

**TOWN OF WEYMOUTH, MASSACHUSETTS  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

Date: September 13, 2016

To the Department of Planning and Community Development of the Town of Weymouth:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Lot Layout Plan, Farren Road Extension Weymouth MA 02189 drawn by Hardy Engineering, 1287 Washington Street, Weymouth MA, dated September 5, 2016, 2016, being land described as follows Approximately 67,207 s.f. of vacant land at the end of Farren Road, East Weymouth, MA

located on Weymouth Town Atlas Sheet(s) 13, Block(s) 157, Lot(s) 18, hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Weymouth Department of Planning and Community Development and makes application to the Planning Board for approval of said plan.

The undersigned's title to said land is derived from Elin Farren by deed dated August 23, 1984 and recorded in the Norfolk District Registry of Deeds Book 6528, Page 601, registered in the        Registry District of the Land Court, Certificate of Title No.       ; and said land is free of encumbrances except for the following:

Said plan has ( ☒ ) has not ( ☐ ) evolved from a preliminary plan submitted to the Board on June 21, 2016 and approved (with modifications) (X) (disapproved) ( ☐ ) on August 29, 2016.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of Weymouth, upon the approval of said DEFINITIVE plan by the Board:

1. to install utilities in accordance with the rules and regulations of the Department of Planning and Community Development, the Public Works Department, the Department of Health, and all general as well as Zoning Ordinances of the Town of Weymouth, as are applicable to the installation of utilities within the limits of ways and streets;

2. to complete and construct the streets or ways shown thereon in accordance with the Rules and Regulations of the Department of Planning and Community Development and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and

3. to complete the aforesaid installations and construction within one (1) year from the date hereof.

The owner's title to the land is derived under deed from Elin Farren, dated August 23, 1984, 20  , and recorded in the Norfolk Registry of Deeds, Book 6528 Page 601        and/or Land Court Certificate of Title No.                      registered in District Book           , Page           ; and said land is free of encumbrances except for the following:

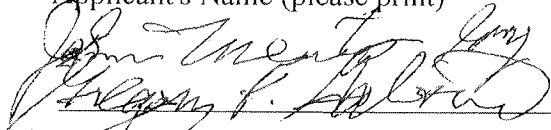
Property is shown on the Weymouth Town Atlas Sheet           , Block   , Lot             
(Provide this information for all lots subject to this application.)

John Mento, Mento Homes

Elin Farren & Gladys Marple

Applicant's Name (please print)

Owner's Name, if not the applicant (please print)



\_\_\_\_\_

Applicant's Signature

Owner's Signature

Applicant's Address:

Applicant's Address:

1157 Washington Street,

810 Soboda Ct.

Braintree, MA 02184

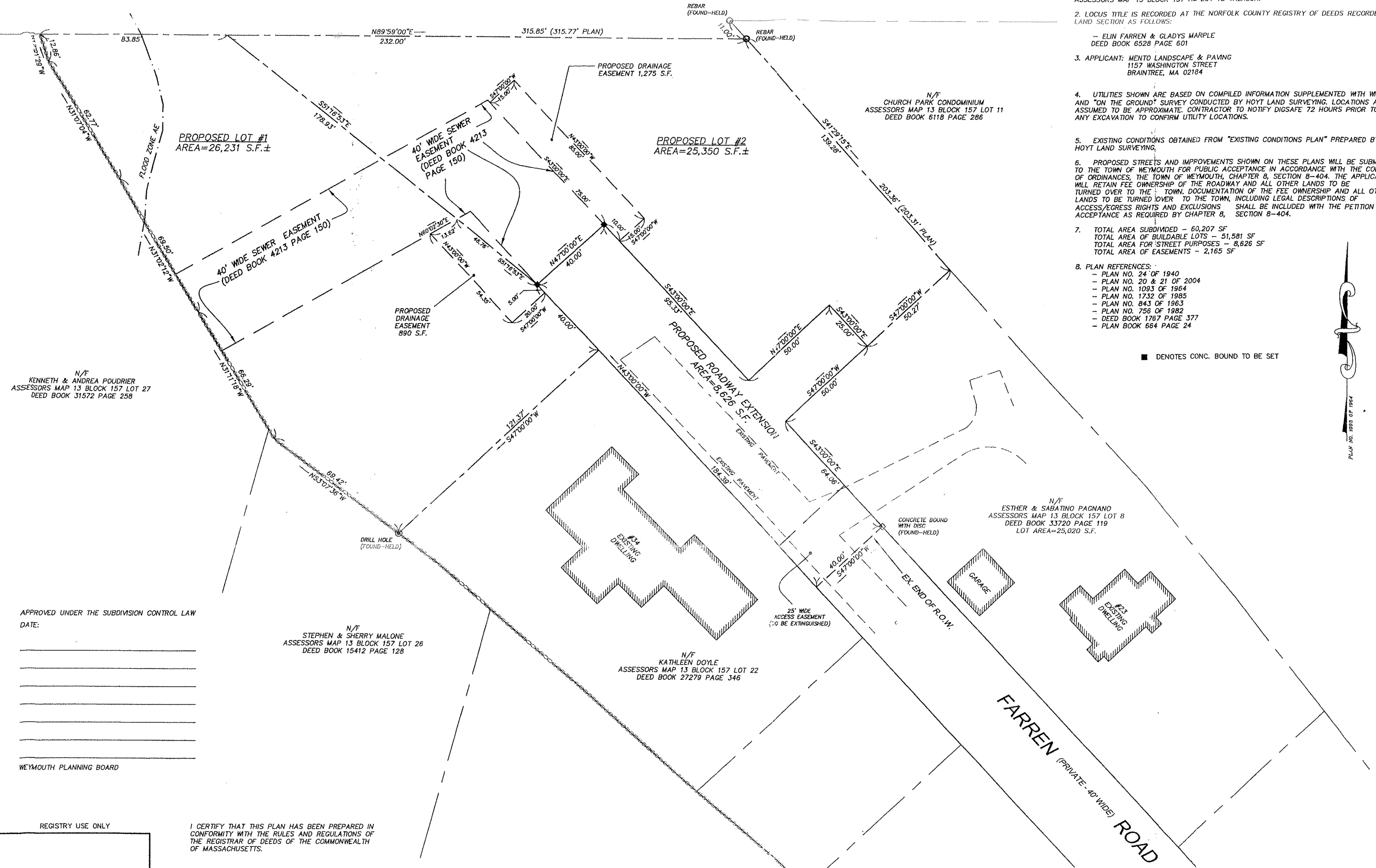
Houston, TX 77079

Telephone Number:

(Include all the owners of every parcel within the application).

Received by Town Clerk:

MASS BAY TRANSPORTATION AUTHORITY



- GENERAL NOTES:
1. THE PROPERTY IS SHOWN ON THE TOWN OF WEYMOUTH ASSESSORS MAP 13 BLOCK 157 AS LOT 18 THEREON.
  2. LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS RECORDED LAND SECTION AS FOLLOWS:  
- ELIN FARREN & GLADYS MARPLE  
DEED BOOK 6528 PAGE 601
  3. APPLICANT: MENTO LANDSCAPE & PAVING  
1157 WASHINGTON STREET  
BRAINTREE, MA 02184
  4. UTILITIES SHOWN ARE BASED ON COMPILED INFORMATION SUPPLEMENTED WITH WITH AND "ON THE GROUND" SURVEY CONDUCTED BY HOYT LAND SURVEYING. LOCATIONS ARE ASSUMED TO BE APPROXIMATE. CONTRACTOR TO NOTIFY DIGSAFE 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM UTILITY LOCATIONS.
  5. EXISTING CONDITIONS OBTAINED FROM "EXISTING CONDITIONS PLAN" PREPARED BY HOYT LAND SURVEYING.
  6. PROPOSED STREETS AND IMPROVEMENTS SHOWN ON THESE PLANS WILL BE SUBMITTED TO THE TOWN OF WEYMOUTH FOR PUBLIC ACCEPTANCE IN ACCORDANCE WITH THE CODE OF ORDINANCES, THE TOWN OF WEYMOUTH, CHAPTER 8, SECTION 8-404. THE APPLICANT WILL RETAIN FEE OWNERSHIP OF THE ROADWAY AND ALL OTHER LANDS TO BE TURNED OVER TO THE TOWN. DOCUMENTATION OF THE FEE OWNERSHIP AND ALL OTHER LANDS TO BE TURNED OVER TO THE TOWN, INCLUDING LEGAL DESCRIPTIONS OF ACCESS/EGRESS RIGHTS AND EXCLUSIONS SHALL BE INCLUDED WITH THE PETITION FOR ACCEPTANCE AS REQUIRED BY CHAPTER 8, SECTION 8-404.
  7. TOTAL AREA SUBDIVIDED - 60,207 SF  
TOTAL AREA OF BUILDABLE LOTS - 51,581 SF  
TOTAL AREA FOR STREET PURPOSES - 8,626 SF  
TOTAL AREA OF EASEMENTS - 2,165 SF
  8. PLAN REFERENCES:  
- PLAN NO. 24 OF 1940  
- PLAN NO. 20 & 21 OF 2004  
- PLAN NO. 1093 OF 1964  
- PLAN NO. 1732 OF 1985  
- PLAN NO. 843 OF 1963  
- PLAN NO. 756 OF 1982  
- DEED BOOK 1767 PAGE 377  
- PLAN BOOK 664 PAGE 24

■ DENOTES CONC. BOUND TO BE SET



APPROVED UNDER THE SUBDIVISION CONTROL LAW  
DATE:

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\_\_\_\_\_

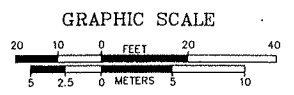
\_\_\_\_\_

WEYMOUTH PLANNING BOARD

REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Peter G. Hoyt* 9/5/16  
PETER G. HOYT, MA PLS #41609



N/F  
ESTHER & SABATINO PAGNANO  
ASSESSORS MAP 13 BLOCK 157 LOT 8  
DEED BOOK 33720 PAGE 119  
LOT AREA=25,020 S.F.

N/F  
KATHLEEN DOYLE  
ASSESSORS MAP 13 BLOCK 157 LOT 22  
DEED BOOK 27279 PAGE 346

N/F  
STEPHEN & SHERRY MALONE  
ASSESSORS MAP 13 BLOCK 157 LOT 26  
DEED BOOK 15412 PAGE 128

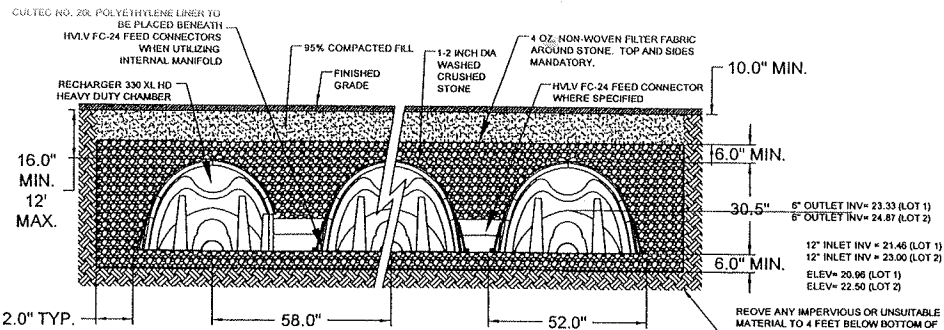
N/F  
KENNETH & ANDREA POUDRIER  
ASSESSORS MAP 13 BLOCK 157 LOT 27  
DEED BOOK 31572 PAGE 258

