

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

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2016 AUG -1 BOARD

TOWN OF WEYMOUTH

BOARD OF ZONING APPEALS APPLICATION

2016 AUG -1 AM 11:18

TO BE COMPLETED BY STAFF

Case Number: # 3302

Town Clerk Stamp

Submittal Accepted: C.S. Date 8/1
Signature of Planning Dept. Staff for minimal requirements

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: 75 Finnell Drive

Assessor's Map Sheet, Block, & Lot: Map 36, Block 452, Lots 5 & 12

Zoning District: Industrial -1 (I-1) Overlay District: _____

OWNER OF RECORD (S) (print & sign): Finnell Drive Realty, LLC

(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: 75 Finnell Drive, Weymouth, MA

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. 160364

NAME OF APPLICANT (S) (print & sign): Stephen E. Goldman

Applicant's Address: 75 Finnell Drive, Weymouth, MA

Contact Information: Email _____ Phone 781-337-4600

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

NAME & AFFILIATION OF REPRESENTATIVE:

Address: _____

Contact Information: Email _____ Phone _____

NAME OF ENGINEER AND / OR ARCHITECT: Sean Guinan, S3 Design, 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.

Gregory F. Galvin
Gregory F. Galvin, Esq., July 20, 2016

Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: ☒ Special Permit ☒ Variance ☐ Amendment Other: ☐

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

Article IX, S. 120-29 E Special Permit Uses-Place of recreation or assembly; Article XIII, S. 120-39 Continuation; S. 120-40 Extension or change by Special Permit;
Article XV, S. 120-51 Table 1 Schedule, of District Regulations, Front yard set-back; Article XVII S. 120-74Q Minimum required spaces, Unlisted requirements

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):

The property is the location of a multi-use health, fitness and recreational facility, with tennis courts, swimming pools, fitness, therapy, mind and body spa, conference rooms and restaurant.

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

The applicant is seeking to reconfigure the front entrance by moving the drop-off from the left side of the entrance roadway to the right side where there is proposed covering reducing the front yard set-back. Further, to remove about 24 parking spaces in the unfinished road and replace them on the applicants property.

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).

Article IX S. 120-29E Place of recreation or assembly is by Special Permit.

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).

Yes, 8/24/95 # 2307; 12/17/99 # 2457; 6/13/01 # 2536; 1/20/03 # 2684; 2/22/07 # 2933; 6/20/12 # 3164; 2/20/13 # 3186; 4/1/2015 #3248

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

The applicant is modifying the front landscaping at the entrance.

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			
Lot Area / Size (Sq. Ft.)	20,000	450,411	450,411
Dwelling Units	None	None	None
Frontage (ft.)	40	1385	1385
Lot Width (ft.)	100	1385	1385
Front Yard Setback (ft.)	40	40	40
Front Yard Setback (ft.) - corner lots	-	-	-
Side Yard Setback (ft.)	25	>25	>25
Side Yard Setback (ft.)	-	-	-
Rear Yard Setback (ft.)	50'	50'	50'
Height (ft.) & # of Stories	<80' & 6	2	2
Lot Coverage	80%	80%+	Same
Off-Street Parking Spaces	297	281	304
Off-Street Loading Spaces		2	2
Parking Setback			
Accessory Structure Setback	-	-	-
Landscaping	20%	<20%	<20%
Floor Area Ratio	-	-	
Signage	-	-	-
Other:	-	-	-

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 site is presently used as a multi-use health and recreational facility and the owner is seeking to keep up with the changes in the industry and provide the amenities that are sought by their membership base.

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

This is a continuation of an ongoing use with the offering of additional open exercise space and converting open seating area to a child water park area.

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

The applicant is providing additional parking for the current uses and expected changes.

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

The changes will be properly incorporated in the owners existing facility.

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

The changes/additions are designed to provide the opportunity to enjoy all of the new innovations in the health, fitness and recreational industry.

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use (Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

The current lot coverage including parking and outdoor activities exceed the maximum lot coverage of 80% however the applicant is seeking to increase the lot coverage by altering the existing drainage area by adding more parking and safer access to the main building.

