

- NOTES:**
- BENCH MARK INFORMATION:
BENCH MARK USED:
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON DECEMBER 8, 2021.
TEMPORARY BENCH MARKS SET:
TBM-JC-1: X-CUT ON LEFT FRONT BOLT OVER OUTLET OF HYDRANT ON NORTH OF DOCTORS HILL ROAD. 1.8' ABOVE GRADE. ELEVATION = 106.87
TBM-JC-2: X-CUT ON LEFT FRONT BOLT OVER OUTLET OF HYDRANT IN FRONT OF 439 CUSHING HIGHWAY. 2.2' ABOVE GRADE. ELEVATION = 46.72
 - ELEVATIONS REFER TO NAVD83.
CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PARCEL SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD, AND A PORTION OF THE PARCEL LIES WITHIN ZONE "Y" (SHADED) 0.2% ANNUAL CHANCE FLOOD HAZARD, AND ALSO AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND A PORTION LIES WITHIN ZONE "AE" WITH BASIC FLOOD ELEVATIONS OF DEPTH, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25022C0201R, TOWN OF SCITUATE COMMUNITY NUMBER 2502R, PANEL NUMBER 0109, HAVING AN EFFECTIVE DATE OF JULY 6, 2021.
 - UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY DETECTED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL "TOLL FREE, THE DIO SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

Now or Formerly
PATRICIA BULTER
BOOK 30831, PAGE 125
BOOK 2101, PAGE 225
PARCEL ID 41-1-19-0

Now or Formerly
ROBERT J & MARYANN V RYAN
BOOK 26204, PAGE 343
PARCEL ID 42-3-8-0

Now or Formerly
MICHAEL J & STACEY CAPLINGER
BOOK 46014, PAGE 59
PARCEL ID 42-3-7-0

Now or Formerly
MICHAEL & GIOVANNA SHEZMAN
BOOK 31012, PAGE 62
PARCEL ID 42-3-6-0

Now or Formerly
WILLIAM K & PAMELA KENNEY
BOOK 3278, PAGE 36
PARCEL ID 42-3-5-0

Now or Formerly
DAVID P & NORA WOODRACK
BOOK 14878, PAGE 303
PARCEL ID 42-3-4-0

Now or Formerly
HOWARD H & STACEY E SZKLUT
BOOK 41943, PAGE 193
PARCEL ID 42-3-3-0

Now or Formerly
ROBERT W & CHRISTINE E CHESSIA
BOOK 1553, PAGE 253
PARCEL ID 42-3-2-0

Now or Formerly
STEPHEN J & SUSAN J. YOUNG, TRUSTEES
BOOK 47409, PAGE 75
PARCEL ID 42-3-1-0

LOT 8 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-B
#445 C J CUSHING HWY

LOT 7 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-C
#443 C J CUSHING HWY

LOT 6 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-D
#446 C J CUSHING HWY

LOT 5 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-E
#451 C J CUSHING HWY

"VACANT LOT"
AREA=678,402± SQ. FT.
15.57± ACRES

TOTAL UPLAND AREA
AREA=651,545± SQ. FT.
14.95± ACRES

TOTAL WETLAND AREA
AREA=26,857± SQ. FT.
0.62± ACRES

LOT 3 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-F
#455 C J CUSHING HWY

LOT 2 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-G
#461 C J CUSHING HWY

LOT 1 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-H
#457 C J CUSHING HWY

LOT 9 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-I
#459 C J CUSHING HWY

LOT 2 TOWN OF SCITUATE
BOOK 55341, PAGE 264
PLAN BOOK 55, PAGE 899
PARCEL ID 47-2-26-J
#461 C J CUSHING HWY

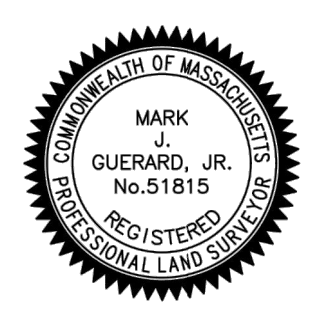
- LEGEND**
- BOUND FOUND
 - (C) CALCULATED
 - DH DRILL HOLE
 - FD FOUND
 - NTS NOT TO SCALE
 - Rn RADIUS OR R/W ELEVATION
 - (R) RECORD
 - (REC) RECORD
 - SQ. FT. SQUARE FEET
 - TSM TEMPORARY BENCH MARK
 - WF-## WETLAND FLAG NUMBER
 - WETLANDS
 - ▲ WETLAND FLAG

