

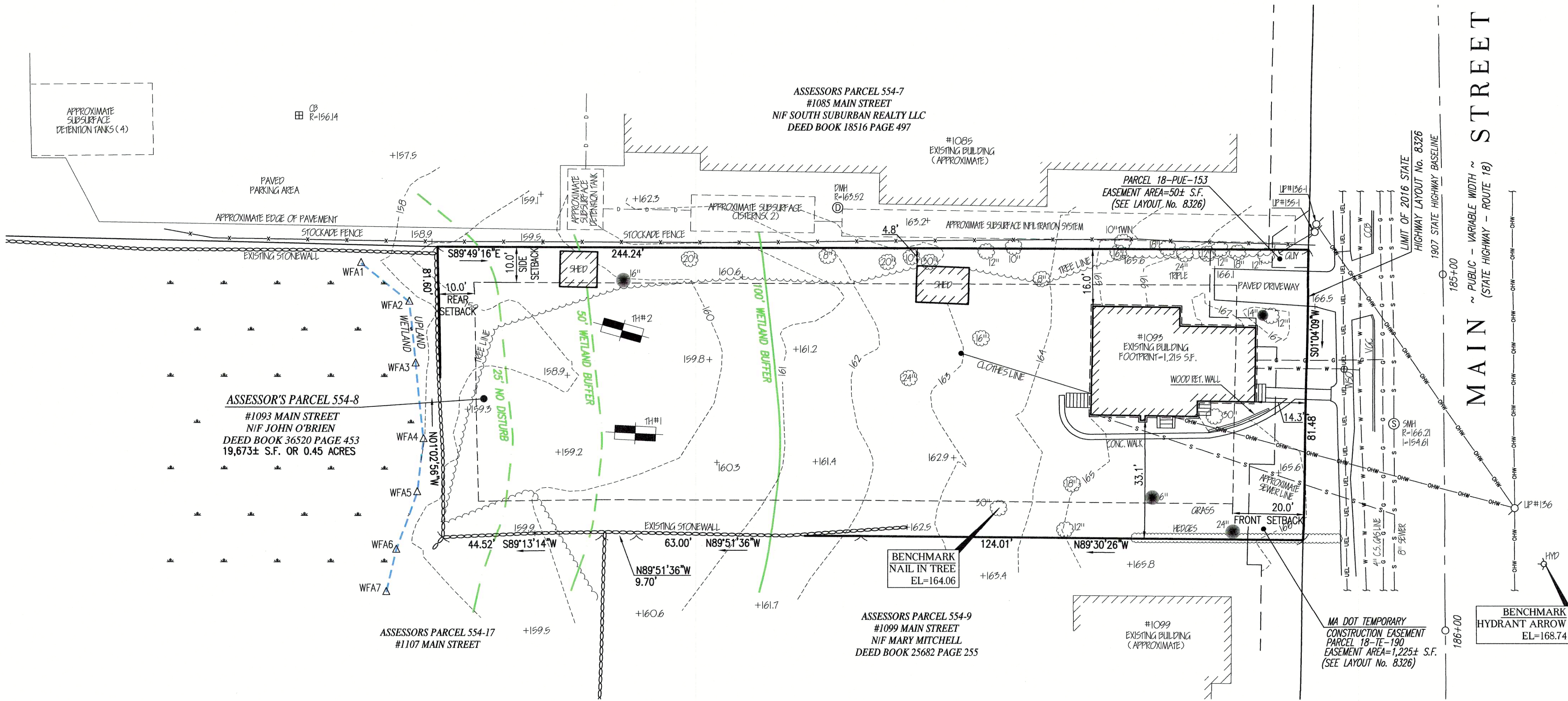
RECORD OWNER:
ASSESSORS PARCEL 554-8
1093 MAIN STREET

JOHN O'BRIEN
1150 TURNPIKE STREET
STOUGHTON, MA 02072
DEED BOOK 36520 PAGE 453

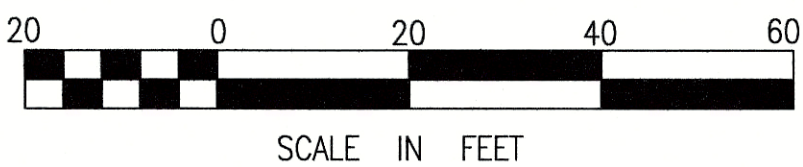
- NOTES:
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF WEYMOUTH ASSESSORS DEPARTMENT.
 2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS ON MARCH 26, 2019.
 3. ALL ELEVATIONS SHOWN HEREON REFERENCE THE TOWN OF WEYMOUTH BASE DATUM.
 4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC ON MARCH 21, 2019 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 5. SUBJECT SITE IS IN THE "HIGHWAY TRANSITION (HT)" AND "WATERSHED PROTECTION" DISTRICTS AS DEPICTED ON THE TOWN OF WEYMOUTH ZONING MAP.
 6. SUBSURFACE UTILITY INFORMATION SHOWN FOR PARCEL 554-7 WAS COMPILED FROM RECORD INFORMATION OBTAINED FROM THE TOWN OF WEYMOUTH ENGINEERING DEPARTMENT AND SHOULD BE CONSIDERED APPROXIMATE.
 7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

- ENVIRONMENTAL NOTES:
1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
 4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 5. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0237E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



EXISTING	DESCRIPTION
---	1' CONTOUR
---	SPOT ELEVATION
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	VERTICAL GRANITE CURB
---	CAPE COD BERM
---	RETAINING WALL
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC SERVICE
---	OVERHEAD WIRE
---	STONE WALL
---	FENCE
---	100 FT WETLAND BUFFER
---	50 FT WETLAND BUFFER
---	25 FT WETLAND BUFFER
---	WETLAND LINE
---	HYDRANT
---	WATER GATE
---	ELECTRICAL METER
---	UTILITY POLE
---	GUY WIRE
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	CATCH BASIN
---	STATE HIGHWAY LAYOUT



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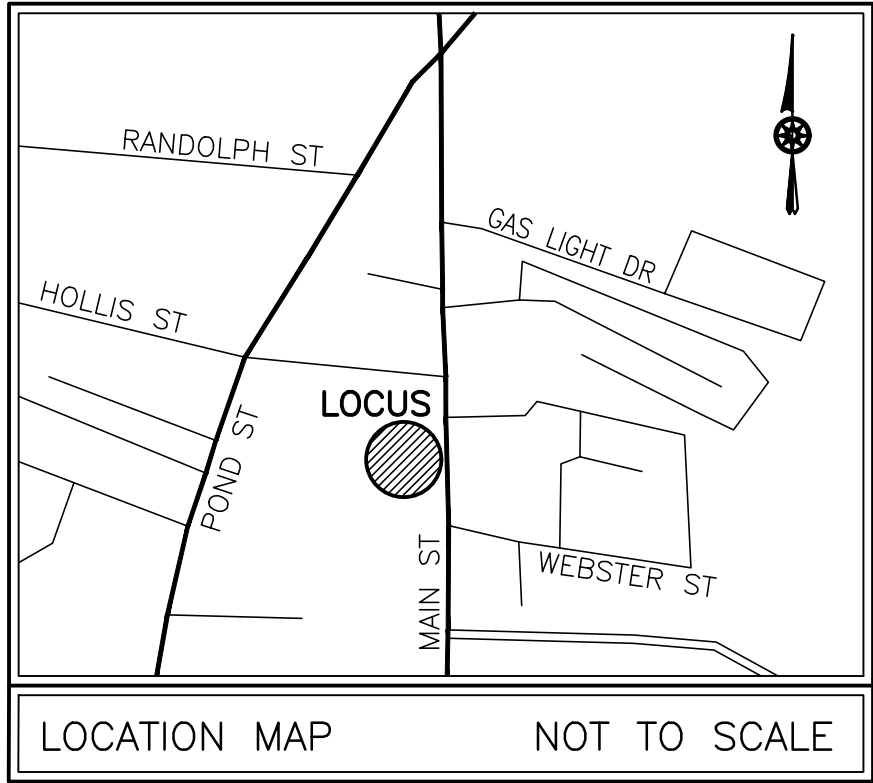
REVISIONS	
2	2/24/20 REVIEW COMMENTS
1	2/13/20 REVISED LAYOUT

DRAWN BY:	BKL
DESIGNED BY:	
CHECKED BY:	DLA

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26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
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EXISTING CONDITIONS PLAN
#1093 MAIN STREET
WEYMOUTH, MASSACHUSETTS
PREPARED FOR: MR. JOHN O'BRIEN
1150 TURNPIKE STREET
STOUGHTON, MA 02072

