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PLAN REFERENCES

- LAYOUT 3338
- PLAN BOOK 3634
- PLAN BOOK 6 PAGE 265
- PLAN BOOK 11 PAGE 364 (PLAN No. 243 OF 1958)
- PLAN BOOK 14 PAGE 1161
- PLAN BOOK 45 PAGE 787 (PLAN No. 449 OF 2002)
- PLAN BOOK 1679 PAGE 142
- PLAN BOOK 2394 PAGE 32 (PLAN No. 19 OF 1955)
- PLAN BOOK 3158 PAGE 463 (PLAN No. 384 OF 1953)

RECORD OWNER:
ASSESSOR MAP 12 LOT 2-38-F

OPTION C PROPERTIES, L.L.C.
PO BOX 263
WEYMOUTH, MA 02190

DEED BOOK 53705 PG 324

REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS

SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

PREPARED FOR: FEBRUARY 2, 2023
OPTION C PROPERTIES L.L.C. SCALE: 1"=40'
P.O. BOX 263 JOB No. 20-475
WEYMOUTH, MA 02190

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

FOR REGISTRY USE ONLY

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



TIMOTHY R. BENNETT P.L.S. #36856 DATE 6/20/2023

SITE PLAN APPROVED
DATE: _____

SCITUATE PLANNING BOARD

I, KATHLEEN A. GARDNER, 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



ZONING DATA

ZONE: VILLAGE CENTER & NEIGHBORHOOD DISTRICT (VCN) NORTH SCITUATE VILLAGE (NSV) OUTER VILLAGE (NSV-OV) DISTRICT
 EXISTING USE: MIXED USE

PROPOSED USE: MULTI-FAMILY BUILDING (ALLOWED USE SZBL 420 TABLE OF USE REGULATIONS)
 PARCEL SIZE: 2.35 ACRES (102,366 SF) FROM ASSESSORS RECORDS (101,125 SF 2.32 ACRES (CALCULATED))
 FRONTAGE: 244.32 FT

SECTION 580.3 ALLOWED BUILDINGS AND LOT USES

TABLE 1

SPECIAL PERMIT REQUIRED IN THE OV DISTRICT (SP) ALLOWED (Y)

PROPOSED:

- BUILDING#1: RETAIN 8 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
- BUILDING#2: PROPOSED 12 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
- BUILDING#3: PROPOSED 16 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
- BUILDING#4: PROPOSED 16 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)

*SPECIFIC DEVELOPMENT AND DESIGN STANDARDS UNDER SECTION 750

*580.3(C) SUBJECT TO THE REQUIREMENTS OF SECTION 750 - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MULTI-FAMILY, AND MIXED USE DEVELOPMENT
 *580.3(D) CLASSIFICATION: THE ZONING ENFORCEMENT OFFICER SHALL DETERMINE CLASSIFICATION TYPE

THE APPLICANT IS REQUESTING A SPECIAL PERMIT IN ACCORDANCE WITH SZBL SECTION 580.4.(C) DENSITY BONUS (SP)

TABLE 2 - VCN RESIDENTIAL DENSITY BY BUILDING TYPE & DISTRICT

RESIDENTIAL/MIXED USE BUILDINGS	D.U.s PER ACRE (BY RIGHT/BY SPECIAL PERMIT)						
	Greenbush-Driftway Gateway				North Scituate Village		
	GWB	NRN	GVC	DBP/NRCR/DCR	NDTV	VC	OV
1. Single-Family Detached Dwelling Units	NA	NA	4/8 ¹	NA	NA	NA	NA
2. Single-Family Attached Dwelling Units ¹	8/16	8/16	8/16	NA	12/20	NA	12/20
3. Two-Family Dwelling and Cottage Courts ²	NA	8/16	8/16 ³	NA	NA	NA	12/20
4. Mixed Use Buildings	12/24	12/24 ³	12/24	NA	16/36	12/24	12/24
5. Multi-Family Buildings	12/24	12/24 ³	12/24	NA	16/36	NA	15/24

SECTION 580.4(A)
 TABLE 2
 PROPOSED: #5 MULTI-FAMILY BUILDING (NSV-OV) (15/24 D.U. PER ACRE)
 24 UNITS PER ACRE (43,560 S.F.) - ALLOWED BY SPECIAL PERMIT
 15 UNITS PER ACRE (43,560 S.F.) - ALLOWED BY RIGHT

PROPOSED 52 UNITS PROPOSED - (SP) REQUIRED
 754 FAIR HOUSING AFFORDABILITY STANDARDS

754.1.3 DENSITY BONUS REQUIRES 20% AFFORDABLE
 52 UNITS * 20% = 11 UNITS AFFORDABLE REQUIRED

15 UNITS = X UNITS ALLOWED x = 34.8 UNITS ALLOWED (Y) BY RIGHT
 43,560 S.F. = 101,125 S.F.

24 UNITS = X UNITS ALLOWED x = 55 UNITS ALLOWED (SP) SPECIAL PERMIT
 43,560 S.F. = 101,125 S.F.

REQUIRED PARKING


SECTION 580.5(A) PARKING REQUIREMENTS SECTION 750.8 AND 760

SECTION 760.8(B) OFF-STREET PARKING REQUIREMENTS TABLE 2 - OFF STREET PARKING STANDARDS FOR MIXED USE DISTRICTS

- 1, 2 & 3 BEDROOM UNITS IN MIXED USE OR MULTI-FAMILY BUILDING (TABLE 2 PG 173)
- 26-2 BR UNITS x 1.5 SPACES/UNIT = 39 OFF-STREET SPACES REQUIRED
- 26-1 BR UNITS x 1 SPACES/UNIT = 26 OFF-STREET SPACES REQUIRED
- 55 UNITS TOTAL = 65 SPACES REQUIRED
- = 68 PROPOSED

BUILDINGS	UNITS	BEDROOMS	1BR	2BR	3BR
BUILDING 1 (EXISTING)	8 UNITS (55 AND OVER)	16 BR	8-2BR		
BUILDING 2	12 UNITS	18 BR	6-1BR, 6-2BR		
BUILDING 3	16 UNITS	20 BR	12-1 BR, 4-2BR		
BUILDING 4	16 UNITS	24 BR	8-1BR, 8-2BR		
	52 UNITS (55 MAX)	78 BR	26	52	

TABLE 1.A - MULTI-FAMILY BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS		
	MULTI-FAMILY BUILDING (MFB)	
1.1 ILLUSTRATIVE DIAGRAM		
	See definition in Section 200.	
1.2 DEFINITION		
2. LOT STANDARDS		
2.1 Lot Size (S.F.) (Min.)	Not Required	NOT REQUIRED
2.2 Street Frontage (Min.)	80 Min.	245.47'
2.3 Lot Depth (Min./Max.)	Not Required	NOT REQUIRED
2.4 Front Yard Build-to-Zone (Min./Max.)	10 Ft. / 30 Ft.	28.3'
2.5 Side Yard (Min.)	15 Ft.	16'
2.6 Rear Yard (Min.)	20 Ft.	78.8'
2.7 Outdoor Amenity Space Coverage (Min.) SECTION 752	20% 20,473 SF MIN=20%	22% (22,613)
3. DESIGN STANDARDS		
3.1 Building Height (Max.)	4 Stories / 40 Ft.	4 STORIES
3.2 Street Facing Wall Width (Min.)	60 Ft.	128.3'(EXISTING BUILDING)
3.3 Street Facing Wall Width (Max.)	100 Ft.	128.3'(EXISTING BUILDING)
3.4 Street Facing Entrance	Required	(EXISTING)
3.5 Maximum Building Footprint (SF)	Not Applicable	NOT APPLICABLE
4. ADDITIONAL STANDARDS		
4.1		
4.2		

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TIMOTHY R. BENNETT P.L.S. #36856 DATE _____