- REFERENCES**
- PLYMOUTH COUNTY REGISTRY OF DEEDS
- PLAN BOOK 25, PAGE 884
 - PLAN BOOK 11, PAGE 893
 - PLAN BOOK 55, PAGE 899
 - DEED BOOK 55341, PAGE 264

RECORD OWNER:
Now or Formerly
TOWN OF SCITUATE
BOOK 55341, PAGE 264

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

Mark J. Guerard Jr.
MARK J. GUERARD JR., PLS (MAJ 51815) DATE 03-14-2022
MJS@FELDMANLANDSURVEYORS.COM



03-14-2022 ADDED WETLAND SERIES 'G' AND 'H'

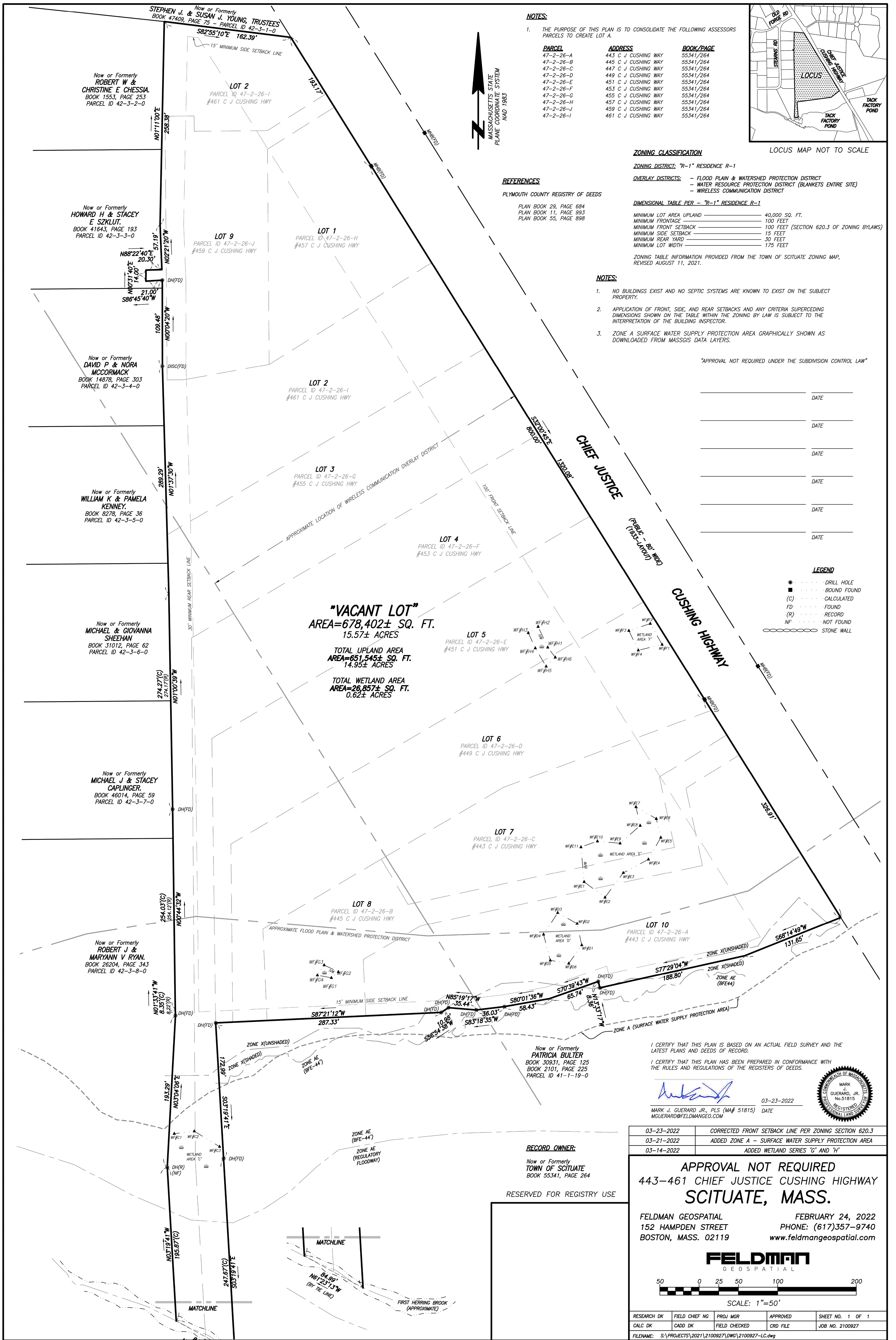
EXISTING CONDITIONS PLAN
443-461 CHIEF JUSTICE CUSHING HIGHWAY
SCITUATE, MASS.

