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**PLAN REFERENCES**

- LAYOUT 3338
- LAYOUT 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
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

**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  
No. 36856  
10/11/2023  
TIMOTHY R. BENNETT P.L.S. #36856 DATE

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

KEVIN S. GRADY  
CIVIL  
No. 45264  
REGISTERED PROFESSIONAL ENGINEER

**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 10 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
- BUILDING#3: 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.

**WAIVER REQUEST:**

750.6 TABLE 1.A. STREET FACING WALL MAX 100'. THE APPLICANT REQUESTS A WAIVER TO RETAIN THE EXISTING BUILDING THAT IS 128.5 FT LONG.

**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 <sup>1</sup>	NA	NA	NA	NA
2. Single-Family Attached Dwelling Units <sup>1</sup>	8/16	8/16	8/16	NA	12/20	NA	12/20
3. Two-Family Dwelling and Cottage Courts <sup>2</sup>	NA	8/16	8/16 <sup>3</sup>	NA	NA	NA	12/20
4. Mixed Use Buildings	12/24	12/24 <sup>3</sup>	12/24	NA	16/36	12/24	12/24
5. Multi-Family Buildings	12/24	12/24 <sup>3</sup>	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)

15 UNITS PER ACRE (43,560 S.F.) - ALLOWED BY RIGHT  
 24 UNITS PER ACRE (43,560 S.F.) - ALLOWED BY SPECIAL PERMIT

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

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

X = 34 UNITS PROPOSED "BY RIGHT" - NO SP REQUIRED

PROPOSED 34 UNITS PROPOSED - (SP) REQUIRED  
 754 FAIR HOUSING AFFORDABILITY STANDARDS

754.1.3 DENSITY BONUS REQUIRES 20% AFFORDABLE  
 34 UNITS \* 15% = 5 UNITS AFFORDABLE REQUIRED

**REQUIRED PARKING**

SECTION 580.5(A) PARKING REQUIREMENTS SECTION 750.8 AND 760

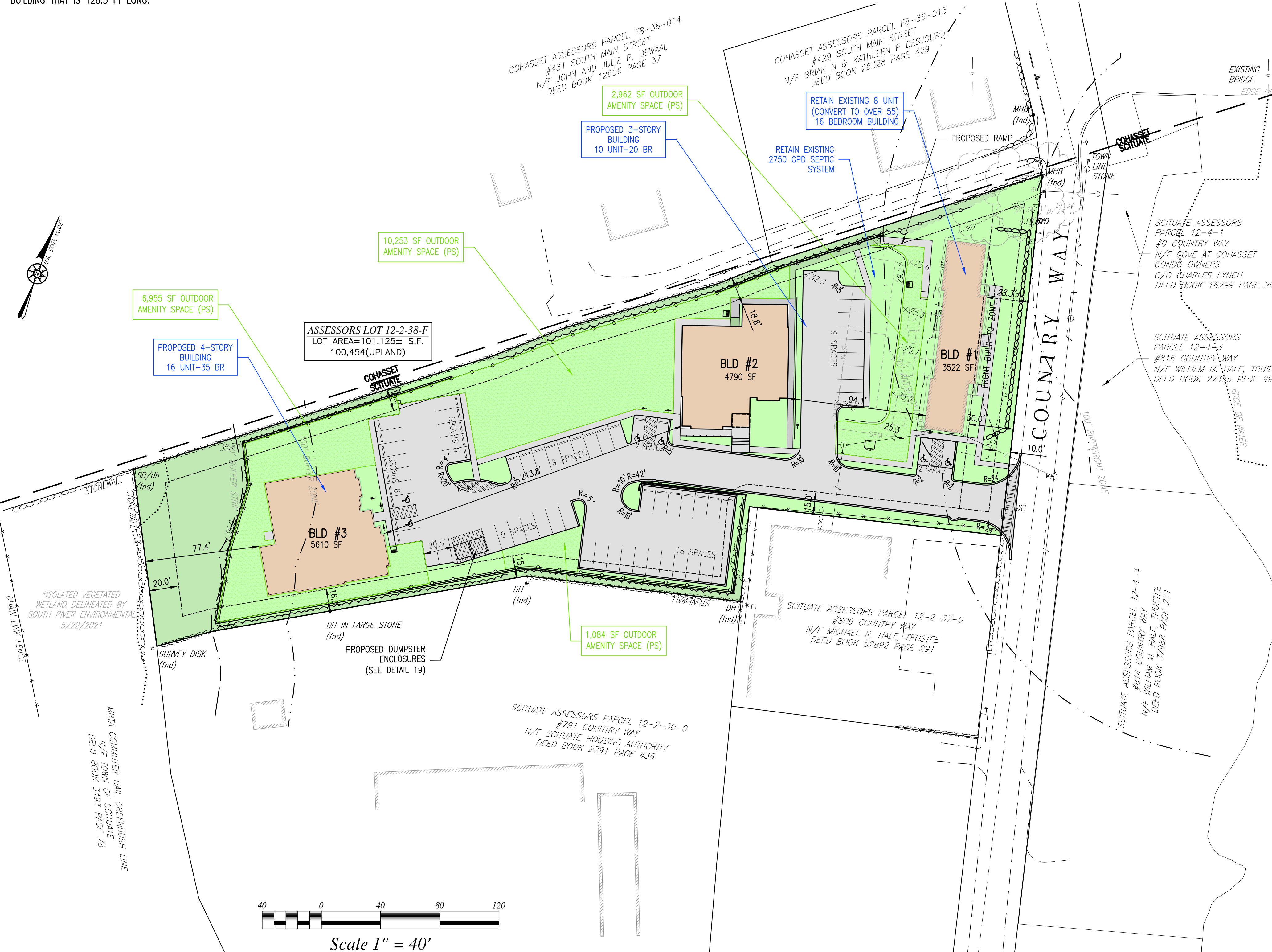
SECTION 760.8(B) OFF-STREET PARKING REQUIREMENTS TABLE 2 - OFF STREET PARKING STANDARDS FOR MIXED USE DISTRICTS

- 1, 2 & 3 BEDROOM UNITS IN MIXED USE OR MULTI-FAMILY BUILDING (TABLE 2 PG 173)
- 3-1 BR UNITS x 1.0 SPACES/UNIT = 3 OFF-STREET SPACES REQUIRED
- 25-2 BR UNITS x 1.5 SPACES/UNIT = 38 OFF-STREET SPACES REQUIRED
- 6-1 BR UNITS x 2 SPACES/UNIT = 12 OFF-STREET SPACES REQUIRED
- 34 UNITS TOTAL = 53 SPACES REQUIRED = 63 PROPOSED

BUILDINGS	UNITS	BEDROOMS	1BR	2BR	3BR
BUILDING 1 (EXISTING)	8 UNITS	16 BR	8-2BR		
BUILDING 2	10 UNITS	20 BR	2-1BR, 6-2BR	2-3BR	
BUILDING 3	16 UNITS	35 BR	1-1BR, 11-2BR	4-3BR	
	34 UNITS	71 BR	3	25	6

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

1. BUILDING TYPES AND DEFINITIONS		
	MULTI-FAMILY BUILDING (MFB)	
<b>1.1 ILLUSTRATIVE DIAGRAM</b>		
<b>1.2 DEFINITION</b>	See definition in Section 200.	
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-Line (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%	21% (21,254)
3. DESIGN STANDARDS		
3.1 Building Height (Max)	4 Stories / 40 Ft	4 STORIES
3.2 Street Facing Wall Width (Min)	60 Ft	128.5'(EXISTING BUILDING)
3.3 Street Facing Wall Width (Max)	100 Ft	128.5'(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  
 No. 36856  
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DATE \_\_\_\_\_ TOWN CLERK

KEVIN S. GRADY  
 CIVIL  
 No. 48264  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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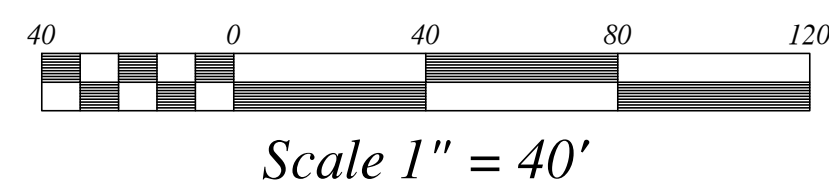
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**COMPLIANCE WITH SCITUATE ZONING BYLAW - SECTION 750**

**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. TWO 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**

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.

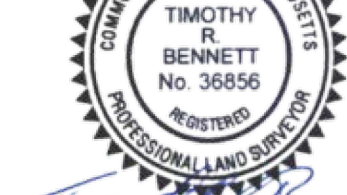
SECTION 750.8 DEVELOPMENT SITE STANDARDS F. OPEN SPACE - SEE SECTION 752  
 - THE PROPOSED PROJECT CONSISTS OF PRIVATE OPEN SPACE (PS). IN ACCORDANCE WITH SECTION 750.6 20% OF OPEN SPACE OR OUTDOOR AMENITY SPACE IS REQUIRED. THE PROJECT PROPOSES 23% OF OUTDOOR AMENITY SPACE OR 24,299 SF AS REQUIRED.

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		
1.2 DEFINITION	See definition in Section 200.	
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		

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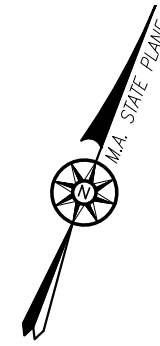


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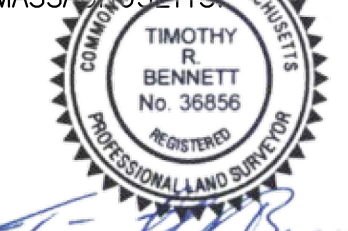
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 OPTION C PROPERTIES L.L.C. SCALE: AS NOTED  
 P.O. BOX 263 JOB No. 20-475  
 WEYMOUTH, MA 02190

 **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



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 10/11/2023 DATE

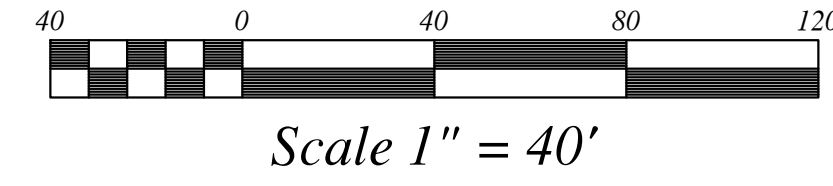
SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
\_\_\_\_\_  
SCITUATE PLANNING BOARD



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

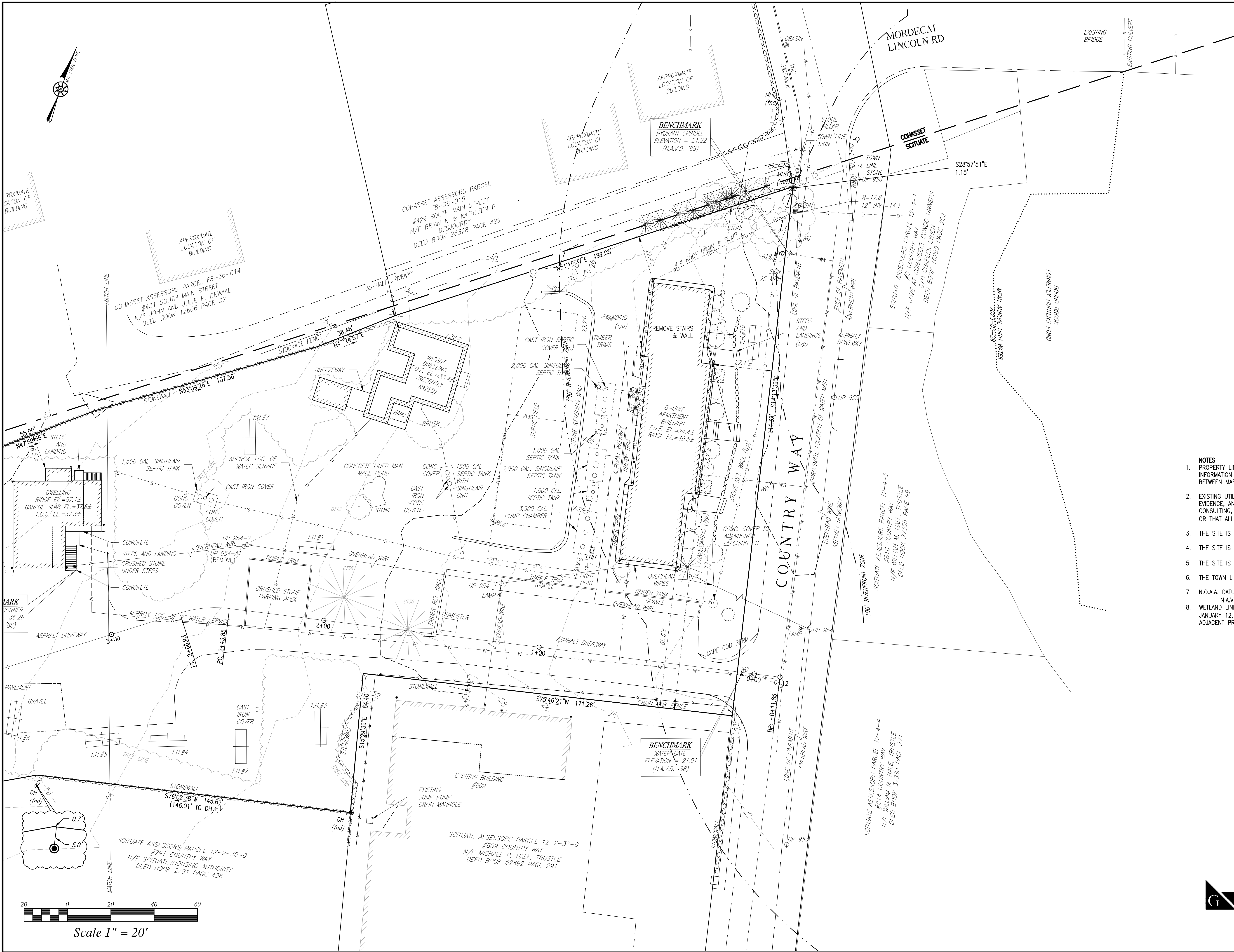
**SITE PLAN**  
**COUNTRY WAY ESTATES**  
**# 817 COUNTRY WAY**  
**ASSESSORS PARCEL 12-2-38-F**  
**SCITUATE, MASSACHUSETTS**

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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EXISTING CONDITIONS - 40 SCALE



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TIMOTHY R. BENNETT  
 No. 36856  
 PROFESSIONAL LAND SURVEYOR  
 10/11/2023  
 DATE

SITE PLAN APPROVED  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SCITUATE PLANNING BOARD

- 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 PLAN 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.

KEVIN S. GRADY  
 CIVIL  
 No. 46264  
 REGISTERED PROFESSIONAL ENGINEER

REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
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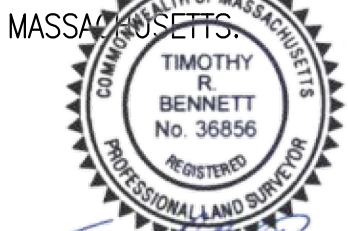
**GRADY CONSULTING, L.L.C.**  
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 71 Evergreen Street, Suite 1, Kingston, MA 02364  
 Phone (781) 585-2300 Fax (781) 585-2378

EXISTING CONDITIONS - 20 SCALE



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10/11/2023  
TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
SCITUATE PLANNING BOARD

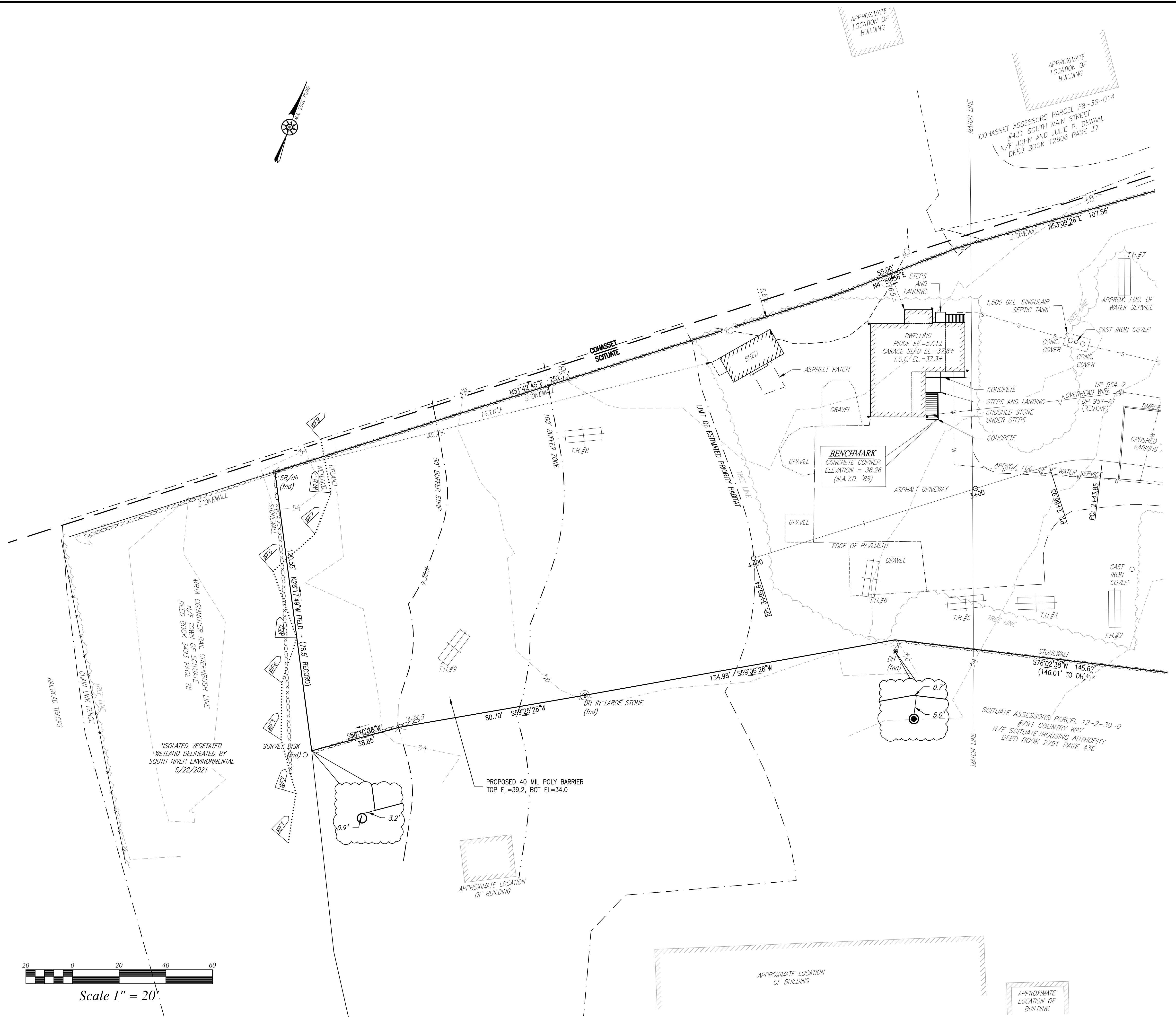
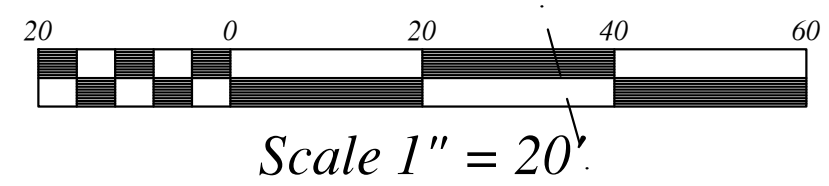


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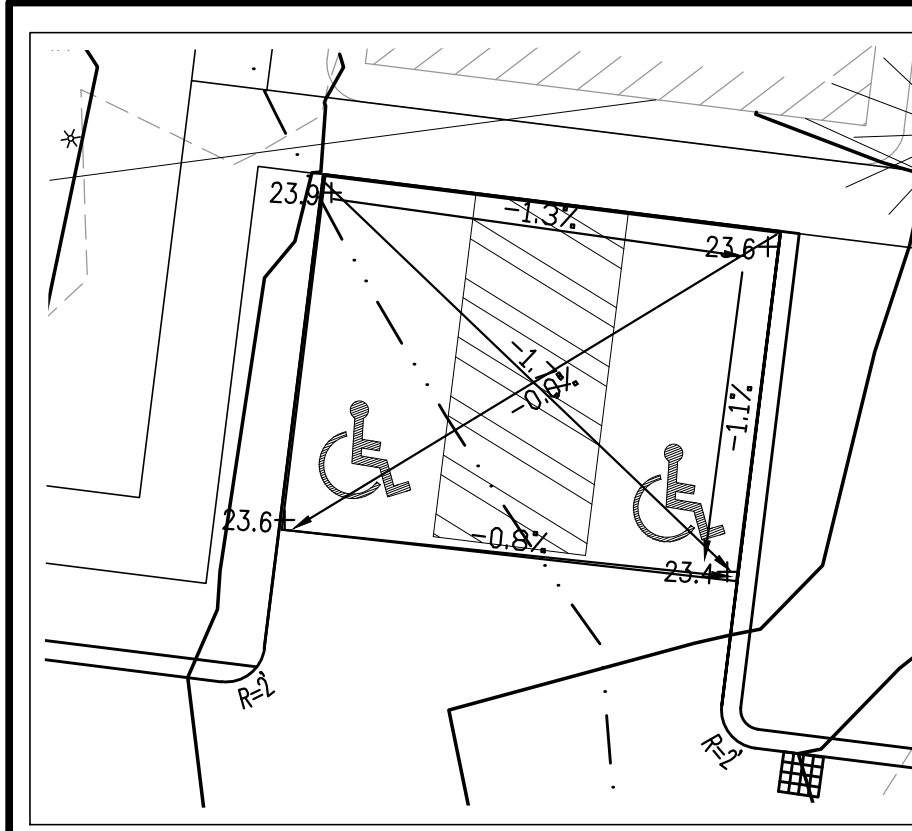
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**ASSESSORS PARCEL 12-2-38-F**  
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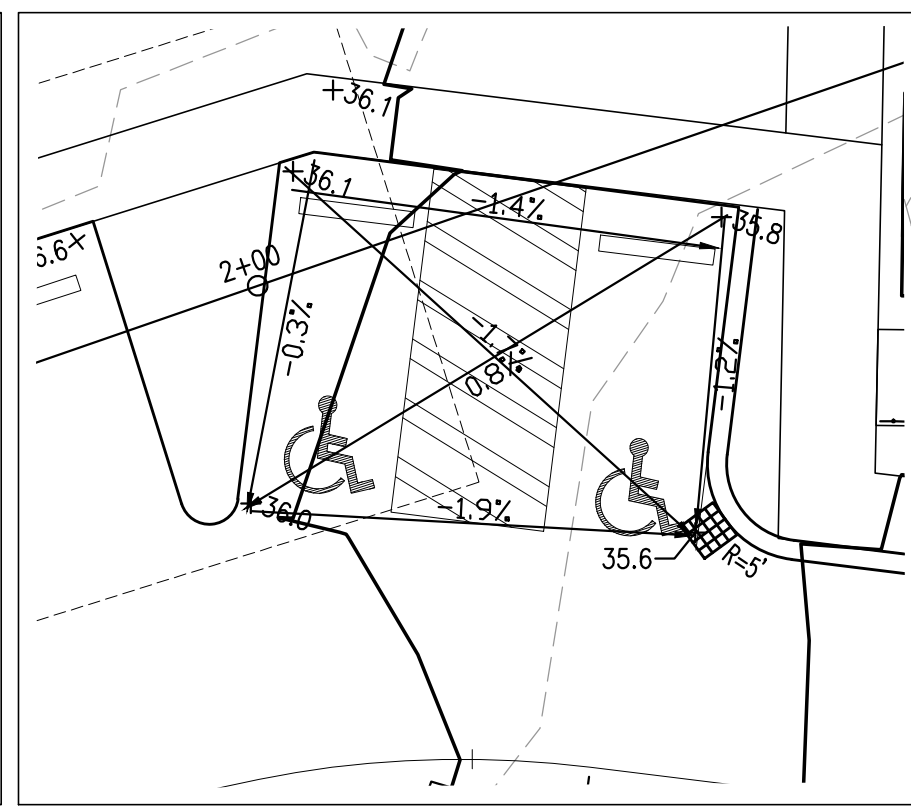
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EXISTING CONDITIONS - 20 SCALE

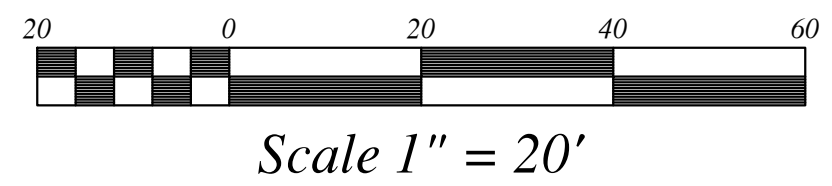
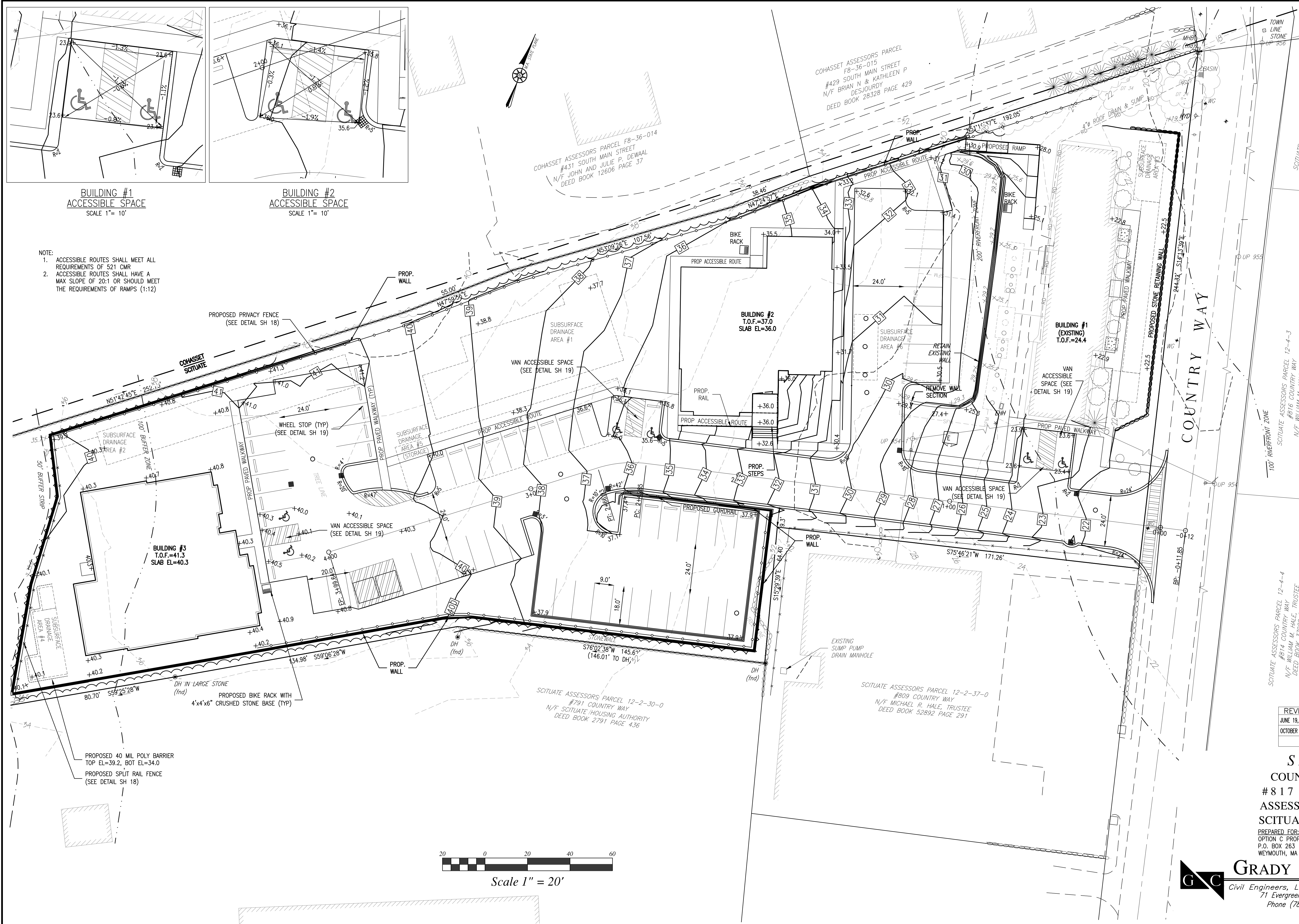


**BUILDING #1  
ACCESSIBLE SPACE**  
SCALE 1" = 10'



**BUILDING #2  
ACCESSIBLE SPACE**  
SCALE 1" = 10'

- NOTE:
1. ACCESSIBLE ROUTES SHALL MEET ALL REQUIREMENTS OF 521 CMR
  2. ACCESSIBLE ROUTES SHALL HAVE A MAX SLOPE OF 20:1 OR SHOULD MEET THE REQUIREMENTS OF RAMPS (1:12)



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TIMOTHY R. BENNETT  
No. 36856  
10/11/2023  
DATE

SITE PLAN APPROVED  
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SCITUATE PLANNING BOARD



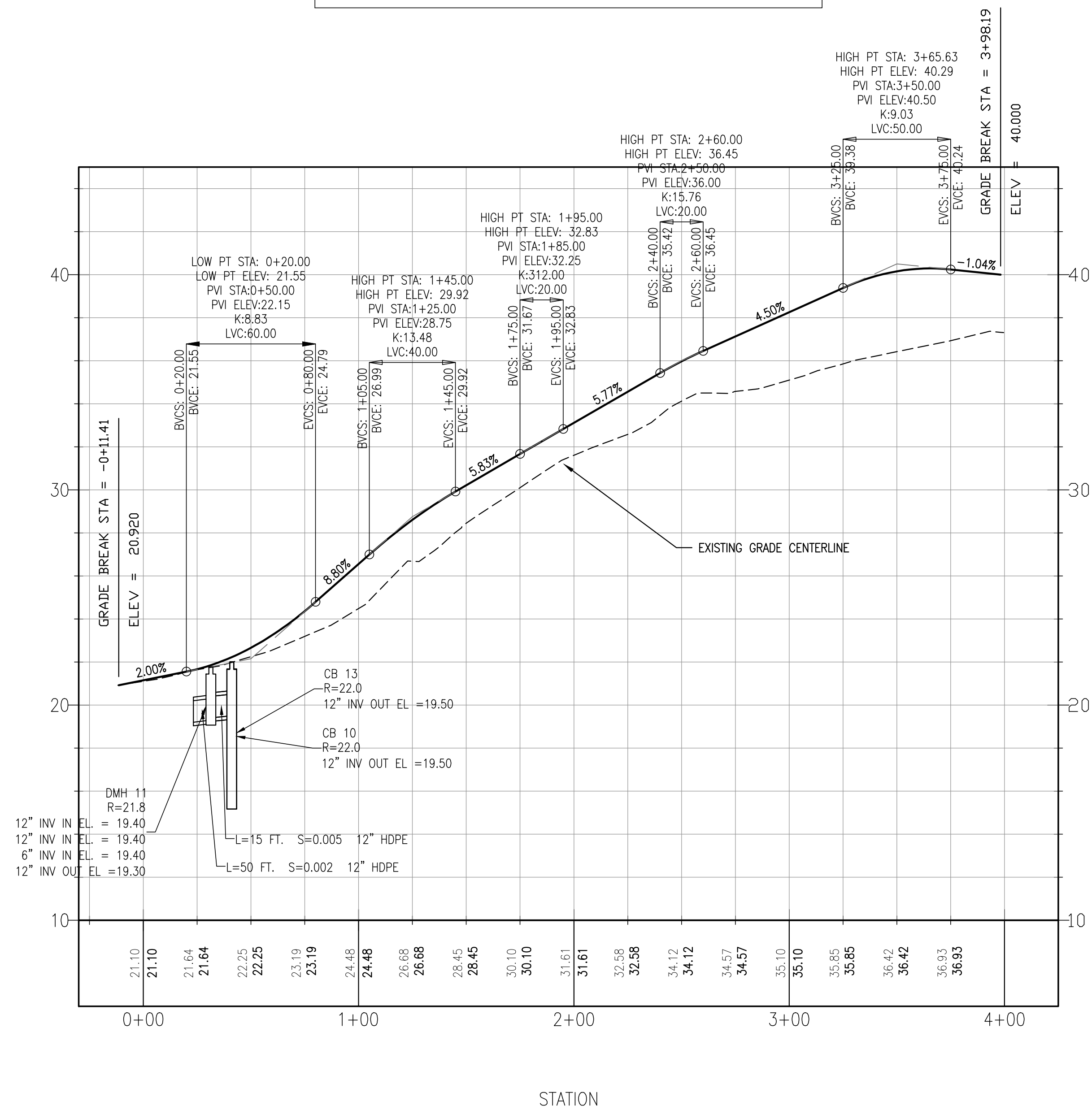
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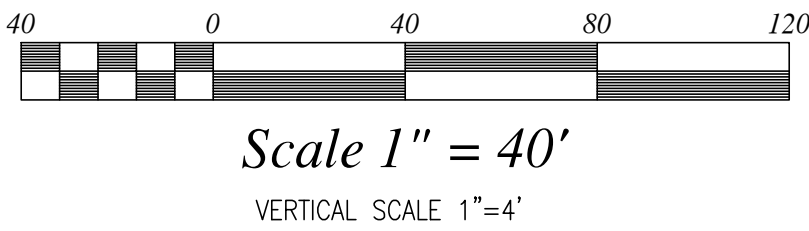
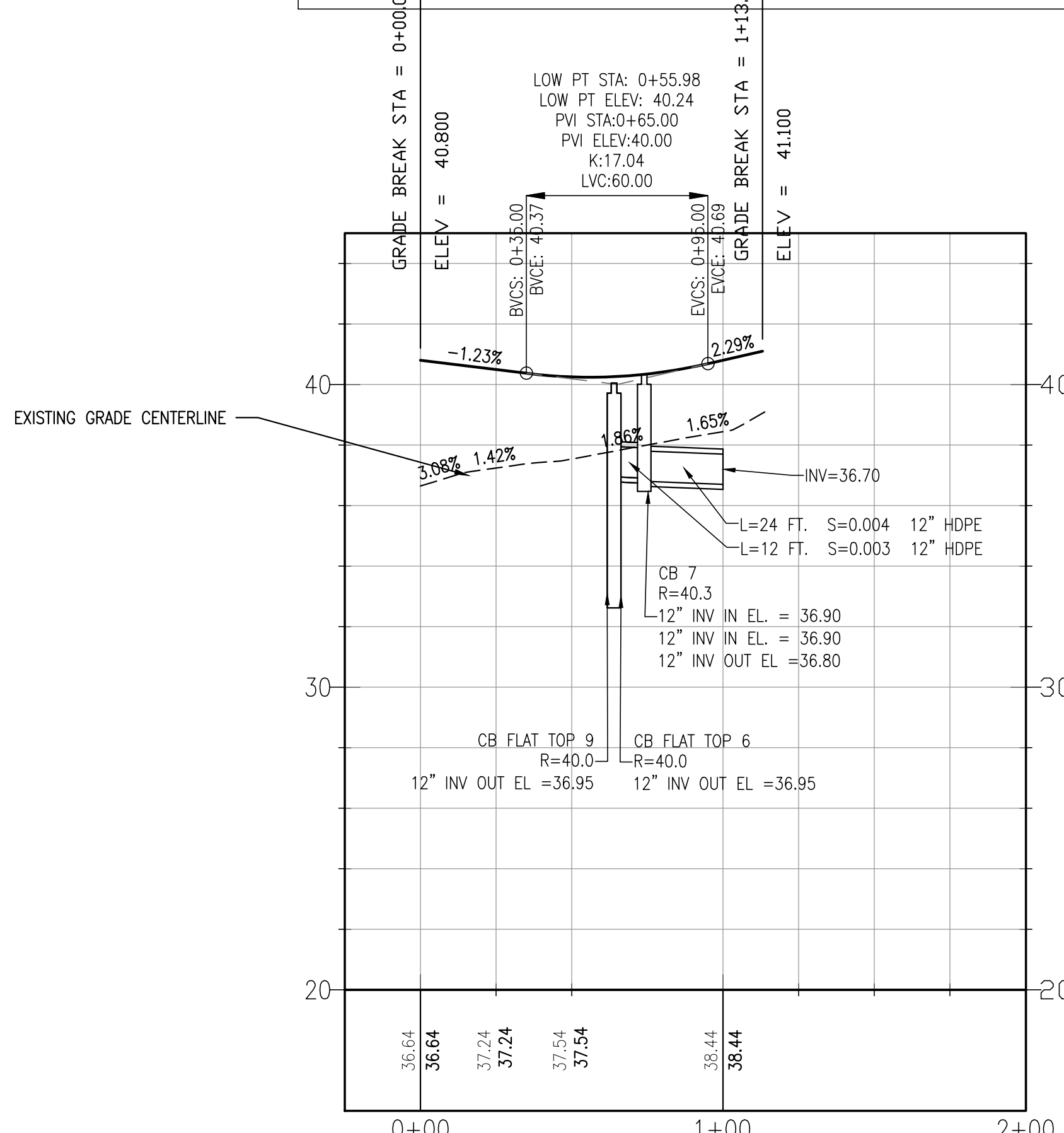
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Alignment – Main Driveway PROFILE

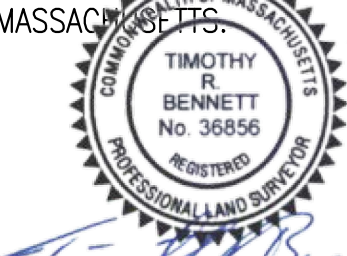


Alignment – Rear Parking Lot PROFILE



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P.O. BOX 263 WYOMOUTH, MA 02190 SCALE: 1"= 40'  
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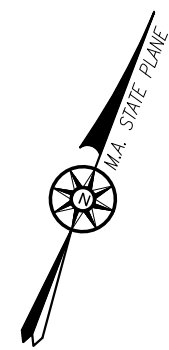
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PROFILES



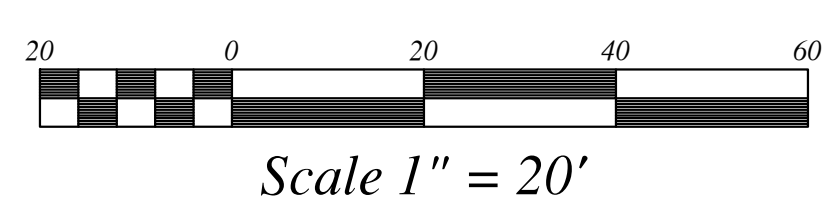
**PLANTING NOTES**

- NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- 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.
- APPLY AN APPROVED ANTI-DESICCANT TO ALL PLANTS IN LEAF AT PLANTING TIME, AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
- 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.
- NEVER CUT A LEADER.
- TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- ALL TREES SHALL HAVE "BEST FACE" SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
- ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. ALL SHRUBS, VINES AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
- WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
- STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIAL.
- 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.
- ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/SEEDING.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM & LANDSCAPE LIGHTING (IF APPLICABLE).
- NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- 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.
- 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.
- ALL PERENNIALS ARE TO BE PLANTED INTO DAMP SOIL.
- 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.
- PLANT SUBSTITUTION ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDING AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).
- 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).