SITE PLAN APPROVED DATE: _____

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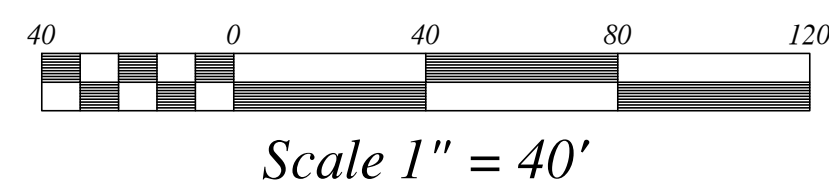
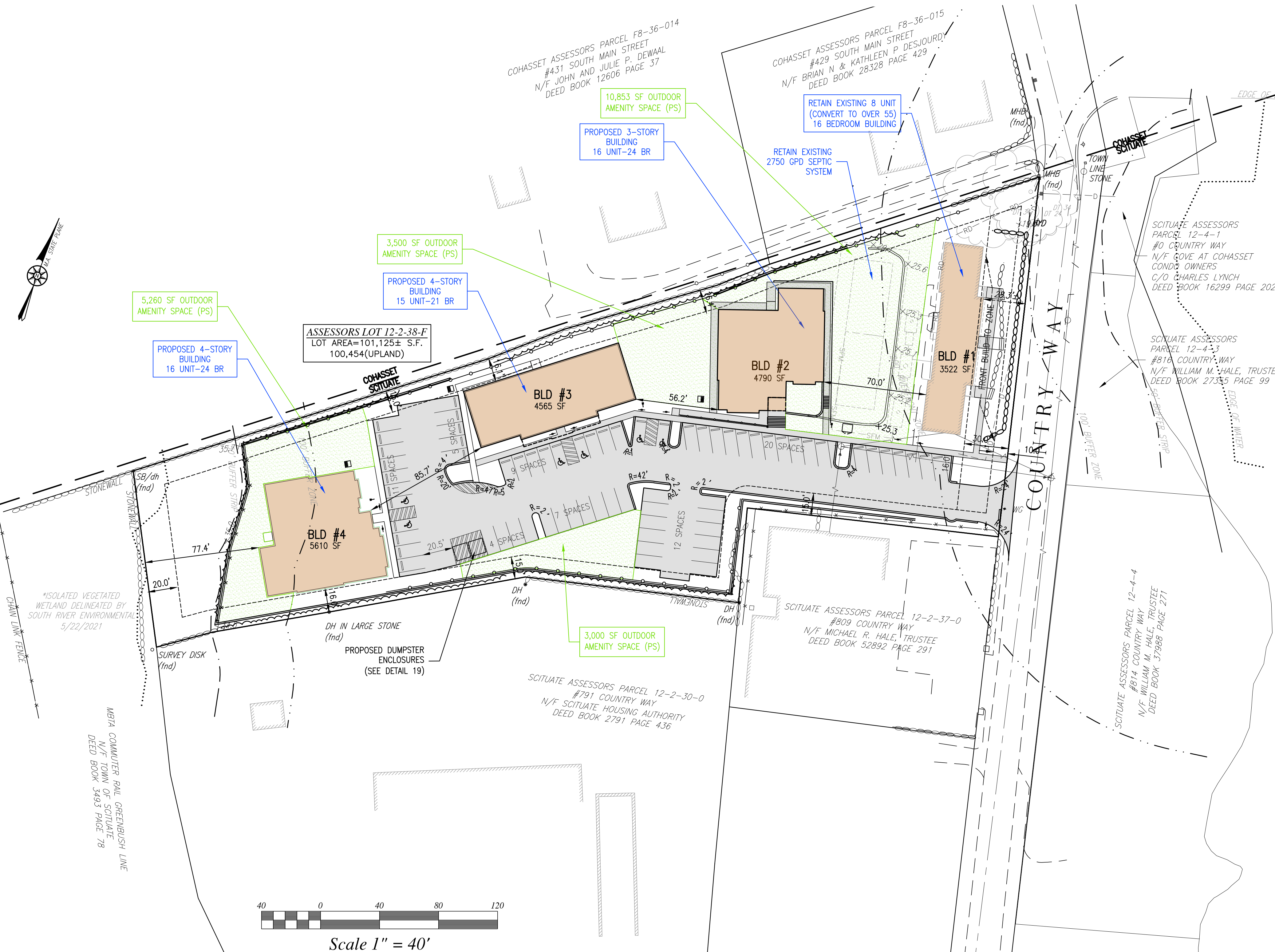


REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS

SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS

PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 P.O. BOX 263 SCALE: 1"=40'
 WEYMOUTH, MA 02190 JOB No. 20-475

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COMPLIANCE WITH SCITUATE ZONING BYLAW - SECTION 750


SECTION 750 - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MIXED USE AND MULTI-FAMILY DEVELOPMENT

- SECTION 750.1 APPLICABILITY A. GENERAL
 - CONSTRUCTION OF A NEW MULTI-FAMILY DEVELOPMENT REQUIRING MAJOR SITE PLAN APPROVAL
- SECTION 750.1 APPLICABILITY B. EXISTING BUILDINGS AND STRUCTURES
 - THE EXISTING FRONT BUILDING IS TO BE RETAINED MULTI-FAMILY BUILDING
- SECTION 750.1 APPLICABILITY C. ATTACHED SINGLE FAMILY DEVELOPMENTS
 - PROPOSED MULTI-FAMILY DEVELOPMENT SUBJECT TO DESIGN STANDARDS OF SECTION 750
- SECTION 750.1 APPLICABILITY D. EXEMPTIONS
 - PROPOSED MULTI-FAMILY DEVELOPMENT IS NOT EXEMPT DESIGN STANDARDS OF SECTION 750
- SECTION 750.2 DESIGN REVIEW COMMITTEE
 - THE PROPOSED MULTI-FAMILY DEVELOPMENT IS SUBJECT TO THE REVIEW OF THE DESIGN REVIEW COMMITTEE
- SECTION 750.3 REVIEW PROCESS
 - THE APPLICANT SHALL MEET AND REVIEW PROJECT WITH THE DESIGN REVIEW COMMITTEE
- SECTION 750.4 APPLICATION AND MATERIALS
 - THE APPLICANT HAS SUBMITTED ALL REQUIRED PLANS AND DOCUMENTS
- SECTION 750.5 GENERAL DESIGN STANDARDS FOR ALL COMMERCIAL, MULTIFAMILY AND MIXED USE BUILDINGS AND DEVELOPMENTS
 - THE PROPOSED PROJECT IS SUBJECT TO REVIEW AND JUDGEMENT TO DETERMINE IF THE PROJECT RELATES HARMONIOUSLY TO THE NATURE AND CONTEXT OF EXISTING BUILDINGS IN THE VICINITY
- SECTION 750.5(A) GENERAL DESIGN STANDARDS
 1.a. BUILDING LOT DIMENSIONS - NO MINIMUM AREA REQUIREMENTS FOR MULTIFAMILY BUILDING
 1.b. THREE NEW BUILDING ARE PROPOSED, RETAIN EXISTING FRONT BUILDING - BUILDING LOT DIMENSIONAL STANDARDS ARE MET AS DETAILED ON THE SITE PLAN.
 1.c. BUILDING PLACEMENT THE PROPOSED PROJECT SITE MEETS THE MINIMUM LOT DIMENSIONAL STANDARDS IDENTIFIED IN SECTION 750.6
 1.d. BUILD TO ZONE - THE EXISTING BUILDING IS TO BE RETAINED. THE BUILDING IS IN THE REQUIRED BUILD TO ZONE (EXISTING 28.3)MIN/MAX 10/30 FT
 1.e. BUILD TO ZONE OCCUPANCY - 128.3/244.32=52.5% > 50% MIN
 1.f. CORNER LOT CLEARANCE - NOT APPLICABLE
- SECTION 750.5(2) MINIMUM AND MAXIMUM HEIGHT
 - THE PROPOSED BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GROUND LEVEL AT THE BASE OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN THE EAVE AND RIDGE OF THE PITCHED ROOF. THE PROPOSED BUILDING MEETS THE BUILDING HEIGHT REQUIREMENTS OF SECTION 750.6 (SEE ARCHITECTURAL PLANS) 37'8"
 2.b. HEIGHT MEASUREMENT AND ROOF PITCH
 - THE PROPOSED BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GROUND LEVEL AT THE BASE OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN THE EAVE AND RIDGE OF THE PITCHED ROOF. THE PROPOSED BUILDING HEIGHT IS 39.0± THE MAXIMUM BUILDING HEIGHT IS 40'
 2.c. PENTHOUSE - NOT APPLICABLE
 2.d. BUILDING HEIGHT 4. BUILDING HEIGHT EXCEPTIONS - NOT APPLICABLE
 2.e. GROUND FLOOR ELEVATION
 - THE PROPOSED FIRST FLOOR IS AT A MODERATE ELEVATION TO ENHANCE PRIVACY
- SECTION 750.5(3)
 3.a. BUILDING SETBACK AND STREET ENCLOSURE - GENERAL STREET ENCLOSURE GUIDELINE - PROJECT PROPOSES TO RETAIN THE EXISTING BUILDING ALONG THE FRONTAGE
 3.b. BUILDING SETBACK AND SETBACK STANDARDS (FROM THE ROW LINE)
 - THE PROPOSED BUILDING IS LESS THAN 30' AND CONFORMS TO SETBACK REQUIREMENTS OF SECTION 750.6
- SECTION 750.5(3.B) GENERAL DESIGN GUIDELINES - SCALE OF BUILDING
 CONCERNING SECTION 750.5 OF THE ZONING BYLAW, WE FIND THAT SEVERAL OF THE SECTIONS PERTAIN TO THE ARCHITECTURAL DESIGN OF THE BUILDING. THESE ARE BEST ILLUSTRATED BY THE GRAPHIC FIGURES SHOWN IN THAT SECTION, AND OUTLINED BELOW:
 - FIGURE 6 - BUILDING STEPBACK: BUILDING STEPBACK, SETBACK, AND STREET ENCLOSURE REQUIREMENTS DO NOT APPLY TO THE NEW BUILDINGS PROPOSED, AS THEY ARE ALL SET BACK BEYOND THE APPLICABLE DISTANCE FROM THE RIGHT-OF-WAY LINE ON THE PROPERTY.
 - FIGURE 7 - VERTICAL AND HORIZONTAL MODULATION: IN THE DESIGN OF THE PROPOSED BUILDINGS, AXIOM HAS MADE EFFORTS TO PROVIDE BOTH VERTICAL AND HORIZONTAL ARTICULATIONS THROUGH THE BUILDING FORM, WINDOWS, AND OTHER ARCHITECTURAL FEATURES. LOWER ENTRY / EXIT LOCATIONS HAVE BEEN ACCENTED BY PORCH ROOF AND ENTRY ROOF STRUCTURES. BUILDING PROJECTIONS WITH INDIVIDUAL ROOF ELEMENTS HAVE ALSO BEEN PROVIDED ADD TO BOTH THE HORIZONTAL AND VERTICAL ORGANIZATION OF THE MAIN BUILDING ELEVATIONS, AND ALSO ADD DEPTH AND DIMENSION TO THE BUILDINGS.
 - FIGURE 8 - FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES: AS DESCRIBED IN THIS SECTION OF THE ZONING, "SURFACE RELIEF" SHALL BE PROVIDED WITH VARYING ARCHITECTURAL FEATURES IN ORDER TO PROVIDE VISUAL INTEREST. AXIOM HAS MADE AN EFFORT TO PROVIDE SUCH FEATURES (AS MENTIONED ABOVE) IN THE FORM OF AWNINGS, PORCH STYLE ROOFS, GABLE FORMS, AND BUILDING PROJECTIONS, IN ORDER TO PROVIDE A BUILDING DESIGN THAT IS INTERESTING AND ALSO ATTEMPTS TO BREAK UP THE MONOTONY THAT CAN SOMETIMES COME WITH A LARGER BUILDING.