DECEMBER 16, 2019
SCALE: 1"=20'
JOB No. 19-065
LATEST REVISION: FEBRUARY 24, 2020



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ASSESSORS PARCEL 554-8
1093 MAIN STREET

JOHN O'BRIEN
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ENVIRONMENTAL NOTES:

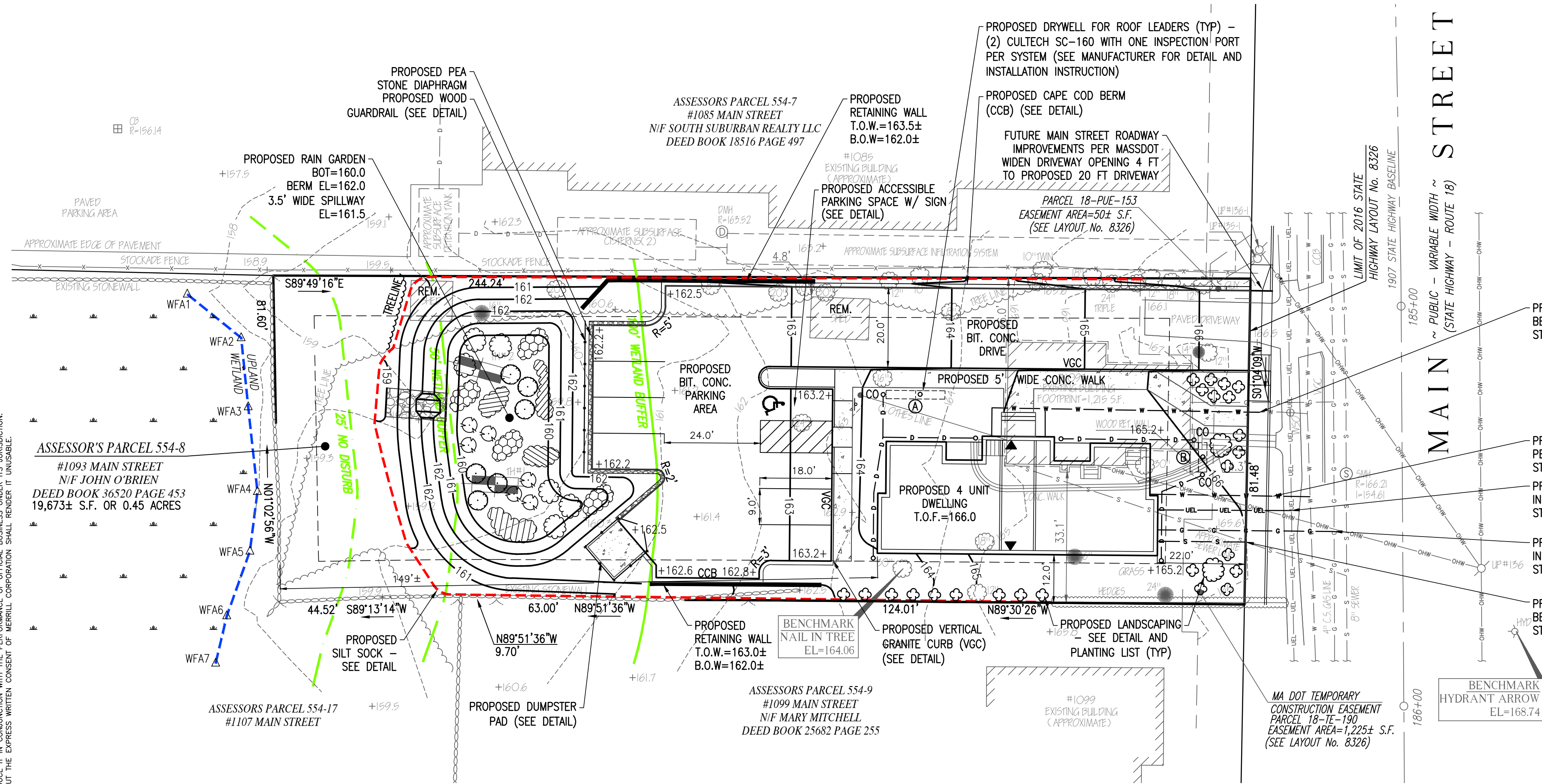
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ZONING CONSTRAINTS

PARCEL SIZE:	19,673± S.F. OR 0.45± ACRES		
ZONING DISTRICT:	HIGHWAY TRANSITION DISTRICT HT		
OVERLAY DISTRICTS:	WATERSHED PROTECTION		
LOT AREA:	15,000 SF (0.25 FAR)	19,673± S.F. (4,918 SF FAR MAX.)	
LOT COVERAGE:	EXISTING REQUIREMENT PROPOSED	1,547± S.F. (7.9%) 9,836 S.F. (50%) MAX 1,854± S.F. (9.5%)	
DIMENSIONAL REQUIREMENTS:	LOT AREA FRONTAGE WIDTH	15,000 S.F. 60 FT 75 FT	19,673 S.F. 81.48 FT 81.48 FT
	FRONT YARD SIDE YARD REAR YARD HEIGHT	20 FT 10 FT 10 FT 3 STORIES/45' MAX	14.3 FT 12.0 FT 149± FT SEE ARCHITECT. PLANS



EXISTING	DESCRIPTION	PROPOSED
---	1' CONTOUR	---
---	SPOT ELEVATION	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	VERTICAL GRANITE CURB	---
---	CAPE COD BERM	---
---	RETAINING WALL	---
---	WATER LINE	---
---	GAS LINE	---
---	UNDERGROUND ELECTRIC SERVICE	---
---	OVERHEAD WIRE	---
---	STONE WALL	---
---	FENCE	---
---	100' WETLAND BUFFER	---
---	50' WETLAND BUFFER	---
---	25' WETLAND BUFFER	---
---	WETLAND LINE	---
---	HYDRANT	---
---	WATER GATE	---
---	ELECTRICAL METER	---
---	UTILITY POLE	---
---	GUY WIRE	---
---	SEWER MANHOLE	---
---	DRAIN MANHOLE	---
---	CATCH BASIN	---
---	STATE HIGHWAY LAYOUT	---
---	LANDSCAPING - TREE	---
---	LANDSCAPING - BUSH	---



SCALE IN FEET

REVISIONS

2/24/20	REVIEW COMMENTS
2/13/20	REVISED LAYOUT



DRAWN BY: JG

DESIGNED BY: JG

CHECKED BY: DK

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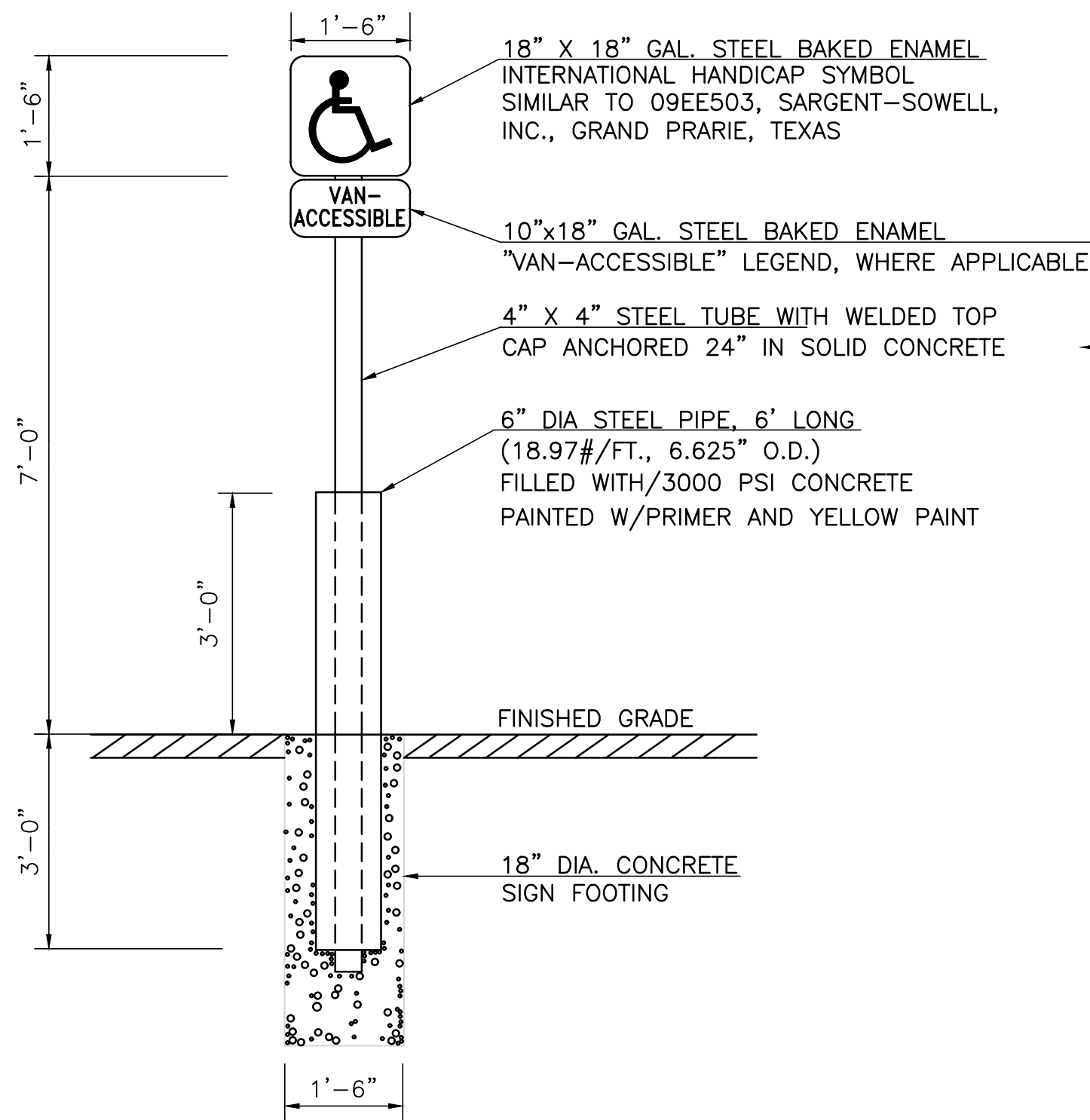
SITE PLAN
#1093 MAIN STREET
WEYMOUTH, MASSACHUSETTS
PREPARED FOR: MR. JOHN O'BRIEN
1150 TURNPIKE STREET
STOUGHTON, MA 02072

