

OWNER/APPLICANT:  
WASHINGTON LANDING LLC  
350 W 2ND STREET UNIT 6  
BOSTON, MA 02127

ARCHITECT:  
BRIAN R. SALUTI  
15 NEWBERT AVENUE  
WEYMOUTH, MA 02190  
(617) 827-9416

LAND SURVEYOR:  
PFS LAND SURVEYING  
20 BALCH AVENUE  
GROVELAND, MA 01834  
(508) 446-0781

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

DIMENSIONAL REQUIREMENTS			
ZONING ITEM	BUS 2	EXISTING	PROPOSED
MIN. LOT AREA	NONE	27,007 SF	27,007 SF
MIN. LOT WIDTH	NONE	112 FT	112 FT
MIN. YARD - FRONT	NONE	0 FT	3.5 FT
MIN. YARD - SIDE	NONE	0 FT	9.2 FT
MIN. YARD - REAR	NONE	0.5 FT	10.8 FT
MAX. BUILDING HEIGHT	6 ST/80 FT	1 ST	3 ST
MAX. LOT COVERAGE	NONE	90 %	N/A
REQ. PARKING SPACES	2/DU (20)	N/A	38

#### LEGEND

BM #	BENCHMARK
BW	BOTTOM OF RETAINING WALL
CB	BOUND (CONC. STONE, LAND COURT, ETC.)
CB	CATCH BASIN - SQUARE
CB	CATCH BASIN - ROUND
CI	CAST IRON
CC	CONCRETE CURB
DSK	DISK (CA/T, USC&GS, LAND COURT, ETC.)
DBYL	DOUBLE YELLOW LINE
DH	DRILL HOLE
D	DRAIN LINE
DMH	DRAIN MANHOLE
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC MANHOLE
EM	ELECTRIC METER
FF	FIRST FLOOR
GG	GAS GATE
GAS	GAS LINE
GM	GAS METER
GM	HANDICAP SYMBOL
GM	GUY WIRE ANCHOR
GM	FIRE HYDRANT
LOT COR	LOT CORNER
HW	OVERHEAD WIRE
RB	REBAR MARKER
MAG	MAGNET NAIL
MB	MAIL BOX
MB	OTHER MANHOLE
PB	PULL BOX
PED	PEDESTRIAN SIGNAL
RCP	REINFORCED CONCRETE PIPE
S	SEWER LINE
S	SEWER MANHOLE
SBDHL	STONE BONDED DRILL HOLL
SBDHL	TELEPHONE MANHOLE
TRFM	TRANSFORMER
12	# OF PARKING SPACES
TW	TOP OF RETAINING WALL
TS	TRAFFIC SIGNAL
TS	TRAFFIC SIGNAL MAST ARM/SPAN WIRE POLE
UPL#	SIGN
UPL#	UTILITY POLE W/ LIGHT
VGC	UTILITY POLE
WG	VERTICAL GRANITE CURB
W	WATER GATE
W	WATER LINE
WSD	WATER SHUTOFF

#### GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS SHOWN ON THIS PLAN REFER TO TOWN OF WEYMOUTH DATUM.
- THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE NATIONAL FLOOD HAZARD LAYER FIRMETE, EFFECTIVE DATE JULY 17, 2012.
- NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.
- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM PFS LAND SURVEYING, Inc., DATED AUGUST, 2022.
- 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.

