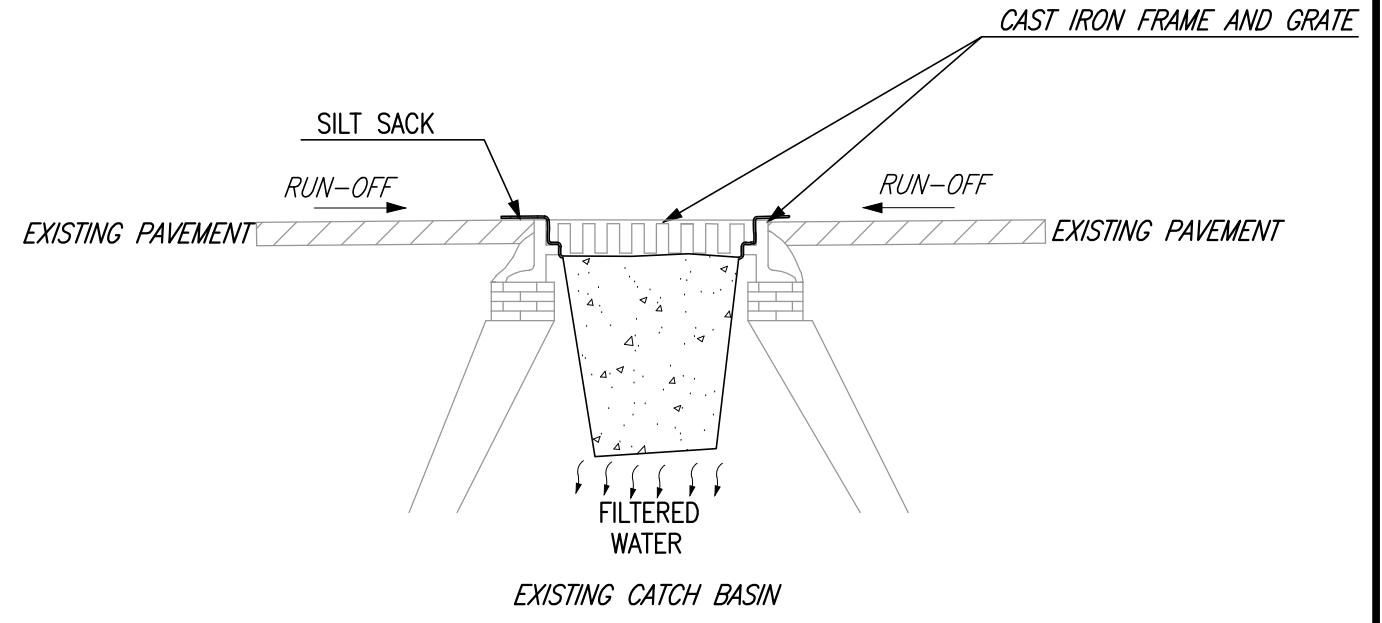
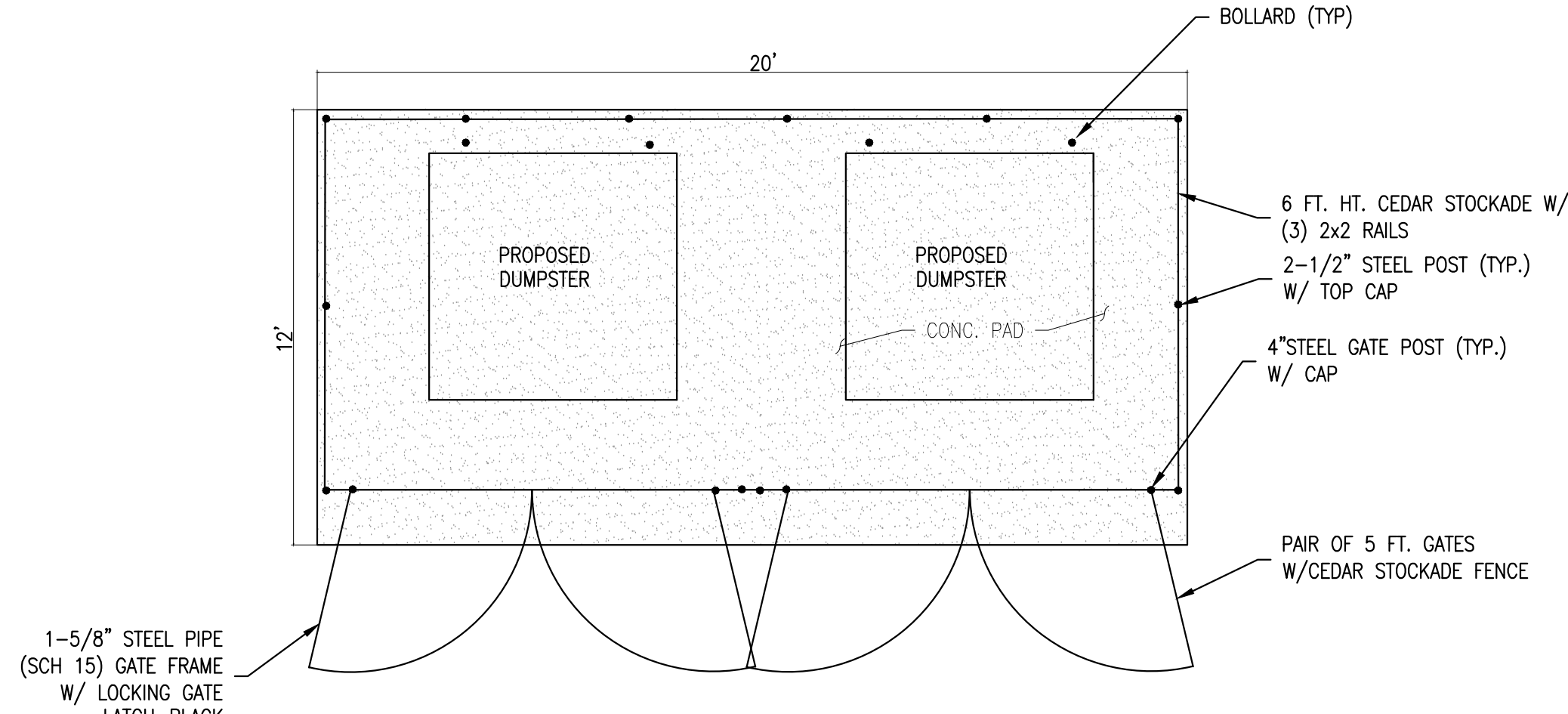
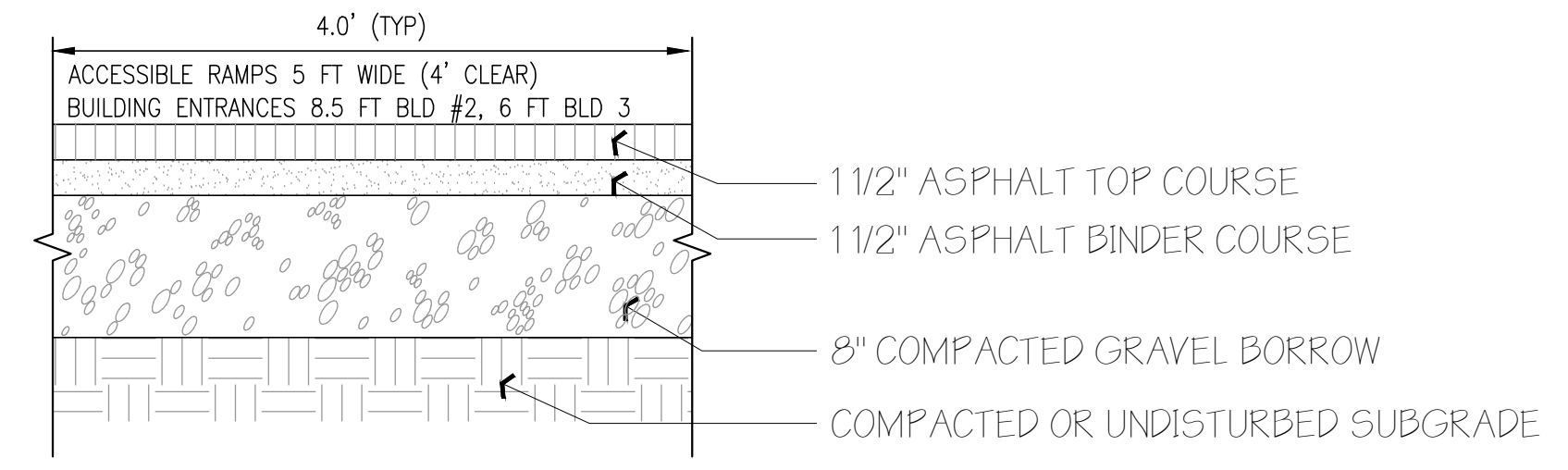
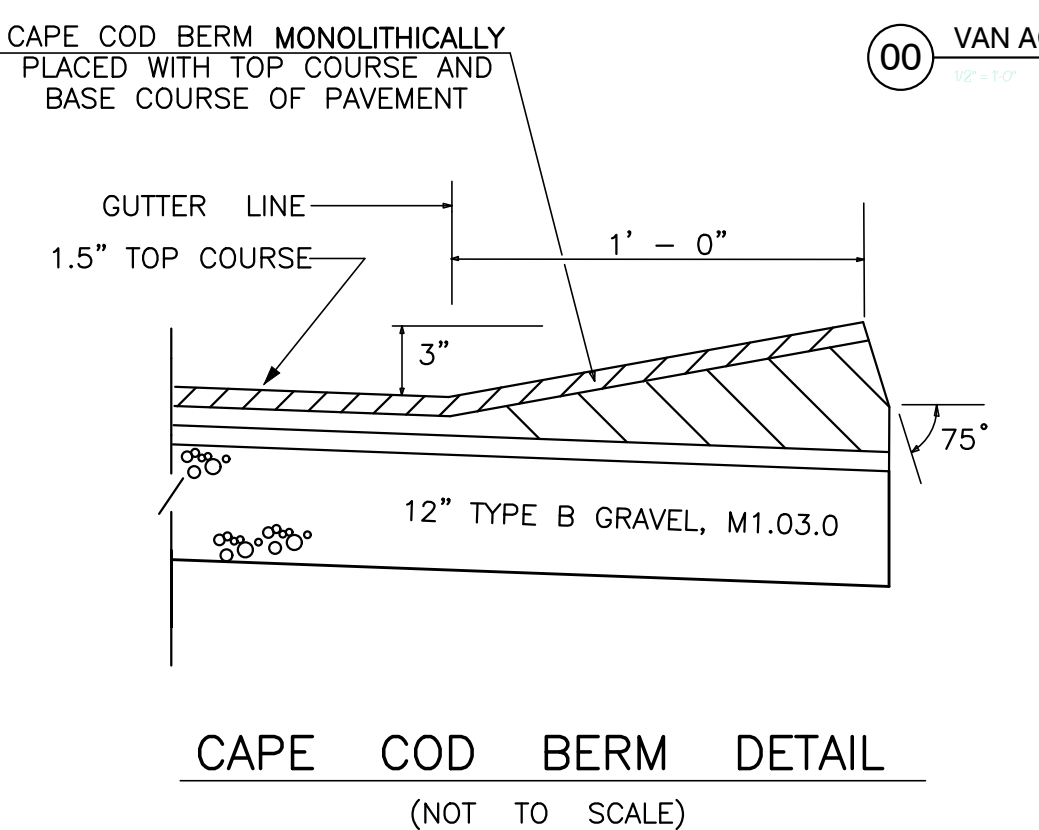
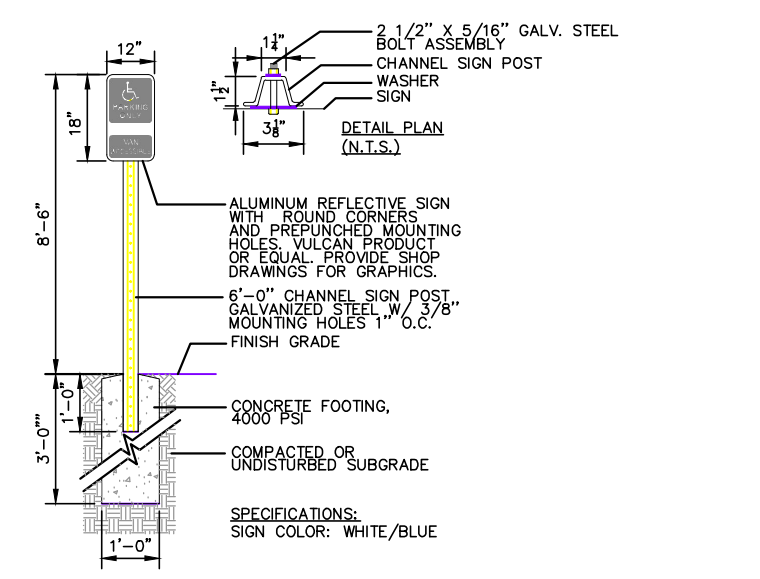
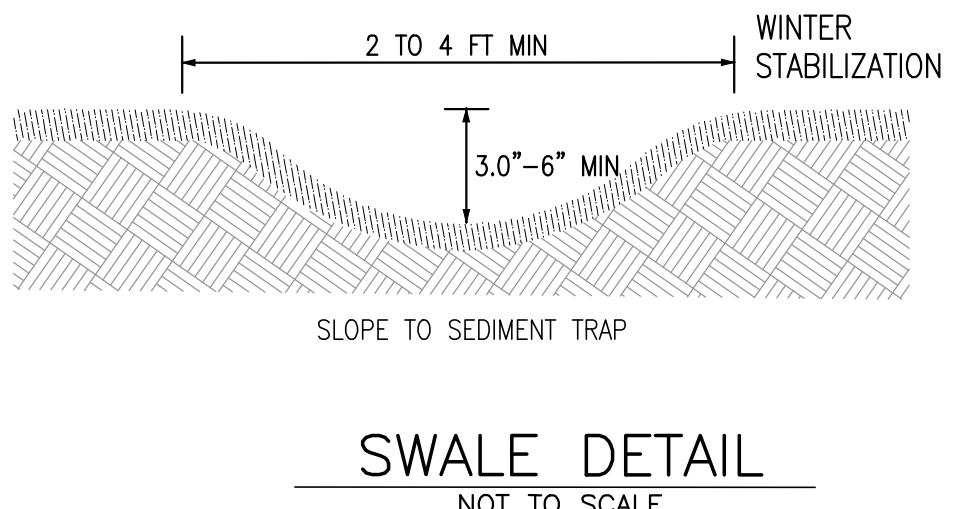
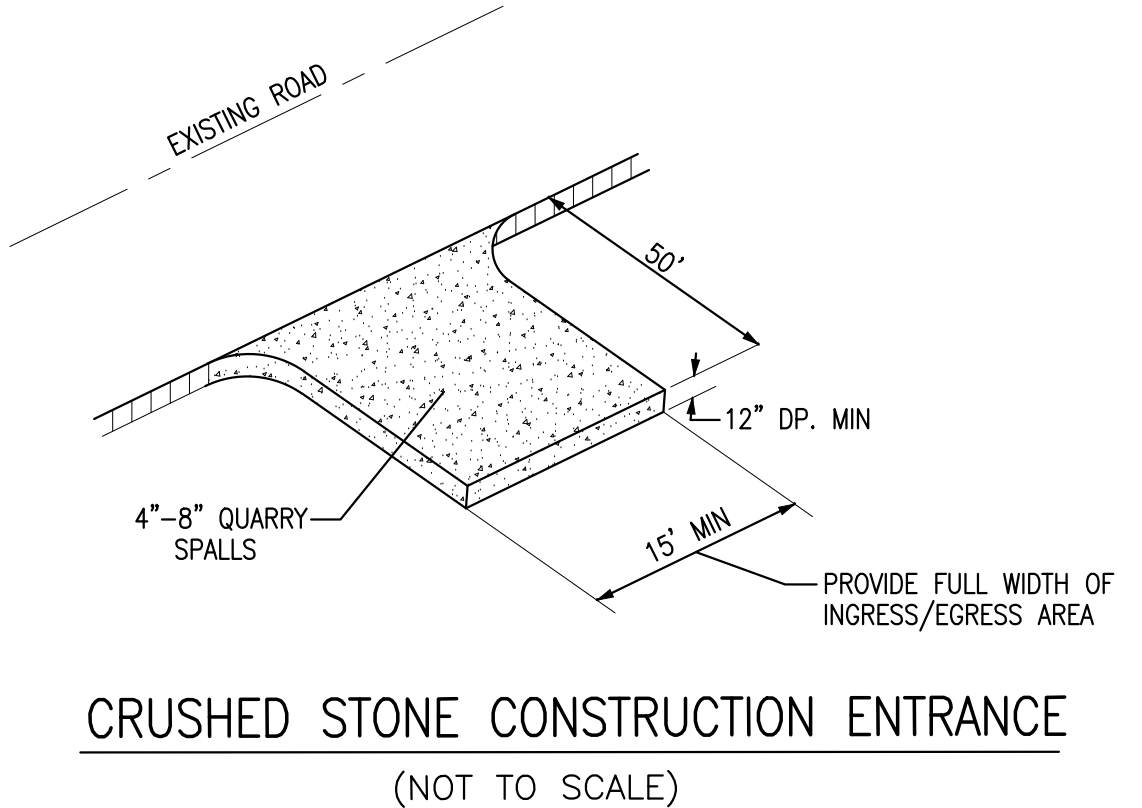
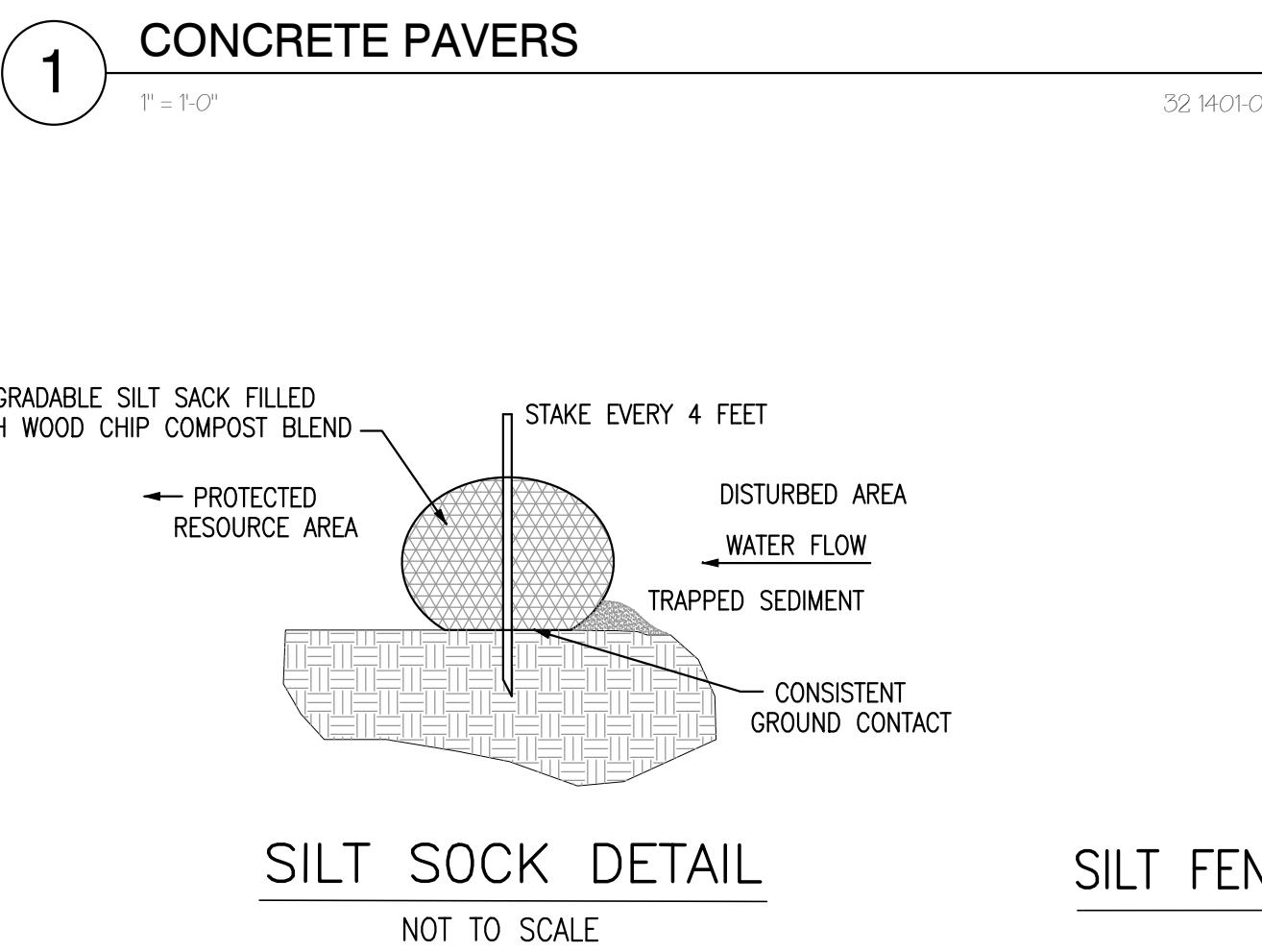
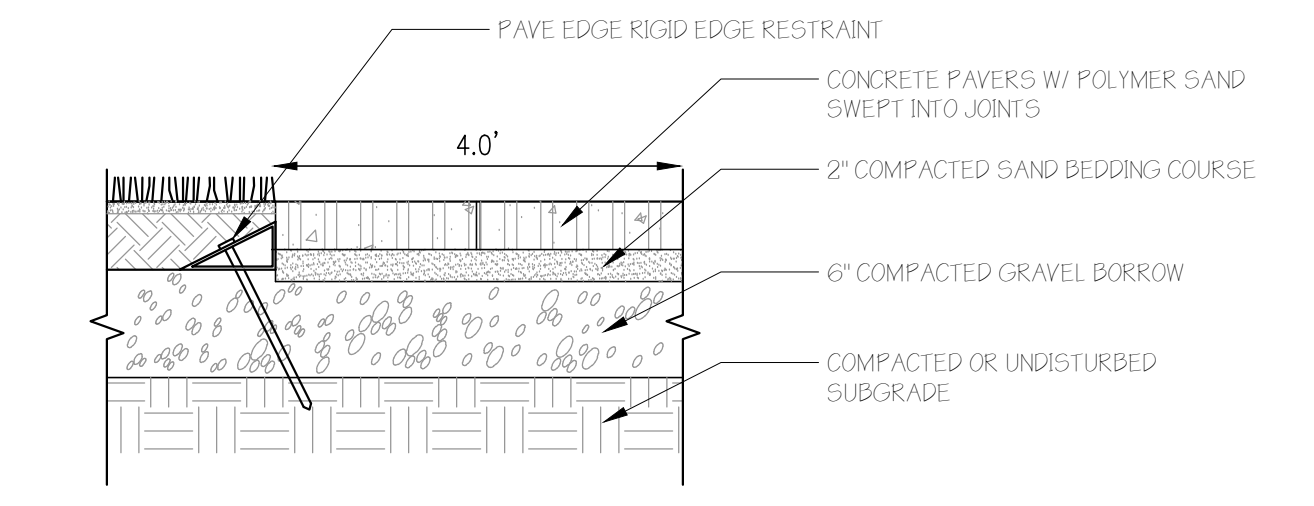


1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (2/100)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%
3. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING
4. BROOM FINISH SURFACE AT RIGHT ANGLES TO DIRECTION OF TRAVEL
5. EACH SPACE TO HAVE A 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.



