

DEFINITIVE SUBDIVISION

OF

- KRAMER ROAD -

WEYMOUTH, MASSACHUSETTS

OCTOBER 18, 2023

Zoning Information:

RESIDENCE DISTRICT R-1 (30 PARK AVENUE)
RESIDENCE DISTRICT R-2 (738 MAIN STREET)

Plan Reference:

PROPERTY LINES AND EXISTING CONDITIONS SHOWN ON THIS PLAN SET FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND", DATED JULY 26, 2022, PREPARED BY A.S. ELLIOTT ASSOCIATES OF HOPEDALE, MA. (SHEET NO. 3 OF 9 IN THIS PLAN SET)

Subject Property Information:

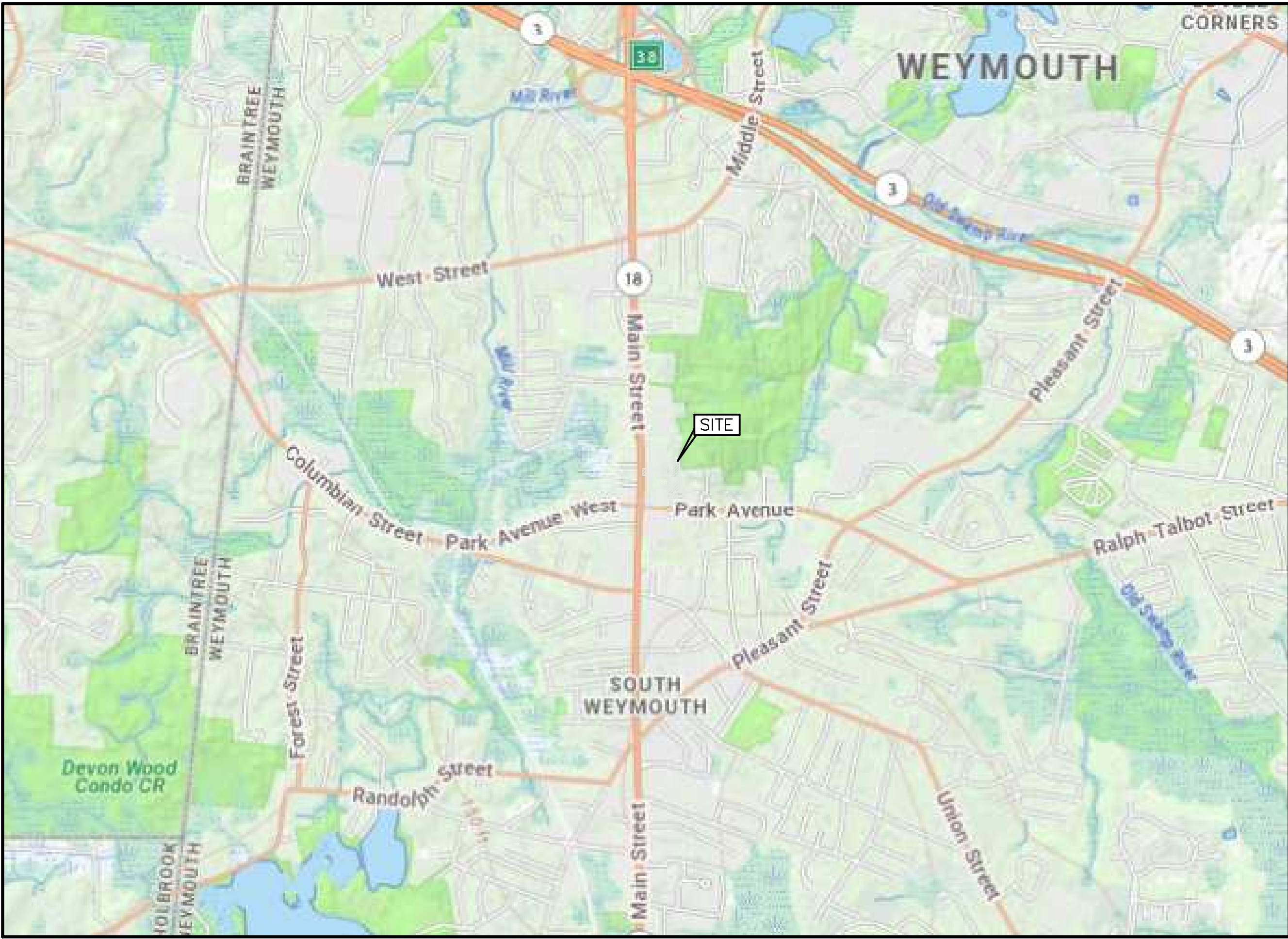
ASSESSORS ID: 45-491-15-0 (30 PARK AVENUE)
AREA: ±0.48 ACRES
ASSESSORS ID: 45-491-7-0 (738 MAIN STREET)
AREA: ±2.97 ACRES

Applicant:

RYDER DEVELOPMENT CORPORATION
668 BROAD STREET – SUITE D
WEYMOUTH, MASSACHUSETTS 02189
CONTACT: KENNETH C. RYDER
TEL: 781-335-9562

Owner:

20 HUMPHREY STREET LLC
668 BROAD STREET – SUITE D
WEYMOUTH, MASSACHUSETTS 02189



LOCUS MAP
SCALE: 1"=1,200'

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
<u>WEYMOUTH PLANNING BOARD</u>
DATE: _____

INDEX OF DRAWINGS	
SHEET NO.	TITLE
1	COVER SHEET
2	DEFINITIVE SUBDIVISION PLAN
3	EXISTING CONDITIONS (BY OTHERS)
4	ROADWAY GRADING PLAN
5	ROADWAY UTILITY PLAN
6	ROADWAY PROFILE
7	DETAILS
8	DETAILS
9	DETAILS

PREPARED BY:



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA

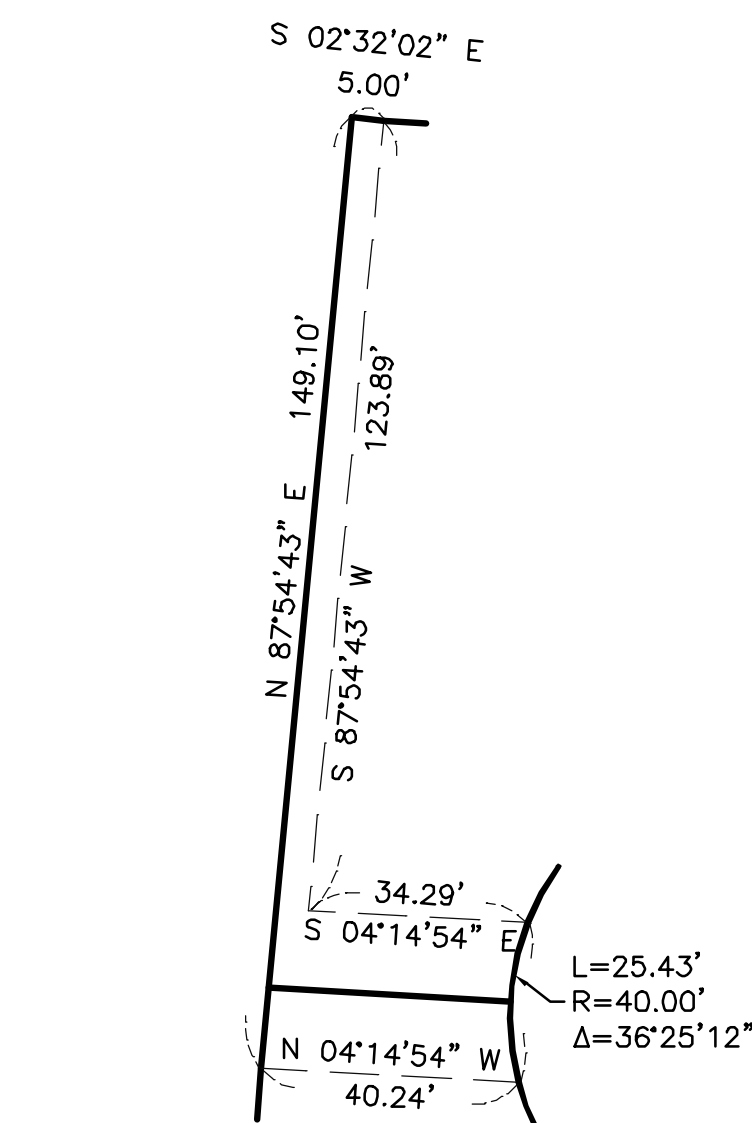
DATE

I HEREBY CERTIFY THAT;

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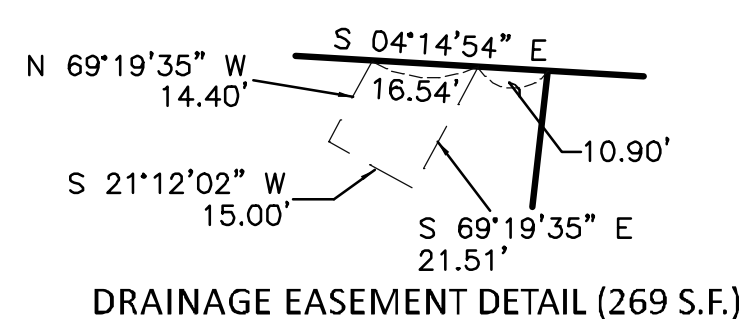


FOR REGISTRY USE ONLY



PUBLIC ACCESS
EASEMENT DETAIL (1,581 S.F.)

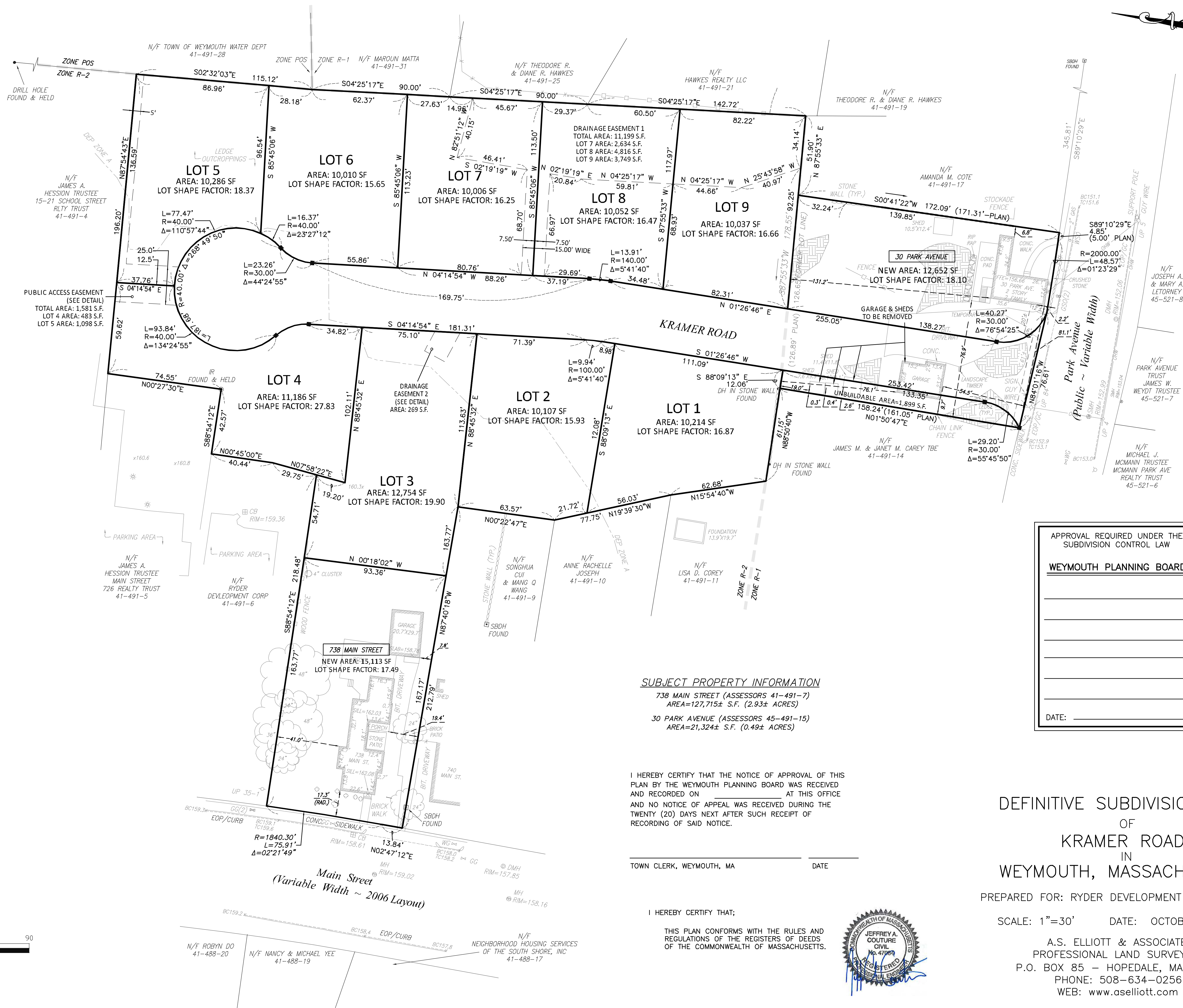
SCALE IN FEET: 1"=30'



DRAINAGE EASEMENT DETAIL (269 S.F.)



