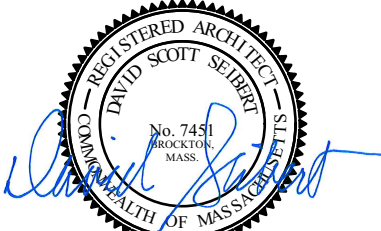


The Overlook Apartments

44 Wharf Street Weymouth, Massachusetts



Owner / Team Information

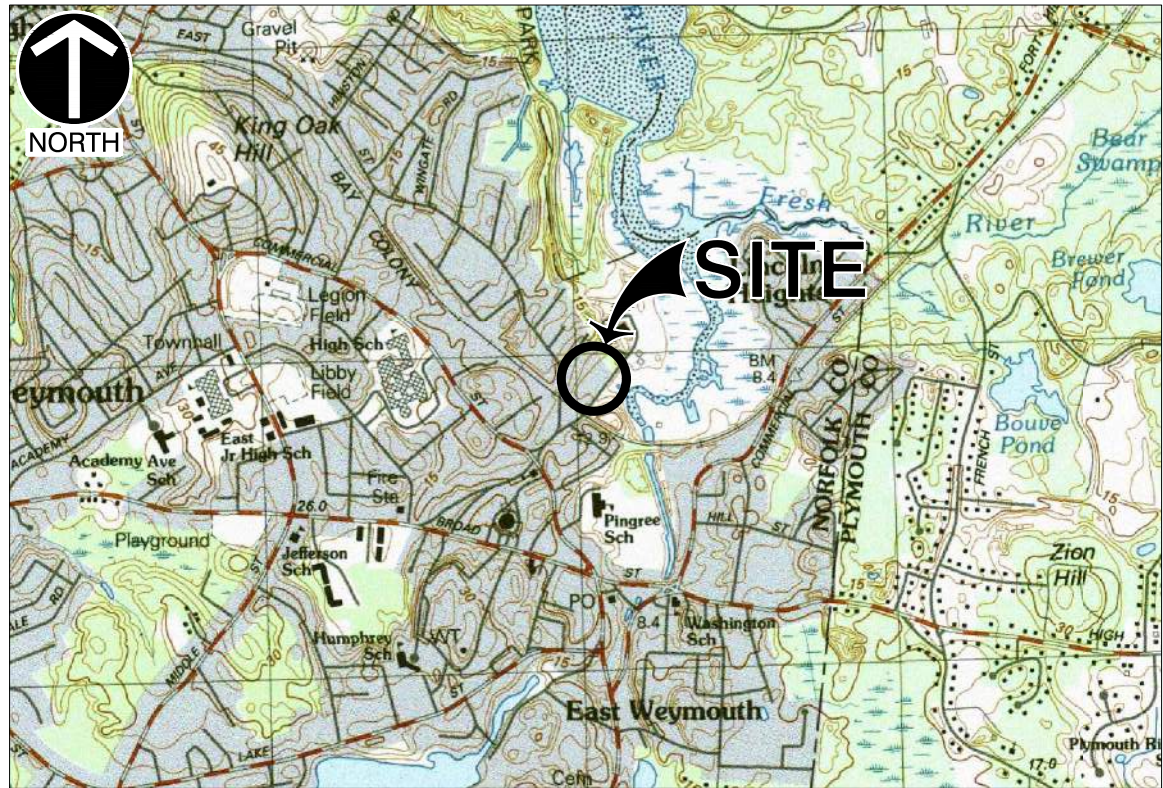
Applicant Heritage Companies 70 Quincy Avenue Quincy, MA 02169 Phone: (617) 221-1033 Contact: Michael Kiley	Land Surveyor Control Point Associates, Inc. 352 Turnpike Road Southborough, MA 01772 Phone: (508) 948-3000
Civil Engineer Civil & Environmental Consultants, Inc. 31 Bellows Road Raynham, MA 02767 Phone: (774) 501-2176 Contact: Karlis Skulte	Transportation Engineer McMahon Associates, Inc. 350 Myles Standish Boulevard #103 Taunton, MA 02780 Phone: (508) 823-2245
Architect BKA Architects, Inc. 142 Crescent Street Brockton, MA 02302 Phone: (508) 583-5603 Contact: David Seibert, AIA	Owner Francer Manufacturing & Supply Corporation 44 Wharf Street Weymouth, MA 02189
Landscape Architect Hawk Design 39 Pleasant Street Sagamore, MA 02561 Phone: (508) 833-8800	

Drawing Index

SHEET #	DRAWING #	SHEET TITLE	SHEET #	DRAWING #	SHEET TITLE
1	T-1	Title Sheet	LAND SURVEY PLANS		
CIVIL ENGINEERING PLANS			1	1	Boundary and Topographic Survey
2	C000	Cover Sheet	2	2	Boundary and Topographic Survey
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8	C800	Detail Sheet 1	1	A-1	Mill Building / Schematic First Floor Plan & Basement Plan
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Approval Block

SHEET #	DRAWING #	SHEET TITLE		
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7	A-7	Schematic Rendering		
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9	A-9	Schematic Rendering	SIGNATURE	DATE
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11	A-11	Schematic Rendering		
12	A-12	Schematic Rendering	SIGNATURE	DATE
13	A-13	Schematic Rendering		
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15	A-15	Schematic Rendering	SIGNATURE	DATE
16	A-16	Exterior Elevations		
			SIGNATURE	DATE



VICINITY MAP
SCALE: 1"=2000'

THE OVERLOOK

MULTI-FAMILY REDEVELOPMENT

44 WHARF STREET, WEYMOUTH, MASSACHUSETTS, 02189

LOCAL PERMITTING

JULY 2020

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3	C100	DEMOLITION AND EROSION CONTROL PLAN
4	C200	LAYOUT AND MATERIALS PLAN
5	C300	GRADING AND DRAINAGE PLAN
6	C500	UTILITIES PLAN
7	C800	DETAIL SHEET 1
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LAND SURVEY PLANS		
1	1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	2	BOUNDARY AND TOPOGRAPHIC SURVEY
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LANDSCAPE PLANS		
1	L100	SITE PLANTING PLAN
2	L200	PLANT SCHEDULE AND PLANTING DETAILS



SITE MAP
SCALE: 1"=200'

REFERENCE: ORTHOGRAPHIC AERIAL IMAGERY AND MAPS ARE BASED ON GIS DATA OBTAINED FROM MASSGIS PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.

OWNER/TEAM INFORMATION

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
31 BELLONS ROAD
RAYNHAM, MA 02767
PH: (774) 501-2176
CONTACT: KARLIS SKULTE

APPLICANT
HERITAGE COMPANIES
70 QUINCY AVENUE
QUINCY, MA 02189
PH: (617) 221-1033
CONTACT: MICHAEL KILEY

TRANSPORTATION ENGINEER
MCMAHON ASSOCIATES, INC.
350 MYLES STANDISH BLVD #103
TAUNTON, MA 02780
PH: (508) 823-2245

OWNER
FRANCER MANUFACTURING & SUPPLY CORPORATION
44 WHARF STREET
WEYMOUTH, MA 02189

ARCHITECT
BKA ARCHITECTS
142 CRESCENT STREET
BROCKTON, MA 02302
PH: (508) 583-5603

LANDSCAPE ARCHITECT
HAWK DESIGN
39 PLEASANT ST.
SAGAMORE, MA 02561
PH: (508) 833-8800

LAND SURVEYOR
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
PH: (508) 948-3000

SITE DATA

ADDRESS: 44 WHARF STREET
WEYMOUTH, MA 02189
PARCEL I.D.: 19-172-25
TOTAL AREA: ±153,276 SF
ZONING DISTRICT: I-2 (GENERAL INDUSTRIAL)
HISTORIC MILL OVERLAY DISTRICT (HM0D)

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



Civil & Environmental Consultants, Inc.
31 Bellows Road · Raynham, MA 02767
Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669
www.ccecinc.com

HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

DRAWN BY: DWP CHECKED BY: KPS APPROVED BY: DRAFT
DATE: JULY 21, 2020 DWG SCALE: AS SHOWN PROJECT NO: 193-187

COVER SHEET

DRAWING NO.:
C000

SHEET 1 OF 11



Dig Safe Systems, Inc.
1-888-DIG-SAFE
(1-888-344-7233)



GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TOWN OF WEYMOUTH IMMEDIATELY.
2. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC. IN APRIL 2020 AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED MAY 11, 2020. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
3. WETLANDS DELINEATION LINE WAS PLACED IN THE FIELD BY LUCAS ENVIRONMENTAL, LLC IN APRIL 2020 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC.
4. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER AND TOWN OF WEYMOUTH OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
5. THE CONTRACTOR SHALL CALL DISSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DISSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER AND ENGINEER PRIOR TO EXCAVATION.
6. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
7. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
10. ANY WORK PERFORMED IN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
11. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE UNITED STATES EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
12. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN, STORM WATER POLLUTION PREVENTION PLAN AND STATE AND LOCAL REGULATIONS.
13. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
14. ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND APPLICABLE STANDARDS OF THE TOWN OF WEYMOUTH. WHEN IN CONFLICT, THE TOWN OF WEYMOUTH REQUIREMENTS SHALL PREVAIL.
15. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
16. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
17. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
18. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.
19. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
20. ALL STANDARD PARKING SPACES ARE 9' BY 18'.
21. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

DEMOLITION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
9. IF ASBESTOS OR HAZARDOUS MATERIALS ARE FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.

15. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
16. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
17. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, AND SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS INDICATED OR AS NECESSARY FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. THE CONTRACTOR SHALL INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO THE INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH EQUIVALENT MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALLS, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURES PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE TOWN OF WEYMOUTH. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, CHANGES TO LANDSCAPING, ETC.

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT UNLESS NOTED OTHERWISE.
2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
3. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
5. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
6. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR TO PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6' MINIMUM).
8. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
9. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
10. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
11. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
12. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE. EXCESS SOIL MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

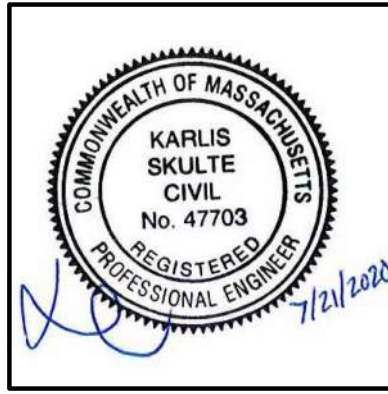
STORM DRAINAGE NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES, SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES WITHIN THE PROPERTY ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
5. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE INFILTRATION CHAMBERS.
6. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
7. STORM SEWER PIPE LABELED "ST" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, OR HIGH DENSITY POLYETHYLENE UNLESS NOTED OTHERWISE. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE. ALL STORM SEWER PIPE IS TO BE INSTALLED PER MASSDOT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
8. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL--AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, AND SHALL BE FREE OF SILT AND FINES. BEDDING TO EXTEND MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE AND AS SHOWN ON THE DETAILS.

UTILITY NOTES

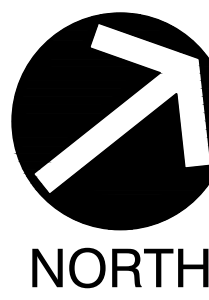
1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PRIVATE UTILITY COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
2. PROVIDE FIRE DEPARTMENT CONNECTION WITH 30 DEGREE TURN DOWN PER LOCAL FIRE DEPARTMENT REQUIREMENTS. UNDERGROUND PIPING SERVING REMOTE FIRE DEPARTMENT CONNECTION SHALL BE DUCTILE IRON PIPING WITH RUBBER-GASKET PUSH-ON JOINTS. ABOVE GROUND PIPING AT LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE GALVANIZED, PROVIDE FLANGE ABOVE GRADE AT TRANSITION. PROVIDE CONCRETE THRUST BLOCKING AT ALL CHANGES OF DIRECTION AND MOUNT FIRE DEPARTMENT CONNECTION PIPING IN A 12" X 12" CONCRETE PAD 4" THICK. PROVIDE BALL DRIP VALVE AT BASE OF VERTICAL PIPING SERVING FIRE DEPARTMENT CONNECTION AND SURROUND WITH PEA GRAVEL.
3. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND 18-INCH MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
7. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE. TRENCH SPOILS SHALL BE DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL (CONFORMING TO TOWN OF WEYMOUTH WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1.00%) UNLESS NOTED OTHERWISE. SANITARY SEWER SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS NOTED OTHERWISE. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATER LINE & SANITARY SEWER CROSSINGS. SANITARY SEWER SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
9. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL--AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, AND SHALL BE FREE OF SILT AND FINES. BEDDING TO EXTEND MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE AND AS SHOWN ON THE DETAILS.
10. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE UNLESS NOTED OTHERWISE.
11. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
12. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS NOTED OTHERWISE.
13. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. DRAWINGS SHALL INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
14. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
15. ALL WATER SERVICE PIPE SIZES 3" THRU 12" SHALL BE DUCTILE IRON PIPE CLASS 52 PIPE PER LOCAL JURISDICTION, FROM WATERMAIN THRU METER SETTING(S) INCLUDING THE METER BYPASS.
16. ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP, OR APPROVED EQUAL.
17. WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL--AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, AND SHALL BE FREE OF SILT AND FINES. BEDDING TO EXTEND MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE AND AS SHOWN ON THE DETAILS.

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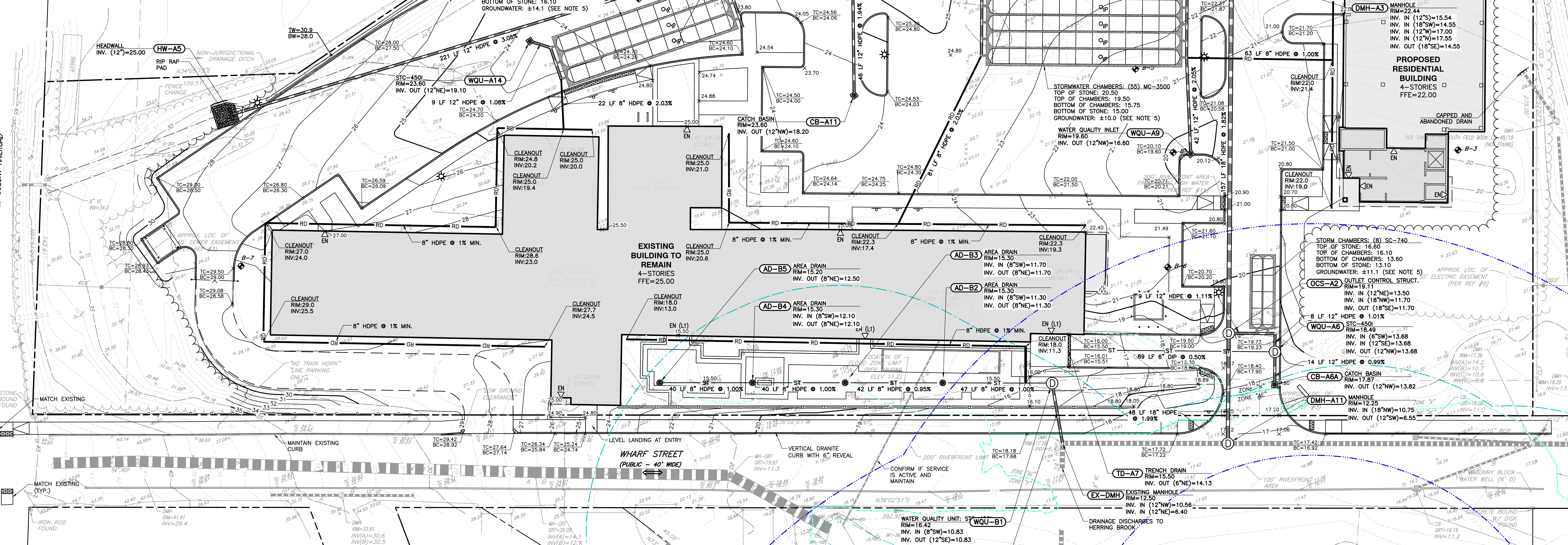
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HERITAGE COMPANIES THE OVERLOOK 44 WHARF STREET WEYMOUTH, MASSACHUSETTS			
DRAWN BY:	DWP	CHECKED BY:	KPS
DATE:	JULY 21, 2020	DWG SCALE:	AS SHOWN
APPROVED BY:			DRAFT
PROJECT NO:			193-187
GENERAL NOTES			DRAWING NO.: C001
SHEET			2 OF 11



			
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HERITAGE COMPANIES THE OVERLOOK 44 WHARF STREET WEYMOUTH, MASSACHUSETTS			
DRAWN BY:	DWP	CHECKED BY:	KPS
DATE:	JULY 21, 2020	DWG SCALE:	1"=20'
		PROJECT NO:	193-187
DEMOLITION AND EROSION CONTROL PLAN			DRAWING NO.: C100