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.



Material Name	Common Name	Indicator
Virginia White Pine	Virginia White Pine	TRACU
Amesbury Pine	Amesbury Pine	TRACU
Little Bluestem	Little Bluestem	TRACU
Big Bluestem	Big Bluestem	TRACU
Red Fescue	Red Fescue	TRACU
Hard Fescue	Hard Fescue	TRACU
Switch Grass	Switch Grass	TRACU
Stachys Spicata	Stachys Spicata	TRACU
Ornamental Grass	Ornamental Grass	TRACU
Eastern Pines	Eastern Pines	TRACU
White Pine	White Pine	TRACU
Red Pine	Red Pine	TRACU
White Birch	White Birch	TRACU
Black Birch	Black Birch	TRACU
Yellow Birch	Yellow Birch	TRACU
White Birch	White Birch	TRACU

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: _____

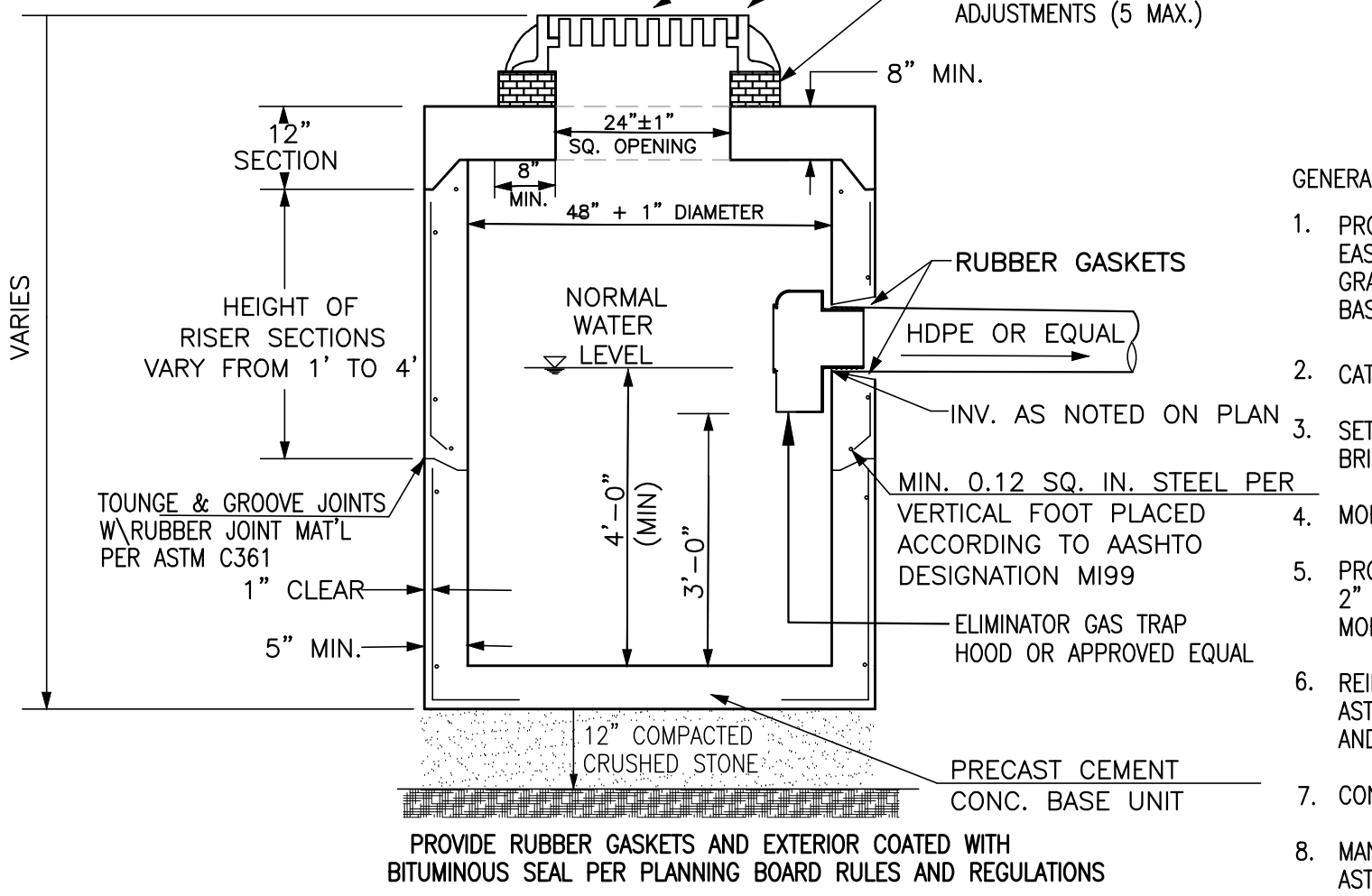
 SCITUATE PLANNING BOARD

REVISIONS	DESCRIPTION
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
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MARCH 6, 2024	RESPOND TO P.B. 1/25/24 MEETING COMMENTS, TEC & DEPT'S

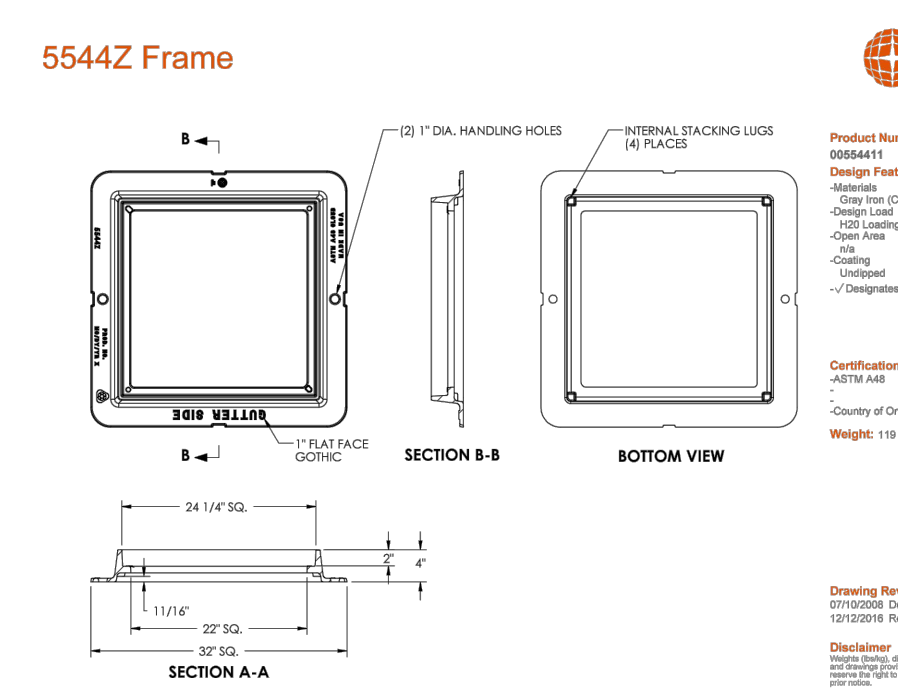
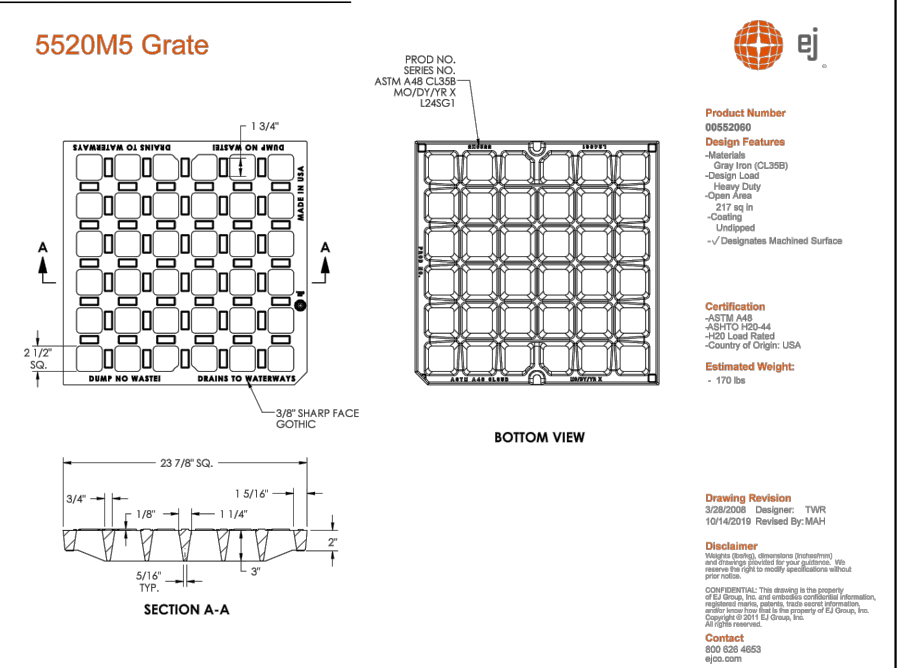
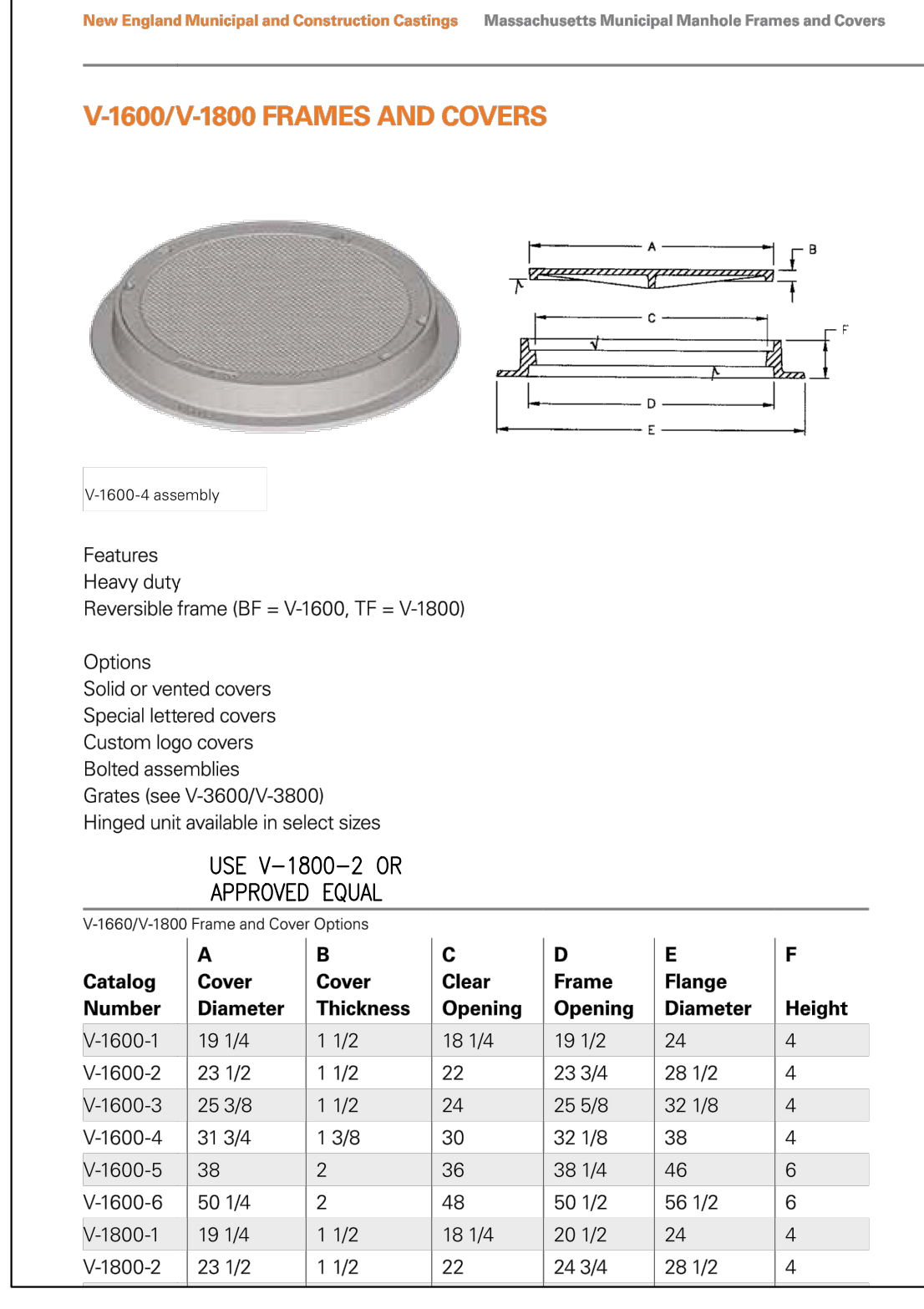
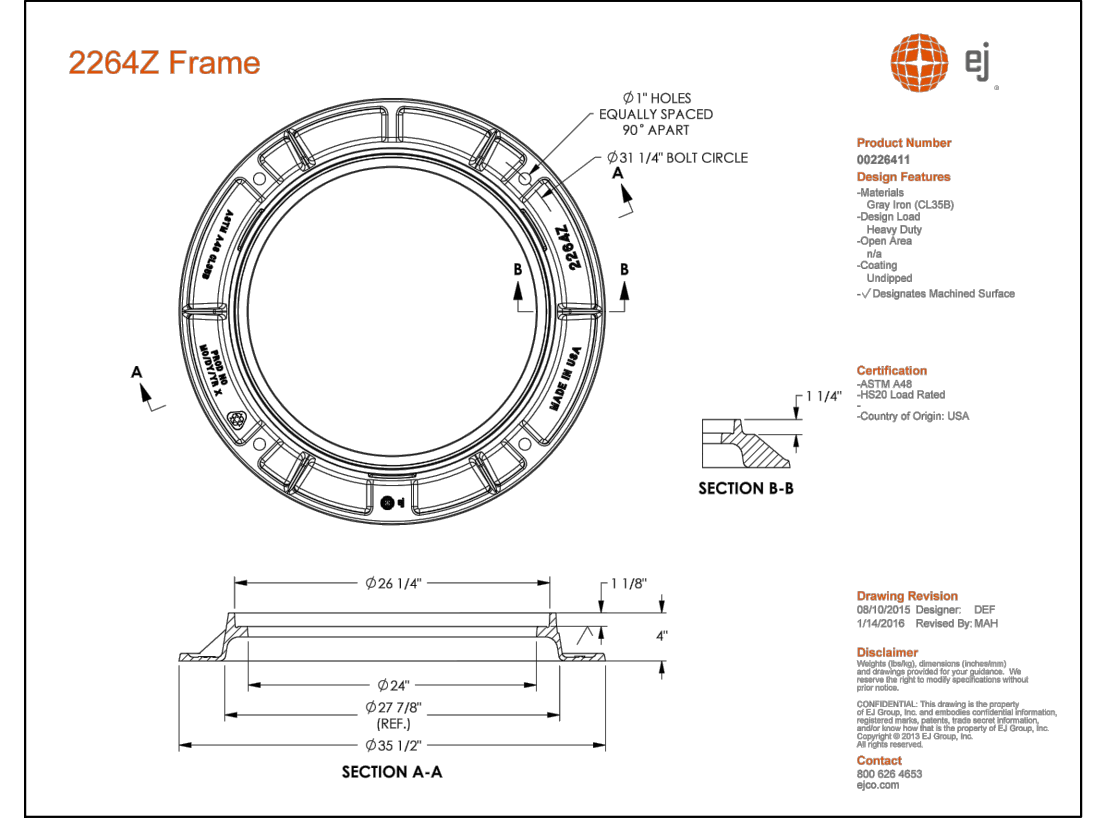


SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS
 PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 SCALE: AS NOTED
 P.O. BOX 263 WEYMOUTH, MA 02190 JOB No. 20-475
GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects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

- 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.



FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN
(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.

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 composition 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.

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)	1 (0.3)
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 base sub-base for a total cover as required. In shallow traffic installations, especially where pavement is involved, a good quality compacted material to grade is required to prevent surface settlement and rutting.

4640 TRILEMAN BLVD. HILLIARD, OH 43035 (800) 821-6710 www.ads-pipe.com © ADS 2014

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 AASHTO 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

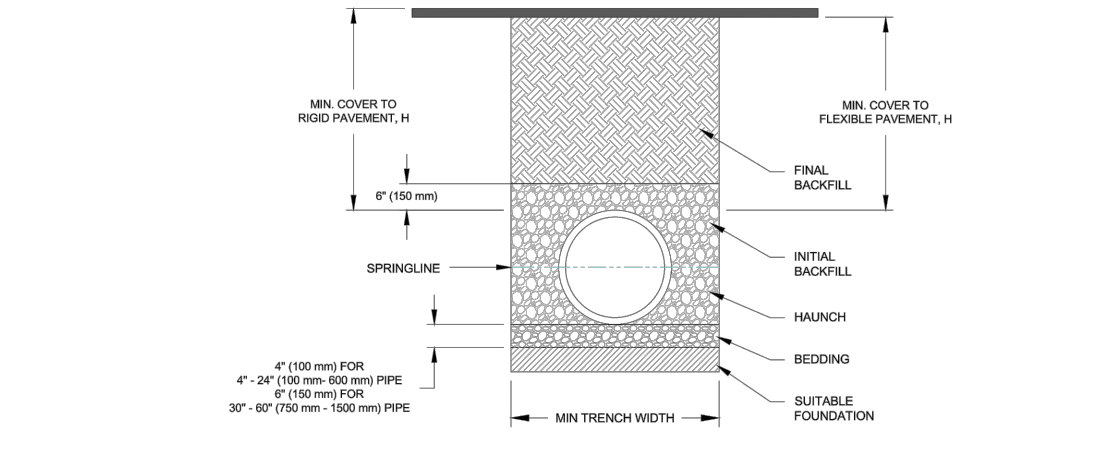
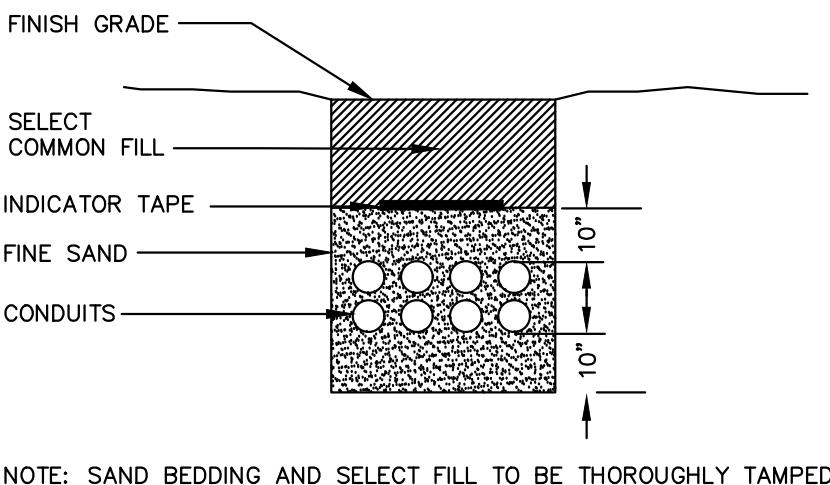


Table 2
ADS N-12 (per AASHTO) Mechanical Properties

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

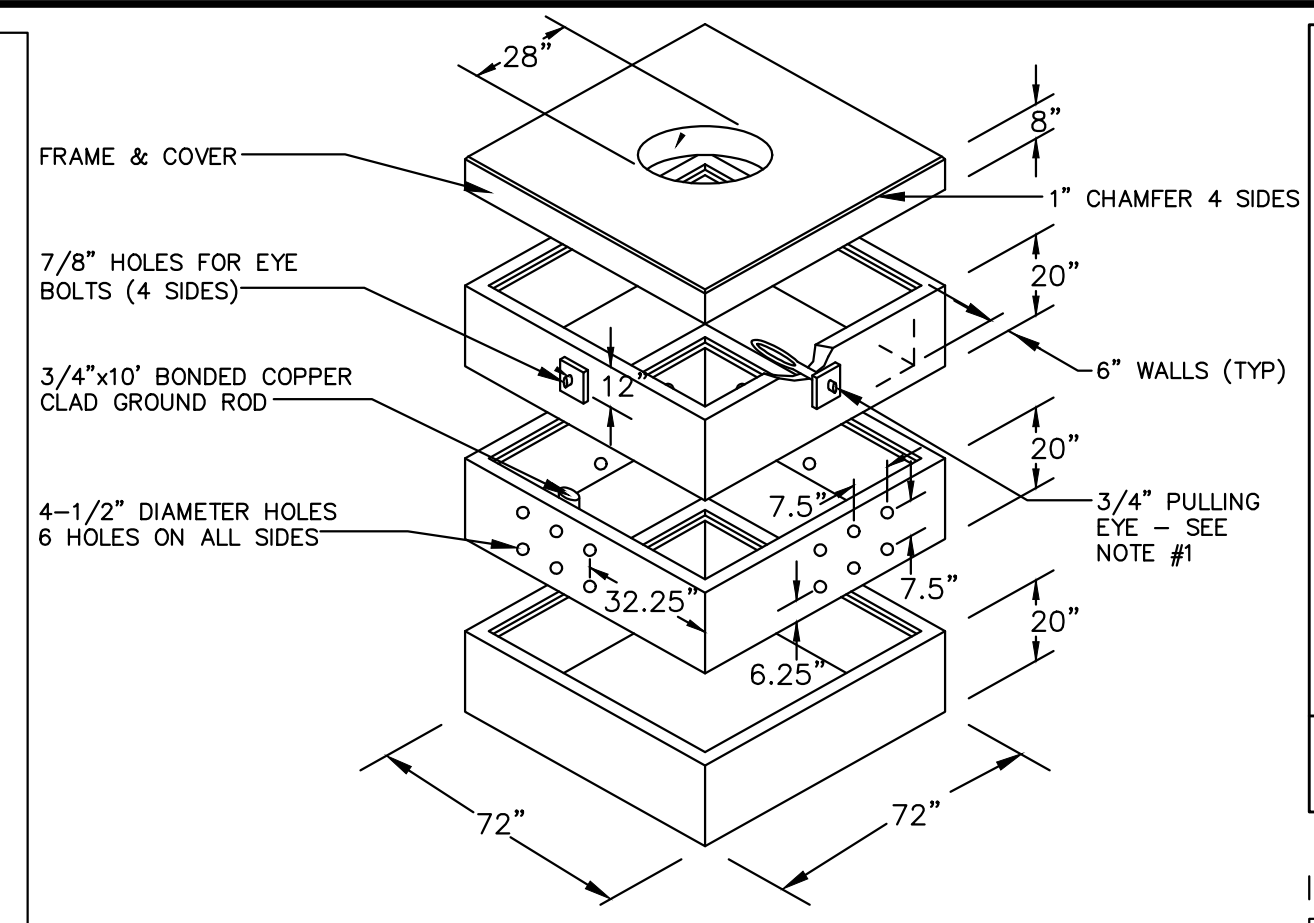
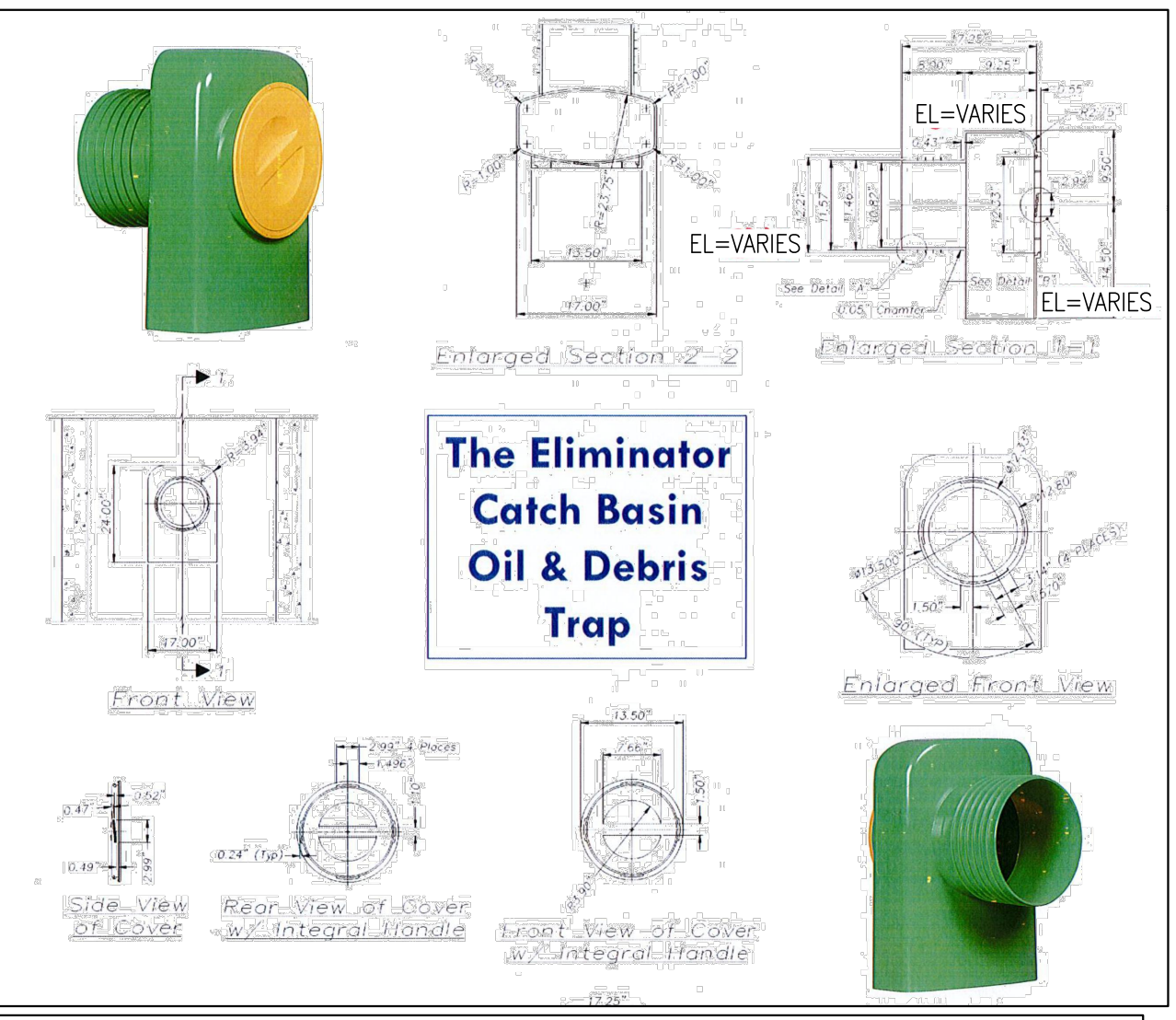
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DRAIN PIPE INSTALLATION REQUIREMENT
NOT TO SCALE



