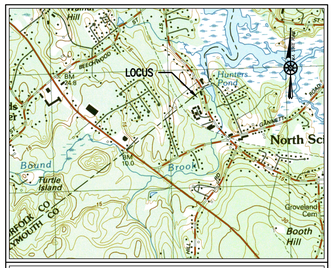
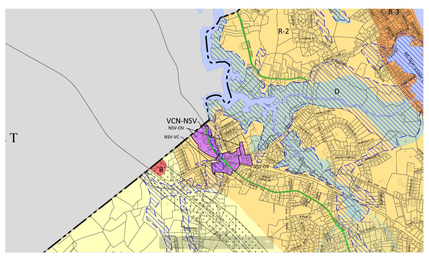


LOCATION MAP SCALE: 1"=2000'±



ZONING MAP
(NOT TO SCALE)

40 0 40 80 120

Scale 1" = 40'

SHEET INDEX

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.

COMMONWEALTH OF MASSACHUSETTS TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

PLAN REFERENCES
1. LAYOUT 3338
2. LAYOUT 3634
3. PLAN BOOK 6 PAGE 265
4. PLAN BOOK 11 PAGE 364 (PLAN No. 243 OF 1958)
5. PLAN BOOK 14 PAGE 1161
6. PLAN BOOK 45 PAGE 787 (PLAN No. 449 OF 2002)
7. PLAN BOOK 1679 PAGE 142
8. PLAN BOOK 2394 PAGE 32 (PLAN No. 19 OF 1955)
9. PLAN BOOK 3158 PAGE 463 (PLAN No. 384 OF 1953)

COMMONWEALTH OF MASSACHUSETTS KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

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"= 40'
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

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 16 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
BUILDING#3: PROPOSED 15 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 BUILINGS		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
		Y/SP	Y/SP	Y/SP	Y/SP	Y/SP	Y/SP	Y/SP
1.	Single-Family Detached Dwelling Units	NA	NA	4/8[4]	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[4]	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

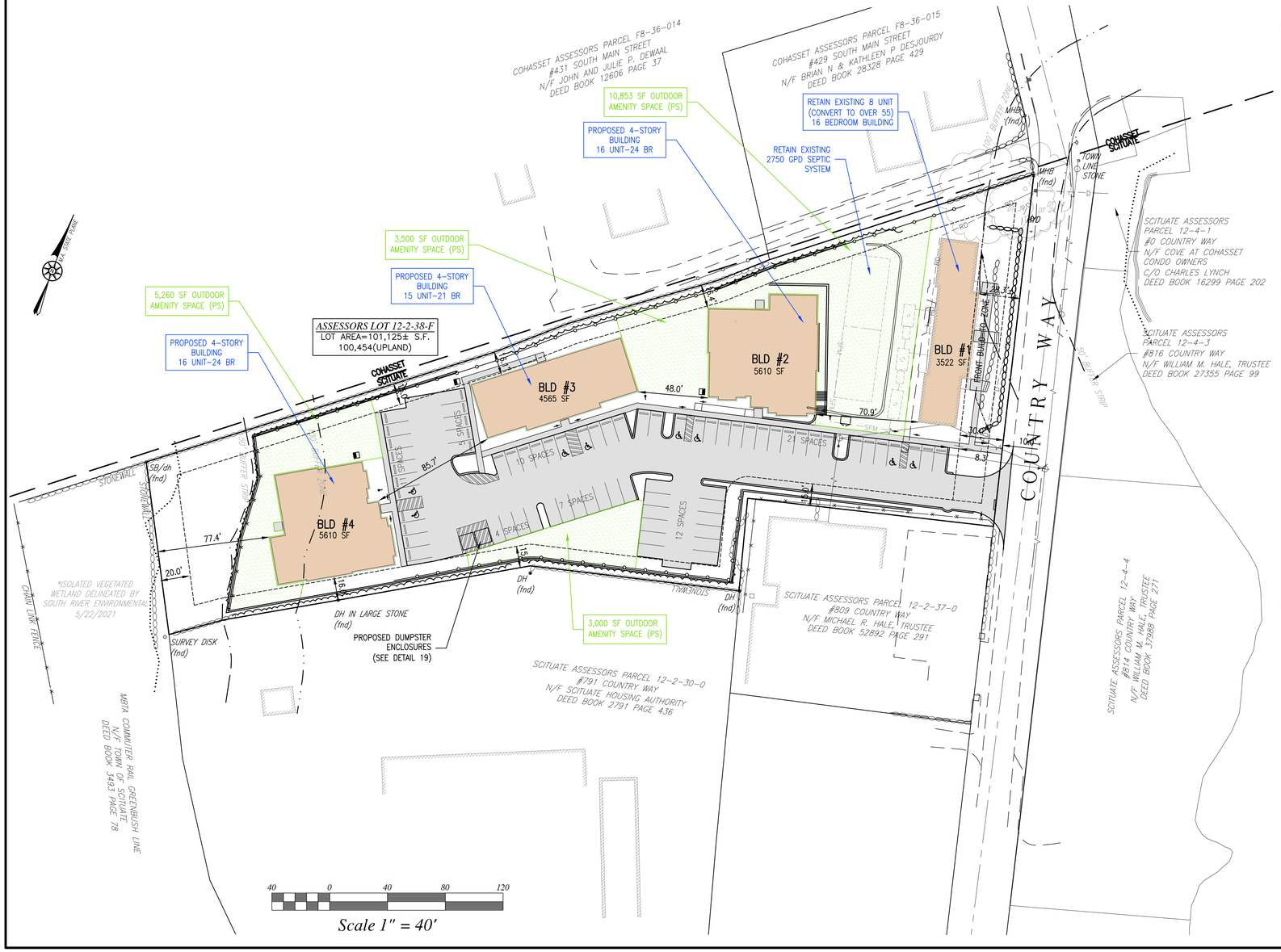
SECTION 580.4(A)
TABLE 2
PROPOSED: #5 MULTI-FAMILY BUILDING (NSV-OV) (15/24 D.U. PER ACRE)
24 UNITS PER ACRE (43,560 S.F.) – ALLOWED BY SPECIAL PERMIT
15 UNITS PER ACRE (43,560 S.F.) – ALLOWED BY RIGHT

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

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

PROPOSED 55 UNITS PROPOSED – (SP) REQUIRED
754 FAIR HOUSING AFFORDABILITY STANDARDS

754.1.3 DENSITY BONUS REQUIRES 20% AFFORDABLE
55 UNITS * 20%= 11 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)
1 -3 BR UNITS X 2 SPACES/UNIT = 2 OFF-STREET SPACES REQUIRED
28-2 BR UNITS x 1.5 SPACES/UNIT = 42 OFF-STREET SPACES REQUIRED
26-1 BR UNITS x 1 SPACES/UNIT = 26 OFF-STREET SPACES REQUIRED
55 UNITS TOTAL = 70 SPACES REQUIRED
= 73 PROPOSED

BUILDINGS	UNITS	BEDROOMS	1BR	2BR	3BR
BUILDING 1 (EXISTING)	8 UNITS (55 AND OVER)	16 BR		8-2BR	
BUILDING 2	16 UNITS	24 BR	8-1BR,	8-2BR	
BUILDING 3	15 UNITS	21 BR	10-1 BR,	4-2BR	1-3BR,
BUILDING 4	16 UNITS	24 BR	8-1BR,	8-2BR	
	55 UNITS (55 MAX)	85 BR	26	28	1

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 (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			

FOR REGISTRY USE ONLY

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COMMONWEALTH OF MASSACHUSETTS TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

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DATE: _____

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_____ _____
DATE TOWN CLERK

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

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

PLAN REFERENCES
1. LAYOUT 3338
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SITE PLAN

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#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"=40'
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COMMONWEALTH OF MASSACHUSETTS KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

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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 SUBMIT 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

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 (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.	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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COMMONWEALTH OF MASSACHUSETTS TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

12/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

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SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

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SCITUATE, MASSACHUSETTS

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40 0 40 80 120

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COMMONWEALTH OF MASSACHUSETTS
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REGISTERED PROFESSIONAL LAND SURVEYOR

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COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED PROFESSIONAL ENGINEER

EXISTING CONDITIONS - 40 SCALE

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"= 40'
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

NOTES

1. 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.
2. 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.
3. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
4. THE SITE IS LOCATED IN A ZONE X FLOOD PLAIN DISTRICT.
5. THE SITE IS PARTIALLY LOCATED WITHIN AN ESTIMATED HABITAT OF RARE SPECIES (PH 1103).
6. THE TOWN LINE IS CALCULATED FROM MASSDOT SURVEY DATA
7. N.O.A.A. DATUM DATA FOR BOSTON, MA
   N.A.V.D.'88 EL. 0.30 = M.S.L. EL. 0.00
8. 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.

COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R. BENNETT No. 36856 — REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
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_____
SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 46264 — REGISTERED PROFESSIONAL ENGINEER

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

EXISTING CONDITIONS - 20 SCALE

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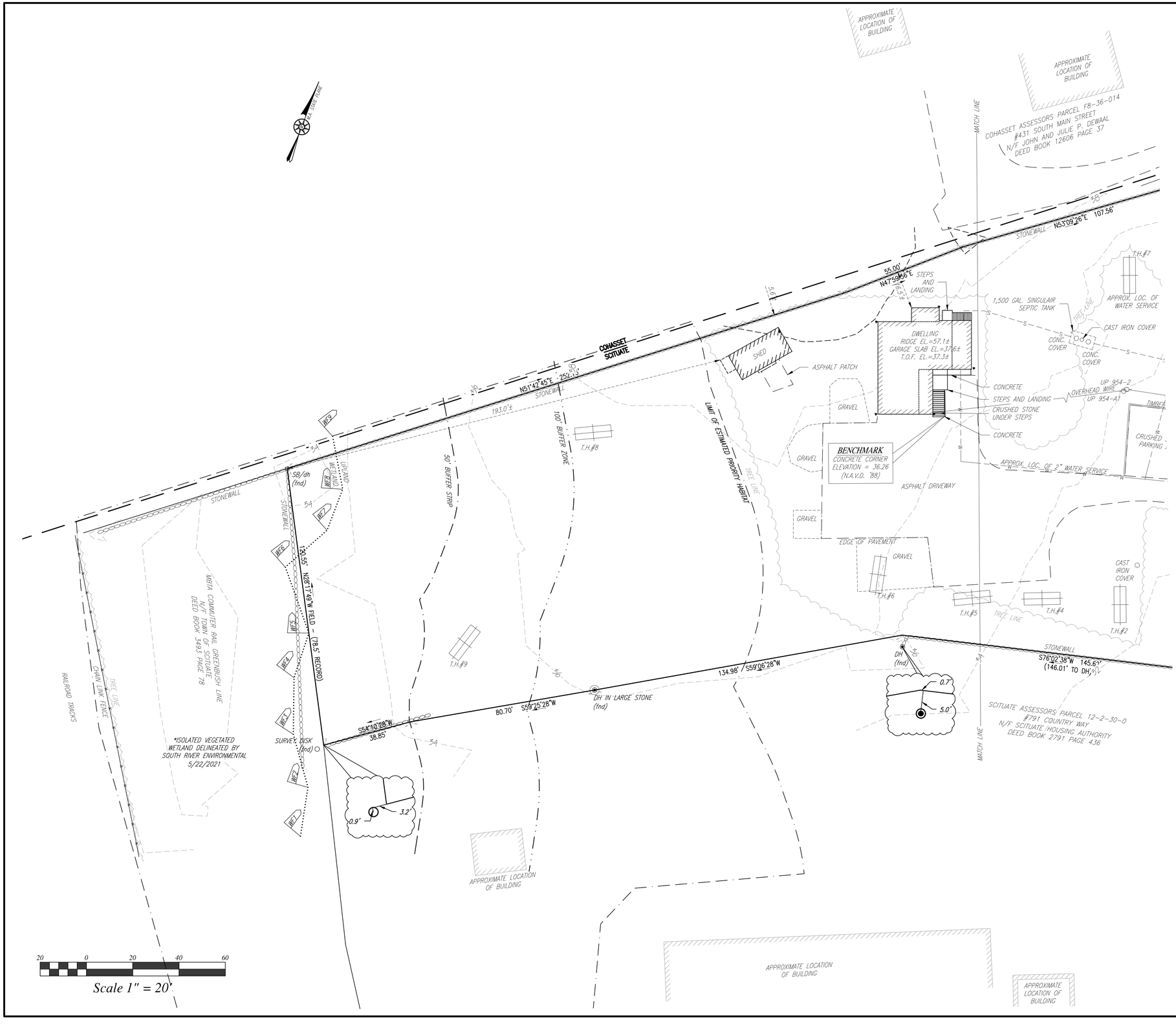
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

Scale 1" = 20'



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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED
DATE: _____

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_____
SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

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

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EXISTING CONDITIONS - 20 SCALE

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COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R BENNETT No. 36856 — REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023

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

SITE PLAN APPROVED

DATE: _____

_____

_____

_____

_____

_____

SCITUATE PLANNING BOARD

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

COHASSET ASSESSORS PARCEL F8-36-014
#431 SOUTH MAIN STREET
N/F JOHN AND JULIE P. DEWAAL
DEED BOOK 12606 PAGE 37

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

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

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

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

COUNTRY WAY

COHASSET
SCITUATE

TOWN LINE STONE

PROPOSED BILE RACK WITH 4'x4'x6" CRUSHED STONE BASE (TYP)

BUILDING #1 (EXISTING) T.O.F.=24.4

BUILDING #2 T.O.F.=39.0 SLAB EL=38.0

BUILDING #3 T.O.F.=41.0 SLAB EL=39.0

BUILDING #4 T.O.F.=41.0 SLAB EL=40.0

PROP. WALL

RETAIN EXISTING WALL

PROP. STEPS

PROP RAMP

PROP PAVED WALKWAY

PROPOSED STONE RETAINING WALL

BIKE RACK

WHEEL STOP (TYP) (SEE DETAIL SH 19)

STANDARD ACCESSIBLE SPACE (SEE DETAIL SH 19)

VAN ACCESSIBLE SPACE (SEE DETAIL SH 19)

VAN ACCESSIBLE SPACE (SEE DETAIL SH 18)

50' BUFFER STRIP

100' BUFFER ZONE

TREE LINE

EXISTING SUMP PUMP DRAIN MANHOLE

STONEWALL

DH (fnd)

DH IN LARGE STONE (fnd)

N51°42'45"E 254.13'

N47°59'56"E 55.00'

N47°24'57"E 38.46'

N53°09'26"E 107.56'

N51°15'57"E 192.05'

S59°06'28"W 134.98'

S59°25'28"W 80.70'

S76°02'38"W 145.69' (146.01' TO DH)

S15°29'39"E 64.40'

S75°46'21"W 171.26'

S14°13'39"E 244.33'

20 0 20 40 60

Scale 1" = 20'

GRADING

SITE PLAN

COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
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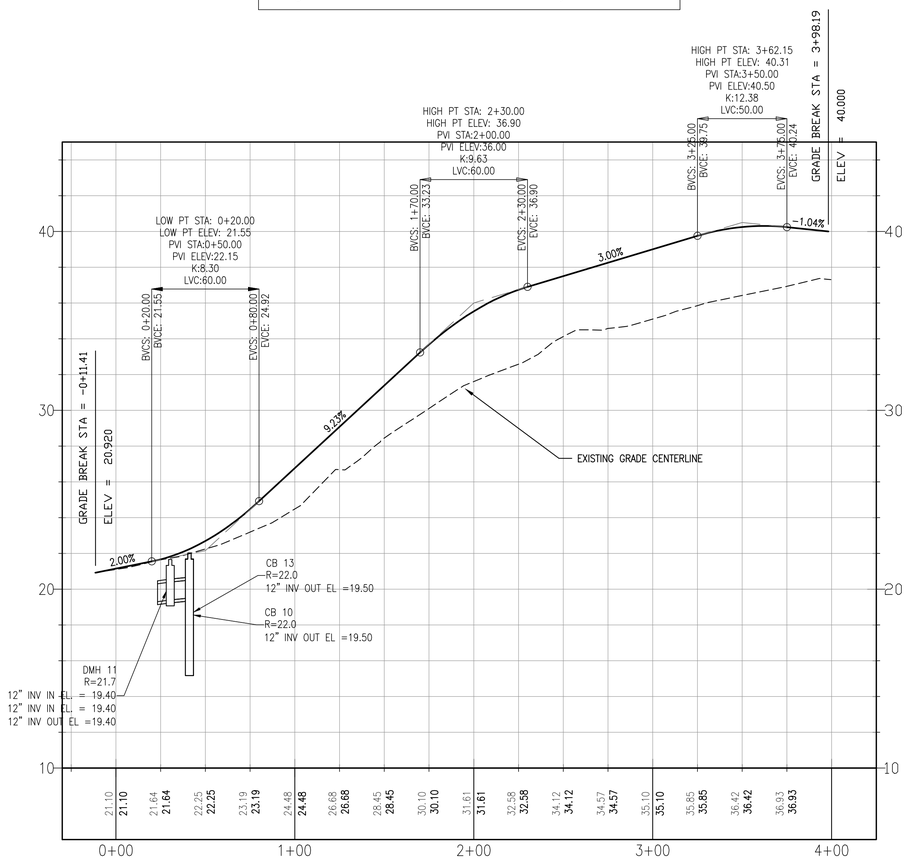
COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 46264 — REGISTERED PROFESSIONAL ENGINEER

Alignment – Main Driveway PROFILE



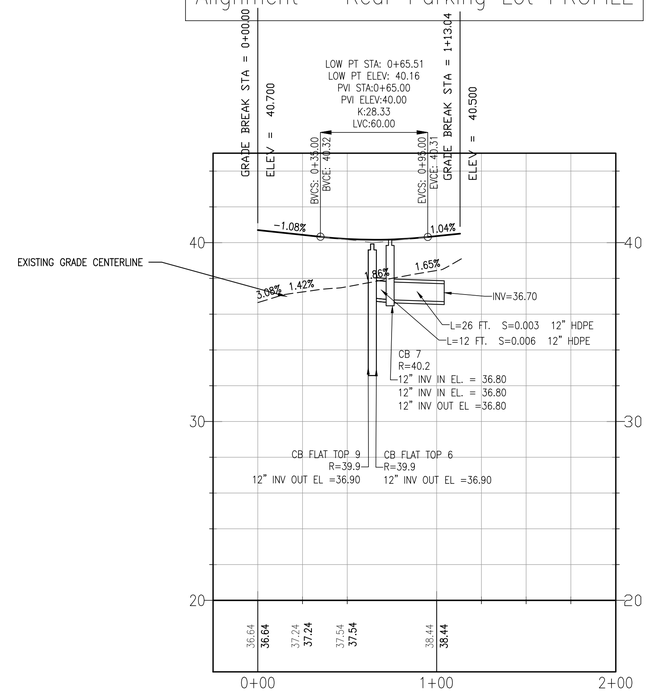
STATION

40 0 40 80 120

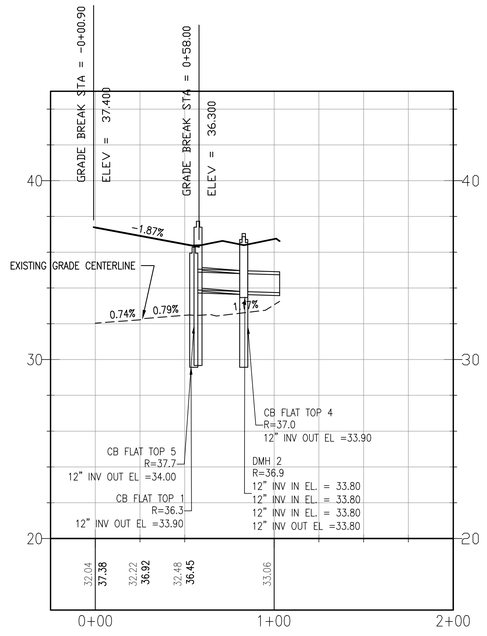
Scale 1" = 40'

VERTICAL SCALE 1"=4'

Alignment – Rear Parking Lot PROFILE



Alignment – South Parking Lot PROFILE



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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

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

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PROFILES

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Civil Engineers, Land Surveyors & Landscape Architects
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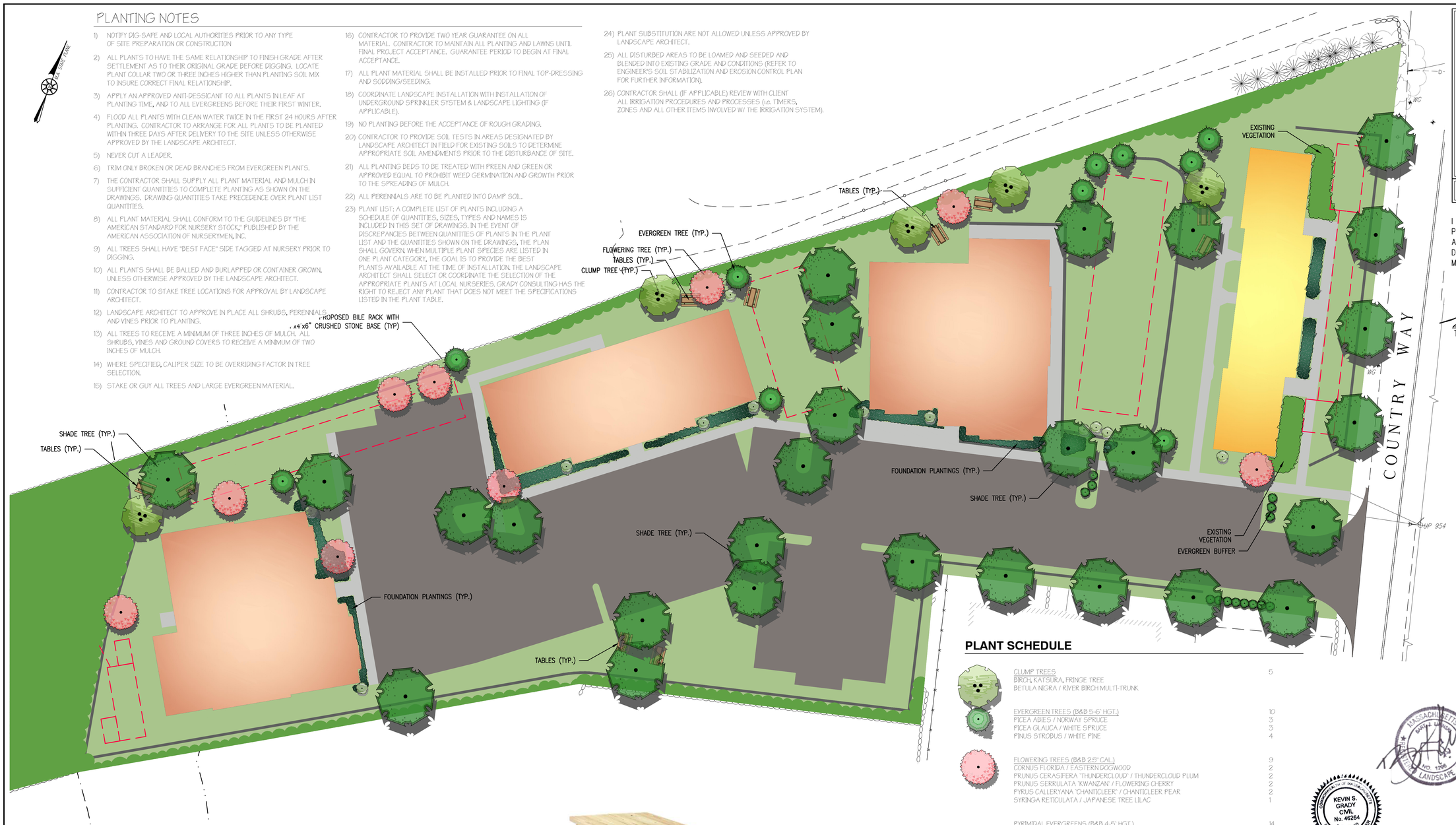
Phone (781) 585-2300 Fax (781) 585-2378

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-DESSICANT 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 NURSERYMEN, 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. ALL 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).



