

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number:

3322

Town Clerk Stamp

Submittal Accepted:

ES
Signature of Planning Dept. Staff for minimal requirements

Date

1/9/17

Determined to be complete and may now be filed with Town Clerk:

Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 84-94 Broad Reach

Assessor's Map Sheet, Block, & Lot: Map 3, Block 1, Lot 1

Zoning District: Residence 4 (R-4) Overlay District: None

OWNER OF RECORD (S) (print&sign): East Bay at Weymouthport Corporation

(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 325 Wood Road, Suite 202, Braintree, MA 02026

Norfolk County Registry of Deeds Book and Page No. Book 7043, Page 530

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print&sign): DAI Property Management Company, Inc.

Applicant's Address: 325 Wood Road, Suite 202, Braintree, MA 02184

Contact Information: Email jiantosca@daiproperties.net Phone (781) 848-3778

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: Frank Marinelli, Esq.

Address: 439 Washington St, Braintree, MA 02184

Contact Information: Email fmarinellilaw@aol.com Phone (781) 849-0400

NAME OF ENGINEER AND / OR ARCHITECT: Gabe Crocker, P.E., CHA Consulting, Inc.

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Applicant / Petitioner - Date (sign & print)

DAVID Iantosca 1-9-17
President

NATURE OF REQUEST

Application is for: X Special Permit Variance Amendment Other:

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

The proposed multi-family project meets the intent of §120-19. The proposed
development will consist of 50 residential condominium units per §120-21.1 and
§120-18C the project requires a Special Permit since the unit count exceeds 19.

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

Refer to attached Narrative/Cover letter prepared by CHA dated January 9, 2017.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Refer to attached Narrative/Cover letter prepared by CHA dated January 9, 2017.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Refer to attached Narrative/Cover letter prepared by CHA dated January 9, 2017.

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

Refer to attached Narrative/Cover letter prepared by CHA dated January 9, 2017.

5. Any other additional information as relevant to the Variance or Special Permit:

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use		Essex Building	Seascape at Weymouth
Lot Area / Size (Sq. Ft.)	15,000 SF (min)	656,426 SF	656,426 SF
Dwelling Units		72	50
Frontage (ft.)	40 FT	272.2 FT	272.2 FT
Lot Width (ft.)	120 FT	>120 FT	>120 FT
Front Yard Setback (ft.)	55 FT (Note 1)	56.3 FT	472.5 FT
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)	26 FT (Note 2)	64 FT/24.3 FT	254.5 FT
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)	40 FT (Note 3)	89.8 FT	126.8 FT
Height (ft.) & # of Stories	80 FT, 6 Stories	80 FT, 6 Stories	70 FT, 6 Stories
Lot Coverage		11.7%	14.1%
Off-Street Parking Spaces	2 spaces/unit	137 (2 H.C.)	109 (5 H.C.)
Off-Street Loading Spaces		1	1
Parking Setback	--	--	--
Accessory Structure Setback	5 FT	24.3 FT	328.6 FT
Landscaping	15%	88.3%	74.2%
Floor Area Ratio	0.30	0.183	0.117 (0.30 Total)
Signage			
Other:			

Note 1: Minimum Front Yard Depth is 40 FT plus 6 FT for each story over Third Floor = 55.0 FT

Note 2: Minimum Side Yard is 20 FT plu 2' for each story over third floor = 26 FT.

Note 3: Minimum Rear Yard is 30 FT or 1/2 Building Height, whichever is greater = 40 FT.

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

The proposed use and structure are consistent with the abutting properties. Broad Reach consists of multi-family, high-rise residential condominium buildings.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

Seascape at Weymouth has been thoughtfully designed by Sheskey Architects and is intended to be aesthetically pleasing from the outside and functional and impressive for its residents on the inside. On the outside, there are staggered facades, creating architectural interest. Thus, the use and proposed development will be a great addition to Weymouth.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

The proposed structure is at the end of an existing roadway that already services multi-family high-rise residential development. Only 50 units are proposed which only yields one vehicle trip every two minutes during peak hour. As such, the project does not create nuisance nor serious hazards to vehicles.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

The project is designed to provide appropriate facilities and utilities for the use. Utility service stubs were previously planned for and installed within Broad Reach.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Seascape at Weymouth will bring a net positive revenue to the Town of approximately \$292,500 and is only expected to generate 0 to 4 school aged children per year.



January 9, 2017

Mr. Richard M. McLeod
Chairman
Board of Zoning Appeals
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

TOWN OF WEYMOUTH
PLANNING DEPARTMENT
2017 JAN - 9 P 2:52

RE: **SEASCAPE AT WEYMOUTH – SPECIAL PERMIT APPLICATION**
Proposed 50 Unit Residential Condominium
84-94 Broad Reach
Weymouth, Massachusetts

Dear Chairman McLeod and Members of the Board of Appeals;

On behalf of the Applicant, DAI Property Management Inc. (DAI) and Owner, Eastbay At Weymouthport Corporation (Eastbay), enclosed is a Special Permit Application (with Site Plan Review) for review by the Weymouth Board of Appeals for a proposed 50-unit residential condominium project, "Seascape at Weymouth", located at 84-94 Broad Reach in Weymouth, MA.

Included in the package are the following items for the Board's Consideration:

- Board of Zoning Appeals Application (18 copies)
- Site Development Plans prepared by CHA and Ryan Associates dated 1/9/17 (18 copies)
- Architectural Floor Plans and Elevations prepared by Sheskey Architects dated 1/9/17 (18 copies)
- Architectural Rendering prepared by Sheskey Architects dated 1/9/17 (18 copies)
- Stormwater Report prepared by CHA dated 1/9/17 (2 copies)
- FEMA Response to LOMA dated 12/5/16 (2 copies)
- Transportation Impact Assessment prepared by Vanasse & Associates (VAI) dated May 2016 (2 copies)
- Fiscal Impact Analysis prepared by Connery Associates dated June 12, 2016 (2 copies)

The proposed project is sited on an existing 15.07 acre parcel of land at the end of Broad Reach on Weymouth Neck. The parcel is zoned Residence-4 (R-4) which allows for multi-family development with a maximum Floor Area Ratio of 0.3. The parcel is bounded by Webb State Park to the north, the Weymouth Back River to the east and south, the Dover Condominium and Weymouthport Condominiums to the West. An existing 72-unit residential condominium building currently exists on the property, which will remain, and is often referred to as the "Essex Building". The property is accessed via an existing driveway connection off of the end of Broad Reach, a private street owned in fee by the Eastbay At Weymouthport Corporation, the owner of the subject property.

Seascape at Weymouth, a 50-unit, six story, residential condominium, is intended to be both aesthetically pleasing from the outside and both functional and impressive for its residents on the inside. On the exterior, there are staggered facades, creating architectural interest. There is generous low level landscaping around the building including a patio area and screening of seven 4-stall garages, leaving mostly natural open space and grasslands surrounding the building. The stepped footprint has brick rising upward toward the center of the main facades and terminating at the fourth floor, giving way to light colored siding extending up to the parapet, and including sloped roof elements.

Seascape at Weymouth will be the final phase of development on Weymouth Neck that will complement a community that began in the 1970's with The Weymouthport Condominium and in the 1980's with The Eastbay Condominium. The Developer has located the building to have minimal impact to the site and the surrounding community. A significant majority of the waterfront site will remain open.

Seascape at Weymouth requires a Special Permit from the Board of Appeals since the project includes more than 19 residential units, which is the threshold at which a Special Permit is required. The development of fifty (50) high-end condominium residences complies with all dimensional criteria within the R-4 Zone and has been sited to be entirely outside of all environmental resource areas and buffers zones. No waivers or variances are being sought accordingly. The building is proposed to be 70 feet in height, which is 10 feet below the maximum allowable height of 80 feet. It also greatly exceeds the minimum front, side and rear setbacks from the property lines and complies with design dimensional criteria for driveways, drive aisles, parking stalls, etc.

This proposed building utilizes the balance of the remaining allowable Floor Area for the property. The available Floor Area remaining for development was calculated as follows:

- Total Land Area (Above Mean High Water) = 656,426 square feet
- Subtract 110,420 square feet to satisfy Restrictive Covenant to the benefit of the Dover Condominium
- Resultant Land Area Attributable to Floor Area Ratio = 546,006 square feet
- Total Allowable Floor Area = 546,006 sf x 0.3 Max FAR = 163,801.8 square feet
- Then subtract the Floor Area already utilized by the "Essex" Building of 99,846 square feet
- This results in 63,955.8 square feet of available Floor Area for the proposed building.
- The proposed Seascape at Weymouth will utilize the 63,955.8 square feet of Floor Area, effectively using up the remaining Floor Area.

The first floor of the building will include 22 covered parking spaces along with a central lobby and "club room", which connects to the outside patio area. The patio will feature seating and lounging areas with a fire pit and grills for resident use. The 50 residences will be located on the 2nd through 6th floors. Seven (7) single story four unit free standing garages will be located along the north and east sides of the building which will provide an additional 28 covered parking spaces. An additional 59 exterior parking spaces are incorporated, providing a total of 109 parking spaces for the project. The 109 spaces meets the requirement of 2 spaces per unit as well as provides 9 additional spaces that can accommodate visitors.

The incorporation of the boulevard driveway which culminates in a circular round-a-bout in front of the new building, provides an aesthetically pleasing destination and design feature in front of the building. It also provides for a functional turn-around for vehicles. A looped one-way drive aisle around the building has also been incorporated to allow for residents, emergency vehicles and larger trucks (i.e. moving or delivery trucks) to access the loading area at the back side of the building. Sidewalks have been

incorporated to circulate pedestrians through the property and to connect out to the existing sidewalk within Broad Reach. Seascape Residents can also access Webb State Park via an existing gated pedestrian connection behind the Essex Building.

