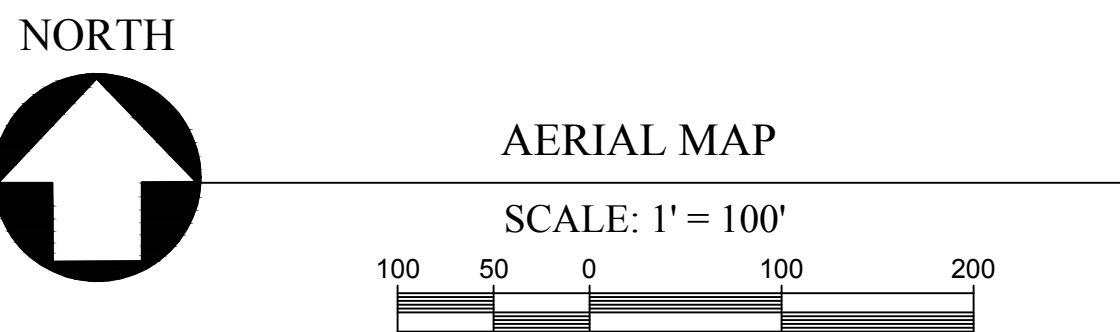
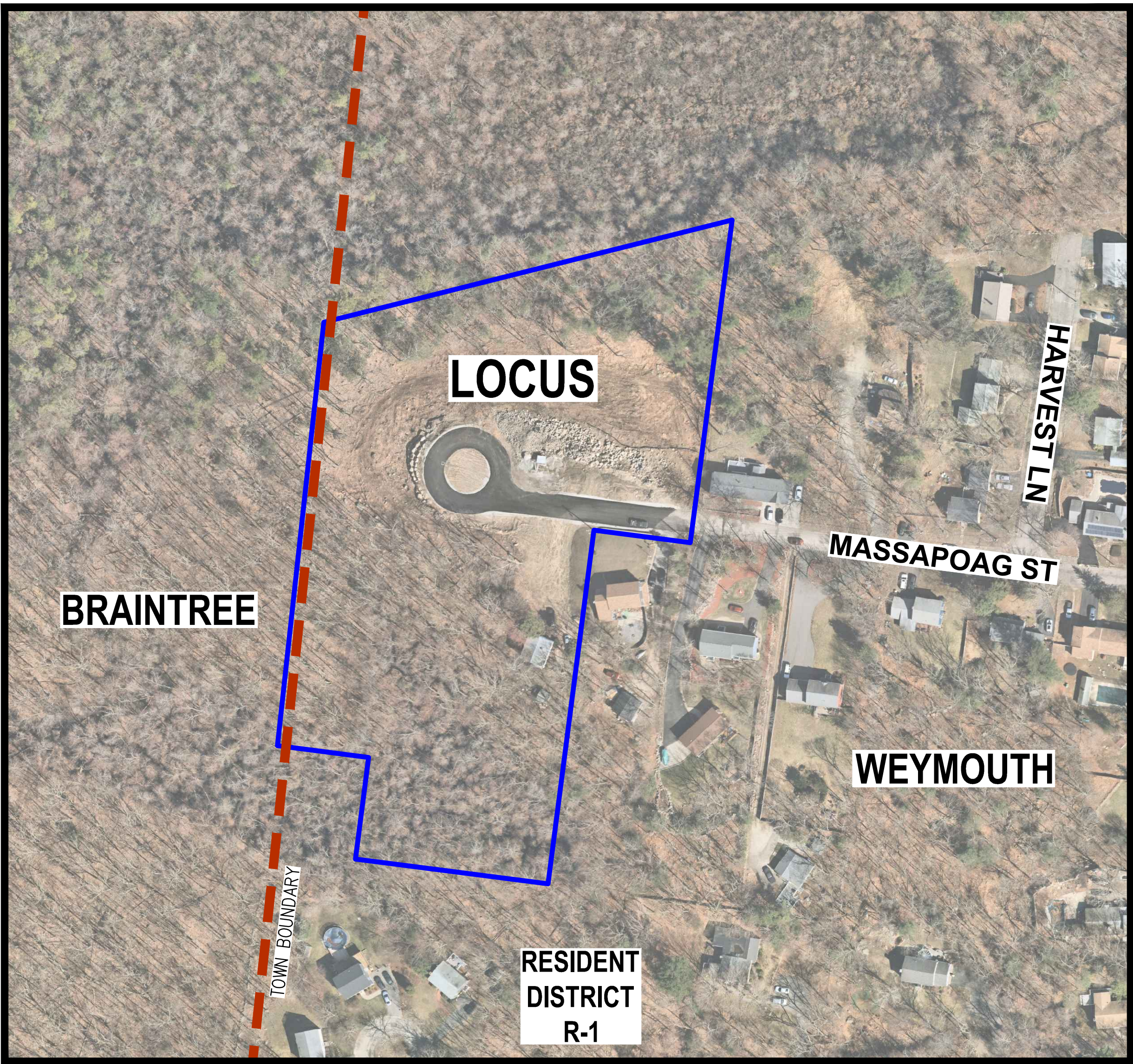
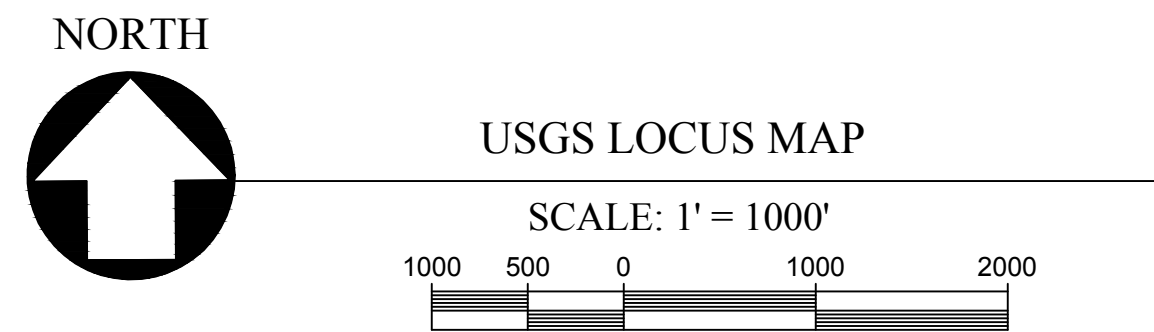


DEFINITIVE SUBDIVISION PLAN

FOR
WEATHERVANE MASSAPOAG, LLC.
MASSAPOAG STREET, WEYMOUTH, MA

0 MASSAPOAG (SOUTH), ASSESSOR'S REF: 44-505-1
0 MASSAPOAG (NORTH), ASSESSOR'S REF: 44-505-2
68 MASSAPOAG, ASSESSORS REF: 44-504-8



APPROVAL UNDER THE SUBDIVISION CONTROL LAW WEYMOUTH PLANNING BOARD
DATE: _____

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF WEYMOUTH ZONING BY-LAW.

FOR REGISTRY USE ONLY

DRAWING INDEX:

- | | |
|-------|--|
| C-1 | COVER SHEET |
| C-2 | LOTING PLAN |
| C-3 | SITE PLAN |
| C-4 | GRADING AND DRAINAGE PLAN |
| C-5 | UTILITIES PLAN |
| C-6 | SOIL EROSION AND SEDIMENT CONTROL PLAN |
| C-7 | ROADWAY PLAN AND PROFILE |
| C-8.1 | DETAIL SHEET (1 OF 2) |
| C-8.2 | DETAIL SHEET (2 OF 2) |
| TP-1 | TEST PIT PLAN |

SUPPLEMENTAL PLANS:

PLAN OF LAND 0 MASSAPOAG STREET (SHEET 1& 2)
(PREPARED BY HOYT LAND SURVEYING)

OWNER/APPLICANT:

WEATHERVANE MASSAPOAG, LLC.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

SURVEYOR

(FOR THE EXISTING CONDITION PLAN)

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH, MA 02189
781-682-9142

ENGINEER/ SURVEYOR:

CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
781-820-0416

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE

2.22.22	REV. PER TOWN ENGINEER COMMENTS	6.
2.11.22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	5.
1.11.22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	4.
11.19.21	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	3.
4.23.20	REVISED PER TOWN STAFF COMMENTS	2.
2.05.19	REVISED WETLAND FLAGS AND LOT	1.
Date	Description	No.

Revisions

GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED
PROFESSIONAL ENGINEER

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

**DEFINITIVE SUBDIVISION
PLAN**

MASSAPOAG STREET
WEYMOUTH, MA

Prepared for

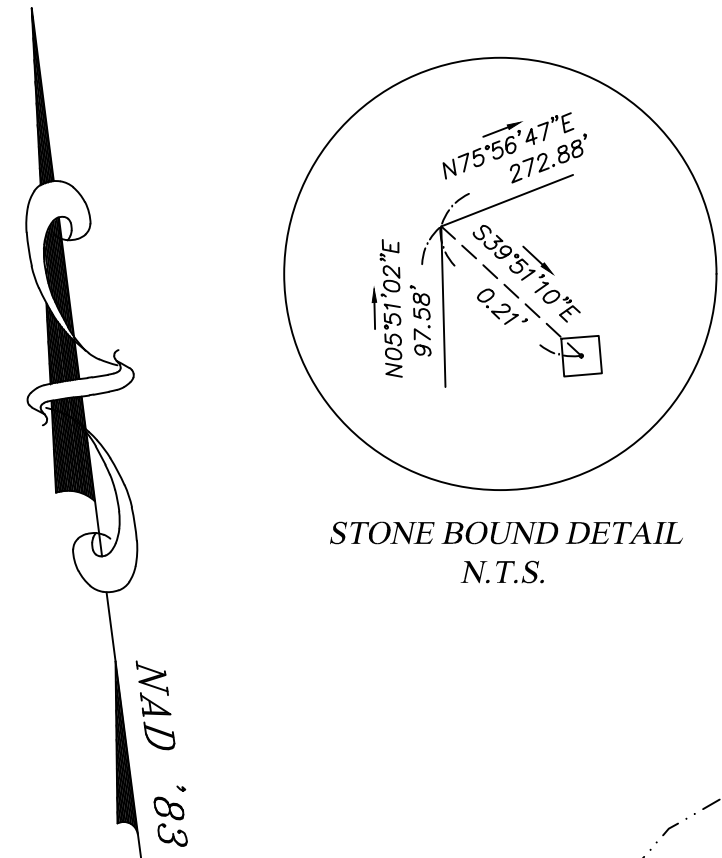
**WEATHERVANE
MASSAPOAG, LLC.**

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

COVER SHEET

Project No.	100-028	Drawing No.	C-1
Date	12.20.2018		
Scale	AS NOTED		
Drawn By	SZA		
Approved By	GRC		



STONE BOUND DETAIL
N.T.S.

WEYMOUTH
BRAINTREE

N/F
TOWN OF WEYMOUTH

N/F
STACEY FAMILY
IRREVOC. TRUST

N/F
CHAPIN

MASSAPOAG STREET

N/F
YETMAN

N/F
GAETANO

WEYMOUTH
BRAINTREE

N/F
COLLOVA

N/F
MCCARTHY

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE:

PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE
WITH TOWN OF WEYMOUTH
ZONING BY-LAW.

ZONING TABLE :

ZONING DISTRICT: RESIDENT DISTRICT R-1 OVERLAY DISTRICT: WATERSHED PROTECTION DISTRICT PROPOSED USE: ONE FAMILY RESIDENTIAL HOUSES								
REQUIREMENT	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7
MINIMUM LOT AREA (SF)	25,000 SF	25,001 SF	25,001 SF	25,001 SF	25,001 SF	25,052 SF	68,032 SF	25,001 SF
MINIMUM UPLAND AREA	85% OF MIN REQ. LOT AREA 85% X 25,000=21,250 SF	23,624 SF	23,414 SF	23,952 SF	25,001	23,439 SF	21,253 SF	21,250 SF
MAX LOT SHAPE FACTOR*	SQUARE LOT PERIM/ LOT AREA =MAX 30	29.87	27.99	29.21	20.66	29.90	29.75	23.23
MINIMUM LOT WIDTH (FT)	120 FT	120.00'	GREATER THAN 120.00'	GREATER THAN 120.00'	GREATER THAN 120.00'	GREATER THAN 120.00'	GREATER THAN 120.00'	120.00'
MINIMUM LOT FRONT LINE (FT)**	40 FT	120.00'	77.47'	73.39'	80.38'	80.38'	83.08'	72.00'
MIN. LOT MEASUREMENT ACROSS FRONT YARD***	60% OF LOT WIDTH=72 FT*	120.00'	73.04'	72.00'	72.00'	72.00'	83.06'	72.00'

* 120--53.2. NO LOT SHALL BE CREATED SO AS TO BE SO IRREGULARLY SHAPED OR EXTENDED THAT IT HAS A "SHAPE FACTOR" IN EXCESS OF 30. "SHAPE FACTOR" EQUALS THE SQUARE OF THE LOT PERIMETER DIVIDED BY THE LOT AREA.

** 120--56. FRONT LOT LINE, FRONTAGE AND FRONTAGE WIDTH.

(A.) EACH LOT SHALL HAVE A FRONT LOT LINE, AS SAID TERM IS DEFINED IN ~ 120--6, OF NOT LESS THAN 40 FEET, UNLESS STATED OTHERWISE IN TABLE 1, SCHEDULE OF DISTRICT REGULATIONS, AT THE END OF THIS CHAPTER. [AMENDED MAY 1990 STM BY ART. 1, APPROVED 8--29--1990]

(C.) EACH LOT SHALL HAVE FRONTAGE AND FRONTAGE WIDTH, AS SAID TERMS ARE DEFINED IN § 120--6, OF NO LESS THAN 40 FEET, UNLESS STATED OTHERWISE IN TABLE 1, SCHEDULE OF DISTRICT REGULATIONS, INCLUDED AS AN ATTACHMENT TO THIS CHAPTER.

*** 120--59.1. MEASUREMENTS ACROSS LOTS. [ADOPTED FEBRUARY 1985 STM BY ART. 7, APPROVED 6--3--1985; AMENDED MAY 1997 ATM BY ART. 42, APPROVED 8--11--1997]
IF ANY LOT IN EXISTENCE AS OF FEBRUARY 25, 1985, IS TO BE SUBDIVIDED INTO THREE OR MORE LOTS OR IF ANY LOT SUBSEQUENTLY CREATED IS TO BE SUBDIVIDED, THEN EACH SUBDIVIDED LOT SHALL HAVE A MINIMUM LOT MEASUREMENT ACROSS THE FRONT YARD FROM SIDE LOT LINE TO SIDE LOT LINE AT ANY POINT FROM THE LOT LINE TO THE MINIMUM LOT WIDTH LINE AT THE FRONT LINE OF THE BUILDING SHALL NOT BE LESS THAN 60% OF THE MINIMUM REQUIRED LOT WIDTH, AND NO PORTION OF A PRINCIPAL BUILDING SHALL BE ERECTED ON ANY PORTION OF A LOT WHICH IS LESS THAN THE REQUIRED LOT WIDTH AS SET FORTH IN THESE BYLAWS. SAID MINIMUM REQUIRED LOT WIDTH SHALL EXTEND AN ADDITIONAL 20 FEET BEYOND THE REAR PORTION OF THE PRINCIPAL BUILDING.

LOT WIDTH DEFINITION:
THE HORIZONTAL DISTANCE PARALLEL TO THE FRONT LOT LINE OR, IN THE CASE OF A CURVED OR IRREGULAR LOT LINE, A LINE PARALLEL TO A STRAIGHT LINE DRAWN BETWEEN THE FRONT LOT CORNERS, MEASURED BETWEEN THE SIDE LOT LINES AT THE BUILDING LINE.

LOCUS INFORMATION

CURRENT OWNER:
O MASSAPOAG (SOUTH)
ASSESSOR'S REF: 44--505--1

JAMES E. BRISTOL III
114 SANDTRAP CIRCLE
WEYMOUTH, MA

LEGAL REF:
BOOK 35830 PAGE 295

PLAN REF:
PLAN BOOK 406 PAGE 323

CURRENT OWNER:
68 MASSAPOAG
ASSESSOR'S REF: 44--504--8
O MASSAPOAG (NORTH)
ASSESSOR'S REF: 44--505--2

WEATHERVANE MASSAPOAG LLC
190 DERBY STREET, SUITE 311,
HINGHAM, MA, 02043

LEGAL REF: DEED BOOK 36686 PAGE 426

PLAN REF: LCP 36658A

ZONE:
R-1
WATERSHED PROTECTION DISTRICT

FEMA REFERENCE:
ZONE X
FIRM 25021C0236E
DATED 7--17--12

HORIZONTAL DATUM:
NAD '83

I CERTIFY:

1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY.

2. THAT THIS PLAN WAS PREPARED IN
CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.



SHANE M. BRENNER, P.L.S.



2-05-19	REVISED WETLAND FLAGS AND LOT	1
10-08-21	CALCULATIONS	2
1-13-22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	3
2-11-22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	4
Date	Description	No.

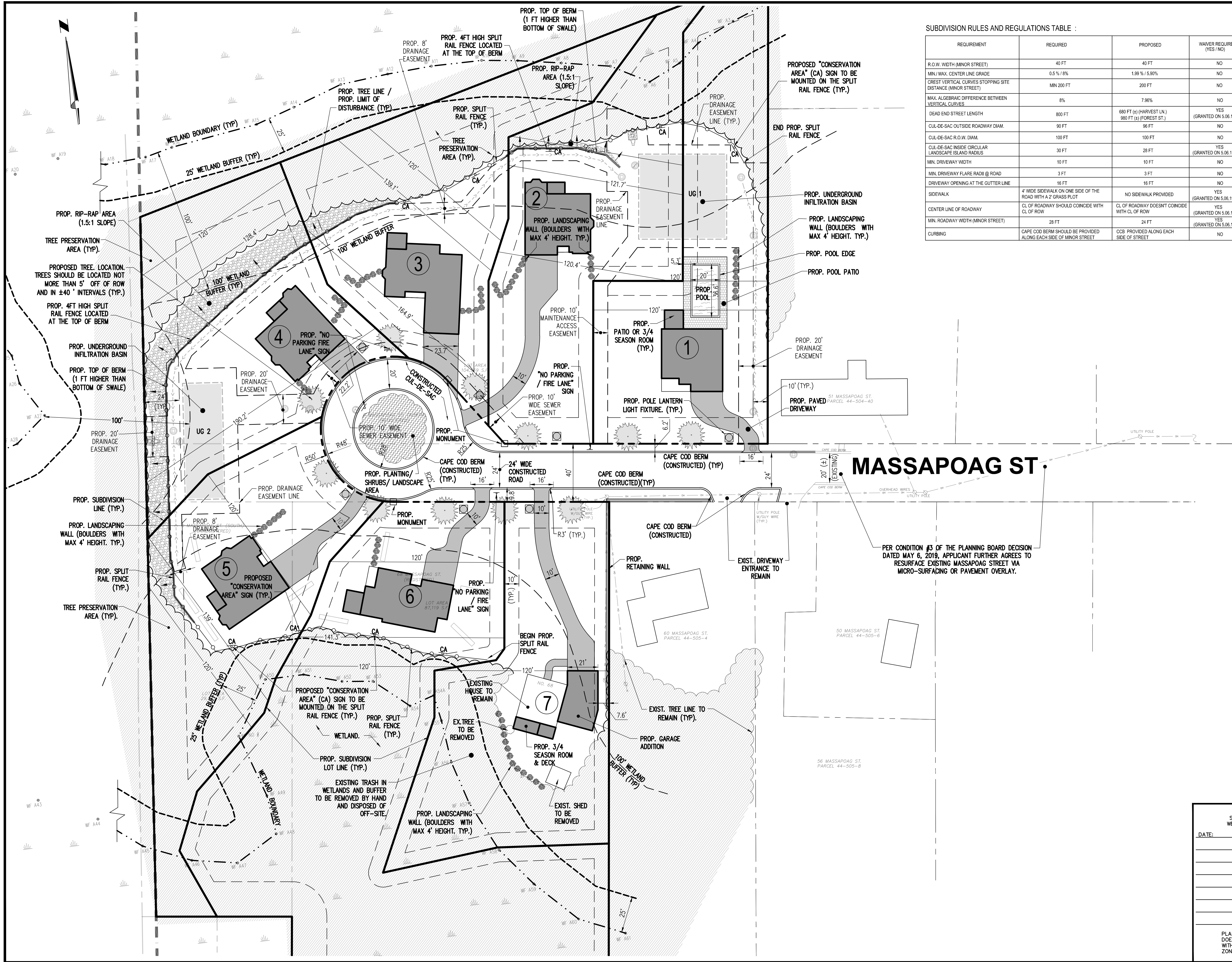
Revisions		
CROCKER DESIGN GROUP, LLC		
2 SHARP STREET, UNIT B HINGHAM, MA 02043 P: 781-820-0416 MASSACHUSETTS		

