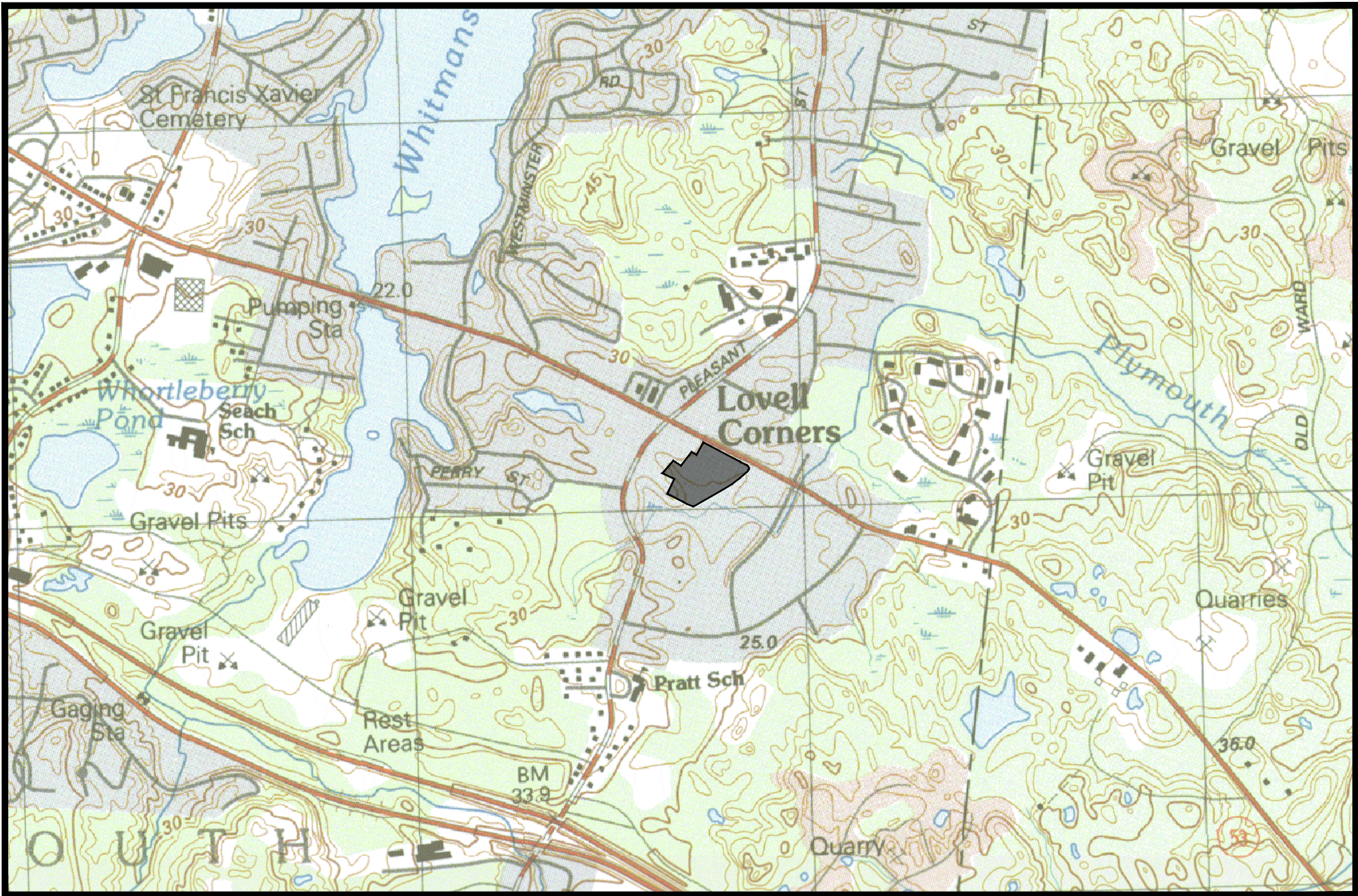


SITE PLAN APPLICATION

CORNERSTONE AT WEYMOUTH FOR

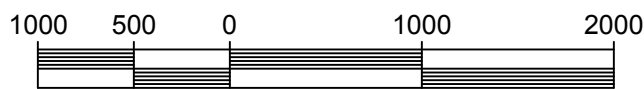
ELKSY DEVELOPMENT LLC

- MAP 35 BLOCK 447 LOT 3 (1197 WASHINGTON STREET)
- MAP 35 BLOCK 447 LOT 1 (1215 WASHINGTON STREET)



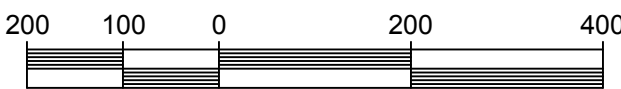
USGS LOCUS MAP

SCALE: 1" = 1000'



AERIAL LOCUS MAP

SCALE: 1" = 200'



APPLICANT:

ELKSY DEVELOPMENT LLC
180 CANTON AVENUE
MILTON, MA 02186

SURVEYOR / ENGINEER :



CROCKER DESIGN GROUP, LLC
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
PHONE: (781) 919-0808

ARCHITECT:



MEYER ARCHITECTS, INC.
227 EAST LANCASTER AVENUE
ARDMORE, PA 19003-2304
PHONE: (610) 649-8500

LANDSCAPE ARHITECT:



LONGSTONE GARDENS
1905 MILLERSVILLE PIKE
LANCASTER, PA 17603
PHONE: (267) 664-6336

REAL ESTATE COUNSEL:



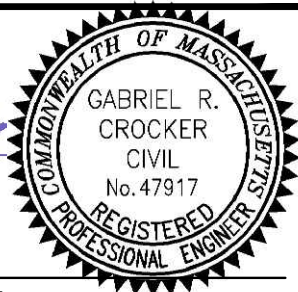
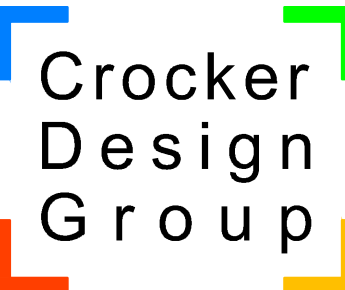
DROHAN TOCCHIO & MORGAN PC
175 DERBY ST., SUITE 30
HINGHAM, MA 02043
781-749-7200

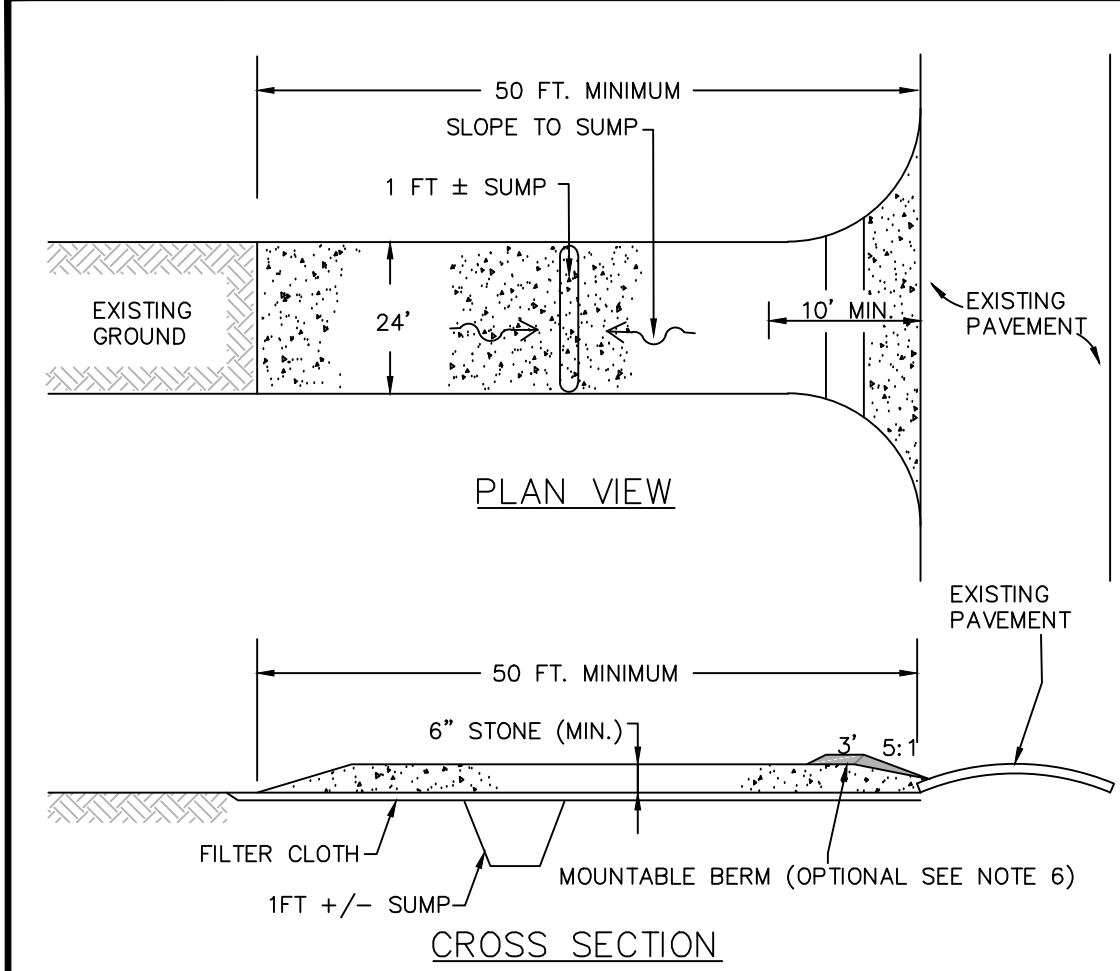
DRAWING INDEX:

- C-0 COVER SHEET
- C-1 DEMOLITION - SEDIMENT & EROSION CONTROL PLAN
- C-2 LAYOUT PLAN
- C-3.1 GRADING PLAN
- C-3.2 DRAINAGE PLAN
- C-4 UTILITIES PLAN
- C-5 VEHICLE TURNING PLAN EXHIBIT
- C-6.1 DETAIL SHEET (1 OF 3)
- C-6.2 DETAIL SHEET (2 OF 3)
- C-6.3 DETAIL SHEET (3 OF 3)

SUPPLEMENTAL PLANS:

EXISTING CONDITIONS PLAN (SHEET 1 OF 1)
LANDSCAPE PLAN (LA-1)
LIGHTING PLAN (LA-2)

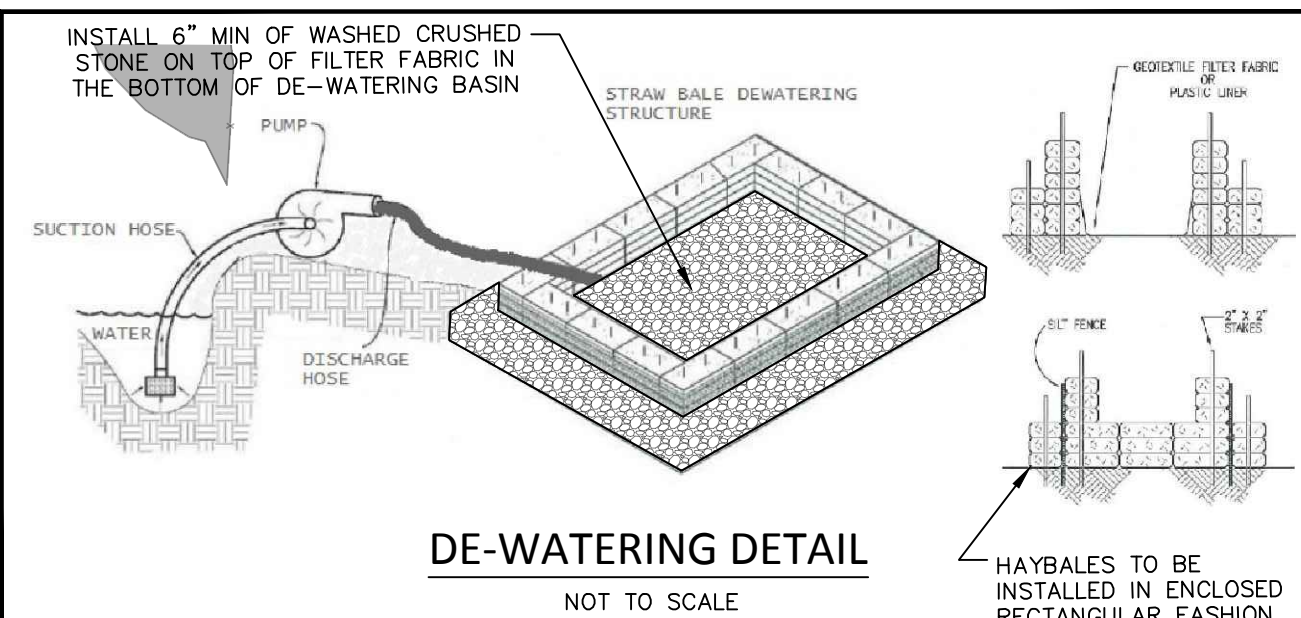
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.
Date	Description	No.
Revisions		
		
GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917		
		2 SHARP STREET, UNIT A HINGHAM, MA 02043 P: 781-919-0808
Project CORNERSTONE AT WEYMOUTH #1197 WASHINGTON STREET WEYMOUTH, MA		
Prepared for ELKSY DEVELOPMENT LLC #180 CANTON AVENUE MILTON, MA 02186		
Drawing Title COVER SHEET		
Project No.	100-142	Drawing No.
Date	7-1-2022	C-0
Scale		
Drawn By	ASZ	
Approved By	GC	



CONSTRUCTION SPECIFICATIONS:

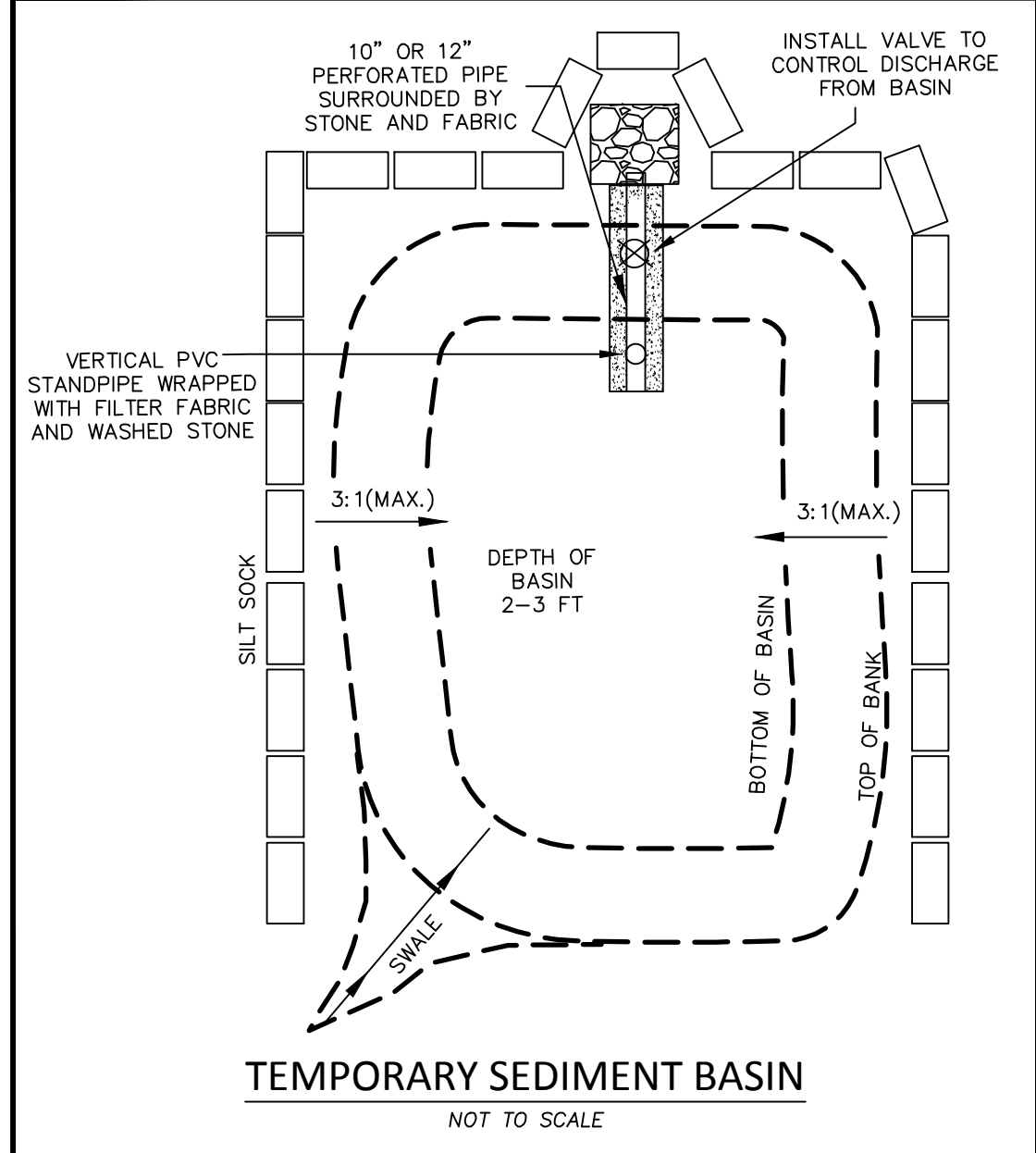
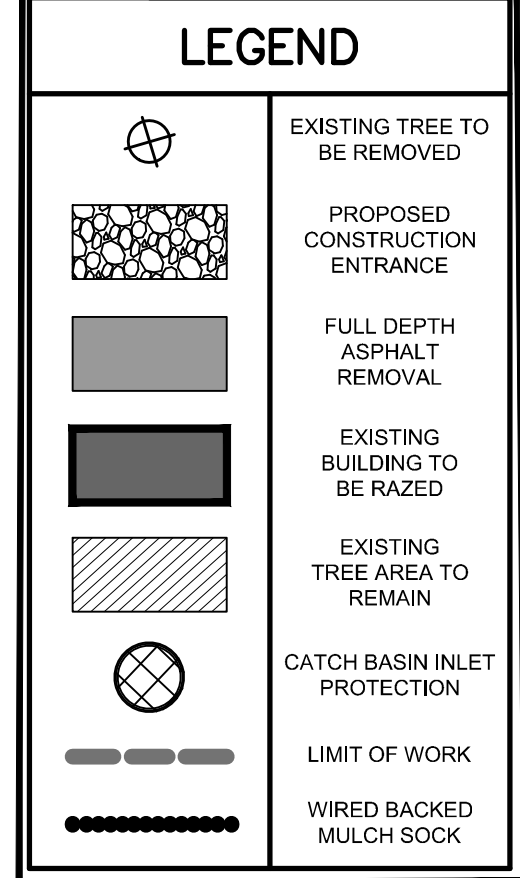
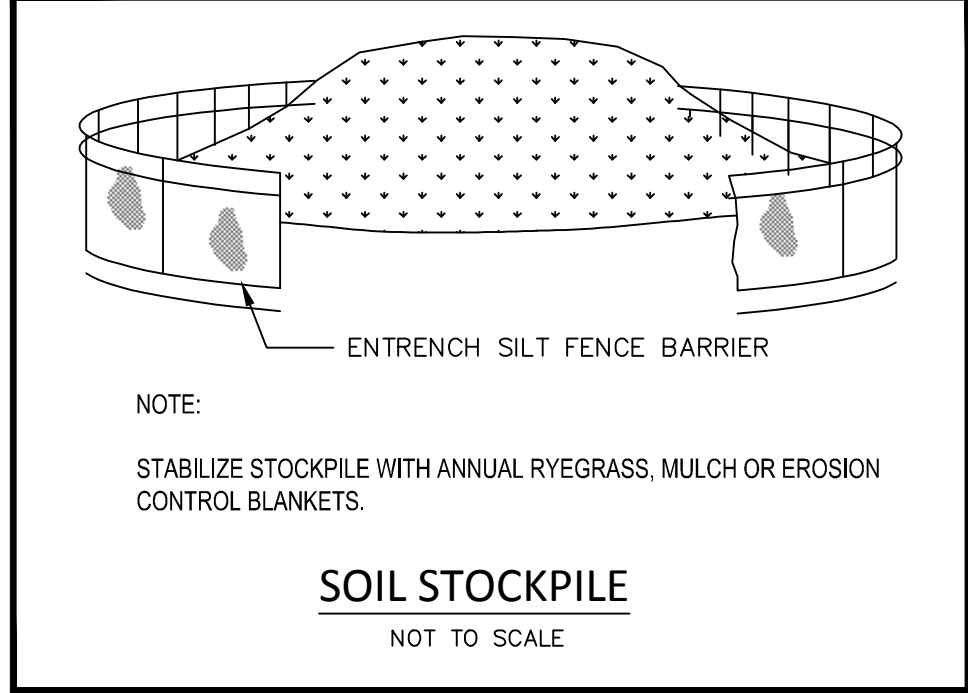
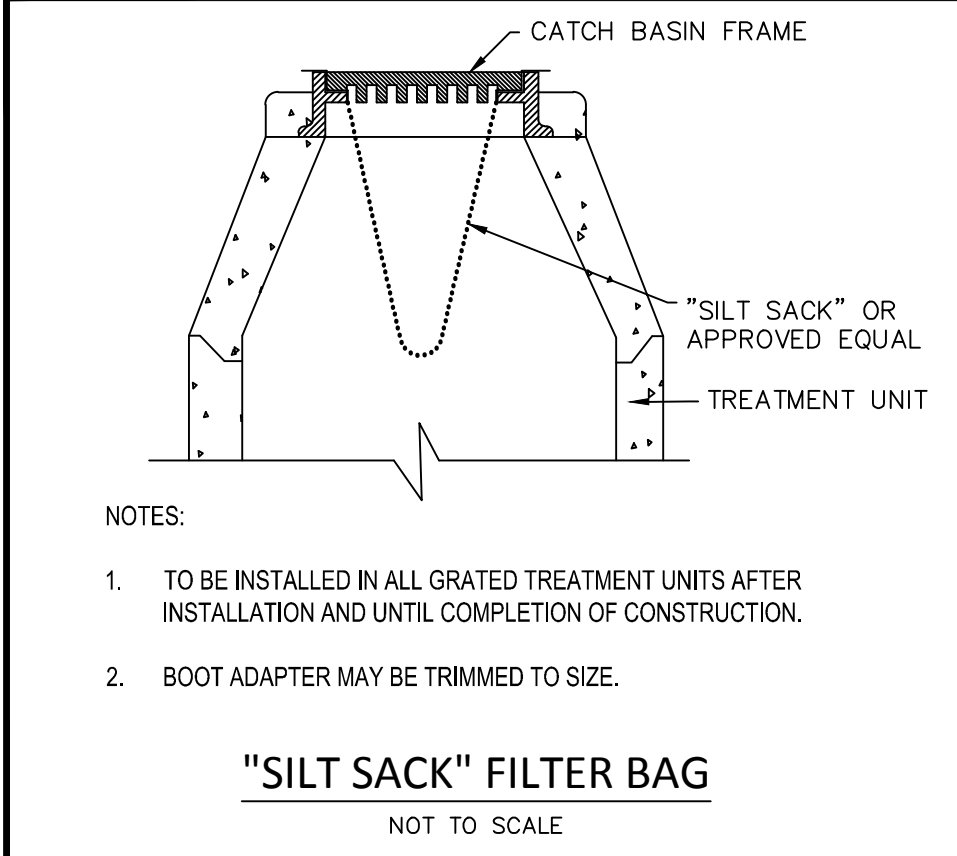
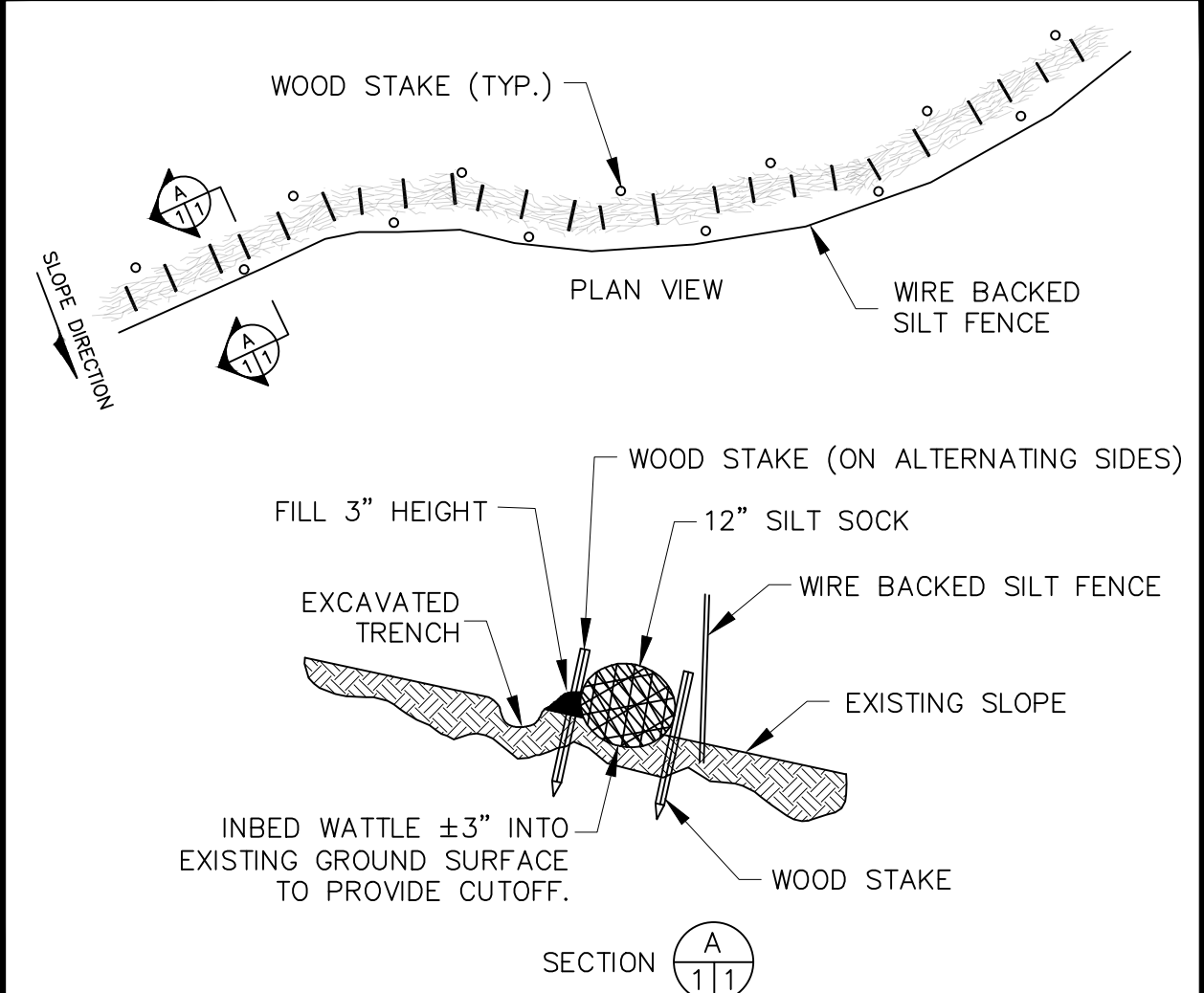
1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
3. THICKNESS-NOT LESS THAN SIX (6) INCHES.
4. WIDTH-FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. FILTER CLOTH-SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
7. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

CONSTRUCTION ENTRANCE
NOT TO SCALE



DEMOLITION NOTES:

- 1) PROTECTIONS
 - A) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
 - B) PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNERS' PROPERTY.
 - C) RESTORE DEMOLITION IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
 - D) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 2) UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
- 3) ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION INTO WETLAND AND RESOURCE AREAS, ADJUTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2:1V SLOPES. SLOPES MAY NOT EXCEED 2H:1V. SEE "SEEDING" NOTE.
- 4) ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGES". CROCKER DESIGN GROUP, LLC ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.
- 5) RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
- 6) *** DIG SAFE NOTE ***
IN ACCORDANCE WITH MGL CH. 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- 7) LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPILATIONS. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS SHALL BE PERFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION.
- 8) USE OF EXPLOSIVES
 - A) COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURERS WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER DISPOSITION OF EXPLOSIVES. UTILIZE SPECIAL PRECAUTIONS FOR PROPER USE OF EXPLOSIVES TO PREVENT HARM TO HUMAN LIFE AND DAMAGE TO STRUCTURES. ALL UTILITY LINES OR OTHER SUBSURFACE STRUCTURES. DO NOT CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
 - B) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE LOCAL FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND OTHER PERTINENT AGENCIES, PRIOR TO COMMENCEMENT OF WORK. ALL BLASTED ROCK OR OTHER EXCESS MATERIALS MUST BE REMOVED FROM THE SITE AND DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR.
- 9) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.



SEDIMENT & EROSION CONTROL NOTES:

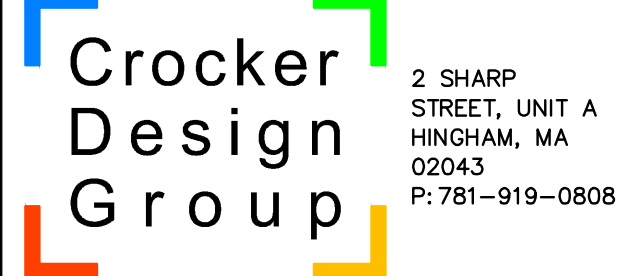
1. CONTRACTOR TO ABIDE BY PROVISIONS OF EPA NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN AS PREPARED BY CROCKER DESIGN GROUP, LLC.
2. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS (SILT SOCK AND SILT FENCE) AROUND THE PERIMETER.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE. UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75% MINIMUM DENSITY, AS DETERMINED BY THE OWNERS REPRESENTATIVE, IS ACHIEVED.
8. MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
9. ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION. SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, FUEL, AND LUBE OIL, PESTICIDES, ANY SOLID WASTE MATERIALS.
10. ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.
11. MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
12. INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE, AREAS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH. DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN OF WEYMOUTH PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVENT IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.
13. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.
14. PROVIDE TEMPORARY SEDIMENTATION BASINS, SILT SOCK, ETC., AS NECESSARY.
15. STOCKPILES ARE TO BE AT LEAST 100 FEET FROM WETLAND AREAS. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.
16. POTENTIAL STOCKPILE AREA TO BE PROTECTED WITH EROSION CONTROL MEASURES.
17. THE CONTRACTOR SHALL HAVE A WATER TRUCK ON-SITE AT ALL TIMES AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.

Date	REV.	PER ZBA/CON COMM	COMMENTS	No.
8.12.22	1.			

Revisions



GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917



Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for
ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02166

Drawing Title
DEMOLITION - SEDIMENT & EROSION CONTROL PLAN

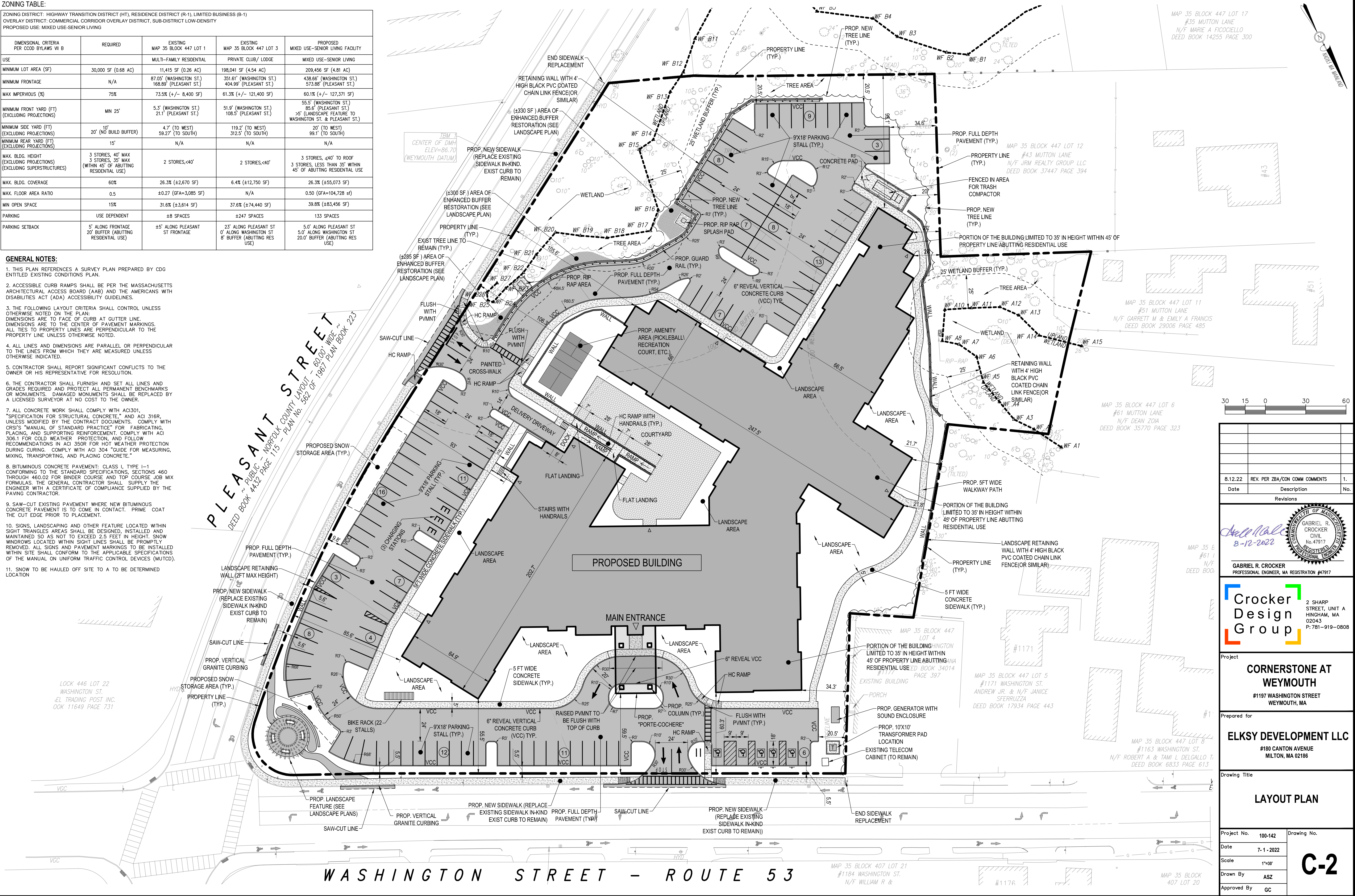
Project No.	100-142	Drawing No.	C-1
Date	7-1-2022		
Scale	1" = 40'		
Drawn By	ASZ		
Approved By	GC		

ZONING TABLE:

ZONING DISTRICT: HIGHWAY TRANSITION DISTRICT (HT), RESIDENCE DISTRICT (R-1), LIMITED BUSINESS (B-1) OVERLAY DISTRICT: COMMERCIAL CORRIDOR OVERLAY DISTRICT, SUB-DISTRICT LOW-DENSITY PROPOSED USE: MIXED USE-SENIOR LIVING				
DIMENSIONAL CRITERIA PER COD BYLAWS VII B	REQUIRED	EXISTING MAP 35 BLOCK 447 LOT 1	EXISTING MAP 35 BLOCK 447 LOT 3	PROPOSED MIXED USE-SENIOR LIVING FACILITY
USE		MULTI-FAMILY RESIDENTIAL	PRIVATE CLUB/ LODGE	MIXED USE-SENIOR LIVING
MINIMUM LOT AREA (SF)	30,000 SF (0.68 AC)	11,415 SF (0.26 AC)	198,041 SF (4.54 AC)	209,456 SF (4.81 AC)
MINIMUM FRONTAGE	N/A	87.05' (WASHINGTON ST.) 168.89' (PLEASANT ST.)	351.61' (WASHINGTON ST.) 404.99' (PLEASANT ST.)	438.66' (WASHINGTON ST.) 573.88' (PLEASANT ST.)
MAX IMPERVIOUS (%)	75%	73.5% (+/- 8,400 SF)	61.3% (+/- 121,400 SF)	60.1% (+/- 127,371 SF)
MINIMUM FRONT YARD (FT) (EXCLUDING PROJECTIONS)	MIN 25'	5.3' (WASHINGTON ST.) 21.1' (PLEASANT ST.)	51.9' (WASHINGTON ST.) 108.5' (PLEASANT ST.)	55.5' (WASHINGTON ST.) 85.6' (PLEASANT ST.) >5' (LANDSCAPE FEATURE TO WASHINGTON ST. & PLEASANT ST.)
MINIMUM SIDE YARD (FT) (EXCLUDING PROJECTIONS)	20' (NO BUILD BUFFER)	4.7' (TO WEST) 59.27' (TO SOUTH)	119.2' (TO WEST) 312.5' (TO SOUTH)	20' (TO WEST) 99.1' (TO SOUTH)
MINIMUM REAR YARD (FT) (EXCLUDING PROJECTIONS)	15'	N/A	N/A	N/A
MAX. BLDG. HEIGHT (EXCLUDING PROJECTIONS) (EXCLUDING SUPERSTRUCTURES)	3 STORES, 40' MAX 3 STORES, 35' MAX (WITHIN 45' OF ABUTTING RESIDENTIAL USE)	2 STORES,<40'	2 STORES,<40'	3 STORES, <40' TO ROOF 3 STORES, LESS THAN 35' WITHIN 45' OF ABUTTING RESIDENTIAL USE
MAX. BLDG. COVERAGE	60%	26.3% (±2,670 SF)	6.4% (±12,750 SF)	26.3% (±55,073 SF)
MAX. FLOOR AREA RATIO	0.5	±0.27 (GFA=3,085 SF)	N/A	0.50 (GFA=104,728 sf)
MIN OPEN SPACE	15%	31.6% (±3,614 SF)	37.6% (±74,440 SF)	39.8% (±83,456 SF)
PARKING	USE DEPENDENT	±8 SPACES	±247 SPACES	133 SPACES
PARKING SETBACK	5' ALONG FRONTAGE 20' BUFFER (ABUTTING RESIDENTIAL USE)	±5' ALONG PLEASANT ST FRONTAGE	23' ALONG PLEASANT ST 0' BUFFER (ABUTTING RES USE)	5.0' ALONG PLEASANT ST 5.0' ALONG WASHINGTON ST 20.0' BUFFER (ABUTTING RES USE)

GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CDG ENTITLED EXISTING CONDITIONS PLAN.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
- THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- ALL CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
- SIGNS, LANDSCAPING AND OTHER FEATURE LOCATED WITHIN SIGHT TRIANGLES AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5 FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT LINES SHALL BE PROMPTLY REMOVED. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SNOW TO BE HAULED OFF SITE TO A TO BE DETERMINED LOCATION



8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.
Date	Description	No.

Revisions

Gabriel R. Crocker
8-12-2022

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

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HINGHAM, MA 02043
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Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

ELKS DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02166

Drawing Title

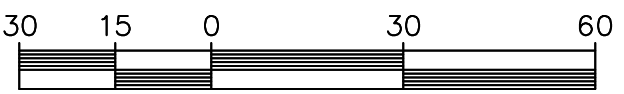
LAYOUT PLAN

Project No.	100-142	Drawing No.	C-2
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		

- GRADING NOTES:
1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
 2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
 3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
 4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
 5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
 6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
 7. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
 8. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
 9. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
 10. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
 11. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
 12. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
 13. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
 14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
 15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
 17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
 18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
 19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
 20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.



LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TOP/BOTTOM OF WALL ELEVATION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDELINE
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN



Date	Description	No.
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

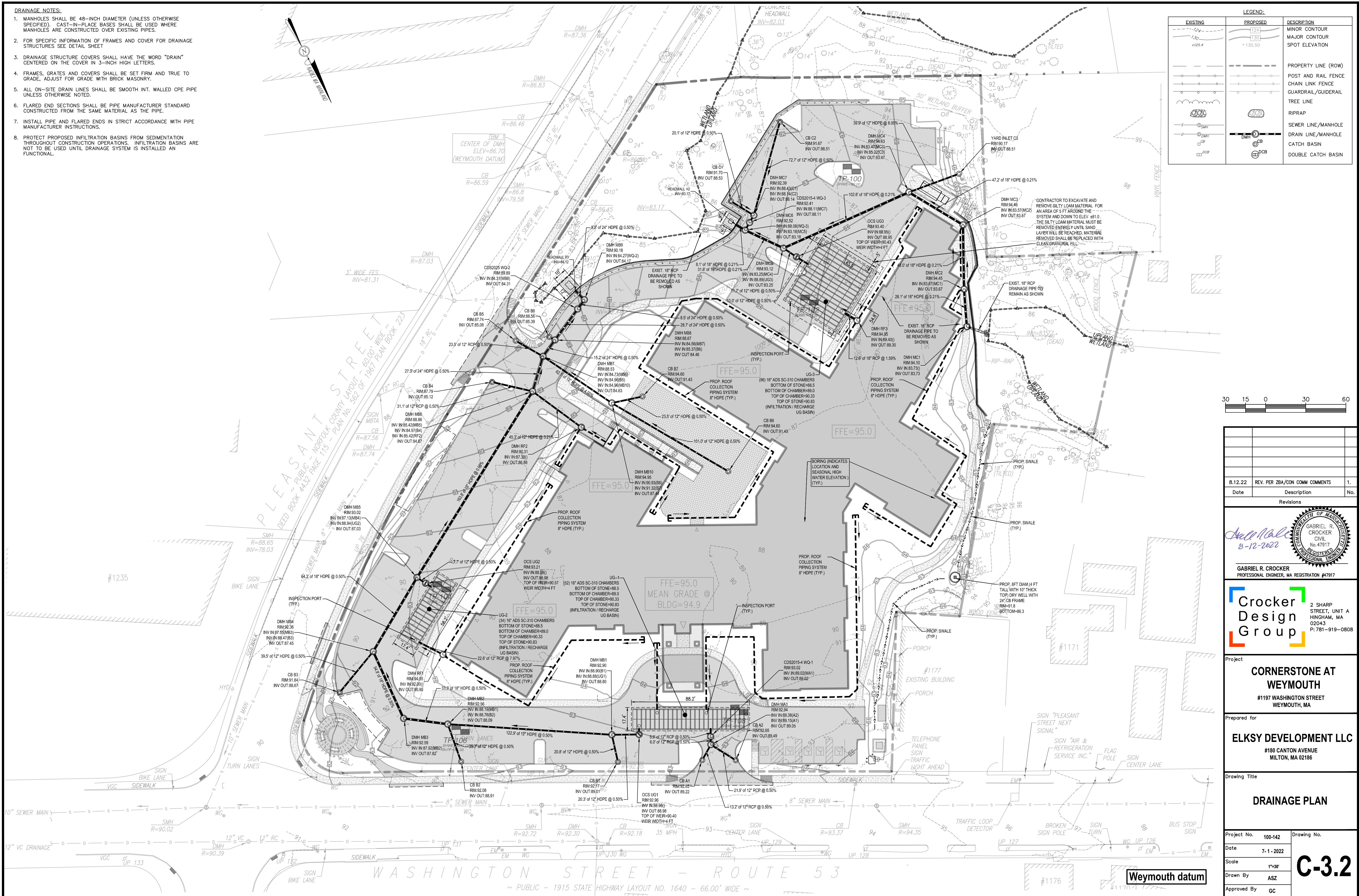
ELKS DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

GRADING PLAN

Project No.	100-142	Drawing No.	C-3.1
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		

- DRAINAGE NOTES:**
1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
 2. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
 3. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
 4. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
 5. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED CPE PIPE UNLESS OTHERWISE NOTED.
 6. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
 7. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
 8. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.



LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDRAIL
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN



Date	REV. PER ZBA/CON COMM COMMENTS	1.
8.12.22		

Revisions	

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

CORNERSTONE AT WEYMOUTH

#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

ELKSY DEVELOPMENT LLC

#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

DRAINAGE PLAN

Project No.	100-142	Drawing No.	C-3.2
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		

LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TOP/BOTTOM OF CURB ELEVATION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDRAIL
		TREE LINE

LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		GAS LINE/GATE
		WATER LINE/GATE
		HYDRANT
		UNDERGROUND ELECTRIC
		AREA LIGHT
		ELECTRICAL TRANSFORMER

- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
 - AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
 - THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
 - ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.
 - THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED, DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN OF THE PLYMPTON PLANNING BOARD.
 - THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
 - UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
 - ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NOTIFICATIONS REQUIRED FOR INSPECTIONS AND TESTING ASSOCIATED WITH SUCH.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN OF HINGHAM DEPARTMENT OF PUBLIC WORKS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.
 - ALL RIP RAP STONE SHALL BE HAND CHIPPED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.
 - SIZES OF DOMESTIC AND FIRE WATER SERVICES TO BE DETERMINED BY PROJECT MEP ENGINEER AND FIRE PROTECTION ENGINEER.
 - CONTRACTOR IS CAUTIONED THAT NOT EVERY FITTING ON THE WATER AND FIRE SERVICE ARE LABELED. TYPICAL FITTINGS ARE LABELED FROM TIME TO TIME, HOWEVER THE INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR PROVIDE A COMPLETE WORKING SYSTEM, INCLUSIVE OF ALL COMPONENTS NECESSARY TO CONSTRUCT, OPERATE AND MAINTAIN BOTH THE FIRE AND WATER SYSTEMS.
 - LOCATION OF ELECTRICAL AND TELECOM SYSTEMS ARE APPROXIMATE. REFER TO FINAL ELECTRICAL SITE PLANS FOR DETAIL INFORMATION AND LOCATION OF ALL ELECTRIC, TELECOM, CABLE AND EQUIPMENTS.



301503060

8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.
Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

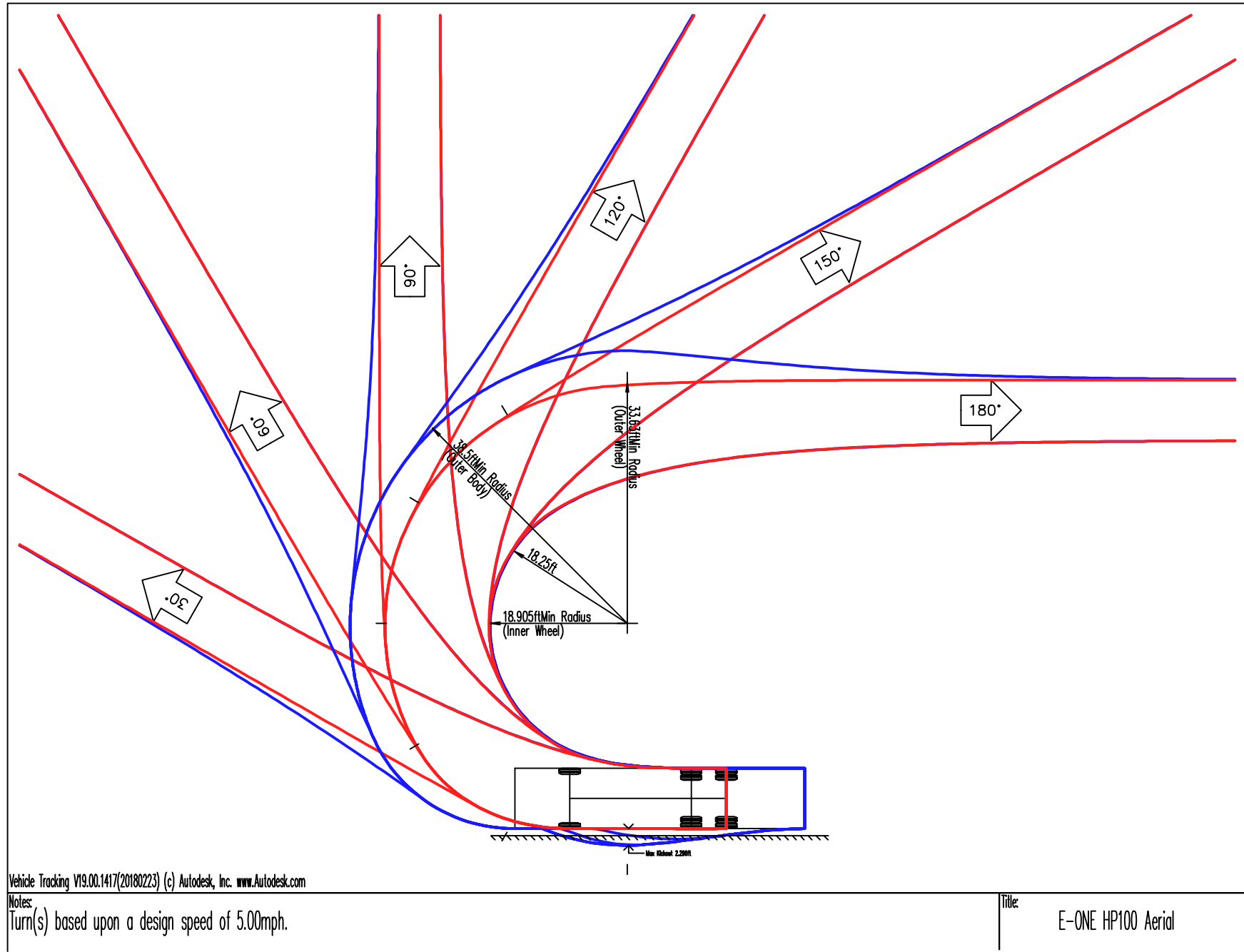
Drawing Title

UTILITIES PLAN

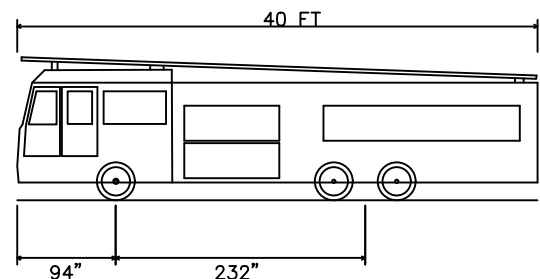
Project No.	100-142	Drawing No.
Date	7-1-2022	
Scale	1"=30'	
Drawn By	ASZ	
Approved By	GC	

C-4

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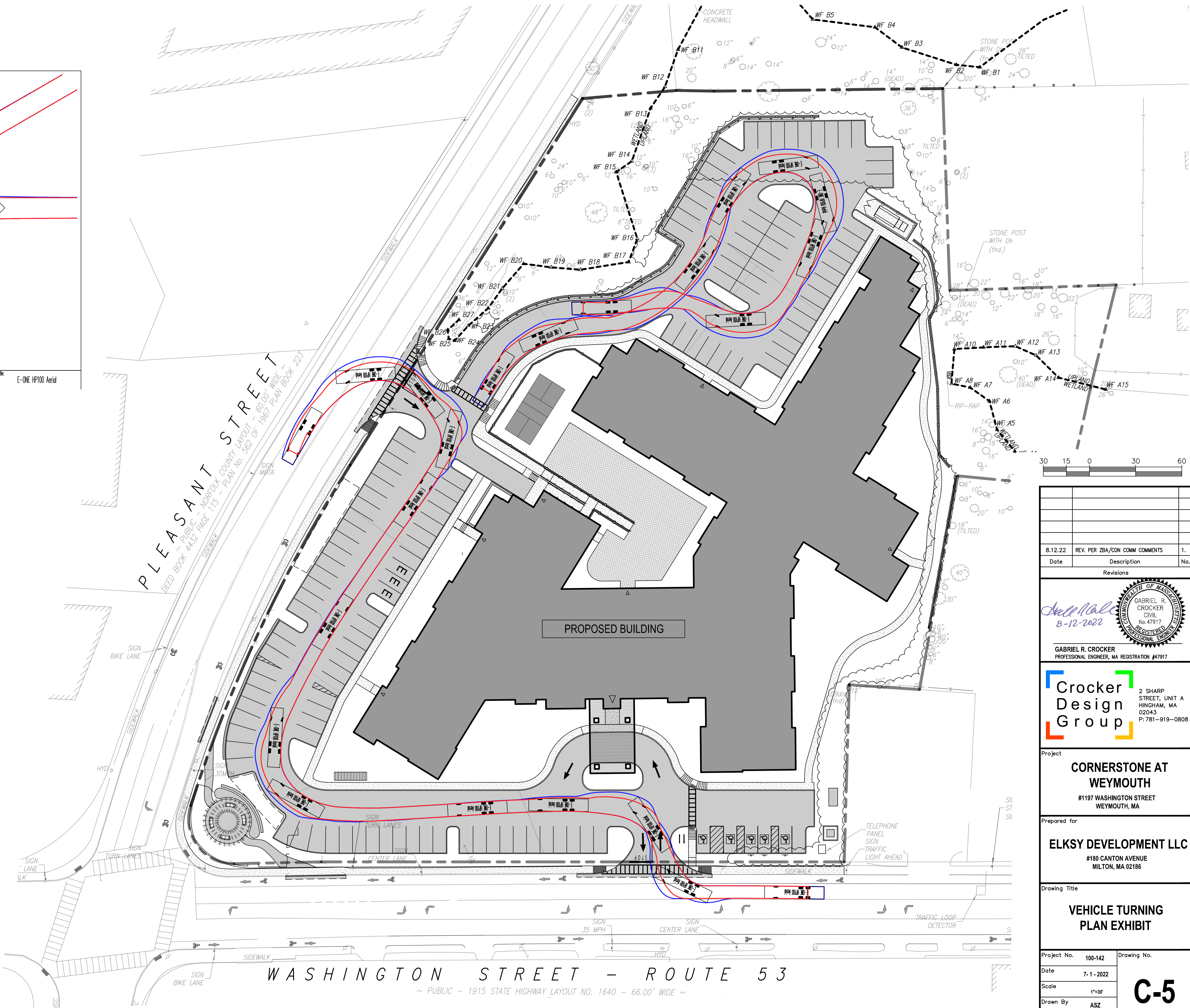