Some site preparation work is proposed to be performed on the south side of the proposed driveway to provide for a soil management area which will be the destination of impacted soils excavated below the 3 foot "clean cap". Once the soil management areas is constructed, the area will be replanted with meadow grasses to match the surrounding grassed open space, as shown on the Landscape Plans. The balance of the property is proposed to remain as open space.

The property was historically utilized as a Fertilizer Plant and was the subject of a significant soil remediation project performed by Conoco-Phillips in the mid 2000's. That clean-up concluded with a 2008 Class A-3 Response Action Outcome with Activity and Use Limitation (AUL) which concluded that a condition of no significant risk to health, safety, public welfare or the environment exists for any foreseeable period of time subject to compliance with the AUL.

The AUL established that the activities and uses which are consistent with the AUL include multifamily residential development which does not involve disturbance of soil beneath a depth of three feet; however the AUL does allow subsurface excavation below a depth of three feet if done in accordance with applicable environmental health and safety regulations and provided that a Health and Safety Plan and a Soil Management Plan are prepared and monitored by the a Massachusetts Licensed Site Professional ("LSP") and thereby maintain a condition of no significant risk. Also, since the project anticipates relocating approximately 1,600 cubic yards of impacted soils, a Phase IV Remedy Implementation Plan (RIP) is required to be submitted to Massachusetts Department of Environmental Protection (MADEP). To comply with this requirement the Applicant has engaged William Hoyerman, a Licensed Site Professional with Civil and Environmental Consultants, Inc. (CEC) to prepare the Health and Safety Plan and Soil Management Plan. CEC is completing those documents as well as an Air Monitoring Program and plans to provide you and the Board of Health Agent with a copy of those documents by Friday, January 13, 2017.

The property is not located within any estimated habitat of rare wildlife or priority habitats of rare species. According to the FEMA Flood maps (Community Panel No. 25021C0093E – 07/17/12), the proposed project was shown to be within some isolated areas of flooding denoted Zone AE (EI 10) (See Section III – Figure 3). However, a detailed survey of the property has been completed, the results of which conclude the isolated areas shown on the FEMA map are incorrect and the project is located entirely outside of the 100 year FEMA Floodplain. The Applicant has received the Letter of Map Amendment (LOMA) back from FEMA, which removes the isolated areas of flooding as denoted by Zone AE (EL. 10).

Below is a description of the stormwater and utility systems that serve the project:

Stormwater - The project has been designed in accordance with the Stormwater Management Handbook prepared by Massachusetts Department of Environmental Protection. The project results in no adverse impact to surrounding properties or the receiving waters including the Weymouth Back River. Additional detail on how the system meets the Stormwater Management Standards is presented in the Stormwater Report, attached to this application.

Sewer - The Weymouth Department of Public Works operates and maintains the municipal sanitary sewer system. The Weymouth sewer system discharges to the Massachusetts Water Resource (MWRA) system and is treated at the MWRA treatment facility on Deer Island. The

closest sewer manhole is located just east of the Essex Building in Broad Reach. An 8" sewer stub beyond the manhole is located to the south side of Broad Reach as shown on the plans. The project proposes to extend the 8" sewer line into the site via the installation of approximately 275 feet of 8" PVC sewer pipe and two new sewer manholes. The proposed project includes a total of 86 bedrooms. The sewer flow is determined by utilizing the Massachusetts Department of Environmental Protection Title 5 regulations at a rate of 110 gpd per bedroom. The development is anticipated to generate at 9,460 gpd, based on Title 5 flow rates.

Water (Domestic and Fire Supply) - The Town of Weymouth also operates and maintains the potable water system. Town plans identify a 12" ductile iron water main exists within Broad Reach extending beyond the Essex Building. A fire hydrant is located approximately 400 feet from the point of connection. The water flow is determined by use of the Massachusetts Department of Environmental Protection sewer flow estimates using 110 gpd per bedroom. Thus, the estimated water usage is anticipated to be 9,460 gpd. A pump for fire protection will be provided to enhance the pressure from the distribution system. A fire hydrant will be provided within 50-feet of the fire dept. connection, the final location of which will be coordinated with the Weymouth Fire Department.

Natural Gas - National Grid operates and maintains the gas utility located in Broad Reach. The project will require an extension of the existing gas main which is located just east of the Essex Building, within Broad Reach. It is anticipated that the existing infrastructure can support the proposed development. The Applicant will continue working with National Grid as they finalize their extension design, the routing of which along Broad Reach will be dictated by their Engineering Department.

Electric - National Grid operates and maintains the electric system located in Broad Reach. It is anticipated that existing infrastructure within Broad Reach is sufficient to support the potential development based on the team's initial coordination with National Grid. The electric infrastructure is primarily underground and extends just beyond the Essex building. The Applicant will continue working with National Grid as they work finalize the design of the electrical service to serve the project.

Telecommunications – Comcast operates and maintains the telephone and cable service within Broad Reach.

Seascope at Weymouth's Transportation Impact Assessment report prepared by Vanasse & Associates (VAI) concludes that the new development will produce only about one additional vehicle every two minutes during peak hours. These statistics provide for objectively minimal traffic impact to the local community.

Seascope at Weymouth's Fiscal Impact Analysis prepared by Connery Associates concludes the assessment at full valuation will produce real estate tax revenue of over \$300,000 per year, plus vehicle excise tax per year, and initial building permit fees of \$125,000 or more to the Town of Weymouth. Net revenue to the Town is over \$250,000 per year at full assessment.

In summary, the Applicant has thoughtfully and carefully designed a very attractive, high-end residential project, which will be a great addition the Town of Weymouth. We appreciate your time and effort in the

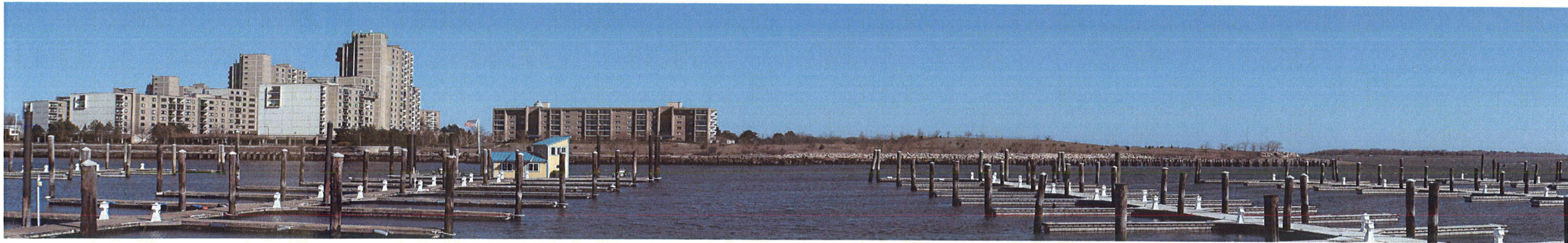
review of our submittal and we look forward to meeting with you and the Board as the public hearing process commences.

Should have any questions, please don't hesitate to contact myself or Frank Marinelli (project Counsel) at any time.

Sincerely,
CHA



Gabe Crocker, PE
Associate Vice President



Site Development Plans for Seascope at Weymouth

Broad Reach, Weymouth, MA

APPLICANT



DAI PROPERTY MANAGEMENT

325 WOOD ROAD, SUITE 202
BRAINTREE, MA 02184

OWNER

EASTBAY AT WEYMOUTHPORT CORPORATION

325 WOOD ROAD
BRAINTREE, MA 02184

CIVIL ENGINEER:



CHA CONSULTING, INC.

101 ACCORD PARK DRIVE
NORWELL, MA 02061

ARCHITECT:

SHESKEY ARCHITECTS

14 FRANKLIN STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT:

RYAN ASSOCIATES

144 MOODY STREET, BUILDING 4
WALTHAM, MA 02454

LOCUS MAP

SCALE: 1" = 500'



DRAWING INDEX

Sheet No.	Sheet Title
C-001	TITLE SHEET
C-002	NOTES & LEGEND
C-101	OVERALL ZONING PLAN
C-102	ROADWAY PLAN
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C-202	GRADING & DRAINAGE PLAN
C-203	GRADING & DRAINAGE PLAN
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L-5.2	DETAILS

SUBMISSION DATE: 01 - 09 - 2017



No.	Date	Appr. By	Appr. Title	Appr. Date
1	01/09/17	GC	GC	01/09/17

APPLICANT: DAI PROPERTY MANAGEMENT
325 WOOD ROAD, SUITE 202
BRAINTREE, MA 02184
OWNER: EASTBAY AT WEYMOUTHPORT CORPORATION
325 WOOD ROAD, BRAINTREE, MA 02184



Site Development Plans
for
Seascope at Weymouth
Broad Reach, Weymouth, MA

TITLE SHEET

Designed By: CHA	Drawn By: PFK	Checked By: GC
Issue Date: 01/09/17	Project No: 30891	Scale: As shown

Drawing No:

C-001

SURVEY NOTES:

1. THIS PLAN WAS PREPARED IN PART FROM A PLAN ENTITLED, "EXISTING CONDITIONS PLAN 84-94 BROAD REACH WEYMOUTH, MA 02181 NORFOLK COUNTY", AS PREPARED BY CHA, DATED MAY 24, 2012, AND LAST REVISED ON AUG. 22, 2016. DETAIL AND TOPOGRAPHY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY COLIER & COLANTONIO, INC. (NOW CHA), IN OCTOBER, 2011 AND MARCH AND APRIL, 2012.

