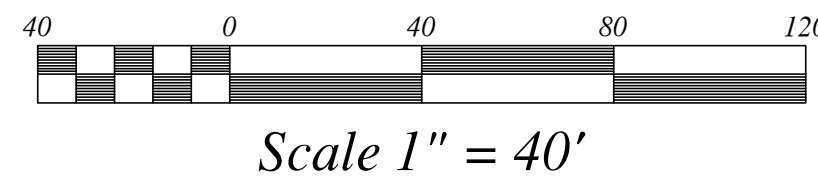
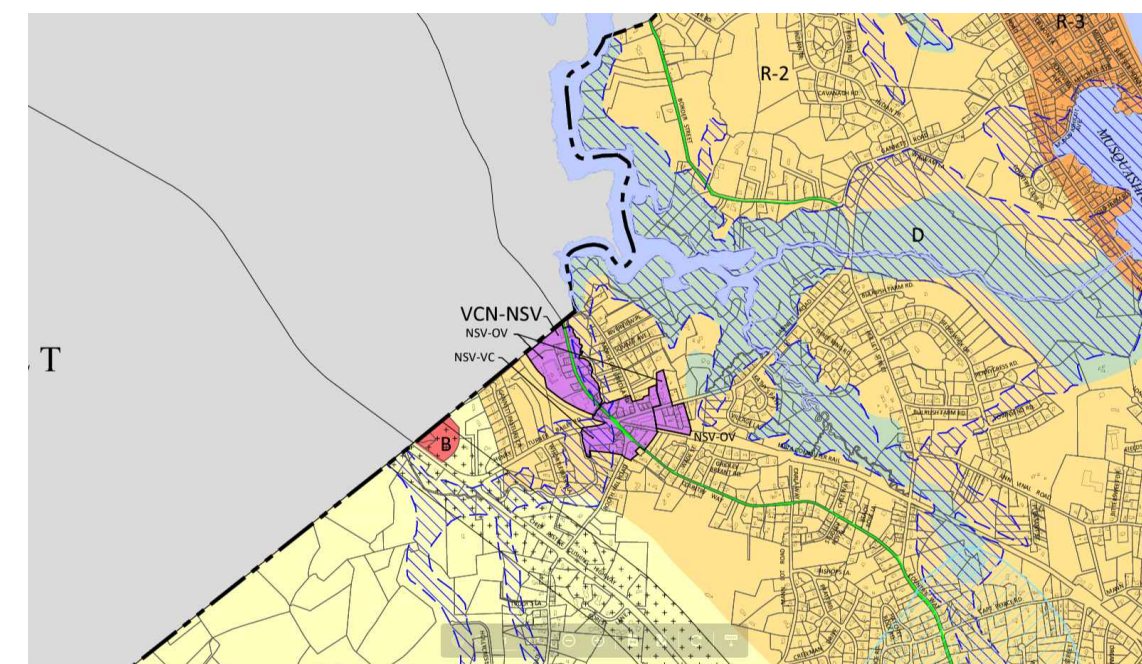
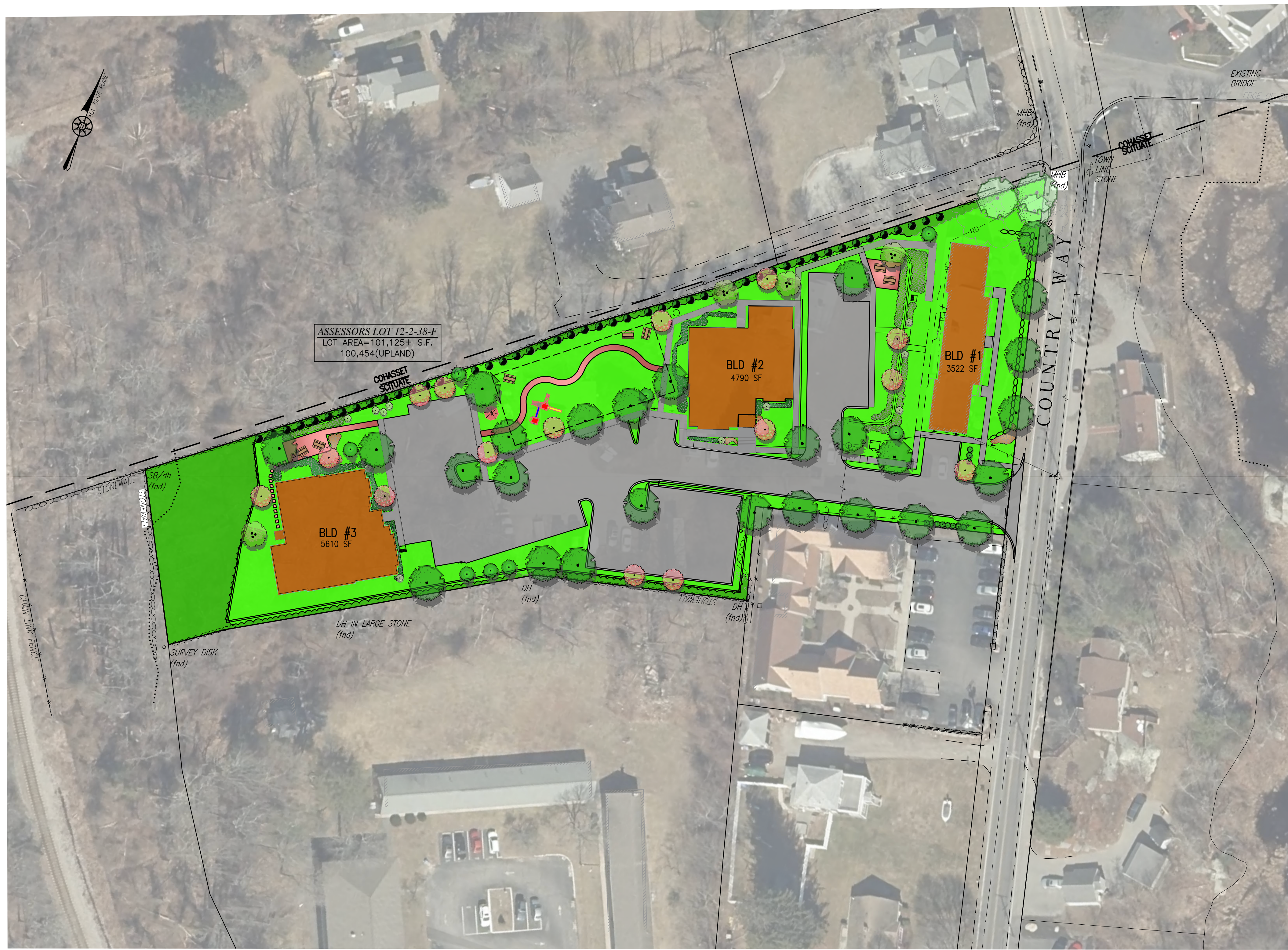


SHEET INDEX

- SHEET 1 COVER
 - SHEET 2 ZONING
 - SHEET 3 ZONING NOTES
 - SHEET 4-6 EXISTING CONDITIONS (BENCHMARKS)
 - SHEET 7 GRADING
 - SHEET 8 PROFILES ROAD - DRY SEWER
 - SHEET 9 LANDSCAPE
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 - 14- 10 SCALE PRESBY DIMS, DETAILS
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 - 16- TANK DETAILS, PRESBY X-SECT
 - 17- ADDITIONAL PLAN AND PROFILE INFO
 - 18- CONVENTIONAL REPLACEMENT AREA
 - SHEET 19 DETAILS - WATER
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 - SHEET 21 DETAILS - ROAD
 - SHEET 22 DETAILS - DRAIN
 - SHEET 23 SUBSURFACE DRAIN DETAILS - BMP PLAN
 - SHEET 24 SUBSURFACE DRAIN DETAILS
 - SHEET 25 EROSION CONTROL PLAN
 - SHEET 26 PRE-DEVELOPMENT
 - SHEET 27 POST DEVELOPMENT
 - SHEET 28 LEGEND
 - SHEET 29 SNOW STORAGE
 - SHEET 30 FENCE PLAN
 - SHEET 31 RETAINING WALL PROFILE
 - SHEET 32 ACCESSIBLE ROUTE
-
- A101-A104 ARCH BLD 2
 - A101-A104 ARCH BLD 3
 - E-1 LIGHTING