2. Indicate how long the nonconforming aspects of the structure have been in existence:

The current use began in the late 1970's and has been modified internally and externally on numerous occasions. The current external uses have been in existence since approximately January 2003.

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

The use was allowed by Special Permit and relief has been granted on the lot coverage, landscaping and front yard set back from the beginning.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

The applicant will not extend any existing non-conformity however intends to modify the activity within the existing impervious area, and his investigations suggest that there is adequate parking within his property.

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

The applicant has 282 identified parking spaces and space for an additional 25 in a graded and gravel area at the far end of the property that is used by employees.

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

The applicant is seeking to make the access to the main club area safer and to bring all necessary parking fully on applicants property.

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

The applicant is constantly experiencing additional competition in a business that is evolving on a perennial basis. The proposed changes are designed for safer access for the clientele and to bring all required parking on site.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

The applicant's lot and building uses have existed for over 45 years and the changes are primarily altering the existing uses.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

The applicant has demonstrated that he has adequate parking for the changes in the current use.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

The change of the front entrance is for the safety of the membership and the additional parking will assist bringing the membership fully onto the applicant's property.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

**S3 Design Inc**

1459 Hancock Street Suite 2r Quincy MA 02169 617.472.8804

Existing Parking Calculations

Area Description	Parking Rate Factor	Area/ Item	Spaces Required
Tennis Courts	Two Parking Spaces per Court	15	30
Day Care Center	One Space per Employee	3	3
Gymnasium	10 Spaces per ½ Court	1	20
Employees	One Space per Non-Office Employee	13	13
Office Area	One Space per 200 s.f.	1200	6
Center for Wellness	One Space per 100 s.f.	2100	21
Physical Therapy	One Space per 200 s.f.	2800	14
Common Areas	One Space per 200 s.f.	1340	7
Aerobics Area	One Space per 150 s.f.	3900	26
Exercise Area	One Space per 200 s.f.	10500	53
Pool Common Area	One Space per 200 s.f. of Common Area	4800	24
Restaurant	One Space per 1.5 Seats	45	30
Locker Rooms/ Bathrooms/ Sauna	Add 20% of Spaces Required for Tennis Courts, Exercise, and Pool		26
Total Parking Spaces Required for Existing Space			273

