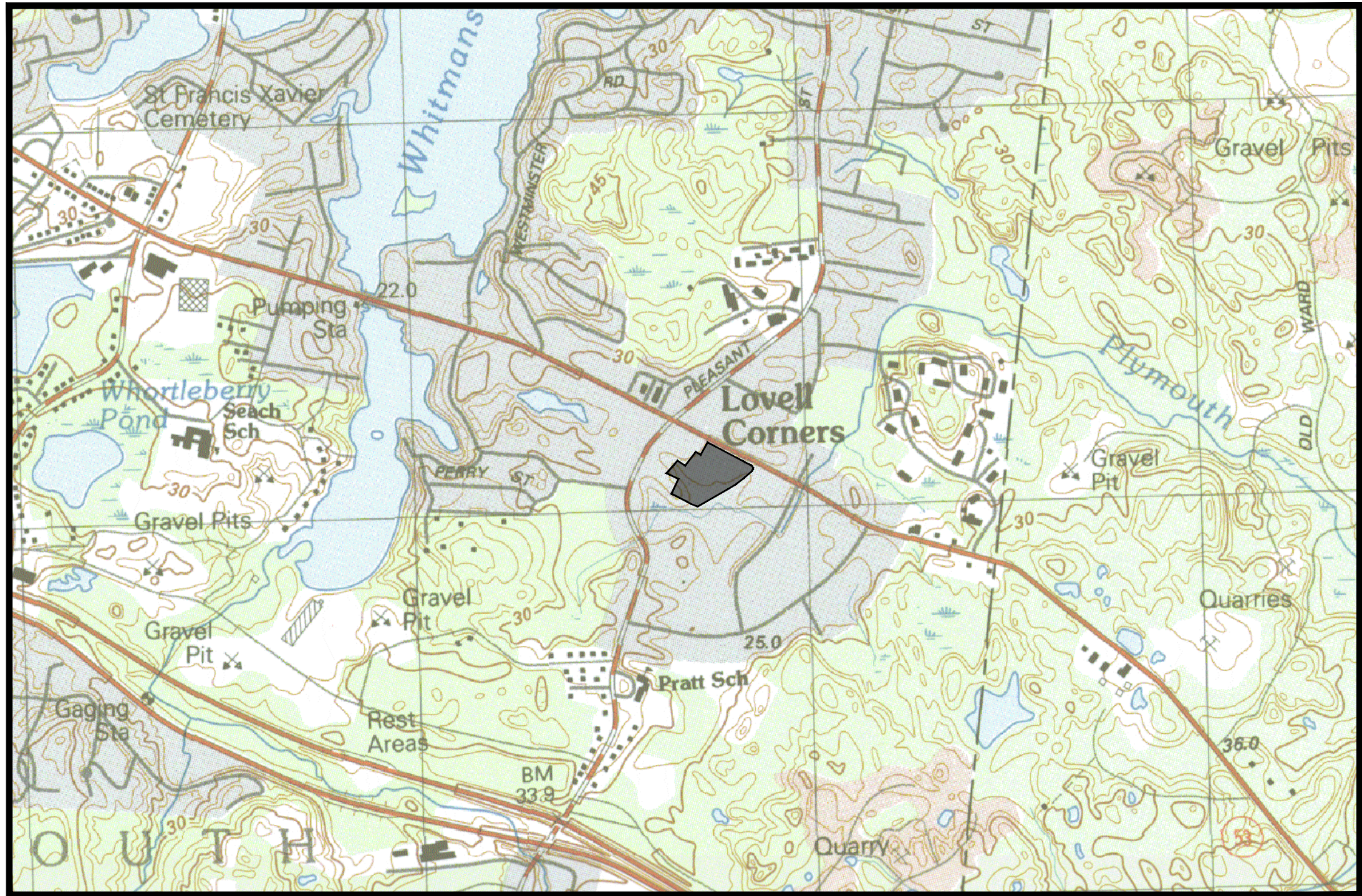


# SITE PLAN APPLICATION

## CORNERSTONE AT WEYMOUTH FOR ELKSY DEVELOPMENT LLC

-MAP 35 BLOCK 447 LOT 3 (1197 WASHINGTON STREET)  
-MAP 35 BLOCK 447 LOT 1 (1215 WASHINGTON STREET)