SCALE IN FEET: 1"=30'



SUBJECT PROPERTY INFORMATION

738 MAIN STREET (ASSESSORS 41-491-7)
AREA=127,715± S.F. (2.93± ACRES)

30 PARK AVENUE (ASSESSORS 45-491-15)
AREA=21,324± S.F. (0.49± ACRES)

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AND RECORDED ON _____ AT THIS OFFICE
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TOWN CLERK, WEYMOUTH, MA

DATE

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REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.



DEFINITIVE SUBDIVISION PLAN
OF
KRAMER ROAD
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=30' DATE: OCTOBER 18, 2023

A.S. ELLIOTT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 85 - HOPEDALE, MA 01747
PHONE: 508-634-0256
WEB: www.aselliott.com

REFERENCES

DEED REFS: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 32243, PAGE 229
BOOK 36476, PAGE 362

PLAN REFS: PLAN ENTITLED "WEYMOUTH - 2006 ALTERATION,
LAYOUT NO. 7943, PROJECT FILE NO. 603161",
PLAN BOOK 556, PAGE 86, SHEETS 2 AND 7
OF 10

PLAN ENTITLED "CONDOMINIUM SITE PLAN",
PREPARED BY SITEC, CIVIL AND ENVIRONMENTAL
ENGINEERING, LAND USE PLANNING, DATED
JULY 27, 2020, PLAN BOOK 694, PAGE 98

PLAN ENTITLED "PLAN OF LAND (LOT 5) - 726
MAIN ST., WEYMOUTH, MA", PREPARED BY CCR
ASSOCIATES INC., CIVIL ENGINEERS & LAND
SURVEYORS, DATED JULY 25, 2014,
PLAN BOOK 633, PAGE 59

PLAN ENTITLED "BUILDING LOCATION PLAN IN
WEYMOUTH, MASS.", PREPARED BY R.C.
SOUTHWICK & ASSOC., ENGINEERS & SURVEYORS,
DATED FEBRUARY 4, 1977, PLAN NUMBER 62
OF 1977, PLAN BOOK 258

PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH,
NORFOLK COUNTY, MASS.", PREPARED BY PAUL J.
KNIGHT, REGISTERED LAND SURVEYOR, DATED
JULY 18, 1969, PLAN NUMBER 394 OF 1970,
PLAN BOOK 4661, PAGE 400

PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH,
NORFOLK CO., MASS.", PREPARED BY PAUL J.
KNIGHT, REG. SURV., DATED JANUARY 2, 1960,
PLAN NUMBER 117 OF 1960, PLAN BOOK 461

PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH,
NORFOLK COUNTY, MASS.", PREPARED BY PAUL J.
KNIGHT, REG. SURV., DATED NOVEMBER 8, 1959,
PLAN NUMBER 1346 OF 1959, PLAN BOOK 3785,
PAGE 69

PLAN ENTITLED "WEYMOUTH ~ 1941 LAYOUT",
PREPARED BY MASSACHUSETTS DEPARTMENT OF
TRANSPORTATION, LAYOUT NO. 3400,
SHEETS 5 & 6 OF 13

PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH",
PREPARED BY RUSSELL H. WHITING, CIVIL
ENGINEER, DATED DECEMBER 12, 1927,
LAND COURT #12638A

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE TOWN OF WEYMOUTH DATUM. HORIZONTAL LOCATIONS ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- APPROXIMATE ZONE BOUNDARY LINES HAVE BEEN TAKEN FROM THE TOWN OF WEYMOUTH ONLINE PROPERTY VIEWER (<https://px.weymouth.ma.us>) AND ARE SHOWN GRAPHICALLY.
- THE PARCELS SHOWN HEREON ARE LOCATED WITHIN A TOWN OF WEYMOUTH WATERSHED PROTECTION DISTRICT AND ARE PARTIALLY LOCATED WITHIN A DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) ZONE A REGULATED AREA. THE DEP ZONE BOUNDARY LINE HAS BEEN TAKEN FROM THE TOWN OF WEYMOUTH ONLINE PROPERTY VIEWER AND IS SHOWN GRAPHICALLY.
- THE EASTERLY SIDELINE OF ASSESSOR'S SHEET 45, BLOCK 491, LOT 15 (30 PARK AVENUE) HAS BEEN CALCULATED BASED ON THE WEYMOUTH 2006 PARK AVENUE ALTERATION PLAN (SEE PLAN REFERENCES.)
- ASSESSOR'S SHEET 45, BLOCK 491, LOT 15 (30 PARK AVENUE) IS SUBJECT TO A TEMPORARY EASEMENT SHOWN AS "14-TE-156" ON THE PARK AVENUE ALTERATION OF 2006, LAYOUT NO. 7943, SHEET 7 OF 10 (SEE PLAN REFERENCES). AREA OF EASEMENT IS 553± SQUARE FEET AS SHOWN ON SAID PLAN.

ZONING DESIGNATION:

TOWN OF WEYMOUTH ZONING DISTRICT
MIXED RESIDENTIAL (R-2)
RESIDENTIAL (R-1)
WATERSHED PROTECTION DISTRICT
DEP ZONE A REGULATED AREA

ASSESSORS REFERENCE:

41-491-7 & 45-491-15

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON FEBRUARY 23, 2021, JULY 26, 2022, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN ZONE "X", SHOWN ON MAP NUMBER 25021C0237E, HAVING AN EFFECTIVE DATE OF JULY 17 2012.

REVISIONS

DATE	DESCRIPTION

FIELD: EJP/FWM
CALCS: EJP/SMI
DRAWN BY: SMI
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 221939



8/23/22

PROFESSIONAL LAND SURVEYOR DATE

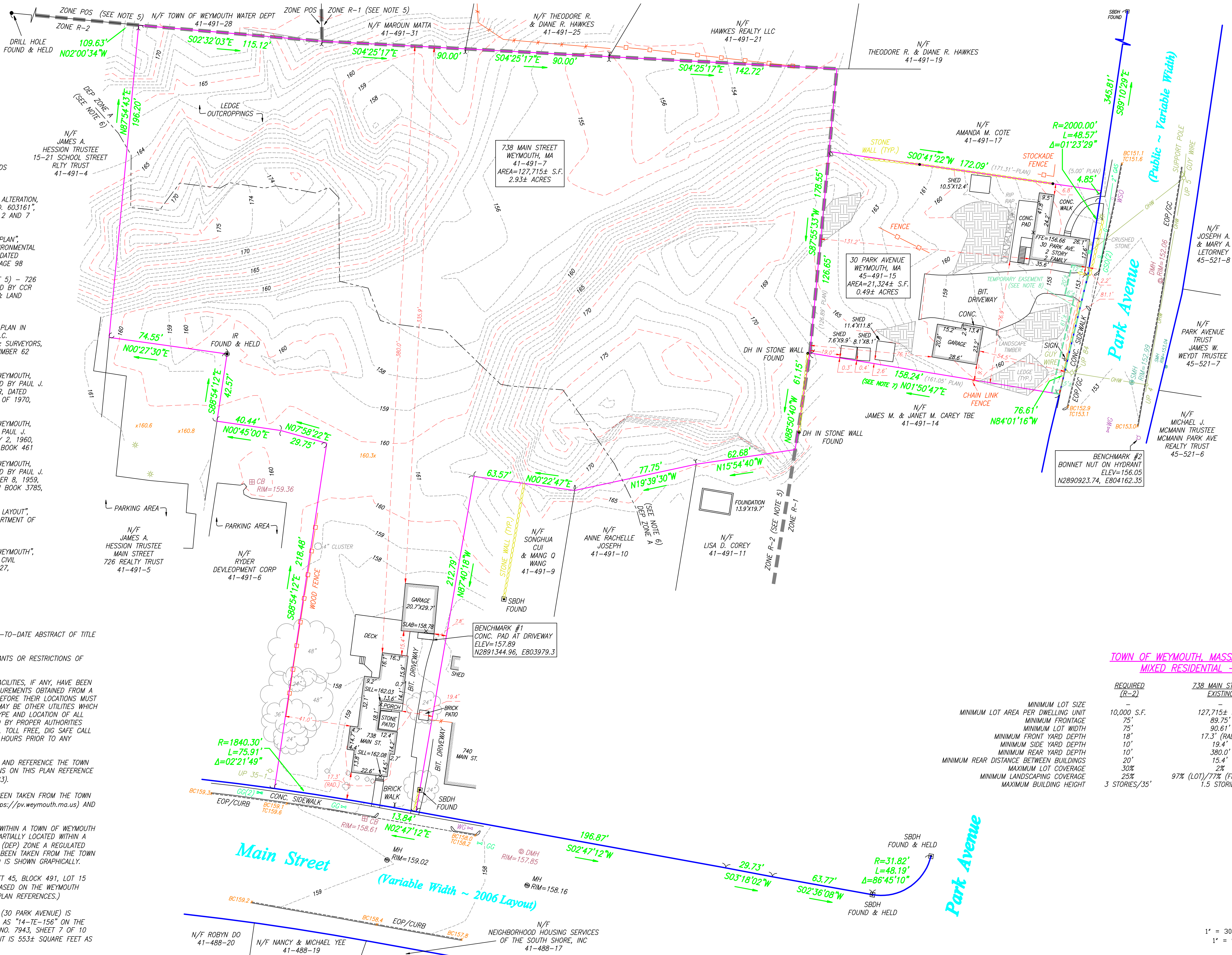
A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MA 01747
(508) 634-0256
www.aselliott.com

Existing Conditions Plan of Land

738 MAIN STREET & 30 PARK AVENUE

WEYMOUTH, MASSACHUSETTS

PREPARED FOR: ALEXANDER TRAMAKIS
SCALE: 1" = 30' DATE: JULY 26, 2022



LEGEND

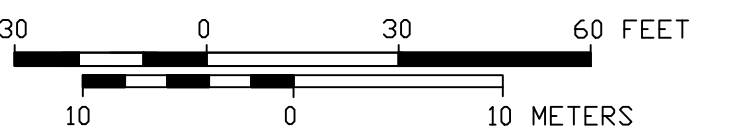
SBDH	STONE BOUND DRILL HOLE
MHBDH	MASS HIGHWAY BOUND DRILL HOLE
IP	IRON PIN
IR	IRON ROD
EOP	EDGE OF PAVEMENT
CC	CRANITE CURB
156.1x	SPOT ELEVATION
TC159.6x	TOP OF CURB ELEVATION
BC159.1x	BOTTOM OF CURB ELEVATION
UP	UTILITY POLE
OHW	OVERHEAD WIRES
*	LAMP POST
MH	MANHOLE
DMH	ELECTRIC METER
DMH	DRAIN MANHOLE
CB	CATCH BASIN
GG	GAS GATE
GSO	GAS SHUTOFF
G	GAS METER
GL	GAS LINE
WG	WATER GATE
WSO	WATER SHUTOFF
SMH	SEWER MANHOLE
FTE	FINISHED FLOOR ELEVATION
T	TREE
B	BUSH
45-491-15	TOWN OF WEYMOUTH SHEET-BLOCK-LOT