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)

RECORD OWNER:
 ASSESSOR MAP 12 LOT 2-38-F
 OPTION C PROPERTIES, L.L.C.
 PO BOX 263
 WEYMOUTH, MA 02190
 DEED BOOK 53705 PG 324

REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
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SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
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FOR REGISTRY USE ONLY

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

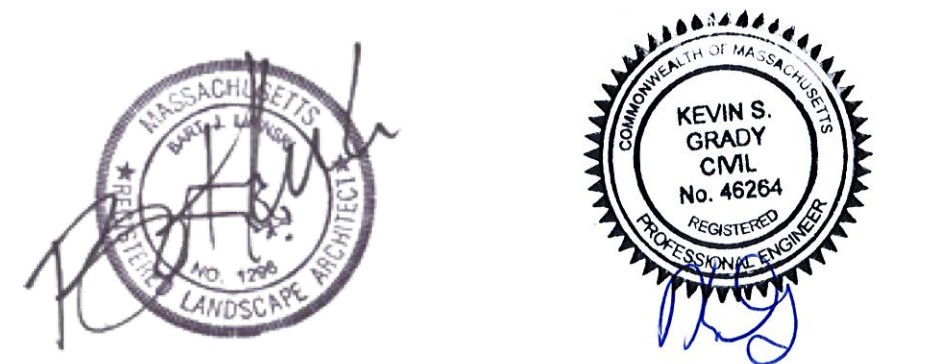
TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

SITE PLAN APPROVED
 DATE: _____

SCITUATE PLANNING BOARD

I, KATHLEEN A. GARDNER, CLERK OF THE TOWN OF SCITUATE, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK



ZONING DATA

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

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

SECTION 580.3 ALLOWED BUILDINGS AND LOT USES

TABLE 1	SPECIAL PERMIT REQUIRED IN THE OV DISTRICT (SP) ALLOWED (Y)
---------	---

PROPOSED:
 BUILDING#1: RETAIN 8 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
 BUILDING#2: PROPOSED 10 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)
 BUILDING#3: PROPOSED 16 UNIT MULTI-FAMILY BUILDING ALLOWED (Y)

*SPECIFIC DEVELOPMENT AND DESIGN STANDARDS UNDER SECTION 750

*580.3(C) SUBJECT TO THE REQUIREMENTS OF SECTION 750 - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MULTI-FAMILY, AND MIXED USE DEVELOPMENT

*580.3(D) CLASSIFICATION: THE ZONING ENFORCEMENT OFFICER SHALL DETERMINE CLASSIFICATION TYPE.

WAIVER REQUEST:

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

TABLE 2 - VCN RESIDENTIAL DENSITY BY BUILDING TYPE & DISTRICT

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

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

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

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

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

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

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

REQUIRED PARKING

SECTION 580.5(A) PARKING REQUIREMENTS SECTION 750.8 AND 760

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

1, 2 & 3 BEDROOM UNITS IN MIXED USE OR MULTI-FAMILY BUILDING (TABLE 2 PG 173)
 3-1 BR UNITS x 1.0 SPACES/UNIT = 3 OFF-STREET SPACES REQUIRED
 25-2 BR UNITS x 1.5 SPACES/UNIT = 38 OFF-STREET SPACES REQUIRED
 6-3 BR UNITS x 2 SPACES/UNIT = 12 OFF-STREET SPACES REQUIRED
 34 UNITS TOTAL = 53 SPACES REQUIRED = 61 PROPOSED

BICYCLE PARKING REQUIREMENT (10% OF REQUIRED PARKING MIN)

53 * 0.1 = 5.3 REQUIRED
 (12 PROPOSED 1-4 BIKE RACK IS PROPOSED AT EACH OF THE THREE BUILDINGS)

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

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.)		28.3'
2.5 Side Yard (Min.)	10 Ft. / 30 Ft.	16'
2.6 Rear Yard (Min.)	1.5 Ft.	78.8'
2.7 Outdoor Amenity Space Coverage (Min.) SECTION 752	20% 20,473 SF MIN=20%	21% (21,254)
3. DESIGN STANDARDS		
3.1 Building Height (Max.)	4 Stories / 40 Ft.	4 STORIES
3.2 Street Facing Wall Width (Min.)	60 Ft.	128.5'(EXISTING BUILDING)
3.3 Street Facing Wall Width (Max.)	100 Ft.	128.5'(EXISTING BUILDING)
3.4 Street Facing Entrance	Required	(EXISTING)
3.5 Maximum Building Footprint (SF)	Not Applicable	NOT APPLICABLE
4. ADDITIONAL STANDARDS		
4.1		
4.2		

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



TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

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

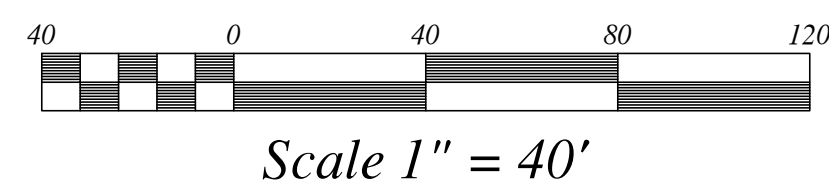
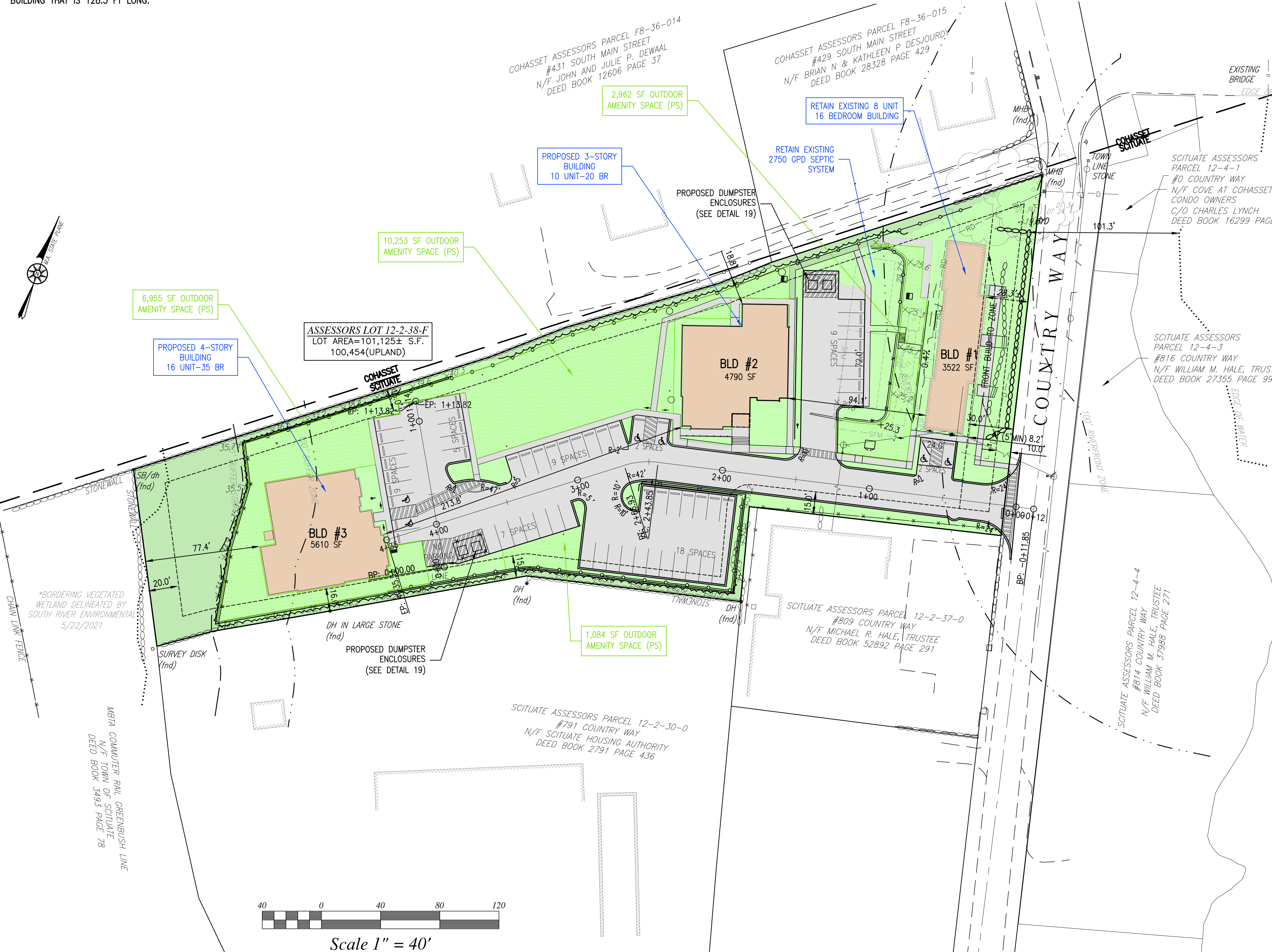


