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

Civil Engineer
Civil & Environmental Consultants, Inc.
31 Bellows Road
Raynham, MA 02767
Phone: (774) 501-2176
Contact: Karlis Skulte

Architect
BKA Architects, Inc.
142 Crescent Street
Brockton, MA 02302
Phone: (508) 583-5603
Contact: David Seibert, AIA

Landscape Architect
Hawk Design
39 Pleasant Street
Sagamore, MA 02561
Phone: (508) 833-8800

Land Surveyor
Control Point Associates, Inc.
352 Turnpike Road
Southborough, MA 01772
Phone: (508) 948-3000

Transportation Engineer
McMahon Associates, Inc.
350 Myles Standish Boulevard #103
Taunton, MA 02780
Phone: (508) 823-2245

Owner
Francer Manufacturing & Supply Corporation
44 Wharf Street
Weymouth, MA 02189

Drawing Index

SHEET #	DRAWING #	SHEET TITLE
1	T-1	Title Sheet
CIVIL ENGINEERING PLANS		
2	C000	Cover Sheet
3	C001	General Notes
4	C100	Demolition and Erosion Control Plan
5	C200	Layout and Materials Plan
6	C300	Grading and Drainage Plan
7	C500	Utilities Plan
8	C800	Detail Sheet 1
9	C801	Detail Sheet 2
10	C802	Detail Sheet 3
11	C200	Detail Sheet 4
12	C804	Detail Sheet 5

SHEET #	DRAWING #	SHEET TITLE
LAND SURVEY PLANS		
1	1	Boundary and Topographic Survey
2	2	Boundary and Topographic Survey
3	3	Boundary and Topographic Survey
LANDSCAPE PLANS		
1	L100	Site Planting Plan
2	L200	Plant Schedule and Planting Details
ARCHITECTURAL PLANS		
1	A-1	Mill Building / Schematic First Floor Plan & Basement Plan
2	A-2	Mill Building / Schematic Second Floor Plan & Third Floor Plan
3	A-3	Mill Building / Schematic Fourth Floor Plan & Roof Plan
4	A-4	Podium Building / Schematic First Floor Plan
5	A-5	Podium Building / Schematic Typical Floor Plans

SHEET #	DRAWING #	SHEET TITLE
ARCHITECTURAL PLANS (CONT.)		
6	A-6	Schematic Rendering
7	A-7	Schematic Rendering
8	A-8	Schematic Rendering
9	A-9	Schematic Rendering
10	A-10	Schematic Rendering
11	A-11	Schematic Rendering
12	A-12	Schematic Rendering
13	A-13	Schematic Rendering
14	A-14	Schematic Rendering
15	A-15	Schematic Rendering
16	A-16	Exterior Elevations

Approval Block

SIGNATURE	DATE
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SIGNATURE	DATE
SIGNATURE	DATE

The Overlook - The Heritage Companies / Applicant

Weymouth, Massachusetts

Town of Weymouth Zoning Submission Package / Title Sheet / Scale: N.T.S. / July 17, 2020 / **T - 1**

BKA ARCHITECTS
Boston / Brockton
142 Crescent Street
Brockton, MA 02302
508.583.5603
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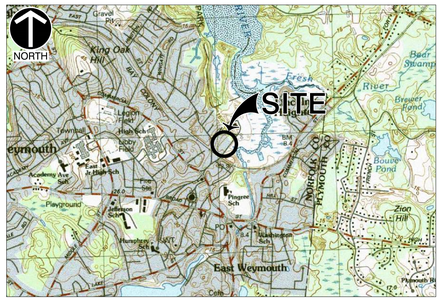
THE OVERLOOK

MULTI-FAMILY REDEVELOPMENT

44 WHARF STREET, WEYMOUTH, MASSACHUSETTS, 02189

LOCAL PERMITTING
JULY 2020



VICINITY MAP
SCALE: 1"=2000'

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
CIVIL ENGINEERING PLANS		
1	C000	COVER SHEET
2	C001	GENERAL NOTES
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
8	C801	DETAIL SHEET 2
9	C802	DETAIL SHEET 3
10	C803	DETAIL SHEET 4
11	C804	DETAIL SHEET 5
LAND SURVEY PLANS		
1	1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	3	BOUNDARY AND TOPOGRAPHIC SURVEY
LANDSCAPE PLANS		
1	L100	SITE PLANTING PLAN
2	L200	PLANT SCHEDULE AND PLANTING DETAILS

APPROVAL BLOCK

SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE
SIGNATURE	DATE

SITE MAP
SCALE: 1"=200'

REFERENCE: ORTHORGRAPHIC 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 BELLOWS ROAD
RAYNHAM, MA 02767
PH: (774) 501-2176
CONTACT: KARLIS SKULTE

APPLICANT
HERITAGE COMPANIES
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TRANSPORTATION ENGINEER
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OWNER
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44 WHARF STREET
WEYMOUTH, MA 02189

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LANDSCAPE ARCHITECT
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LAND SURVEYOR
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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 DISTRIC (HMOD)

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

KARLIS SKULTE
CIVIL
No. 47703
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
7/21/2020

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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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

COVER SHEET

DRAWING NO.: **C000**
SHEET 1 OF 11

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 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.
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 PLACEMENT OF 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 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.
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.

APPROVAL BLOCK

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

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NOT FOR CONSTRUCTION

KARLIS SKULTE CIVIL No. 47703 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 7/21/2020

REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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

GENERAL NOTES

DRAWING NO.: **C001**

SHEET 2 OF 11

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- 27 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING FENCE LINE
- EXISTING CURB
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- FM EXISTING SANITARY SEWER FORCEMAIN
- G EXISTING GAS LINE
- OH-E EXISTING OVERHEAD WIRE
- EXISTING TREE LINE
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER
- EXISTING ZONE AE FLOOD LIMITS
- EXISTING RIVERFRONT AREA
- WFA-1 EXISTING WETLANDS FLAG
- EXISTING NON-JURISDICTIONAL DRAINAGE DITCH
- EXISTING AIR CONDITIONING
- EXISTING CATCH BASIN GRATE
- EXISTING MANHOLE GRATE
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL
- EXISTING TOPO POINT
- EXISTING BOLLARD
- CFS PROPOSED COMPOST FILTER SOCK
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION EXIT
- GRAVEL TO BE REMOVED FULL DEPTH
- PAVEMENT TO BE REMOVED FULL DEPTH
- PAVEMENT TO BE MILLED
- TREES TO BE REMOVED
- STRUCTURE TO BE REMOVED
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED
- PROPOSED LIMIT OF DISTURBANCE

NORTH

PROPOSED LIMIT OF DISTURBANCE

REMOVE CHAIN LINK FENCE

REMOVE UTILITY POLE GUY WIRE AND ASSOCIATED WIRES

INTERCEPT EXISTING DRAIN SERVICE. SEE SHEET C500 FOR PROPOSED CONSTRUCTION. MAINTAIN UNINTERRUPTED SERVICE DURING CONSTRUCTION.

COMPOST FILTER SOCK EROSION CONTROL

LIMITS OF TREE CLEARING (TYP.)

REMOVE UTILITY POLE AND ASSOCIATED WIRES

REMOVE EXISTING OHW AND ASSOCIATED PIPES

REMOVE EXISTING CHAIN LINK FENCE

REMOVE AND DISPOSE DRAIN PIPE

CAP AND ABANDON DRAIN

LIMITS OF TREE CLEARING (TYP.)

200' RIVERFRONT LIMIT

COMPOST FILTER SOCK EROSION CONTROL (TYP.)

100' WETLANDS BUFFER

REMOVE STONE CULVERT MAINTAIN FLOW DURING CONSTRUCTION

EXISTING PAVEMENT TO BE REMOVED TO FULL DEPTH (TYP.)

SILTSOCK INLET PROTECTION (REMAIN IN PLACE UNTIL COMPLETION OF DEMOLITION)

REMOVE AND DISPOSE CATCH BASIN AND ASSOCIATED PIPES

REMOVE BOLLARDS (TYP.)

REMOVE DRYWELL

COMPOST FILTER SOCK EROSION CONTROL (TYP.)

SILTSOCK INLET PROTECTION (REMAIN IN PLACE UNTIL COMPLETION OF DEMOLITION)

EXISTING BUILDING TO BE RAZED

EXISTING GRAVEL TO BE REMOVED TO FULL DEPTH (TYP.)

REMOVE WALL

REMOVE STAIRS AND LANDING (TO BE COORDINATED WITH ARCH. PLANS)

REMOVE CONCRETE PAD

REMOVE PORTION OF EXISTING BUILDING (TO BE COORDINATED WITH ARCH. PLANS)

REMOVE STAIRS (TO BE COORDINATED WITH ARCH. PLANS)

REMOVE ELEVATED LOADING DOCK STAIRS AND WOODEN CANOPY (TO BE COORDINATED WITH ARCH. PLANS)

REMOVE STAIRS (TO BE COORDINATED WITH ARCH. PLANS)

REMOVE PORTION OF GROUND FLOOR BUILDING (TO BE COORDINATED WITH ARCH. PLANS)

CAP AND ABANDON EXISTING WATER SERVICE AND REMOVE PIV (TP BE COORDINATED WITH WEYMOUTH DPW)

CAP AND ABANDON GAS SERVICE AND REMOVE INFRASTRUCTURE (TO BE COORDINATED WITH LOCAL UTILITY PROVIDER)

REMOVE ELEVATED LOADING DOCK (TO BE COORDINATED WITH ARCH. PLANS)

MAINTAIN SEWER SERVICE

CONFIRM EXISTING CONNECTIONS AND MAINTAIN IF ACTIVE

REMOVE CONCRETE PAD

REMOVE RETAINING WALL

REMOVE CONCRETE WALL

REMOVE UTILITY POLE AND ASSOCIATED WIRES

REMOVE UTILITY POLE AND ASSOCIATED WIRES (TO BE COORDINATED WITH LOCAL UTILITY PROVIDER)

STABILIZED CONSTRUCTION EXIT

EXISTING GRAVEL TO BE REMOVED TO FULL DEPTH (TYP.)

REMOVE CHAIN LINK FENCE

MAINTAIN SANTIARY SEWER GRAVITY MAIN AND FORCEMAIN

REMOVE STAIRS (TO BE COORDINATED WITH ARCH. PLANS)

SILTSOCK INLET PROTECTION

COMPOST FILTER SOCK EROSION CONTROL (TYP.)

100' WETLANDS BUFFER

200' RIVERFRONT LIMIT

NOTES

1. 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.
2. REFER TO SHEET C001 FOR ADDITIONAL NOTES.
3. 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.
4. ALL ABANDONED STRUCTURES SHALL BE REMOVED OR FILLED WITH CONCRETE.
5. REFER TO EXISTING CONDITIONS PLAN PREPARED BY CONTROL POINT ASSOCIATES FOR REFERENCED SURVEY NOTES.

REFERENCES

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

SCALE IN FEET
0 20 40

KARLIS SKULTE CIVIL No. 47703 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
7/21/2020

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REVISION RECORD

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HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

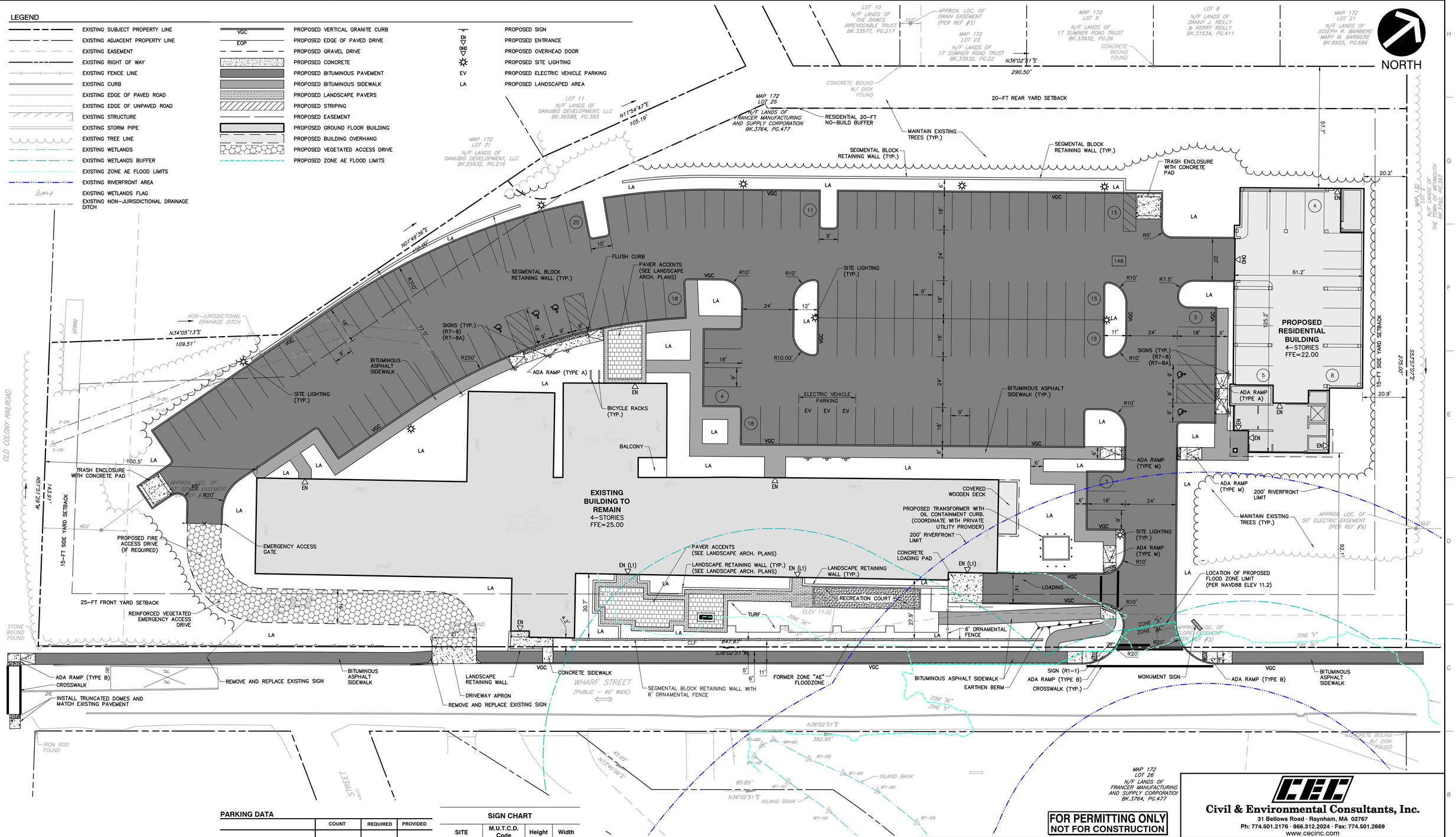
DRAWN BY:	DWP	CHECKED BY:	KPS
APPROVED BY:	DRAFT	DATE:	JULY 21, 2020
DWG SCALE:	1"=20'	PROJECT NO:	193-187

DEMOLITION AND EROSION CONTROL PLAN

DRAWING NO.: C100

SHEET 3 OF 11

\\env-boston\projects\2019\193-187\-CAD\Dwg\0911\193187-DS1-C100.dwg[3 DEMOLITION PLAN] LS(7/21/2020 - skskulte) - LP: 7/21/2020 11:58 PM



SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF PARCEL: ±153,276 SF
ZONING DISTRICT: I-2 (GENERAL INDUSTRIAL)
HMOD (HISTORIC MILL OVERLAY DISTRICT)

	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FT.):	NONE	±153,276 S.F.
MAXIMUM NUMBER OF STORIES:	4	4
MINIMUM FRONT YARD:	25 FT.	± 4.2 FT. (EX. BUILDING) ± 92.1 FT. (PR. BUILDING)
MINIMUM SIDE YARD:	15 FT.	± 100.5 FT. (EX. BUILDING) ± 20.2 FT. (PR. BUILDING)
MINIMUM REAR YARD:	20 FT.	± 72.0 FT. (EX. BUILDING) ± 57.7 FT. (PR. BUILDING)
MINIMUM LOT FRONTAGE:	NONE	± 647.7 FT.
MINIMUM LOT WIDTH:	NONE	± 647.7 FT.