MONITORING WELLS WERE LOCATED ON NOVEMBER 8, 2011.

2. CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO A TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS PLAN NUMBER 73612 ENTITLED "SEWER RECORD PLAN BROAD REACH", DATED JULY 26, 1977. THE VERTICAL DATUM OF THIS PLAN IS REPORTED TO BE THE TOWN OF WEYMOUTH DATUM.

THE ELEVATION DEFINING MEAN HIGH WATER HAS BEEN DERIVED FROM A PLAN ENTITLED "WEYMOUTH FORD AND TOWN RIVERS WEYMOUTH, QUINCY AND HULL, MA" DATED AUGUST 24, 2007 PREPARED BY THE ARMY CORPS OF ENGINEERS AND FROM THE NOAA TIDAL DATUM ESTABLISHED AT STATION ID 844788 SHIPYARD POINT, WEYMOUTH, MA. TIDAL EPOCH 1983-2001 PUBLISHED DATE OF JANUARY 6, 2004. MEAN HIGH WATER ELEVATION DETERMINED TO BE 10.99 (WEYMOUTH DATUM).

IN THE EVENT THAT BENCHMARKS (BMS), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

3. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON SURFACE OBSERVABLE STRUCTURES, RECORD UTILITY PLANS AND FIELD LOCATED PAINT MARKINGS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. SUBSURFACE UTILITY INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-888-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

4. LOCUS IS PARTIALLY LOCATED IN ZONE VE AREAS OF 100-YEAR COASTAL FLOOD AND AE ELEVATION 10 ZONE. THIS INFORMATION IS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AUTHORITY (FEMA) FOR THE TOWN OF WEYMOUTH MA, NORFOLK COUNTY, MAP NUMBER 25021C0083; EFFECTIVE DATE JULY 17, 2012.

5. LOCUS IS LOCATED IN RESIDENCE DISTRICT R-4 AS SHOWN ON TOWN OF WEYMOUTH ZONING MAP, LAST UPDATED JULY 9, 2007.

6. UNLESS OTHERWISE NOTED, PLAN AND DEED REFERENCES ARE TO THE NORFOLK COUNTY REGISTRY OF DEEDS.

7. PLAN/LAYOUT REFERENCES

BK 323 PG 698 / BK 353 PG 539 / BK 461 PG 831 / BK 555 PG 41 / BK 577 PG 81 / BK 6090 PG 494 BK 58 PG 2781 / BK 70 PG 3393

8. LOCUS PROPERTY IS SUBJECT TO AN ELECTRIC EASEMENT AS DESCRIBED IN DEED BOOK 7487 PAGE 464.

9. SUBJECT TO RESTRICTIVE COVENANTS AS DESCRIBED IN BOOK 23735 PAGE 172

10. CHAPTER 91 LICENSE NO. 3458 & 3482

11. RESOURCE AREAS WERE DELINEATED BY CHA CONSULTING, INC. AND SUBJECT TO AN ORAO ISSUED BY THE WEYMOUTH CONSERVATION COMMISSION DATED AUG. 23, 2013. THE ORAO WAS APPEALED BY AN ABUTTOR AND A SORAO WAS ULTIMATELY ISSUED BY DEP ON NOVEMBER 15, 2013.

GENERAL

1. PROTECTIONS

A. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.

B. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.

C. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

D. CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.

2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DOT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

3. ALL SLOPES, UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION TOWARD RESOURCE AREAS AND BUFFERS, ADJUTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2%+V SLOPES. SLOPES MAY NOT EXCEED 2%+V.

4. ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE". CHA INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.

5. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.

6. *** DIG SAFE NOTE *** IN ACCORDANCE WITH MGL CH. 52, SEC. 49 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.

7. ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.

8. ANY STILLING AND/OR DETENTION BASINS SHOULD RECEIVE PERIODIC MAINTENANCE DURING CONSTRUCTION TO REMOVE DEPOSITED SILTS AND DEBRIS TO ENSURE PROPERTY DRAINAGE AND SETTLING OF PARTICULATE MATTER.

9. ALL MANHOLE COVERS FOR CROSS-COUNTRY LOCATIONS OR IN PUBLIC GATHERING LOCATIONS SHALL BE FITTED WITH BOLT LOCKS OR EQUIVALENT.

10. UNLESS OTHERWISE LABELED, ALL REINFORCED CONCRETE PIPE, RCP, SHALL BE CLASS III; ALL DUCTILE IRON PIPE SHALL BE CEMENT LINED CLASS 52; ALL PVC SEWER SHALL BE SDR 35.

11. PERMITS: THE SITE IS SUBJECT TO A SPECIAL PERMIT WITH SITE PLAN REVIEW FROM THE WEYMOUTH ZONING BOARD OF APPEALS. IT IS ALSO SUBJECT TO A NPDES CONSTRUCTION GENERAL PERMIT TO BE ISSUED PRIOR TO COMMENCEMENT OF WORK. THE PROJECT HAS BEEN DESIGNED TO REMAIN ENTIRELY OUTSIDE OF ALL RESOURCE AREAS, RIPARIAN ZONES AND ASSOCIATED BUFFERS. CONTRACTOR SHALL LIMIT WORK AREA TO WITHIN THE "LIMIT OF WORK" LINE IDENTIFIED ON THE PLANS. CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS ON SITE DURING CONSTRUCTION AND SHALL ADHERE TO ANY / ALL CONDITIONS IMPOSED BY THOSE PERMITS.

12. ANY / ALL WORK PERFORMED THAT REQUIRES EXPOSURE OR EXCAVATION INTO SOILS BENEATH THE 3 FOOT "CLEAN CAP" MUST ADHERE TO MADEP REQUIREMENTS IN ACCORDANCE WITH THE CONDITIONS IDENTIFIED IN THE ACTIVITY USE LIMITATION (AUL) ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE LICENSED SITE PROFESSIONAL (LSP), 14 DAYS IN ADVANCE OF COMMENCING EXCAVATION BELOW THE "CLEAN CAP". THE LSP WILL SCHEDULE AN ON-SITE MEETING TO REVIEW THE SOIL MANAGEMENT PLAN & HEALTH & SAFETY PLAN WITH CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

SITE WORK

1. CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN PLANS AND LIMITED AS-BUILT INFORMATION. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) PRIOR TO ANY EXCAVATION, DEMOLITION, BORING, OR OTHER EARTH MOVING OPERATIONS TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AT NO ADDITIONAL EXPENSE TO OWNER.

2. FILL MATERIAL

A. ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILL PLACEMENT.

B. PLACE APPROPRIATE FILL MATERIAL AS DESIGNATED BY THE GEOTECHNICAL ENGINEER IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN LOOSE DENSITY AND COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT TO THE GREATER OF:

B.1. ADJACENT UNDISTURBED SOIL, OR

B.2. 95% OF THE MAXIMUM DRY DENSITY OF THE EMBANKMENT MATERIAL AS DETERMINED BY AASHTO STANDARD METHOD T99, METHOD C.

3. FINISH GRADING

A. GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED SUBGRADE ELEVATIONS, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.

B. GRADE SURFACE TO MATCH ADJACENT GRADES AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES, OR GRADE AS DESIGNATED ON THE PLANS AFTER FILL PLACEMENT AND COMPACTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEANUP OF THE PROJECT ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT. OPEN TRENCHES, DITCHES, EXCAVATIONS, ETC. SHALL NOT BE PERMITTED TO BE LEFT OPEN OVERNIGHT. CONTRACTOR WILL BACKFILL OR UTILIZE SUITABLE STEEL PLATES FOR THE SECURING OF THE PROJECT SITE PRIOR TO CEASING WORK EACH DAY.

5. APPROPRIATE TRAFFIC CONTROL, I.E. SIGNAGE, BARRICADES, AND OTHER MEANS, WILL BE SUPPLIED BY THE CONTRACTOR IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL AGENCIES.

6. UNDER NO CIRCUMSTANCES MAY ANY UTILITY, STRUCTURE, AND/OR REPAIR BE BACKFILLED UNLESS INSPECTED AND APPROVED BY THE TOWN OFFICIALS AND/OR REPRESENTATIVE. RECEIPT OF APPROVAL TO BACKFILL WILL NOT RELEASE THE CONTRACTOR FROM ANY RESPONSIBILITY OR LIABILITY FOR PERFORMANCE TESTS REQUIRED AS PART OF THIS PROJECT.

7. PROPER SHORING AND TRENCH BOXES SHALL BE UTILIZED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES TO PROVIDE A SAFE WORKING ENVIRONMENT. SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MASSACHUSETTS WITH EXPERIENCE IN SHORING DESIGN.

8. ALL UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

9. WATER

A. ALL WATER PIPING, VALVES, HYDRANTS, AND FITTINGS ETC. TO CONFORM TO LOCAL GUIDELINES OR AS DIRECTED BY THE WATER DEPARTMENT. CONSTRUCTION OF WATER LINE TO CONFORM TO ALL LOCAL AND STATE AGENCIES HAVING JURISDICTION.

B. ALL WATER PIPE SHALL BE THICKNESS CLASS 52 DUCTILE IRON. ALL PIPES AND FITTINGS SHALL HAVE A CEMENT LINING TWICE THE THICKNESS SPECIFIED IN AWWA C104 AND SHALL HAVE A BITUMINOUS SEAL COAT APPLIED INSIDE AND OUTSIDE CONFORMING TO AWWA C104, "TYTON" OR MECHANICAL JOINTS ARE PERMITTED UNLESS OTHERWISE DIRECTED.