- SECTION 750.6 DEFINES THE SPECIFIC DIMENSIONAL REQUIREMENTS FOR THE PROPOSED BUILDING. ALL OF THE APPLICABLE ARCHITECTURAL ITEMS ARE OUTLINES BELOW:
 - TABLE 1.B - MULTI-FAMILY BUILDING DESIGN STANDARDS:
 BUILDING HEIGHT REQUIREMENT: 40'-0" MAXIMUM, 4 LEVELS
 PROPOSED HEIGHT (BUILDING 1+2): 38'- 4"
 PROPOSED HEIGHT (BUILDING 3): 37'- 6"
 BUILDING WIDTH REQUIREMENT: 60'-100'
 PROPOSED WIDTH (BUILDING 1+2): 76'- 0"
 PROPOSED WIDTH (BUILDING 3): 110'- 0"
 MAXIMUM BUILDING FOOTPRINT AREA: N/A
 PROPOSED BUILDING FOOTPRINT AREA: N/A

COMPLIANCE WITH SCITUATE ZONING BYLAW - SECTION 750 (CONTINUED)

- SECTION 750.6 COMMERCIAL, MULTIFAMILY, AND MIXED USE BUILDING TYPES AND DESIGN STANDARDS A. PRINCIPAL BUILDING TYPES
 - THE PROPOSED BUILDING IS A MULTI-FAMILY BUILDING (MFB) SEE TABLE 1.A. DEMONSTRATING COMPLIANCE WITH DESIGN STANDARDS FOR MULTIFAMILY BUILDINGS
- SECTION 750.7 BUILDING FRONTAGE ZONES A. GENERAL STANDARDS
 - THE PROPOSED BUILDING FRONTAGE ZONE USE PROVIDES A COMPATIBLE TRANSITION AND INTERFACE BETWEEN THE PRIVATE REALM AND THE PUBLIC REALM. THE FRONT YARD PROVIDES ACCESS ALONG WALKWAYS TO THE EXISTING BUILDING. THE FRONT YARD WILL LARGELY REMAIN THE SAME AS IT IS CURRENTLY (LAWN, STONEWALL, FOUNDATION LANDSCAPE AND WALKWAYS). THE AREA BETWEEN THE RIGHT OF WAY AND THE BUILDING WILL BE FILLED AND ELEVATED APPROXIMATELY 2 FT. A STONEWALL AND NEW FOUNDATION PLANTINGS ARE PROPOSED AS AESTHETIC IMPROVEMENTS.
- BUILDING ACTIVATION ENCROACHMENTS
 - NOT APPLICABLE. THE PROPOSED PROJECT DOES NOT CONSIST OF ANY BUILDING ACTIVATION ENCROACHMENTS.
- SECTION 750.8 DEVELOPMENT SITE STANDARDS
 A. (1-4). DEVELOPMENT SITES
 - THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF 3 PRINCIPAL BUILDING AND RETAINING THE EXISTING BUILDING ON A SINGLE LOT. THE PROPOSED SITE CONTAINS 101,125 SF LOT. THE PROJECT PROPOSES 4 MULTIFAMILY BUILDING WHICH IS A PERMITTED BUILDING TYPE. THE DEVELOPED SITE HAS 244.32 FT OF FRONTAGE OF ON A PUBLIC STREET WHICH IS GREATER THAN THE MINIMUM OF 80 FEET.
- B. DEVELOPMENT BLOCK STANDARDS
 - NOT APPLICABLE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF ONE LOT ONLY. THE THREE PROPOSED BUILDINGS ARE LOCATED WITHIN 400 FT OF EACH OTHER AND PEDESTRIAN ACCESS IS PROVIDED ALONG 4 FT WIDE WALKWAYS.
- C. SITE LANDSCAPING
 - THE PROJECT SITE CURRENTLY CONSISTS OF A MULTI FAMILY DWELLING A RAZED FORMER SINGLE FAMILY DWELLING AND A LANDSCAPE CONTRACTOR YARD WITH A FEW EXISTING TREES. THE PROJECT PROPOSES TO REMOVE THE EXISTING TREES WHERE NECESSARY. A PROPOSED LANDSCAPING PLAN HAS BEEN PREPARED. ALL LANDSCAPING SHALL BE MAINTAINED IN HEALTHY GROWING CONDITIONS. ALL PROPOSED PLANTINGS SHALL BE ARRANGED AND MAINTAINED SO AS TO NOT OBSCURE THE VISION OF TRAFFIC. A LANDSCAPE PLAN HAS BEEN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT.
- D. PARKING PLACEMENT, ACCESS, AND SCREENING
 1. THERE ARE NO PROPOSED PARKING SPACES WITHIN THE FRONT BUILD-TO-ZONE. ALL PROPOSED PARKING ARE LOCATED A MINIMUM OF 5 FT BEHIND THE FRONT FACADE OF THE PRIMARY BUILDING.
 2. A LANDSCAPE STREET SCREEN IS PROPOSED THAT PROVIDES A SIGHT IMPERVIOUS SCREEN.
 3. NOT APPLICABLE. THE PROJECT IS NOT LOCATED IN SCITUATE HARBOR OR NORTH SCITUATE.
 4. NOT APPLICABLE. THERE ARE NO PROPOSED SHARED DRIVEWAYS.
 5. PARKING PLACEMENT, ACCESS, AND SCREENING
 - NOT APPLICABLE. THERE ARE NO PROPOSED SHARED PRIVATE DRIVEWAYS.
- E. UTILITIES
 1. PUBLIC UTILITIES
 - THE ELECTRIC SERVICE PROPOSES TO UTILIZE THE EXISTING UTILITY POLES AND THEN GO UNDERGROUND. ALL OTHER UTILITIES ARE PROPOSED UNDER GROUND.
 2. UTILITIES 2(A-C). TRASH AND SERVICE AREAS
 - THE PROPOSED TRASH STORAGE AREA/DUMPSTER SHALL BE SCREENED WITH A WOODEN FENCE. THERE ARE NO PROPOSED GARAGE DOORS OR LOADING SPACES ON THE FRONT FACADE OF THE BUILDING.
- SECTION 750.8 DEVELOPMENT SITE STANDARDS F. OPEN SPACE - SEE SECTION 752
 - THE PROPOSED PROJECT CONSISTS OF PRIVATE OPEN SPACE (PS). IN ACCORDANCE WITH SECTION 750.6 20% OF OPEN SPACE OR OUTDOOR AMENITY SPACE IS REQUIRED. THE PROJECT PROPOSES 23% OF OUTDOOR AMENITY SPACE OR 24,299 SF AS REQUIRED.
- SECTION 750.8 DEVELOPMENT SITE STANDARDS G. SUSTAINABLE SITE DESIGN STANDARDS - SEE SECTION 751
 - THE PROPOSED DESIGN CONSISTS OF SUBSURFACE RETENTION FACILITIES WELL SUITED FOR HIGH DENSITY AREAS. THE PROPOSED PARKING AREAS ARE DESIGNED TO MEET THE MINIMUM NUMBER OF PARKING SPACES REQUIRED TO REDUCE PAVEMENT.