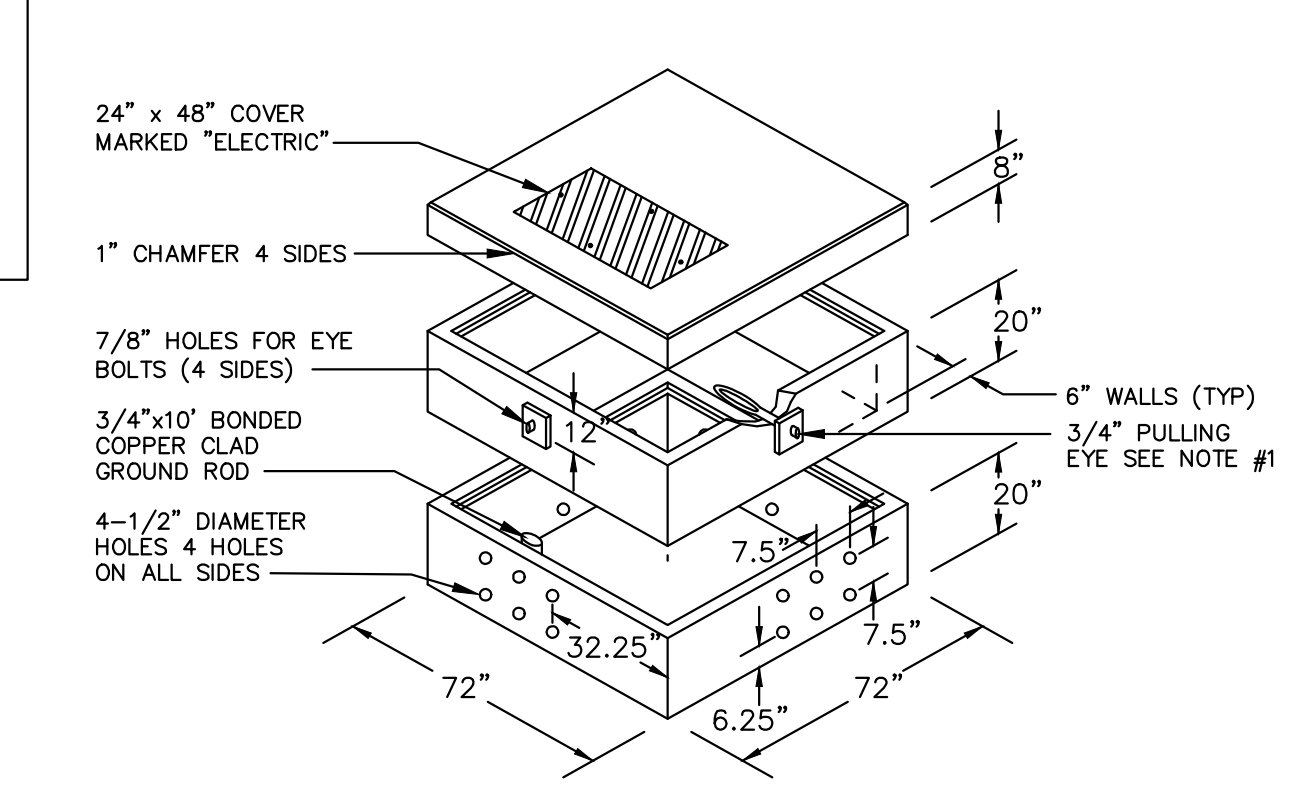
12 ELEC. CONDUIT DETAIL
Scale: NONE

- 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.



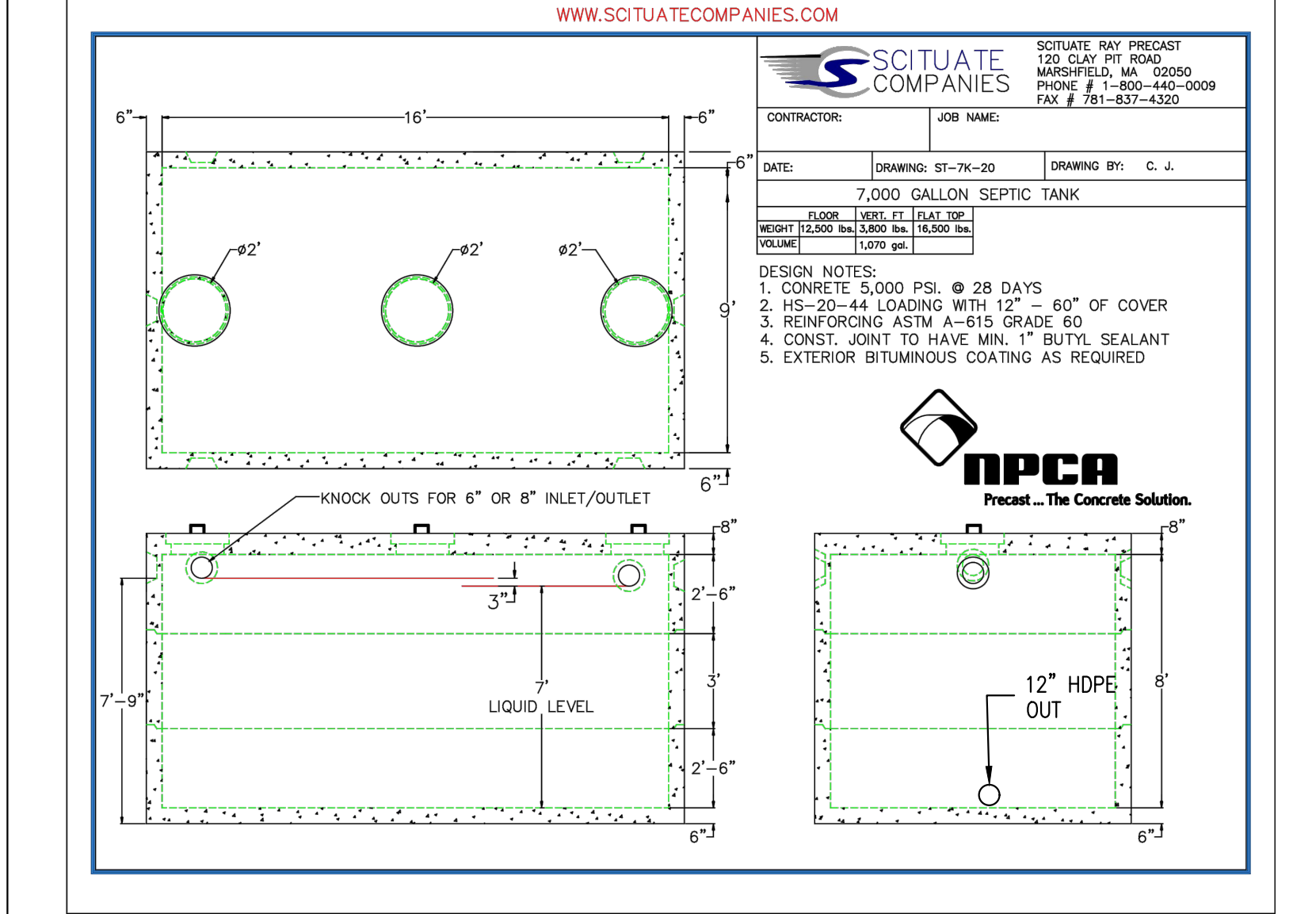
- NOTES:
1. INSTALL GALVANIZED PULLING EYES, ONE ON EACH WALL (4) 3/4" EYES.
 2. CONCRETE TO BE 5000 PSI HIGH EARLY STRENGTH.
 3. CONDUIT OPENING TO HAVE 4" BELL ENDS FLUSH WITH INSIDE WALL.
 4. DO NOT BURY MORE THAN 18" BELOW FINAL GRADE.
 5. TO BE INSTALLED ON A 12" BED OF CRUSHED STONE WHEN REQUIRED.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

9 UTILITY PULL BOX DETAIL
Scale: NONE

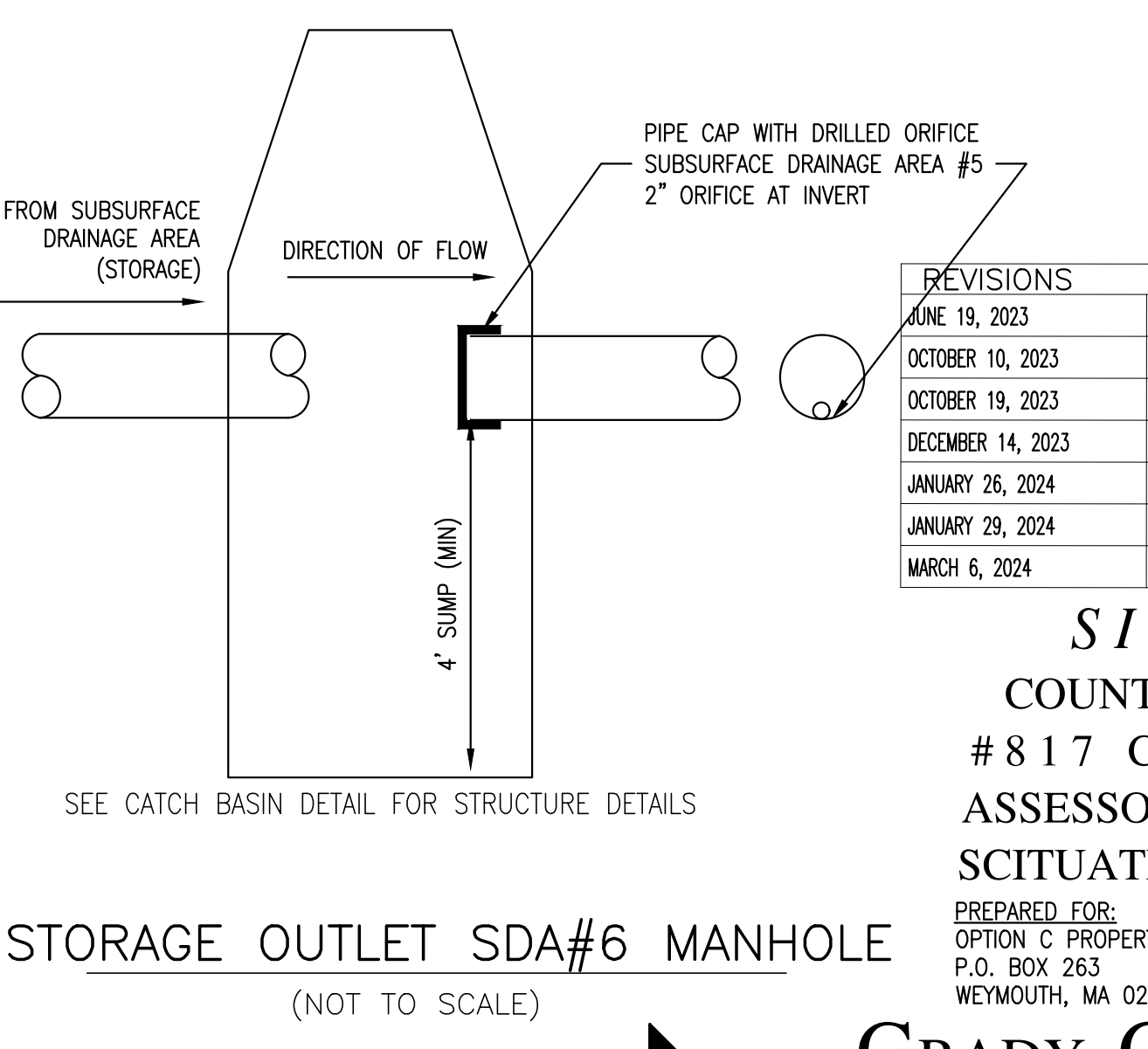


- NOTES:
1. INSTALL GALVANIZED PULLING EYES, ONE ON EACH WALL (4) 3/4" EYES.
 2. CONCRETE TO BE 5000 PSI HIGH EARLY STRENGTH.
 3. CONDUIT OPENING TO HAVE 4" BELL ENDS FLUSH WITH INSIDE WALL.
 4. DO NOT BURY MORE THAN 18" BELOW FINAL GRADE.
 5. INSTALL VAULT ON A 12" BED OF CRUSHED STONE WHEN REQUIRED.

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



SUBSURFACE DRAINAGE AREA #5
(NOT TO SCALE)



STORAGE OUTLET SDA#6 MANHOLE
(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.

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
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JANUARY 29, 2024	RESPOND TO PLANNING BOARD 1/25/24 MEETING COMMENTS
MARCH 6, 2024	RESPOND TO P.B. 1/25/24 MEETING COMMENTS, TEC & DEPTS

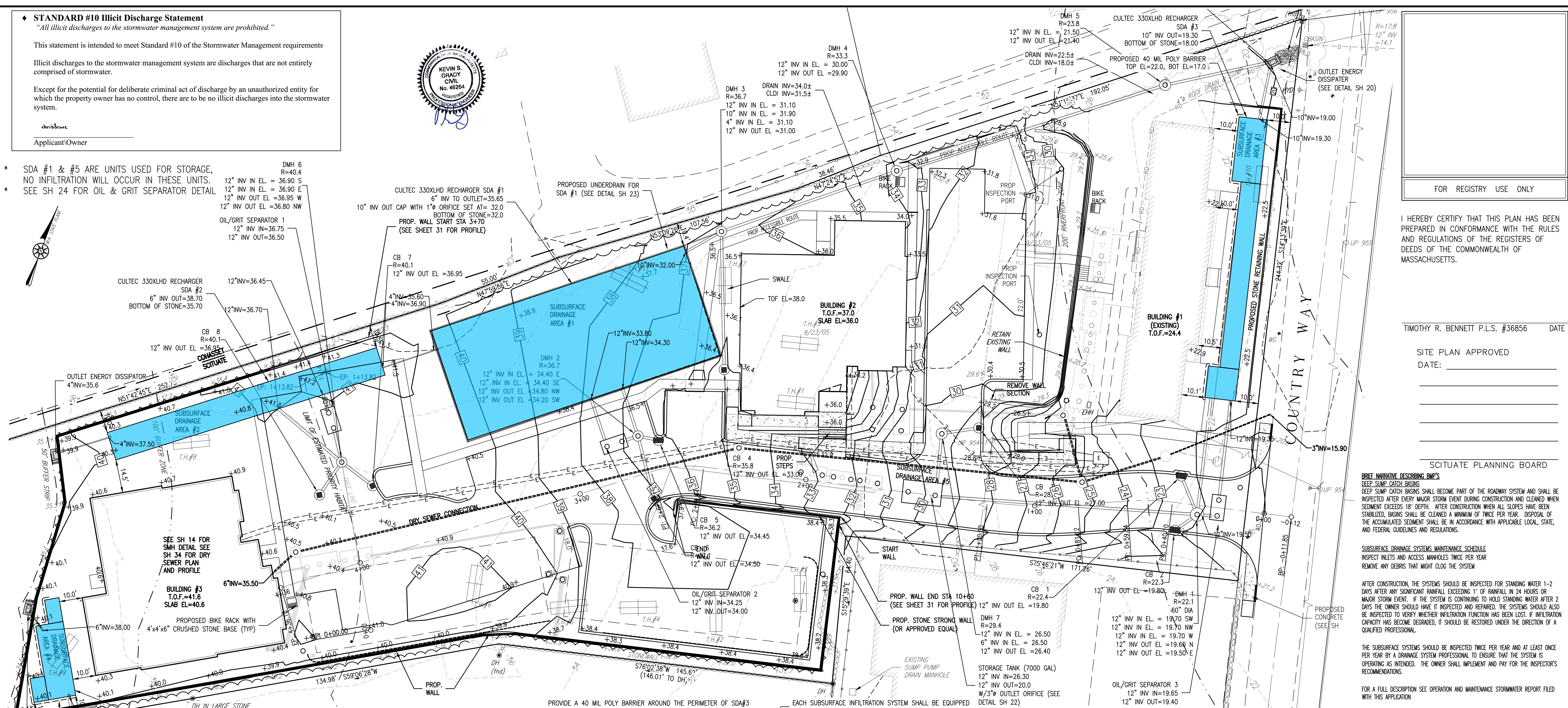
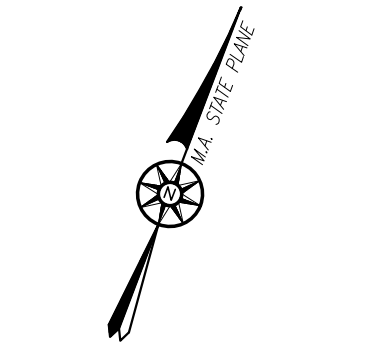
SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS
PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
P.O. BOX 263 SCALE: AS NOTED
WEYMOUTH, MA 02190 JOB No. 20-475