C. REFER TO PLUMBING PLANS FOR WATER SERVICE, FIRE PROTECTION, AND SANITARY SEWER CONNECTIONS UNLESS OTHERWISE NOTED.

10. CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL TRANSFORMER LOCATIONS FROM THE FIRE DEPARTMENT AND BUILDING INSPECTOR PRIOR TO CONSTRUCTION.

SEWER

1. THESE NOTES ARE INTENDED TO SUPPLEMENT THE LOCAL REQUIREMENTS FOR MATERIALS AND WORKMANSHIP.

2. WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST LOCAL AND STATE CODES INCLUDING THE RECOMMENDATIONS OF THE AMERICAN WATER WORKS ASSOCIATION AND THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION TECHNICAL REPORT 16. CONSTRUCTION SHALL PROCEED IN A WORKMANLIKE MANNER WITH STATE-OF-THE-ART CONSTRUCTION TECHNIQUES.

3. THE CONTRACTOR SHALL INSULATE WATER AND SEWER MAINS AS INDICATED ON THE PLANS OR WHEN DESIGN OR CONSTRUCTION ENCUMBRANCES DICTATE ALIGNMENT TO OCCUR ABOVE THE FROST LINE. PROCUREMENT AND INSTALLATION OF PIPE INSULATION SHALL CONFORM TO THE REQUIREMENTS LISTED IN THE LATEST MASS. DOT STANDARD SPECIFICATIONS FOR SECTION 301.60P AND MATERIAL SPECIFICATION M9.11.1. THE PIPE INSULATION SHALL BE PRE-MOLDED TYPE CELLULAR GLASS INSULATION WITH ALUMINUM JACKET CONFORMING TO THE LATEST REQUIREMENTS OF ASTM 522 OR APPROVED EQUAL.

4. THE CONTRACTOR SHALL FOLLOW ALTERNATE CONSTRUCTION PROCEDURES WHEN DESIGN OR CONSTRUCTION ENCUMBRANCES PREVENT HORIZONTAL SEPARATION OF 10 FEET OR THE ALTERNATE OF 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS. IN AREAS WHERE THE ABOVE OFFSETS CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE CONSTRUCTED WITH MEGA-LUG MECHANICAL TYPE FITTINGS OR APPROVED EQUAL FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING OR LATERAL ENCROACHMENT AND SHALL STRADDLE A FULL LENGTH OF CLASS 52 CEMENTED LINED DUCTILE IRON WATER PIPE.

5. THE DEFLECTION IN ALL GRAVITY SEWER PIPE SHALL BE TESTED USING A 60, 100-GM MANDEREL TEST TO ENSURE THAT PROPER INSTALLATION HAS OCCURED. TEST SHALL CONFORM WITH PIPE MANUFACTURER'S RECOMMENDATIONS AND SHALL NOT INDICATE MORE THAN 7.5% DEFLECTION, U.O.H.

6. ALL TESTING SHALL CONFORM TO SRA AND TOWN ENGINEERING / DPW SPECIFICATIONS.

7. EACH SEGMENT OF THE SEWER MAIN INCLUDING MANHOLES SHALL BE LEAK TESTED AND OBSERVED BY A REPRESENTATIVE OF THE TOWN AND/OR ENGINEER IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

EXFILTRATION TEST FOR NEW SEWER MAIN:

1. PREPARATION OF TEST: AFTER THE MANHOLE HAD BEEN ASSEMBLED IN PLACE, ALL LIFTING HOLES AND THOSE EXTERIOR JOINTS WITHIN SIX FEET OF THE GROUND SURFACE SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. THE TEST SHALL BE MADE PRIOR TO PLACING THE SHELF AND INVERT AND BEFORE FILLING AND POINTING THE HORIZONTAL JOINTS. BELOW THE 6-FOOT DEPTH THE GROUNDWATER TABLE HAS BEEN ALLOWED TO RISE ABOVE THE BOTTOM OF THE MANHOLE. IT SHALL BE LOWERED FOR THE DURATION OF THE TEST. ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLE PLUGGED AND PLUGS BRACED TO PREVENT BLOW OUT.

2. TEST PROCEDURE: THE MANHOLE SHALL THEN BE FILLED WITH WATER TO THE TOP OF THE CONE SECTION. IF THE EXCAVATION HAS NOT BEEN BACKFILLED AND OBSERVATION INDICATED NO VISIBLE LEAKAGE, THAT IS, NO WATER VISIBLY MOVING DOWN THE SURFACE OF THE MANHOLE, THE MANHOLE MAY BE CONSIDERED TO BE SATISFACTORILY WATERTIGHT. IF THE TEST AS DESCRIBED ABOVE IS UNSATISFACTORY AS DETERMINED BY THE ENGINEER OR IF THE MANHOLE EXCAVATION HAS BEEN BACKFILLED THE TEST SHALL BE REPEATED. A PERIOD OF TIME MAY BE PERMITTED, IF THE CONTRACTOR WISHES, TO ALLOW FOR ABSORPTION.

3. AT THE END OF THIS PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE. IF NECESSARY, AND THE MEASURING TIME OF AT LEAST EIGHT HOURS BEGIN AT THE END OF THE TEST PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE, MEASURING THE VOLUME OF WATER ADDED. THIS AMOUNT SHALL BE EXTRAPOLATED TO A 24-HOUR RATE AND THE LEAKAGE DETERMINED ON THE BASIS OF DEPTH. THE LEAKAGE FOR EACH MANHOLE SHALL NOT EXCEED ONE GALLON PER VERTICAL FOOT FOR A 24-HOUR PERIOD. IF THE TEST FAILS THIS REQUIREMENTS, BY THE LEAKAGE DOES NOT EXCEED THREE GALLONS PER VERTICAL FOOT PER DAY, REPAIRS BY APPROVED METHODS MAY BE MADE AS DIRECTED BY THE ENGINEER FOR BRING THE LEAKAGE WITHIN THE ALLOWABLE RATE ON ONE GALLON PER VERTICAL FOOT PER DAY. LEAKAGE DUE TO A DEFECTIVE SECTION OR JOINT OF EXCEEDING THE TESTED LENGTH SHALL BE REPAIRED AT THE CONTRACTOR'S RISK AND EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THE CONTRACTOR'S RESPONSIBILITY TO UNCOVER, DISASSEMBLE, RECONSTRUCT OR REPLACE THE MANHOLE AS DIRECTED BY THE ENGINEER. THE MANHOLE SHALL THEN BE RE-TESTED AND, IF SATISFACTORY, INTERIOR JOINTS SHALL BE FILLED AND POINTED.

4. BACKFILLING: THE TEST MAY BE CONDUCTED EITHER BEFORE OR AFTER BACKFILLING AROUND THE MANHOLE. HOWEVER, IF THE CONTRACTOR ELECTS TO BACKFILL PRIOR TO TESTING, IT SHALL BE AT HIS OWN RISK AND IT SHALL BE INCUMBERT UPON THE CONTRACTOR TO DETERMINE THE REASON FOR ANY FAILURE OF THE TEST. NO ADJUSTMENT IN THE LEAKAGE ALLOWANCE WILL BE MADE FOR UNKNOWN CAUSES SUCH AS LEAKING PLUGS, ABSORPTION, ETC., I.E. IT WILL BE ASSUMED THAT ALL LOSS OF WATER DURING THE TEST IS A RESULT OF LEAKS THROUGH THE JOINTS OF THROUGH THE CONCRETE. FURTHERMORE, THE CONTRACTOR SHALL TAKE ANY STEPS NECESSARY TO ASSURE THE ENGINEER THAT THE WATER TABLE IS BELOW THE BOTTOM OF THE MANHOLE THROUGHOUT THE TEST. B.

VACUUM TEST FOR NEW SEWER MAIN:

1. THE VACUUM TESTING SYSTEM SHALL BE SUPPLIED BY NPC SYSTEMS, INC. OR EQUIVALENT AS APPROVED BY THE ENGINEER. THE TESTING SHALL BE DONE USING A 60 LB-FT TORQUE WRENCH SHOWN IN THE PLANS. THE MANHOLE SHALL BE PLUGGED WITH A NON-SHRINKING MORTAR. THE CONTRACTOR SHALL PLUG THE PIPE OPENINGS, TAKING CARE TO SECURELY BRACE THE PLUGS AND THE PIPE TO PREVENT THE PLUGS FROM BEING DRAWN INTO THE MANHOLE.

2. A VACUUM OF 10 INCHES OF MERCURY (HG (4.9 PSI), SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. THE MANHOLE PASSES THE TEST IF THE VACUUM REMAINS GREATER THAN OR EQUAL TO 9 INCHES HG (4.4 PSI) FOR A PERIOD GREATER THAN ONE MINUTE FOR MANHOLES UP TO 10 FEET DEEP; ONE MINUTE FIFTEEN SECONDS FOR MANHOLES 10-15 FEET DEEP; AND ONE MINUTE THIRTY SECONDS FOR MANHOLES 15-25 FEET DEEP.

