

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 _____

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD



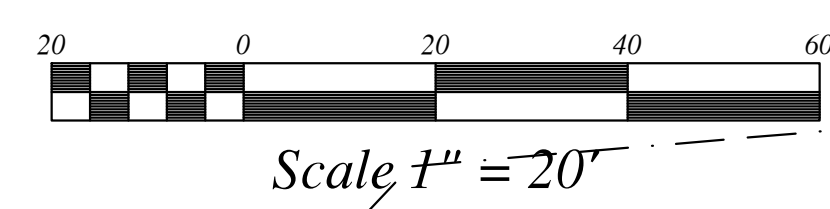
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
OCTOBER 19, 2023	RESPOND TO CONSERVATION AND BOARD OF HEALTH COMMENTS
DECEMBER 14, 2023	RESPOND TO PLANNING BOARD AND PEER REVIEW COMMENTS

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

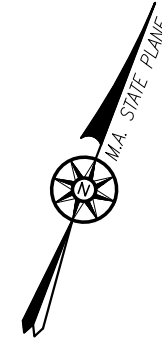
PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

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

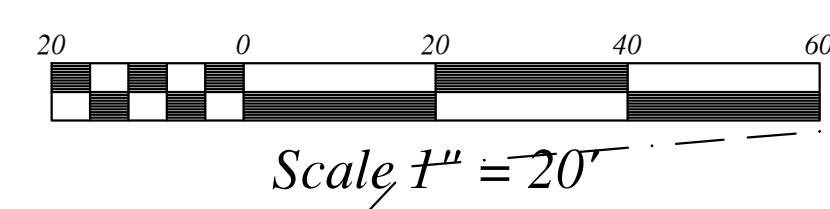
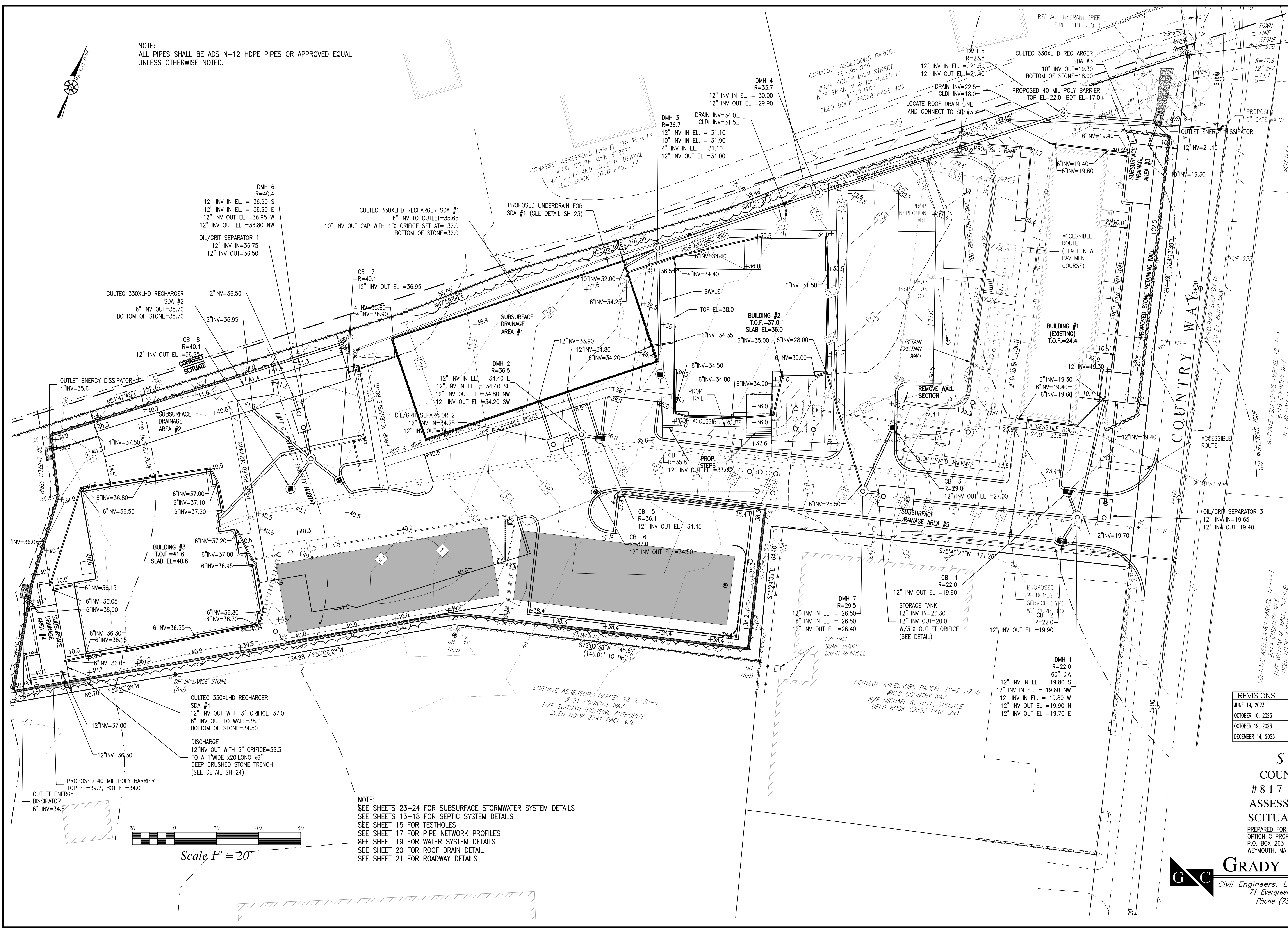
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



NOTE:
SEE SHEET 21-22 FOR SUBSURFACE STORMWATER SYSTEM DETAILS
SEE SHEETS 12-16 FOR SEPTIC SYSTEM DETAILS
SEE SHEET 13 FOR TESTHOLES
SEE SHEET 15 FOR PIPE NETWORK PROFILES
SEE SHEET 17 FOR WATER SYSTEM DETAILS
SEE SHEET 18 FOR ROOF DRAIN DETAIL
SEE SHEET 19 FOR ROADWAY DETAILS



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

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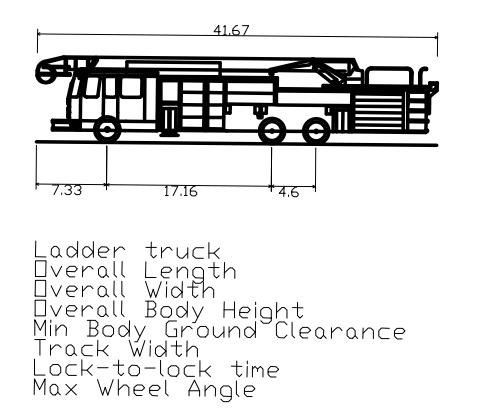
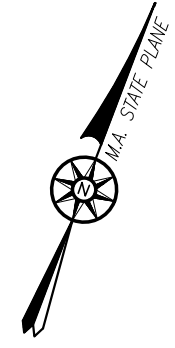
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NOTE: SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS NOT TO EXCEED 2.5- FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 36 INCHES IN HEIGHT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

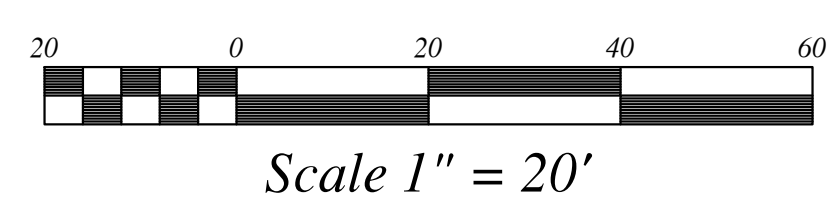


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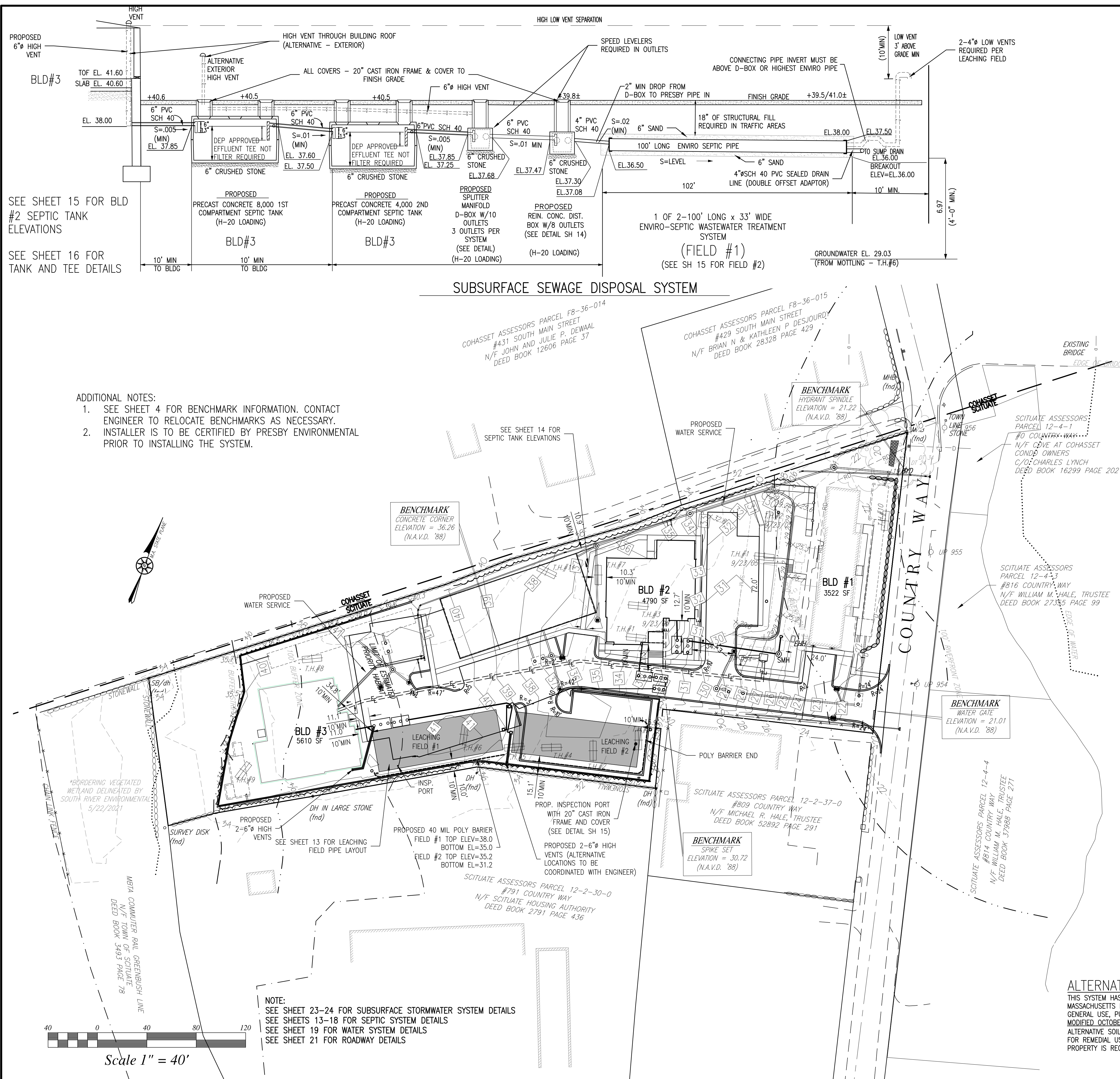
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SAFETY & SIGNAGE