20 0 20 40 60

Scale 1" = 20'

8' DELUXE A-FRAME WOODEN PICNIC TABLE

NOT TO SCALE

PLANT SCHEDULE

	CLUMP TREES	5
	BIRCH, KATSURA, FRINGE TREE	
	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	
	EVERGREEN TREES (B&B 5-6' HGT.)	10
	PICEA ABIES / NORWAY SPRUCE	3
	PICEA GLAUCA / WHITE SPRUCE	3
	PINUS STROBUS / WHITE PINE	4
	FLOWERING TREES (B&B 2.5" CAL.)	9
	CORNUS FLORIDA / EASTERN DOGWOOD	2
	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM	2
	PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY	2
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2
	SYRINGA RETICULATA / JAPANESE TREE LILAC	1
	PYRIMIDAL EVERGREENS (B&B 4-5' HGT.)	14
	15' O.C.	
	THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	
	SHADE TREES (B&B 2.5" CAL.)	27
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	9
	FRAXINUS PENNSYLVANICA / GREEN ASH	5
	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	8
	TILIA CORDATA / LITTLELEAF LINDEN	5
	DECIDIOUS SHRUB (LARGE) - 3-4' HGT	12
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	4
	HIBISCUS SYRIACUS / ROSE OF SHARON	4
	SYRINGA VULGARIS / COMMON LILAC	4
	FOUNDATION PLANTINGS (B&B15-3' HGT.)	
	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	20
	ILEX GLABRA 'SHAMROCK' / INKBERRY	20
	PIERIS JAPONICA 'DOROTHY WYCOFF' / DOROTHY WYCOFF LILY OF THE VALLEY SHRUB	10
	PIERIS JAPONICA 'MOUNTAIN FIRE' / MOUNTAIN FIRE PIERIS	10
	RHODODENDRON X 'LEE'S DARK PURPLE / LEE'S DARK PURPLE	10
	RHODODENDRON X 'SCINTILLATION' / SCINTILLATION RHODODENDRON	10

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COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R. BENNETT No. 36856 — REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023

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

SITE PLAN APPROVED

DATE: _____

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SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS — BARRY L. MACKEY — NO. 1795 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 46264 — REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

COUNTRY WAY ESTATES

#817 COUNTRY WAY

ASSESSORS PARCEL 12-2-38-F

SCITUATE, MASSACHUSETTS

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OPTION C PROPERTIES L.L.C.
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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

COHASSET SCITUATE

CULTEC 330XLHD RECHARGER SDA #2 (SEE DETALS BELOW)
6" INV OUT=38.70
BOTTOM OF STONE=35.70

CULTEC 330XLHD RECHARGER SDA #1 (SEE DETALS BELOW)
6" INV TO OUTLET=35.00
6" INV OUT TO DETENTION SYSTEM = 35.00
BOTTOM OF STONE=33.16

PROPOSED 6" FIRE SERVICE
PROPOSED 2" WATER SERVICE
PROPOSED 8" WATER MAIN
PROPOSED FIRE HYDRANT

PROPOSED PRIVACY FENCE (SEE DETAIL SH 18)

OUTLET ENERGY DISSIPATOR
6"INV=35.6

DMH 7
R=40.2
12" INV IN EL. = 36.80
12" INV IN EL. = 36.80
12" INV OUT EL =36.80

CB 6
R=39.9
12" INV OUT EL =36.90

CB 9
R=39.9
12" INV OUT EL =36.90

CB 4
R=37.0
12" INV OUT EL =33.90

CB 5
R=37.7
12" INV OUT EL =34.00

CB 1
R=36.3
12" INV OUT EL =33.90

CB 13
R=22.0
12" INV OUT EL =19.50

CB 10
R=22.0
12" INV OUT EL =19.50

DMH 11
R=21.7
12" INV IN EL. = 19.40
12" INV IN EL. = 19.40
4" INV IN EL. = 20.00
12" INV OUT EL =19.40

DMH 2
R=36.9
12" INV IN EL. = 33.80
12" INV IN EL. = 33.80
12" INV IN EL. = 33.80
12" INV OUT EL =33.80

OUTLET ENERGY DISSIPATOR
8"INV=19.2
6"INV=19.2 (FROM SDS#1)

CULTEC 330XLHD RECHARGER SDA #3 (SEE DETALS BELOW)
8" INV OUT=19.30
BOTTOM OF STONE=18.00

LOCATE ROOF DRAIN LINE AND CONNECT TO SDS#3

OUTLET ENERGY DISSIPATOR
4"INV W 3" ORIFICE=34.8

CULTEC 330XLHD RECHARGER SDA #4 (SEE DETALS BELOW)
4" W/3" ORIFICE INV OUT=36.05
4" INV OUT TO WALL=36.5
BOTTOM OF STONE=34.50

CULTEC 330XLHD DETENTION SYSTEM #1
WRAPPED WITH AN IMPERVIOUS LINER
8" CAPPED WITH 1" ORIFICE INV=31.00
BOTTOM OF STONE=31.00

EXISTING SUMP PUMP DRAIN MANHOLE

BUILDING #1 (EXISTING) T.O.F.=24.4

BUILDING #2 T.O.F.=39.0 SLAB EL=38.0

BUILDING #3 T.O.F.=41.0 SLAB EL=39.0

BUILDING #4 T.O.F.=41.0 SLAB EL=40.0

PROP. WALL

RETAIN EXISTING WALL

PROP. STEPS

RELOCATE SEPTIC FORCE MAIN

PROP. RAMP

PROP PAVED WALKWAY

PROPOSED STONE RETAINING WALL

COUNTRY WAY

APPROXIMATE LOCATION OF WATER MAIN

SUBSURFACE DRAINAGE AREA #1

SUBSURFACE DRAINAGE AREA #2

SUBSURFACE DRAINAGE AREA #3

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

LIMIT OF ESMT. TO CITY OF SCITUATE

50' BUFFER STRIP

100' BUFFER ZONE

DISCHARGE INV OUT=36.0 TO A 1'x20'x6" THICK CRUSHED STONE TRENCH

PROPOSED SPLIT RAIL FENCE (SEE DETAIL SH 18)

DH IN LARGE STONE (fnd)

DH (fnd)

STONEWALL

TOWN LINE STONE

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

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N45°09'26"E 107.58'
S41°13'52"E 197.05'
S14°13'39"E 244.33'
S75°46'21"W 171.26'
S15°29'29"E 64.40'
S76°02'38"W 145.62' (146.01' TO DH)
S59°06'28"W 134.98'
S59°25'28"W 80.70'
N51°42'45"E 25.43'

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

40 0 40 80 120
Scale 1" = 40'

KEVIN S. GRADY CIVIL No. 46264 — REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

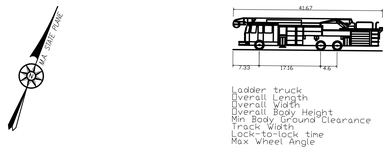
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

UTILITIES

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



Ladder truck
Overall Length 41.670ft
Overall Width 8.333ft
Overall Body Height 8.854ft
Min Body Ground Clearance 0.729ft
Track Width 7.500ft
Lock-to-lock time 6.00s
Max Wheel Angle 37.00°

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

COHASSET ASSESSORS PARCEL F8-36-014
#431 SOUTH MAIN STREET
N/F JOHN AND JULIE P. DEWAAL
DEED BOOK 12606 PAGE 37

TOWN LINE STONE
UP 956
MH@
R=17.8
12" INV =14.
CBASIN
PG: 5+93.98
6+00
DT 34
DT 24
WG
HYD
4" ROOF DRAIN & SUMP
RD
N51°16'37"E 192.05'
38.46'
N47°24'57"E
N53°09'26"E 107.56'
55.00'
N47°59'56"E
PROPOSED BILE RACK WITH
4'x4'x6" CRUSHED STONE BASE (TYP)
PROPOSED PRIVACY FENCE
(SEE DETAIL SH 18)
COHASSET
SCITUATE
N51°42'45"E 252.73'
BUILDING #3
T.O.F.=41.0
SLAB EL=39.0
BUILDING POST
W/# PLAQUE (TYP)
BIKE
RACK
HC SIGN (TYP)
(SEE DETAIL
SH 19)
HC SIGN
PROP RAMP
BUILDING #2
T.O.F.=39.0
SLAB EL=38.0
PROP.
WALL
RETAIN
EXISTING
WALL
PROP. STEPS
BUILDING POST
W/# PLAQUE (TYP)
PROP.
WALL
E
EHH
BUILDING #1
(EXISTING)
T.O.F.=24.4
PROP PAVED WALKWAY
PROPOSED STONE RETAINING WALL
SIGHT DISTANCE = 246' +/-
244.32'
S14°13'39"E
COUNTRY WAY
5+00
UP 955
HC SIGN
DIRECTORY SIGN
HC SIGN
PROP PAVED WALKWAY
UP 954
4+00
BUILDING POST
W/# PLAQUE (TYP)
BIKE
RACK
PROP PAVED WALKWAY
HC SIGN
TREE LINE
BUILDING #4
T.O.F.=41.0
SLAB EL=40.0
HC SIGN
134.98' S59°06'28"W
80.70' S59°25'28"W
DH IN LARGE STONE
(fnd)
PROPOSED SPLIT RAIL FENCE
(SEE DETAIL SH 18)
DH
(fnd)
STONE WALL
S76°02'38"W 145.62'
(146.01' TO DH)
DH
(fnd)
S75°46'21"W 171.26'
S15°29'39"E 64.40'
EXISTING
SUMP PUMP
DRAIN MANHOLE
PROPOSED STOP
SIGN AND STOP LINE
SIGHT DISTANCE = 270± FT
WG
4+00
5+00
UP 954
SCITUATE ASSESSORS PARCEL 12-2-30-0
#791 COUNTRY WAY
N/F SCITUATE HOUSING AUTHORITY
DEED BOOK 2791 PAGE 436
SCITUATE ASSESSORS PARCEL 12-2-37-0
#809 COUNTRY WAY
N/F MICHAEL R. HALE, TRUSTEE
DEED BOOK 52892 PAGE 291
SCITUATE ASSESSORS PARCEL 12-4-3
#816 COUNTRY WAY
N/F WILLIAM M. HALE, TRUSTEE
DEED BOOK 27355 PAGE 99
SCITUATE ASSESSORS PARCEL 12-4-4
#814 COUNTRY WAY
N/F WILLIAM M. HALE, TRUSTEE
DEED BOOK 37888 PAGE 271

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

40 0 40 80 120
Scale 1" = 40'

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.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT
No. 36856
REGISTERED PROFESSIONAL LAND SURVEYOR

12/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED
PROFESSIONAL ENGINEER

SITE PLAN

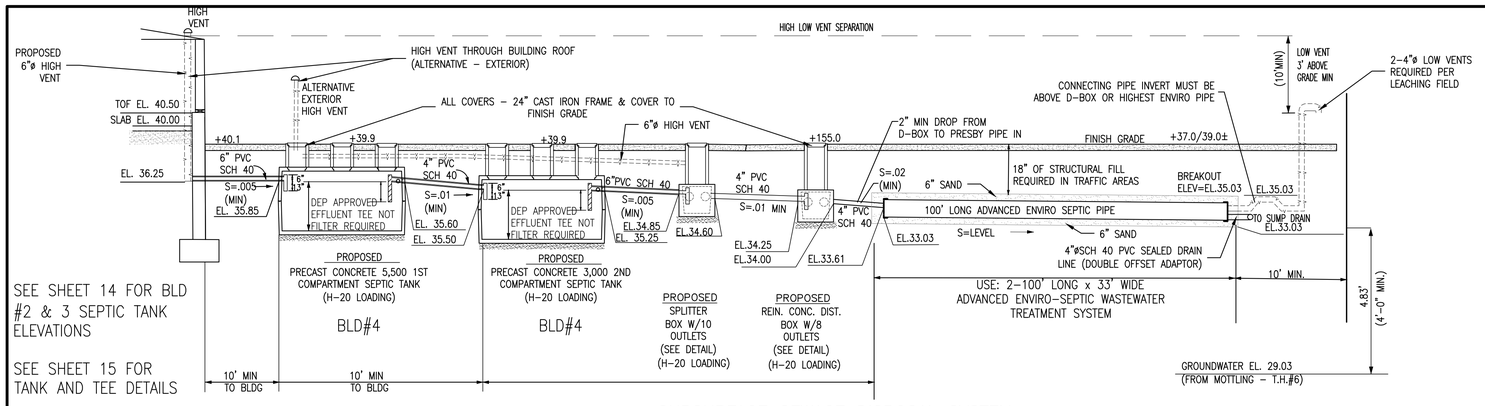
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

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

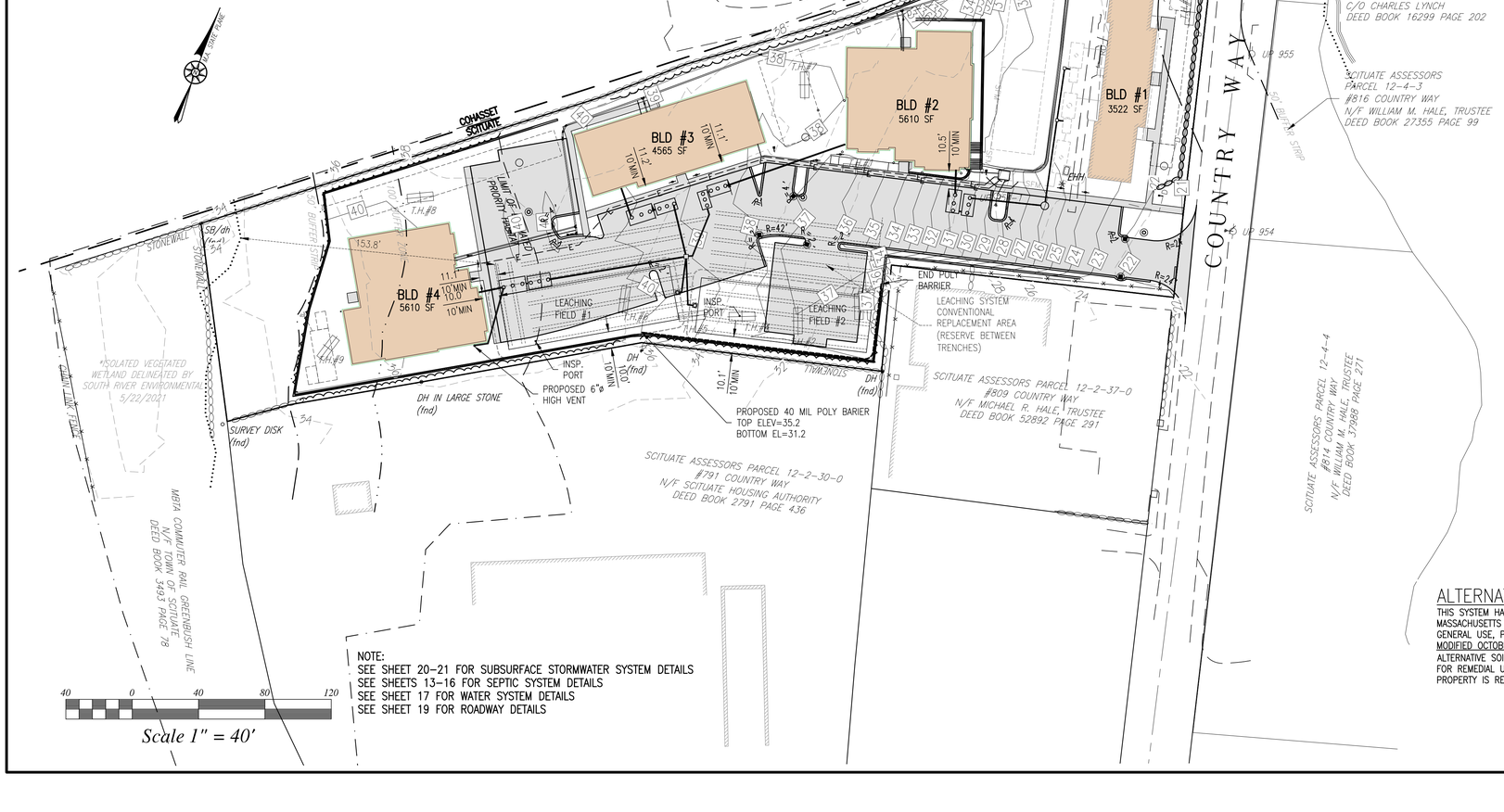
SAFETY & SIGNAGE



SEE SHEET 14 FOR BLD #2 & 3 SEPTIC TANK ELEVATIONS

SEE SHEET 15 FOR TANK AND TEE DETAILS

SUBSURFACE SEWAGE DISPOSAL SYSTEM



ADDITIONAL NOTES:

1. SEE SHEET 6 FOR BENCHMARK INFORMATION. CONTACT ENGINEER TO RELOCATE BENCHMARK AS NECESSARY.
2. INSTALLER IS TO BE CERTIFIED BY PRESBY ENVIRONMENTAL PRIOR TO INSTALLING THE SYSTEM.

NOTE:
SEE SHEET 20–21 FOR SUBSURFACE STORMWATER SYSTEM DETAILS
SEE SHEETS 13–16 FOR SEPTIC SYSTEM DETAILS
SEE SHEET 17 FOR WATER SYSTEM DETAILS
SEE SHEET 19 FOR ROADWAY DETAILS

SEPTIC DESIGN FLOW

	UNITS	BEDROOMS	TOTAL BR		DESIGN FLOW
	8	16 (OVER 55)	(150 GPD/UNIT)	=	1,200 GPD
	20 –	2 BR UNITS	40	=	4,400 GPD
	26 –	1 BR UNITS	26	=	2,860 GPD
	1 –	3 BR UNITS	3	=	330 GPD
TOTAL	55 –		69	=	8,790 GPD

FLOW TO EXISTING SYSTEM = 2,740 GPD
FLOW TO PROPOSED SYSTEM = 6,050 GPD

SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

TITLE 5
1. DESIGN DAILY FLOW

RETAIN EXISTING SYSTEM
CAPACITY = 25 BR OR 2,750 GPD
8 OVER 55 BR (1,200 GPD) + 14 BR (1,540 GPD) FROM BUILDING #2 TO EXISTING SYSTEM)
= 1,200 + 1,540 = 2,740 GPD < 2750 GPD CAPACITY

PROPOSED SYSTEM
CAPACITY = 80 BR –25 BR (TO EXIST SYSTEM) = 55 BR X 110 = 6,050 GPD

2. PERC RATE: P.R. =11 MIN/IN CLASS I

ENVIRO–SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

*USE 6,050 GPD FOR ENVIRO–SEPTIC DESIGN CRITERIA

TITLE 5 MINIMUM AREA = 6,050 GPD / 0.56 GPD/S.F. = 10,804 S.F.
PER CERTIFICATION FOR GENERAL USE SECTION II(3) 40% REDUCTION IN SOIL ABSORPTION SYSTEM ALLOWED
REQUIRED AREA =10,804 S.F. LESS 40% =6,482 S.F.

USE: 2–104' LONG x 31.75' WIDE ENVIRO–SEPTIC PIPE LEACHING BED SYSTEMS

PROPOSED AREA(PER SYSTEM): 104 X 33.0 x 2 FIELDS =6,864 > 6,482

ENVIRO–SEPTIC PIPE REQUIRED

420 LF FOR FIRST 6 BR + (70 L.F. X 49 BR) = 3850 LF REQUIRED – 4,200 LF PROPOSED
42–100 FT PIPES IN 14 COMBINATION SERIAL SECTION

ENVIRO–SEPTIC MAX FLOW PER SERIAL SECTION = 500 GPD LOADING RATE
6,050 / 500 = 12.1 SERIAL SECTIONS – USE 14 SECTIONS

LOADING RATE 100 GPD PER 50 FT
SERIAL SECTION = 185 LF/50 * 100 GPD = 370 GPD

CONVENTIONAL REPLACEMENT AREA

LEACHING FIELDS: P.R. = 11 MIN/IN

TITLE 5 MINIMUM AREA = 6,050 GPD / 0.56 GPD/S.F. = 10,803 S.F.
USE 19 –100' LONG X 2' WIDE X 2' DEEP LEACHING TRENCHES

19 X 100 X 6 SF/LF = 11,400 X 0.56 = 6,384 > 6,050 GPD

SEPTI TANK DESIGN
SEPTIC TANK (BLD#2 TO EXISTING SYSTEM):
14 BR X 110 = 1540 GPD x 2 =3080: USE 3,500 1ST TANK GAL (MIN)
1540 GPD X 1 =1540: USE 2,000 GALLON SECOND TANK

SEPTIC TANK (BLD#2 TO PROPOSED SYSTEM):
14 BR X 110 = 1100 GPD X 2 =2200: USE 2,500 1ST TANK GAL (MIN)
1540 GPD X 1 =1100: USE 1,500 GALLON SECOND TANK

SEPTIC TANK (BLD#3 TO PROPOSED SYSTEM):
21 BR X 110 = 2310 GPD X 2 =4620: USE 5,000 1ST TANK GAL (MIN)
2310 GPD X 1 =2310: USE 2,500 GALLON SECOND TANK

SEPTIC TANK (BLD#4 TO PROPOSED SYSTEM):
24 BR X 110 = 2640 GPD X 2 =5280: USE 5,500 1ST TANK GAL (MIN)
2640 GPD X 1 =2640: USE 3,000 GALLON SECOND TANK

NOTES:

1. SOILS TESTING BY KEVIN GRADY, GRADY CONSULTING WITNESSED BY RALPH COLE APRIL 27, 2022.
2. CALL DIG SAFE 1–888–344–7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. NOTIFY TOWN AND GRADY CONSULTING PRIOR TO BACKFILLING OF SYSTEM.
4. NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED SYSTEM
5. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
6. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED (310 CMR 15.221(12))
7. THE SITE NOT IS LOCATED IN A FLOOD PLAIN DISTRICT ZONE X.
8. NO KNOWN EASEMENTS ARE IN THE AREA OF THE PROPOSED SYSTEM.
9. EXCAVATE ALL MATERIAL (A, B LAYER) TO LOAMY SAND C1 LAYER (30"±), 5' AROUND 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 PRESBY (C–33 SAND) SAND VOLUME = 6864 SF X (35.03 – 33.03) / 27 + 20% = 600± C.Y.
APPROXIMATE PERC SAND VOLUME = 9760 SF x (33.0 – 30.0±) / 27 + 20% = 1,300± C.Y.

ALTERNATIVE SYSTEM APPROVAL REFERENCE

THIS SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION MODIFIED CERTIFICATION FOR GENERAL USE, PURSUANT TO TITLE V, 310 CMR 15.000, REVISED DECEMBER 17, 2013, MODIFIED OCTOBER 30, 2019, MODIFIED FEBRUARY 2, 2022 AND STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE REVISED MARCH 5, 2018. A DISCLOSURE NOTICE IN THE DEED TO THE PROPERTY IS REQUIRED FOR SYSTEMS INSTALLED UNDER THE REMEDIAL USE APPROVAL.

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.

