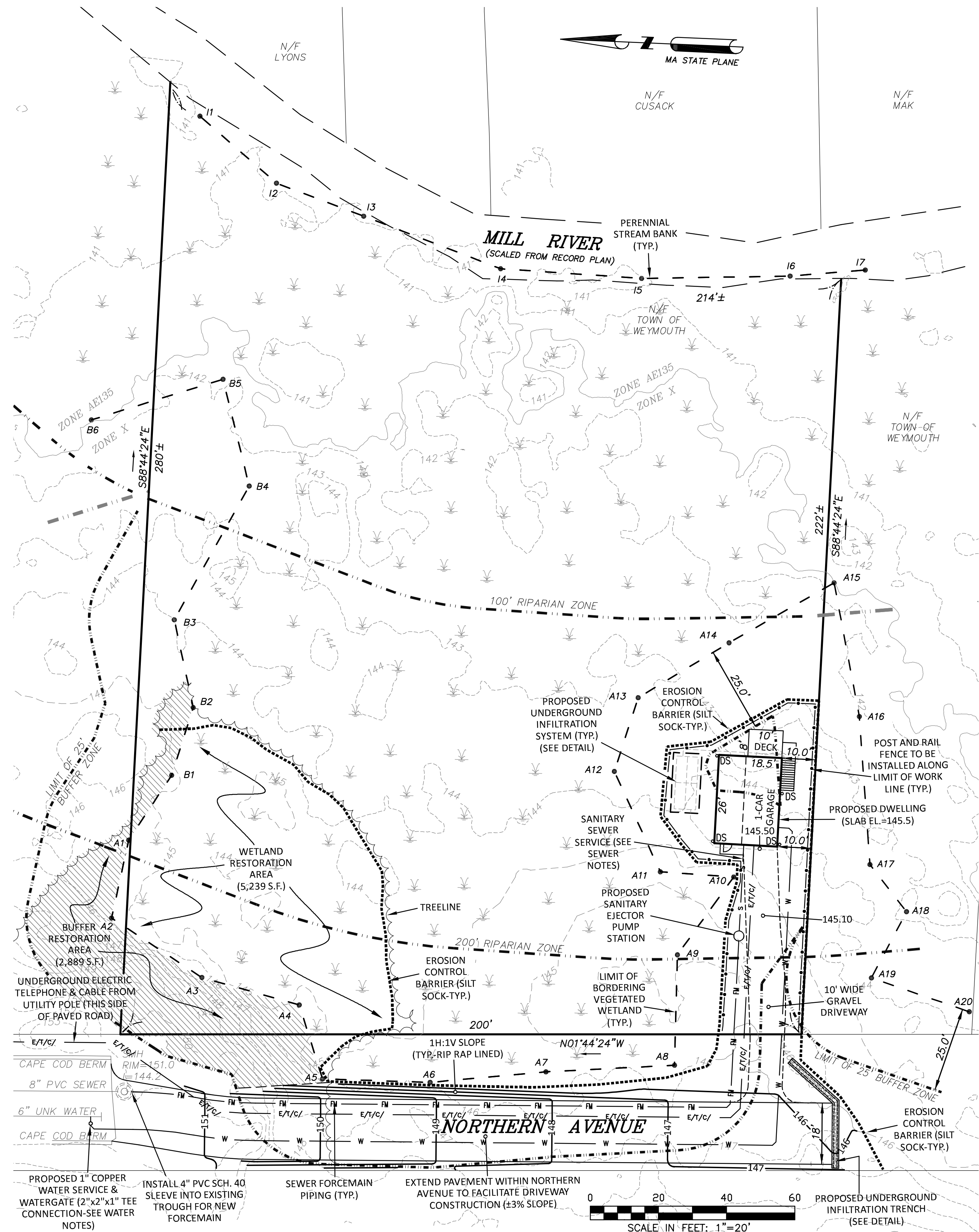




DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENTIAL R-1	
SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%

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

LOCUS INFORMATION

CURRENT OWNER:
RYDER DEVELOPMENT
CORP.