3. IF THE MANHOLE FAILS THE INITIAL TEST, THE CONTRACTOR SHALL LOCATE THE LEAKS AND MAKE PROPER REPAIRS. LEAKS MAY BE FILLED WITH A WET SLURRY OF ACQUATED QUICK SETTING MATERIAL. IF THE MANHOLE FAILS THE VACUUM TEST AGAIN, ADDITIONAL REPAIRS MUST BE MADE, AND THE MANHOLE MUST BE TESTED BY EXFILTRATION AS OUTLINED IN PARAGRAPH 3.03 (A) FIELD QUALITY CONTROL.

LEAKAGE TEST:

1. THE PIPELINES SHALL BE MADE AS NEARLY WATERTIGHT AS PRACTICABLE, AND LEAKAGE TESTS AND MEASUREMENTS SHALL BE MADE AFTER THE PIPELINE HAS BEEN BACKFILLED.

2. WHERE THE GROUNDWATER LEVEL IS MORE THAN 1 FT ABOVE THE TOP OF THE PIPE AT ITS UPPER END, THE CONTRACTOR SHALL CONDUCT EITHER INFILTRATION TESTS OR LOW PRESSURE AIR TESTS.

3. WHERE THE GROUNDWATER LEVEL IS LESS THAN 1 FT. ABOVE THE TOP OF THE PIPE AT ITS UPPER END, THE CONTRACTOR SHALL CONDUCT EITHER EXFILTRATION TESTS OR LOW PRESSURE AIR TESTS.

4. AT THE TIME OF THE TEST, THE CONTRACTOR SHALL DETERMINE THE GROUNDWATER ELEVATION FROM OBSERVATION WELLS, EXCAVATIONS OR OTHER MEANS, ALL SUBJECT TO REVIEW BY THE ENGINEER.

5. FOR MAKING THE LOW PRESSURE AIR TESTS, THE CONTRACTOR SHALL USE EQUIPMENT SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE PURPOSE OF TESTING SEWER PIPELINES USING LOW PRESSURE AIR. THE EQUIPMENT SHALL BE PROVIDED WITH AN AIR REGULATORY VALVE OR AIR SAFETY SO SET THAT THE INTERNAL AIR PRESSURE IN THE PIPELINE CANNOT EXCEED 8 PSIG.

6. THE LEAKAGE TEST USING LOW PRESSURE AIR SHALL BE MADE ON EACH MANHOLE-TO-MANHOLE SECTION OF PIPELINE AFTER PLACEMENT OF THE BACKFILL.

7. PNEUMATIC PLUGS SHALL HAVE A SEALING LENGTH EQUAL TO OR GREATER THAN THE DIAMETER OF THE PIPE TO BE TESTED. PNEUMATIC PLUGS SHALL RESIST INTERNAL TEST PRESSURES WITHOUT REQUIRING EXTERNAL BRACING OR BLOCKING.

8. ALL AIR USED SHALL PASS THROUGH A SINGLE CONTROL PANEL.

9. LOW PRESSURE AIR SHALL BE INTRODUCED INTO THE SEALED LINE UNTIL THE INTERNAL AIR PRESSURE REACHES 4 PSIG. GREATER THAN THE MAXIMUM PRESSURE EXERTED BY THE GROUNDWATER THAT MAY BE ABOVE THE INVERT OF THE PIPE AT THE TIME OF THE TEST. HOWEVER, THE INTERNAL AIR PRESSURE IN THE SEALED LINE SHALL NOT BE ALLOWED TO EXCEED 8 PSIG. WHEN THE MAXIMUM PRESSURE EXERTED BY THE GROUNDWATER IS GREATER THAN 4 PSIG, THE CONTRACTOR SHALL CONDUCT ONLY AN INFILTRATION TEST.

10. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE IN THE SECTION UNDER TEST. AFTER THE STABILIZATION PERIOD, THE LOW PRESSURE AIR SUPPLY HOSE SHALL BE QUICKLY DISCONNECTED FROM THE CONTROL PANEL. THE TIME REQUIRED IN MINUTES FOR THE PRESSURE IN THE SECTION UNDER TEST TO DECREASE FROM 3.5 TO 2.5 PSIG (GREATER THAN THE MAXIMUM PRESSURE EXERTED BY GROUNDWATER THAT MAY BE ABOVE THE INVERT OF THE PIPE) SHALL NOT BE LESS THAN THAT SHOWN IN THE FOLLOWING TABLE:

PIPE DIAMETER IN INCHES VS. MINUTES

6"	5.0 MIN. 40 SEC.
8"	7.0 MIN. 34 SEC.
10"	9.0 MIN. 26 SEC.
12"	11.0 MIN. 20 SEC.
15"	14.0 MIN. 10 SEC.
18"	17.0 MIN. 0 SEC.
21"	19.0 MIN. 50 SEC.
24"	22.0 MIN. 40 SEC.
27"	25.0 MIN. 30 SEC.

11. FOR MAKING THE INFILTRATION AND EXFILTRATION TESTS, THE CONTRACTOR SHALL FURNISH SUITABLE TEST PLUGS, WATER PUMPS, AND APPURTENANCES, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.

12. FOR MAKING THE INFILTRATION TESTS, UNDERDRAINS, IF USED, SHALL BE PLUGGED AND OTHER GROUNDWATER DRAINAGE SHALL BE STOPPED TO PERMIT THE GROUNDWATER TO RETURN TO ITS NORMAL LEVEL INsofar AS PRACTICABLE.

13. UPON COMPLETION OF A SECTION OF THE SEWER, THE CONTRACTOR SHALL DEWATER IT AND CONDUCT AN EXFILTRATION TEST TO MEASURE THE INFILTRATION FOR AT LEAST 24 HOURS. THE AMOUNT OF INFILTRATION, INCLUDING MANHOLES, TEES, AND CONNECTIONS, SHALL NOT EXCEED 200 GAL. PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS.

14. FOR MAKING THE EXFILTRATION TESTS, THE SEWERS SHALL BE SUBJECTED TO AN INTERNAL PRESSURE BY PLUGGING THE PIPE AT THE LOWER END AND THEN FILLING THE PIPELINES AND MANHOLES WITH CLEAN WATER TO A HEIGHT OF 2 FT. ABOVE THE TOP OF THE SEWER AT ITS UPPER END. WHERE CONDITIONS BETWEEN MANHOLES MAY RESULT IN TEST PRESSURES WHICH WOULD CAUSE LEAKAGE AT THE STOPPERS IN BRANCHES, PROVISIONS SHALL BE MADE BY SUITABLE TIES, BRACES, AND WEDGES TO SECURE THE STOPPERS AGAINST LEAKAGE RESULTING FROM THE TEST PRESSURE.

15. THE RATE OF LEAKAGE FROM THE SEWERS SHALL BE DETERMINED BY MEASURING THE AMOUNT OF WATER REQUIRED TO MAINTAIN THE LEVEL 2 FT. ABOVE THE TOP OF THE PIPE.

16. LEAKAGE FROM THE SEWERS UNDER TEST SHALL NOT EXCEED THE REQUIREMENTS FOR LEAKAGE INTO SEWERS AS HEREIN BEFORE SPECIFIED.

17. THE SEWERS SHALL BE TESTED BEFORE ANY CONNECTIONS ARE MADE TO BUILDINGS.

18. THE CONTRACTOR SHALL CONSTRUCT WEIRS OR OTHER MEANS OF MEASUREMENTS AS MAY BE REQUIRED.

19. SUITABLE BULKHEADS SHALL BE INSTALLED, AS REQUIRED, TO PERMIT THE TEST OF THE SEWER.

20. SHOULD THE SECTIONS UNDER TEST FAIL TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL DO ALL WORK OF LOCATING AND REPAIRING LEAKS AND RETESTING AS THE ENGINEER MAY REQUIRE WITHOUT ADDITIONAL COMPENSATION.

21. IF, IN THE JUDGMENT OF THE ENGINEER, IT IS IMPRACTICABLE TO FOLLOW THE FOREGOING PROCEDURES FOR ANY REASON, ACCEPTABLE MODIFICATIONS IN THE PROCEDURES SHALL BE MADE AS REQUIRED, BUT IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ULTIMATE TIGHTNESS OF THE LINE WITHIN THE ABOVE TEST REQUIREMENTS.

WATER TESTING

1. REQUIRED TESTS FOR WATERLINES AND FORCE MAINS:

A. PERFORM THE FOLLOWING AFTER THE PIPE HAS BEEN INSTALLED AND PRIOR TO FINAL ACCEPTANCE:

A.1. PRESSURE TEST. / A.2. LEAKAGE TEST.

2. PRESUMPTIVE HYDROSTATIC TESTS MAY BE PERFORMED WHEN THE SYSTEM IS PARTIALLY BACKFILLED TO "CHECK" THE WORK, BUT FINAL ACCEPTANCE SHALL BE BASED ON HYDROSTATIC TESTS PERFORMED ON THE FINISHED SYSTEM AFTER IT IS COMPLETELY BACKFILLED.

3. PRESSURE TEST:

A. TEST PIPING TO 1.5 TIMES THE PIPE WORKING PRESSURE, OR 150 PSI, WHICHEVER IS GREATER. MEASURE TEST PRESSURES AT THE LOWEST POINT IN THE PIPE SECTION AND CORRECT TO THE ELEVATION OF THE GAUGE.

B. RELIEVE TRAPPED AIR AT THE SECTION HIGH POINTS THROUGH HYDRANTS, OR TAPS INSTALLED FOR THIS PURPOSE, PROVIDED TEMPORARY INSTALLATIONS ARE REMOVED AND PLUGGED AFTER ACCEPTANCE.

