

# CURTIS ESTATES

## A DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN

AT  
90 ANN VINAL ROAD  
IN  
SCITUATE, MASSACHUSETTS

**NOTES:**

1. THIS PLAN IS PART OF THE SPECIAL PERMIT DOCUMENTS REQUIRED UNDER SECTION 550 OF THE TOWN OF SCITUATE ZONING BY-LAW.
2. THE CONVENTIONAL DENSITY SKETCH PLAN FOR THIS DEVELOPMENT WAS APPROVED BY THE PLANNING BOARD UNDER A CERTIFICATE OF APPROVED DENSITY DATED \_\_\_\_\_
3. ZONING CLASSIFICATION: R-2 RESIDENCE
4. THE LOCUS LIES IN FEMA ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #250282 0109 K DATED NOVEMBER 4, 2016.
5. NO PORTION OF THE LOCUS LIES IN THE SCITUATE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT.
6. THE LOCUS DOES NOT LIE IN THE SCITUATE WATER RESOURCE PROTECTION DISTRICT.
7. THE CONSTRUCTION ACTIVITIES REQUIRED TO IMPLEMENT THIS PROJECT WILL BE SUBJECT TO THE EPA NPDES GENERAL PERMIT. THE APPLICANT SHALL FILE A GENERAL PERMIT NOTICE OF INTENT WITH THE FEDERAL EPA TO OBTAIN COVERAGE UNDER THE NPDES GENERAL PERMIT.
8. FOR THE LIST OF CONDITIONS OF APPROVAL FOR THIS PROJECT, SEE SHEET 16 OF 16.
9. ZONING DISTRICT: R-2 - 20,000 SF LOTS- SETBACKS APPLY TO PERIMETER OF THE DEVELOPMENT ONLY.  
FY SETBACK: 30'  
SY SETBACK: 15'  
RY SETBACK: 30'
10. ZONING DISTRICT: OSPD  
FY SETBACK: 15'  
SY SETBACK: 15'  
RY SETBACK: 15'
11. NO LOT IN THE FLEXIBLE OPEN SPACE DEVELOPMENT MAY BE FURTHER SUBDIVIDED INTO ADDITIONAL BUILDING LOTS.

FOR REGISTRY USE ONLY

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

APPROVAL UNDER SUBDIVISION CONTROL LAW IS REQUIRED

SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT

DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

SCITUATE PLANNING BOARD

SCITUATE PLANNING BOARD

OWNER

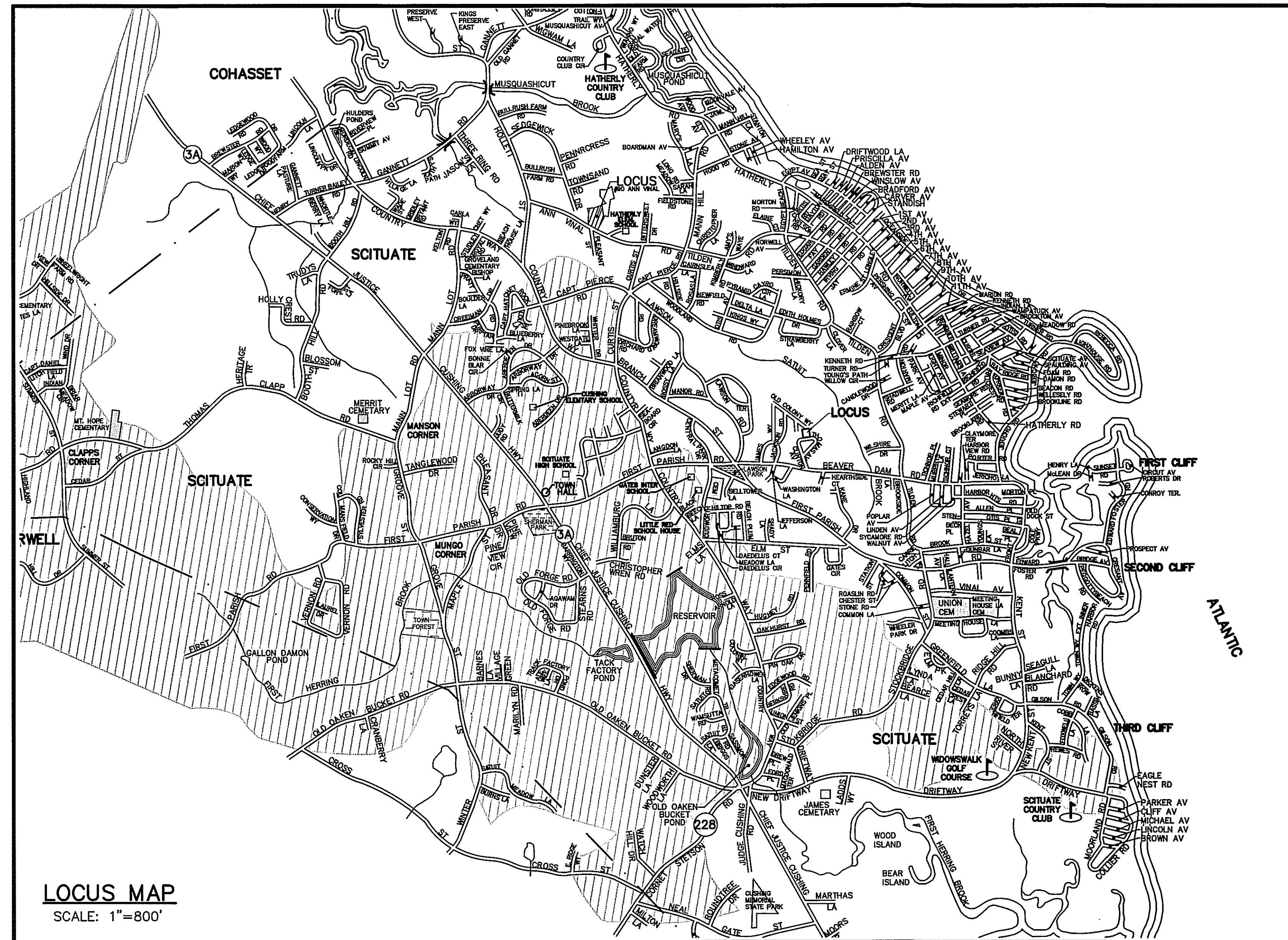
STEVEN D. CURTIS & WILLIAM G. CURTIS JR., TRS.  
CURTIS REALTY TRUST  
90 ANN VINAL ROAD  
SCITUATE, MA

APPLICANT

WELBY BUILDERS, LLC  
P.O. BOX 160  
COHASSET, MA 02025

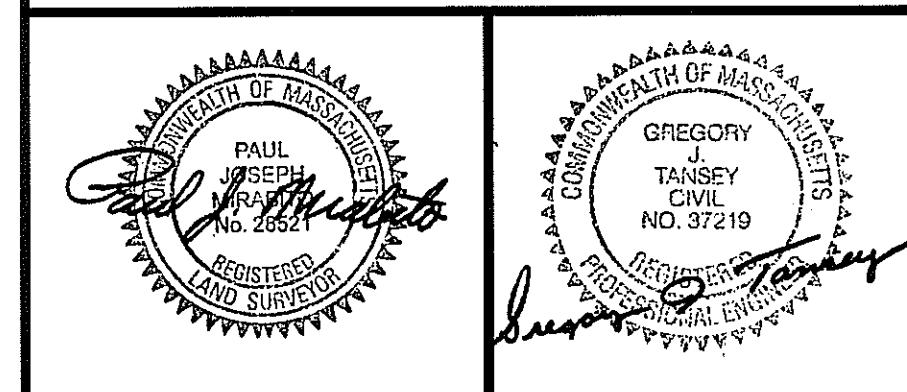
**PLAN INDEX**

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	INDEX SHEET, CERTIFICATE OF ACTION & WAIVERS
4	SUBDIVISION PLAN I
5	SUBDIVISION PLAN II
6	LAYOUT PLAN AND PROFILE I
7	LAYOUT PLAN AND PROFILE II
8	DRAINAGE & GRADING PLAN I
9	UTILITY LAYOUT PLAN
10	EASEMENT PLAN
11	LANDSCAPE PLAN
12	CONSTRUCTION DETAILS I
13	CONSTRUCTION DETAILS II
14	CONSTRUCTION DETAILS III
15	SITE DISTANCE PLAN
16	SPECIAL PERMIT CONDITIONS OF APPROVAL



JUNE 14, 2017

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781) 659-1325

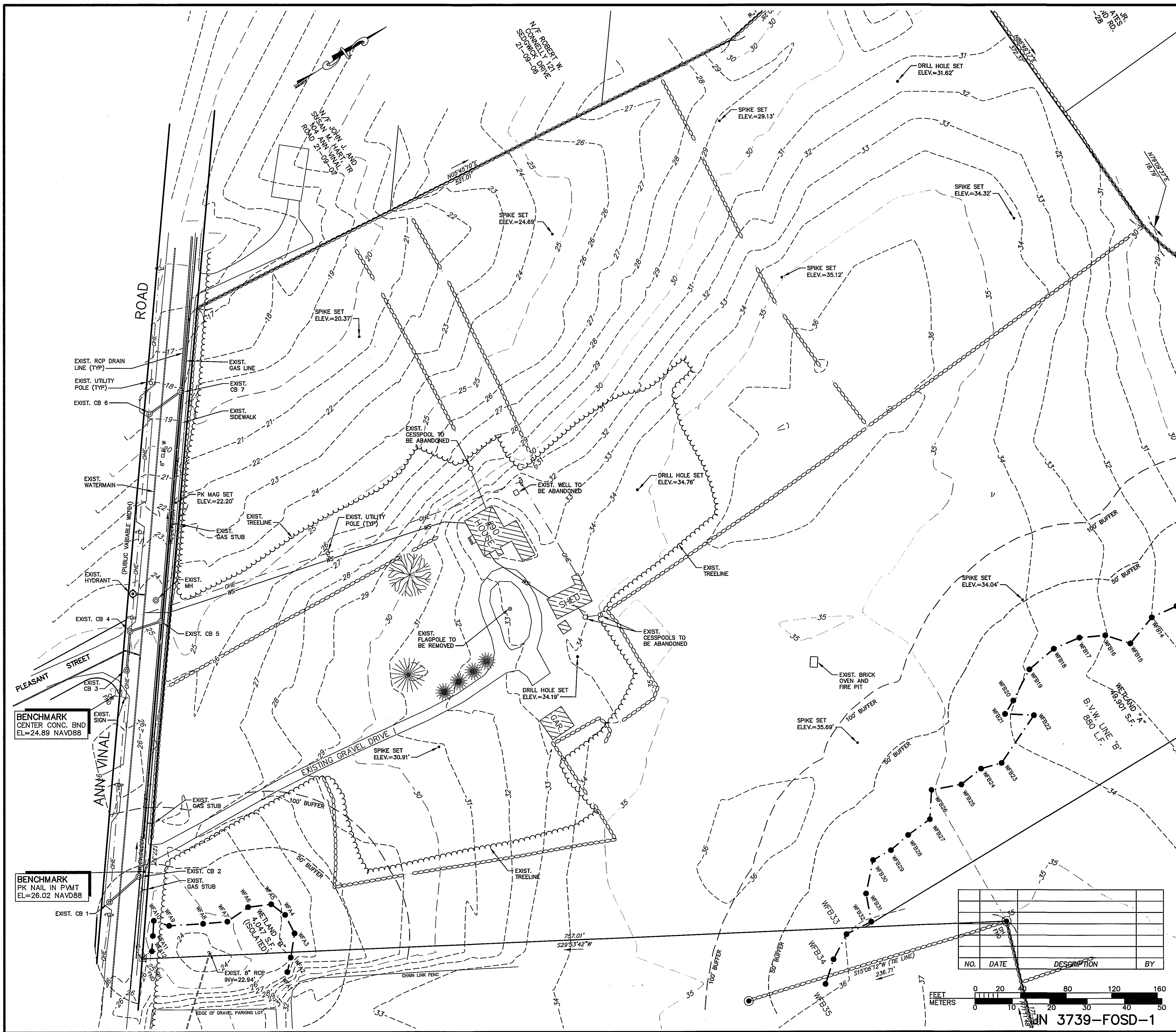


I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Paul J. Ross*  
PROFESSIONAL LAND SURVEYOR      6-16-17      DATE

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.

NO.	DATE	DESCRIPTION	BY



FOR REGISTRY USE ONLY



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 Paul J. Mirabito  
 PROFESSIONAL LAND SURVEYOR  
 DATE 6-16-17

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SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SCITUATE PLANNING BD.

ROSS ENGINEERING COMPANY INC.  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 683 MAIN STREET  
 NORWELL, MASS. 02061  
 (781)659-1325

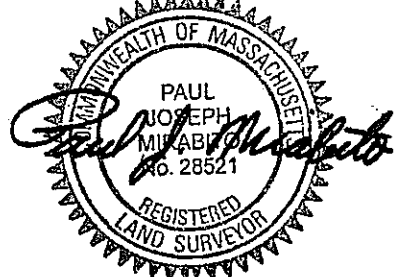
**EXISTING CONDITIONS**

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
 IN THE  
 TOWN OF SCITUATE, MASSACHUSETTS  
**CURTIS ESTATES**

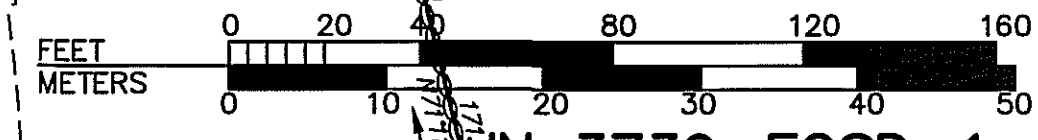
OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025

SCALE: 1"=40'      FEBRUARY 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. DATE SUBMITTED: _____ DATE APPROVED: _____ DATE ENDORSED: _____	DATE FILED _____ REVIEWED BY _____ ENGINEERING DIVISION DATE: _____ ZONING DISTRICT RESIDENCE R-2 PROJECT P.B. SCITUATE PLANNING BD.
--	---



NO.	DATE	DESCRIPTION	BY



PLAN 3739-FOSD-1

# CURTIS ESTATES



FOR REGISTRY USE ONLY

## WAIVERS REQUESTED

- 6.3.1 PREPARATION - MARGIN REQUIREMENTS  
REQUIRED: 2.5" LEFT SIDE MARGIN, AND 1" MARGINS ON OTHER 3 SIDES OF THE BORDER SHEET.  
PROVIDED: 1.5" LEFT SIDE MARGIN, AND 3/4" MARGINS ON OTHER 3 SIDES OF THE BORDER SHEET.
- 6.3.3.2 REQUIRED: SHOW ALL STREETS, LOT LINES, AND EASEMENTS ON COVER SHEET LOCUS PLAN.  
PROVIDED: ALL PROPOSED STREETS, LOT LINES AND EASEMENTS ARE SHOWN ON THE DEDICATED APPROPRIATE SUBDIVISION PLANS.
- 6.3.3.b, l, m, & n  
REQUIRED: SHOW ALL EASEMENTS ON SUBDIVISION PLAN.  
PROVIDED: ALL PROPOSED EASEMENTS ARE SHOWN IN DETAIL ON THE DEDICATED EASEMENT PLAN, SHEET 10.
- 6.3.3.3.h REQUIRED: CLOSED TRAVERSE SURVEY  
PROVIDED: OPEN TRAVERSE SURVEY TIED INTO THE PERIMETER PROPERTY BOUNDARY OF THE SITE HAVING AN ACCEPTABLE CLOSURE.
- 6.3.3.4.o&bb  
REQUIRED: SHOW EASEMENTS  
PROVIDED: ALL EASEMENTS ARE SHOWN ON THE EASEMENT PLAN SHEET 10. ELECTRIC EASEMENTS SHALL BE SHALL BE PROVIDED WHEN NATIONAL GRID DESIGNS THE DUCT BANK AND TRANSFORMER LAYOUTS.
- 6.3.3.5.h REQUIRED: SHOW LOCATION OF EXISTING LARGE TREES OVER 12" CALIPER IN AREAS OF PROPOSED DISTURBANCE.  
PROVIDED: SHOW EXISTING AND PROPOSED TREELINE LIMITS AS ALL TREES WITHIN THE AREAS OF DISTURBANCE WILL BE PLANTED AS PART OF THE LANDSCAPING OPERATIONS.
- 6.3.3.6 REQUIRED: LANDSCAPE PLAN TO BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT.  
PROVIDED: LANDSCAPE PLAN TO BE STAMPED BY A PROFESSIONAL ENGINEER WORKING WITH A BOTANIST IN THE CONSERVATION DISTRICT.
- 6.3.3.6.c REQUIRED: SHOW TREES HAVING A 12" CALIPER OR GREATER.  
PROVIDED: SEE WAIVER REQUEST 6.3.3.6.
- 6.3.3.6.d REQUIRED: SHOW THE CULTIVATED VARIETY OF THE PROPOSED PLANTINGS ON THE LANDSCAPE PLAN.  
PROVIDED: SHOW THE CULTIVATED VARIETY OF THE PLANTS ON THE PLANS AS APPROVED BY THE CONSERVATION COMMISSION WHEN FILING THE NOTICE OF INTENT.
- 7.2.6.b REQUIRED: MAXIMUM LENGTH OF DEAD END ROAD, DEAD END ROAD: 600'  
PROVIDED: LENGTH OF DEAD END ROAD: 770' TO ACHIEVE THE BENEFITS A FOSD OFFERS.
- 7.2.3 REQUIRED: ROADWAY X-SECTION AS DEPICTED IN APPENDIX B OF THE REGULATIONS. WIDTH = 24'  
PROVIDED: ROADWAY X-SECTION AS DEPICTED IN THE DETAIL SHEETS OF THE DEFINITIVE FOSD PLANS=24' FOR DEMONSTRATION OF COMPLIANCE ONLY. REQUESTING 20' WIDTH TO ACHIEVE THE BENEFITS A FOSD OFFERS.
- 7.2.1.8.a REQUIRED: GRANITE CURBING THROUGHOUT THE SUBDIVISION PLAN.  
PROVIDED: GRANITE CURBING AT ENTRANCES, CC BERMS FOR REMAINDER ROADWAY TO PRESERVE THE INTENDED QUAINTESS AND HARMONY OF THE SURROUNDING AREA.
- 6.8.6 REQUIRED: MAINTENANCE REQUIRED: 10% OF ALL CONSTRUCTION COSTS.  
PROVIDED: PROVIDE 1.5% OF ALL CONSTRUCTION COSTS EQUALING \$9,420.00, TO BE ROUNDED UP TO AN EVEN \$10,000.00.

TOTAL SITE AREA=675,068 S.F.  
MIN. OPEN SPACE REQUIRED (30% OF 675,068)=202,520 S.F.  
TOTAL OPEN SPACE PROVIDED=227,005 S.F. (SUM OF OPEN SPACE PARCELS 1&2)  
MAX. WETLAND AREA ALLOWED OPEN SPACE (30% OF 227,005 S.F.)=68,101 S.F.  
WETLAND AREA PROVIDED IN OPEN SPACE (WETLANDS A&B)=53,948 SF  
MIN. UPLAND AREA REQ'D IN OPEN SPACE (70% OF 227,005 S.F.)=158,904 S.F.  
UPLAND AREA PROVIDED IN OPEN SPACE=(130,600+42,457)=173,057 SF  
OPEN SPACE PARCEL 1 (PORTION OF UPLAND PROVIDED)=130,600 S.F.  
OPEN SPACE PARCEL 2 (PORTION OF UPLAND PROVIDED)=42,457 S.F.  
TOTAL AREA OF PARCEL 1=(130,600 S.F.+53,948 SF)=184,548 S.F.

OPEN SPACE REQUIRED: 30% MIN. (227,005 SF/675,068 SF)  
OPEN SPACE PROVIDED: 33.6%  
OPEN SPACE UPLAND REQUIRED: 70% MIN. (173,057 SF/227,005 SF)  
OPEN SPACE UPLAND PROVIDED: 76.23%

## INDEX SHEET

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN IN THE TOWN OF SCITUATE, MASSACHUSETTS	
<b>CURTIS ESTATES</b>	
OWNER STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	APPLICANT WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025
SCALE: 1"=80'	JUNE 14, 2017
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. DATE SUBMITTED: DATE APPROVED: DATE ENDORSED:	DATE FILED REVIEWED BY ENGINEERING DIVISION DATE: ZONING DISTRICT RESIDENCE R-2 PROJECT P.B. SHEET 3 OF 16 SHEETS

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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## SUBDIVISION PLAN

SCALE: 1"=80'

NO.	DATE	DESCRIPTION	BY

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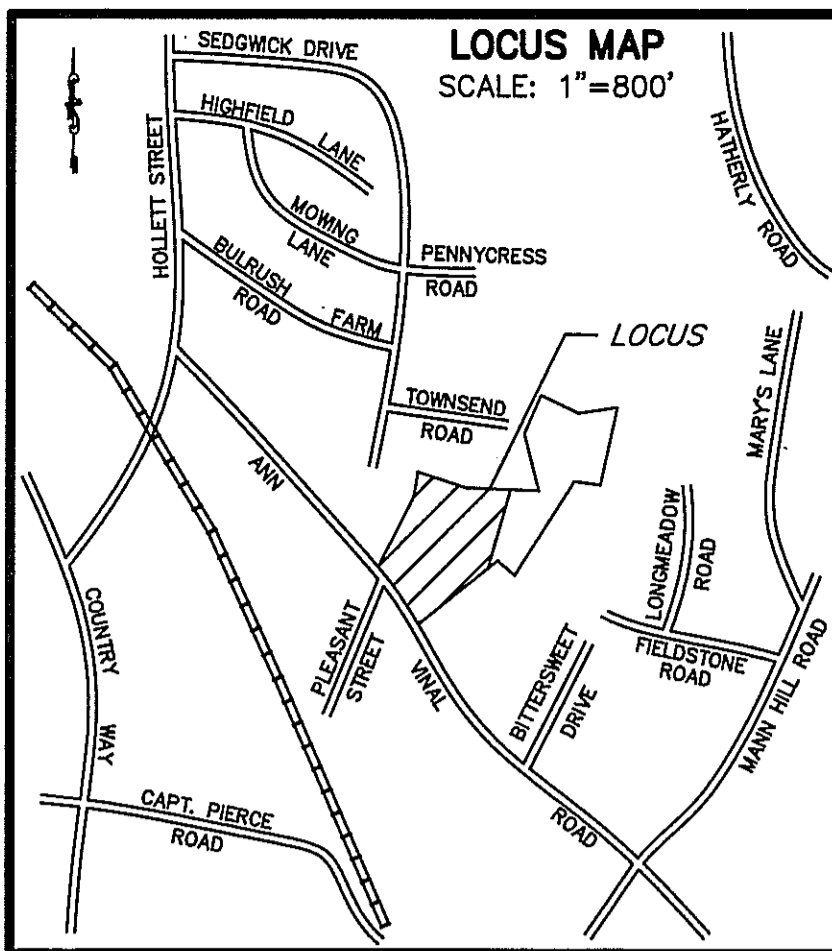
*Paul Joseph Mirabito*  
PROFESSIONAL LAND SURVEYOR DATE 6-16-17

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SCITUATE PLANNING BD.