PARKING DATA

	COUNT	REQUIRED	PROVIDED
STUDIOS & 1 BEDROOMS: 1.5 SPACE/UNIT	45 UNITS	68	–
2 BEDROOMS: 2 SPACE/UNIT	39 UNITS	78	–
TOTAL:	84 UNITS	146	146
TOTAL ADA ACCESSIBLE SPACES[1]:		5	5
ADA VAN ACCESSIBLE SPACES[2]:		1	1
STANDARD ACCESSIBLE SPACES		4	4

NOTES:

1. ADA REQUIREMENT IS 5 SPACES FOR 100 TO 150 PROVIDED PARKING SPACES PER SECTION 208.2 OF THE AMERICANS WITH DISABILITIES ACT.
2. PER SECTION 208.2.4 OF THE AMERICAN WITH DISABILITIES ACT, FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

SIGN CHART

SITE	M.U.T.C.D. Code	Height	Width
STOP	R1-1	30"	30"
RESERVED PARKING	R7-8	18"	12"
VAN ACCESSIBLE	R7-8a	6"	12"

NOTES

1. SITE LIGHTING IS PRELIMINARY AND IS SHOWN FOR REFERENCE. FINAL LOCATIONS, FIXTURES, HEIGHTS AND APPURTENANCES TO BE COORDINATED WITH SITE LIGHTING CONSULTANT.

REFERENCES

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

SCALE IN FEET
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COMMONWEALTH OF MASSACHUSETTS
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WEYMOUTH, MASSACHUSETTS

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

LAYOUT AND MATERIALS PLAN

DRAWING NO.: C200
SHEET 4 OF 11

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LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- 27 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING FENCE LINE
- EXISTING CURB
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING STRUCTURE
- EXISTING TREE LINE
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER
- EXISTING ZONE AE FLOOD LIMITS
- EXISTING RIVERFRONT AREA
- BFA-1 EXISTING WETLANDS FLAG
- EXISTING NON-JURISDICTIONAL DRAINAGE DITCH
- EOP PROPOSED EDGE OF PAVED DRIVE
- PROPOSED GRAVEL DRIVE
- EN PROPOSED ENTRANCE
- PROPOSED ZONE AE FLOOD LIMITS
- PROPOSED GROUND FLOOR BUILDING
- PROPOSED BUILDING OVERHANG
- PROPOSED FENCE
- PROPOSED TREELINE
- 380 PROPOSED INDEX (MAJOR) CONTOUR
- 381 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 595.68 PROPOSED SPOT ELEVATION
- TW=101.0 BW=100.0 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC=101.0 BC=100.0 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- RD PROPOSED ROOF DRAIN
- PROPOSED SWALE

NORTH

OLD COLONY RAILROAD

AD-A13 AREA DRAIN RIM=25.00 INV. OUT (12"NE)=18.65

OCS-A4 OUTLET CONTROL STR. RIM=24.10 INV. IN (12"S)=18.20 INV. IN (12"E)=16.75 INV. IN (12"SW)=18.20 INV. OUT (18"NE)=16.75 FL=29.0

WQU-A10 STC-450i RIM=24.85 INV. IN (12"SE)=17.30 INV. IN (12"SW)=17.30 INV. OUT (12"NE)=17.10

DMH-A15 MANHOLE RIM=31.24 INV. IN (12"SW)=27.40 INV. OUT (12"E)=17.55

AD-A16 DRAIN INLET RIM=22.00 INV. OUT (12"S)=18.00

CB-A12 CATCH BASIN RIM=23.50 INV. OUT (12"NE)=18.30

OCS-A8 OUTLET CONTROL STR. RIM=22.50 INV. IN (12"SE)=16.00 INV. OUT (12"N)=15.75

DMH-A3 MANHOLE RIM=22.44 INV. IN (12"S)=15.54 INV. IN (18"SW)=14.55 INV. IN (12"W)=17.00 INV. IN (12"N)=17.55 INV. OUT (18"SE)=14.55

HW-A5 HEADWALL INV. (12")=25.00 RIP RAP PAD

WQU-A14 STC-450i RIM=23.60 INV. OUT (12"NE)=19.10

CB-A11 CATCH BASIN RIM=23.60 INV. OUT (12"NW)=18.20

WQU-A9 WATER QUALITY INLET RIM=19.60 INV. OUT (12"NW)=16.60

AD-B5 AREA DRAIN RIM=15.20 INV. OUT (8"NE)=12.50

AD-B3 AREA DRAIN RIM=15.30 INV. IN (8"SW)=11.70 INV. OUT (8"NE)=11.70

AD-B2 AREA DRAIN RIM=15.30 INV. IN (8"SW)=11.30 INV. OUT (8"NE)=11.30

AD-B4 AREA DRAIN RIM=15.30 INV. IN (8"SW)=12.10 INV. OUT (8"NE)=12.10

OCS-A2 OUTLET CONTROL STRUCT. RIM=19.11 INV. IN (12"NE)=13.50 INV. IN (18"NW)=11.70 INV. OUT (18"SE)=11.70

WQU-A6 STC-450i RIM=18.49 INV. IN (6"SW)=13.68 INV. IN (12"SE)=13.68 INV. OUT (12"NW)=13.68

CB-A6A CATCH BASIN RIM=17.87 INV. OUT (12"NW)=13.82

DMH-A11 MANHOLE RIM=12.25 INV. IN (18"NW)=10.75 INV. OUT (12"SW)=6.55

TD-A7 TRENCH DRAIN RIM=15.50 INV. OUT (6"NE)=14.13

EX-DMH EXISTING MANHOLE RIM=12.50 INV. IN (12"NW)=10.56 INV. IN (12"NE)=6.40

WQU-B1 WATER QUALITY UNIT: ST RIM=16.42 INV. IN (8"SW)=10.83 INV. OUT (12"SE)=10.83

STORMWATER CHAMBERS: (30) MC-3500
TOP OF STONE: 21.60
TOP OF CHAMBERS: 20.60
BOTTOM OF CHAMBERS: 16.85
BOTTOM OF STONE: 16.10
GROUNDWATER: ±14.1 (SEE NOTE 5)

STORMWATER CHAMBERS: (55) MC-3500
TOP OF STONE: 20.50
TOP OF CHAMBERS: 19.50
BOTTOM OF CHAMBERS: 15.75
BOTTOM OF STONE: 15.00
GROUNDWATER: ±10.0 (SEE NOTE 5)

STORM CHAMBERS: (8) SC-740
TOP OF STONE: 16.60
TOP OF CHAMBERS: 16.10
BOTTOM OF CHAMBERS: 13.60
BOTTOM OF STONE: 13.10
GROUNDWATER: ±11.1 (SEE NOTE 5)

PROPOSED RESIDENTIAL BUILDING
4–STORIES
FFE=22.00

EXISTING BUILDING TO REMAIN
4–STORIES
FFE=25.00

DRAINAGE SWALE

DRAINAGE DISCHARGES TO HERRING BROOK.

CAPPED AND ABANDONED DRAIN

WHARF STREET (PUBLIC – 40' WIDE)

DEPOT STREET (PUBLIC)

MATCH EXISTING

MATCH EXISTING (TYP.)

MAINTAIN EXISTING CURB

LEVEL LANDING AT ENTRY

VERTICAL GRANITE CURB WITH 6" REVEAL

CONFIRM IF SERVICE IS ACTIVE AND MAINTAIN

"NO TRAIN HORN" "LIVE PARKING ONLY"

LOW GROUND CLEARANCE

APPROX. LOC. OF 30' ELECTRIC EASEMENT (PER REF. #9)

APPROX. LOC. OF 30' SEWER EASEMENT (PER REF. #10)

APPROX. CENTERLINE WEYMOUTH BACK RIVER

200' RIVERFRONT LINE

100' RIVERFRONT AREA

2001 RIVERFRONT AREA – FRESH WATER (PER REF. #1)

LOCATION OF FLOOD ZONE LIMIT (PER REF. #9) ELEV. = 13.0

ZONE AE

ZONE X

NOTES:

1. 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.
2. REFER TO SHEET C001 FOR ADDITIONAL NOTES.
3. 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.
4. PERMISSION TO BE OBTAINED FROM ADJACENT PROPERTY OWNER PRIOR TO PERFORMING CONSTRUCTION ON ADJACENT PROPERTIES.
5. 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:

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

SCALE IN FEET
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COMMONWEALTH OF MASSACHUSETTS
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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

GRADING AND DRAINAGE PLAN

DRAWING NO.: C300

SHEET 5 OF 11

\\srv-boston\projects\2019\193-187_CAD\Dwg\C401\193187-C401-C300.dwg|4 GRADING AND DRAINAGE| LS(7/21/2020 - kaluna) - LP: 7/22/2020 12:37 AM

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING FENCE LINE
- EXISTING CURB
- EXISTING EDGE OF PAVED ROAD
- EXISTING EDGE OF UNPAVED ROAD
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- 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
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED GAS LINE
- PROPOSED COMMUNICATION LINES
- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED ROOF DRAIN
- PROPOSED ZONE AE FLOOD LIMITS

NORTH

MAP 172 LOT 10 N/F LANDS OF THE DAWES IRREVOCABLE TRUST BK.33577, PG.217

MAP 172 LOT 23 N/F LANDS OF 17 SUMNER ROAD TRUST BK.33932, PG.22

MAP 172 LOT 9 N/F LANDS OF 17 SUMNER ROAD TRUST BK.33932, PG.26

LOT 8 N/F LANDS OF DANNY J. REILLY & KERRY REILLY BK.31534, PG.411

MAP 172 LOT 21 N/F LANDS OF JOSEPH R. BARBIERE MARY M. BARBIERE BK.8925, PG.686

MAP 172 LOT 11 N/F LANDS OF DANUBIO DEVELOPMENT, LLC BK.36588, PG.565

MAP 172 LOT 31 N/F LANDS OF DANUBIO DEVELOPMENT, LLC BK.25932, PG.216

MAP 172 LOT 1 N/F LANDS OF THE DAWES IRREVOCABLE TRUST BK.33577, PG.217

MAP 172 LOT 2 N/F LANDS OF THE DAWES IRREVOCABLE TRUST BK.3792, PG.397

12" RCP

DMH RIM=33.91 INV(A)=31.4 INV(B)=29.0

SEGMENTAL BLOCK RETAINING WALL (TYP.)

SITE LIGHTING (TYP.) (SEE NOTE 9)

DMH-A15

AD-A16

AD-A13

OCS-A4

CB-A12

WQU-A10

WQU-A14

CB-A11

OCS-A8

DMH-A3

REFER TO SHEET C300 FOR DRAINAGE INFORMATION (TYP.)

PROPOSED OIL WATER SEPARATOR RIM: 22.0 INV: 17.9(IN) INV: 17.5(OUT)

SMH RIM: 22 INV: 16.9 (IN) INV: 16.7 (OUT)

WQU-A9

6" PVC

8" PVC

PROPOSED RESIDENTIAL BUILDING 4-STORIES FFE=22.00

PLUMB VENTS THROUGH BUILDING

PROPOSED GARAGE FLOORDRAIN 4" SEWER SERVICE INV: 18.0 (CONFIRM SIZE WITH MEP)

PROPOSED 6" DOMESTIC SEWER SERVICE INV: 18.0 (CONFIRM SIZE WITH MEP)

PROPOSED GAS METER BANK (COORDINATE WITH PRIVATE UTILITY PROVIDER)

PER TOWN SOUTH FIELD BOOK 18/19 (NOT FOUND)

DMH

TWO 45° BENDS WITH THRUST BLOCKS

200' RIVERFRONT AREA FROM MEAN HIGH WATER (PER REF #11)

APPROX LOC OF UG SEWER LINES (PER REF #11) (SEE NOTE #3)

NON-JURISDICTIONAL DRAINAGE DITCH

HW-A5

MAINTAIN EXISTING FORCEMAIN AND GRAVITY SEWER

SITE LIGHTING (TYP.) (SEE NOTE 9)

EXISTING BUILDING TO REMAIN 4-STORIES FFE=25.00

PROPOSED TRANSFORMER WITH OIL CONTAINMENT CURB. (COORDINATE WITH PRIVATE UTILITY PROVIDER)

PROPOSED TELECOMMUNICATIONS SERVICE (COORDINATE WITH PRIVATE UTILITY PROVIDER)

PROPOSED SECONDARY ELECTRIC SERVICE (COORDINATE WITH PRIVATE UTILITY PROVIDER)

CONNECT TO EXISTING GAS MAIN (COORDINATE WITH PRIVATE UTILITY PROVIDER)

PROPOSED GAS METER BANK (COORDINATE WITH PRIVATE UTILITY PROVIDER)

MAINTAIN AND UTILIZE EXISTING SEWER SERVICE

AD-B5

AD-B4

AD-B3

AD-B2

TD-A7

WQU-B1

OCS-A2

PROPOSED SECONDARY ELECTRIC SERVICE (COORDINATE WITH PRIVATE UTILITY PROVIDER)

6" FIRE WATER SERVICE WITH 6" GATE VALVE. CONFIRM SIZE WITH MEP.

2" DOMESTIC WATER SERVICE WITH 2" GATE VALVE. CONFIRM SIZE WITH MEP.

PROPOSED TELECOMMUNICATIONS SERVICE (COORDINATE WITH PRIVATE UTILITY PROVIDER)

PROPOSED GAS SERVICE (COORDINATE WITH PRIVATE UTILITY PROVIDER)

PROPOSED 6" DICL WATER SERVICE

PROPOSED PRIMARY ELECTRIC SERVICE (COORDINATE WITH PRIVATE UTILITY PROVIDER)

CB-A6A

CONNECT TO EXISTING WATER 12" WATER MAIN WITH 12"X6" TAPPING SLEEVE WITH 6" VALVE

CONNECT TO EXISTING GAS MAIN (COORDINATE WITH PRIVATE UTILITY PROVIDER)

APPROX LOC OF 12" DI WATER LINE

LOCATION OF FLOODPLAIN ZONE LIMIT ELEV. "AE"

ZONE "AE"

ZONE "X"

200' RIVERFRONT LIMIT

100' RIVERFRONT AREA

DMH-A11

PROPOSED SEWER CHIMNEY CONNECTION INV: 10.7 (6" SERVICE) INV: 7.8 (EX MAIN)

CONNECT TO EXISTING OVERHEAD SERVICES WITH RISERS

MAINTAIN EXISTING FIRE HYDRANT (TYP.)

16" CI FORCED MAIN

8" VC

10" RCP

12" RCP

24" RCP

54" RCP

8" VC PUMP STATION

APPROX LOC OF 2" PL GAS LINE (PER REF #10)

X LOC OF GAS LINE REF #10)

APPROX LOC OF UG WATER LINE (PER UTILITY MARKOUT) (SEE NOTE #3)

8" PVC REF #12 VERIFIED)

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.

APPROX. CENTERLINE WEYMOUTH BACK RIVER

INLAND BANK

N36°02'51"E 392.95'

N13°40'06"E 45.05'

N36°02'51"E

SCALE IN FEET
0 20 40

NOTES

1. 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.
2. THE SANITARY SEWER AND STORM DRAIN SYSTEMS SHALL BE FLUSHED PRIOR TO FINAL ACCEPTANCE.
3. REFER TO SHEET C001 FOR ADDITIONAL NOTES.
4. 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.
5. SIZES AND LOCATIONS OF PROPOSED UTILITY SERVICES ARE PRELIMINARY ONLY AND SHALL BE COORDINATED WITH MEP ENGINEER PRIOR TO FINAL DESIGN.
6. REFER TO SHEET C300 FOR SIZES, MATERIALS, RIMS AND INVERTS OF STORM DRAIN.
7. ALL FIRE HYDRANTS SHALL BE PER TOWN OF WEYMOUTH FIRE DEPARTMENT SPECIFICATIONS.
8. ALL BENDS AND TEE CONNECTIONS SHALL HAVE THRUST BLOCKS INSTALLED.
9. SITE LIGHTING IS PRELIMINARY AND IS SHOWN FOR REFERENCE. FINAL LOCATIONS, FIXTURES, HEIGHTS AND APPURTENANCES TO BE COORDINATED WITH SITE LIGHTING CONSULTANT.

