

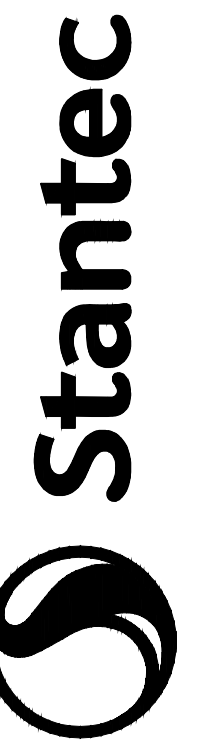
SEASIDE AT SCITUATE

SITE DEVELOPMENT PLAN

FOR

SENIOR RESIDENTIAL COMMUNITY

TOWN OF SCITUATE, PLYMOUTH COUNTY, MASSACHUSETTS

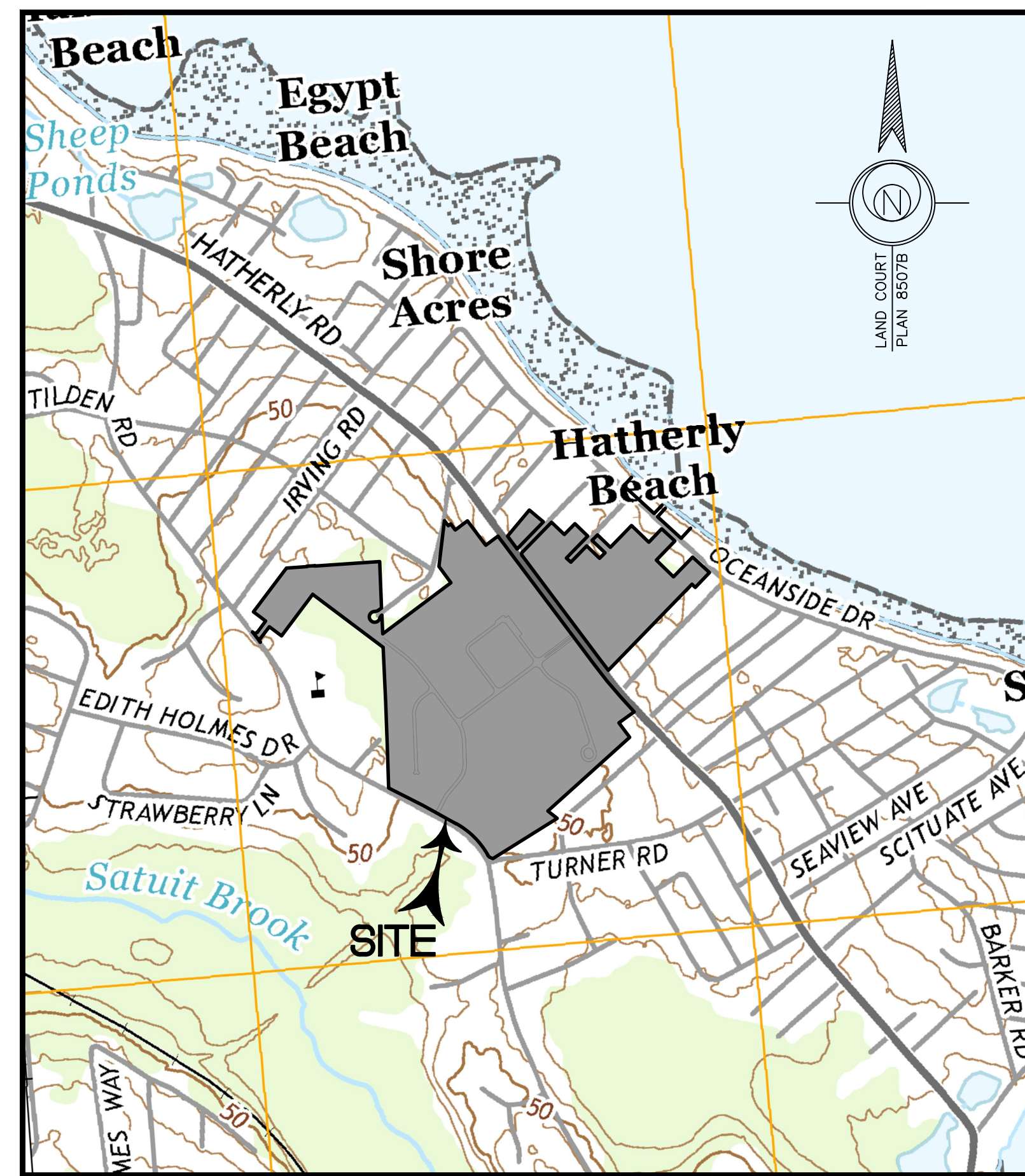


144 Main Street Unit 3
 Hyannis, Massachusetts 02601-3128
 www.stantec.com

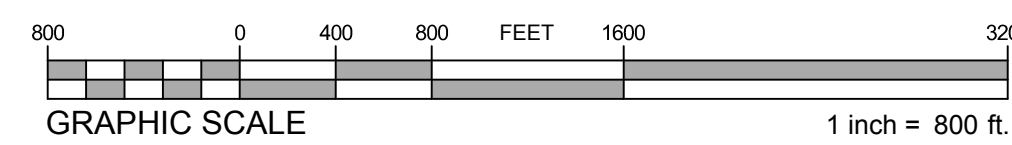
ZONING INFORMATION

ZONING DISTRICT:	RC – RESIDENTIAL CLUSTER OVERLAY	
DESCRIPTION	REQUIRED	PROVIDED
RC CLUSTER STANDARDS	35' / 2.5 STORIES	<35'
MIN. TRACT SIZE	20 AC.	51.428 (1)
MAX. DENSITY	4 UNITS/AC.	2.76
MIN. OUTBOUND SETBACK	60'	60'
MAX. BLDG. HEIGHT	35'/2.5 STORIES	<35'/2.5 STORIES
MAX BLDG. LENGTH	150'	<150'
MAX. UNITS PER BLDG.	7	4
MIN. BLDG SEPARATION	35'	35'
PARKING	2.5 SPACES/UNIT	4 SPACES/UNIT

(1) THE GROSS TRACT AREA IS 70.890 ACRES. THE AREA WITHIN THE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT, EXISTING WETLANDS, AND THE AREAS THAT ARE DESIGNATED FOR (10) FUTURE SINGLE FAMILY HOMES HAVE BEEN REMOVED FROM THE TRACT SIZE LISTED ABOVE.



LOCATION MAP



OWNER OF RECORD

SUBURBAN REALTY TRUST
 C/O BEN GOULSTON
 240 WOLCOTT ROAD
 CHESTNUT HILL, MA 02467

APPLICANT

TOLL MA LAND III, L.P.
 134 FLANDERS ROAD, SUITE 275
 WESTBOROUGH, MA 01581

PARCEL DATA

A.P. 34, BLOCK 2, LOTS 2A-F
 A.P. 34, BLOCK 3, LOTS 7,9-11
 A.P. 34, BLOCK 4, LOTS 1-4
 A.P. 34, BLOCK 5, LOTS 1-8
 A.P. 34, BLOCK 6, LOTS 13-13C
 A.P. 34, BLOCK 15, LOTS 1,8-9
 A.P. 34, BLOCK 17, LOTS 18-21
 A.P. 34, BLOCK 18, LOTS 1-6
 A.P. 39, BLOCK 2, LOTS 1-5
 A.P. 39, BLOCK 3, LOTS 2-4
 A.P. 39, BLOCK 4, LOTS 1-4
 A.P. 39, BLOCK 27, LOT 28
 *LETTERED LOTS INCLUSIVE
 N/F
 BENJAMIN GOULSTON TR.
 CERTIFICATE NO. 80702
 DEED BK 9982 / PG. 68
 TOTAL LOT AREA:
 3,051,176 S.F. ± OR
 70.04 ACRES ±

SHEET INDEX

SHEET NO.	REFERENCE NO.	DESCRIPTION
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6 - 12	SD04.01 - SD04.07	EXISTING FEATURES PLAN
13 - 19	SD05.01 - SD05.07	GRADING PLAN
20 - 26	SD06.01 - SD06.07	UTILITY PLAN
27 - 32	SD07.01 - SD07.06	ROAD AND UTILITY PLAN & PROFILES
33 - 37	SD07.07 - SD07.11	UTILITY EASEMENT PROFILES
38 - 40	SD08.01 - SD08.03	CONSTRUCTION DETAILS
41 - 45	SD08.04 - SD08.08	STORMWATER DETAILS
46	SD08.09	SANITARY DETAILS
47	SD08.10	WATER DETAILS
48	SD08.11	WETLAND REPLICATION AND RESTORATION: DETAILS & NOTES
49	SD08.12	SIGNAGE & STRIPING PLAN
50	SD08.13	OVERALL EASEMENT PLAN
51	SD10.00	OVERALL EROSION & SEDIMENT CONTROL PLAN
52-58	SD10.01 - SD10.07	EROSION & SEDIMENT CONTROL PLANS
59	SD10.08	EROSION & SEDIMENT CONTROL NOTES & DETAILS
60 - 64	SD09.01 - SD09.05	LANDSCAPE PLANS
65 - 70	SD09.06 - SD09.11	LANDSCAPE DETAILS

STREET INDEX

PLAN IDENTIFICATION	STREET NAME
ROAD 'A'	BRAND BOULEVARD
ROAD 'B'	LOIS ANN COURT
ROAD 'C'	WENDY DRIVE
ROAD 'D'	DIANE TERRACE
ROAD 'F'	THELMA WAY
ROAD 'G'	BENJAMIN LANE

DATE	BY	ISSUED
2018.02.29	STAFF	2018.02.29
2018.01.18	STAFF	2018.01.18
2017.11.29	STAFF	2017.11.29
2017.10.27	STAFF	2017.10.27
2017.09.21	STAFF	2017.09.21

Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
 Title
 COVER SHEET

Permit-Seal

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 134 Flanders Road • Suite 275 • Westborough, MA 01581
 T: 508-616-8129

Project Number:	3599		
File Name:	3599-S-COVER		
ESE	Stantec	ESE	2017.03.24
Dwn	Clktd	Dsgn	TY.M.M.D.D
Drawing No.	SD01.01		
Revision	Sheet		

GENERAL NOTES

- 1. ALL BASE MAPPING INCLUDING PERIMETER BOUNDARY SURVEY, TOPOGRAPHY, EXISTING SITE FEATURES, EXISTING UTILITIES IN THE VICINITY OF THE SITE AND EXISTING IMPERVIOUS AREAS HAS BEEN COMPLETED BY ESE CONSULTANTS, INC., 134 FLANDERS ROAD, SUITE 275, WESTBOROUGH, MA 01581.
2. SITE LAYOUT, ROADWAY DESIGN, UTILITY DESIGN, LANDSCAPE DESIGN AND SITE GRADING HAS BEEN COMPLETED BY ESE CONSULTANTS, INC. 250 GIBRALTAR ROAD, SUITE 2E, HORSHAM, PA 019044 AND PROVIDED TO STANTEC FOR INCORPORATION INTO THIS PERMITTING PLAN SET.
3. WETLANDS MAPPING AND DELINEATION HAS BEEN COMPLETED BY LEC ENVIRONMENTAL CONSULTANTS, INC., 12 RESNIK ROAD, SUITE 1, PLYMOUTH, MA 02360.
4. ANY GEOTECHNICAL INFORMATION PROVIDED WITHIN THE CONTRACT DOCUMENTS IS BASED ON THE BEST AVAILABLE DATA. IN CASE OF CONFLICT, DISCREPANCIES, OR A LACK OF INFORMATION, THE MORE STRINGENT REQUIREMENTS AND RECOMMENDATIONS FROM SAID REPORT SHALL TAKE PRECEDENCE. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY SUCH CONFLICT OR DISCREPANCY BETWEEN THE GEOTECHNICAL REPORT, THE PLANS AND SPECIFICATIONS, AND THE EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH FURTHER WORK.
5. THE EXACT LOCATION OF ALL PROPOSED PIPES, VALVES, FITTINGS, TANKS, PUMPS, ELECTRIC/CONTROL WIRING, ETC. IS TO BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
6. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE ENGINEER. ANY CHANGES SO MADE WITHOUT CONSENT OF THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
7. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY ERRORS, OMISSIONS AND CHANGES IN CONDITIONS AT THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF THE SAME AND PRIOR TO CONTRACTOR RECEIVING WRITTEN NOTIFICATION FROM THE ENGINEER.
9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL / BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, BUILDING DIMENSIONS, AND BUILDING UTILITY LOCATIONS.
10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL START UNTIL THE CONTRACTOR HAS OBTAINED AND REVIEWED ALL COMMENTS TO THE PLANS, SPECIFICATIONS, AND ANY ADDITIONAL DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL REQUIRED PERMITS, PAY ALL FEES AND PROVIDE ALL BONDS NECESSARY TO COMPLETE THE WORK AS SPECIFIED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING ANY NECESSARY ACTS AND PROVIDING ANY MATERIALS REQUIRED IN ORDER TO COMPLY WITH ANY AND ALL TERMS AND CONDITIONS SET FORTH IN ANY PERMITS AND LICENSES. CONTRACTOR SHALL PROVIDE ENGINEER AND OWNER WITH COPIES OF ALL PERMITS AND APPROVALS AND SHALL KEEP COPIES ON-SITE AT ALL TIMES.
11. NOTIFICATION OF CONSTRUCTION: AT LEAST FIVE BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TOWN DEPARTMENTS AND AGENCIES, IN WRITING: DEPARTMENT OF PUBLIC WORKS, POLICE DEPARTMENT, FIRE DEPARTMENT, WATER DEPARTMENT, DIG SAFE (1-888-344-7233)
12. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233, 72 HOURS PRIOR TO ANY EXCAVATION AND/OR SUBSURFACE TESTING TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION.
13. ALL UTILITIES INTERFERED WITH OR DAMAGED SHALL BE PROPERLY RESTORED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL CAREFULLY BED, TAMP, AND FULLY CONSOLIDATE REFILL MATERIAL AROUND AND UNDER ALL EXISTING UTILITIES ENCOUNTERED OR CROSSED OTHERWISE SHOWN ON THE DRAWINGS.
14. ALL OPEN EXCAVATIONS SHALL BE ADEQUATELY SAFEGUARDED BY PROVIDING TEMPORARY BARRICADES, CAUTION SIGNS, LIGHTS AND OTHER MEANS TO PREVENT ACCIDENTS TO PERSONS, AND DAMAGE TO PROPERTY. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE SUITABLE AND SAFE BRIDGES AND OTHER CROSSINGS FOR ACCOMMODATING TRAVEL BY PEDESTRIANS AND WORKMEN. NO EXCAVATIONS SHALL REMAIN OPEN OVERNIGHT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPROPRIATE SAFETY REGULATIONS. THE CONTRACTOR'S PARTICULAR ATTENTION IS CALLED TO THE RULES AND REGULATIONS INCLUDED IN PUBLIC LAW 91-596 KNOWN AS THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970" (OSHA).
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, EQUIPMENTS, ACCESSORIES AND APPURTENANCES NECESSARY TO SATISFACTORILY COMPLETE ALL STRIPPING OF TOPSOIL, EXCAVATION OF EARTH AND ROCK, STOCKPILING, REMOVAL OF UNSATISFACTORY MATERIALS, BACKFILLING, FILLING, COMPACTION, AND GRADING, AND ALL INCIDENTAL WORK PERTAINING THERETO.
17. TRENCH EXCAVATION - CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE/LOCAL TRENCH/EXCAVATION PERMITS AND COMPLY WITH ASSOCIATED TRENCH/EXCAVATION SAFETY LAWS. TRENCH EXCAVATION SHALL CONSIST OF THE REMOVAL OF ALL MATERIALS ENCOUNTERED. EXCAVATIONS SHALL BE MADE TO ACCOMMODATE THE ELEVATION, DEPTH OF COVER, OR DETAIL SHOWN ON THE DRAWINGS OR SPECIFIED. TRENCH WIDTHS SHALL BE KEPT TO THE MINIMUM PRACTICABLE BUT SHALL BE AT LEAST TWO FEET WIDE. THE BOTTOM OF THE TRENCHES SHALL BE FIRM AND FREE OF WATER AND SHALL BE ACCURATELY GRADED AND SHAPED TO ALLOW THE REQUIRED BEDDING BENEATH THE BOTTOM OF ALL PIPES INSTALLED.
18. UNSUITABLE MATERIAL - ALL EXCAVATED MATERIAL IS TO BE DISCARDED UNLESS OTHERWISE SUITABLE, AND IF NOT SUITABLE, TO BE REPLACED WITH THE FOLLOWING MATERIAL OR EQUIVALENT, 1/2" TO 3/4" CRUSHED PROCESSED GRAVEL FOR THE BED AND ALSO ABOVE THE ITEMS PLACED IN THE EXCAVATION, FOR A DEPTH NOT LESS THAN SIX (6) INCHES BELOW THE BOTTOM MOST PORTION OF THE ITEM AND FOR A THICKNESS NOT LESS THAN SIX (6) INCHES ABOVE THE TOPMOST PORTION OF THE ITEM.
19. DISPOSAL OF DISCARDED MATERIALS - ALL DISCARDED MATERIALS, RUBBISH, AND DEBRIS THAT ARE DUMPED OR FALL WITHIN THE LIMITS OF THE PROJECT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH THE LEGAL DISPOSAL OF EXCESS MATERIALS SHALL BE BORNE BY THE CONTRACTOR. DEBRIS AND UNSUITABLE MATERIAL MUST NOT BE BURIED ON THE SITE.
20. BACKFILL MATERIAL - THE BACKFILL MATERIAL USED SHALL BE OF A QUALITY SATISFACTORY TO THE ENGINEER, AND SHALL BE FREE FROM LARGE OR FROZEN LUMPS OF WOOD, ORGANIC MATTER AND OTHER EXTRANEIOUS MATERIAL AND SHALL CONTAIN NO ROCKS OR STONES GREATER THAN 3" DIAMETER.
21. COMPACTION OF BACKFILL - BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCEEDING LAYER IS PLACED. THE ENTIRE WIDTH OF THE TRENCH SHALL BE MECHANICALLY OR HAND TAMPED IN SIX (6) INCH LIFTS, EXTENDING A MINIMUM OF TWO (2) FEET ABOVE THE UTILITY INSTALLATION, AND MECHANICALLY TAMPED THE REMAINDER OF THE FILL IN LIFT DEPTHS NOT GREATER THAN TWO (2) FEET.
22. THE CONTRACTOR SHALL, AT ALL TIMES, CONTROL DUST FROM ROAD SURFACES AND ELSEWHERE WITHIN THE AREA TO THE ENGINEER'S SATISFACTION.
23. DISTURBING EXISTING UTILITIES - SPECIAL CARE SHALL BE EXERCISED DURING EXCAVATION TO AVOID INJURY TO UNDERGROUND STRUCTURES, SUCH AS ELECTRICAL OR CABLES, WATER OR GAS MAINS, PIPES, CONDUITS, MANHOLES, CATCH BASINS, ETC.
24. THE CONTRACTOR SHALL CONTROL ALL SURFACE WATER WITHIN THE WORK AREA. EXCAVATIONS SHALL BE PROTECTED FROM FLOODING BY SURFACE WATER BY USE OF BERMS, DITCHES, OR OTHER SUITABLE MEANS DEEMED APPROPRIATE BY THE CONTRACTOR.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES. IF SUBSURFACE WATER IS ENCOUNTERED THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL OF WATER. UPON THE ENCOUNTER OF SUBSURFACE WATER THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER. THE CONTRACTOR SHALL HIRE A PROFESSIONAL ENGINEER TO PREPARE A DEWATERING PLAN WHICH SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW PRIOR TO THE START OF ANY DEWATERING ACTIVITIES. DISCHARGE OF GROUNDWATER TO WETLANDS OR WATERBODIES IS NOT ACCEPTABLE.
26. THE CONTRACTOR SHALL PREVENT SILTATION OF ANY WATER BODIES AND WETLAND RESOURCE AREAS FROM RUN-OFF AND OR PUMPING OPERATIONS ASSOCIATED WITH THE CONSTRUCTION OPERATIONS, THROUGH THE USE OF HAY BALES, SILTATION FENCES OR OTHER METHODS APPROVED BY THE ENGINEER AND LOCAL CONSERVATION COMMISSION.

- 26. THE CONTRACTOR SHALL PROSECUTE THE WORK SO THAT NO DAMAGE OCCURS TO ADJACENT UTILITIES, STRUCTURES, PROPERTY, OR ANY OTHER INSTALLATION LOCATED IN OR ADJACENT TO WORK AREAS. DAMAGED UTILITIES SHALL BE REPLACED OR REPAIRED WITH SIMILAR OR BETTER MATERIALS OF THE SAME SIZE AND TO THE REQUIREMENTS OF THE UTILITY OR SITE OWNER. THE CONTRACTOR SHALL HAVE ON SITE THE NECESSARY MANPOWER, MATERIALS, AND EQUIPMENT SUCH AS PUMPS, PIPING, AND THE LIKE AS REQUIRED TO PROTECT AND MAINTAIN UNINTERRUPTED FLOWS IN EXISTING UTILITIES DURING CONSTRUCTION.
27. EXCAVATIONS SHALL BE KEPT FREE FROM WATER, SNOW, AND ICE DURING CONSTRUCTION. BEDDING AND BACKFILL MATERIAL SHALL NOT BE PLACED IN WATER. WATER SHALL NOT BE ALLOWED TO RISE UPON OR FLOW OVER BEDDING AND BACKFILL MATERIAL.
28. THE CONTRACTOR SHALL MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS AND IF DISTURBED, SHALL HIRE A PROFESSIONAL LAND SURVEYOR TO REPLACE THEM AT NO ADDITIONAL COST TO THE OWNER.
29. THE CONTRACTOR SHALL PROTECT ALL EXISTING SEWERS AND UTILITIES, AND REPAIR OR REPLACE ANY DAMAGED PIPES OR UTILITIES AS PART OF THE CONTRACT WORK.
30. VEHICLE TRAFFIC, VEHICLE PARKING, STOCKPILING OF MATERIALS, AND STORAGE OF EQUIPMENT IS PROHIBITED AT ALL TIMES OVER DRAINAGE AND INFILTRATION BASINS DURING CONSTRUCTION.
31. ALL STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
32. CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
33. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE, INCLUDING ALL NECESSARY FLAGGERS AND / OR POLICE DETAILS. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
34. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
35. SIGNS, LANDSCAPING, AND OTHER FEATURES LOCATED WITHIN THE SITE TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS NOT TO EXCEED 2.5 FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN THE SIGHT TRIANGLE AREAS THAT EXCEED 3.5 FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.
36. THIS DEVELOPMENT AND ALL ROADWAYS ARE TO REMAIN PRIVATE.

GENERAL UTILITY NOTES

- 1. EXISTING UTILITY INFORMATION HAS BEEN COMPLETED BY ESE CONSULTANTS, INC., 134 FLANDERS ROAD, SUITE 275, WESTBOROUGH, MA 01581 AND PROVIDED TO STANTEC FOR INCORPORATION INTO THIS PERMITTING PLAN SET.
2. CONTRACTOR TO ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
3. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF SCITUATE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE
8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
9. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
10. ANY SITE LIGHTING SHOWN ON THIS PLAN IS FOR COORDINATION PURPOSES ONLY. REFER TO LANDSCAPE PLANS FOR EXACT TYPE AND LOCATION.
11. REFER TO ELECTRICAL PLANS BY UTILITY PROVIDER FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
12. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
13. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL, ETC.)
14. FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
15. CONTRACTOR SHALL PROTECT ALL STORMWATER INFRASTRUCTURE FROM EROSION AND SEDIMENT UNTIL THE PROJECT SITE HAS REACHED PERMANENT STABILIZATION BY THE OWNERS REPRESENTATIVE. IN THE EVENT SEDIMENT DOES ENTER THE STORMWATER SYSTEM THE CONTRACTOR SHALL CLEAN AND REMOVE ALL SEDIMENT.
16. THE EXACT LOCATION OF ALL PROPOSED PIPES, VALVES, FITTINGS, HYDRANTS, SERVICES, ETC. IS TO BE DETERMINED BY THE ENGINEER IN THE FIELD.
17. THE CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST SIX (6) INCHES.
18. ALL WATER PIPES ARE TO BE LAID WITH A MINIMUM 5'-0" AND MAXIMUM 5'-6" COVER EXCEPT AS INDICATED OTHERWISE ON THE CONTRACT DRAWINGS, OR AS NEEDED TO AVOID EXISTING UTILITIES.
19. BENDS, TEES, AND HYDRANTS ARE TO BE BACKED WITH CONCRETE THRUST BLOCKS.
20. ALL WATERMANS TO BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE.
21. ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 52,) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS.
22. ALL WATER GATES VALVES SHALL OPEN LEFT AS PER TOWN WATER DEPARTMENT REQUIREMENTS.
23. ALL WATER SERVICE LINES SHALL BE 1" COPPER TYPE 'K'.
24. ALL WATER PIPES TO BE INSTALLED WITH A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION FROM ALL DRAINAGE AND SEWAGE GRAVITY AND FORCEMAIN PIPES OR ALL WATER PIPE SHALL BE INSTALLED ABOVE SEWAGE AND DRAINAGE PIPE WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES AS MEASURED FROM THE OUTSIDE OF PIPE. IF THE MINIMUM HORIZONTAL OR VERTICAL SEPARATIONS CANNOT BE OBTAINED THE CONTRACTOR MUST SLEEVE ALL PIPES A MINIMUM OF TEN (10) FEET IN EITHER DIRECTION AND ENCASE IN ALL PIPES IN CONCRETE PER THE DETAILS SHOWN ON THE PLANS, AND PER THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS.
25. THE GRAVITY SANITARY SEWER LINES SHALL BE 8-INCH SDR-35 PVC EQUIPPED WITH WATERTIGHT JOINTS AND SHALL BE INSTALLED AS STRAIGHT SECTIONS OF PIPE AND SHALL NOT CONTAIN BENDS. GRAVITY SEWER SERVICE CONNECTIONS SHALL BE 4-INCH SCH-40 PVC AND EQUIPPED WITH WATERTIGHT JOINTS. ALL SEWER PIPES SHALL BE INSTALLED IN ACCORDANCE WITH TR-16 GUIDELINES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, 314 CMR 7.00, SEWER SYSTEM EXTENSION AND CONNECTION PROGRAM, AND TOWN OF SCITUATE SEWER DEPARTMENT REQUIREMENTS.

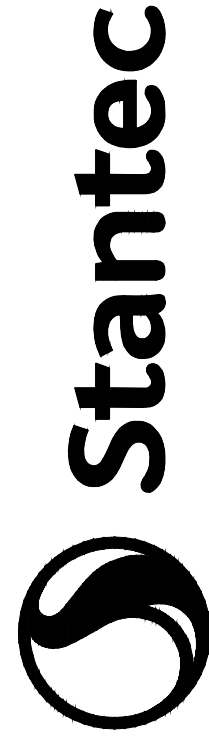
- 26. WHEN THERE IS LESS THAN FOUR (4) FEET OF COVER OVER ANY GRAVITY SANITARY SEWER PIPES, RIGID INSULATION SHALL BE INSTALLED IN THE TRENCH ABOVE THE PIPE.
27. GRAVITY SANITARY SEWERS SHALL BE LAID WITH UNIFORM SLOPE AND STRAIGHT ALIGNMENT BETWEEN MANHOLES. A CLEAN-OUT SHALL BE INSTALLED TO GRADE AT THE END OF ALL GRAVITY SEWAGE COLLECTION PIPES LESS THAN 8" DIAMETER.
28. CLEAN-OUTS TO BE PROVIDED AT ALL BENDS IN GRAVITY SANITARY SEWER SERVICES.
29. CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE MADE WITH INTERNAL DROPS SECURELY FASTENED TO THE STRUCTURE, AND DISCHARGE INTO THE INVERT. PENETRATIONS INTO EXISTING MANHOLES SHALL BE PROPERLY SEALED.
30. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE LAID AT A MINIMUM OF AT LEAST TEN (10) FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES (18") BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAIN, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES (18") BELOW THE INVERT OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF THE WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. OTHERWISE, IF A MINIMUM OF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED WHENEVER SANITARY SEWERS PASS BELOW WATER LINES, THEN THE SEWER AND WATER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE FOR A MINIMUM OF TEN FEET (10') FROM THE CROSSING POINT. WHERE SEWER LINES PASS ABOVE WATER SERVICES OR DRAIN LINES, BOTH LINES SHALL BE CAREFULLY ENCASED IN CONCRETE REGARDLESS OF CLEARANCE. BOTH PIPES SHOULD BE PRESSURE TESTED TO ENSURE THAT THEY ARE WATERTIGHT.
31. ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS SHALL INCLUDE A 48" DEEP SUMP, PER DETAIL ON DRAWING SD08.04. STORM DRAIN CATCH BASINS WITHIN GRASSED AREAS, DO NOT REQUIRE THE 48" SUMP.
32. THE FOLLOWING STORM DRAIN MANHOLES SHALL INCLUDE A HYDRODYNAMIC SEPARATOR UNIT: HDS101, HDS151, HDS601, HDS701, AND HDS802. SEE CONTECH DETAILS ON DRAWING SD08.08.
33. ALL ROOF DOWNSPOUTS ARE TO DISCHARGE TO LAWN AREAS OR INTO A ROOF DRAIN COLLECTION SYSTEM. ROOF DOWNSPOUTS SHALL NOT DISCHARGE ONTO DRIVEWAYS.

GRADING NOTES

- 1. EXISTING TOPOGRAPHIC INFORMATION COMPILED BY ESE CONSULTANTS, INC. BY PHOTOGRAMETRIC METHODS FROM AERIAL PHOTOGRAPHY PERFORMED IN APRIL 2014.
2. SITE LAYOUT, ROADWAY DESIGN, UTILITY DESIGN, LANDSCAPE DESIGN AND SITE GRADING HAS BEEN COMPLETED BY ESE CONSULTANTS, INC. 250 GIBRALTAR ROAD, SUITE 2E, HORSHAM, PA 019044 AND PROVIDED TO STANTEC FOR INCORPORATION INTO THIS PERMITTING PLAN SET.
3. BASE OF ELEVATIONS ARE REFERENCED TO NGVD 29.
4. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
6. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
7. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
8. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
9. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN.
10. CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
11. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
12. ALL DISTURBED SOILS TO REMAIN ON SITE, REFER TO GEOTECHNICAL DRAWINGS AND EARTHWORK SPECIFICATION FOR ADDITIONAL INFORMATION.

SURVEY NOTES

- 1. PROJECT LOCUS: THE PROPOSED PROJECT INVOLVES WORK OFF HATHERLY ROAD AND TILDEN ROAD, ON ASSESSORS MAP 34, WHICH INCLUDES 67 PARCELS, AND MAP 39, WHICH INCLUDES 42 PARCELS.
PARCELS: A.P. 34, BLOCK 2, LOTS 2A-F; A.P. 34, BLOCK 3, LOTS 7, 9-11*; A.P. 34, BLOCK 4, LOTS 1-4*; A.P. 34, BLOCK 5, LOTS 1-8*; A.P. 34, BLOCK 6, LOTS 13-13C; A.P. 34, BLOCK 15, LOTS 1, 8-9*; A.P. 34, BLOCK 17, LOTS 18-21*; A.P. 34, BLOCK 18, LOTS 1-6*; A.P. 39, BLOCK 2, LOTS 1-5*; A.P. 39, BLOCK 3, LOTS 2-4*; A.P. 39, BLOCK 4, LOTS 1-4*; A.P. 39, BLOCK 27, LOT 28 *LETTERED LOTS INCLUSIVE
DEED BOOK / PAGE NUMBER : 9982 / PG. 68
CERTIFICATE NUMBER : 80702
OWNER : BENJAMIN GOULSTON TR.
2. ALL BASE MAPPING INCLUDING PERIMETER BOUNDARY SURVEY, TOPOGRAPHY, EXISTING SITE FEATURES, EXISTING UTILITIES IN THE VICINITY OF THE SITE AND EXISTING IMPERVIOUS AREAS HAS BEEN COMPLETED BY ESE CONSULTANTS, INC., 134 FLANDERS ROAD, SUITE 275, WESTBOROUGH, MA 01581. TOPOGRAPHIC FEATURES WERE COMPILED USING PHOTOGRAMETRIC METHODS FROM AERIAL PHOTOGRAPHY PERFORMED IN APRIL 2014.
3. BASE ELEVATIONS ARE REFERENCED TO NGVD 29.
4. WETLANDS MAPPING AND DELINEATION HAS BEEN COMPLETED BY LEC ENVIRONMENTAL CONSULTANTS, INC., 12 RESNIK ROAD, SUITE 1, PLYMOUTH, MA 02360.
5. WETLAND FLAGS WERE DELINEATED ON 5/9/14, 5/12/14 AND 6/12/14 BY LEC ENVIRONMENTAL CONSULTANTS, INC.
6. WETLAND FLAGS WERE LOCATED BY ESE CONSULTANTS, INC.
7. FLOODPLAIN BOUNDARY (CONTOUR 16) WAS ESTABLISHED FROM AERIAL TOPOGRAPHY USING VERTCON TO CONVERT BASE FLOOD ELEVATIONS FROM NAVD88 TO NGVD29 DATUM.
8. THE PROJECT SITE IS LOCATED PARTLY WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AND WITHIN ZONE AE (EL. 15) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCITUATE, MASSACHUSETTS, PLYMOUTH COUNTY, COMMUNITY PANEL NO. 25023C0I28K, HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.
9. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. CONTACT DIG-SAFE BEFORE PLANNING ANY CONSTRUCTION. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. STANTEC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



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Table with columns for revision dates (2016.02.29, 2016.01.18, 2017.11.29, 2017.10.27) and roles (STAFF, BY, APPROV.).

Client/Project: Toll MA Land III L.P., Westborough, MA
SEASIDE AT SCITUATE

Permit-Secf

Project Number: 3599
File Name: 3599-S-H01ES
Drawing No. SD02.01
Revision Sheet

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2016/02/29 3:11 PM By Kevin Cois

ADA INSTRUCTIONS TO CONTRACTOR

- 1. ALL ACCESSIBLE (AKA, ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT' (ADA) CODE 42 U.S.C. 12101 ET. SEQ. AND 42 U.S.C. 4151 ET. SEQ. AND THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH.
2. THE FOLLOWING COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS, AND/OR UPDATES. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS TO POINTS OF ACCESSIBLE BUILDING ENTRANCES/EXITS, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS INCLUDING, BUT LIMITED TO THE FOLLOWING:
2.1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4 PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
2.2. CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
2.3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4 PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
2.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4 PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND LEVEL LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4 PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
2.5. DOORWAYS - MUST HAVE A LEVEL LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4 PER FOOT OR 2.0% NOMINALLY) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS.
2.6. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION, OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAN TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBILITY DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN ON THE PLANS BEFORE THE START OF ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
2.7. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO THE POURING OF CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR, AND REPLACE NON-CONFORMING CONCRETE AND STRUCTURES.
2.8. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO START OF CONSTRUCTION.

EROSION CONTROL MEASURES

- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. HAY BALE SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. HAY BALE BARRIERS AND SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH PAVEMENT OR VEGETATION.
3. THE UNDERSIDE OF HAYBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY. REMOVE SEDIMENT WHEN DEPTH IS 6" OR GREATER.
4. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED, AND ACCUMULATED SEDIMENT DISPOSED OF IN AN OFF-SITE LOCATION. ALL DISTURBED AREAS SHALL BE STABILIZED WITH APPROPRIATE GROUND COVER AS SOON AS POSSIBLE.
5. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AS PER SPECIFICATIONS.
6. FILL MATERIALS SHALL BE FREE OF STUMPS, ROOTS, WOOD, ETC.
7. CLEAN OUT CATCH BASINS, DRAIN MANHOLES, STORM DRAIN PIPES, AND STORMWATER BASINS AFTER COMPLETION OF CONSTRUCTION.
8. SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.
9. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
10. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
11. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES. EROSION CONTROLS SHALL BE INSPECTED AFTER ALL RAINFALL EVENTS AND, AT A MINIMUM, ON A WEEKLY BASIS.
12. THIS PROJECT WILL DISTURB MORE THAN 1 ACRE OF LAND AND WILL REQUIRE A NPDES CONSTRUCTION GENERAL PERMIT FROM THE EPA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. PROPOSED INFILTRATION BASINS SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION WITHOUT WRITTEN APPROVAL OF THE OWNER'S REP. TEMPORARY SEDIMENT BASINS SHALL BE LINED WITH NONWOVEN FILTER FABRIC COVERED WITH SIX INCHES (6") OF CRUSHED STONE. PRIOR TO CONSTRUCTION OF INFILTRATION BASIN, THE STONE, FILTER FABRIC AND SEDIMENT SHALL BE REMOVED. BASIN SHALL BE INSPECTED AND APPROVED BY OWNERS REPRESENTATIVE AND BY THE TOWN'S REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION OF INFILTRATION BASIN.
14. ON ALL SLOPES GREATER THAN 3:1, INSTALL EROSION CONTROL BLANKET.

GENERAL PLANTINGS NOTES:

- 1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
3. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
4. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
5. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
7. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
8. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
9. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
11. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
12. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" TOPSOIL.
13. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

GENERAL CONSTRUCTION SEQUENCING

THE FOLLOWING TEXT COUPLED WITH THE PHASING PLAN DESCRIBE THE ANTICIPATED MULTI-PHASED APPROACH TO CONSTRUCTING SEASIDE AT SCITUATE. THE PHASING PLAN ANTICIPATES DEVELOPMENT OF THE PROJECT IN TWO PHASES.

PHASE 1
PHASE 1 ENABLES MARKETING AND SALE OF APPROXIMATELY 85 DWELLINGS:
• 4 TOWNHOUSE MODEL UNITS
• 81 FOR-SALE TOWNHOUSE UNITS
DEPENDING UPON MARKET CONDITIONS, TOLL ANTICIPATES BUILD OUT OF THESE UNITS WITHIN THE FIRST THREE YEARS. APPROXIMATELY 3,275 LINEAR FEET OF SUPPORTING ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS WOULD BE CONSTRUCTED AS PART OF PHASE 1. ROADWAYS CONSTRUCTED IN THIS PHASE INCLUDE ROADS A, B, C, D AND THE PORTION OF ROAD F (BETWEEN ROAD A AND TILDEN ROAD). THE ENVIRONMENTAL REMEDIATION WORK AND DEMOLITION OF ALL REMAINING STRUCTURES WILL BE COMPLETED DURING THIS PHASE. STORMWATER INFILTRATION BASINS A, B, D, E, H AND X WILL BE CONSTRUCTED IN THIS PHASE. CONSTRUCTION OF THE MODEL UNITS AND CLUBHOUSE/AMENITIES WILL COMMENCE AT THE START OF THE PHASE. BINDER COURSE PAVEMENT FOR ROADWAYS WILL BE INSTALLED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IN EACH PHASE. STORMWATER BASINS WILL BE CONSTRUCTED AND STABILIZED EARLY IN EACH PHASE TO COLLECT RUNOFF FROM EACH BASIN'S RESPECTIVE DRAINAGE AREA. LOT AREAS WILL BE TEMPORARILY AND PERMANENTLY STABILIZED AS HOUSING CONSTRUCTION ADVANCES THROUGH THE PHASE.

PHASE 2
PHASE 2 WOULD YIELD 57 ADDITIONAL DWELLING UNITS. AGAIN, DEPENDING UPON MARKET CONDITIONS, TOLL ANTICIPATES BUILD OUT OF PHASE 2 OVER APPROXIMATELY TWO YEARS. ACCORDINGLY, APPROXIMATELY 1860 ADDITIONAL LINEAR FEET OF SUPPORTING ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS WOULD BE CONSTRUCTED. INFRASTRUCTURE IMPROVEMENTS IN THIS PHASE WILL INCLUDE THE EMERGENCY ACCESS CONNECTION TO ERMINE ROAD AND AND STORMWATER INFILTRATION BASIN 'C'. BINDER COURSE PAVEMENT FOR ROADWAYS WILL BE INSTALLED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IN EACH PHASE. STORMWATER BASINS WILL BE CONSTRUCTED AND STABILIZED EARLY IN EACH PHASE TO COLLECT RUNOFF FROM EACH BASIN'S RESPECTIVE DRAINAGE AREA. LOT AREAS WILL BE TEMPORARILY AND PERMANENTLY STABILIZED AS HOUSING CONSTRUCTION ADVANCES THROUGH THE PHASE.

PHASE 1 CONSTRUCTION SEQUENCE
THE FOLLOWING OUTLINE PRESENTS KEY CONSTRUCTION ACTIVITIES IN TYPICAL SEQUENCES, WHICH ARE GENERALLY ANTICIPATED WITHIN PHASE 1. SOME OF THESE ACTIVITIES MAY ULTIMATELY OVERLAP AND/OR CHANGE IN SEQUENCE DUE TO CHANGING SITE CONDITIONS, WEATHER, AND/OR OTHER UNPREDICTABLE FACTORS:

- 1. PREPARE CONSTRUCTION TRAILER/STAGING LOCATION;
2. PERFORM ASBESTOS ABATEMENT ON REMAINING BUILDINGS;
3. PERFORM SURVEY LAYOUT FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES;
4. SELECTIVELY REMOVE VEGETATION FOR EROSION CONTROL INSTALLATION;
5. INSTALL EROSION CONTROL;
6. INSTALL STABILIZED CONSTRUCTION ENTRANCES;
7. DEMOLISH REMAINING STRUCTURES;
8. PERFORM ENVIRONMENTAL REMEDIATION WORK;
9. COMMENCE CONSTRUCTION ON MODEL UNITS;
10. EXCAVATE AND CRUSH ALL EXISTING CONCRETE (FOUNDATIONS, SLABS AND ACCESS DRIVES)
11. PERFORM LAND CLEARING, GRUBBING AND STUMP REMOVAL;
12. EXTEND SEWER MAIN FROM 6TH AVENUE TO THE SITE;
13. INSTALL NEW STORM DRAINAGE IN 6TH AVENUE AND HATHERLY ROAD;
14. EXTEND NEW WATER MAIN IN 6TH AVENUE TO HATHERLY ROAD;
15. COMMENCE CONSTRUCTION OF ENTRANCE FEATURES/LANDSCAPING;
16. STRIP AND STOCKPILE TOPSOIL;
17. CONSTRUCT WETLAND REPLICATION AREA;
18. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE);
19. CONSTRUCT STORMWATER INFILTRATION BASINS AND OUTLET CONTROL STRUCTURES.
20. TEMPORARY STABILIZE STORMWATER BASINS;
21. CONDUCT EARTHWORK CUTS, FILLS AND IMPORTS TO BRING ROADS TO SUBGRADE AND LOTS TO PAD GRADE;
22. CONSTRUCT RETAINING WALLS;
23. TEMPORARILY STABILIZE PADDED LOT AREAS;
24. CONSTRUCT UTILITIES (WATER, SEWER, STORM DRAIN);
25. CONSTRUCT ROADWAY AREAS THROUGH BINDER COURSE;
26. INSTALL ELECTRIC, GAS AND COMMUNICATIONS CONDUITS AND INFRASTRUCTURE;
27. COMMENCE HOUSING CONSTRUCTION (ONGOING AS ROAD CONSTRUCTION ADVANCES);
28. COMMENCE CONSTRUCTION ON CLUBHOUSE AND AMENITIES;
29. CONSTRUCT NATURE TRAIL SYSTEM;
30. CONSTRUCT UNIT-SPECIFIC DRAINAGE COMPONENTS AS HOUSING CONSTRUCTION PROGRESSES.
31. INSTALL CURBING AND SIDEWALKS;
32. FINISH GRADE LOT AREAS;
33. PERMANENTLY STABILIZE LOT AREAS WITH SEED/LANDSCAPING;
34. CLEAN OUT CATCH BASINS AND STORMWATER BASINS;
35. PERMANENTLY STABILIZE STORMWATER BASINS.
36. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON PERMANENT SITE STABILIZATION.

PHASE 2 CONSTRUCTION SEQUENCE
THE FOLLOWING OUTLINE PRESENTS KEY CONSTRUCTION ACTIVITIES IN TYPICAL SEQUENCES, WHICH ARE GENERALLY ANTICIPATED WITHIN PHASE 2. SOME OF THESE ACTIVITIES MAY ULTIMATELY OVERLAP AND/OR CHANGE IN SEQUENCE DUE TO CHANGING SITE CONDITIONS, WEATHER, AND/OR OTHER UNPREDICTABLE FACTORS. THE PHASE 2 SEQUENCE TASKS MAY OVERLAP THE PHASE 1 TASKS.

- 1. PERFORM SURVEY LAYOUT FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES;
2. SELECTIVELY REMOVE VEGETATION FOR EROSION CONTROL INSTALLATION;
3. INSTALL EROSION CONTROL;
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES;
5. PERFORM LAND CLEARING, GRUBBING AND STUMP REMOVAL;
6. STRIP AND STOCKPILE TOPSOIL;
7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE);
8. CONSTRUCT STORMWATER INFILTRATION BASIN AND OUTLET CONTROL STRUCTURE.
9. TEMPORARY STABILIZE STORMWATER BASINS;
10. CONDUCT EARTHWORK CUTS, FILLS AND IMPORTS TO BRING ROADS TO SUBGRADE AND LOTS TO PAD GRADE;
11. TEMPORARILY STABILIZE PADDED LOT AREAS;
12. CONSTRUCT UTILITIES (WATER, SEWER, STORM DRAIN);
13. CONSTRUCT ROADWAY AREAS THROUGH BINDER COURSE;
14. INSTALL COBBLE RUMBLE STRIP AT CONNECTION TO ERMINE ROAD;
15. INSTALL ELECTRIC, GAS AND COMMUNICATIONS CONDUITS AND INFRASTRUCTURE;
16. COMMENCE HOUSING CONSTRUCTION (ONGOING AS ROAD CONSTRUCTION ADVANCES);
17. CONSTRUCT UNIT-SPECIFIC DRAINAGE COMPONENTS AS HOUSING CONSTRUCTION PROGRESSES.
18. INSTALL CURBING AND SIDEWALKS;
19. FINISH GRADE LOT AREAS;
20. PERMANENTLY STABILIZE LOT AREAS WITH SEED/LANDSCAPING;
21. CLEAN OUT CATCH BASINS AND STORMWATER BASINS;
22. PERMANENTLY STABILIZE STORMWATER BASINS.
23. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON PERMANENT SITE STABILIZATION.

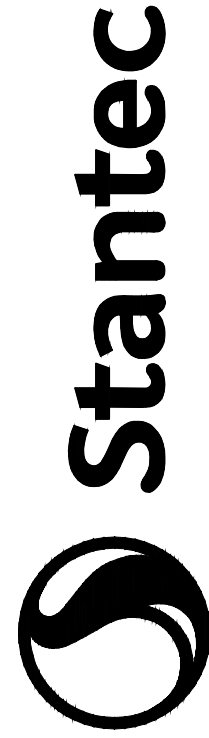
NOTE:
INCIDENTAL CLEARING AND GRADING FOR PHASE 1, UP TO 25' BEYOND PHASE LINE, IS PERMITTED TO ENSURE PROPER DRAINAGE.

GENERAL DEMOLITION NOTES

- 1. CONTRACTOR SHALL PERFORM ALL WORK AS PER THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 et seq.) AND ANY MODIFICATIONS, AMENDMENTS, AND REVISIONS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, FOR WHICH THE REMOVAL OF IS NOT INCLUDED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND THE ENGINEER.
3. THE CONTRACTOR MUST PROVIDE ALL MEANS AND METHODS NECESSARY FOR THE PREVENTION OF MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN ON OR OFF SITE. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL NECESSARY REPAIRS OF DAMAGED STRUCTURES AND IMPROVEMENTS.
4. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENT AUTHORITIES. ALL REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES REQUIRED BY LOCAL AND STATE AUTHORITIES MUST BE IN PLACE.
5. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT BE USED OUTSIDE THE LIMITS OF WORK AS SHOWN ON THE DRAWINGS.
6. CONTRACTOR IS RESPONSIBLE FOR THE SAFEGUARD OF OF THE SITE AS NECESSARY DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
7. CONTRACTOR TO MAINTAIN A RECORD SET OF PLANS WHICH MUST ALSO INCLUDE THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. RECORD DOCUMENT MUST BE TURNED OVER TO ENGINEER UPON PROJECT COMPLETION.

SITE PREPARATION NOTES

- 1. WITHIN THE LIMIT OF DISTURBANCE LINE AS NOTED ON GRADING PLAN (AND AS WILL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN UPON ITS PREPARATION), REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
2. THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE LIMIT OF WORK LINE ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
5. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
6. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
8. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
9. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HANDHOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
10. TRAILER, STOCKPILES, AND STAGING AREAS ARE RECOMMENDED AREAS. FINAL LOCATIONS WILL BE DETERMINED BY THE MEANS AND METHODS SELECTED BY THE CONTRACTOR. VARIATIONS FROM THIS PLAN SHALL BE REVIEWED WITH THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.
11. CONTRACTOR SHALL COORDINATE WITH THE LOCAL BOARD OF HEALTH FOR THE REMOVAL OF ANY EXISTING SEPTIC SYSTEM AND ALL CONNECTIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION



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The Contractor shall verify and be responsible for all dimensions, DDO NOT scale.
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Table with columns for Date, Staff, and By. Includes dates like 2018.02.29, 2018.01.18, 2017.11.29, 2017.07.21 and staff names like YI.M.M.D.D.

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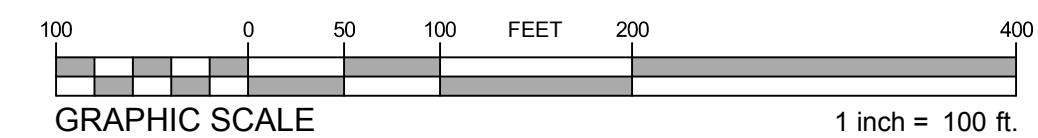
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SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title: GENERAL NOTES
Permit-Seal
Project Number: 3599
File Name: 3599-S-NOTES
ESE Stantec Stantec 2017.03.24
Dwn Chlrd Dgr YI.M.M.D.D.
Drawing No. SD02.02
Revision Sheet



PHASE 1
PHASE 2

LEGEND

- EXISTING STRUCTURE
- SITE BUFFER LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED EASEMENT
- EXISTING CARTWAY
- PROPOSED CURB
- PROPOSED 5' WIDE SIDEWALK WITH ACCESS RAMP
- OUTBOUND LINE
- PROPOSED LOT/UNIT NUMBER
- PHASE BOUNDARY
- FEMA FLOOD LINE - ELEV.=16.0
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- 50' WETLAND BUFFER
- PERMANENT WETLAND IMPACT AREA (7,348 SF)
- WETLAND BUFFER RESTORATION AREA (48,400± SF)
- WET MEADOW/WETLAND REPLICATION AREA (21,600± SF)
- WETLAND REPLICATION AREA (15,066± SF)



Revision	By	Appd.	Issued
5 - FEED TOWN AND CONSULTANT REVIEWS	STAFF		2018.02.29
4 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF		2018.01.18
3 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF		2017.11.29
2 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF		2017.10.27
1 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF		2017.09.21
	By	Appd.	Issued
		TY.M.M.D.D	TY.M.M.D.D

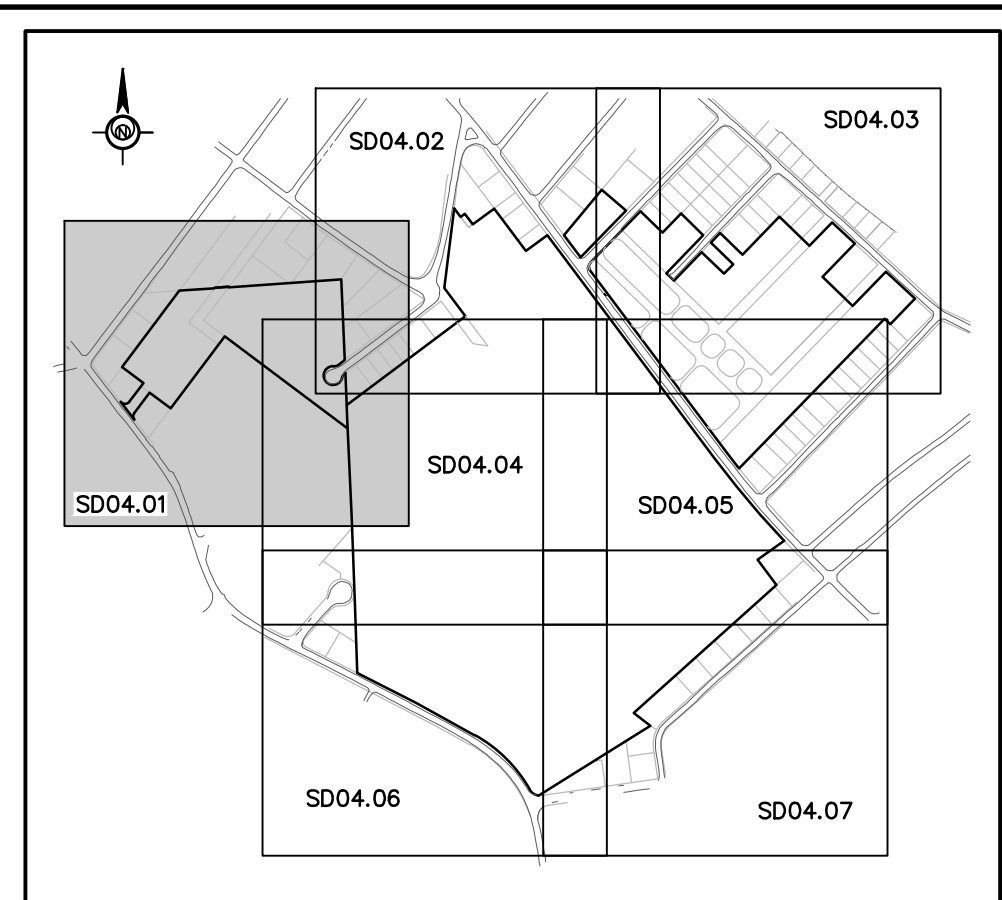
Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
Title
OVERALL SITE PLAN WITH PHASING

Permit-Seal

Project Number:	3599
File Name:	3599-S-OVERALL
Drawn:	Stantec
Checked:	Stantec
Design:	2017.03.24
Drawn:	TY.M.M.D.D
Checked:	TY.M.M.D.D
Design:	TY.M.M.D.D
Drawing No.:	SD03.01
Revision:	Sheet

N:\Projects\Massachusetts\3599 Seaside At Scituate (Rothwell, Red)\Eng\Drawings\3599S-OVERALL.dwg
2018/02/29 3:12 PM by Kevin Cross



KEY MAP
N.T.S.

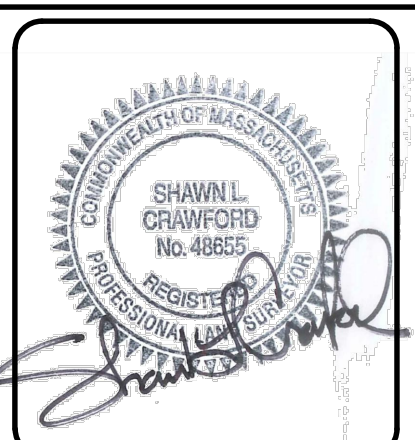
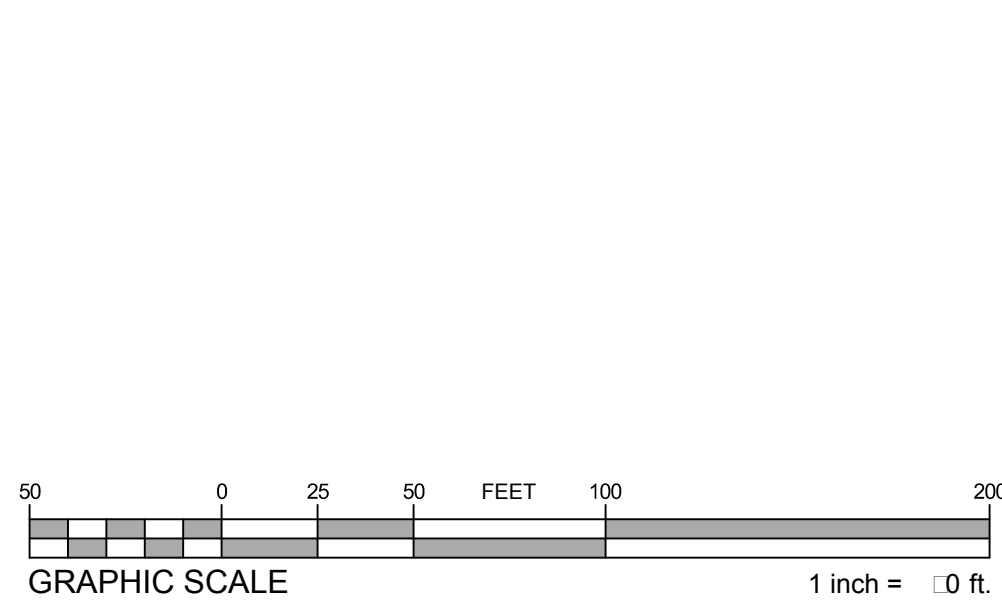


LEGEND

<ul style="list-style-type: none"> EXISTING HYDRANT EXISTING VALVE EXISTING MANHOLE EXISTING CURB INLET EXISTING INLET EXISTING WELLHEAD EXISTING STREET LAMP EXISTING PRIVATE LAMP EXISTING UTILITY POLE & LAMP EXISTING SUPPORT POLE EXISTING UTILITY POLE EXISTING POST EXISTING SINGLE POST SIGN EXISTING DOUBLE POST SIGN EXISTING PRIVATE MAILBOX EXISTING PUBLIC MAILBOX EXISTING STRUCTURE 	<ul style="list-style-type: none"> EXISTING MISCELLANEOUS FEATURE DEFINED EXISTING TREE LOCATION UNDEFINED EXISTING TREE LOCATION EXISTING SHRUB EXISTING SPOT ELEVATION SWAMP EXISTING TRAFFIC SIGNAL POLE EXISTING FLAG POLE HORIZ. & VERT. AERIAL CONTROL HORIZ. AERIAL CONTROL VERT. AERIAL CONTROL
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- NOTES:**
- THE PROJECT SITE IS LOCATED PARTLY WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AND WITHIN ZONE AE (EL 15) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCITUATE, MASSACHUSETTS, PLYMOUTH COUNTY, COMMUNITY PANEL NO. 2502300128K, HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016. BASE OF ELEVATIONS ARE REFERENCED TO NGVD 29.
 - TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY PERFORMED IN APRIL 2014.
 - WETLANDS FLAGS WERE DELINEATED ON 5/9/14, 5/12/14 AND 6/12/14 BY LEC ENVIRONMENTAL CONSULTANTS, INC.
 - WETLAND FLAGS WERE LOCATED BY ESE CONSULTANTS, INC.
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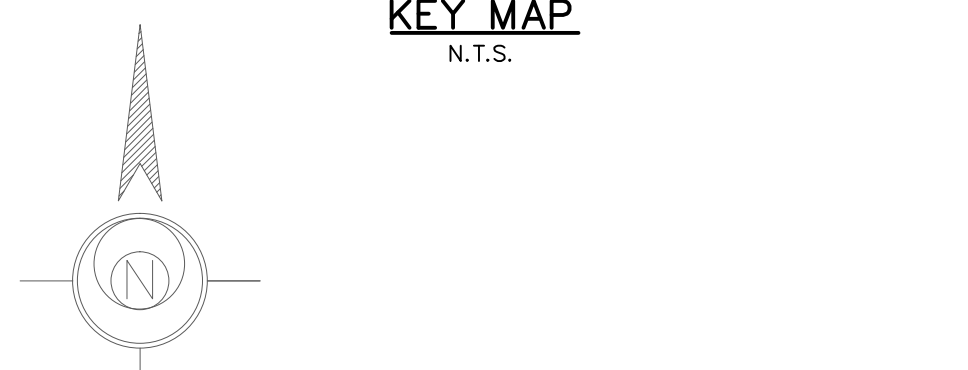
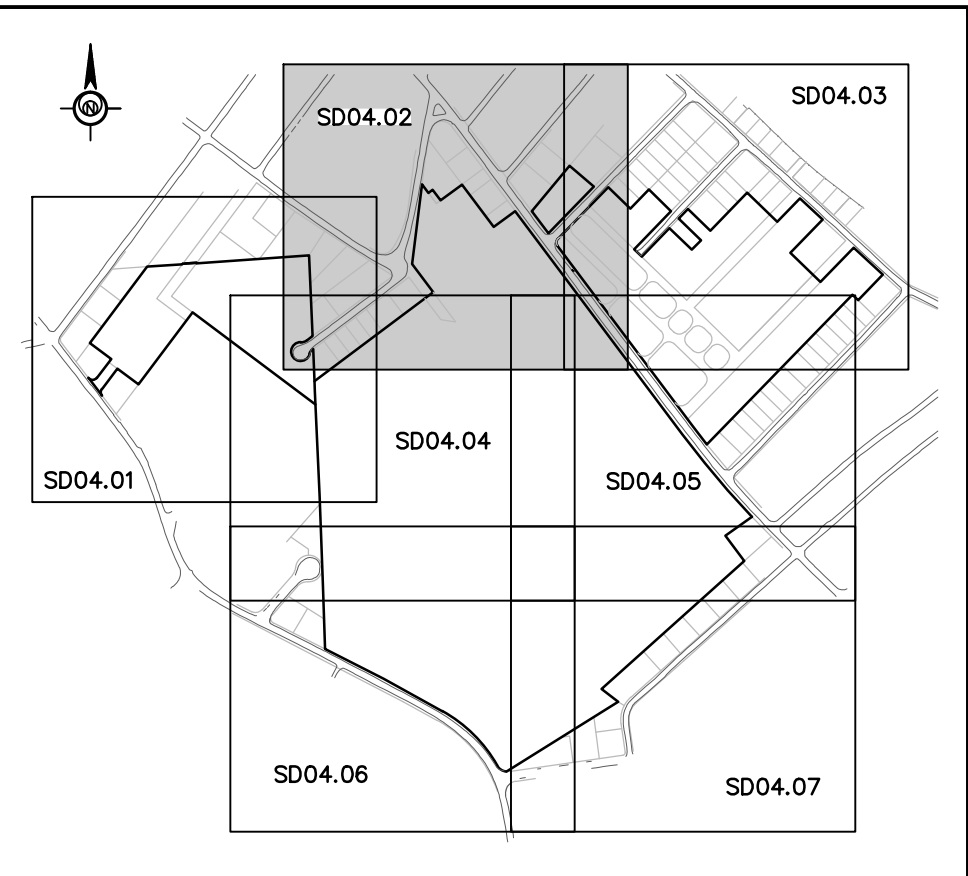
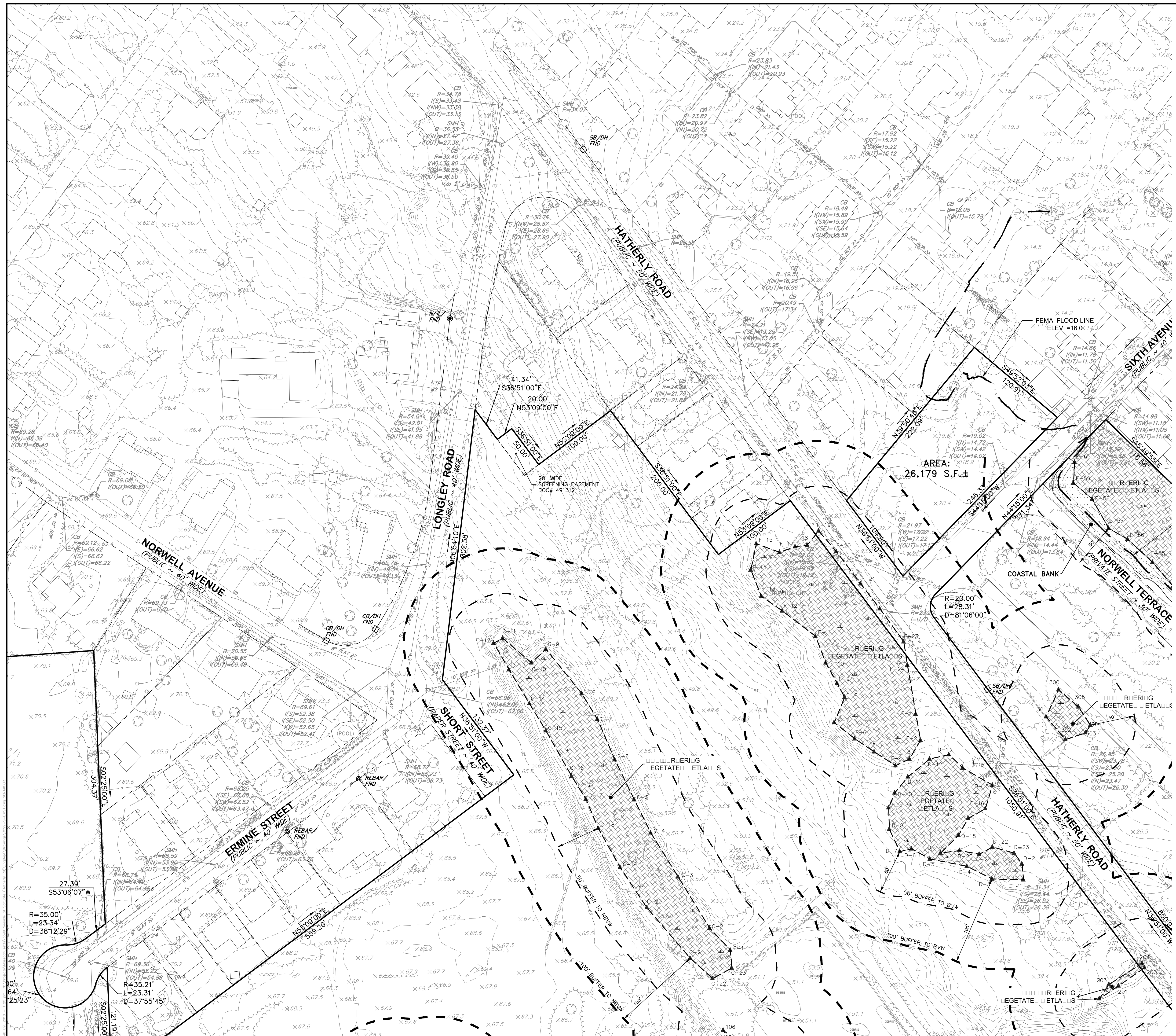
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REV	DATE	DESCRIPTION	DRAWN
2	2/9/2018	PER TOWN AND CONSULTING REVIEW	
1	1/18/2018	HORSELEY WITTEN GROUP REVIEW COMMENTS	

EXISTING CONDITIONS PLAN
PREPARED FOR
TOLL MA LAND III L.P.
IN
SCITUATE, MASSACHUSETTS

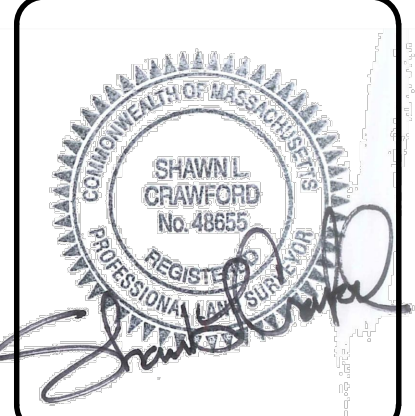
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CHK'D BY: [Signature]	DRAWN: SLG
JOB NO.: 3599	FILE NAME: 3599-S-EXIST
DWG. NO.: SD04.01	
SHEET NO.: 6	OF 70



LEGEND

<ul style="list-style-type: none"> EXISTING HYDRANT EXISTING VALVE EXISTING MANHOLE EXISTING CURB INLET EXISTING INLET EXISTING WELLHEAD EXISTING STREET LAMP EXISTING PRIVATE LAMP EXISTING UTILITY POLE & LAMP EXISTING SUPPORT POLE EXISTING UTILITY POLE EXISTING POST EXISTING SINGLE POST SIGN EXISTING DOUBLE POST SIGN EXISTING PRIVATE MAILBOX EXISTING PUBLIC MAILBOX EXISTING STRUCTURE 	<ul style="list-style-type: none"> EXISTING MISCELLANEOUS FEATURE DEFINED EXISTING TREE LOCATION UNDEFINED EXISTING TREE LOCATION EXISTING SHRUB EXISTING SPOT ELEVATION SWAMP EXISTING TRAFFIC SIGNAL POLE EXISTING FLAG POLE HORIZ. & VERT. AERIAL CONTROL HORIZ. AERIAL CONTROL VERT. AERIAL CONTROL
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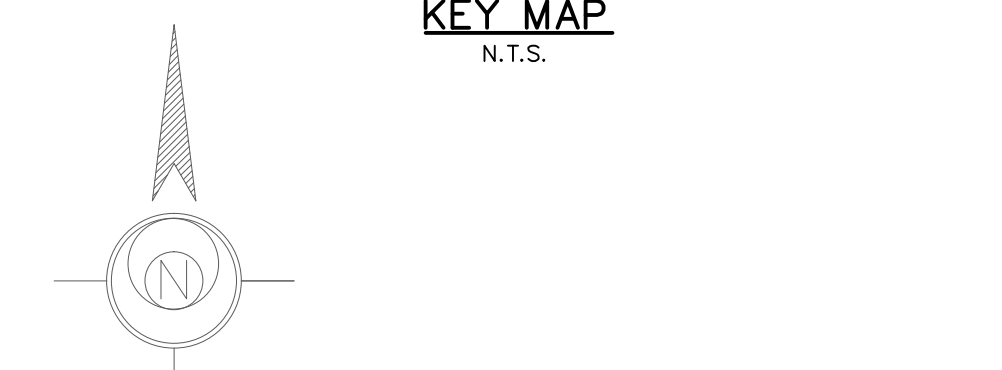
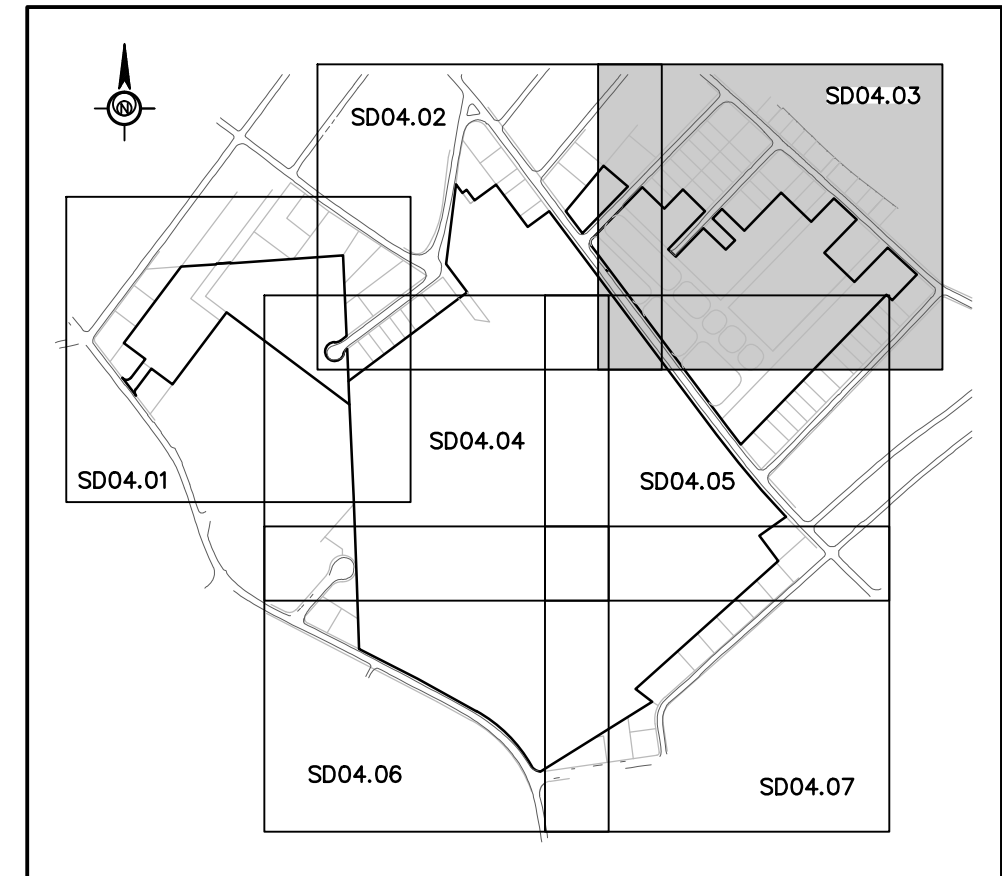
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NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D
1	1/18/2018	HORSELEY WRITTEN GROUP REVIEW COMMENTS			
2	2/9/2018	PER TOWN AND CONSULTING REVIEW			

EXISTING CONDITIONS PLAN
 PREPARED FOR
 TOLL MA LAND III L.P.
 IN
 SCITUATE, MASSACHUSETTS

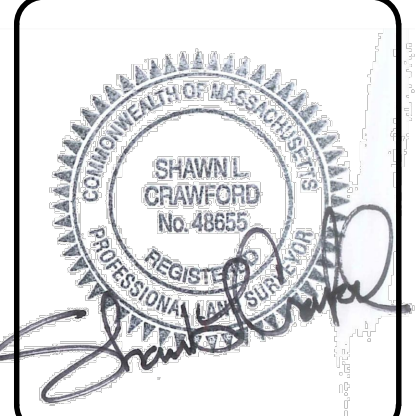
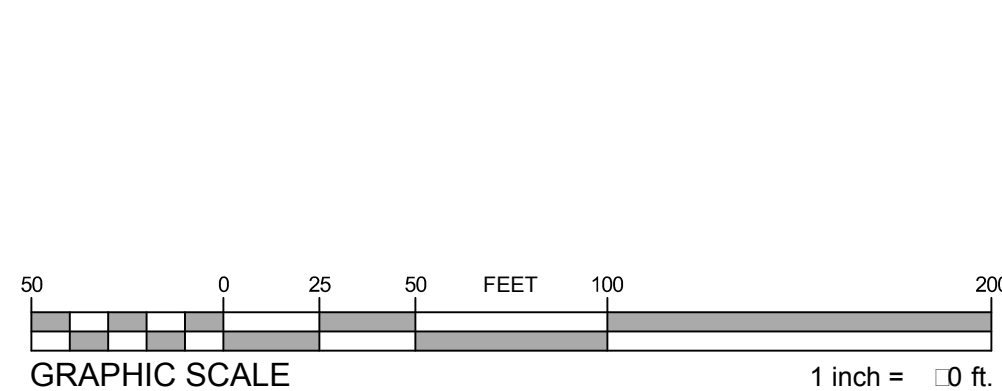
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CHK'D BY:	DRAWN: SLC
JOB NO.: 3599	FILE NAME: 3599-S-EXIST
DWG. NO.: SD04.02	
SHEET NO.: 7	OF 70



LEGEND

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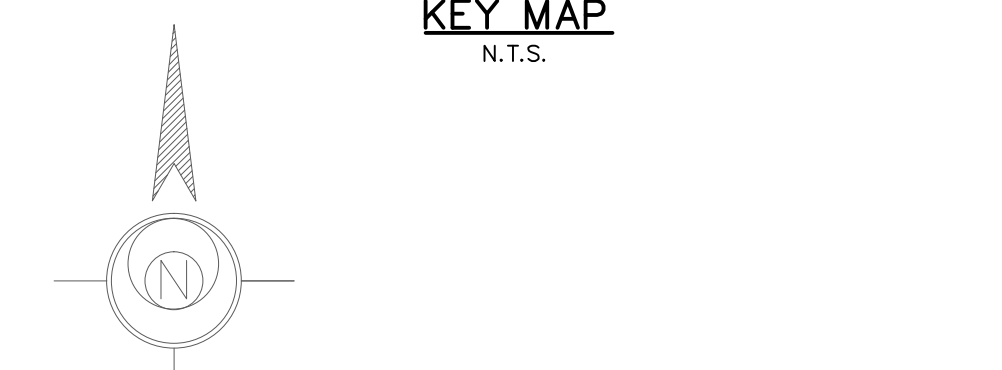
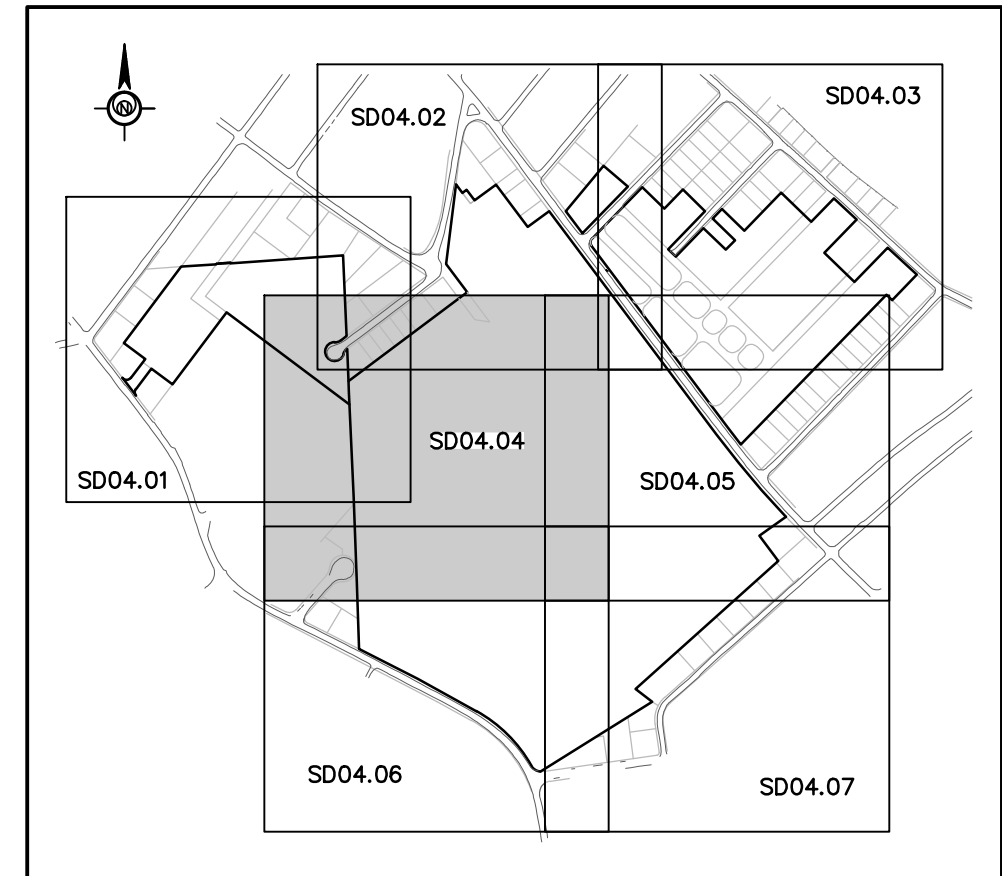
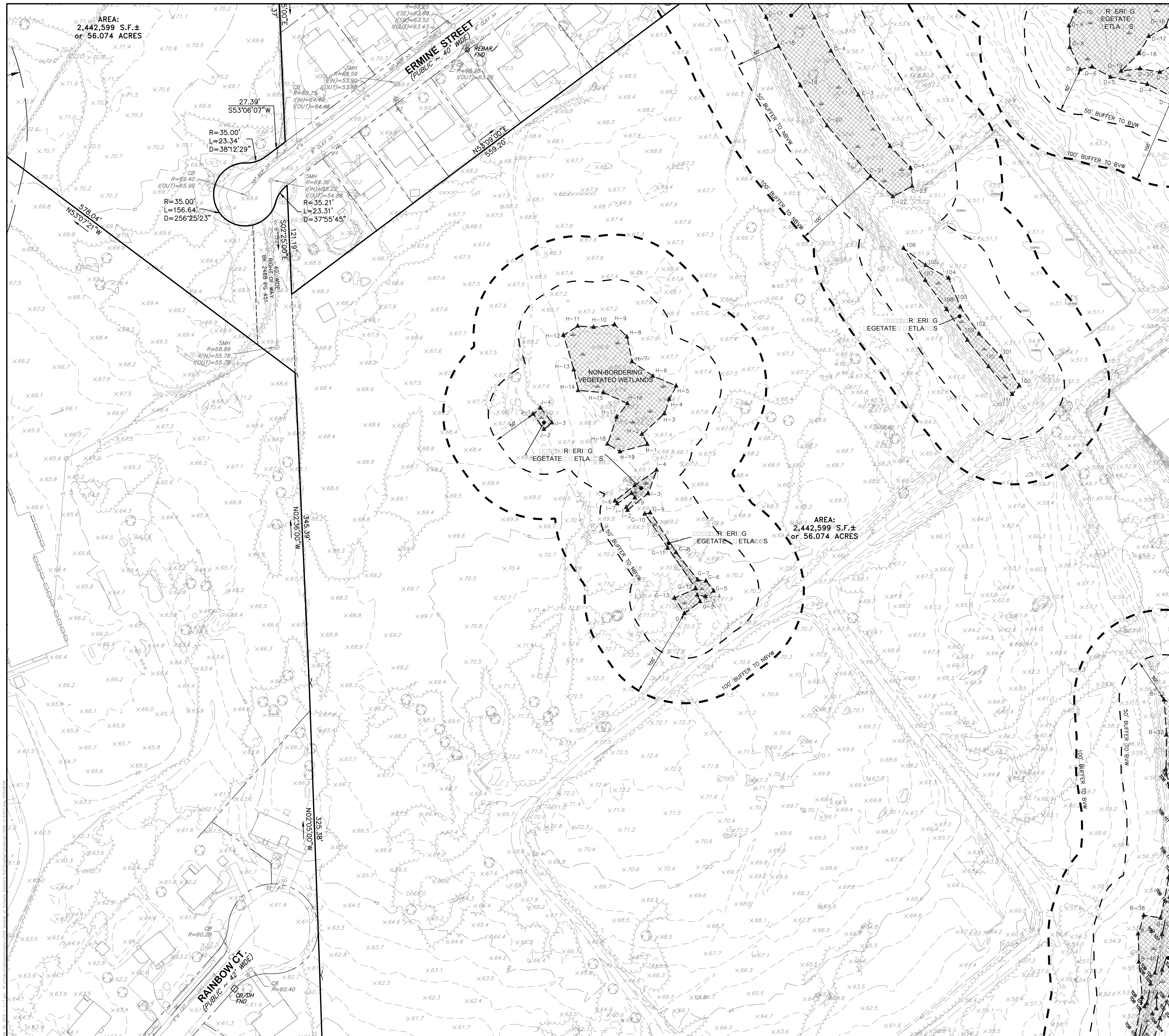


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NO.	DATE	DESCRIPTION
1	1/18/2016	PREPARED FOR REVIEW
2	2/9/18	PER TOWN AND CONSULTING REVIEW
3	1/18/2016	HARVEY WITTEN GROUP REVIEW COMMENTS

EXISTING CONDITIONS PLAN
 PREPARED FOR
TOLL MA LAND III L.P.
 IN
SCITUATE, MASSACHUSETTS

DATE: 3/24/17	SCALE: 1"=50'
CHK'D BY: [Signature]	DRAWN: SLC
JOB NO.: 3599	FILE NAME: 3599-S-EXIST
DWG. NO.: SD04.03	
SHEET NO.: 8	OF 70

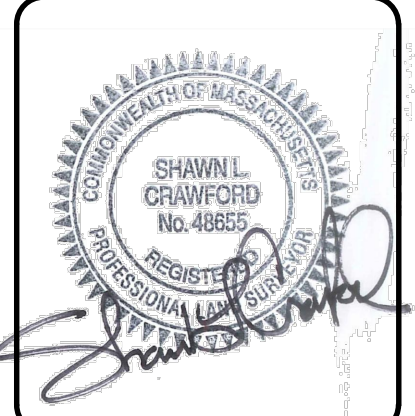
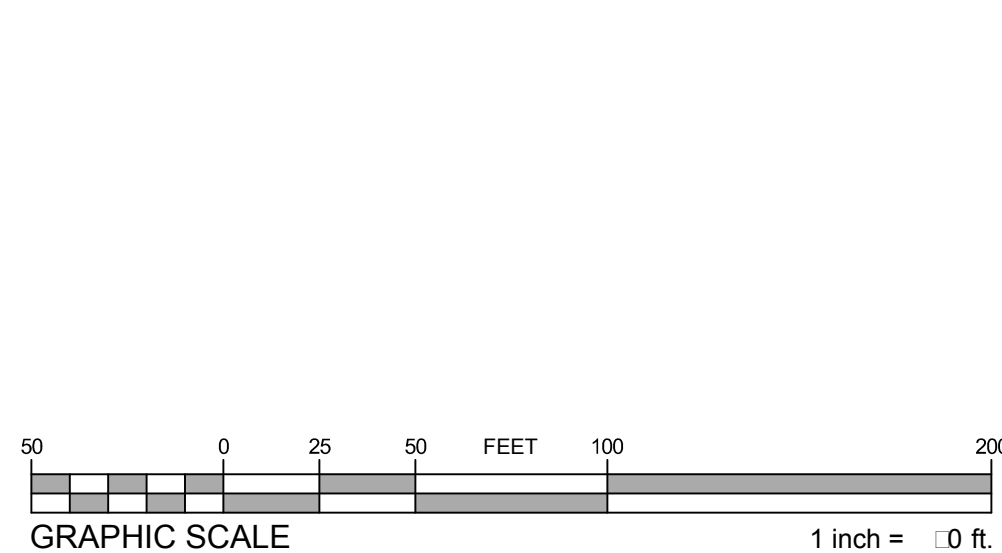


LEGEND

○	EXISTING HYDRANT	○	EXISTING MISCELLANEOUS FEATURE
○	EXISTING MANHOLE	○	DEFINED EXISTING TREE LOCATION
○	EXISTING CURB INLET	○	UNDEFINED EXISTING TREE LOCATION
○	EXISTING INLET	○	EXISTING SHRUB
○	EXISTING WELLHEAD	○	EXISTING SPOT ELEVATION
○	EXISTING STREET LAMP	○	SWAMP
○	EXISTING UTILITY POLE & LAMP	○	EXISTING TRAFFIC SIGNAL POLE
○	EXISTING SUPPORT POLE	○	EXISTING UTILITY POLE
○	EXISTING POST	○	EXISTING FLAG POLE
○	EXISTING SINGLE POST SIGN	○	HORIZ. & VERT. AERIAL CONTROL
○	EXISTING DOUBLE POST SIGN	○	HORIZ. AERIAL CONTROL
○	EXISTING PRIVATE MAILBOX	○	VERT. AERIAL CONTROL
○	EXISTING PUBLIC MAILBOX		
○	EXISTING STRUCTURE		

---	EXISTING PROPERTY LINE	---	EXISTING TREELINE
---	EXISTING BRUSH/SHRUBLINE	---	EXISTING WATER
---	EXISTING TRAIL	---	EXISTING STONEWALL
---	EXISTING FENCE	---	EXISTING GUIDE RAIL
---	EXISTING CARTWAY	---	EXISTING CONTOURS
---	EXISTING GAS LINE	---	EXISTING WATER LINE
---	EXISTING OVERHEAD WIRES	---	EXISTING SANITARY SEWER W/INLET
---	EXISTING STORM SEWER W/INLET	---	SOILS LINE
---	OBSCURED AREA	---	FEMA FLOOD LINE - ELEV=16.0
---	100' WETLAND BUFFER	---	50' WETLAND BUFFER
---	WETLANDS LIMIT		
---	WETLAND FLAGS		

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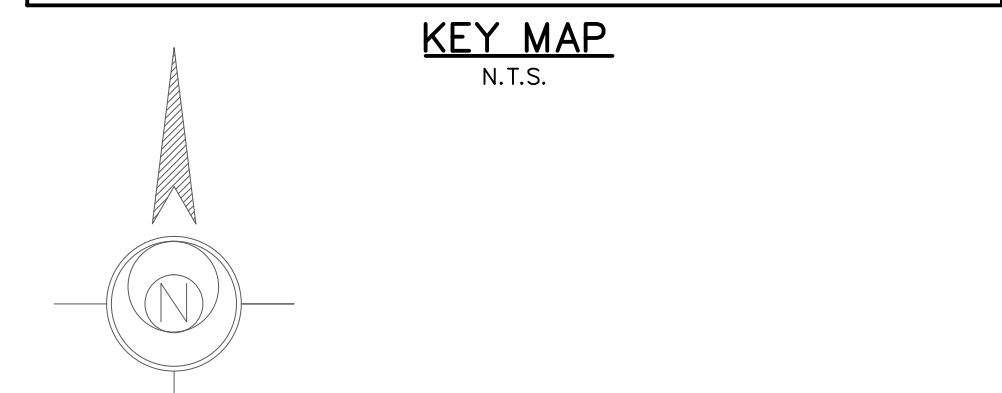
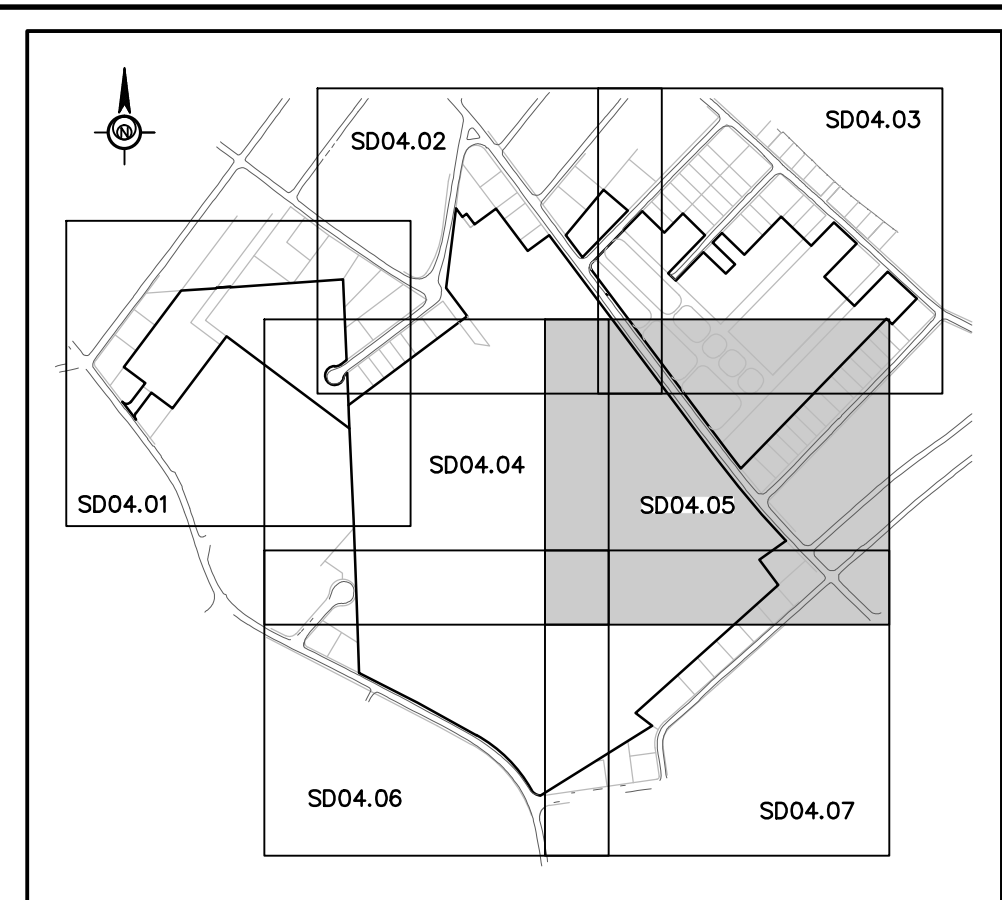


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NO.	DATE	DESCRIPTION
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3	1/18/2016	PERSEUS WITTEN GROUP REVIEW COMMENTS

EXISTING CONDITIONS PLAN
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JOB NO.: 3599	FILE NAME: 3599-S-EXIST
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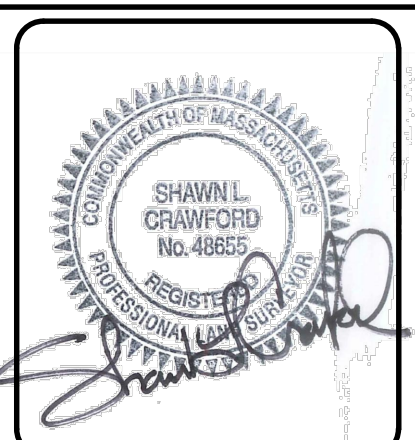


LEGEND

EXISTING HYDRANT	EXISTING MISCELLANEOUS FEATURE
EXISTING VALVE	DEFINED EXISTING TREE LOCATION
EXISTING MANHOLE	UNDEFINED EXISTING TREE LOCATION
EXISTING CURB INLET	EXISTING SHRUB
EXISTING INLET	EXISTING SPOT ELEVATION
EXISTING WELLHEAD	SWAMP
EXISTING STREET LAMP	EXISTING TRAFFIC SIGNAL POLE
EXISTING UTILITY POLE & LAMP	EXISTING FLAG POLE
EXISTING SUPPORT POLE	HORIZ. & VERT. AERIAL CONTROL
EXISTING UTILITY POLE	HORIZ. AERIAL CONTROL
EXISTING POST	VERT. AERIAL CONTROL
EXISTING SINGLE POST SIGN	
EXISTING DOUBLE POST SIGN	
EXISTING PRIVATE MAILBOX	
EXISTING PUBLIC MAILBOX	
EXISTING STRUCTURE	
EXISTING PROPERTY LINE	
EXISTING TREELINE	
EXISTING BRUSH/SHRUBLINE	
EXISTING WATER	
EXISTING TRAIL	
EXISTING STONEWALL	
EXISTING FENCE	
EXISTING GUIDE RAIL	
EXISTING CONTOURS	
EXISTING CARTWAY	
EXISTING GAS LINE	
EXISTING WATER LINE	
EXISTING OVERHEAD WIRES	
EXISTING SANITARY SEWER W/MANHOLE	
EXISTING STORM SEWER W/INLET	
SOILS LINE	
FEMA FLOOD LINE - ELEV.=16.0	
100' WETLAND BUFFER	
50' WETLAND BUFFER	
WETLANDS LIMIT	
WETLAND FLAGS	

NOTES:

1. THE PROJECT SITE IS LOCATED PARTLY WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AND WITHIN ZONE AE (EL 15) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCITUATE, MASSACHUSETTS, PLYMOUTH COUNTY, COMMUNITY PANEL NO. 2502300128K, HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.
2. BASE OF ELEVATIONS ARE REFERENCED TO NGVD 29.
3. TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY PERFORMED IN APRIL 2014.
4. WETLAND FLAGS WERE DELINEATED ON 5/9/14, 5/12/14 AND 6/12/14 BY LEC ENVIRONMENTAL CONSULTANTS, INC.
5. WETLAND FLAGS WERE LOCATED BY ESE CONSULTANTS, INC.
6. FLOODPLAIN BOUNDARY (CONTOUR 16) WAS ESTABLISHED FROM AERIAL TOPOGRAPHY USING VERTICON TO CONVERT BASE FLOOD ELEVATIONS FROM NAVD88 TO NGVD29 DATUM.



