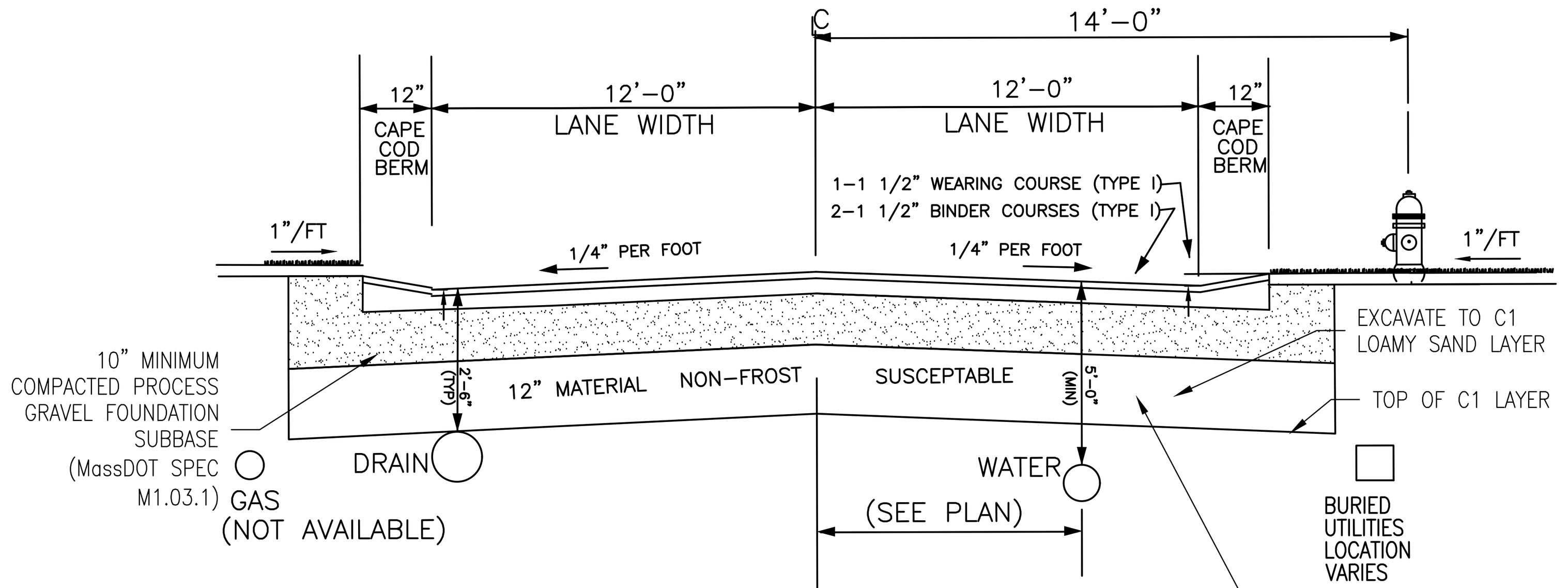
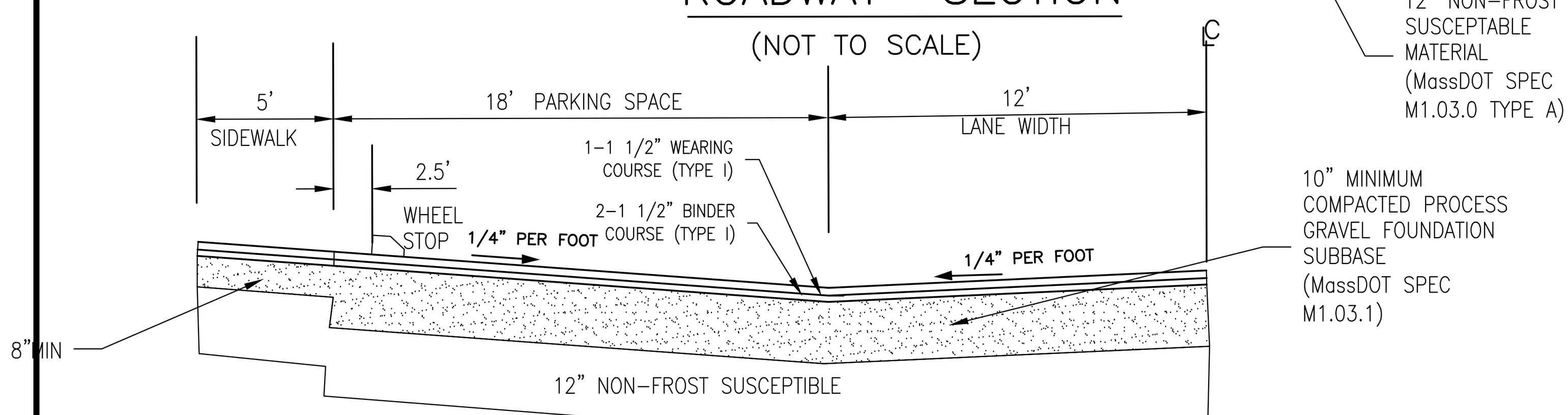


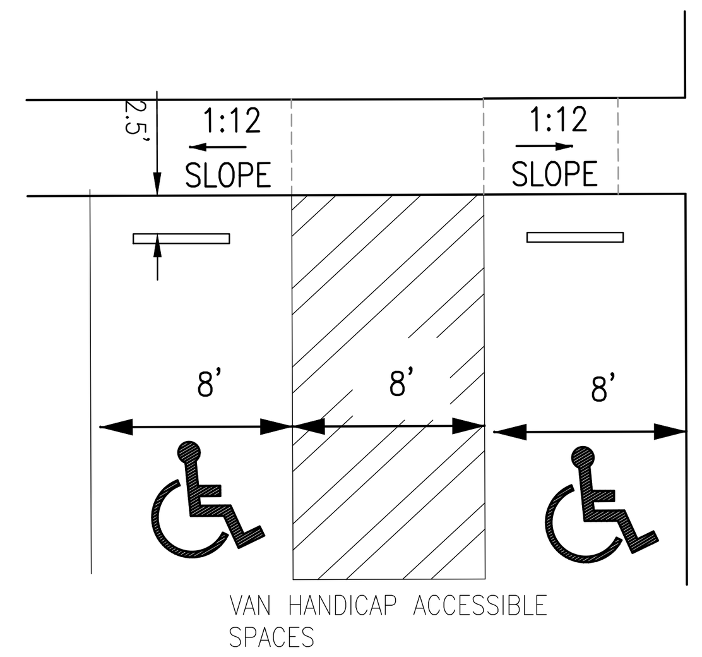
ROADWAY SECTION

(NOT TO SCALE)



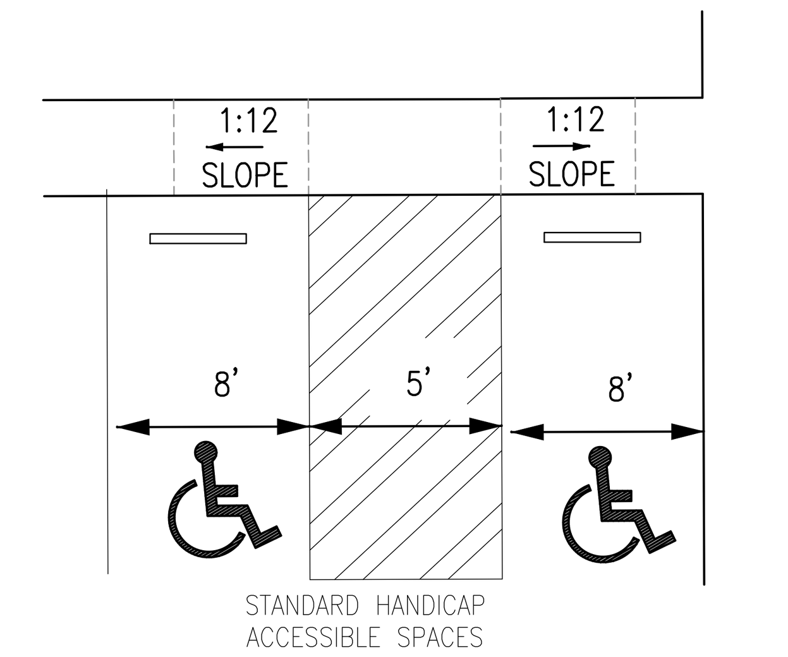
ROADWAY / PARKING SECTION

(NOT TO SCALE)



HANDICAP SPACE STRIPING DETAIL

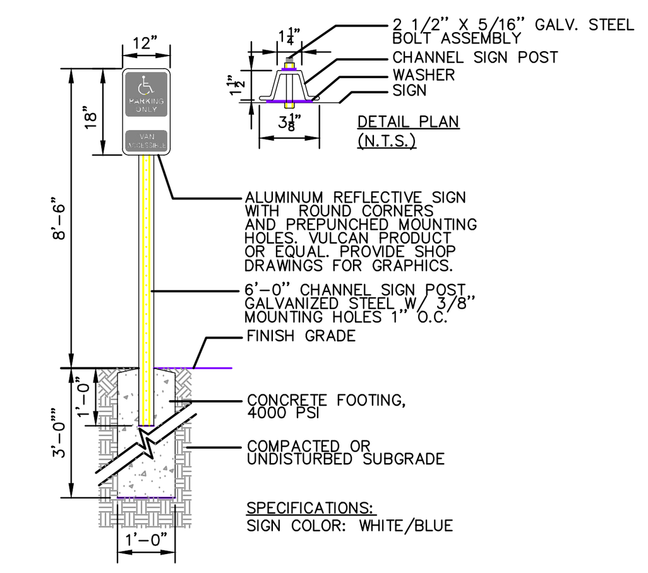
(NOT TO SCALE)



HANDICAP SPACE STRIPING DETAIL

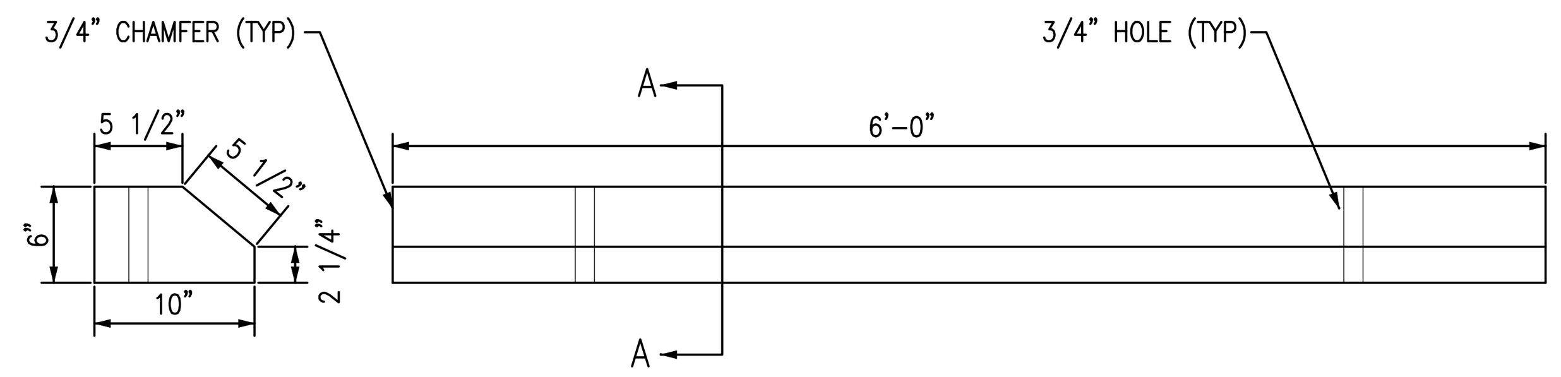
(NOT TO SCALE)

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)
6. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHERE APPLICABLE.