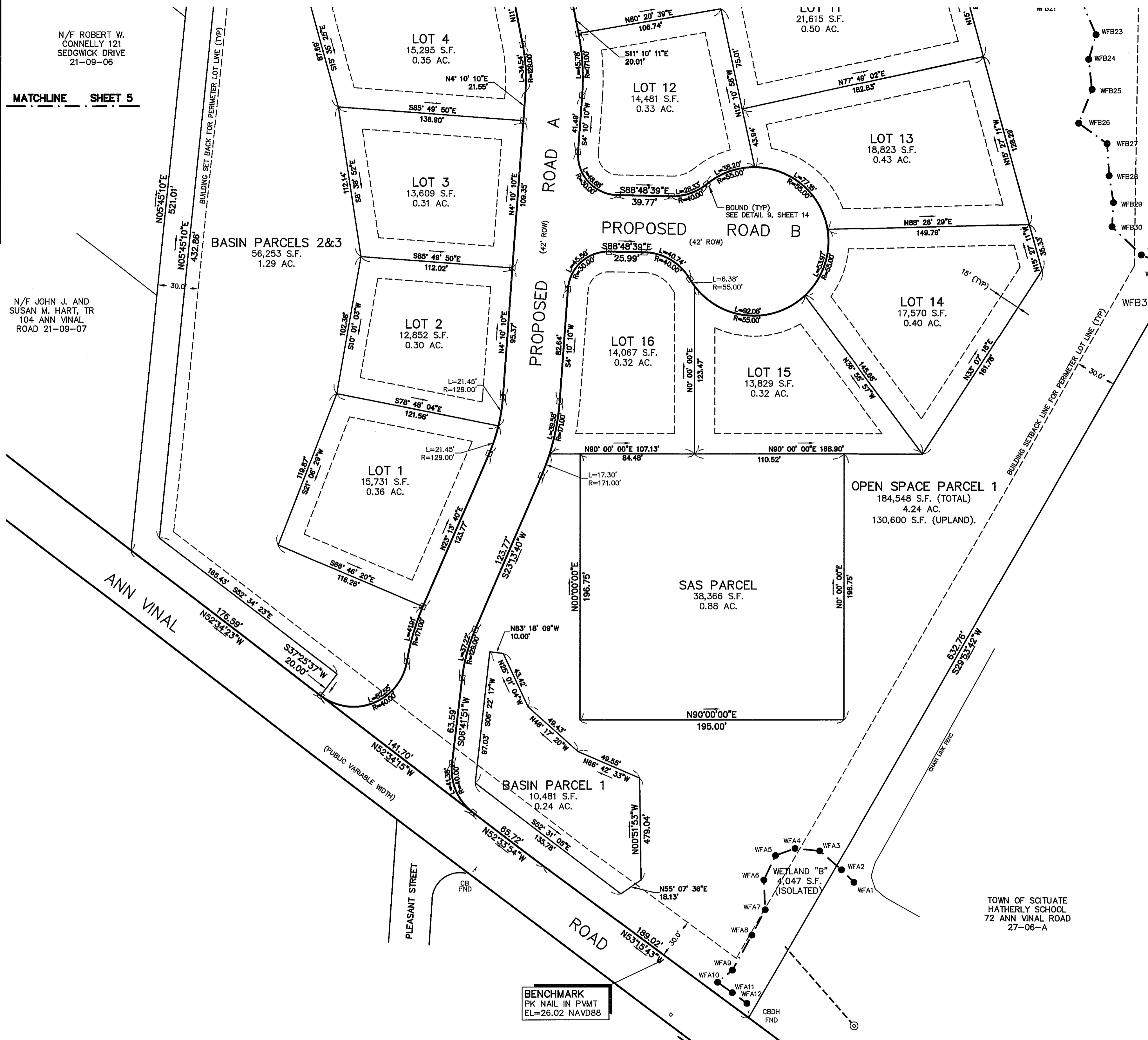
JN 3739-FOSD-1



N/F ROBERT W. CONNELLY 121 SEDGWICK DRIVE 21-09-06

MATCHLINE SHEET 5

N/F JOHN J. AND SUSAN M. HART, TR 104 ANN VINAL ROAD 21-09-07



MATCHLINE SHEET 5

FOR REGISTRY USE ONLY

SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT

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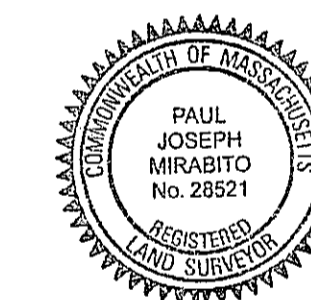
DATE ENDORSED: \_\_\_\_\_

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*Paul J. Mirabito* 6-16-17  
PROFESSIONAL LAND SURVEYOR DATE

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**SUBDIVISION PLAN I**

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

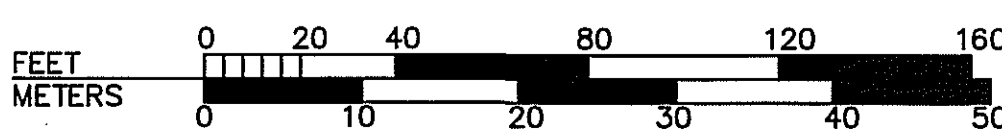
**CURTIS ESTATES**

<b>OWNER</b> STEVEN D. CURTIS & WILLIAM G. CURTIS JR., TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	<b>APPLICANT</b> WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025
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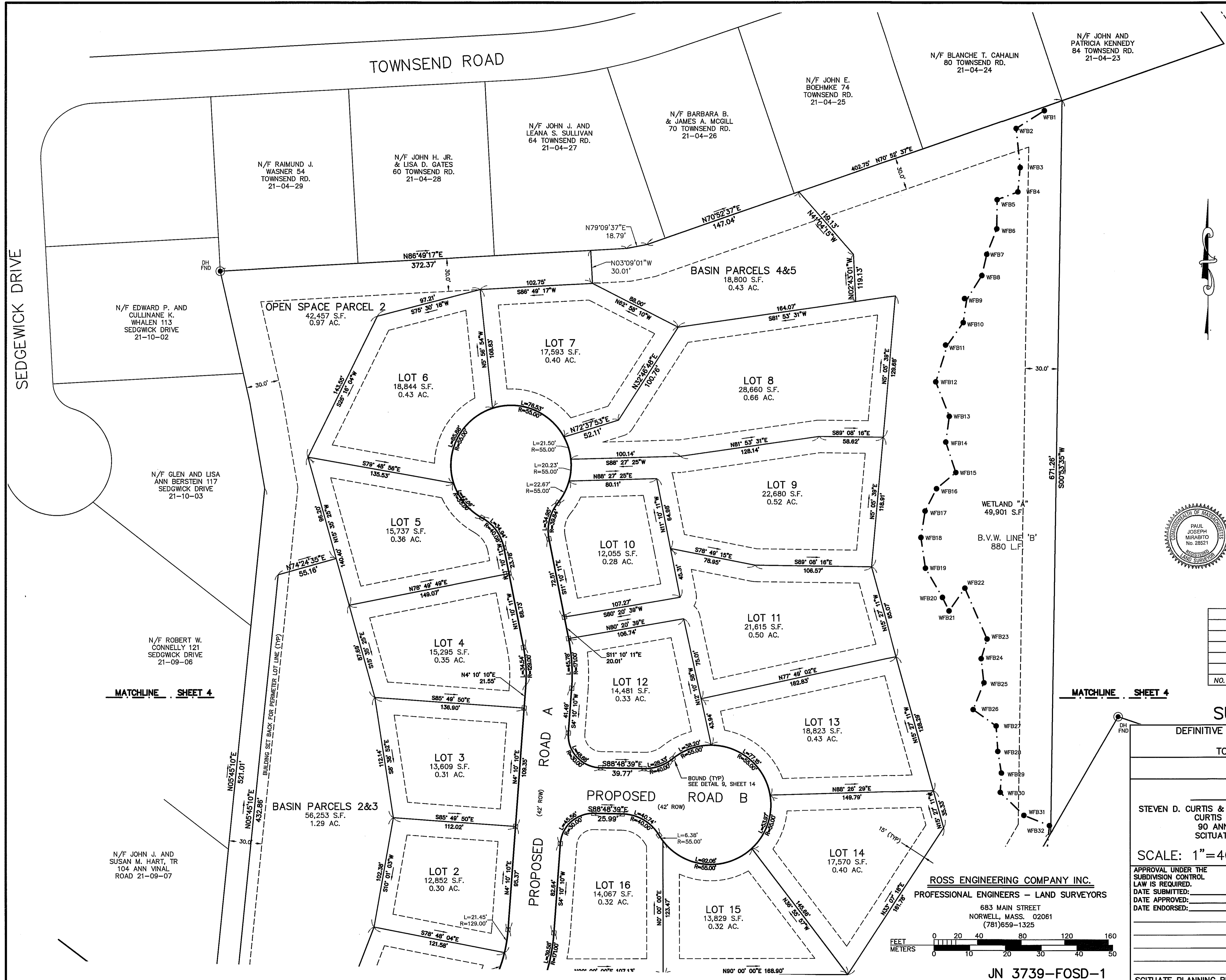
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--	---

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325



JN 3739-FOSD-1



FOR REGISTRY USE ONLY

SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT

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DATE ENDORSED: \_\_\_\_\_

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*Paul J. Mirabito*  
PROFESSIONAL LAND SURVEYOR 6-16-17 DATE

NO.	DATE	DESCRIPTION	BY

**SUBDIVISION PLAN II**

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

**CURTIS ESTATES**

OWNER: STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS.  
CURTIS REALTY TRUST  
90 ANN VINAL ROAD  
SCITUATE, MA 02066

APPLICANT: WELBY BUILDERS, LLC.  
P.O. BOX 160  
COHASSET, MA 02025

SCALE: 1"=40'

JUNE 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

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DATE ENDORSED: \_\_\_\_\_

DATE FILED: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_  
ENGINEERING DIVISION  
DATE: \_\_\_\_\_

ZONING DISTRICT: RESIDENCE R-2

PROJECT: P.B.

SCITUATE PLANNING BD. SHEET 5 OF 16 SHEETS

**ROSS ENGINEERING COMPANY INC.**  
PROFESSIONAL ENGINEERS - LAND SURVEYORS

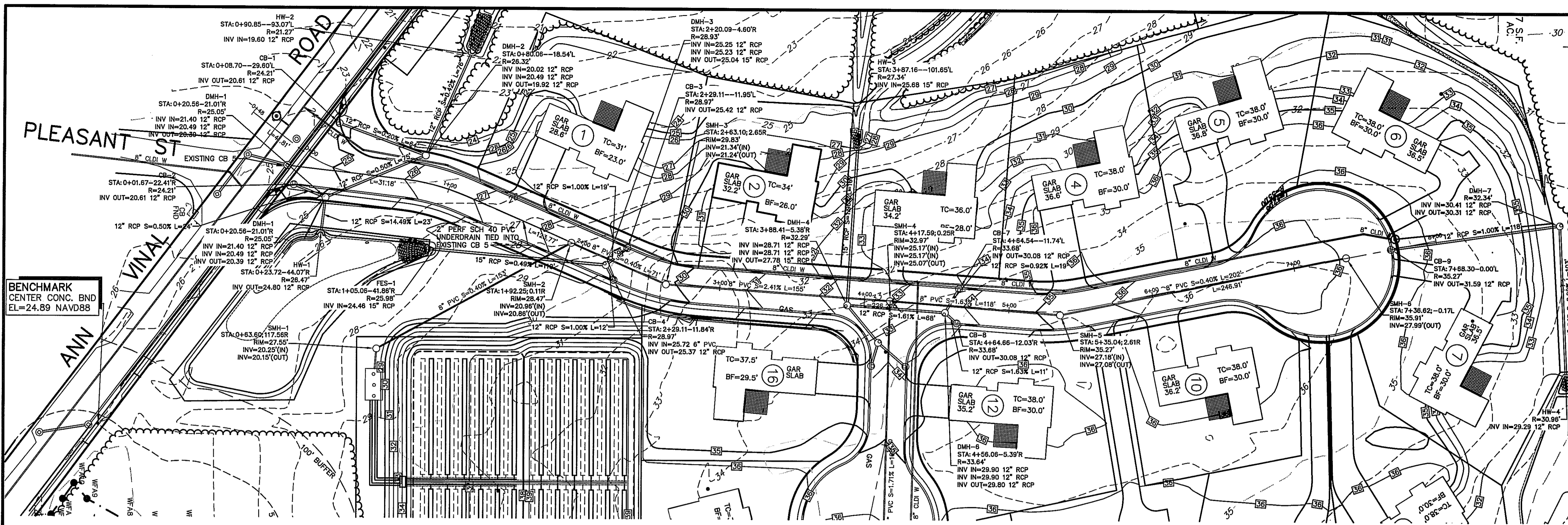
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FEET METERS

MATCHLINE SHEET 4

MATCHLINE SHEET 4



PLAN  
1"=40'

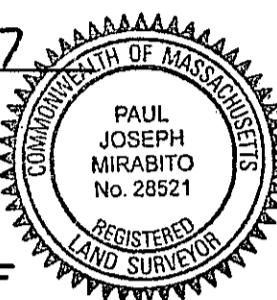
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SCITUATE PLANNING BD.

FOR REGISTRY USE ONLY

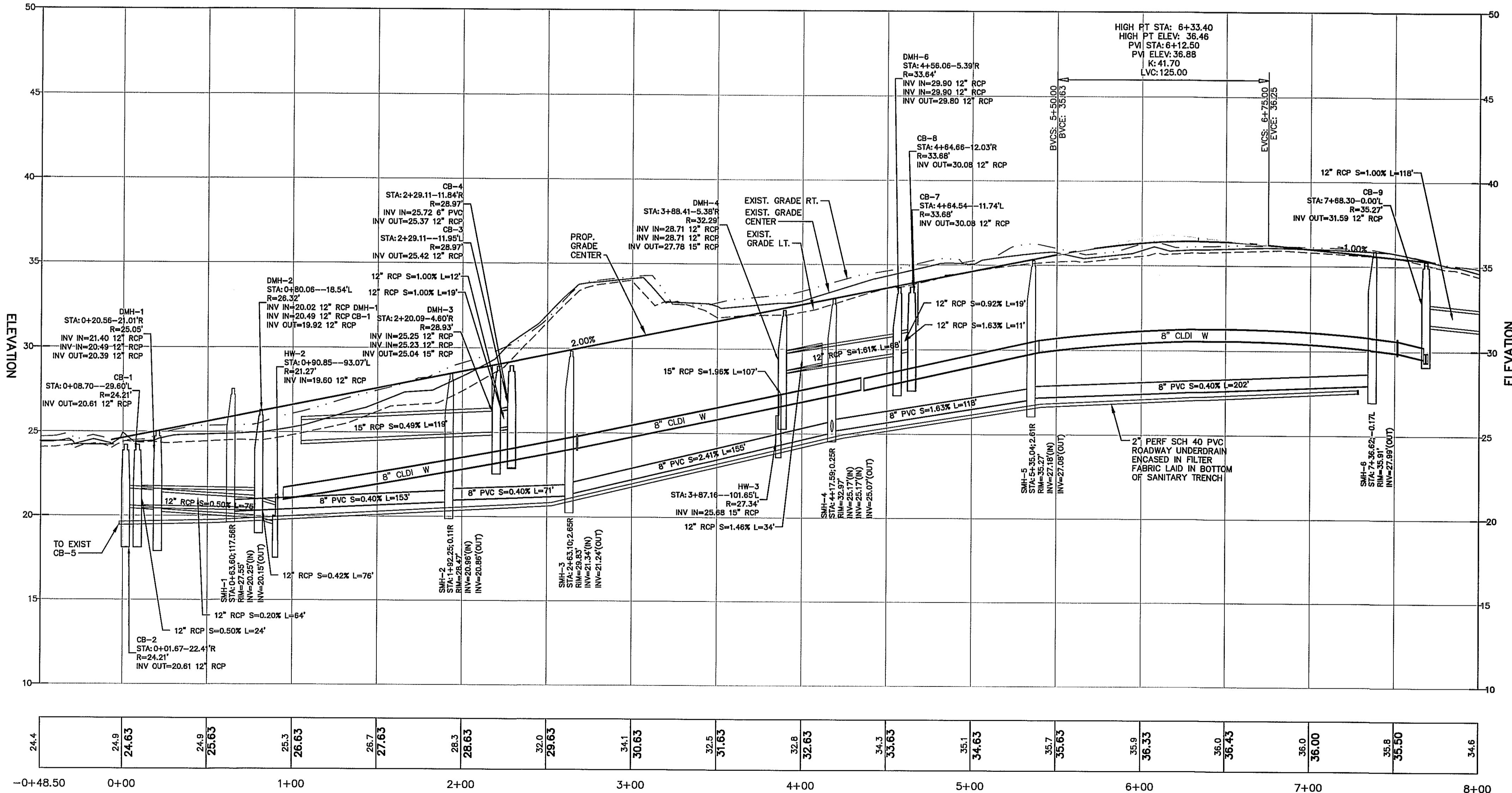
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*Paul J. Mealy* 6-16-17  
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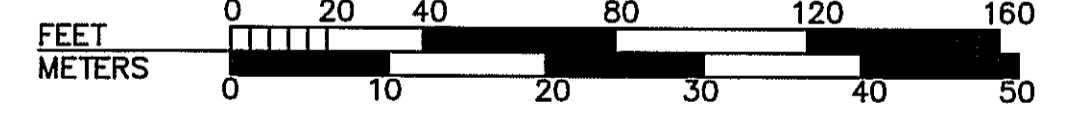


PROFILE  
SCALE: 1"=40' (HORIZ.)  
1"=4' (VERT.)

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LAYOUT PLAN AND PROFILE I

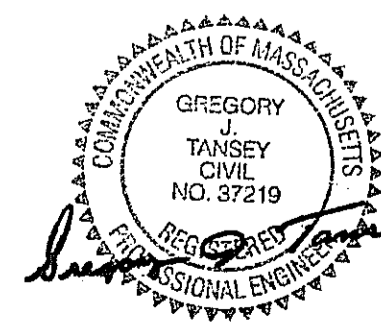
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CURTIS ESTATES

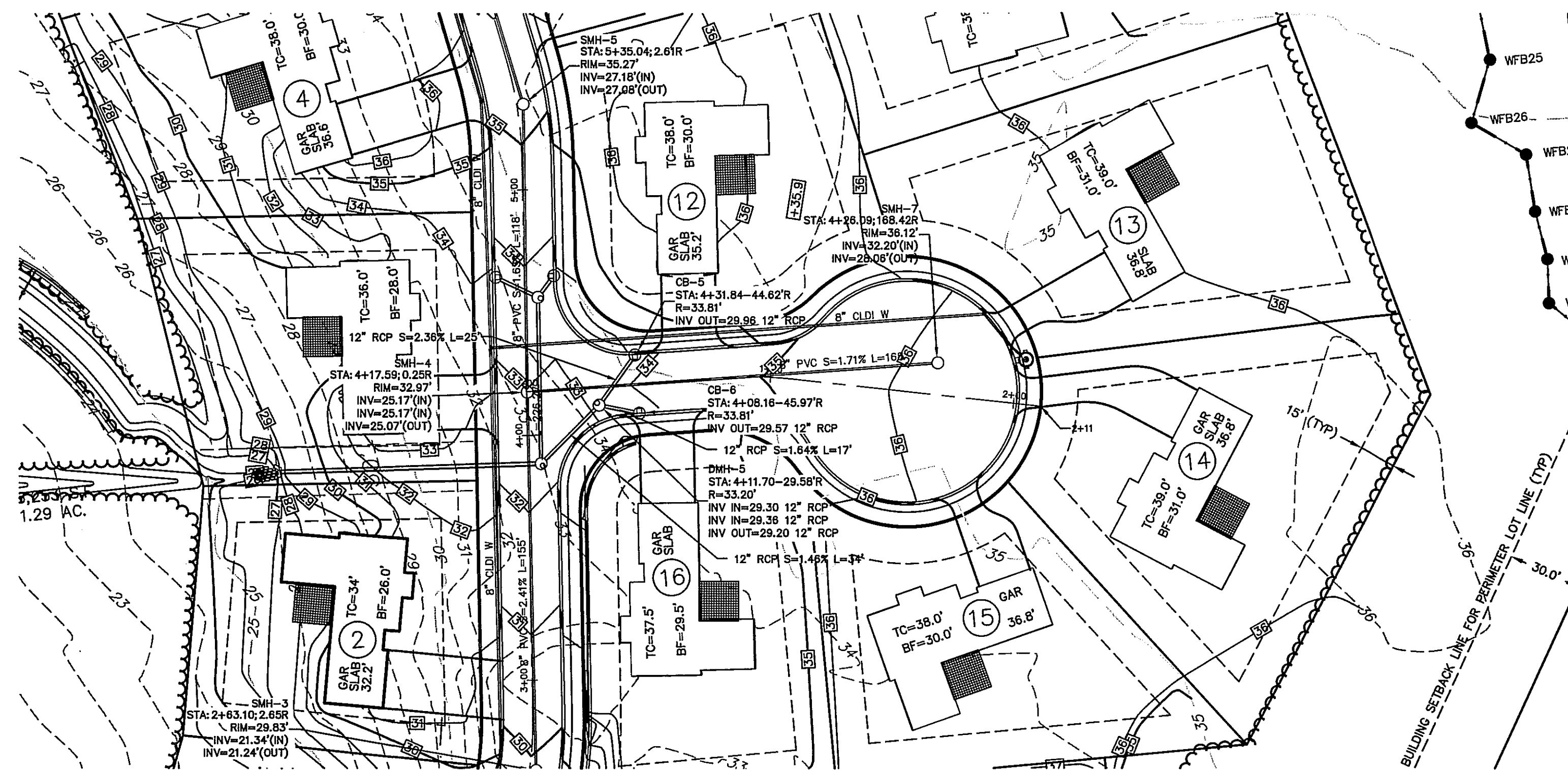
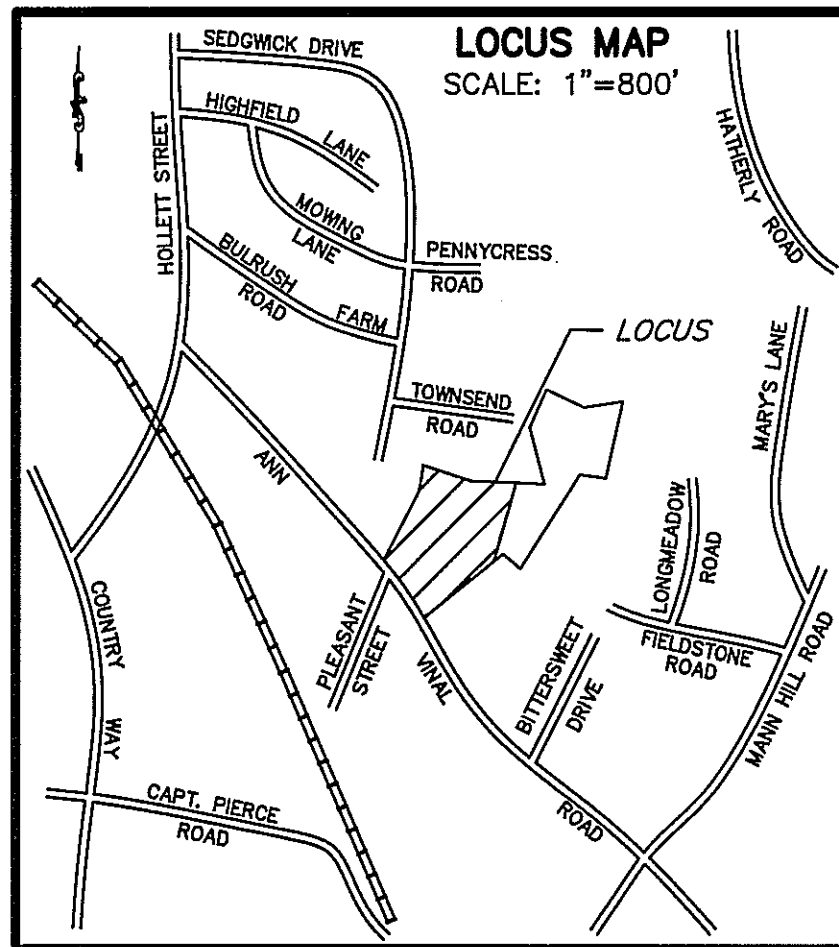
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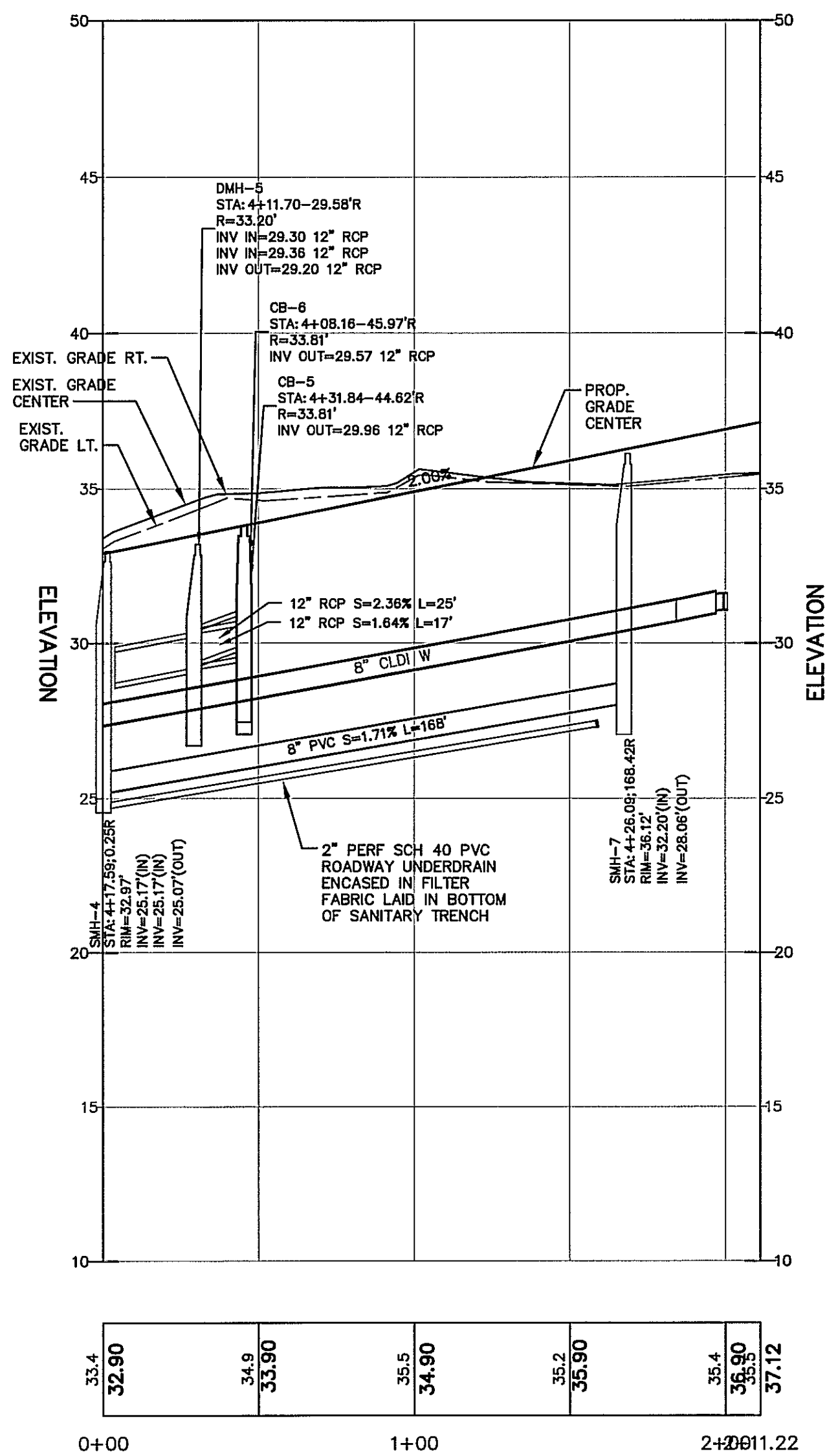
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ZONING DISTRICT  
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PROJECT  
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SCITUATE PLANNING BD.

