



App'd. By	Revision Description	Date
JAC	ORNAMENTAL PRECAST CONCRETE FENCING	JUNE 3, 2024
ABT	ORNAMENTAL PRECAST CONCRETE FENCING	JUNE 10, 2024
JAC	RESPONSE TO MASSDOT COMMENTS	JULY 11, 2024
JAC	RESPONSE TO MASSDOT COMMENTS	AUG. 27, 2024
JAC	RESPONSE TO MASSDOT COMMENTS	AUG. 27, 2024
JAC	LAND DISTURBANCE INFORMATION	SEP. 11, 2024
JAC	LAND DISTURBANCE INFORMATION	SEP. 23, 2024
JAC	REVISED FOR AMENDED OOC	SEP. 30, 2024

No.	Date	Revision Description
1	JUNE 3, 2024	ORNAMENTAL PRECAST CONCRETE FENCING
2	JUNE 10, 2024	ORNAMENTAL PRECAST CONCRETE FENCING
3	JULY 11, 2024	RESPONSE TO MASSDOT COMMENTS
4	AUG. 27, 2024	RESPONSE TO MASSDOT COMMENTS
5	AUG. 27, 2024	RESPONSE TO MASSDOT COMMENTS
6	SEP. 11, 2024	LAND DISTURBANCE INFORMATION
7	SEP. 23, 2024	LAND DISTURBANCE INFORMATION
8	SEP. 30, 2024	REVISED FOR AMENDED OOC

Scale:	1" = 30'
Date:	MAY 2, 2024
Drawn:	JAC
Checked:	ABT
Approved:	JAC
Drawing Number:	SP-1

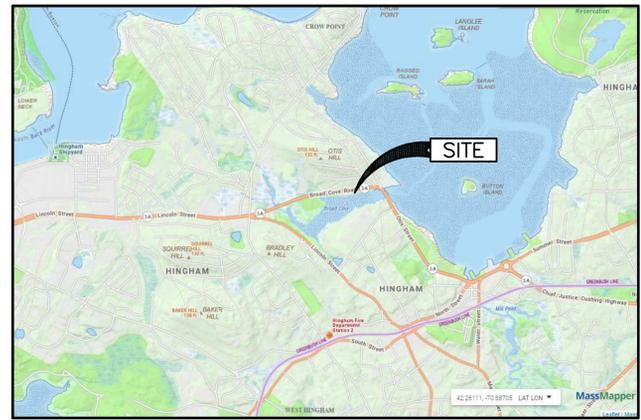
**PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES**

20 BROAD COVE ROAD  
HINGHAM, MA 02043

**OCEANSIDE BUILDERS, INC.**  
C/O DOUGLAS KARO  
22 WOMPATUCK ROAD  
HINGHAM, MA 02043

**SITEC ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.**  
769 Plain Street, Unit C  
Marshfield, MA 02050  
Tel: (978) 350-0100 Fax: (978) 354-4763

File No. SE23-1731



**LOCUS MAP**  
SCALE: 1" = 2,000'

**IMPERVIOUS SURFACE ANALYSIS:**

EXISTING CONDITIONS: 21,681 S.F.  
(BIT. CONC. PAVEMENT, WALKS, CONC. PADS & BRICK EDGING NOT INCLUDING BUILDING)

PROPOSED CONDITIONS: 18,865 S.F.  
(BIT. CONC. PAVEMENT, WALKS & CONC. PADS NOT INCLUDING BUILDING)

NET REDUCTION IN IMPERVIOUS SURFACES: 2,816 S.F.

