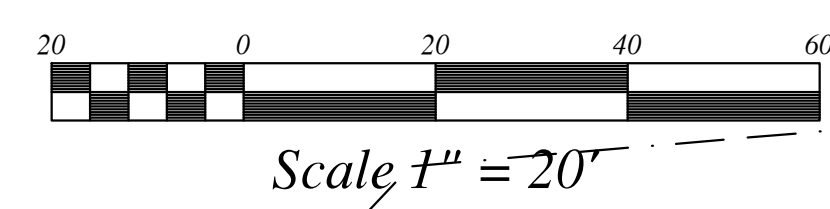
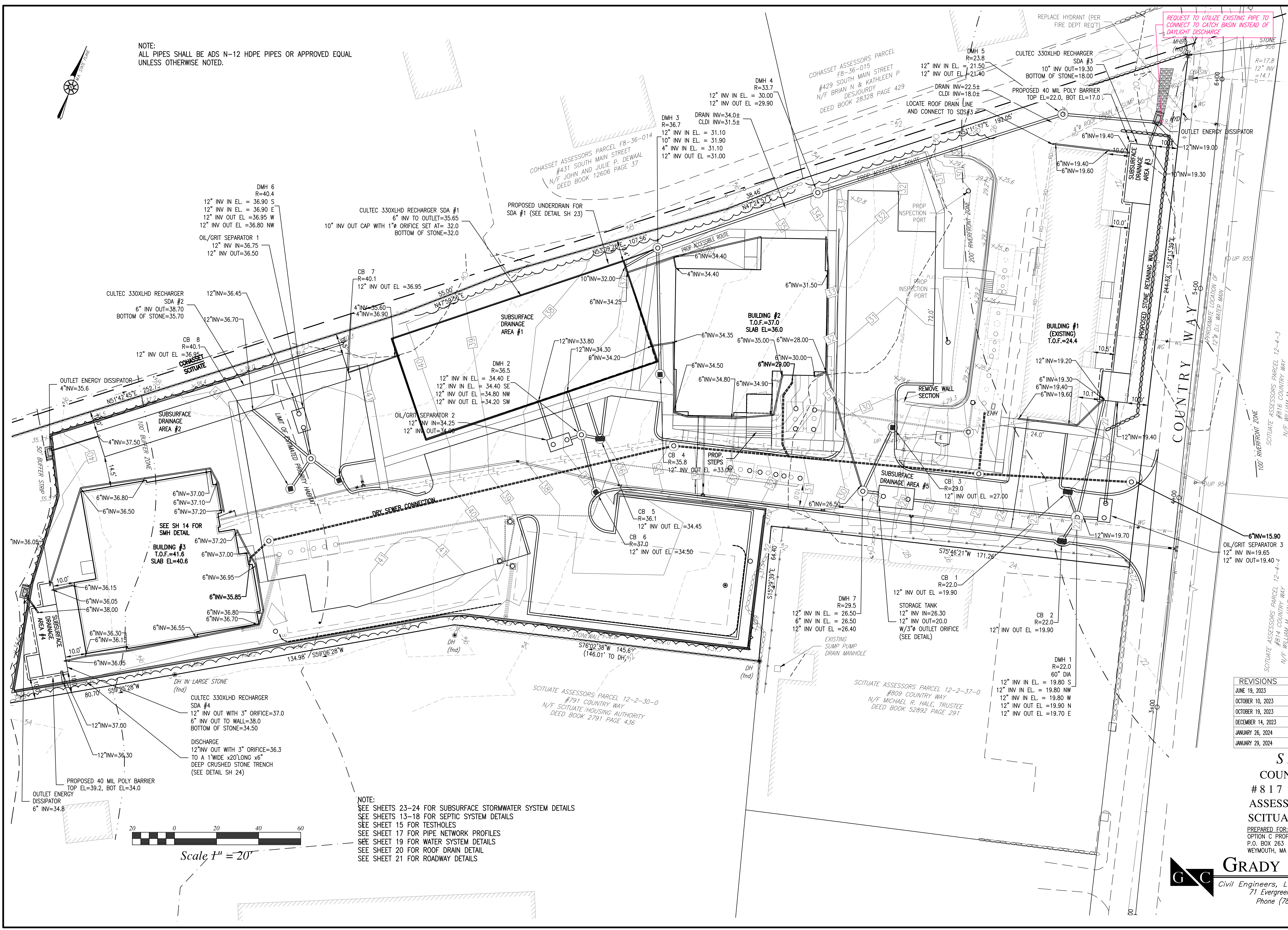


NOTE:
ALL PIPES SHALL BE ADS N-12 HDPE PIPES OR APPROVED EQUAL
UNLESS OTHERWISE NOTED.



NOTE:
SEE SHEETS 23-24 FOR SUBSURFACE STORMWATER SYSTEM DETAILS
SEE SHEETS 13-18 FOR SEPTIC SYSTEM DETAILS
SEE SHEET 15 FOR TESTHOLES
SEE SHEET 17 FOR PIPE NETWORK PROFILES
SEE SHEET 19 FOR WATER SYSTEM DETAILS
SEE SHEET 20 FOR ROOF DRAIN DETAIL
SEE SHEET 21 FOR ROADWAY DETAILS

FOR REGISTRY USE ONLY

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

TIMOTHY R. BENNETT
No. 36856
DATE: 1/31/2024
TIMOTHY R. BENNETT P.L.S. #36856

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD

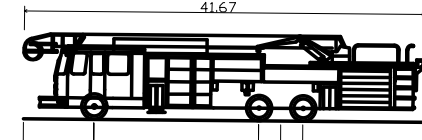
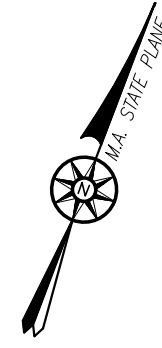
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
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SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

PREPARED FOR:
OPTIM 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



Ladder truck
 Overall Length 41.670ft
 Overall Width 8.933ft
 Overall Body Height 17.56ft
 Min Body Ground Clearance 0.775ft
 Track Width 7.50ft
 Lock-to-lock time 6.06s
 Max Wheel Angle 37.00°

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

PROPOSED POST AND RAIL FENCE
 (SEE DETAIL SH 20)
 (NO PLAQUES REQ'D)
 COHASSET ASSESSORS PARCEL
 FB-36-015
 #429 SOUTH MAIN STREET
 N/F BRIAN N & KATHLEEN P
 DESJOURDY
 DEED BOOK 28328 PAGE 429

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

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

LANDSCAPE PARKING SCREEN REQUIRED 750.8.D

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



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

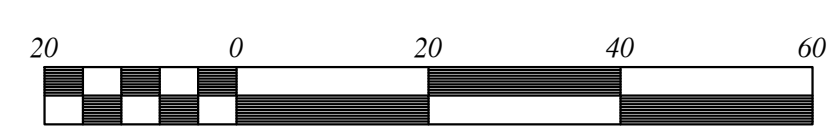
PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 SCALE: 1" = 20'
 P.O. BOX 263 WEYMOUTH, MA 02190 JOB No. 20-475

GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingston, MA 02364
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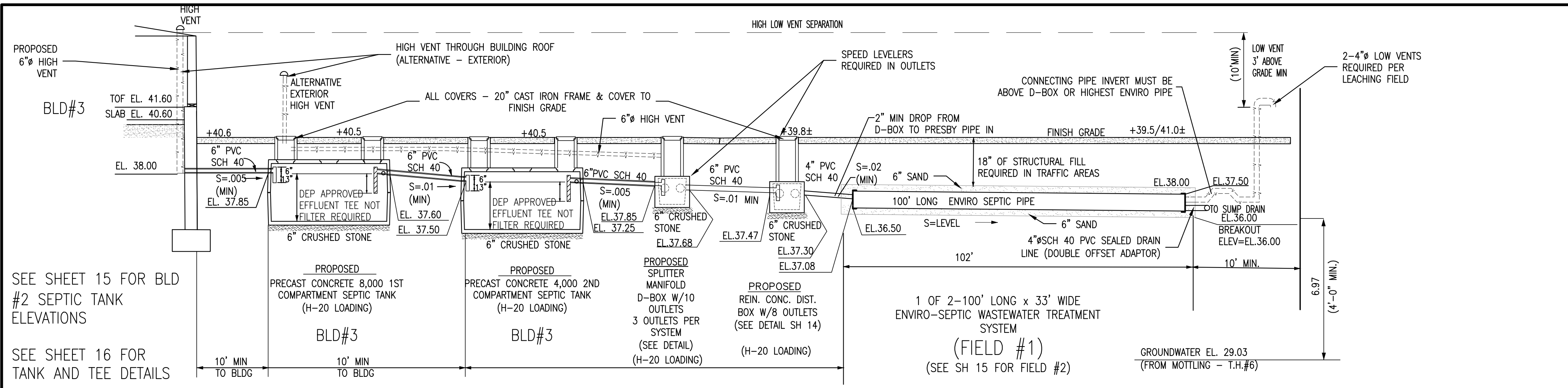
SAFETY & SIGNAGE



- NOTES: (SEE TRAFFIC IMPACT ASSESSMENT BY VANASSE)
- 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.
 - POSTED SPEED LIMIT AT DRIVEWAY INTERSECTION IS 30 MPH.
 - AASHTO SECTION 1340 DIAGRAM 3 REQUIRES A 250' STOPPING DISTANCE FROM A DRIVEWAY FOR A POSTED SPEED LIMIT OF 25 MPH.
 - INTERSECTION LINE OF SIGHT MAY BE TAKEN FROM ANY POINT FROM 10' TO 18' OFF THE EDGE OF ROADWAY PAVEMENT PER AASHTO SECTION 1340.
 - FOR INTERSECTION SIGHT DISTANCE STUDIES THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF APPROACHING OBJECT IS 3.5' PER AASHTO.
 - FOR STOPPING SIGHT DISTANCE THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF OBJECT IS 2.0' PER AASHTO.



Scale 1" = 20'



SEPTIC DESIGN FLOW

BEDROOMS	DESIGN FLOW
BLD #1 - 16	= 1,760 GPD
BLD #2 - 20	= 2,200 GPD
BLD #3 - 35	= 3,850 GPD
TOTAL 71	= 7,810 GPD

FLOW TO EXISTING SYSTEM (24 BR) = 2,640 GPD
FLOW TO PROPOSED SYSTEM (47 BR) = 5,170 GPD

SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

TITLE 5
1. DESIGN DAILY FLOW (TOTAL 71 BR)
(24 BR TO EXISTING SYSTEM & 47 BR TO PROPOSED SYSTEM)

RETAIN EXISTING SYSTEM

CAPACITY = 25 BR OR 2,750 GPD
PROPOSED TO EXISTING SYSTEM 24 BEDROOMS (16 FROM EXISTING BUILDING AND 8 FROM PROPOSED BUILDING #2)
16 (1,760 GPD) + 8 BR (880 GPD) FROM BUILDING #2 TO EXISTING SYSTEM
= 1,760 + 880 = 2,640 GPD < 2,750 GPD CAPACITY

PROPOSED SYSTEM

CAPACITY = 71 BR - 24 BR (TO EXIST SYSTEM) = 47 BR X 110 = 5,170 GPD

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

ENVIRO-SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

*USE 5,170 GPD FOR ENVIRO-SEPTIC DESIGN CRITERIA

TITLE 5 MINIMUM AREA = 5,170 GPD / 0.56 GPD/S.F. = 9,232 S.F.
PER CERTIFICATION FOR GENERAL USE SECTION II(3) 40% REDUCTION IN SOIL ABSORPTION SYSTEM ALLOWED
REQUIRED AREA = 9,232 S.F. LESS 40% = 5,539 S.F. (MIN)

USE: 2-102' LONG X 33' WIDE ENVIRO-SEPTIC PIPE LEACHING BED SYSTEMS

PROPOSED AREA (PER SYSTEM): 102 X 33.0 X 2 FIELDS = 6,732 > 5,539 (OVERSIZED SYSTEM PROPOSED)
(RESERVE AREA: 2-28 X 100 PRESBY FIELDS = 5,600 SF > 5,539 MIN REQUIRED) SEE SH 13 FOR LOCATION)

ENVIRO-SEPTIC PIPE REQUIRED

420 LF FOR FIRST 6 BR + (70 LF X 49 BR) = 3850 LF REQUIRED - 4,200 LF PROPOSED
42-100 FT PIPES IN 14 COMBINATION SERIAL SECTIONS

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

SEPTIC TANK DESIGN

SEPTIC TANK (BLD#2 TO EXISTING SYSTEM):
8 BR X 110 = 880 GPD X 2 = 1,760: USE 2,500 1ST TANK GAL (MIN)
PROPOSED SINGULAR TO REPLACE EXISTING SINGULARS
USE: SES SINGULAR 1000 GPD SYSTEM

SEPTIC TANK (BLD#2 TO PROPOSED SYSTEM):
12 BR X 110 = 1320 GPD X 2 = 2,640: USE 3,000 1ST TANK GAL (MIN)
1320 GPD X 1 = 1,320: USE 1,500 GALLON SECOND TANK

SEPTIC TANK (BLD#3 TO PROPOSED SYSTEM):
35 BR X 110 = 3850 GPD X 2 = 7,700: USE 8,000 1ST TANK GAL (MIN)
3850 GPD X 1 = 3,850: USE 4,000 GALLON SECOND TANK

SEPTIC NOTES:

- SOILS TESTING BY KEVIN GRADY, GRADY CONSULTING WITNESSED BY RALPH COLE APRIL 27, 2022.
- CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- NOTIFY TOWN AND GRADY CONSULTING PRIOR TO BACKFILLING OF SYSTEM.
- NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED SYSTEM
- THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
- 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))
- THE SITE NOT IS LOCATED IN A FLOOD PLAIN DISTRICT ZONE X.
- NO KNOWN EASEMENTS ARE IN THE AREA OF THE PROPOSED SYSTEM.
- EXCAVATE ALL MATERIAL (A, B LAYER) TO LOAMY SAND C1 LAYER (30"±), DIRECTLY BELOW SYSTEM. (5 FT OVERDIG NOT REQUIRED PER PRESBY APPROVAL) 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 = 102 X 33 SF X (2 FT DEEP) / 27 + 20% = 300± C.Y. (PER FIELD)
APPROXIMATE PERC SAND VOLUME = 102 X 33 SF X (36.0 - 31.0±) / 27 + 20% = 750± C.Y. FIELD #1
APPROXIMATE PERC SAND VOLUME = 102 X 33 SF X (33.0 - 31.0±) / 27 + 20% = 300± C.Y. FIELD #2

- THE SYSTEM IS NOT LOCATED WITHIN 100 FT OF SURFACE WATERS OR WETLANDS.
- NO KNOWN EASEMENTS EXISTING IN THE AREA OF THE PROPOSED SEPTIC SYSTEM.

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

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TIMOTHY R. BENNETT
No. 36856
DATE: 1/31/2024

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD

KEVIN S. GRADY
CIVIL
No. 46264

REVISIONS	
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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

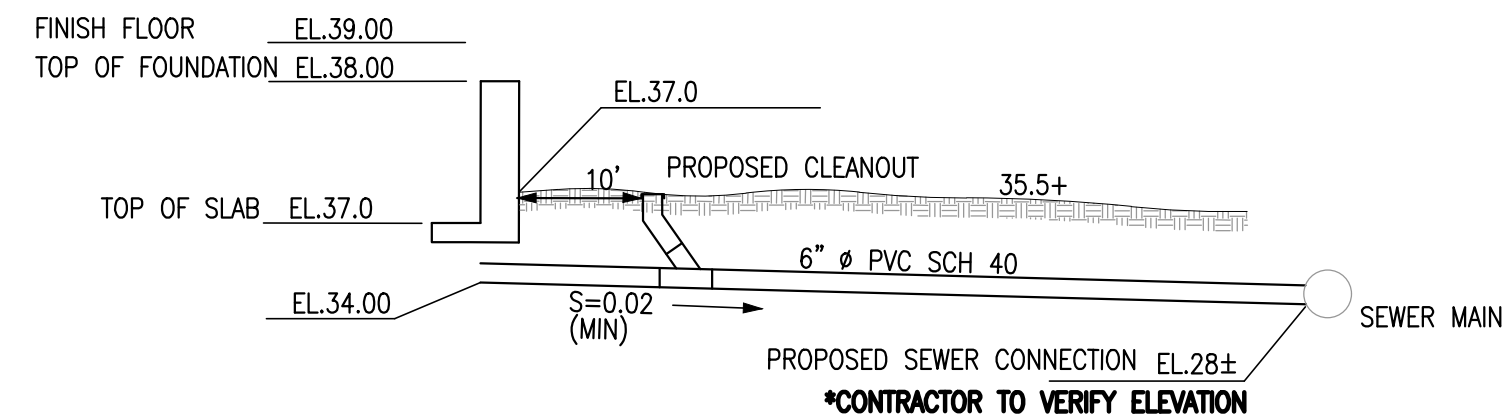
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

GENERAL NOTES

1. THE CONNECTION AT THE EXISTING SEWER LINE IS TO BE AS DIRECTED BY THE D.P.W.
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF SCITUATE AND STATE OF MASSACHUSETTS STANDARDS AND REQUIREMENTS.
3. DEWATERING OF TRENCH, IF REQUIRED, SHOULD BE CONDUCTED IN CONFORMITY WITH LOCAL REGULATIONS.
4. PRIOR TO ANY CONSTRUCTION, A STREET OPENING PERMIT AND A SEWER CONSTRUCTION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE TOWN OF SCITUATE, D.P.W.
5. SEWER MAINS TO BE PVC SCH 40 OR AS OTHERWISE NOTED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF SCITUATE ENGINEERING DIVISION OF THE D.P.W. AND SEWER DIVISION OF TIMING OF CONSTRUCTION TO INSURE THERE IS NO INTERFERENCE WITH THE OPERATIONS OF THE EXISTING SEWER FORCE MAIN.
7. SURPLUS EXCAVATION MATERIAL TO BE HAULED OFF AND LEGALLY DISPOSED OF BY CONTRACTOR.
8. THE CONTRACTOR MUST INSTALL DETECTABLE "GREEN" MARKING TAPE, APPROXIMATELY ONE (1) FOOT ABOVE THE PROPOSED SEWER MAIN FOR ITS ENTIRE LENGTH.
9. THERE SHALL BE NO FIELD CHANGES TO THIS PLAN WITHOUT PRIOR NOTIFICATION OF BOTH THE DESIGN ENGINEER AND THE TOWN OF SCITUATE SEWER DIVISION.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BACKFILLING SO THAT AN "AS-BUILT" PLAN MAY BE COMPILED AND SUBMITTED TO THE SCITUATE D.P.W.
11. ALL INTERIOR PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
12. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWNS.
13. CONTRACTOR TO VERIFY SEWER STUB ELEVATION.

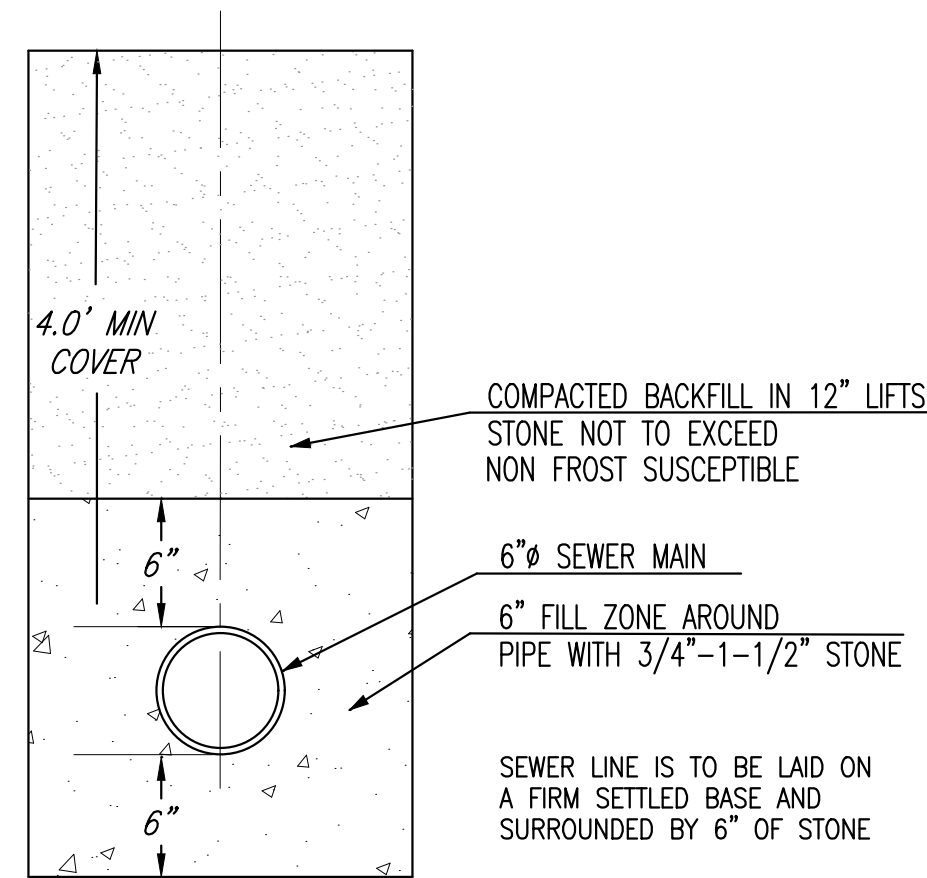
WATER SUPPLY NOTES

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. THE SEWER 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.

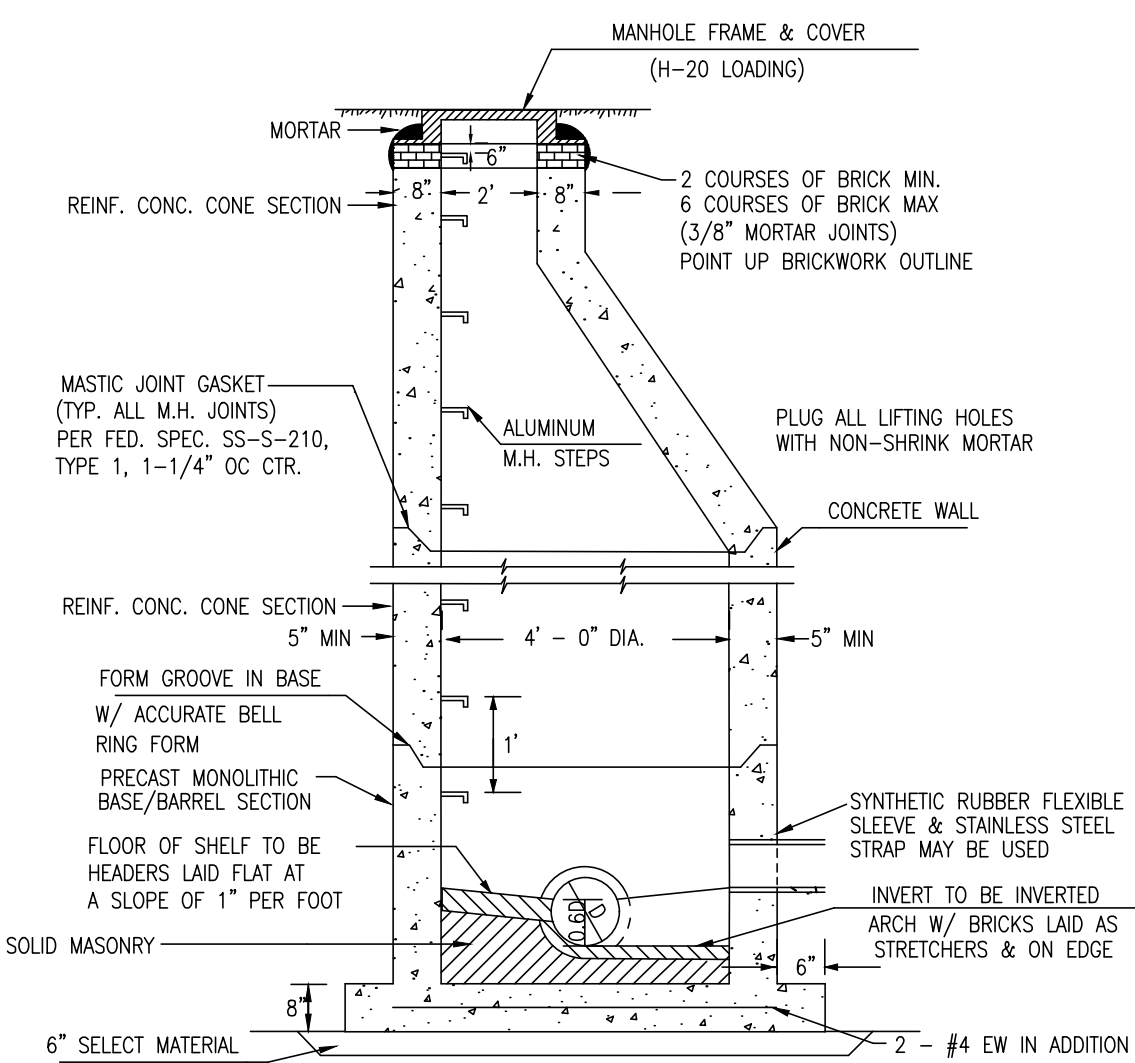


1. SEWER CONNECTION TO BE COMPLETED BY A TOWN OF SCITUATE LICENSED DRAIN LAYER.
2. SEWER CONNECTION TO MEET TOWN OF SCITUATE REGULATIONS FOR SEWER CONNECTIONS.

