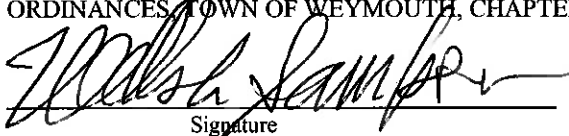


**NOTICE OF INTENT
UNDER THE TOWN OF WEYMOUTH
WETLANDS PROTECTION ORDINANCE, CHAPTER 7, SECTION 301**

1. Project Location 1239 Washington St
2. Town of Weymouth Atlas Reference (Parcel #) Map 35, Block 446, Lot 21
3. Project Description Building reno. & parking improvements
4. County, Norfolk: Book 34631 Page 548
5. *Applicant Wells A. Sampson *Telephone# 781-859-2032
American Alarm & Communications, Inc
6. *Applicant Address 297 Broadway, Arlington, MA 02474
7. Property Owner 1239 Washington St., LLC
8. Representative Shawn Hardy Telephone# 781-335-1464
Hardy + Man Design Group, P.C.
9. Representative's Address 1285 Washington St, Weymouth, MA 02189
10. Billing Party for Legal Notice (All info is required):
Name: Chris Mulhern - Harrison Mulhern Architects
Address: 611 Main St, Suite 300, Winchester, MA 01890
Home Phone: 781-729-3700 Cell: _____
Email address cmulhern@hmarchitects.com
11. Has the Conservation Commission received the **original** material **plus six (6) copies** of the Notice of Intent form, 8.5"x11", U.S.G.S. locus and 8.5"x11" sheet clearly showing the proposed site and work in addition to labeled resource areas? YES X NO _____
12. Are the following additional interests relevant to the proposed project? If so, Notice of Intent must include a discussion of these interests. Aesthetics _____ Wildlife _____ Recreation _____
Erosion Control _____
13. Have you filed your Local Wetland Fees? State Fees? YES X NO _____
14. Have you filed the Abutters' Notification and Affidavit of Service? YES _____ NO _____

I, THE UNDERSIGNED, HEREBY APPLY FOR A PERMIT PURSUANT TO THE CODE OF ORDINANCES, TOWN OF WEYMOUTH, CHAPTER 7, SECTION 301


Signature

6/3/2021
Date

*THE WEYMOUTH CONSERVATION OFFICE WILL SUBMIT THE NECESSARY LEGAL AD, AND THE APPLICANT WILL BE BILLED DIRECTLY BY THE PATRIOT LEDGER. FOR BILLING PURPOSES, THE PATRIOT LEDGER REQUIRES THAT THE TELEPHONE NUMBER SUBMITTED MUST BE THE DIRECT CONTACT NUMBER THAT MATCHES THE NAME AND ADDRESS OF THE APPLICANT, OTHERWISE THE LEGAL AD WILL NOT BE PUBLISHED AND THE HEARING WILL BE DELAYED.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth
City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

1239 Washington Street
 a. Street Address
 Weymouth
 b. City/Town
 02189
 c. Zip Code
 Latitude and Longitude:
 42.195299
 d. Latitude
 -70.926208
 e. Longitude
 35
 f. Assessors Map/Plat Number
 21
 g. Parcel /Lot Number

2. Applicant:

Wells
 a. First Name
 Sampson
 b. Last Name
 1239 Washington Street LLC
 c. Organization
 297 Broadway
 d. Street Address
 Arlington
 e. City/Town
 MA
 f. State
 02474
 g. Zip Code
 (781) 859-2032
 h. Phone Number
 i. Fax Number
 wsampson@americanalarm.com
 j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name
 b. Last Name
 c. Organization
 d. Street Address
 e. City/Town
 f. State
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email address

4. Representative (if any):

Shawn
 a. First Name
 Hardy
 b. Last Name
 Hardy + Man Design Group, PC
 c. Company
 1285 Washington Street
 d. Street Address
 Weymouth
 e. City/Town
 MA
 f. State
 02189
 g. Zip Code
 (781) 335-1464
 h. Phone Number
 i. Fax Number
 shardy@hardymandesign.com
 j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$750.00
 a. Total Fee Paid
 \$362.50
 b. State Fee Paid
 \$387.50
 c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Building renovation and modification of parking lot

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

34631

c. Book

114302

b. Certificate # (if registered land)

548

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PR1_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

06-1-2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
- (a) within wetland Resource Area _____ percentage/acreage
- (b) outside Resource Area _____ percentage/acreage
2. Assessor's Map or right-of-way plan of site
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC _____
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BWV and other resource area boundary delineations (MassDEP BWV Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan 1239 Washington Street

a. Plan Title

Shawn Hardy

Shawn Hardy

b. Prepared By

c. Signed and Stamped by

06-04-2021

1"=20'

d. Final Revision Date

e. Scale

06-04-2021

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

7208

2. Municipal Check Number

6/2/2021

3. Check date

7207

4. State Check Number

6/2/2021

5. Check date

Wells

6. Payor name on check: First Name

Sampson

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

[Handwritten Signature]

1. Signature of Applicant

6-3-2021

2. Date

3. Signature of Property Owner (if different)

[Handwritten Signature]