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SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS

PREPARED FOR: FEBRUARY 2, 2023
 OPTION C PROPERTIES L.L.C. SCALE: 1"=40'
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 ASSESSOR MAP 12 LOT 2-38-F

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PLAN REFERENCES

- LAYOUT 3338
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- PLAN BOOK 6 PAGE 265
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- PLAN BOOK 14 PAGE 1161
- PLAN BOOK 45 PAGE 787 (PLAN No. 449 OF 2002)
- PLAN BOOK 1619 PAGE 142
- PLAN BOOK 2394 PAGE 32 (PLAN No. 19 OF 1955)
- PLAN BOOK 3158 PAGE 463 (PLAN No. 384 OF 1953)

ZONING

COMPLIANCE WITH SCITUATE ZONING BYLAW - SECTION 750

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

SECTION 750.1 APPLICABILITY A. GENERAL
 - CONSTRUCTION OF A NEW MULTI-FAMILY DEVELOPMENT REQUIRING MAJOR SITE PLAN APPROVAL

SECTION 750.1 APPLICABILITY B. EXISTING BUILDINGS AND STRUCTURES
 - THE EXISTING FRONT BUILDING IS TO BE RETAINED MULTI-FAMILY BUILDING

SECTION 750.1 APPLICABILITY C. ATTACHED SINGLE FAMILY DEVELOPMENTS
 - PROPOSED MULTI-FAMILY DEVELOPMENT SUBJECT TO DESIGN STANDARDS OF SECTION 750

SECTION 750.1 APPLICABILITY D. EXEMPTIONS
 - PROPOSED MULTI-FAMILY DEVELOPMENT IS NOT EXEMPT DESIGN STANDARDS OF SECTION 750

SECTION 750.2 DESIGN REVIEW COMMITTEE
 - THE PROPOSED MULTI-FAMILY DEVELOPMENT IS SUBJECT TO THE REVIEW OF THE DESIGN REVIEW COMMITTEE

SECTION 750.3 REVIEW PROCESS
 - THE APPLICANT SHALL MEET AND REVIEW PROJECT WITH THE DESIGN REVIEW COMMITTEE

SECTION 750.4 APPLICATION AND MATERIALS
 - THE APPLICANT HAS SUBMITTED ALL REQUIRED PLANS AND DOCUMENTS

SECTION 750.5 GENERAL DESIGN STANDARDS FOR ALL COMMERCIAL, MULTIFAMILY AND MIXED USE BUILDINGS AND DEVELOPMENTS
 - THE PROPOSED PROJECT IS SUBJECT TO REVIEW AND JUDGEMENT TO DETERMINE IF THE PROJECT RELATES HARMONIOUSLY TO THE NATURE AND CONTEXT OF EXISTING BUILDINGS IN THE VICINITY

SECTION 750.5(A) GENERAL DESIGN STANDARDS
 1.a. BUILDING LOT DIMENSIONS – NO MINIMUM AREA REQUIREMENTS FOR MULTIFAMILY BUILDING
 1.b. TWO NEW BUILDING ARE PROPOSED, RETAIN EXISTING FRONT BUILDING – BUILDING LOT DIMENSIONAL STANDARDS ARE MET AS DETAILED ON THE SITE PLAN.
 1.c. BUILDING PLACEMENT THE PROPOSED PROJECT SITE MEETS THE MINIMUM LOT DIMENSIONAL STANDARDS IDENTIFIED IN SECTION 750.6
 1.d. BUILD TO ZONE – THE EXISTING BUILDING IS TO BE RETAINED. THE BUILDING IS IN THE REQUIRED BUILD TO ZONE (EXISTING 28.3)MIN/MAX 10/30 FT
 1.e. BUILD TO ZONE OCCUPANCY – 128.3/244.32=52.5% > 50% MIN
 1.f. CORNER LOT CLEARANCE – NOT APPLICABLE

SECTION 750.5(2) MINIMUM AND MAXIMUM HEIGHT
 - THE PROPOSED BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GROUND LEVEL AT THE BASE OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN THE EAVE AND RIDGE OF THE PITCHED ROOF. THE PROPOSED BUILDING MEETS THE BUILDING HEIGHT REQUIREMENTS OF SECTION 750.6 (SEE ARCHITECTURAL PLANS) 37'8"

2.b. HEIGHT MEASUREMENT AND ROOF PITCH
 - THE PROPOSED BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GROUND LEVEL AT THE BASE OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN THE EAVE AND RIDGE OF THE PITCHED ROOF. THE PROPOSED BUILDING HEIGHT IS 39.0± THE MAXIMUM BUILDING HEIGHT IS 40'

2.c. PENTHOUSE – NOT APPLICABLE
 - 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 2 PRINCIPAL BUILDING AND RETAINING THE EXISTING BUILDING ON A SINGLE LOT. THE PROPOSED SITE CONTAINS 101,125 SF LOT. THE PROJECT PROPOSES 3 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.

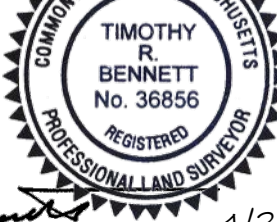
SECTION 750.8 DEVELOPMENT SITE STANDARDS F. OPEN SPACE – SEE SECTION 752
 - THE PROPOSED PROJECT CONSISTS OF PRIVATE OPEN SPACE (PS). IN ACCORDANCE WITH SECTION 750.6 20% OF OPEN SPACE OR OUTDOOR AMENITY SPACE IS REQUIRED. THE PROJECT PROPOSES 21% OF OUTDOOR AMENITY SPACE OR 21,255 SF AS REQUIRED.

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.	16'
2.6 Rear Yard (Min.)	20 Ft.	78.8'
2.7 Outdoor Amenity Space Coverage (Min.) SECTION 752	20% 20,473 SF MIN=20%	21% (21,254)
3. DESIGN STANDARDS		
3.1 Building Height (Max.)	4 Stories / 40 Ft.	4 STORIES
3.2 Street Facing Wall Width (Min.)	60 Ft.	128.5'(EXISTING BUILDING)
3.3 Street Facing Wall Width (Max.)	100 Ft.	128.5'(EXISTING BUILDING)
3.4 Street Facing Entrance	Required	(EXISTING)
3.5 Maximum Building Footprint (SF)	Not Applicable	NOT APPLICABLE
4. ADDITIONAL STANDARDS		
4.1		
4.2		

FOR REGISTRY USE ONLY

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 TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

SITE PLAN APPROVED
 DATE: _____

 SCITUATE PLANNING BOARD



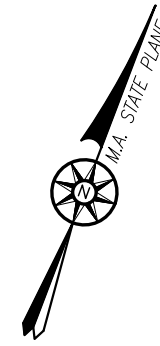
REVISIONS	
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OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
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SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS

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


 **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-NOTES



FOR REGISTRY USE ONLY

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TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