DECEMBER 16, 2019

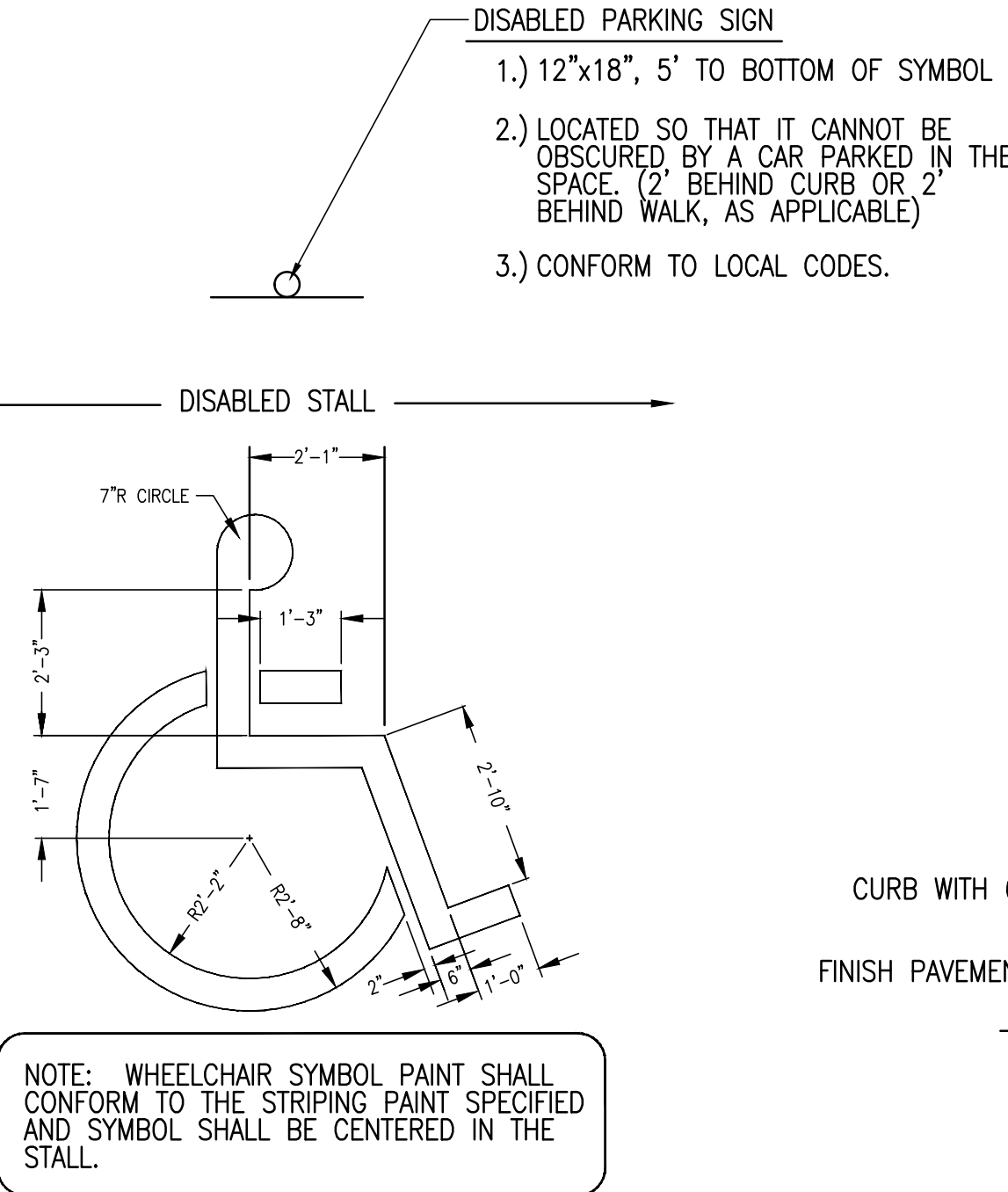
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JOB No. 19-065

