



OWNER/APPLICANT:
MICHAEL GREHAN
76 NORTON ROAD
QUINCY, MA 02169

ARCHITECT:
FISHER ASSOCIATES
35 FISHER ROAD
WEYMOUTH,, MA 02190
(781) 337-3409

LAND SURVEYOR:
CIVIL ENVIRONMENTAL CONSULTANTS
8 OAK STREET
PEABODY, MA 01960
(978) 531-1191

CIVIL ENGINEER:
HARDY + MAN DESIGN GROUP PC
1285 WASHINGTON STREET
WEYMOUTH, MA 02189
(781) 335-1464

GENERAL NOTES:

1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM CIVIL ENVIRONMENTAL CONSULTANTS, DATED OCTOBER 26, 2017.
2. FLOODPLAIN INFORMATION WAS OBTAINED FROM THE NATIONAL FLOOD HAZARD LAYER FIRMETTE. THE FLOOD HAZARD INFORMATION IS DERIVED BY WEB SERVICES PROVIDED BY FEMA, DATED ON AUGUST 10, 2021. THE SITE SUBJECT IS IN ZONE AE (138.2 FEET), SPECIAL FLOOD HAZARD AREA (PANEL 2502100237E), EFFECTIVE AS OF JULY 17, 2012.
3. 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.
4. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
6. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND HARDY + MAN DESIGN GROUP, PC. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED 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.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
9. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENT TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
11. THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
13. ELEVATIONS REFER TO TOWN OF WEYMOUTH DATUM.

LEGEND

- ⊙ - EXISTING MONITORING WELL
- ⊙ - EXISTING UTILITY POLE
- ⊙ - EXISTING CATCH BASIN
- ⊙ - EXISTING SEWER MANHOLE
- ⊙ - EXISTING OIL/GAS SEPARATOR
- ⊙ - EXISTING WATER GATE VALVE
- ⊙ - EXISTING GAS GATE VALVE
- ⊙ - EXISTING CONTOUR
- ⊙ - PROPOSED CONTOUR
- ⊙ - PROPOSED SPOT GRADE
- ⊙ - PROPOSED DRAIN MANHOLE
- ⊙ - PROPOSED CATCH BASIN
- ⊙ - PROPOSED SDR35 PVC DRAIN PIPE

DIMENSIONAL REQUIREMENTS

ZONING ITEM	BUS 2	EXISTING	PROPOSED
MIN. LOT AREA	NONE	33,041 SF	33,041 SF
MIN. LOT WIDTH	NONE	N/A	N/A
MIN. YARD - FRONT	NONE	N/A	N/A
MIN. YARD - SIDE	NONE	N/A	N/A
MIN. YARD - REAR	20 FT	N/A	20 FT
MAX. BUILDING HEIGHT	6 ST/80 FT	N/A	2 ST
MAX. LOT COVERAGE	NONE	N/A	N/A
REQ. PARKING SPACES	2/DU (18)	0	26

REVISIONS:

NO.	COMMENTS:	DATE:
1.	RETAINING WALL MOVED:	11/29/2022
2.	BUILDING MOVED:	01/06/2023
3.	REDUCE TO 9-UNITS	02/27/2023

LAYOUT
158 PARK AVE WEST
WEYMOUTH, MASSACHUSETTS

DRAWN BY: TCN
DESIGNED BY: SPH
CHECKED BY: SPH

DATE: 10-14-2022



1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
MICHAEL GREHAN

SHEET
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