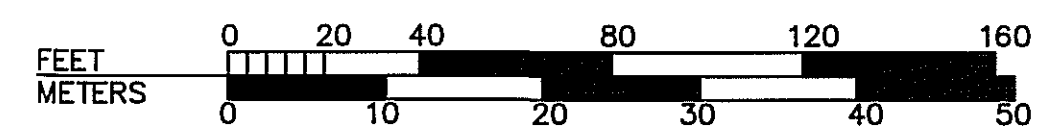


PLAN  
1"=40'



PROFILE  
SCALE: 1"=40' (HORIZ.)  
1"=4' (VERT.)

NO.	DATE	DESCRIPTION	BY



JN 3739-FOSD-1

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*Paul J. Miroshito*  
PROFESSIONAL LAND SURVEYOR DATE 6-16-17

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE TOWN CLERK

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.

SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

SCITUATE PLANNING BD.

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS

683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325

LAYOUT PLAN AND PROFILE II

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

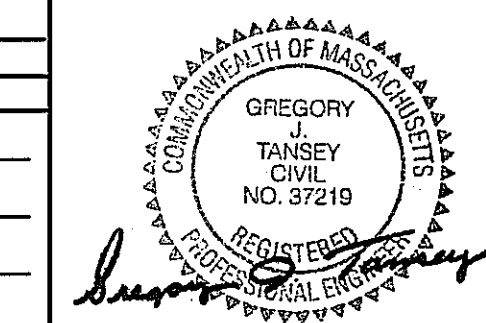
CURTIS ESTATES

OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025

SCALE: 1"=40' JUNE 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

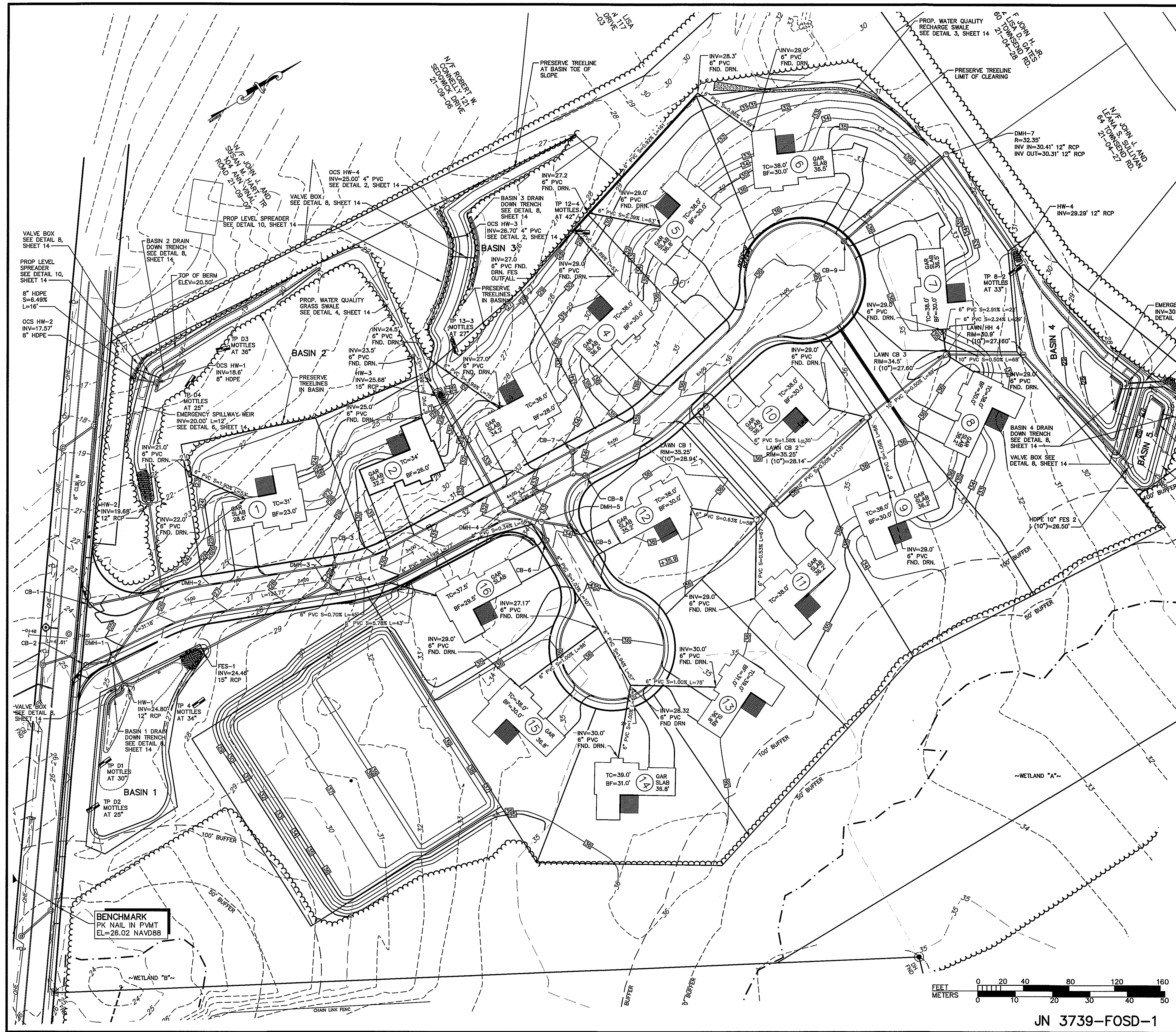
DATE FILED  
REVIEWED BY ENGINEERING DIVISION  
DATE: \_\_\_\_\_



ZONING DISTRICT  
RESIDENCE R-2

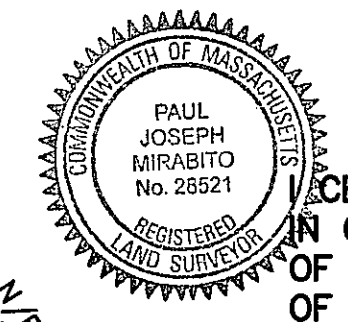
PROJECT  
P.B.

SCITUATE PLANNING BD. SHEET 7 OF 16 SHEETS



SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SCITUATE PLANNING BD.

FOR REGISTRY USE ONLY



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

*Paul J. Marabito* 6-16-17  
 PROFESSIONAL LAND SURVEYOR DATE

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.

NO.	DATE	DESCRIPTION	BY

ROSS ENGINEERING COMPANY INC.  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 683 MAIN STREET  
 NORWELL, MASS. 02061  
 (781)659-1325

### DRAINAGE AND GRADING PLAN

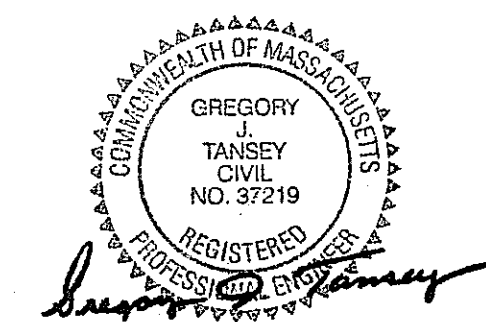
DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
 IN THE  
 TOWN OF SCITUATE, MASSACHUSETTS

### CURTIS ESTATES

OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR., TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025

SCALE: 1"=40' JUNE 14, 2017

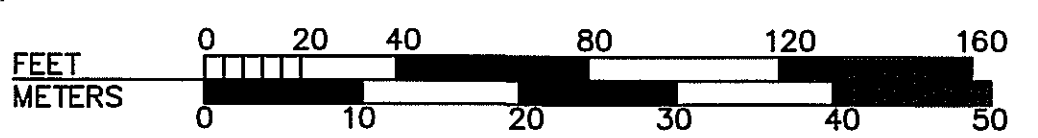
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
 DATE SUBMITTED: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_



DATE FILED  
 REVIEWED BY  
 ENGINEERING DIVISION  
 DATE: \_\_\_\_\_

ZONING DISTRICT  
 RESIDENCE R-2

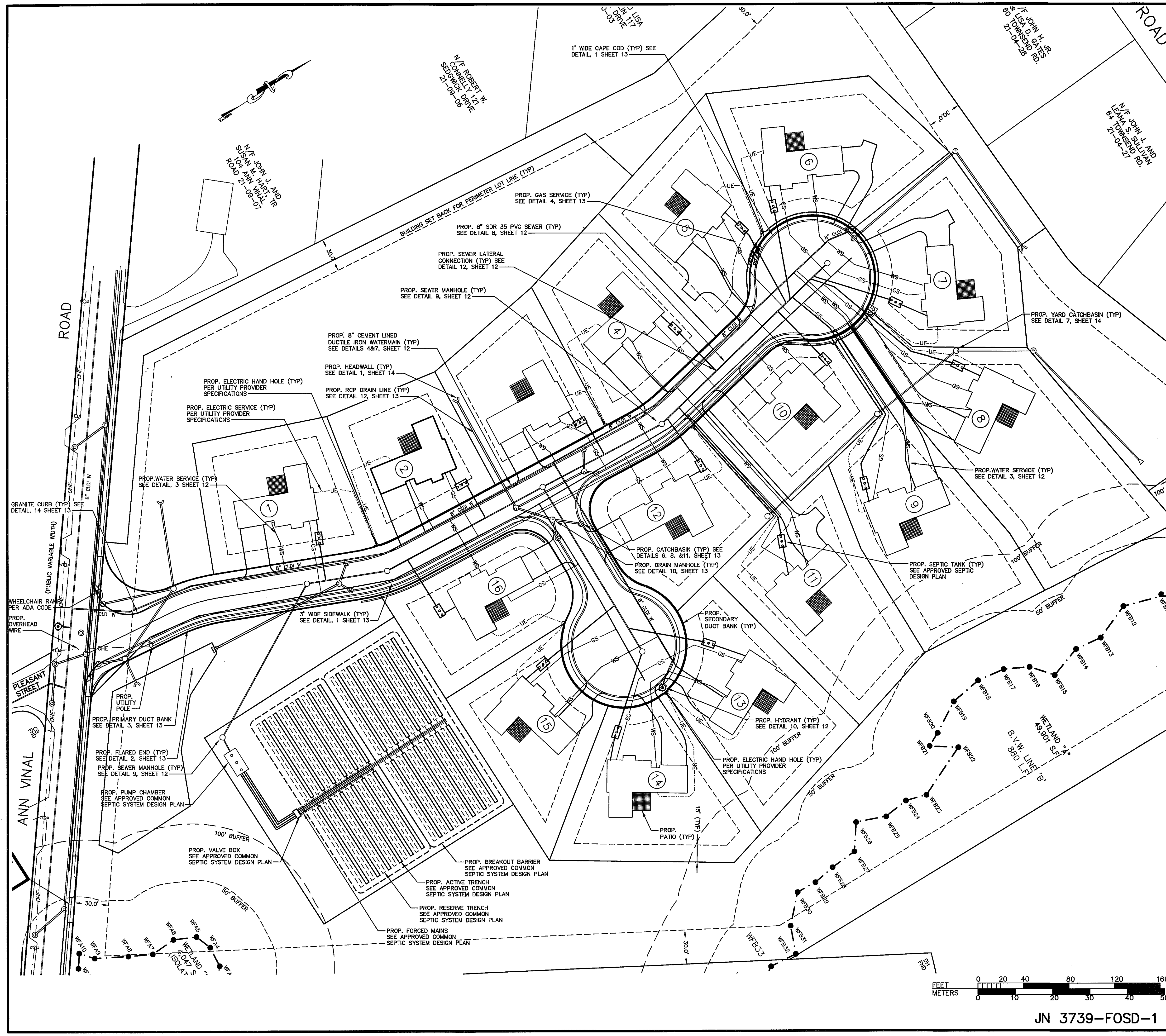
PROJECT  
 P.B.  
 SHEET 8 OF 16 SHEETS



JN 3739-FOSD-1

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SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SCITUATE PLANNING BD.

FOR REGISTRY USE ONLY



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
*Paul J. Mielke*  
 PROFESSIONAL LAND SURVEYOR 6-16-17  
 DATE

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

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NO.	DATE	DESCRIPTION	BY

**ROSS ENGINEERING COMPANY INC.**  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 683 MAIN STREET  
 NORWELL, MASS. 02061  
 (781)659-1325

**UTILITY LAYOUT**

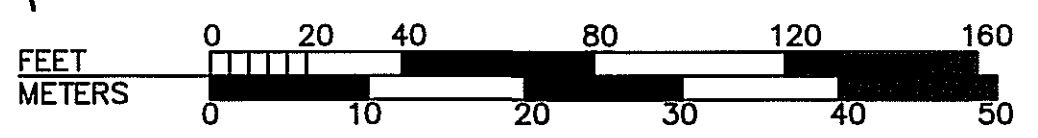
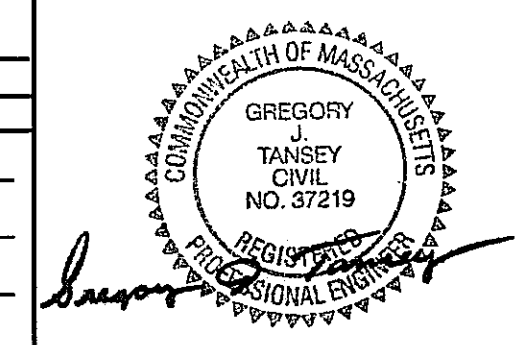
DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
 IN THE  
 TOWN OF SCITUATE, MASSACHUSETTS  
**CURTIS ESTATES**

OWNER STEVEN D. CURTIS & WILLIAM G. CURTIS JR., TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	APPLICANT WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025
---	---

SCALE: 1"=40'      JUNE 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. DATE SUBMITTED: _____ DATE APPROVED: _____ DATE ENDORSED: _____	DATE FILED _____ REVIEWED BY _____ ENGINEERING DIVISION DATE: _____ ZONING DISTRICT RESIDENCE R-2 PROJECT P.B. SHEET 9 OF 16 SHEETS
--	--

SCITUATE PLANNING BD.

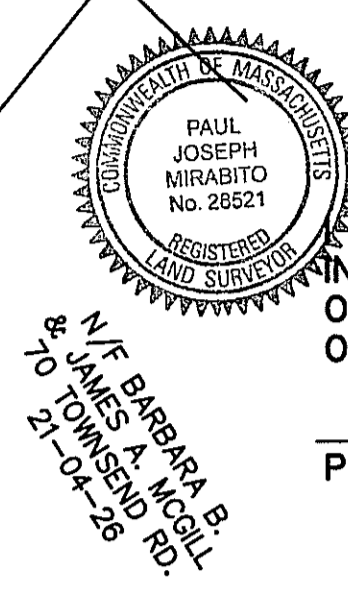


JN 3739-FOSD-1

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SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SCITUATE PLANNING BD.

FOR REGISTRY USE ONLY



CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
*Paul J. Mirabito* 6-16-17  
 PROFESSIONAL LAND SURVEYOR DATE

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

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NO.	DATE	DESCRIPTION	BY

ROSS ENGINEERING COMPANY INC.  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 683 MAIN STREET  
 NORWELL, MASS. 02061  
 (781)659-1325

**EASEMENT PLAN**

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
 IN THE  
 TOWN OF SCITUATE, MASSACHUSETTS  
**CURTIS ESTATES**

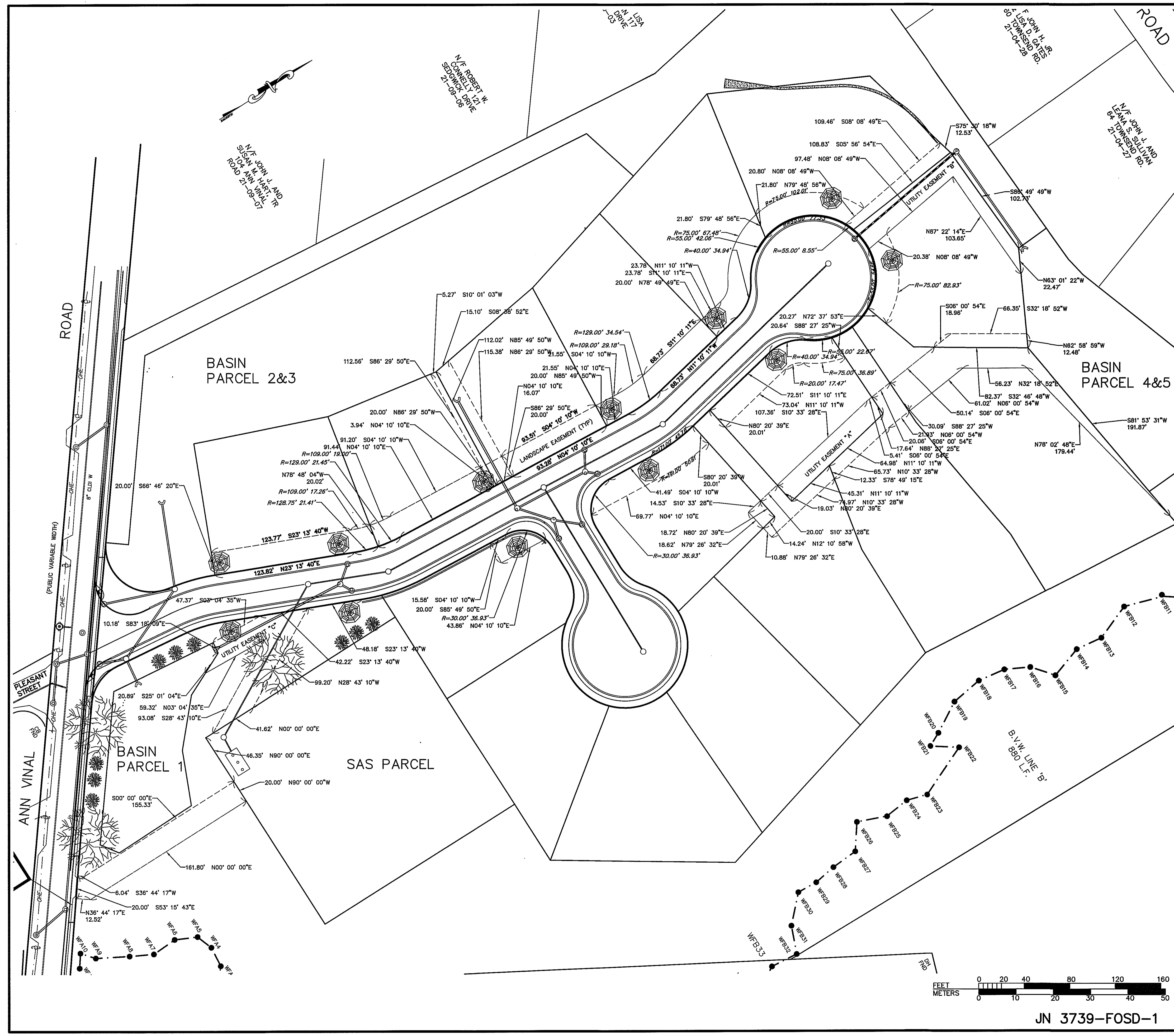
OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025