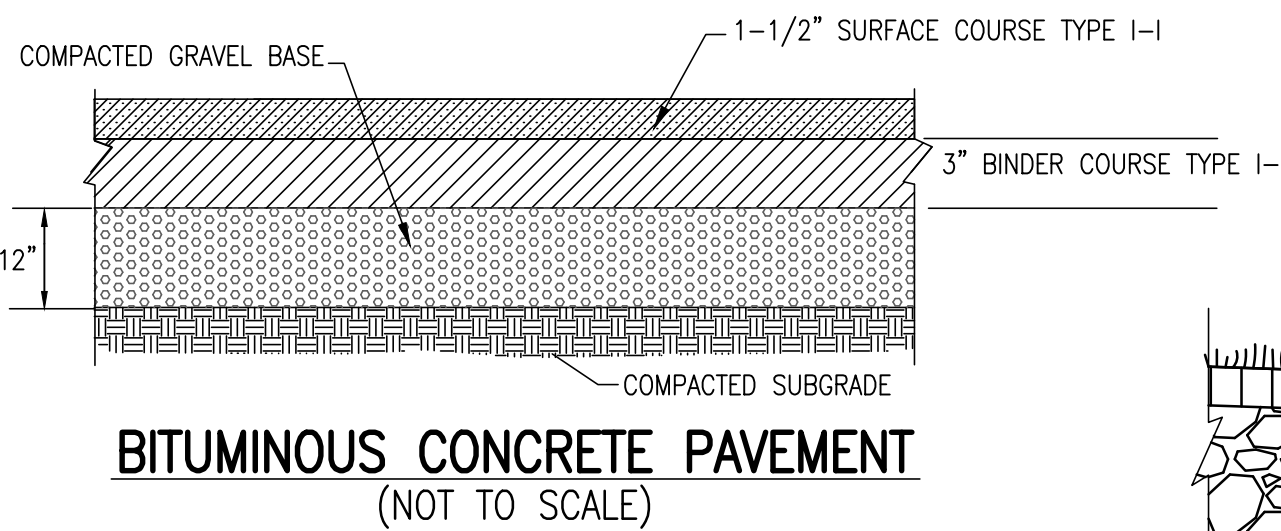
LATEST REVISION:
FEBRUARY 24, 2020



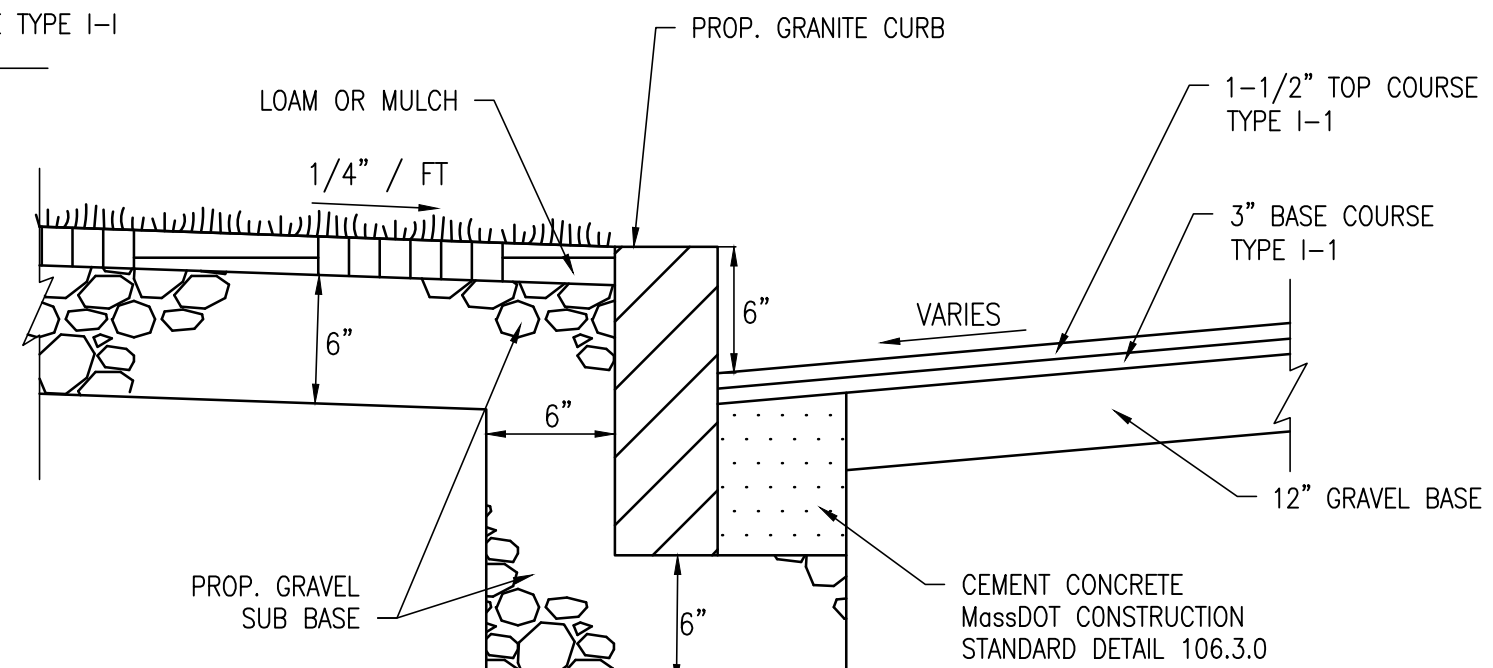
ACCESSIBLE PARKING SIGN DETAIL
(NOT TO SCALE)



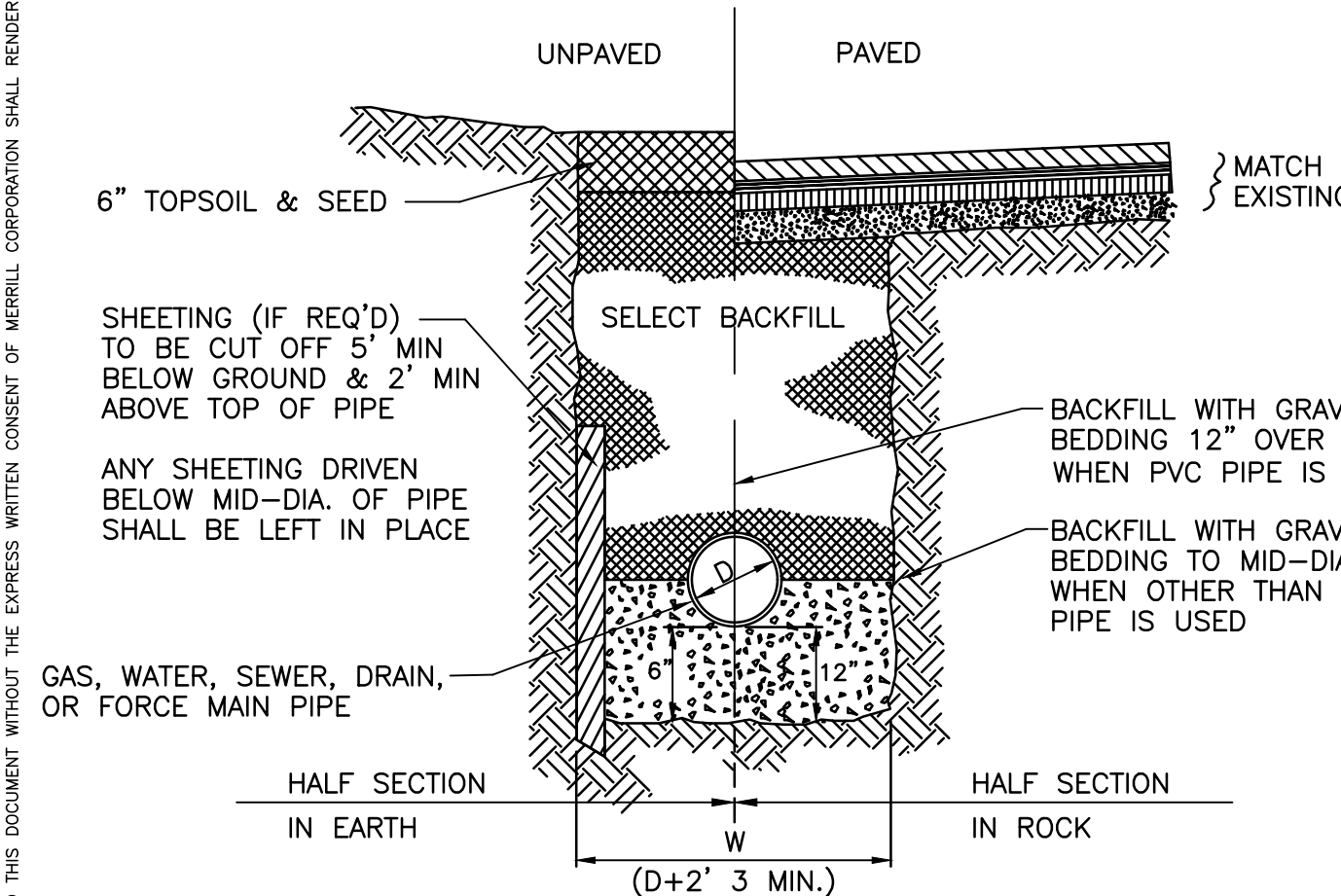
ACCESSIBLE PARKING SPACE PAINTING DETAIL
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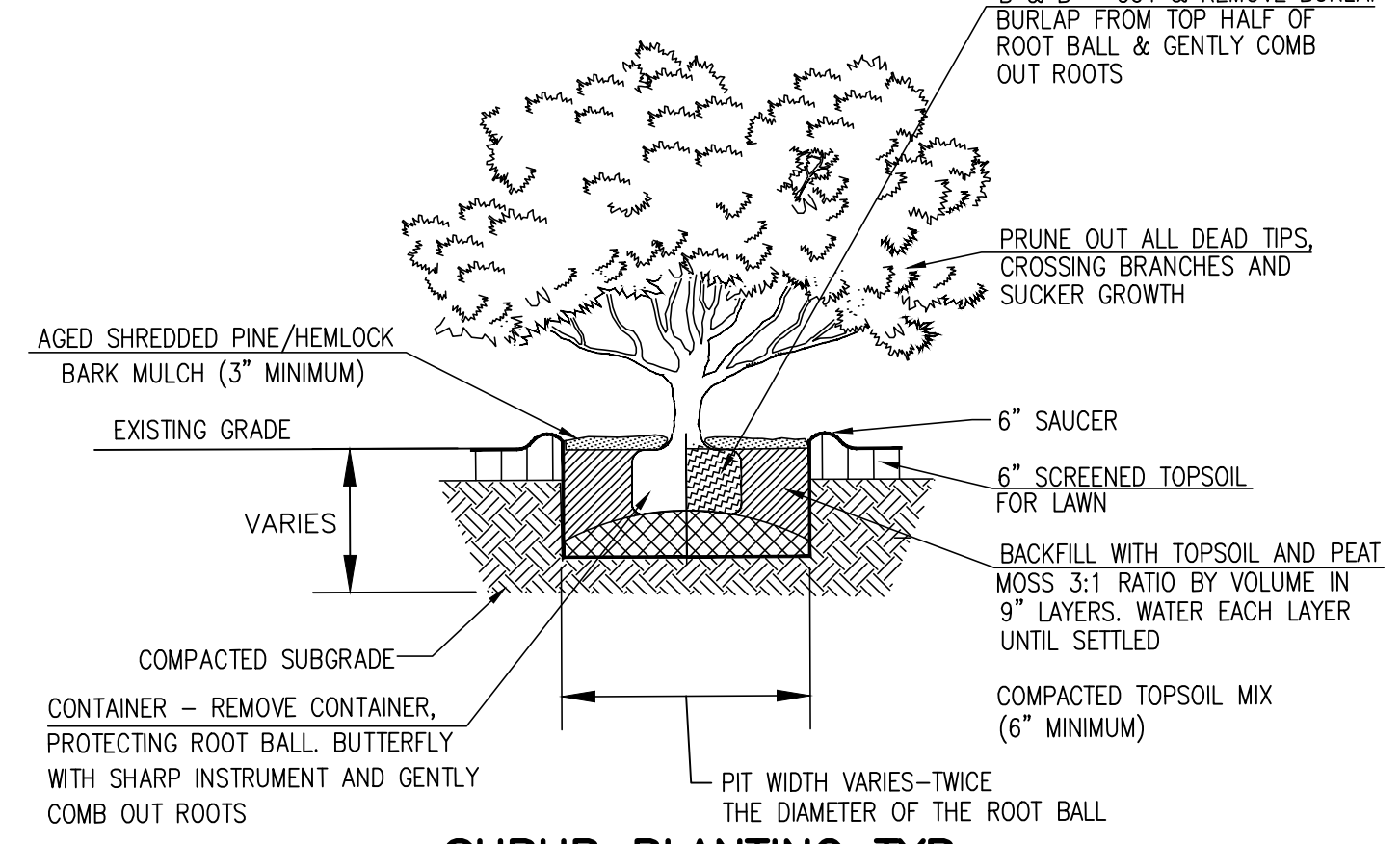
BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)