#### DRAWING INDEX:

C-1	LAYOUT PLAN
C-2	GRADING & UTILITY PLAN
C-3	EROSION CONTROL PLAN
C-4	DETAILS PLAN

#### LAYOUT PLAN 89-93 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS

DRAWN BY: KPV  
DESIGNED BY: KPV  
CHECKED BY: SPH

DATE: 10-16-2023

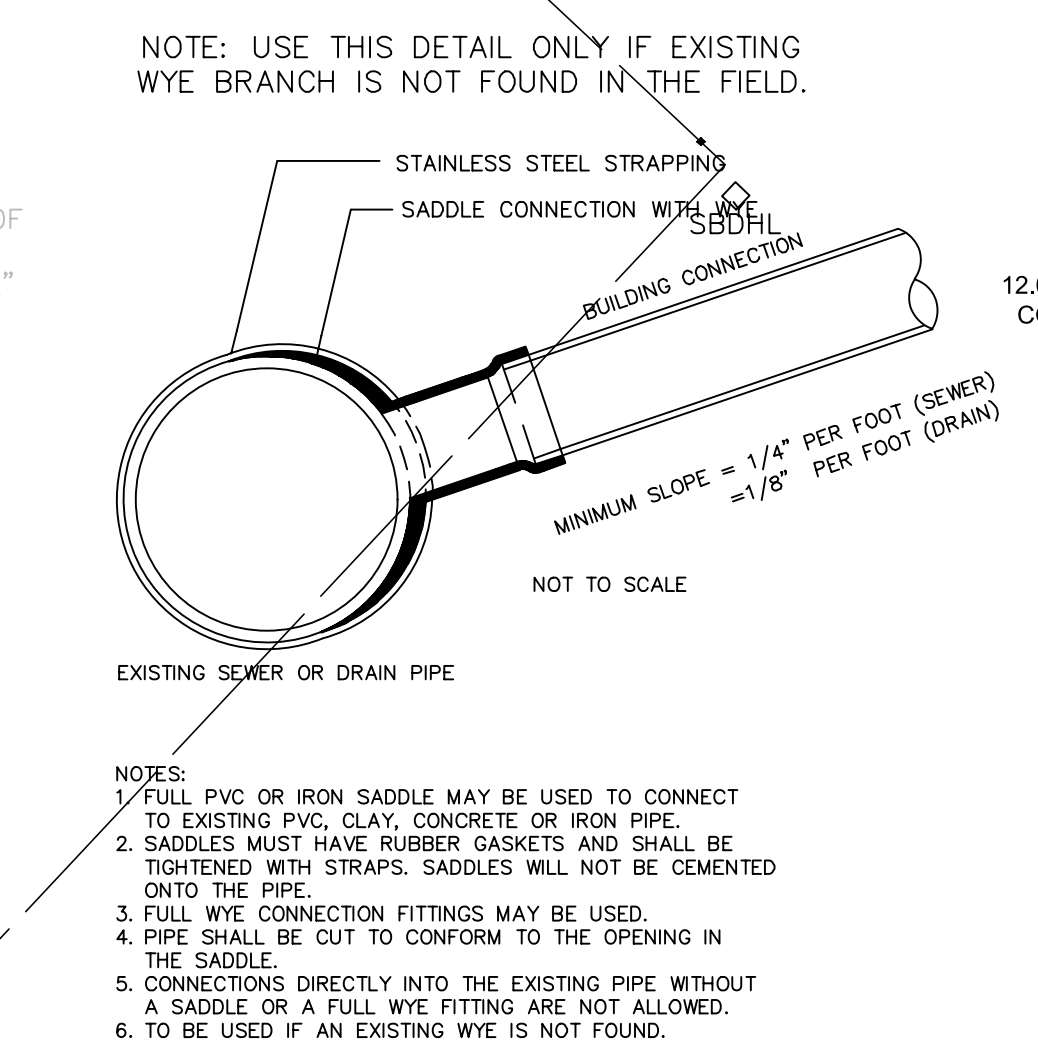
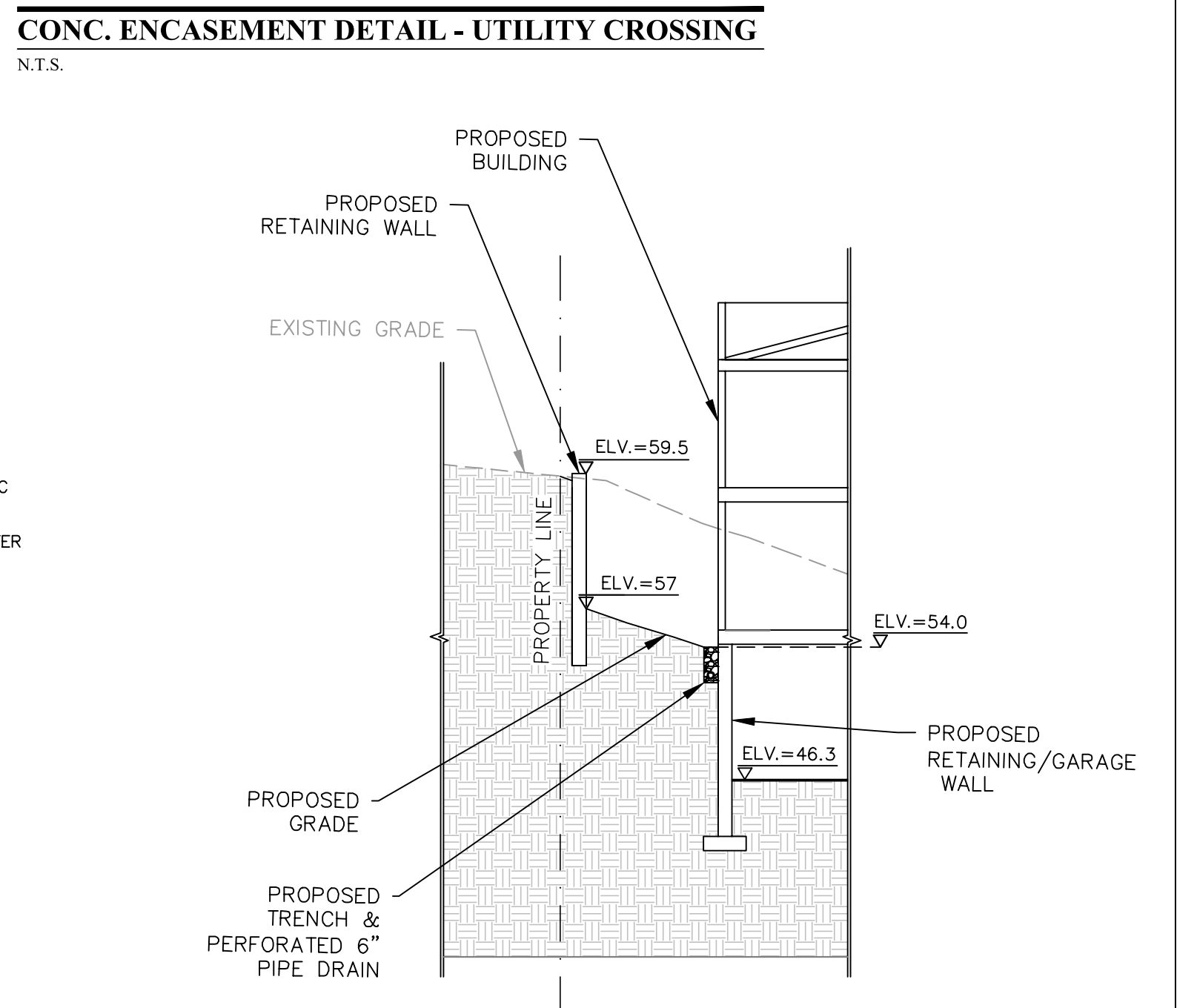
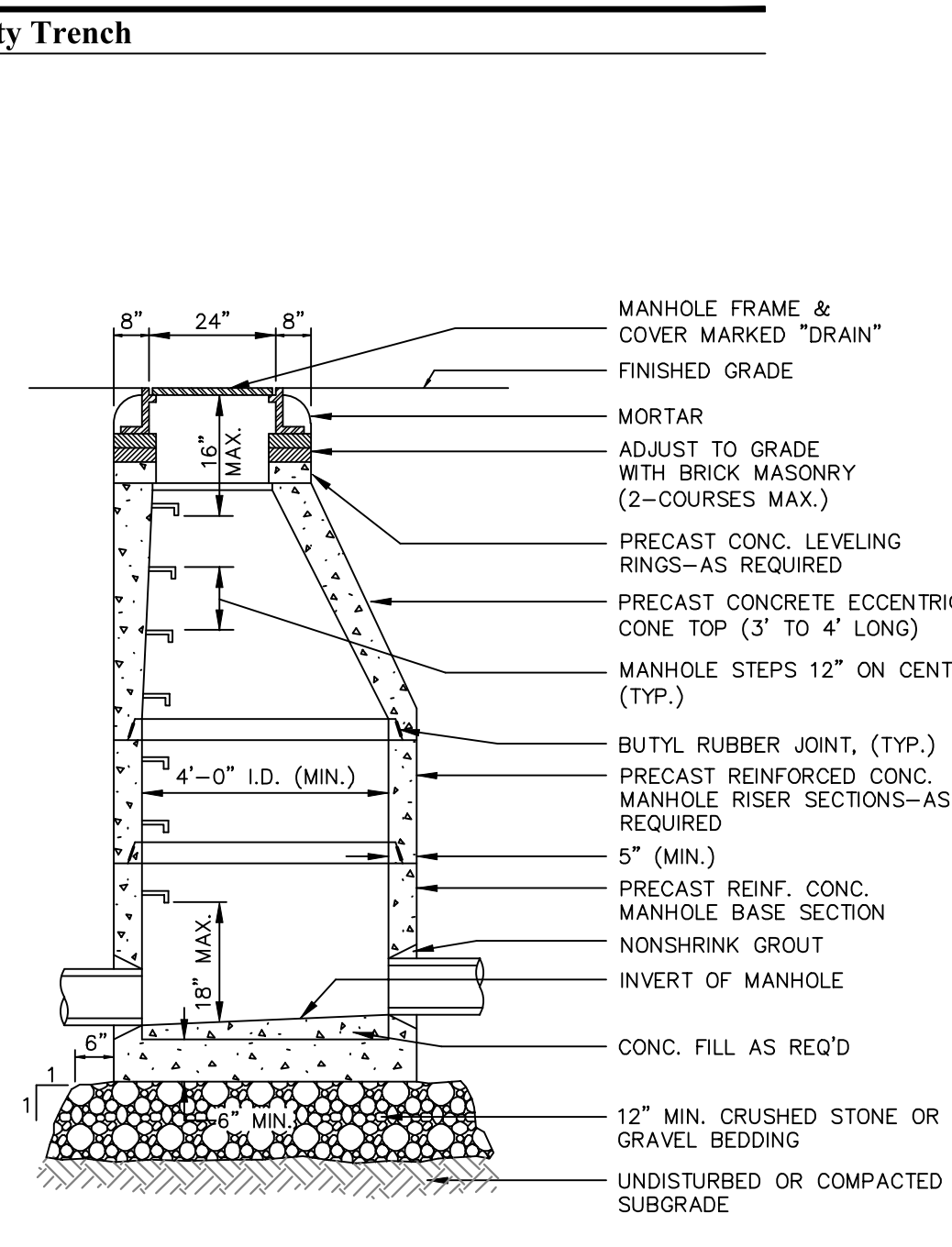
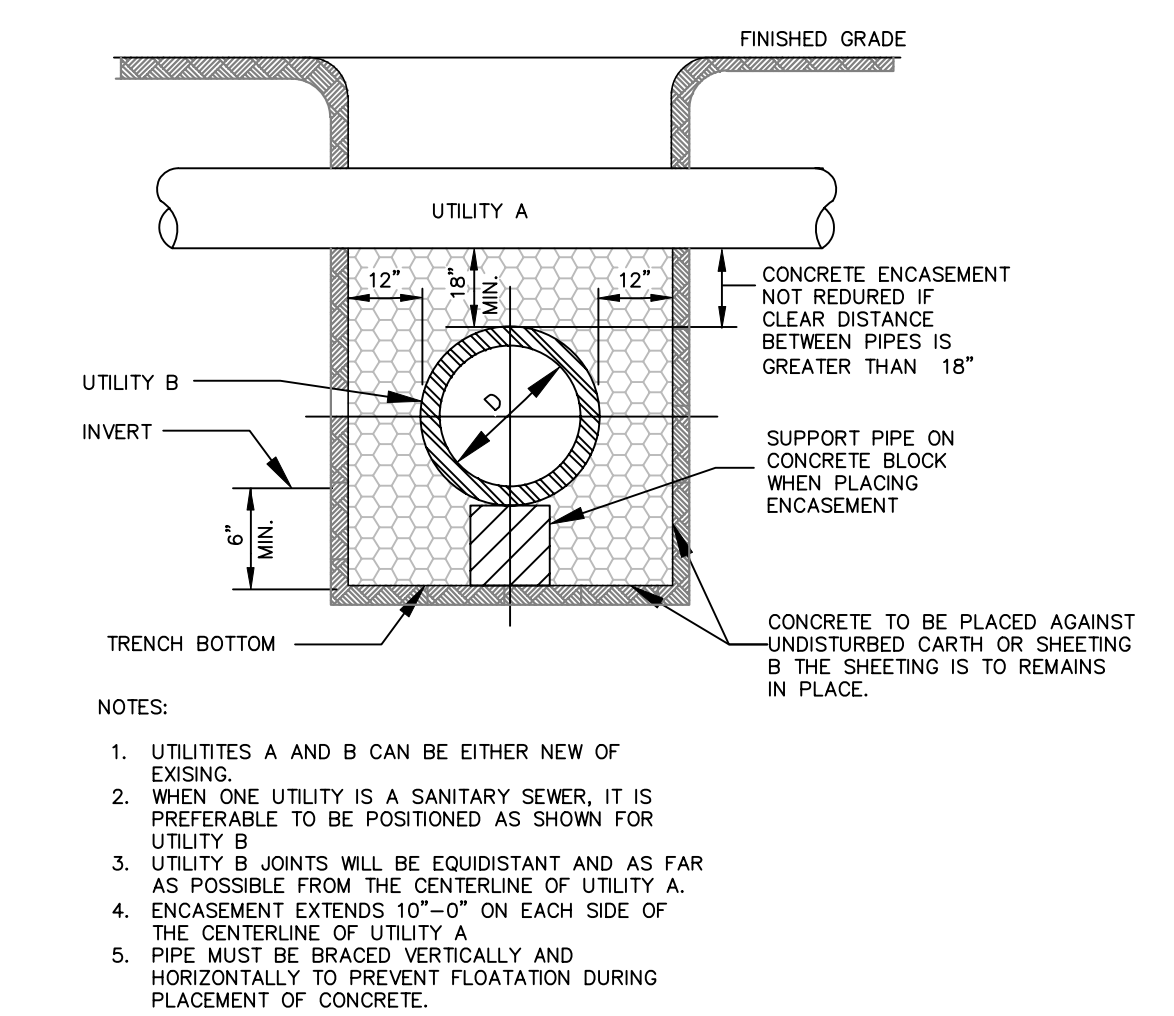
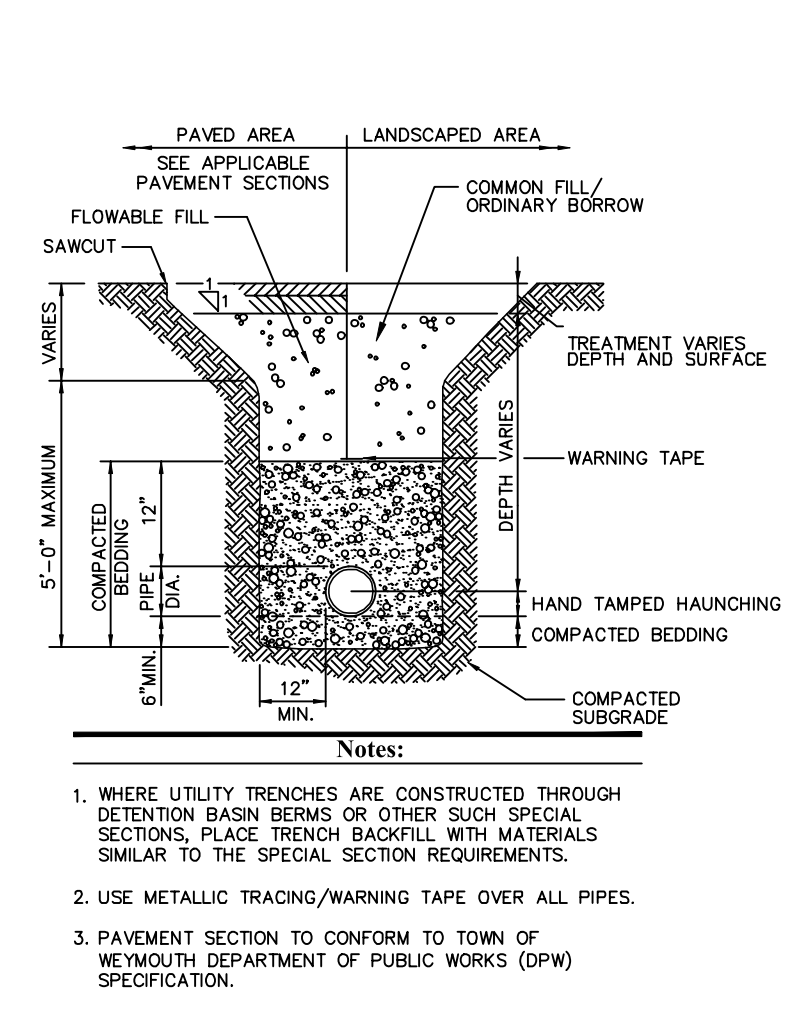
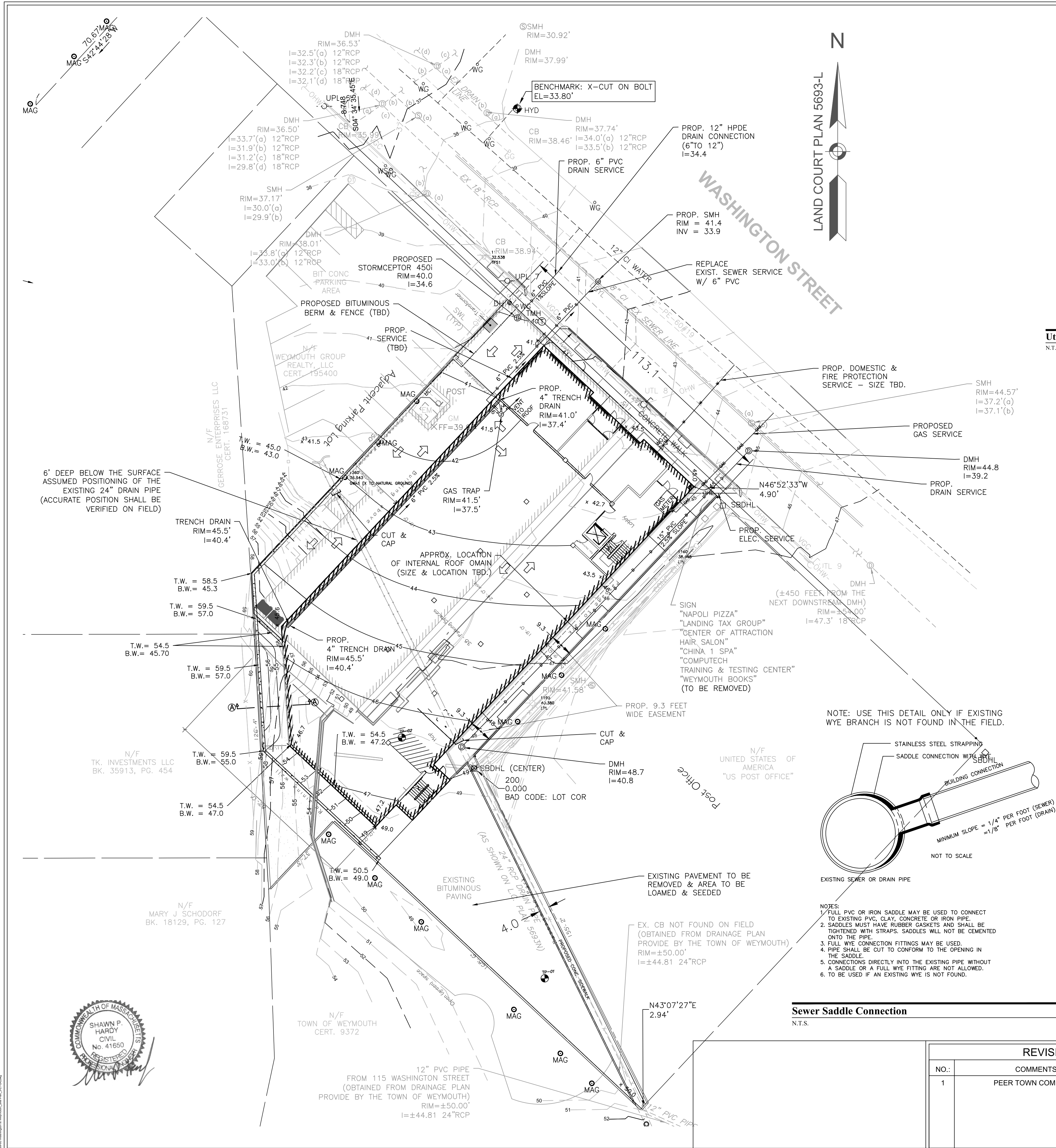