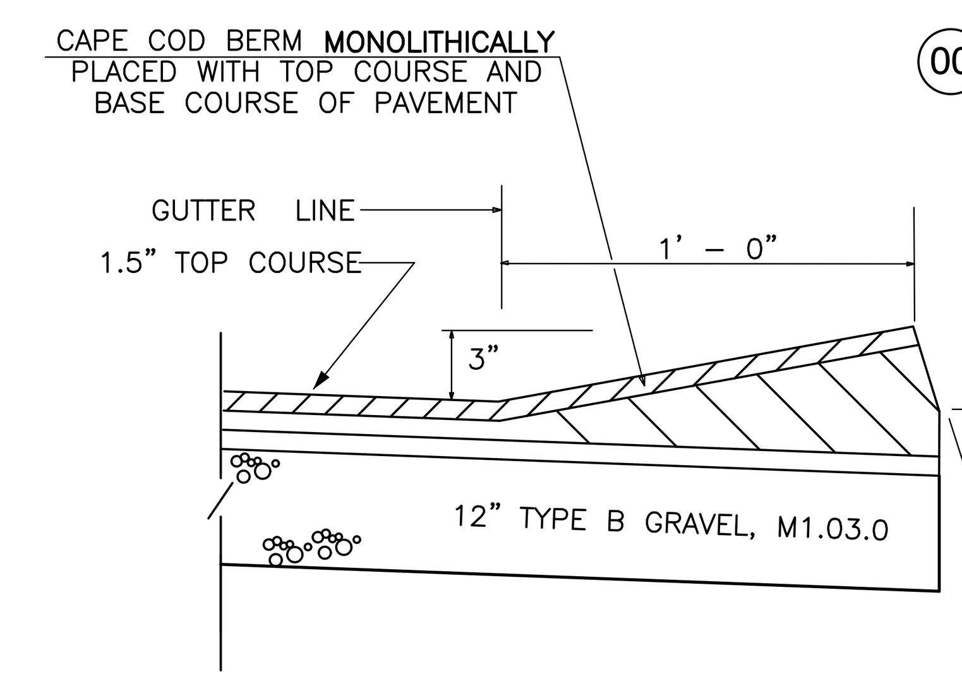
00 VAN ACCESSIBLE HANDICAP PARKING SIGN

1/2" = 1'-0" 324103-01



WHEEL STOP DETAIL

(NOT TO SCALE)



CAPE COD BERM DETAIL

(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.