**LOCUS INFORMATION**

CURRENT OWNER:  
SCOTT L. AND  
BONITA L. McCULLOCH

OWNERS REFERENCE:  
DEED BOOK 55185 PAGE 151

PLAN REFERENCE:  
PLAN BOOK 3 PLAN 869

ASSESSOR'S REFERENCE:  
MAP 38 LOT 89

LOT AREA:  
57,950 S.F. (R)

ZONE:  
RES A

FEMA REFERENCE:  
ZONE X AND ZONE AE  
FIRM 25023C0019J  
DATED 7-17-2012

SEE LOMR 15-01-0904P

**ZONING TABLE:**

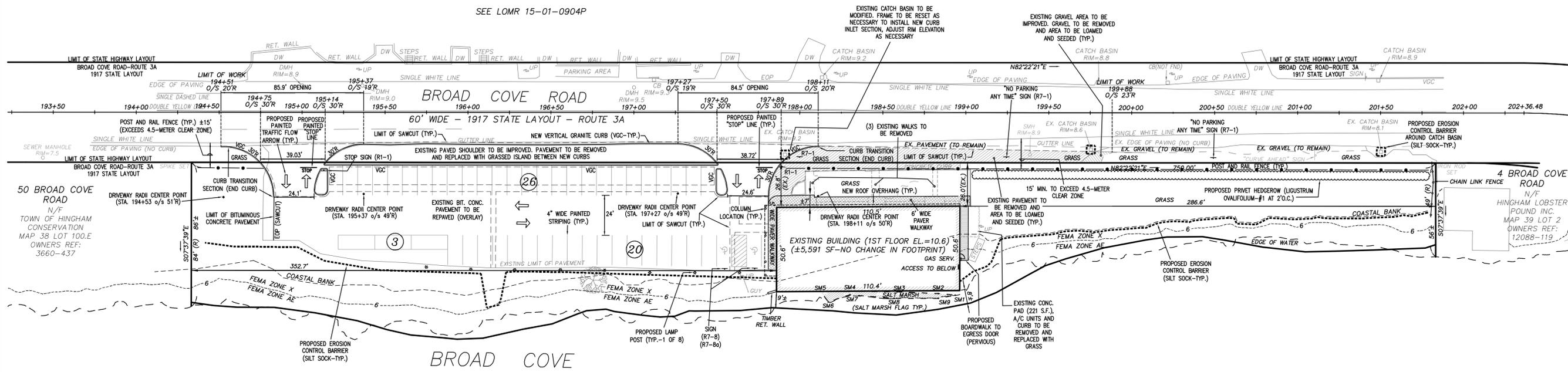
FRONT SETBACK - 25'  
SIDE SETBACK - 15'  
REAR SETBACK - 15'  
MIN. AREA - 20,000 S.F.  
MIN. FRONTAGE - 125'  
MAX. HEIGHT - 35' OR 2.5 STYS.

**SALT MARSH NOTE:**

DELINEATION OF SALT MARSH WAS PERFORMED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 8-28-22.

**DATUM NOTE:**

HORIZONTAL - NAD 1983  
MASS MAIN 2001  
VERTICAL - NAVD 1988



**EXISTING CONDITIONS / SURVEY NOTE:**

EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.

**PARKING SUMMARY**

PROVIDED: 49 SPACES (INCLUDES 2 VAN ACCESSIBLE HANDICAP SPACES)

PARKING LOT DIMENSIONS:

- TWO-WAY AISLE WIDTH: 24'
- STANDARD PARKING SPACE WIDTH: 9'
- STANDARD PARKING SPACE LENGTH: 18'
- HANDICAP SPACE: 9' WIDE ACCESSIBLE SPACE PLUS 9' ACCESSIBLE AISLE
- PARALLEL PARKING SPACE WIDTH: 8.5'
- PARALLEL PARKING SPACE LENGTH: 22'

**LAND DISTURBANCE INFORMATION:**

TOTAL LAND DISTURBANCE: ±19,840 S.F.

COASTAL BANK TEMPORARY DISTURBANCE (>10% SLOPE - TO BE RESTORED): ±9,500 S.F.

SITE DISTURBANCE RELATED TO CONSTRUCTION (<10% SLOPE - TO BE RESTORED): ±10,240 S.F.

POSSIBLE FOUNDATION DISTURBANCE (<10% SLOPE - TO BE RESTORED): ±100 S.F.