REFERENCES

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

COMMONWEALTH OF MASSACHUSETTS
KARLIS SKULTE CIVIL No. 47703 REGISTERED PROFESSIONAL ENGINEER
11/21/2020

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

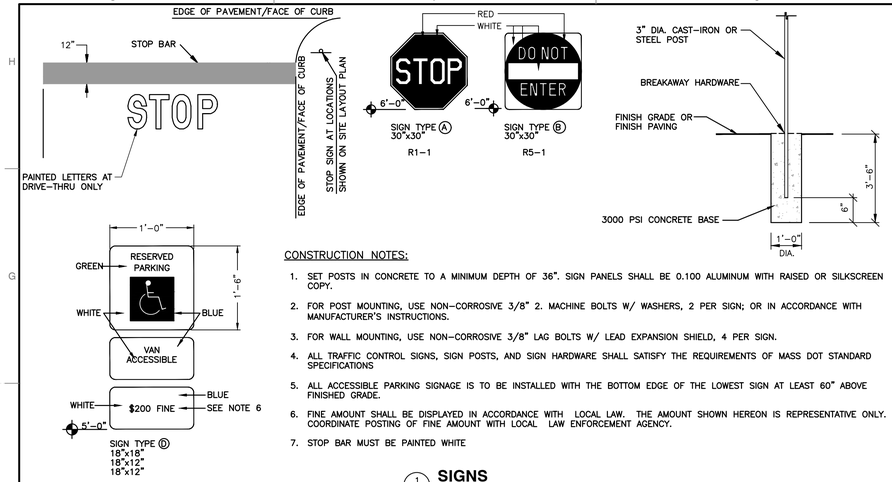
DRAWN BY:	DWP	CHECKED BY:	KPS	APPROVED BY:	DRAFT
DATE:	JULY 21, 2020	DWG SCALE:	1"=20'	PROJECT NO:	193-187

UTILITIES PLAN

DRAWING NO.: C500

SHEET 6 OF 11

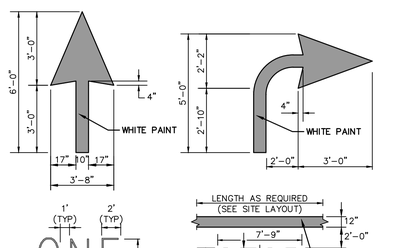
\\cec-boston\projects\2019\193-187\-CAD\[dwg]\C01\193187-C101-C500.dwg© UTILITY PLAN LS(7/21/2020 - kakuhn) - LP: 7/22/2020 12:11 AM



CONSTRUCTION NOTES:

1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" 2. MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELD, 4 PER SIGN.
4. ALL TRAFFIC CONTROL SIGNS, SIGN POSTS, AND SIGN HARDWARE SHALL SATISFY THE REQUIREMENTS OF MASS DOT STANDARD SPECIFICATIONS
5. ALL ACCESSIBLE PARKING SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE.
6. FINE AMOUNT SHALL BE DISPLAYED IN ACCORDANCE WITH LOCAL LAW. THE AMOUNT SHOWN HEREON IS REPRESENTATIVE ONLY. COORDINATE POSTING OF FINE AMOUNT WITH LOCAL LAW ENFORCEMENT AGENCY.
7. STOP BAR MUST BE PAINTED WHITE

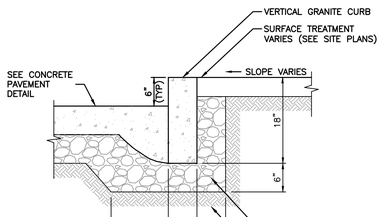
1/800 SIGNS
N.T.S.



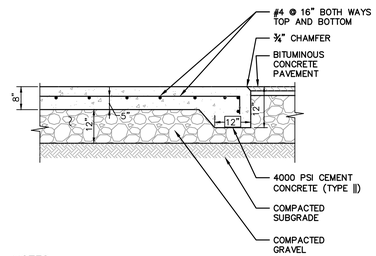
CONSTRUCTION NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON-SITE WORK IN THE LOCATIONS SHOWN ON THE LAYOUT AND MATERIALS PLAN.

2/800 PAINTED PAVEMENT MARKINGS
N.T.S.



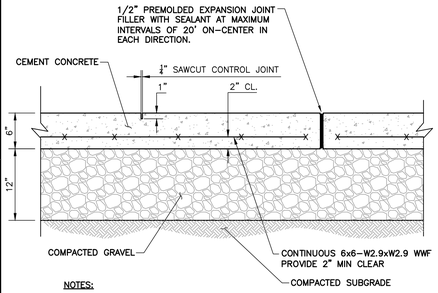
3/800 VERTICAL GRANITE CURB
N.T.S.



NOTES

1. SIZE OF LOADING DOCK PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 40 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

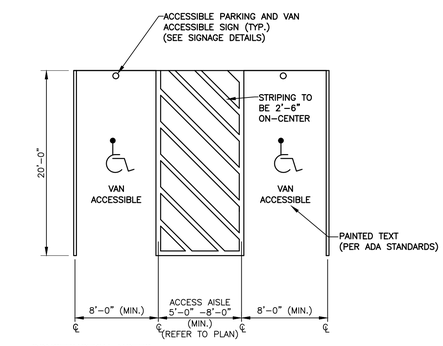
4/800 LOADING DOCK PAD
N.T.S.



NOTES:

1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE PAVEMENT ABUTS THE BUILDING.
2. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

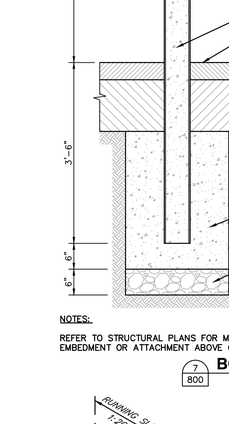
5/800 CONCRETE PAVEMENT
N.T.S.



CONSTRUCTION NOTES:

1. ALL STRIPING FOR ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
2. ALL STRIPING FOR STANDARD PARKING SPACES TO BE 4" WIDE PAINTED STRIPES.
3. SEE SHEET LAYOUT PLAN FOR ACCESSIBLE STALL LOCATIONS
4. ALL PARKING STALLS AND CROSSHATCH PAINT STRIPING SHALL BE COLOR WHITE.
5. ACCESS ISLE MUST BE 5'-0" (MIN.) FOR NON-VAN ACCESSIBLE STALLS

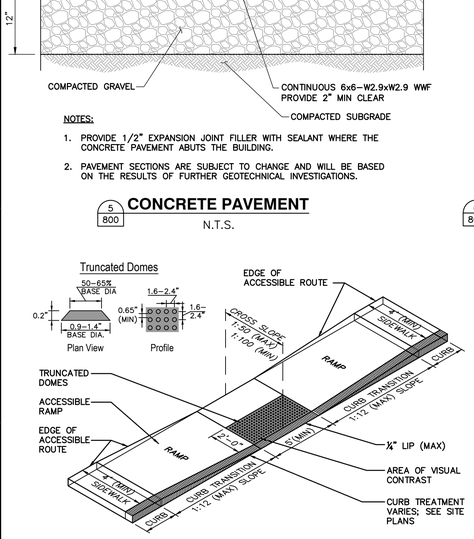
6/800 ACCESSIBLE PARKING STALL MARKING DETAIL
N.T.S.



NOTES:

REFER TO STRUCTURAL PLANS FOR MODIFICATIONS TO BOLLARD EMBEDMENT OR ATTACHMENT ABOVE GARAGE SLAB.

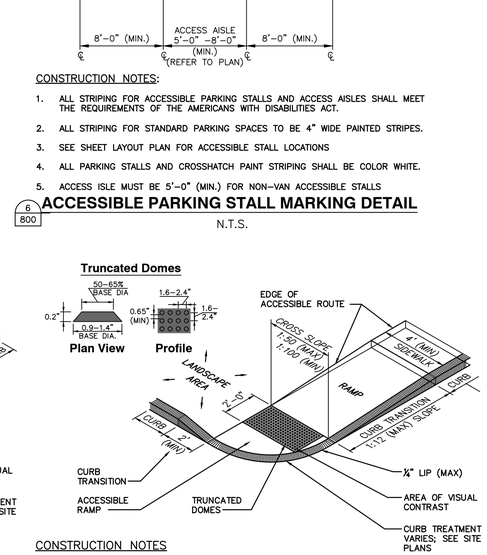
7/800 BOLLARD
N.T.S.



CONSTRUCTION NOTES

1. CURB RAMPS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (521 CMR).
2. THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE GREATER THAN 1:12. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF CURB RAMPS AND WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
3. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE LANDING CLEAR LENGTH SHALL BE 36 INCHES (3 FEET) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING.
4. COUNTER SLOPES OF ADJOINING SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.
5. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

10/800 ACCESSIBLE CURB RAMP (TYPE "A")
N.T.S.



CONSTRUCTION NOTES

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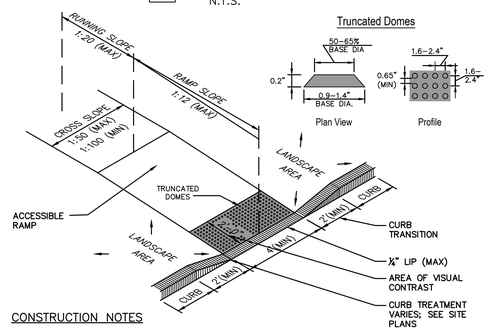
4. COUNTER SLOPES OF ADJOINING SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.
5. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

11/800 ACCESSIBLE CURB RAMP (TYPE "B")
N.T.S.



CONSTRUCTION NOTES

1. CURB RAMPS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (521 CMR).
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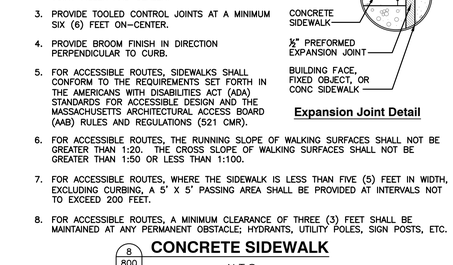
4. COUNTER SLOPES OF ADJOINING SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.
5. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

12/800 ACCESSIBLE CURB RAMP (TYPE "M")
N.T.S.

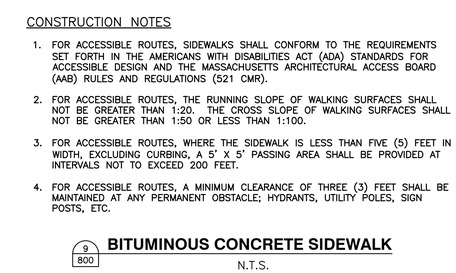


CONSTRUCTION NOTES

1. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.
2. PROVIDE EXPANSION JOINTS AT A MINIMUM 30 FEET ON-CENTER WITH PRE-FORMED EXPANSION JOINT FILLER AND SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON-CENTER.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
5. FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (521 CMR).
6. FOR ACCESSIBLE ROUTES, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
7. FOR ACCESSIBLE ROUTES, WHERE THE SIDEWALK IS LESS THAN FIVE (5) FEET IN WIDTH, EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE; HYDRANTS, UTILITY POLES, SIGN POSTS, ETC.

Expansion Joint Detail

8/800 CONCRETE SIDEWALK
N.T.S.



CONSTRUCTION NOTES

1. FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (521 CMR).
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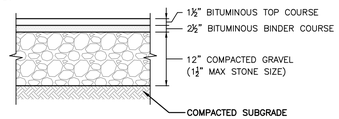
4. FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE; HYDRANTS, UTILITY POLES, SIGN POSTS, ETC.

9/800 BITUMINOUS CONCRETE SIDEWALK
N.T.S.



STANDARD DUTY FLEXIBLE PAVEMENT

CONSTRUCTION NOTES

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

13/800 BITUMINOUS CONCRETE PAVEMENT
N.T.S.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

KARLIS SKULTE CIVIL No. 47703 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS 7/21/2020

Civil & Environmental Consultants, Inc.
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REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

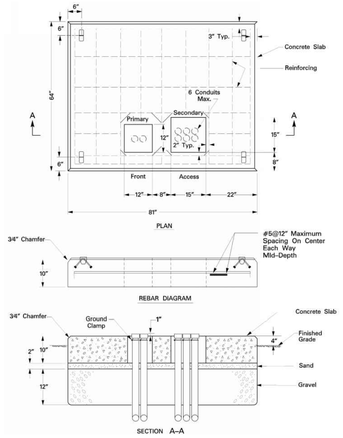
DRAWN BY:	DWP	CHECKED BY:	KPS	APPROVED BY:	DRAFT
DATE:	JULY 21, 2020	DWG SCALE:	AS SHOWN	PROJECT NO:	193-187

DETAIL SHEET 1

DRAWING NO.: C800

SHEET 7 OF 11

Figure 27.0-1 15kV Transformer Pad 75- 500kVA 44-113 (ref-44-113/UF8A)



CONSTRUCTION NOTES

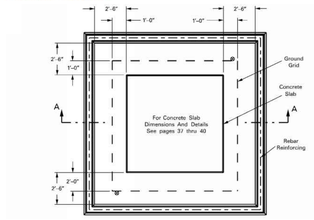
1. DETAIL SHOWN FOR REFERENCE ONLY. REFER TO LATEST EDITION OF NATIONAL GRID SPECIFICATIONS FOR LATEST AUTHORZIED VERSION.
2. CONTRACTOR TO REVIEW NATIONA GRID STANDARDS AND SALL INSTALL ALL ELECTRIC EQUIPMENT IN ACCORDANCE WITH NATIONAL GRID STANDARDS AND DETAILS. AUTHORIZATION FROM NATIONAL GRID IS REQUIRED PRIOR TO CONSTRUCITON.

1/801 CONCRETE PAD - TRANSFORMER

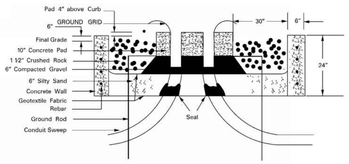
N.T.S.

National Grid / Supplement to Specifications for Electrical Installations / ESB 756B July 2010

Containment Area Plan View



Typical Cross Section of Containment Pad A-A



CONSTRUCTION NOTES

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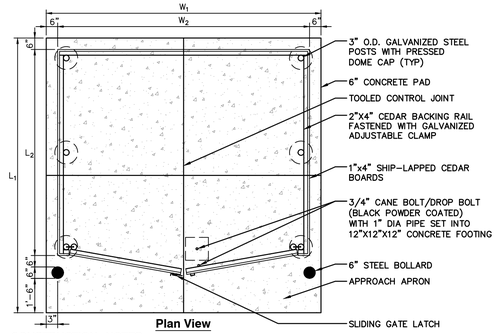
2. CONTRACTOR TO REVIEW NATIONA GRID STANDARDS AND SALL INSTALL ALL ELECTRIC EQUIPMENT IN ACCORDANCE WITH NATIONAL GRID STANDARDS AND DETAILS. AUTHORIZATION FROM NATIONAL GRID IS REQUIRED PRIOR TO CONSTRUCITON.

2/801 TYPICAL OIL CONTAINMENT - TRANSFORMER

N.T.S.



CONSTRUCTION NOTES

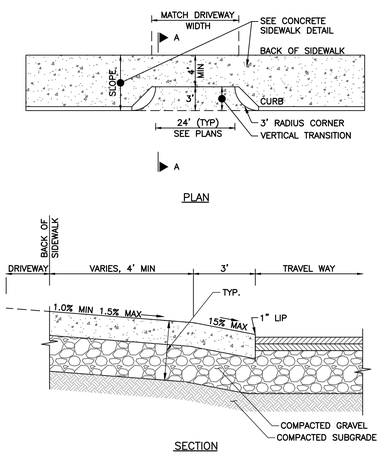
1. CEMENT CONCRETE SHALL BE 4,000 PSI–TYPE II.
2. PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON–CENTER AND EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
3. ALL WOODEN FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, INSTALLED TO THE DIMENSIONS SHOWN ON THE DRAWING.
4. POSTS SHALL MAINTAIN A DEPTH OF 3'–0" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
5. 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.