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

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 _____



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



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

BRIEF NARRATIVE DESCRIBING BMP'S
 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
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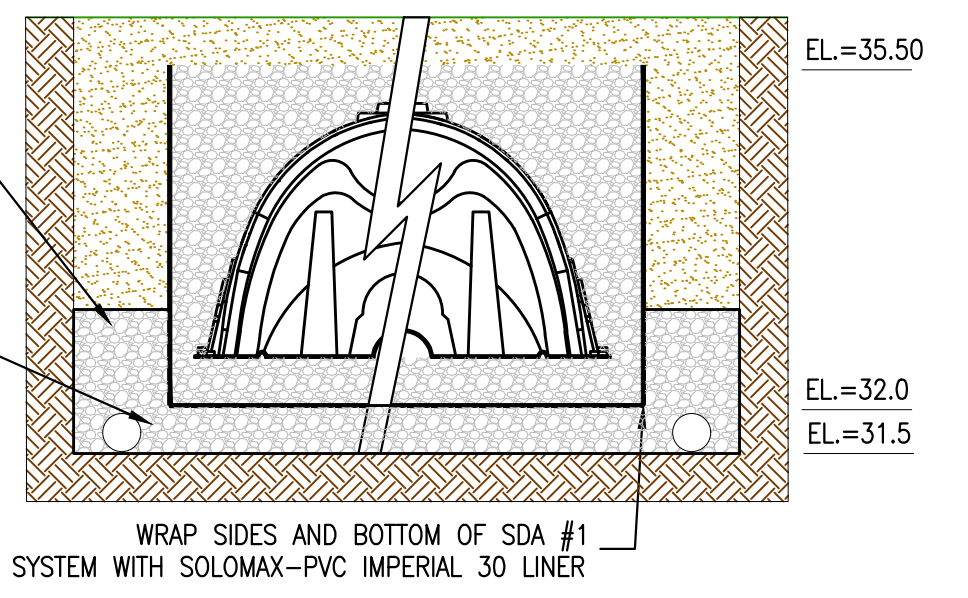
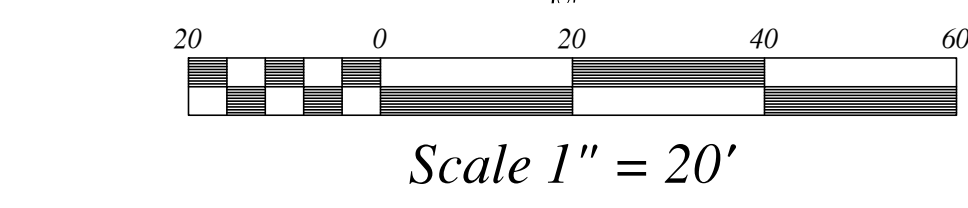
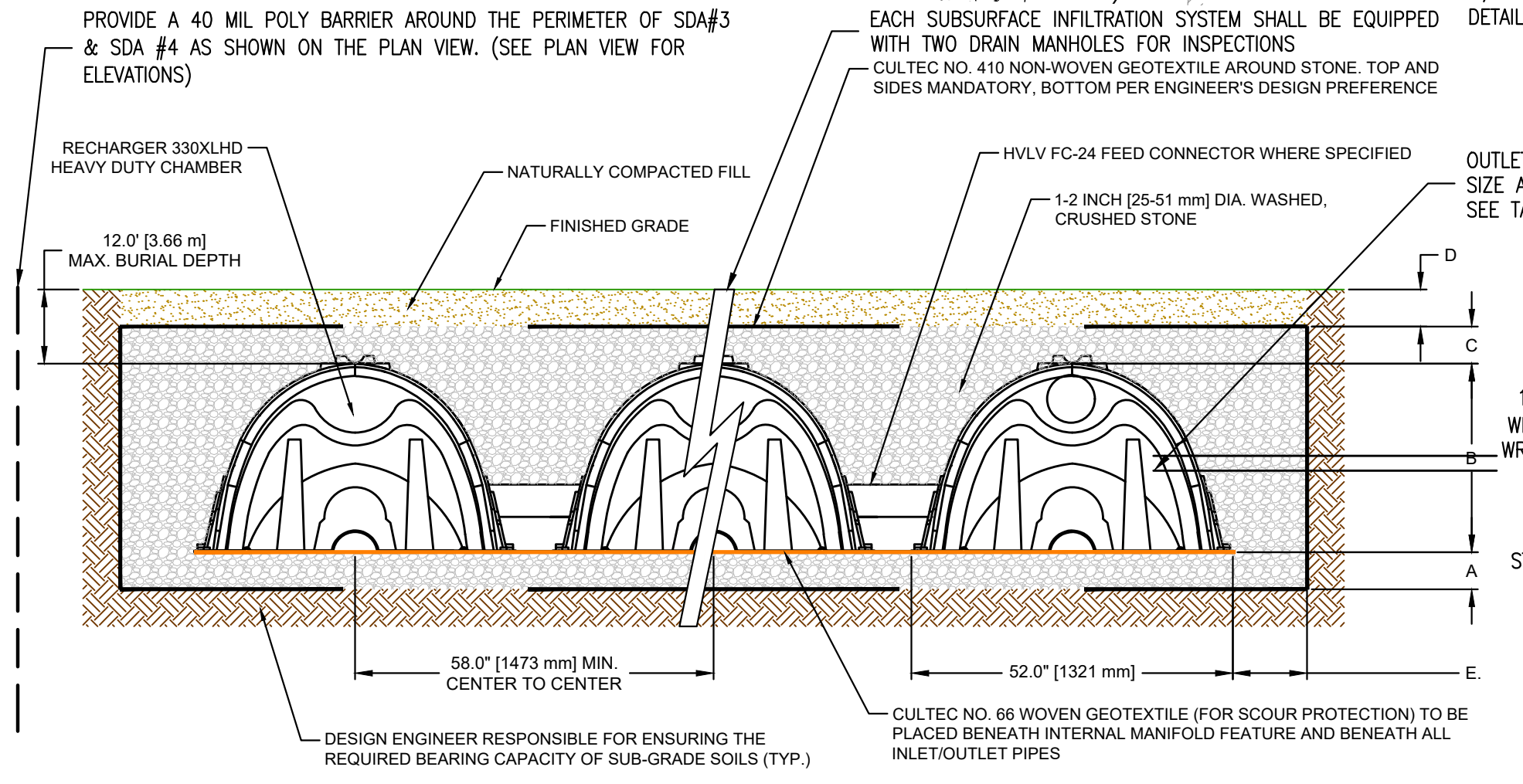
SITE PLAN
 COUNTRY WAY ESTATES
 # 817 COUNTRY WAY
 ASSESSORS PARCEL 12-2-38-F
 SCITUATE, MASSACHUSETTS

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

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

SUBSURFACE DRAINAGE DETAILS - 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

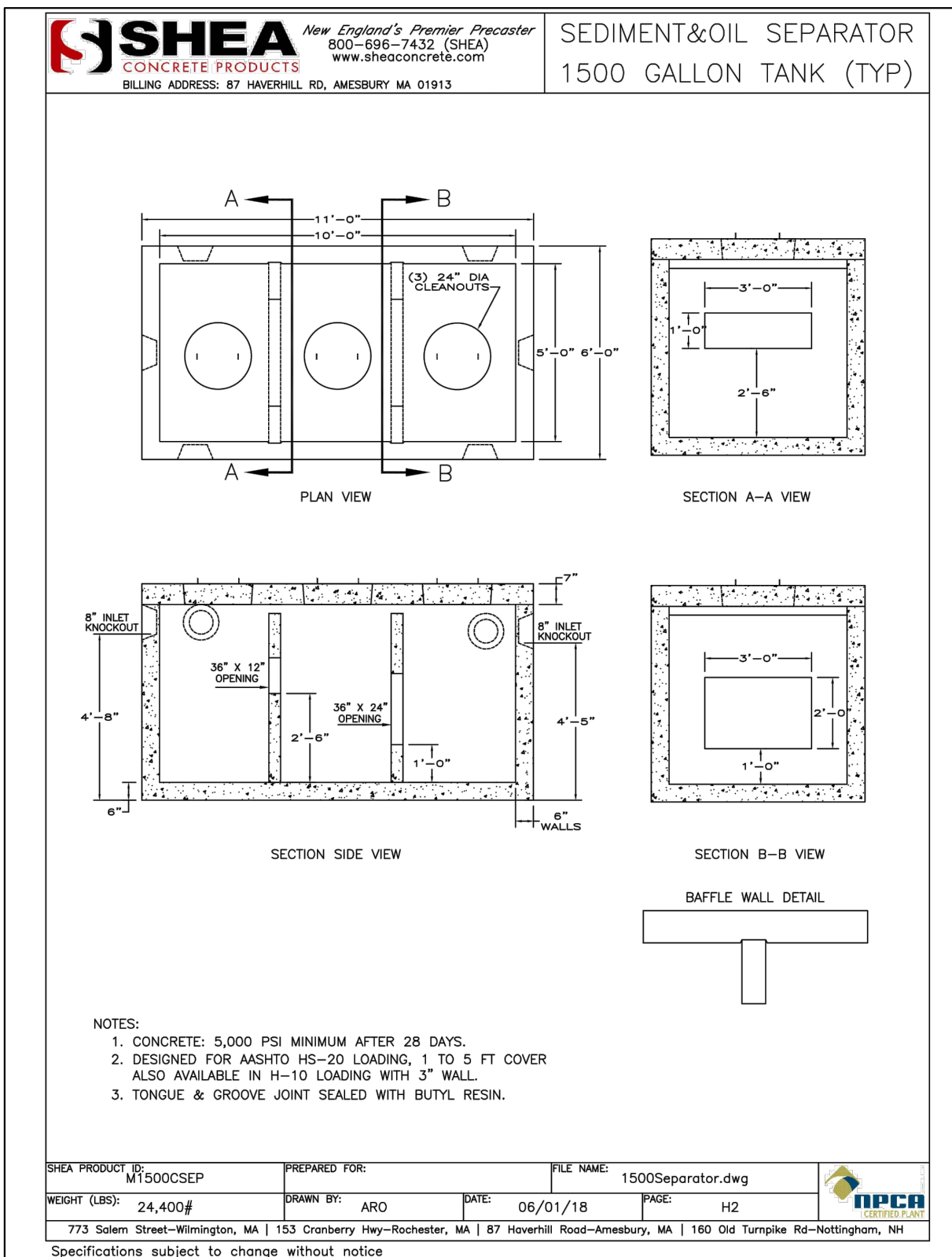
APPROXIMATE PERC SAND VOLUME = 1,368 SF X (35.7 - 34.6±) / 27 + 20% = 67± CY

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

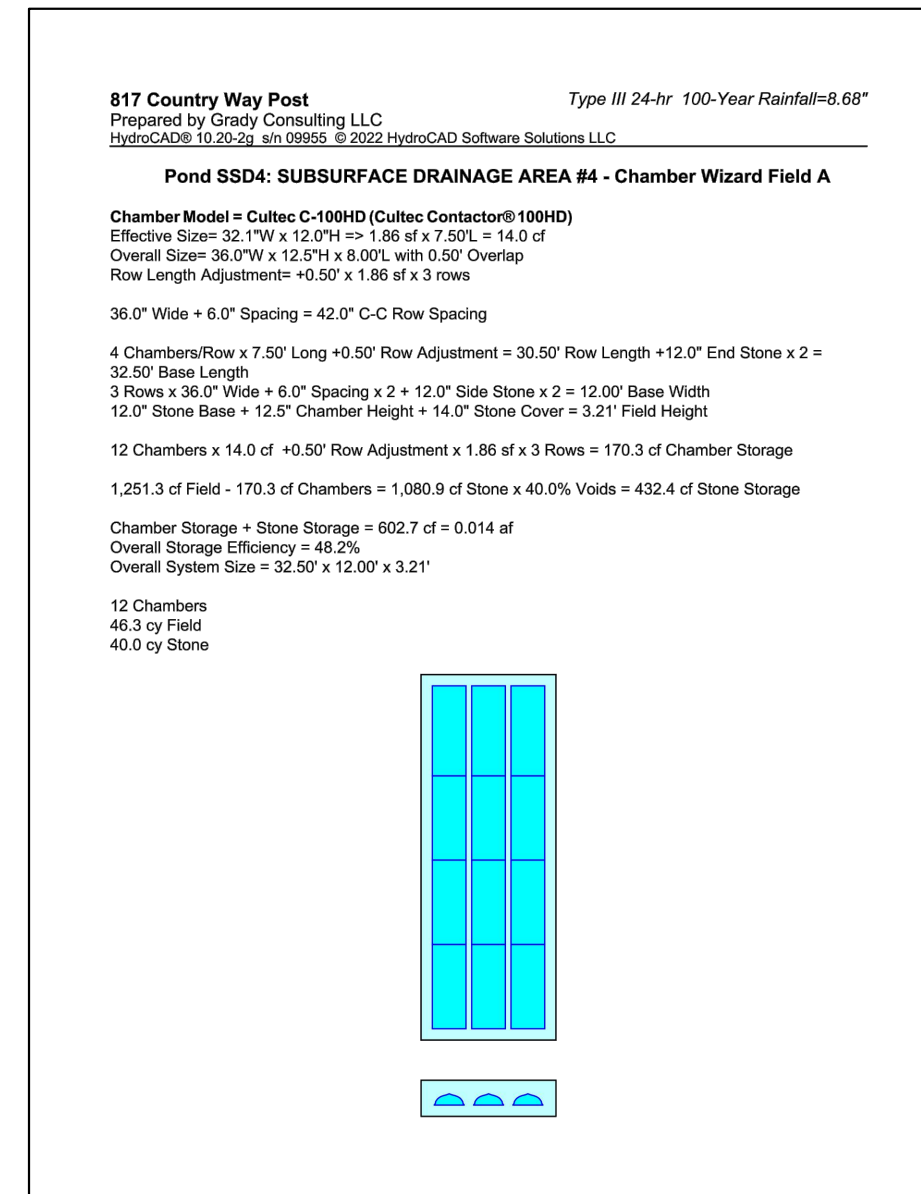
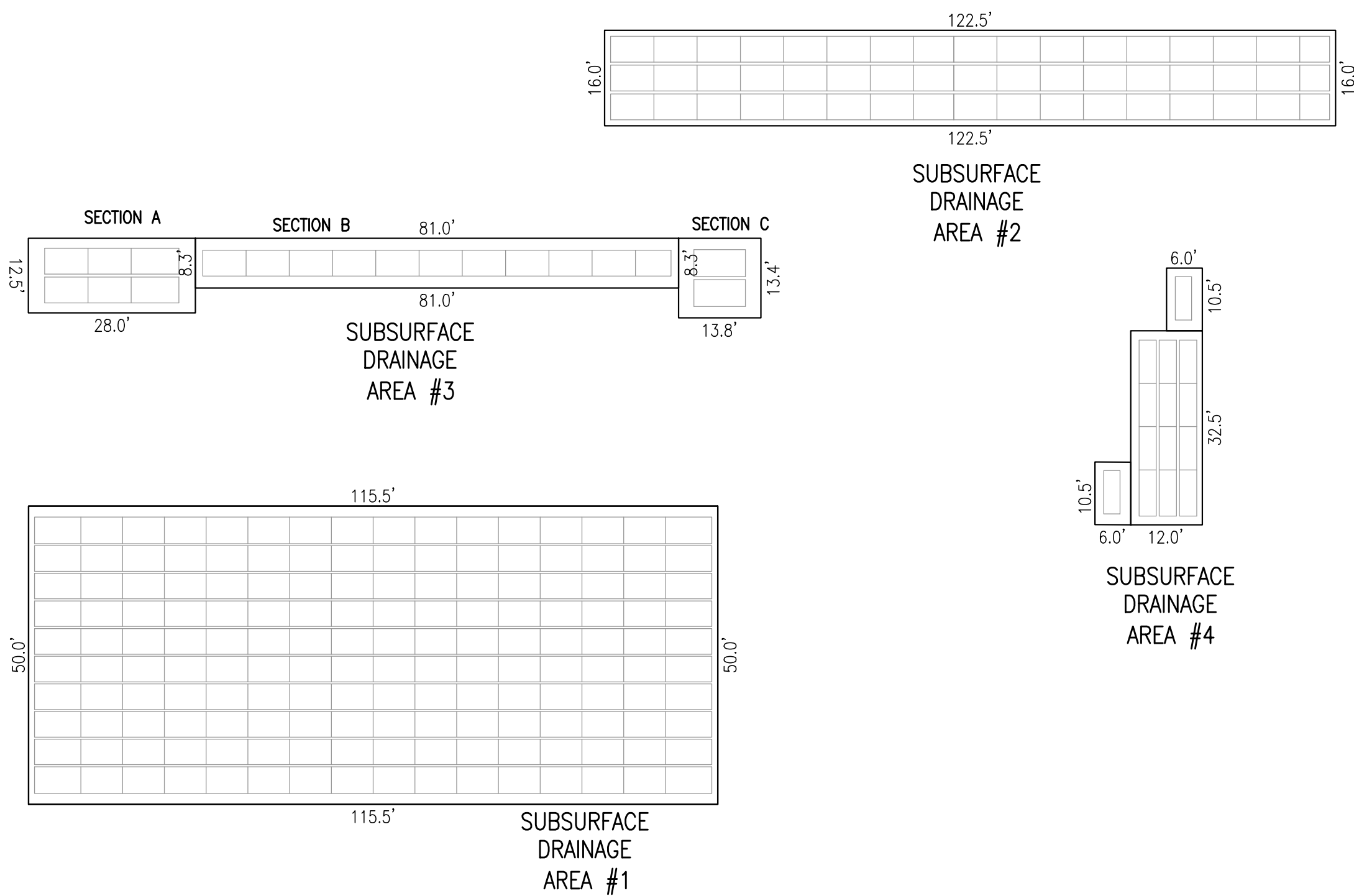
APPROXIMATE PERC SAND VOLUME = 1,202 SF X (18.0 - 15.2±) / 27 + 20% = 150± CY

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

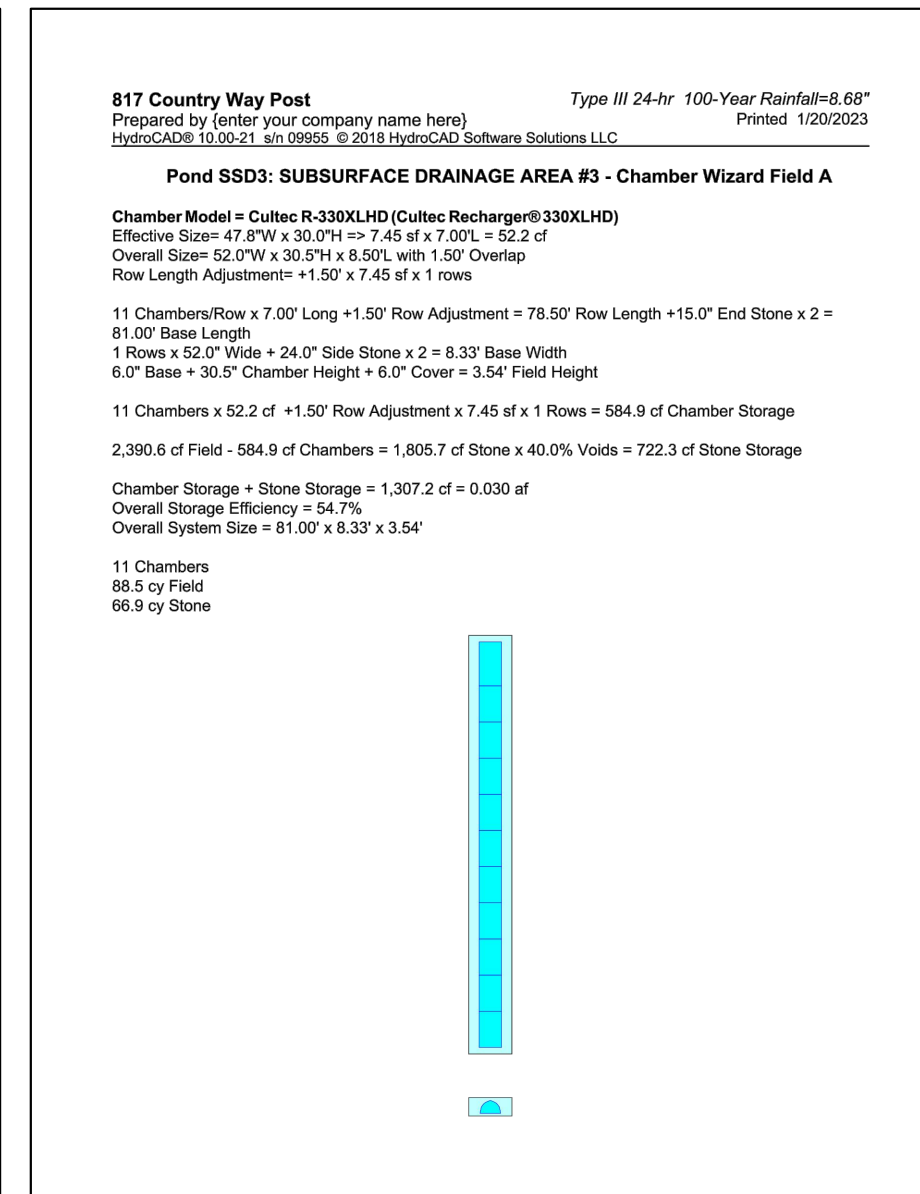
APPROXIMATE PERC SAND VOLUME = 485 SF X (34.5 - 31.0±) / 27 + 20% = 75± CY



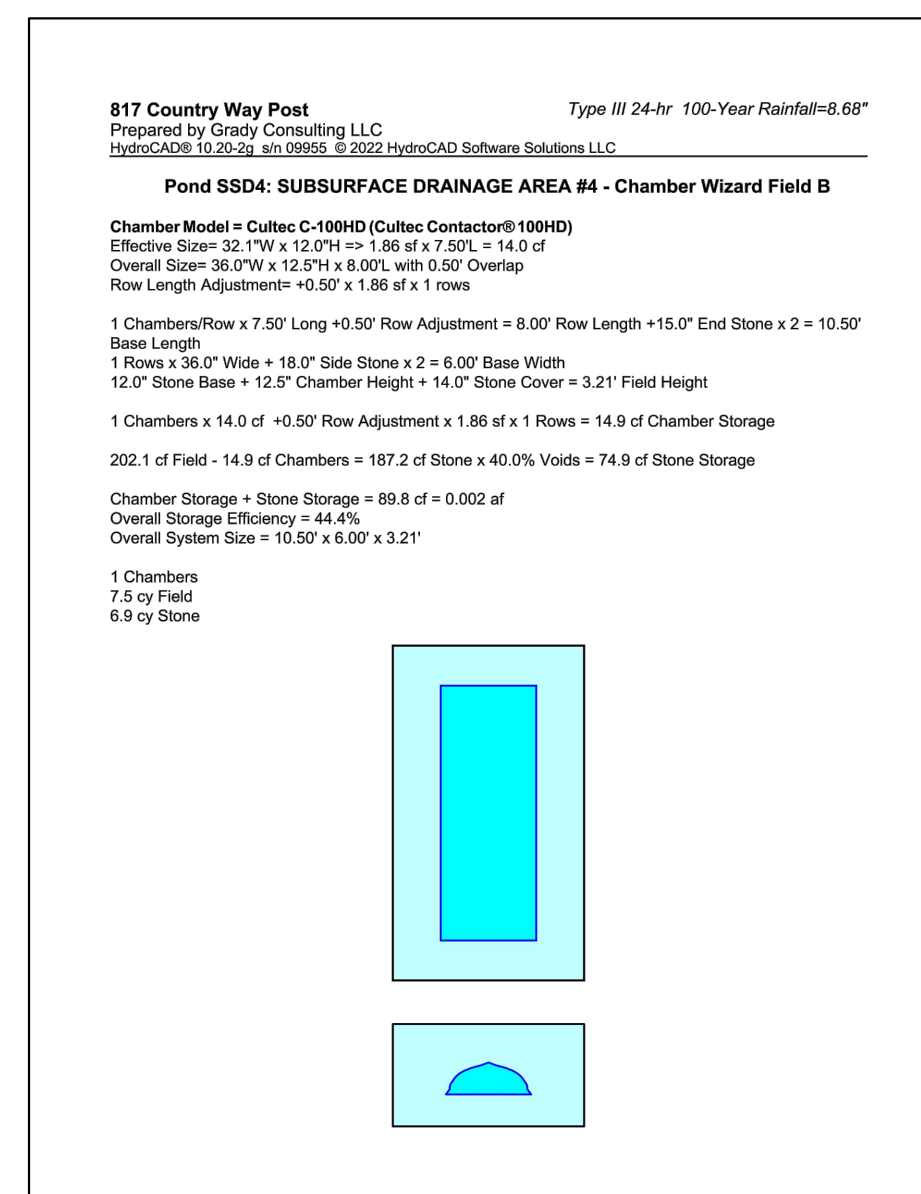
OIL & GRIT SEPARATOR
(NOT TO SCALE)



