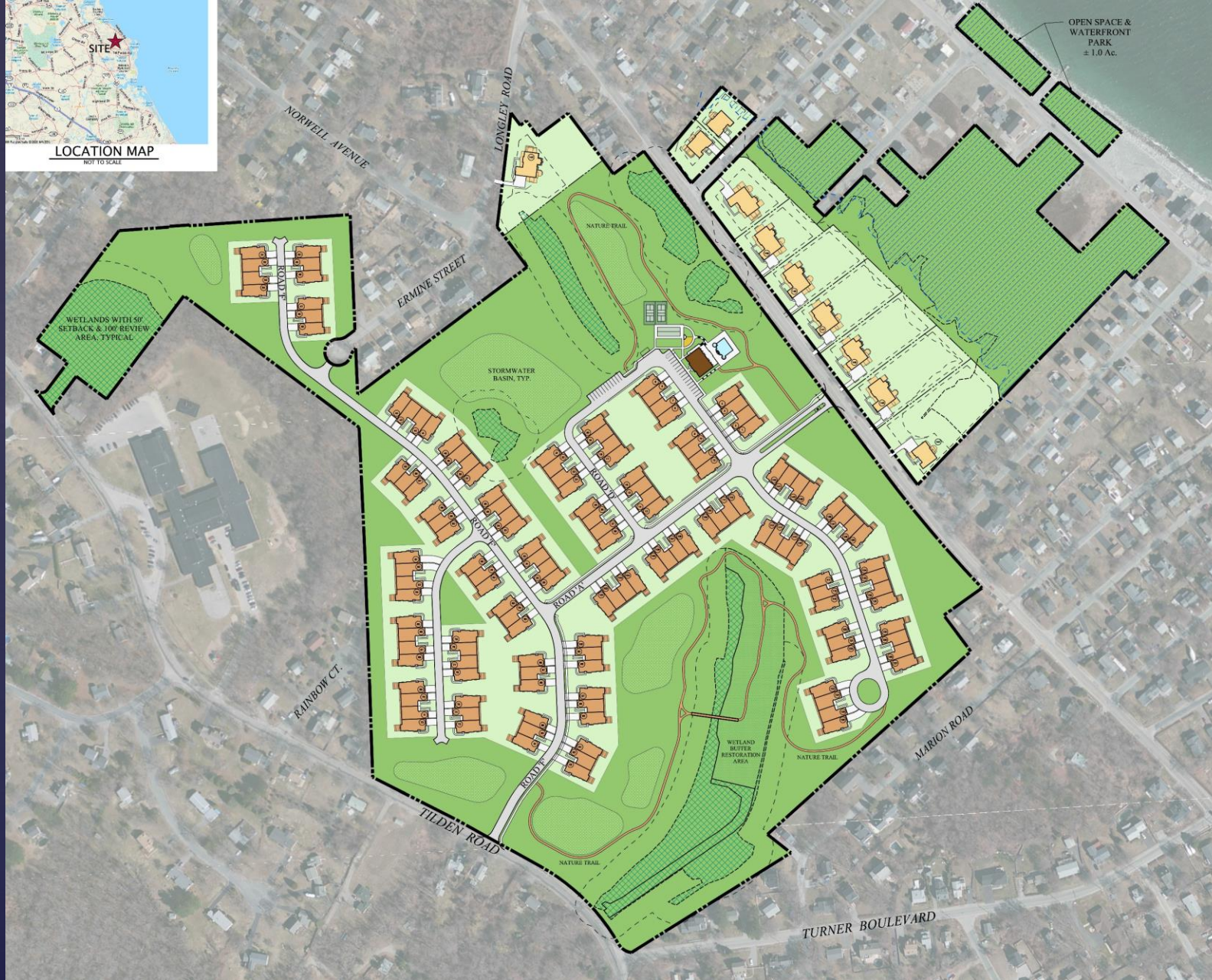
