

TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION

TO BE COMPLETED BY STAFF

Case Number: # 3318

Town Clerk Stamp

Submittal Accepted: ES Date 12/19
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: 186 MAIN STREET

Assessor's Map Sheet, Block, & Lot: Sheet 29, Block 375, Lot 2

Zoning District: Business District B-1 Overlay District: Groundwater Protection District Overlay

OWNER OF RECORD (S) (print&sign): 186 MAIN 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: 259 Union St. Braintree MA 02184

Norfolk County Registry of Deeds Book and Page No. Book 23464, Page 293

Or registered in Land Registration Office under Certificate No. Name Change at Book 31764, p. 107 and BK 32267, p. 496

NAME OF APPLICANT (S) (print&sign): 186 MAIN LLC

Applicant's Address: 259 Union Street, Braintree MA 02184

Contact Information: Email Unionstingnt@aol.com Phone 781-848-7585

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

NAME & AFFILIATION OF REPRESENTATIVE: Frank A. Marinelli, Esq. Marinelli Law Office

Address: 439 Washington St., Braintree, MA 02184

Contact Information: Email Fmarinelli@law@aol.com Phone 781-849-0400

NAME OF ENGINEER AND/OR ARCHITECT: David N. Kelly, Kelly Engineering Group

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.

x _____
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):

120-24D, 120-122, 120-123

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);
2. The applicant seeks to (describe what you want to do on the property in as much detail as possible);
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).
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). *Zoning Board, Case No. 3225*
Approval of Special Permit recorded at Book 32267, page 499.
5. Any other additional information as relevant to the Variance or Special Permit:

SUPPLEMENT

The Applicant seeks special permit approval for the proposed addition of 277 units of self storage in a roofed structure (the "Proposed Self-Storage Addition"). In 2014 (Zoning Board Case No. 3225), special permit approval was granted for construction of the existing Castle Storage facility, 502 storage units, three (3) floors, with an existing building footprint of approximately 22,000 s.f. The proposed Addition will also be three (3) floors, a total of 277 additional storage units, with a building footprint of approximately 12,700 s.f.¹ (the "Addition"). The use is allowed by Special Permit pursuant to Sec. 120-24(D), Weymouth Zoning Bylaws ("WZB").

The established Castle Storage facility (2014) introduced the following: (1) A new building to the site; (2) removed a prior use and/or demolished a vacant building that required prior remediation (Mass Electric); (3) created no perceptible traffic impact in a commercial corridor that has retail and other uses, which generate substantially greater vehicle trips; (4) created little or no demand for parking (1 parking space per 8,200 s.f. for Castle Storage use) as compared to retail and other uses in the commercial corridor;² (5) required no dimensional or density variances; (6) created relatively little demand for municipal services, but instead, contributed additional commercial real estate tax revenue. The proposed Addition will continue the above positive aspects; (7) the Addition will continue the same attractive building materials/design (see elevations of Architect Jerry K. Seelen) that was approved with the 2014 special permit; (8) the Applicant is an experienced operator in the storage business; (9) the Applicant invested substantial resources in Weymouth with the built 2014 project, and the Applicant will augment the investment with the proposed Addition; and (10) there is a need for the proposed Addition.

The Proposed Self-Storage Addition, as shown on the filed plans, meets the approval standards of Sec. 120-122(D)(1) through (5), specifically, without limitation: (1) 186 Main Street is an appropriate location for the proposed self-storage in a roofed structure. The use was approved by Special Permit in 2014; the use has been established at the site. The use has positive effect including for the reasons presented above, nos. 1-10. The use has not presented negative impacts since construction and occupancy. As shown on the filed plans, there is zoning compliance with the proposed Addition. No variance is required from dimensional and density requirements of the B-1 zoning district. (2) The Proposed Self-Storage Addition will not be detrimental to the established or future character of the neighborhood or Town. Main Street is a commercial corridor, and the proposed use generates low vehicle trips and/or low need for parking. The Addition is designed appropriately, see Roth & Seelen architectural plans, and the new building is located in conformance with dimensional requirements of the WSB. (3) The Proposed Self-Storage Addition does not result in any nuisance or serious hazard to vehicles or pedestrians. There are abutting commercial uses. The Proposed Self-Storage Addition does not create any

¹ The prior demolished Mass. Electric building at the site had a building footprint of approximately 35,000 s.f. The existing Castle Storage facility (22,000 s.f. footprint) built in 2014, plus the proposed Addition (12,700 s.f. footprint) will have a combined Castle Storage footprint of less than 35,000 s.f.

² Castle Storage, 186 Main Street and Bridge St., Weymouth, were approved with 1 parking space per 8,200 s.f. Therefore, 186 Main Street requires a total of thirteen (13) parking spaces for the existing building and proposed Addition as shown on the Zoning Legend on the filed plans.

outside or other nuisance, but is a quiet and/or contained self-storage facility. There is no serious vehicular or pedestrian hazard. (4) Castle Storage and its ownership entity(s) are experienced operators of self-storage facilities. Adequate and appropriate facilities are provided in the existing building (approximate 22,000 s.f. footprint, 3 floors, 502 units) and in the proposed Addition (approximate 12,700 s.f. footprint, 3 floors, 277 units); and (5) the public convenience and welfare will be substantially served by the proposed Addition to the existing and approved (2014) Self-Storage Use. There is a need for the proposed Addition. The Main Street location is a commercial location that can host various commercial uses. The proposed Addition will be part of a low impact commercial use (existing Castle Storage) as set forth above, and the public convenience and welfare will be substantially served with construction of the proposed Addition, a significant investment in Weymouth by the Owner.

The applicant seeks such other approval(s) of the Zoning Board as may be necessary for the Proposed Self-Storage Addition and development shown on the filed plans. The applicant reserves, and does not waive, all rights including the right to revise and/or supplement the filed plans and/or application materials.