**PAVEMENT NOTES:**

**PROPOSED FULL DEPTH PAVEMENT**

SURFACE: 4" HOT MIX ASPHALT  
(2" MODIFIED TOP COURSE MATERIAL OVER 2" INTERMEDIATE (BINDER) COURSE MATERIAL.)

BASE: 12" GRAVEL BORROW, TYPE B

**PROPOSED PAVEMENT OVERLAY (OUTSIDE OF SHLO)**

SURFACE: 2" HOT MIX ASPHALT  
MODIFIED TOP COURSE MATERIAL  
BITUMEN FOR TACK COAT (R5-1) AT 0.10 GAL. / S.Y. OVER EXISTING PAVEMENT.

**GENERAL NOTE:**

ALL WORK WITHIN THE STATE HIGHWAY LAYOUT SHALL CONFORM WITH THE 2024 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES AND THE 2017 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION CONSTRUCTION STANDARD DETAILS.

**LEGEND**

—	PROPERTY LINE
- - -	EDGE OF WATER
—	COASTAL BANK
— SM7	EDGE OF SALT MARSH & DELINEATION FLAG
- - - - -	LIMIT OF FEMA FLOODPLAIN
—	EDGE OF EXISTING PAVEMENT
—	EDGE OF PROPOSED PAVEMENT
—	EDGE OF PROPOSED CURB
—	TREELINE



**ZONING TABLE:**  
 FRONT SETBACK - 25'  
 SIDE SETBACK - 15'  
 REAR SETBACK - 15'  
 MIN. AREA - 20,000 S.F.  
 MIN. FRONTAGE - 125'  
 MAX. HEIGHT - 35' OR 2.5 STYS.