5. Signature of Representative (if any)

4. Date

6/4/2021

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Project Narrative

For:

**1239 Washington Street
Weymouth, MA**

Prepared By:



**Hardy + Man Design Group, PC
1285 Washington Street
Weymouth, MA 02189**

June 4, 2021



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

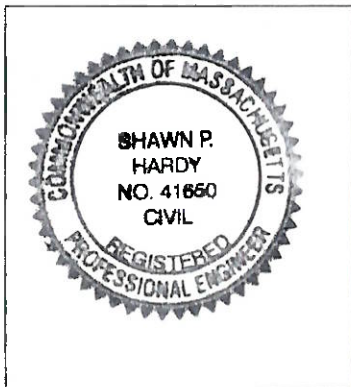
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Shawn P. Hardy 6/4/2021
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

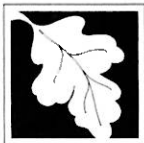
Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
- Redevelopment Project
- Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

The purpose of this narrative is to support permitting efforts relative to proposed renovations at 1239 Washington Street in Weymouth.

Existing Conditions

The subject property is an existing commercial (office) building constructed in approximately 1967 and located at 1239 Washington Street (State Route 53) in Weymouth. The lot is approximately 32,190 SF and is located at the intersection of Washington Street and Woodrock Road. Generally, the area is characterized by commercial and office uses. The site is located within the riverfront area of a tributary to the Plymouth River, located across Woodrock Road. A significant portion (over 28,000 SF) of the site has been previously disturbed and is occupied by bituminous concrete pavement and building.

The Soil Survey of Norfolk Massachusetts indicates that the soils on the lot primarily consist of 602 (Urban Land) consisting of excavated and filled land. Test pits were conducted on June 4, 2021, to determine soil classification and depth to groundwater. Based on the test pits, it was determined that the soils consist of sands with seasonal groundwater estimated at 23 inches.

In General, the existing site drains unchecked South-Easterly towards Woodrock Road. No stormwater controls are present on the site.

Proposed Conditions

The proposal involves modifications to the existing building, installing a proposed fire service and reconfiguring the existing bituminous concrete parking lot to provide better circulation and increase landscaped areas.

The result of the proposed construction is a decrease of approximately 2,400 square feet of impervious area and a resulting decrease in stormwater flows from the site.

Based on the shallow groundwater and ledge, infiltration will not be feasible on this site.

Erosion and Sedimentation Control Measures

Erosion control measures to be employed include a staked "Filter Sock" erosion control barrier at the perimeter of the site as detailed in the Construction Period Pollution Prevention Plan submitted with this application. The erosion control measures shall be inspected daily and be kept in place until such time that disturbed areas are re-vegetated or paved and are no longer a potential source of siltation.

Stormwater Management Standards

The project is considered a redevelopment and will meet the Massachusetts Department of Environmental Protection Stormwater Management Standards to the maximum practicable extent as follows.

Standard 1: No New Untreated Discharges

The proposed improvements will not create any new untreated conveyances.

Standard 2: Peak Rate Attenuation

The proposal involves an increase in landscaping areas, a ±2,400 SF decrease in impervious area and a corresponding decrease in stormwater runoff.

Standard 3: Recharge

The increase in landscaping will improve infiltration of stormwater runoff on the site. Once test pits are performed, we will investigate the feasibility of providing additional infiltration of some roof flows.

Standard 4: Water Quality

Decreasing paved surfaces and adherence to an operation and maintenance plan included with this submission are intended to improve water quality.

Standard 5: Land Uses with Higher Pollutant Loads (LUHPPLs)

The site is not a LUHPPL.

Standard 6: Critical Areas

The project is not located within a critical area.

Standard 7: Redevelopment

The project is a redevelopment and has been designed to meet the required Stormwater Management Standards to the maximum practicable extent.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

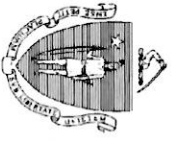
The proposal includes erosion controls to be maintained during construction activities as detailed in the attached Construction Period Pollution Prevention Plan.

Standard 9: Operation and Maintenance Plan

An Operation and Maintenance Plan has been included with this submittal.

Standard 10: Prohibition of Illicit Discharges

An Illicit Discharge Statement will be provided prior to discharge to post-construction BMP's as required.



Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

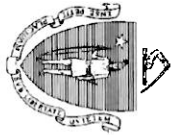
Deep Observation Hole Number: 1 Hole # 6/4/2021 Date 8:30AM Time Clouds 70 Weather Latitude Longitude: 1-2%
 Land Use commercial (e.g., woodland, agricultural field, vacant lot, etc.) Vegetation none Surface Stones (e.g., cobbles, stones, boulders, etc.) none Slope (%)
 Description of Location: _____

2. Soil Parent Material: Urban Land Landform Position on Landscape (SU, SH, BS, FS, TS)
 3. Distances from: Open Water Body >100 feet Drainage Way >100 feet Wetlands >100 feet
 Property Line +/-15 feet Drinking Water Well N/A feet Other feet
 4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil Fill Material Weathered/Fractured Rock Bedrock
 5. Groundwater Observed: Yes No If Yes: _____ Depth Weeping from Pit _____ Depth Standing Water in Hole _____