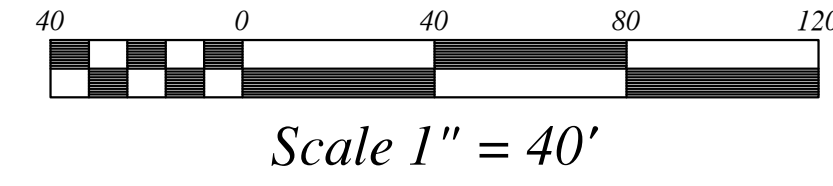
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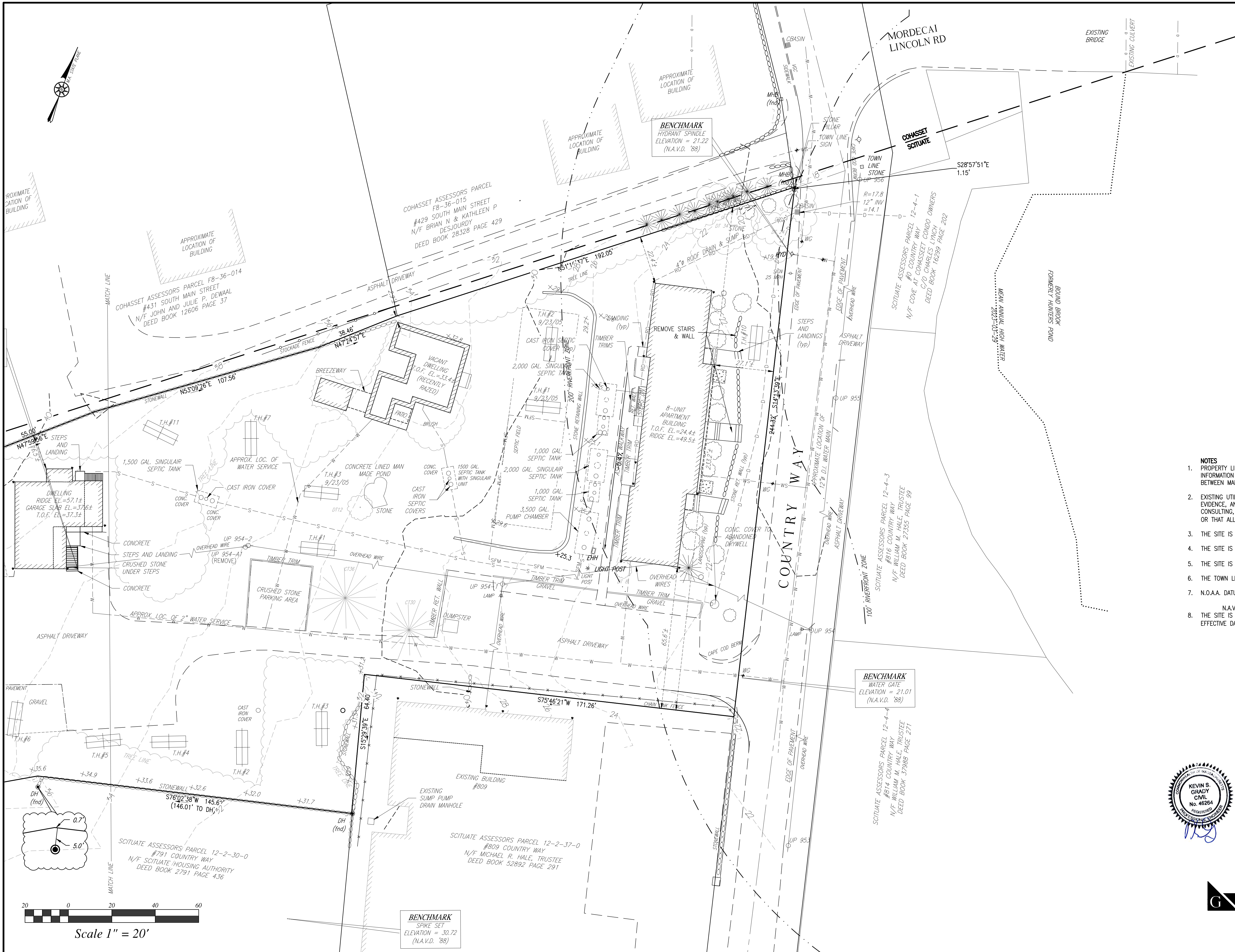
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SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS
PREPARED FOR: FEBRUARY 2, 2023
OPTION C PROPERTIES L.L.C. SCALE: 1"=40'
P.O. BOX 263 JOB No. 20-475
WEYMOUTH, MA 02190



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EXISTING CONDITIONS - 40 SCALE



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TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

SITE PLAN APPROVED
 DATE: _____

 SCITUATE PLANNING BOARD

- NOTES**
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION AT THE REGISTRY OF DEEDS AND A FIELD SURVEY DONE BY GRADY CONSULTING, L.L.C. BETWEEN MARCH 2 AND MAY 11, 2020, INCLUSIVE.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE, AND RECORD INFORMATION, AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
 - THE SITE IS LOCATED IN A ZONE X FLOOD PLAIN DISTRICT.
 - THE SITE IS PARTIALLY LOCATED WITHIN AN ESTIMATED HABITAT OF RARE SPECIES (PH 1103).
 - THE TOWN LINE IS CALCULATED FROM MASSDOT SURVEY DATA
 - N.O.A.A. DATUM DATA FOR BOSTON, MA
 - N.A.V.D.'88 EL. 0.30 = M.S.L. EL. 0.00
 THE SITE IS LOCATED IN A FEMA FLOOD ZONE X AS SHOWN ON MAP 25023C0106L WITH AN EFFECTIVE DATE OF 7/6/2021.

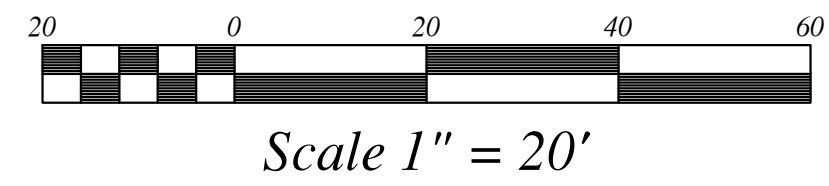
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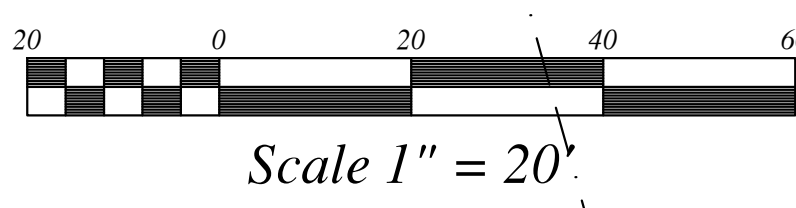
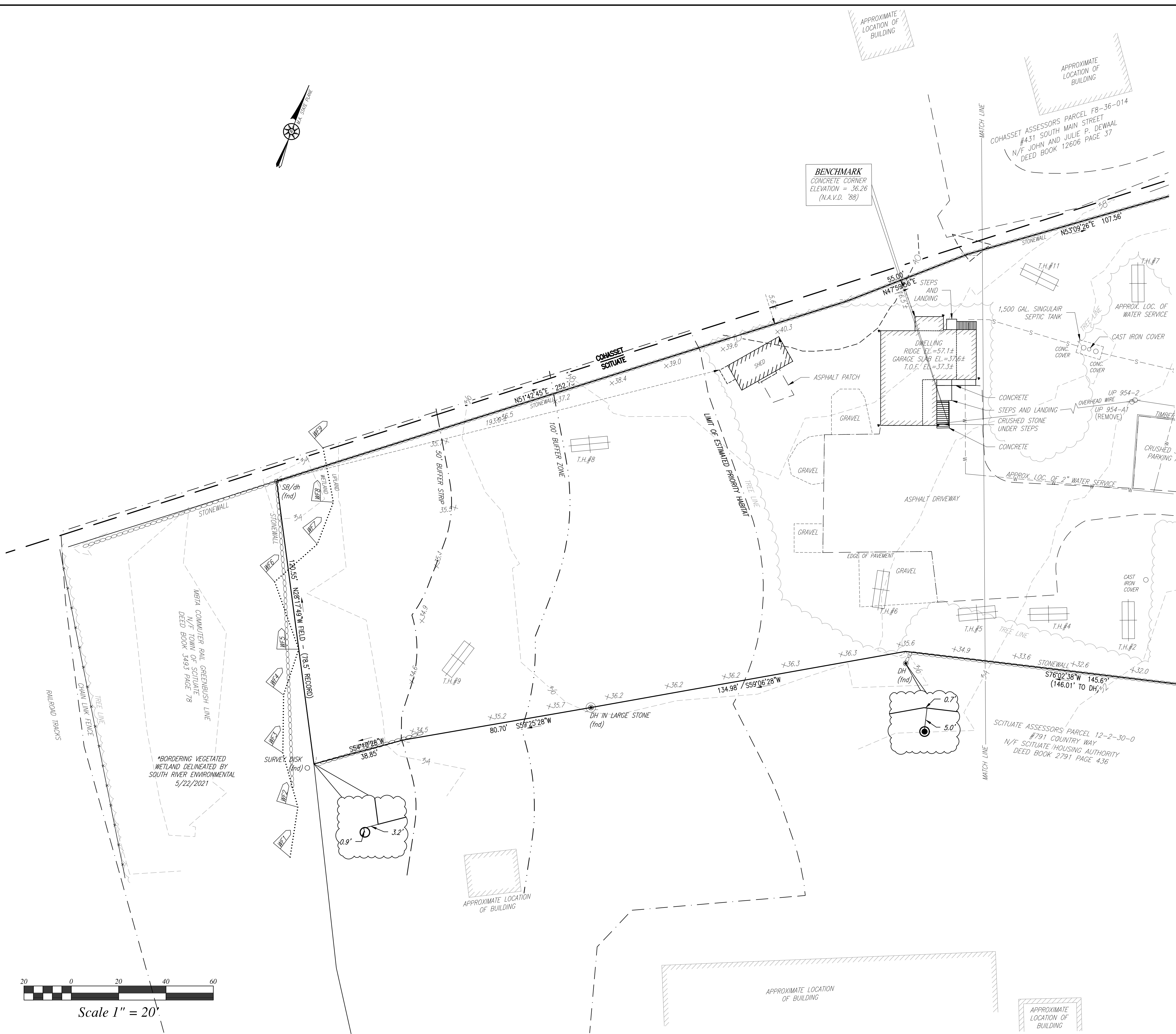
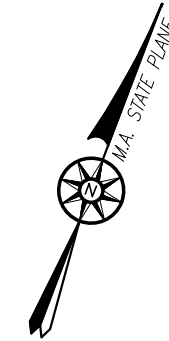
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EXISTING CONDITIONS - 20' SCALE