**SALT MARSH NOTE:**  
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**DATUM NOTE:**  
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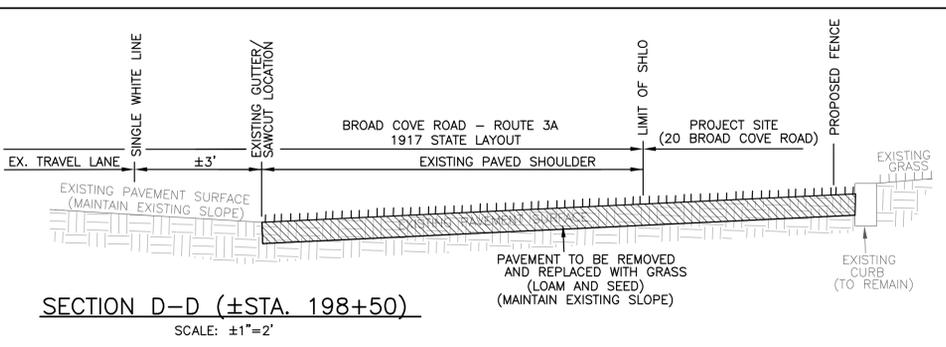
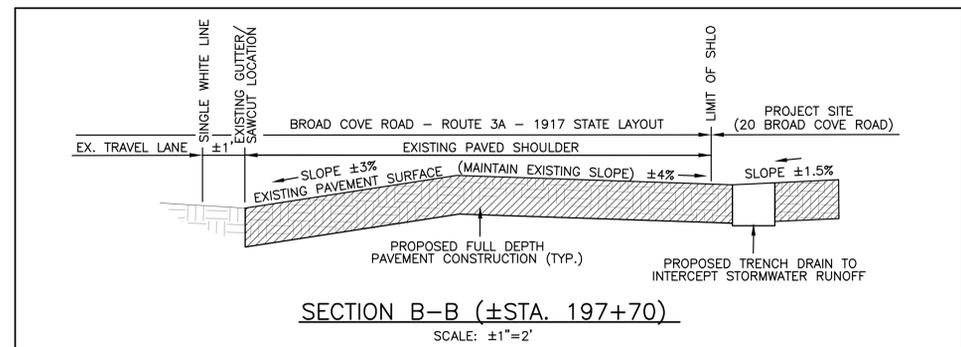
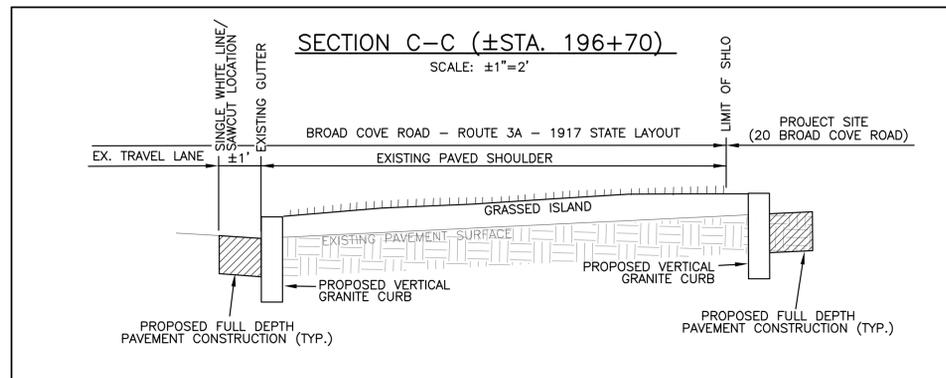
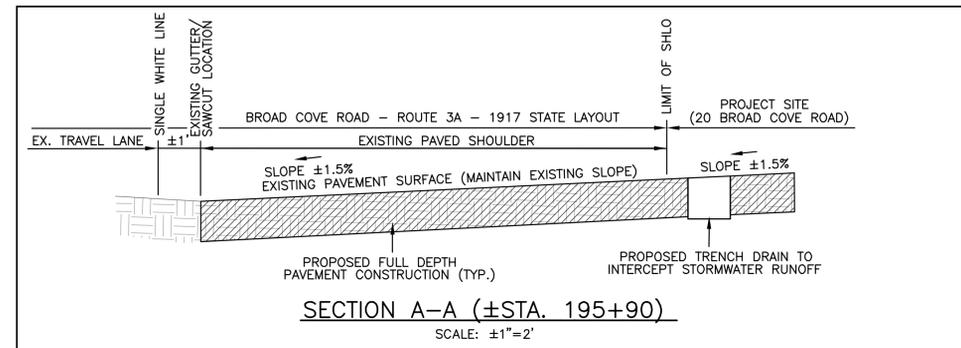
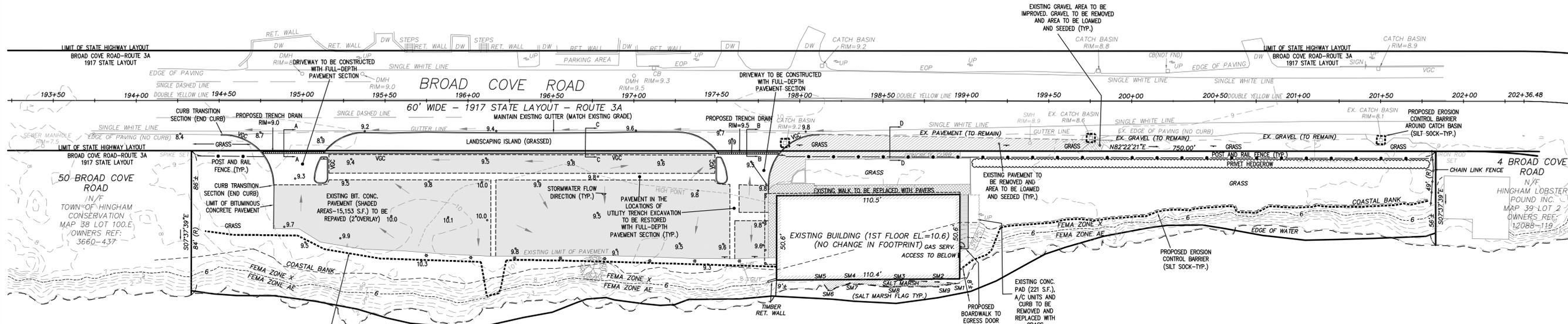
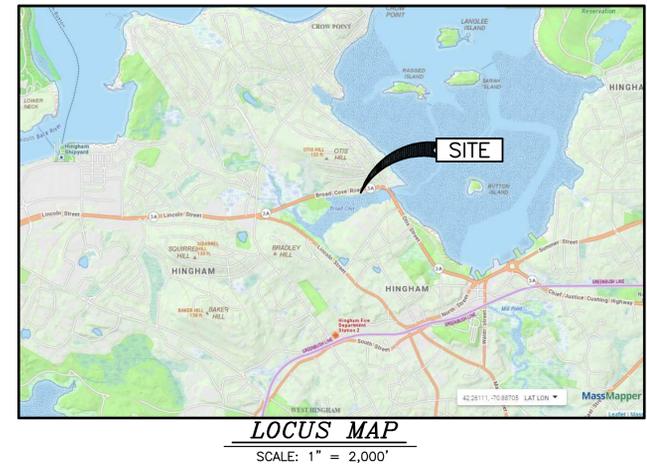
**LOCUS INFORMATION**  
 CURRENT OWNER:  
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 OWNERS REFERENCE:  
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 PLAN BOOK 3 PLAN 869  
 ASSESSOR'S REFERENCE:  
 MAP 38 LOT 89  
 LOT AREA:  
 57,950 S.F. (R)  
 ZONE:  
 RES A  
 FEMA REFERENCE:  
 ZONE X AND ZONE AE6  
 FIRM 25023C0019J  
 DATED 7-17-2012  
 SEE LOMR 15-01-0904P