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		Self Storage Facility	Self Storage Facility
Lot Area / Size (Sq. Ft.)	10,000 s.f.	410,593 s.f.	410, 593 s.f.
Dwelling Units	n/a		
Frontage (ft.)	100'	366'	366'
Lot Width (ft.)	100'	>100'	>100'
Front Yard Setback (ft.)	30'	73'	73'
Front Yard Setback (ft.) – corner lots	n/a	n/a	n/a
Side Yard Setback (ft.)	10'	73'	21'
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)	10'	>10'	>10'
Height (ft.) & # of Stories	80' 6	<80' 3	<80' 3
Lot Coverage	50%	6.0%	9.1%
Off-Street Parking Spaces	13	13	18
Off-Street Loading Spaces	n/a	n/a	n/a
Parking Setback	15'	49'	49'
Accessory Structure Setback	existing	no change	no chnage
Landscaping	15' front buffer	>15'	>15'
Floor Area Ratio	n/a	n/a	n/a
Signage	existing	no chnage	no change
Other:			

SITE DEVELOPMENT PLANS

FOR

186 MAIN STREET (ROUTE 18) WEYMOUTH, MA

DECEMBER 09, 2016

SHEET INDEX					
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS	
1	COVER SHEET				
2	EXISTING CONDITIONS PLAN				
3	OVERALL LAYOUT PLAN				
4	LAYOUT PLAN				
5	SITE PLAN				
6	DETAIL SHEET				

OWNER/APPLICANT:

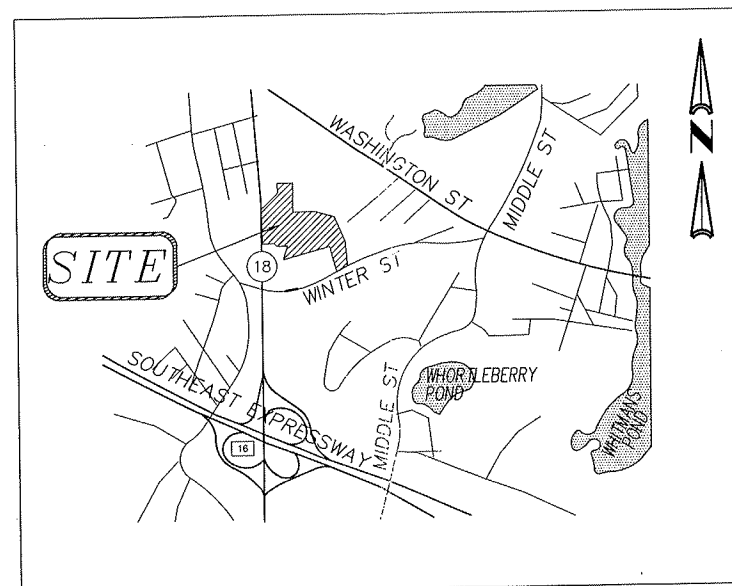
186 MAIN LLC
251 UNION STREET
BRAINTREE, MA 02184

CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

ARCHITECT:

ROTH & SEELEN INC.
50 SOUTH STREET
HINGHAM, MA 02043




LOCATION MAP

David Noel
Kelly
2016.12.16
14:53:49 -05'00'