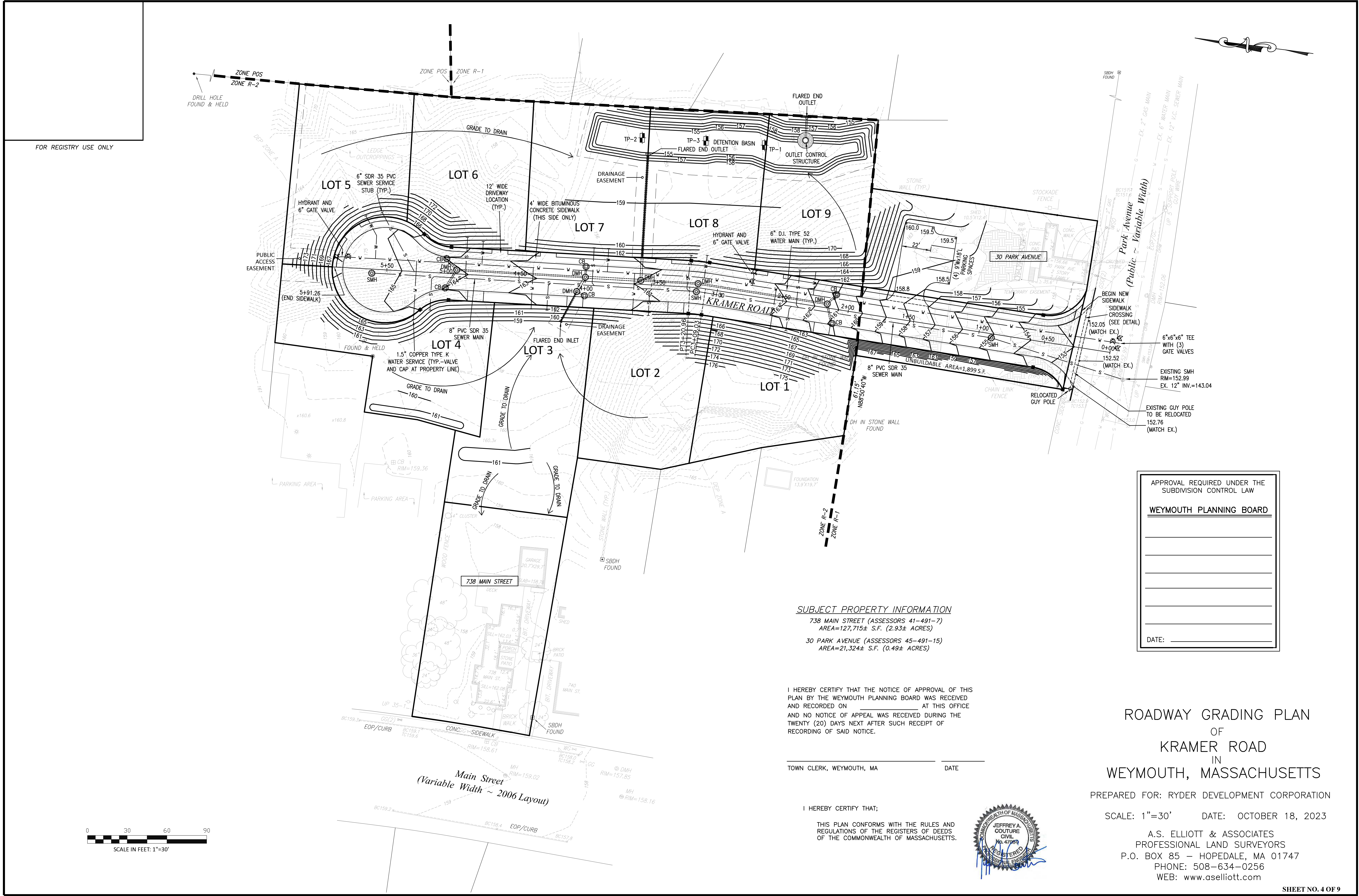
TOWN OF WEYMOUTH, MASSACHUSETTS INTENSITY REGULATIONS: MIXED RESIDENTIAL - R-2 & RESIDENTIAL (R-1)

REQUIRED (R-2)	738 MAIN STREET EXISTING (R-1)	REQUIRED (R-2)	30 PARK AVENUE EXISTING (R-1)
MINIMUM LOT SIZE	10,000 S.F.	25,000 S.F.	21,324± S.F.
MINIMUM LOT AREA PER DWELLING UNIT	75'	25,000 S.F.	10,662± S.F.
MINIMUM FRONTAGE	75'	40'	130.03'
MINIMUM LOT WIDTH	75'	120'	129.6'
MINIMUM FRONT YARD DEPTH	18'	18'	2.2'
MINIMUM SIDE YARD DEPTH	10'	10'	6.8'
MINIMUM REAR YARD DEPTH	10'	24'	131.2'
MINIMUM REAR DISTANCE BETWEEN BUILDINGS	20'	15.4'	-
MAXIMUM LOT COVERAGE	30%	2%	8%
MINIMUM LANDSCAPING COVERAGE	25%	97% (LOT)/77% (FRONT YARD)	-
MAXIMUM BUILDING HEIGHT	3 STORIES/35'	1.5 STORIES	2 STORIES/20.1'

FEET & METERS SCALE

1" = 30' (1:360)
1" = 9.1440m





FOR REGISTRY USE ONLY



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TOWN CLERK, WEYMOUTH, MA

DATE

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APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

ROADWAY GRADING PLAN
OF
KRAMER ROAD
IN
WEYMOUTH, MASSACHUSETTS
PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: 1"=30' DATE: OCTOBER 18, 2023
A.S. ELLIOTT & ASSOCIATES
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P.O. BOX 85 — HOPEDALE, MA 01747
PHONE: 508-634-0256
WEB: www.aselliott.com

FOR REGISTRY USE ONLY

STORM DRAIN PIPE SCHEDULE	
PIPE RUN	LENGTH/MATERIAL/SLOPE
FE-1 TO DMH-1	95' OF 18" HDPE, S=0.006
DMH-1 TO DMH-2	42' OF 18" HDPE, S=0.006
DMH-2 TO CB-1	7' OF 12" HDPE, S=0.020
DMH-2 TO DMH-3	12' OF 18" HDPE, S=0.006
DMH-3 TO CB-2	5' OF 12" HDPE, S=0.020
DMH-3 TO FE-2	25' OF 18" HDPE, S=0.006
DMH-2 TO DMH-4	96' OF 15" HDPE, S=0.042
DMH-4 TO CB-3	10' OF 12" HDPE, S=0.020
DMH-4 TO CB-4	15' OF 12" HDPE, S=0.020
DMH-1 TO DMH-5	43' OF 15" HDPE, S=0.006
DMH-5 TO DMH-6	98' OF 15" HDPE, S=0.006
DMH-6 TO CB-5	9' OF 12" HDPE, S=0.020
DMH-6 TO CB-6	13' OF 12" HDPE, S=0.020
OCS TO FE-3	15' OF 12" HDPE, S=0.050



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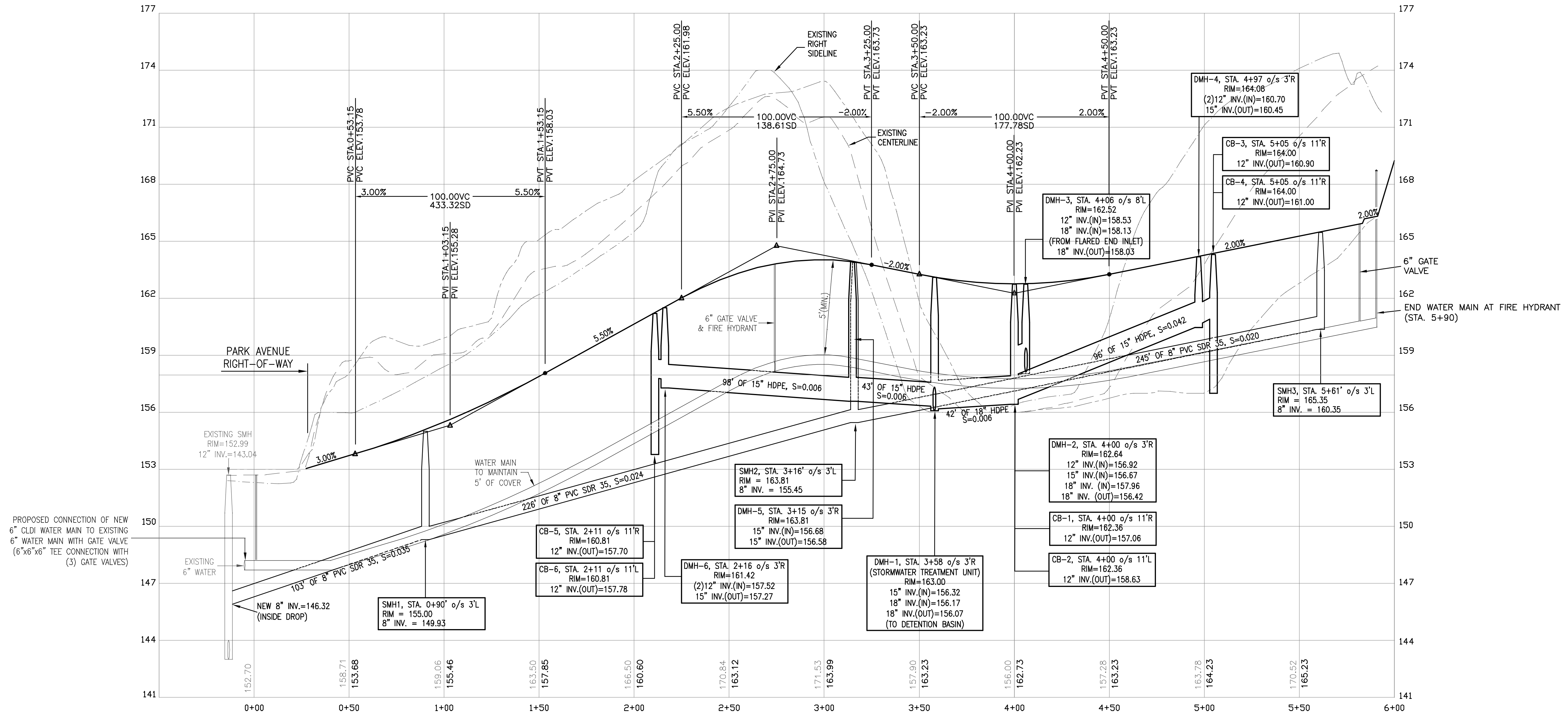
ROADWAY UTILITY PLAN
OF
KRAMER ROAD
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=30' DATE: OCTOBER 18, 2023

A.S. ELLIOTT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 85 - HOPEDALE, MA 01747
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WEB: www.aselliott.com

FOR REGISTRY USE ONLY



KRAMER STREET PROFILE

HORIZONTAL SCALE: 1"=30'

VERTICAL SCALE: 1"=3'

STORM DRAIN PIPE SCHEDULE

PIPE RUN	LENGTH/MATERIAL/SLOPE
FE-1 TO DMH-1	95' OF 18" HDPE, S=0.006
DMH-1 TO DMH-2	42' OF 18" HDPE, S=0.006
DMH-2 TO CB-1	7' OF 12" HDPE, S=0.020
DMH-2 TO DMH-3	12' OF 18" HDPE, S=0.006
DMH-3 TO CB-2	5' OF 12" HDPE, S=0.020
DMH-3 TO FE-2	25' OF 18" HDPE, S=0.006
DMH-2 TO DMH-4	96' OF 15" HDPE, S=0.042
DMH-4 TO CB-3	10' OF 12" HDPE, S=0.020
DMH-4 TO CB-4	15' OF 12" HDPE, S=0.020
DMH-1 TO DMH-5	43' OF 15" HDPE, S=0.006
DMH-5 TO DMH-6	98' OF 15" HDPE, S=0.006
DMH-6 TO CB-5	9' OF 12" HDPE, S=0.020
DMH-6 TO CB-6	13' OF 12" HDPE, S=0.020
OCS TO FE-3	15' OF 12" HDPE, S=0.050

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APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