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"

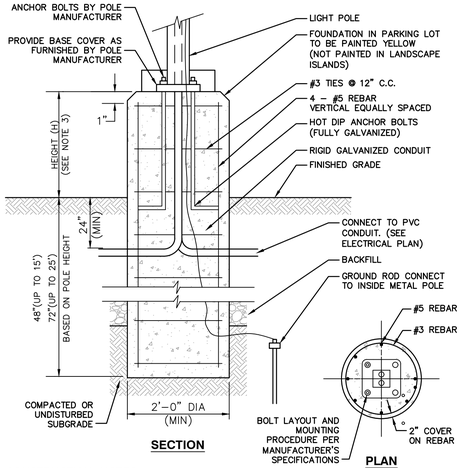
3/801 DUMPSTER PAD WITH ENCLOSURE

N.T.S.



4/801 CONCRETE DRIVEWAY APRON

N.T.S.

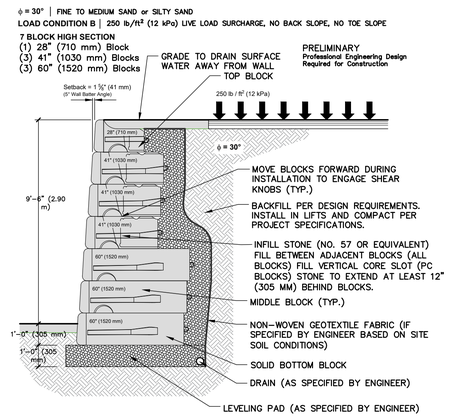


CONSTRUCTION NOTES

1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE HEIGHT AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATIONS.
2. LIGHT POLE FOUNDATION TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC.
3. 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.

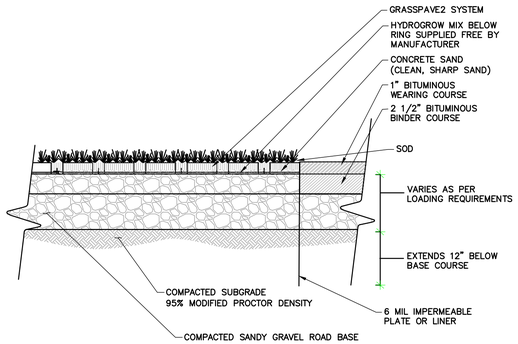


NOTES

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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REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
KARLIS SKULTE
CIVIL
No. 47703
REGISTERED PROFESSIONAL ENGINEER
7/21/2020

HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

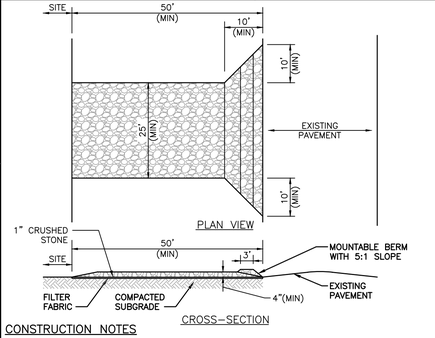
DRAWN BY:	DWP	CHECKED BY:	KPS	APPROVED BY:	DRAFT
DATE:	JULY 21, 2020	DWG SCALE:	AS SHOWN	PROJECT NO:	193-187

DETAIL SHEET 2

DRAWING NO.: **C801**

SHEET 8 OF 11

\\ser-boston\projects\2019\193-187\-CAD\Dwg\C801\193187-C801-C800.dwg[C801] 15:27:21 2020 - dpatenaude - LP: 7/22/2020 12:28 AM

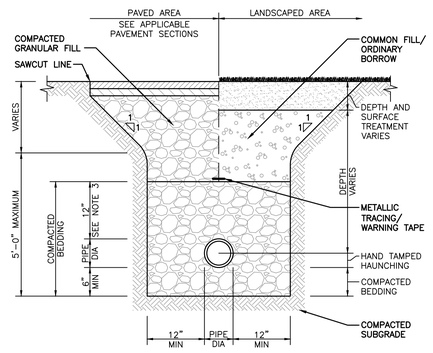


CONSTRUCTION NOTES

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR 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. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO FINAL FINISHED MATERIALS BEING INSTALLED.

1 802 STABILIZED CONSTRUCTION EXIT

N.T.S.

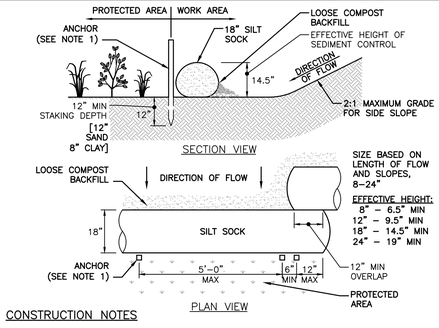


CONSTRUCTION NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. FOR HIGH DENSITY POLYETHYLENE (HDPE) PIPE, DIMENSION IS 24 INCHES.

6 802 UTILITY TRENCH

N.T.S.

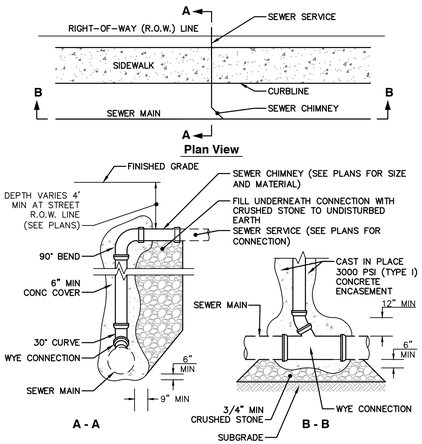


CONSTRUCTION NOTES

1. ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
2. COMPOST FOR SILT SOCK FILL MATERIAL TO BE PROVIDED BY THE MANUFACTURER IN CONJUNCTION WITH THE ENGINEER TO PROVIDE THE REQUIRED REMOVAL OF SEDIMENT OR OTHER POLLUTANTS FROM RUNOFF.
3. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE LOCAL CONSERVATION AGENT OR THE DESIGN ENGINEER.
4. SILT SOCK SHALL BE INSPECTED PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

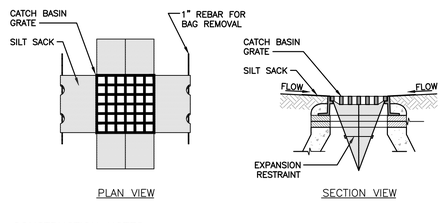
2 802 SILT SOCK EROSION CONTROL BARRIER

N.T.S.



7 802 SEWER CHIMNEY SERVICE

N.T.S.

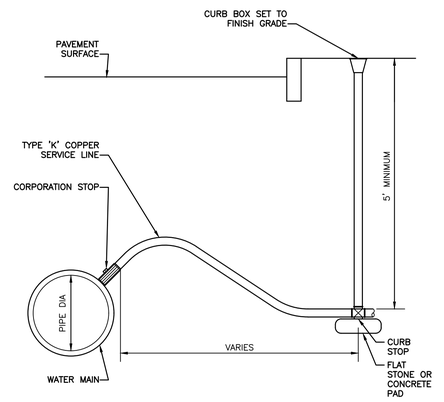


CONSTRUCTION NOTES

1. INSTALL SILT SACKS IN ALL CATCH BASINS WHERE INDICATED ON THE SITE PLANS BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER THE BINDER COURSE IS PLACED AND EROSION CONTROL BARRIERS HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILT SACK.
3. SILT SACKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. CLEANING OR REPLACEMENT SHALL BE PERFORMED AS NEEDED. MAINTAIN SILT SACKS UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

3 802 SILT SACK INLET PROTECTION

N.T.S.

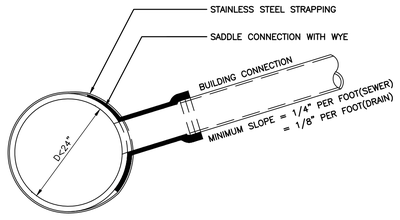


CONSTRUCTION NOTES

1. INSTALLATION SHALL CONFORM WITH MUNICIPAL WATER WORKS SPECIFICATIONS AND STANDARDS.

8 802 CORPORATION / CURB STOP WITH BOX

N.T.S.

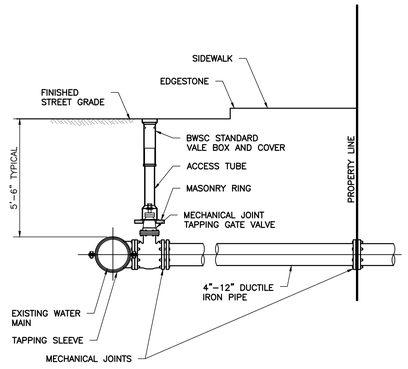


NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

4 802 SADDLE CONNECTION

N.T.S.

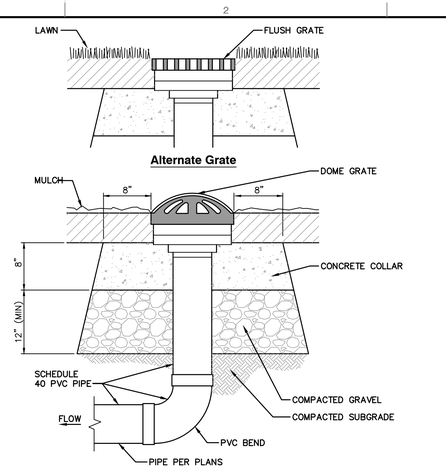


NOTE:

1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

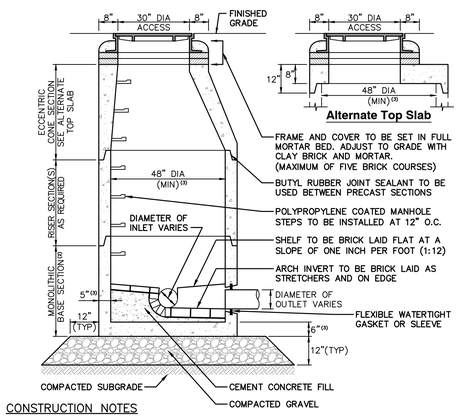
9 802 WATER CONNECTION TO EXISTING MAIN

N.T.S.



5 802 LANDSCAPE DRAIN

N.T.S.

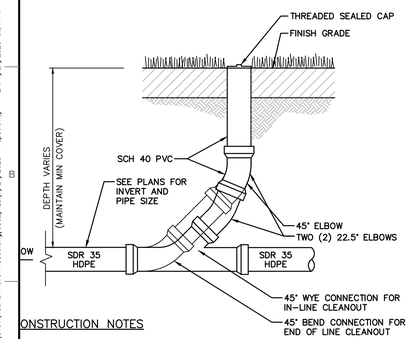


CONSTRUCTION NOTES

1. STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS-20 LOADING.
2. BASE TO BE SINGLE POUR MONOLITHIC SECTION.
3. 60" (5'-0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 7" MINIMUM BASE THICKNESS FOR 5'-0" DIAMETER PRECAST MANHOLE.
4. EXTERIOR SURFACES TO BE GIVEN TWO COATS OF WATERPROOFING MATERIAL.

10 802 SEWER MANHOLE

N.T.S.

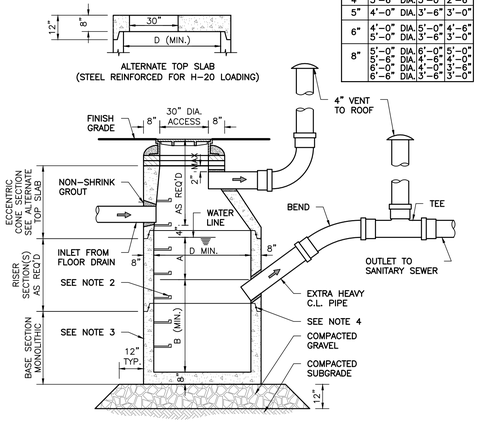


ONSTRUCTION NOTES

1. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

11 802 CLEANOUT - LANDSCAPE AREA

N.T.S.



INLET SIZE	D	A	B
4"	3'-6" DIA.	3'-0"	2'-6"
5"	4'-0" DIA.	3'-6"	3'-0"
6"	4'-0" DIA. 5'-0" DIA.	5'-0" 3'-6"	4'-6" 3'-0"
8"	5'-0" DIA. 5'-6" DIA. 6'-0" DIA. 6'-6" DIA.	6'-0" 4'-0" 4'-0" 3'-6"	5'-0" 4'-0" 3'-6" 3'-0"

NOTE:
FINAL DESIGN OF OIL AND GAS SEPARATOR TO BE BY PLUMBING ENGINEER.
THE INSTALLATION OF OIL AND GAS SEPARATOR, THE PIPING TO AND 10 FEET BEYOND IS BY PLUMBER.

NOTES:

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 18" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
6. STRUCTURE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE. IF INSTALLED INSIDE OF A BUILDING, THE COVER MUST BE SEALED TIGHT.
7. THE STRUCTURE SHALL BE LOCATED AND CONSTRUCTED THAT SURFACE AND SUBSURFACE WATER SHALL BE EXCLUDED.
8. INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
9. WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
10. PRECAST CONCRET UNITS SHALL MEET OR EXCEED ASTM C-478 STANDARD OF 4,000 PSI.
11. THE NEW SEPARATOR MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
12. OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.
13. SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.
14. 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.
15. ALL PIPING AND VENT MATERIAL TO BE EXTRA HEAVY CAST IRON OR DUCTILE IRON.

12 802 OIL AND GAS TRAP

N.T.S.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

KARLIS SKULTE CIVIL No. 47703 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
7/21/2020

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REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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 3

DRAWING NO.: **C802**

SHEET 9 OF 11

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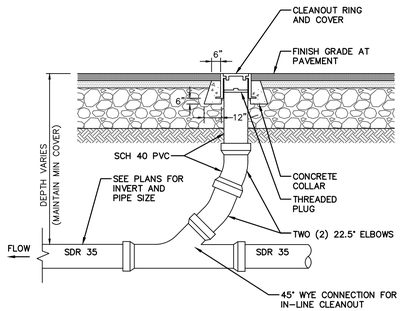


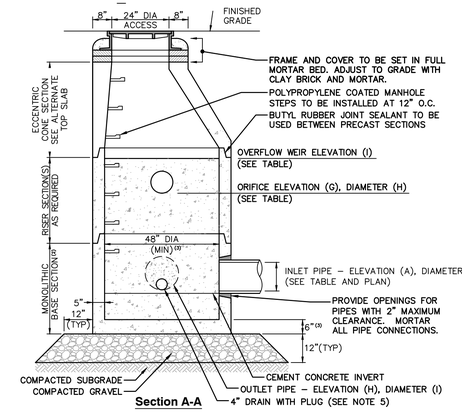
NOTES

1. CEMENT CONCRETE SHALL BE 4,000 PSI–TYPE II.

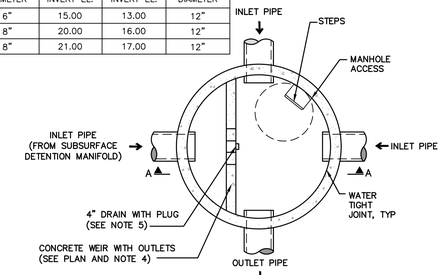
1/803 CLEANOUT (PAVEMENT)

N.T.S.