C. MAINTAIN THE TEST PRESSURE FOR A PERIOD OF TWO (2) HOURS. AT THE END OF THE TEST PERIOD, IF THE TEST PRESSURE REMAINS CONSTANT, THE PIPE SECTION SHALL HAVE PASSED THE TEST. IF THE PRESSURE HAS DROPPED, IT SHALL BE BROUGHT BACK TO THE TEST PRESSURE BY PUMPING A KNOWN VOLUME OF WATER (BY PUMPING FROM A GRADUATED CONTAINER OR BY METERING) BACK INTO THE PIPE. THE VOLUME OF WATER THUS USED, REPRESENTING LEAKAGE FROM THE PIPE, SHALL BE RECORDED. IF THE LEAKAGE IS LESS THAN THE ALLOWABLE LEAKAGE SPECIFIED BELOW, THE PIPE SHALL HAVE PASSED THE TEST. IF THE LEAKAGE EXCEEDS THE ALLOWABLE LEAKAGE SPECIFIED, THE CONTRACTOR SHALL LOCATE THE LEAK, PERMANENTLY REPAIR THE SECTION OF PIPE WHERE THE LEAK IS OCCURRING TO THE SATISFACTION OF THE ENGINEER, AND RETEST THE PIPE AS SPECIFIED ABOVE.

4. LEAKAGE TEST:

A. CONDUCT THE LEAKAGE TEST CONCURRENTLY WITH THE PRESSURE TEST.

B. THE MAXIMUM ALLOWED LEAKAGE IS DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{N \times D \times P}{7400} \quad \text{WHERE } L = \text{ALLOWABLE LEAKAGE, IN GPM}; \quad \text{WHERE } N = \text{NO. OF JOINTS IN TEST SECTION}; \quad \text{WHERE } D = \text{NOMINAL PIPE DIAMETER, IN INCHES}; \quad \text{WHERE } P = \text{AVERAGE TEST PRESSURE, IN PSIG}$$

5. ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF ANY PIPE SECTION DISCLOSES LEAKAGE GREATER THAN THAT SPECIFIED, LOCATE, REPAIR AND RETEST UNTIL THE LEAKAGE IS WITHIN THE LIMITS SPECIFIED.

6. MAKE ALL VISIBLE LEAKS TIGHT REGARDLESS OF THE AMOUNT OF LEAKAGE, AND IF THE LINES DO NOT MEET THE ABOVE LEAKAGE TEST, REPAIR AND RETEST AS NECESSARY UNTIL THE LEAKAGE REQUIREMENT IS MET. REPAIR OR REPLACE ALL DEFECTIVE WORK.

DISINFECTION OF POTABLE WATER MAINS

1. DISINFECT ALL POTABLE WATER MAINS IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651, EXCEPT THAT THE PLACEMENT OF CHLORINE POWDER OR TABLETS INSIDE THE PIPE DURING INSTALLATION SHALL NOT BE ALLOWED. DISINFECT WATER MAINS AFTER THE PIPING HAS PASSED THE PRESSURE AND LEAKAGE TESTING.

2. FLUSH THE PIPE WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND (FPS) TO CLEAR ALL FOREIGN MATERIAL FROM THE PIPE.

3. APPLY A CHLORINE SOLUTION WITH A CONCENTRATION BETWEEN 50 PARTS PER MILLION (PPM) AND 100 PPM. THE CHLORINE SOLUTION SHALL REMAIN IN THE PIPING FOR A MINIMUM OF 24 HOURS. THE CONCENTRATION AT THE END OF THIS PERIOD SHALL BE AT LEAST 25 PPM IN ALL SECTIONS OF THE MAIN. REPEAT THE ENTIRE PROCEDURE IF THE RESIDUAL IS LESS THAN 25 PPM.

4. WHILE THE CHLORINATED WATER IS BEING ADDED, ALL APPURTENANCES (VALVES, HYDRANTS, ETC.) SHALL BE OPERATED SO AS TO COMPLETELY DISINFECT THE NEW WORK.

B. POSITION VALVES SO THAT THE CHLORINE SOLUTION IN THE SECTION BEING DISINFECTED WILL NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE.

C. CHLORINE RESIDUAL SAMPLES SHALL BE TAKEN AS DIRECTED BY THE ENGINEER.

4. AFTER THE TWENTY FOUR (24) HOUR RETENTION PERIOD, FLUSH THE MAIN UNTIL RESIDUAL TESTING INDICATES THAT THE CHLORINE CONCENTRATION IS APPROXIMATELY THAT OF THE NEIGHBORING SERVICE AREA.

A. DISPOSE OF HEAVILY CHLORINATED WATER INTO SANITARY SEWER OR TANK TRUCK.

B. THE OWNER AND THE OWNER OF THE SANITARY SEWER SYSTEM SHALL BE NOTIFIED A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE DISCHARGE OF ANY WATER TO THE SANITARY SEWER. CONTRACTOR SHALL SUBMIT TO THE ENGINEER WRITTEN CONFIRMATION THAT THE OWNER OF SANITARY SEWER SYSTEM (THE TOWN), HAS APPROVED THE DISCHARGE OF WATER TO ITS SANITARY SEWER.

C. UNDER NO CIRCUMSTANCES WILL THE EMPTYING OF WATER ONTO ROADWAYS, OR INTO DITCHES, CULVERTS, STREAMS OR WETLANDS BE ALLOWED.

5. AFTER DISINFECTION AND FINAL FLUSHING, AND PRIOR TO PLACING THE LINES IN SERVICE, THE CONTRACTOR SHALL COLLECT BACTERIOLOGICAL SAMPLES (BOTH COLIFORM AND HETEROTROPHIC PLATE COUNT) AND SUBMIT SAMPLES TO AN APPROVED TESTING LABORATORY. TWO CONSECUTIVE SETS OF SAMPLES SHALL BE TAKEN AT LEAST 24 HOURS APART IN ACCORDANCE WITH AWWA C651. THE COLLECTION POINTS SHALL BE AS DIRECTED BY THE ENGINEER AND LOCAL AUTHORITY HAVING JURISDICTION.

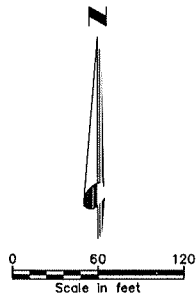
A. THE TESTING LABORATORY PERFORMING THE BACTERIOLOGICAL ANALYSIS SHALL BE ACCEPTABLE TO THE ENGINEER.

B. SUBMIT THREE (3) COPIES OF THE LABORATORY ANALYSIS TO THE ENGINEER.

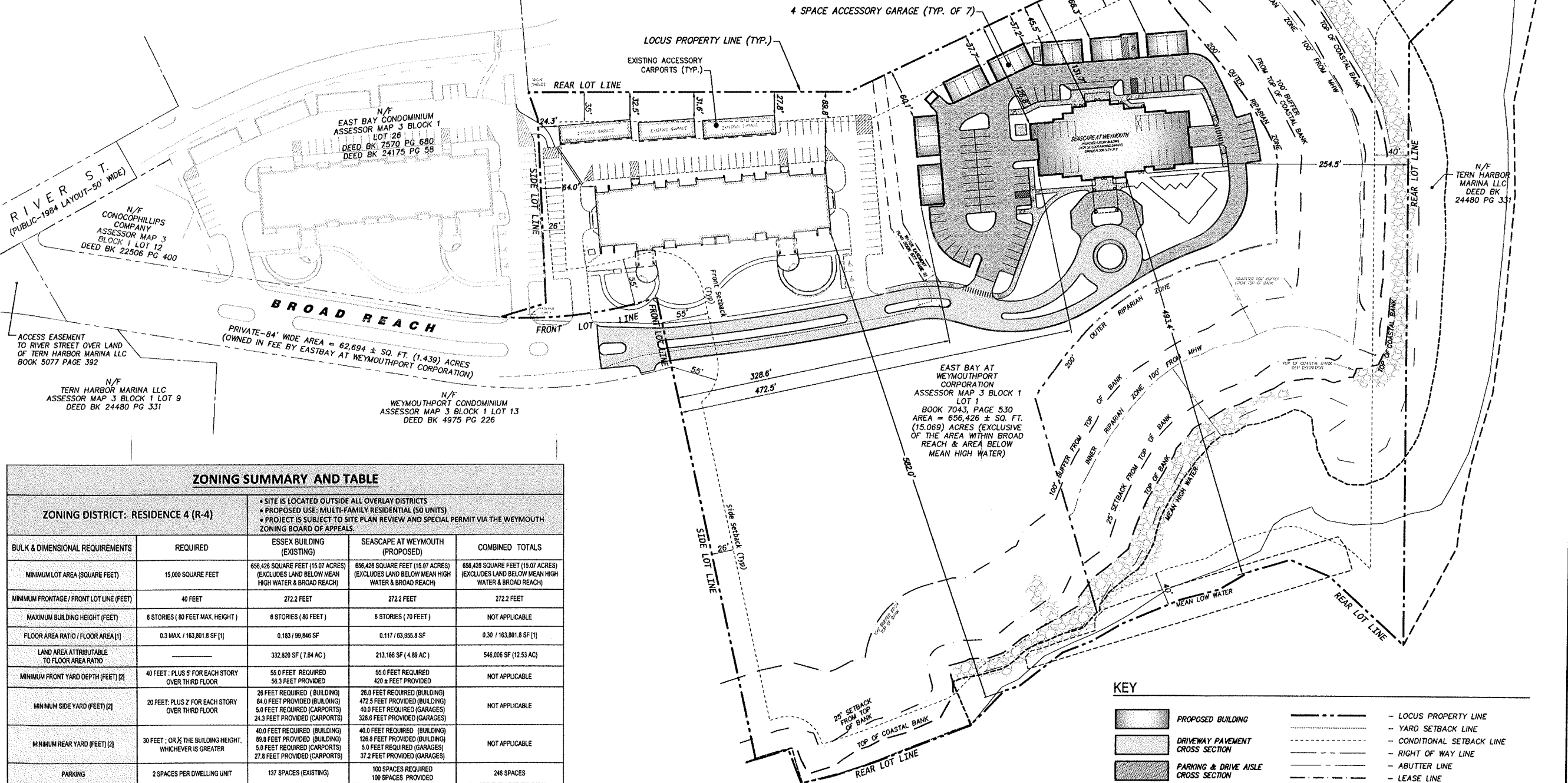
A. SHOULD SAFE RESULTS NOT OCCUR AFTER LABORATORY TESTS, THE CONTRACTOR SHALL, AT HIS EXPENSE, REPEAT THE DISINFECTION PROCEDURE UNTIL SAFE RESULTS ARE OBTAINED. THIS INCLUDES A POSITIVE RESULT FOR COLIFORM OR A MEASURED HETEROTROPHIC PLATE COUNT OF GREATER THAN 500 COLONY-FORMING UNITS PER ML.