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TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

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DATE: _____

SCITUATE PLANNING BOARD



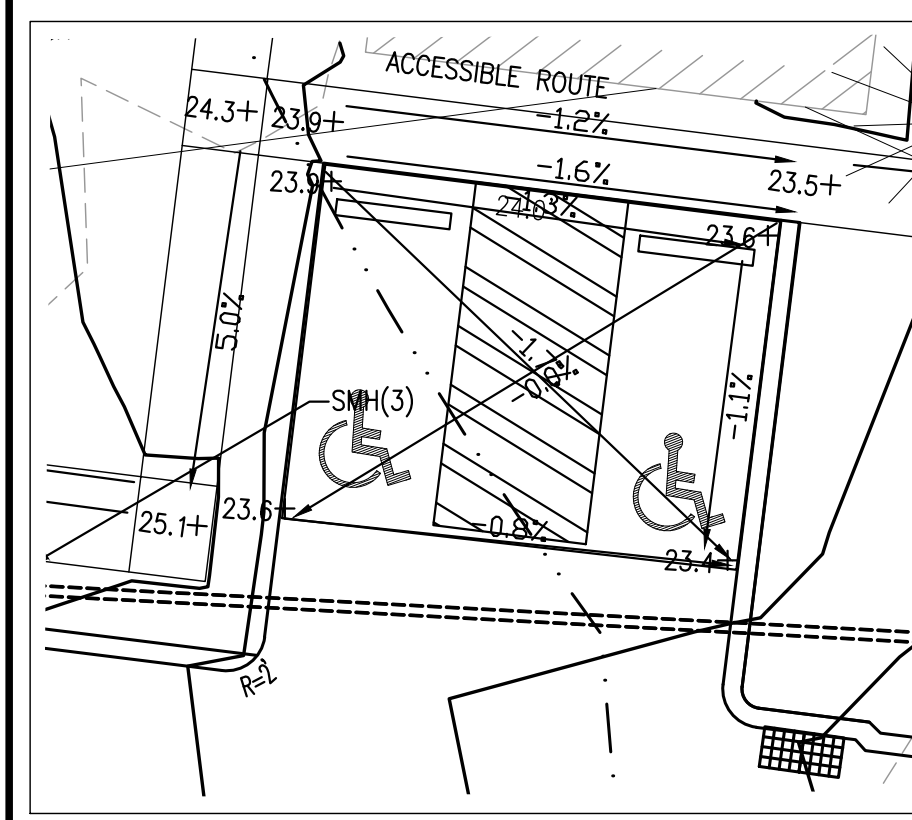
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817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

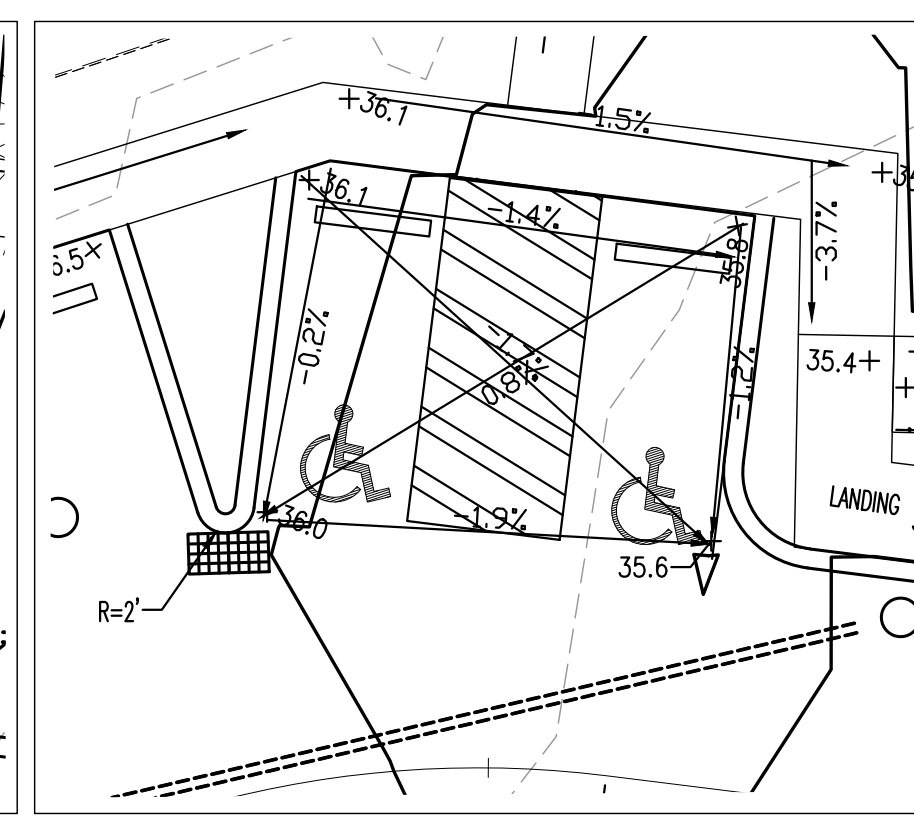
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EXISTING CONDITIONS - 20 SCALE

