

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

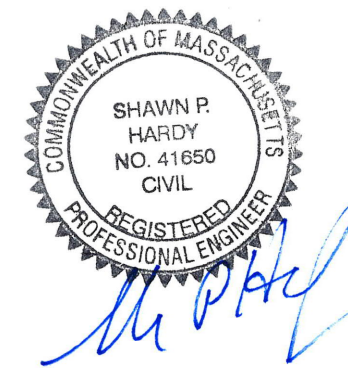
ARCHITECT:
FISHER ASSOCIATES
35 FISHER ROAD
WEYMOUTH,, MA 02190
(781) 337-3409

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)	N/A	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
4.	ZBA COMMENTS	03/31/2023
5.	LIGHT POST LOC.	04/25/2023

LAYOUT 158 PARK AVE WEST WEYMOUTH, MASSACHUSETTS	
DRAWN BY: TCN	DATE: 10-14-2022
DESIGNED BY: SPH	
CHECKED BY: SPH	

 HARDY + MAN DESIGN GROUP, PC CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464	PREPARED FOR: MICHAEL GREHAN		SHEET C-1

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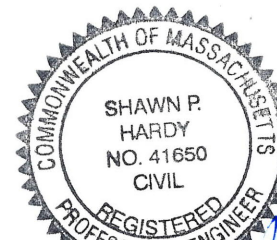
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Shann P. Hardy

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
- XXX' — 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	74.8 FT	20 FT
MAX. BUILDING HEIGHT	6 ST/80 FT	3 ST/29.5 FT	3 ST/29.5 FT
MAX. LOT COVERAGE	NONE	N/A	N/A
REQ. PARKING SPACES	2/DU (24)	0	26 + 2 HC