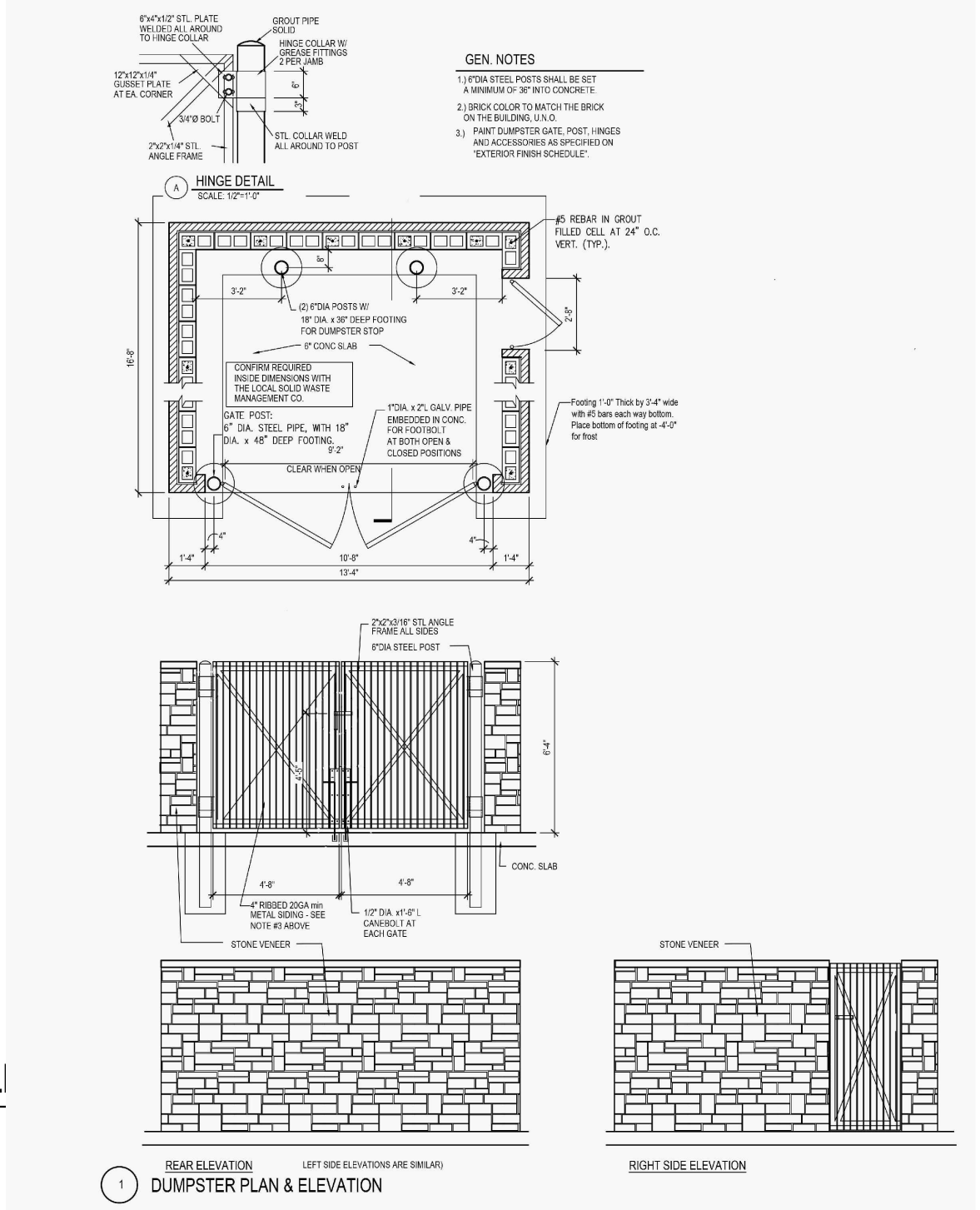


**PLANT LIST**

	CLUMP TREES (B&B 5'-6" HGT.) BIRCH, KATSURKA, 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	13 3 3 7
	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	13 7 7 7
	PYRAMIDAL EVERGREENS (B&B 4'-5" HGT.) 5' O.C. THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	11
	SHADE TREES (B&B 2.5" CAL.) ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE FRAXINUS PENNSYLVANICA / GREEN ASH GLEDISIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST TILIA CORDATA / LITTLELEAF LINDEN	27 8 5 8 5
	DECIDUOUS SHRUB (LARGE) - 3'-4" HGT. AMELANCHIER ALNIFOLIA / SERVICEBERRY HIBISCUS SYRIACUS / ROSE OF SHARON SYRINGA VULGARIS / COMMON LILAC	11 4 4 4
	GREEN GIANT ARBOVYATIE - 4'-5" HGT. THUJA PLICATA / WESTERN RED CEDAR	49
	ASSORTED PERENNIALS (1 GAL.) ASSORTED PERENNIALS	409 SF 107
	FOUNDATION PLANTINGS (B&B 15'-3" HGT.) ILEX ORENATA '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 X LEE'S DARK PURPLE / LEE'S DARK PURPLE RHODODENDRON X SCINTILLATION / SCINTILLATION RHODODENDRON	655 SF 9 9 5 5 5 5
	LOW SHRUBS (3 GAL. 18-24" HGT.) AZALEA X 'BLAAUW'S PINK' / BLAAUW'S PINK AZALEA AZALEA X 'DELAWARE VALLEY WHITE' / VALLEY WHITE AZALEA COTONEASTER ADPRESSUS 'TOM THUMB' / EARLY COTONEASTER EUNIMBUS FORTUNEI / WINTERCREEPER HYPERICUM X 'HIDCOTE' / HIDCOTE ST. JOHN'S WORT JUNIPERUS CHINENSIS 'SARGENTII' / SARGANT JUNIPER LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE SPIRAEA X BUNALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA WEIGELA FLORIDA 'MY MONET' / MY MONET WEIGELA	686 SF 12 12 8 8 8 8 8



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

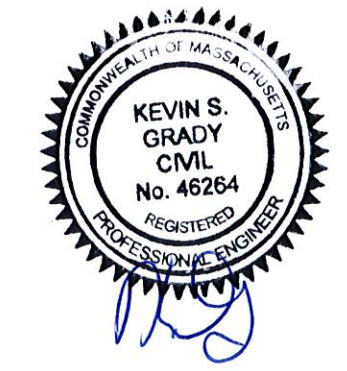


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TIMOTHY R. BENNETT P.L.S. #36856 DATE 10/11/2023

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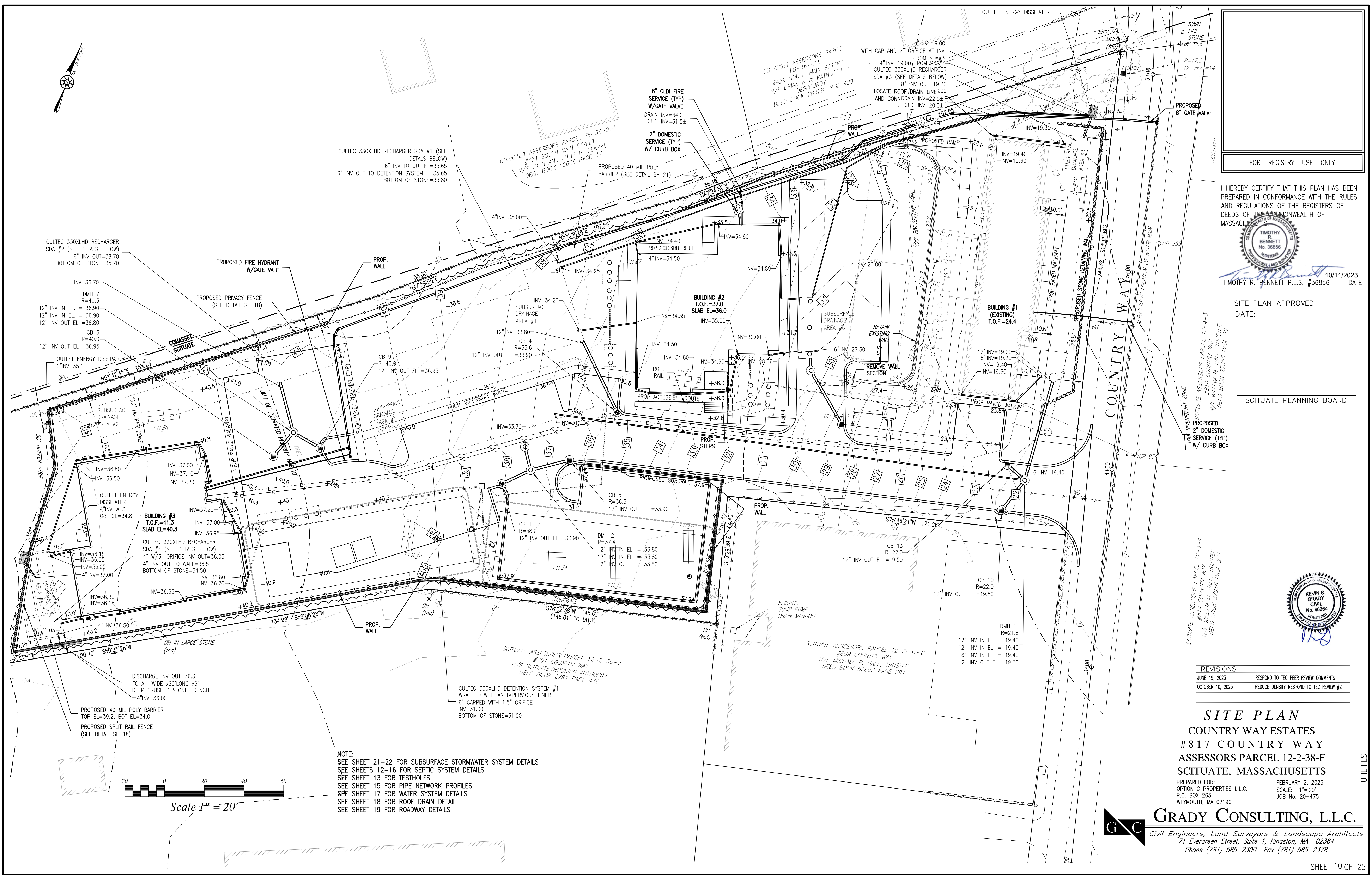
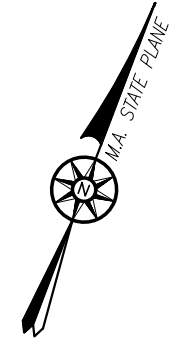
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SCITUATE, MASSACHUSETTS

PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023  
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LANDSCAPE PLAN



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TIMOTHY R. BENNETT  
No. 36856  
REGISTERED PROFESSIONAL LAND SURVEYOR  
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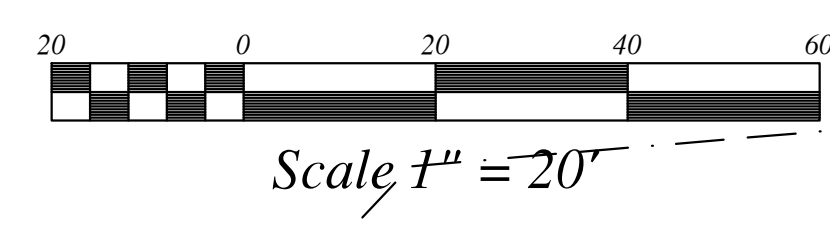
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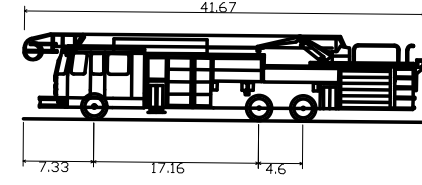
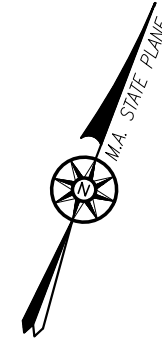
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NOTE:  
SEE SHEET 21-22 FOR SUBSURFACE STORMWATER SYSTEM DETAILS  
SEE SHEETS 12-16 FOR SEPTIC SYSTEM DETAILS  
SEE SHEET 13 FOR TESTHOLES  
SEE SHEET 15 FOR PIPE NETWORK PROFILES  
SEE SHEET 17 FOR WATER SYSTEM DETAILS  
SEE SHEET 18 FOR ROOF DRAIN DETAIL  
SEE SHEET 19 FOR ROADWAY DETAILS



Scale 1" = 20'



Ladder truck  
 Overall Length 41.67ft  
 Overall Body Height 17.56ft  
 Overall Width 4.6ft  
 Min Body Ground Clearance 7.33ft  
 Track Width 17.56ft  
 Lock-to-lock time 6.06s  
 Max Wheel Angle 37.00°

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

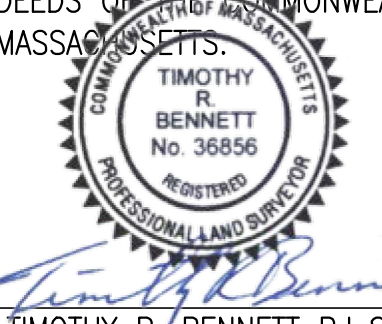
COHASSET ASSESSORS PARCEL  
 F8-36-015  
 #429 SOUTH MAIN STREET  
 N/F BRIAN N & KATHLEEN P  
 DESJOURDY  
 DEED BOOK 28328 PAGE 429

SCITUATE ASSESSORS PARCEL 12-4-3  
 #816 COUNTRY WAY  
 N/F WILLIAM M. HALE, TRUSTEE  
 DEED BOOK 27353 PAGE 99

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

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 10/11/2023

SITE PLAN APPROVED  
 DATE: \_\_\_\_\_

SCITUATE PLANNING BOARD

NOTE:  
 SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS NOT TO EXCEED 2.5- FEET IN HEIGHT. SNOW WINDOWS LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 36 INCHES IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

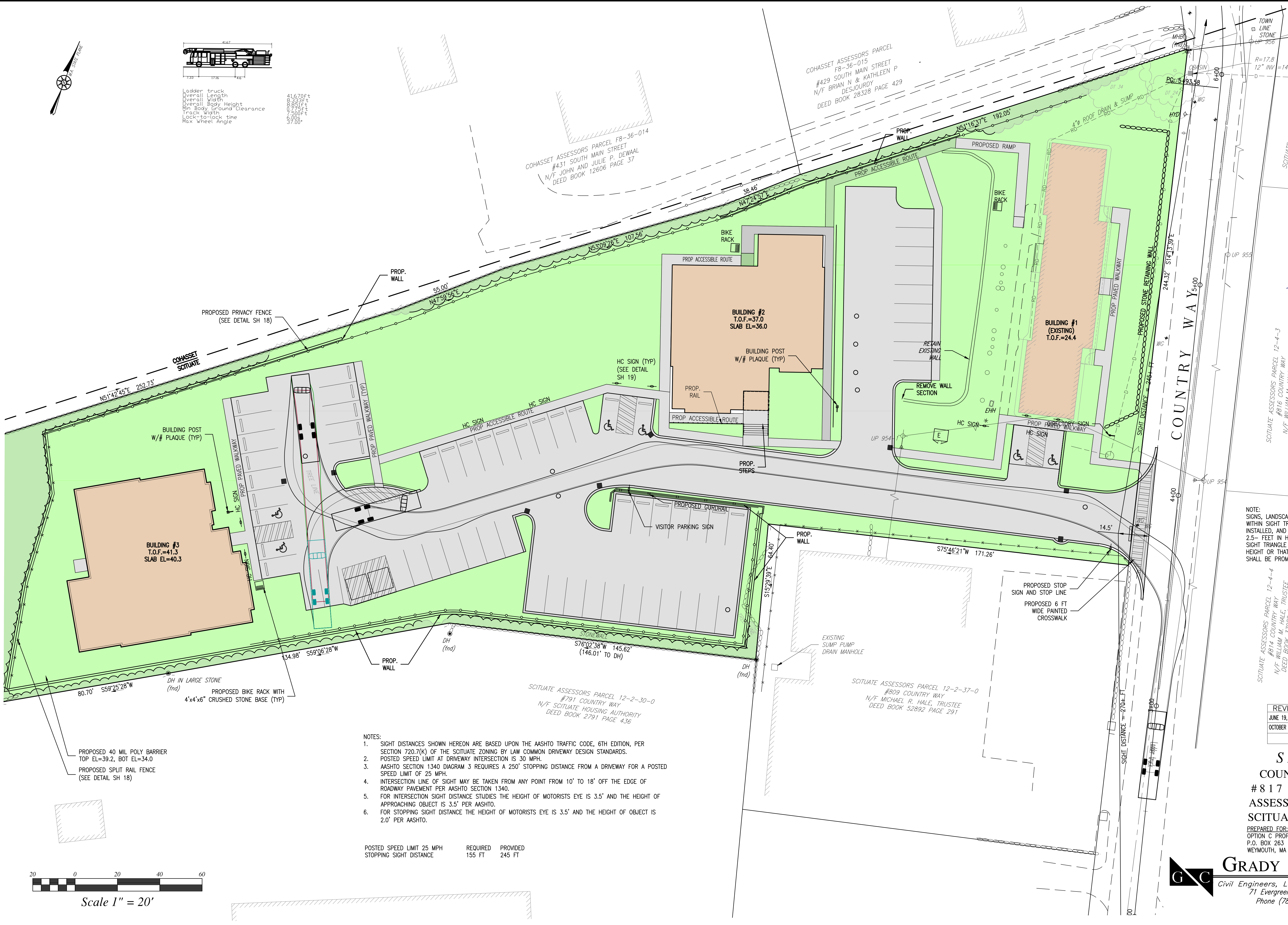
**SITE PLAN**  
**COUNTRY WAY ESTATES**  
**# 817 COUNTRY WAY**  
**ASSESSORS PARCEL 12-2-38-F**  
**SCITUATE, MASSACHUSETTS**

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

**GRADY CONSULTING, L.L.C.**

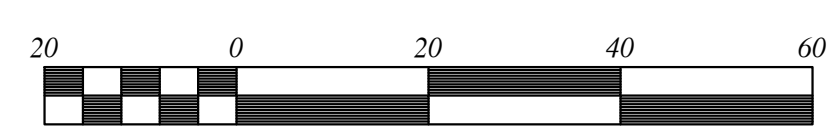
Civil Engineers, Land Surveyors & Landscape Architects  
 71 Evergreen Street, Suite 1, Kingston, MA 02364  
 Phone (781) 585-2300 Fax (781) 585-2378

SAFETY & SIGNAGE



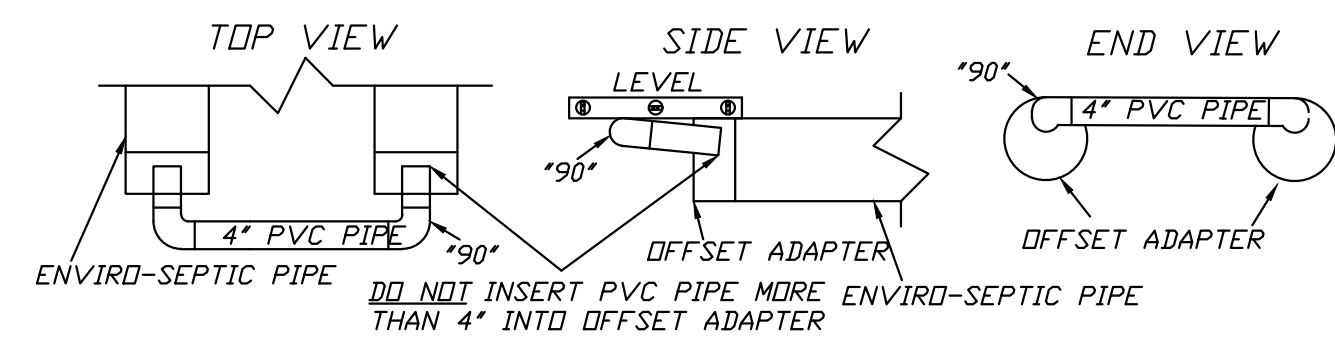
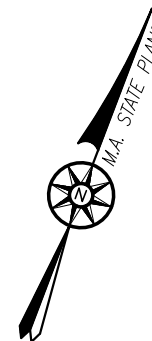
- NOTES:
1. SIGHT DISTANCES SHOWN HEREON ARE BASED UPON THE AASHTO TRAFFIC CODE, 6TH EDITION, PER SECTION 720.7(K) OF THE SCITUATE ZONING BY LAW COMMON DRIVEWAY DESIGN STANDARDS.
  2. POSTED SPEED LIMIT AT DRIVEWAY INTERSECTION IS 30 MPH.
  3. AASHTO SECTION 1340 DIAGRAM 3 REQUIRES A 250' STOPPING DISTANCE FROM A DRIVEWAY FOR A POSTED SPEED LIMIT OF 25 MPH.
  4. INTERSECTION LINE OF SIGHT MAY BE TAKEN FROM ANY POINT FROM 10' TO 18' OFF THE EDGE OF ROADWAY PAVEMENT PER AASHTO SECTION 1340.
  5. FOR INTERSECTION SIGHT DISTANCE STUDIES THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF APPROACHING OBJECT IS 3.5' PER AASHTO.
  6. FOR STOPPING SIGHT DISTANCE THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF OBJECT IS 2.0' PER AASHTO.

POSTED SPEED LIMIT 25 MPH	REQUIRED	PROVIDED
STOPPING SIGHT DISTANCE	155 FT	245 FT

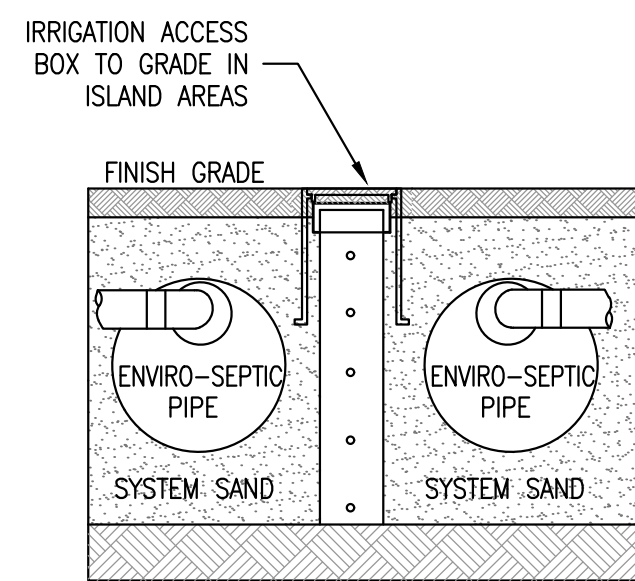


Scale 1" = 20'



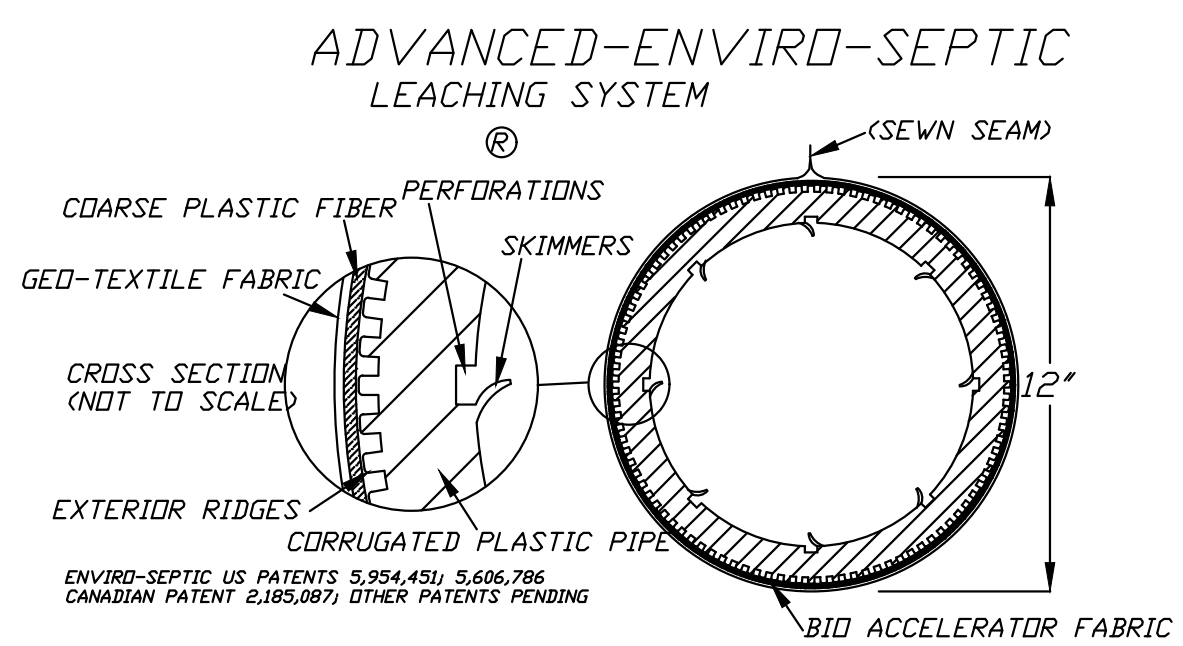


**CONNECTION DETAIL**  
(NOT TO SCALE)



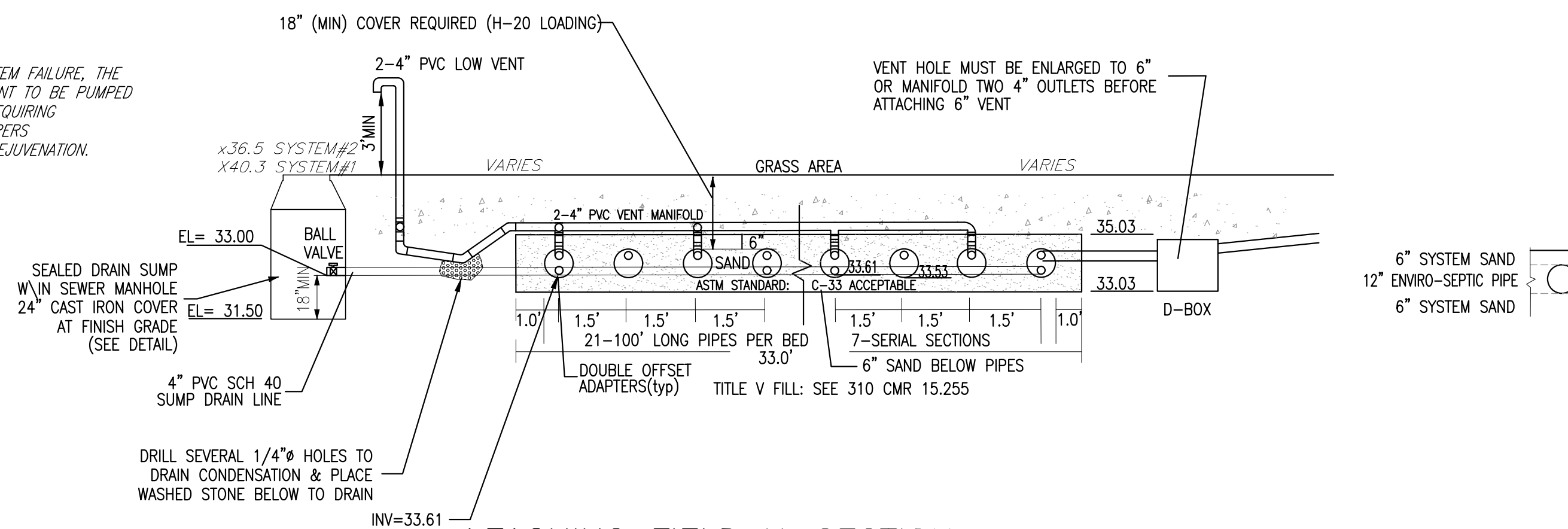
4" PERFORATED INSPECTION PORT TO BOTTOM OF SYSTEM SAND AND THREADED CAP WITHIN 3" OF FINAL GRADE.  
WRAP PIPE WITH PERMEABLE GEOTEXTILE FABRIC TO ELIMINATE SAND INFILTRATION

**INSPECTION PORT DETAIL**  
NOT TO SCALE

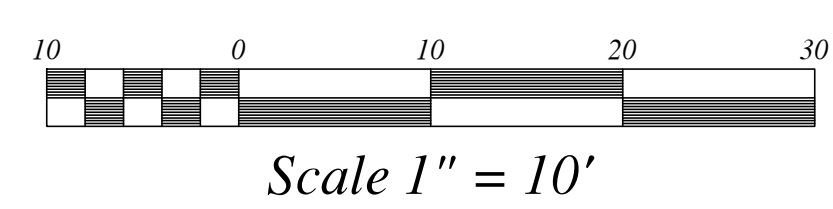
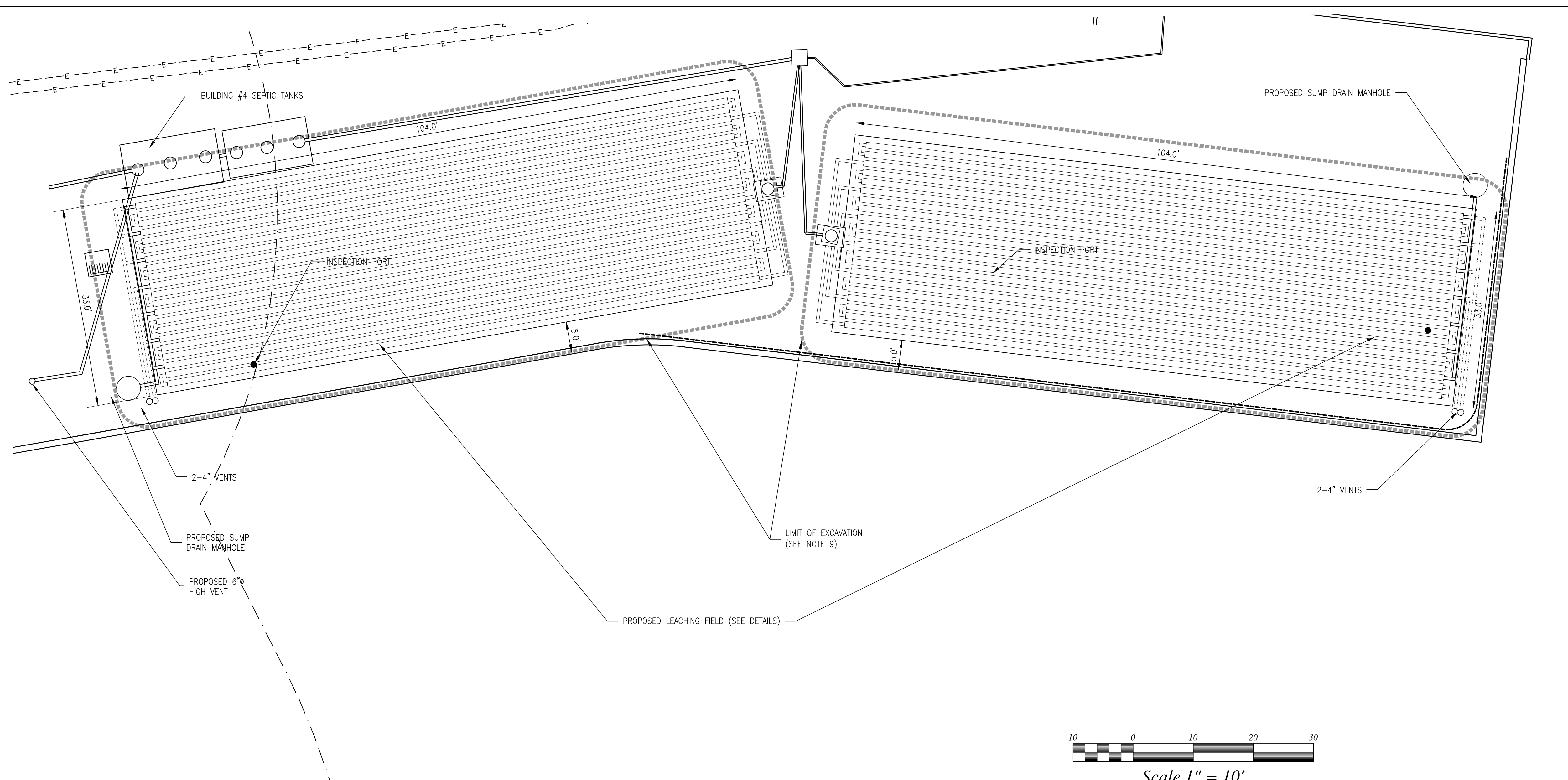


**ADVANCED ENVIRO-SEPTIC PIPE CROSS-SECTION**  
NOT TO SCALE

NOTE: IN THE EVENT OF SYSTEM FAILURE, THE BOTTOM DRAIN ALLOWS EFFLUENT TO BE PUMPED FROM THE SYSTEM WITHOUT REQUIRING EXCAVATION. SEE MANUFACTURERS SPECIFICATIONS FOR SYSTEM REJUVENATION.



**LEACHING FIELD X-SECTION**  
NOT TO SCALE



Scale 1" = 10'

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TIMOTHY R. BENNETT  
No. 36856  
10/11/2023  
DATE

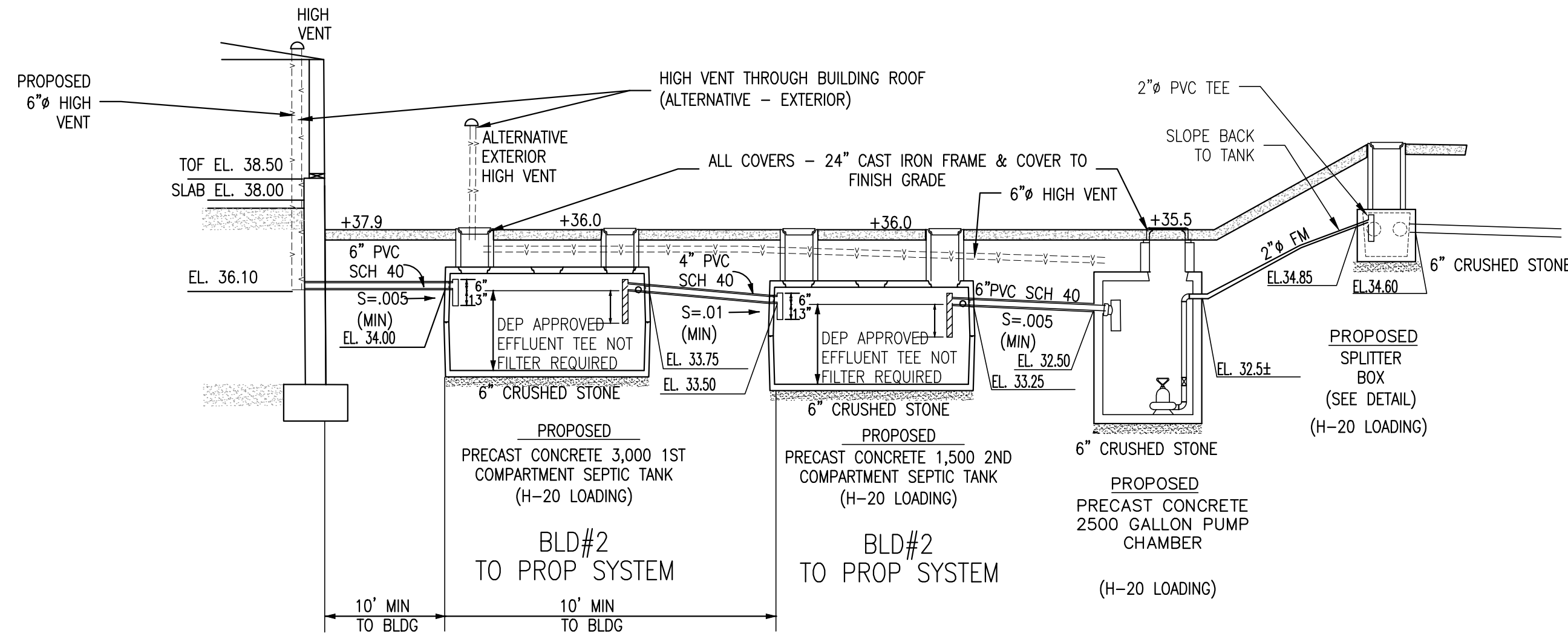
SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
SCITUATE PLANNING BOARD



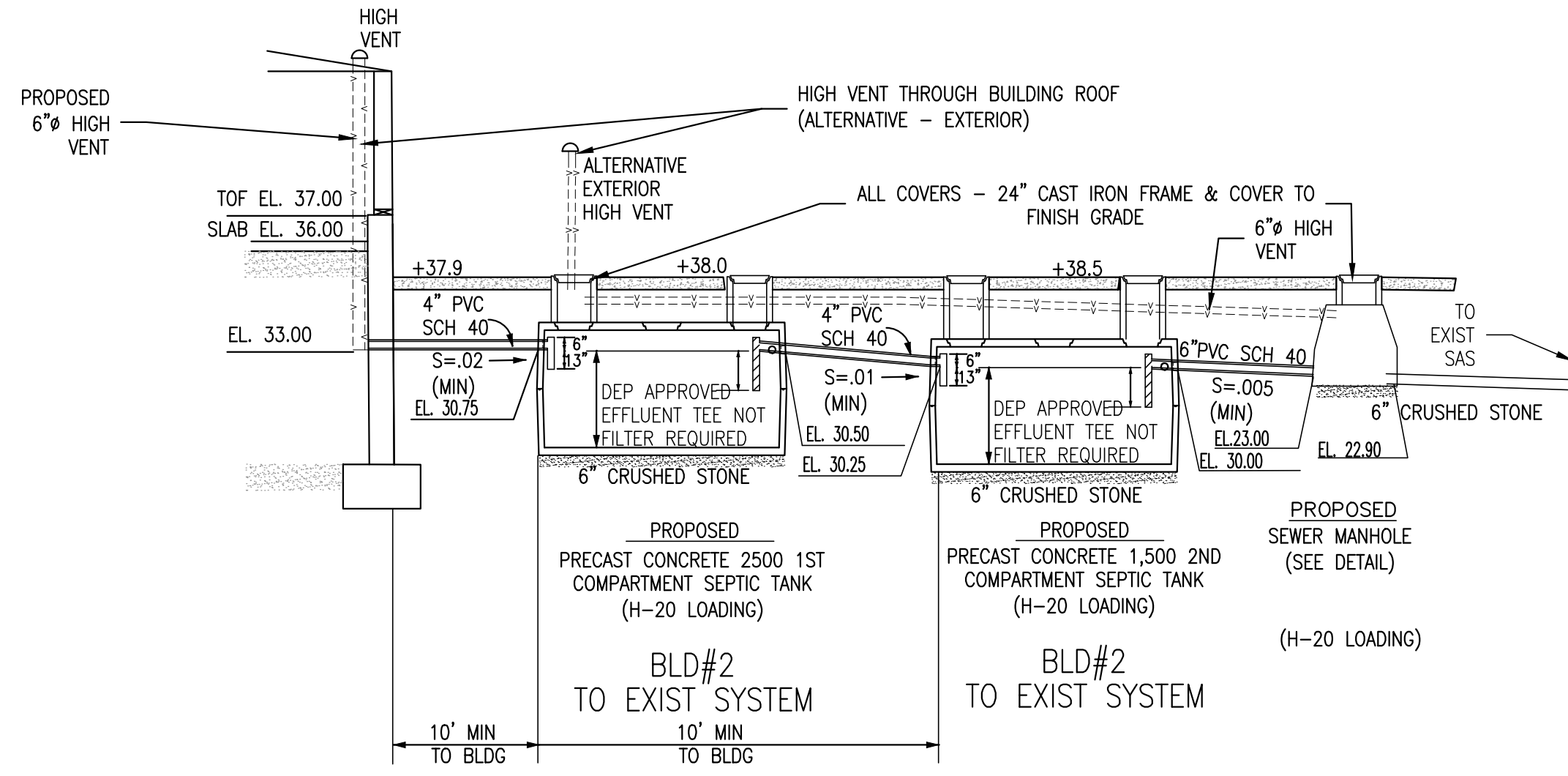
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
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**SITE PLAN**  
COUNTRY WAY ESTATES  
# 817 COUNTRY WAY  
ASSESSORS PARCEL 12-2-38-F  
SCITUATE, MASSACHUSETTS  
PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023  
P.O. BOX 263 SCALE: 1" = 20'  
WEYMOUTH, MA 02190 JOB No. 20-475  
**GRADY CONSULTING, L.L.C.**  
Civil Engineers, Land Surveyors & Landscape Architects  
71 Evergreen Street, Suite 1, Kingston, MA 02364  
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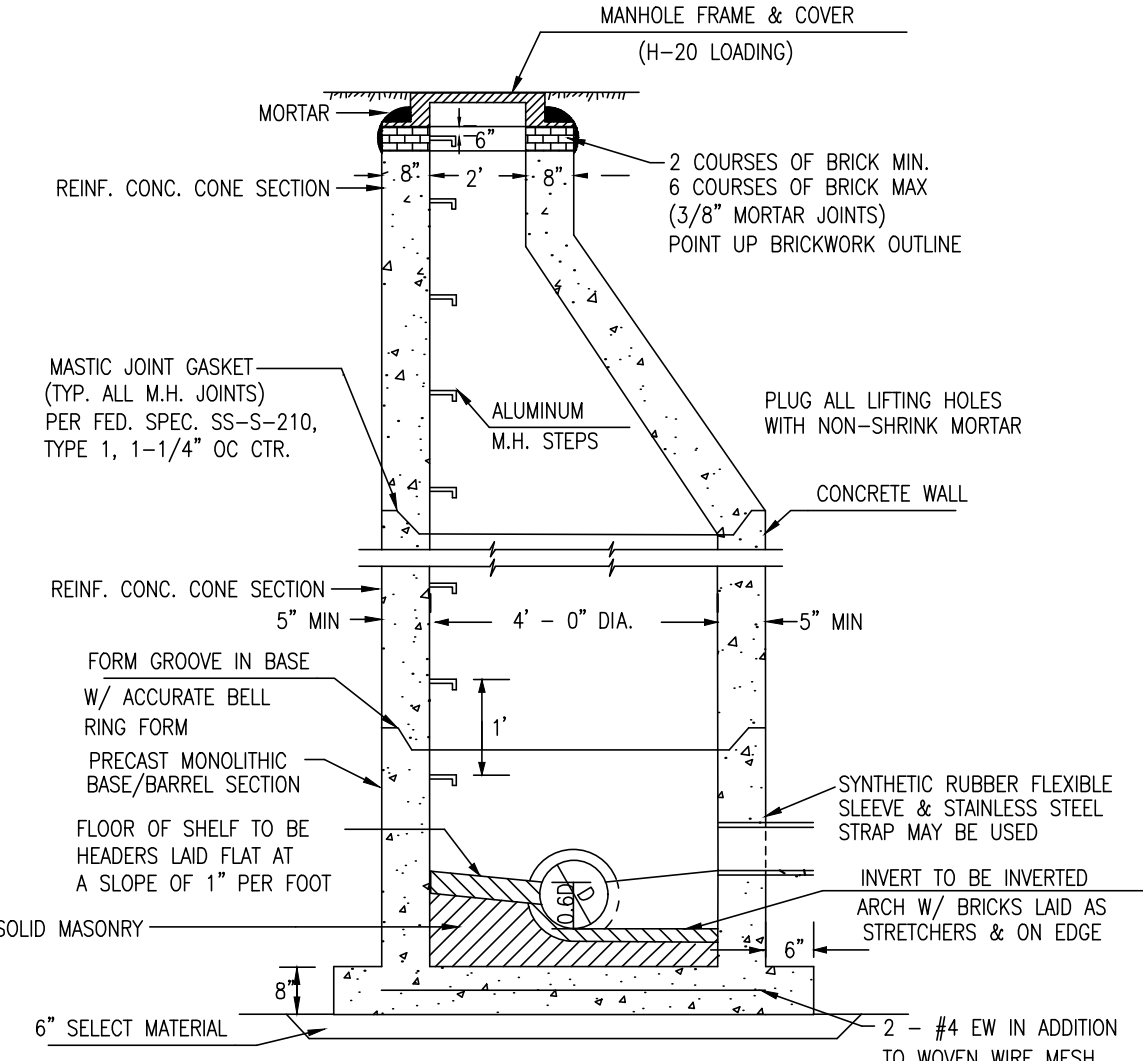
PRESBY LAYOUT DETAILS