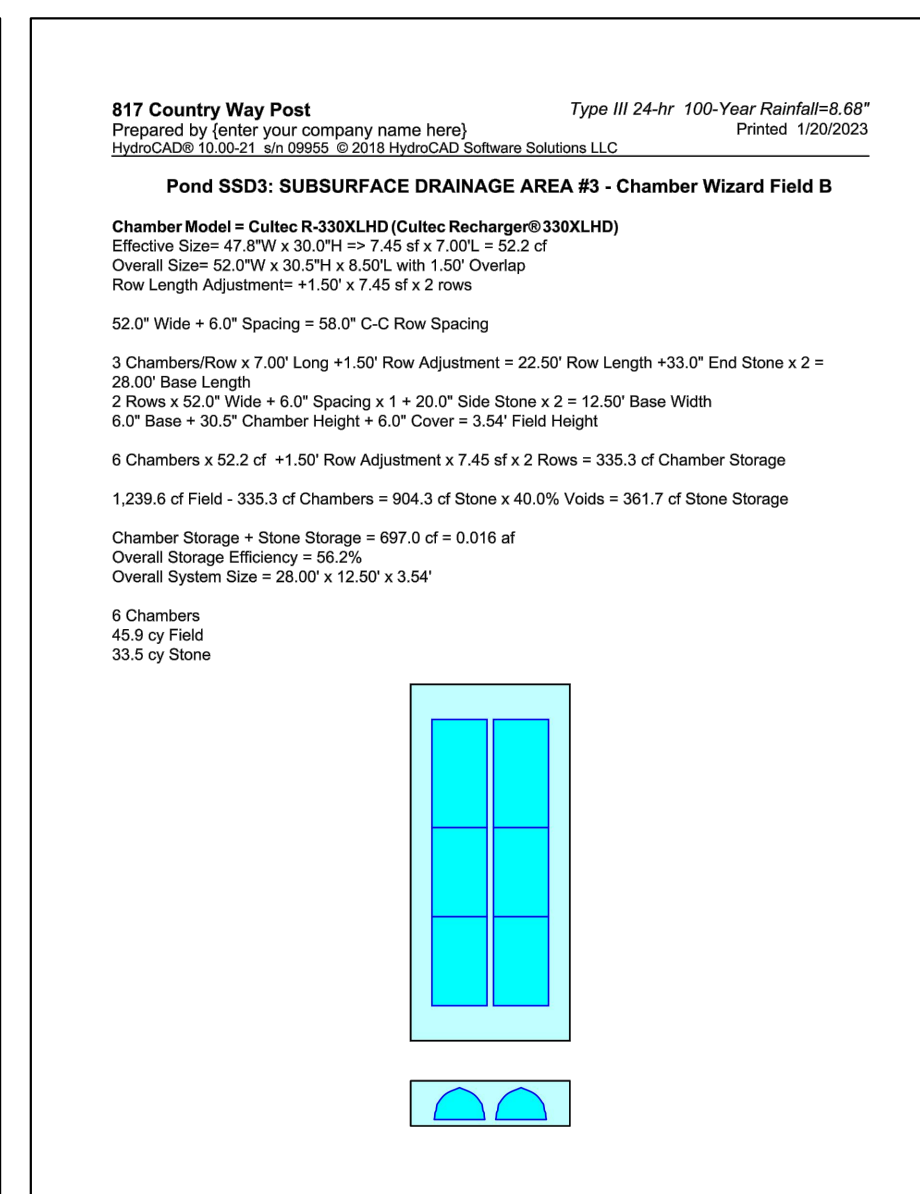
SUBSURFACE DRAINAGE AREA #4A



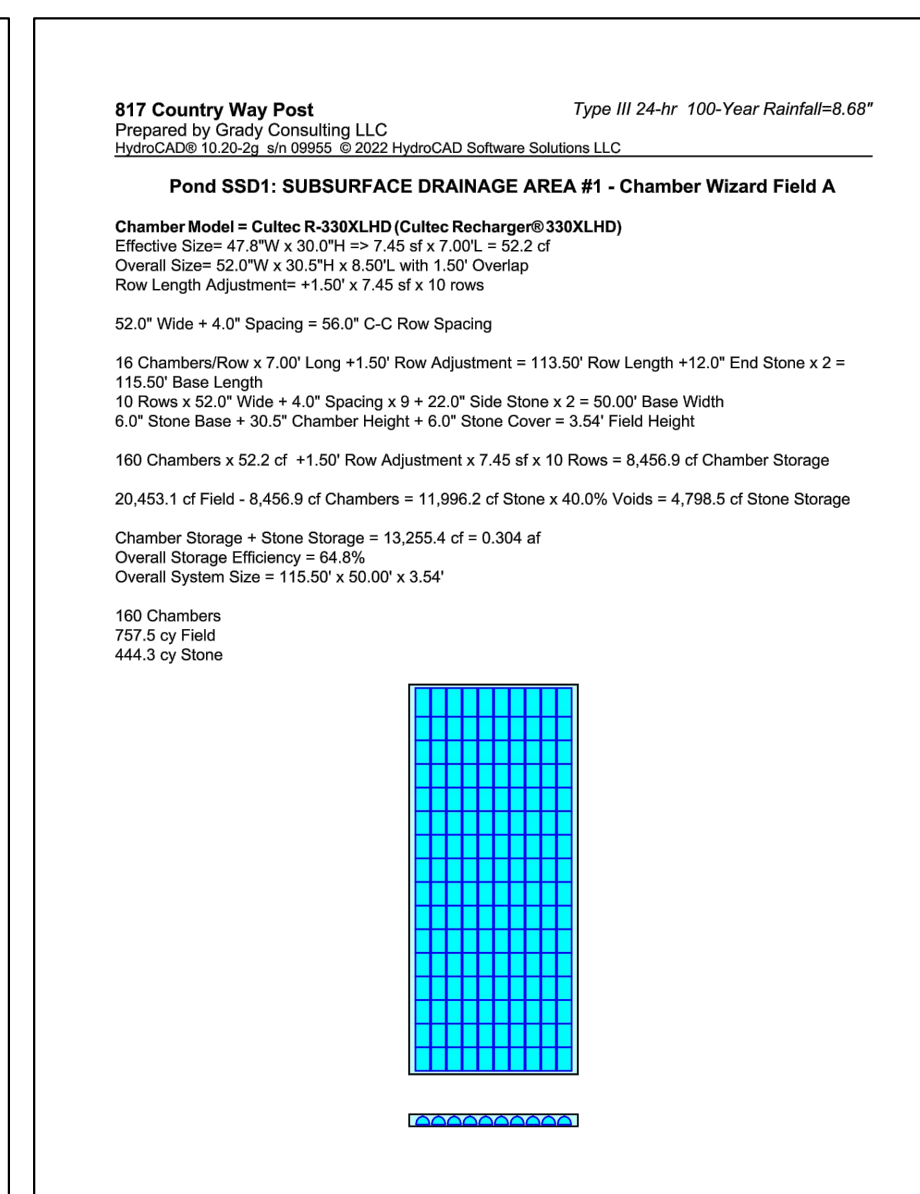
SUBSURFACE DRAINAGE AREA #3A



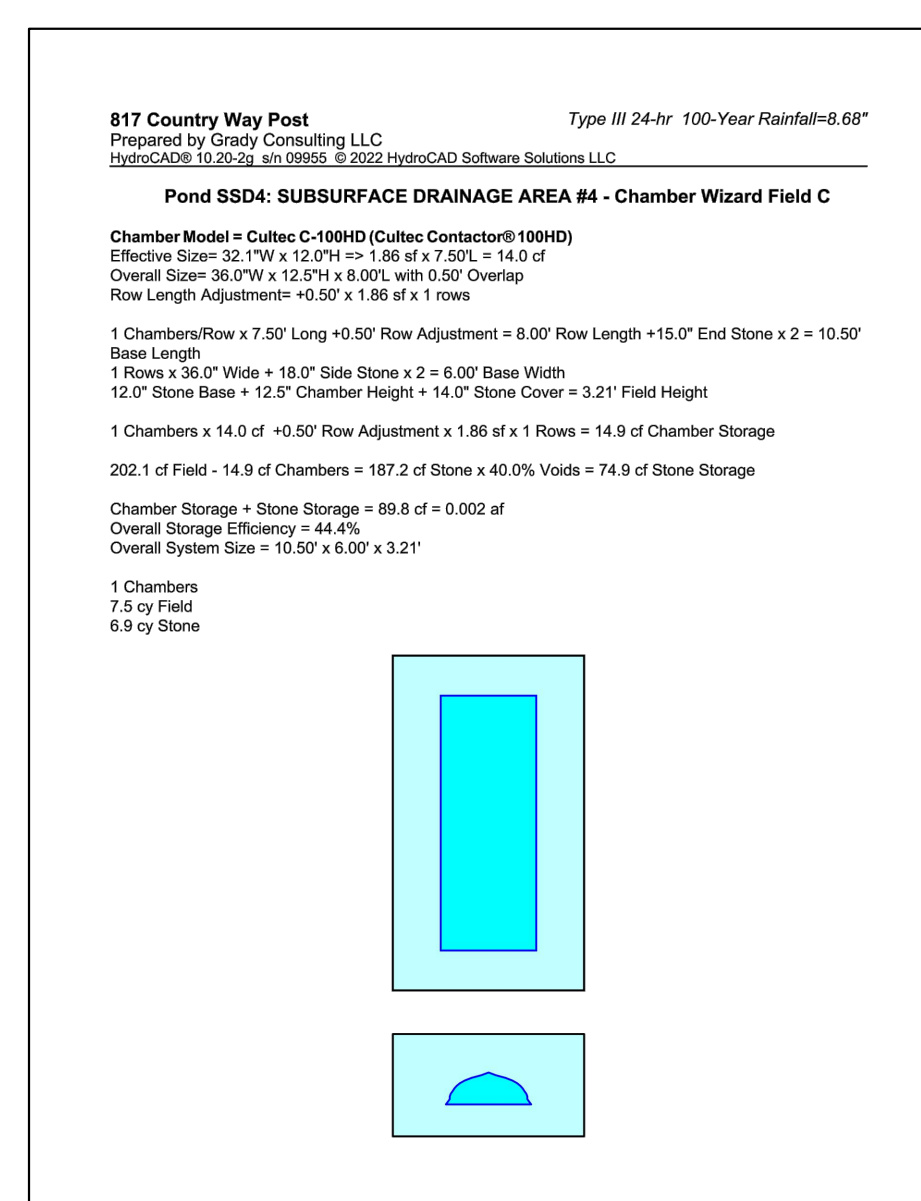
SUBSURFACE DRAINAGE AREA #4B



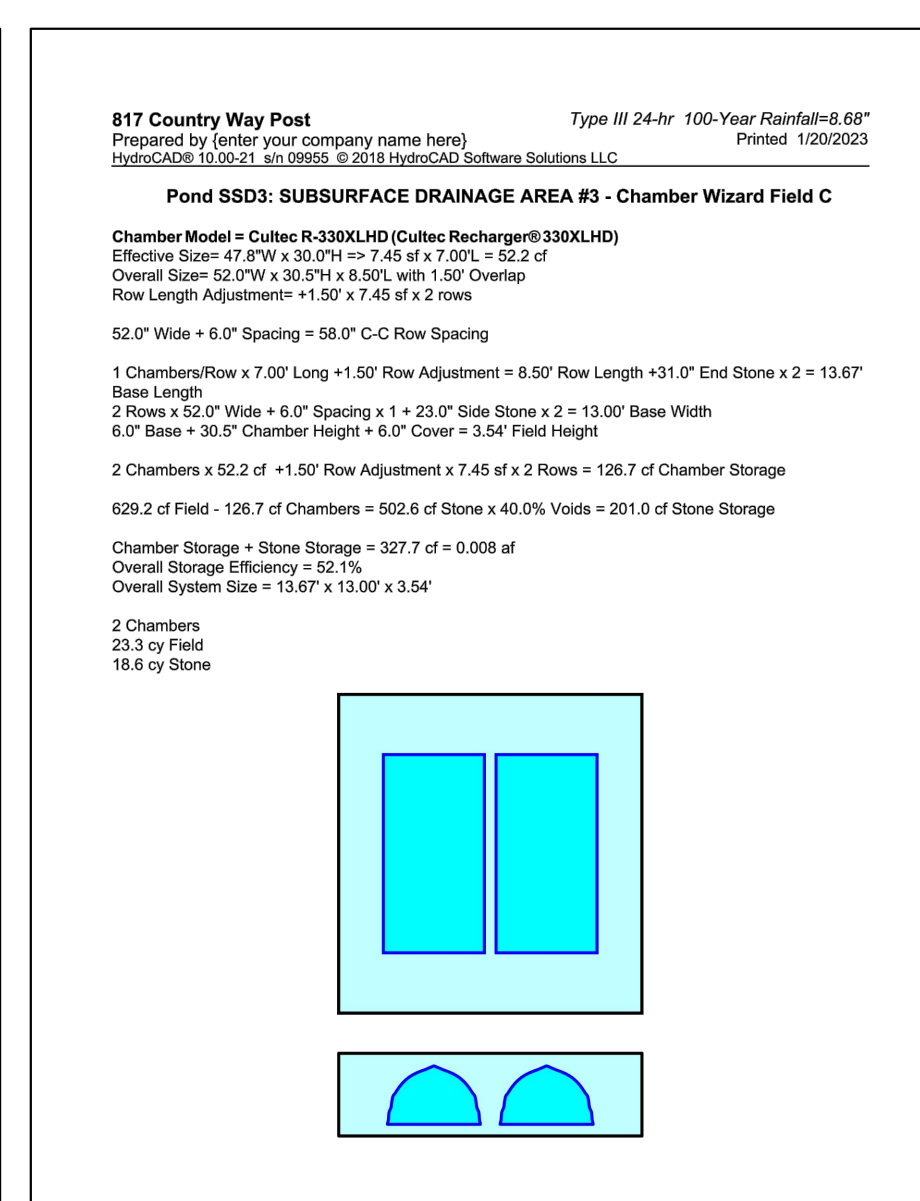
SUBSURFACE DRAINAGE AREA #3B



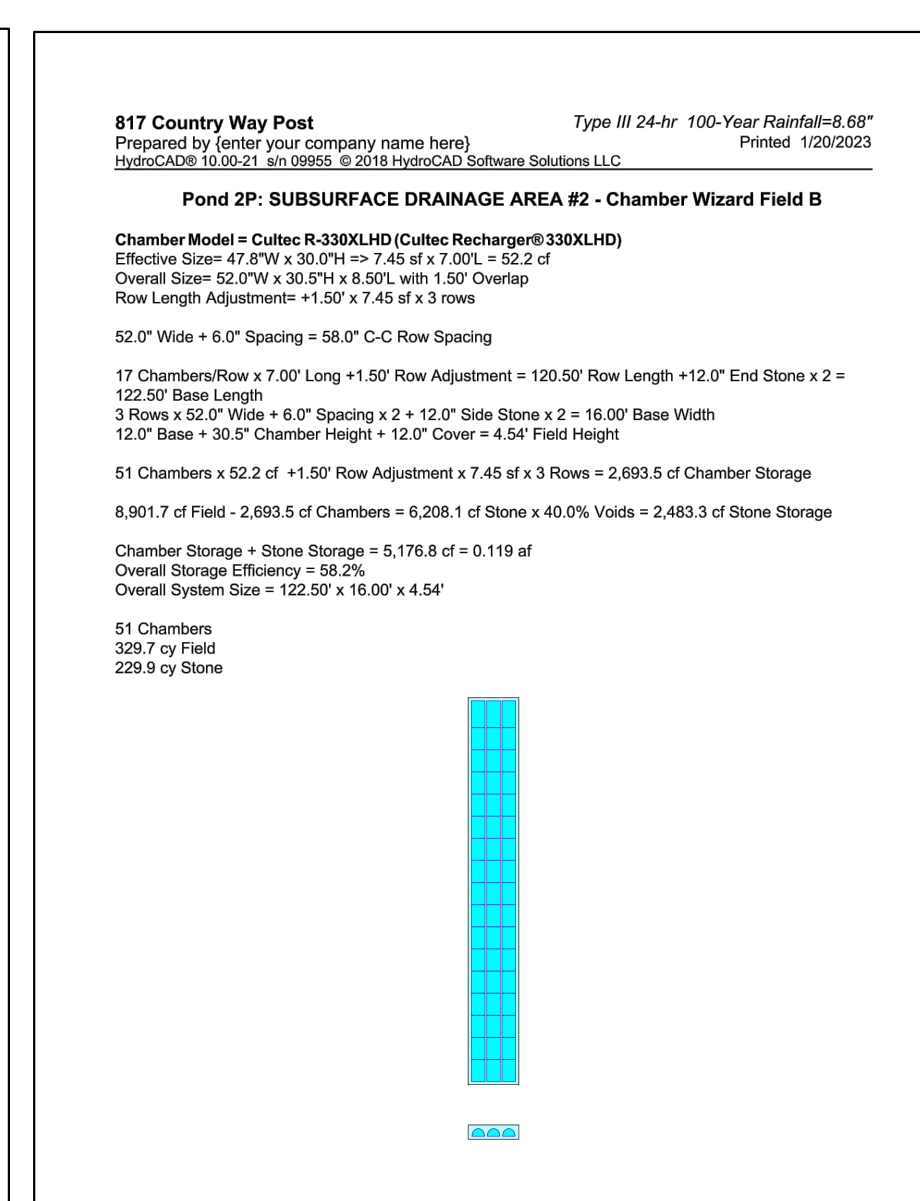
SUBSURFACE DRAINAGE AREA #1



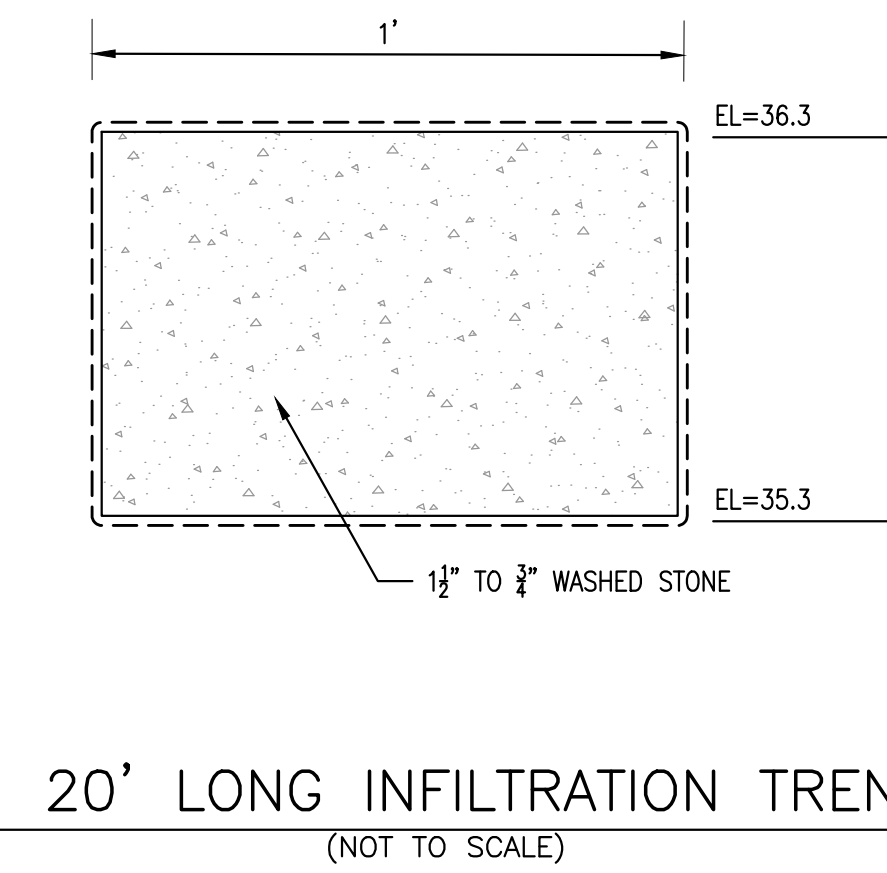
SUBSURFACE DRAINAGE AREA #4C



SUBSURFACE DRAINAGE AREA #3C



SUBSURFACE DRAINAGE AREA #2



20' LONG INFILTRATION TRENCH
(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.

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
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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: NTS
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

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

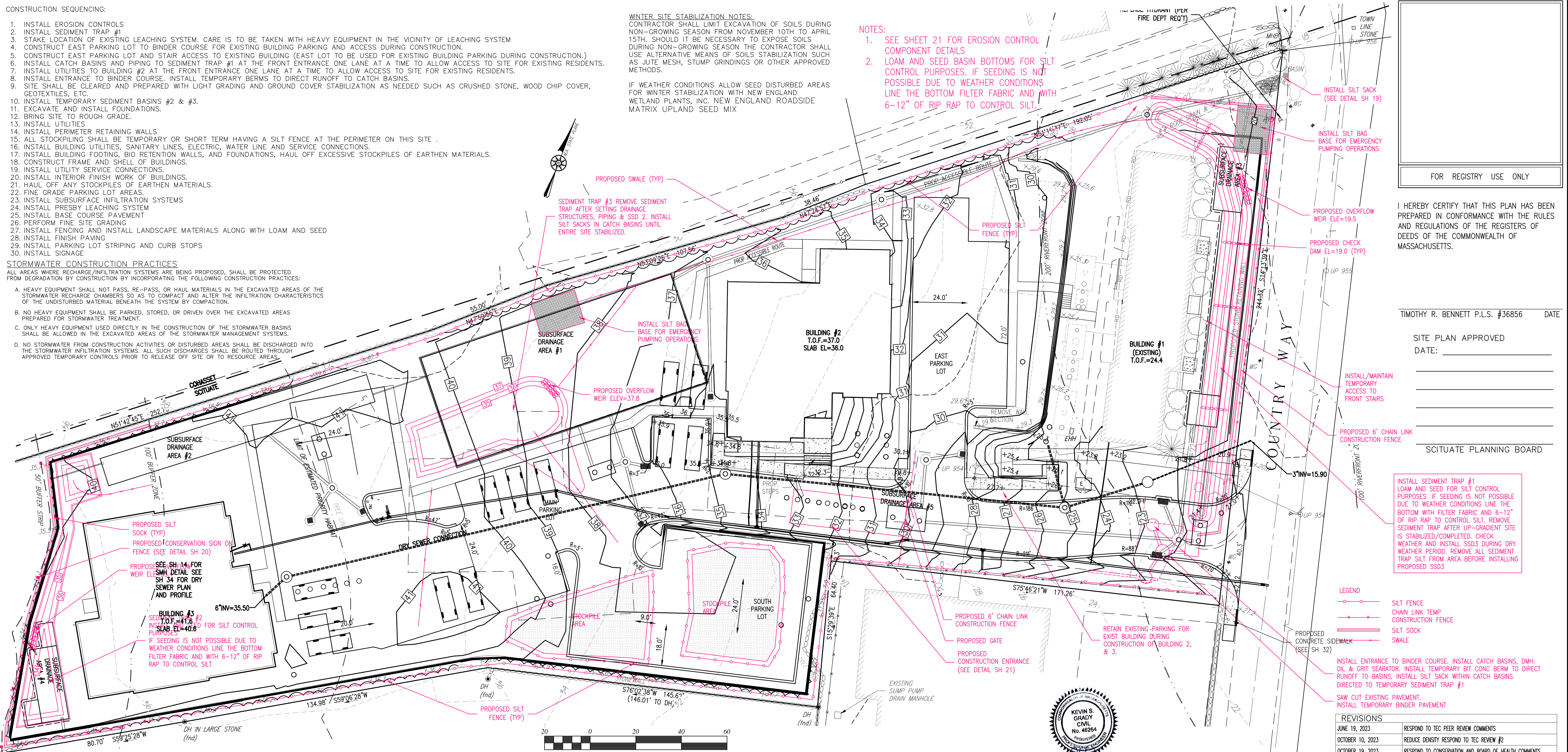
STORMWATER CONSTRUCTION PRACTICES

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



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

SITE PLAN APPROVED

DATE: _____

SCITUATE PLANNING BOARD

INSTALL SEDIMENT TRAP #1
 LOAM AND SEED FOR SILT CONTROL PURPOSES. IF SEEDING IS NOT POSSIBLE DUE TO WEATHER CONDITIONS LINE THE BOTTOM WITH FILTER FABRIC AND 6-12" OF RIP RAP TO CONTROL SILT. REMOVE SEDIMENT TRAP AFTER UP-GRADE SITE IS STABILIZED/COMPLETED. CHECK WEATHER AND INSTALL SSD3 DURING DRY WEATHER PERIOD. REMOVE ALL SEDIMENT TRAP SILT FROM AREA BEFORE INSTALLING PROPOSED SSD3

- LEGEND**
- SILT FENCE
 - CHAIN LINK TEMP CONSTRUCTION FENCE
 - SILT SOCK
 - SWALE
 - PROPOSED CONCRETE SIDEWALK (SEE SH 32)
 - INSTALL ENTRANCE TO BINDER COURSE. INSTALL CATCH BASINS, DMH, OIL & GRIT SEARATOR. INSTALL TEMPORARY BIT CONC BERM TO DIRECT RUNOFF TO BASINS. INSTALL SILT SACK WITHIN CATCH BASINS. DIRECTED TO TEMPORARY SEDIMENT TRAP #1
 - SAW CUT EXISTING PAVEMENT. INSTALL TEMPORARY BINDER PAVEMENT

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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"=20'
 P.O. BOX 263 JOB No. 20-475
 WEYMOUTH, MA 02190

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

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 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 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 IMPROUDENT AND CAN PUT THE PROJECT AT RISK TO ENFORCEMENT ORDERS.
4. STREET SHALL BE SWEEP AT THE END OF EACH DAY IF SEDIMENT IS EVIDENT.