FELDMAN LAND SURVEYORS DECEMBER 9, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=40'

RESEARCH	FIELD CHIEF	PROJ. MGR.	APPROVED	SHEET NO. 1 OF 1
CALC.	DRAW	FIELD CHECKED	ORD. FILE 210927	JOB NO. 210927
FILENAME: S:\PROJECTS\2021\210927\DWG\210927-EC.dwg				



NOTES:

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE FOLLOWING ASSESSORS PARCELS TO CREATE LOT A.

PARCEL	ADDRESS	BOOK/PAGE
47-2-26-A	443 C J CUSHING WAY	55341/264
47-2-26-B	445 C J CUSHING WAY	55341/264
47-2-26-C	447 C J CUSHING WAY	55341/264
47-2-26-D	449 C J CUSHING WAY	55341/264
47-2-26-E	451 C J CUSHING WAY	55341/264
47-2-26-F	453 C J CUSHING WAY	55341/264
47-2-26-G	455 C J CUSHING WAY	55341/264
47-2-26-H	457 C J CUSHING WAY	55341/264
47-2-26-J	459 C J CUSHING WAY	55341/264
47-2-26-I	461 C J CUSHING WAY	55341/264

REFERENCES

PLYMOUTH COUNTY REGISTRY OF DEEDS
 PLAN BOOK 29, PAGE 684
 PLAN BOOK 11, PAGE 993
 PLAN BOOK 55, PAGE 898

ZONING CLASSIFICATION

ZONING DISTRICT: "R-1" RESIDENCE R-1

- OVERLAY DISTRICTS:**
- FLOOD PLAIN & WATERSHED PROTECTION DISTRICT
 - WATER RESOURCE PROTECTION DISTRICT (BLANKETS ENTIRE SITE)
 - WIRELESS COMMUNICATION DISTRICT

DIMENSIONAL TABLE PER - "R-1" RESIDENCE R-1

MINIMUM LOT AREA UPLAND	40,000 SQ. FT.
MINIMUM FRONTAGE	100 FEET
MINIMUM FRONT SETBACK	100 FEET (SECTION 620.3 OF ZONING BYLAWS)
MINIMUM SIDE SETBACK	15 FEET
MINIMUM REAR YARD	30 FEET
MINIMUM LOT WIDTH	175 FEET

ZONING TABLE INFORMATION PROVIDED FROM THE TOWN OF SCITUATE ZONING MAP, REVISED AUGUST 11, 2021.

NOTES:

- NO BUILDINGS EXIST AND NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- APPLICATION OF FRONT, SIDE, AND REAR SETBACKS AND ANY CRITERIA SUPERCEDING DIMENSIONS SHOWN ON THE TABLE WITHIN THE ZONING BY LAW IS SUBJECT TO THE INTERPRETATION OF THE BUILDING INSPECTOR.
- ZONE A SURFACE WATER SUPPLY PROTECTION AREA GRAPHICALLY SHOWN AS DOWNLOADED FROM MASSGIS DATA LAYERS.

"APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW"

_____	DATE
_____	DATE
_____	DATE
_____	DATE
_____	DATE
_____	DATE
_____	DATE

LEGEND

- DRILL HOLE
- BOUND FOUND
- (C) CALCULATED
- FD FOUND
- (R) RECORD
- NF NOT FOUND
- ○ ○ ○ ○ STONE WALL

"VACANT LOT"
 AREA=678,402± SQ. FT.
 15.57± ACRES
 TOTAL UPLAND AREA
 AREA=651,545± SQ. FT.
 14.95± ACRES
 TOTAL WETLAND AREA
 AREA=26,857± SQ. FT.
 0.62± ACRES

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Handwritten Signature
 MARK J. GUERARD JR., PLS (MA# 51815) DATE 03-23-2022
 MQUERARD@FELDMANGE.COM



RECORD OWNER:

Now or Formerly
 TOWN OF SCITUATE
 BOOK 55341, PAGE 264

RESERVED FOR REGISTRY USE

03-23-2022	CORRECTED FRONT SETBACK LINE PER ZONING SECTION 620.3
03-21-2022	ADDED ZONE A - SURFACE WATER SUPPLY PROTECTION AREA
03-14-2022	ADDED WETLAND SERIES 'G' AND 'H'

APPROVAL NOT REQUIRED
 443-461 CHIEF JUSTICE CUSHING HIGHWAY
 SCITUATE, MASS.