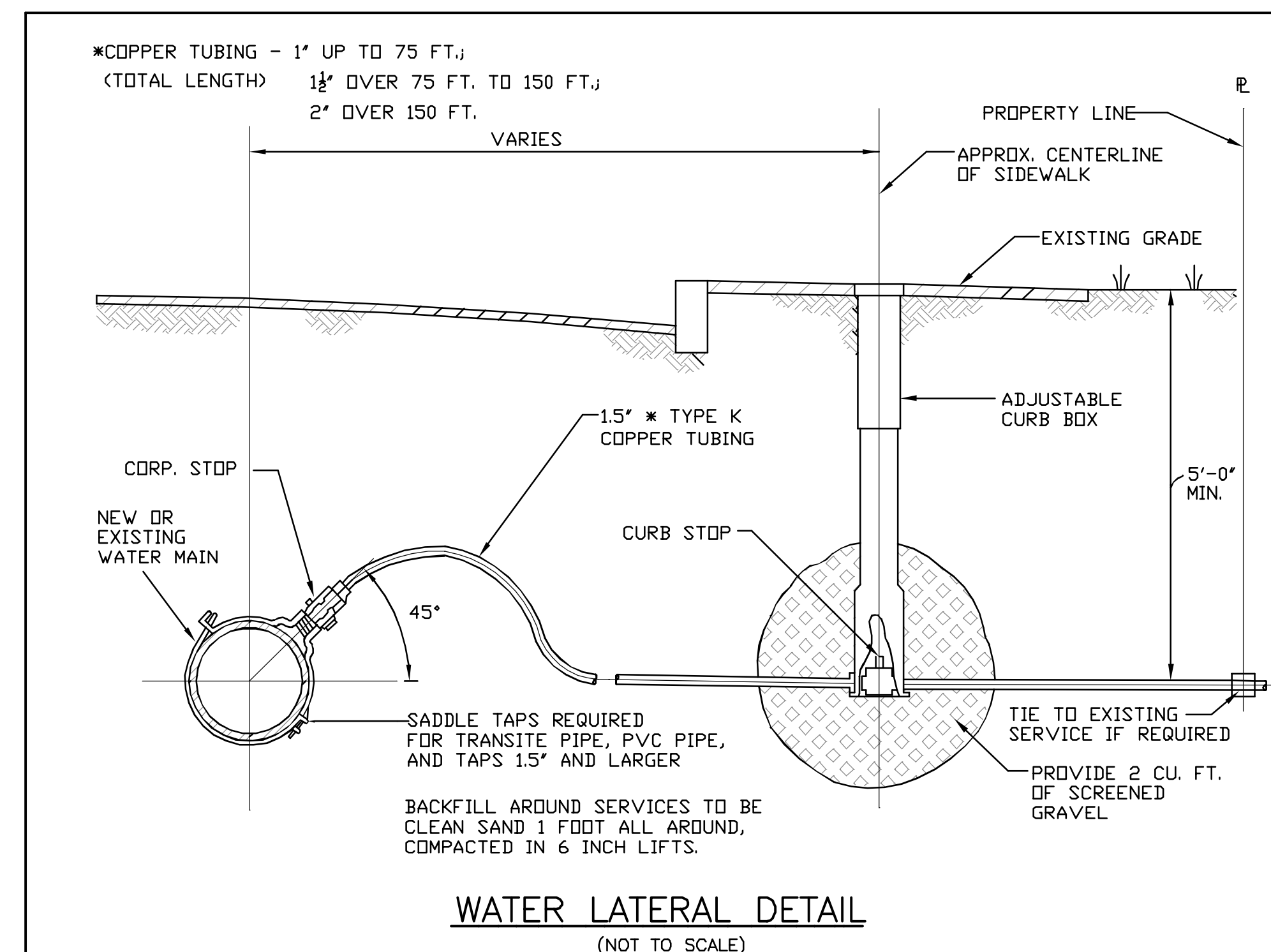
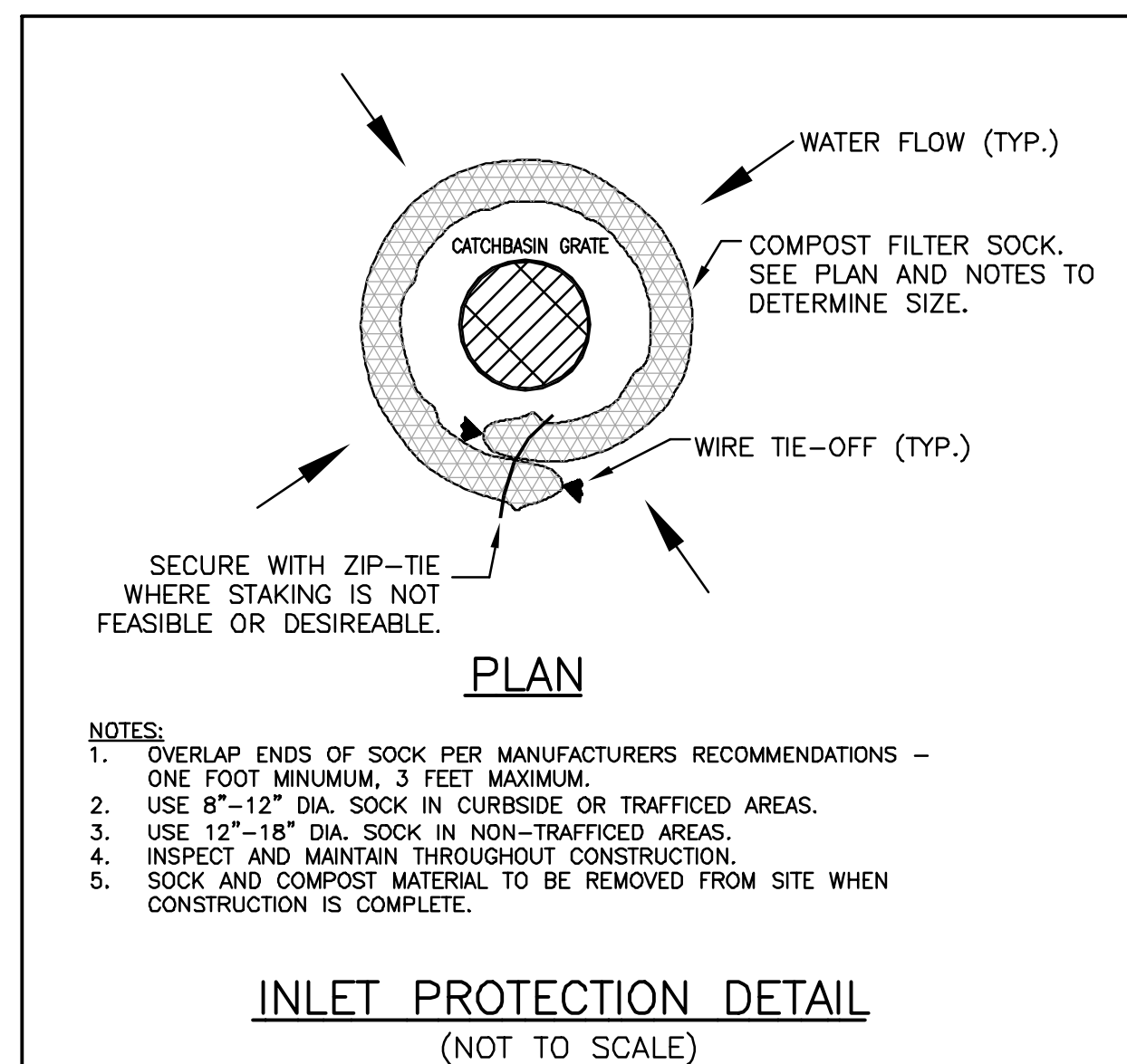
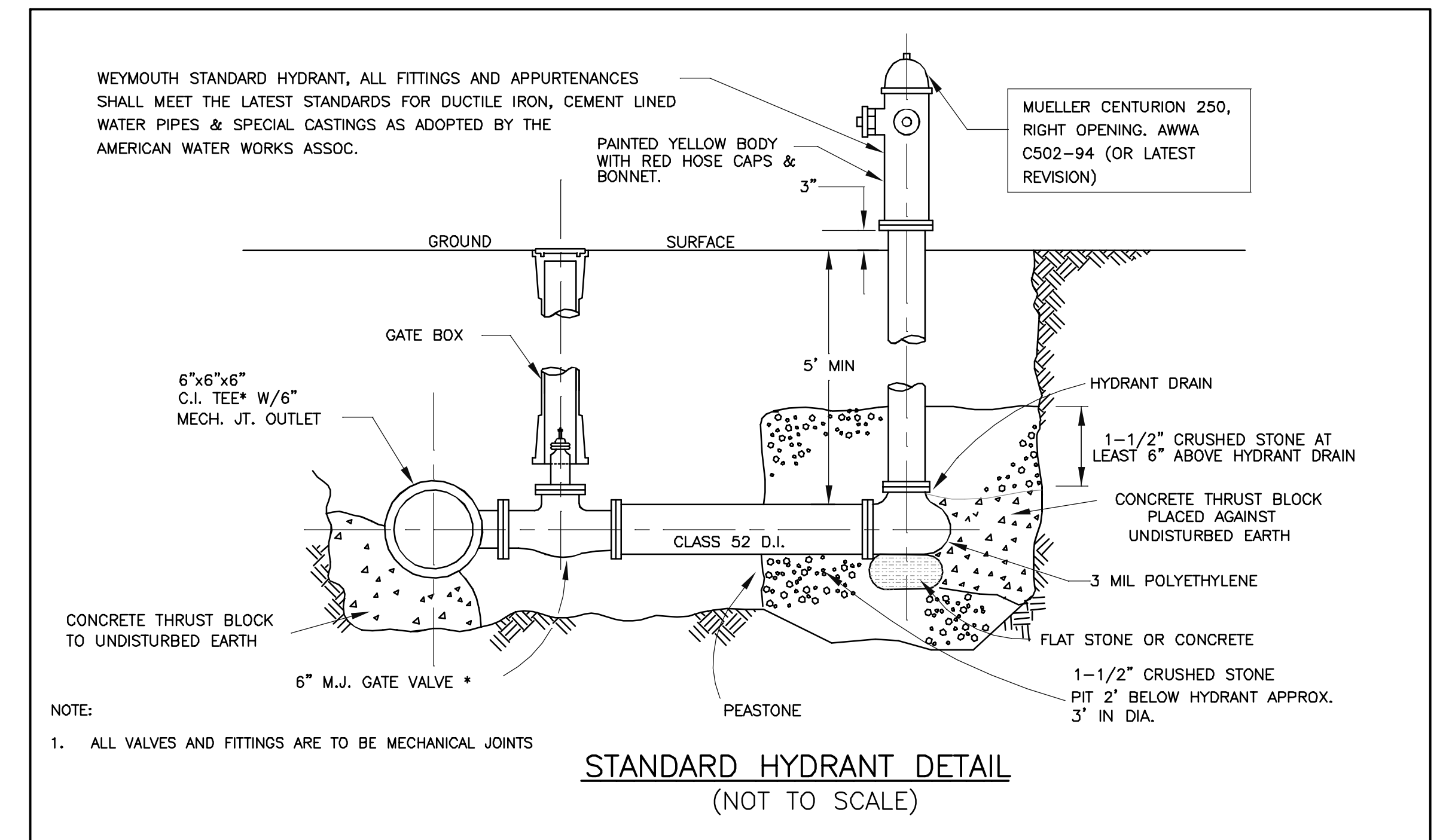
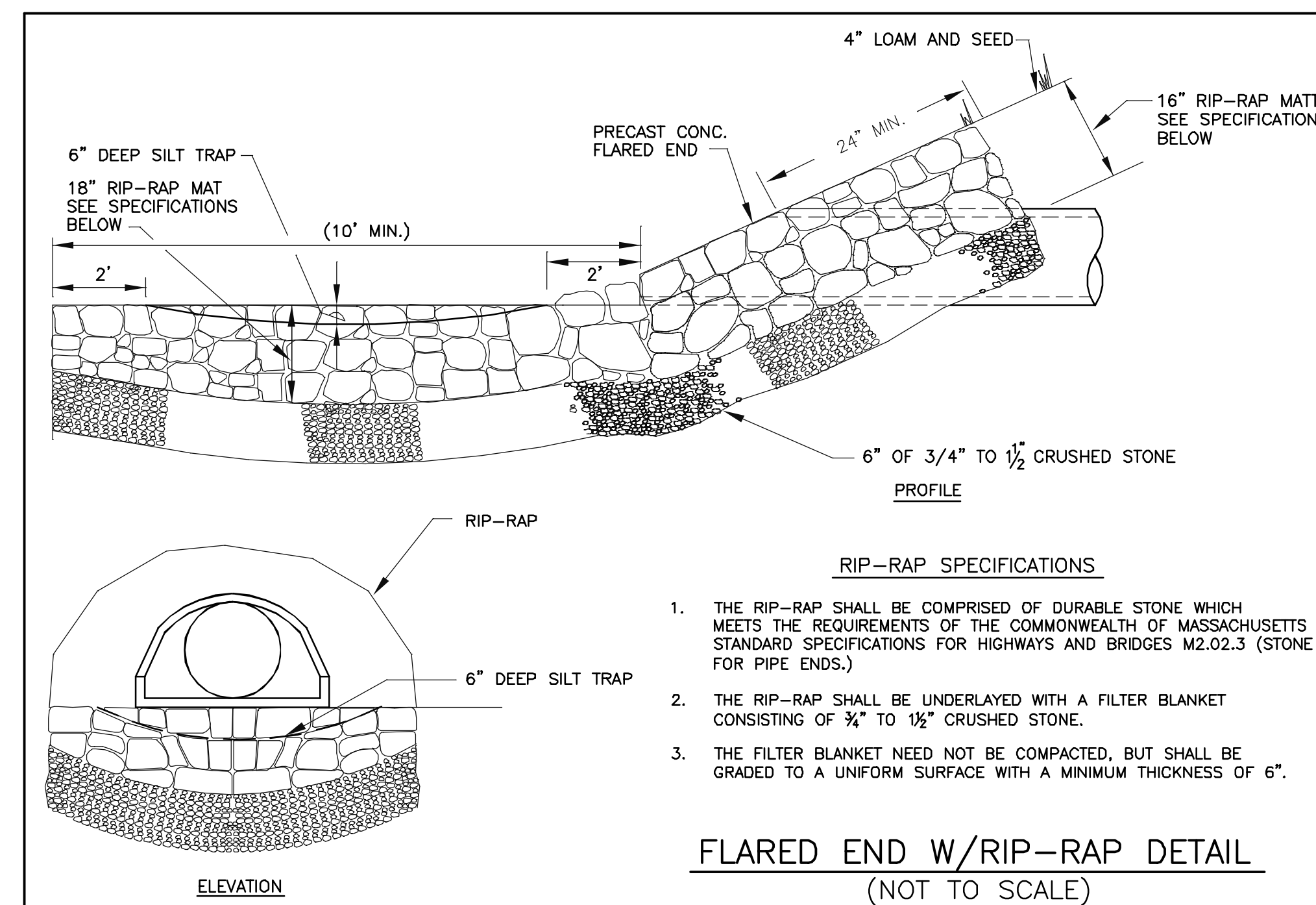
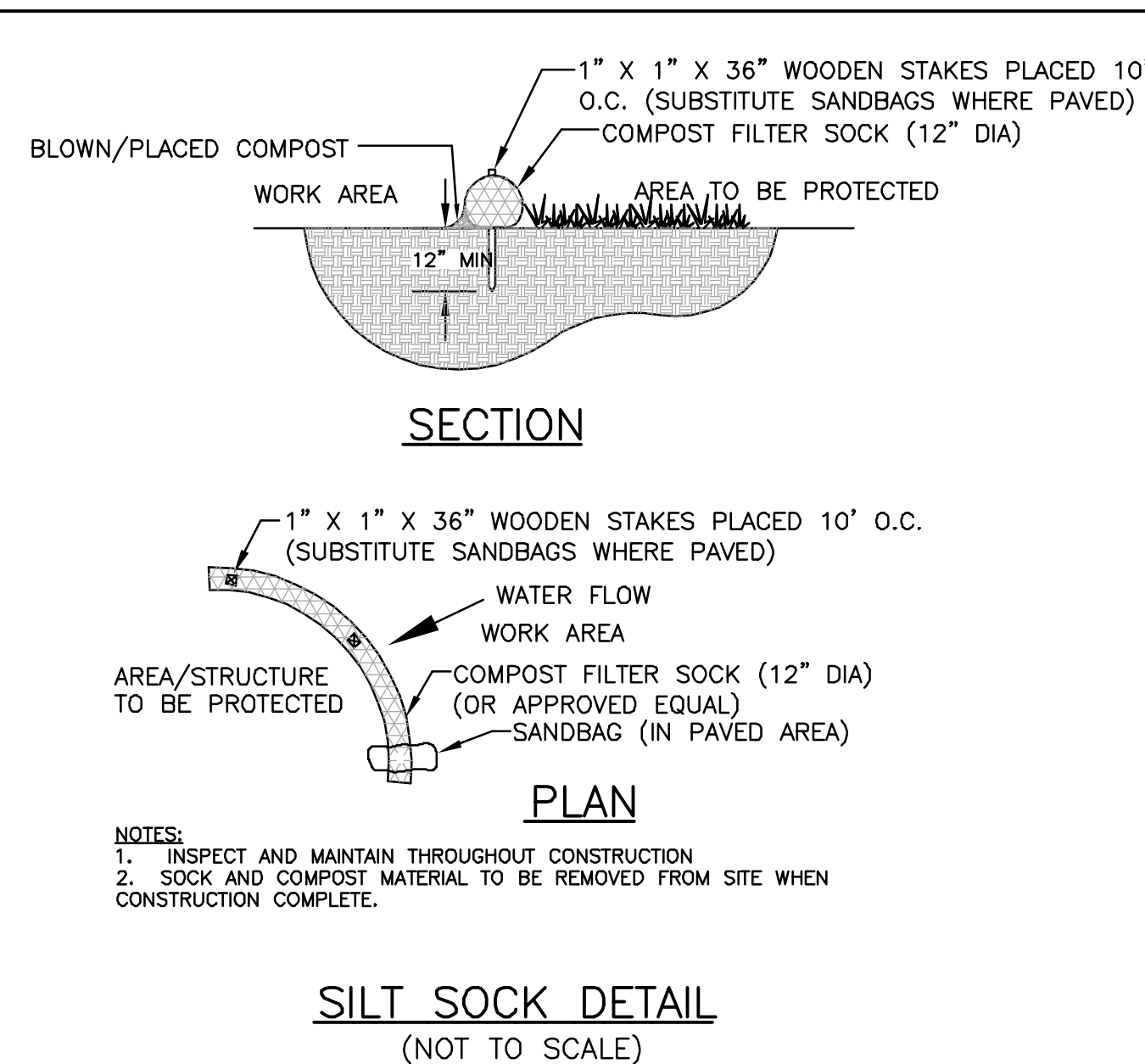