KEVIN S. GRADY CIVIL No. 46264

TIMOTHY R. BENNETT No. 36856

1/31/2024

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

SITE PLAN APPROVED

DATE: ____________

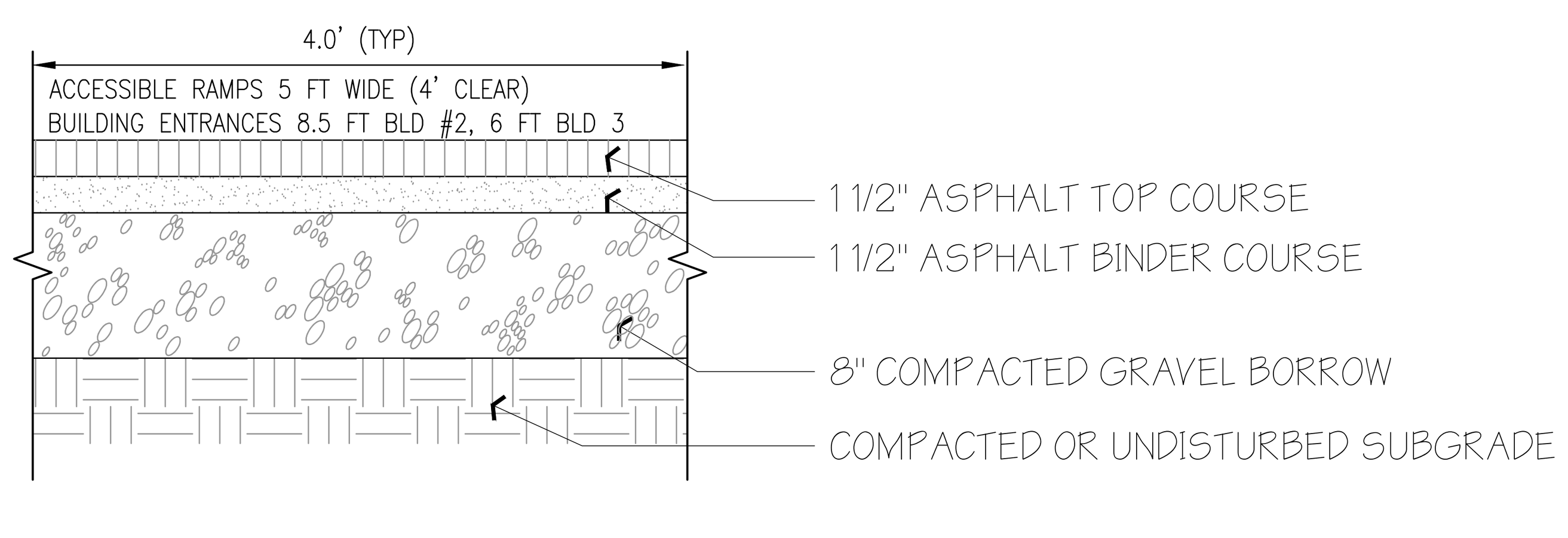
____

____

____

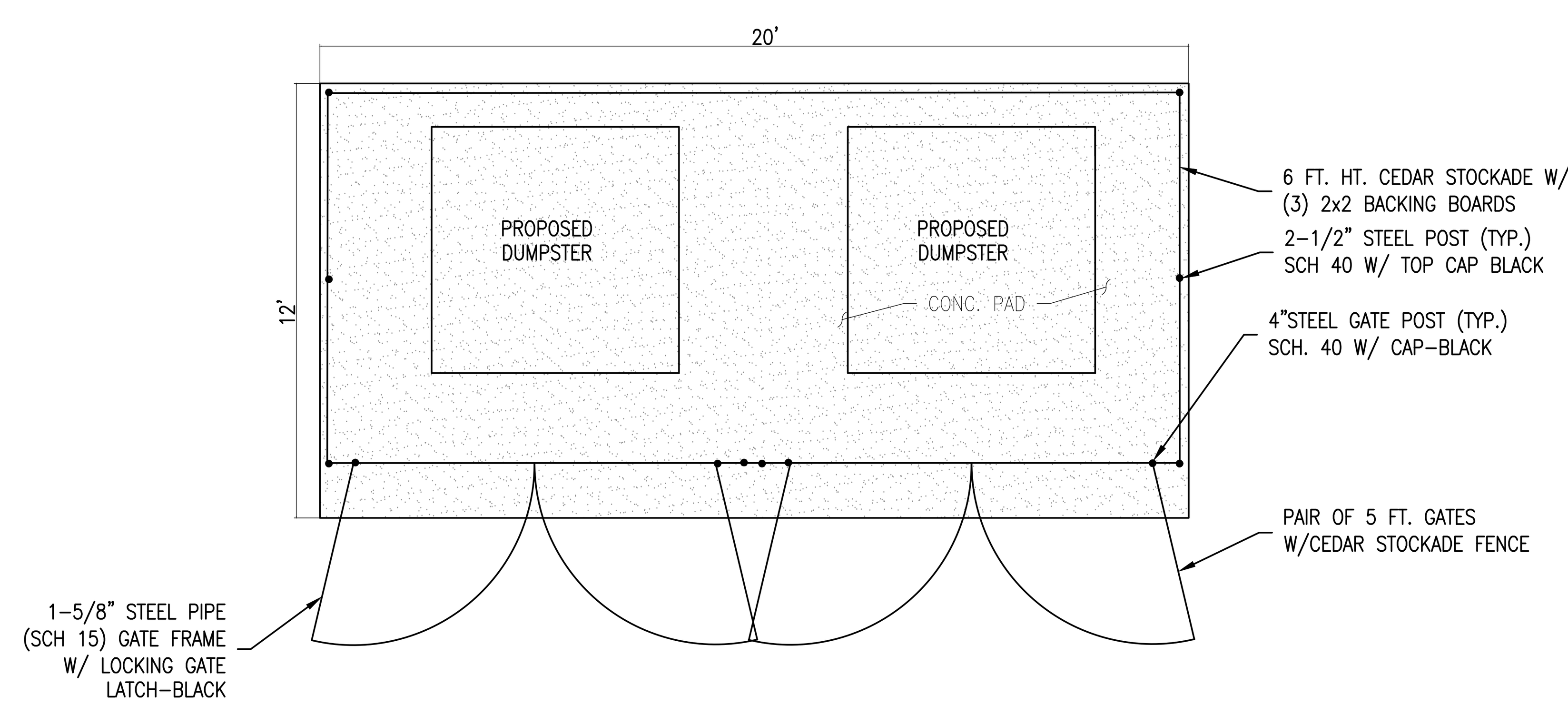
____

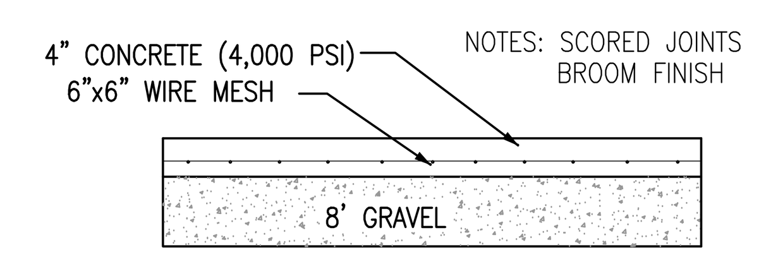
SCITUATE PLANNING BOARD



00 BITUMINOUS CONCRETE WALKWAY

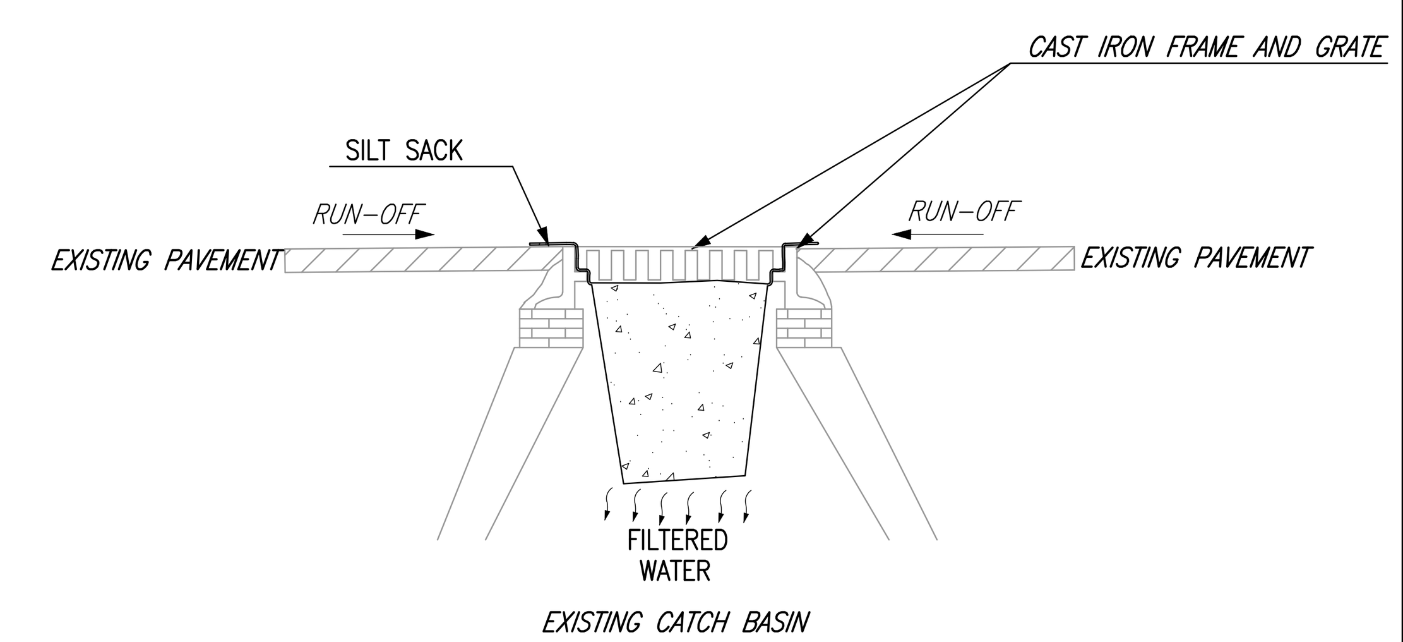
1" = 1'-0" DETAIL-FILE





DUMPSTER DETAIL

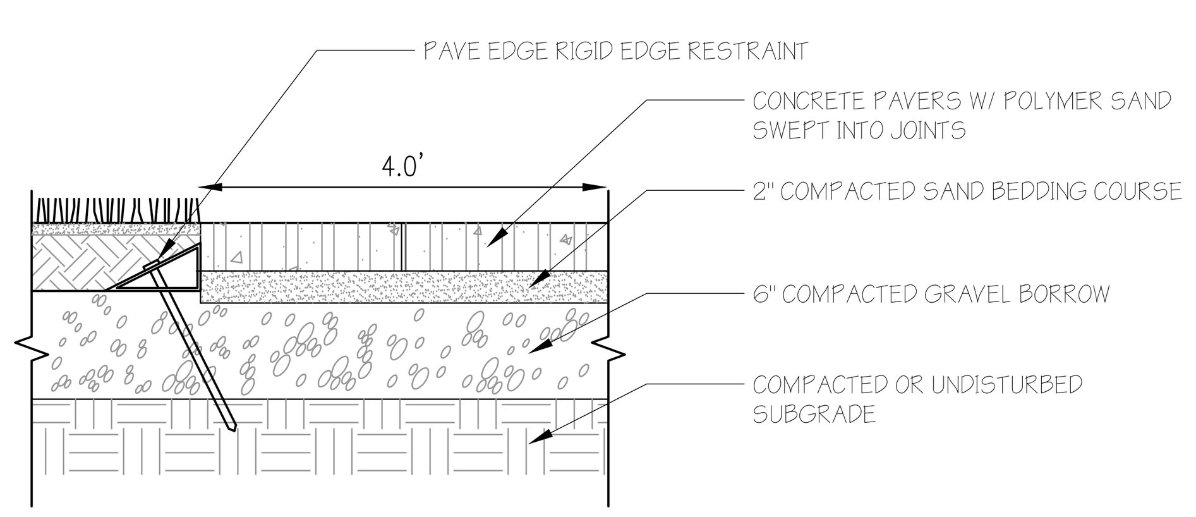
NOT TO SCALE



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)



1 CONCRETE PAVERS

1" = 1'-0" 32 1401-01

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.

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

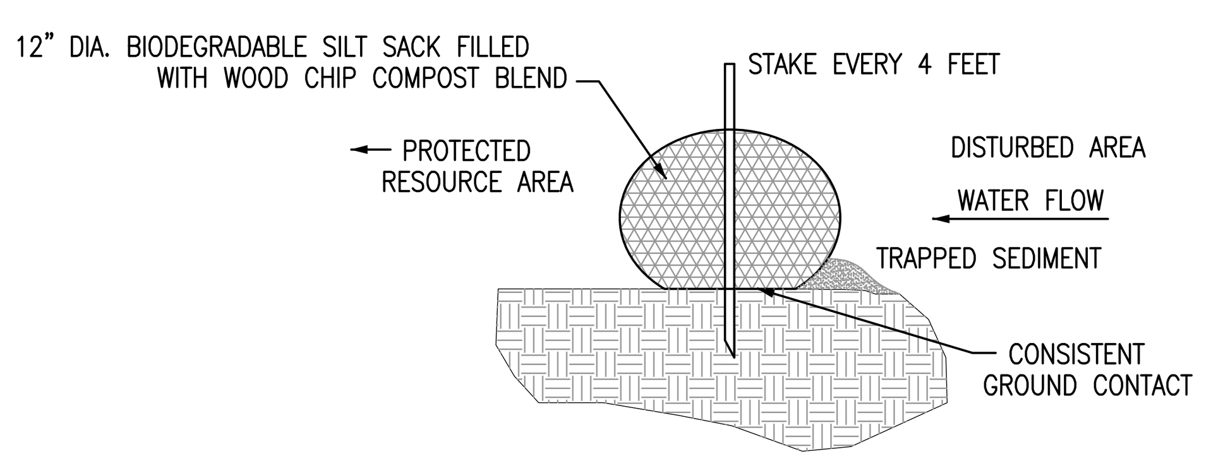
DETAILS – PAVING

SITE PLAN

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

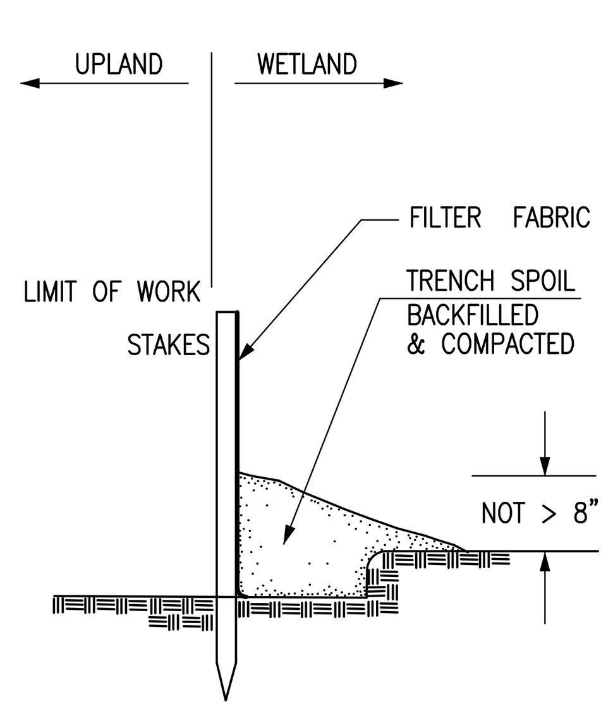
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

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



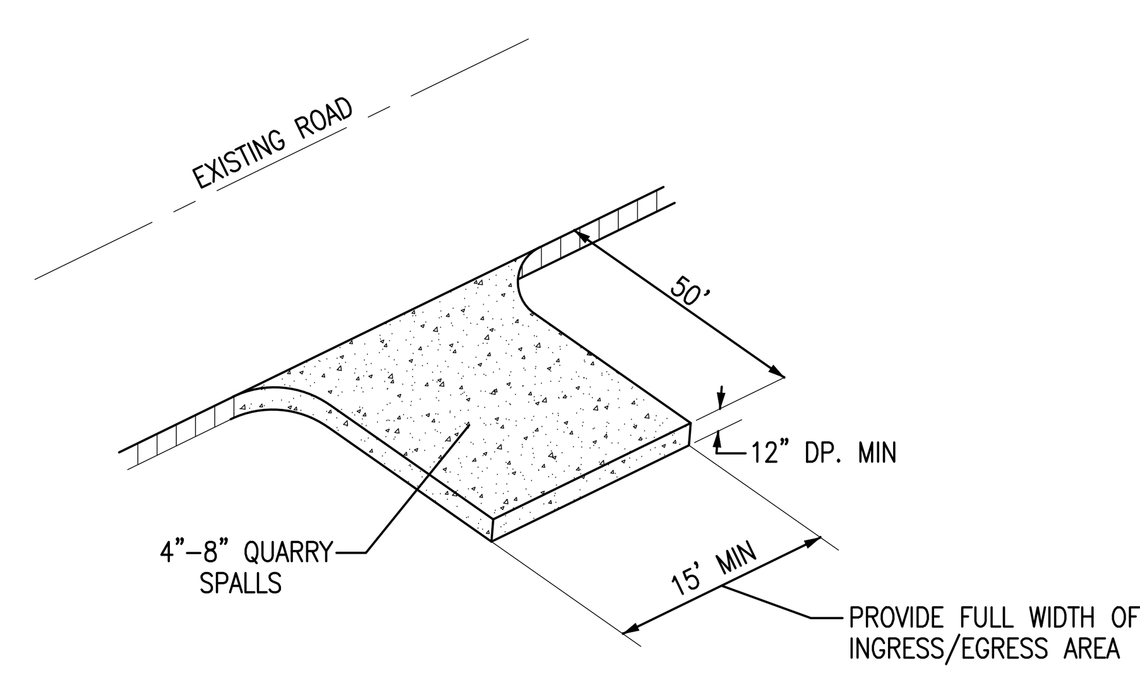
SILT SOCK DETAIL

NOT TO SCALE



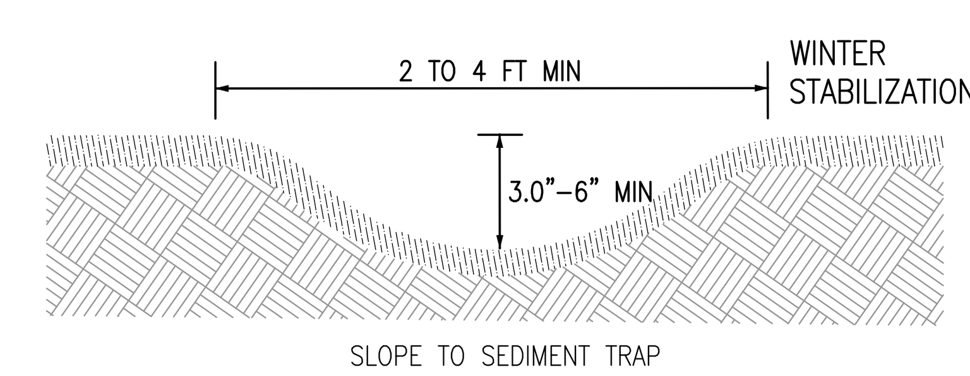
SILT FENCE/ BARRIER (CONSTRUCTION PHASE)

(NOT TO SCALE)



CRUSHED STONE CONSTRUCTION ENTRANCE

(NOT TO SCALE)



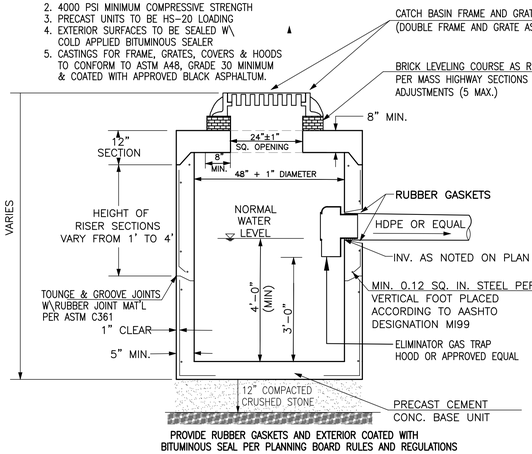
SWALE DETAIL

NOT TO SCALE

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

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.



PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

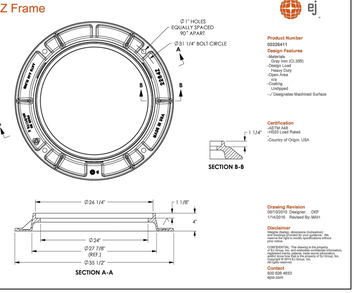
GENERAL NOTES:

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"

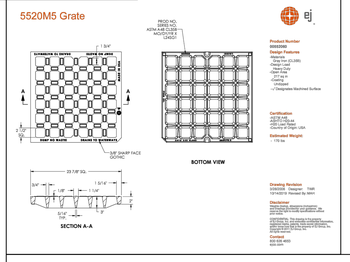
FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)

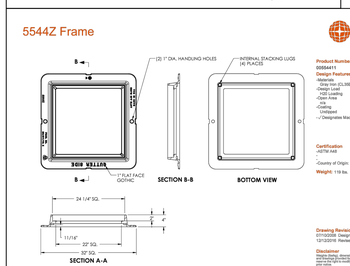
2264Z Frame



5520M5 Grate

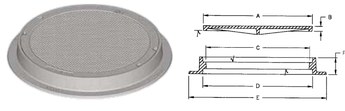


5544Z Frame



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

V-1600/V-1800 FRAMES AND COVERS



V-1600-4 assembly

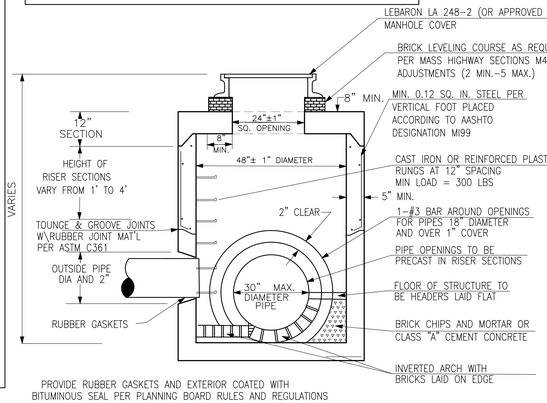
Features
Heavy duty
Reversible frame (BF = V-1600, TF = V-1800)

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



PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

PRECAST CONCRETE MANHOLE

(NOT TO SCALE)

ADS

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.

ADS

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

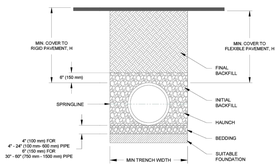
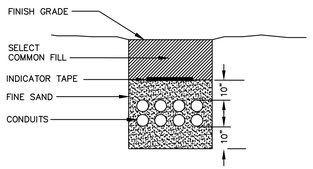


Table 2
ADS N-12 (per AASHTO) Mechanical Properties

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

DRAIN PIPE INSTALLATION REQUIREMENT

NOT TO SCALE



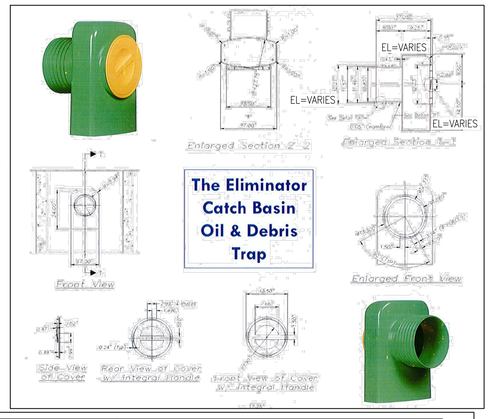
NOTE: SAND BEDDING AND SELECT FILL TO BE THOROUGHLY TAMPED

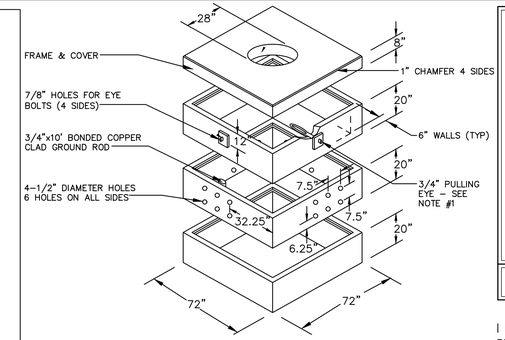
12 ELEC. CONDUIT DETAIL

Scale: NONE

NOTES:

1. 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.

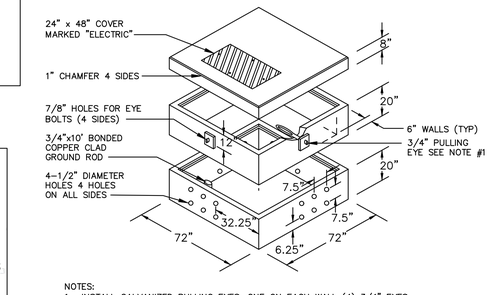




NOTES:
1. INSTALL GALVANIZED PULLING EYES, ONE ON EACH WALL (4) 3/4" EYES.
2. CONCRETE TO BE 5000 PSI HIGH EARLY STRENGTH.
3. CONDUIT OPENING TO HAVE 4" BELL ENDS FLUSH WITH INSIDE WALL.
4. DO NOT BURY MORE THAN 18" BELOW FINAL GRADE.
5. TO BE INSTALLED ON A 12" BED OF CRUSHED STONE WHEN REQUIRED.
6.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

9 UTILITY PULL BOX DETAIL

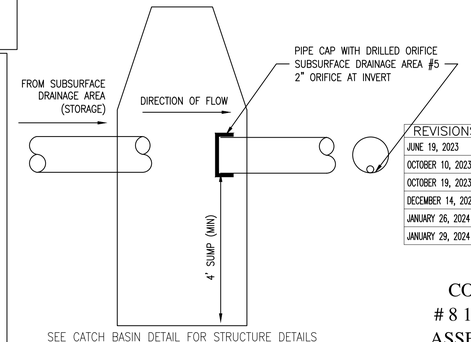
Scale: NONE



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

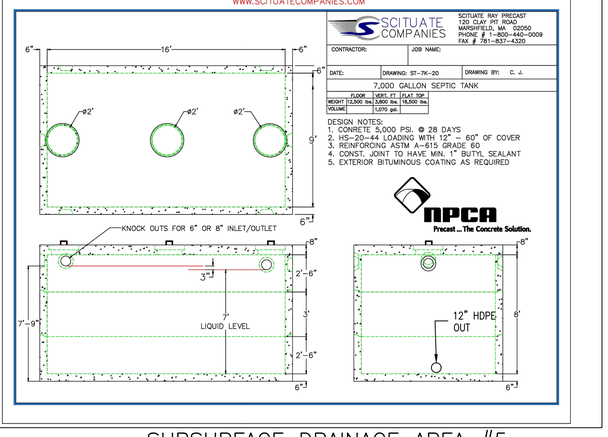


SEE CATCH BASIN DETAIL FOR STRUCTURE DETAILS

STORAGE OUTLET SDA#6 MANHOLE

(NOT TO SCALE)

WWW.SCITUATECOMPANIES.COM



SUBSURFACE DRAINAGE AREA #5

(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

1/31/2024

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
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_____
SCITUATE PLANNING BOARD

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: AS NOTED
JOB No. 20-475

DETAILS - DRAINAGE

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

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

♦ STANDARD #10 Illicit Discharge Statement

"All illicit discharges to the stormwater management system are prohibited."

This statement is intended to meet Standard #10 of the Stormwater Management requirements

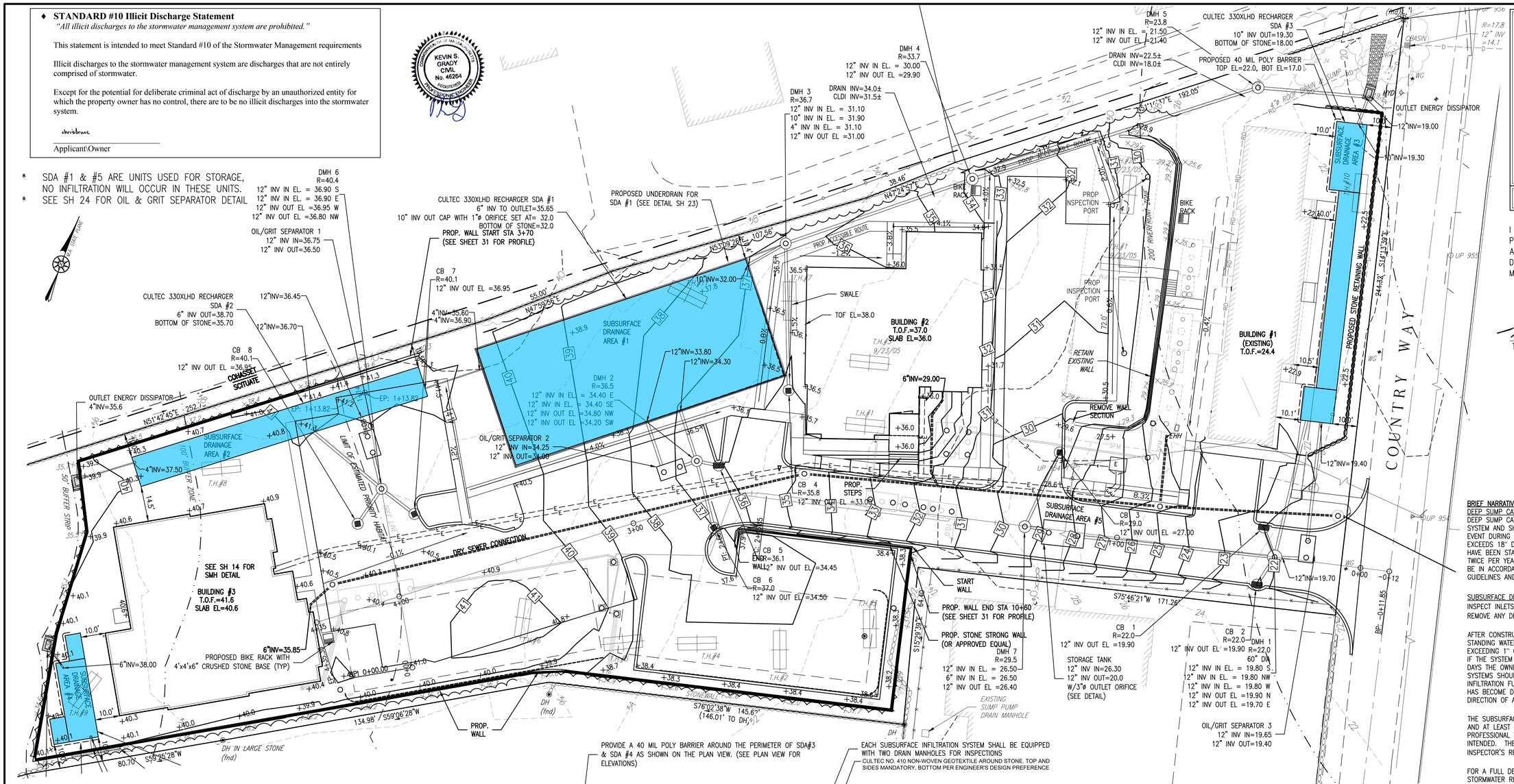
Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater.

Except for the potential for deliberate criminal act of discharge by an unauthorized entity for which the property owner has no control, there are to be no illicit discharges into the stormwater system.