**USGS LOCUS MAP**  
SCALE: 1" = 1000'  
NORTH



**AERIAL LOCUS MAP**  
SCALE: 1" = 200'  
NORTH

**APPLICANT:**

ELKSY DEVELOPMENT LLC  
180 CANTON AVENUE  
MILTON, MA 02186

**SURVEYOR / ENGINEER :**

**Crocker Design Group**  
CROCKER DESIGN GROUP, LLC  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
PHONE: (781) 919-0808

**ARCHITECT:**

**MEYER**  
MEYER ARCHITECTS, INC.  
227 EAST LANCASTER AVENUE  
ARDMORE, PA 19003-2304  
PHONE: (610) 649-8500

**REAL ESTATE COUNSEL:**

**DT&M**  
DROHAN TOCCHIO & MORGAN PC  
175 DERBY ST., SUITE 30  
HINGHAM, MA 02043  
781-749-7200

**LANDSCAPE ARCHITECT:**

**LONGSTONE GARDENS**  
1905 MILLERSVILLE PIKE  
LANCASTER, PA 17603  
PHONE: (267) 664-6336

**DRAWING INDEX:**

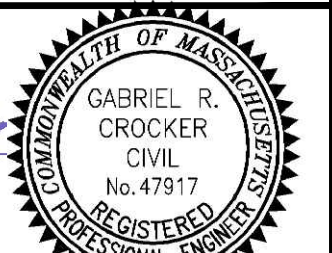
- C-0 COVER SHEET
- C-1 DEMOLITION - SEDIMENT & EROSION CONTROL PLAN
- C-2 LAYOUT PLAN
- C-3.1 GRADING PLAN
- C-3.2 DRAINAGE PLAN
- C-4 UTILITIES PLAN
- C-5 VEHICLE TURNING PLAN EXHIBIT
- C-6.1 DETAIL SHEET (1 OF 3)
- C-6.2 DETAIL SHEET (2 OF 3)
- C-6.3 DETAIL SHEET (3 OF 3)

**SUPPLEMENTAL PLANS:**

EXISTING CONDITIONS PLAN (SHEET 1 OF 1)  
LANDSCAPE PLAN (LA-1)  
LIGHTING PLAN (LA-2)

Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.