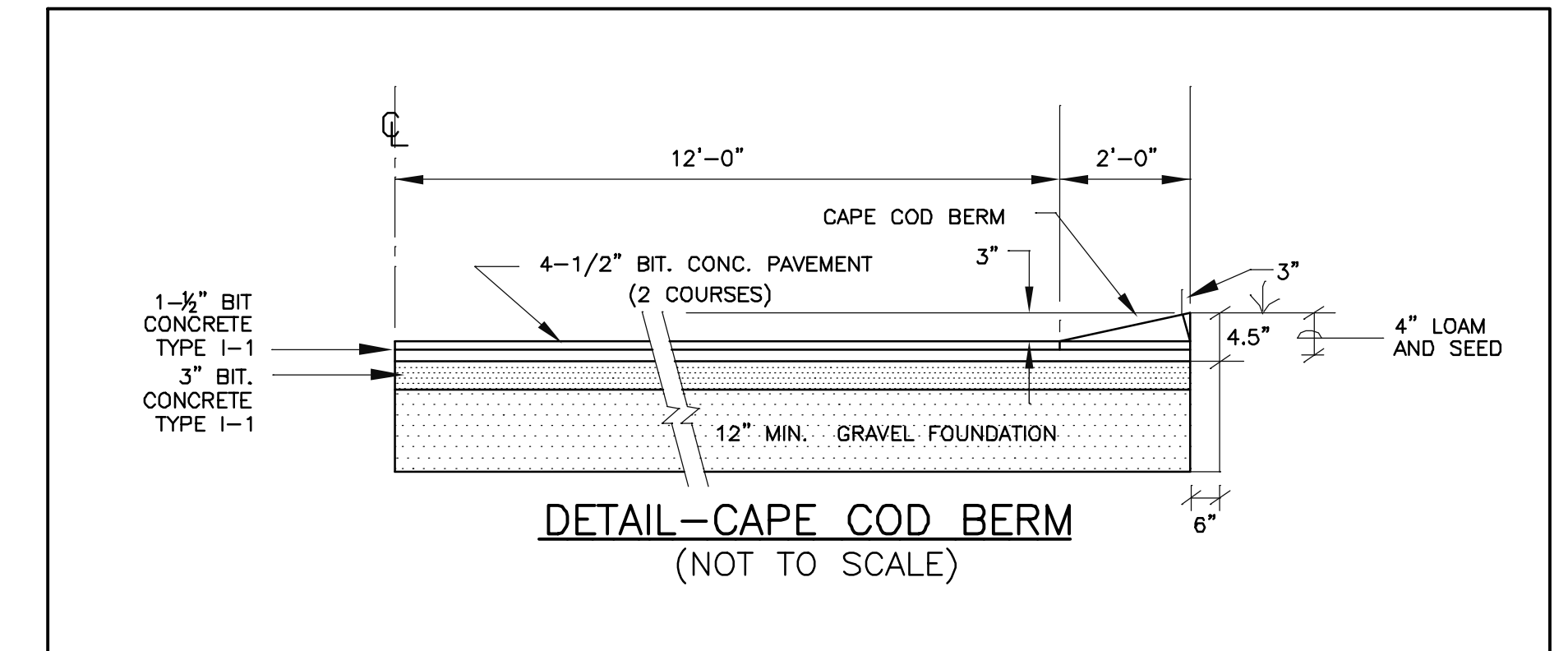
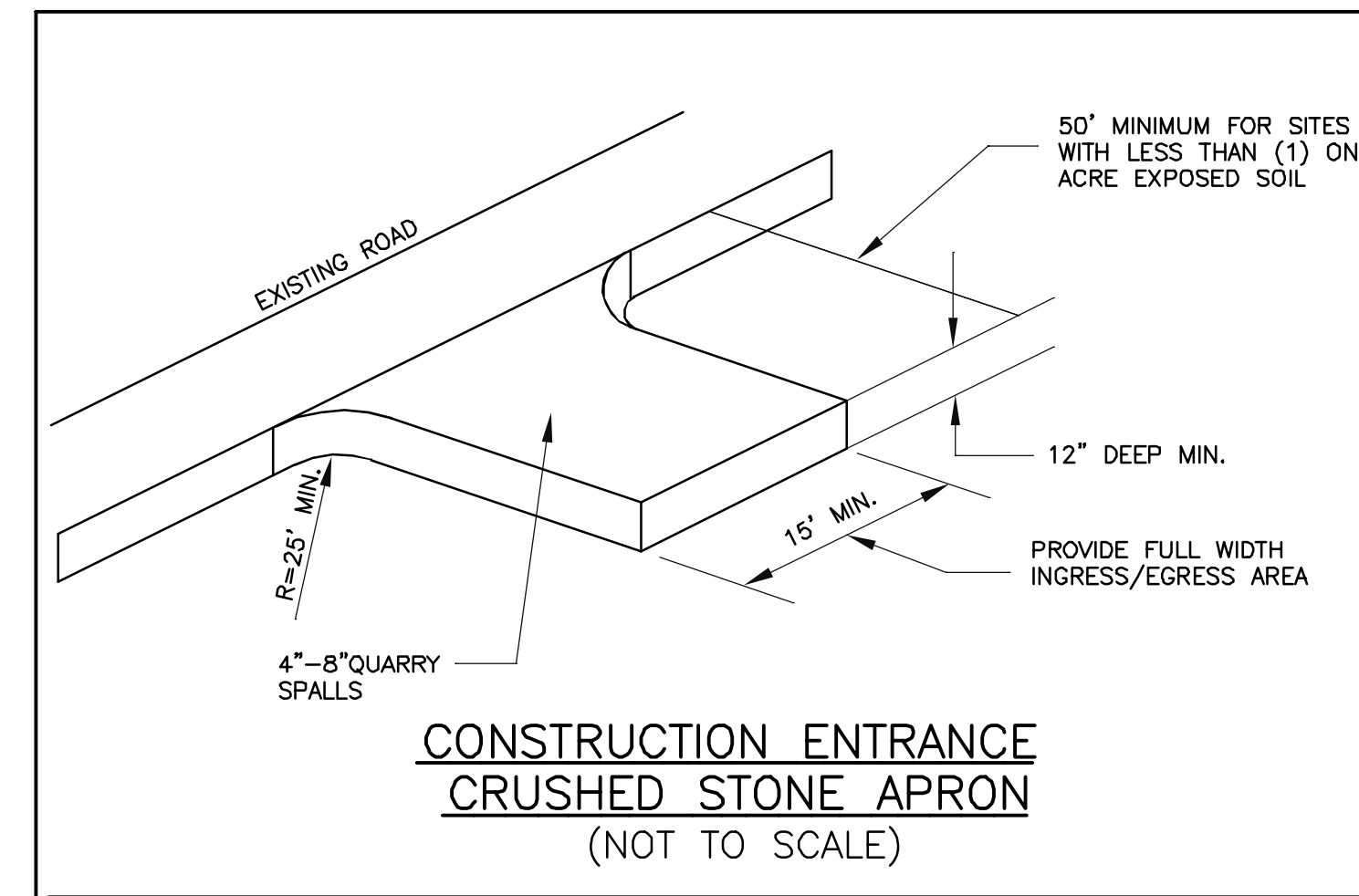
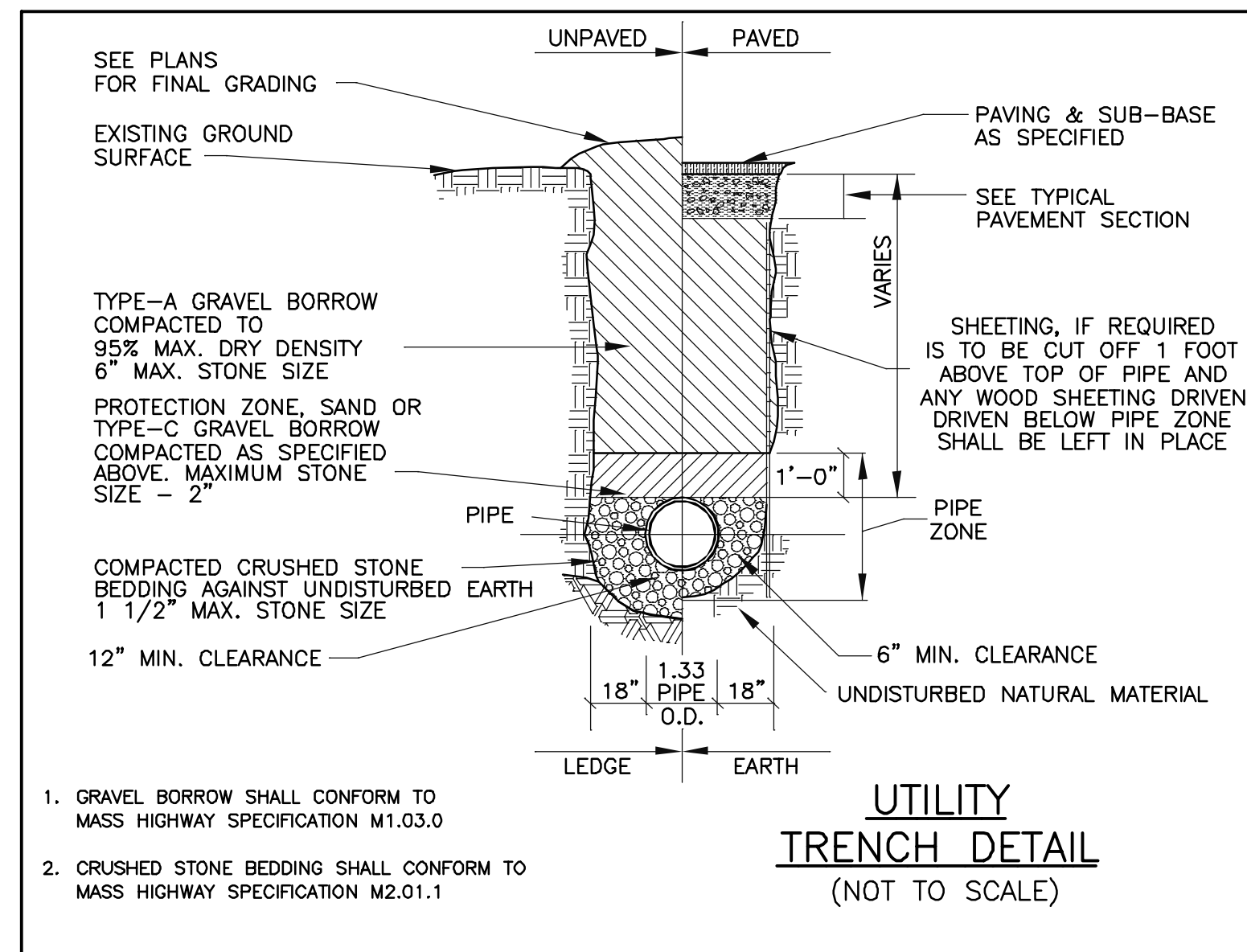
**ROADWAY PROFILE
OF
KRAMER ROAD
IN
WEYMOUTH, MASSACHUSETTS**