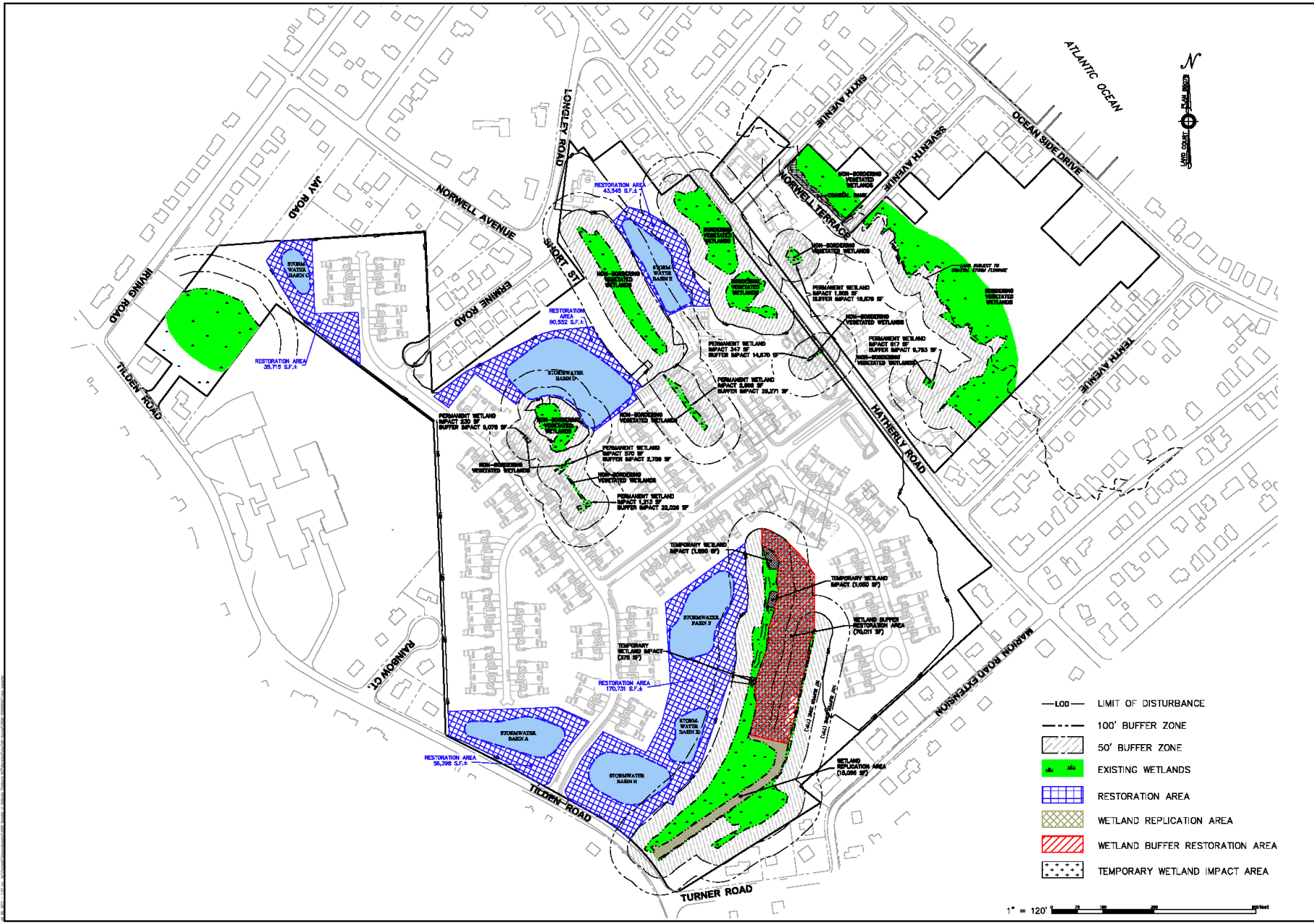