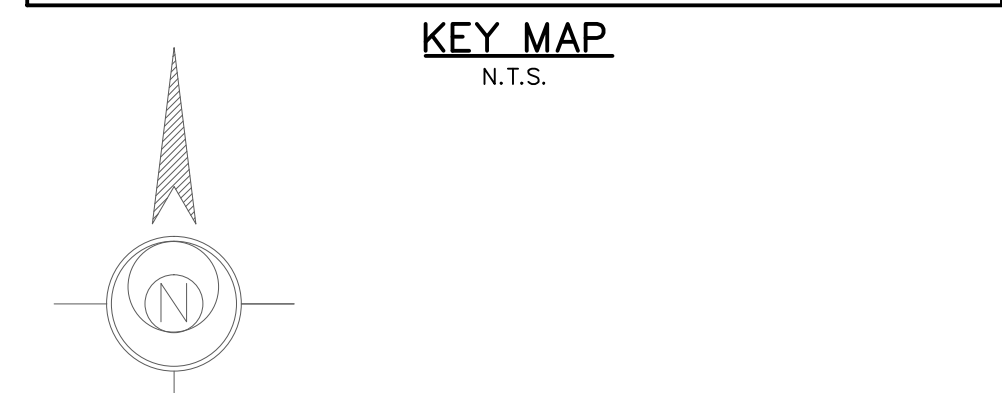
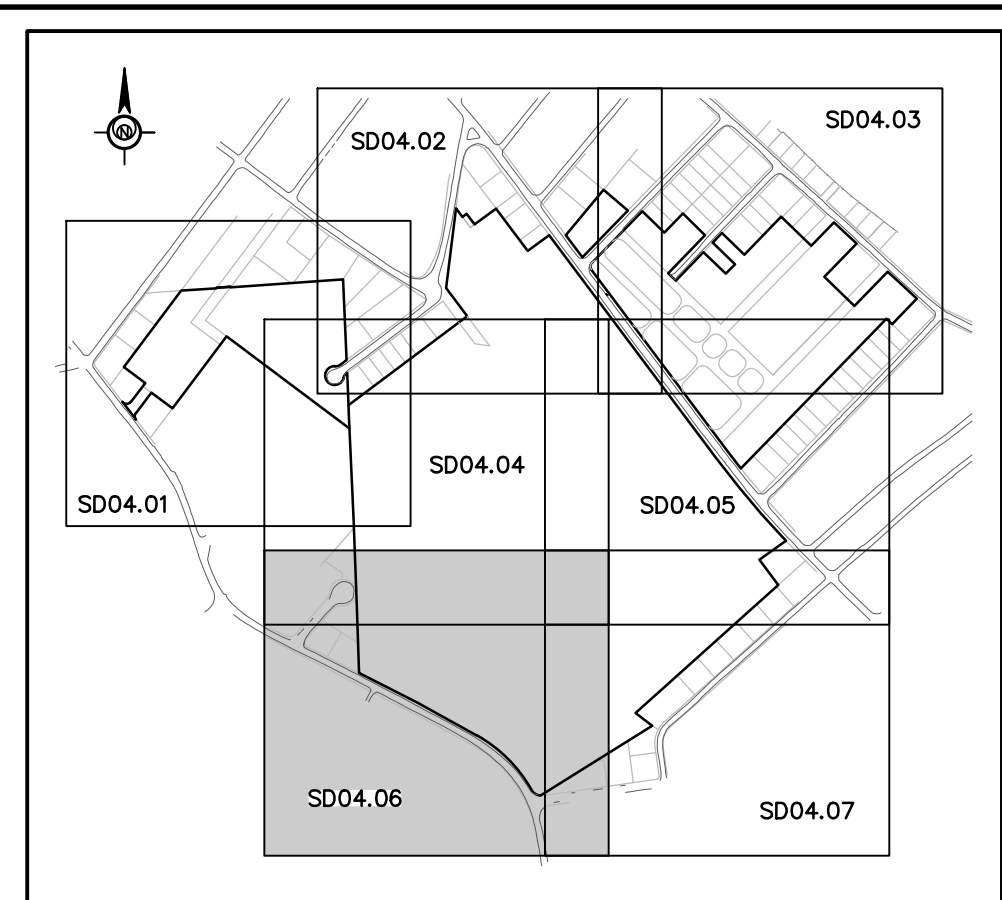
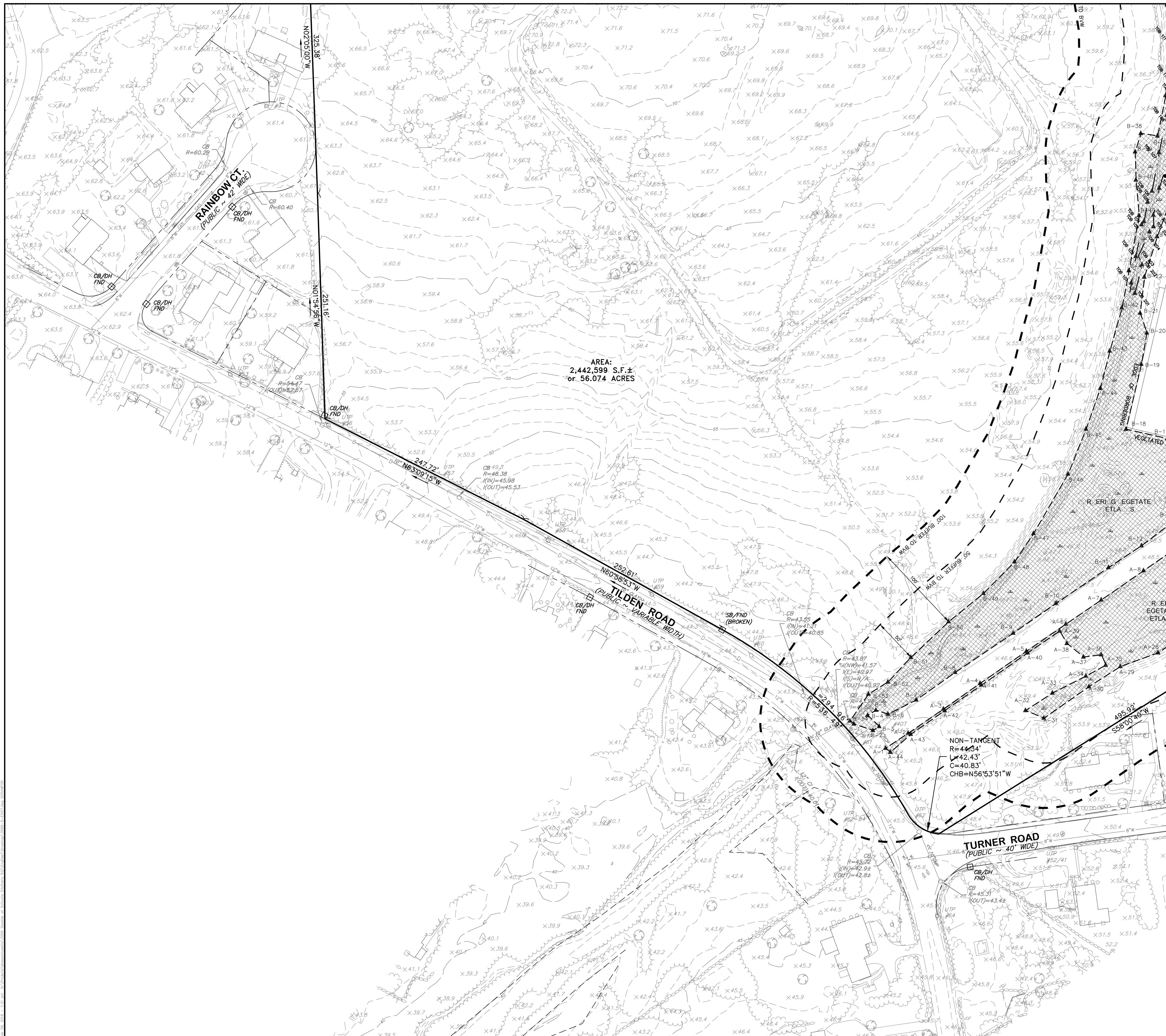
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NO.	DATE	DESCRIPTION
1	1/18/2016	PER TOWN AND CONSULTING REVIEW
2	2/9/2016	HORSEY WITTEN GROUP REVIEW COMMENTS

EXISTING CONDITIONS PLAN
 PREPARED FOR
TOLL MA LAND III L.P.
 IN
SCITUATE, MASSACHUSETTS

DATE: 3/24/17	SCALE: 1"=50'
CHK'D BY: [Signature]	DRAWN: SLG
JOB NO.: 3599	FILE NAME: 3599-S-EXIST
DWG. NO.: SD04.05	
SHEET NO.: 10	OF 70

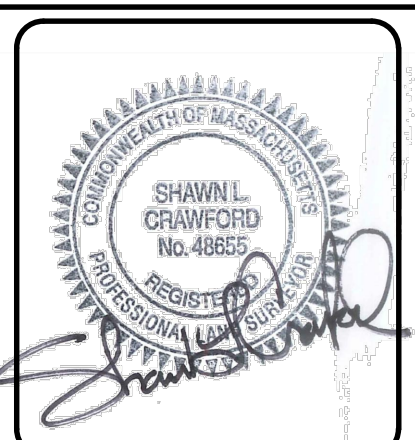


LEGEND

<ul style="list-style-type: none"> ○ EXISTING HYDRANT ○ EXISTING VALVE ○ EXISTING MANHOLE ○ EXISTING CURB INLET ○ EXISTING INLET ○ EXISTING WELLHEAD ○ EXISTING STREET LAMP ○ EXISTING PRIVATE LAMP ○ EXISTING UTILITY POLE & LAMP ○ EXISTING SUPPORT POLE ○ EXISTING UTILITY POLE ○ EXISTING POST ○ EXISTING SINGLE POST SIGN ○ EXISTING DOUBLE POST SIGN ○ EXISTING PRIVATE MAILBOX ○ EXISTING PUBLIC MAILBOX ○ EXISTING STRUCTURE 	<ul style="list-style-type: none"> ○ EXISTING MISCELLANEOUS FEATURE ○ DEFINED EXISTING TREE LOCATION ○ UNDEFINED EXISTING TREE LOCATION ○ EXISTING SHRUB ○ EXISTING SPOT ELEVATION ○ SWAMP ○ EXISTING TRAFFIC SIGNAL POLE ○ EXISTING FLAG POLE ○ HORIZ. & VERT. AERIAL CONTROL ○ HORIZ. AERIAL CONTROL ○ VERT. AERIAL CONTROL
<ul style="list-style-type: none"> — EXISTING PROPERTY LINE — EXISTING TREELINE — EXISTING BRUSH/SHRUBLINE — EXISTING WATER — EXISTING TRAIL — EXISTING STONEWALL — EXISTING FENCE — EXISTING GUIDE RAIL — EXISTING CONTOURS — EXISTING CARTWAY — EXISTING GAS LINE — EXISTING WATER LINE — EXISTING OVERHEAD WIRES — EXISTING SANITARY SEWER W/MANHOLE — EXISTING STORM SEWER W/INLET — SOILS LINE — OBSCURED AREA — FEMA FLOOD LINE - ELEV=16.0 — 100' WETLAND BUFFER — 50' WETLAND BUFFER — WETLANDS LIMIT — WETLAND FLAGS 	

NOTES:

1. THE PROJECT SITE IS LOCATED PARTLY WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AND WITHIN ZONE AE (EL 15) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCITUATE, MASSACHUSETTS, PLYMOUTH COUNTY, COMMUNITY PANEL NO. 2502300128K, HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016. BASE OF ELEVATIONS ARE REFERENCED TO NGVD 29.
2. TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY PERFORMED IN APRIL 2014.
3. WETLANDS WERE DELINEATED ON 5/9/14, 5/12/14 AND 6/12/14 BY LEC ENVIRONMENTAL CONSULTANTS, INC.
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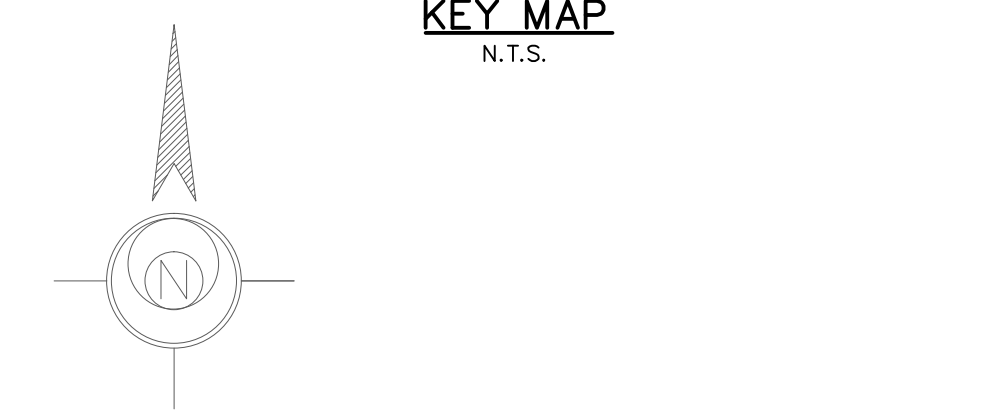
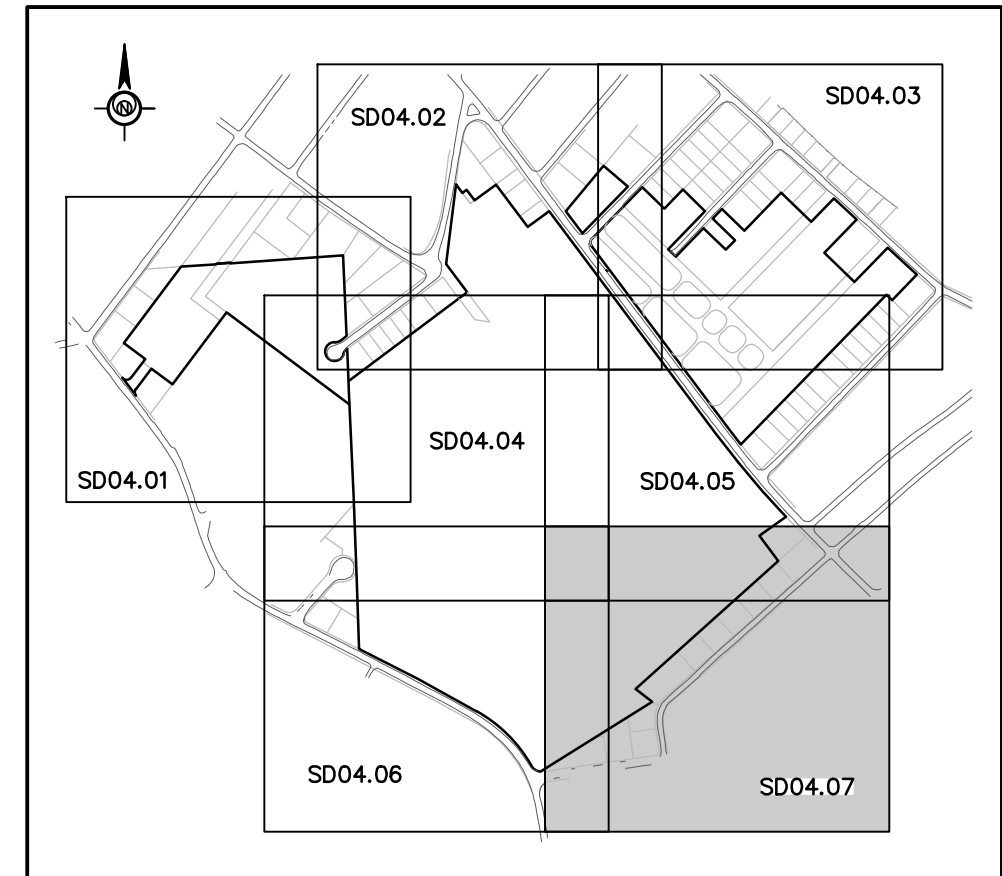


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 T: 508-616-8129

REV.	DATE	DESCRIPTION	BY	DATE
1	1/18/2018	HORSELEY WITTEN GROUP REVIEW COMMENTS		
2	2/9/2018	PER TOWN AND CONSULTING REVIEW		

EXISTING CONDITIONS PLAN
 PREPARED FOR
TOLL MA LAND III L.P.
 IN
SCITUATE, MASSACHUSETTS

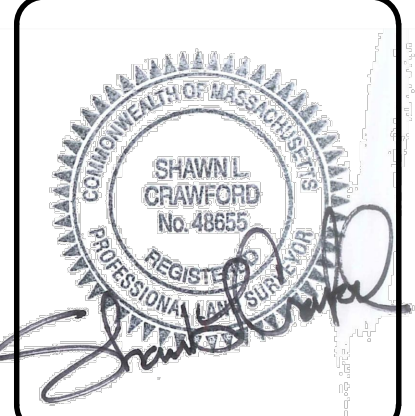
DATE: 3/24/17	SCALE: 1"=50'
CHK'D BY:	DRAWN: SLC
JOB NO.: 3599	FILE NAME: 3599-S-EXIST
DWG. NO.: SD04.06	
SHEET NO.: 11	OF 70



LEGEND

<ul style="list-style-type: none"> ○ EXISTING HYDRANT ○ EXISTING VALVE ○ EXISTING MANHOLE ○ EXISTING CURB INLET ○ EXISTING INLET ○ EXISTING WELLHEAD ○ EXISTING STREET LAMP ○ EXISTING PRIVATE LAMP ○ EXISTING UTILITY POLE & LAMP ○ EXISTING SUPPORT POLE ○ EXISTING UTILITY POLE ○ EXISTING POST ○ EXISTING SINGLE POST SIGN ○ EXISTING DOUBLE POST SIGN ○ EXISTING PRIVATE MAILBOX ○ EXISTING PUBLIC MAILBOX ○ EXISTING STRUCTURE 	<ul style="list-style-type: none"> ○ EXISTING MISCELLANEOUS FEATURE ○ DEFINED EXISTING TREE LOCATION ○ UNDEFINED EXISTING TREE LOCATION ○ EXISTING SHRUB ○ EXISTING SPOT ELEVATION ○ SWAMP ○ EXISTING TRAFFIC SIGNAL POLE ○ EXISTING FLAG POLE ○ HORIZ. & VERT. AERIAL CONTROL ○ HORIZ. AERIAL CONTROL ○ VERT. AERIAL CONTROL
<ul style="list-style-type: none"> — EXISTING PROPERTY LINE — EXISTING TREELINE — EXISTING BRUSH/SHRUBLINE — EXISTING WATER — EXISTING TRAIL — EXISTING STONEWALL — EXISTING FENCE — EXISTING GUIDE RAIL — EXISTING CONTOURS — EXISTING CARTWAY — EXISTING GAS LINE — EXISTING WATER LINE — EXISTING OVERHEAD WIRES — EXISTING SANITARY SEWER W/MANHOLE — EXISTING STORM SEWER W/INLET — SOILS LINE — OBSCURED AREA — FEMA FLOOD LINE - ELEV.=16.0 — 100' WETLAND BUFFER — 50' WETLAND BUFFER — WETLANDS LIMIT — WETLAND FLAGS 	

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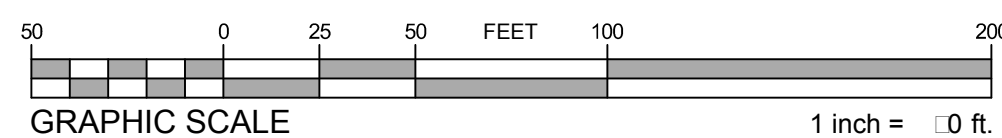


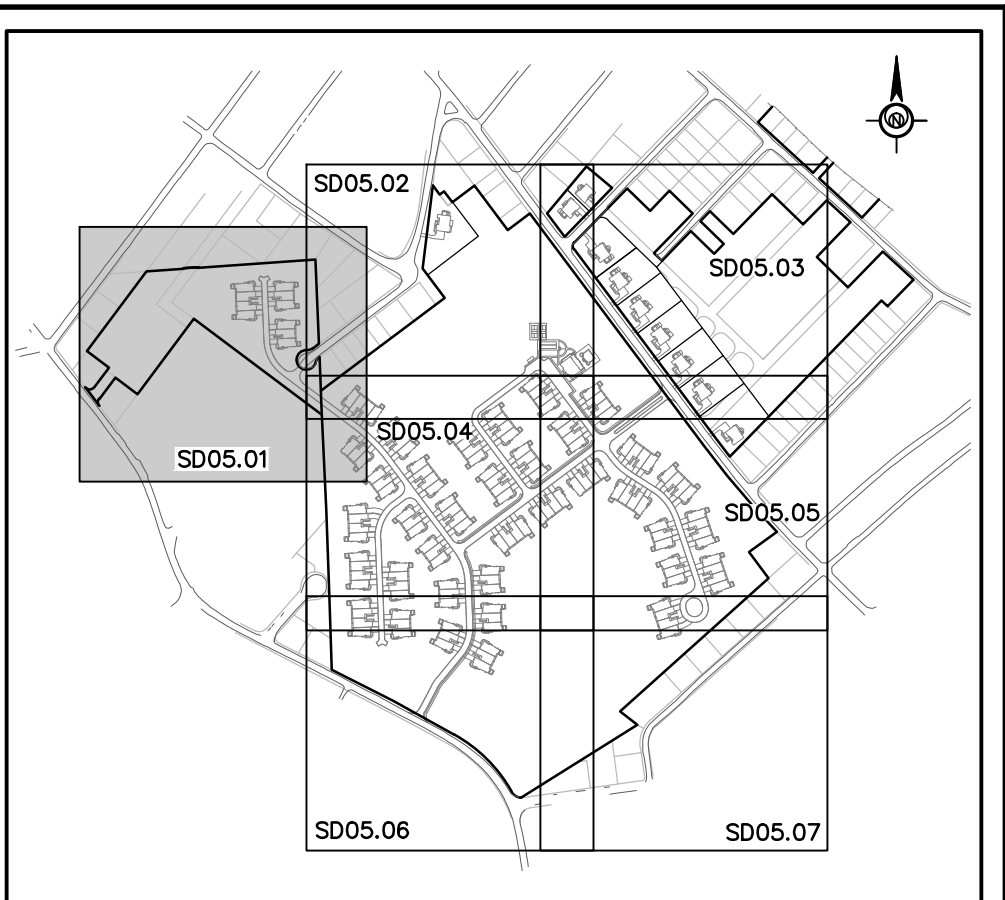
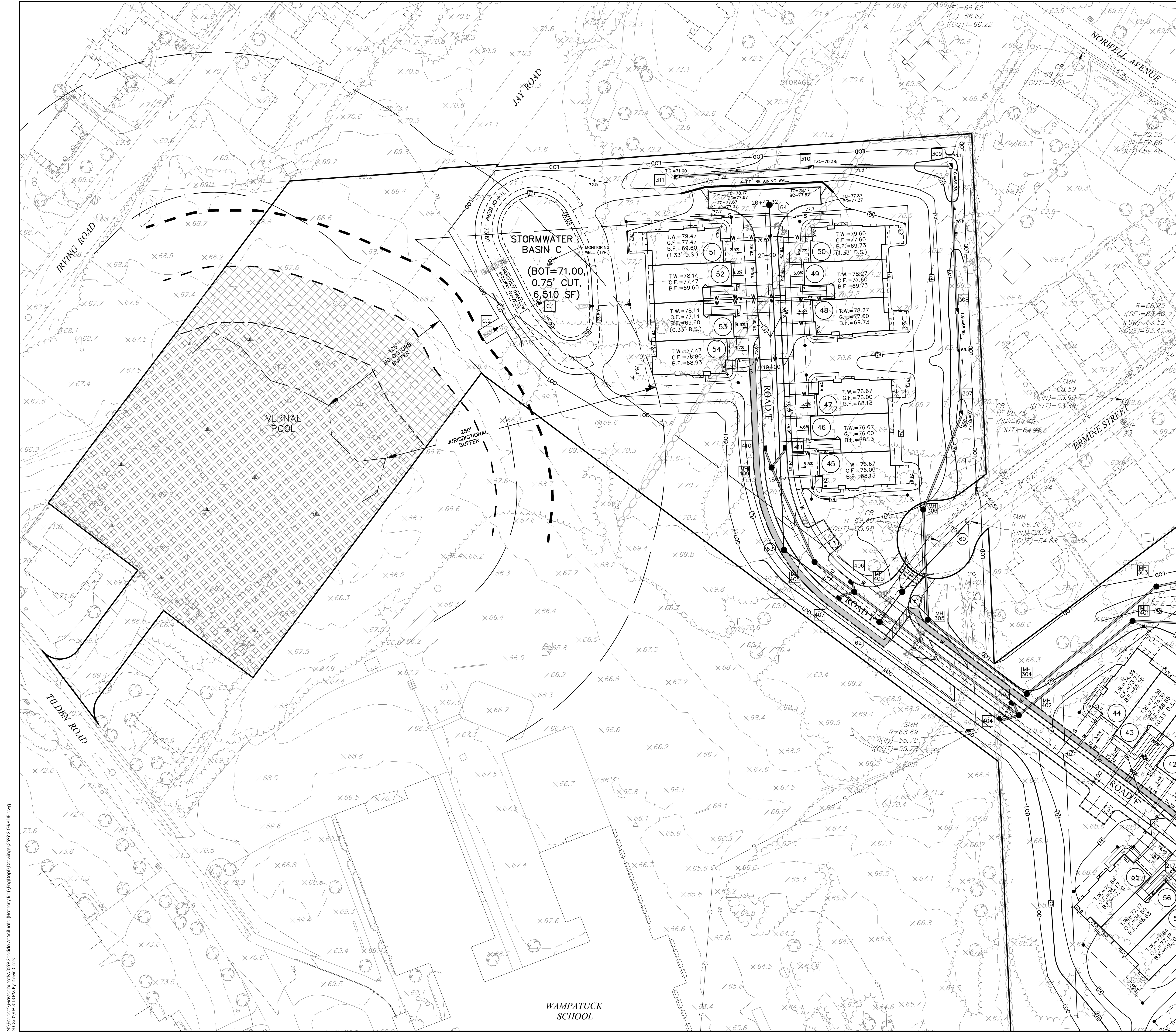
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REV.	DATE	DESCRIPTION	DRAWN
1	1/18/2018	HORSELEY WITTEN GROUP REVIEW COMMENTS	
2	2/9/2018	PER TOWN AND CONSULTING REVIEW	

EXISTING CONDITIONS PLAN
 PREPARED FOR
TOLL MA LAND III L.P.
 IN
SCITUATE, MASSACHUSETTS

DATE: 3/24/17	SCALE: 1"=50'
CHK'D BY:	DRAWN: SLG
JOB NO.: 3599	FILE NAME: 3599-S-EXIST
DWG. NO.: SD04.07	
SHEET NO.: 12	OF 70

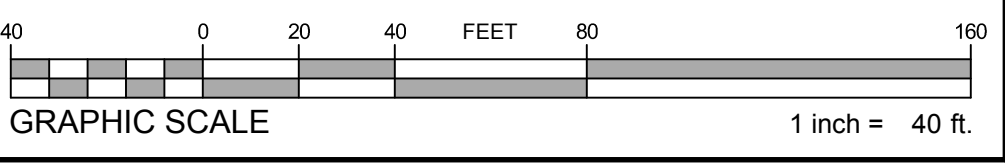




KEY MAP
N.T.S.

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW (YARD)
- DRAINAGE FLOW ARROW (CARTWAY)
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
- PROPOSED 4" FIRE SERVICE
- PROPOSED WATER LATERAL
- EXISTING INLET W/STORM SEWER
- UNDETERMINED (DOWNSTREAM INVERT & LOCATION NOT VERIFIED)
- PROPOSED SANITARY MANHOLE NUMBER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM STRUCTURE NUMBER
- PROPOSED ROAD INLET
- PROPOSED YARD INLET
- PROPOSED ENDWALL
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED ROOF DRAIN
- SITE BUFFER LINE
- PROPOSED CENTER LINE
- STREAM LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED EASEMENT
- EXISTING CARTWAY
- PROPOSED CURB
- PROPOSED 5' WIDE SIDEWALK WITH ACCESS RAMP
- OUTBOUND LINE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED RIP-RAP
- PROPOSED LOT/UNIT NUMBER
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED GARAGE FLOOR ELEVATION
- PROPOSED BASEMENT FLOOR ELEVATION
- STOP SIGN
- SPEED LIMIT SIGN
- NO OUTLET SIGN
- PEDESTRIAN CROSSING
- STREET LIGHT
- FEMA FLOOD LINE - ELEV.=16.0
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- TEMPORARY WETLAND IMPACT AREA (3,425± SF)
- PERMANENT WETLAND IMPACT AREA (7,348 SF)
- WETLAND BUFFER RESTORATION AREA (48,400± SF)
- WET MEADOW/WETLAND REPLICATION AREA (21,600± SF)
- WETLAND REPLICATION AREA (15,066± SF)
- LOD/CFS
- LIMIT OF DISTURBANCE & 12" COMPOST FILTER SOCK



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The Contractor shall verify and be responsible for all dimensions, DOW NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DOW NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DOW NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DOW NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DOW NOT SCALE.

Revision	By	App'd.	Date
5	FEET TOWN AND CONSULTANT REVIEWS	STAFF	2018.02.29
4	HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	2018.01.18
3	HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	2017.11.29
2	HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	2017.10.27
1	HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	2017.09.21

Client/Project: **Toil MA Land III L.P.**
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal: **Town of Scituate, Plymouth County, Massachusetts**

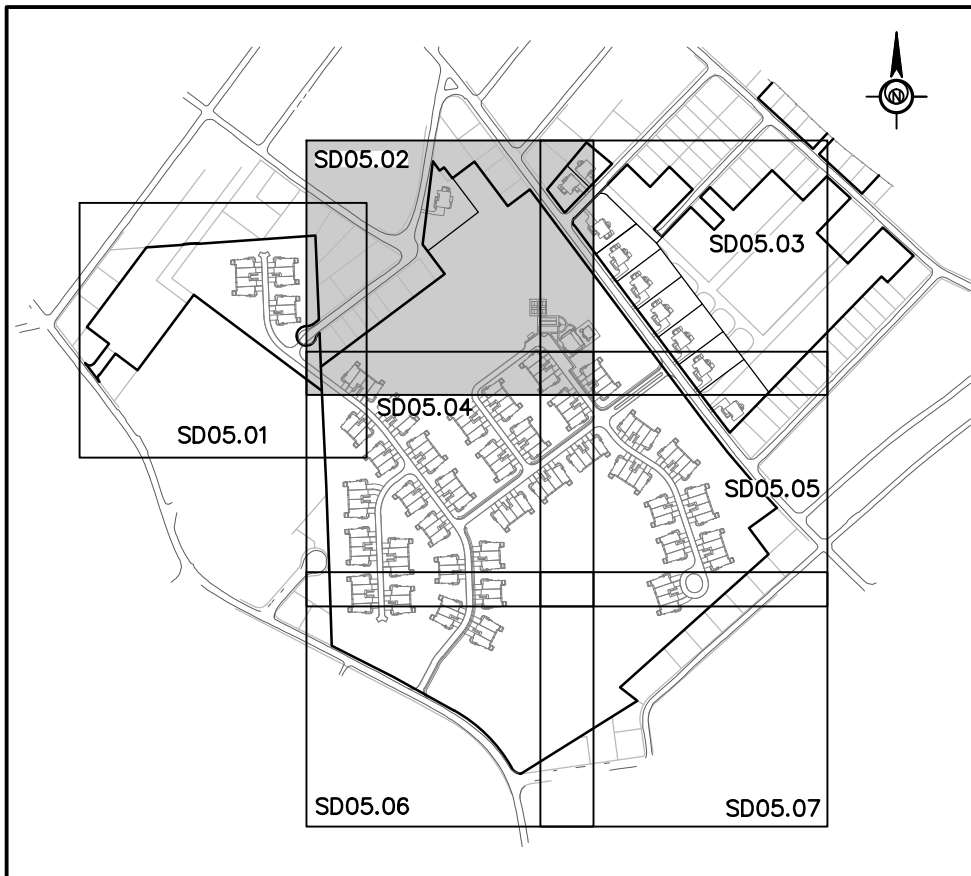
Title: **GRADING PLAN**

Project Number: **3599**
File Name: **3599-S-GRADE**

Rev	Drawn	Checked	Date
01	Stantec	Stantec	2017.03.24

Drawing No. **SD05.01**
Revision Sheet

13 of 70



KEY MAP
N.T.S.

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- PROPOSED CONTOURS
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- DRAINAGE FLOW ARROW (YARD)
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- PROPOSED ENDWALL
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- PROPOSED TOP OF WALL ELEVATION
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- LIMIT OF DISTURBANCE & 12" COMPOST FILTER SOCK

GRAPHIC SCALE
0 20 40 60 80 100 FEET
1 inch = 40 ft.

Revision	By	Appd.	Issued
5	FEET TOWN AND CONSULTANT REVIEWS	STAFF	2018.02.29
4	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2018.01.18
3	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.11.29
2	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.10.27
1	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.09.21

Revision	By	Appd.	Issued
			2018.02.29

Client/Project
Toil MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal
Town of Scituate, Plymouth County, Massachusetts

Title
GRADING PLAN



KEY MAP
N.T.S.

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
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- DRAINAGE FLOW ARROW (YARD)
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- LIMIT OF DISTURBANCE & 12" COMPOST FILTER SOCK

GRAPHIC SCALE
1 inch = 40 ft.

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Revision	By	Appd.	Issued
5 - FEET DOWN AND CONSULTANT REVIEWS	STAFF		2018.02.29
4 - HOBASLY WITHIN GROUP REVIEW COMMENTS	STAFF		2018.01.18
3 - HOBASLY WITHIN GROUP REVIEW COMMENTS	STAFF		2017.11.29
2 - HOBASLY WITHIN GROUP REVIEW COMMENTS	STAFF		2017.10.27
1 - HOBASLY WITHIN GROUP REVIEW COMMENTS	STAFF		2017.09.21

Client/Project: **Toil MA Land III L.P. SEASIDE AT SCITUATE**

Permit/Seal: **Town of Scituate, Plymouth County, Massachusetts**

Title: **GRADING PLAN**

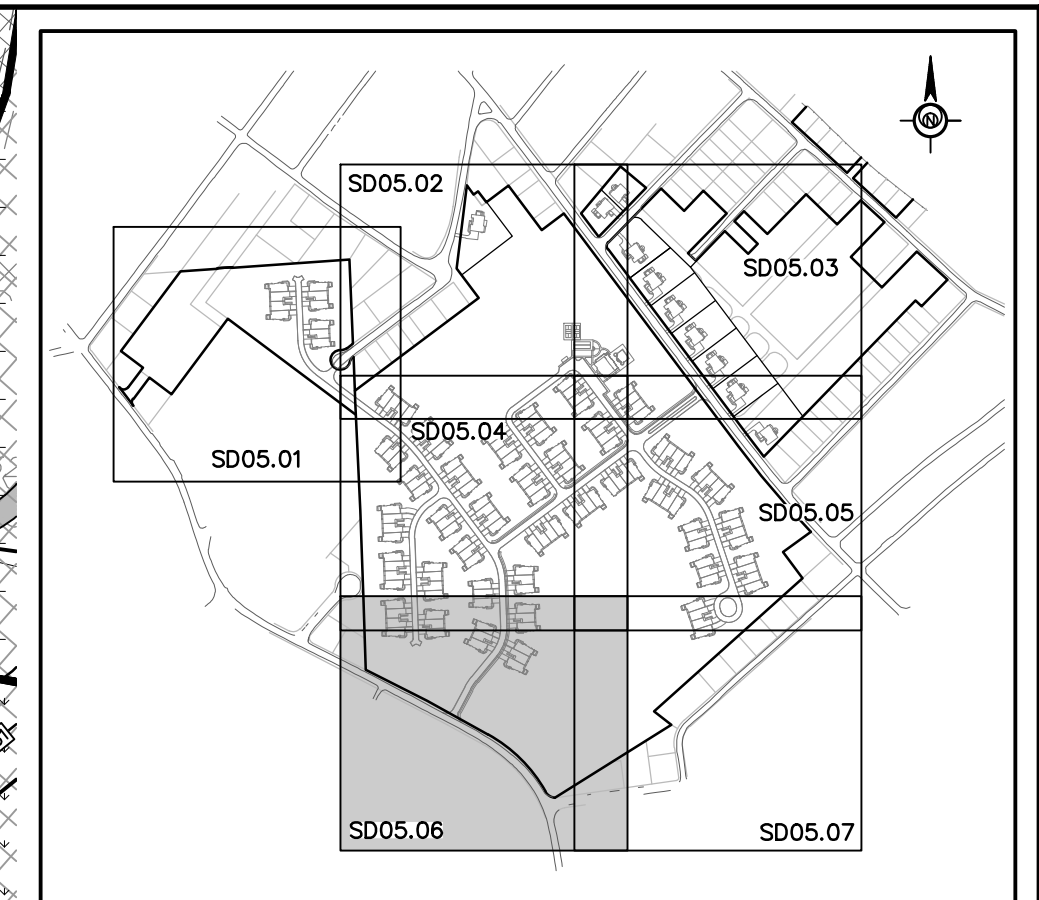
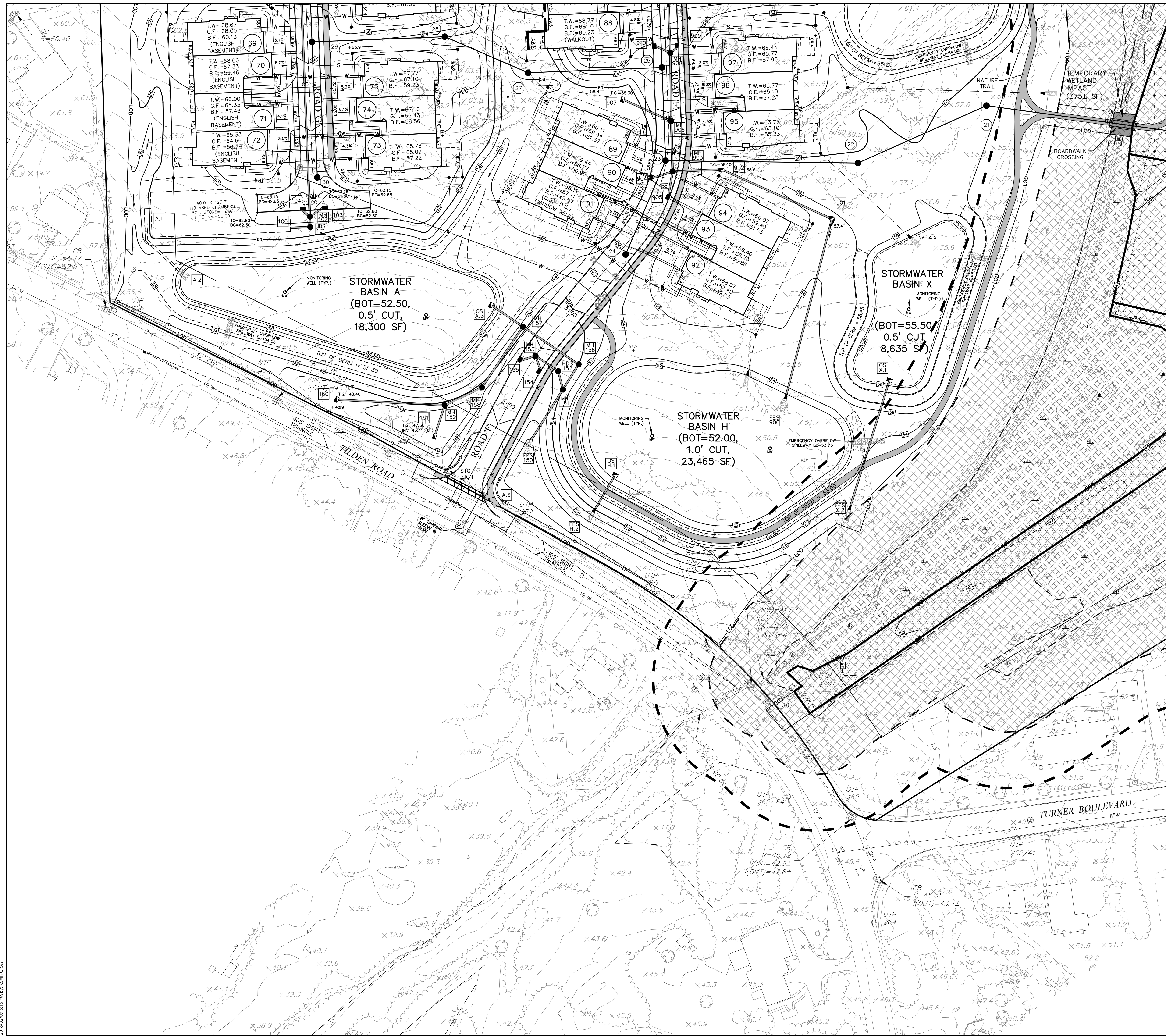
Project Number: **3599**

File Name: **3599S-GRADE**

Rev	Stantec	Rev	Date
Drawn	Claris	ESD	2017.03.24
Drawing No.	SD05.04	Checked	TY.M.M.D.D.

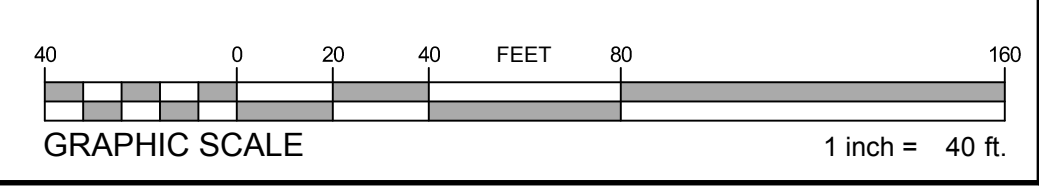
Revision Sheet

16 of 70



KEY MAP
N.T.S.

- LEGEND**
- EXISTING STRUCTURE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
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The Contractor shall verify and be responsible for all dimensions, D.O.D. notes, and other information shown on this drawing. The Contractor shall be responsible for all dimensions, D.O.D. notes, and other information shown on this drawing. The Contractor shall be responsible for all dimensions, D.O.D. notes, and other information shown on this drawing.

Revision	By	App'd.	Issued
5	FEET TOWN AND CONSULTANT REVIEWS	STAFF	2018.02.29
4	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2018.01.18
3	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.11.29
2	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.10.27
1	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.09.21

Client/Project: **Toll MA Land III L.P. SEASIDE AT SCITUATE**

Permit-Seal: **Town of Scituate, Plymouth County, Massachusetts**

Title: **GRADING PLAN**

Project Number: **3599**

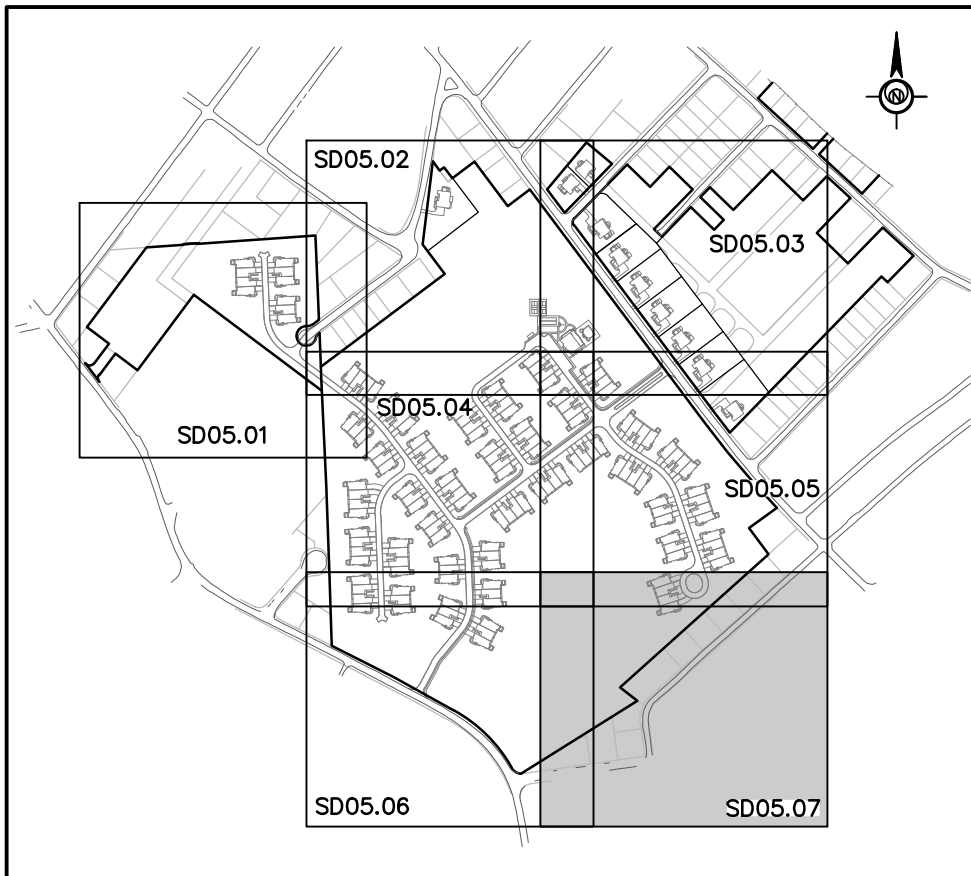
File Name: **3599S-GRADE**

Rev	Stantec	Rev	2017.03.24
Drawn	Citrus	Checkd	TY.M.M.D.D.

Drawing No. **SD05.06**

Revision Sheet

18 of 70

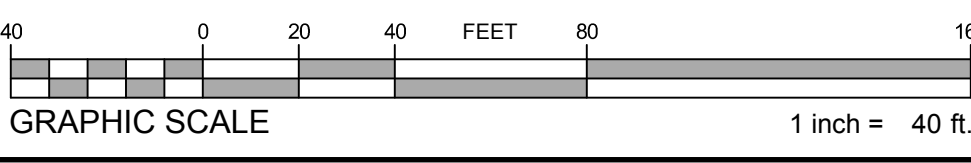


KEY MAP
N.T.S.



LEGEND

	EXISTING STRUCTURE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION
	DRAINAGE FLOW ARROW (YARD)
	DRAINAGE FLOW ARROW (CARTWAY)
	PROPOSED TREE LINE
	EXISTING TREE LINE
	PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
	PROPOSED 4" FIRE SERVICE
	PROPOSED WATER LATERAL
	EXISTING INLET W/STORM SEWER
	UNDETERMINED (DOWNSTREAM INVERT & LOCATION NOT VERIFIED)
	PROPOSED SANITARY MANHOLE NUMBER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED STORM STRUCTURE NUMBER
	PROPOSED ROAD INLET
	PROPOSED YARD INLET
	PROPOSED ENDWALL
	PROPOSED STORM MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED ROOF DRAIN
	SITE BUFFER LINE
	PROPOSED CENTER LINE
	STREAM LINE
	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	PROPOSED EASEMENT
	EXISTING CARTWAY
	PROPOSED CURB
	PROPOSED 5" WIDE SIDEWALK WITH ACCESS RAMP
	OUTBOUND LINE
	PROPOSED SPLIT RAIL FENCE
	PROPOSED RIP-RAP
	PROPOSED LOT/UNIT NUMBER
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED GARAGE FLOOR ELEVATION
	PROPOSED BASEMENT FLOOR ELEVATION
	STOP SIGN
	SPEED LIMIT SIGN
	NO OUTLET SIGN
	PEDESTRIAN CROSSING
	STREET LIGHT
	FEMA FLOOD LINE - ELEV.=16.0
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	WETLANDS LIMIT
	TEMPORARY WETLAND IMPACT AREA (3,425± SF)
	PERMANENT WETLAND IMPACT AREA (7,348 SF)
	WETLAND BUFFER RESTORATION AREA (48,400± SF)
	WET MEADOW/WETLAND REPLICATION AREA (21,600± SF)
	WETLAND REPLICATION AREA (15,066± SF)
	LIMIT OF DISTURBANCE & 12" COMPOST FILTER SOCK



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2018.02.29	2018.01.18	2017.11.29	2017.10.27	2017.09.21	By	Issued
STAFF	STAFF	STAFF	STAFF	STAFF	By	Issued
5 - FEET TOWN AND CONSULTANT REVIEWS	4 - HORSELEY WITHIN GROUP REVIEW COMMENTS	3 - HORSELEY WITHIN GROUP REVIEW COMMENTS	2 - HORSELEY WITHIN GROUP REVIEW COMMENTS	1 - HORSELEY WITHIN GROUP REVIEW COMMENTS	Revision	

Client/Project: **Toit MA Land III L.P. Westborough, MA SEASIDE AT SCITUATE**

Permit/Seal: **Town of Scituate, Plymouth County, Massachusetts**

Title: **GRADING PLAN**

Project Number: **3599**

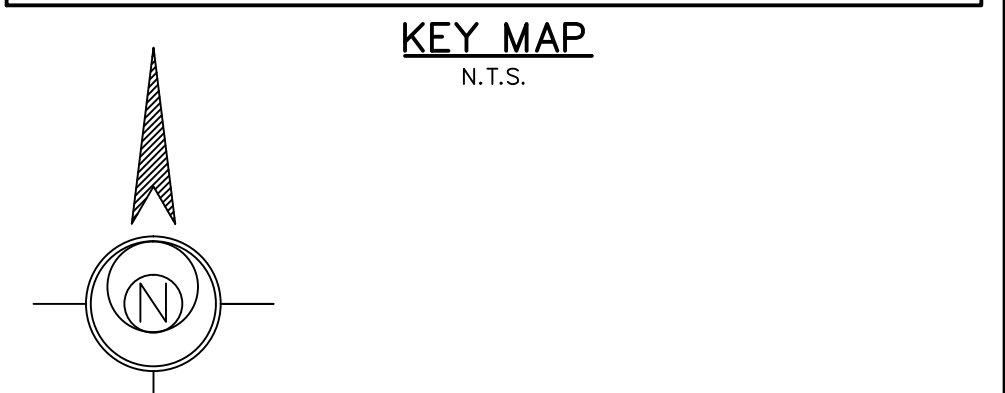
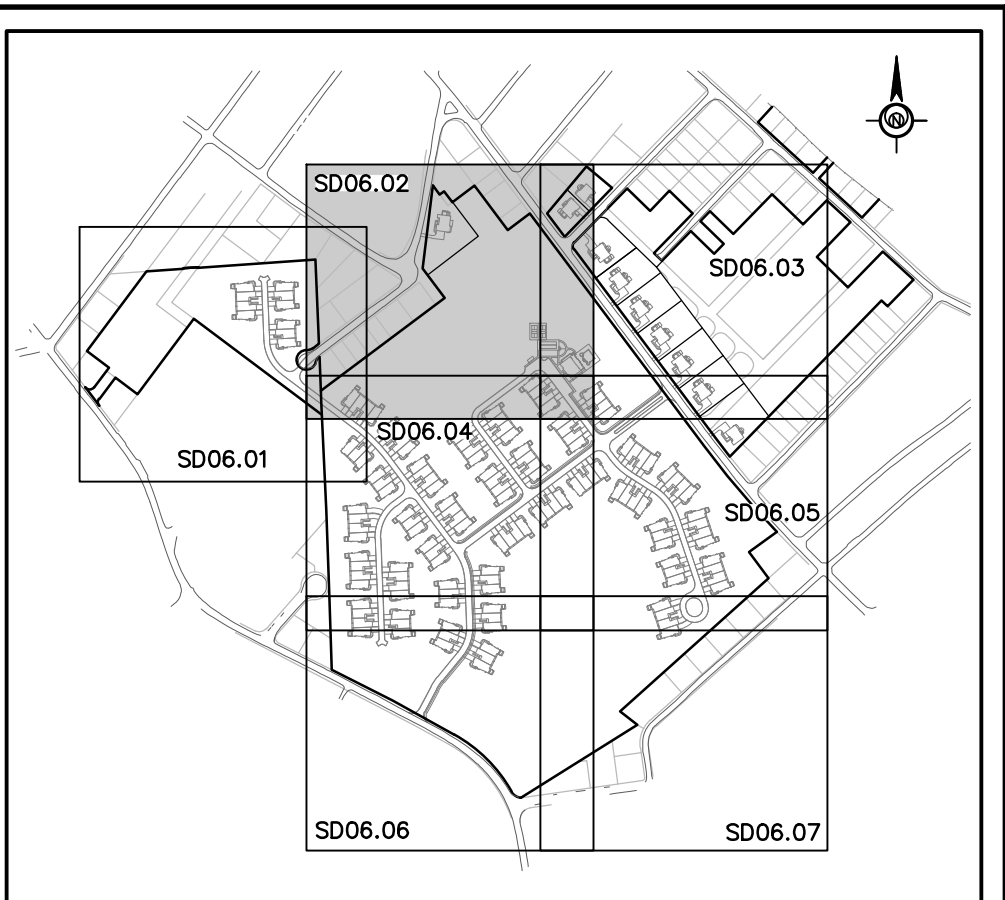
File Name: **3599-S-GRADE**

Est	Stantec	Est	2017.03.24
Drawn	Clara	Design	TY.M.M.D.D

Drawing No. **SD05.07**

Revision Sheet

N:\Projects\Massachusetts\3599 Seaside At Scituate (Rothwell) Rev\Eng\Drawn\Drawings\3599-S-GRADE.dwg
 2018/02/29 3:13 PM by Kevin Cross
 ORIGINAL SHEET - ARCHD



LEGEND

	PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
	PROPOSED 4" FIRE SERVICE
	PROPOSED WATER LATERAL
	EXISTING INLET W/STORM SEWER
	10" RCP
	UNDETERMINED (DOWNSTREAM INVERT & LOCATION NOT VERIFIED)
	PROPOSED SANITARY MANHOLE NUMBER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED STORM STRUCTURE NUMBER
	PROPOSED ROAD INLET
	PROPOSED YARD INLET
	PROPOSED ENDWALL
	PROPOSED STORM MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED ROOF DRAIN
	SITE BUFFER LINE
	PROPOSED CENTER LINE
	STREAM LINE
	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	PROPOSED EASEMENT
	EXISTING CARTWAY
	PROPOSED CURB
	PROPOSED 5' WIDE SIDEWALK WITH ACCESS RAMP
	OUTBOUND LINE
	PROPOSED SPLIT RAIL FENCE
	PROPOSED RIP-RAP
	PROPOSED LOT/UNIT NUMBER
	FEMA FLOOD LINE - ELEV.=16.0
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	WETLANDS LIMIT
	TEMPORARY WETLAND IMPACT AREA
	PERMANENT WETLAND IMPACT AREA
	WETLAND BUFFER RESTORATION AREA
	WET MEADOW/WETLAND REPLICATION AREA
	WETLAND REPLICATION AREA

KEY MAP
N.T.S.

LEGEND

STORMWATER BASIN E
(BOT=51.80, 2.17' CUT, 16,800 SF)

STORMWATER BASIN D
(BOT=64.30, NO REDOX, 47,167 SF)

PERMANENT WETLAND IMPACT
(2,866 SF)

PERMANENT WETLAND IMPACT
(230 SF)

Revision	By	Appd.	Issued
5	FEET TOWN AND CONSULTANT REVIEWS		2018.02.29
4	HORSLEY WITHER GROUP REVIEW COMMENTS		2018.01.18
3	HORSLEY WITHER GROUP REVIEW COMMENTS		2017.11.29
2	HORSLEY WITHER GROUP REVIEW COMMENTS		2017.10.27
1	HORSLEY WITHER GROUP REVIEW COMMENTS		2017.09.21

SEE CONTINUATION ON THIS SHEET

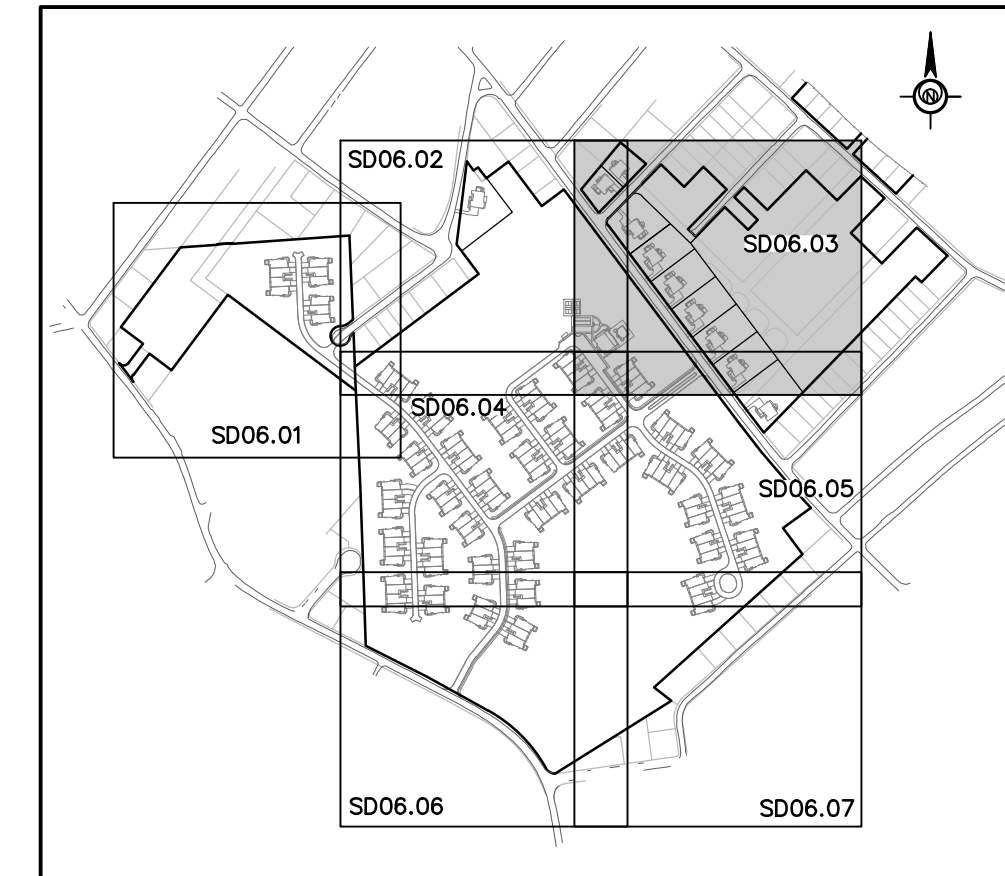
LAND SUBJECT TO COASTAL STORM FLOWAGE

LAND SUBJECT TO COASTAL STORM FLOWAGE

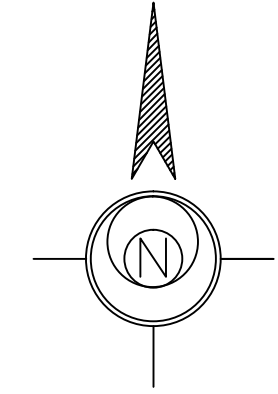
SIXTH AVENUE CONTINUATION

FEMA FLOOD LINE
ELEV. =16.0

FEMA FLOOD LINE
ELEV. =16.0

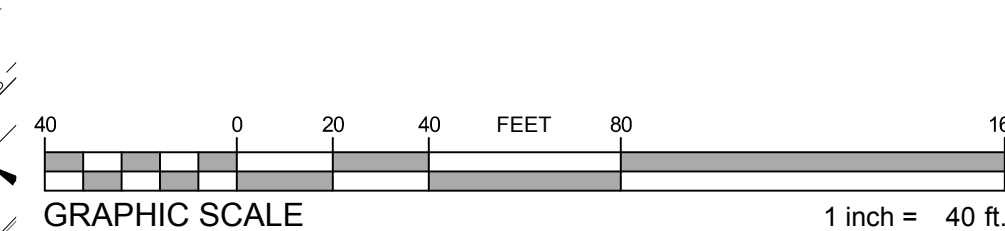


KEY MAP
N.T.S.



LEGEND

- PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
- PROPOSED 4" FIRE SERVICE
- PROPOSED WATER LATERAL
- EXISTING INLET W/STORM SEWER
- UNDETERMINED (DOWNSTREAM INVERT & LOCATION NOT VERIFIED)
- PROPOSED SANITARY MANHOLE NUMBER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM STRUCTURE NUMBER
- PROPOSED ROAD INLET
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- OUTBOUND LINE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED RIP-RAP
- PROPOSED LOT/UNIT NUMBER
- FEMA FLOOD LINE - ELEV.=16.0
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- TEMPORARY WETLAND IMPACT AREA
- PERMANENT WETLAND IMPACT AREA
- WETLAND BUFFER RESTORATION AREA
- WET MEADOW/WETLAND REPLICATION AREA
- WETLAND REPLICATION AREA



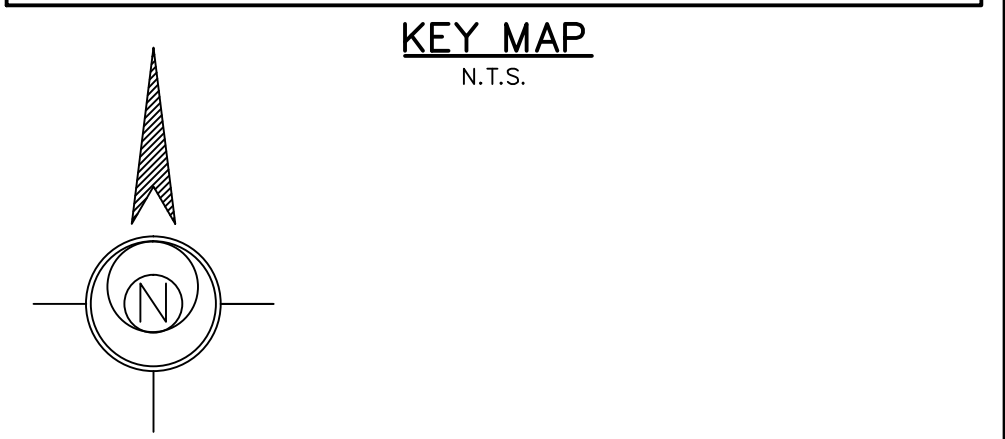
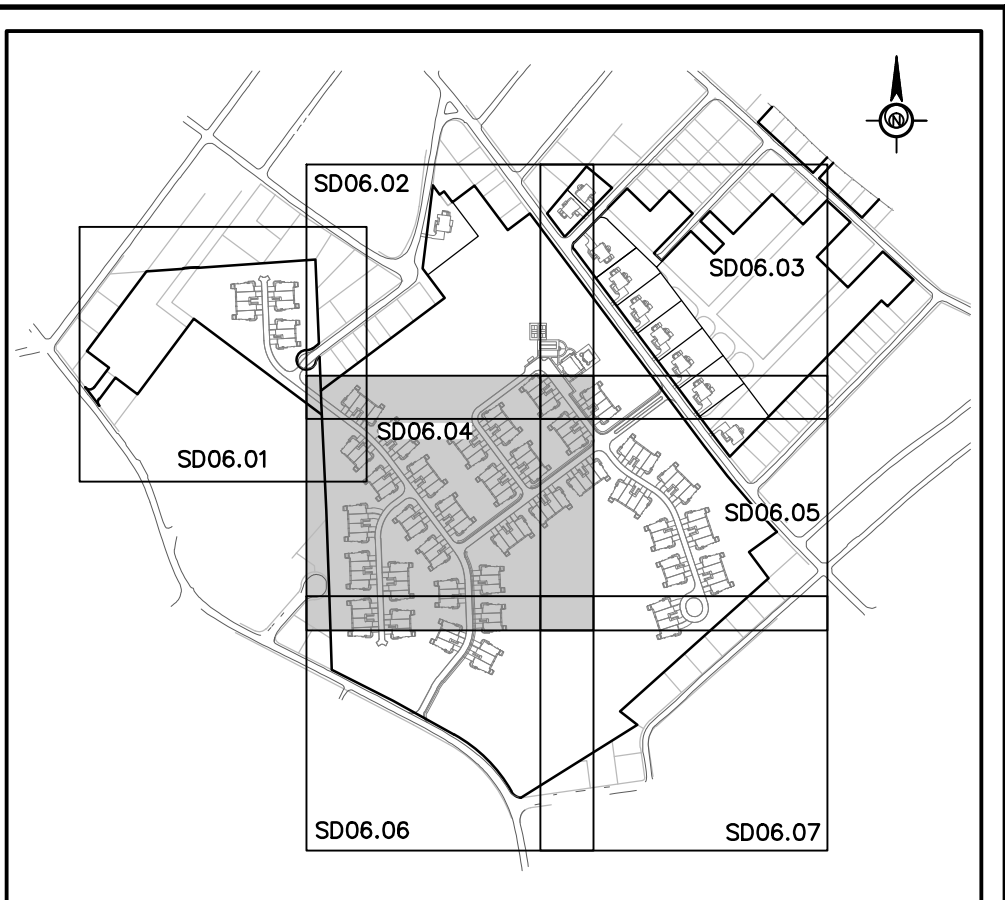
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5	2018.02.29	STAFF	BY	TYMM/DD
4	2018.01.18	STAFF	BY	TYMM/DD
3	2017.11.29	STAFF	BY	TYMM/DD
2	2017.10.27	STAFF	BY	TYMM/DD
1	2017.09.21	STAFF	BY	TYMM/DD

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal

Town of Scituate, Plymouth County, Massachusetts
Title
UTILITY PLAN

Project Number:	3599
File Name:	3599-S-UTILITY
Drawn:	Stantec
Checked:	Stantec
Design:	TYMM/DD
Drawing No.:	SD06.03
Revision:	Sheet



LEGEND

- PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
- PROPOSED 4" FIRE SERVICE
- PROPOSED WATER LATERAL
- EXISTING INLET W/STORM SEWER
- UNDETERMINED (DOWNSTREAM INVERT & LOCATION NOT VERIFIED)
- PROPOSED SANITARY MANHOLE NUMBER
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- WET MEADOW/WETLAND REPLICATION AREA
- WETLAND REPLICATION AREA

Client/Project
 Toll MA Land III L.P.
 WESTBOROUGH, MA
 SEASIDE AT SCITUATE

Permit-Seal

Revision

NO.	DATE	BY	APP'D.	REVISION
5	2018.02.29	STAFF	BY	ISSUED
4	2018.01.18	STAFF	BY	
3	2017.11.29	STAFF	BY	
2	2017.10.27	STAFF	BY	
1	2017.09.21	STAFF	BY	

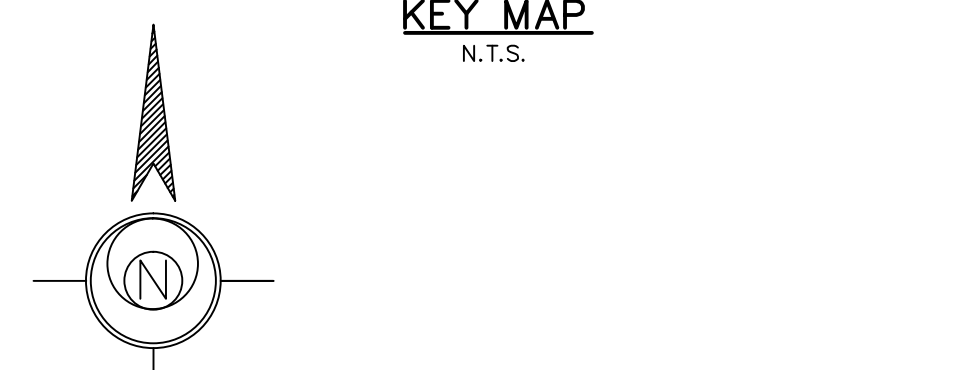
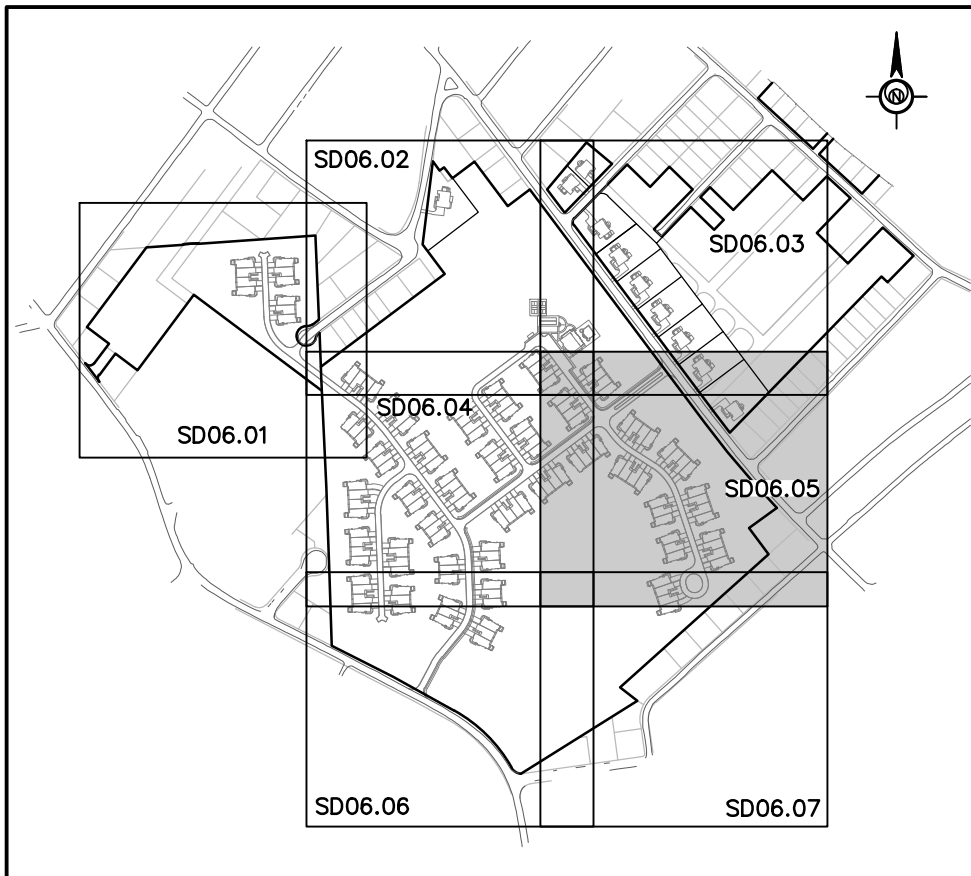
UTILITY PLAN

Project Number: 3599
File Name: 3599-S-UTILITY
Drawn: ESE
Checked: Stantec
Design: ESE
Date: 2017.03.24
Drawn No.: SD06.04
Revision: Sheet

9599
 3599-S-UTILITY
 ESE
 Stantec
 ESE
 2017.03.24
 SD06.04
 Sheet

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 3599-S-UTILITY
 ESE
 Stantec
 ESE
 2017.03.24
 SD06.04
 Sheet

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LEGEND

	PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
	PROPOSED 4" FIRE SERVICE
	PROPOSED WATER LATERAL
	EXISTING INLET W/STORM SEWER
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	PROPOSED ROAD INLET
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	WETLAND BUFFER RESTORATION AREA
	WET MEADOW/WETLAND REPLICATION AREA
	WETLAND REPLICATION AREA

KEY MAP
N.T.S.

LEGEND

Revision	By	App'd.	Issued
5	FEE TOWN AND CONSULTANT REVIEWS		2018.02.29
4	HORSLEY WITHIN GROUP REVIEW COMMENTS		2018.01.18
3	HORSLEY WITHIN GROUP REVIEW COMMENTS		2017.11.29
2	HORSLEY WITHIN GROUP REVIEW COMMENTS		2017.10.27
1	HORSLEY WITHIN GROUP REVIEW COMMENTS		2017.09.21

Client/Project
Toil MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts

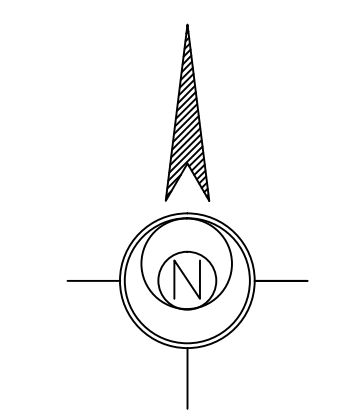
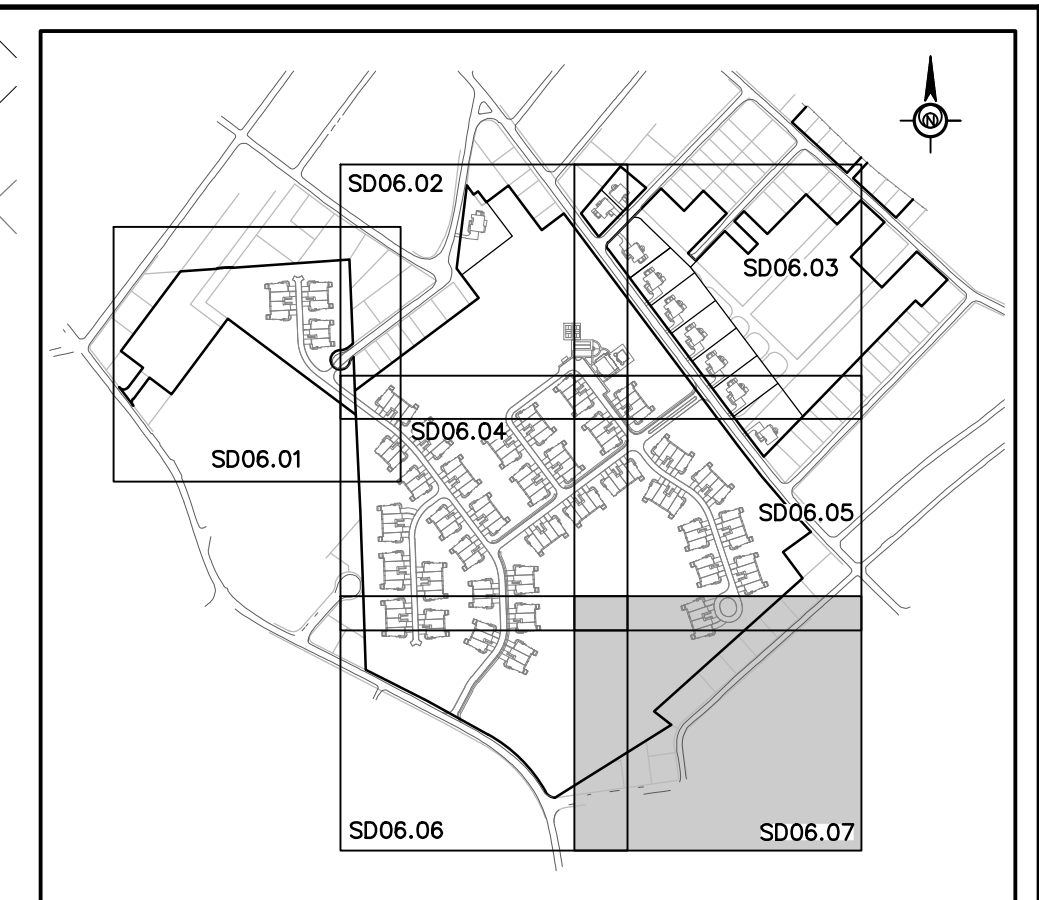
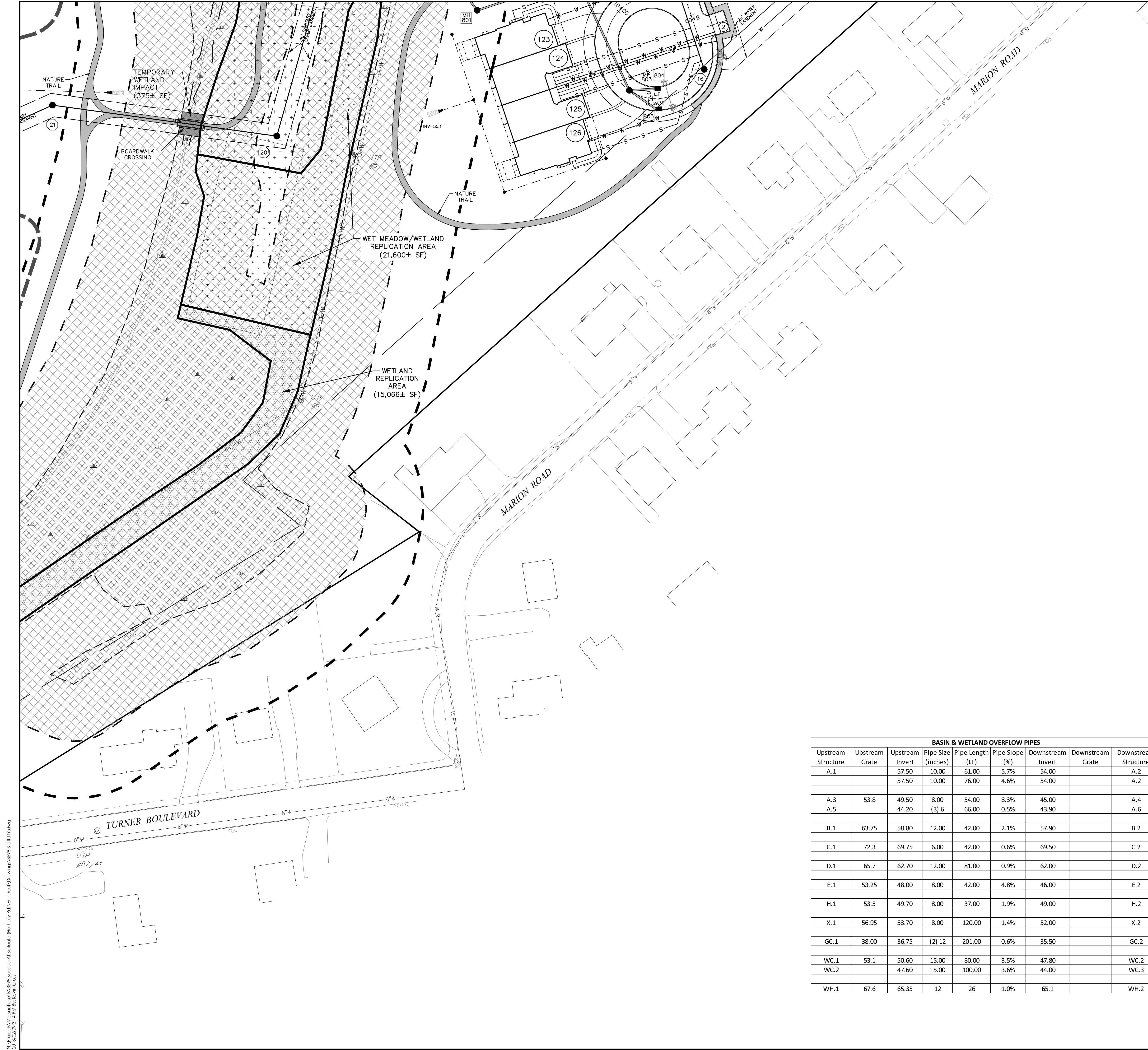
Title
UTILITY PLAN

Permit-Seal

Project Number:	3599
File Name:	3599-S-UTILITY
Drawn:	Stantec
Checked:	Stantec
Date:	2017.03.24
Drawn:	Stantec
Checked:	Stantec
Date:	2017.03.24

Drawing No. SD06.05
Revision Sheet

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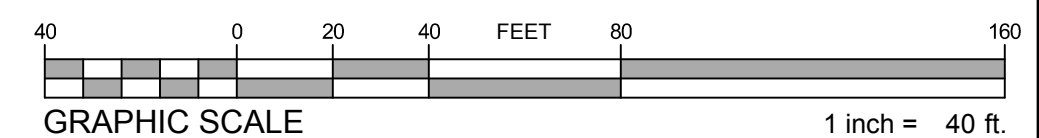


KEY MAP
N.T.S.

- LEGEND**
- PROPOSED 8" WATER LINE W/FIRE HYDRANT, THRUST BLOCK & TEE VALVE
 - PROPOSED 4" FIRE SERVICE
 - PROPOSED WATER LATERAL
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 - WETLAND REPLICATION AREA

BASIN & WETLAND OVERFLOW PIPES

Upstream Structure	Upstream Grate	Upstream Invert	Pipe Size (inches)	Pipe Length (LF)	Pipe Slope (%)	Downstream Invert	Downstream Grate	Downstream Structure
A.1		57.50	10.00	61.00	5.7%	54.00		A.2
		57.50	10.00	76.00	4.6%	54.00		A.2
A.3	53.8	49.50	8.00	54.00	8.3%	45.00		A.4
A.5		44.20	(3) 6	66.00	0.5%	43.90		A.6
B.1	63.75	58.80	12.00	42.00	2.1%	57.90		B.2
C.1	72.3	69.75	6.00	42.00	0.6%	69.50		C.2
D.1	65.7	62.70	12.00	81.00	0.9%	62.00		D.2
E.1	53.25	48.00	8.00	42.00	4.8%	46.00		E.2
H.1	53.5	49.70	8.00	37.00	1.9%	49.00		H.2
X.1	56.95	53.70	8.00	120.00	1.4%	52.00		X.2
GC.1	38.00	36.75	(2) 12	201.00	0.6%	35.50		GC.2
WC.1	53.1	50.60	15.00	80.00	3.5%	47.80		WC.2
WC.2		47.60	15.00	100.00	3.6%	44.00		WC.3
WH.1	67.6	65.35	12	26	1.0%	65.1		WH.2



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Revision	By	Appd.	Issued
5	FEET TOWN AND CONSULTANT REVIEWS		2018.02.29
4	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2018.01.18
3	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.11.29
2	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.10.27
1	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.09.21

Client/Project: **Toll MA Land III L.P., Westborough, MA SEASIDE AT SCITUATE**

Project Number: **3599**

File Name: **3599-S-UTILITY**

Permit-Seal

Project Number: **3599**

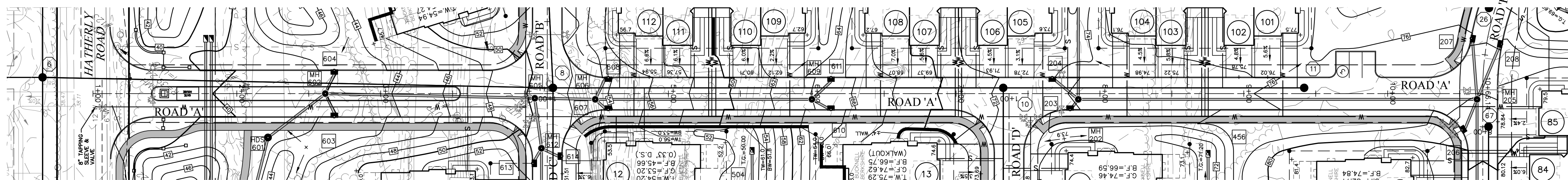
File Name: **3599-S-UTILITY**

ESE Stantec ESE 2017.03.24
Dwn Ctkd Dgnr TY.M.M.D.D

Drawing No. **SD06.07**

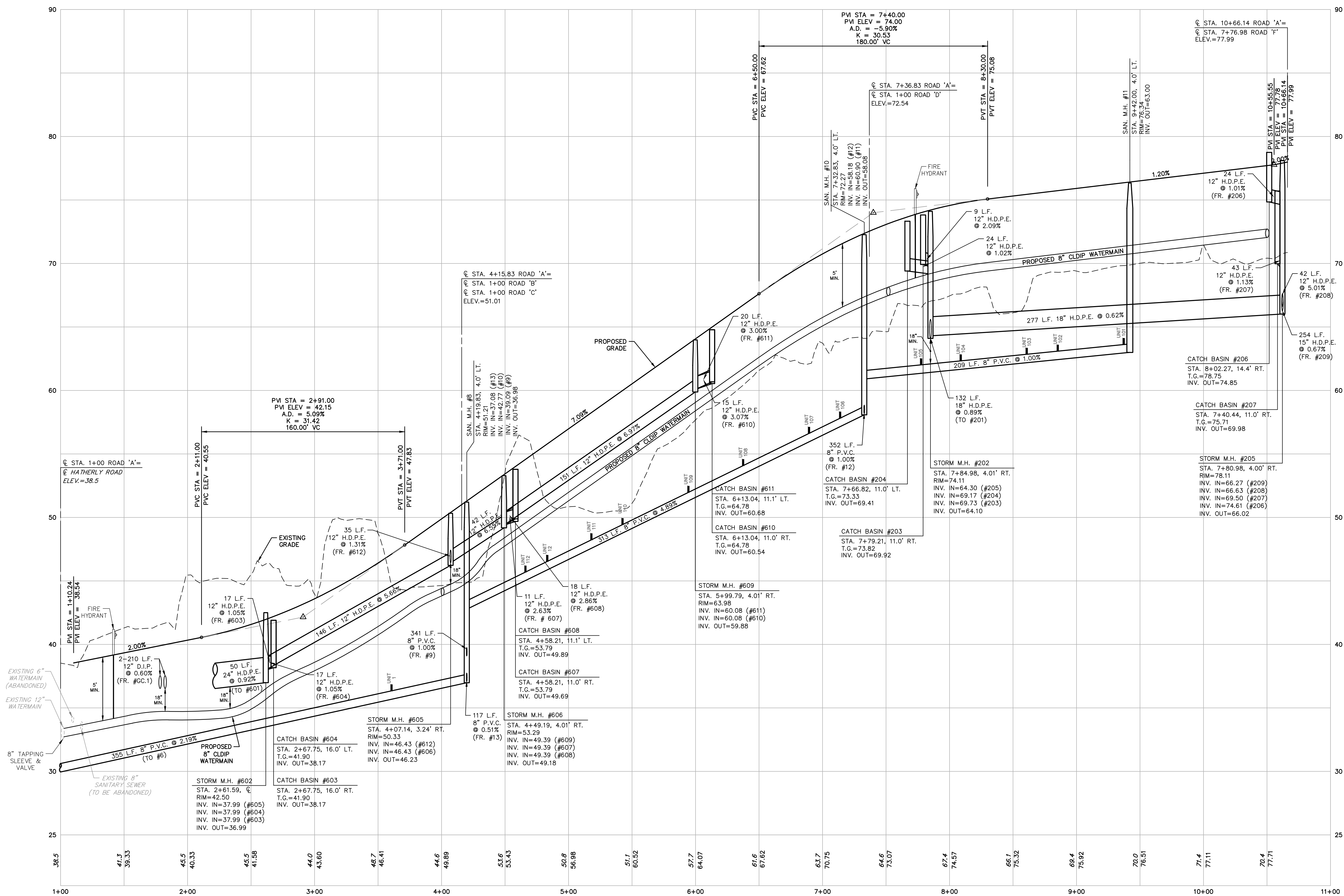
Revision Sheet

26 of 70



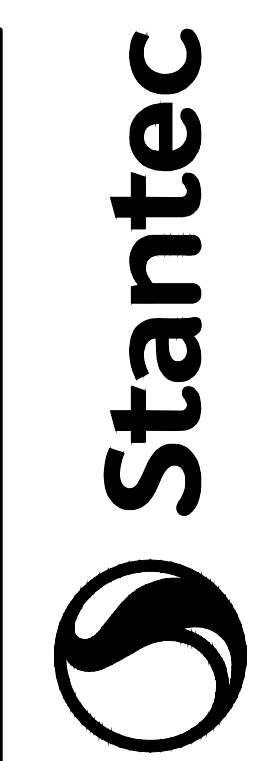
PLAN VIEW: ROAD 'A'
SCALE: 1" = 40'

GRAPHIC SCALE 1 inch = 40 ft.



PROFILE: ROAD A
1" = 40' Horizontal
1" = 4' Vertical

NOTE:
ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.



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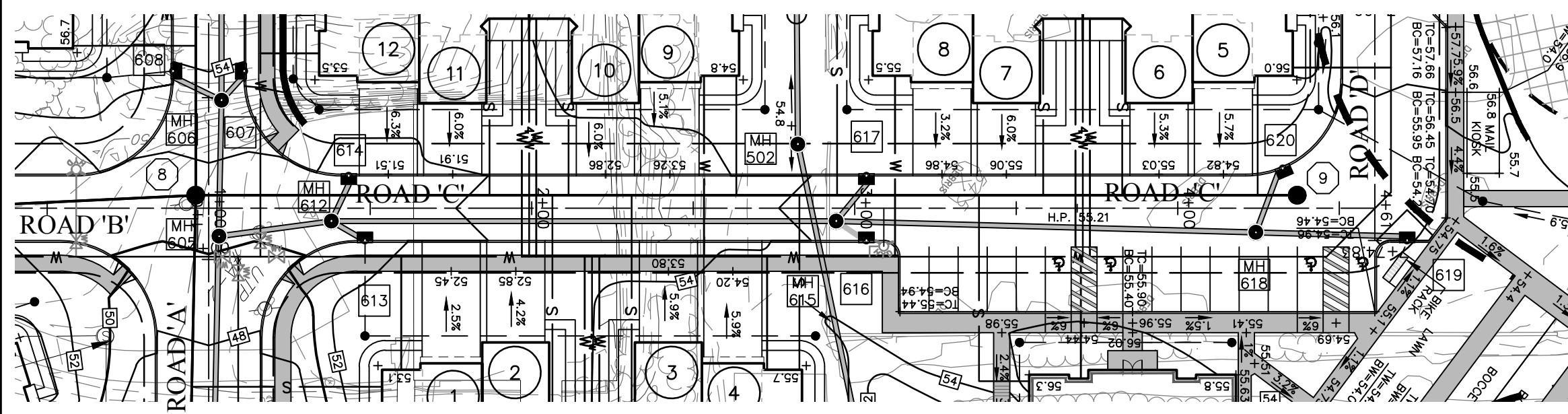
The Contractor shall verify and be responsible for all dimensions, D.O.T. scale, and other information shown on this drawing. The Contractor shall be responsible for all dimensions, D.O.T. scale, and other information shown on this drawing. The Contractor shall be responsible for all dimensions, D.O.T. scale, and other information shown on this drawing.

Revision	By	Appd.	Issued
5	FEET TOWN AND CONSULTANT REVIEWS		
4	HORSLEY WITHIN GROUP REVIEW COMMENTS		
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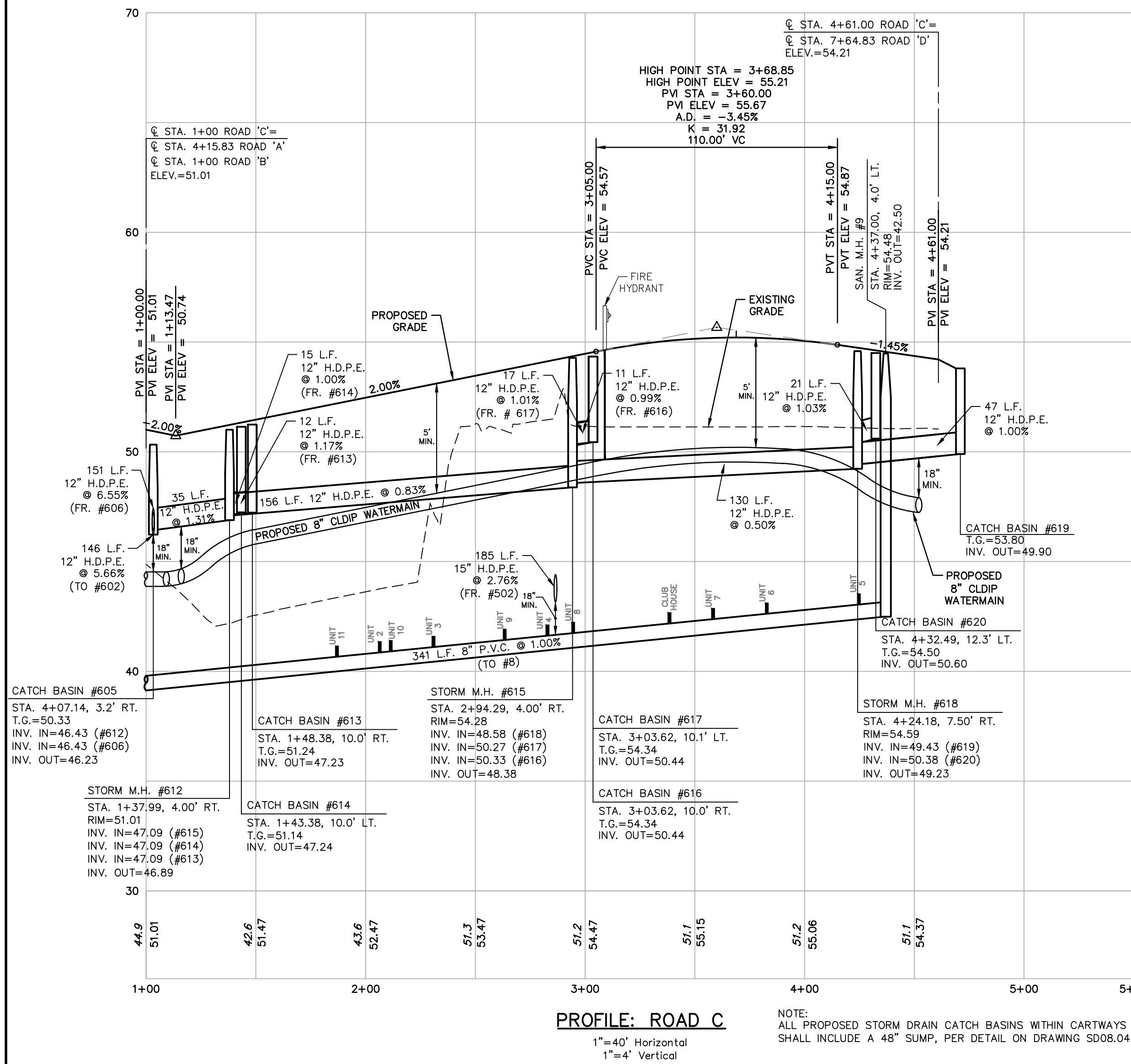
Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal

Project Number:	3599
File Name:	3599-S-PROF-R
Drawn:	jhb
Checked:	jhc
Design:	2017.03.24
Drawing No.:	SD07.01
Revision:	Sheet

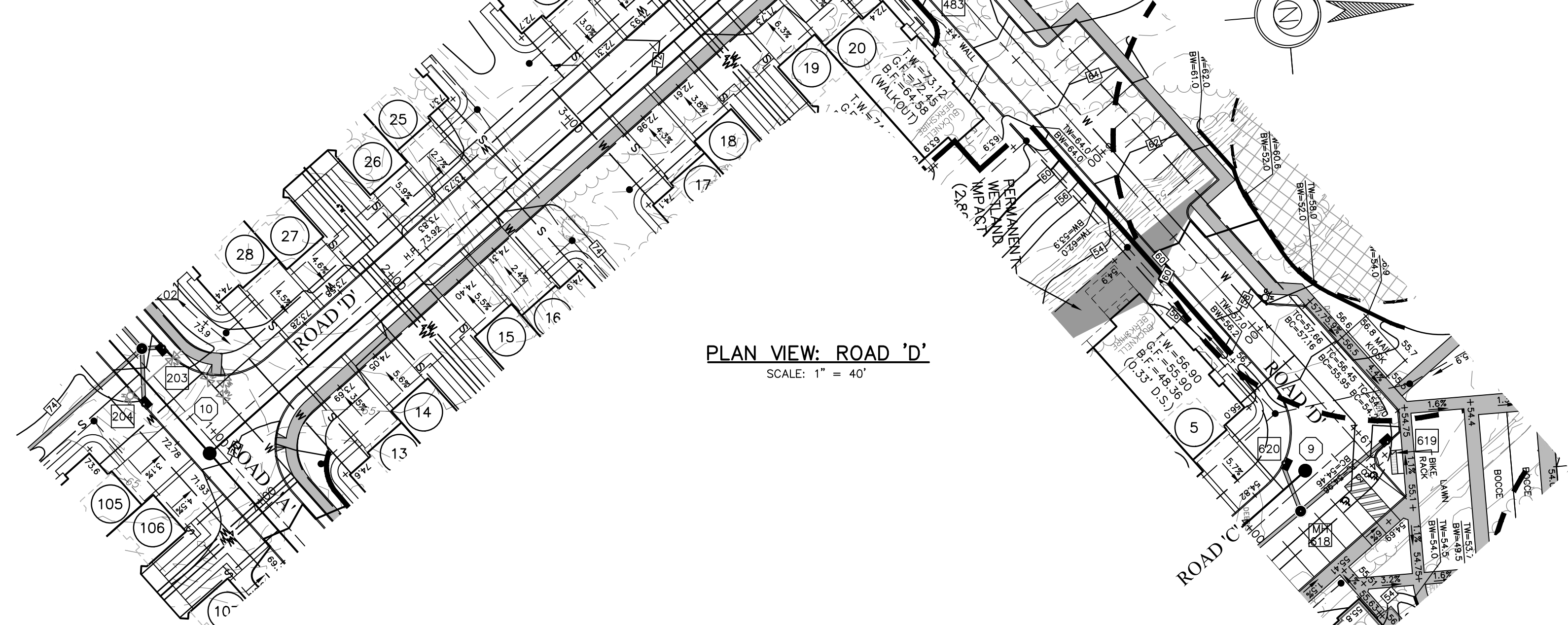


PLAN VIEW: ROAD 'C'
SCALE: 1" = 40'

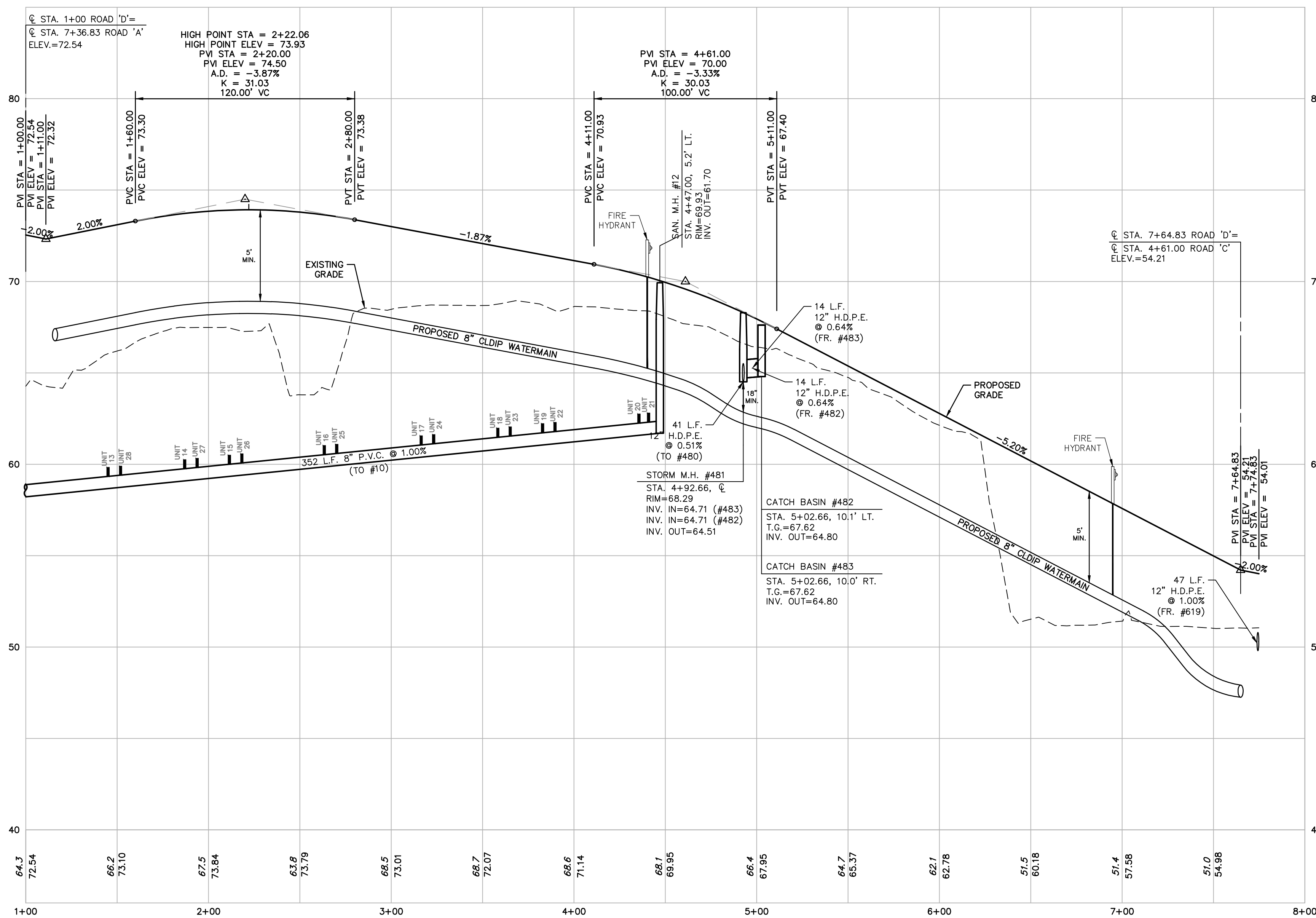


PROFILE: ROAD C
1"=40' Horizontal
1"=4' Vertical

NOTE:
ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.