Project	DEFINITIVE SUBDIVISION PLAN MASSAPOAG STREET WEYMOUTH, MA
---------	--

Prepared for	BRISTOL BROS. DEVELOPMENT CORP. 190 OLD DERBY STREET, SUITE 311 HINGHAM, MA 02043
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Drawing Title	LOTING PLAN
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Project No.	100-028	Drawing No.	C-2
Date	12.20.2018		
Scale	1"=40'		
Drawn By	AS		
Approved By	SMB		



SUBDIVISION RULES AND REGULATIONS TABLE :

REQUIREMENT	REQUIRED	PROPOSED	WAIVER REQUIRED (YES / NO)
R.O.W. WIDTH (MINOR STREET)	40 FT	40 FT	NO
MIN./MAX. CENTER LINE GRADE	0.5% / 8%	1.99% / 5.90%	NO
CREST VERTICAL CURVES STOPPING SITE DISTANCE (MINOR STREET)	MIN 200 FT	200 FT	NO
MAX. ALGEBRAIC DIFFERENCE BETWEEN VERTICAL CURVES	8%	7.96%	NO
DEAD END STREET LENGTH	800 FT	680 FT (H) (HARVEST LN.) 980 FT (H) (FOREST ST.)	YES (GRANTED ON 5.06.19)
CUL-DE-SAC OUTSIDE ROADWAY DIAM.	90 FT	96 FT	NO
CUL-DE-SAC R.O.W. DIAM.	100 FT	100 FT	NO
CUL-DE-SAC INSIDE CIRCULAR LANDSCAPE (ISLAND RADIUS)	30 FT	28 FT	YES (GRANTED ON 5.06.19)
MIN. DRIVEWAY WIDTH	10 FT	10 FT	NO
MIN. DRIVEWAY FLARE RADII @ ROAD	3 FT	3 FT	NO
DRIVEWAY OPENING AT THE GUTTER LINE	16 FT	16 FT	NO
SIDEWALK	4' WIDE SIDEWALK ON ONE SIDE OF THE ROAD WITH A 2' GRASS PLOT	NO SIDEWALK PROVIDED	YES (GRANTED ON 5.06.19)
CENTER LINE OF ROADWAY	CL OF ROADWAY SHOULD COINCIDE WITH CL OF ROW	CL OF ROADWAY DOESNT COINCIDE WITH CL OF ROW	YES (GRANTED ON 5.06.19)
MIN. ROADWAY WIDTH (MINOR STREET)	28 FT	24 FT	YES (GRANTED ON 5.06.19)
CURBING	CAPE COD BERM SHOULD BE PROVIDED ALONG EACH SIDE OF MINOR STREET	CCB PROVIDED ALONG EACH SIDE OF STREET	NO

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE



2.22.22	REV. PER TOWN ENGINEER COMMENTS	6.
2.11.22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	5.
1.11.22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	4.
11.19.21	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	3.
4.23.20	REVISED PER TOWN STAFF COMMENTS	2.
2.05.19	REVISED WETLAND FLAGS AND LOT	1.
Date	Description	No.
Revisions		

Professional Engineer Seal for Gabriel R. Crocker, No. 47917, State of Massachusetts.

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project
DEFINITIVE SUBDIVISION PLAN
MASSAPOAG STREET
WEYMOUTH, MA

Prepared for
WEATHERVANE MASSAPOAG, LLC.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
SITE PLAN

Project No. **100-028**
Date **12.20.2018**
Scale **1"=30'**
Drawn By **SZA**
Approved By **GRC**

C-3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE: _____

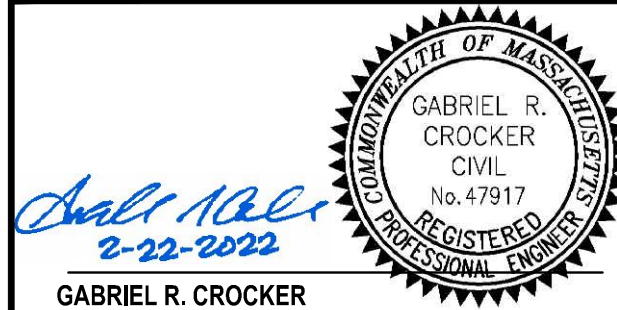
PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE
WITH TOWN OF WEYMOUTH
ZONING BY-LAW.

PER CONDITION #3 OF THE PLANNING BOARD DECISION DATED MAY 6, 2019, APPLICANT FURTHER AGREES TO RESURFACE EXISTING MASSAPOAG STREET VIA MICRO-SURFACING OR PAVEMENT OVERLAY.



I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE
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OF THE REGISTERS OF DEEDS.

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4.23.20	REVISED PER TOWN STAFF COMMENTS	2
2.05.19	REVISED WETLAND STAFF AND LOT	1
Date	Description	N



CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

DEFINITIVE SUBDIVISION PLAN

MASSAPOAG STREET
WEYMOUTH, MA

**WEATHERVANE
MASSAPOAG, LLC.**

tle

GRADING AND DRAINAGE PLAN

Project No.

Date 12/20/2018

Scale 1"=30'

Drawn By **SZA**

Approved By _____

Drawing No.

C-4

DATUM: WEYMOUTH BASE

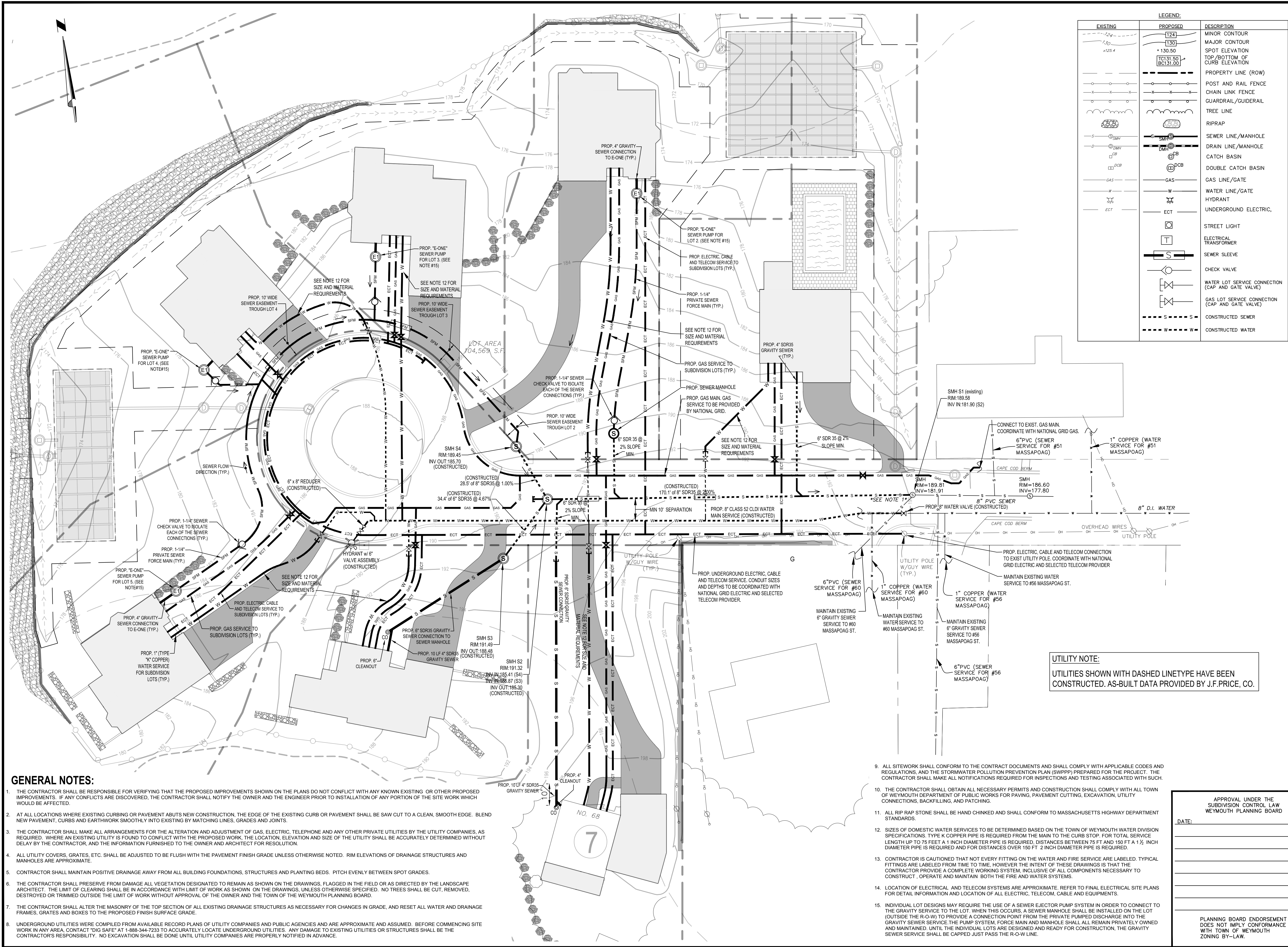
DRAINAGE NOTES:

1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
2. THE CONTRACTOR SHALL FILL ANY PRE-CAST TANKS (NOT INCLUDING MANHOLES OR CATCH BASINS) WITH WATER FOR LEAKAGE OBSERVATIONS BY THE ENGINEER OVER A PERIOD OF 24 HOURS. ANY LEAKS SHALL BE REPAIRED BY THE CONTRACTOR.
3. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEETS.
4. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
6. ALL ON-SITE DRAIN LINES SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
7. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
8. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
9. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE _____

PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE
WITH TOWN OF WEYMOUTH
ZONING BY-LAW.



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE

20 10 0 20 40

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4.23.20	REVISED PER TOWN STAFF COMMENTS	2.
2.05.19	REVISED WETLAND FLAGS AND LOT	1.
Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

DEFINITIVE SUBDIVISION PLAN

MASSAPOAG STREET
WEYMOUTH, MA

Prepared for

WEATHERVANE MASSAPOAG, LLC.

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

UTILITY PLAN

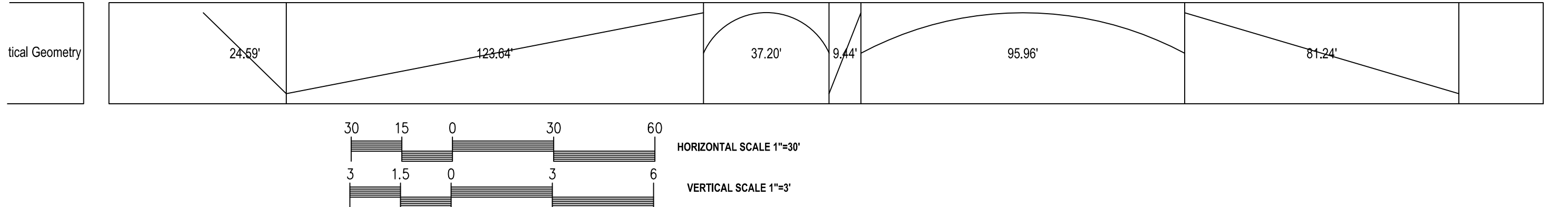
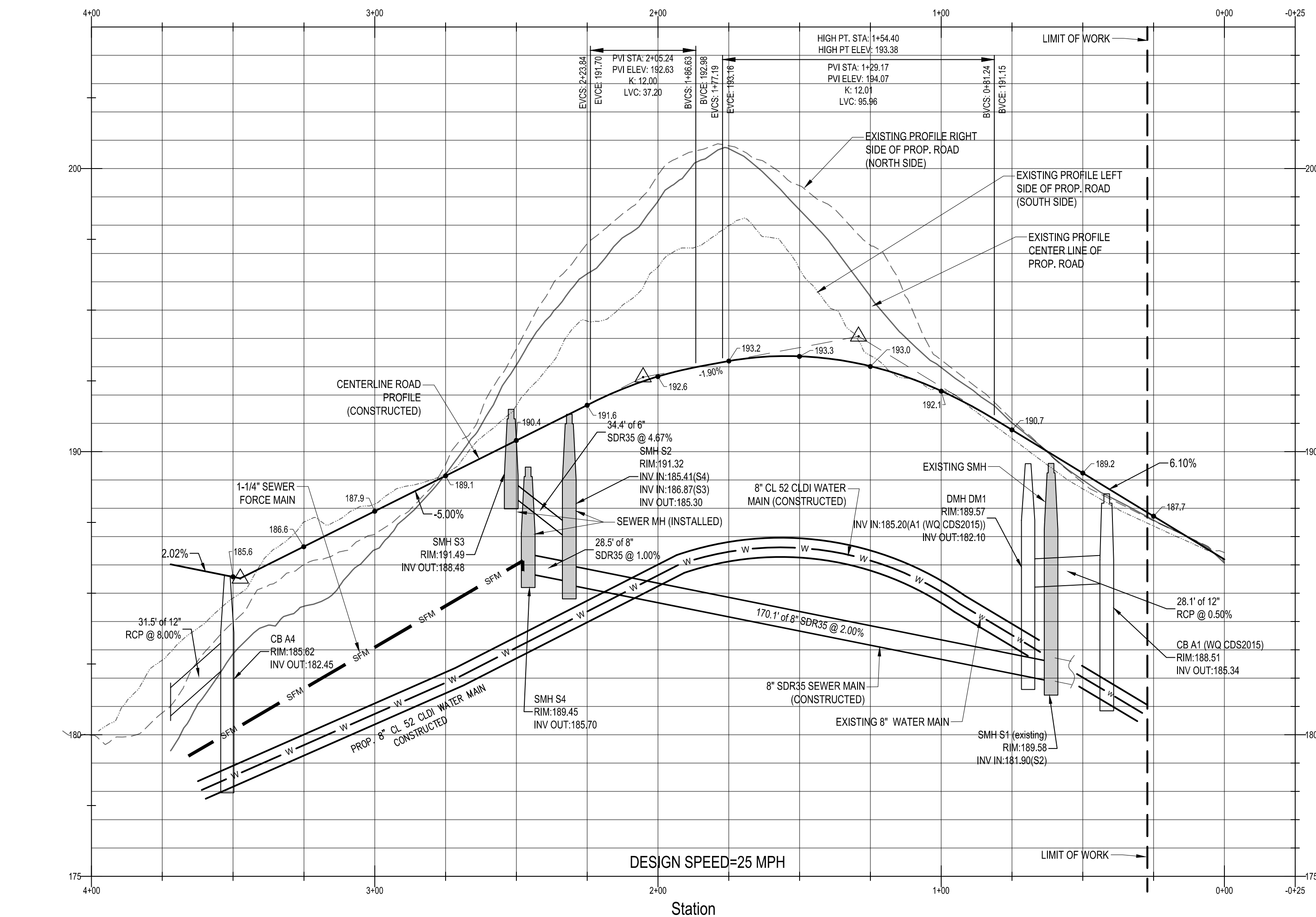
Project No.	100-028	Drawing No.	C-5
Date	12.20.2018		
Scale	1"=20'		
Drawn By	SZA		
Approved By	GRC		

APPROVAL UNDER THE SUBDIVISION CONTROL LAW WEYMOUTH PLANNING BOARD

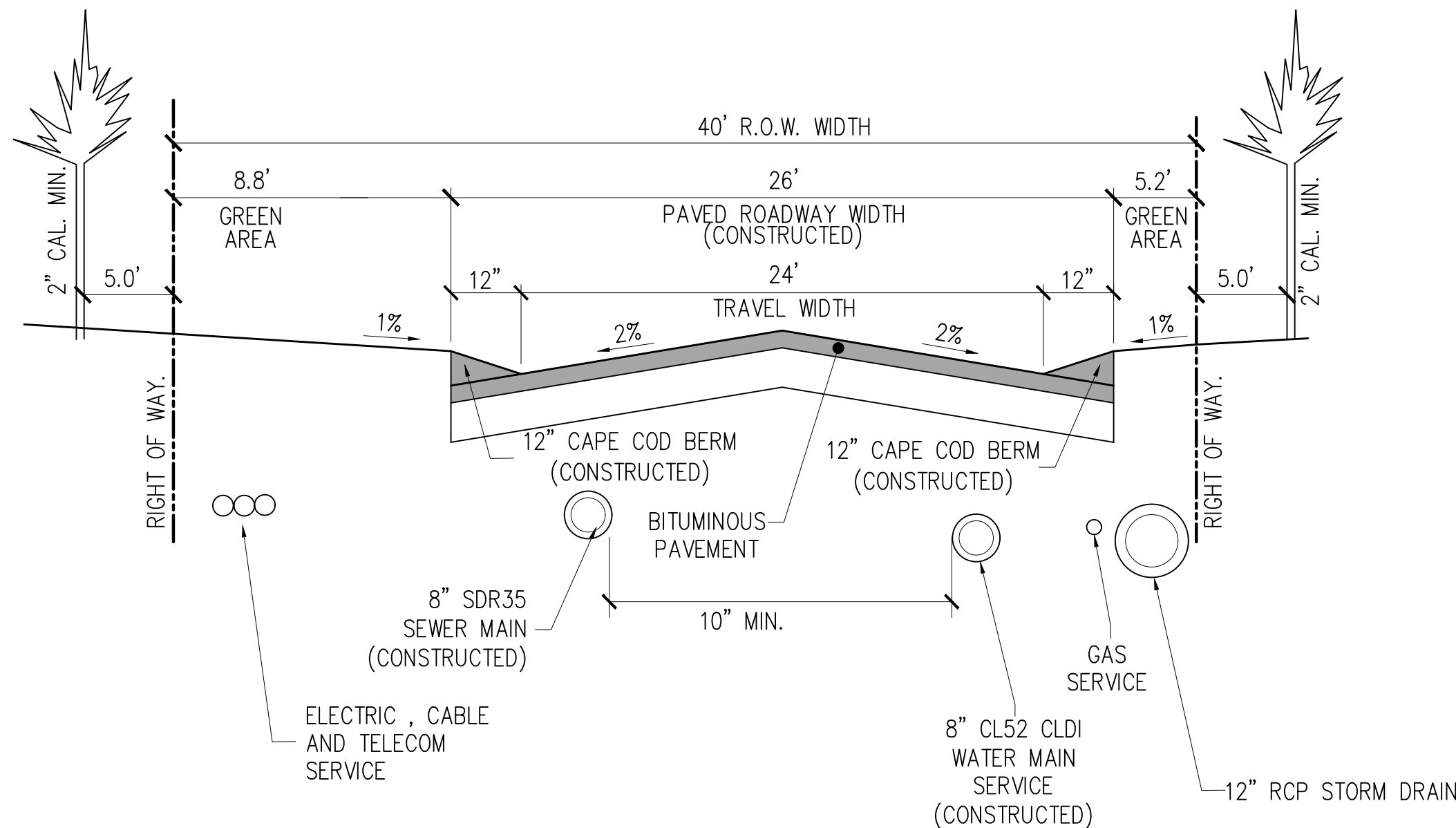
DATE:

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF WEYMOUTH ZONING BY-LAW.

ROAD PROFILE



TYPICAL ROAD CROSS-SECTION
NOT TO SCALE



- NOTES:
1. PLANING BOARD GRANTED THE FOLLOWING WAIVERS REGARDING ROADWAY CROSS SECTION ON 05.06.2019
A. 24' WIDE PAVED ROADWAY WITH NO SIDEWALK
B. 12" CAPE-COD BERM THROUGHOUT THE EXTENSION OF MASSAPOAG ST.