TABLE 1.A - MULTI-FAMILY BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
	MULTI-FAMILY BUILDING (MFB)		
1.1 ILLUSTRATIVE DIAGRAM		See definition in Section 200.	
1.2 DEFINITION			
2. LOT STANDARDS			PROPOSED
2.1	Lot Size (SF) (Min)	Not Required	NOT REQUIRED
2.2	Street Frontage (Min)	80 Min	245.47
2.3	Lot Depth (Min./Max.)	Not Required	NOT REQUIRED
2.4	Front Yard Build-To-Zone (Min./Max.)	10 Ft / 30 Ft	28.3'
2.5	Side Yard (Min)	15 Ft	15'
2.6	Rear Yard (Min)	20 Ft	154'
2.7	Outdoor Amenity Space Coverage (Min) SECTION 752	20% 20,473 SF MIN=20%	22% (22,613)
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories / 40 Ft	4 STORIES
3.2	Street Facing Wall Width (Min)	60 Ft	60.3'(EXISTING WITHIN BTZ)
3.3	Street Facing Wall Width (Max.)	100 Ft	60.3'(EXISTING WITHIN BTZ)
3.4	Street Facing Entrance	Required	(EXISTING)
3.5	Maximum Building Footprint (SF)	Not Applicable	NOT APPLICABLE
4. ADDITIONAL STANDARDS			
4.1			
4.2			

FOR REGISTRY USE ONLY

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TIMOTHY R. BENNETT P.L.S. #36856 DATE _____

SITE PLAN APPROVED
 DATE: _____

SCITUATE PLANNING BOARD

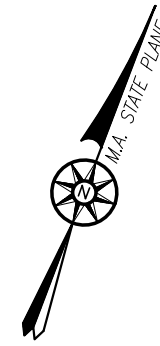


REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS

SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS

PREPARED FOR: FEBRUARY 2, 2023
 OPTION C PROPERTIES L.L.C. SCALE: AS NOTED
 P.O. BOX 263 JOB No. 20-475
 WEYMOUTH, MA 02190

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378



ASSESSORS LOT 12-2-38-F
 LOT AREA=101,125± S.F.
 100,454(UPLAND)

EXISTING 2 BR BUILDING
 (TO BE REMOVED)

EXISTING 3-4 BR BUILDING
 (REMOVED)

COHASSET ASSESSORS PARCEL FB-36-014
 #431 SOUTH MAIN STREET
 N/F JOHN AND JULIE P. DEWAAL
 DEED BOOK 12606 PAGE 37

COHASSET ASSESSORS PARCEL FB-36-015
 #429 SOUTH MAIN STREET
 N/F BRIAN N & KATHLEEN P. DESJOURS
 DEED BOOK 28328 PAGE 429

SCITUATE ASSESSORS
 PARCEL 12-4-1
 #0 COUNTRY WAY
 N/F BOVE AT COHASSET
 COND OWNERS
 O/O CHARLES LYNCH
 DEED BOOK 16289 PAGE 202

SCITUATE ASSESSORS
 PARCEL 12-4-3
 #816 COUNTRY WAY
 N/F WILLIAM M. HALE, TRUSTEE
 DEED BOOK 27335 PAGE 99

SCITUATE ASSESSORS PARCEL 12-2-37-0
 #809 COUNTRY WAY
 N/F MICHAEL R. HALE, TRUSTEE
 DEED BOOK 52892 PAGE 291

SCITUATE ASSESSORS PARCEL 12-2-30-0
 #791 COUNTRY WAY
 N/F SCITUATE HOUSING AUTHORITY
 DEED BOOK 2791 PAGE 436

*ISOLATED VEGETATED
 WETLAND DELINEATED BY
 SOUTH RIVER ENVIRONMENTAL
 5/22/2021

WITH GRANVILLE RAIL GREENBUSH LINE
 N/F TOWN OF SCITUATE
 DEED BOOK 3493 PAGE 78

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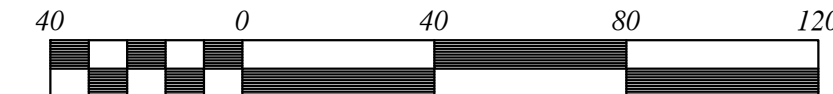
SCITUATE PLANNING BOARD



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS

SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

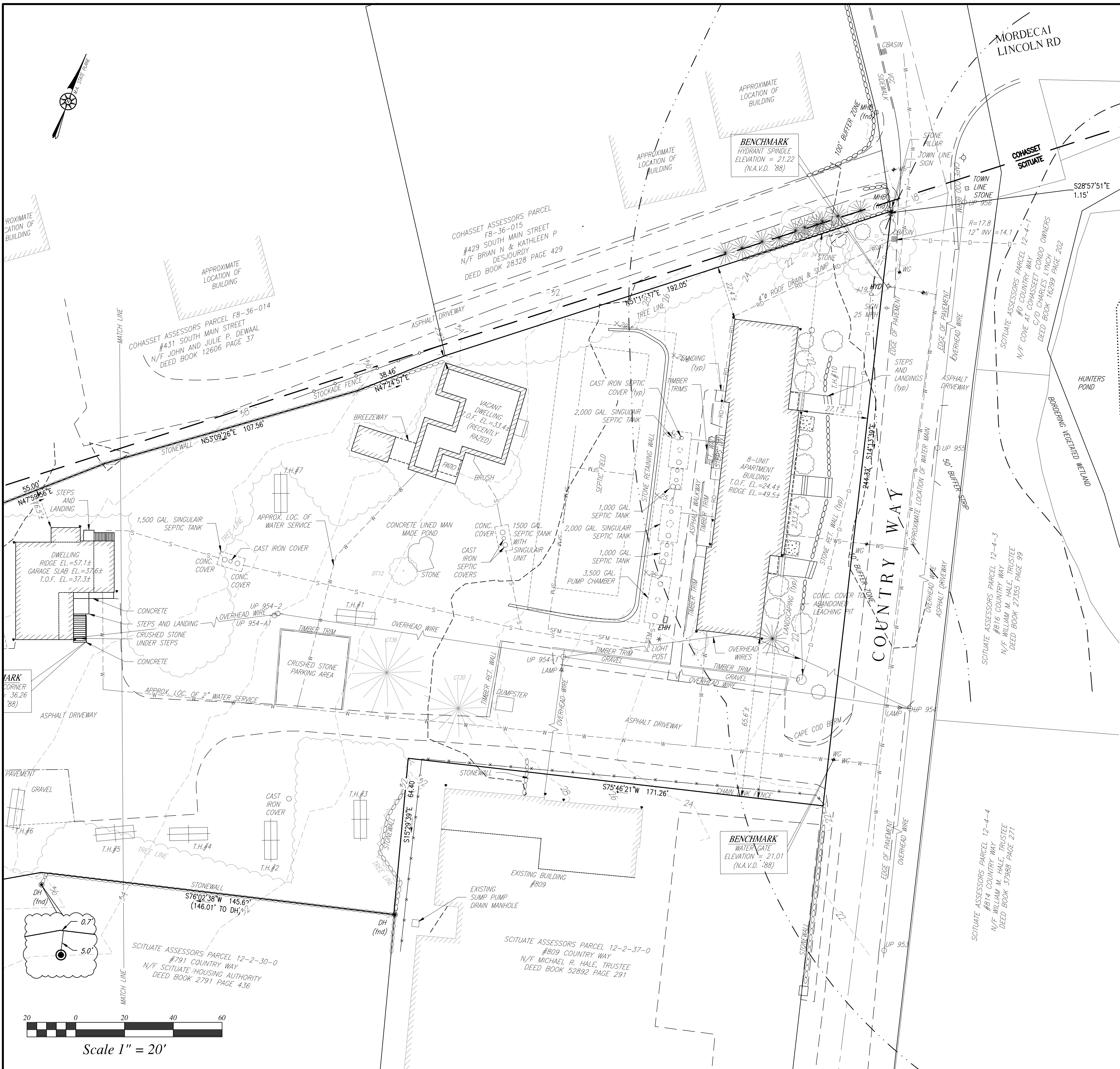
PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 P.O. BOX 263 SCALE: 1"=40'
 WEYMOUTH, MA 02190 JOB No. 20-475