Seaside at Scituate
Age Restricted Townhome Community
for Active Adults 55+

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PROPOSED COMMUNITY





1" = 120'

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

100 Pleasant Street • Suite 278 • Westborough, MA 01581
 T: 508-866-6888

WETLANDS EXHIBIT PLAN
 PREPARED FOR
TOLL BROTHERS INC
 IN
SCITUATE, MASSACHUSETTS

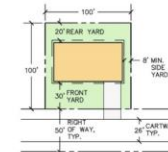
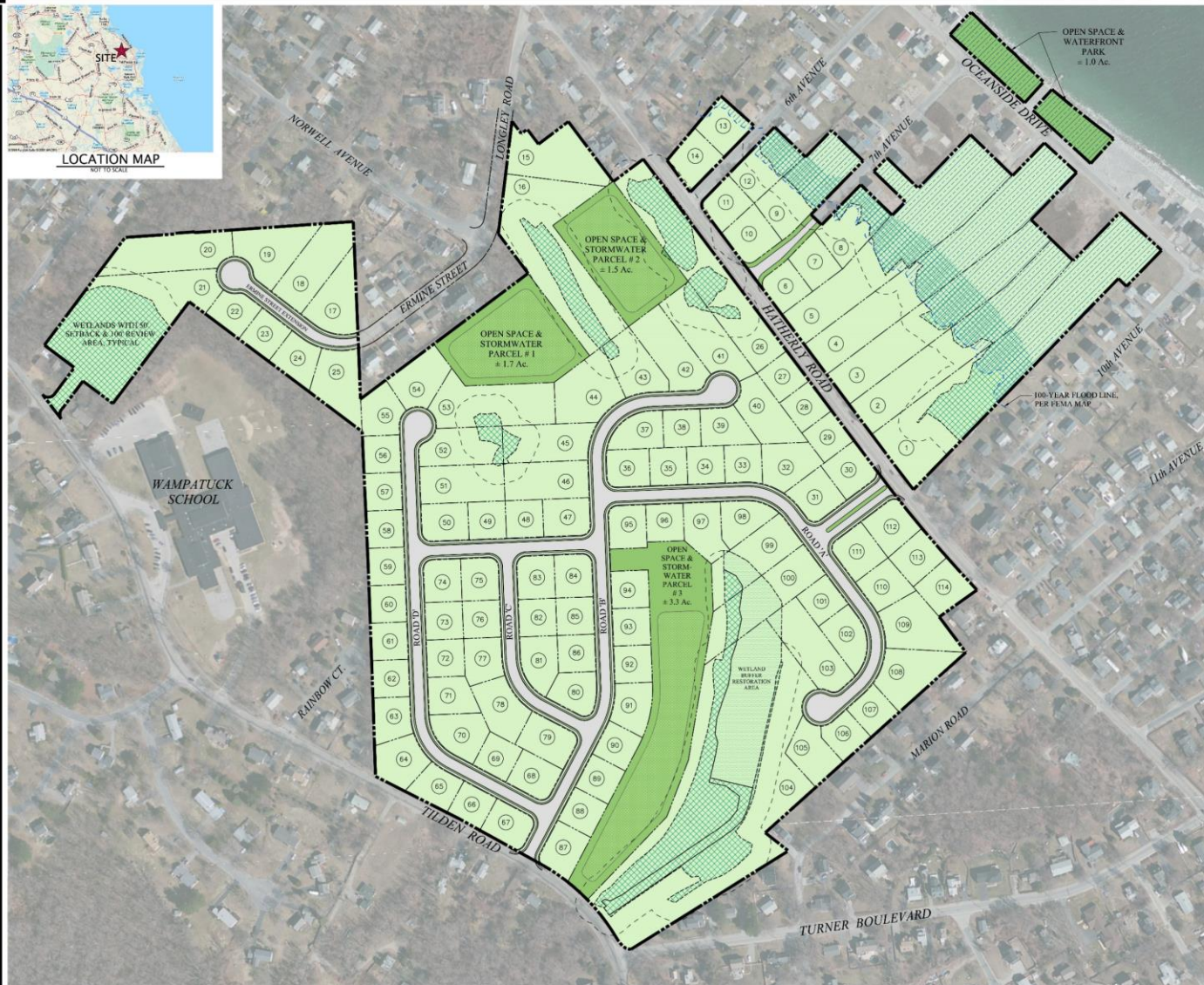
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DRAWN BY: BLS	DRAWN: BLS
CHECKED BY: BLS	FILE NAME: 17-0000
DATE: 7/28/17	DATE: 7/28/17
BY: BLS	BY: BLS
SHEET: 1	OF: 1