GRAPHIC SCALE



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GRADING AND DRAINAGE PLAN
158 PARK AVE WEST
WEYMOUTH, MASSACHUSETTS

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

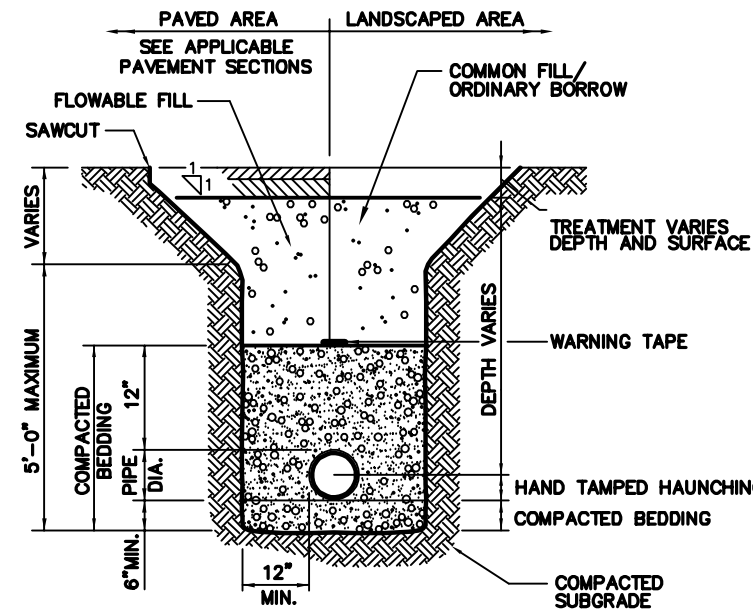
DATE: 10-14-2022



PREPARED FOR:
MICHAEL GREHAN

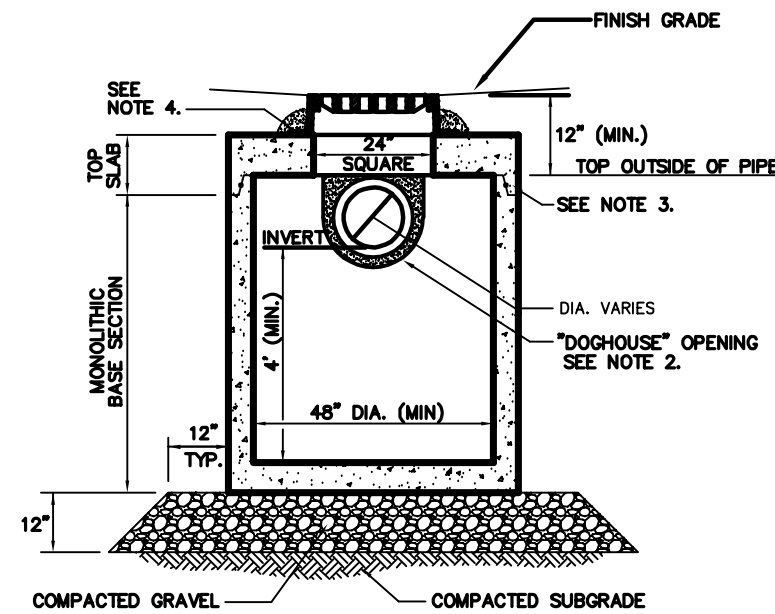
SHEET
C-2

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(781) 335-1464



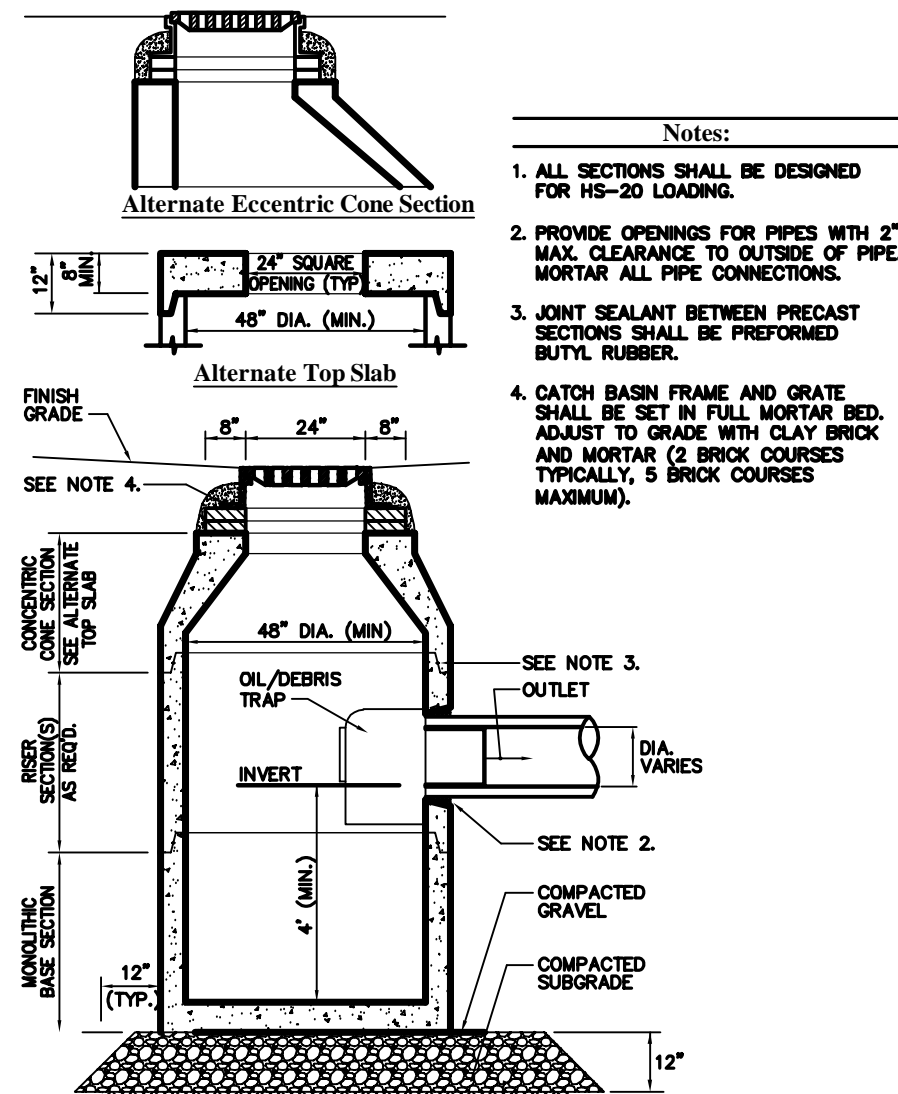
- Notes:
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
 - PAVEMENT SECTION TO CONFORM TO TOWN OF BRAINTREE DEPARTMENT OF PUBLIC WORKS (DPW) SPECIFICATION.

Utility Trench
N.T.S.