Scale 1" = 40'

GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378

EXISTING CONDITIONS - 40' SCALE



- NOTES**
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION AT THE REGISTRY OF DEEDS AND A FIELD SURVEY DONE BY GRADY CONSULTING, L.L.C. BETWEEN MARCH 2 AND MAY 11, 2020, INCLUSIVE.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE, AND RECORD INFORMATION, AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
 - THE SITE IS LOCATED IN A ZONE X FLOOD PLAIN DISTRICT.
 - THE SITE IS PARTIALLY LOCATED WITHIN AN ESTIMATED HABITAT OF RARE SPECIES (PH 1103).
 - THE TOWN LINE IS CALCULATED FROM MASSDOT SURVEY DATA
 - N.O.A.A. DATUM DATA FOR BOSTON, MA
N.A.V.D.'88 EL. 0.30 = M.S.L. EL. 0.00
 - WETLAND LINE ASSOCIATED WITH HUNTERS POND FROM RECORD PLAN, SEPTIC REPAIR PLAN DATED JANUARY 12, 2006, LATEST REV 6/19/06 BY NEIL J. MURPHY. RESOURCE AREA LOCATED ON ADJACENT PROPERTY NOT ACCESSIBLE TO OWNER.

FOR REGISTRY USE ONLY

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

TIMOTHY R. BENNETT P.L.S. #36856 DATE _____

SITE PLAN APPROVED
DATE: _____

SCITUATE PLANNING BOARD



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COUNTRY WAY ESTATES
817 COUNTRY WAY
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PREPARED FOR: FEBRUARY 2, 2023
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EXISTING CONDITIONS - 20 SCALE



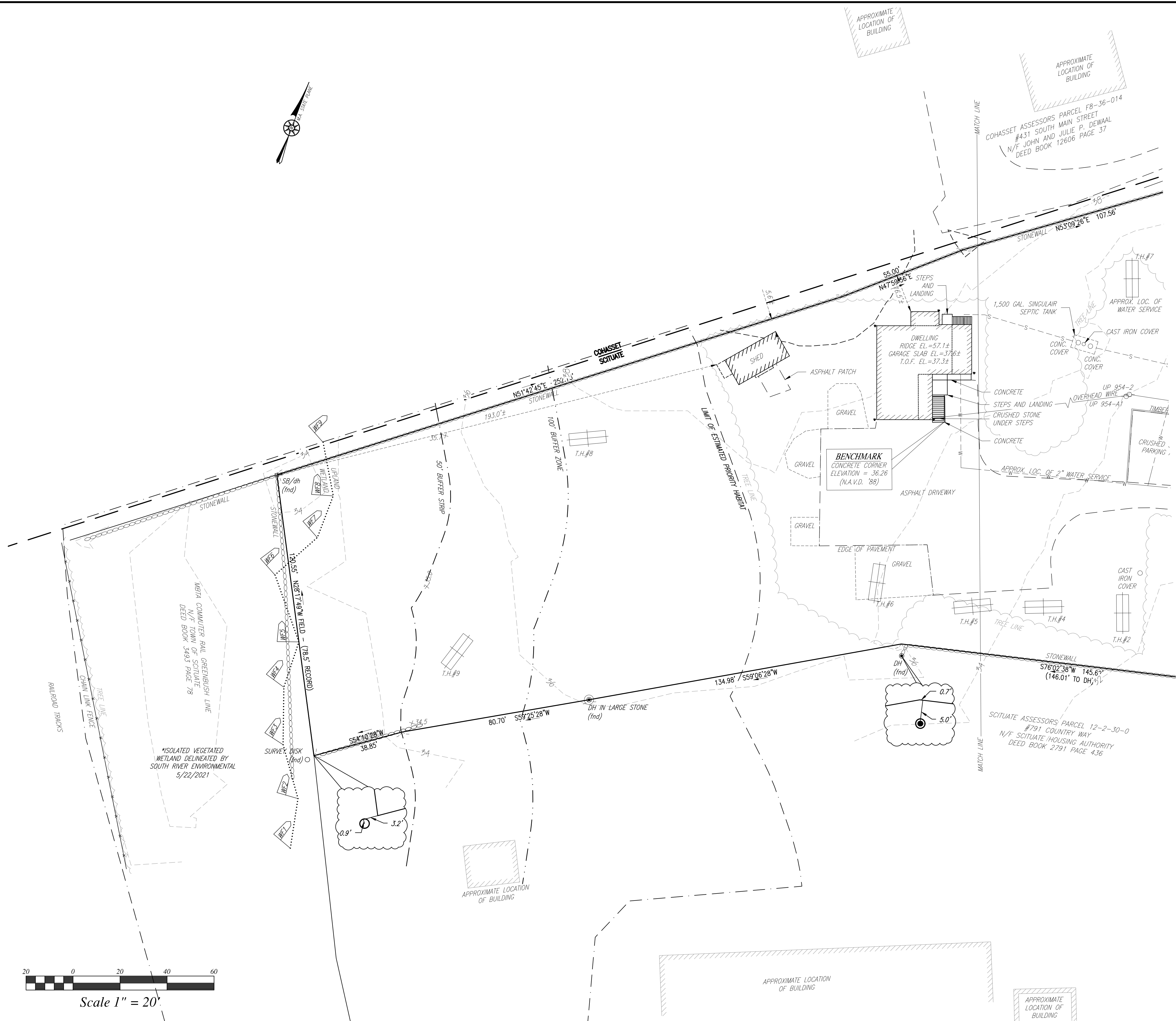
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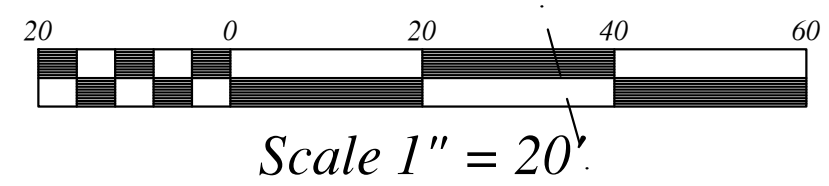


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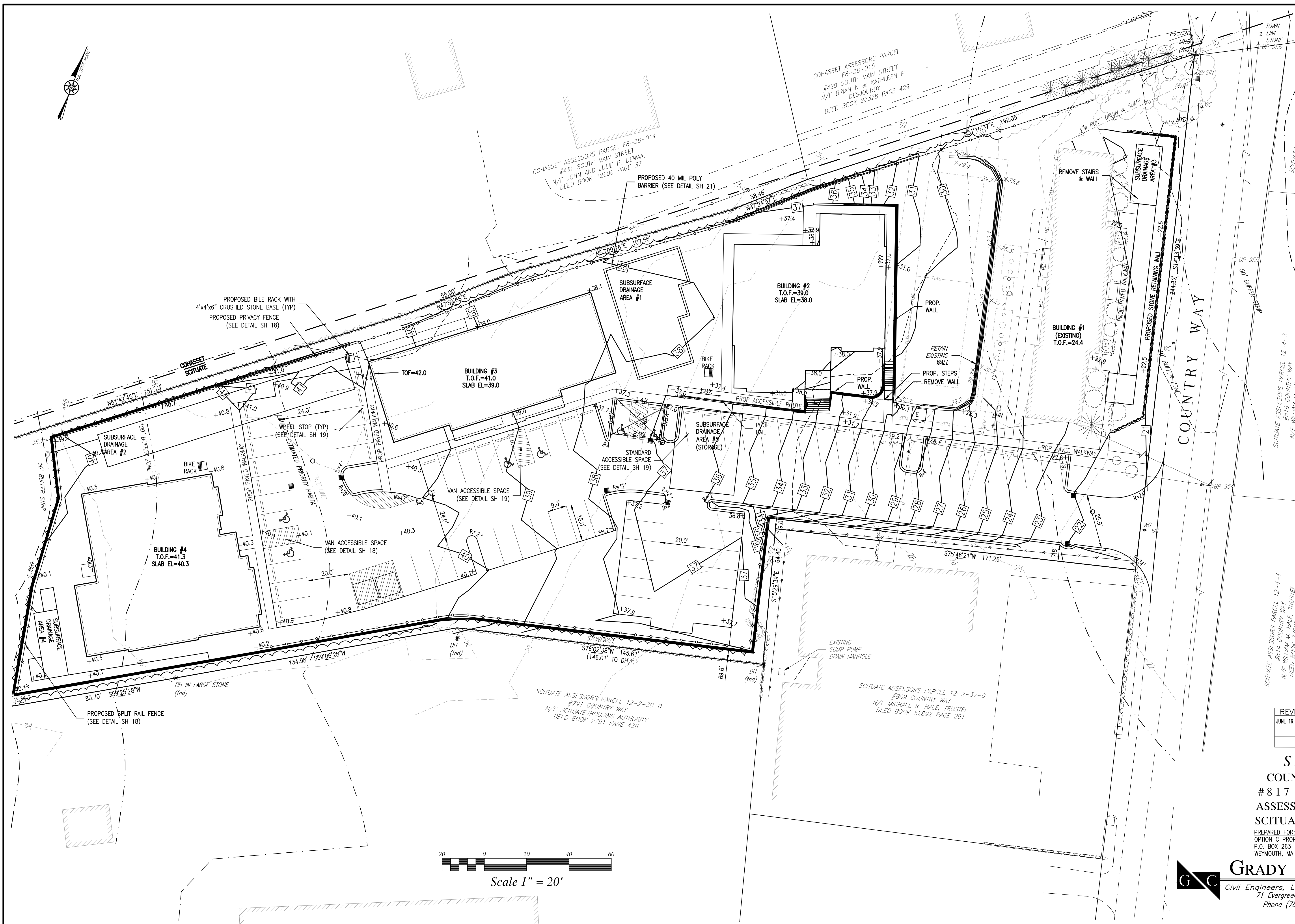
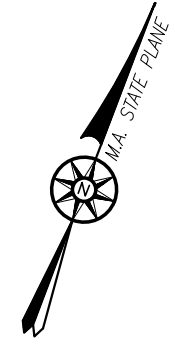
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EXISTING CONDITIONS - 20 SCALE



