

LOCUS MAP
N.T.S.

OWNER/APPLICANT:
SOUZA CRISTINA VIEIRA
64 POND ST
WEYMOUTH, MA 02190

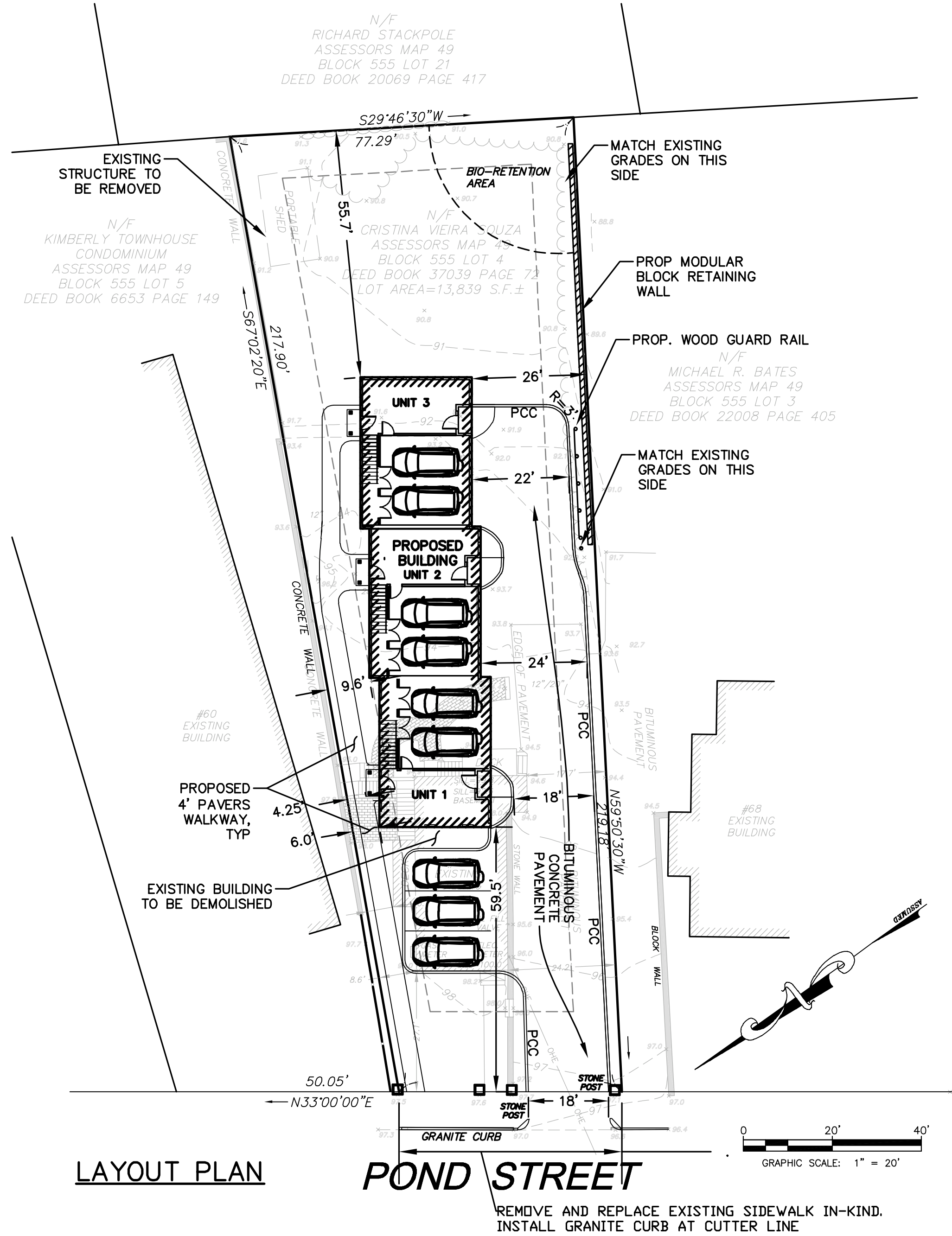
ARCHITECT:
JCBT
585 WASHINGTON STREET
QUINCY, MA 02169
(617) 404-8182

LAND SURVEYOR:
HOYT LAND SURVEYING
1287 WASHINGTON ST
WEYMOUTH, MA 02189
(781) 682-9192

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

DRAWING INDEX:

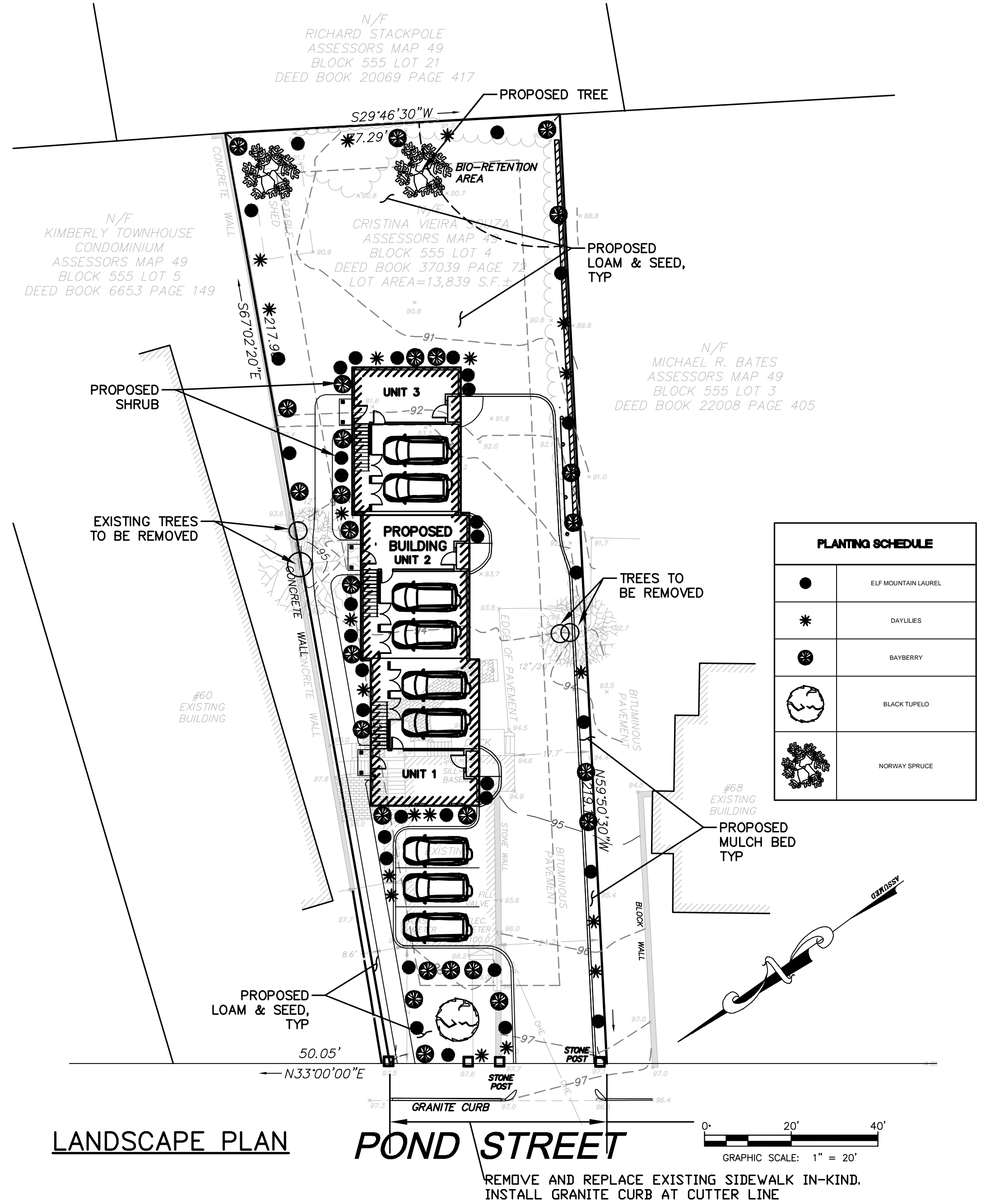
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|-----|------------------------|
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| C-3 | DETAILS PLAN |