DE-WATERING PRACTICES

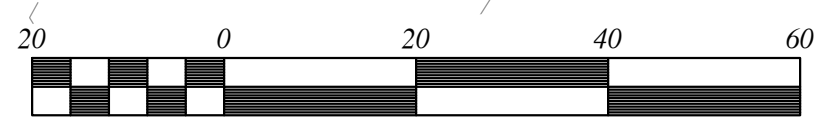
1. DE-WATERING OF TRENCHES AND OPEN EXCAVATIONS SHALL BE PERFORMED SO AS TO ACHIEVE AT A MINIMUM THE FOLLOWING STANDARDS:
1. NO BUCKETING OR PUMPING OF DE-WATERING ACTIVITIES SHALL HAVE A DIRECT DISCHARGE INTO RESOURCE AREAS ON OR OFF THE SITE.
2. MUD PUMPS SHALL BE PLACED IN A 5 GALLON BUCKET FILLED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

SEDIMENT BASIN/SILT TRAP MAINTENANCE

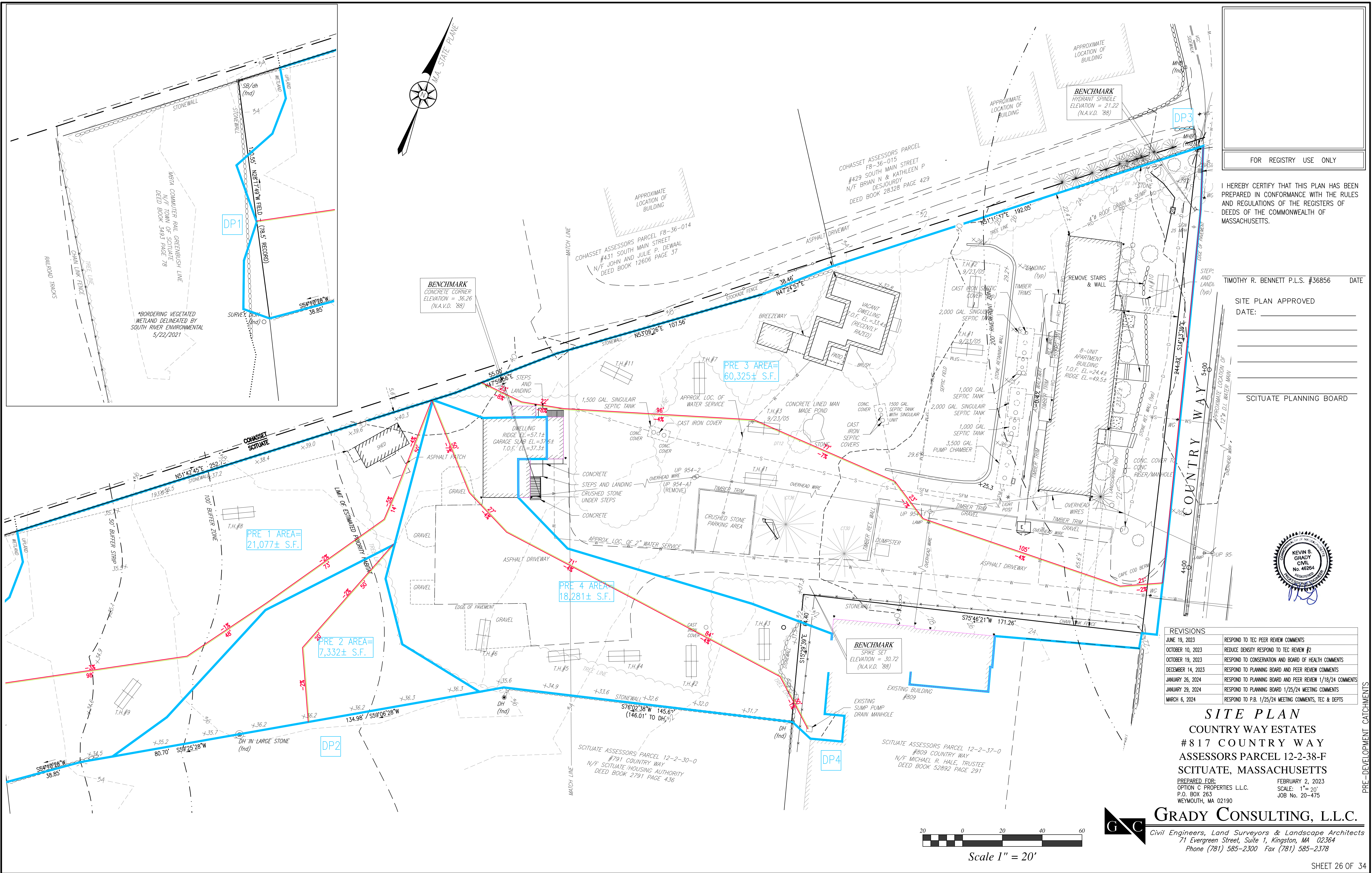
1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH IN THE TRAP. SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE TRAP SHALL BE INSPECTED AFTER EACH RAIN STORM 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 FLOATION.
6. EARTH DAM FILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, OR OTHER ORGANIC MATERIAL.



Scale 1" = 20'



EROSION CONTROL



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

SITE PLAN APPROVED DATE: _____

SCITUATE PLANNING BOARD



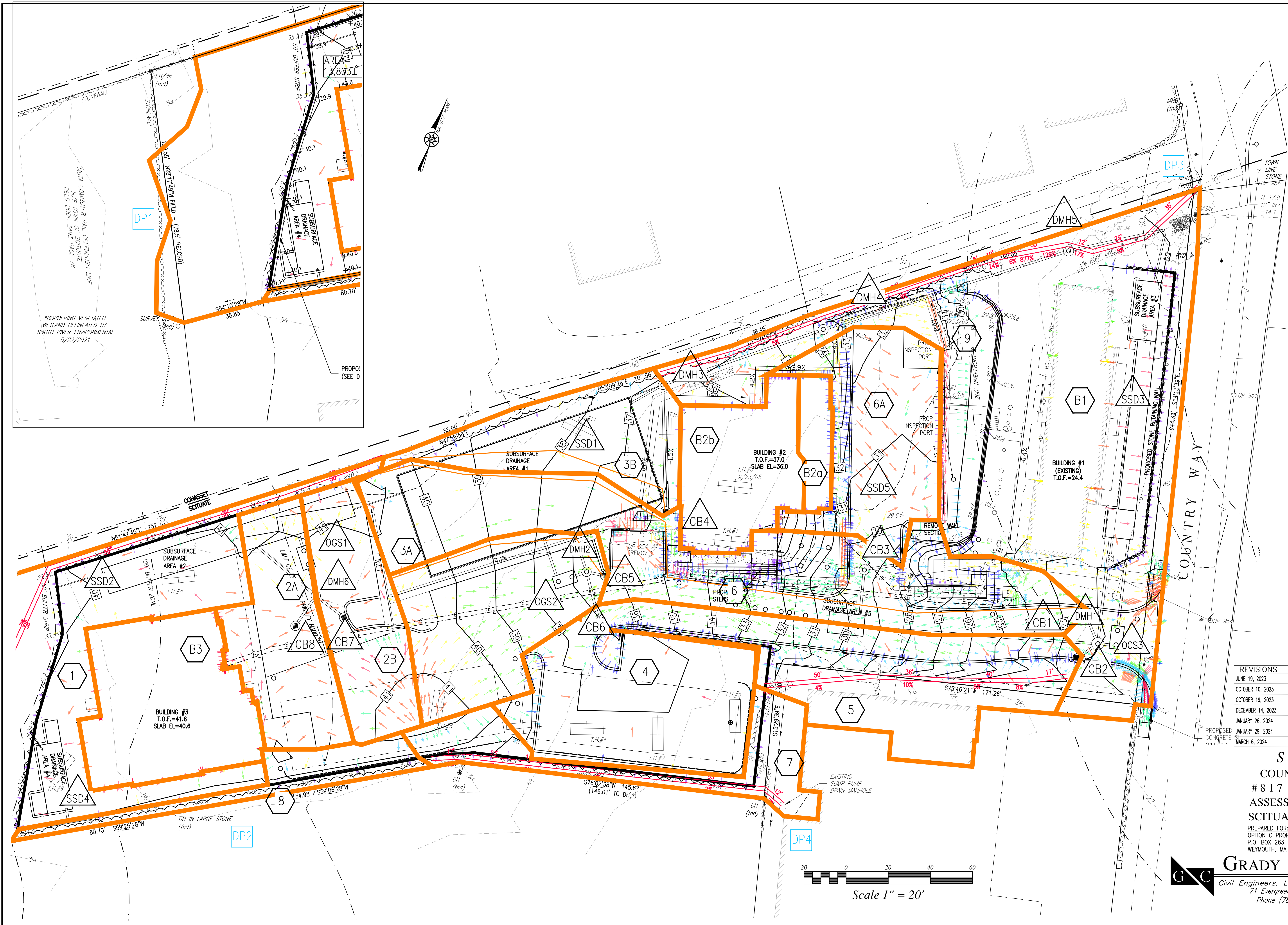
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SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

PREPARED FOR: OPTION C PROPERTIES L.L.C. FEBRUARY 2, 2023
 SCALE: 1" = 20'
 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
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PRE-DEVELOPMENT CATCHMENTS



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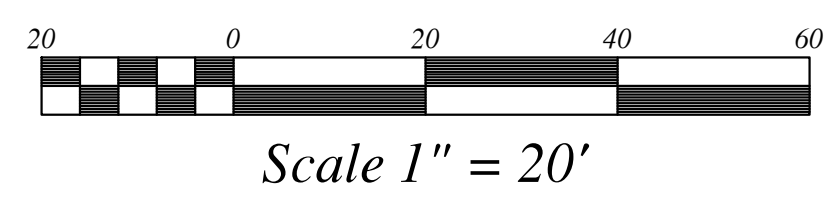


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POST DEVELOPMENT

LEGEND

EXISTING	DESCRIPTION	
	CONTOUR	
	PROPERTY LINE	
	CONCRETE	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	RETAINING WALL	
	WATER SERVICE	
	WATER GATE	
	HYDRANT	
	GAS GATE	
	CABLE	
	ELECTRIC SERVICE	
	OVERHEAD WIRE	
	UNDERGROUND TELECOM	
	UNDERGROUND ELECTRIC LIGHT	
	UTILITY POLE	
	SEWER FORCE MAIN	
	SEWER MANHOLE	
	TEST HOLE	
	DRAIN MANHOLE	
	DRAIN LINE	
	ROOF DRAIN	
	FLARED END SECTION	

	STONE WALL
	FENCE
	GUARDRAIL
	CHAIN LINK FENCE
	POST & RAIL
	STOCKADE
	CONCRETE RAIL
	EROSION CONTROL
	100YR FEMA FLOOD PLAIN
	100 FT WETLAND BUFFER
	50 FT WETLAND BUFFER
	TOP OF BANK
	WETLAND LINE
	STREAM
	MARSH
	LANDSCAPING
	TREE LINE
	PARKING
	TRAFFIC MARKINGS
	DUMPSTER
	EXISTING BUILDING
	DOORWAY
	SIGN
	BOLLARD
	MAILBOX
	BORING
	STAKEOUT BEANPOLE
	STAKEOUT SPIKE\HUB\SN

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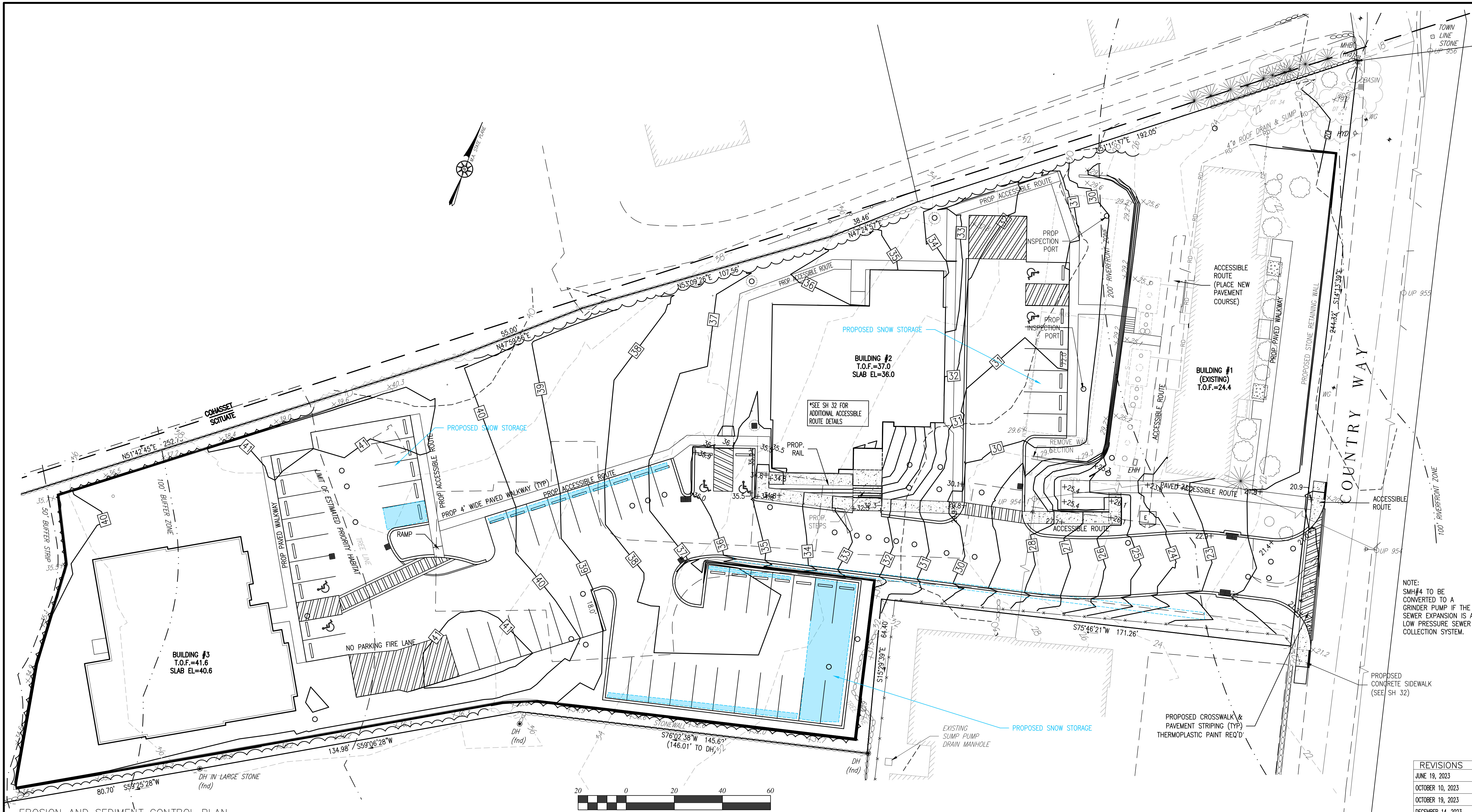
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WEYMOUTH, MA 02190

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

LEGEND



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

NOTE:
SMH#4 TO BE CONVERTED TO A GRINDER PUMP IF THE SEWER EXPANSION IS A LOW PRESSURE SEWER COLLECTION SYSTEM.

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
JANUARY 29, 2024	RESPOND TO P.B. 2/22/24 MEETING COMMENTS, TEC & DEPTS

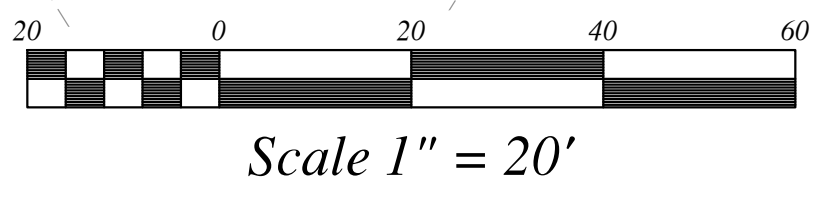
SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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



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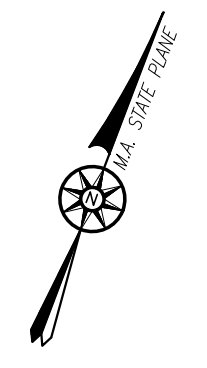
- SNOW STORAGE**
1. SNOW STORAGE CAN BE ACCOMPLISHED ALONG THE EDGES OF ALL WALKWAYS AS THERE IS OPEN SPACE ADJACENT TO THE WALKWAYS. SMALL SNOW FALLS CAN BE PLOWED TO THE EDGES OF THE ROADWAY. THE MELTING SNOW WILL BE ROUTED TO CATCH BASINS.
 2. SNOW STORAGE STOCKPILES ARE LOCATED ADJACENT TO CATCH 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



EROSION AND SEDIMENT CONTROL PLAN

SNOW STORAGE

- LEGEND
- PRIVACY FENCE (TYP)
 - POST & RAIL FENCE (TYP)



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

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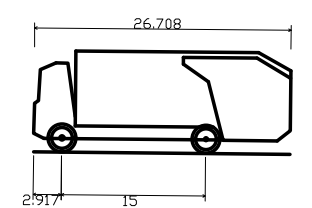
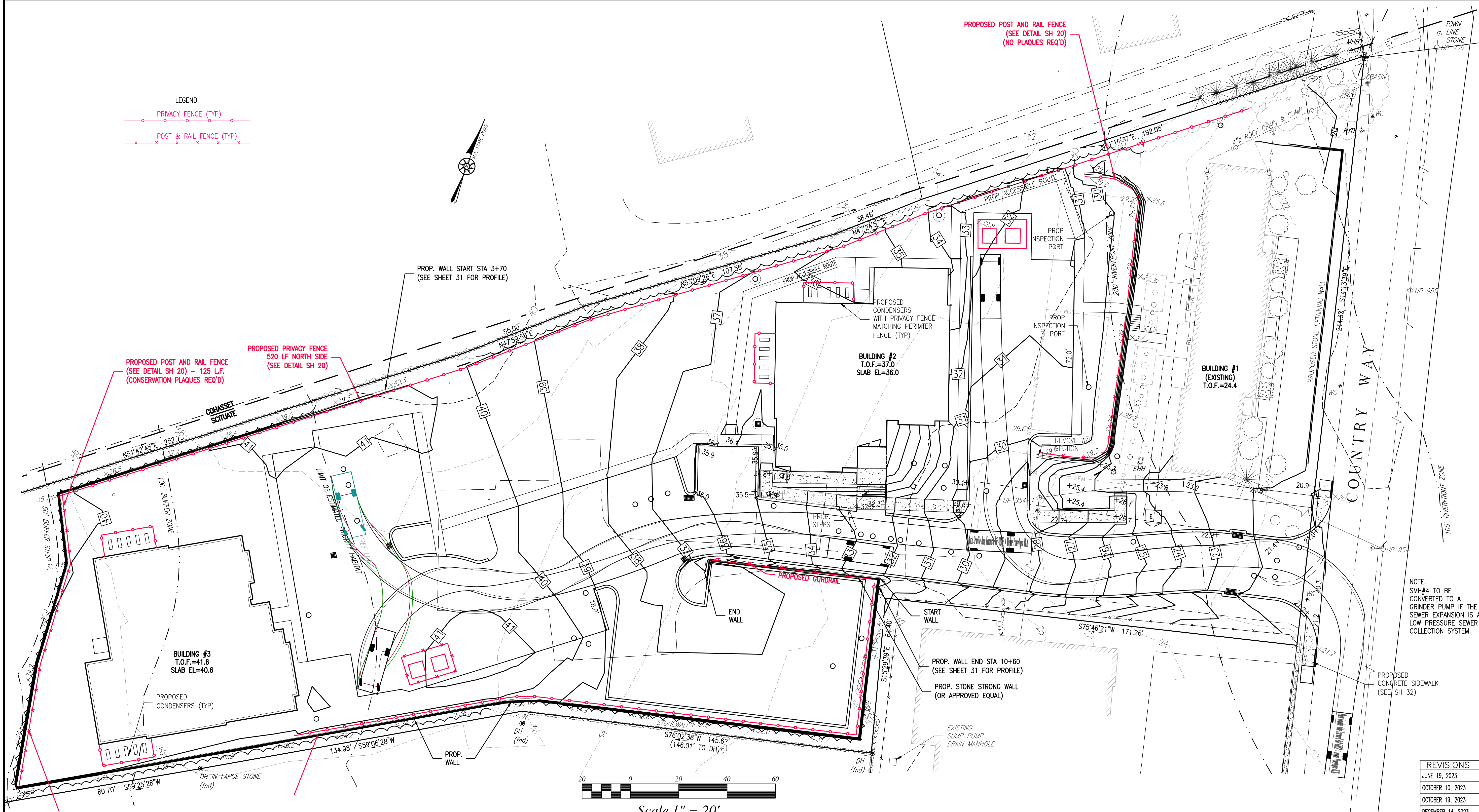
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817 COUNTRY WAY
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PREPARED FOR: FEBRUARY 2, 2023
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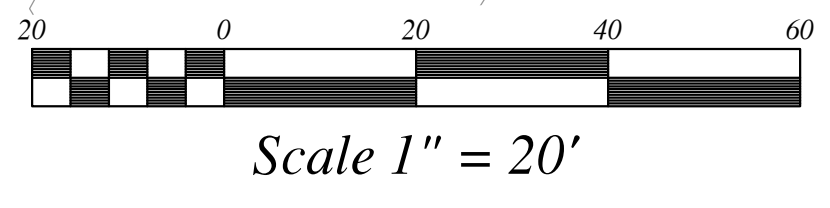