**PROPOSED SEPTIC TANKS BLD #2 TO PROPOSED SYSTEM**  
(NOT TO SCALE)



**PROPOSED SEPTIC TANKS BLD #2 TO EXISTING SYSTEM**  
(NOT TO SCALE)



**SANITARY SEWER MANHOLE**  
NOT TO SCALE

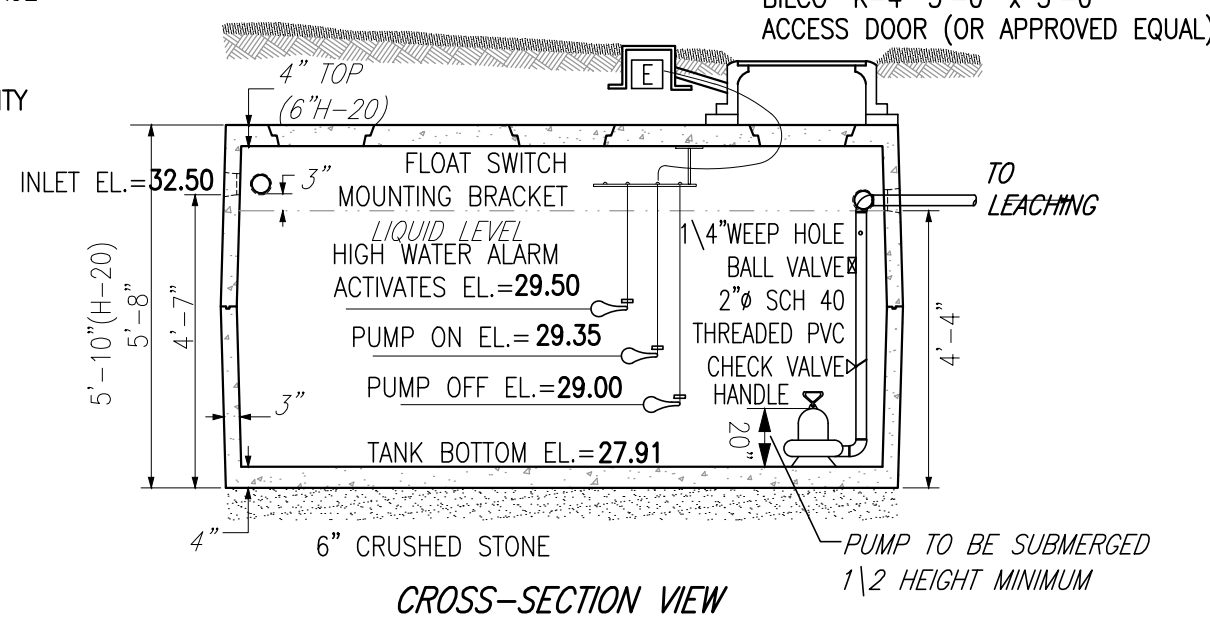
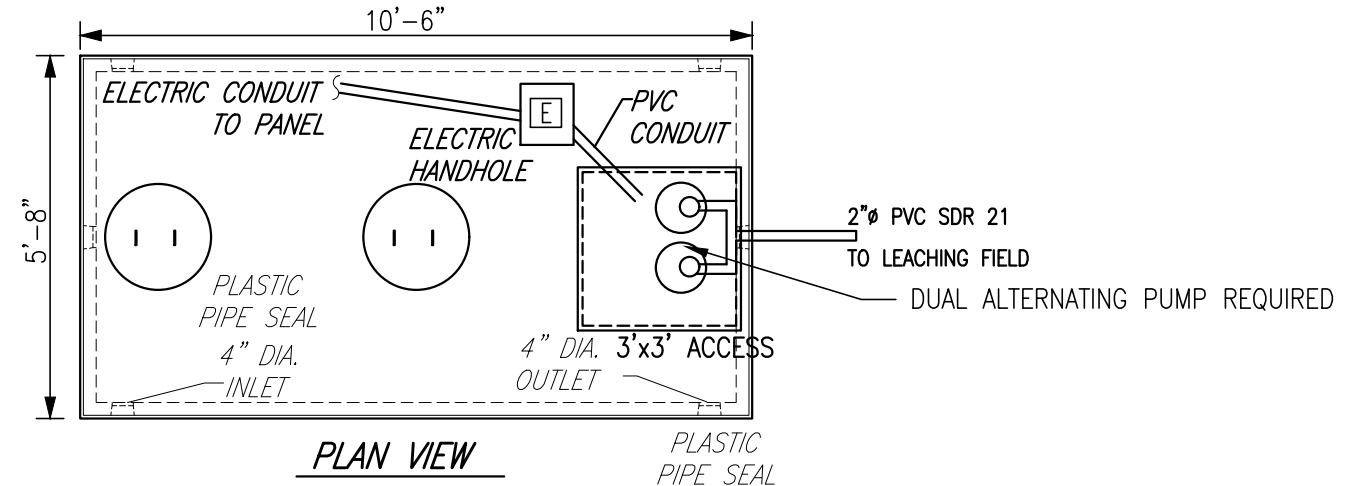
**PUMP DESIGN PUMP SPECIFICATIONS:**

STATIC HEAD = 6.94 FT  
 NETWORK LOSS = 3.28 FT  
 PIPE LENGTH = 120 FT PIPE DIAMETER = 2 IN

TYPE: GOULD MODEL 3887(OR APPROVED EQUAL)  
 RATING: 45 G.P.M. @ 15 TDH  
 MOTOR: 1/3 HORSE POWER  
 VOLTAGE REQUIRED: 230 VOLTS, 7.3A (SINGLE PHASE)  
 PROVIDE ALARM LOCATED IN THE BUILDING AND POWERED BY A CIRCUIT SEPARATE FROM THE CIRCUIT TO THE PUMP.

GPM	VEL. (FT/SEC)	HL (FT/100FT)	HL (FT)	HL (TOTAL)
20	1.92	0.86	1.04	7.98
40	3.83	3.11	3.73	10.67
60	5.75	6.60	7.91	14.85
80	7.65	11.43	13.46	20.40

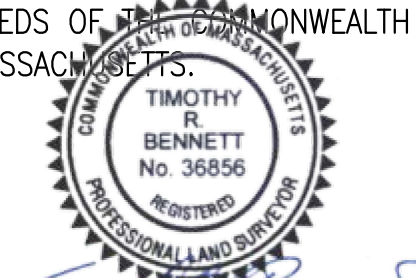
REFERENCE: CAMERON HYDRAULIC DATA, PG 3-38 & GOULDS PUMPS WASTEWATER & SEWAGE  
**CHAMBER STORAGE CAPACITY**  
 (165 GAL/DOSE) / 545 GAL/FT OF TANK = 0.3 FT (MIN)  
 3 FT OR 1635 GAL EMERGENCY STORAGE CAPACITY PROVIDED > 24 HR REQUIRED CAPACITY  
**MAX DOSE VOLUME**  
 CLASS II SOILS 8 DOSES PER DAY = 168 GALLONS PER DOSE



**PUMP CHAMBER DETAIL: 2500 GAL.**  
NOT TO SCALE

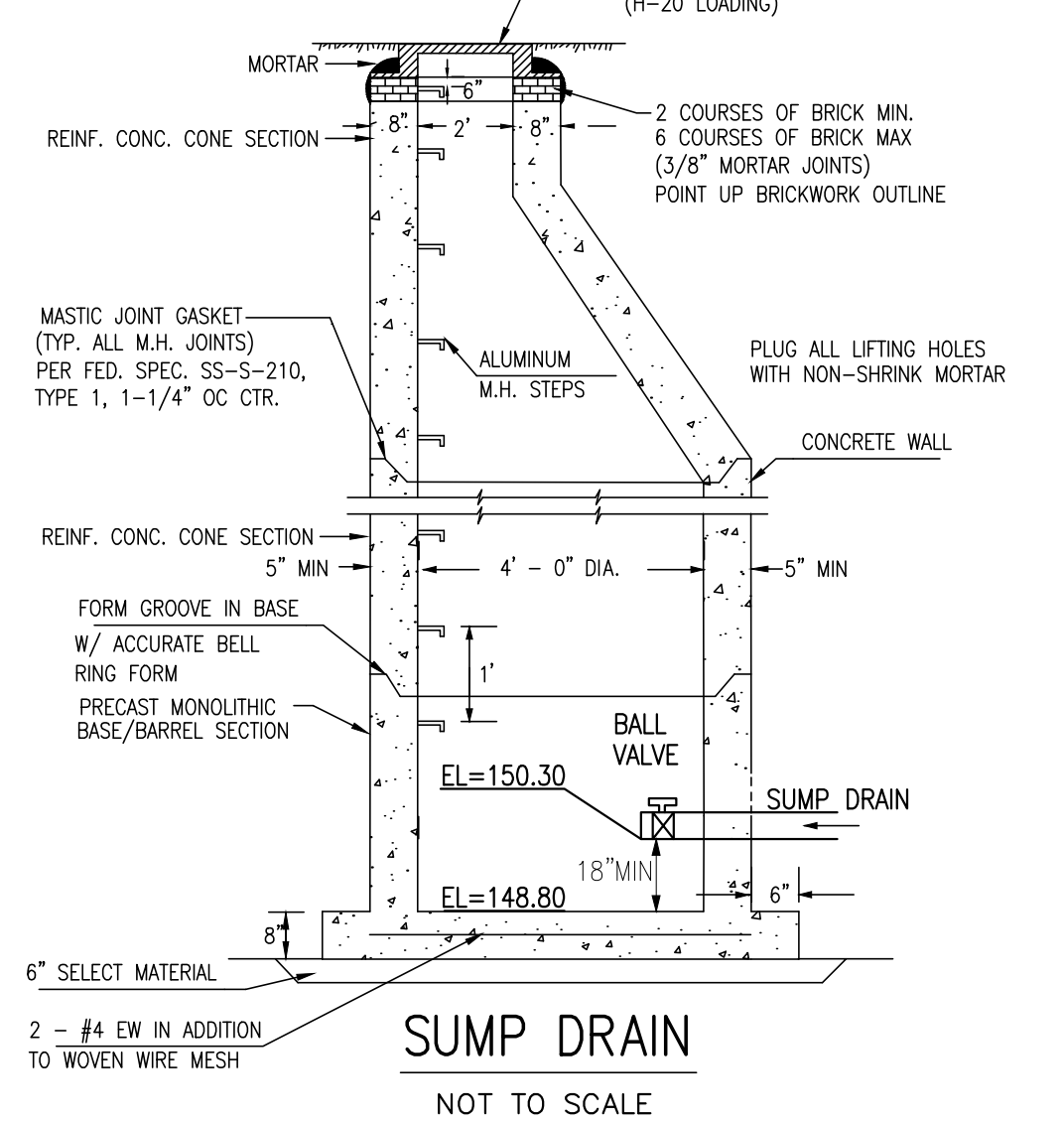
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 TIMOTHY R. BENNETT P.L.S. #36856 DATE: 10/11/2023

SITE PLAN APPROVED  
 DATE: \_\_\_\_\_

**SCITUATE PLANNING BOARD**

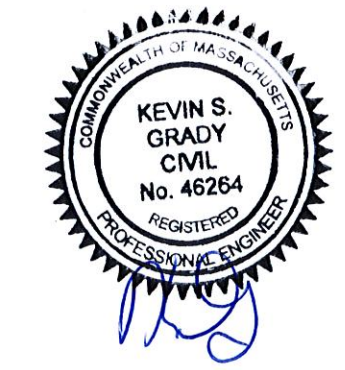


**REVISIONS**

JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

**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  
 SCALE: AS-NOTED  
 Weymouth, MA 02190 JOB No. 20-475



**GRADY CONSULTING, L.L.C.**  
 Civil Engineers, Land Surveyors & Landscape Architects  
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 Phone (781) 585-2300 Fax (781) 585-2378

**SOIL LOGS**

T.H.1	T.H.2	T.H.3	T.H.4	T.H.5	T.H.6	T.H.7	T.H.8	T.H.9	T.H.10
EL. 32.44	EL. 32.44	EL. 31.68	EL. 33.52	EL. 34.73	EL. 36.03	EL. 35.16	EL. 37.13	EL. 35.22	EL. 20.23
0'-10" A FILL/LOAM	0'-12" A FILL/LOAM	0'-10" A FILL/LOAM	0'-8" A FILL/LOAM	0'-10" A FILL/LOAM	0'-12" A FILL/LOAM	0'-8" A FILL/LOAM	0'-12" A LOAM	0'-4" A LOAM	0'-48" FILL
31.60	31.44	30.84	32.85	33.89	35.03	35.03	36.13	34.88	
10'-26" B LOAMY SAND	12'-22" B LOAMY SAND	10'-25" B LOAMY SAND	8'-30" B LOAMY SAND	10'-24" B LOAMY SAND	12'-26" B LOAMY SAND	8'-30" B SANDY LOAM	12'-30" B LOAMY SAND	4'-22" B SANDY LOAM	
30.27	30.60	29.59	31.02	32.73	33.86	33.86	34.63	33.38	16.23
26'-68" C1 LOAMY SAND	22'-80" COARSE LOAMY SAND	25'-120" C LOAMY SAND	30'-120" C LOAMY SAND	24'-120" C LOAMY SAND	24'-120" C LOAMY SAND	30'-72" C SANDY LOAM	30'-64" C LOAMY SAND	22'-50" C1 SANDY LOAM	48'-60" B LOAMY SAND
26.77	25.77	21.68	23.52	24.73	26.03	26.03	31.79	31.05	15.23
68'-132" C2 SANDY LOAM	D=6'-8" MOTTLING 5'-0" (EL=27.44)	D=10'-0" MOTTLING 4'-10" (EL=26.84)	D=10'-0" MOTTLING 7'-0" (EL=26.52)	D=10'-0" MOTTLING 7'-0" (EL=25.73)	D=10'-0" MOTTLING 7'-0" (EL=29.03)	D=6'-0" MOTTLING 4'-0" (EL=31.16)	D=6'-0" MOTTLING 3'-6" (EL=33.63)	50'-76" C LOAMY SAND	60'-84" C1 LOAMY SAND
21.44	25.77	21.68	23.52	24.73	26.03	31.79	28.88	28.88	13.23
D=11'-0" MOTTLING 5'-8" (EL=26.67)								D=6'-4" MOTTLING 2'-10" (EL=32.38)	D=7'-0" MOTTLING 6'-0" (EL=14.23)

SOILS TESTING (TH #1-8) BY KEVIN GRADY, GRADY CONSULTING WITNESSED BY RALPH COLE APRIL 27, 2022.

TESTHOLES #9 & 10 BY KEVIN GRADY, GRADY CONSULTING DRAINAGE TESTHOLES DECEMBER 22, 2022

**PROPOSED DISTRIBUTION BOX**  
(NOT TO SCALE)

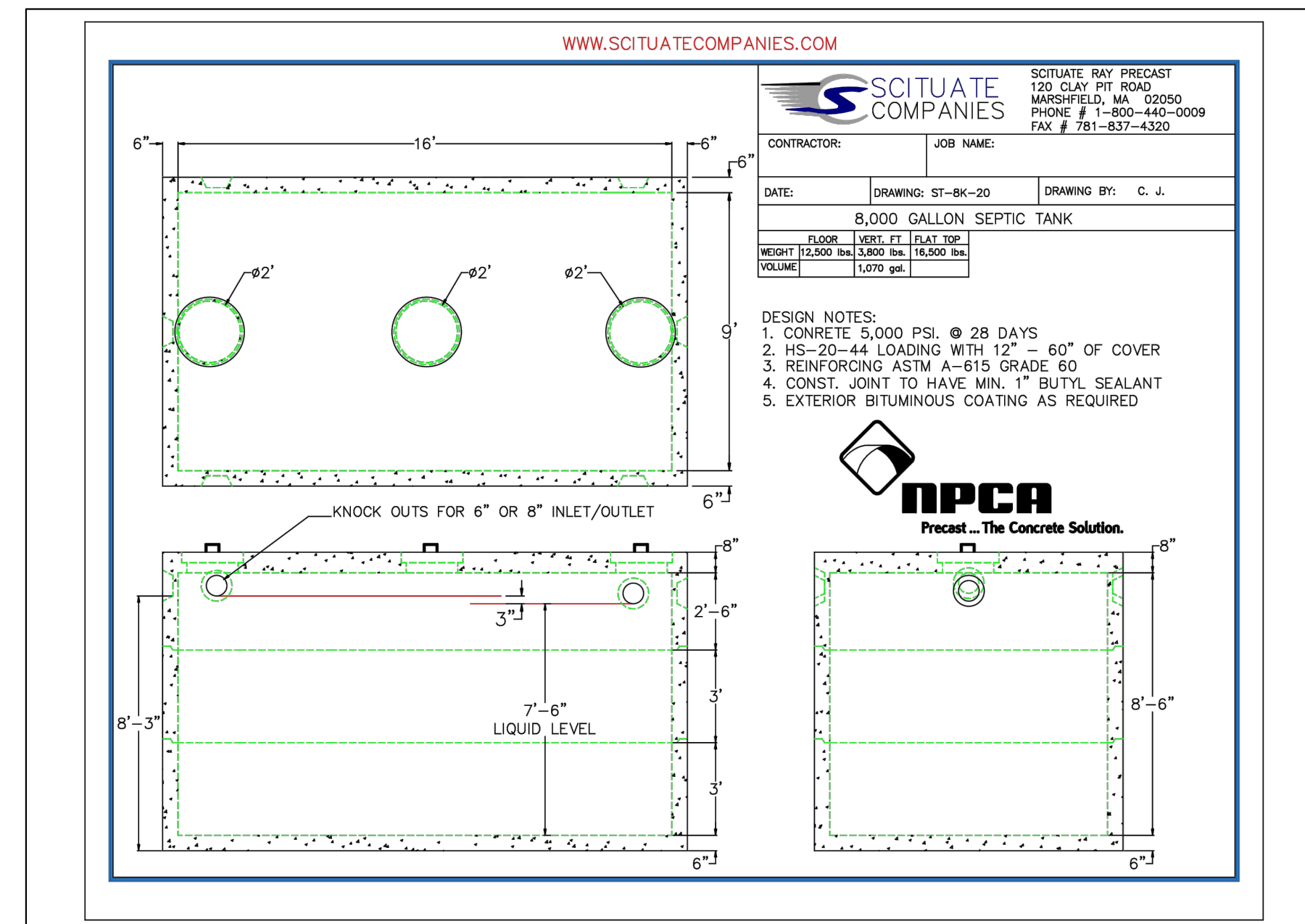
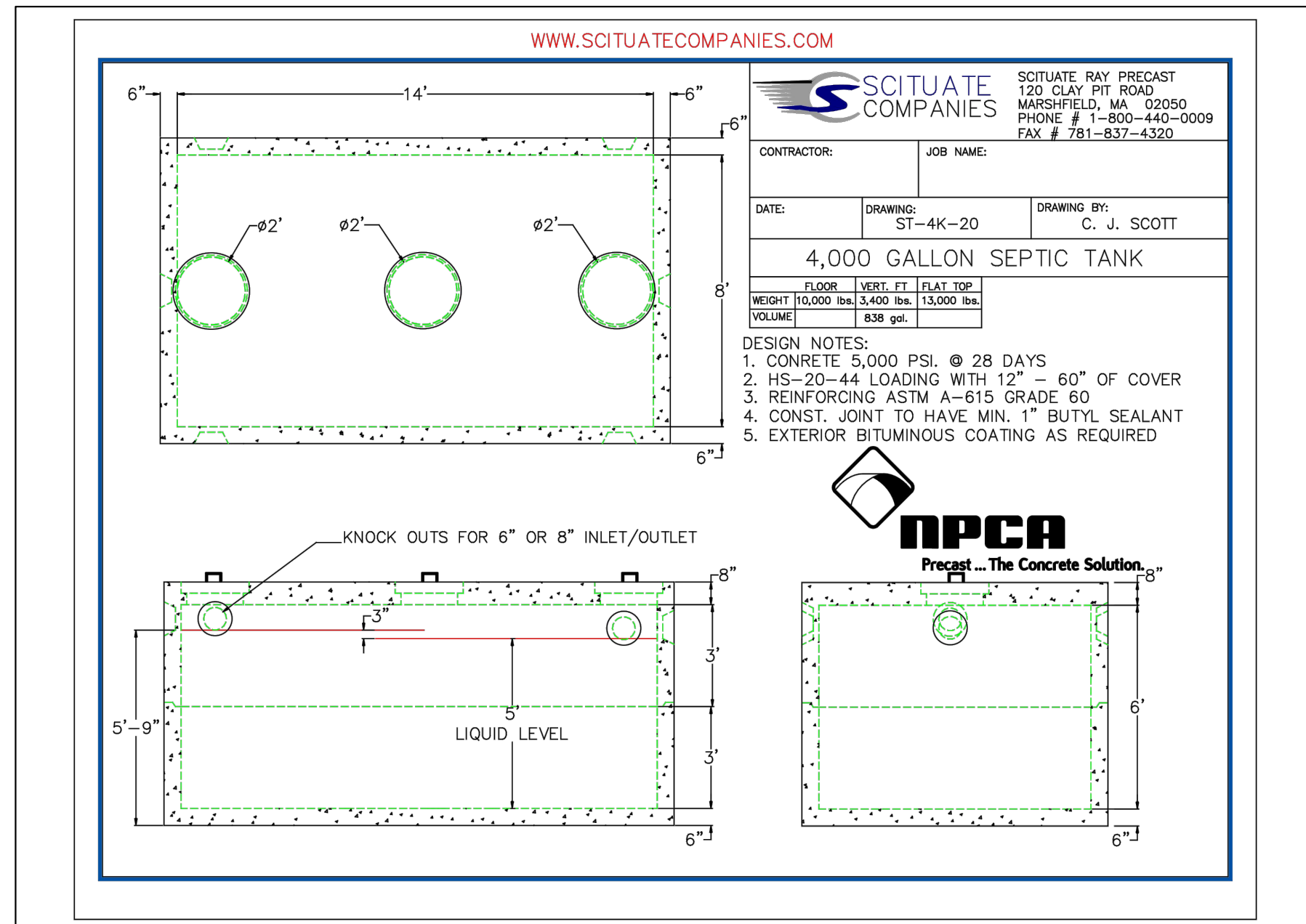
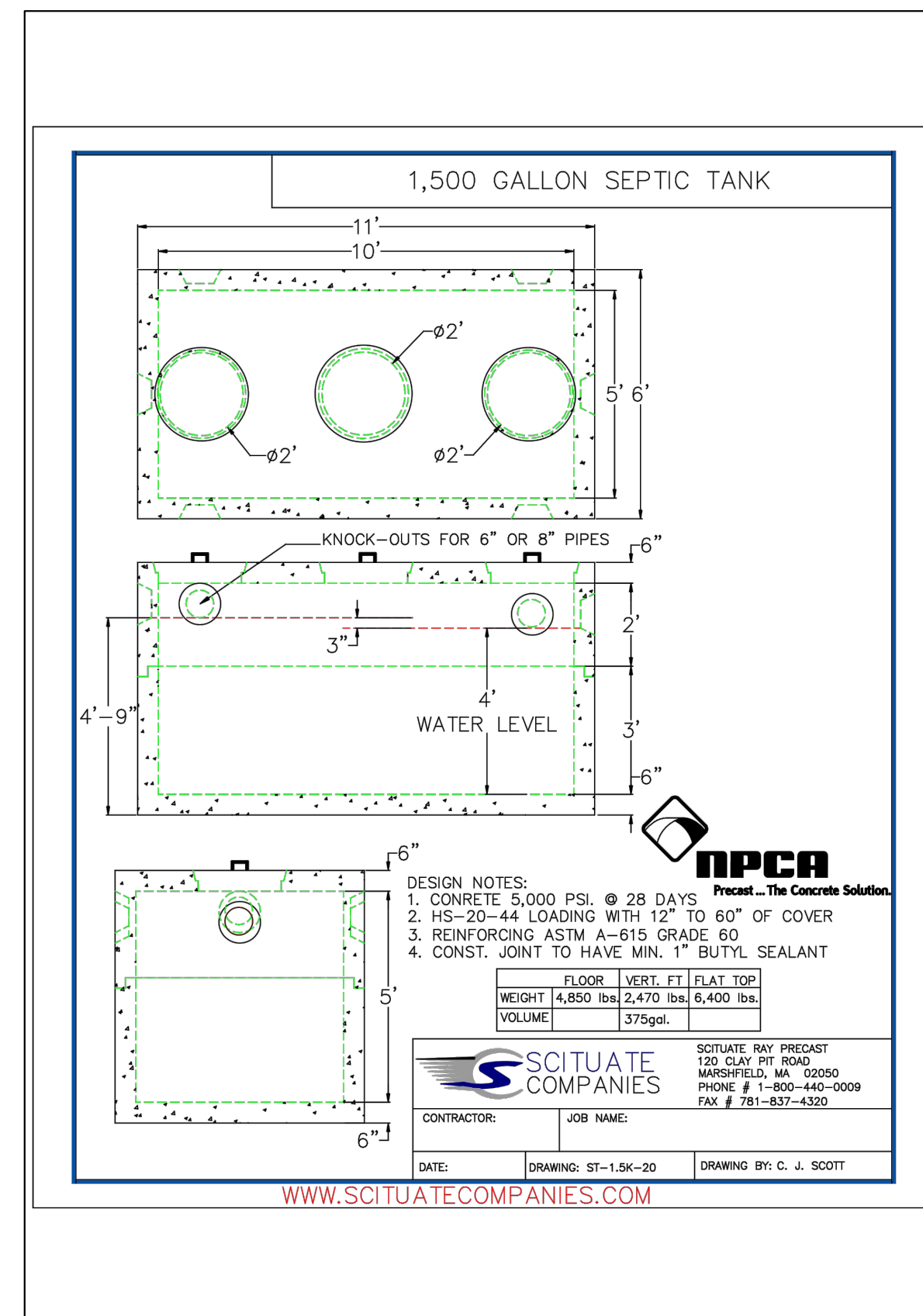
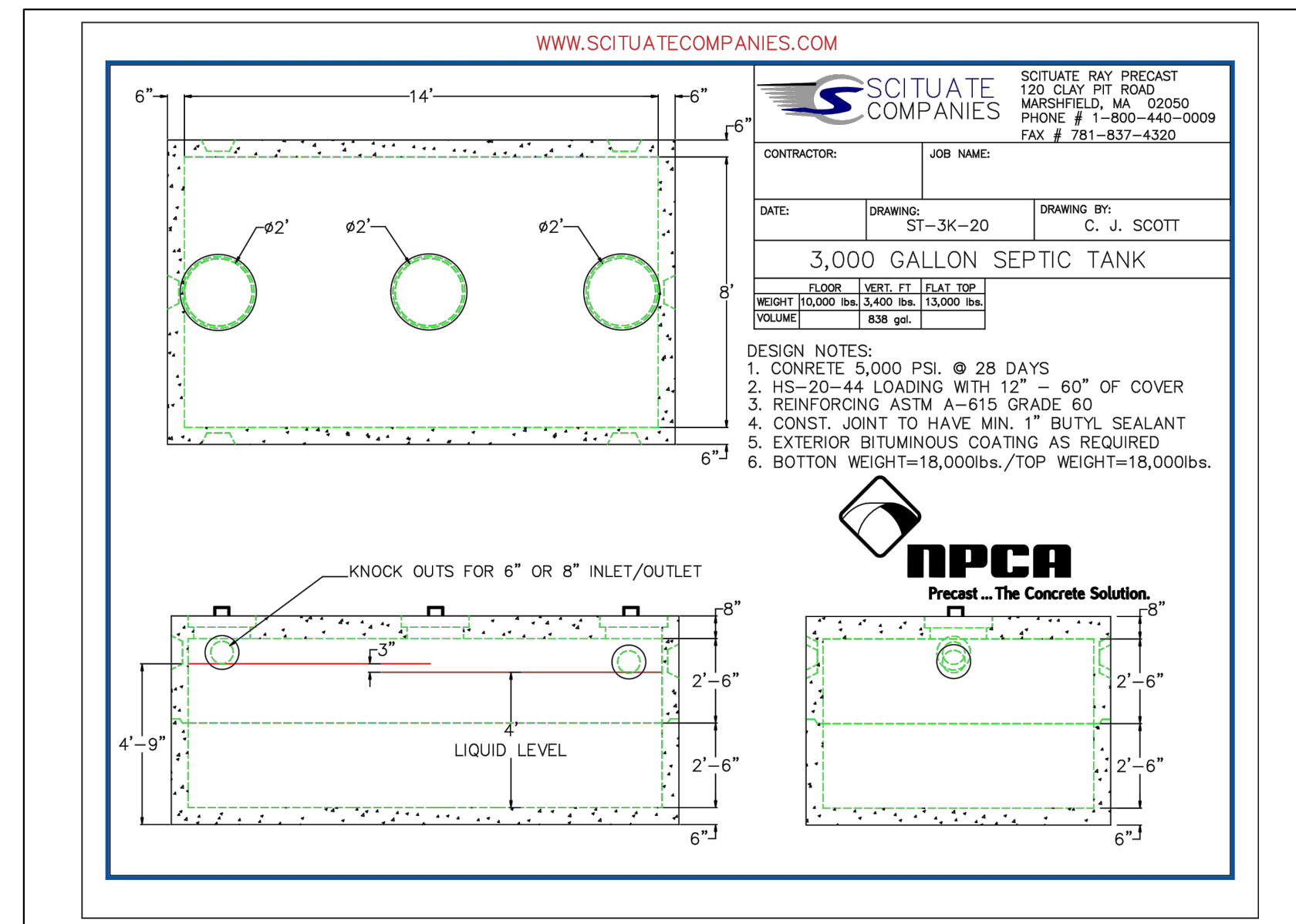
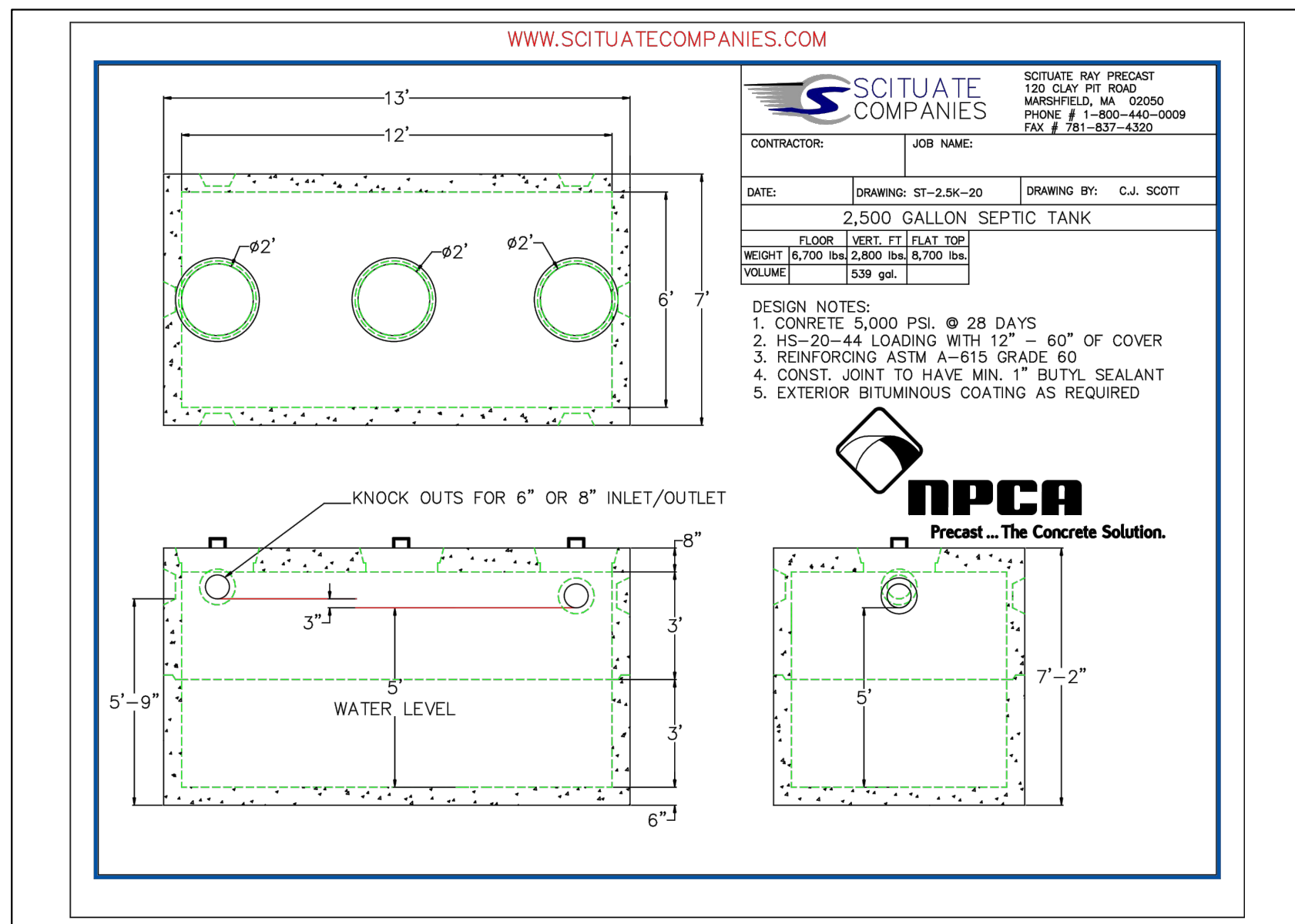
- NOTES:
- 3-INLETS REQUIRED TO BE PRECAST OR CORED AND MORTARED
  - CONTRACTOR MAY SUBSTITUTE AN EQUIVALENT DISTRIBUTION BOX UPON APPROVAL OF THE DESIGN ENGINEER.
  - H-20 LOADING REQUIRED
  - 24" CAST IRON MANHOLE TO GRADE REQUIRED

**SCITUATE COMPANIES**  
 CONTRACTOR: \_\_\_\_\_ JOB NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_ DRAWING: DB-11 DRAWING BY: C.J. SCOTT

SCITUATE RAY PRECAST  
 122 CLAY PIT ROAD  
 MARSHFIELD, MA 02050  
 PHONE # 1-800-440-0009  
 FAX # 781-437-4300

www.scituatecompanies.com

SEPTIC DETAILS



**NOTES REGARDING TEES:**

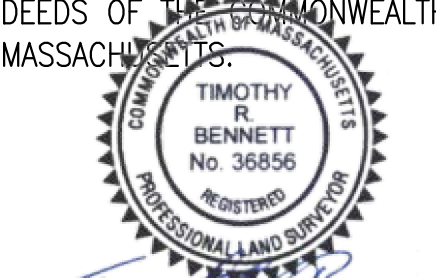
THERE SHALL BE AN AIR SPACE OF AT LEAST THREE INCHES BETWEEN THE TOPS OF THE TEES AND THE INSIDE OF THE TANK COVER. THE TOPS OF THE TEES SHALL BE LEFT OPEN TO PROVIDE VENTILATION OR SEPARATE VENTILATION SHALL BE PROVIDED. ALL OUTLET TEES SHALL BE EQUIPPED WITH A GAS BAFFLE OR A DEPARTMENT APPROVED EFFLUENT TEE FILTER.

THE INLET TEE SHALL EXTEND A MINIMUM OF TEN INCHES BELOW THE FLOW LINE. THE OUTLET SHALL BE PROVIDED WITH A TEE EXTENDING BELOW THE FLOW LINE IN ACCORDANCE WITH THE FOLLOWING TABLE:

LIQUID DEPTH IN SEPTIC TANK	DEPTH OF OUTLET TEE BELOW FLOW LINE
4 FEET	14 INCHES
5 FEET	19 INCHES
6 FEET	24 INCHES
7 FEET	29 INCHES
8 FEET	34 INCHES

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TIMOTHY R. BENNETT P.L.S. #36856 DATE 10/11/2023

SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
SCITUATE PLANNING BOARD



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
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**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

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SEPTIC DETAILS

**WATER SPECIFICATIONS**

- RESILIENT SEATED WEDGE GATE VALVES**  
 a. VALVES SHALL BE IRON BODY, BL-DIRECTIONAL, RESILIENT TYPE, DESIGNED FOR 200 PSI WORKING PRESSURE AND CONFORM TO THE LATEST REVISION OF AWWA C-509-87.  
 b. VALVES SHALL HAVE O RING SEALS, NON-RISING SEAM AND 2" OPERATING VALVES SHALL OPEN LEFT.  
 c. VALVES SHALL HAVE MECHANICAL JOINT END, UNLESS OTHERWISE NOTED.  
 d. VALVES INTERIORS AND EXTERIORS SHALL BE EPOXY COOLED IN ACCORDANCE WITH AWWA SPECIFICATION C-550.  
 e. VALVES SHALL BE AS MANUFACTURED MUELLER, CLOW OR AMERICAN DARLING.

- VALVE BOXES**  
 a. VALVE BOXES SHALL BE CAST IRON, TOR COATED, TELESCOPING HEAVY POHERN TYPE, CONSISTING OF FLANGED BOTTOM, FLANGED TOP AND COVER WITH THE WORD "WATER" COST IN THE COVER.

- FITTINGS**  
 a. FITTINGS SHALL BE FULL FLOW, COMPACT SIZE CONFORMING TO THE LATEST REVISION OF AWWA SPECIFICATION C-153 AND HAVE A WORKING PRESSURE RATING OF 200 PSI.  
 b. UNLESS OTHERWISE APPROVED, ALL FITTINGS SHALL HOVE MECHANICAL JOINT ENDS WITH APPROPRIATE GLANDS, GASKETS, NUTS, BOLTS AND ACCESSORIES.  
 A. RESTRAINED JOINTS FOR MECHANICAL JOINT FITTINGS SHALL BE MECHANICAL AS MANUFACTURED BY EBBA IRON CO.

- DUCTILE IRON**  
 a. ALL DUCTILE IRON PIPE SHALL BE DESIGNED IN ACCORDANCE WITH ANS A21.50 AND MANUFACTURED IN ACCORDANCE WITH ANS A21.51.  
 b. ALL DUCTILE IRON PIPE SHALL BE CEMENT LINED CLASS 52 WITH AN EXTERIOR TAR COAT IN ACCORDANCE WITH ANS 21.50/SAWMA C150/AWWA C111.  
 c. ALL DUCTILE IRON PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH ANS A21.4.  
 d. ALL PIPE JOINTS SHALL BE OF THE BELL SPIGOT TYPE.