Town of Scituate Housing Production Plan,”

January 2015

- Higher median age than county and state – Scituate median age is 45.2, statewide median age is 39.5
- “An increasing number of older adults will chose to downsize from their single-family homes to apartments or condominiums”. (pg.15)
- “According to a 2004 survey of Scituate households, seventy-five percent of respondents supported townhouse development” (pg.45)
- Growing numbers of older adults in Scituate – persons 65 and older = 17% of population in 2010 vs. 10% of the population in 1980. Suggests a “greater need... for seniors to down-size to apartments or condominiums without substantial maintenance demands.” (pg.13)
- “Some seniors looking to downsize from their single-family homes are also having difficulty finding suitable smaller units without home maintenance requirements, such as condominiums. “(pg.103)

Alternative Conventional Single Family Layout



R-3 DESIGN STANDARDS:

R-3 LOT STANDARDS:	REQUIRED:	PROVIDED:
MIN. LOT AREA:	10,000 SF	10,000 SF
MIN. LOT WIDTH:	100'	100'
MIN. LOT FRONTAGE:	100'	100'
MIN. FRONTAGE ON CUL-DE-SAC:	60'	60'
MIN. FRONT SETBACK:	30'	30'
MIN. SIDE SETBACK:	8', EACH SIDE	8', EACH SIDE
MIN. REAR SETBACK:	20'	20'
RIGHT-OF-WAY WIDTH:	42'	50'
RIGHT-OF-WAY RADIIUS AT CUL-DE-SAC:	50'	50'
MIN. HORIZ. CURVE RADIIUS (CL):	150'	150'
MAX. CUL-DE-SAC LENGTH:	600'	595'

*WAVEN NEEDED TO EXTEND ERMINE STREET TO A TOTAL LENGTH OF 800' FROM HATHERLY ROAD INTERSECTION TO CENTER OF CUL-DE-SAC. ALL OTHER PROPOSED DEAD-END STREETS ARE LESS THAN 600' LONG.

DEVELOPMENT SUMMARY:

CURRENT ZONING:	R-3 RESIDENTIAL (10,000 SF LOTS)
PROPOSED ZONING:	R-3 "AS OF RIGHT" CONVENTIONAL SUBDIVISION
TOTAL PROPOSED SINGLE-FAMILY LOTS:	114 HOMES
PROPOSED SINGLE-FAMILY LOT AREA:	(INCLUDES 13.4 ACRES OF WETLAND & FLOODPLAIN) = 63.5 Ac. (90%)
PROPOSED OPEN SPACE PARCELS:	(INCLUDES .9 ACRES OF WETLANDS & FLOODPLAIN) = 7.4 Ac. (11%)
TOTAL SITE AREA:	= 70.9 Ac. (100%)
IMPERVIOUS CALCULATIONS:	7.64 Ac. (11.0%)
PROPOSED PAVED AREAS:	(AVERAGE 2,919 SF PER UNIT)
PROPOSED BUILDING ROOF AREAS:	9.42 Ac. (13.3%)
	(AVERAGE 3,600 S.F. PER UNIT)
TOTAL PROPOSED IMPERVIOUS SITE COVERAGE:	= 17.06 Ac. (24%)