COMMONWEALTH OF MASSACHUSETTS · TIMOTHY R BENNETT No. 36856 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS · KEVIN S. GRADY CIVIL No. 46264 · REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

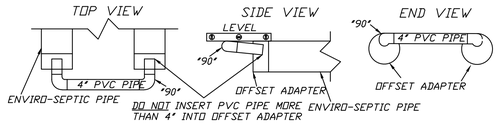
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

FEBRUARY 2, 2023
SCALE: 1"= 40'
JOB No. 20–475

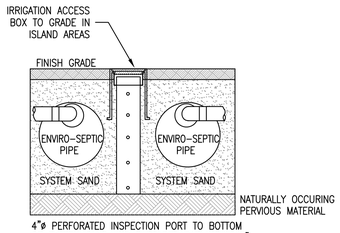
SEPTIC PLAN

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



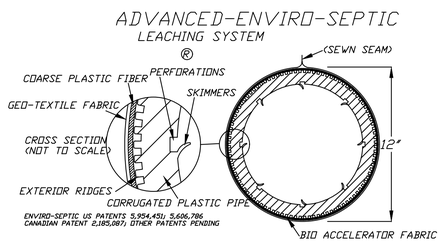
CONNECTION DETAIL

(NOT TO SCALE)



INSPECTION PORT DETAIL

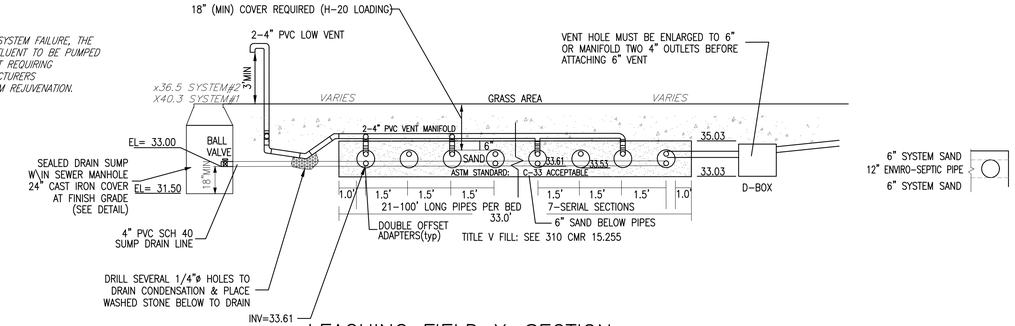
NOT TO SCALE



ADVANCED ENVIRO-SEPTIC PIPE CROSS-SECTION

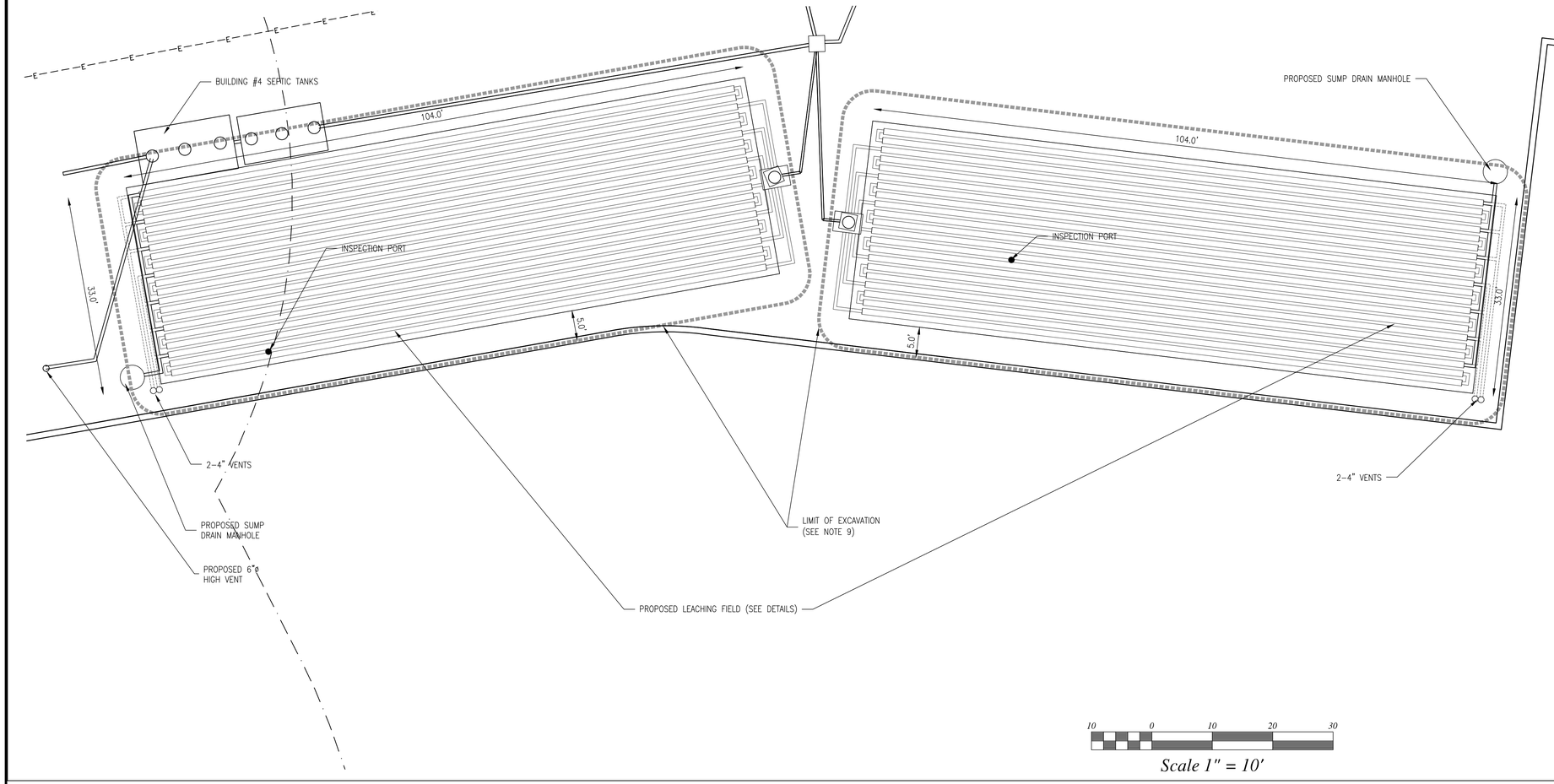
NOT TO SCALE

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



10 0 10 20 30

Scale 1" = 10'

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.

COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023

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

SITE PLAN APPROVED

DATE: _____

_____

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SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

COUNTRY WAY ESTATES

#817 COUNTRY WAY

ASSESSORS PARCEL 12-2-38-F

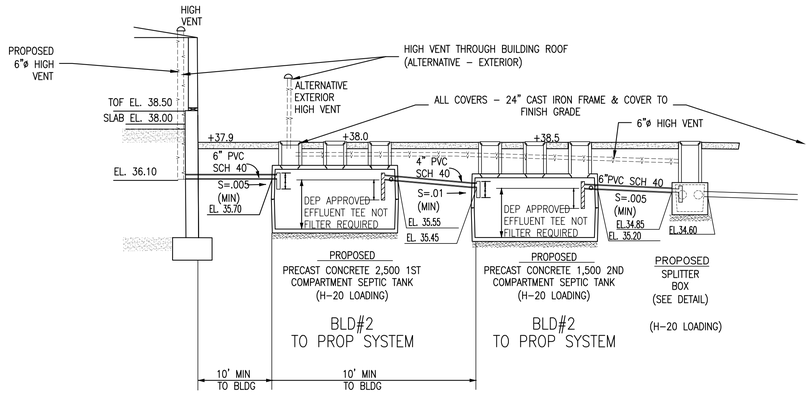
SCITUATE, MASSACHUSETTS

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

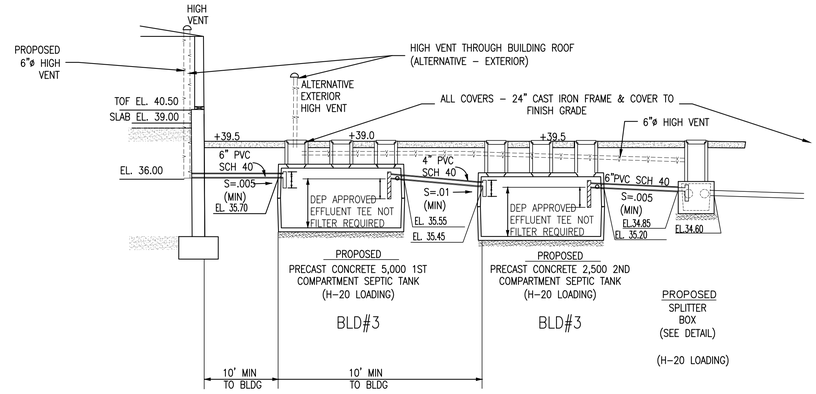
PRESBY LAYOUT DETAILS

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



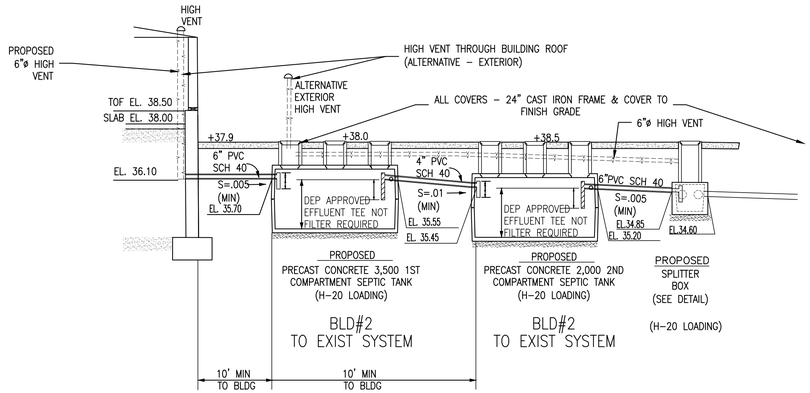
PROPOSED SEPTIC TANKS BLD #2 TO PROPOSED SYSTEM

(NOT TO SCALE)



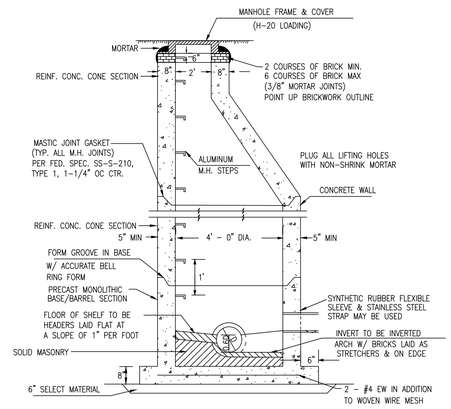
PROPOSED SEPTIC TANKS BLD #3

(NOT TO SCALE)



PROPOSED SEPTIC TANKS BLD #2 TO EXISTING SYSTEM

(NOT TO SCALE)



SANITARY SEWER MANHOLE

NOT TO SCALE

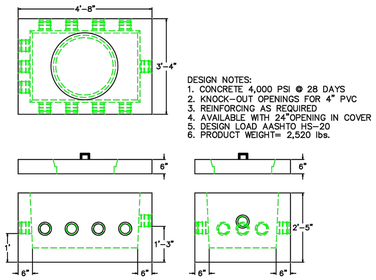
SOIL LOGS

T.H.1 EL. 32.44		T.H.2 EL. 32.44		T.H.3 EL. 31.68		T.H.4 EL. 33.52		T.H.5 EL. 34.73		T.H.6 EL. 36.03		T.H.7 EL. 35.16		T.H.8 EL. 37.13		T.H.9 EL. 35.22		T.H.10 EL. 20.23
0"–10" A FILL/LOAM	31.60	0"–12" A FILL/LOAM	31.44	0"–10" A FILL/LOAM	30.84	0"–8" A FILL/LOAM	32.85	0"–10" A FILL/LOAM	33.89	0"–12" A FILL/LOAM	35.03	0"–8" A FILL/LOAM	35.03	0"–12" A LOAM	36.13	0"–4" A LOAM	34.88	0"–48" FILL	
10"–26" B LOAMY SAND	30.27	12"–22" B LOAMY SAND	30.60	10"–25" B LOAMY SAND	29.59	8"–30" B LOAMY SAND	31.02	10"–24" B LOAMY SAND	32.73	12"–26" B LOAMY SAND	33.86	8"–30" B SANDY LOAM	33.86	12"–30" B LOAMY SAND	34.63	4"–22" B SANDY LOAM	33.38		16.23
26"–68" C1 LOAMY SAND	26.77	22"–80" COARSE LOAMY SAND	PERC @ 36"–54" P.R.=11 MIN/IN	25"–120" C LOAMY SAND	21.68	30"–120" C LOAMY SAND	PERC @ 37"–55" P.R.=4 MIN/IN	24"–120" C LOAMY SAND	PERC @ 37"–55" P.R.=4 MIN/IN	24"–120" C LOAMY SAND	PERC @ 28"–46" P.R.=7 MIN/IN	30"–72" C SANDY LOAM	26.03	30"–64" C LOAMY SAND	31.79	22"–50" C1 SANDY LOAM	31.05	48"–60" B LOAMY SAND	15.23
68"–132" C2 SANDY LOAM	21.44	D=6'–8" MOTTLING @ 5'–0" (EL=27.44)	25.77	D=10'–0" MOTTLING @ 4'–10" (EL=26.84)		D=10'–0" MOTTLING @ 7'–0" (EL=26.52)	23.52	D=10'–0" MOTTLING @ 7'–0" (EL=25.73)	24.73	D=10'–0" MOTTLING @ 7'–0" (EL=29.03)	26.03	D=6'–0" MOTTLING @ 4'–0" (EL=31.16)	26.03	D=6'–0" MOTTLING @ 3'–6" (EL=33.63)		50"–76" C LOAMY SAND	28.88	60"–84" C1 LOAMY SAND	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

11–OUTLET DISTRIBUTION BOX



SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1–800–440–0009
FAX # 781–837–4320
CONTRACTOR:
JOB NAME:
DATE:
DRAWING: DB–11
DRAWING BY: C.J. SCOTT
IPCA
WWW.SCITUATECOMPANIES.COM

NOTES:
1. 3–INLETS REQUIRED TO BE PRECAST OR CORED AND MORTARED
2. CONTRACTOR MAY SUBSTITUTE AN EQUIVALENT DISTRIBUTION BOX UPON APPROVAL OF THE DESIGN ENGINEER.
3. H–20 LOADING REQUIRED
4. 24" CAST IRON MANHOLE TO GRADE REQUIRED

PROPOSED DISTRIBUTION BOX

(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.

COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R. BENNETT No. 36856 — REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED
DATE: _____

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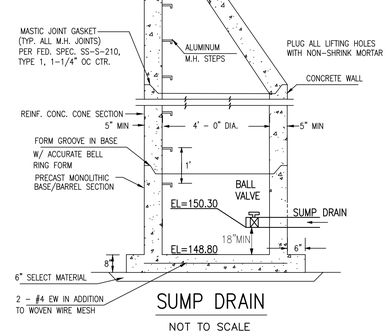
SCITUATE PLANNING BOARD



SUMP DRAIN

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 45264 — REGISTERED PROFESSIONAL ENGINEER

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: AS NOTED
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

SEPTIC DETAILS

WWW.SCITUATECOMPANIES.COM

SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

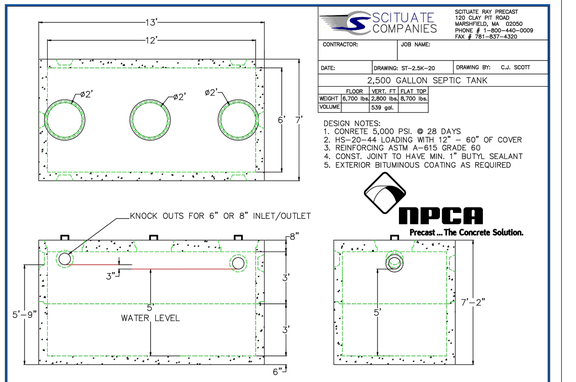
DATE: DRAWING: ST-2.5K-20 DRAWING BY: C.J. SCOTT

2,500 GALLON SEPTIC TANK

	FLOOR	VERT. FT	FLAT TOP
WEIGHT	6,700 lbs.	2,800 lbs.	8,700 lbs.
VOLUME		539 gal.	

DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
5. EXTERIOR BITUMINOUS COATING AS REQUIRED

NPCA Precast ... The Concrete Solution.



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SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

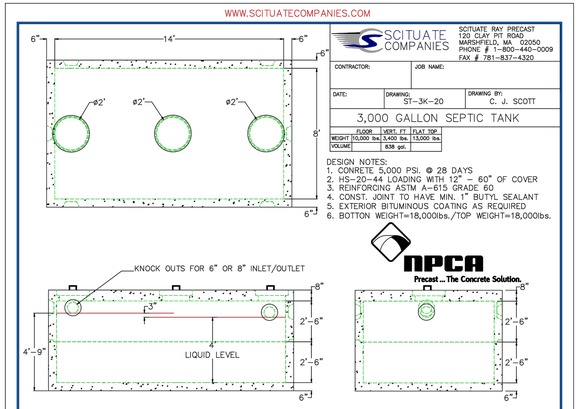
DATE: DRAWING: ST-3K-20 DRAWING BY: C. J. SCOTT

3,000 GALLON SEPTIC TANK

	FLOOR	VERT. FT	FLAT TOP
WEIGHT	10,000 lbs.	3,400 lbs.	13,000 lbs.
VOLUME		838 gal.	

DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
5. EXTERIOR BITUMINOUS COATING AS REQUIRED
6. BOTTON WEIGHT=18,000lbs./TOP WEIGHT=18,000lbs.

NPCA Precast ... The Concrete Solution.



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SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

DATE: DRAWING: ST-3.5K-20 DRAWING BY: C. J. SCOTT

3,500 GALLON SEPTIC TANK

	FLOOR	VERT. FT	FLAT TOP
WEIGHT	10,000 lbs.	3,400 lbs.	13,000 lbs.
VOLUME		838 gal.	

DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
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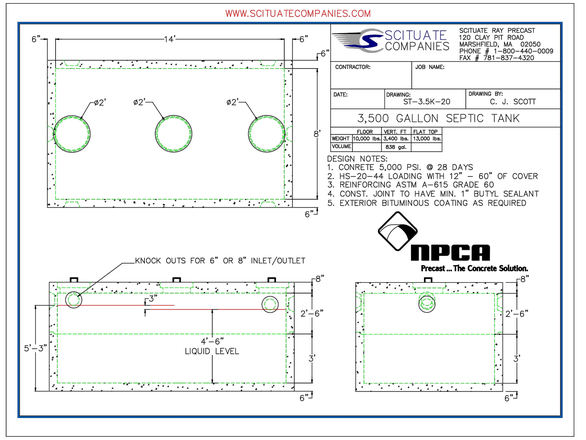

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SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

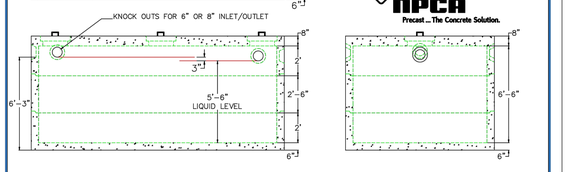
DATE: DRAWING: ST-5.5K-20 DRAWING BY: C. J.

5,500 GALLON SEPTIC TANK

	FLOOR	VERT. FT	FLAT TOP
WEIGHT	12,500 lbs.	3,800 lbs.	16,500 lbs.
VOLUME		1,070 gal.	

DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
5. EXTERIOR BITUMINOUS COATING AS REQUIRED

NPCA Precast ... The Concrete Solution.



WWW.SCITUATECOMPANIES.COM

SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

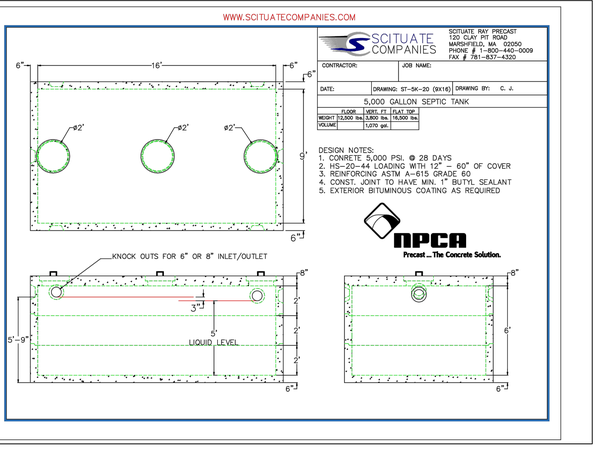
DATE: DRAWING: ST-5K-20 (9X16) DRAWING BY: C. J.

5,000 GALLON SEPTIC TANK

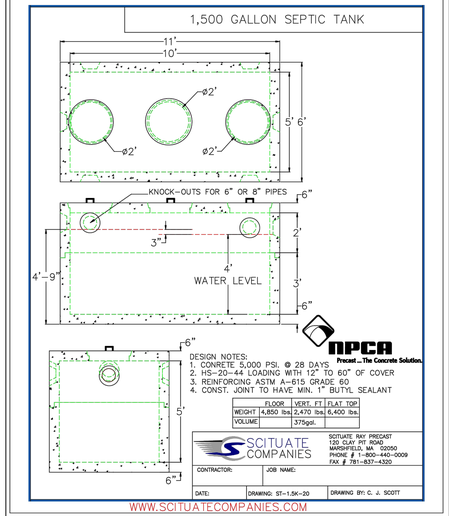
	FLOOR	VERT. FT	FLAT TOP
WEIGHT	12,500 lbs.	3,800 lbs.	16,500 lbs.
VOLUME		1,070 gal.	

DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
5. EXTERIOR BITUMINOUS COATING AS REQUIRED

NPCA Precast ... The Concrete Solution.



1,500 GALLON SEPTIC TANK



DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" TO 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT

	FLOOR	VERT. FT	FLAT TOP
WEIGHT	4,850 lbs.	2,470 lbs.	6,400 lbs.
VOLUME		375gal.	

NPCA Precast ... The Concrete Solution.

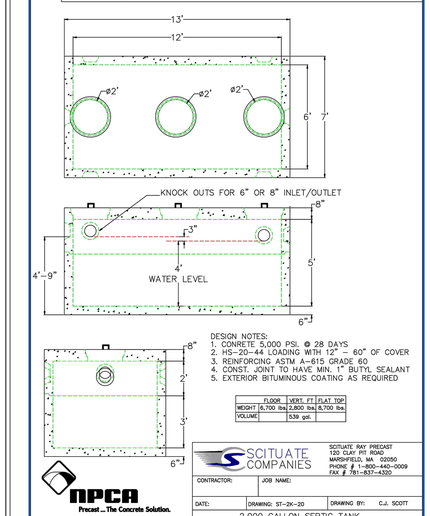
SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

DATE: DRAWING: ST-1.5K-20 DRAWING BY: C. J. SCOTT

WWW.SCITUATECOMPANIES.COM

2,000 GALLON SEPTIC TANK



DESIGN NOTES:
1. CONRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
5. EXTERIOR BITUMINOUS COATING AS REQUIRED

	FLOOR	VERT. FT	FLAT TOP
WEIGHT	8,700 lbs.	2,800 lbs.	8,700 lbs.
VOLUME		539 gal.	

NPCA Precast ... The Concrete Solution.