SCALE: 1"=40' JUNE 14, 2017

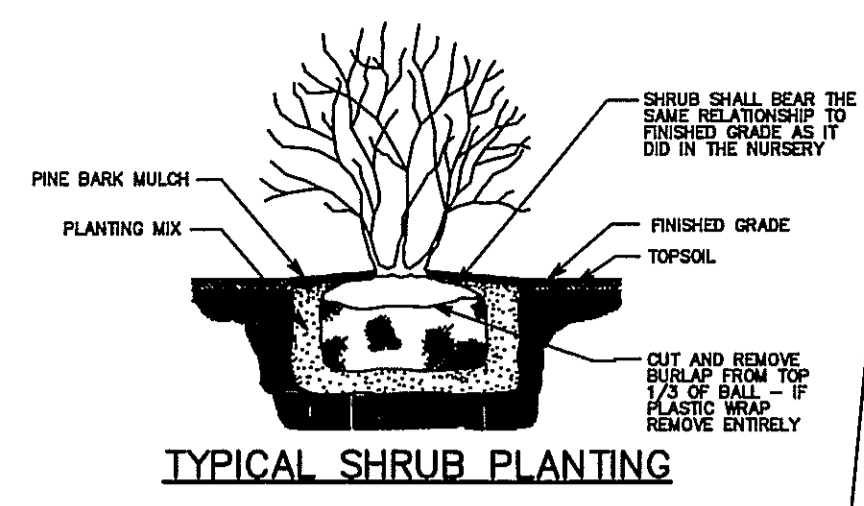
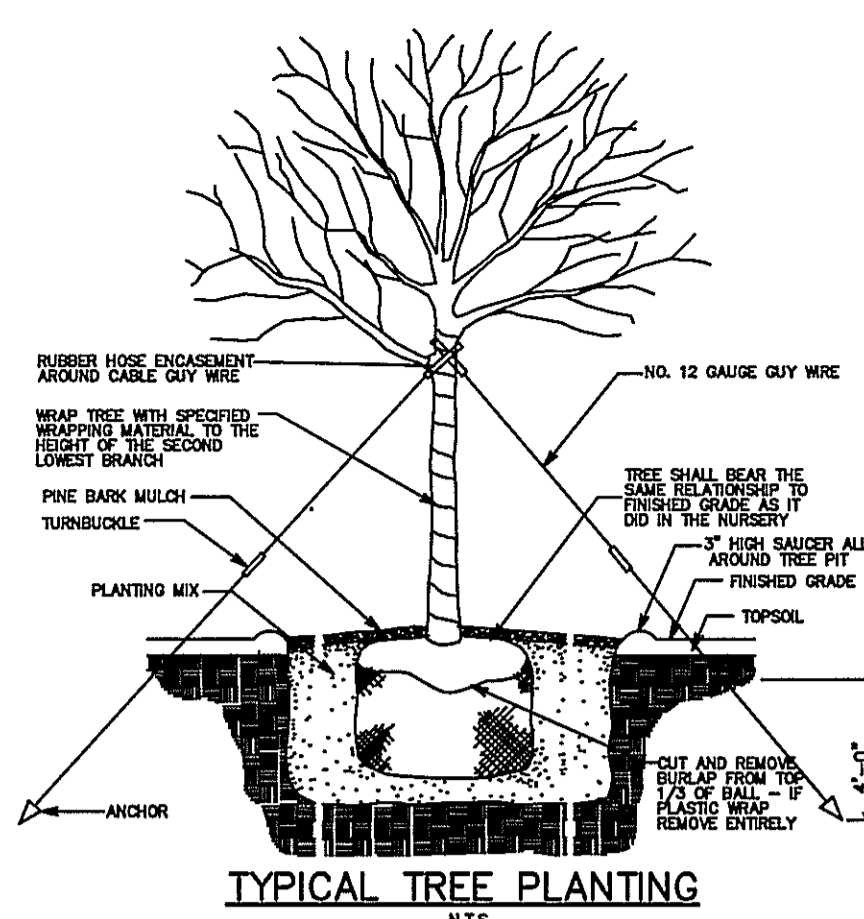
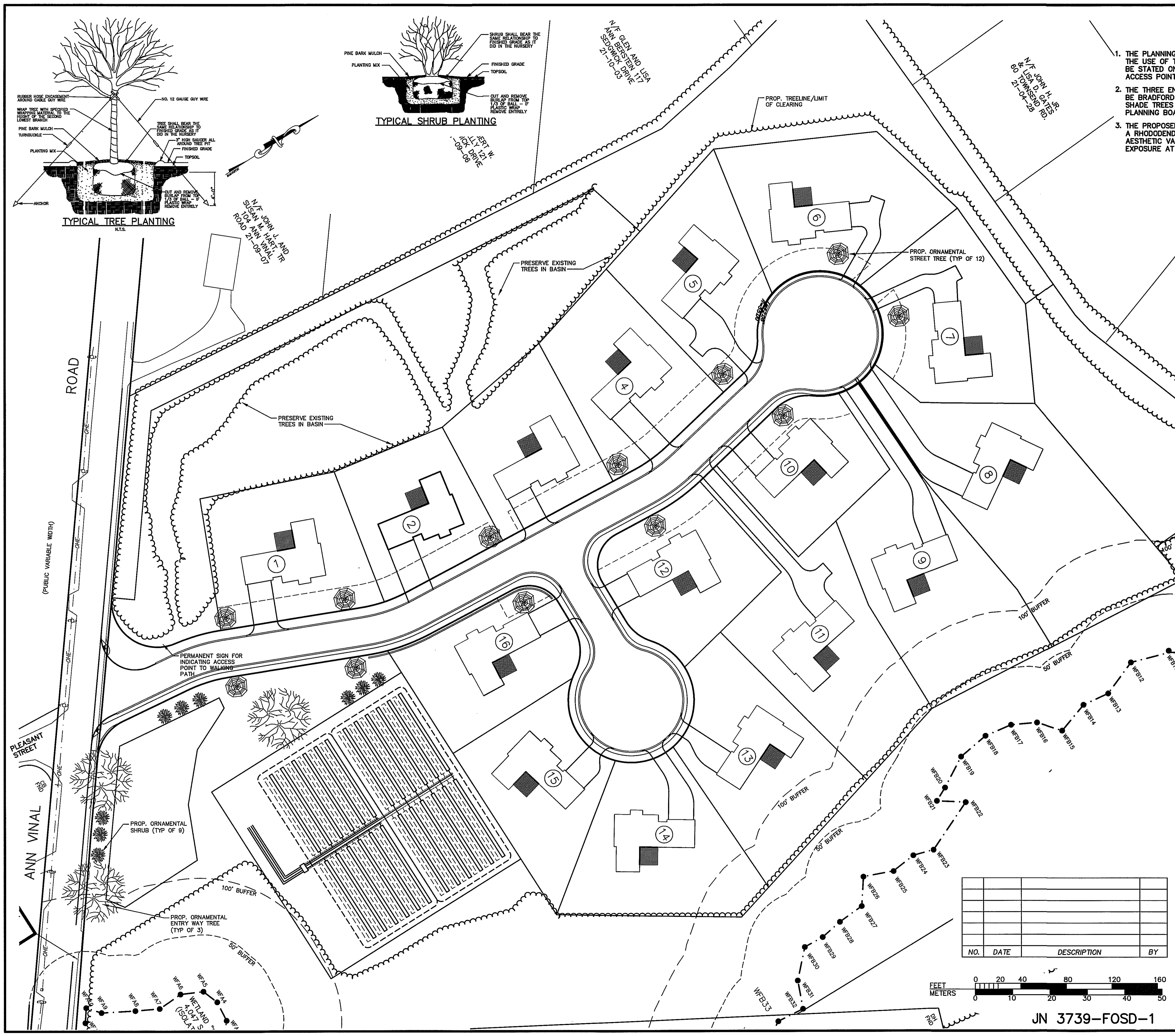
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
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 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_



DATE FILED \_\_\_\_\_  
 REVIEWED BY \_\_\_\_\_  
 ENGINEERING DIVISION  
 DATE: \_\_\_\_\_  
 ZONING DISTRICT  
 RESIDENCE R-2  
 PROJECT  
 P.B.  
 SHEET 10 OF 16 SHEETS



JN 3739-FOSD-1

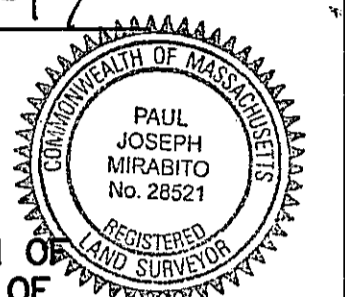


1. THE PLANNING BOARD SHALL SET THE HOURS OF OPERATION FOR THE USE OF THE WALKING PATH IN THEIR DECISION AND SHALL BE STATED ON THE PROPOSED SIGNS TO BE POSTED AT THE ACCESS POINTS TO THE WALKING PATH.
2. THE THREE ENTRY WAY ORNAMENTAL TREES ARE PROPOSED TO BE BRADFORD PEARS. STREET TREES ARE PROPOSED TO BE SHADE TREES SUCH AS MAPLES OR OTHER SPECIES AS THE PLANNING BOARD DEEMS APPROPRIATE.
3. THE PROPOSED SHRUBS SHALL BE A BLOOMING SPECIES SUCH AS A RHODODENDRON OR HYDRANGEA OR OTHER SPECIES OF LIKE AESTHETIC VALUE APPROPRIATE FOR THE ANTICIPATED SUN EXPOSURE AT THE PLANTING LOCATIONS.

FOR REGISTRY USE ONLY

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

*Paul J. Mirabito*  
 PROFESSIONAL LAND SURVEYOR      DATE 6-16-17



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SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT  
 DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_

SCITUATE PLANNING BD.

ROSS ENGINEERING COMPANY INC.  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 683 MAIN STREET  
 NORWELL, MASS. 02061  
 (781)659-1325

### LANDSCAPING PLAN

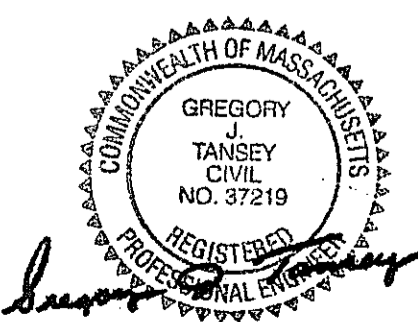
DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
 IN THE  
 TOWN OF SCITUATE, MASSACHUSETTS

### CURTIS ESTATES

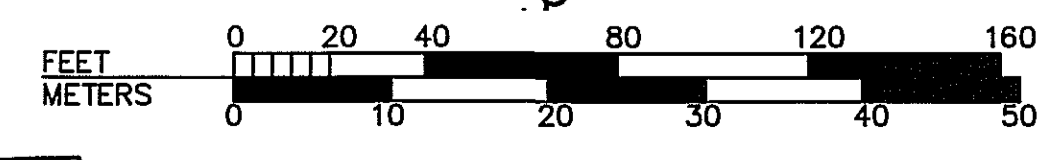
OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025

SCALE: 1"=40'      JUNE 14, 2017

DATE ENDOSED: _____	DATE FILED _____
_____	REVIEWED BY _____
_____	ENGINEERING DIVISION _____
_____	DATE: _____
_____	ZONING DISTRICT _____
_____	RESIDENCE R-2
_____	PROJECT _____
_____	P.B.
SCITUATE PLANNING BD.	SHEET 11 OF 16 SHEETS



NO.	DATE	DESCRIPTION	BY



JN 3739-FOSD-1

**MATERIAL SPECIFICATIONS  
WATER MAINS AND APPURTENANCES**

**1.0 RESILIENT SEATED WEDGE GATE VALVES**

- 1.1 Valves shall be iron body, bi-directional, resilient type, designed for 200 psi working pressure and conform to the latest revision of AWWA C-503-87.
- 1.2 Valves shall have O ring seals, non-rising stem and 2" operating nut. Valves shall open LEFT.
- 1.3 Valves shall have mechanical joint end, unless otherwise noted.
- 1.4 Valves interiors and exteriors shall be epoxy coated in accordance with AWWA Specification C-550.
- 1.5 Valves shall be as manufactured Mueller, Clow or American Darling.

**2.0 VALVE BOXES**

- 2.1 Valve boxes shall be cast iron, tar coated, telescoping heavy pattern type, consisting of flanged bottom, flanged top and cover with the word "WATER" cast in the cover.

**3.0 FITTINGS**

- 3.1 Fittings shall be full flow, compact size conforming to the latest revision of AWWA Specification C-153 and have a working pressure rating of 200psi.
- 3.2 Unless otherwise approved, all fittings shall have mechanical joint ends with appropriate glands, gaskets, nuts, bolts and accessories.
- 3.3 Restrained joints for mechanical joint fittings shall be mechanical as manufactured by Ebba Iron Co.

**4.0 DUCTILE IRON PIPE**

- 4.1 All ductile iron pipe shall be designed in accordance with ANSI A21.50 and manufactured in accordance with ANSI A21.51.
- 4.2 All ductile iron pipe shall be cement lined class 52 with an exterior tar coat in accordance with ANSI 21.50/SAWWA C150/AWWA C111.
- 4.3 All ductile iron pipe shall be cement lined in accordance with ANSI A21.4.
- 4.4 All pipe joints shall be of the bell spigot type.

**5.0 METALLIC INDICATOR TAPE**

- 5.1 Metallic indicator tape with "CAUTION WATER MAIN BURIED BELOW" shall be placed in trench 1' from final grade.

**6.0 CORPORATION STOP**

- 6.1 The corporation stop shall be of all bronze constructions. The inlet thread shall be of C.C. type. Outlet connections shall be compression suitable for use with type K copper tubing.

- 6.2 For purposes of standardization, corporation stop shall be Model F-1000CC as manufactured by the Ford Meter Box Co.

**7.0 CURB STOPS**

- 7.1 Curb stops shall be of all bronze construction with a drain and inlet and outlet compression connection suitable for use with type K copper tubing. Curb stops shall open LEFT.

- 7.2 For purposes of standardization, the curb stop shall be Model No. 244-444SW as manufactured by the Ford Meter Box Co.

**8.0 CURB BOX**

- 8.1 The curb box shall be cast iron tar coated telescoping "Eries" type with top, consisting of a bottom, top and cover secured by a pentagon nut.

**9.0 SADDLES**

- 9.1 Saddles for service connections shall be all brass with a minimum 1" CC outlet.

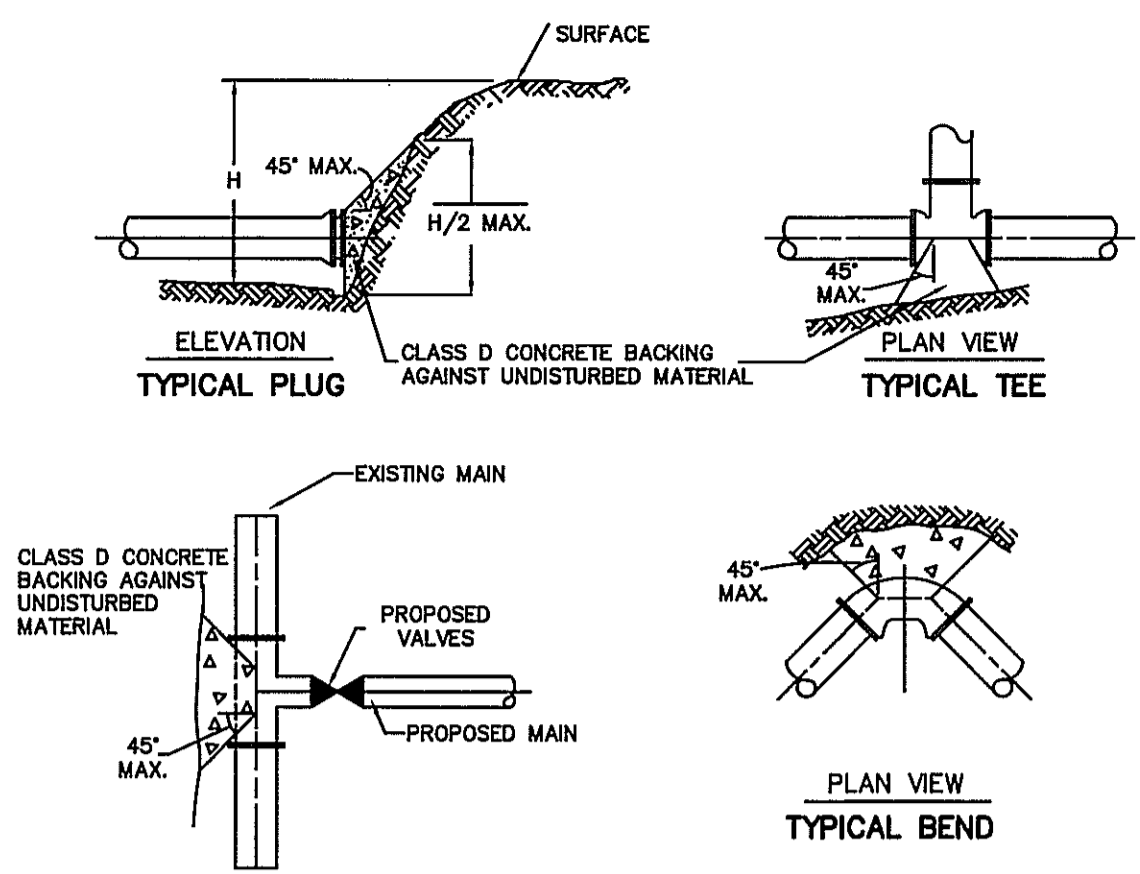
- 9.2 For the purposes of standardization, the saddle shall be Model 202-BS-1110x4CC as manufactured by the Ford Meter Co.

**10. SERVICE CONNECTIONS**

- 10.1 All service connections shall consist of a saddle, corporation stop, curb stop, curb box, copper type K tubing, stainless steel inserts and metallic indicator tape.

**11. HYDRANTS**

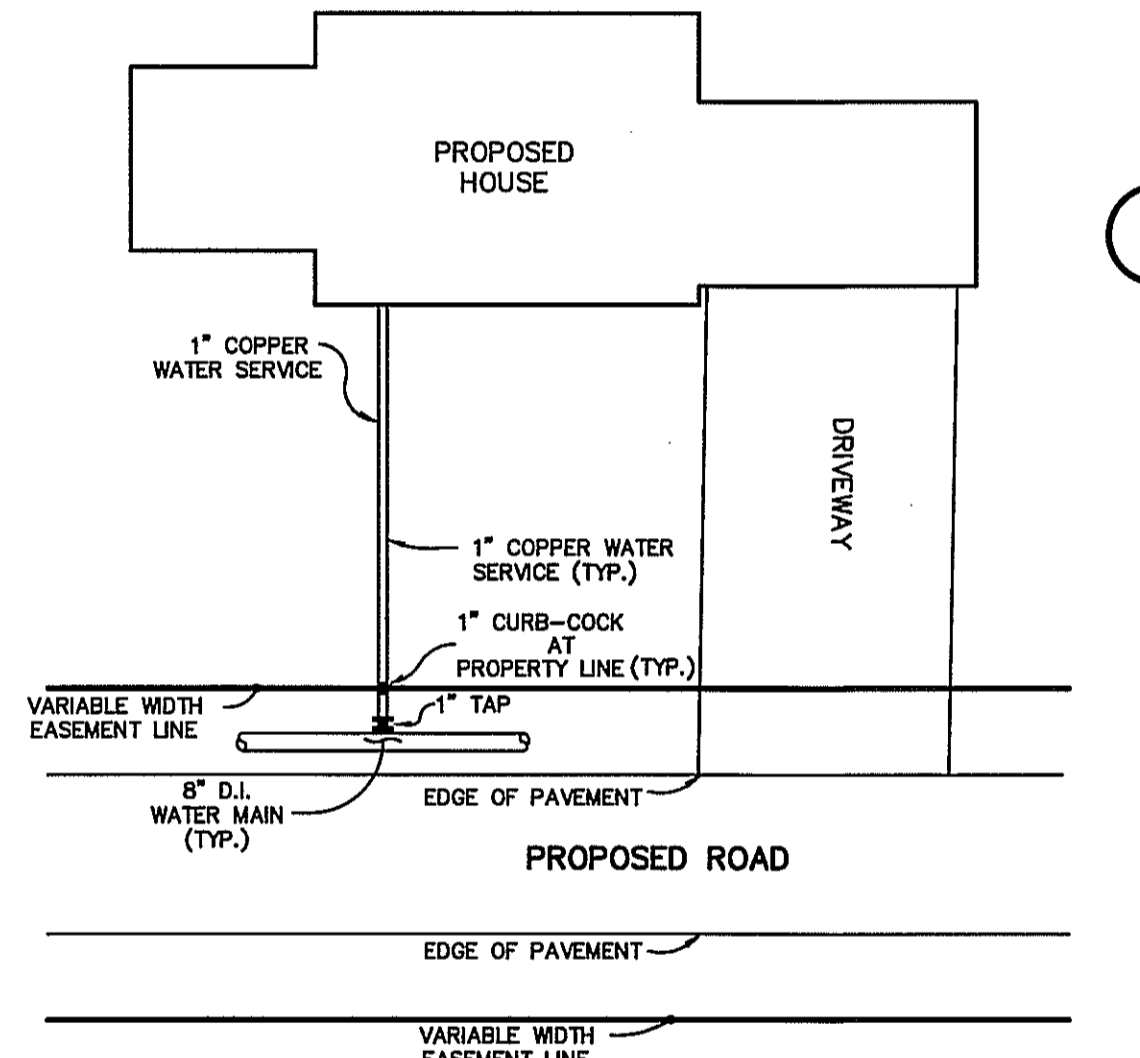
- 11.1 All hydrants shall be the Mueller Super Centurion.



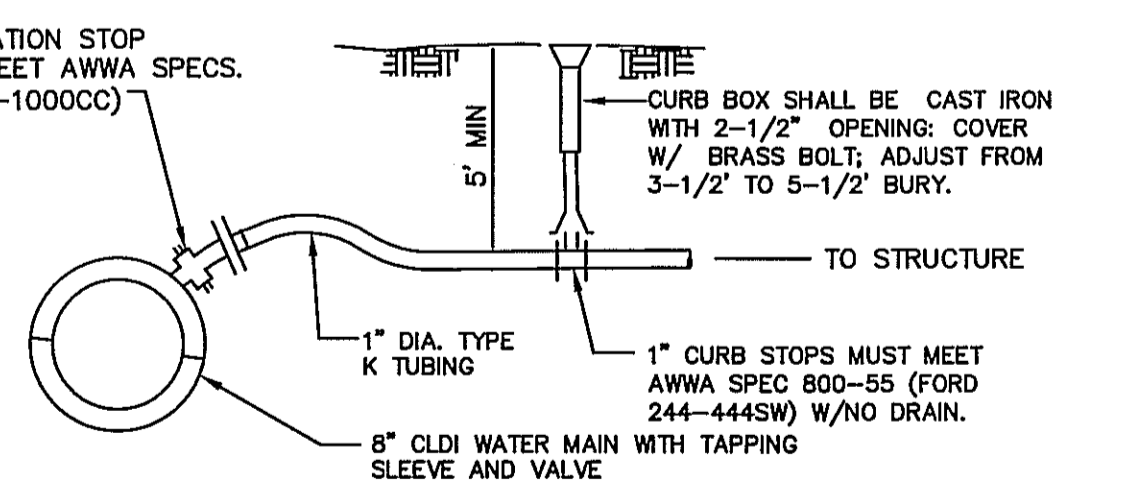
**BEARING AREAS OF THRUST BLOCKS  
(BEARING AREA IN SQUARE FT.)**

PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND	PLUG TEES
6 AND 8	10	8	-	8
10 AND 12	22	13	8	16

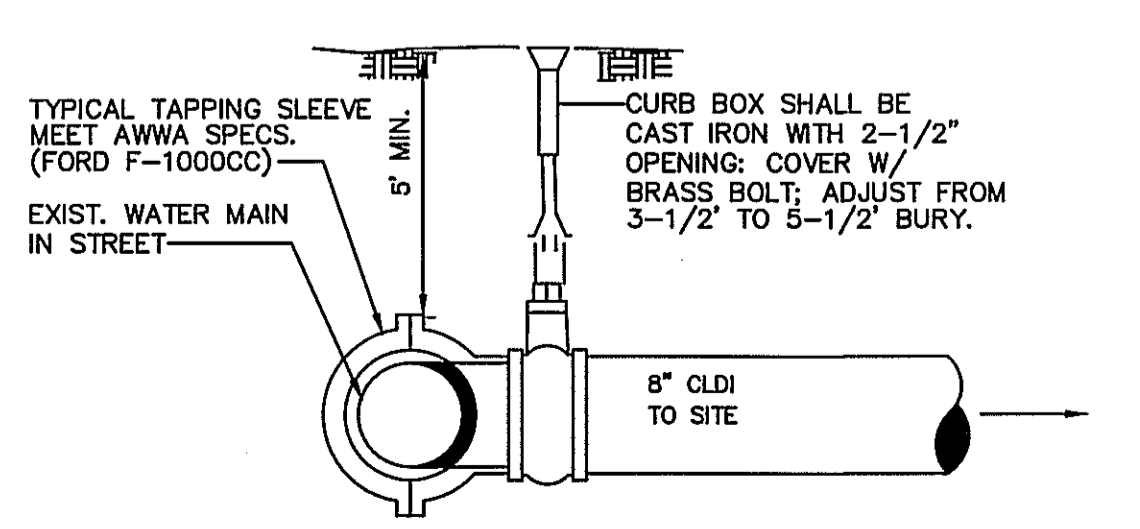
**1 THRUST BLOCK DETAIL**  
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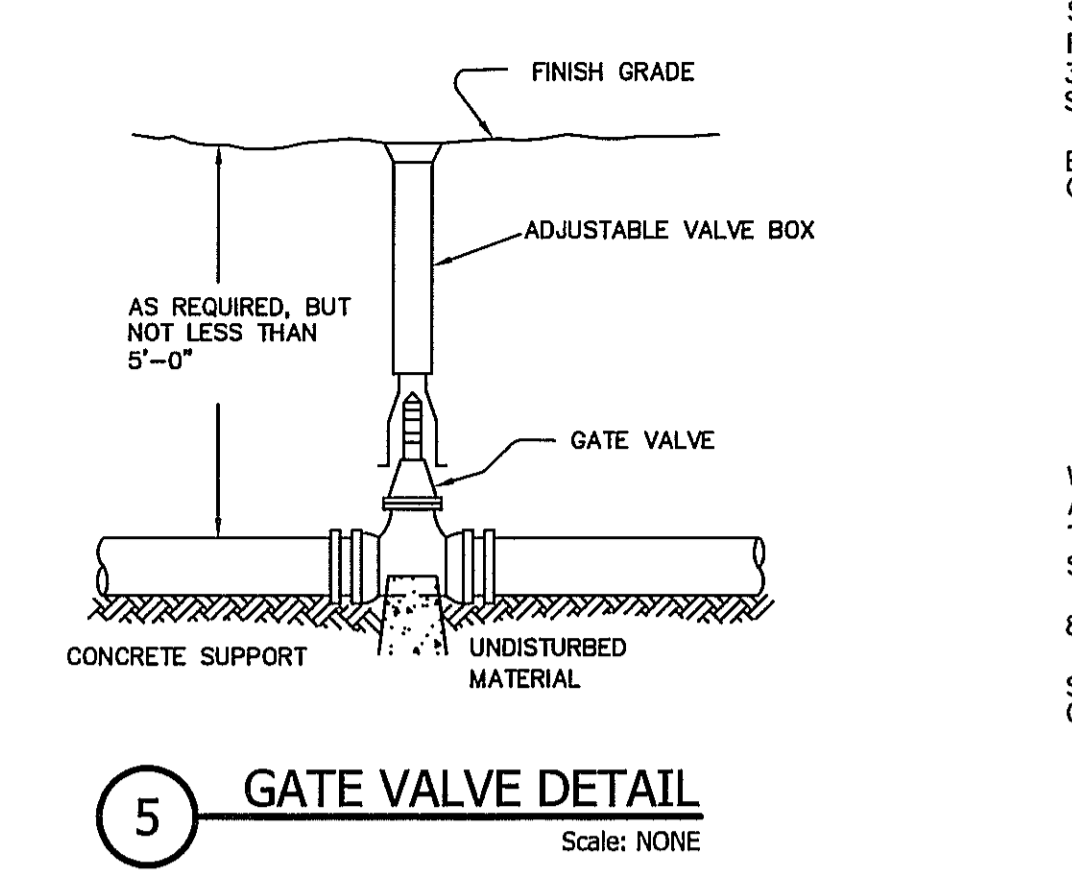
**2 STANDARD WATER SERVICE CONNECTION DETAIL**  
Scale: NONE