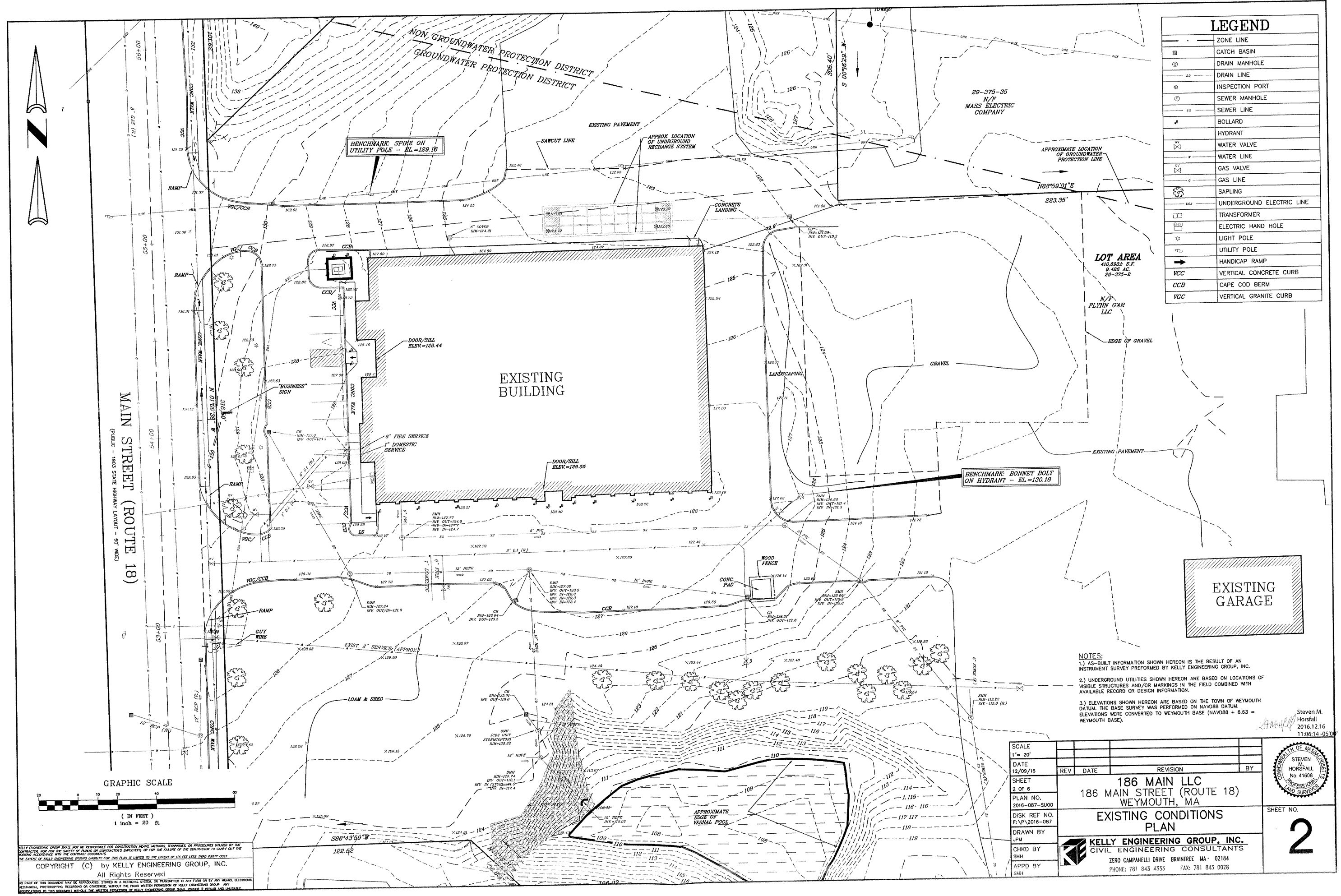


SCALE	DISK REF NO.
N/A	F:\P\2016-087
DATE	DRAWN BY
12/09/16	C.J.L.
SHEET	CHKD BY
1 OF 6	DAM
PLAN NO.	APPD BY
2016-087-TS00	DNK

MAIN STREET (ROUTE 18) WEYMOUTH, MA	
 KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS	
0 CAMPANELLI DRIVE • BRAINTREE, MA • 02184 PHONE: 781 843 4333 FAX: 781 843 0028	

SHEET NO.

1



LEGEND	
	ZONE LINE
	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	INSPECTION PORT
	SEWER MANHOLE
	SEWER LINE
	BOLLARD
	HYDRANT
	WATER VALVE
	WATER LINE
	GAS VALVE
	GAS LINE
	SAPLING
	UNDERGROUND ELECTRIC LINE
	TRANSFORMER
	ELECTRIC HAND HOLE
	LIGHT POLE
	UTILITY POLE
	HANDICAP RAMP
	VERTICAL CONCRETE CURB
	CAPE COD BERM
	VERTICAL GRANITE CURB

NOTES:
1.) AS-BUILT INFORMATION SHOWN HEREON IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC.
2.) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATIONS OF VISIBLE STRUCTURES AND/OR MARKINGS IN THE FIELD COMBINED WITH AVAILABLE RECORD OR DESIGN INFORMATION.
3.) ELEVATIONS SHOWN HEREON ARE BASED ON THE TOWN OF WEYMOUTH DATUM. THE BASE SURVEY WAS PERFORMED ON NAVD88 DATUM. ELEVATIONS WERE CONVERTED TO WEYMOUTH BASE (NAVD88 + 6.63 = WEYMOUTH BASE).

Steven M. Horsfall
2016.12.16
11:06:14 -0500

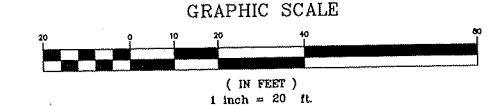
SCALE
1" = 20'
DATE
12/09/16
SHEET
2 OF 6
PLAN NO.
2016-087-SU00
DISK REF NO.
F:\P\2016-087
DRAWN BY
JPM
CHKD BY
SMH
APPD BY
SMH

REV	DATE	REVISION	BY

186 MAIN LLC
186 MAIN STREET (ROUTE 18)
WEYMOUTH, MA
EXISTING CONDITIONS
PLAN
KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
ZERO CAMPANELLI DRIVE BRAintree MA 02184
PHONE: 781 843 4333 FAX: 781 843 0028

SEAL
STEVEN M. HORSFALL
No. 41608
PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS

SHEET NO.
2

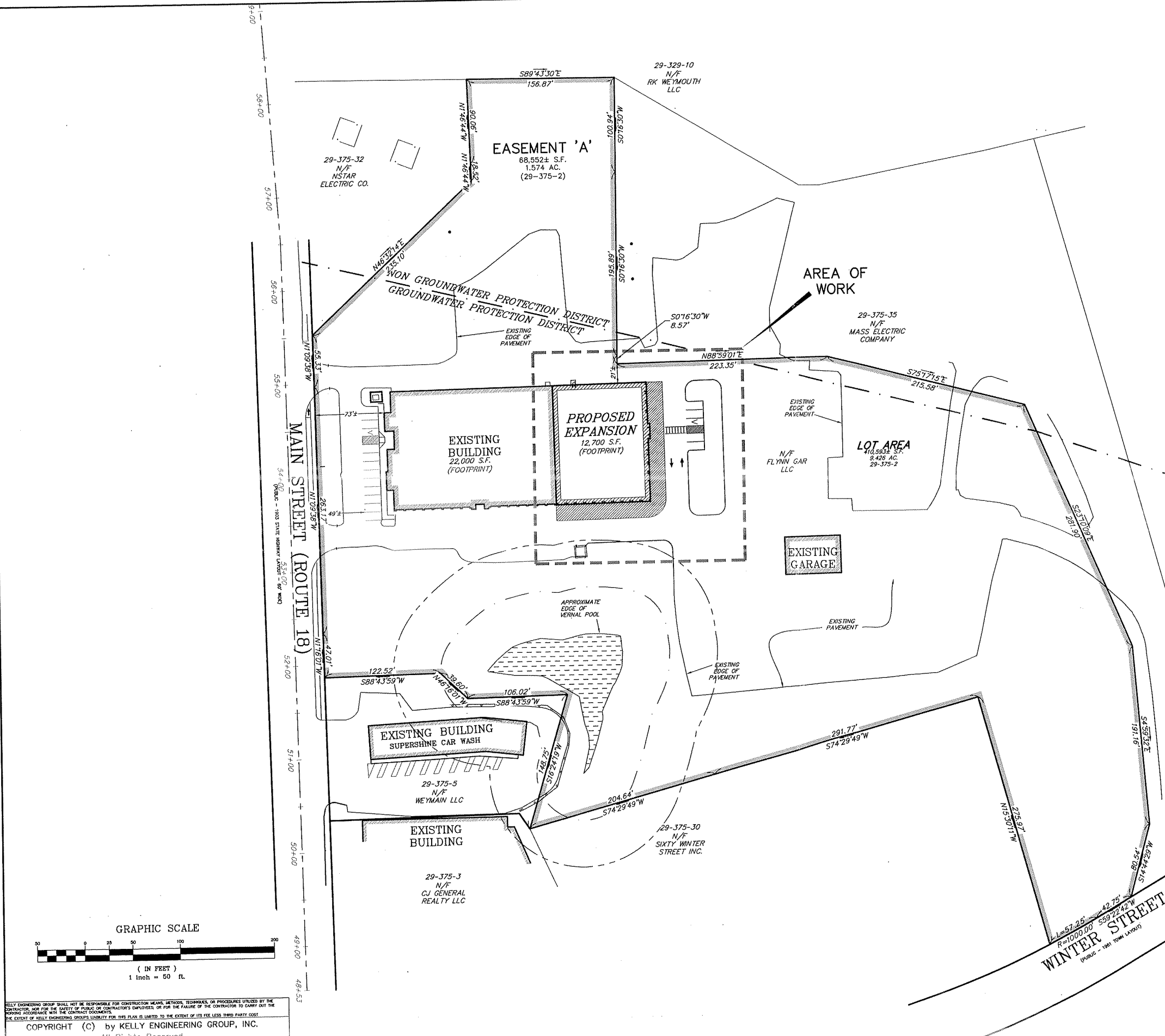


KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, ECONOMIES OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL BE PENALIZED AS UNLAWFUL AND ILLEGIBLE.

* SEE SHEET 4 FOR SYMBOL LEGEND

ZONING LEGEND - PHASE 1				
ZONING DISTRICT: LIMITED BUSINESS B-1				
OVERLAY DISTRICT: GROUNDWATER PROTECTION DISTRICT				
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	10,000 S.F.	410,593 ± S.F.	410,593 ± S.F.	YES
MIN. FRONTAGE	100'	366' ±	366' ±	YES
MIN. YARD -FRONT	30'	73'±	73'±	YES
-SIDE	10'	73'±	21'±	YES
-REAR	10'	>10'	>10'	YES
MAX. STORIES	6	3	3	YES
MAX. HEIGHT	80'	<80'	<80'	YES
LOT COVERAGE	50%	6.0%±	9.1% ±	YES
PARKING TOTAL	13 (NOTE)	13	18	YES
-SIZE	9' x 18'	9' x 18'	9' x 18'	YES
-HANDICAP	1	1	2	YES
PARKING SETBACK				
-FRONT	15'	49±'	49±'	YES
aisle width	N/A	24'	24'	YES
MIN. DRVWY. WIDTH	20'	24'	24'	YES

NOTE:
A STORAGE FACILITY REQUIRES ONE SPACE PER 8,200 S.F. AS PER PERMIT ISSUED BY TOWN OF WEYMOUTH FOR CASTLE STORAGE BRIDGE STREET WEYMOUTH.
34,700 S.F. x 3 FLOORS x 1/8,200 S.F. = 13 SPACES



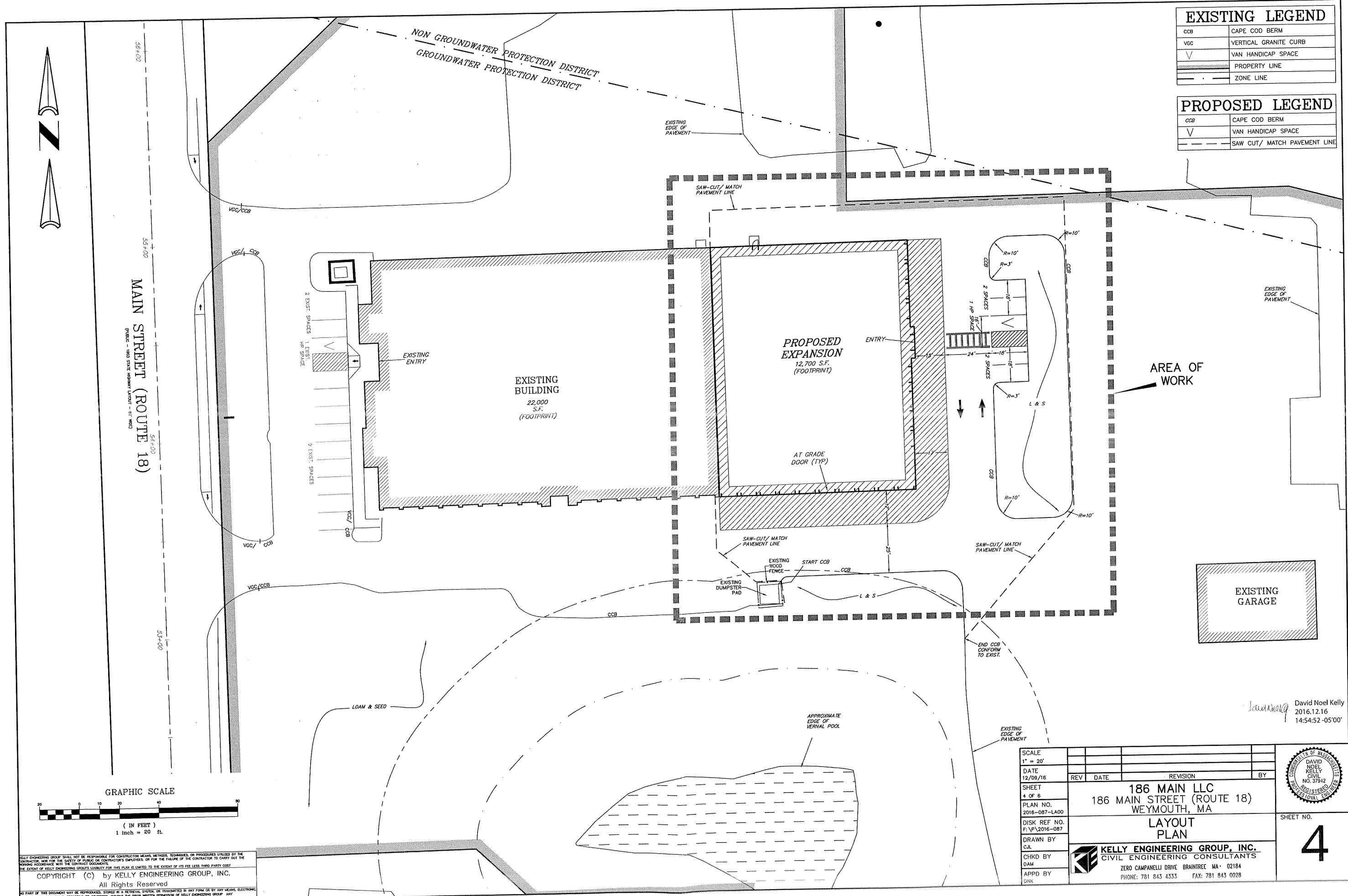
David Noel Kelly
2016.12.16
14:54:15 -05'00'

