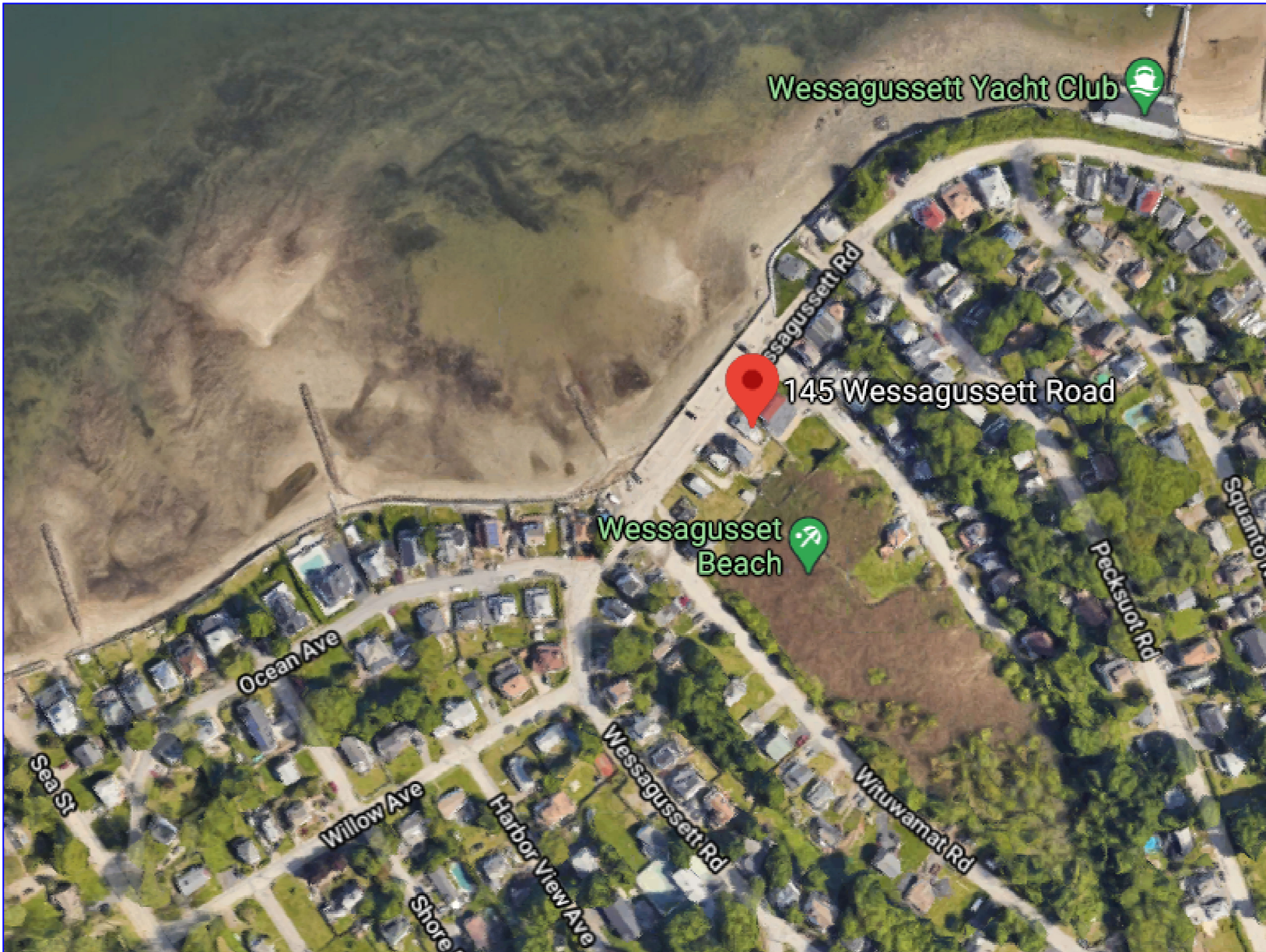


RAISE AND RECONSTRUCT HOUSE
145 WESSAGUSSETT ROAD
WEYMOUTH, MA 02189

EPC HOLDINGS 972, LLC



SITE LOCATION

DRAWING LIST

CVR	COVER SHEET
C1	EXISTING SITE PLAN
C2	PROPOSED SITE PLAN
C3	SITE DETAILS



ATLANTIC COAST ENGINEERING LLC
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Scituate, MA 02066
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CVR

WEYMOUTH FORE RIVER

SEA WALL

PAVED PARKING AREA

LAYOUT LINE

WESSAGUSSETT ROAD

ZONING DISTRICT: RES.-1
TABLE OF MINIMUM SETBACKS:

REQUIRED	PROVIDED
AREA-25,000	AREA-3,121
FRONT-18'	FRONT-6'
REAR-24'	REAR-30'
SIDE-10'*	SIDE-6.7
HEIGHT-35'	HEIGHT-34.91'
LOT WIDTH-120	LOT WIDTH-30.2'
LOT COVERAGE-30%	LOT COVERAGE-30%

* 20' BETWEEN STRUCTURES

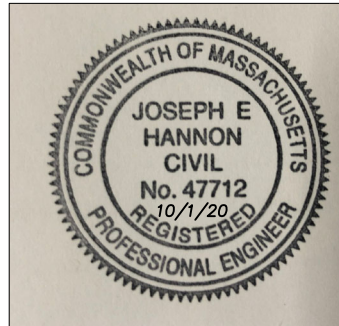


UTILITY NOTES:

1. CUT AND CAP UTILITY SERVICES AT STREET LINE PRIOR TO DEMOLITION.
2. SEWER SERVICE TO BE REPCED WITH 6" PVC TO STREET LINE.
3. WATER SERVICE TO BE REPLACED WITH 1" COPPER TO MAIN.
4. NOTIFY DIGSAFE 72 HOURS PRIOR TO DIGGING.
5. SURVEYOR IS NOT RESPONSIBLE FOR INNACURATELY MARKED OR INCORRECT UTILITY RECORDS.

GENERAL NOTES:

1. ELEVATION DATUM REFERS TO TOWN OF WEYMOUTH.
2. WEYMOUTH DATUM-6.63 = NAVD88 DATUM
3. FLOOD ELEVATION EQUALS 12 NAVD (18.63 TOWN DATUM).
4. PARCEL FALLS IN FLOOD ZONE AE12, MAP 25021C0227F DATED 6/9/14.
5. NO GRADE CHANGES PROPOSED TO THE LOT.
6. DEED BOOK 38210, PAGE 39
7. PLAN BOOK D6882, PAGE 719
8. EXISTING HOUSE TO BE ELEVATED ONTO PIERS.



PROPOSED SITE PLAN
145 WESSAGUSSETT RD
WEYMOUTH, MA
PARCEL ID: 4-36-6

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C-2

SITE EROSION/STABILIZATION MAINTENANCE: THE CONTRACTOR SHALL INSPECT THE AREAS ROUTINELY AND ESPECIALLY AFTER RAIN EVENTS AND SHALL REPAIR THE SEDIMENTATION CONTROLS, AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY AND PERMANENT SITE EROSION AND STABILIZATION CONTROLS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL INCLUDE PROVIDING PROTECTION AGAINST SITE TRAFFIC AND REPAIRING DAMAGES TO CONTROLS RESULTING FROM RAIN, WIND, OR OTHER EVENTS. DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH SOIL CONDITIONS AND GRADES AND SHALL INCLUDE RE-ESTABLISHING THE TEMPORARY OR PERMANENT FERTILIZING, LIMING, SEEDING, MULCHING CONDITIONS OBTAINED PRIOR TO THE DAMAGES.

TEMPORARY MEASURES FOR EROSION CONTROL:

THESE TEMPORARY MEASURES WILL PROTECT THE AREA UNTIL MORE PERMANENT SITE STABILIZATION MEASURES ARE ESTABLISHED. THE FOLLOWING MEASURES SHALL BE USED FOR TEMPORARY SITE STABILIZATION. REFER TO MAINE EROSION AND SEDIMENT CONTROL BMP A-1 AND A-2 FOR ADDITIONAL INFORMATION ON TEMPORARY MEASURES FOR EROSION CONTROL.

TEMPORARY SEEDING: GRADE AND PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-10-10 FERTILIZER AT THE RATE OF 13.8#/1000FT², APPLY LIMESTONE AT THE RATE OF 138#/1000FT², APPLY WINTER RYE AT THE RATE OF 2½ #/1000FT². NOTE – SEEDING RATE MUST BE INCREASED BY 10% WHEN HYDRO-SEEDING. AFTER SEEDING, APPLY TEMPORARY HAY OR STRAW MULCHING AS FOLLOWS:

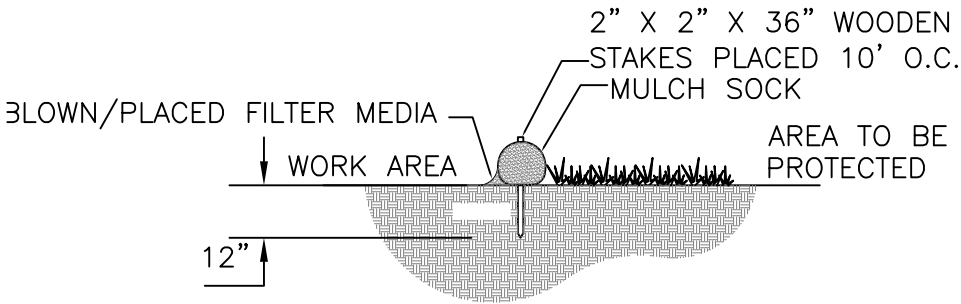
TEMPORARY MULCHING: APPLY HAY OR STRAW MULCHING OVER THE EXPOSED AREA AT THE RATE OF 2 BALES/1000FT² TO COVER 75 TO 90% OF THE GROUND SURFACE. SECURE MULCH BY TRACKING, NETTING, OR PEG AND TWINE, AS NECESSARY, TO PREVENT LOSS OF COVER OVER EXPOSED AREA.