OUTLET CONTROL STRUCTURE	INLET PIPE (A)		INLET PIPE (B)		INLET PIPE (C)		ORIFICE		OVERFLOW WEIR	OUTLET PIPE	
	(A) INVERT EL.	(B) DIAMETER	(C) INVERT EL.	(D) DIAMETER	(E) INVERT EL.	(F) DIAMETER	(G) INVERT EL.	(H) DIAMETER	(I) INVERT EL.	(J) INVERT EL.	(K) DIAMETER
OCS A2	14.00	12"	13.00	12"	–	–	14.25	6"	15.00	13.00	12"
OCS A8	15.50	12"	16.00	12"	–	–	17.90	8"	20.00	16.00	12"
OCS A4	18.20	12"	17.00	12"	18.20	12"	20.00	8"	21.00	17.00	12"



Section A-A



Plan

CONSTRUCTION NOTES

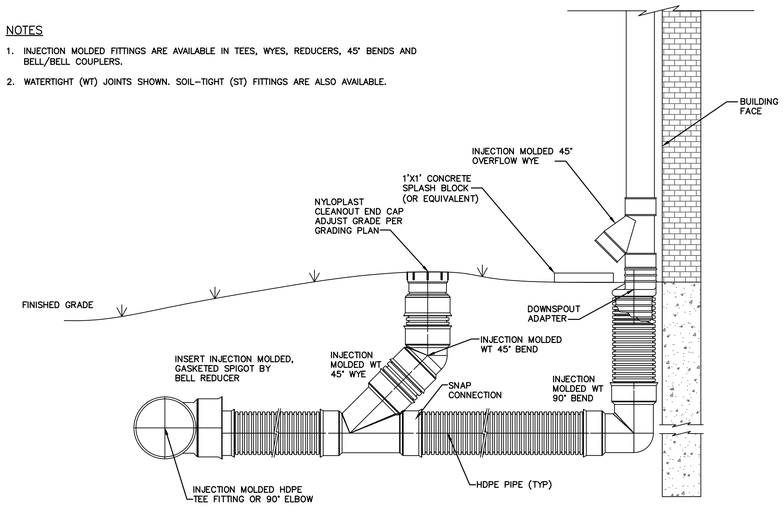
1. STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS–20 LOADING.
2. BASE TO BE SINGLE POUR MONOLITHIC SECTION.
3. 60" (5'–0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 7" MINIMUM BASE THICKNESS FOR 5'–0" DIAMETER PRECAST MANHOLE.
4. SEE PLANS FOR WEIR ELEVATIONS AND CONFIGURATIONS.
5. PLUG SHALL CONSIST OF A 4" PVC PIPE WITH A THREADED PLUG.

2/803 OUTLET CONTROL STRUCTURE

N.T.S.

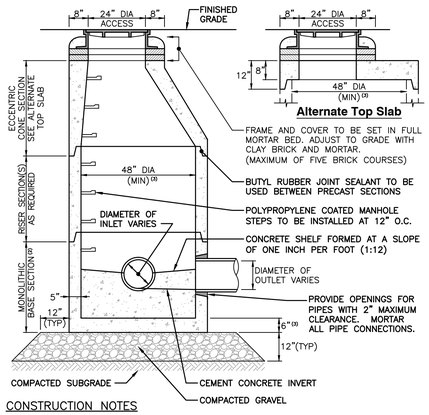
NOTES

1. INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT (WT) JOINTS SHOWN. SOIL–TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



3/803 ROOF DRAIN LEADER

N.T.S.



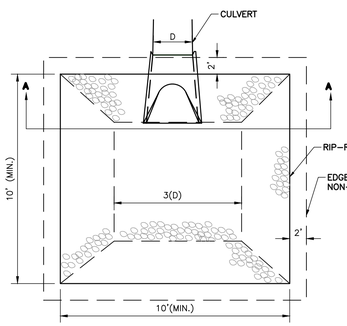
Alternate Top Slab

CONSTRUCTION NOTES

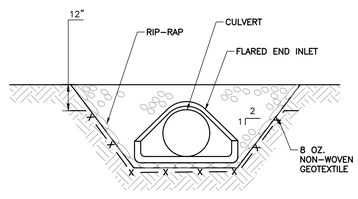
1. STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS–20 LOADING.
2. BASE TO BE SINGLE POUR MONOLITHIC SECTION.
3. 60" (5'–0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 8" MINIMUM BASE THICKNESS FOR 5'–0" DIAMETER PRECAST MANHOLE.

4/803 DRAIN MANHOLE

N.T.S.



PLAN VIEW



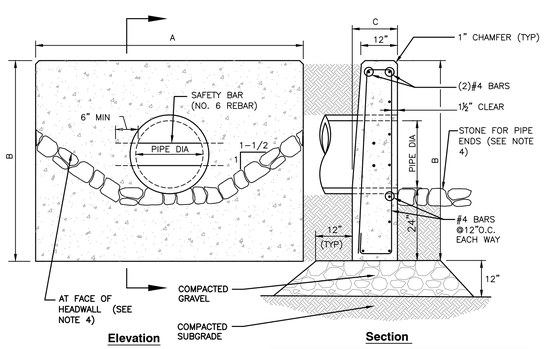
SECTION A–A

NOTE:

RIP–RAP SHALL BE WELL GRADED FROM A MINIMUM SIZE OF 6" TO A MAXIMUM SIZE OF 12", 12" THICK, MIN.

5/C803 RIP-RAP INLET APRON DETAIL

N.T.S.



Elevation Section

PIPE DIA	A	B	C	# OF SAFETY BARS
12"	5'–6"	4'–2"	1'–6"	–
15"	6'–6"	4'–5"	1'–6"	–
18"	7'–6"	4'–9"	1'–6"	1
24"	9'–0"	5'–3"	1'–6"	1
30"	11'–0"	5'–10"	1'–6"	2
36"	13'–0"	6'–4"	1'–9"	2
42"	15'–9"	6'–11"	1'–9"	3
48"	17'–9"	7'–5"	2'–0"	3
60"	21'–9"	8'–6"	2'–6"	4
72"	25'–9"	9'–7"	3'–0"	5

CONSTRUCTION NOTES

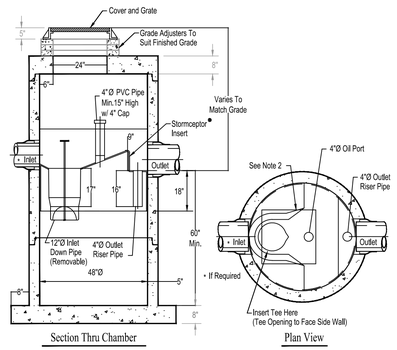
1. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
2. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
3. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.
4. SEE STONE PROTECTION AT HEADWALL DETAIL.

6/803 CONCRETE HEADWALL

N.T.S.

Rinker MATERIALS — Concrete Pipe Division

STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)



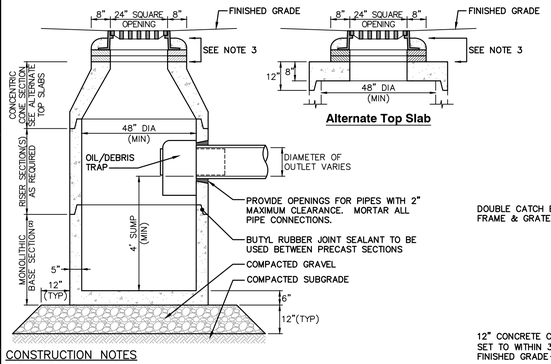
Section Thru Chamber Plan View

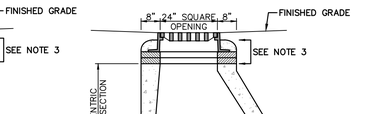
Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

7/803 WATER QUALITY UNIT (450i)

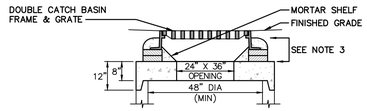
N.T.S.



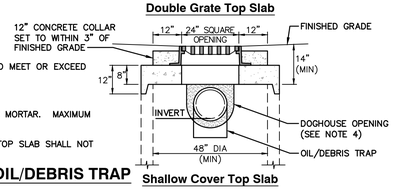


Alternate Top Slab

Alternate Eccentric Cone Section



Double Grate Top Slab



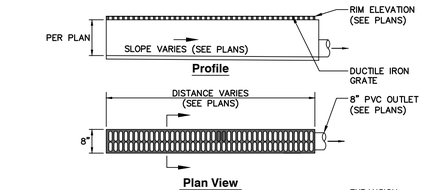
Shallow Cover Top Slab

CONSTRUCTION NOTES

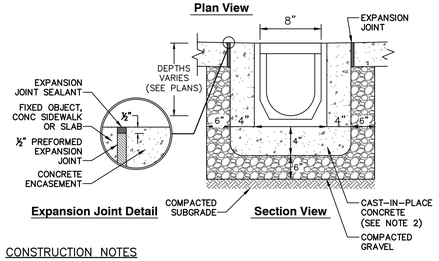
1. STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS–20 LOADING.
2. BASE TO BE SINGLE POUR MONOLITHIC SECTION.
3. FRAME AND GRATE TO BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. MAXIMUM OF FIVE BRICK COURSES.
4. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAXIMUM CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON THE PIPE. GROUT ALL CONNECTIONS WITH NON–SHRINK GROUT.

8/803 CATCH BASIN WITH OIL/DEBRIS TRAP

N.T.S.



Profile Plan View



Expansion Joint Detail Section View

CONSTRUCTION NOTES

1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS–20 LOADING.
2. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS WHEN PLACES IN ACCESSIBLE ROUTES.
4. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS

9/803 TRENCH DRAIN

N.T.S.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

COMMONWEALTH OF MASSACHUSETTS
KARLIS SKULTE CIVIL No. 47703 REGISTERED PROFESSIONAL ENGINEER
7/21/2020

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

REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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 4

DRAWING NO.: C803

SHEET 10 OF 11

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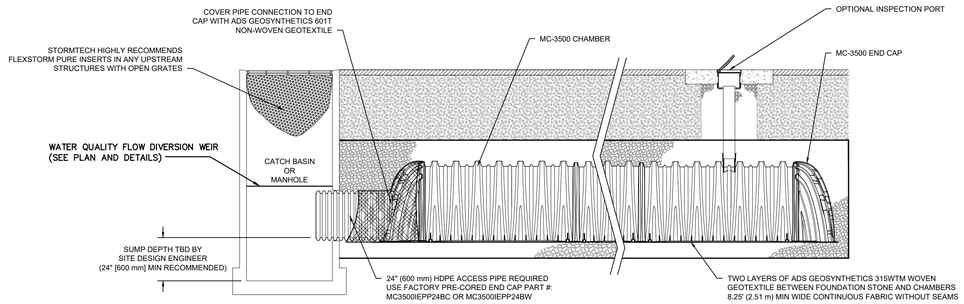
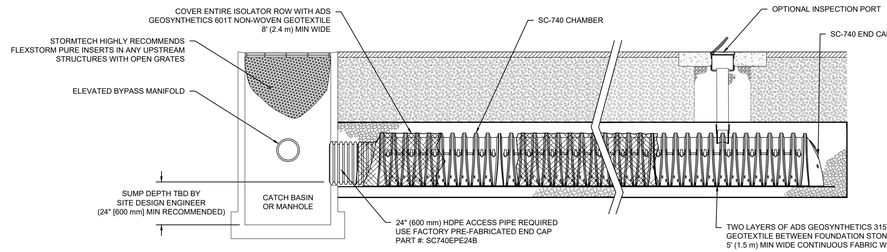
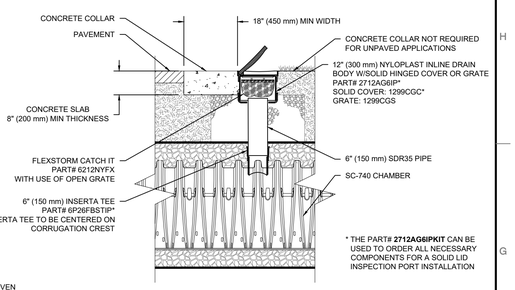


MC-3500 ISOLATOR ROW DETAIL
NTS



SC-740 ISOLATOR ROW TYPICAL DETAIL
N.T.S.



SC-740 INSPECTION PORT DETAIL
N.T.S.

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.

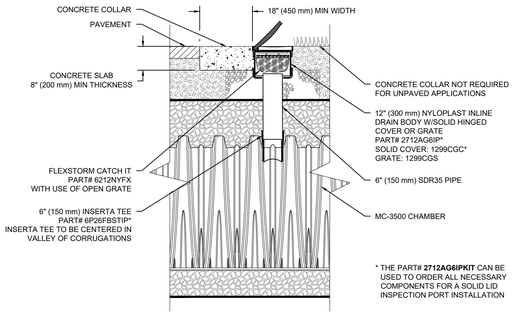
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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.

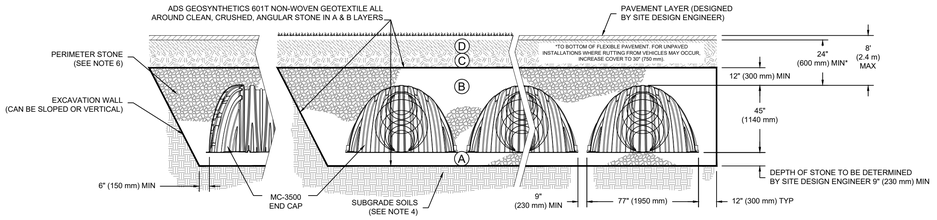


MC-3500 6" INSPECTION PORT DETAIL
NTS

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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS 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 12" (300 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.	CLEAN, CRUSHED, ANGULAR STONE	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.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	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 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:

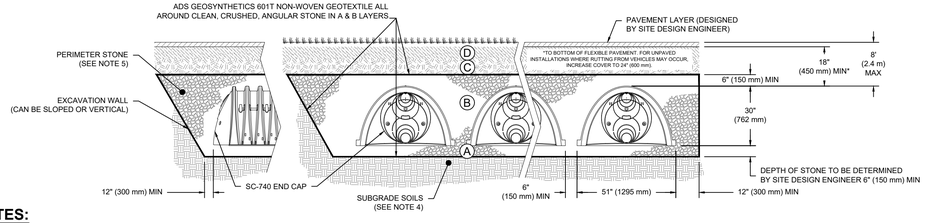
1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED 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.
   PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. 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.

1 804 STORMTECH MC-3500 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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS 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.	CLEAN, CRUSHED, ANGULAR STONE	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.	CLEAN, CRUSHED, ANGULAR STONE	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".
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.

2 804 STORMTECH SC-740 TYPICAL DETAIL
N.T.S.

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.

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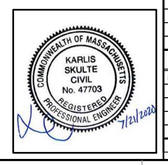


Civil & Environmental Consultants, Inc.
31 Bellows Road · Raynham, MA 02767
Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

HERITAGE COMPANIES
THE OVERLOOK
44 WHARF STREET
WEYMOUTH, MASSACHUSETTS

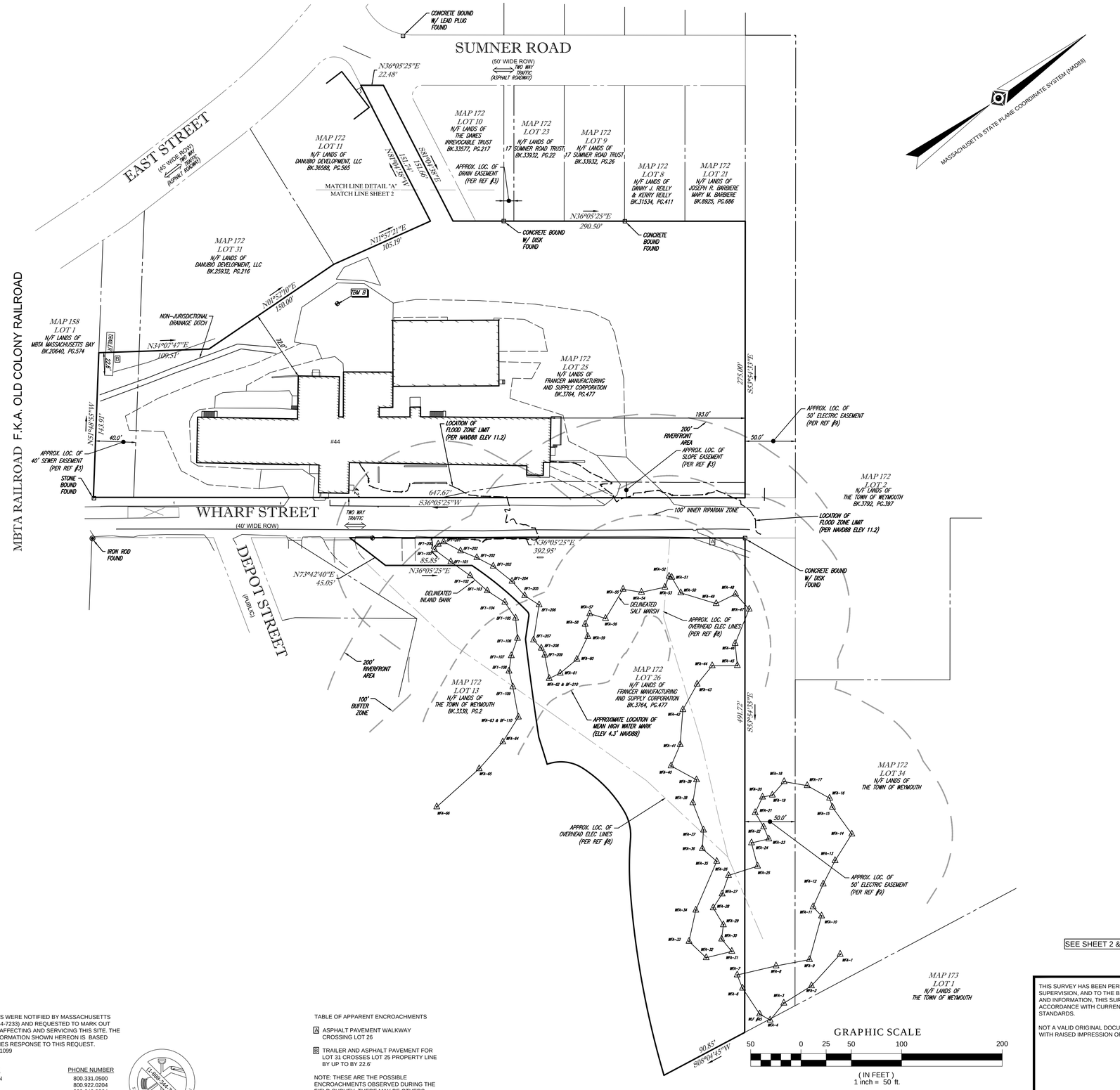
DRAWN BY:	DWP	CHECKED BY:	KPS	APPROVED BY:	DRAFT
DATE:	JULY 21, 2020	DWG SCALE:	AS SHOWN	PROJECT NO:	193-187