*Gabriel R. Crocker*  
8-12-2022



GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

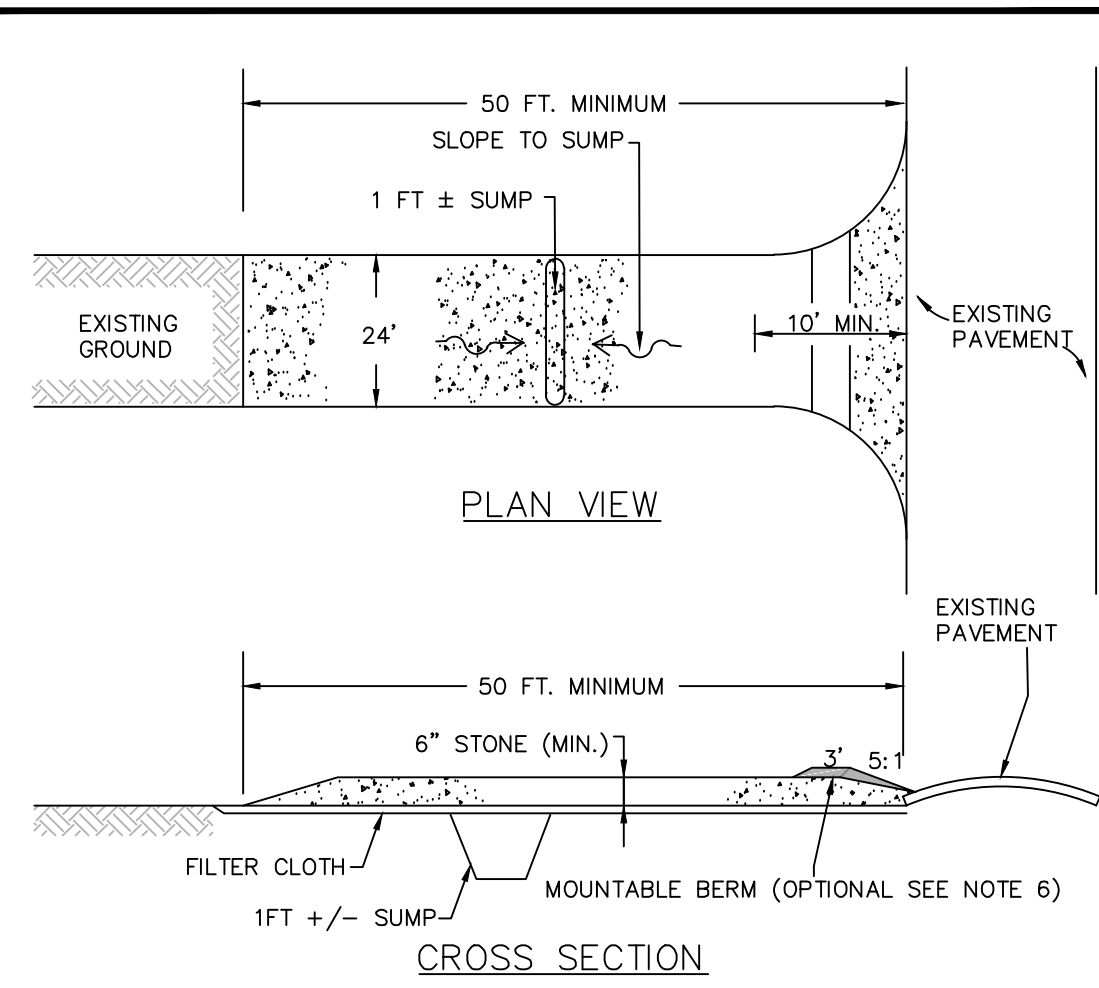
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

**Project**  
**CORNERSTONE AT WEYMOUTH**  
#1197 WASHINGTON STREET  
WEYMOUTH, MA

**Prepared for**  
**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02186

**Drawing Title**  
**COVER SHEET**

Project No.	100-142	Drawing No.	<b>C-0</b>
Date	7-1-2022		
Scale			
Drawn By	ASZ		
Approved By	GC		