SCITUATE COMPANIES
SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:

DATE: DRAWING: ST-2K-20 DRAWING BY: C.J. SCOTT

2,000 GALLON SEPTIC TANK

WWW.SCITUATECOMPANIES.COM

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

FOR REGISTRY USE ONLY

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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT
No. 36856
REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

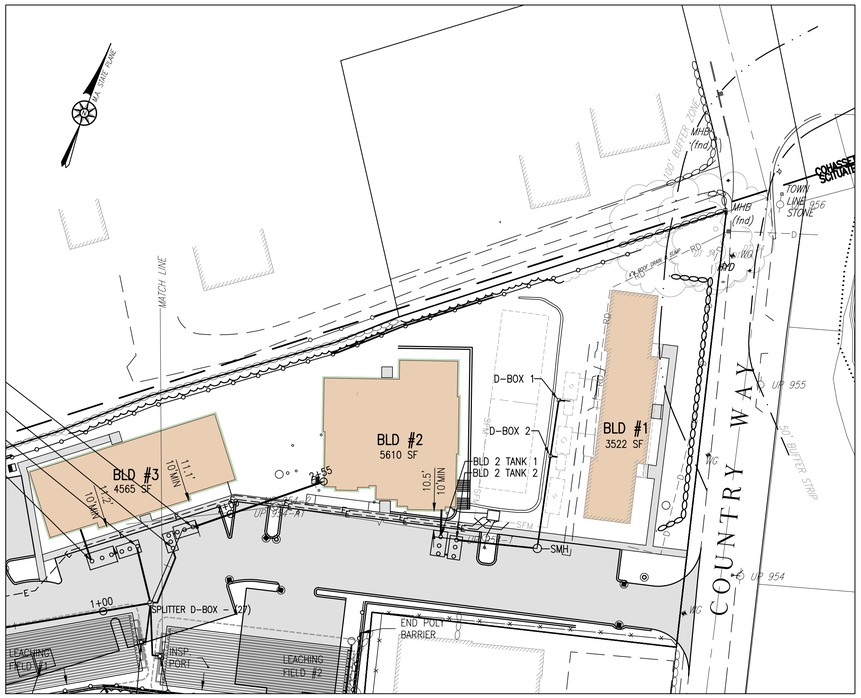
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

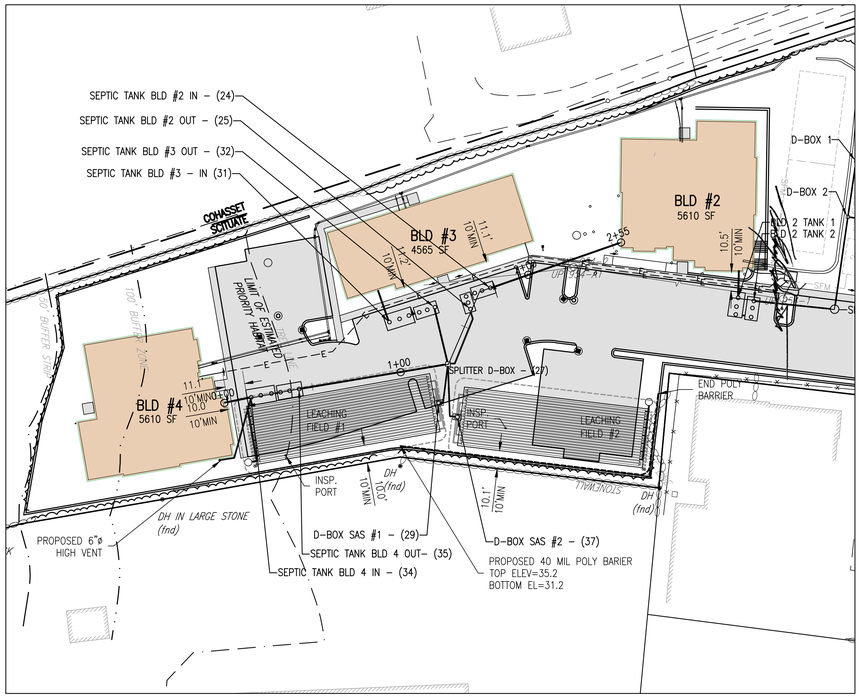
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

FEBRUARY 2, 2023
SCALE: AS NOTED
JOB No. 20-475

SEPTIC DETAILS

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





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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

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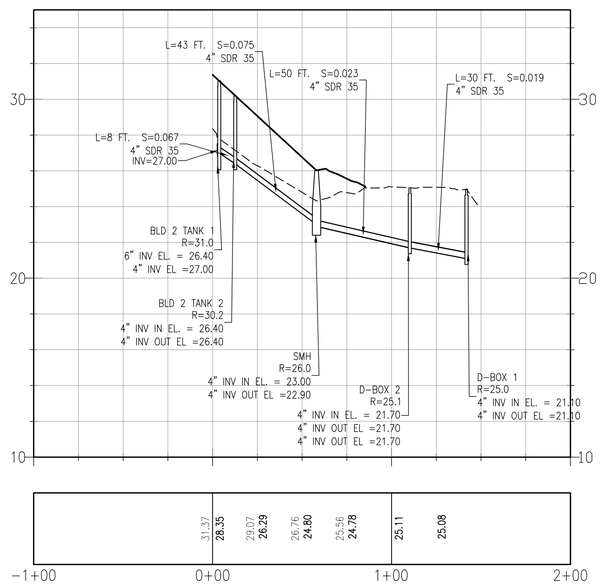
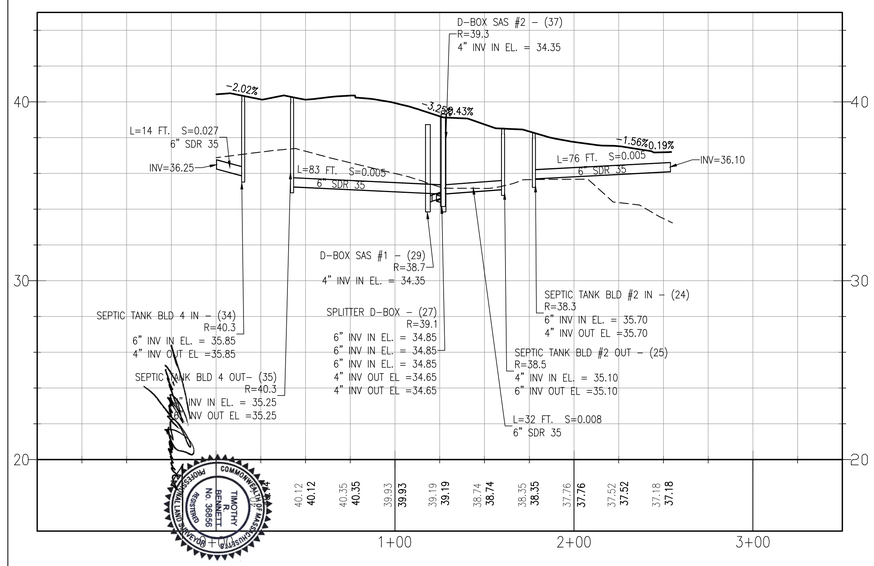
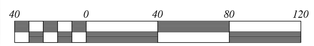
SCITUATE PLANNING BOARD

Alignment – (SEPTIC BLD#2 TO EXISTING SYSTEM) PROFILE



Alignment – (Main Septic) PROFILE





Scale 1" = 40'

KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

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

SEPTIC PLAN AND PROFILES

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 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 LN ACCORDANCE WITH AWWA SPECIFICATION C-550.
e. VALVES SHALL BE AS MANUFACTURED MUELLER, CLOW OR AMERICAN DARLING.

VALVE BOXES
a. VALVE BOXES SH.ALL 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/SAWWA 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,.

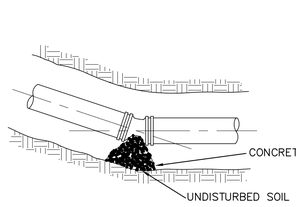
CURB STOPS
a. CURB STOPS SHALL BE OF ALL BRONZE CONSTRUCTION WITH A DRAIN AND INLET AND OUTLET COMPRESSION CONNECTION SUITABLE FOR USE WITH TYPE K COPPER TUBING. CURB STOPS SHALL OPEN LEFT.
B. FOR PURPOSES OF STANDARDIZATION, THE CURB STOP SHALL BE MODEL NO. 244-444SW OS MANUFACTURED BY THE FORD METER 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.

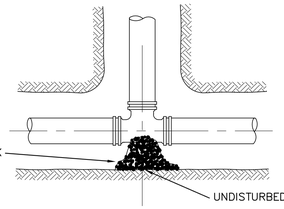
SADDLES
a. SADDLES FOR SERVICE CONNECTIONS SHALL BE ALL BRASS WITH A MINIMUM 1"CC OUTLET.
b. FOR THE PURPOSES OF STANDARDIZATION, THE SADDLE SHALL BE MODEL 202-BS-1110X4CC AS MANUFACTURED BY THE FORD METER CO.

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

HYDRANTS
a. ALL HYDRANTS SHALL BE THE MUELLER SUPER CENTURLON.

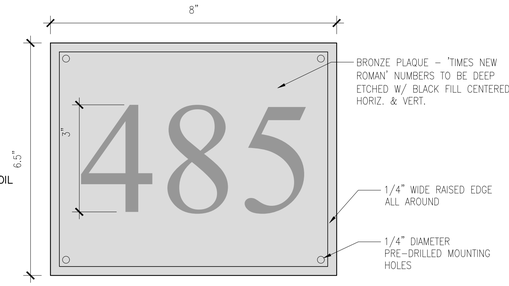


PLAN HORIZONTAL BEND

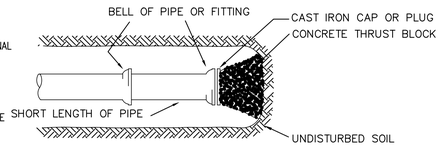


PLAN TEE

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

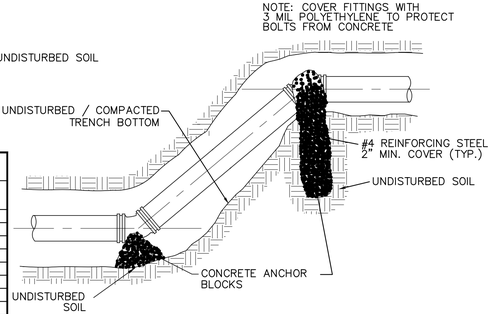


NUMBER PLATE / PLAQUE DETAIL (DRIVEWAY POST AND HOUSE)
N.T.S.

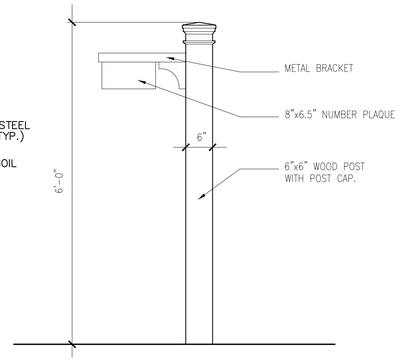


PLAN PLUG END OF LINE

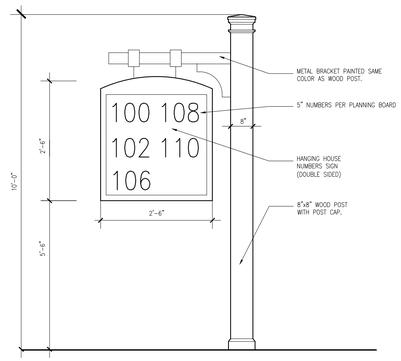
THRUST BLOCK REQUIREMENTS	
FITTING	MIN BEARING AREA (SF)
8"X 1/8 BEND	12
12"X 8" TEE	12
10"X 8" TEE	10
8"X 8" TEE	9
8"X 6" TEE	5
8" CAP / PLUG	12
12"X 8" REDUCER	8
10"X 8" REDUCER	6
8" X 6" REDUCER	4
8" 22 1/2": & 45° BENDS	8
ALL TEES AND VALVES	10
HYDRANTS	9



ELEVATION - VERTICAL BENDS



BUILDING POST
N.T.S.



HANGING DIRECTORY SIGN
N.T.S.

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COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

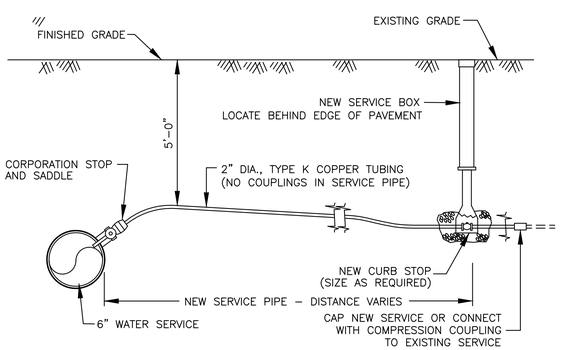
_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

ANCHORAGE DETAILS

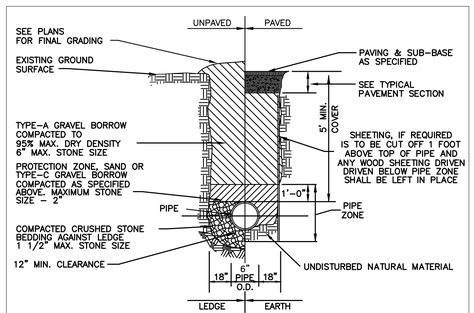
NOT TO SCALE

WATER SUPPLY NOTES

1. 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.
2. SEWER LINES MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED THAT IT IS
   A. LAID IN A SEPARATE TRENCH, AND
   B. THE ELEVATION OF THE TOP(CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM(INVERT) OF THE WATER MAIN.
3. 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.
4. 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.

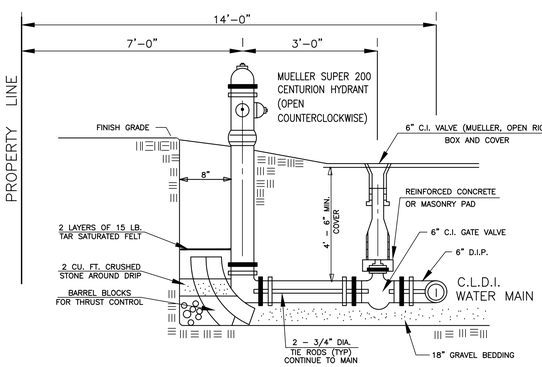


2"ø DOMESTIC WATER SERVICE DETAIL

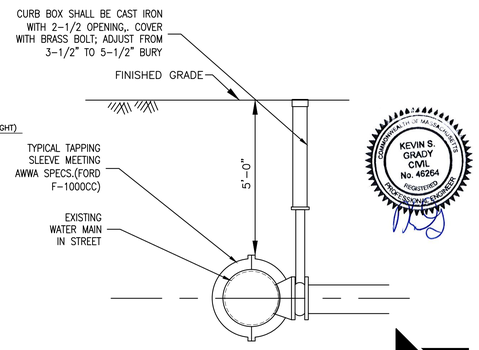


TYPICAL WATER TRENCH DETAIL
NOT TO SCALE

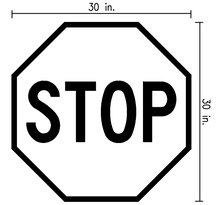
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



HYDRANT DETAIL
(NOT TO SCALE)



TAPPING SLEEVE DETAIL
(NOT TO SCALE)



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 TRAVELED WAY.

STOP SIGN DETAIL
(NOT TO SCALE)

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

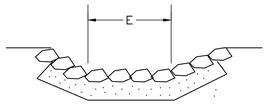
SITE PLAN
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

FEBRUARY 2, 2023
SCALE: AS NOTED
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

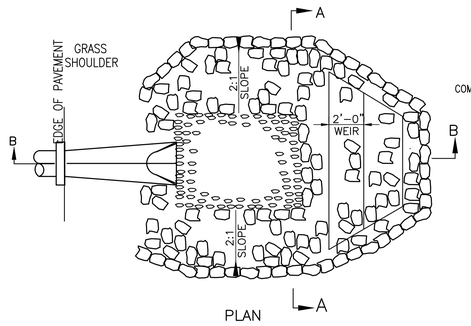
DETAILS - WATER

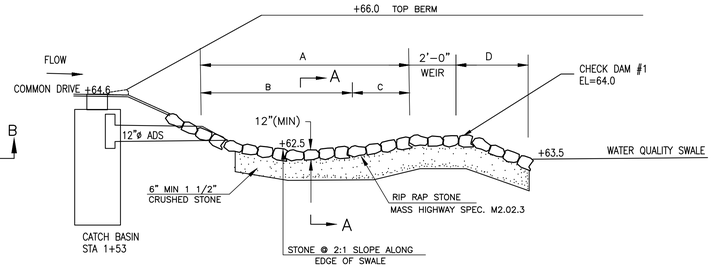


SECTION A–A

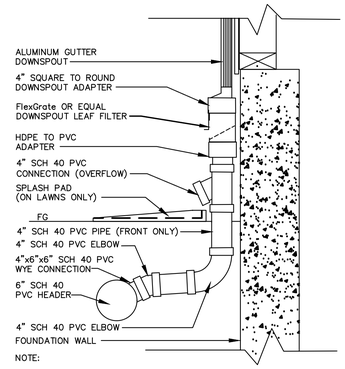
OUTLET PROTECTION DETAIL

NOT TO SCALE





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"



NOTE:

1. SPLASH PAD TO BE USED FOR DOWN SPOUTS HAVING OVERFLOW DISCHARGING ON GROUND SURFACES ONLY.
2. SPLASH PAD NOT REQUIRED FOR DOWN SPOUTS HAVING OVERFLOW DISCHARGES ON PARKING AREAS.

(2) DOWN SPOUT CONNECTION DETAIL

Scale: NONE

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.

COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED

DATE: _____

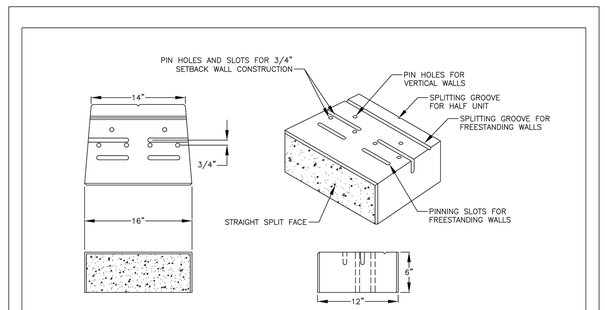
_____

_____

_____

_____

SCITUATE PLANNING BOARD



VERSA–LOK UNIT

UNIT DIMENSIONS

SCALE: NONE

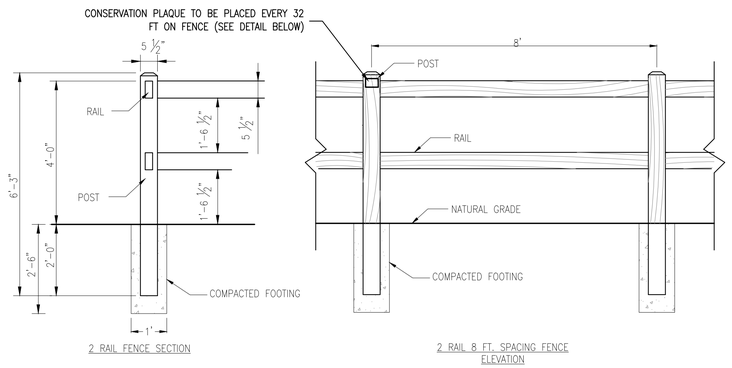
THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA–LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. ITS FINAL PROJECT SPECIFIC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

VERSA–LOK® Retaining Wall Systems (800)770–4525 fax(651)770–4598 6348 Hwy36 Stwt, Oakdale,MN 55128 Solid Solutions.™

VERSA–LOK STANDARD DETAILS

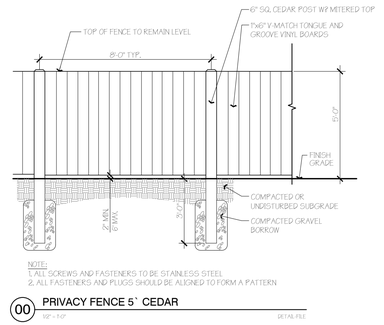
STANDARD UNIT

DRAWN BY: PPS | CHECKED BY: | DATE: 10/2007 | FILE NO: dtail standard unit



SPLIT RAIL FENCE DETAIL

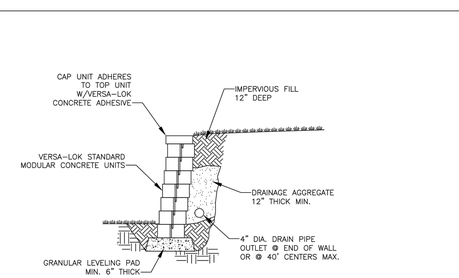
N.T.S.



NOTE:
1. ALL SCREWS AND FASTENERS TO BE STAINLESS STEEL
2. ALL FASTENERS AND PLUGS SHOULD BE ALIGNED TO FORM A PATTERN

(00) PRIVACY FENCE 5' CEDAR

1/2" = 1'-0" DETAIL-FILE



TYPICAL SECTION–UNREINFORCED 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 CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. ITS FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

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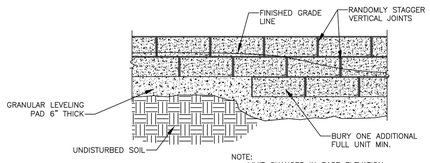
VERSA–LOK STANDARD DETAILS

UNREINFORCED SECTION

DRAWN BY: PPS | CHECKED BY: | DATE: 10/2007 | FILE NO: dtail unreinforced section



NOTE:

- LIMIT CHANGES IN BASE ELEVATION TO 6" PER STEP TO AVOID DIFFERENTIAL SETTLEMENT
- STEP AS NEEDED TO MINIMIZE BURIED UNITS AND MAINTAIN MINIMUM REQUIRED EMBEDMENT

STEPPING BASE DETAIL

SCALE: NONE

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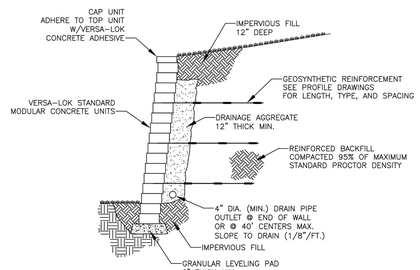
VERSA–LOK STANDARD DETAILS

STEPPING BASE

DRAWN BY: PPS | CHECKED BY: | DATE: 10/2007 | FILE NO: dtail stepping base



TYPICAL SECTION–REINFORCED RETAINING WALL

MODULAR CONCRETE UNIT

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 CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. ITS FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

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VERSA–LOK STANDARD DETAILS

REINFORCED TYPICAL SECTION

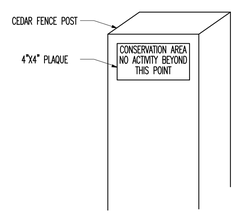
DRAWN BY: PPS | CHECKED BY: | DATE: 10/2007 | FILE NO: dtail reinforced section

NOTES:

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

RETAINING WALL DETAIL

NOT TO SCALE



CONSERVATION AREA SIGN DETAIL

(NOT TO SCALE)

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

COUNTRY WAY ESTATES

#817 COUNTRY WAY

ASSESSORS PARCEL 12-2-38-F

SCITUATE, MASSACHUSETTS

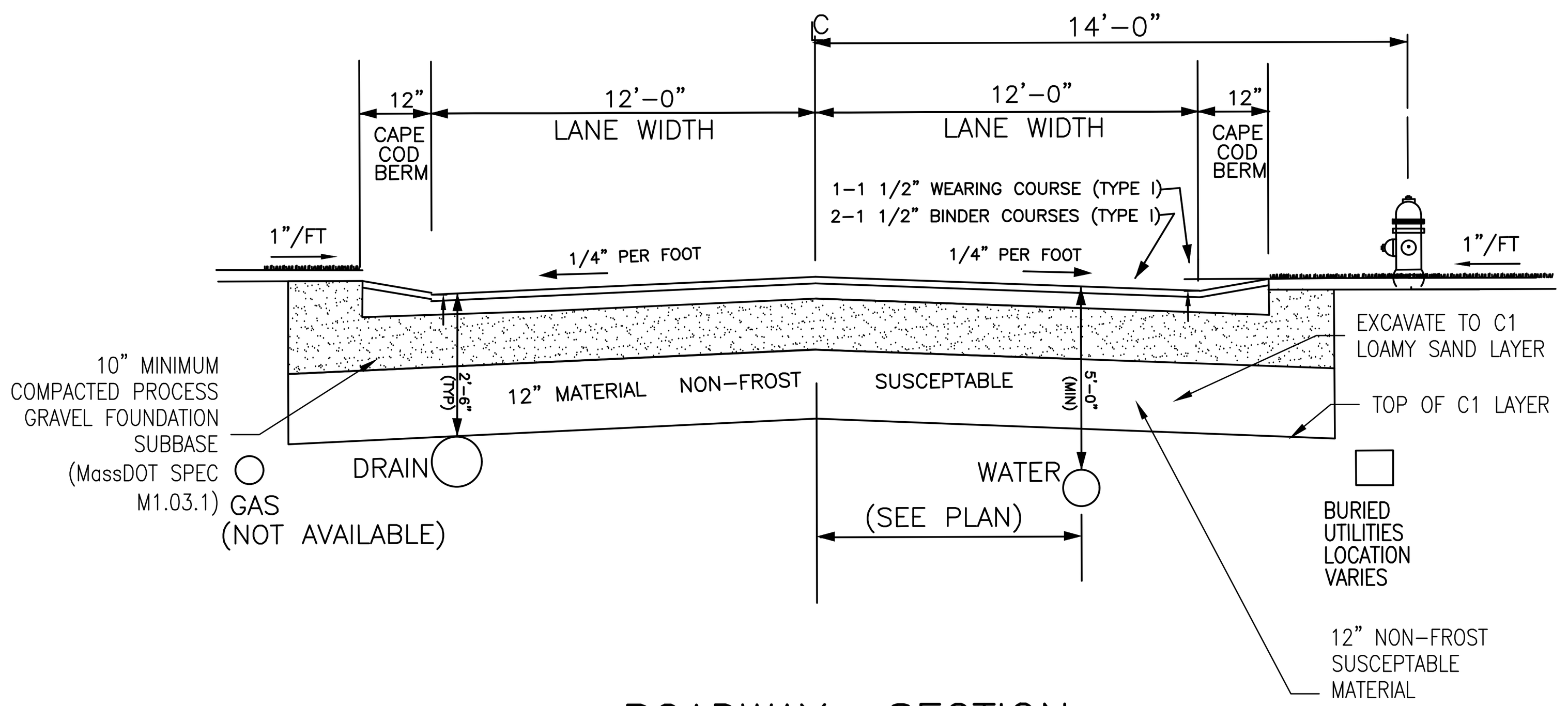
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