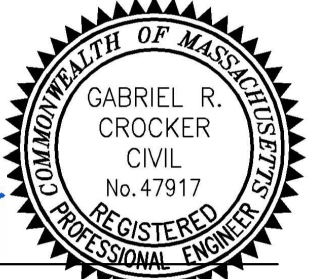
FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE

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Date	Description	No.

Revisions



GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

DEFINITIVE SUBDIVISION PLAN

MASSAPOAG STREET
WEYMOUTH, MA

Prepared for

WEATHERVANE MASSAPOAG, LLC.

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

ROADWAY PLAN AND PROFILE

Project No.	100-028	Drawing No.	C-7
Date	12.20.2018		
Scale	AS NOTED		
Drawn By	SZA		
Approved By	GRC		

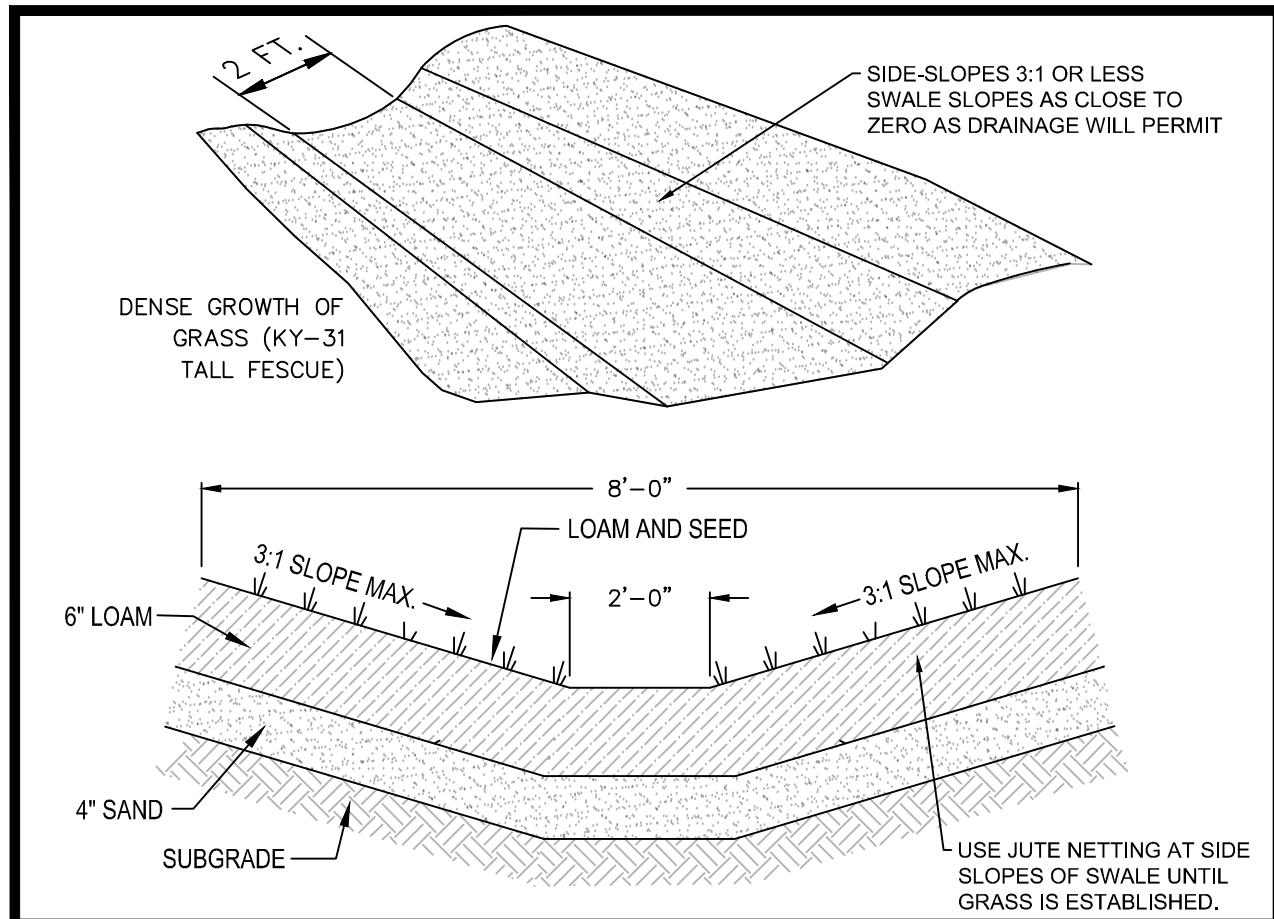
UTILITY NOTE:
UTILITIES SHOWN WITH DASHED LINETYPE HAVE BEEN CONSTRUCTED. AS-BUILT DATA PROVIDED BY J.F.PRICE, CO.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW WEYMOUTH PLANNING BOARD

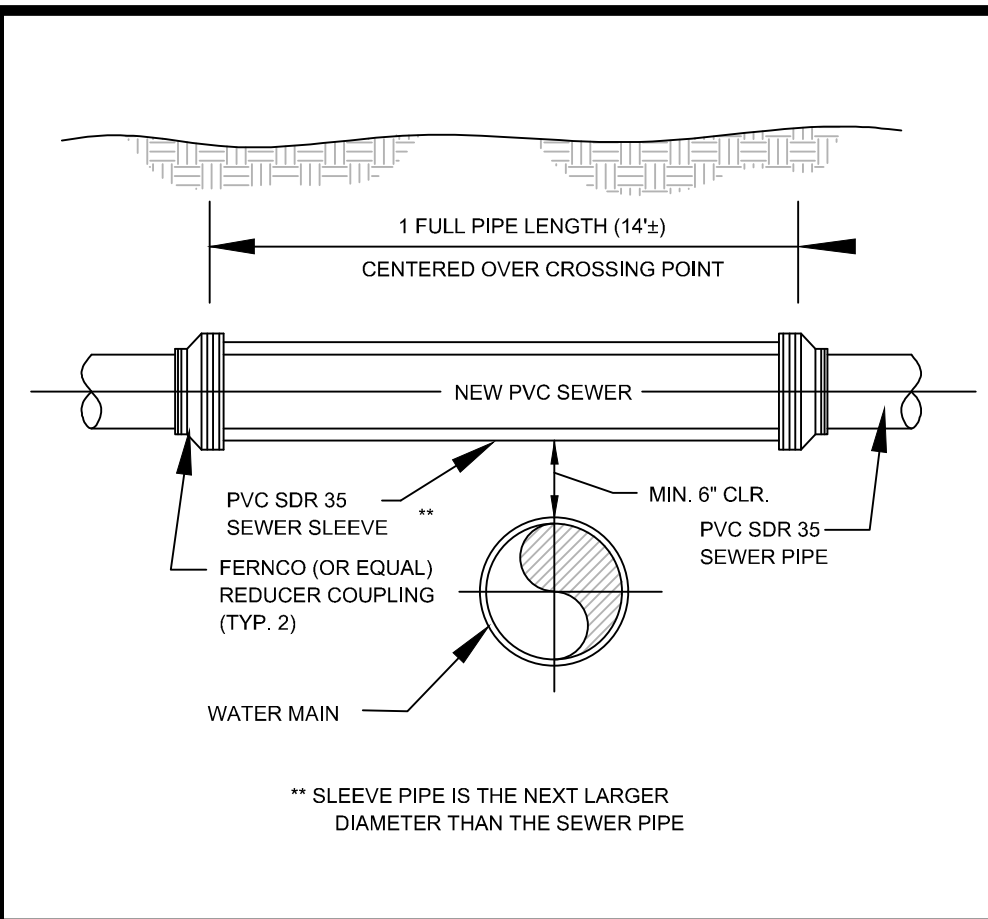
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PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF WEYMOUTH ZONING BY-LAW.

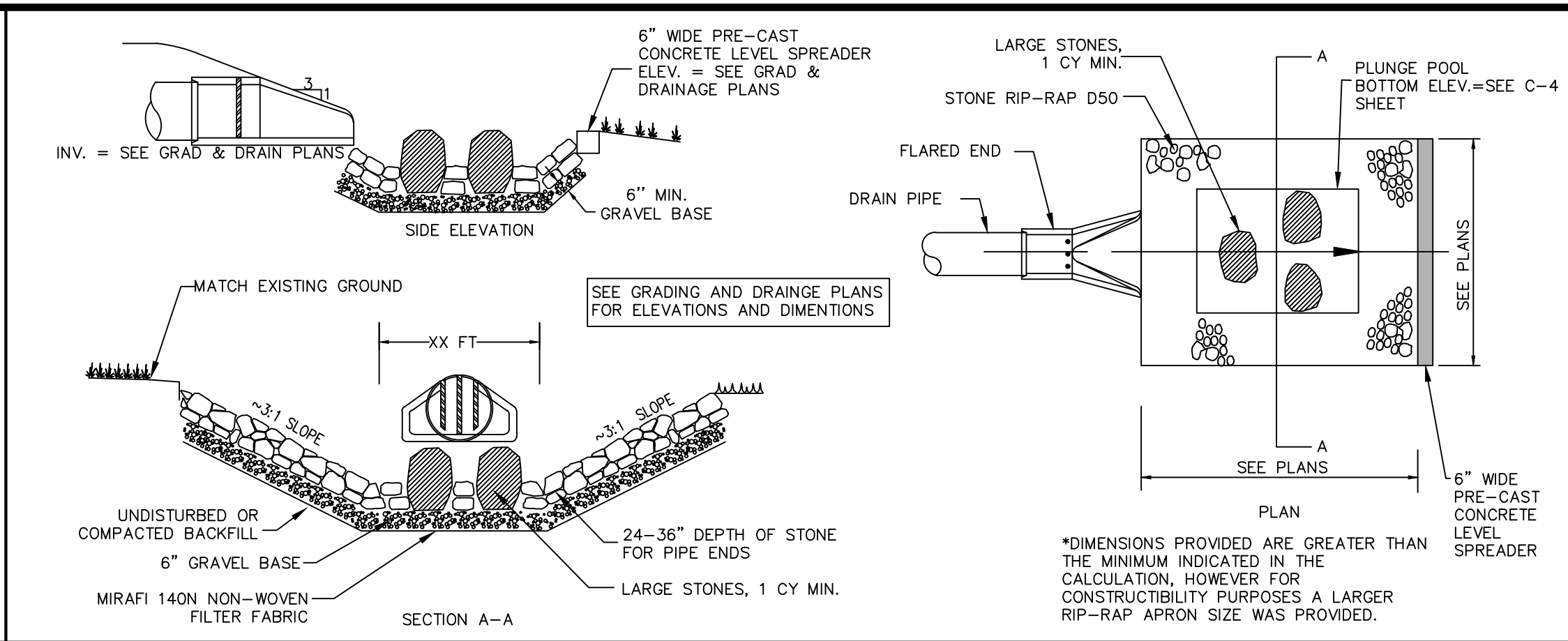




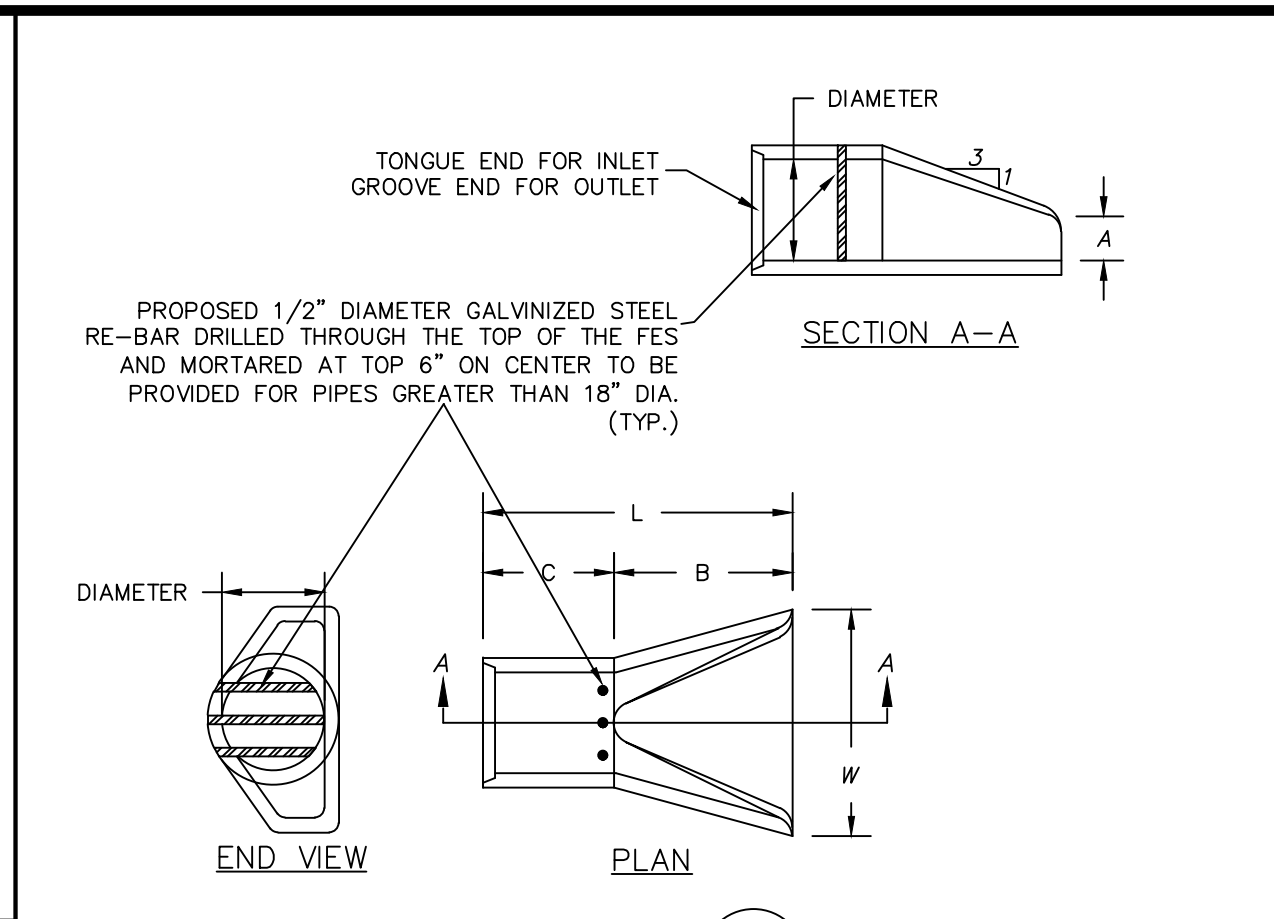
GRASSED SWALE
NOT TO SCALE



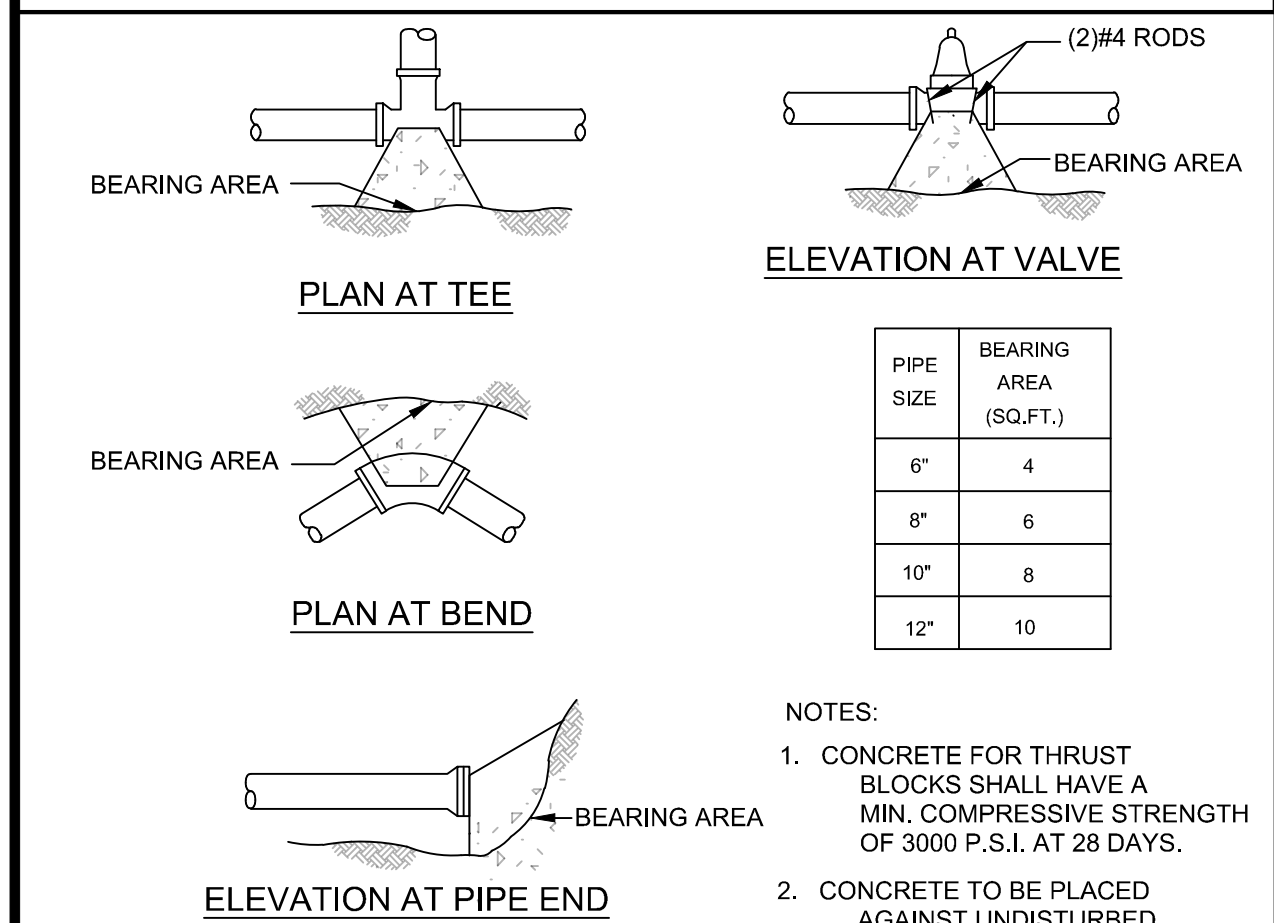
S-07 - SEWER SLEEVE DETAIL
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