**EXISTING CONDITIONS / SURVEY NOTE:**  
 EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.



**LEGEND**

- PROPERTY LINE
- - - EDGE OF WATER
- - - COASTAL BANK
- SM7 --- EDGE OF SALT MARSH & DELINEATION FLAG
- - - 6 - - - LIMIT OF FEMA FLOODPLAIN
- - - EDGE OF EXISTING PAVEMENT
- - - EDGE OF PROPOSED PAVEMENT
- - - EDGE OF PROPOSED CURB
- ~ TREELINE
- - - 7 - - - EXISTING CONTOUR
- 10.0° EXISTING SPOT GRADE
- STORMWATER FLOW DIRECTION



No.	Date	Revision Description
1	JULY 29, 2024	RESPONSE TO MASSDOT COMMENTS
2	AUG. 27, 2024	RESPONSE TO MASSDOT COMMENTS
3	SEP. 30, 2024	REVISED FOR AMENDED OCC

scale: 1"=30'  
 date: JULY 11, 2024  
 drawn: JAC  
 checked: ABT  
 approved: JAC  
 drawing number: GP-1

**PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES**  
 20 BROAD COVE ROAD  
 HINGHAM, MA 02043  
 OCEANSIDE BUILDERS, INC.  
 C/O DOUGLAS KARO  
 22 WOMPATUCK ROAD  
 HINGHAM, MA 02043  
 drawing title: GRADING PLAN





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Scale:	1" = 30'
Date:	JULY 11, 2024
Drawn:	JAC
Checked:	ABT
Approved:	JAC
Drawing Number:	UP-1

**PROJECT:** PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES  
 20 BROAD COVE ROAD  
 HINGHAM, MA 02043  
**CLIENT:** OCEANSIDE BUILDERS, INC.  
 C/O DOUGLAS KARO  
 22 WOMPATUCK ROAD  
 HINGHAM, MA 02043  
**DRAWING TITLE:** UTILITY PLAN