VERTICAL GRANITE CURB DETAIL
(NOT TO SCALE)

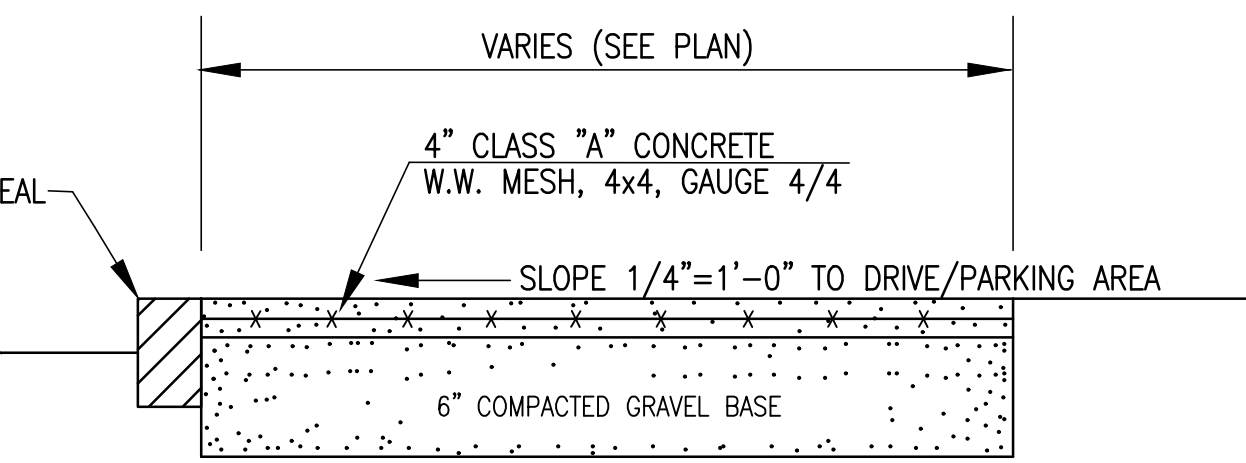


DETAIL - TYPICAL UTILITY TRENCH
(NOT TO SCALE)

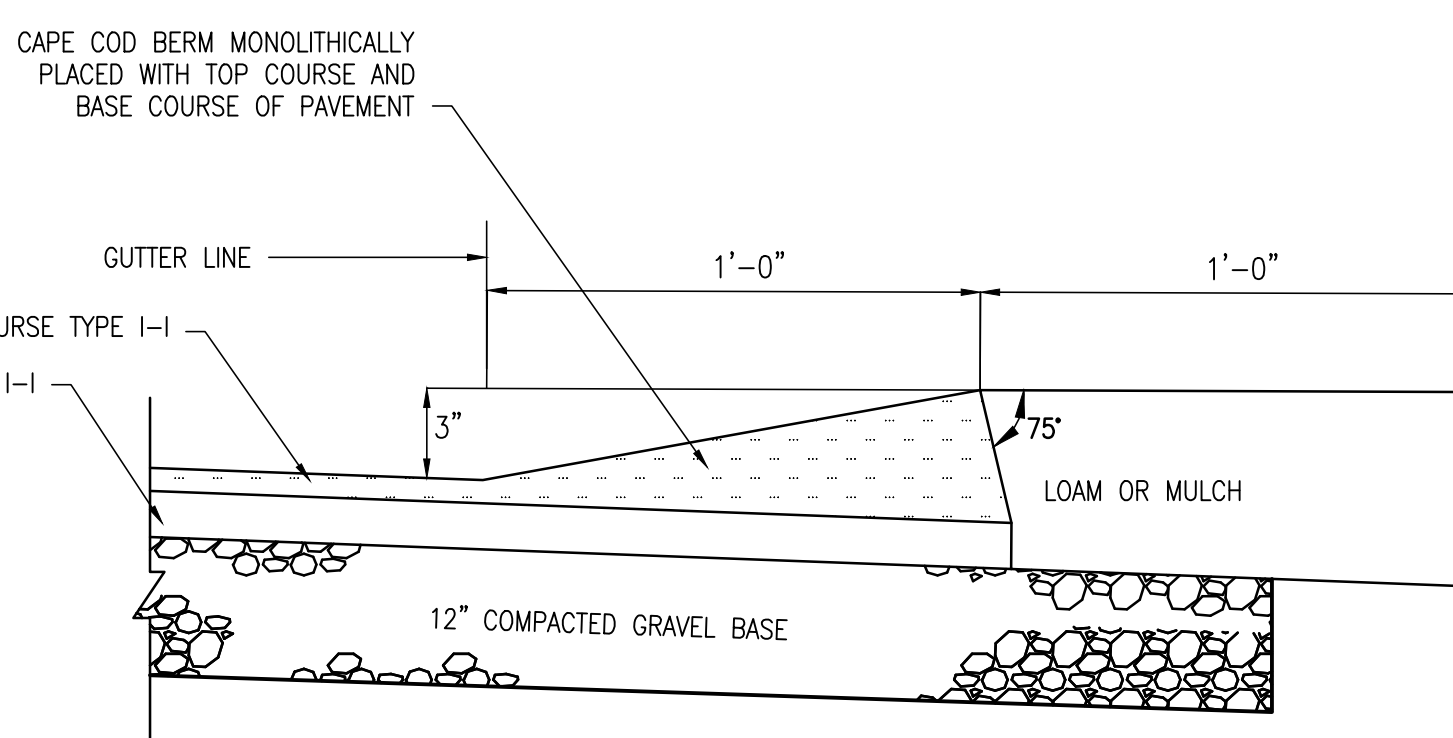


SHRUB PLANTING TYP.