VEHICLE TURNING
NTS



E-ONE HP100 Aerial	40,000ft
Overall Length	8,333ft
Overall Width	11,000ft
Overall Body Height	1,393ft
Min Body Ground Clearance	8,333ft
Track Width	6,008
Lock-to-lock time	45.00"
Max Wheel Angle	

VEHICLE
DIMENSIONS
NTS



Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

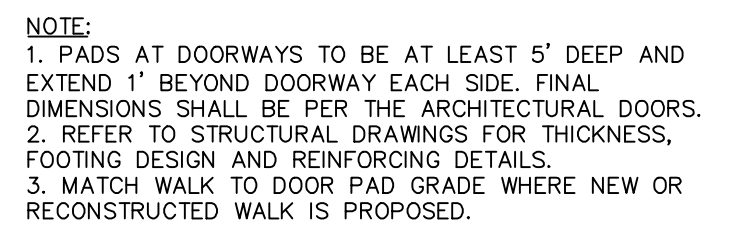
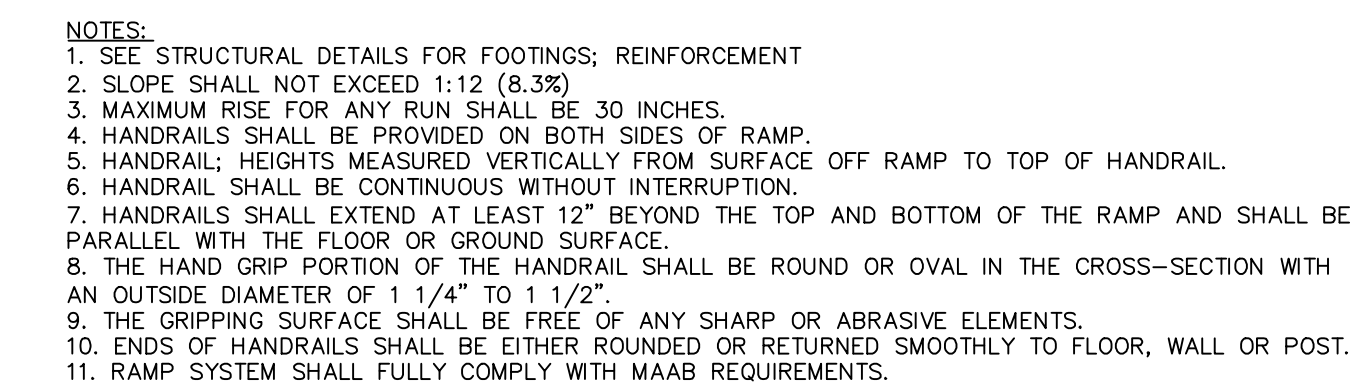
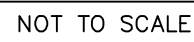
2 SHARP STREET, UNIT A
HINGHAM, MA
02043
P: 781-919-0808

Project
CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

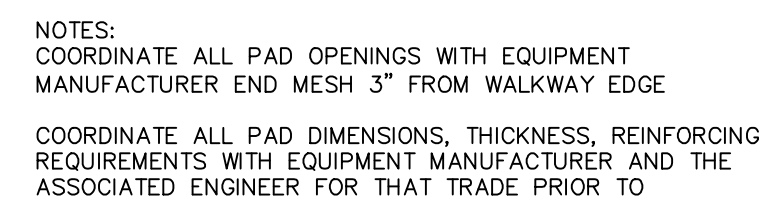
Prepared for
ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title
**VEHICLE TURNING
PLAN EXHIBIT**

Project No.	100-142	Drawing No.	C-5
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		



CONCRETE CURB RAMP
NOT TO SCALE



Project	
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**CORNERSTONE AT
WEYMOUTH**
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

ELKSY DEVELOPMENT LLC

#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title	

DETAIL SHEET

Project No.	400-140	Drawing No.	
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100-142	100-142
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Date	7-1-2022
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Scale **CC 1**

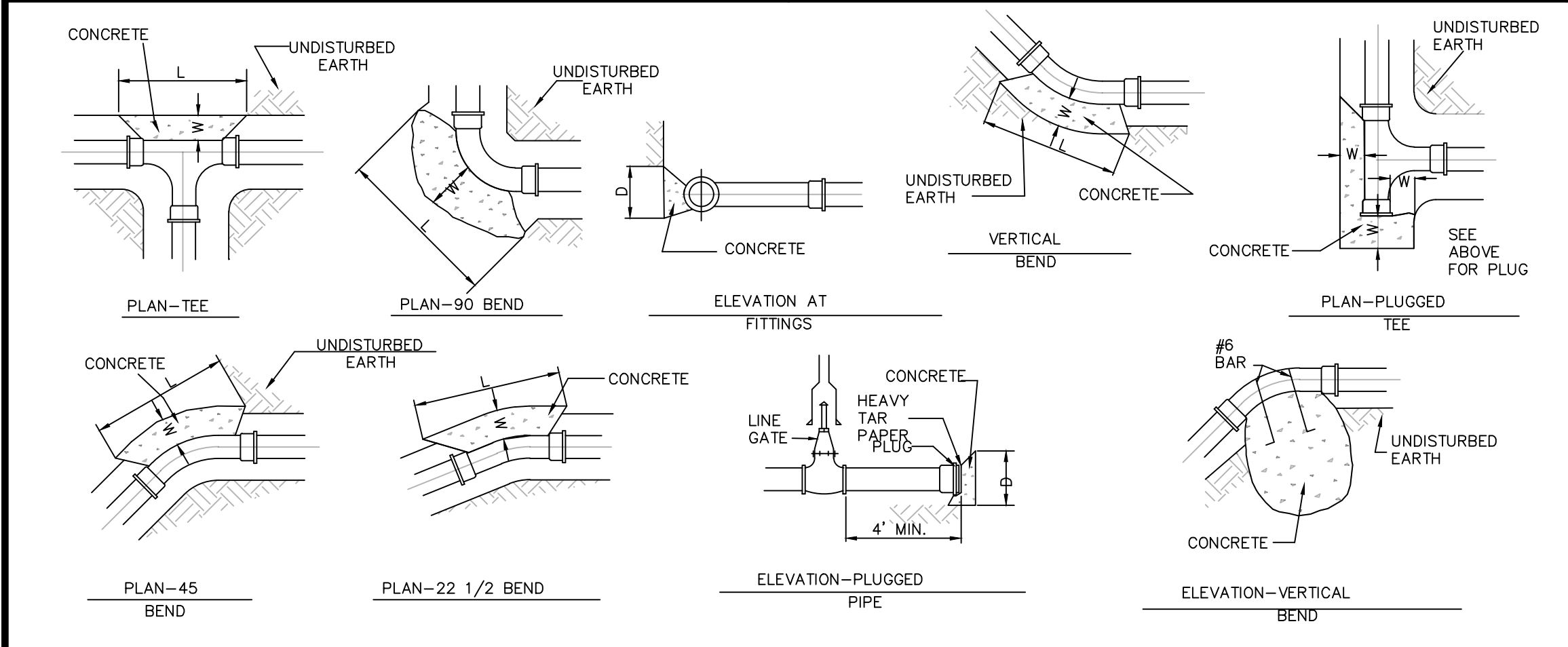
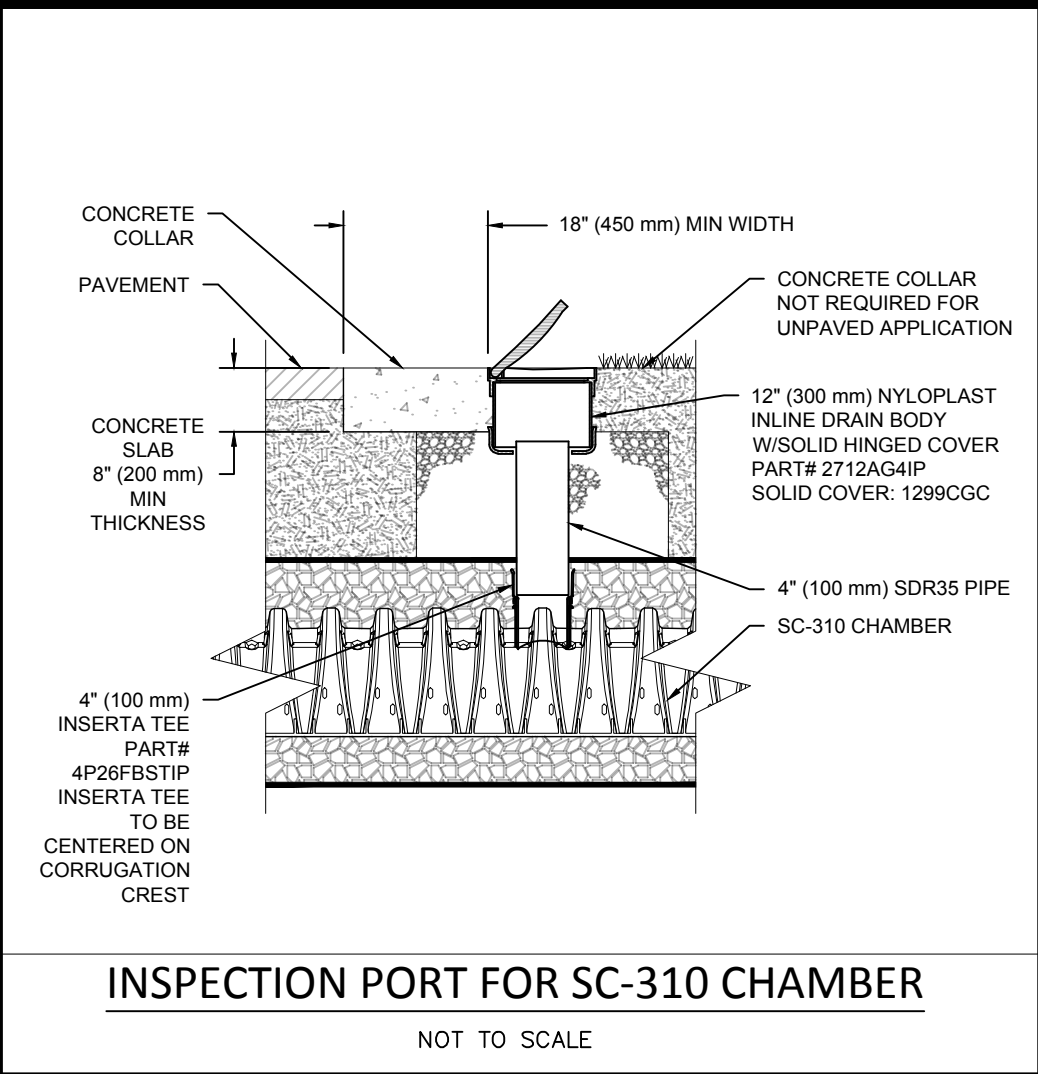
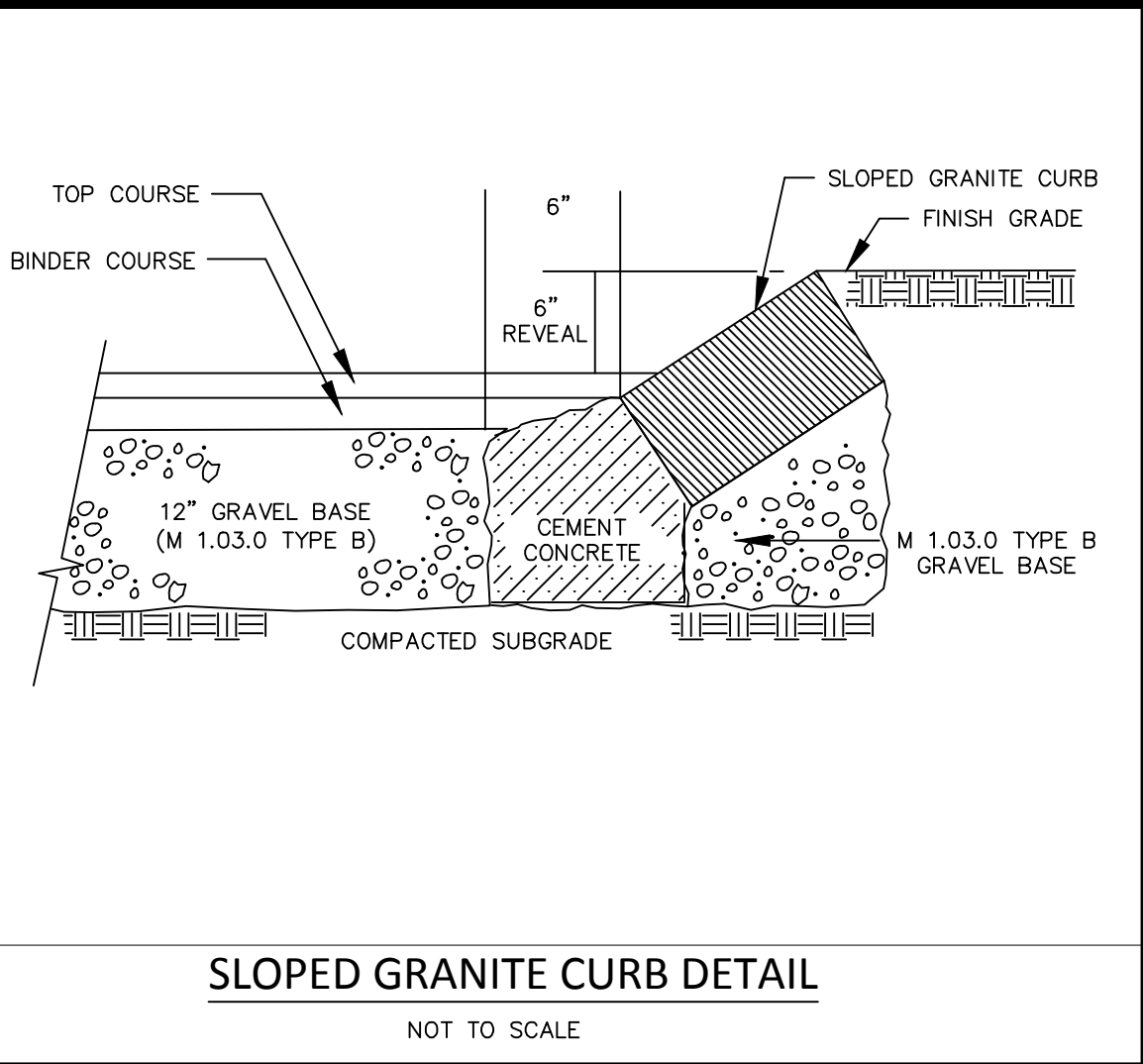
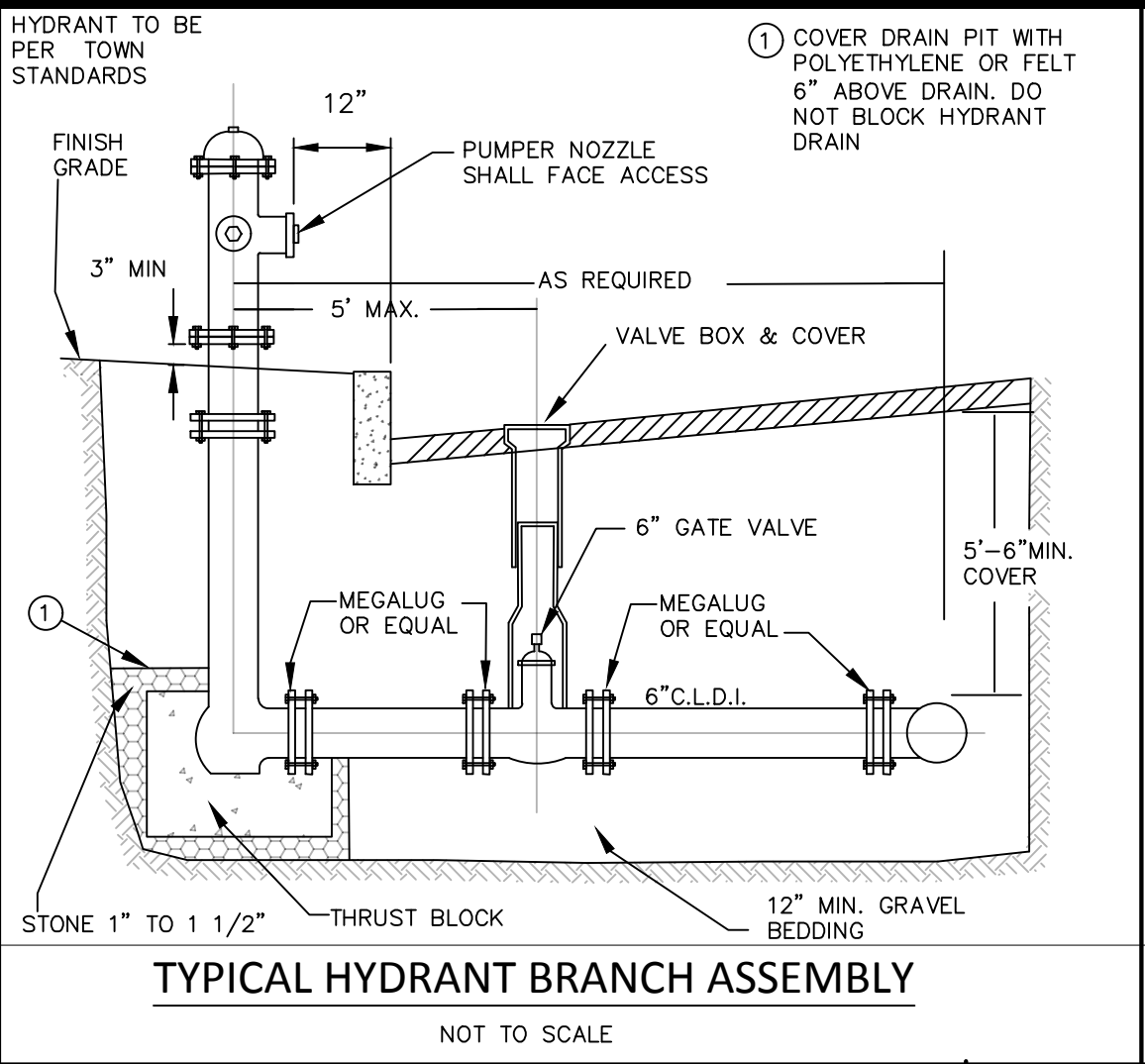
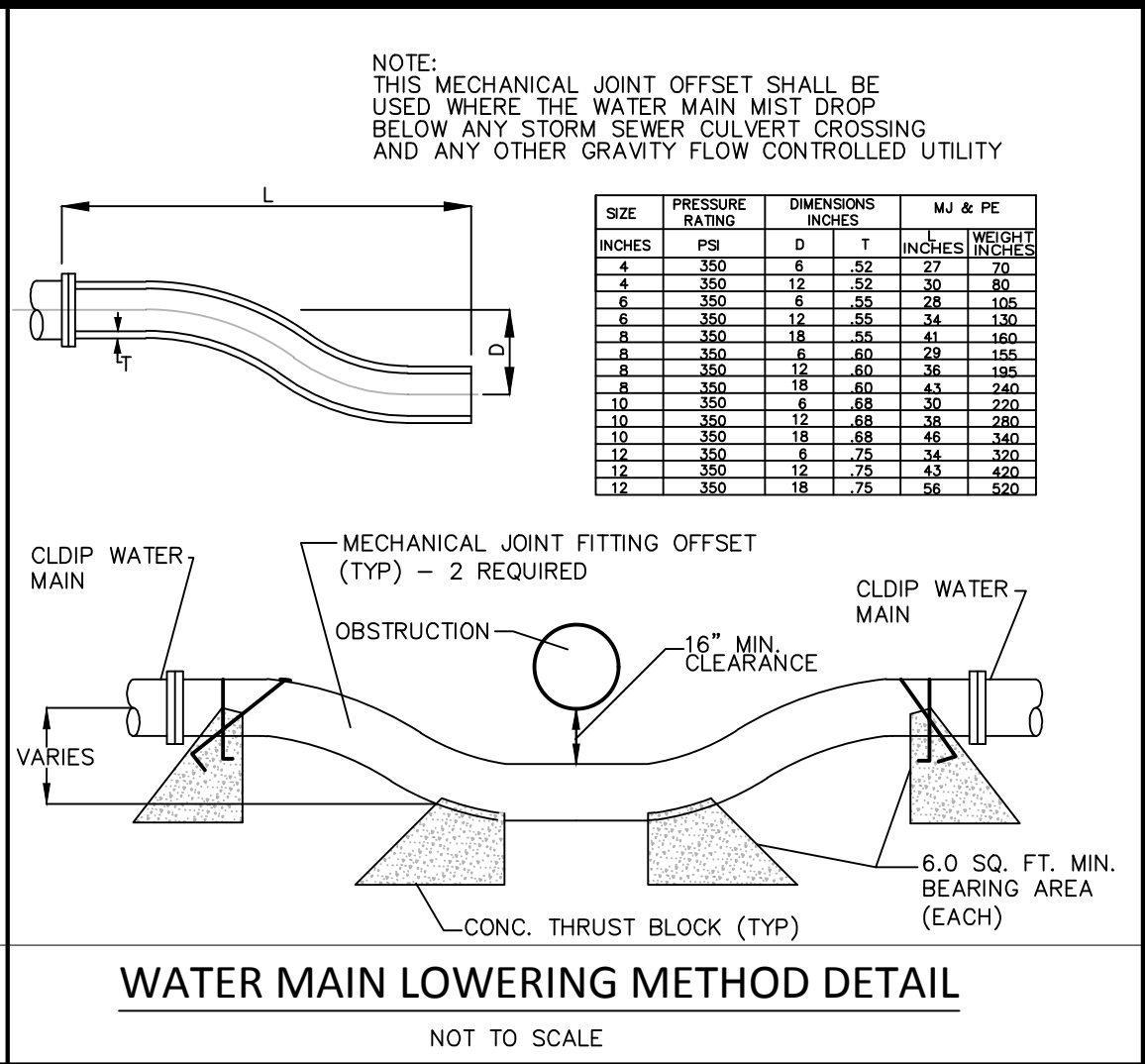
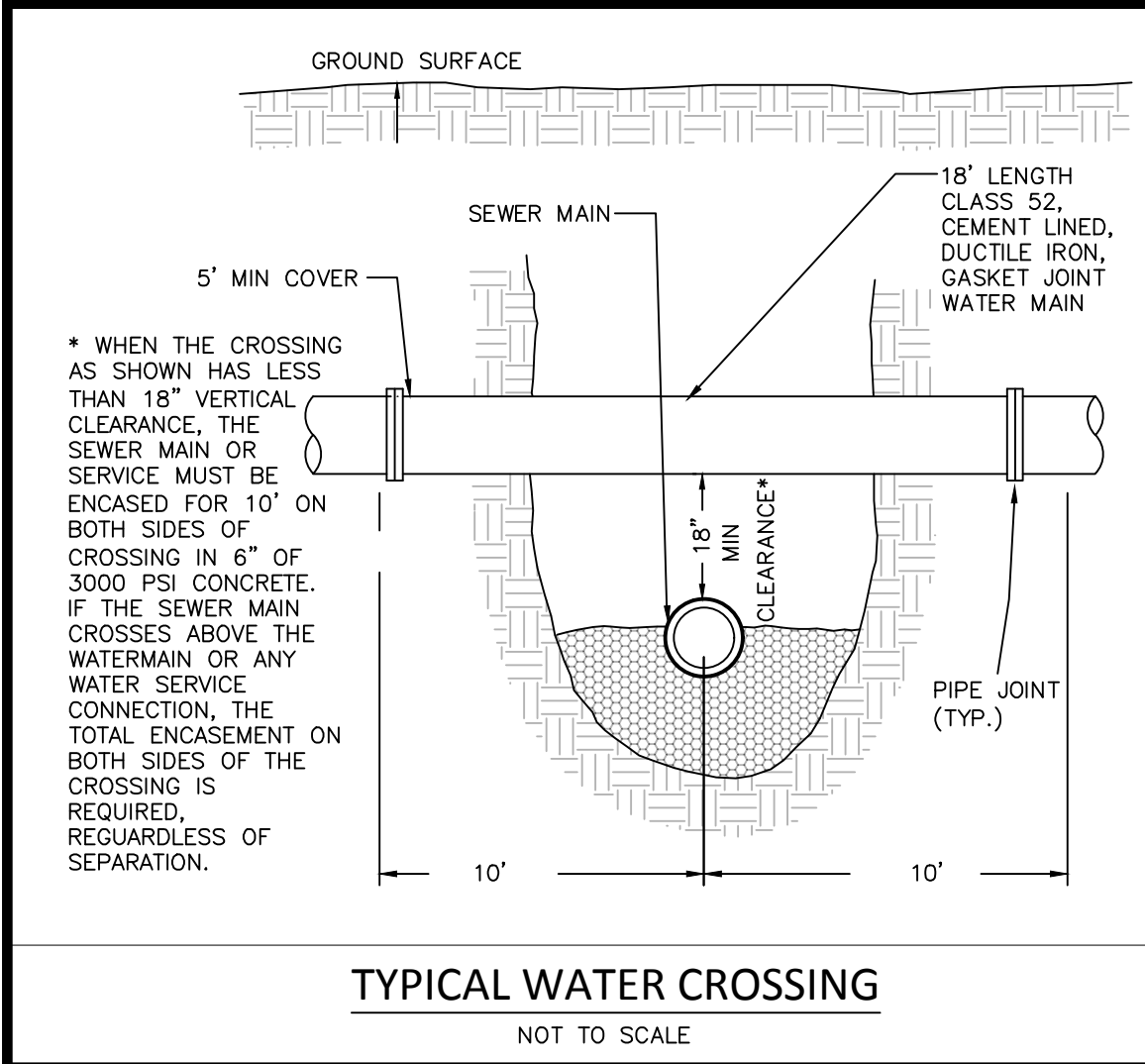
Score	AS NOTED	6-61
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Drawn By **ASZ**