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 = 1,320 GPD x 2 = 2,640: USE 3,000 1ST TANK GAL (MIN)
 1,320 GPD x 1 = 1,320: USE 1,500 GALLON SECOND TANK

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

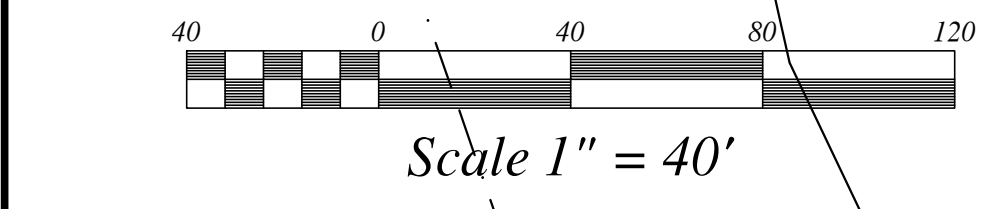
- THE SYSTEM IS NOT LOCATED WITHIN 100 FT OF SURFACE WATERS OR WETLANDS.
- NO KNOWN EASEMENTS EXISTING IN THE AREA OF THE PROPOSED SEPTIC SYSTEM.

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.

SEE SHEET 15 FOR BLD #2 SEPTIC TANK ELEVATIONS
 SEE SHEET 16 FOR TANK AND TEE DETAILS

- ADDITIONAL NOTES:
- SEE SHEET 4 FOR BENCHMARK INFORMATION. CONTACT ENGINEER TO RELOCATE BENCHMARKS AS NECESSARY.
 - INSTALLER IS TO BE CERTIFIED BY PRESBY ENVIRONMENTAL PRIOR TO INSTALLING THE SYSTEM.



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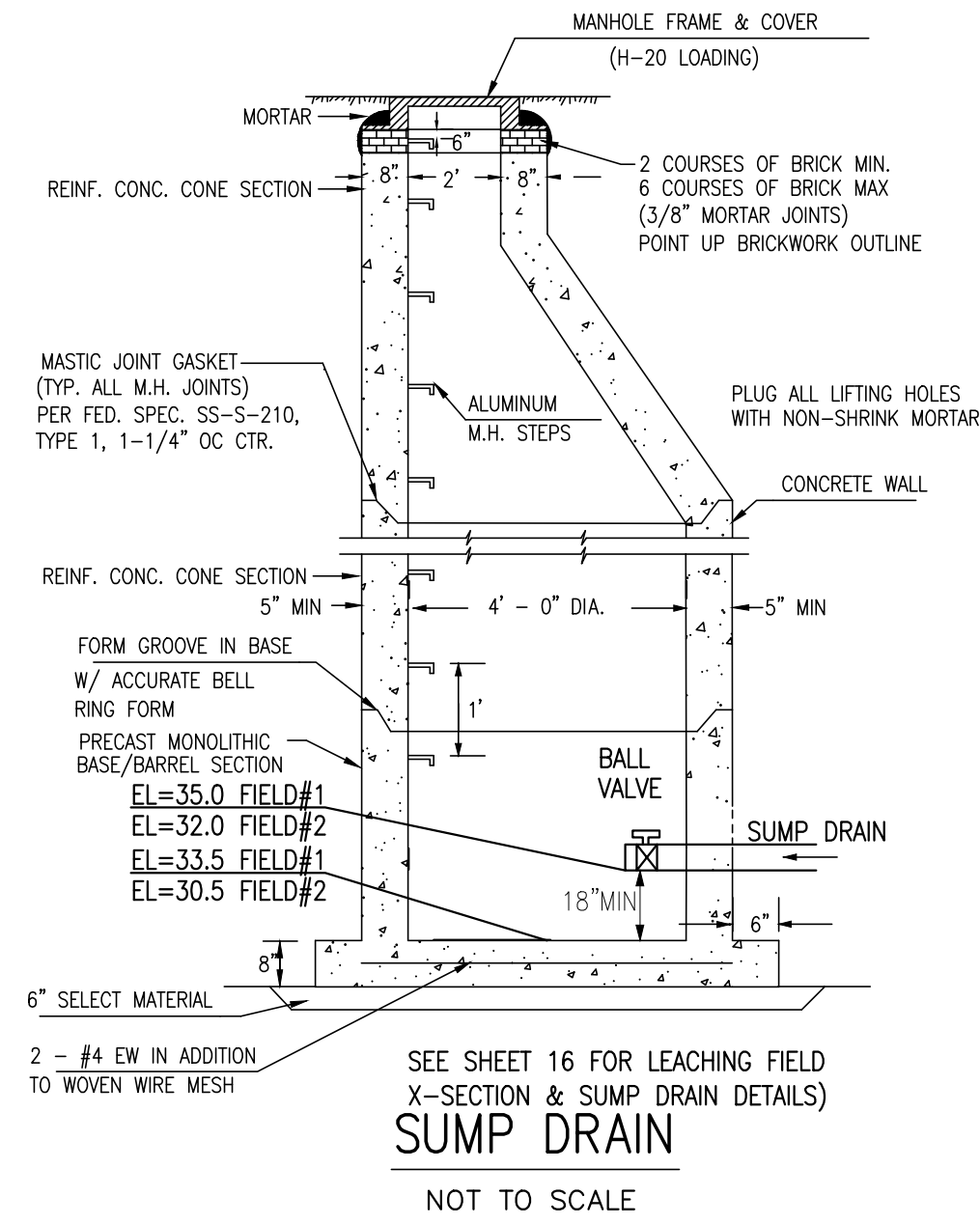
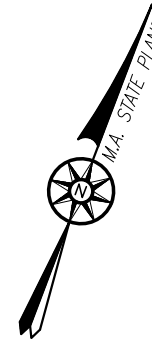
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 # 817 COUNTRY WAY
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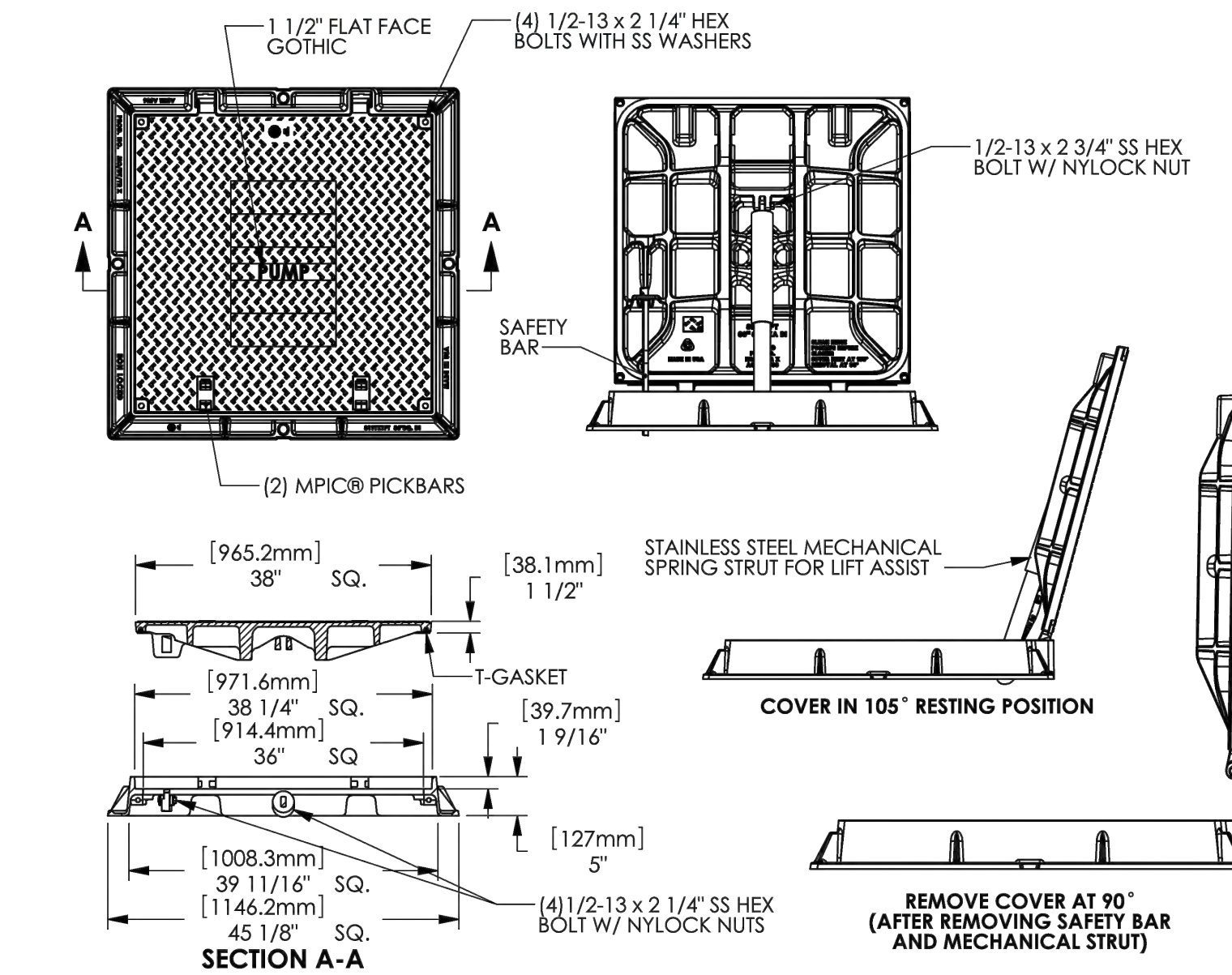
PREPARED FOR: FERRY 2, 2023
 OPTION C PROPERTIES L.L.C. SCALE: 1" = 40'
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SEPTIC PLAN



