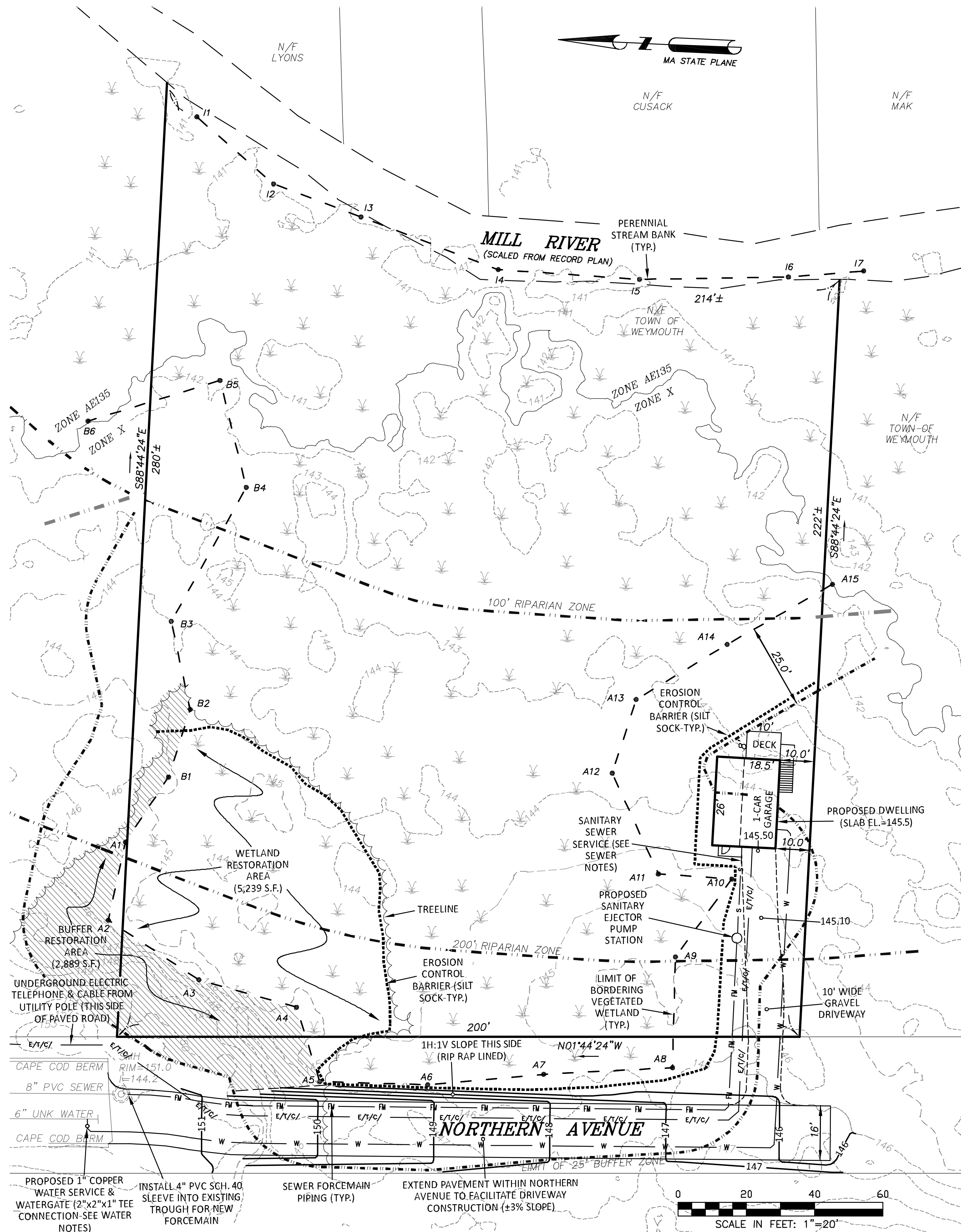




LOCUS INFORMATION

CURRENT OWNER:
RYDER DEVELOPMENT
CORP.

OWNERS REFERENCE:
BOOK 10097 PAGE 219

PLAN REFERENCE:
PLAN BOOK 58
PLAN 2795

ASSESSORS REFERENCE:
40-487-5-0

LOT AREA:
1.08 AC.±

ZONE:
R-1

FEMA REFERENCE:
ZONE AE135
(EL. 141.63 TOW)
ZONE X
FIRM 25021C0237E
DATED 7-17-12

DATUM:
HORIZONTAL - NAD 1983
MASS MAIN 2001
VERTICAL - TOWN OF WEYMOUTH

SURVEY NOTES:

- EXISTING CONDITIONS, UTILITIES & PROPERTY LINE INFORMATION SHOWN ON THIS DRAWING FROM "EXISTING CONDITIONS PLAN" PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA, DATED DECEMBER 14, 2023. THE PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES AND A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

DIMENSIONAL REQUIREMENTS ZONING DISTRICT: RESIDENTIAL R-1 SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%

* 20 FEET OF ANY OTHER DWELLING
** LESSER OF 24 FEET OR 1/5 LOT DEPTH

WATER NOTES:

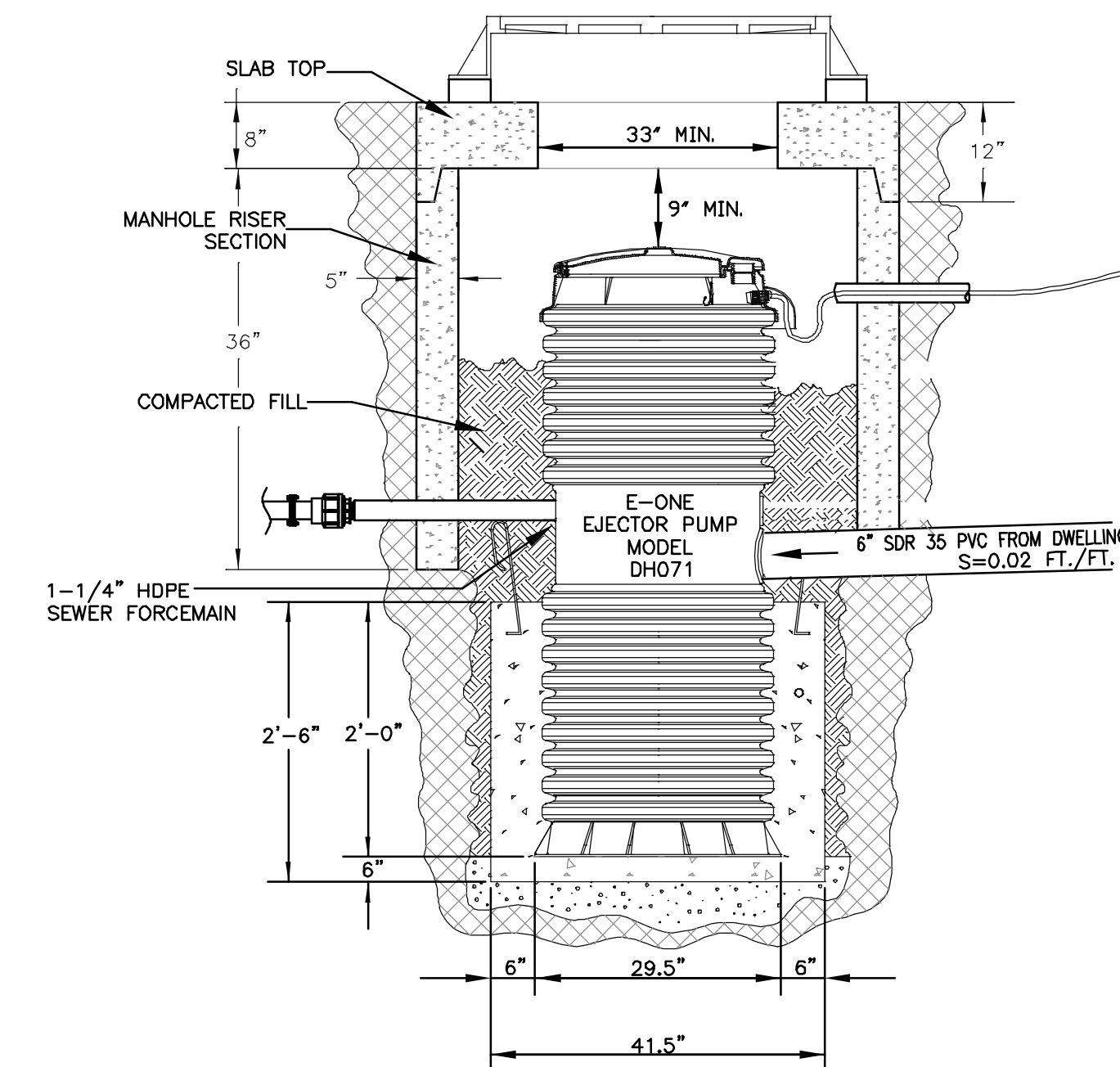
- WATER MITIGATION FEES.
- PROPOSED WATER SERVICE SHALL BE 1-INCH TYPE K COPPER WITH WATER SHUT OFF VALVE.

SEWER NOTES:

- CONTRACTOR MUST VERIFY ALL UTILITY INVERTS AND ELEVATIONS PRIOR TO THE INSTALLATION OF SERVICE CONNECTIONS.
- SEWER MITIGATION FEES.
- PROPOSED SEWER SERVICE (GRAVITY) SHALL BE 6" SDR 35 PVC FROM EXTERIOR OF DWELLING TO PROPOSED SANITARY SEWER EJECTOR PUMP. THE SERVICE SHALL BE REDUCED TO 4" SDR 35 PVC PRIOR TO CONNECTION TO DWELLING. PROPOSED SANITARY SEWER FORCEMAIN PIPING SHALL BE 1-1/4" HDPE FROM SEWER EJECTOR PUMP TO EXISTING MAIN IN STREET.
- SEWER SERVICE CANNOT HAVE ANY BENDS GREATER THAN 22.5 DEGREES.

UTILITY NOTES:

- EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE) ARE AVAILABLE WITHIN THE EXISTING NORTHERN AVENUE RIGHT-OF-WAY. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE SERVICES WITH THE UTILITY AUTHORITY HAVING JURISDICTION AND PROVIDE THE MINIMUM SERVICE SEPARATIONS REQUIRED BY THESE AUTHORITIES.
- THE CONTRACTOR SHALL SIZE AND INSTALL THE SANITARY SEWER EJECTOR PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF 248 CMR 10.15.



E-ONE EJECTOR
PUMP DETAIL
NOT TO SCALE



Appd. by	
Chkd. by	

Revision	Description

Date	
No.	

scale: 1"=20'	date: MAR. 4, 2024
drawn: JAC	checked: ABT
approved: JAC	drawing number: SP-1

project: PROPOSED RESIDENTIAL DWELLING 0 NORTHERN AVENUE WEYMOUTH, MASSACHUSETTS	client: RYDER DEVELOPMENT CORPORATION 668 BROAD STREET - SUITE D WEYMOUTH, MASSACHUSETTS 02189
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drawing title: SITE PLAN

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SITEC
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