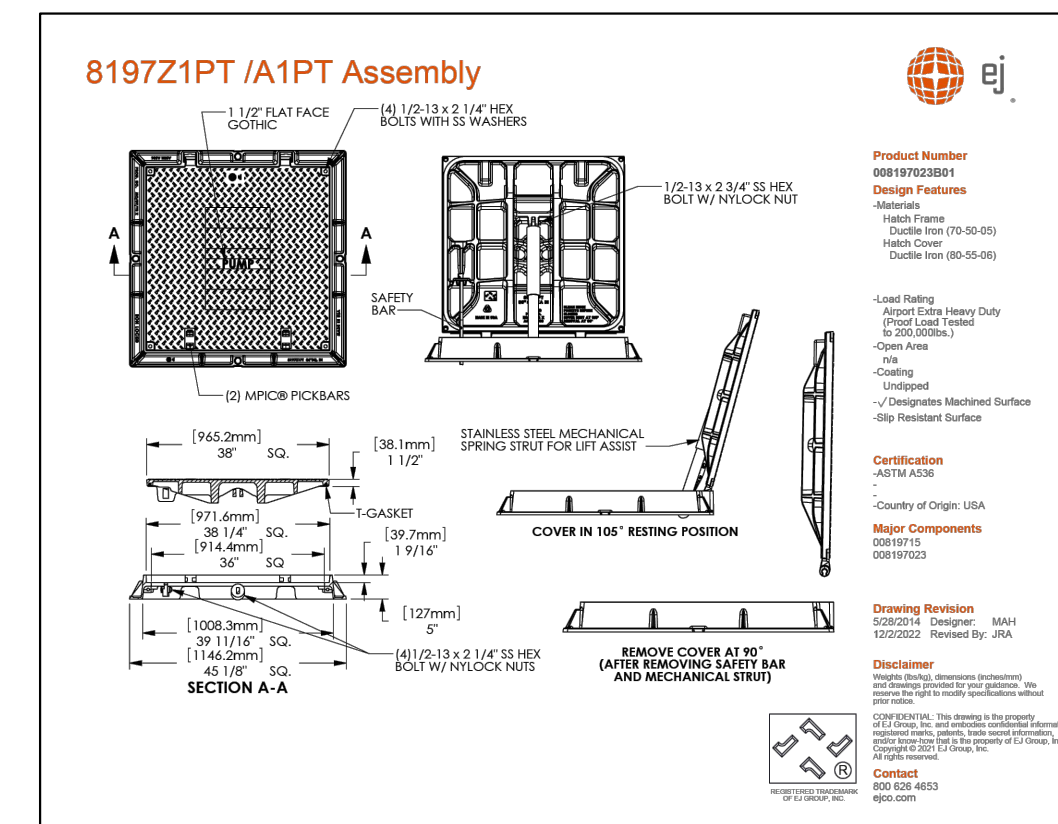
6" IN DIAMETER MATERIAL



TYPICAL SEWER TRENCH DETAIL
(NOT TO SCALE)



SANITARY SEWER MANHOLE
NOT TO SCALE

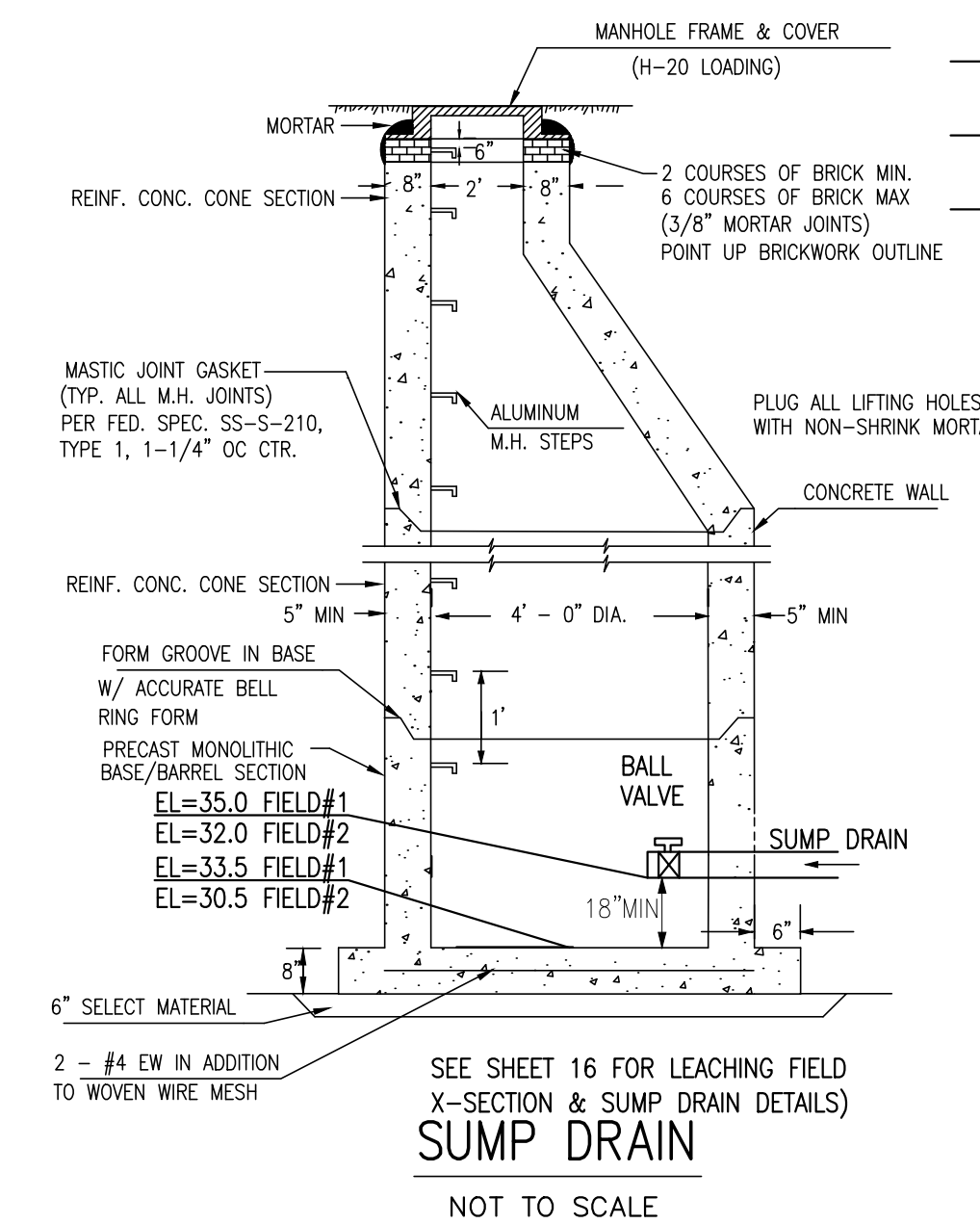


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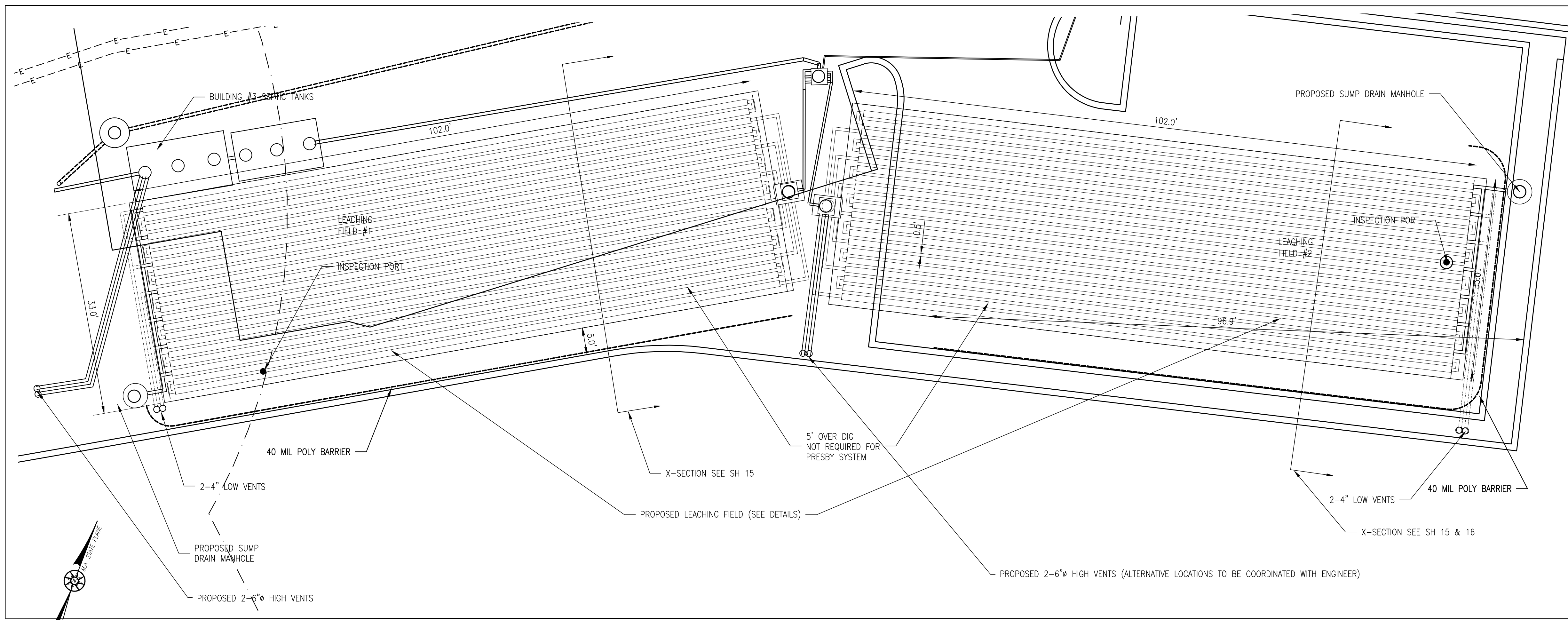
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TIMOTHY R. BENNETT
No. 36856
1/31/2024
DATE

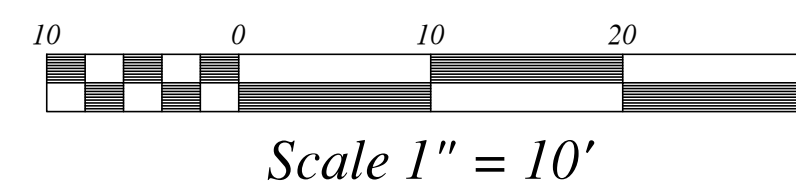
SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD



SUMP DRAIN
NOT TO SCALE



PRESBY LAYOUT DETAIL
SCALE: 1"=10'



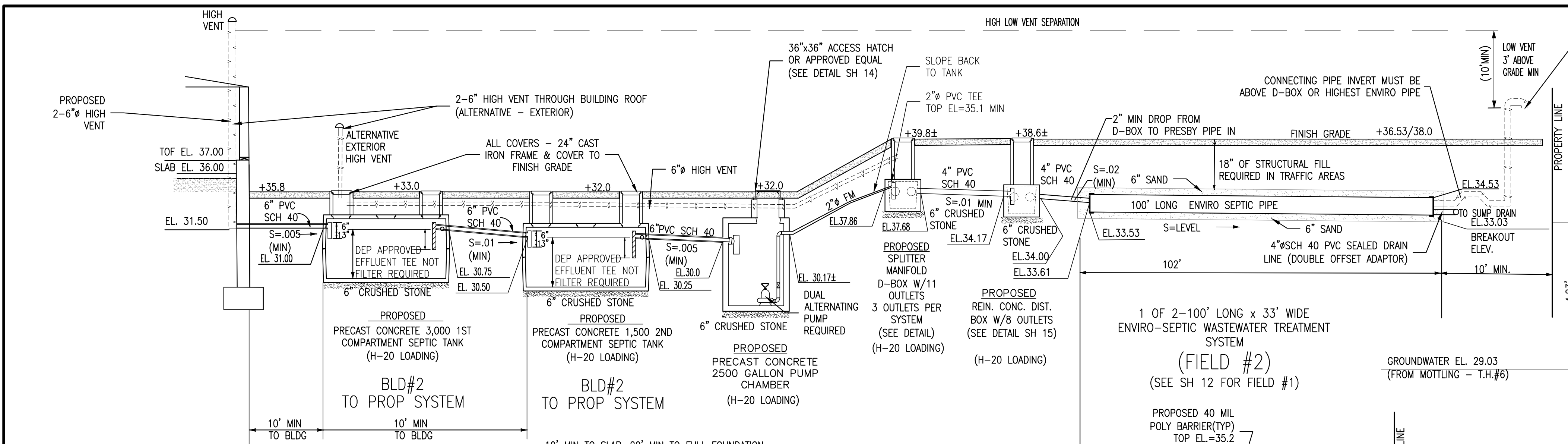
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Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

10 SCALE PRESBY DIMS DETAILS



PUMP DESIGN

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

PUMP SPECIFICATIONS:

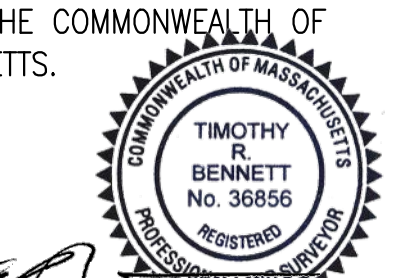
TYPE: GOULD MODEL 3887 (OR APPROVED EQUAL)
 RATING: 50 G.P.M. @ 15 TDH
 MOTOR: 1/3 HORSE POWER
 VOLTAGE REQUIRED: 230 VOLTS, 7.3A (SINGLE PHASE)
 PROVIDE ALARM LOCATED IN THE BUILDING AND POWERED BY A CIRCUIT SEPARATE FROM THE CIRCUIT TO THE PUMP.

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

REFERENCE: CAMERON HYDRAULIC DATA, PG 3-38 & GOULDS PUMPS WASTEWATER & SEWAGE
CHAMBER STORAGE CAPACITY
 (165 GAL/DOSE) / 545 GAL/FT OF TANK = 0.3 FT (MIN)
 3 FT OR 1635 GAL EMERGENCY STORAGE CAPACITY PROVIDED > 24 HR REQUIRED CAPACITY
MAX DOSE VOLUME
 CLASS II SOILS 8 DOSES PER DAY = 168 GALLONS PER DOSE
 EACH GALLON OF EFFLUENT PUMPED PER CYCLE REQUIRES 1.0 FT OF PRESBY PIPE
 168 LF REQUIRED, 4,200 LF PROPOSED

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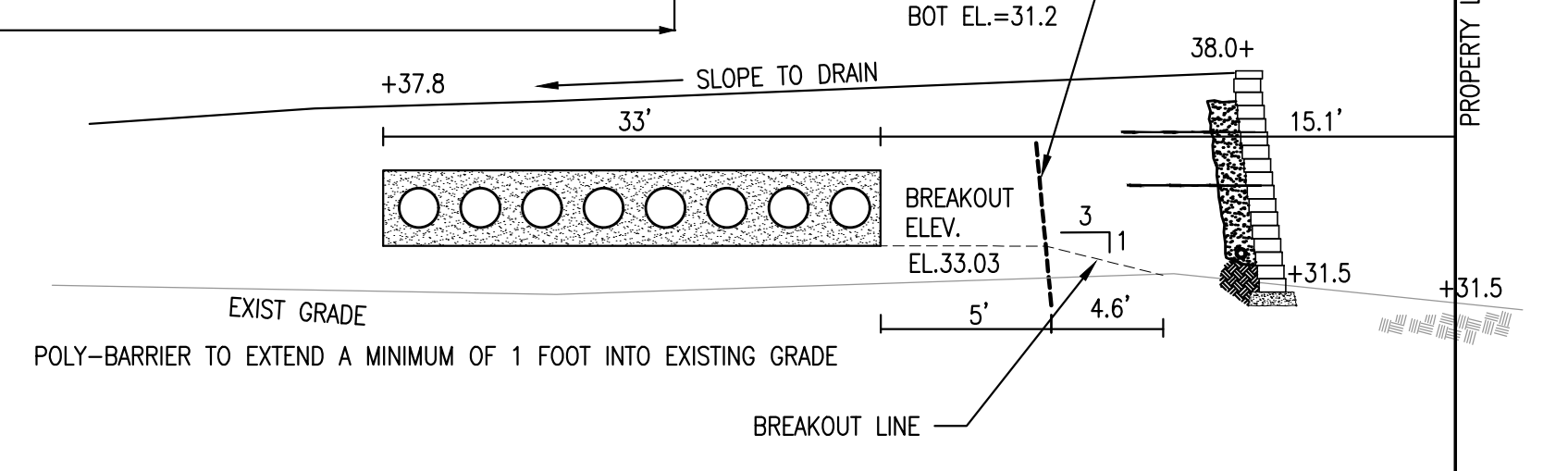


TIMOTHY R. BENNETT P.L.S. #36856 DATE 1/31/2024

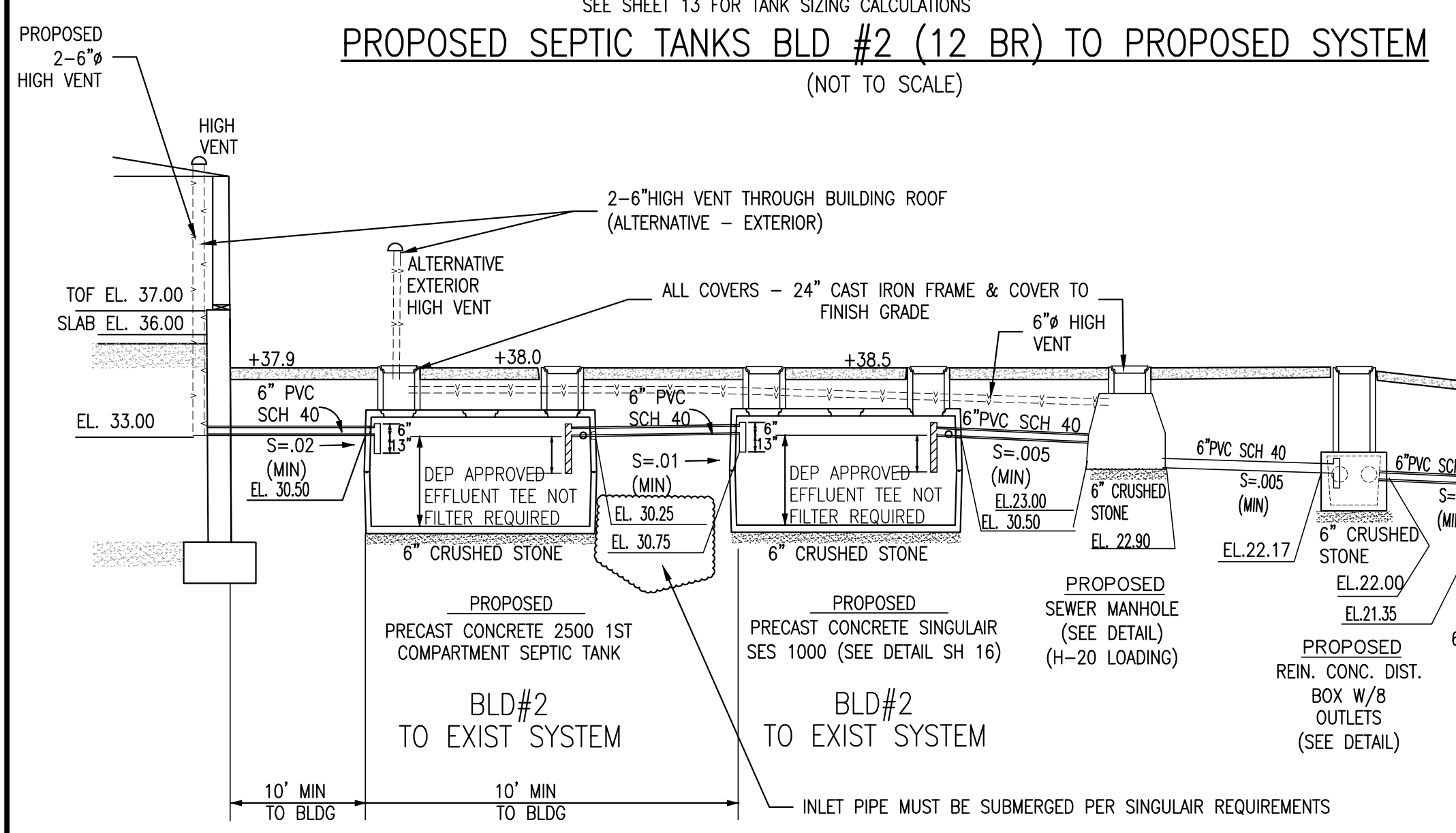
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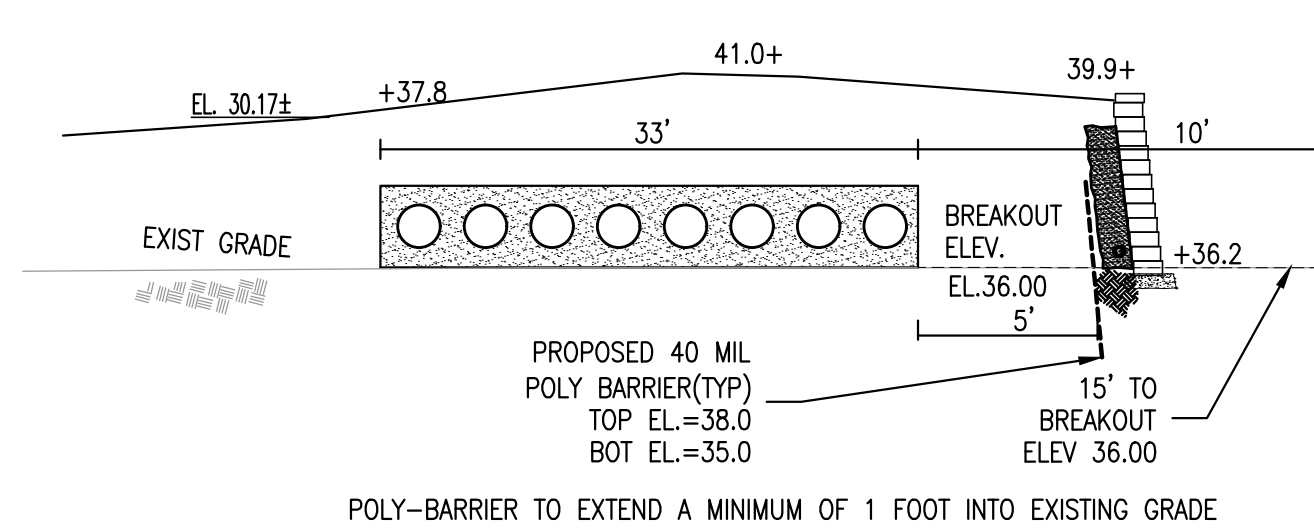
SEE SHEET 13 FOR TANK SIZING CALCULATIONS
PROPOSED SEPTIC TANKS BLD #2 (12 BR) TO PROPOSED SYSTEM
 (NOT TO SCALE)