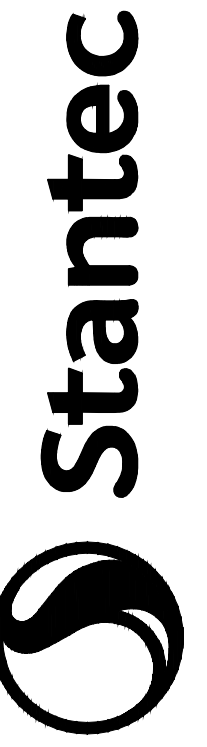
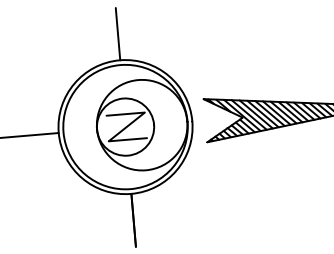
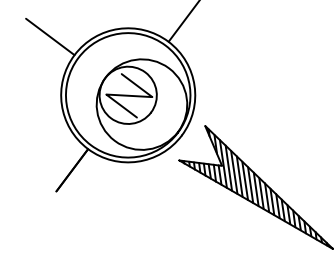
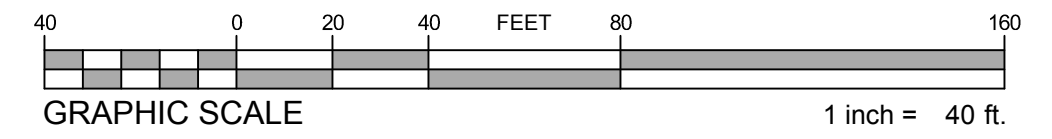


PLAN VIEW: ROAD 'D'
SCALE: 1" = 40'



PROFILE: ROAD D
1"=40' Horizontal
1"=4' Vertical

NOTE:
ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.



146 Main Street Unit 3
Hyannis, Massachusetts 02601-3128
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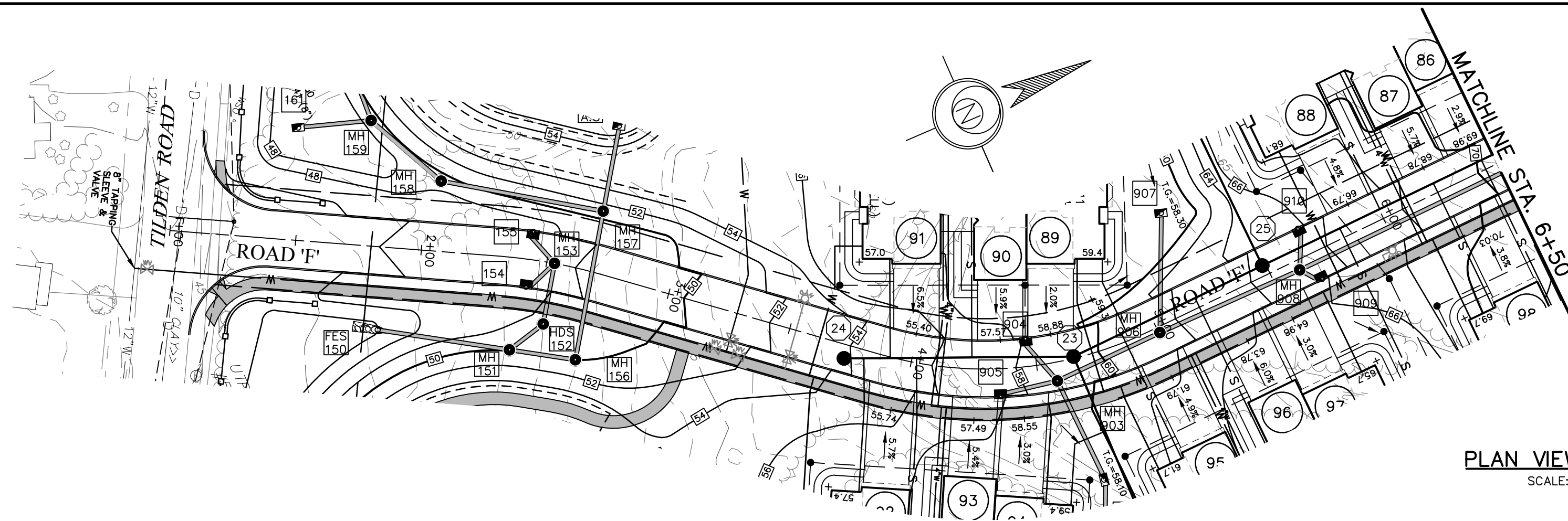
The Contractor shall verify and be responsible for all dimensions, DO NOT scale.
The Contractor shall verify and be responsible for all dimensions, DO NOT scale.
The Contractor shall verify and be responsible for all dimensions, DO NOT scale.
The Contractor shall verify and be responsible for all dimensions, DO NOT scale.

Revision	By	Date	Appd.
5	FEED TOWN AND CONSULTANT REVIEWS	2018.02.29	YJ.M.M.D.D
4	HORSLEY WITHIN GROUP REVIEW COMMENTS	2018.01.18	YJ.M.M.D.D
3	HORSLEY WITHIN GROUP REVIEW COMMENTS	2017.11.29	YJ.M.M.D.D
2	HORSLEY WITHIN GROUP REVIEW COMMENTS	2017.10.27	YJ.M.M.D.D
1	HORSLEY WITHIN GROUP REVIEW COMMENTS	2017.09.21	YJ.M.M.D.D

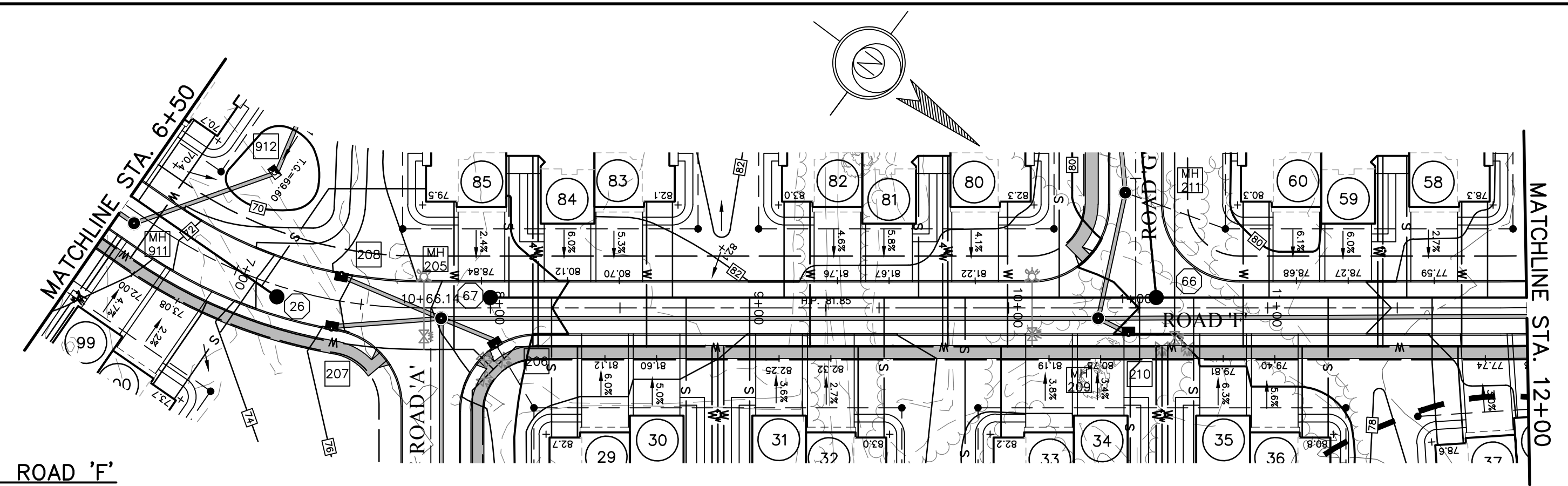
Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal

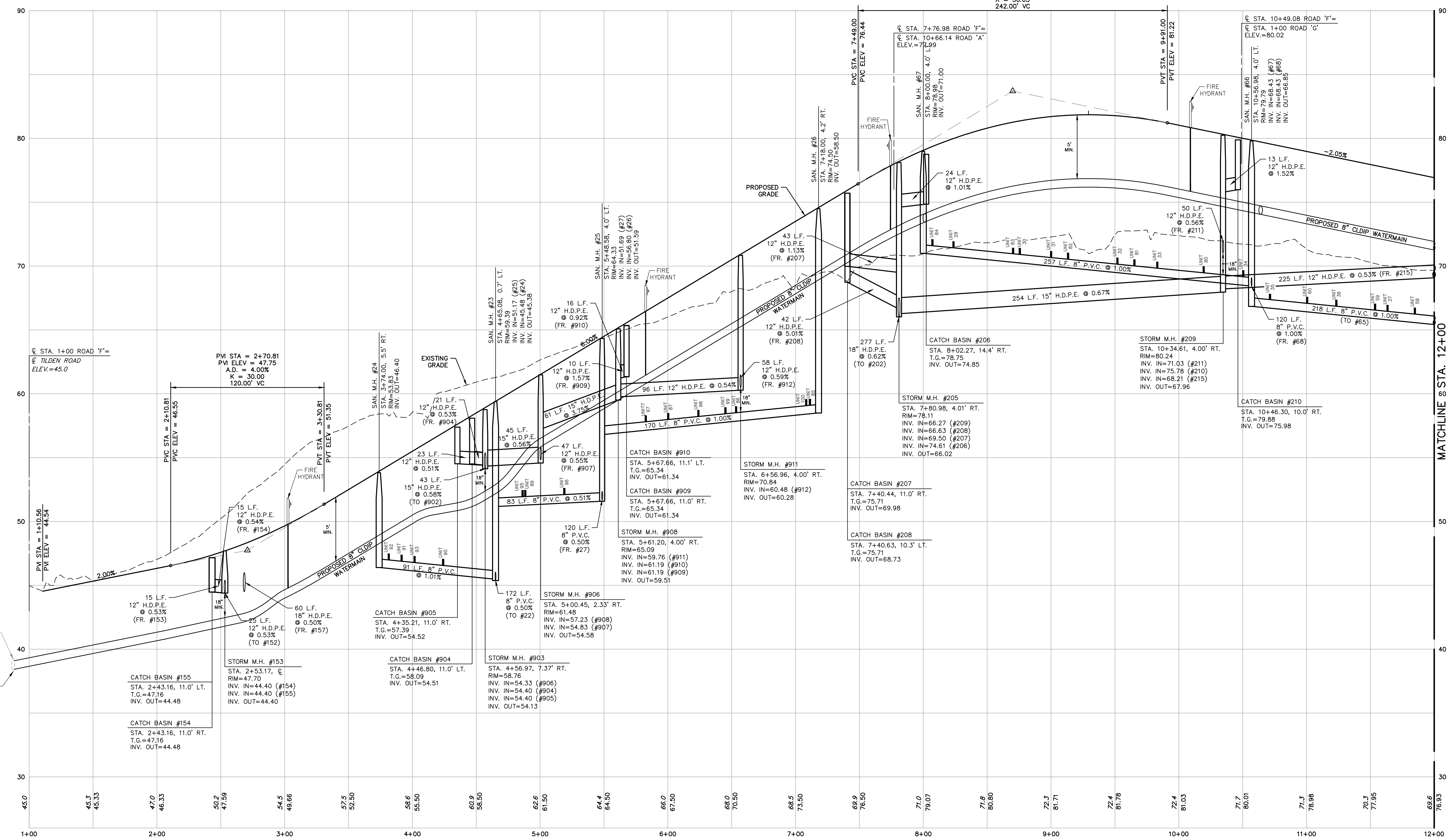
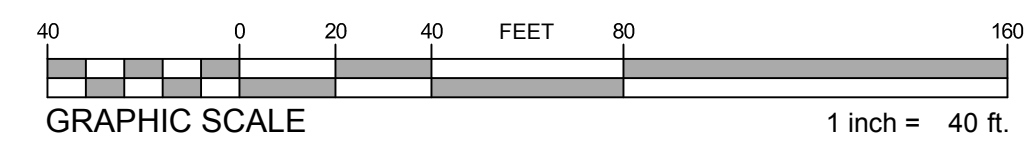
Project Number:	3599
File Name:	3599-S-PRO-FR
Drawn:	jhb
Checked:	jhc
Design:	2017.03.24
Drawn:	YJ.M.M.D.D
Checked:	YJ.M.M.D.D
Design:	YJ.M.M.D.D
Drawing No.:	SD07.03
Revision:	Sheet



PLAN VIEW: ROAD 'F'
SCALE: 1" = 40'



HIGH POINT STA = 9+29.31
HIGH POINT ELEV = 81.85
PVI STA = 8+70.00
PVI ELEV = 83.70
A.D. = -8.05%
K = 30.05
242.00' VC



PROFILE: ROAD 'F'
1"=40' Horizontal
1"=4' Vertical

NOTE:
ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.

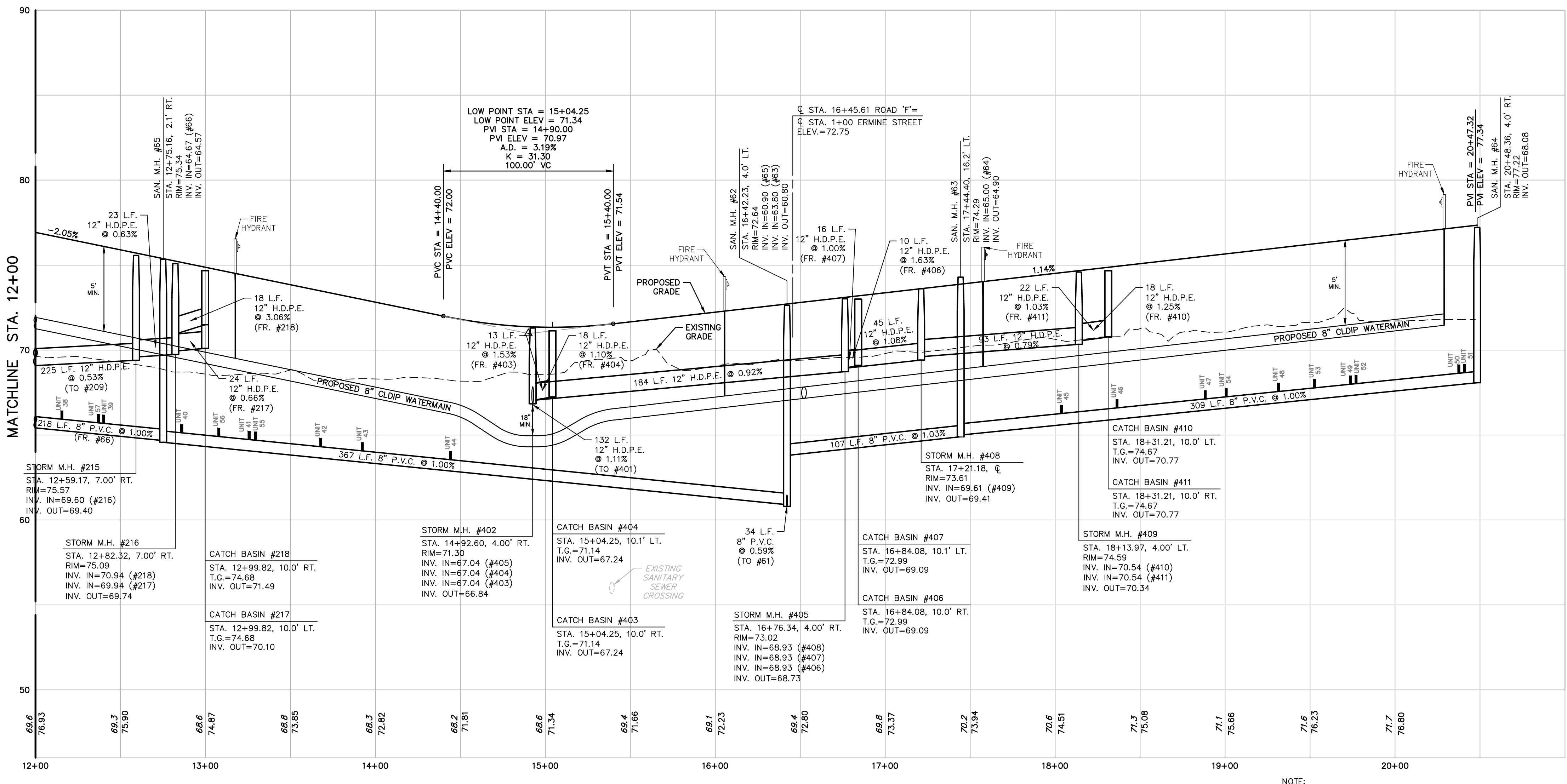
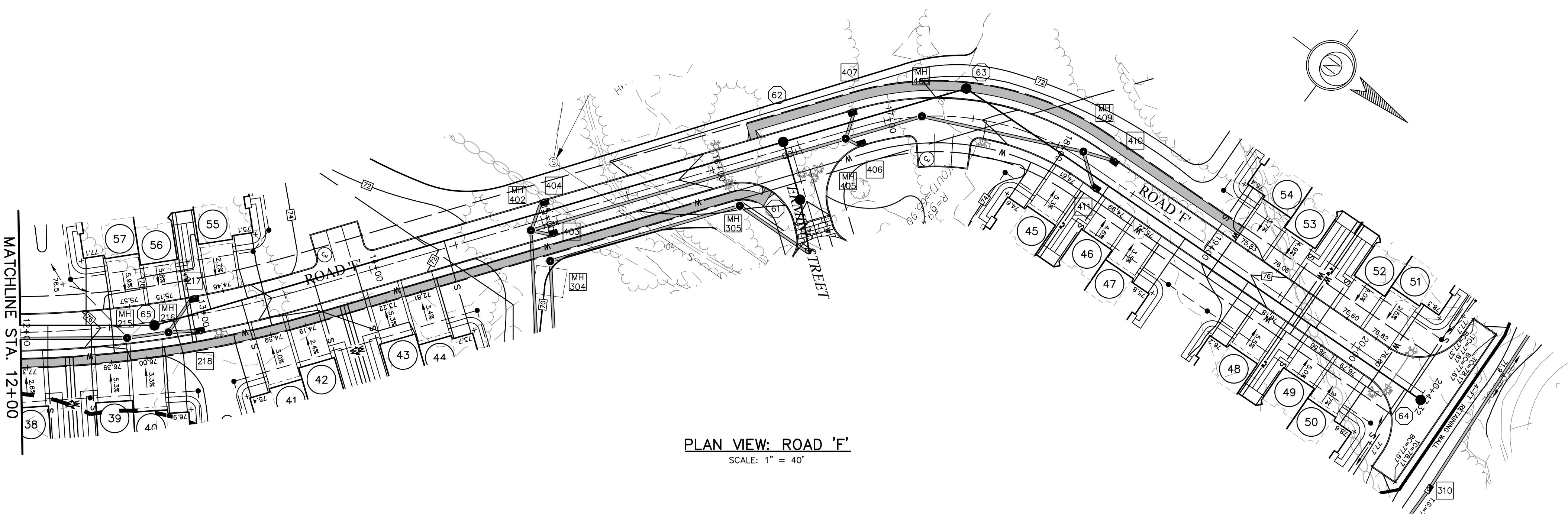
Revision	By	Appd.	Issued
5	FEED TOWN AND CONSULTANT REVIEWS		2018.02.29
4	HORSLEY WITHER GROUP REVIEW COMMENTS		2018.01.18
3	HORSLEY WITHER GROUP REVIEW COMMENTS		2017.11.29
2	HORSLEY WITHER GROUP REVIEW COMMENTS		2017.10.27
1	HORSLEY WITHER GROUP REVIEW COMMENTS		2017.09.21

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal

Town of Scituate, Plymouth County, Massachusetts
Title
ROAD AND UTILITY PLAN & PROFILE
ROAD 'F' STA. 1+00 TO STA. 12+00

Project Number:	3599
File Name:	3599-F-PRO-FR
Drawn:	jhb
Checked:	jhc
Design:	2017.03.24
Drawn:	TYMM/DD
Revision:	Sheet



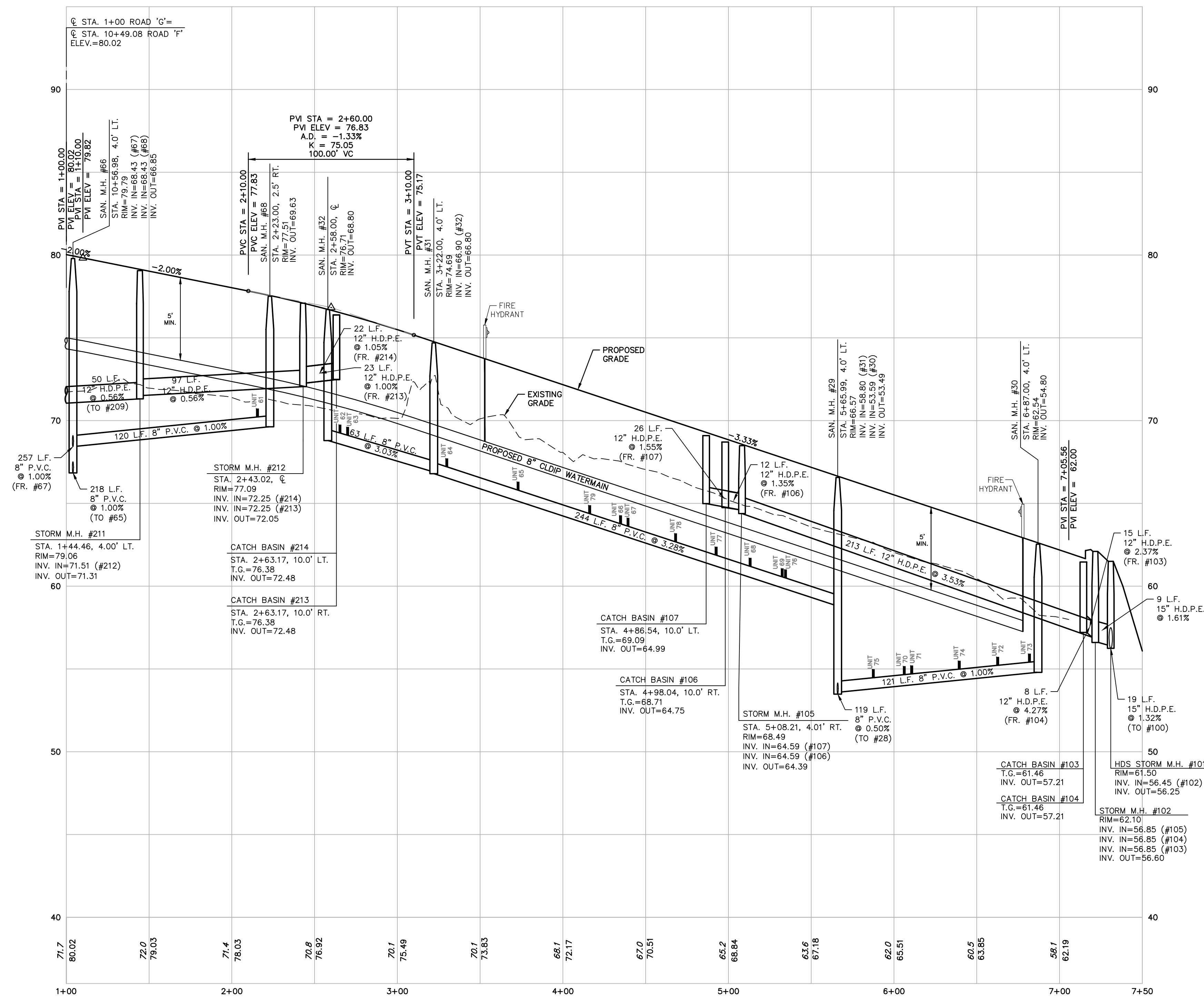
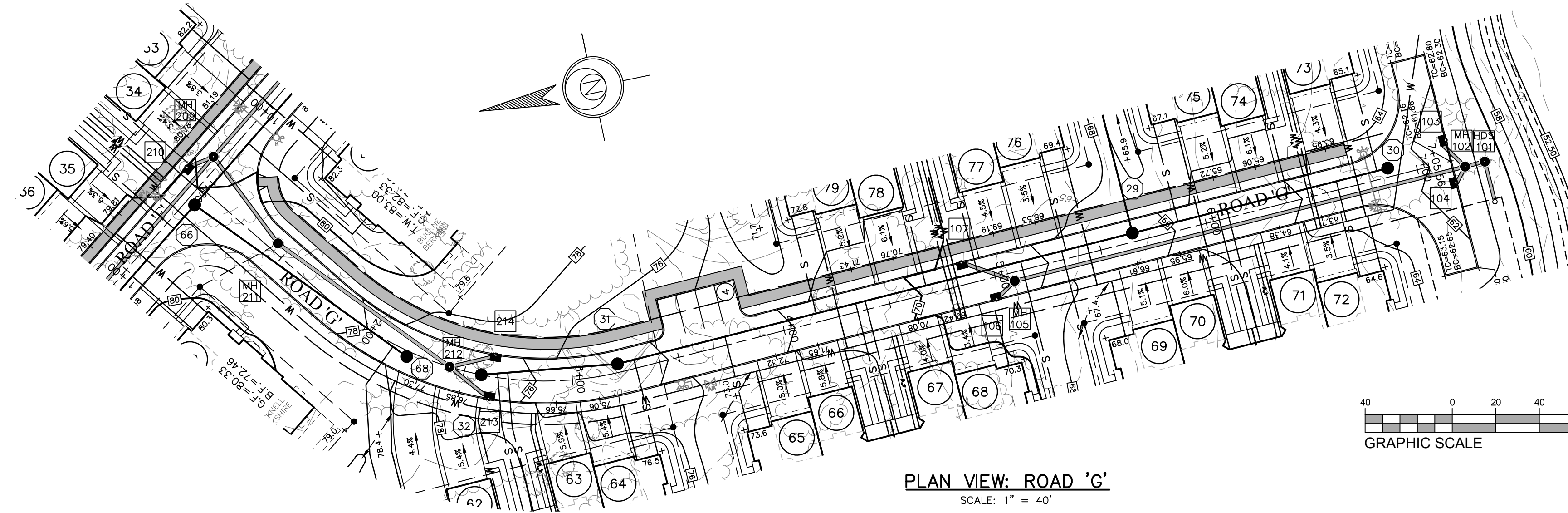
NOTE:
ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.

Date	By	Appd.	Issued
2018.02.29	Y.M.M.D.D.		
2018.01.18	Y.M.M.D.D.		
2017.11.29	Y.M.M.D.D.		
2017.10.27	Y.M.M.D.D.		
2017.09.21	Y.M.M.D.D.		

Revision	By	Appd.
5 - PER TOWN AND CONSULTANT REVIEWS	STAFF	
4 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	
3 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	
2 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	
1 - HORSLEY WITHIN GROUP REVIEW COMMENTS	STAFF	

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
ROAD AND UTILITY PLAN & PROFILE
ROAD 'F' STA. 12+00 TO STA. 20+47.32

Project Number:	3599
File Name:	3599S-PROF-R
Drawn:	jhb
Checked:	jhc
Design:	2017.03.24
Drawing No.:	SD07.05
Revision:	Sheet



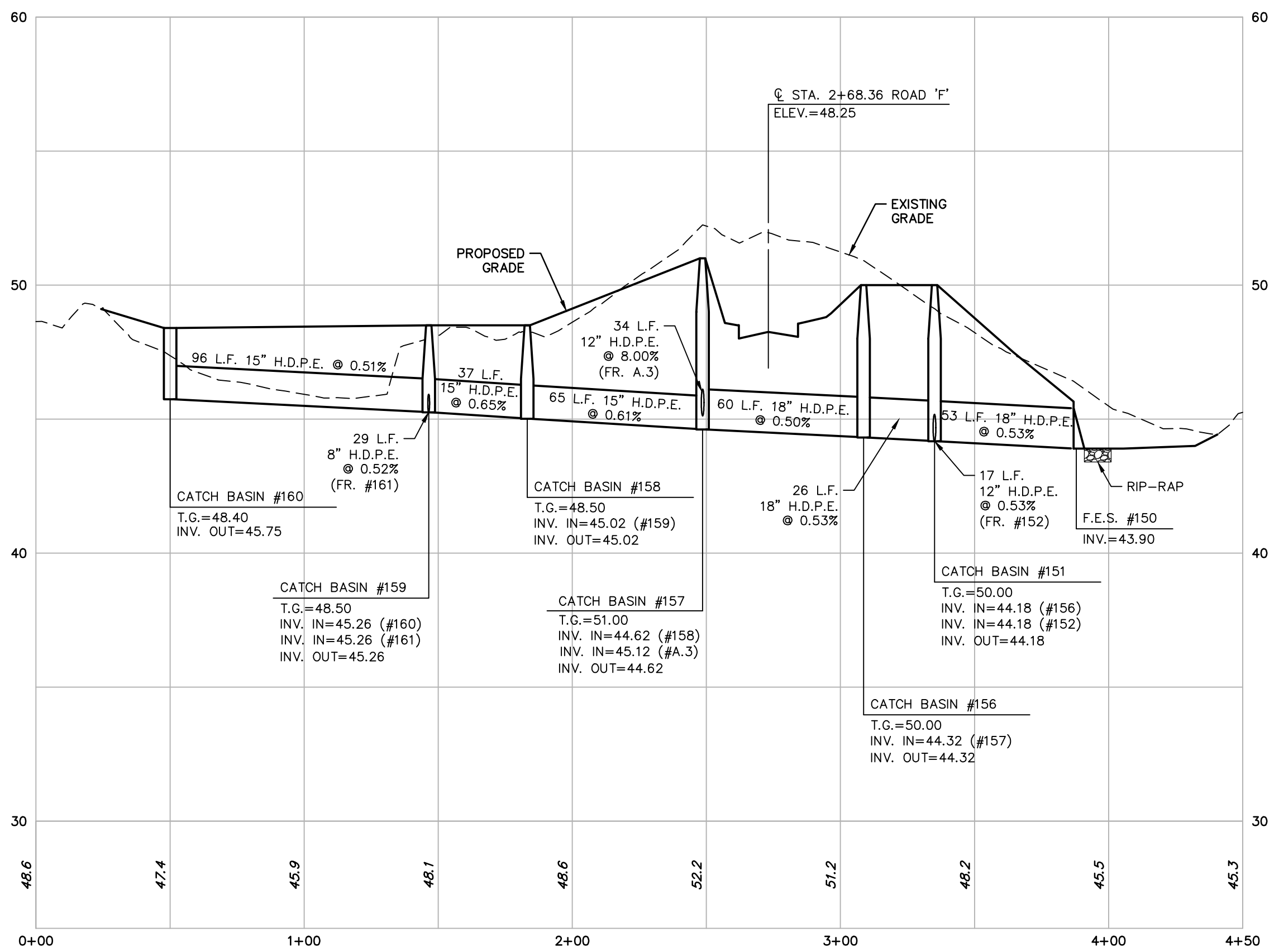
PROFILE: ROAD G
 1"=40' Horizontal
 1"=4' Vertical

NOTE:
 ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
 SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.

Rev	By	Date	Description
5	YJMM/DD	2018.02.29	PER TOWN AND CONSULTANT REVIEWS
4	STAFF	2018.01.18	HORSLEY WITEN GROUP REVIEW COMMENTS
3	STAFF	2017.11.29	HORSLEY WITEN GROUP REVIEW COMMENTS
2	STAFF	2017.10.27	HORSLEY WITEN GROUP REVIEW COMMENTS
1	STAFF	2017.09.21	HORSLEY WITEN GROUP REVIEW COMMENTS

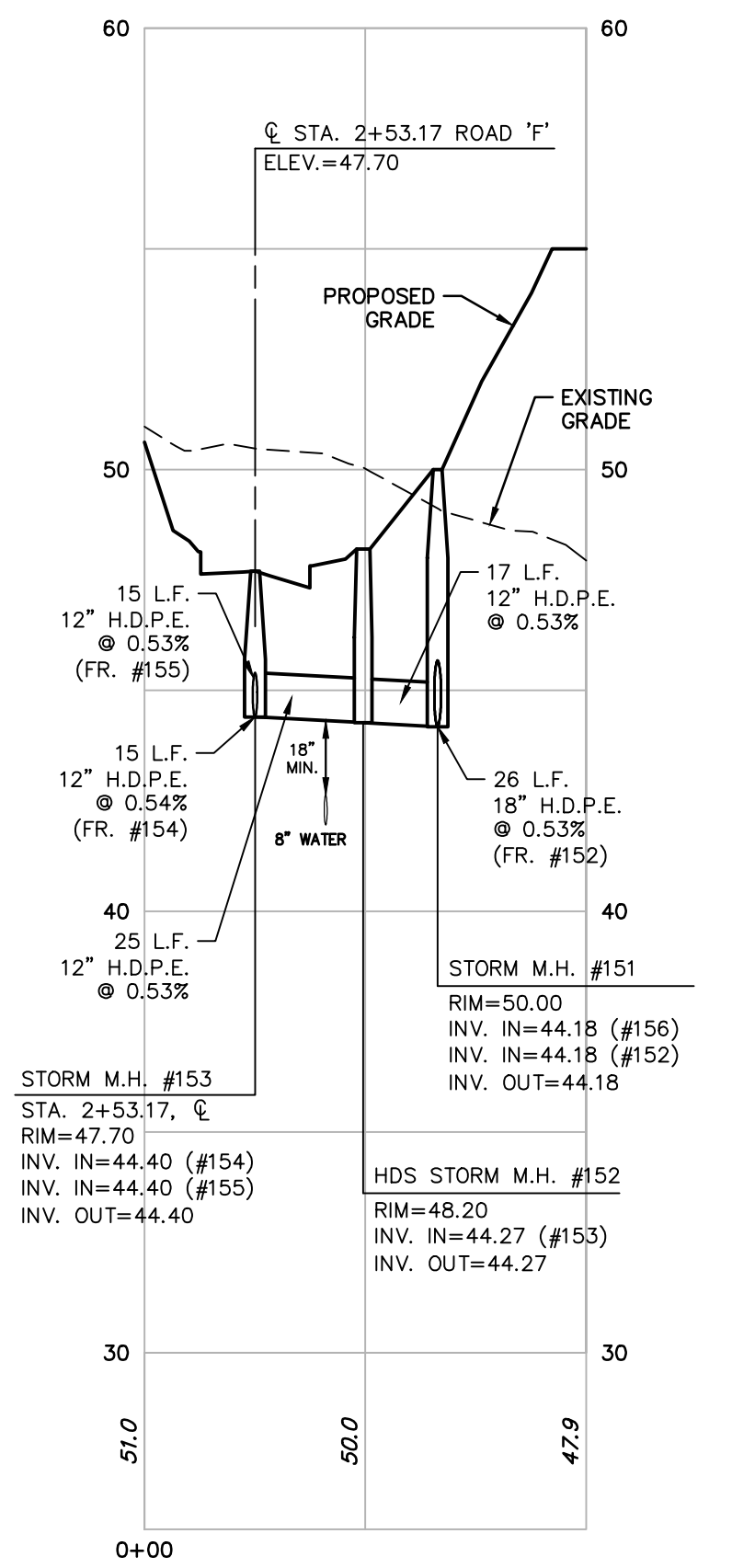
Client/Project	Permit/Seal	Title
Town of Scituate, Plymouth County, Massachusetts Toll MA Land III L.P. Westborough, MA SEASIDE AT SCITUATE	Permit-Seal	ROAD AND UTILITY PLAN & PROFILE ROAD 'G' STA. 1+00 TO STA. 7+05.56

Project Number:	3599
File Name:	3599-5-PRO-R
Drawn:	jhb
Checked:	jhc
Date:	2017.03.24
Design:	YJMM/DD
Drawing No.:	SD07.06
Revision:	Sheet



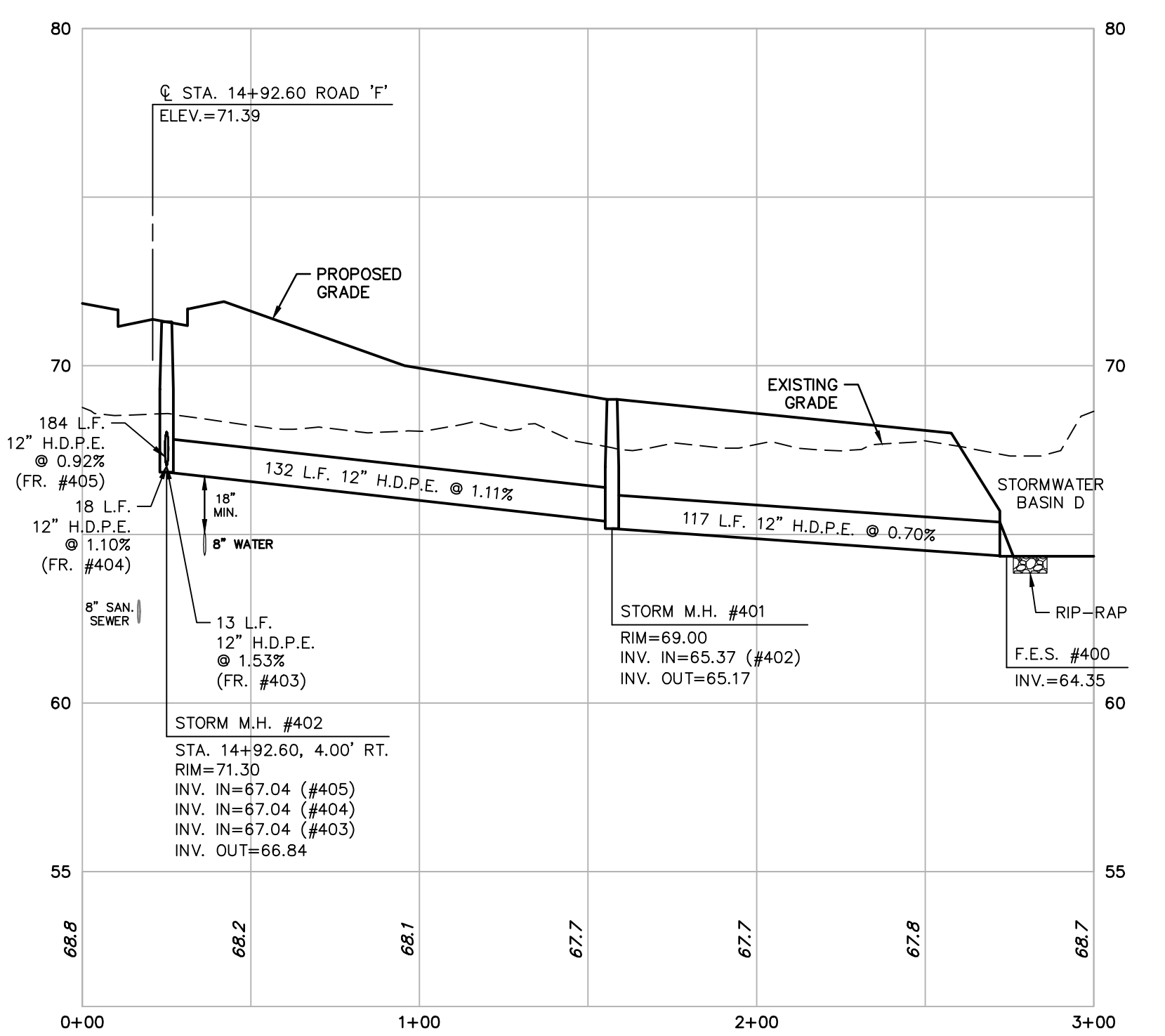
CATCH BASIN #160 TO F.E.S. #150

1"=40' Horizontal
 1"=4' Vertical



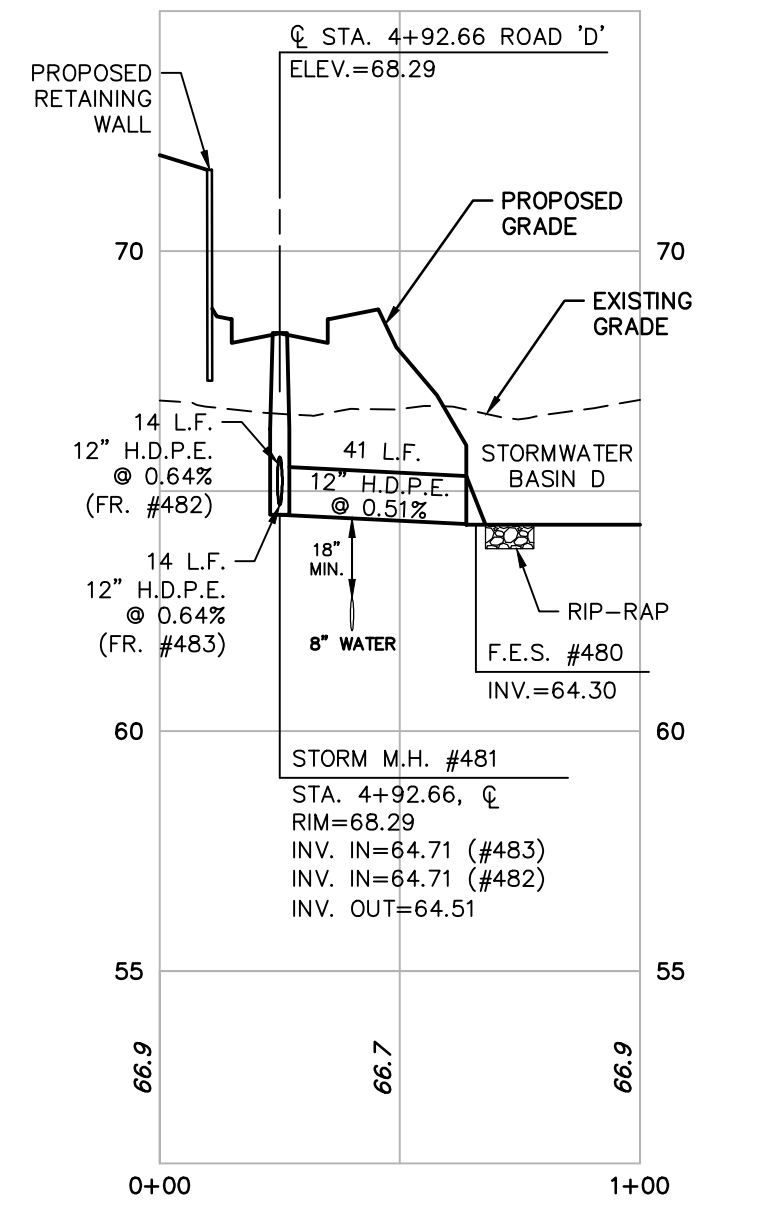
STORM MH #153 TO STORM MH #151

1"=40' Horizontal
 1"=4' Vertical



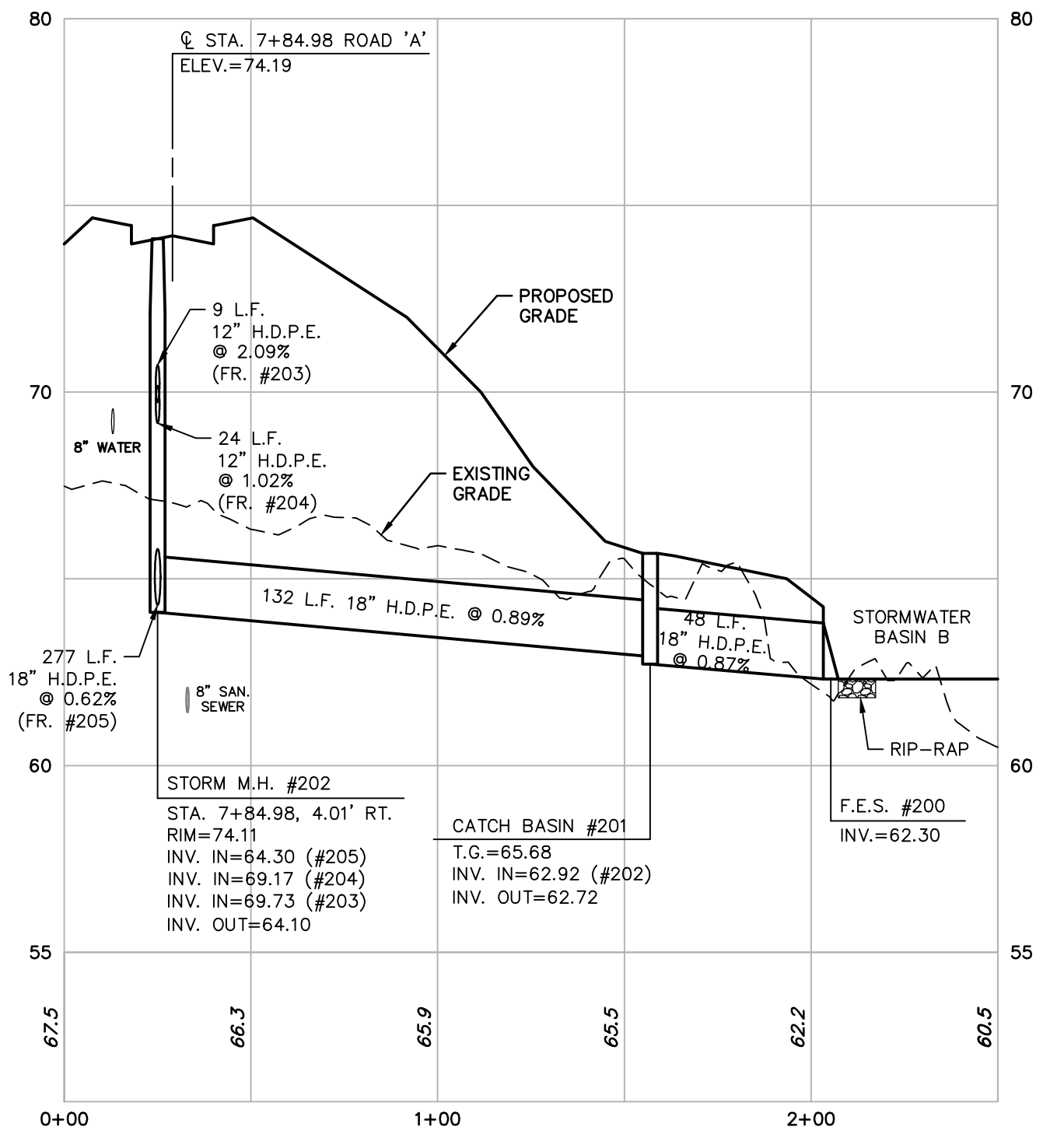
STORM MH #402 TO F.E.S. #400

1"=40' Horizontal
 1"=4' Vertical



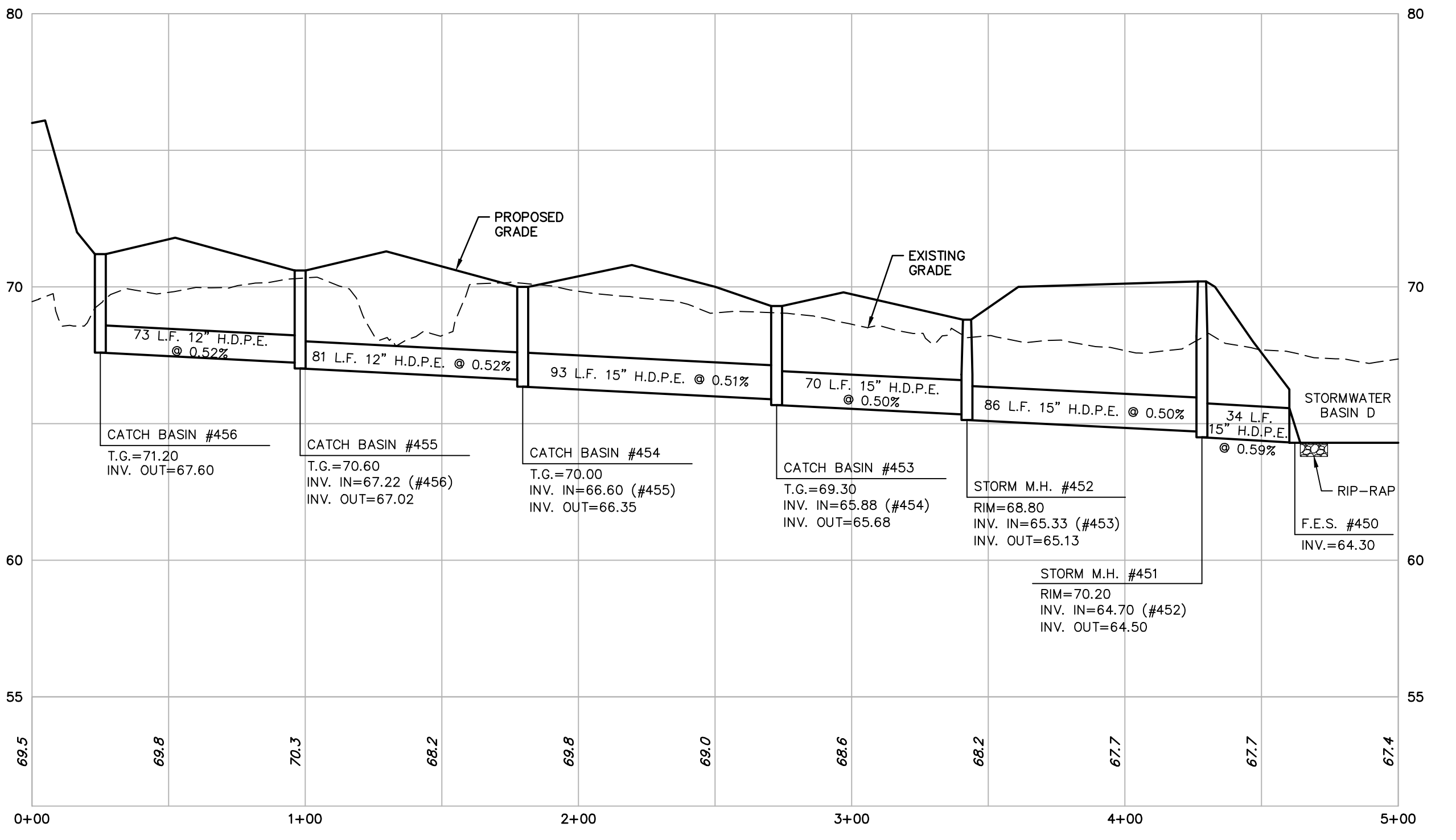
STORM MH #481 TO F.E.S. #480

1"=40' Horizontal
 1"=4' Vertical



STORM MH #202 TO F.E.S. #200

1"=40' Horizontal
 1"=4' Vertical



CATCH BASIN #456 TO F.E.S. #450

1"=40' Horizontal
 1"=4' Vertical

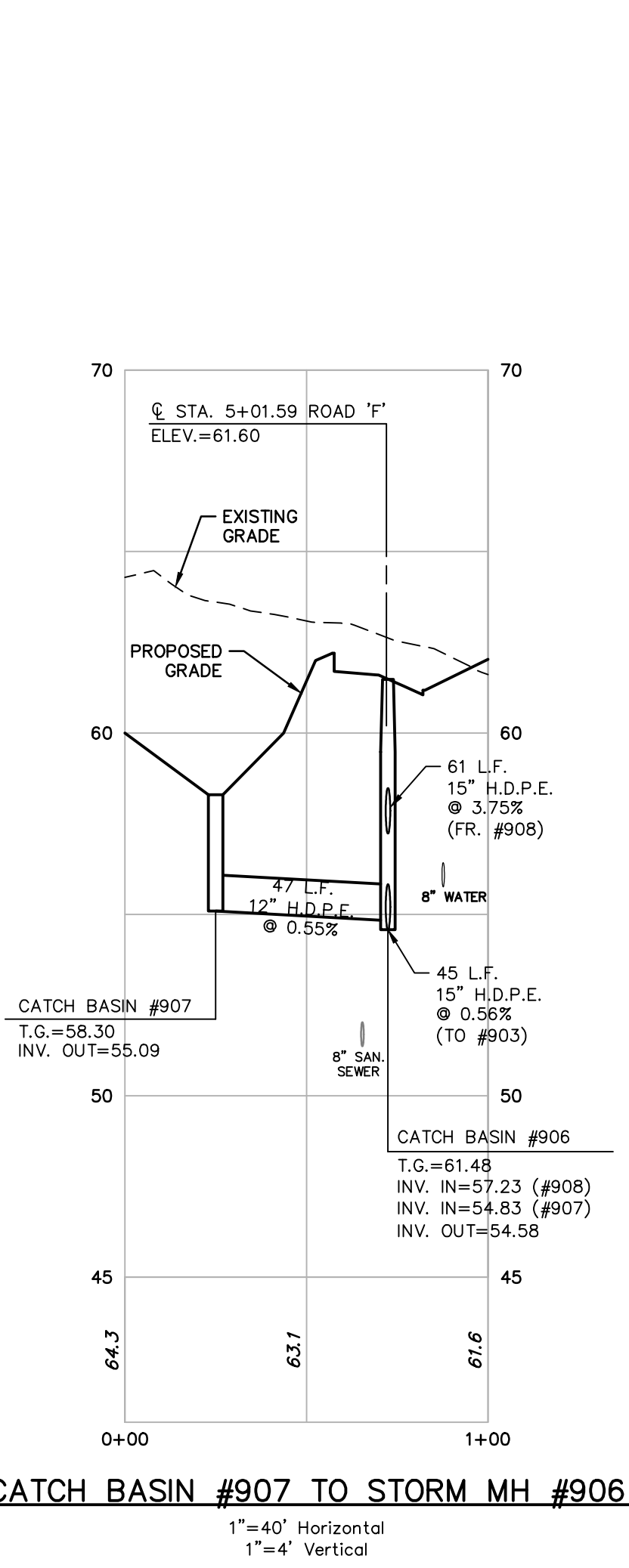
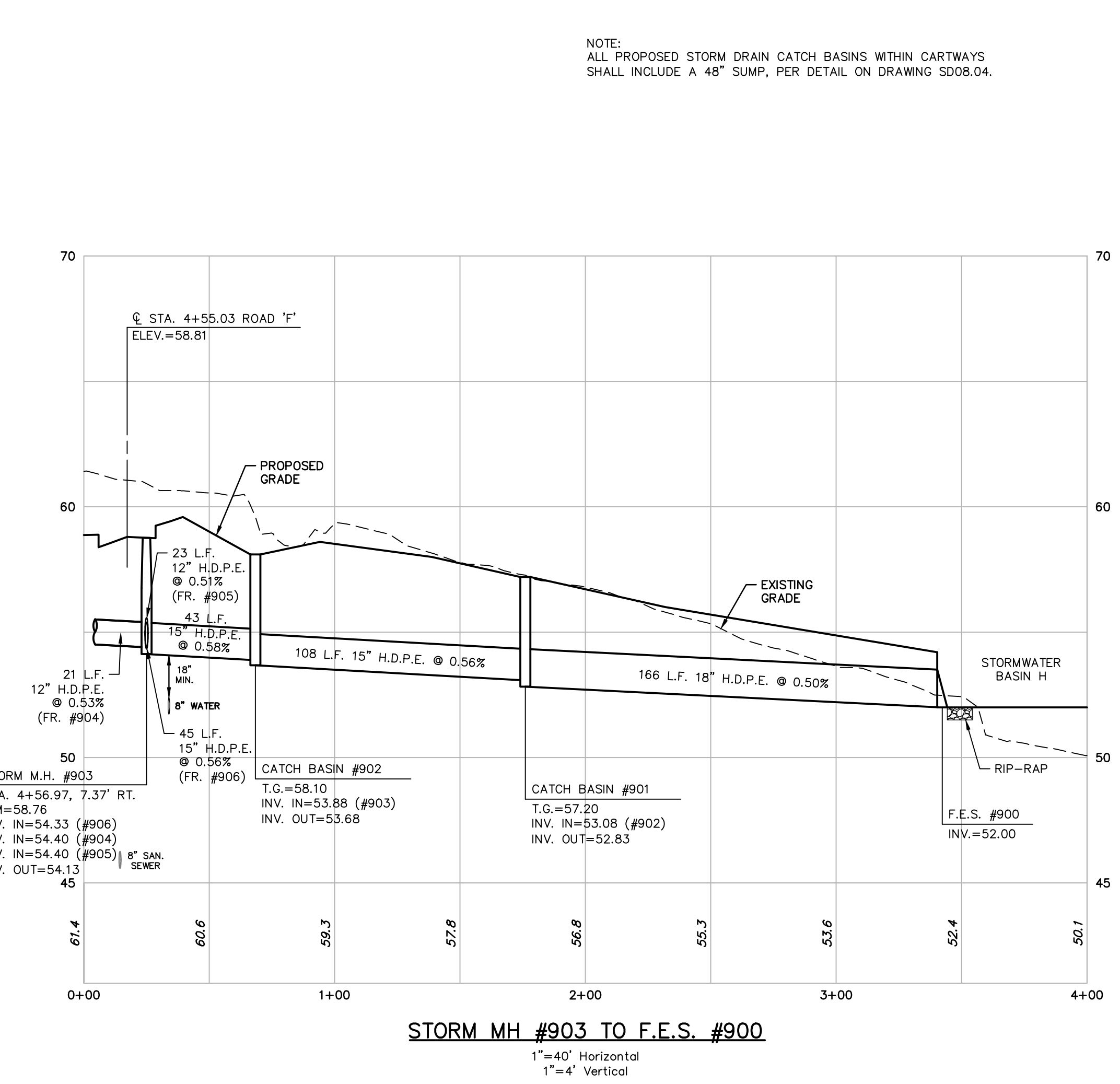
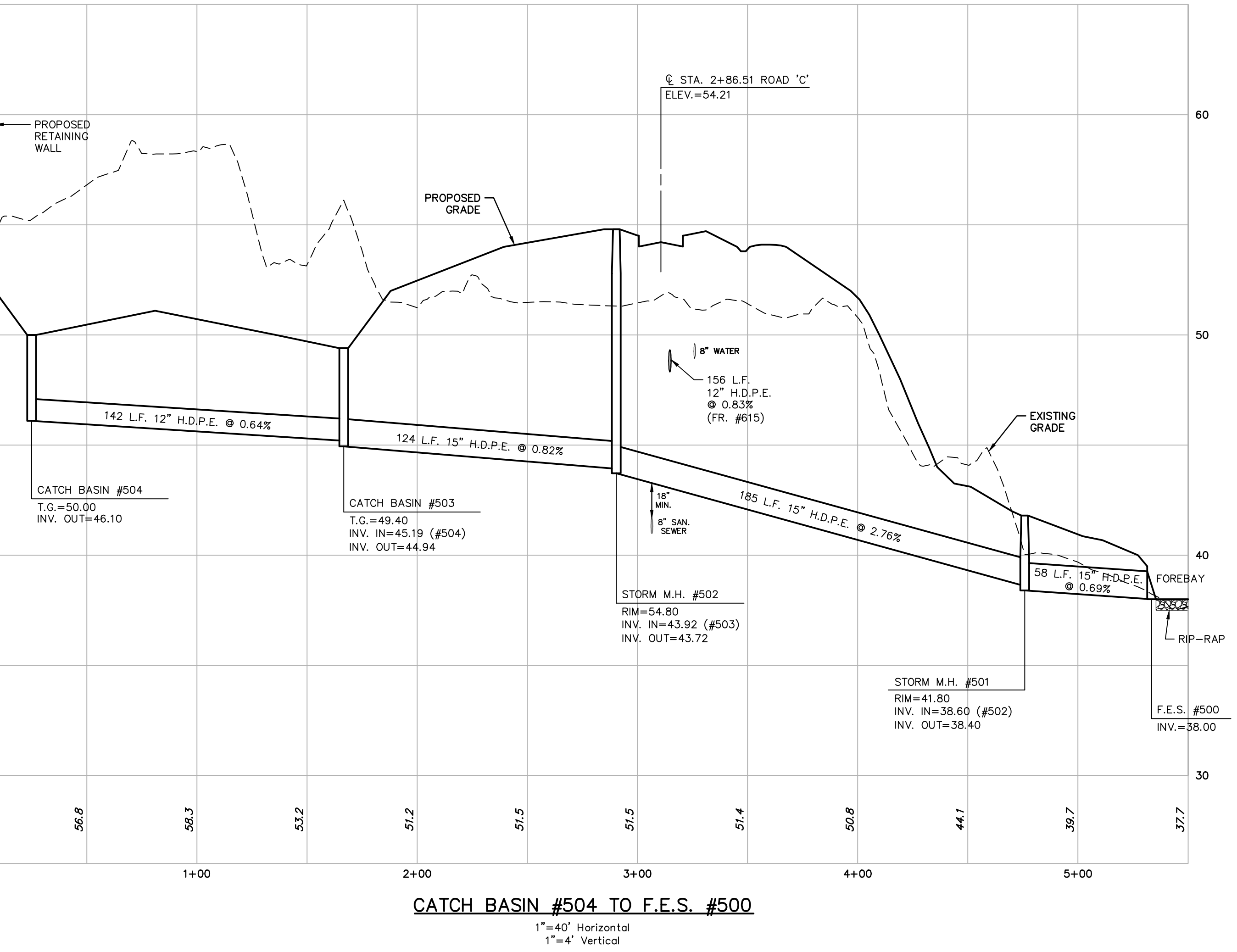
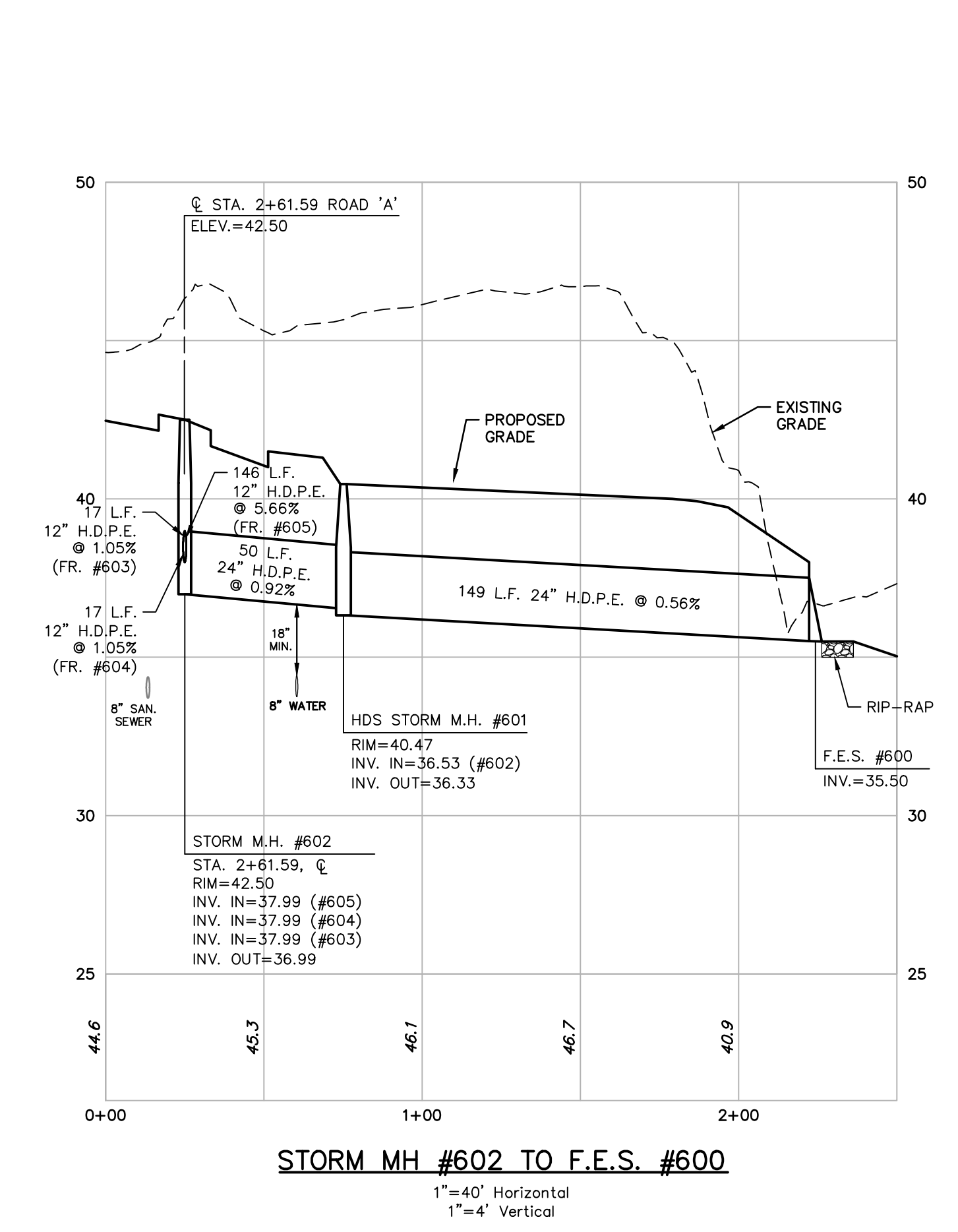
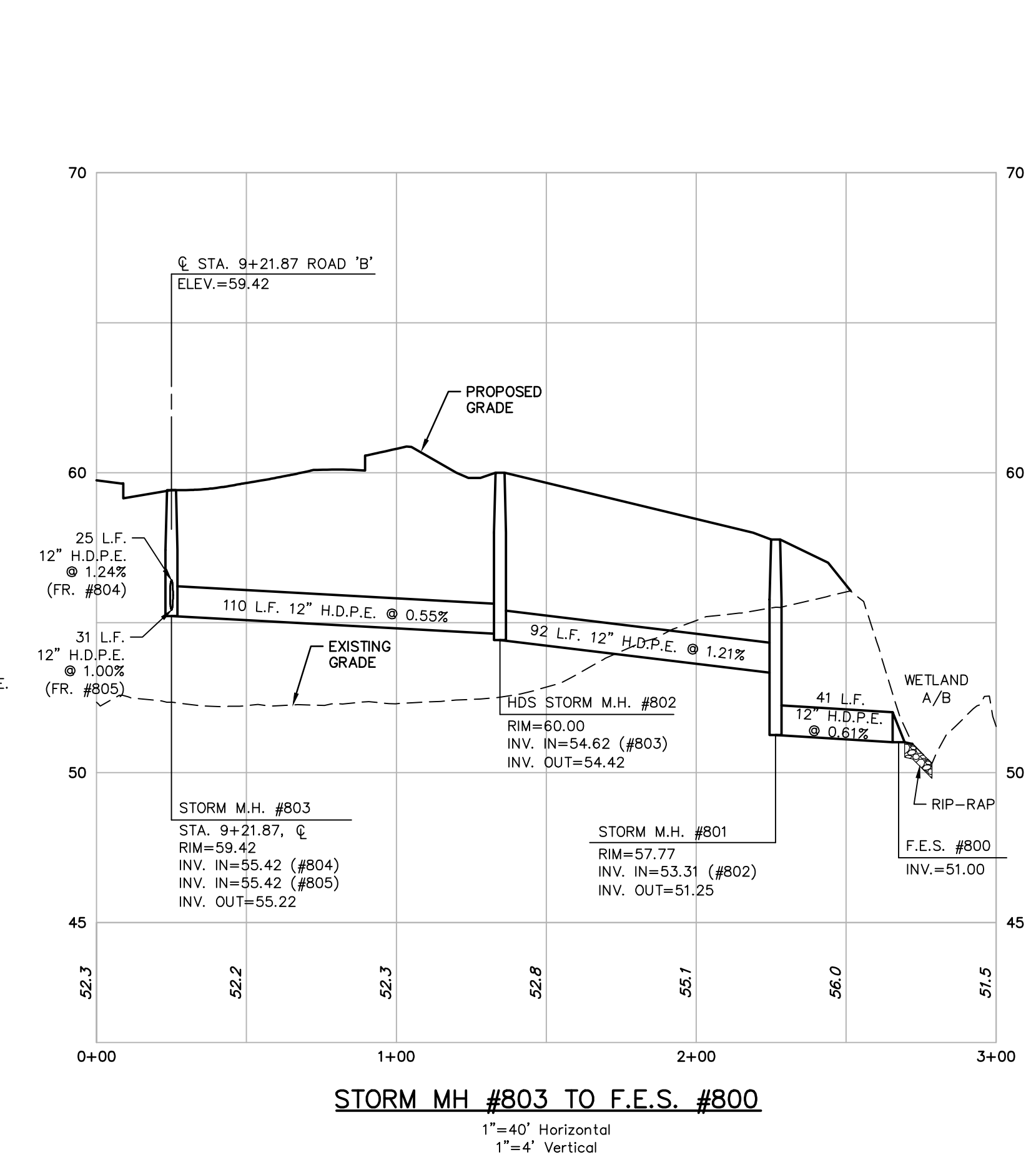
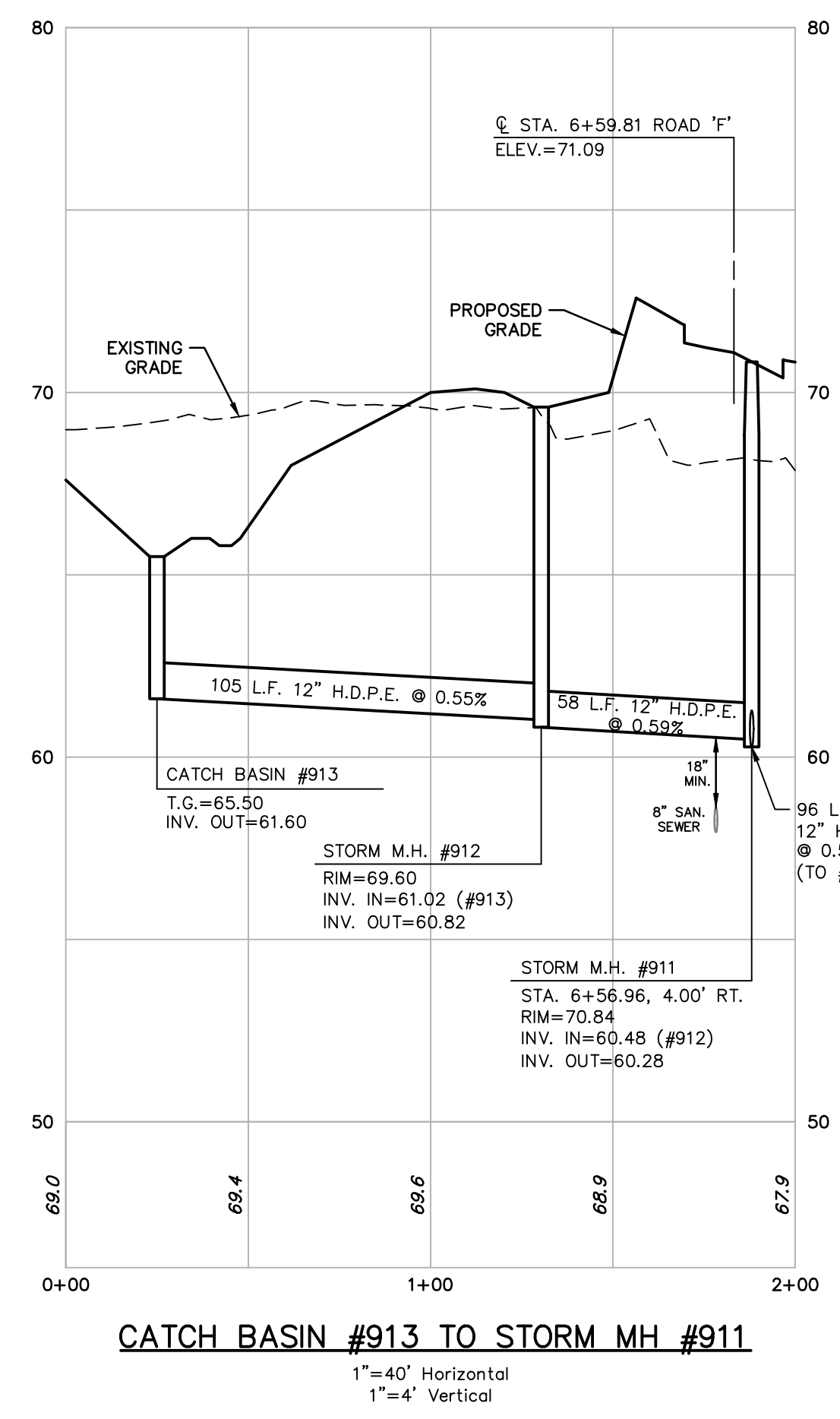
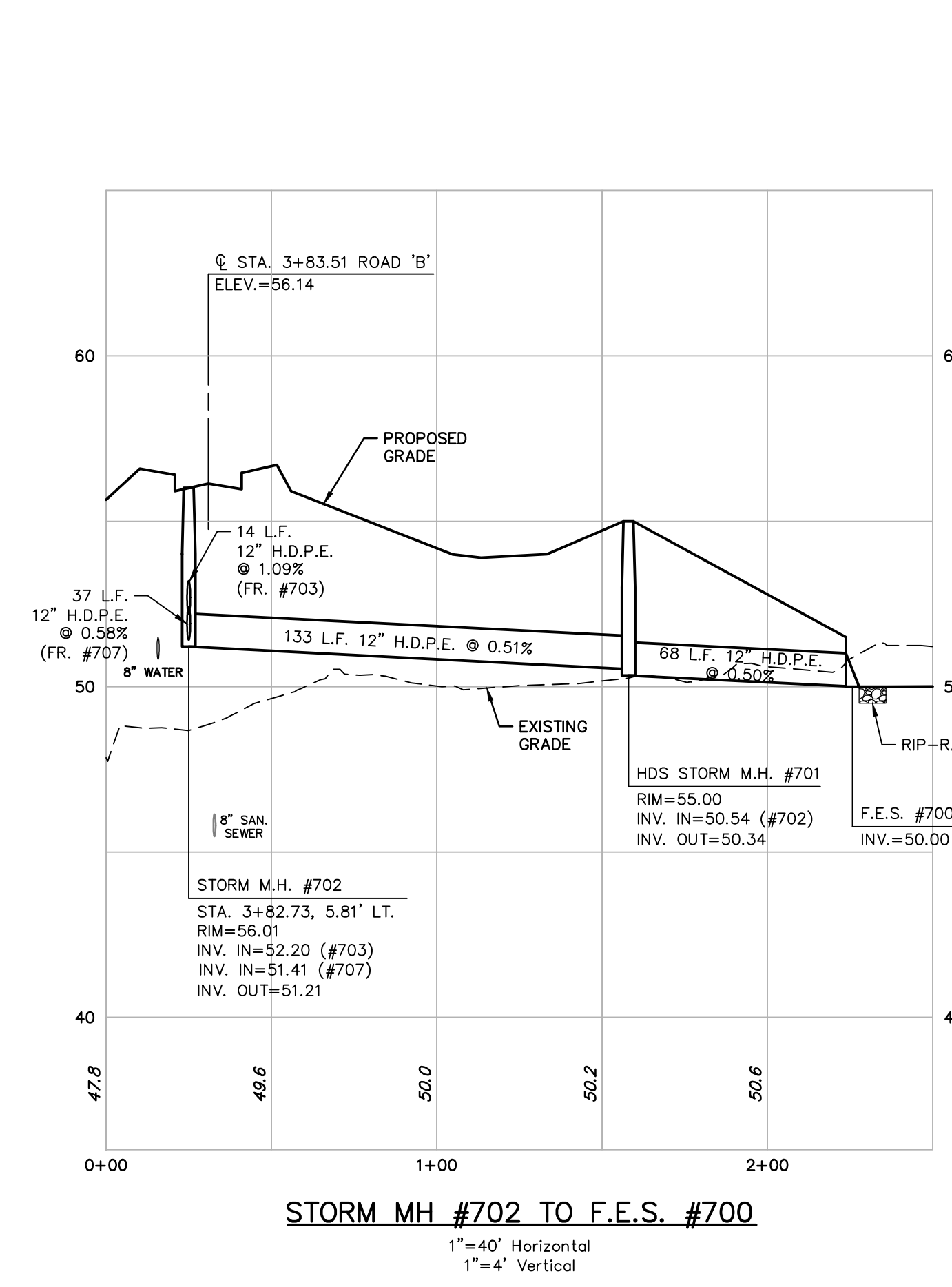
Revision	By	Appd.	Issued
5	STAFF	2018.02.29	2018.02.29
4	STAFF	2018.01.18	2018.01.18
3	STAFF	2017.11.29	2017.11.29
2	STAFF	2017.10.27	2017.10.27
1	STAFF	2017.09.21	2017.09.21

Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
 Title
 UTILITY EASEMENT PROFILES

Project Number:	3599
File Name:	3599-S-PROF-E
Drawn:	jhb
Checked:	jhc
Design:	2017.03.24
Drawing No.:	SD07.07
Revision:	Sheet

NOTE:
 ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
 SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.



NOTE:
 ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS
 SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.

Revision	By	Appd.	Issued
5	PER TOWN AND CONSULTANT REVIEWS		
4	HORSLEY WITHIN GROUP REVIEW COMMENTS		
3	HORSLEY WITHIN GROUP REVIEW COMMENTS		
2	HORSLEY WITHIN GROUP REVIEW COMMENTS		
1	HORSLEY WITHIN GROUP REVIEW COMMENTS		

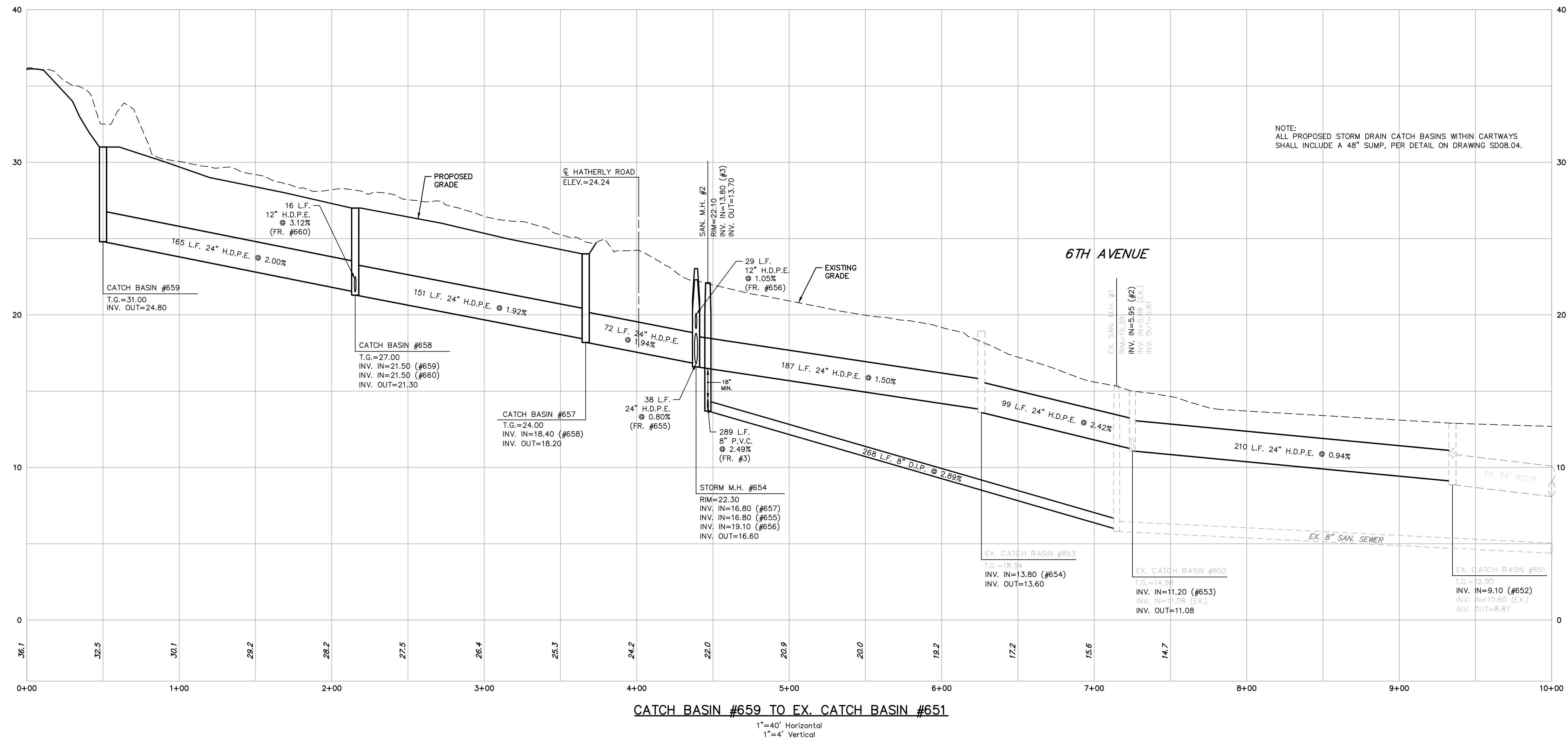
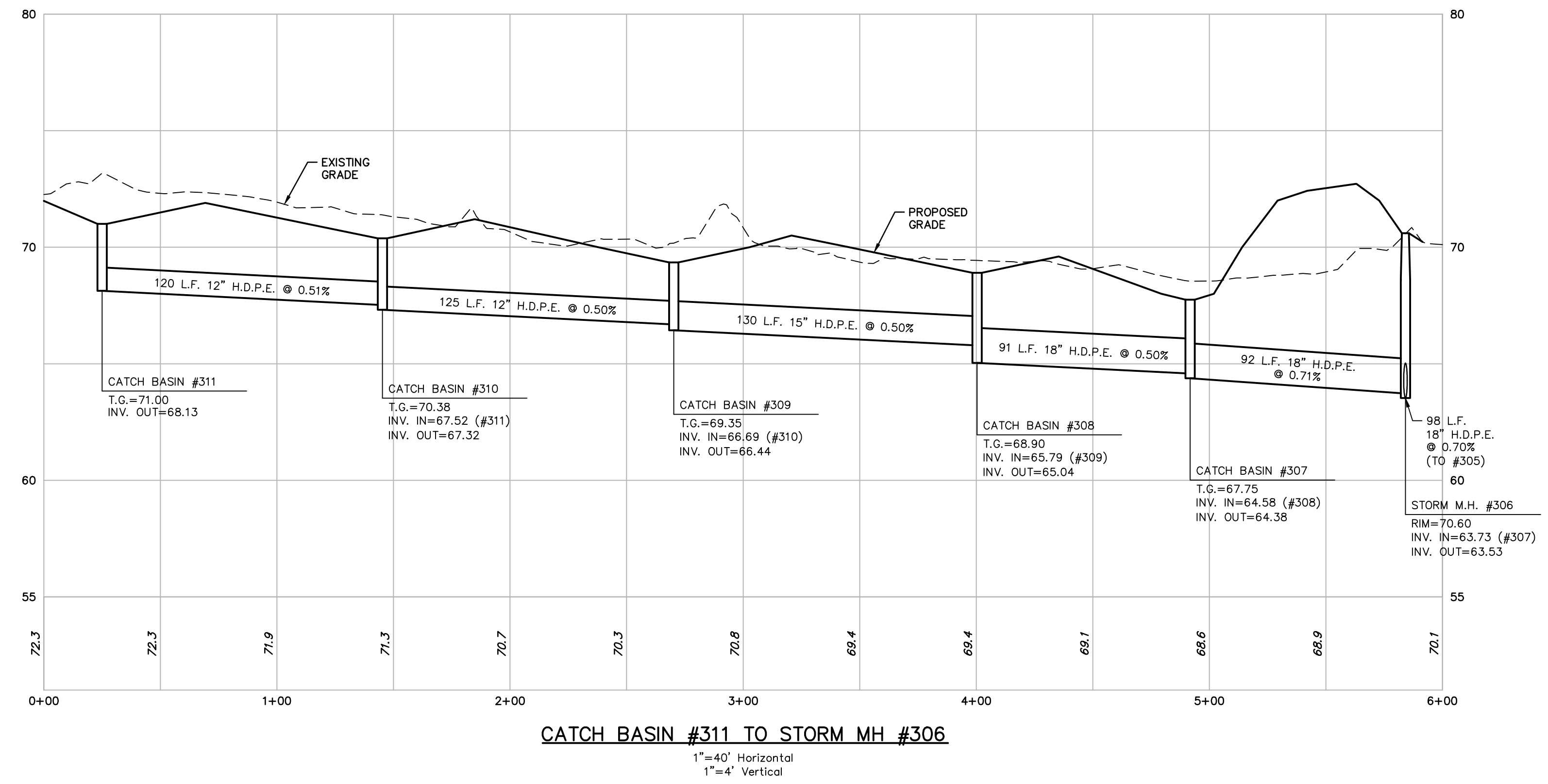
Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Permit-Seal

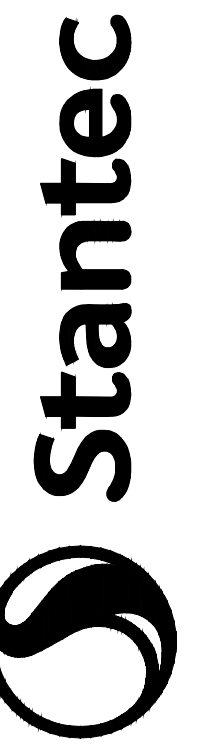
Project Number: 3599
 File Name: 3599-S-PROFE

Rev	By	Appd.	Date
1	TYM/MD		2017.03.24
2	TYM/MD		2017.03.24

Drawing No. SD07.08
 Revision Sheet



NOTE:
ALL PROPOSED STORM DRAIN CATCH BASINS WITHIN CARTWAYS SHALL INCLUDE A 48" SUMP, PER DETAIL ON DRAWING SD08.04.