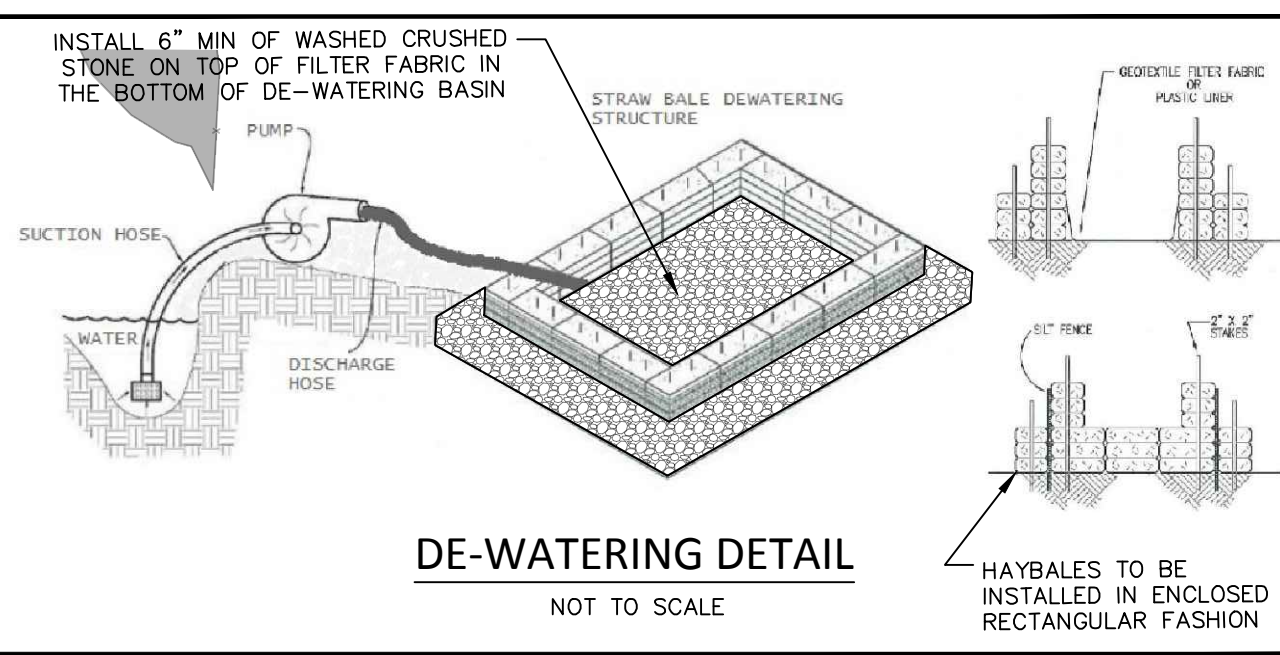


**CONSTRUCTION SPECIFICATIONS:**

1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
3. THICKNESS-NOT LESS THAN SIX (6) INCHES.
4. WIDTH-FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. FILTER CLOTH-SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
7. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