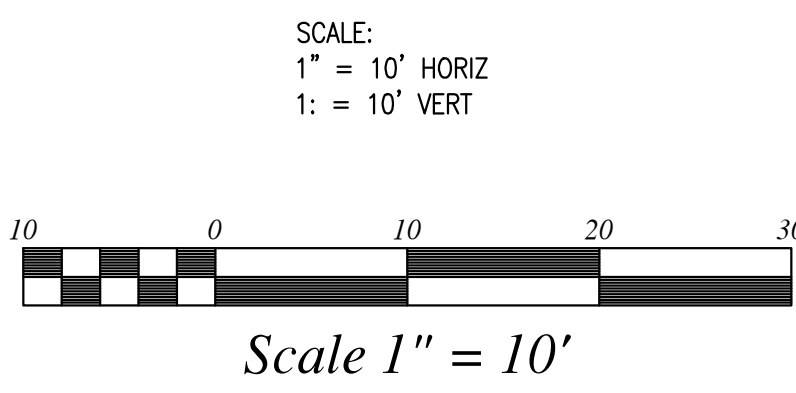
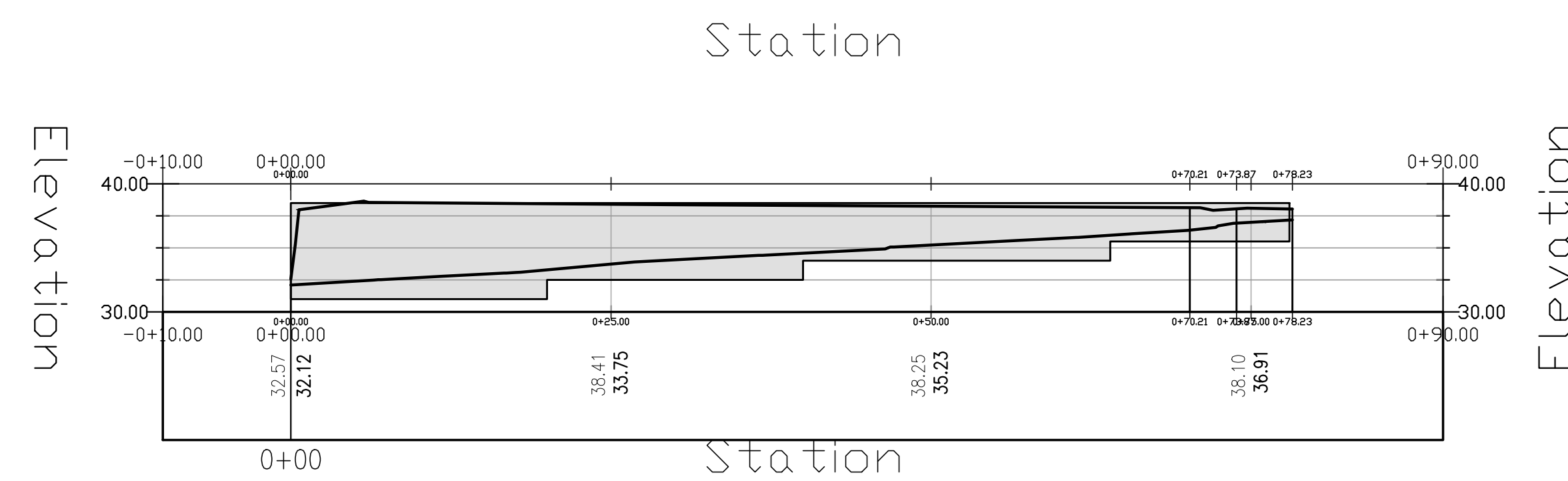
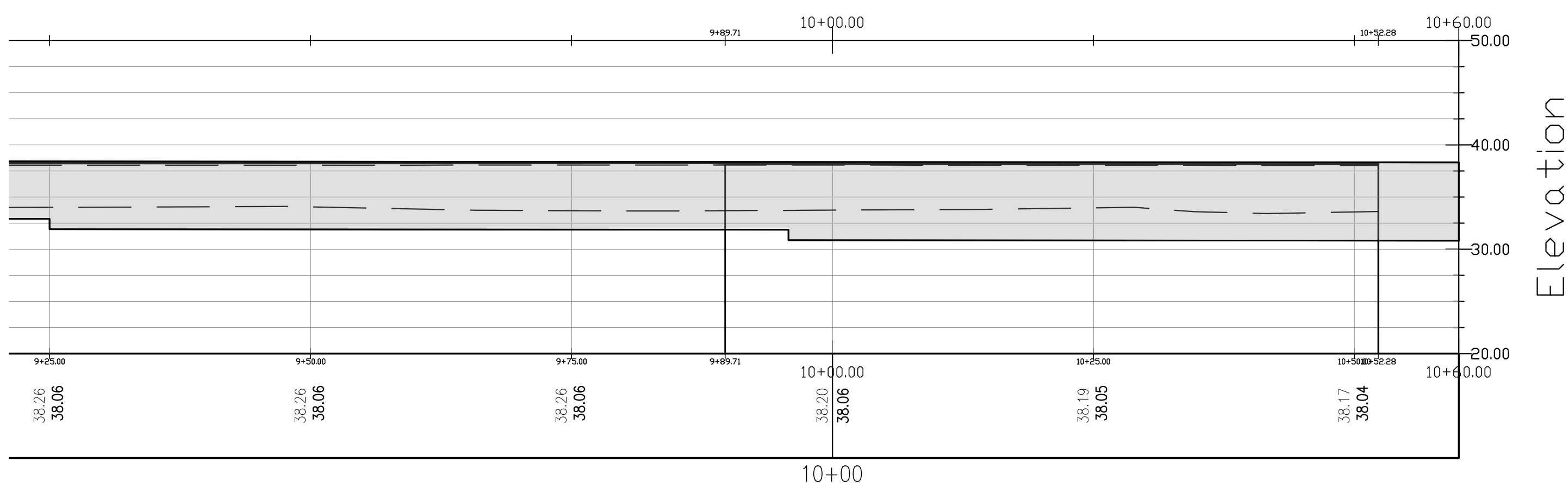
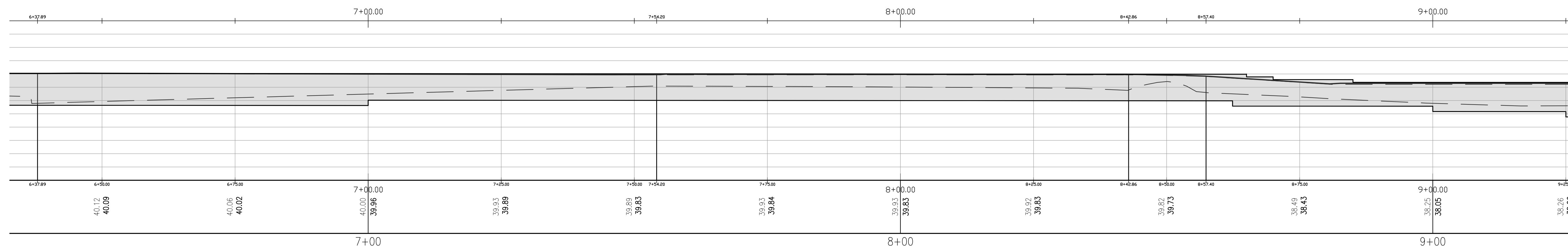
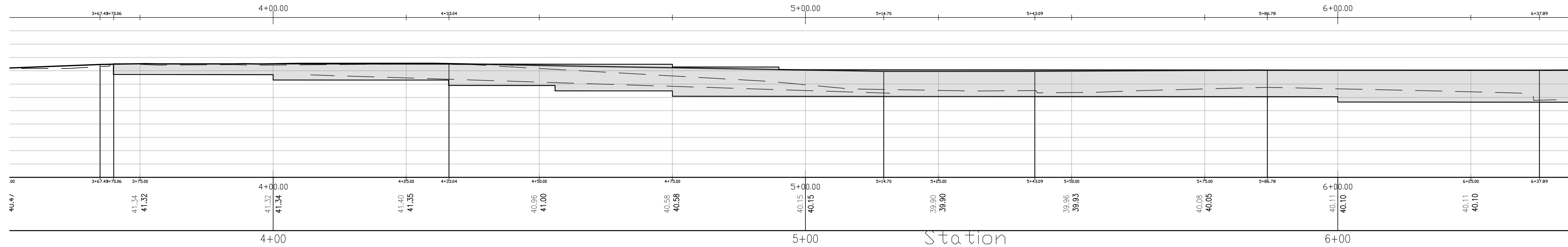
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FENCE PLAN



Mack Granite Axle Forward 4x2 GU712 + Wayne PowerLynx PL16
Overall Length 26.78ft
Overall Width 15.00ft
Overall Body Height 8.375ft
Min Body Ground Clearance 1.375ft
Track Width 8.375ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 29.300ft





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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"=20'
P.O. BOX 263 JOB No. 20-475
WEYMOUTH, MA 02190

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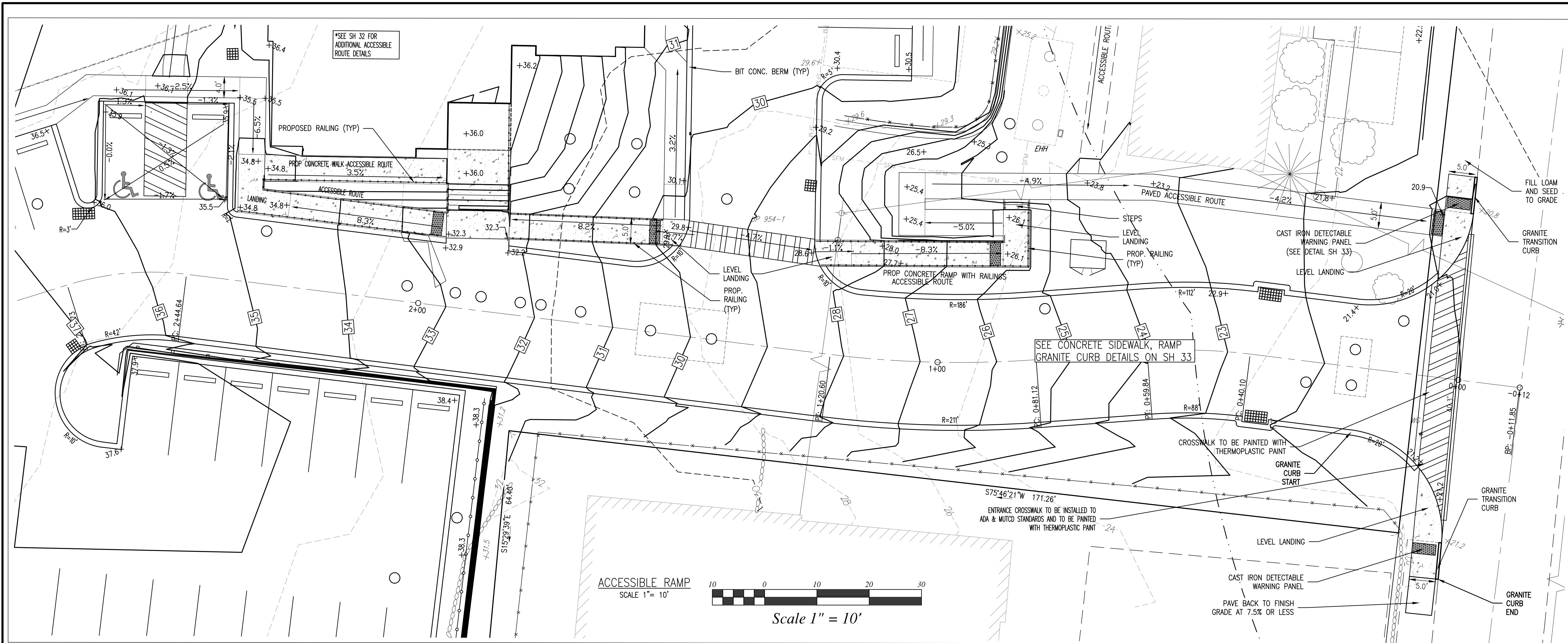
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TIMOTHY R. BENNETT P.L.S. #36856 DATE _____

SITE PLAN APPROVED
DATE: _____

SCITUATE PLANNING BOARD

RETAINING WALL PROFILE



FOR REGISTRY USE ONLY

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

SITE PLAN APPROVED
DATE: _____
SCITUATE PLANNING BOARD

521 CMR: ARCHITECTURAL ACCESS BOARD

24.00: RAMP

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.

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.

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.

521 CMR: ARCHITECTURAL ACCESS BOARD

24.00: continued

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.

24.4.4 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. 24d and 24e.

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.

521 CMR: ARCHITECTURAL ACCESS BOARD

24.00: continued

24.5.2 Heights: Handrails shall be provided in pairs, one at a height between 34 inches and 38 inches (34" = 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.

24.5.5 Size: Handrails shall have a circular cross section with an outside diameter of 1 1/4 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 1 1/2 inches (1 1/2" = 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.

521 CMR: ARCHITECTURAL ACCESS BOARD

24.00: continued

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.

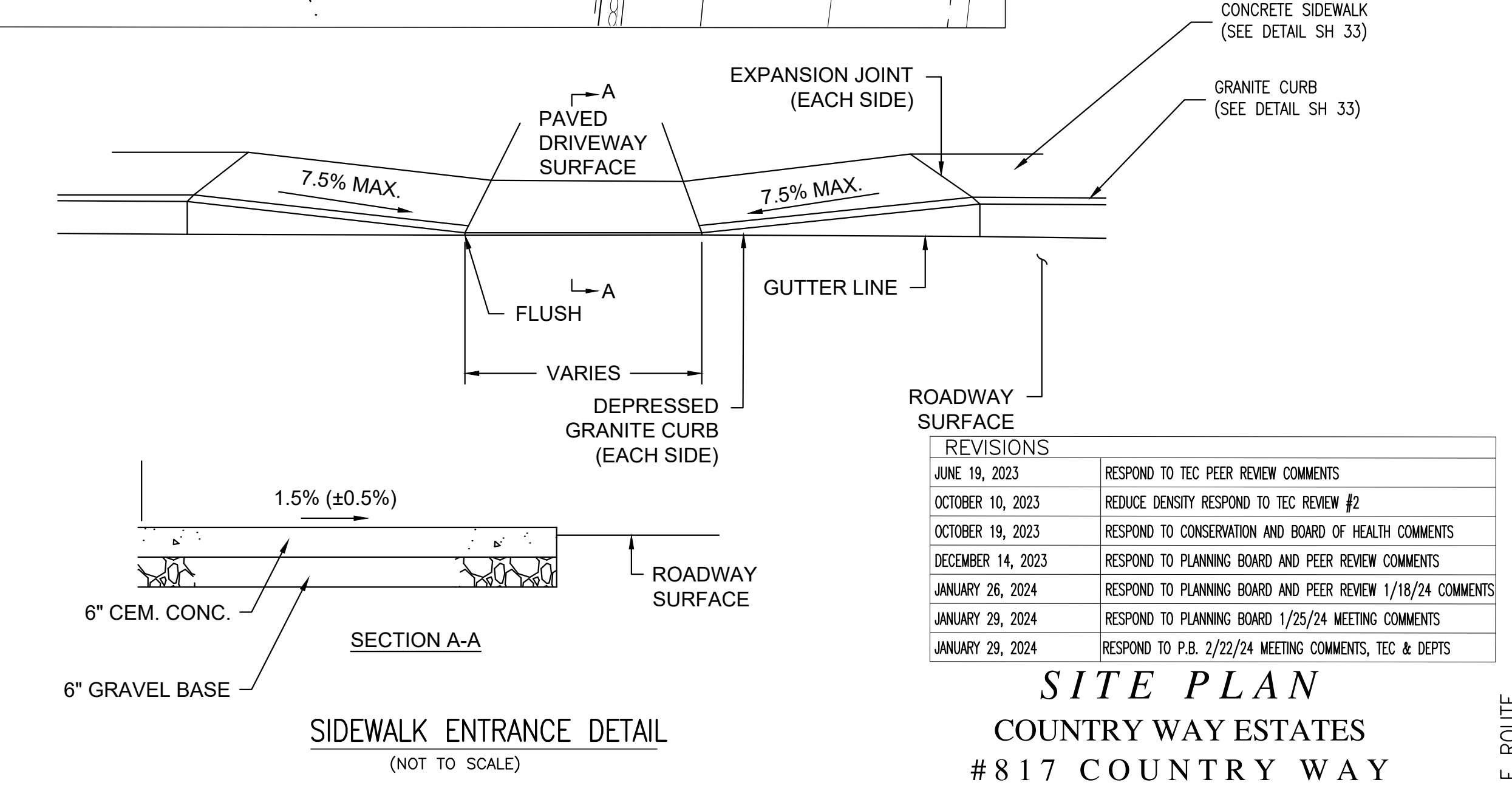
24.6 CROSS SLOPE
The cross slope of ramp surfaces shall be no greater than 1:50 (2%).

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-off 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.



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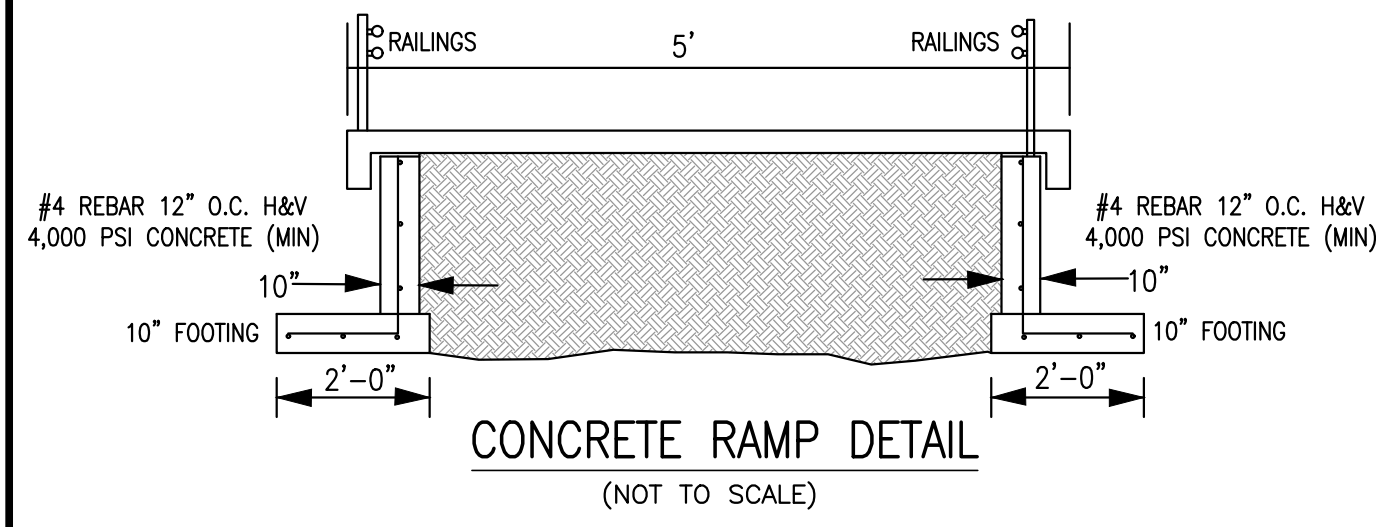
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COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

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

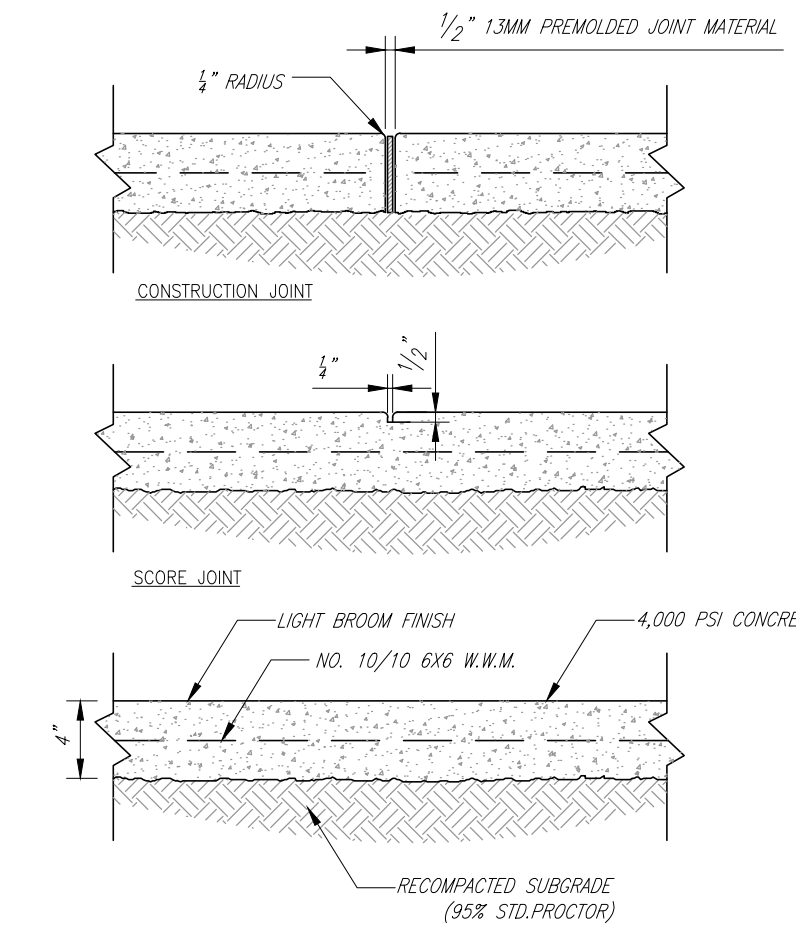
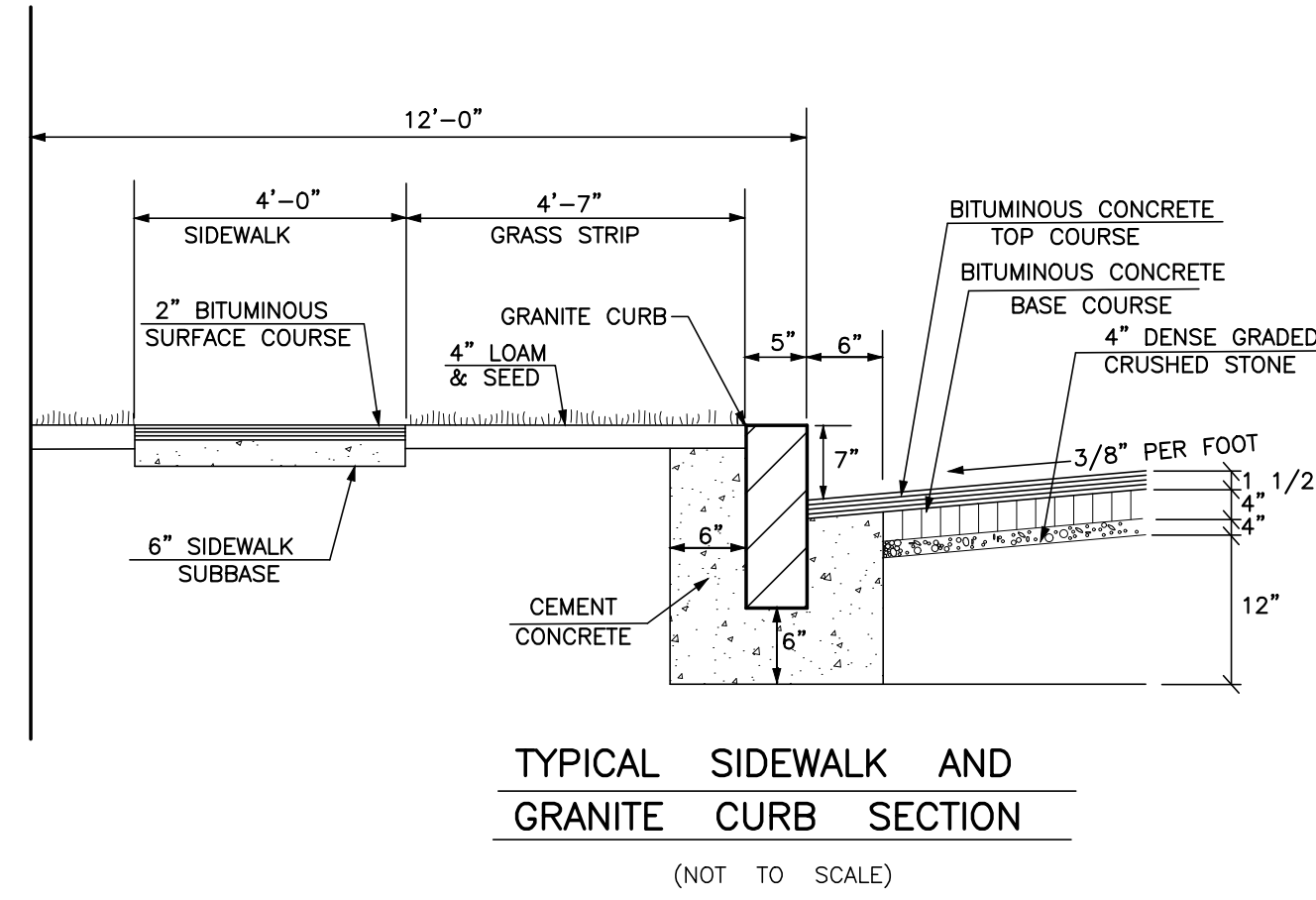
FEBRUARY 2, 2023
SCALE: 1"=10'
JOB No. 20-475

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Civil Engineers, Land Surveyors & Landscape Architects
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1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (22MM).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP 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. STRUCTURAL DESIGN BY OTHERS.