SCALE 1" = 50'	REV	DATE	REVISION	BY
DATE 12/09/16				
SHEET 3 OF 6				
PLAN NO. 2016-087-LA00				
DISK REF NO. F:\P\2016-087				
DRAWN BY C.J.				
CHKD BY BGL				
APPD BY DNK				
186 MAIN LLC 186 MAIN STREET (ROUTE 18) WEYMOUTH, MA OVERALL LAYOUT PLAN				
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS ZERO CAMPANELLI DRIVE BRAintree MA 02184 PHONE: 781 843 4333 FAX: 781 843 0028				
SHEET NO. 3				

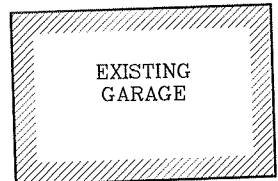
KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHOD, MATERIALS, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PERSONS OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL BECAUSE IT IS UNLAWFUL AND ILLEGIBLE.

EXISTING LEGEND	
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
V	VAN HANDICAP SPACE
---	PROPERTY LINE
- - -	ZONE LINE

PROPOSED LEGEND	
CCB	CAPE COD BERM
V	VAN HANDICAP SPACE
- - -	SAW CUT/ MATCH PAVEMENT LINE

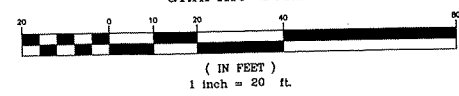


AREA OF WORK



David Noel Kelly
2016.12.16
14:54:52 -05'00'

GRAPHIC SCALE



SCALE 1" = 20'	REV	DATE	REVISION	BY
DATE 12/09/16				
SHEET 4 OF 6				
PLAN NO. 2016-087-LA00				
DISK REF NO. F:\P\2016-087				
DRAWN BY C.J.L.				
CHKD BY OAM				
APPD BY DNK				
186 MAIN LLC 186 MAIN STREET (ROUTE 18) WEYMOUTH, MA LAYOUT PLAN				
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS ZERO CAMPANELLI DRIVE BRAintree MA 02184 PHONE: 781 843 4333 FAX: 781 843 0028				
SHEET NO.				4

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. WORK FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL BECAUSE ILLEGAL AND UNLAWFUL.

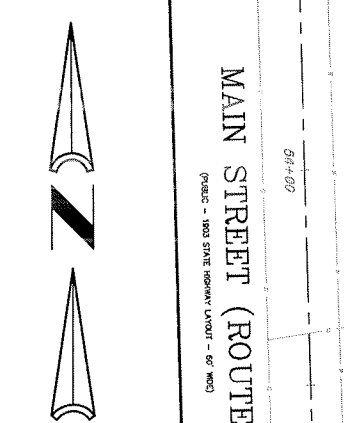
EXISTING LEGEND

	CATCH BASIN
	DRAIN LINE
	DRAIN MANHOLE
	SEWER MANHOLE
	SEWER LINE
	WATER VALVE
	WATER LINE
	HYDRANT
	UTILITY POLE
	LIGHT POLE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	GAS VALVE
	GAS LINE
	MAILBOX
	BITUMINOUS CONC. CURB
	BOUND
	TREES
	CHAINLINK FENCE
	CONCRETE
	RETAINING WALL
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	PROPERTY LINE
	ZONE LINE

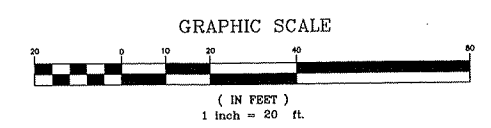
PROPOSED LEGEND

	CATCH BASIN
	DRAIN MANHOLE
	INSPECTION PORT
	DRAIN LINE
	SPOT GRADE
	CONTOUR LINE
	EROSION CONTROL LINE
	SILT SACK
	50' SETBACK
	100' SETBACK
	WATER LINE