**SITEC**  
 ENGINEERING &  
 ENVIRONMENTAL  
 CONSULTANTS, INC.

700 Plain Street, Unit C  
 Marshfield, MA 02050  
 Tel: (978) 395-0200 Fax: (978) 354-4765

File No. SE23-1731

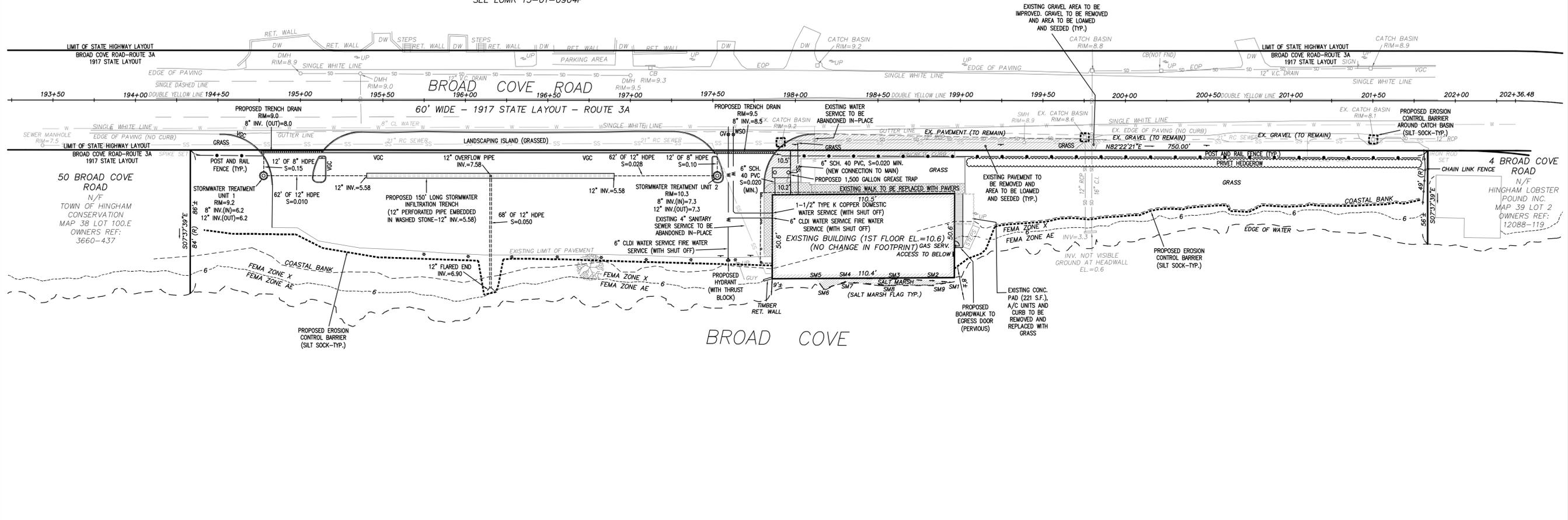


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 DATED 7-17-2012  
 SEE LOMR 15-01-0904P

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 CONSULTING AND RESTORATION ON  
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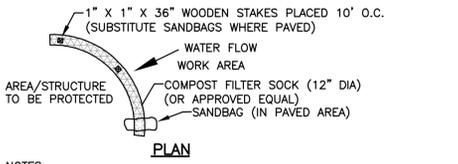
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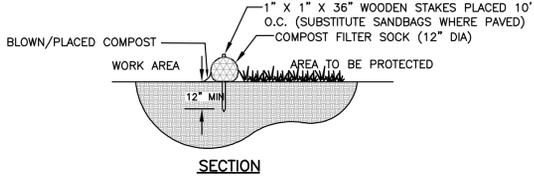
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**UTILITY NOTE:**  
 EXISTING WATER, SEWER AND ELECTRICAL SERVICES TO REMAIN AND BE REUSED.