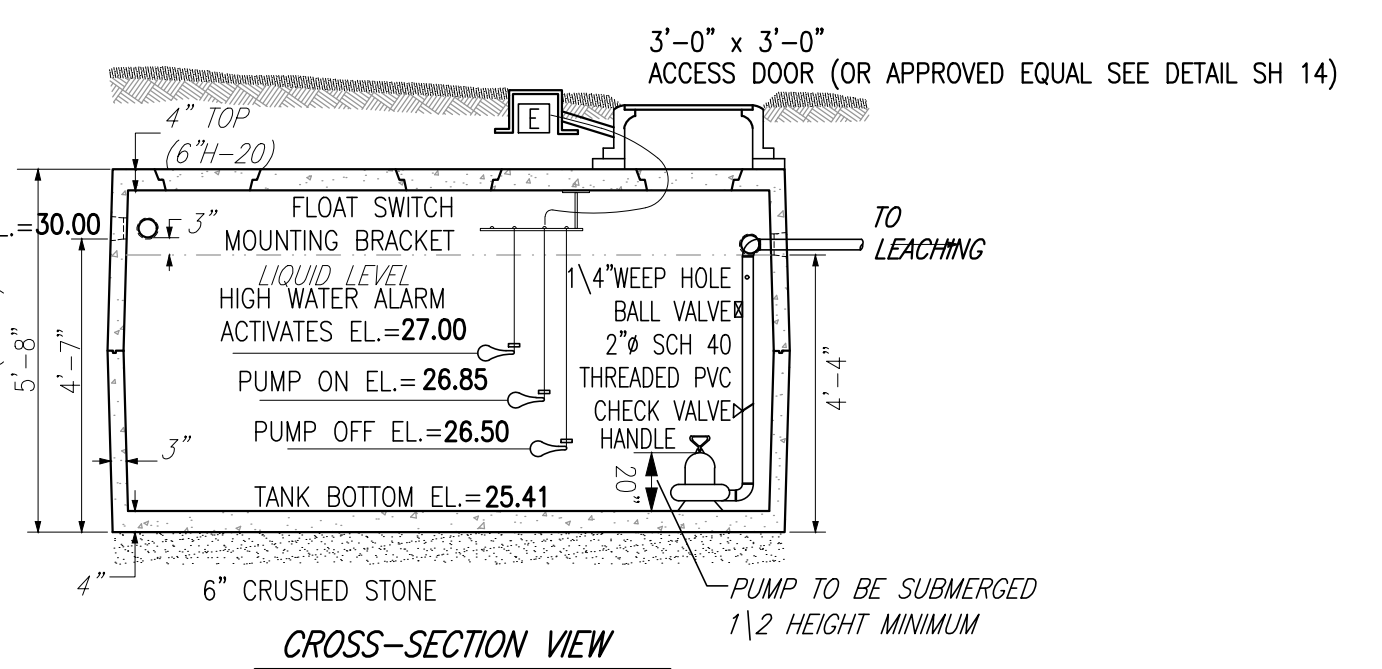
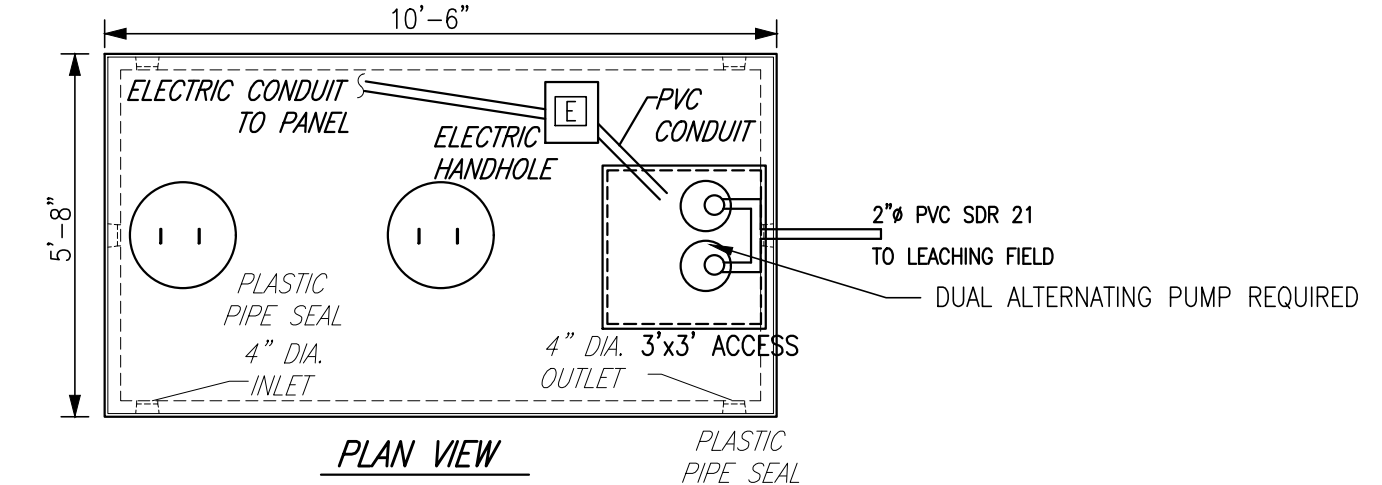
LEACHING FIELD #2 X-SECTION A-A
 (NOT TO SCALE)



SEE SHEET 13 FOR TANK SIZING CALCULATIONS
PROPOSED SEPTIC TANKS BLD #2 (8 BR) TO EXISTING SYSTEM
 (NOT TO SCALE)

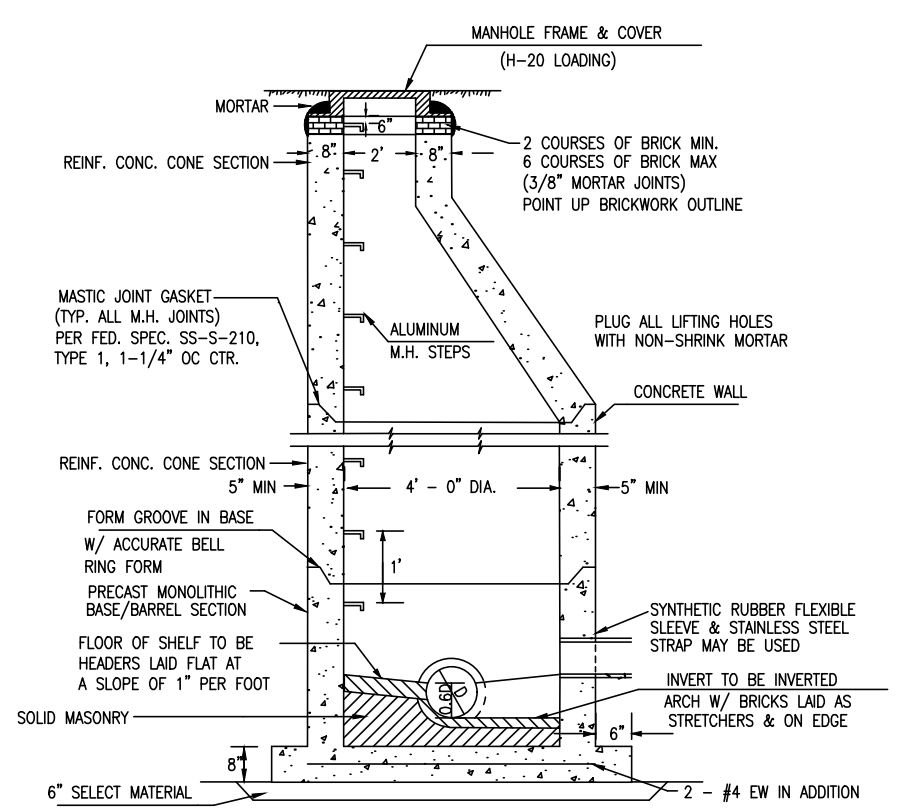


LEACHING FIELD #1 X-SECTION A-A
 (NOT TO SCALE)

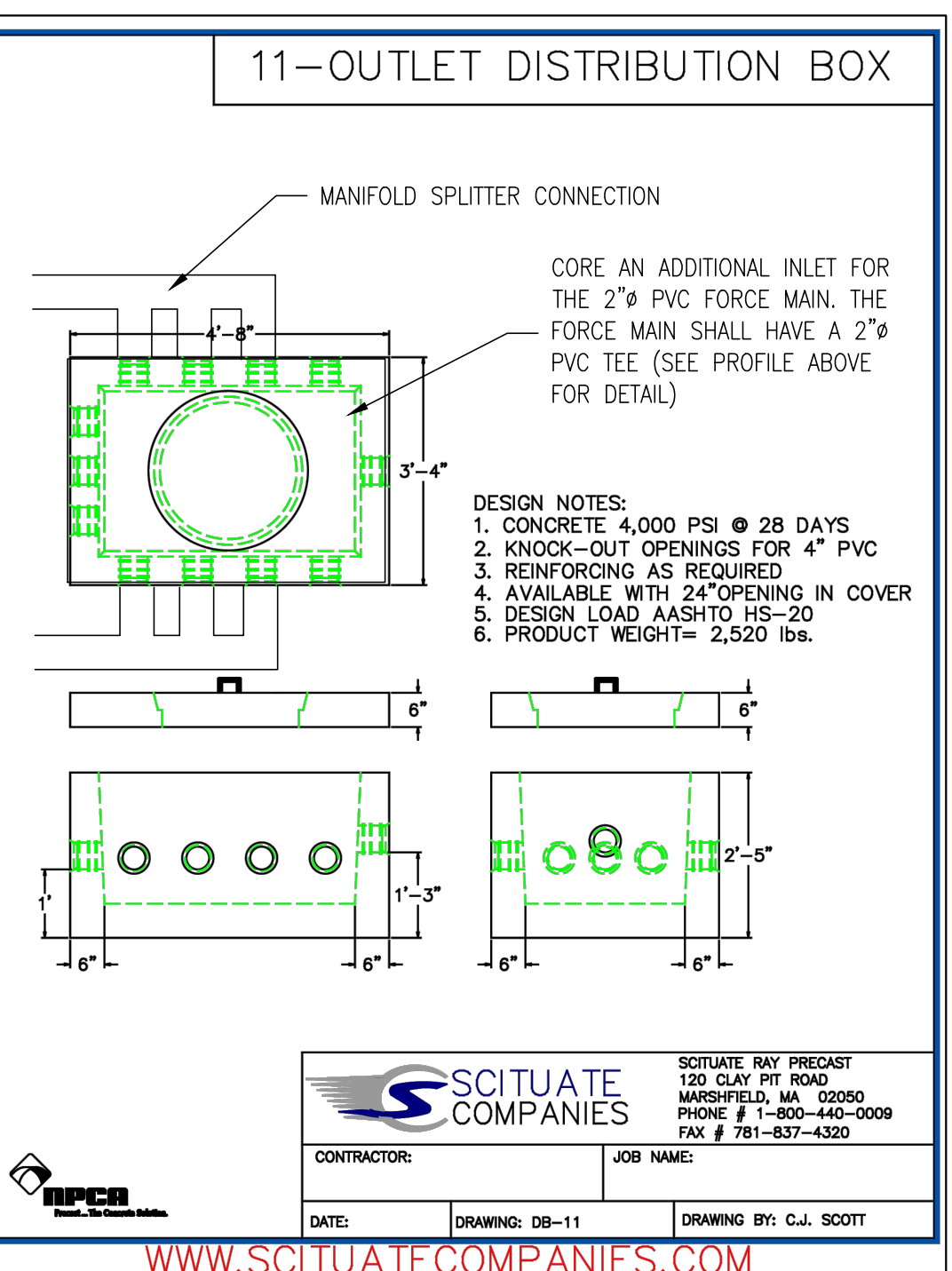


PUMP CHAMBER DETAIL: 2500 GAL.
 NOT TO SCALE

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



SANITARY SEWER MANHOLE
 NOT TO SCALE



PROPOSED DISTRIBUTION BOX
 (NOT TO SCALE)

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		T.H.11	
EL. 32.44		EL. 32.44		EL. 31.68		EL. 33.52		EL. 34.73		EL. 36.03		EL. 35.16		EL. 37.13		EL. 35.22		EL. 20.23		EL. 37.10	
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		0'-12" FILL	16.23
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			12"-48" A SANDY LOAM	15.23
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	29.59	30"-120" C LOAMY SAND	PERC 37"-55" P.R.=4 MIN/IN	24"-120" C LOAMY SAND	32.73	24"-120" C LOAMY SAND	33.86	30"-72" C SANDY LOAM	33.86	30"-64" C LOAMY SAND	34.63	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)	21.68	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=8"-46" P.R.=7 MIN/IN	26.03	D=6'-0" MOTTLING 3'-6" (EL=33.63)	31.79	50"-76" C LOAMY SAND	31.05			D=6"-8" MOTTLING 3'-10" (EL=33.26)	13.23
D=11'-0" MOTTLING 5'-8" (EL=26.67)																D=6'-4" MOTTLING 2'-10" (EL=32.38)	28.88				

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

TESTHOLES #11 BY KEVIN GRADY, GRADY CONSULTING DRAINAGE TESTHOLES DECEMBER 15, 2023



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

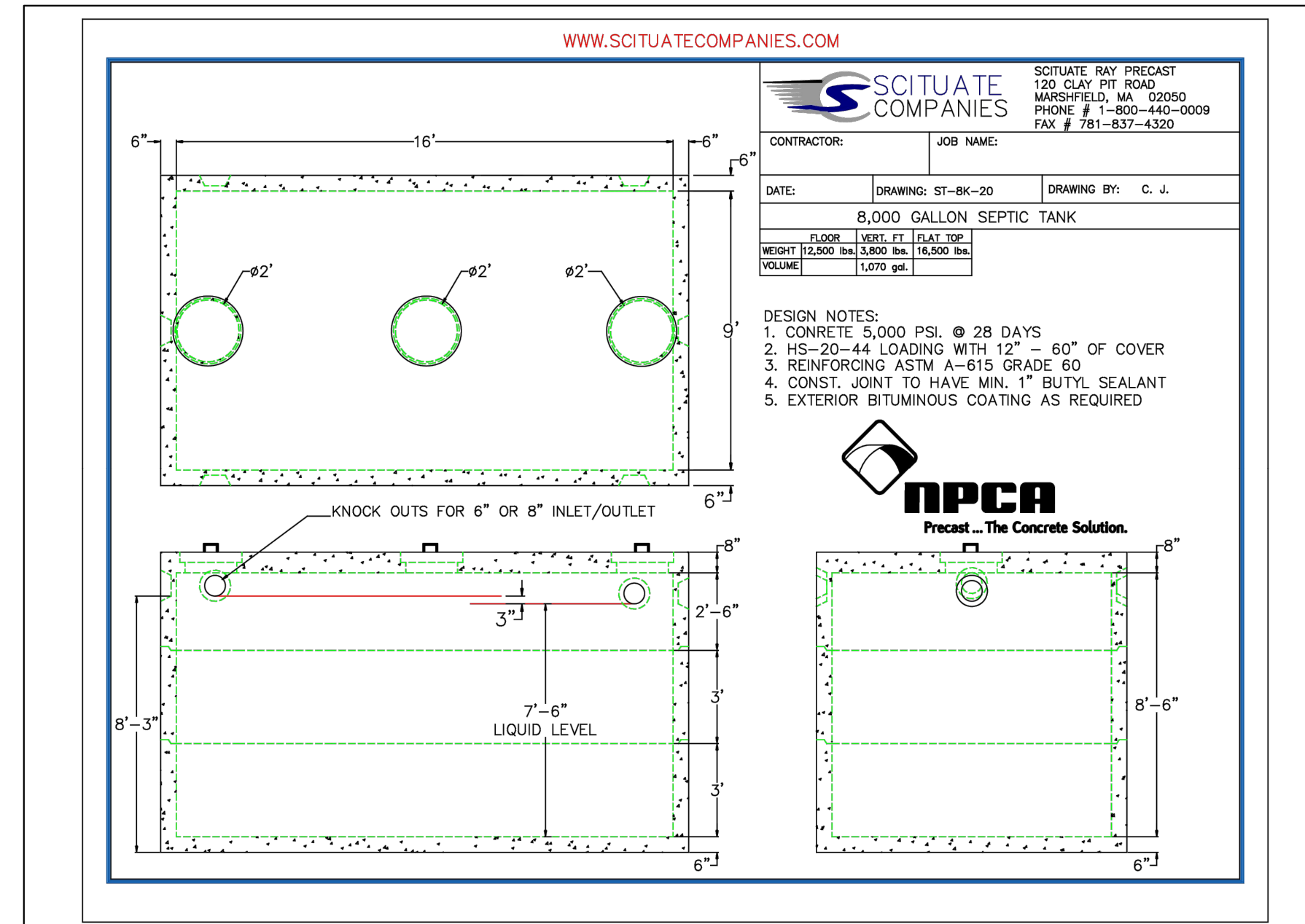
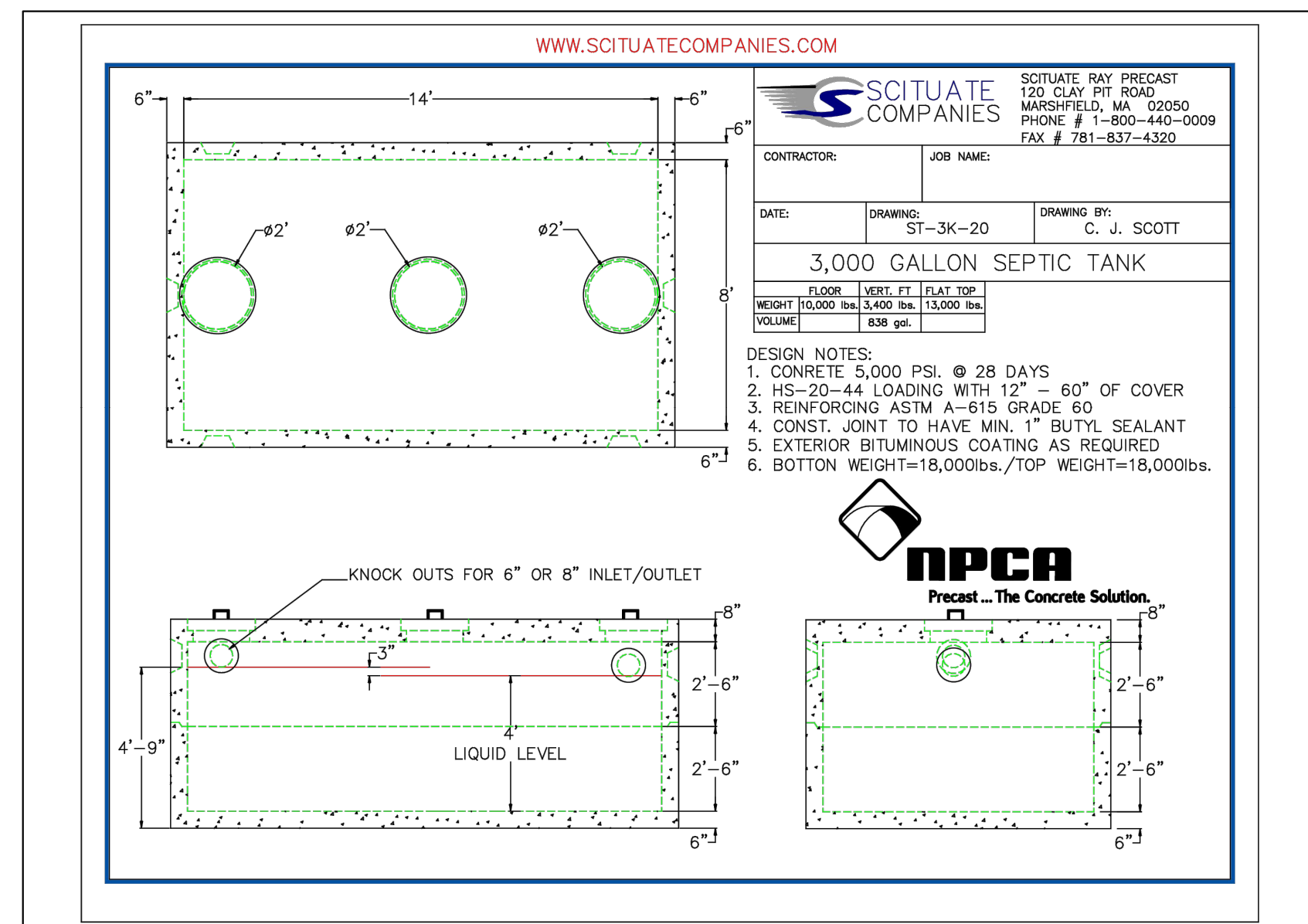
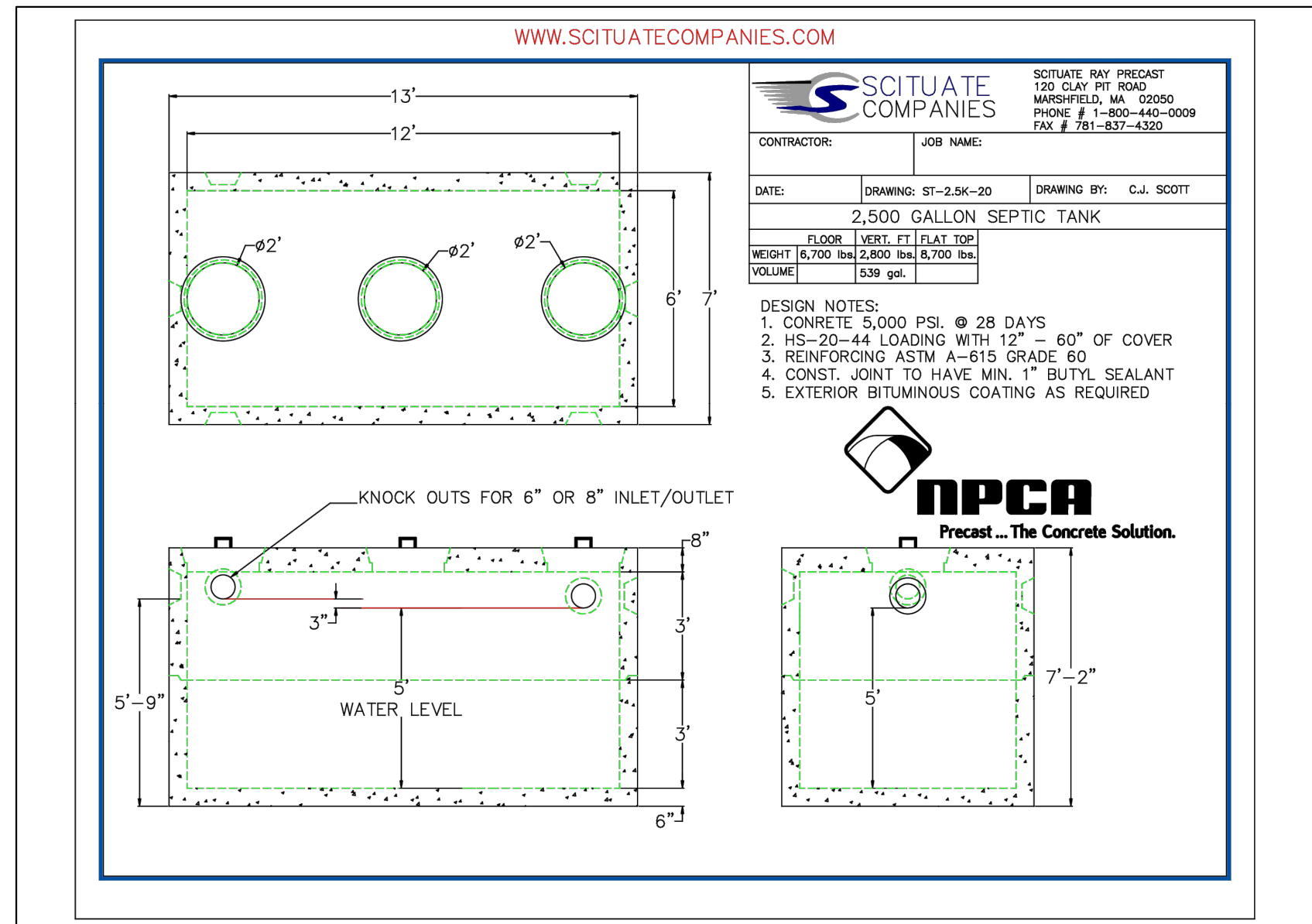
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
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JANUARY 29, 2024	RESPOND TO PLANNING BOARD 1/25/24 MEETING COMMENTS

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

PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 SCALE: AS NOTED
 WYOMOUTH, 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