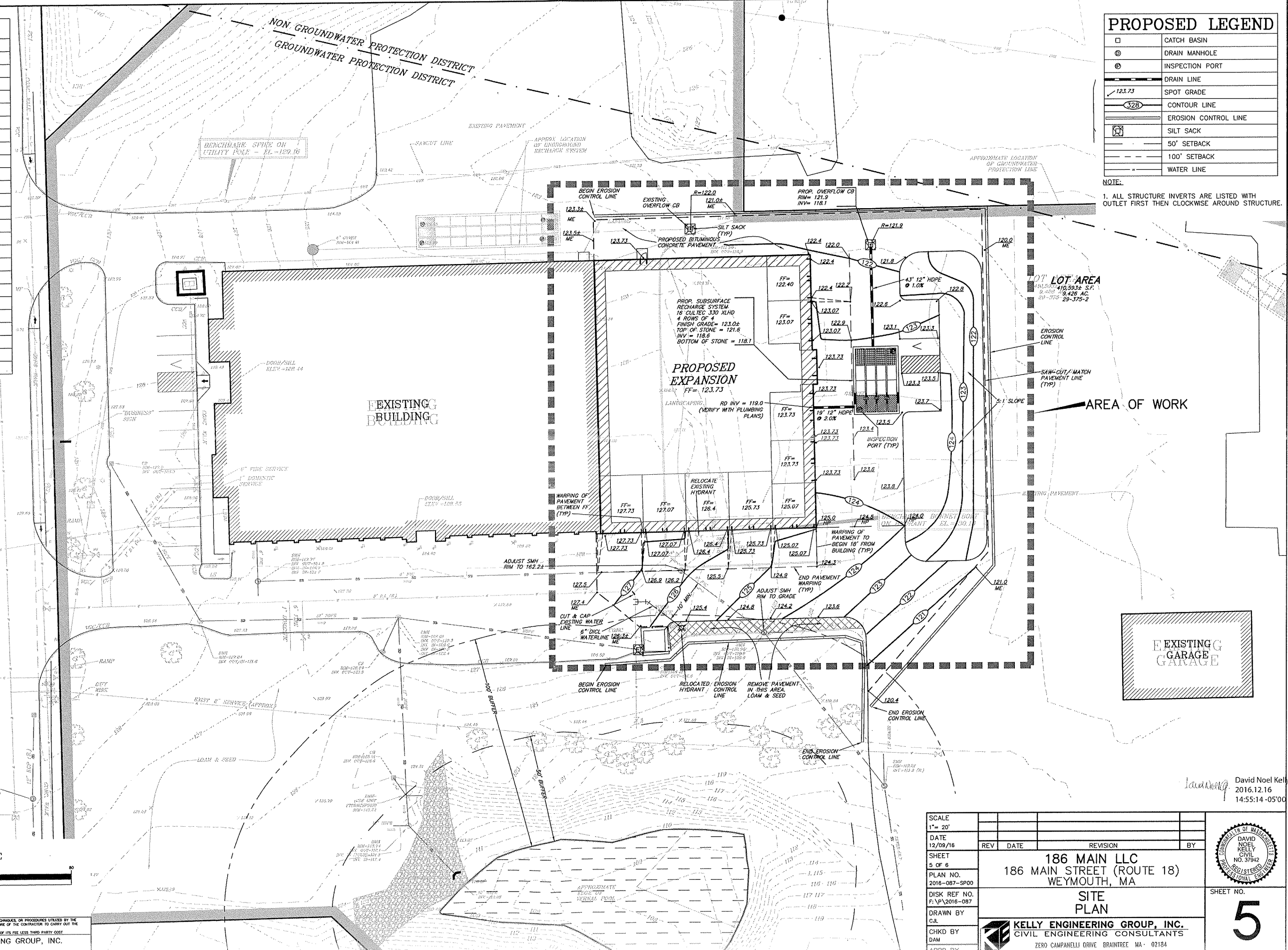
NOTE:
1. ALL STRUCTURE INVERTS ARE LISTED WITH
OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.



MAIN STREET (ROUTE 18)
(PUBLIC - 100% STATE HIGHWAY LAURET - 60' WIDE)



KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL SUBJECT IT TO PENALTY AND LITIGATION.

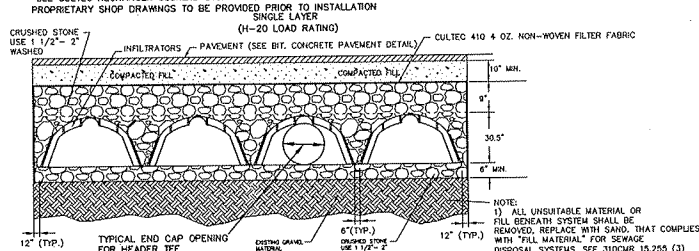


SCALE 1" = 20'	REV	DATE	REVISION	BY
DATE 12/09/16				
SHEET 5 OF 6				
PLAN NO. 2016-087-SP00				
DISK REF NO. P:\P\2016-087				
DRAWN BY CUL				
CHKD BY DAM				
APPD BY DNK				
186 MAIN LLC 186 MAIN STREET (ROUTE 18) WEYMOUTH, MA				
SITE PLAN				
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS ZERO CAMPANELLI DRIVE BRAintree, MA 02184 PHONE: 781 843 4333 FAX: 781 843 0028				
SHEET NO. 5				

David Noel Kelly
2016.12.16
14:55:14 -05'00'

TYPICAL SUBSURFACE RECHARGE AREA (CULTEC 330XLHD) PLAN VIEW (INFILTRATION TO BE CULTEC OR APPROVED EQUAL)

*SEE CULTEC RECHARGER 330XLHD STORMWATER MANAGEMENT SYSTEM DESIGN FOR INSTALLATION INSTRUCTIONS
PROPRIETARY SHOP DRAWINGS TO BE PROVIDED PRIOR TO INSTALLATION



SECTION 1-1 (PARTIAL)
NOT TO SCALE

INFILTRATOR SUBSURFACE DETENTION AREA PLAN VIEW

NOT TO SCALE (INFIL-SUB-DET) KELLY ENGINEERING GROUP, INC. ©

STORMWATER MANAGEMENT SYSTEM CONSTRUCTION OPERATION NOTES:

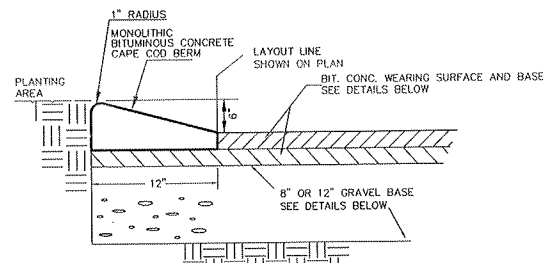
- EXTREME CARE SHALL BE TAKEN DURING CONSTRUCTION TO AVOID SILTATION DURING THE CONSTRUCTION PROCESS. SILT SACKS AND STRAW WADDLE SHALL BE INSPECTED DAILY AND REPLACED IF NECESSARY.
- EXTREME CARE SHALL BE TAKEN TO PREVENT COMPACTION OF UNDISTURBED SOILS BENEATH RECHARGE SYSTEM.
- THERE SHALL BE NO DISCHARGE OF WATER FOR CONSTRUCTION DEWATERING ACTIVITIES INTO THE STORMWATER MANAGEMENT SYSTEM.
- THERE SHALL BE NO DISCHARGE OF STORMWATER INTO THE RECHARGE SYSTEM UNTIL THE SITE HAS BEEN STABILIZED.