PREPARED FOR:  
SITE PLAN APPROVAL

SHEET  
C-1

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





REVISIONS:		
NO.:	COMMENTS:	DATE:
1	PEER TOWN COMMENTS	11/1

**GRADING AND UTILITY PLAN**  
**89-93 WASHINGTON STREET**  
**WEYMOUTH, MASSACHUSETTS**

DRAWN BY: KPV  
DESIGNED BY: KPV  
CHECKED BY: SPH

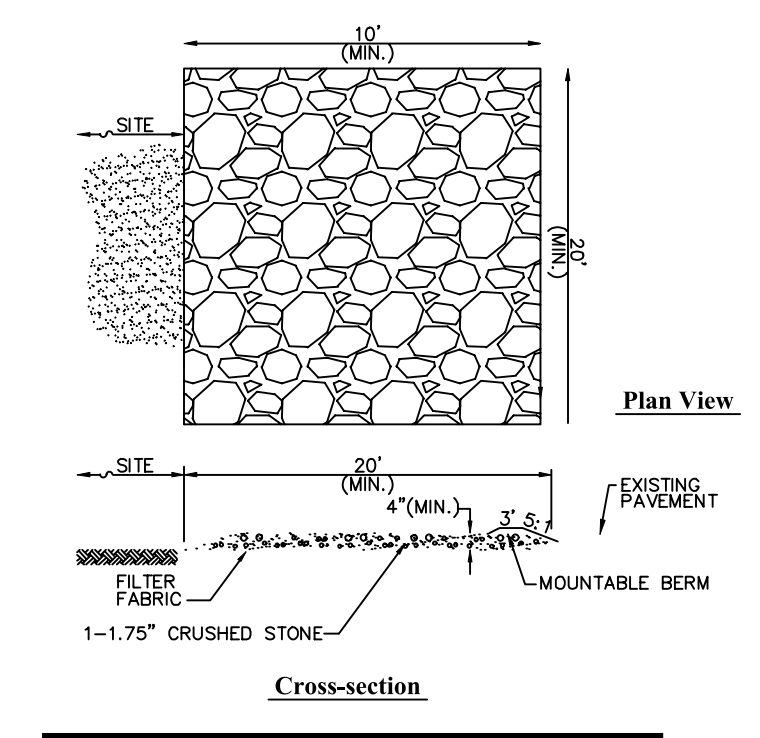
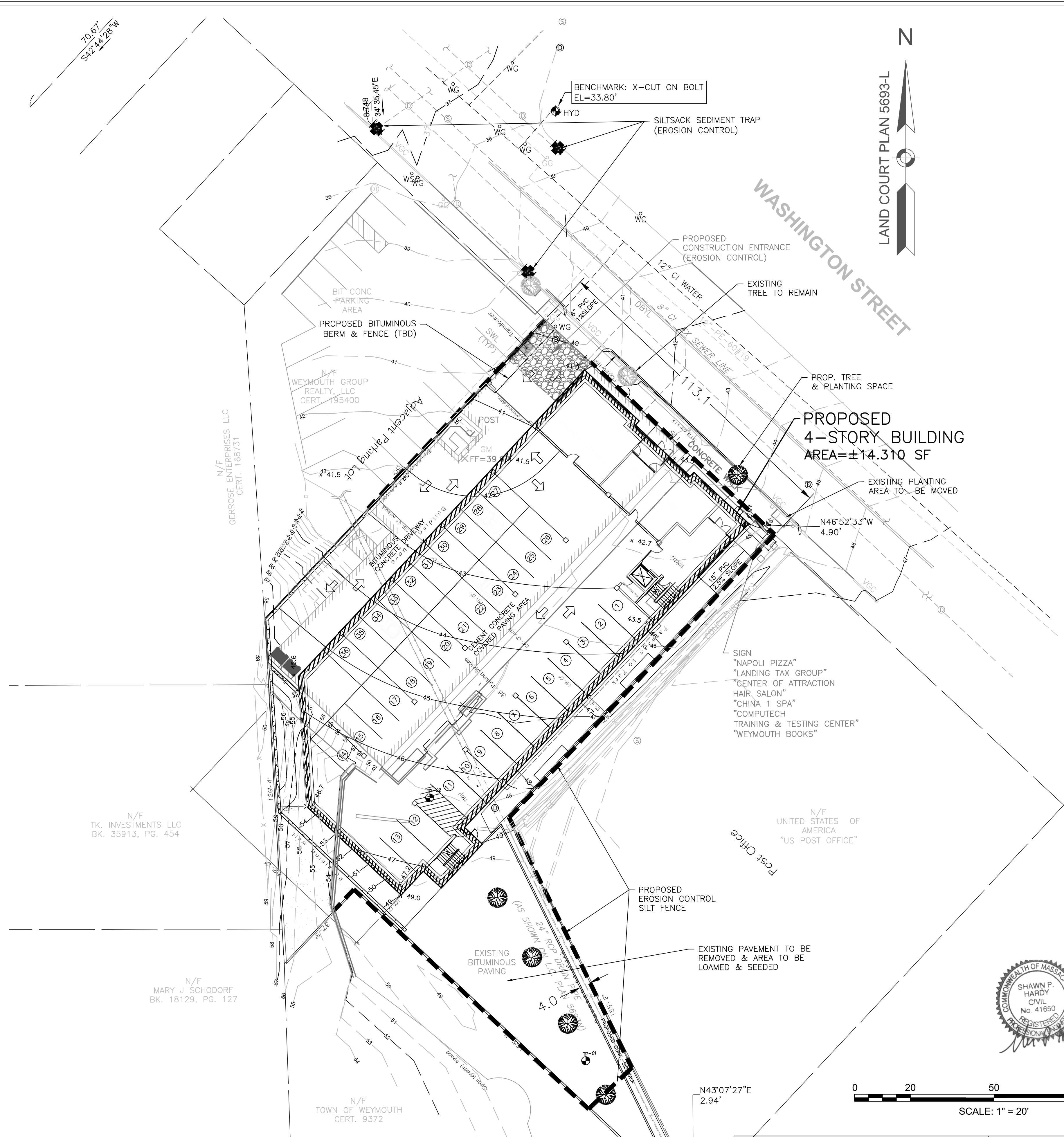
DATE: 10-16-2023