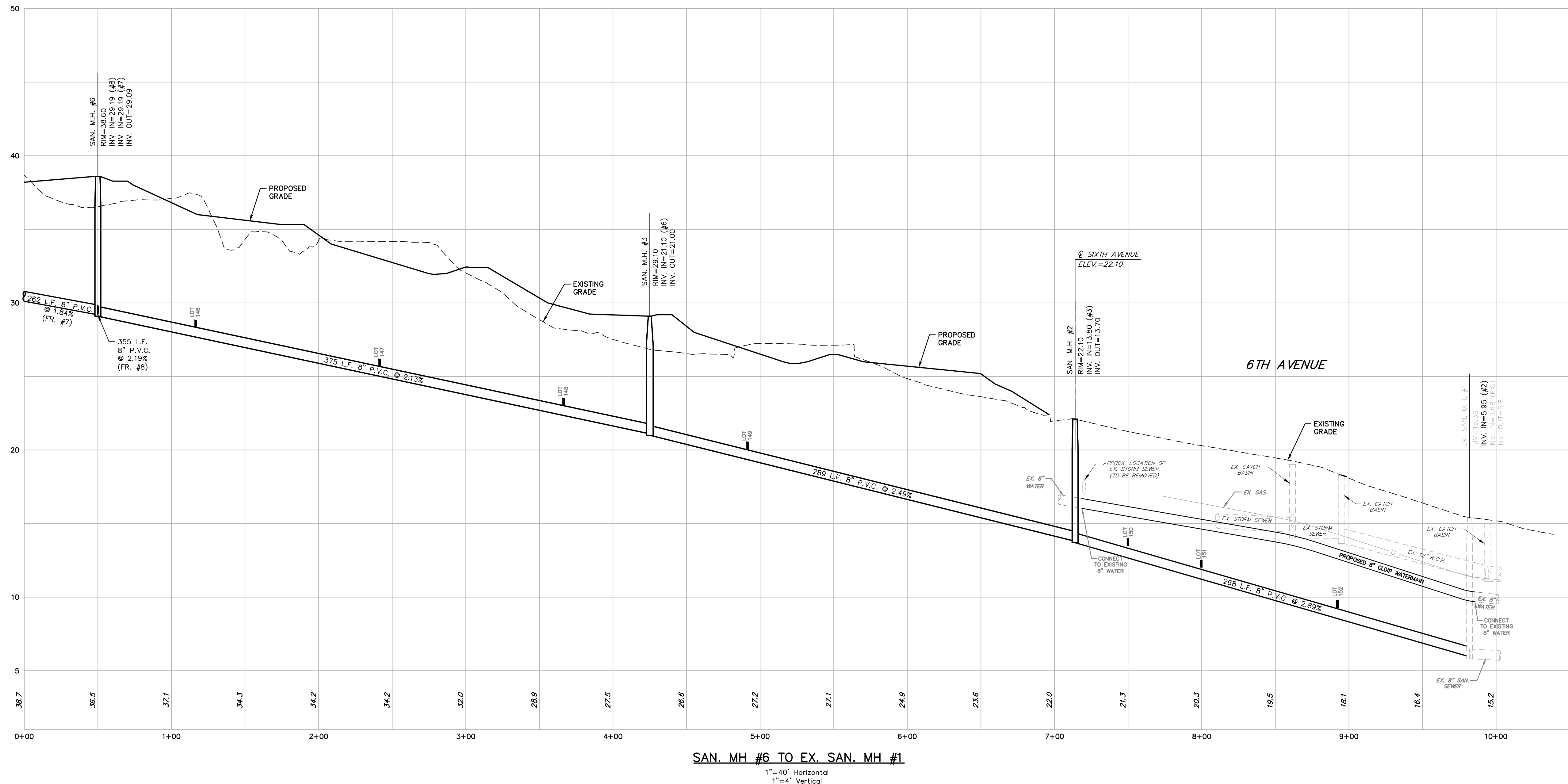
144 Main Street Unit 3
Hyannis, Massachusetts 02601-3128
www.stantec.com

Revision	By	Appd.	Issued
5	STAFF	YI.M.M.D.D	2018/02/29
4	STAFF	YI.M.M.D.D	2018/01/18
3	STAFF	YI.M.M.D.D	2017/11/29
2	STAFF	YI.M.M.D.D	2017/10/27
1	STAFF	YI.M.M.D.D	2017/09/21

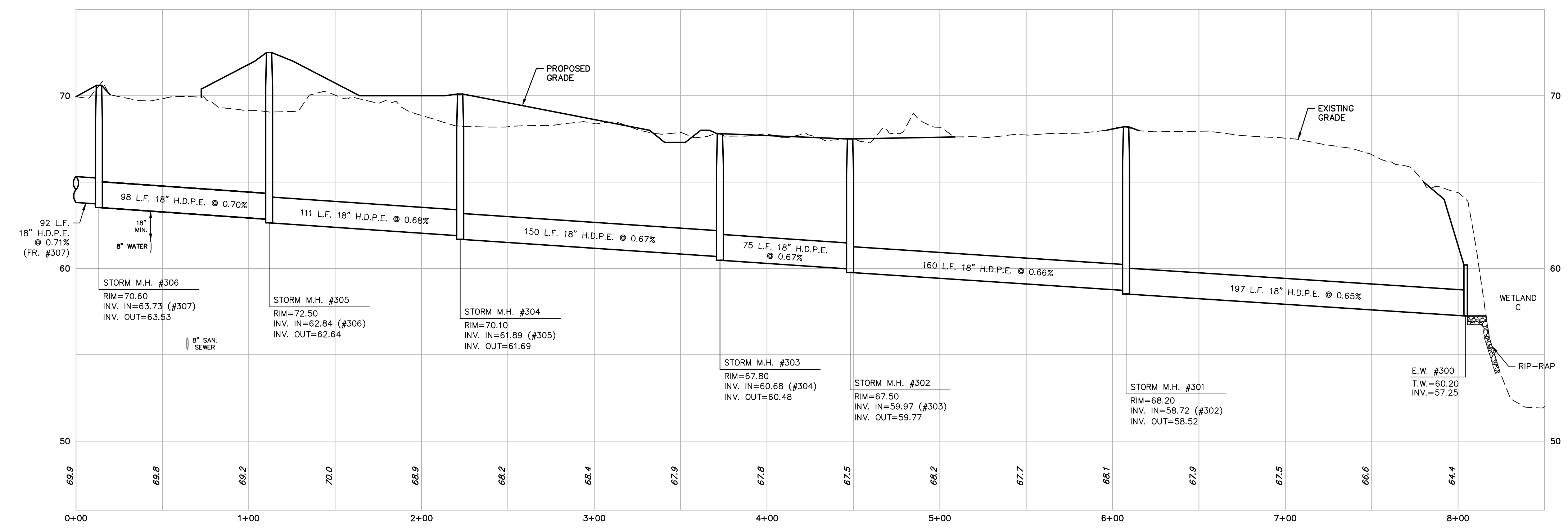
Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal

Project Number:	3599
File Name:	3599-5-PROFE
Drawn:	jhb
Checked:	hjc
Design:	2017.03.24
Drawing No.:	SD07.09
Revision:	Sheet



SAN. MH #6 TO EX. SAN. MH #1
1"=40' Horizontal
1"=4' Vertical



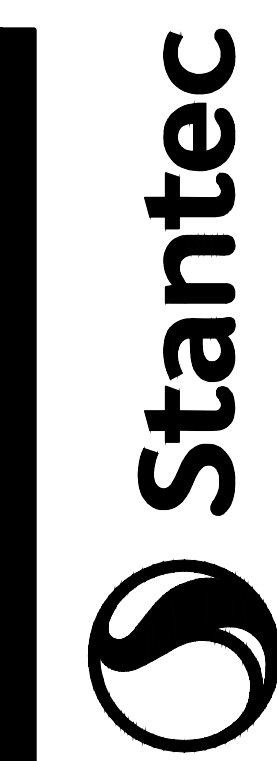
STORM MH #306 TO E.W. #300
1"=40' Horizontal
1"=4' Vertical

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal

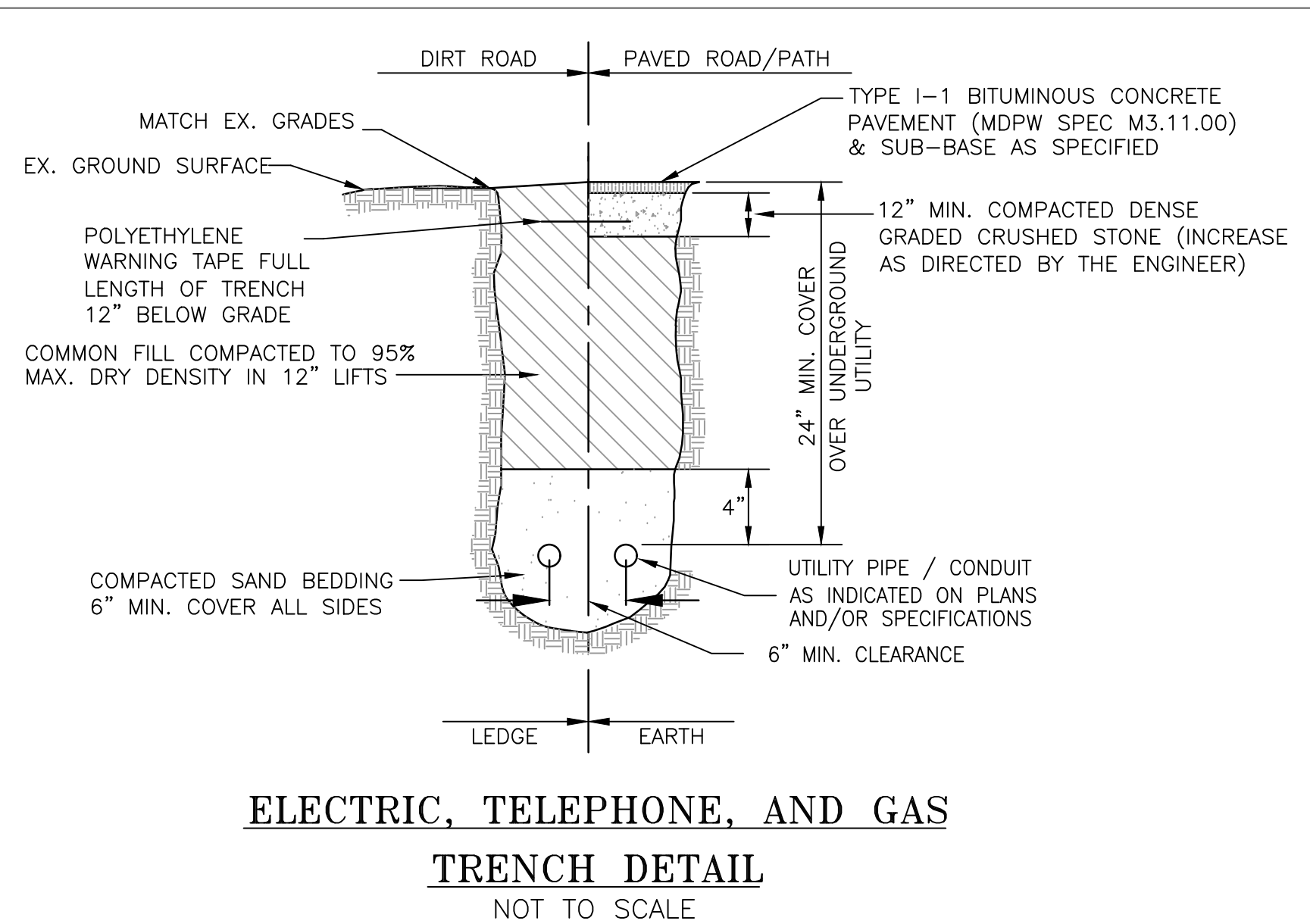
Project Number:	3599
File Name:	3599A-PROFE
Drawn:	jhb
Checked:	jhc
Design:	2017.03.24
Drawing No.:	SD07.10
Revision:	Sheet

Revision	By	Appd.	Issued
5	STAFF		2018/02/29
4	STAFF		2018/01/18
3	STAFF		2017/11/29
2	STAFF		2017/10/27
1	STAFF		2017/09/21

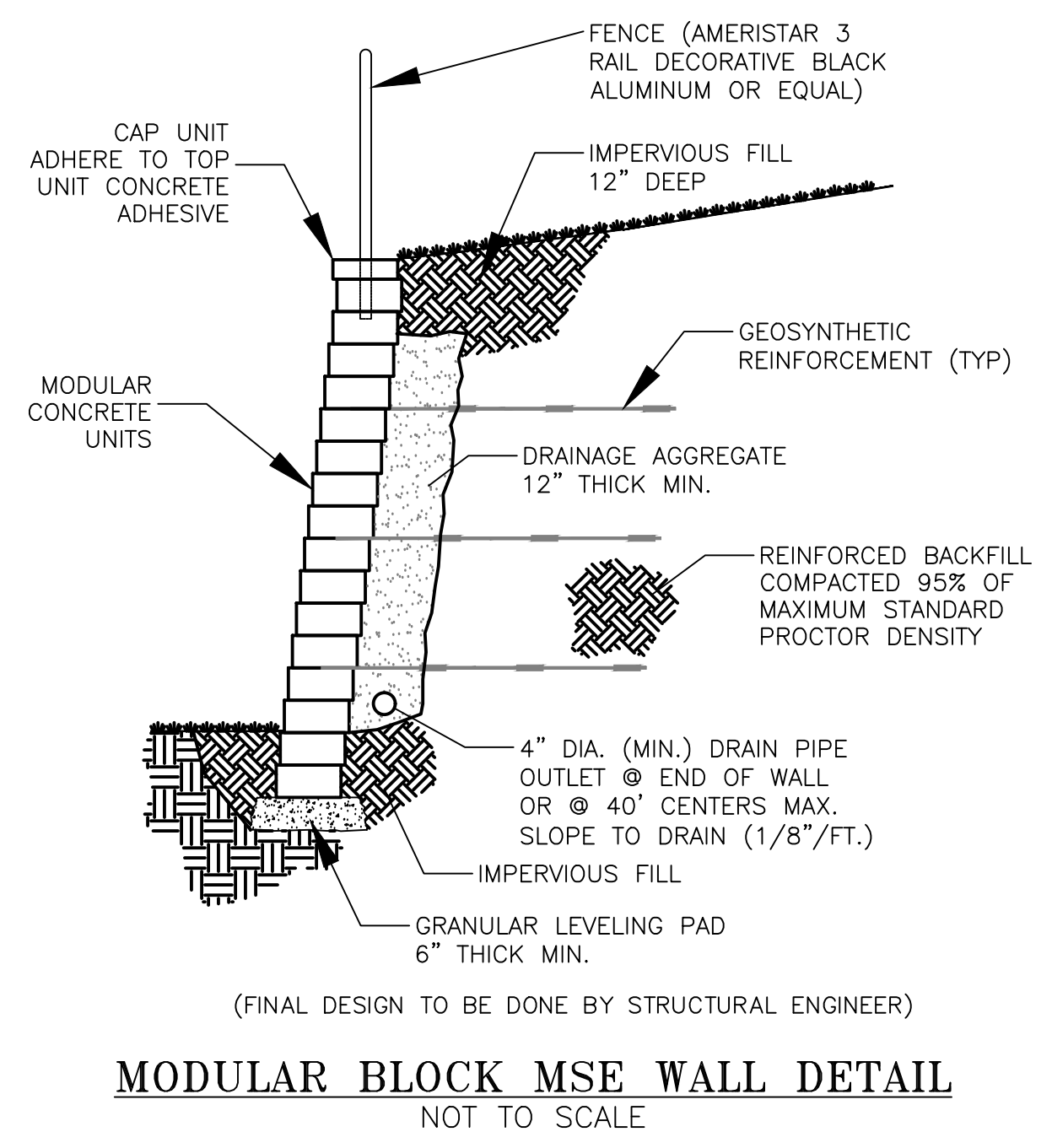


144 Main Street Unit 3
Hyannis, Massachusetts 02601-3128
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale.



NOTES:
1. ALL BEDDING DIMENSIONS ARE MINIMUM REQUIREMENTS.

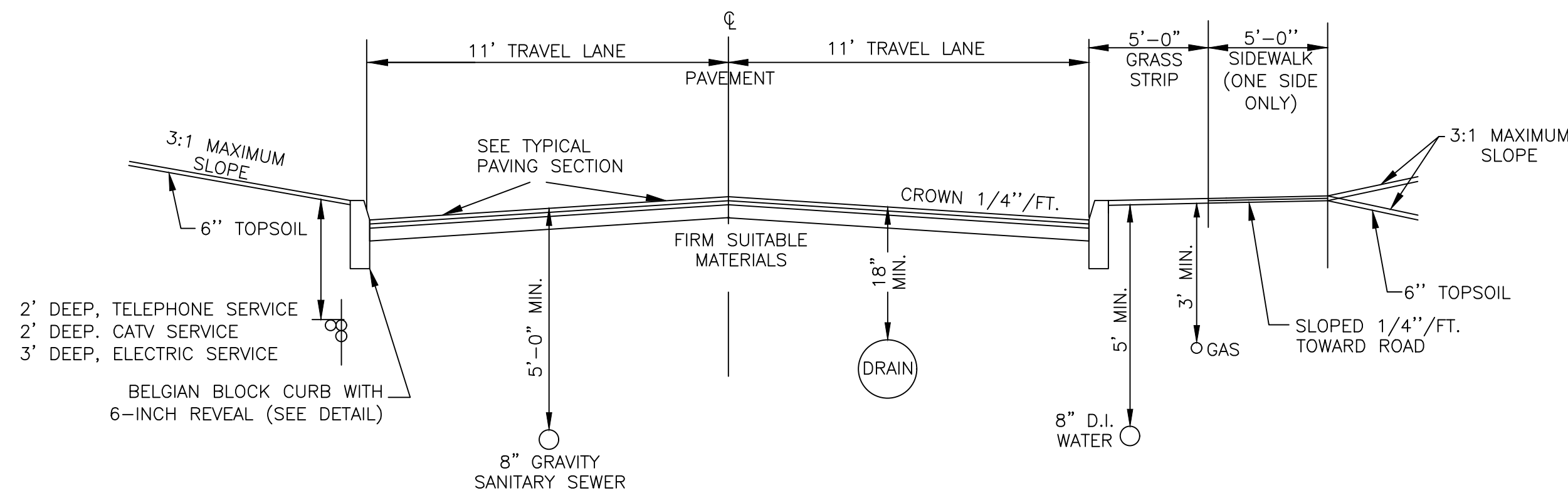


Revision	By	Appd.	Issued
5	STAFF	Y1.M.M.D.D	Y1.M.M.D.D
4	STAFF		
3	STAFF		
2	STAFF		
1	STAFF		

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
MISC. ROADWAY DETAILS

Permit-Seal

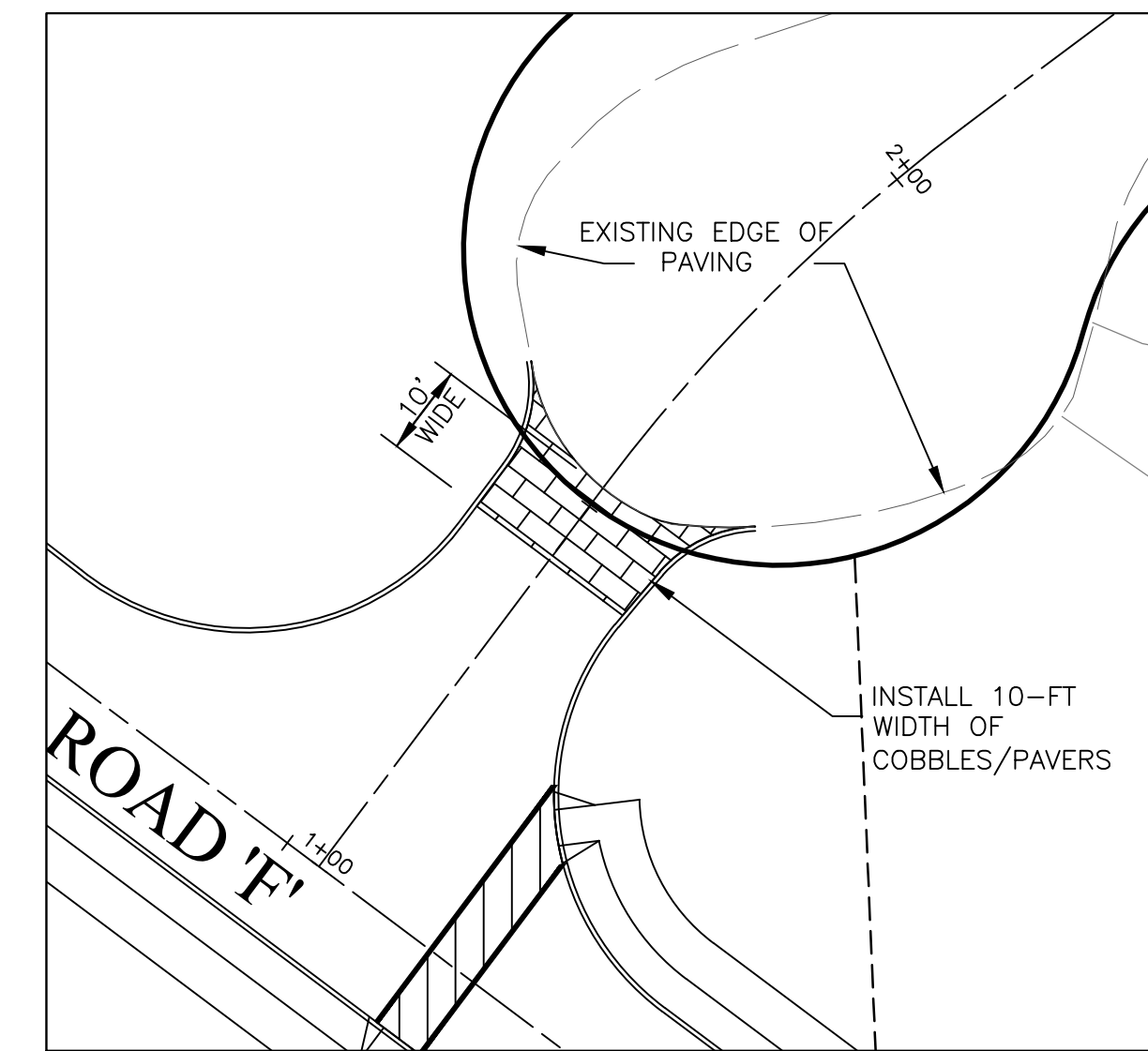
Project Number:	3599		
File Name:	3599-S-DETAILS		
Est	Stantec	Stantec	2017.03.24
Dwn	Clara	Dgr	Y1.M.M.D.D
Drawing No.	SD08.01		
Revision	Sheet		



NOTES:
 1. THIS CROSS-SECTION APPLIES TO THE FOLLOWING PORTIONS OF PROPOSED ROADS:
 ROAD 'A': STA 4+16 TO STA 10+66
 ROAD 'F': STA 1+00 TO STA 7+77

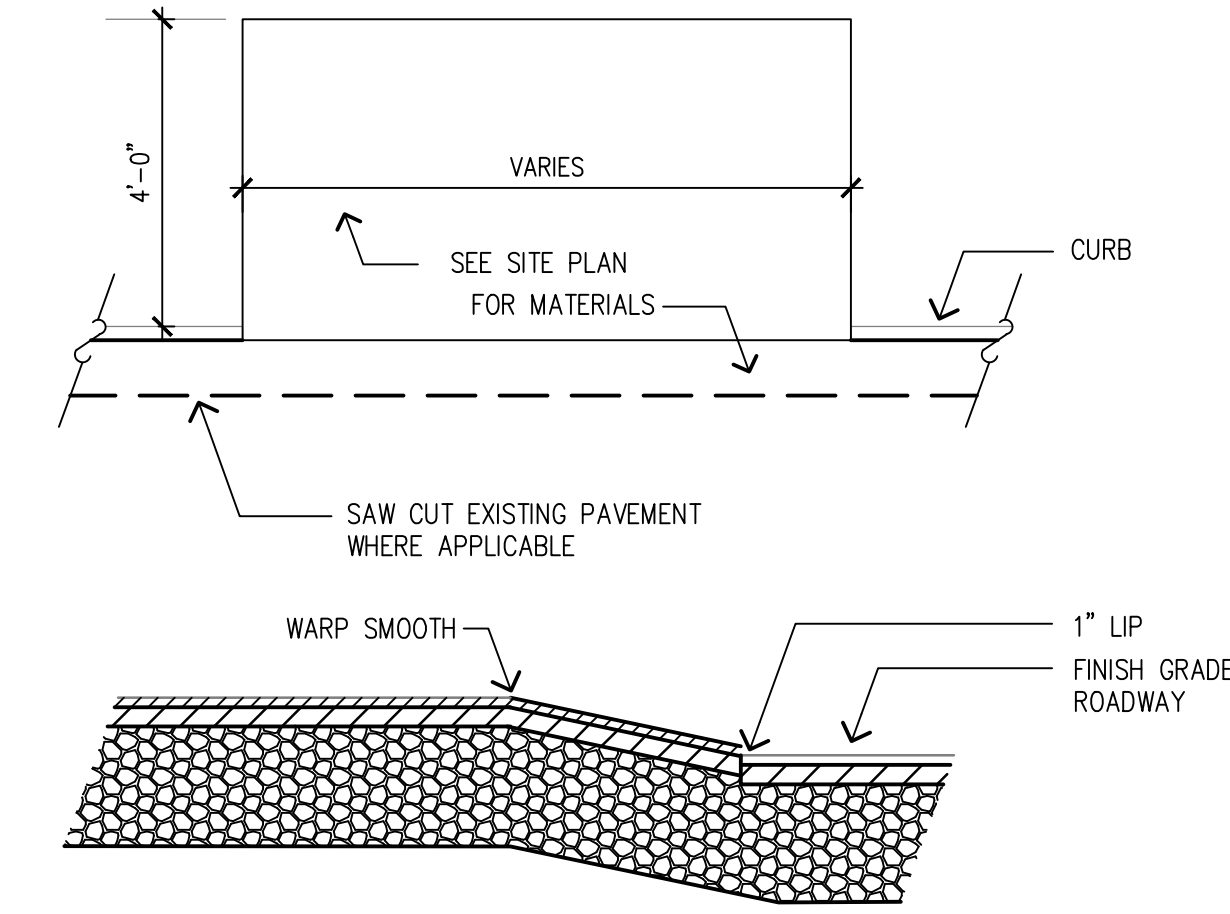
TYPICAL 22' ROADWAY CROSS-SECTION

NOT TO SCALE



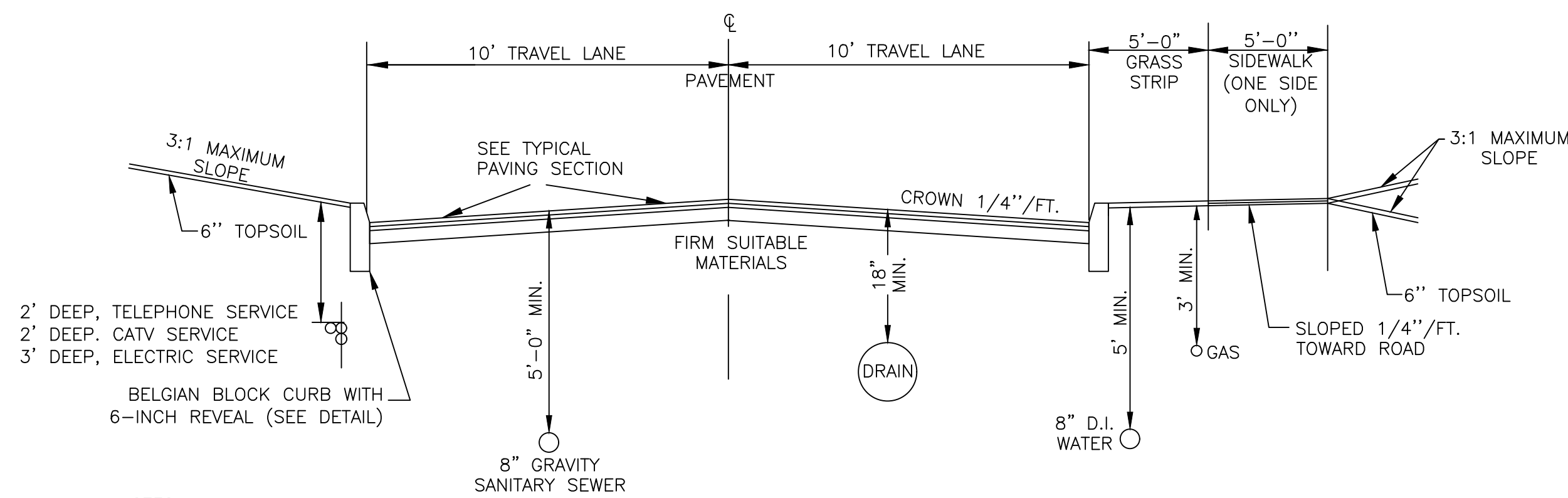
ERMINE STREET CONNECTION DETAIL

SCALE : 1" = 20'



DRIVEWAY CURB CUT

NOT TO SCALE

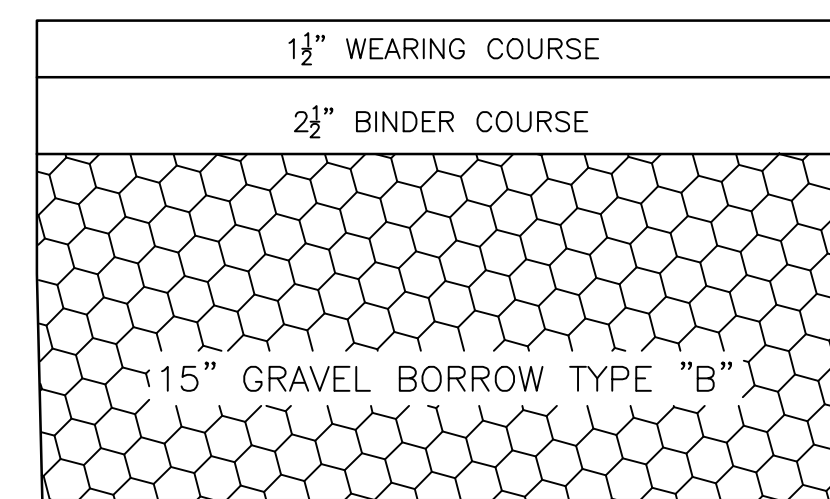


NOTES:
 1. THIS CROSS-SECTION APPLIES TO THE FOLLOWING PORTIONS OF PROPOSED ROADS:
 ALL OF ROADS 'B', 'C', 'D' & 'G'
 ROAD 'F' : STA 7+77 TO STA 20+47

2. PARKING IS PROPOSED IN THE VICINITY OF THE CLUBHOUSE ALONG PORTIONS OF ROAD 'C' AND ROAD 'D'. SEE PLANS FOR LOCATIONS.

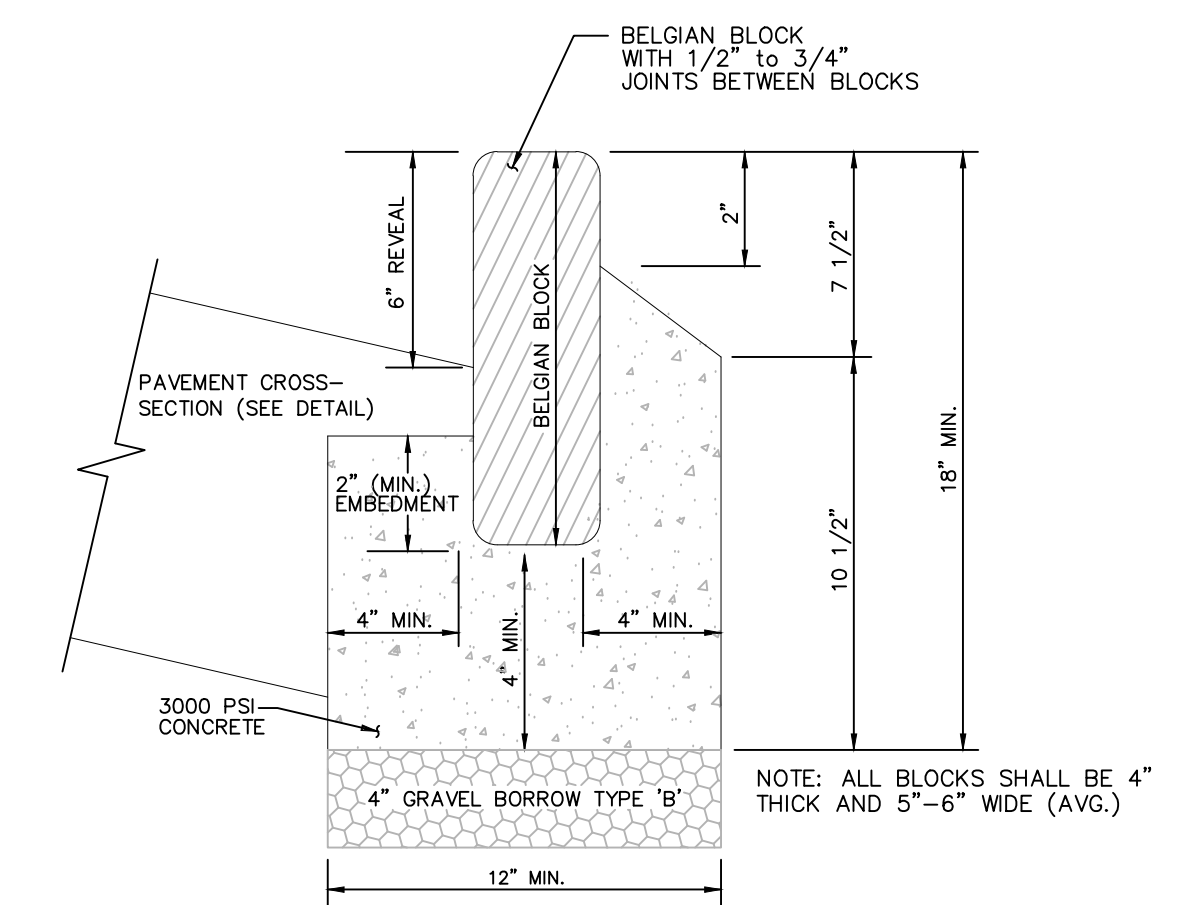
TYPICAL 20' ROADWAY CROSS-SECTION

NOT TO SCALE



TYPICAL ROADWAY PAVING DETAIL

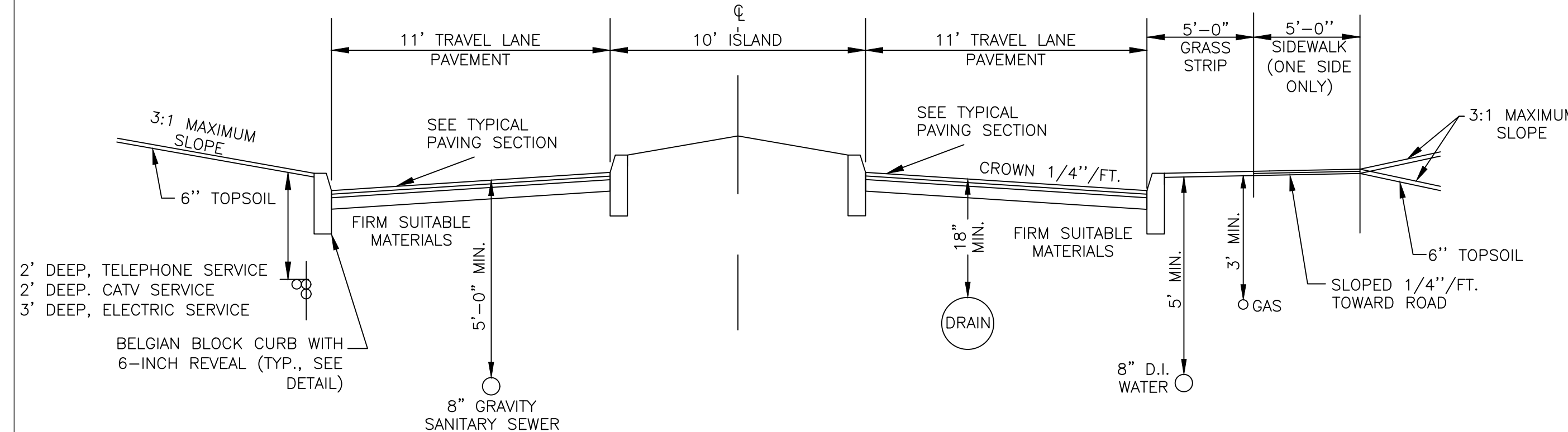
NOT TO SCALE



NOTES:
 1. THE JOINTS BETWEEN BLOCKS SHALL BE 1/2" - 3/4" CEMENT MORTAR (1:2) JOINTS RAKED AND POINTED TO 1/2" NOSE.

VERTICAL BELGIAN BLOCK CURB

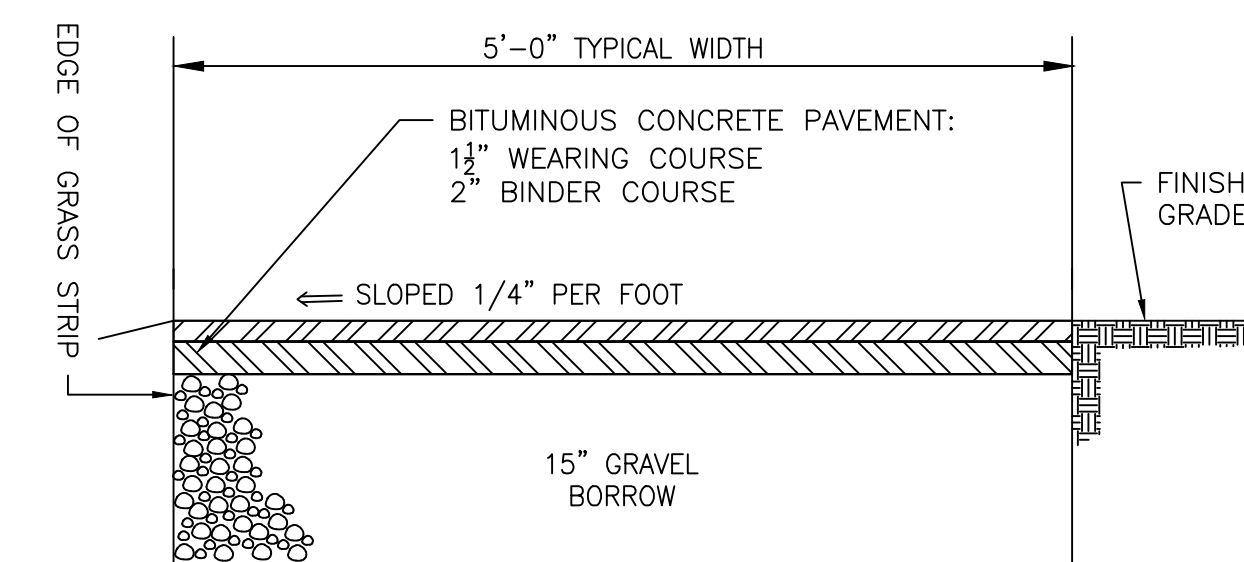
NOT TO SCALE



NOTES:
 1. THIS CROSS-SECTION APPLIES TO THE FOLLOWING PORTIONS OF PROPOSED ROADS:
 ROAD 'A': STA 1+00 TO 4+16

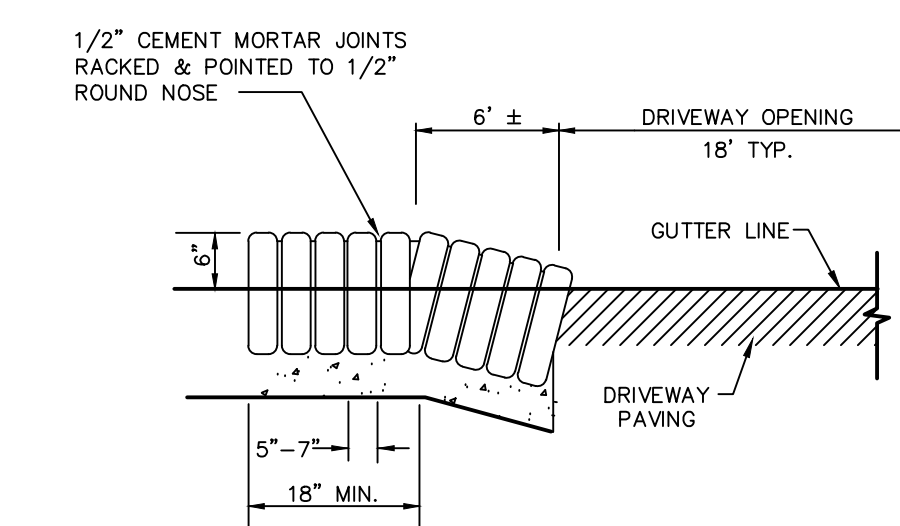
TYPICAL BOULEVARD ENTRANCE ROADWAY CROSS-SECTION

NOT TO SCALE



TYPICAL BITUMINOUS CONCRETE SIDEWALK SECTION

NOT TO SCALE



TYPICAL ELEVATION @ DRIVEWAY/CURB DEPRESSION DETAIL

NOT TO SCALE

Revision	By	Appd.	Issued
5	FEI TOWN AND CONSULTANT REVIEWS	STAFF	2018.02.29
4	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2018.01.18
3	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.11.29
2	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.10.27
1	HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF	2017.09.21

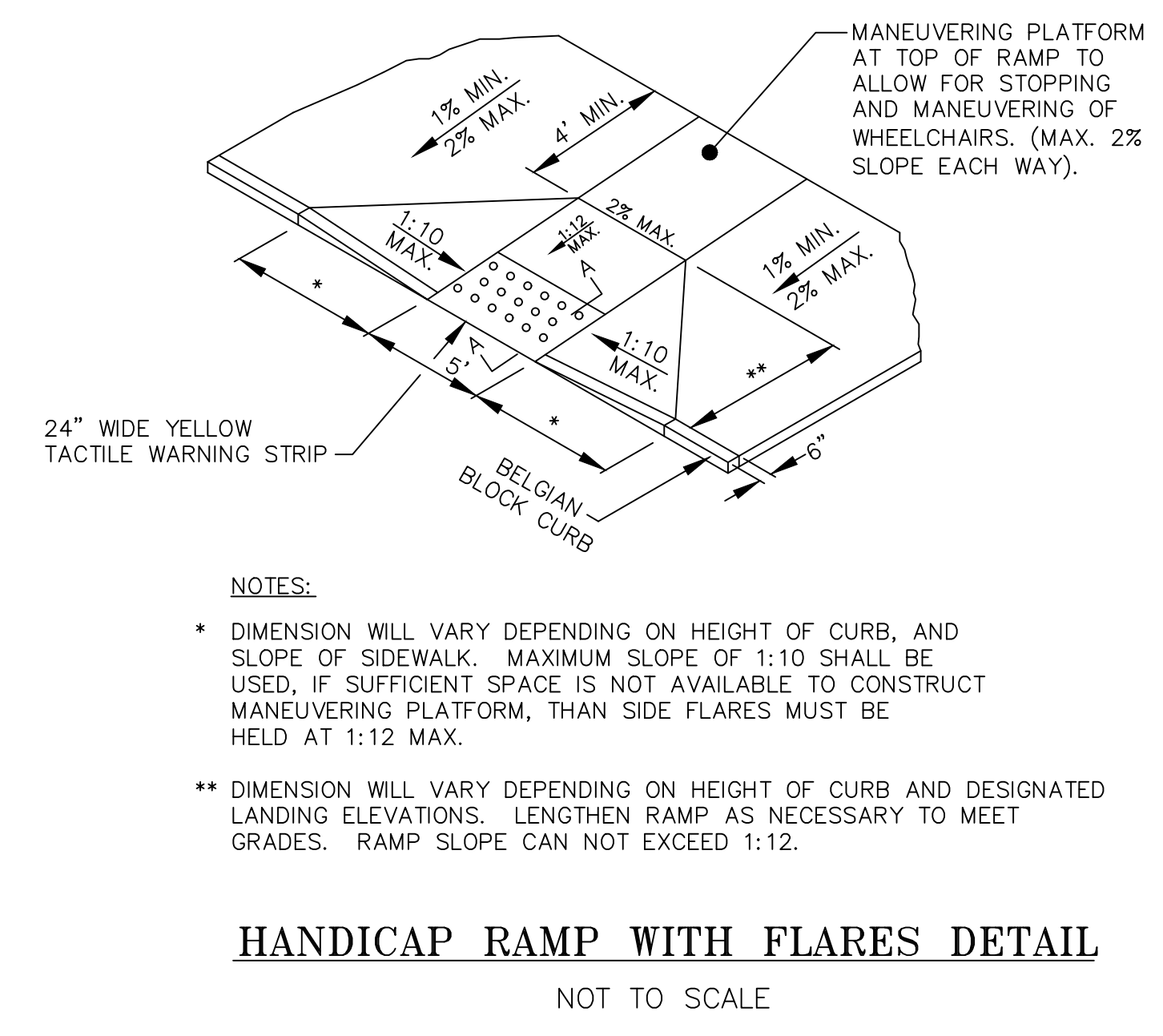
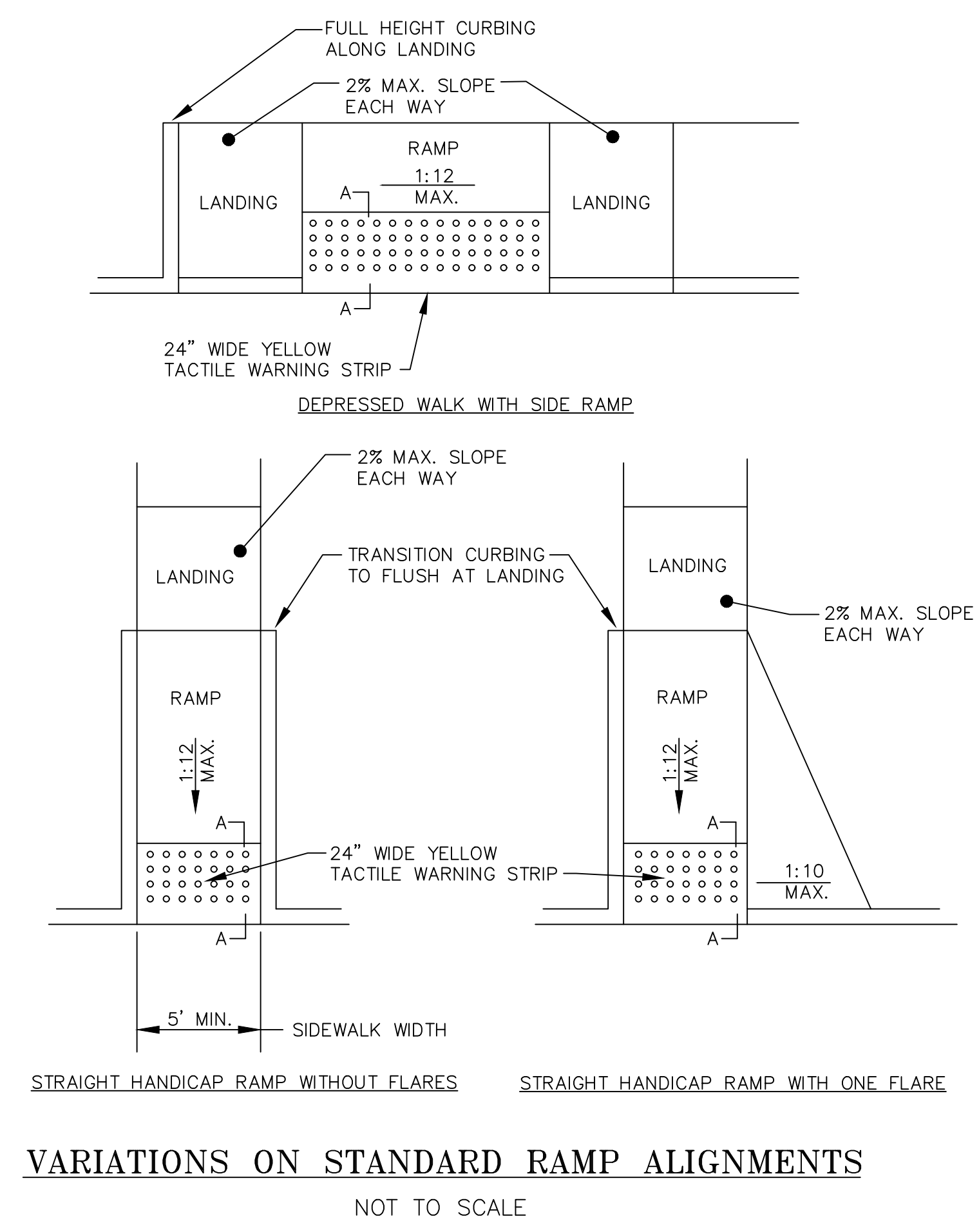
Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
 Title
 ROADWAY AND CURB DETAILS

Permit-Seal

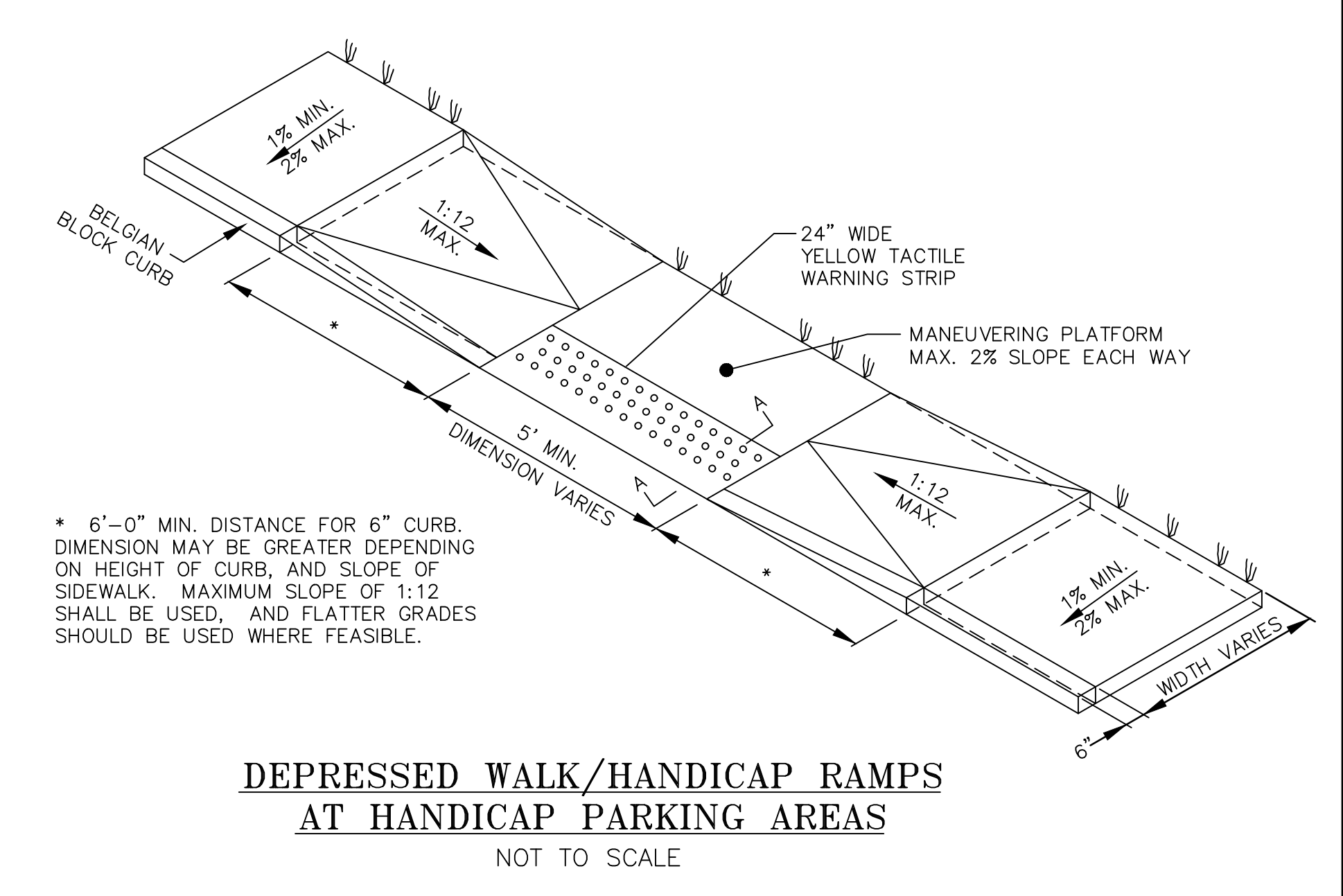
Project Number:	3599		
File Name:	3599-S-DETAILS		
ESE	Stantec	Stantec	2017.03.24
Dwn	Clark	Dgr	TYMM/DD
Drawing No.	SD08.02		
Revision	Sheet		

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2018/02/29 3:20 PM by Kevin Cross

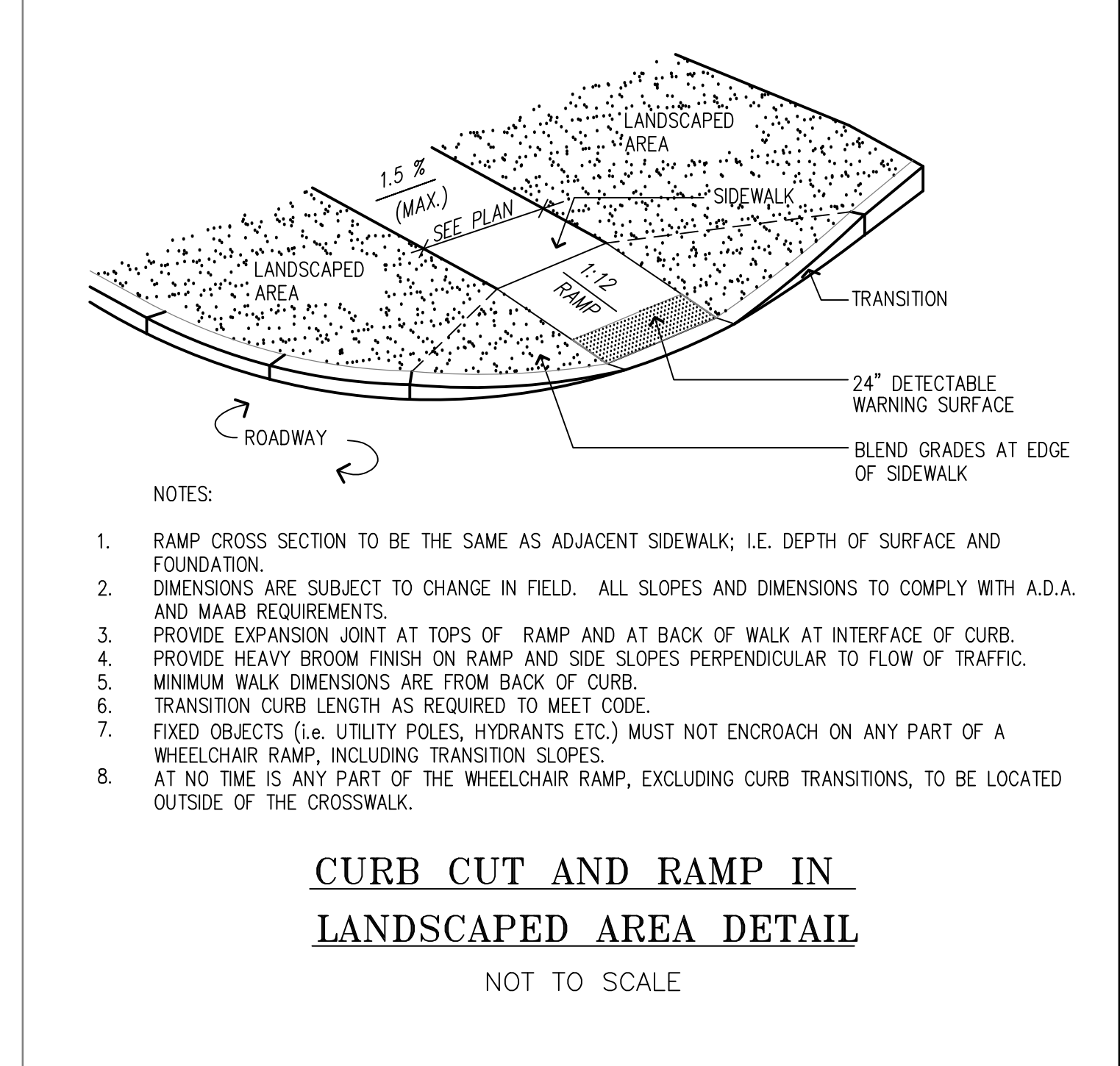
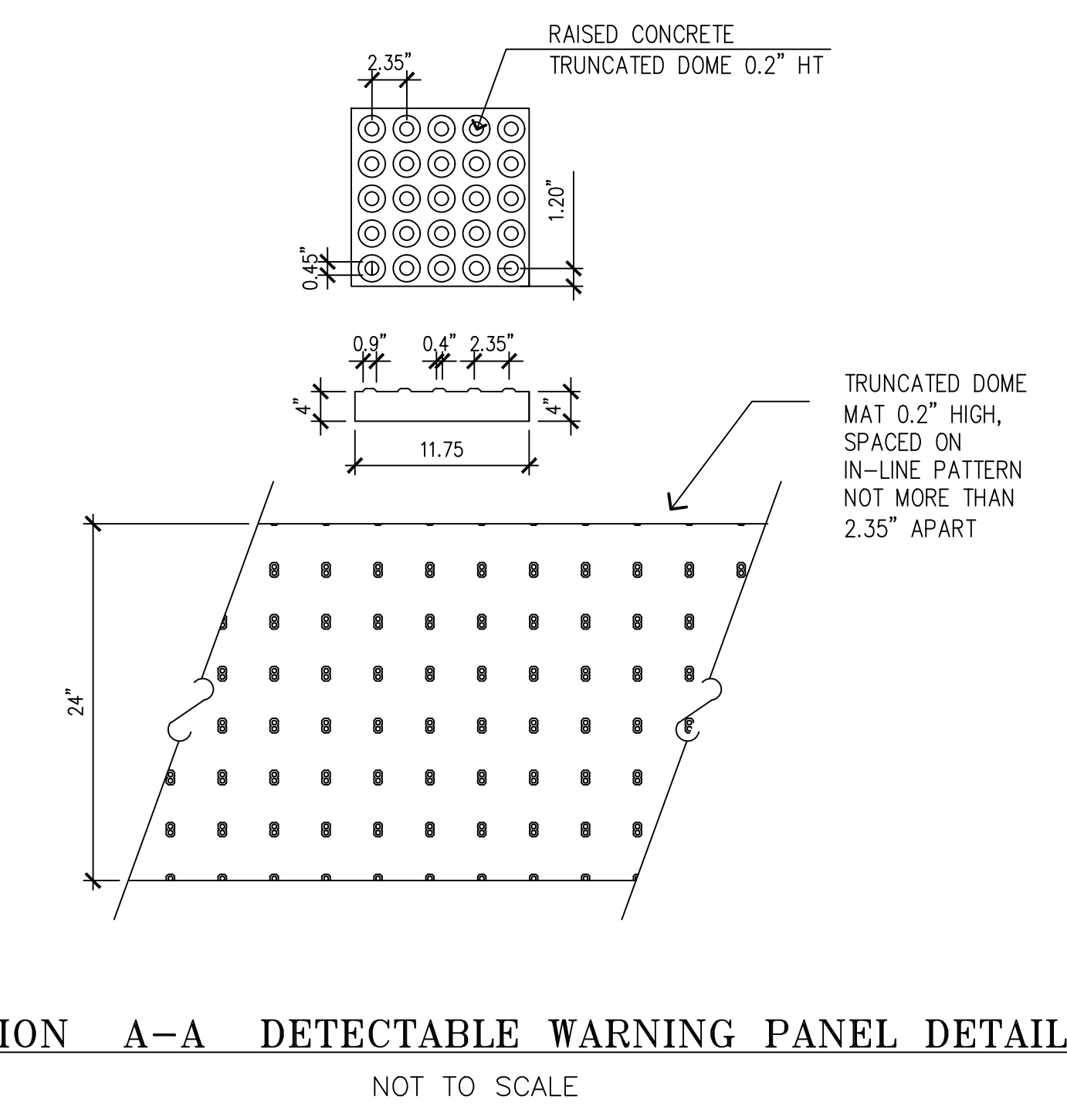


NOTES:

- * DIMENSION WILL VARY DEPENDING ON HEIGHT OF CURB, AND SLOPE OF SIDEWALK. MAXIMUM SLOPE OF 1:10 SHALL BE USED, IF SUFFICIENT SPACE IS NOT AVAILABLE TO CONSTRUCT MANEUVERING PLATFORM, THAN SIDE FLARES MUST BE HELD AT 1:12 MAX.
- ** DIMENSION WILL VARY DEPENDING ON HEIGHT OF CURB AND DESIGNATED LANDING ELEVATIONS. LENGTHEN RAMP AS NECESSARY TO MEET GRADES. RAMP SLOPE CAN NOT EXCEED 1:12.



* 6'-0" MIN. DISTANCE FOR 6" CURB. DIMENSION MAY BE GREATER DEPENDING ON HEIGHT OF CURB, AND SLOPE OF SIDEWALK. MAXIMUM SLOPE OF 1:12 SHALL BE USED, AND FLATTER GRADES SHOULD BE USED WHERE FEASIBLE.



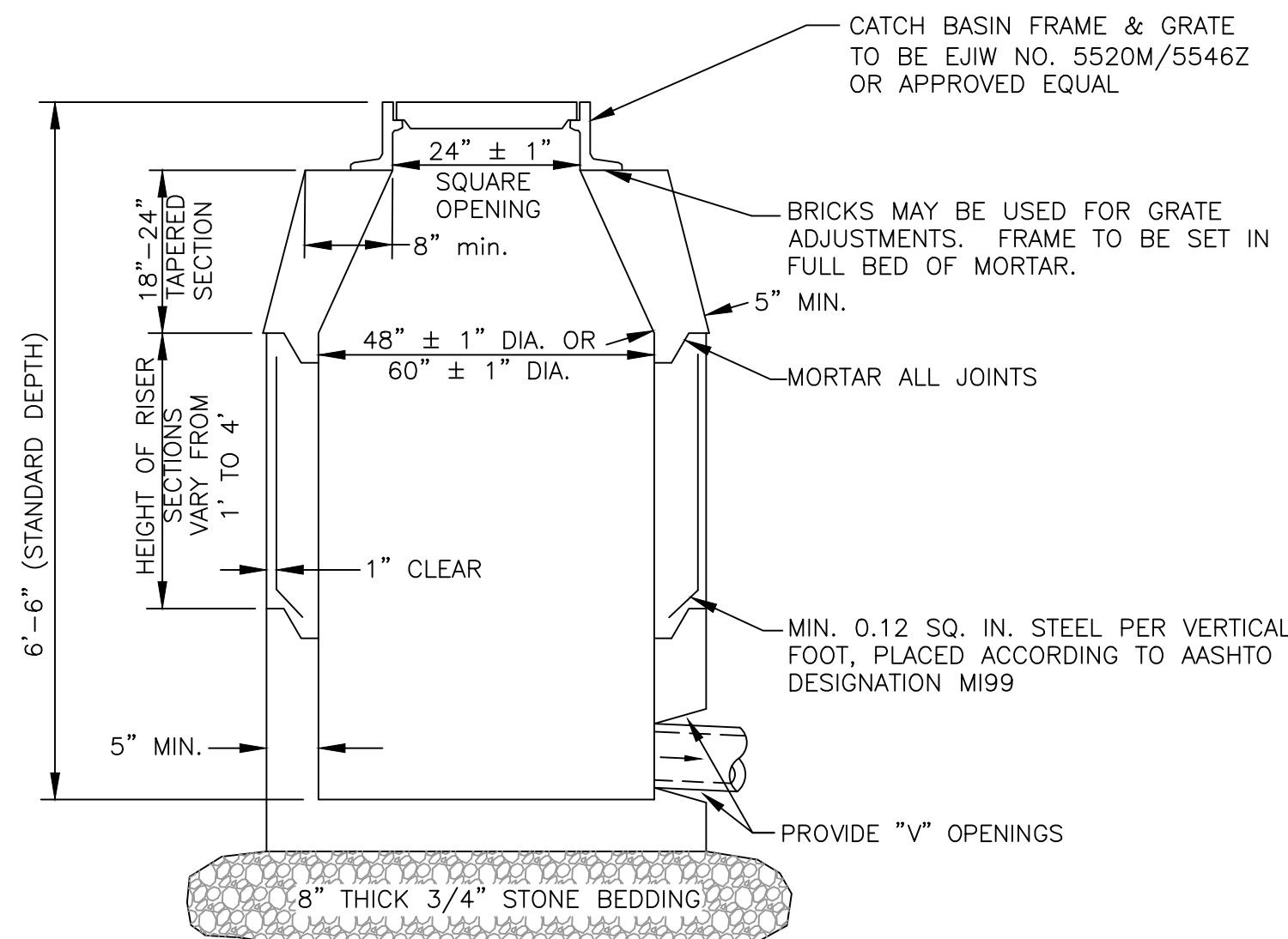
- NOTES:**
1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
 2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
 3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 7. FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCRUCH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
 8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

Revision	By	Appd.	Issued
5	STAFF	Y1.M.M.DD	2018.02.29
4	STAFF	Y1.M.M.DD	2018.01.18
3	STAFF	Y1.M.M.DD	2017.11.29
2	STAFF	Y1.M.M.DD	2017.10.27
1	STAFF	Y1.M.M.DD	2017.09.21

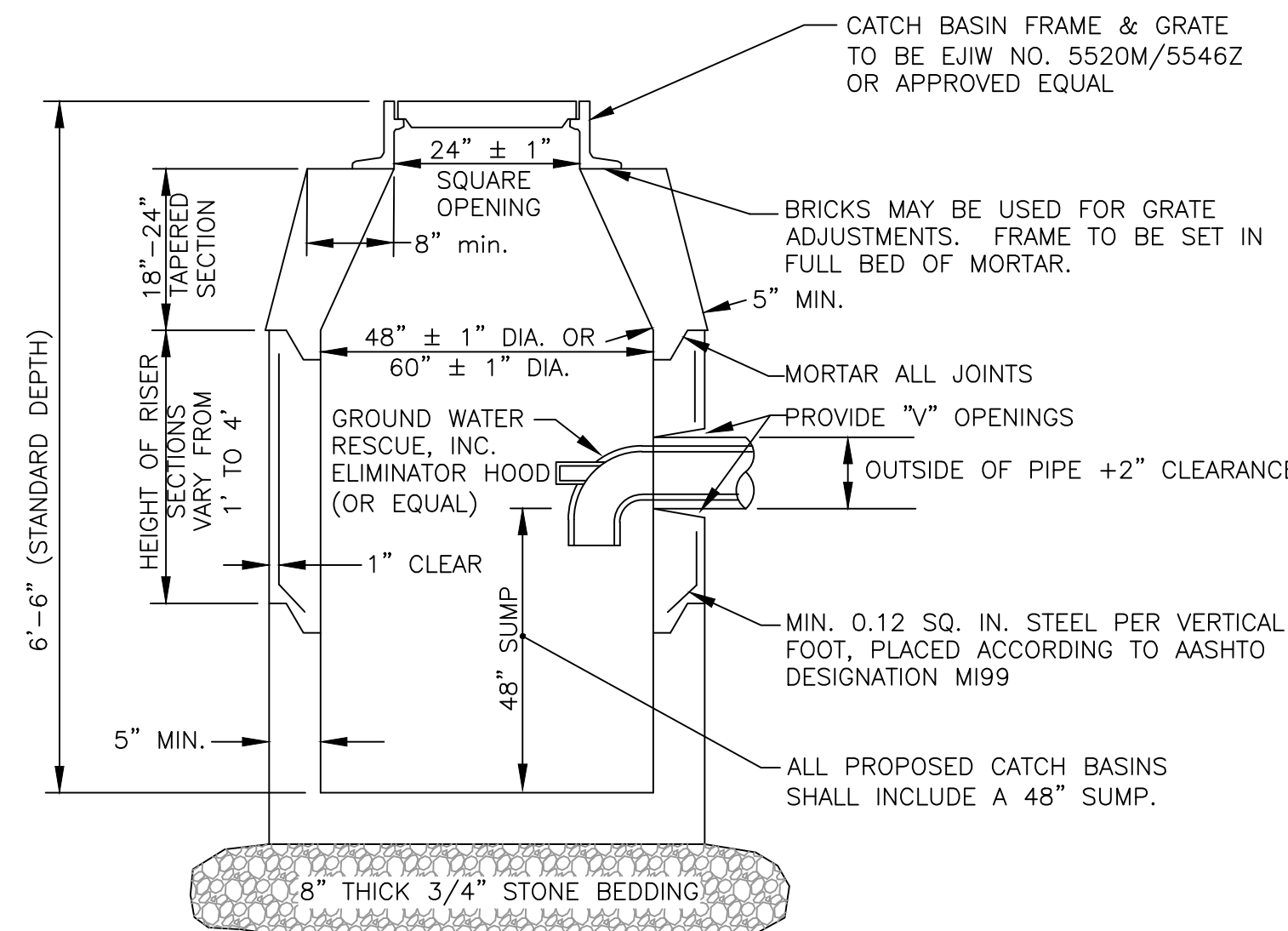
Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
ROADWAY / ADA DETAILS

Permit-Seal

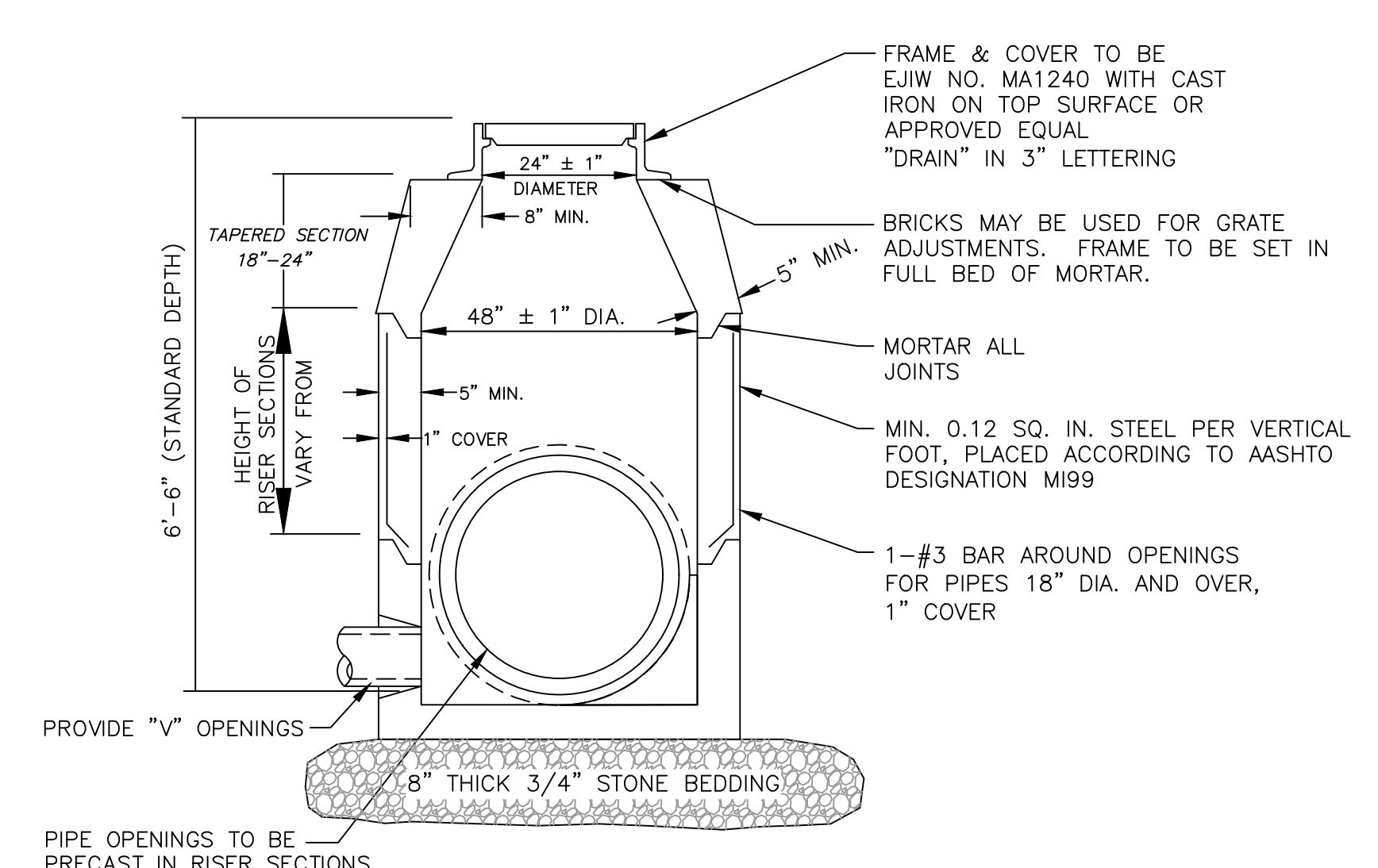
Project Number:	3599		
File Name:	3599S-DETAILS		
Rev	Stantec	Stantec	2017.03.24
Dwn	Clara	Dgr	Y1.M.M.DD
Drawing No.	SD08.03		
Revision	Sheet		



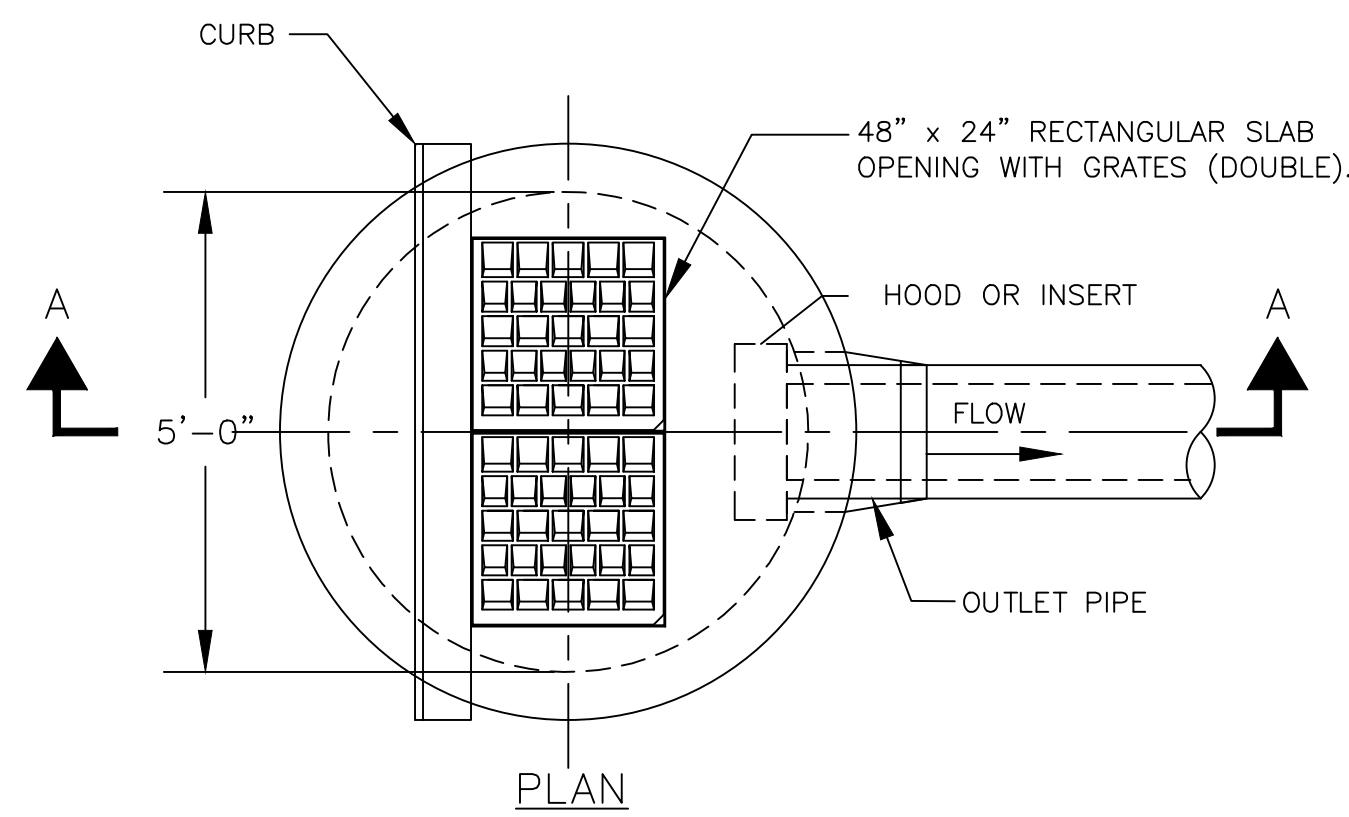
PRECAST CONCRETE CATCH BASIN-YARD
NOT TO SCALE



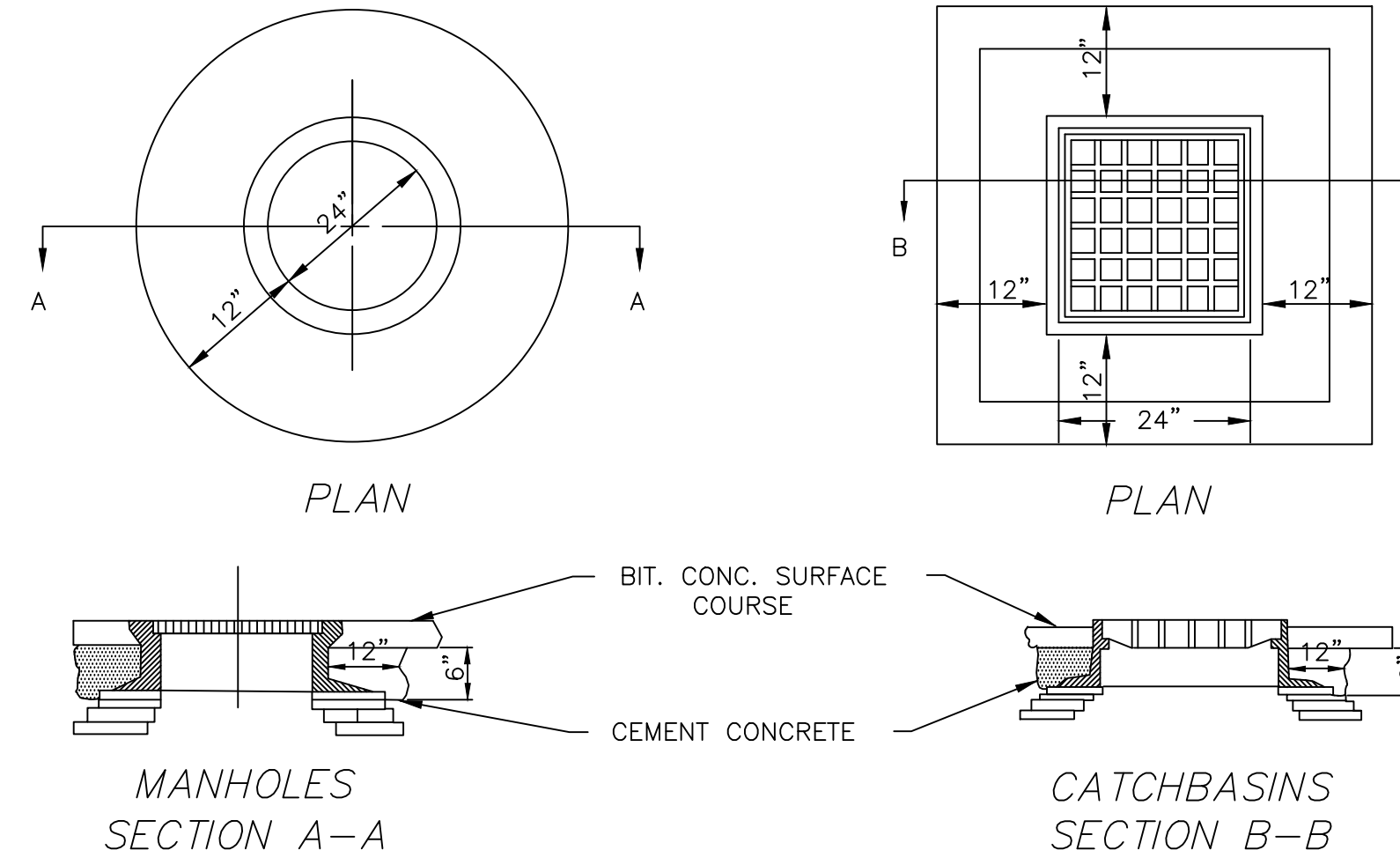
PRECAST CONCRETE CATCH BASIN-CARTWAY
NOT TO SCALE



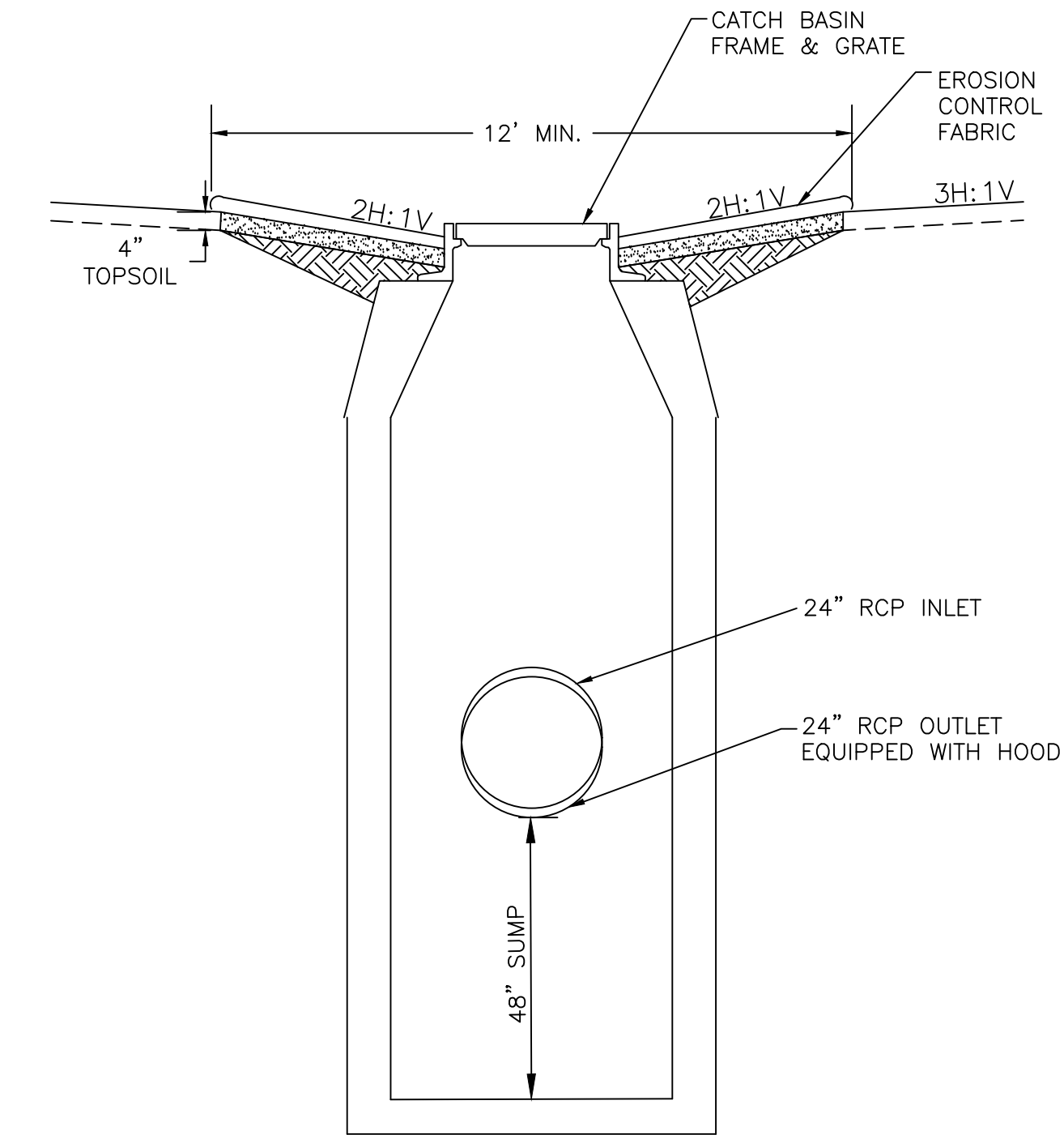
PRECAST CONCRETE MANHOLE
NOT TO SCALE



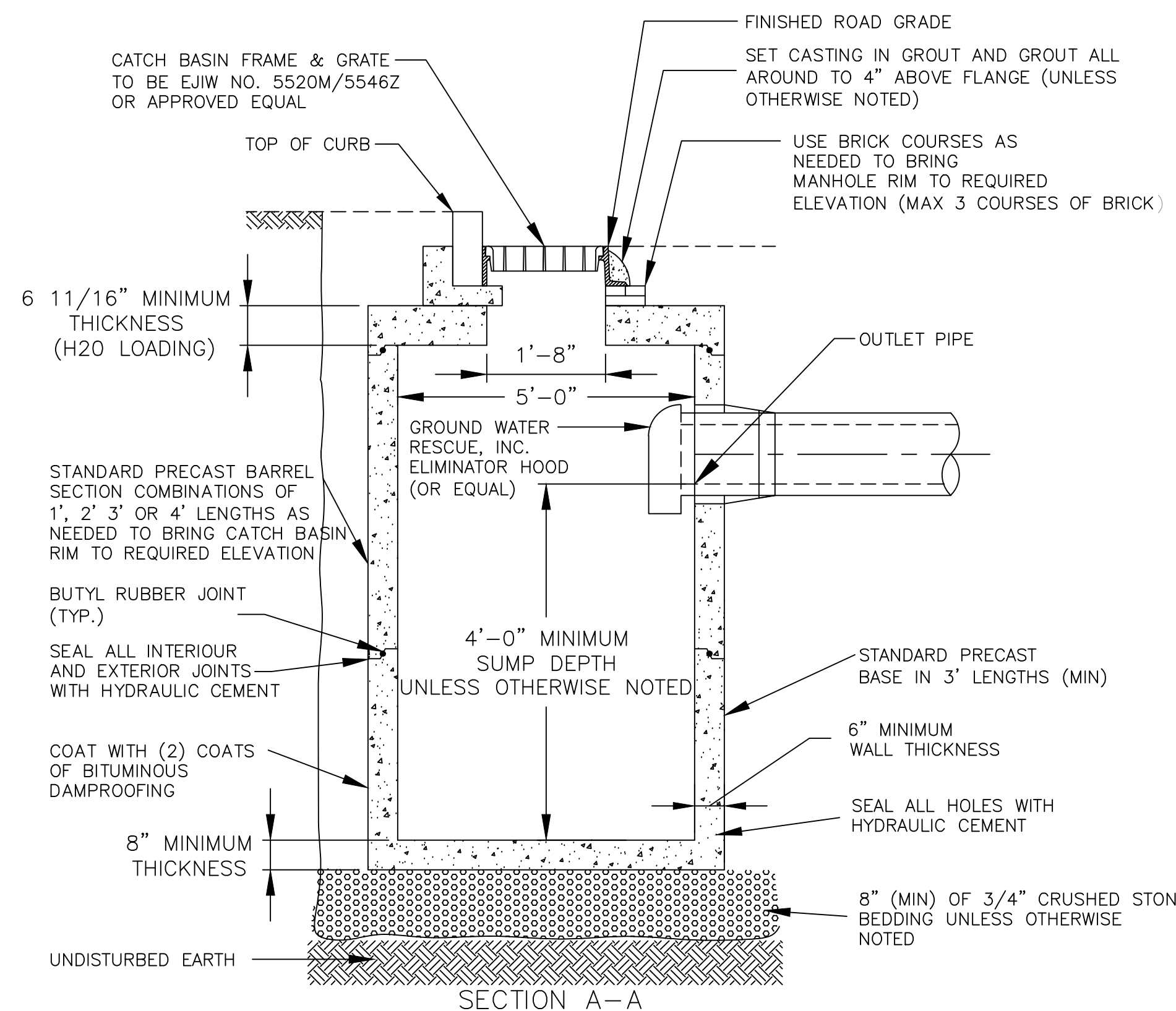
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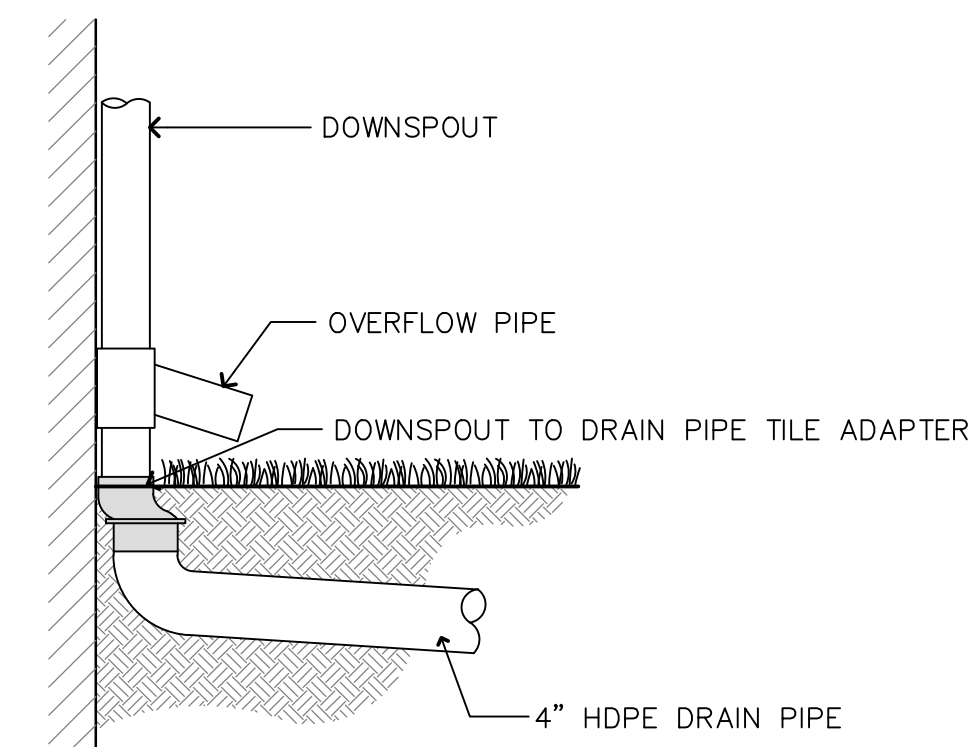
CATCH BASIN GRATE AND CONCRETE COLLARS
NOT TO SCALE



DETAIL OF CATCH BASIN IN SWALE ALONG HATHERLY ROAD
NOT TO SCALE

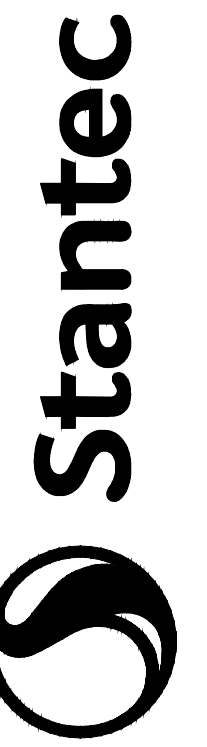


DOUBLE GRATE CONCRETE CATCH BASIN
NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

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2018/02/29 3:20 PM by Kevin Cross



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The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
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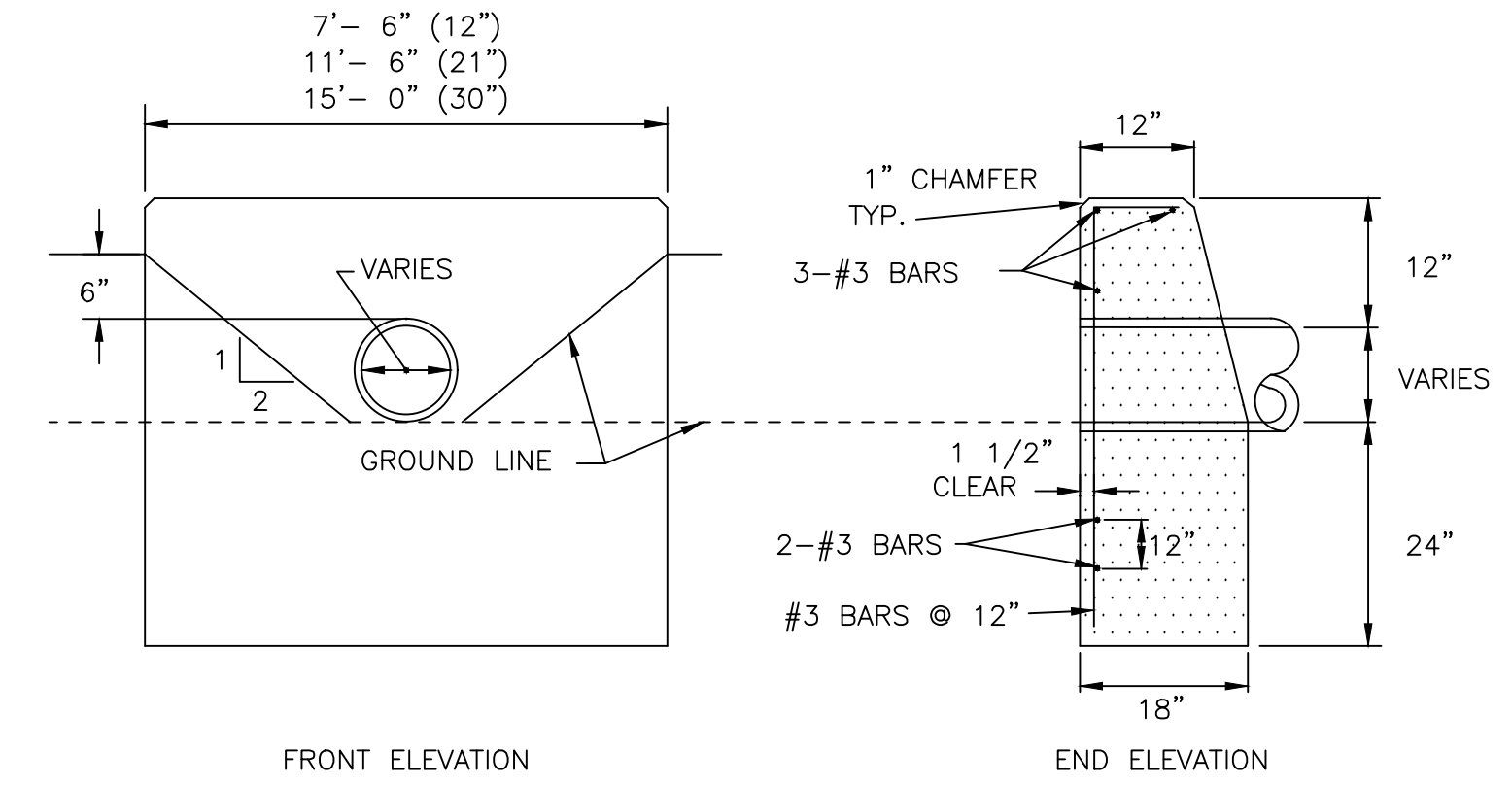
Revision	By	Appd.	Issued
5	STAFF		2018/02/29
4	STAFF		2018/01/18
3	STAFF		2017/11/29
2	STAFF		2017/10/27
1	STAFF		2017/09/21

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
STORMWATER DETAILS

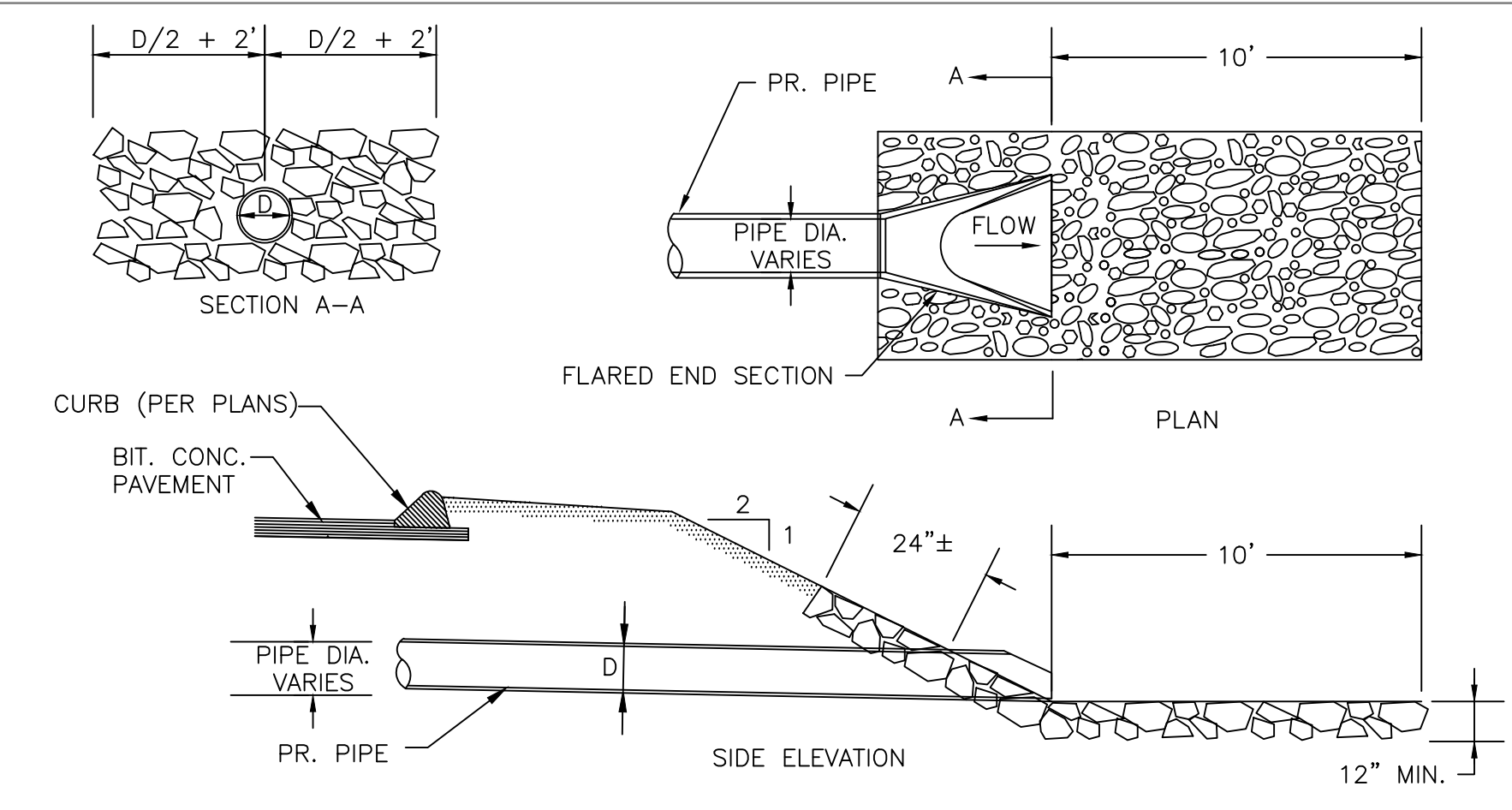
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File Name:	3599-S-DETAILS		
Rev	Stantec	Stantec	2017.03.24
Dwn	Clk	Dgr	TY.M.M.D.D
Drawing No.	SD08.04		
Revision	Sheet		

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2018/02/09 3:20 PM By: Kevin Cross

ORIGINAL SHEET - ARCHD

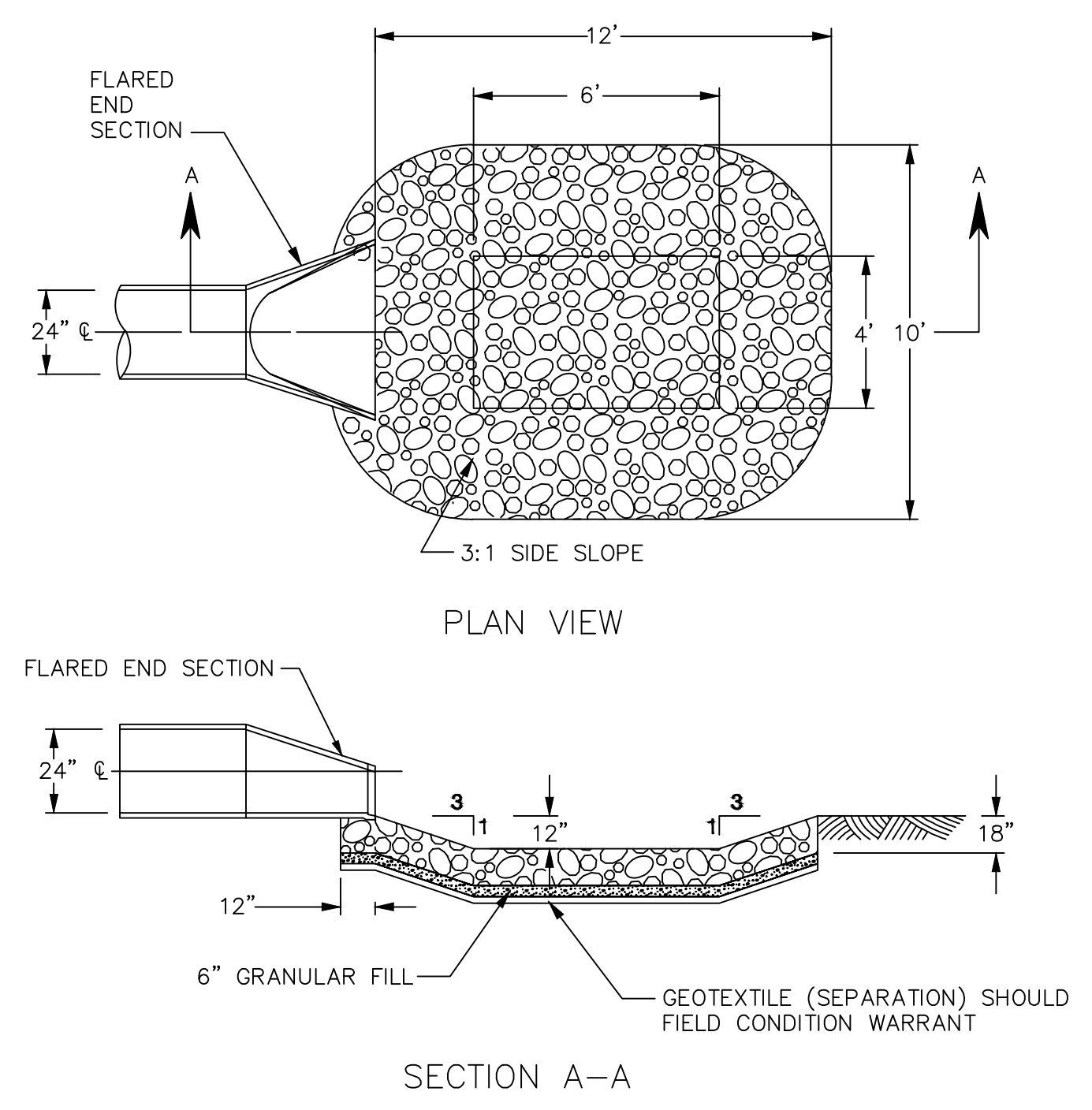


END WALL DETAIL
NOT TO SCALE

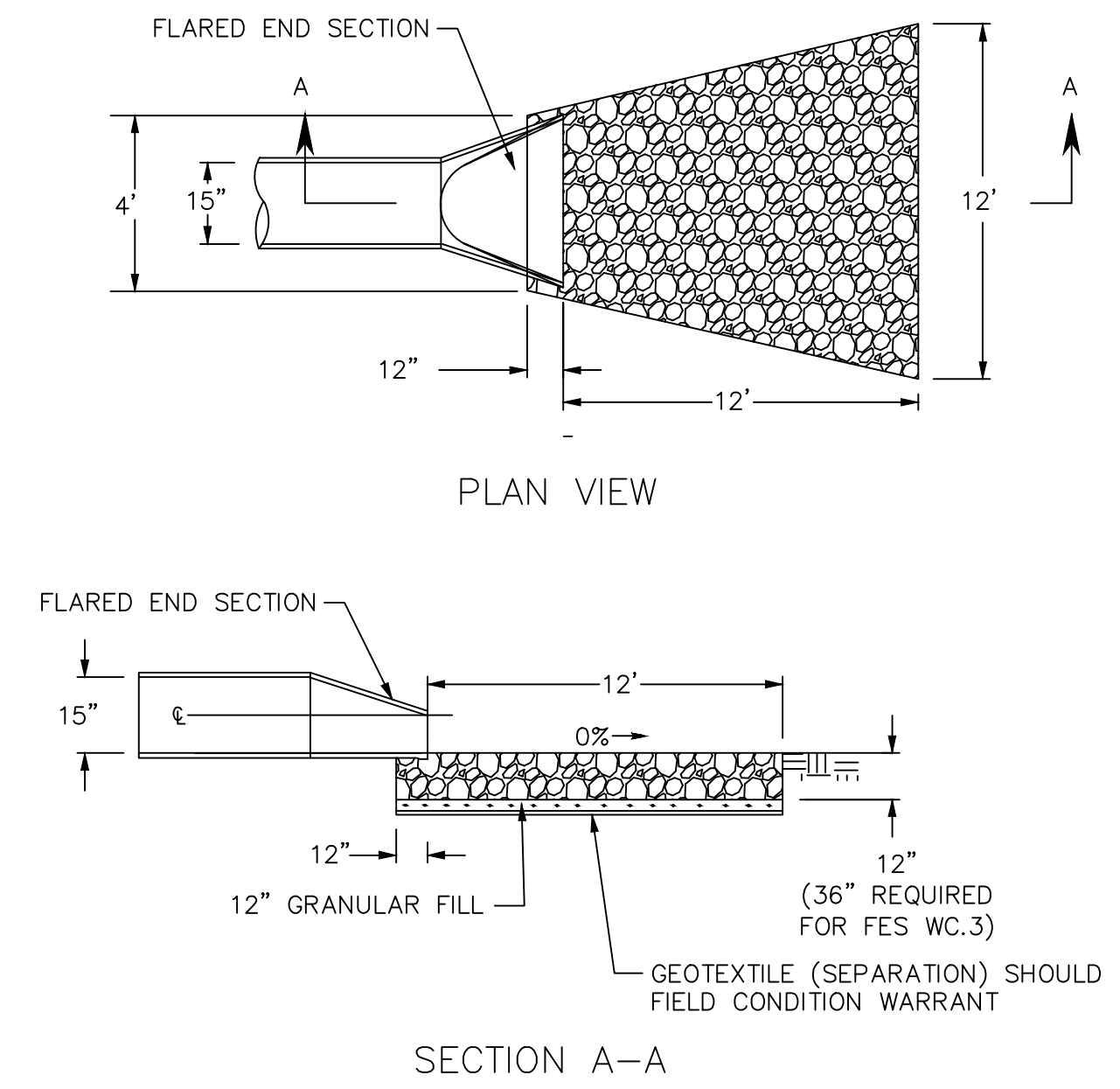


- NOTES:
1. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS. PER STONE.
 2. THIS DETAIL SHALL APPLY TO ALL PIPE OUTLETS 12" OR LESS IN DIAMETER.