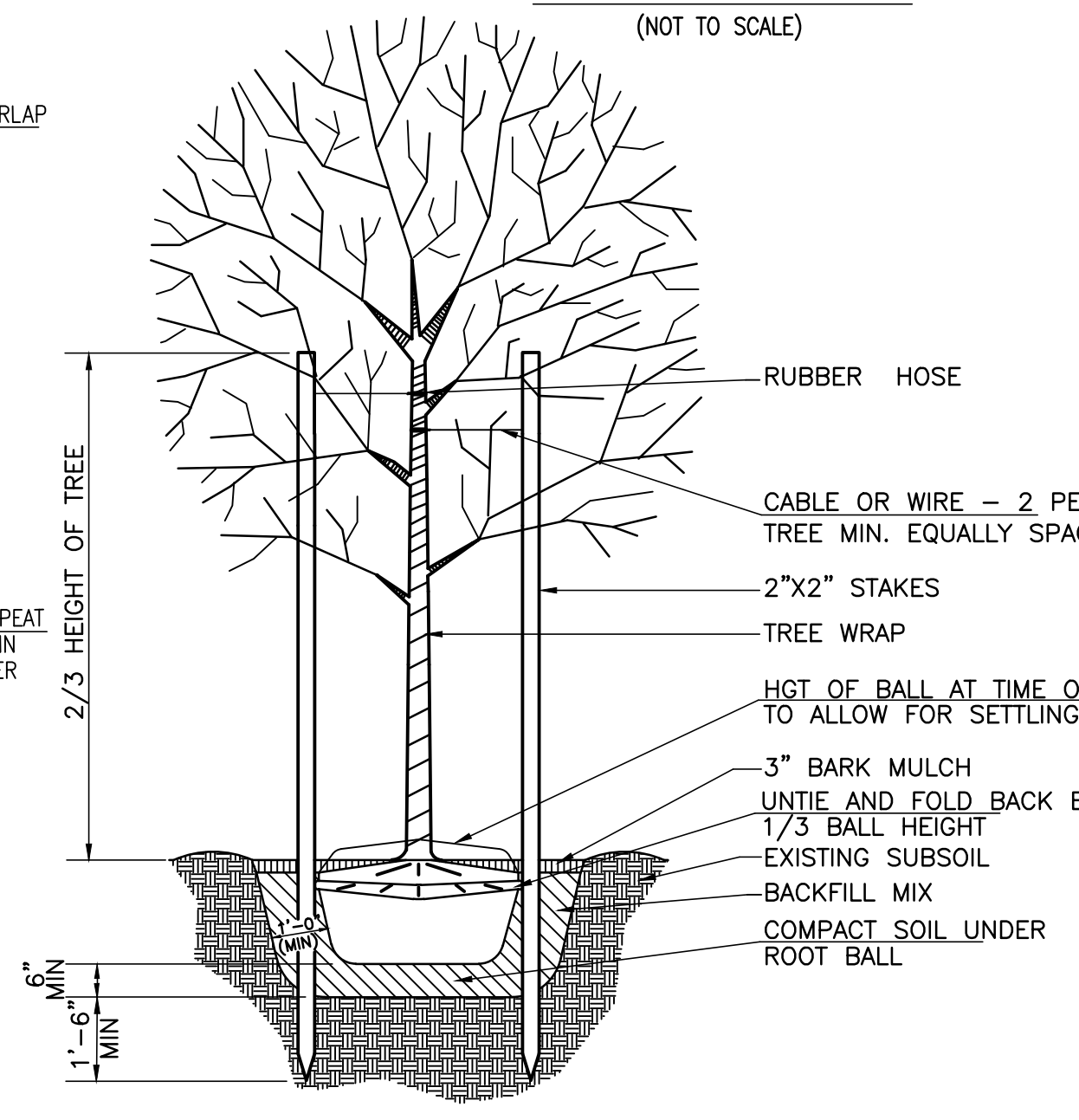
POSSIBLE LANDSCAPE PLANTING LIST	
SPECIES	TYPE
MOUNTAIN LAUREL	SHRUB
SWEET PEPPERBUSH	SHRUB
OAKLEAF HYDRANGEA	SHRUB
RED MAPLE	TREE
EASTERN HOPHORNBEAM	TREE
WHITE SPRUCE	TREE



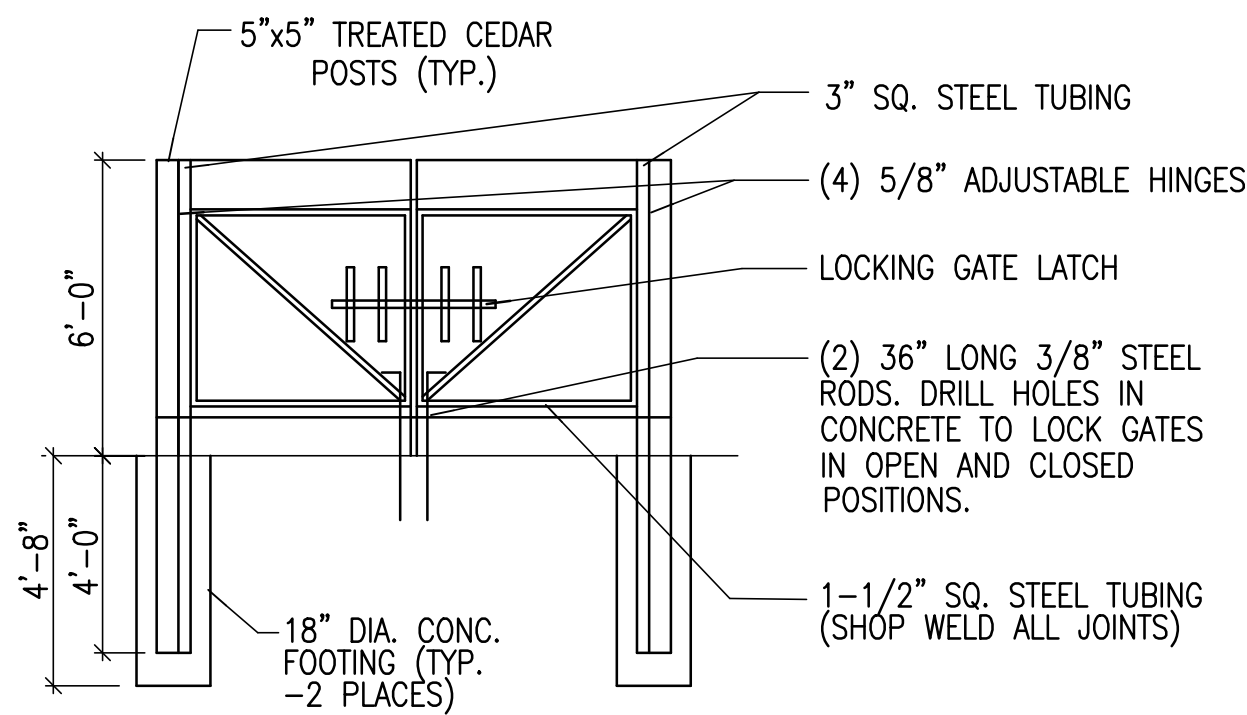
CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)



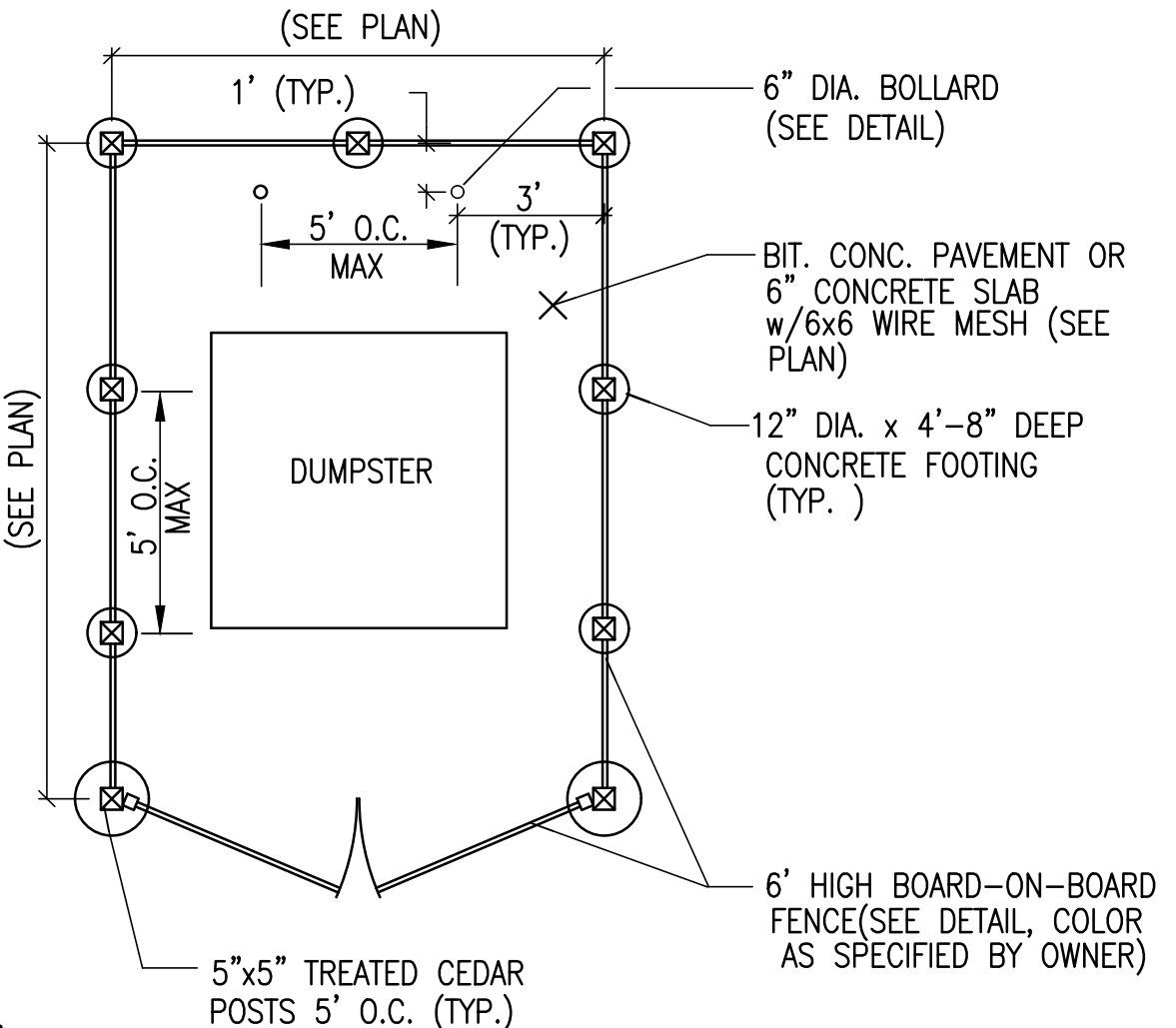
MONOLITHIC BITUMINOUS CONCRETE BERM DETAIL (CAPE COD BERM)
(NOT TO SCALE)