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-5	PAVED										
5-33	FILL										GRAVEL, BOULDERS, BRICKS, ETC
33	REFUSAL										LEDGE

Additional Notes:
 Soil evaluator - Shawn P. Hardy, P.E. (SE1006)



Commonwealth of Massachusetts
City/Town of Weymouth

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: 2

Hole # 2 Date 6/4/2021

Time 8:30AM

Clouds 70 Weather

Latitude

Longitude:

1. Land Use: commercial
(e.g., woodland, agricultural field, vacant lot, etc.)

Vegetation none

Surface Stones (e.g., cobbles, stones, boulders, etc.) none

Slope (%) 1-2

Description of Location: _____

2. Soil Parent Material: Urban land

Landform

Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body +/-80 feet
Property Line +/-15 feet

Drainage Way +/-80 feet
Drinking Water Well N/A feet

Wetlands +/-80 feet
Other feet

4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil Fill Material Weathered/Fractured Rock Bedrock
5. Groundwater Observed: Yes No If Yes: 56" Depth Weeping from Pit _____ Depth Standing Water in Hole _____

Soil Log

Depth (in)	Soil Horizon /Layer	Soil Texture (USDA)	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features			Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
				Depth	Color	Percent	Gravel	Cobbles & Stones			
0-4	PAVED										
4-23	GRAVEL										
23-66	C1	F-SAND	10 YR 5/3	23"					LOOSE		CAVING
66-72	C2	F-LS	10 YR 3/3								

Additional Notes:
Soil evaluator - Shawn P. Hardy, P.E. (SE1006) - C1 caving - unable to keep open. weeping at 56"

Construction Period Pollution Prevention Plan

1239 Washington St
Weymouth, MA

Responsible Party: Property Owner and contractors

The following Operation and Maintenance Plan is intended as a guide for maintaining the structural and non-structural BMP's during construction and land disturbance activities. The purpose of this plan is to prevent erosion both on the construction site itself and on adjacent undisturbed areas, and to prevent sedimentation through both stabilization and structural control practices to ensure the protection of resource areas.

All erosion and sediment control measures must be in place prior to any land disturbance.

A silt fence or other approved erosion control barrier must be installed around the perimeter of work limits and all material stockpiles. Installation shall be in accordance with manufacturer specifications. Silt fence shall be inspected daily. Trapped sediments shall be removed and required repairs shall be made promptly.

Excavated materials shall be stockpiled on existing impervious surfaces adjacent to the excavation. Excess or unsuitable material shall be promptly removed from the site. Material stockpiles shall be contained to prevent erosion or sedimentation to the adjacent resource areas.

All erosion and sediment control measures shall remain in place until land disturbances have been completed and all paved surfaces have been restored, swept clean and all proposed vegetation is established and growing.

Operation and Maintenance Plan

Stormwater Operation and Maintenance Plan

1239 Washington Street
Weymouth, MA
June 4, 2021

Stormwater Management System Owner:

Property Owner

The following Operation and Maintenance Plan is intended as a guide for maintaining the structural BMP's post-construction. In order to document maintenance activities, the attached maintenance log should be kept on site. A minimum of two years' worth of records should be up to date and available for review and inspection, if requested by Town officials. The transfer of ownership also includes the transfer of the maintenance obligation to the new owners. In order to ensure the proposed stormwater management system continues to function as designed and to prevent any adverse impacts down-gradient, proper maintenance is required.

Operation and Maintenance Activities

General housekeeping: Generally, the site should be maintained and should be kept free of trash and debris, landscaping should be maintained by regular (as needed) mowing of grassed areas and annual weeding and mulching of plant beds. Paved areas shall be swept a minimum of one time late in the fall and one time in the late spring.

Snow and Ice: During winter snow season, snow shall be mechanically removed. Snow shall be stock piled at the perimeter of the site where it can naturally melt. If excessive snow is encountered, the excessive snow shall be removed for off-site disposal. At no time snow shall be pushed off site or towards the Plymouth River.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

1239 Washington Street
 a. Street Address
 Weymouth
 b. City/Town
 c. Check number
 d. Fee amount

2. Applicant Mailing Address:

Wells
 a. First Name
 Sampson
 b. Last Name
 1239 Washington Street, LLC
 c. Organization
 297 Broadway
 d. Mailing Address
 Arlington
 e. City/Town
 MA
 f. State
 02474
 g. Zip Code
 (781) 859-2032
 h. Phone Number
 i. Fax Number
 wsampson@americanalarm.com
 j. Email Address

3. Property Owner (if different):

a. First Name
 b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town
 f. State
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2J - Other (Riverfront)	1	500*1.5	750

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	750.00
State share of filing Fee:	362.50
City/Town share of filling Fee:	387.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