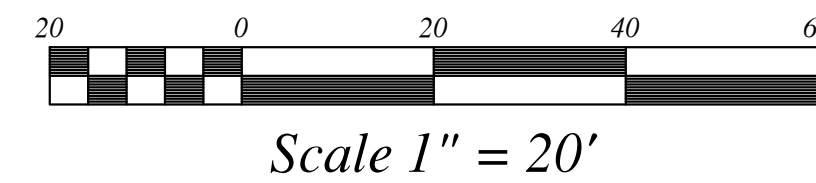
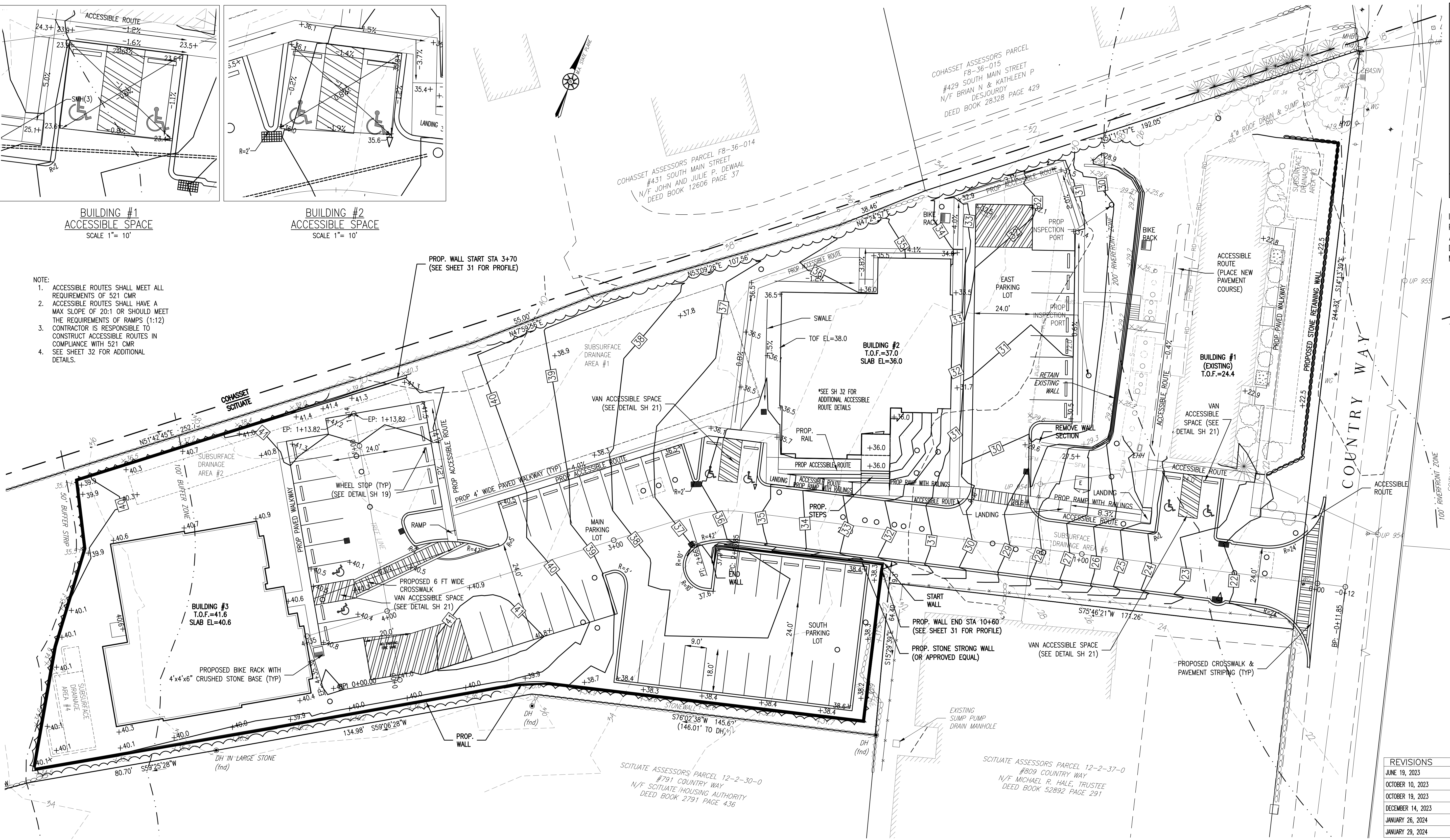


**BUILDING #1
ACCESSIBLE SPACE**
SCALE 1" = 10'



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

- NOTE:
1. ACCESSIBLE ROUTES SHALL MEET ALL REQUIREMENTS OF 521 CMR
 2. ACCESSIBLE ROUTES SHALL HAVE A MAX SLOPE OF 20:1 OR SHOULD MEET THE REQUIREMENTS OF RAMPS (1:12)
 3. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ACCESSIBLE ROUTES IN COMPLIANCE WITH 521 CMR
 4. SEE SHEET 32 FOR ADDITIONAL DETAILS.



FOR REGISTRY USE ONLY

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TIMOTHY R. BENNETT
No. 36856
REGISTERED PROFESSIONAL LAND SURVEYOR
1/31/2024
DATE

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD

KEVIN S. GRADY
CIVIL
No. 45264
REGISTERED PROFESSIONAL LAND SURVEYOR

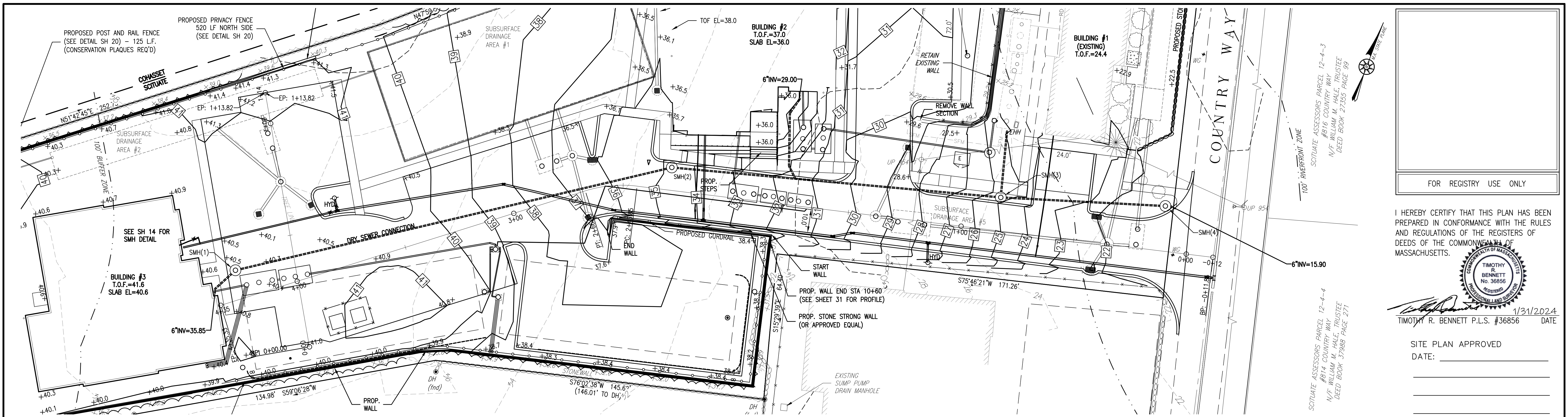
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COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

PREPARED FOR: FEBRUARY 2, 2023
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GRADING



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1/31/2024
TIMOTHY R. BENNETT P.L.S. #36856 DATE