TREE PLANTING DETAIL
(NOT TO SCALE)

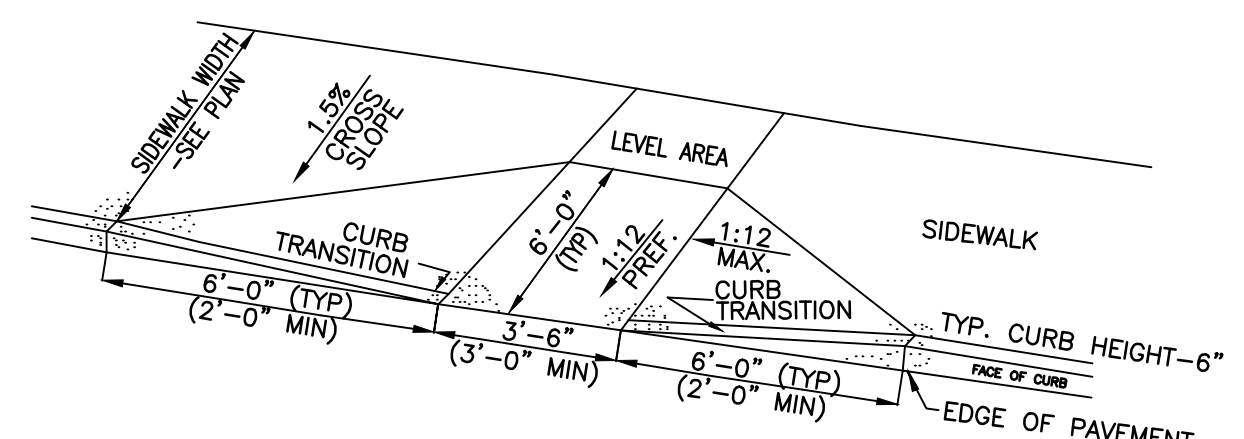


TRASH ENCLOSURE DETAIL
(NOT TO SCALE)

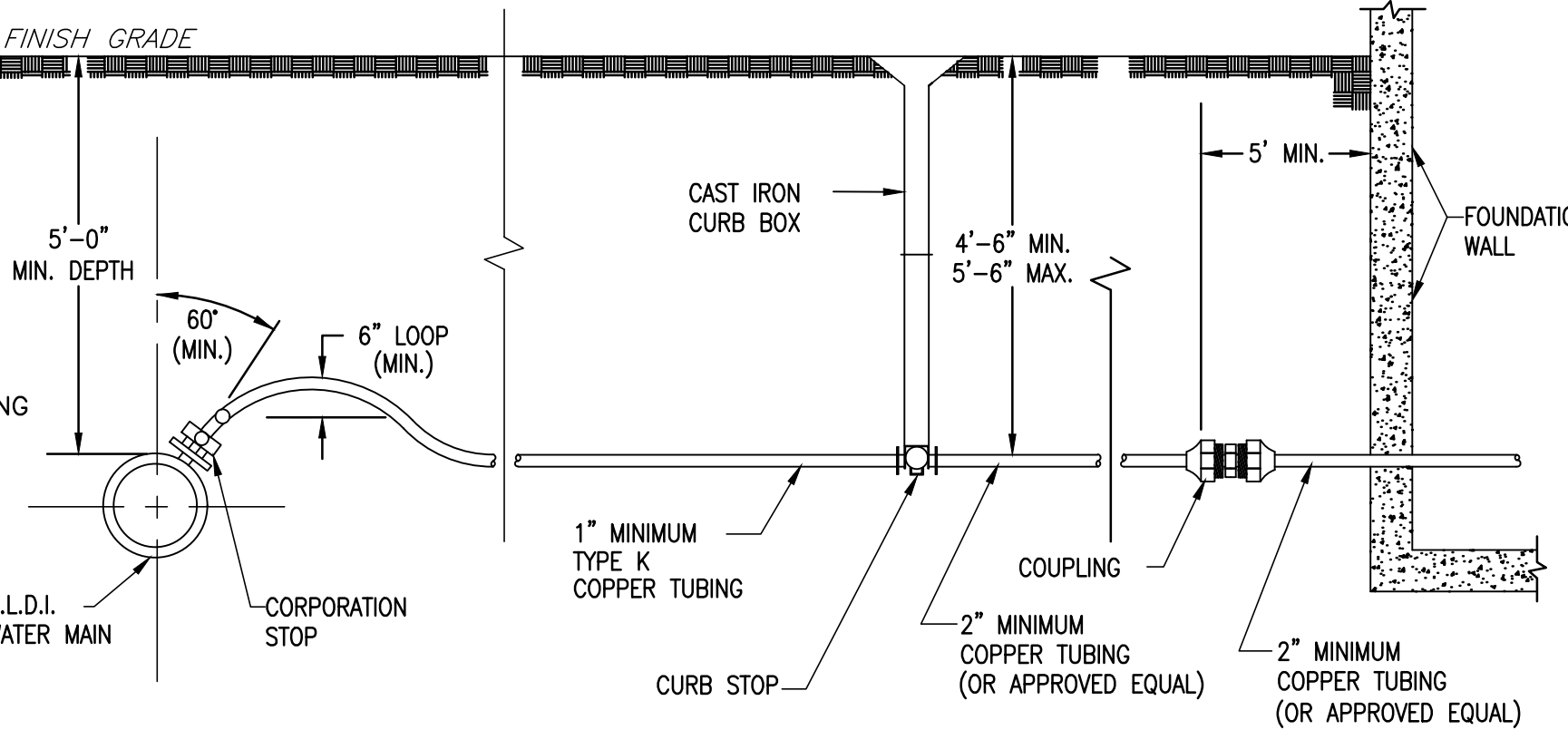


DUMPSTER PAD DETAIL DETAIL
(NOT TO SCALE)

- NOTES:
- 1) LOCATIONS PER SITE PLAN
 - 2) PROVIDE 1/2" DEEP CONTROL JOINTS AT 5' O.C.
 - 3) PROVIDE CONSTRUCTION JOINT WITH 1/4" PREMOULDED 6" EXPANSION JOINT FILLER AT 25' O.C.