SEPTIC DETAILS - TESTHOLES BUILDING 2 ELEVATIONS & PROFILES

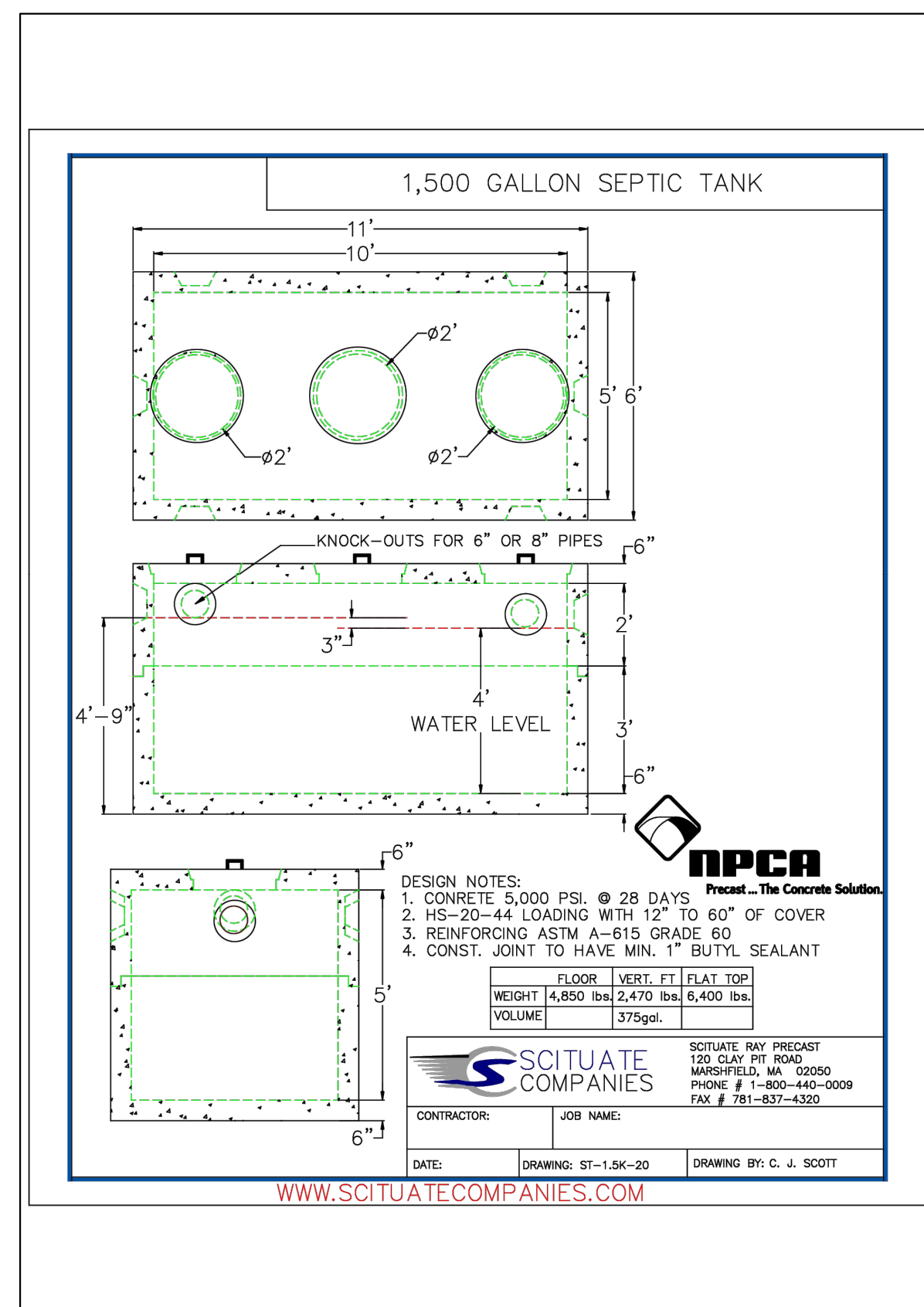
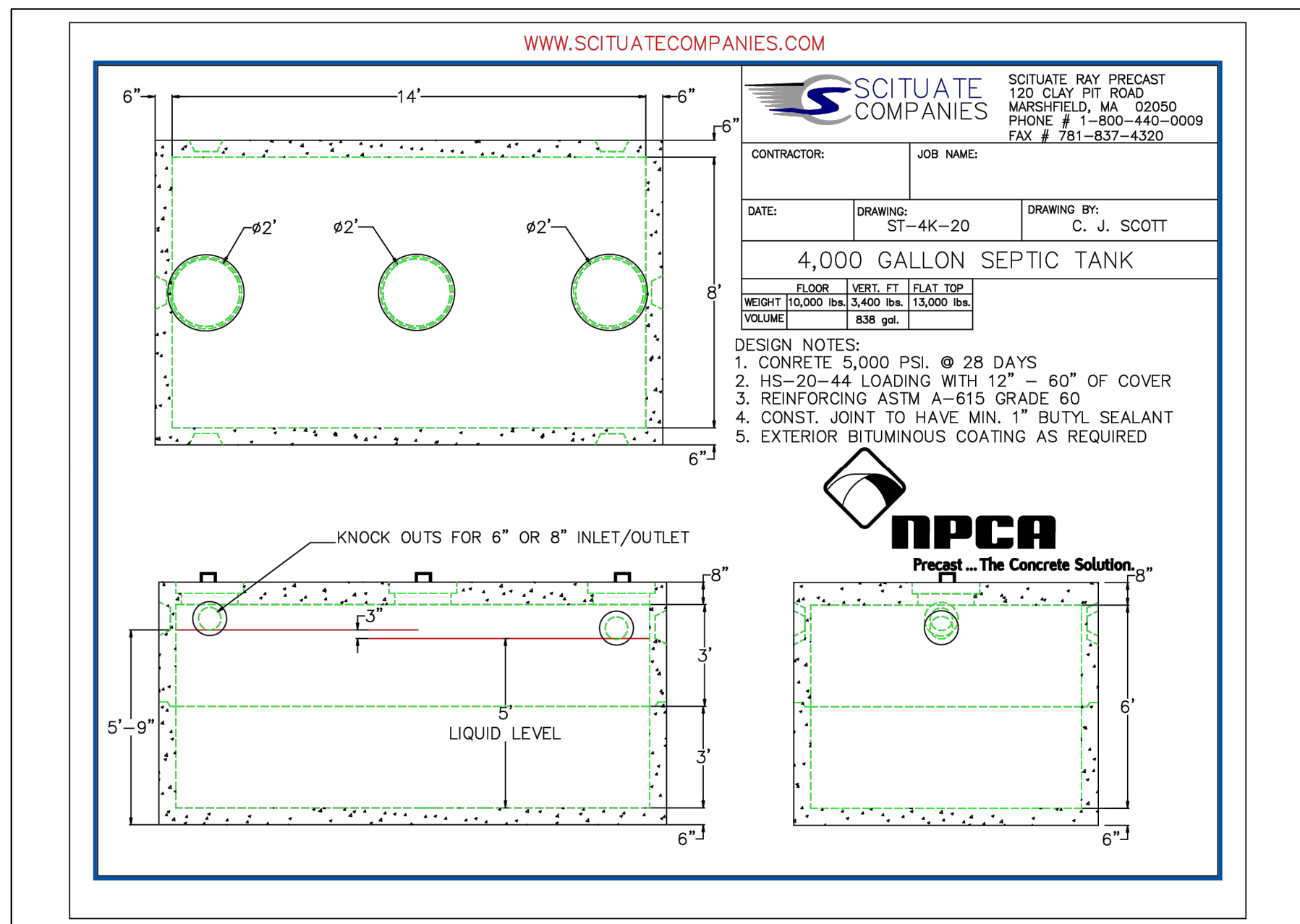


NOTES REGARDING TEES:

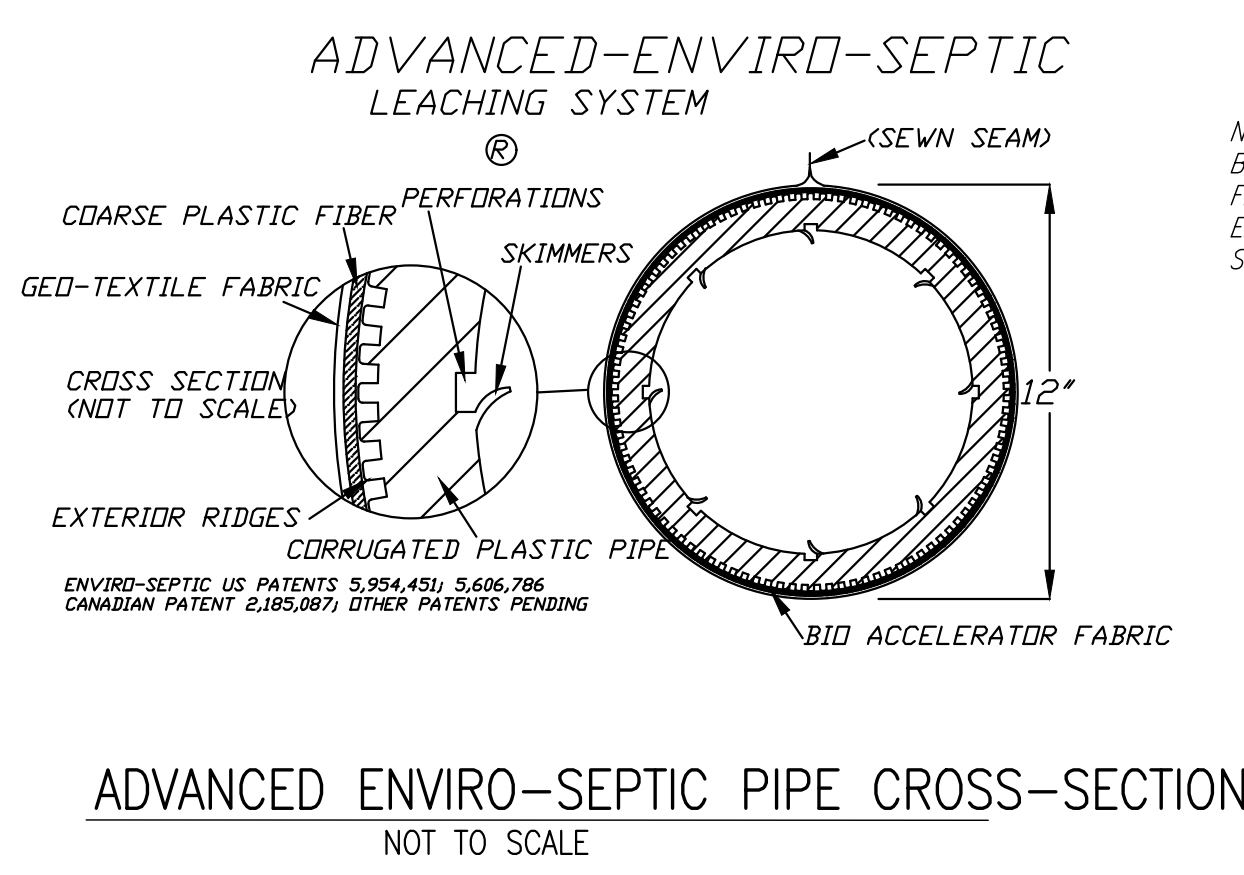
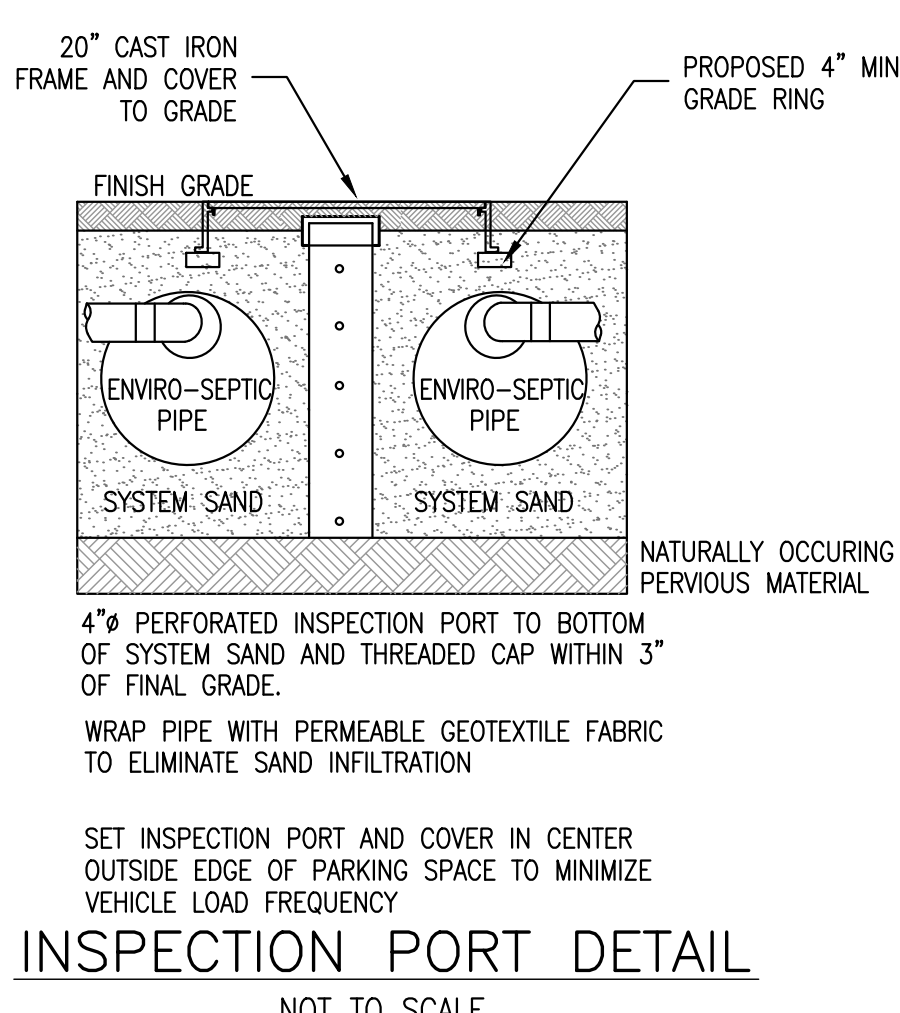
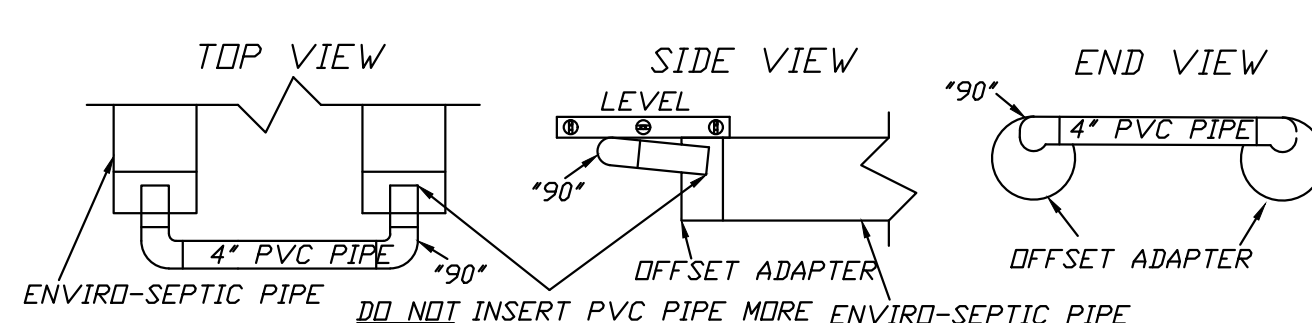
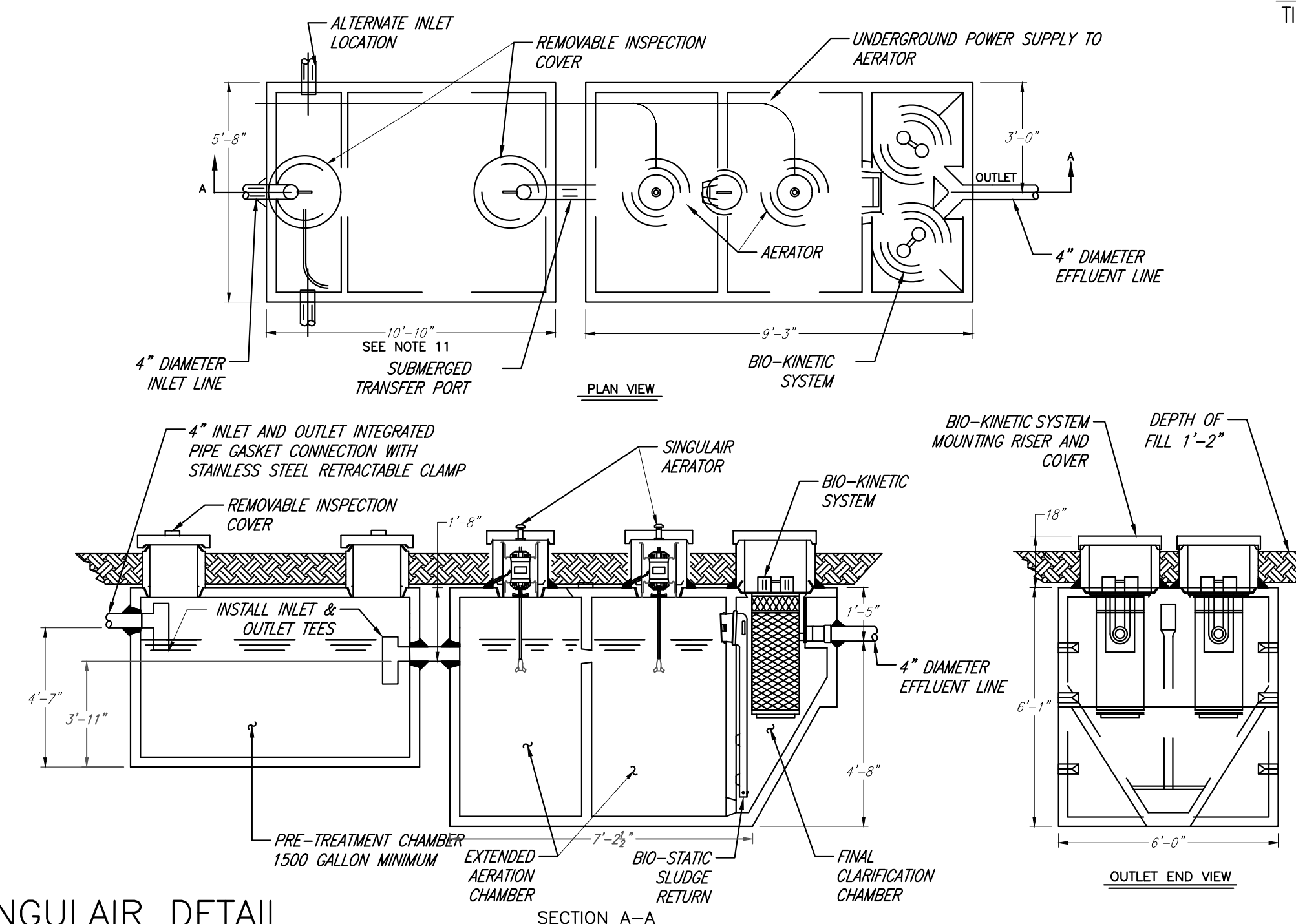
THERE SHALL BE AN AIR SPACE OF AT LEAST THREE INCHES BETWEEN THE TOPS OF THE TEES AND THE INSIDE OF THE TANK COVER. THE TOPS OF THE TEES SHALL BE LEFT OPEN TO PROVIDE VENTILATION OR SEPARATE VENTILATION SHALL BE PROVIDED. ALL OUTLET TEES SHALL BE EQUIPPED WITH A GAS BAFFLE OR A DEPARTMENT APPROVED EFFLUENT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

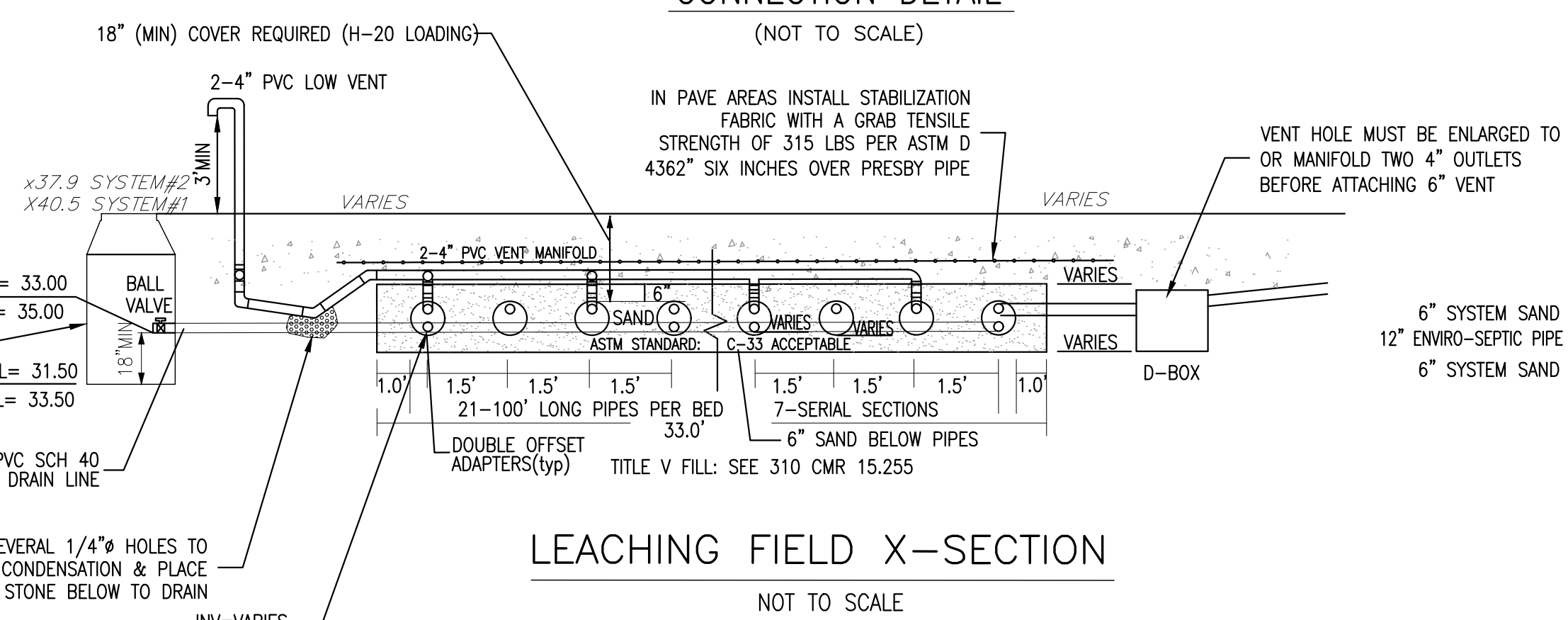
LIQUID DEPTH IN SEPTIC TANK	DEPTH OF OUTLET TEE BELOW FLOW LINE
4 FEET	14 INCHES
5 FEET	19 INCHES
6 FEET	24 INCHES
7 FEET	29 INCHES
8 FEET	34 INCHES



1. THE AUTHORIZED SINGULAR REPRESENTATIVE IN RHODE ISLAND, MASSACHUSETTS, NEW HAMPSHIRE, AND MAINE IS SIEGMUND ENVIRONMENTAL SERVICES (SES), D.B.A. SES WASTEWATER. UNITS MUST BE SERVICED BY FACTORY TRAINED SERVICE PERSONNEL.
2. THE DIFFERENCE BETWEEN THE STANDARD MODEL 960 AND THE TMT IS THE AERATION CONTROL. ALL TANK DIMENSIONS ARE THE SAME.
3. THE SINGULAR 1000 CONCRETE SYSTEM IS RATED FOR #10 LOADING. PLEASE CONTACT SES FOR #20 LOAD APPLICATIONS.
4. A REVIEW OF PLANS FOR COMPLIANCE WITH SYSTEM REQUIREMENTS IS AVAILABLE BY SES. DESIGNERS ARE ENCOURAGED TO TAKE ADVANTAGE OF THIS SERVICE.
5. SINGULAR SYSTEMS UTILIZING CONCRETE TANKAGE MAY BE PLACED IN PAVED AREAS SUBJECT TO HIGH LOADING IF APPROPRIATELY DESIGNED. SCHEMATIC PLANS ARE AVAILABLE FROM SES FOR CONSIDERATION BY THE DESIGNER.
6. ALL RISERS AND COVERS MUST BE ABOVE GRADE AND ACCESSIBLE FOR SERVICE.
7. CONCRETE TANKS MEET ASTM STANDARD SPECIFICATIONS FOR PRECAST CONCRETE SEPTIC TANKS, C-1227-09.
8. FOR DEEPER THAN NORMAL INSTALLATIONS CONTACT SES FOR SUGGESTED DETAILS.
9. FOR CONDITIONS WITH HIGH WATER TABLE BOUANCY COMPUTATIONS ARE AVAILABLE FROM SES UPON REQUEST.
10. MINIMUM REQUIREMENTS FOR THE PRETREATMENT CHAMBER IS 1,000 GALLONS, 15 GALLONS/INCH OF LIQUID LEVEL AND 12 INCHES OF FREEBOARD.
11. SUBJECT TO APPROVAL, THE PRETREATMENT TANK DIMENSIONS MAY BE DIFFERENT FROM WHAT IS SHOWN, BUT THE TANK CAPACITY MUST BE MINIMUM 1,000 GALLONS 4" BELOW THE INLET INVERT. THE INTERCONNECTION BETWEEN TANKS MUST BE BELOW THE FLOW LINE (SUBMERGED).