AS BUILT, INC.
dba HARRISON MULHERN ARCHITECTS
P.O. BOX 878
WINCHESTER, MA 01890

WINCHESTER CO-OPERATIVE BANK
WINCHESTER, MA 01890
53-7157/2113

7207

6/2/2021

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$**362.50

Three Hundred Sixty-Two and 50/100***** DOLLARS

MEMO
Commonwealth of Massachusetts
P.O. Box 7021
Boston, MA
02204



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

AS BUILT, INC.
dba HARRISON MULHERN ARCHITECTS
P.O. BOX 878
WINCHESTER, MA 01890

WINCHESTER CO-OPERATIVE BANK
WINCHESTER, MA 01890
53-7157/2113

7208

6/2/2021

PAY TO THE ORDER OF Town of Weymouth

\$**387.50

Three Hundred Eighty-Seven and 50/100***** DOLLARS

Town of Weymouth



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

AS BUILT, INC.
dba HARRISON MULHERN ARCHITECTS
P.O. BOX 878
WINCHESTER, MA 01890

WINCHESTER CO-OPERATIVE BANK
WINCHESTER, MA 01890
53-7157/2113

7209

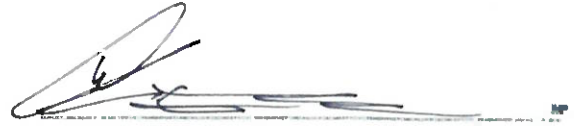
6/2/2021

PAY TO THE ORDER OF Town of Weymouth

\$**750.00

Seven Hundred Fifty and 00/100***** DOLLARS

Town of Weymouth



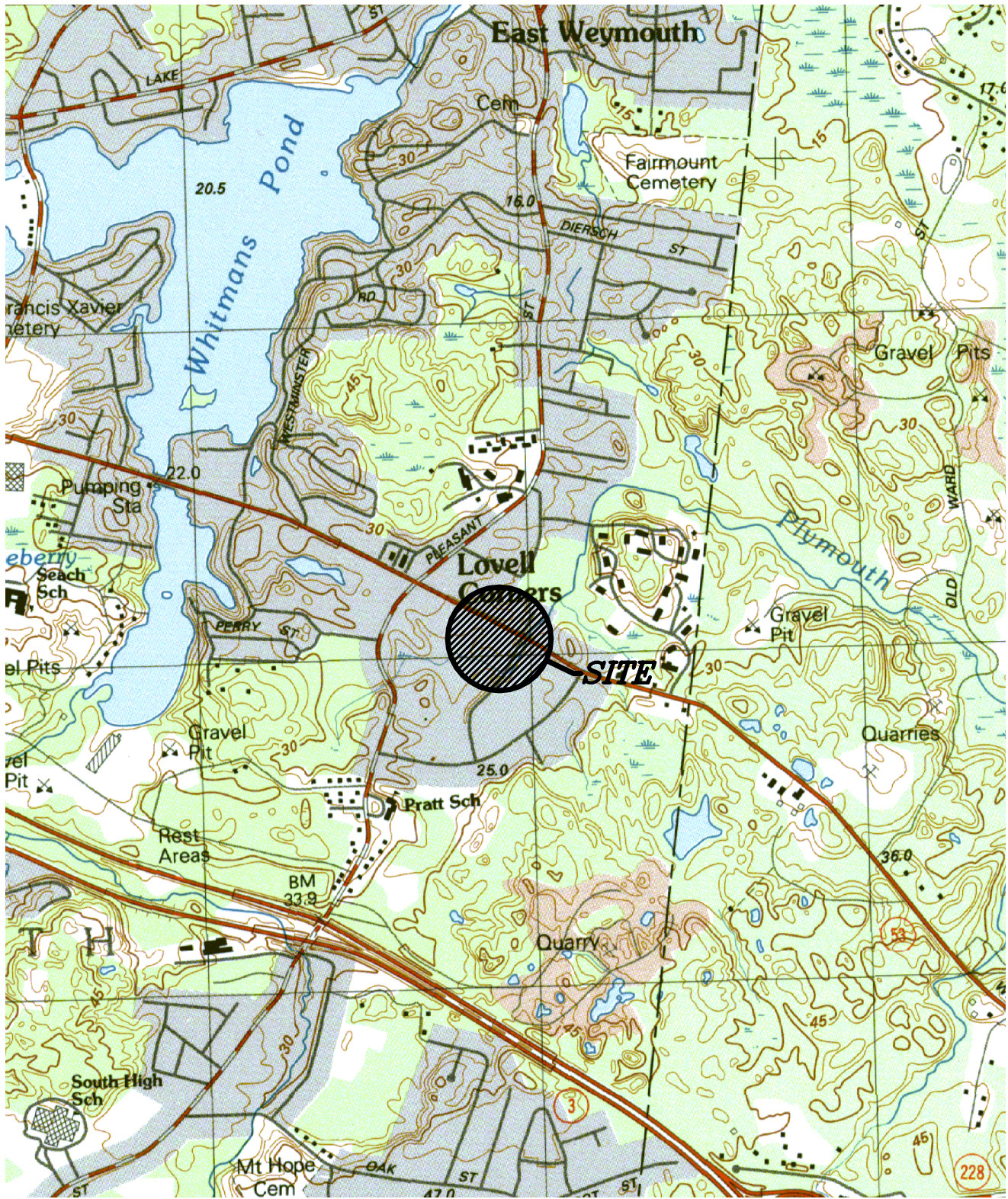
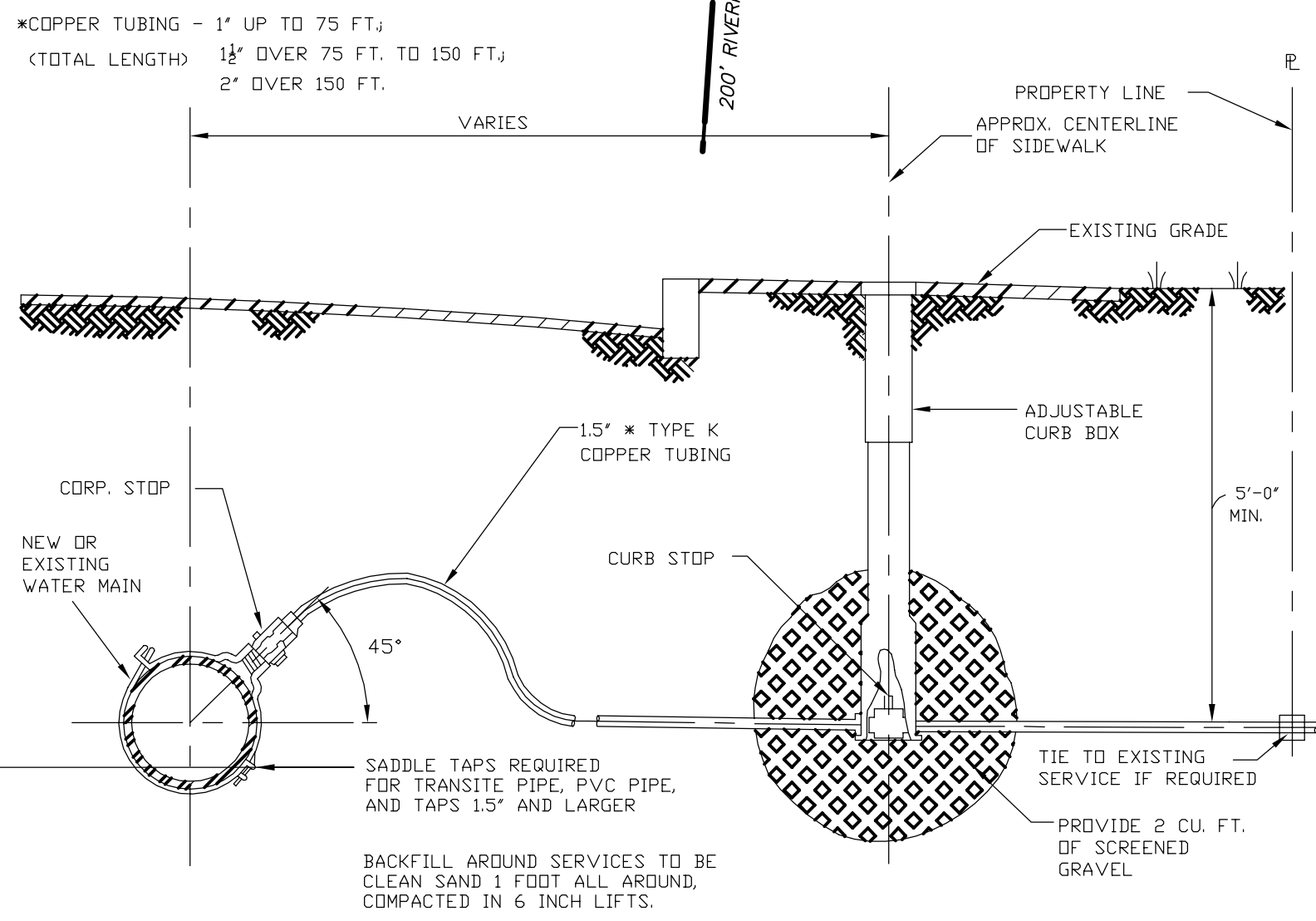
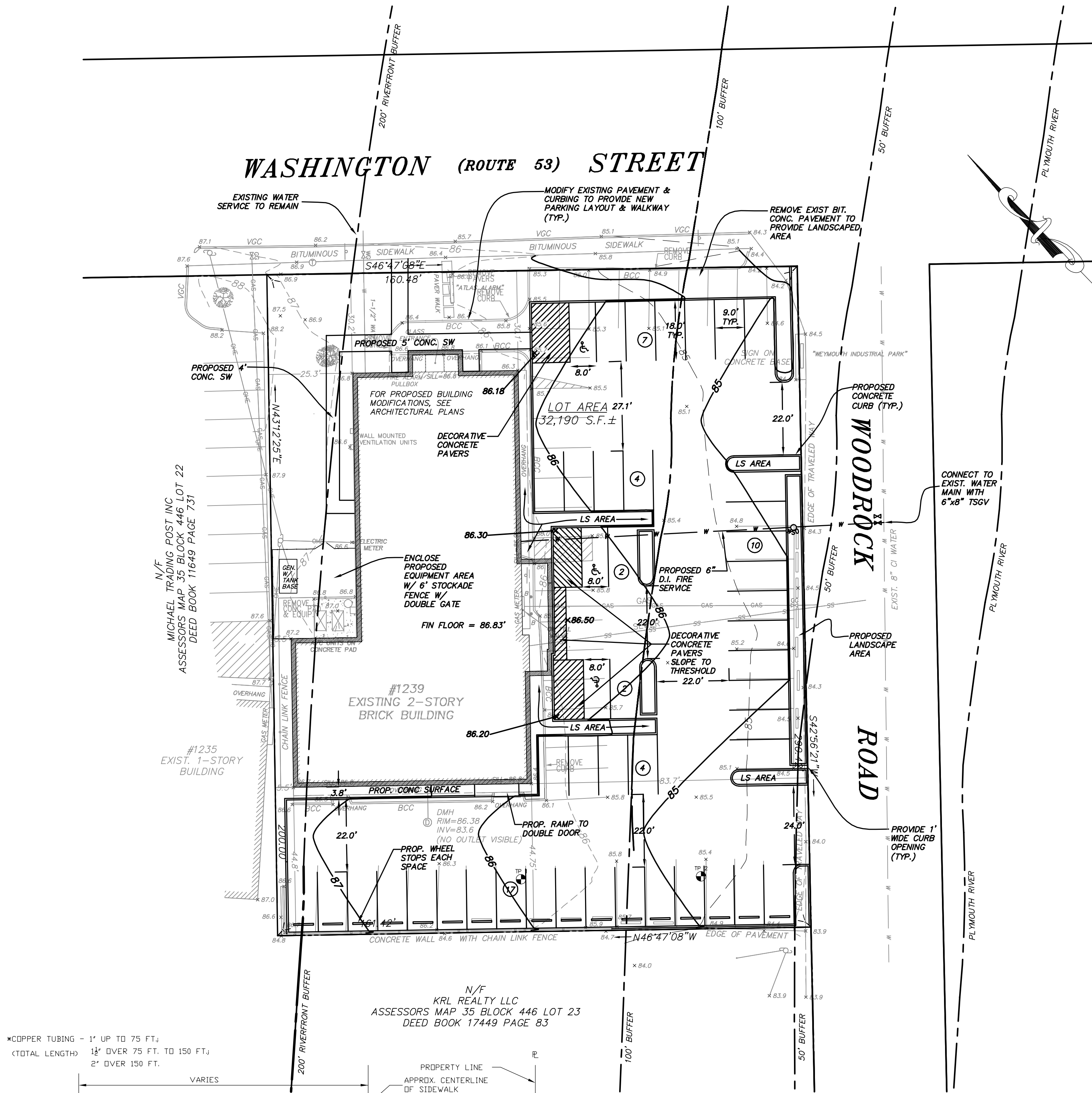


