





App'd. By	JAC
Chkd. By	JAC
Date	OCT. 10, 2024
Revision Description	1. NOV. 13, 2024 RESPONSE TO P&B REVIEW COMMENTS
	2. NOV. 25, 2024 ADDED TREE YARD AND (S) TREES IN QUESTION
No.	

project: PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES  
 client: OCEANSIDE BUILDERS, INC.  
 22 WOMPATUCK ROAD  
 HINGHAM, MA 02043  
 drawing title: SITE, LANDSCAPING & EROSION CONTROL PLAN

SITEC  
 ENGINEERING &  
 ENVIRONMENTAL  
 CONSULTANTS, INC.  
 700 Plain Street, Unit C  
 Mansfield, MA 02040  
 Tel: (508) 330-0100 Fax: (508) 334-4763

**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

**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

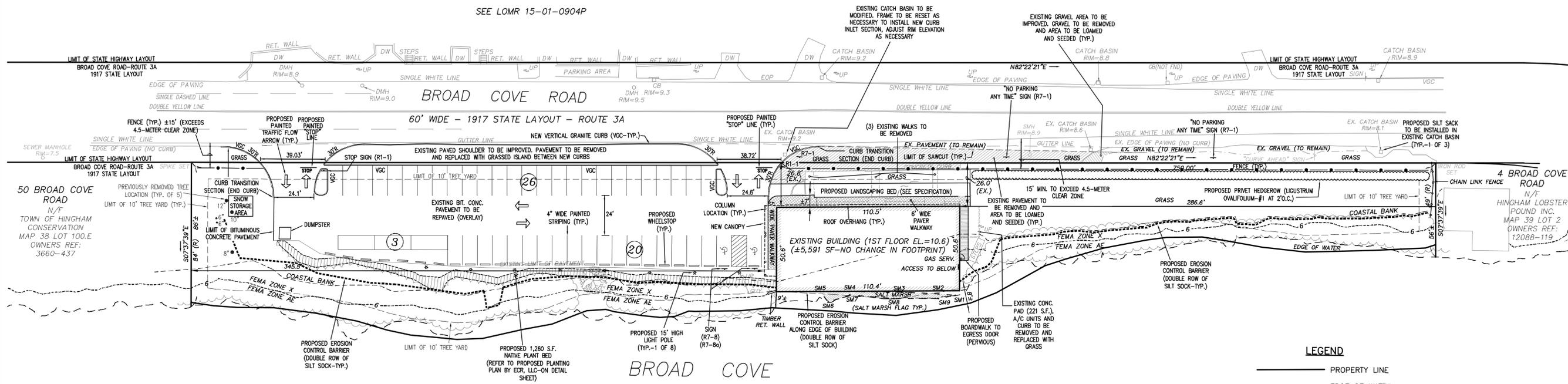
**FEMA REFERENCE:**  
 ZONE X AND ZONE AE  
 FIRM 25023C0019J  
 DATED 7-17-2012

SEE LOMR 15-01-0904P

**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.

**LANDSCAPING BED SPECIFICATION:**

NO.	PLANT NAME	SIZE
8	HYDRANGEA ARBORESCENS (SMOOTH HYDRANGEA)	NO. 7
12	ROSA VIRGINIANA (VIRGINIA ROSE)	2-3 FT.
12	ANDROPOGON GERADII (BIG BLUESTEM)	NO. 1
12	PANICUM VIRGATUM (SWITCH GRASS)	NO. 1