B. CONTRACTOR SHALL PAY FOR ALL TESTING REQUIRED.

6. ALL PRECAUTION SHALL BE TAKEN TO MAINTAIN DRY AND SANITARY CONDITIONS AND PREVENT CONTAMINATION OF ANY PIPING. IF, IN THE OPINION OF THE ENGINEER, CONTAMINATION HAS OCCURRED, THE CONTRACTOR SHALL REPEAT THE DISINFECTION PROCEDURE AND TESTING

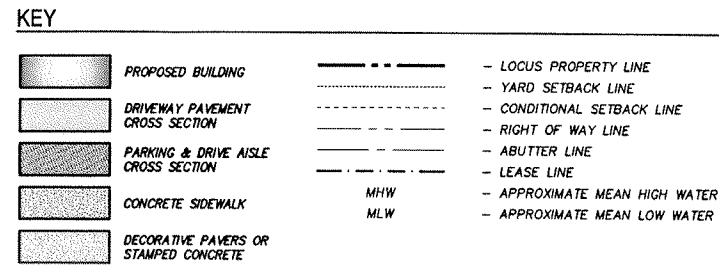


N/F
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
BOOK 5369, PAGE 417
ASSESSOR MAP 1, BLOCK 1, LOT 2



ZONING SUMMARY AND TABLE				
ZONING DISTRICT: RESIDENCE 4 (R-4)		• SITE IS LOCATED OUTSIDE ALL OVERLAY DISTRICTS • PROPOSED USE: MULTI-FAMILY RESIDENTIAL (50 UNITS) • PROJECT IS SUBJECT TO SITE PLAN REVIEW AND SPECIAL PERMIT VIA THE WEYMOUTH ZONING BOARD OF APPEALS.		
BULK & DIMENSIONAL REQUIREMENTS	REQUIRED	ESSEX BUILDING (EXISTING)	SEASCAPE AT WEYMOUTH (PROPOSED)	COMBINED TOTALS
MINIMUM LOT AREA (SQUARE FEET)	15,000 SQUARE FEET	656,428 SQUARE FEET (15.07 ACRES) (EXCLUDES LAND BELOW MEAN HIGH WATER & BROAD REACH)	656,428 SQUARE FEET (15.07 ACRES) (EXCLUDES LAND BELOW MEAN HIGH WATER & BROAD REACH)	656,428 SQUARE FEET (15.07 ACRES) (EXCLUDES LAND BELOW MEAN HIGH WATER & BROAD REACH)
MINIMUM FRONTAGE / FRONT LOT LINE (FEET)	40 FEET	272.2 FEET	272.2 FEET	272.2 FEET
MAXIMUM BUILDING HEIGHT (FEET)	6 STORIES (80 FEET MAX. HEIGHT)	6 STORIES (80 FEET)	6 STORIES (70 FEET)	NOT APPLICABLE
FLOOR AREA RATIO / FLOOR AREA [1]	0.3 MAX. / 163,801.8 SF [1]	0.183 / 99,846 SF	0.117 / 63,955.8 SF	0.30 / 163,801.8 SF [1]
LAND AREA ATTRIBUTABLE TO FLOOR AREA RATIO		332,820 SF (7.64 AC)	213,186 SF (4.89 AC)	546,006 SF (12.53 AC)
MINIMUM FRONT YARD DEPTH (FEET) [2]	40 FEET; PLUS 5' FOR EACH STORY OVER THIRD FLOOR	55.0 FEET REQUIRED 56.3 FEET PROVIDED	55.0 FEET REQUIRED 420 ± FEET PROVIDED	NOT APPLICABLE
MINIMUM SIDE YARD (FEET) [2]	20 FEET; PLUS 5' FOR EACH STORY OVER THIRD FLOOR	26 FEET REQUIRED (BUILDING) 84.0 FEET PROVIDED (BUILDING) 5.0 FEET REQUIRED (CARPORTS) 24.3 FEET PROVIDED (CARPORTS)	26.0 FEET REQUIRED (BUILDING) 472.5 FEET PROVIDED (BUILDING) 40.0 FEET REQUIRED (GARAGES) 328.6 FEET PROVIDED (GARAGES)	NOT APPLICABLE
MINIMUM REAR YARD (FEET) [2]	30 FEET; OR 1/2 THE BUILDING HEIGHT, WHICHEVER IS GREATER	40.0 FEET REQUIRED (BUILDING) 89.8 FEET PROVIDED (BUILDING) 5.0 FEET REQUIRED (CARPORTS) 27.8 FEET PROVIDED (CARPORTS)	40.0 FEET REQUIRED (BUILDING) 128.8 FEET PROVIDED (BUILDING) 5.0 FEET REQUIRED (GARAGES) 37.2 FEET PROVIDED (GARAGES)	NOT APPLICABLE
PARKING	2 SPACES PER DWELLING UNIT	137 SPACES (EXISTING)	100 SPACES REQUIRED 106 SPACES PROVIDED	246 SPACES

- NOTES:
- THE MAXIMUM FLOOR AREA FOR THIS LOT HAS BEEN CALCULATED UTILIZING TOTAL LOT AREA OF 656,428 SF EXCLUSIVE OF LAND UNDER MEAN HIGH WATER. THEN 110,420 SF IS SUBTRACTED FROM THE TOTAL LAND AREA TO SATISFY THE DECLARATION OF RESTRICTIVE COVENANT RECORDED IN BOOK 23735 AND PAGES 172 TO 175. THUS, THE LAND AREA TO BE USED TO COMPUTE THE ALLOWABLE FLOOR AREA IS 546,006 SF, RESULTING IN AN ALLOWABLE TOTAL FLOOR AREA OF 163,801.8 SF.
 - ACCESSORY STRUCTURES ARE ALLOWED TO BE 5 FEET FROM SIDE AND REAR PROPERTY LINE PER ZONING SECTION 120-55.



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Norwell, MA 02061
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No.	1	Date	01/09/17
Submitted / Revision	EDS Submittal	QC	JPM