ACCESSIBLE CURB RAMP DETAIL (TYPE B)
(NOT TO SCALE)



WATER SERVICE DETAIL
NOT TO SCALE

REVISIONS

NO.	DATE	REVISION
1	2/24/20	REVIEW COMMENTS
2	2/13/20	REVISED LAYOUT

DEBORAH W. KELLER
CIVIL
No. 45974
REGISTERED PROFESSIONAL ENGINEER

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SITE PLAN
#1093 MAIN STREET
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: MR. JOHN O'BRIEN
1150 TURNPIKE STREET
STOUGHTON, MA 02072

DECEMBER 16, 2019

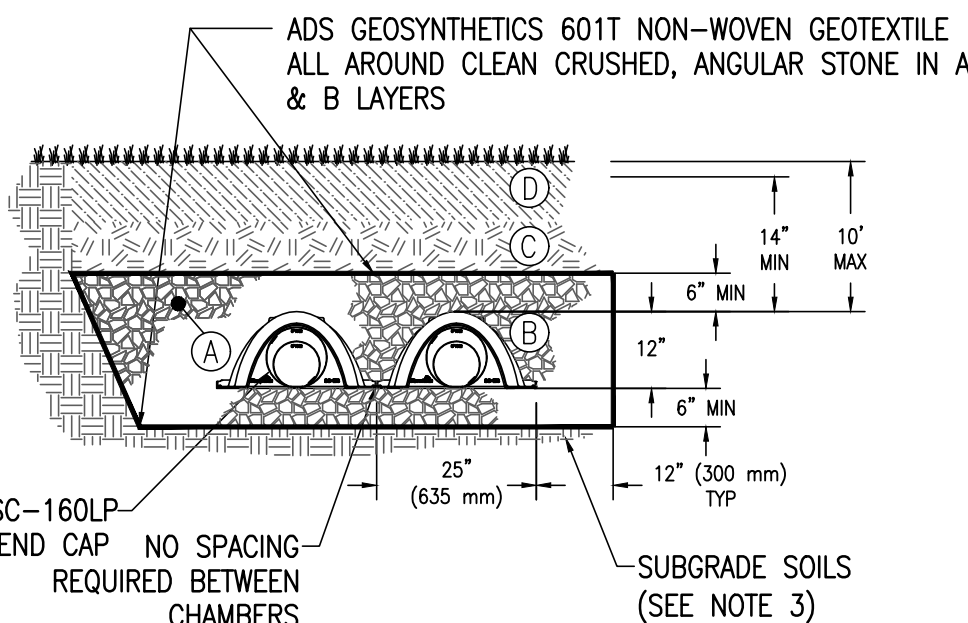
SCALE: 1"=20'

JOB No. 19-065

LATEST REVISION:
FEBRUARY 24, 2020

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- | SYSTEM A | SYSTEM B | |
|----------|----------|----------------|
| 164.5± | 166.0± | FINISHED GRADE |
| 163.5 | 164.0 | TOP OF STONE |
| 163.0 | 163.5 | TOP OF CHAMBER |
| 162.0 | 162.5 | BOT OF CHAMBER |
| 161.5 | 162.0 | BOT OF STONE |



1. SC-160PL CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

(NOT TO SCALE)

NOTE:
WOODEN RAILS AND POSTS
SHALL COMPLY WITH MASS HIGHWAY
MATERIAL SPEC M 9.05.3

6'-0"

6"

8"

2"

10"

3 1/4"

6"X8" WOOD POST
STRUCTURAL
DOUGLAS FIR

12"

27"

WOOD POST DETAIL

SIDE ELEVATION

POST 6'-6" O.C.

2"

10"

5/8" DIA X 8" LAG BOLT
WITH WOOD PLUG

7"

10"

SEE POST DETAIL

3"X10" WOOD RAIL
STRUCTURAL
DOUGLAS FIR

FRONT ELEVATION
WOOD GUARD RAIL

(NOT TO SCALE)

RAIN GARDEN PLANTING SCHEDULE				
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
VIBURNUM SIEBOLDI	SIEBOLD VIBURNUM	6	4/5' B&B	
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	6	2' B&B	
ILEX VERTICILLATA	WINTERBERRY HOLLY	6	#3	MALE & FEMALE
POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	20	#2	VARY COLOR
RUDBECKIA HIRTA	BLACK-EYED SUSAN	20	#2	
NOTE: TYPE AND QUANTITY OF PLANTINGS TO BE DETERMINED AT TIME OF PLANTING				



NTS

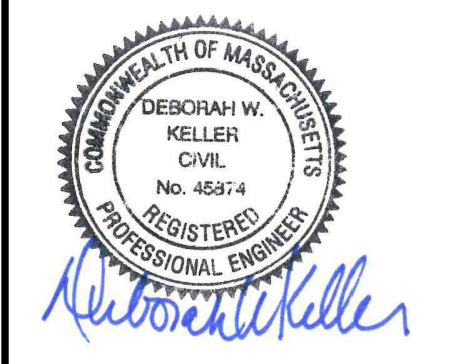


TEST PIT #1 (TH #1) EL. 159.6±		TEST PIT #2 (TH #2) EL. 159.4±	
0"-11" Ap LAYER SANDY LOAM 10YR 2/1	158.7	0"-12" Ap LAYER SANDY LOAM 10YR 2/1	158.4
11"-50" B/C LAYER LOAMY SAND 10YR 5/6	155.4	12"-52" B/C LAYER LOAMY SAND 10YR 5/6	155.1
50"-84" C LAYER SAND 2.5Y 5/2	152.6	52"-88" C LAYER SAND 2.5Y 5/2	152.1
D=84" REDOX @ 20"		D=88" REDOX @ 18"	

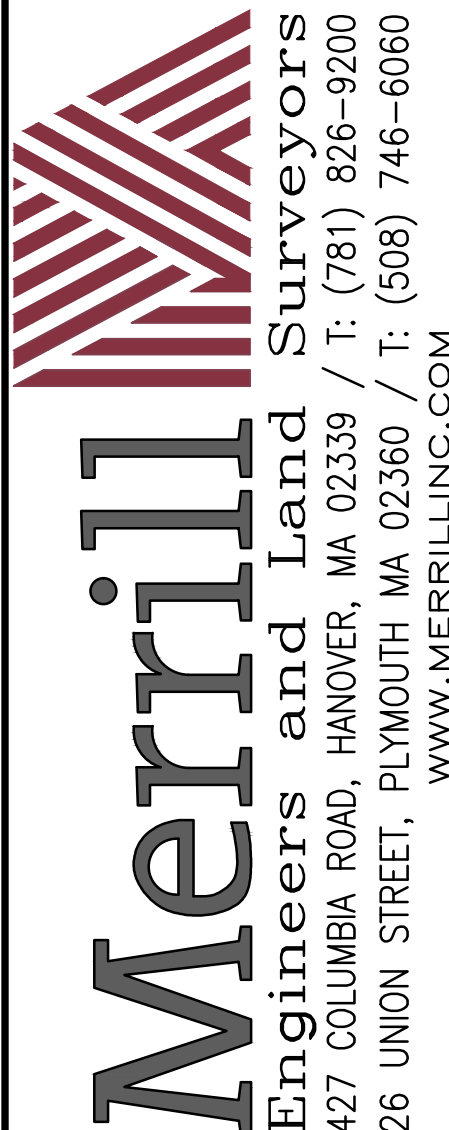
PRE CONSTRUCTION:
CONTRACTOR TO PREVENT SEDIMENT FROM CLOGGING ANY EXPOSED
SUBGRADE TO MINIMIZE COMP ACTION BY CONSTRUCTION VEHICLES IN
AREA OF STORMWATER MANAGEMENT. NO DISCHARGE FROM DEWATERING
ACTIVITIES SHALL ENTER STORMWATER MANAGEMENT AREAS. NO
STORMWATER DISCHARGE SHALL BE DIRECTED ONTO INFILTRATIVE
SURFACES UNTIL CONTRIBUTING AREAS ARE STABILIZED.

POST CONSTRUCTION:
UNTIL VEGETATION HAS BEEN ESTABLISHED, MONTHLY INSPECTIONS ARE RECOMMENDED. ONCE VEGETATION HAS BEEN ESTABLISHED, THE BIO-RETENTION BASE SHALL BE INSPECTED ON AN ANNUAL BASIS. MAINTENANCE SHOULD CONSIST NORMALLY OF REMOVAL OF DEBRIS (PRIMARILY AT THE INFLOW POINT) AND ACCUMULATED SEDIMENT. DURING THE GROWTH SEASON THE GRASS SIDE SLOPES SHALL BE MOWED AT LEAST ONCE A MONTH. OTHER MAINTENANCE TASKS INCLUDE REPLACEMENT OF DEAD VEGETATION, EROSION REPAIR AND pH REGULATION (USUALLY ADDING LIME).

2.	2/24/20	REVIEW COMMENTS
1.	2/13/20	REVISED LAYOUT



CHECKED BY: DK



SITE PLAN

#1093 MAIN STREET
WEYMOUTH MASSACHUSETTS

PREPARED FOR: MR. JOHN O'BRIEN
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