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.



FOR REGISTRY USE ONLY

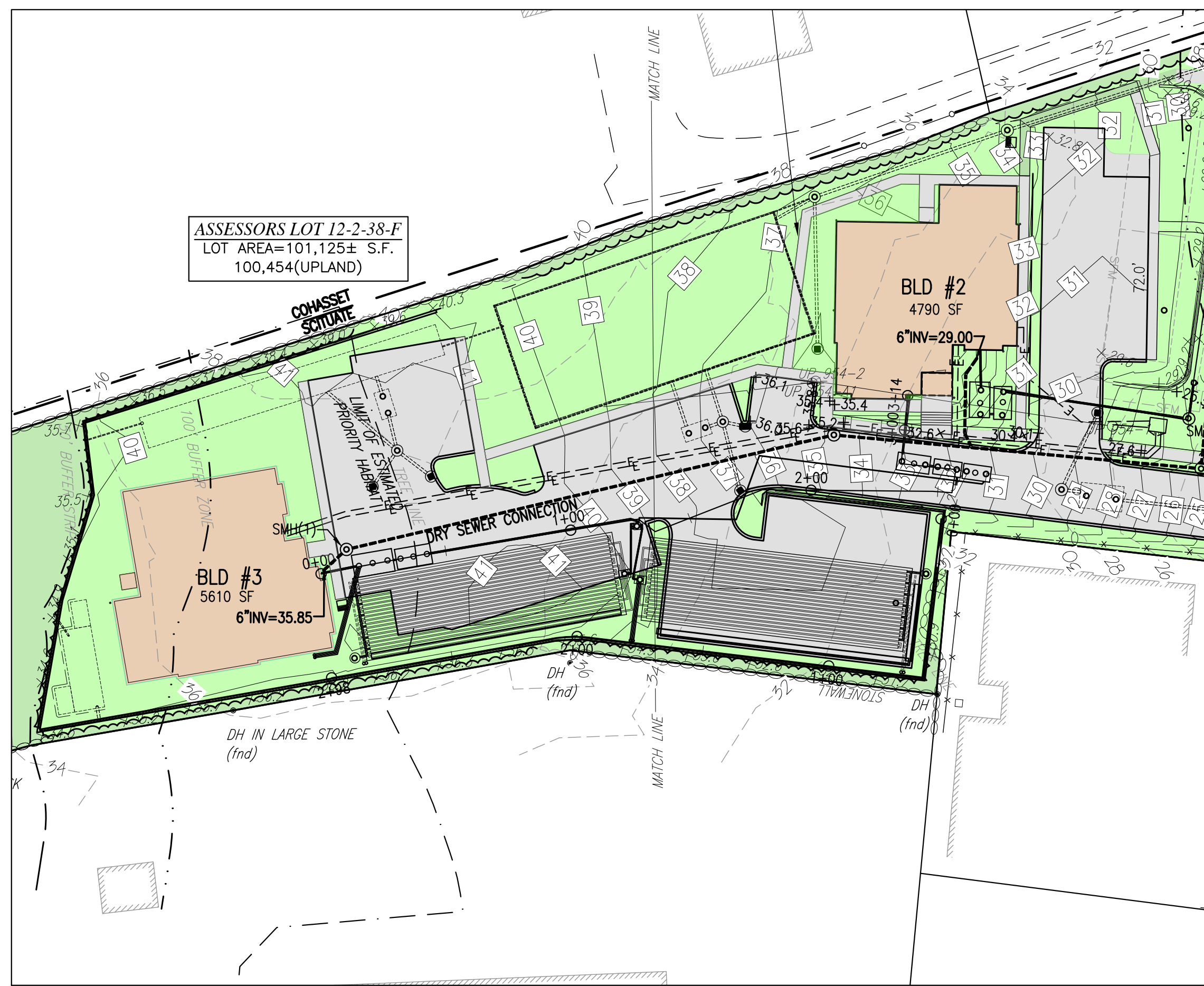
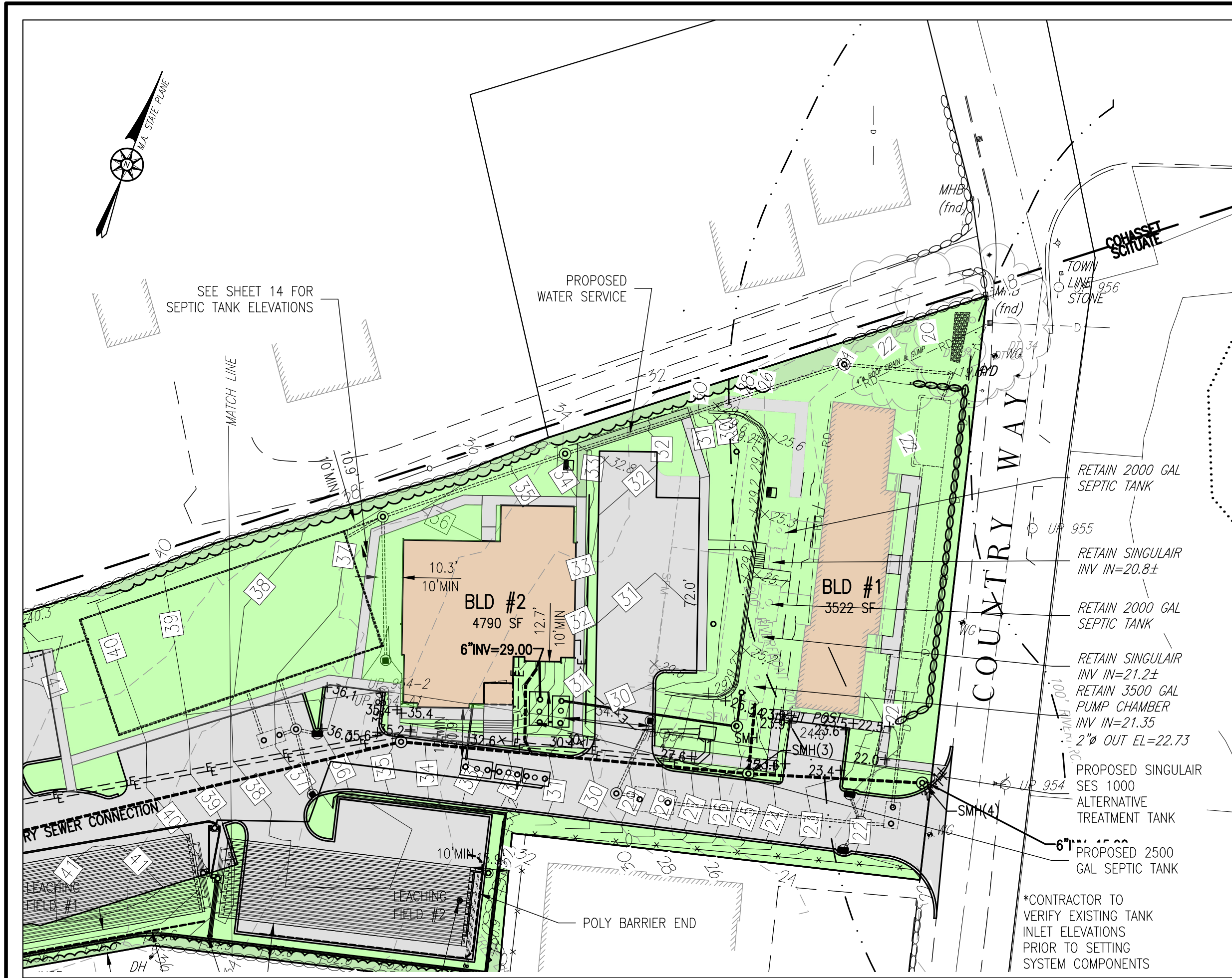
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD

REVISIONS	
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SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS
PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
P.O. BOX 263 SCALE: AS NOTED
WEYMOUTH, MA 02190 JOB No. 20-475
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



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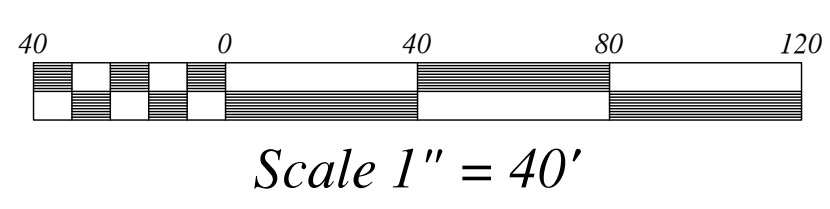
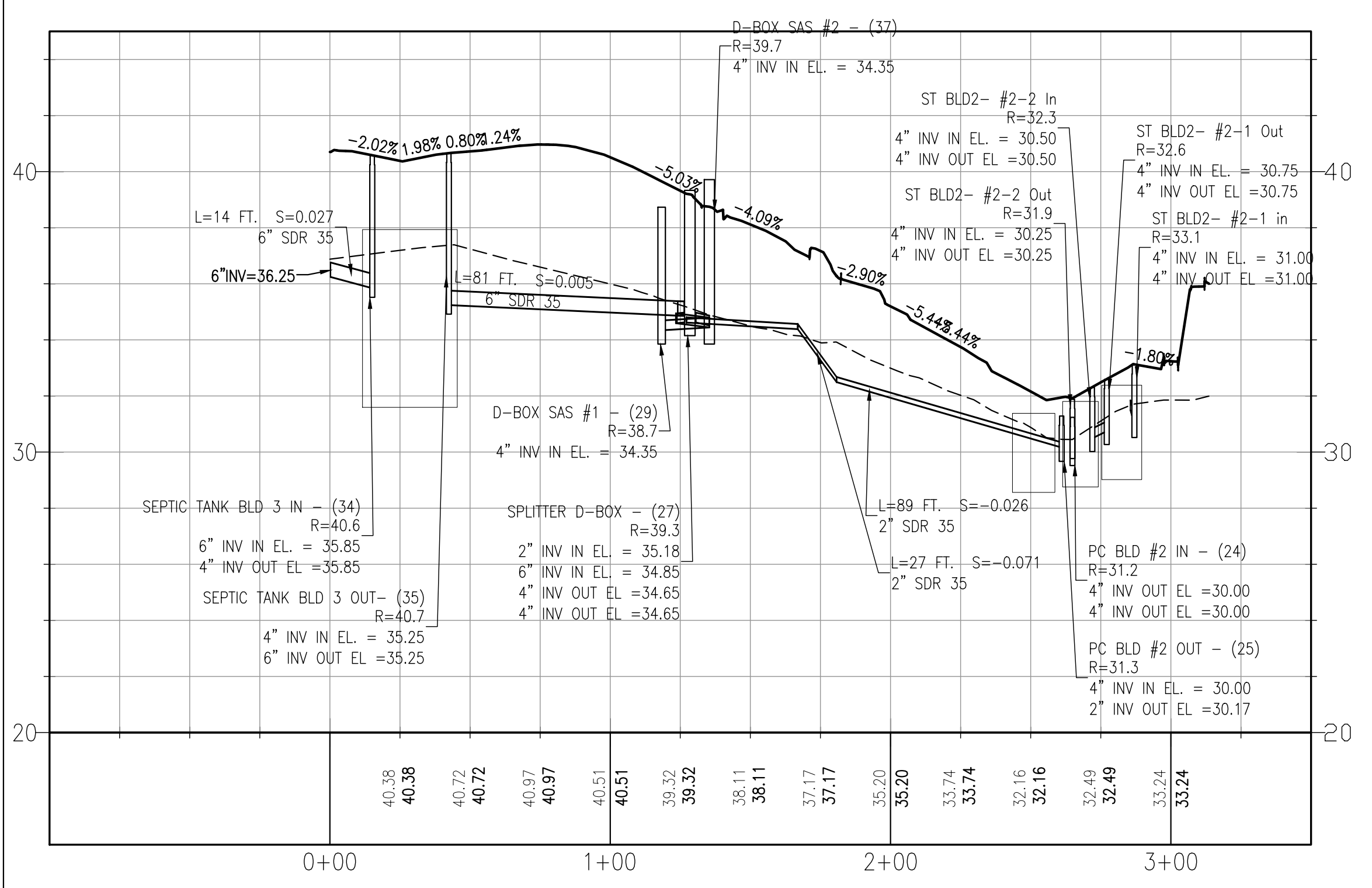
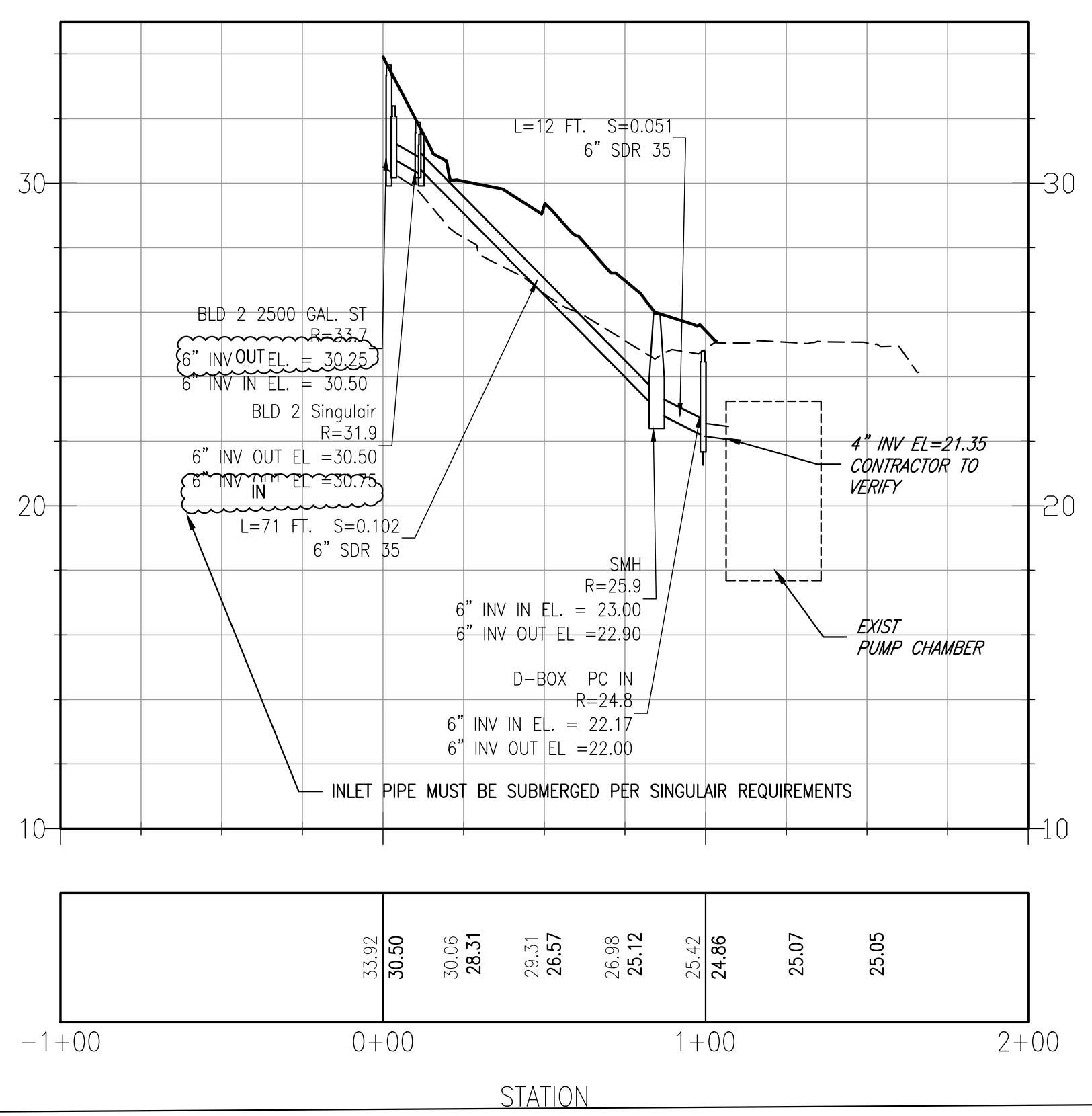
TIMOTHY R. BENNETT
 CIVIL
 No. 36856
 REGISTERED PROFESSIONAL ENGINEER
 1/31/2024
 DATE
 TIMOTHY R. BENNETT P.L.S. #36856

SITE PLAN APPROVED
 DATE: _____

 SCITUATE PLANNING BOARD

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

Alignment - (Main Septic) PROFILE



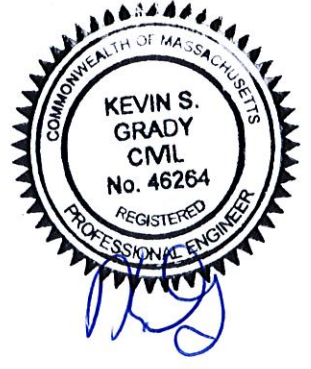
SEE SHEETS 12 & 14 FOR ADDITIONAL PROFILE ELEVATIONS AND INFORMATION

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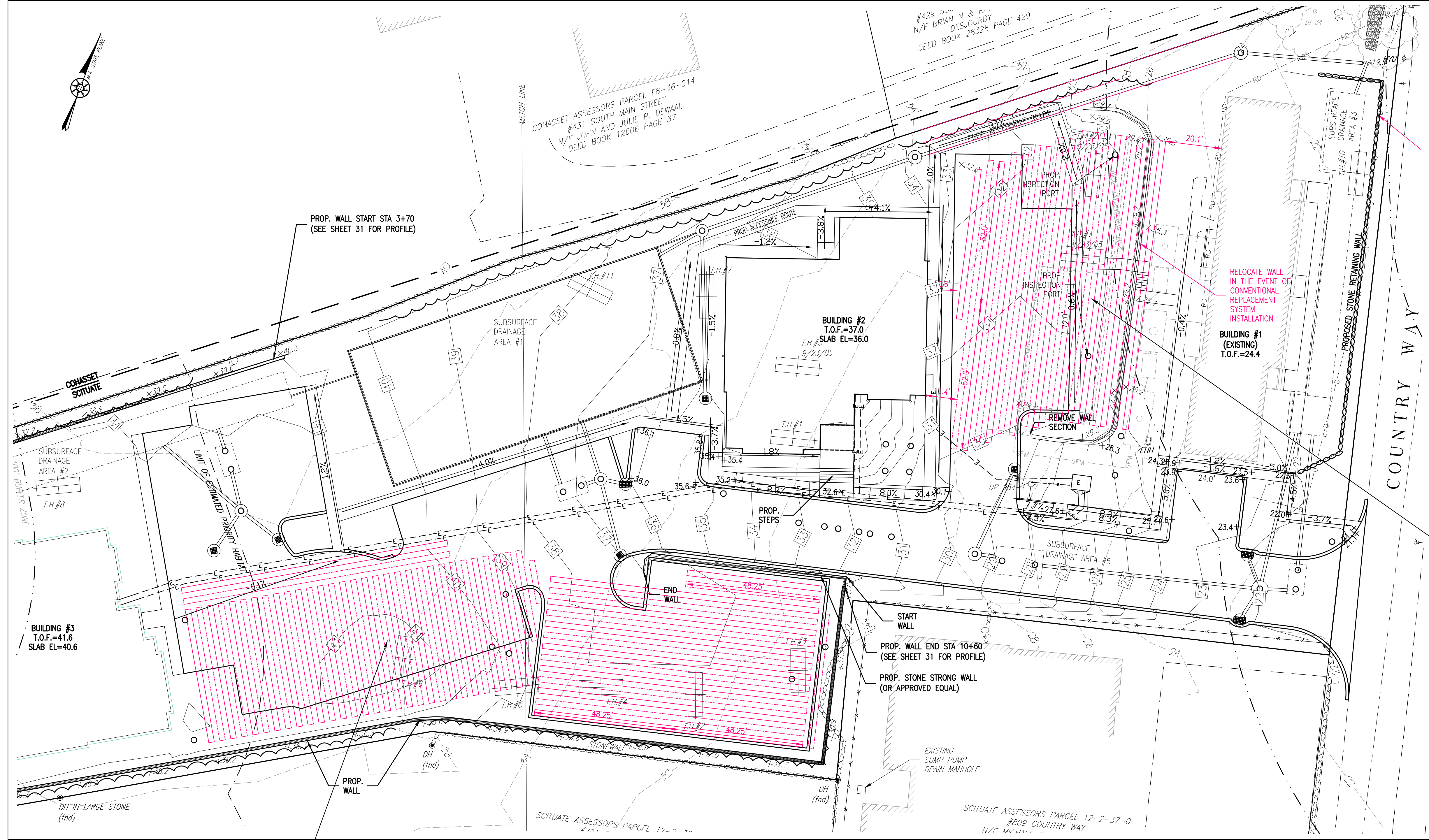
SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS

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



SEPTIC PLAN AND PROFILES



FOR REGISTRY USE ONLY

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

TIMOTHY R. BENNETT
No. 36856
1/31/2024
DATE

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD



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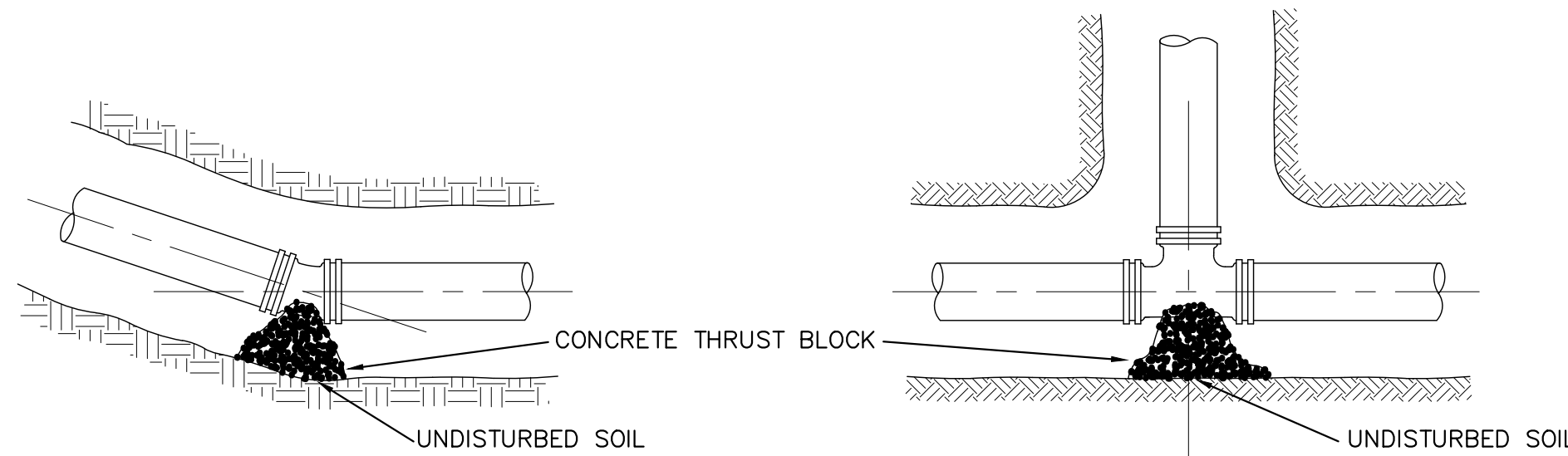
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

FEBRUARY 2, 2023
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WATER SPECIFICATIONS