Proposed Parking Calculations

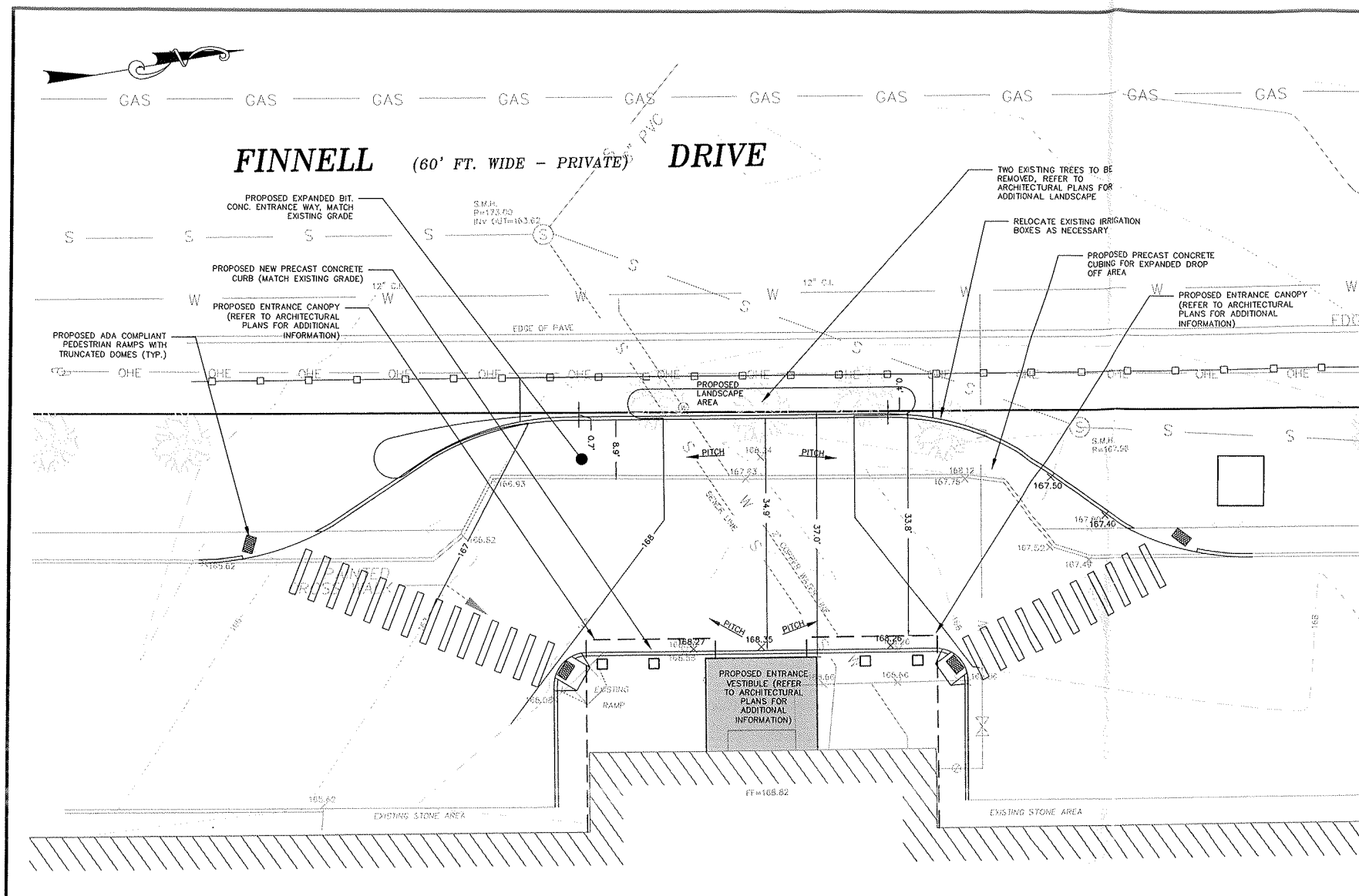
Area Description	Parking Rate Factor	Area/ Item	Spaces Required
Storage	Non-Factor (No added Occupants)	1500	0
Office	Relocated from Existing Space (Now Storage)	0	0
Restrooms	Non-Factor (No added Occupants)	120	0
Exercise/ Multipurpose Area	One Space per 150 s.f.	4550	31
Total Additional Parking Spaces Required for New Space			31
Total Parking Spaces Required			304

Method of Calculation of Parking Spaces:

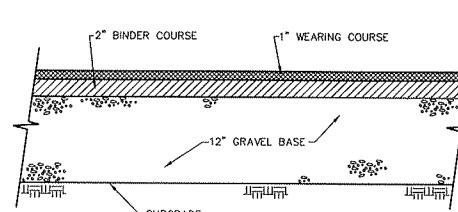
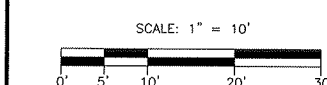
Our method of calculating the required number of parking spaces has been changed from the original calculation as follows:

1. The new office is a relocation of space. The original offices are being turned into storage and restrooms.
2. The restrooms provided should not affect the parking count because this does not add occupancy.
3. The Aerobics/ Multipurpose area is calculated as one parking space for every 150 s.f.
4. The storage provided should not affect the parking count because this does not add occupancy.

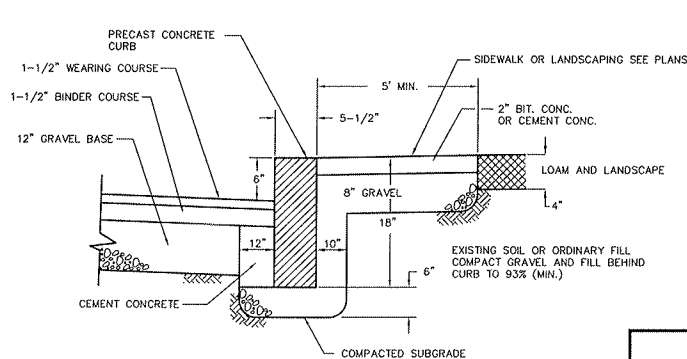
In our calculation we assumed that the newly proposed exercise area will require the same amount of space as the Aerobics classes previously calculated. The additional area calculated should add an additional 24 spaces to the previously calculated 273, leaving the total to be 297. We feel that adding an additional 20 parking spots to the existing 280 should sufficiently fulfill the requirements needed for the Weymouth Tennis and Athletic Club, totaling 300 spots.