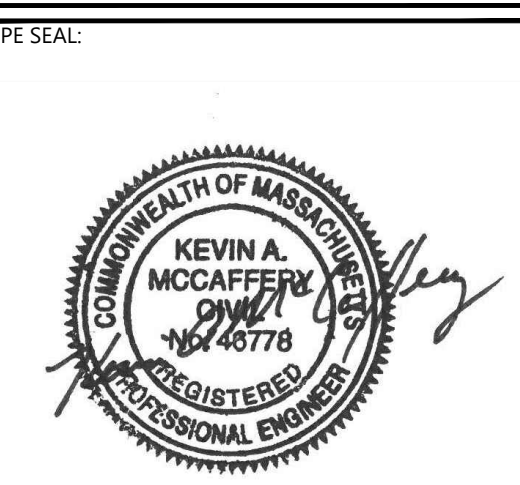
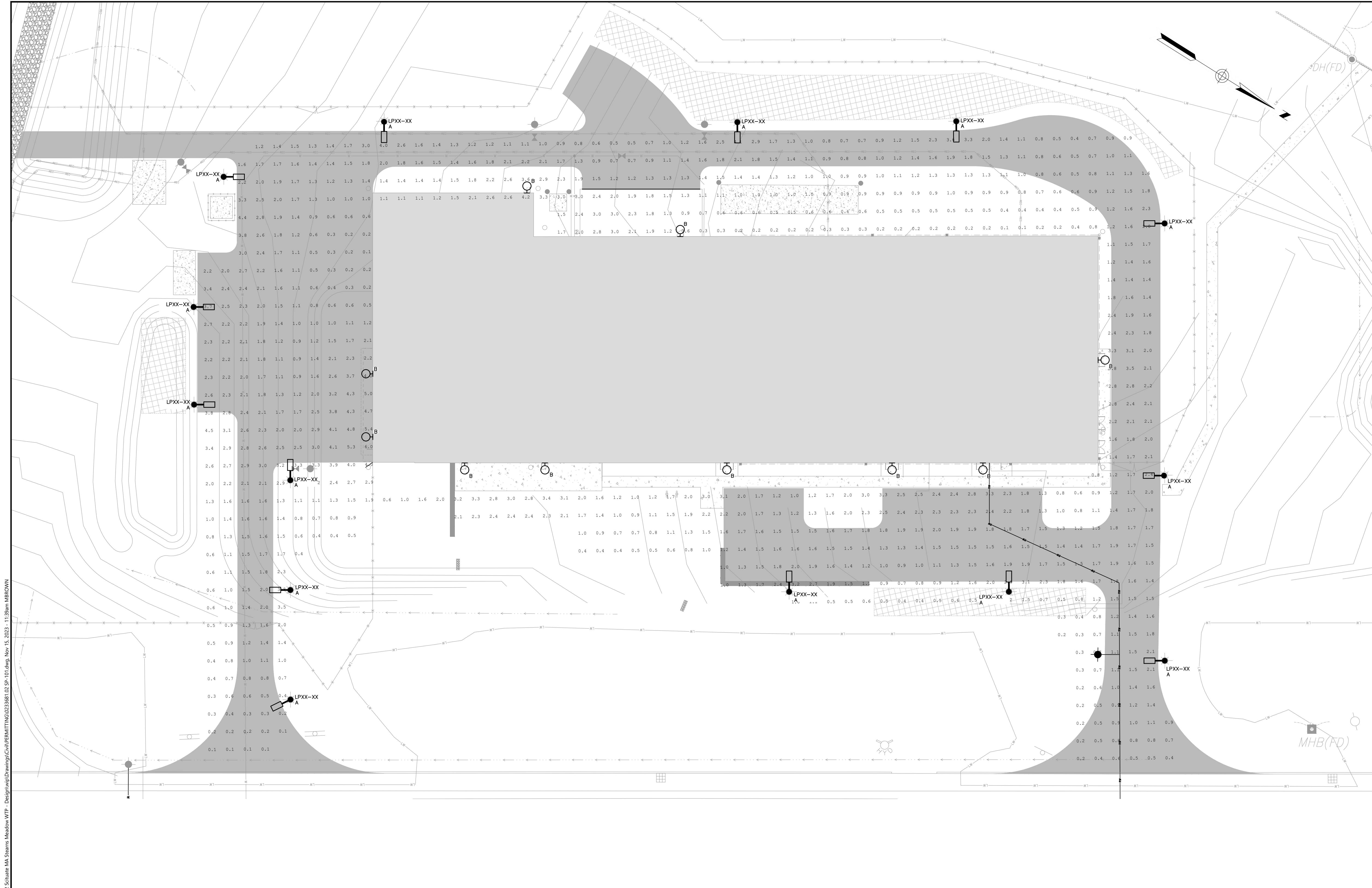
FELDMAN GEOSPATIAL FEBRUARY 24, 2022
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmangeospatial.com