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TIMOTHY R. BENNETT P.L.S. #36856 DATE _____

SITE PLAN APPROVED DATE: _____

SCITUATE PLANNING BOARD

SCITUATE ASSESSORS PARCEL 12-4-3
N/F WILLIAM M. HALE, TRUSTEE
DEED BOOK 27355 PAGE 99

SCITUATE ASSESSORS PARCEL 12-4-4
N/F WILLIAM M. HALE, TRUSTEE
DEED BOOK 37988 PAGE 271



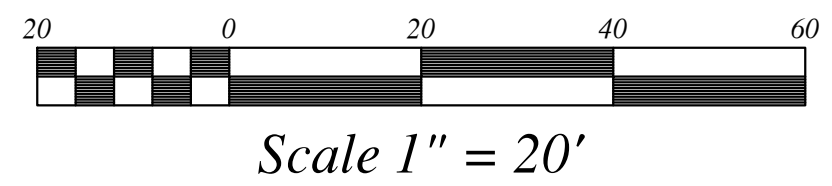
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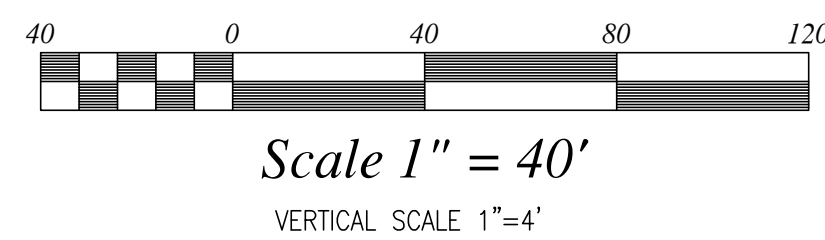
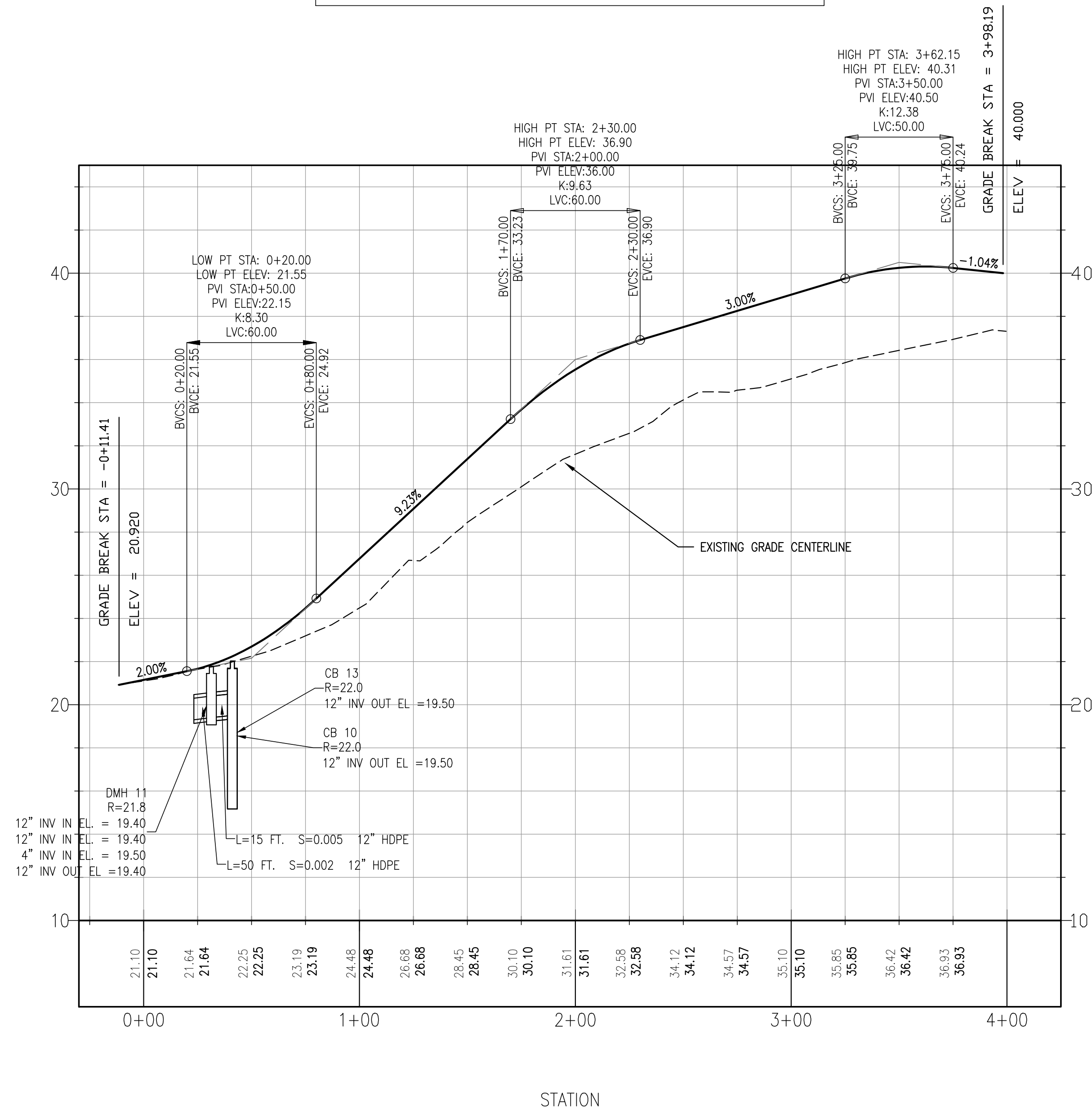
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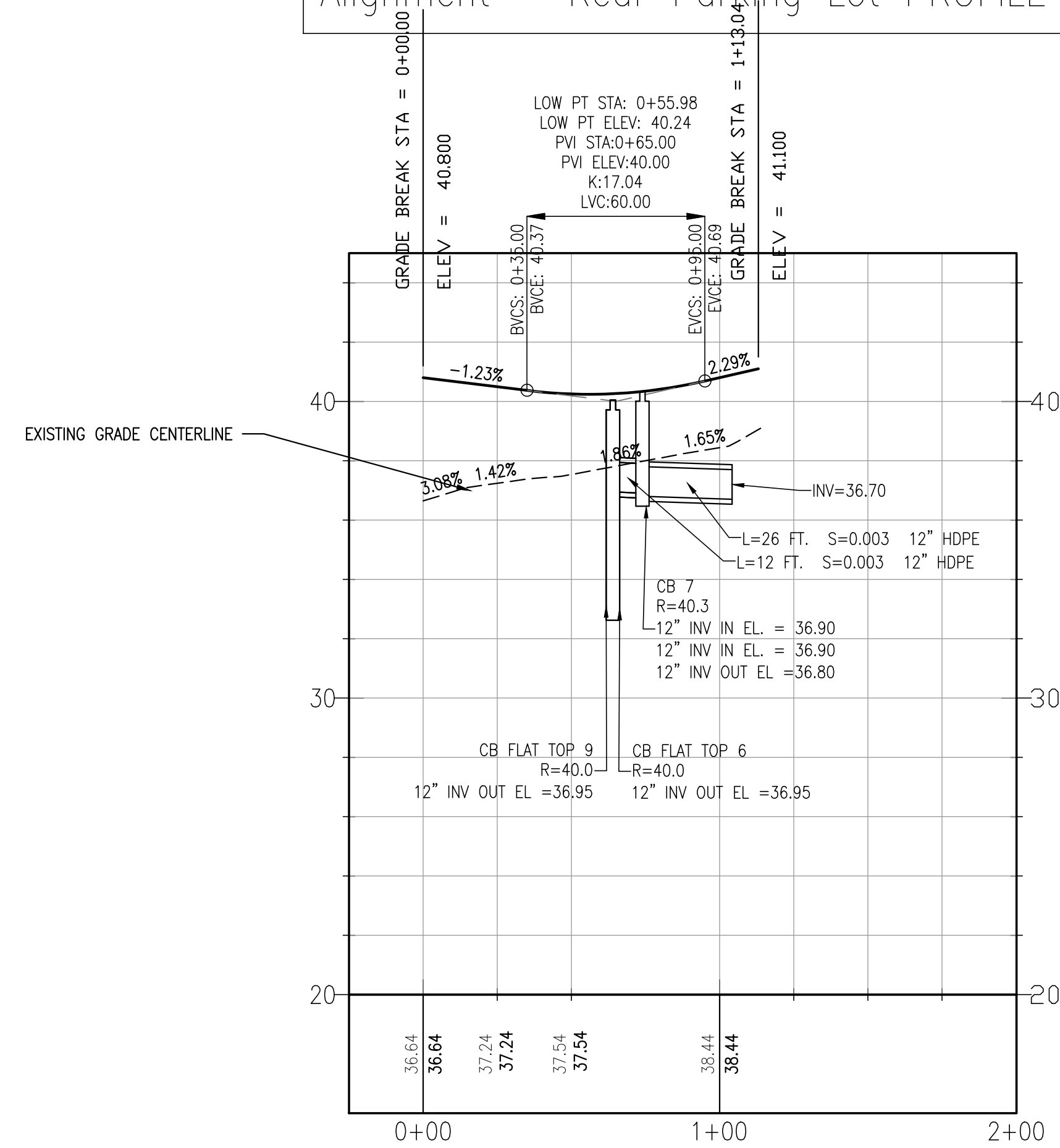