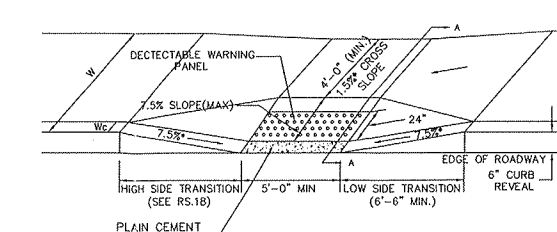
- ### GENERAL GRADING NOTES
1. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT.
 2. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
 3. UNDERGROUND UTILITIES SHOWN AS APPROXIMATE ONLY.
 4. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
 5. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS SHOWN OTHERWISE.
 6. THE GENERAL CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING EARTHWORK.
 7. ALL POINTS OF CONSTRUCTION EGRESS AND/OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
 8. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT/ENGINEER PRIOR TO STARTING WORK.
 9. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AND SHARED WITH THE ARCHITECT AND ENGINEER AS REQUIRED.
 10. SURPLUS MATERIALS SHALL NOT BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 11. ANY AREAS OUTSIDE OF THE LIMIT-OF-WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
 12. FURNISH AND INSTALL 3" OF SCREENED LOAM AND HYDROSEED IN ALL DISTURBED AREAS.
- ### NOTES:
1. TOPOGRAPHIC DETAIL, NATURAL AND MAN MADE SURFACE FEATURES ARE BASED ON ACTUAL SURVEY BY JOYCE CONSULTING GROUP ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD83 DATUM.
 2. PROPERTY LINE LOCATION PROVIDED BY CLIENT WITHIN AN EXISTING ELECTRONIC FILE PREVIOUSLY PREPARED FOR 75 FINNELL DRIVE.
 3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. JCG DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING LOCAL UTILITY DEPARTMENT AND DIG SAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ### LEGEND
- | | |
|------------|------------------------------------|
| DMH | PROPOSED DRAIN MANHOLE |
| CB | PROPOSED STORMCEPTOR INLET |
| SMH | PROPOSED SEWER MANHOLE |
| WG | PROPOSED GATE VALVE |
| CO | PROPOSED CLEANOUT |
| IP | PROPOSED INSPECTION PORT |
| W | PROPOSED WATER LINE |
| D | PROPOSED DRAIN LINE |
| S | PROPOSED SEWER LINE |
| E | PROPOSED ELECTRIC LINE |
| G | PROPOSED GAS LINE |
| 90.0 X | PROPOSED SPOT GRADE |
| 85 | EXISTING CONTOUR |
| 85 | PROPOSED CONTOUR |
| VF | VERIFY IN FIELD |
| IP | INSPECTION PORT |
| LP | LIGHT POLE |
| LB | LIGHT BOLLARD |
| // // | LINE TO BE ABANDONED |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| DI | CLASS 52 CEMENT LINED DUCTILE IRON |
| LF | LINEAR FEET |
| INV. | INVERT |
| TYP. | TYPICAL |
| CONC. | CONCRETE |
| BIT. CONC. | BITUMINOUS CONCRETE |
| RD | ROOF DRAIN |
| SS | SANITARY SEWER |