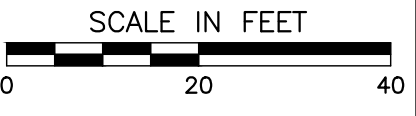
LEGEND

EXISTING SUBJECT PROPERTY LINE	PROPOSED GROUND FLOOR BUILDING
EXISTING ADJACENT PROPERTY LINE	PROPOSED BUILDING OVERHANG
EXISTING EASEMENT	PROPOSED FENCE
EXISTING RIGHT OF WAY	PROPOSED TREELINE
EXISTING INDEX (MAJOR) CONTOUR	PROPOSED INDEX (MAJOR) CONTOUR
EXISTING INTERMEDIATE (MINOR) CONTOUR	PROPOSED INTERMEDIATE (MINOR) CONTOUR
EXISTING FENCE LINE	PROPOSED SPOT ELEVATION
EXISTING CURB	TOP OF WALL ELEVATION
EXISTING EDGE OF PAVED ROAD	BOTTOM OF WALL ELEVATION
EXISTING EDGE OF UNPAVED ROAD	TOP OF CURB ELEVATION
EXISTING STRUCTURE	BOTTOM OF CURB ELEVATION
EXISTING TREE LINE	PROPOSED STORM PIPE
EXISTING WETLANDS	PROPOSED YARD DRAIN
EXISTING WETLANDS BUFFER	PROPOSED CURB INLET
EXISTING ZONE AE FLOOD LIMITS	PROPOSED CATCH BASIN
EXISTING RIVERFRONT AREA	PROPOSED STORM MANHOLE
EXISTING WETLANDS FLAG	PROPOSED ROOF DRAIN
EXISTING NON-JURISDICTIONAL DRAINAGE DITCH	PROPOSED SWALE
PROPOSED EDGE OF PAVED DRIVE	
PROPOSED GRAVEL DRIVE	
PROPOSED ENTRANCE	
PROPOSED ZONE AE FLOOD LIMITS	



- NOTES:**
- LOCATIONS OF SUBSURFACE UTILITIES ARE BASED ON AVAILABLE RECORD INFORMATION AND SURFACE FEATURES AND SHOULD BE CONSIDERED APPROXIMATE. LOCATIONS TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
 - REFER TO SHEET C001 FOR ADDITIONAL NOTES.
 - THE CONTRACTOR SHALL CALL DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER AND ENGINEER PRIOR TO EXCAVATION.
 - PERMISSION TO BE OBTAINED FROM ADJACENT PROPERTY OWNER PRIOR TO PERFORMING CONSTRUCTION ON ADJACENT PROPERTIES.
 - GROUNDWATER ELEVATIONS AS DEPICTED ON THIS PLAN ARE BASED ON INFORMATION INCLUDED IN A GEOTECHNICAL REPORT PREPARED BY PAUL B. ALDINGER & ASSOCIATES, INC., DATED AUGUST 2019, AND SHOULD BE CONSIDERED APPROXIMATE AND REFLECTIVE OF CONDITIONS AT THE TIME OF INVESTIGATION. REFER TO GEOTECHNICAL REPORT FOR MORE DETAIL.

- REFERENCES:**
- TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CONTROL POINTS ASSOCIATES, INC. AND IS DEPICTED ON EXISTING CONDITIONS PLANS DATED APRIL 30, 2020.
 - VERTICAL ELEVATIONS REFER TO THE TOWN OF WEYMOUTH DATUM.



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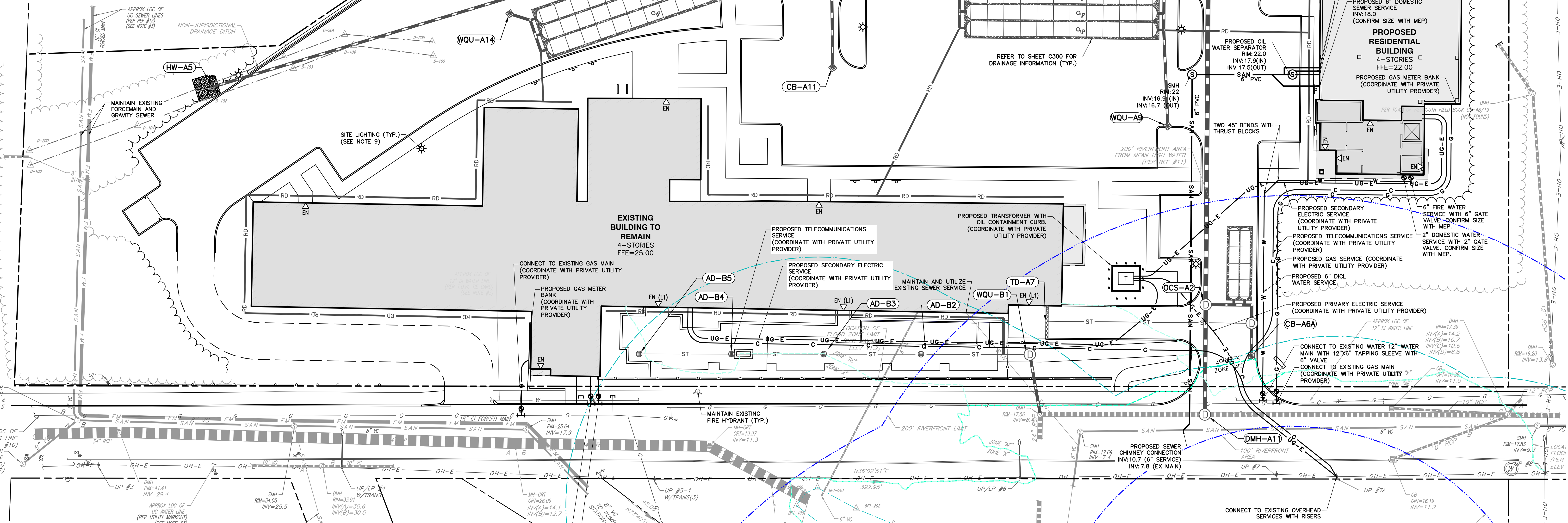
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**HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS**

DRAWN BY: DWP CHECKED BY: KPS APPROVED BY: DRAFT
DATE: JULY 21, 2020 DWG SCALE: 1"=20' PROJECT NO: 193-187

C300
SHEET 5 OF 11

- LEGEND**
- | | |
|--|-------------------------------|
| EXISTING SUBJECT PROPERTY LINE | PROPOSED SANITARY MANHOLE |
| EXISTING ADJACENT PROPERTY LINE | PROPOSED SANITARY CLEANOUT |
| EXISTING EASEMENT | PROPOSED LIGHT POLE |
| EXISTING RIGHT OF WAY | PROPOSED SANITARY SEWER |
| EXISTING FENCE LINE | PROPOSED WATER LINE |
| EXISTING CURB | PROPOSED UNDERGROUND ELECTRIC |
| EXISTING EDGE OF PAVED ROAD | PROPOSED GAS LINE |
| EXISTING EDGE OF UNPAVED ROAD | PROPOSED COMMUNICATION LINES |
| EXISTING STRUCTURE | PROPOSED STORM PIPE |
| EXISTING STORM PIPE | PROPOSED YARD DRAIN |
| EXISTING WATER LINE | PROPOSED CURB INLET |
| EXISTING SANITARY SEWER LINE | PROPOSED CATCH BASIN |
| EXISTING SANITARY SEWER FORCEMAIN | PROPOSED STORM MANHOLE |
| EXISTING GAS LINE | PROPOSED ROOF DRAIN |
| EXISTING OVERHEAD WIRE | PROPOSED ZONE AE FLOOD LIMITS |
| EXISTING WETLANDS BUFFER | |
| EXISTING ZONE AE FLOOD LIMITS | |
| EXISTING RIVERFRONT AREA | |
| EXISTING WETLANDS FLAG | |
| EXISTING NON-JURISDICTIONAL DRAINAGE DITCH | |
| EXISTING CATCH BASIN GRATE | |
| EXISTING MANHOLE GRATE | |
| EXISTING SANITARY MANHOLE | |



NOTES

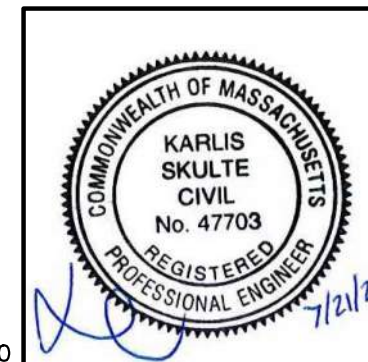
- LOCATION OF SUBSURFACE UTILITIES IS BASED ON AVAILABLE RECORD INFORMATION AND SURFACE FEATURES AND SHOULD BE CONSIDERED APPROXIMATE. LOCATIONS TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
- THE SANITARY SEWER AND STORM DRAIN SYSTEMS SHALL BE FLUSHED PRIOR TO FINAL ACCEPTANCE.
- REFER TO SHEET C001 FOR ADDITIONAL NOTES.
- THE CONTRACTOR SHALL CALL DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER AND ENGINEER PRIOR TO EXCAVATION.
- SIZES AND LOCATIONS OF PROPOSED UTILITY SERVICES ARE PRELIMINARY ONLY AND SHALL BE COORDINATED WITH MEP ENGINEER PRIOR TO FINAL DESIGN.
- REFER TO SHEET C300 FOR SIZES, MATERIALS, RIMS AND INVERTS OF STORM DRAIN.
- ALL FIRE HYDRANTS SHALL BE PER TOWN OF WEYMOUTH FIRE DEPARTMENT SPECIFICATIONS.
- ALL BENDS AND TEE CONNECTIONS SHALL HAVE THRUST BLOCKS INSTALLED.
- SITE LIGHTING IS PRELIMINARY AND IS SHOWN FOR REFERENCE. FINAL LOCATIONS, FIXTURES, HEIGHTS AND APPURTENANCES TO BE COORDINATED WITH SITE LIGHTING CONSULTANT.

REFERENCES

- TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CONTROL POINTS ASSOCIATES, INC. AND IS DEPICTED ON EXISTING CONDITIONS PLANS DATED APRIL 30, 2020.
- VERTICAL ELEVATIONS REFER TO THE TOWN OF WEYMOUTH DATUM.
- WETLANDS DELINEATION LINE WAS PLACED BY IN THE FIELD BY LUCAS ENVIRONMENTAL, LLC. AND FIELD LOCATED BY CONTROL POINT ASSOCIATES.

CONNECT TO EXISTING WATER 12" WATER MAIN WITH 12"x4" TAPPING SLEEVE WITH 4" VALVE FOR DOMESTIC SERVICE. COORDINATE WITH PLUMBING ENGINEER.

CONNECT TO EXISTING WATER 12" WATER MAIN WITH 12"x6" TAPPING SLEEVE WITH 6" VALVE FOR FIRE SERVICE. COORDINATE WITH PLUMBING ENGINEER.



SCALE IN FEET
0 20 40

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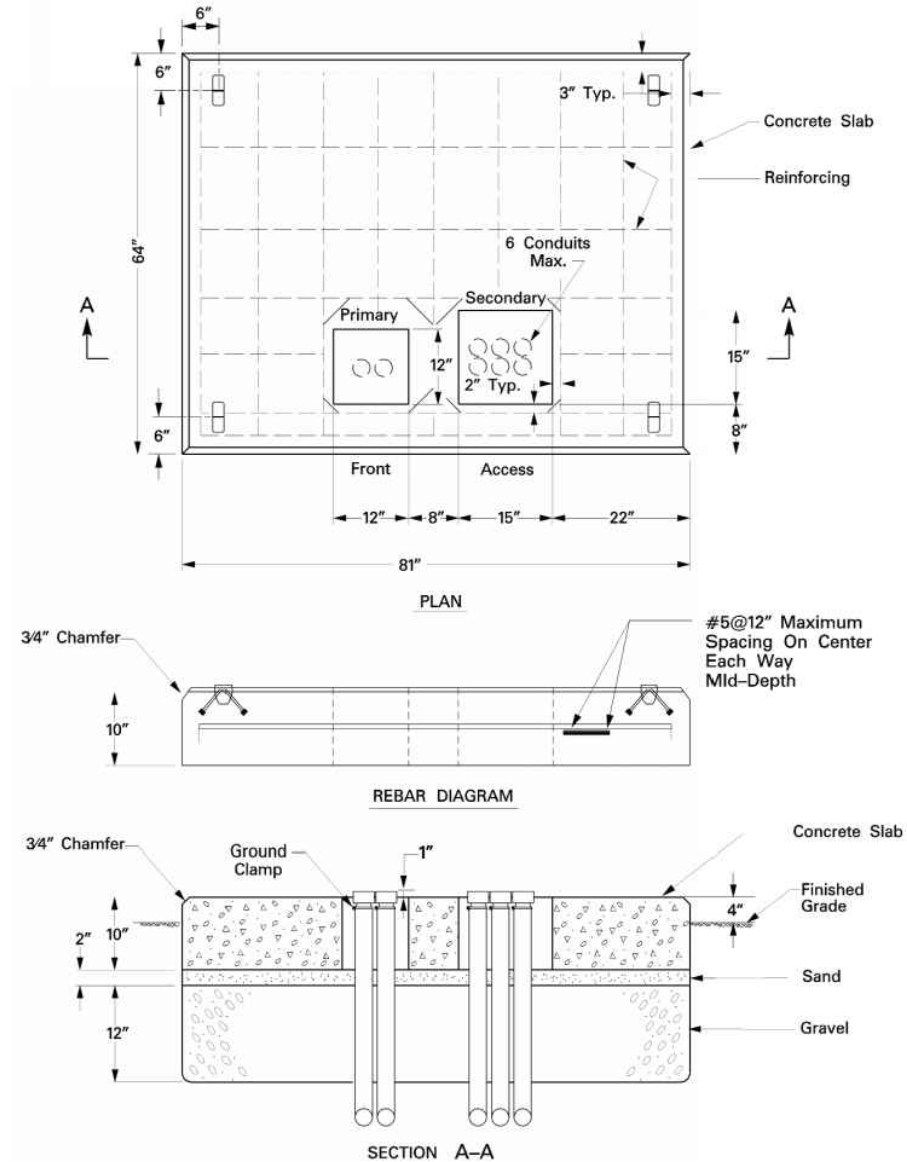
**HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS**

DRAWN BY: DWP CHECKED BY: KPS APPROVED BY: DRAFT
DATE: JULY 21, 2020 DWG SCALE: 1"=20' PROJECT NO: 193-187

UTILITIES PLAN

DRAWING NO.:
C500
SHEET 6 OF 11

Figure 27-0-1 15kV Transformer Pad 75-500kVA 44-113 (ref-44-113/JF8A)

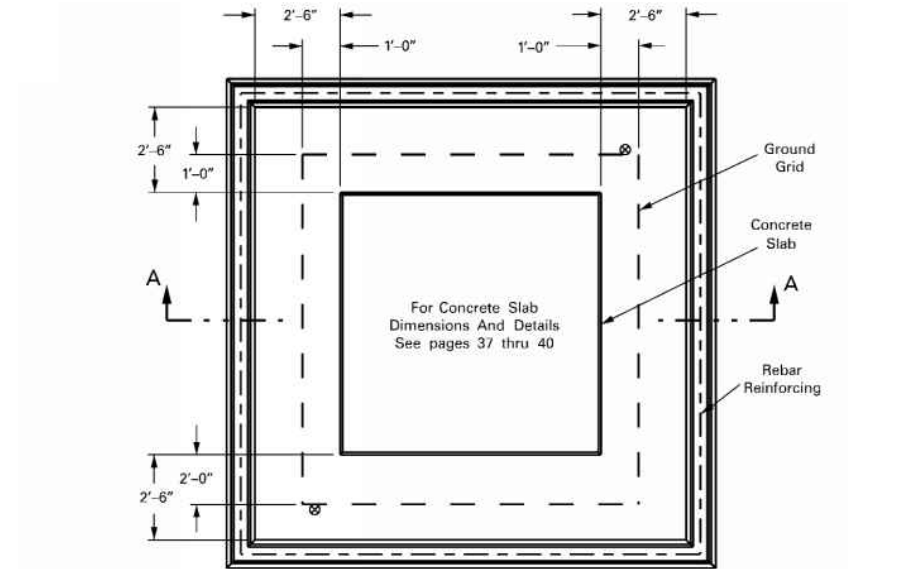


CONSTRUCTION NOTES

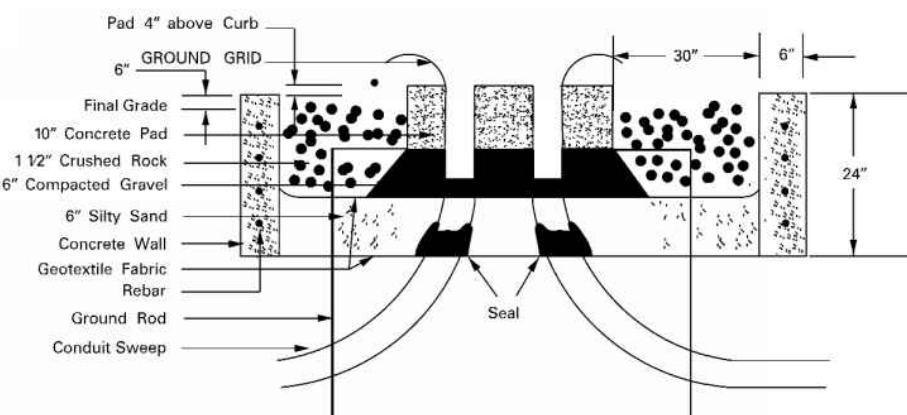
- DETAIL SHOWN FOR REFERENCE ONLY. REFER TO LATEST EDITION OF NATIONAL GRID SPECIFICATIONS FOR LATEST AUTHORIZED VERSION.
- CONTRACTOR TO REVIEW NATIONAL GRID STANDARDS AND SAIL INSTALL ALL ELECTRIC EQUIPMENT IN ACCORDANCE WITH NATIONAL GRID STANDARDS AND DETAILS. AUTHORIZATION FROM NATIONAL GRID IS REQUIRED PRIOR TO CONSTRUCTION.