FIGURE 1
USGS QUAD MAP

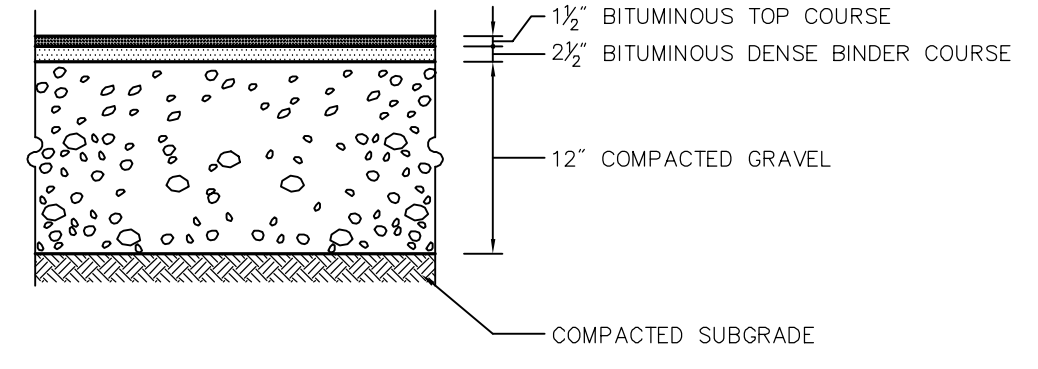
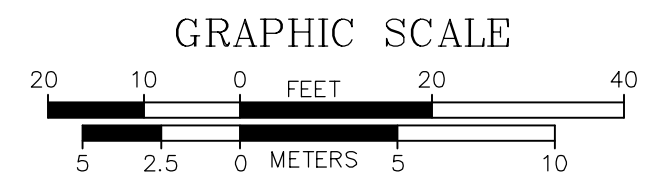
Not To Scale