**LEGEND**

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

**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.

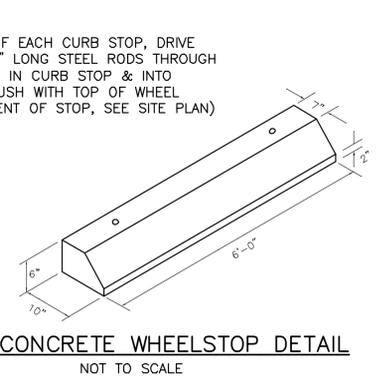
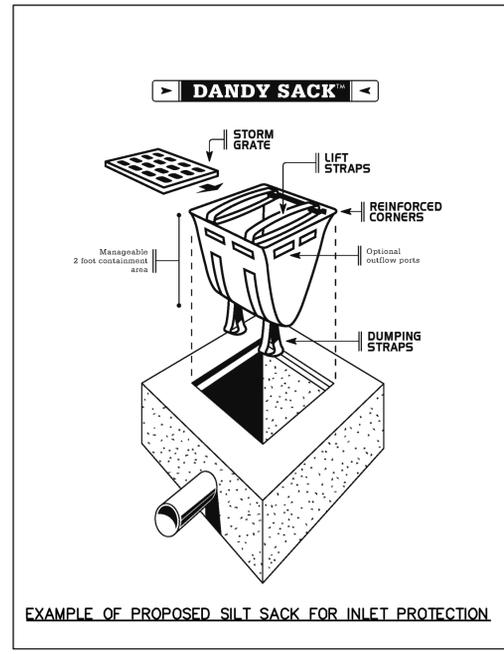
**PAVEMENT NOTES:**  
**PROPOSED FULL DEPTH PAVEMENT**  
 SURFACE: 4" HOT MIX ASPHALT  
 (2" MODIFIED TOP COURSE MATERIAL OVER 2" INTERMEDIATE (BINDER) COURSE MATERIAL.)  
 BASE: 12" GRAVEL BORROW, TYPE B  
**PROPOSED PAVEMENT OVERLAY (OUTSIDE OF SHLO)**  
 SURFACE: 2" HOT MIX ASPHALT  
 MODIFIED TOP COURSE MATERIAL  
 BITUMEN FOR TACK COAT (RS-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.

**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.



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 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