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: AS SHOWN DATE: OCTOBER 18, 2023

A.S. ELLIOTT & ASSOCIATES
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TOWN CLERK, WEYMOUTH, MA

DATE

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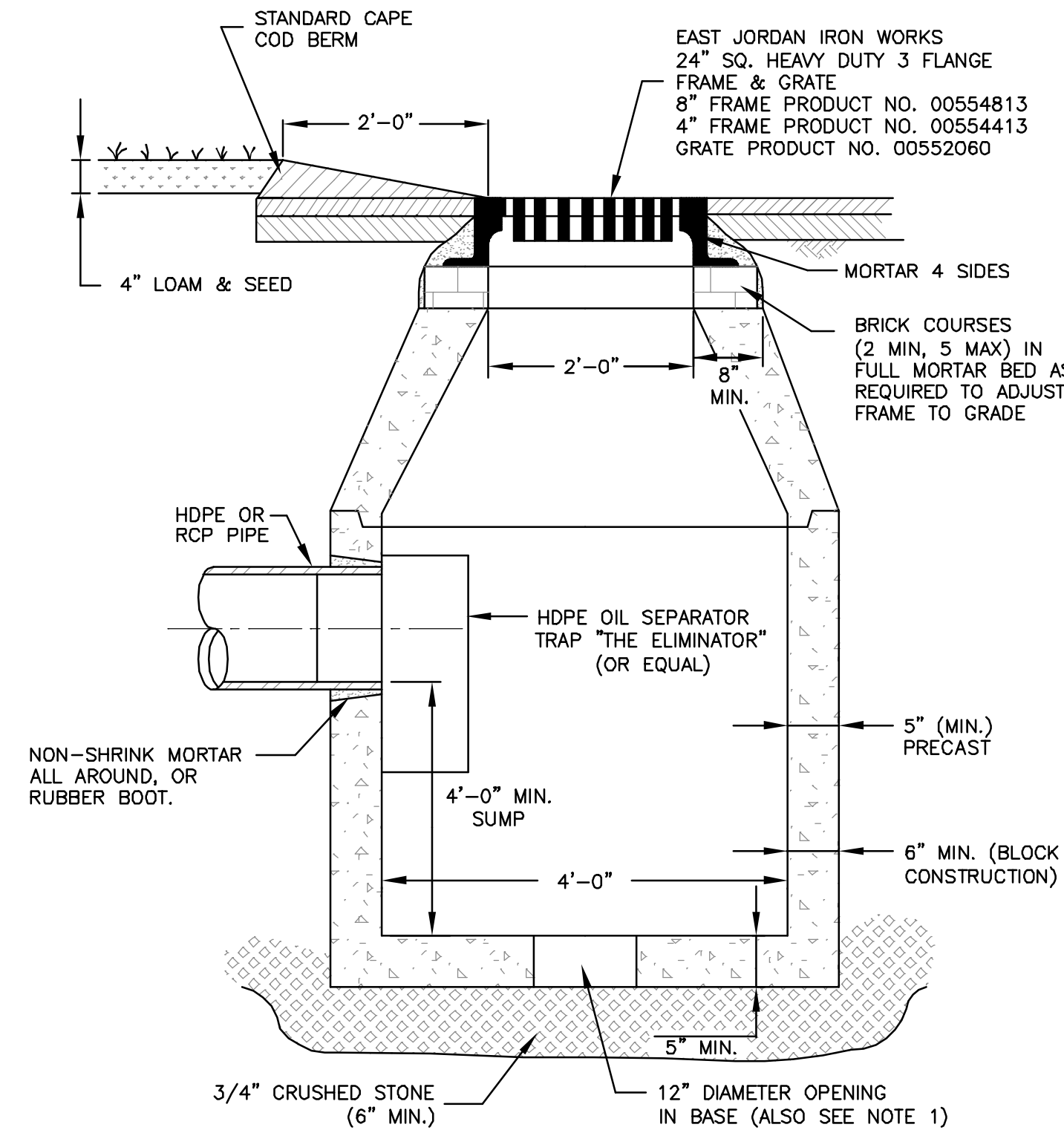
DETAILS
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PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: AS SHOWN DATE: OCTOBER 18, 2023