Applicant\Owner

KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

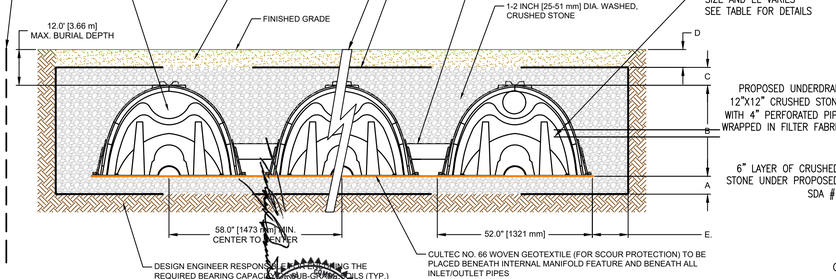
* SDA #1 & #5 ARE UNITS USED FOR STORAGE, NO INFILTRATION WILL OCCUR IN THESE UNITS.
* SEE SH 24 FOR OIL & GRIT SEPARATOR DETAIL



SDA#	100 YR FLOOD EL
2	37.71
3	21.09
4	38.68

CULTEC RECHARGER DATA

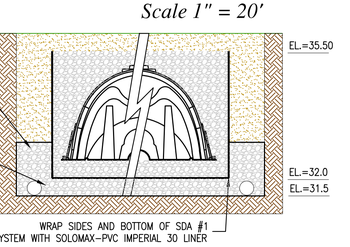
	SDA #1 (STORAGE ONLY – PLACE SOLOMAX PVC IMPERIAL 30 BARRIER ON SIDES AND UNDER SYSTEM)		SDA #2		SDA #3		SDA #4	
RECHARGER MODEL	R-330 XLHD		R-330 XLHD		R-330 XLHD		C-100HD	
BOTTOM OF STONE	–	32.00	–	35.70	–	18.00	–	35.50
TOP OF STONE (A)	6"	32.50	6"	36.30	6"	18.50	12"	36.50
CHAMBER (B)	2.5'	35.00	2.5'	38.80	2.5'	21.00	1.0'	37.50
STONE COVER (C)	6"	35.50	6"	39.80	12"	22.00	14"	38.71
FINISHED GRADE/ OUTLET/INSPECTION PORT (D)	17"	36.50	15"	41.00	13"	23.10	19"	40.30
SIDE STONE (E)	22"	–	12"	–	24" (SECTION A) 20" (SECTION B) 23" (SECTION C)	–	12" (SECTION A) 18" (SECTION B) 18" (SECTION C)	–
END STONE	12"	–	12"	–	15" (SECTION A) 33" (SECTION B) 31" (SECTION C)	–	12" (SECTION A) 15" (SECTION B) 15" (SECTION C)	–
INV(OUT)	10" HDPE WITH 1" ORIFICE	32.00	6" HDPE	38.70	10" HDPE	19.30	12" HDPE W/3" ORIFICE (TO DP2) 6" HDPE (TO DP1)	37.00 38.00
GROUNDWATER	–	33.26		33.63		14.23		32.38



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



SDA #1 DETAIL
(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

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

SITE PLAN APPROVED
DATE: _____

_____
_____
_____
_____
_____
_____
SCITUATE PLANNING BOARD

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 STORMWATER REPORT FILED WITH THIS APPLICATION

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.
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 DTAILS – 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 = 3,492 SF X (33.8 – 33.8±) / 27 + 20% = NO SAND REQUIRED

SDS #2
EXCAVATE ALL MATERIAL (A, B LAYER) TO LOAMY SAND 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 = 1,368 SF X (35.7 –34.6±) / 27 + 20% = 67± CY

SDS #3
EXCAVATE ALL MATERIAL (A, B, C1 LAYER) TO LOAMY SAND C2 LAYER (60"±), 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

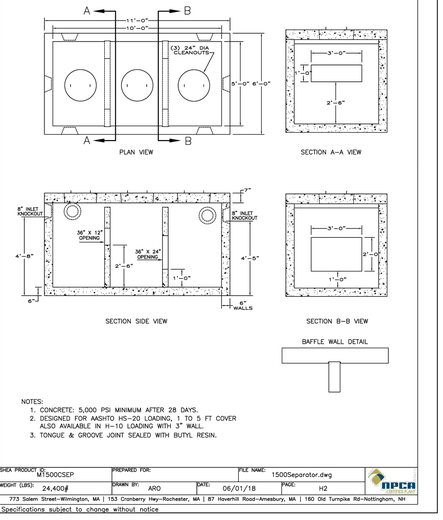
APPROXIMATE PERC SAND VOLUME = 1,202 SF X (18.0 – 15.2±) / 27 + 20% = 150± CY

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 = 485 SF X (34.5 – 31.0±) / 27 + 20% = 75± CY

SHEA CONCRETE PRODUCTS — New England's Premier Precaster — 800-696-7432 (SHEA) — www.sheaconcrete.com
BILLING ADDRESS: 87 HAVERHILL RD, AMESBURY MA 01913

SEDIMENT&OIL SEPARATOR
1500 GALLON TANK (TYP)

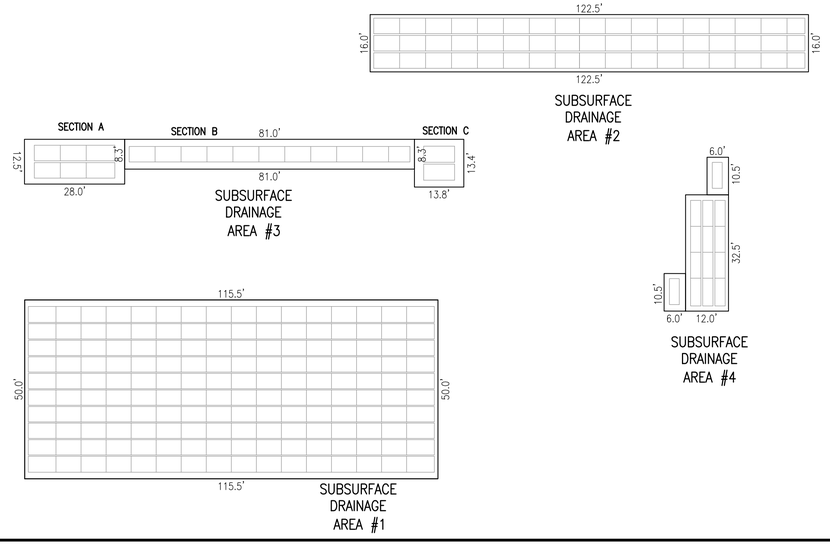


NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS–20 LOADING, 1 TO 5 FT COVER
   ALSO AVAILABLE IN H–10 LOADING WITH 3" WALL.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.

SHEA PRODUCT ID: MT1500CSEP	PREPARED FOR:	FILE NAME: 1500Separator.dwg	
WEIGHT (LBS): 24,400#	DRAWN BY: ARO	DATE: 06/01/18	PAGE: H2

773 Salem Street–Wilmington, MA | 153 Cranberry Hwy–Rochester, MA | 87 Haverhill Road–Amesbury, MA | 160 Old Turnpike Rd–Nottingham, NH
Specifications subject to change without notice

OIL & GRIT SEPARATOR
(NOT TO SCALE)



817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
Prepared by Grady Consulting LLC
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Pond SSD4: SUBSURFACE DRAINAGE AREA #4 - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50" Overlap
Row Length Adjustment= +0.50" x 1.86 sf x 3 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

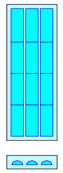
4 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 30.50' Row Length +12.0" End Stone x 2 = 32.50' Base Length
3 Rows x 36.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 12.00' Base Width
12.0" Stone Base + 12.5" Chamber Height + 14.0" Stone Cover = 3.21' Field Height

12 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 3 Rows = 170.3 cf Chamber Storage

1,251.3 cf Field - 170.3 cf Chambers = 1,080.9 cf Stone x 40.0% Voids = 432.4 cf Stone Storage

Chamber Storage + Stone Storage = 602.7 cf = 0.014 af
Overall Storage Efficiency = 48.2%
Overall System Size = 32.50' x 12.00' x 3.21'

12 Chambers
46.3 cy Field
40.0 cy Stone



SUBSURFACE DRAINAGE AREA #4A

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Prepared by (enter your company name here) Printed 1/20/2023
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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

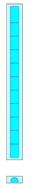
11 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 78.50' Row Length +15.0" End Stone x 2 = 81.00' Base Length
1 Rows x 52.0" Wide + 24.0" Side Stone x 2 = 8.33' Base Width
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.54' Field Height

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

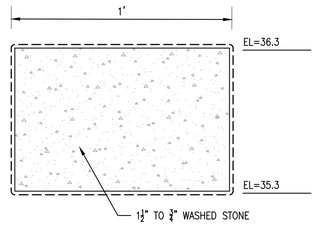
2,390.6 cf Field - 584.9 cf Chambers = 1,805.7 cf Stone x 40.0% Voids = 722.3 cf Stone Storage

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



20' LONG INFILTRATION TRENCH
(NOT TO SCALE)

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
Prepared by Grady Consulting LLC
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Pond SSD4: SUBSURFACE DRAINAGE AREA #4 - Chamber Wizard Field B

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50" Overlap
Row Length Adjustment= +0.50" x 1.86 sf x 1 rows

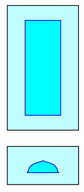
1 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 8.00' Row Length +15.0" End Stone x 2 = 10.50' Base Length
1 Rows x 36.0" Wide + 18.0" Side Stone x 2 = 6.00' Base Width
12.0" Stone Base + 12.5" Chamber Height + 14.0" Stone Cover = 3.21' Field Height

1 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 1 Rows = 14.9 cf Chamber Storage

202.1 cf Field - 14.9 cf Chambers = 187.2 cf Stone x 40.0% Voids = 74.9 cf Stone Storage

Chamber Storage + Stone Storage = 89.8 cf = 0.002 af
Overall Storage Efficiency = 44.4%
Overall System Size = 10.50' x 6.00' x 3.21'

1 Chambers
7.5 cy Field
6.9 cy Stone



SUBSURFACE DRAINAGE AREA #4B

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Prepared by (enter your company name here) Printed 1/20/2023
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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

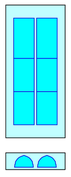
3 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 22.50' Row Length +33.0" End Stone x 2 = 28.00' Base Length
2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 20.0" Side Stone x 2 = 12.50' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

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

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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 10 rows

52.0" Wide + 4.0" Spacing = 56.0" C-C Row Spacing

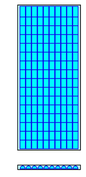
15 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 113.50' Row Length +12.0" End Stone x 2 = 115.50' Base Length
10 Rows x 52.0" Wide + 4.0" Spacing x 9 + 22.0" Side Stone x 2 = 50.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

160 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 10 Rows = 8,456.9 cf Chamber Storage

20,453.1 cf Field - 8,456.9 cf Chambers = 11,996.2 cf Stone x 40.0% Voids = 4,798.5 cf Stone Storage

Chamber Storage + Stone Storage = 13,255.4 cf = 0.304 af
Overall Storage Efficiency = 64.8%
Overall System Size = 115.50' x 50.00' x 3.54'

160 Chambers
757.5 cy Field
444.3 cy Stone



SUBSURFACE DRAINAGE AREA #1

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
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Pond SSD4: SUBSURFACE DRAINAGE AREA #4 - Chamber Wizard Field C

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50" Overlap
Row Length Adjustment= +0.50" x 1.86 sf x 1 rows

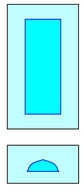
1 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 8.00' Row Length +15.0" End Stone x 2 = 10.50' Base Length
1 Rows x 36.0" Wide + 18.0" Side Stone x 2 = 6.00' Base Width
12.0" Stone Base + 12.5" Chamber Height + 14.0" Stone Cover = 3.21' Field Height

1 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 1 Rows = 14.9 cf Chamber Storage

202.1 cf Field - 14.9 cf Chambers = 187.2 cf Stone x 40.0% Voids = 74.9 cf Stone Storage

Chamber Storage + Stone Storage = 89.8 cf = 0.002 af
Overall Storage Efficiency = 44.4%
Overall System Size = 10.50' x 6.00' x 3.21'

1 Chambers
7.5 cy Field
6.9 cy Stone



SUBSURFACE DRAINAGE AREA #4C

817 Country Way Post *Type III 24-hr 100-Year Rainfall=8.68"*
Prepared by (enter your company name here) Printed 1/20/2023
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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