1
801
CONCRETE PAD - TRANSFORMER
N.T.S.

Containment Area Plan View



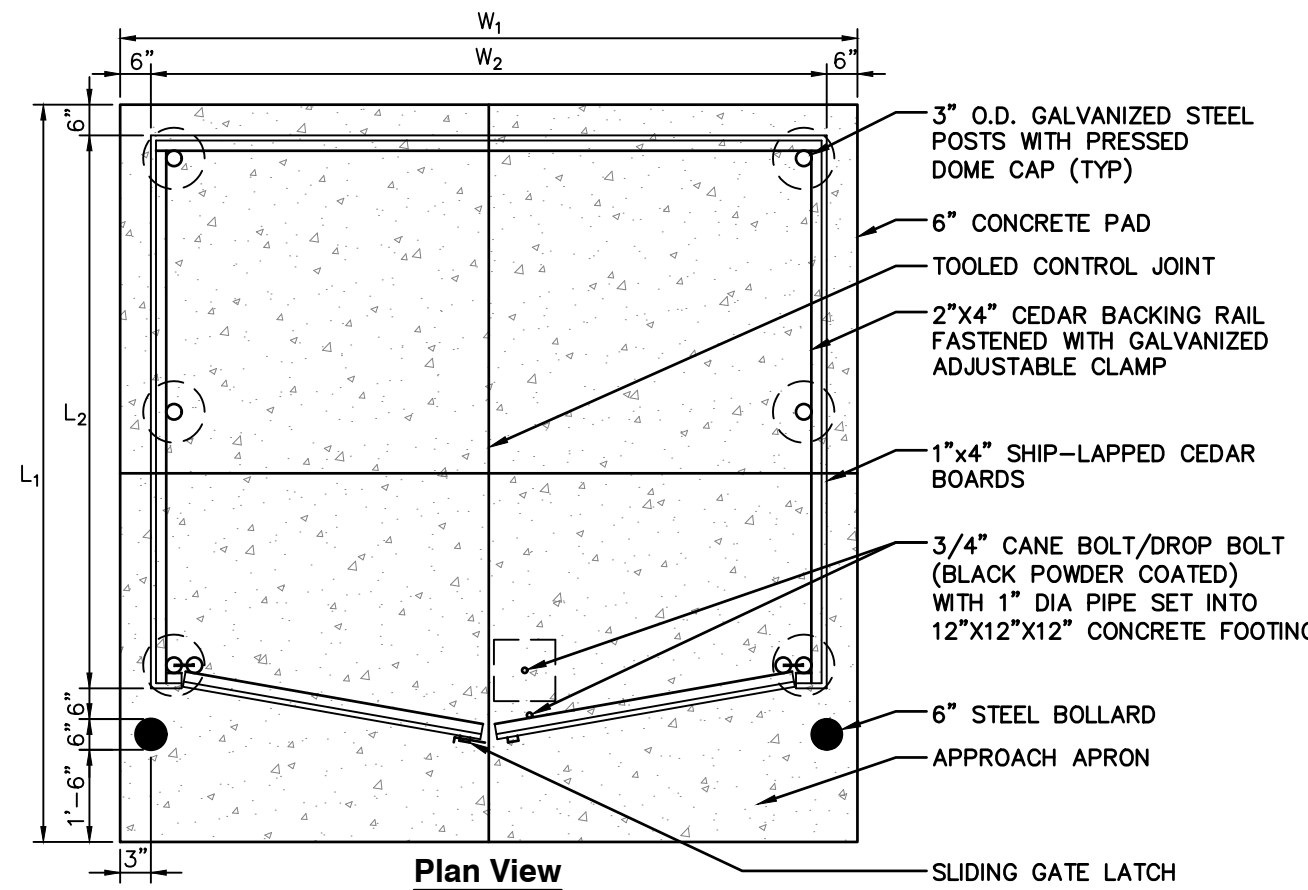
Typical Cross Section of Containment Pad A-A



CONSTRUCTION NOTES

- DETAIL SHOWN FOR REFERENCE ONLY. REFER TO LATEST EDITION OF NATIONAL GRID SPECIFICATIONS FOR LATEST AUTHORIZED VERSION.
- CONTRACTOR TO REVIEW NATIONAL GRID STANDARDS AND SAIL INSTALL ALL ELECTRIC EQUIPMENT IN ACCORDANCE WITH NATIONAL GRID STANDARDS AND DETAILS. AUTHORIZATION FROM NATIONAL GRID IS REQUIRED PRIOR TO CONSTRUCTION.

2
801
TYPICAL OIL CONTAINMENT - TRANSFORMER
N.T.S.



CONSTRUCTION NOTES

- CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.
- PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON-CENTER AND EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
- ALL WOODEN FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, INSTALLED TO THE DIMENSIONS SHOWN ON THE DRAWING.
- POSTS SHALL MAINTAIN A DEPTH OF 3'-0" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
- LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.

3
801
DUMPSTER PAD WITH ENCLOSURE
N.T.S.

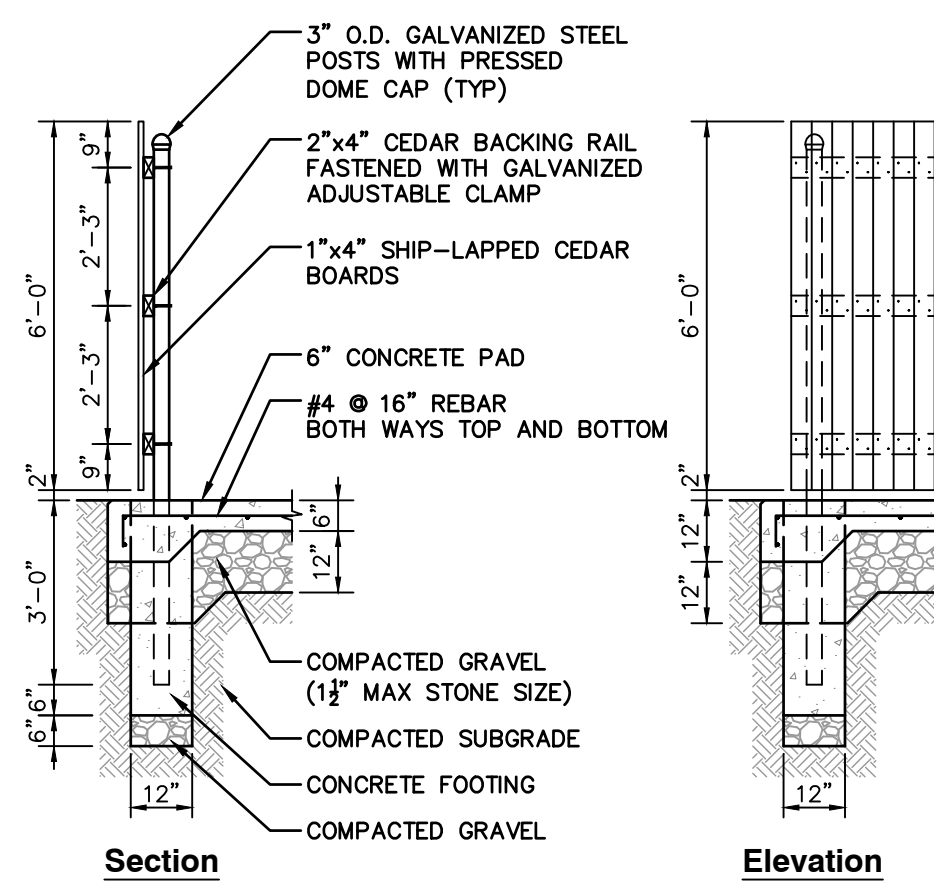
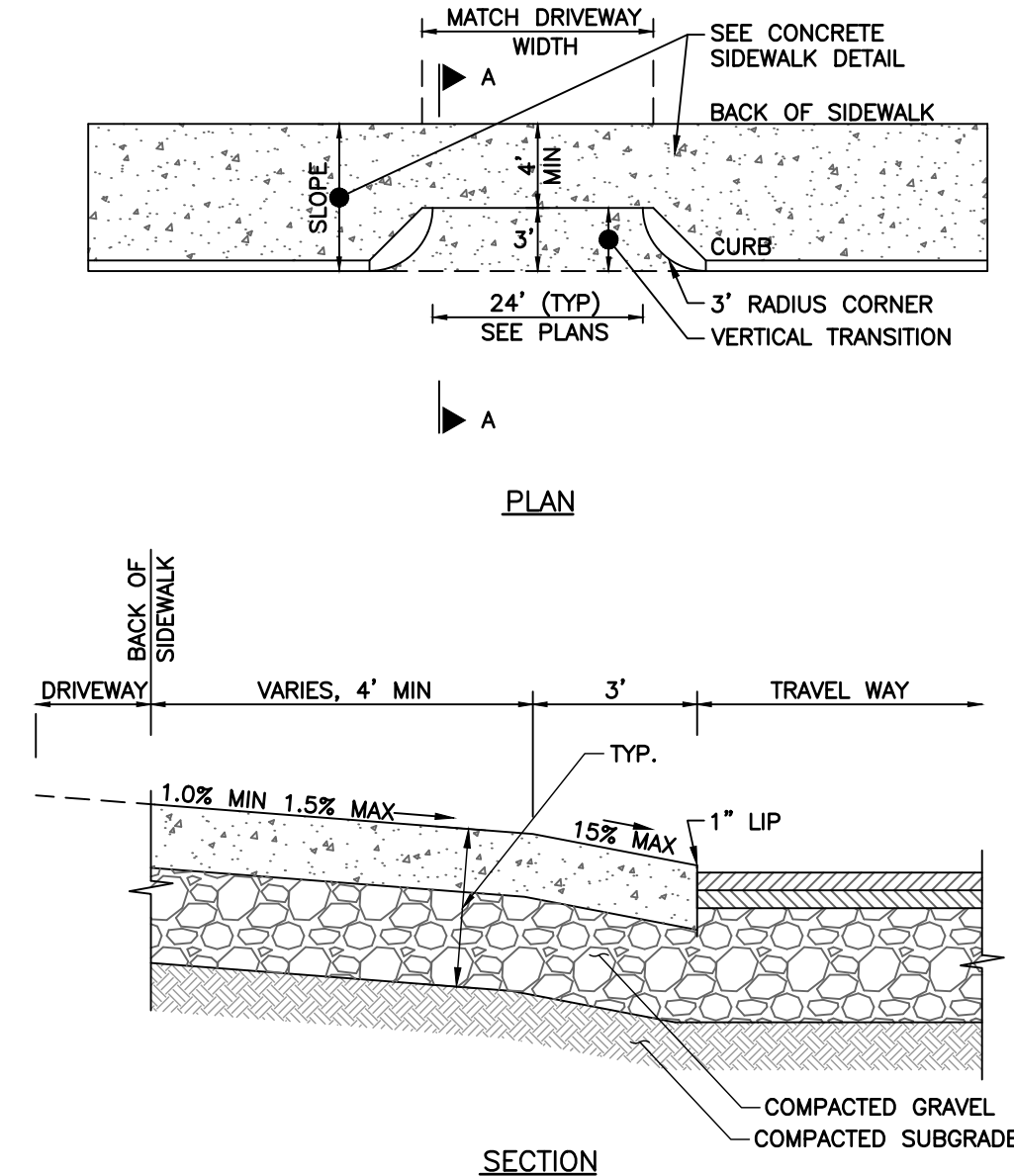
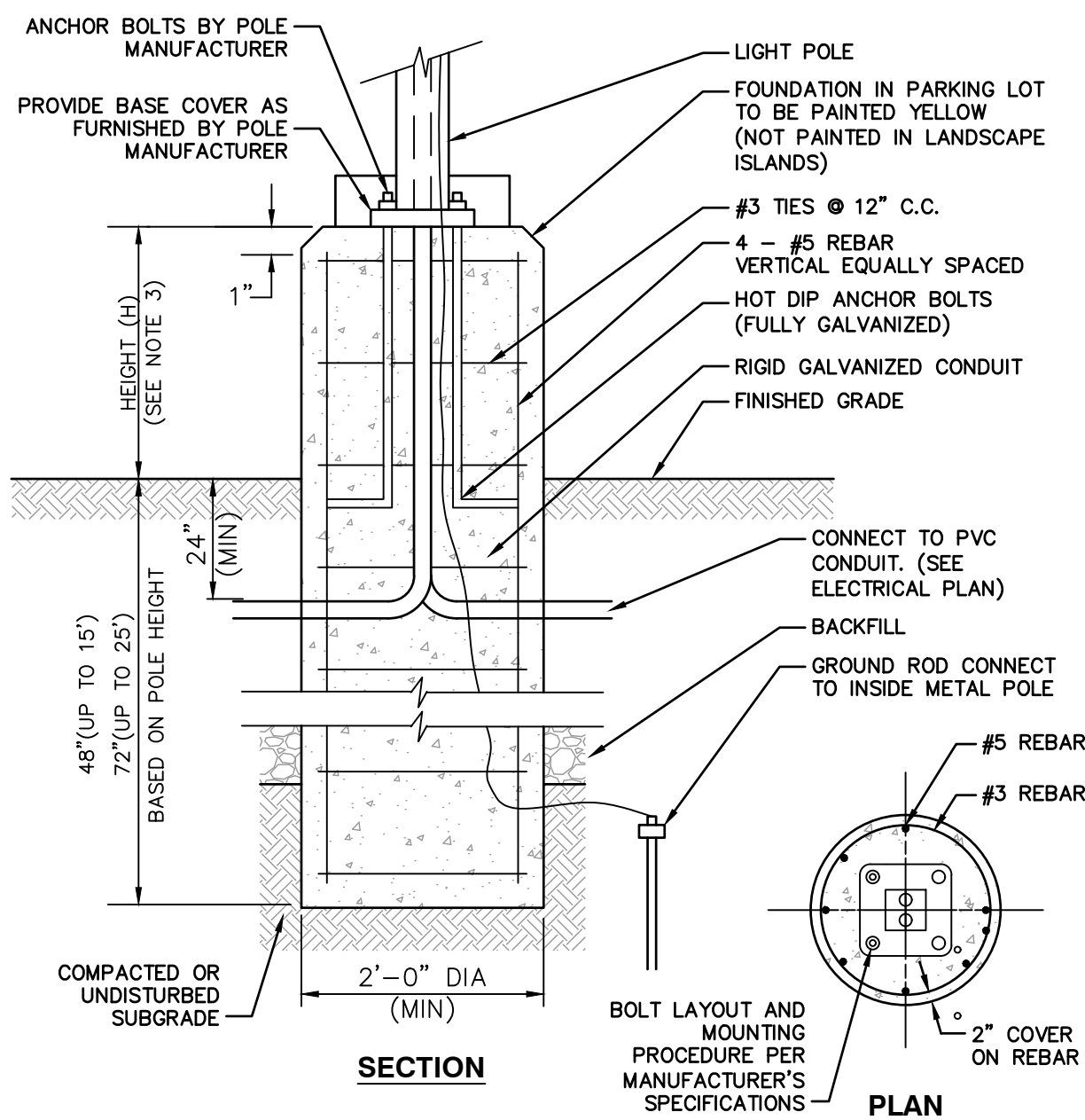


Table of Dimensions

DUMPSTER DESIGNATION	L ₁	L ₂	W ₁	W ₂
DUMPSTER 1	12'-0"	9'-0"	12'-0"	11'-0"
DUMPSTER 2	12'-0"	9'-0"	12'-0"	11'-0"