- METALLIC INDICATOR TAPE**  
 a. METALLIC INDICATOR LOPE WITH "CAUTION WATER MAIN BURIED BELOW" SHALL BE PLACED IN TRENCH 1' FROM FINAL GRADE.

- CORPORATION STOP**  
 a. THE CORPORATION STOP SHALL BE OF OLL BRONZE CONSTRUCTIONS. THE INLET THREAD SHALL BE OF C.C. TYPE. OUTLET CONNECTIONS SHALL BE COMPRESSION SUITABLE FOR USE WITH TYPE K COPPER TUBING.  
 B. FOR PURPOSES OF STANDARDIZATION, CORPORATION STOP SHALL BE MODEL F-1000CC A& MANUFACTURED BY THE FORD METER BOX CO.,

- CURB STOPS**  
 a. 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.  
 C. FOR PURPOSES OF STANDARDIZATION, THE CURB STOP SHALL BE MODEL NO. 244-4445 OS MANUFACTURED BY THE FORD METER BOX CO.

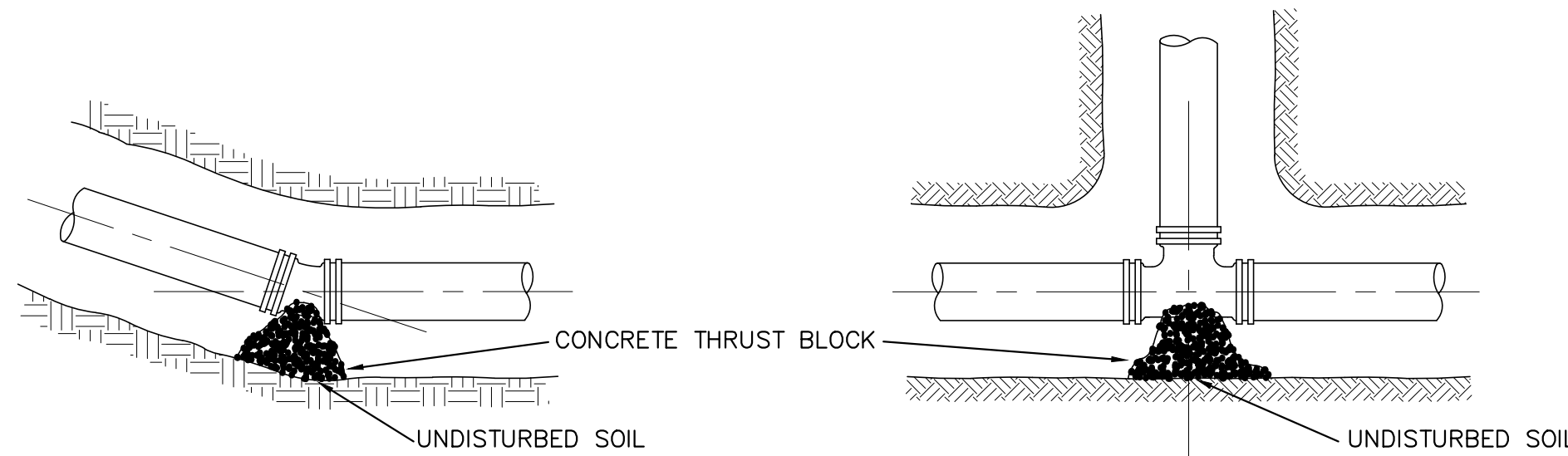
- CURB BOX**  
 a. THE CURB BOX SHALL BE COST IRON TAR COATED TELESCOPING "ERIES" TYPE WITH ROD, CONSISTING OF A BOTTOM, TOP AND COVER SECURED BY C PENTAGON NUT.

- SADDLES**  
 a. SADDLES FOR SERVICE CONNECTIONS SHALL BE ALL BRASS WITH A MINIMUM 1" CC OUTLET.  
 b. FOR THE PURPOSES OF STANDARDIZATION, THE SADDLE SHALL BE MODEL 202-BS-1110X4CC AS MANUFACTURED BY THE FORD METER CO.

- SERVICE CONNECTIONS**  
 a. ALL SERVICE CONNECTIONS SHALL CONSIST OF O SADDLE, CORPORATION STOP, CURB STOP, CURB BOX, COPPER TYPE K TUBING, STAINLESS STEEL INSERTS AND METALLIC INDICATOR TAPE.

- HYDRANTS**  
 a. ALL HYDRANTS SHALL BE THE MUELLER SUPER CENTURION.

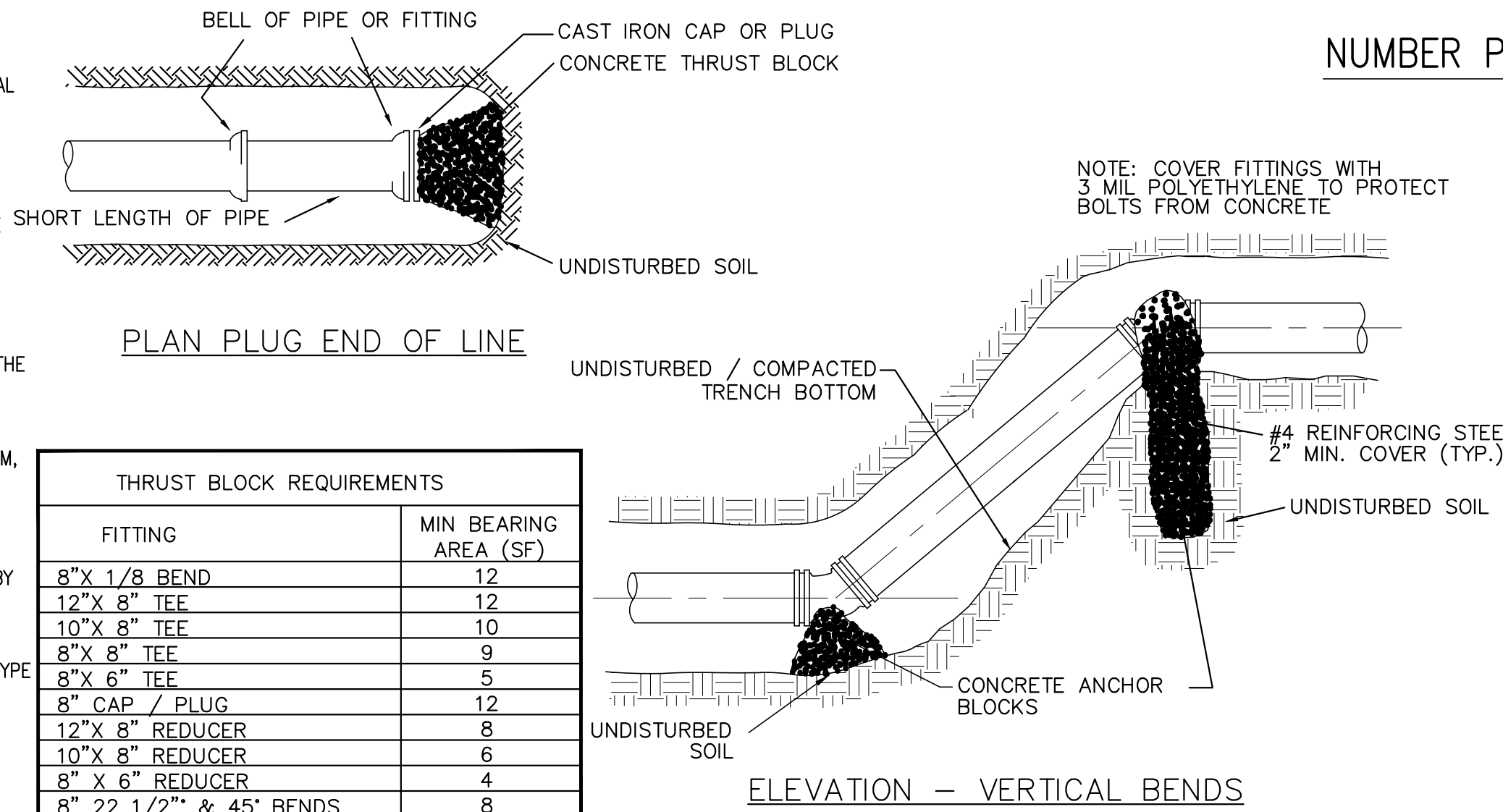
- METERS**  
 EACH UNIT WILL REQUIRE A 5/8" WATER METER.



PLAN HORIZONTAL BEND

PLAN TEE

NOTE: COVER MECHANICAL JOINTS WITH 3 MIL POLYETHYLENE TO PROTECT BOLTS FROM CONCRETE THRUST BLOCK



PLAN PLUG END OF LINE

ELEVATION - VERTICAL BENDS

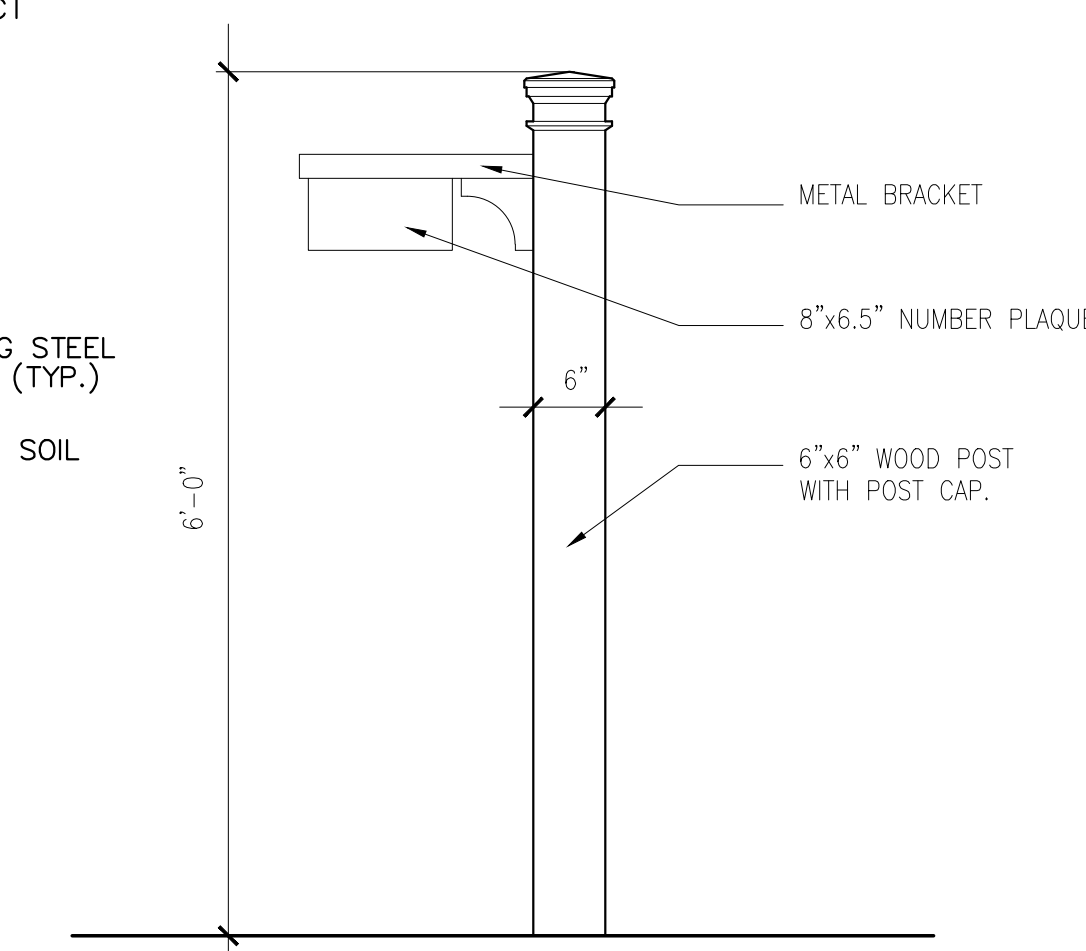
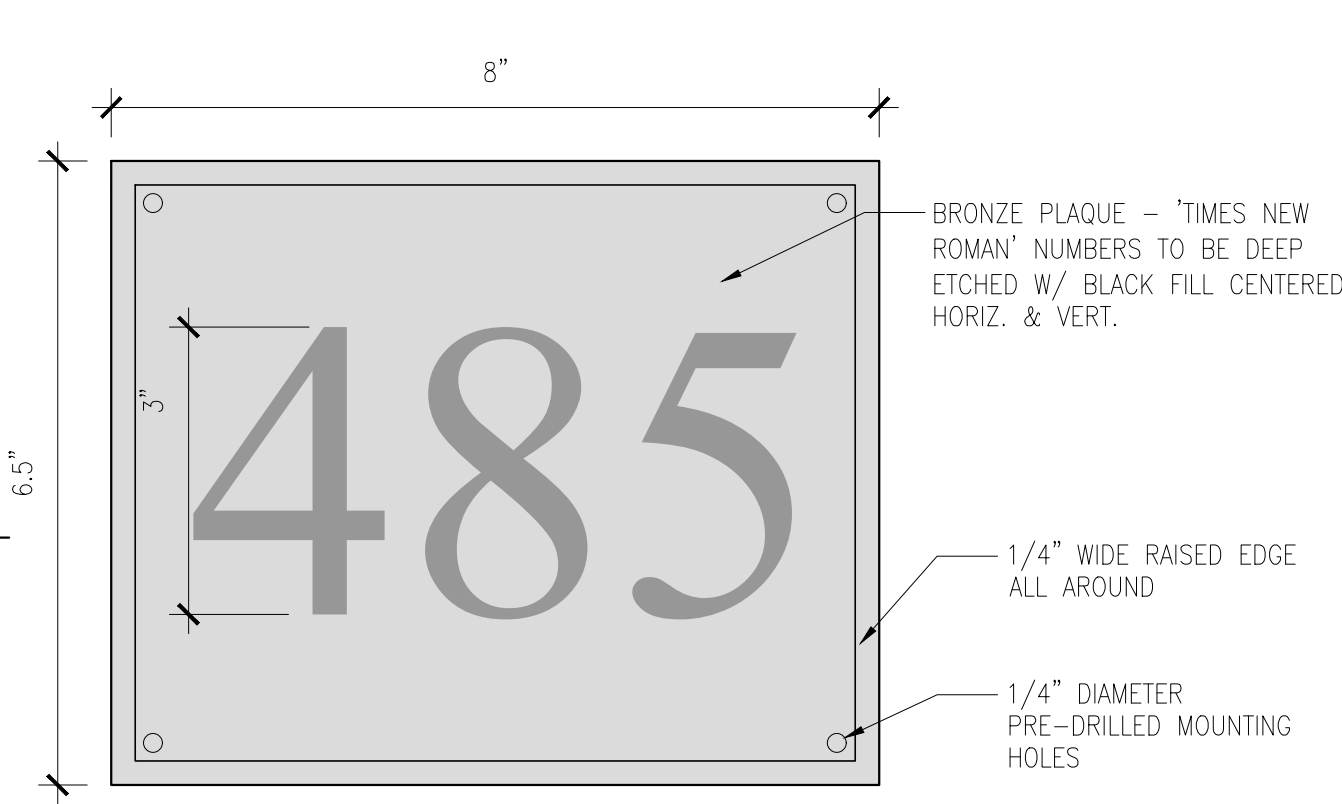
THRUST BLOCK REQUIREMENTS	
FITTING	MIN BEARING AREA (SF)
8" X 1/8" BEND	12
12" X 8" TEE	12
10" X 8" TEE	10
8" X 8" TEE	9
8" X 6" TEE	5
8" CAP / PLUG	12
12" X 8" REDUCER	8
10" X 8" REDUCER	6
8" X 6" REDUCER	4
8" X 22 1/2" & 45° BENDS	8
ALL TEES AND VALVES	10
HYDRANTS	9

**ANCHORAGE DETAILS**

NOT TO SCALE

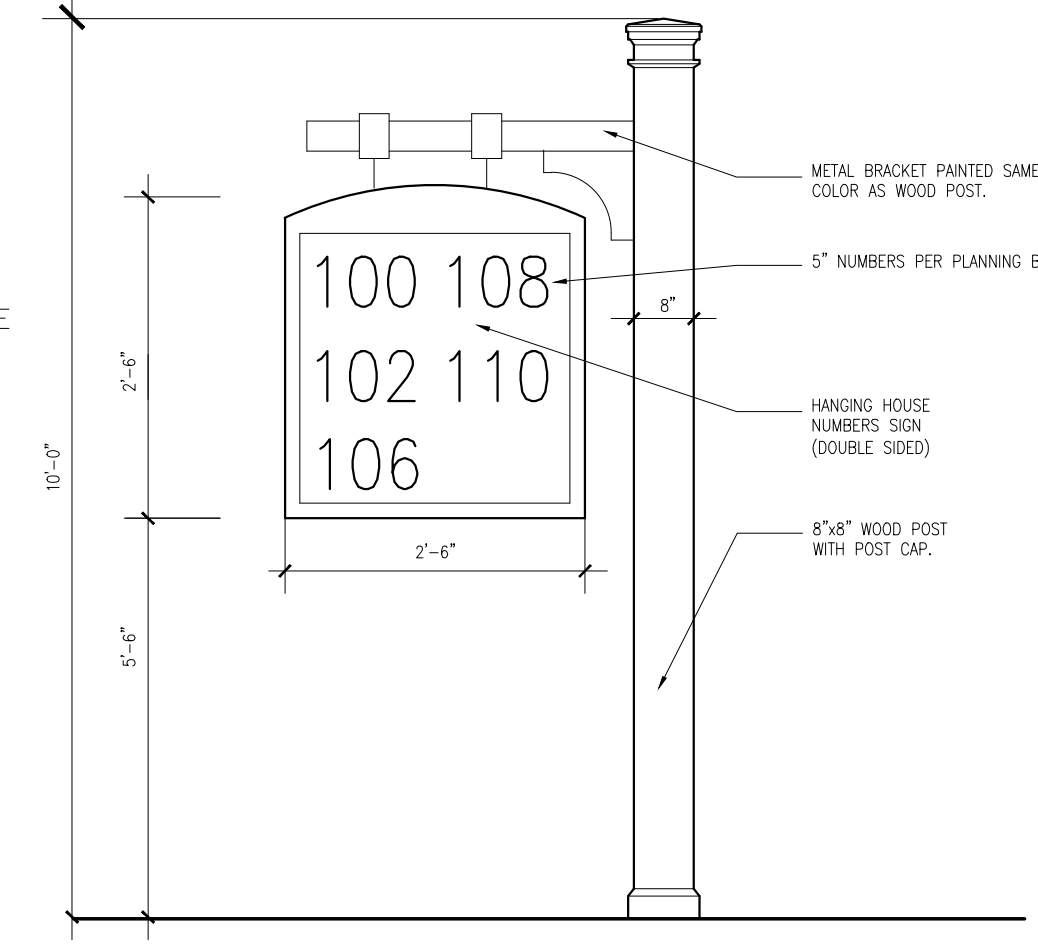
**NUMBER PLATE / PLAQUE DETAIL (DRIVEWAY POST AND HOUSE)**

N.T.S.



BUILDING POST

N.T.S.



HANGING DIRECTORY SIGN

N.T.S.

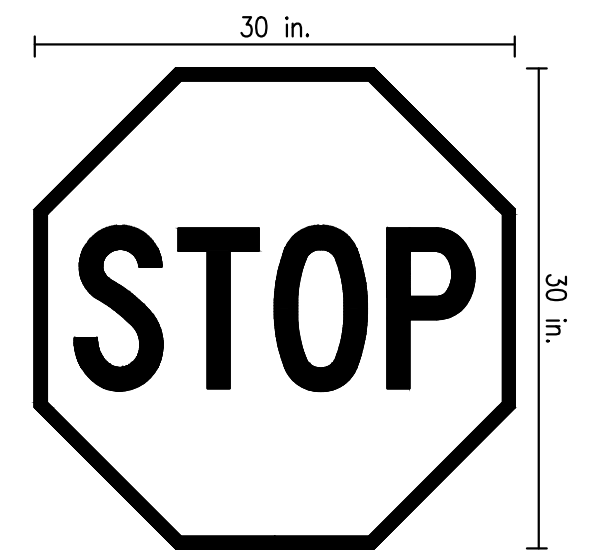
FOR REGISTRY USE ONLY

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  
 10/11/2023  
 DATE

SITE PLAN APPROVED  
 DATE: \_\_\_\_\_

SCITUATE PLANNING BOARD



STOP SIGN SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WITH THE EXCEPTION OF BEING DIAMOND GRADE

12" WIDE X 12 FT LONG STOP LINE TO BE PLACED 4 FT IN ADVANCE OF NEAREST CROSSWALK.

IN THE ABSENCE OF MARKED CROSSWALK THE STOP LINE SHALL BE PLACED NO MORE THAN 30 FT NOR LESS THAN 4 FT FROM THE NEAREST EDGE OF THE INTERSECTING TRAVELLED WAY.

**STOP SIGN DETAIL**

(NOT TO SCALE)

REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

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

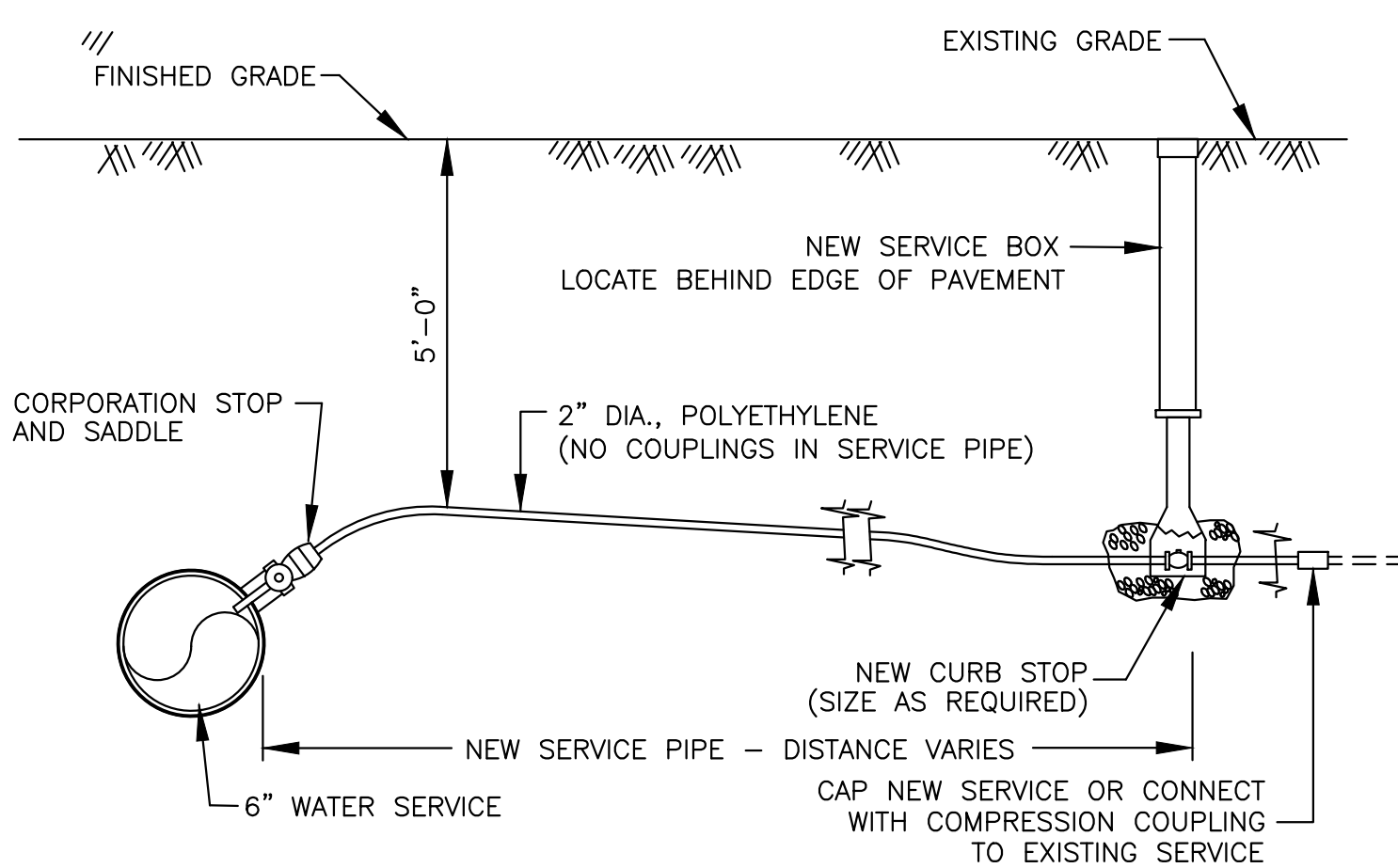
PREPARED FOR: FEBRUARY 2, 2023  
 OPTION C PROPERTIES L.L.C. SCALE: AS NOTED  
 P.O. BOX 263 JOB No. 20-475  
 WEYMOUTH, MA 02190

**GRADY CONSULTING, L.L.C.**  
 Civil Engineers, Land Surveyors & Landscape Architects

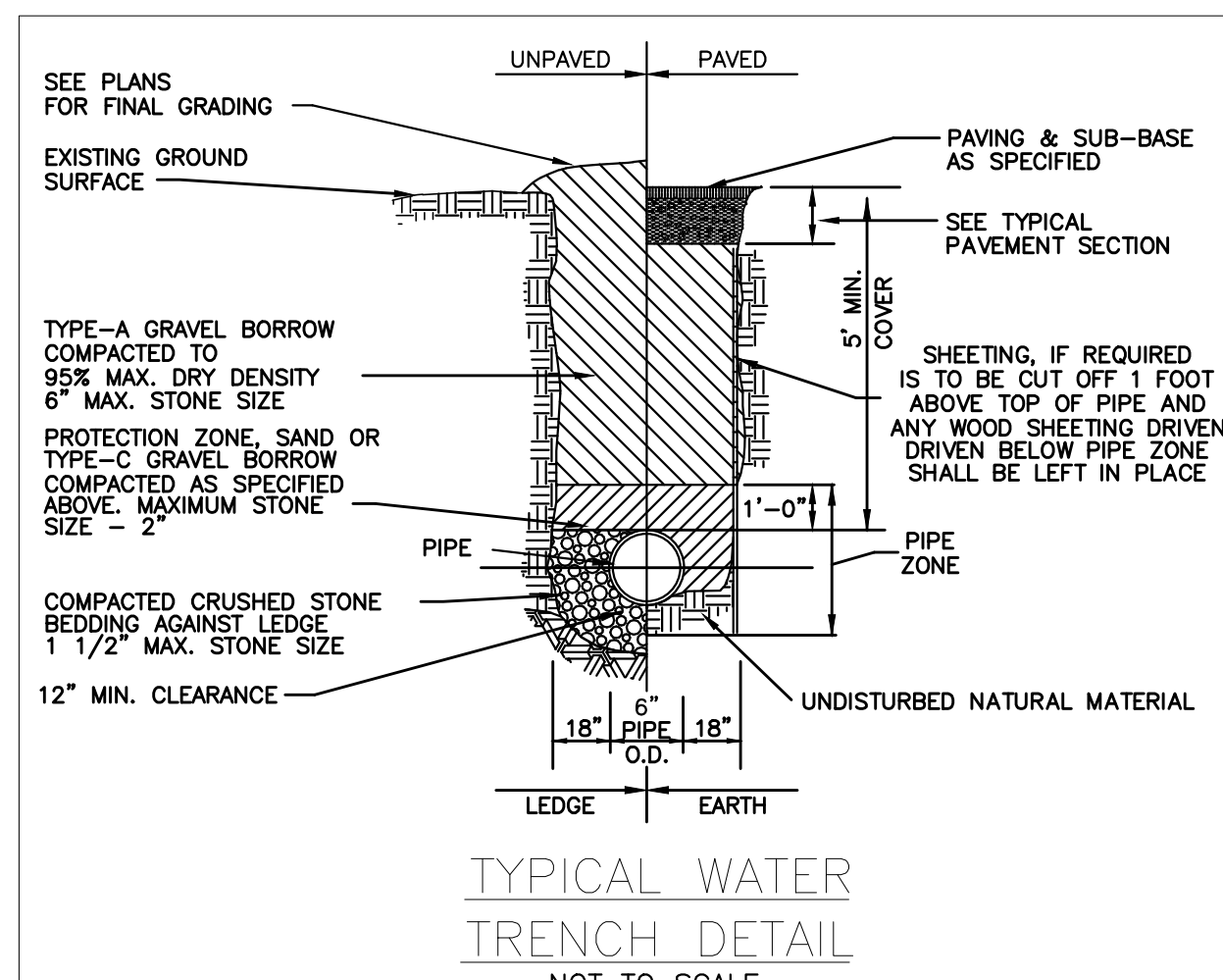
71 Evergreen Street, Suite 1, Kingston, MA 02364  
 Phone (781) 585-2300 Fax (781) 585-2378

**WATER SUPPLY NOTES**

- THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER, OR APPURTENANCE THERETO WHICH WOULD PERMIT THE PASSAGE OF ANY WASTEWATER OR POLLUTED WATER INTO THE POTABLE SUPPLY.
- SEWER LINES MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED THAT IT IS
  - LAID IN A SEPARATE TRENCH, AND
  - THE ELEVATION OF THE TOP(CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM(INVERT) OF THE WATER MAIN.
- WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT CAST IRON PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS.

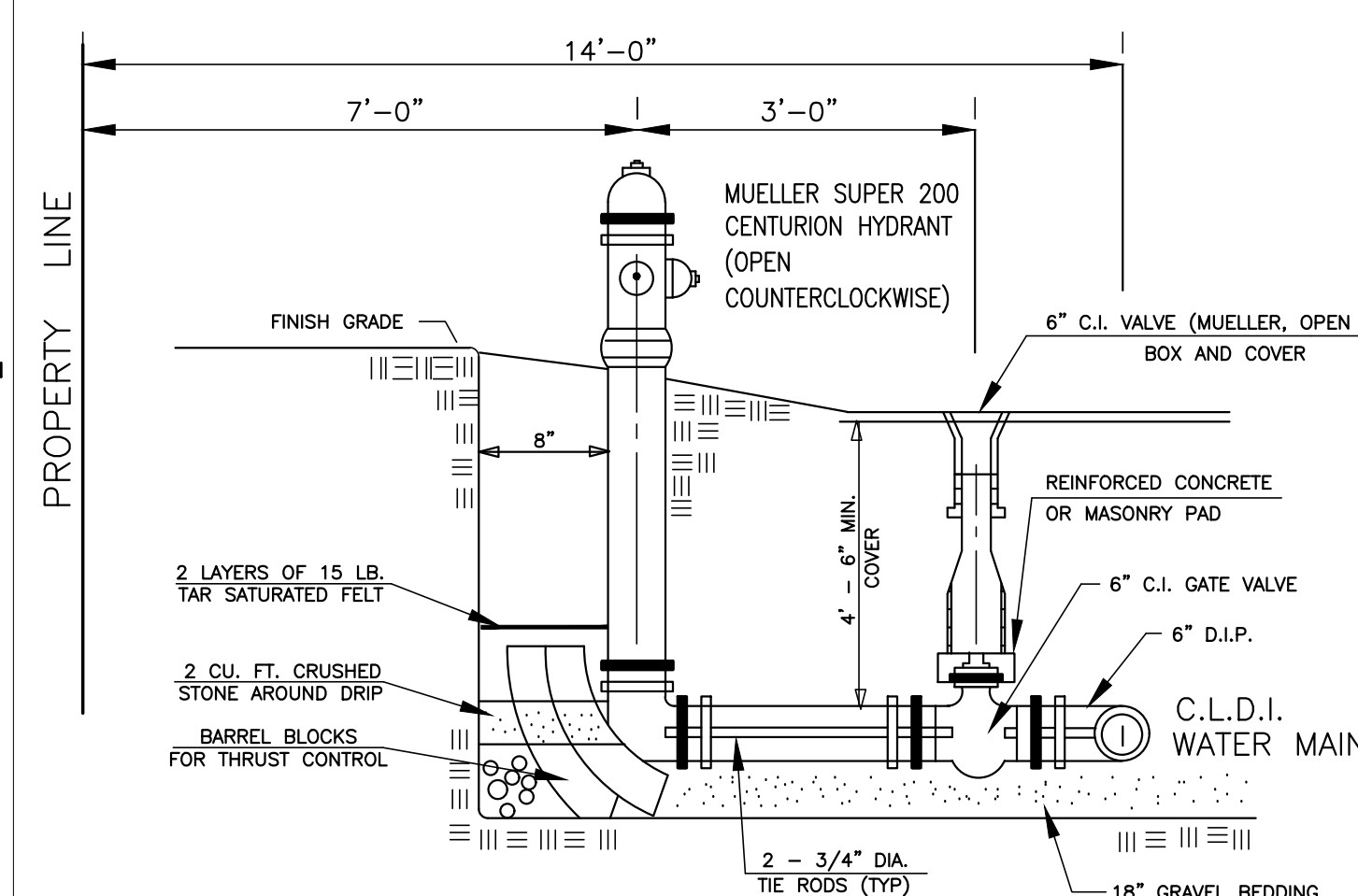


2" DOMESTIC WATER SERVICE DETAIL



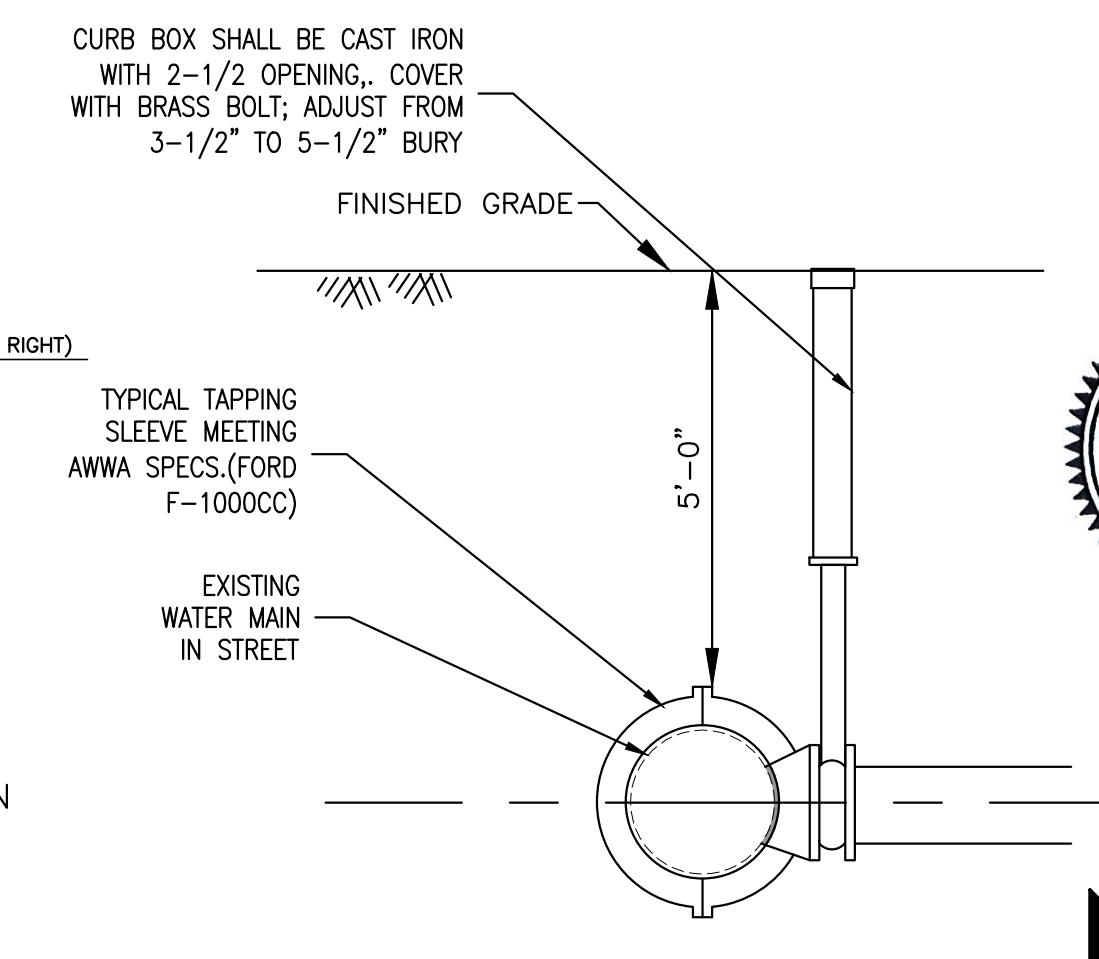
TYPICAL WATER TRENCH DETAIL  
 NOT TO SCALE

- GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



HYDRANT DETAIL

(NOT TO SCALE)