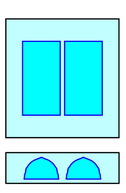
1 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 8.50' Row Length +31.0" End Stone x 2 = 13.67' Base Length
2 Rows x 52.0" Wide + 6.0" Spacing x 1 + 23.0" Side Stone x 2 = 13.00' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

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"*
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

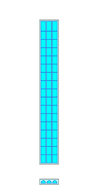
17 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 120.50' Row Length +12.0" End Stone x 2 = 122.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
12.0" Base + 30.5" Chamber Height + 12.0" Cover = 4.54' Field Height

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

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 — 1/31/2024 DATE

SITE PLAN APPROVED
DATE: _____

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_____
SCITUATE PLANNING BOARD

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

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JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
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SITE PLAN

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

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

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

SUBSURFACE DRAIN 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

CONSTRUCTION SEQUENCING:

1. INSTALL EROSION CONTROLS
2. INSTALL SEDIMENT TRAP #1
3. STAKE LOCATION OF EXISTING LEACHING SYSTEM. CARE IS TO BE TAKEN WITH HEAVY EQUIPMENT IN THE VICINITY OF LEACHING SYSTEM
4. CONSTRUCT EAST PARKING LOT TO BINDER COURSE FOR EXISTING BUILDING PARKING AND ACCESS DURING CONSTRUCTION.
5. CONSTRUCT EAST PARKING LOT AND STAIR ACCESS TO EXISTING BUILDING (EAST LOT TO BE USED FOR EXISTING BUILDING PARKING DURING CONSTRUCTION.)
6. INSTALL CATCH BASINS AND PIPING TO SEDIMENT TRAP #1 AT THE FRONT ENTRANCE ONE LANE AT A TIME TO ALLOW ACCESS TO SITE FOR EXISTING RESIDENTS.
7. INSTALL UTILITIES TO BUILDING #2 AT THE FRONT ENTRANCE ONE LANE AT A TIME TO ALLOW ACCESS TO SITE FOR EXISTING RESIDENTS.
8. INSTALL ENTRANCE TO BINDER COURSE. INSTALL TEMPORARY BERMS TO DIRECT RUNOFF TO CATCH BASINS.
9. SITE SHALL BE CLEARED AND PREPARED WITH LIGHT GRADING AND GROUND COVER STABILIZATION AS NEEDED SUCH AS CRUSHED STONE, WOOD CHIP COVER, GEOTEXTILES, ETC.
10. INSTALL TEMPORARY SEDIMENT BASINS #2 & #3.
11. EXCAVATE AND INSTALL FOUNDATIONS.
12. BRING SITE TO ROUGH GRADE.
13. INSTALL UTILITIES
14. INSTALL PERIMETER RETAINING WALLS
15. ALL STOCKPILING SHALL BE TEMPORARY OR SHORT TERM HAVING A SILT FENCE AT THE PERIMETER ON THIS SITE .
16. INSTALL BUILDING UTILITIES, SANITARY LINES, ELECTRIC, WATER LINE AND SERVICE CONNECTIONS.
17. INSTALL BUILDING FOOTING, BIO RETENTION WALLS, AND FOUNDATIONS, HAUL OFF EXCESSIVE STOCKPILES OF EARTHEN MATERIALS.
18. CONSTRUCT FRAME AND SHELL OF BUILDINGS.
19. INSTALL UTILITY SERVICE CONNECTIONS.
20. INSTALL INTERIOR FINISH WORK OF BUILDINGS.
21. HAUL OFF ANY STOCKPILES OF EARTHEN MATERIALS.
22. FINE GRADE PARKING LOT AREAS.
23. INSTALL SUBSURFACE INFILTRATION SYSTEMS
24. INSTALL PRESBY LEACHING SYSTEM
25. INSTALL BASE COURSE PAVEMENT
26. PERFORM FINE SITE GRADING
27. INSTALL FENCING AND INSTALL LANDSCAPE MATERIALS ALONG WITH LOAM AND SEED
28. INSTALL FINISH PAVING
29. INSTALL PARKING LOT STRIPING AND CURB STOPS
30. INSTALL SIGNAGE

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.

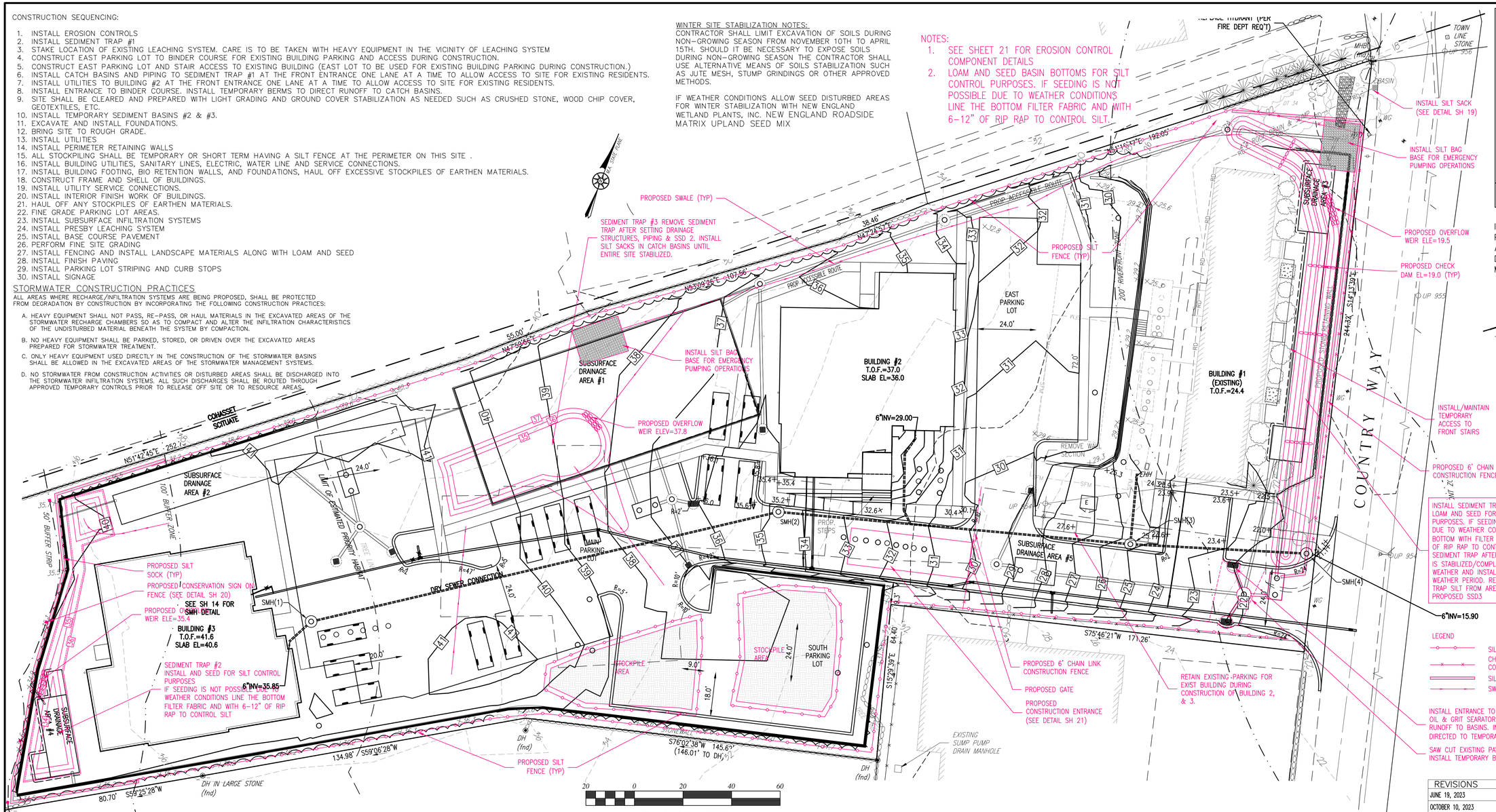
C. ONLY HEAVY EQUIPMENT USED DIRECTLY IN THE CONSTRUCTION OF THE STORMWATER BASINS SHALL BE ALLOWED IN THE EXCAVATED AREAS OF THE STORMWATER MANAGEMENT SYSTEMS.

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.

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

NOTES:
1. SEE SHEET 21 FOR EROSION CONTROL COMPONENT DETAILS
2. LOAM AND SEED BASIN BOTTOMS 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.



Scale 1" = 20'

EROSION AND SEDIMENT CONTROL PLAN

OBJECTIVE

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

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.

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

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

SITE PLAN APPROVED
DATE: _____

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_____
SCITUATE PLANNING BOARD

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

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

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SITE PLAN

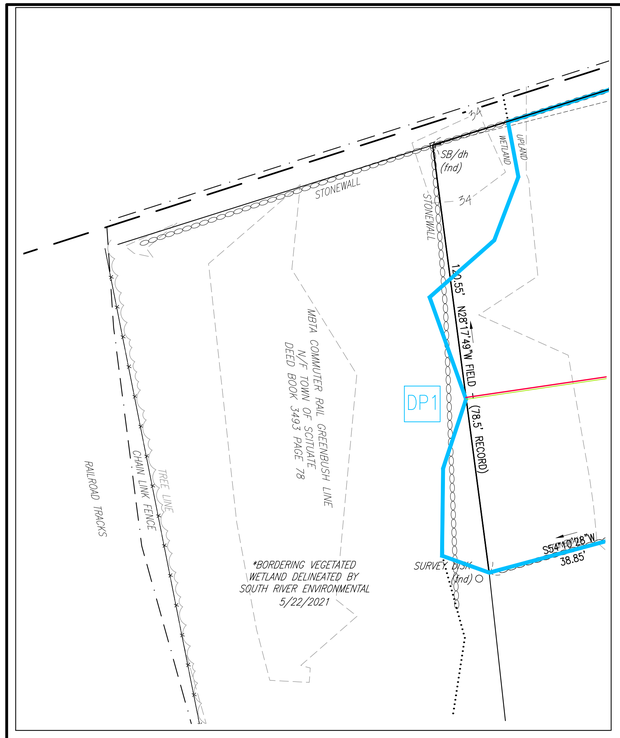
COUNTRY WAY ESTATES
#817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

EROSION CONTROL



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No. 36856
REGISTERED PROFESSIONAL LAND SURVEYOR

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#817 COUNTRY WAY
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COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED PROFESSIONAL ENGINEER

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

PRE-DEVELOPMENT CATCHMENTS

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POST DEVELOPMENT

Scale 1" = 20'

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Phone (781) 585-2300 Fax (781) 585-2378

LEGEND

EXISTING	DESCRIPTION
101	CONTOUR
+99.8	SPOT ELEVATION
N89°53'51"E 96.00'	PROPERTY LINE
N89°55'51"E 96.00'	EASEMENT LINE
CONCRETE	CONCRETE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURB
EDGE OF GRAVEL	EDGE OF GRAVEL
BRICK WALKWAY	BRICK WALK
RET WALL	RETAINING WALL
FACE OF WALL	RETAINING WALL
UTILITIES – WATER	
WATER SERVICE	WATER SERVICE
WATER LINE	WATER LINE
WG	WATER GATE
FIRE SERVICE	FIRE SERVICE
HYD	HYDRANT
UTILITIES – GAS	
GAS LINE	GAS LINE
GG	GAS GATE
METER	GAS METER
CATV CABLE	CABLE
UTILITIES – ELECTRIC	
ELEC TEL CABLE	ELECTRIC & TELEPHONE CABLE
EMH EHH EJBCAB TRANSFORMER TRANS	
ELECTRIC LINE	ELECTRIC SERVICE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC SERVICE
OVERHEAD WIRE	OVERHEAD WIRE
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC WIRE
TELECOM	UNDERGROUND TELECOM
SECURITY	UNDERGROUND ELECTRIC SECURITY
LIGHTING	UNDERGROUND ELECTRIC LIGHT
AREA LIGHT	LIGHT
UP	UTILITY POLE
UTILITIES – SEWER	
SEWER LINE	SEWER LINE
SFM	SEWER FORCE MAIN
SMH	SEWER MANHOLE
	SEPTIC TANK
TH#1	TEST HOLE
MW	MONITORING WELL
UTILITIES – DRAINAGE	
DMH	DRAIN MANHOLE
CB	CATCH BASIN
12"RCP	DRAIN LINE
RD RD	ROOF DRAIN
FD	FOUNDATION DRAIN
FES	FLARED END SECTION
EXIST. STONEWALL	STONE WALL