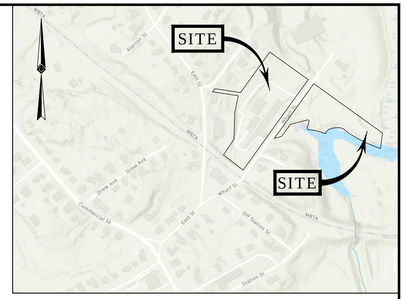
DETAIL SHEET 5

DRAWING NO.: **C804**

SHEET 11 OF 11

P:\2019\193-187\-CADD\Dwg\C601\193187-C601-C800.dwg[C804] LS(7/21/2020 - dpetrone) - LP: 7/21/2020 8:56 PM





LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOTS 25 & 26 AS SHOWN ON THE TOWN OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 19.

2. 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

3. 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.

4. 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.

5. 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.

6. 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

7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

8. 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 = 24.56'

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.

9. 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.

10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF WEYMOUTH, NORFOLK COUNTY, MAP 19.

2. 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.

3. 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.

4. MAP ENTITLED "PLAN SHOWING SUBDIVISION OF LAND IN EAST WEYMOUTH, MASS. FOR WEYMOUTH INDUSTRIAL ASSOCIATION", PREPARED BY: RUSSELL H. WHITING, DATED: MARCH 30, 1921, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1486 PAGE 501.

5. MAP ENTITLED "PLAN OF LAND WEYMOUTH, MASS. FOR GEO. E. KEITH COMPANY", PREPARED BY: RUSSELL H. WHITING, DATED: JANUARY 8, 1921, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 98 PAGE 4764.

6. 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.

7. 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.

8. 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.

9. 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.

10. GAS MAPPING PROVIDED BY NATIONAL GRID GAS - BOSTON.

11. MAPPING OF RIVERFRONT AREA, BASED ON ELEVATIONS ON NAVD88, PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

12. 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.

13. 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.

SEE SHEET 2 & 3 FOR TOPOGRAPHIC DETAIL

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.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

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

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED
PROFESSIONAL LAND SURVEYOR

7-20-2020
DATE

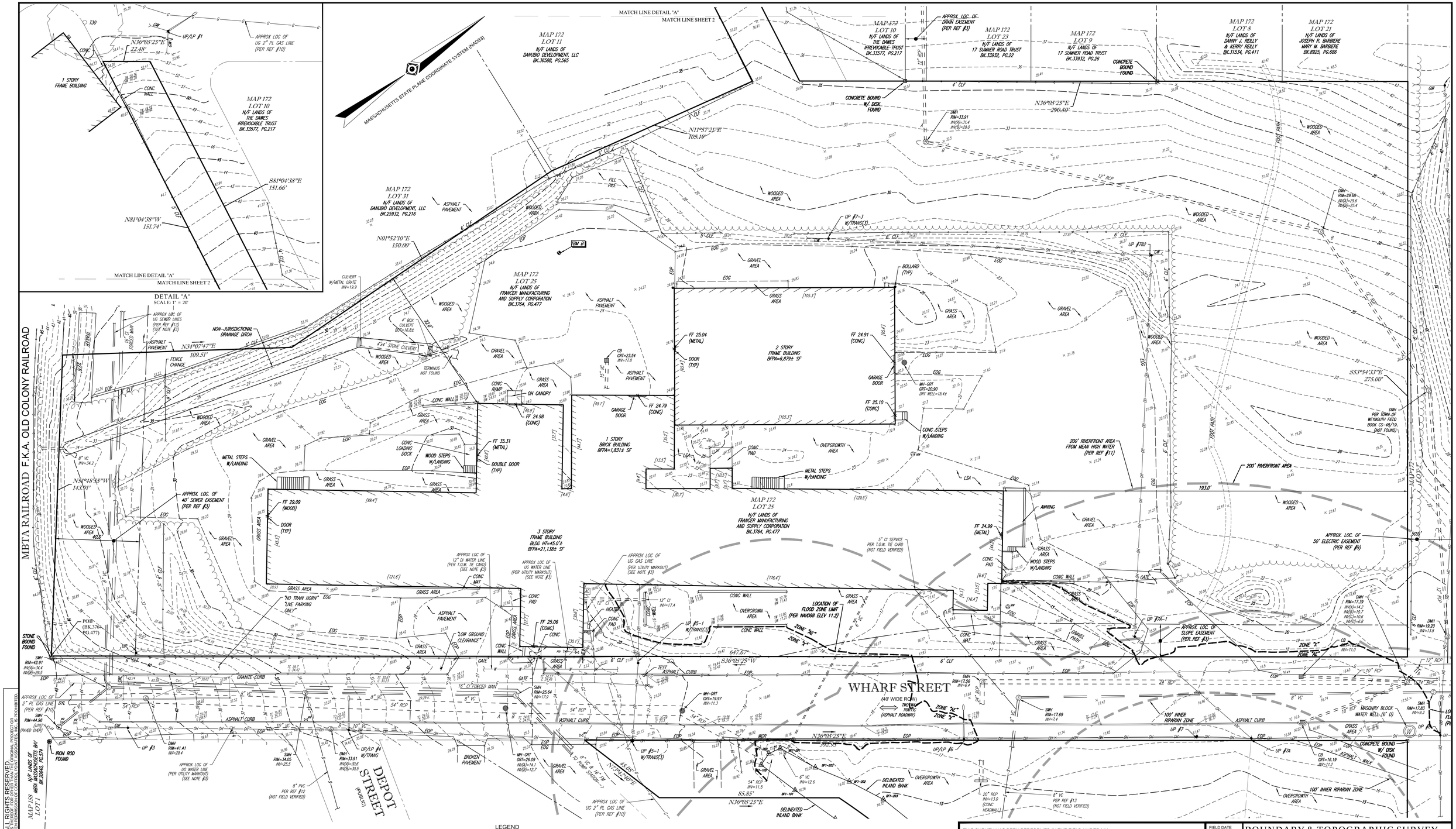
FIELD DATE	4-25-2020
FIELD BOOK NO.	20-02MA
FIELD BOOK PG.	63-68 & 83
FIELD CREW	S.B.H.
DRAWN:	B.A.V.
REVIEWED:	S.P.P.

BOUNDARY & TOPOGRAPHIC SURVEY
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
44 WHARF STREET
LOT 25 & 26, 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 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	6-25-2020	1"= 50'	03-200107-00	1 OF 3

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED.
THIS PLAN AND DESIGN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.


MBTA RAILROAD F.K.A. OLD COLONY RAILROAD
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83)
MATCH LINE DETAIL "A"
MATCH LINE SHEET 2
DETAIL "A"
SCALE: 1" = 20'
MAP 172 LOT 11
N/F LANDS OF DANUBIO DEVELOPMENT, LLC
BK.36588, PG.565
MAP 172 LOT 10
N/F LANDS OF THE DAMES IRREVOCABLE TRUST
BK.33577, PG.217
MAP 172 LOT 23
N/F LANDS OF 17 SUMNER ROAD TRUST
BK.33932, PG.22
MAP 172 LOT 9
N/F LANDS OF 17 SUMNER ROAD TRUST
BK.33932, PG.26
MAP 172 LOT 8
N/F LANDS OF DANNY J. REILLY & KERRY REILLY
BK.31534, PG.411
MAP 172 LOT 21
N/F LANDS OF JOSEPH R. BARBIERE
MARY M. BARBIERE
BK.8925, PG.686
MAP 172 LOT 31
N/F LANDS OF DANUBIO DEVELOPMENT, LLC
BK.25932, PG.216
MAP 172 LOT 25
N/F LANDS OF FRANCER MANUFACTURING AND SUPPLY CORPORATION
BK.3784, PG.477
MAP 158 LOT 1
N/F LANDS OF MBTA MASSACHUSETTS BAY
BK.20840, PG.574
2 STORY FRAME BUILDING BFFA=6,879± SF
1 STORY BRICK BUILDING BFFA=1,831± SF
3 STORY FRAME BUILDING BLDG HT=45.0'± BFFA=21,138± SF
WHARF STREET
(40' WIDE R.O.W.)
TWO-WAY TRAFFIC
(ASPHALT ROADWAY)
DEPOT STREET
(PUBLIC)
N34°07'47"E 109.51'
N55°48'55"W 143.91'
N81°04'38"W 151.74'
N01°52'10"E 150.00'
S81°04'38"E 151.66'
N11°57'21"E 105.19'
N36°05'25"E 290.50'
S53°54'33"E 275.00'
S36°05'25"W 647.67'
N36°05'25"E 193.0'
N36°05'25"E 85.85'
N36°05'25"E
S36°05'25"W
POB (BK.3764, PG.477)
STONE BOUND FOUND
IRON ROD FOUND
CONCRETE BOUND W/ DISK FOUND
CONCRETE BOUND FOUND
APPROX LOC OF 40' SEWER EASEMENT (PER REF #3)
APPROX LOC OF 50' ELECTRIC EASEMENT (PER REF #9)
APPROX LOC OF SLOPE EASEMENT (PER REF #3)
APPROX LOC OF DRAIN EASEMENT (PER REF #3)
APPROX LOC OF 2" PL GAS LINE (PER REF #10)
APPROX LOC OF UG GAS LINE (PER UTILITY MARKOUT) (SEE NOTE #3)
APPROX LOC OF UG WATER LINE (PER UTILITY MARKOUT) (SEE NOTE #3)
APPROX LOC OF 12" DI WATER LINE (PER T.O.W. TIE CARD) (SEE NOTE #3)
APPROX LOC OF UG 2" PL GAS LINE (PER REF #10)
APPROX LOC OF UG SEWER LINES (PER REF #13) (SEE NOTE #3)
APPROX LOC OF UG WATER LINE (PER UTILITY MARKOUT) (SEE NOTE #3)
5" CI SERVICE PER T.O.W. TIE CARD (NOT FIELD VERIFIED)
8" PVC PER REF #12 (NOT FIELD VERIFIED)
8" VC PER REF #13 (NOT FIELD VERIFIED)
20" RCP INV=13.0 (CONC HEADWALL)
TBM B
TBM A
LOCATION OF FLOOD ZONE LIMIT (PER NAVD88 ELEV 11.2)
ZONE "X"
ZONE "AE"
ZONE "VE"
200' RIVERFRONT AREA FROM MEAN HIGH WATER (PER REF #11)
200' RIVERFRONT AREA
100' INNER RIPARIAN ZONE
100' OUTER RIPARIAN ZONE
"NO TRAIN HORN" "LIVE PARKING ONLY"
"LOW GROUND CLEARANCE"
TERMINUS NOT FOUND
BROKEN PAVEMENT
DELINEATED INLAND BANK
OVERGROWTH AREA
WOODED AREA
GRAVEL AREA
GRASS AREA
ASPHALT PAVEMENT
GRANITE CURB
ASPHALT CURB
CONC WALL
CONC PAD
CONC MAT
CONC STEPS W/LANDING
METAL STEPS W/LANDING
WOOD STEPS W/LANDING
GARAGE DOOR
DOUBLE DOOR (TYP)
DOOR (TYP)
BOLLARD (TYP)
AWNING
OH CANOPY
CONC RAMP
CONC LOADING DOCK
FENCE CHANGE
NON-JURISDICTIONAL DRAINAGE DITCH
4'x4' STONE CULVERT
4' BOX CULVERT BO=16.8±
CULVERT W/METAL GRATE INV=19.9
16" CI TRENCH MAIN
15" CI
12" CI
12" RCP
10" RCP
8" VC
6" VC
54" RCP
24" RCP
FF 25.04 (METAL)
FF 24.91 (CONC)
FF 25.10 (CONC)
FF 24.79 (CONC)
FF 24.98 (CONC)
FF 35.31 (METAL)
FF 29.09 (WOOD)
FF 24.99 (METAL)
FF 25.06 (CONC)
GATE
FILL PIPE
GW
OH
EOP
EOG
EDP
LSA
CB GRT=23.54 INV=17.8
MH-GRT GRT=20.90 DRY WELL=15.4±
MH-GRT GRT=19.97 INV=11.3
MH-GRT GRT=26.09 INV(A)=14.1 INV(B)=12.7
SMH RM=42.91 INV(A)=34.4 INV(B)=29.5
SMH RM=44.96 (UTD) PAVED OVER)
SMH RM=25.64 INV=17.9
SMH RM=17.69 INV=7.4
SMH RM=17.83 INV=9.2
DMH RM=33.91 INV(A)=30.6 INV(B)=30.5
DMH RM=41.41 INV=29.4
DMH RM=34.05 INV=25.5
DMH RM=33.91 INV(A)=31.4 INV(B)=29.0
DMH RM=29.88 INV(A)=25.6 INV(B)=25.4
DMH RM=17.39 INV(A)=14.2 INV(B)=10.7 INV(C)=10.6 INV(D)=6.8
DMH RM=19.20 INV=11.8
DMH RM=17.56 INV=6.4
DMH PER TOWN OF WEYMOUTH FIELD BOOK CS-48/19, (NOT FOUND)
CB GRT=16.19 INV=11.2
UP #1 W/TRANS
UP/LP #1
UP/LP #2
UP/LP #3
UP/LP #4 W/TRANS
UP/LP #5-1 W/TRANS(3)
UP/LP #6
UP #7-3 W/TRANS(3)
UP #7
UP #7A
UP #7A-1
UP #782
BF1-201
BF1-202
BF1-203
BF1-204
BF1-205
BF1-206
BF1-207
BF1-208
BF1-209
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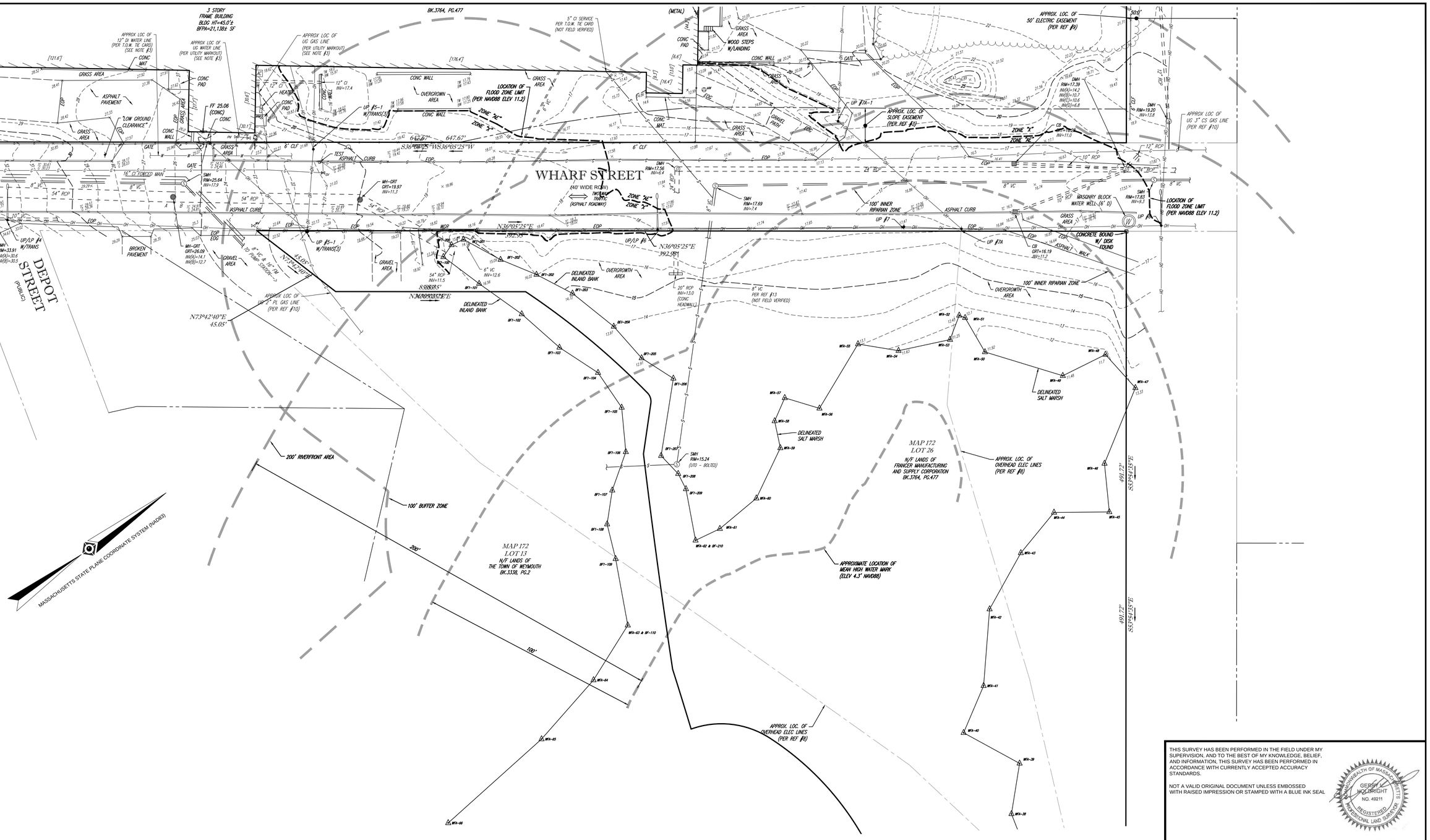
BF1-240