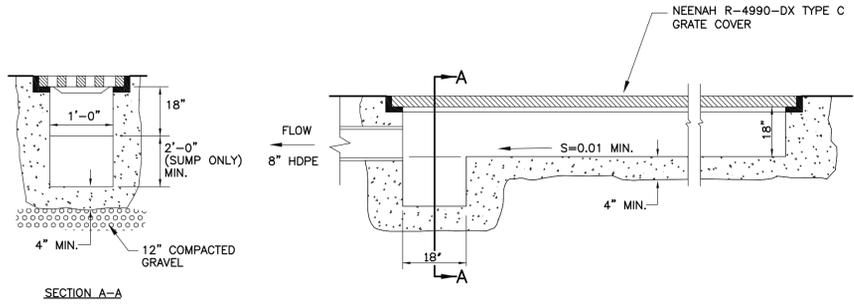




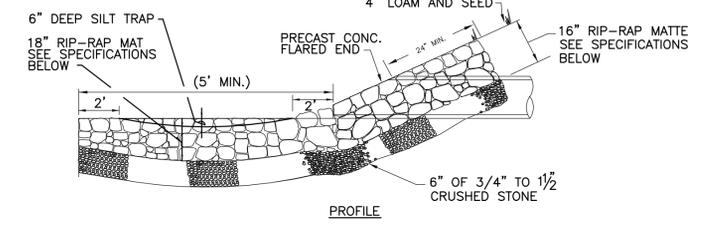
**NOTES:**  
 1. INSPECT AND MAINTAIN THROUGHOUT CONSTRUCTION  
 2. SOCK AND COMPOST MATERIAL TO BE REMOVED FROM SITE WHEN CONSTRUCTION COMPLETE.



**EROSION CONTROL BARRIER SILT SOCK DETAIL**  
 (NOT TO SCALE)



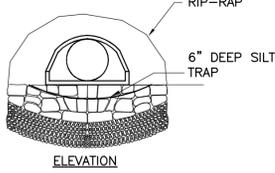
**TRENCH GRATE DETAIL**  
 NOT TO SCALE



**FLARED END W/ RIP-RAP DETAIL**  
 NOT TO SCALE

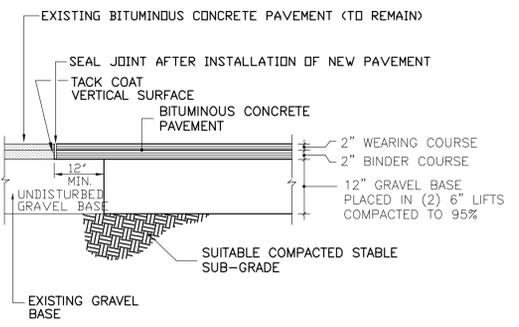
**RIP-RAP SPECIFICATIONS**

1. THE RIP-RAP SHALL BE COMPRISED OF DURABLE STONE WHICH MEETS THE REQUIREMENTS OF THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES M2.02.3 (STONE FOR PIPE ENDS.)
2. THE RIP-RAP SHALL BE UNDERLAYED WITH A FILTER BLANKET CONSISTING OF 3/4" TO 1 1/2" CRUSHED STONE.
3. THE FILTER BLANKET NEED NOT BE COMPACTED, BUT SHALL BE GRADED TO A UNIFORM SURFACE WITH A MINIMUM THICKNESS OF 6".