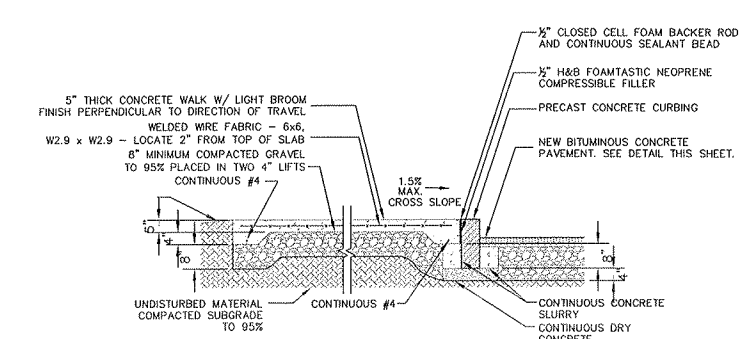
PAVEMENT SECTION DETAIL
NOT TO SCALE



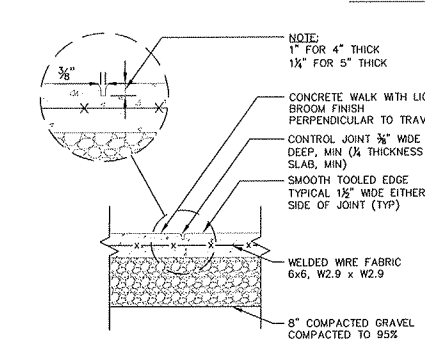
PRECAST CONCRETE CURB DETAIL
NOT TO SCALE



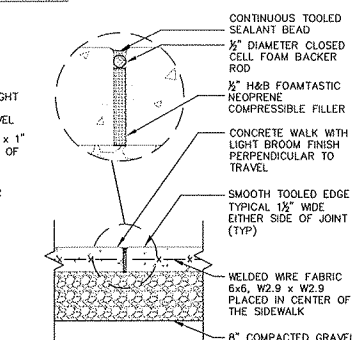
HC RAMP DETAIL
NOT TO SCALE



SIDEWALK DETAIL



CONTROL JOINT [5'-0" O.C. MAX]



EXPANSION JOINT [20'-0" O.C. MAX]