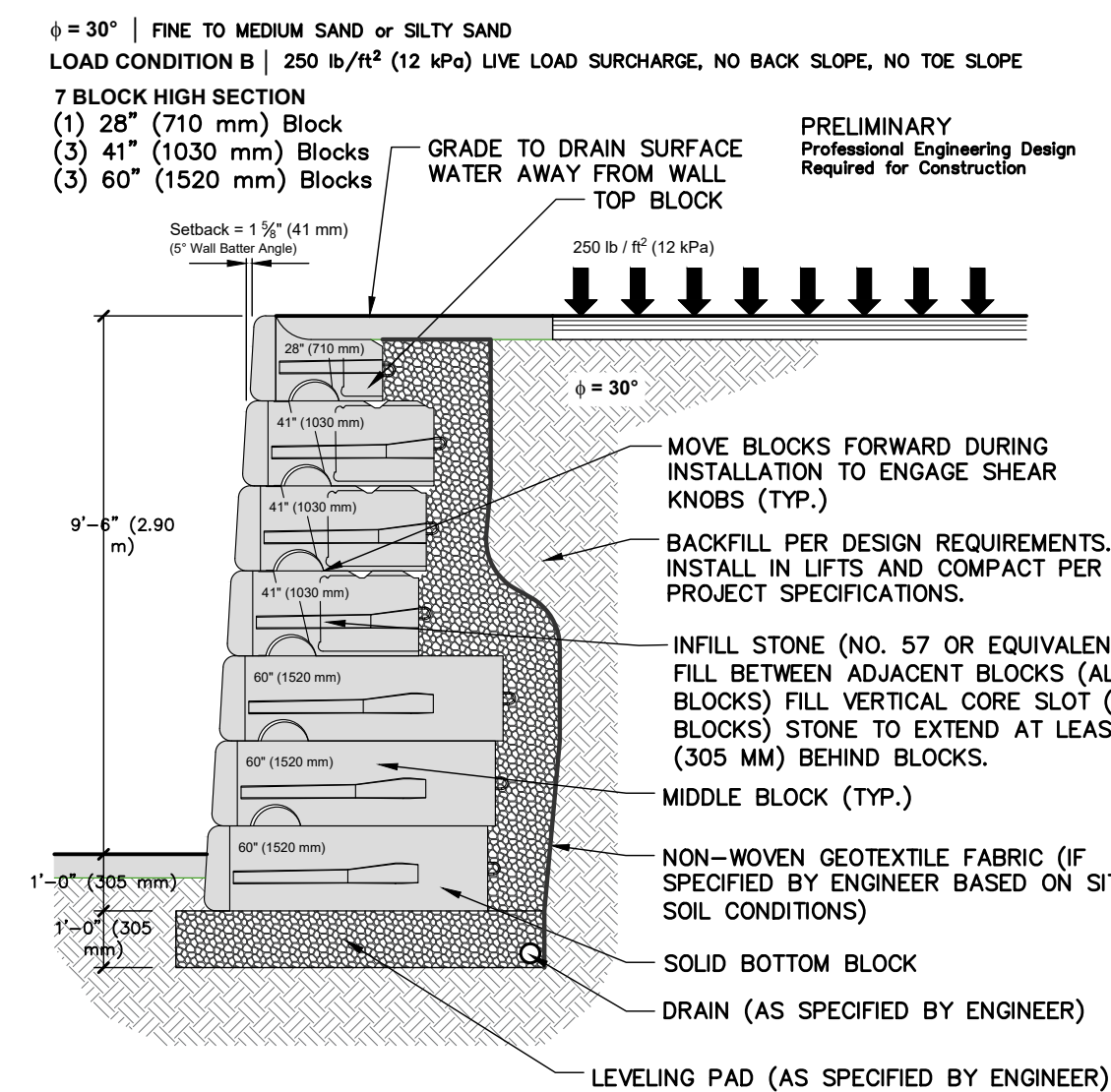
4
801
CONCRETE DRIVEWAY APRON
N.T.S.



CONSTRUCTION NOTES

- LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE HEIGHT AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATIONS.
- LIGHT POLE FOUNDATION TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC.
- HEIGHT (H) OF FOUNDATION ABOVE FINISHED GRADE TO BE 6 INCHES IN LANDSCAPED AREAS, 30 INCHES IN VEHICULAR AREAS, AND FLUSH IN SIDEWALKS.

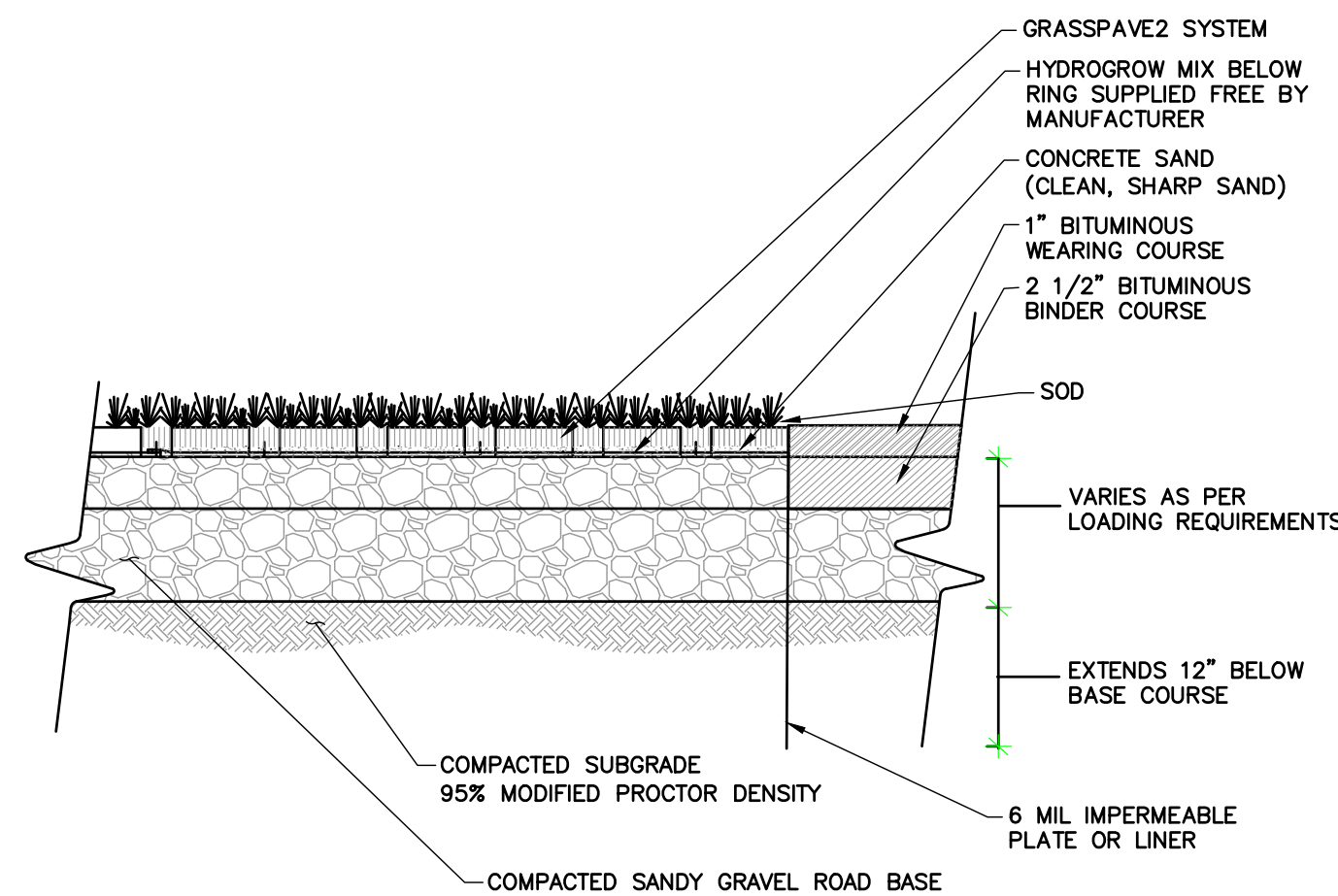
5
801
LIGHTPOLE FOUNDATION DETAIL
N.T.S.



NOTES

DETAILS PROVIDED BY MANUFACTURER AND ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE. FINAL DESIGN TO BE PERFORMED BY STRUCTURAL ENGINEER AND COORDINATED WITH WALL MANUFACTURER.

6
801
TYPICAL REDI-ROCK WALL SECTIONS
N.T.S.



NOTES

DETAILS PROVIDED BY MANUFACTURER AND ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE. FINAL DESIGN TO BE PERFORMED BY STRUCTURAL ENGINEER AND COORDINATED WITH WALL MANUFACTURER.

7
801
GRASSPAVE2 AT ASPHALT EDGE
N.T.S.

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**HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS**

DRAWN BY: DWP CHECKED BY: KPS APPROVED BY: DRAFT
DATE: JULY 21, 2020 DWG SCALE: AS SHOWN PROJECT NO: 193-187

DETAIL SHEET 2

DRAWING NO.:
C801
SHEET 8 OF 11

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INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

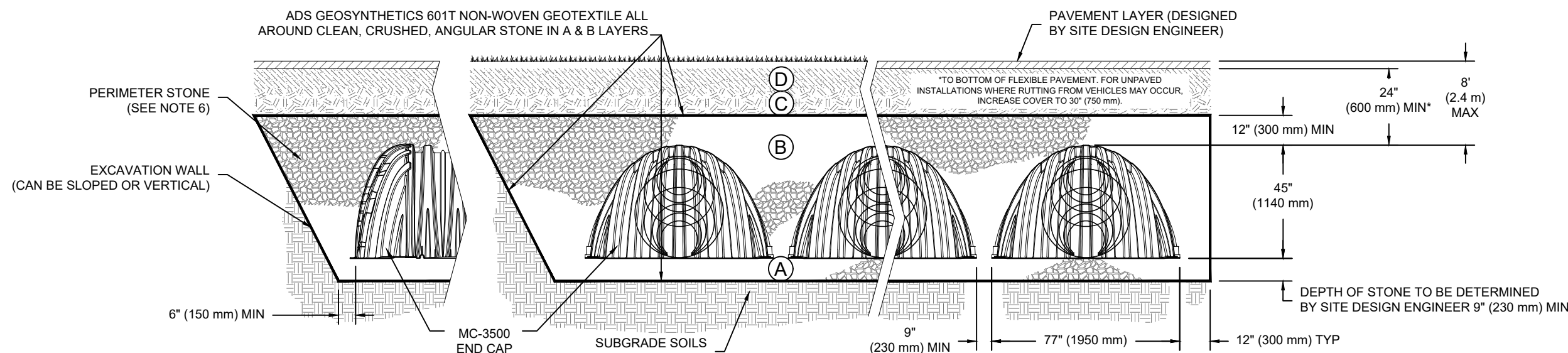
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1, 2}

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

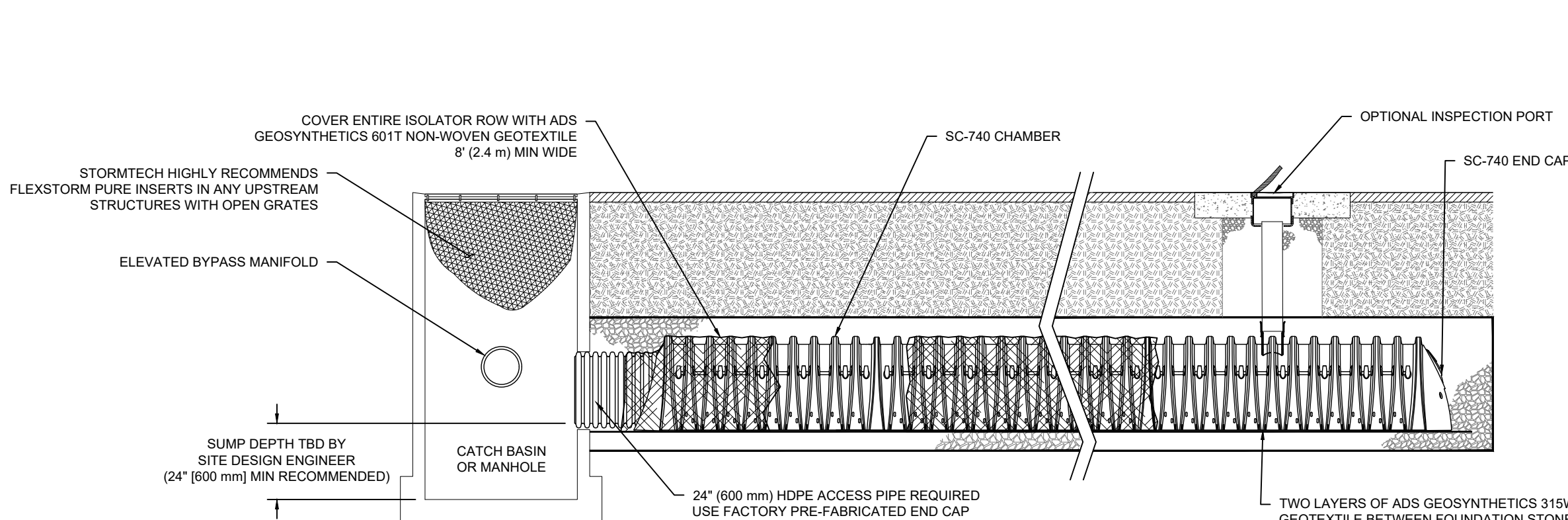


NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMTECH MC-3500 TYPICAL DETAIL

N.T.S.



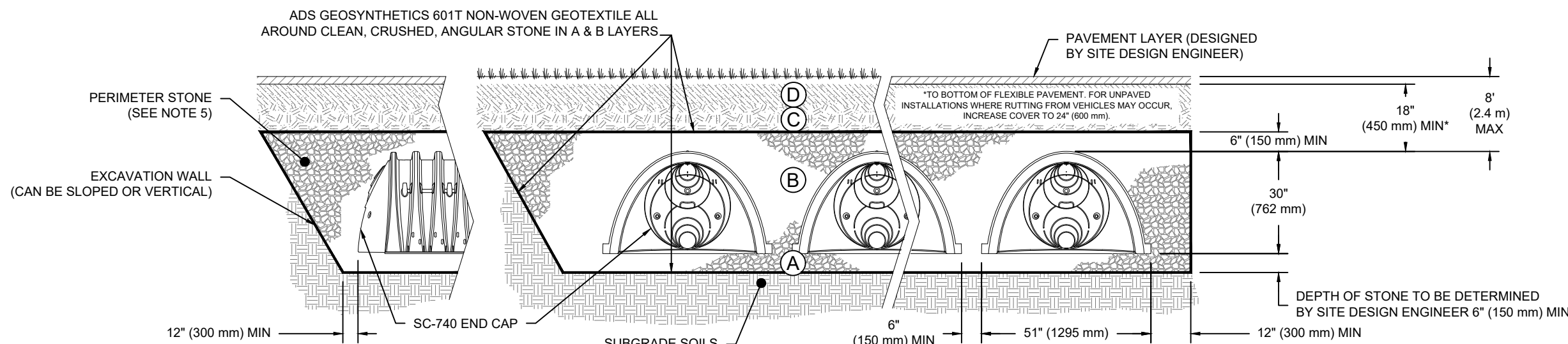
SC-740 ISOLATOR ROW TYPICAL DETAIL

N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2, 3}

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
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STORMTECH SC-740 TYPICAL DETAIL

N.T.S.



Civil & Environmental Consultants, Inc.