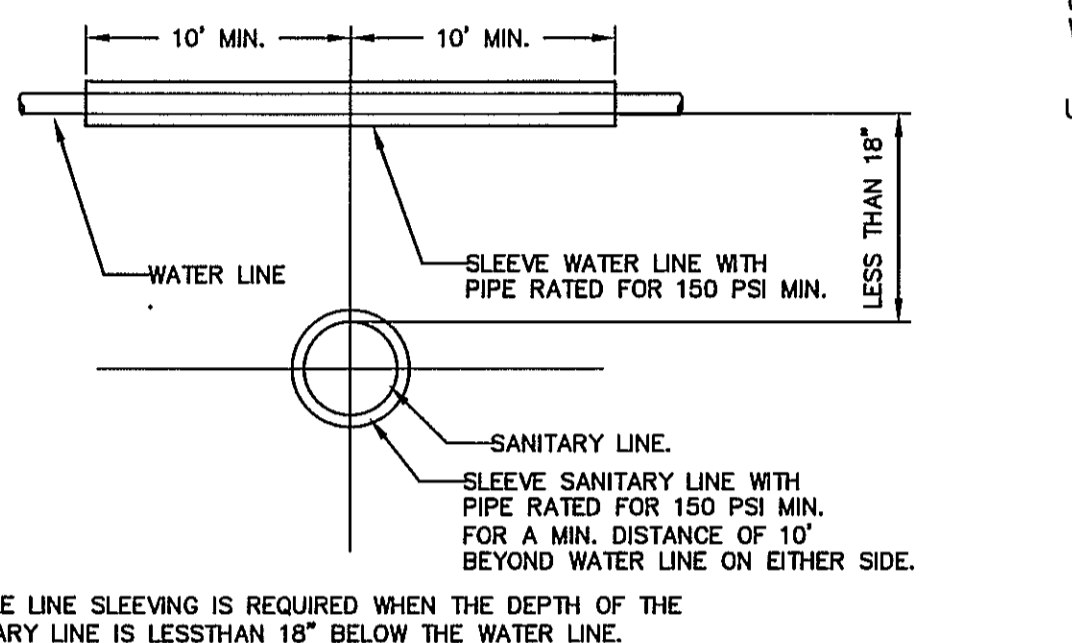
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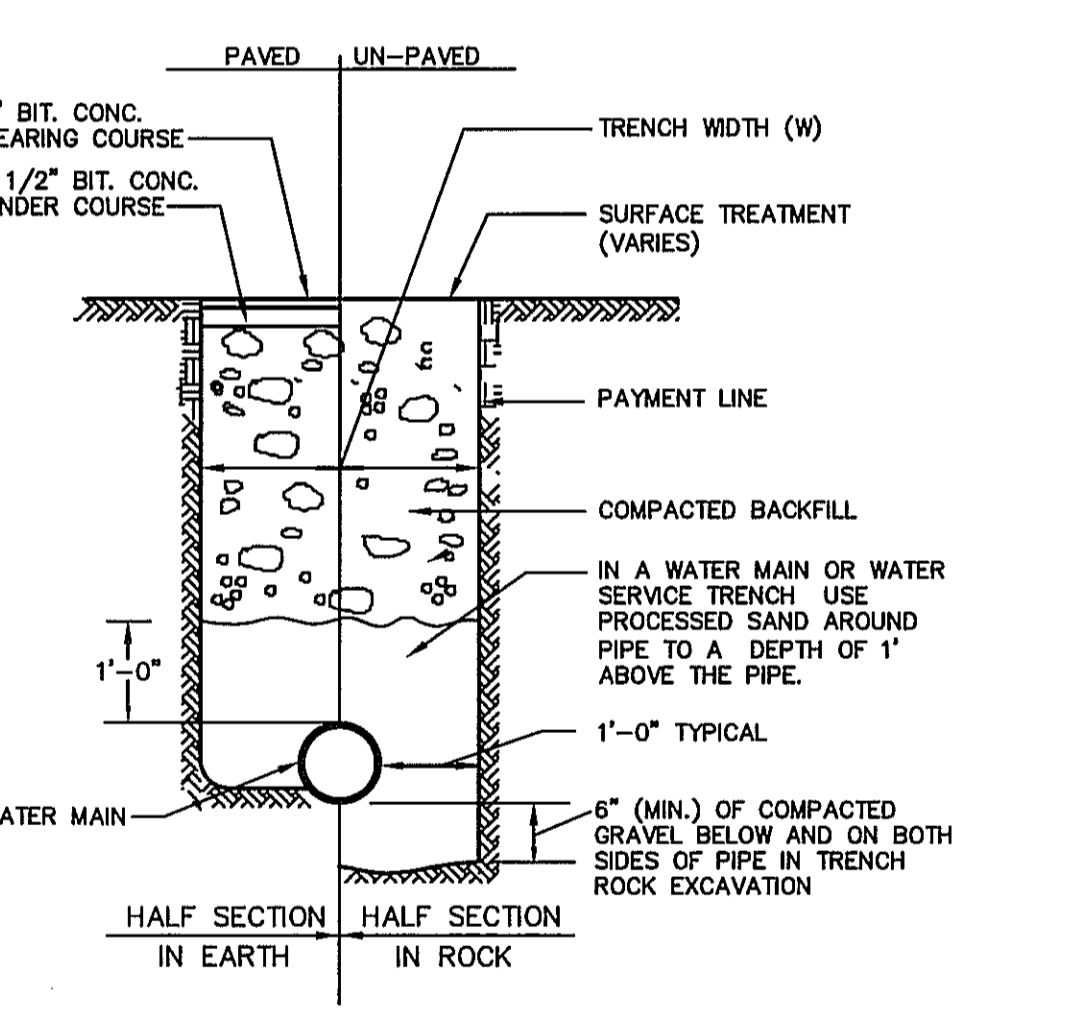
**4 WATER MAIN CONNECTION TAP DETAIL**  
Scale: NONE



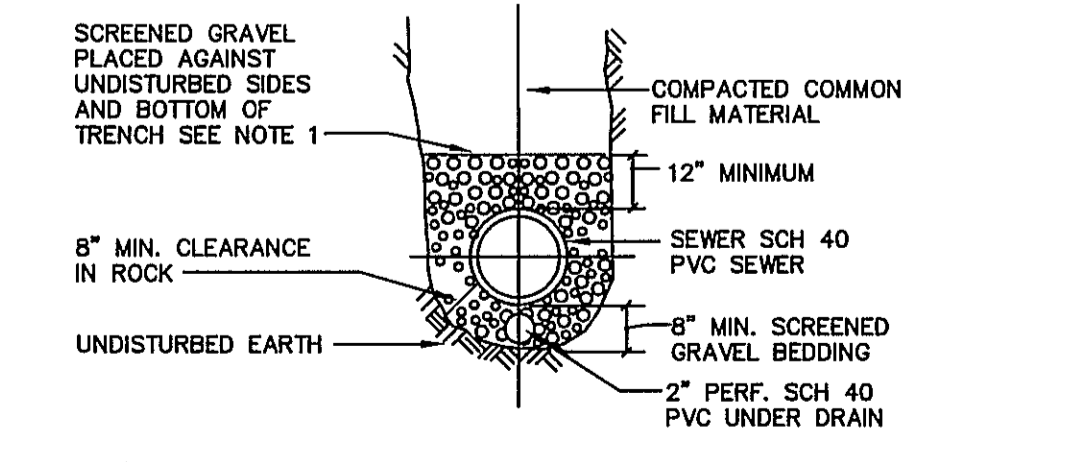
**5 GATE VALVE DETAIL**  
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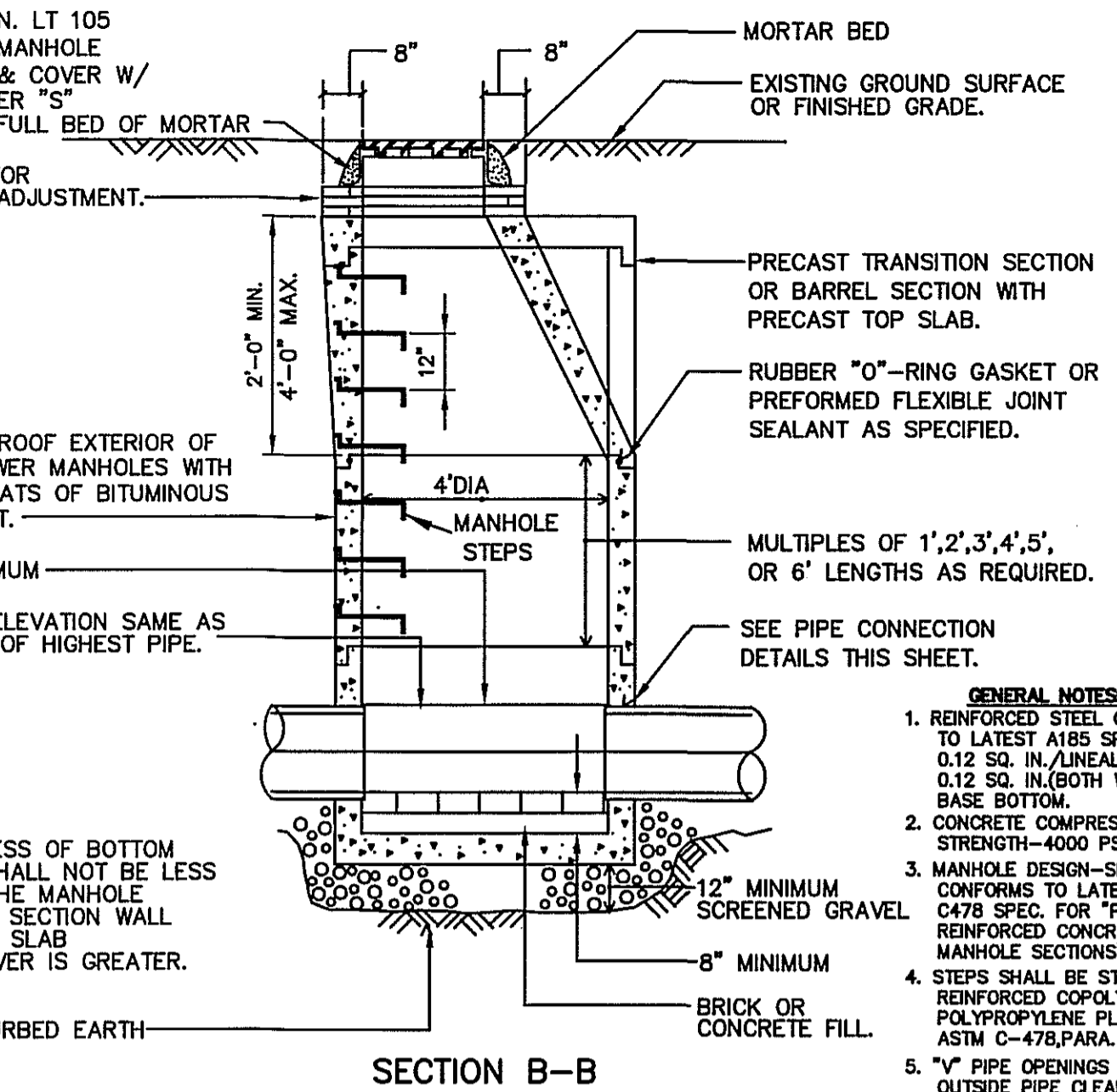
**6 SANITARY AND WATER MAIN CROSSING DETAIL**  
Scale: NONE



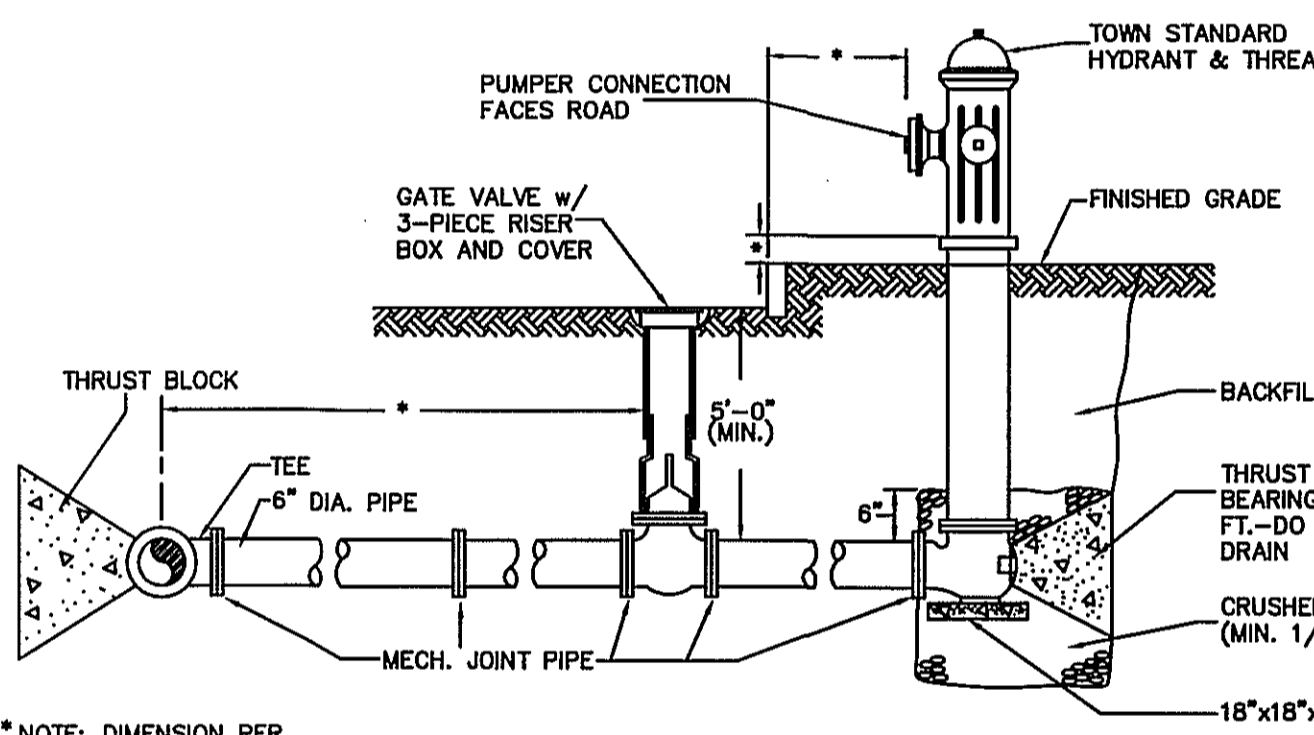
**7 TYPICAL WATER MAIN TRENCH DETAIL**  
Scale: NONE



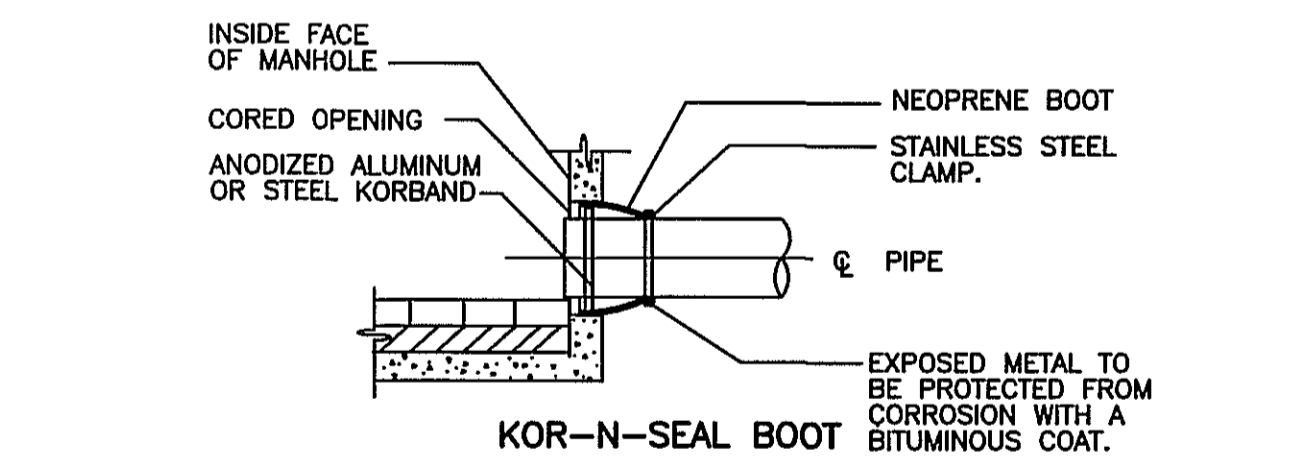
**8 SEWER PIPE BEDDING DETAIL**  
Scale: NONE



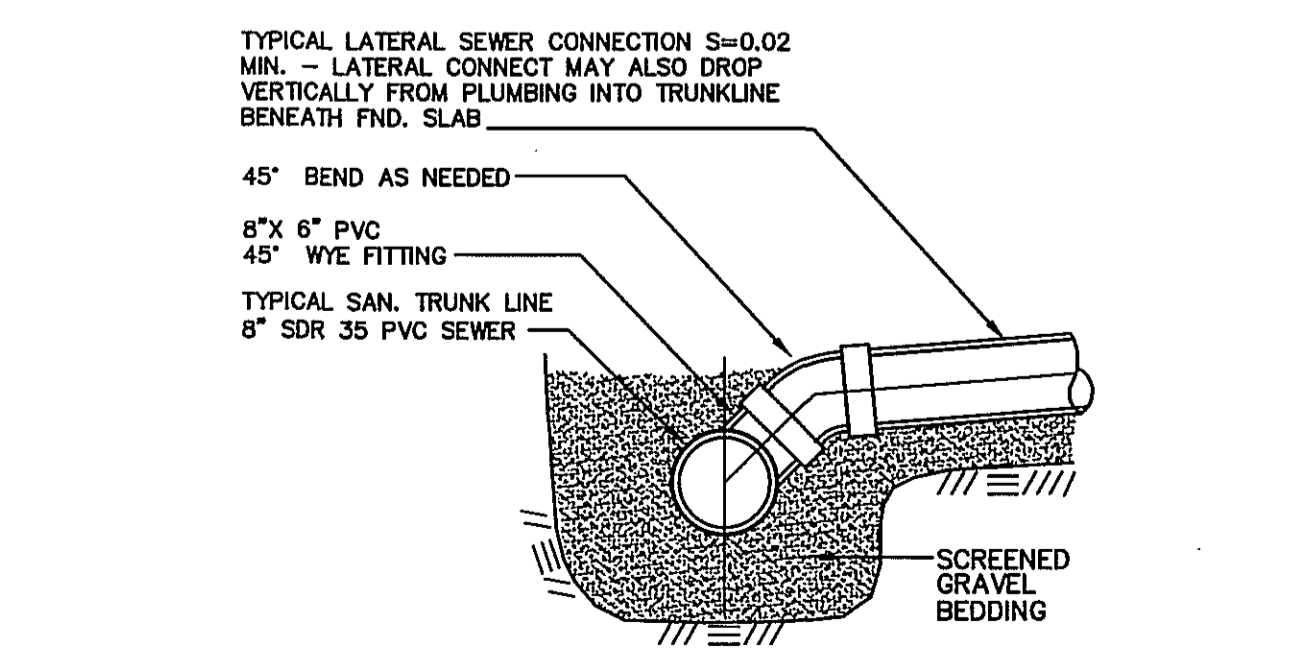
**9 TYPICAL SEWER MANHOLE DETAIL**  
Scale: NONE



**10 PROP HYDRANT DETAIL**  
Scale: NONE



**11 SEWER PIPE CONN. DETAIL**  
Scale: NONE



**12 WYE BRANCH SERVICE CONNECTION**  
Scale: NONE

APPROVED SUBJECT TO CONDITIONS OF A SPECIAL PERMIT ISSUED UNDER SECTION 550 OF THE SCITUATE ZONING BYLAW FOR A FLEXIBLE OPEN SPACE DEVELOPMENT PROJECT (FOSD).  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
SCITUATE PLANNING BOARD FOR REGISTRY USE ONLY

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.

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

*Paul J. Michalits*  
PROFESSIONAL LAND SURVEYOR 6-16-17 DATE



NO.	DATE	DESCRIPTION	BY

**ROSS ENGINEERING COMPANY INC.**  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325

**CONSTRUCTION DETAILS I**

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

**CURTIS ESTATES**

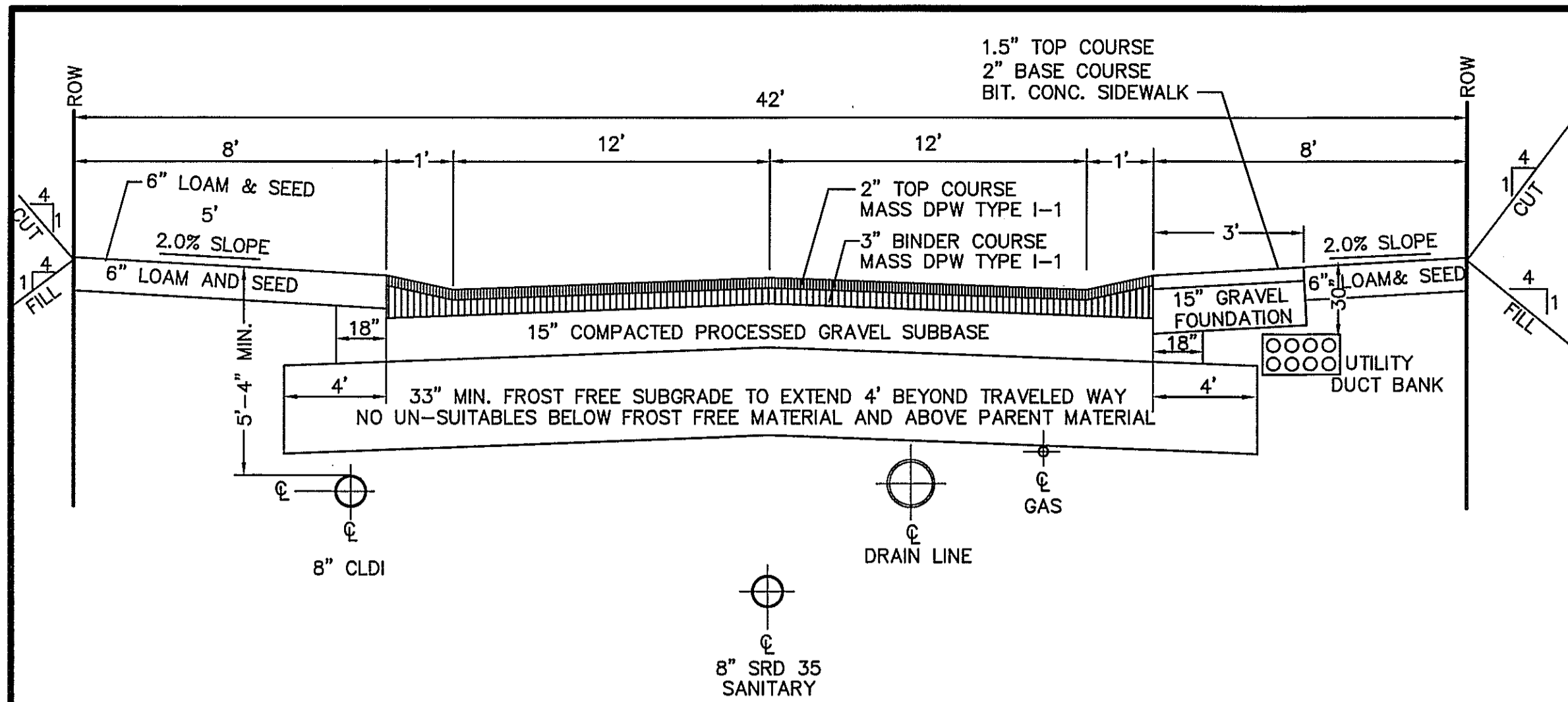
OWNER: STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS.  
APPLICANT: WELBY BUILDERS, LLC.  
CURTIS REALTY TRUST  
90 ANN VINAL ROAD  
SCITUATE, MA 02066  
P.O. BOX 160  
COHASSET, MA 02025

SCALE: AS SHOWN JUNE 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

DATE FILED: \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_  
ENGINEERING DIVISION DATE: \_\_\_\_\_  
ZONING DISTRICT: RESIDENCE R-2  
PROJECT: P.B.  
SHEET 12 OF 16 SHEETS

SCITUATE PLANNING BD.