CONSTRUCTION INSPECTION SCHEDULE

- AN INSPECTION OF THE EXCAVATION OF THE LEACHING SYSTEM SHALL BE CONDUCTED BY THE ENGINEER AND A REPRESENTATIVE OF THE TOWN'S ENGINEERING DEPARTMENT PRIOR TO PLACEMENT OF ANY MATERIAL OR CHAMBERS.

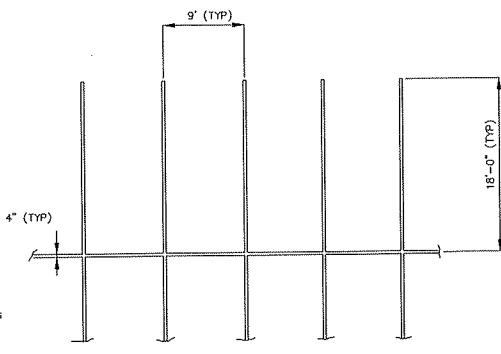
CONSTRUCTION MAINTENANCE SCHEDULE

- WHEN THE BINDER COURSE HAS BEEN INSTALLED THE PAVEMENT SHALL BE KEPT CLEAR OF ACCUMULATED SEDIMENTS. IF ACCUMULATED SEDIMENTS ARE DEPOSITED ON THE PAVEMENT THE SEDIMENT SHALL BE CLEANED IMMEDIATELY. THE PAVEMENT SHALL BE SWEEP AS NECESSARY BASED ON THE WEEKLY INSPECTIONS. THE CONTRACTOR SHALL INSPECT THE PAVEMENT ON A DAILY BASIS AND REMOVE ACCUMULATED SEDIMENTS AS NECESSARY.
- "SILT SACKS" SHALL BE INSTALLED AT ALL CATCH BASIN AND DROP INLET LOCATIONS. THE CONTRACTOR SHALL INSPECT THE "SILT SACKS" ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS AND EMPTIED BASED ON MANUFACTURERS RECOMMENDATIONS.
- THE RECHARGE SYSTEM SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER HEAVY RAINSTORMS AND SHALL BE CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED IN THE INLET CHAMBER.



CAPE COD BERM DETAIL

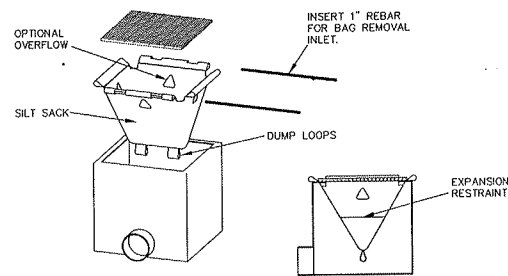
NOT TO SCALE (CAP COD BERM DETAIL) KELLY ENGINEERING GROUP, INC. ©



STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF YELLOW TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT AND ZONING PLAN

TYPICAL STRIPING DETAIL

NOT TO SCALE (80-STRIPS) KELLY ENGINEERING GROUP, INC. ©

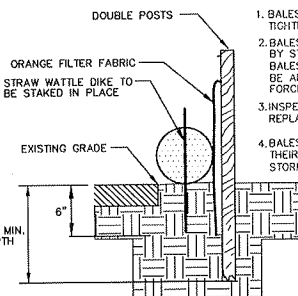


SILT SACK- TYPE A DETAIL

NOT TO SCALE KELLY ENGINEERING GROUP, INC. ©

CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAD BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

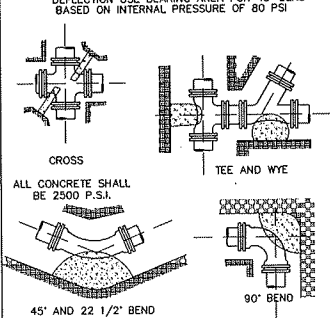


STRAW WATTLE LINE DETAIL

NOT TO SCALE (WAT-BALE-DETAIL-2) KELLY ENGINEERING GROUP, INC. ©

THRUST BLOCK SCHEDULE			
TABLE OF MINIMUM BEARING AREA IN SQ. IN. AGAINST UNDISTURBED SOIL FOR 8 IN. DIA. PIPE			
SOIL BEARING CAPACITY (PSF)	90 DEGREE BEND	TEE	45 DEGREE BEND
1000	845	674	510
1500	630	450	344
2000	473	337	258
3000	315	225	172

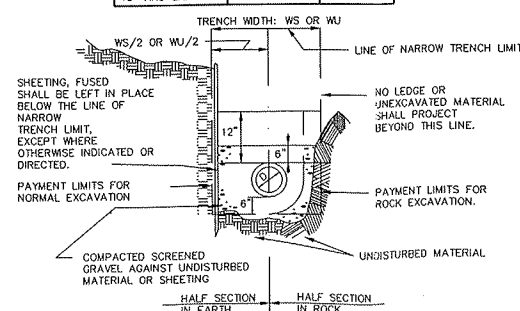
NOTE: FOR FITTINGS W/LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND BASED ON INTERNAL PRESSURE OF 80 PSI



THRUST BLOCK

NOT TO SCALE (THRUST-BLOCK) KELLY ENGINEERING GROUP, INC. ©

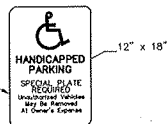
TRENCH WIDTH WS OR WU		
DIAM. OF PIPE	WU UNSHEEDED	WS SHEEDED
12" AND SMALLER	3'-0"	4'-2"
15" AND LARGER	O.D.+20"	O.D.+36"



WATER AND SEWER TRENCH SECTION

NOT TO SCALE (WTR&SEWER-TRENCH-SECTION) KELLY ENGINEERING GROUP, INC. ©

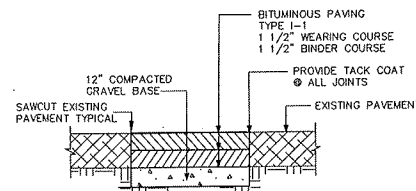
HANDICAPPED RESERVED PARKING SIGN



- NOTE:
- SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
 - TO BE LOCATED ON SITE AS DIRECTED.
 - MOUNT ON WALL OF PROPOSED BUILDING.
 - TO BE LOCATED AT APPROPRIATE SPACES.