Approved By:	
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Approved By	GC	
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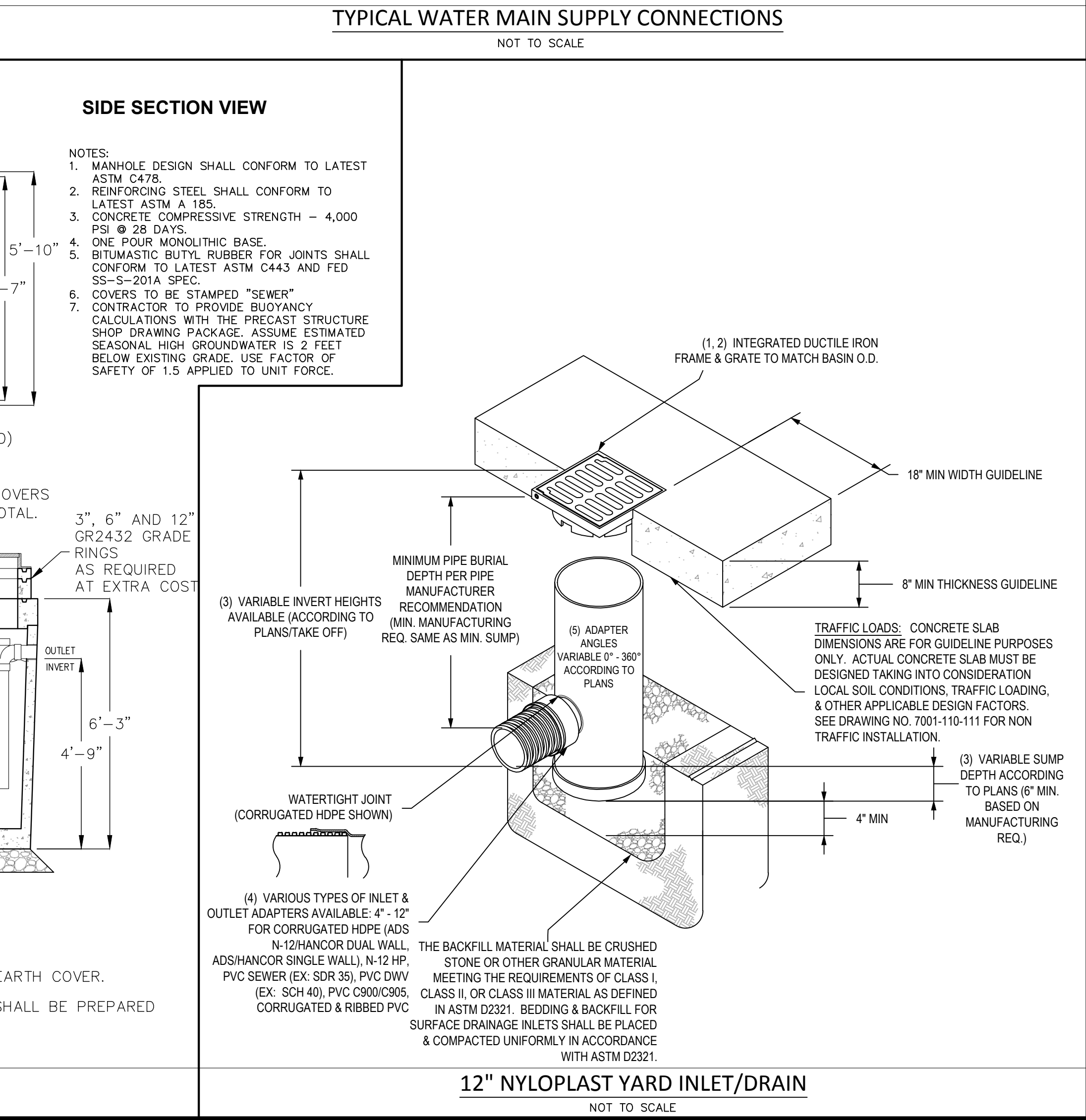
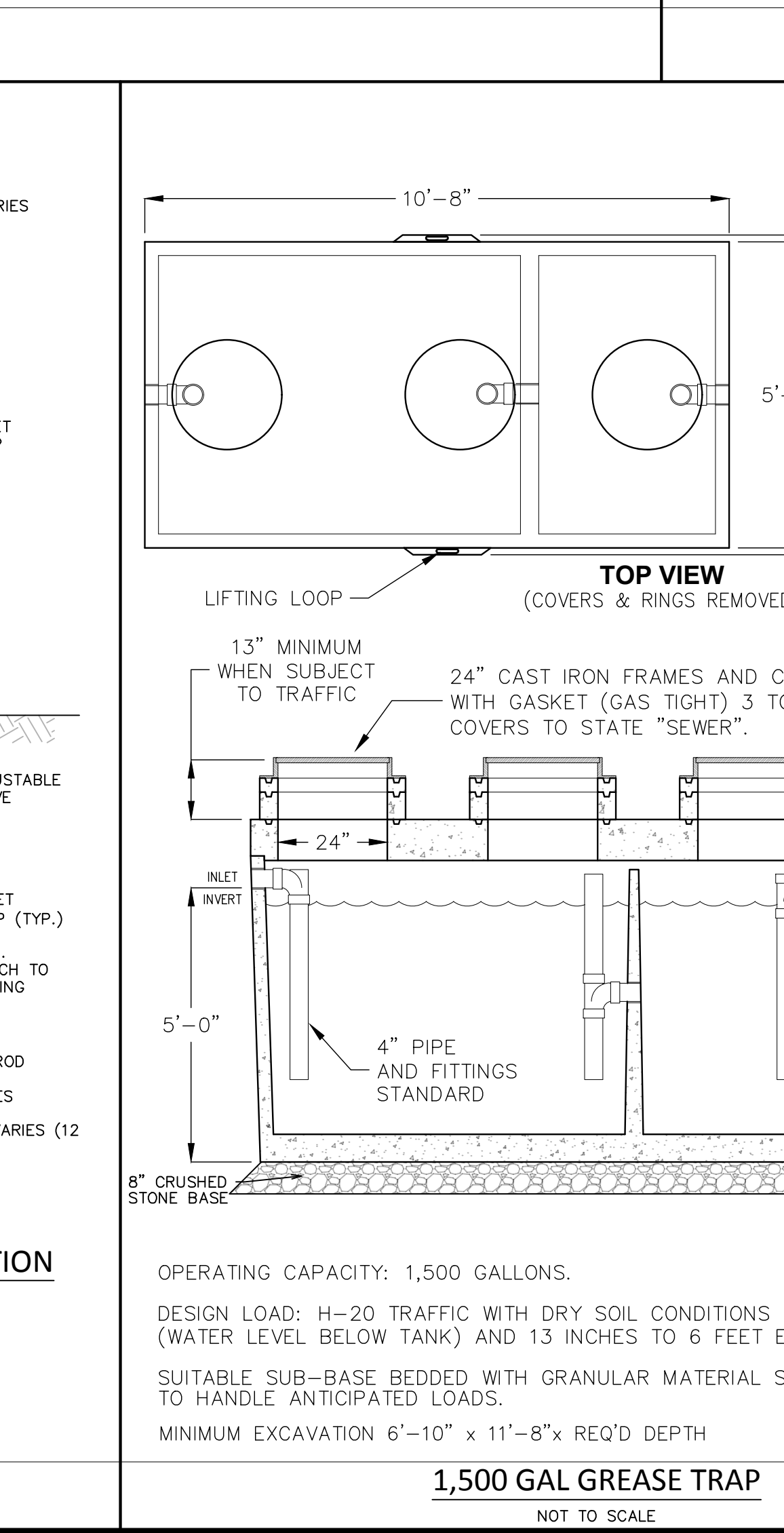
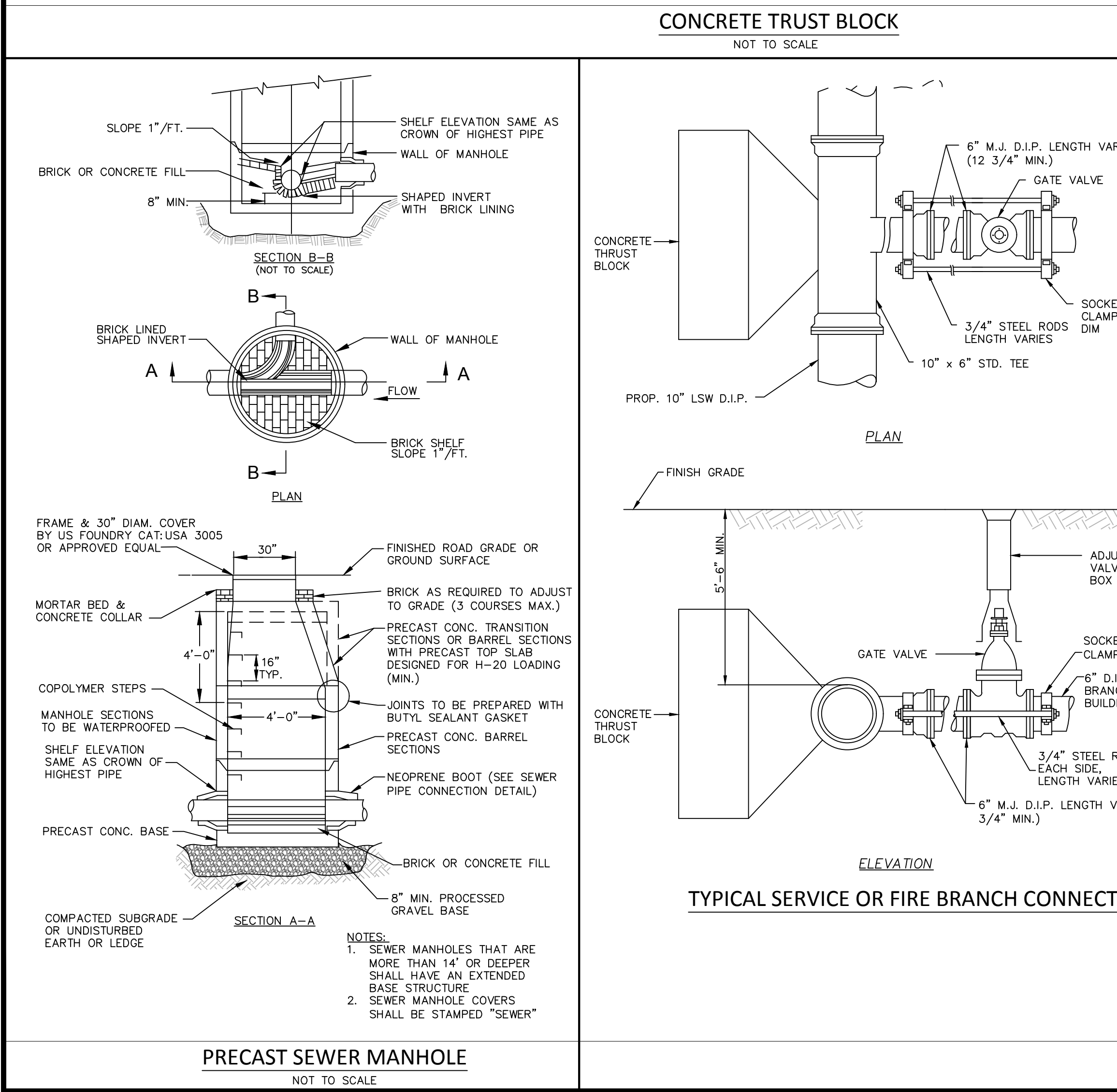
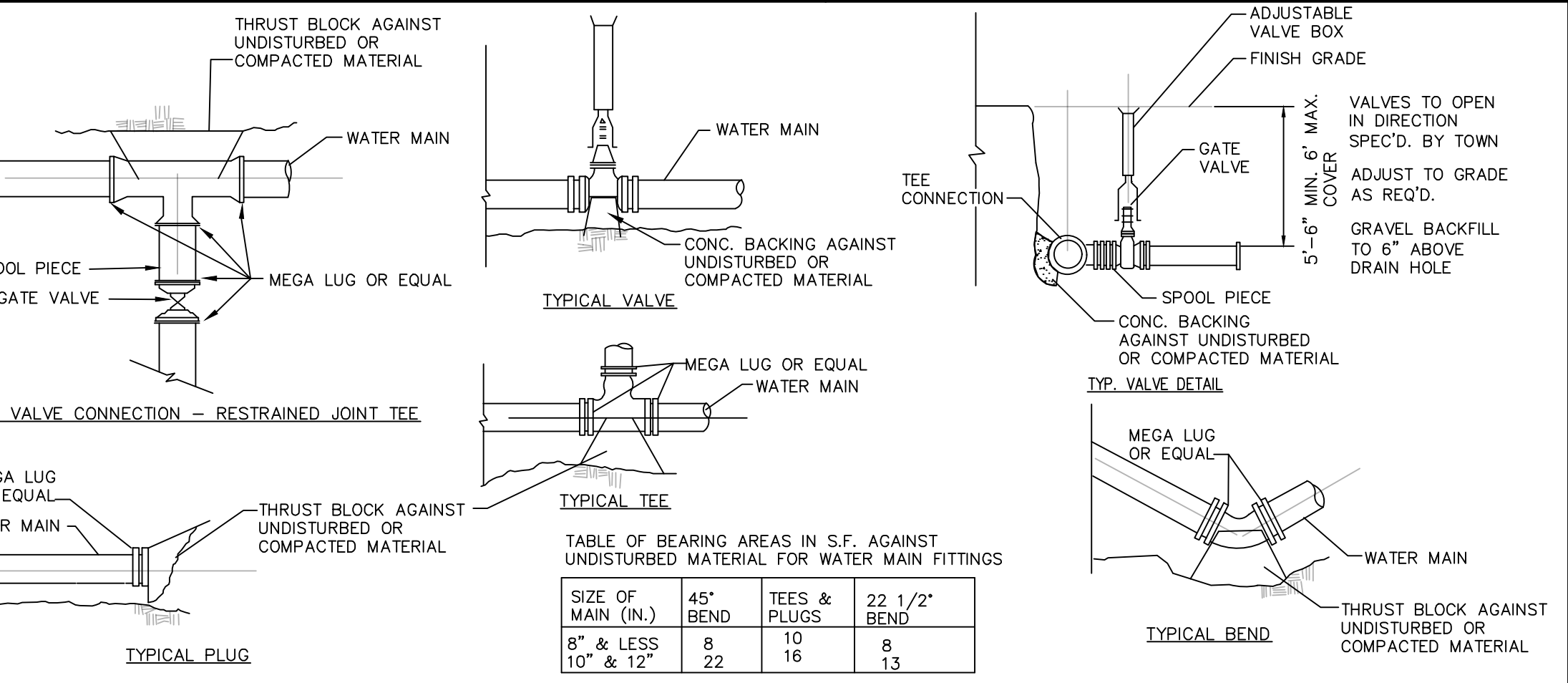
C-6.1