GRADING

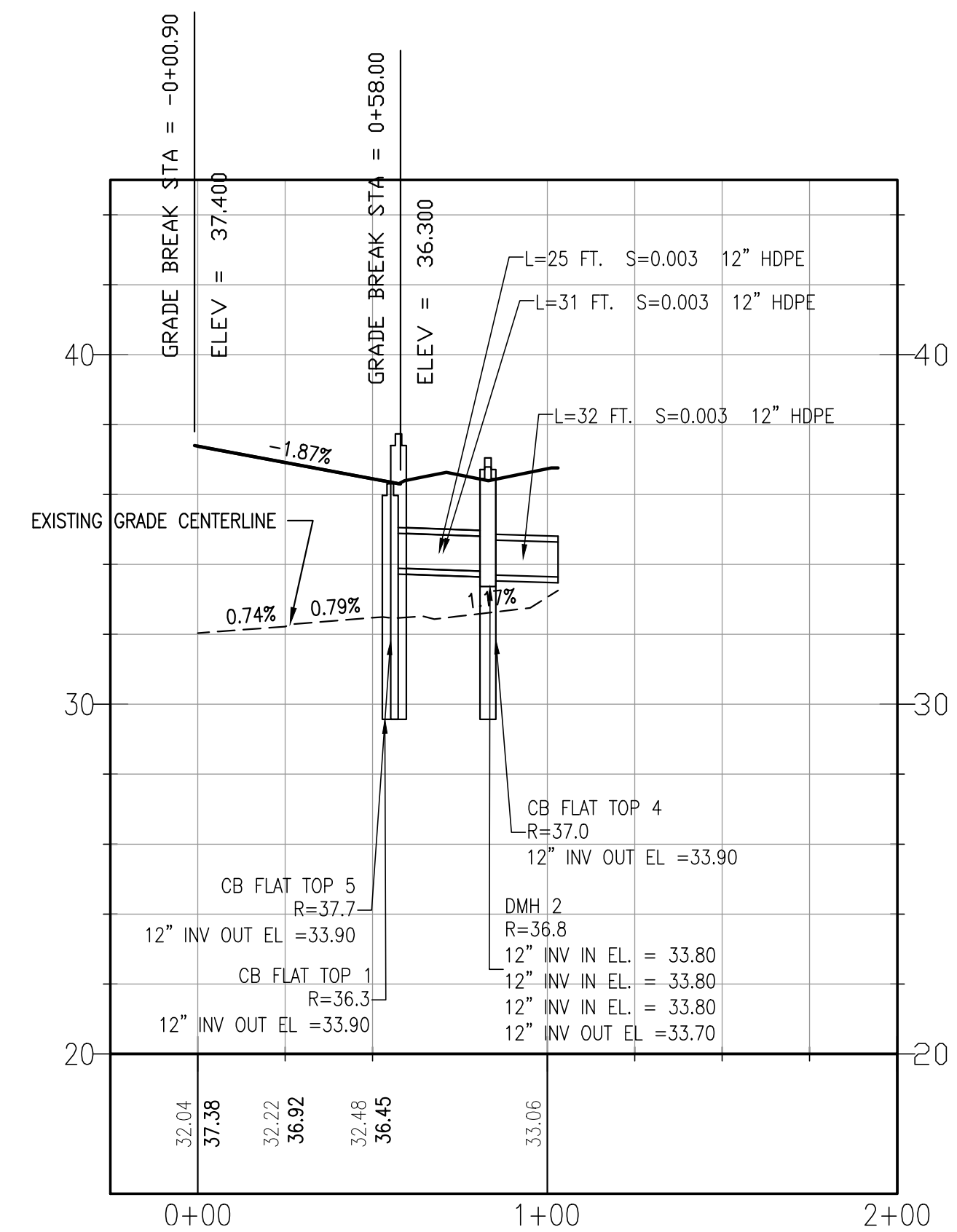
Alignment – Main Driveway PROFILE



Alignment – Rear Parking Lot PROFILE



Alignment – South Parking Lot PROFILE



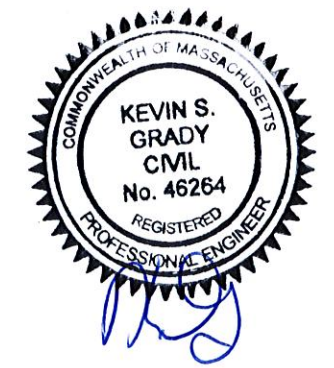
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PROFILES

PLANTING NOTES

- 1) NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- 2) ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO OR THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
- 3) APPLY AN APPROVED ANTI-DESICCANT TO ALL PLANTS IN LEAF AT PLANTING TIME, AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
- 4) FLOOD ALL PLANTS WITH CLEAN WATER TWICE IN THE FIRST 24 HOURS AFTER PLANTING. CONTRACTOR TO ARRANGE FOR ALL PLANTS TO BE PLANTED WITHIN THREE DAYS AFTER DELIVERY TO THE SITE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- 5) NEVER CUT A LEADER.
- 6) TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
- 7) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
- 8) ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- 9) ALL TREES SHALL HAVE "BEST FACE" SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
- 10) ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- 11) CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- 12) LANDSCAPE ARCHITECT TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
- 13) ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. SHRUBS, VINES AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
- 14) WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
- 15) STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIAL.