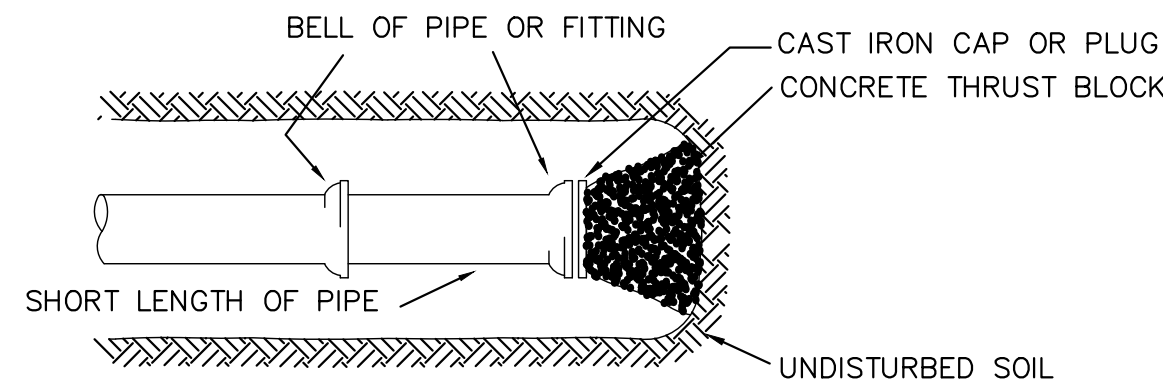
- ALL WATER COMPONENTS SHALL MEET THE TOWN OF SCITUATE WATER SPECIFICATION
- ALL WORK SHALL BE SUBJECT TO THE MOST CURRENT EDITIONS OF AWWA & DEP STANDARDS FOR WATER WORKS DESIGN, MATERIALS, CONSTRUCTION AND SCHEDULING AS REQUIRED FOR UNINTERRUPTED SYSTEM O & M. ALL MATERIAL SHALL BE AMERICAN MADE. DESIGN SHALL COMPLY WITH CURRENT STATE AND FEDERAL STANDARDS FOR GOOD ENGINEERING PRACTICE. CONSTRUCTION SHALL COMPLY WITH OSHA STANDARDS. DPW DIRECTOR WILL MAKE FINAL DECISION ON ALL DESIGN, CONSTRUCTION, SCHEDULING AND PROPOSED SUBSTITUTIONS IN ACCORDANCE WITH MOST RECENT REVISIONS TO THESE STANDARDS.
 - ONLY WATER DIVISION EMPLOYEES ARE TO OPERATE VALVES OR HYDRANTS. VIOLATIONS WILL RESULT IN A SUSPENSION OF WORK IN SCITUATE. THE CONTRACTOR MAY BE ALLOWED TO USE WATER WITHOUT CHARGE FOR CONSTRUCTION PURPOSES IF LOCAL WATER SUPPLY PERMITS. EXPRESS APPROVAL OF THE SUPERINTENDENT SHALL BE OBTAINED BEFORE WATER IS USED. WASTE OF WATER SHALL BE SUFFICIENT CAUSE FOR WITHDRAWING THE PRIVILEGE OF UNRESTRICTED USE. IF NO WATER IS AVAILABLE THE CONTRACTOR SHALL SUPPLY HIS OWN WATER. CONNECTIONS TO THE EXISTING SYSTEM SHALL BE MADE LIVE IF POSSIBLE. THREE DAYS NOTICE REQUIRED IF LOCALIZED SYSTEM SHUT DOWN IS NECESSARY.
 - ALL MATERIALS SHALL BE INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS, APPROVED DESIGN AND / OR STANDARDS. NO PIPES OR APPURTENANCES ON PUBLIC OR PRIVATE PROPERTY SHALL BE BACKFILLED BEFORE BEING INSPECTED BY AN AUTHORIZED AGENT OF THE DEPARTMENT.
 - ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52, CEMENT LINED WITH PUSH-ON STYLE JOINTS. MAINS, VALVES, FITTINGS AND HYDRANTS SHALL BE POLYETHYLENE ENCASED. SEE DETAIL 5. FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS. ALL MECHANICAL JOINTS SHALL BE FITTED WITH MEGA LUG STYLE JOINT RESTRAINTS. TRANSITION COUPLINGS SHALL NOT BE ALLOWED.
 - VALVES SHALL BE MUELLER RESILIENT-SEATED MODEL 2360 200 PSI GATE VALVES, ALTERNATE WILL BE CLOW AFC-2500 DI GATE VALVE, MECHANICAL JOINT WITH A 2 (TWO) INCH OPERATING NUT, OPEN LEFT. VALVES SHALL BE EVERY 1000 OR AT EVERY OTHER FIRE HYDRANT. VALVE CLUSTERS WILL BE BUILT WITH FORSTER MJ ADAPTERS.
 - HYDRANTS SHALL BE MUELLER SUPER CENTURION TRAFFIC MODEL A-423 250 PSI, OPEN LEFT, YELLOW WITH SILVER BONNET, ALTERNATE WILL BE AMERICAN DARLING B-62-B. HYDRANTS SHALL BE 500' IN LOCATIONS SHOWN ON THE APPROVED DESIGN OR AT AN ALTERNATE LOCATION IF APPROVED BY THE SUPERINTENDENT. SEE DETAIL.
 - SERVICE BRASS SHALL BE LEAD FREE MUELLER OR FORDO COMPRESSION AND MEET NSF AND AWWA STANDARDS. STIFFENERS SHALL BE USED WITH POLY TUBING.
 - SERVICE & GATE BOXES SHALL BE BUFFALO SLIDE STYLE AND COVER IDENTIFIED AS WATER.
 - SERVICE LINES SHALL BE 1" TYPE K COPPER OR POLY (CTS) TUBING RATED FOR 200 PSI. 12 GAUGE TRACER WIRE SHALL BE INSTALLED WITH POLY PIPE AS A CONTINUOUS RUN FROM CURB STOP TO THE WATER METER. CURB STOP SHOULD BE APPROXIMATELY 5' ON TO OWNER'S PROPERTY. ALL EFFORT SHOULD BE TAKEN TO KEEP SERVICE LINES OUT OF DRIVEWAY AREAS.
 - SERVICE TAPS SHALL BE AT 2(TWO) OR 10(TEN) O'CLOCK POSITIONS WITH APPROPRIATE GOOSE NECK.
 - TAPPING SLEEVES SHALL BE STAINLESS STEEL. SADDLES SHALL HAVE STAINLESS STEEL FLAT BANDS. DIRECT TAPS 2" AND UNDER ARE REQUIRED ON DI.
 - WATER LINE TRACER TAPE SHALL BE PLACED BETWEEN 12(TWELVE) AND 18(EIGHTEEN) INCHES BELOW FINAL GRADE.
 - A SERVICE DRAWING IDENTIFYING THE INSTALLATION IS TO BE SUPPLIED BEFORE THE SERVICE IS ACTIVATED. THE DRAWING SHALL INCLUDE APPROPRIATE TIES.
 - MAINTAIN 10 FEET MINIMUM SPACING BETWEEN WATER AND SEWER MAINS. WHERE MINIMUM SPACING IS NOT POSSIBLE WATER MAIN SHALL BE CONSTRUCTED WITH MECHANICAL JOINTS OR BE SLEEVED. WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH CONSTRUCTION DETAIL AT ALL WATER-SEWER CROSSINGS. SEE DETAIL. SEE DETAIL.
 - CONSTRUCTION IN TOWN ROADS REQUIRES A DPW STREET OPENING PERMIT AND A TRENCH PERMIT. ALL CONSTRUCTION WILL BE DURING NORMAL WATER DIVISION WORK HOURS. EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE TYPICAL WATER TRENCH DETAIL. TEMPORARY AND PERMANENT PAVEMENT REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE STREET OPENING PERMIT. STREET OPENING PERMIT MAY REQUIRE EXCAVATABLE FLOWABLE FILL AND SHALL SUPERSEDE THE TYPICAL DETAIL.
 - WATER METERS SHALL BE MOUNTED HORIZONTALLY AT THE POINT THAT SERVICE LINE ENTERS THE FOUNDATION WITH A BALL VALVE BEFORE AND AFTER THE METER, METER HORNS ARE NOT PERMITTED. METERS ARE SUPPLIED BY THE TOWN AFTER THE CONNECTION FEE IS PAID. MASTER METERS ARE NOT ALLOWED AND ALL UNITS/APARTMENTS SHALL BE INDIVIDUALLY METERED. SUPERINTENDENT WILL MAKE FINAL DECISION ON METERING REQUIREMENTS.
 - FIRE LINES SHALL HAVE 1/2" STAINLESS STEEL THREADED ROD ANCHORED HORIZONTALLY AND VERTICALLY AT FOUNDATION PENETRATION, WITH ADEQUATE THRUST BLOCKING. SEE DETAIL.
 - ALL DUCTILE IRON IS TO BE TESTED ACCORDING TO AWWA TESTING PROCEDURES FOR NEW WATER MAIN. SEE DETAIL.
 - DEMOLITION, WATER SERVICES SHALL BE CUT AND CAPPED 10' OUTSIDE AREA OF EXCAVATION AND INSPECTED BEFORE A DEMOLITION PERMIT IS ISSUED. WATER SERVICES SHALL BE RENEWED BACK TO THE WATER MAIN AT OWNERS COST FOR ALL MAJOR RECONSTRUCTION.
 - CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.



PLAN HORIZONTAL BEND

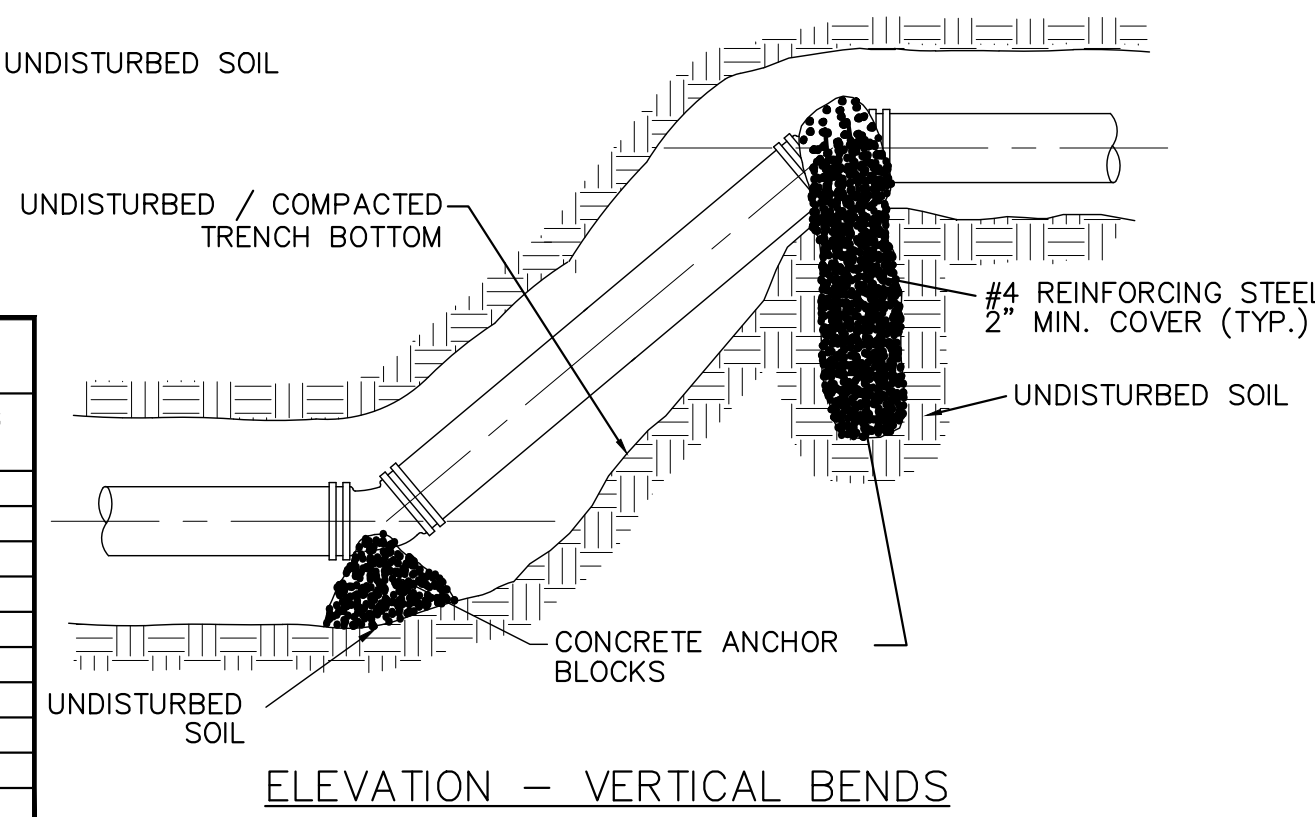
PLAN TEE

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



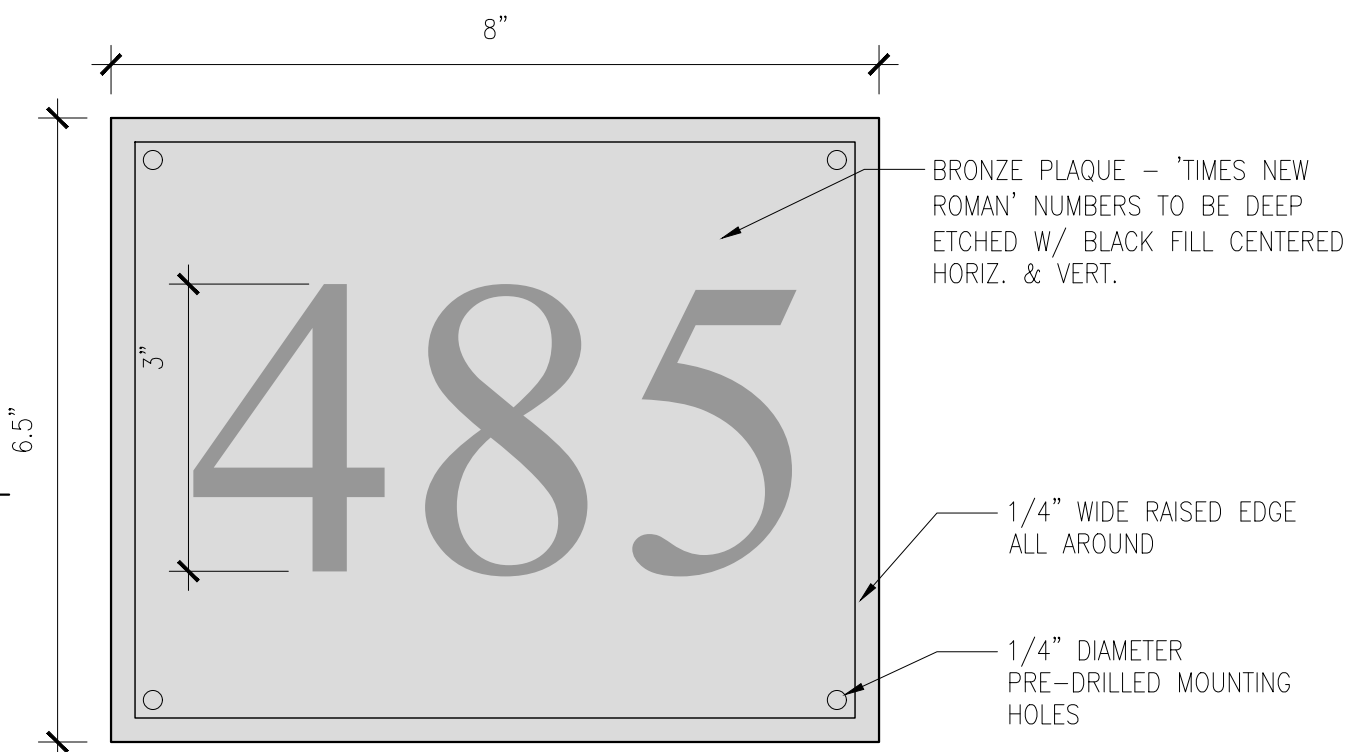
PLAN PLUG END OF LINE

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

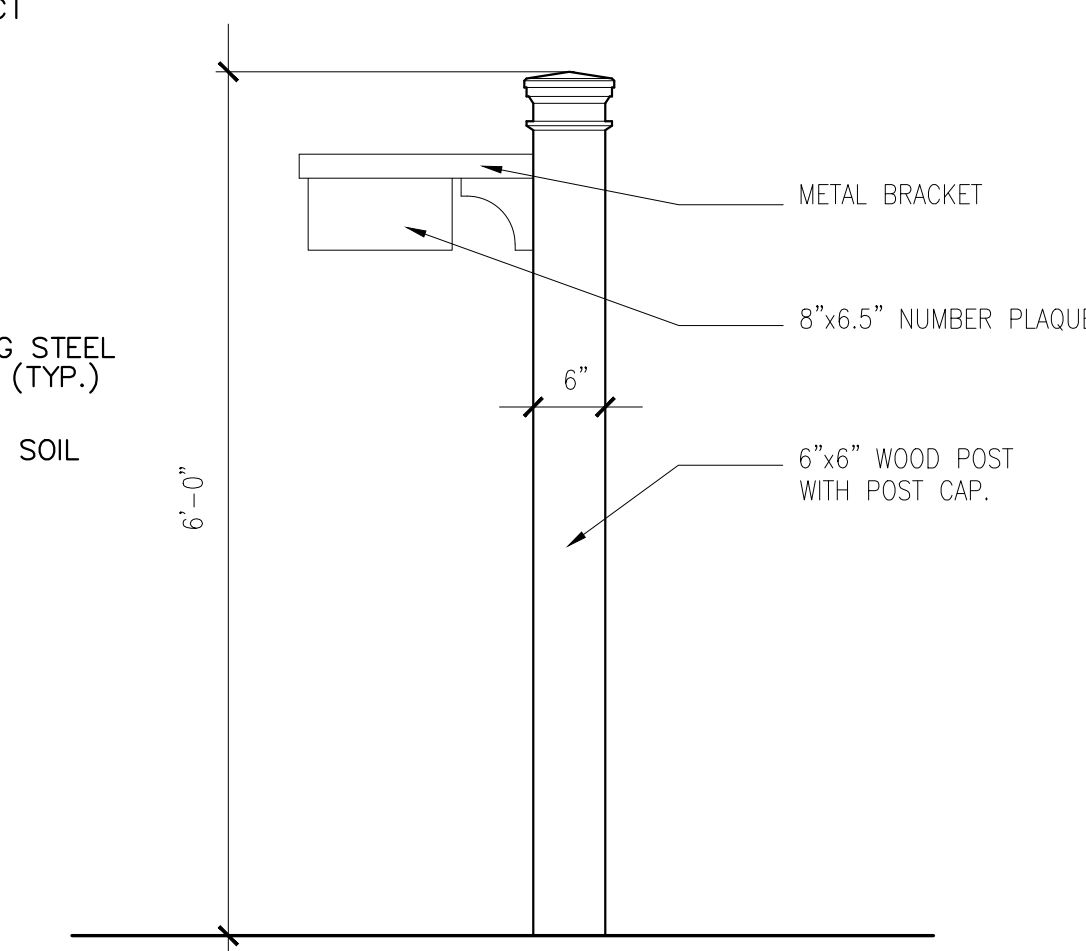


ELEVATION - VERTICAL BENDS

NUMBER PLATE / PLAQUE DETAIL (DRIVEWAY POST AND HOUSE)

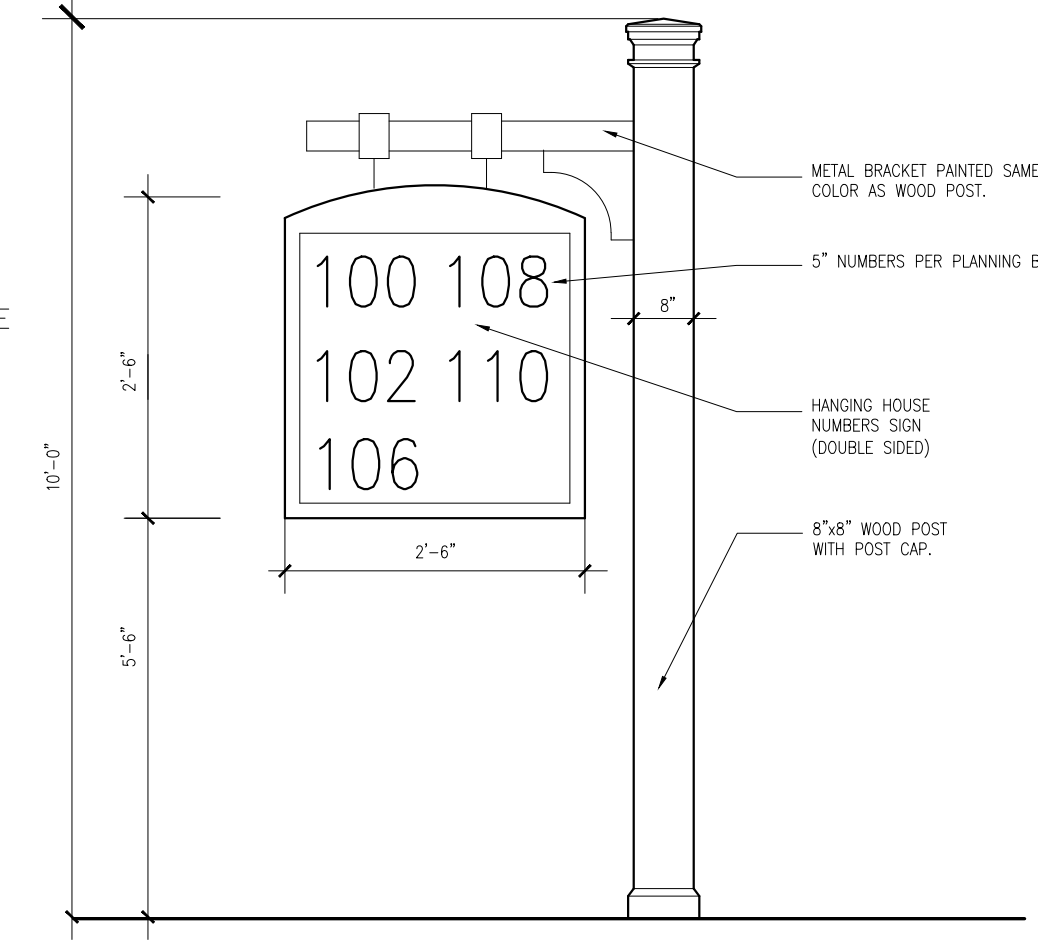


N.T.S.



BUILDING POST

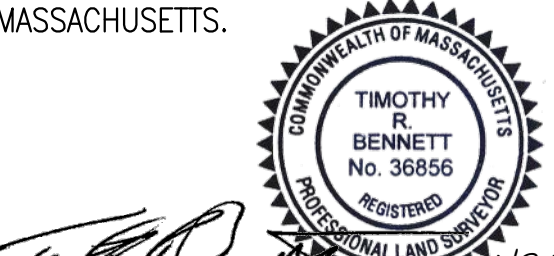
N.T.S.



HANGING DIRECTORY SIGN

N.T.S.