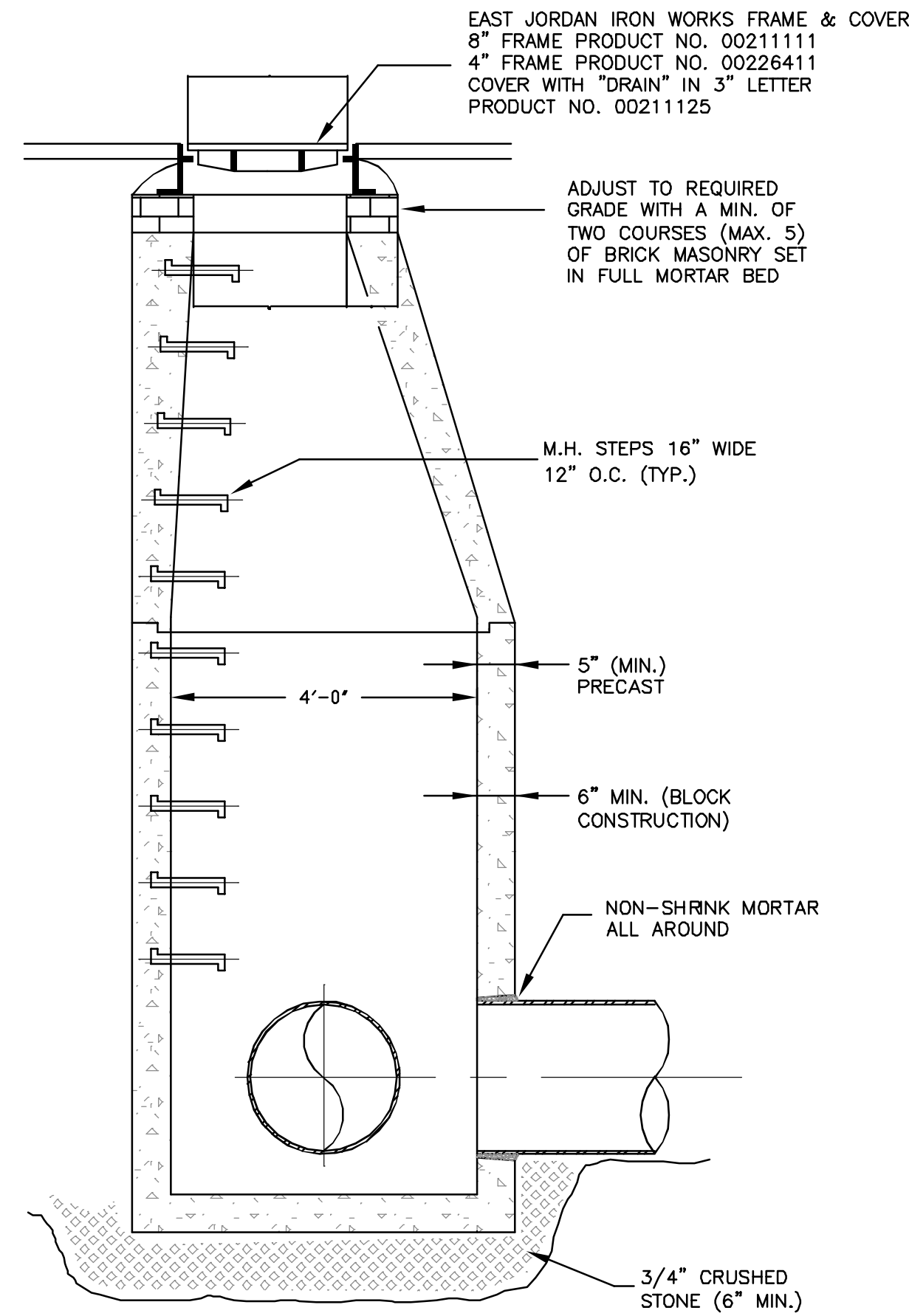
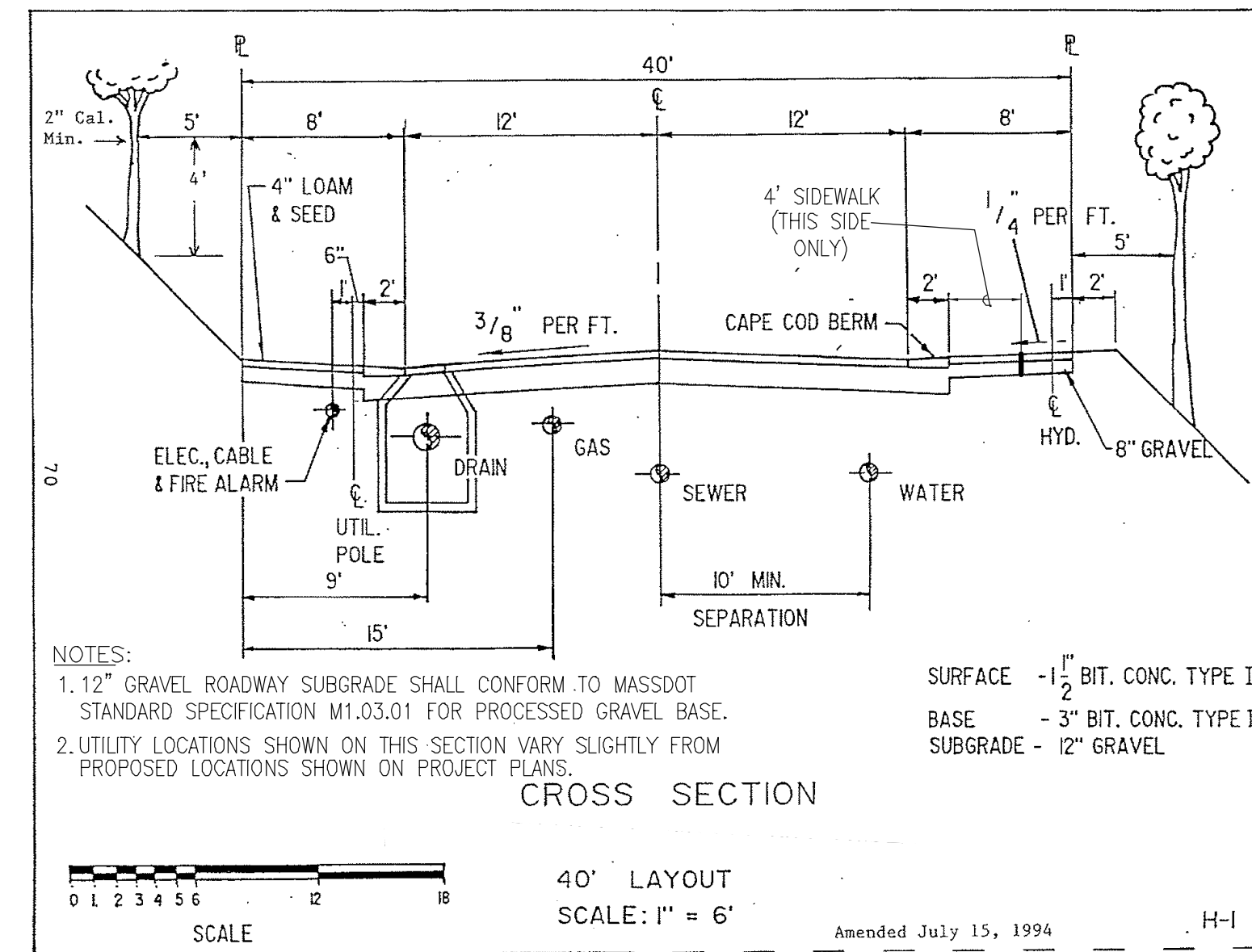
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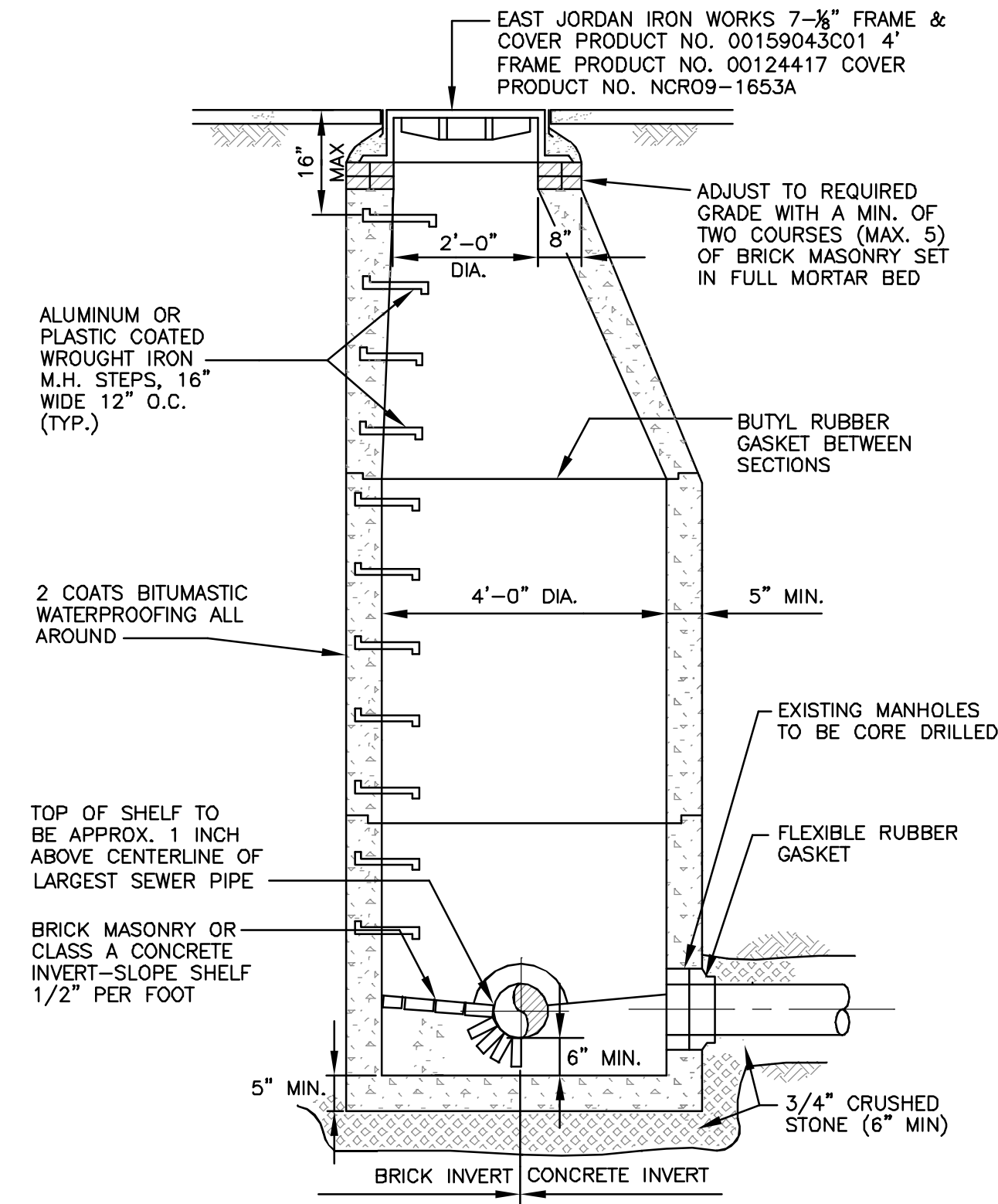
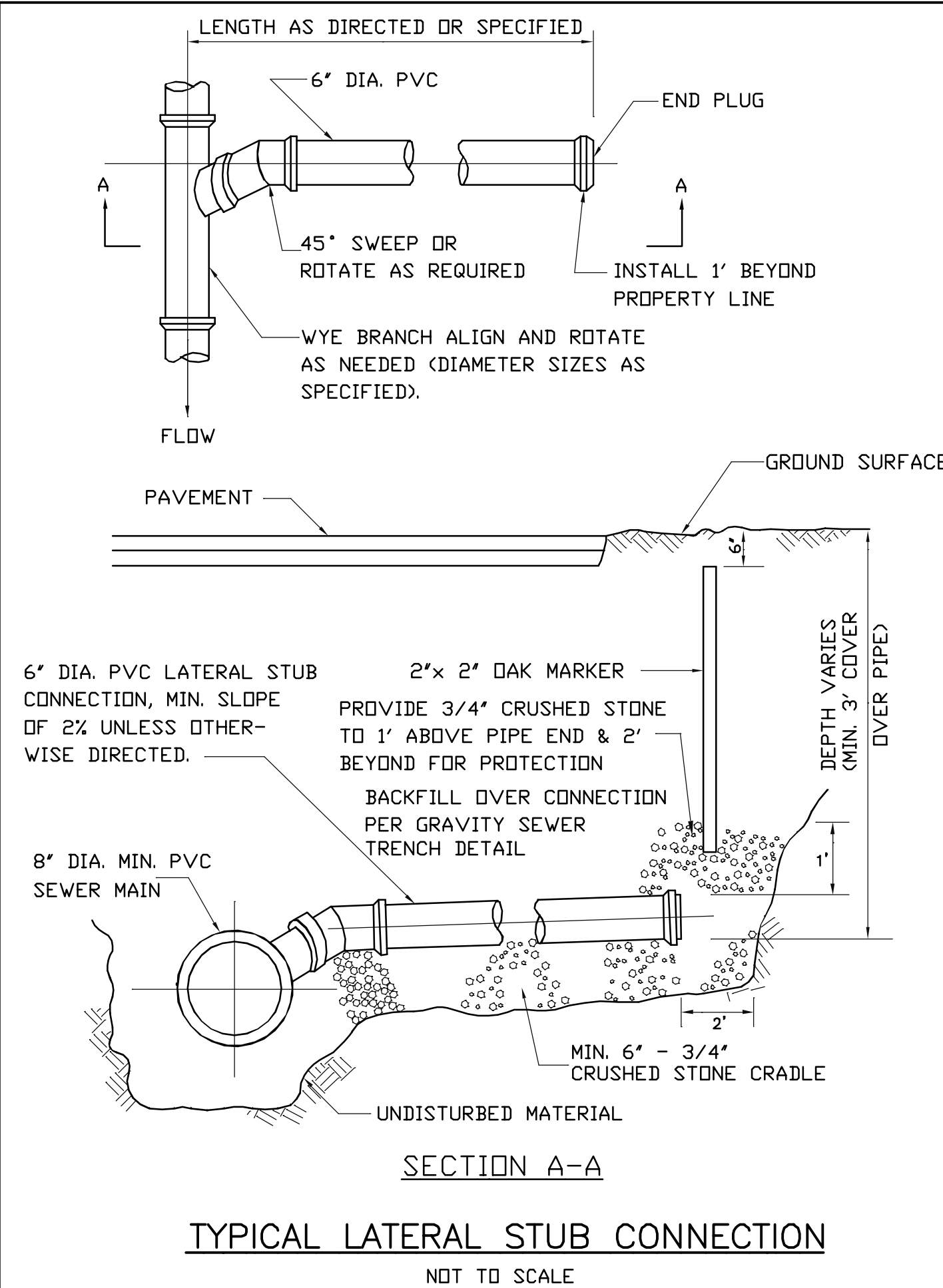


NOTE 1) ELIMINATE THE 12-INCH OPENING IN THE BASE IN AREAS OF HIGHER POTENTIAL POLLUTANT LOADS (PER STATE STORMWATER MANAGEMENT STANDARD #5) THAT ARE ALSO IN THE GROUNDWATER PROTECTION DISTRICT.