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



JOYCE CONSULTING GROUP
CIVIL ENGINEERS

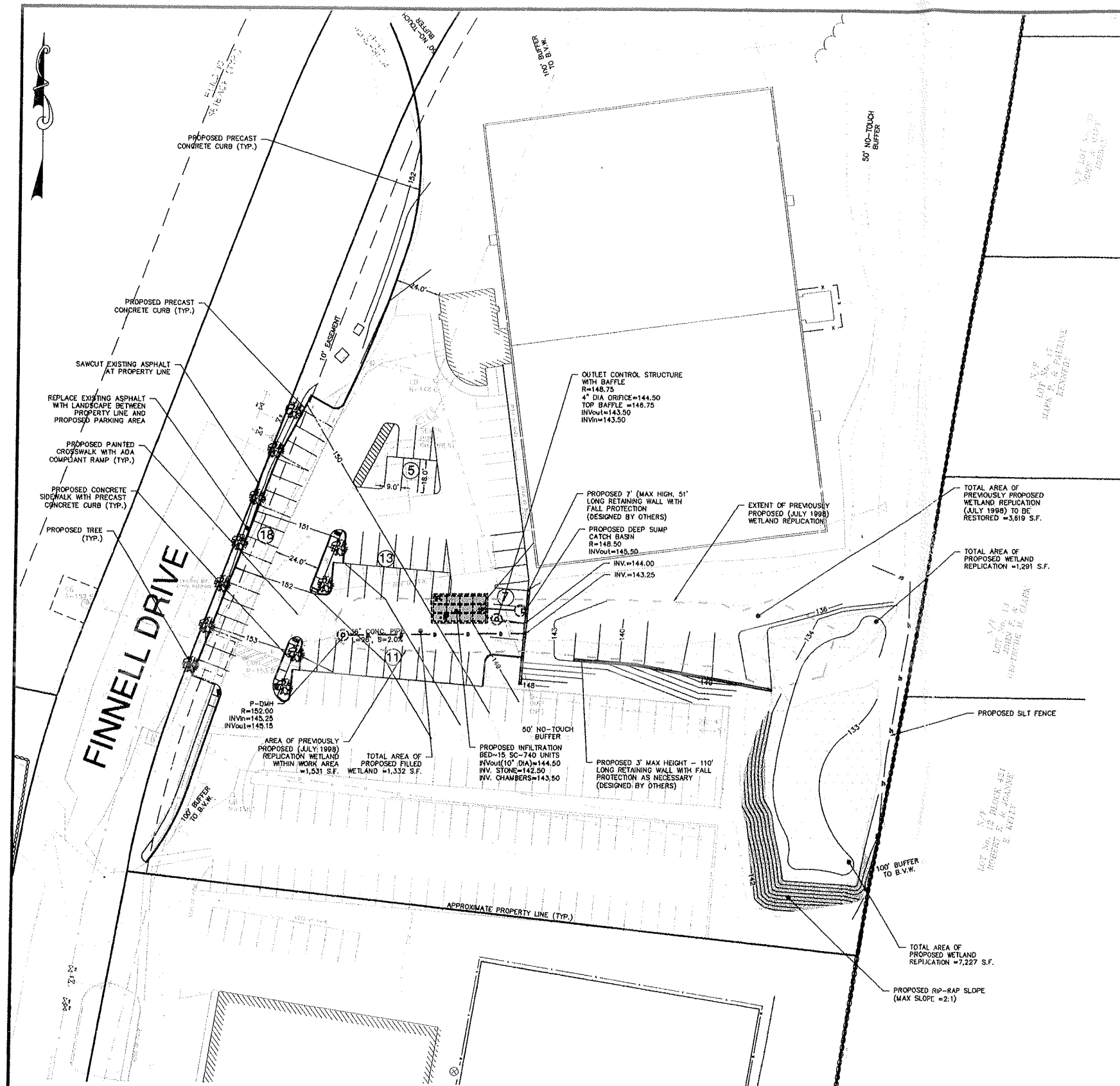
100 WYMAN ROAD
BRAintree, MA 02184

781-817-6120
hello@joycecg.com

LEGEND	
EX. WATER	WATER VALVE
EX. SEWER	HYDRANT
EX. DRAIN	SEWER MANHOLE
EX. ELECT	TELEPHONE MANHOLE
EX. TEL	EX. CATCH BASIN
EX. GAS	EX. HANDHOLE
LP	UTILITY POLE
DMH	GAS VALVE
SMH	CONCRETE RETAINING WALL

SCALE	1"=10'	JOB NO.	JCG 16002
DATE	07-19-16		
REVISIONS			
NO.	REVISION	BY	

PLAN TITLE:	PROPOSED DRIVEWAY IMPROVEMENTS 75 FINNELL DRIVE WEYMOUTH, MA
PREPARED FOR:	THE WEYMOUTH CLUB 75 FINNELL DRIVE WEYMOUTH, MA
C-1	
SHEET 1 OF 1	



GENERAL GRADING NOTES

1. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT.
2. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
3. UNDERGROUND UTILITIES SHOWN AS APPROXIMATE ONLY.
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7. ALL POINTS OF CONSTRUCTION EGRESS AND/OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT/ENGINEER PRIOR TO STARTING WORK.
9. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AND SHARED WITH THE ARCHITECT AND ENGINEER AS REQUIRED.
10. SURPLUS MATERIALS SHALL NOT BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. ANY AREAS OUTSIDE OF THE LIMIT-OF-WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
12. FURNISH AND INSTALL 3" OF SCREENED LOAM AND HYDROSEED IN ALL DISTURBED AREAS.