EXIST. STONEWALL	STONE WALL
EXIST. CHAIN LINK FENCE / EXIST. POST & RAIL / EXIST. STOCKADE / EXIST. GUARD RAIL	FENCE / GUARDRAIL
STONEWALL	
CHAIN LINK FENCE / POST & RAIL / STOCKADE FENCE / GUARD RAIL	
	EROSION CONTROL
FEMA	100YR FEMA FLOOD PLAIN
100' WETLAND BUFFER	100 FT WETLAND BUFFER
50' WETLAND BUFFER	50 FT WETLAND BUFFER
TOP OF BANK	TOP OF BANK
WETLAND	WETLAND LINE
STREAM	STREAM
MARSH	MARSH
18"PINE / 18"OAK / HEDGE	LANDSCAPING
TREE LINE	TREE LINE
12 SPACES	PARKING
	TRAFFIC MARKINGS
DUMPSTER	DUMPSTER
EXISTING BUILDING	EXISTING BUILDING
RR TRACK	DOORWAY
SIGN	SIGN
BOLLARD	BOLLARD
	MAILBOX
SB	BORING
	STAKEOUT BEANPOLE
	STAKEOUT SPIKE\HUB\SN

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1/31/2024

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

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SCITUATE PLANNING BOARD

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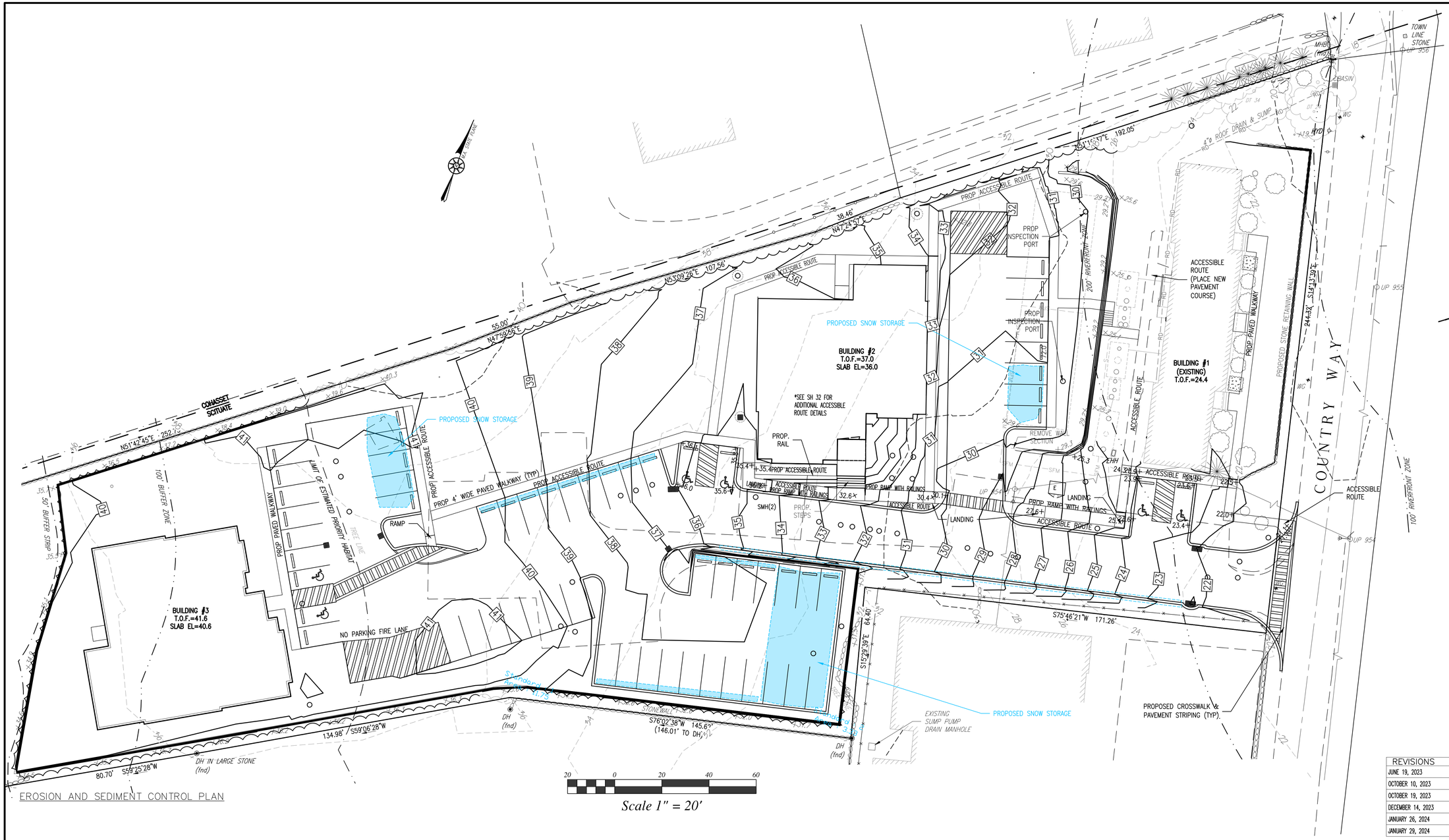
Phone (781) 585-2300 Fax (781) 585-2378



EROSION AND SEDIMENT CONTROL PLAN

Scale 1" = 20'

SNOW STORAGE

1. SNOW STORAGE CAN BE ACCOMPLISHED ALONG THE EDGES OF ALL WALKWAYS AS THERE IS OPEN SPACE ADJACENT TO THE WALKWAYS. SMALL SNOW FALLS CAN BE PLOWED TO THE EDGES OF THE ROADWAY. THE MELTING SNOW WILL BE ROUTED TO CATCH BASINS.
2. SNOW STORAGE STOCKPILES ARE LOCATED ADJACENT TO CATCH BASINS IN THE EAST WEST AND SOUTH PARKING AREAS
3. IF THERE IS SIGNIFICANT SNOW FALL AND STORAGE BECOMES AN ISSUE, THEN THE OWNER WILL BE RESPONSIBLE TO REMOVE THE SNOW FROM THE PROPERTY AND DISPOSE OF IT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
4. SNOW SHALL NOT BE STORED ON SUBSURFACE STORMWATER OR LEACHING AREAS. STOCKPILES ARE TO REMAIN ON PAVED SURFACES

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

1/31/2024

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

REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
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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

SNOW STORAGE

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

LEGEND

PRIVACY FENCE (TYP)

POST & RAIL FENCE (TYP)

PROPOSED POST AND RAIL FENCE (SEE DETAIL SH 20) (NO PLAQUES REQ'D)

PROPOSED POST AND RAIL FENCE (SEE DETAIL SH 20) – 125 L.F. (CONSERVATION PLAQUES REQ'D)

PROPOSED PRIVACY FENCE 520 LF NORTH SIDE (SEE DETAIL SH 20)

PROP. WALL START STA 3+70 (SEE SHEET 31 FOR PROFILE)

N51°42'45"E 252.17'

N47°58'56"E 55.00'

N53°09'26"E 107.56'

N47°24'57"E 38.46'

N35°11'57"E 192.05'

COHASSET

SCITUATE

TOWN LINE STONE

UP 956

MH

RIM

INV

BASIN

WG

HYD

4" ROOF DRAIN & SUMP

BUILDING #2
T.O.F.=37.0
SLAB EL=36.0

*SEE SH 32 FOR ADDITIONAL ACCESSIBLE ROUTE DETAILS

PROP. RAIL

PROP ACCESSIBLE ROUTE

PROP 4' WIDE PAVED WALKWAY (TYP)

PROP INSPECTION PORT

200' RIVERFRONT ZONE

ACCESSIBLE ROUTE (PLACE NEW PAVEMENT COURSE)

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

PROP PAVED WALKWAY

PROPOSED STONE RETAINING WALL

S14°13'39"E 244.33'

UP 955

COUNTRY WAY

REMOVE WALL SECTION

ACCESSIBLE ROUTE

PROP RAMP WITH RAILINGS

LANDING

PROP. STEPS

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE

UP 954

100' RIVERFRONT ZONE

100' BUFFER ZONE

50' BUFFER STRIP

LIMIT OF ESTIMATED PRIORITY HABITAT

TREE LINE

BUILDING #3
T.O.F.=41.6
SLAB EL=40.6

PROPOSED GUARDRAIL

END WALL

START WALL

PROP. WALL END STA 10+60 (SEE SHEET 31 FOR PROFILE)

PROP. STONE STRONG WALL (OR APPROVED EQUAL)

S75°46'21"W 171.26'

S15°29'39"E 64.46'

EXISTING SUMP PUMP DRAIN MANHOLE

134.98' S59°06'28"W

80.70' S59°25'28"W

DH IN LARGE STONE (fnd)

PROP. WALL

DH (fnd)

STONEWALL

S76°02'38"W 145.62' (146.01' TO DH)

20 0 20 40 60

Scale 1" = 20'

FOR REGISTRY USE ONLY

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

1/31/2024

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

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SITE PLAN

COUNTRY WAY ESTATES

#817 COUNTRY WAY

ASSESSORS PARCEL 12-2-38-F

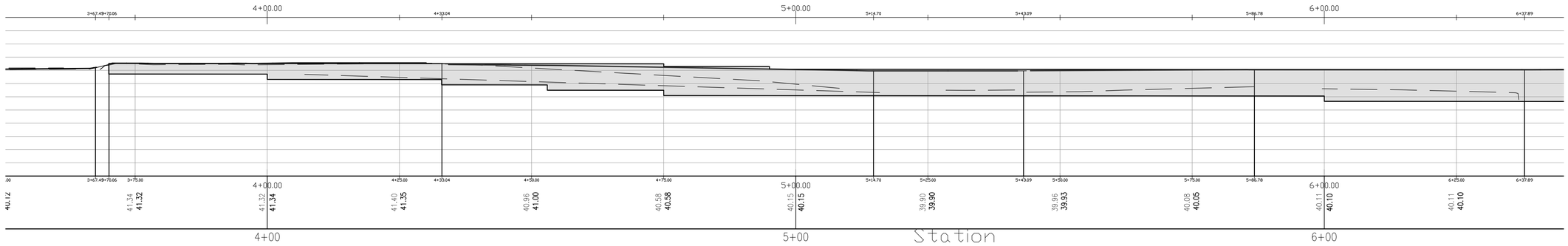
SCITUATE, MASSACHUSETTS

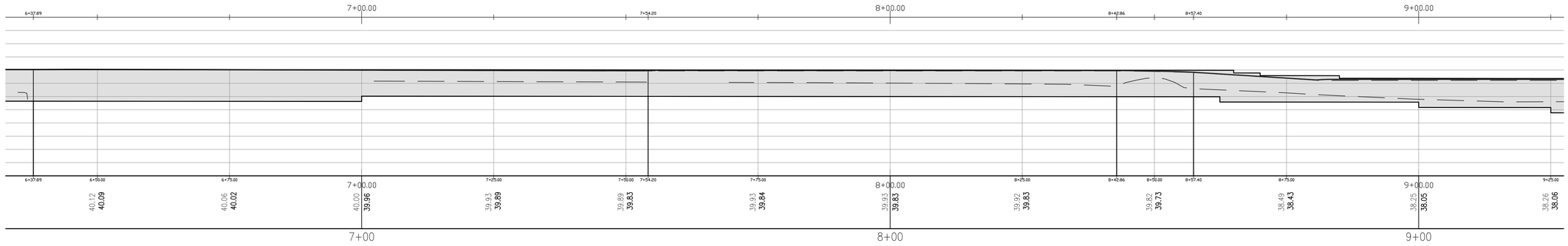
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