**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 AE6  
 FIRM 25023C0019J  
 DATED 7-17-2012

SEE LOMR 15-01-0904P

**EXISTING CONDITIONS / SURVEY NOTE:**  
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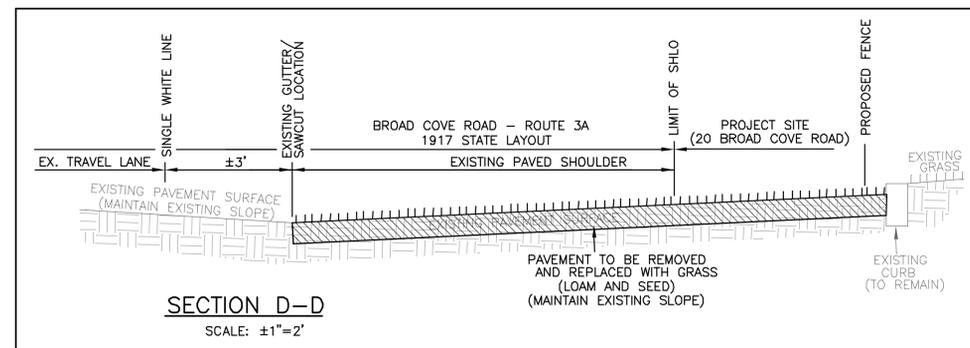
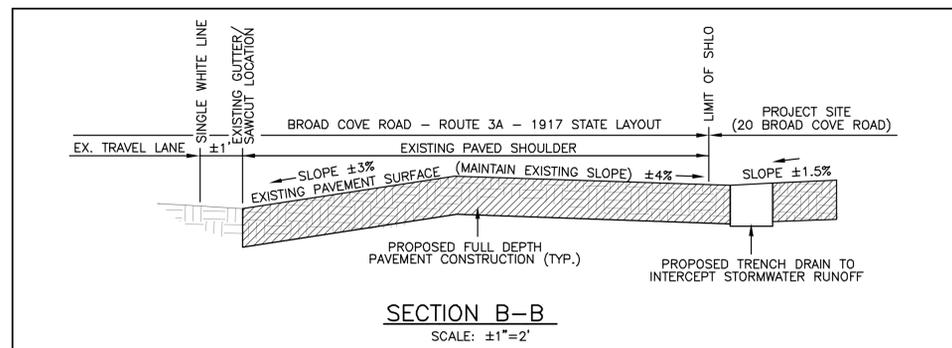
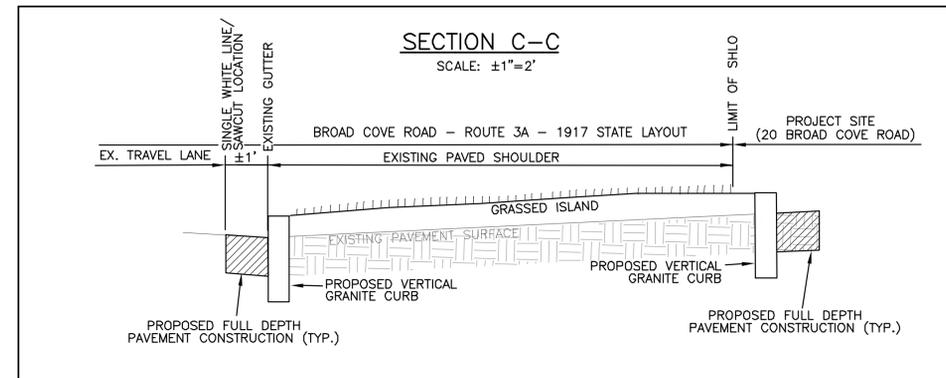
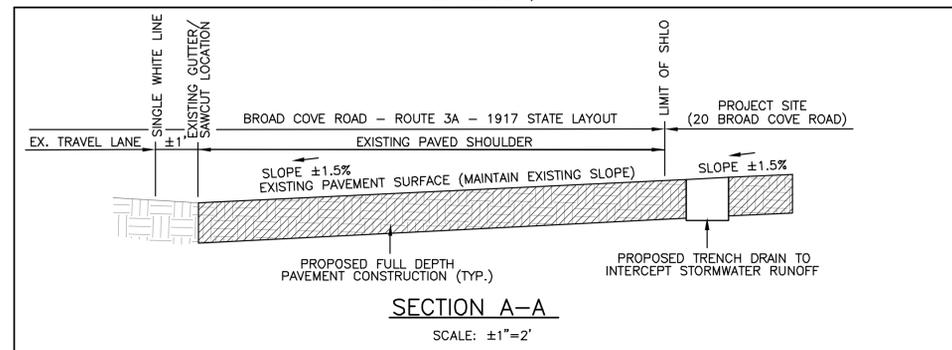
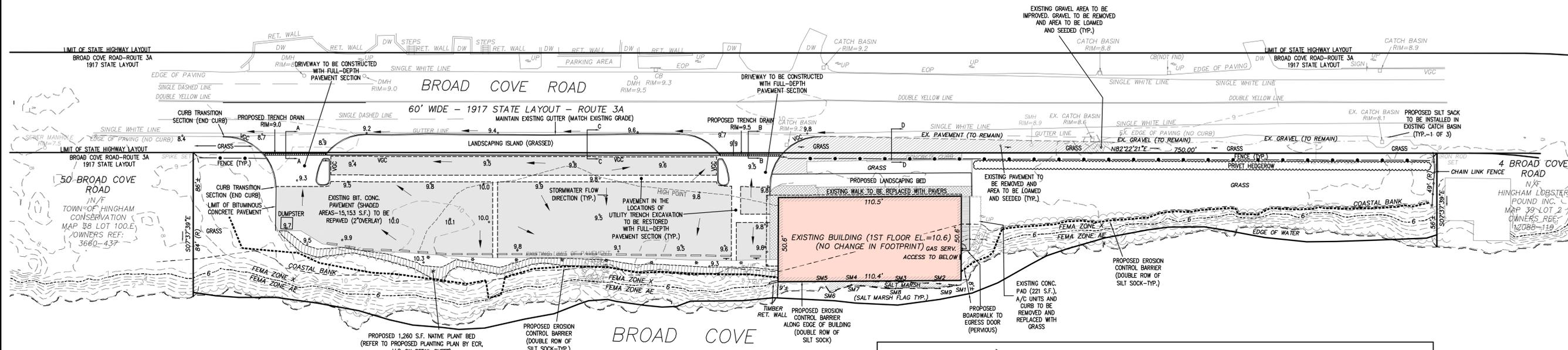