**PREPARED FOR:**  
**SITE PLAN APPROVAL**

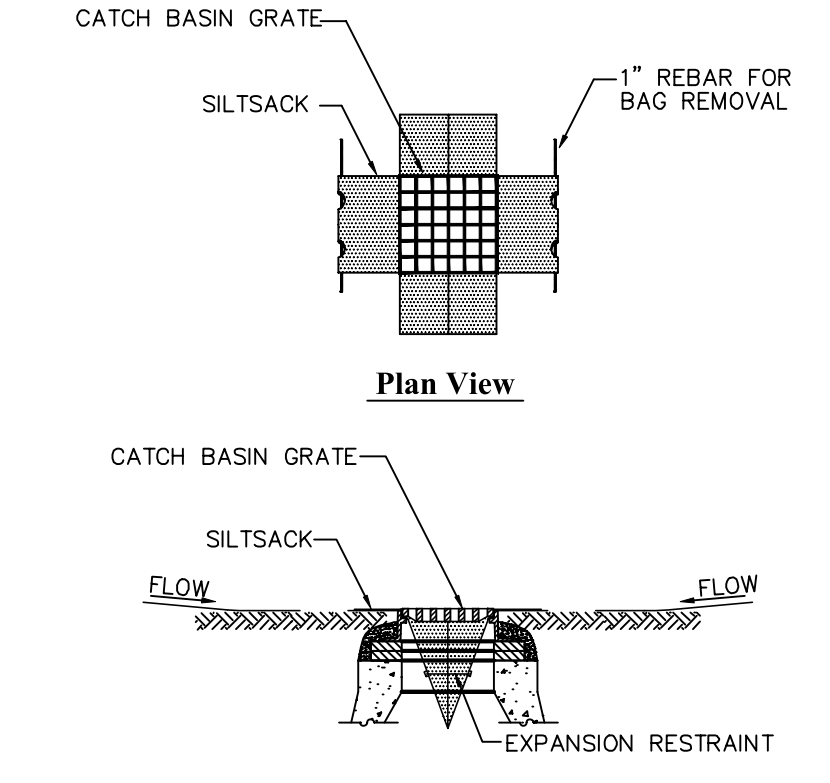
**SHEET**  
**C-2**

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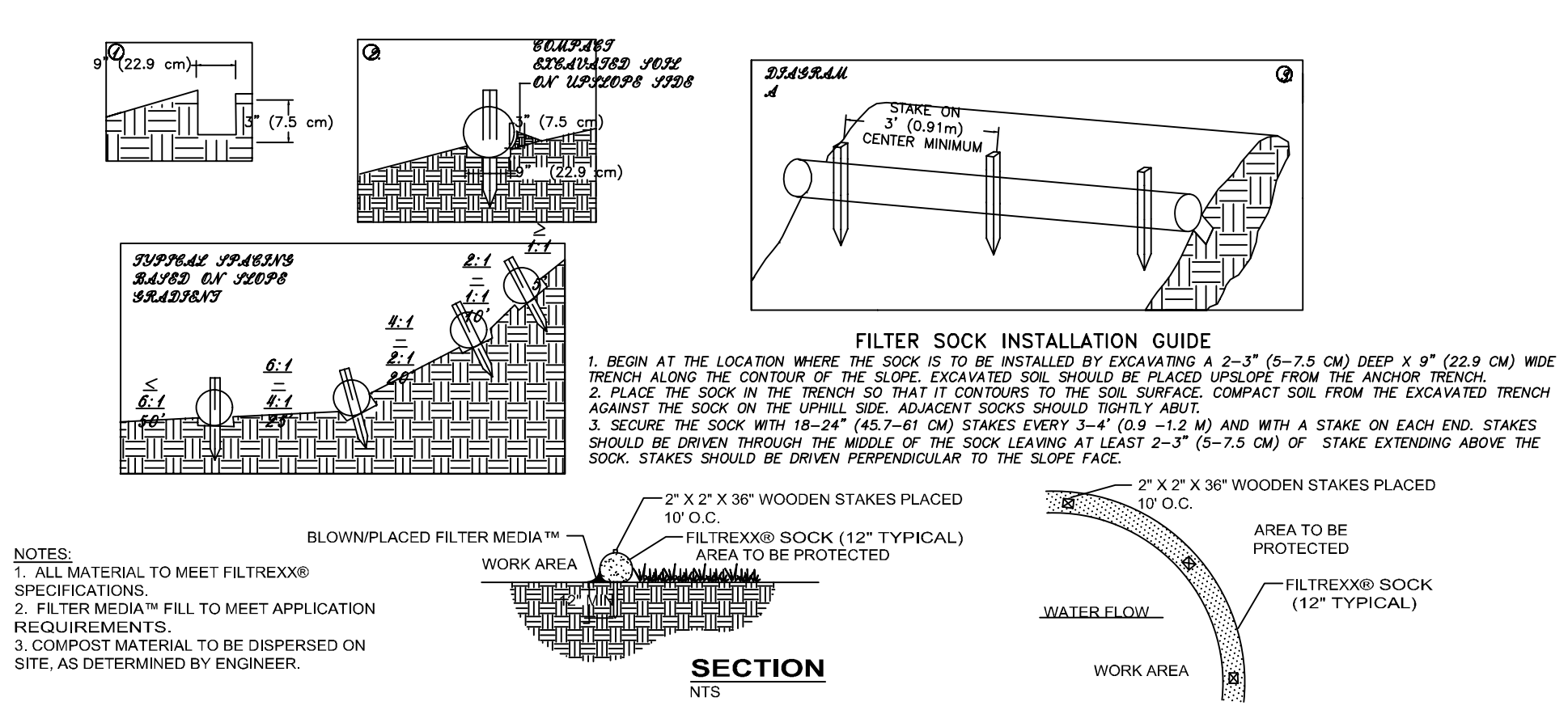


Notes:  
1. CONSTRUCTION ENTRANCE DETAIL



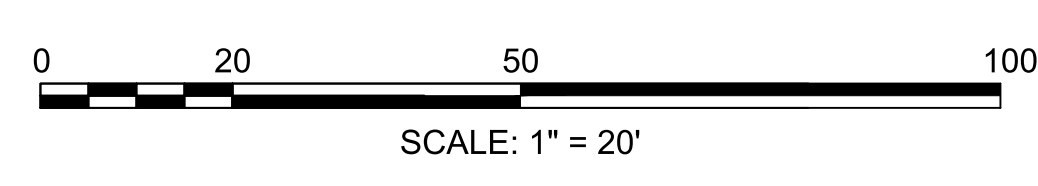
Notes:  
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.  
2. GRATE TO BE PLACED OVER SILTSACK.  
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap  
N.T.S.



NOTES:  
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.  
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.  
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

Filtrex Erosion Control  
N.T.S.



REVISIONS:		
NO.:	COMMENTS:	DATE:
1	PEER TOWN COMMENTS	11/1

EROSION CONTROL PLAN  
89-93 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS

DRAWN BY: KPV  
DESIGNED BY: KPV  
CHECKED BY: SPH

DATE: 10-16-2023

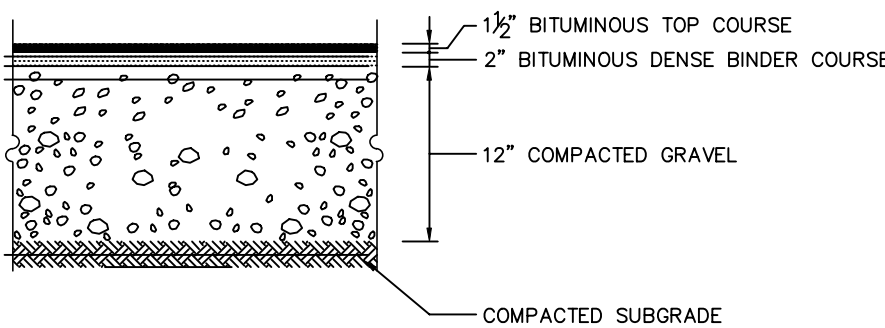
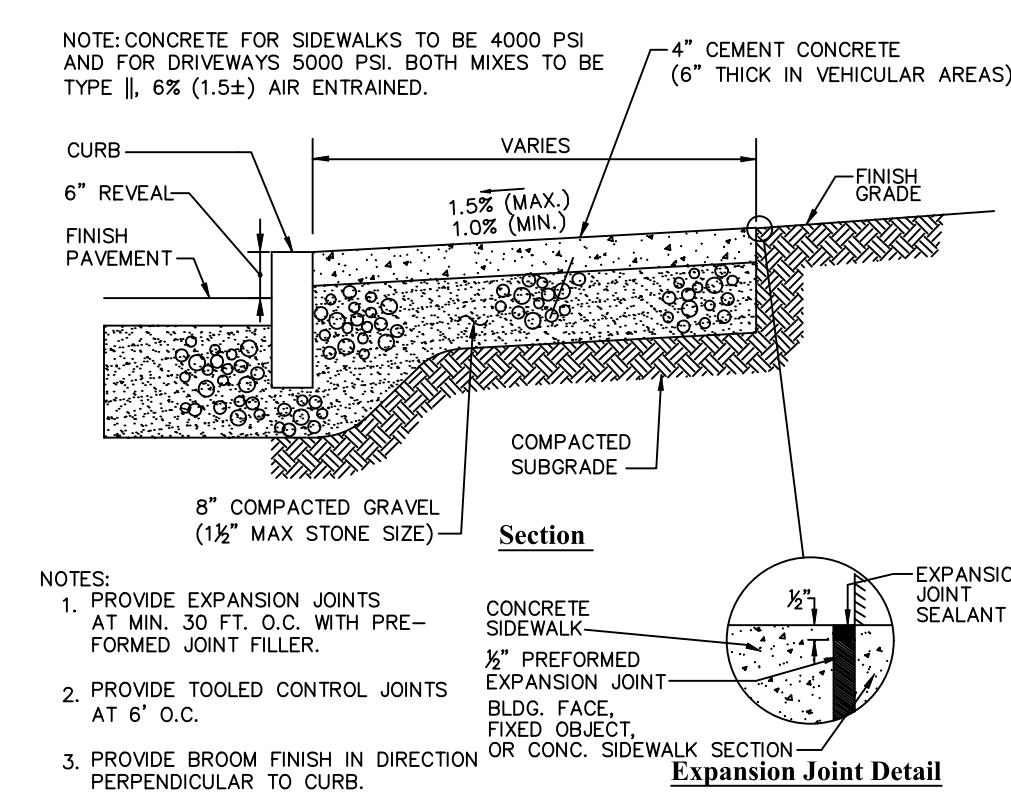
**HARDY + HAN**  
DESIGN GROUP, PC  
CIVIL ENGINEERING &  
LAND DEVELOPMENT CONSULTING