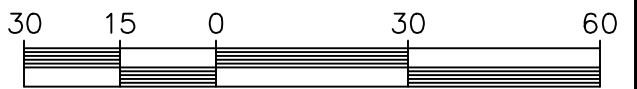
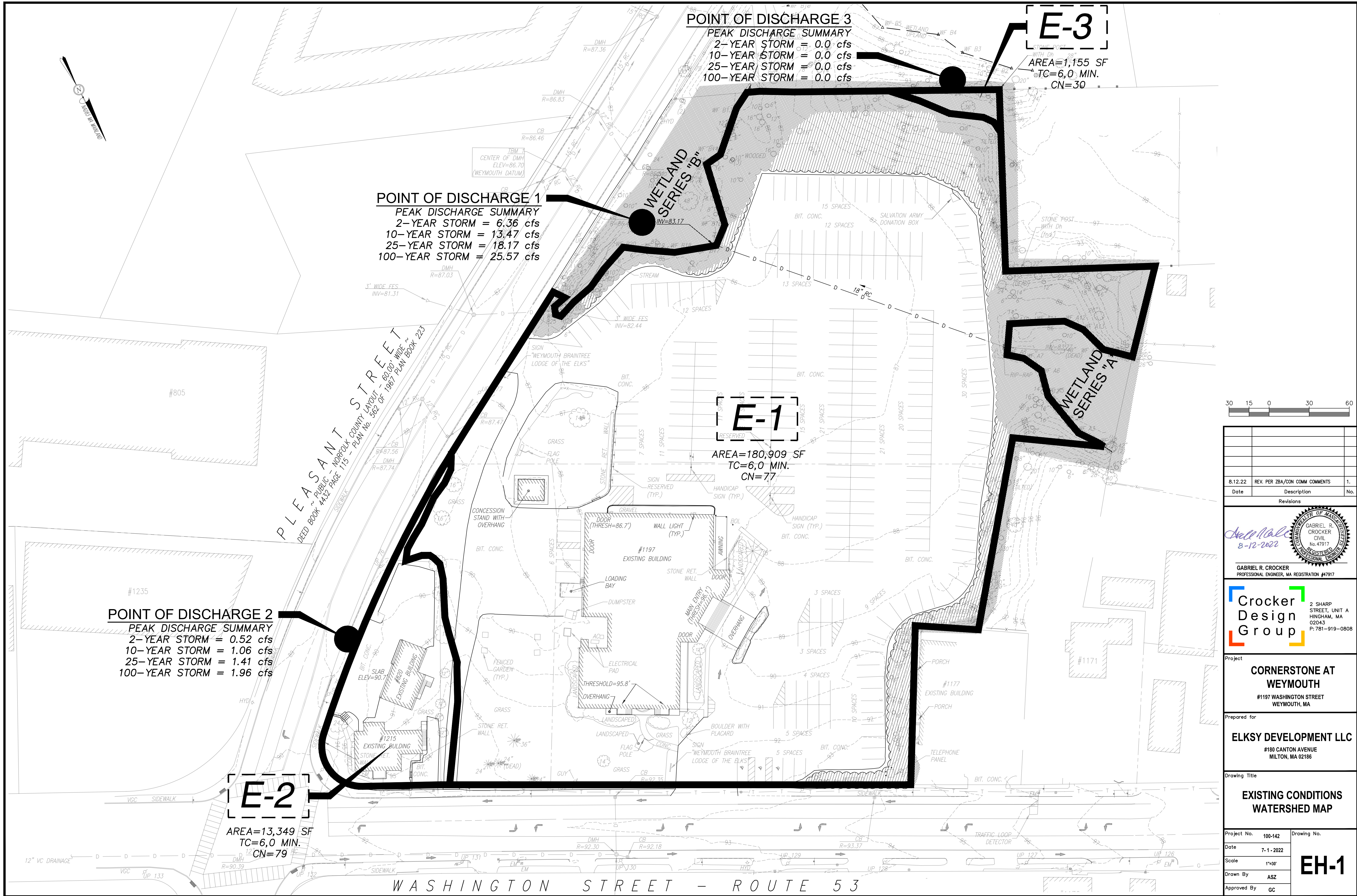
THRUST BLOCK SCHEDULE											
PIPE SIZE	TEE		22 1/2		45		90		W		
	L	D	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"		
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'		
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"		
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"		
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"		
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'		

BASIS:
2,000 LB./SQ.FT. SOIL RESISTANCE 250
PSI WATER PRESSURE CORRECTION
FACTORS FOR OTHER SOILS:
SOFT CLAY 4
SAND 2
SAND & GRAVEL 1.33
SHALE 0.4

NOTE:
1. IF SOFT MATERIALS ARE
ENCOUNTERED,
THE THRUST BLOCKS SIZES SHALL
BE
ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 3000 PSI.



8.12.22		REV. PER ZBA/CON COMM COMMENTS	1.
Date	Description	No.	
Revisions			
GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917			
		2 SHARP STREET, UNIT A HINGHAM, MA 02043 P: 781-919-0808	
Project CORNERSTONE AT WEYMOUTH #1197 WASHINGTON STREET WEYMOUTH, MA			
Prepared for ELKS DEVELOPMENT LLC #180 CANTON AVENUE MILTON, MA 02186			
Drawing Title DETAIL SHEET			
Project No.	100-142	Drawing No.	C-6.3
Date	7-1-2022		
Scale	AS NOTED		
Drawn By	ASZ		
Approved By	GC		



Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22		1.

Revisions

Gabriel R. Crocker
8-12-2022

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

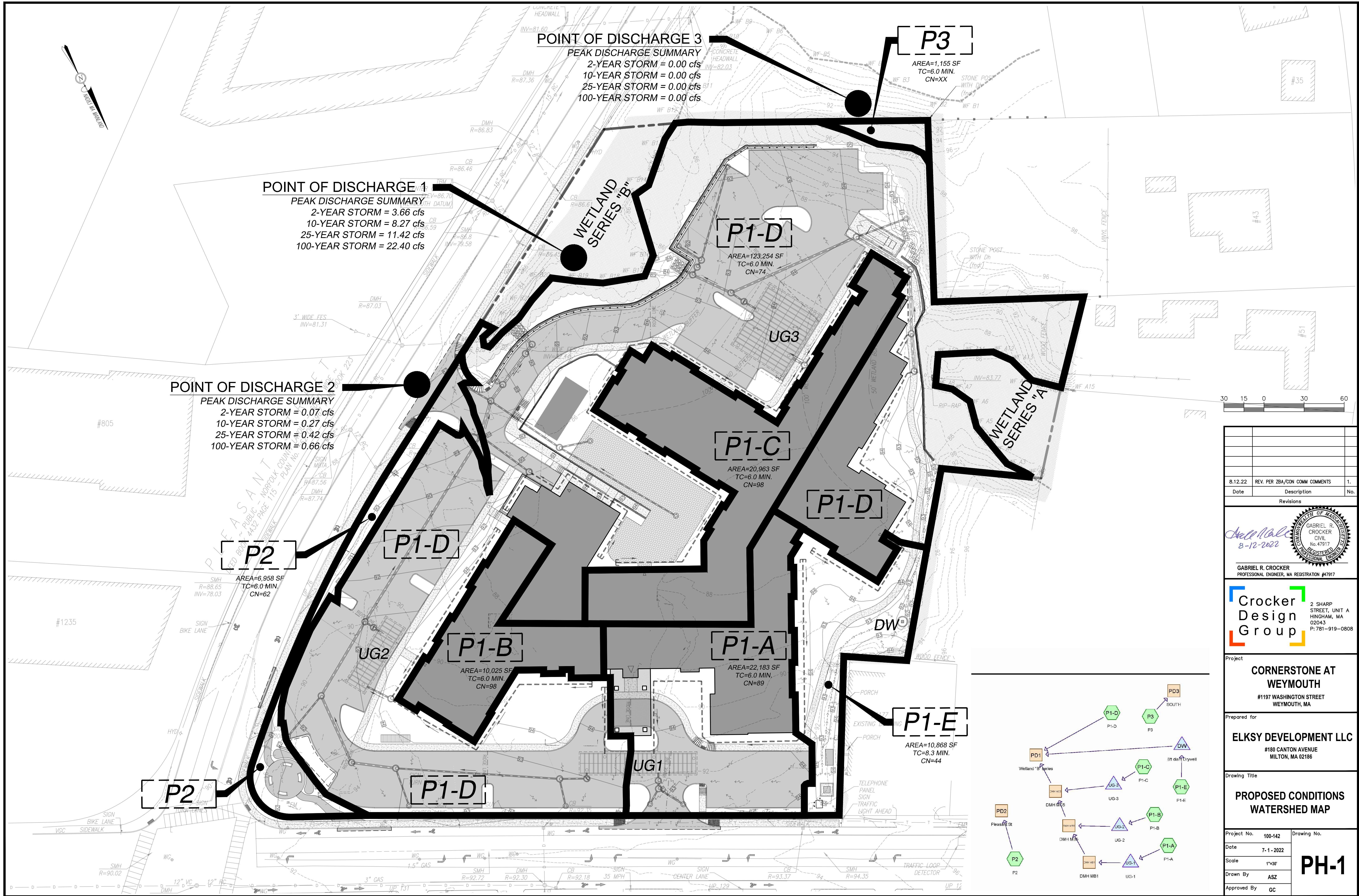
Prepared for

ELKS DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

EXISTING CONDITIONS WATERSHED MAP

Project No.	100-142	Drawing No.	EH-1
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		



POINT OF DISCHARGE 3
PEAK DISCHARGE SUMMARY
2-YEAR STORM = 0.00 cfs
10-YEAR STORM = 0.00 cfs
25-YEAR STORM = 0.00 cfs
100-YEAR STORM = 0.00 cfs

P3
AREA=1,155 SF
TC=6.0 MIN.
CN=XX

POINT OF DISCHARGE 1
PEAK DISCHARGE SUMMARY
2-YEAR STORM = 3.66 cfs
10-YEAR STORM = 8.27 cfs
25-YEAR STORM = 11.42 cfs
100-YEAR STORM = 22.40 cfs

POINT OF DISCHARGE 2
PEAK DISCHARGE SUMMARY
2-YEAR STORM = 0.07 cfs
10-YEAR STORM = 0.27 cfs
25-YEAR STORM = 0.42 cfs
100-YEAR STORM = 0.66 cfs