LEGEND

- WETLAND
- 50' WETLAND BUFFER/SETBACK
- PROPOSED STORMWATER BASIN
- FEMA 100-YEAR FLOOD ZONE

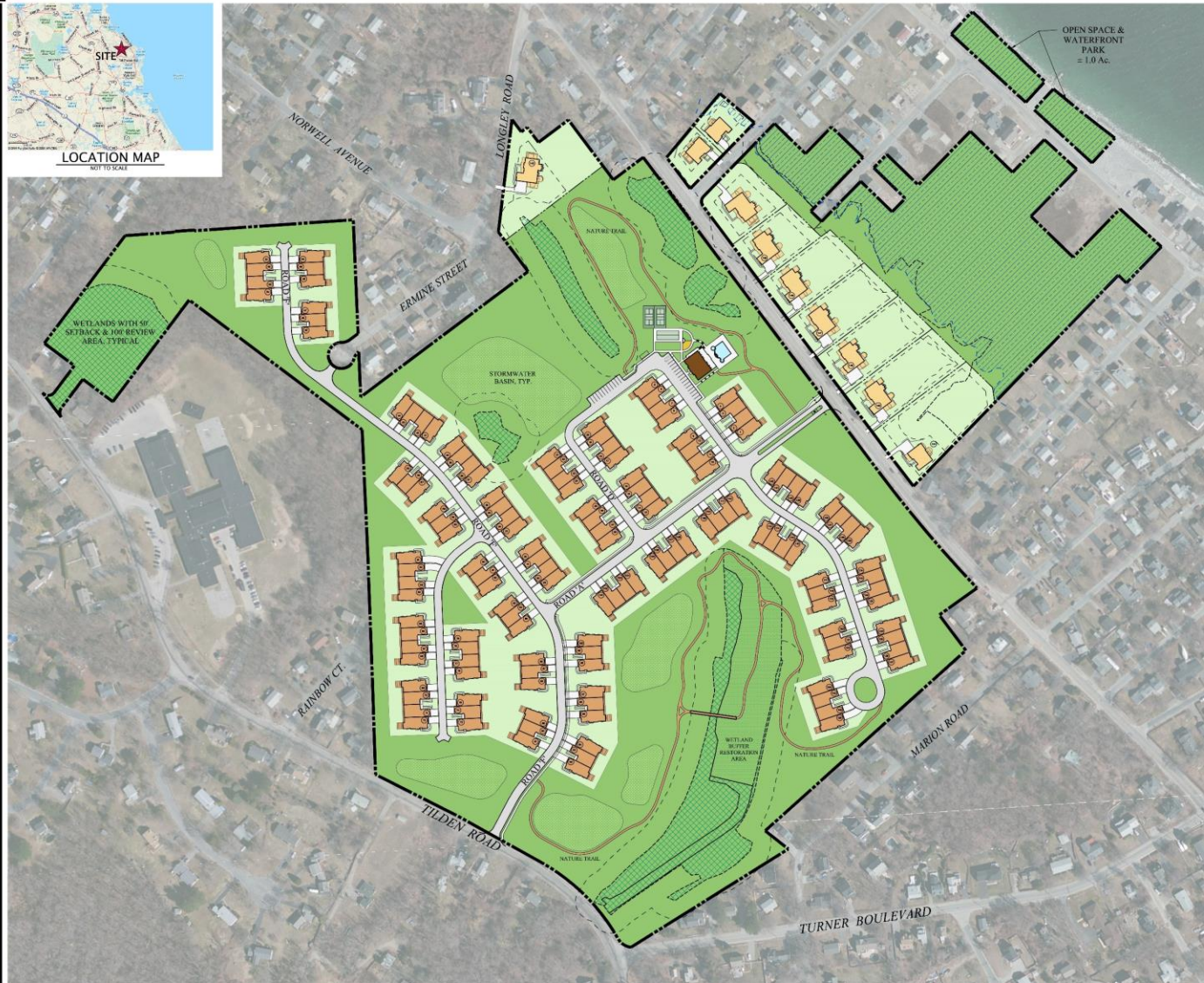
NOTES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC. AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC. AND TOLL BROTHERS INC.
- EXISTING CONDTIONS SURVEY, TOPOGRAPHY, AND WETLANDS LOCATIONS SHOWN FROM SURVEYS BY WANGENBERG ASSOCIATES, DATED MAY 2007. WETLANDS WERE FIELD-VERIFIED IN 2013 SURVEYS BY ESE AND TOLL BROTHERS.
- PARCELS, DISTANCES AND LOCATIONS OF RIGHTS-OF-WAY AND EASEMENTS PROVIDED BY ESE CONSULTANTS, JANUARY 2014, BASED ON DEED PLATS.
- FLOODPLAIN LOCATIONS DETERMINED FROM PROPOSED FEMA FLOODPLAIN REVISION MAP DATED MAY 1, 2013. LOCATION BASED ON STATED FLOOD ELEVATION OF 15 FT., AS SURVEYED IN ABOVE-MENTIONED EXISTING CONDTIONS PLAN.
- THIS PLAN ASSUMES CONNECTION TO PUBLIC WATER AND SEWER.