FEBRUARY 2, 2023
SCALE: AS NOTED
JOB No. 20-475

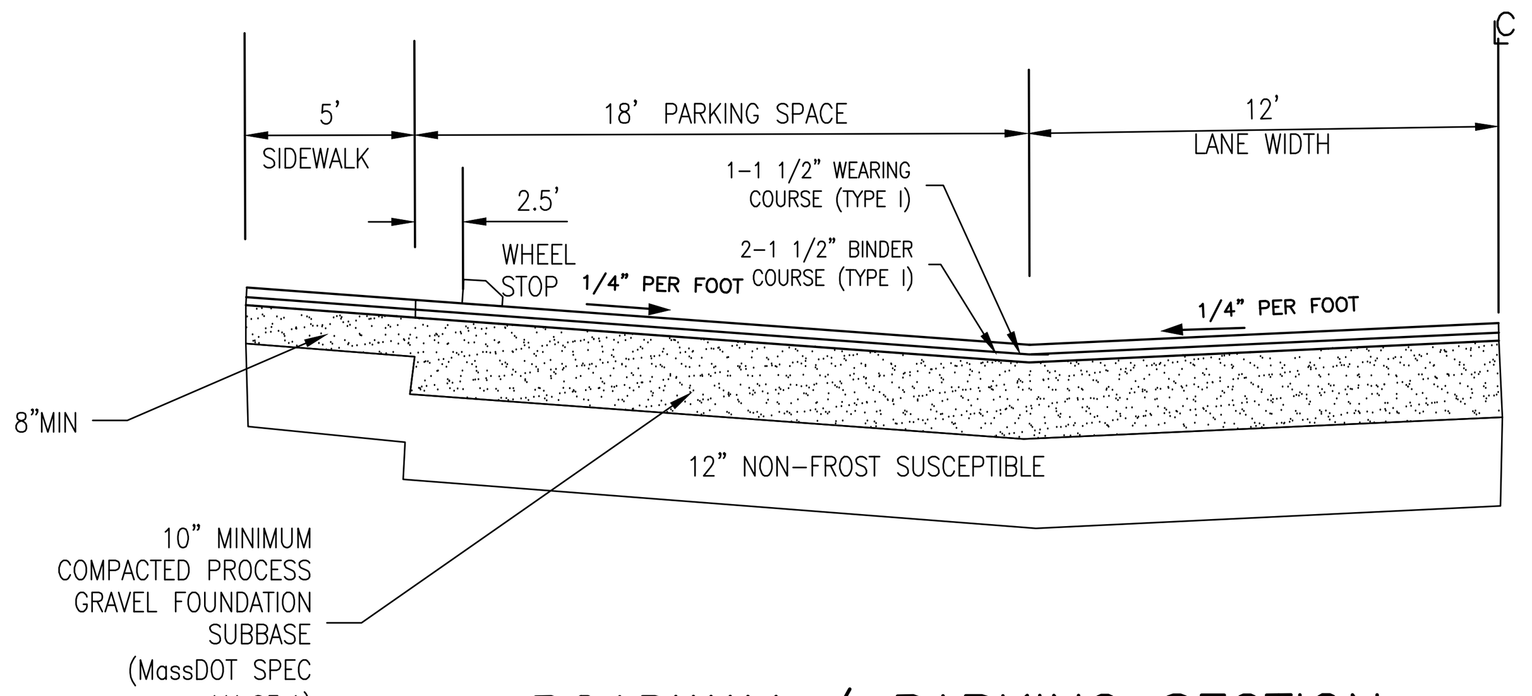
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

DETAILS – SITE

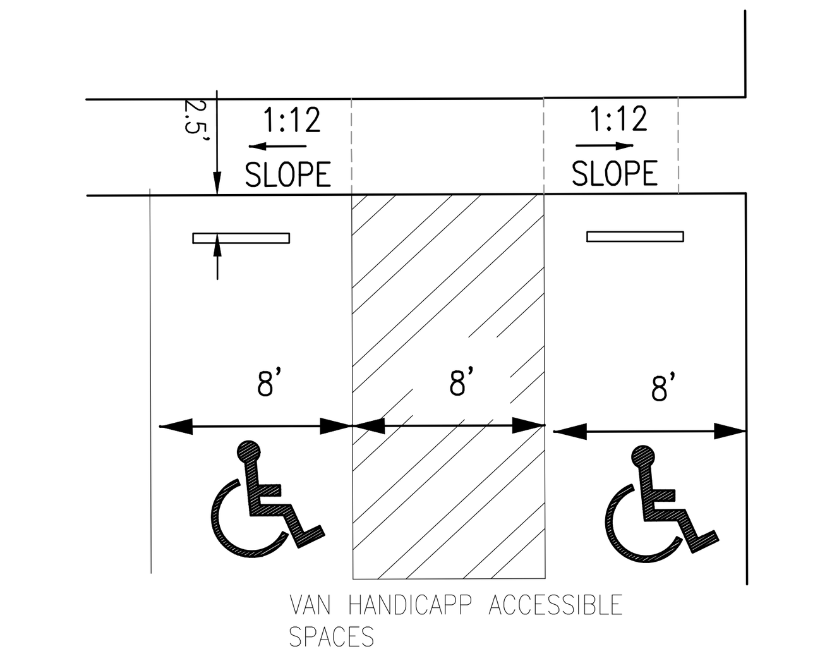
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (2%MIN)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%
3. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING
4. BROOM FINISH SURFACE AT RIGHT ANGLES TO DIRECTION OF TRAVEL
5. EACH SPACE TO HAVE A SIGN DESIGNATING AN ACCESSIBLE SPACE **ONE** OF WHICH SHALL BE "VAN ACCESSIBLE" (521 CMR 23.6)



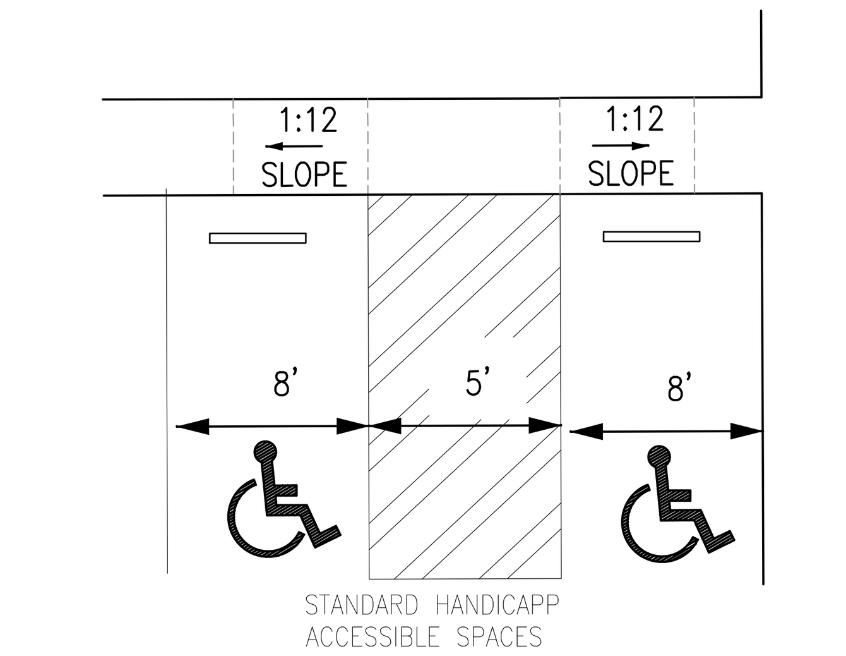
ROADWAY SECTION
(NOT TO SCALE)



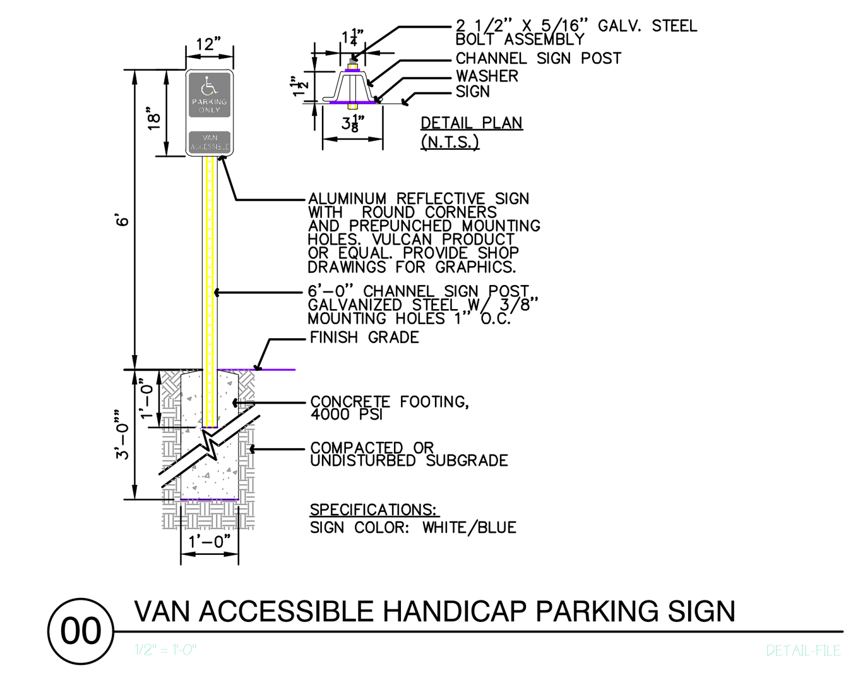
ROADWAY / PARKING SECTION
(NOT TO SCALE)

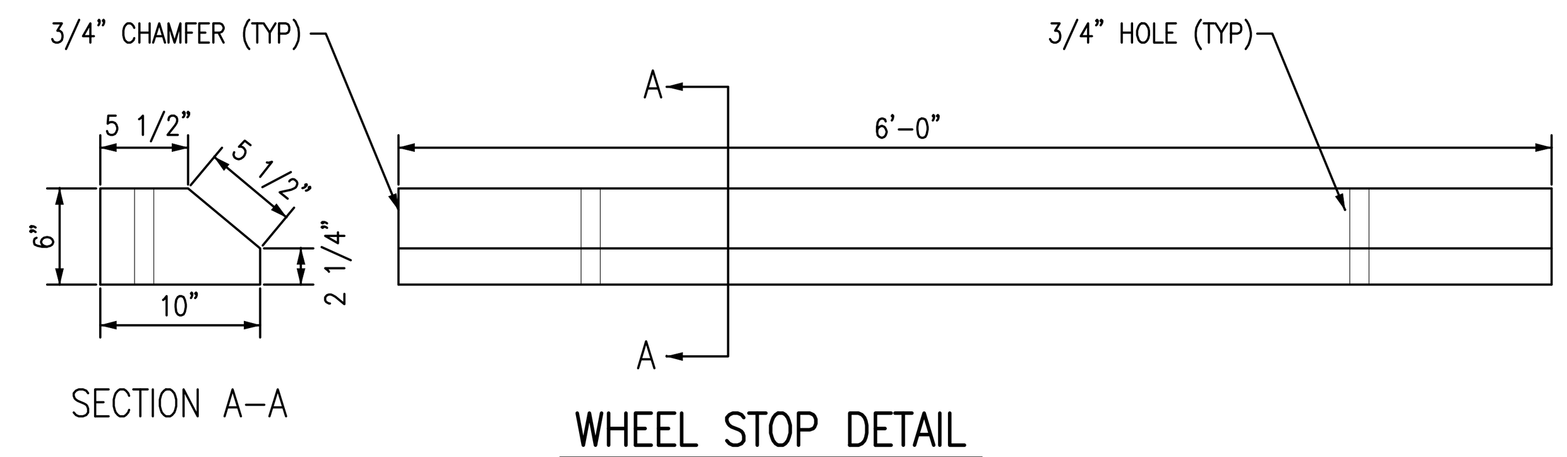


HANDICAP SPACE STRIPING DETAIL
(NOT TO SCALE)

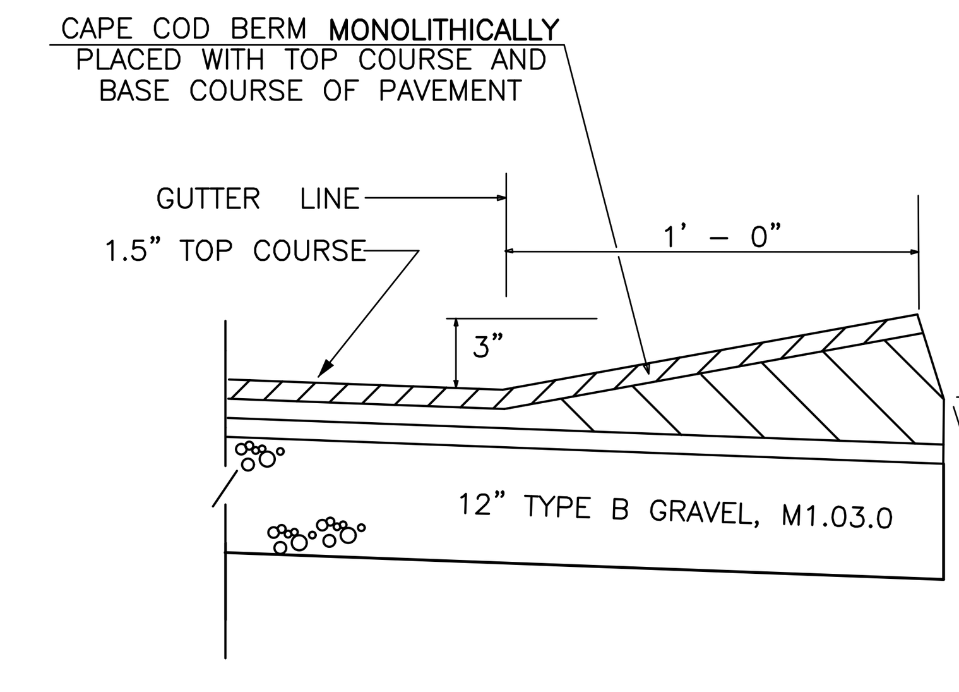


HANDICAP SPACE STRIPING DETAIL
(NOT TO SCALE)

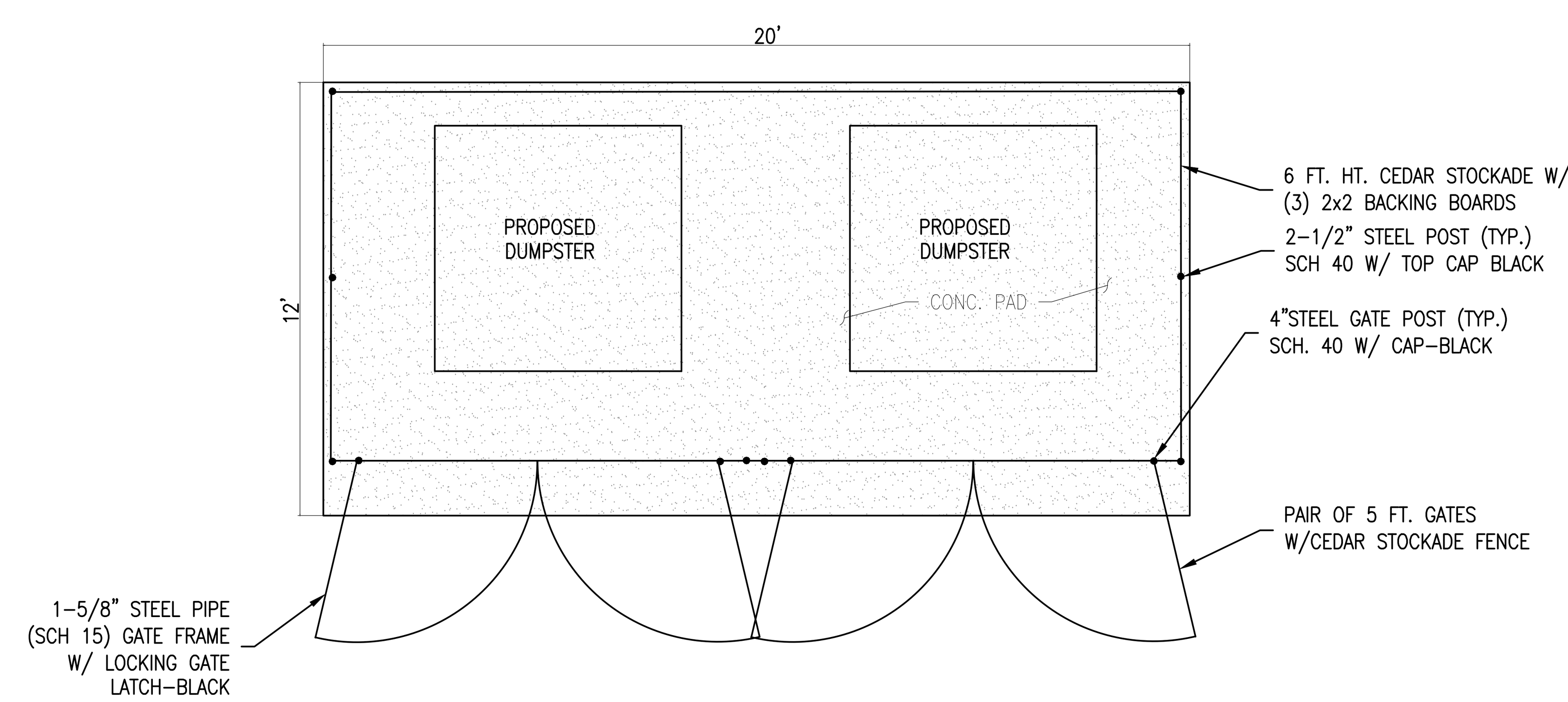


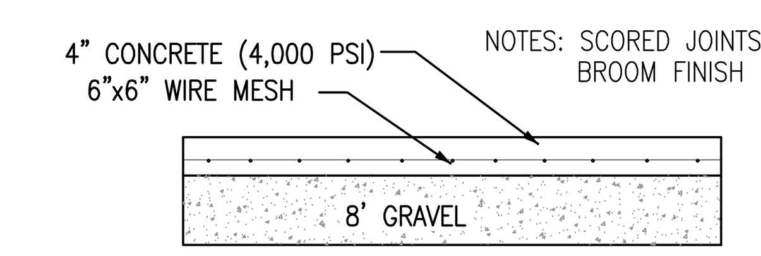


WHEEL STOP DETAIL
(NOT TO SCALE)



CAPE COD BERM DETAIL
(NOT TO SCALE)





DUMPSTER DETAIL
NOT TO SCALE

WINTER STABILIZATION

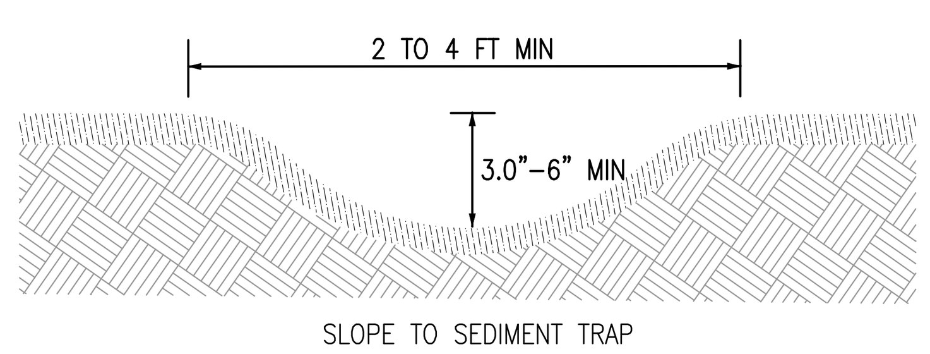
New England Roadside Matrix Upland Seed Mix

Botanical Name	Common Name	Indicator
Elymus virginicus	Virginia Wild Rye	FACW-
Desmodium paniculatum	Panicledleaf Tick Trefoil	
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Rhus typhina	Staghorn Sumac	
Cornus racemosa	Grey Dogwood	FAC
Cornus amomum	Silky Dogwood	FACW
Oenothera biennis	Evening Primrose	FACU-
Asclepias tuberosa	Butterfly Milkweed	NI
Rudbeckia hirta	Black Eyed Susan	FACU-
Chamaecrista fasciculata	Partridge Pea	FACU
Eupatorium fistulosum (Eutrochium fistulosum)	Hollow-Stem Joe Pye Weed	FACW

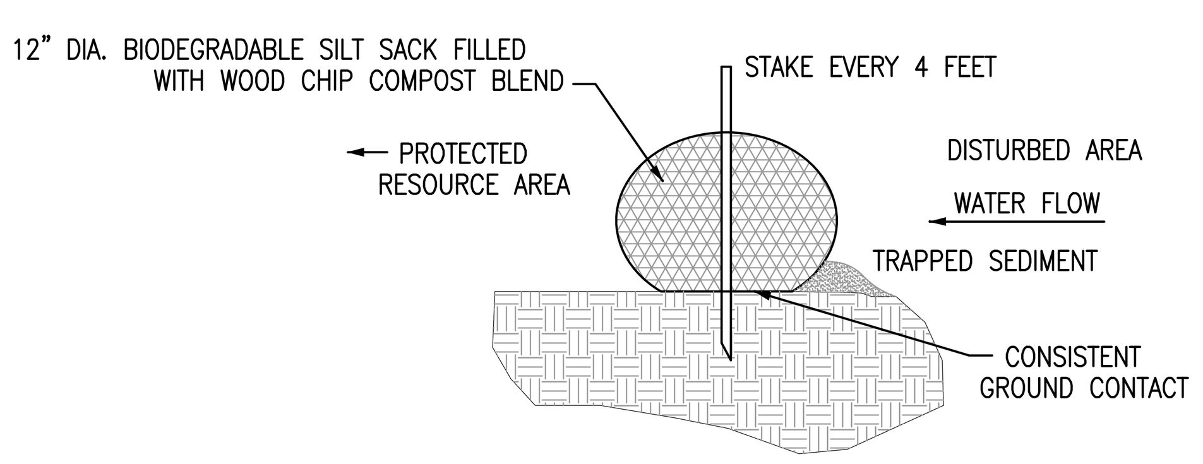
PRICE PER LB. $69.00 MIN. QUANITY 1 LBS. **TOTAL:** $69.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Roadside Matrix Mixes are designed for use along roads and highways. These mixes are unusual in that tey contain native grasses, wildflowers, and shrubs that are blended together as a native matrix seed mix. In areas that receive frequent mowing, the cold season grasses will dominate, such as those areas closet to the roadway shoulder. In areas farther from the road, which may be mown only once each year, or in hard to mow areas, such as around sign posts, the wildflower component will become dominant.. Along cuts and side slopes which may never be mown, the shrub component will add diversity and beauty to the roadside plantings.it is a particularly appropriate seed mix for roadsides, industrial sites, or cut and fill slopes. These mixes may be applied by hydroseeding, or by mechanical spreader. Always apply on a clean, wed-free seed bed. After sowing, lightly rake or roll the site to improve seed-to-soil contact. Best results are obtained with a mid-late spring seeding.summer seeding will benefit from a light mulching of clean, weed-free straw to conserve soil moisture

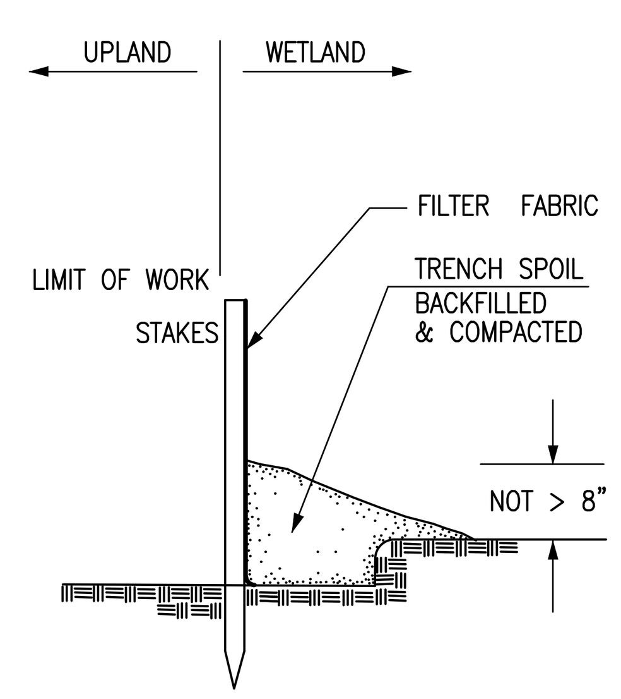
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.