PERMANENT MEASURES FOR EROSION CONTROL:

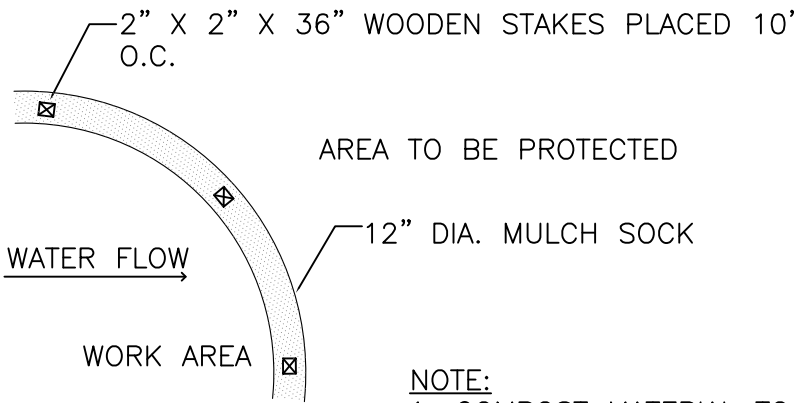
FOR DISTURBED AREAS WITH SLOPES GREATER THAN 2:1, EROSION CONTROLS AND AREA STABILIZATION SHALL BE PROVIDED AS SHOWN BY THE SITE PLAN.

PERMANENT SEEDING: PROVIDE PERMANENT SEEDING AS EACH CONSTRUCTION AREA IS BROUGHT TO FINISH GRADE. PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-20-20 FERTILIZER AT THE RATE OF 18.4#/1000FT², APPLY LIMESTONE AT THE RATE OF 138#/1000FT², APPLY A MIXTURE OF KENTUCKY BLUEGRASS (45%), CREEPING RED FESCUE (45%), AND PERENNIAL RYEGRASS (10%) AT THE RATE OF 1#/1000FT². NOTE – SEEDING RATE MUST BE INCREASED BY 10% WHEN HYDRO-SEEDING. AFTER SEEDING, APPLY TEMPORARY HAY OR STRAW MULCHING AS FOLLOWS:

TEMPORARY MULCHING: APPLY HAY OR STRAW MULCHING OVER THE EXPOSED AREA AT THE RATE OF 2 BALES/1000FT² TO COVER 75 TO 90% OF THE GROUND SURFACE. SECURE MULCH BY TRACKING, NETTING, OR PEG AND TWINE, AS NECESSARY, TO PREVENT LOSS OF COVER OVER EXPOSED AREA.

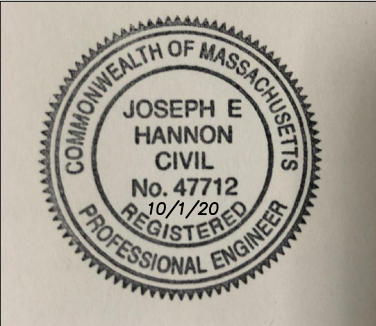


SECTION VIEW



NOTE:
1. COMPOST MATERIAL TO BE DISPERSED ON SITE.

PLAN VIEW



NOTES:
TO PROTECT CONSTRUCTION SITE AREAS AND ADJACENT SENSITIVE LAND AND WATERS OF THE STATE, THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED. THESE MEASURES HAVE BEEN ESTABLISHED TO CONFORM TO STATE OF MAINE EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES (BMP)".

THIS EROSION/STABILIZATION PLAN IS A MINIMUM THAT THE CONTRACTOR MUST DO. GIVEN SITE AND WEATHER CONDITIONS, ADDITIONAL MEASURES MAY BE NEEDED.

SOIL DISTURBANCE: THE CONTRACTED SHALL LIMIT THE EXTENT OF SOIL EXPOSED DURING CONSTRUCTION TO THE MINIMUM POSSIBLE. EXPOSED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 15 DAYS AFTER INITIAL DISTURBANCE OF THE SOIL AND WITHIN 7 DAYS OF FINAL GRADING.

SITE DETAILS

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