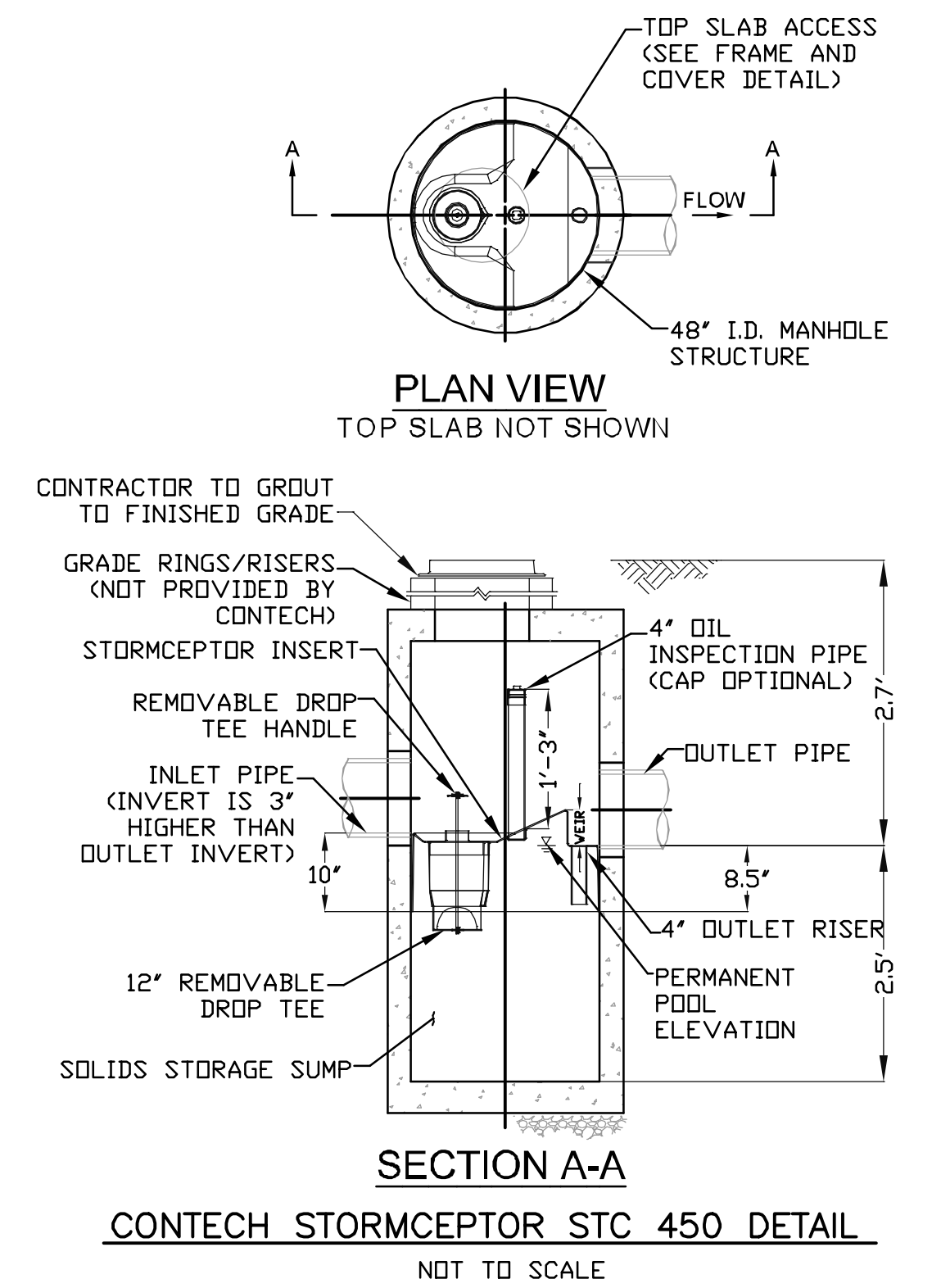
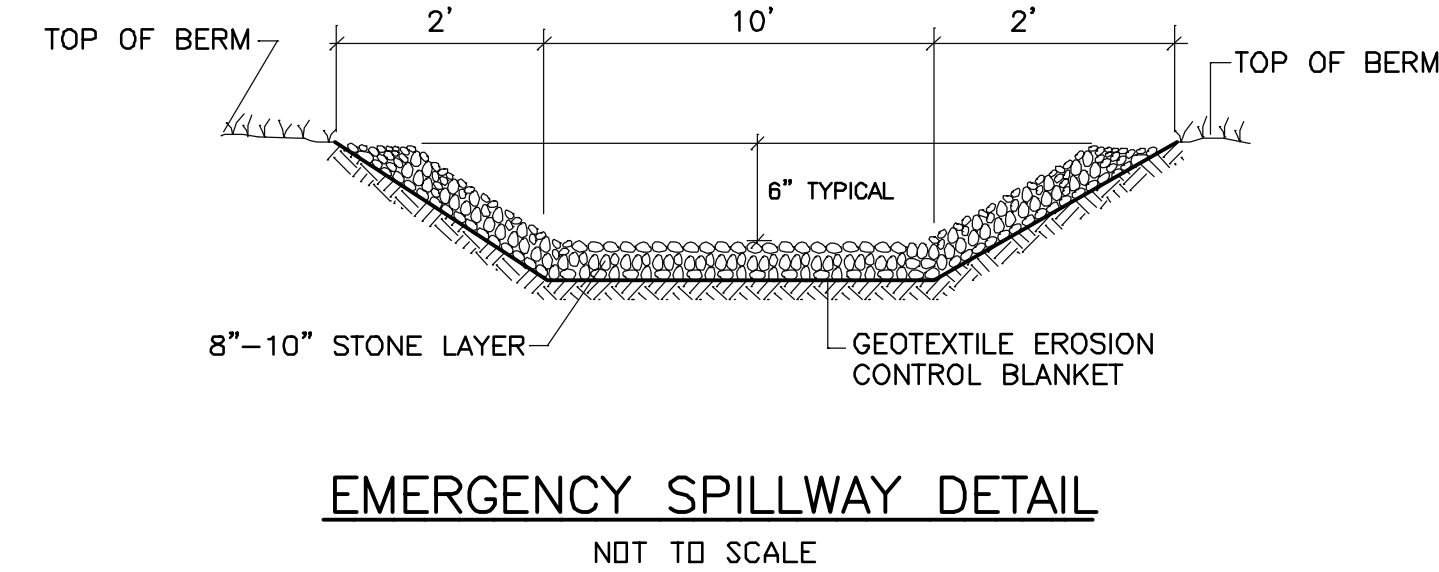
**STANDARD CATCH BASIN WITH
CAPE COD BERM DETAIL**
(NOT TO SCALE)



STANDARD DRAIN MANHOLE DETAIL
(NOT TO SCALE)



TYPICAL PRECAST CONCRETE SEWER MANHOLE
(NOT TO SCALE)



APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

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DETAILS
OF
KRAMER ROAD
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: AS SHOWN DATE: OCTOBER 18, 2023

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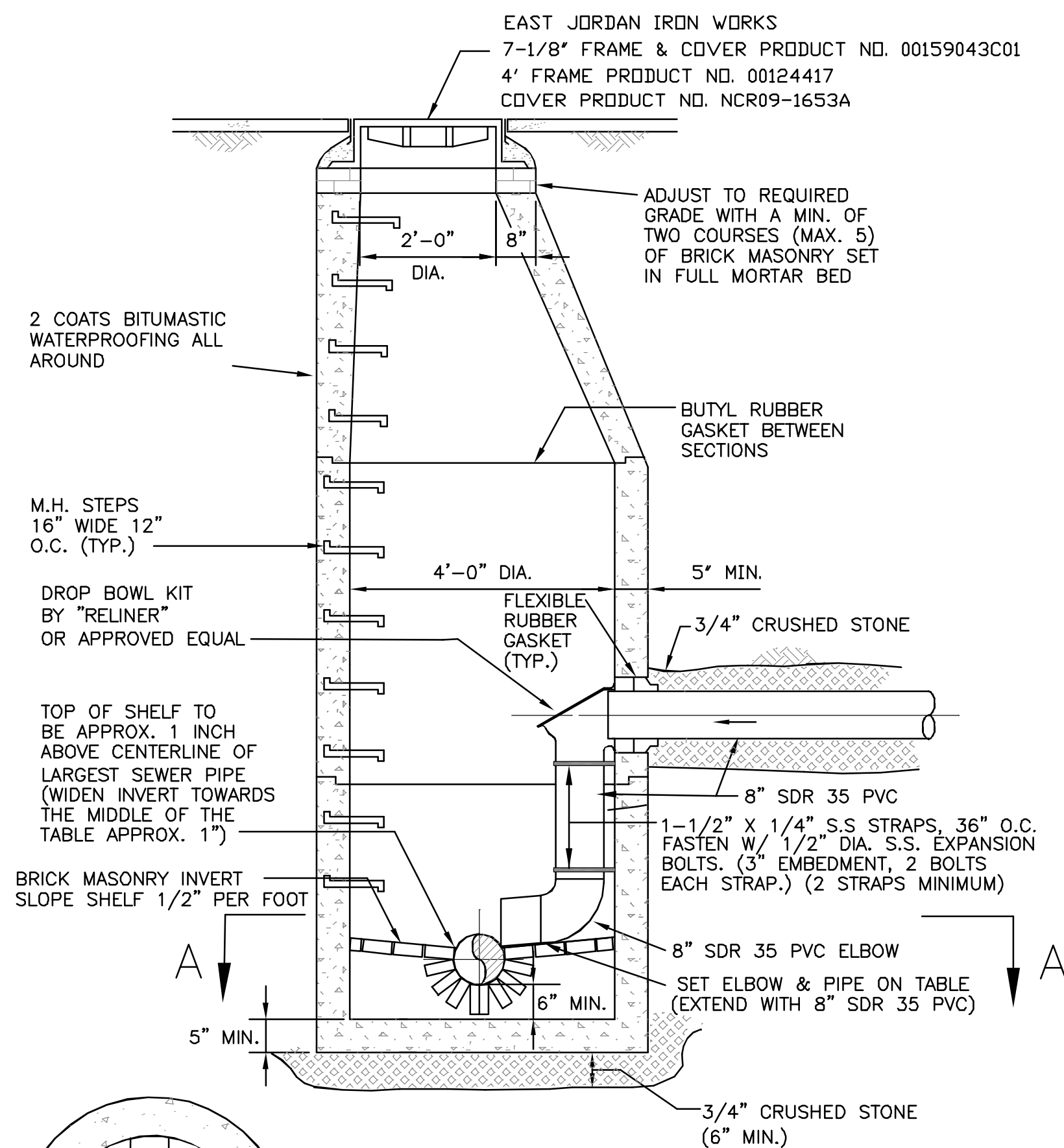
TEST HOLE DATA

SURFACE DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
0"-12"	A	SANDY LOAM	10 YR 3/2	—	
12"—36"	B	LOAMY SAND	10 YR 5/6	—	
36"—64"	C	GRAVELLY, COBBLEY LOAMY SAND	2.5 Y 5/3	40"	

SURFACE DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
0"–6"	A	SANDY LOAM	10 YR 3/2	–	
6"–25"	B	LOAMY SAND	10 YR 5/6	–	
25"–47"	C	GRAVELLY, COBBLEY LOAMY SAND	2.5 Y 5/3	30"	

SURFACE DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
0"-15"	A	SANDY LOAM	10 YR 3/2	-	
15"-33"	B	LOAMY SAND	10 YR 5/6	30"	
33"-48"	C	GRAVELLY FINE SANDY LOAM	2.5 Y 5/3	THROUGHOUT	

* WHEN THE CROSSING AS SHOWN IS LESS THAN 18" VERTICAL CLEARANCE, THE SEWER MAIN OR SERVICE MUST BE ENCASED 10' ON BOTH SIDES OF CROSSING WITH 6" OF 3000 PSI CONCRETE IF THE SEWER MAIN OR SERVICE CROSSES ABOVE THE WATERMAIN OR SERVICE TOTAL ENCASEMENT, BOTH SIDES OF THE CROSSING IS REQUIRED, REGARDLESS OF SEPARATION.



TRASH RACK GRATE
TO BE BOLTED TO
TOP OF BARREL RISER

12" OUTLET - 15' @ S=0.050

OUTLET INV. = 155.00

6" 48" 6"

A A

EL=157.50

(1) 5" ORIFICE INLETS EL.=157.00

(1) 5" ORIFICE INLETS EL.=156.81

(1) 5" ORIFICE INLETS EL.=156.28

(2) 7" ORIFICE INLETS EL.=155.55

BOTTOM OF POND
EL.=155.00

TRASH RACK GRATE

STONE FILTRATION
MEDIA (3" MINUS
CRUSHED STONE)
ALL AROUND
RISER

48" PRECAST DRAIN
MANHOLE BARREL RISER (TO
BE WRAPPED IN 8oz.
NON-WOVEN GEOTEXTILE)

EL.=155.00

(6") 1-1/2" CRUSHED STONE

SECTION A-A

DATE: _____

SHEET NO. 9 OF 9