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

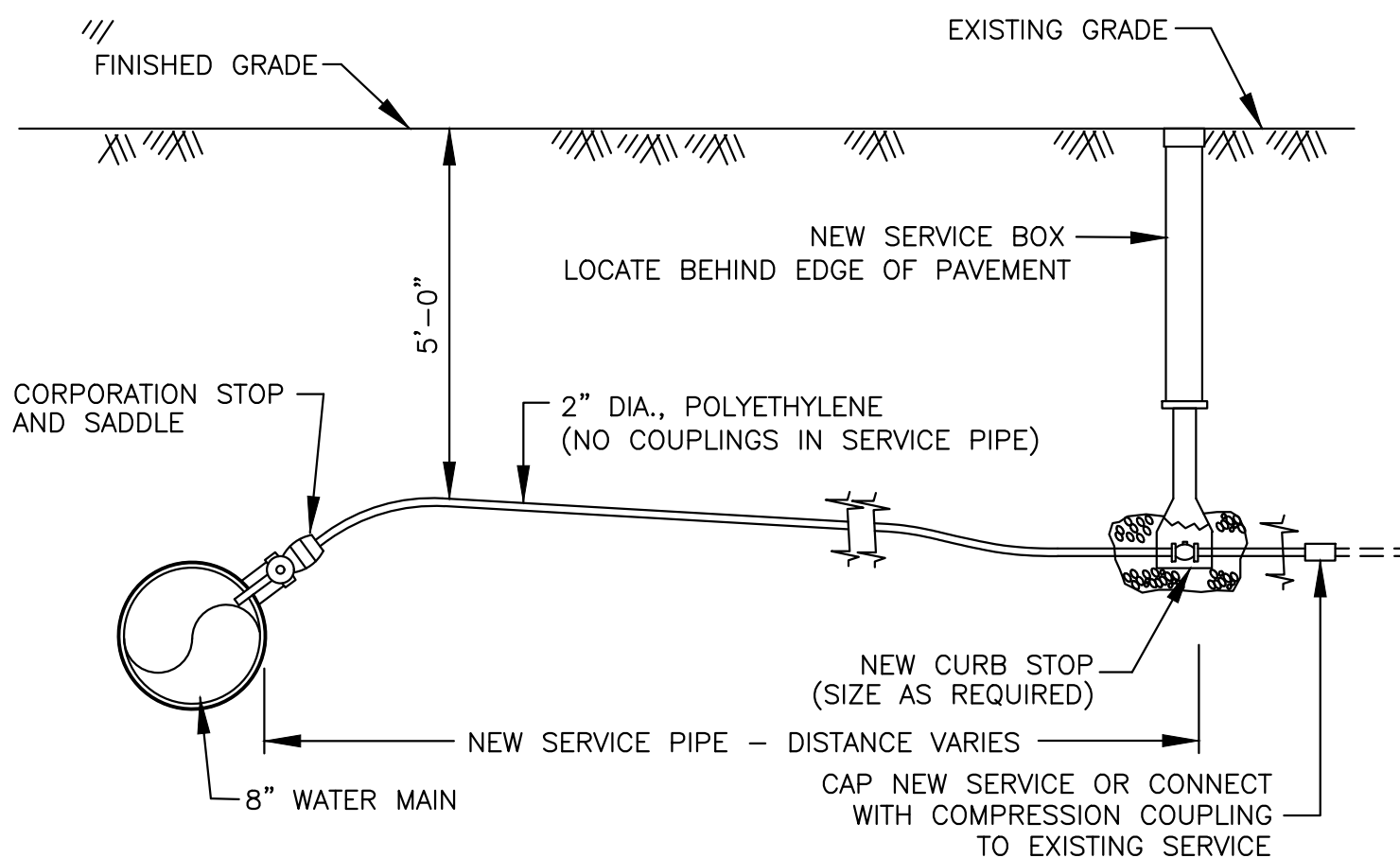
SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD

ANCHORAGE DETAILS

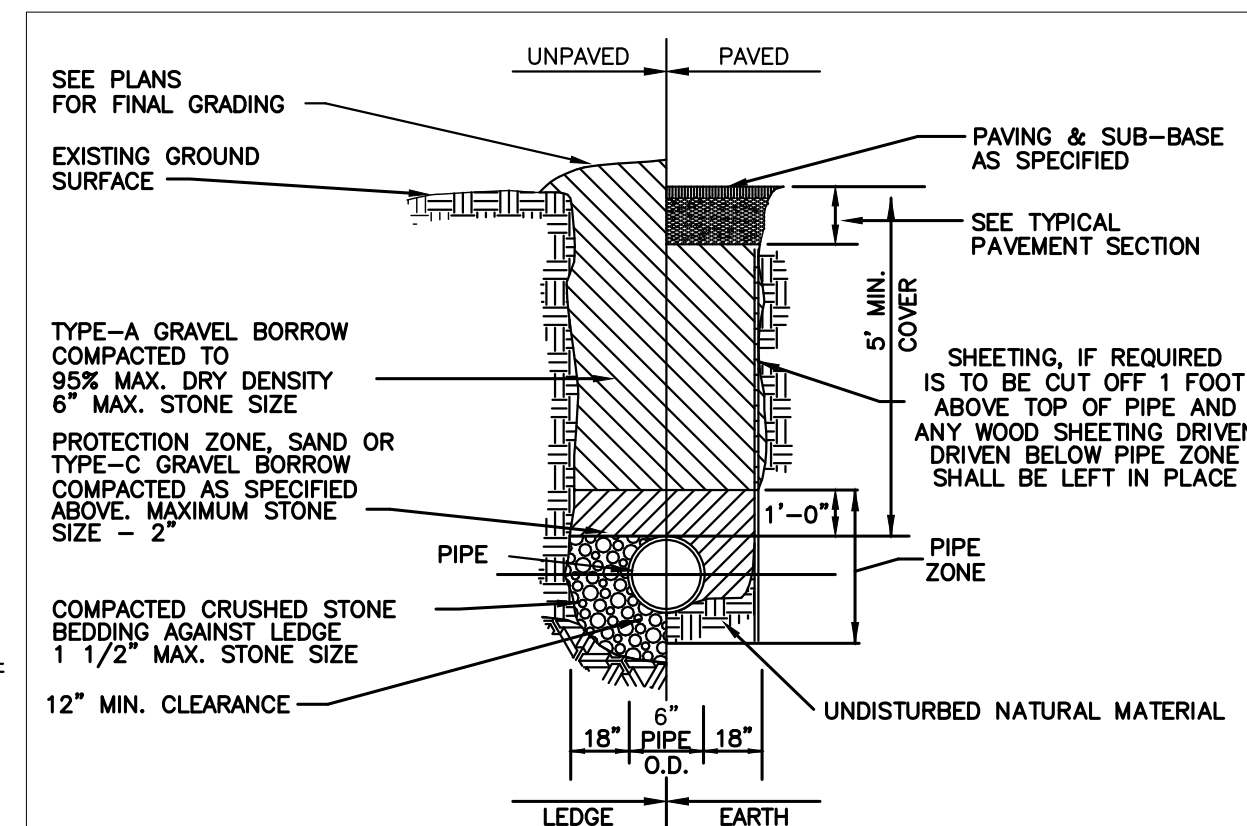
NOT TO SCALE

WATER SUPPLY NOTES

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



2"Ø DOMESTIC WATER SERVICE DETAIL

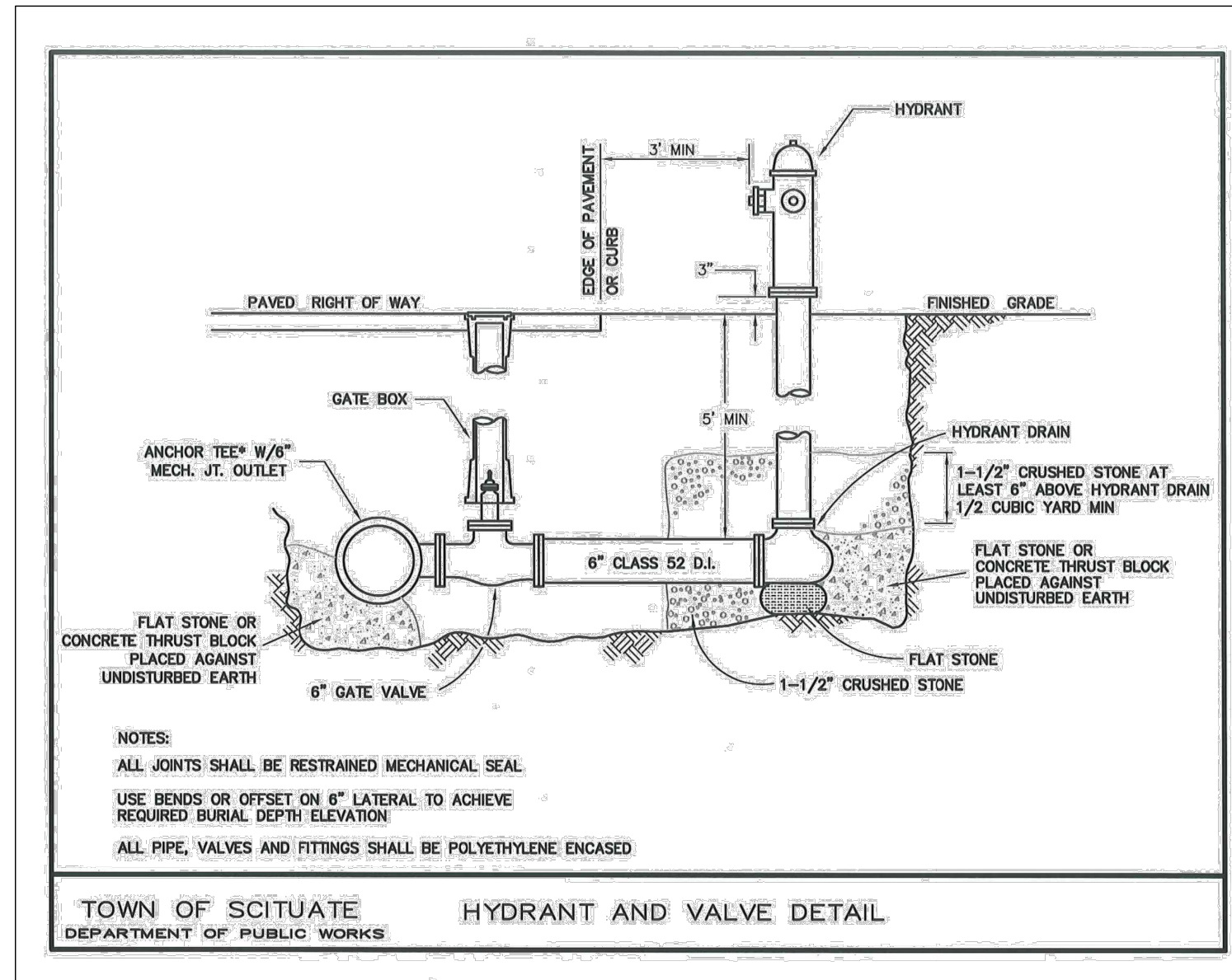


TYPICAL WATER TRENCH DETAIL

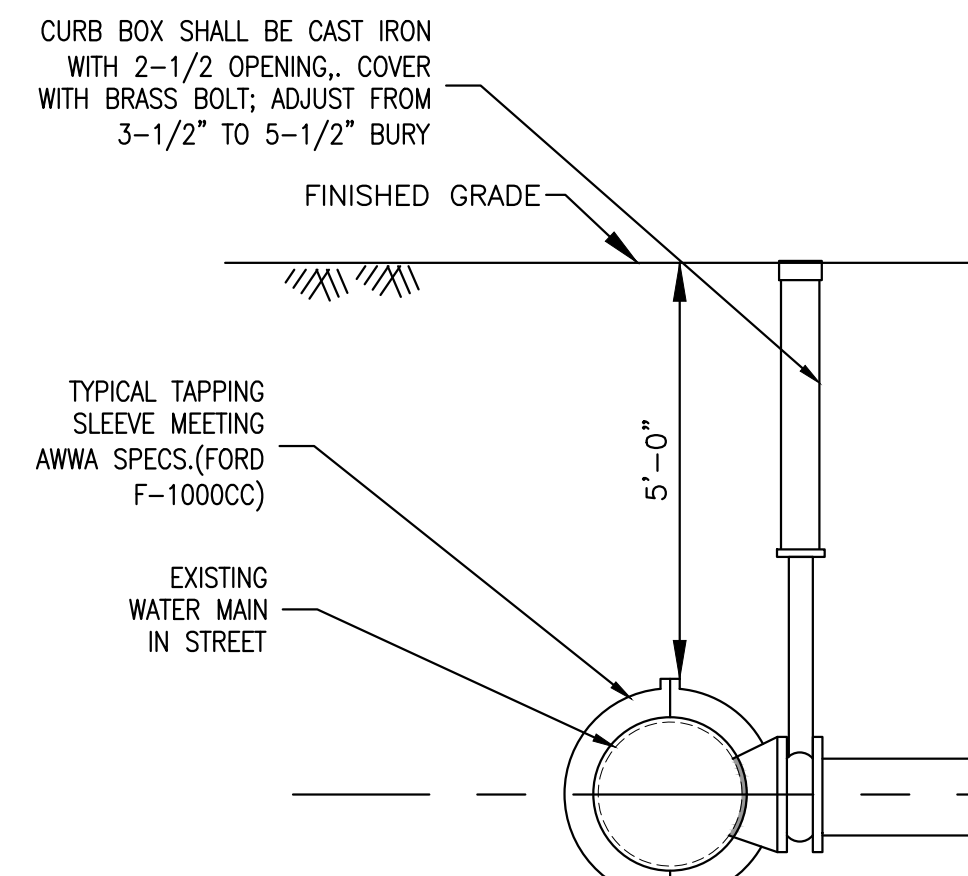
NOT TO SCALE

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

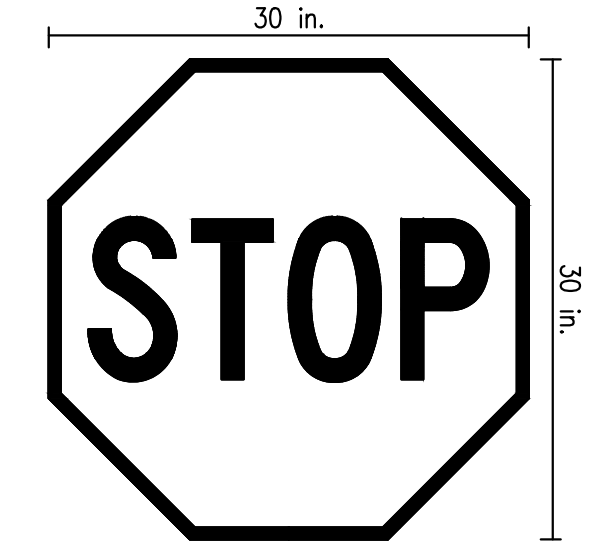
- HYDRANT PAINT
- A. HYDRANTS SHALL BE THOROUGHLY CLEANED AND GIVEN TWO SHOP OR FIELD COATS OF PAINT IN ACCORDANCE WITH AWWA C502 AND THE INSTRUCTIONS OF THE PAINT MANUFACTURER. PAINT COLOR SHALL BE THE STANDARD HYDRANT COLOR OF THE OWNER AS FOLLOWS:
- BARREL - OSHA YELLOW
 - BONNET - SAFETY SILVER
 - NOZZLE CAPS - OSHA YELLOW
- B. IF THE HYDRANTS ARE DELIVERED WITH THE OWNER'S STANDARD COLOR, THEY SHALL BE GIVEN ONE MATCHING FIELD COAT OF AN ALKYD GLOSS ENAMEL. IF THE HYDRANTS ARE NOT DELIVERED WITH THE OWNER'S STANDARD COLOR THEY SHALL BE GIVEN TWO COATS OF AN ALKYD GLOSS ENAMEL COLORS AS INDICATED ABOVE.
- D. HYDRANT PAINT SHALL BE AS MANUFACTURED BY SHERWIN-WILLIAMS CLEVELAND, OH-TNEINEC COMPANY, INC. KANSAS CITY MO- OR MINNESOTA MINING AND MANUFACTURING CO. (3M) ST. PAUL MN; OR APPROVAL EQUAL.
- B. ALKYD GLOSS ENAMEL SHALL BE 801 DTM BY SHERWIN-WILLIAMS 2H-Tnemec; OR APPROVED EQUAL. REFLECTIVE PAINT SHALL BE SCOTCHLITE #7211 BY 3M.



TOWN OF SCITUATE DEPARTMENT OF PUBLIC WORKS HYDRANT AND VALVE DETAIL



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 TRAVELLED WAY.

STOP SIGN DETAIL (NOT TO SCALE)

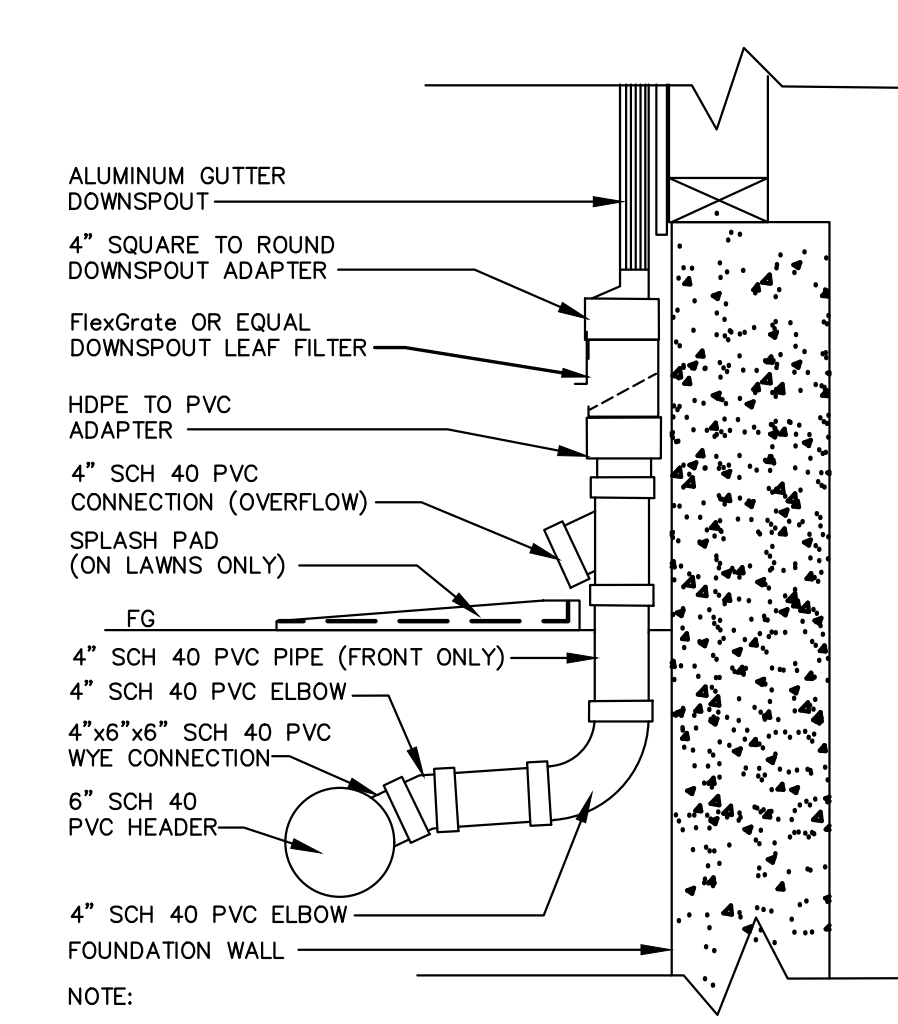
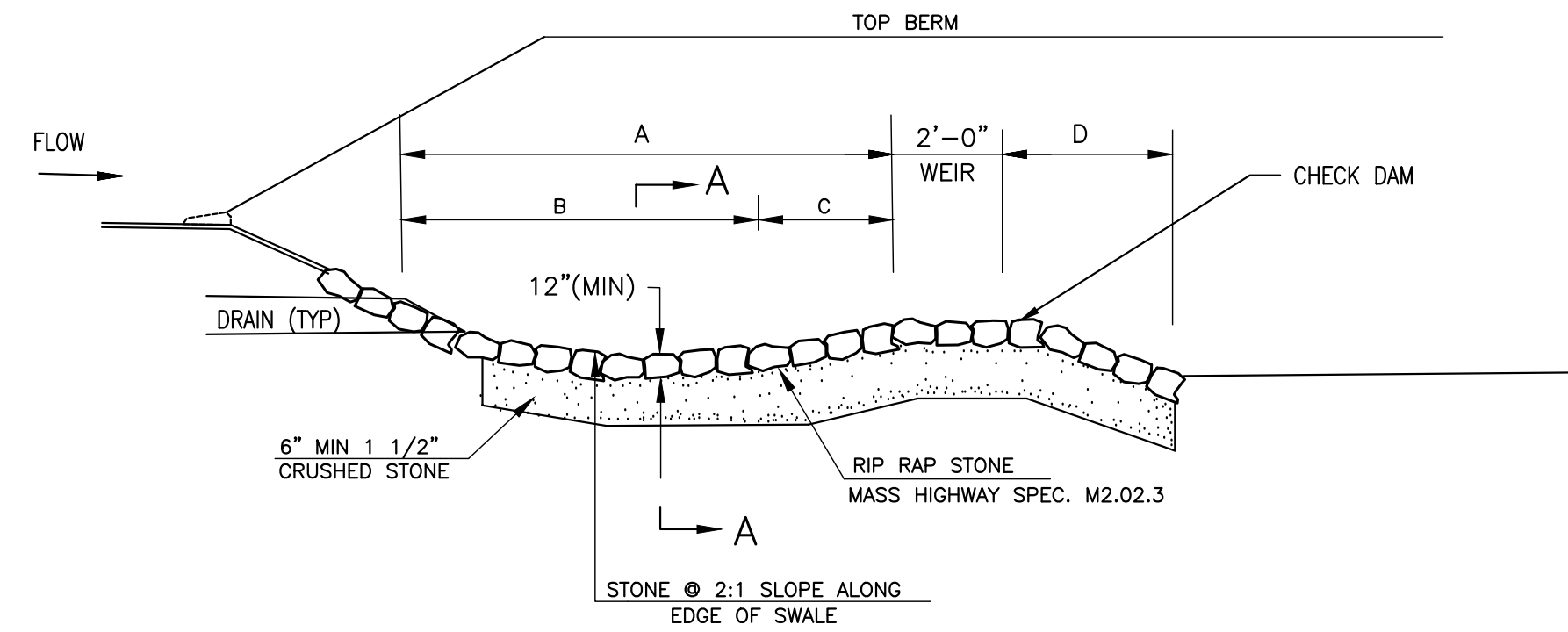
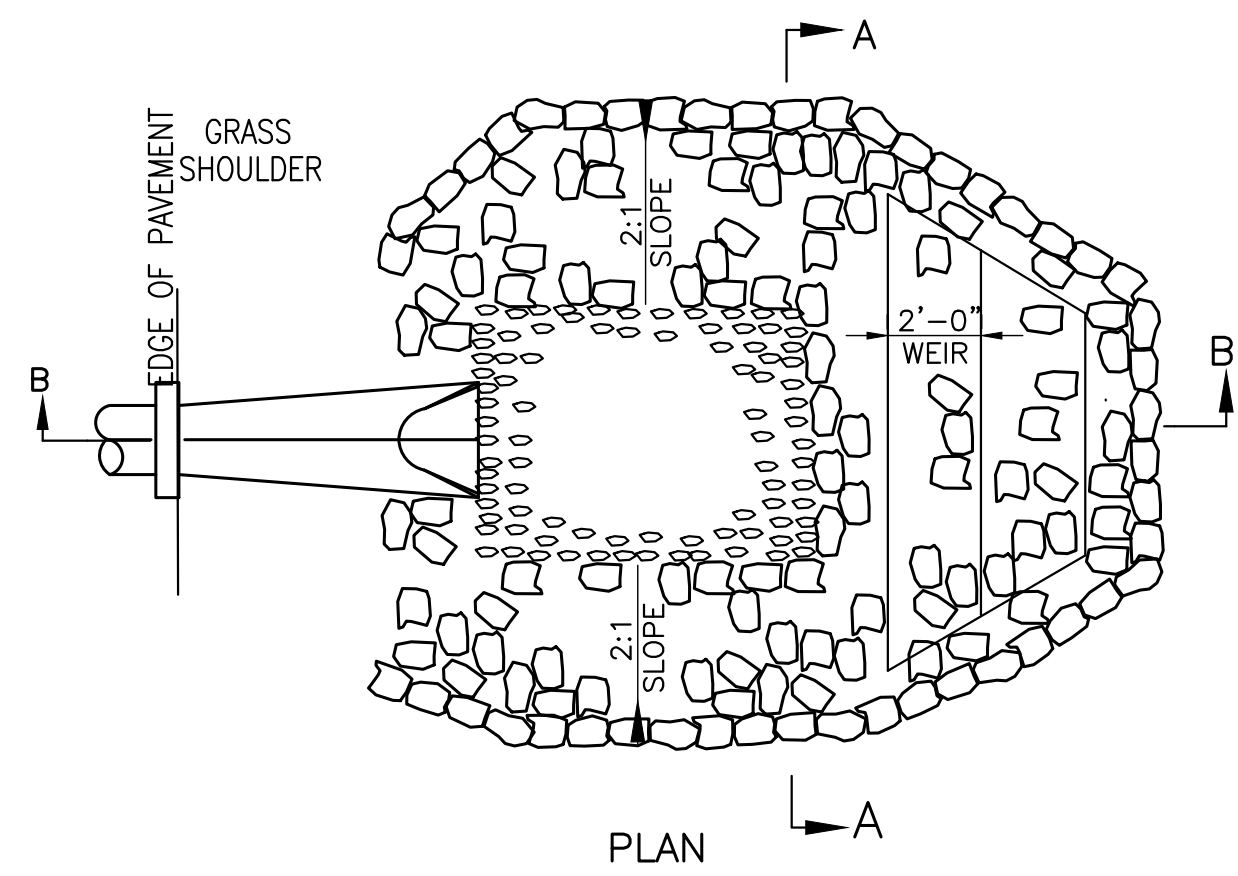
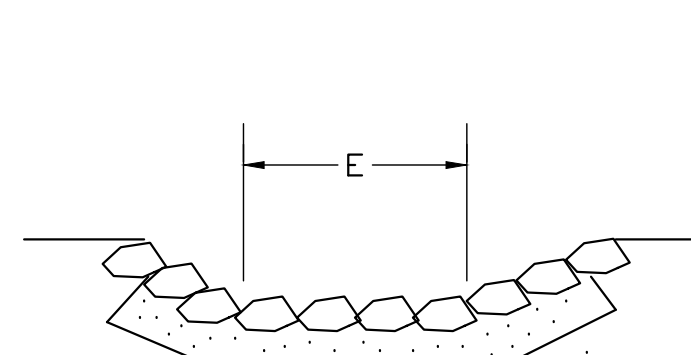
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
OCTOBER 19, 2023	RESPOND TO CONSERVATION AND BOARD OF HEALTH COMMENTS
DECEMBER 14, 2023	RESPOND TO PLANNING BOARD AND PEER REVIEW COMMENTS
JANUARY 26, 2024	RESPOND TO PLANNING BOARD AND 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. FEBRUARY 2, 2023
SCALE: AS NOTED
P.O. BOX 263 WEYMOUTH, MA 02190 JOB No. 20-475