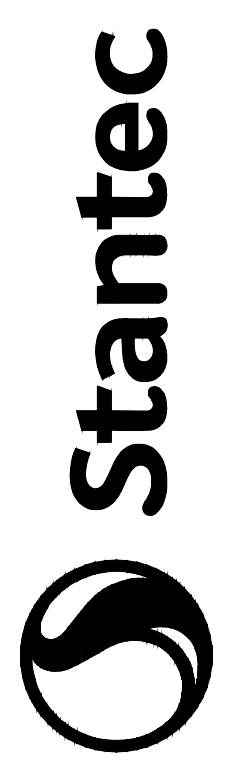
TYPICAL FLARED PIPE END AND RIPRAP OUTLET
NOT TO SCALE



PREFORMED SCOUR HOLE AT 24" PIPE OUTLET
NOT TO SCALE



RIPRAP OUTLET AT 15" & 18" PIPE OUTLETS
NOT TO SCALE



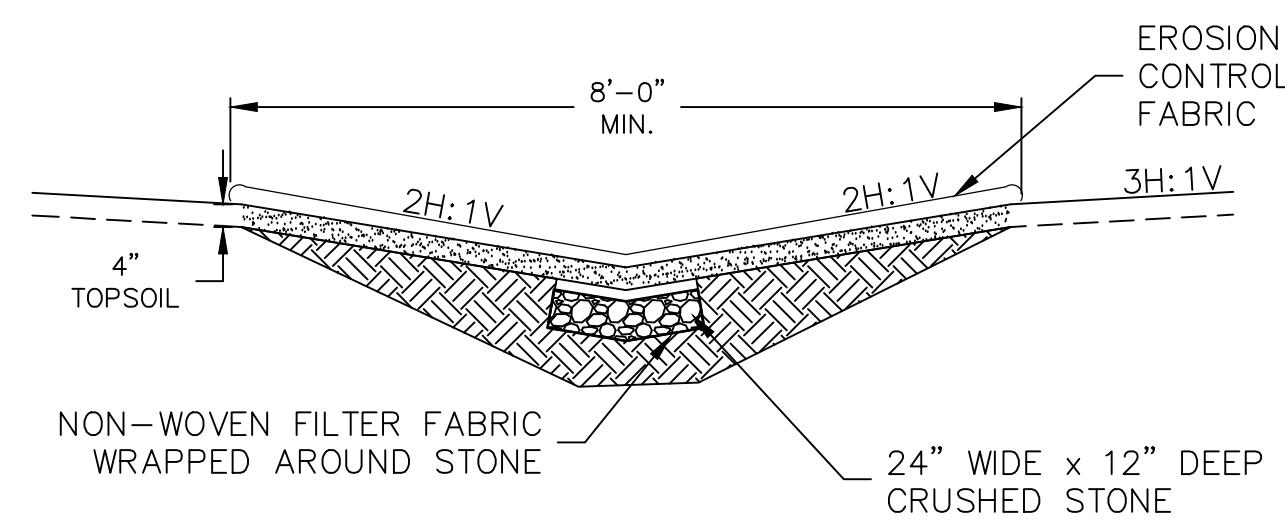
146 Main Street Unit 3
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Revision	By	Appd.	Issued
5	STAFF	Y1.M.M.D.D	2018.02.09
4	STAFF	Y1.M.M.D.D	2018.01.18
3	STAFF	Y1.M.M.D.D	2017.11.29
2	STAFF	Y1.M.M.D.D	2017.10.27
1	STAFF	Y1.M.M.D.D	2017.09.21

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
STORMWATER DETAILS

Permit-Seal

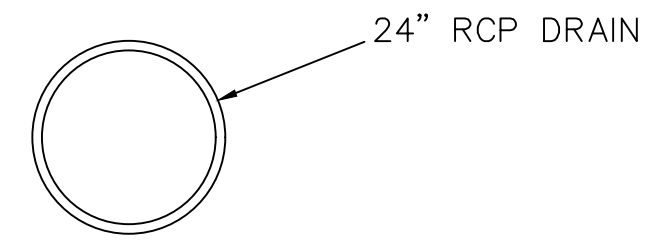
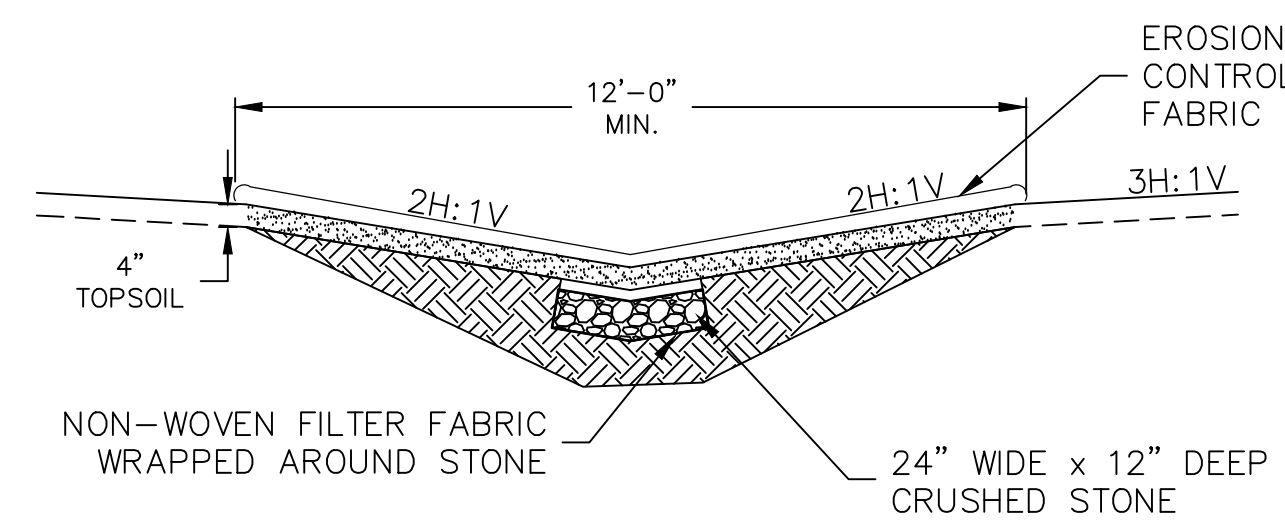
Project Number:	3599		
File Name:	3599-S-DETAILS		
ESE	Stantec	Stantec	2017.03.24
Drawn	Clara	Drawn	Y1.M.M.D.D
Drawing No.	SD08.05		
Revision	Sheet		



NOTE:
GRASS LINED SWALES ARE TO BE USED EVERYWHERE UNLESS INDICATED OTHERWISE. SWALE SLOPE SHALL MATCH THAT OF ROADWAY PROFILE UNLESS NOTED OTHERWISE ON THE PLANS.

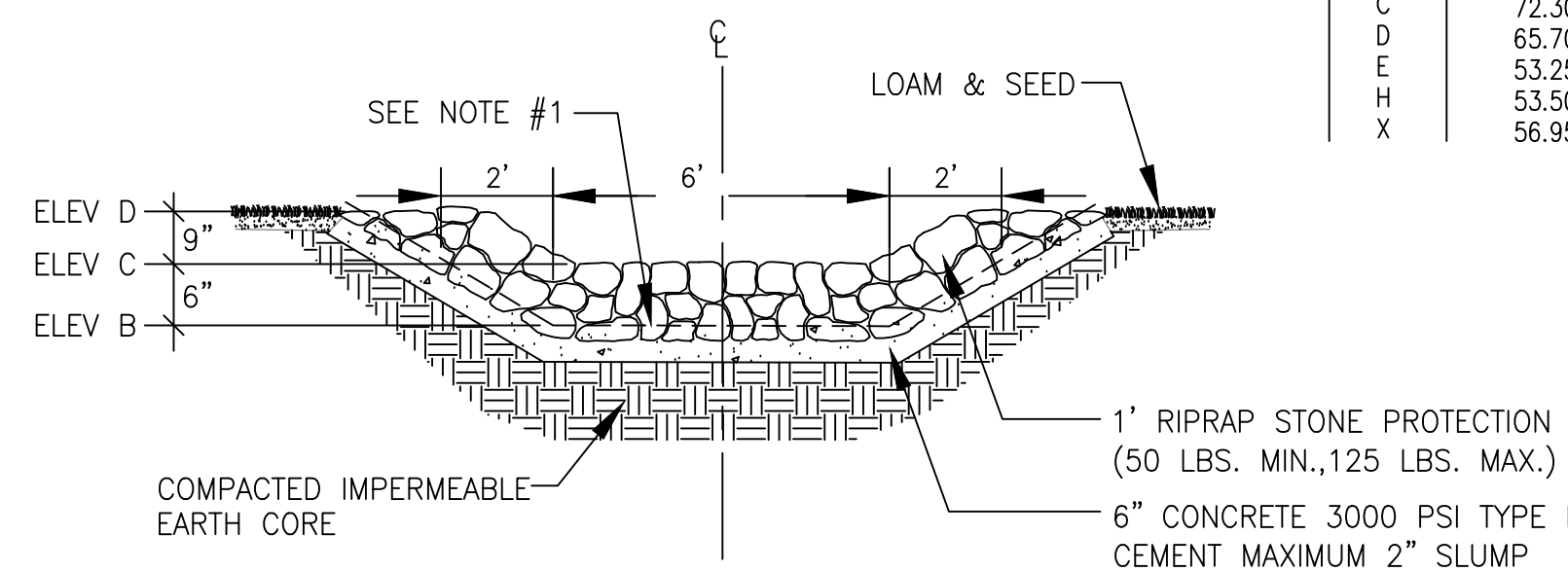
GRASS-LINED SWALE DETAIL

NOT TO SCALE



SWALE ALONG HATHERLY ROAD DETAIL

NOT TO SCALE



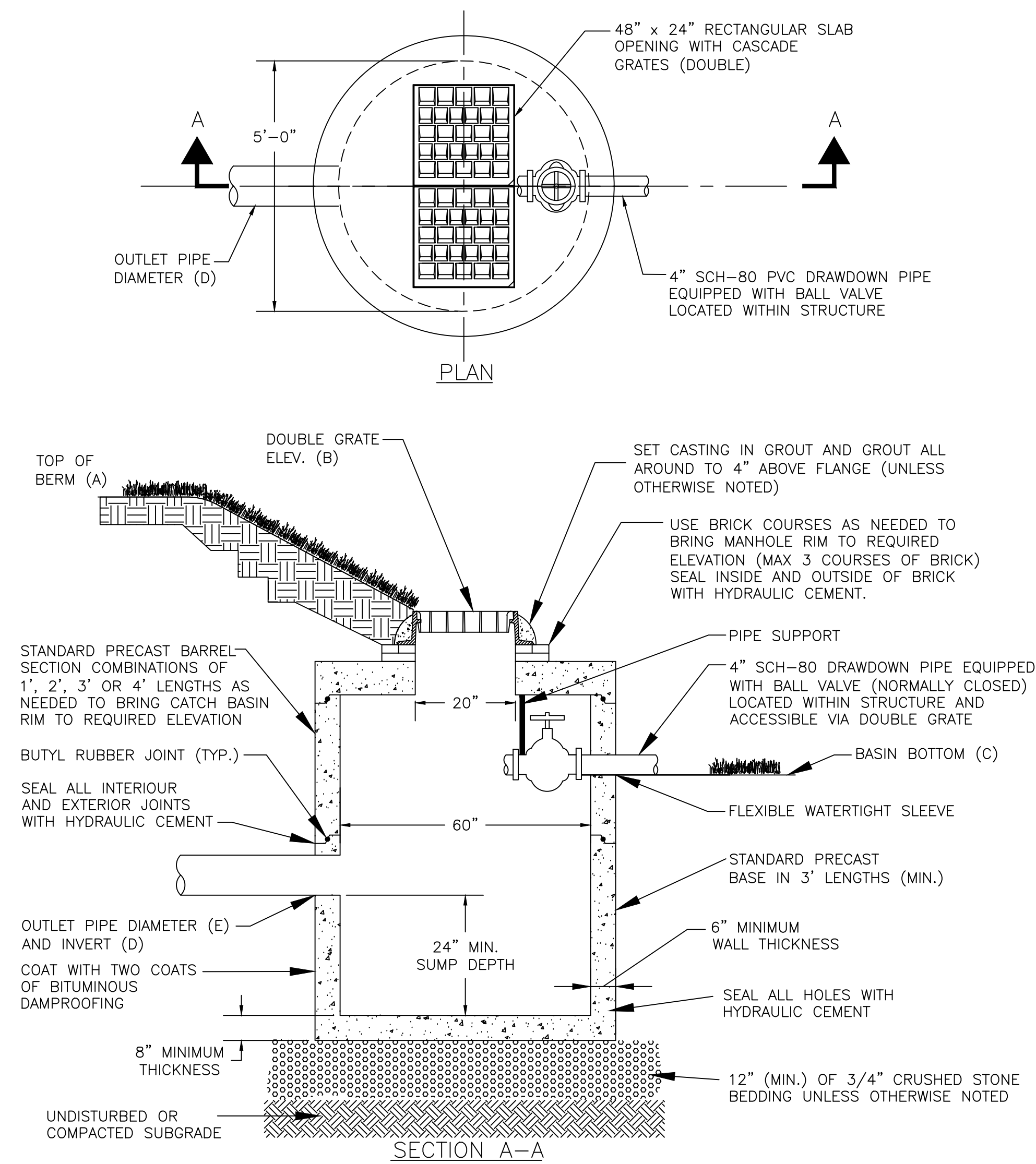
NOTES:

- HAND SET FIRST LAYER OF RIPRAP INTO CONCRETE TO APPROXIMATELY MID-DEPTH OF THE LAYER.
- HAND PLACE REMAINING RIPRAP AFTER CONCRETE HAS SET AND CHINK WITH SMALLER STONES.

EMERGENCY OVERFLOW SPILLWAY

NOT TO SCALE

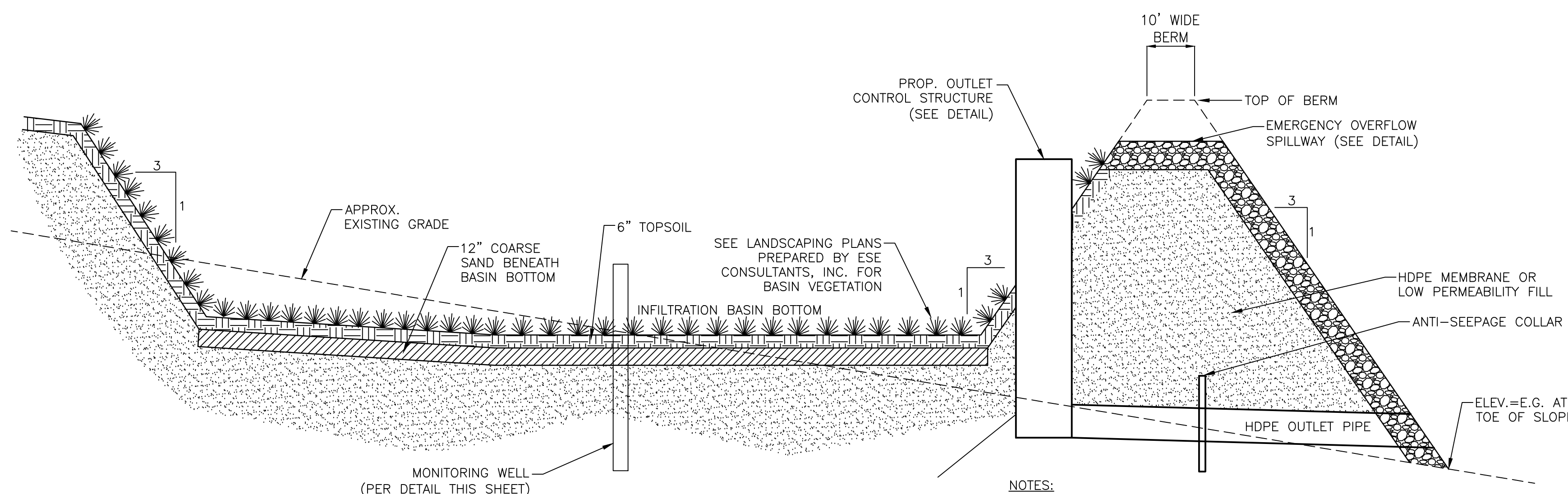
BASIN	(A) GRATE ELEVATION	(B) TOP OF CONCRETE ELEVATION	(C) TOP OF STONE ELEVATION	(D) TOP OF BERM ELEVATION
A	53.80	54.05	54.55	55.30
B	63.75	64.00	64.50	65.25
C	72.50	72.55	73.05	73.80
D	65.70	65.95	66.45	67.20
E	53.25	53.50	54.00	54.75
H	53.50	53.75	54.25	55.00
X	56.95	57.20	57.70	58.45



BASIN	(A) TOP OF BERM	(B) GRATE ELEVATION	(C) BASIN BOTTOM	(D) PIPE INVERT	(E) OUTLET PIPE SIZE
A	55.00	53.80	52.50	49.50	8-INCH
B	65.00	63.75	62.30	58.80	12-INCH
C	73.70	72.30	71.00	69.75	6-INCH
D	67.00	65.70	64.30	62.70	12-INCH
E	54.50	53.25	51.80	48.00	8-INCH
H	54.70	53.50	52.00	49.70	8-INCH
X	58.20	56.95	55.50	53.70	8-INCH

BASIN OUTLET CONTROL STRUCTURE DETAIL

NOT TO SCALE

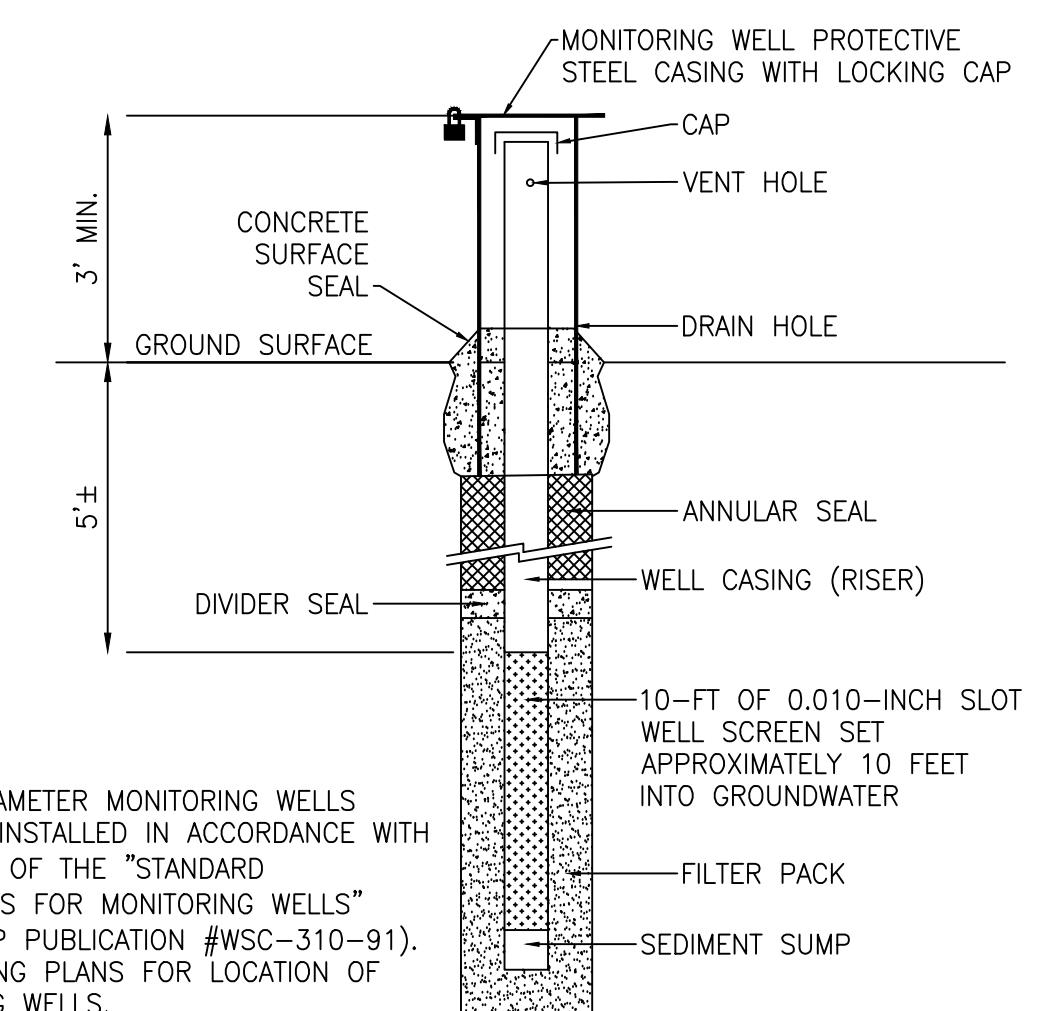


NOTES:

- PARENT MATERIAL & FILL MATERIAL SOILS SHALL NOT BE COMPACTED TO REDUCE INFILTRATION CAPACITY. IF SOILS WITHIN THE FOOTPRINT OF THE INFILTRATION BASIN ARE COMPACTED, COMPACTED SOILS SHALL BE REMOVED AND REPLACED.
- ALL TOP SOIL, SUBSOIL AND LOW PERMEABILITY SOILS BELOW BASIN BOTTOM SHALL BE REMOVED AND REPLACED WITH SAND.

TYPICAL INFILTRATION BASIN SECTION

NOT TO SCALE



NOTES:

- 2-INCH DIAMETER MONITORING WELLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 4 OF THE "STANDARD REFERENCES FOR MONITORING WELLS" (MASS. DEP PUBLICATION #WSC-310-91).
- SEE GRADING PLANS FOR LOCATION OF MONITORING WELLS.

MONITORING WELL DETAIL

NOT TO SCALE

Revision	By	Appd.	Issued
5	STAFF	STAFF	2018.02.29
4	STAFF	STAFF	2018.01.18
3	STAFF	STAFF	2017.11.29
2	STAFF	STAFF	2017.10.27
1	STAFF	STAFF	2017.09.21

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit-Seal
Town of Scituate, Plymouth County, Massachusetts

Project Number: 3599
File Name: 3599-S-DETAILS

Rev	Stantec	Stantec	2017.03.24
Drawn	Checked	Design	TY.M.M.D.D
Drawing No.	SD08.06		
Revision	Sheet		

CULTEC RECHARGER V8HD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER V8HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR METEORIC, RECHARGING, COLLECTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

- CHAMBER PARAMETERS**
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
 2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK POLYETHYLENE.
 3. THE CHAMBER WILL BE ARCHED IN SHAPE.
 4. THE CHAMBER WILL BE OPEN BOTTOMED.
 5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
 6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER V8HD INTERMEDIATE UNIT SHALL BE 32 INCHES (813 mm) TALL, 60 INCHES (1524 mm) WIDE AND 5.08 FEET (1.55 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER V8HD OR V8HD INTERMEDIATE UNIT SHALL BE 90.0 FEET (27.43 m).
 7. THE CULTEC RECHARGER V8HD STARTER OR V8HD END UNIT WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV F-110x4 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL WILL BE 15 INCHES (381 mm) HIGH BY 18.3 INCHES (465 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 15.3 INCHES (387 mm).
 8. THE CULTEC RECHARGER V8HD INTERMEDIATE UNIT WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL WILL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 4.2 INCHES (107 mm) LONG.
 9. THE NOMINAL STORAGE VOLUME OF THE CULTEC RECHARGER V8HD INTERMEDIATE UNIT SHALL BE 8.479 CF/FT (0.306 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER V8HD STARTER OR V8HD END UNIT SHALL BE 30.779 CF/FT (1.102 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER V8HD INTERMEDIATE UNIT SHALL BE 60.933 CF/FT (2.169 m³/m) - WITHOUT STONE.
 10. THE NOMINAL STORAGE VOLUME OF THE HVLV F-110x4 FEED CONNECTOR SHALL BE 0.913 CF/FT (0.325 m³/m) - WITHOUT STONE.
 11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 12.25 INCHES (311 mm) TALL, 16 INCHES (406 mm) WIDE AND 39 INCHES (991 mm) LONG.
 12. THE NOMINAL STORAGE VOLUME OF THE RECHARGER V8HD CHAMBER SHALL BE 8.479 CF/FT (0.306 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER V8HD STARTER OR V8HD END UNIT SHALL BE 30.779 CF/FT (1.102 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER V8HD INTERMEDIATE UNIT SHALL BE 60.933 CF/FT (2.169 m³/m) - WITHOUT STONE.
 13. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 CF/FT (0.325 m³/m) - WITHOUT STONE.
 14. THE NOMINAL STORAGE VOLUME OF THE HVLV F-110x4 FEED CONNECTOR SHALL BE 12.25 INCHES (311 mm) TALL, 16 INCHES (406 mm) WIDE AND 4.2 INCHES (107 mm) LONG.
 15. THE RECHARGER V8HD CHAMBER WILL HAVE DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
 16. THE END WALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
 17. THE RECHARGER V8HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END WALLS. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (600 mm).
 18. THE RECHARGER V8HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 18 INCHES (457 mm) HIGH BY 42 INCHES (1067 mm) WIDE. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (600 mm).
 19. THE RECHARGER V8HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND ONE FULLY OPEN END WALL HAVING NO SEPARATE END PLATES OR CROSS FEED CONNECTIONS. OR THE CHAMBER END WALL IS 24 INCHES (600 mm).
 20. THE RECHARGER V8HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 18 INCHES (457 mm) HIGH BY 42 INCHES (1067 mm) WIDE. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (600 mm).
 21. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER V8HD INTERMEDIATE AND ACT AS CROSS FEED CONNECTIONS.
 22. THE HVLV F-110x4 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER V8HD STARTER AND ACT AS CROSS FEED CONNECTIONS.
 23. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 24. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
 25. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP LOCATED ON TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
 26. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CONSTRUCTION ON THE LARGE RIB END.
 27. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
 28. MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 8.0 FEET (2.44 m).

CULTEC HVLV F-110x4 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV F-110x4 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER V8HD, V8HD AND V8HD STORMWATER CHAMBERS.

- CHAMBER PARAMETERS**
1. THE CHAMBER WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
 2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE).
 3. THE CHAMBER WILL BE ARCHED IN SHAPE.
 4. THE CHAMBER WILL BE OPEN BOTTOMED.
 5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV F-110x4 FEED CONNECTOR SHALL BE 18 INCHES (457 mm) TALL, 27.5 INCHES (699 mm) WIDE AND 39 INCHES (991 mm) LONG.
 6. THE NOMINAL STORAGE VOLUME OF THE HVLV F-110x4 FEED CONNECTOR SHALL BE 1.968 CF/FT (0.1328 m³/m) - WITHOUT STONE.
 7. THE HVLV F-110x4 FEED CONNECTOR CHAMBER SHALL HAVE 5 CORRUGATIONS.
 8. THE HVLV F-110x4 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER V8HD STARTER AND V8HD END STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
 9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

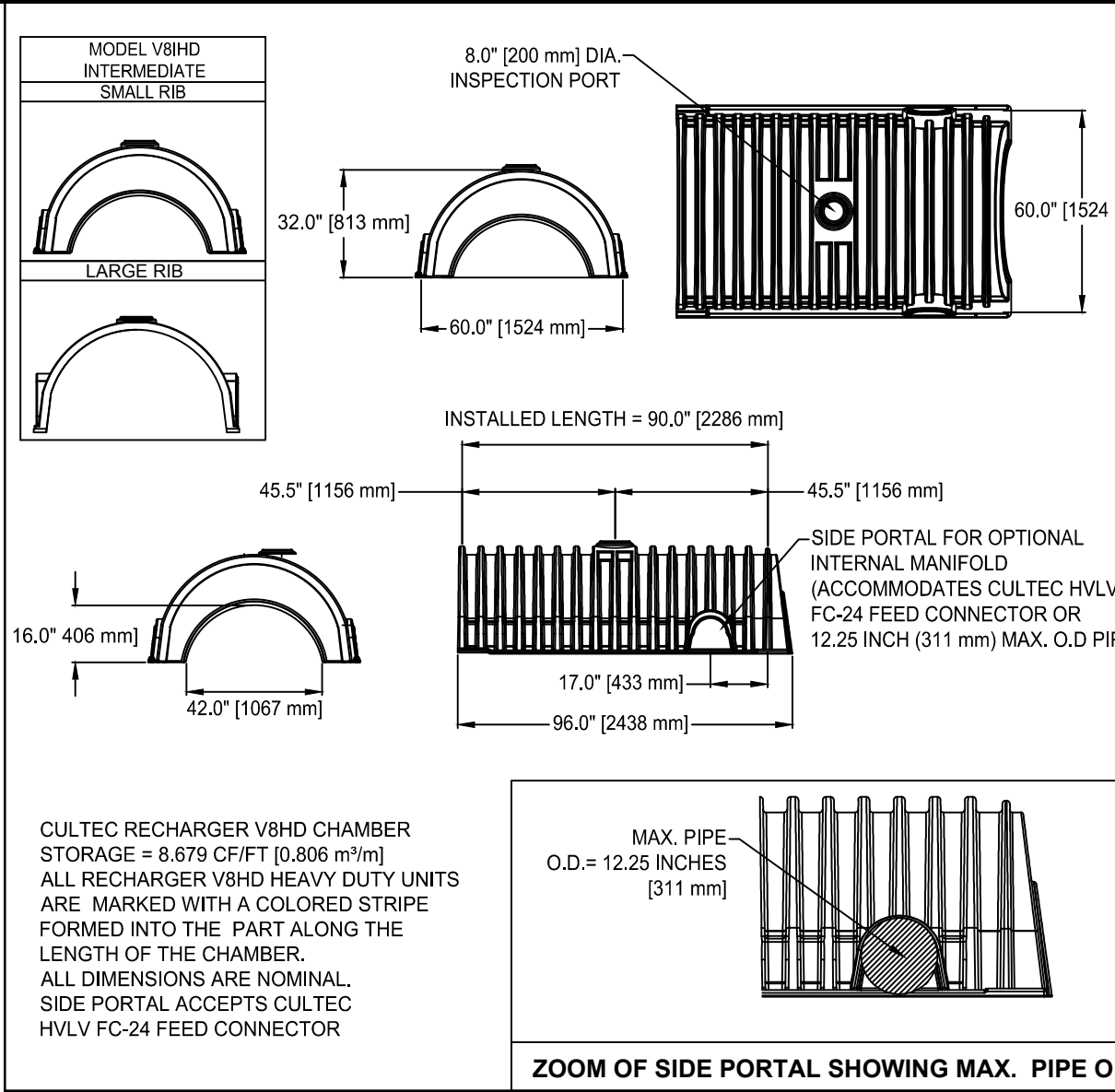
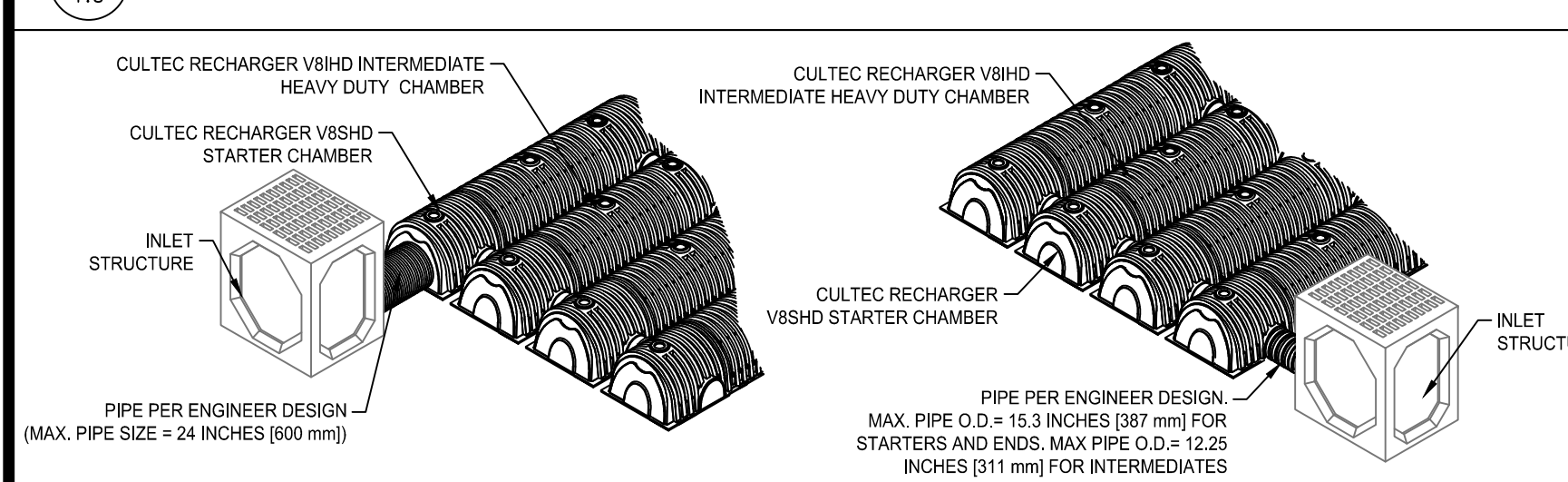
GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER V8HD INTERMEDIATE STORMWATER CHAMBERS.

- CHAMBER PARAMETERS**
1. THE CHAMBER WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
 2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE).
 3. THE CHAMBER WILL BE ARCHED IN SHAPE.
 4. THE CHAMBER WILL BE OPEN BOTTOMED.
 5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 4.2 INCHES (107 mm) LONG.
 6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 CF/FT (0.325 m³/m) - WITHOUT STONE.
 7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
 8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
 9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

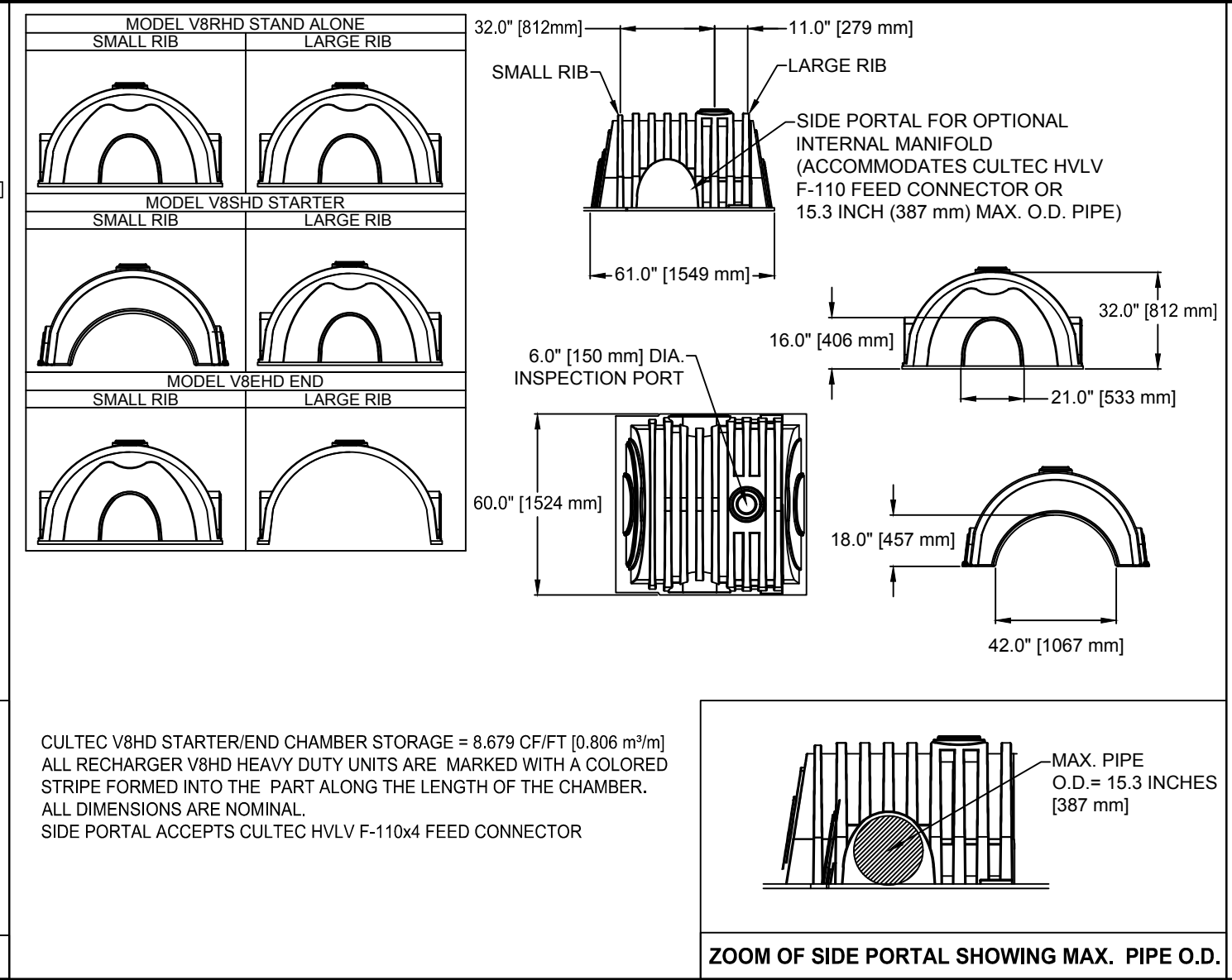
CULTEC NO. 66™ WOVEN GEOTEXTILE

- GENERAL**
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.
- GEOTEXTILE PARAMETERS**
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
 2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
 3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 115 LBS (52.2 KN) PER ASTM D4302 TESTING METHOD.
 4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 10% PER ASTM D4302 TESTING METHOD.
 5. THE GEOTEXTILE SHALL HAVE A TENSILE BURST RESISTANCE OF 600 PSI (4136 KPA) PER ASTM D3276 TESTING METHOD.
 6. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 115 LBS (52.2 KN) PER ASTM D4302 TESTING METHOD.
 7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (68.0 KN) PER ASTM D4302 TESTING METHOD.
 8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 800 LBS (362.9 KN) PER ASTM D615 TESTING METHOD.
 9. THE GEOTEXTILE SHALL HAVE A PERMEABILITY RATING OF 10% PER ASTM D4302 TESTING METHOD.
 10. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 0.01 GPM/FT (0.032 LPM/M) PER ASTM D4302 TESTING METHOD.
 11. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF 11% PER ASTM D4302 TESTING METHOD.
 12. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US SIEVE (0.845 MM) PER ASTM D4302 TESTING METHOD.
 13. THE GEOTEXTILE SHALL CONFORM TO A 100% HIGH-TENACITY, BLENDED POLYPROPYLENE/VINYL.

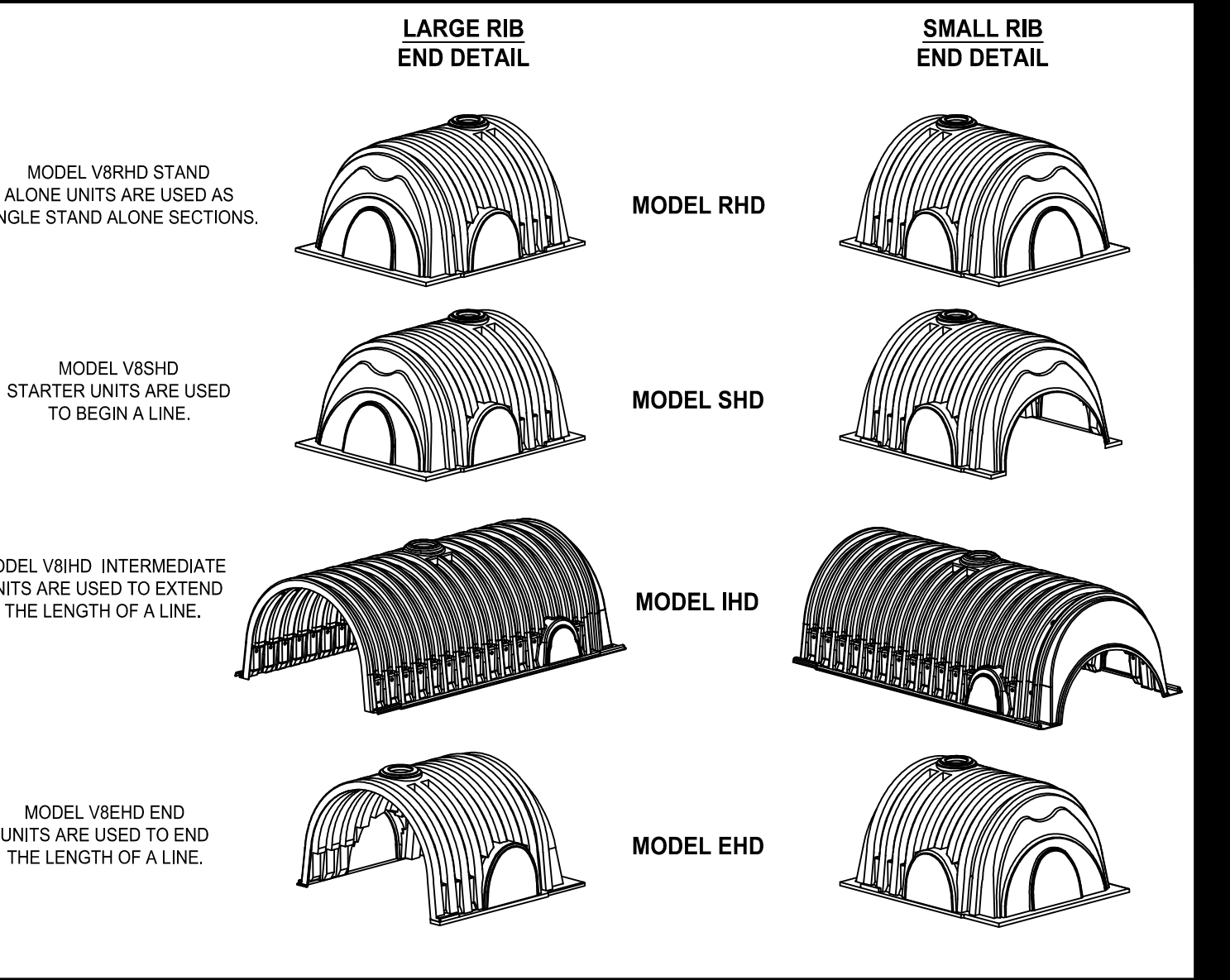
GENERAL NOTES



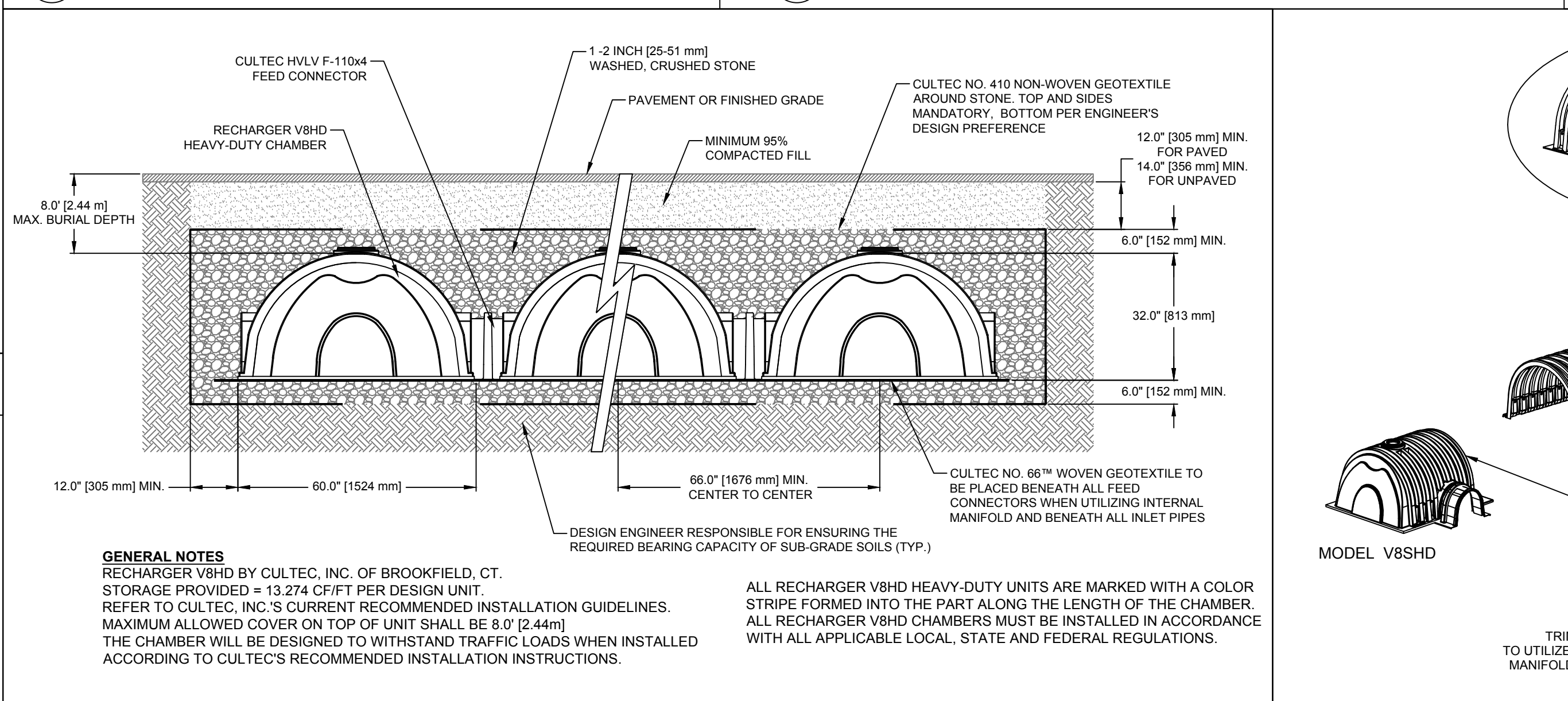
CULTEC RECHARGER V8HD THREE VIEW



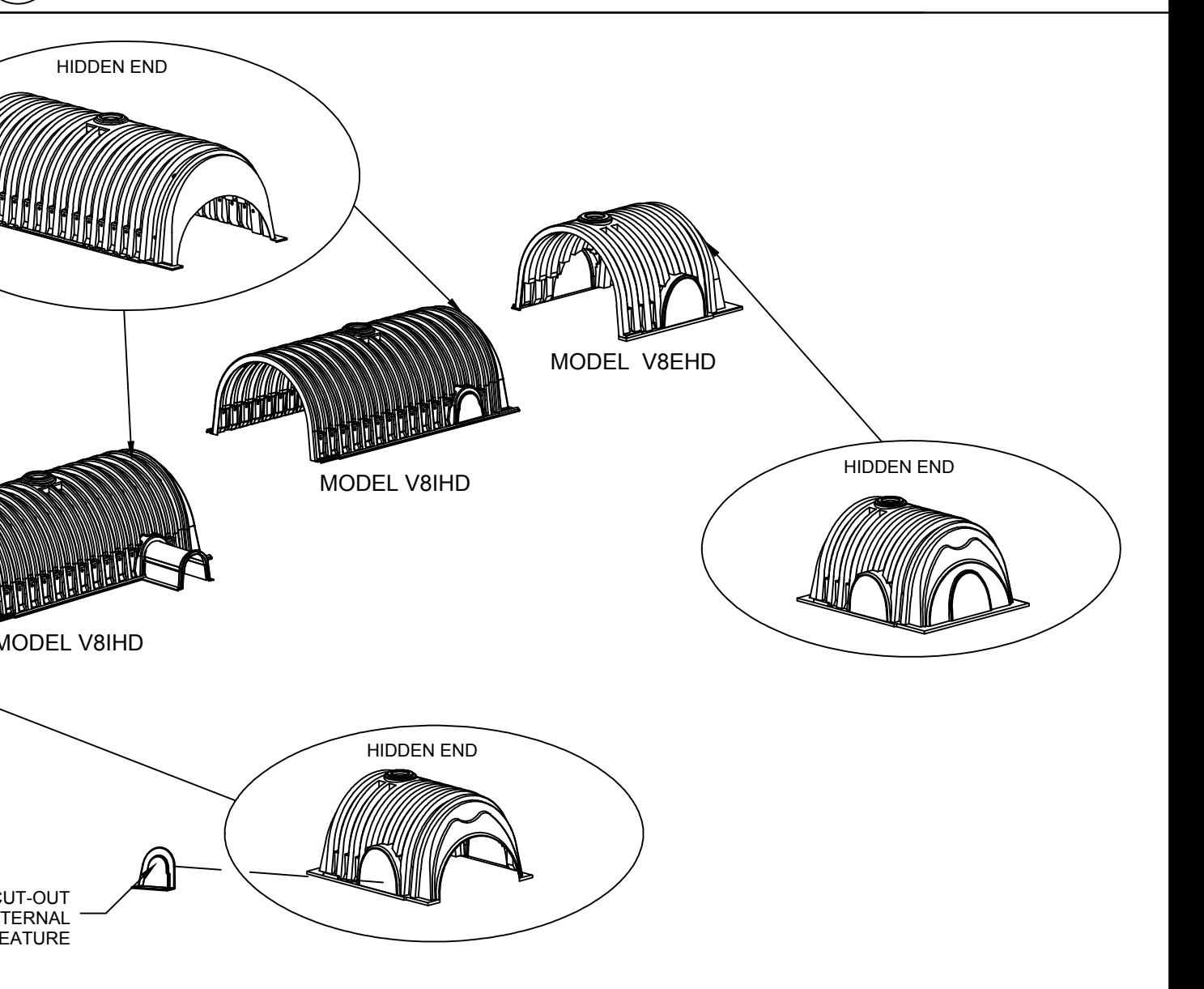
CULTEC RECHARGER V8RHD, SHD, EHD THREE VIEW



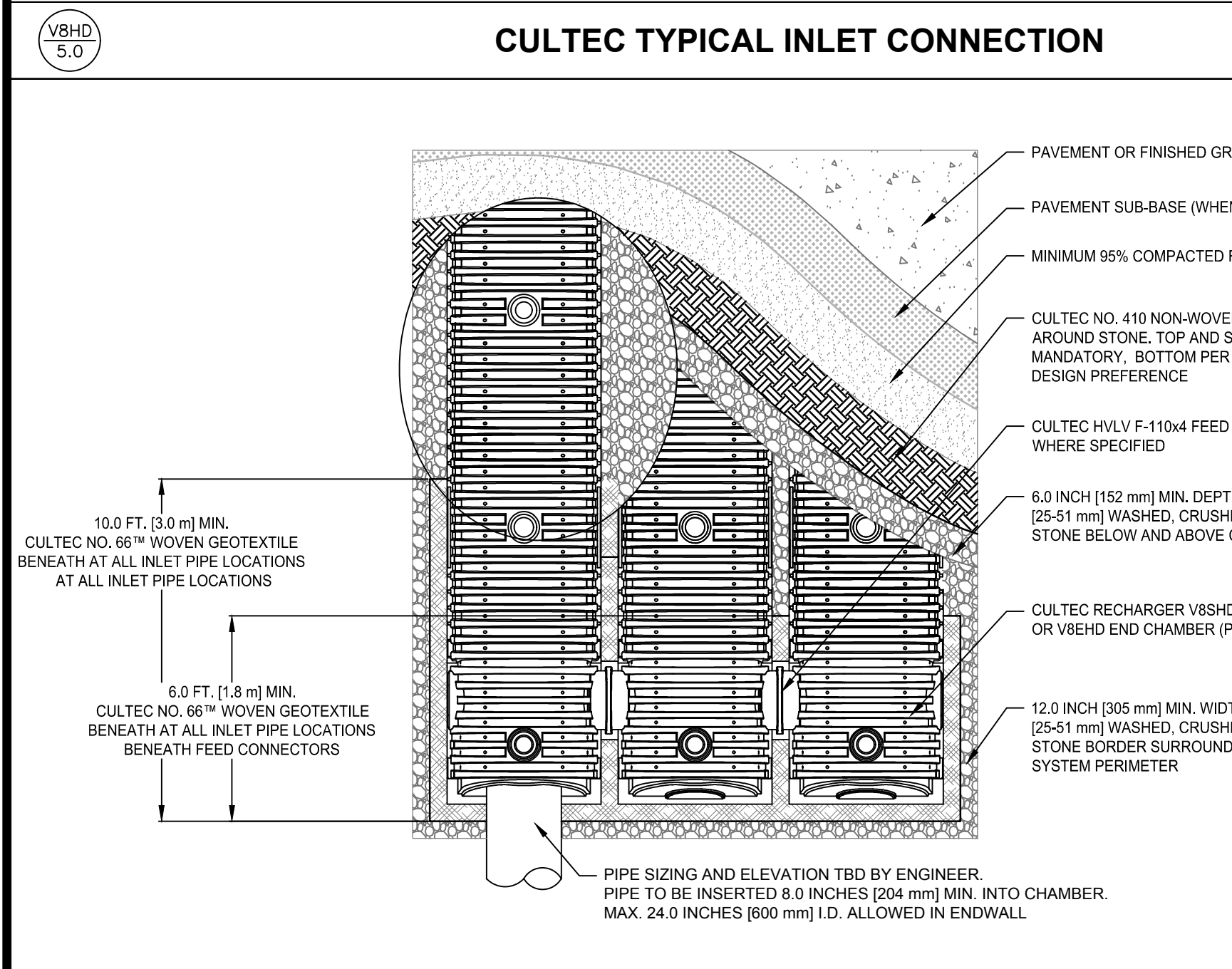
CULTEC RECHARGER V8HD END DETAIL INFORMATION



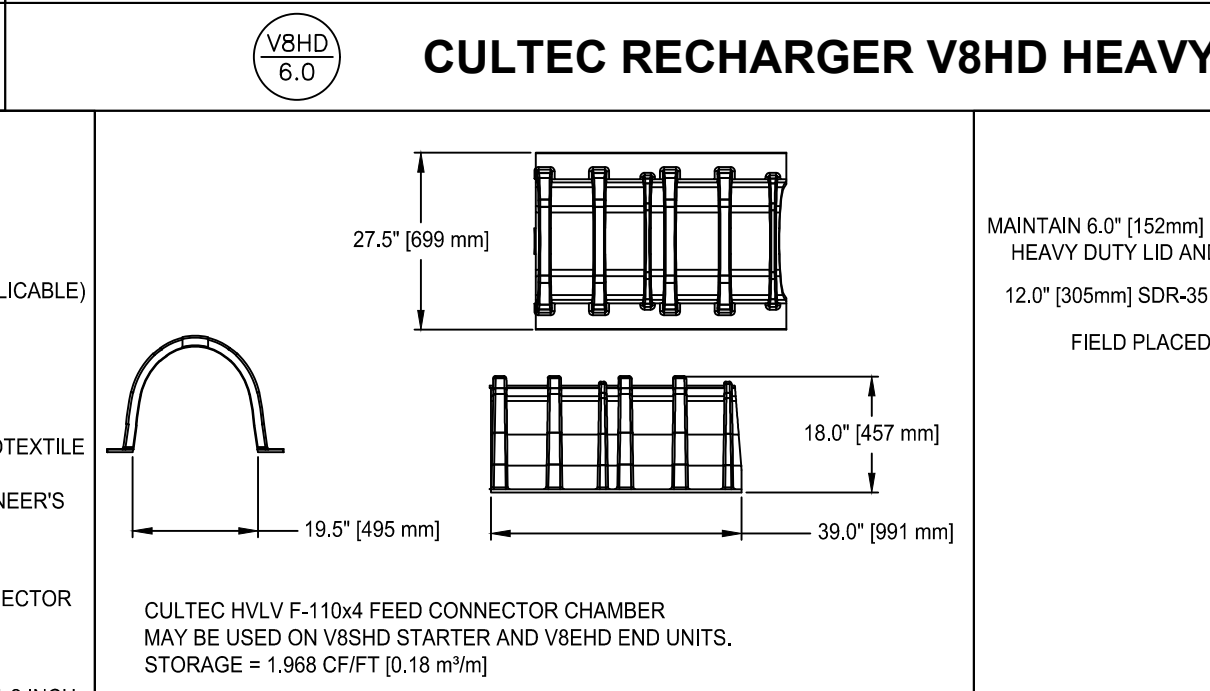
CULTEC RECHARGER V8HD HEAVY DUTY TYPICAL CROSS SECTION



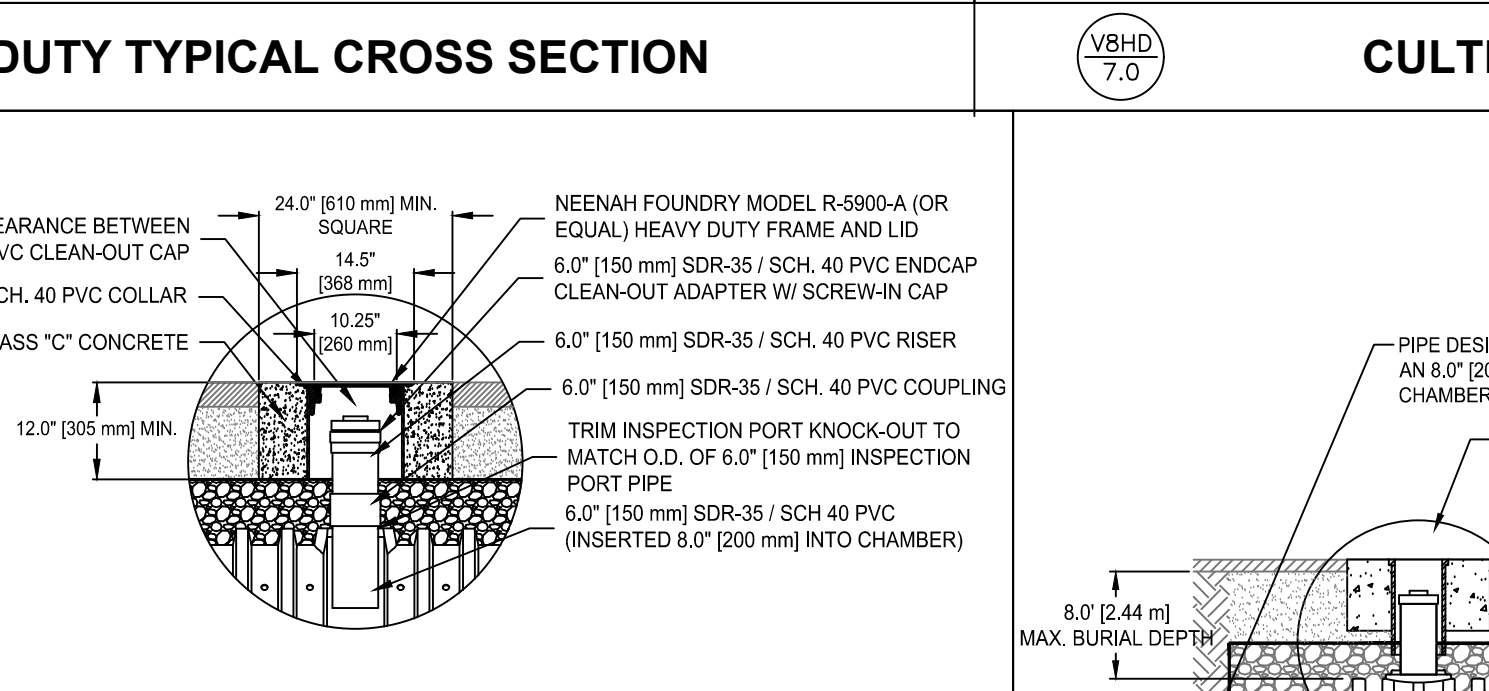
CULTEC RECHARGER V8HD HEAVY DUTY TYPICAL INTERLOCK



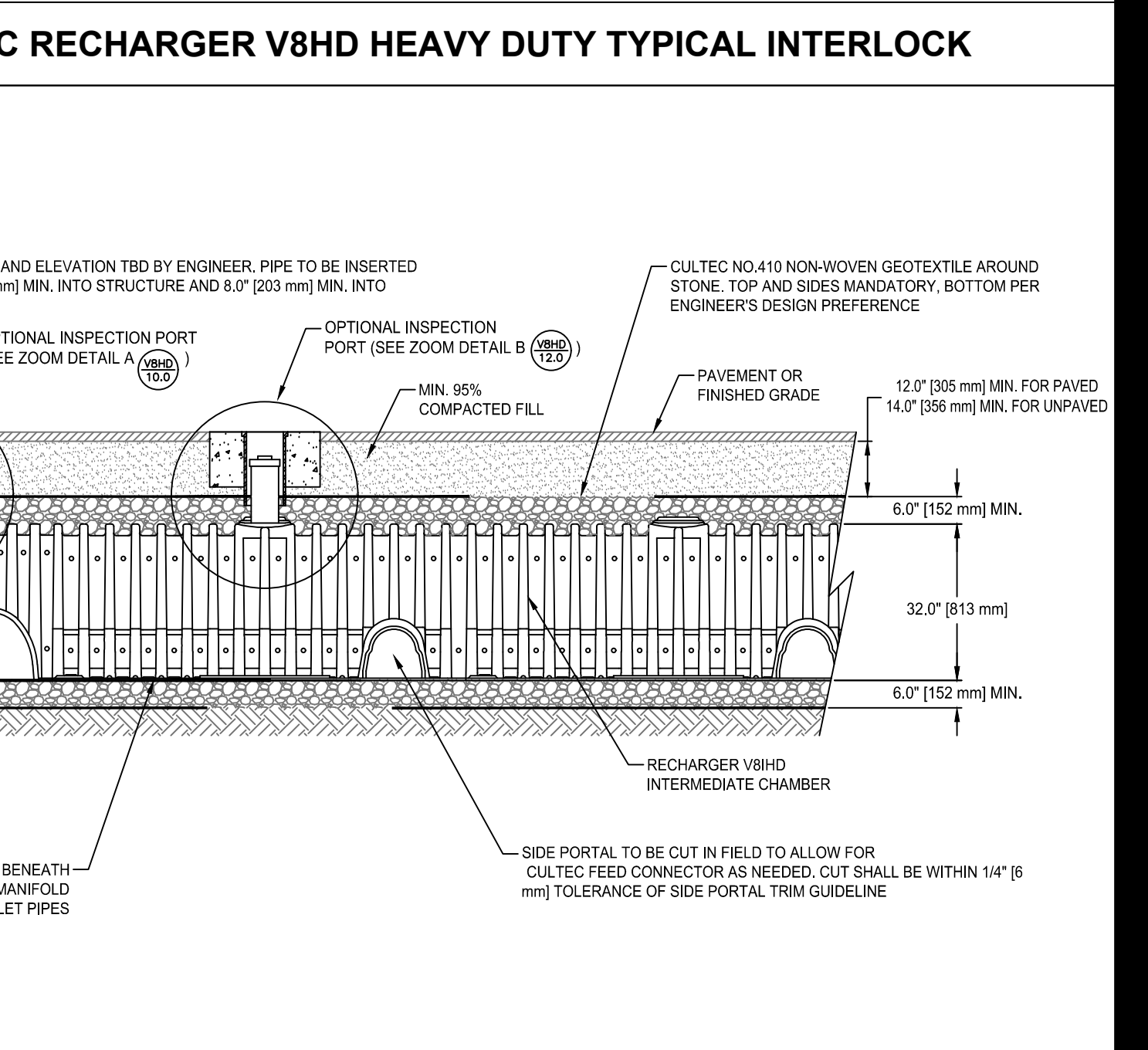
CULTEC RECHARGER V8HD HEAVY DUTY PLAN VIEW



CULTEC HVLV F-110x4 FEED CONNECTOR THREE VIEW



OPTIONAL INSPECTION PORT - ZOOM DETAIL A



CULTEC MANIFOLD DETAIL - OPTIONAL INSPECTION PORT DETAIL

CULTEC, Inc.
Subsurface Stormwater Management Systems
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www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

**RECHARGER V8HD
DETAIL SHEET
TRAFFIC APPLICATION**

CULTEC RECHARGER® V8HD			
PROJECT NO:	-	DATE:	10/2015
DESIGNED BY:	CULTEC, INC	DRAWN BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

Stantec
146 Main Street Unit 3
Hyannis, Massachusetts 02601-3128
www.stantec.com

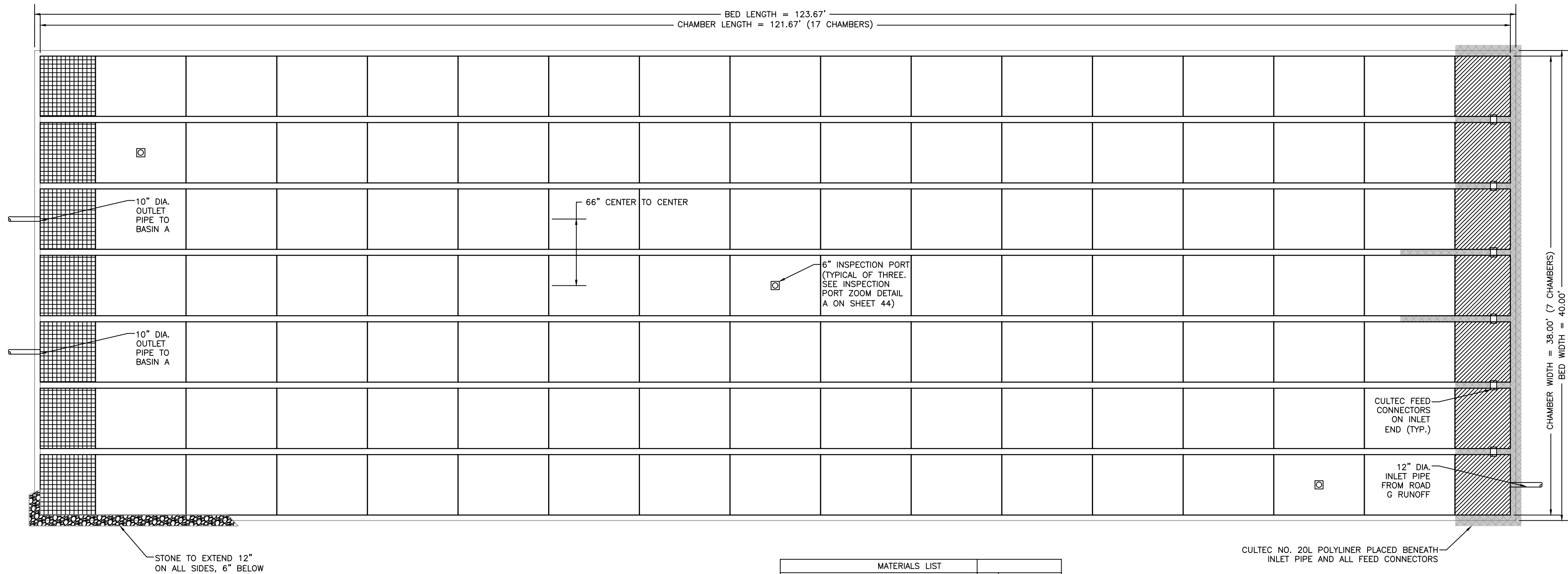
Client/Project: **Toll MA Land III L.P., Westborough, MA SEASIDE AT SITUATE**

Permit-Scal

Project Number: 3599
File Name: 3599-S-DETAILS

Rev	By	Date	Description
5	STAFF	2018.02.29	FEED TOWN AND CONSULTANT REVIEWS
4	STAFF	2018.01.18	HORSLEY WITHIN GROUP REVIEW COMMENTS
3	STAFF	2017.11.29	HORSLEY WITHIN GROUP REVIEW COMMENTS
2	STAFF	2017.10.27	HORSLEY WITHIN GROUP REVIEW COMMENTS
1	STAFF	2017.09.21	HORSLEY WITHIN GROUP REVIEW COMMENTS

Revision Sheet



CULTEC RECHARGER V8HD LEGEND

- RECHARGER V8HD STARTER
- RECHARGER V8HD INTERMEDIATE
- RECHARGER V8HD END
- HVLV F-110x4 FEED CONNECTOR
- CULTEC NO. 20L POLYETHYLENE LINER

MATERIALS LIST

Item	Quantity	Unit
RECHARGER V8HD STARTER	7	PIECES
RECHARGER V8HD INTERMEDIATE	105	PIECES
RECHARGER V8HD END	7	PIECES
HVLV F-110x4 FEED CONNECTORS	6	PIECES
CULTEC NO. 410 FILTER FABRIC	1356	SQ. YARDS
CULTEC NO. 20L POLYETHYLENE LINER	40	LINEAL FEET
DOUBLE WASHED STONE	398	CU. YARDS

**LAYOUT DETAILS OF PROPOSED LEACHING SYSTEM
FOR ROAD G RUNOFF**
NOT TO SCALE

Revision	By	Appd.	Date
5	STAFF	Y1.M.M.D.D	2018.02.29
4	STAFF	Y1.M.M.D.D	2018.01.18
3	STAFF	Y1.M.M.D.D	2017.11.29
2	STAFF	Y1.M.M.D.D	2017.10.27
1	STAFF	Y1.M.M.D.D	2017.09.21

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 0.50 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.

NOTE: CONTECH MODEL CDS1515-3-C SHALL BE USED FOR THE FOLLOWING STORM DRAIN MANHOLES: HDS101, HDS151, HDS701, AND HDS802

PLAN VIEW B-B
N.T.S.

ELEVATION A-A
N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	LE	MATERIAL	DIAMETER
WATER QUALITY FLOW RATE (CFS OR L/s)	-	-	-
PEAK FLOW RATE (CFS OR L/s)	-	-	-
RETURN PERIOD OF PEAK FLOW (YRS)	-	-	-
SCREEN APERTURE (2400 OR 4700)	-	-	-

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contech-es.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PRODUCT.
- STRUCTURE SHALL MEET AASHTO H2010 LOAD RATING, ASSUMING EARTH COVER OF 8'-2" AND GROUNDWATER ELEVATION AT OR BELOW. THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO H2010 AND BE CAST WITH THE CONTECH LOGO.
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- CONTRACTOR TO PROVIDE JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS1515-3-C ONLINE CDS STANDARD DETAIL

CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

Configuration	Description
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	

NOTE: CONTECH MODEL CDS2015-4-C SHALL BE USED FOR THE FOLLOWING STORM DRAIN MANHOLES: HDS601

PLAN VIEW B-B
N.T.S.

ELEVATION A-A
N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	LE	MATERIAL	DIAMETER
WATER QUALITY FLOW RATE (CFS)	-	-	-
PEAK FLOW RATE (CFS)	-	-	-
RETURN PERIOD OF PEAK FLOW (YRS)	-	-	-
SCREEN APERTURE (2400 OR 4700)	-	-	-

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH * ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE: www.contech-cp.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H2010 AND CASTINGS SHALL MEET AASHTO H2010 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW. THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE. LIFTING CLUTCHES PROVIDED.
- CONTRACTOR TO PROVIDE JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS2015-4-C CDS INLINE STANDARD DETAIL

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
Title
STORMWATER DETAILS

Permit-Seal

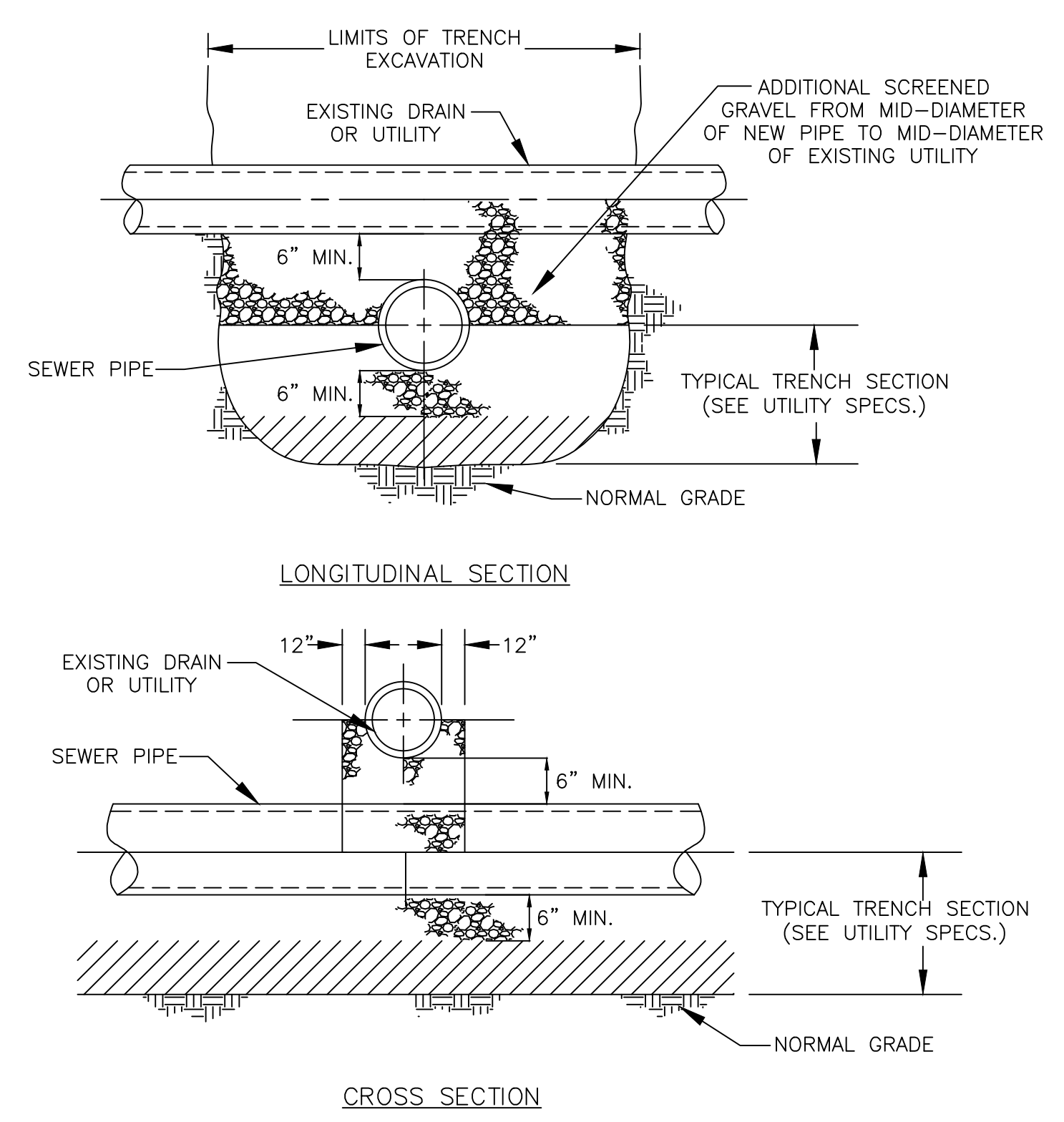
Project Number: 3599
File Name: 3599-S-DETAILS

Rev	Station	Station	Date
001	0+00	0+00	2017.03.24

Drawing No. SD08.08
Revision Sheet

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 2018/02/09 10:21 AM by Kevin Cross

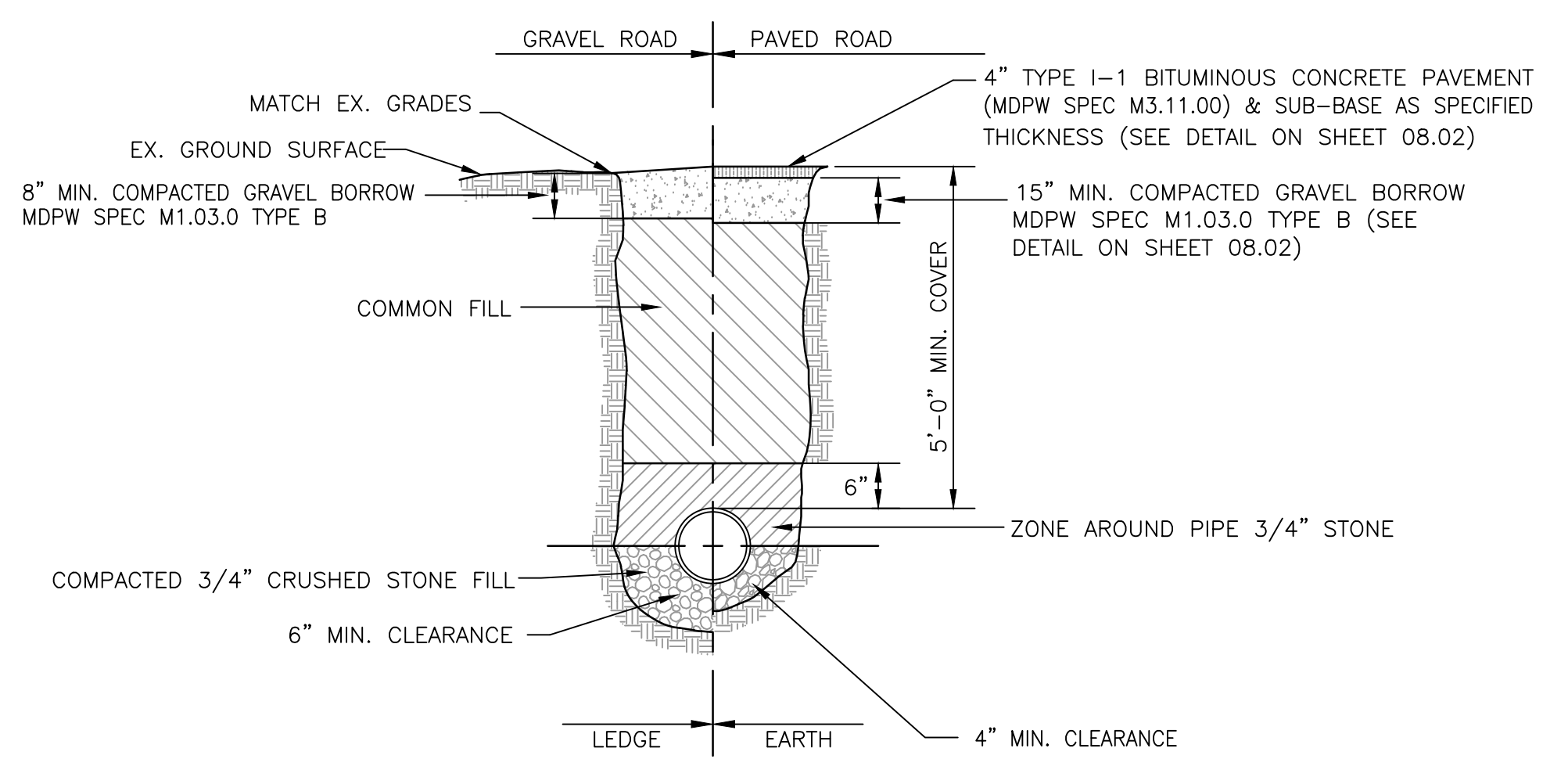
ORIGINAL SHEET - ARCHD



SEWER CROSSING DETAILS

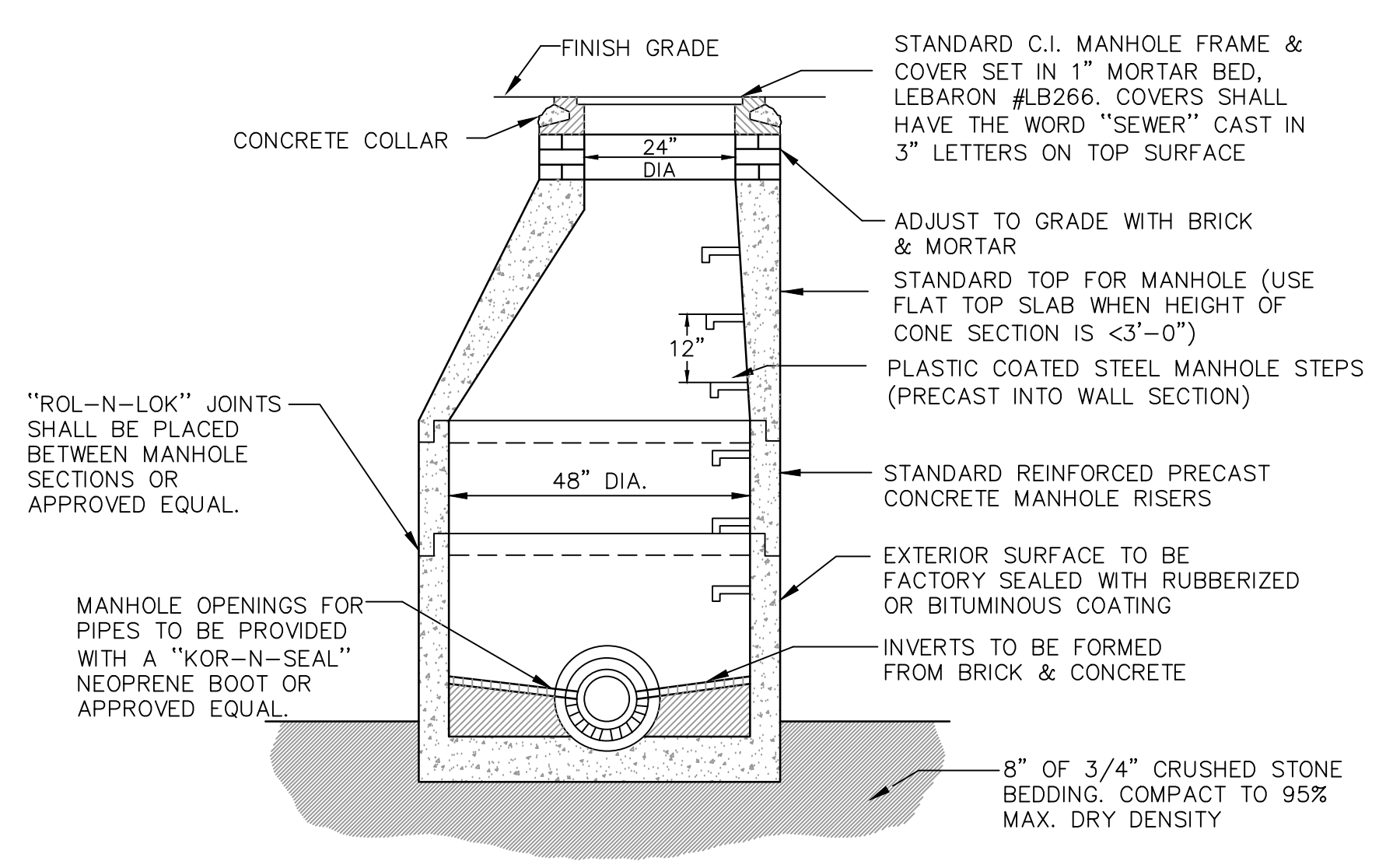
NOT TO SCALE

NOTE:
 A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL CLEARANCE SHALL BE MAINTAINED WHENEVER SEWERS PASS BELOW WATER LINES. OTHERWISE, BOTH THE SEWER AND WATER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE FOR A MINIMUM OF TEN FEET FROM THE CROSSING POINT. WHERE SEWER LINES PASS ABOVE WATER LINES, BOTH LINES SHALL BE CAREFULLY ENCASED IN CONCRETE REGARDLESS OF CLEARANCE.



SEWER TRENCH DETAIL

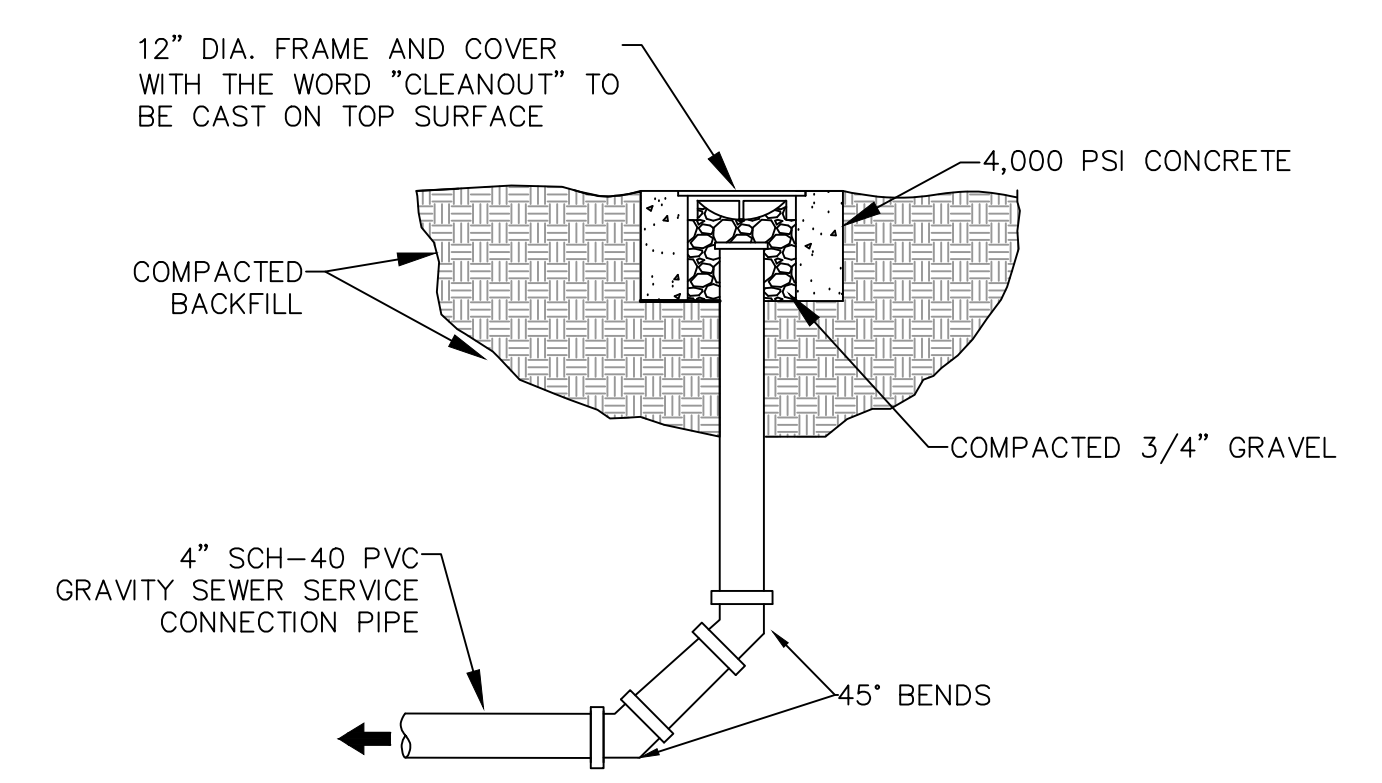
NOT TO SCALE



TYPICAL SEWER MANHOLE

NOT TO SCALE

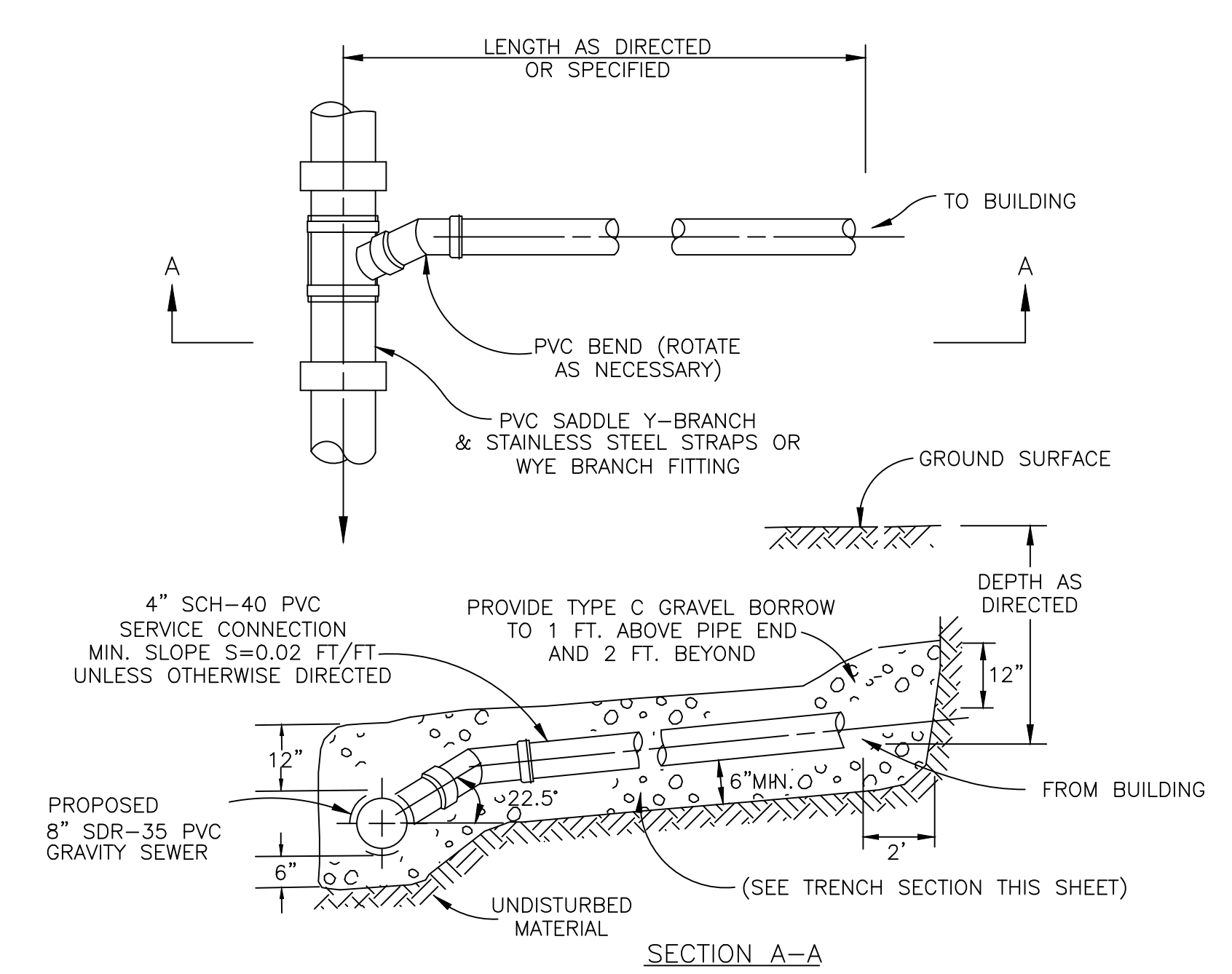
NOTE: THE FLOW CHANNEL THROUGH MANHOLES SHALL BE MADE TO CONFORM IN SHAPE AND SLOPE TO THAT OF THE SEWER ENTERING AND LEAVING THE MANHOLES. THE TOP OF THE FLOW CHANNEL SHALL BE CONSTRUCTED SO THAT UNDER PEAK DESIGN CONDITIONS THE FLOW WILL REMAIN IN THE CHANNEL. THE CHANNEL SHALL BE AT LEAST FULL PIPE DEPTH. WHEN CURVED FLOW CHANNELS ARE REQUIRED, INCREASE MINIMUM SLOPES TO MAINTAIN ACCEPTABLE VELOCITIES. PROVIDE A MINIMUM 0.1-FOOT DROP THROUGH THE MANHOLES.



GRAVITY SEWER CLEANOUT

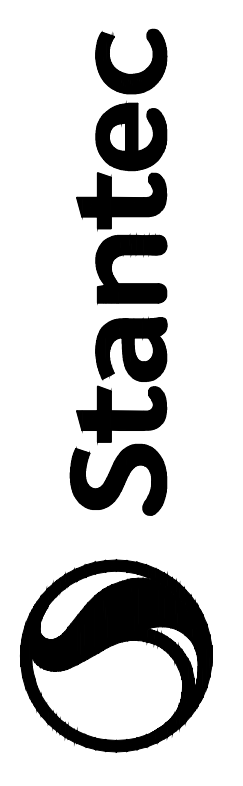
NOT TO SCALE

NOTES:
 1. A SEWER CLEAN-OUT SHALL BE CONSTRUCTED AT THE ENDS OF EACH 4-INCH GRAVITY SEWER SERVICE CONNECTION PIPE.
 2. CONCRETE ENCASEMENT REQUIRED WHEN DIRECTED BY ENGINEER.
 3. WHEN CONCRETE ENCASED, PIPE TO BE DUCTILE CAST IRON.