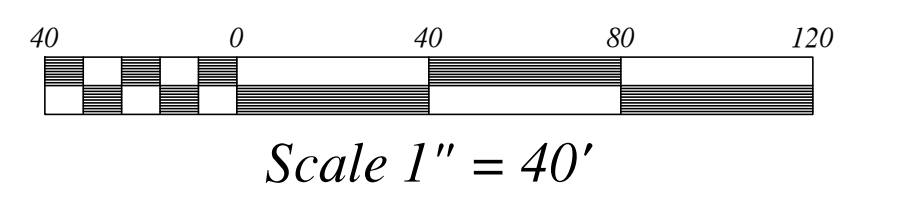
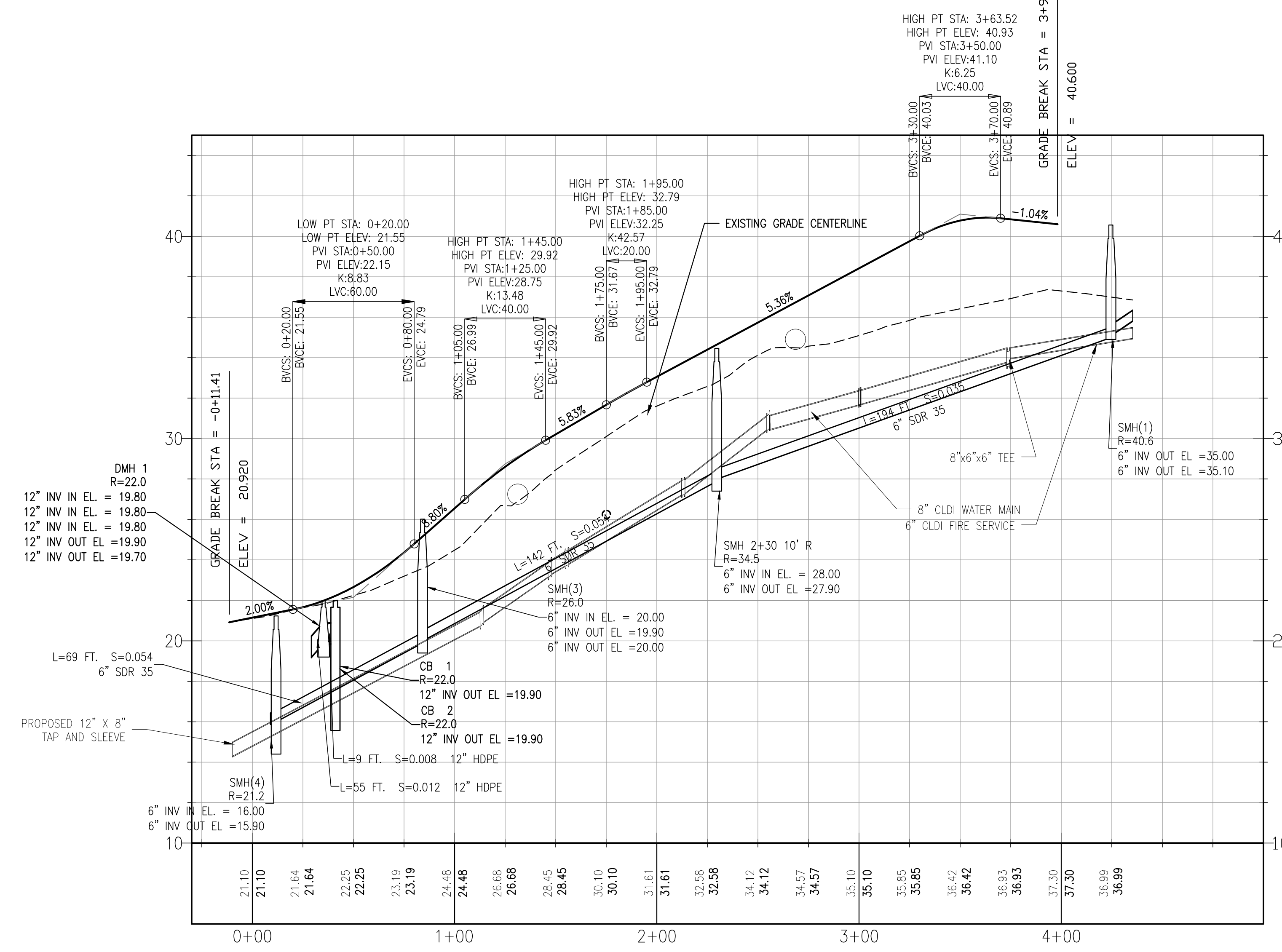
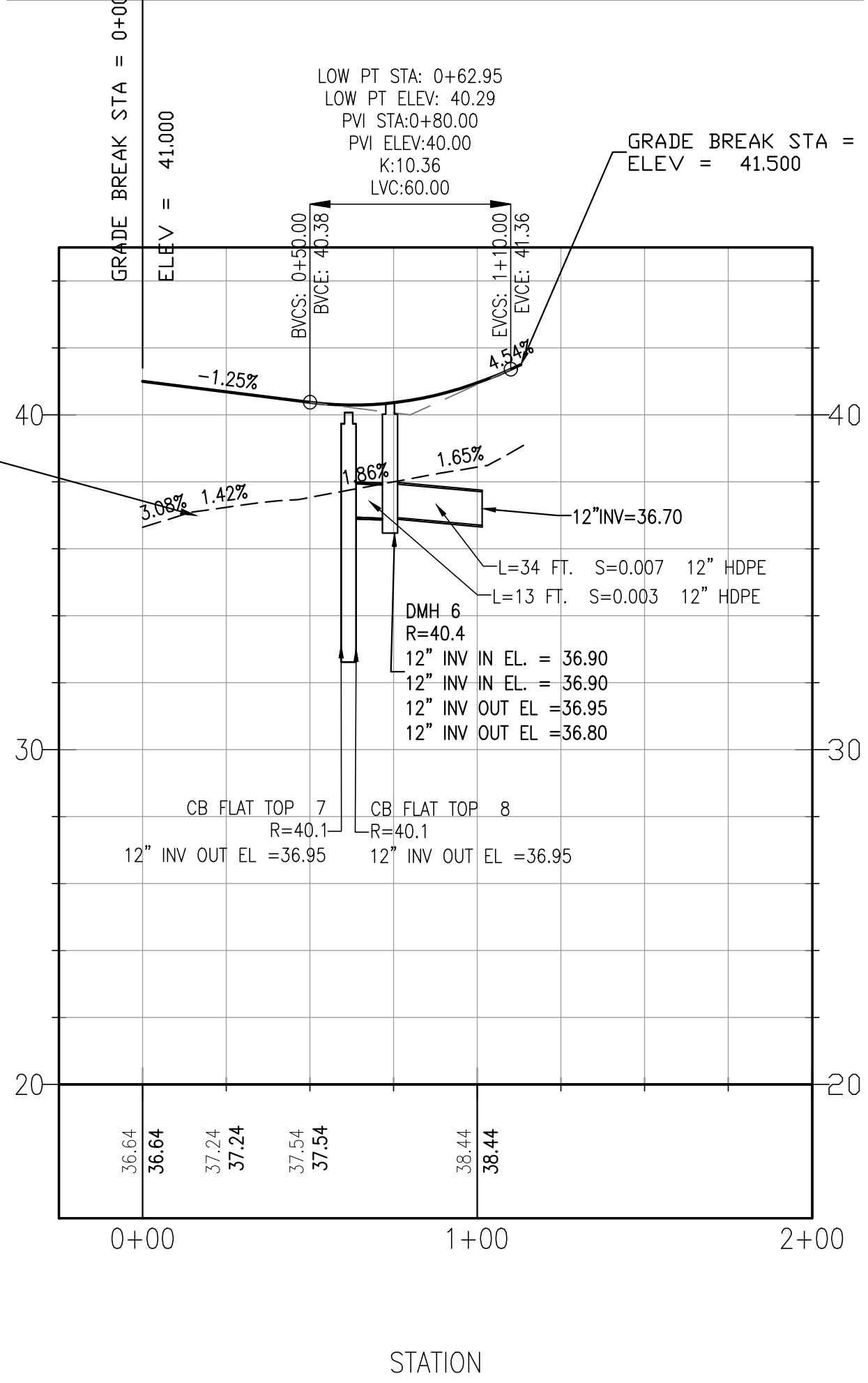
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DATE: _____

SCITUATE PLANNING BOARD

SEE SHEET 14 FOR SEWER NOTES:
SEWER SYSTEM IS TO BE CONSTRUCTED FOR FUTURE CONNECTION IF SEWER MUNICIPAL SEWER SYSTEM IS CONSTRUCTED PER PLANNING BOARD AND DPW PERMIT APPROVAL REQUIREMENTS

Alignment - Main Driveway PROFILE

Alignment - Rear Parking Lot PROFILE



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



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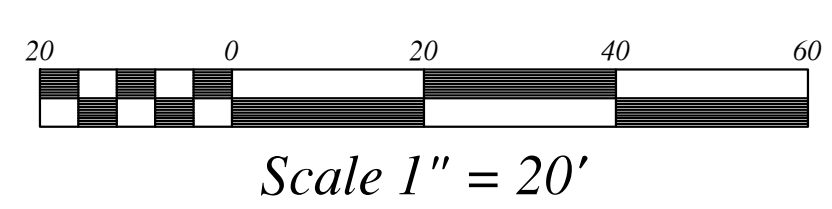
TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