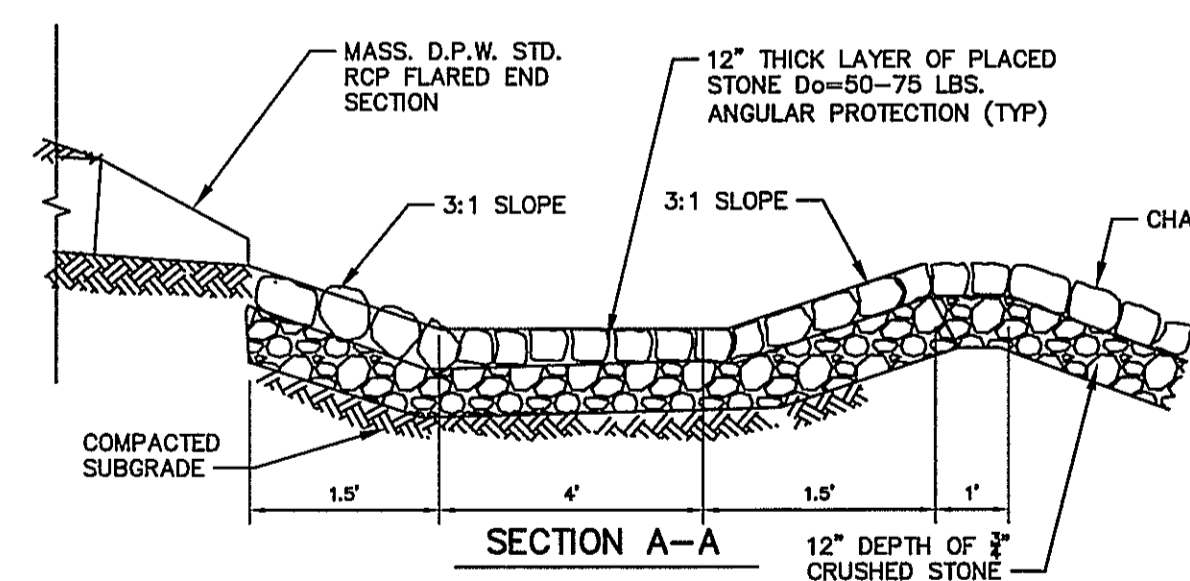
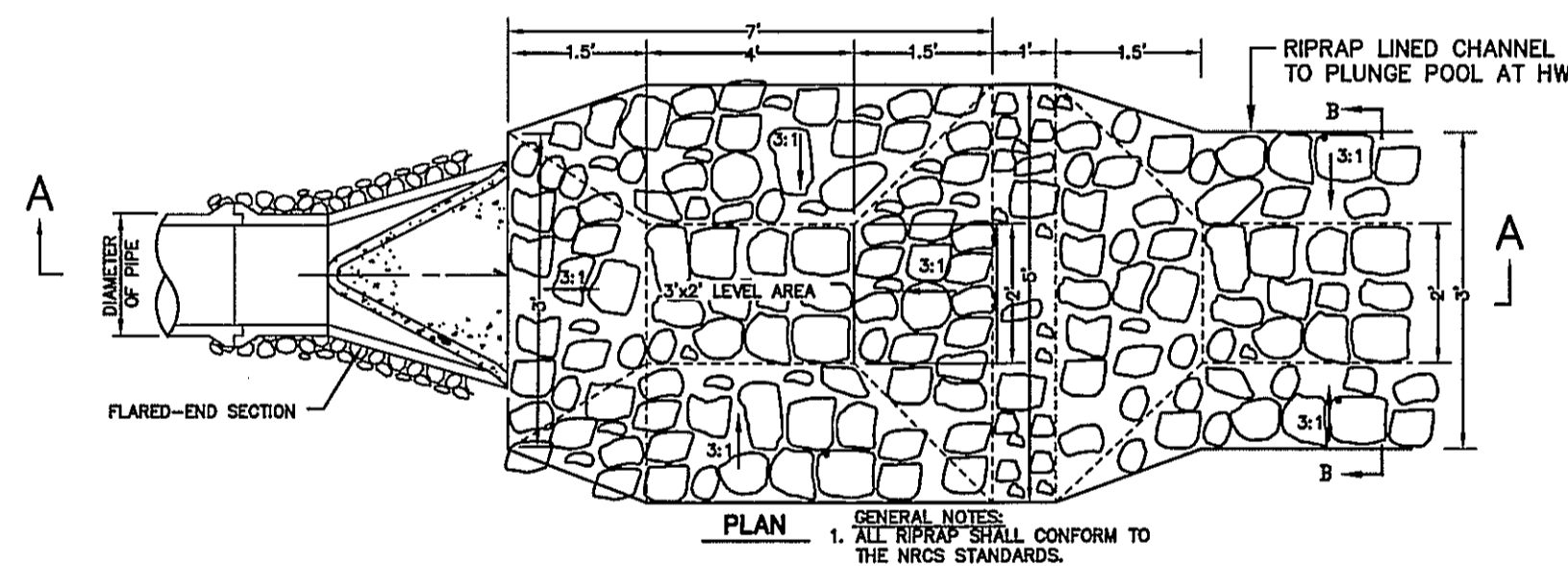


- NOTES:
- STANDARD SUB GRADE MATERIAL SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT PASSING THE #200 MESH SIEVE AND NOTHING LARGER THAN 3" WITHIN 3 FEET OF FINISHED GRADE PAVEMENT. SUCH MATERIAL SHALL BE DEPOSITED IN LAYERS OF NOT MORE THAN TWELVE (12) INCHES FOR THE FULL WIDTH SO AS TO FORM A ROADWAY FOUNDATION WHICH SHALL AT ALL POINTS BE PARALLEL TO THE FINISHED GRADE OF THE ROADWAY SURFACE. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, IN ACCORDANCE WITH ASTM D-1557-66T, METHOD "D". NOTHING LARGER THAN 3" WITHIN 3' OF FINISHED GRADE PAVEMENT.
  - PROPOSED ROADWAY PROCESSED GRAVEL FOUNDATION SUBBASE SHALL BE PLACED IN 8" LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, IN ACCORDANCE WITH ASTM D-1557-66T, METHOD "D". SUCH ROADWAY FOUNDATION MATERIAL SHALL CONFORM TO THE GRADATION AS SPECIFIED BELOW.

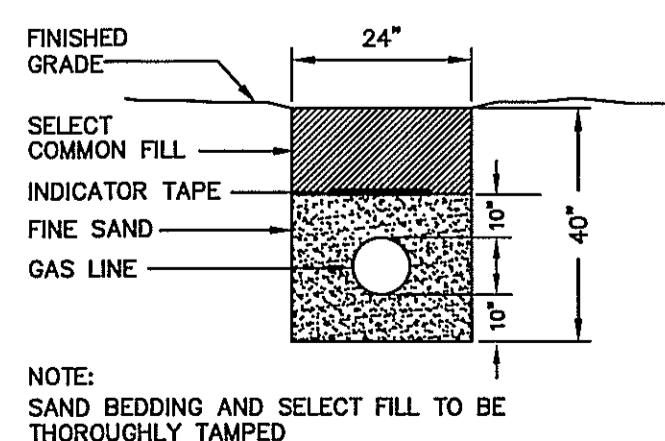
12" COMPACTED PROCESSED GRAVEL FOUNDATION SUBBASE GRADATION SPECIFICATION

SIEVE SIZE	% OF PASSING BY WEIGHT	SIEVE SIZE	% OF PASSING BY WEIGHT	SIEVE SIZE	% OF PASSING BY WEIGHT
3"	100	1/2"	48-85	20"	15-43
2"	95-100	3/8"	44-80	40"	8-34
1"	60-100	#4	33-68	80"	2-22
3/4"	55-95	10"	23-55	200"	0-10
			.02 mm		0-3

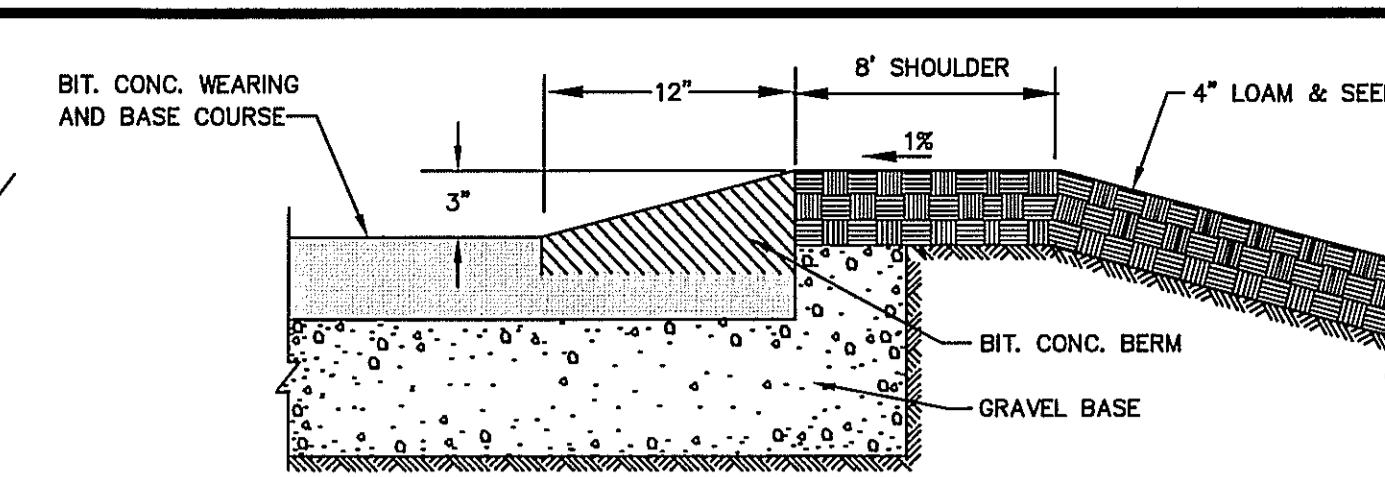
1 STANDARD PAVEMENT SECTION DETAILS  
Scale: NONE



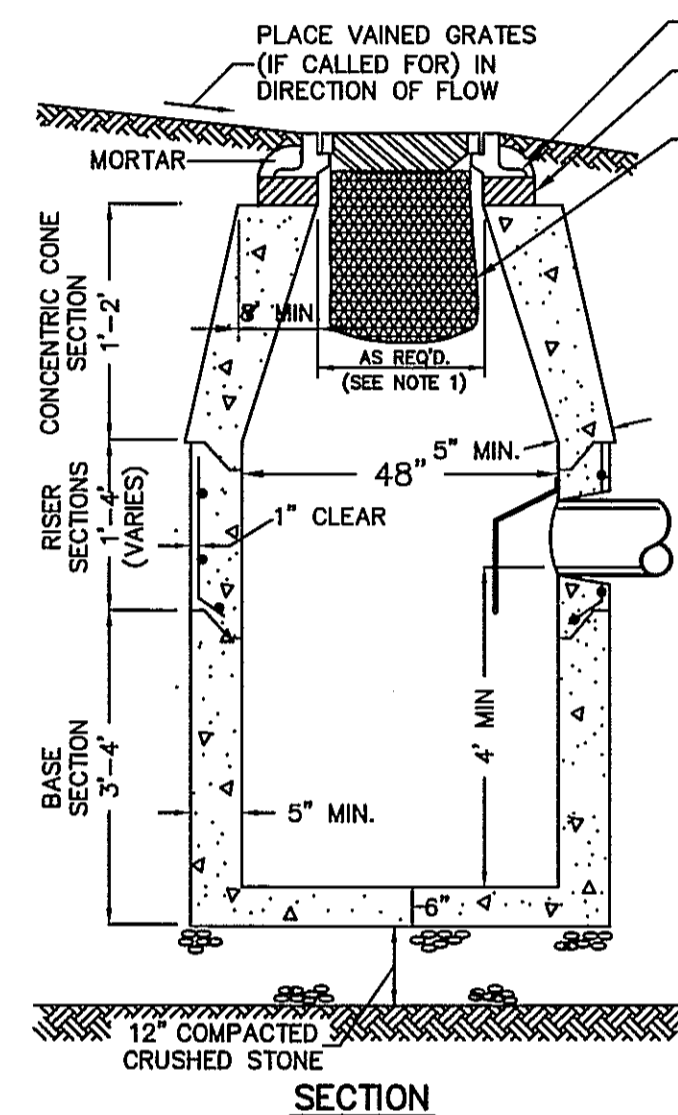
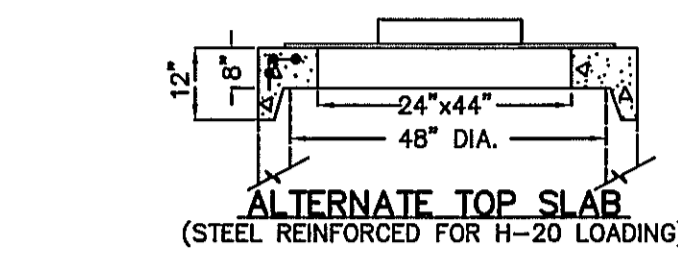
3 ELECTRIC CONDUIT DETAIL  
Scale: NONE



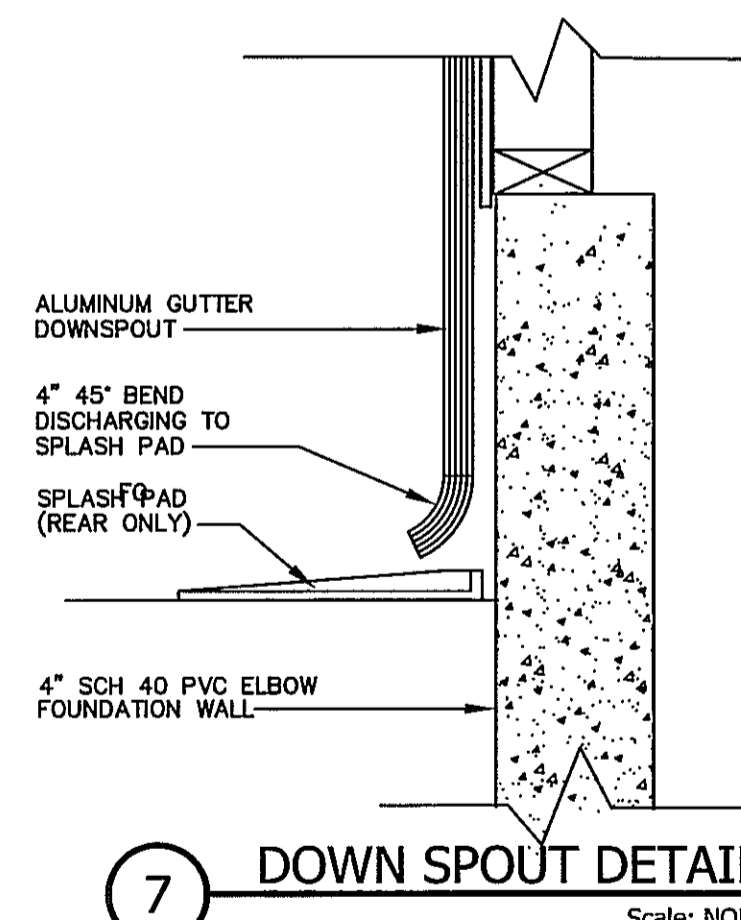
4 GAS LINE DETAIL  
Scale: NONE



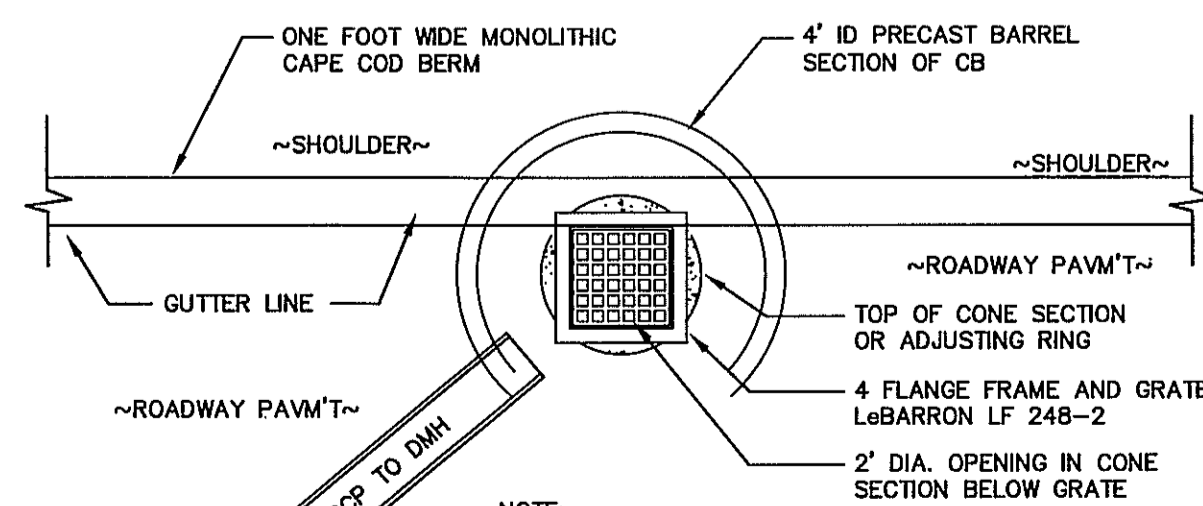
5 BITUMINOUS CONC. BERM DETAIL  
Scale: NONE



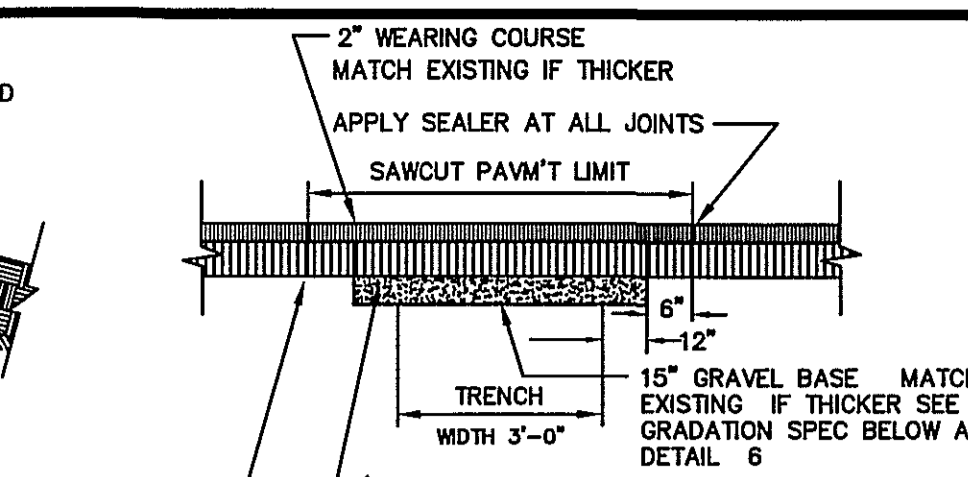
6 STANDARD CATCHBASIN DETAIL  
Scale: NONE



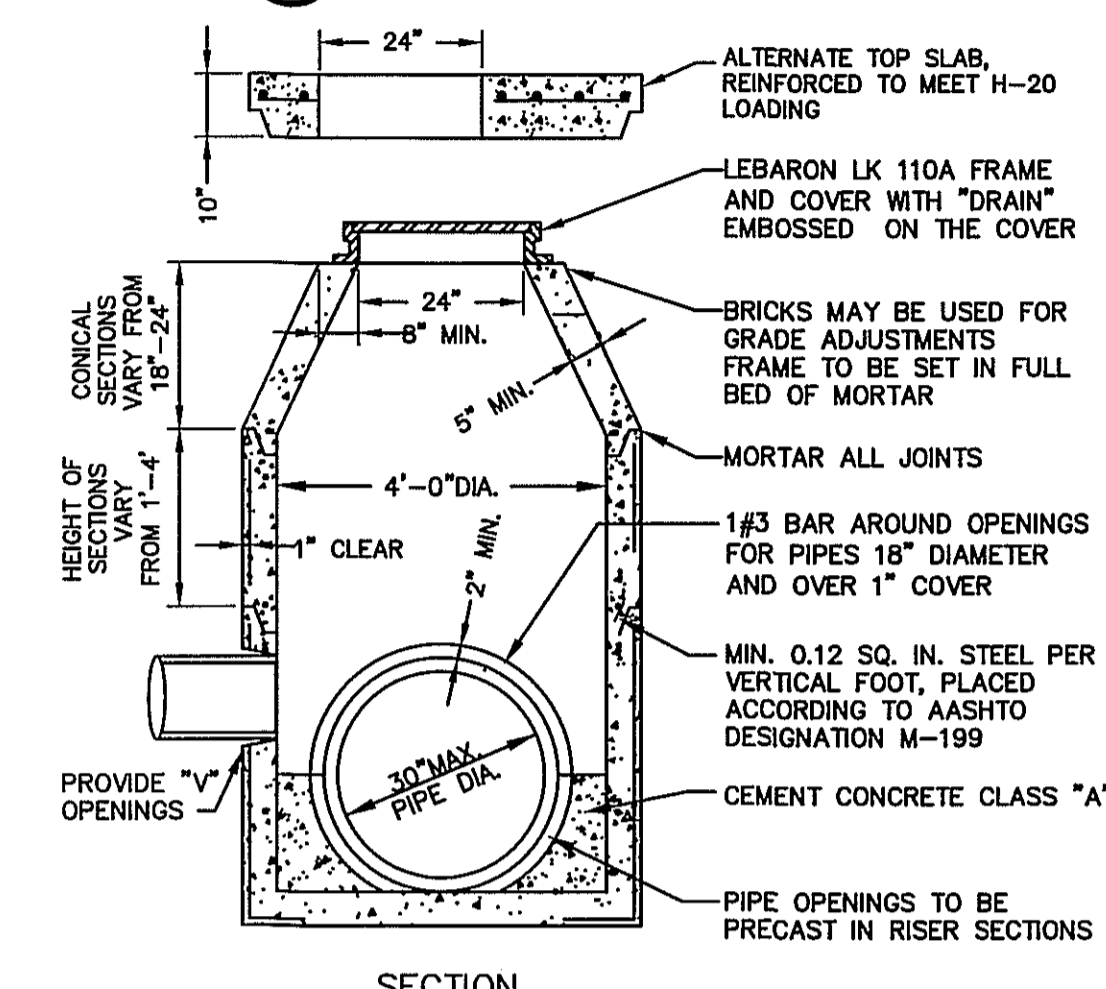
7 DOWN SPOUT DETAIL  
Scale: NONE



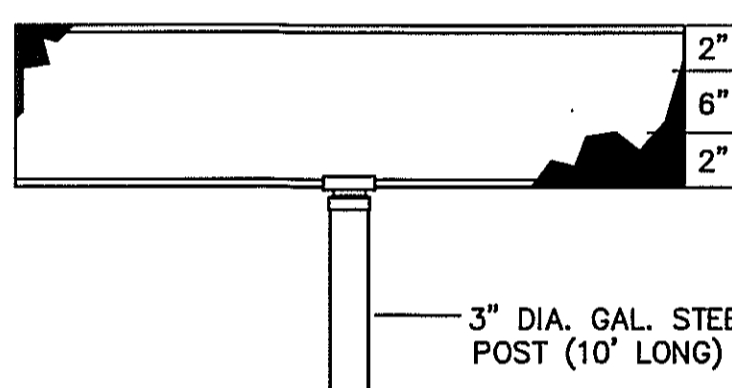
8 CC BERM OPTION TO THROAT STONE DETAIL  
Scale: NONE