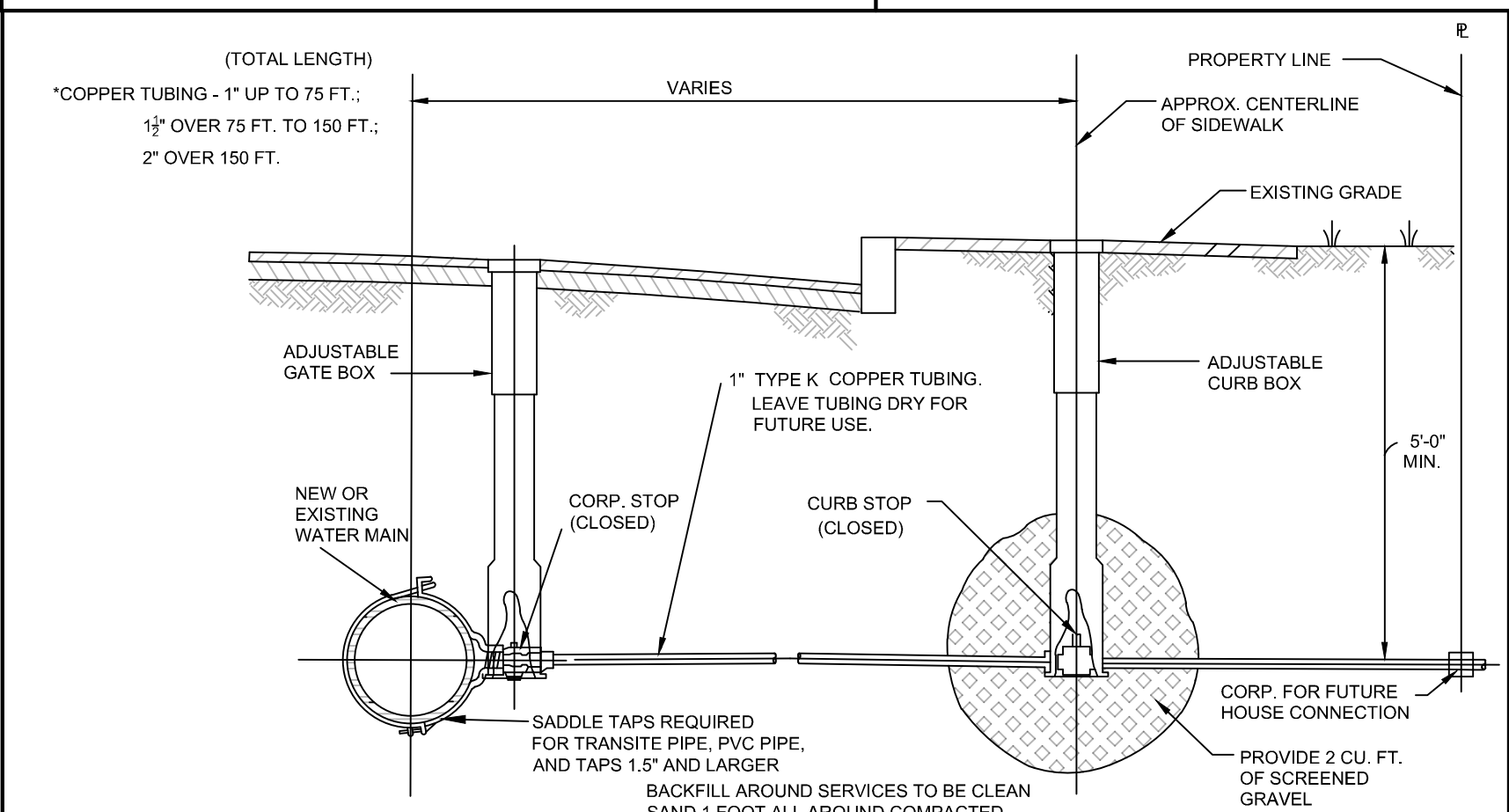
LEVEL SPREADER/PLUNGE POOL/ENERGY DISSIPATER
NOT TO SCALE



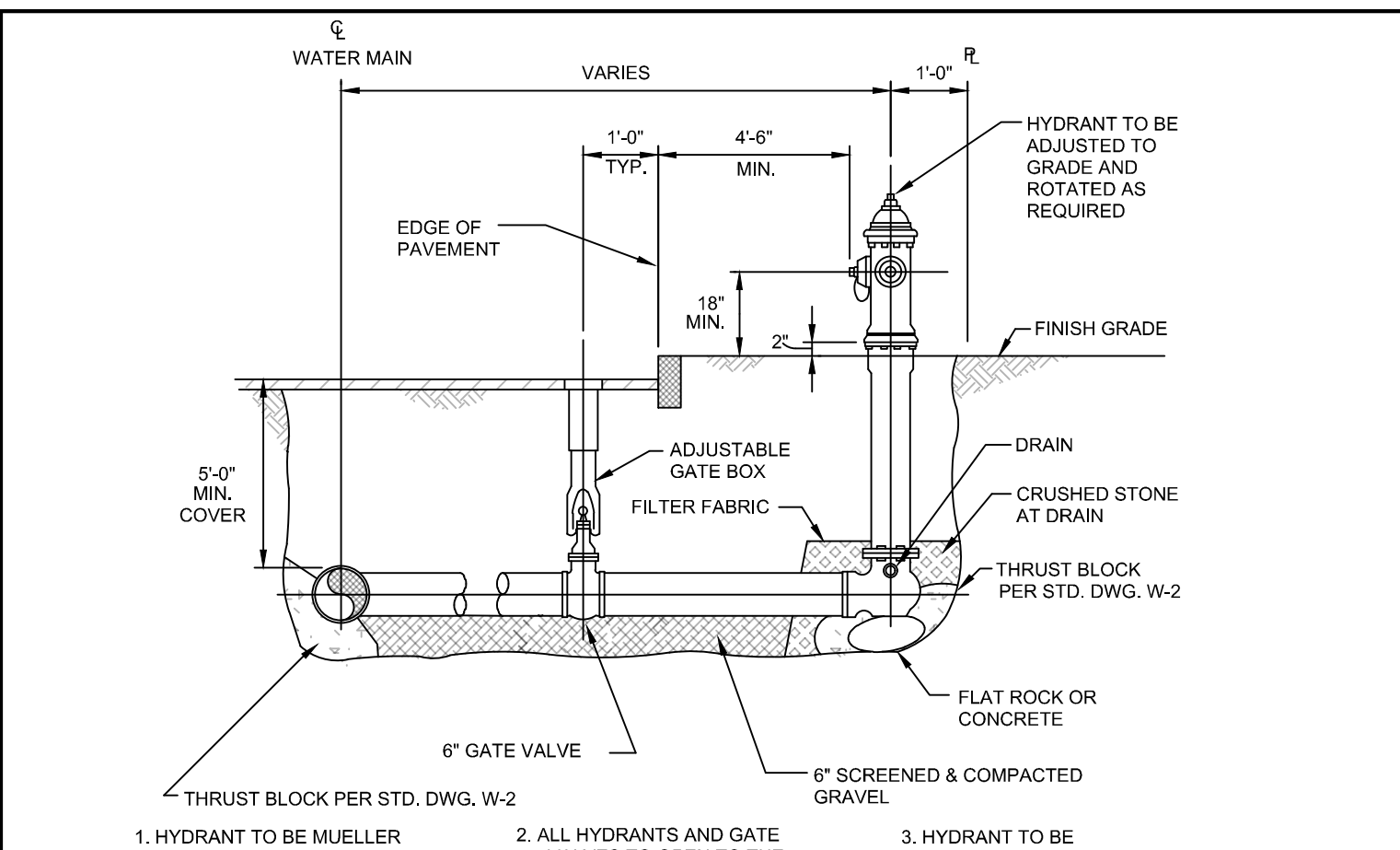
CONCRETE FLARED END SECTION WITH SECURITY BARS
NOT TO SCALE



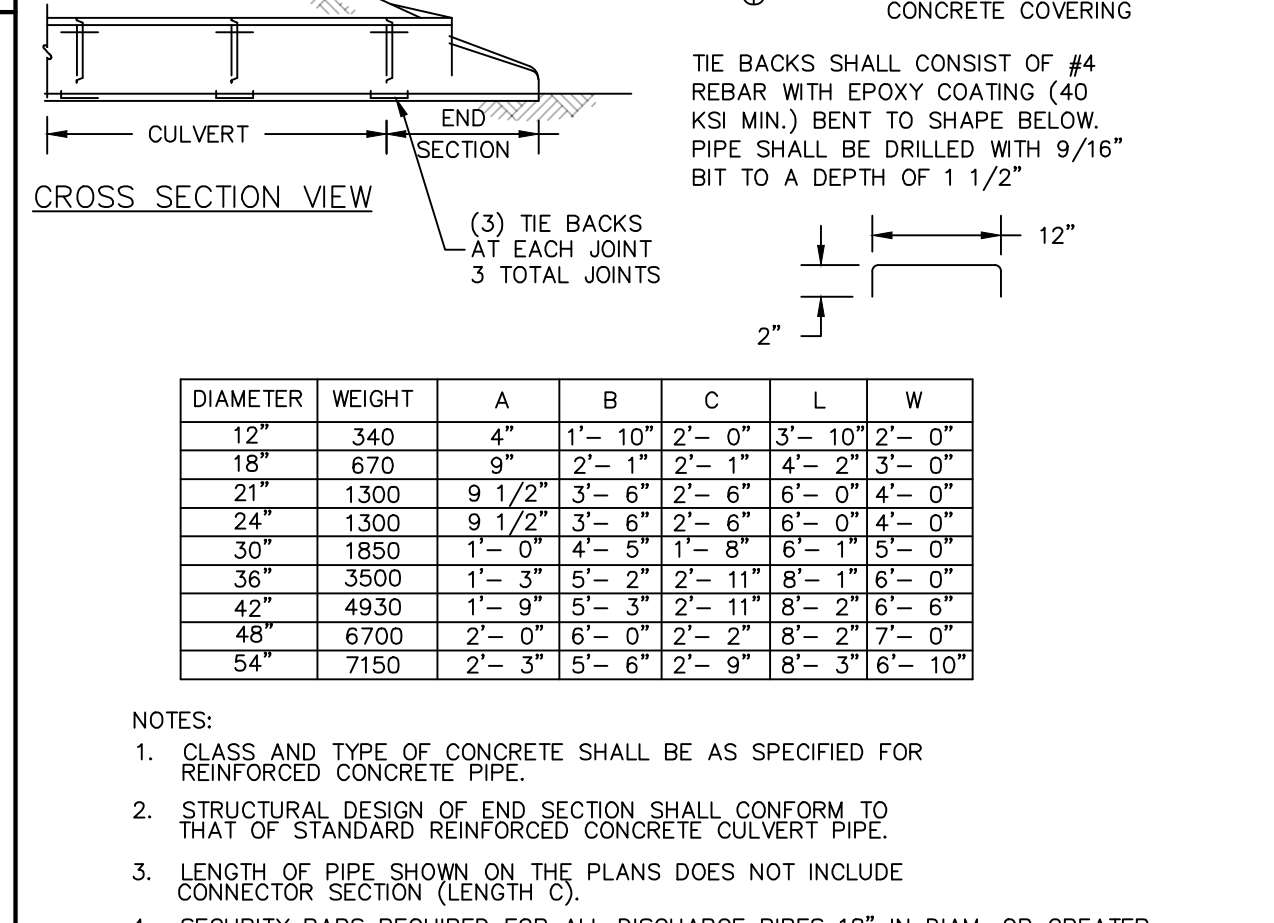
W-02 THRUST BLOCK DETAILS
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



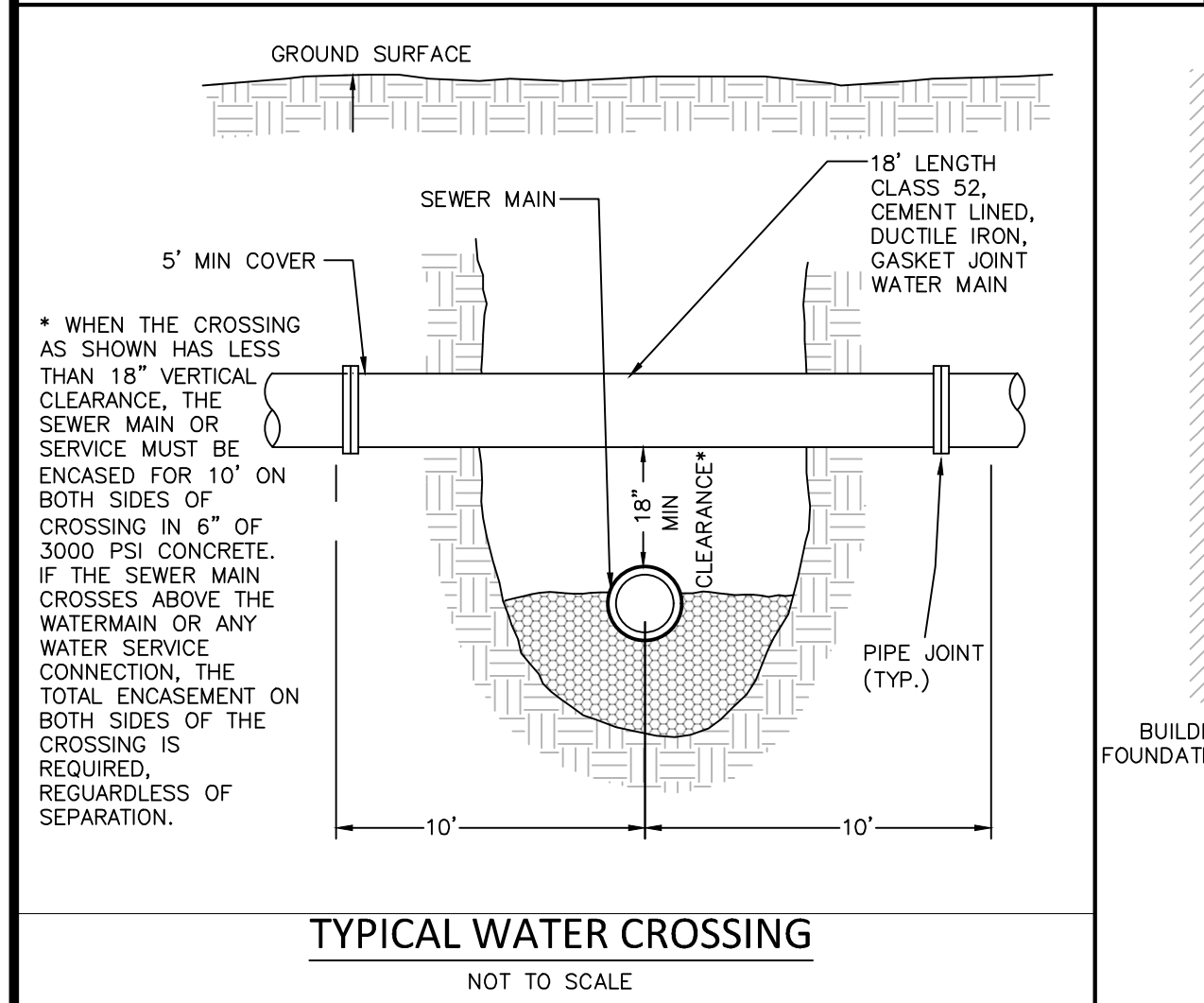
W-04a - WATER SERVICE FOR FUTURE CONNECTION
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



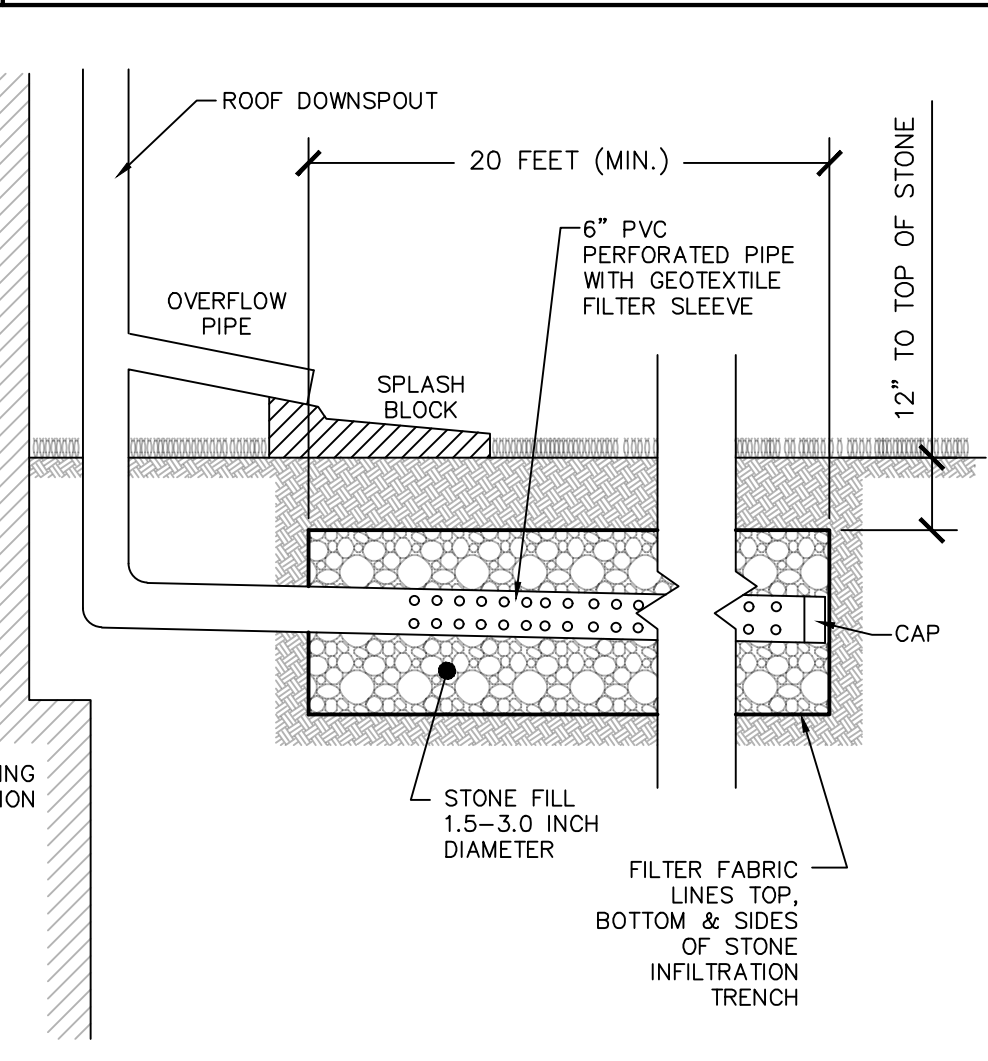
W-01 HYDRANT AND VALVE INSTALLATION DETAIL
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