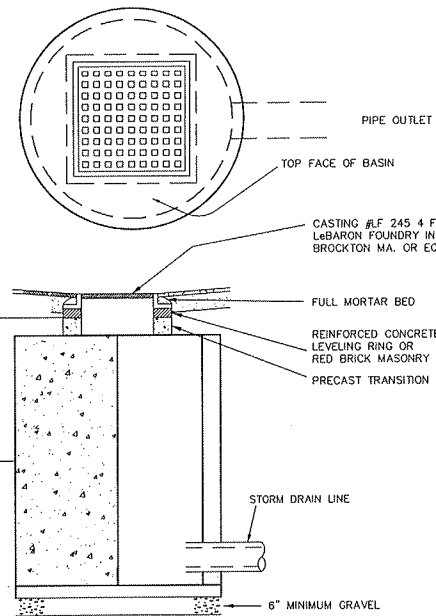
HANDICAP SIGN DETAIL

NOT TO SCALE (HND-PARK-DETAIL) KELLY ENGINEERING GROUP, INC. ©



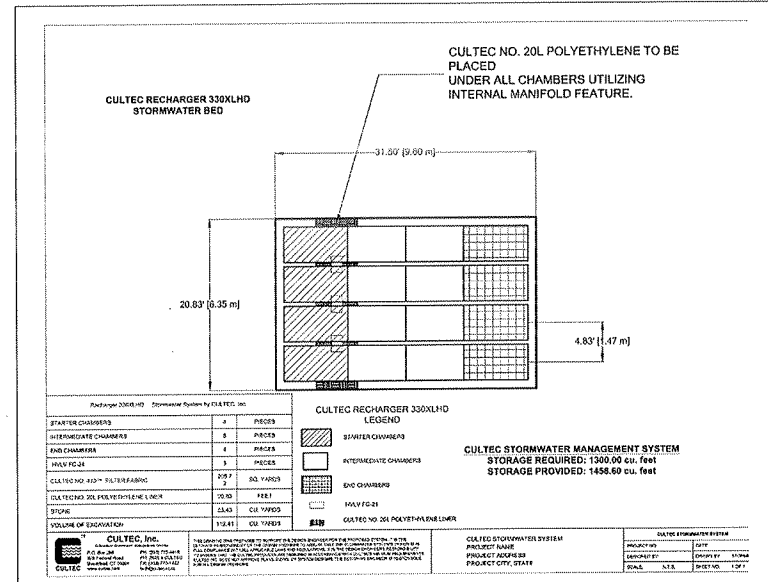
PAVEMENT MATCH SAWCUT DETAIL

NOT TO SCALE (PAV-SAWCUT-DETAIL) KELLY ENGINEERING GROUP, INC. ©

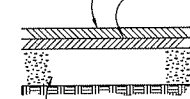


PRECAST OVERFLOW CATCH BASIN DETAIL

NOT TO SCALE (PRCST-CTCH-BASIN-DETAIL) KELLY ENGINEERING GROUP, INC. ©

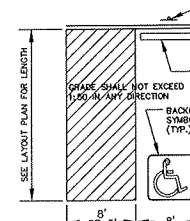


TYPE 1-1 BIT-UM CONCRETE PAVEMENT
1 1/2\"/>



BITUMINOUS CONCRETE PAVEMENT (STANDARD)

NOT TO SCALE (PAVEMENT-SECTION-DETAIL) KELLY ENGINEERING GROUP, INC. ©



HANDICAP PARKING DETAIL

NOT TO SCALE (HND-PARK-DETAIL) KELLY ENGINEERING GROUP, INC. ©

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- ALL WORK SHALL CONFORM TO A SPECIAL PERMIT TO BE ISSUED BY THE TOWN OF WEYMOUTH.
- FOR ANY PROJECT THAT INVOLVES 1 ACRE OR MORE OF DISTURBANCE, THE CONTRACTOR SHALL SECURE A NPDES PERMIT PRIOR TO BEGINNING ANY GRADING ACTIVITIES.
- ALL WORK SHALL CONFORM TO AN ORDER OF CONDITIONS ISSUED BY THE TOWN OF WEYMOUTH CONSERVATION COMMISSION.
- ALL WORK SHALL CONFORM TO A DOT PERMIT TO BE ISSUED.
- ALL WORK SHALL CONFORM TO THE GEOTECHNICAL REPORT TO BE PREPARED.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF UNDERGROUND UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY AND WATER CONNECTIONS.
- REFER TO ELECTRICAL PLANS FOR THE LIGHTING CIRCUITS, FIXTURE DETAIL AND BUILDING CONNECTION LOCATION.
- ALL H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL. SEWER SHALL BE 30\"/>

NO SILT OR DEBRIS LEAVES THE SITE.

SCALE	N/A				
DATE	12/09/16	REV	DATE	REVISION	BY
SHEET	6 OF 6				
PLAN NO.	2016-087-DT00				
DISK REF NO.	F:\P\2016-087				
DRAWN BY	CHL				
CHKD BY	DAM				
APPD BY	DNK				
186 MAIN LLC 186 MAIN STREET (ROUTE 18) WEYMOUTH, MA DETAIL SHEET					
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS ZERO CAMPANELLI DRIVE BRAINTREE MA 02184 PHONE: 781 843 4333 FAX: 781 843 0028					
SHEET NO. 6					