P2

AREA=6,958 SF
TC=6.0 MIN.
CN=62

P1-D

P1-B

AREA=10,025 SF
TC=6.0 MIN.
CN=98

P1-D

AREA=123,254 SF
TC=6.0 MIN.
CN=74

P1-C

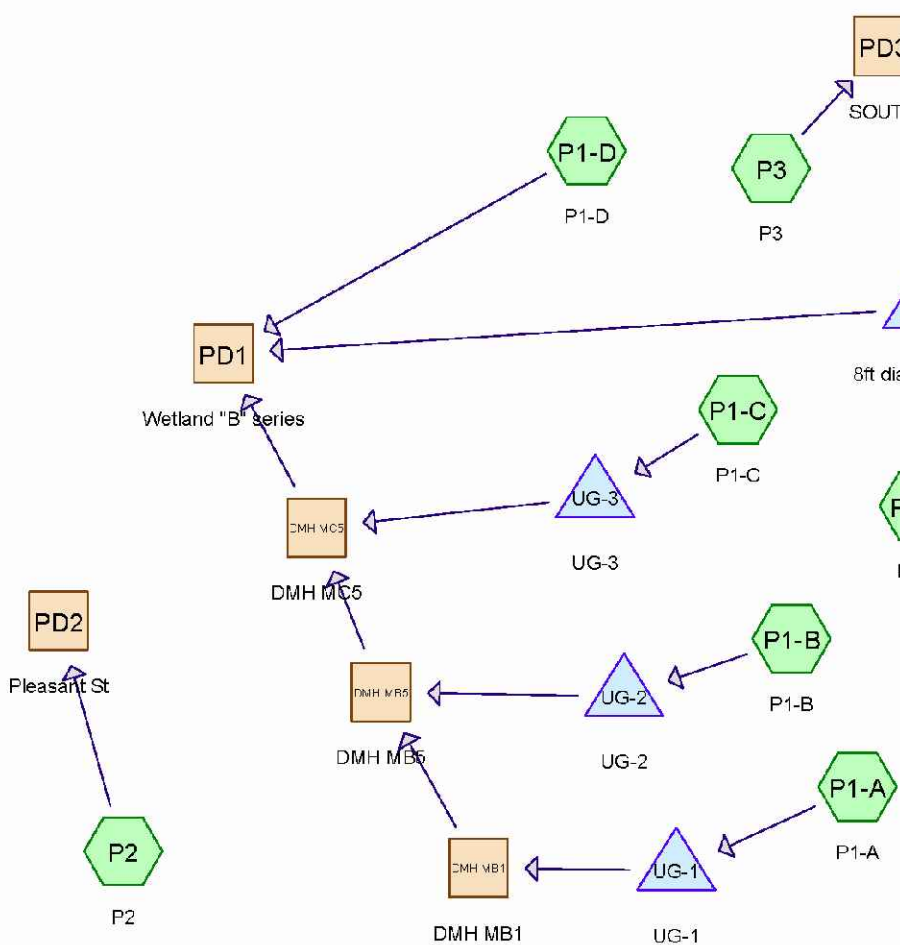
AREA=20,963 SF
TC=6.0 MIN.
CN=98

P1-A

AREA=22,183 SF
TC=6.0 MIN.
CN=89

P1-E

AREA=10,868 SF
TC=8.3 MIN.
CN=44



Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

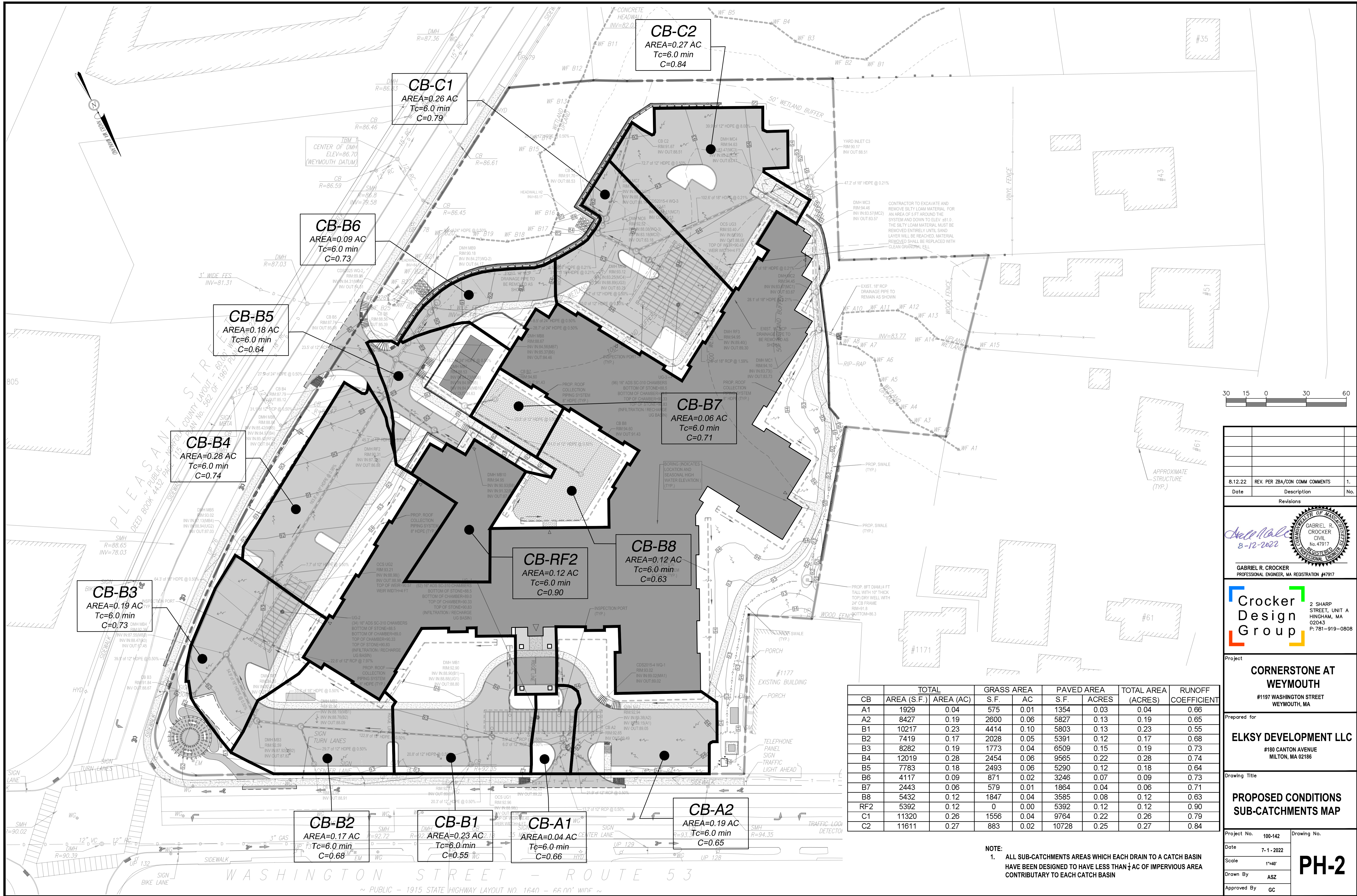
CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

PROPOSED CONDITIONS WATERSHED MAP

Project No. 100-142
Date 7-1-2022
Scale 1"=30'
Drawn By ASZ
Approved By GC

PH-1



	TOTAL		GRASS AREA		PAVED AREA		TOTAL AREA (ACRES)	RUNOFF COEFFICIENT
CB	AREA (S.F.)	AREA (AC)	S.F.	AC	S.F.	ACRES		
A1	1929	0.04	575	0.01	1354	0.03	0.04	0.66
A2	8427	0.19	2600	0.06	5827	0.13	0.19	0.65
B1	10217	0.23	4414	0.10	5803	0.13	0.23	0.55
B2	7419	0.17	2028	0.05	5391	0.12	0.17	0.68
B3	8282	0.19	1773	0.04	6509	0.15	0.19	0.73
B4	12019	0.28	2454	0.06	9565	0.22	0.28	0.74
B5	7783	0.18	2493	0.06	5290	0.12	0.18	0.64
B6	4117	0.09	871	0.02	3246	0.07	0.09	0.73
B7	2443	0.06	579	0.01	1864	0.04	0.06	0.71
B8	5432	0.12	1847	0.04	3585	0.08	0.12	0.63
RF2	5392	0.12	0	0.00	5392	0.12	0.12	0.90
C1	11320	0.26	1556	0.04	9764	0.22	0.26	0.79
C2	11611	0.27	883	0.02	10728	0.25	0.27	0.84

NOTE:
1. ALL SUB-CATCHMENTS AREAS WHICH EACH DRAIN TO A CATCH BASIN HAVE BEEN DESIGNED TO HAVE LESS THAN 1/4 AC OF IMPERVIOUS AREA CONTRIBUTORY TO EACH CATCH BASIN

Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22		1.

Revisions

Gabriel R. Crocker
8-12-2022

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

ELKS DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

PROPOSED CONDITIONS SUB-CATCHMENTS MAP

Project No. 100-142
Date 7-1-2022
Scale 1"=40'
Drawn By ASZ
Approved By GC

PH-2



Water Quality Unit Sizing Using Equivalent Flow from 1" Rainfall Depth										
Water quality structure	Tributary Area (acres)	Tributary Area (sq miles)	Pervious (sf)	Impervious %	CN Value Estimated	WQRD (In)	WQ Volume (cf)	Tc (min)	qu csm/in	WQF = qu A Q (cfs)
WQ-1	0.23	0.0004	3,177	68%	86	1.00	570	5	795	0.20
WQ-2	1.44	0.0023	16,463	74%	88	1.00	3855	5	795	1.32
WQ-3	0.52	0.0008	2,440	89%	94	1.00	1684	5	795	0.58



Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

CORNERSTONE AT WEYMOUTH
#1197 WASHINGTON STREET
WEYMOUTH, MA

Prepared for

ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

PROPOSED WATER QUALITY CATCHMENT AREA MAP

Project No. 100-142

Date 7-1-2022

Scale 1"=40'

Drawn By ASZ

Approved By GC

Drawing No.

PH-3

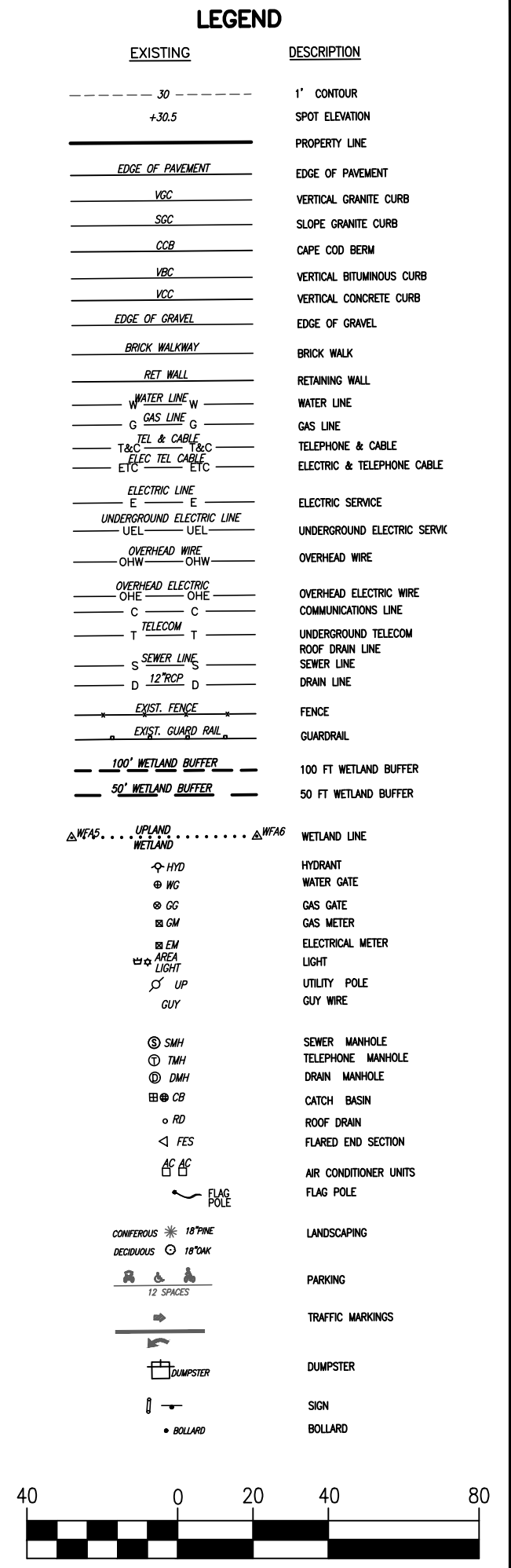
1. PROPERTY LINE INFORMATION SHOWN HEREON REFERENCED TO PLAN ENTITLED "PLAN OF LAND OF THE WEYMOUTH ELKS, WASHINGTON STREET, WEYMOUTH, MASS" PREPARED BY E.E.T., INC. DATED DECEMBER 5, 1978 ON FILE AT THE WEYMOUTH ENGINEERING DEPARTMENT.
2. THE SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 25021C02336, WITH AN EFFECTIVE DATE OF JULY 17, 2012. PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
3. SUBJECT PROPERTY FALLS WITHIN PORTIONS OF THE RESIDENCE DISTRICT R-1, LIMITED BUSINESS B-1, AND HIGHWAY TRANSITION DISTRICT HT. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD).
4. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP DURING FEBRUARY THROUGH APRIL OF 2022.
5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON WEYMOUTH DATUM.
6. PARKING SPACE PAINT LINES FADED - COMPILED FROM 2014 AERIAL MAPPING IMAGERY.

MAP 35 BLOCK 447 LOT 1
1215 WASHINGTON STREET
CARIN MARIE MURLEY
DEED BOOK 10319 PAGE 689
LOT AREA = 11,415± S.F.

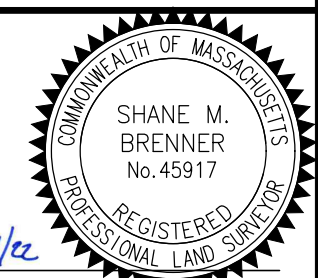
MAP 35 BLOCK 447 LOT 3
1197 WASHINGTON STREET
WEYMOUTH LODGE 2232;
BENEVOLENT AND
PROTECTIVE ORDER OF ELKS
OF THE UNITED STATES OF
AMERICA, INCORPORATED
DEED BOOK 4127 PAGE 307
DEED BOOK 4777 PAGE 218
LOT AREA = 198,041± S.F.

1. WASHINGTON STREET - STATE HIGHWAY LAYOUT No. 1640
2. PLAN No. 850 of 1954 PLAN BOOK 3272 PAGE 105
3. PLAN No. 746 of 1965 PLAN BOOK 4277 PAGE 130
4. PLAN No. 564 of 1967 PLAN BOOK 223 PAGE 3
5. PLAN No. 565 of 1967 PLAN BOOK 223 PAGE 4
6. PLAN No. 359 of 1968 PLAN BOOK 4510 PAGE 736
7. PLAN No. 621 of 1968 PLAN BOOK 4532 PAGE 700
8. PLAN No. 456 of 1969 PLAN BOOK 4598 PAGE 682
9. PLAN No. 805 of 1971 PLAN BOOK 4777 PAGE 218
10. LAND COURT CASE No. 6412

1. SITE IS NOT WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (A.C.E.C.).
2. WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON SEPTEMBER 24, 2021 AND FIELD LOCATED BY CROCKER DESIGN GROUP DURING FEBRUARY OF 2022.
3. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
5. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS." NVE



8-12-22	REV. ZBA/CON COMM COMMENTS	1
Date	Description	No.
Revisions		



SHANE M. BRENNER
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

**Crocker
Design
Group**

2 SHARP
STREET, UNIT B
HINGHAM, MA
02043
P: 781-919-0808

Project

**1197 AND 1215
WASHINGTON STREET
WEYMOUTH, MA**

Prepared for

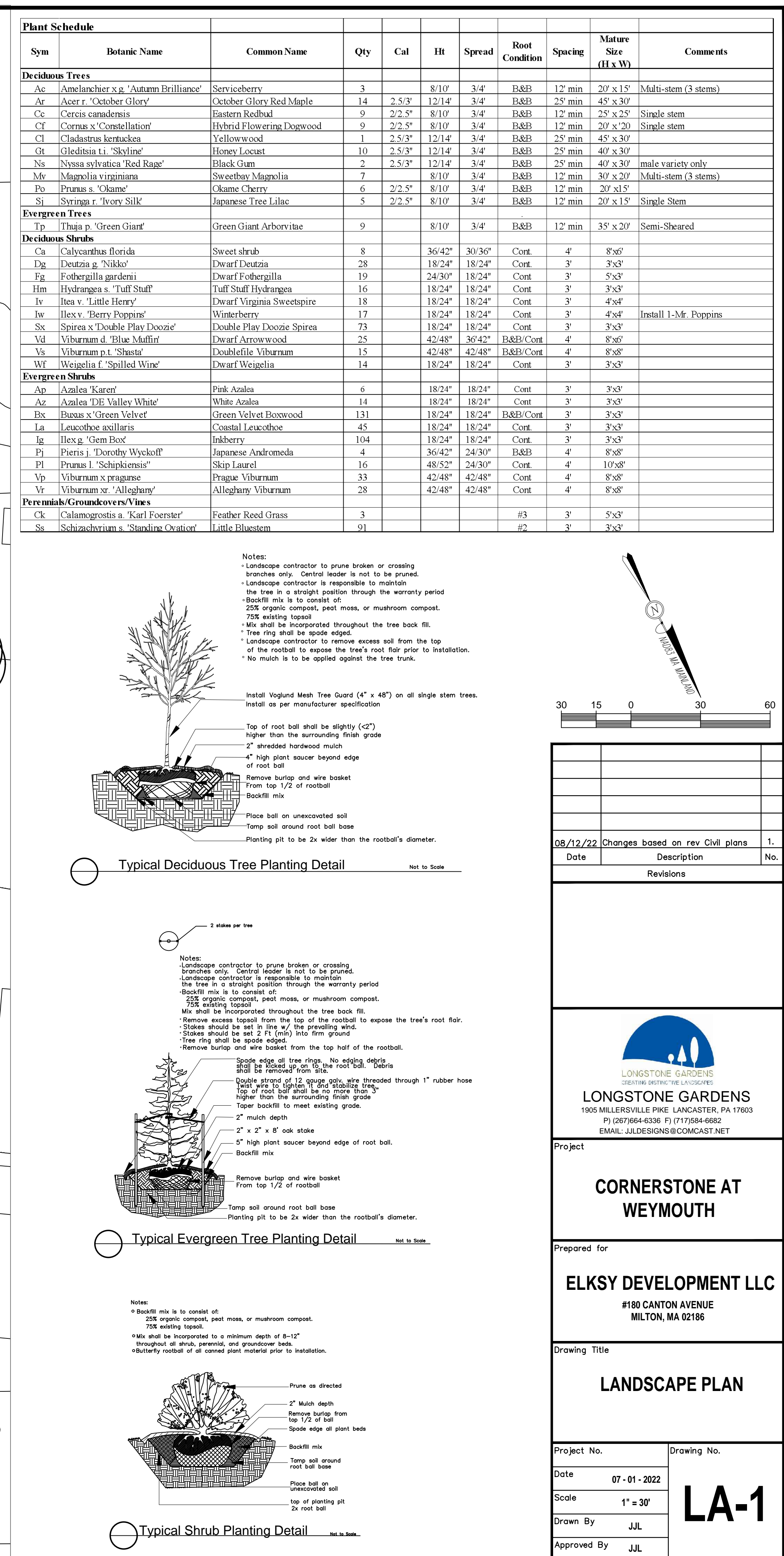
ELKSY DEVELOPMENT LLC

#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

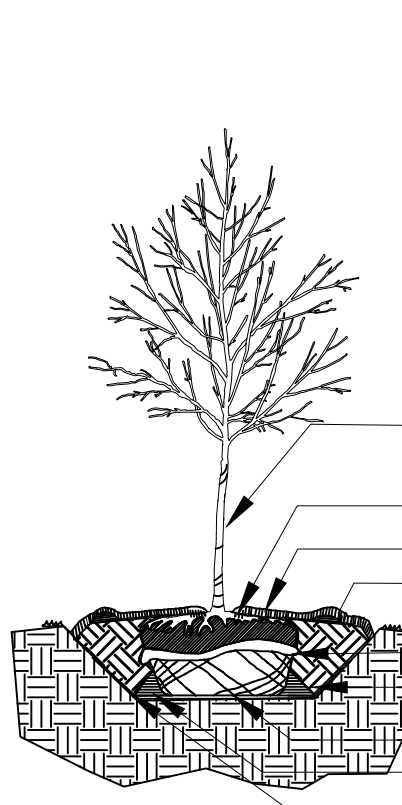
**EXISTING CONDITIONS
PLAN**

Project No.	100-142	Drawing No. <div style="font-size: 2em; font-weight: bold; text-align: center;">1 OF 1</div>
Date	5 - 4 - 2022	
Scale	1"=40'	
Drawn By	SVP	
Approved By	SMB	



Notes:

- Landscape contractor to prune broken or crossing branches only. Central leader is not to be pruned.
- Landscape contractor is responsible to maintain the tree in a straight position through the warranty period
- Backfill mix is to consist of:
 - 25% organic compost, peat moss, or mushroom compost.
 - 75% existing topsoil
- Mix shall be incorporated throughout the tree back fill.
- Tree ring shall be spade edged.
- Landscape contractor to remove excess soil from the top of the rootball to expose the tree's root fair prior to installation.
- No mulch is to be applied against the tree trunk.