SEASIDE AT SCITUATE
114-LOT CONVENTIONAL SUBDIVISION
TOWN OF SCITUATE, PLYMOUTH COUNTY, MASSACHUSETTS
SCALE: 1" = 100' DATE: 8-18-2014 DRAWN BY: HEM

Seaside at Scituate



TYPICAL SINGLE HOME ELEVATION
NOT TO SCALE



TYPICAL CARRIAGE HOME ELEVATION
NOT TO SCALE

R-3 DESIGN STANDARDS:

R-3 LOT STANDARDS:	PERMITTED/REQUIRED:	PROVIDED:
MIN. LOT AREA:	10,000 SF	10,000 SF
MIN. LOT WIDTH:	100'	100'
MIN. LOT FRONTAGE:	100'	100'
MIN. FRONTAGE ON CUL-DE-SAC:	60'	60'
MIN. FRONT SETBACK:	30'	30'
MIN. SIDE SETBACK:	8', EACH SIDE	8', EACH SIDE
MIN. REAR SETBACK:	20'	20'

RC CLUSTER STANDARDS:	PERMITTED/REQUIRED:	PROVIDED:
MAX. DENSITY:	4 DU/AC.	2.6 DU/AC.
MAX. UNITS PER BUILDING:	7 UNITS	4 UNITS
MAX. BUILDING HEIGHT:	2 ST./35'	2 ST./35'
MIN. BUILDING SEPARATION:	35'	35'
MIN. PERIMETER BUFFER:	60'	60'

DEVELOPMENT SUMMARY:

CURRENT ZONING: R-3 RESIDENTIAL (10,000 SF LOTS)
 PROPOSED ZONING: R-3 SUBDIVISION (10 LOTS) & RC RESIDENTIAL CLUSTER (SPECIAL PERMIT), ALLOWING ATTACHED TOWNHOUSE UNITS

TOTAL RESIDENTIAL CLUSTER SITE AREA: ± 55.0 Ac.
 PROPOSED AGE-RESTRICTED CARRIAGE HOMES: 142 HOMES
 PROPOSED CONVENTIONAL SINGLE-FAMILY LOTS: 10 HOMES
 TOTAL HOMES: 152 HOMES

PROPOSED SINGLE-FAMILY LOT AREAS: ± 7.2 Ac. (100)
 PROPOSED TOWNHOME LAWN AREAS: ± 19.4 Ac. (288)
 PROPOSED OPEN SPACE AREAS (INCLUDING 13.9 AC. OF WETLANDS & FLOODPLAIN): ± 44.3 Ac. (62%)

TOTAL SITE AREA: ± 70.9 Ac. (100%)

IMPERVIOUS CALCULATIONS:
 PROPOSED PAVED AREAS: 6.06 AC. (8.5%)
 (AVERAGE 1,738 SF PER UNIT)
 PROPOSED BUILDING ROOF AREAS: 8.70 AC. (12.3%)
 (AVERAGE 2,494 S.F. PER UNIT)

TOTAL PROPOSED IMPERVIOUS SITE COVERAGE: ± 14.76 AC. (21%)

LEGEND:

- WETLAND
- 50' WETLAND BUFFER/SETBACK
- PROPOSED STORMWATER BASIN
- FEMA 100-YEAR FLOOD ZONE

NOTES:

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2. EXISTING CONDITIONS, SURVEY, TOPOGRAPHY, AND UTILITIES LOCATIONS OBTAINED FROM SURVEYS BY WANGENBERG ASSOCIATES, DATED MAY 2007. WETLANDS WERE FIELD-IDENTIFIED BY JOHN SURINA ON 05/25/11 BY THE CONSULTANTS.
3. PARCEL (BOUNDARY) AND LOCATIONS OF RIGHTS-OF-WAY AND EASEMENTS PROVIDED BY ESE CONSULTANTS, JANUARY 2014, BASED ON DEED PLATS.
4. FLOODPLAIN LOCATIONS APPROXIMATELY FROM PROPOSED FEMA FLOODPLAIN MAP DATED MAY 11, 2013. LOCATOR BRASS ON STATED FLOOD ELEVATION OF 10 FT. AS SURVEYED IN ABOVE-MENTIONED EXISTING CONDITIONS PLAN.
5. THIS PLAN ASSUMES CONNECTION TO PUBLIC WATER AND SEWER.



SEASIDE AT SCITUATE RC CLUSTER PLAN: 152 HOMES

TOWN OF SCITUATE, PLYMOUTH COUNTY, MASSACHUSETTS
 SCALE: 1"=100' DATE: 8-16-2011 DRAWN BY: HSM

To encourage the more efficient use of land in harmony with its natural features, a less sprawling form of development, a shorter network of streets and utilities, more economical development of land with less consumption of open space.

When compared to the alternative layout, the proposed Seaside at Scituate community will have:

- 13.4% less impervious coverage.
- 20.6% less roadway, drive, and sidewalk area.
- 40.4% less roadway and sidewalk area per unit in the community.
- 30.7% less impervious building coverage per unit.
- 498.6% more open space
- 913.8% more open space separate from wetlands, stormwater, and land subject to flooding

	Proposed Seaside at Scituate Plan	Alternative Conventional Single Family Layout
Total Impervious Coverage	14.767 Acres	17.06 Acres
Total Roadway and Sidewalk Area	6.063 Acres	7.64 Acres
Amount of Roadway and Sidewalk per Unit	1,738 sf/unit	2,919sf/unit
Building Impervious Coverage per unit	2,494 sf/ unit	3,600 sf/unit
Total Open Space	44.3 Acres	7.4 Acres
Open Space separate from wetlands, stormwater, and land subject to flooding	26.36 Acres	2.6 Acres

Permanently preserve natural topography and wooded areas within developed areas to preserve usable open space and recreation facilities close to homes

- The proposed Seaside at Scituate project will have 44.3 total acres of open space, with 26.36 acres separate from wetlands, stormwater, and land subject to flooding. In contrast, the Alternative layout has only 7.4 Acres, and 2.6 Acres respectively.
- The project will feature over 4,300 lineal feet of nature trails allowing members of the community to enjoy the beauty of nature.
- Onsite private recreation facilities will provide residents with access to a 5000 sf clubhouse, outdoor pool, bocce and pickleball courts.





NOTE:
 FINAL LOCATION OF NATURE TRAIL
 TO BE DETERMINED IN FIELD BASED
 ON ADJACENT ENVIRONMENTAL
 FEATURES.

To Enhance the neighborhoods in which they occur and the creation of affordable housing

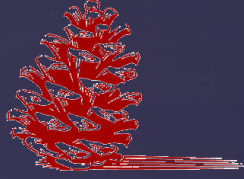
The proposed Seaside at Scituate project will enhance the neighborhood and the Town of Scituate in the following ways:

- Provide the town with almost \$800,000 in annual net revenue compared to a net deficit of almost \$1 Million with the alternative plan.
- Visually cleanup a site which has long been in decay.
- Preserving open space by perpetually restricting areas indicated on the plan.
- Funding of an amenity for community and municipal use.