OWNERS REFERENCE:
BOOK 10097 PAGE 219

PLAN REFERENCE:
PLAN BOOK 58
PLAN 2795

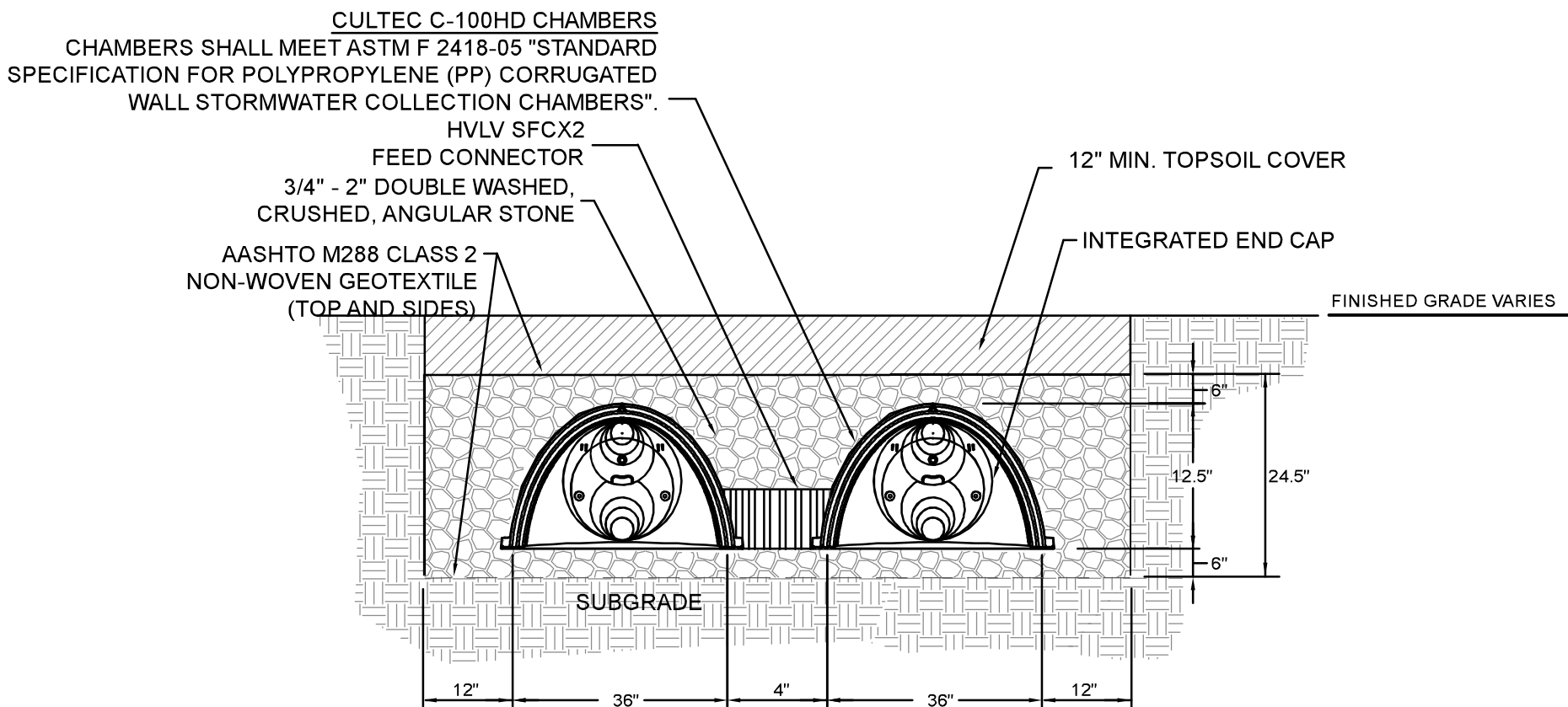
ASSESSORS REFERENCE:
40-487-5-0

LOT AREA:
1.08 AC.±

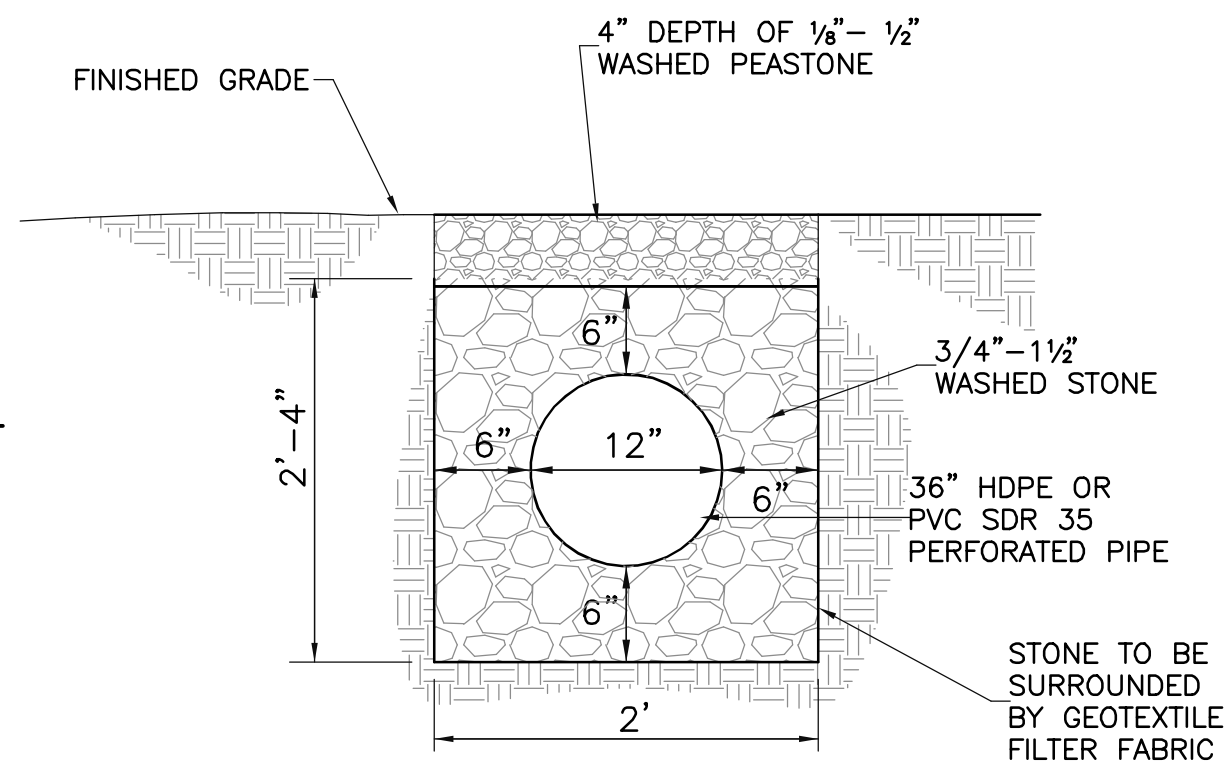
ZONE:
R-1

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



NOTES: 1. SEE PLAN FOR CHAMBER ORIENTATION AND LAYOUT
2. ADJACENT ROWS TO BE CONNECTED WITH HVLV SFCX2 FEED CONNECTORS.
SUBSURFACE INFILTRATION SYSTEM CROSS SECTION
(FOR DWELLING ROOF LEADERS)
NOT TO SCALE



INFILTRATION TRENCH DETAIL
NOT TO SCALE

WATER NOTES:

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

SEWER NOTES:

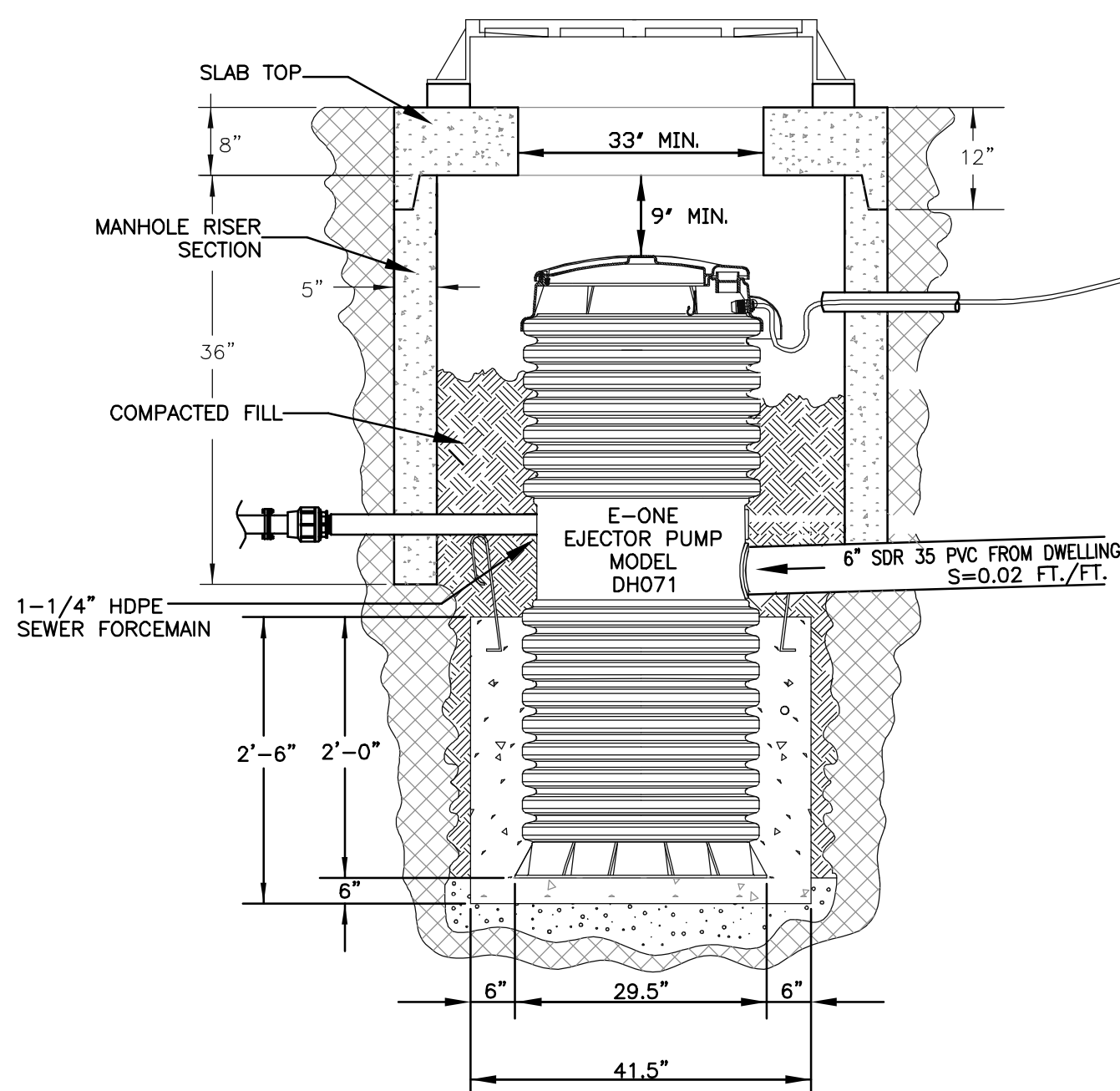
- CONTRACTOR MUST VERIFY ALL UTILITY INVERTS AND ELEVATIONS PRIOR TO THE INSTALLATION OF SERVICE CONNECTIONS.
- SEWER MITIGATION FEES.
- PROPOSED SEWER SERVICE (GRAVITY) SHALL BE 6" SDR 35 PVC FROM EXTERIOR OF DWELLING TO PROPOSED SANITARY SEWER EJECTOR PUMP. THE SERVICE SHALL BE REDUCED TO 4" SDR 35 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.

SOIL EVALUATION NOTE:

A TEST PIT SHALL BE PERFORMED PRIOR TO CONSTRUCTION IN THE LOCATION OF THE SUBSURFACE INFILTRATION SYSTEM TO DETERMINE THE HIGH GROUNDWATER TABLE ELEVATION AND THE SUITABILITY OF THE SOIL FOR INFILTRATING STORMWATER RUNOFF.



E-ONE EJECTOR
PUMP DETAIL
NOT TO SCALE



App'd. by	Chkd. by	Revision	Description	Date	No.
JAC	ABT	1	WETLAND FLAGS A16-A20, INFILTRATION SYSTEM, POST/RAIL FENCE, ROAD WIDTH/INF. TRENCH	APR. 9, 2024	1

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
688 BROAD STREET - SUITE D
WEYMOUTH, MASSACHUSETTS 02189
drawing title: SITE PLAN



769 Plain Street, Unit C
Mansfield, MA 02050
Tel: (508) 339-0100 Fax: (508) 334-0753