**CONSTRUCTION ENTRANCE**

NOT TO SCALE

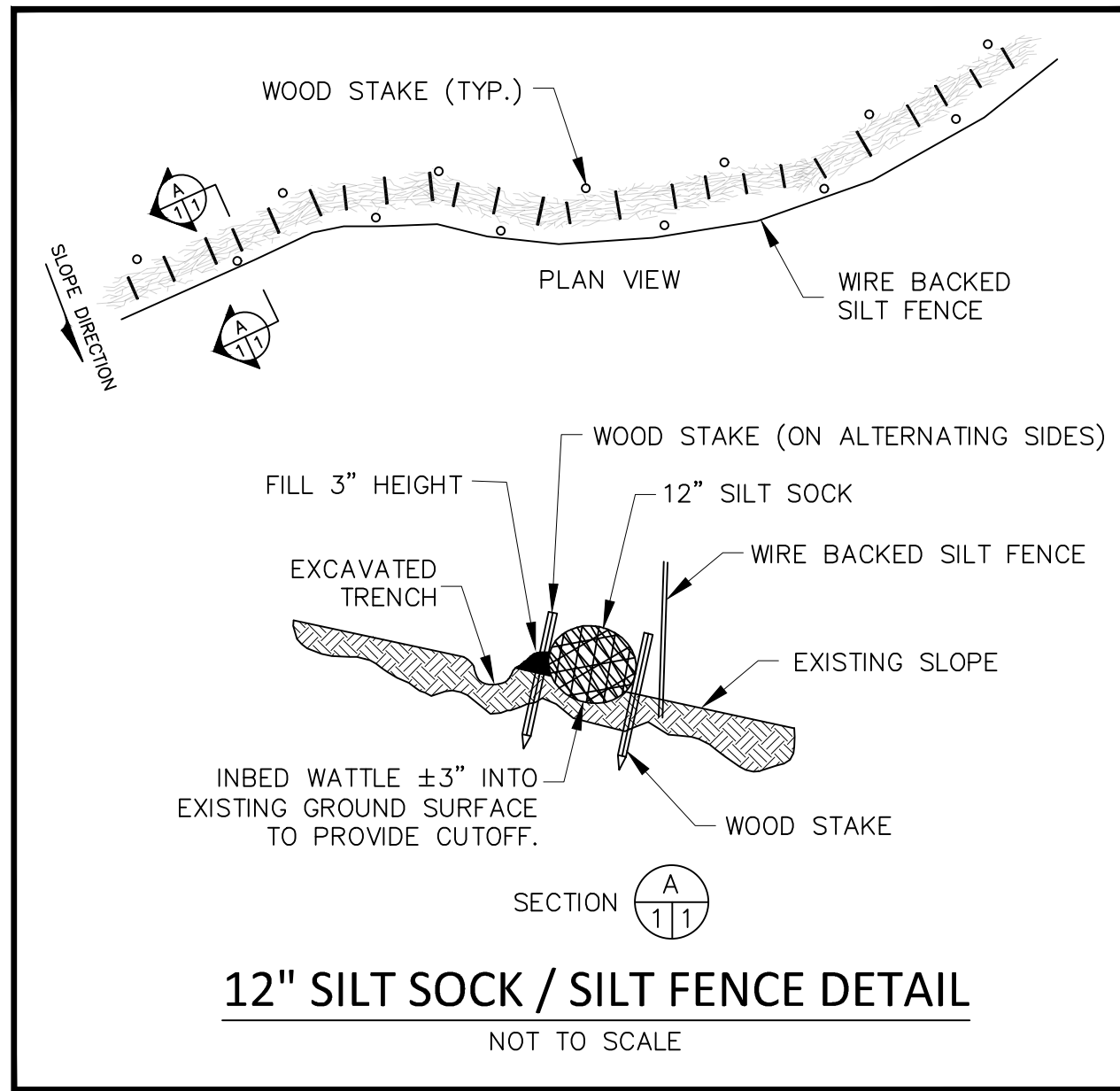


**DE-WATERING DETAIL**

NOT TO SCALE

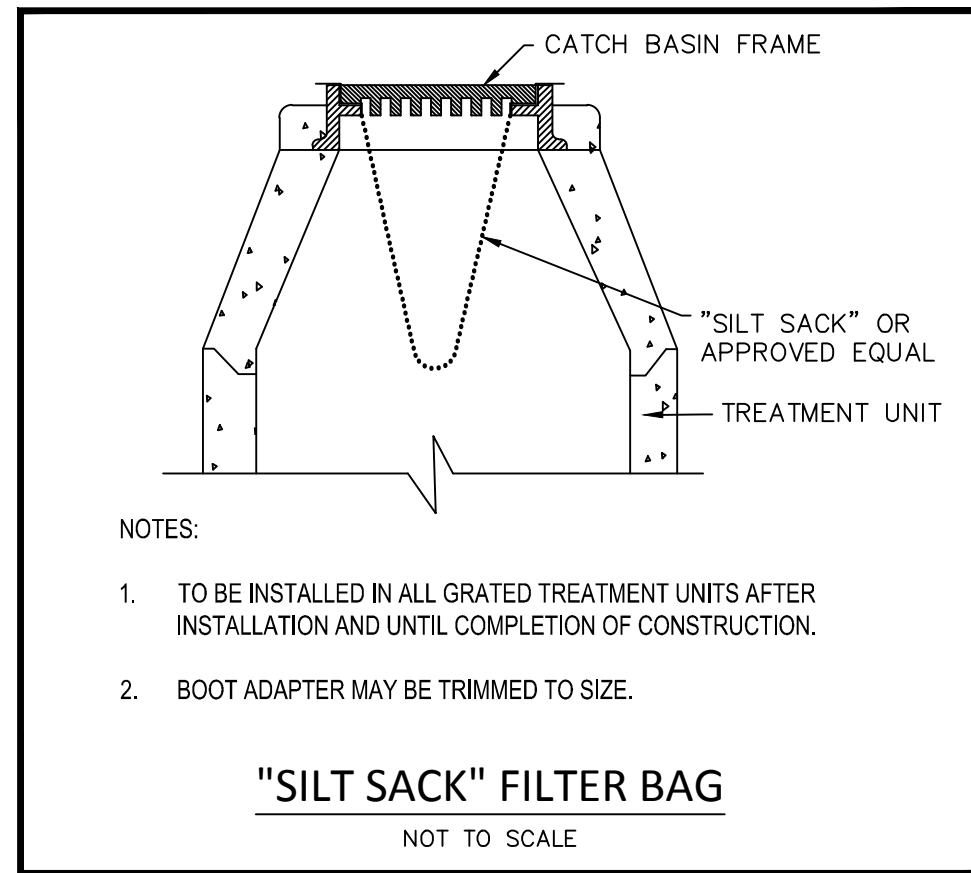
**DEMOLITION NOTES:**

- 1) PROTECTIONS
  - A) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
  - B) PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNERS PROPERTY.
  - C) RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
  - D) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 2) UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
- 3) ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION INTO WETLAND AND RESOURCE AREAS, ADJUTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2:1-1V SLOPES. SLOPES MAY NOT EXCEED 2:1V. SEE "SEEDING" NOTE.
- 4) ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGES". CROCKER DESIGN GROUP, LLC ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.
- 5) RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
- 6) "DIG SAFE NOTE" \*\*\* IN ACCORDANCE WITH MGL, CH. 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- 7) LOCATION OF UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPILATIONS. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS SHALL BE PERFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION.