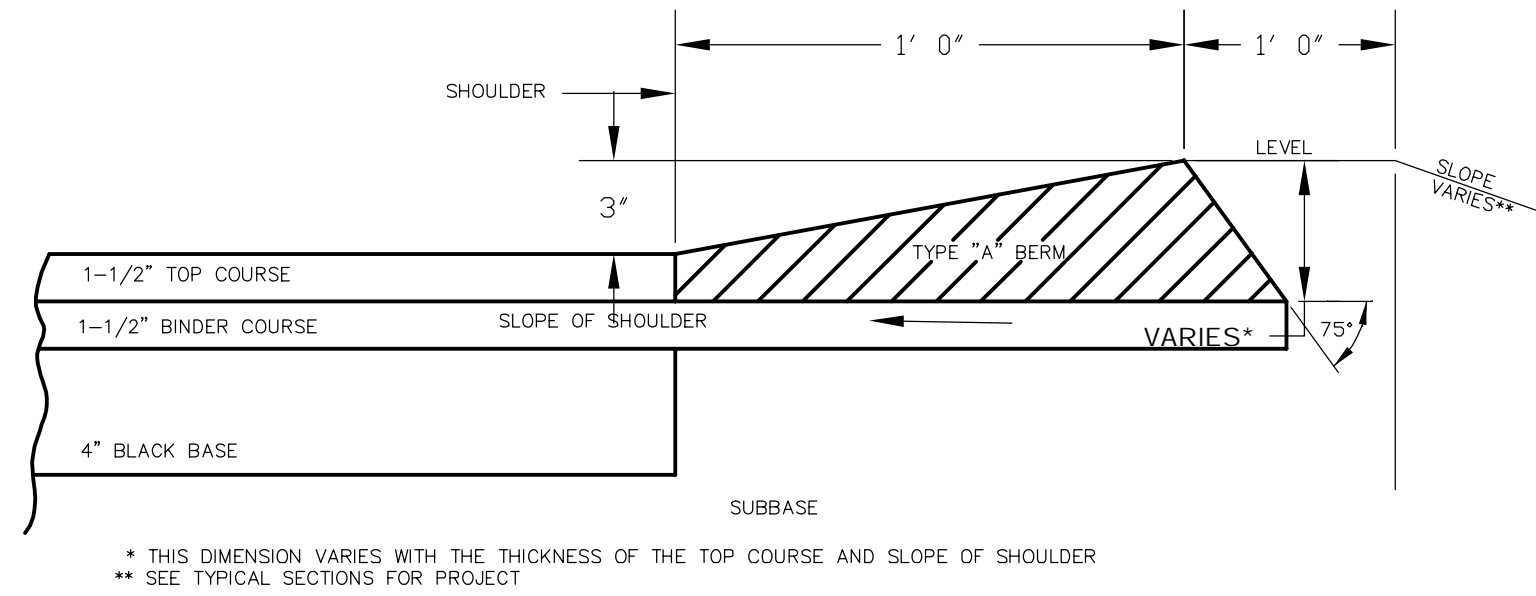


- Notes:
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 - CATCH BASIN FRAME AND GRATE (4"DEPTH) SHALL BE SET IN FULL MORTAR BED.
 - ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

Catch Basin (CB) Shallow Cover
N.T.S.