Install Voglund Mesh Tree Guard (4" x 48") on all single stem trees.
Install as per manufacturer specification

Top of root ball shall be slightly (<2") higher than the surrounding finish grade

2" shredded hardwood mulch

4" high plant saucer beyond edge of root ball

Remove burlap and wire basket
From top 1/2 of rootball

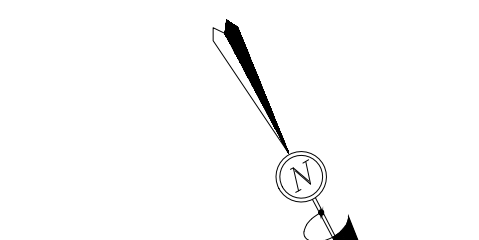
Backfill mix

Place ball on unexcavated soil

Tamp soil around root ball base

Planting pit to be 2x wider than the rootball's diameter.

Not to Scale

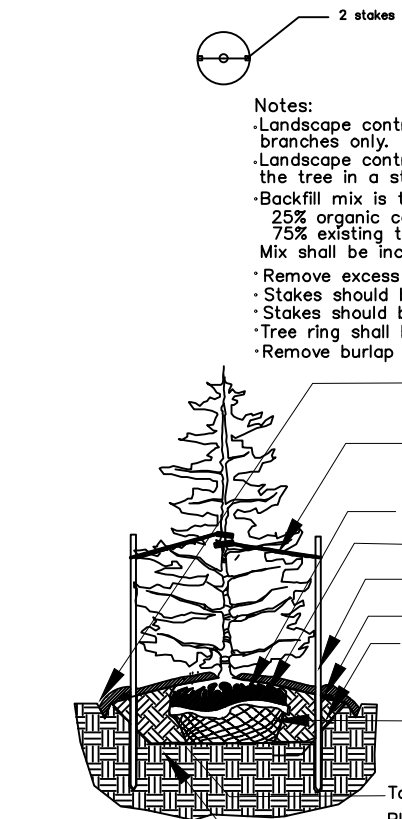


08/12/22	Changes based on rev Civil plans	1.
Date	Description	No.
Revisions		

Typical Deciduous Tree Planting Detail

Notes:

- Landscape contractor to prune broken or crossing branches only. Central leader is not to be pruned.
- Landscape contractor is responsible to maintain the tree in a straight position through the warranty period
- Backfill mix is to consist of:
 - 25% organic compost, peat moss, or mushroom compost.
 - 75% existing topsoil
- Mix shall be incorporated throughout the tree back fill.
- Remove excess topsoil from the top of the rootball to expose the tree's root fair.
- Stakes should be set in line w/ the prevailing wind.
- Stakes should be set 2 FT (min) into firm ground
- Tree ring shall be spade edged.
- Remove burlap and wire basket from the top half of the rootball.



Spade edge all tree rings. No edging debris shall be added up on the root ball. Debris Double strand of 12 gauge galv. wire threaded through 1" rubber hose. Twist wire to tighten. If no mobilizing tree, top of root ball shall be no more than 2" higher than the surrounding finish grade

Taper backfill to meet existing grade.

2" mulch depth

2" x 2" x 8' oak stake

5" high plant saucer beyond edge of root ball.


Backfill mix

Remove burlap and wire basket
From top 1/2 of rootball

Tamp soil around root ball base

Planting pit to be 2x wider than the rootball's diameter.

Not to Scale

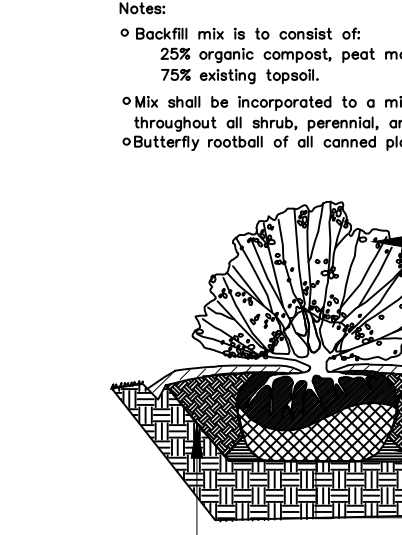


LONGSTONE GARDENS
1905 MILLERSVILLE PIKE LANCASTER, PA 17603
P) (267)664-6336 F) (717)664-6682
EMAIL: JLDDESIGNS@COMCAST.NET

Typical Evergreen Tree Planting Detail

Notes:

- Backfill mix is to consist of:
 - 25% organic compost, peat moss, or mushroom compost.
 - 75% existing topsoil.
- Mix shall be incorporated to a minimum depth of 8-12" throughout all shrub, perennial, and groundcover beds.
- Butterfly rootball of all canned plant material prior to installation.



Prune as directed

2" Mulch depth

Remove burlap from top 1/2 of ball

Spade edge all plant beds

Backfill mix

Tamp soil around root ball base

Place ball on unexcavated soil

top of planting pit 2x root ball

Not to Scale

Project

CORNERSTONE AT WEYMOUTH

Prepared for

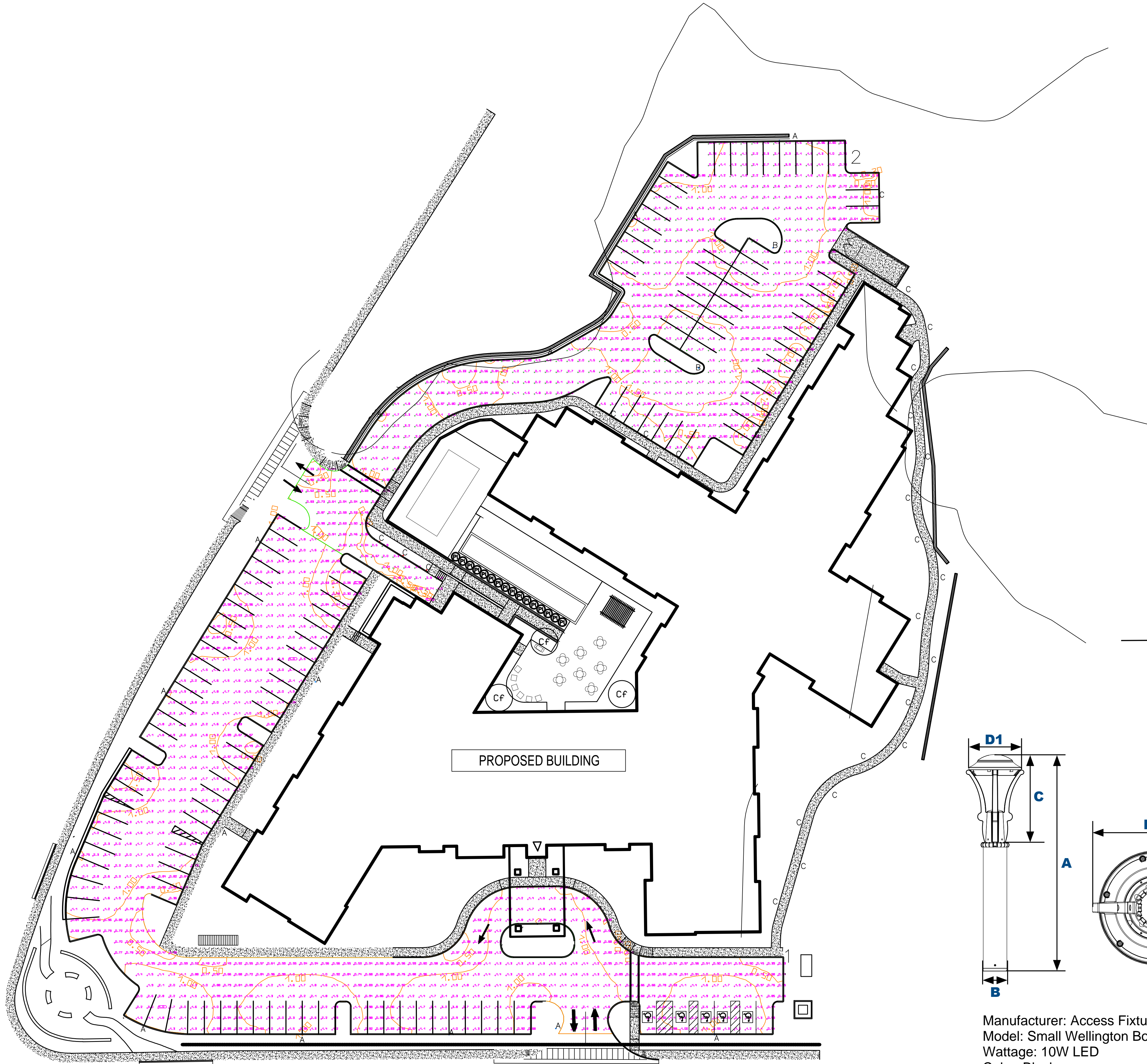
ELKSY DEVELOPMENT LLC

#180 CANTON AVENUE
MILTON, MA 02186

Drawing Title

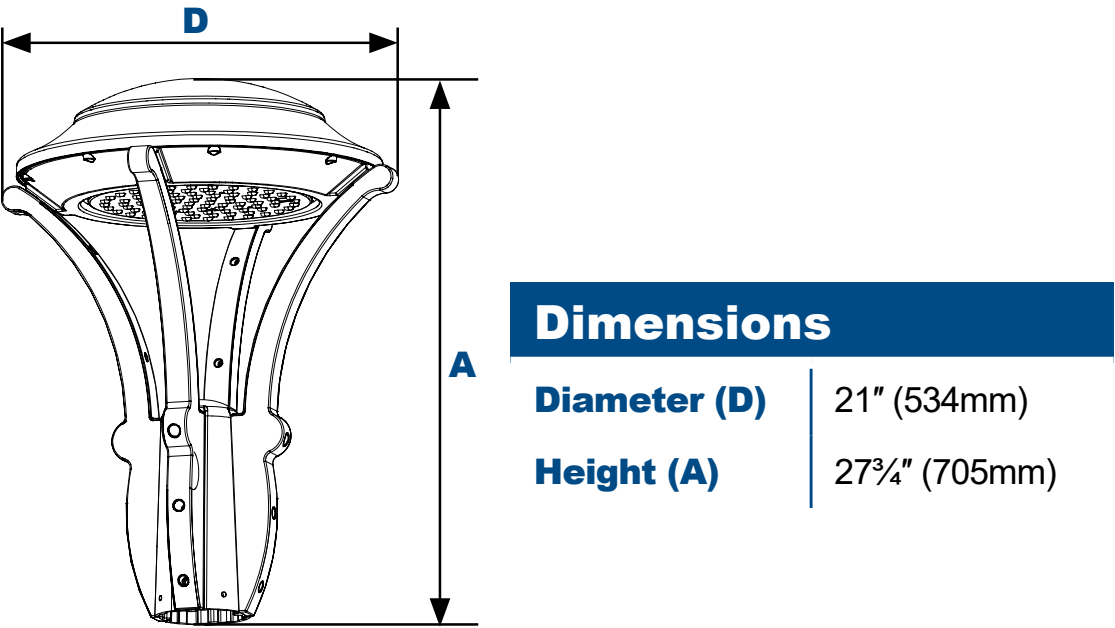
LANDSCAPE PLAN

Project No.	Drawing No.
Date 07 - 01 - 2022	LA-1
Scale 1" = 30'	
Drawn By JLL	
Approved By JLL	



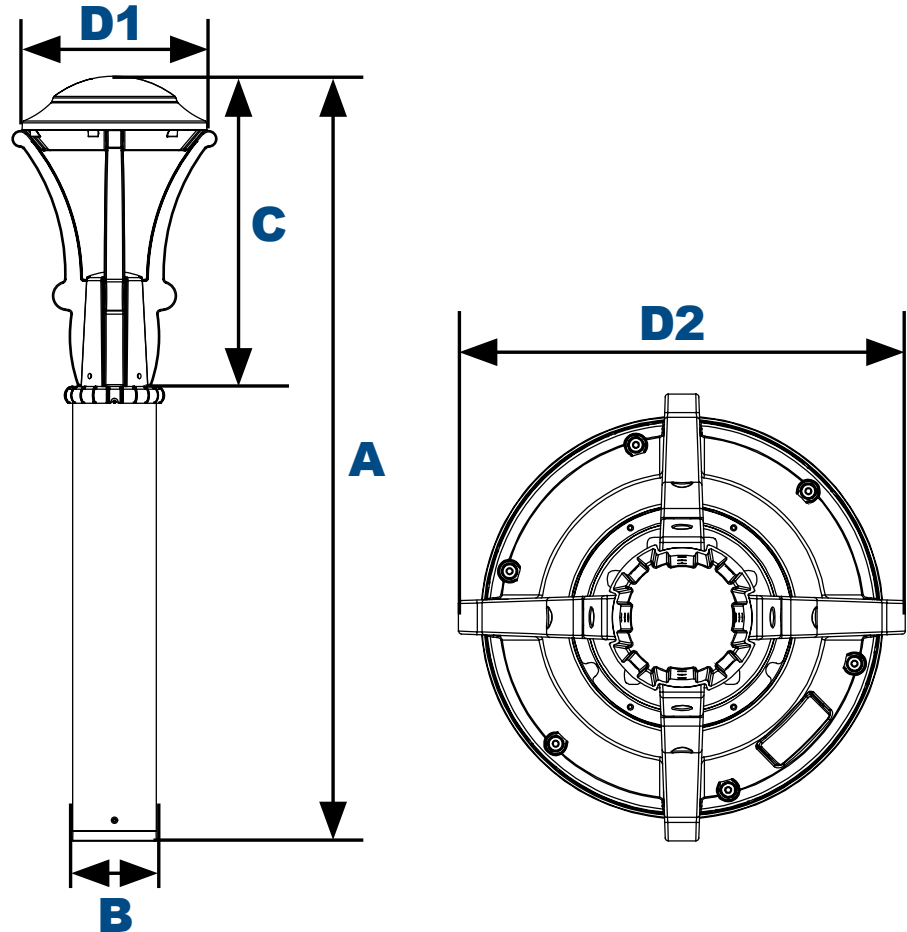
Luminaire List								
Index	Manufacturer	Article name	Item number	Luminous flux	Light loss factor	Connected load	Quantity	Mounting Height
A	Access Fixtures	WM21Q WITH ONE 65W LED ARRAY, TYPE IV, CLEAR LENS	WM21QD1X65U3KC	7005 lm	0.80	71.3 W	14	15'-0"
B	Access Fixtures	WM21Q WITH ONE 65W LED ARRAY, TYPE V, CLEAR LENS	WM21QF1X65U3KC	7111 lm	0.80	71.3 W	3	15'-0"
C	Access Fixtures	WMB12QF WITH ONE 10W LED ARRAY, TYPE V, CLEAR LENS	WMB12QF1X10U3K	918 lm	0.80	10.3 W	28	3'-6"

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	1st Entrance Area	Perpendicular illuminance	0.18 fc	3.99 fc	1.34 fc	7.46	22.23
2	2nd Entrance Area	Perpendicular illuminance	0.10 fc	5.35 fc	1.22 fc	11.63	50.95



Manufacturer: Access Fixtures
Model: Wellington Architectural Decorative Post Top
Wattage: 65W LED Light Color: 3000K
Color: Black
Post Height: 15' Material: Aluminum

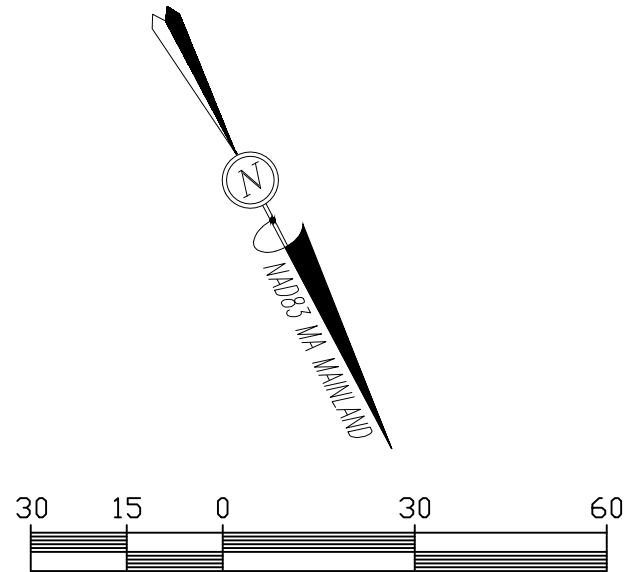
A and B Fixtures



Manufacturer: Access Fixtures
Model: Small Wellington Bollard
Wattage: 10W LED
Color: Black

Bollard Light ("C") Fixtures

Dimensions	
Diameter 1 (D1)	10½" (264mm)
Diameter 2 (D2)	11½" (294mm)
Height 1 (A)	43" (1093mm)
Height 2 (C)	17⅞" (441mm)
Base (B)	4¾" (120mm)



Date	Description	No.
08/12/22	Added bollard lights along walk	1.

LONGSTONE GARDENS
1905 MILLERSVILLE PIKE, LANCASTER, PA 17603
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Project

CORNERSTONE AT WEYMOUTH

Prepared for

ELKSY DEVELOPMENT LLC
#180 CANTON AVENUE
MILTON, MA 02166

Drawing Title

LIGHTING PLAN

Project No.	Drawing No.
Date 07-01-2022	LA-2
Scale 1" = 30'	
Drawn By JLL	
Approved By JLL	