SERVICE CONNECTION DETAIL

NOT TO SCALE

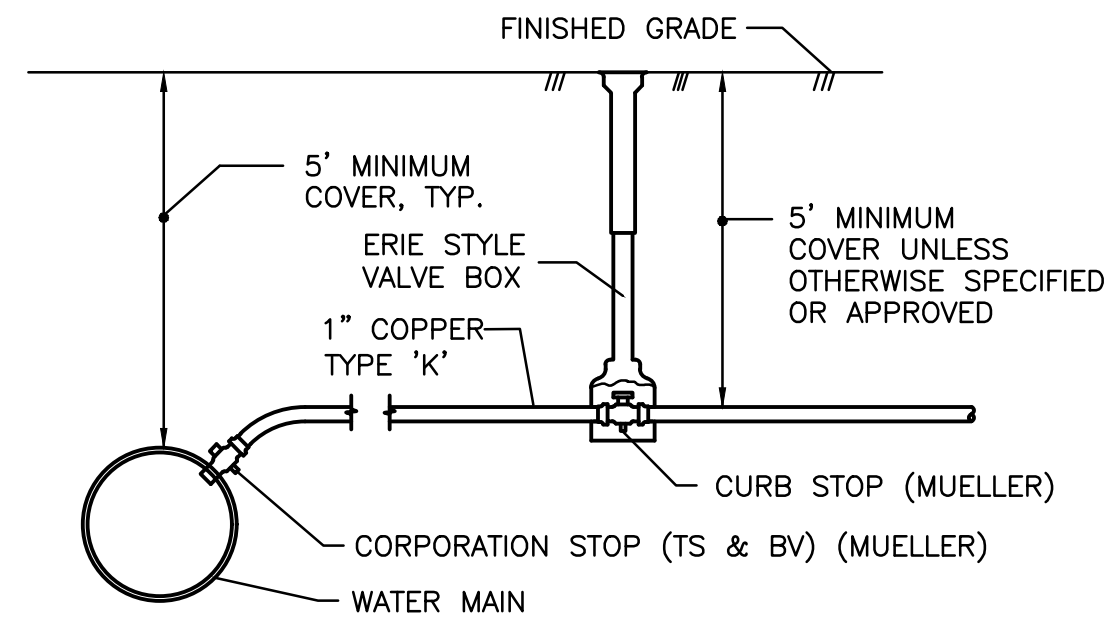


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Revision	By	Appd.	Issued
5	STAFF		2018.02.09
4	STAFF		2018.01.18
3	STAFF		2017.11.29
2	STAFF		2017.10.27
1	STAFF		2017.09.21

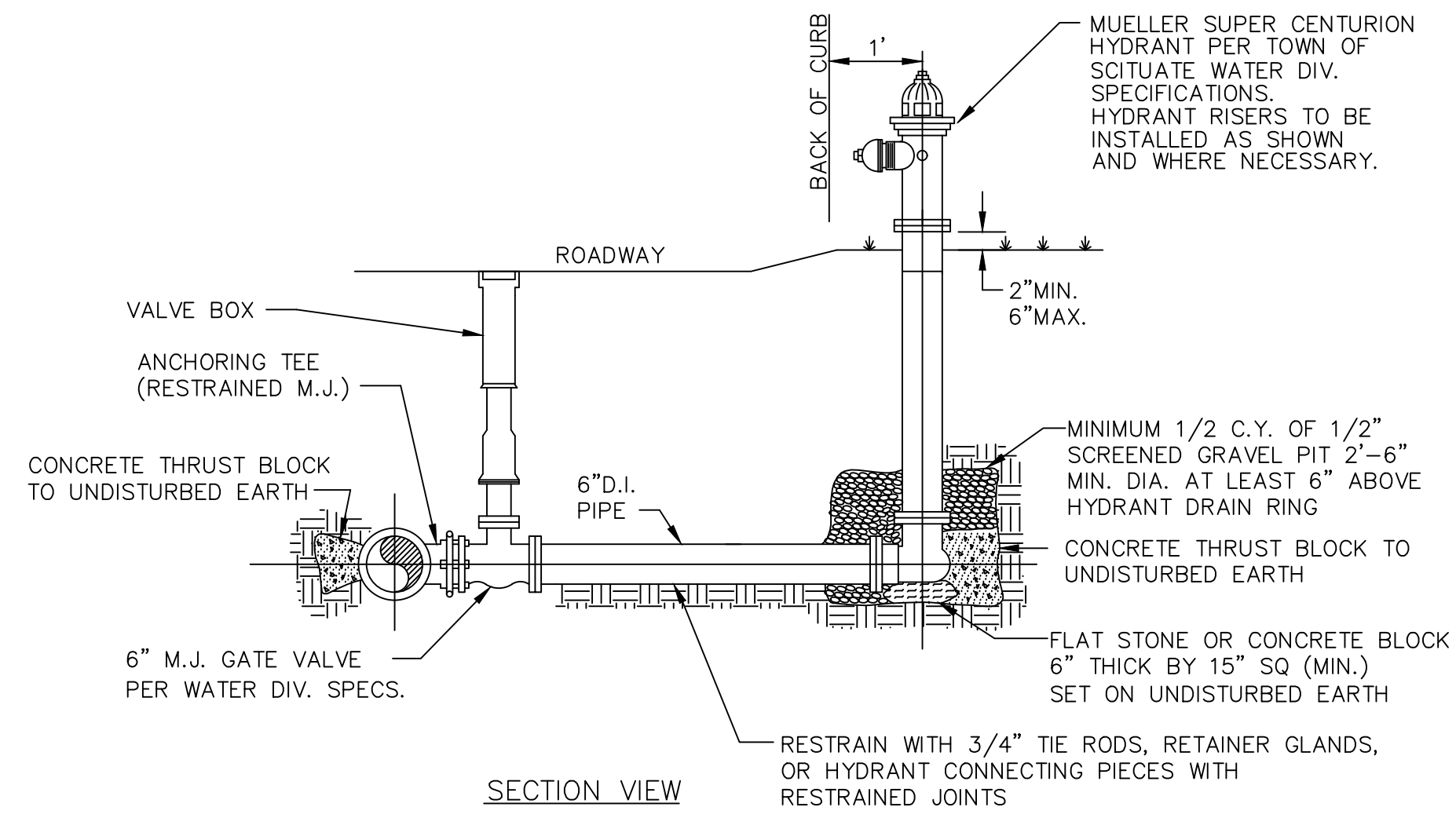
Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE
 Town of Scituate, Plymouth County, Massachusetts
 Title
 SANITARY SEWER DETAILS

Project Number:	3599		
File Name:	3599S-DETAILS		
Rev	Stantec	Stantec	2017.03.24
Drawn	Kevin Cross	Design	TY.M.M.D.D
Drawing No.	SD08.09	Revision	Sheet

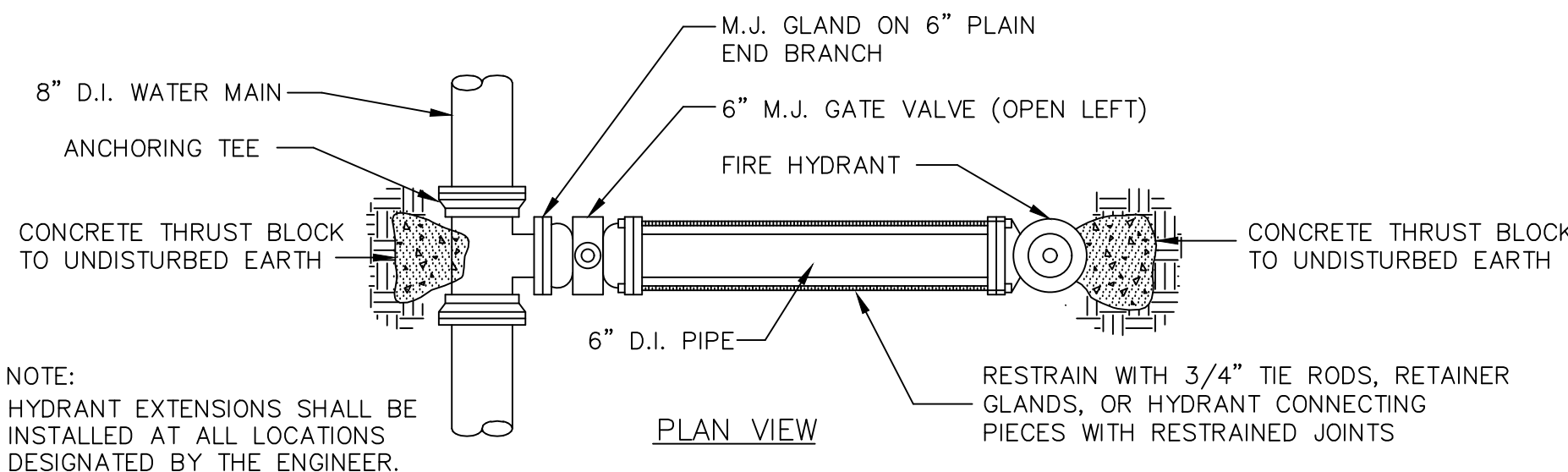


NOTES:
ALL BRASS FITTINGS TO BE MUELLER

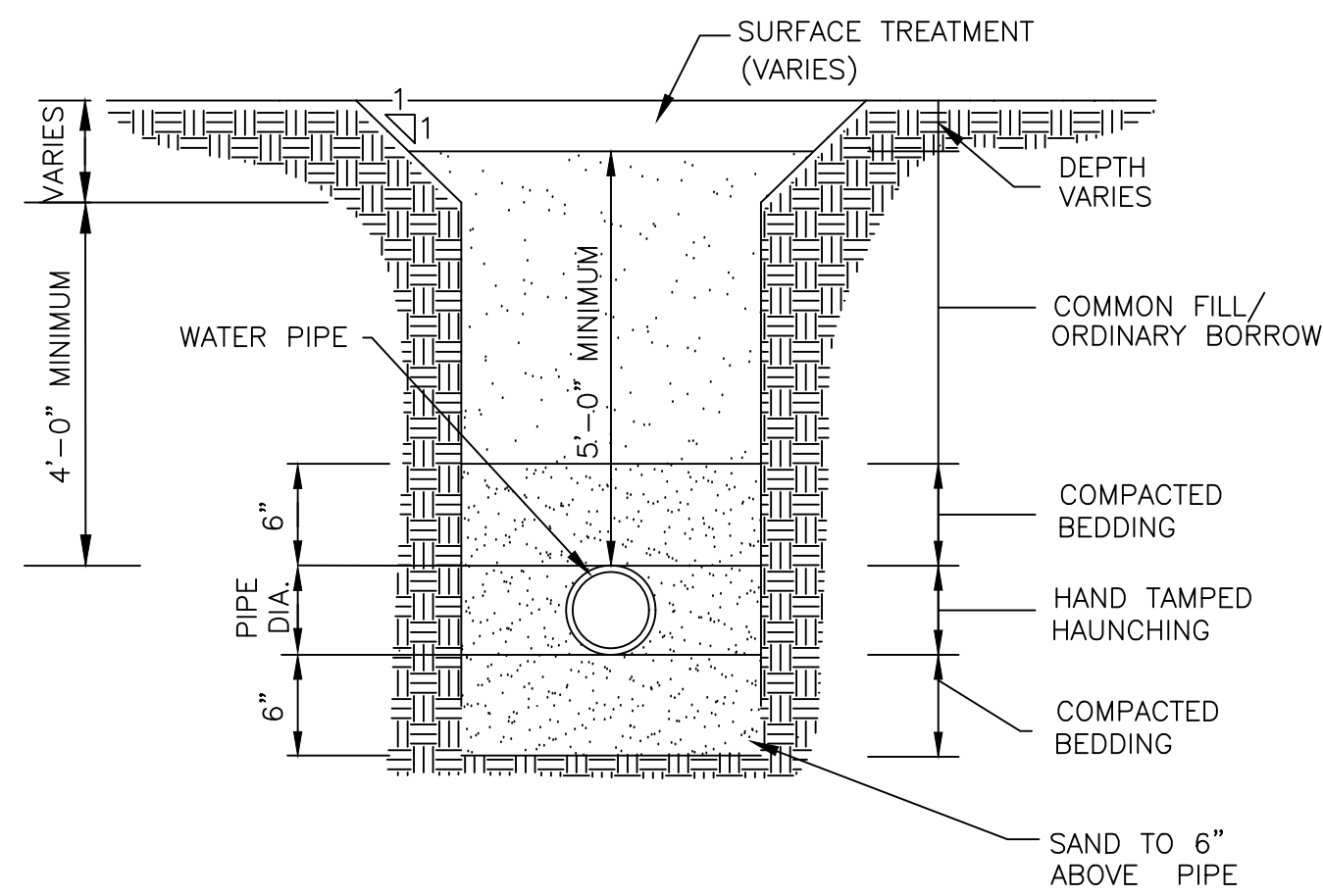
WATER SERVICE DETAIL
NOT TO SCALE



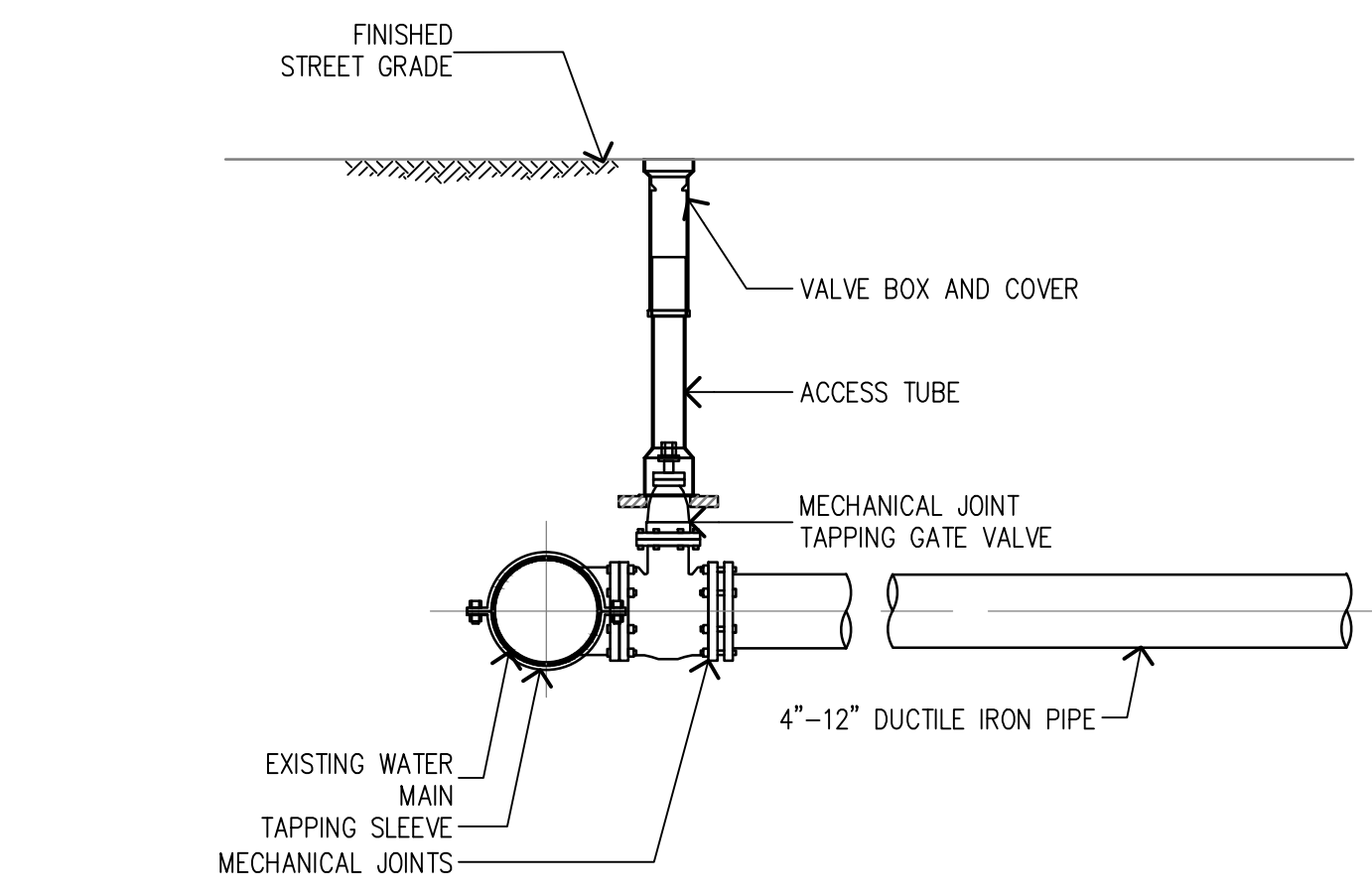
SECTION VIEW



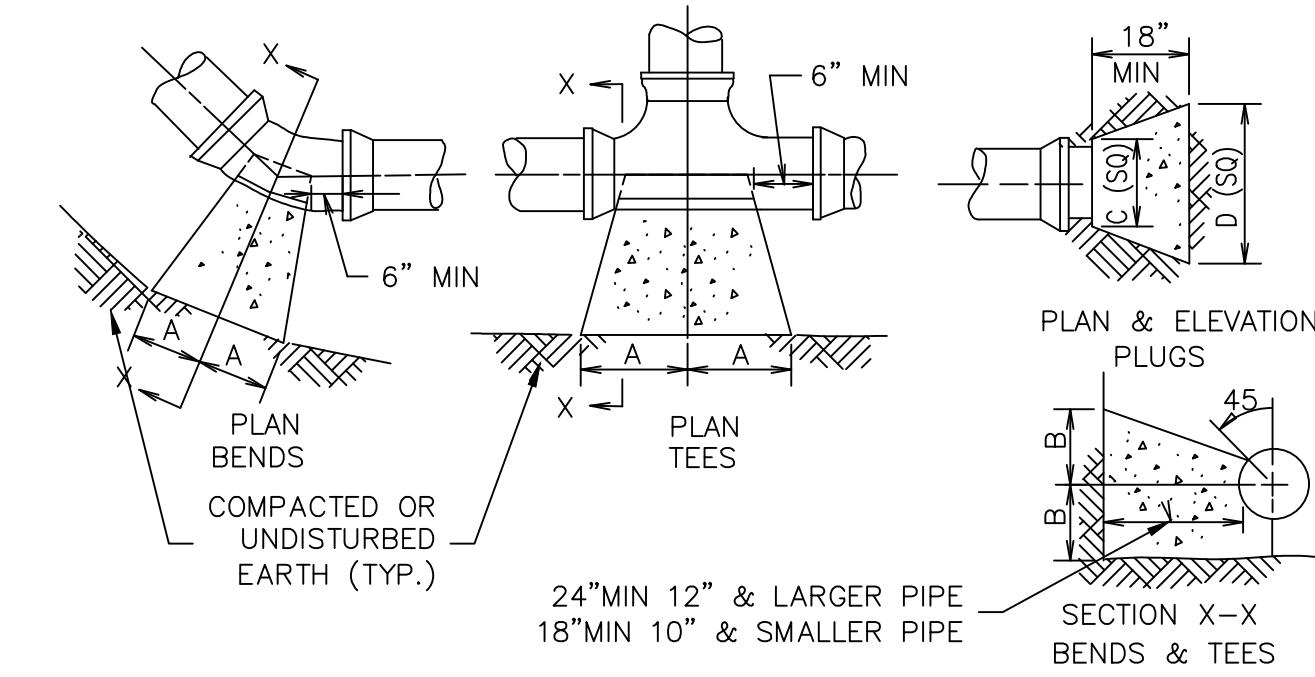
HYDRANT DETAIL
NOT TO SCALE



WATER TRENCH DETAIL
NOT TO SCALE



TAPPING SLEEVE AND VALVE DETAIL
NOT TO SCALE

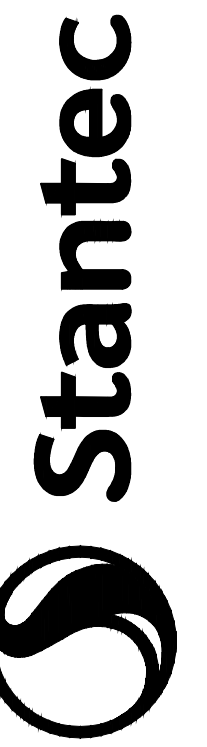


SIZE	1/4 BENDS		1/8 BENDS		1/16 BENDS		TEES		PLUGS	
	A	B	A	B	A	B	A	B	C	D
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

THRUST BLOCK DETAIL
NOT TO SCALE

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ORIGINAL SHEET - ARCH/D



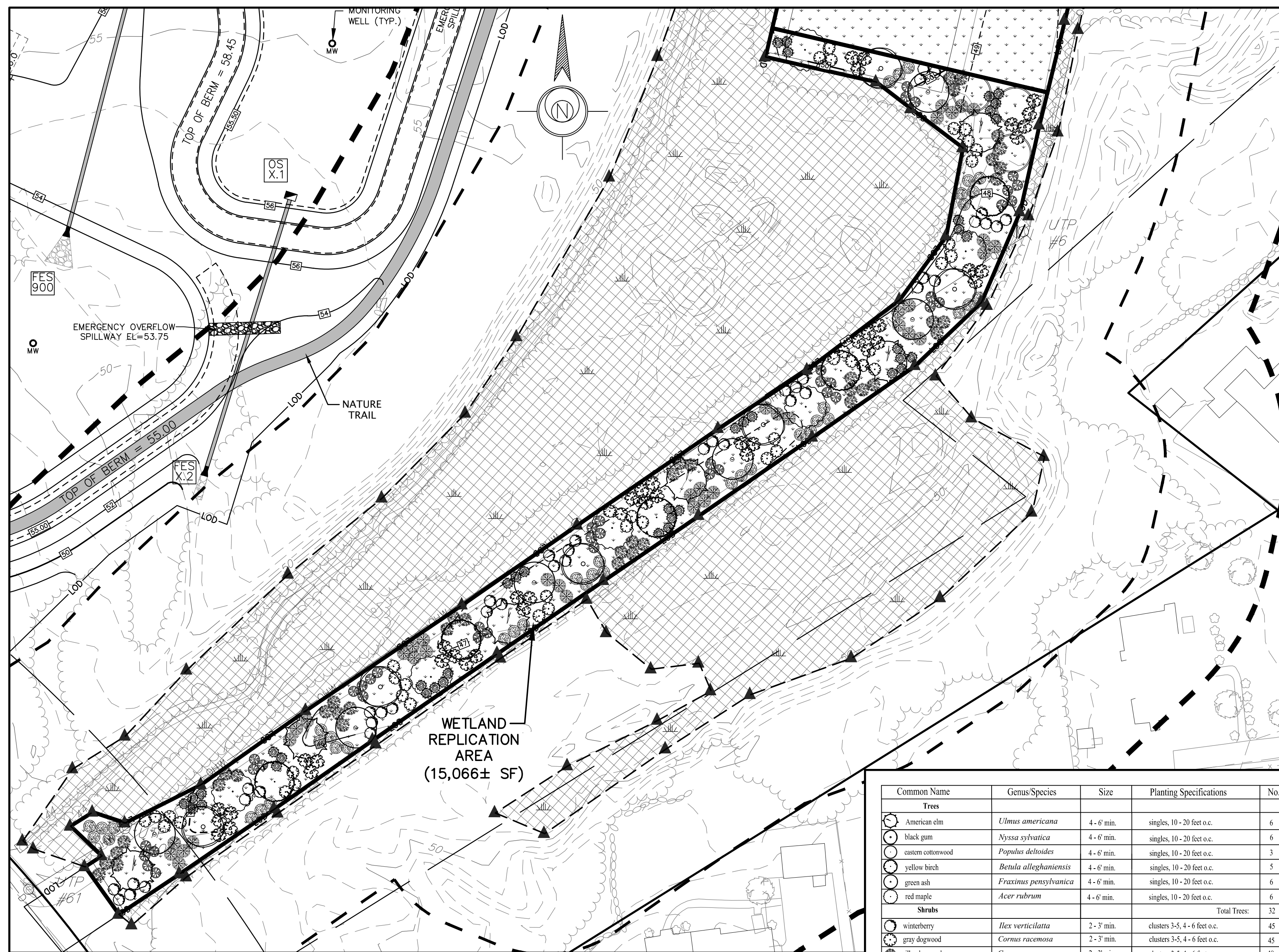
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Hyannis, Massachusetts 02601-3128
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DATE	BY	APP'D.	ISSUED
2018/02/29	STAFF		Y1/M1/D0
2018/01/18	STAFF		Y1/M1/D0
2017/11/29	STAFF		Y1/M1/D0
2017/10/27	STAFF		Y1/M1/D0
2017/09/21	STAFF		Y1/M1/D0

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
WATER DETAILS

Permit-Seal

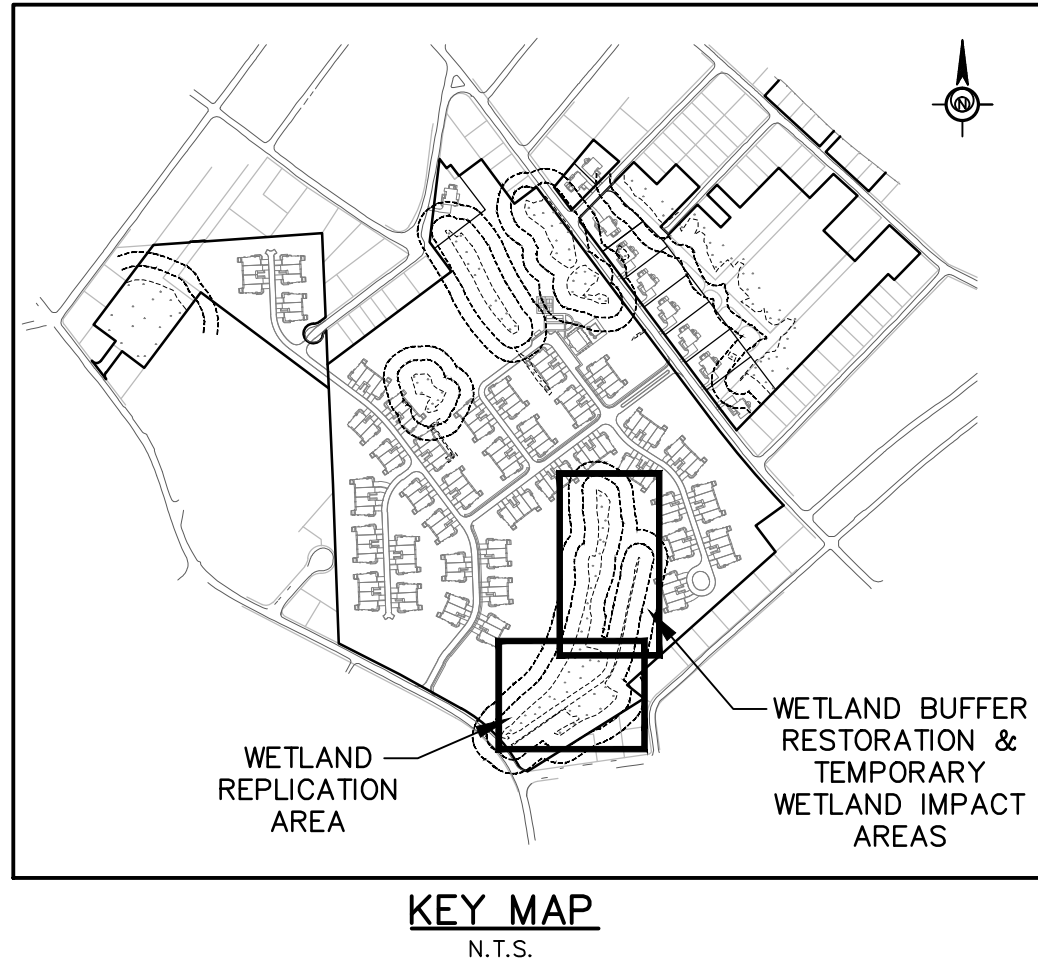
Project Number: 3599
File Name: 3599-S-DETAILS
ESE Stantec Stantec 2017.03.24
Dwn Ctkul Dgrg Y1/M1/D0
Drawing No. SD08.10
Revision Sheet



WETLAND REPLICATION AREA
(15,066± SF)

WETLAND REPLICATION AREA
SCALE: 1" = 30'

Common Name	Genus/Species	Size	Planting Specifications	No.
Trees				
American elm	<i>Ulmus americana</i>	4-6' min.	singles, 10-20 feet o.c.	6
black gum	<i>Nyssa sylvatica</i>	4-6' min.	singles, 10-20 feet o.c.	6
eastern cottonwood	<i>Populus deltoides</i>	4-6' min.	singles, 10-20 feet o.c.	3
yellow birch	<i>Betula alleghaniensis</i>	4-6' min.	singles, 10-20 feet o.c.	5
green ash	<i>Fraxinus pennsylvanica</i>	4-6' min.	singles, 10-20 feet o.c.	6
red maple	<i>Acer rubrum</i>	4-6' min.	singles, 10-20 feet o.c.	6
Shrubs				
winterberry	<i>Ilex verticillata</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	45
gray dogwood	<i>Cornus racemosa</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	45
silky dogwood	<i>Cornus amomum</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	48
highbush blueberry	<i>Vaccinium corymbosum</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	45
arrowwood	<i>Viburnum dentatum</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	45
nannyberry	<i>Viburnum lentago</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	45
spicebush	<i>Lindera benzoin</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	45
wild raisin	<i>Viburnum cassinoides</i>	2-3' min.	clusters 3-5, 4-6 feet o.c.	46
				Total Trees: 32
				Total Shrubs: 364
				Total: 396



KEY MAP
N.T.S.

Wetland Replication

- The limits of the Wetland Replication Area shall be staked in the field prior to construction and certified to be accurately located by a PLS.
- Mechanical equipment will be used to excavate to a sub-grade elevation approximately 12-inches below the proposed final elevations.
- Approximately 12 inches of organic top soil shall be established in the Wetland Replication Area. Final elevations shall mimic existing grades within the adjacent Wetland, and be reviewed by the Wetland Scientist to ensure adequate interpretation of hydrology. The Wetland Scientist may modify final grades, as necessary.
- The proposed soil shall be comprised of clean leaf compost and loam mixture, and shall have approximately 20% organic matter content. The soil shall be inspected by the Wetland Scientist.
- Should an existing organic rich wetland (topsoil layer (A or O layer) be present in portions of the replication area, the Wetland Scientist may modify the depth of proposed top soil accordingly.
- Pit and mound micro-topography shall be established in the Wetland Replication Area under the oversight of the Wetland Scientist.
- The native seedmix used shall be approved by the monitoring Wetland Scientist prior to spreading the mix.
- The Wetland Replication Area will be monitored during and following construction, including at the end of the first and second growing seasons by a qualified Wetland Scientist. Monitoring reports describing the relative health of the plantings will be submitted to the Conservation Commission with photographic documentation and recommendations for supplemental plantings, if necessary. The monitoring will include an assessment of the density of the vegetation to ensure 75% coverage by wetland indicator plants within two growing seasons. It is anticipated that opportunistic invasive wetland plants may enter and colonize the planting area; however, efforts will be made to discourage colonization by exotic invasives to the extent practicable during the monitoring period.

Bank/Stream Restoration

- Should the stream be flowing during stream work activity, a small temporary cofferdam (e.g. sandbags, sheet metal, etc.) shall be installed across the streambed immediately upstream of the proposed work activity. Contained water will be pumped downstream of the work activity limits into the stream.
- Effort shall be made to schedule work on the stream during periods of low water, and when predicted weather conditions are absent of a substantial forecasted rain event during planned work activity.
- Erosion controls within the stream shall be implemented during construction, including staked hay-bales and silt-fence installed across the streambed immediately downstream of the proposed work. Any necessary dewatering will be carried out using Construction Best Management Practices.
- If necessary, six inch biodegradable coir fiber logs shall be used to restore and/or stabilize the stream banks under the supervision of the monitoring Wetland Scientist. The fiber logs shall be installed/embedded directly on the face of the bank and anchored (e.g. duckbill, earth anchors or wooden stakes). Appropriate biodegradable erosion control netting (e.g. jute) shall be installed and staked according to the manufacturer or any disturbed areas immediately adjacent to the stream channel subject to flow or erosion, or as recommended by the Wetland Scientist.
- The bottom substrate within the restored channel shall be similar to the composition of the substrate in the adjacent existing stream channel and designed to resist displacement. The proposed stream channel width will be maintained. Effort shall be made to stockpile and re-use existing stream substrate when applicable.

- New England Showy Wildflower Mix**
(Application Rate: 5 lbs/acre (8700 sq. ft./LB))
- Creeping Red Fescue
- Little Bluestem
- Indian Grass
- Partridge Pea
- Canada Wild Rye
- New York Aster
- Common Milkweed
- Virginia Wild Rye
- Ox Eye Sunflower
- Black Eyed Susan
- Wild Senna
- Early Goldenrod
- Wild Indigo
- Showy tick-hafoil
- Grass Leaved Goldenrod
- Virginia Mountain Mint
- Festuca rubra
- Schizachyrium scoparium
- Sorghastrum nutans
- Chamaecrista fasciculata
- Elymus canadensis
- Aster novae-belgii
- Asclepias syriaca
- Elymus virginicus
- Helopsis helianthoides
- Rudbeckia hirta
- Senna hebecarpa
- Solidago juncea
- Baptisia trunctata
- Desmodium canadense
- Euthamia graminifolia
- Pycnanthemum virginianum

Buffer Zone Restoration

- If topsoil is absent, approximately 4-6 inches of topsoil (leaf compost and loam mixture) shall be established within the Buffer Zone planting areas.
- Biodegradable netting is recommended on slopes (e.g. 2:1 or greater) within the Restoration Area where applicable or as recommended by the Wetland Scientist.
- The proposed native seedmix shall be lightly raked into the surface and applied according to the suppliers instructions.
- The New England Showy Wildflower Seedmix or equivalent native wildflower mix approved by the Wetland Scientist monitor shall be spread within the Buffer Zone Mitigation/Restoration Area.

NOTES

- All plantings shall be native varieties with no landscape cultivars proposed.
- Specific placement of shrubs and trees within the planting area approximate and may be adjusted in the field.
- The proposed mitigation work activity shall be monitored by a Wetland Scientist.
- If necessary, any required substitute native shrubs or trees shall be reviewed by the Wetland Scientist prior to installation. Proposed plantings shall be inspected on-site by the Wetland Scientist prior to installation within the replication area.
- Implementation of a watering schedule for the plantings is recommended to ensure establishment, especially during dry periods during the first growing season.

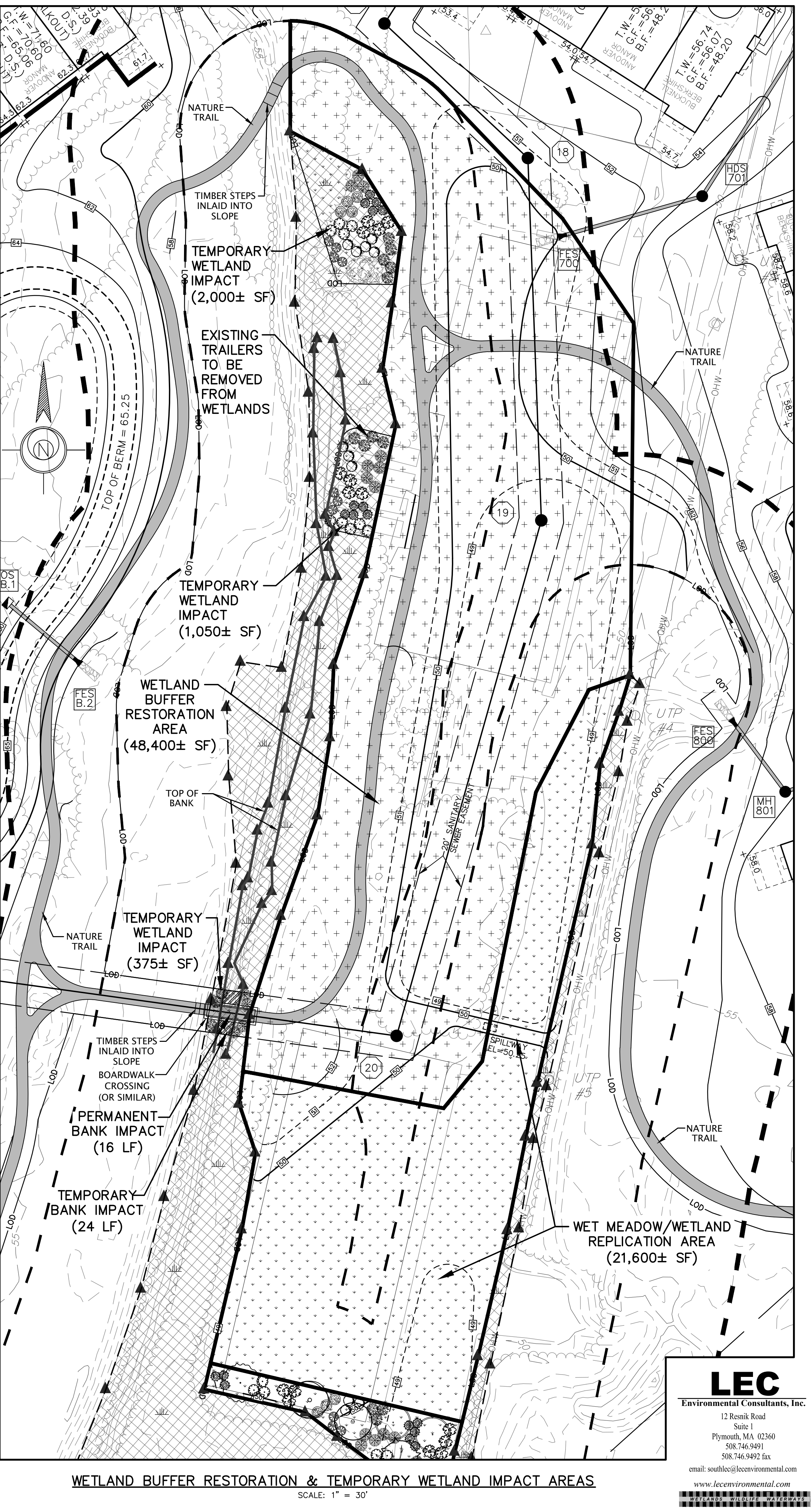
Wetland Replication Seedmixes

Northeast Wetland Diversity Mix
(1 pound will cover 21,750 sq. ft. @ 100+ seeds per sq ft.)

- Scirpus atrovirens
- Juncus effusus
- Mimulus ringens
- Carex vulpinoidea
- Brachium sylvaticus
- Glyceria grandis
- Scirpus cyperinus
- Veronica hastata
- Eupatorium perfoliatum
- Leersia oryzoides
- Helianthus autumnalis
- Glyceria canadensis
- Eupatorium maculatum
- Aster novae-angliae
- Alisma plantago-aquatica
- Euthamia graminifolia
- Solidago rigida
- Cyperus strigosus
- Aster punctatus
- Cephalanthus occidentalis
- Scirpus tabernaemontani
- Aster umbellatus
- Carex comosa
- Carex crinita
- Solidago gigantea
- Bidens cernua
- Fanicum ciliatellum
- Sium aureum
- Scirpus microcarpus
- Cyperus maritimus
- Elymus canadensis
- Bidens frondosa
- Angelica angustifolia
- Rumex verticillatus
- Carex larida
- Polygonum persicivivum
- Scirpus neurus
- Elymus riparius
- Carex lupulina
- Iris versicolor
- green bulrush
- soft rush
- monkey flower
- fox sedge
- slack spore-crop
- reed meadow grass
- wool grass
- blue vervain
- boneset
- rice cut grass
- common meadowweet
- Canada manna grass
- Joe-pye-weed
- New England aster
- water plantain
- grassleaf goldenrod
- wartleaved goldenrod
- straw stemmed aster
- purple stemmed aster
- barnyard
- soft stem bulrush
- flat-top white aster
- hensled sedge
- fringed sedge
- giant goldenrod
- deertongue
- water penny
- small fruited bulrush
- nodding beggar-ticks
- water hemlock
- wild eye
- devil's beggar-ticks
- purple-stem angelica
- water dock
- shallow sedge
- Pennsylvania smartweed
- wrang millweed
- riverbank wild eye
- hop sedge
- blue flag

Northeast Wetland Hummock Mix
(1 pound will cover 13,400 sq. ft. @ 200 seeds per sq ft.)

- 43.6% Scirpus atrovirens
- 19.0% Juncus effusus
- 33.5% Carex vulpinoidea
- 1.3% Leersia oryzoides
- 1.3% Carex comosa
- 0.9% Carex crinita
- 0.2% Carex larida
- 0.2% Carex lupulina
- Green Bulrush
- Soft Rush
- Rice Cut Grass
- Banded Sedge
- Fringed Sedge
- Shallow Sedge
- Hop Sedge



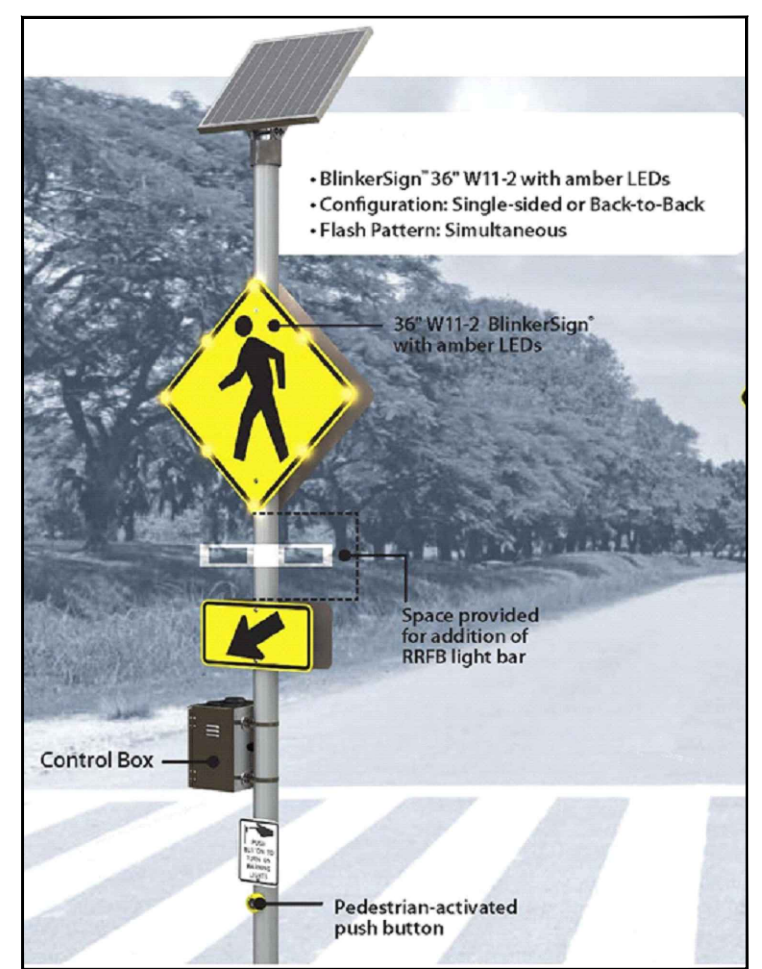
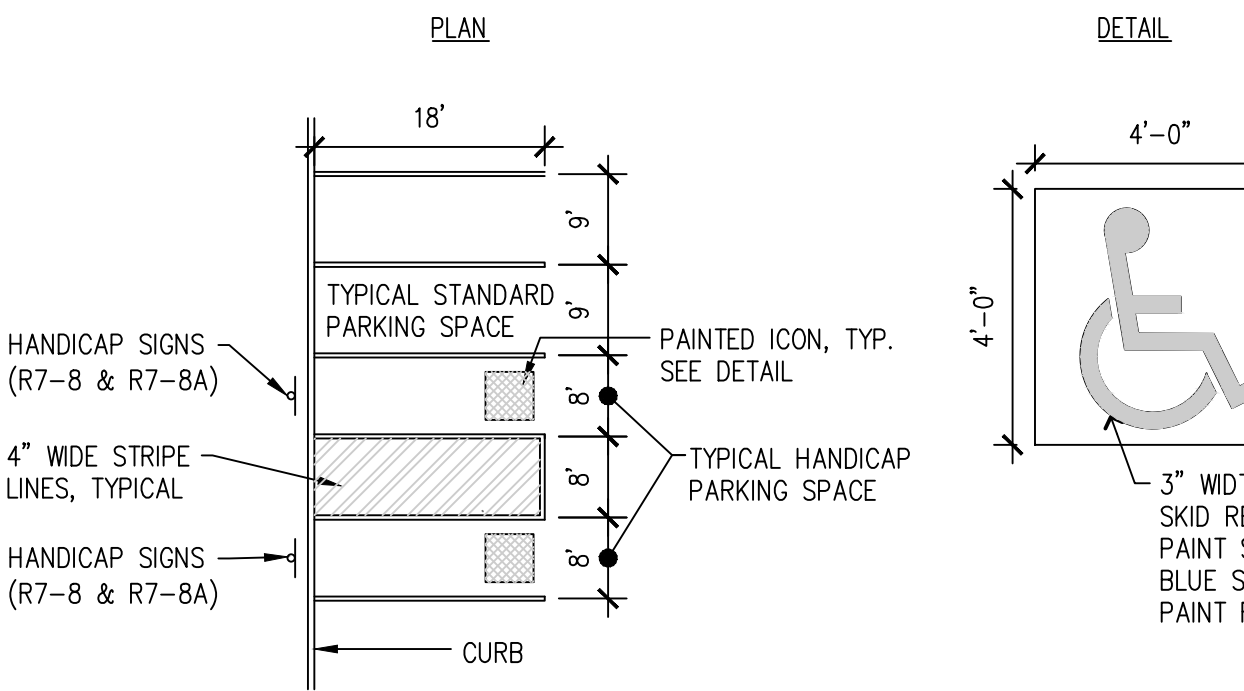
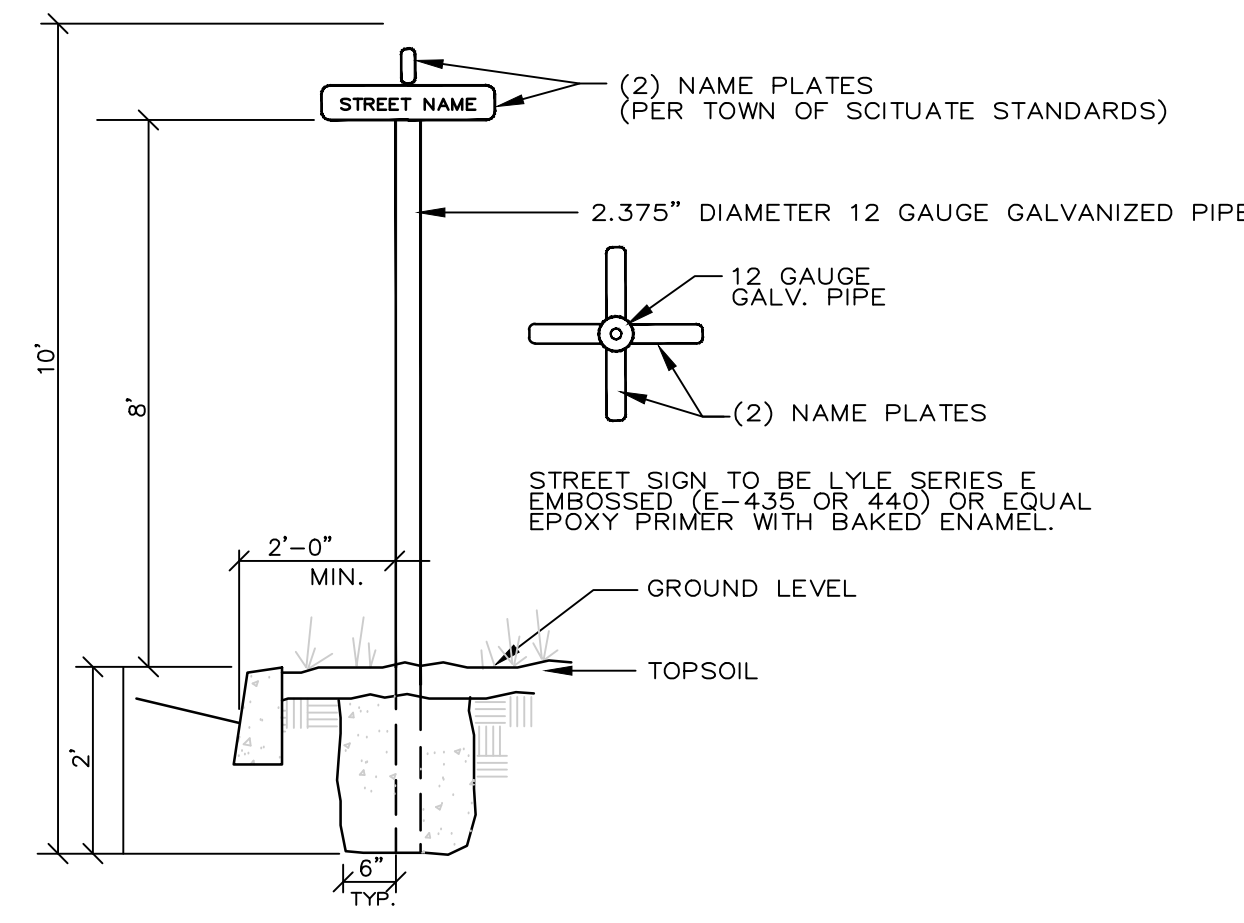
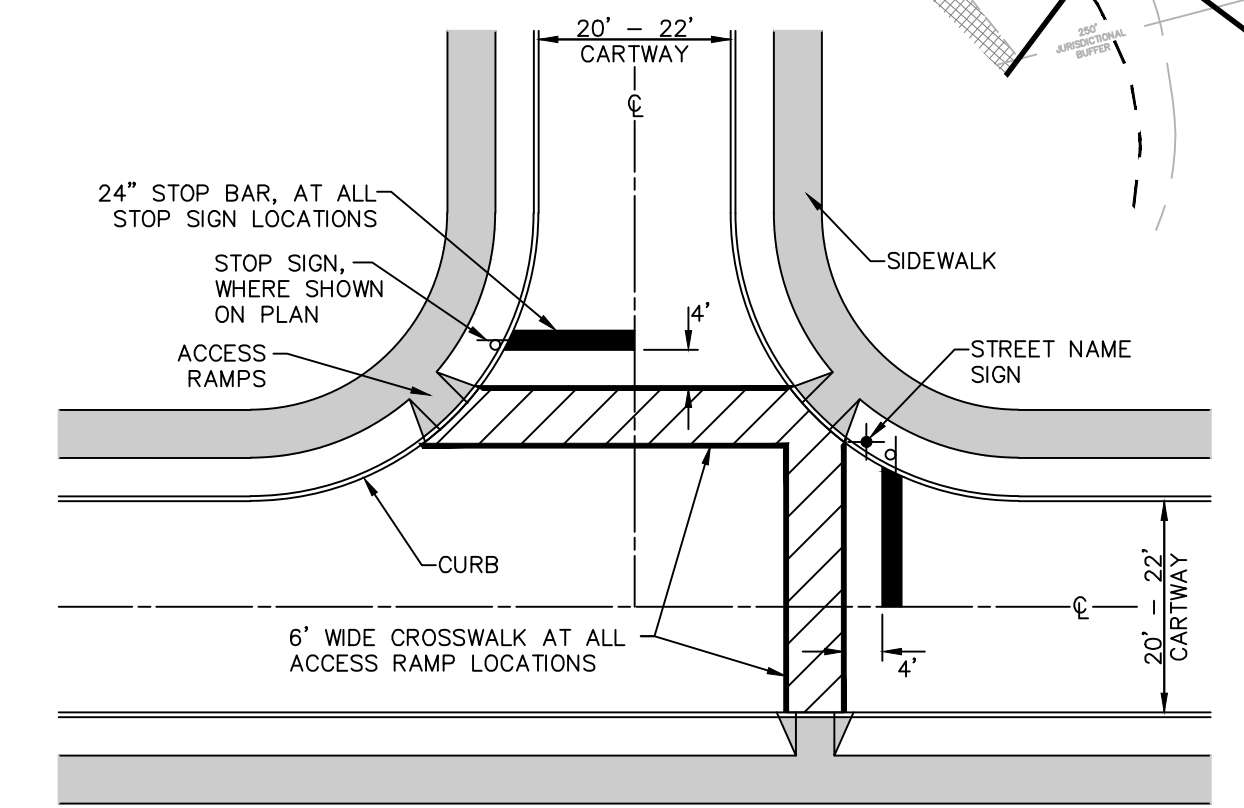
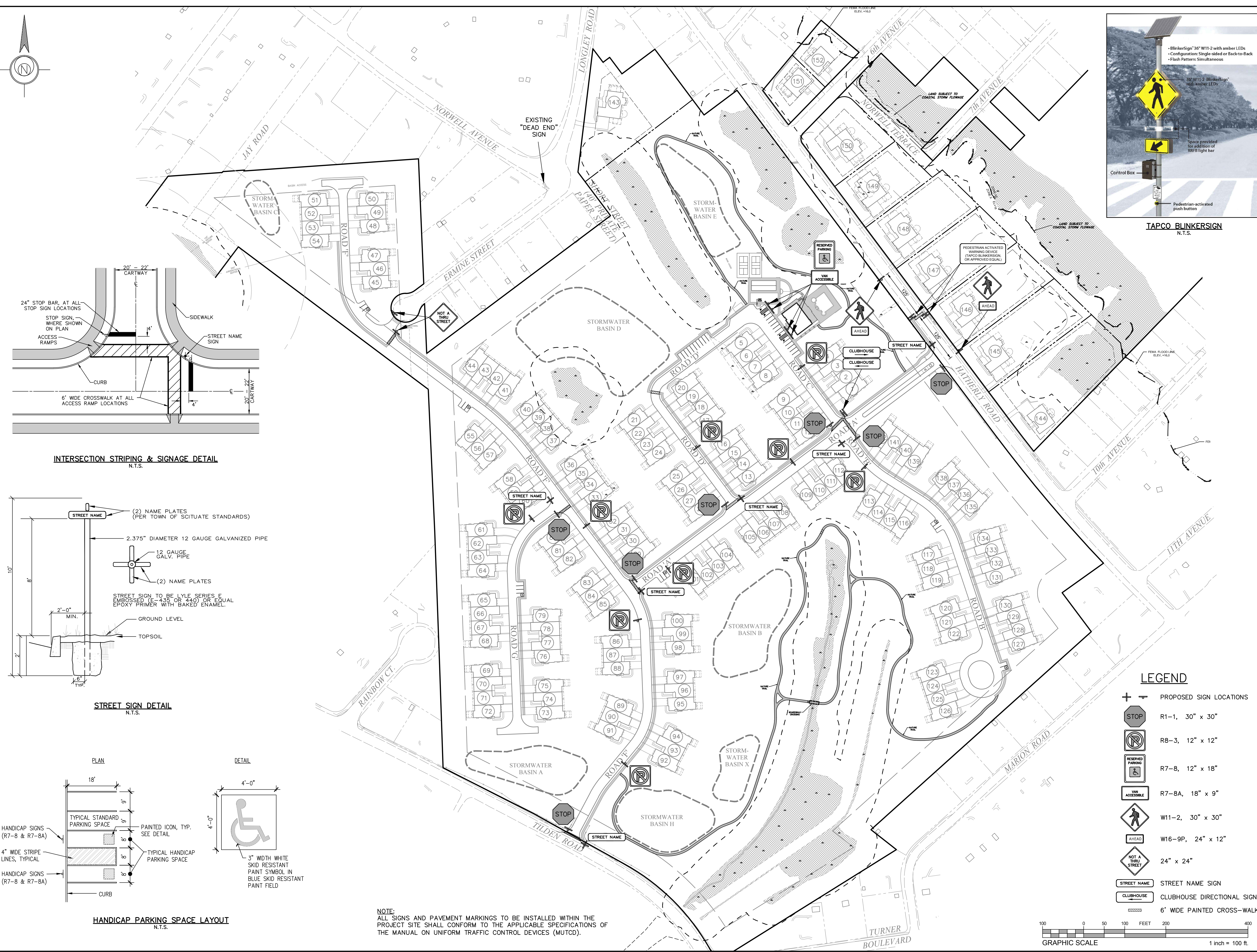
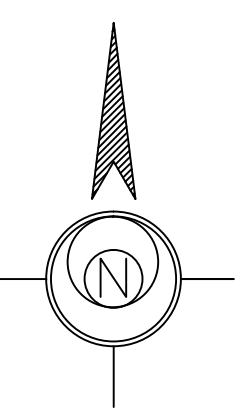
WETLAND BUFFER RESTORATION & TEMPORARY WETLAND IMPACT AREAS
SCALE: 1" = 30'

LEC
Environmental Consultants, Inc.
12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491
508.746.9492 fax
email: southlee@leceenvironmental.com
www.leceenvironmental.com

Project Number:	3599		
File Name:	3599-5-DETAILS-WETLAND		
LEC	Stantec	LEC	2017.03.24
Drawn	Clara	Checked	TY.M.M.D.D.
Drawing No.:	SD08.11		
Revision	Sheet		

2018.02.29	STAFF	2018.01.18	STAFF	2017.11.29	STAFF	2017.10.27	STAFF	2017.09.21	STAFF	TY.M.M.D.D.	ISSUED
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5	FEE TOWN AND CONSULTANT REVIEWS	4	HORSLEY WITHIN GROUP REVIEW COMMENTS	3	HORSLEY WITHIN GROUP REVIEW COMMENTS	2	HORSLEY WITHIN GROUP REVIEW COMMENTS	1	HORSLEY WITHIN GROUP REVIEW COMMENTS	TY.M.M.D.D.	ISSUED

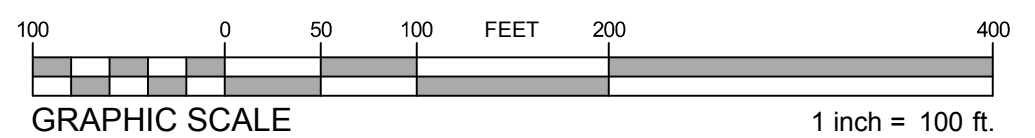
Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title
WETLAND REPLICATION AND RESTORATION
DETAILS & NOTES
Permit-Seal



TAPCO BLINKERSIGN
N.T.S.

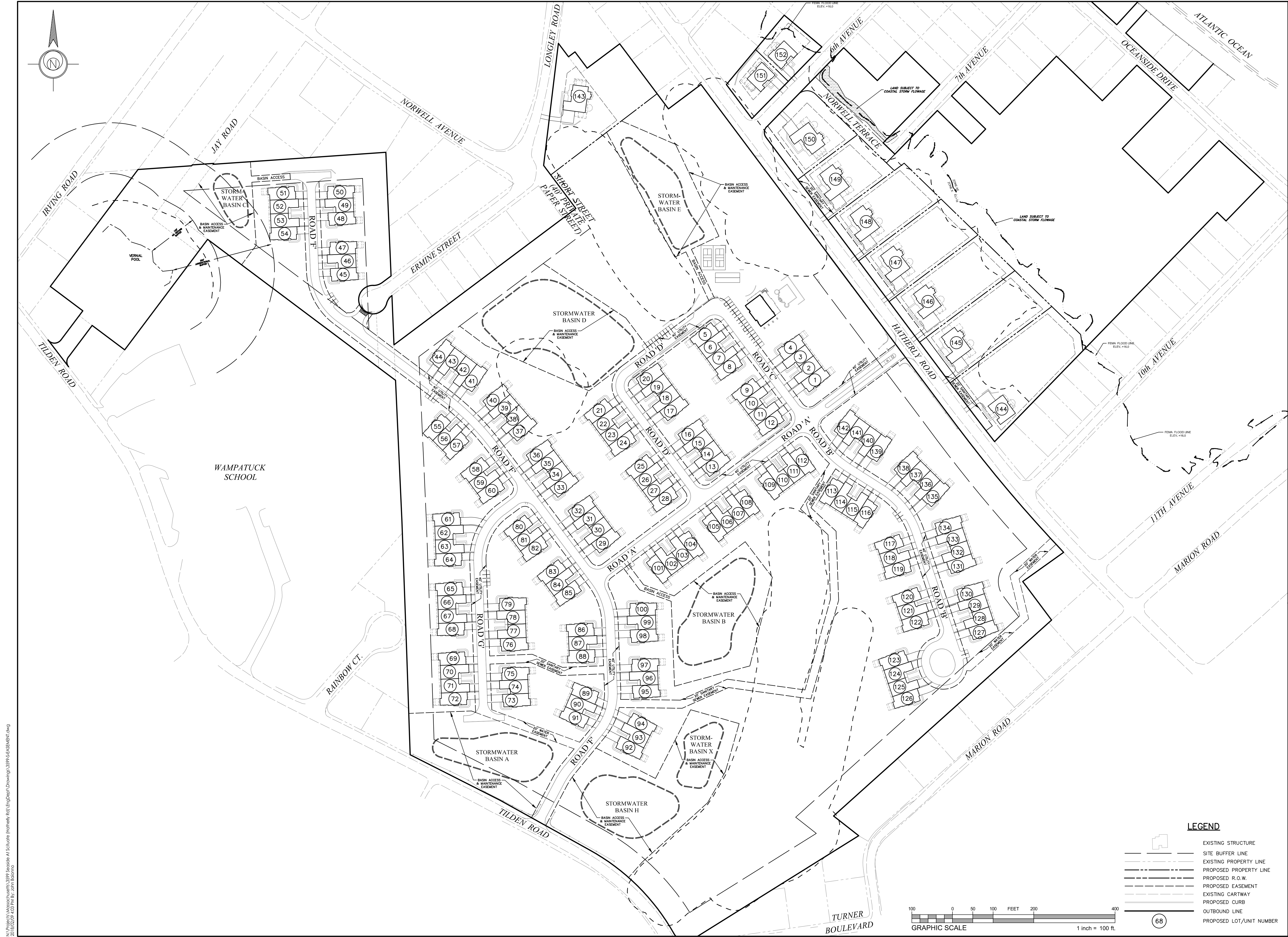
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+	PROPOSED SIGN LOCATIONS
STOP	R1-1, 30" x 30"
RESERVED PARKING	R8-3, 12" x 12"
VAN ACCESSIBLE	R7-8, 12" x 18"
VAN ACCESSIBLE	R7-8A, 18" x 9"
WALKER	W11-2, 30" x 30"
AHEAD	W16-9P, 24" x 12"
NOT A THRU STREET	24" x 24"
STREET NAME	STREET NAME SIGN
CLUBHOUSE	CLUBHOUSE DIRECTIONAL SIGN
6" WIDE PAINTED CROSS-WALK	



NOTE:
ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

Revision	By	Appd.	Issued
5	STAFF		2018.02.29
4	STAFF		2018.01.18
3	STAFF		2017.11.29
2	STAFF		2017.10.27
1	STAFF		2017.09.21

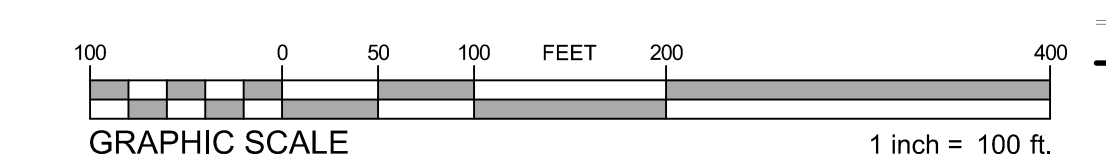


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 2018/02/09 10:03 AM By: John Ibarra

ORIGINAL SHEET - ARCHD

LEGEND

- EXISTING STRUCTURE
- SITE BUFFER LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED EASEMENT
- EXISTING CARTWAY
- PROPOSED CURB
- OUTBOUND LINE
- PROPOSED LOT/UNIT NUMBER



68

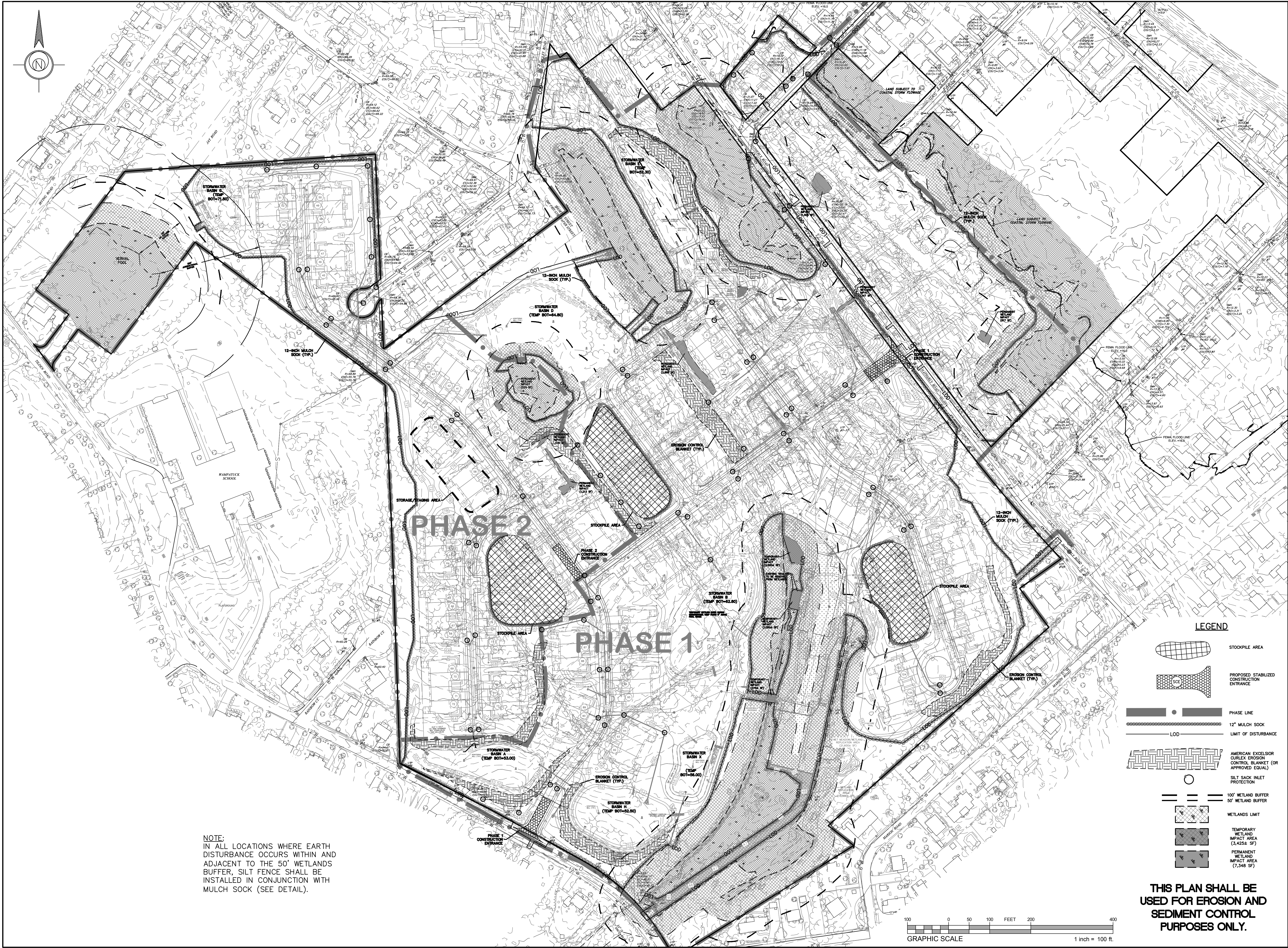
Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
 Title
OVERALL EASEMENT PLAN

Permit-Seal

Project Number:	3599
File Name:	3599S-EASEMENT
Drawn:	Stantec
Checked:	ESJ
Design:	2017.10.27
Drawing No.:	SD08.13
Revision:	Sheet

Revision	By	Appd.	Issued
5	STAFF		2018/02/09
4	STAFF		2018/01/18
3	STAFF		2017/11/29
2	STAFF		2017/10/27
1	STAFF		2017/09/21



NOTE:
 IN ALL LOCATIONS WHERE EARTH DISTURBANCE OCCURS WITHIN AND ADJACENT TO THE 50' WETLANDS BUFFER, SILT FENCE SHALL BE INSTALLED IN CONJUNCTION WITH MULCH SOCK (SEE DETAIL).

LEGEND

- STOCKPILE AREA
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PHASE LINE
- 12" MULCH SOCK
- LIMIT OF DISTURBANCE
- AMERICAN EXCELSIOR CURLEX EROSION CONTROL BLANKET (OR APPROVED EQUAL)
- SILT SOCK INLET PROTECTION
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- TEMPORARY WETLAND IMPACT AREA (3,425± SF)
- PERMANENT WETLAND IMPACT AREA (7,348± SF)

THIS PLAN SHALL BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

Stantec

146 Main Street Unit 3
 Hyannis, Massachusetts 02601-3128
 www.stantec.com

Project Number: 3599
 File Name: 3599-5-ENS

Rev	Desc	Date
01	Issue for Review	2017.03.24
02	Revised	2017.03.24
03	Final	2017.03.24

Drawing No. SD10.00
 Revision Sheet

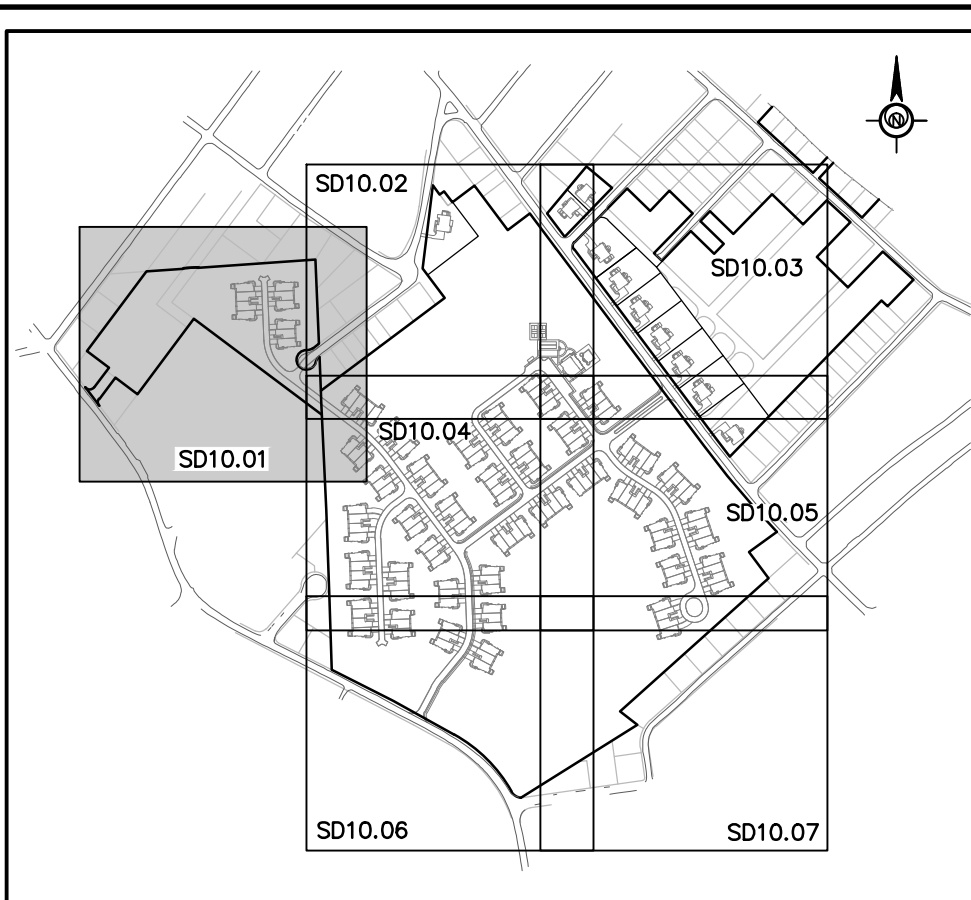
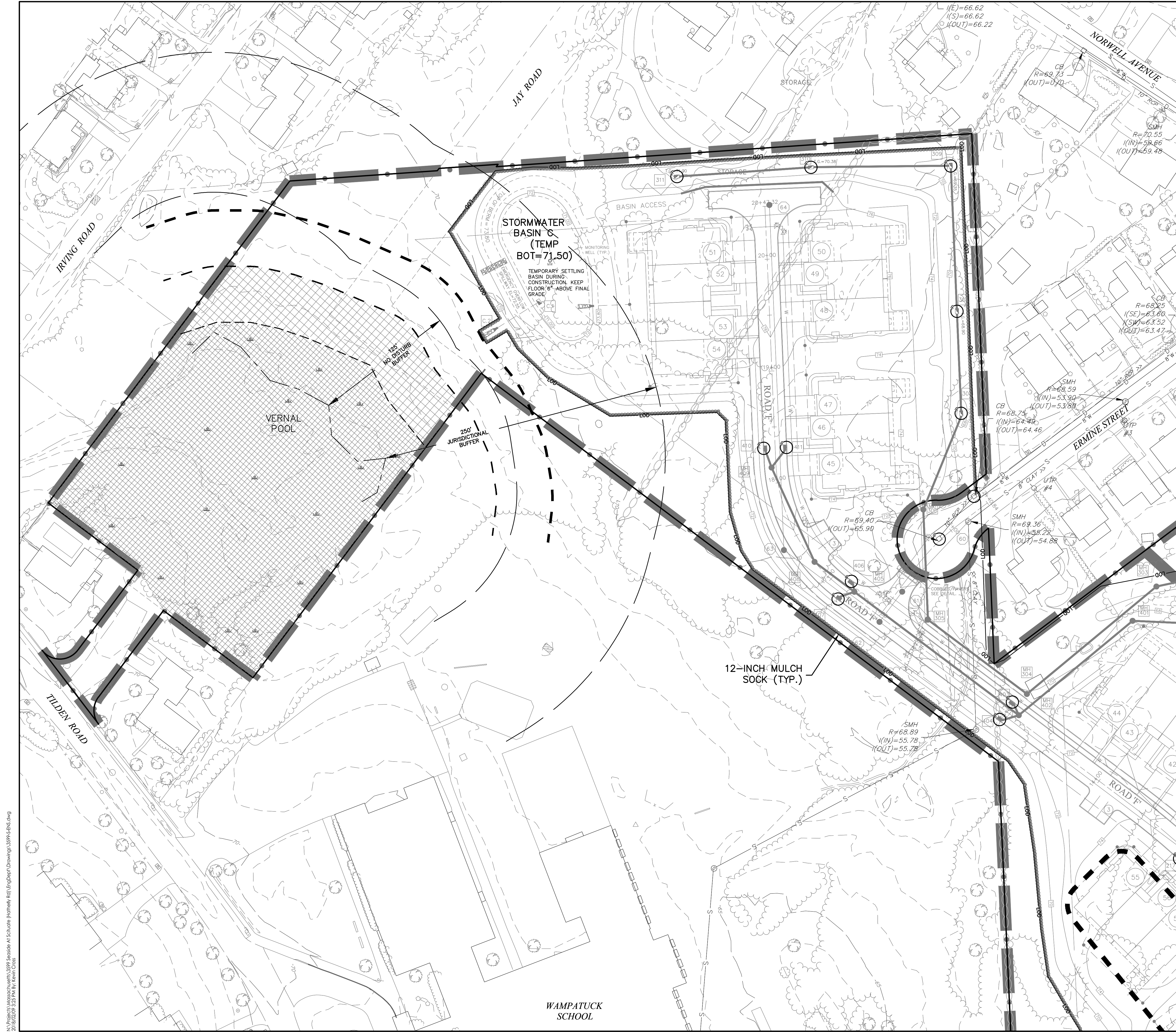
Rev	By	Appd.	Issued
5	STAFF	2018.02.29	2018.02.29
4	STAFF	2018.01.18	2018.01.18
3	STAFF	2017.11.29	2017.11.29
2	STAFF	2017.10.27	2017.10.27
1	STAFF	2017.09.21	2017.09.21

Client/Project: **Toll MA Land III L.P. Westborough, MA SEASIDE AT SCITUATE**

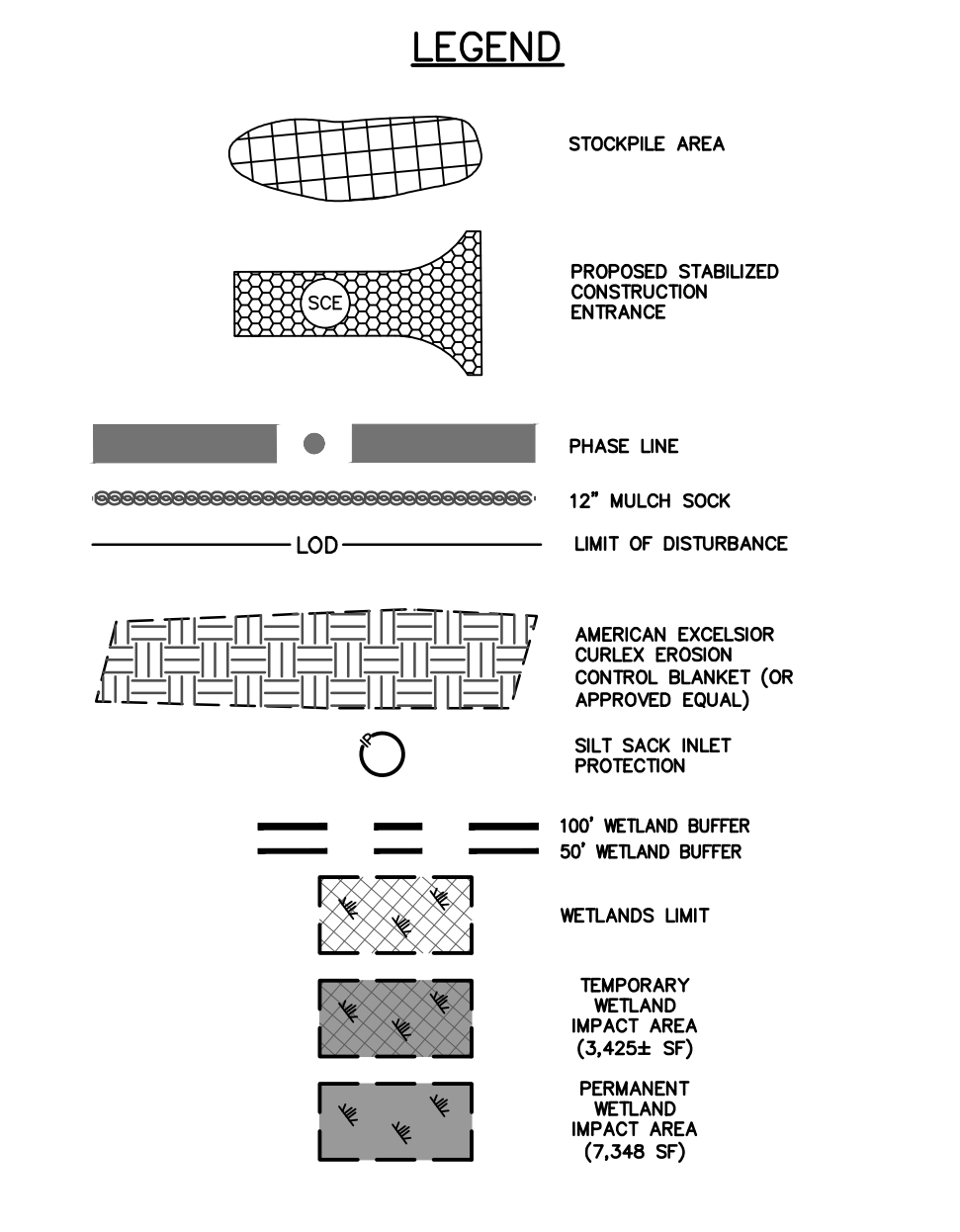
Permit/Seal: **Town of Scituate, Plymouth County, Massachusetts**

Title: **OVERALL EROSION & SEDIMENT CONTROL PLAN**

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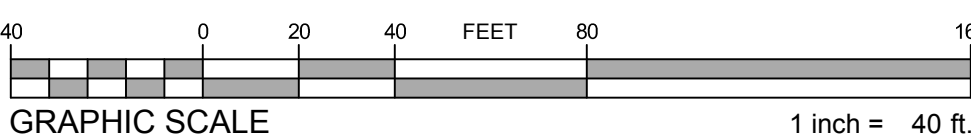


KEY MAP
N.T.S.



THIS PLAN SHALL BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

NOTE:
IN ALL LOCATIONS WHERE EARTH DISTURBANCE OCCURS WITHIN AND ADJACENT TO THE 50' WETLANDS BUFFER, SILT FENCE SHALL BE INSTALLED IN CONJUNCTION WITH MULCH SOCK (SEE DETAIL).



144 Main Street Unit 3
Hyannis, Massachusetts 02601-3128
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The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
The Contractor shall verify and be responsible for all dimensions. DO NOT scale.
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Revision	By	App'd.	Issued
5	STAFF	2018.02.29	2018.02.29
4	STAFF	2018.01.18	2018.01.18
3	STAFF	2017.11.29	2017.11.29
2	STAFF	2017.10.27	2017.10.27
1	STAFF	2017.09.21	2017.09.21

Client/Project: **Toll MA Land III L.P.**
Westborough, MA
SEASIDE AT SCITUATE

Town of Scituate, Plymouth County, Massachusetts
Title: **EROSION & SEDIMENT CONTROL PLAN**

Permit-Seal

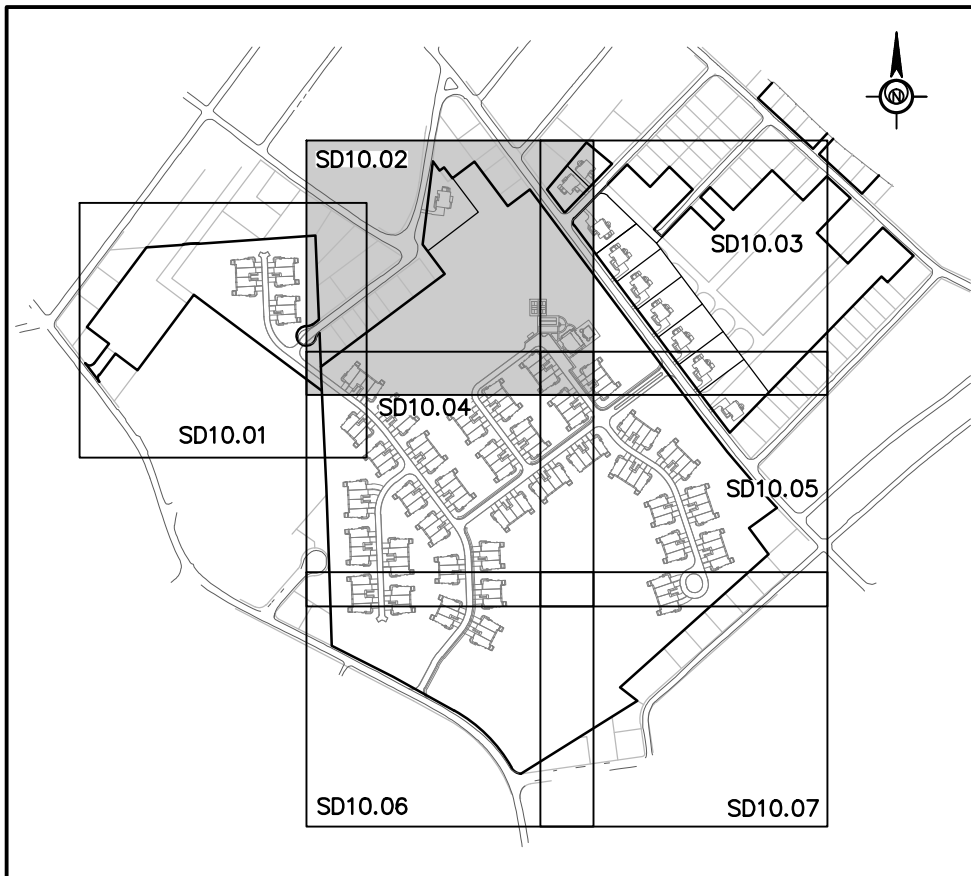
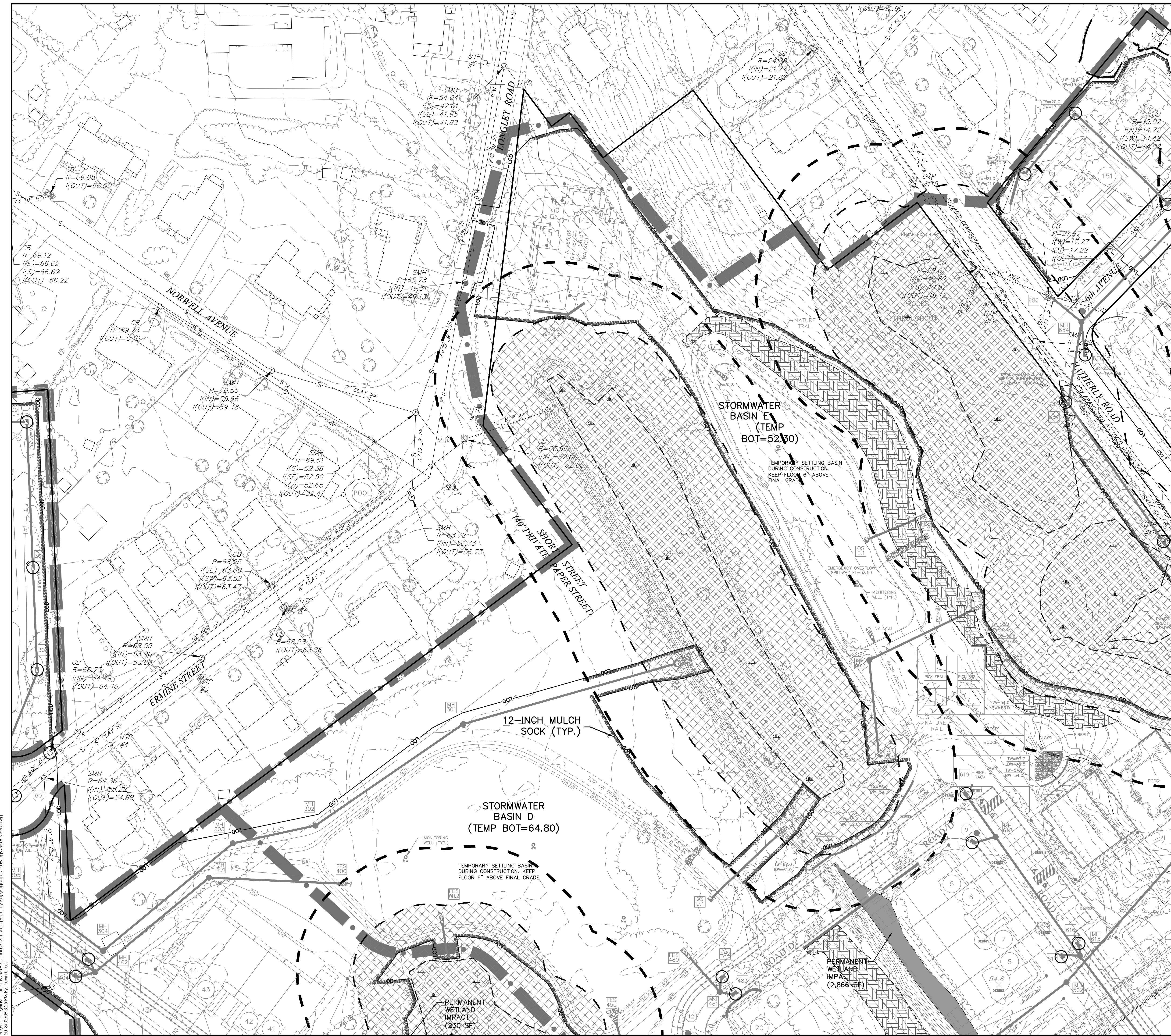
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File Name: 3599-S-ENS

Drawn	Checked	Design	Date
ESE	Stantec	ESE	2017.03.24
DM	Stantec	DM	2017.03.24

Drawing No. **SD10.01**
Revision Sheet

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 ORIGINAL SHEET - ARCHD

WAMPATUCK SCHOOL



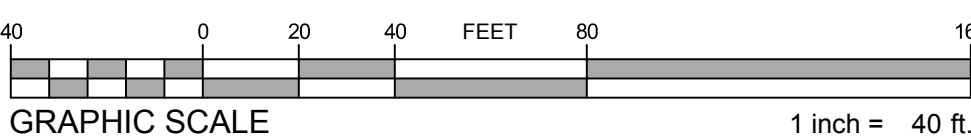
KEY MAP
N.T.S.

LEGEND

- STOCKPILE AREA
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PHASE LINE
- 12" MULCH SOCK
- LIMIT OF DISTURBANCE
- AMERICAN EXLOSOR CURLEX EROSION CONTROL BLANKET (OR APPROVED EQUAL)
- SILT SOCK INLET PROTECTION
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- TEMPORARY WETLAND IMPACT AREA (3,425± SF)
- PERMANENT WETLAND IMPACT AREA (7,348 SF)

THIS PLAN SHALL BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

NOTE:
IN ALL LOCATIONS WHERE EARTH DISTURBANCE OCCURS WITHIN AND ADJACENT TO THE 50' WETLANDS BUFFER, SILT FENCE SHALL BE INSTALLED IN CONJUNCTION WITH MULCH SOCK (SEE DETAIL).

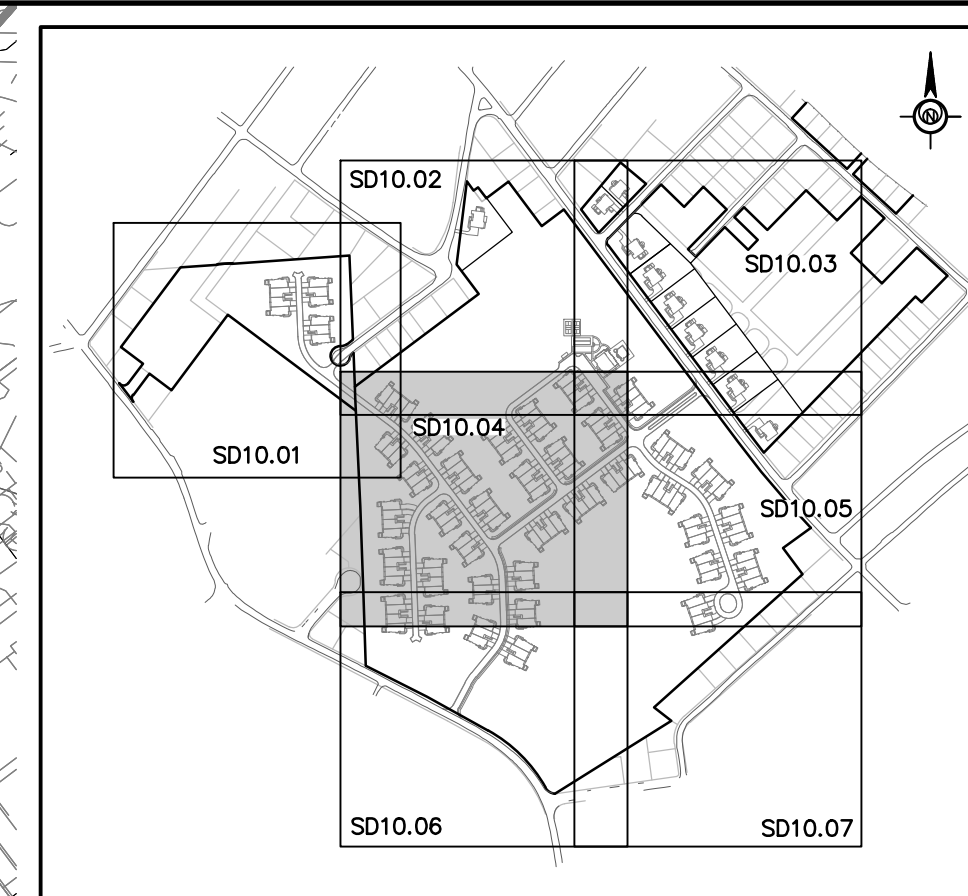
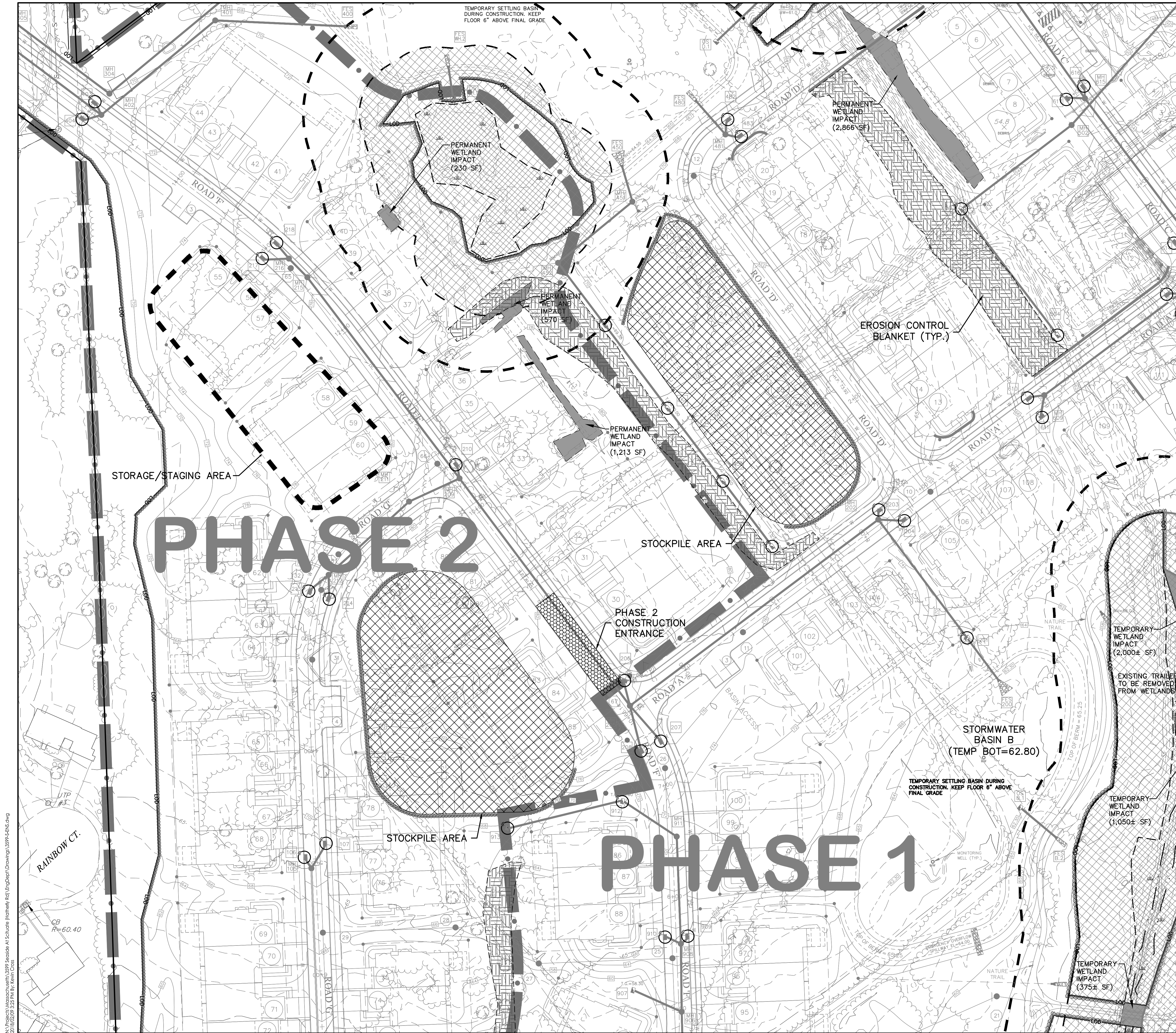


Revision	By	App'd.	Issued
5 - PERMITS AND CONSULTANT REVIEWS	STAFF		2018/02/29
4 - HORSELEY WITHIN GROUP REVIEW COMMENTS	STAFF		2018/01/18
3 - HORSELEY WITHIN GROUP REVIEW COMMENTS	STAFF		2017/11/29
2 - HORSELEY WITHIN GROUP REVIEW COMMENTS	STAFF		2017/10/27
1 - HORSELEY WITHIN GROUP REVIEW COMMENTS	STAFF		2017/09/21

Client/Project
Toll MA Land III L.P.
Westborough, MA
SEASIDE AT SCITUATE

Permit/Seal
Town of Scituate, Plymouth County, Massachusetts
Title
EROSION & SEDIMENT CONTROL PLAN

Project Number:	3599
File Name:	3599-5-ENS
Drawn:	Stantec
Checked:	Stantec
Date:	2017.03.24
Drawing No.:	SD10.02
Revision:	Sheet



KEY MAP
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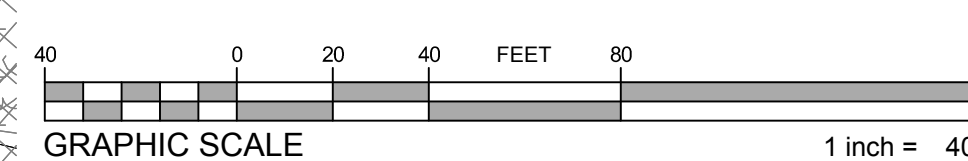


LEGEND

	STOCKPILE AREA
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PHASE LINE
	12" MULCH SOCK
	LIMIT OF DISTURBANCE
	AMERICAN EXCELSIOR CONTROL EROSION CONTROL BLANKET (OR APPROVED EQUAL)
	SILT SOCK INLET PROTECTION
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	WETLANDS LIMIT
	TEMPORARY WETLAND IMPACT AREA (3,425± SF)
	PERMANENT WETLAND IMPACT AREA (7,348 SF)

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NOTE:
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144 Main Street Unit 3
Hyannis, Massachusetts 02601-3128
www.stantec.com

The Contractor shall verify and be responsible for all dimensions, DDD NOT scale. The Contractor shall verify and be responsible for all dimensions, DDD NOT scale. The Contractor shall verify and be responsible for all dimensions, DDD NOT scale. The Contractor shall verify and be responsible for all dimensions, DDD NOT scale. The Contractor shall verify and be responsible for all dimensions, DDD NOT scale.