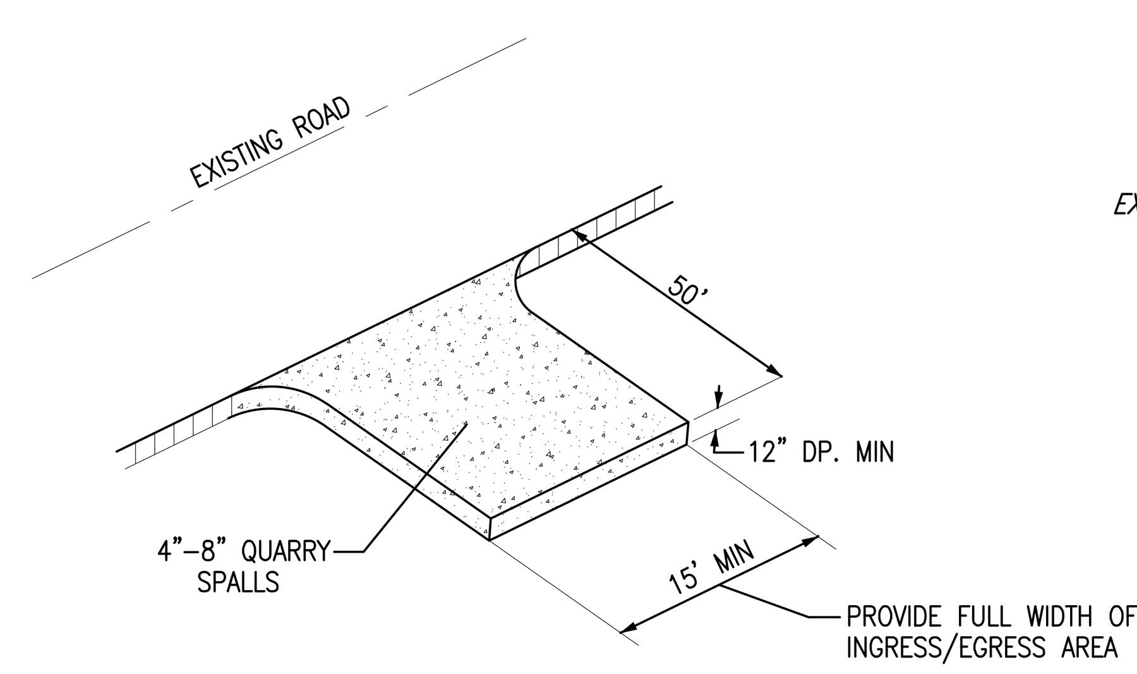
SWALE DETAIL
NOT TO SCALE



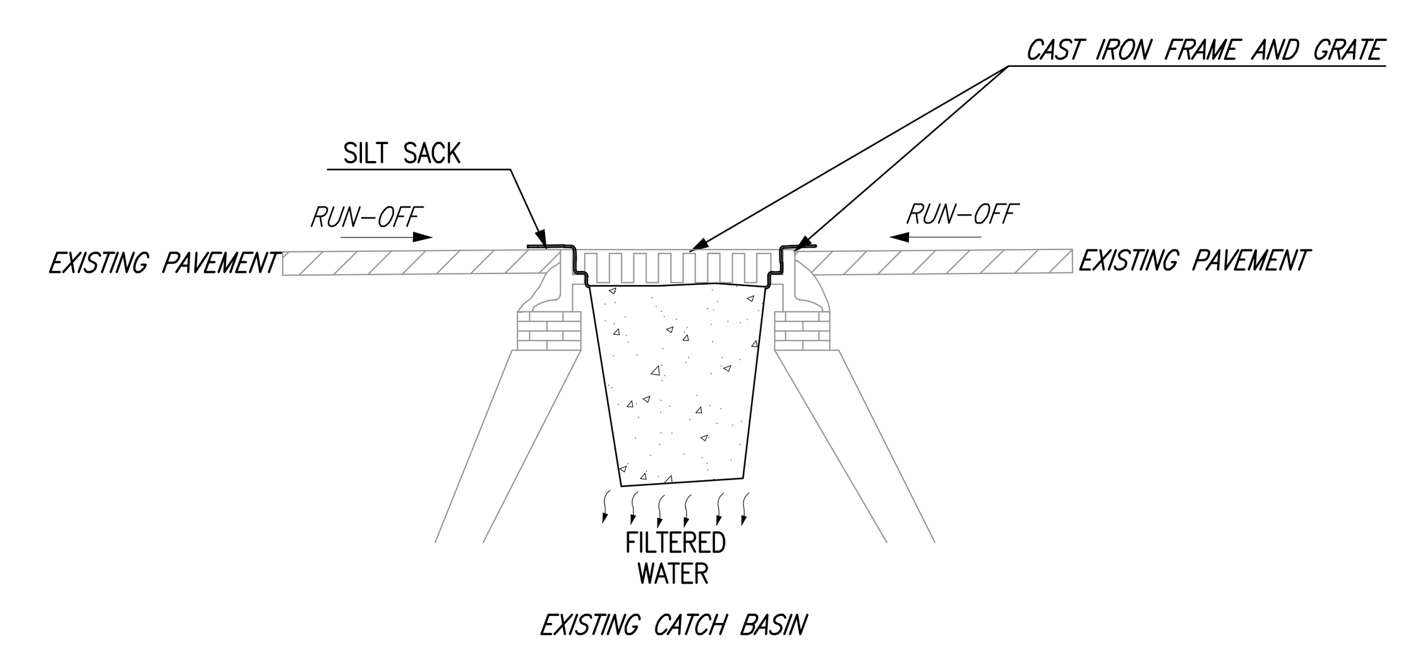
SILT SOCK DETAIL
NOT TO SCALE



SILT FENCE/TURTLE BARRIER (CONSTRUCTION PHASE)
(NOT TO SCALE)



CRUSHED STONE CONSTRUCTION ENTRANCE
(NOT TO SCALE)



NOTE: SILT SACKS SHALL BE INSPECTED DAILY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY. REMOVE PERMANENTLY WHEN SITE STABILIZATION HAS OCCURRED.

SILT SACK
(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.

COMMONWEALTH OF MASSACHUSETTS TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: ______

SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

DETAILS – PAVING

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

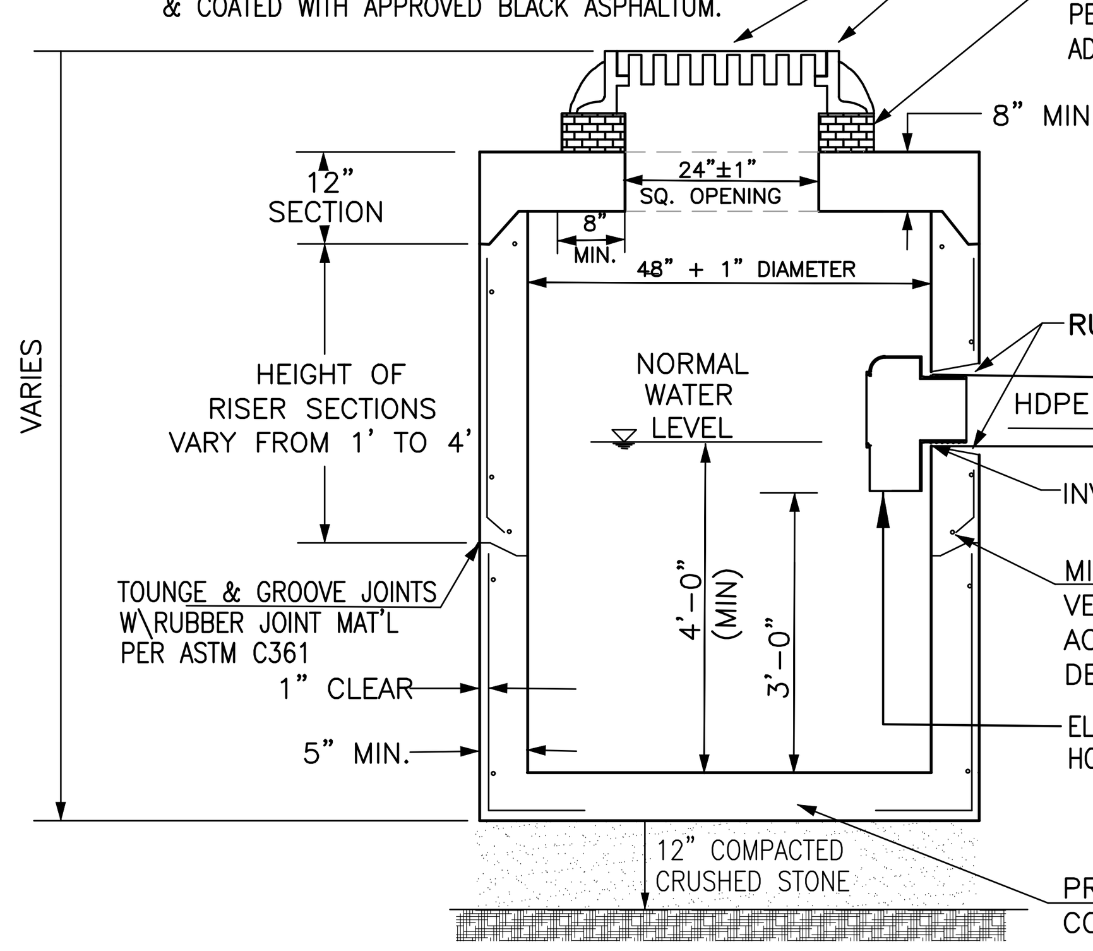
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

FEBRUARY 2, 2023
SCALE: AS NOTED
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

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.



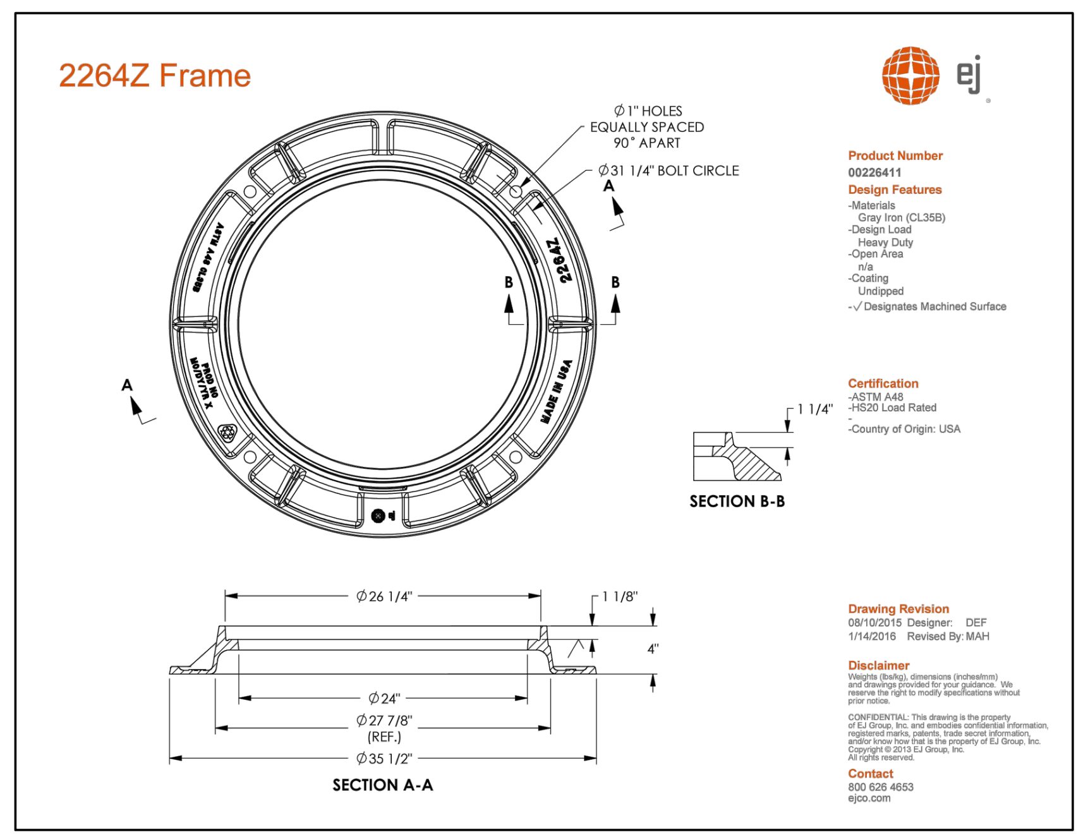
CATCH BASIN FRAME AND GRATE (DOUBLE FRAME AND GRATE AS NOTED)
BRICK LEVELING COURSE AS REQUIRED FOR GRADE PER MASS HIGHWAY SECTIONS M4.05.02 & M4.02.15 ADJUSTMENTS (5 MAX.)
8" MIN.
12" SECTION
24"±1" SQ. OPENING
8" MIN.
48" ± 1" DIAMETER
VARIES
HEIGHT OF RISER SECTIONS VARY FROM 1' TO 4'
NORMAL WATER LEVEL
RUBBER GASKETS
HDPE OR EQUAL
INV. AS NOTED ON PLAN
MIN. 0.12 SQ. IN. STEEL PER VERTICAL FOOT PLACED ACCORDING TO AASHTO DESIGNATION M199
TOUNGE & GROOVE JOINTS W\RUBBER JOINT MAT'L PER ASTM C361
1" CLEAR
4'-0" (MIN)
3'-0"
ELIMINATOR GAS TRAP HOOD OR APPROVED EQUAL
5" MIN.
12" COMPACTED CRUSHED STONE
PRECAST CEMENT CONC. BASE UNIT
PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

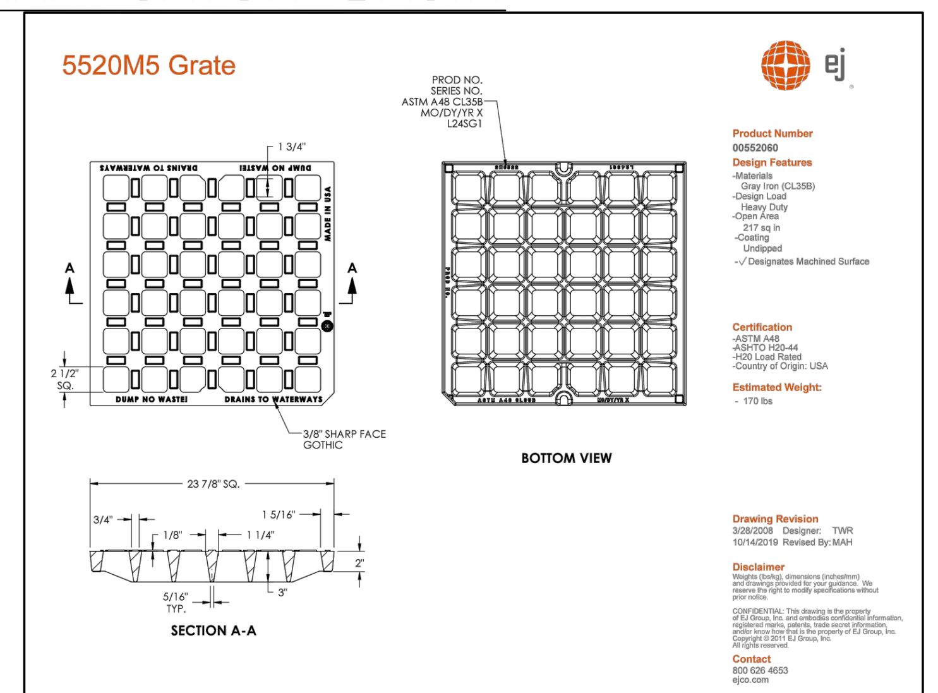
GENERAL NOTES:

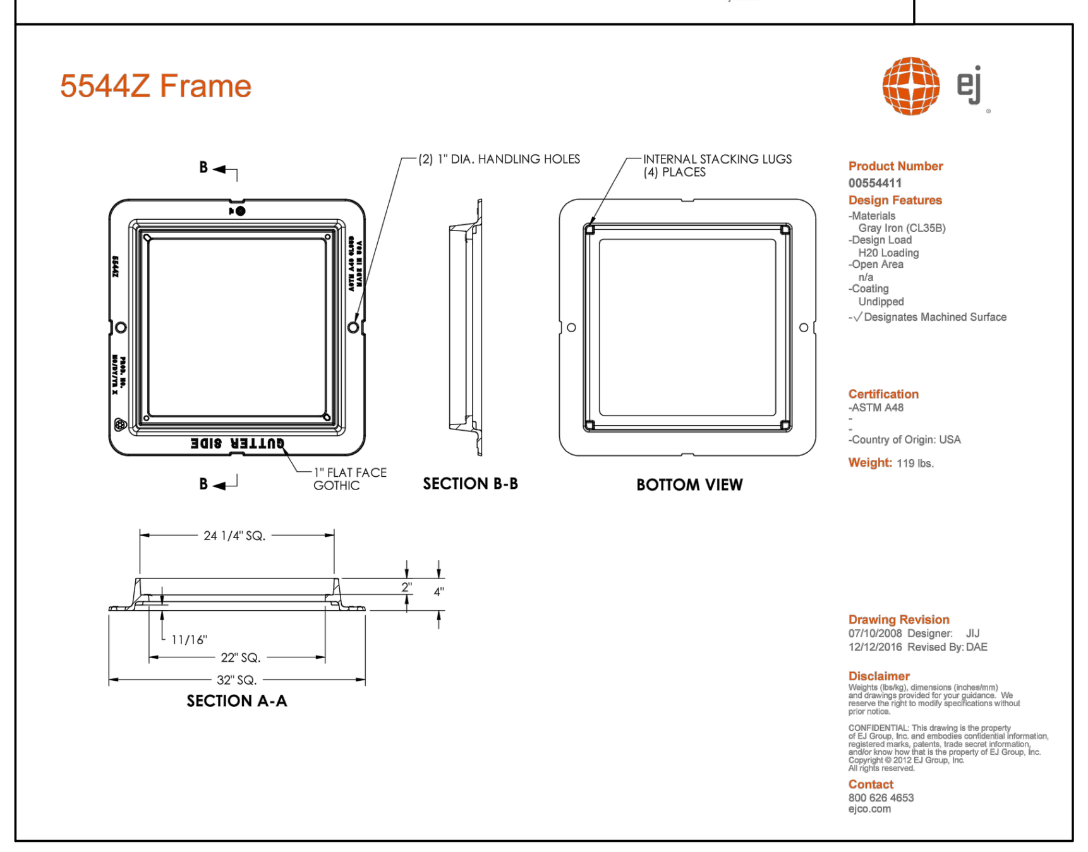
1. PROVIDE 24" x 24" OPENING AND EAST JORDAN FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB) OR APPROVED EQUAL.
2. CATCH BASIN HOOD WILL NOT BE INSTALLED.
3. SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENT.
4. MORTAR ALL JOINTS.
5. PROVIDE "V" KNOCKOUTS FOR PIPES W\ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ. IN.\LINEAR FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
7. CONCRETE COMPRESSIVE STRENGHT-4000 PSI MIN.
8. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST CONCRETE MANHOLE SECTIONS"

FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)

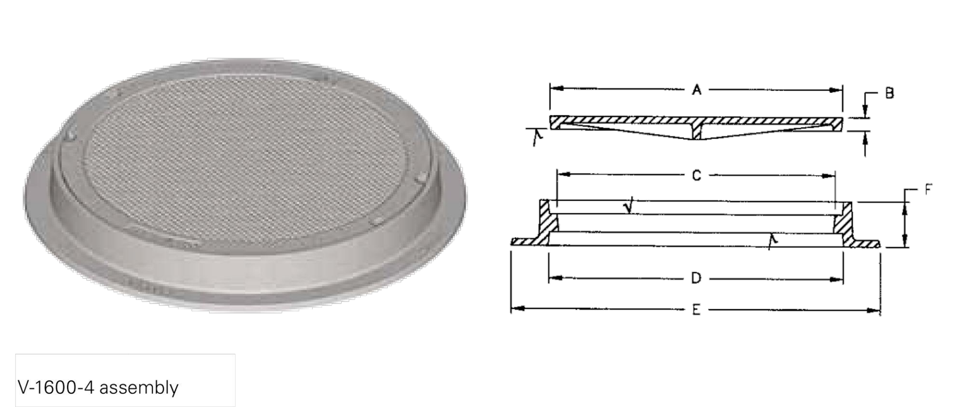






New England Municipal and Construction Castings   Massachusetts Municipal Manhole Frames and Covers

V-1600/V-1800 FRAMES AND COVERS



Features
Heavy duty
Reversible frame (BF = V-1600, TF = V-1800)

Options
Solid or vented covers
Special lettered covers
Custom logo covers
Bolted assemblies
Grates (see V-3600/V-3800)
Hinged unit available in select sizes

USE V-1800-2 OR APPROVED EQUAL

V-1660/V-1800 Frame and Cover Options

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

TECHNICAL NOTE

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

TN 2.01
September 2014

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.

The two common cover height concerns are minimum cover in areas exposed to vehicular traffic and maximum cover heights. Either may be considered "worst case" scenario from a loading perspective, depending on the project conditions.

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 D2321. The backfill envelope must be of the type and compaction 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.

Additional information that may affect the cover requirements is included in the *Installation* section (Section 5) of the Drainage Handbook. Some examples of what may need to be considered are temporary heavy equipment, construction loading , paving equipment and similar loads that are less than the design load, the potential of pipe flotation, and the type of surface treatment which will be installed over the pipe zone.

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 lane 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.