8197Z1PT /A1PT Assembly



Product Number
008197023B01

Design Features
-Materials
Hatch Frame
Ductile Iron (70-50-05)
Hatch Cover
Ductile Iron (80-55-06)

-Load Rating
Airport Extra Heavy Duty
(Proof Load Tested
to 200,000lbs.)
-Open Area
-Coating
Undipped
-Designates Machined Surface
-Slip Resistant Surface

Certification
-ASTM A536
-Country of Origin: USA

Major Components
00819715
008197023

Drawing Revision
5/28/2014 Designer: MAH
12/2/2022 Revised By: JRA

Disclaimer
Weights (bskg), dimensions (inch/mm)
and drawings provided for your guidance. We
reserve the right to modify specifications without
prior notice.

CONFIDENTIAL: This drawing is the property
of EJ Group, Inc. and embodies confidential information,
registered marks, patents, trade secret information,
and/or know-how that is the property of EJ Group, Inc.
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Contact
800 626 4653
ejco.com



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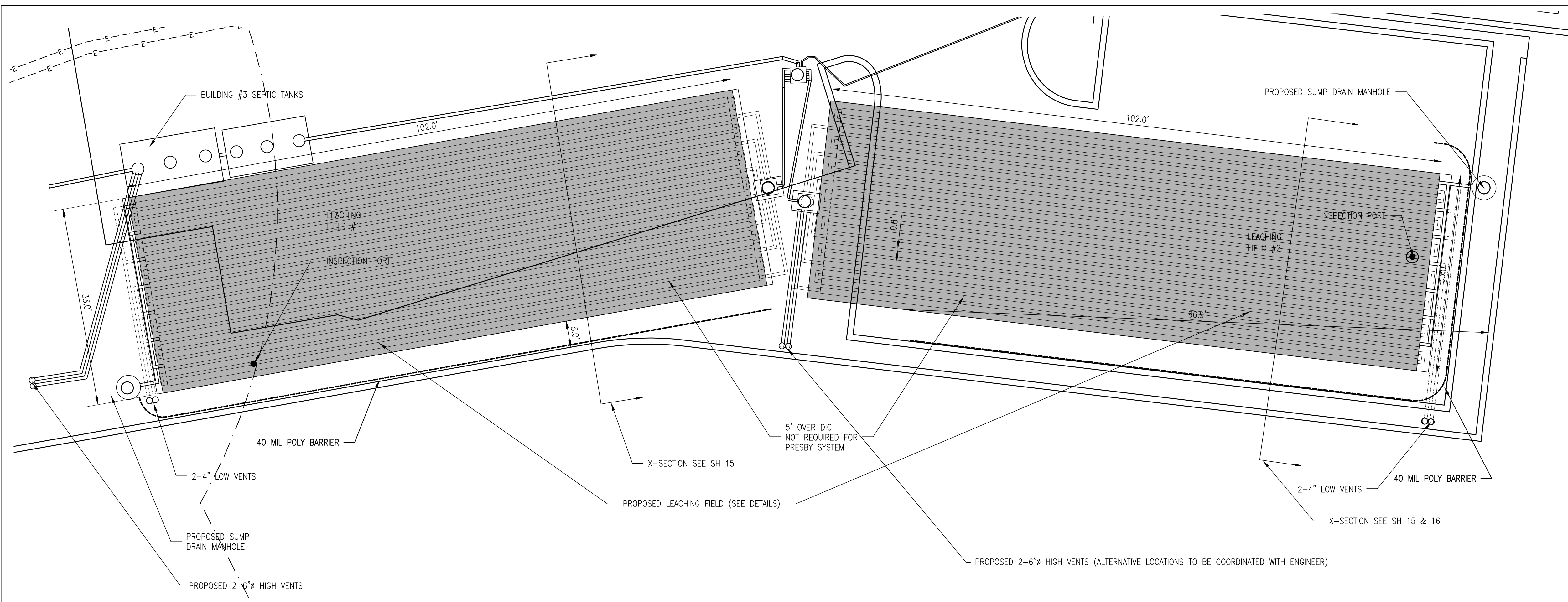
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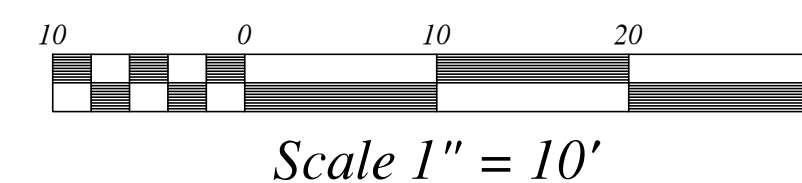
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PRESBY LAYOUT DETAIL
SCALE: 1"=10'