UTILITY CONSTRUCTION NOTES

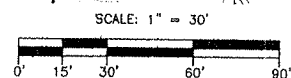
1. WATER MAIN SHALL BE 6" DCL. CLASS 52 PIPE. ALL WATER MAIN FITTINGS, VALVES AND GATES SHALL MEET THE TOWN OF WEYMOUTH WATER DEPARTMENT STANDARDS.
2. MINIMUM COVER OVER THE WATER MAIN AND SERVICES SHALL BE FIVE (5') FEET.
3. SANITARY SEWER GRAVITY PIPE SHALL BE 6" PVC, SDR 35. SANITARY SEWER FORCE MAIN SHALL BE SCH 80 PVC AND SHALL MEET THE TOWN OF WEYMOUTH DEPT. STANDARDS.
4. WATER MAIN BENDS, TEES, AND PLUGS SHALL HAVE A CONCRETE THRUST BLOCKS AS SPECIFIED IN THE DETAIL SHEET.
5. ALL CONSTRUCTION TO MEET TOWN OF WEYMOUTH STANDARDS.
6. GAS, TELEPHONE, CABLE, ELECTRICITY TO BE DESIGNED BY THE INDIVIDUAL UTILITY COMPANY.
7. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES. ENCASE BOTH UTILITIES WITH CONCRETE IF 10 FEET SEPARATION CANNOT BE MAINTAINED. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN, BOTH UTILITIES SHALL BE ENCASED IN CONCRETE.
9. PROPOSED CLEANOUTS WILL BE CONSTRUCTED OF TWO 22.5 DEGREE ELBOWS AND ONE 45 DEGREE ELBOW.

NOTES:

1. TOPOGRAPHIC DETAIL, NATURAL AND MAN MADE SURFACE FEATURES ARE BASED ON ACTUAL SURVEY BY JOYCE CONSULTING GROUP ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD83 DATUM.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED OF PLANS OF RECORD. JCG DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING LOCAL UTILITY DEPARTMENT AND DIG SAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

	PROPOSED DRAIN MANHOLE
	PROPOSED STORMCEPTOR INLET
	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE
	PROPOSED CLEANOUT
	PROPOSED INSPECTION PORT
	PROPOSED WATER LINE
	PROPOSED DRAIN LINE
	PROPOSED SEWER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED SPOT GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	VERIFY IN FIELD
	INSPECTION PORT
	LIGHT POLE
	LIGHT BOLLARD
	LINE TO BE ABANDONED
	REINFORCED CONCRETE PIPE
	POLYVINYL CHLORIDE PIPE
	CLASS 52 CEMENT LINED DUCTILE IRON
	LINEAR FEET
	INVERT
	TYPICAL
	CONCRETE
	BITUMINOUS CONCRETE
	ROOF DRAIN
	SANITARY SEWER



JCG
JOYCE CONSULTING GROUP
CIVIL ENGINEERS
100 WYMAN ROAD
BRAintree, MA 02184
781-817-6120
hello@joycecg.com

LEGEND

	ADRIAL FIBER OPTIC
	EX. WATER
	EX. SEWER
	EX. DRAIN
	EX. ELECT
	EX. TEL
	EX. GAS
	LIGHT POLE
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	VERTICAL GRANITE CURB
	FLUSH GRANITE CURB
	CONCRETE RETAINING WALL
	WATER VALVE
	HYDRANT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	EX. CATCH BASIN
	EX. MANHOLE
	UTILITY POLE
	GAS VALVE

SCALE	1"=30'	JOB NO.	JCG 16002
DATE	05-23-16		
REVISIONS			
NO.	REVISION	BY	

PLAN TITLE:	PROPOSED PARKING EXPANSION SITE PLAN 75 FINNELL DRIVE WEYMOUTH, MA
PREPARED FOR:	THE WEYMOUTH CLUB 75 FINNELL DRIVE WEYMOUTH, MA
	C-2 SHEET 2 OF 3

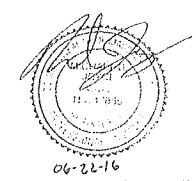
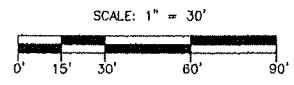