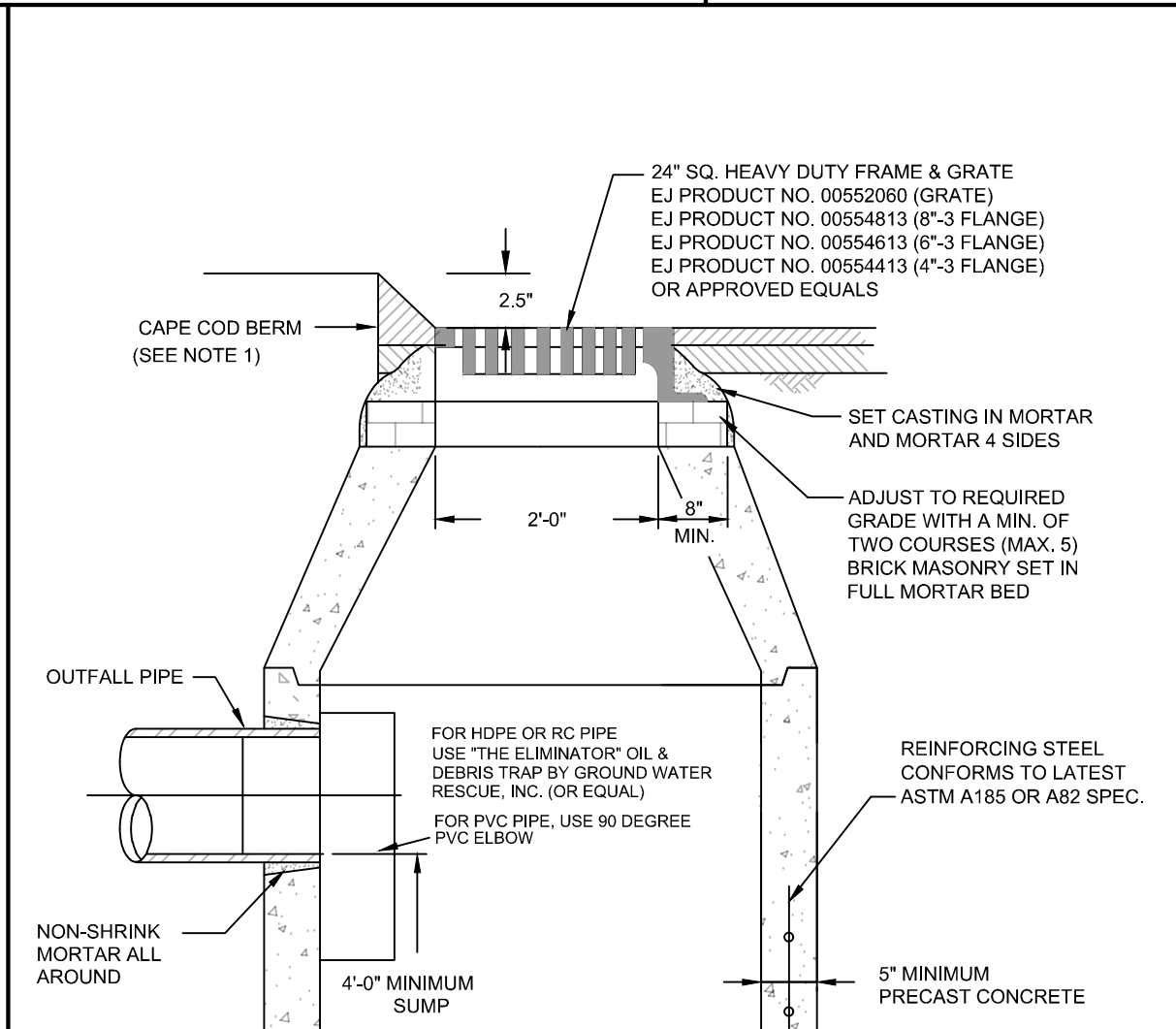
CONCRETE FLARED END SECTION WITH SECURITY BARS
NOT TO SCALE



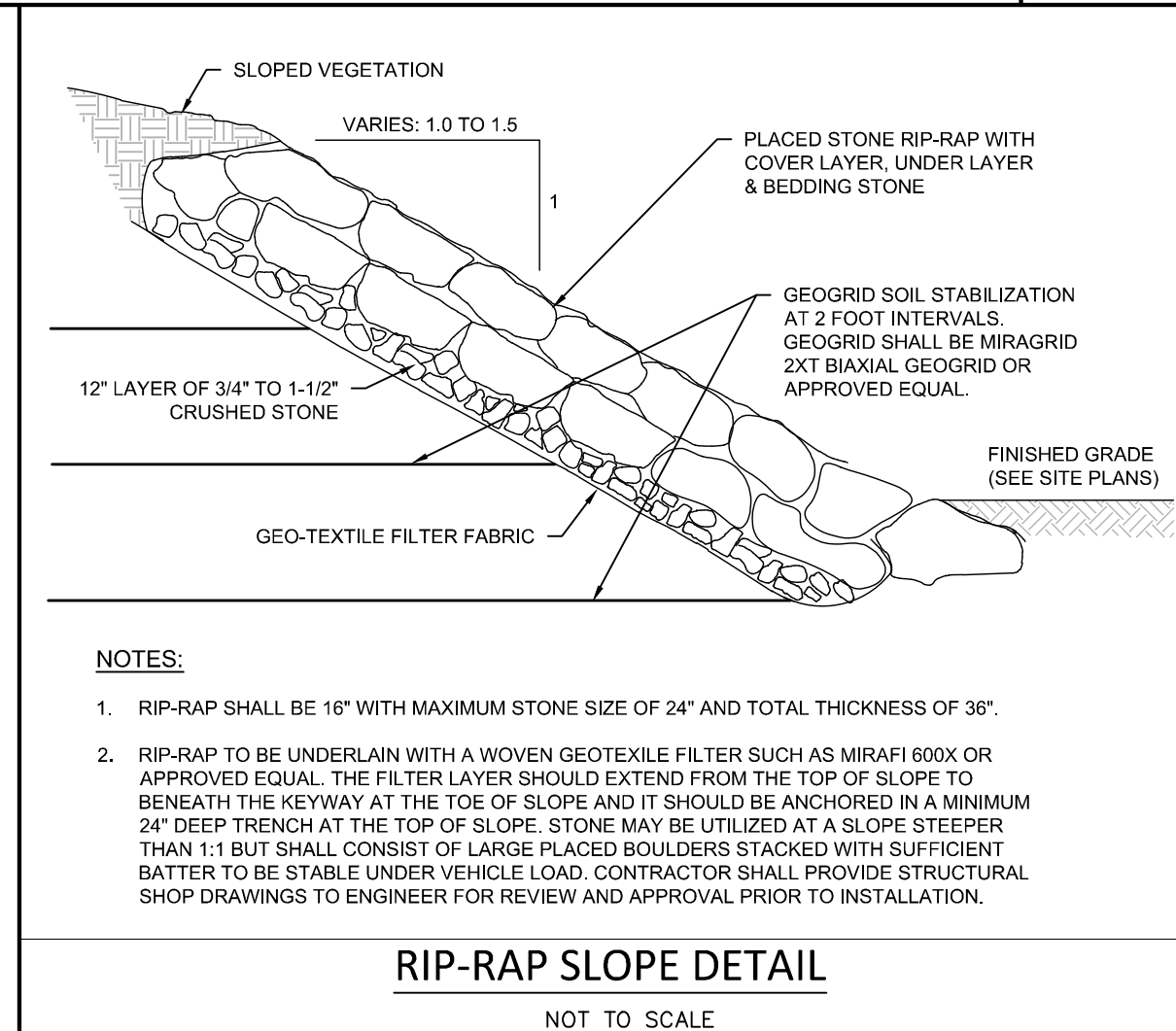
TYPICAL WATER CROSSING
NOT TO SCALE



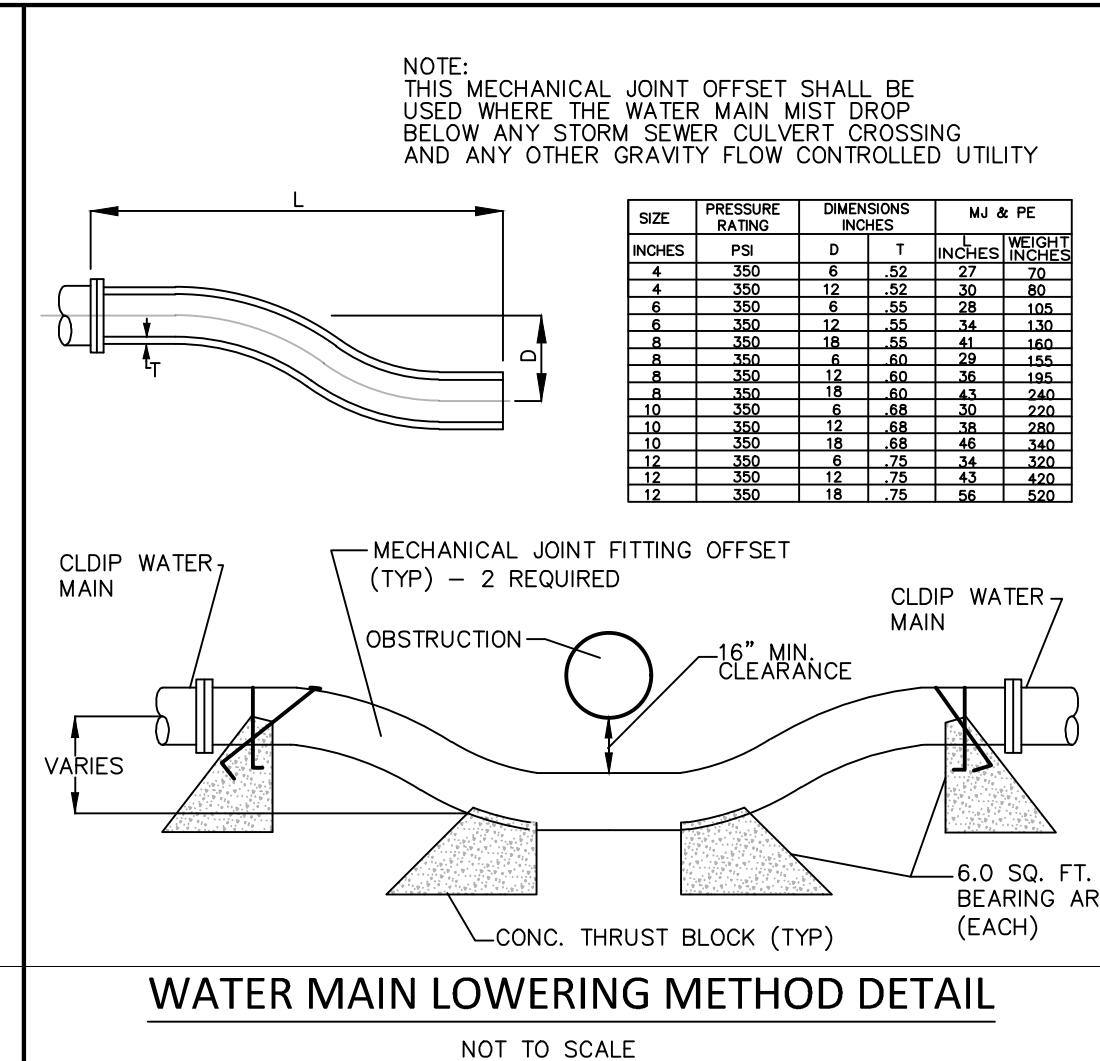
STONE INFILTRATION TRENCH
w/ 6" PERFORATED PIPE DETAIL
NOT TO SCALE



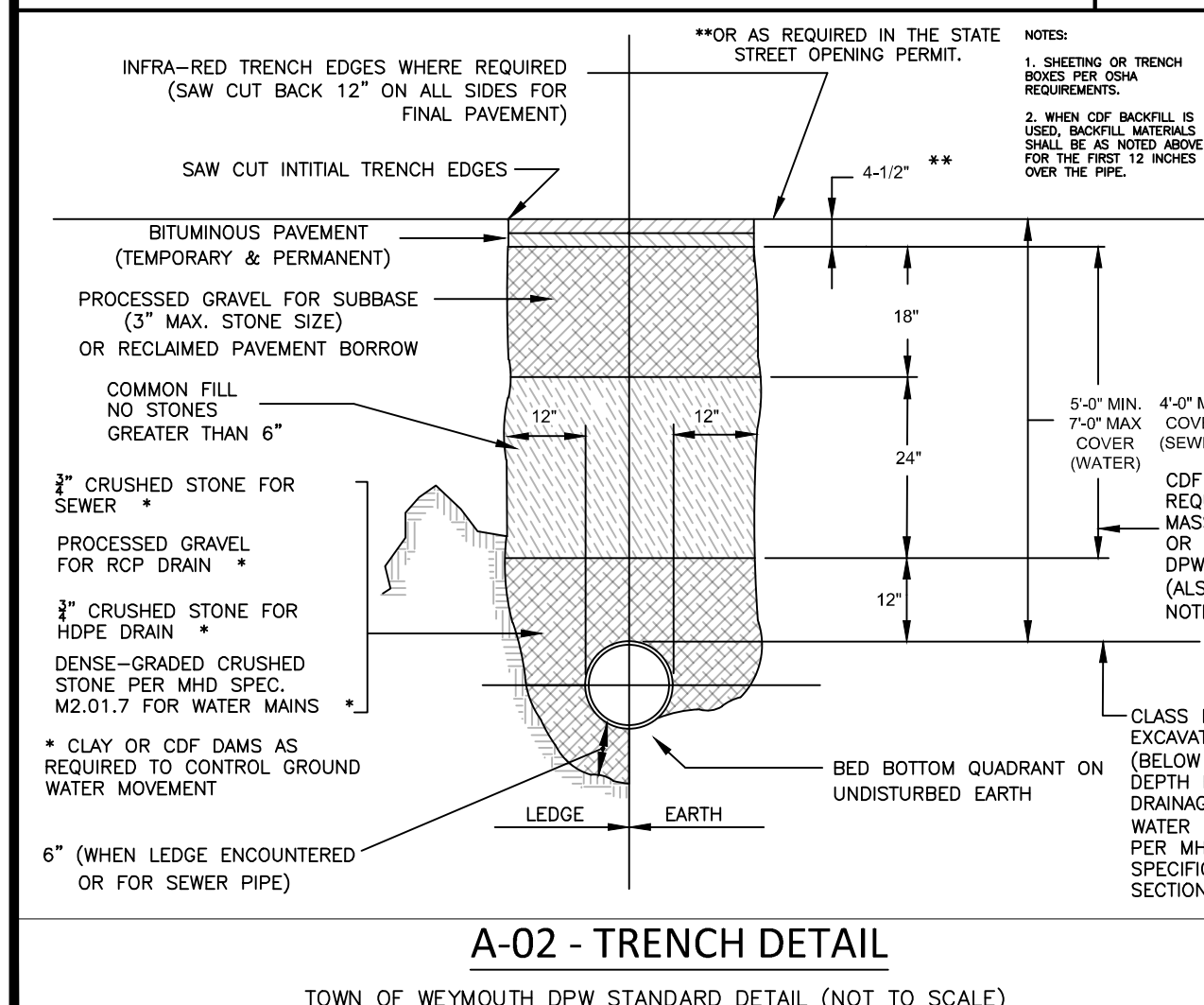
D-05 - CATCH BASIN
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



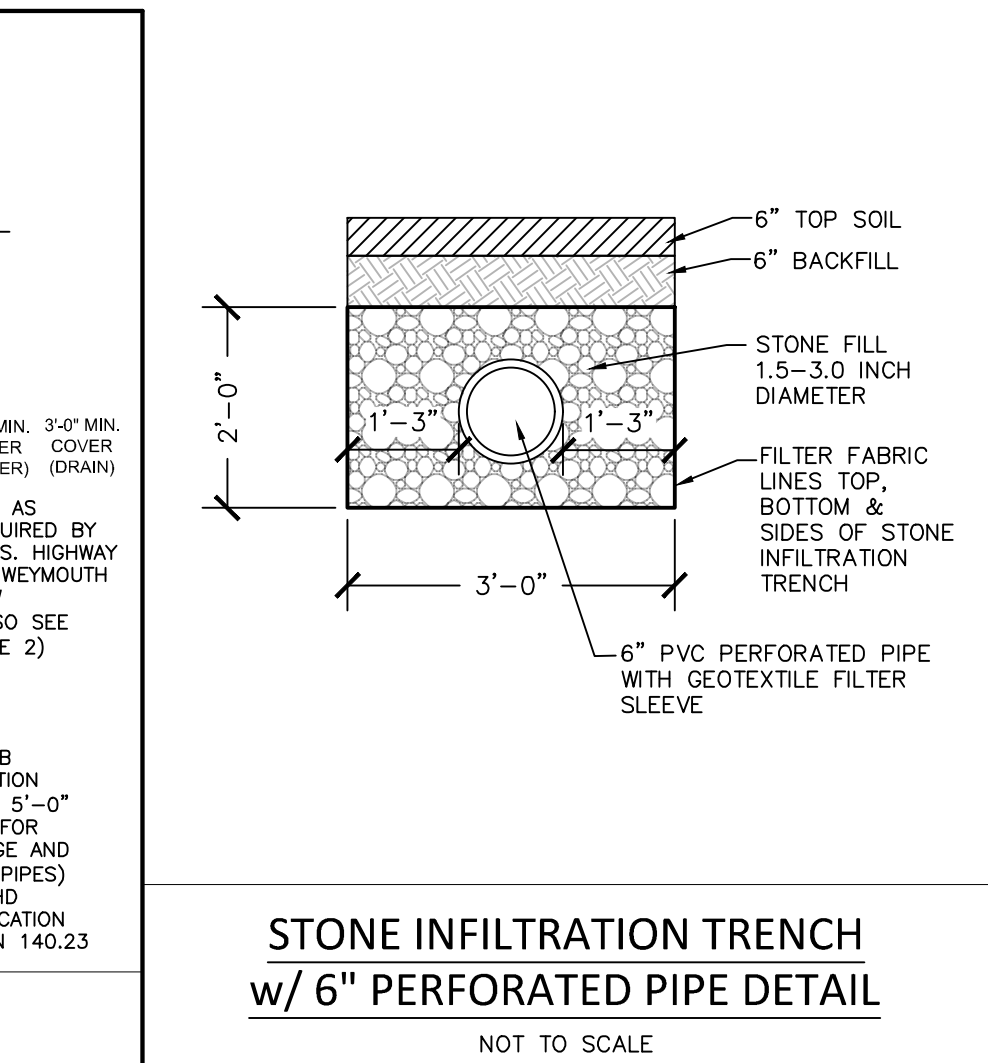
RIP-RAP SLOPE DETAIL
NOT TO SCALE



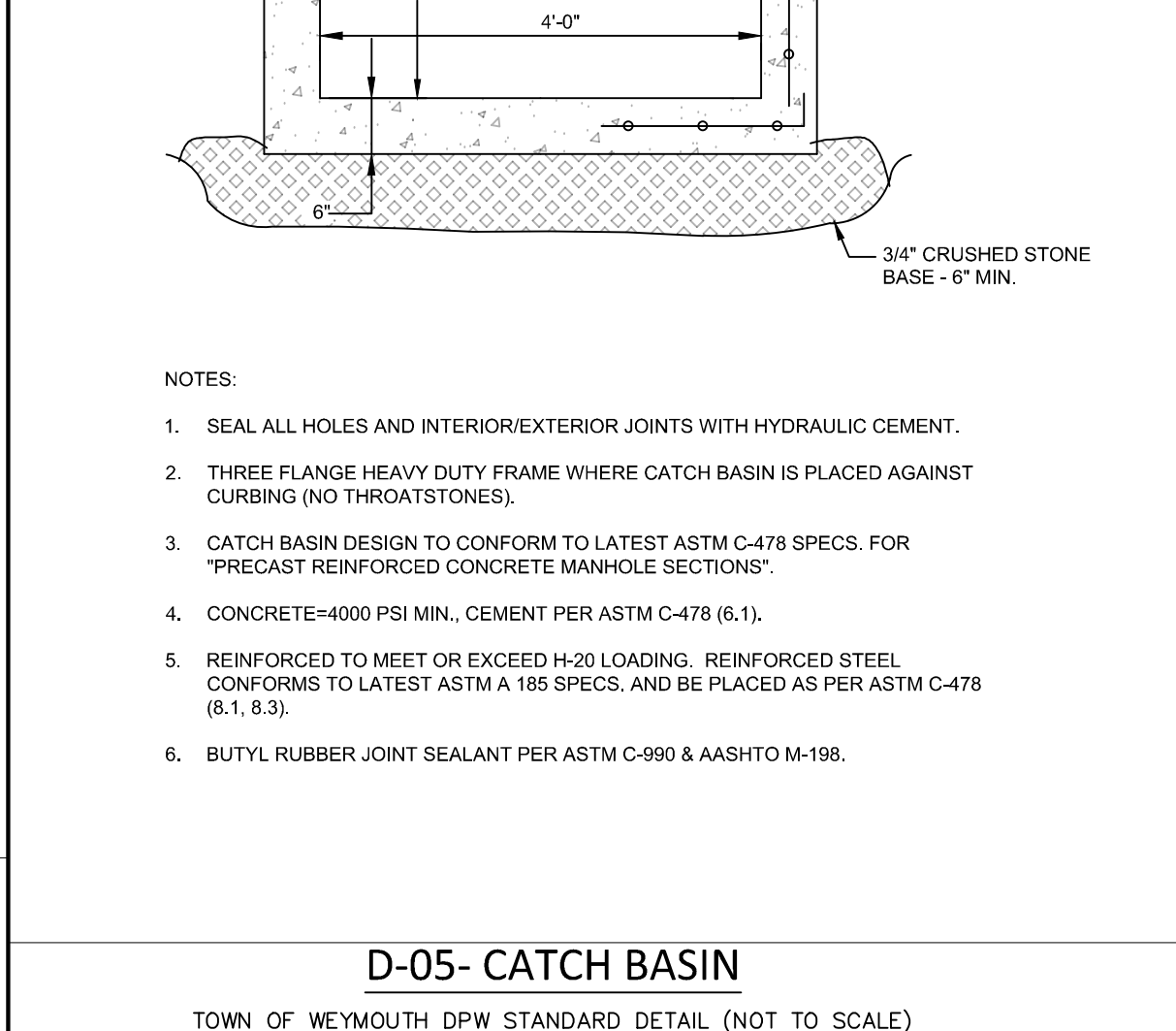
WATER MAIN LOWERING METHOD DETAIL
NOT TO SCALE