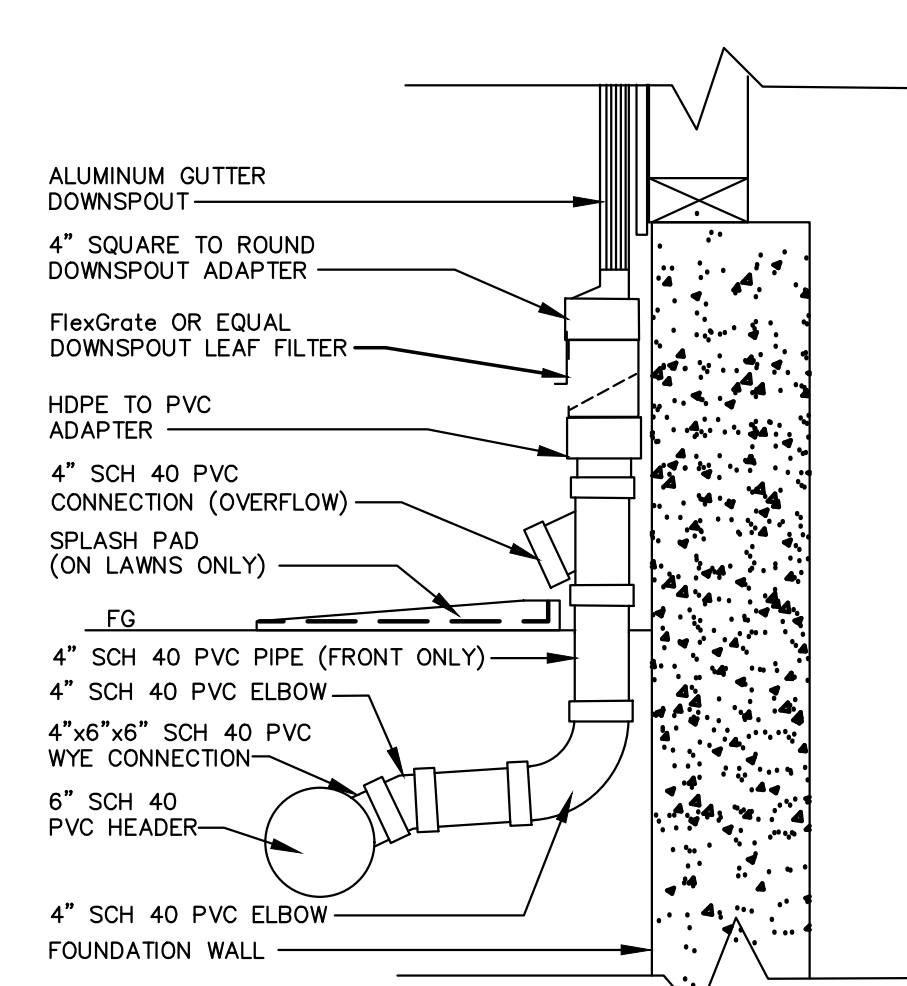
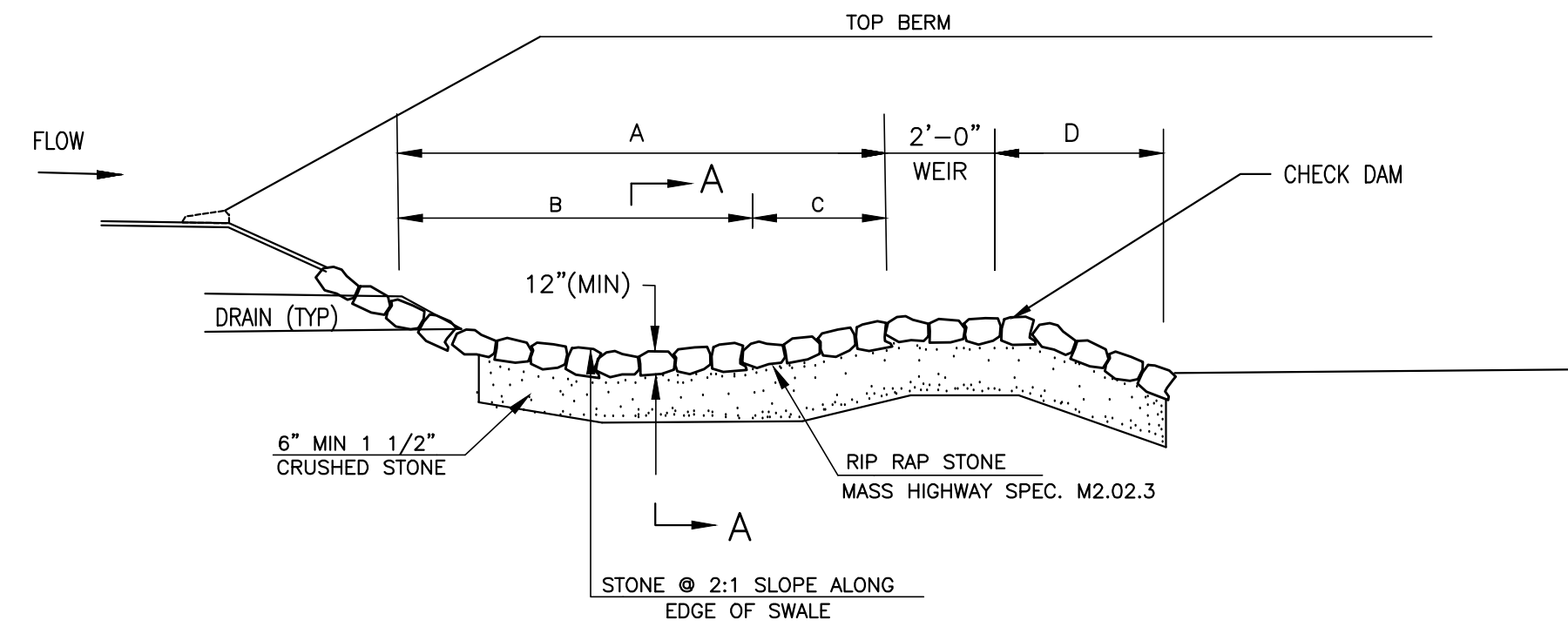
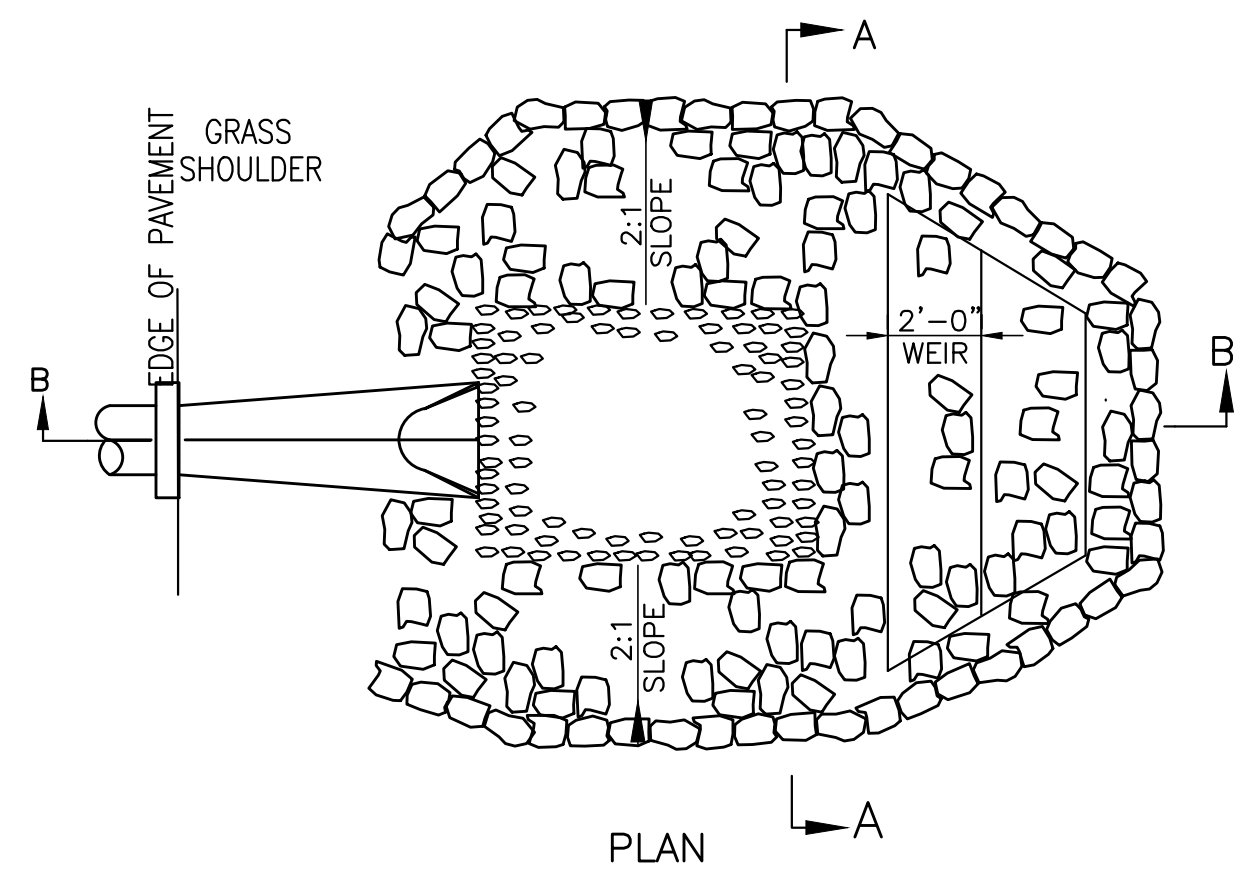
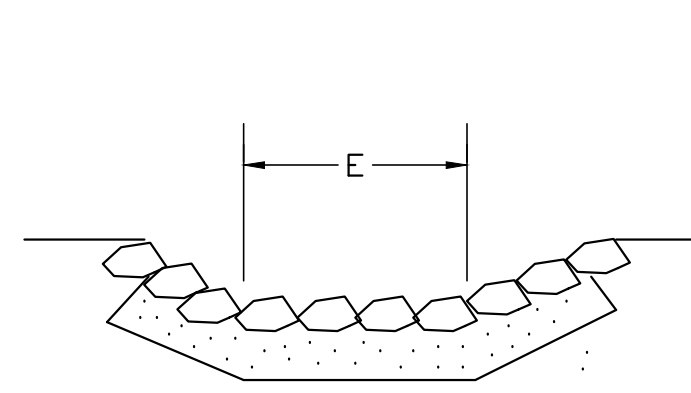


TAPPING SLEEVE DETAIL

(NOT TO SCALE)

DETAILS - WATER

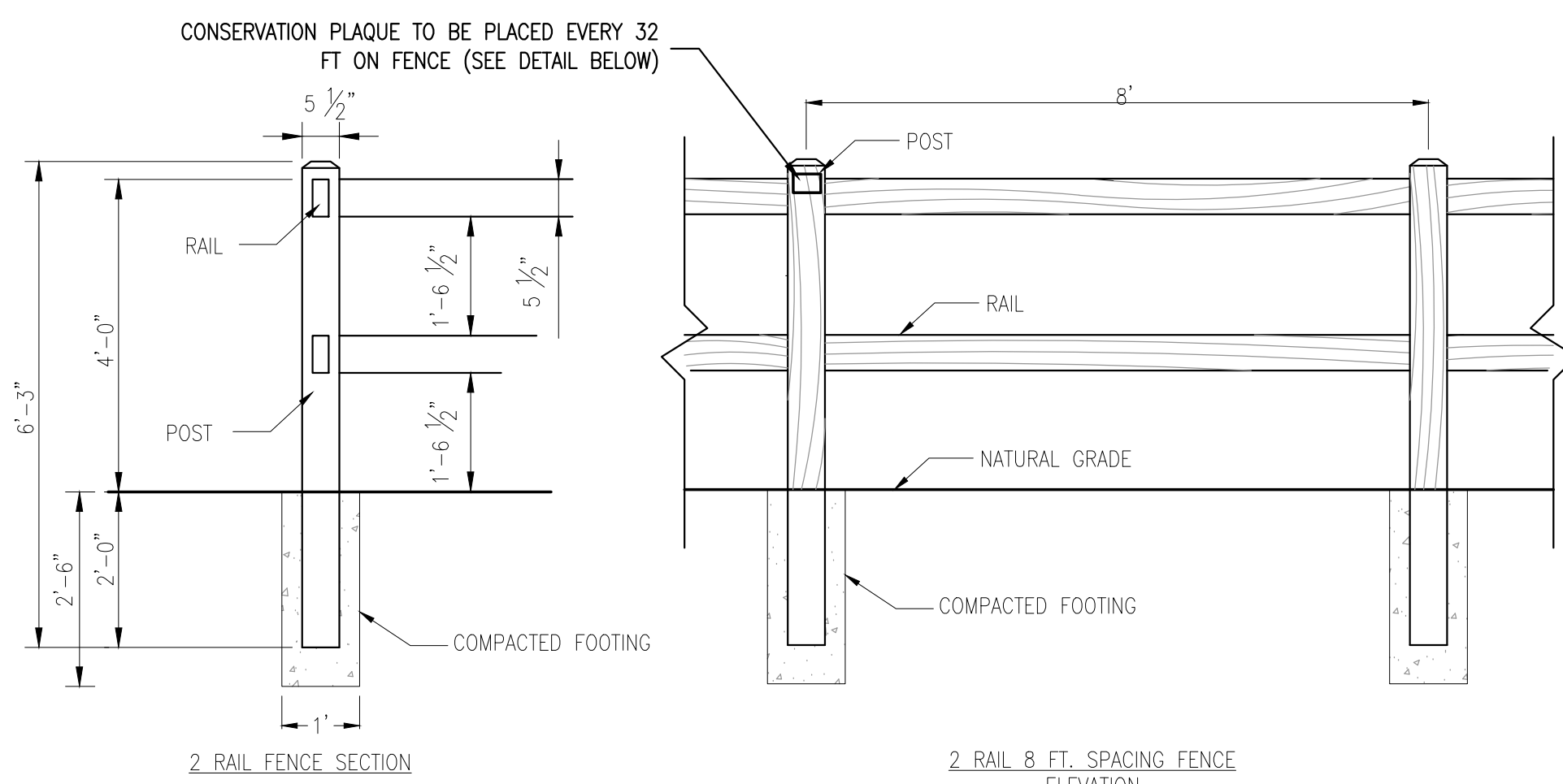




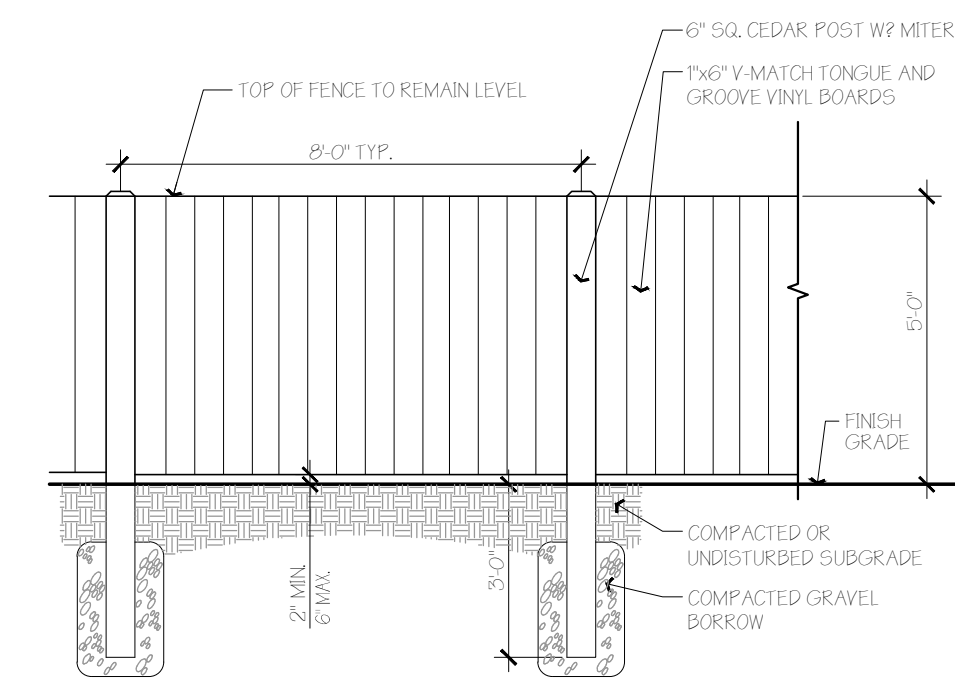
PIPE DIA.	12"	8"	6"
A	10'-0"	8'-0"	6'-0"
B	7'-6"	5'-6"	4'-6"
C	2'-6"	2'-6"	1'-6"
D	3'-0"	2'-0"	1'-0"
E	4'-0"	3'-0"	2'-6"

SECTION A-A  
OUTLET PROTECTION  
DETAIL  
NOT TO SCALE

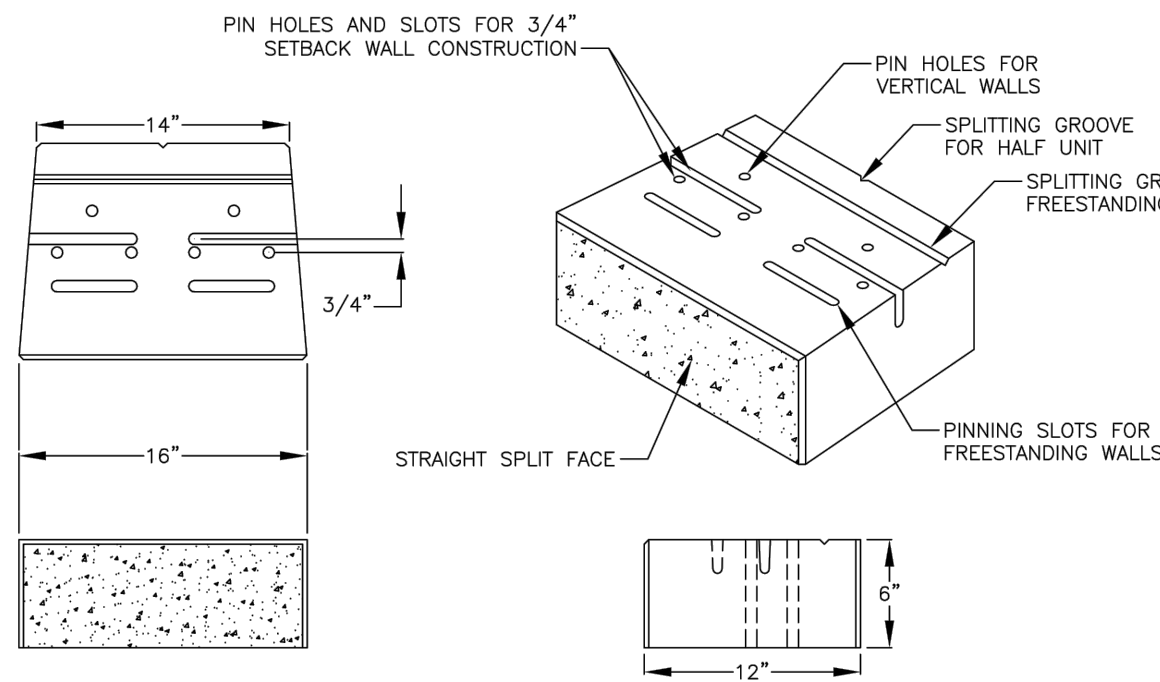
2 DOWN SPOUT CONNECTION  
DETAIL  
Scale: NONE



SPLIT RAIL FENCE  
DETAIL  
N.T.S.



00 PRIVACY FENCE 5\"/>

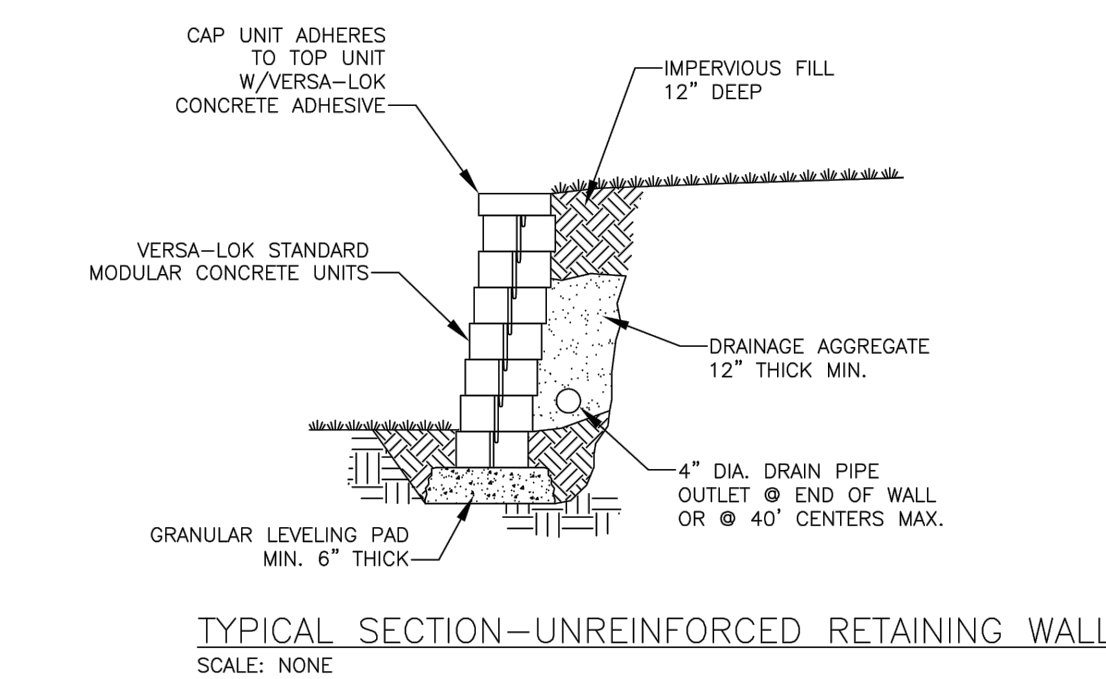


VERSA-LOK UNIT  
UNIT DIMENSIONS  
SCALE: NONE

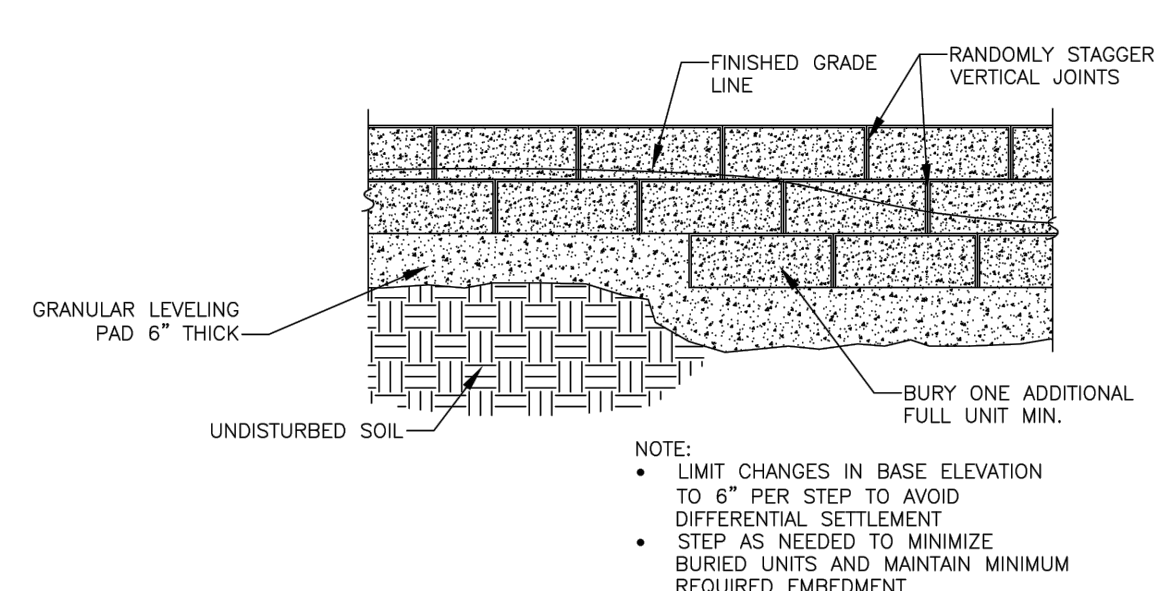
THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTAINED HEREIN, AND ITS RANGE OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

**VERSA-LOK**  
Retaining Wall Systems  
Solid Solutions<sup>®</sup>

VERSA-LOK STANDARD DETAILS  
STANDARD UNIT



TYPICAL SECTION—UNREINFORCED RETAINING WALL  
SCALE: NONE

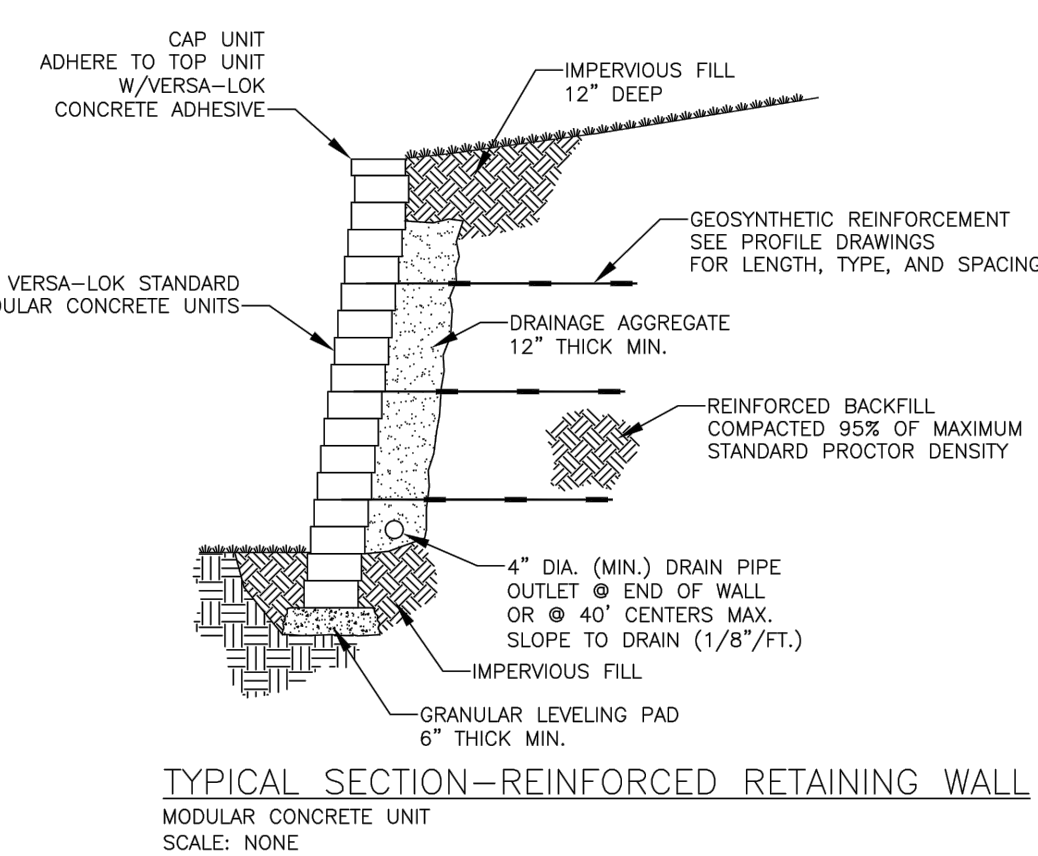


STEPPING BASE  
DETAIL  
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTAINED HEREIN, AND ITS RANGE OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

**VERSA-LOK**  
Retaining Wall Systems  
Solid Solutions<sup>®</sup>

VERSA-LOK STANDARD DETAILS  
STEPPING BASE

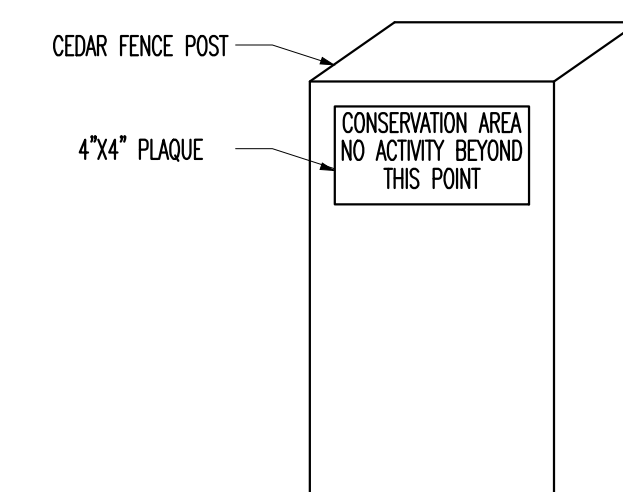


TYPICAL SECTION—REINFORCED RETAINING WALL  
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTAINED HEREIN, AND ITS RANGE OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

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Retaining Wall Systems  
Solid Solutions<sup>®</sup>

VERSA-LOK STANDARD DETAILS  
REINFORCED TYPICAL SECTION



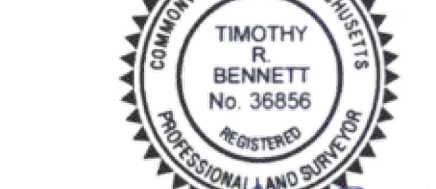
CONSERVATION AREA  
SIGN DETAIL  
(NOT TO SCALE)

REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

**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



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 10/11/2023

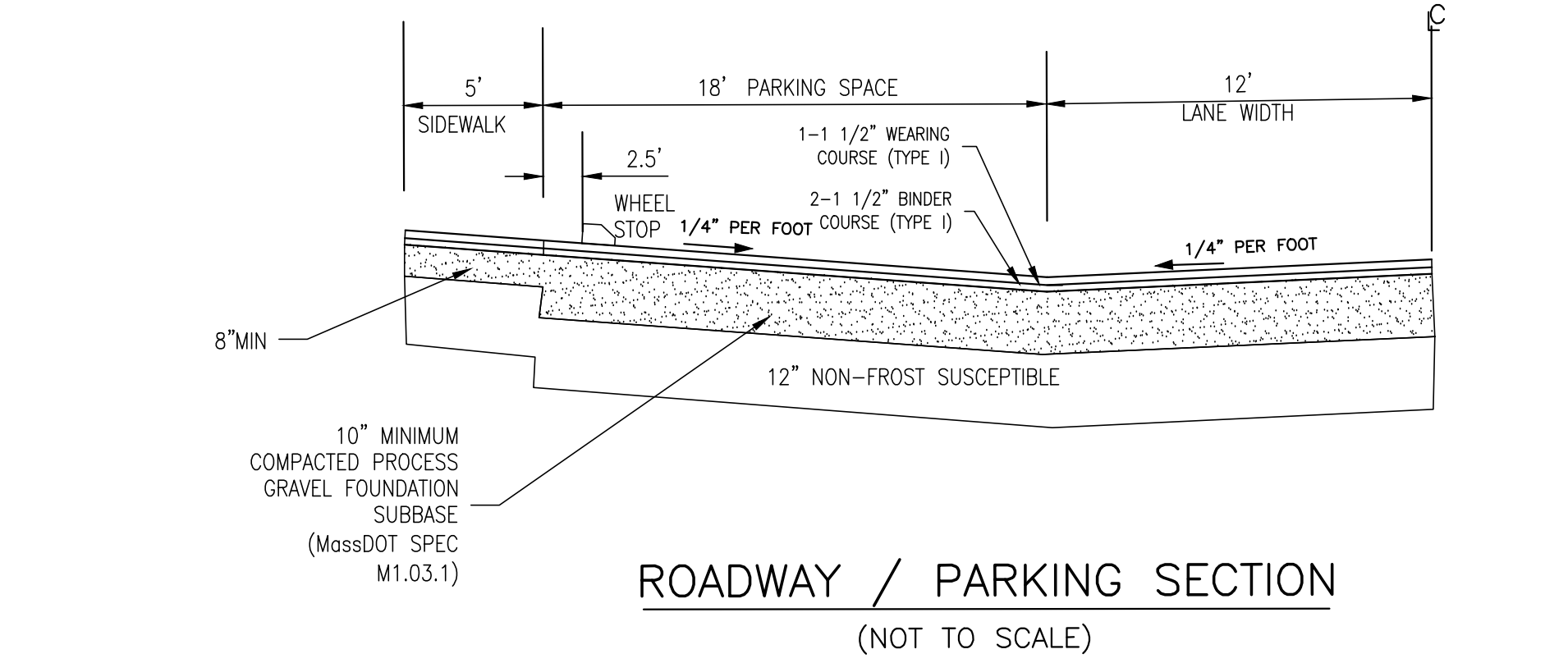
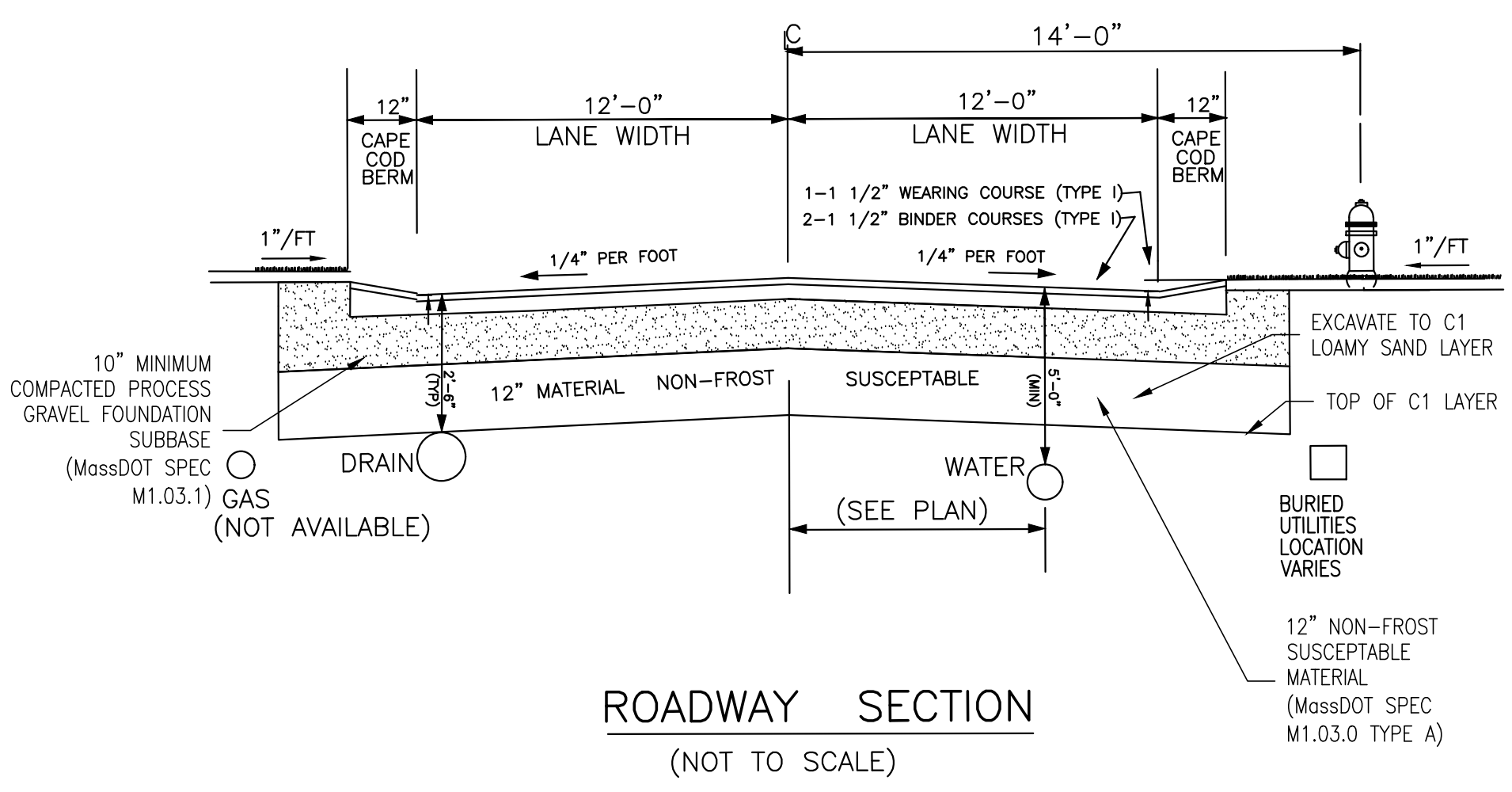
SITE PLAN APPROVED  
DATE: \_\_\_\_\_

SCITUATE PLANNING BOARD

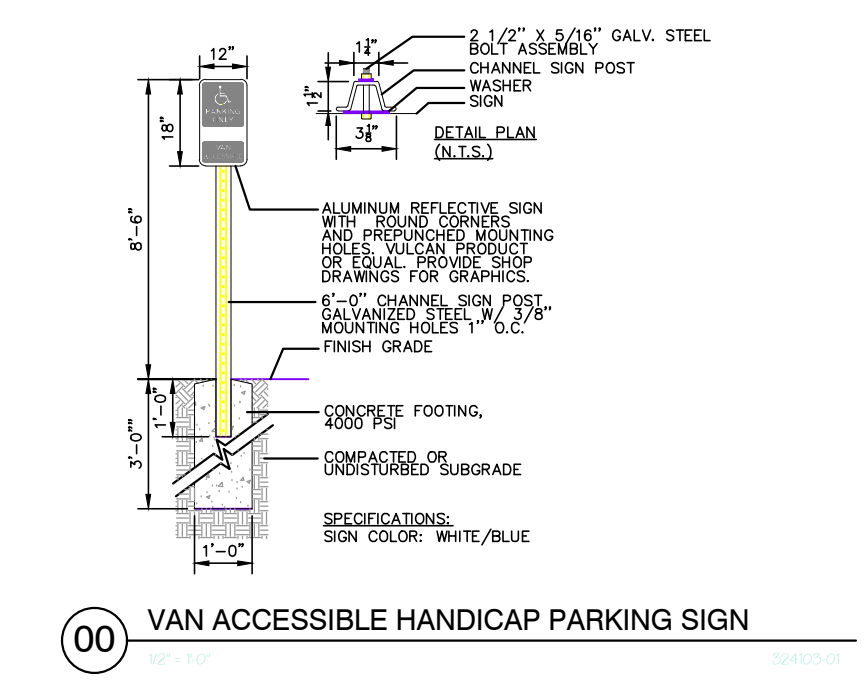
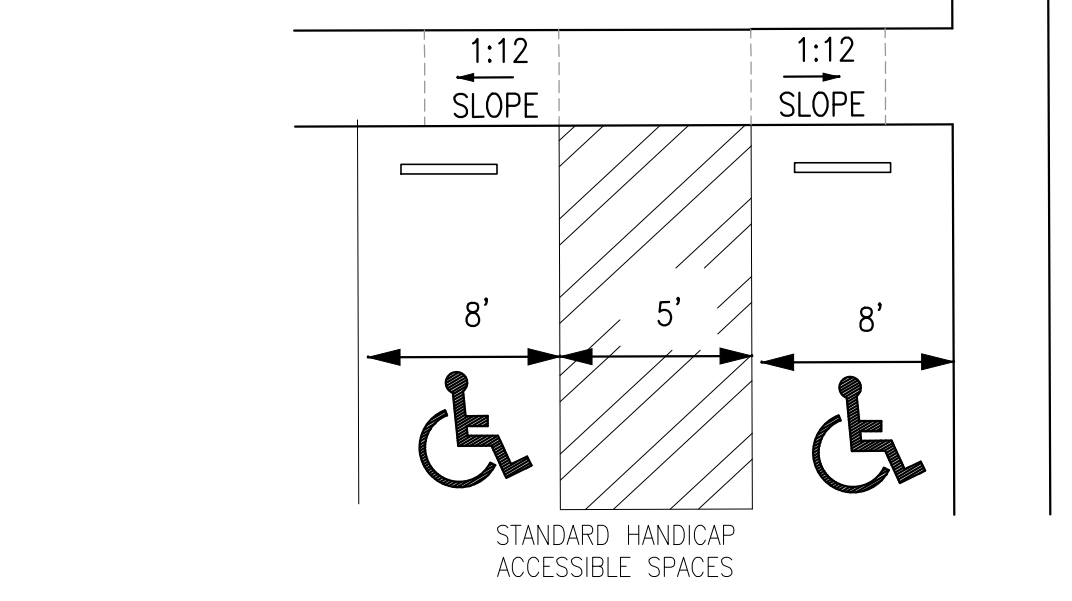
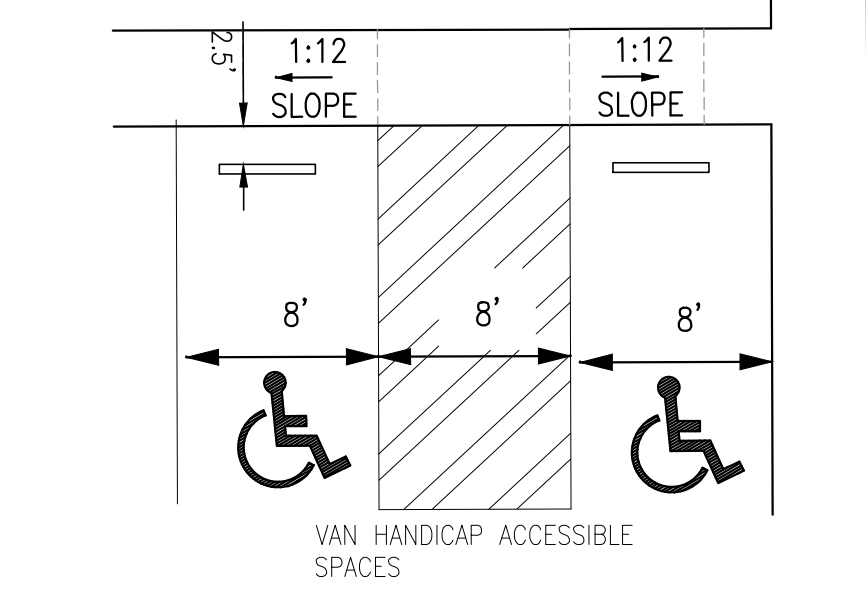
- NOTES:  
1. STRUCTURAL DESIGN BY OTHERS  
2. WALL SUBSTITUTIONS ALLOWED WITH APPROVAL FROM SITE ENGINEER.