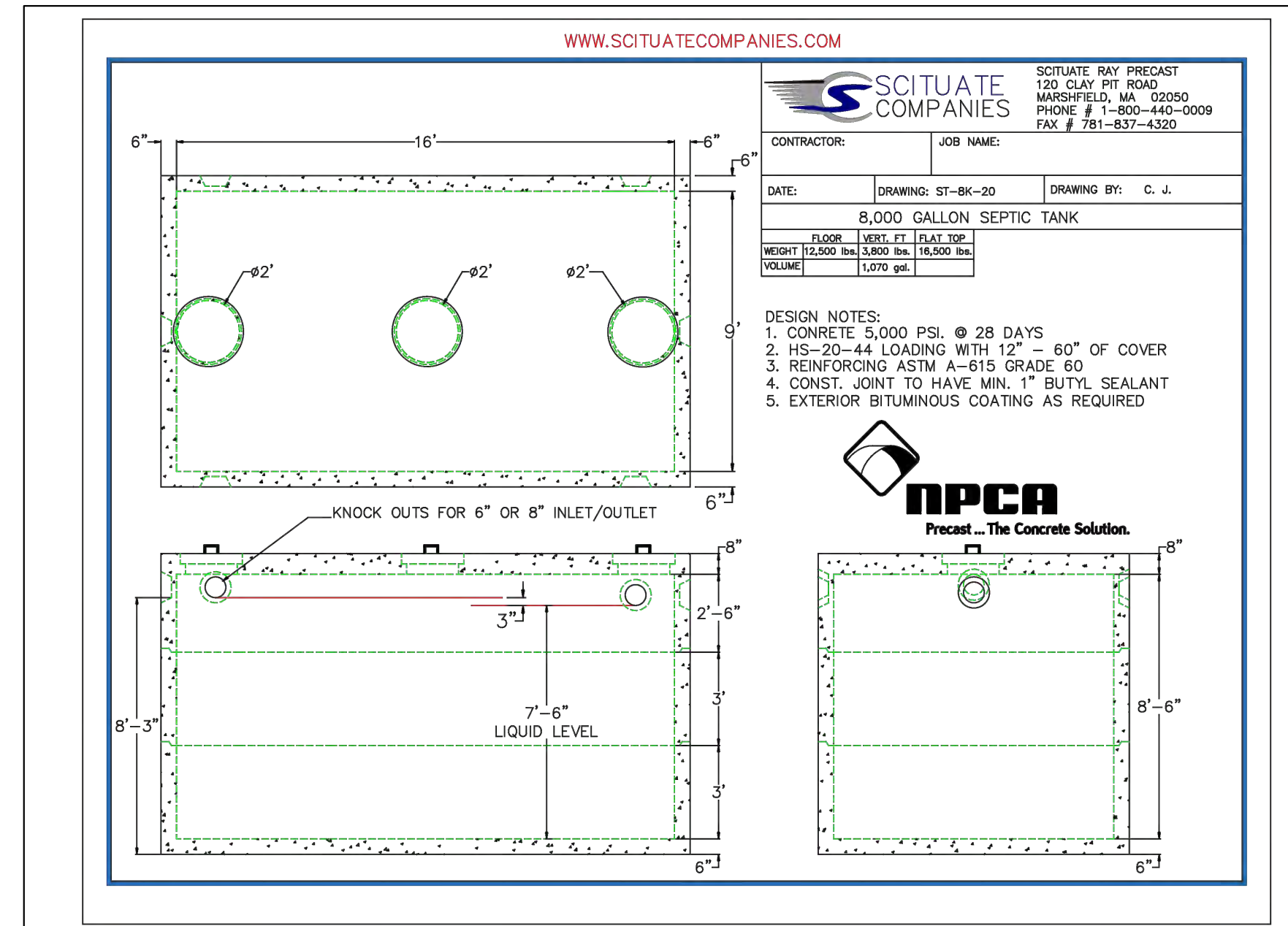
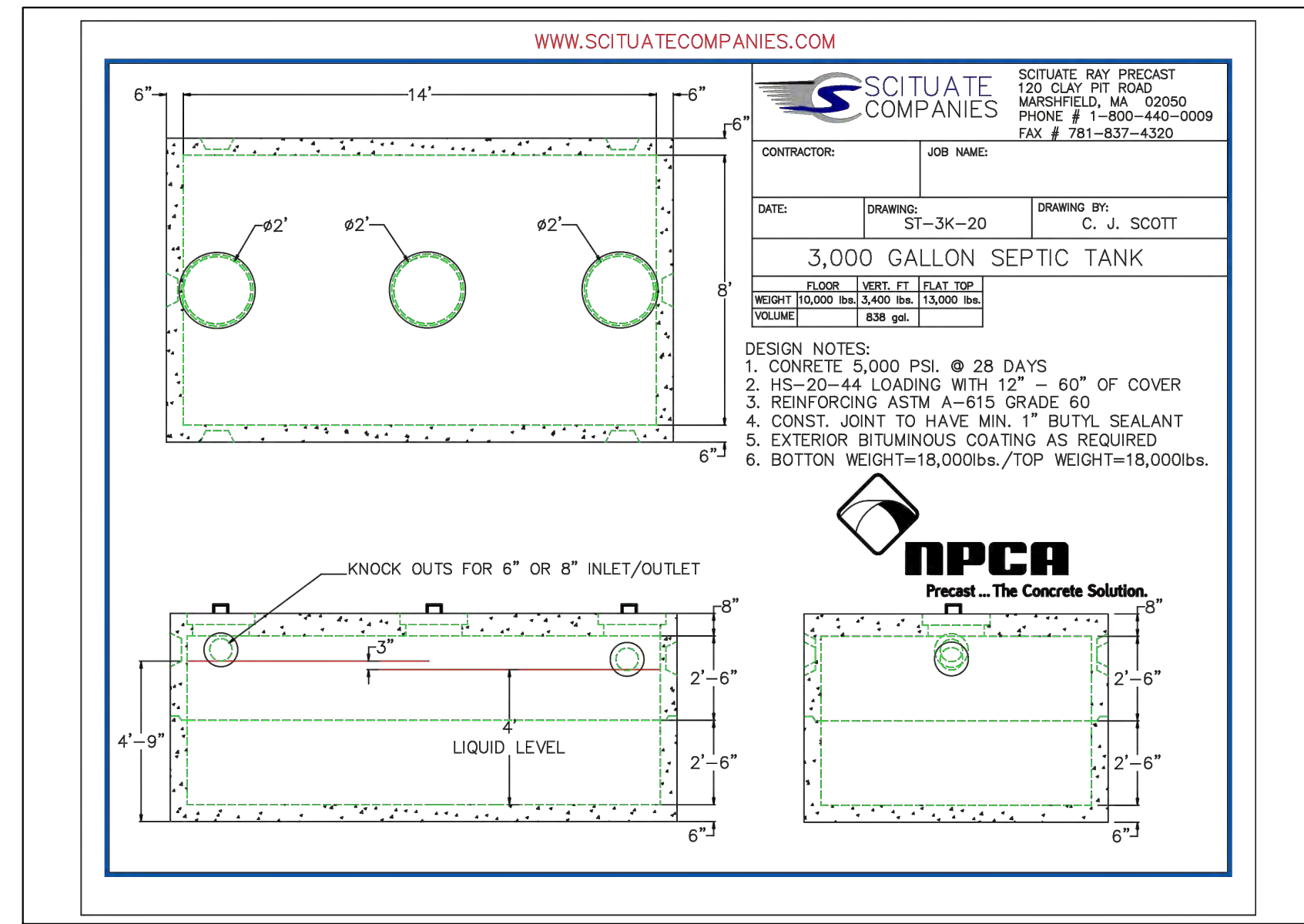
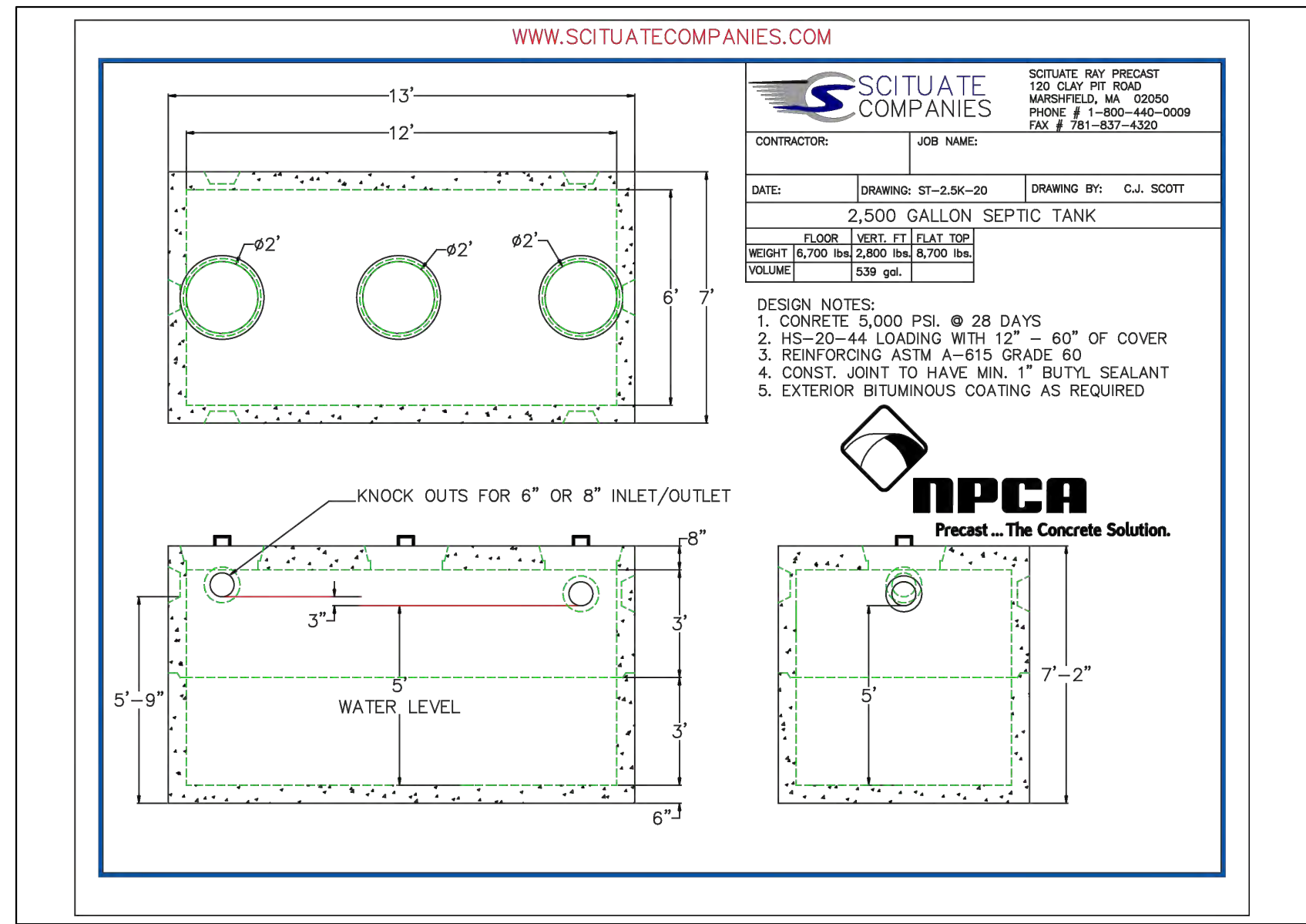


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FEBRUARY 2, 2023
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PRESBY LAYOUT DETAILS