31 Bellows Road - Raynham, MA 02767
Ph: 774.501.2176 • 866.312.2024 • Fax: 774.501.2669
www.cecinc.com

HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

DRAWN BY: DWP CHECKED BY: KPS APPROVED BY: DRAFT
DATE: JULY 21, 2020 DWG SCALE: AS SHOWN PROJECT NO: 193-187

DETAIL SHEET 5

DRAWING NO.:

C804

SHEET 11 OF 11



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE OF THIS SURVEY IS TO PROVIDE A PROFESSIONAL LAND SURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A PROFESSIONAL LAND SURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A PROFESSIONAL LAND SURVEY.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. REQUEST NUMBER: 20201601099

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	800.331.0500
VERIZON	800.922.0204
COMCAST- MA	800.649.9364
NATIONAL GRID ELECTRIC - MASS ELEC.	800.322.3223
NATIONAL GRID GAS - BOSTON	800.233.5325
WEYMOUTH PUBLIC WORKS DEPARTMENT	781.337.5100

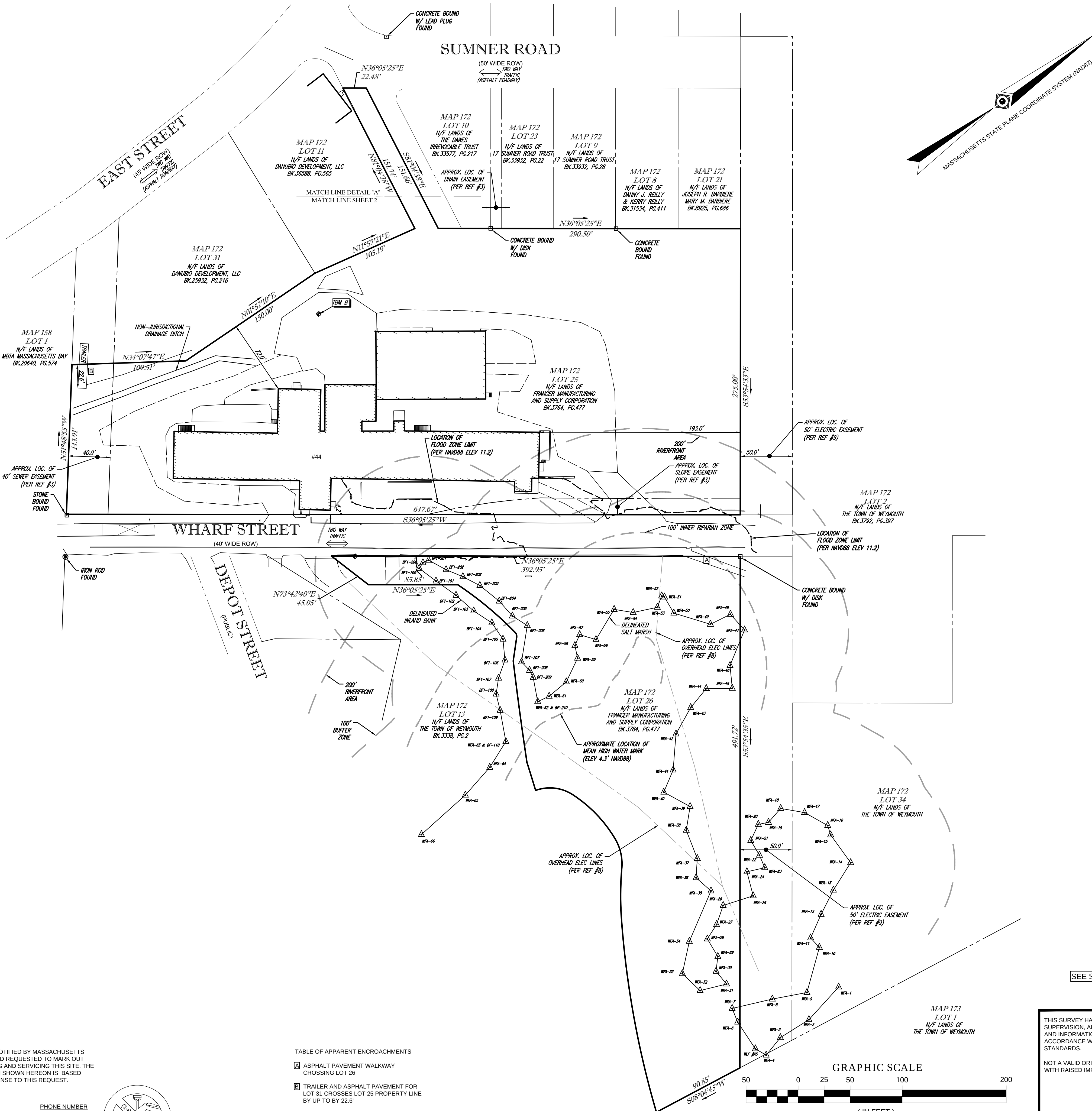


TABLE OF APPARENT ENCROACHMENTS

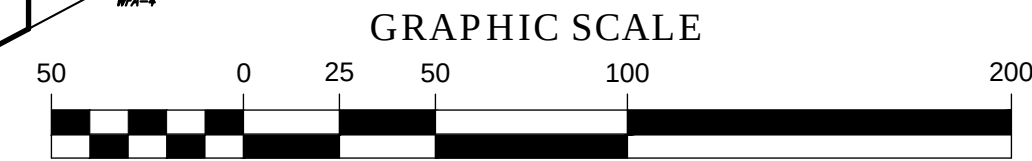
- [A] ASPHALT PAVEMENT WALKWAY CROSSING LOT 26
- [B] TRAILER AND ASPHALT PAVEMENT FOR LOT 31 CROSSES LOT 25 PROPERTY LINE BY UP TO BY 22.6'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

MBTA RAILROAD F.K.A. OLD COLONY RAILROAD



SEE SHEET 2 & 3 FOR TOPOGRAPHIC DETAIL



2	CHANGES TO FLOOD ZONE BOUNDARY	-	S.P.P.	GL.H.	7-20-2020
1	16" FORCED MAIN ADDED PER RECORD DATA	-	S.P.P.	GL.H.	6-25-2020
No.	DESCRIPTION OF REVISION		FIELD CREW	DRAWN:	APPROVED: DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

DATE

FIELD DATE
4-25-2020

FIELD BOOK NO.
20-02MA

FIELD BOOK PGS.
63-68 & 83

FIELD CREW
S.B.H.

DRAWN:
B.A.V.

BOUNDARY & TOPOGRAPHIC SURVEY
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

44 WHARF STREET
LOT 25 & 26, MAP 19
TOWN OF WEYMOUTH, NORFOLK COUNTY
COMMONWEALTH OF MASSACHUSETTS

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPAUGE, NY 631-580-3545
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-468-0099

REVIEWED:
S.P.P.

APPROVED:
G.L.H.

DATE
6-25-2020

SCALE
1"= 50'

FILE NO.
03-200107-00

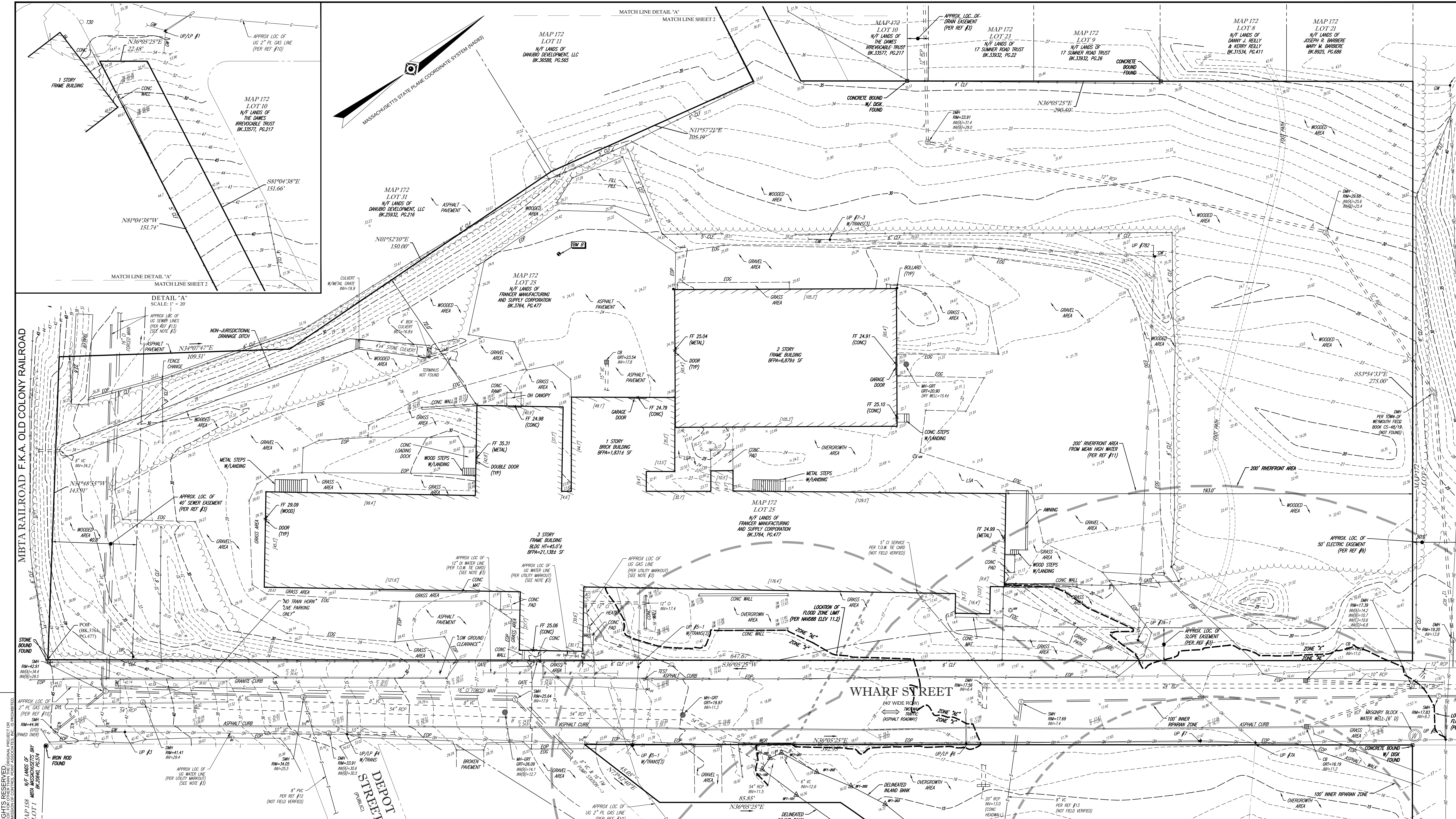
DWG. NO.
1 OF 3

NOTES:

- PROPERTY KNOWN AS LOTS 25 & 26 AS SHOWN ON THE TOWN OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 19.
 - LOT 25 AREA = 153,276 SQUARE FEET OR 3.519 ACRES
LOT 26 AREA = 85,605 SQUARE FEET OR 1.962 ACRES
TOTAL AREA = 238,881 SQUARE FEET OR 5.481 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN THE FOLLOWING FLOOD HAZARD ZONES: ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WHERE THE BASE FLOOD ELEVATION IS DETERMINED, EL-10), & ZONE "REGULATORY FLOOD WAY" (FLOODWAY AREAS IN ZONE "AE". THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN THE FLOOD HEIGHTS.) PER REF. #2
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE TOWN OF WEYMOUTH VERTICAL DATUM OBTAINED BY ADDING 6.63 FEET TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH WAS ESTABLISHED BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY. THE FEMA FLOOD HAZARD ZONE (AE, ELEVATION 10) SHOWN HEREON REPRESENTS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- TEMPORARY BENCH MARKS SET:
- TBM-A: RR SPIKE IN UTILITY POLE #5-1, ELEVATION = 23.26'
- TBM-B: MAG NAIL IN ASPHALT PAVEMENT, ELEVATION = 24.55'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE DELINEATION LINE WAS PLACED IN THE FIELD BY LUCAS ENVIRONMENTAL, LLC IN APRIL, 2020 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 4/17/2020.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF WEYMOUTH, NORFOLK COUNTY, MAP 19.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 231 OF 430," MAP NUMBER 25021C0231E, EFFECTIVE DATE: JULY 17, 2012.
- MAP ENTITLED "SUBDIVISION PLAN OF LAND EAST STREET & WHARF STREET, WEYMOUTH MASSACHUSETTS," PREPARED BY: CCR ASSOCIATES, DATED: NOVEMBER 12, 2003, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 520 PAGE 85.
- MAP ENTITLED "PLAN SHOWING SUBDIVISION OF LAND IN EAST WEYMOUTH, MASS. FOR WEYMOUTH INDUSTRIAL ASSOCIATION," PREPARED BY: RUSSELL H. WHITTING, DATED: MARCH 30, 1921, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1486 PAGE 501.
- MAP ENTITLED "PLAN OF LAND WEYMOUTH, MASS. FOR GEO. E. KEITH COMPANY," PREPARED BY: RUSSELL H. WHITTING, DATED: JANUARY 8, 1921, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 98 PAGE 4764.
- MAP ENTITLED "TAKING OF FEES & EASEMENTS EAST WEYMOUTH PUMPING STATION," PREPARED BY: THE SEWER DEPARTMENT OF WEYMOUTH, AS PLAN T-31-54, DATED: JULY 1, 1989, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3338 PAGE 2.
- MAP ENTITLED "COMPILED PLAN OF LAND DEPOT STREET WEYMOUTH, MASS.," PREPARED BY: C.F. ARNOLD ASSOCIATES, INC., DATED: MARCH 21, 1995, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 430 PAGE 302.
- MAP ENTITLED "PLAN OF LAND IN WEYMOUTH, MASS. OF THE TOWN DUMP," PREPARED BY: FRANK A. LAGROTTERIA: MARCH 25, 1959, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 208 PAGE 63.
- MAP ENTITLED "PROPOSED PARK AN RECREATION LAND DESIGNATION AT CAPPED LANDFILL SITE, WHARF STREET," PREPARED BY: DEPARTMENT OF PUBLIC WORKS TOWN OF WEYMOUTH, DATED: JANUARY 7, 2017, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 658 PAGE 100.
- GAS MAPPING PROVIDED BY NATIONAL GRID GAS - BOSTON.
- MAPPING OF RIVERFRONT AREA, BASED ON ELEVATIONS ON NAVD88, PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- MAP ENTITLED "TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS, SEWER RECORD PLAN, DEPOT STREET," DATED NOVEMBER 11, 2005, PROVIDED BY THE TOWN OF WEYMOUTH D.P.W.
- MAP ENTITLED "TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS, SEWER RECORD PLAN WHARF STREET INCINERATOR," DATED JANUARY 17, 1974, PROVIDED BY THE TOWN OF WEYMOUTH D.P.W.



UTILITY COMPANY

AT&T TRANSMISSION

VERIZON

COMCAST - MA

NATIONAL GRID ELECTRIC - MASS ELEC

NATIONAL GRID GAS - BOSTON

WEYMOUTH PUBLIC WORKS DEPARTMENT

PHONE NUMBER

800.331.0500

800.922.0204

800.649.9364

800.322.3223

800.233.5325

781.337.5100

LEGEND

124	EXISTING CONTOUR	OH	OVERHEAD WIRES	EM	ELECTRIC METER	1/2	TREE & TRUNK SIZE
125	EXISTING SPOT ELEVATION	---	APPROX. LOC. UNDERGROUND WATER LINE	UP #1	UTILITY POLE	SWL	SOLID WHITE LINE
126	EXISTING TOP OF CURB ELEVATION	EOP	EDGE OF PAVEMENT	UP #2	UTILITY POLE/LIGHT POLE	DWL	DOUBLE YELLOW LINE
127	EXISTING GUTTER ELEVATION	LSA	LANDSCAPED AREA	UP #3	GUY WIRE	BTPA	BUILDING FOOTPRINT AREA
128	EXISTING TOP OF WALL ELEVATION	(TP)	TYPICAL	UP #4	MONITORING WELL	UTD	UNABLE TO OPEN
129	EXISTING BOTTOM OF WALL ELEVATION	(BT)	HYDRANT	UP #5	SIGN		
130	EXISTING FINISHED FLOOR ELEVATION	FF	WATER VALVE	UP #6	BOLLARD		
131	WOOD GUIDE RAIL	WGR	PRESSURE INDICATOR VALVE	UP #7	UNDER GROUND		
132	CHAIN LINK FENCE	CLF	WATER METER	UP #8	DRAINAGE/STORM MANHOLE		
133	EDGE OF GRAVEL	EOG	GAS VALVE	UP #9	SANITARY/SEWER MANHOLE		
134	EDGE OF CONCRETE	EOC		UP #10	CATCH BASIN OR INLET		

SEE SHEET 1 OF 3 FOR BOUNDARY, NOTES AND REFERENCES

GRAPHIC SCALE

20 0 10 20 30 40 50 60 70 80

(IN FEET)

1 inch = 20 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

7-20-2020

DATE

BOUNDARY & TOPOGRAPHIC SURVEY

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

44 WHARF STREET

LOT 25 & 16, MAP 19

TOWN OF WEYMOUTH, NORFOLK COUNTY

COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.

ALBANY, NY 518-217-5010

CHALFONT, PA 215-712-9800

HAUPPAUGE, NY 631-580-2945

MANHATTAN, NY 646-780-0411

MT LAUREL, NJ 609-857-2099

WARREN, NJ 908-668-0099

FIELD DATE: 4-25-2020

FIELD BOOK NO: 20-02MA

FIELD BOOK PG: 63-68 & 83

FIELD CREW: S.B.H.

DRAWN: B.A.V.

REVIEWED: S.P.P.