FELDMAN
 GEOSPATIAL



RESEARCH DK	FIELD CHIEF NG	PROJ MGR	APPROVED	SHEET NO. 1 OF 1
CALC DK	CADD DK	FIELD CHECKED	CRD FILE	JOB NO. 2100927
FILENAME: S:\PROJECTS\2021\2100927\DWG\2100927-LC.dwg				

THIS DOCUMENT IS THE PROPERTY OF WOODARD & CURRAN AND ITS CLIENT. REPRODUCTION OR MODIFICATION WITHOUT WRITTEN PERMISSION IS PROHIBITED.



ISSUE FOR PERMIT

CLIENT INFO:
 TOWN OF SCITUATE,
 MASSACHUSETTS
 453 CHIEF JUSTICE
 CUSHING HIGHWAY

 STEARNS MEADOW
 DRINKING WATER
 TREATMENT PLANT

REV	MM/DD/YY	DESCRIPTION
2	11/15/2023	PEER REVIEW RESPONSE
1	10/06/2023	PEER REVIEW RESPONSE

JOB NO:	0233681.02
DATE:	AUGUST 2023
SCALE:	AS SHOWN
DESIGNED BY:	JC
DRAWN BY:	MB
CHECKED BY:	SK/KM
FILENAME:	0233681.02 SP-101.dwg

DRAWING TITLE:

ELECTRICAL LIGHTING PLAN

DRAWING NO:
EL-2-101

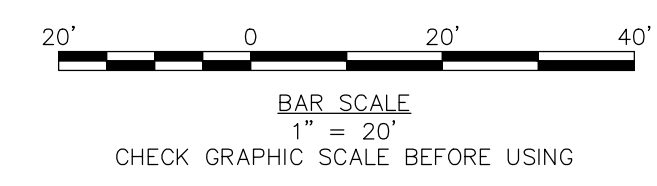
FIXTURE SCHEDULE

ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ALL HARDWARE, LAMPS, HANGERS, FITTINGS, ETC., FOR A COMPLETE AND PROPER INSTALLATION.

TYPE	MANUFACTURER	CATALOG NUMBER	LAMP TYPE	LAMP WATT	COLOR TEMP	VOLTAGE	MTG.	BALLAST FACTOR	REMARKS/RECOMMENDATIONS
OUTDOOR AREA LIGHTING									
A	COOPER LIGHTING	FIXTURE: STREETWORKS GLAN GALLEON P/N: GLAN-SATC-730-U-SL3-MA-04	LED	67	3000K	120/277V	POLE	NA	FIXTURE SHALL BE MOUNTED TO 30FT ABOVE GRADE ON SQUARE STEEL POLE.
B	COOPER LIGHTING	FIXTURE: MCGRAW-EDISON GWC GALLEON WALL P/N: GWC-SATB-730-U-TAFT-GM-UPL	LED	44	3000K	120/277V	WALL	NA	FIXTURE SHALL BE MOUNTED TO 14FT ABOVE GRADE ON EXTERIOR WALL OF FACILITY ABOVE DOORWAYS.