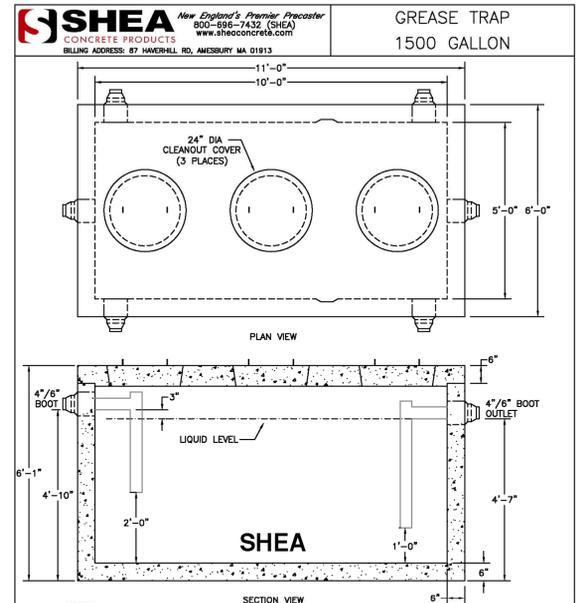


**GREASE TRAP NOTES:**

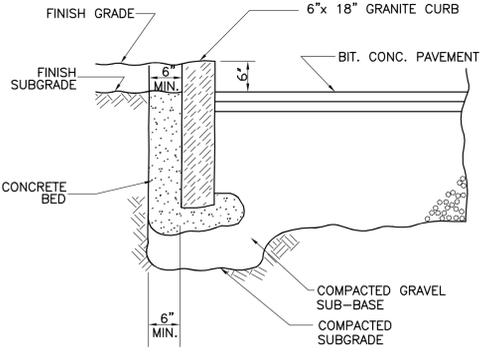
1. GREASE TRAP AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH 310 CMR 15: STATE ENVIRONMENTAL CODE, 248 CMR 10: UNIFORM STATE PLUMBING CODE AND RULES AND REGULATIONS OF THE HINGHAM BOARD OF HEALTH.
2. THE GREASE TRAP SHALL BE PROVIDED WITH PROPER INLET AND OUTLET TEES IN ACCORDANCE WITH THE CATALOG CUT SHEET ON THIS DRAWING.
3. ALL PIPING SHALL BE SCHEDULE 40 PVC AND HAVE A MINIMUM SLOPE OF 1% (0.010 FT./FT.).
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND NOTIFY DIGSAFE (1-888-DIG-SAFE).



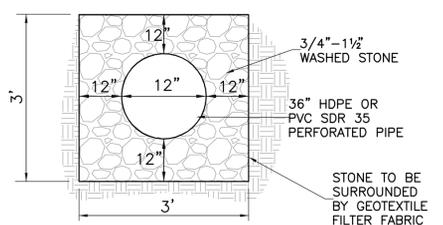
**PAVING SECTION**  
 NOT TO SCALE



ITEM NO.	TK-M1500C	WEIGHT	TOP	BOTTOM
1	TK-M1500C	22,600#	5,400#	17,200#
2	TK-M1500C2C	24,400#	5,400#	19,000#



**GRANITE CURB DETAIL**  
 NOT TO SCALE



**INFILTRATION TRENCH DETAIL**  
 NOT TO SCALE

**PLAN VIEW B-B**  
N.T.S.

**ELEVATION A-A**  
N.T.S.

**CDS2015-4-C DESIGN NOTES**

CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

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	
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	

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS)	PEAK FLOW RATE (CFS)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4750)
	*	*	*	*

PIPE DATA	IE	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION: \*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS: \*

\* PER ENGINEER OF RECORD

**GENERAL NOTES**

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE: [www.contech-usa.com](http://www.contech-usa.com)
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M302 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. 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.

**CONTECH SOLUTIONS**  
 8025 Centre Pointe Dr., Suite 400, West Chester, OH 45380  
 800-338-1122 513-645-7000 513-645-7993 FAX

**CDS2015-4-C**  
**CDS INLINE**  
**STANDARD DETAIL**

App'd. by	Chkd. by	Revision	Description	Date
JAC	ABT	1	RESPONSE TO MASSDOT COMMENTS	AUG. 27, 2024

NO SCALE  
 JULY 11, 2024  
 JAC  
 ABT  
 JAC

PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES  
 20 BROAD COVE ROAD  
 HINGHAM, MA 02043

client: OCEANSIDE BUILDERS, INC.  
 C/O DOUGLAS KARO  
 22 WOMPATUCK ROAD  
 HINGHAM, MA 02043

drawing title: DETAILS



**TYPICAL STORMWATER TREATMENT UNIT DETAIL**