SHEET		C-1	
LOT LAYOUT PLAN FARREN ROAD EXTENSION WEYMOUTH, MA 02189		MENTO HOMES 1157 WASHINGTON STREET BRAINTREE, MA 02184	
HARDY ENGINEERING 1207 WASHINGTON STREET WEYMOUTH, MA (781) 331-1464		DATE: SEPTEMBER 5, 2016 LATEST REVISION: SCALE: AS NOTED	
DRAWN BY: RCR/SPH DESIGNED BY: SPH CHECKED BY: SPH		NO.:	
REVISIONS:		DATE:	
COMMENTS:			

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





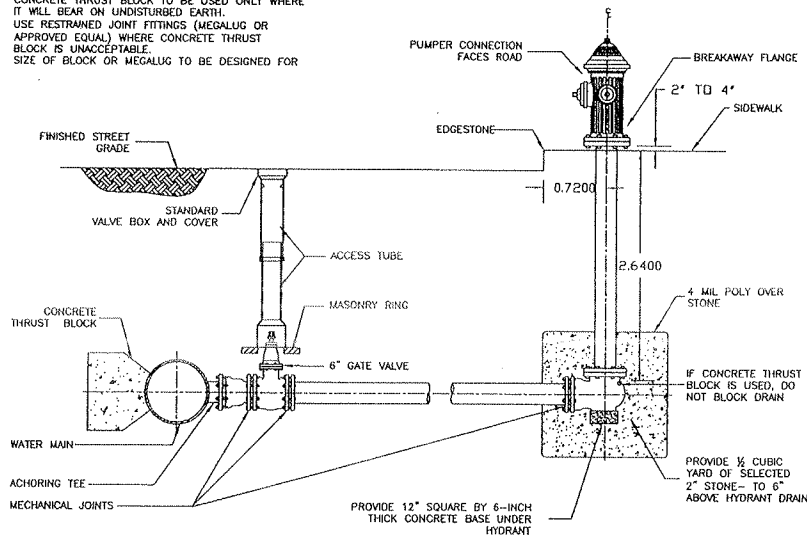
**GENERAL NOTES:**  
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED - 11.31 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
 USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR HIGH APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
 ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

REMOVE ANY IMPERVIOUS OR UNSUITABLE MATERIAL TO 4 FEET BELOW BOTTOM OF RECHARGE AREA. ALL FILL TO BE CLEAN GRANULAR MATERIAL APPROVED BY THE ENGINEER.

CULTEC CHAMBER DETAILS  
 N.T.S.

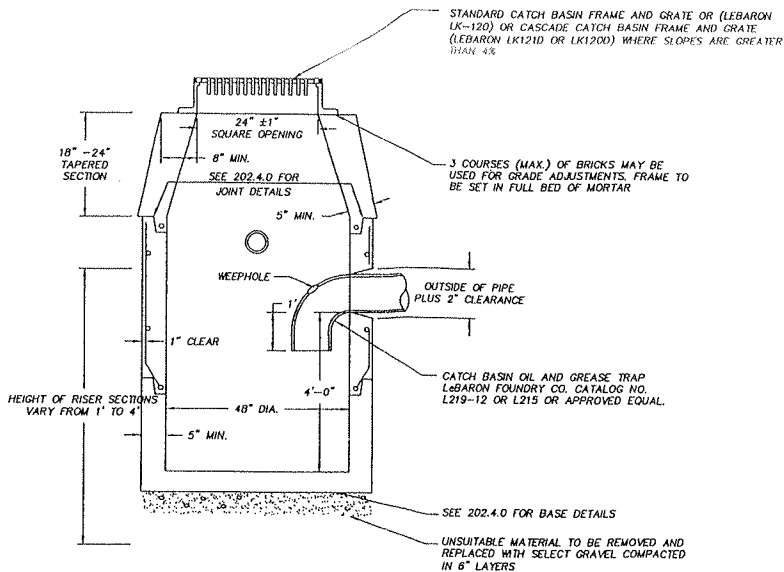
**NOTE:**  
 CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.  
 USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.  
 SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR



TYPICAL FIRE HYDRANT

APPROVED UNDER THE SUBDIVISION CONTROL LAW  
 DATE:

WEYMOUTH PLANNING BOARD



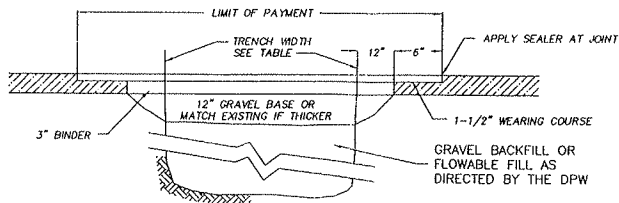
**NOTES:**

1. DETAILS NOT INDICATED ABOVE ARE TO BE SIMILAR TO THOSE SHOWN ON 201.2.0, 201.3.0. (REFER TO MASS DPW STANDARDS)
  2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
  3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
  4. OUTSIDE OF CATCH BASIN TO BE COATED WITH BITUMASTIC, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  5. CATCH BASINS TO BE PRECAST REINFORCED CONCRETE, CONFORMING TO ASTM C478.
  6. A THREE (3) FLANGE FRAME IS TO BE USED WHEN A CURB INLET IS REQUIRED.
- \*MINIMUM DEPTH OF SUMP TO BE 4'.  
 \*\*WHEN A CURB INLET IS INSTALLED, THE OPENING IS TO BE 24" ± 1" x 27" ±

PRECAST CONCRETE CATCH BASIN

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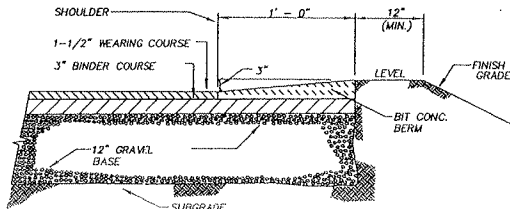
TOWN CLERK, WEYMOUTH, MA \_\_\_\_\_ DATE \_\_\_\_\_



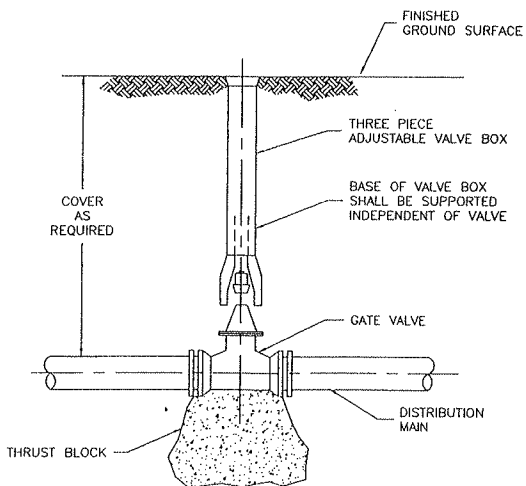
TRENCH WIDTH, W		
D	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

PAVEMENT PATCH DETAIL  
 FOR TRENCH SECTIONS

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CAPE COD BERM



BURIED GATE VALVE

SHEET		C-3	
DETAILS		FARREN ROAD EXTENSION WEYMOUTH, MA 02189	
		MENTO HOMES 1157 WASHINGTON STREET BRAINTREE, MA 02184	
HARDY ENGINEERING 127 WASHINGTON STREET WEYMOUTH, MA 02190 (781) 335-1464		DATE: SEPTEMBER 5, 2016 LATEST REVISION: SCALE: AS NOTED	
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NO.			