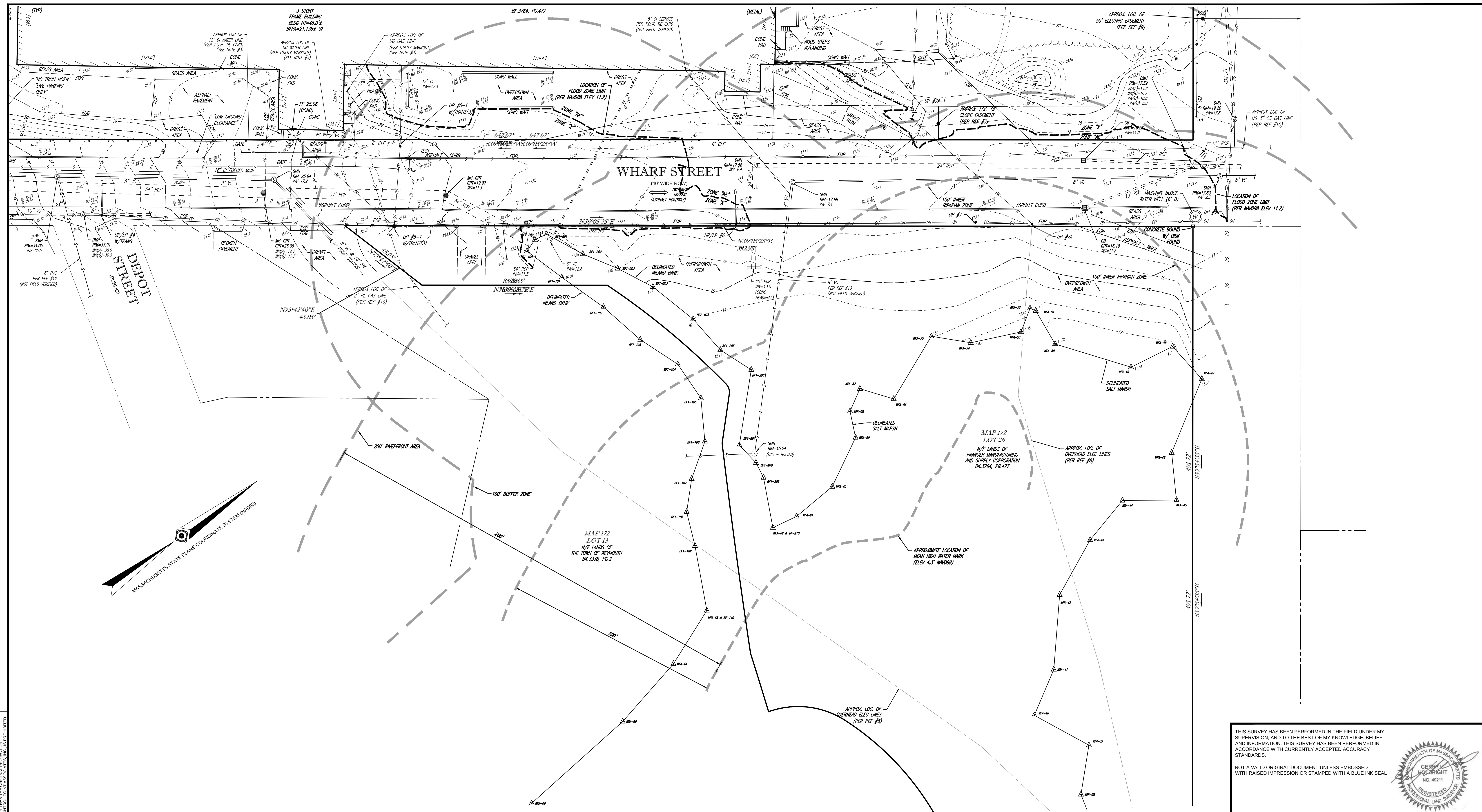
APPROVED: G.L.H.

DATE: 6-25-2020

SCALE: 1" = 20'

FILE NO: 03-200107-00

DWG. NO: 2 OF 3

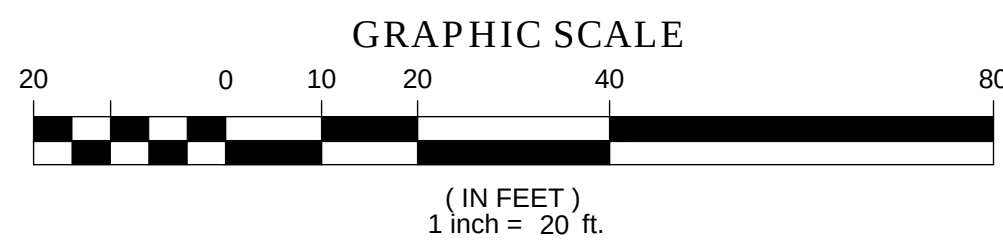


UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

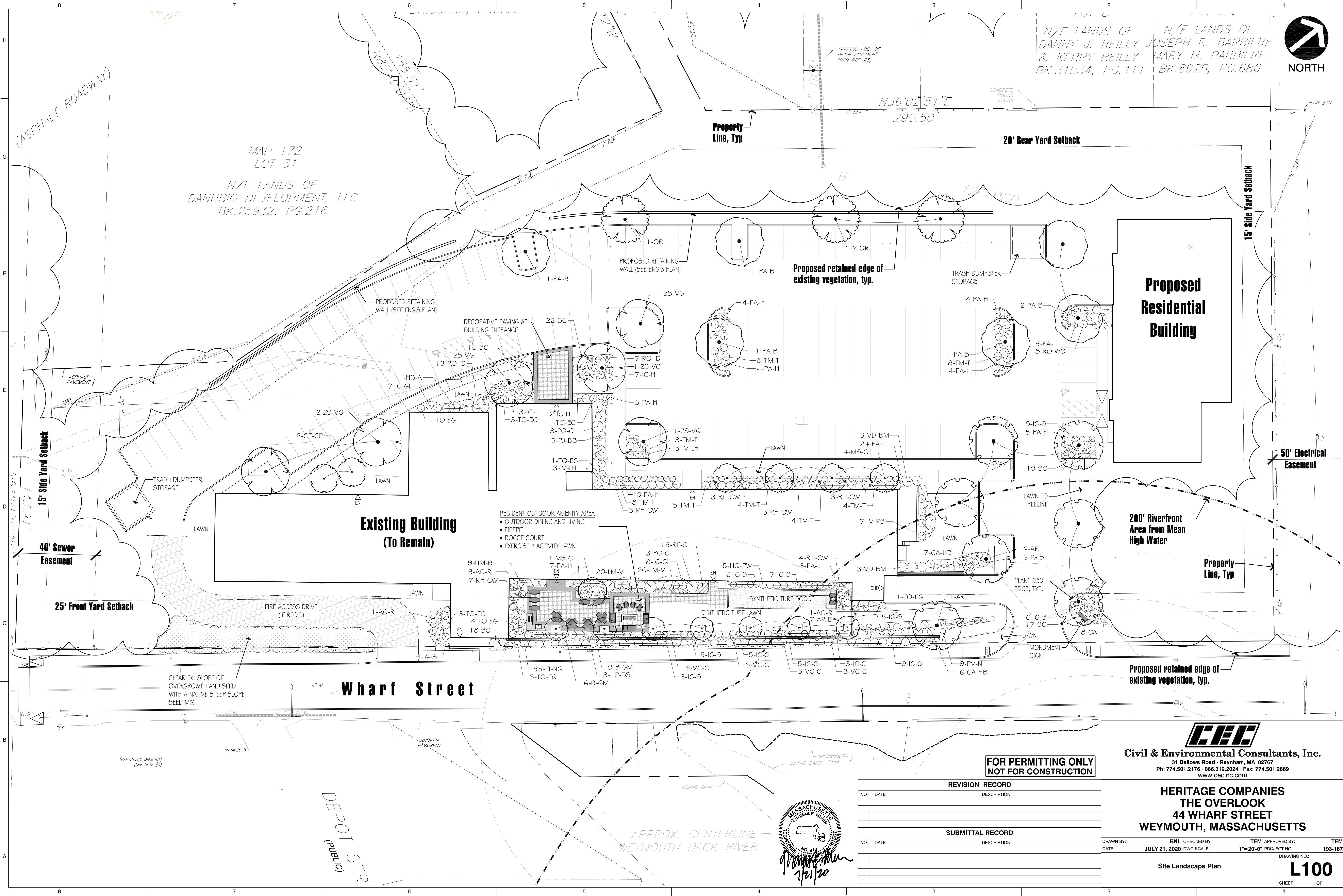
REQUEST NUMBER: 20201601099

LEGEND			
--- 124 --- --- 125 ---	EXISTING CONTOUR	— OH —	OVERHEAD WIRES
× 123.45 × 1C 123.45 × G 122.95 × 1W 123.45	EXISTING SPOT ELEVATION EXISTING TOP OF CURB ELEVATION EXISTING GUTTER ELEVATION EXISTING TOP OF WALL ELEVATION	— IF — EOP LSA (TYP)	APPROX. LOC. UNDERGROUND WATER LINE EDGE OF PAVEMENT LANDSCAPED AREA TYPICAL
× BW 122.95 × IF 123.45	EXISTING BOTTOM OF WALL ELEVATION EXISTING FINISHED FLOOR ELEVATION	— HW — — FW —	HYDRANT WATER VALVE
— 124 — — 125 —	WOOD GUIDE RAIL CHAIN LINK FENCE	— W — — WM —	PRESSURE INDICATOR VALVE WATER METER
EOG	EDGE OF GRAVEL	— GV —	GAS VALVE
EOC	EDGE OF CONCRETE	—	
		EM	ELECTRIC METER
		UP F	UTILITY POLE
		UPLP 1	UTILITY POLE/LIGHT POLE
		OW	GUY WIRE
		MW 3	MONITORING WELL
		UG	SIGN
		DMH	BOLLARD
		SMH	UNDERGROUND DRAINAGE/STORM MANHOLE
		CB	SANITARY/SEWER MANHOLE
			CATCH BASIN OR INLET
			TREE & TRUNK SIZE
			SOLID WHITE LINE
			DOUBLE YELLOW LINE
			BUILDING FOOTPRINT AREA
			UNABLE TO OPEN



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7-20-2020
DATE



C&E
Civil & Environmental Consultants, Inc.
31 Bellows Road · Raynham, MA 02767
Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669
www.ccecinc.com

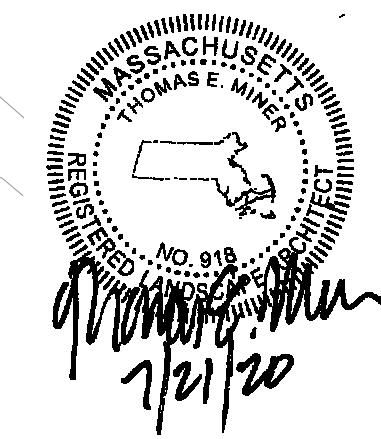
**HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS**

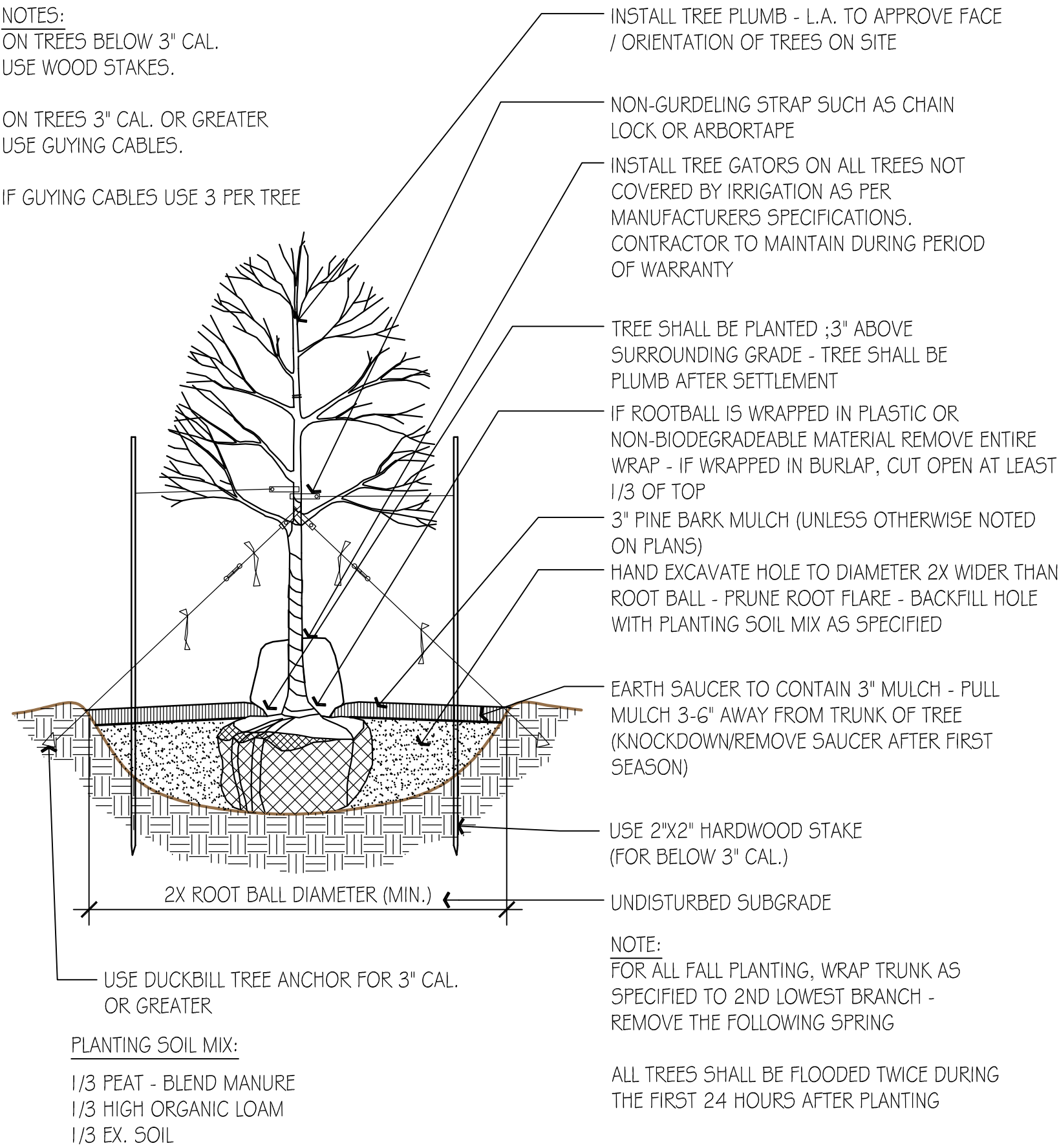
DRAWN BY: **BNL** CHECKED BY: **TEM** APPROVED BY: **TEM**
DATE: **JULY 21, 2020** DWG SCALE: **1"=20'-0"** PROJECT NO: **193-187**

Site Landscape Plan
L100
SHEET OF

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

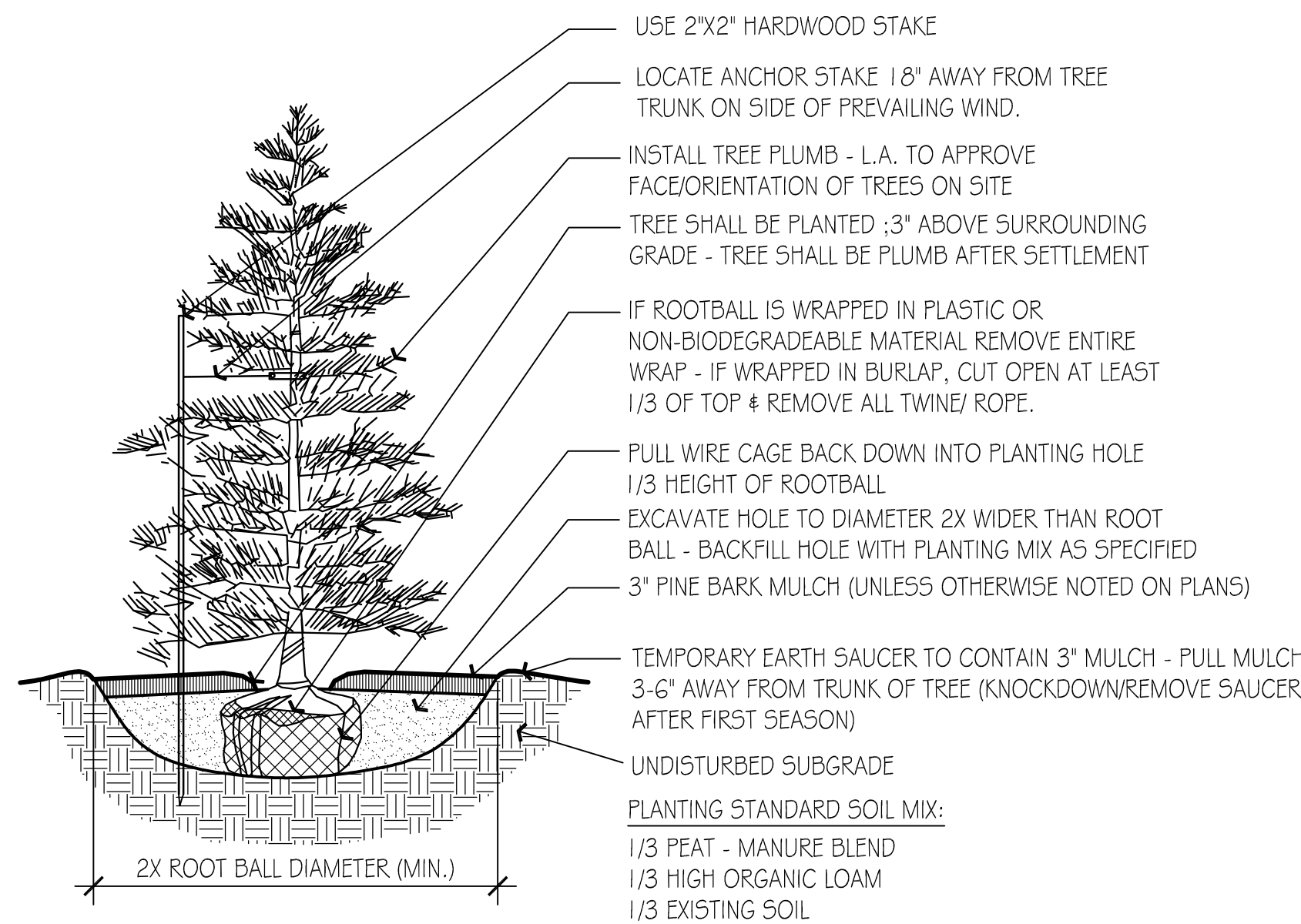
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NO	DATE
SUBMITTAL RECORD	
NO	DATE