- 16) CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL MATERIAL. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO BEGIN AT FINAL ACCEPTANCE.
- 17) ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/SEEDING.
- 18) COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM & LANDSCAPE LIGHTING (IF APPLICABLE).
- 19) NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- 20) CONTRACTOR TO PROVIDE SOIL TESTS IN AREAS DESIGNATED BY LANDSCAPE ARCHITECT IN FIELD FOR EXISTING SOILS TO DETERMINE APPROPRIATE SOIL AMENDMENTS PRIOR TO THE DISTURBANCE OF SITE.
- 21) ALL PLANTING BEDS TO BE TREATED WITH PREEN AND GREEN OR APPROVED EQUAL TO PROHIBIT WEED GERMINATION AND GROWTH PRIOR TO THE SPREADING OF MULCH.
- 22) ALL PERENNIALS ARE TO BE PLANTED INTO DAMP SOIL.
- 23) PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVIDE THE BEST PLANTS AVAILABLE AT THE TIME OF INSTALLATION. THE LANDSCAPE ARCHITECT SHALL SELECT OR COORDINATE THE SELECTION OF THE APPROPRIATE PLANTS AT LOCAL NURSERIES. GRADY CONSULTING HAS THE RIGHT TO REJECT ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS LISTED IN THE PLANT TABLE.
- 24) PLANT SUBSTITUTION ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- 25) ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).
- 26) CONTRACTOR SHALL (IF APPLICABLE) REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM).



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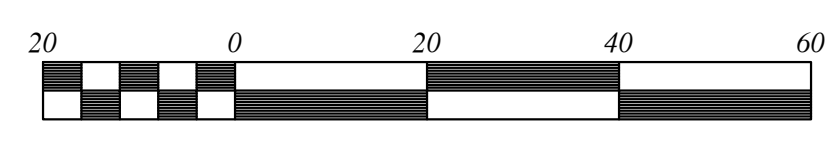
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PLANT SCHEDULE

	CLUMP TREES BROOK KATSURU / FRINGE TREE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	5
	EVERGREEN TREES (B&B 5-6' HGT.) PICEA ABIES / NORWAY SPRUCE PICEA GLAUCA / WHITE SPRUCE PINUS STROBUS / WHITE PINE	10 3 3 4
	FLOWERING TREES (B&B 2.5" CAL.) CORNUS FLORIDA / EASTERN DOGWOOD PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR SYRINGA RETICULATA / JAPANESE TREE LILAC	9 2 2 2 2 1
	PYRAMIDAL EVERGREENS (B&B 4-5' HGT.) 15' O.C. THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	14
	SHADE TREES (B&B 2.5" CAL.) ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE FRAXINUS PENNSYLVANICA / GREEN ASH GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST TILIA CORDATA / LITTLELEAF LINDEN	27 9 5 8 5
	DECIDUOUS SHRUB (LARGE) - 3-4' HGT. AMELANCHIER ALNFOLIA / SERVICEBERRY HIBISCUS SYRIACUS / ROSE OF SHARON SYRINGA VULGARIS / COMMON LILAC	12 4 4 4
	FOUNDATION PLANTINGS (B&B 1.5-3' HGT.) ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY ILEX GLABRA 'SHAMROCK' / INKBERY PIERIS JAPONICA 'DOROTHY WYCOFF' / DOROTHY WYCOFF LILY OF THE VALLEY SHRUB PIERIS JAPONICA 'MOUNTAIN FIRE' / MOUNTAIN FIRE PIERIS RHODODENDRON 'LEE'S DARK PURPLE' / LEE'S DARK PURPLE RHODODENDRON 'SCINTILLATION' / SCINTILLATION RHODODENDRON	20 20 10 10 10 10 10



8' DELUXE A-FRAME WOODEN PICNIC TABLE
NOT TO SCALE



Scale 1" = 20'



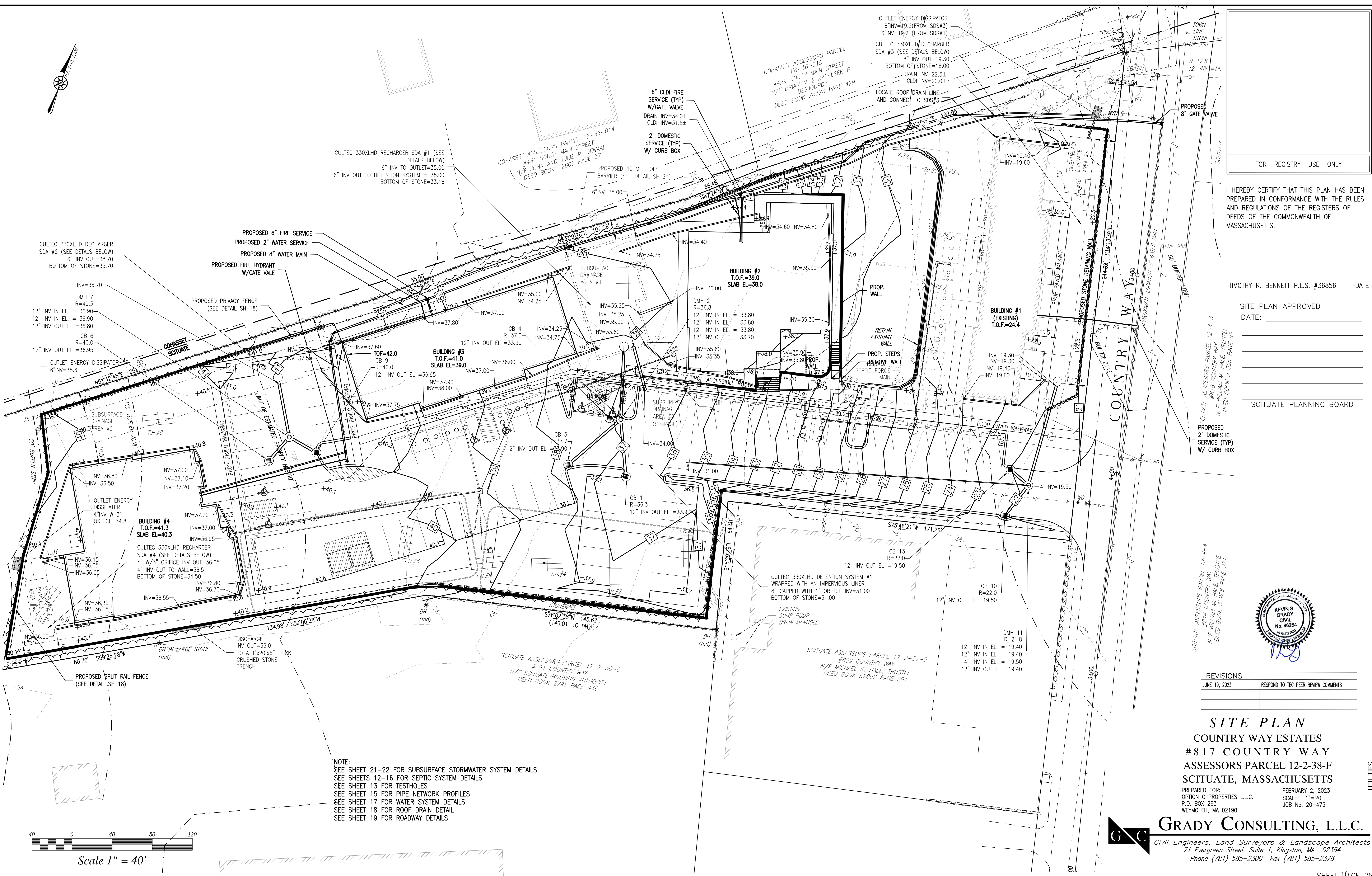
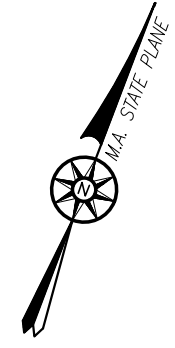
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LANDSCAPE PLAN



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TIMOTHY R. BENNETT P.L.S. #36856 DATE _____

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SCITUATE PLANNING BOARD

PROPOSED 2" DOMESTIC SERVICE (TYP) W/ CURB BOX



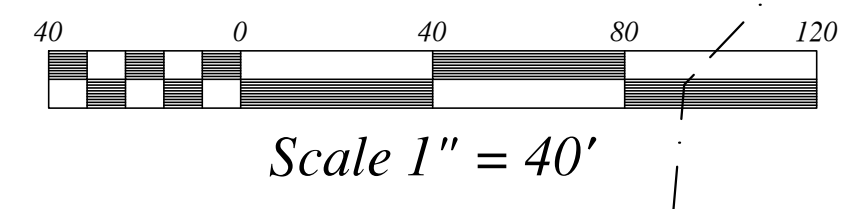
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NOTE:
 SEE SHEET 21-22 FOR SUBSURFACE STORMWATER SYSTEM DETAILS
 SEE SHEETS 12-16 FOR SEPTIC SYSTEM DETAILS
 SEE SHEET 13 FOR TESTHOLES
 SEE SHEET 15 FOR PIPE NETWORK PROFILES
 SEE SHEET 17 FOR WATER SYSTEM DETAILS
 SEE SHEET 18 FOR ROOF DRAIN DETAIL
 SEE SHEET 19 FOR ROADWAY DETAILS



UTILITIES