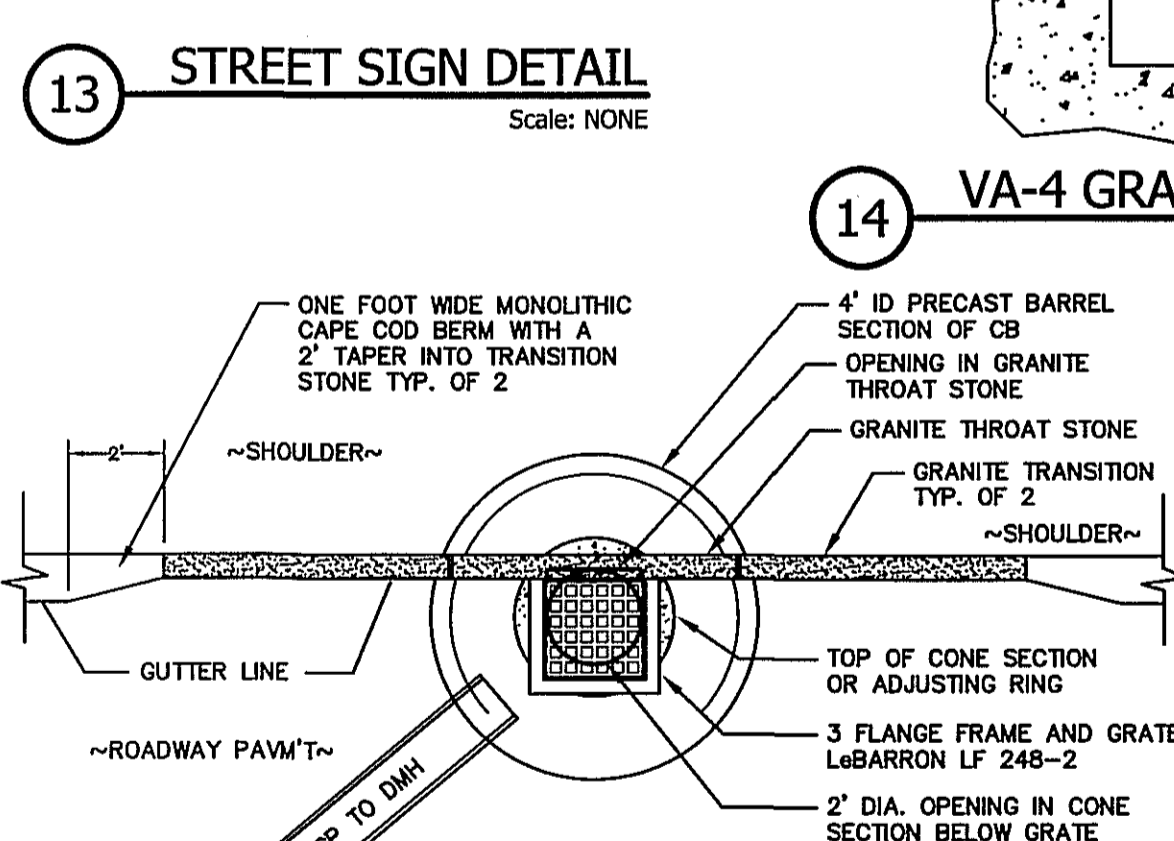
9 TRENCH PAVEMENT DETAILS  
Scale: NONE



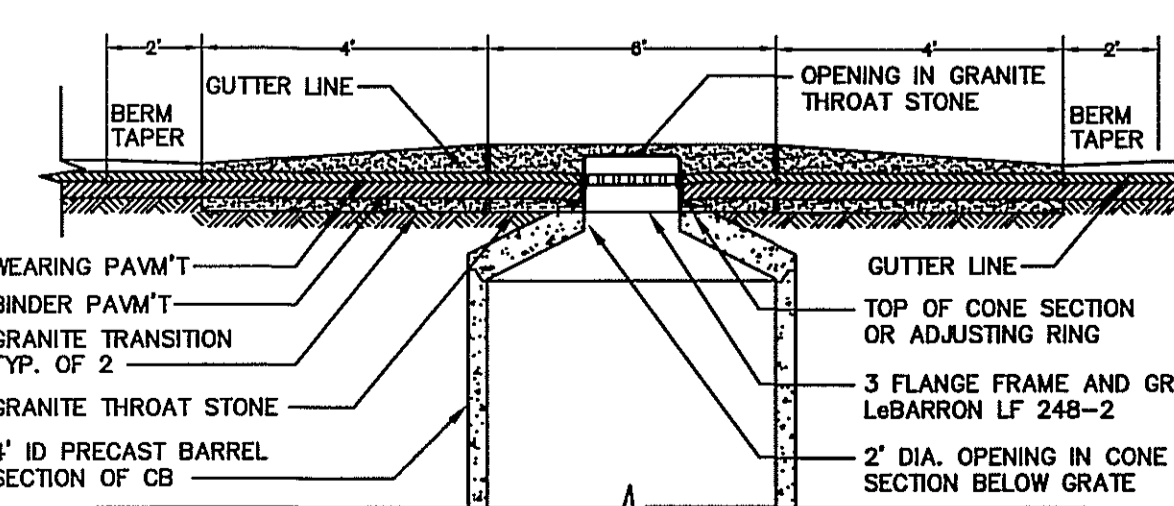
10 STANDARD DRAIN MANHOLE DETAIL  
Scale: NONE



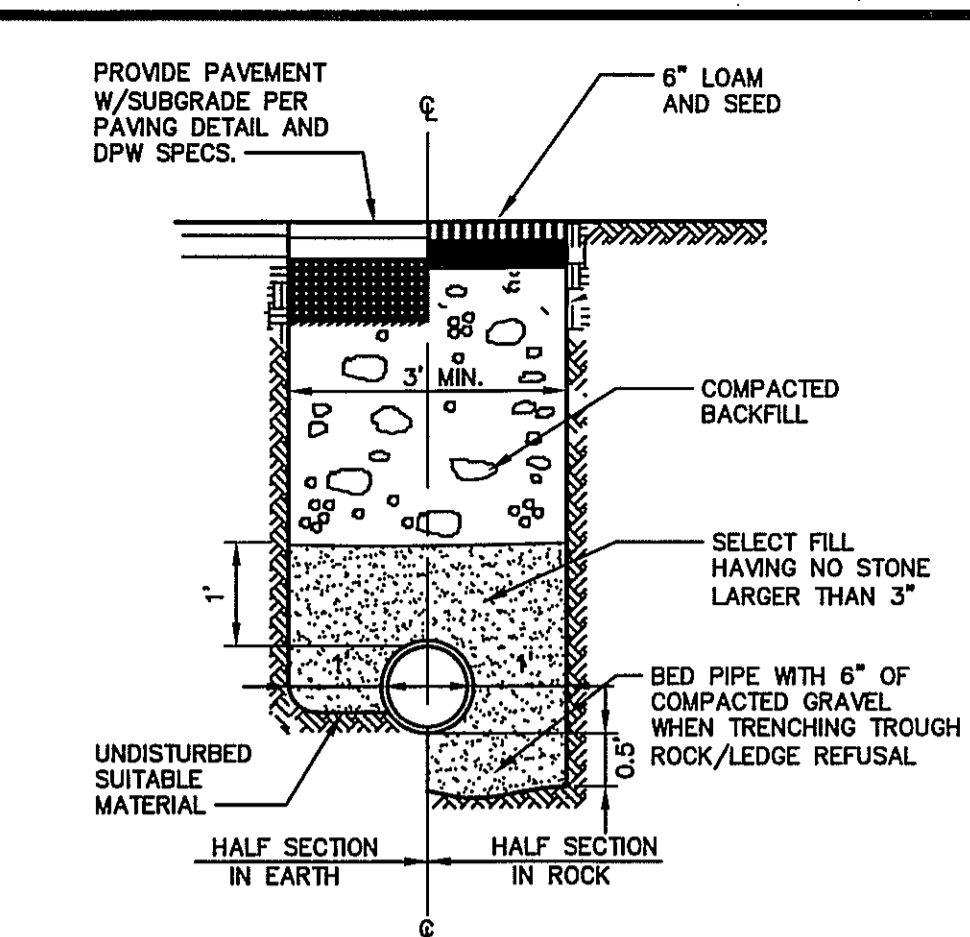
11 THROAT STONE DETAIL  
Scale: NONE



13 STREET SIGN DETAIL  
Scale: NONE



14 VA-4 GRANITE CURB DETAIL  
Scale: NONE



12 DRAINLINE TRENCHING DETAIL  
Scale: NONE

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.

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

*Paul J. Mirabito*  
PROFESSIONAL LAND SURVEYOR  
DATE: 6-16-17

NO.	DATE	DESCRIPTION	BY

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325

CONSTRUCTION DETAILS II

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

**CURTIS ESTATES**

OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025

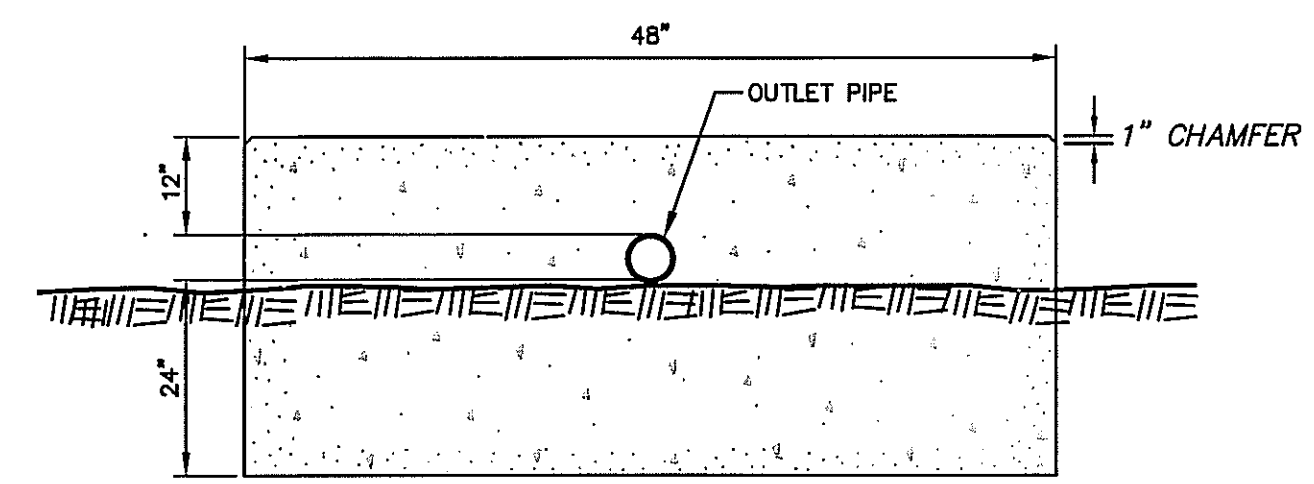
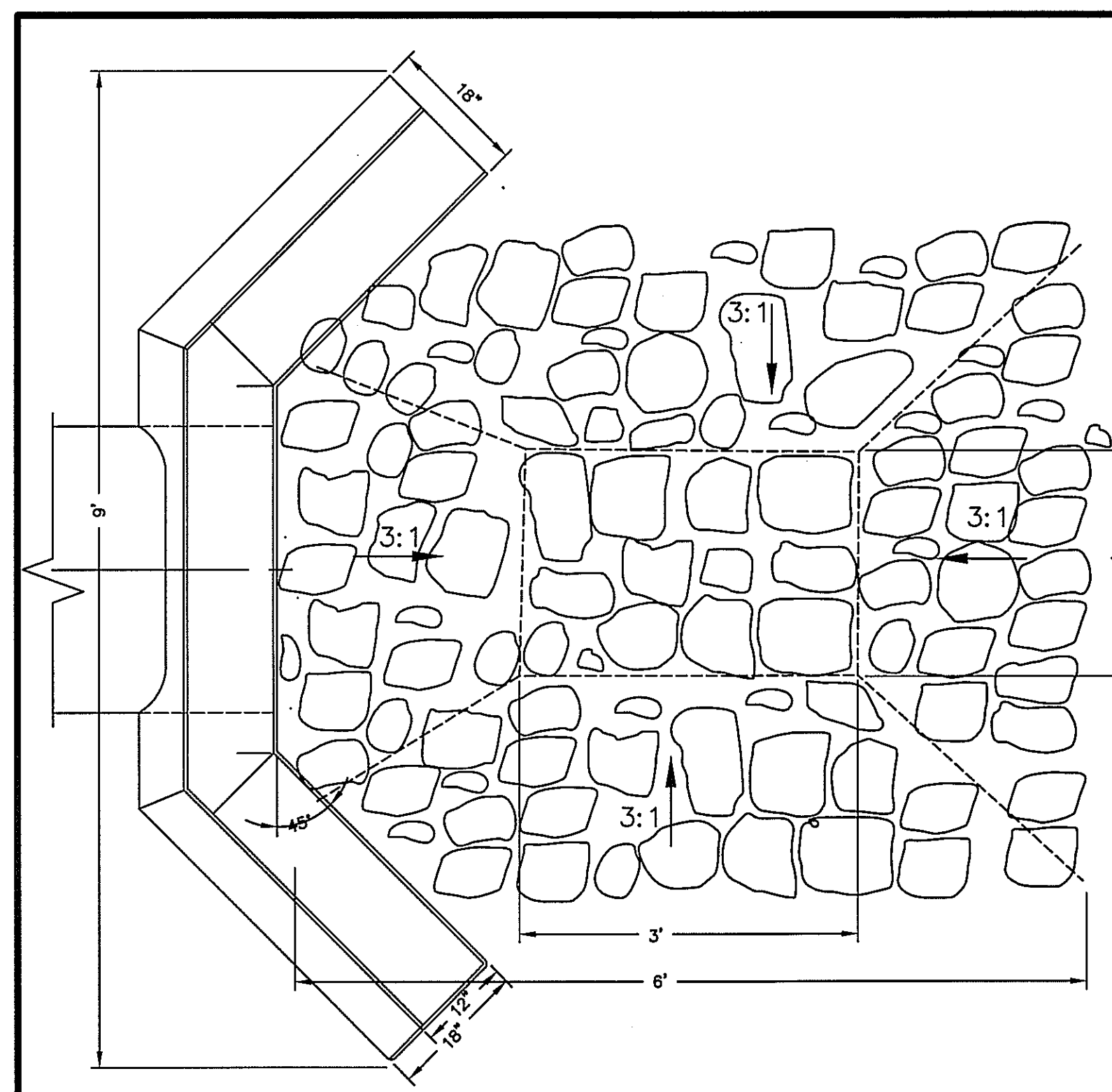
SCALE: AS SHOWN      JUNE 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. DATE SUBMITTED: _____ DATE APPROVED: _____ DATE ENDORSED: _____	DATE FILED: _____ REVIEWED BY: _____ ENGINEERING DIVISION: _____ DATE: _____
SCITUATE PLANNING BD.	ZONING DISTRICT: RESIDENCE R-2 PROJECT: P.B. SHEET 13 OF 16 SHEETS

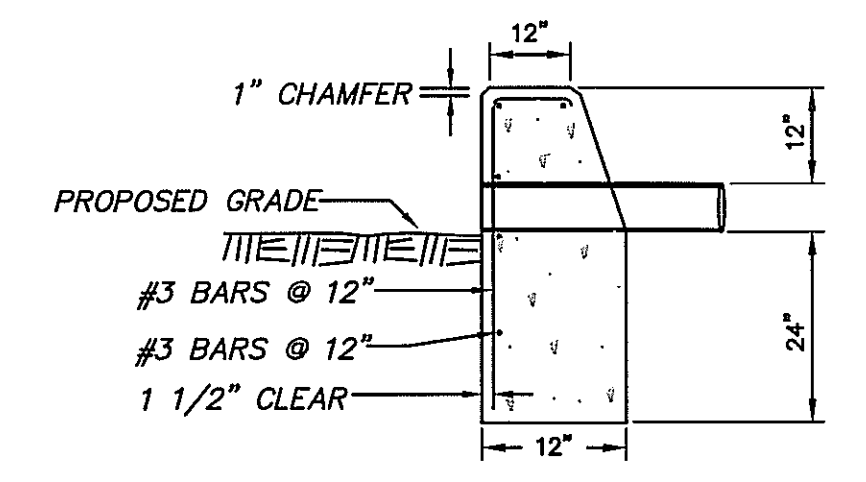
GREGORY TANSLEY CIVIL NO. 37219 REGISTERED PROFESSIONAL ENGINEER

FOR REGISTRY USE ONLY

APPROVED SUBJECT TO CONDITIONS OF A SPECIAL PERMIT ISSUED UNDER SECTION 550 OF THE SCITUATE ZONING BYLAW FOR A FLEXIBLE OPEN SPACE DEVELOPMENT PROJECT (FOSD).  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
SCITUATE PLANNING BOARD

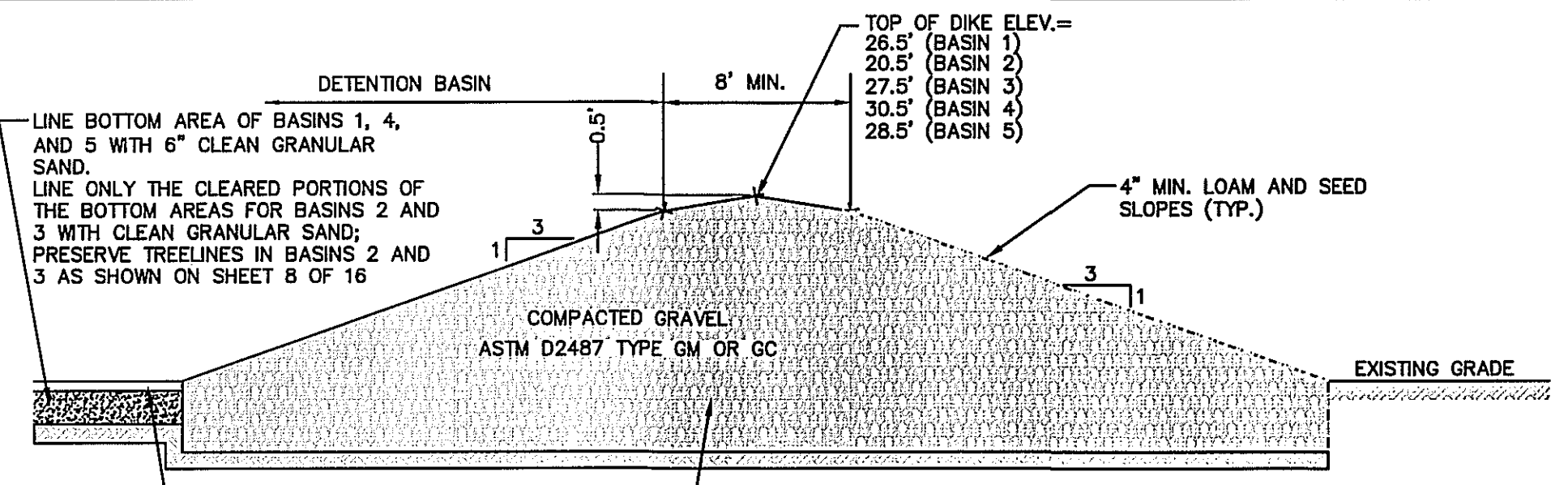


FRONT ELEVATION



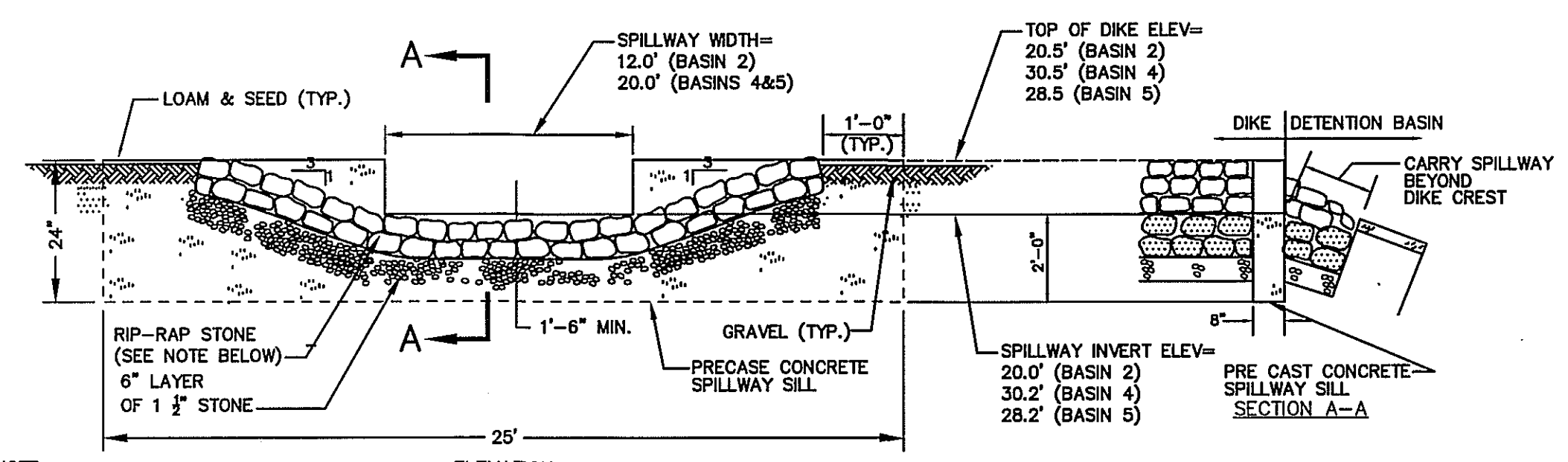
END ELEVATION

2 BASIN STRAIGHT FACE HEADWALL DETAIL Scale: NONE



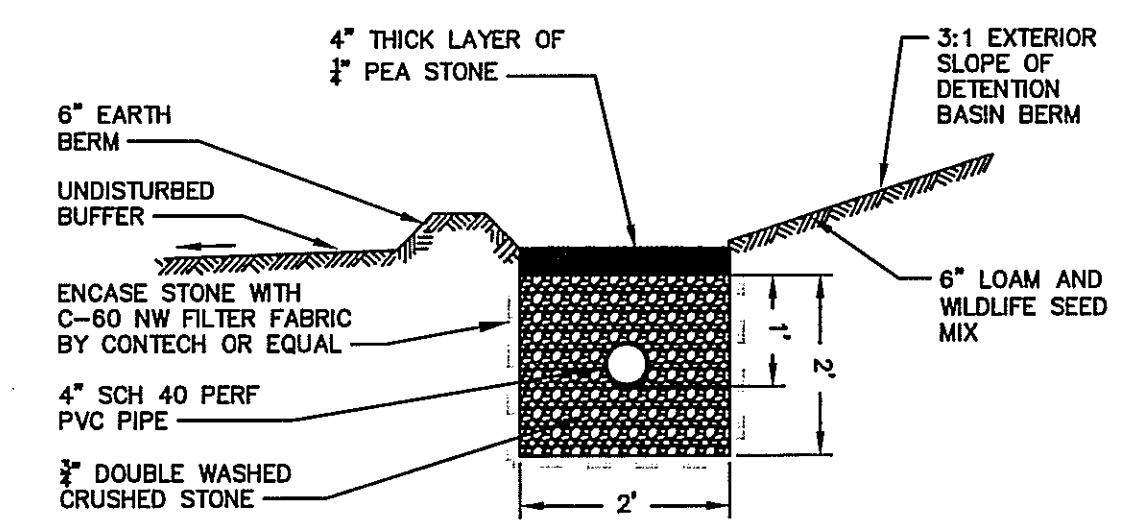
NOTE:  
FILL FOR DIKES SHALL BE A COMBINATION OF GRAVEL, SAND AND SILT TO INSURE WATER TIGHTNESS AND STABILITY. FILL SHOULD BE IN 12" LIFTS, (MAXIMUM) COMPACTION SHOULD BE 95% DRY DENSITY AND NO STONE SIZE GREATER THAN 6".

5 DETENTION BASIN DIKE DETAIL Scale: NONE



NOTE:  
75% OF RIP-RAP STONE SHALL NOT BE LESS THAN 75 LBS. (TO MEET M2.02.3 REQUIREMENTS) AND SHALL BE HAND CHINKED TO LEAVE A SMOOTH SURFACE ALONG THE TOP OF THE DIKE AND A ROUGH SURFACE ALONG THE DOWNSTREAM SURFACE AND TOE OF THE DIKE.

6 EMERGENCY SPILLWAY DETAIL Scale: NONE



10 LEVEL SPREADER DETAIL Scale: NONE

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.