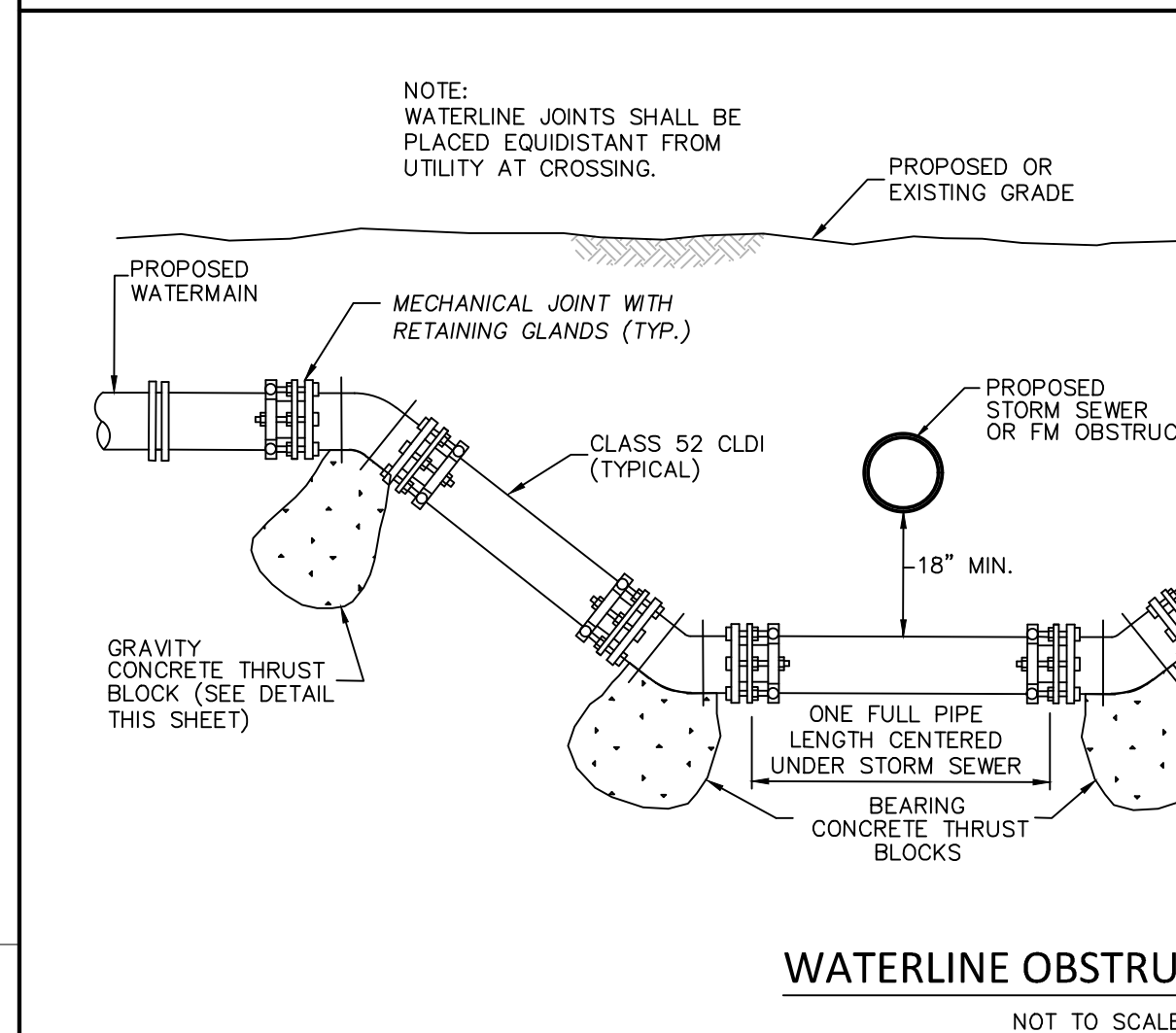
A-02 - TRENCH DETAIL
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



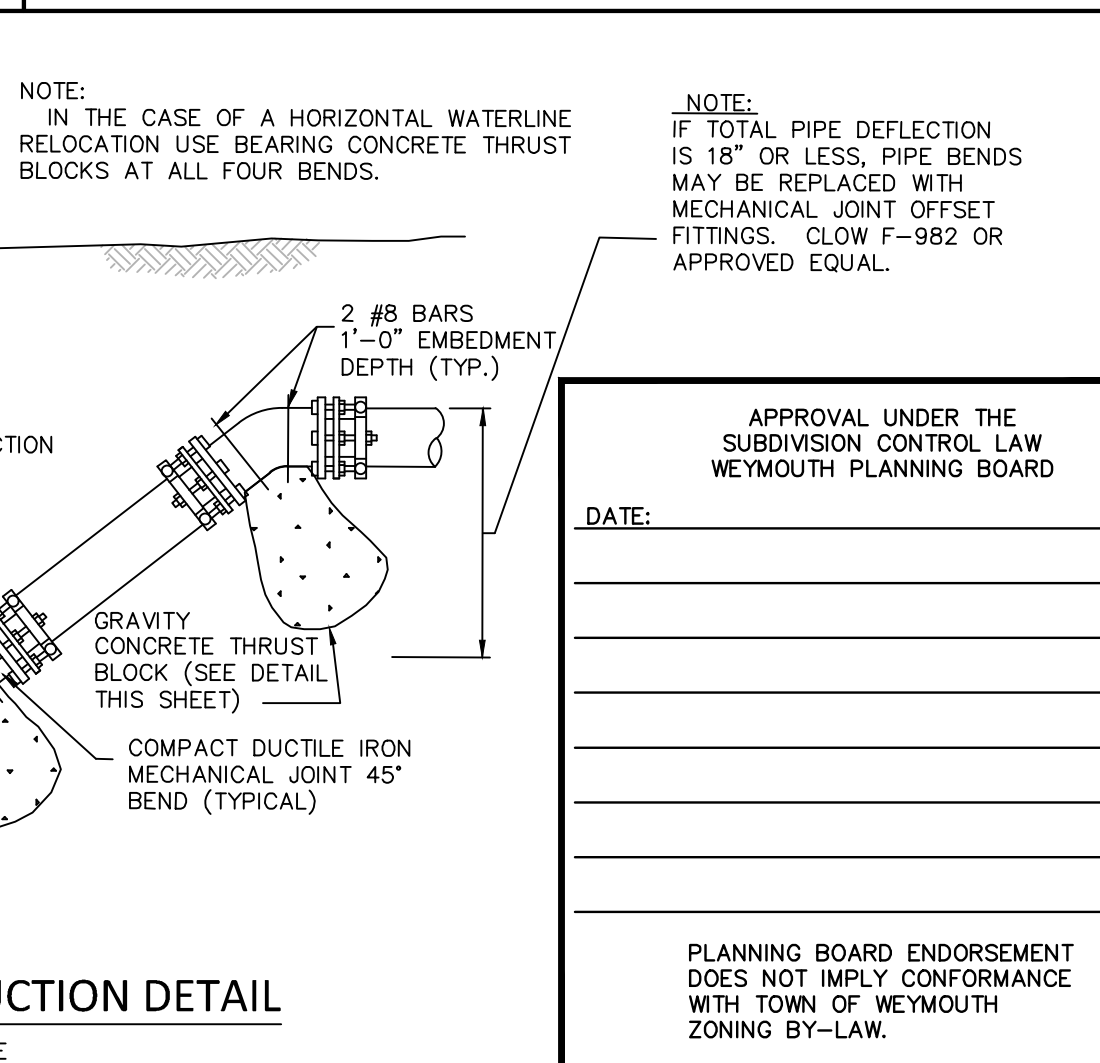
STONE INFILTRATION TRENCH
w/ 6" PERFORATED PIPE DETAIL
NOT TO SCALE



D-05 - CATCH BASIN
TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)



WATERLINE OBSTRUCTION DETAIL
NOT TO SCALE



WATERLINE OBSTRUCTION DETAIL
NOT TO SCALE

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE

Date	Description	No.
2.22.22	REV. PER TOWN ENGINEER COMMENTS	6.
2.11.22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	5.
1.11.22	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	4.
11.19.21	REV. PER CON. COMM. AND TOWN ENG. COMMENTS	3.
4.23.20	REVISED PER TOWN STAFF COMMENTS	2.
2.05.19	REVISED WETLAND FLAGS AND LOT	1.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

DEFINITIVE SUBDIVISION PLAN

MASSAPOAG STREET
WEYMOUTH, MA

Prepared for

WEATHERVANE MASSAPOAG, LLC.

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

DETAIL SHEET

Project No. 100-028

Date 12.20.2018

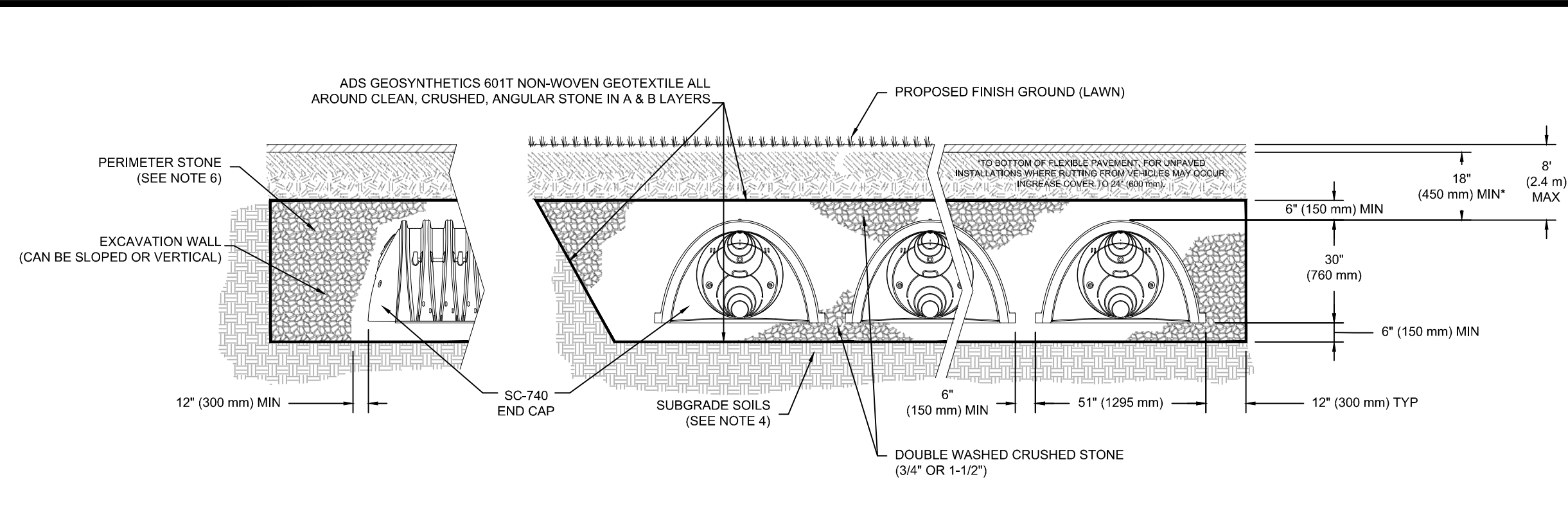
Scale AS NOTED

Drawn By SZA

Approved By GRC

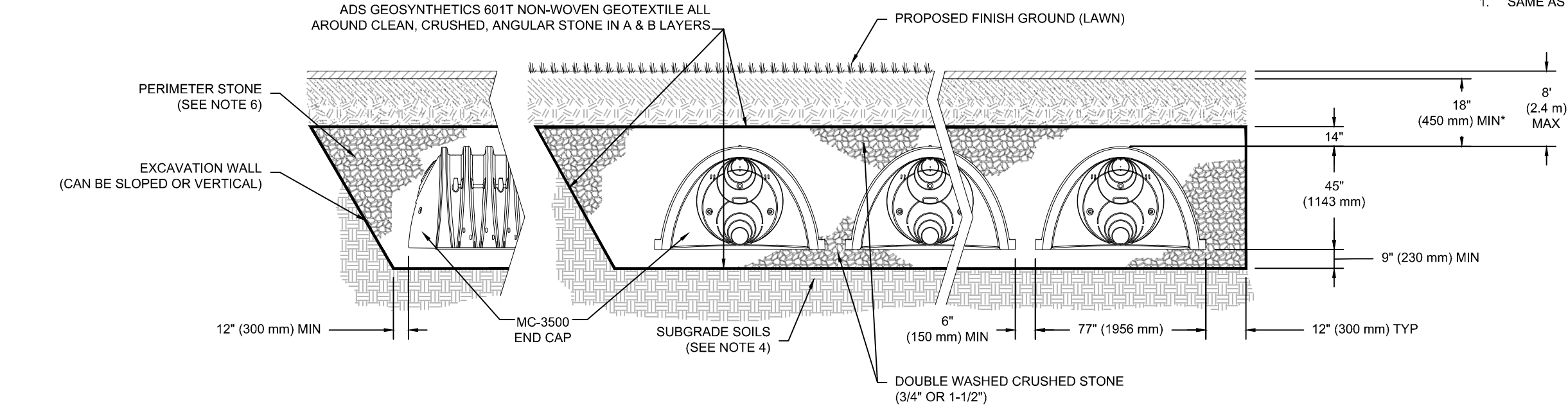
Planning Board Endorsement Does Not Imply Conformance with Town of Weymouth Zoning By-Law.

C-8.1



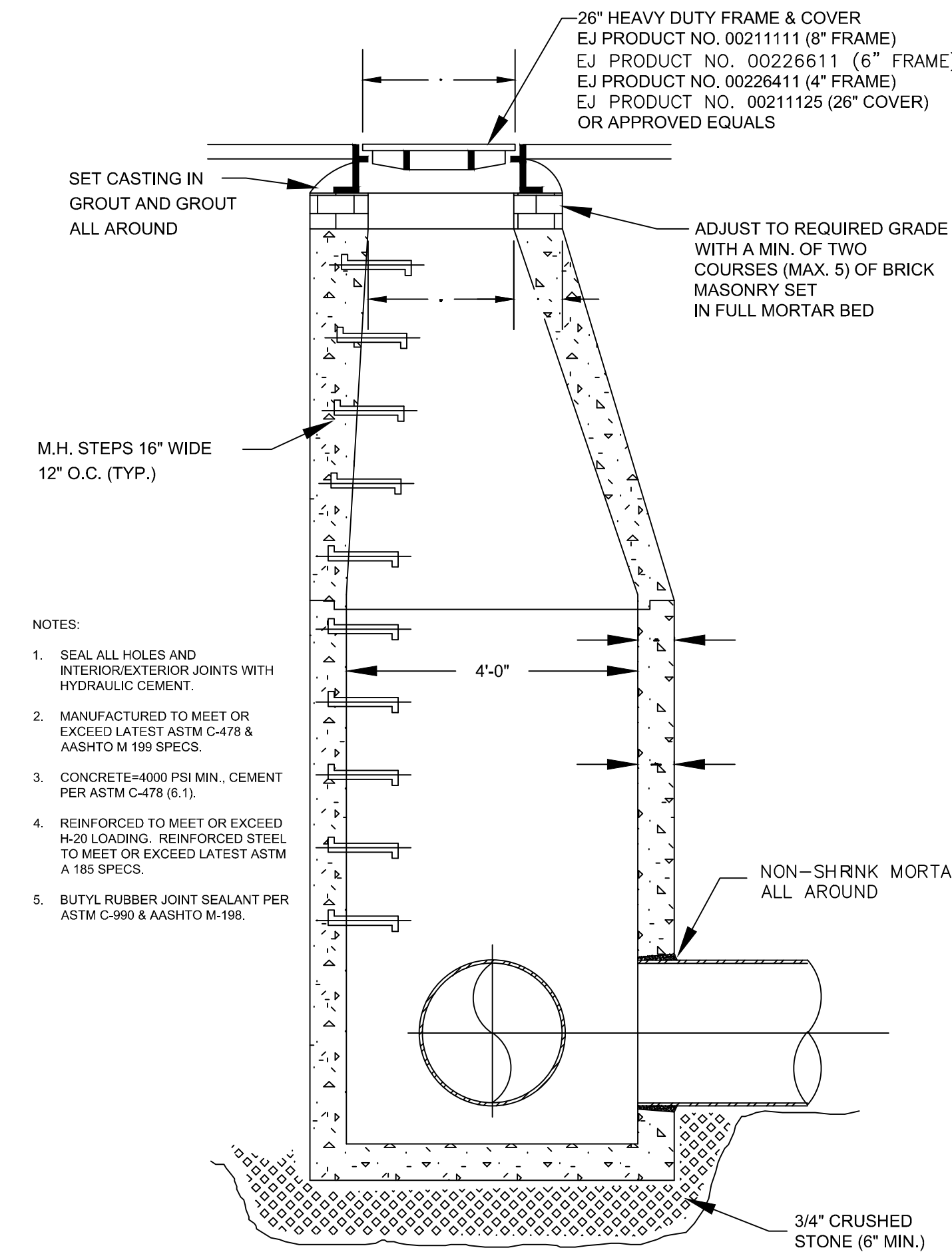
UNDERGROUND INFILTRATION BASIN UG-1 (ADS STORMTECH SC-740 CHAMBER)

NOT TO SCALE



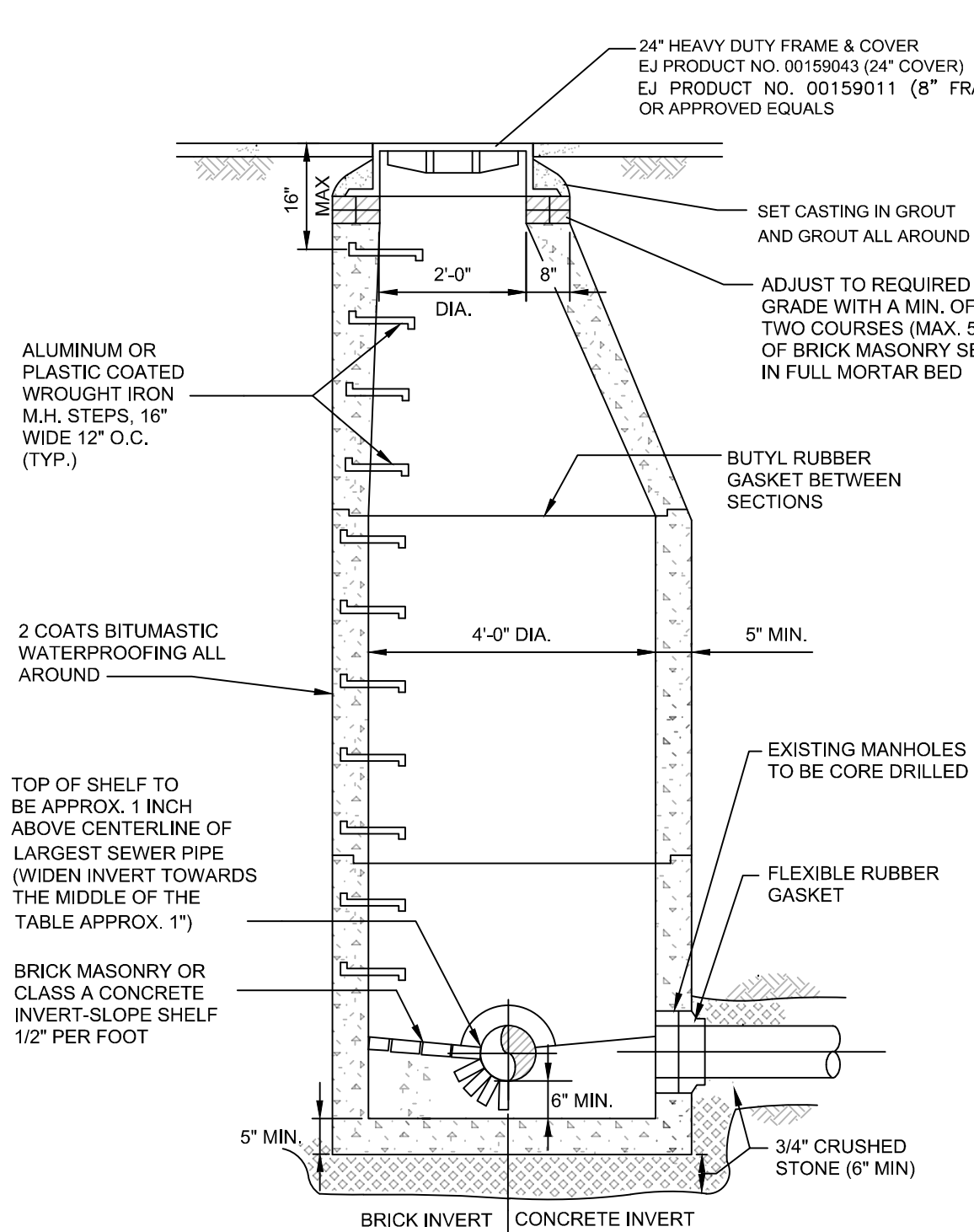
UNDERGROUND INFILTRATION BASIN UG-2 (ADS STORMTECH MC-3500 CHAMBER)