LIGHTING CALCULATIONS

ILLUMINANCE VALUES (FOOT-CANDLES)
 AVERAGE: 01.30 Fc
 MAXIMUM: 05.70 Fc
 MINIMUM: 00.20 Fc
 AVG/MIN: 06.50 Fc
 MAX/MIN: 28.50 Fc

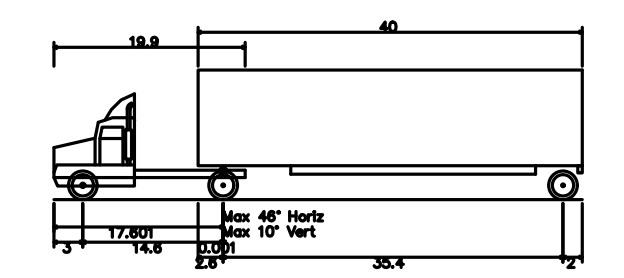


WoodardCurran.net\share\Projects\0233681.02_Sp-101.dwg, Nov 15, 2023, 11:39am MBROWN



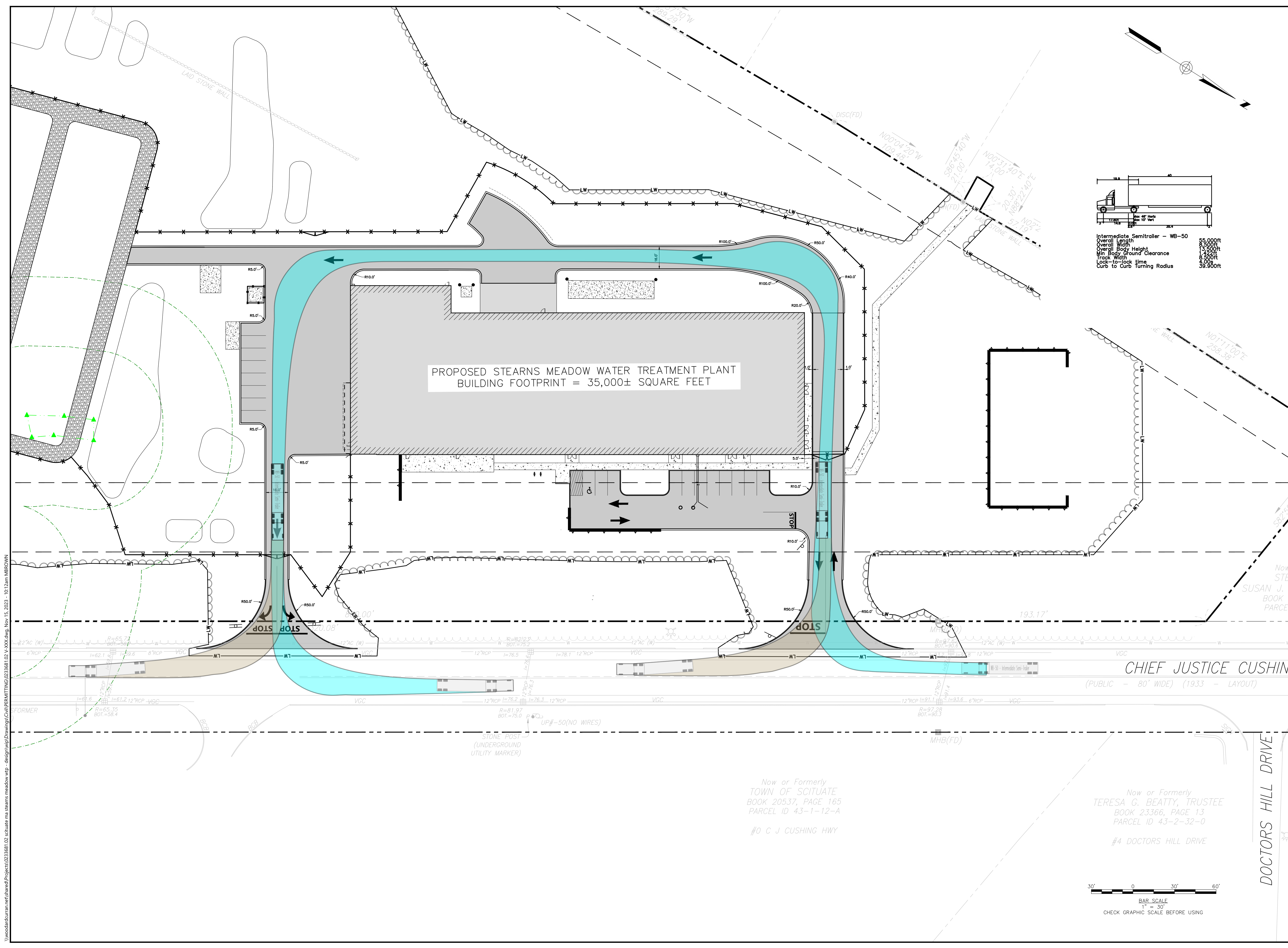
Woodard & Curran
 250 Royall Street Suite 200E
 Canton, Massachusetts 02021
 800.446.5518 | www.woodardcurran.com

THIS DOCUMENT IS THE PROPERTY OF WOODARD & CURRAN AND ITS CLIENT. REPRODUCTION OR MODIFICATION WITHOUT WRITTEN PERMISSION IS PROHIBITED.