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

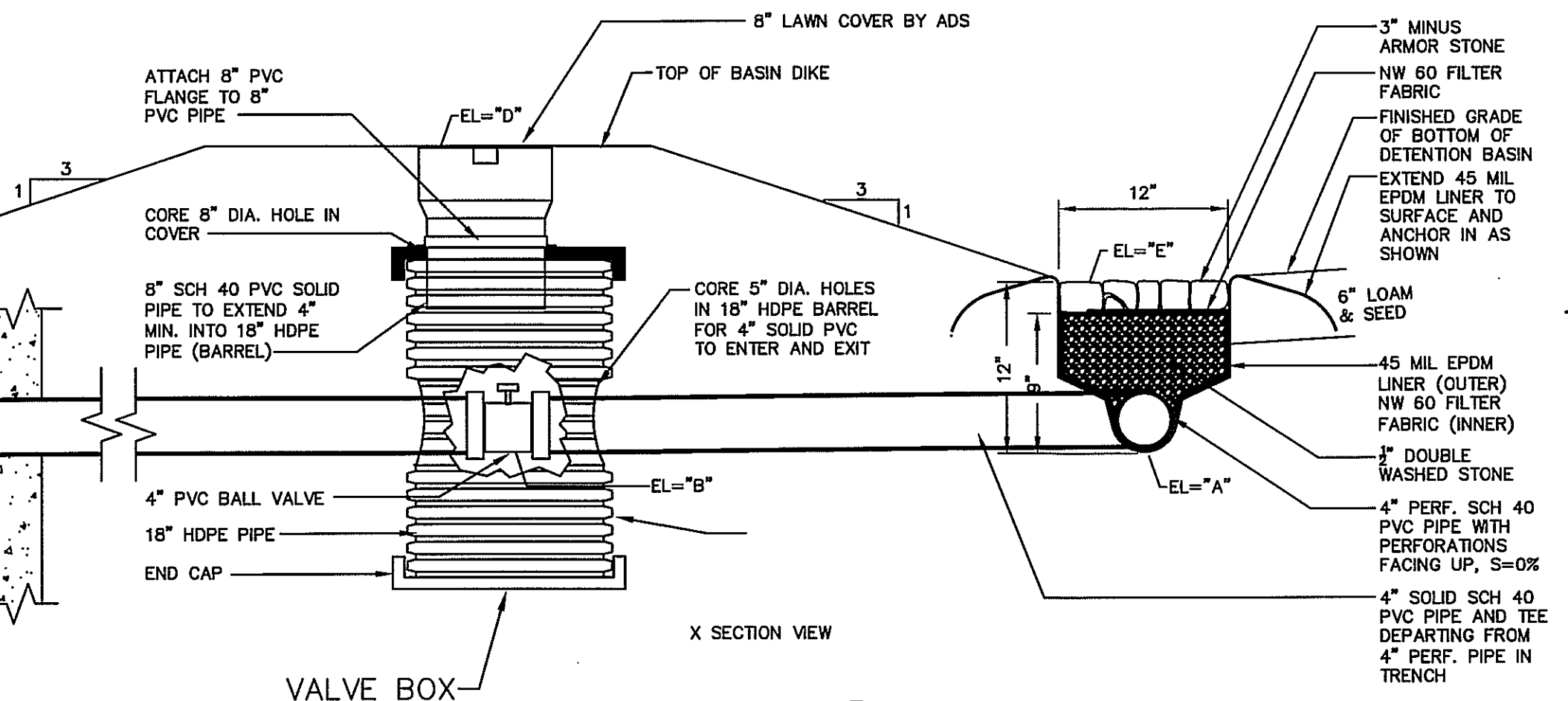
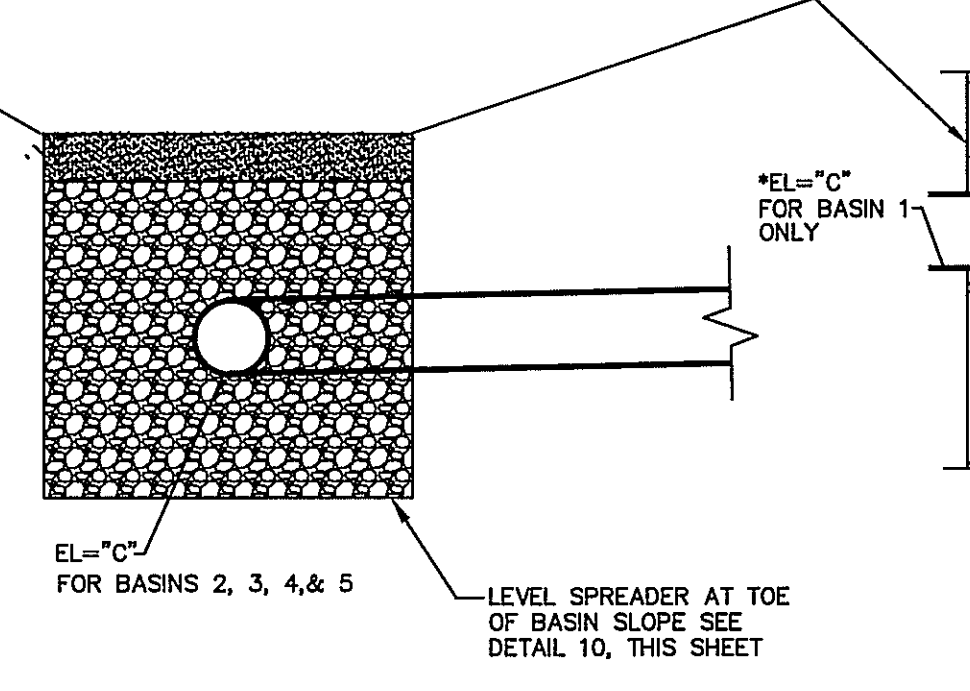
*Paul J. Mirabito*  
PROFESSIONAL LAND SURVEYOR 6-16-17 DATE

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325

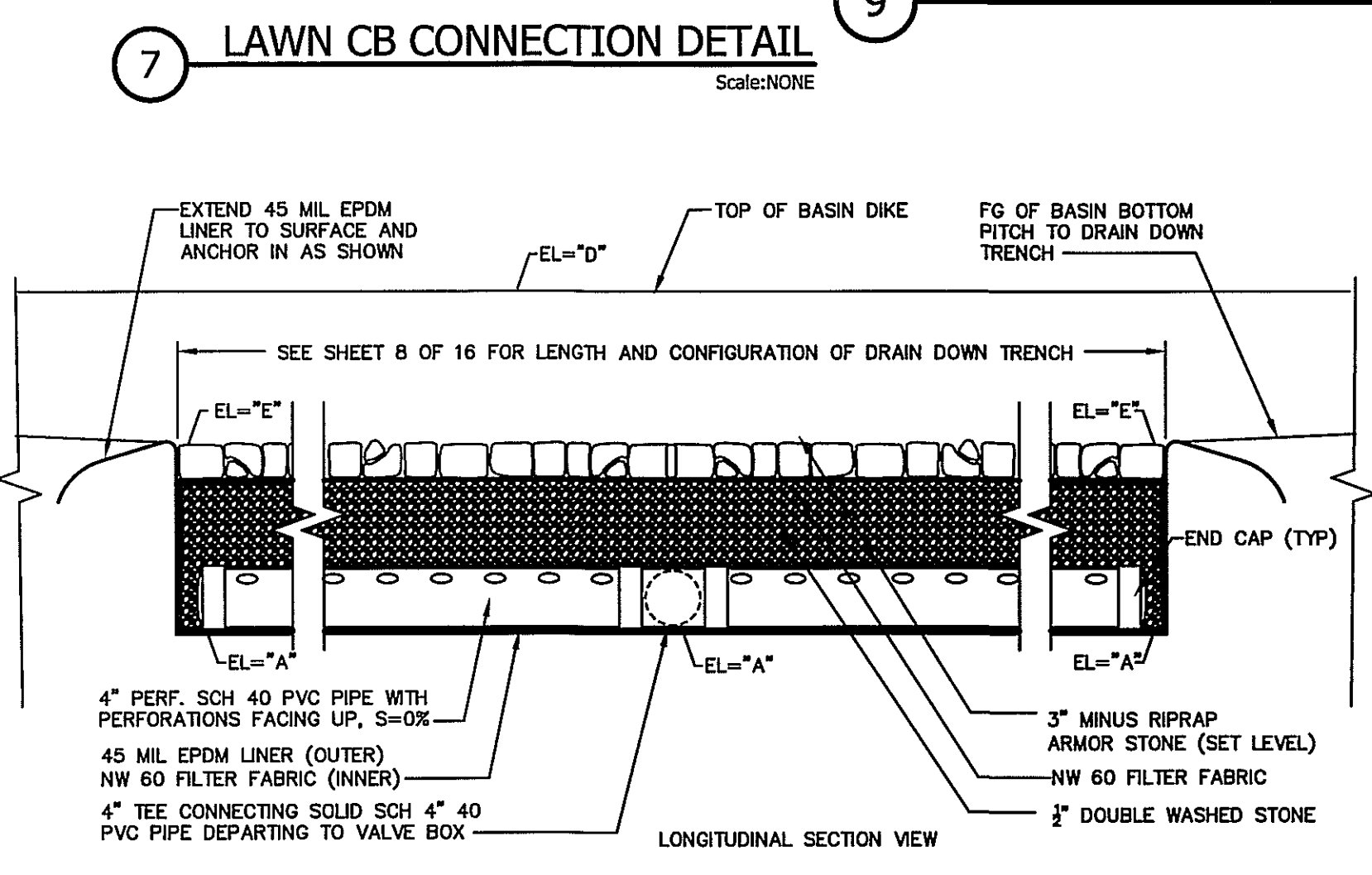
CONSTRUCTION DETAILS III

BASIN	ELEV A	ELEV B	ELEV C	ELEV D	ELEV E
BASIN 1	24.0 FT	23.8 FT	*22.0 FT	26.5 FT	25.0 FT
BASIN 2	17.0 FT	16.8 FT	16.5 FT	20.5 FT	18.0 FT
BASIN 3	24.0 FT	23.8 FT	23.0 FT	27.5 FT	25.0 FT
BASIN 4	27.0 FT	26.8 FT	25.0 FT	30.5 FT	28.0 FT
BASIN 5	25.0 FT	24.8 FT	25.0 FT	28.5 FT	26.0 FT

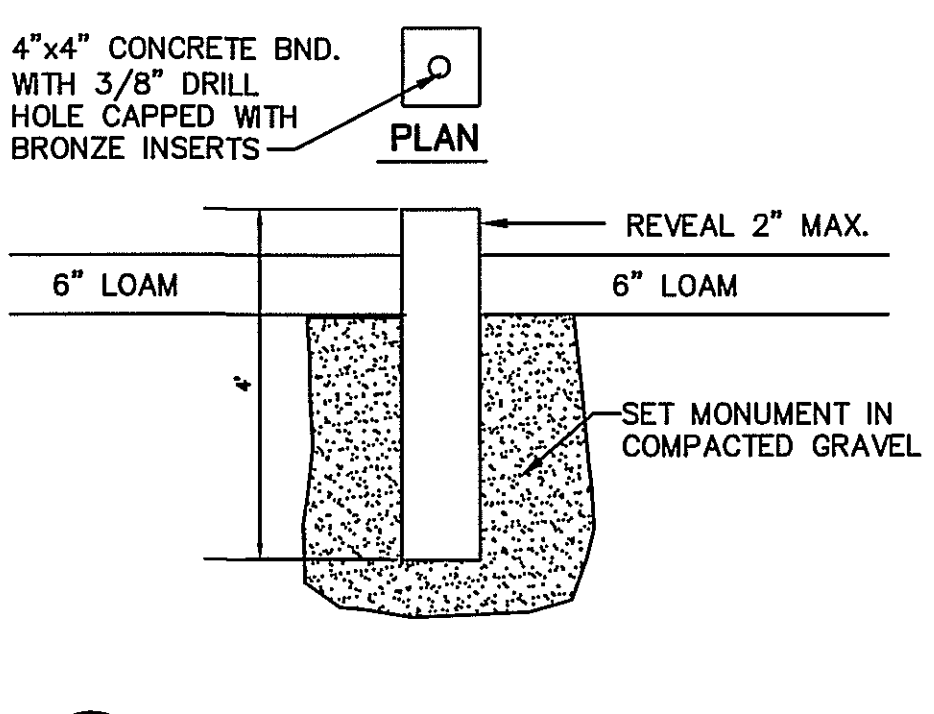
\*PENETRATION INTO WALL OF DMH-1 (FOR BASIN 1) ALL OTHER BASINS TIE INTO LEVEL SPREADERS LOCATED AT TOE OF BASIN SLOPE



8 BASIN DRAIN DOWN TRENCH Scale: NONE



7 LAWN CB CONNECTION DETAIL Scale: NONE



9 CONCRETE MONUMENT DETAIL Scale: NONE

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

**CURTIS ESTATES**

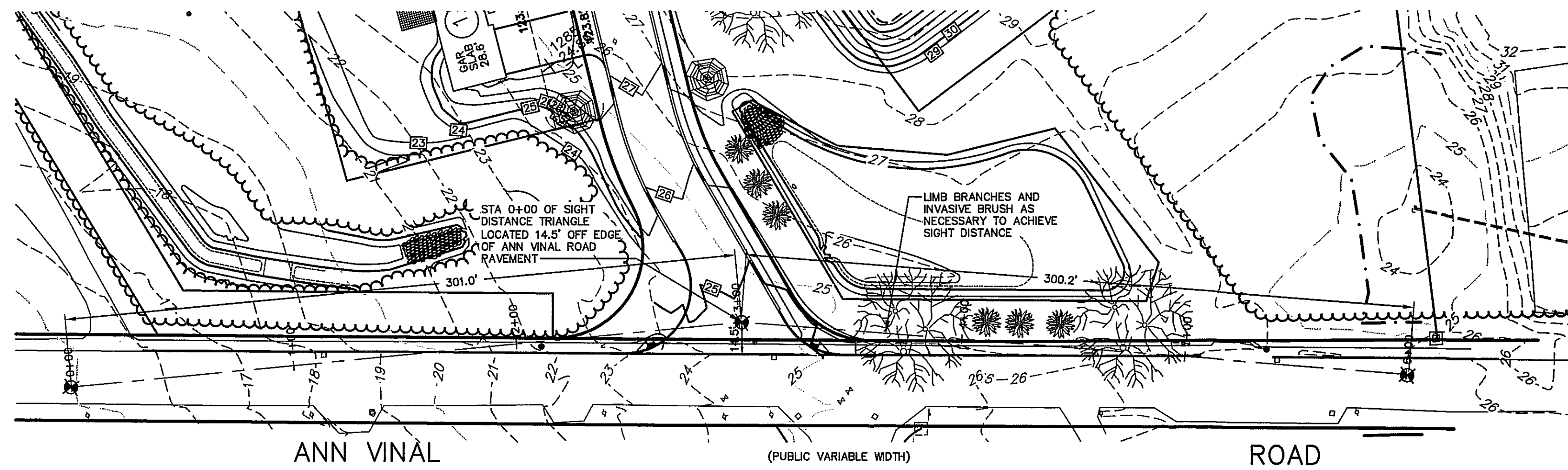
OWNER STEVEN D. CURTIS & WILLIAM G. CURTIS JR., TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	APPLICANT WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025
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SCALE: AS SHOWN JUNE 14, 2017

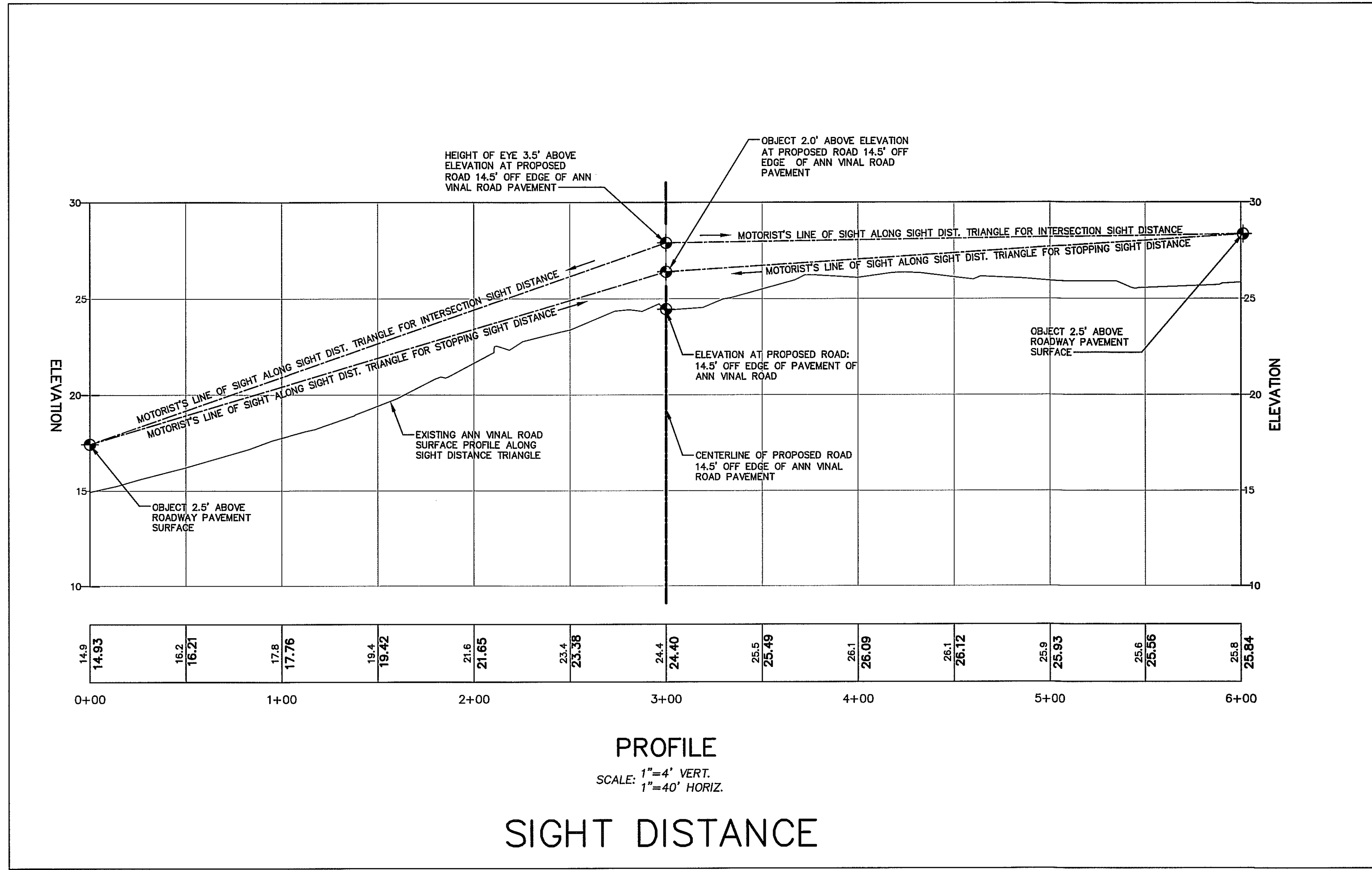
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
DATE SUBMITTED: FEB. 16, 2017  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

DATE FILED \_\_\_\_\_  
REVIEWED BY \_\_\_\_\_  
DATE: \_\_\_\_\_  
ZONING DISTRICT RESIDENCE R-2  
PROJECT P.B.  
SHEET 14 OF 16 SHEETS

SCITUATE PLANNING BD.



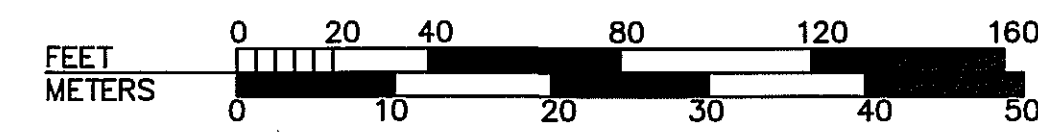
PLAN  
1"=40'



PROFILE  
SCALE: 1"=4' VERT.  
1"=40' HORIZ.  
SIGHT DISTANCE

- NOTES:
- SIGHT DISTANCES SHOWN HEREON ARE BASED UPON THE AASHTO TRAFFIC CODE, 6TH EDITION, PER SECTION 720.7(K) OF THE SCITUATE ZONING BY LAW COMMON DRIVEWAY DESIGN STANDARDS.
  - POSTED SPEED LIMIT AT DRIVEWAY INTERSECTION IS 35 MPH.
  - AASHTO SECTION 1340 DIAGRAM 3 REQUIRES A 250' STOPPING DISTANCE FROM A DRIVEWAY FOR A POSTED SPEED LIMIT OF 35 MPH.
  - INTERSECTION LINE OF SIGHT MAY BE TAKEN FROM ANY POINT FROM 10' TO 18' OFF THE EDGE OF ROADWAY PAVEMENT PER AASHTO SECTION 1340.
  - FOR INTERSECTION SIGHT DISTANCE STUDIES THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF APPROACHING OBJECT IS 3.5' PER AASHTO.
  - FOR STOPPING SIGHT DISTANCE STUDIES THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF OBJECT IS 2.0' PER AASHTO.

NO.	DATE	DESCRIPTION	BY



JN 3739-FOSD-1

FOR REGISTRY USE ONLY

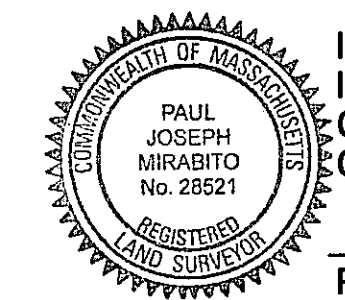
SPECIAL PERMIT FOR FLEXIBLE OPEN SPACE DEVELOPMENT  
DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

SCITUATE PLANNING BD.

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDERS, LLC, DATED \_\_\_\_\_ AND RECORDED HERewith IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
*Paul J. Mirabito*  
PROFESSIONAL LAND SURVEYOR DATE 6-16-17

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
683 MAIN STREET  
NORWELL, MASS. 02061  
(781)659-1325

SIGHT DISTANCE PLAN

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN  
IN THE  
TOWN OF SCITUATE, MASSACHUSETTS

**CURTIS ESTATES**

OWNER STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINÁL ROAD SCITUATE, MA 02066	APPLICANT WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025
--	---

SCALE: 1"=40' JUNE 14, 2017

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. DATE SUBMITTED: _____ DATE APPROVED: _____ DATE ENDORSED: _____	DATE FILED REVIEWED BY ENGINEERING DIVISION DATE: _____ ZONING DISTRICT RESIDENCE R-2 PROJECT P.B. SHEET 15 OF 16 SHEETS
--	--

SCITUATE PLANNING BD.



APPROVED SUBJECT TO CONDITIONS OF A SPECIAL PERMIT ISSUED UNDER SECTION 550 OF THE SCITUATE ZONING BYLAW FOR A FLEXIBLE OPEN SPACE DEVELOPMENT PROJECT (FOSD).

DATE APPROVED: \_\_\_\_\_  
 DATE ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SCITUATE PLANNING BOARD

FOR REGISTRY USE ONLY

I, KATHLEEN A. CURRAN, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

APPROVED \_\_\_\_\_, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WELBY BUILDEERS, LLC, DATED \_\_\_\_\_ AND RECORDED HEREWITH IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.



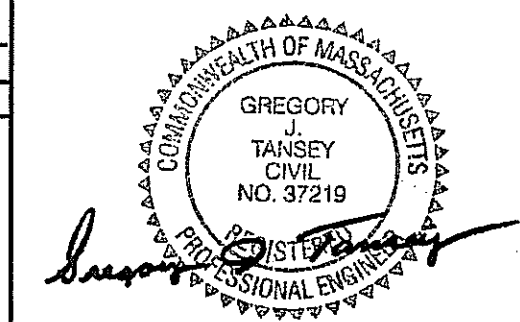
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Paul J. Mirabito*  
 PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_

ROSS ENGINEERING COMPANY INC.  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS  
 683 MAIN STREET  
 NORWELL, MASS. 02061  
 (781)659-1325

**SPECIAL PERMIT  
 CONDITIONS OF APPROVAL**

DEFINITIVE FLEXIBLE OPEN SPACE DEVELOPMENT PLAN IN THE TOWN OF SCITUATE, MASSACHUSETTS	
<b>CURTIS ESTATES</b>	
OWNER	APPLICANT
STEVEN D. CURTIS & WILLIAM G. CURTIS JR, TRS. CURTIS REALTY TRUST 90 ANN VINAL ROAD SCITUATE, MA 02066	WELBY BUILDERS, LLC. P.O. BOX 160 COHASSET, MA 02025
SCALE: AS SHOWN	JUNE 14, 2017
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED. DATE SUBMITTED: _____ DATE APPROVED: _____ DATE ENDORSED: _____	DATE FILED _____ REVIEWED BY ENGINEERING DIVISION DATE: _____ ZONING DISTRICT RESIDENCE R-2 PROJECT P.B. SHEET 16 OF 16 SHEETS
SCITUATE PLANNING BD.	



C:\C:\3D Project\3729 CD\Production Drawings\3729-DETS CD 6-14-17.dwg, 6/16/2017 5:48:35 PM, Ricoh 2400