RETAINING WALL  
DETAIL  
NOT TO SCALE

**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



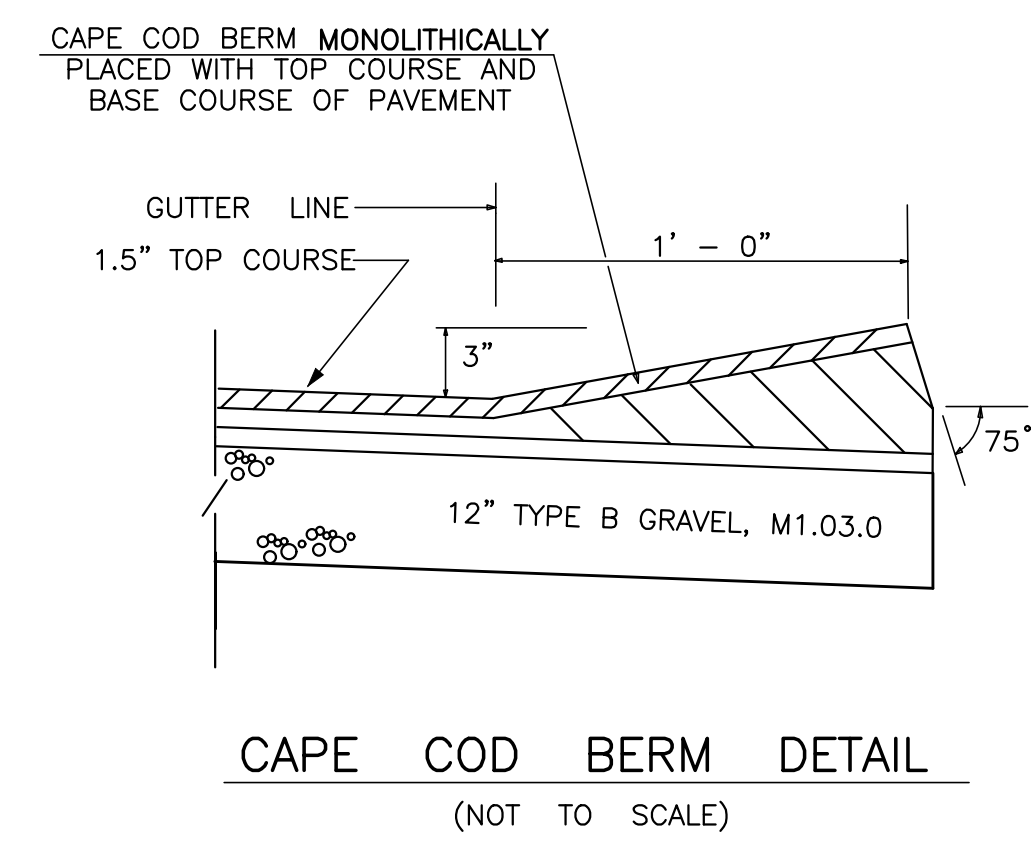
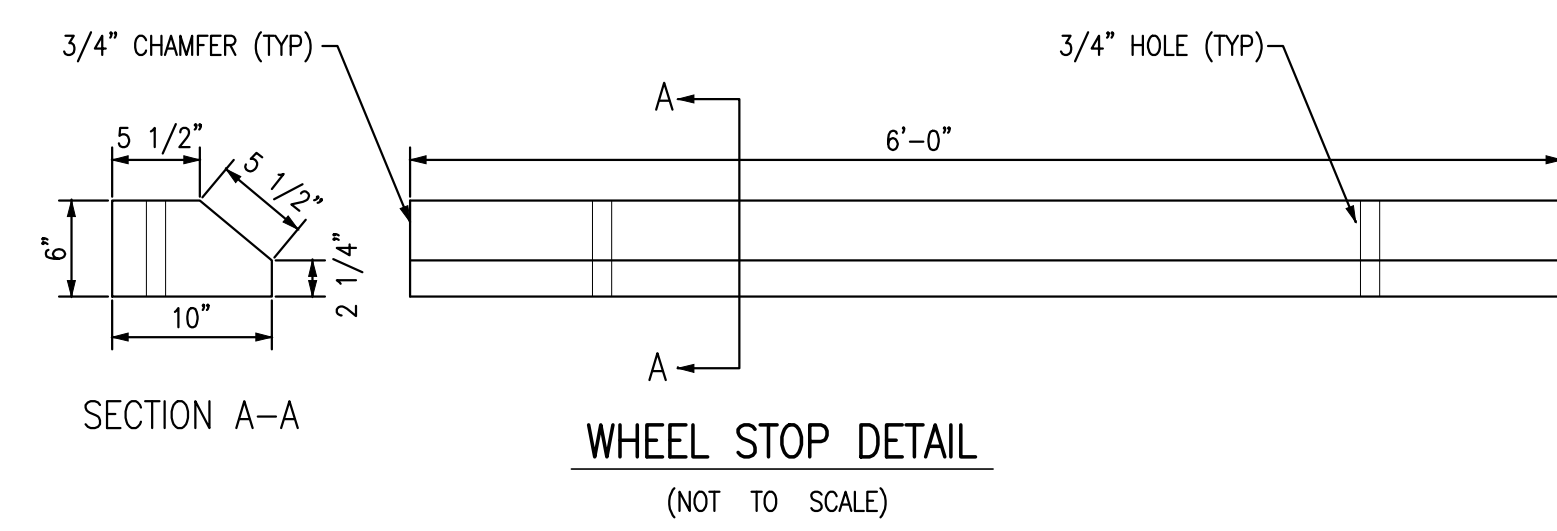
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (2%MIN)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SLOPES SHALL BE 5%
3. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING
4. BROOM FINISH SURFACE AT RIGHT ANGLES TO DIRECTION OF TRAVEL
5. EACH SPACE TO HAVE A SIGN DESIGNATING AN ACCESSIBLE SPACE ONE OF WHICH SHALL BE "VAN ACCESSIBLE" (521 CMR 23.6)
6. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHERE APPLICABLE.



**HANDICAP SPACE STRIPING DETAIL**  
(NOT TO SCALE)

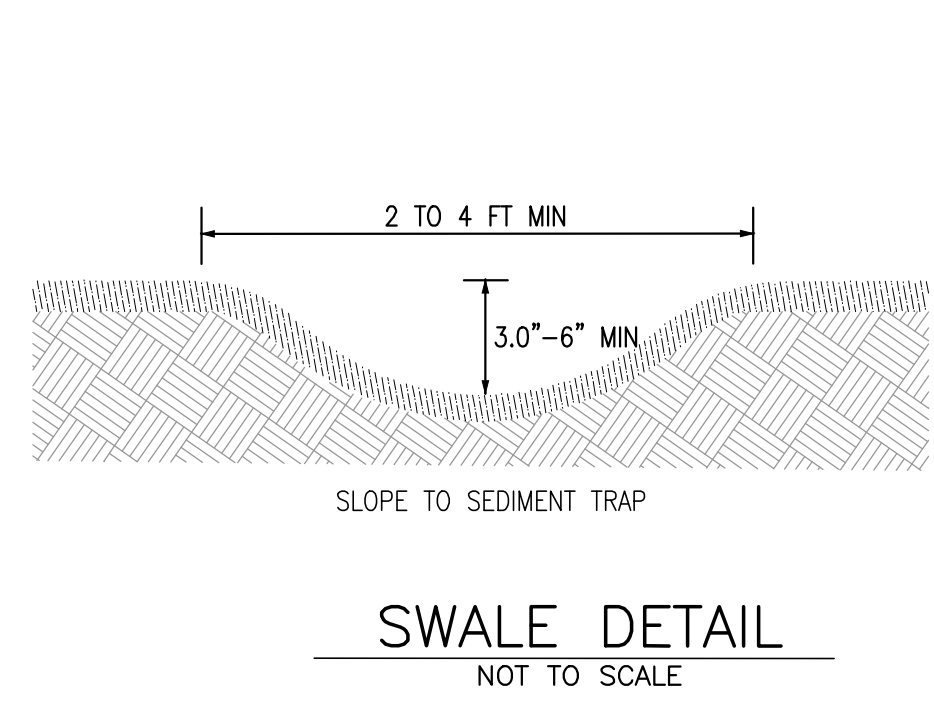
**HANDICAP SPACE STRIPING DETAIL**  
(NOT TO SCALE)

**00 VAN ACCESSIBLE HANDICAP PARKING SIGN**



**WHEEL STOP DETAIL**  
(NOT TO SCALE)

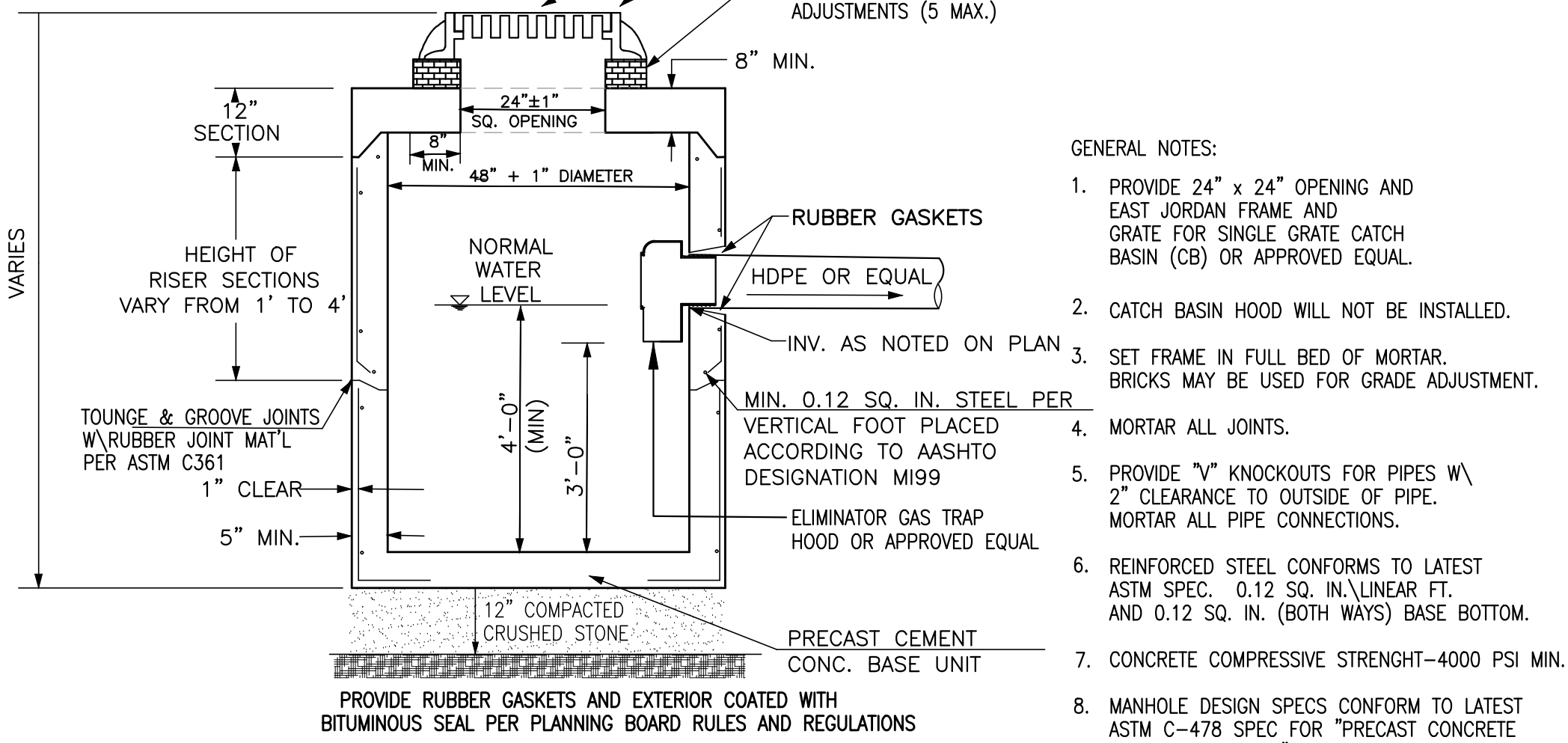
**CAPE COD BERM DETAIL**  
(NOT TO SCALE)



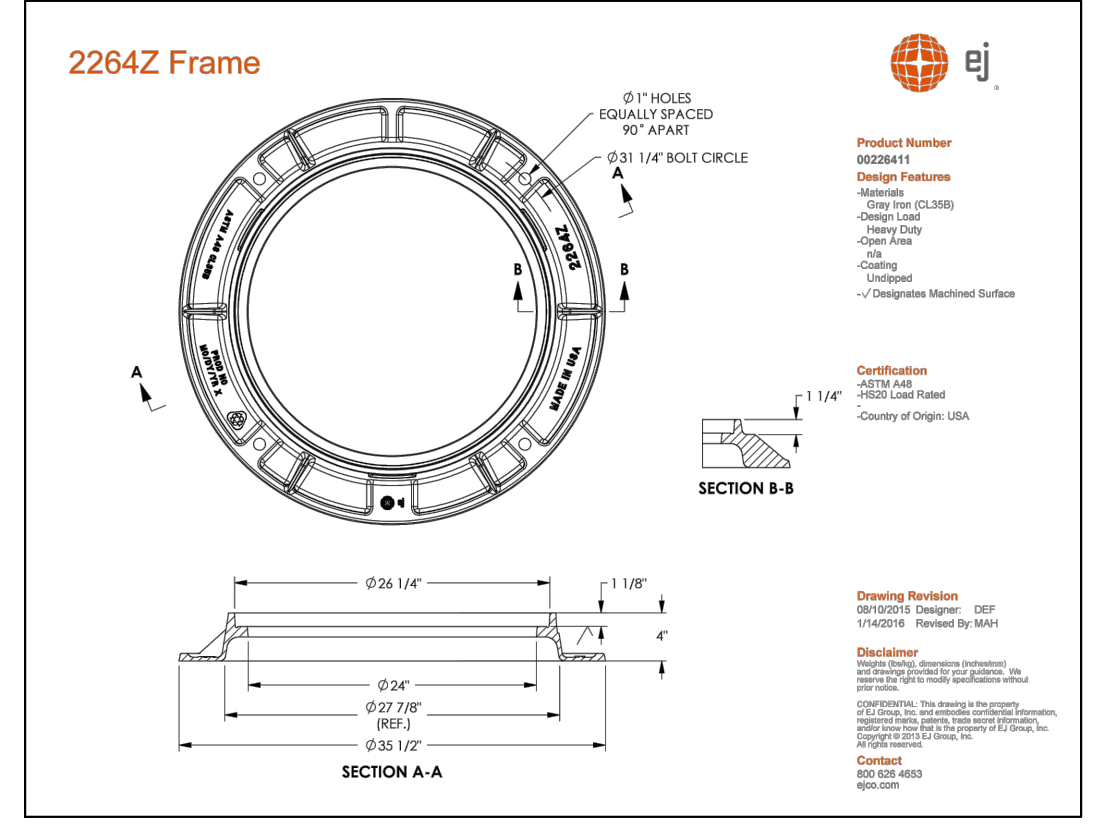
**WINTER STABILIZATION**

Botanical Name	Common Name	Indicator
<i>Alnus incana</i>	Virginia White Pine	INDICATOR
<i>Abies balsamea</i>	Fraser Fir	INDICATOR
<i>Thuja occidentalis</i>	Eastern White Pine	INDICATOR
<i>Pinus strobus</i>	Red Pine	INDICATOR
<i>Pinus resinosa</i>	Mill Pine	INDICATOR
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<i>Pinus strobus</i>	Red Pine	INDICATOR
<i>Pinus resinosa</i>	Mill Pine	INDICATOR
<i>Pinus rigida</i>	Short Pine	INDICATOR
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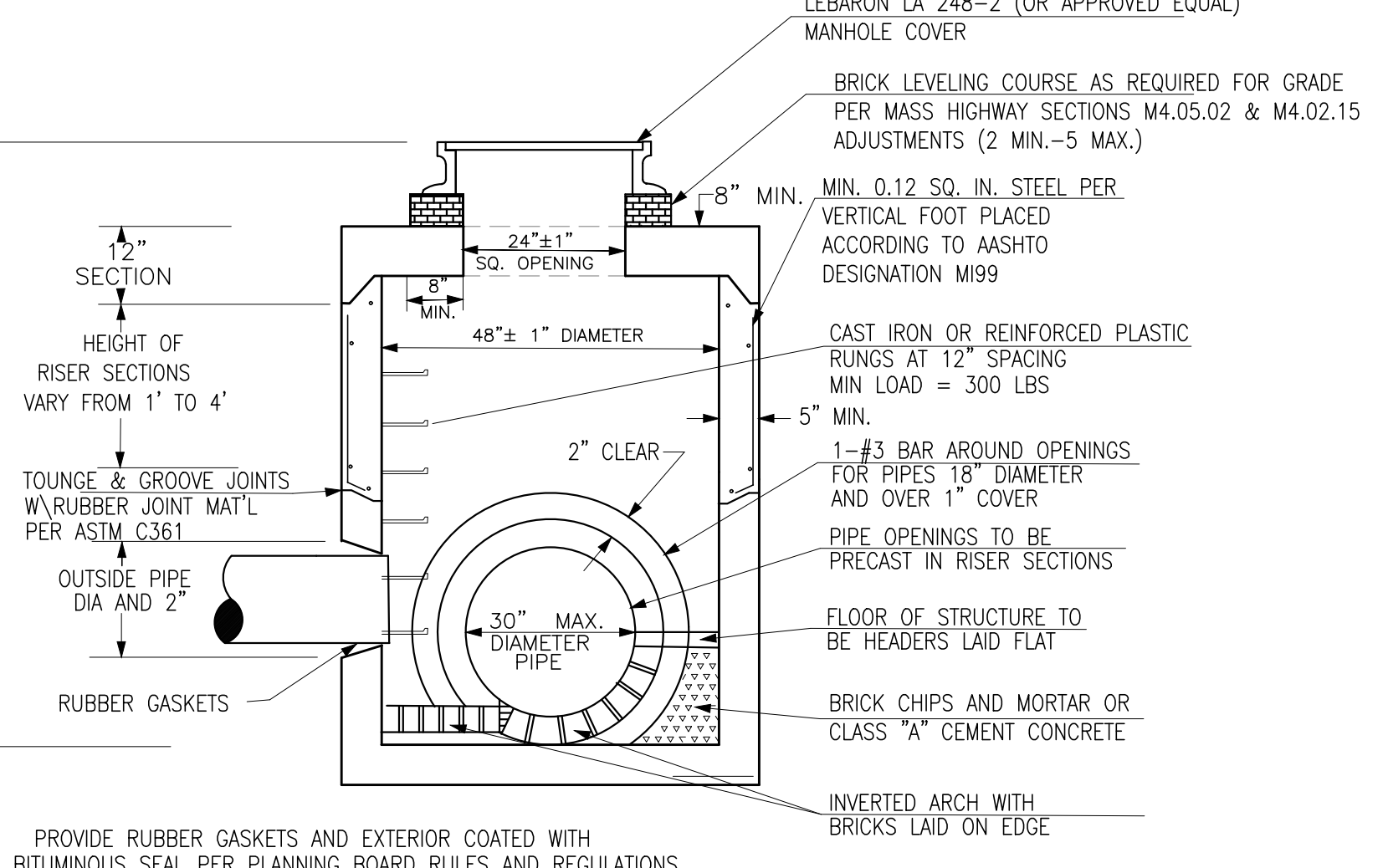
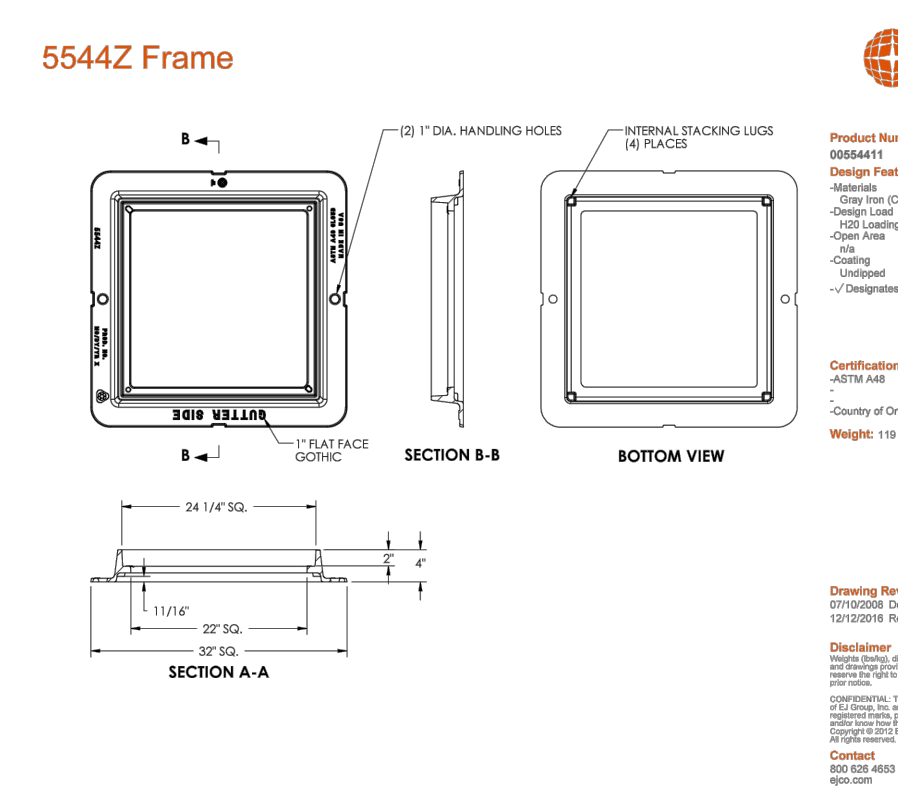
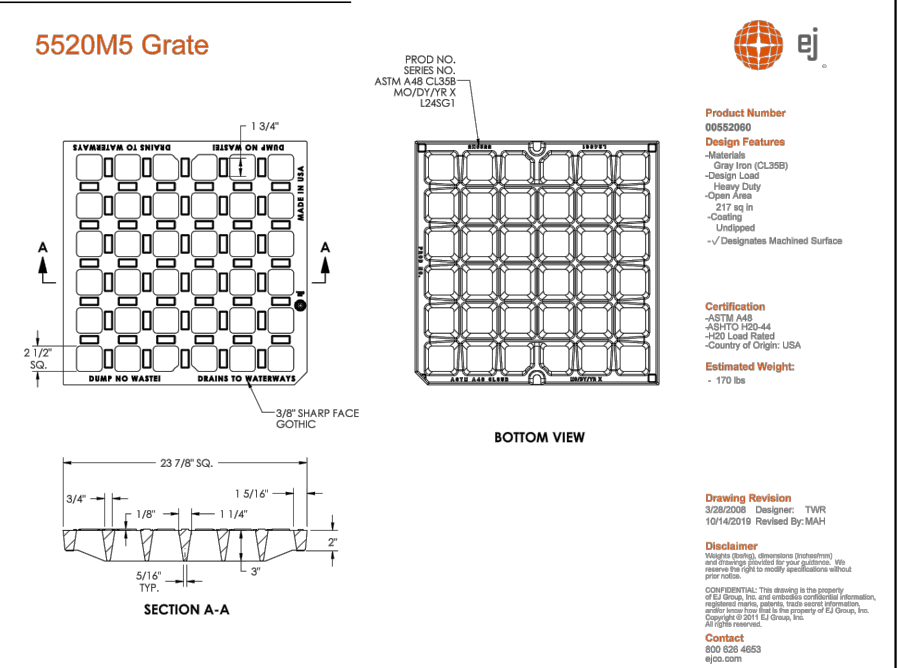
- NOTES:
1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
  2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
  3. PRECAST UNITS TO BE HS-20 LOADING
  4. EXTERIOR SURFACES TO BE SEALED W/ COLD APPLIED BITUMINOUS SEALER
  5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.



FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN (NOT TO SCALE)



Catalog Number	A Cover Diameter	B Cover Thickness	C Clear Opening	D Frame Opening	E Flange Diameter	F Height
V-1600-1	19 1/4	1 1/2	18 1/4	19 1/2	24	4
V-1600-2	23 1/2	1 1/2	22	23 3/4	28 1/2	4
V-1600-3	25 3/8	1 1/2	24	25 5/8	32 1/8	4
V-1600-4	31 3/4	1 3/8	30	32 1/8	38	4
V-1600-5	38	2	36	38 1/4	46	6
V-1600-6	50 1/4	2	48	50 1/2	56 1/2	6
V-1800-1	19 1/4	1 1/2	18 1/4	20 1/2	24	4
V-1800-2	23 1/2	1 1/2	22	24 3/4	28 1/2	4



PRECAST CONCRETE MANHOLE (NOT TO SCALE)

### TECHNICAL NOTE

Minimum and Maximum Cover Heights for Corrugated HDPE Pipe (per AASHTO)

**Introduction**  
The information in this document is designed to provide answers to general cover height questions; the data provided is not intended to be used for project design. The design procedure described in the Structures section (Section 2) of the Drainage Handbook provides detailed information for analyzing most common installation conditions. This procedure should be utilized for project specific designs.

**Minimum Cover in Traffic Applications**  
Pipe diameters from 4- through 48-inch (100-1200 mm) installed in traffic areas (AASHTO H-25 or HS-25 loads) must have at least one foot (0.3m) of cover over the pipe crown, while 54- and 60-inch (1350 and 1500 mm) pipes must have at least 24 inches (0.6m) of cover. The backfill envelope must be constructed in accordance with the Installation section (Section 5) of the Drainage Handbook and the requirements of ASTM D2221. The backfill envelope must be of the type and composition listed in Appendix A-5, Table A-5-2 of the Drainage Handbook. In Table 1 below, this condition is represented by a Class III material compacted to 90% standard Proctor density, although other material can provide similar strength at slightly lower levels of compaction. Structural backfill material should extend six inches (0.15m) over the crown of the pipe; the remaining cover should be appropriate for the installation and as specified by the design engineer. If settlement or rutting is a concern, it may be appropriate to extend the structural backfill to grade. Where pavement is involved, sub-base material can be considered in the minimum burial depth. While rigid pavements can be included in the minimum cover, the thickness of flexible pavements should not be included in the minimum cover.

**Table 1**  
Minimum Cover Requirements for ADS N-12, N-12 ST, and N-12 WT (per AASHTO) with AASHTO H-25 or HS-25 Load

Inside Diameter, ID, in (mm)	Minimum Cover, ft (m)	Inside Diameter, ID, in (mm)	Minimum Cover, ft (m)
4 (100)	1 (0.3)	24 (600)	1 (0.3)
6 (150)	1 (0.3)	30 (750)	1 (0.3)
8 (200)	1 (0.3)	36 (900)	1 (0.3)
10 (250)	1 (0.3)	42 (1050)	1 (0.3)
12 (300)	1 (0.3)	48 (1200)	1 (0.3)
15 (375)	1 (0.3)	54 (1350)	2 (0.6)
18 (450)	1 (0.3)	60 (1500)	2 (0.6)

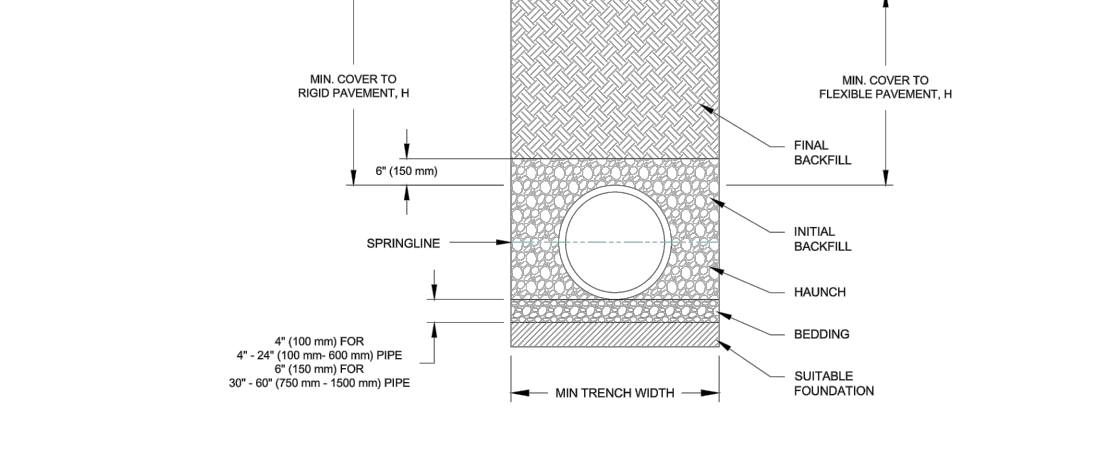
Note: Minimum covers presented here were calculated assuming Class III backfill material compacted to 90% standard Proctor density around the pipe and a minimum of 6-inches (0.15m) structural backfill over the pipe crown, as recommended in Section 5 of the Drainage Handbook, with an additional layer of compacted traffic base sub-base for a total cover as required. In shallow traffic installations, especially where pavement is involved, a good quality compacted material to grade is required to prevent surface settlement and rutting.

4560 TRILEMAN BLVD. HILLIARD, OH 43031 (800) 821-6710 www.ads-pipe.com

### Maximum Cover

Wall thrust generally governs the maximum cover a pipe can withstand and conservative maximum cover heights will result when using the information presented in the Structures section (Section 2) of the Drainage Handbook. The maximum burial depth is highly influenced by the type of backfill and level of compaction around the pipe. General maximum cover limits for ADS N-12, N-12 ST, N-12 WT pipe, (ASTM F2306 and AASHTO M252/M294 Type S pipes) are shown in Table 3 for a variety of backfill conditions. Table 3 was developed assuming pipe is installed in accordance with ASTM D2221 and the Installation section (Section 5) of the Drainage Handbook. Additionally, the calculations assume zero hydrostatic load, incorporate the maximum safety factors represented in Structures section of the Drainage Handbook, use material properties consistent with the expected performance characteristics for N-12 (per ASTM F2306) materials as shown in Table 2 below, and assume the native soil is of adequate strength and is suitable for installation. For applications requiring fill heights greater than those shown in Table 3 or where hydrostatic pressure due to groundwater is present, contact an ADS engineering representative.

Figure 1  
ADS N-12, N-12 ST, and N-12 WT (per AASHTO) Trench Detail Under Pavement

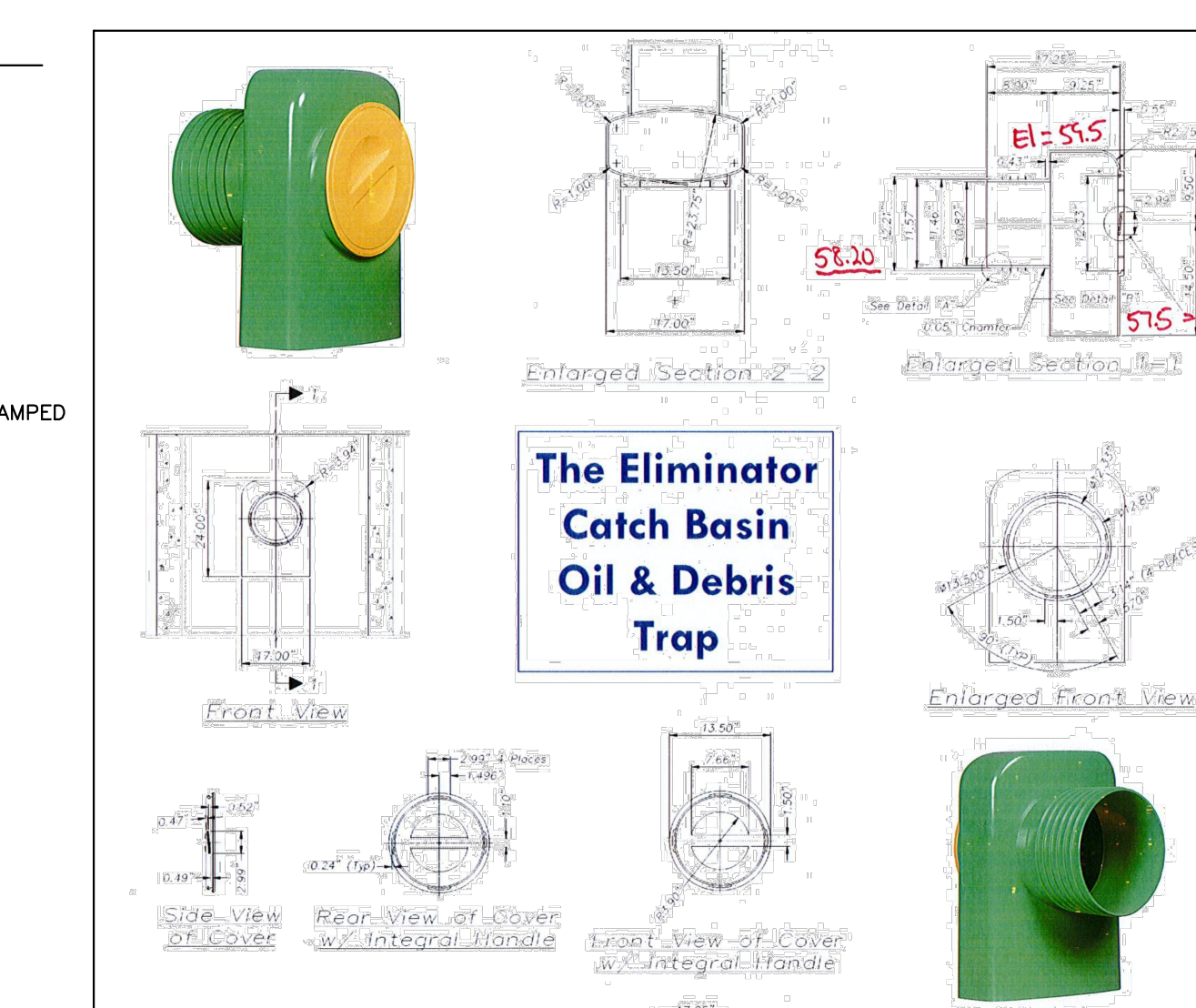


**Table 2**  
ADS N-12 (per AASHTO) Mechanical Properties

Cell Class	Factored Compressive Strain (%)	Tension Strain (%)	Initial		75-Year	
			Fu (psi)	E (psi)	Fu (psi)	E (psi)
ASTM D3350 435400C	4.1	5.0	3,000	110,000	900	21,000

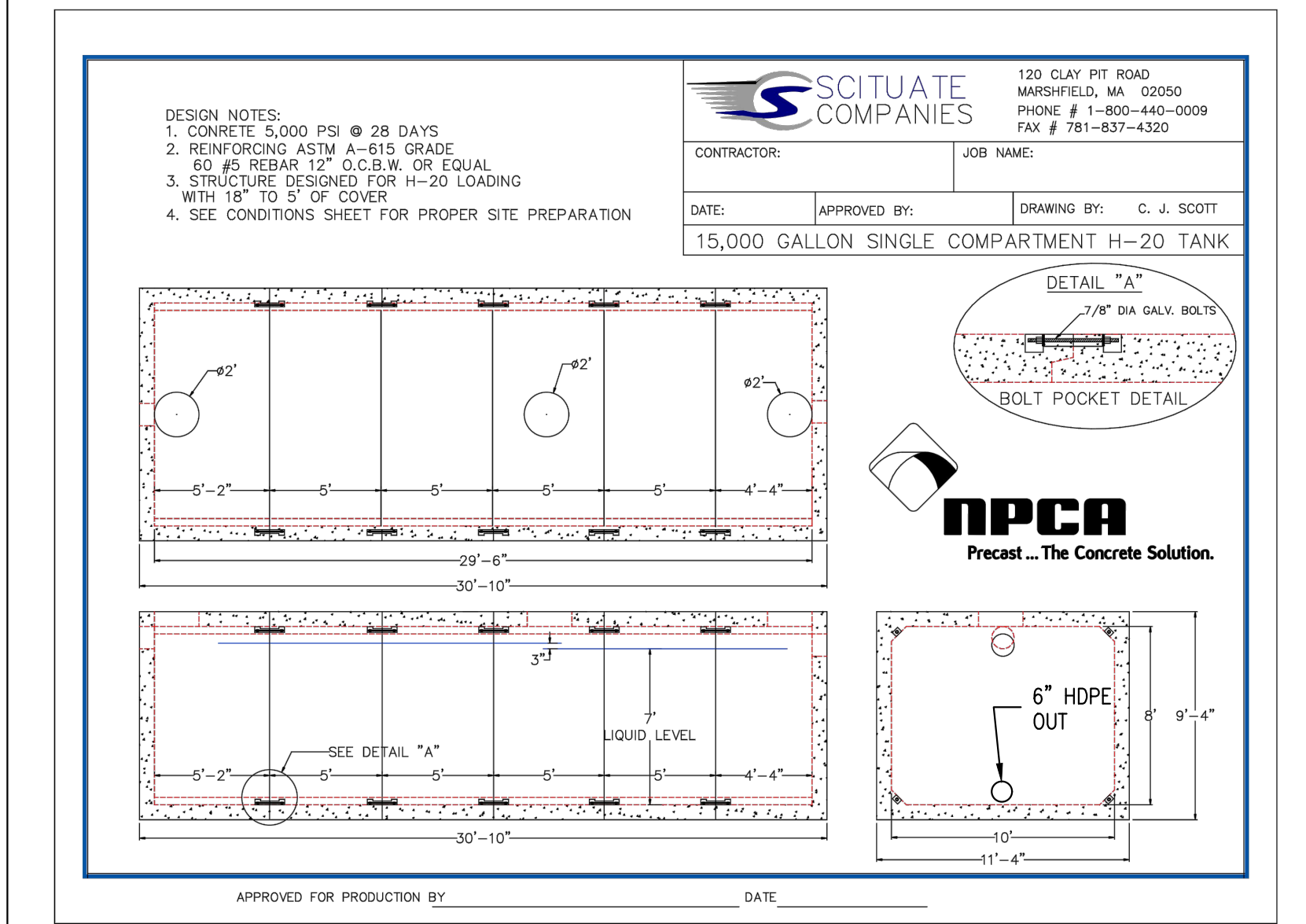
4560 TRILEMAN BLVD. HILLIARD, OH 43031 (800) 821-6710 www.ads-pipe.com

### DRAIN PIPE INSTALLATION REQUIREMENT

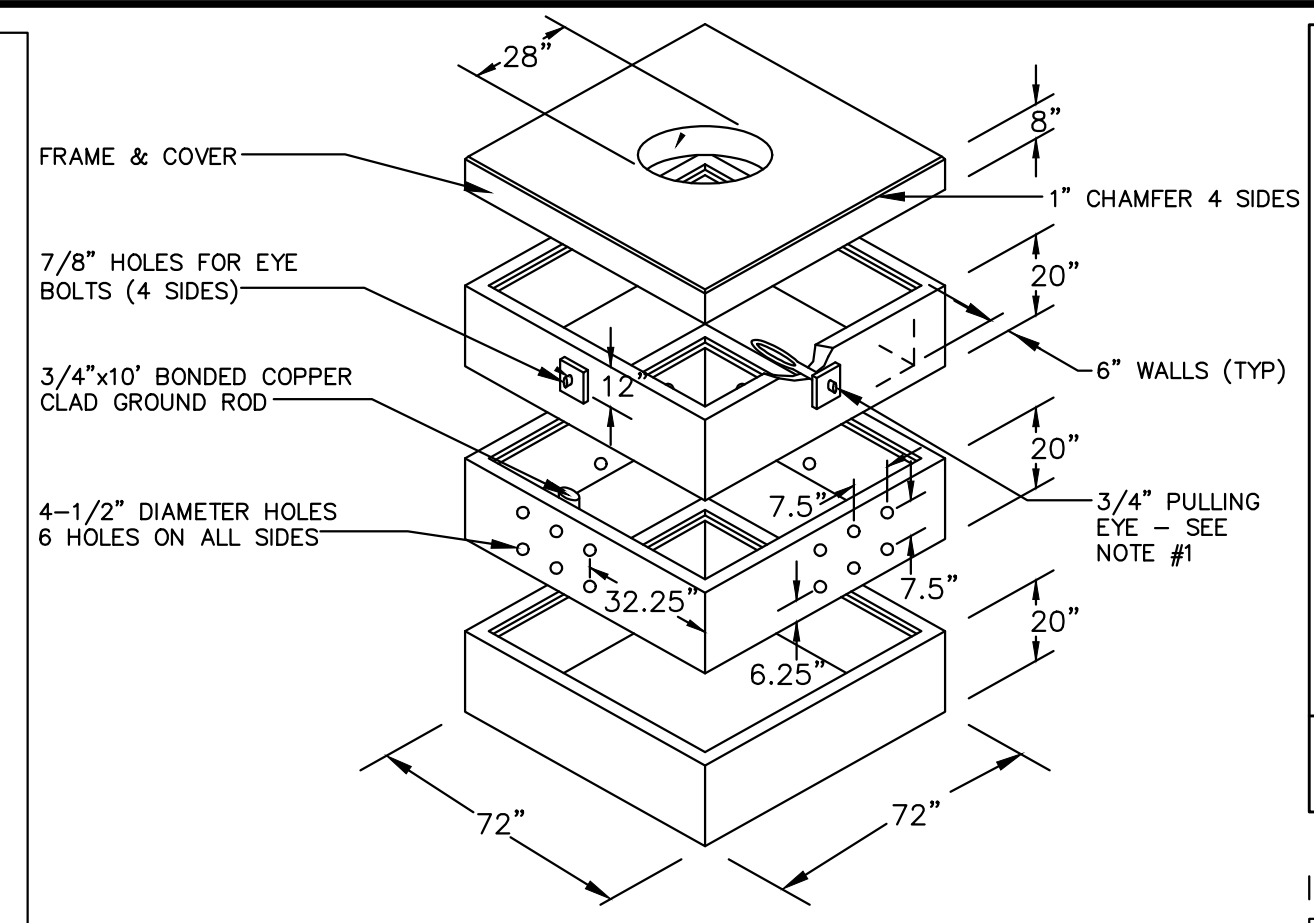


### ELEC. CONDUIT DETAIL

- NOTES:
1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
  2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
  3. PRECAST UNITS TO BE HS-20 LOADING
  4. EXTERIOR SURFACES TO BE SEALED W/ COLD APPLIED BITUMINOUS SEALER
  5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.