LAYOUT PLAN

POND STREET

REMOVE AND REPLACE EXISTING SIDEWALK IN-KIND.
INSTALL GRANITE CURB AT CUTTER LINE



LANDSCAPE PLAN

POND STREET

REMOVE AND REPLACE EXISTING SIDEWALK IN-KIND.
INSTALL GRANITE CURB AT CUTTER LINE

PLANTING SCHEDULE	
●	ELF MOUNTAIN LAUREL
*	DAYLILIES
●	BARBERY
●	BLACK TURFED
●	NORWAY SPRUCE

DIMENSIONAL REQUIREMENTS			
ZONING DISTRICT RES-2	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N.A.	13819.6 SF	13819.6 SF
MIN. LOT AREA PER UNIT	10,000 SF	13819.6 SF	13819.6 SF
MIN. LOT FRONTAGE	75 FT	50 FT	50 FT
MIN. LOT WIDTH	75 FT	80.5 FT	80.5 FT
MIN. LOT DEPTH	100 FT	219 FT	219 FT
MIN. YARD - FRONT	18 FT	27.1 FT	59.5 FT
MIN. YARD - SIDE	10 FT	6.1 FT	6 FT
MIN. YARD - REAR	20 FT	137 FT	55.7 FT
MAX. BUILDINGS COVERAGE	30%	7.29 %	18.27 %
MAX. BUILDING HEIGHT	35 FT	N.A.	N.A.
MAX. STORIES	3 STORIES	2.5 STORIES	3 STORIES
MAX. LOT COVERAGE	75%	30.5%	51.8%
MIN. OPEN SPACE	25%	69.5%	48.2%

LEGEND	
PCC	PRECAST CONCRETE CURB
TYP	TYPICAL

GENERAL NOTES:

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM HOYT LAND SURVEYING, DATED SEPTEMBER 1, 2021.
- 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 25021C0237E), EFFECTIVE AS OF JULY 17, 2012.
- 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.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- 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.
- 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.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- 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.
- 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.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- ELEVATIONS REFER TO TOWN OF WEYMOUTH DATUM.

10/20/2023



REVISIONS:

NO.:	COMMENTS:	DATE:

LAYOUT PLAN
64 POND STREET
WEYMOUTH, MASSACHUSETTS

DRAWN BY: KPV
DESIGNED BY: CYM
CHECKED BY: CYM

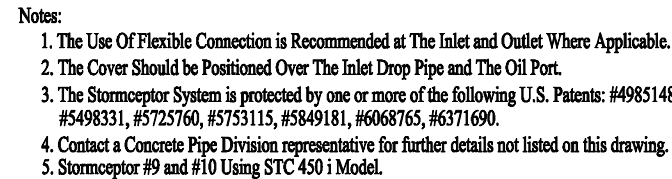
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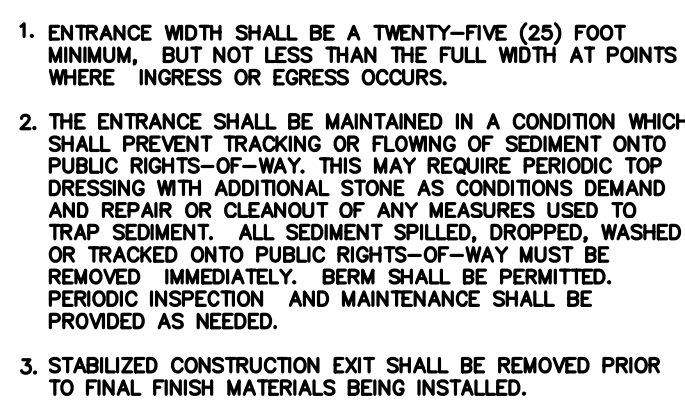
PREPARED FOR:
SITE PLAN APPROVAL