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

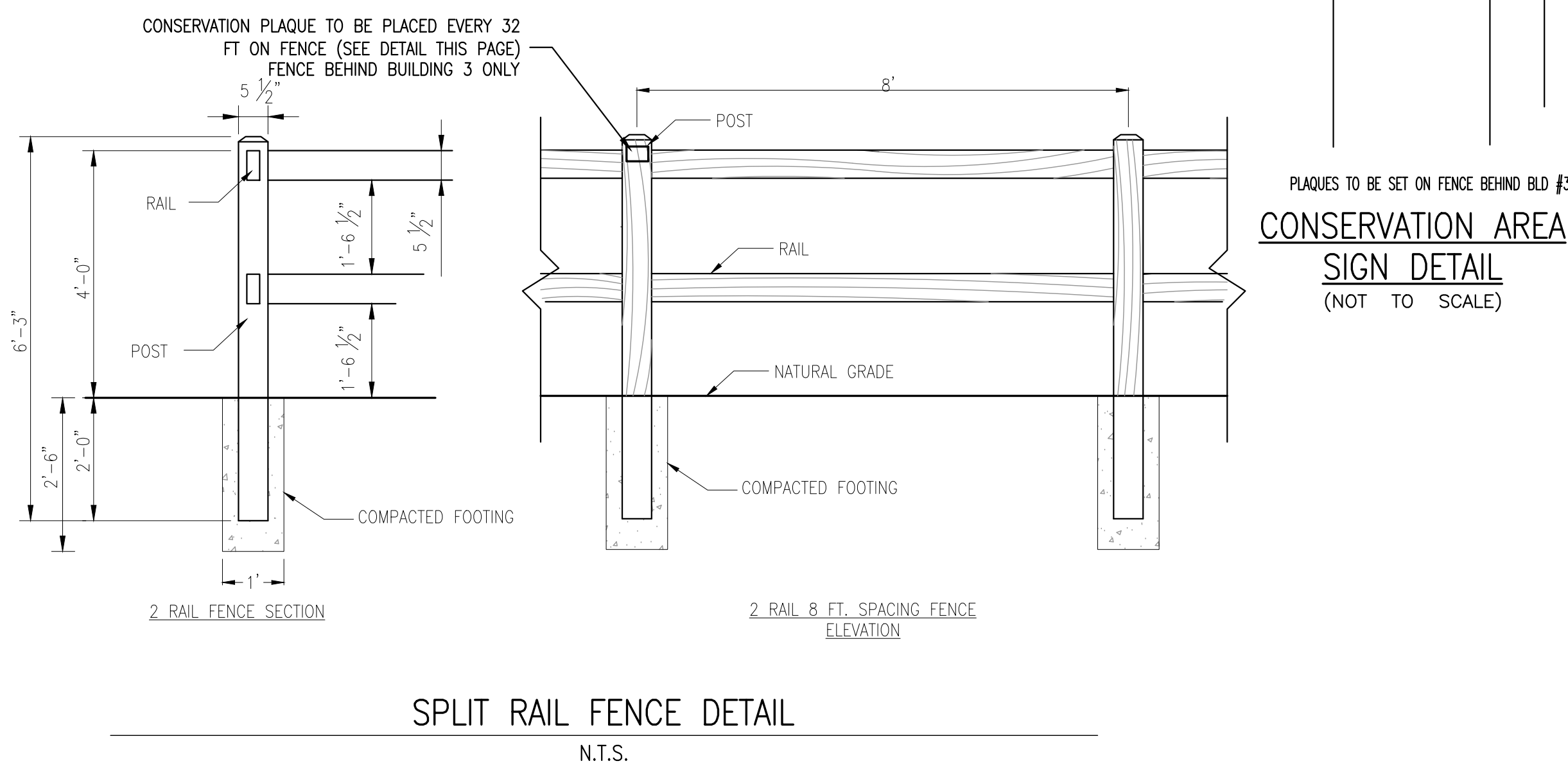




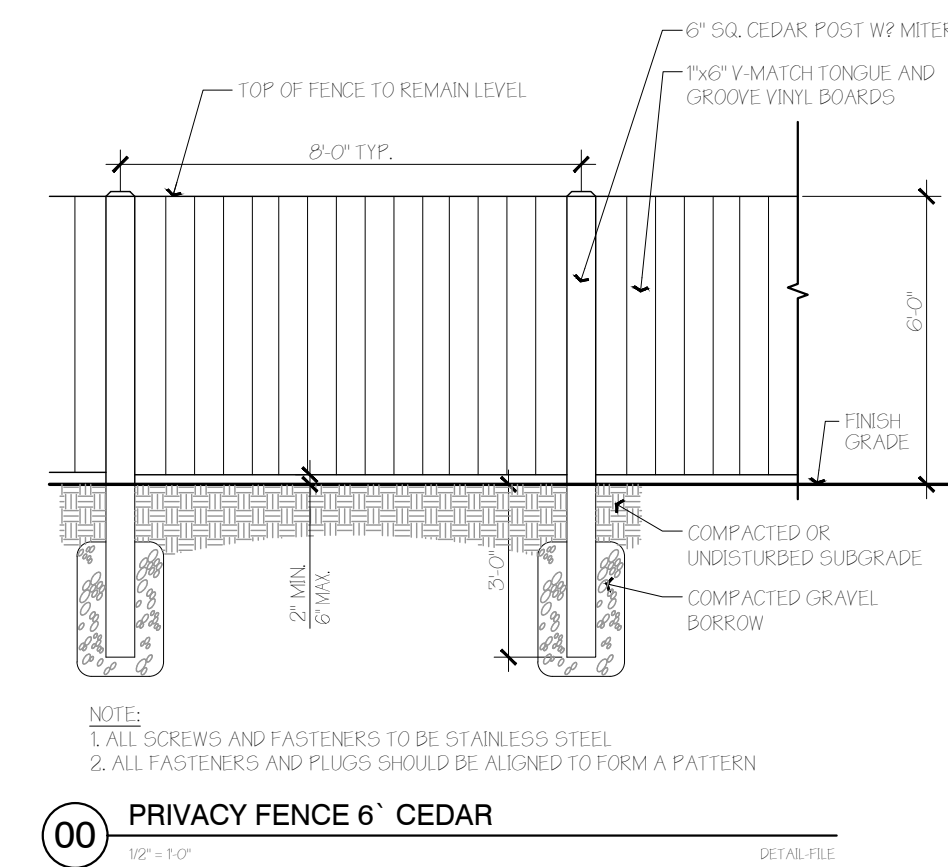
PIPE DIA.	12"	8"	6"
A	10'-0"	8'-0"	6'-0"
B	7'-6"	5'-6"	4'-6"
C	2'-6"	2'-6"	1'-6"
D	3'-0"	2'-0"	1'-0"
E	4'-0"	3'-0"	2'-6"

SECTION A-A
OUTLET PROTECTION
DETAIL
NOT TO SCALE

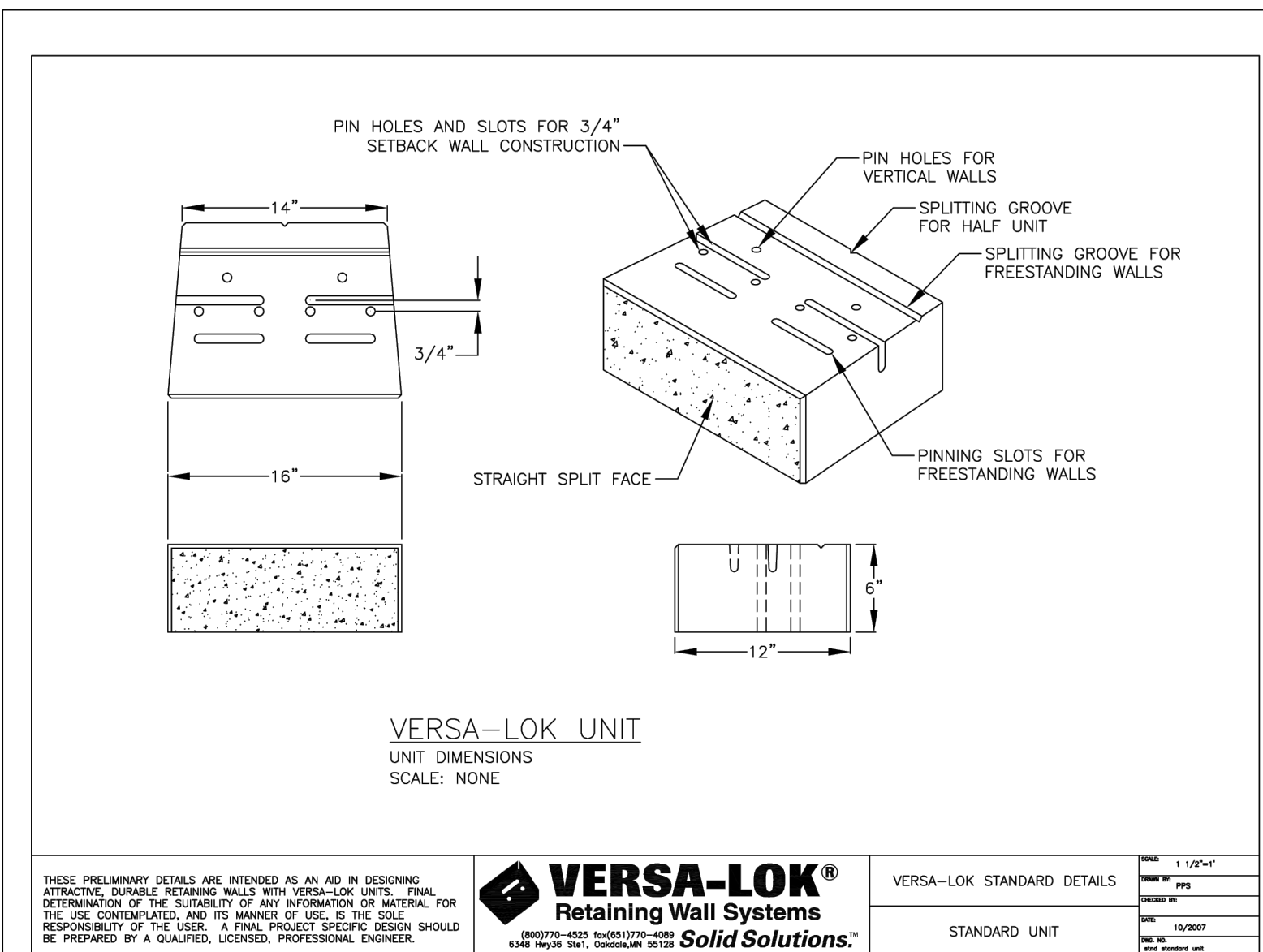
2 DOWN SPOUT CONNECTION
DETAIL
Scale: NONE



SPLIT RAIL FENCE
DETAIL
N.T.S.



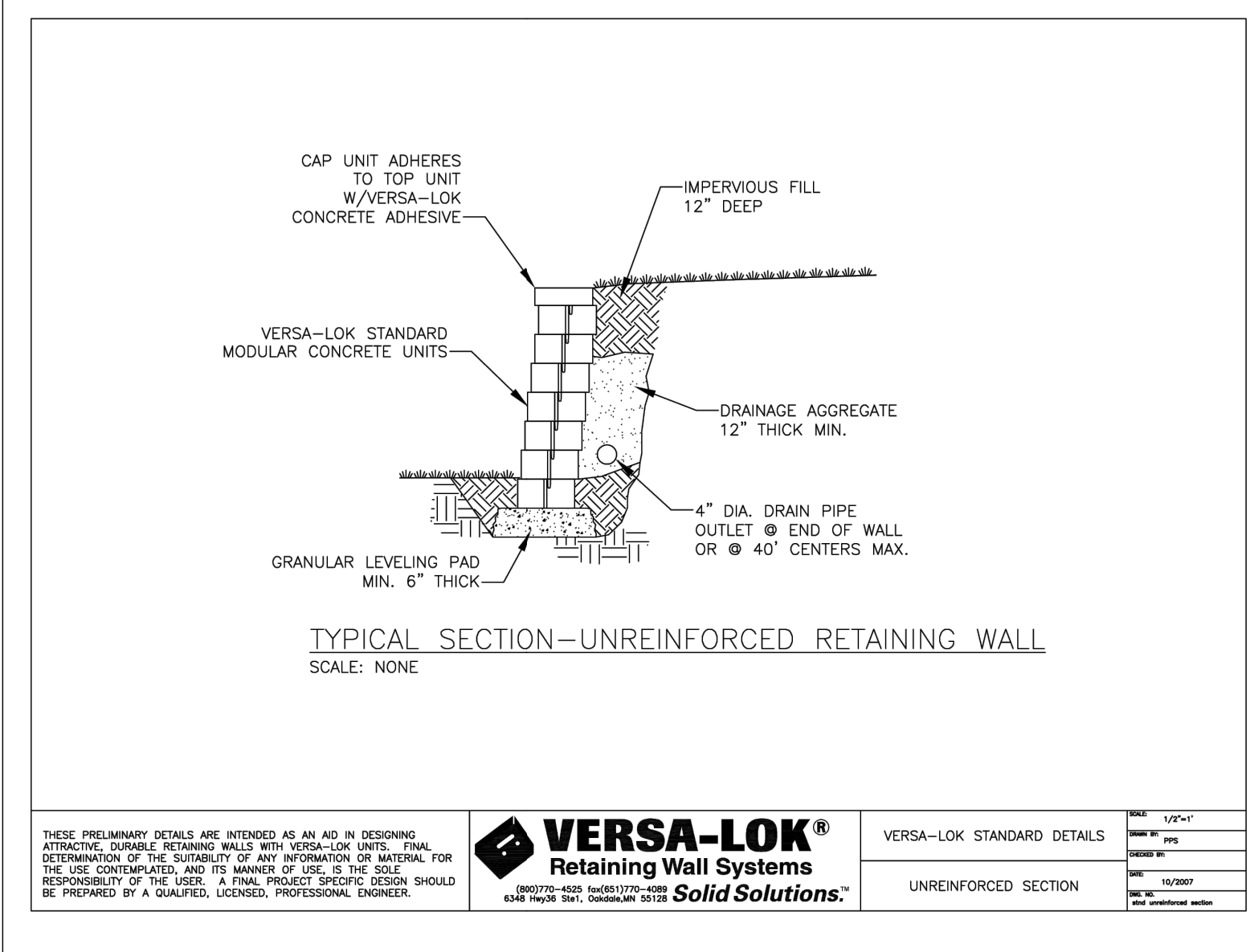
00 PRIVACY FENCE 6\"/>



VERSA-LOK UNIT
UNIT DIMENSIONS
SCALE: NONE

VERSA-LOK
Retaining Wall Systems
Solid Solutions

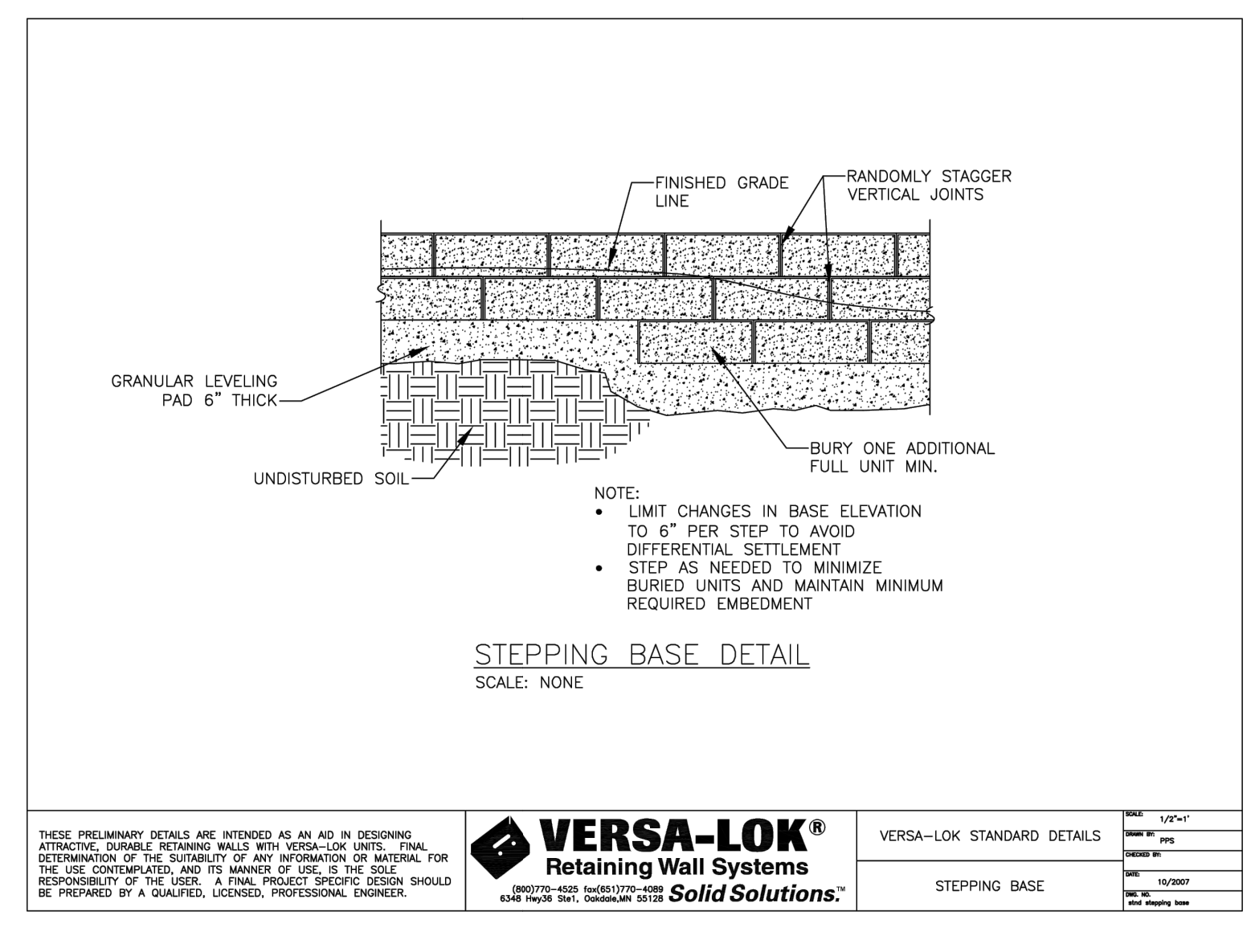
VERSALOK STANDARD DETAILS	REV. 1/2021
VERSALOK UNIT	REV. 10/2021



TYPICAL SECTION—UNREINFORCED RETAINING WALL
SCALE: NONE

VERSA-LOK
Retaining Wall Systems
Solid Solutions

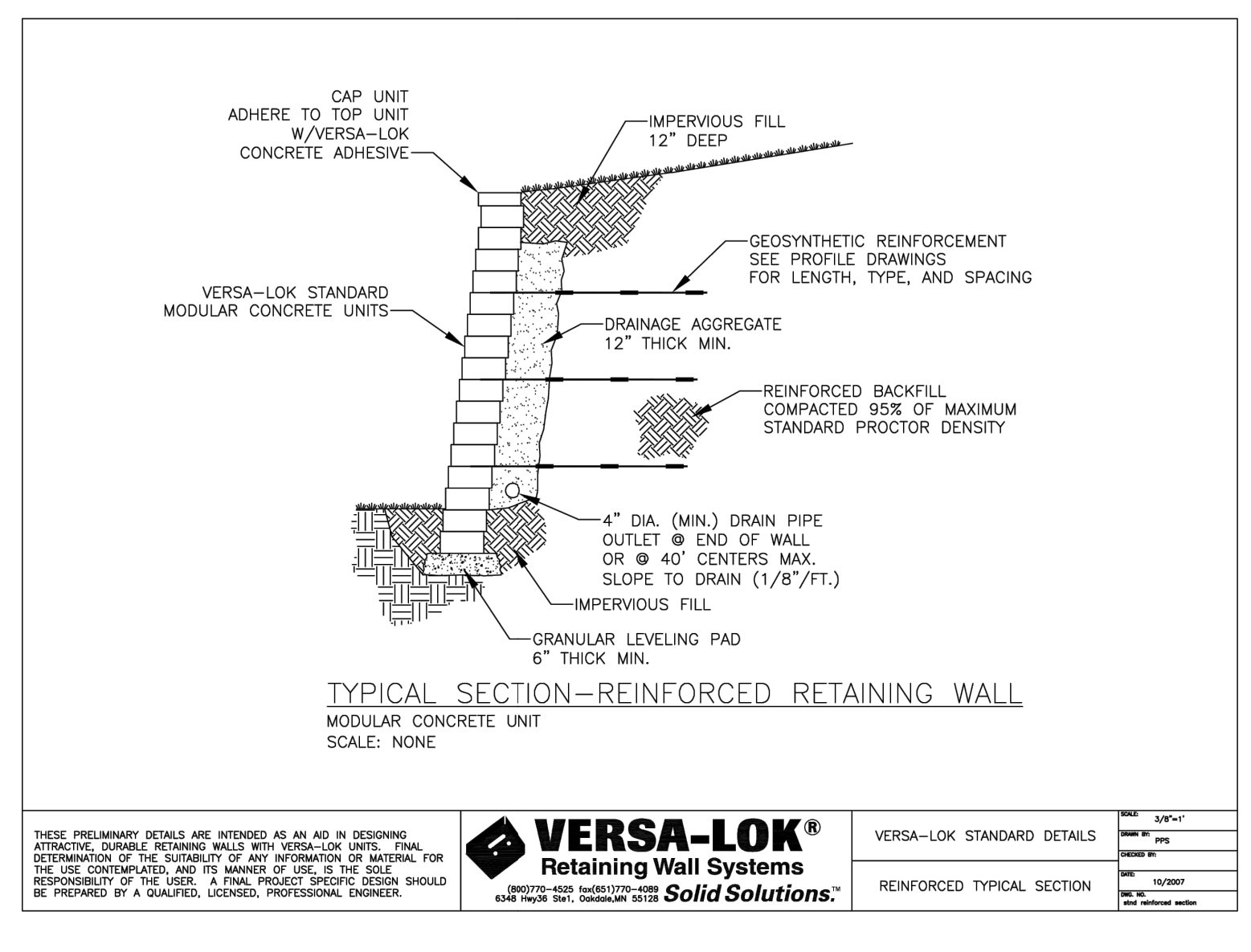
VERSALOK STANDARD DETAILS	REV. 1/2021
UNREINFORCED SECTION	REV. 10/2021



STEPPING BASE
DETAIL
SCALE: NONE

VERSA-LOK
Retaining Wall Systems
Solid Solutions

VERSALOK STANDARD DETAILS	REV. 1/2021
STEPPING BASE	REV. 10/2021



TYPICAL SECTION—REINFORCED RETAINING WALL
SCALE: NONE

VERSA-LOK
Retaining Wall Systems
Solid Solutions

VERSALOK STANDARD DETAILS	REV. 1/2021
REINFORCED TYPICAL SECTION	REV. 10/2021

FOR REGISTRY USE ONLY

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

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

SITE PLAN APPROVED
DATE: _____

SCITUATE PLANNING BOARD

KEVIN S. GRADY
CIVIL
No. 46264
PROFESSIONAL ENGINEER

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

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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

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

RETAINING WALL
DETAIL
NOT TO SCALE