Revision	By	App'd.	Issued
5 - FEET TOWN AND CONSULTANT REVIEWS	STAFF		2018.02.29
4 - HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF		2018.01.18
3 - HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF		2017.11.29
2 - HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF		2017.10.27
1 - HORSLEY WITHER GROUP REVIEW COMMENTS	STAFF		2017.09.21

Client/Project: **Toil MA Land III L.P. WESTBOROUGH, MA SEASIDE AT SCITUATE**

Permit/Seal: **Town of Scituate, Plymouth County, Massachusetts**

Title: **EROSION & SEDIMENT CONTROL PLAN**

Project Number: **3599**

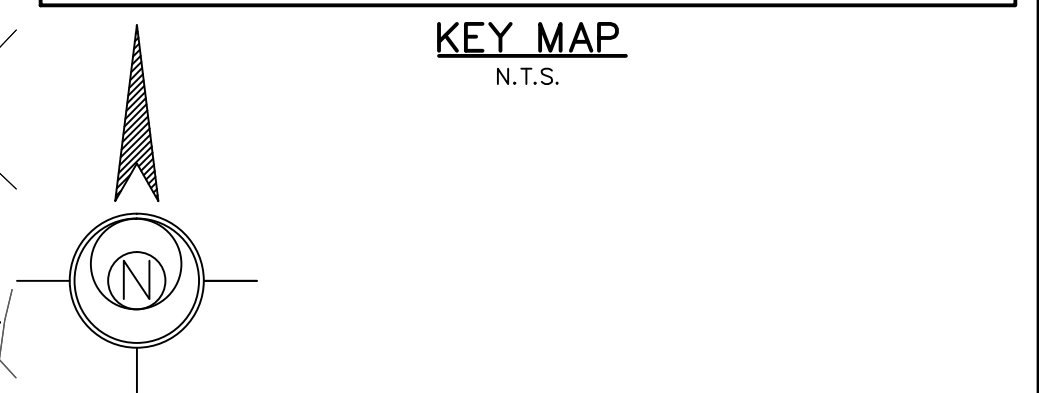
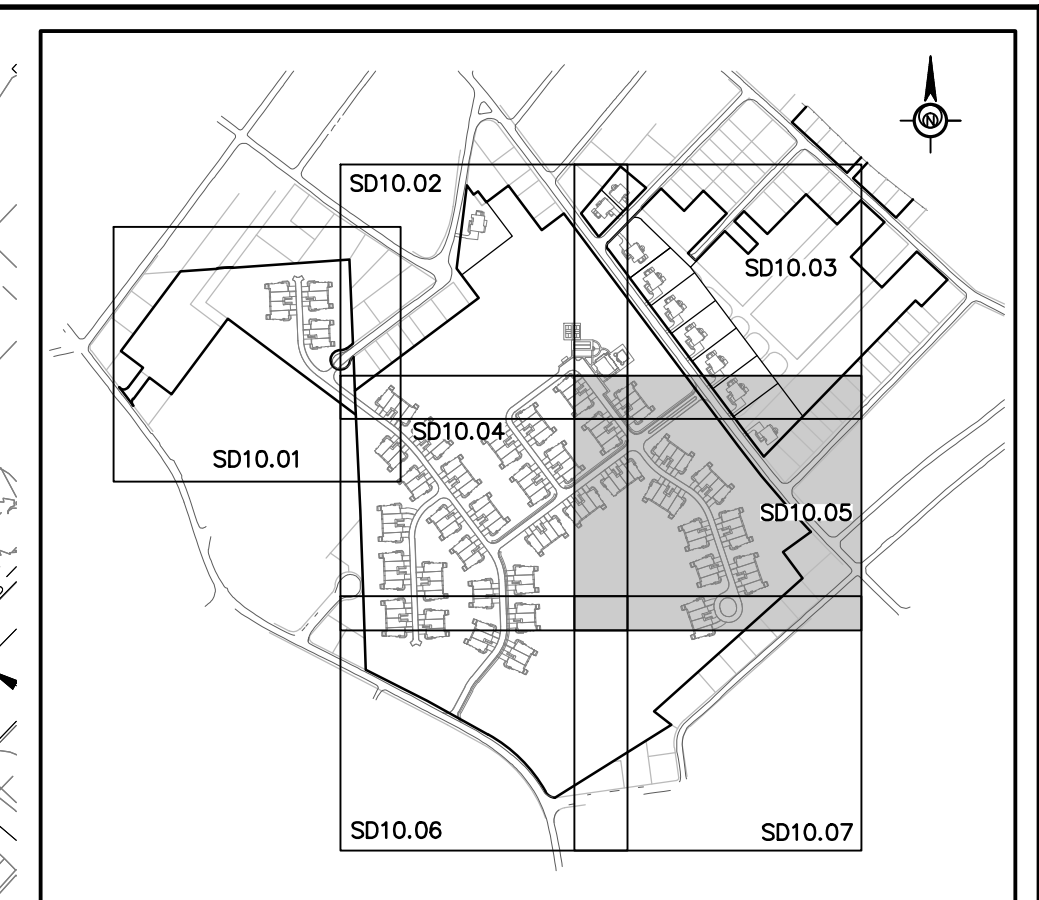
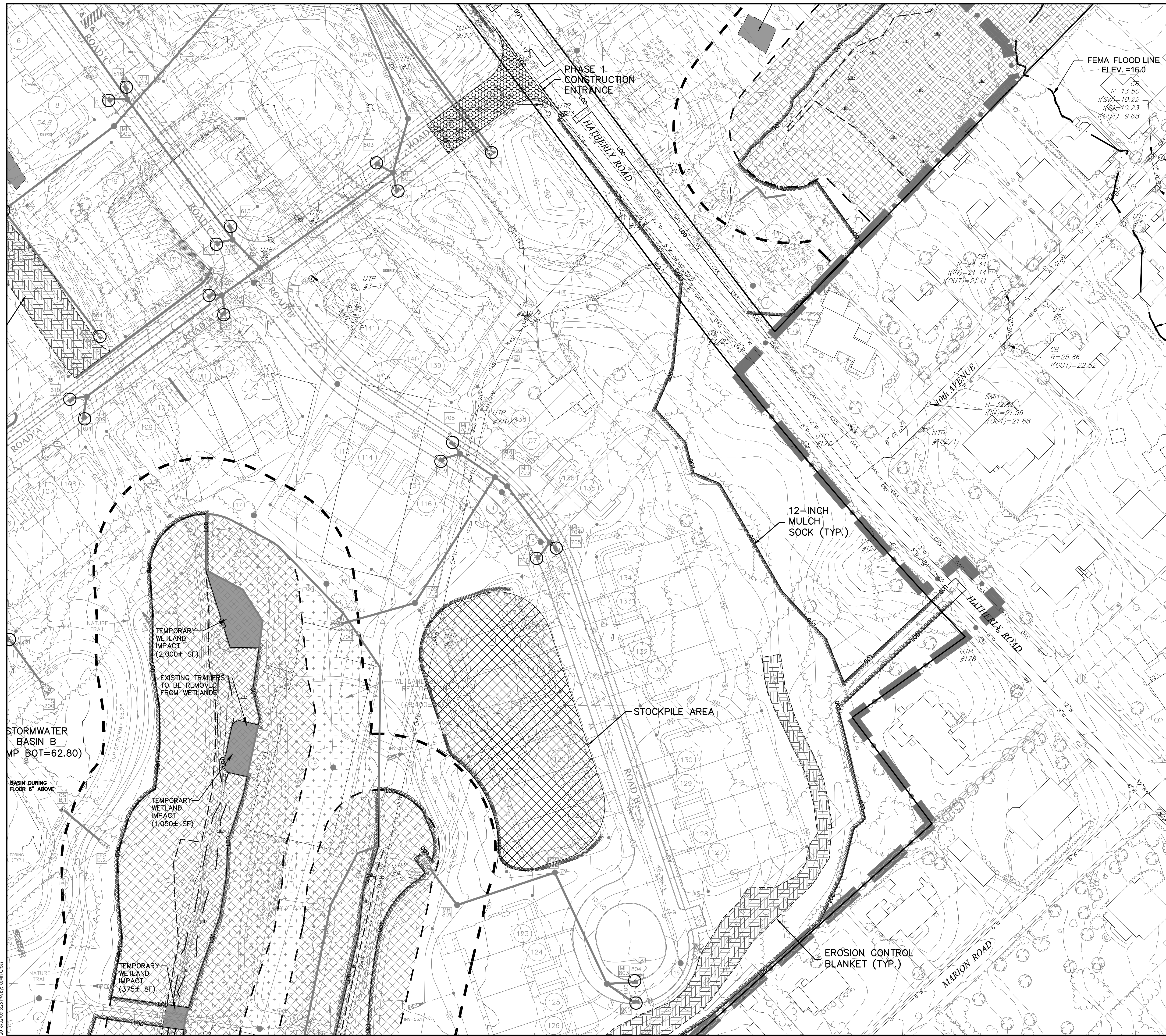
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ES	Stantec	ES	2017.03.24
Dwn	Citric	Dgn	TY.M.M.D.D.

Drawing No. **SD10.04**

Revision **Sheet**

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 2018/02/29 3:25 PM by Kevin Cross
 ORIGINAL SHEET - ARCHD



LEGEND

	STOCKPILE AREA
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PHASE LINE
	12" MULCH SOCK
	LIMIT OF DISTURBANCE
	AMERICAN EXCELSIOR CONTROL BLANKET (OR APPROVED EQUAL)
	SILT SOCK INLET PROTECTION
	100' WETLAND BUFFER
	50' WETLAND BUFFER
	WETLANDS LIMIT
	TEMPORARY WETLAND IMPACT AREA (3,425± SF)
	PERMANENT WETLAND IMPACT AREA (7,348 SF)

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Revision	By	Appd.	Issued
5	STAFF	YTM/MD	2018.02.29
4	STAFF	YTM/MD	2018.01.18
3	STAFF	YTM/MD	2017.11.29
2	STAFF	YTM/MD	2017.10.27
1	STAFF	YTM/MD	2017.09.21

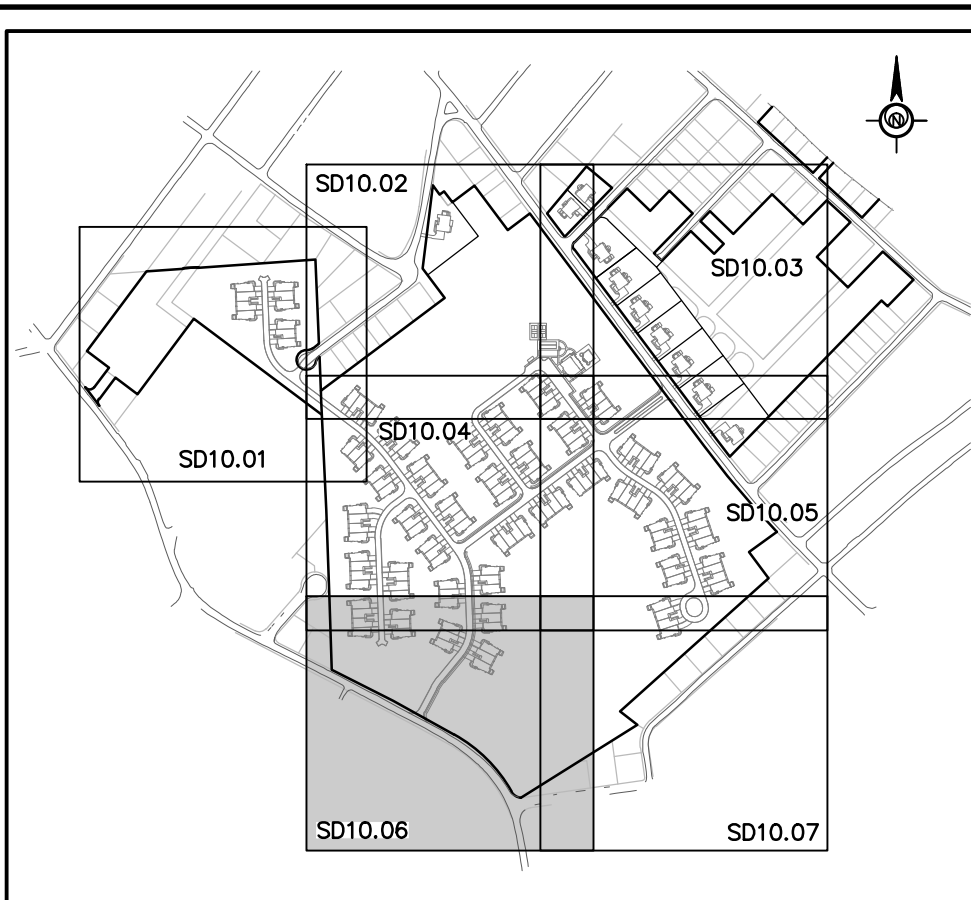
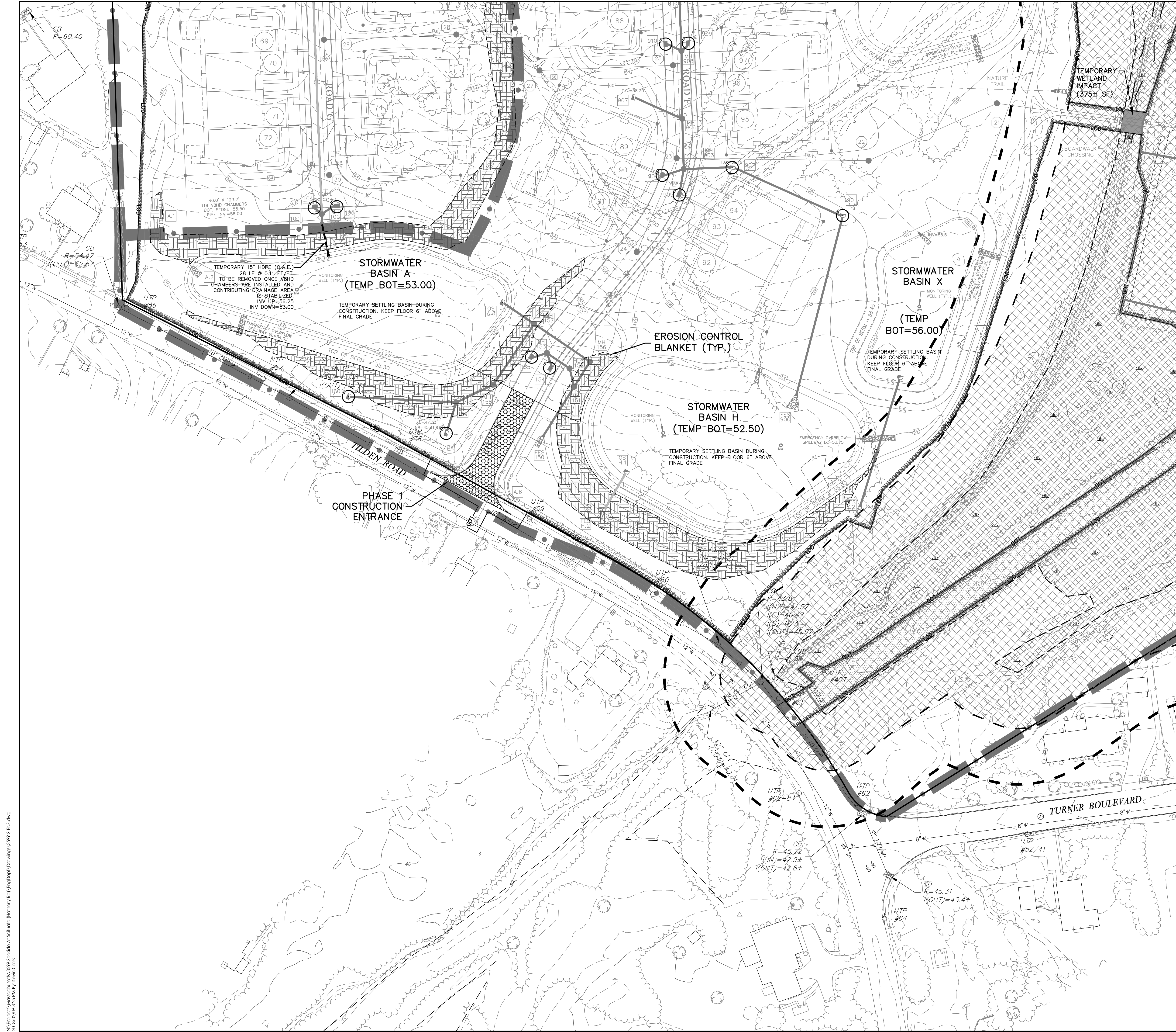
Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Permit-Seal

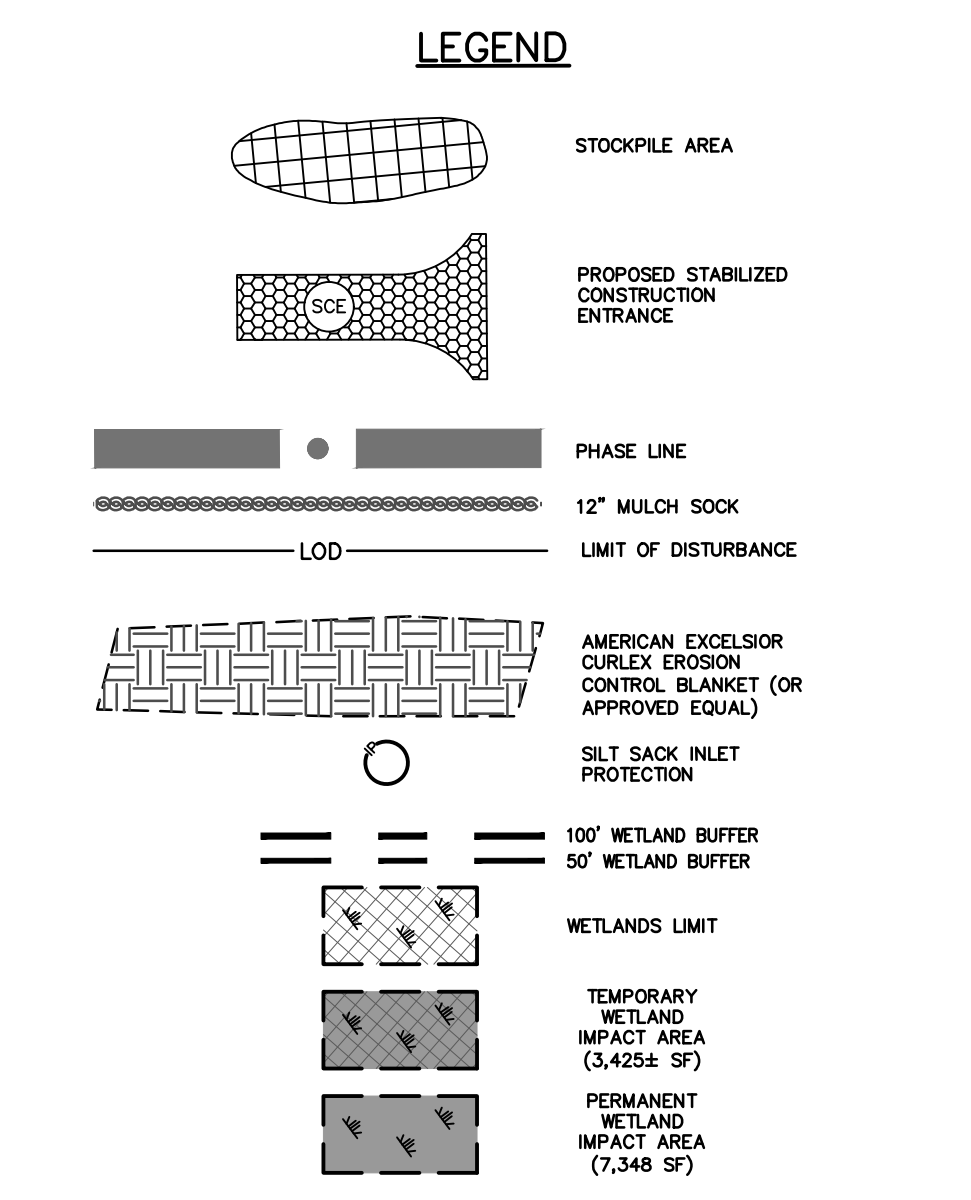
Town of Scituate, Plymouth County, Massachusetts
 Title
 EROSION & SEDIMENT CONTROL PLAN

Project Number:	3599
File Name:	3599-5-ENS
Drawn:	Stantec
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Design:	Stantec
Drawing No.:	SD10.05
Revision:	Sheet

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 2018/02/29 12:25 PM by Kevin Cross
 ORIGINAL SHEET - ARCHD

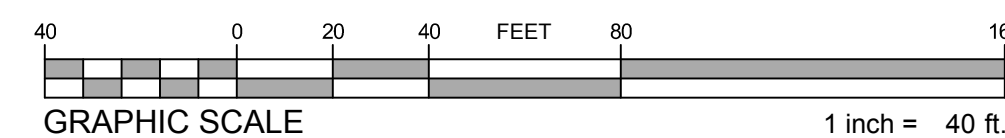


KEY MAP
N.T.S.



THIS PLAN SHALL BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

NOTE:
IN ALL LOCATIONS WHERE EARTH DISTURBANCE OCCURS WITHIN AND ADJACENT TO THE 50' WETLANDS BUFFER, SILT FENCE SHALL BE INSTALLED IN CONJUNCTION WITH MULCH SOCK (SEE DETAIL).



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DATE	BY	REVISION
2018.02.29	STAFF	2018.02.29
2018.01.18	STAFF	2018.01.18
2017.11.29	STAFF	2017.11.29
2017.10.27	STAFF	2017.10.27
2017.09.21	STAFF	2017.09.21

By: [Signature] Appd. [Signature] ISSUED

Client/Project: **Toll MA Land III L.P. Westborough, MA SEASIDE AT SCITUATE**

Permit-Seal: **Town of Scituate, Plymouth County, Massachusetts**

Title: **EROSION & SEDIMENT CONTROL PLAN**

Project Number: **3599**

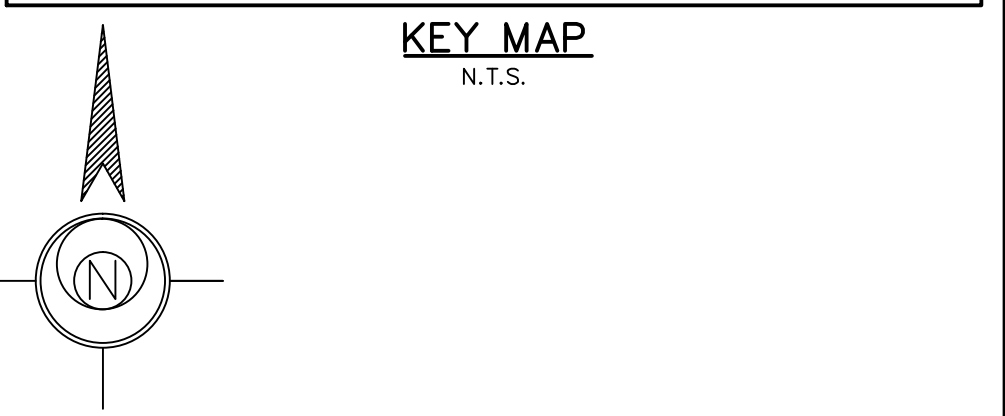
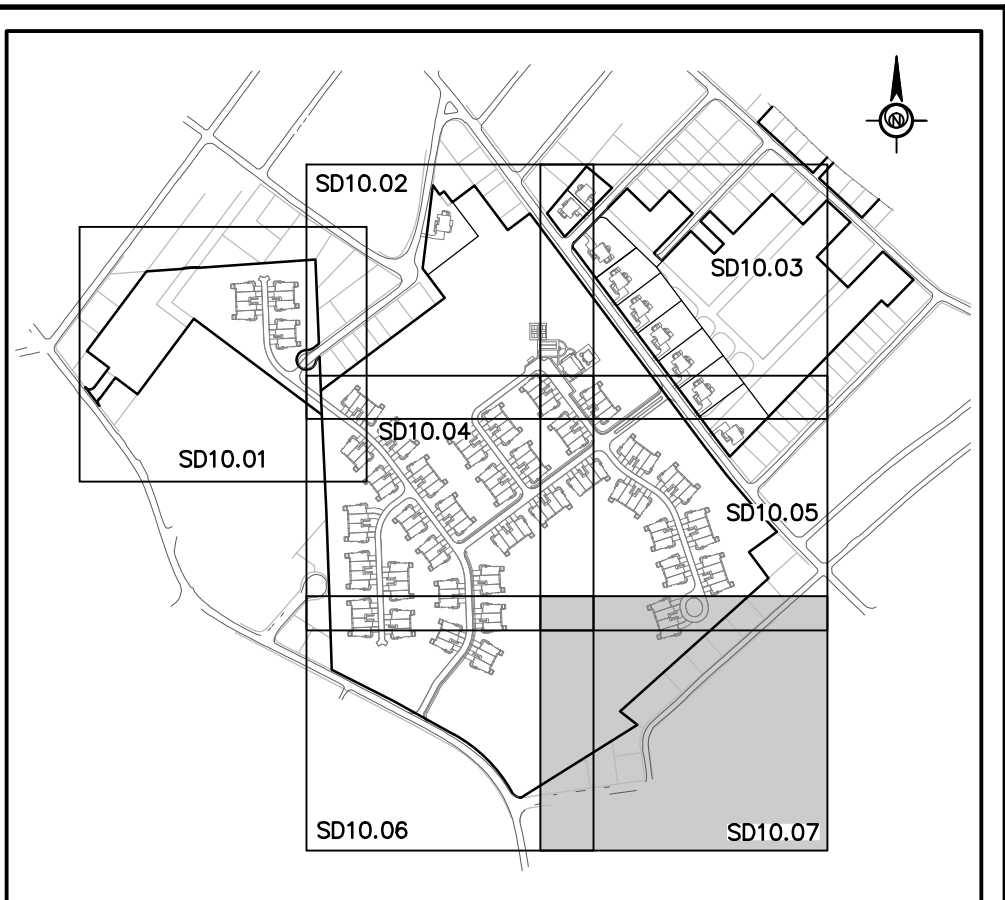
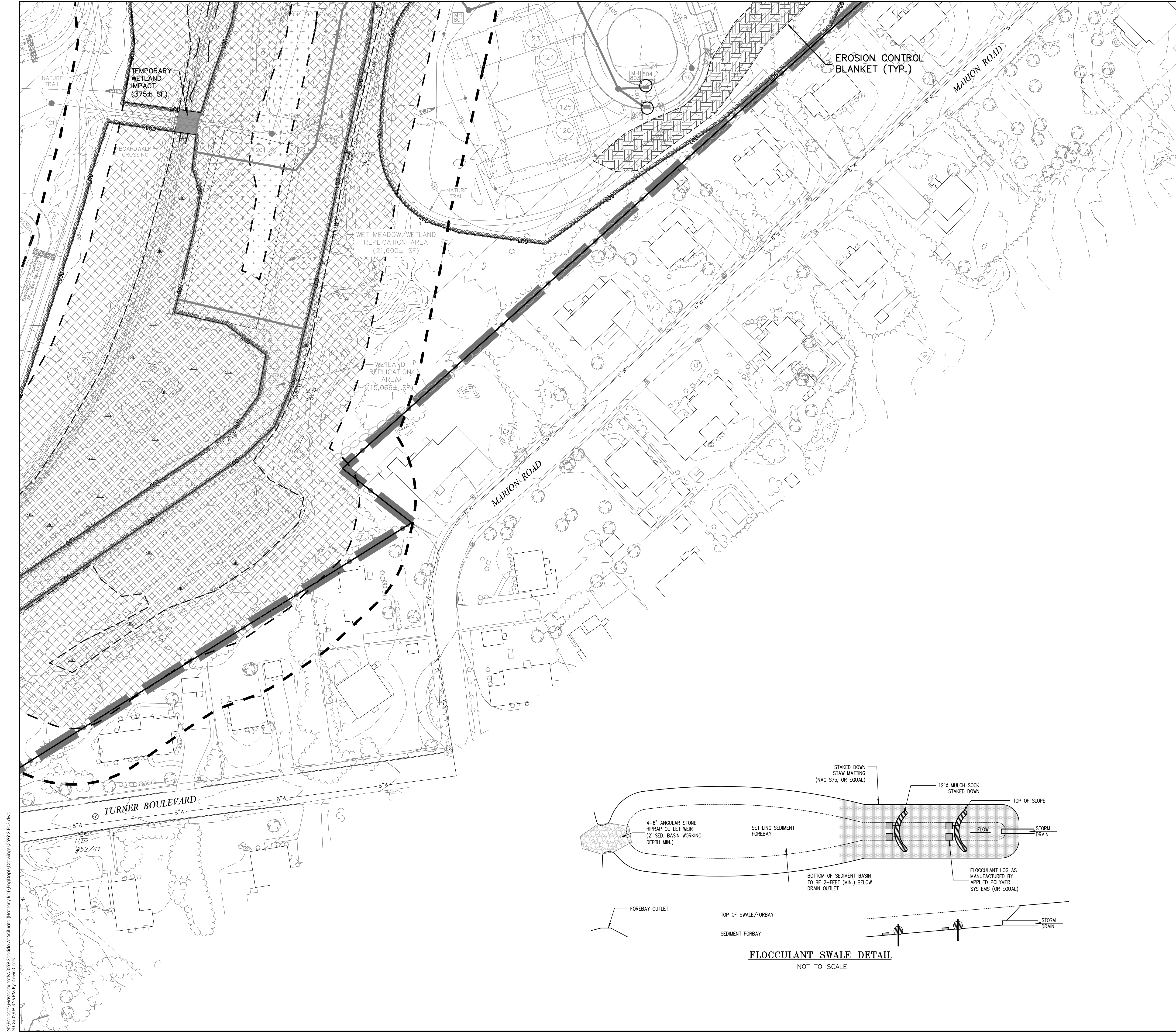
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2017.03.24	EST	2017.03.24
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Drawing No. **SD10.06**

Revision Sheet

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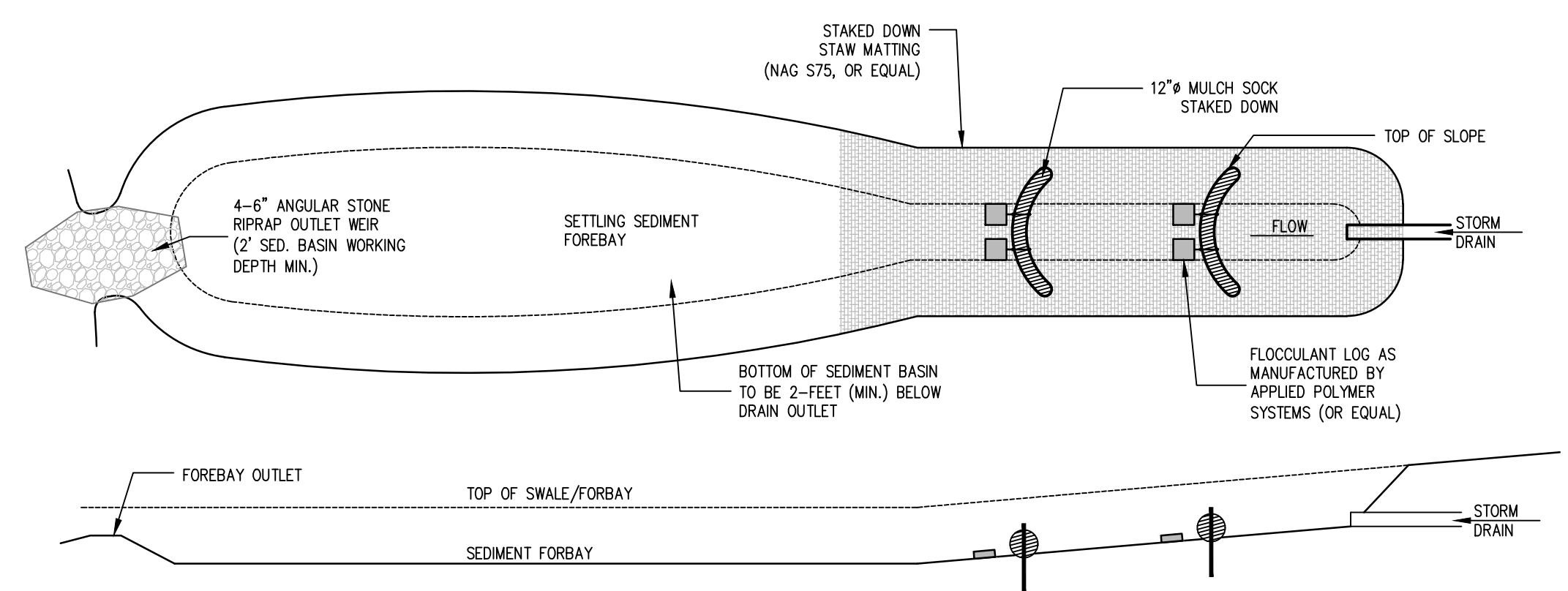


LEGEND

- STOCKPILE AREA
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PHASE LINE
- 12" MULCH SOCK
- LIMIT OF DISTURBANCE
- AMERICAN EXCELSOR CURLEX EROSION CONTROL BLANKET (OR APPROVED EQUAL)
- SILT SOCK INLET PROTECTION
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- TEMPORARY WETLAND IMPACT AREA (3,425± SF)
- PERMANENT WETLAND IMPACT AREA (7,348 SF)

THIS PLAN SHALL BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

NOTE:
IN ALL LOCATIONS WHERE EARTH DISTURBANCE OCCURS WITHIN AND ADJACENT TO THE 50' WETLANDS BUFFER, SILT FENCE SHALL BE INSTALLED IN CONJUNCTION WITH MULCH SOCK (SEE DETAIL).



FLOCCULANT SWALE DETAIL
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File Name: 3599-S-ENS

2018.02.29	STAFF	2018.01.18	STAFF	2017.11.29	STAFF	2017.10.27	STAFF	2017.09.21	STAFF	By	Appd.	Issued
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Client/Project: Toll MA Land III L.P., Westborough, MA
SEASIDE AT SCITUATE
Town of Scituate, Plymouth County, Massachusetts
Title: EROSION & SEDIMENT CONTROL PLAN
Permit-Seal

Project Number: 3599
File Name: 3599-S-ENS

Est	Stantec	Est	2017.03.24
Draw	Clark	Draw	TY.M.M.D.D

Drawing No. SD10.07
Revision Sheet

98 of 100

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GENERAL CONSTRUCTION SEQUENCING

THE FOLLOWING TEXT COUPLED WITH THE PHASING PLAN DESCRIBE THE ANTICIPATED MULTI-PHASED APPROACH TO CONSTRUCTING SEASIDE AT SCITUATE. THE PHASING PLAN ANTICIPATES DEVELOPMENT OF THE PROJECT IN TWO PHASES.

PHASE 1 ENABLES MARKETING AND SALE OF APPROXIMATELY 85 DWELLINGS:
 PHASE 1.4 TOWNHOUSE MODEL UNITS
 • 81 FOR-SALE TOWNHOUSE UNITS

DEPENDING UPON MARKET CONDITIONS, TOLL ANTICIPATES BUILD OUT OF THESE UNITS WITHIN THE FIRST THREE YEARS. APPROXIMATELY 3,275 LINEAR FEET OF SUPPORTING ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS WOULD BE CONSTRUCTED AS PART OF PHASE 1. ROADWAYS CONSTRUCTED IN THIS PHASE INCLUDE ROADS A, B, C, D AND THE PORTION OF ROAD F (BETWEEN ROAD A AND TILDEN ROAD). THE ENVIRONMENTAL REMEDIATION WORK AND DEMOLITION OF ALL REMAINING STRUCTURES WILL BE COMPLETED DURING THIS PHASE. STORMWATER INFILTRATION BASINS A, B, D, E, H AND X WILL BE CONSTRUCTED IN THIS PHASE. CONSTRUCTION OF THE MODEL UNITS AND CLUBHOUSE/AMENITIES WILL COMMENCE AT THE START OF THE PHASE. BINDER COURSE PAVEMENT FOR ROADWAYS WILL BE INSTALLED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IN EACH PHASE. STORMWATER BASINS WILL BE CONSTRUCTED AND STABILIZED EARLY IN EACH PHASE TO COLLECT RUNOFF FROM EACH BASIN'S RESPECTIVE DRAINAGE AREA. LOT AREAS WILL BE TEMPORARILY AND PERMANENTLY STABILIZED AS HOUSING CONSTRUCTION ADVANCES THROUGH THE PHASE.

PHASE 2
 PHASE 2 WOULD YIELD 57 ADDITIONAL DWELLING UNITS. AGAIN, DEPENDING UPON MARKET CONDITIONS, TOLL ANTICIPATES BUILD OUT OF PHASE 2 OVER APPROXIMATELY TWO YEARS. ACCORDINGLY, APPROXIMATELY 1,860 ADDITIONAL LINEAR FEET OF SUPPORTING ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS WOULD BE CONSTRUCTED. INFRASTRUCTURE IMPROVEMENTS IN THIS PHASE WILL INCLUDE THE EMERGENCY ACCESS CONNECTION TO ERMINE ROAD AND AND STORMWATER INFILTRATION BASIN "C". BINDER COURSE PAVEMENT FOR ROADWAYS WILL BE INSTALLED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IN EACH PHASE. STORMWATER BASINS WILL BE CONSTRUCTED AND STABILIZED EARLY IN EACH PHASE TO COLLECT RUNOFF FROM EACH BASIN'S RESPECTIVE DRAINAGE AREA. LOT AREAS WILL BE TEMPORARILY AND PERMANENTLY STABILIZED AS HOUSING CONSTRUCTION ADVANCES THROUGH THE PHASE.

PHASE 1 CONSTRUCTION SEQUENCE

THE FOLLOWING OUTLINE PRESENTS KEY CONSTRUCTION ACTIVITIES IN TYPICAL SEQUENCES, WHICH ARE GENERALLY ANTICIPATED WITHIN PHASE 1. SOME OF THESE ACTIVITIES MAY ULTIMATELY OVERLAP AND/OR CHANGE IN SEQUENCE DUE TO CHANGING SITE CONDITIONS, WEATHER, AND/OR OTHER UNPREDICTABLE FACTORS.

1. PREPARE CONSTRUCTION TRAILER/STAGING LOCATION;
2. PERFORM ASBESTOS ABATEMENT ON REMAINING BUILDINGS;
3. PERFORM SURVEY LAYOUT FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES;
4. SELECTIVELY REMOVE VEGETATION FOR EROSION CONTROL INSTALLATION;
5. INSTALL EROSION CONTROL;
6. INSTALL STABILIZED CONSTRUCTION ENTRANCES;
7. DEMOLISH REMAINING STRUCTURES;
8. PERFORM ENVIRONMENTAL REMEDIATION WORK;
9. COMMENCE CONSTRUCTION ON MODEL UNITS;
10. EXCAVATE AND CRUSH ALL EXISTING CONCRETE (FOUNDATIONS, SLABS AND ACCESS DRIVES)
11. PERFORM LAND CLEARING, GRUBBING AND STUMP REMOVAL;
12. EXTEND SEWER MAIN FROM 6TH AVENUE TO THE SITE;
13. INSTALL NEW STORM DRAINAGE IN 6TH AVENUE AND HATHERLY ROAD;
14. EXTEND NEW WATER MAIN IN 6TH AVENUE TO HATHERLY ROAD;
15. COMMENCE CONSTRUCTION OF ENTRANCE FEATURES/LANDSCAPING;
16. STRIP AND STOCKPILE TOPSOIL;
17. CONSTRUCT WETLAND REPLICATION AREA;
18. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE);
19. CONSTRUCT STORMWATER INFILTRATION BASINS AND OUTLET CONTROL STRUCTURES.
20. TEMPORARILY STABILIZE STORMWATER BASINS;
21. CONDUCT EARTHWORK CUTS, FILLS AND IMPORTS TO BRING ROADS TO SUBGRADE AND LOTS TO PAD GRADE;
22. CONSTRUCT RETAINING WALLS;
23. TEMPORARILY STABILIZE PADDED LOT AREAS;
24. CONSTRUCT UTILITIES (WATER, SEWER, STORM DRAIN);
25. CONSTRUCT ROADWAY AREAS THROUGH BINDER COURSE;
26. INSTALL ELECTRIC, GAS AND COMMUNICATIONS CONDUITS AND INFRASTRUCTURE;
27. COMMENCE HOUSING CONSTRUCTION (ONGOING AS ROAD CONSTRUCTION ADVANCES);
28. COMMENCE CONSTRUCTION ON CLUBHOUSE AND AMENITIES;
29. CONSTRUCT NATURE TRAIL SYSTEM;
30. CONSTRUCT UNIT-SPECIFIC DRAINAGE COMPONENTS AS HOUSING CONSTRUCTION PROGRESSES.
31. INSTALL CURBING AND SIDEWALKS;
32. FINISH GRADE LOT AREAS;
33. PERMANENTLY STABILIZE LOT AREAS WITH SEED/LANDSCAPING;
34. CLEAN OUT CATCH BASINS AND STORMWATER BASINS;
35. PERMANENTLY STABILIZE STORMWATER BASINS.
36. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON PERMANENT SITE STABILIZATION.

PHASE 2 CONSTRUCTION SEQUENCE

THE FOLLOWING OUTLINE PRESENTS KEY CONSTRUCTION ACTIVITIES IN TYPICAL SEQUENCES, WHICH ARE GENERALLY ANTICIPATED WITHIN PHASE 2. SOME OF THESE ACTIVITIES MAY ULTIMATELY OVERLAP AND/OR CHANGE IN SEQUENCE DUE TO CHANGING SITE CONDITIONS, WEATHER, AND/OR OTHER UNPREDICTABLE FACTORS. THE PHASE 2 SEQUENCE TASKS MAY OVERLAP THE PHASE 1 TASKS.

1. PERFORM SURVEY LAYOUT FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES;
2. SELECTIVELY REMOVE VEGETATION FOR EROSION CONTROL INSTALLATION;
3. INSTALL EROSION CONTROL;
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES;
5. PERFORM LAND CLEARING, GRUBBING AND STUMP REMOVAL;
6. STRIP AND STOCKPILE TOPSOIL;
7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE);
8. CONSTRUCT STORMWATER INFILTRATION BASIN AND OUTLET CONTROL STRUCTURE.
9. TEMPORARILY STABILIZE STORMWATER BASINS;
10. CONDUCT EARTHWORK CUTS, FILLS AND IMPORTS TO BRING ROADS TO SUBGRADE AND LOTS TO PAD GRADE;
11. TEMPORARILY STABILIZE PADDED LOT AREAS;
12. CONSTRUCT UTILITIES (WATER, SEWER, STORM DRAIN);
13. CONSTRUCT ROADWAY AREAS THROUGH BINDER COURSE;
14. INSTALL COBBLE RUMBLE STRIP AT CONNECTION TO ERMINE ROAD;
15. INSTALL ELECTRIC, GAS AND COMMUNICATIONS CONDUITS AND INFRASTRUCTURE;
16. COMMENCE HOUSING CONSTRUCTION (ONGOING AS ROAD CONSTRUCTION ADVANCES);
17. CONSTRUCT UNIT-SPECIFIC DRAINAGE COMPONENTS AS HOUSING CONSTRUCTION PROGRESSES.
18. INSTALL CURBING AND SIDEWALKS;
19. FINISH GRADE LOT AREAS;
20. PERMANENTLY STABILIZE LOT AREAS WITH SEED/LANDSCAPING;
21. CLEAN OUT CATCH BASINS AND STORMWATER BASINS;
22. PERMANENTLY STABILIZE STORMWATER BASINS.
23. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON PERMANENT SITE STABILIZATION.

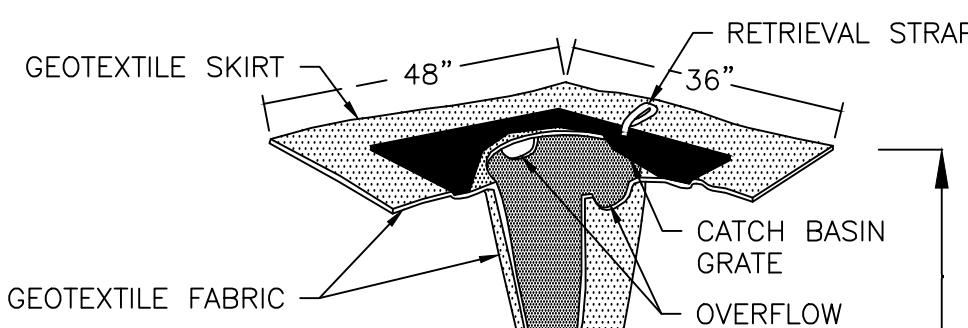
NOTE: INCIDENTAL CLEARING AND GRADING FOR PHASE 1, UP TO 25' BEYOND PHASE LINE, IS PERMITTED TO ENSURE PROPER DRAINAGE.

LAWNPRO GRASS MIX	
SEED TYPE	PERCENTAGE
PERENNIAL RYE	34.65%
CREEPING RED FESCUE	34.65%
KENTUCKY BLUE GRASS	30.70%

PERMANENT SEED SPECIFICATION

GENERAL E&S NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE EROSION AND SEDIMENT CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM, POND, OR WETLANDS, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT.
3. SEDIMENT BARRIERS (12-INCH MULCH SOCK, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST. THE SAME APPLIES FOR A SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2H:1V).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEDIMENT MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETIONS OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RIMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED WITH 12-INCH MULCH SOCK INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURE PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.



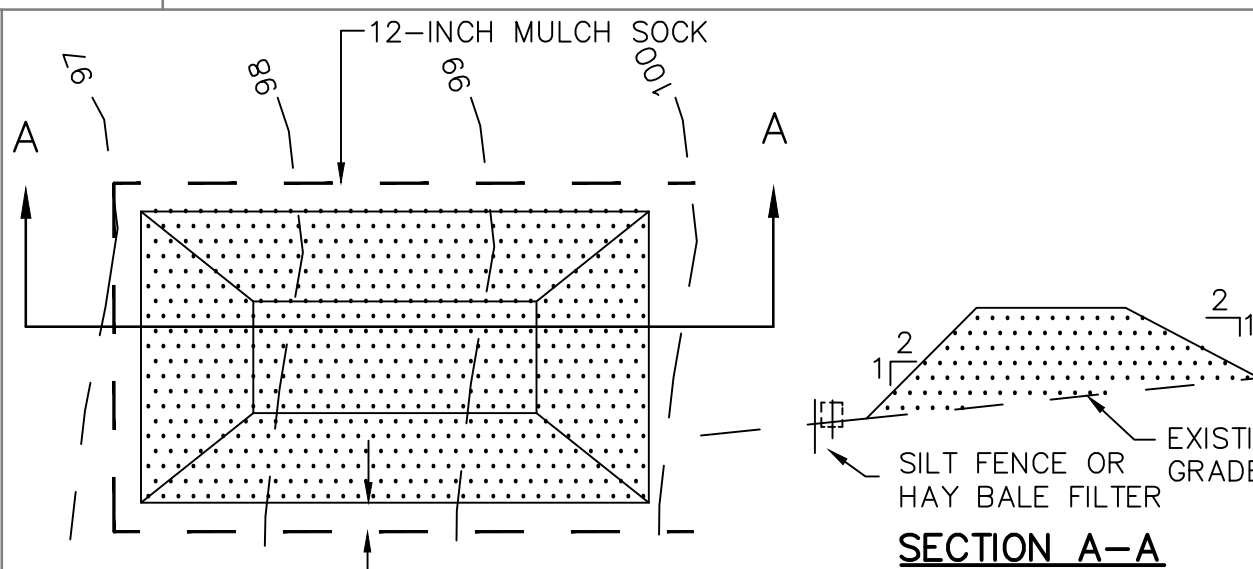
- SILT SACK NOTES:**
1. LENGTH AND WIDTH OF FABRIC MUST EXCEED EXISTING CATCH BASIN FRAME DIMENSIONS BY A MINIMUM OF 8".
 2. REMOVE CATCH BASIN GRATE AND INSTALL FABRIC OVER CATCH BASIN FRAME. REPLACE CATCH BASIN GRATE TO SECURE FABRIC IN PLACE.
 3. CATCH BASIN EROSION AND SEDIMENT CONTROL TO BE PLACED AT ALL CATCH BASINS WITHIN THE PROJECT LIMITS.

CATCH BASINS ("SILT SACK")

DETAIL
NOT TO SCALE

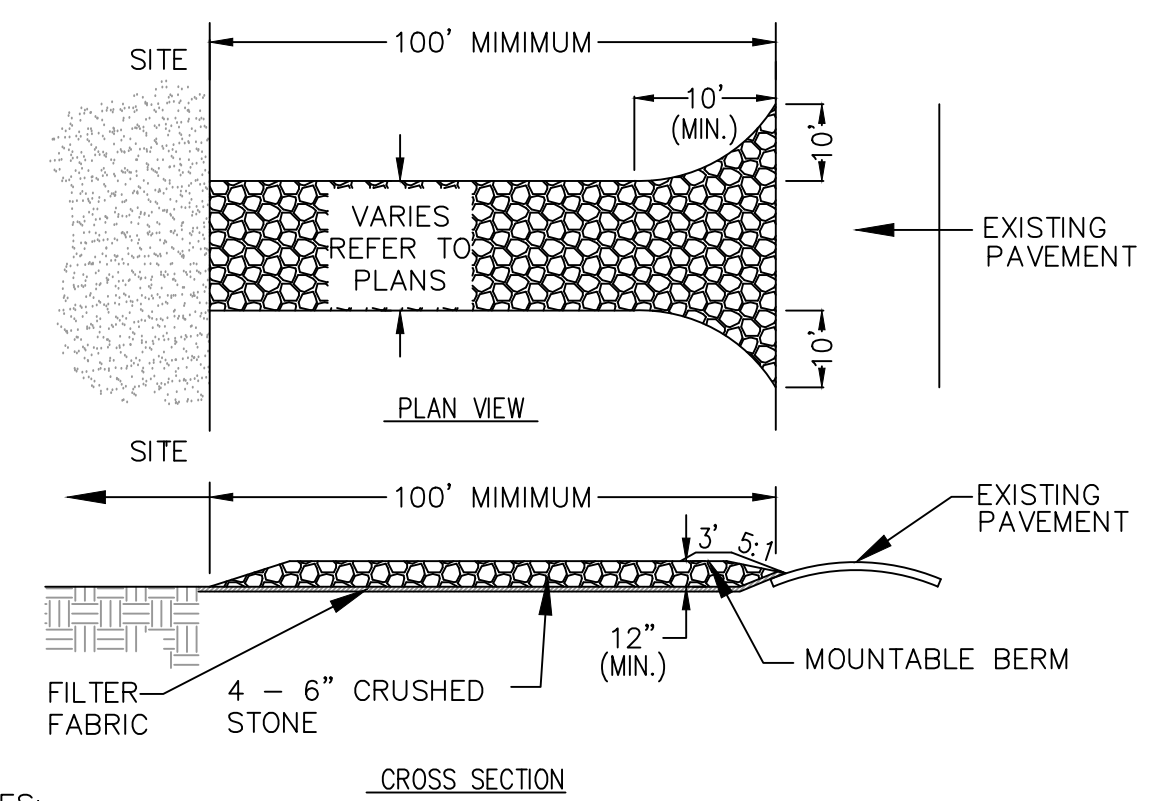
WINTER CONSTRUCTION NOTES

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OF HAY AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1, THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD, ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



- NOTES:**
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. STOCKPILES MUST BE LOCATED OUTSIDE ANY 100 FT. WETLAND BUFFER.
 2. ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
 4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.
 5. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUAL STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.

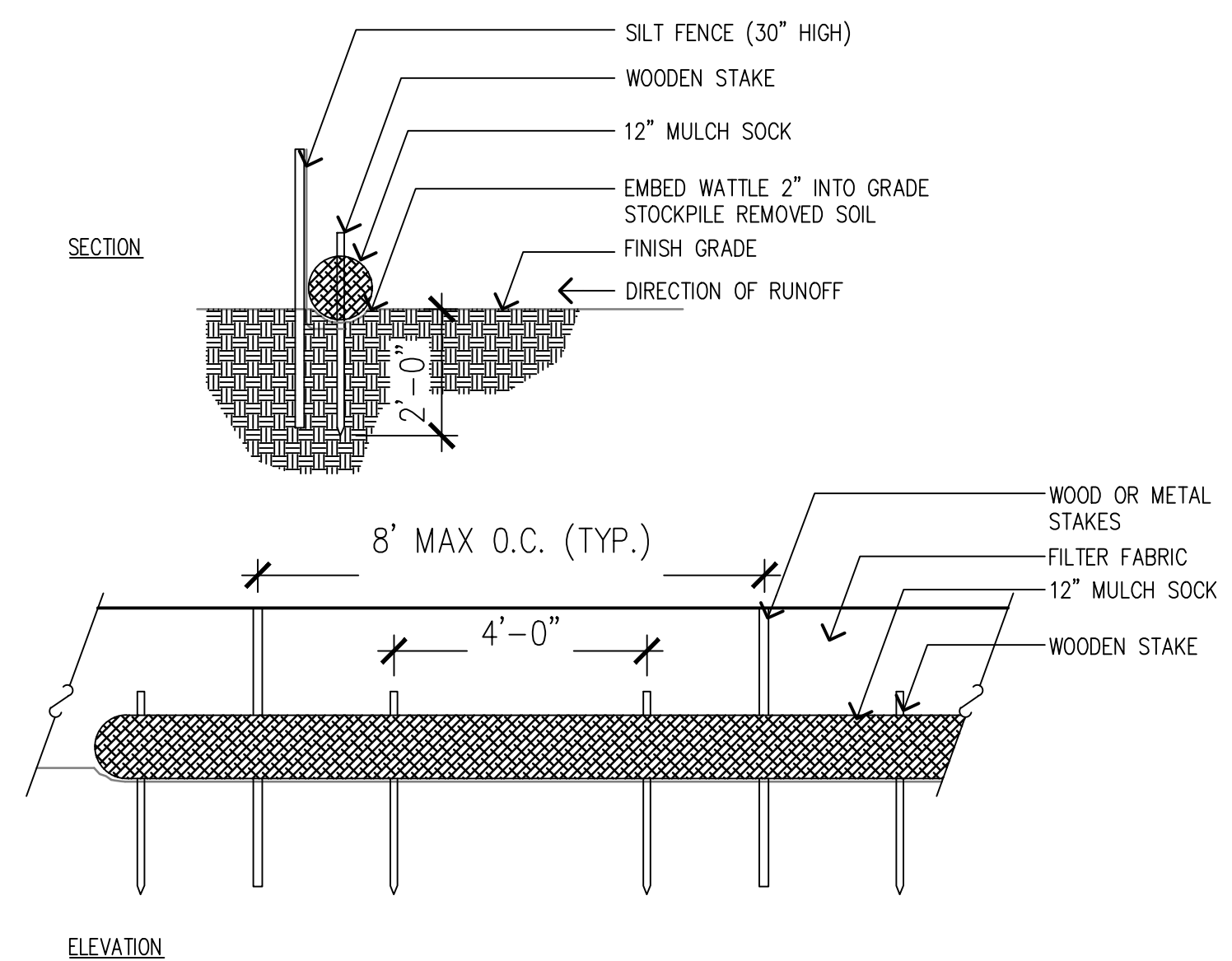
STOCKPILE DETAIL
(NOT TO SCALE)



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 2. TEMPORARY CONSTRUCTION ACCESS POINTS WILL ALSO CONTAIN TEMPORARY TRUCK WHEEL WASHING AREA TO FURTHER PREVENT TRACKING ONTO EXISTING ROADWAYS.

STABILIZED CONSTRUCTION ENTRANCE

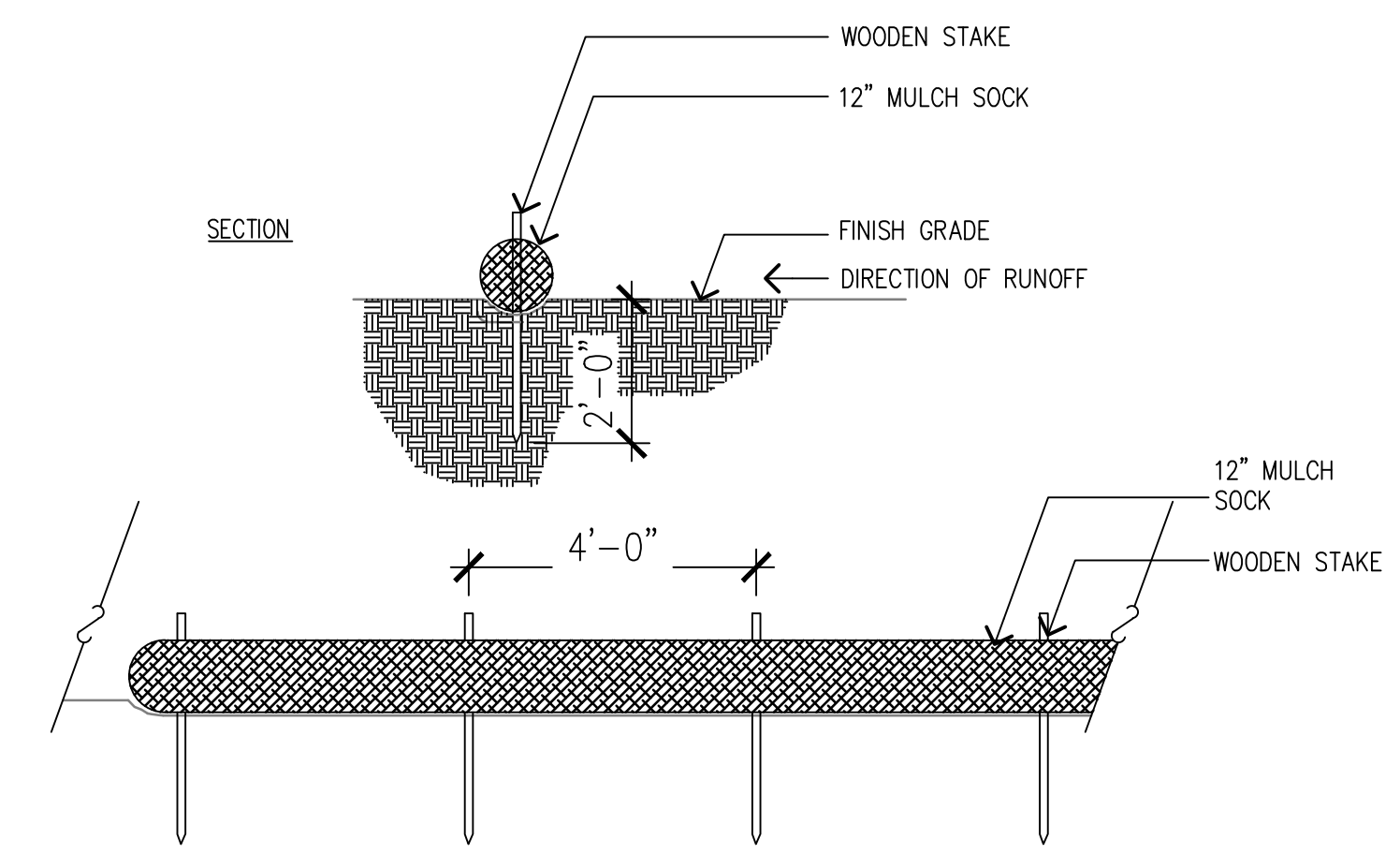
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- NOTES:**
1. SILT FENCE TO BE TOED 4" INTO GROUND. KEEP TAUT BETWEEN STAKES
 2. 12" MULCH SOCK TO BE PLACED ON THE DISTURBED AREA SIDE OF THE SILT FENCE.
 3. USE THIS CONFIGURATION IN ALL LOCATIONS WHERE EARTH DISTURBANCE OCCURS WITHIN AND ADJACENT TO THE 50-FT WETLANDS BUFFER.

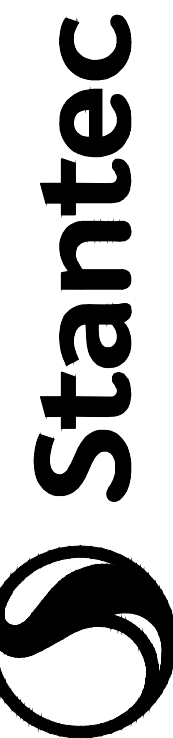
EROSION AND SEDIMENT CONTROL DETAIL
SILT FENCE WITH MULCH SOCK

NOT TO SCALE



12-INCH MULCH SOCK DETAIL

NOT TO SCALE



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5	STAFF	2018.02.29	By
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1	STAFF	2017.09.21	By

Client/Project
 Toll MA Land III L.P.
 Westborough, MA
 SEASIDE AT SCITUATE

Permit-Scel

Project Number:	3599		
File Name:	3599-S-DETAILS-ENS		
Rev	Stantec	Stantec	2017.03.24
Dwn	Clara	Dgr	TY.MAM.DD
Drawing No.	SD10.08		
Revision	Sheet		



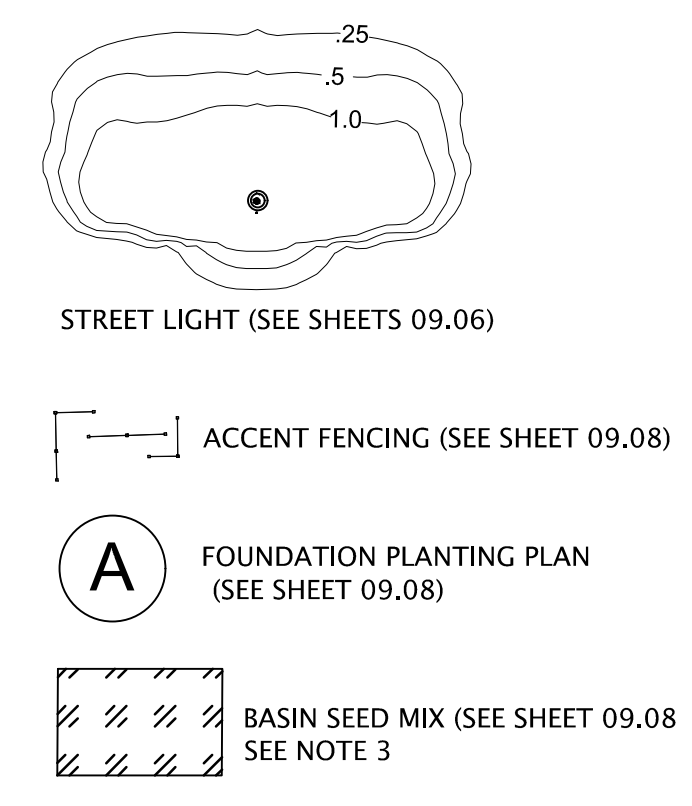
KEY MAP
SCALE: N.T.S.

STREET TREES		
SYM.	BOTANICAL NAME	COMMON NAME
AG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
AS	ACER SACCHARUM	SUGAR MAPLE
AF	AESULUS X CARNEA 'FORT MCNAIR'	RED HORSECHESTNUT
AA	AMELANCHIER ARBOREA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY
LR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM
MS	MAULUS X 'SUGAR TYME'	SUGAR TYME CRABAPPLE
QC	QUERCUS PALUSTRIS 'CROWNRIGHT'	CROWNRIGHT PIN OAK
QR	QUERCUS RUBRA	RED OAK
QS	QUERCUS SHUMARDII	SHUMARD RED OAK
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN

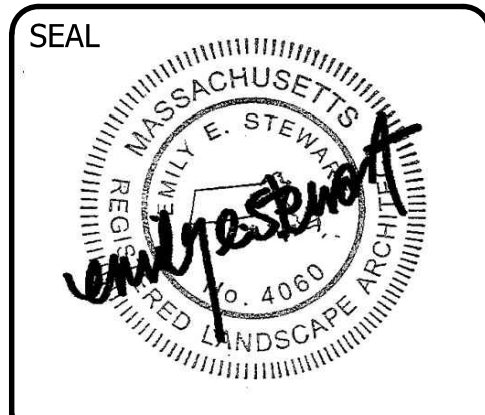
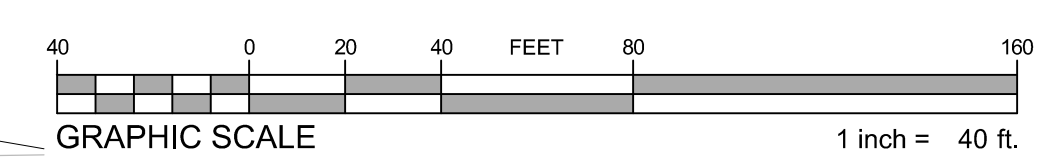
OPEN SPACE TREES		
SYM.	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE
AM	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY
BC	BETULA NIGRA 'CULLY'	HERITAGE BIRCH
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
CK	CORNUS KOUSA	KOUSA DOGWOOD
JK	JUNIPERUS CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER
JE	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
NS	NYSSA SYLVATICA	SOUR GUM
OA	OXYDENDRON ARBOREUM	SOURWOOD TREE
PG	PICCA GLAUCA	WHITE SPRUCE
PS	PINUS STROBUS	WHITE PINE
QA	QUERCUS ACUTISSIMA	SAWTOOTH OAK
QQ	QUERCUS COCCINEA	SAWTOOTH OAK
QP	QUERCUS PALUSTRIS	PIN OAK

OPEN SPACE SHRUBS		
SYM.	BOTANICAL NAME	COMMON NAME
CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
HV	HAMAMELIS VIRGINIANA	WITCHHAZEL
IV	ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY
KO	KALAMIA LATIFOLIA 'OLYMPIC FIRE'	MOUNTAIN LAUREL
MP	MYRICA (MORELLA) PENNSYLVANICA	NORTHERN BAYBERRY
RN	ROSA X NOATRAUM	CARPET PINK ROSE
RR	ROSA X 'RAOTKO'	DOUBLE KNOCKOUT ROSE
VL	VIBURNUM LENTAGO	NANNYBERRY
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM

LEGEND



- NOTES:
1. FOR LANDSCAPE PURPOSES ONLY. FOR SITE PLAN AND ENGINEERING INFORMATION REFER TO PLANS PREPARED BY STANTEC.
 2. SEE SHEETS SD09.06-10 FOR ADDITIONAL LANDSCAPE DETAILS AND PLANTING SCHEDULE.
 3. FOR TEMPORARY AND PERMANENT SEEDING REFER TO EROSION AND SEDIMENT CONTROL PLANS PREPARED BY STANTEC.
 4. ALL PROPOSED TREE PLANTINGS TO BE COORDINATED WITH UTILITIES.



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

PLAN REVISIONS

REV.	DATE	DESCRIPTION
1	9/21/17	PER REVIEW LETTER 8/1/17
2	11/01/17	PER REVIEW LETTER
3	11/29/17	PER REVIEW LETTER
4	01/18/18	PER REVIEW LETTER
5	2/09/18	PER REVIEW LETTER

PROJECT NAME:

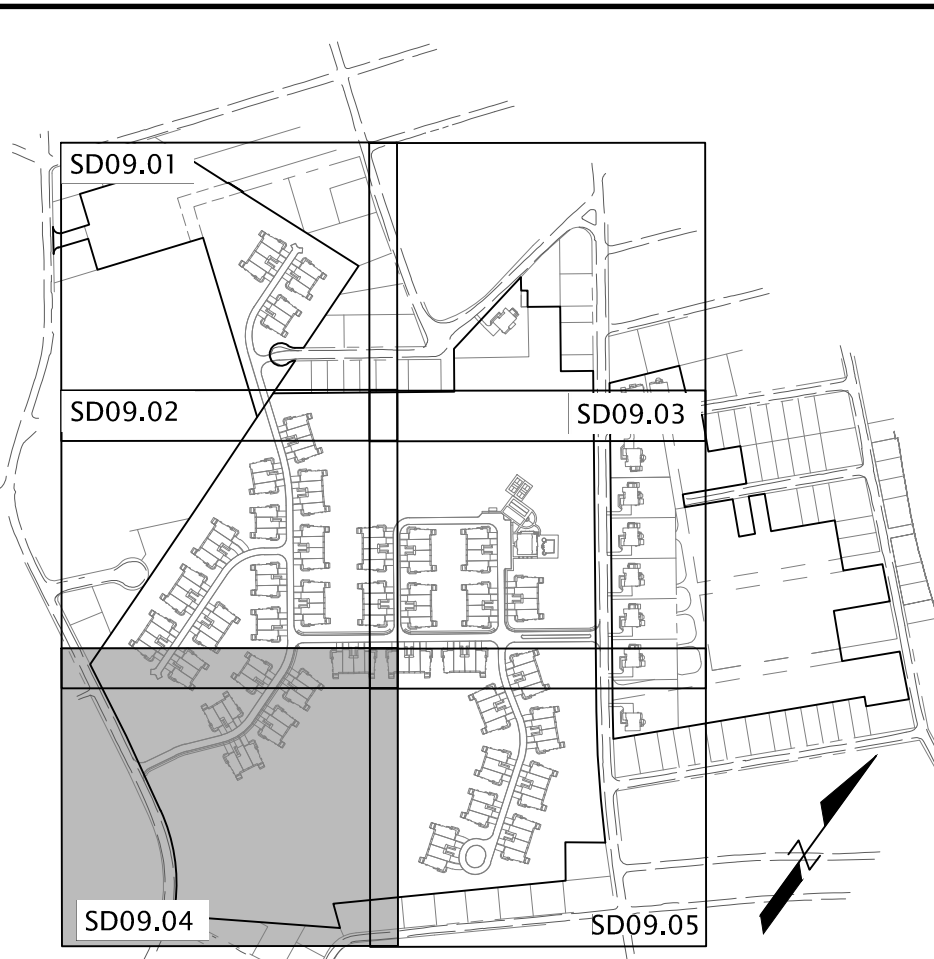
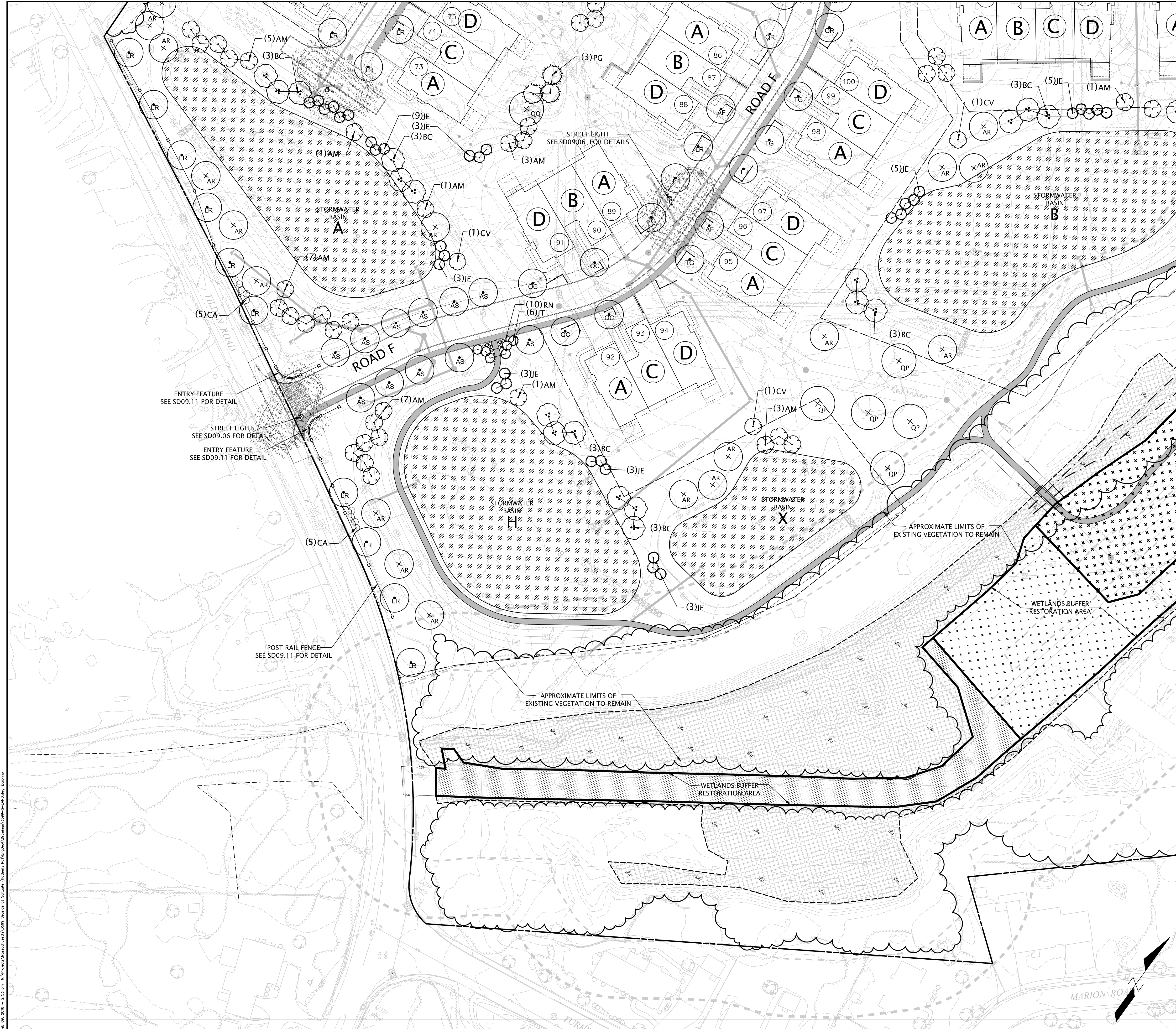
SEASIDE AT SCITUATE

PROJECT LOCATION:
TOWN OF SCITUATE
PLYMOUTH COUNTY
MASSACHUSETTS

SHEET TITLE:

LANDSCAPE & LIGHTING PLAN

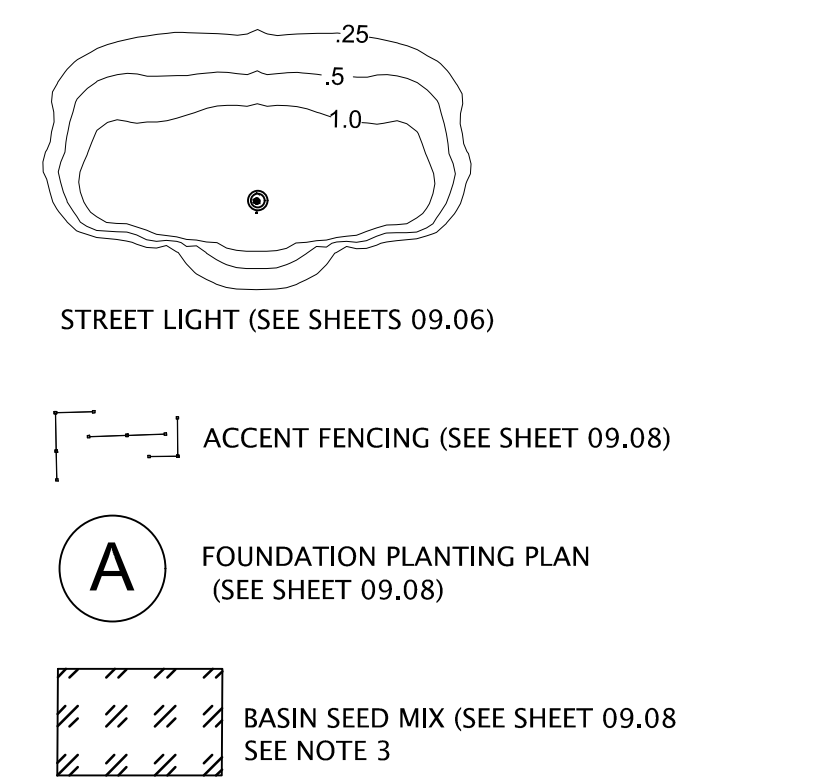
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JOB NO.: 3599	FILE NAME: 3599-S-LAND
REF.: SD09.01	
SHEET NO.:	60 OF 70



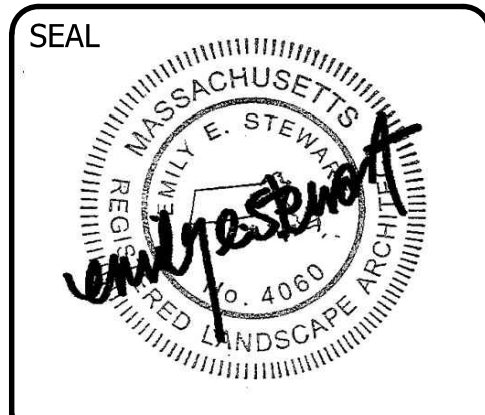
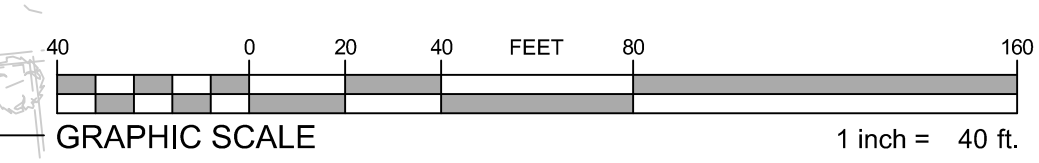
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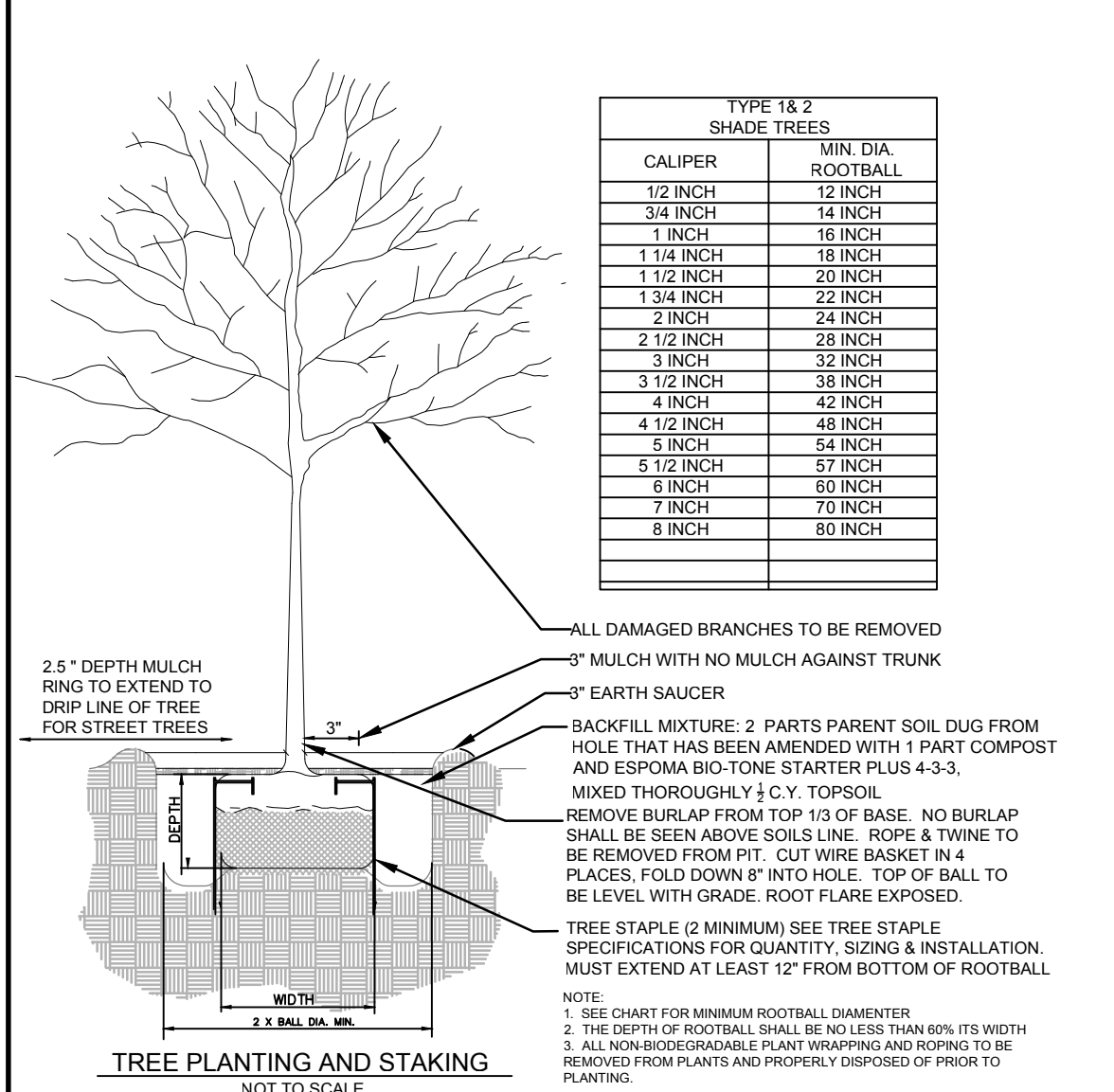
SEASIDE AT SCITUATE

PROJECT LOCATION:
TOWN OF SCITUATE
PLYMOUTH COUNTY
MASSACHUSETTS

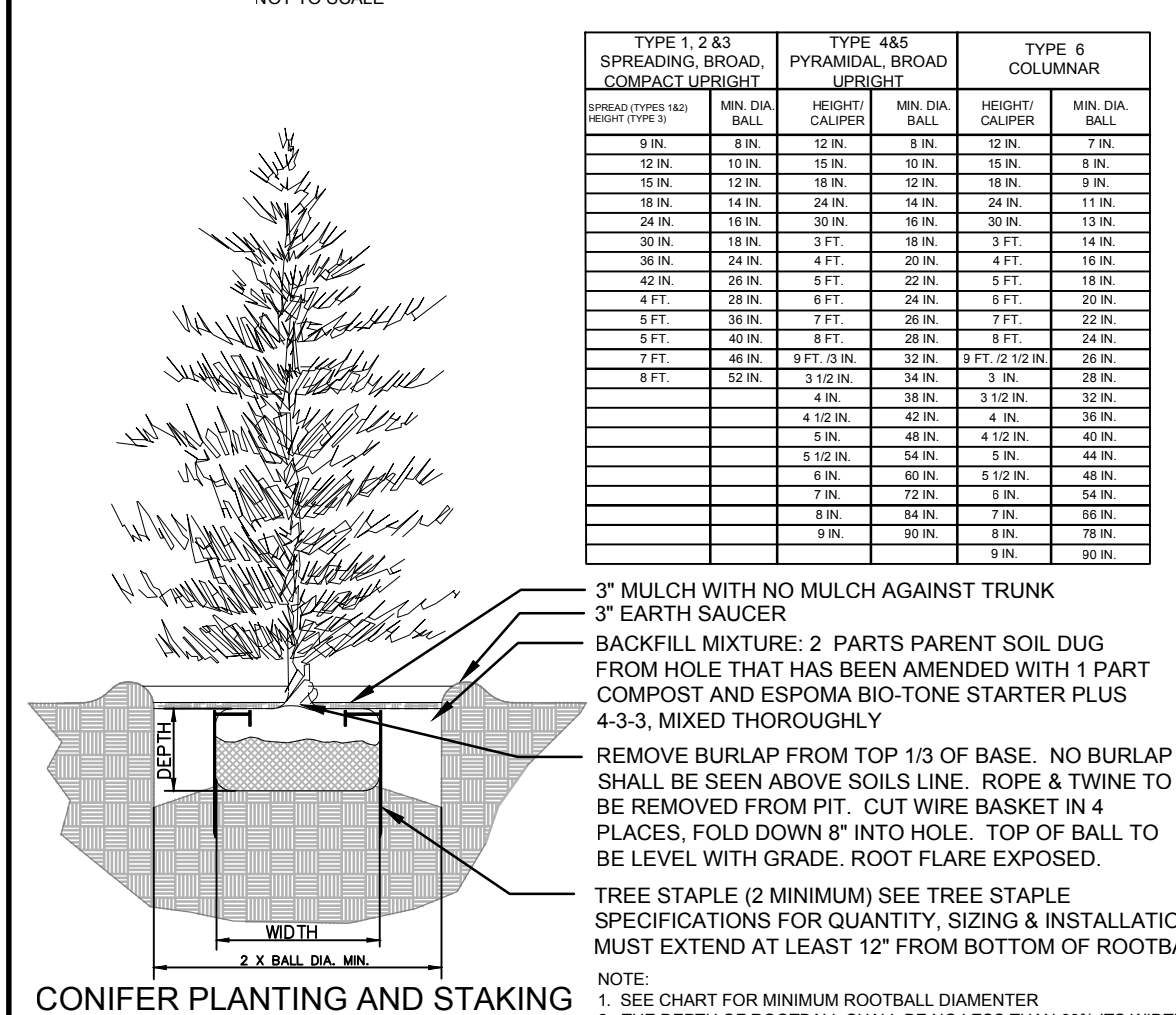
SHEET TITLE:

LANDSCAPE & LIGHTING PLAN

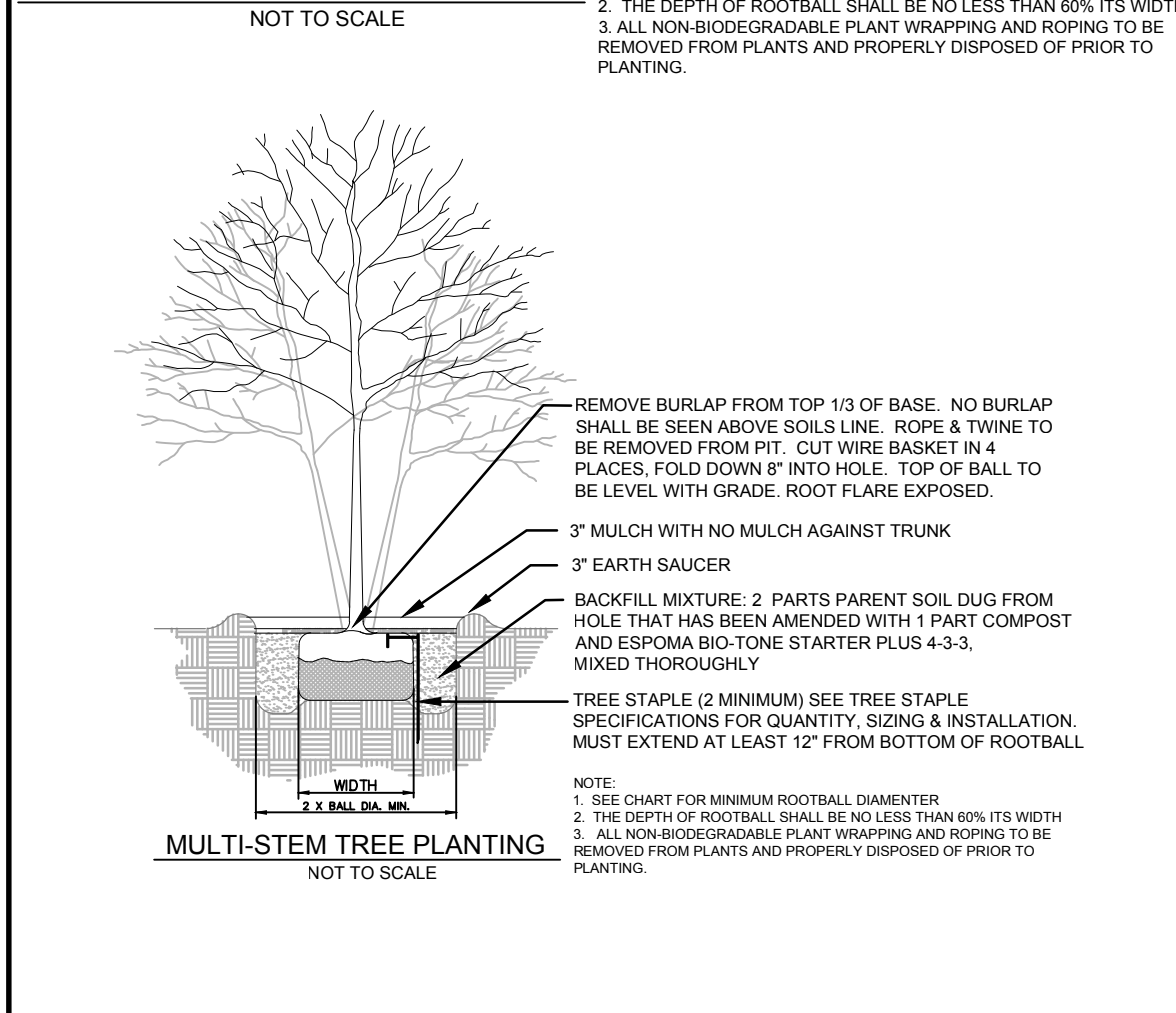
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JOB NO.: 3599	FILE NAME: 3599-S-LAND
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SHEET NO.:	63 OF 70



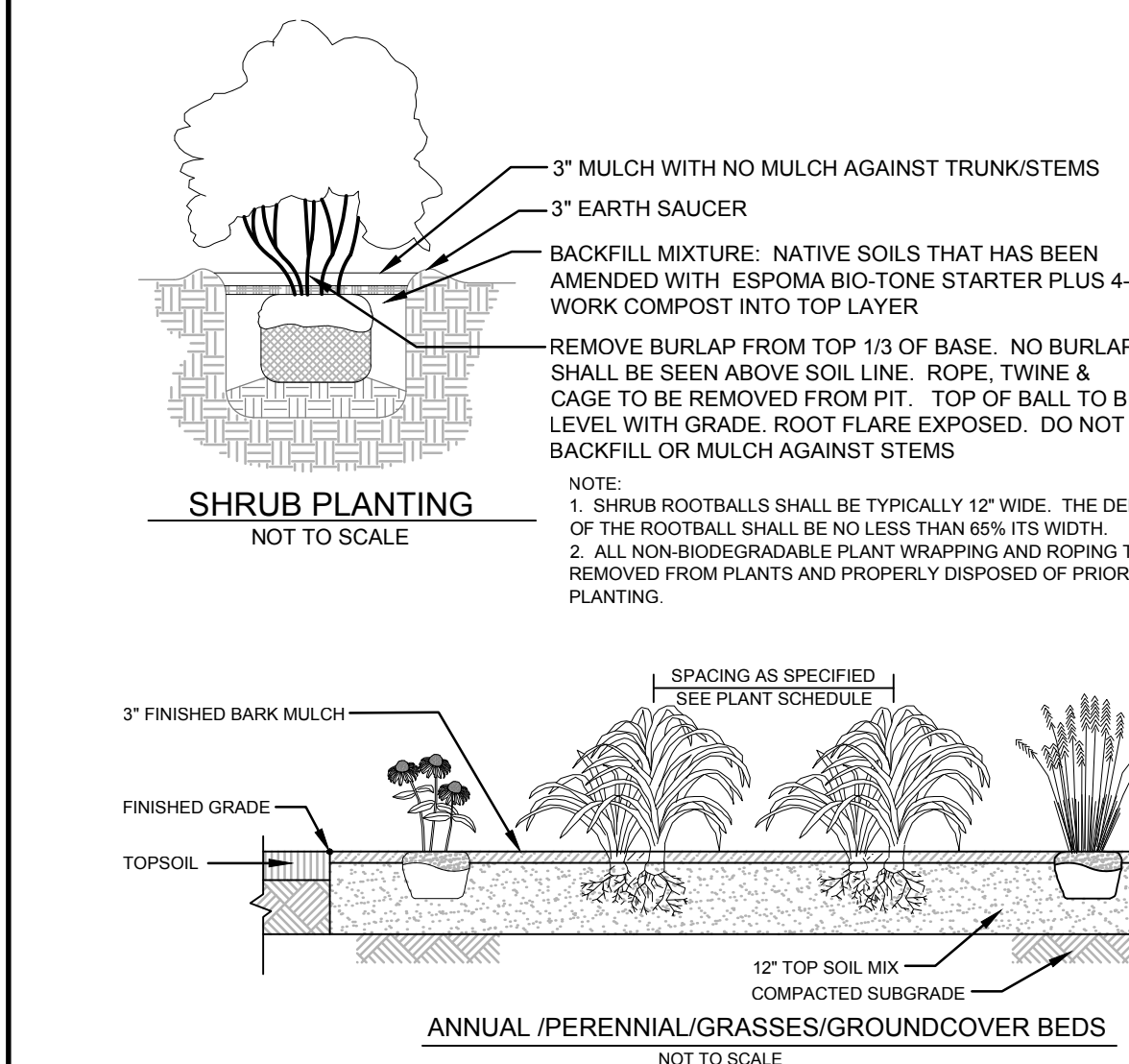
TYPE 1 & 2 SHADY TREES	
CALIPER	MIN. DIA. ROOTBALL
12 INCH	12 INCH
14 INCH	14 INCH
16 INCH	16 INCH
18 INCH	18 INCH
20 INCH	20 INCH
22 INCH	22 INCH
24 INCH	24 INCH
26 INCH	26 INCH
28 INCH	28 INCH
30 INCH	30 INCH
32 INCH	32 INCH
34 INCH	34 INCH
36 INCH	36 INCH
38 INCH	38 INCH
40 INCH	40 INCH
42 INCH	42 INCH
44 INCH	44 INCH
46 INCH	46 INCH
48 INCH	48 INCH
50 INCH	50 INCH
52 INCH	52 INCH
54 INCH	54 INCH
56 INCH	56 INCH
58 INCH	58 INCH
60 INCH	60 INCH
62 INCH	62 INCH
64 INCH	64 INCH
66 INCH	66 INCH
68 INCH	68 INCH
70 INCH	70 INCH
72 INCH	72 INCH
74 INCH	74 INCH
76 INCH	76 INCH
78 INCH	78 INCH
80 INCH	80 INCH