Intermediate Semitrailer - WB-50
 Overall Length 55.00ft
 Overall Width 8.50ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 4.50ft
 Track Width 8.50ft
 Lock-to-Lock time 4.08
 Curb to Curb Turning Radius 39.90ft

PROPOSED STEARNS MEADOW WATER TREATMENT PLANT
 BUILDING FOOTPRINT = 35,000± SQUARE FEET



PE SEAL:



ISSUE FOR PERMIT

CLIENT INFO:
 TOWN OF SCITUATE,
 MASSACHUSETTS
 453 CHIEF JUSTICE
 CUSHING HIGHWAY

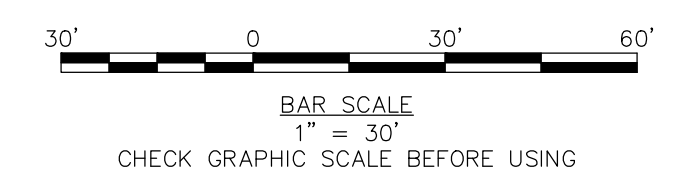
 STEARNS MEADOW
 DRINKING WATER
 TREATMENT PLANT

REV	MM/DD/YY	DESCRIPTION
2	11/15/2023	PEER REVIEW RESPONSE
1	10/06/2023	PEER REVIEW RESPONSE

JOB NO: 0233681.02
 DATE: AUGUST 2023
 SCALE: AS SHOWN
 DESIGNED BY: JC
 DRAWN BY: MB
 CHECKED BY: SK/KM
 FILENAME: 0233681.02 V-XXX.dwg

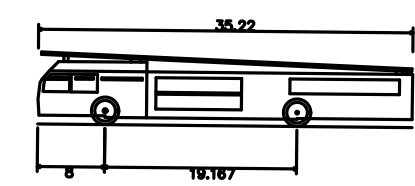
DRAWING TITLE:
**VEHICLE TURNING PLAN
 (WB-50)**

DRAWING NO:
V-101



WoodardCurran.net\shared\Projects\0233681.02 V-XXX.dwg Nov 15, 2023 10:12am MBROWN

THIS DOCUMENT IS THE PROPERTY OF WOODARD & CURRAN AND ITS CLIENT. REPRODUCTION OR MODIFICATION WITHOUT WRITTEN PERMISSION IS PROHIBITED.



Scituate Fire Truck
 Overall Length 35.220ft
 Overall Width 8.500ft
 Overall Body Height 7.500ft
 Min Body Ground Clearance 6.750ft
 Track Width 6.680ft
 Lock-to-lock time 5.06
 Max Wheel Angle 45.00

PROPOSED STEARNS MEADOW WATER TREATMENT PLANT
 BUILDING FOOTPRINT = 35,000± SQUARE FEET

CHIEF JUSTICE CUSHING
 (PUBLIC - 80' WIDE) (1933 - LAYOUT)