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PREPARED FOR:  
SITE PLAN APPROVAL

SHEET  
C-3





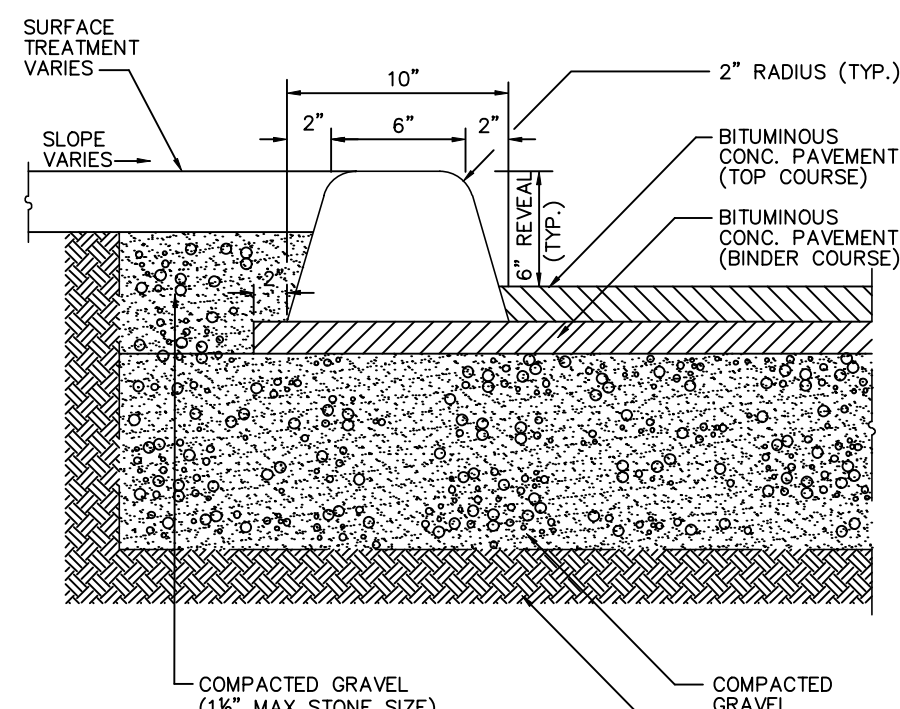
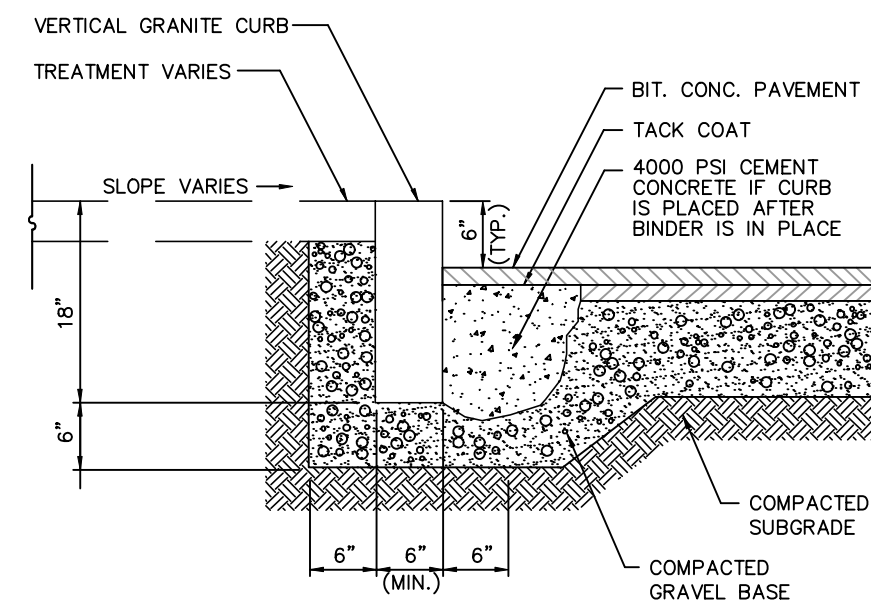
Note:  
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

### Concrete Sidewalk

N.T.S.

### Bituminous Concrete Pavement Section

N.T.S.



Note:  
ALL CURBING TO BE MACHINE EXTRUDED

### Vertical Granite Curb (VGC)

N.T.S.

Source: VHB

6/12

REV LD\_402

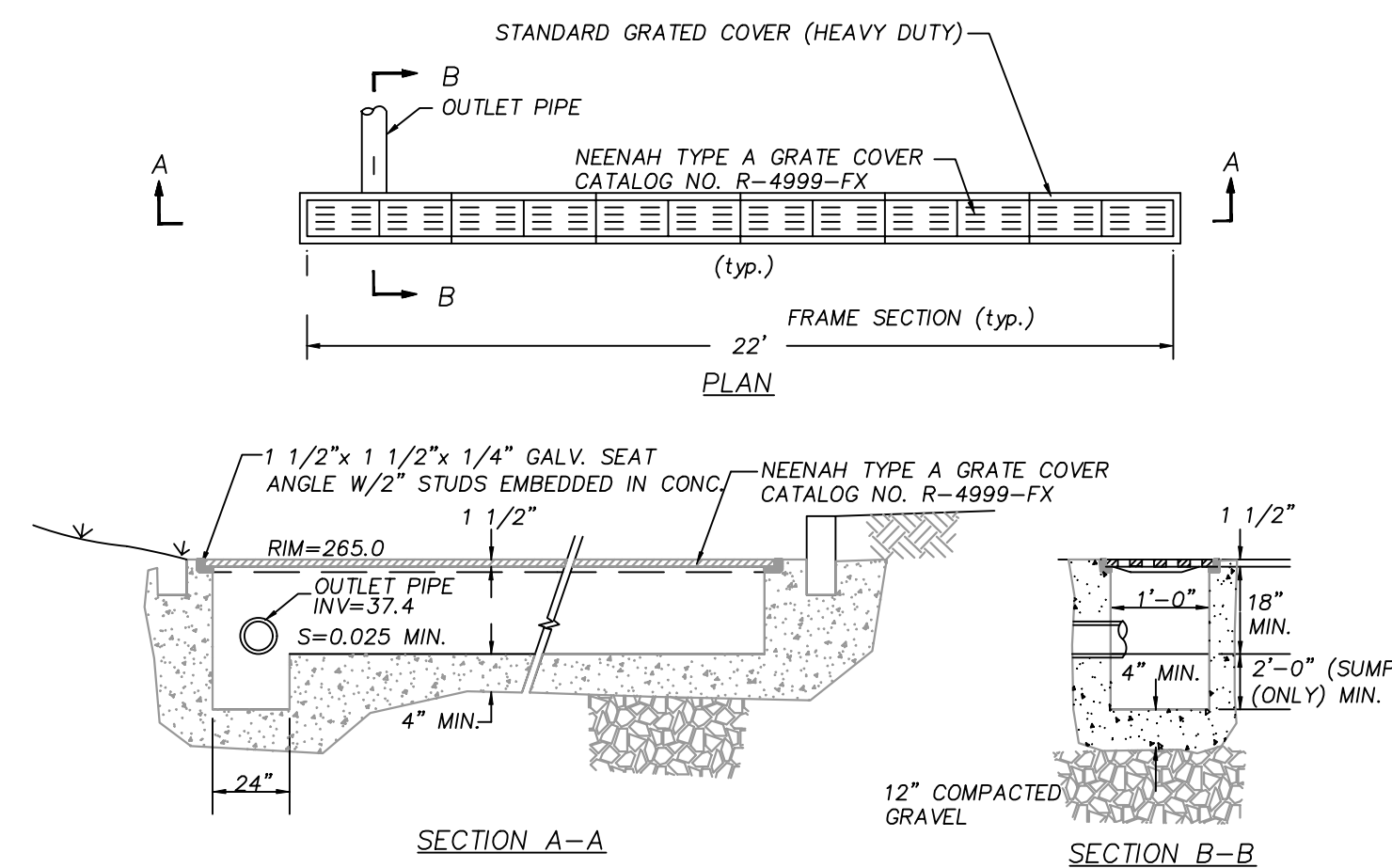
### Bituminous Curb (BC)

N.T.S.