TYPE 1, 2 & 3 SPREADING BROAD-CORONED DECIDUOUS		TYPE 4 & 5 PYRAMIDAL BROAD-CORONED DECIDUOUS		TYPE 6 COLUMNAR	
SPREADING BROAD-CORONED DECIDUOUS	MIN. DIA. BALL	HEIGHT	MIN. DIA. BALL	HEIGHT	MIN. DIA. BALL
8 IN	8 IN	8 IN	8 IN	8 IN	8 IN
10 IN	10 IN	10 IN	10 IN	10 IN	10 IN
12 IN	12 IN	12 IN	12 IN	12 IN	12 IN
14 IN	14 IN	14 IN	14 IN	14 IN	14 IN
16 IN	16 IN	16 IN	16 IN	16 IN	16 IN
18 IN	18 IN	18 IN	18 IN	18 IN	18 IN
20 IN	20 IN	20 IN	20 IN	20 IN	20 IN
22 IN	22 IN	22 IN	22 IN	22 IN	22 IN
24 IN	24 IN	24 IN	24 IN	24 IN	24 IN
26 IN	26 IN	26 IN	26 IN	26 IN	26 IN
28 IN	28 IN	28 IN	28 IN	28 IN	28 IN
30 IN	30 IN	30 IN	30 IN	30 IN	30 IN
32 IN	32 IN	32 IN	32 IN	32 IN	32 IN
34 IN	34 IN	34 IN	34 IN	34 IN	34 IN
36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
38 IN	38 IN	38 IN	38 IN	38 IN	38 IN
40 IN	40 IN	40 IN	40 IN	40 IN	40 IN
42 IN	42 IN	42 IN	42 IN	42 IN	42 IN
44 IN	44 IN	44 IN	44 IN	44 IN	44 IN
46 IN	46 IN	46 IN	46 IN	46 IN	46 IN
48 IN	48 IN	48 IN	48 IN	48 IN	48 IN
50 IN	50 IN	50 IN	50 IN	50 IN	50 IN
52 IN	52 IN	52 IN	52 IN	52 IN	52 IN
54 IN	54 IN	54 IN	54 IN	54 IN	54 IN
56 IN	56 IN	56 IN	56 IN	56 IN	56 IN
58 IN	58 IN	58 IN	58 IN	58 IN	58 IN
60 IN	60 IN	60 IN	60 IN	60 IN	60 IN
62 IN	62 IN	62 IN	62 IN	62 IN	62 IN
64 IN	64 IN	64 IN	64 IN	64 IN	64 IN
66 IN	66 IN	66 IN	66 IN	66 IN	66 IN
68 IN	68 IN	68 IN	68 IN	68 IN	68 IN
70 IN	70 IN	70 IN	70 IN	70 IN	70 IN
72 IN	72 IN	72 IN	72 IN	72 IN	72 IN
74 IN	74 IN	74 IN	74 IN	74 IN	74 IN
76 IN	76 IN	76 IN	76 IN	76 IN	76 IN
78 IN	78 IN	78 IN	78 IN	78 IN	78 IN
80 IN	80 IN	80 IN	80 IN	80 IN	80 IN



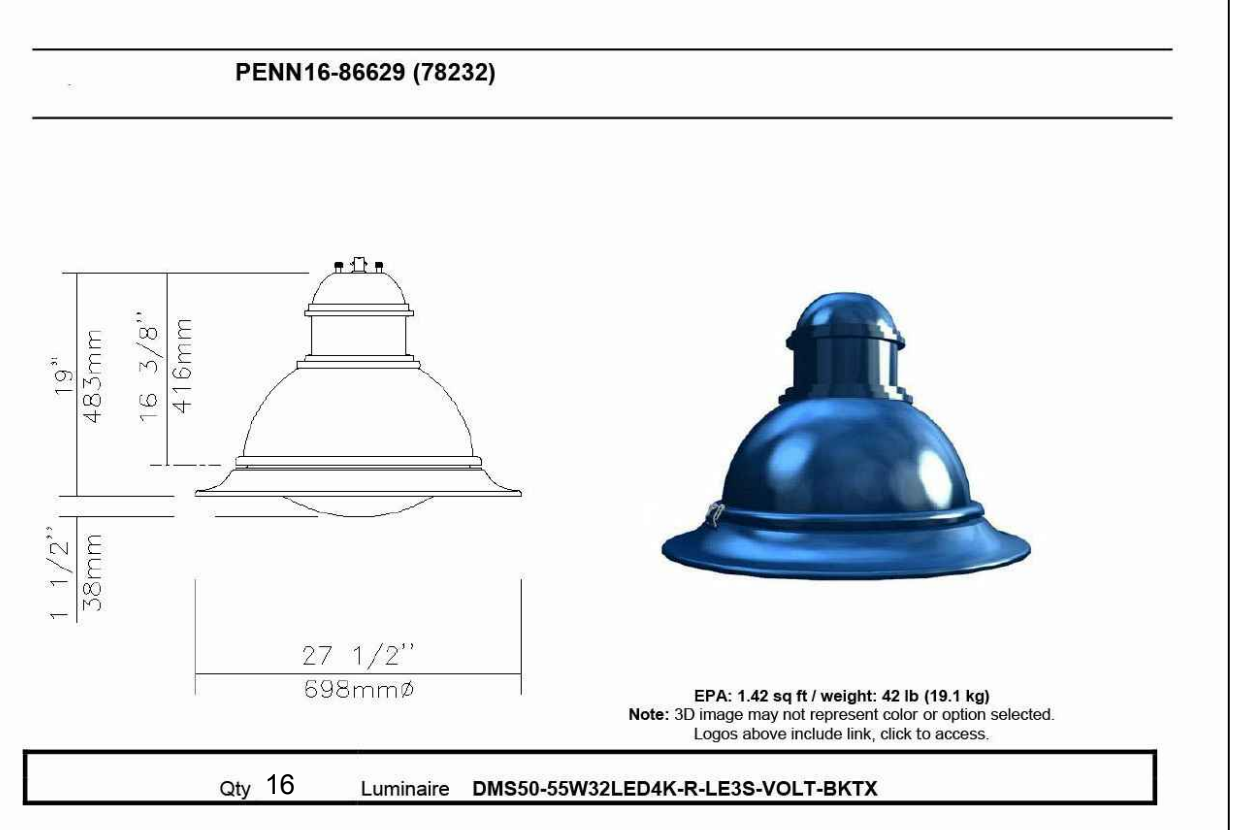
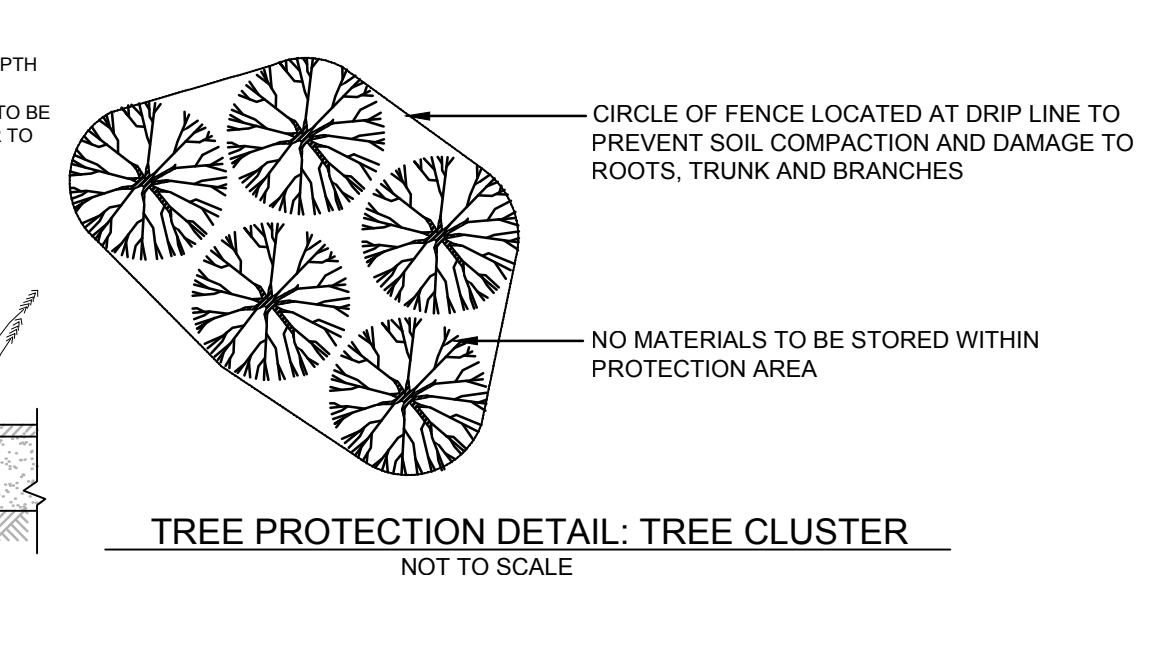
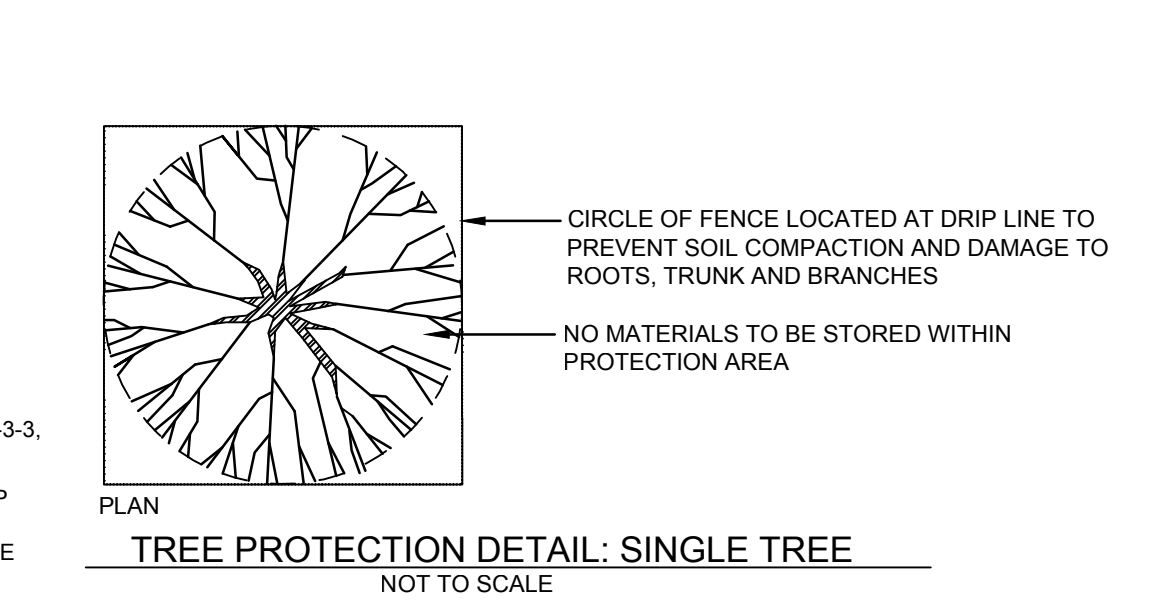
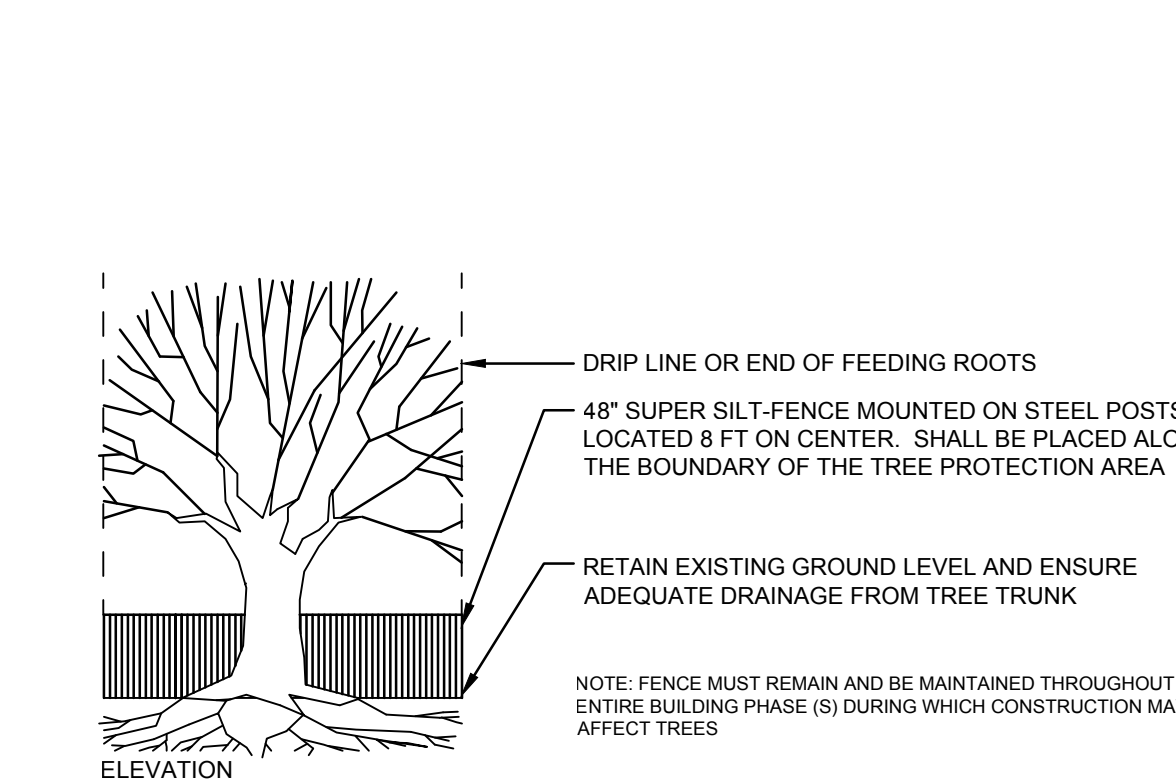
TYPE 1, 2 & 3 SPREADING BROAD-CORONED DECIDUOUS		TYPE 4 & 5 PYRAMIDAL BROAD-CORONED DECIDUOUS		TYPE 6 COLUMNAR	
SPREADING BROAD-CORONED DECIDUOUS	MIN. DIA. BALL	HEIGHT	MIN. DIA. BALL	HEIGHT	MIN. DIA. BALL
8 IN	8 IN	8 IN	8 IN	8 IN	8 IN
10 IN	10 IN	10 IN	10 IN	10 IN	10 IN
12 IN	12 IN	12 IN	12 IN	12 IN	12 IN
14 IN	14 IN	14 IN	14 IN	14 IN	14 IN
16 IN	16 IN	16 IN	16 IN	16 IN	16 IN
18 IN	18 IN	18 IN	18 IN	18 IN	18 IN
20 IN	20 IN	20 IN	20 IN	20 IN	20 IN
22 IN	22 IN	22 IN	22 IN	22 IN	22 IN
24 IN	24 IN	24 IN	24 IN	24 IN	24 IN
26 IN	26 IN	26 IN	26 IN	26 IN	26 IN
28 IN	28 IN	28 IN	28 IN	28 IN	28 IN
30 IN	30 IN	30 IN	30 IN	30 IN	30 IN
32 IN	32 IN	32 IN	32 IN	32 IN	32 IN
34 IN	34 IN	34 IN	34 IN	34 IN	34 IN
36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
38 IN	38 IN	38 IN	38 IN	38 IN	38 IN
40 IN	40 IN	40 IN	40 IN	40 IN	40 IN
42 IN	42 IN	42 IN	42 IN	42 IN	42 IN
44 IN	44 IN	44 IN	44 IN	44 IN	44 IN
46 IN	46 IN	46 IN	46 IN	46 IN	46 IN
48 IN	48 IN	48 IN	48 IN	48 IN	48 IN
50 IN	50 IN	50 IN	50 IN	50 IN	50 IN
52 IN	52 IN	52 IN	52 IN	52 IN	52 IN
54 IN	54 IN	54 IN	54 IN	54 IN	54 IN
56 IN	56 IN	56 IN	56 IN	56 IN	56 IN
58 IN	58 IN	58 IN	58 IN	58 IN	58 IN
60 IN	60 IN	60 IN	60 IN	60 IN	60 IN
62 IN	62 IN	62 IN	62 IN	62 IN	62 IN
64 IN	64 IN	64 IN	64 IN	64 IN	64 IN
66 IN	66 IN	66 IN	66 IN	66 IN	66 IN
68 IN	68 IN	68 IN	68 IN	68 IN	68 IN
70 IN	70 IN	70 IN	70 IN	70 IN	70 IN
72 IN	72 IN	72 IN	72 IN	72 IN	72 IN
74 IN	74 IN	74 IN	74 IN	74 IN	74 IN
76 IN	76 IN	76 IN	76 IN	76 IN	76 IN
78 IN	78 IN	78 IN	78 IN	78 IN	78 IN
80 IN	80 IN	80 IN	80 IN	80 IN	80 IN



TYPE 1, 2 & 3 SPREADING BROAD-CORONED DECIDUOUS		TYPE 4 & 5 PYRAMIDAL BROAD-CORONED DECIDUOUS		TYPE 6 COLUMNAR	
SPREADING BROAD-CORONED DECIDUOUS	MIN. DIA. BALL	HEIGHT	MIN. DIA. BALL	HEIGHT	MIN. DIA. BALL
8 IN	8 IN	8 IN	8 IN	8 IN	8 IN
10 IN	10 IN	10 IN	10 IN	10 IN	10 IN
12 IN	12 IN	12 IN	12 IN	12 IN	12 IN
14 IN	14 IN	14 IN	14 IN	14 IN	14 IN
16 IN	16 IN	16 IN	16 IN	16 IN	16 IN
18 IN	18 IN	18 IN	18 IN	18 IN	18 IN
20 IN	20 IN	20 IN	20 IN	20 IN	20 IN
22 IN	22 IN	22 IN	22 IN	22 IN	22 IN
24 IN	24 IN	24 IN	24 IN	24 IN	24 IN
26 IN	26 IN	26 IN	26 IN	26 IN	26 IN
28 IN	28 IN	28 IN	28 IN	28 IN	28 IN
30 IN	30 IN	30 IN	30 IN	30 IN	30 IN
32 IN	32 IN	32 IN	32 IN	32 IN	32 IN
34 IN	34 IN	34 IN	34 IN	34 IN	34 IN
36 IN	36 IN	36 IN	36 IN	36 IN	36 IN
38 IN	38 IN	38 IN	38 IN	38 IN	38 IN
40 IN	40 IN	40 IN	40 IN	40 IN	40 IN
42 IN	42 IN	42 IN	42 IN	42 IN	42 IN
44 IN	44 IN	44 IN	44 IN	44 IN	44 IN
46 IN	46 IN	46 IN	46 IN	46 IN	46 IN
48 IN	48 IN	48 IN	48 IN	48 IN	48 IN
50 IN	50 IN	50 IN	50 IN	50 IN	50 IN
52 IN	52 IN	52 IN	52 IN	52 IN	52 IN
54 IN	54 IN	54 IN	54 IN	54 IN	54 IN
56 IN	56 IN	56 IN	56 IN	56 IN	56 IN
58 IN	58 IN	58 IN	58 IN	58 IN	58 IN
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62 IN	62 IN	62 IN	62 IN	62 IN	62 IN
64 IN	64 IN	64 IN	64 IN	64 IN	64 IN
66 IN	66 IN	66 IN	66 IN	66 IN	66 IN
68 IN	68 IN	68 IN	68 IN	68 IN	68 IN
70 IN	70 IN	70 IN	70 IN	70 IN	70 IN
72 IN	72 IN	72 IN	72 IN	72 IN	72 IN
74 IN	74 IN	74 IN	74 IN	74 IN	74 IN
76 IN	76 IN	76 IN	76 IN	76 IN	76 IN
78 IN	78 IN	78 IN	78 IN	78 IN	78 IN
80 IN	80 IN	80 IN	80 IN	80 IN	80 IN

- LANDSCAPE NOTES:**
- INDIVIDUAL LOT LANDSCAPING SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT UNLESS WEATHER/TIME OF YEAR PROHIBITS.
 - GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWN ARBORIST OR TOWN ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
 - ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY ESE LANDSCAPE ARCH./TOLL BROS. INC. AND THE TOWN'S AGENT
 - IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLAN SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
 - NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
 - THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
 - QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH 'AMERICAN STANDARDS FOR NURSERY STOCK' ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
 - TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1 TO MAY 30 FOR DECIDUOUS / APRIL 1 TO JUNE 15 FOR EVERGREEN. FALL PLANTING SEASON SHALL BE: OCTOBER 1 TO DECEMBER 15 FOR DECIDUOUS / AUGUST 15 TO NOVEMBER 1 FOR EVERGREEN.
 - SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
 - TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
 - THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
 - TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE TOWNSHIP ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
 - TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.
 - FERTILIZER USE AND APPLICATION MUST COMPLY WITH 330 CMR FOR LAND NOT USED FOR AGRICULTURAL PURPOSES. SOILS TESTING REQUIRED PRIOR TO APPLYING ANY PHOSPHOROUS CONTAINING FERTILIZER.

- LIGHTING NOTES:**
- SEE SHEET LS-4 FOR LIGHT FIXTURE SPECIFICATIONS.



LUMINAIRE SPECIFICATIONS
NOT TO SCALE

Description of Components:

Hood: A die cast A360-1 aluminum dome complete with a cast-in technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Housing: In a round shape, this housing is made of cast 356 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 3/8-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.

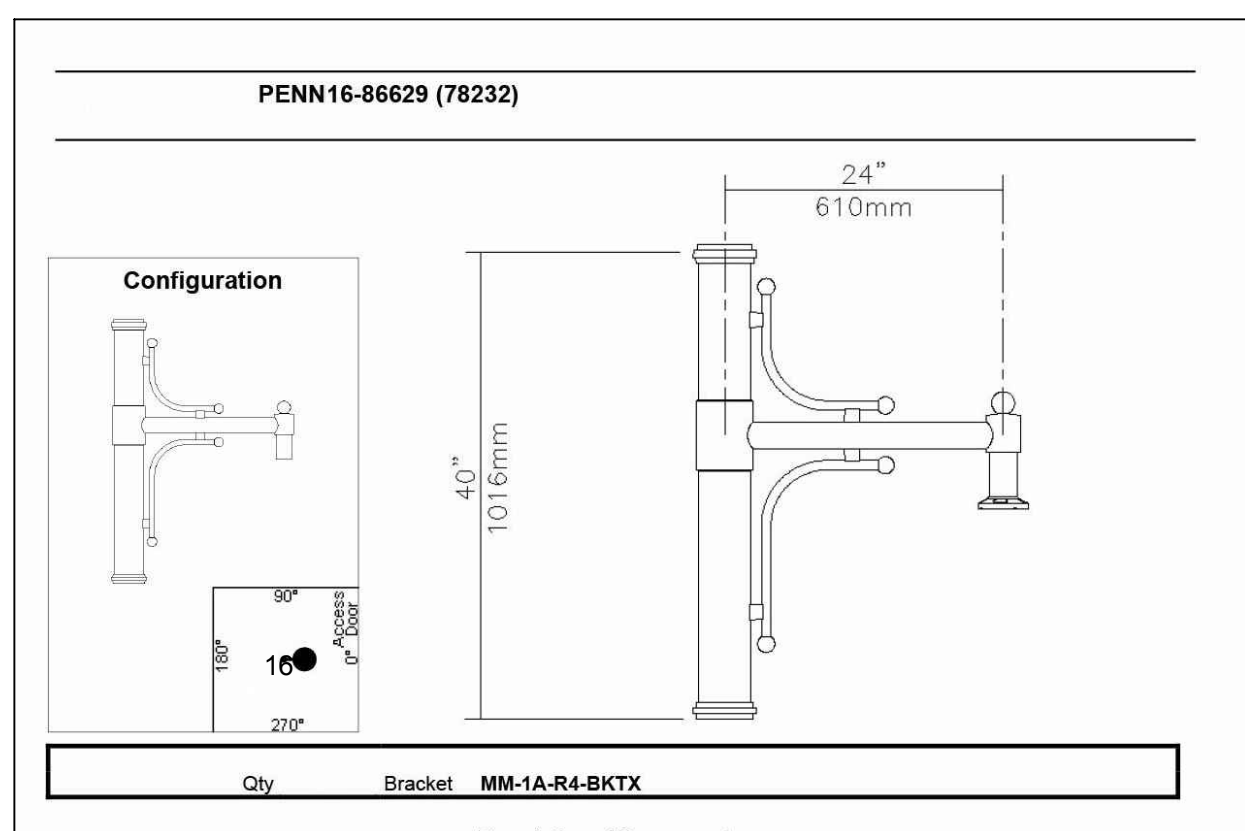
Light Engine: LED engine composed of 5 main components: Heat Sink / Lens / LED Module / Optical System / Driver Electrical components are RoHS compliant.

Heat Sink: Heat Sink: Made of die cast A360 aluminum optimizing the LEDs efficiency and life, complete with a cast in skirt and technical ring. Product does not use any cooling device with moving parts (only passive cooling device)

Lens: Made of soda-lime clear tempered glass curved lens, mechanically assembled and sealed onto the lower part of the heat sink.

LED Module: LED type Philips Lumileds LUXEON R. Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA in Neutral White, 4000 Kelvin nominal (3655K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.

Optical System: (LESS), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP68. Performance shall be tested per LM-63, LM-79 and TM-16 (IESNA) certifying its photometric performance. Street side indicated.



BRACKET SPECIFICATIONS
NOT TO SCALE

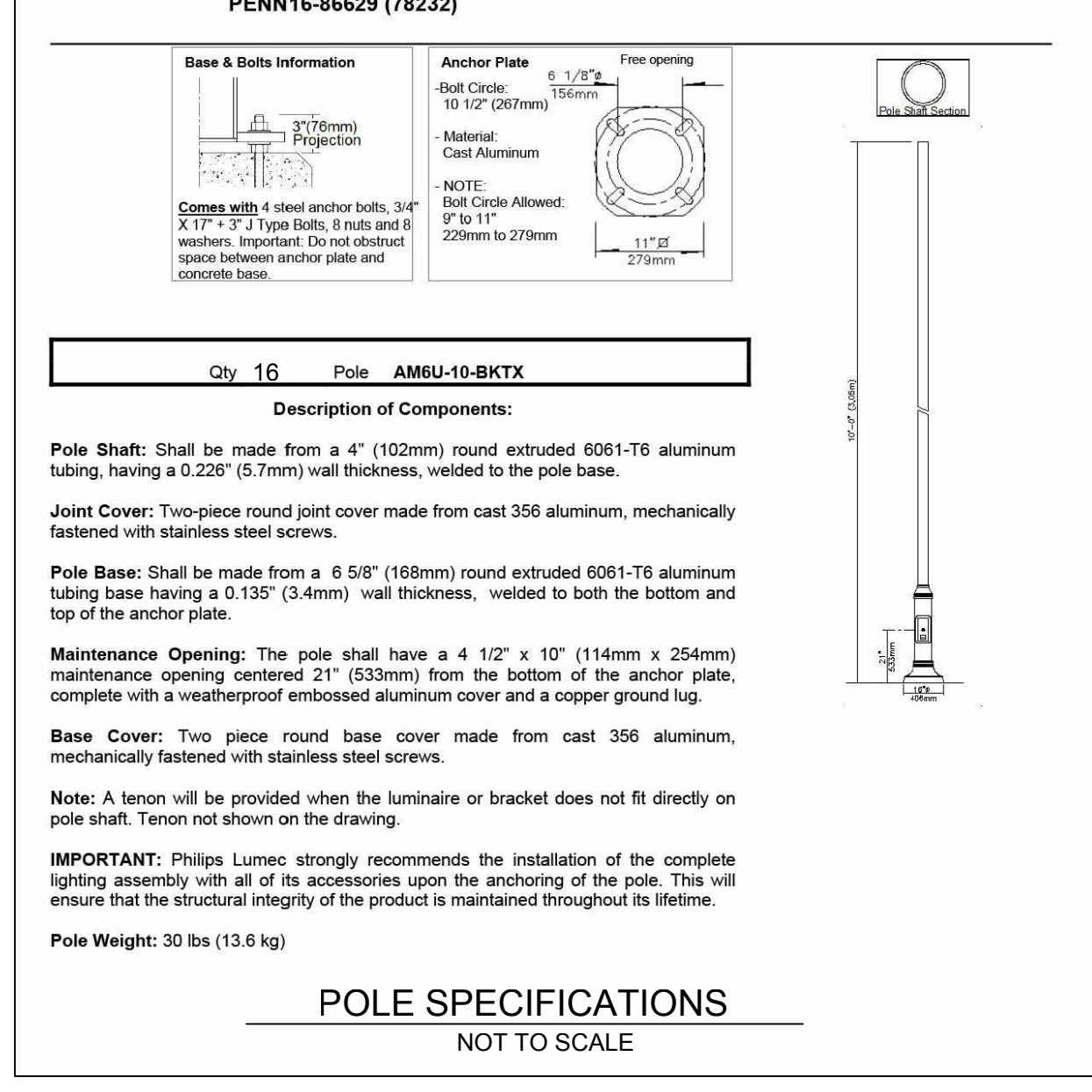
Description of Components:

Arm: Made from 2 3/8in. (60mm) outside diameter aluminum tubing, welded.

Decorative Element: Made of cast 356 aluminum, welded.

Central Adaptor: Made of aluminum 6061-T6, 4 1/2" (114mm) outside diameter. Complete with a cast 356 aluminum flange that slips fits 3" (76mm) over a 4" (102mm) outside diameter pole tenon. Mechanically assembled using two sets of four set screws at 90 degrees around the bracket.

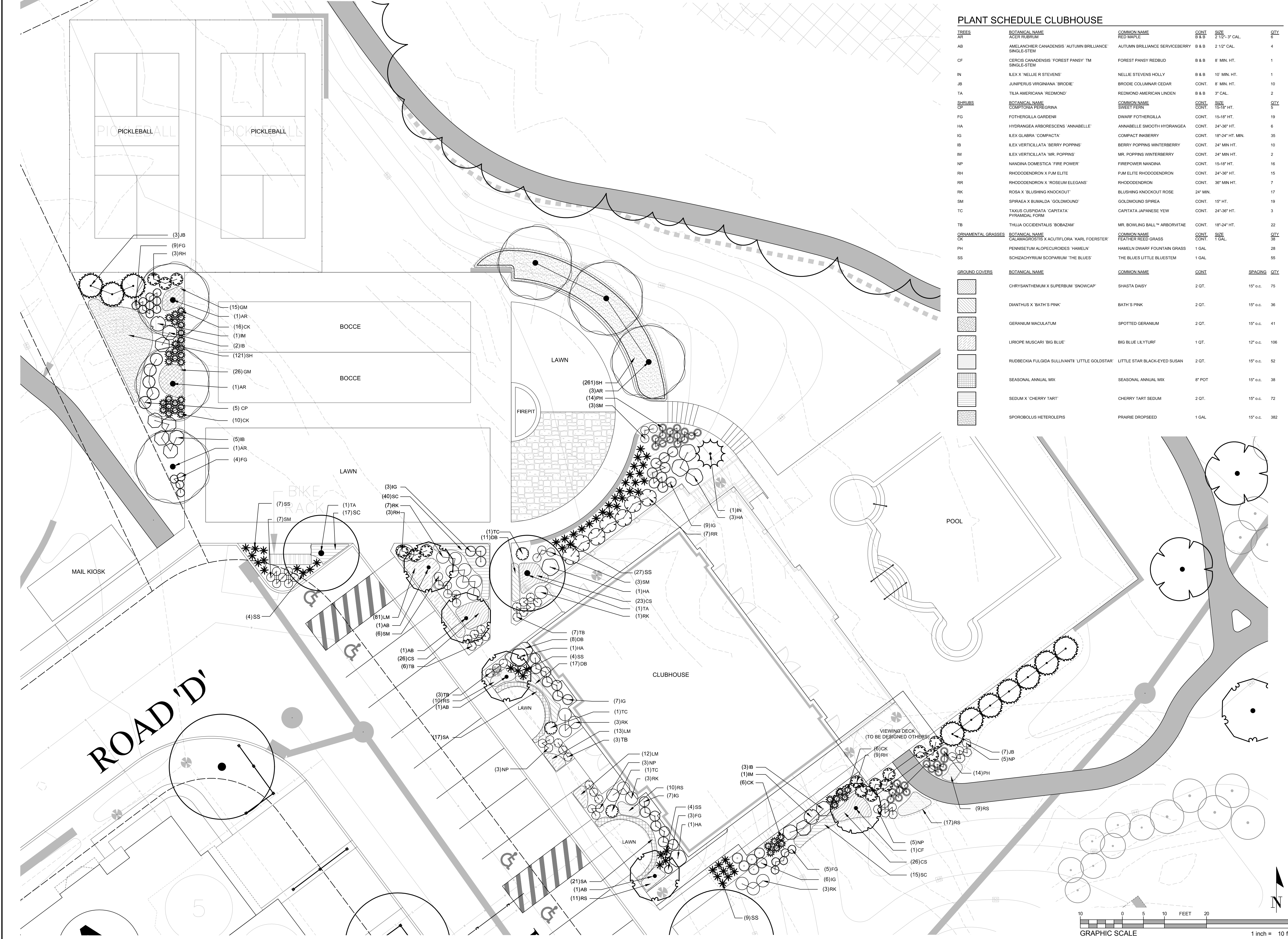
Bracket Weight: 22 lbs (10 kg)



13,064 L.F. OF ROAD FRONTAGE/ TREES 50 FT AVERAGE = 261 TREES

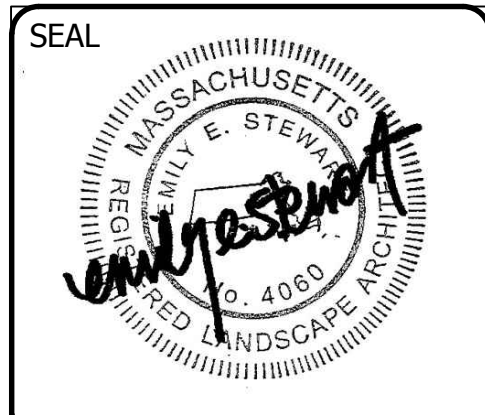
STREET FRONTAGE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NOTES
STREET TREES						
AG	49	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	2 1/2 CAL. MIN.	
AS	22	ACER SACCHARUM	SUGAR MAPLE	B & B	2 1/2 CAL. MIN.	
AF	22	AESULIUS X CARNEA 'FORT MCNAIR'	HORSECHESTNUT	B & B	2 1/2 CAL. MIN.	
AA	10	AMELANCHIER ARBOREA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	B & B	2 1/2 CAL. MIN.	
LR	42	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	LIQUIDAMBAR SWEET GUM	B & B	2 1/2 CAL. MIN.	
MS	5	MALUS X 'SUGAR TYME'	SUGAR TYME CRABAPPLE	B & B	2 1/2 CAL. MIN.	
QC	36	QUERCUS PALUSTRIS 'CROWNRIGHT'	CROWNRIGHT PIN OAK	B & B	2 1/2 CAL. MIN.	
QR	21	QUERCUS RUBRA	RED OAK	B & B	2 1/2 CAL. MIN.	
QS	24	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2 1/2 CAL. MIN.	
TS	30	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	B & B	2 1/2 CAL. MIN.	
TOTAL	261					

OPEN SPACE PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NOTES
CANOPY TREES						
AR	48	ACER RUBRUM	RED MAPLE	B & B	2" CAL. MIN.	
NS	8	NYSSA SYLVATICA	SOUR GUM	B & B	2" CAL. MIN.	
QP	17	QUERCUS PALUSTRIS	PIN OAK	B & B	2" CAL. MIN.	
QA	13	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B & B	2" CAL. MIN.	
QQ	9	QUERCUS COCCINEA	SCARLET OAK	B & B	2" CAL. MIN.	
TOTAL						
EVERGREEN TREES						
JT	12	JUNIPER CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER	B & B	8' HEIGHT MIN.	
JE	86	JUNIPER VIRGINIANA	EASTERN RED CEDAR	B & B	8' HEIGHT MIN.	
PG	60	PICEA GLAUCA	WHITE SPRUCE			
PS	72	PINUS STROBUS	WHITE PINE	B & B	8' HEIGHT MIN.	
TOTAL						
ORNAMENTAL TREES						
AM	106	AMELANCHIER CANADENSIS	SERVICEBERRY	B & B	8' HEIGHT MIN.	
BC	41	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B & B	8' HEIGHT MIN.	
CV	15	CHIONANTHUS VIRGINICUS	WHITE FRINGER TREE	B & B	8' HEIGHT MIN.	
CK	35	CORNUS KOUSA	KOUSA DOGWOOD	B & B	8' HEIGHT MIN.	
OA	12	OXYDENDRON ARBOREUM	SOURWOOD TREE	B & B	8' HEIGHT MIN.	
TOTAL						
SHRUBS						
CA	66</					



PLANT SCHEDULE CLUBHOUSE

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	QTY
AR	ACER RUBRUM	RED MAPLE	B & B	2 1/2" - 3" CAL.	6
AB	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2 1/2" CAL.	4
CF	CERCIS CANADENSIS 'FOREST PANSY'™	FOREST PANSY REDBUD	B & B	8" MIN. HT.	1
IN	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	B & B	10" MIN. HT.	1
JB	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE COLUMNAR CEDAR	CONT.	8" MIN. HT.	10
TA	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	3" CAL.	2
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
CP	COMPTONIA PEREGRINA	SWEET FERN	CONT.	15-18" HT.	5
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.	15-18" HT.	19
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	CONT.	24"-36" HT.	6
IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	CONT.	18"-24" HT. MIN.	35
IB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	CONT.	24" MIN HT.	10
IM	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS WINTERBERRY	CONT.	24" MIN HT.	2
NP	NANDINA DOMESTICA 'FIRE POWER'	FIREPOWER NANDINA	CONT.	15-18" HT.	16
RH	RHOODODENDRON X PJM ELITE	PJM ELITE RHOODODENDRON	CONT.	24"-36" HT.	15
RR	RHOODODENDRON X 'ROSEUM ELEGANS'	RHOODODENDRON	CONT.	36" MIN HT.	7
RK	ROSA X 'BLUSHING KNOCKOUT'	BLUSHING KNOCKOUT ROSE	24" MIN.		17
SM	SPRAEA X BIMALDA 'GOLDMOUND'	GOLDMOUND SPREA	CONT.	15" HT.	19
TC	TAXUS CUSPIDATA 'CAPITATA' PYRAMIDAL FORM	CAPITATA JAPANESE YEW	CONT.	24"-36" HT.	3
TB	THELIJA OCCIDENTALIS 'BOBAZAM'	MR. BOWLING BALL™ ARBORVITAE	CONT.	18"-24" HT.	22
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL.	38
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL.		28
SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.		55
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY
	CHRYSANTHEMUM X SUPERBUM 'SNOWCAP'	SHASTA DAISY	2 QT.	15" o.c.	75
	DIANTHUS X 'BATH'S PRK'	BATH'S PRNK	2 QT.	15" o.c.	36
	GERANIUM MACULATUM	SPOTTED GERANIUM	2 QT.	15" o.c.	41
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.	12" o.c.	106
	RUBECKIA FULGIDA SULLIVANTI 'LITTLE GOLDSTAR'	LITTLE STAR BLACK-EYED SUSAN	2 QT.	15" o.c.	52
	SEASONAL ANNUAL MIX	SEASONAL ANNUAL MIX	8" POT	15" o.c.	38
	SEDUM X 'CHERRY TART'	CHERRY TART SEDUM	2 QT.	15" o.c.	72
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	1 GAL.	15" o.c.	382



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PLAN REVISIONS

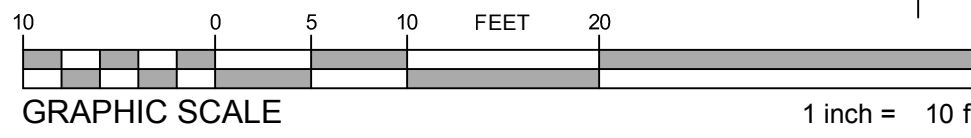
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1	8/21/17	PER REVIEW LETTER 8/1/17
2	11/01/17	PER REVIEW LETTER
3	11/29/17	PER REVIEW LETTER
4	01/18/18	PER REVIEW LETTER

PROJECT NAME:
SEASIDE AT SCITUATE

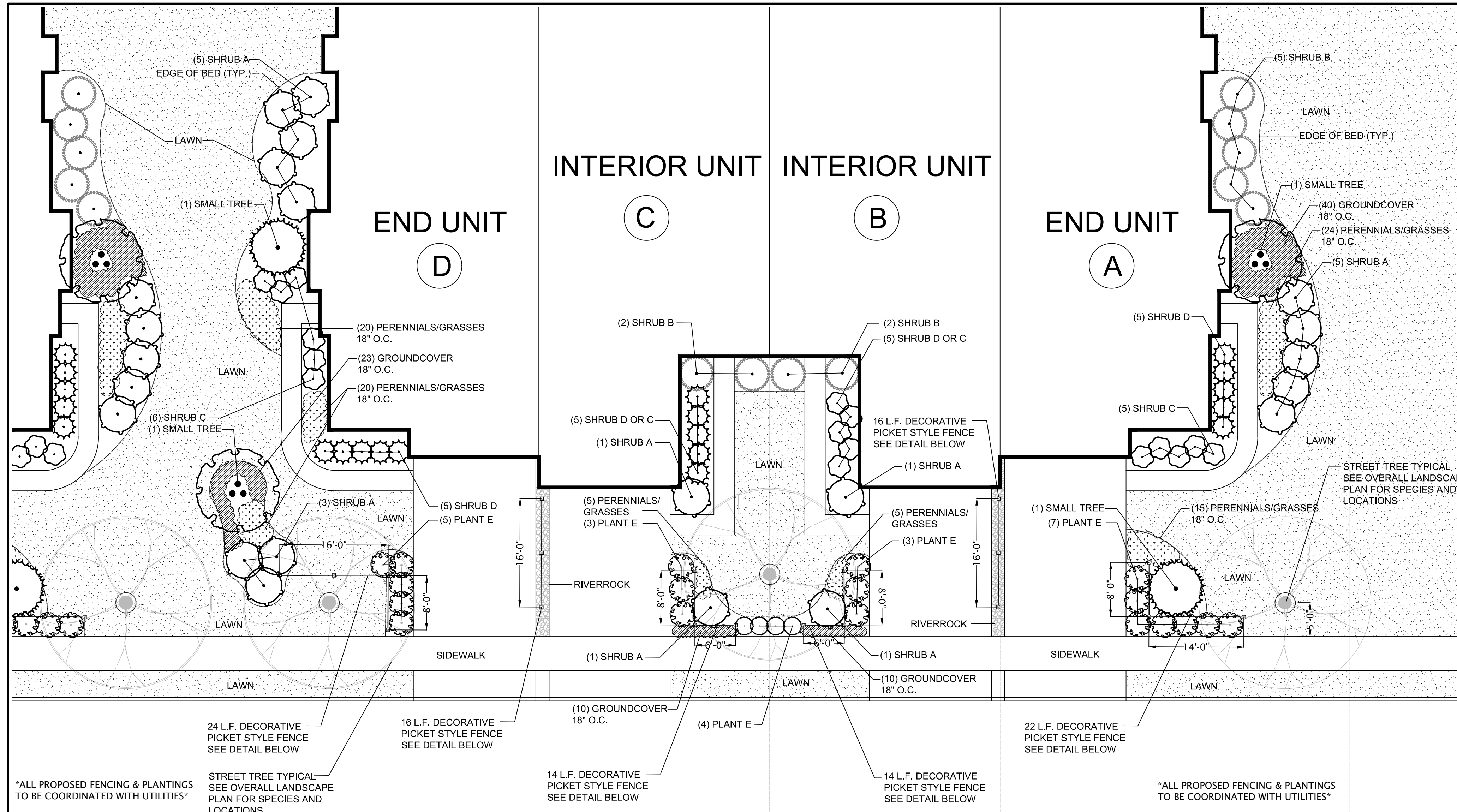
PROJECT LOCATION:
 TOWN OF SCITUATE
 PLYMOUTH COUNTY
 MASSACHUSETTS

SHEET TITLE:
CLUBHOUSE LANDSCAPE PLAN

DATE: 2017.04.20	SCALE: 1"=10'
DESIGN: EES	DRAWN: EES
JOB NO.: 3599	FILE NAME: S-DET-LAND
REF. NO.: SD09.07	
SHEET NO.: 66 OF 70	



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SMALL TREES				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Cornus mas/ Cornelian Cherry Dogwood	5'-6" HT	Full Sun/Part Shade
		Hibiscus syriacus/ Rose of Sharon	5'-6" HT	Full Sun/Part Shade
		Ilex x aquiparva/ 'Meschick' / Dragon Lady Holly	5'-6" HT	Full Sun/Part Shade
		Juniperus chinensis 'Blue Point' or 'Spartan' / Juniper	5'-6" HT	Full Sun
		Juniperus chinensis 'Torulosa' / Hollyhock Juniper	5'-6" HT	Full Sun
		Magnolia stellata / 'Royal Star' Magnolia	5'-6" HT	Full Sun
		Picea glauca 'Conica' or 'Fat Albert' / Dwarf Alberta Spruce	5'-6" HT	Full Sun/Part Shade
		Thuja occidentalis 'Nigra' / Arborvitae	5'-6" HT	Full Sun/Part Shade

LARGE-MEDIUM SHRUB A (DECIDUOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Azalea varieties / Deciduous Azalea	36" MIN. HT	Full Sun/Part Shade
		Clethra alnifolia 'Ruby Spice' / Summersweet Clethra	36" MIN. HT	Full Sun/Part Shade
		Hydrangea macrophylla / Hydrangea	36" MIN. HT	Full Sun/Part Shade
		Hydrangea paniculata / Panicle Hydrangea	36" MIN. HT	Full Sun/Part Shade
		Physocarpus opulifolius 'Summer Wine' or 'Coppertina' / Ninebark	36" MIN. HT	Full Sun/Part Shade
		Rosa rugosa 'Radtko' / Double Knock Out Rose	36" MIN. HT	Full Sun
		Weigela florida / Compact Variety	36" MIN. HT	Full Sun/Part Shade

LARGE-MEDIUM SHRUB B (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Azalea varieties / Evergreen Azalea	24" MIN. HT	Full Sun/Part Shade
		Chamaecyparis pisifera 'Golden Mop' / Golden Mop Falsecypress	24" MIN. HT	Full Sun/Part Shade
		Ilex crenata 'Compacta' / Japanese Holly	24" MIN. HT	Full Sun/Part Shade
		Daphne x burkwoodii 'Carol Mackie' / Daphne	24" MIN. HT	Full Sun/Part Shade
		Ilex glabra 'Densa' or 'Shamrock' / Inkberry	24" MIN. HT	Full Sun/Full Shade
		Ilex x 'Mesog' / China Boy & China Girl Holly	24" MIN. HT	Full Sun/Full Shade
		Leucothoe axillaris/ Coastal Leucothoe	24" MIN. HT	Part Shade/Full Shade
		Pieris japonica 'Compacta' / Japanese Andromeda	24" MIN. HT	Full Sun/Full Shade
		Syringa pubescens patula 'Miss Kim' / Miss Kim Lilac	24" MIN. HT	Full Sun/Full Shade

SMALL SHRUB C (DECIDUOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Caryopteris 'Blue Mist' or 'Dark Knight' / Dwarf Bluebeard	18" MIN. HT	Full Sun
		Itea virginica 'Little Henry' / Dwarf Virginia Sweetspire	18" MIN. HT	Full Sun/Full Shade
		Hypericum x 'Hydcoke' / St. John's Wort	18" MIN. HT	Full Sun/Part Shade
		Nandina domestica 'Firepower' / Nandina	18" MIN. HT	Full Sun/Full Shade

SMALL SHRUB D (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Chamaecyparis obtusa 'Nan Lutea' / Dwarf Golden Falsecypress	18" MIN. HT	Full Sun/Full Shade
		Ilex glabra 'Compacta' / Compact Inkberry	18" MIN. HT	Full Sun/Full Shade
		Thuja occidentalis 'Hetz Midget' / Arborvitae	18" MIN. HT	Full Sun/Part Shade
		Thuja occidentalis 'Hetz Midget' / Arborvitae	18" MIN. HT	Full Sun/Full Shade

ACCENT PLANT E (ALONG PICKET FENCING) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Hydrangea macrophylla / Bigleaf Hydrangea	24" MIN. HT	Full Sun/Part Shade
		1 GAL		Full Sun
		Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	1 GAL	Full Sun
		Rosa rugosa 'Radtko' / Double Knock Out Rose	24" MIN. HT	Full Sun
		Rosa var. alba/Hedgehog Rose	24" MIN. HT	Full Sun/Part Shade

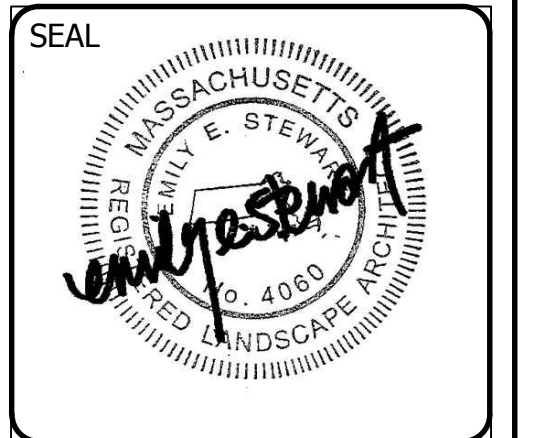
PERENNIAL/ORNAMENTAL GRASSES MIX A: FULL SUN SELECT 2-4 SPECIES				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Coreopsis / Tickseed	1 GAL	Full Sun
		Chrysanthemum nipponicum / Montauk Daisy	1 GAL	Full Sun
		Hemerocallis / Daylily	1 GAL	Full Sun
		Lavendula angustifolia / Lavender	1 GAL	Full Sun
		Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	1 GAL	Full Sun
		Phlox paniculata / Garden Phlox	1 GAL	Full Sun
		Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL	Full Sun
		Sedum 'Autumn Joy' / Stonecrop	1 GAL	Full Sun

PERENNIAL MIX B: SHADE SELECT 2-4 SPECIES				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Astilbe / Falsespirea	1 GAL	Part Shade/Full Shade
		Fern	1 GAL	Part Shade/Full Shade
		Hosta	1 GAL	Part Shade/Full Shade
		Liriope muscari 'Big Blue' / Liriope	1 QT.	Part Shade/Full Shade
		Thalictrum cordifolia / Foamflower	1 GAL	Part Shade/Full Shade

GROUNDCOVER SELECT ONE SPECIES ONLY				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Arctostaphylos uva-ursi / Common Bearberry	1 QT.	Full Sun
		Iberis amara/ Iberis/ Candytuft	1 QT.	Full Sun
		Liriope muscari 'Big Blue' / Liriope	1 QT.	Part Shade/Full Shade
		Mahonia aquifolium 'Compacta' / Compact Oregon Grape Holly	1 QT.	Full Sun/Part Shade
		Pachysandra terminalis / Japanese Spurge	1 QT.	Part Shade/Full Shade
		Phlox subulata / Creeping Phlox	1 QT.	Full Sun
		Vinca minor / Periwinkle	1 QT.	Full Sun/Full Shade

ORNAMENTAL GRASSES				
SYMBOL	QUANTITY	SPECIES/COMMON NAME	SIZE	NOTES
		Calamagrostis x acutiflora 'Vari Foerster' / Reedgrass	1 GAL	Full Sun
		Festuca glauca 'Elijah Blue'	1 QT.	Full Sun/Part Sun
		Micanthus sinensis 'Morning Light'	1 QT.	Full Sun/Full Shade
		Liriope muscari 'Big Blue' / Liriope	1 QT.	Full Sun/Part Sun
		Pennisetum alopecuroides 'Hameln'	1 QT.	Full Sun/Part Sun

NOTES:
 1. ABOVE DIAGRAMS ARE CONCEPTUAL. ALL PLANT LOCATIONS & QUANTITIES WILL VARY BASED ON HOUSE MODEL/OPTIONS, PROPOSED DECK/PATIO LOCATIONS AND GENERAL SITE CONDITIONS.
 2. COORDINATION REQUIRED FOR PLANTING STREET TREES & FENCING NEAR UTILITIES.
 3. PLANTING GROUPS A THORUGH D ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
 4. REFER TO SHEET SD09.06 FOR LANDSCAPE NOTES AND PLANTING DETAILS.



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PLAN REVISIONS		
REV.	DATE	DESCRIPTION
1	8/21/17	PER REVIEW LETTER 8/1/17
2	11/01/17	PER REVIEW LETTER
3	11/29/17	PER REVIEW LETTER
4	01/18/18	PER REVIEW LETTER
5	2/09/18	PER REVIEW LETTER

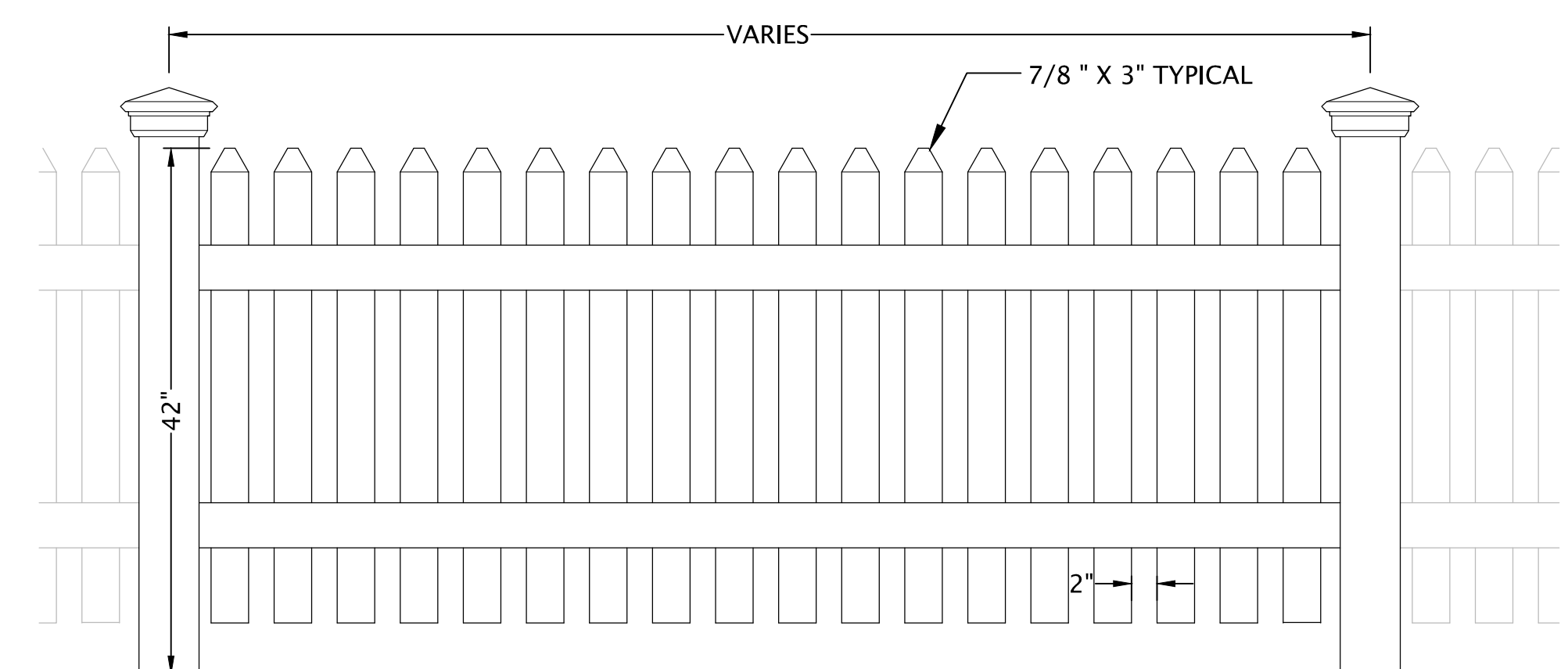
PROJECT NAME:
SEASIDE AT SCITUATE

PROJECT LOCATION:
 TOWN OF SCITUATE
 PLYMOUTH COUNTY
 MASSACHUSETTS

SHEET TITLE:
TYPICAL LOT LANDSCAPE PLAN

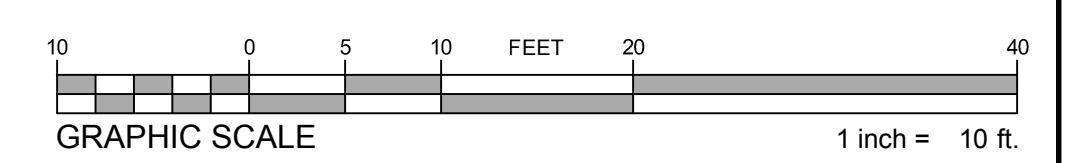
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SCALE: 1"=10'
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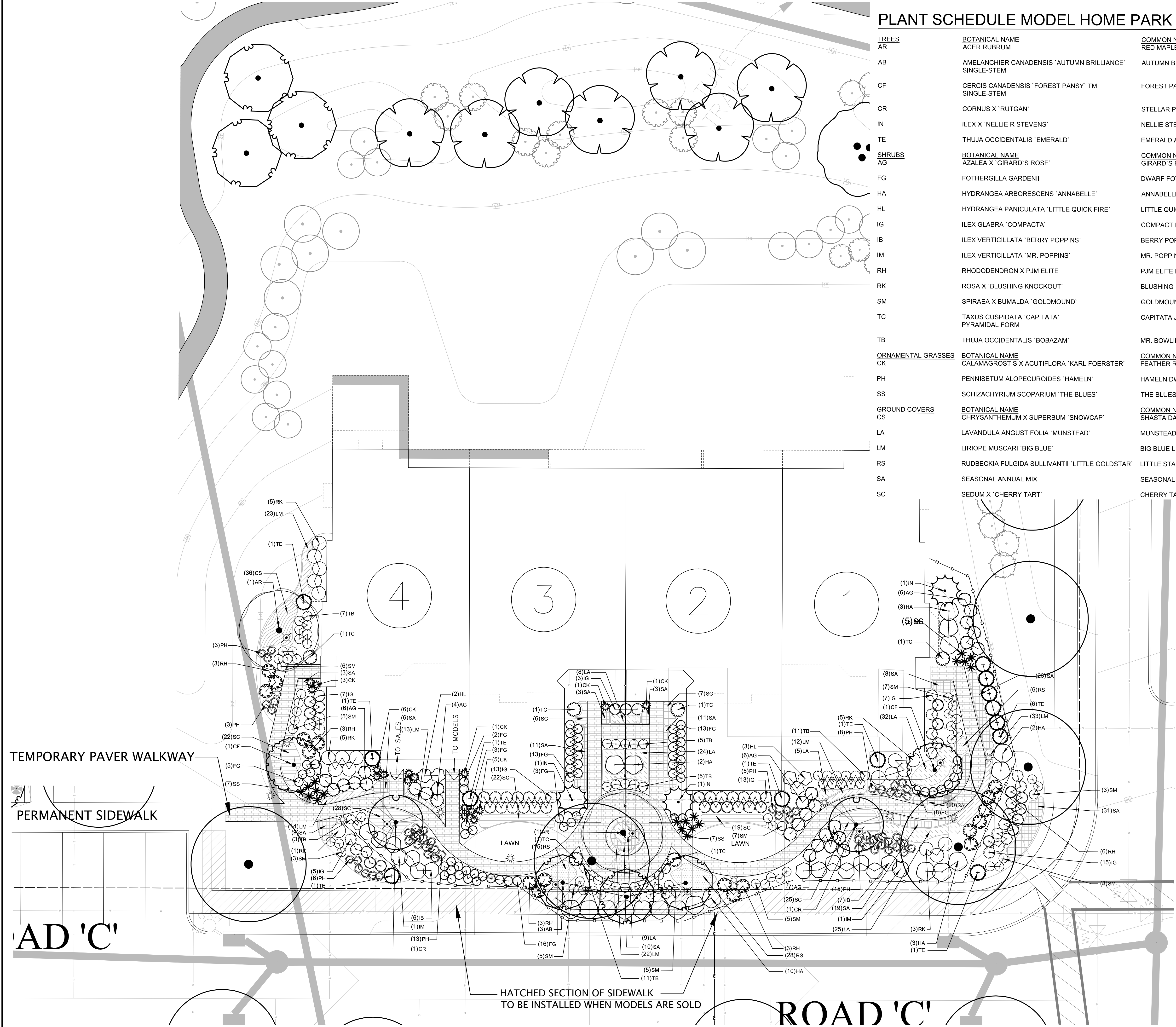


DECORATIVE PICKET FENCE DETAIL
 SCALE: 1"=1'

VINYL PICKET STYLE FENCE
 MANUFACTURER: WALPOLE OUTDOORS, LLC. (OR APPROVED EQUAL)
 STYLE: SUDBURY PICKET FENCE
 COLOR: WHITE
 FENCE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS



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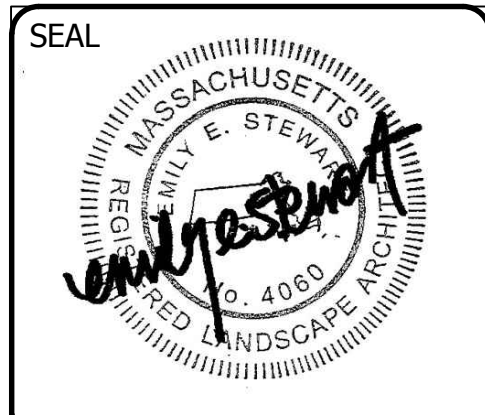


PLANT SCHEDULE MODEL HOME PARK

TREES	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
AR	ACER RUBRUM	RED MAPLE	B & B	2 1/2"-3" CAL.	2
AB	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' SINGLE-STEM	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2 1/2" CAL.	3
CF	CERCIS CANADENSIS 'FOREST PANSY' TM SINGLE-STEM	FOREST PANSY REDBUD	B & B	8" MIN. HT.	2
CR	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	B & B	12' PLANTED HT.	2
IN	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	B & B	10' MIN. HT.	3
TE	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	B & B	8" MIN. HT.	13
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
AG	AZALEA X 'GIRARD'S ROSE'	GIRARD'S ROSE AZALEA	CONT.	15-18" HT.	29
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.	15-18" HT.	63
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	CONT.	24"-36" HT.	20
HL	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	CONT.	24"-36" HT.	5
IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	CONT.	18"-24" HT. MIN.	63
IB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	CONT.	24" MIN HT.	13
IM	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS WINTERBERRY	CONT.	24" MIN HT.	2
RH	RHODODENDRON X PJM ELITE	PJM ELITE RHODODENDRON	CONT.	24"-36" HT.	18
RK	ROSA X 'BLUSHING KNOCKOUT'	BLUSHING KNOCKOUT ROSE	24" MIN.		19
SM	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	CONT.	15" HT.	45
TC	TAXUS CUSPIDATA 'CAPITATA' PYRAMIDAL FORM	CAPITATA JAPANESE YEW	CONT.	24"-36" HT.	6
TB	THUJA OCCIDENTALIS 'BOBAZAM'	MR. BOWLING BALL™ ARBORVITAE	CONT.	18"-24" HT.	42
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL.	17
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL		53
SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL		19
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY
CS	CHRYSANTHEMUM X SUPERBUM 'SNOWCAP'	SHASTA DAISY	2 QT.	15" o.c.	36
LA	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	2 QT.	15" o.c.	103
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.	12" o.c.	117
RS	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR'	LITTLE STAR BLACK-EYED SUSAN	2 QT.	15" o.c.	49
SA	SEASONAL ANNUAL MIX	SEASONAL ANNUAL MIX	8" POT	15" o.c.	157
SC	SEDUM X 'CHERRY TART'	CHERRY TART SEDUM	2 QT.	15" o.c.	129

UPON CONVERSION OF MODEL HOME TO PERMANENT RESIDENCE, ANY LANDSCAPE MATERIAL THAT WILL BE REQUIRED TO BE MOVED FOR PERMANENT FEATURES SHALL BE RELOCATED TO APPROPRIATE ALTERNATIVE AREAS ON SITE.

- ☼ LANDSCAPE UPLIGHT (QUANTITY: 7)
SEE SHEET SD09.06 FOR DETAIL.
- ☼ LANDSCAPE PATH LIGHT (QUANTITY: 12)
SEE SHEET SD09.06 FOR DETAIL.



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PLAN REVISIONS

REV.	DATE	DESCRIPTION
1	8/21/17	PER REVIEW LETTER 8/1/17
2	11/01/17	PER REVIEW LETTER
3	11/29/17	PER REVIEW LETTER
4	01/18/18	PER REVIEW LETTER
5	2/09/18	PER REVIEW LETTER

PROJECT NAME:

SEASIDE AT SCITUATE

PROJECT LOCATION:
TOWN OF SCITUATE
PLYMOUTH COUNTY
MASSACHUSETTS

SHEET TITLE:

**MODEL HOME PARK
LANDSCAPE PLAN**

DATE:

2017.04.20

DESIGN:

EES

JOB NO.:

3599

REF. NO.:

SD09.09

SHEET NO.:

68 OF 70

SCALE:

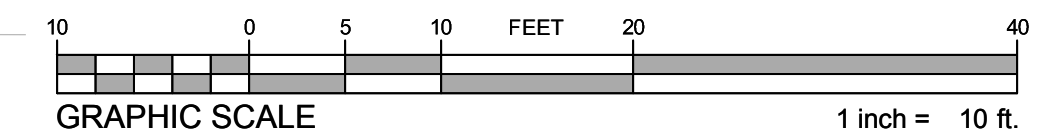
1"=40'

DRAWN:

EES

FILE NAME:

S-DET-LAND



TEMPORARY PAVER WALKWAY

PERMANENT SIDEWALK

AD 'C'

HATCHED SECTION OF SIDEWALK TO BE INSTALLED WHEN MODELS ARE SOLD

ROAD 'C'

File No. 2017-04-20 - 9:48 am - N:\Projects\Massachusetts\3599 Seaside at Scituate (Primary) RD\Drawings\0309-5-DET-LAND.dwg (sheet)

1 PERIMETER SIGNS

PANEL SIZE: 96" x 48"
POST SIZE: 4"
SIGN HEIGHT: 68"/80" WITH TOP PANEL

2 WELCOME SIGNS

PANEL SIZE: 40" x 28"
POST SIZE: 3"
SIGN HEIGHT: 54"

3 SALES CENTER ID

PANEL SIZE: 40" x 28"
POST SIZE: 3"
SIGN HEIGHT: 54"

4 SALES CENTER /MODEL DIRECTIONALS

5 DIRECTIONALS

PANEL SIZE: 24" x 38"
SIGN HEIGHT: 45"

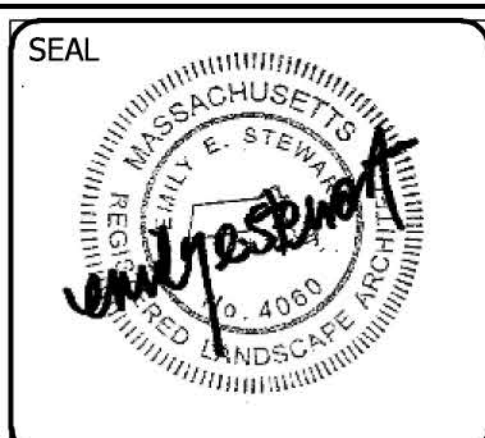
6 POLE BANNERS & FLAGS

FLAG DIMENSIONS: 30" X 90"
FLAG HEIGHT: +/-15'



TEMPORARY COMMUNITY SIGN
SEE SHEET SD09.11 FOR DETAIL

TEMPORARY COMMUNITY SIGN
SEE SHEET SD09.11 FOR DETAIL



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REV.	DATE	DESCRIPTION
1	3/21/17	PER REVIEW LETTER 8/1/17
2	11/01/17	PER REVIEW LETTER
3	11/29/17	PER REVIEW LETTER
4	01/18/18	PER REVIEW LETTER
5	2/09/18	PER REVIEW LETTER

PROJECT NAME:

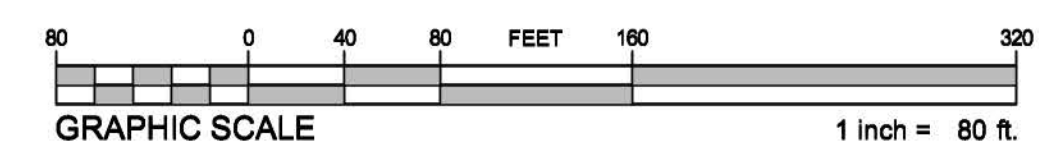
SEASIDE AT SCITUATE

PROJECT LOCATION:
TOWN OF SCITUATE
PLYMOUTH COUNTY
MASSACHUSETTS

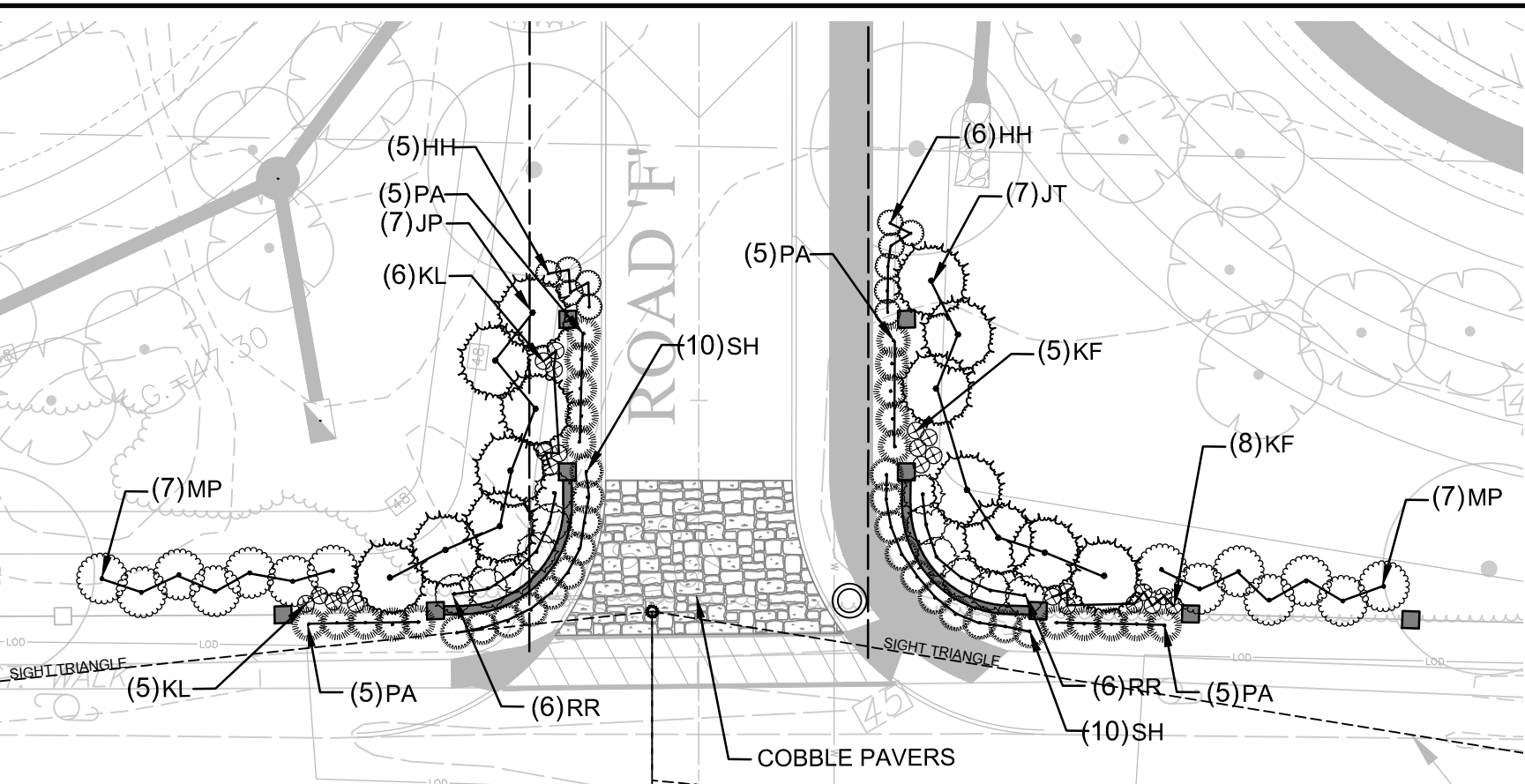
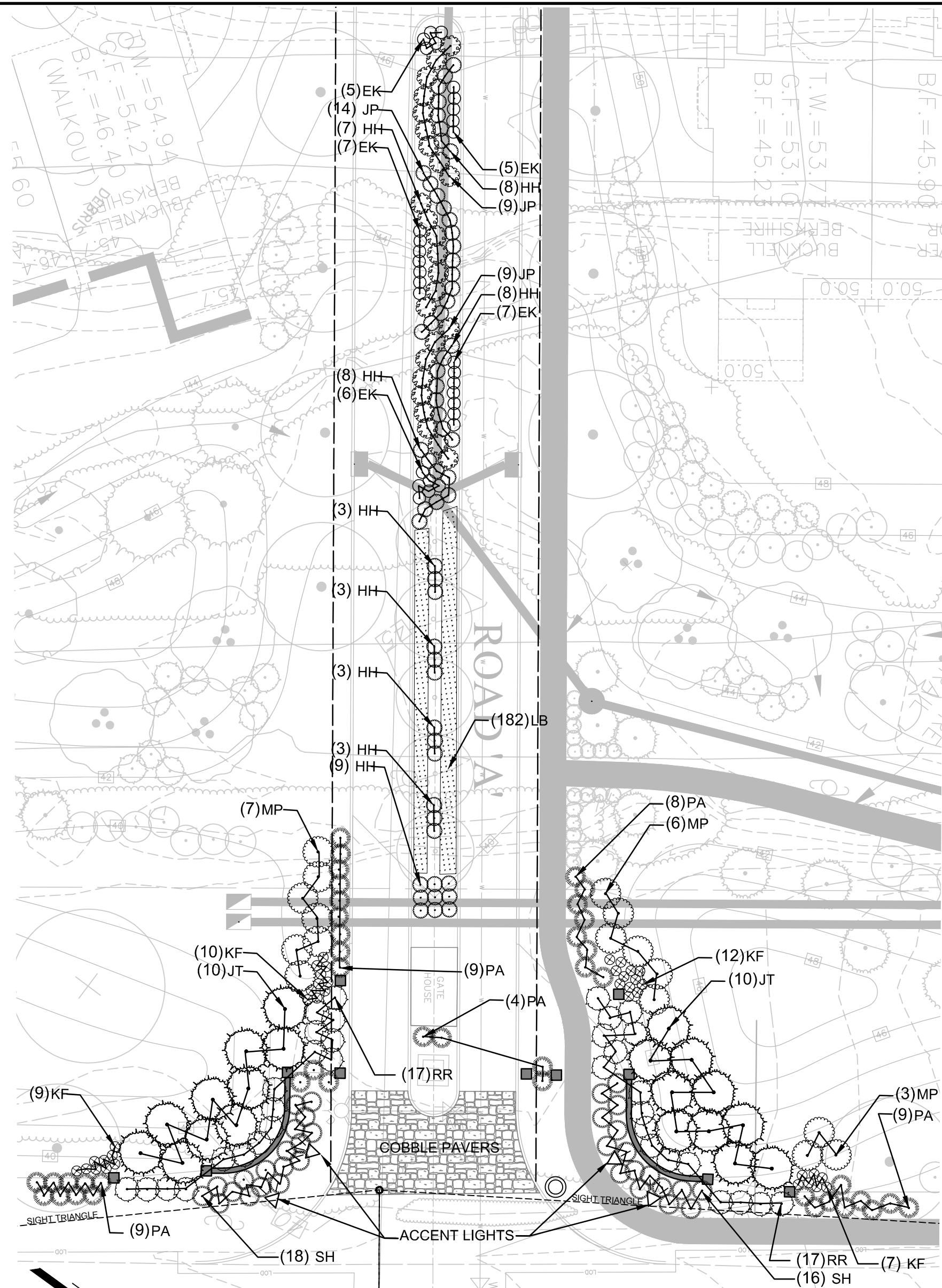
SHEET TITLE:

TEMPORARY SIGNAGE PLAN

DATE: 2017.04.20	SCALE: 1"=80'
DESIGN: EES	DRAWN: EES
JOB NO.: 3599	FILE NAME: S-DET-LAND
REF NO.: SD09.10	
SHEET NO.:	69 OF 70



File 09_2017 - 1:48 in \\proj\pms\mass0917\0917_Scitate\Drawings\SD09.10_Signage\SD09.10_DET-LAND.dwg (sheet)



HATHERLY ROAD ENTRANCE LANDSCAPE
SCALE: 1"=20"

LED Aluminum Bullyte (B1) Specification Sheet

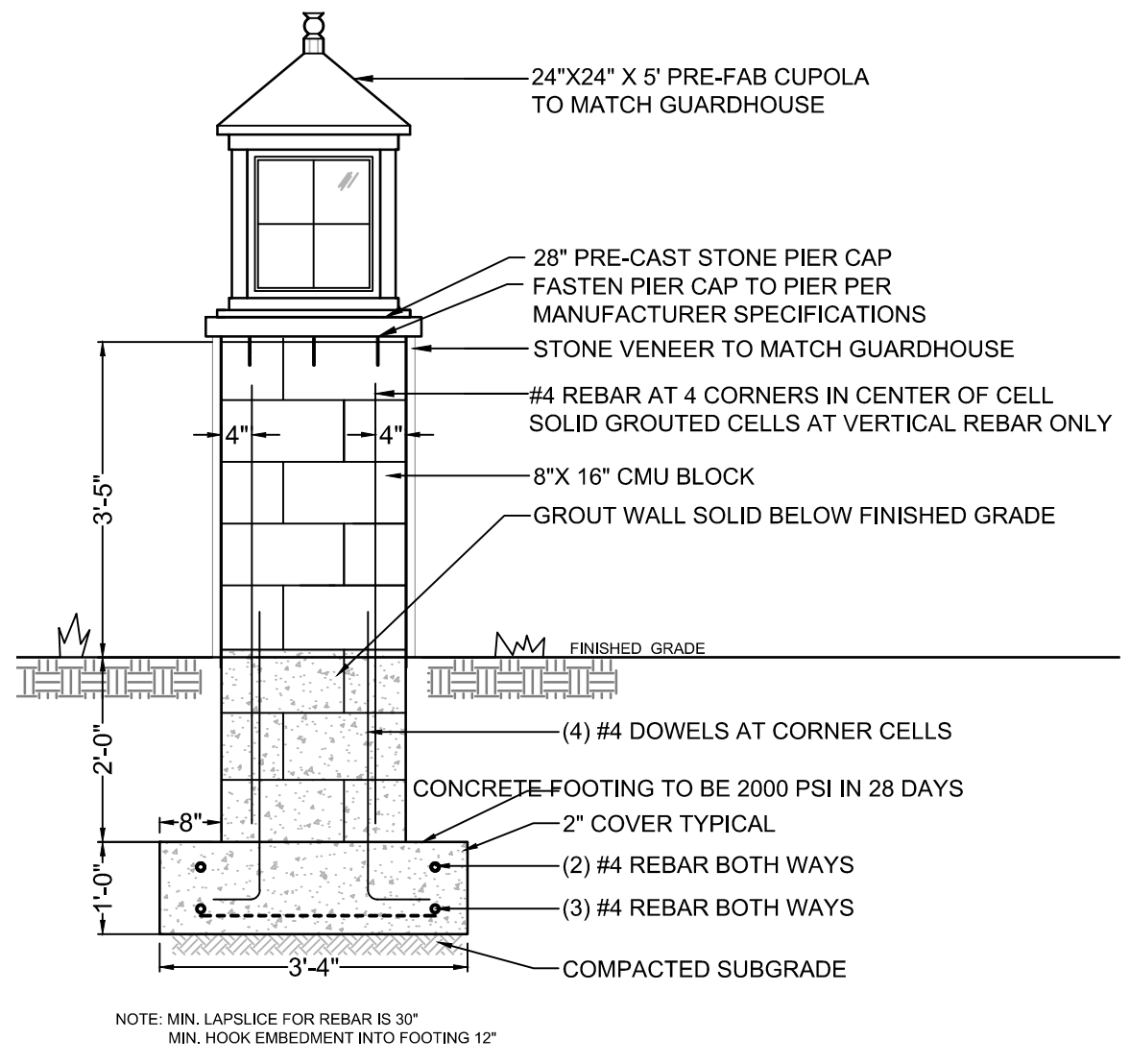
Project Name: MFG. Philips Hedco
Location: City:
Fixture Type: Catalog No.:

Ordering Guide
Example: B1 A LED7 NF W S

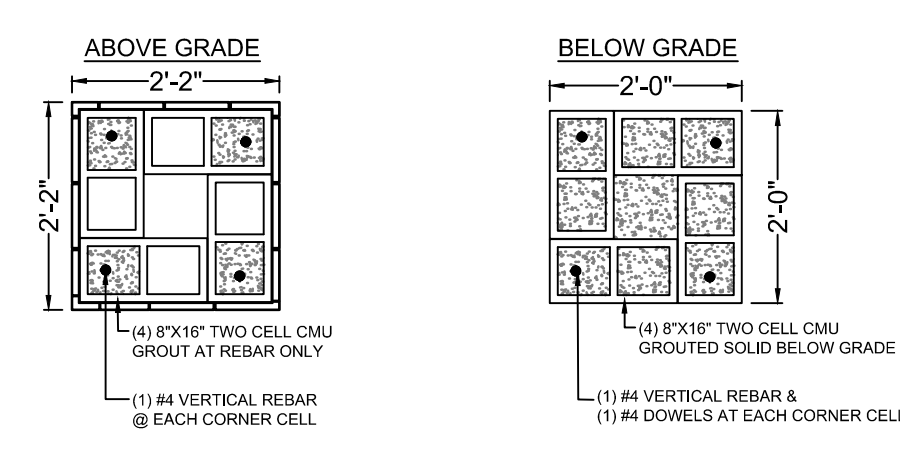
Product Code	B1	LED7	NF	W	S
Finish	White	White	White	White	White
Mounting	Recessed	Recessed	Recessed	Recessed	Recessed
Beam Spread	30°	30°	30°	30°	30°
Color Temp.	3000K	3000K	3000K	3000K	3000K
Life Span	50,000 hrs	50,000 hrs	50,000 hrs	50,000 hrs	50,000 hrs

Specifications
HOUSING: Die-cast aluminum. Fully adjustable. Front lens with shatterproof polycarbonate. 1/2" NPS male threads to screw onto accessory mounting bracket or junction box, sold separately. Lenses are clear. Features are 100% shock resistant. Shatter resistant.
FINISH: Thermally polymer-coated in electrocoat applied after a Passivation conversion coating process and bonded by heat fusion. Laboratory tested for superior uniformity and salt resistance in accordance with ASTM B117 specifications.
OPTICAL ASSEMBLY: Clear lens for glass lens.
LAMPING: 70 lamp with 25° beam spread, 25,000 hours life. Color temperature (CCT): warm white (2700K nominal), No Mercury.
ELECTRICAL ASSEMBLY: Pre-wired with 18 AWG wires.
CERTIFICATIONS: UL listed to UL listing standards for wet locations. cUL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.
WARRANTY: Three year limited warranty.
Max. Weight: 14 lb.

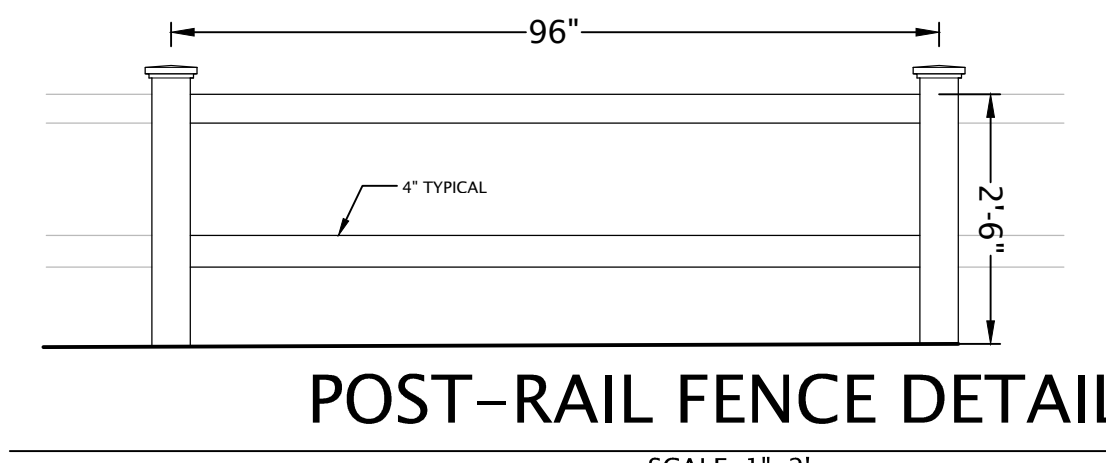
LANDSCAPE ACCENT LIGHT
OR APPROVED EQUAL (QTY:4)



PIER DETAIL A
SCALE: 1"=2"

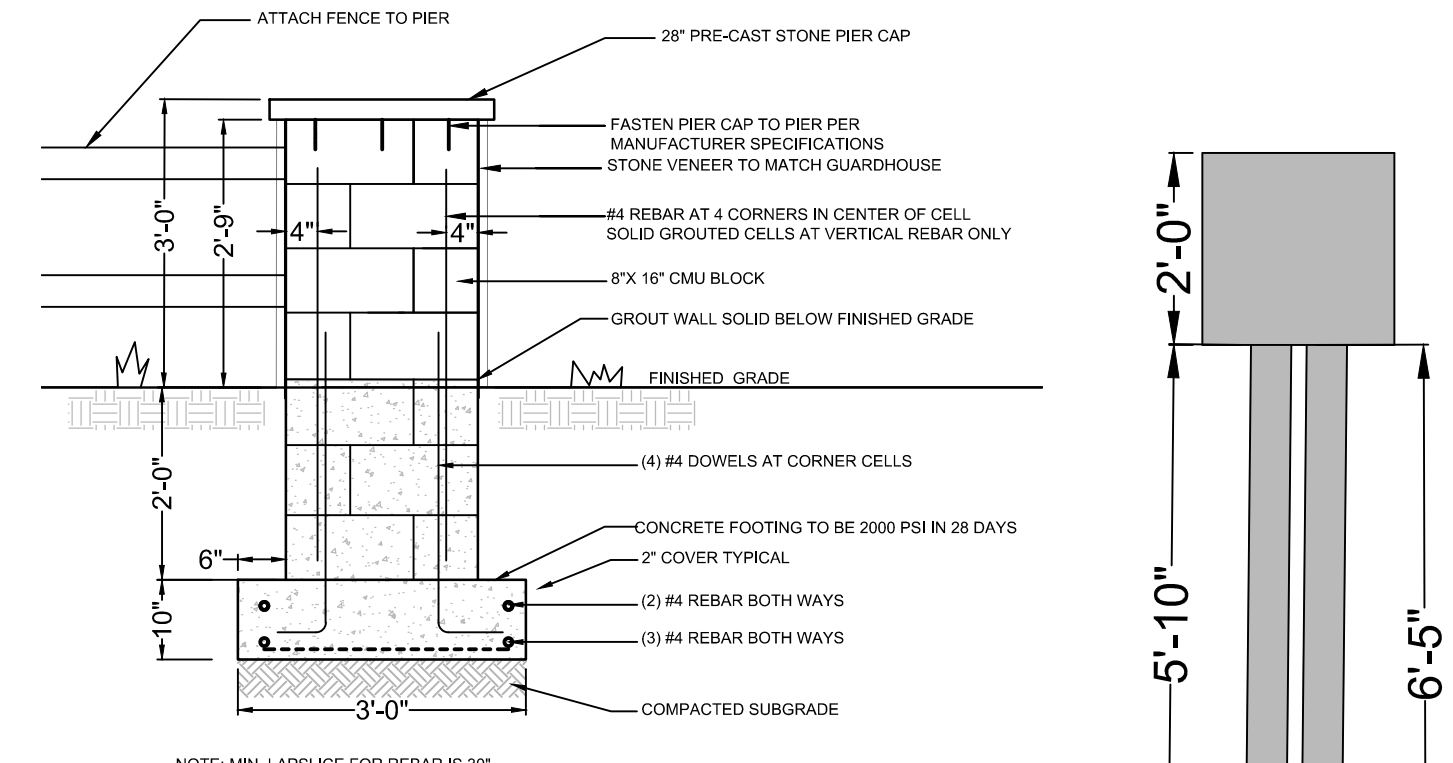


PIER DETAIL B
SCALE: 1"=2"

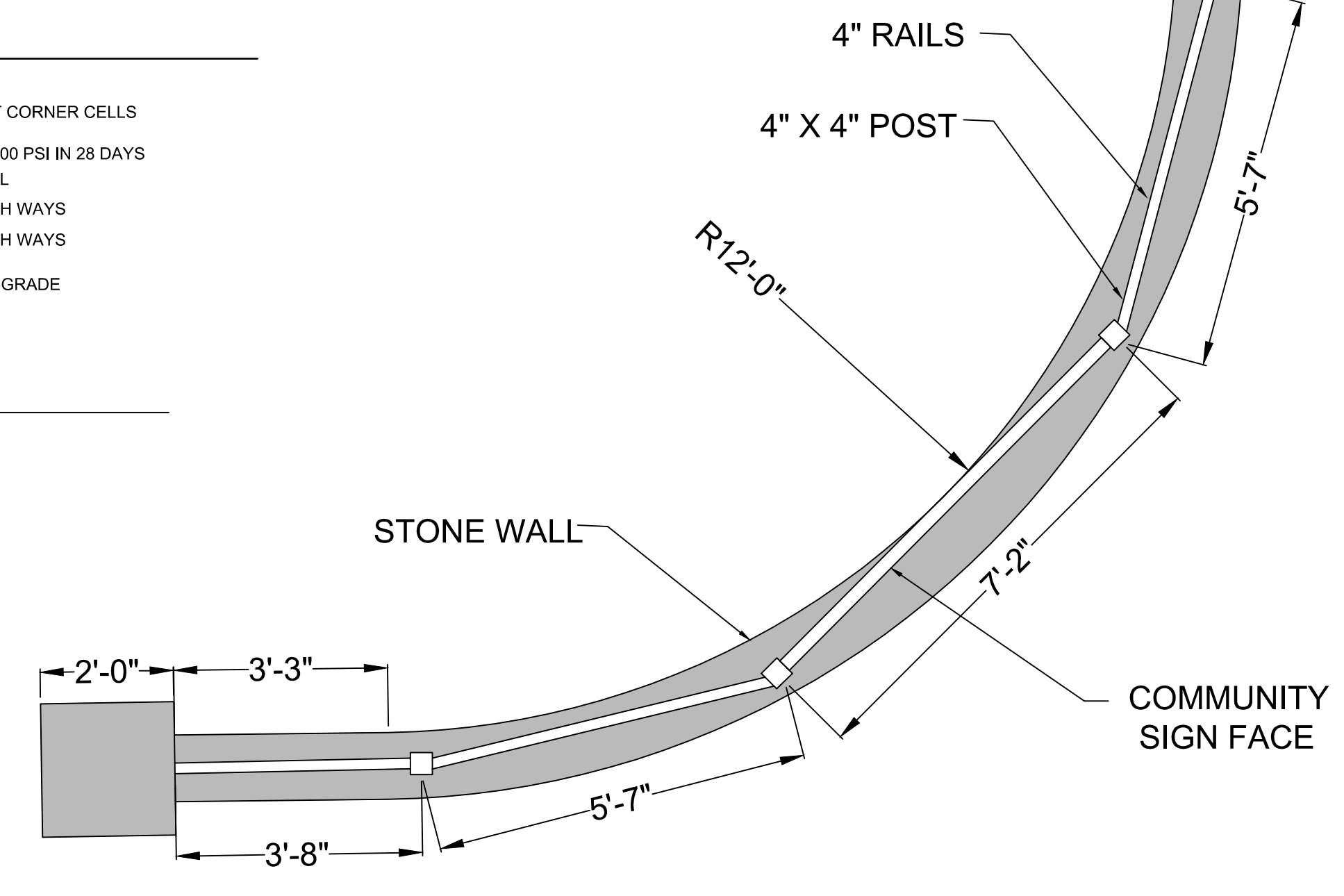


POST-RAIL FENCE DETAIL
SCALE: 1"=2"

POST RAIL FENCE
MANUFACTURER: WALPOLE OUTDOORS, LLC. (OR APPROVED EQUAL)
STYLE: MORGAN TWO-RAIL FENCE
COLOR: WHITE
FENCE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS



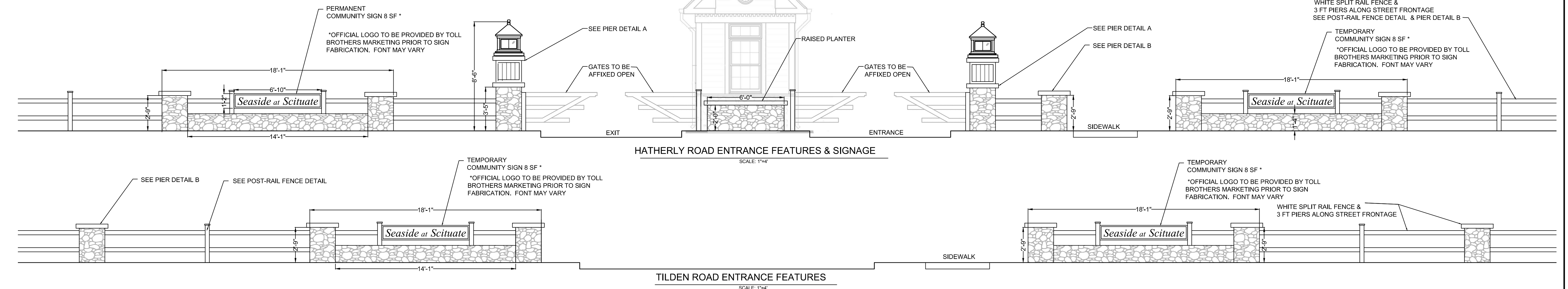
PIER FENCE DETAIL B
SCALE: 1"=2"



WALL PIER SIGN PLAN VIEW
SCALE: 1"=2"

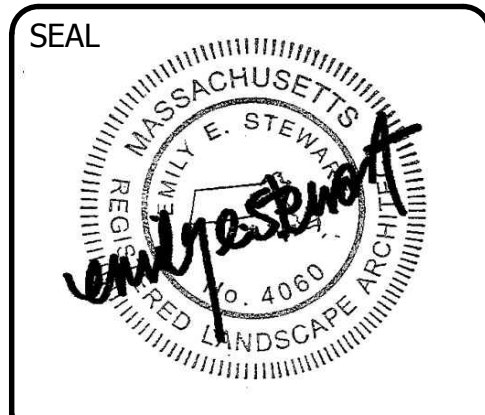
ENTRY DRIVE AND MONUMENT PLANT SCHEDULE

SYM.	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NOTES
JT	34	JUNIPER CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER	B & B	8' HEIGHT MIN.	
KF	62	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS		5 GAL.	
EK	30	ERICA X DARLEYENSIS 'KRAKERS RED'	KRAMERS RED WINTER HEATH		1 GAL.	
HH	70	HYPERICUM X 'HIDCOTE'	HIDCOTE ST. JOHN'S WORT		5 GAL.	
JP	25	JUNIPER DAVURICA 'PARSONII'	PARSON'S JUNIPER		5 GAL.	
MP	31	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY		36" MIN. HT.	
PA	63	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS		5 GAL.	
RR	46	ROSA RUGOSA	SEA SPRAY ROSE		36" MIN. HT.	
SH	62	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED		5 GAL.	
LB	182	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF		1 QT.	18" O.C.



HATHERLY ROAD ENTRANCE FEATURES & SIGNAGE
SCALE: 1"=4"

TILDEN ROAD ENTRANCE FEATURES
SCALE: 1"=4"



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PROJECT NAME:
SEASIDE AT SCITUATE

PROJECT LOCATION:
TOWN OF SCITUATE
PLYMOUTH COUNTY
MASSACHUSETTS

SHEET TITLE:
LANDSCAPE DETAILS

DATE: 2017.09.21	SCALE: AS NOTED
DESIGN: EES	DRAWN: EES
JOB NO.: 3599	FILE NAME: S-DET-LAND
REF. NO.: SD09.11	
SHEET NO.: 70 OF 70	

File No. 2017-09-21 - 8:32 am - N:\Projects\Massachusetts\2017 Seaside at Scituate (Entry) R01\Landscaping\Drawings\2017-09-21.dwg - user: ees