NOTE: IMAGE OBTAINED FROM
MASS GIS WEBSITE

WASHINGTON (ROUTE 53) STREET



WATER SERVICE CONNECTION
NOT TO SCALE

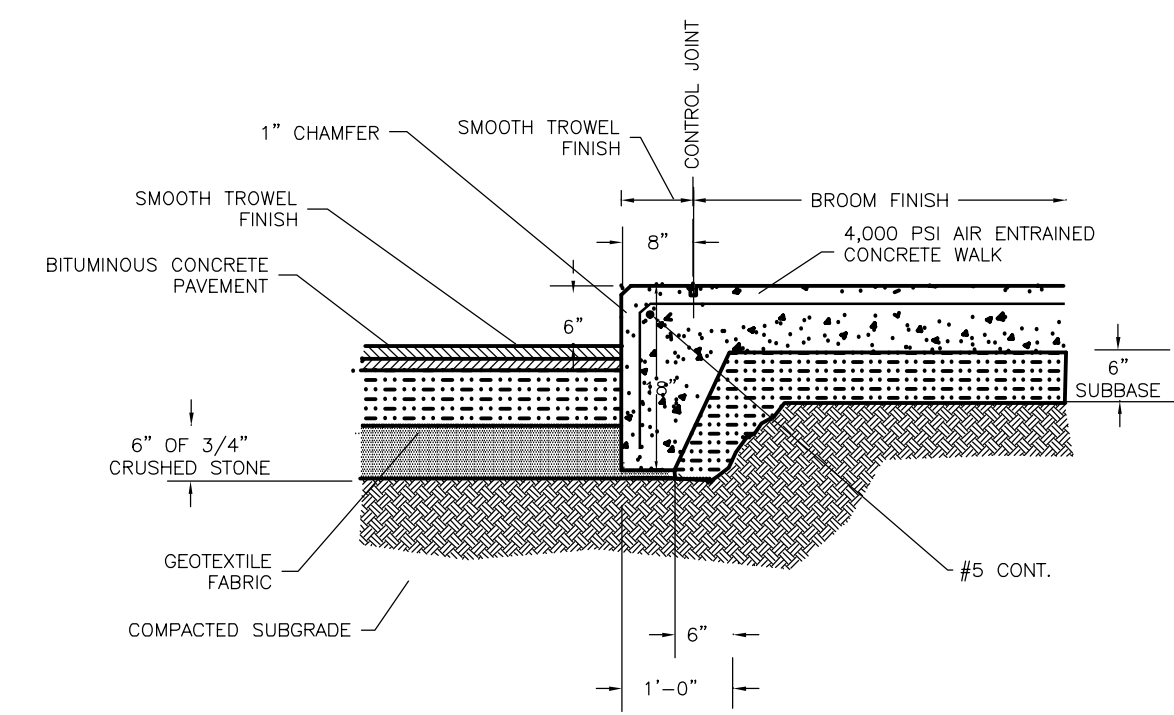


Standard Duty Flexible Pavement

Note: PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

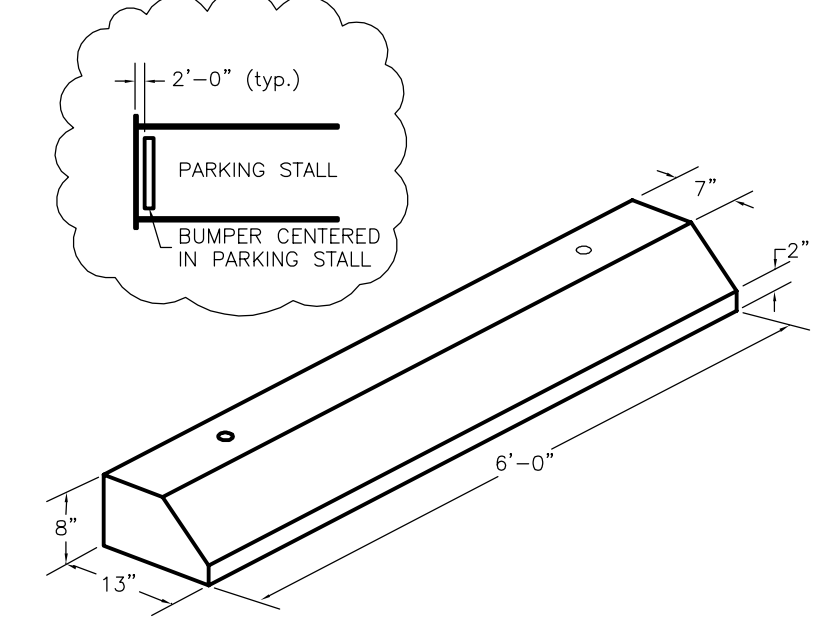
BITUMINOUS CONCRETE DRIVEWAY PAVEMENT SECTIONS