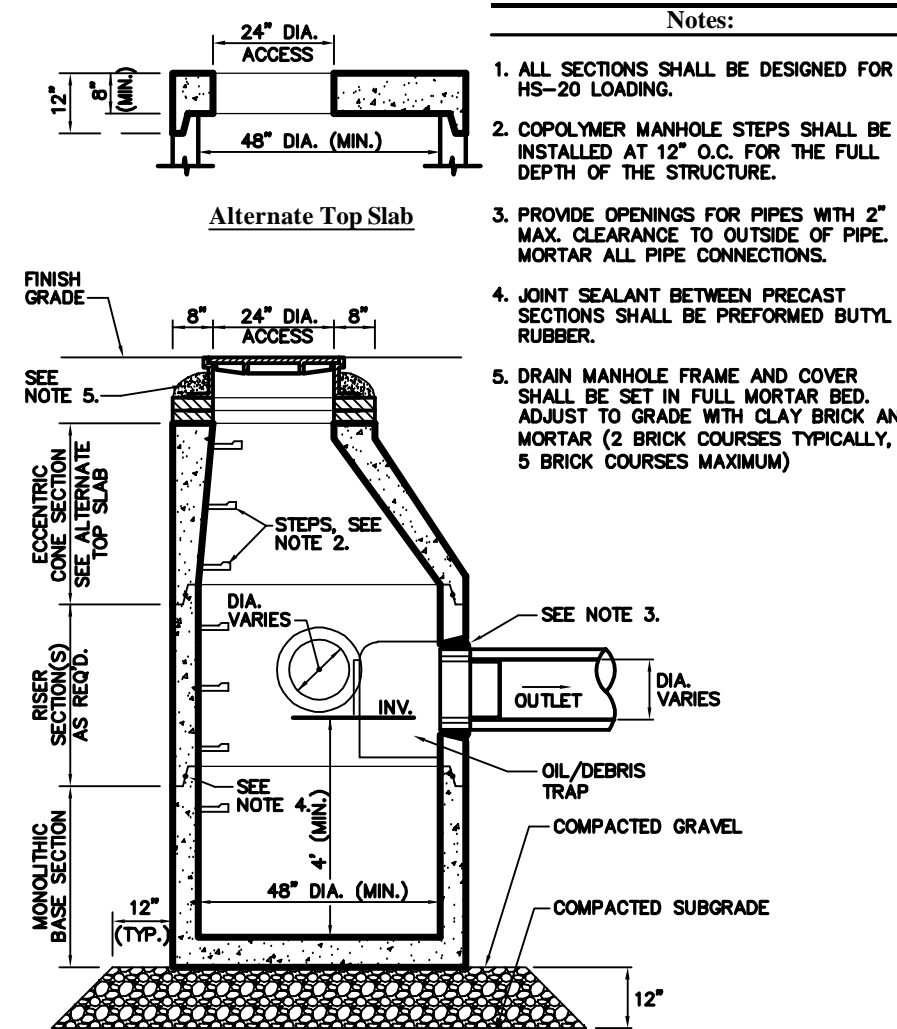


Catch Basin (CB) With Oil/Debris Trap
N.T.S.

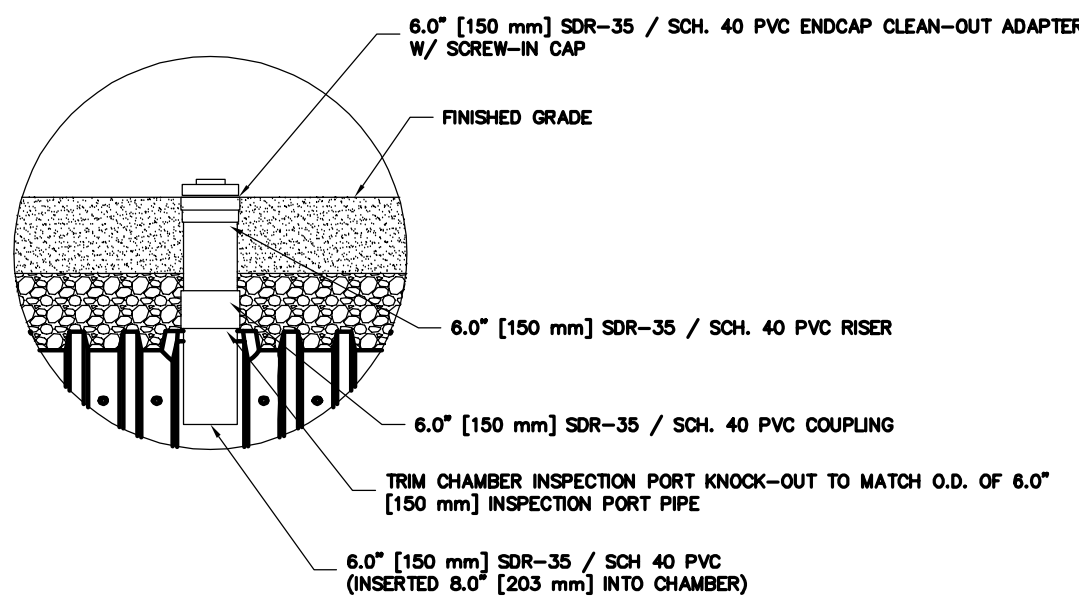


BITUMINOUS CONCRETE BERM
DETAIL
N.T.S.