SITE PLAN APPROVED DATE: _____

 SCITUATE PLANNING BOARD

CONCEPT PLANT SCHEDULE

	CUMP TREES (B&B 3-4' HGT) BIRCH, KATSURKA, FRINGE TREE BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	4
	EVERGREEN TREES (B&B 5-6' HGT.) PICEA ABIES / NORWAY SPRUCE PICEA GLAUCA / WHITE SPRUCE PINUS STROBUS / WHITE PINE	8 2 2 4
	FLOWERING TREES (B&B 2-5' CAL.) CORNUS FLORIDA / EASTERN DOGWOOD PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY SYRINGA CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR SYRINGA RETICULATA / JAPANESE TREE LILAC	15 8 8 8
	PYRAMIDAL EVERGREENS (B&B 4-5' HGT.) 15' O.C. THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	11
	SHADE TREES (B&B 2-5' CAL.) ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE FRAXINUS PENNSYLVANICA / GREEN ASH GLEDDITIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST TILIA CORDATA / LITTLELEAF LINDEN	27 8 8 5
	DECIDUOUS SHRUB (LARGE) - 3-4' HGT AMELANCHER ALNIFOLIA / SERVICEBERRY HIBISCUS SYRIACUS / ROSE OF SHARON SYRINGA VULGARIS / COMMON LILAC	11 4 4 4
	GREEN GIANT ARBORVITAE - 4-5' HGT THUJA PLICATA / WESTERN RED CEDAR	48
	ASSORTED PERENNIALS (1 GAL.) ASSORTED PERENNIALS	409 SF 107
	FOUNDATION PLANTINGS (B&B 15-3' HGT.) ILEX ORENATA 'GREEN LUSTRE' / GREEN LUSTRE JAPANESE HOLLY ILEX GLABRA 'SHAMROCK' / INKBERRY PIERIS JAPONICA 'DOROTHY WYCOFF' / DOROTHY WYCOFF LILY OF THE VALLEY SHRUB PIERIS JAPONICA 'MOUNTAIN FIRE' / MOUNTAIN FIRE PIERIS RHODODENDRON X 'LEE'S DARK PURPLE' / LEE'S DARK PURPLE RHODODENDRON X 'SCINTILLATION' / SCINTILLATION RHODODENDRON	1269 SF 17 17 8 8 8 8
	LOW SHRUBS (3 GAL. 18-24" HGT.) AZALEA X 'BLAAUW'S PINK' / BLAAUW'S PINK AZALEA AZALEA X 'DELAWARE VALLEY WHITE' / VALLEY WHITE AZALEA COTONEASTER ADPRESSUS 'TOM THUMB' / EARLY COTONEASTER EUONIMUS FORTUNEI / WINTERCREEPER HYPERICUM X 'HIDCOTE' / HIDCOTE ST. JOHN'S WORT JUNIPERUS CHINENSIS 'SARGENTII' / SARGENT JUNIPER LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE SPRAEA X BUMBALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA WEIGELA FLORIDA 'MY MONET' / MY MONET WEIGELA	1276 SF 23 23 15 15 15 15 15 15



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

SEE SHEET 21 FOR CONCRETE PAVER DETAIL

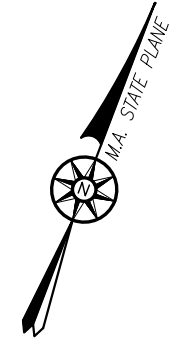
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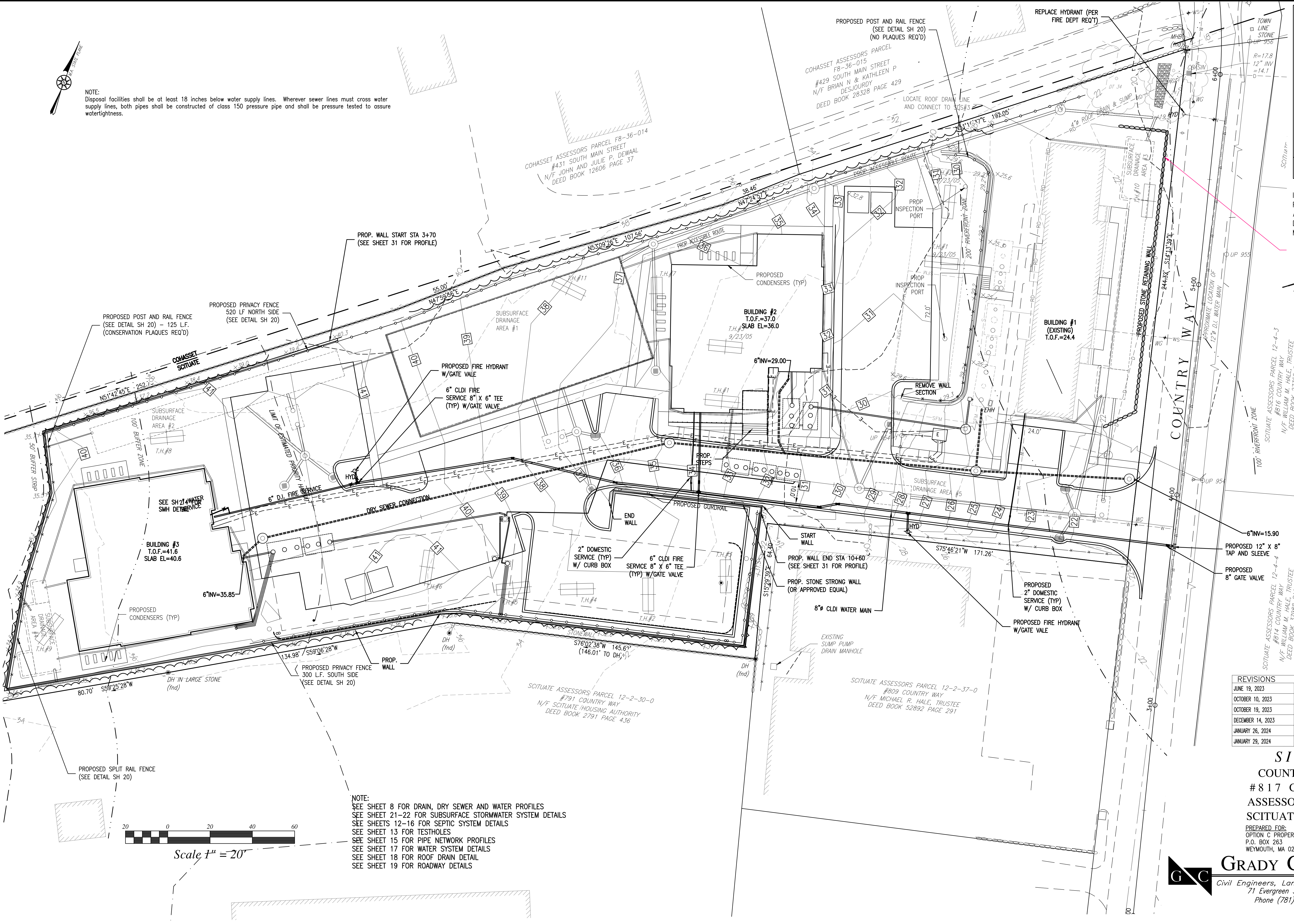
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PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 P.O. BOX 263 SCALE: 1"=20'
 WEYMOUTH, MA 02190 JOB No. 20-475

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



NOTE:
 Disposal facilities shall be at least 18 inches below water supply lines. Wherever sewer lines must cross water supply lines, both pipes shall be constructed of class 150 pressure pipe and shall be pressure tested to assure watertightness.



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TIMOTHY R. BENNETT
 No. 36856
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1/31/2024
 TIMOTHY R. BENNETT P.L.S. #36856 DATE

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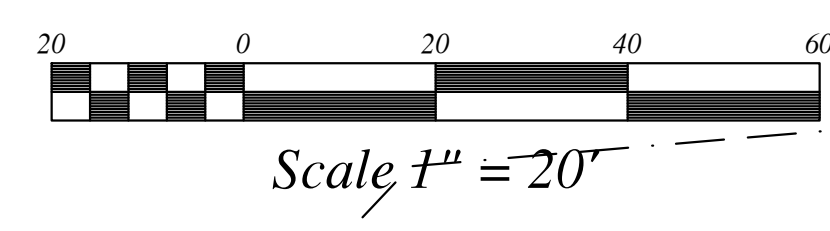
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
OCTOBER 19, 2023	RESPOND TO CONSERVATION AND BOARD OF HEALTH COMMENTS
DECEMBER 14, 2023	RESPOND TO PLANNING BOARD AND PEER REVIEW COMMENTS
JANUARY 26, 2024	RESPOND TO PLANNING BOARD AND PEER REVIEW 1/18/24 COMMENTS
JANUARY 29, 2024	RESPOND TO PLANNING BOARD 1/25/24 MEETING COMMENTS

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

PREPARED FOR:
 OPTION C PROPERTIES L.L.C.
 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



NOTE:
 SEE SHEET 8 FOR DRAIN, DRY SEWER AND WATER PROFILES
 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