SHEET
C-1

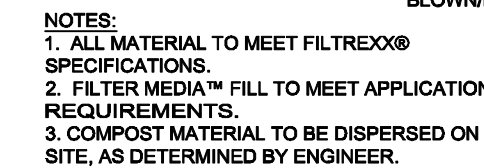
1285 WASHINGTON STREET
WEYMOUTH, MA
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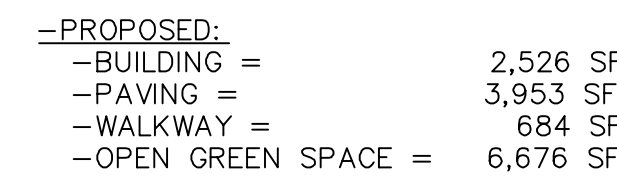
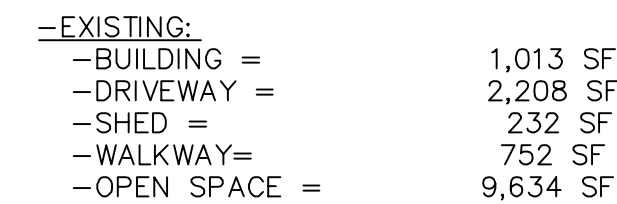
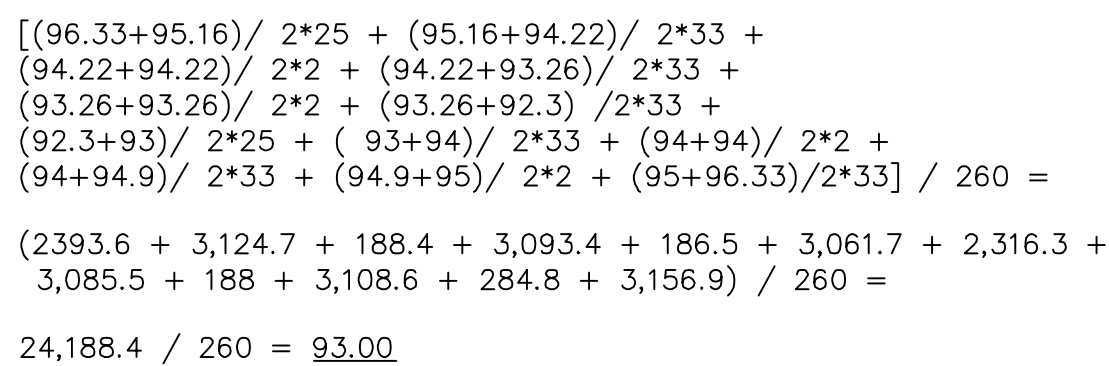
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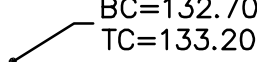
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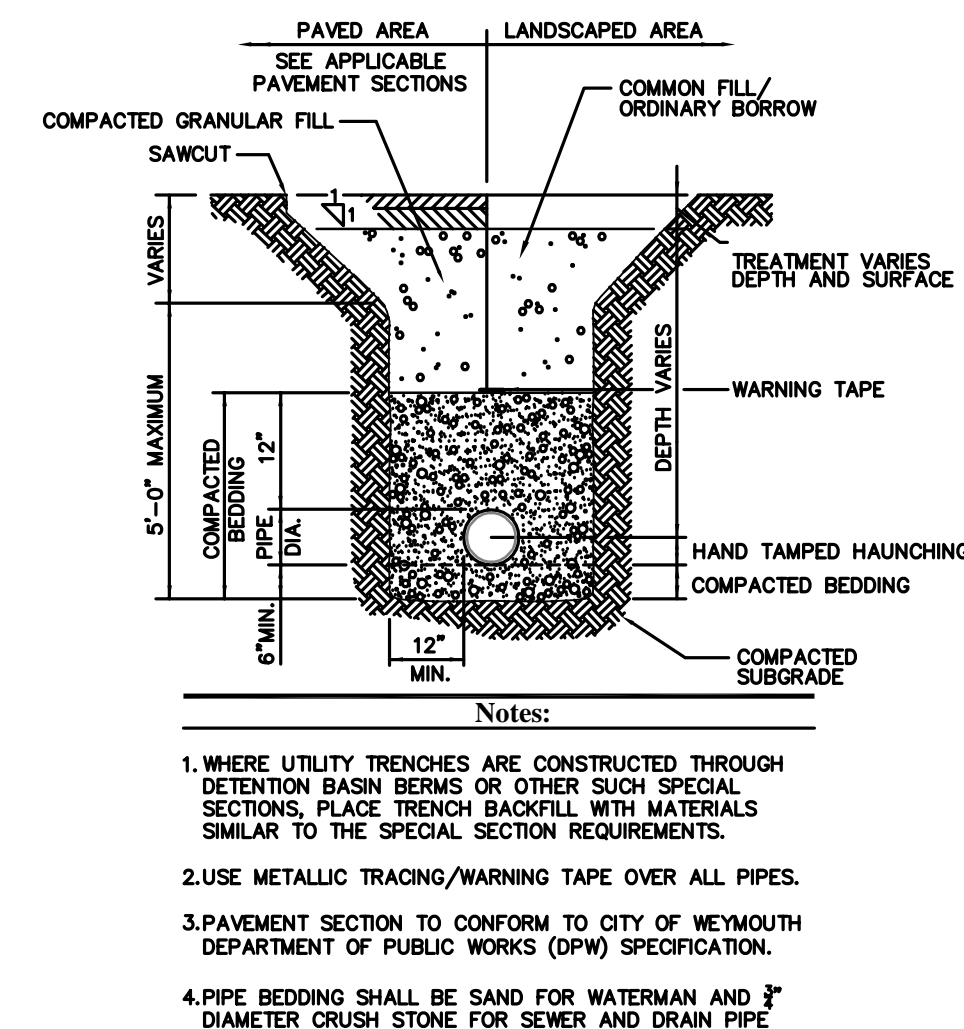
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TEST PIT #2 (10-13-2022) 64 POND STREET, WEYMOUTH EL @ 91.8		
DEPTH(IN)	HORIZON	SOIL TEXTURE
0-36		FILL
36-48	B	BURIED SL 10YR 4/4
48-112	C	SL 10YR 5/4
WEEPINGS @ 77"		ESHWGT @ 85.4
NO MOTTLE		