4640 TRUEMAN BLVD. HILLIARD, OH 43026 (800) 821-6710 www.ads-pipe.com 1
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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 AASTHO 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 D2321 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

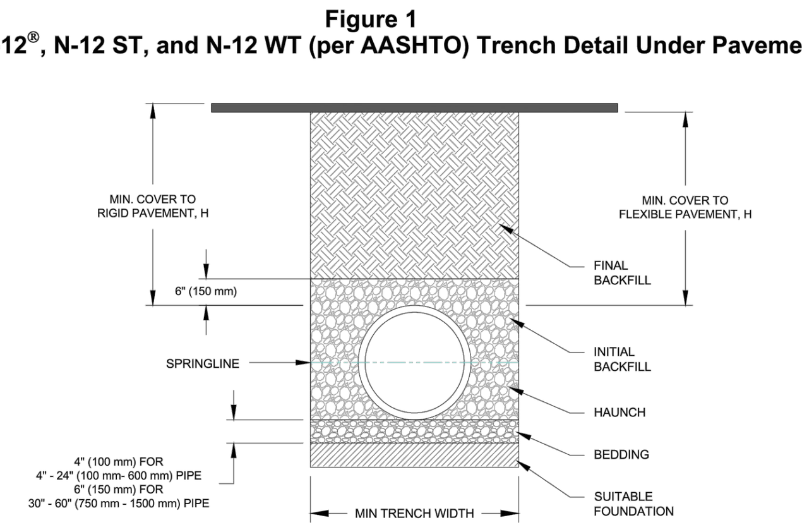

Table 2
ADS N-12 (per AASHTO) Mechanical Properties

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

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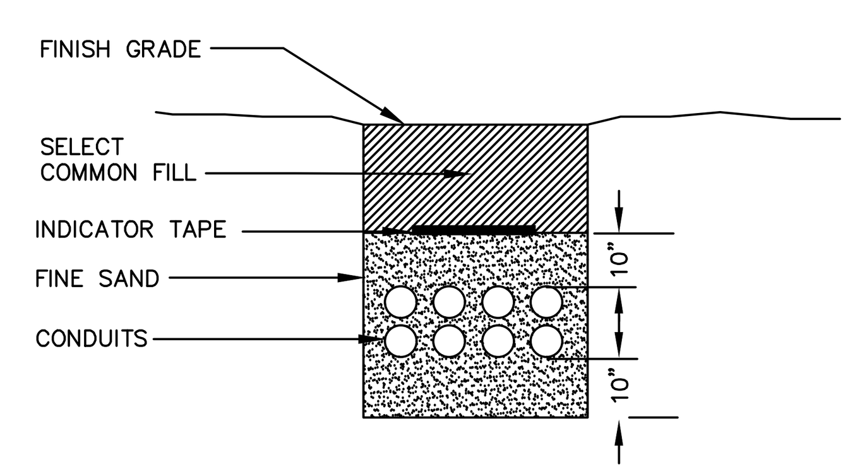
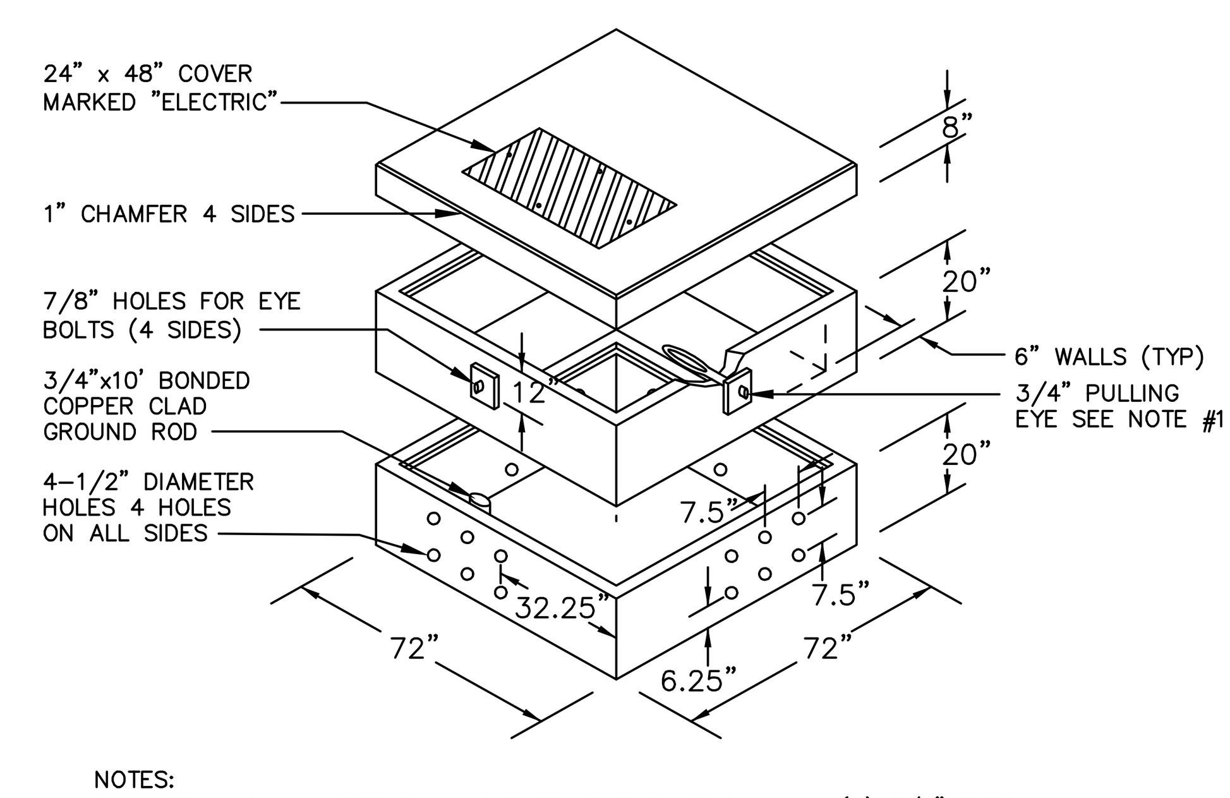
DRAIN PIPE INSTALLATION REQUIREMENT

NOT TO SCALE



NOTE: SAND BEDDING AND SELECT FILL TO BE THOROUGHLY TAMPED

12 ELEC. CONDUIT DETAIL
Scale: NONE

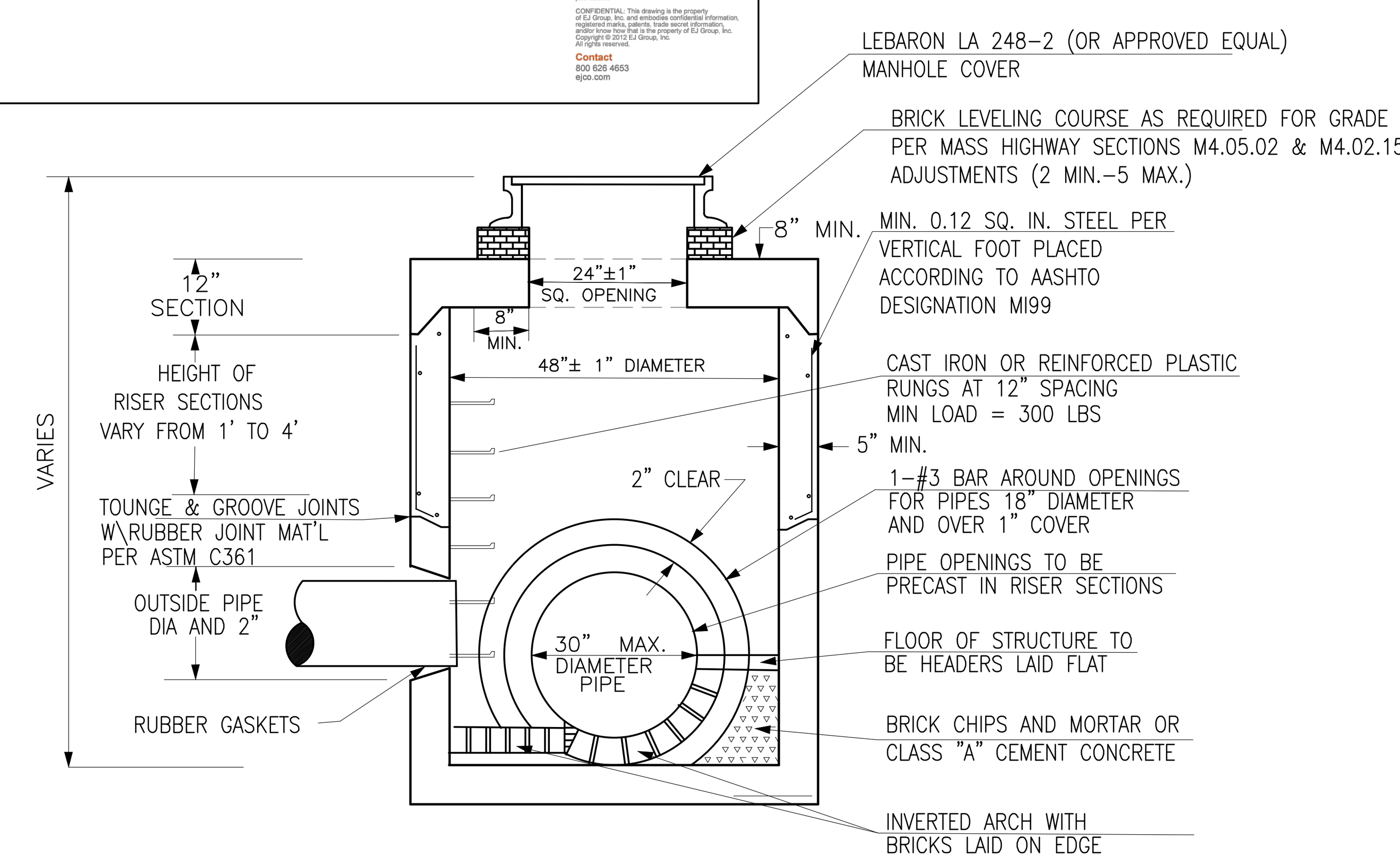


NOTES:
1. INSTALL GALVANIZED PULLING EYES, ONE ON EACH WALL (4) 3/4" EYES.
2. CONCRETE TO BE 5000 PSI HIGH EARLY STRENGTH.
3. CONDUIT OPENING TO HAVE 4" BELL ENDS FLUSH WITH INSIDE WALL.
4. DO NOT BURY MORE THAN 18" BELOW FINAL GRADE.
5. INSTALL VAULT ON A 12" BED OF CRUSHED STONE WHEN REQUIRED.

6 3 PHASE TRANSFORMER VAULT
UP TO 500 KVA
Scale: NONE

NOTES:

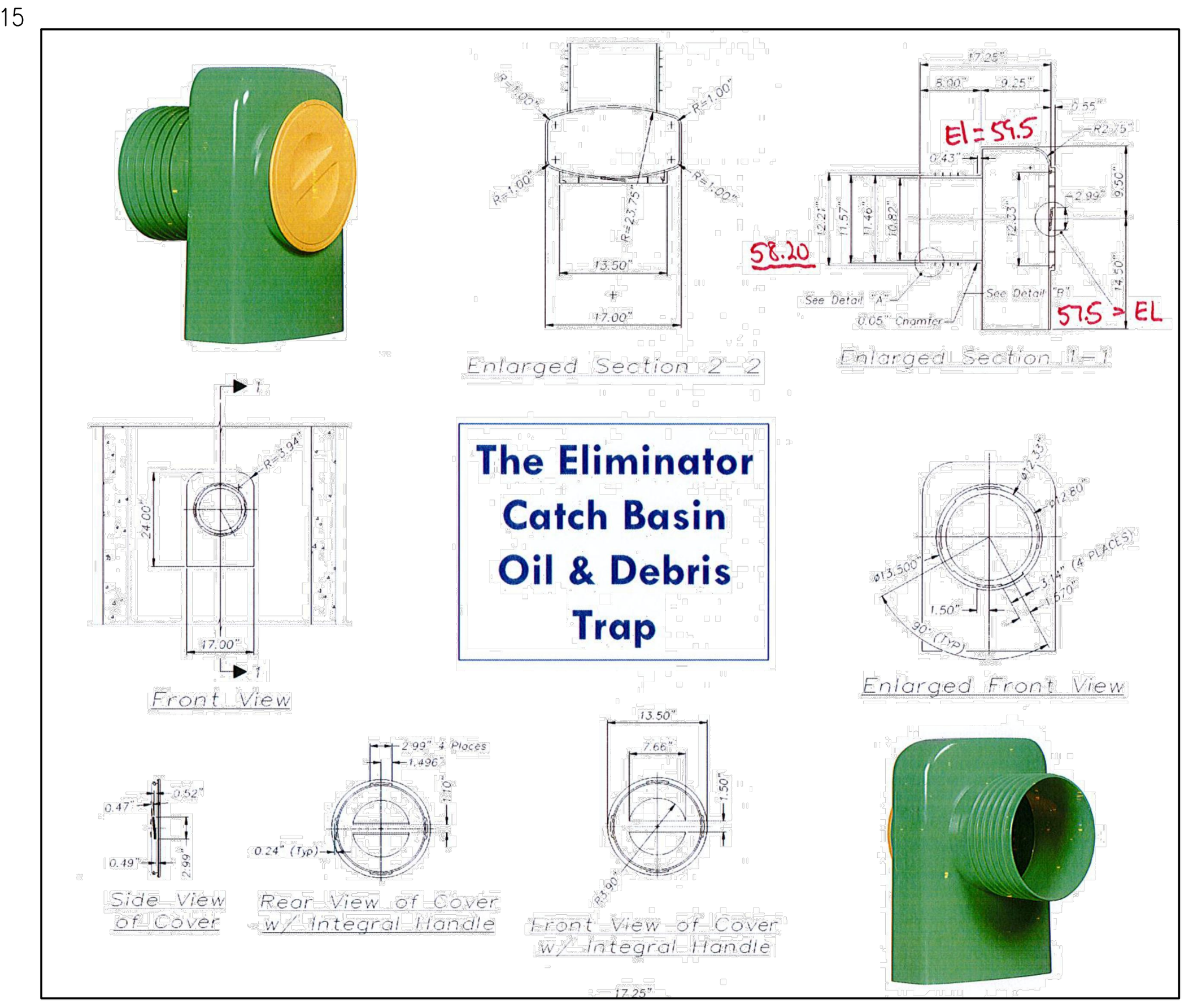
1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W\ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM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

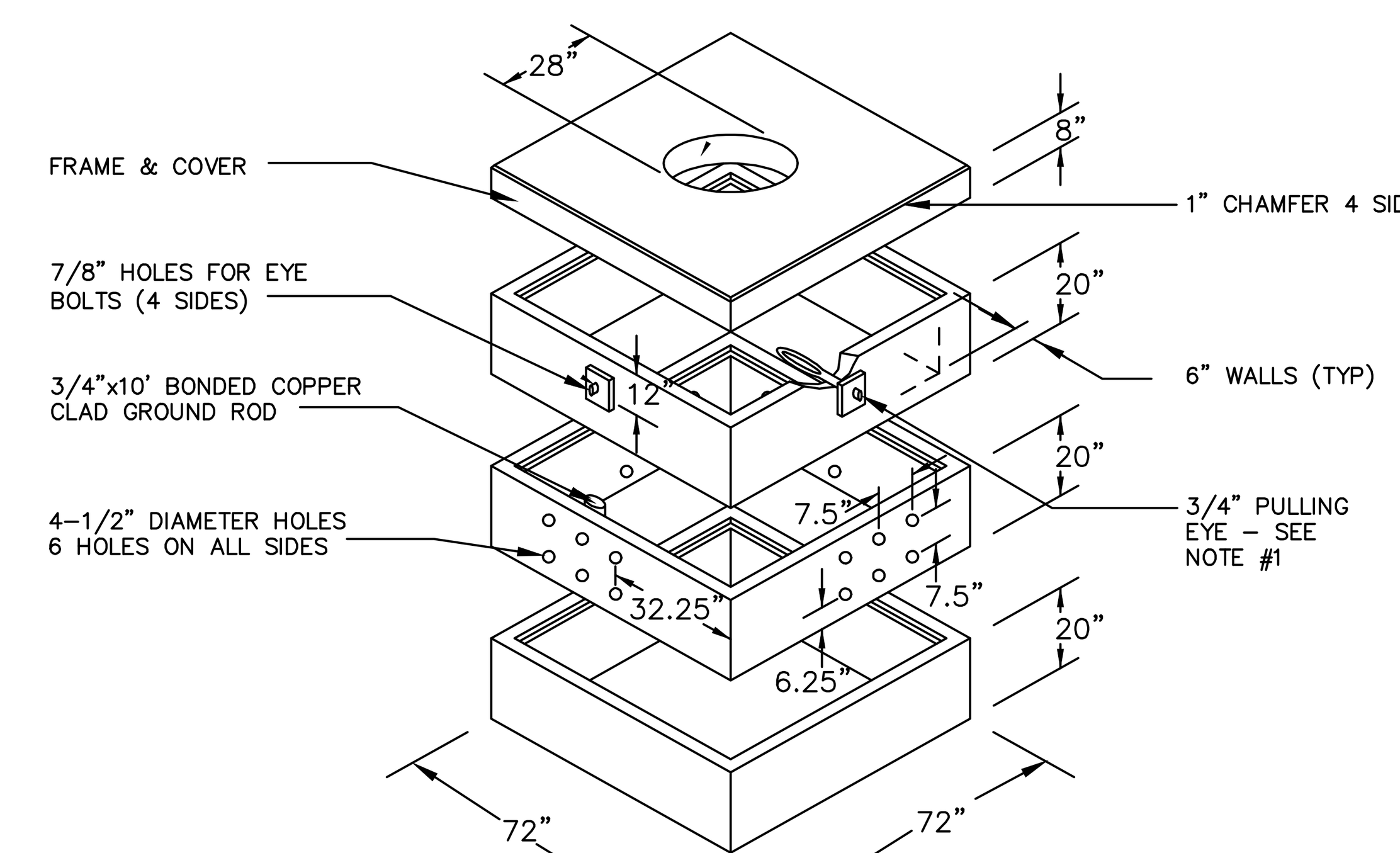


LEBARON LA 248-2 (OR APPROVED EQUAL) MANHOLE COVER
BRICK LEVELING COURSE AS REQUIRED FOR GRADE PER MASS HIGHWAY SECTIONS M4.05.02 & M4.02.15 ADJUSTMENTS (2 MIN.-5 MAX.)
8" MIN.
12" SECTION
24"±1" SQ. OPENING
8" MIN.
48"± 1" DIAMETER
VARIES
HEIGHT OF RISER SECTIONS VARY FROM 1' TO 4'
MIN. 0.12 SQ. IN. STEEL PER VERTICAL FOOT PLACED ACCORDING TO AASHTO DESIGNATION M199
CAST IRON OR REINFORCED PLASTIC RUNGS AT 12" SPACING MIN LOAD = 300 LBS
5" MIN.
2" CLEAR
TONGUE & GROOVE JOINTS W\RUBBER JOINT MAT'L PER ASTM C361
1-#3 BAR AROUND OPENINGS FOR PIPES 18" DIAMETER AND OVER 1" COVER
OUTSIDE PIPE DIA AND 2"
PIPE OPENINGS TO BE PRECAST IN RISER SECTIONS
30" MAX. DIAMETER PIPE
FLOOR OF STRUCTURE TO BE HEADERS LAID FLAT
RUBBER GASKETS
BRICK CHIPS AND MORTAR OR CLASS "A" CEMENT CONCRETE
INVERTED ARCH WITH BRICKS LAID ON EDGE
PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

PRECAST CONCRETE MANHOLE

(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.

9 UTILITY PULL BOX DETAIL
Scale: NONE

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.

COMMONWEALTH OF MASSACHUSETTS TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE:

SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

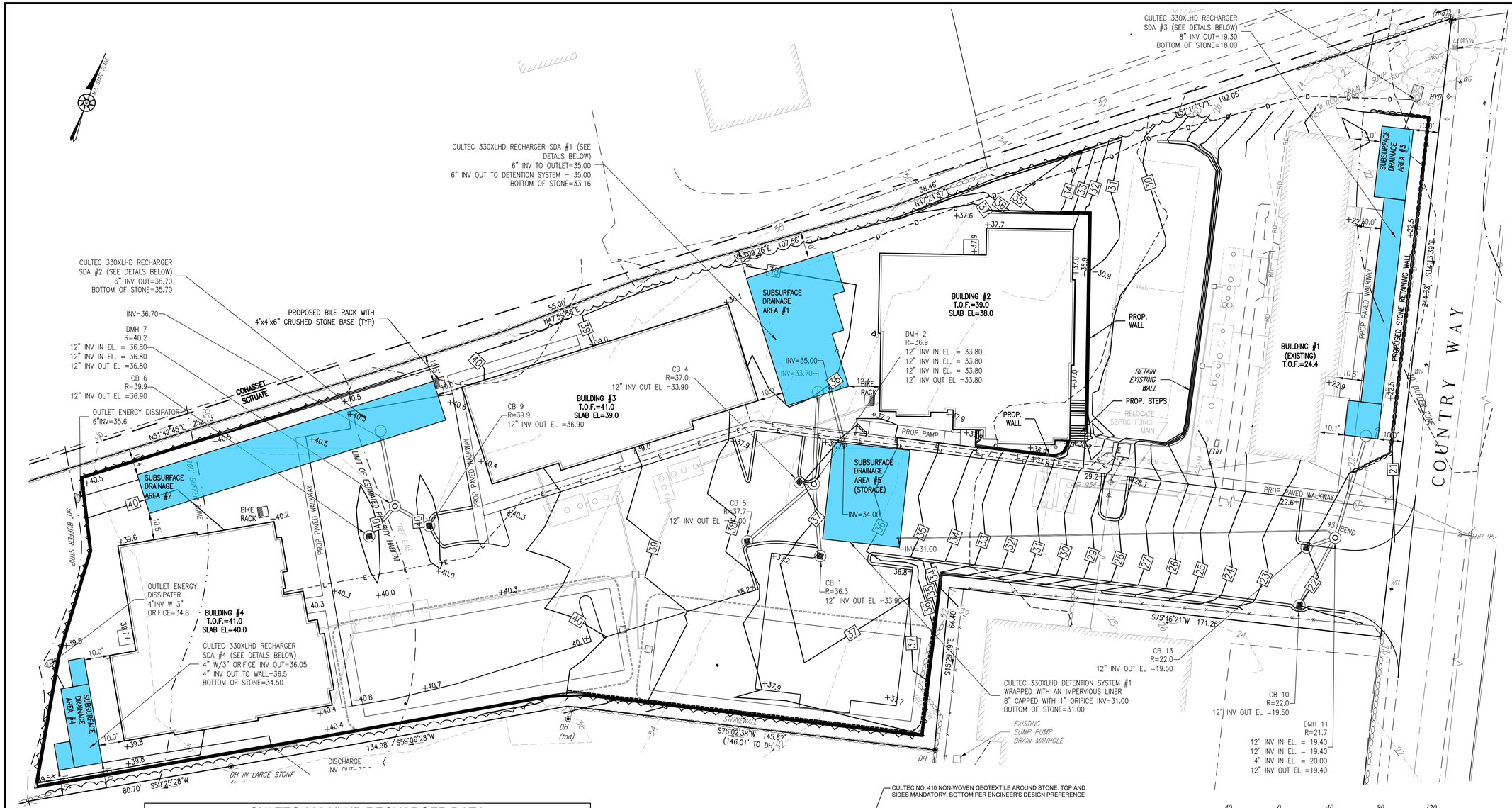
DETAILS - DRAINAGE

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

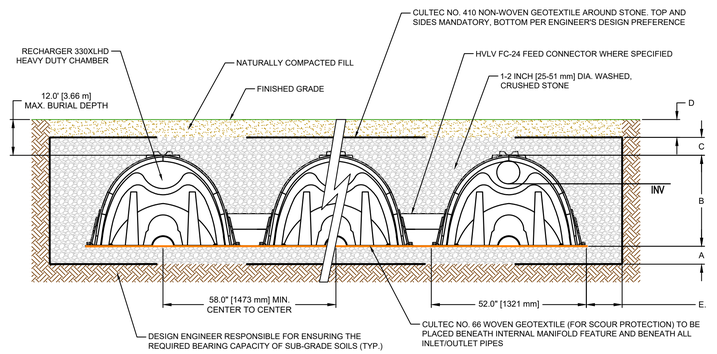
FEBRUARY 2, 2023
SCALE: AS NOTED
JOB No. 20-475

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



CULTEC 330 XLHD RECHARGER DATA										
	SDA #1		SDA #2		SDA #3		SDA #4		SDA #5 (STORAGE)*	
IMPERMEABLE LINER	NO		NO		NO		NO		YES	
BOTTOM OF STONE	–	33.16	–	35.70	–	18.00	–	34.50	–	31.00
TOP OF STONE (A)	6"	33.66	12"	36.70	6"	18.50	6"	35.00	6"	31.50
CHAMBER (B)	2.5'	36.16	2.5'	39.20	2.5'	21.00	2.5'	37.50	2.5'	34.00
STONE COVER (C)	8"	36.86	12'	40.20	6"	21.50	20"	39.17	6"	34.50
FINISHED GRADE/ OUTLET/INSPECTION PORT (D)	4"	37.20	4"	40.60	6"	22.00	4"	39.50	6"	37.00
SIDE STONE (E)	12"	–	12"	–	20" (SECTION A) 24" (SECTION B) 23" (SECTION C)	–	12"	–	12"	
END STONE	12"	–	12"	–	33" (SECTION A) 15" (SECTION B) 31" (SECTION C)	–	12"	–	12"	
INV	6" HDPE	34.25	4" HDPE	38.70	8" HDPE	19.30	CAPPED 4" HDPE W/3" ORIFICE	36.05	CAPPED 4" HDPE W/1" ORIFICE	31.00
GROUNDWATER	–	31.16		33.63		16.00		32.50		–

* 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.