**LEGEND**

- 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
- TREE LINE
- - - - - EXISTING CONTOUR
- 100+ EXISTING SPOT GRADE
- STORMWATER FLOW DIRECTION



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



No.	Date	Revision Description
1	NOV. 13, 2024	RESPONSE TO PGB REVIEW COMMENTS

Scale:	1" = 30'
Date:	OCT. 10, 2024
Drawn:	JAC
Checked:	ABT
Approved:	JAC
Drawing Number:	GP-1

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

**SITEC ENGINEERING & CONSULTANTS, INC.**  
 789 Plain Street, Unit C  
 Hingham, MA 02043  
 Tel: (781) 354-0200 Fax: (781) 854-4783



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

Revision	Description	Date	Chkd. By	Appvd. By
1	OCT. 25, 2024 ADDED OVERHEAD WIRES AND ELECTRIC SERVICE	JAC	JAC	JAC
2	OCT. 29, 2024 REV. WATER SERVICE CONFIGURATION(S)	JAC	JAC	JAC
3	NOV. 13, 2024 RESPONSE TO PGB REVIEW COMMENTS	JAC	JAC	JAC

Scale: 1" = 30'  
 Date: OCT. 10, 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) 325-0200 Fax: (978) 354-4765

File No. SE23-1731

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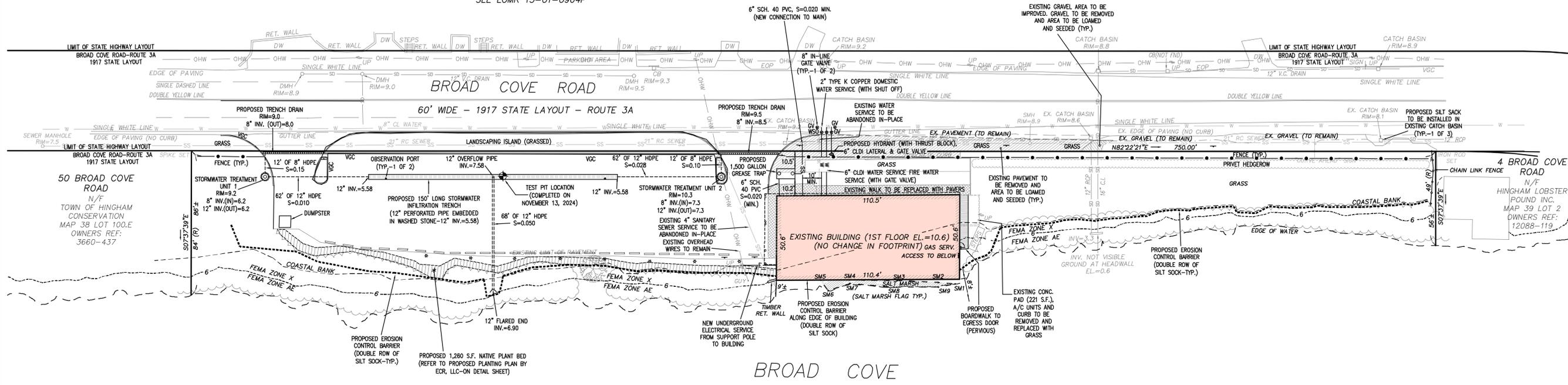
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 RES A

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 ZONE X AND ZONE AE6  
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 DATED 7-17-2012

SEE LOMR 15-01-0904P



**TEST HOLE DATA**

TEST PIT GRND ELEV. = ±10.0 TESTED BY: JEFFREY COUTURE, PE  
 GW ELEV. = --- (SITEC)  
 DATE: NOV. 13, 2024 MOTTLING ELEV. = ---