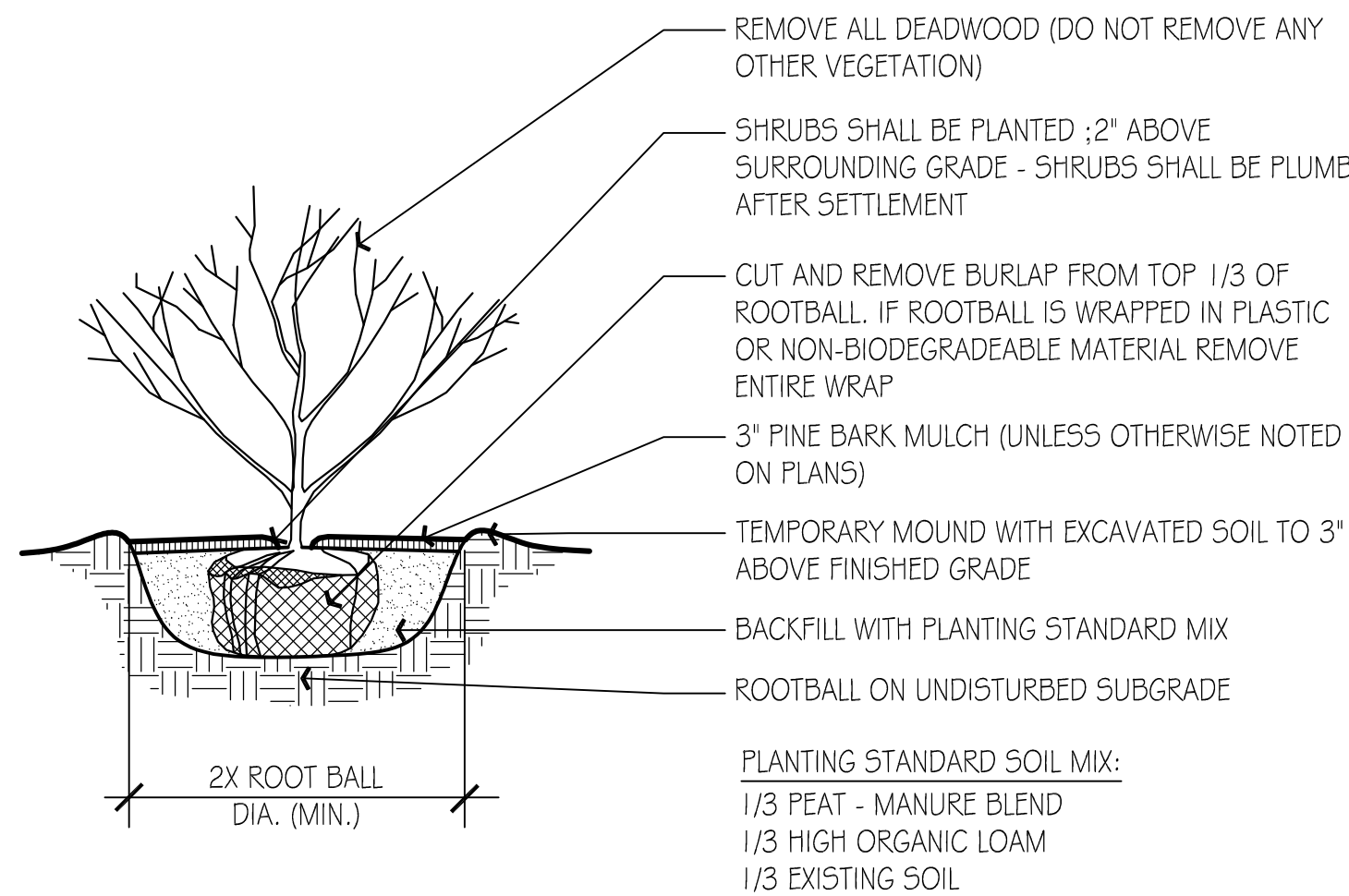
1 SHADE & FLOWERING TREE DETAIL

NOT TO SCALE



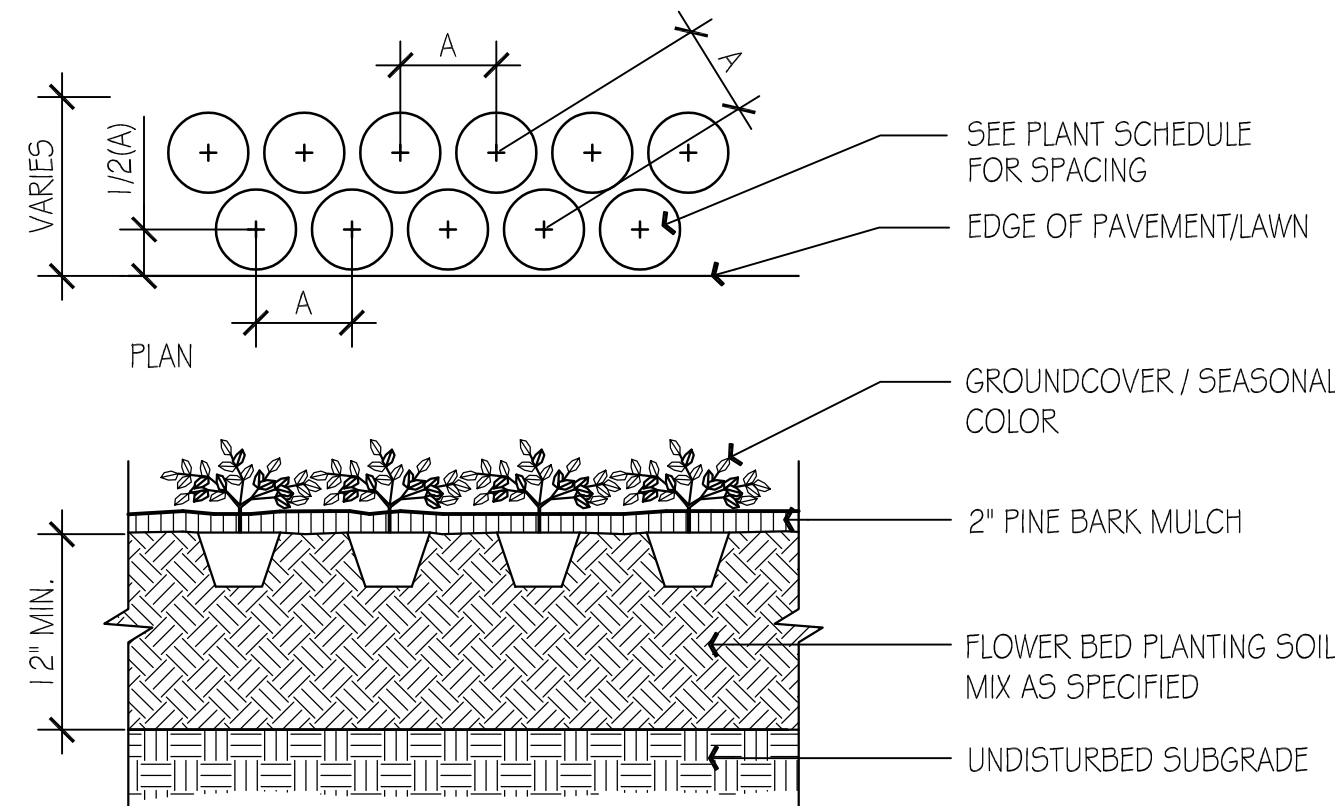
2 EVERGREEN TREE DETAIL

NOT TO SCALE



3 SHRUB DETAIL

NOT TO SCALE



4 SEASONAL COLOR / PERENNIAL DETAIL

NOT TO SCALE

SOIL SCHEDULE

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	12"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	12"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	SOIL MIX 'A' - 1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AR	7	Acer rubrum	Red Maple	B & B	3-3.5" CAL.	
AR-B	7	Acer rubrum 'Bowhall'	Bowhall Red Maple	B & B	3-3.5" CAL.	
CF-CP	2	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	2-2.5"-CAL.	
MS-C	5	Magnolia stellata 'Centennial'	Star Magnolia	B & B	2-2.5"-CAL.	
PA-B	6	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	3-3.5" CAL.	
QR	3	Quercus rubra	Red Oak	B & B	3-3.5" CAL.	
ZS-VG	6	Zelkova serrata 'Village Green'	Sawleaf Zelkova	B & B	3-3.5" CAL.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AG-RH	5	Amelanchier grandiflora 'Robin Hill'	Robin Hill Serviceberry	B & B		8-10' HT.
B-GM	15	Buxus x 'Green Mountain'	Green Mountain Boxwood	B & B		2-2.5' HT.
CA	8	Clethra alnifolia	Summersweet Clethra	B & B		2-2.5' HT.
CA-HB	13	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	B & B		2-2.5' HT.
FI-NG	55	Forsythia x intermedia 'New Hampshire Gold'	New Hampshire Gold Forsythia	Cont.		2-2.5' HT.
HM-B	9	Hydrangea macrophylla 'Bloomstruck'	Bloomstruck Hydrangea	Cont.		2-2.5' HT.
HP-BS	3	Hydrangea paniculata 'Bomshell'	Bomshell Hydrangea	Cont.		2-2.5' HT.
HQ-PW	5	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	Cont.		2-2.5' HT.
HS-A	1	Hibiscus syriacus 'Aphrodite'	Aphrodite Rose of Sharon	B & B		5-6' HT.
IC-GL	15	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	B & B		2-2.5' HT.
IC-H	12	Ilex crenata 'Helleri'	Heler Japanese Holly	Cont.		18-24" HT.
IG-S	77	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B		2-2.5' HT.
IV-LH	8	Itea virginica 'Little Henry'	Little Henry Sweetspire	B & B		15-18" HT.
IV-RS	7	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	Cont.		2-2.5' HT.
PA-H	73	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL		
PJ-BB	5	Pieris japonica 'Brouwer' s Beauty'	Brouwer' s Beauty Andromeda	B & B		2-2.5' HT.
PO-C	6	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	B & B		3-3.5' HT.
PV-N	9	Panicum virgatum 'Northwind'	Switch Grass	3 GAL		
RH-CW	23	Rhododendron x 'Cunningham' s White'	Cunningham' s White Rhododendron	B & B		2-2.5' HT.
RO-ID	20	Rosa x 'Icy Drift'	White Drift Rose	Cont.		18-24" SPD.
RO-WO	8	Rosa Knockout 'White Out'	White Knock Out Rose	Cont.		18-24" SPD.
TM-T	44	Taxus x media 'Tauntoni'	Tauton Yew	B & B		2-2.5' HT.
TO-EG	17	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B		6-7' HT.
VC-C	12	Viburnum carlesii 'Compactum'	Compact Korean Spice Viburnum	Cont.		2-2.5' HT.
VD-BM	6	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	B & B		3-3.5' HT.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LM-V	40	Liriope muscari 'Variegata'	Variegated Lily Turf	1 GAL.		
RF-G	15	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	1 GAL.		
SC	92	Seasonal Color / Perennials	Seasonal Color / Perennials	1 GAL.		

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISION RECORD		DESCRIPTION
NO	DATE	
SUBMITTAL RECORD		DESCRIPTION
NO	DATE	

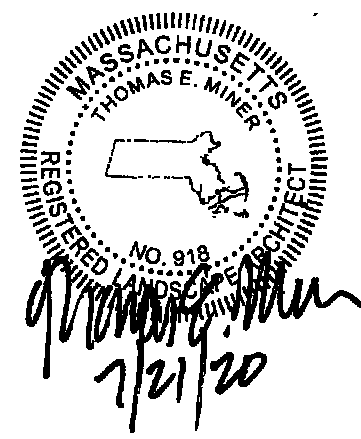
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HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

DRAWN BY: **BNL** CHECKED BY: **TEM** APPROVED BY: **TEM**
DATE: **JULY 21, 2020** DWG SCALE: **As Noted** PROJECT NO: **193-187**

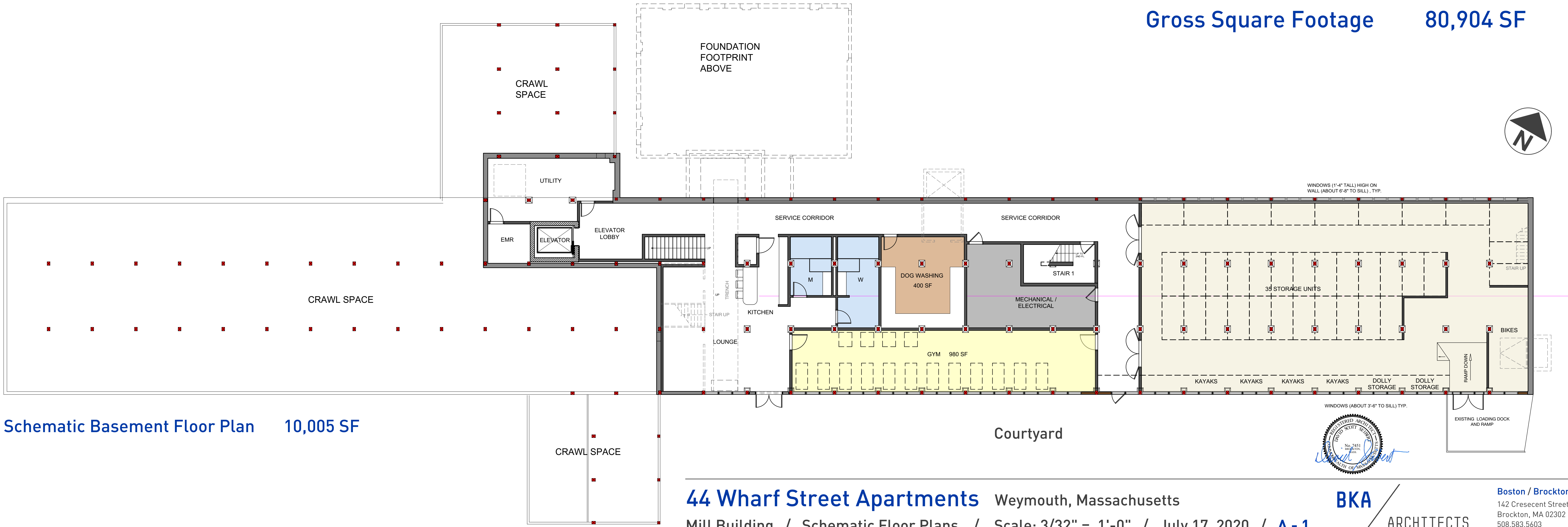
Plant Schedule and
Planting Details

DRAWING NO.:
L200
SHEET OF





Total Apartment Units 66
Gross Square Footage 80,904 SF





Schematic Third Floor Plan 18,300 SF

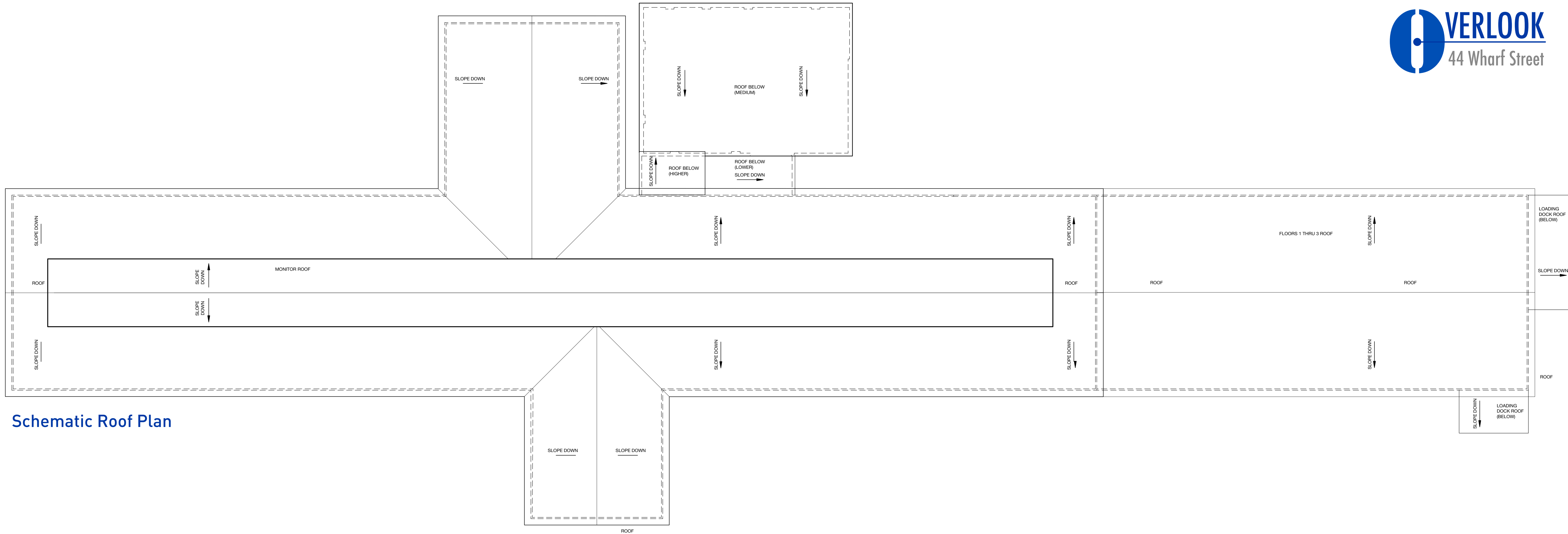
1 BEDROOM	7	10.5	
1 BED JR.	1	1.5	
1 BED PLUS	0	0.0	
2 BEDROOM	7	14.0	
2 BEDROOM PLUS	2	4.0	
TOTAL	17	30.0	PARKING SPACES