LEGEND

124 / 125	EXISTING CONTOUR	OH	OVERHEAD WIRES
× 123.45	EXISTING SPOT ELEVATION	W	APPROX. LOC. UNDERGROUND WATER LINE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	EDP	EDGE OF PAVEMENT
× G 122.95	EXISTING GUTTER ELEVATION	LSA	LANDSCAPED AREA
× TW 123.45	EXISTING TOP OF WALL ELEVATION	(TYP)	TYPICAL
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION		HYDRANT
× FF 123.45	EXISTING FINISHED FLOOR ELEVATION	WV	WATER VALVE
	WOOD GUIDE RAIL	PIV	PRESSURE INDICATOR VALVE
CLF	CHAIN LINK FENCE	WM	WATER METER
EOG	EDGE OF GRAVEL	GV	GAS VALVE
EOC	EDGE OF CONCRETE		

EM	ELECTRIC METER	If	TREE & TRUNK SIZE
	UTILITY POLE	SWL	SOLID WHITE LINE
	UTILITY POLE/LIGHT POLE	DYL	DOUBLE YELLOW LINE
GW	GUY WIRE	BFPA	BUILDING FOOTPRINT AREA
MW	MONITORING WELL	UTO	UNABLE TO OPEN
	SIGN		
	BOLLARD		
UG	UNDER GROUND		
DMH	DRAINAGE/STORM MANHOLE		
SMH	SANITARY/SEWER MANHOLE		
CB	CATCH BASIN OR INLET		

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

(1-888-344-7233) STOP. CALL BEFORE YOU DIG!

SEE SHEET 1 OF 3 FOR BOUNDARY, NOTES AND REFERENCES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

COMMONWEALTH OF MASSACHUSETTS
GERRY L. HOLDRIGHT
NO. 49211
REGISTERED PROFESSIONAL LAND SURVEYOR

7-20-2020
DATE

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

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.

BOUNDARY & TOPOGRAPHIC SURVEY
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

44 WHARF STREET
LOT 25 & 26, 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 631-589-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
G.L.H.	6-25-2020	1"= 20'	03-200107-00	3 OF 3

CONTROL POINT ASSOCIATES, INC., ALL RIGHTS RESERVED.
THE CONTENTS HEREIN ARE AN INSTRUMENT OF SERVICE AND SHALL NOT BE USED ON ANY ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

NORTH

(ASPHALT ROADWAY)

MAP 172
LOT 31

N/F LANDS OF
DANUBIO DEVELOPMENT, LLC
BK.25932, PG.216

N/F LANDS OF
DANNY J. REILLY
& KERRY REILLY
BK.31534, PG.411

N/F LANDS OF
JOSEPH R. BARBIERE
MARY M. BARBIERE
BK.8925, PG.686

158.51'
N85°40'03"W

N36°02'51"E
290.50'

APPROX. LOC. OF DRAIN EASEMENT (PER REF #3)

CONCRETE BOUND FOUND

UP #10

Property Line, Typ

20' Rear Yard Setback

15' Side Yard Setback

Proposed Residential Building

50' Electrical Easement

200' Riverfront Area from Mean High Water

Property Line, Typ

Proposed retained edge of existing vegetation, typ.

15' Side Yard Setback

40' Sewer Easement

25' Front Yard Setback

Existing Building
(To Remain)

RESIDENT OUTDOOR AMENITY AREA
- OUTDOOR DINING AND LIVING
- FIREPIT
- BOCCE COURT
- EXERCISE & ACTIVITY LAWN

PROPOSED RETAINING WALL (SEE ENG'S PLAN)

DECORATIVE PAVING AT BUILDING ENTRANCE

TRASH DUMPSTER STORAGE

LAWN

LAWN TO TREELINE

PLANT BED EDGE, TYP.

MONUMENT SIGN

FIRE ACCESS DRIVE (IF REQ'D)

SYNTHETIC TURF BOCCE

SYNTHETIC TURF LAWN

CLEAR EX. SLOPE OF OVERGROWTH AND SEED WITH A NATIVE STEEP SLOPE SEED MIX

Wharf Street

DEPOT STREET (PUBLIC)

ASPHALT PAVEMENT

EOP

BROKEN PAVEMENT

(PER UTILITY MARKOUT) (SEE NOTE #3)

INV=25.5

APPROX. CENTERLINE WEYMOUTH BACK RIVER

INLAND BANK

OVERGROWTH AREA

1-QR
2-QR
1-PA-B
4-PA-H
1-ZS-VG
7-RO-ID
3-RO-ID
6-SC
22-SC
1-HS-A
7-IC-GL
3-PA-H
2-ZS-VG
1-TO-EG
3-IC-H
3-TO-EG
2-IC-H
3-PO-C
5-PJ-BB
2-CF-CP
3-TM-T
5-IV-LH
10-PA-H
8-TM-T
3-RH-CW
5-TM-T
4-TM-T
3-VD-BM
24-PA-H
4-MS-C
19-SC
2-PA-B
5-PA-H
8-RO-WO
8-IG-S
7-IC-H
3-IV-LH
7-IV-RS
7-CA-HB
6-AR
6-IG-S
1-AR
7-AR-B
5-IG-S
17-SC
8-CA
6-CA-HB
9-PV-N
9-IG-S
3-VC-C
3-HP-BS
6-B-GM
55-FI-NG
1-AG-RH
3-AG-RH
7-RH-CW
9-HM-B
20-LM-V
7-PA-H
1-MS-C
15-RF-G
8-IC-GL
5-HQ-PW
6-IG-S
4-RH-CW
18-SC
4-TO-EG
9-IG-S

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REVISION RECORD

NO	DATE	DESCRIPTION

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

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

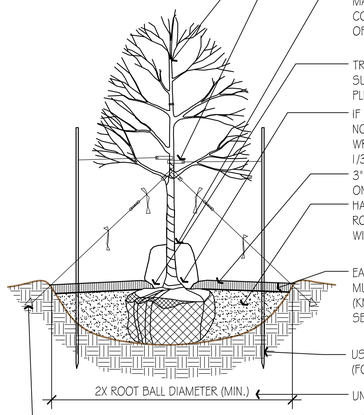
DRAWING NO.: L100

SHEET OF

NOTES:
ON TREES BELOW 3" CAL.
USE WOOD STAKES.

ON TREES 3" CAL. OR GREATER
USE GUYING CABLES.

IF GUYING CABLES USE 3 PER TREE



- INSTALL TREE PLUMB - L.A. TO APPROVE FACE / ORIENTATION OF TREES ON SITE
- NON-GURDELING STRAP SUCH AS CHAIN LOCK OR ARBORTAPE
- INSTALL TREE GATORS ON ALL TREES NOT COVERED BY IRRIGATION AS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO MAINTAIN DURING PERIOD OF WARRANTY
- TREE SHALL BE PLANTED ;3" ABOVE SURROUNDING GRADE - TREE SHALL BE PLUMB AFTER SETTLEMENT
- IF ROOTBALL IS WRAPPED IN PLASTIC OR NON-BIODEGRADEABLE MATERIAL REMOVE ENTIRE WRAP - IF WRAPPED IN BURLAP, CUT OPEN AT LEAST 1/3 OF TOP
- 3" PINE BARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)
- HAND EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOT BALL - PRUNE ROOT FLARE - BACKFILL HOLE WITH PLANTING SOIL MIX AS SPECIFIED
- EARTH SAUCER TO CONTAIN 3" MULCH - PULL MULCH 3-6" AWAY FROM TRUNK OF TREE (KNOCKDOWN/REMOVE SAUCER AFTER FIRST SEASON)
- USE 2"X2" HARDWOOD STAKE (FOR BELOW 3" CAL.)
- UNDISTURBED SUBGRADE

2X ROOT BALL DIAMETER (MIN.)

USE DUCKBILL TREE ANCHOR FOR 3" CAL. OR GREATER

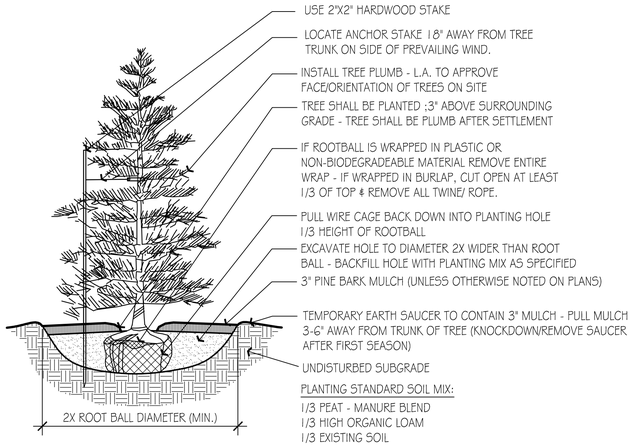
PLANTING SOIL MIX:

1/3 PEAT - BLEND MANURE
1/3 HIGH ORGANIC LOAM
1/3 EX. SOIL

NOTE:
FOR ALL FALL PLANTING, WRAP TRUNK AS SPECIFIED TO 2ND LOWEST BRANCH - REMOVE THE FOLLOWING SPRING

ALL TREES SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING

1 SHADE & FLOWERING TREE DETAIL
NOT TO SCALE

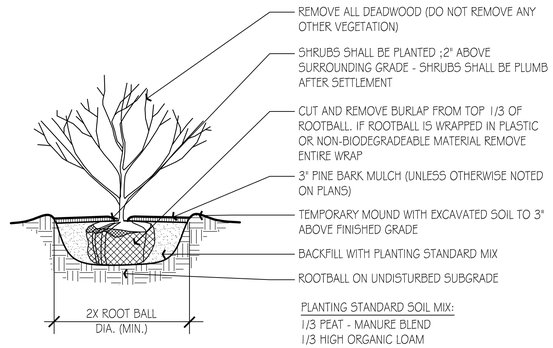


- USE 2"X2" HARDWOOD STAKE
- LOCATE ANCHOR STAKE 18" AWAY FROM TREE TRUNK ON SIDE OF PREVAILING WIND.
- INSTALL TREE PLUMB - L.A. TO APPROVE FACE/ORIENTATION OF TREES ON SITE
- TREE SHALL BE PLANTED ;3" ABOVE SURROUNDING GRADE - TREE SHALL BE PLUMB AFTER SETTLEMENT
- IF ROOTBALL IS WRAPPED IN PLASTIC OR NON-BIODEGRADEABLE MATERIAL REMOVE ENTIRE WRAP - IF WRAPPED IN BURLAP, CUT OPEN AT LEAST 1/3 OF TOP & REMOVE ALL TWINE/ ROPE.
- PULL WIRE CAGE BACK DOWN INTO PLANTING HOLE 1/3 HEIGHT OF ROOTBALL
- EXCAVATE HOLE TO DIAMETER 2X WIDER THAN ROOT BALL - BACKFILL HOLE WITH PLANTING MIX AS SPECIFIED
- 3" PINE BARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)
- TEMPORARY EARTH SAUCER TO CONTAIN 3" MULCH - PULL MULCH 3-6" AWAY FROM TRUNK OF TREE (KNOCKDOWN/REMOVE SAUCER AFTER FIRST SEASON)
- UNDISTURBED SUBGRADE

PLANTING STANDARD SOIL MIX:
1/3 PEAT - MANURE BLEND
1/3 HIGH ORGANIC LOAM
1/3 EXISTING SOIL

2X ROOT BALL DIAMETER (MIN.)

2 EVERGREEN TREE DETAIL
NOT TO SCALE

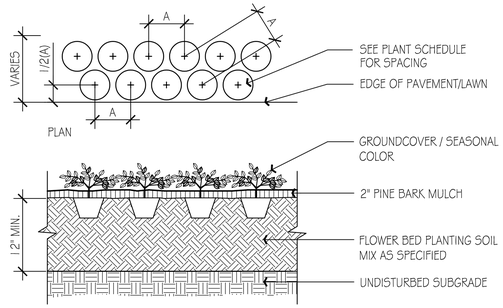


- REMOVE ALL DEADWOOD (DO NOT REMOVE ANY OTHER VEGETATION)
- SHRUBS SHALL BE PLANTED ;2" ABOVE SURROUNDING GRADE - SHRUBS SHALL BE PLUMB AFTER SETTLEMENT
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. IF ROOTBALL IS WRAPPED IN PLASTIC OR NON-BIODEGRADEABLE MATERIAL REMOVE ENTIRE WRAP
- 3" PINE BARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)
- TEMPORARY MOUND WITH EXCAVATED SOIL TO 3" ABOVE FINISHED GRADE
- BACKFILL WITH PLANTING STANDARD MIX
- ROOTBALL ON UNDISTURBED SUBGRADE

2X ROOT BALL DIA. (MIN.)

PLANTING STANDARD SOIL MIX:
1/3 PEAT - MANURE BLEND
1/3 HIGH ORGANIC LOAM
1/3 EXISTING SOIL

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 `Bombshell`	Bombshell 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 `Tauntonl`	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.		