SURFACE DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
0"-15"	FILL	-	-	-	ASHALT / BASE MATERIAL
15"-120"	C	GRAVELLY FINE SANDY LOAM	2.5 Y 5/3	-	COBBLES PRESENT

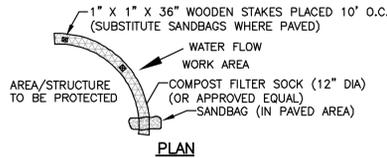
-NO STANDING WATER OBSERVED  
 -NO REDOXIMORPHIC FEATURES OBSERVED  
 -SPARSE CLAYEY LENSES WERE OBSERVED IN C LAYER AND PRESENTED FAINT REDOXIMORPHIC VARIATIONS, BUT WERE NOT ATTRIBUTED TO SEASONAL HIGH GROUNDWATER TABLE.

**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.

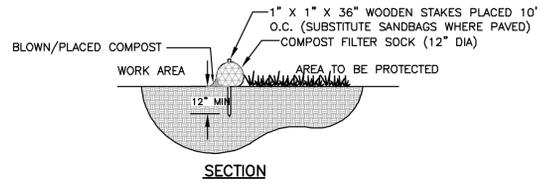
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  - SM7 — EDGE OF SALT MARSH & DELINEATION FLAG
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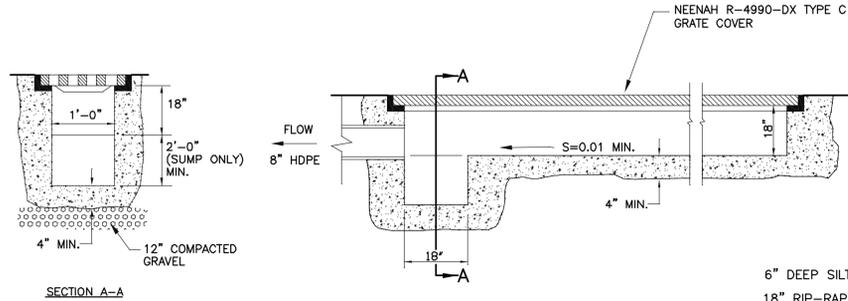




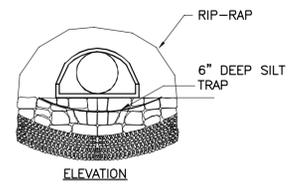
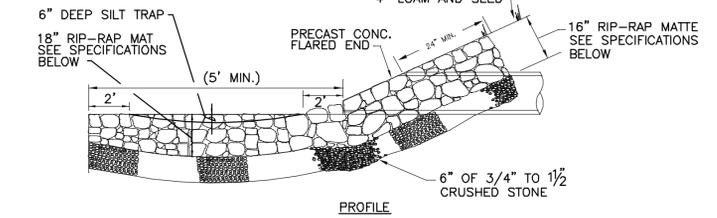
**NOTES:**  
 1. INSPECT AND MAINTAIN THROUGHOUT CONSTRUCTION  
 2. SOCK AND COMPOST MATERIAL TO BE REMOVED FROM SITE WHEN CONSTRUCTION COMPLETE.



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



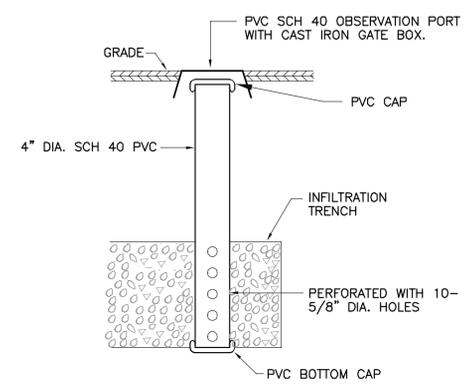
**TRENCH GRATE DETAIL**  
 NOT TO SCALE



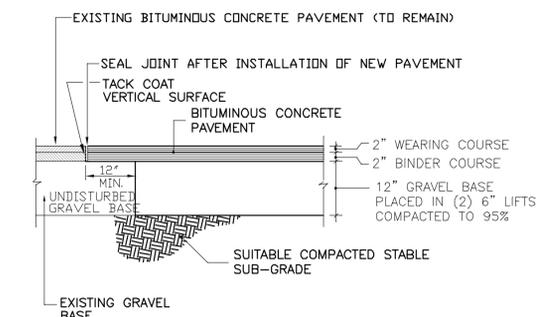
**RIP-RAP SPECIFICATIONS**

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".