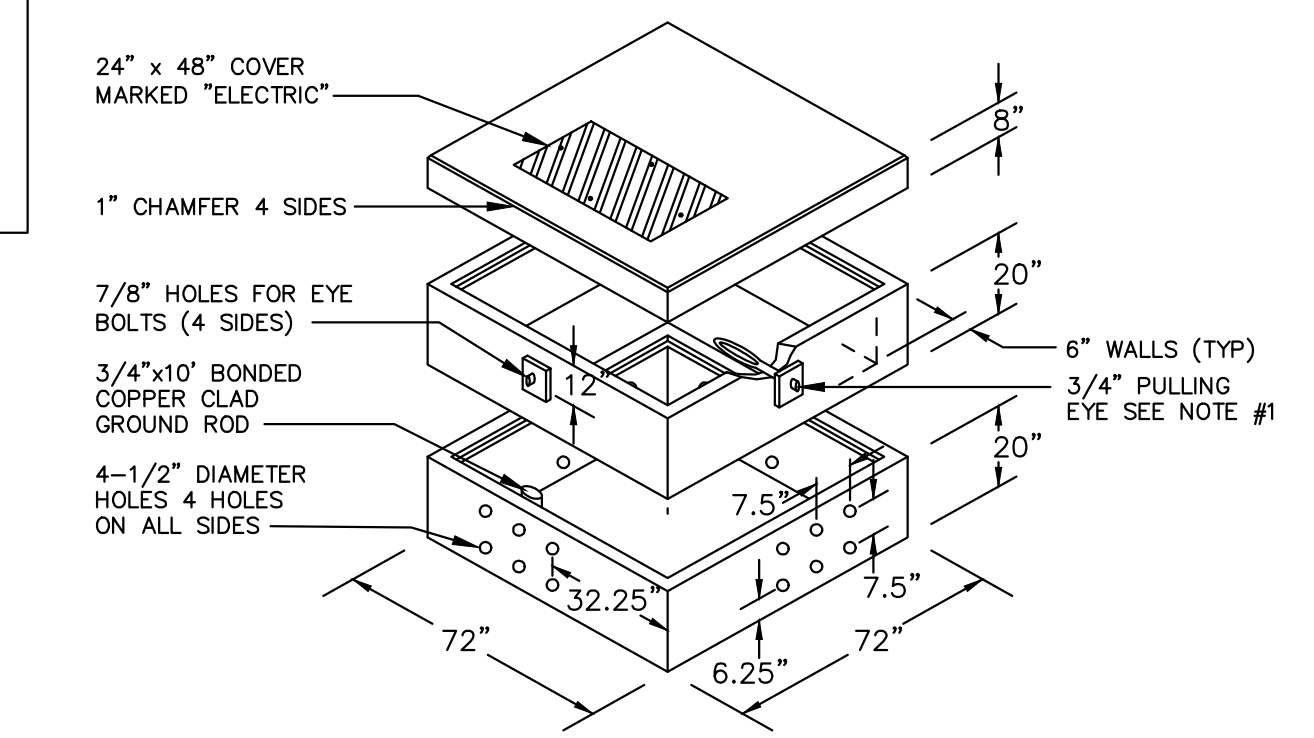


SUBSURFACE DRAINAGE AREA #6 (NOT TO SCALE)



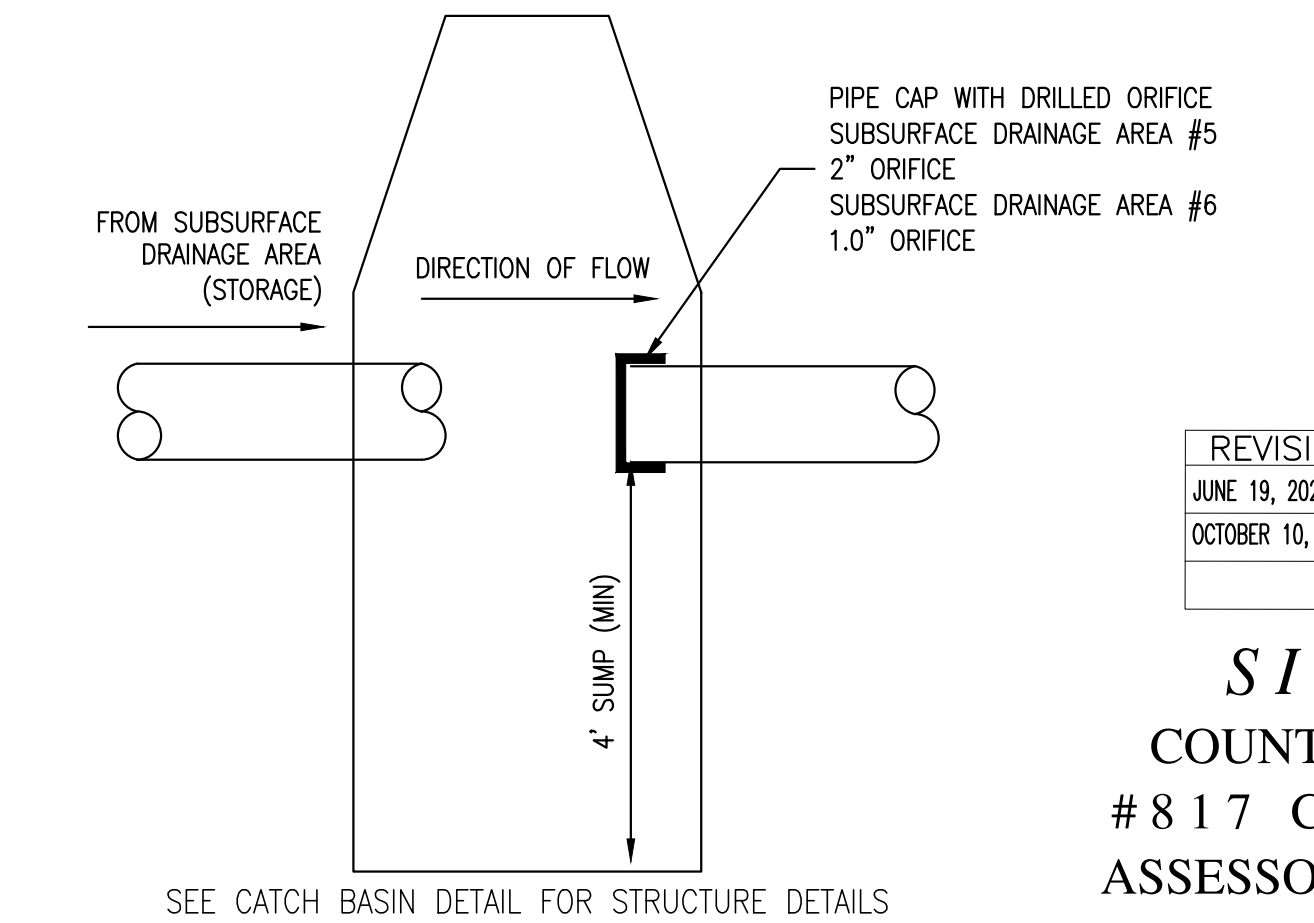
- NOTES:
1. INSTALL GALVANIZED PULLING EYES, ONE ON EACH WALL (4) 3/4" EYES.
  2. CONCRETE TO BE 5000 PSI HIGH EARLY STRENGTH.
  3. CONDUIT OPENING TO HAVE 4" BELL ENDS FLUSH WITH INSIDE WALL.
  4. DO NOT BURY MORE THAN 18" BELOW FINAL GRADE.
  5. TO BE INSTALLED ON A 12" BED OF CRUSHED STONE WHEN REQUIRED.
  6. COVER TO BE MARKED ELECTRIC.

UTILITY PULL BOX DETAIL Scale: NONE



- NOTES:
1. INSTALL GALVANIZED PULLING EYES, ONE ON EACH WALL (4) 3/4" EYES.
  2. CONCRETE TO BE 5000 PSI HIGH EARLY STRENGTH.
  3. CONDUIT OPENING TO HAVE 4" BELL ENDS FLUSH WITH INSIDE WALL.
  4. DO NOT BURY MORE THAN 18" BELOW FINAL GRADE.
  5. INSTALL VAULT ON A 12" BED OF CRUSHED STONE WHEN REQUIRED.

3 PHASE TRANSFORMER VAULT UP TO 500 KVA Scale: NONE



STORAGE OUTLET SDA#6 MANHOLE (NOT TO SCALE)

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  
No. 36856  
10/11/2023  
DATE

SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
SCITUATE PLANNING BOARD

KEVIN S. GRADY  
CIVIL  
No. 46264  
REGISTERED PROFESSIONAL ENGINEER

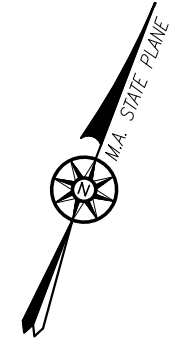
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

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

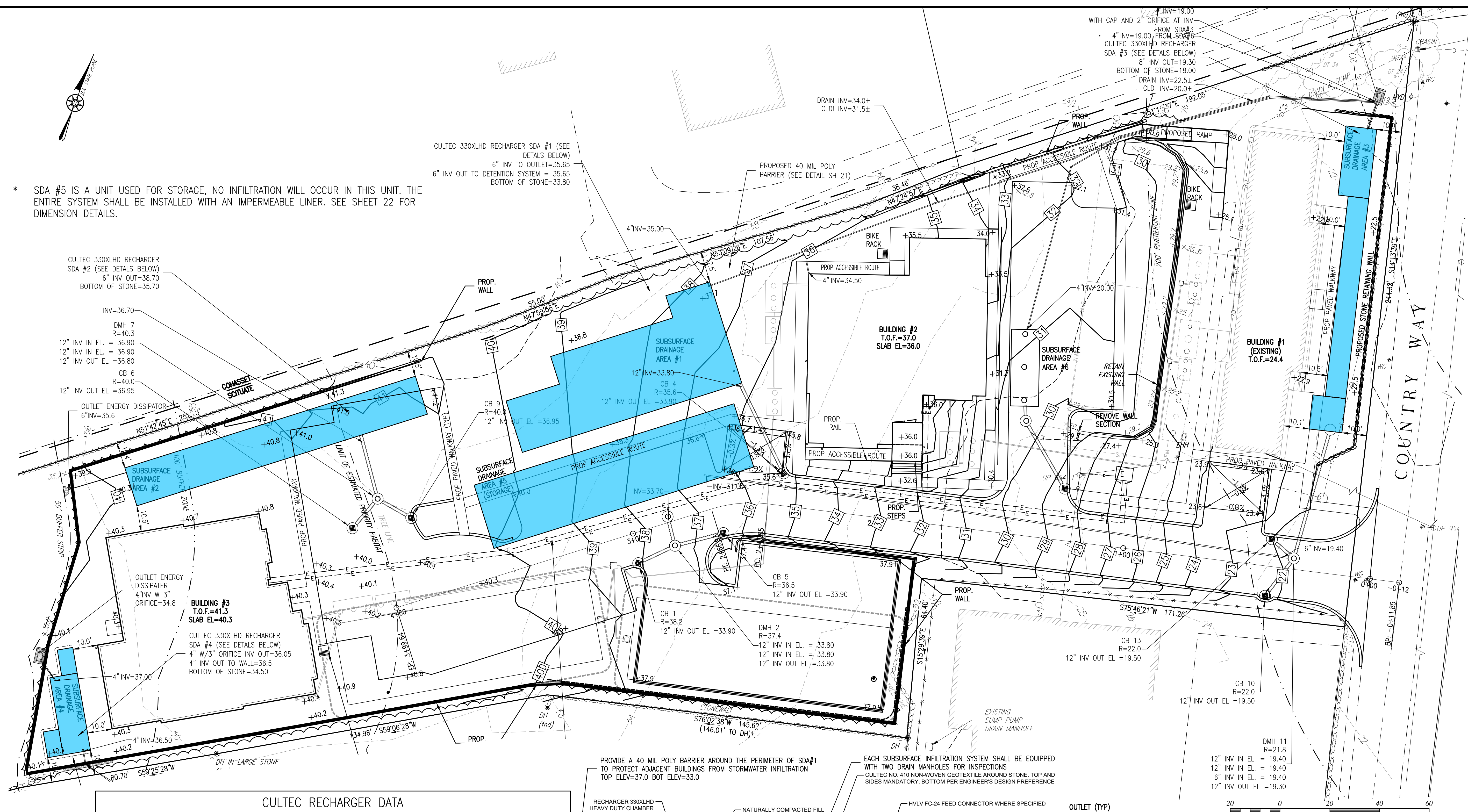
PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023  
P.O. BOX 263 SCALE: AS NOTED  
WEYMOUTH, MA 02190 JOB No. 20-475

**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

DETAILS - DRAINAGE



\* SDA #5 IS A UNIT USED FOR STORAGE, NO INFILTRATION WILL OCCUR IN THIS UNIT. THE ENTIRE SYSTEM SHALL BE INSTALLED WITH AN IMPERMEABLE LINER. SEE SHEET 22 FOR DIMENSION DETAILS.



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  
 No. 36856  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 10/11/2023  
 DATE  
 TIMOTHY R. BENNETT P.L.S. #36856

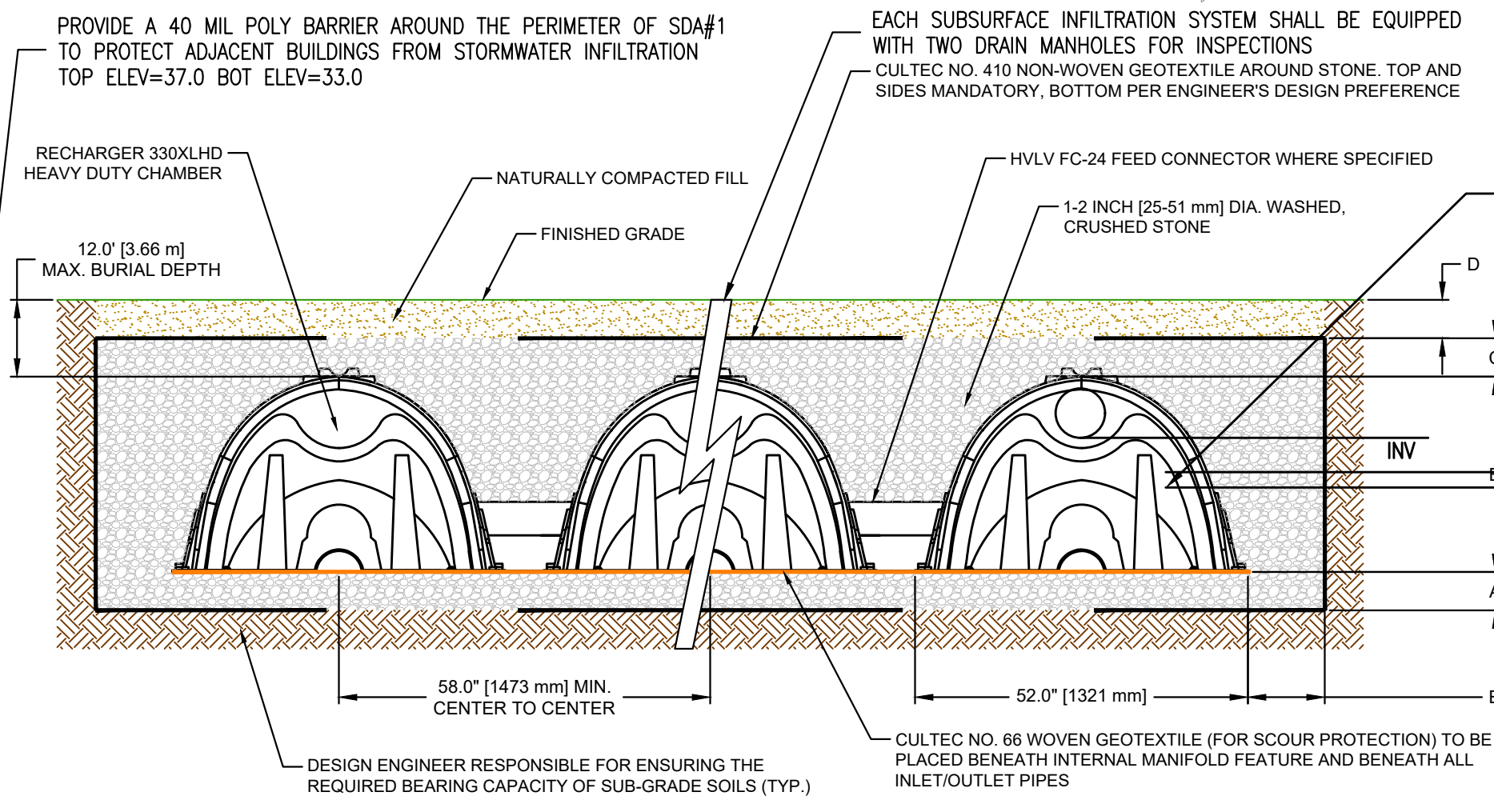
SITE PLAN APPROVED  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
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 SCITUATE PLANNING BOARD



CULTEC RECHARGER DATA						
	SDA #1	SDA #2	SDA #3	SDA #4	SDA #5 (STORAGE)*	
IMPERMEABLE LINER	NO	NO	NO	NO	NO	YES
RECHARGER MODEL	C-100HD	R-330 XLHD	R-330 XLHD	R-330 XLHD	R-330 XLHD	R-330 XLHD
BOTTOM OF STONE	-	33.80	-	35.70	-	18.00
TOP OF STONE (A)	6"	34.30	12"	36.70	6"	18.50
CHAMBER (B)	1.0'	35.30	2.5'	39.20	2.5'	21.00
STONE COVER (C)	8"	35.80	12'	40.20	6"	21.50
FINISHED GRADE/OUTLET/INSPECTION PORT (D)	2"	36.00	4"	40.60	6"	22.00
SIDE STONE (E)	12" (SECTION A) 12" (SECTION B) 18" (SECTION C)	-	12"	-	24" (SECTION A) 20" (SECTION B) 23" (SECTION C)	-
END STONE	12" (SECTION A) 12" (SECTION B) 18" (SECTION C)	-	12"	-	15" (SECTION A) 33" (SECTION B) 31" (SECTION C)	-
INV(OUT)	2" HDPE	35.00	4" HDPE	38.70	10" HDPE	19.40
GROUNDWATER	-	31.75	-	33.63	-	16.00

SDA# 100 YR FLOOD EL

1	35.61
2	36.82
3	21.31
4	38.30
5	33.63
6	29.18



**GENERAL NOTES**  
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (1.05 m<sup>3</sup>/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
 THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
 ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

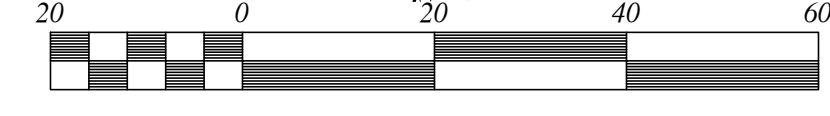
**BRIEF NARRATIVE DESCRIBING BMP'S**  
 DEEP SUMP CATCH BASINS SHALL BECOME PART OF THE ROADWAY SYSTEM AND SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT DURING CONSTRUCTION AND CLEANED WHEN SEDIMENT EXCEEDS 18" DEPTH. AFTER CONSTRUCTION WHEN ALL SLOPES HAVE BEEN STABILIZED, BASINS SHALL BE CLEANED A MINIMUM OF TWICE PER YEAR. DISPOSAL OF THE ACCUMULATED SEDIMENT SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

**SUBSURFACE DRAINAGE SYSTEMS MAINTENANCE SCHEDULE**  
 INSPECT INLETS AND ACCESS MANHOLES TWICE PER YEAR  
 REMOVE ANY DEBRIS THAT MIGHT CLOG THE SYSTEM

AFTER CONSTRUCTION, THE SYSTEMS SHOULD BE INSPECTED FOR STANDING WATER 1-2 DAYS AFTER ANY SIGNIFICANT RAINFALL EXCEEDING 1" OF RAINFALL IN 24 HOURS OR MAJOR STORM EVENT. IF THE SYSTEM IS CONTINUING TO HOLD STANDING WATER AFTER 2 DAYS THE OWNER SHOULD HAVE IT INSPECTED AND REPAIRED. THE SYSTEMS SHOULD ALSO BE INSPECTED TO VERIFY WHETHER INFILTRATION FUNCTION HAS BEEN LOST. IF INFILTRATION CAPACITY HAS BECOME DEGRADED, IT SHOULD BE RESTORED UNDER THE DIRECTION OF A QUALIFIED PROFESSIONAL.

THE SUBSURFACE SYSTEMS SHOULD BE INSPECTED TWICE PER YEAR AND AT LEAST ONCE PER YEAR BY A DRAINAGE SYSTEM PROFESSIONAL TO ENSURE THAT THE SYSTEM IS OPERATING AS INTENDED. THE OWNER SHALL IMPLEMENT AND PAY FOR THE INSPECTOR'S RECOMMENDATIONS.

FOR A FULL DESCRIPTION SEE OPERATION AND MAINTENANCE PLAN FILED WITH THIS APPLICATION



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

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

PREPARED FOR: OPTION C PROPERTIES L.L.C.  
 P.O. BOX 263  
 WEYMOUTH, MA 02190

FEBRUARY 2, 2023  
 SCALE: 1" = 20'  
 JOB No. 20-475



SUBSURFACE DRAINAGE - BMP PLAN

**EXCAVATION - REMOVE AND REPLACE NOTES AND VOLUME ESTIMATE:**

**SDS #1**

EXCAVATE ALL MATERIAL (A, B LAYER) TO SANDY LOAM C1 LAYER (30"±), BELOW SYSTEM. REPLACE WITH CLEAN COURSE SAND IN ACCORDANCE WITH 310 CMR 15.255 (3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT

APPROXIMATE PERC SAND VOLUME = 1583 SF X (33.1 - 33.1±) / 27 + 20% = NO SAND REQUIRED

**SDS #2**

EXCAVATE ALL MATERIAL (A, B LAYER) TO LOAMY SAND C1 LAYER (30"±), ELOW SYSTEM. REPLACE WITH CLEAN COURSE SAND IN ACCORDANCE WITH 310 CMR 15.255 (3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT

APPROXIMATE PERC SAND VOLUME = 1960 SF X (34.7 - 34.6±) / 27 + 20% = 100± CY

**SDS #3**

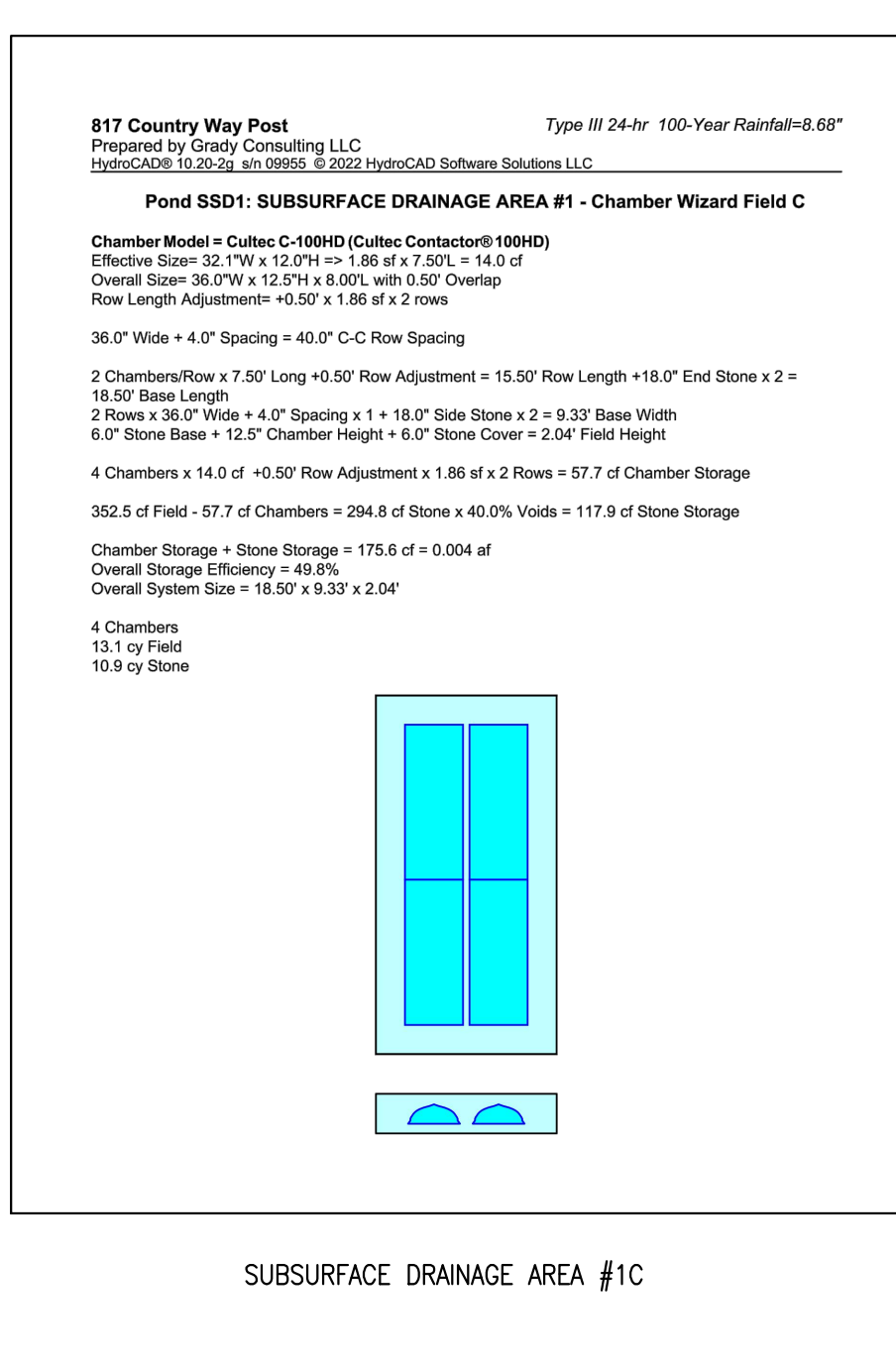
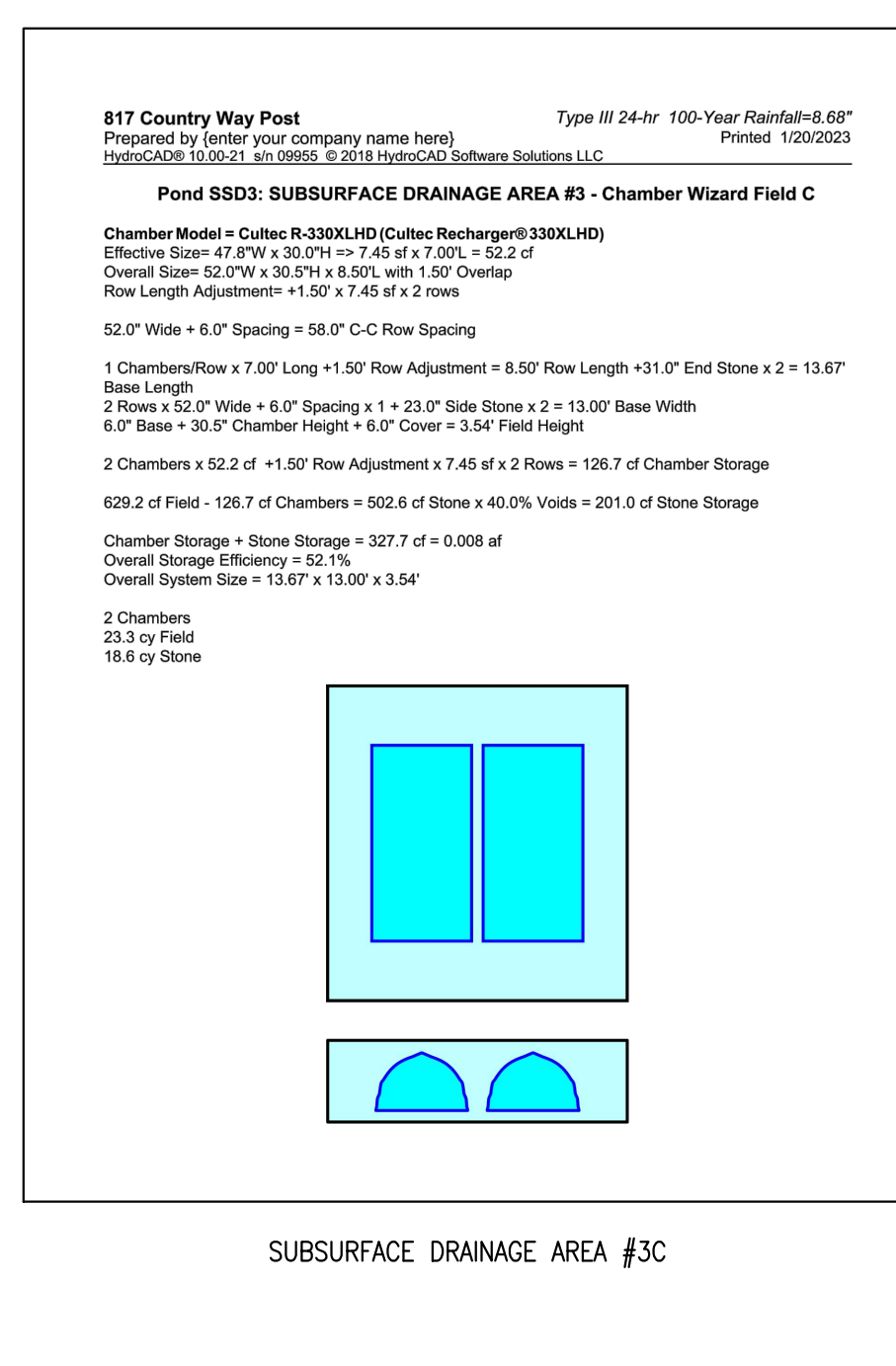
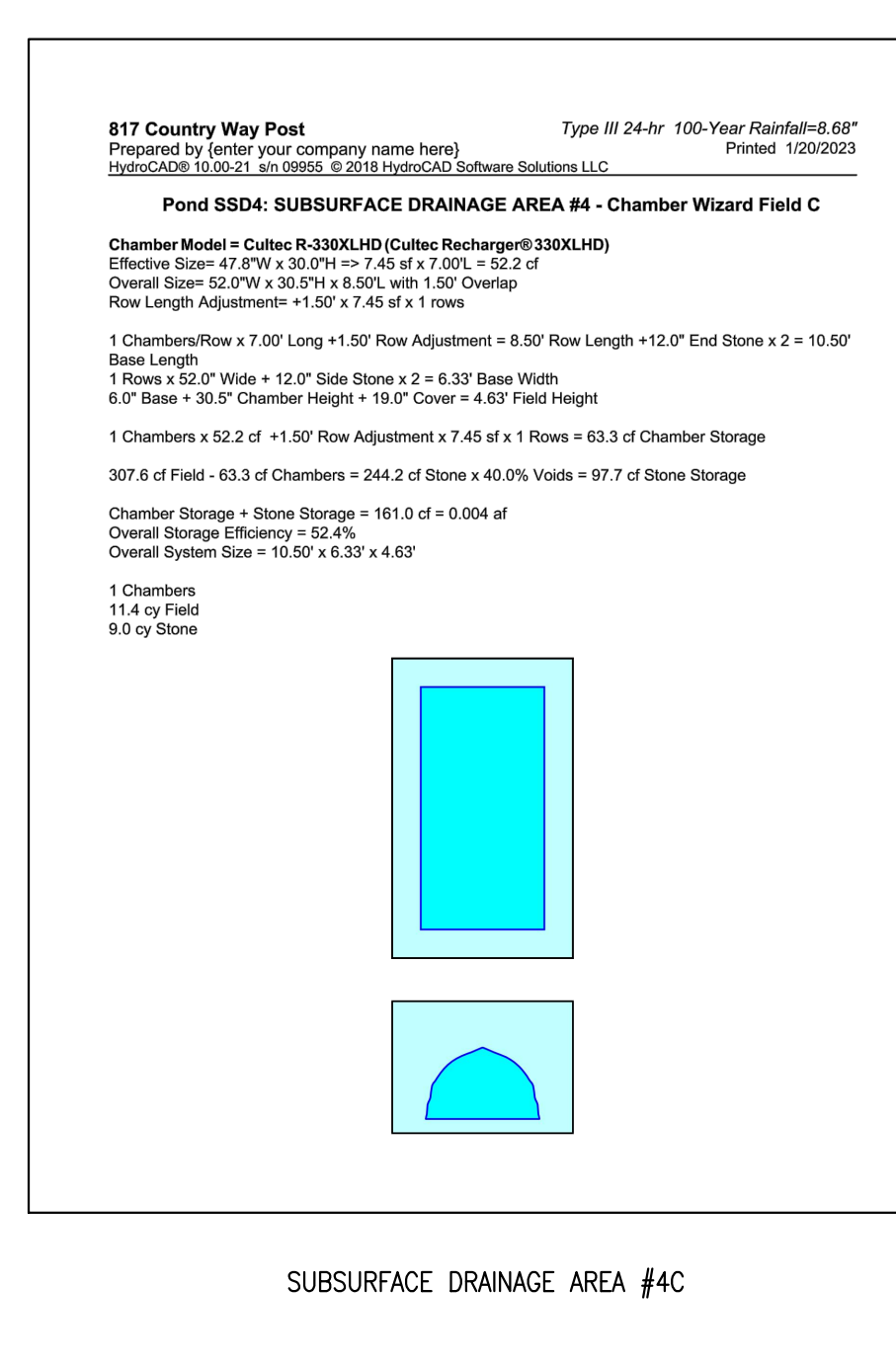
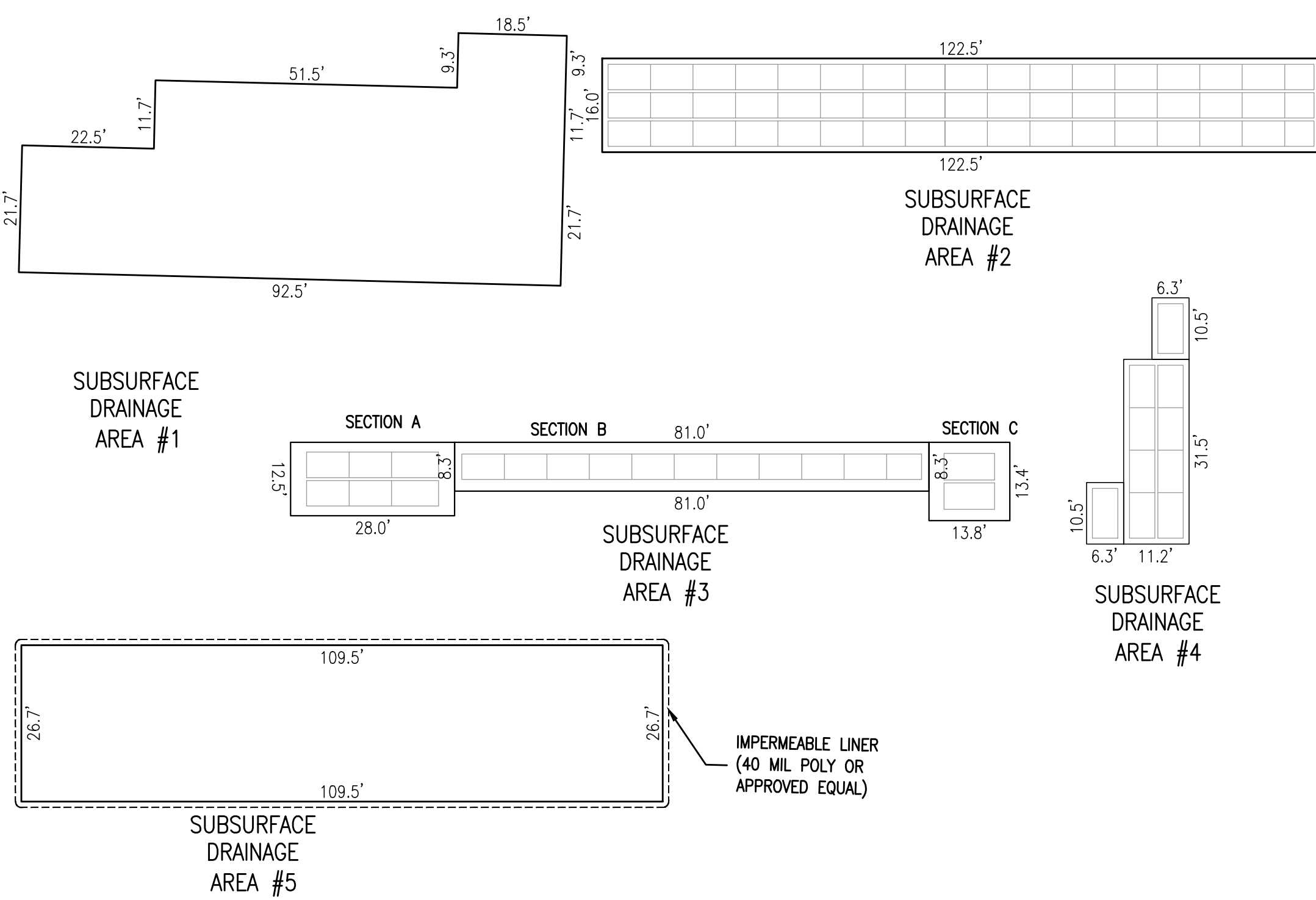
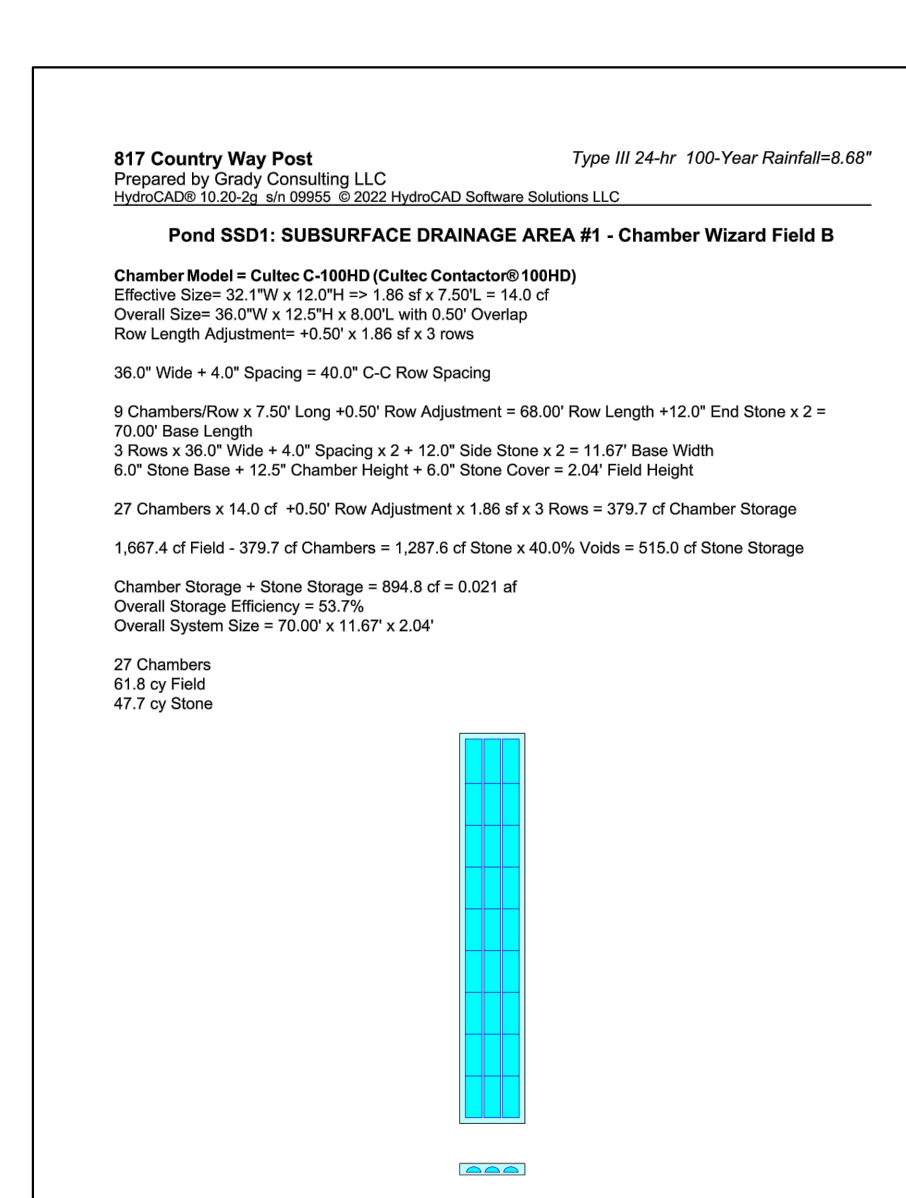
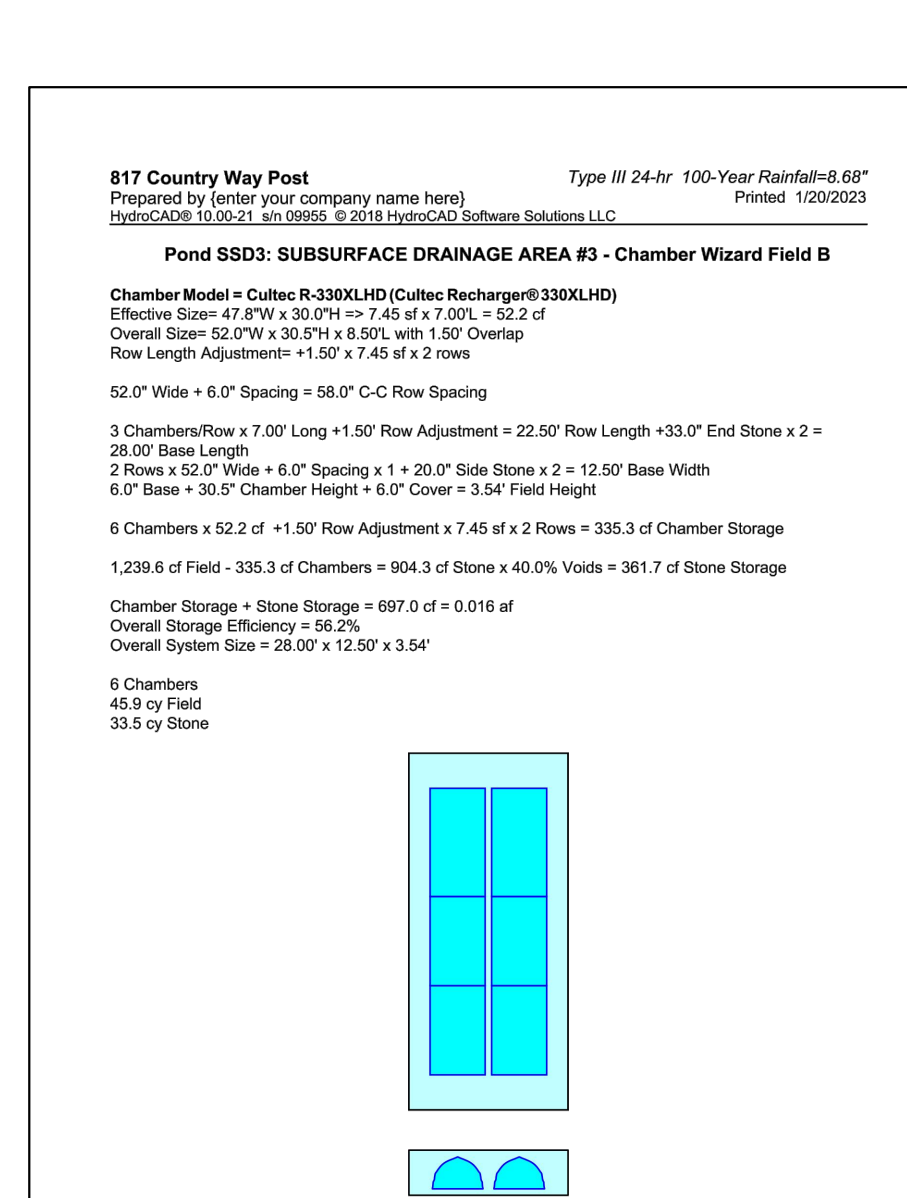
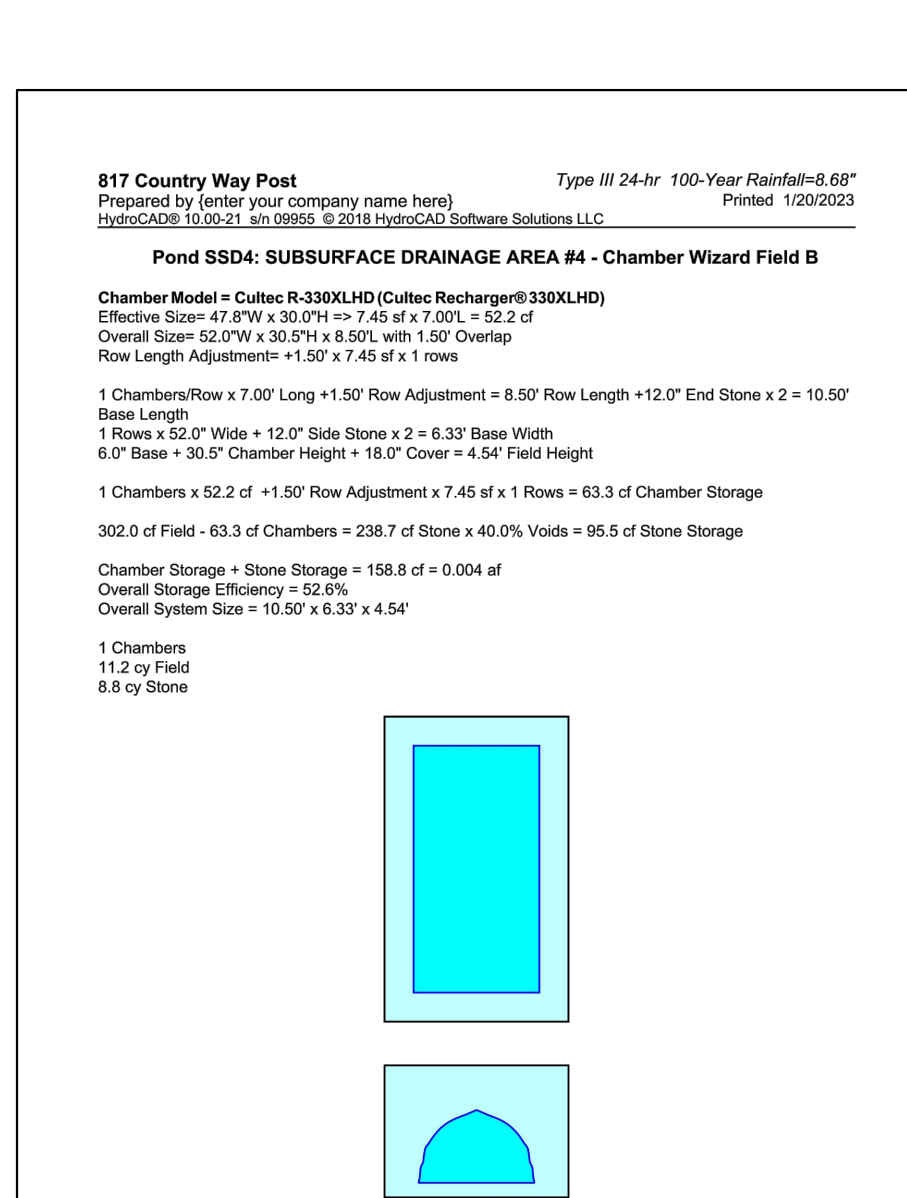
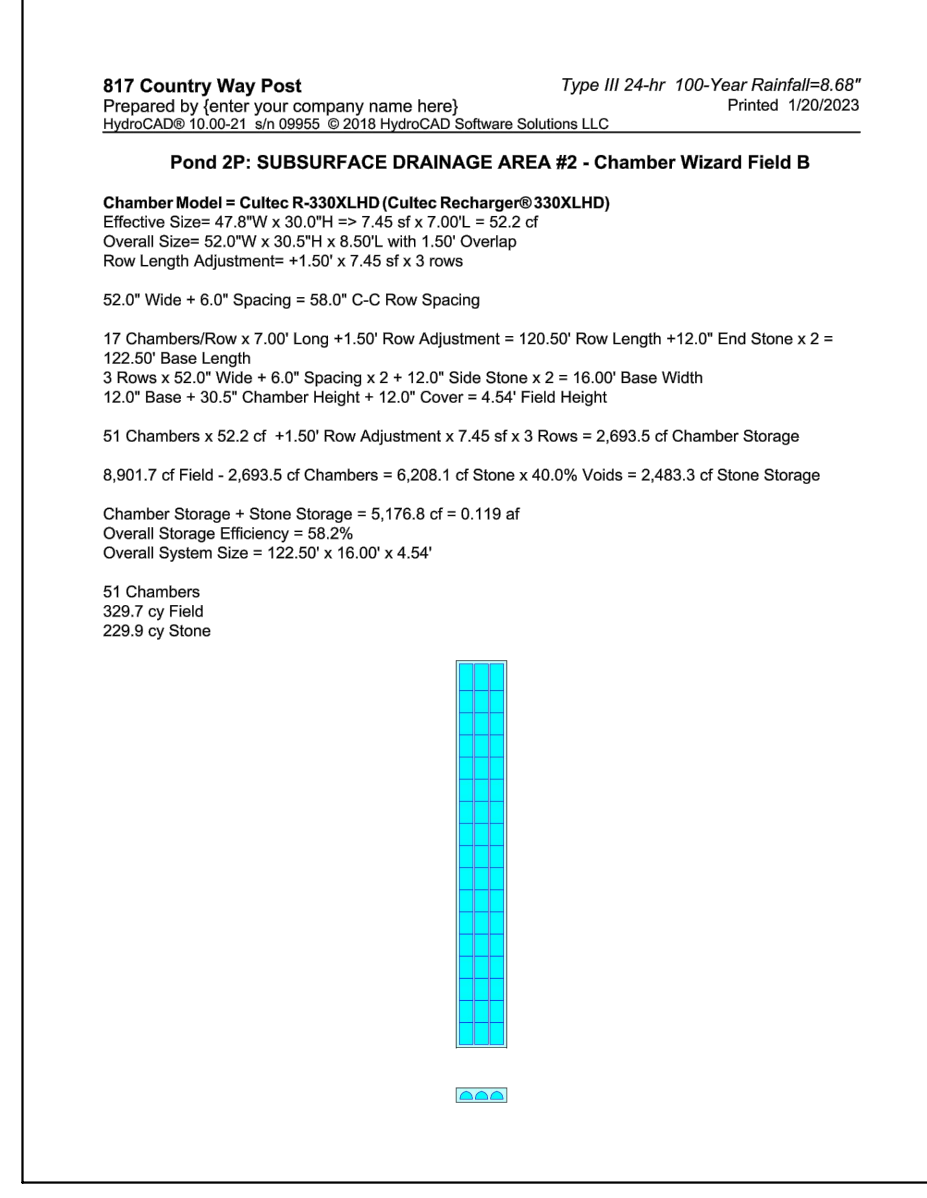
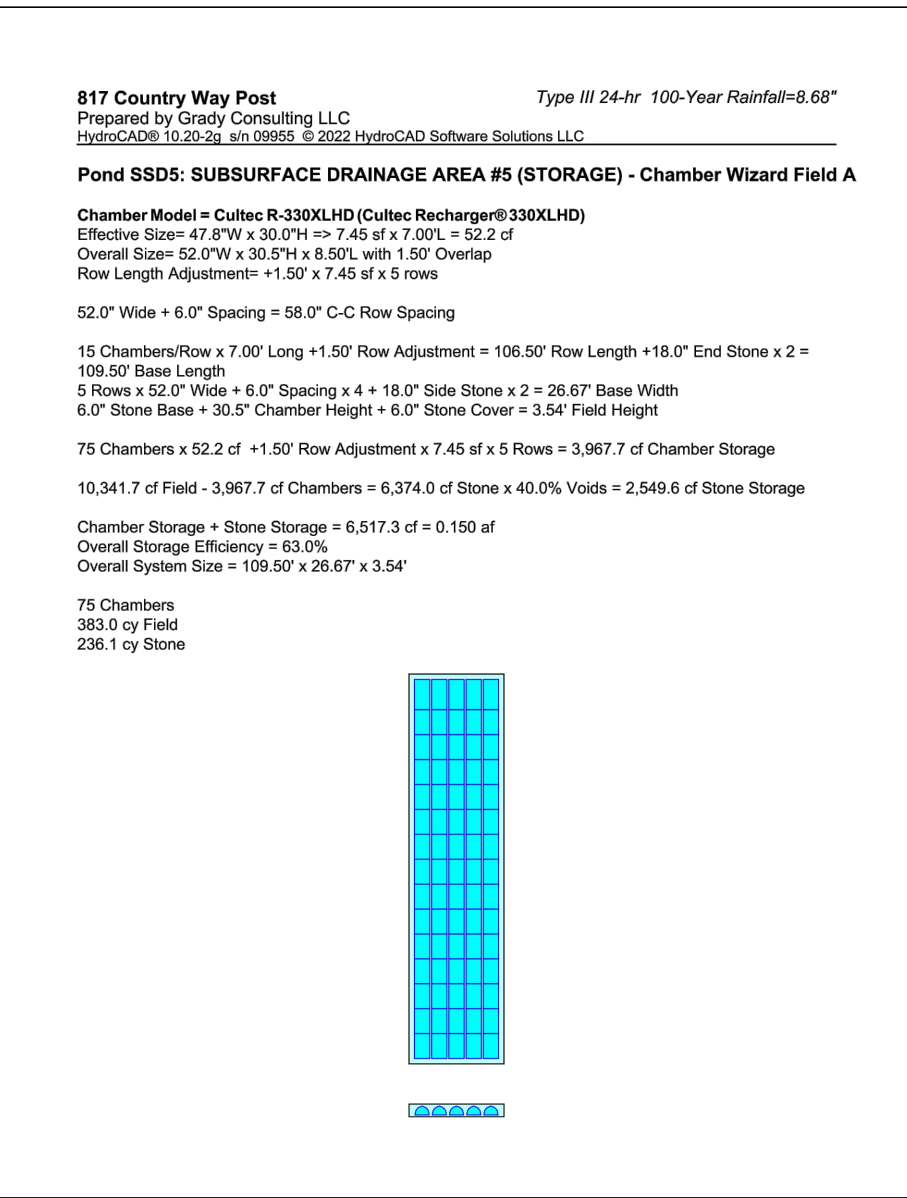
EXCAVATE ALL MATERIAL (A, B, C1 LAYER) TO LOAMY SAND C2 LAYER (60"±), ELOW SYSTEM. REPLACE WITH CLEAN COURSE SAND IN ACCORDANCE WITH 310 CMR 15.255 (3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT

APPROXIMATE PERC SAND VOLUME = 1209 SF X (18.0 - 15.2±) / 27 + 20% = 150± CY

**SDS #4**


EXCAVATE ALL MATERIAL (A, B, C1 LAYER) TO LOAMY SAND C2 LAYER (50"±), BELOW SYSTEM. REPLACE WITH CLEAN COURSE SAND IN ACCORDANCE WITH 310 CMR 15.255 (3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT

APPROXIMATE PERC SAND VOLUME = 484 SF X (34.5 - 31.0±) / 27 + 20% = 75± CY

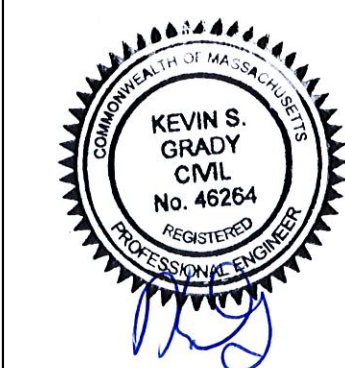


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TIMOTHY R. BENNETT P.L.S. #36856  
10/11/2023  
DATE

SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
SCITUATE PLANNING BOARD



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

**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" = 20'  
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

**STORMWATER CONSTRUCTION PRACTICES**

ALL AREAS WHERE RECHARGE/INFILTRATION SYSTEMS ARE BEING PROPOSED, SHALL BE PROTECTED FROM DEGRADATION BY CONSTRUCTION BY INCORPORATING THE FOLLOWING CONSTRUCTION PRACTICES:

- HEAVY EQUIPMENT SHALL NOT PASS, RE-PASS, OR HAUL MATERIALS IN THE EXCAVATED AREAS OF THE STORMWATER RECHARGE CHAMBERS SO AS TO COMPACT AND ALTER THE INFILTRATION CHARACTERISTICS OF THE UNDISTURBED MATERIAL BENEATH THE SYSTEM BY COMPACTION.
- NO HEAVY EQUIPMENT SHALL BE PARKED, STORED, OR DRIVEN OVER THE EXCAVATED AREAS PREPARED FOR STORMWATER TREATMENT.
- ONLY HEAVY EQUIPMENT USED DIRECTLY IN THE CONSTRUCTION OF THE STORMWATER BASINS SHALL BE ALLOWED IN THE EXCAVATED AREAS OF THE STORMWATER MANAGEMENT SYSTEMS.
- NO STORMWATER FROM CONSTRUCTION ACTIVITIES OR DISTURBED AREAS SHALL BE DISCHARGED INTO THE STORMWATER INFILTRATION SYSTEMS. ALL SUCH DISCHARGES SHALL BE ROUTED THROUGH APPROVED TEMPORARY CONTROLS PRIOR TO RELEASE OFF SITE OR TO RESOURCE AREAS.

**GENERAL CONSTRUCTION SEQUENCING:**

- SILT SOCK EROSION CONTROL BARRIER SHALL BE PLACED AROUND SITE LOT LINE PERIMETER AS SHOWN. CONSTRUCTION STABILIZED ENTRANCE AND ASSOCIATED STAGING AND PARKING AREAS SHALL BE INSTALLED.
- SITE SHALL BE CLEARED AND PREPARED WITH LIGHT GRADING AND GROUND COVER STABILIZATION AS NEEDED SUCH AS CRUSHED STONE, WOOD CHIP COVER, GEO TEXTILES, ETC.
- ALL STOCKPILING SHALL BE TEMPORARY OR SHORT TERM ON THIS SITE HAVING A SILT SOCK AT THE PERIMETER.
- INSTALL BUILDING UTILITIES, SANITARY LINES, ELECTRIC, WATER LINE AND SERVICE CONNECTIONS.
- INSTALL BUILDING FOOTING, BIO RETENTION WALLS, AND FOUNDATIONS, HAUL OFF EXCESSIVE STOCKPILES OF EARTHEN MATERIALS.
- CONSTRUCT FRAME AND SHELL OF BUILDINGS.
- INSTALL UTILITY SERVICE CONNECTIONS.
- INSTALL INTERIOR FINISH WORK OF BUILDINGS.
- HAUL OFF ANY STOCKPILES OF EARTHEN MATERIALS.
- ROUGH GRADE PARKING LOT AREAS.
- INSTALL ALL STORMWATER CONTROL SYSTEMS AND MAKE ALL CONNECTIONS CONNECT.
- PERFORM FINE GRADING OF GREEN SPACE AREAS AND PARKING AREAS.
- INSTALL BASE COURSE PAVEMENT.
- INSTALL LANDSCAPE PLANTINGS ALONG WITH LOAM & SEED.
- INSTALL FINISH COURSE PAVEMENT.

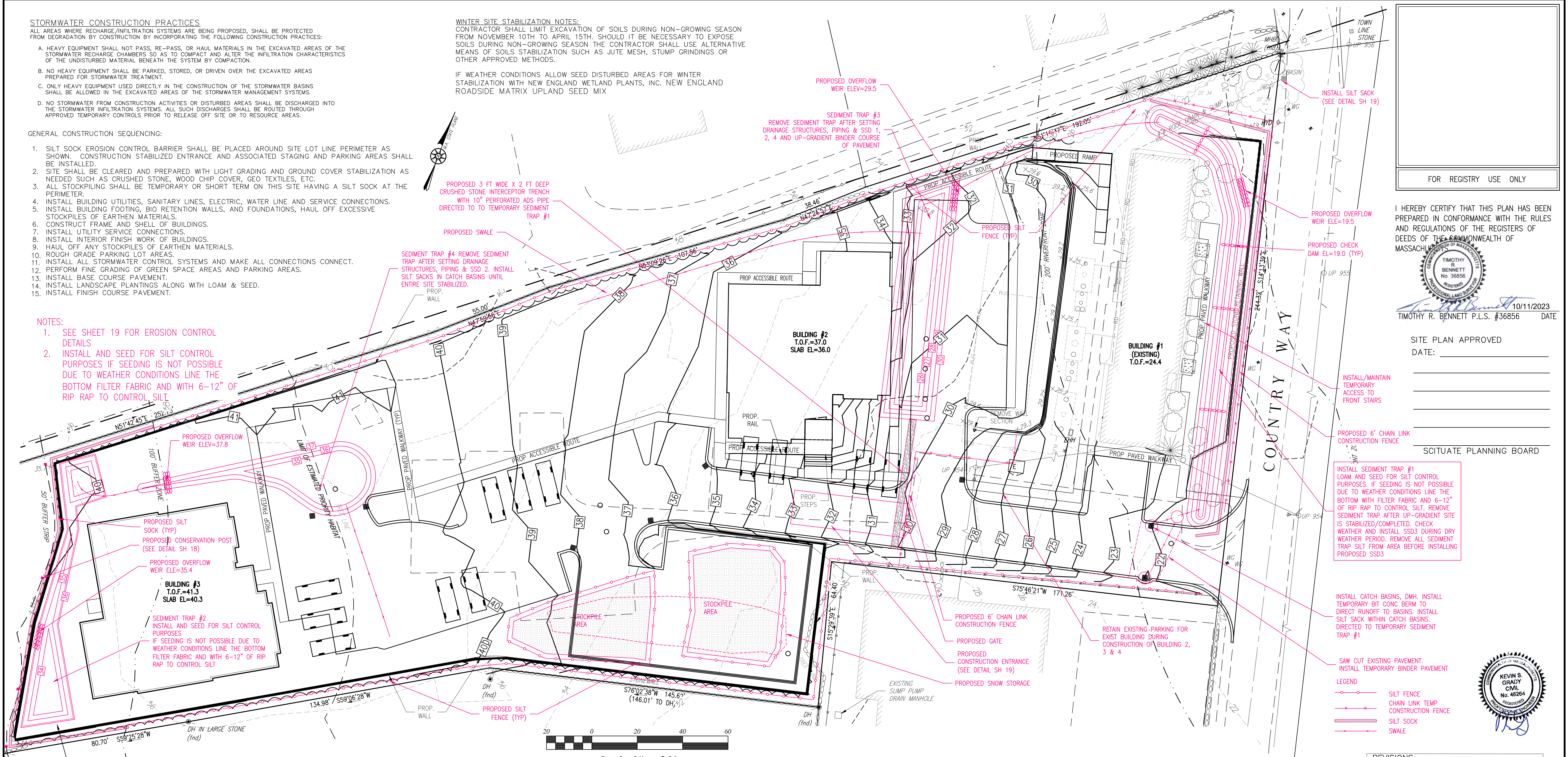
**NOTES:**

- SEE SHEET 19 FOR EROSION CONTROL DETAILS
- INSTALL AND SEED FOR SILT CONTROL PURPOSES IF SEEDING IS NOT POSSIBLE DUE TO WEATHER CONDITIONS LINE THE BOTTOM FILTER FABRIC AND WITH 6-12" OF RIP RAP TO CONTROL SILT

**WINTER SITE STABILIZATION NOTES:**

CONTRACTOR SHALL LIMIT EXCAVATION OF SOILS DURING NON-GROWING SEASON FROM NOVEMBER 10TH TO APRIL 15TH. SHOULD IT BE NECESSARY TO EXPOSE SOILS DURING NON-GROWING SEASON THE CONTRACTOR SHALL USE ALTERNATIVE MEANS OF SOILS STABILIZATION SUCH AS JUTE MESH, STUMP GRINDINGS OR OTHER APPROVED METHODS.

IF WEATHER CONDITIONS ALLOW SEED DISTURBED AREAS FOR WINTER STABILIZATION WITH NEW ENGLAND WETLAND PLANTS, INC. NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX



Scale 1" = 20'

**EROSION AND SEDIMENT CONTROL PLAN**

**OBJECTIVE**  
TO PROTECT THE MUNICIPAL INFRASTRUCTURE AND RESOURCE AREAS LOCATED ON SITE FROM ANY DAMAGE, HARM, AND OR ALTERATIONS RESULTING FROM NEGLIGENT CONSTRUCTION ACTIVITIES OR PRACTICES. SAID NEGLIGENT ACTIVITIES OR PRACTICES INCLUDE BUT ARE NOT LIMITED TO:

- THE DISCHARGE OR PUMPING OF WATER CONTAMINATED WITH SILT INTO THE WETLANDS.
- ALLOWING UNTREATED RUNOFF INTO THE WETLANDS.
- ALLOWING EROSION TO OCCUR IN THE WETLANDS.
- STOCKPILING FILL OF ANY CONSTRUCTION MATERIAL IN WETLANDS OR NEAR THE WETLANDS WITHOUT ADEQUATE PROTECTIVE MEASURES IN PLACE.

**DISTURBED DEVELOPMENT AREA**

- TOTAL AREA OF DISTURBANCE FOR PAVING, DRAINAGE, UTILITY AND SITE RELATED ACTIVITIES=2.0 ACRES
- ACRES. THE MAXIMUM AREA OF DISTURBANCE AT ANY ONE TIME AND THE AMOUNT OF BARE EARTH TO BE EXPOSED AT ANY ONE TIME =2.0 ACRES WITH LENGTH OF TIME OF EXPOSURE BEING 120 DAYS. STABILIZATION SHOULD OCCUR WITHIN 24 HOURS OF DISTURBANCE IF NO FURTHER WORK IS NECESSARY IN ANY PARTICULAR AREA. OTHERWISE, THE PARTICULAR CONSTRUCTION ACTIVITY SHOULD BE CONDUCTED SO AS TO COMPLY WITH THE TOWN'S CONSTRUCTION REQUIREMENTS AND THEN STABILIZE THE AREA WITHIN 24 HOURS OF COMPLETION OF THAT PARTICULAR CONSTRUCTION ACTIVITY. AFTER ROUGH GRADING IS COMPLETED SAID AREAS SHALL BE PROPERLY STABILIZED WITHIN 24 HOURS OF COMPLETION.

**EROSION CONTROL**

- THE EASIEST AND MOST EFFECTIVE WAY TO CONTROL EROSION IS THROUGH SOURCE REDUCTION. THIS IS EFFECTIVELY DONE BY CAREFULLY PLANNING EXCAVATION ACTIVITIES DURING FAVORABLE WEATHER CONDITIONS. OPEN EXCAVATION AREAS MAY ALSO POSE A THREAT TO OFF SITE AREAS IF NEGLECTED OR LEFT OPEN FOR LONG PERIODS OF TIME. PROPER STOCKPILING MANAGEMENT WILL PREVENT EROSION PROBLEMS. ALL STOCKPILES SHALL BE STABILIZED ON SITE OR REMOVED OFF SITE PRIOR TO ANY RAINFALL EVENT.
- ANOTHER EFFECTIVE METHOD OF SOURCE REDUCTION IS TO PROMPTLY TREAT DISTURBED AREAS. A DISTURBED AREA LEFT IN A NON-STABILIZED CONDITION IS A PROBLEM WAITING TO HAPPEN. DISTURBED AREAS CAN BE STABILIZED BY LOAMING AND SEEDING. IF THIS IS IMPRACTICAL DUE TO SEASONAL TIMING OR BEING IN A HIGH TRAFFIC AREA, THE AREA MAY BE STABILIZED THROUGH THE USE OF APPLYING A 6" LAYER OF CRUSHED STONE TO THE AREA. WOOD CHIPS AND MULCHING HAVE BEEN USED IN SUCH AREAS TO SOME SUCCESS AS WELL. FOR NON TRAFFIC AREAS, STRAW CAN BE PUT DOWN TO RETARD THE EFFECTS OF EROSION.
- AREAS THAT CAN NOT BE STABILIZED DUE TO THE NATURE OF THE ACTIVITY SHOULD BE CONTAINED. CONTAINMENT MAY BE ACHIEVED BY INSTALLING A TEMPORARY SILT FENCE AROUND THE AREA OR ALONG THE DOWN GRADIENT EDGE OF THE DISTURBED AREA. THE CONTRACTOR SHALL USE GOOD JUDGMENT TO PREVENT EROSION AND DISCHARGES INTO RESOURCE AREAS. RELYING ONLY ON THE SEDIMENT BARRIER LINE AT THE LIMIT OF WORK LINE IS IMPROBABLE AND CAN PUT THE PROJECT AT RISK TO ENFORCEMENT ORDERS.
- STREET SHALL BE SWEEPED AT THE END OF EACH DAY IF SEDIMENT IS EVIDENT.

**DE-WATERING PRACTICES**

- DE-WATERING OF TRENCHES AND OPEN EXCAVATIONS SHALL BE PERFORMED SO AS TO ACHIEVE AT A MINIMUM THE FOLLOWING STANDARDS:
  - NO BUCKETING OR PUMPING OF DE-WATERING ACTIVITIES SHALL HAVE A DIRECT DISCHARGE INTO RESOURCE AREAS ON OR OFF THE SITE.
  - MUD PUMPS SHALL BE PLACED IN A 5 GALLON BUCKET FILLED WITH CRUSHED STONE TO FILTER OUT HEAVY SEDIMENTS
  - THE CONTRACTOR MAY USE ANY PRE-TREATMENT DEVICES SHOWN ON THE PLANS OR MAY IMPLEMENT OTHER DEVICES OR PRACTICES WITH THE APPROVAL OF THE TOWN AND THE DESIGNING ENGINEER.
  - THE PREFERRED PRE-TREATMENT METHOD IS TO SET A SILT BAG IN THE BACK OF A TRUCK AND PUMP INTO IT WHILE THE TRUCK IS PARKED IN A STABILIZED AREA. CLEAN WATER LEACHES OUT OF THE BAG AND RUNS OFF OVER AN UNDISTURBED AREA. WHEN THE BAG IS FULL, THE TRUCK DRIVES OFF AND EMPTIES THE BAG IN A PROPER LOCATION. THIS METHOD OFFERS THE CONTRACTOR A LOT OF FLEXIBILITY, MAKES EXCAVATION GO FASTER, AND IS A VERY SAFE METHOD OF DE-WATERING.

**STOCKPILING PRACTICES**

- LONG TERM STOCKPILES OF LOAM AND FILL MATERIALS SHALL BE CONTAINED OR STABILIZED THROUGH LOAMING AND SEEDING IF THE PILE IS TO SIT FOR A PERIOD OF TIME EXCEEDING 30 DAYS.
- COVERING PILES DURING DOWN POURS WITH TARPS CAN BE AN EFFECTIVE METHOD OF TEMPORARY EROSION CONTROL.
- STOCKPILES SHALL BE LOCATED AT LEAST 100' AWAY FROM WETLANDS AND SURROUNDED BY A SILTATION BARRIER.
- STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION, MULCH, OR COVERING WITH TARPS.
- DESIGNATED STOCKPILE LOCATIONS SHALL BE IN SECURE AREAS OF THE SITE.

**SEDIMENT BASIN/SILT TRAP MAINTENANCE**

- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH IN THE TRAP. SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE TRAP SHALL BE INSPECTED AFTER EACH RAIN STORM AND CLEANED OR REPAIRED IF NECESSARY.
- THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH 1" DIAMETER HOLES 6" HORIZ. AND VERTICALLY. NO HOLES SHALL BE ALLOWED WITHIN 6" OF THE HORIZONTAL PIPE.
- THE RISER SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE 6" ABOVE THE HIGHEST HOLE AND 6" BELOW THE LOWEST. CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER FABRIC IN PLACE AT THE TOP AND BOTTOM OF THE PIPE.
- THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE TO PREVENT FLOATION.
- EARTH DAM FILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, OR OTHER ORGANIC MATERIAL.

FOR REGISTRY USE ONLY

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TIMOTHY R. BENNETT P.L.S. #36856  
10/11/2023  
DATE

SITE PLAN APPROVED  
DATE: \_\_\_\_\_  
SCITUATE PLANNING BOARD

INSTALL SEDIMENT TRAP #1  
LOAM AND SEED FOR SILT CONTROL PURPOSES. IF SEEDING IS NOT POSSIBLE DUE TO WEATHER CONDITIONS LINE THE BOTTOM WITH FILTER FABRIC AND 6-12" OF RIP RAP TO CONTROL SILT. REMOVE SEDIMENT TRAP AFTER UP-GRADIENT SITE IS STABILIZED/COMPLETED. CHECK WEATHER AND INSTALL SSD3 DURING DRY WEATHER PERIOD. REMOVE ALL SEDIMENT TRAP SILT FROM AREA BEFORE INSTALLING PROPOSED SSD3

INSTALL CATCH BASINS, DMH, INSTALL TEMPORARY BIT CONC BERM TO DIRECT RUNOFF TO BASINS. INSTALL SILT SACK WITHIN CATCH BASINS. DIRECTED TO TEMPORARY SEDIMENT TRAP #1

SAW CUT EXISTING PAVEMENT. INSTALL TEMPORARY BINDER PAVEMENT

- LEGEND**
- SILT FENCE
  - CHAIN LINK TEMP CONSTRUCTION FENCE
  - SILT SOCK
  - SWALE

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OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2

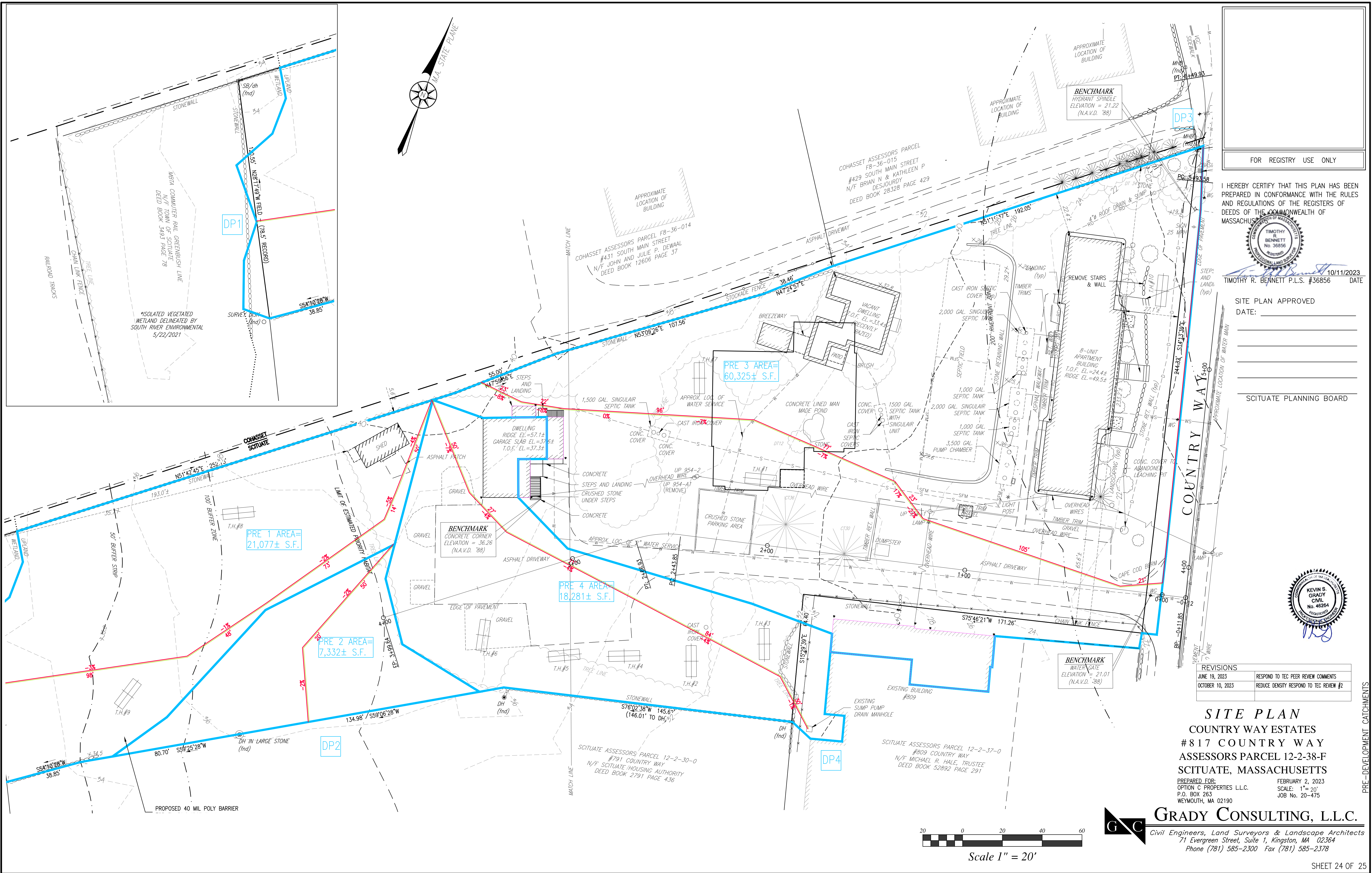
**SITE PLAN**  
COUNTRY WAY ESTATES  
# 817 COUNTRY WAY  
ASSESSORS PARCEL 12-2-38-F  
SCITUATE, MASSACHUSETTS

PREPARED FOR: FEBRUARY 2, 2023  
OPTION C PROPERTIES L.L.C. SCALE: 1"=20'  
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



EROSION CONTROL



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TIMOTHY R. BENNETT  
 No. 36856  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 10/11/2023  
 TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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KEVIN S. GRADY  
 CIVIL  
 No. 46264  
 REGISTERED PROFESSIONAL ENGINEER

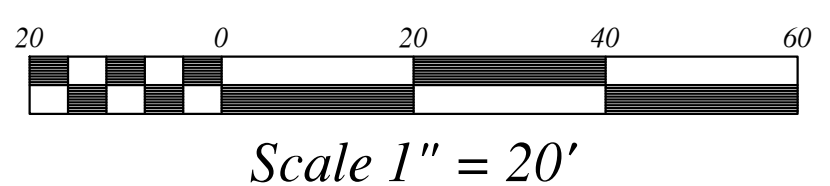
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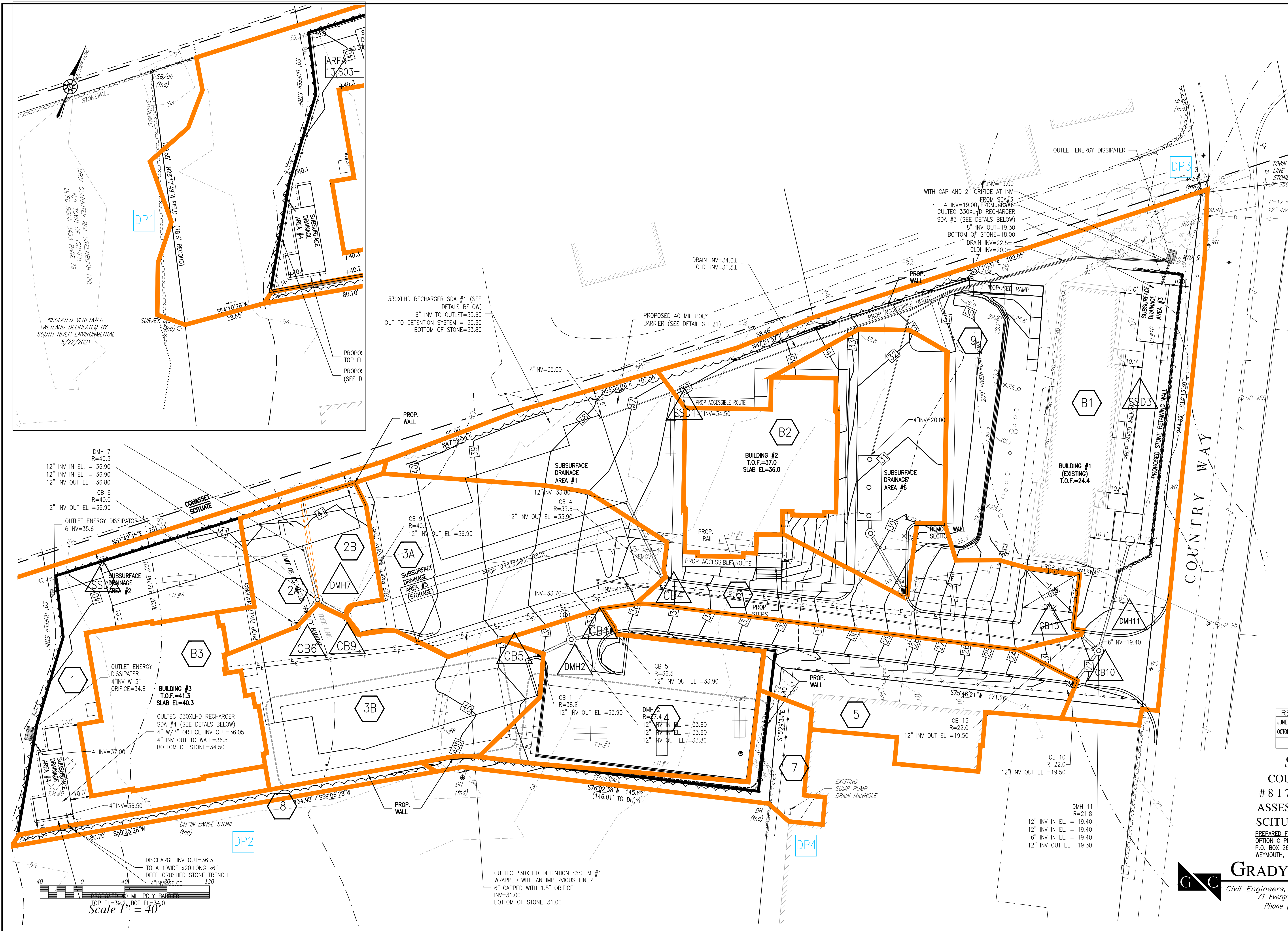
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PRE-DEVELOPMENT CATCHMENTS



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KEVIN S. GRADY  
 No. 46264  
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POST DEVELOPMENT