ISSUE FOR PERMIT

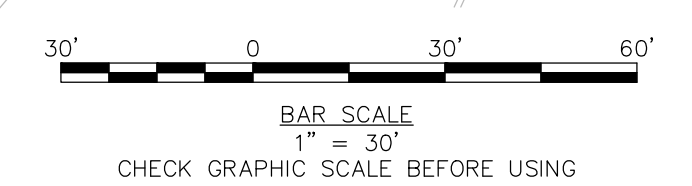
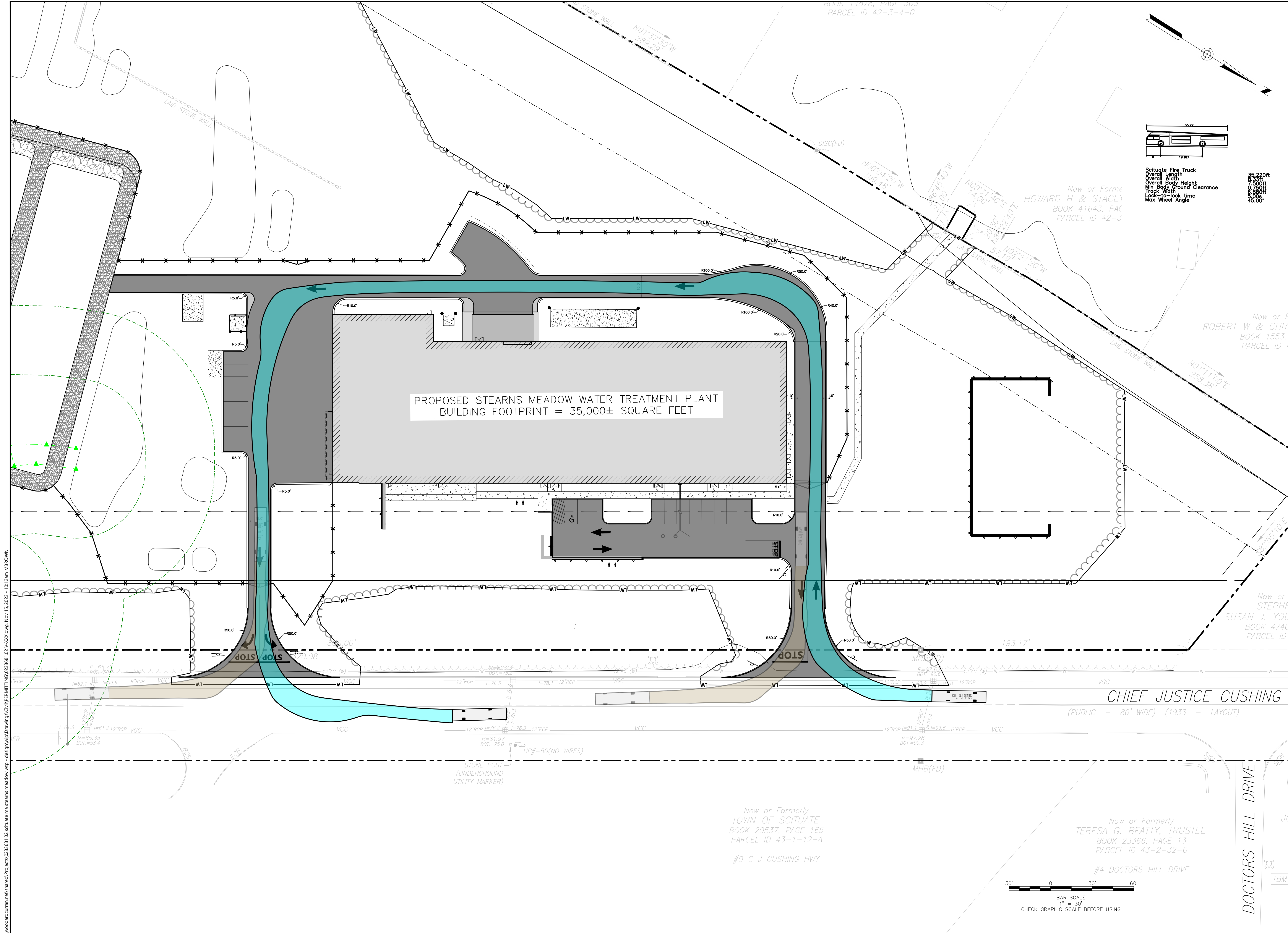
CLIENT INFO:
 TOWN OF SCITUATE,
 MASSACHUSETTS
 453 CHIEF JUSTICE
 CUSHING HIGHWAY
 STEARNS MEADOW
 DRINKING WATER
 TREATMENT PLANT

REV	MM/DD/YY	DESCRIPTION
2	11/15/2023	PEER REVIEW RESPONSE
1	10/06/2023	PEER REVIEW RESPONSE

JOB NO: 0233681.02
 DATE: AUGUST 2023
 SCALE: AS SHOWN
 DESIGNED BY: JC
 DRAWN BY: MB
 CHECKED BY: SK/KM
 FILENAME: 0233681.02 V-XXX.dwg

VEHICLE TURNING PLAN (FIRE TRUCK)

DRAWING NO:
V-102



WoodardCurran.net\shared\Projects\0233681.02_Scitate ma stearns meadow vtp - design\wp\Drawings\Civil\PERMITTING\0233681.02 V-XXX.dwg, Nov 15, 2023, 10:12am MBROWN