Source: VHB

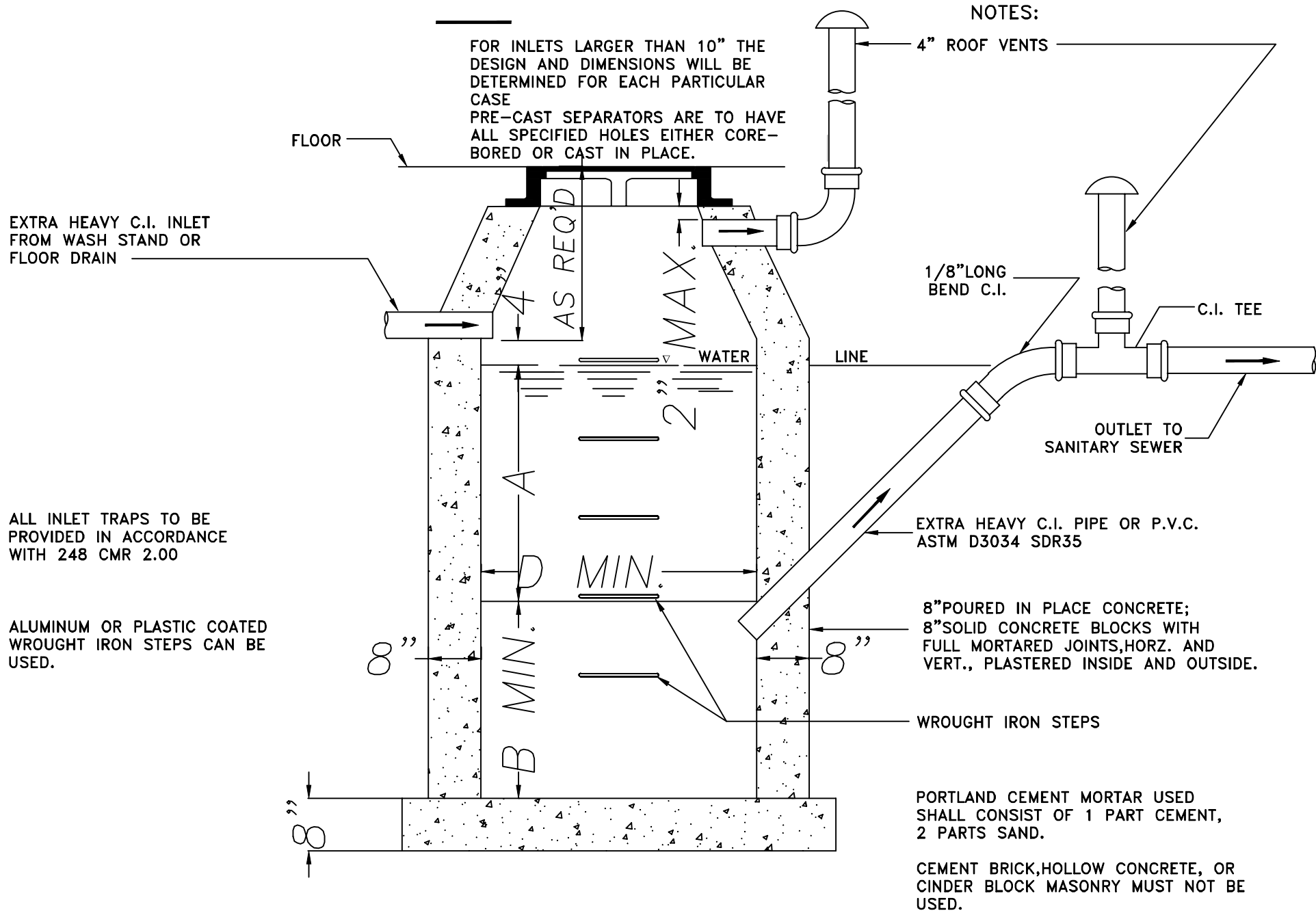
6/08

REV LD\_406



### TRENCH DRAIN DETAIL

INLET	D	A	B	INLET	D	A	B
4"	3'-6"ø	3'-0"	2'-6"	8"	5'-0"ø	6'-0"	5'-0"
5"	3'-6"ø	5'-0"	4'-0"	8"	5'-6"ø	5'-6"	4'-0"
	3'-6"ø	3'-6"	4'-0"		6'-0"ø	3'-0"	3'-6"
	4'-0"ø	3'-8"	3'-0"		6'-0"ø	6'-0"	2'-6"
	4'-0"ø	3'-0"	2'-6"		6'-6"ø	3'-6"	3'-0"
	4'-6"ø	3'-0"	2'-6"		6'-6"ø	3'-0"	2'-6"
6"	4'-0"ø	5'-0"	4'-6"	10"	5'-6"ø	7'-6"	6'-6"
	4'-0"ø	4'-0"	3'-6"		6'-0"ø	5'-6"	4'-6"
	4'-6"ø	4'-0"	3'-6"		6'-0"ø	6'-6"	5'-6"
	4'-6"ø	3'-6"	3'-0"		6'-6"ø	6'-6"	4'-0"
	5'-0"ø	3'-6"	3'-0"		6'-6"ø	5'-0"	4'-0"
	5'-0"ø	3'-0"	2'-6"				



#### GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

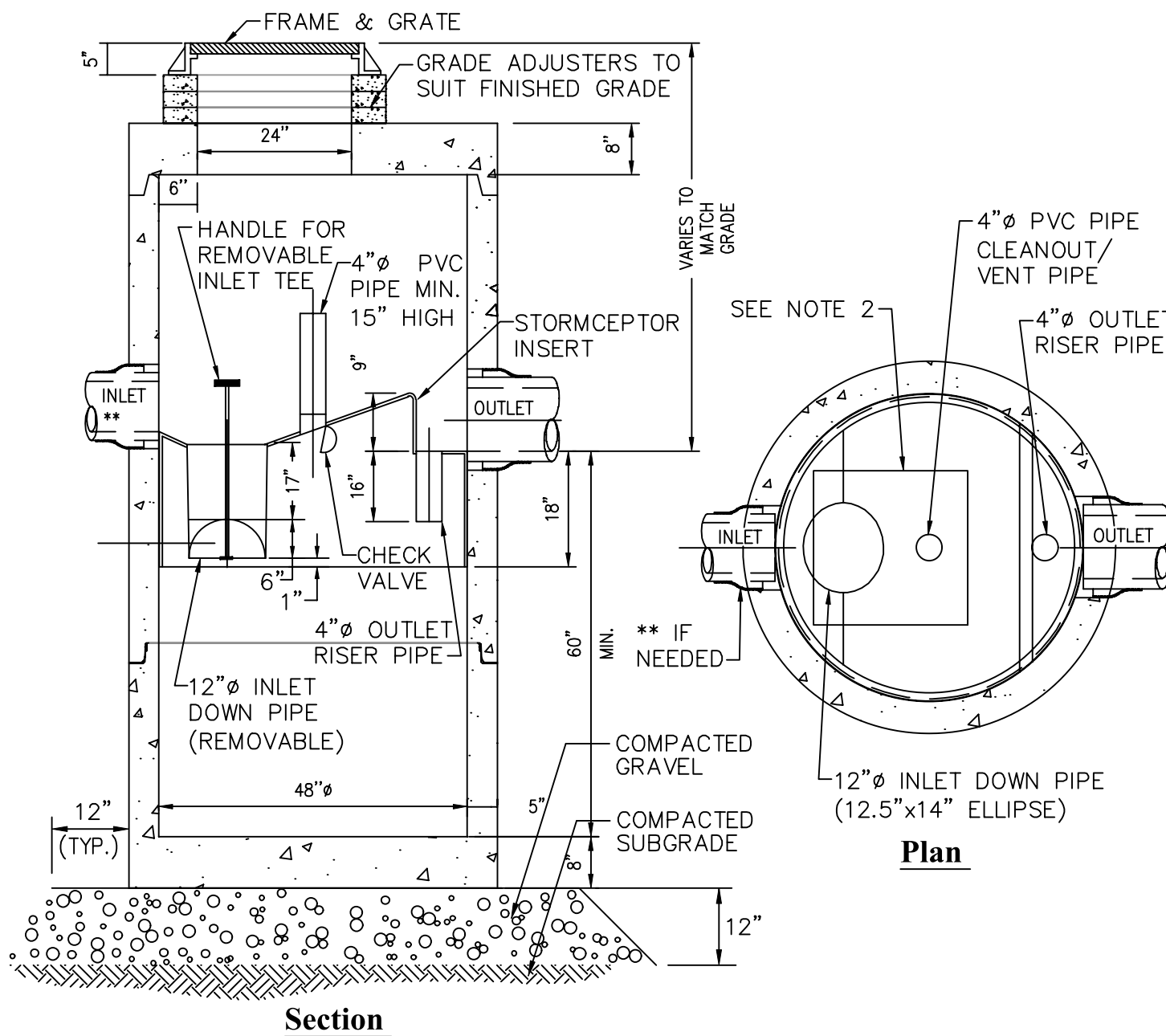
ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