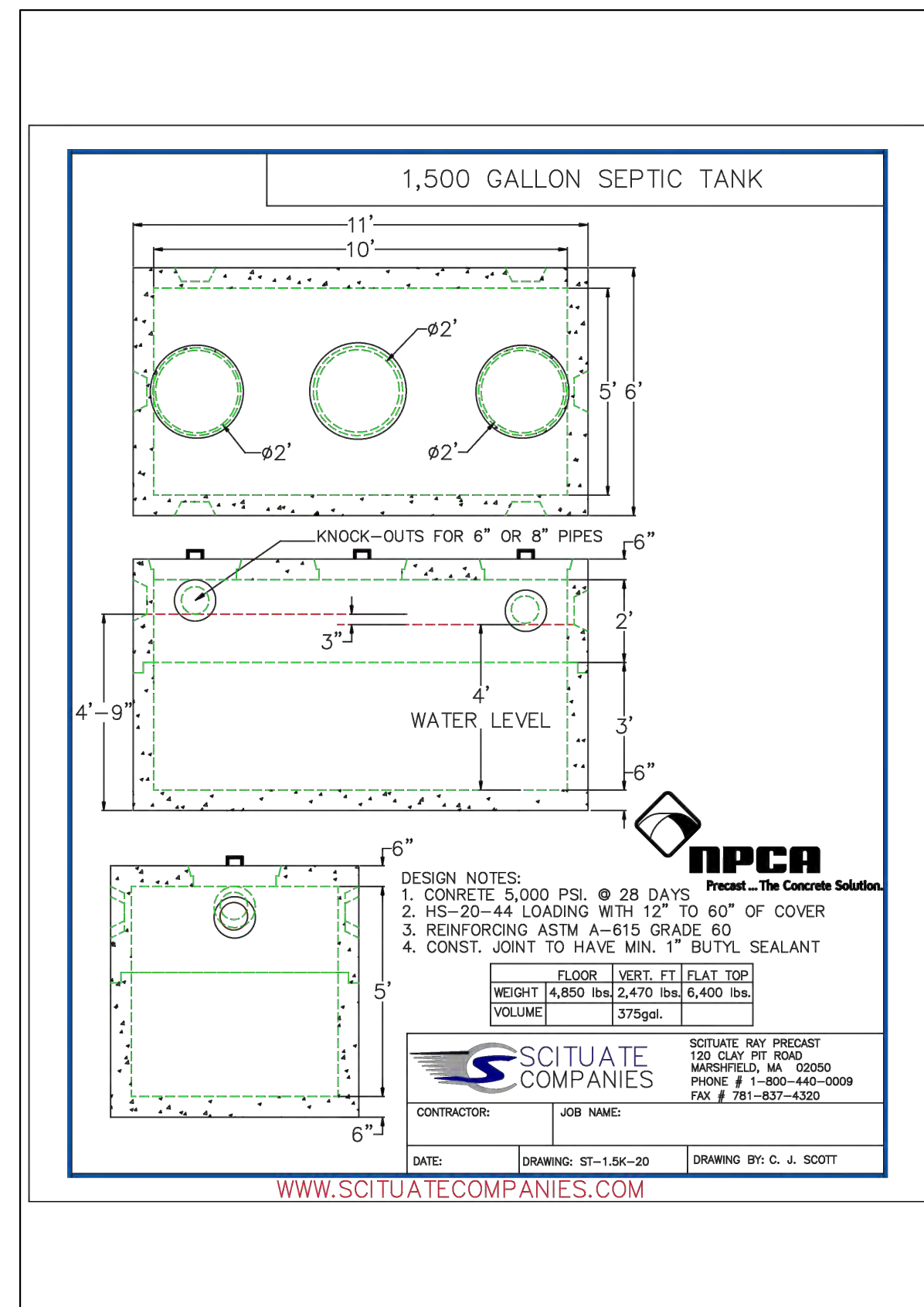
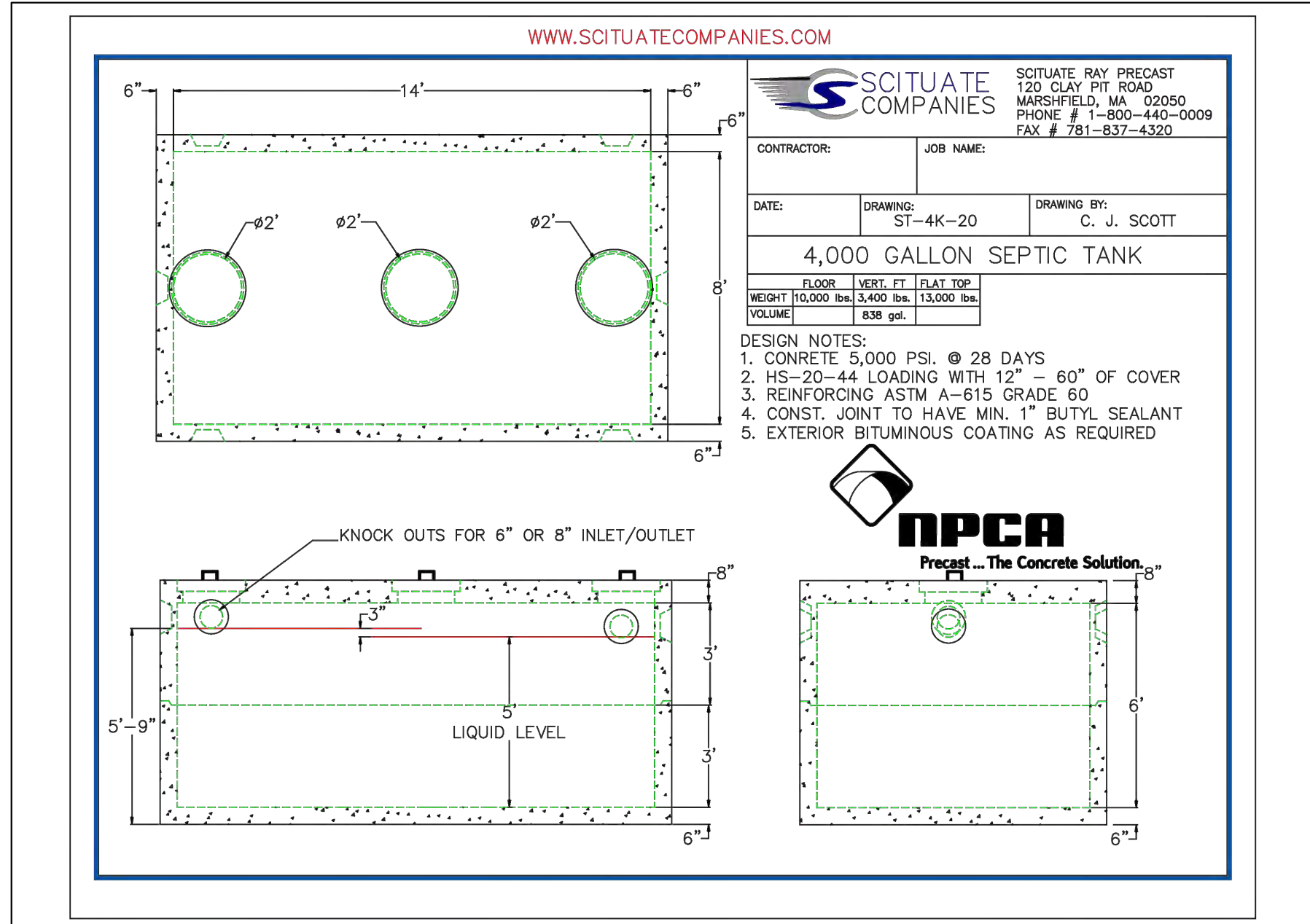


NOTES REGARDING TEES:

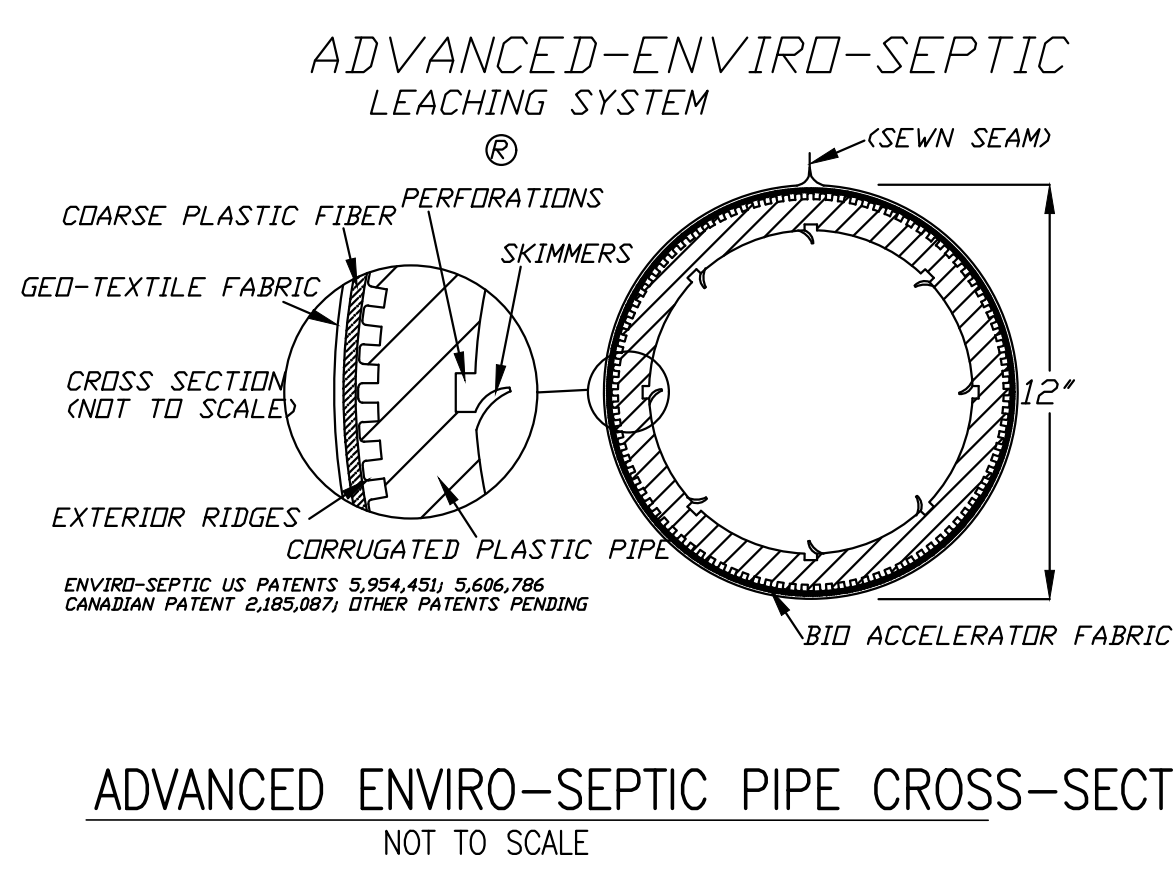
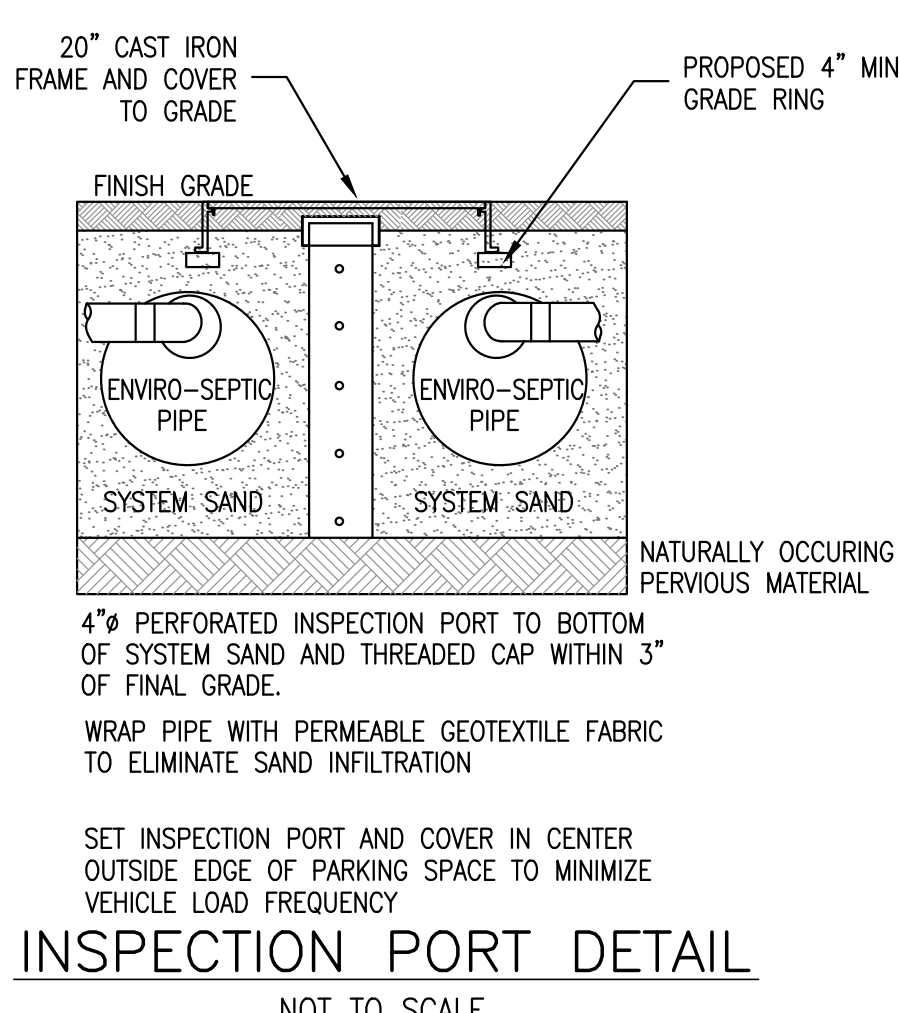
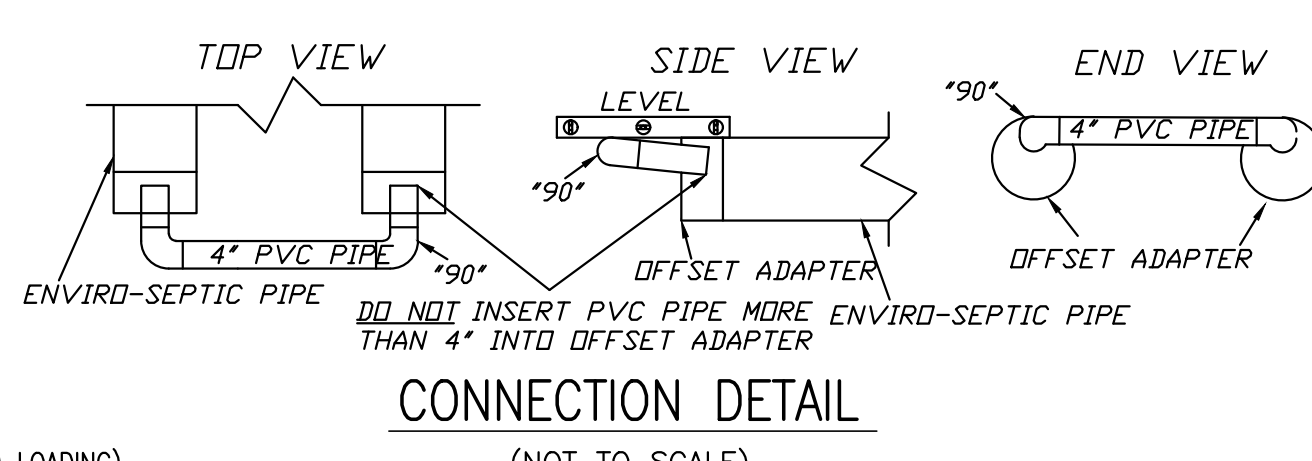
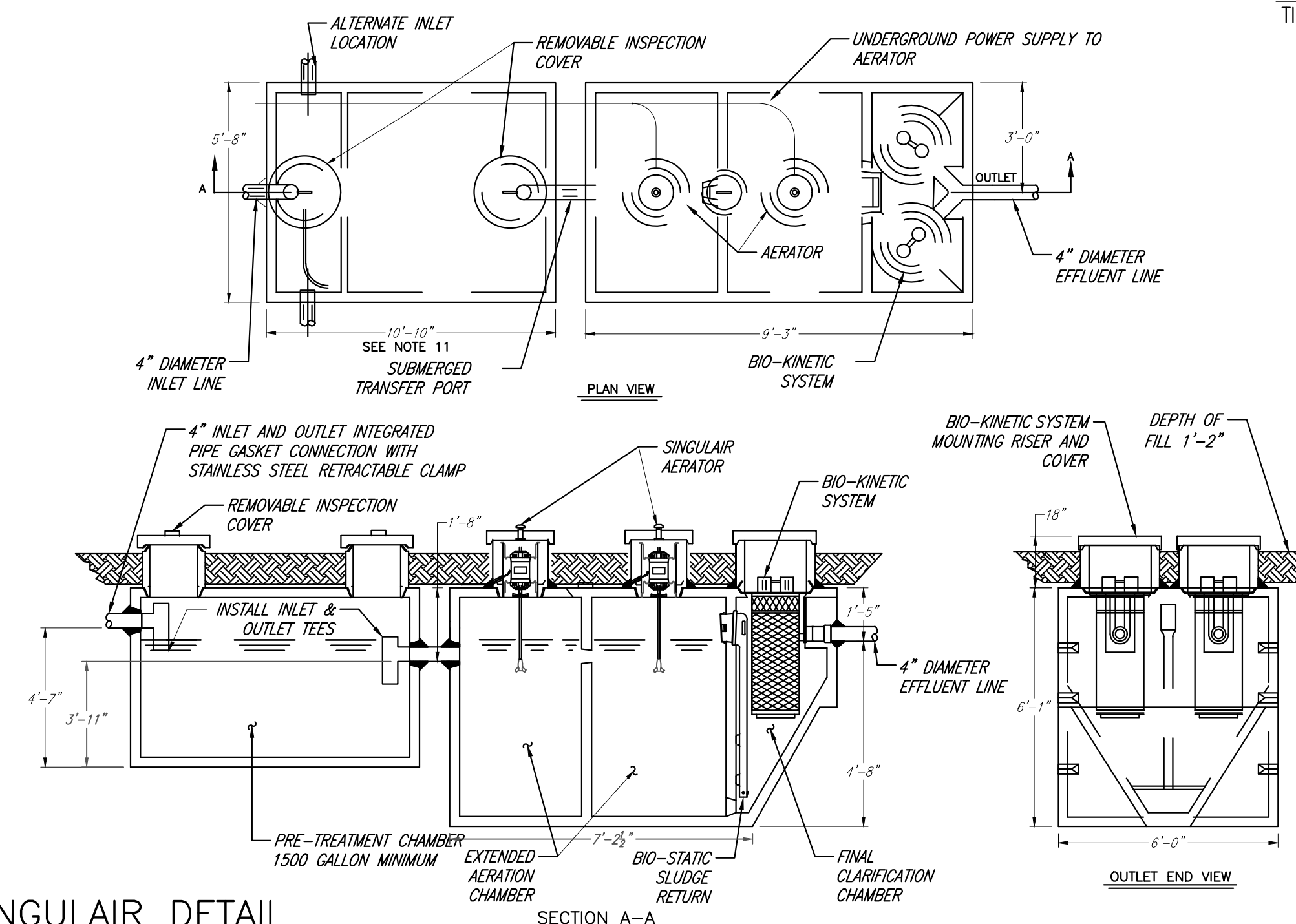
THERE SHALL BE AN AIR SPACE OF AT LEAST THREE INCHES BETWEEN THE TOPS OF THE TEES AND THE INSIDE OF THE TANK COVER. THE TOPS OF THE TEES SHALL BE LEFT OPEN TO PROVIDE VENTILATION OR SEPARATE VENTILATION SHALL BE PROVIDED. ALL OUTLET TEES SHALL BE EQUIPPED WITH A GAS BAFFLE OR A DEPARTMENT APPROVED EFFLUENT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

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

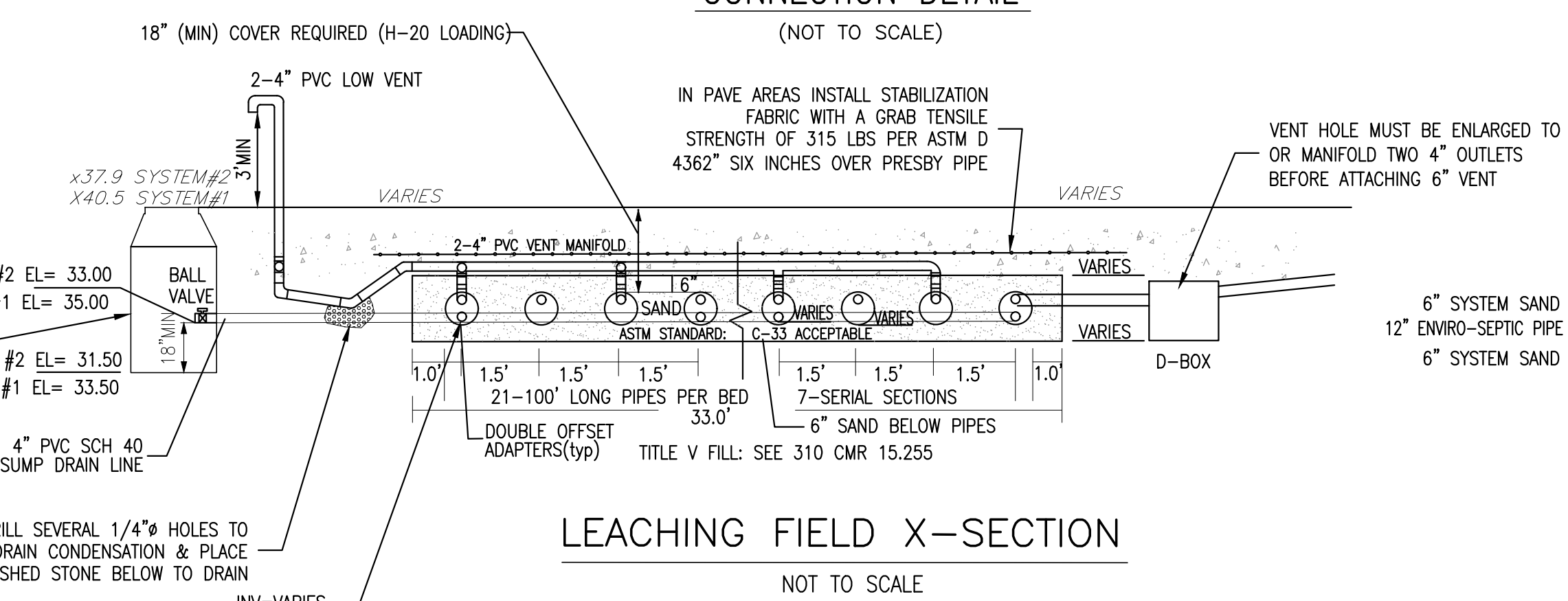
LIQUID DEPTH IN SEPTIC TANK	DEPTH OF OUTLET TEE BELOW FLOW LINE
4 FEET	14 INCHES
5 FEET	19 INCHES
6 FEET	24 INCHES
7 FEET	29 INCHES
8 FEET	34 INCHES