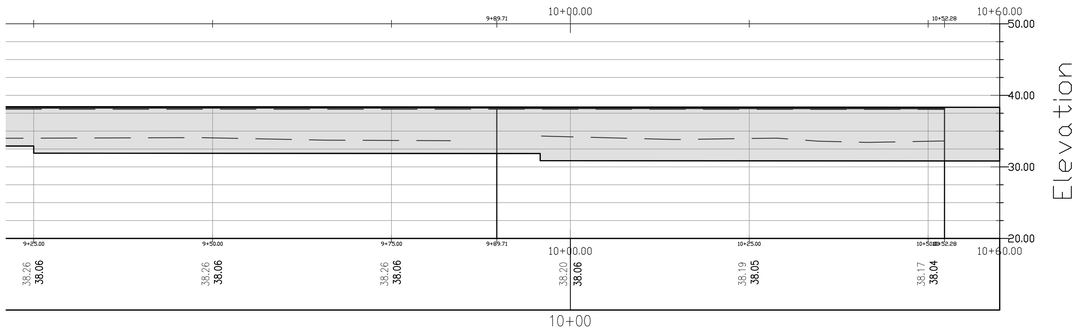
FEBRUARY 2, 2023
SCALE: 1"=20'
JOB No. 20-475

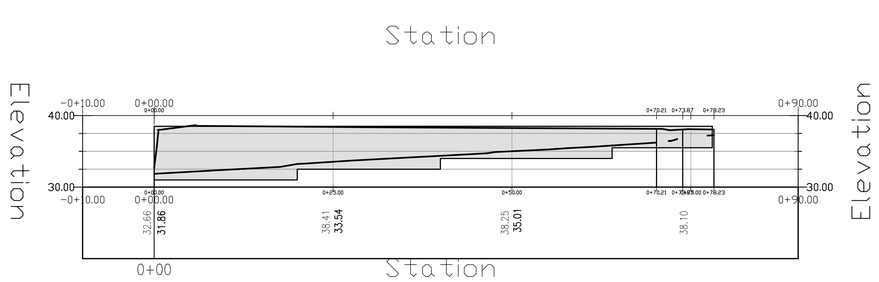
FENCE PLAN

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









SCALE:
1" = 10' HORIZ
1: = 10' VERT

10 0 10 20 30

Scale 1" = 10'

FOR REGISTRY USE ONLY

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

1/31/2024
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

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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.
P.O. BOX 263
WEYMOUTH, MA 02190

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

RETAINING WALL PROFILE

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

521 CMR 24.00: RAMPS

24.1 GENERAL
Any part of an *accessible route* with a slope greater than 1:20 (5%) shall be considered a *ramp* and shall comply with the requirements of 521 CMR 24.00

24.2 SLOPE AND RISE
Ramps shall have the least possible slope.

24.2.1 The least possible slope should be used for any ramp. The maximum slope of a *ramp* shall be 1:12 (8.3%). (There is no tolerance allowed on slope, Refer to **521 CMR 2.4.4d)**

24.2.2 The maximum rise for any run shall be 30 inches (30" = 762mm). *See* **Fig. 24a**.

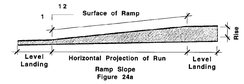
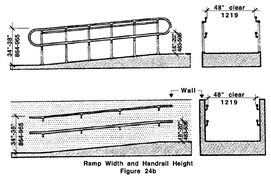


Figure 24a

Exceptions: A slope between 1:10 (10%) and 1:12 (8.3%) is allowed for a single rise of a maximum three inches (3" = 76mm).

24.3 CLEAR WIDTH
The minimum *clear* width of a *ramp* shall be 48 inches (48" = 1219mm), measured between the railings. *See* **Fig. 24b**.



Ramp Width and Handrail Height
Figure 24b

24.4 LANDINGS
Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and the top of each *ramp* and each *ramp* run, and whenever a *ramp* changes direction. The maximum length of a *ramp* run between landings shall not exceed 30 feet (30' = 9m). Landings shall have the following features: *See* **Fig. 24c**.

24.00: continued

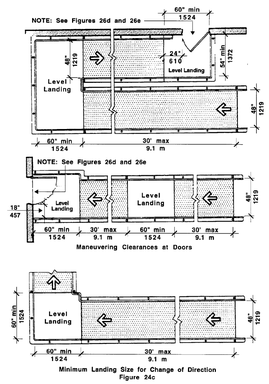


Figure 24c

24.4.1 General: Landings shall be *level* and unobstructed by projections and door swings, except as permitted by **521 CMR 24.4.6**.

24.4.2 Width: The landing shall be at least as wide as the *ramp* run leading to it.

24.4.3 Length: The landing length shall be a minimum of 60 inches (60" = 1524mm) *clear*.

24.4.5 Dimensions for turning: If *ramps* change direction at landings, the minimum landing size shall be 60 inches by 60 inches (60" by 60" = 1524mm by 1524mm). *See* **Fig. 24c**.

24.4.6 Doorways at Landings: If a doorway is located at a landing, then the *level* area in front of the doorway shall also comply with maneuvering clearances in **Fig. 26d and 26e**.

24.5 HANDRAILS
Handrails shall be provided at all *ramps*. Handrails shall have the following features:

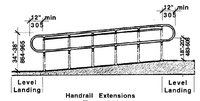
24.5.1 Location: Handrails shall be provided along both sides of *ramp* segments.

24.00: continued

24.5.2 Heights: Handrails shall be provided in pairs, one at a height between 34 inches and 38 inches (34" - 38" = 864mm - 965mm), and a lower one at a height between 18 and 20 inches (18"- 20" = 457mm - 508mm), measured vertically from the surface of the *ramp* to top of handrail.

24.5.3 Continuous surface: Handrails shall be continuous without interruption, except by doorways and openings, so that a hand can move from end to end without interruption.

24.5.4 Extensions: Handrails shall extend at least 12 inches (12" = 305mm) beyond the top and bottom of the *ramp* and shall be parallel with the floor or ground surface (*See* **Fig. 24d**), except where the extension would cause a safety hazard.



Handrail Extensions
Figure 24d

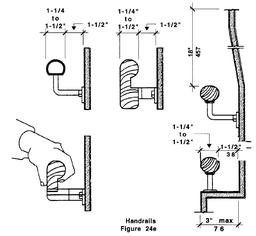
24.5.5 Size: Handrails shall have a circular cross section with an outside diameter of 1¼ inches (32mm) minimum and two inches (51mm) maximum.

24.5.6 Shape: The handgrip portion of the handrail shall be round or oval in cross-section. *See* **Fig. 24e**.

24.5.7 Surface: The gripping surface shall be free of any sharp or abrasive *elements*.

24.5.8 Clearance: When a handrail is mounted adjacent to a wall, the *clear space* between the handrail and the wall shall be 1½ inches (1½" = 38mm). Handrails may be located in a wall recess if the recess is a maximum of three inches (3" = 76mm) deep and extends at least 18 inches (18" = 457mm) above the top of the rail. *See* **Fig. 24e**.

24.00: continued



Handrails
Figure 24e

24.5.9 End condition: Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

24.5.10 Handrails shall not rotate within their fittings.

24.6 CROSS SLOPE
The *cross slope* of *ramp* surfaces shall be no greater than 1:50 (2%)

24.7 SURFACES
Ramp surfaces shall be stable, firm, and slip resistant. *Ramps* may be carpeted only if carpeting is installed in accordance with **521 CMR 29.3, Carpets**.

24.8 EDGE PROTECTION
Ramps and landings with drop-offs shall have edge curbs, walls, railings, or projecting surfaces that prevent people from slipping off the *ramp*. Edge curbs shall be a minimum of two inches (2" = 51mm) high.

24.9 OUTDOOR CONDITIONS
Outdoor *ramps* and their approaches shall be designed so that water will not accumulate on walking surfaces. If gratings are used to disperse water, they shall comply with **521 CMR 22.00: WALKWAYS**.

24.10 CIRCULAR RAMPS
Circular *ramps* are not permitted, except with the approval of this *Board*.

FOR REGISTRY USE ONLY

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

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

SITE PLAN APPROVED
DATE: _____

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_____
_____
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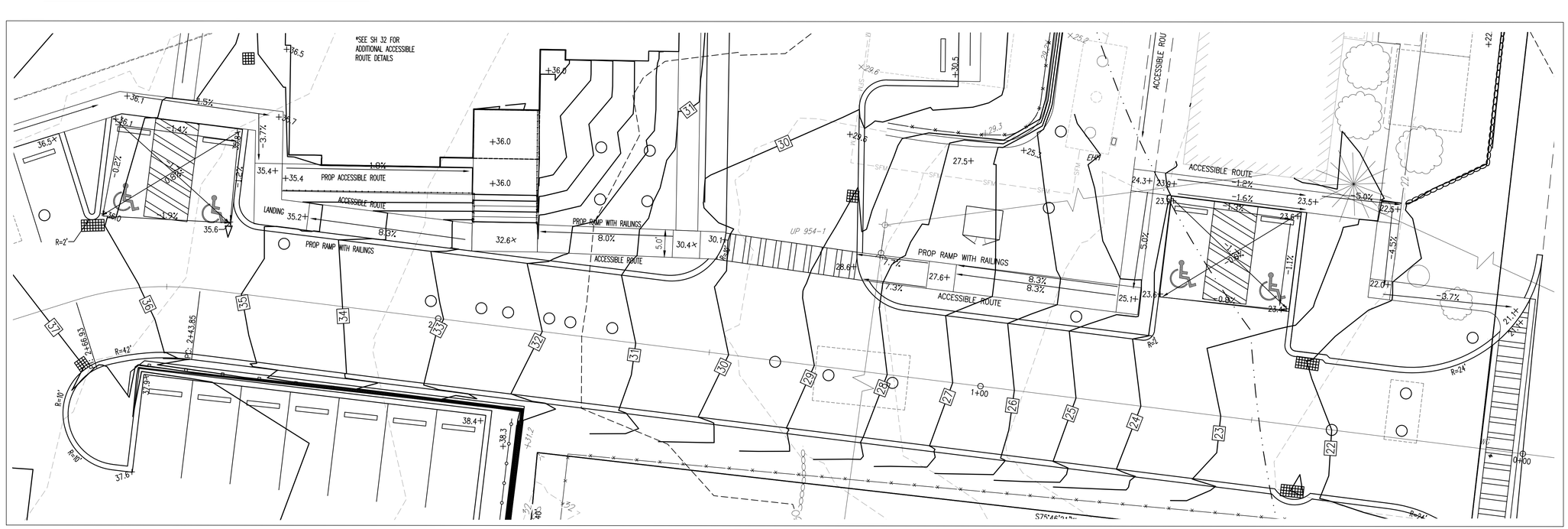
SCITUATE PLANNING BOARD



ACCESSIBLE RAMP
SCALE 1"= 10'

10 0 10 20 30
Scale 1" = 10'

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

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ACCESSIBLE ROUTE