MASSACHUSETTS
THOMAS E. MINER
REGISTERED LANDSCAPE ARCHITECT
NO. 918
7/21/20

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REVISION RECORD

NO	DATE	DESCRIPTION

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NO	DATE	DESCRIPTION

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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

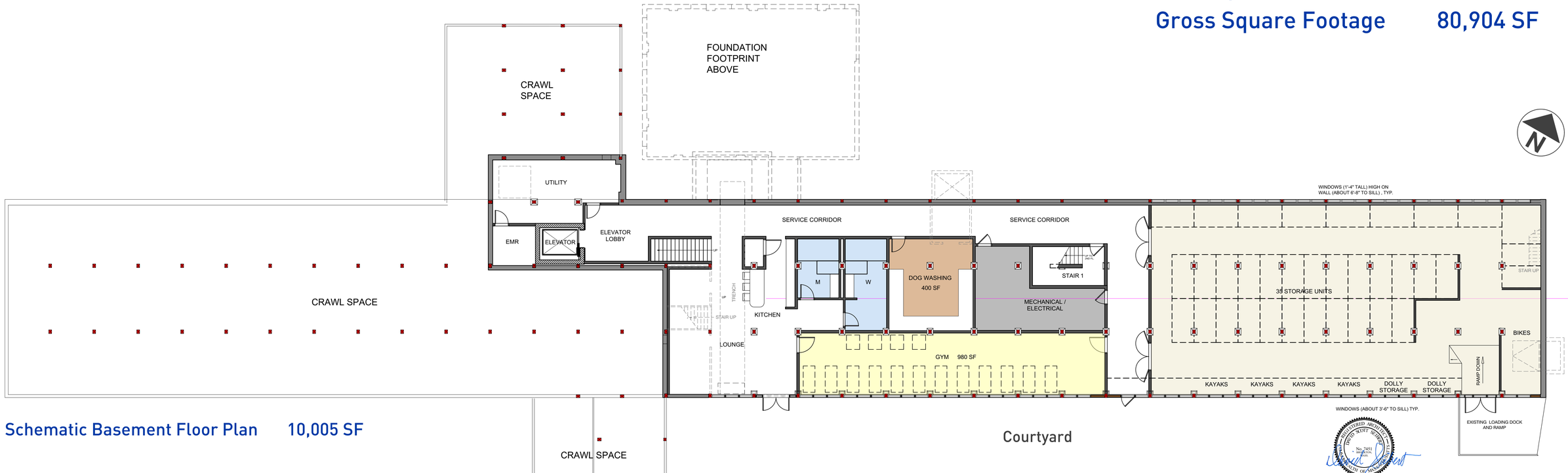
DRAWING NO.: L200
SHEET OF

OVERLOOK
44 Wharf Street

Schematic First Floor Plan 20,495 SF

1 BEDROOM	9	13.5
1 BED JR.	4	6.0
1 BED PLUS	1	1.5
2 BEDROOM	3	6.0
2 BEDROOM PLUS	1	2.0
TOTAL UNITS	18	29.0 PARKING SPACES

Total Apartment Units	66
Gross Square Footage	80,904 SF



Schematic Basement Floor Plan 10,005 SF

44 Wharf Street Apartments

Weymouth, Massachusetts

Mill Building / Schematic Floor Plans / Scale: 3/32" = 1'-0" / July 17, 2020 / **A - 1**

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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

44 Wharf Street Apartments

Weymouth, Massachusetts

Mill Building / Schematic Floor Plans / Scale: 3/32" = 1'-0" / July 17, 2020 / A - 2

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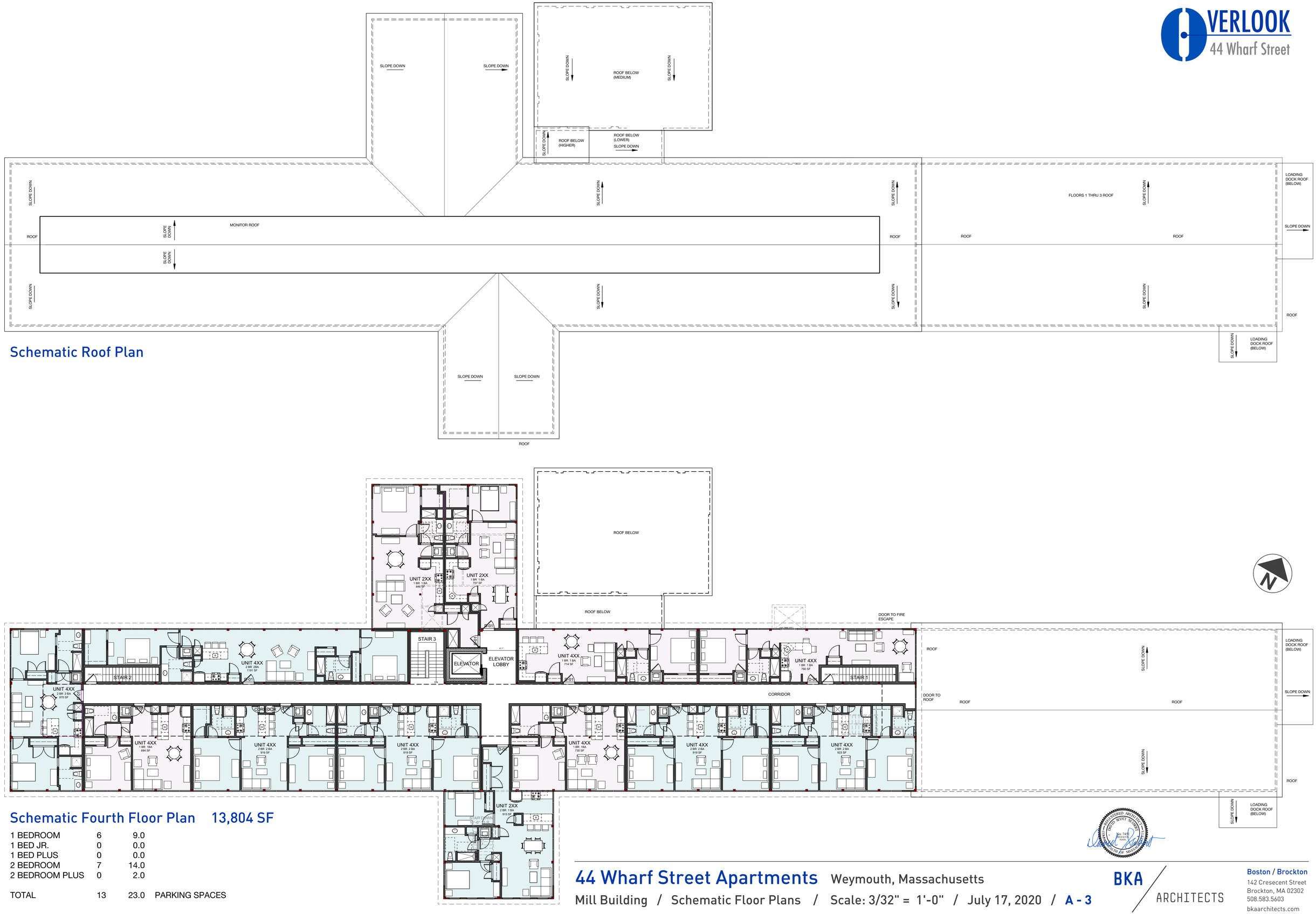

Schematic Roof Plan

Schematic Fourth Floor Plan 13,804 SF

1 BEDROOM	6	9.0	
1 BED JR.	0	0.0	
1 BED PLUS	0	0.0	
2 BEDROOM	7	14.0	
2 BEDROOM PLUS	0	2.0	
TOTAL	13	23.0	PARKING SPACES

44 Wharf Street Apartments Weymouth, Massachusetts

Mill Building / Schematic Floor Plans / Scale: 3/32" = 1'-0" / July 17, 2020 / **A - 3**

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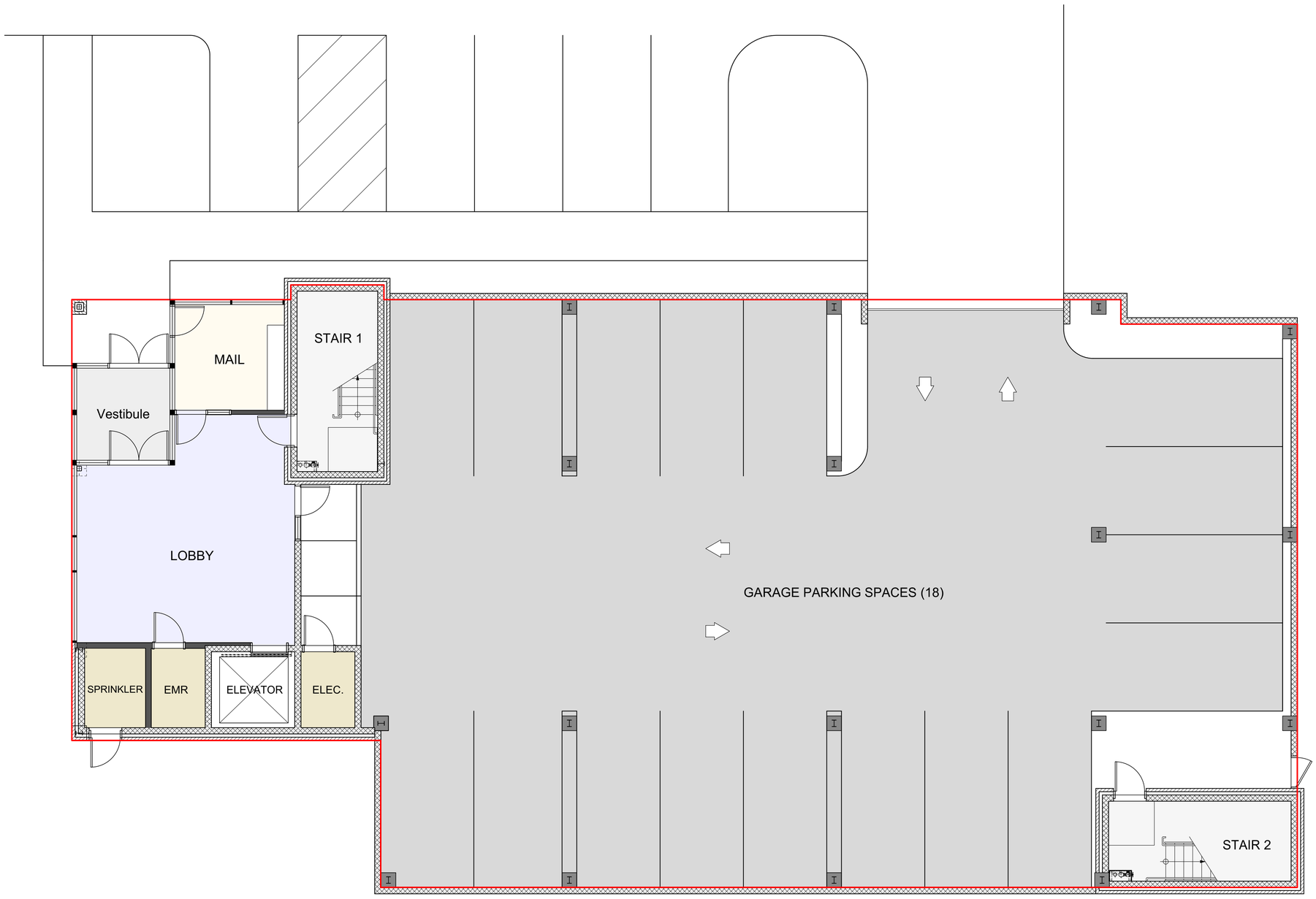

Schematic First Floor Plan

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

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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	6	18

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View of Mill Building

REGISTERED ARCHITECT
DAVID SCOTT SOUSA
No. 7432
STATE OF MASSACHUSETTS

44 Wharf Street Apartments

Weymouth, Massachusetts

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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

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View of New Podium Building

44 Wharf Street Apartments
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View from Entry Drive

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44 Wharf Street Apartments

Weymouth, Massachusetts

View of Courtyard

DAVID SCOTT SCHERER
No. 7432
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

44 Wharf Street Apartments

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View of from Wharf Street

DAVID SCOTT SCHERER
No. 7431
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

44 Wharf Street Apartments

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44 Wharf Street Apartments

Weymouth, Massachusetts

Schematic Design Package / Renderings / Scale: N.T.S. / July 17, 2020 / A - 13

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OVERLOOK
44 Wharf Street

44 Wharf Street Apartments

Weymouth, Massachusetts

Schematic Design Package / Renderings / Scale: N.T.S. / July 17, 2020 / A - 14

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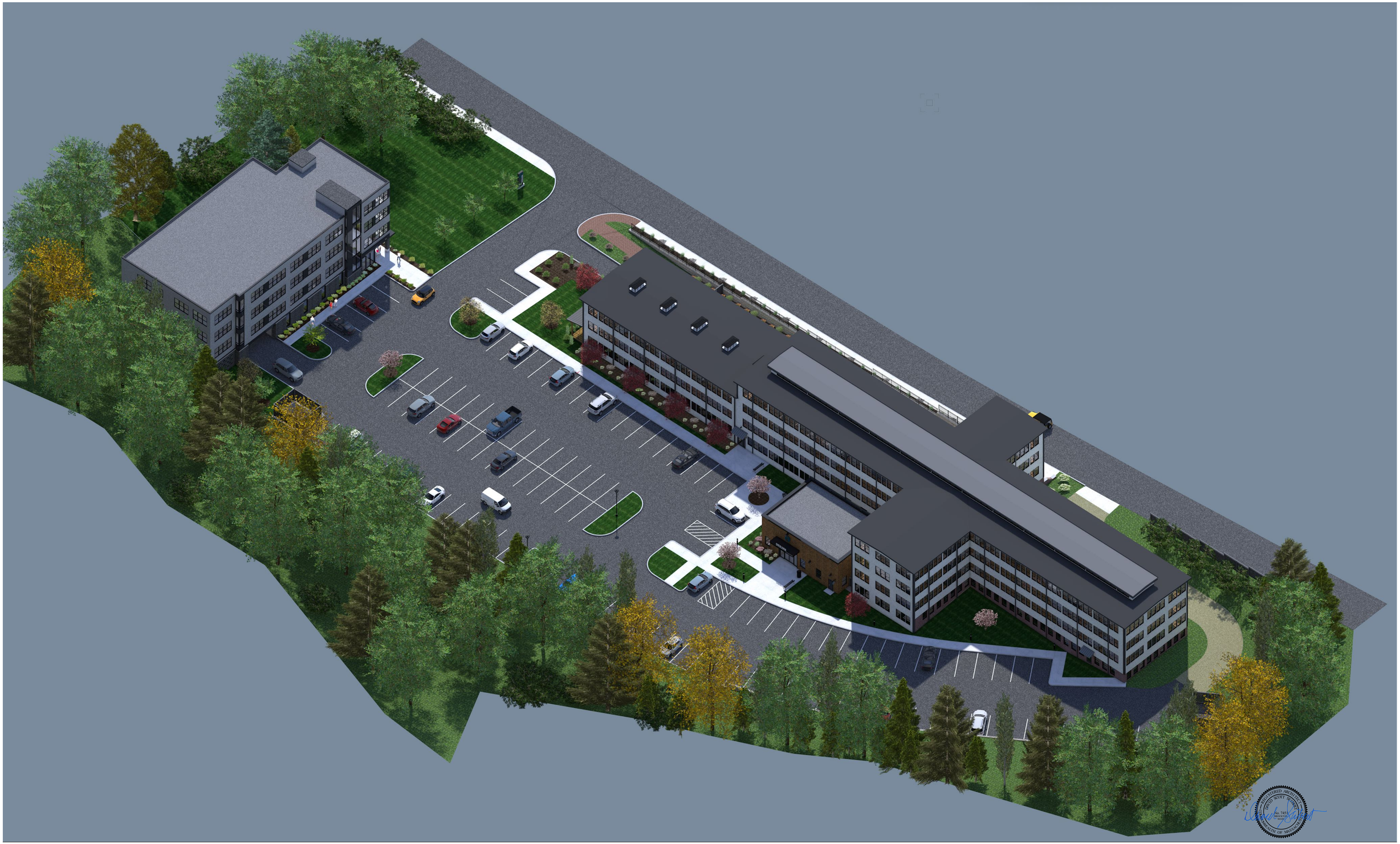

44 Wharf Street Apartments

Weymouth, Massachusetts

Schematic Design Package / Renderings / Scale: N.T.S. / July 17, 2020 / **A - 15**

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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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