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 H10 LOADING. PLEASE CONTACT SES FOR H20 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\"/>



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.



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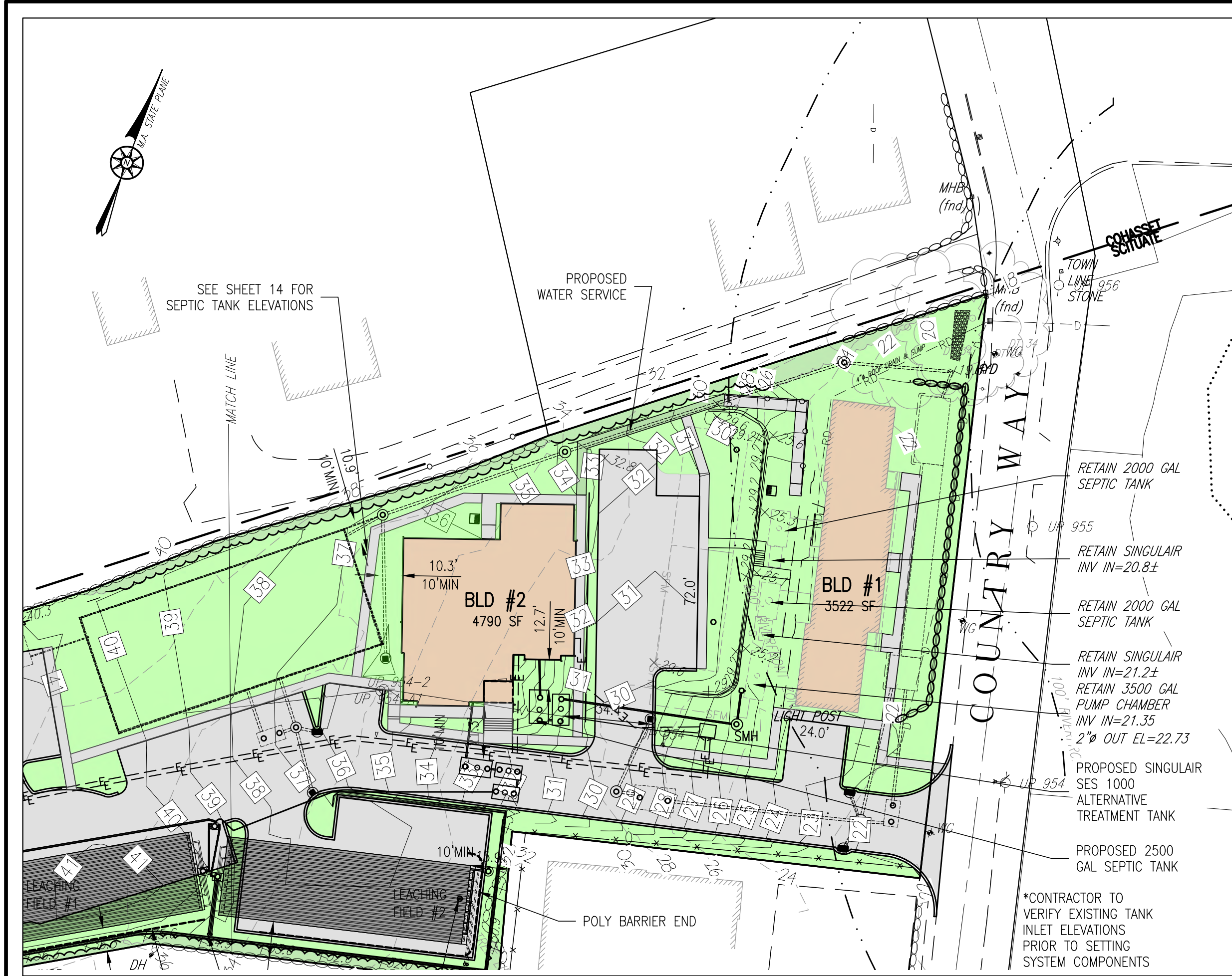
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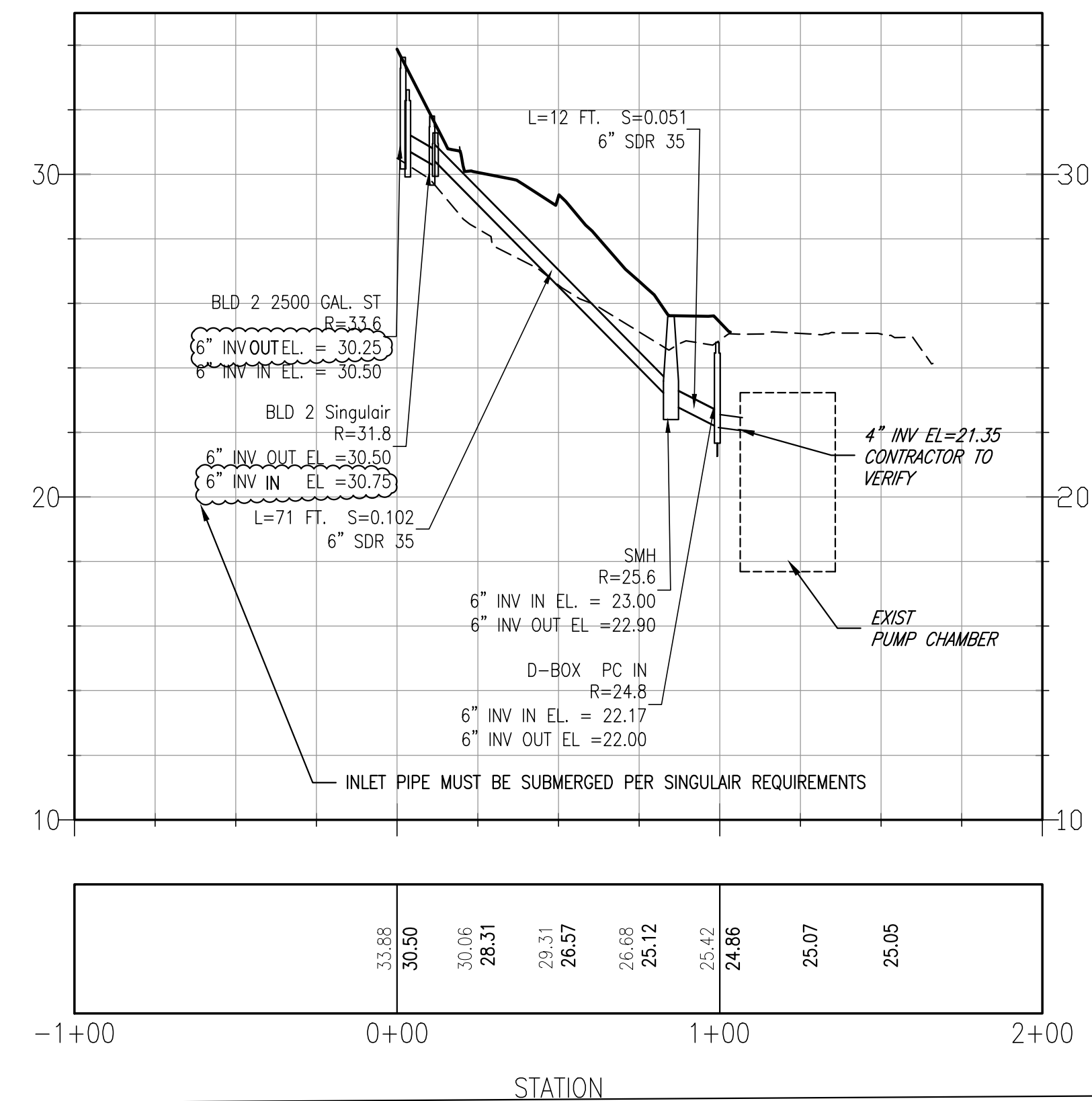
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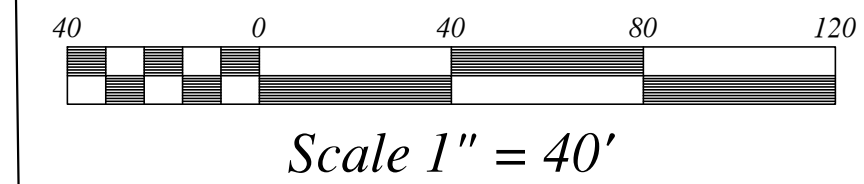
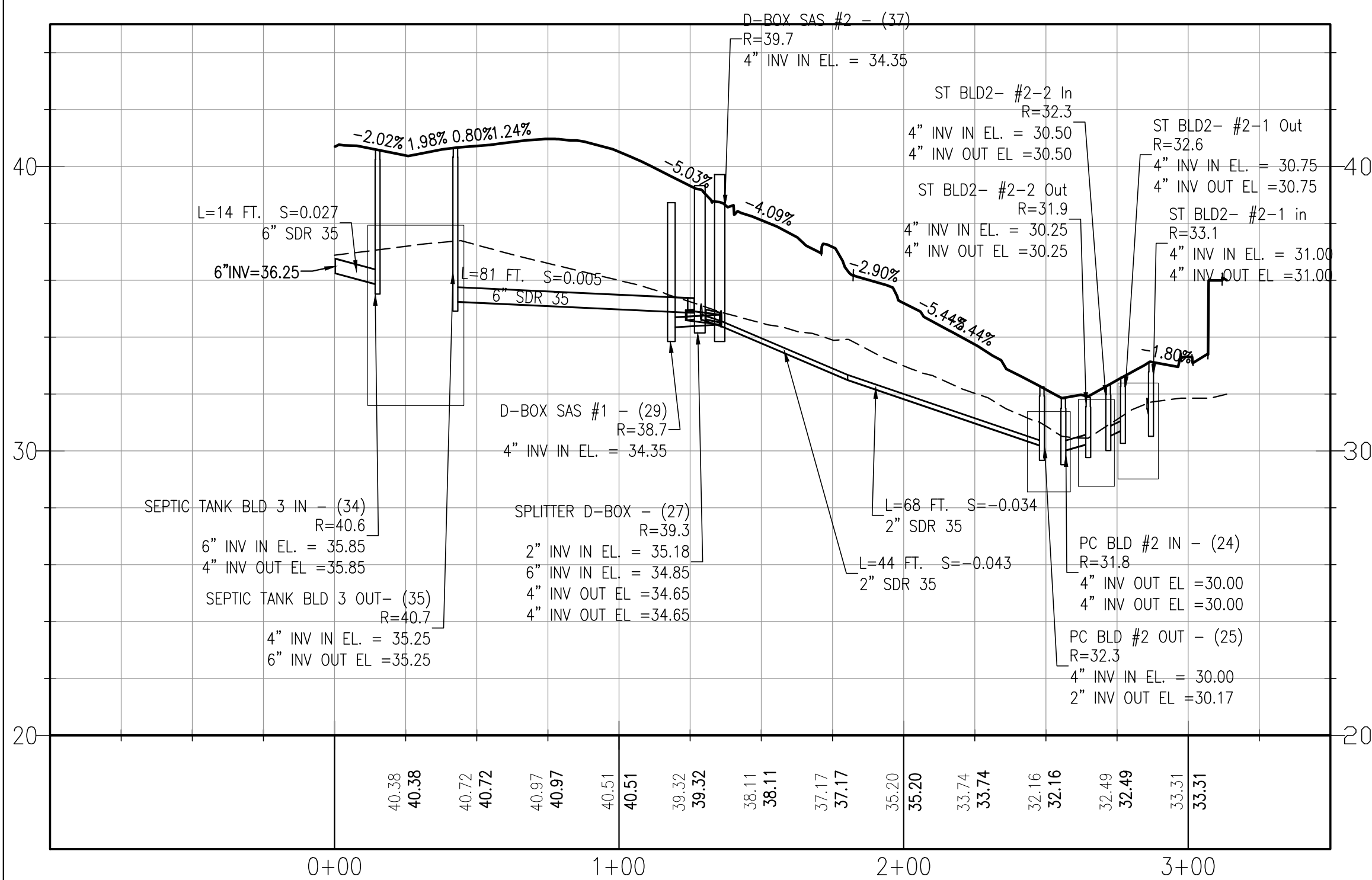
SITE PLAN APPROVED
DATE: _____