GENERAL NOTES

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/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

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.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT No. 36856 REGISTERED PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

40 0 40 80 120

Scale 1" = 40'

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

BRIEF NARRATIVE DESCRIBING BMP'S

DEEP SUMP CATCH BASINS

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

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

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

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

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
Prepared by Grady Consulting LLC Printed 1/20/2023
HydroCAD® 10.20-2g s/n 09955 © 2022 HydroCAD Software Solutions LLC

Pond 1P: DETENTION TANK - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 6 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

5 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 36.50' Row Length +12.0" End Stone x 2 = 38.50' Base Length
6 Rows x 52.0" Wide + 6.0" Spacing x 5 + 12.0" Side Stone x 2 = 30.50' Base Width
6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

30 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 6 Rows = 1,631.8 cf Chamber Storage

4,158.5 cf Field - 1,631.8 cf Chambers = 2,527.0 cf Stone x 40.0% Voids = 1,010.8 cf Stone Storage

Chamber Storage + Stone Storage = 2,642.6 cf = 0.061 af
Overall Storage Efficiency = 63.5%
Overall System Size = 38.50' x 30.50' x 3.54'

30 Chambers
154.0 cy Field
93.6 cy Stone

SUBSURFACE DRAINAGE AREA #5

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
Prepared by (enter your company name here) Printed 1/20/2023
HydroCAD® 10.00-21 s/n 09955 © 2018 HydroCAD Software Solutions LLC

Pond 2P: SUBSURFACE DRAINAGE AREA #2 - Chamber Wizard Field B

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 3 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

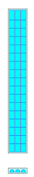
17 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 120.50' Row Length +12.0" End Stone x 2 = 122.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
12.0" Base + 30.5" Chamber Height + 12.0" Cover = 4.54' Field Height

51 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 3 Rows = 2,693.5 cf Chamber Storage

8,901.7 cf Field - 2,693.5 cf Chambers = 6,208.1 cf Stone x 40.0% Voids = 2,483.3 cf Stone Storage

Chamber Storage + Stone Storage = 5,176.8 cf = 0.119 af
Overall Storage Efficiency = 58.2%
Overall System Size = 122.50' x 16.00' x 4.54'

51 Chambers
329.7 cy Field
229.9 cy Stone



SUBSURFACE DRAINAGE AREA #2

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Pond SSD4: SUBSURFACE DRAINAGE AREA #4 - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

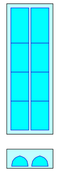
4 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 29.50' Row Length +12.0" End Stone x 2 = 31.50' Base Length
2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width
6.0" Base + 30.5" Chamber Height + 19.0" Cover = 4.63' Field Height

8 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 439.6 cf Chamber Storage

1,626.8 cf Field - 439.6 cf Chambers = 1,187.2 cf Stone x 40.0% Voids = 474.9 cf Stone Storage

Chamber Storage + Stone Storage = 914.5 cf = 0.021 af
Overall Storage Efficiency = 56.2%
Overall System Size = 31.50' x 11.17' x 4.63'

8 Chambers
60.3 cy Field
44.0 cy Stone



SUBSURFACE DRAINAGE AREA #4A

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Pond SSD3: SUBSURFACE DRAINAGE AREA #3 - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 1 rows

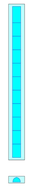
11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +15.0" End Stone x 2 = 81.00' Base Length
1 Rows x 52.0" Wide + 24.0" Side Stone x 2 = 8.33' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

11 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 1 Rows = 584.9 cf Chamber Storage

2,390.6 cf Field - 584.9 cf Chambers = 1,805.7 cf Stone x 40.0% Voids = 722.3 cf Stone Storage

Chamber Storage + Stone Storage = 1,307.2 cf = 0.030 af
Overall Storage Efficiency = 54.7%
Overall System Size = 81.00' x 8.33' x 3.54'

11 Chambers
88.5 cy Field
66.9 cy Stone



SUBSURFACE DRAINAGE AREA #3A

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
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Pond SSD1: SUBSURFACE DRAINAGE AREA #1 - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 5 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

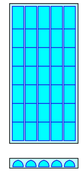
7 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 50.50' Row Length +12.0" End Stone x 2 = 52.50' Base Length
5 Rows x 52.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.67' Base Width
6.0" Base + 30.5" Chamber Height + 8.0" Cover = 3.71' Field Height

35 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 5 Rows = 1,881.4 cf Chamber Storage

4,997.0 cf Field - 1,881.4 cf Chambers = 3,115.6 cf Stone x 40.0% Voids = 1,246.2 cf Stone Storage

Chamber Storage + Stone Storage = 3,127.6 cf = 0.072 af
Overall Storage Efficiency = 62.6%
Overall System Size = 52.50' x 25.67' x 3.71'

35 Chambers
185.1 cy Field
115.4 cy Stone



SUBSURFACE DRAINAGE AREA #1A

FOR REGISTRY USE ONLY

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

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY R. BENNETT
No. 36856
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
SCITUATE PLANNING BOARD

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Pond SSD4: SUBSURFACE DRAINAGE AREA #4 - Chamber Wizard Field B

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 1 rows

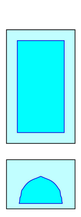
1 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 8.50' Row Length +12.0" End Stone x 2 = 10.50' Base Length
1 Rows x 52.0" Wide + 12.0" Side Stone x 2 = 6.33' Base Width
6.0" Base + 30.5" Chamber Height + 18.0" Cover = 4.54' Field Height

1 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 1 Rows = 63.3 cf Chamber Storage

302.0 cf Field - 63.3 cf Chambers = 238.7 cf Stone x 40.0% Voids = 95.5 cf Stone Storage

Chamber Storage + Stone Storage = 158.8 cf = 0.004 af
Overall Storage Efficiency = 52.6%
Overall System Size = 10.50' x 6.33' x 4.54'

1 Chambers
11.2 cy Field
8.8 cy Stone



SUBSURFACE DRAINAGE AREA #4B

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
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Pond SSD3: SUBSURFACE DRAINAGE AREA #3 - Chamber Wizard Field B

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

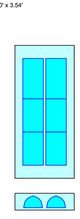
3 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 22.50' Row Length +33.0" End Stone x 2 = 26.00' Base Length
2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 20.0" Side Stone x 2 = 12.50' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

6 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 335.3 cf Chamber Storage

1,239.6 cf Field - 335.3 cf Chambers = 904.3 cf Stone x 40.0% Voids = 361.7 cf Stone Storage

Chamber Storage + Stone Storage = 697.0 cf = 0.016 af
Overall Storage Efficiency = 56.2%
Overall System Size = 28.00' x 12.50' x 3.54'

6 Chambers
45.9 cy Field
33.5 cy Stone



SUBSURFACE DRAINAGE AREA #3B

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
Prepared by Grady Consulting LLC Printed 1/20/2023
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Pond SSD1: SUBSURFACE DRAINAGE AREA #1 - Chamber Wizard Field B

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

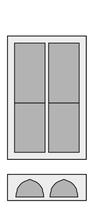
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 11.17' Base Width
6.0" Stone Base + 30.5" Chamber Height + 8.0" Stone Cover = 3.71' Field Height

4 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 231.0 cf Chamber Storage

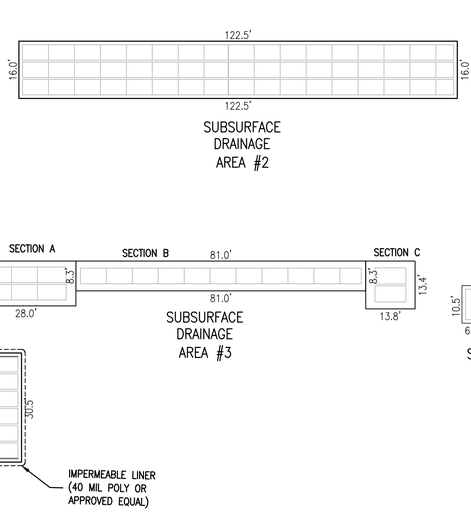
724.7 cf Field - 231.0 cf Chambers = 493.7 cf Stone x 40.0% Voids = 197.5 cf Stone Storage

Chamber Storage + Stone Storage = 428.5 cf = 0.010 af
Overall Storage Efficiency = 59.1%
Overall System Size = 17.50' x 11.17' x 3.71'

4 Chambers
26.8 cy Field
18.3 cy Stone



SUBSURFACE DRAINAGE AREA #1B



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Pond SSD4: SUBSURFACE DRAINAGE AREA #4 - Chamber Wizard Field C

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 1 rows

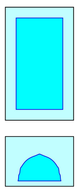
1 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 8.50' Row Length +19.0" End Stone x 2 = 10.50' Base Length
1 Rows x 52.0" Wide + 12.0" Side Stone x 2 = 6.33' Base Width
6.0" Base + 30.5" Chamber Height + 19.0" Cover = 4.63' Field Height

1 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 1 Rows = 63.3 cf Chamber Storage

307.6 cf Field - 63.3 cf Chambers = 244.2 cf Stone x 40.0% Voids = 97.7 cf Stone Storage

Chamber Storage + Stone Storage = 161.0 cf = 0.004 af
Overall Storage Efficiency = 52.4%
Overall System Size = 10.50' x 6.33' x 4.63'

1 Chambers
11.4 cy Field
9.0 cy Stone



SUBSURFACE DRAINAGE AREA #4C

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
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Pond SSD3: SUBSURFACE DRAINAGE AREA #3 - Chamber Wizard Field C

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 2 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

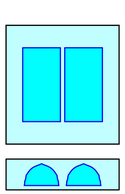
1 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 8.50' Row Length +31.0" End Stone x 2 = 13.67' Base Length
2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 23.0" Side Stone x 2 = 13.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

2 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 2 Rows = 126.7 cf Chamber Storage

629.2 cf Field - 126.7 cf Chambers = 502.6 cf Stone x 40.0% Voids = 201.0 cf Stone Storage

Chamber Storage + Stone Storage = 327.7 cf = 0.008 af
Overall Storage Efficiency = 52.1%
Overall System Size = 13.67' x 13.00' x 3.54'

2 Chambers
23.3 cy Field
18.6 cy Stone



SUBSURFACE DRAINAGE AREA #3C

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
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Pond SSD1: SUBSURFACE DRAINAGE AREA #1 - Chamber Wizard Field C

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 1 rows

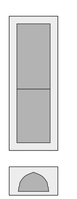
2 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 15.50' Row Length +12.0" End Stone x 2 = 17.50' Base Length
1 Rows x 52.0" Wide + 12.0" Side Stone x 2 = 6.33' Base Width
6.0" Stone Base + 30.5" Chamber Height + 8.0" Stone Cover = 3.71' Field Height

2 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 1 Rows = 115.5 cf Chamber Storage

411.0 cf Field - 115.5 cf Chambers = 295.5 cf Stone x 40.0% Voids = 118.2 cf Stone Storage

Chamber Storage + Stone Storage = 233.7 cf = 0.005 af
Overall Storage Efficiency = 56.9%
Overall System Size = 17.50' x 6.33' x 3.71'

2 Chambers
15.2 cy Field
10.9 cy Stone



SUBSURFACE DRAINAGE AREA #1C

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED
PROFESSIONAL ENGINEER

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

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

SUBSURFACE DRAINAGE

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:

A. 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.

B. NO HEAVY EQUIPMENT SHALL BE PARKED, STORED, OR DRIVEN OVER THE EXCAVATED AREAS PREPARED FOR STORMWATER TREATMENT.

C. ONLY HEAVY EQUIPMENT USED DIRECTLY IN THE CONSTRUCTION OF THE STORMWATER BASINS SHALL BE ALLOWED IN THE EXCAVATED AREAS OF THE STORMWATER MANAGEMENT SYSTEMS.

D. 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.

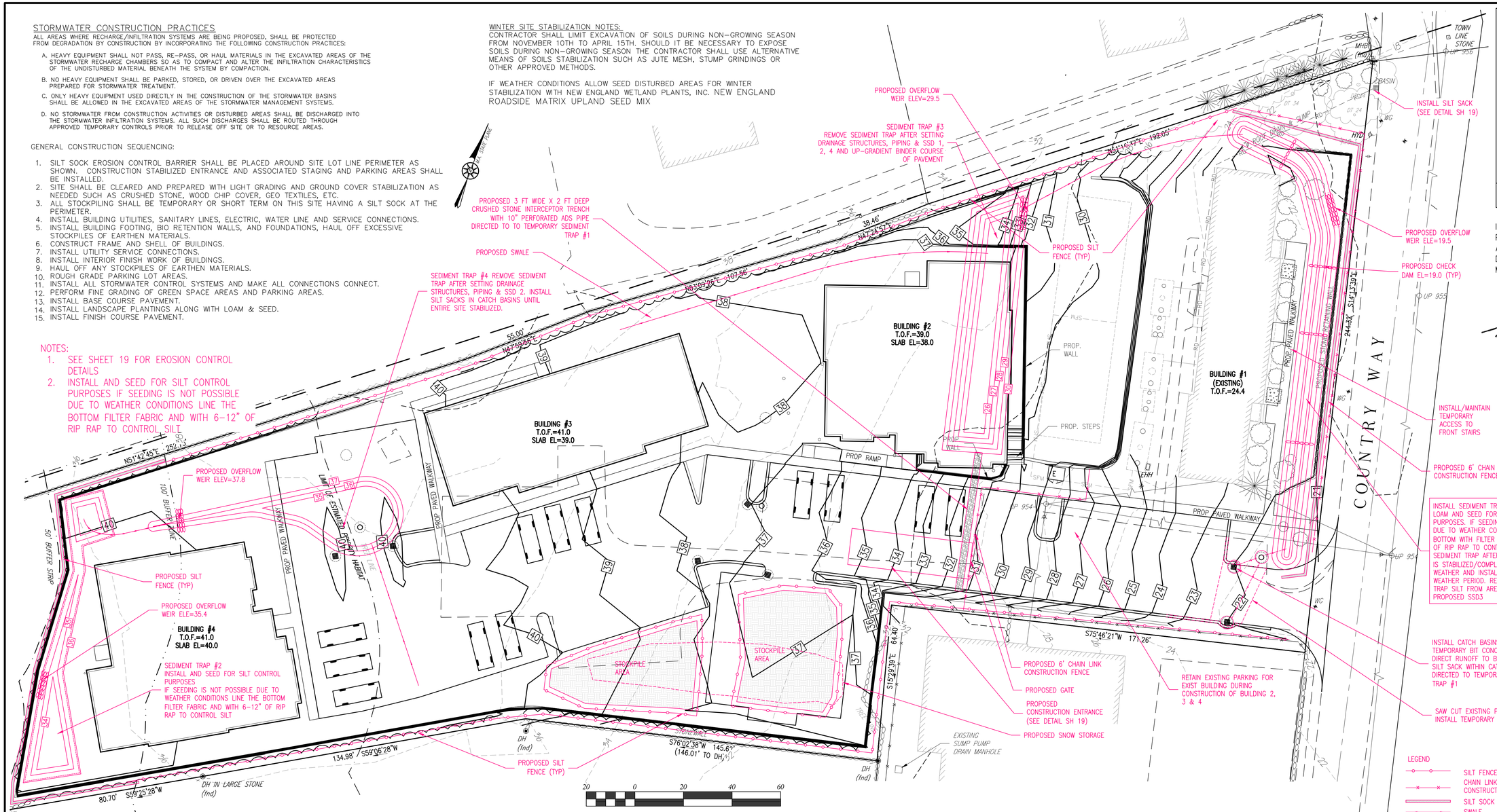
GENERAL CONSTRUCTION SEQUENCING:

1. 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.
2. 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.
3. ALL STOCKPILING SHALL BE TEMPORARY OR SHORT TERM ON THIS SITE HAVING A SILT SOCK AT THE PERIMETER.
4. INSTALL BUILDING UTILITIES, SANITARY LINES, ELECTRIC, WATER LINE AND SERVICE CONNECTIONS.
5. INSTALL BUILDING FOOTING, BIO RETENTION WALLS, AND FOUNDATIONS, HAUL OFF EXCESSIVE STOCKPILES OF EARTHEN MATERIALS.
6. CONSTRUCT FRAME AND SHELL OF BUILDINGS.
7. INSTALL UTILITY SERVICE CONNECTIONS.
8. INSTALL INTERIOR FINISH WORK OF BUILDINGS.
9. HAUL OFF ANY STOCKPILES OF EARTHEN MATERIALS.
10. ROUGH GRADE PARKING LOT AREAS.
11. INSTALL ALL STORMWATER CONTROL SYSTEMS AND MAKE ALL CONNECTIONS CONNECT.
12. PERFORM FINE GRADING OF GREEN SPACE AREAS AND PARKING AREAS.
13. INSTALL BASE COURSE PAVEMENT.
14. INSTALL LANDSCAPE PLANTINGS ALONG WITH LOAM & SEED.
15. INSTALL FINISH COURSE PAVEMENT.

NOTES:
1. SEE SHEET 19 FOR EROSION CONTROL DETAILS
2. 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



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:

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

DISTURBED DEVELOPMENT AREA

1. TOTAL AREA OF DISTURBANCE FOR PAVING, DRAINAGE, UTILITY AND SITE RELATED ACTIVITIES=2.0 ACRES
2. 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

1. 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.
2. 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.
3. AREAS THAT CAN NOT BE STABILIZED DUE TO THE NATURE OF THE 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 IMPRUDENT AND CAN PUT THE PROJECT AT RISK TO ENFORCEMENT ORDERS.
4. STREET SHALL BE SWEPT AT THE END OF EACH DAY IF SEDIMENT IS EVIDENT.

DE-WATERING PRACTICES

A. DE-WATERING OF TRENCHES AND OPEN EXCAVATIONS SHALL BE PERFORMED SO AS TO ACHIEVE AT A MINIMUM THE FOLLOWING STANDARDS:
1. NO BUCKETING OR PUMPING OF DE-WATERING ACTIVITIES SHALL HAVE A DIRECT DISCHARGE INTO RESOURCE AREAS ON OR OFF THE SITE.
2. MUD PUMPS SHALL BE PLACED IN A 5 GALLON BUCKET FILLED WITH CRUSHED STONE TO FILTER OUT HEAVY SEDIMENTS
B. THE CONTRACTOR MAY USE ANY PRETREATMENT DEVICES SHOWN ON THE PLANS OR MAY IMPLEMENT OTHER DEVICES OR PRACTICES WITH THE APPROVAL OF THE TOWN AND THE DESIGNING ENGINEER.
C. 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

1. 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.
2. COVERING PILES DURING DOWN POURS WITH TARPS CAN BE AN EFFECTIVE METHOD OF TEMPORARY EROSION CONTROL.
3. STOCKPILES SHALL BE LOCATED AT LEAST 100' AWAY FROM WETLANDS AND SURROUNDED BY A SILTATION BARRIER.
4. STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION, MULCH, OR COVERING WITH TARPS.
5. DESIGNATED STOCKPILE LOCATIONS SHALL BE IN SECURE AREAS OF THE SITE.

SEDIMENT BASIN/SILT TRAP MAINTENANCE

1. 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.
2. THE TRAP SHALL BE INSPECTED AFTER EACH RAIN STORM AND CLEANED OR REPAIRED IF NECESSARY
3. 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.
4. 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.
5. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE TO PREVENT FLOATATION.
6. EARTH DAM FILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, OR OTHER ORGANIC MATERIAL.

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.

COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R BENNETT No. 36856 — REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED
DATE: _____

INSTALL/MAINTAIN TEMPORARY ACCESS TO FRONT STAIRS _____
PROPOSED 6' CHAIN LINK CONSTRUCTION FENCE _____
SCITUATE PLANNING BOARD

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

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 45264 — REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

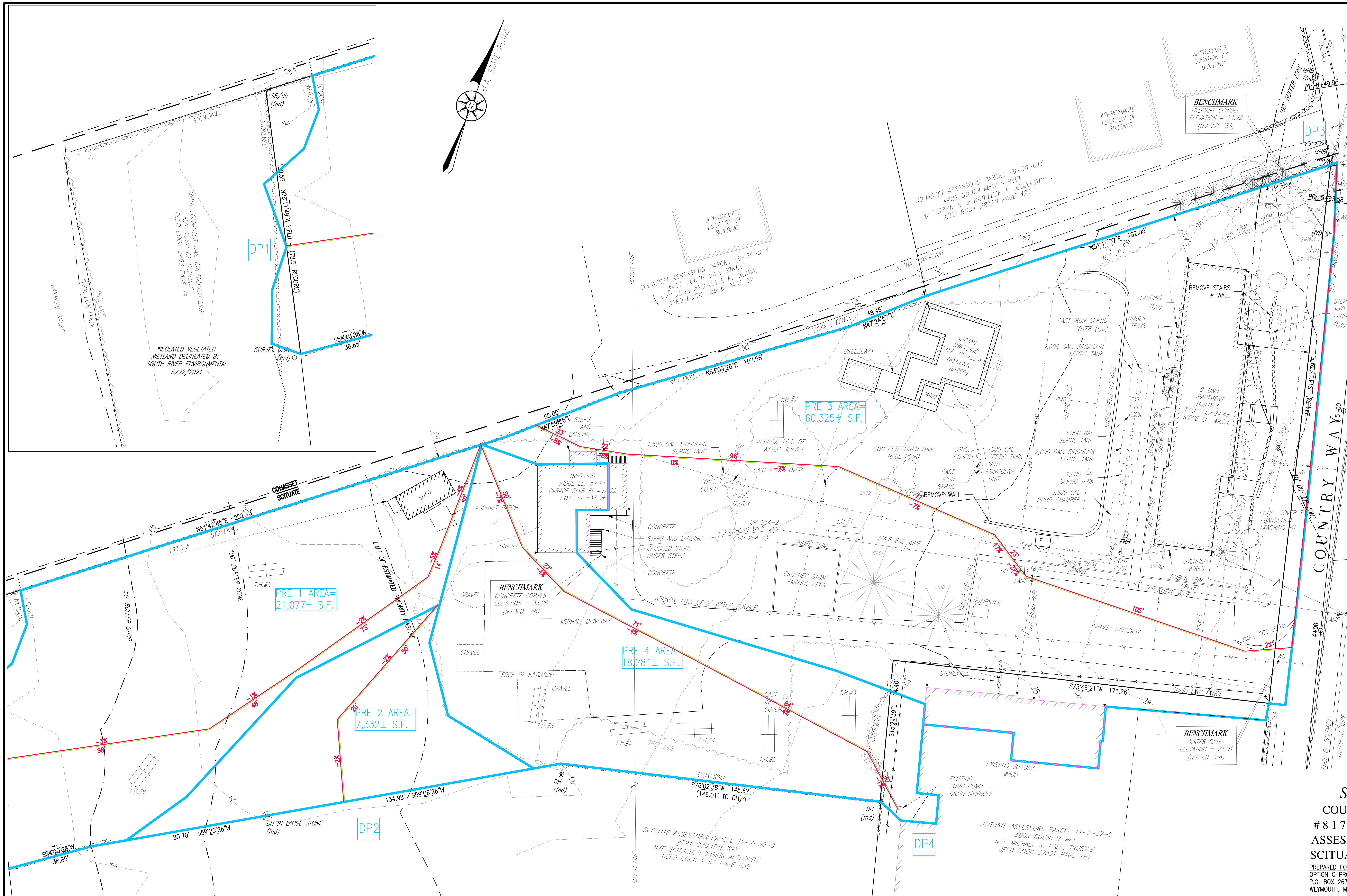
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

GRADING

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



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TIMOTHY R. BENNETT P.L.S. #36856 — 2/14/2023 DATE

SITE PLAN APPROVED

DATE: ____________________

SCITUATE PLANNING BOARD

SITE PLAN

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

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PRE-DEVELOPMENT CATCHMENTS

Scale 1" = 20'

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

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COMMONWEALTH OF MASSACHUSETTS — TIMOTHY R BENNETT No. 36856 — REGISTERED PROFESSIONAL LAND SURVEYOR

2/14/2023

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

SITE PLAN APPROVED

DATE: _____

_____

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_____

_____

_____

SCITUATE PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS — KEVIN S. GRADY CIVIL No. 46264 — REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

COUNTRY WAY ESTATES

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Scale 1" = 40'