LEGEND	
	CB CATCH BASIN
	DMH DRAIN MANHOLE
FFEL	FINISHED FLOOR ELEVATION
INV	INVERT
RD	ROOF DRAIN
PVC	POLYVINYL CHLORIDE PIPE
STC	STORMCEPTOR
TPY	TYPICAL
 SD	STORM DRAIN PIPE
 RD	ROOF DRAIN PIPE
	FILTREX EROSION CONTROL
 (133.0)	EXISTING SPOT ELEVATION
 138.50	PROPOSED SPOT ELEVATION
 138	PROPOSED CONTOUR
 BC=132.70 TC=133.20	BOTTOM OF CURB TOP OF CURB

1. PRIOR TO COMMENCING EARTH DISTURBANCE, INSTALL STAKED FILTER SOCK AND MAINTAIN THROUGHOUT ALL CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
3. ALL MATERIALS AND STOCKPILES SHALL BE STORED ON UPLAND AREAS. STOCKPILES SHALL BE SURROUNDED BY FILTER SOCK, SHALL HAVE HAVE SIDE SLOPES NO GREATER THAN 30%, AND SHALL BE SEEDDED OR STABILIZED IF LEFT UNDISTURBED FOR TWO WEEKS OR MORE.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PRIOR TO ANY EVENTS AND PROMPTLY AFTER EACH RAINFALL.
5. ANY SLOPE STEEPER THAN 3:1 SHALL BE EQUIPPED WITH JUTE MESH SLOPE STABILIZATION.
6. ALL CATCH BASINS SHALL BE PROVIDED WITH FILTER SOCK DIKES UNTIL BASE COURSE IS IN PLACE.
7. FILTER SOCK FILLER MATERIAL SHALL BE COMPOSTED MULCH.
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. CONTRATOR TO PROVIDE A STABILIZED STONE LINE CONSTRUCTION ENTRNACE FOR CONSTRUCTION EQUIPMENTS TO ENTRANCE/EGRESS THE SITE.
10. ALL DRAIN INLET ON SITE SHALL BE PROTECT BY SILTSACK SEDIMENT TRAP.
11. THE CLOSEST CATCH BASIN DOWNGRADIENT OF THE SITE SHALL BE PROTECTED W/ SILTSACK SEDIMENT TRAP.
12. RECORDS OF INSPECTIONS AND MAINTENANCE SHALL BE UP TO DATE AND AVAILABLE FOR REVIEW AND INSPECTION, IF REQUESTED BY THE TOWN'S OFFICIAL.



N.T.S.

SHEET
C-3