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



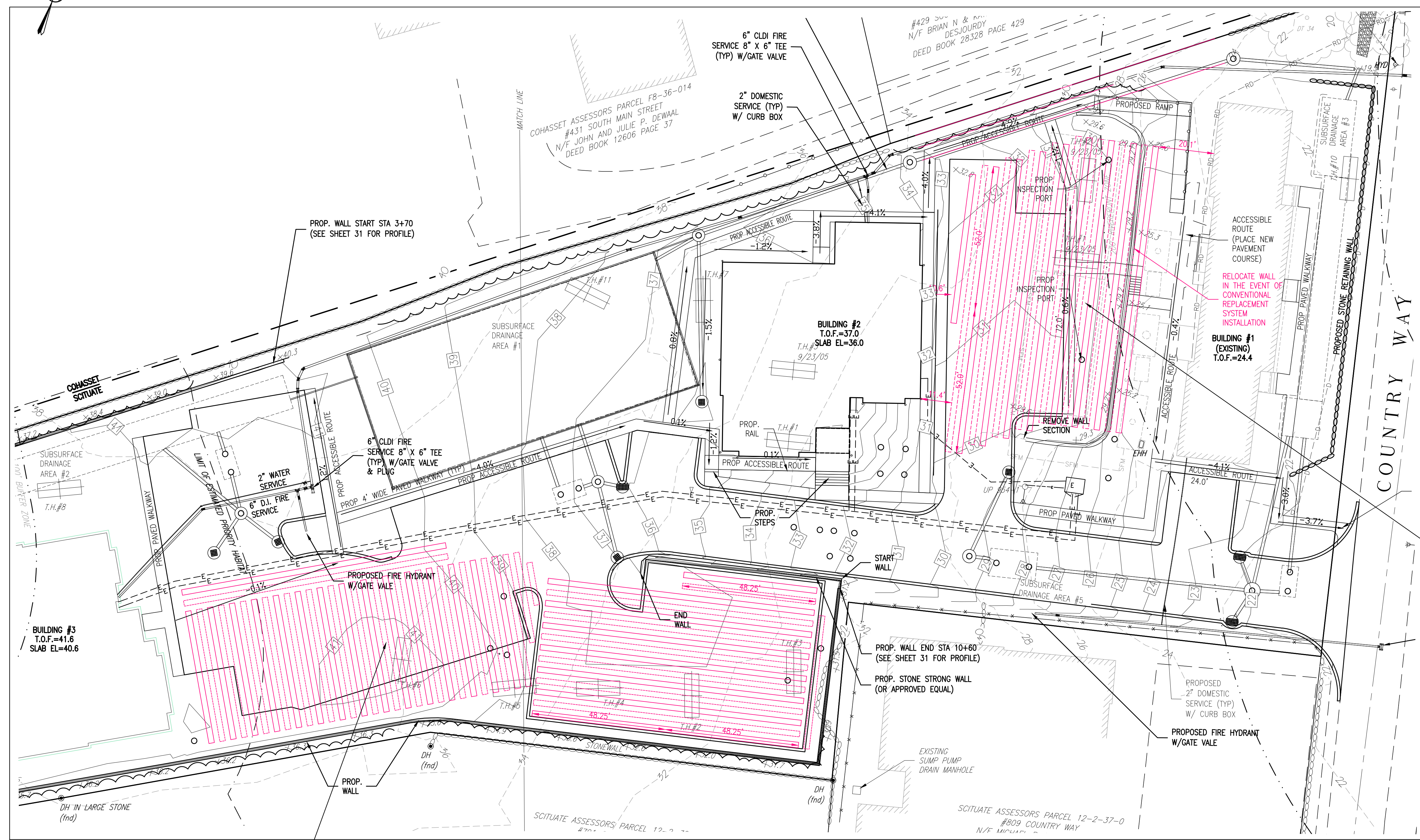
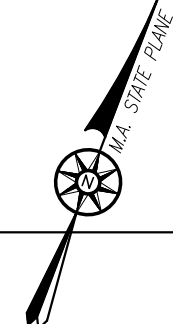
REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
OCTOBER 19, 2023	RESPOND TO CONSERVATION AND BOARD OF HEALTH COMMENTS
DECEMBER 14, 2023	RESPOND TO PLANNING BOARD AND PEER REVIEW COMMENTS

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 WEYMOUTH, MA 02190 SCALE: 1" = 40'
JOB No. 20-475

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

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 P.L.S. #36856 DATE _____

SITE PLAN APPROVED DATE: _____

SCITUATE PLANNING BOARD

**CONVENTIONAL REPLACEMENT AREA
BLD #2 (FRONT) & EXIST BLD**
LEACHING TRENCHES: P.R. = 18 MIN/IN

24 BR X 110 GPD/BR = 2,640 GPD

TITLE 5 MINIMUM AREA = 2,640 GPD / 0.53 GPD/S.F. = 4981 S.F. (MIN)
USE: 16 -52' LONG X 2' WIDE X 2' DEEP LEACHING TRENCHES WITH RESERVE AREA BETWEEN TRENCHES

16 X 52 X 6 SF/LF = 4,992 X 0.53 = 2,645 > 2,640 GPD



REVISIONS	
JUNE 19, 2023	RESPOND TO TEC PEER REVIEW COMMENTS
OCTOBER 10, 2023	REDUCE DENSITY RESPOND TO TEC REVIEW #2
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PREPARED FOR:
OPTION C PROPERTIES L.L.C.
P.O. BOX 263
WEYMOUTH, MA 02190

FEBRUARY 2, 2023
SCALE: AS NOTED
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**CONVENTIONAL REPLACEMENT AREA
BLD #2 (REAR) & BLD#3**

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

47 BR X 110 GPD/BR = 5,170 GPD

TITLE 5 MINIMUM AREA = 5,170 GPD / 0.56 GPD/S.F. = 9233 S.F.
USE 32 -48.25' LONG X 2' WIDE X 2' DEEP LEACHING TRENCHES WITH RESERVE AREA BETWEEN TRENCHES

32 X 48.25 X 6 SF/LF = 9,264 X 0.56 = 5,187 > 5,170 GPD

CONVENTIONAL REPLACEMENT AREA
SCALE 1" = 20'



Scale 1" = 20'

CONVENTIONAL REPLACEMENT SEPTIC SYSTEM