NOT TO SCALE



D-01 - DRAIN MANHOLE

TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)

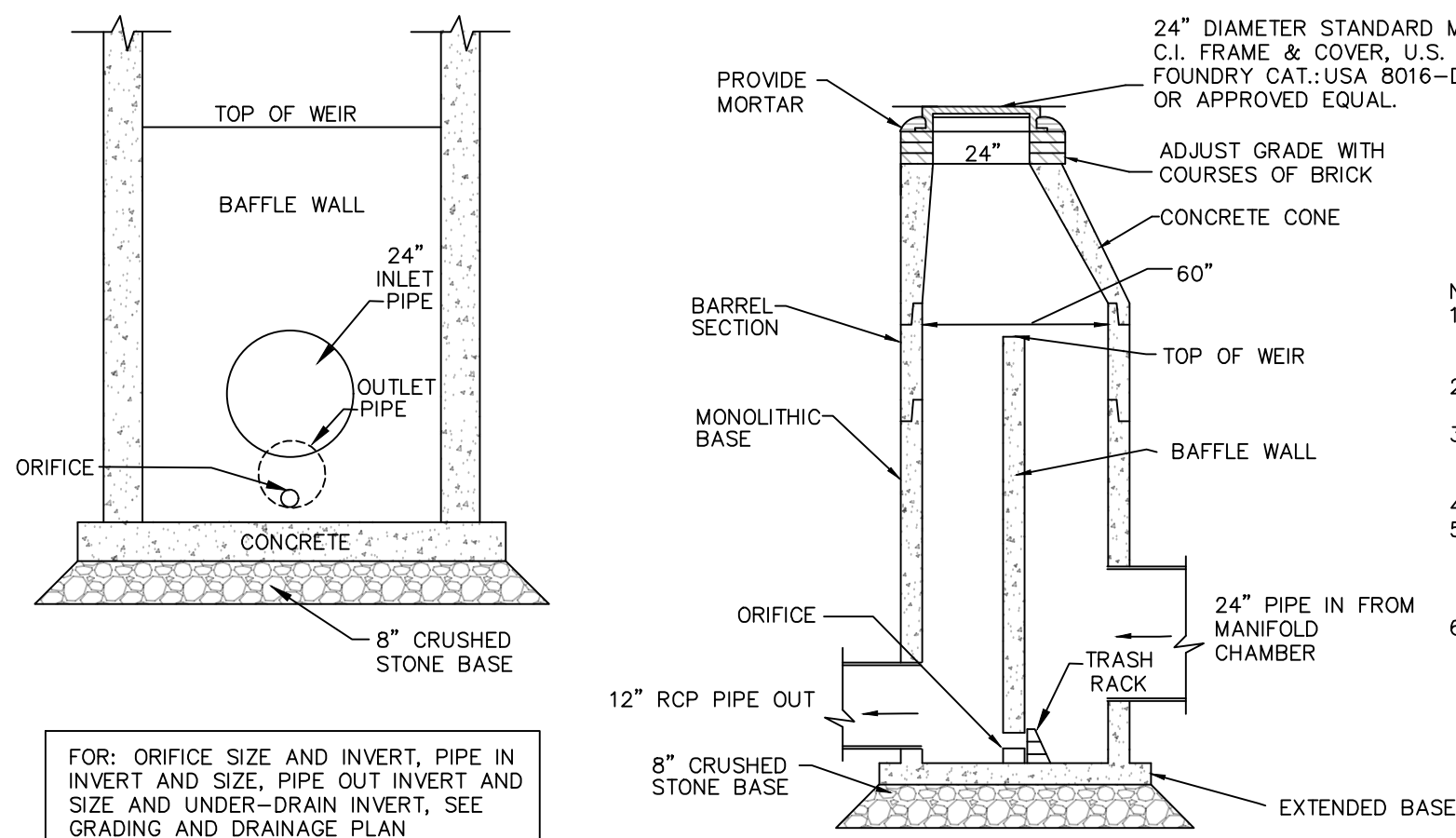


S-01 - SEWER MANHOLE

TOWN OF WEYMOUTH DPW STANDARD DETAIL (NOT TO SCALE)

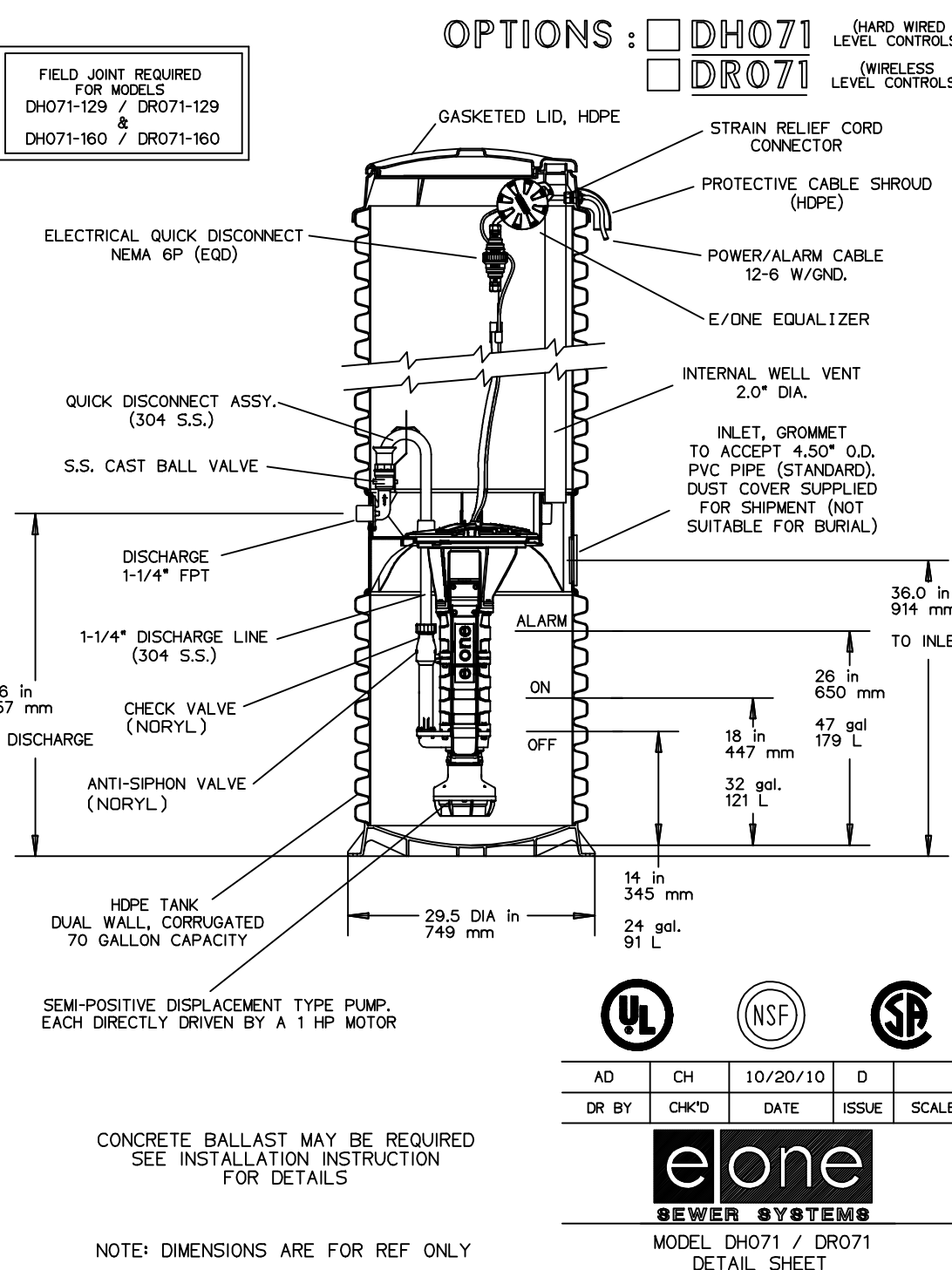
NOTES:

- 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".
- CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- INFILTRATION SYSTEM SHALL HAVE FREE DRAINING VERTICAL CONNECTION TO THE EXISTING "C" LAYER SOILS. EXCAVATE EXISTING GROUND TO SUBGRADE TO EXPOSE "C" LAYER AT SUBGRADE DEPTH. WHERE FILL IS REQUIRED TO FILL BOTTOM OF SYSTEM, FREE DRAINING COARSE SAND/GRAVEL SHALL BE UTILIZED. COMPACTION SHALL BE LIMITED TO MECHANICAL COMPACTION. VIBRATORY COMPACTION NOT ALLOWED.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER "C" IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER "D" UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER "C" OR "D" AT THE SITE DESIGN ENGINEER'S DISCRETION.



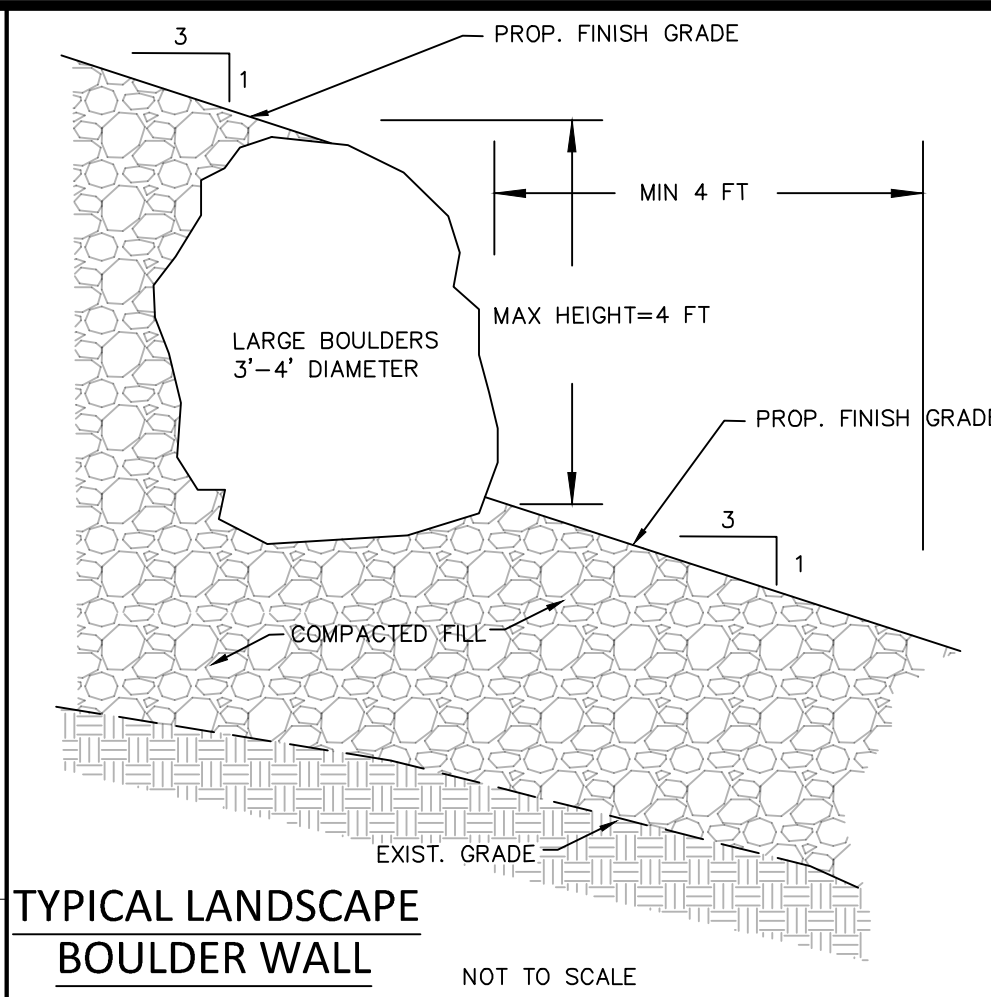
UNDERGROUND BASIN, OUTLET CONTROL STRUCTURE TYPICAL DETAIL

NOT TO SCALE



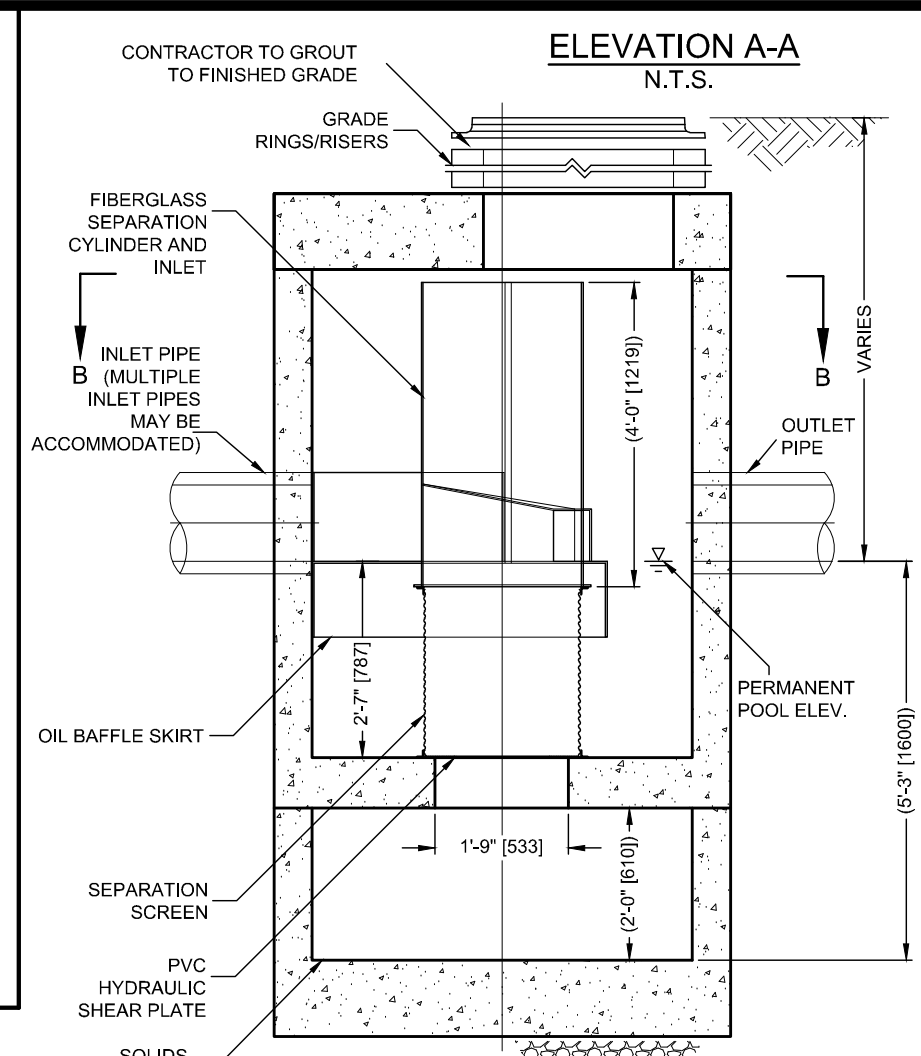
E-ONE SEWER PUMP

NOT TO SCALE



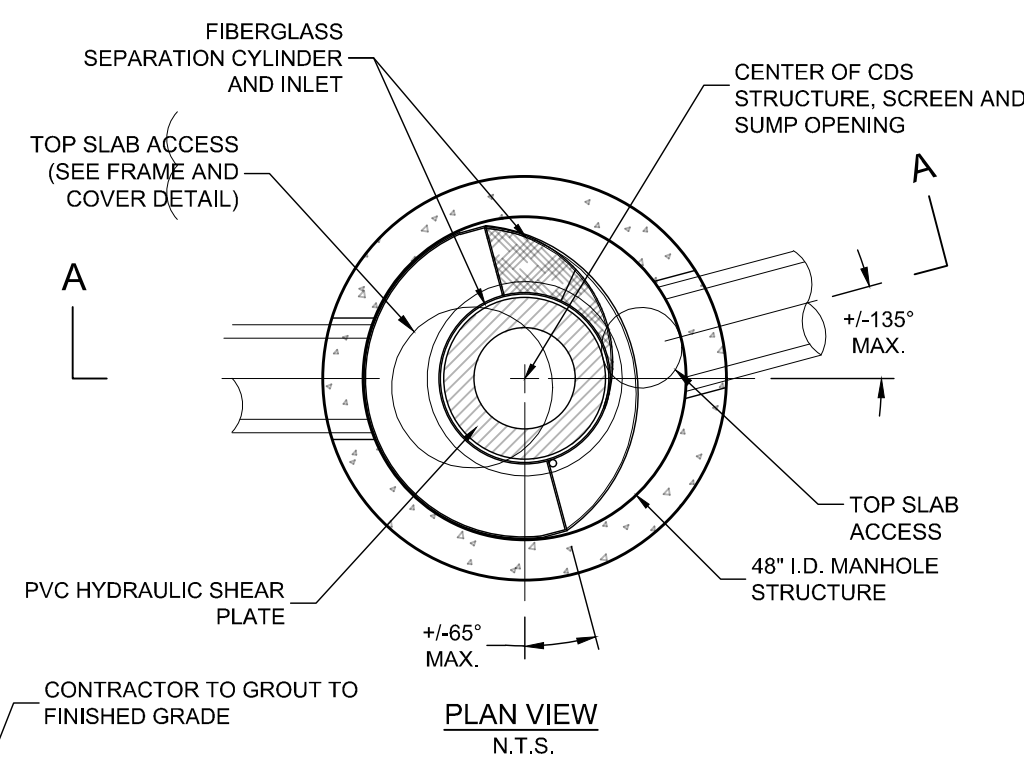
TYPICAL LANDSCAPE BOULDER WALL

NOT TO SCALE



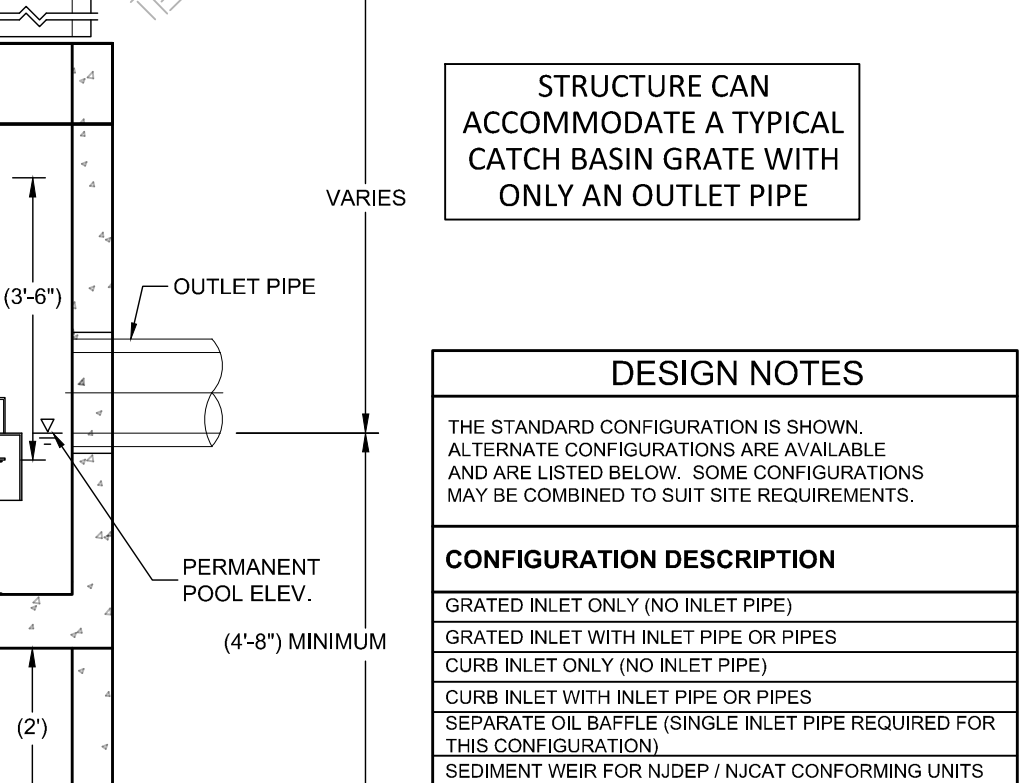
CDS2020 WATER QUALITY STRUCTURE DETAIL

NOT TO SCALE



CDS2020 WATER QUALITY STRUCTURE DETAIL

NOT TO SCALE



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NOT TO SCALE

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NOT TO SCALE

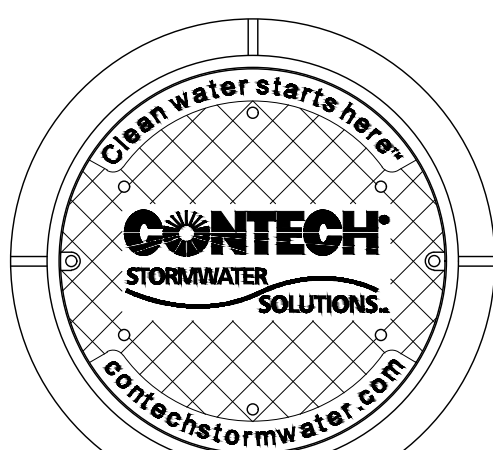
CDS2020 WATER QUALITY STRUCTURE DETAIL

NOT TO SCALE

CDS2020 WATER QUALITY STRUCTURE DETAIL

NOT TO SCALE

FOR REGISTRY USE ONLY



FRAME AND COVER (DIAMETER VARIES)

CDS2015
Treatment Capacity (cfs)/(L/s)
0.7 (19.8)
Minimum Sump Storage Capacity
(yd³)/(m³)
0.5 (11.4)
Minimum Oil Storage Capacity (gal)/(L)
70 (265)

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE

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4.23.20	REVISED PER TOWN STAFF COMMENTS	2.
2.05.19	REVISED WETLAND FLAGS AND LOT	1.
Date	Description	No.