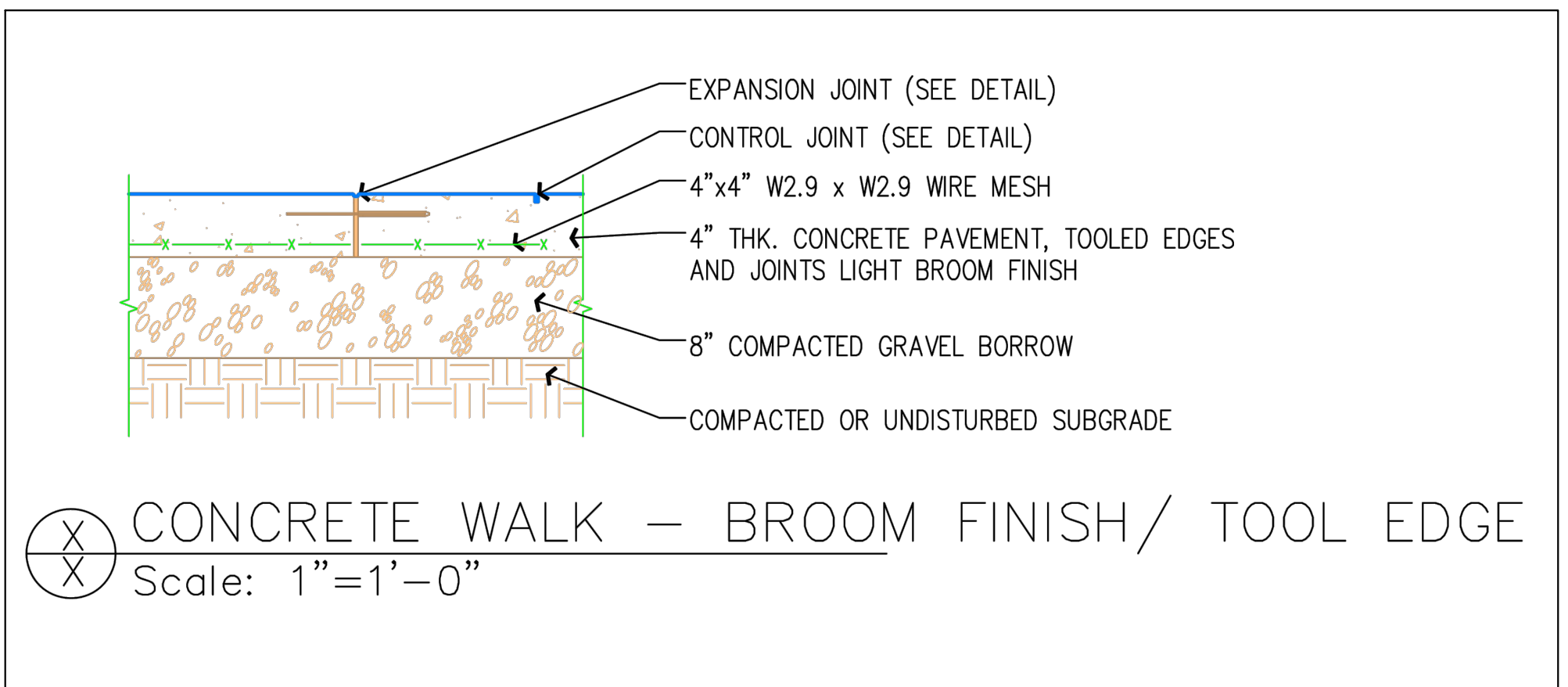


00 CONCRETE SIDEWALK

DETAIL-FILE

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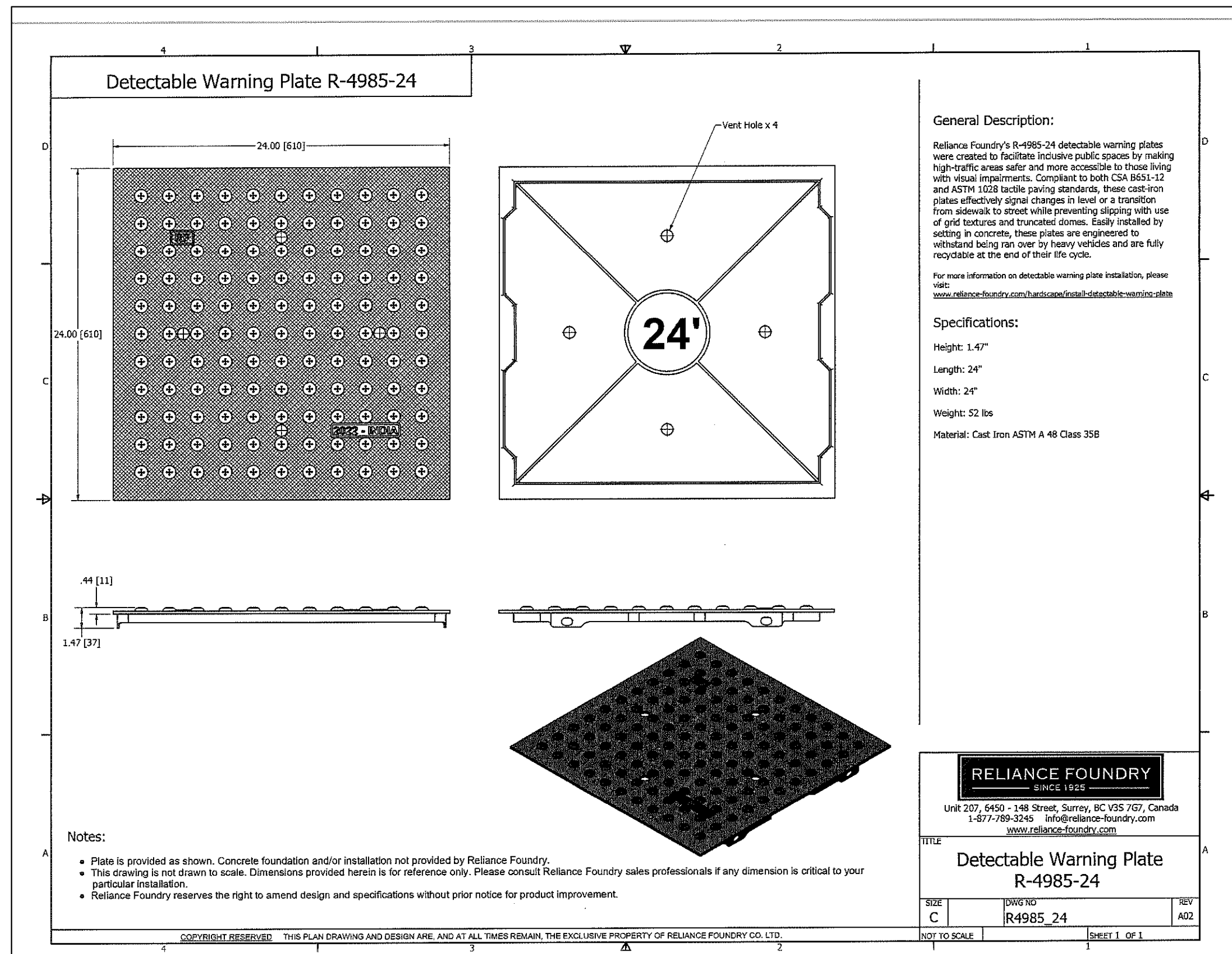
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TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN APPROVED
DATE: _____

SCITUATE PLANNING BOARD



DETECTABLE WARNING PANEL DETAIL
(CAST IRON PANEL REQUIRED WITHIN THE TOWN RIGHT OF WAY)

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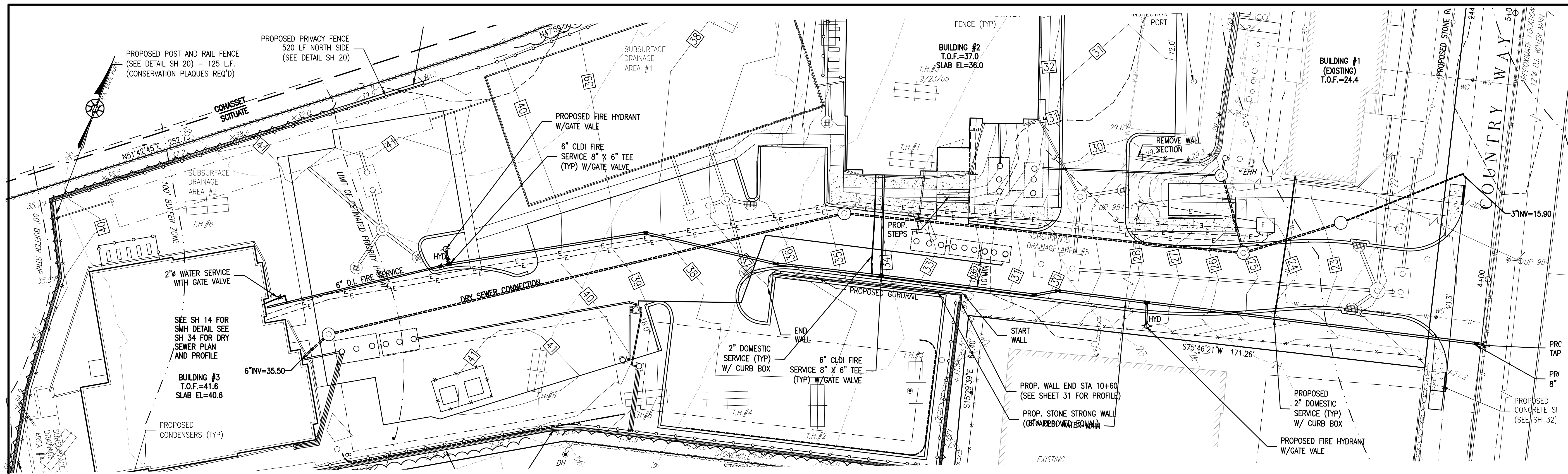
SITE PLAN
COUNTRY WAY ESTATES
817 COUNTRY WAY
ASSESSORS PARCEL 12-2-38-F
SCITUATE, MASSACHUSETTS

PREPARED FOR: OPTION C PROPERTIES L.L.C. P.O. BOX 263 WEYMOUTH, MA 02190
FEBRUARY 2, 2023
SCALE: 1"=35' NOTED
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DETAILS-RAMPS & CURBS

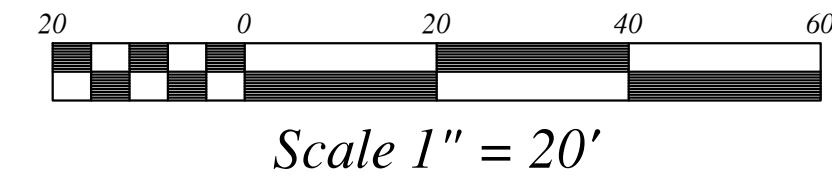


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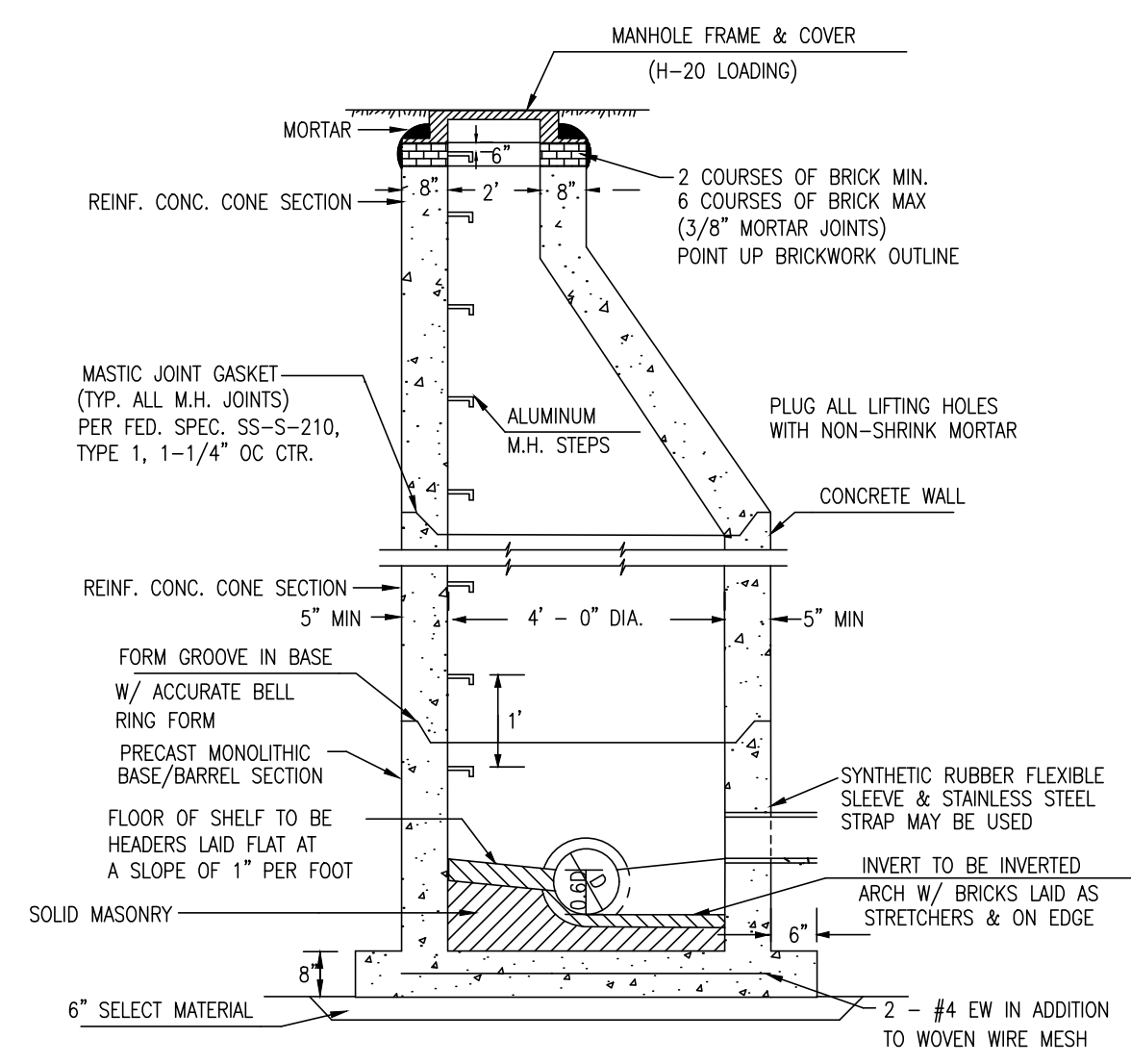
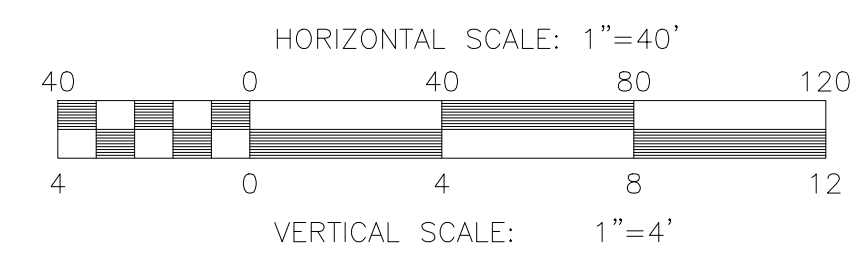
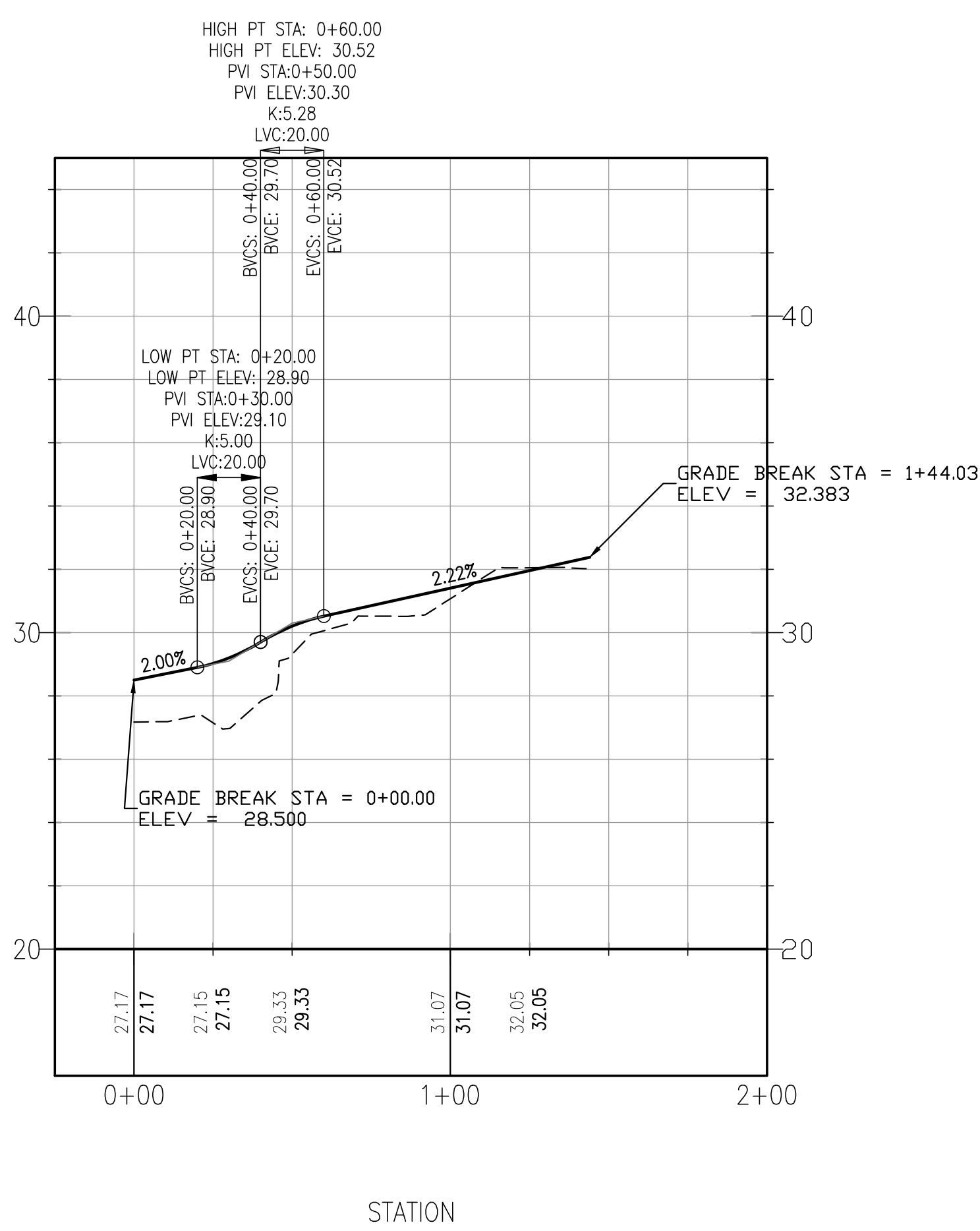
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TIMOTHY R. BENNETT P.L.S. #36856 DATE

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Alignment - (EAST PARKING LOT) PROFILE



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
SEE SHEET 8 FOR PROFILE OF DRY SEWER

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MARCH 6, 2024	RESPOND TO P.B. 1/25/24 MEETING COMMENTS, TEC & DEPTS

NOTE:
• ALL SEWER CONNECTIONS TO COMPLY WITH "SEWER RULES AND REGULATIONS IN SCITUATE, MASSACHUSETTS ORIGINALLY ORDAINED AND ENACTED BY THE SCITUATE SELECT BOARD 1977 AMENDED AND RESTATED DECEMBER 2005 AUGUST 2012 MARCH 2021."
• ALL SEWER MAINS AND STRUCTURES TO BE DESIGNED AND CONSTRUCTED USING TR16 GUIDELINES FOR SANITARY SEWERS AND WASTEWATER COLLECTION.
• 6" SEWER PIPE FITTINGS SHALL BE LIMITED TO MAXIMUM 22 DEGREES ANGLE CHANGE WITH A MINIMUM OF 3 FEET BETWEEN FITTINGS.
• MANHOLE STRUCTURES MUST BE FITTED WITH GASKETED WATER TIGHT BOLT DOWN COVERS OR APPROVED EQUAL.
• ALL STRUCTURES AND MAINS TO BE PRESSURE AND VACUUM TESTED.
• OWNER RESPONSIBLE FOR ENSURING PIPES AND STRUCTURES INSTALLED AND MAINTAINED ON SITE REMAIN FREE FROM INFLOWS AND INFILTRATION.
• LOCATION, ELEVATION, AND TYPE OF POTENTIAL FUTURE SEWER IN ROAD TO BE DETERMINED, THE TOWN MAKES NO GUARANTEE THAT SEWER WILL BE AVAILABLE, NOR CAN THE TOWN GUARANTEE WHAT THE DEPTH OR TYPE OF COLLECTION PIPING MIGHT EXIST IN THE FUTURE.



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