Net Fiscal Impacts – Town of Scituate Budget

Design Plan	Annual Property Tax Revenue	Annual Cost of Services	Annual NET REVENUE From New Homes
Proposed Seaside at Scituate Community	\$ 1,283,881 <i>(Average \$8,447 / Home)</i>	(\$ 488,826) <i>(Average \$3,216 / Home)</i>	\$ 795,055 <i>(Average \$5,231/ Home)</i>
Alternative Conventional Single Family Layout	\$1,044,069 <i>(Average \$9,159/ Home)</i>	(\$2,027,604) <i>(Average \$17,786/Home)</i>	(\$983,535) <i>(Average \$8,628/Home)</i>

to encourage creativity in the design of developments through a carefully controlled process

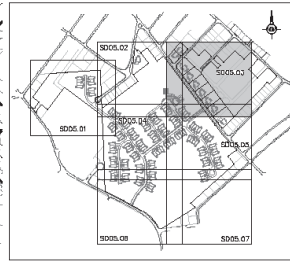


The Pinehills









LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- 100.00
- 100.00
- DRAINAGE FLOW ARROW (YARD)
- DRAINAGE FLOW ARROW (CARTWAY)
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED 8" WATER LINE W/TIRE HYDRANT, TRUST BLOCK & TEE VALVE
- 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 EXHURALL
- PROPOSED STORM MANHOLE
- PROPOSED PLUMBING SECTION
- PROPOSED ROOF DRAIN
- SITE BUFFER LINE
- PROPOSED SEWER LINE
- STREAM LINE
- PROPOSED PROPERTY LINE
- PROPOSED F.E.W.
- PROPOSED EASEMENT
- EXISTING CARTWAY
- PROPOSED CURB
- PROPOSED 4" WEIR SIDEWALK WITH ACCESS RAMP
- OUTSIDE LINE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED RIP-RAP
- PROPOSED LOT/UNIT NUMBER
- T.F.
- ELEVATION
- G.F.
- ELEVATION
- B.F.
- ELEVATION
- STOP SIGN
- SPEED LIMIT SIGN
- NO OUTLET SIGN
- FEELER W/AN CROSSING
- STREET LIGHT
- FEMA FLOOD LINE - ELEV.=16.0
- 100' WETLAND BUFFER
- 50' WETLAND BUFFER
- WETLANDS LIMIT
- TEMPORARY WETLAND IMPACT AREA (3,425.5 SF)
- PERMANENT WETLAND IMPACT AREA (7,348 SF)
- WETLAND BUFFER RESTORATION AREA (70,000.5 SF)
- WETLAND RESTORATION AREA (15,464 SF)
- LIMIT OF DISTURBANCE & 12" COMPOST FILTER SOCK

FEMA FLOOD LINE ELEV. = 16.0

GRAPHIC SCALE 1 inch = 40 ft



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Boston, MA 02115
www.stantec.com
Phone: 617.237.2000
Fax: 617.237.2001

FOR PERMITTING ONLY NOT FOR CONSTRUCTION

Rev. No.	Date	By	Appr.

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

Town of Scituate, Plymouth County, Massachusetts

The GRADING PLAN

Permit:

Project Number: **5597**

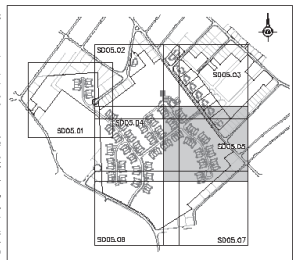
File Name: **5814-DWG**

By: **Stantec** Date: **02/28/24**

Check: **Stantec** Date: **02/28/24**

Drawing No.: **SD05.03**

Revision: **Sheet**



- LEGEND
- EXISTING STRUCTURE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - 100.00
 - + 100.00
 - 100.00
 - 100.00
 - 100.00
 - DRAINAGE FLOW ARROW (YARD)
 - 100.00
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 - LIMIT OF DISTURBANCE & 12" COMPOST FILTER SOCK



FOR PERMITTING ONLY NOT FOR CONSTRUCTION

Client/Project:
DAI ILL.P.
Westboro@I-MA
SEASIDE AT SITUANE



Town of Sittuate, Plymouth County, Massachusetts
The GRADING PLAN

Project Number: 3599
No Name: 3894-GRAD

Revised: 02/28/17
Date: 03/09/17
Drawing No.: SD05.05
Revision: Sheet