SITE PREPARATION & EROSION CONTROL NOTES

1. CONTRACTOR SHALL CLEAR THE PERIMETER OF THE CONSTRUCTION AREA AND PLACE EROSION CONTROL MEASURES PRIOR TO COMMENCING WORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED. CRUSHED STONE STABILIZATION PAD TO BE PLACED AT THE CONSTRUCTION ENTRANCE. IF BUILDING AND SITE WORK TO BE PHASED, CLEARING LIMITS SHOULD NOT EXCEED AREA NECESSARY TO CONSTRUCT EACH PHASE OF CONSTRUCTION.
2. AS EARTHWORK IS IN PROGRESS EROSION CONTROL DEVICES SHALL BE INSTALLED AS SLOPES ARE DISTURBED OR CREATED. SLOPES SHALL BE STABILIZED AS SOON AS WORK ON THEM IS COMPLETED. SLOPES AT 3:1 OR GREATER SHALL BE TRACKED AND SEEDED. SLOPES SHALL BE SEEDED AS SOON AS POSSIBLE AFTER COMPLETION OF WORK.
3. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN 7 DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.
4. UPON COMPLETION OF THE EARTHWORK, THE CONTRACTOR SHALL PROCEED WITH THE INSTALLATION OF ALL UNDERGROUND UTILITIES AND PLACE SILT SACKS IN NEW INLETS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO MAKING CONNECTION OR ALTERING ANY EXISTING UTILITIES.
5. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SILT FENCING, CHECK DAMS OR CATCH BASIN/YARD INLET PROTECTIONS WHICH BECOME CLOGGED, IMPERABLE OR DAMAGED. SILT FENCE SHALL BE INSPECTED AFTER RAINFALL EVENTS. ALL EROSION AND SILTATION CONTROLS INCLUDING SILT FENCING, CHECK DAMS, INLET PROTECTION AND DESILTATION SINKS WILL BE INSPECTED AFTER A STORM EVENT AND REQUIRED REPAIRS WILL BE MADE IMMEDIATELY.
6. CRUSHED STONE PAD SHALL BE INSTALLED AT CONSTRUCTION ENTRANCE TO PROVIDE A STABILIZED ENTRANCE POINT. (SEE: DETAIL)
7. ANY SILT OR SEDIMENT ACCUMULATED IN EXISTING SWALES, STORM SEWERS, STREET AND/ OR GUTTERS SHALL BE CLEANED OUT DURING CONSTRUCTION.

GENERAL NOTES

1. EXISTING SITE FEATURES AND UTILITIES LOCATED BY A LAND INSTRUMENT FIELD SURVEY AS PERFORMED BY JOYCE CONSULTING GROUP. PROPERTY LINE LOCATION BASED ON PLAN PROVIDED BY CLIENT AND IS APPROXIMATE.
2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE CITY OF QUINCY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
5. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMITS OF REGRADING AND WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
6. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE CLEARANCE WORK.
7. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, GRANITE CURBING, CEMENT CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
8. FOR SITE MATERIALS, PLANTING MATERIALS AND LOAM, GROUND COVER, AND DETAILS SEE LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
9. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF WEYMOUTH.
10. ELEVATIONS REFER TO NAVD 1988 DATUM.
11. GAS, TELEPHONE, ELECTRIC, AND CABLE SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
12. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
13. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED OR REMOVED & DISPOSED.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
15. ALL WALKWAYS SHALL BE ADA COMPLIANT.



JCG
JOYCE CONSULTING GROUP
CIVIL ENGINEERS

100 WYMAN ROAD
BRAINTREE, MA 02184

781-817-6120
hello@joycecg.com

LEGEND		
---	AERIAL PIER OPTIC	
---	EX. WATER	WATER VALVE
---	EX. SEWER	SEWER MANHOLE
---	EX. DRAIN	TELEPHONE MANHOLE
---	EX. ELECT	EX. CATCH BASIN
---	EX. TEL	EX. HANDHOLE
---	EX. GAS	UTILITY POLE
---	EX. LIGHT POLE	EX. GAS VALVE
---	EX. DRAIN MANHOLE	
---	ELECTRIC MANHOLE	
---	VERTICAL GRANITE CURB	
---	FLUSH GRANITE CURB	
---	CONCRETE RETAINING WALL	

SCALE 1"=30'		JOB NO. JCG 16002	
DATE 05-23-16			
REVISIONS			
NO.	REVISION		BY

PLAN TITLE	
EXISTING CONDITIONS PLAN 75 FINNELL DRIVE WEYMOUTH, MA	
PREPARED FOR:	
THE WEYMOUTH CLUB 75 FINNELL DRIVE WEYMOUTH, MA	
C-1 SHEET 1 OF 3	