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



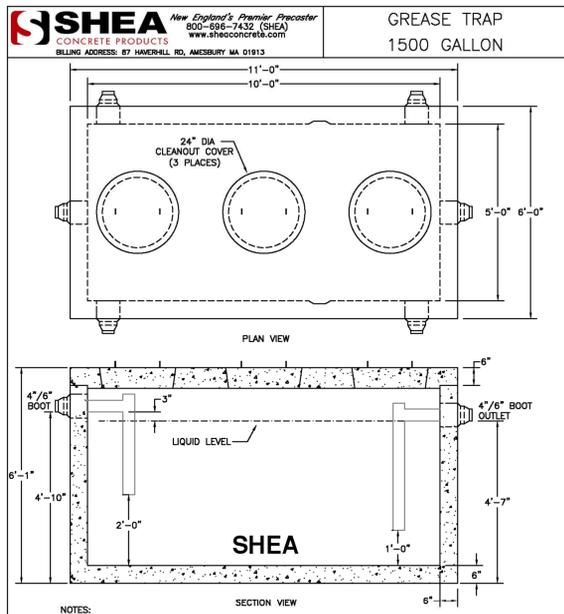
**OBSERVATION PORT DETAIL**  
 NOT TO SCALE



**PAVING SECTION**  
 NOT TO SCALE

**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).

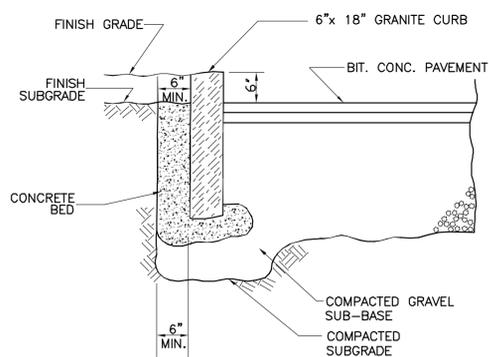


**NOTES:**

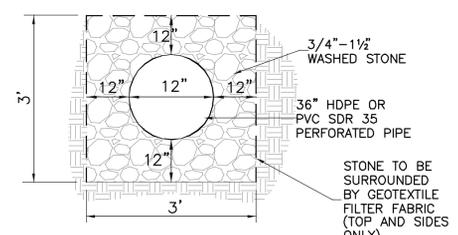
1. CONCRETE, 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS. FOR GREASE TRAPS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN
6. TEES AND BAFFLES SOLD SEPARATELY

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

773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nortingham, NH  
 Specifications subject to change without notice



**GRANITE CURB DETAIL**  
 NOT TO SCALE



**INFILTRATION TRENCH DETAIL**  
 NOT TO SCALE

**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	

**GENERAL 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.

**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 4700)
	*	*	*	*

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

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
*	*	*

NOTES/SPECIAL REQUIREMENTS:  
 \* PER ENGINEER OF RECORD

**CONTECH CONSTRUCTION PRODUCTS INC.**  
 8025 Centre Plots Dr., Suite 450, West Chester, OH 45399  
 800-338-1122 513-646-7000 513-646-7993 FAX

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

**TYPICAL STORMWATER TREATMENT UNIT DETAIL**



NO.	DATE	REVISION DESCRIPTION
1	NOV. 13, 2024	RESPONSE TO PG&E REVIEW COMMENTS

scale:	NO SCALE
date:	OCT. 10, 2024
drawn:	JAC
checked:	ABT
approved:	JAC
drawing number:	DET-1

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

**CLIENT:**  
 OCEANSIDE BUILDERS, INC.  
 200 POLKAS KEY  
 20 WOLF-PAC ROAD  
 HINGHAM, MA 02043