(Outlet pipe to be 45 degree angle)



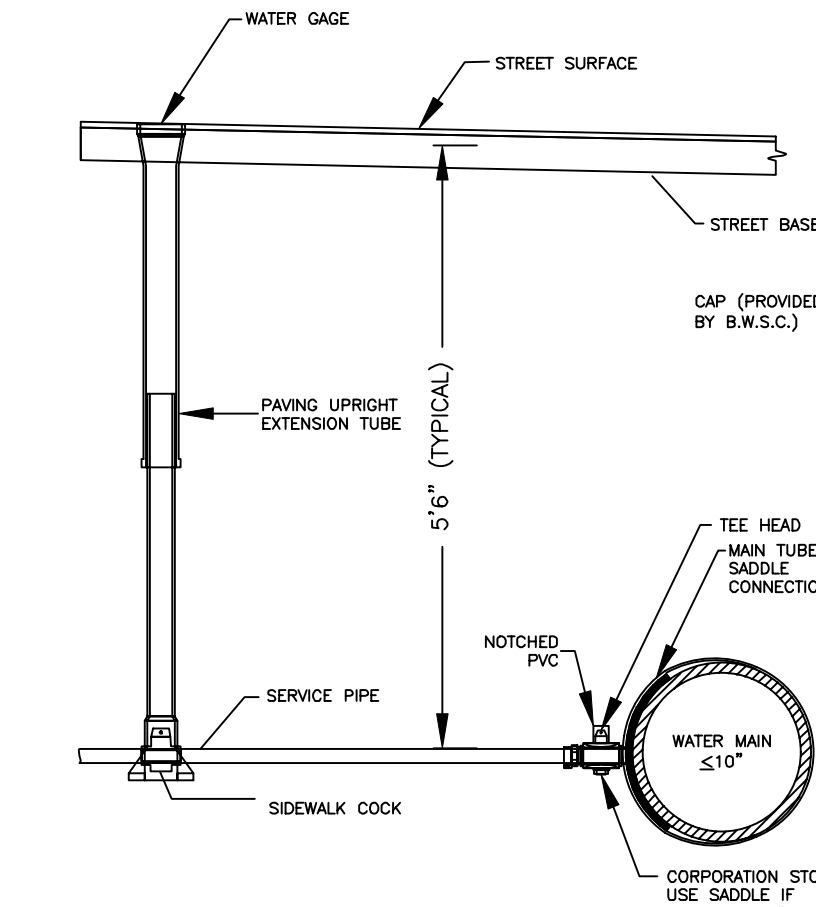
#### Notes:

- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- THE GRATE SHALL BE POSITIONED OVER THE INLET PIPE AND THE OIL PORT.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
- CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICKS TYPICALLY, 5 BRICK COURSES MAXIMUM).
- PROVIDE OPENINGS FOR PIPES WITH 2" MAX CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL CONNECTIONS.
- CONTACT: LAWRENCE GALKOWSKI AT RINKER MATERIALS (413)562-3647.

### Stormceptor STC 450i (SC)

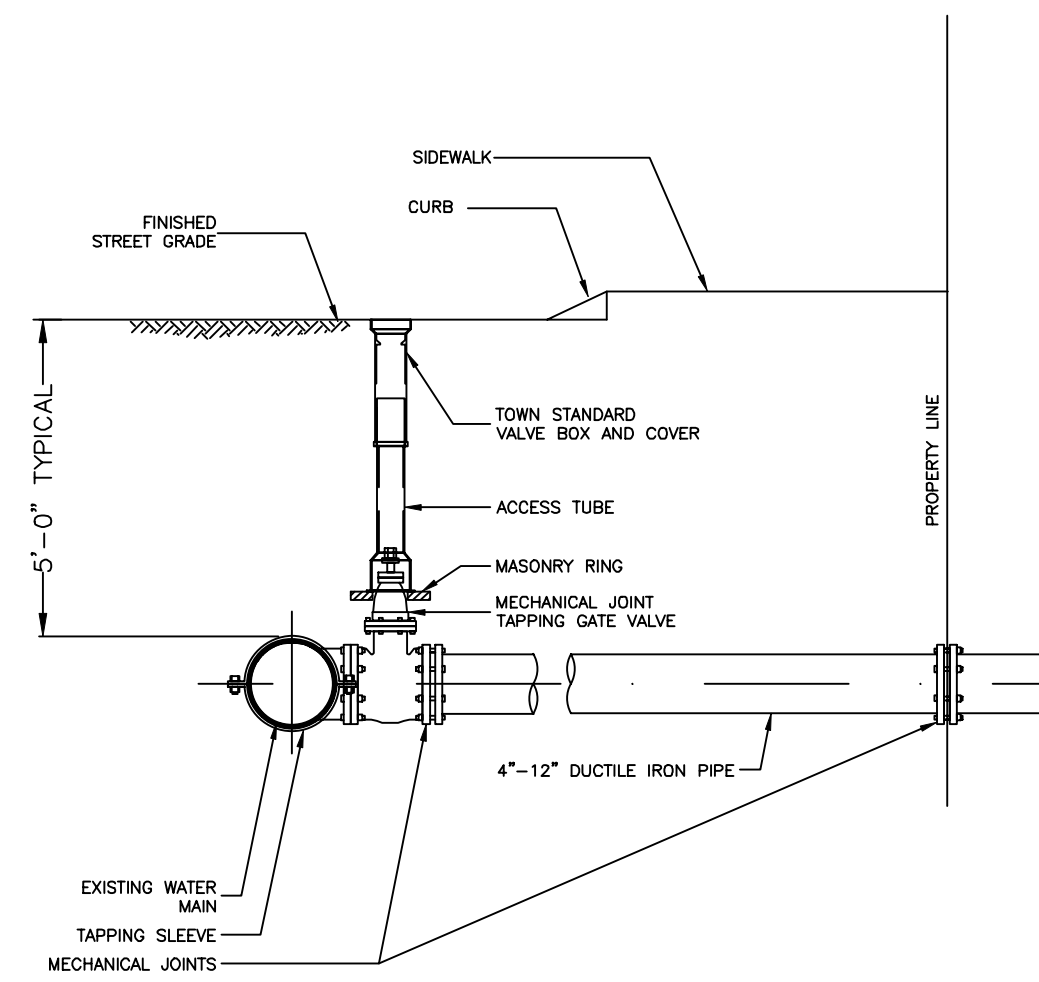
N.T.S.

Source:



### WATER SERVICE CONNECTION

N.T.S.



### Water Connection to Existing Water Main

N.T.S.