Revisions



CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project

DEFINITIVE SUBDIVISION PLAN

MASSAPOAG STREET
WEYMOUTH, MA

Prepared for

WEATHERVANE MASSAPOAG, LLC.

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

DETAIL SHEET

Project No. 100-028 Drawing No.

Date 12.20.2018

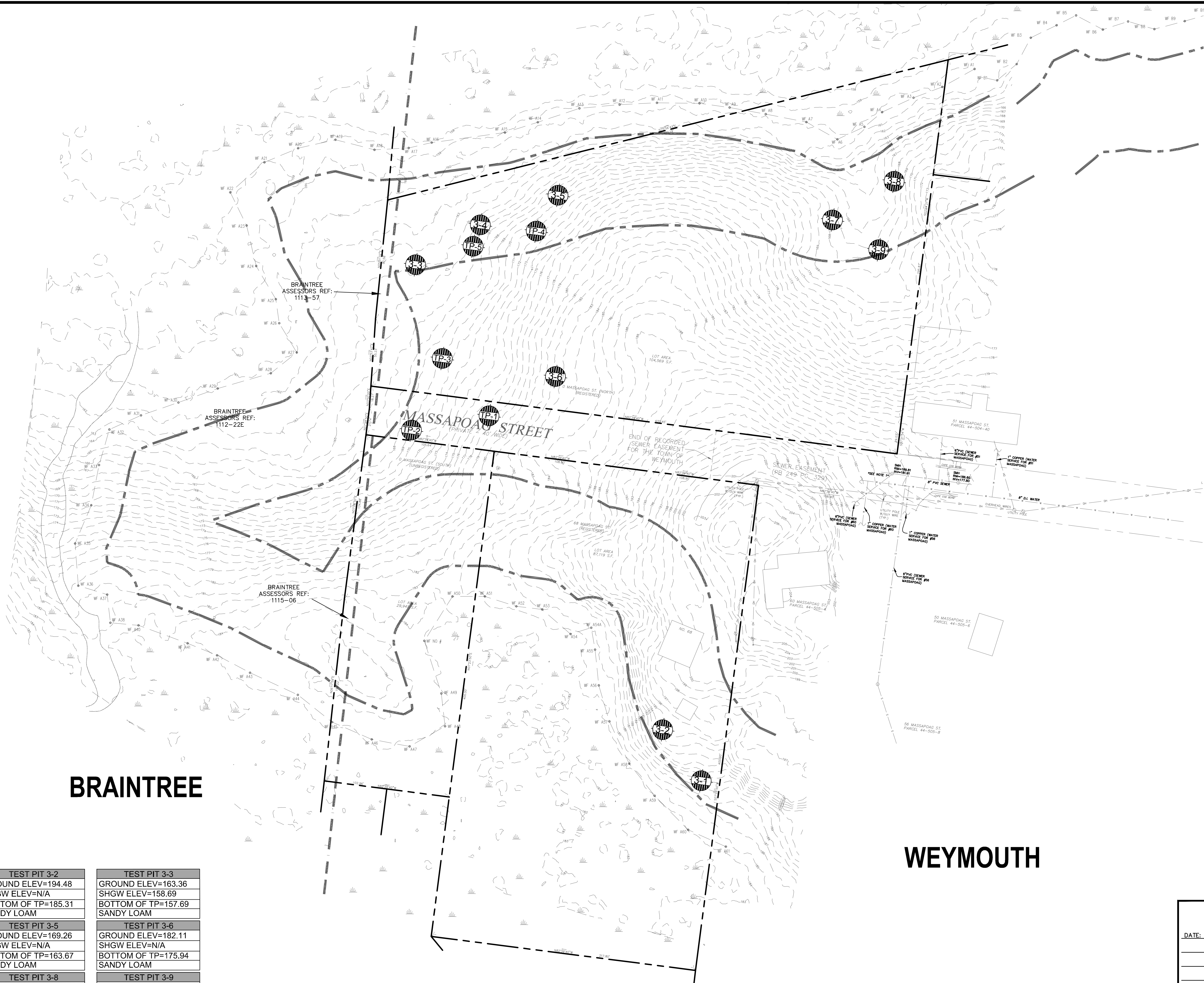
Scale AS NOTED

Drawn By SZA

Approved By GRC

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF WEYMOUTH ZONING BY-LAW.

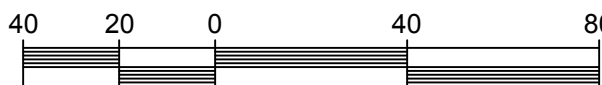
C-8.2



BRAINTREE

WEYMOUTH

TEST PIT 3-1 GROUND ELEV=188.86 SHGW ELEV=N/A BOTTOM OF TP=180.69 SANDY LOAM	TEST PIT 3-2 GROUND ELEV=194.48 SHGW ELEV=N/A BOTTOM OF TP=185.31 SANDY LOAM	TEST PIT 3-3 GROUND ELEV=163.36 SHGW ELEV=158.69 BOTTOM OF TP=157.69 SANDY LOAM
TEST PIT 3-4 GROUND ELEV=165.13 SHGW ELEV=N/A BOTTOM OF TP=158.79 SANDY LOAM	TEST PIT 3-5 GROUND ELEV=169.26 SHGW ELEV=N/A BOTTOM OF TP=163.67 SANDY LOAM	TEST PIT 3-6 GROUND ELEV=182.11 SHGW ELEV=N/A BOTTOM OF TP=175.94 SANDY LOAM
TEST PIT 3-7 GROUND ELEV=167.40 SHGW ELEV=N/A BOTTOM OF TP=159.90 LOAMY SAND (-20" to -90")	TEST PIT 3-8 GROUND ELEV=167.26 SHGW ELEV=N/A BOTTOM OF TP=160.51 LOAMY SAND (-18" to -81")	TEST PIT 3-9 GROUND ELEV=167.48 SHGW ELEV=N/A BOTTOM OF TP=160.81 LOAMY SAND (-20" to -80")
TEST PIT TP-1 GROUND ELEV=174.82 SHGW ELEV=165.82 BOTTOM OF TP=164.32 COARSE SAND (-12" to -126")	TEST PIT TP-2 GROUND ELEV=168.81 SHGW ELEV=162.81 BOTTOM OF TP=156.81 COARSE SAND (-60" to -144")	TEST PIT TP-3 GROUND ELEV=168.48 SHGW ELEV=162.48 BOTTOM OF TP=157.98 COARSE SAND (-64" to -126")



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS.

GABRIEL R. CROCKER, PE

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Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

CROCKER DESIGN GROUP, LLC.

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-820-0416

MASSACHUSETTS

Project
**DEFINITIVE SUBDIVISION
PLAN**
MASSAPOAG STREET
WEYMOUTH, MA

Prepared for
**WEATHERVANE
MASSAPOAG, LLC.**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
TEST PIT PLAN

Project No.	100-028	Drawing No.	TP-1	
Date	12.20.2018	Scale		1"=40'
Drawn By	SZA	Approved By		GRC
Approved By	GRC			

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE
WITH TOWN OF WEYMOUTH
ZONING BY-LAW.

LOCUS INFORMATION
CURRENT OWNER: 0 MASSAPOAG (SOUTH)
ASSESSOR'S REF: 44-505-1

JAMES E. BRISTOL III
114 SANDTRAP CIRCLE
WEYMOUTH, MA

LEGAL REF:
BOOK 35830 PAGE 295

PLAN REF:
PLAN BOOK 406 PAGE 323

CURRENT OWNER: 68 MASSAPOAG
ASSESSORS REF: 44-504-8
0 MASSAPOAG (NORTH)
ASSESSOR'S REF: 44-505-2

CHEYRL A. JOHNSON
23 LEROY DRIVE
RIVERSIDE, RI

LEGAL REF: LCC 194021

PLAN REF: LCP 36658A

ZONE:

R-1
WATERSHED PROTECTION DISTRICT

FEMA REFERENCE:

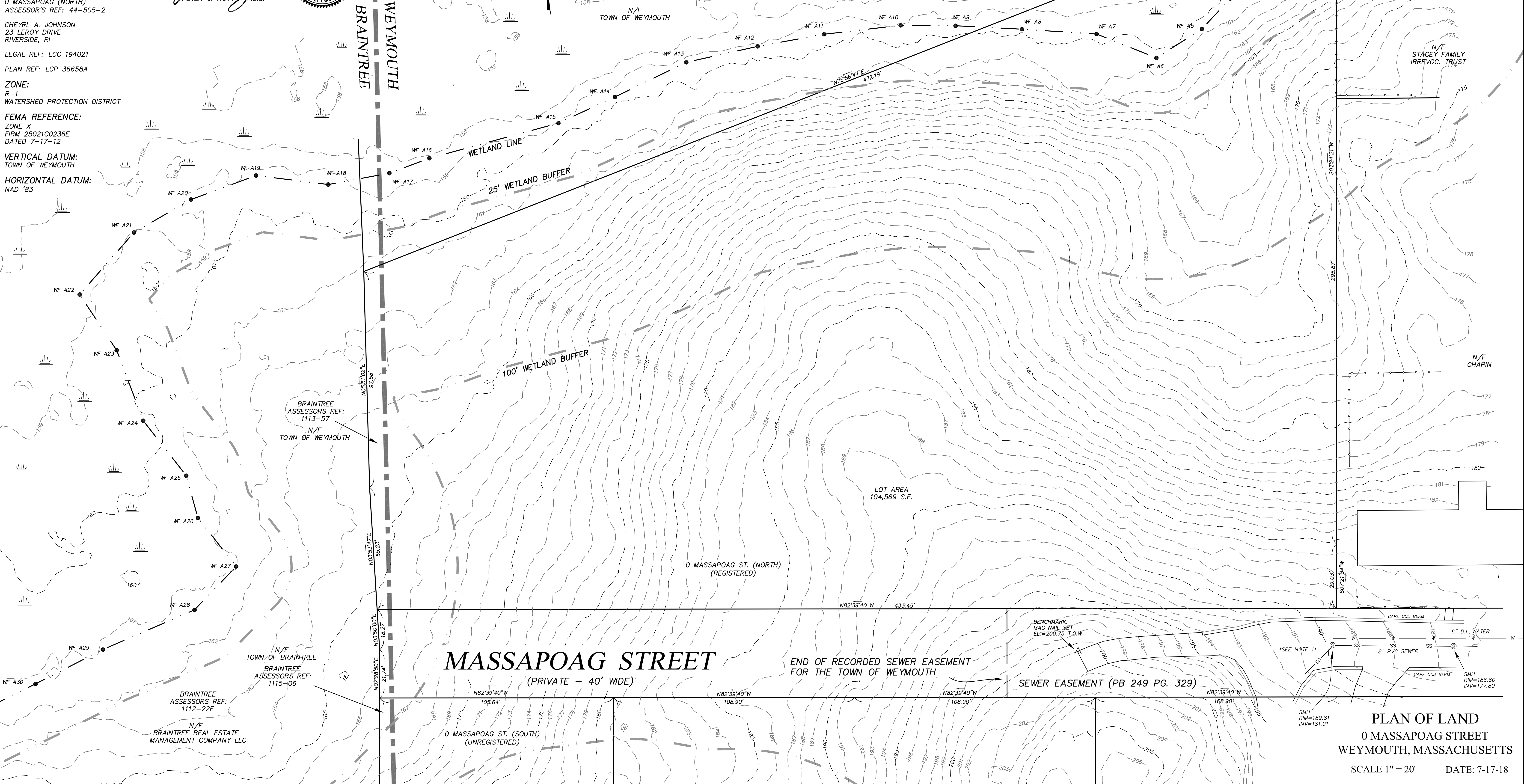
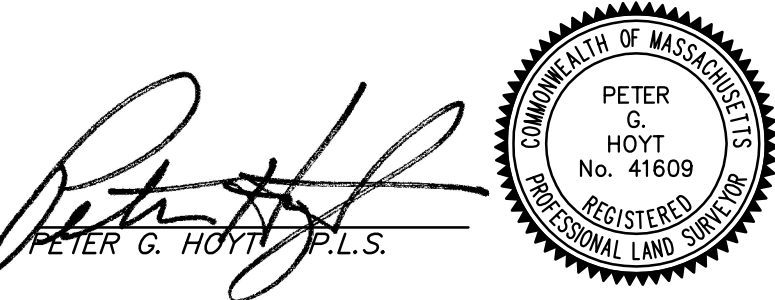
ZONE X
FIRM 25021C0236E
DATED 7-17-12

VERTICAL DATUM:
TOWN OF WEYMOUTH

HORIZONTAL DATUM:
NAD '83

I CERTIFY:

1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY.



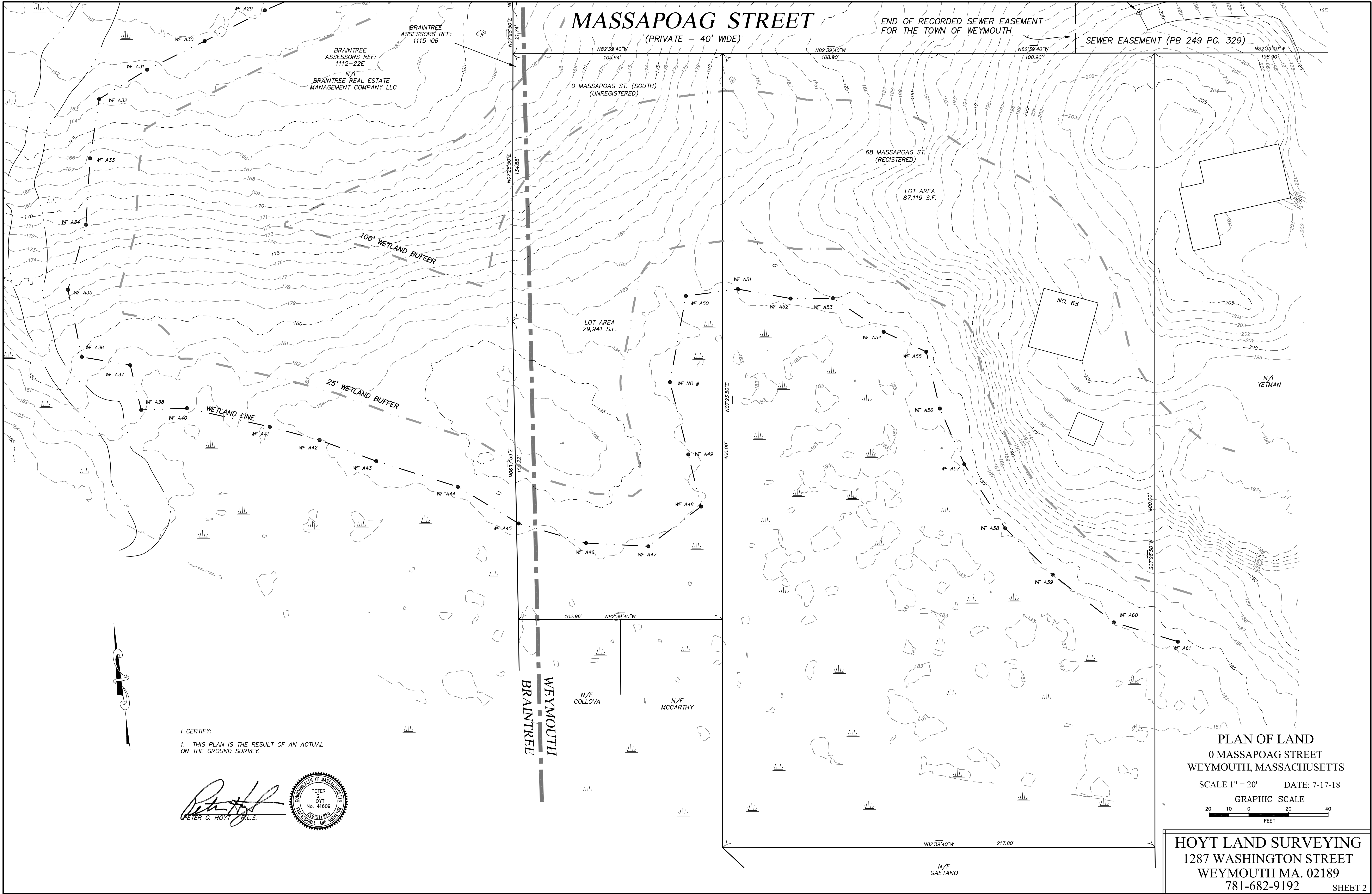
UTILITY NOTES:
1. SEWER STUB REPORTED TO EXIST. SIZE UNKNOWN.
MANHOLE CLOGGED.

2. HOUSE NUMBER 68 IS REPORTED TO BE ON A PRIVATE
SEPTIC AND PRIVATE WELL. NO INFORMATION WAS FOUND
IN THE FIELD OR AT THE LOCAL BOARD OF HEALTH.



PLAN OF LAND
0 MASSAPOAG STREET
WEYMOUTH, MASSACHUSETTS
SCALE 1" = 20' DATE: 7-17-18

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192 SHEET 1



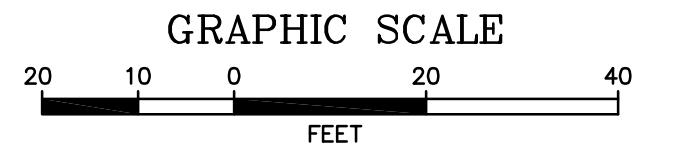
I CERTIFY:
1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY.

Peter G. Hoyt
PETER G. HOYT, L.L.S.



PLAN OF LAND
0 MASSAPOAG STREET
WEYMOUTH, MASSACHUSETTS

SCALE 1" = 20' DATE: 7-17-18



HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192 SHEET 2