Schematic Second Floor Plan 18,300 SF

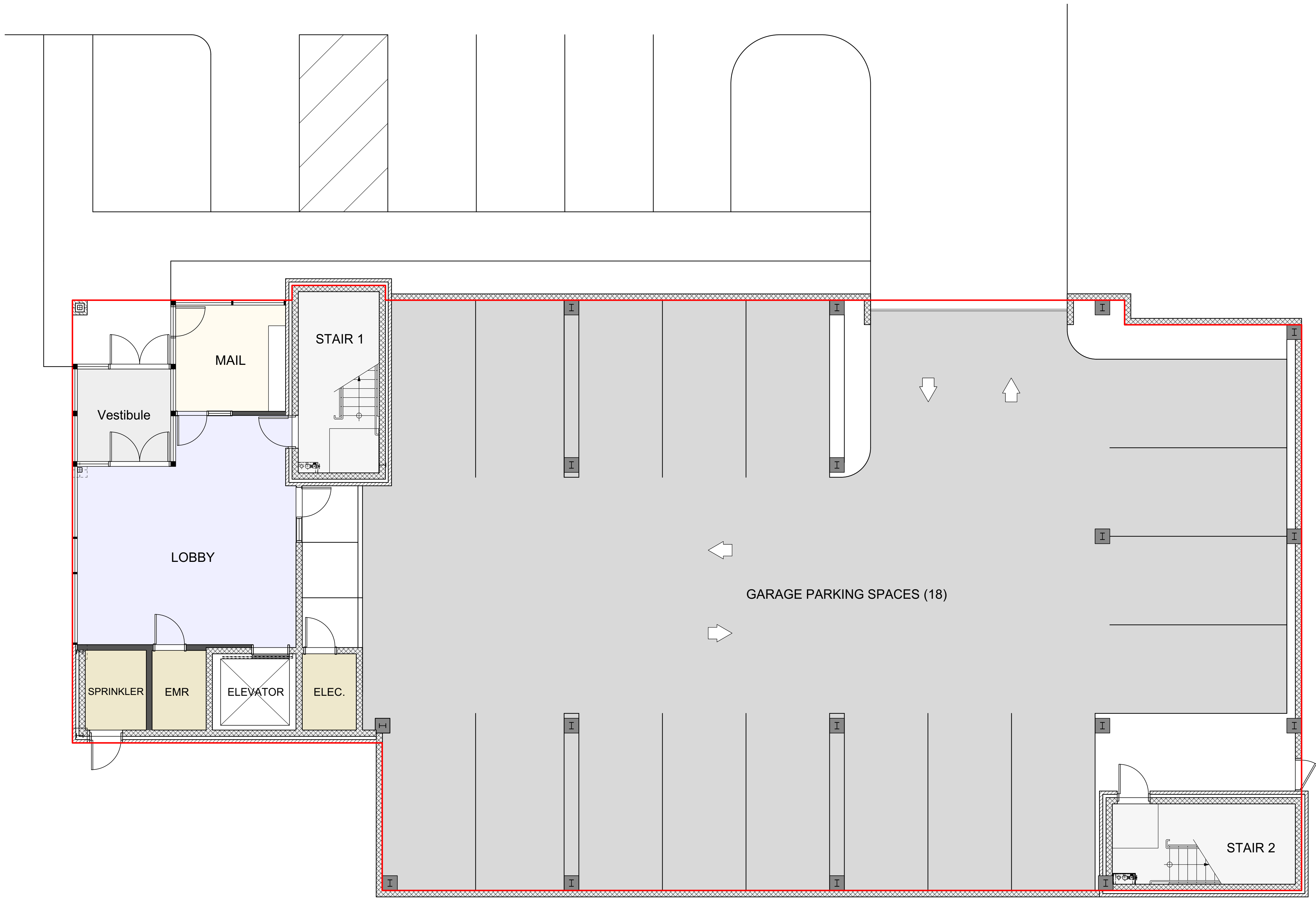
1 BEDROOM	9	13.5	
1 BED JR.	2	3.0	
1 BED PLUS	0	0.0	
2 BEDROOM	6	12.0	
2 BEDROOM PLUS	1	2.0	
TOTAL	18	30.5	PARKING SPACES





Schematic Roof Plan





Schematic First Floor Plan

6,997 SF First Floor
6,997 SF Per Typical Floor (3)

27,988 Total Gross SF

Unit Type / Floor		Total
1 BEDROOM	2	6
2 BEDROOM	4	12
TOTAL	6	18



Schematic Typical Floor Plan

6,997 SF First Floor
6,997 SF Per Typical Floor (3)
27,988 Total Gross SF

Unit Type / Floor		Total
1 BEDROOM	2	6
2 BEDROOM	4	12
TOTAL		18



View of Mill Building

44 Wharf Street Apartments

Weymouth, Massachusetts

Schematic Design Package / Renderings / Scale: N.T.S. / July 17, 2020 / A-6



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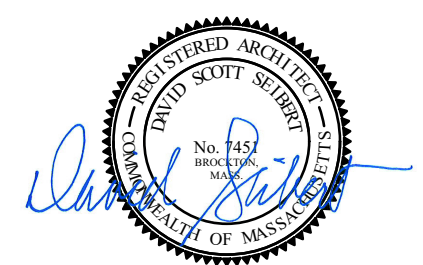


Mill Building Entry

44 Wharf Street Apartments

Weymouth, Massachusetts

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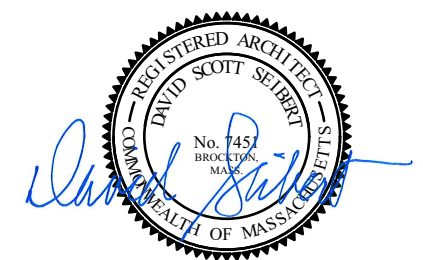


View Looking East

44 Wharf Street Apartments

Weymouth, Massachusetts

Schematic Design Package / Renderings / Scale: N.T.S. / July 17, 2020 / A - 8

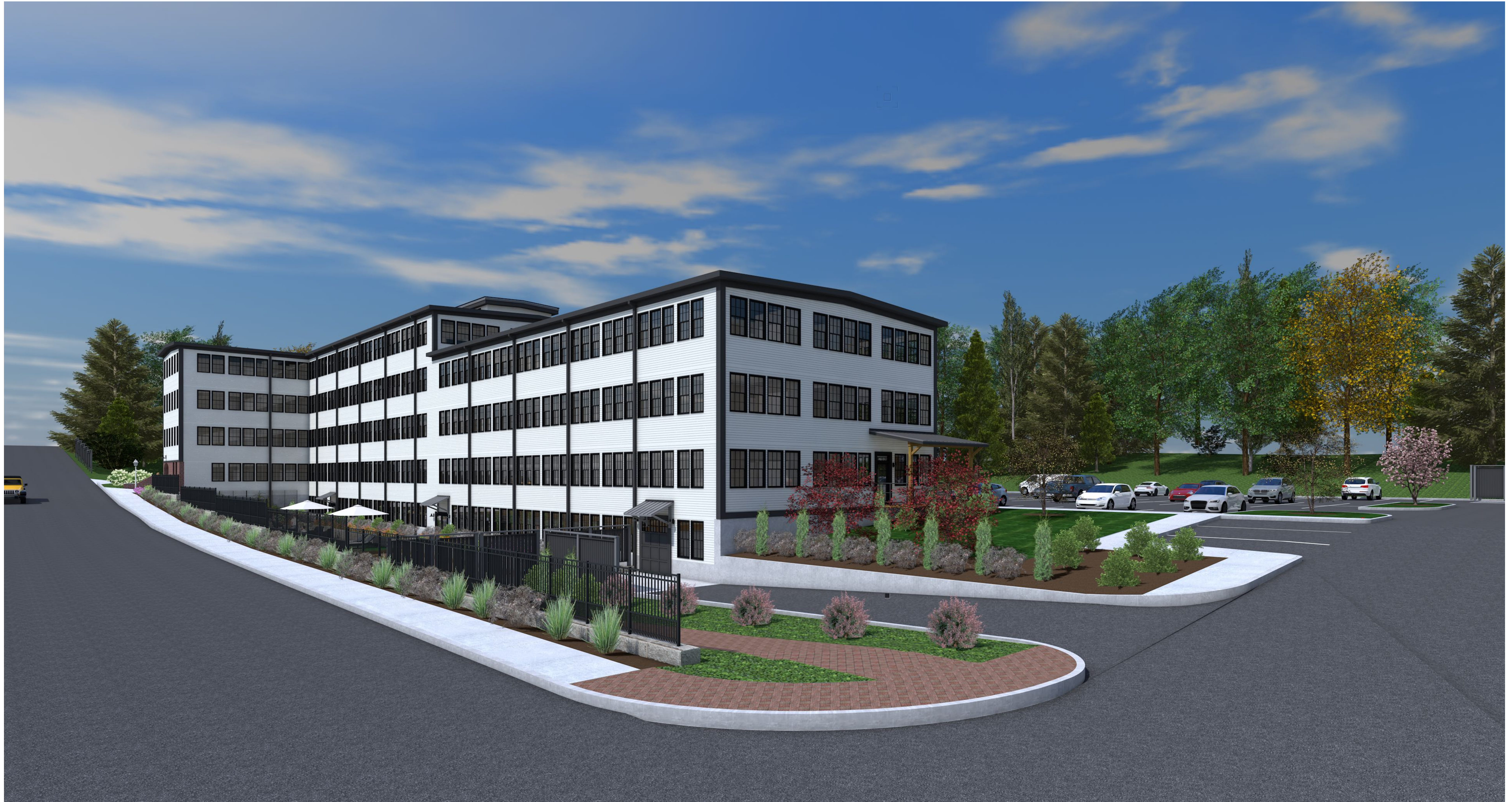


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View of New Podium Building

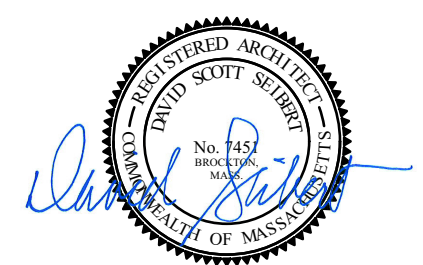


View from Entry Drive

44 Wharf Street Apartments

Weymouth, Massachusetts

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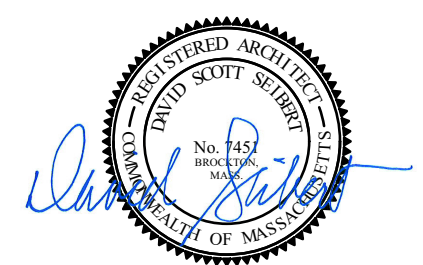


View of Courtyard

44 Wharf Street Apartments

Weymouth, Massachusetts

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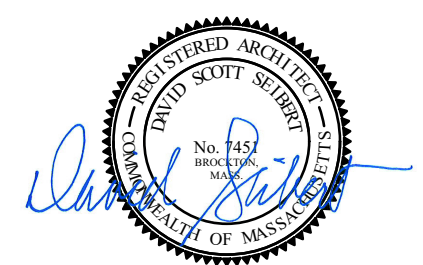


View of from Wharf Street

44 Wharf Street Apartments

Weymouth, Massachusetts

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44 Wharf Street Apartments

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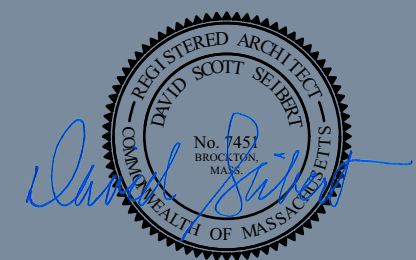
44 Wharf Street Apartments

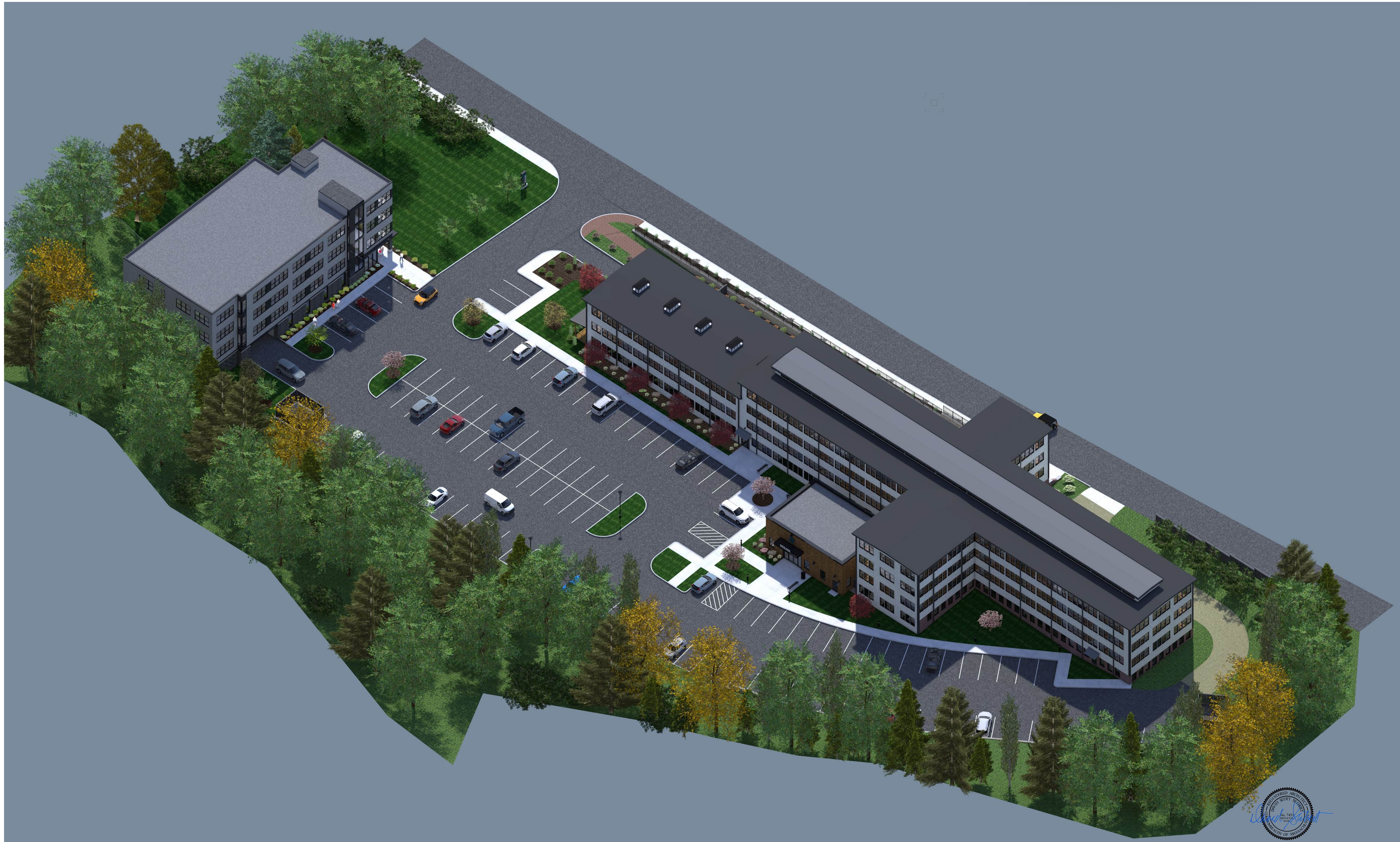
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Podium Building



44 Wharf Street Apartments

Weymouth, Massachusetts

Schematic Design Package / Elevations / Scale: N.T.S. / July 17, 2020 / **A - 16**

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