NOT TO SCALE

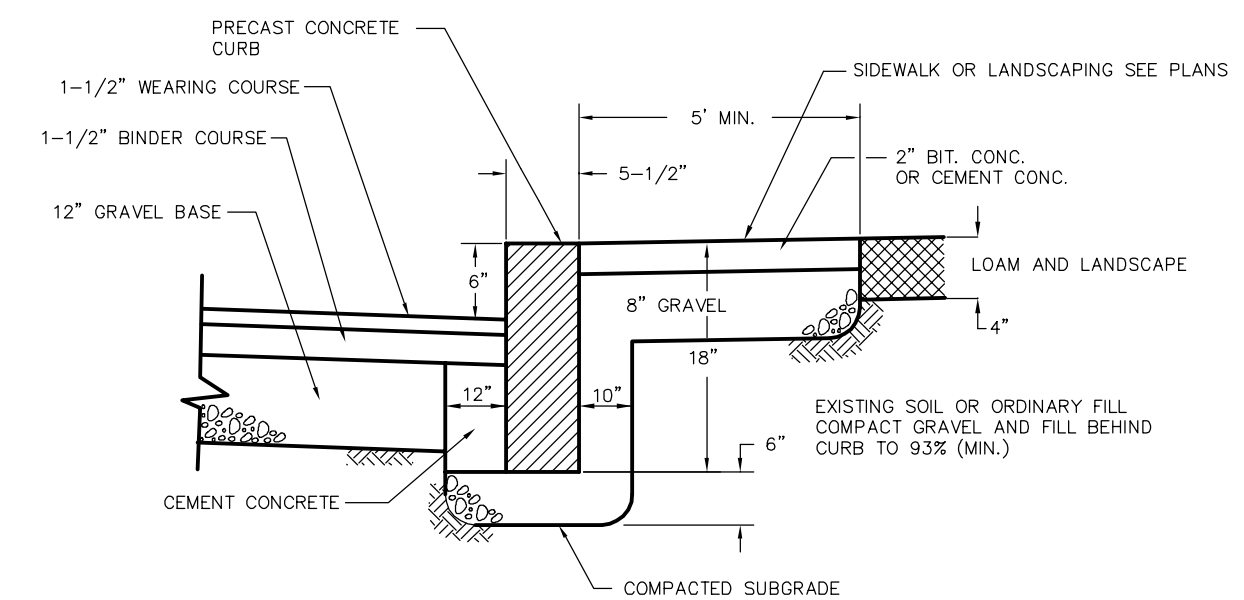


CONCRETE WALK-CURB
NOT TO SCALE

NOTE: FOR INSTALLATION OF EACH BUMPER LOG, DRIVE (2) 5/8\"/>



PRECAST CONCRETE BUMPER LOG DETAIL
NOT TO SCALE



CONCRETE CURB
NOT TO SCALE

SYMBOL LEGEND

WG	WATER GATE
DM	DRAIN MANHOLE
GG	GAS GATE
UP	UTILITY POLE
B	BOLLARD
S	SIGN
CS	CURB STOP
x85.3	SPOT ELEVATION
BCC	BITUMINOUS CONCRETE CURB
VGC	VERTICAL GRANITE CURB
—GAS—	GAS LINE
—SS—	SEWER LINE
—W—	WATER LINE
—OHE—	OVERHEAD ELECTRIC LINE
—85—	CONTOUR LINE

GENERAL NOTES:

- THE PROPERTY IS SHOWN ON THE TOWN OF WEYMOUTH ASSESSORS MAP 35 BLOCK 446 AS LOT 21 THEREON.
- LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS RECORDED LAND SECTION AS FOLLOWS:
— 1239 WASHINGTON STREET LLC DEED BOOK 34631 PAGE 548
- LOCUS IS LOCATED IN A 'ZONE X', AS INDICATED ON THE FLOOD INSURANCE RATE MAP 25021C0233E HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
- EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION ON OR DURING JANUARY OF 2020 BY HOYT LAND SURVEYING. ADDITIONAL FEATURES INCLUDING THE PLYMOUTH RIVER AS SHOWN ARE APPROXIMATE AND DERIVED FROM MASS GIS.
- THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH DATUM.
- PRIOR TO CONSTRUCTION OR ANY RELIANCE HEREON, THE LOCATION OF REMAINING EXISTING DETAIL WITH RESPECT TO THE DATA SHOWN HEREON MUST BE VERIFIED BY A COMPREHENSIVE REVIEW BY THIS FIRM.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON 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.
- THE PROPERTY LIES WITHIN THE TOWN OF WEYMOUTH ZONING DISTRICT AS NOTED HEREON. DIMENSIONAL SETBACK REQUIREMENTS FOR THE DISTRICT AS DESCRIBED IN THE CURRENT ZONING BYLAWS ARE AS FOLLOWS:

LIMITED BUSINESS (B-1)
 MINIMUM LOT SIZE: 10,000 S.F.
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT YARD: 30 FEET (EXCLUDES SIGNS)
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 10 FEET
 MAXIMUM LOT COVERAGE: 50%
 MAXIMUM HEIGHT: 6 STORIES/80 FEET

COMMERCIAL CORRIDOR OVERLAY DISTRICT
 MAXIMUM FRONT YARD: 70 FEET (INCLUDING 5 FT LANDSCAPE AREA)
 MINIMUM FRONT YARD: 25 FEET (WITH 5 FT LANDSCAPE AREA)
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 15 FEET
 MAXIMUM LOT COVERAGE: 75% IMPERVIOUS
 MAXIMUM BUILDING COVERAGE: 60%
 MINIMUM HEIGHT: 3 STORIES/45 FEET
 MAXIMUM HEIGHT: 4 STORIES/60 FEET
 MAXIMUM FAR RATIO: 0.75

REVISIONS:		
NO.	COMMENTS:	DATE:
1.	WATER CONNECTION EDITS	5-3-2021
2.	RESOURCE AREAS & TP	6-4-2021

SITE PLAN	
1239 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS	
DRAWN BY: AGH, TYG	DATE: 1-11-2021
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