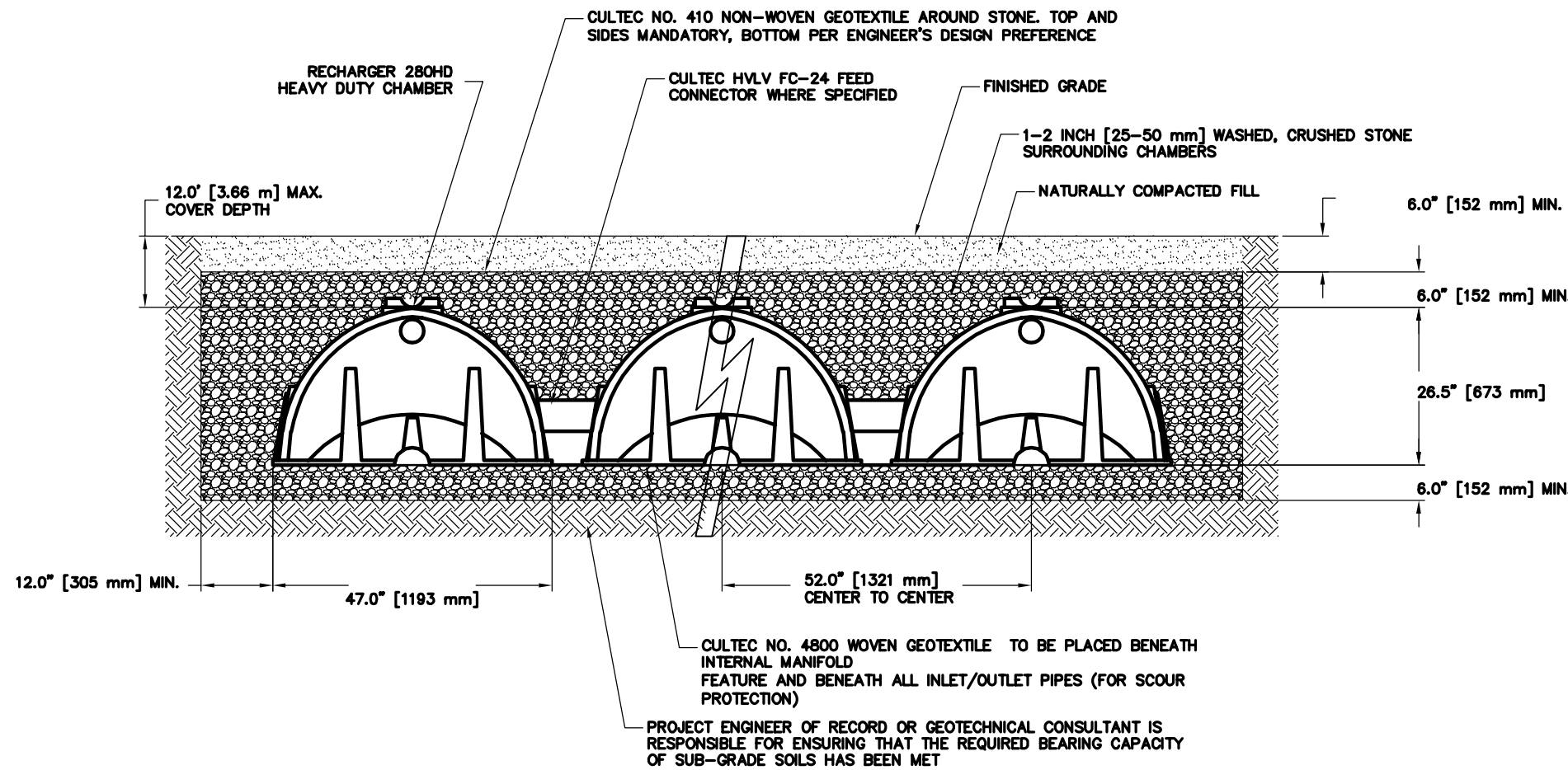
CULTEC RECHARGER 280HD
N.T.S.



Drain Manhole (DMH) with Oil Debris/Trap
N.T.S.



INSPECTION PORT
N.T.S.



CULTEC RECHARGER 280HD
N.T.S.



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DETAILS 158 PARK AVE WEST WEYMOUTH, MASSACHUSETTS	
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