APPLICANT: **DAI PROPERTY MANAGEMENT**
3325 WOOD ROAD, SUITE 202
BRANTREE, MA 02184

OWNER: **EASTBAY AT WEYMOUTHPORT CORPORATION**
325 WOOD ROAD, BRANTREE, MA 02184

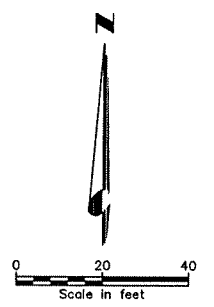
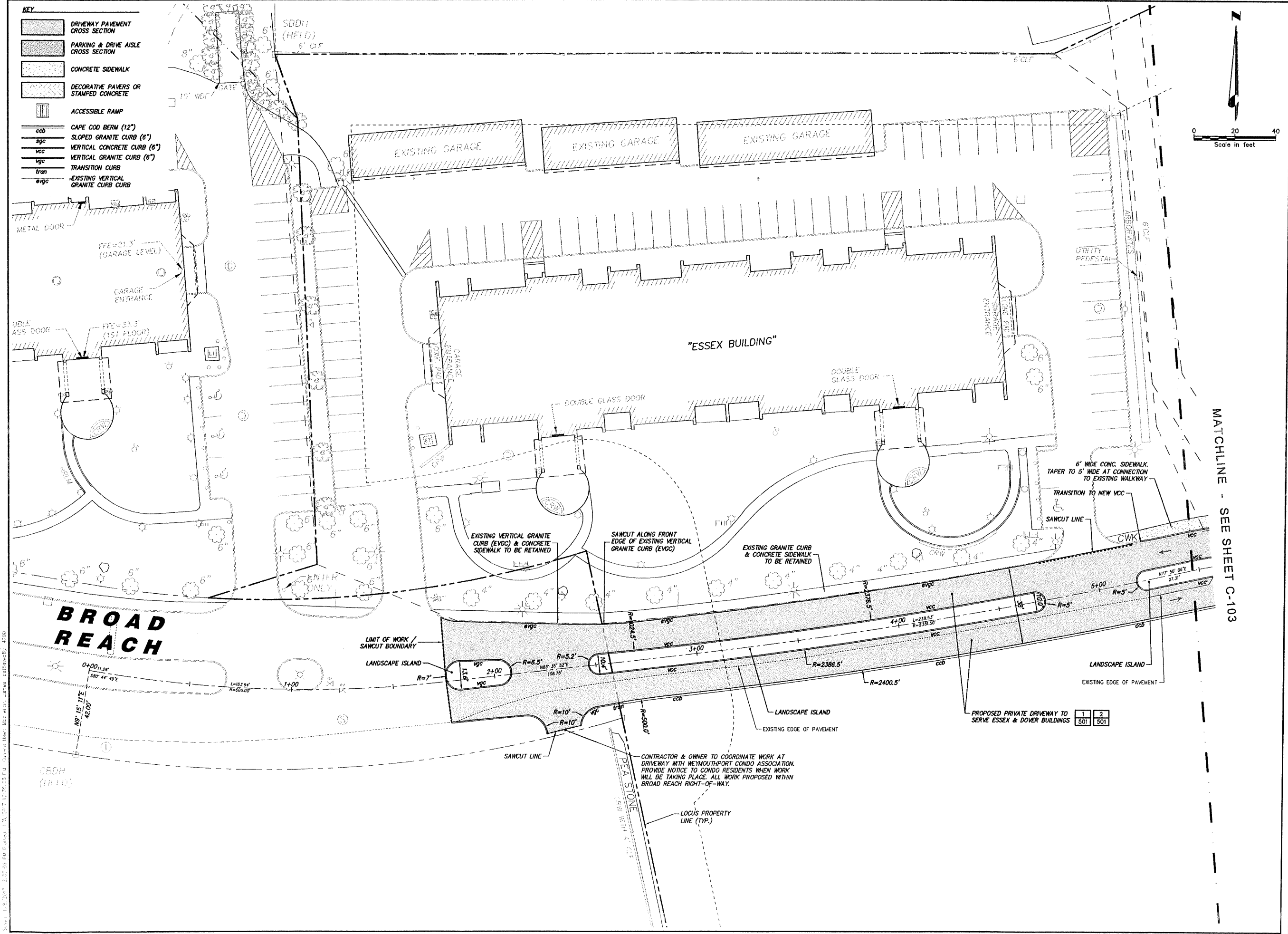
Site Development Plans
for
Seascape at Weymouth
Broad Reach, Weymouth, MA

OVERALL ZONING PLAN

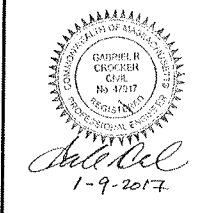
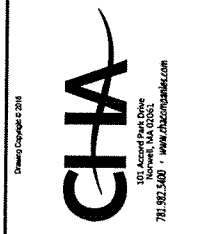
Designed By:	Drawn By:	Checked By:
DR	PK/JM	GR
Issue Date:	Project No:	Scale:
01/09/17	30891	As Shown

Drawing No:
C-101

- KEY**
- DRIVEWAY PAVEMENT CROSS SECTION
 - PARKING & DRIVE AISLE CROSS SECTION
 - CONCRETE SIDEWALK
 - DECORATIVE PAVERS OR STAMPED CONCRETE
 - ACCESSIBLE RAMP
 - CAPE COD BERM (12")
 - SLOPED GRANITE CURB (6")
 - VERTICAL CONCRETE CURB (6")
 - VERTICAL GRANITE CURB (6")
 - TRANSITION CURB
 - EXISTING VERTICAL GRANITE CURB



MATCHLINE - SEE SHEET C-103



No.	Submitted / Revision	By	Date
1	1	OC	01/09/17

APPLICANT: DAI PROPERTY MANAGEMENT
325 WOOD ROAD, SUITE 202
BRAintree, MA 02184

OWNER: EASTBAY AT WEYMOUTHPORT CORPORATION
325 WOOD ROAD, BRAintree, MA 02184



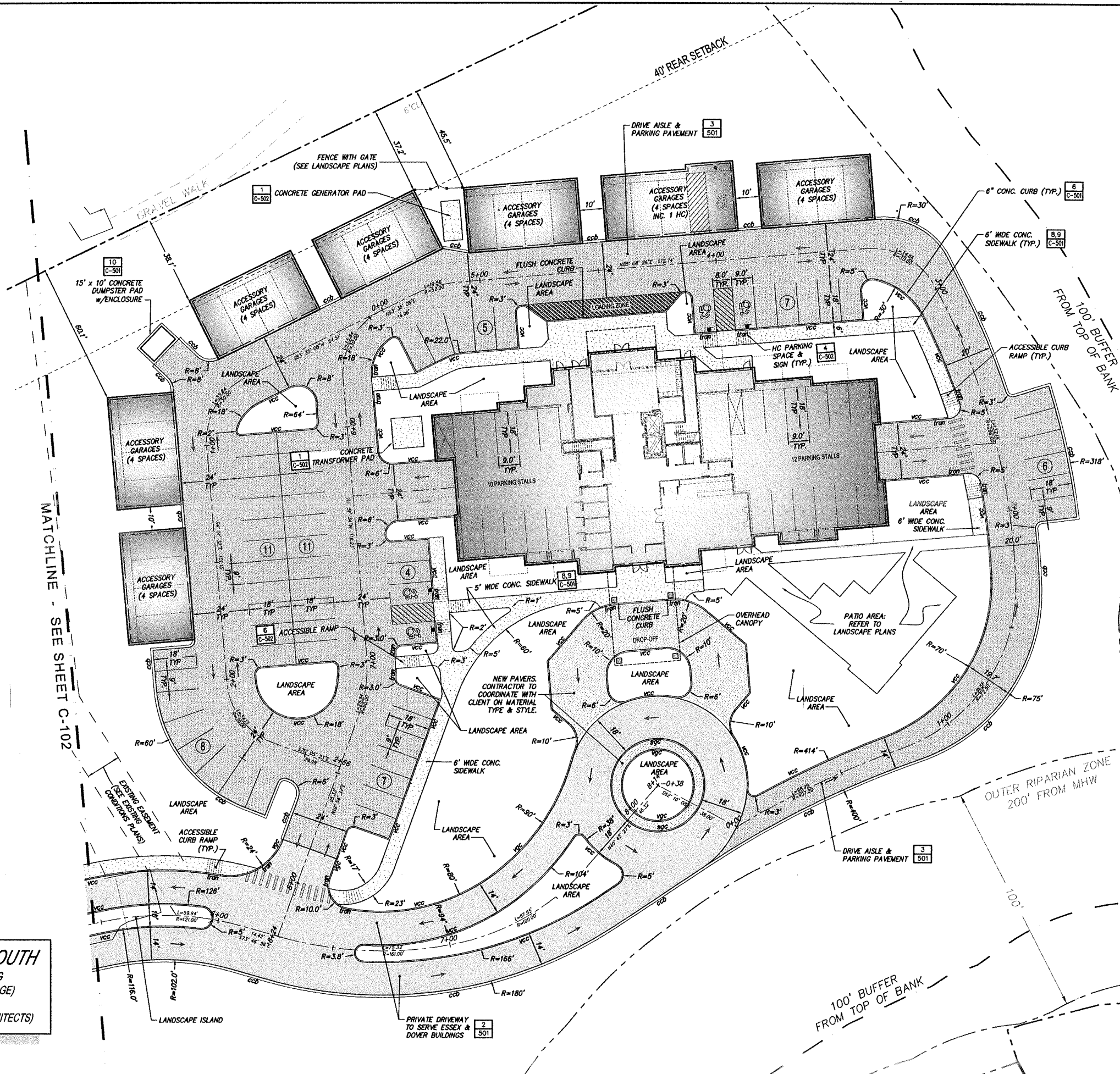
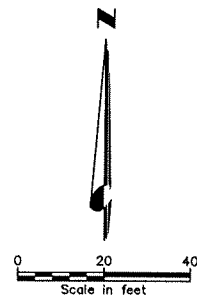
Site Development Plans
for
Seascapes at Weymouth
Broad Reach, Weymouth, MA

ROADWAY PLAN

Designed By: CHA	Drawn By: PKJM	Checked By: GTC
Issue Date: 01/09/17	Project No: 30891	Scale: As Shown

Drawing No.
C-102

- KEY
- DRIVEWAY PAVEMENT CROSS SECTION
 - PARKING & DRIVE AISLE CROSS SECTION
 - CONCRETE SIDEWALK
 - DECORATIVE PAVERS OR STAMPED CONCRETE
 - ACCESSIBLE RAMP
 - CAPE COD BERM (12")
 - SLOPED GRANITE CURB (6")
 - VERTICAL CONCRETE CURB (6")
 - VERTICAL GRANITE CURB (6")
 - TRANSITION CURB
 - EXISTING VERTICAL GRANITE CURB CURB



SEASCOPE AT WEYMOUTH
PROPOSED 6 STORY BUILDING
(WITH 1ST FLOOR PARKING GARAGE)
GARAGE FLOOR ELEV: 31.5'
(SEE SHEET A.1 FROM SHESKY ARCHITECTS)



No.	Date	Appr. By	Appr. Title	Appr. Firm
1	01/09/17	GC	PK/JM	CHA

APPLICANT: **DAI PROPERTY MANAGEMENT**
325 WOOD ROAD, SUITE 202
BRANTREE, MA 02184
OWNER: **EASTBAY AT WEYMOUTHPORT CORPORATION**
325 WOOD ROAD, BRANTREE, MA 02184



Site Development Plans
for
Seascope at Weymouth
Broad Reach, Weymouth, MA

SITE PLAN

Designed By:	Drawn By:	Checked By:
CHA	PK/JM	GC
Issue Date:	Project No:	Scale:
01/09/17	30891	As Shown

Drawing No:
C-103