- 8) USE OF EXPLOSIVES
  - A) COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURERS WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER DISPOSITION OF EXPLOSIVES. UTILIZE SPECIAL PRECAUTIONS FOR PROPER USE OF EXPLOSIVES TO PREVENT HARM TO HUMAN LIFE AND DAMAGE TO SURFACE STRUCTURES. ALL UTILITY LINES OR OTHER SUBSURFACE STRUCTURES. DO NOT CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMLP NOTICE AND HAVE RECEIVED POSITIONS OF SAFETY.
  - B) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE LOCAL FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND OTHER PERTINENT AGENCIES, PRIOR TO COMMENCEMENT OF WORK. ALL BLASTED ROCK OR OTHER EXCESS MATERIALS MUST BE REMOVED FROM THE SITE AND DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR.
- 9) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.



**12" SILT SOCK / SILT FENCE DETAIL**

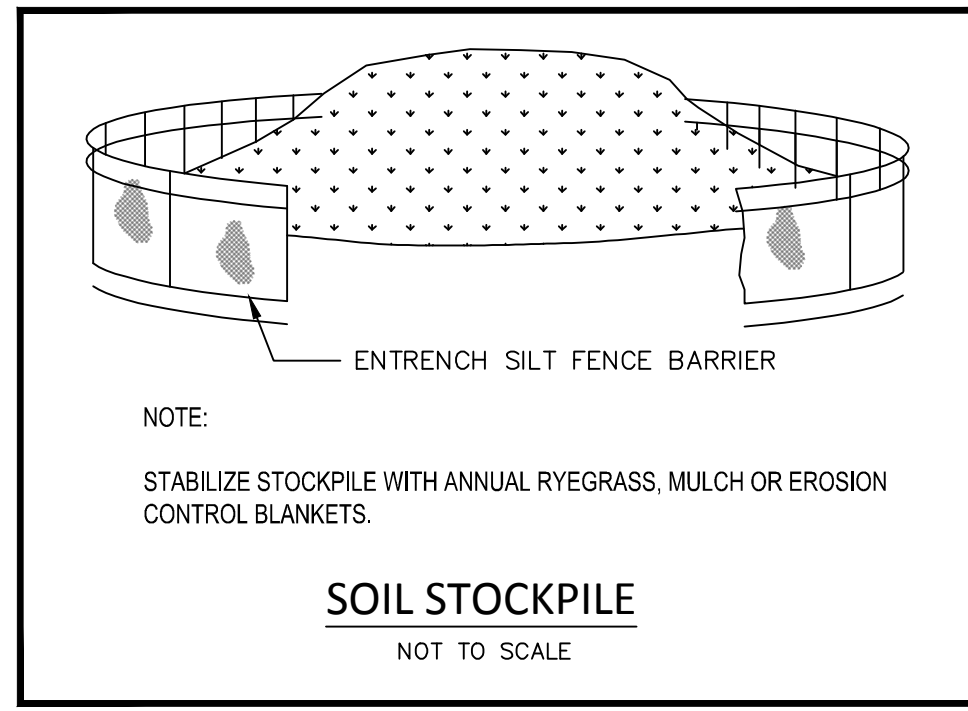
NOT TO SCALE



- NOTES:
1. TO BE INSTALLED IN ALL GRATED TREATMENT UNITS AFTER INSTALLATION AND UNTIL COMPLETION OF CONSTRUCTION.
  2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

**"SILT SACK" FILTER BAG**

NOT TO SCALE



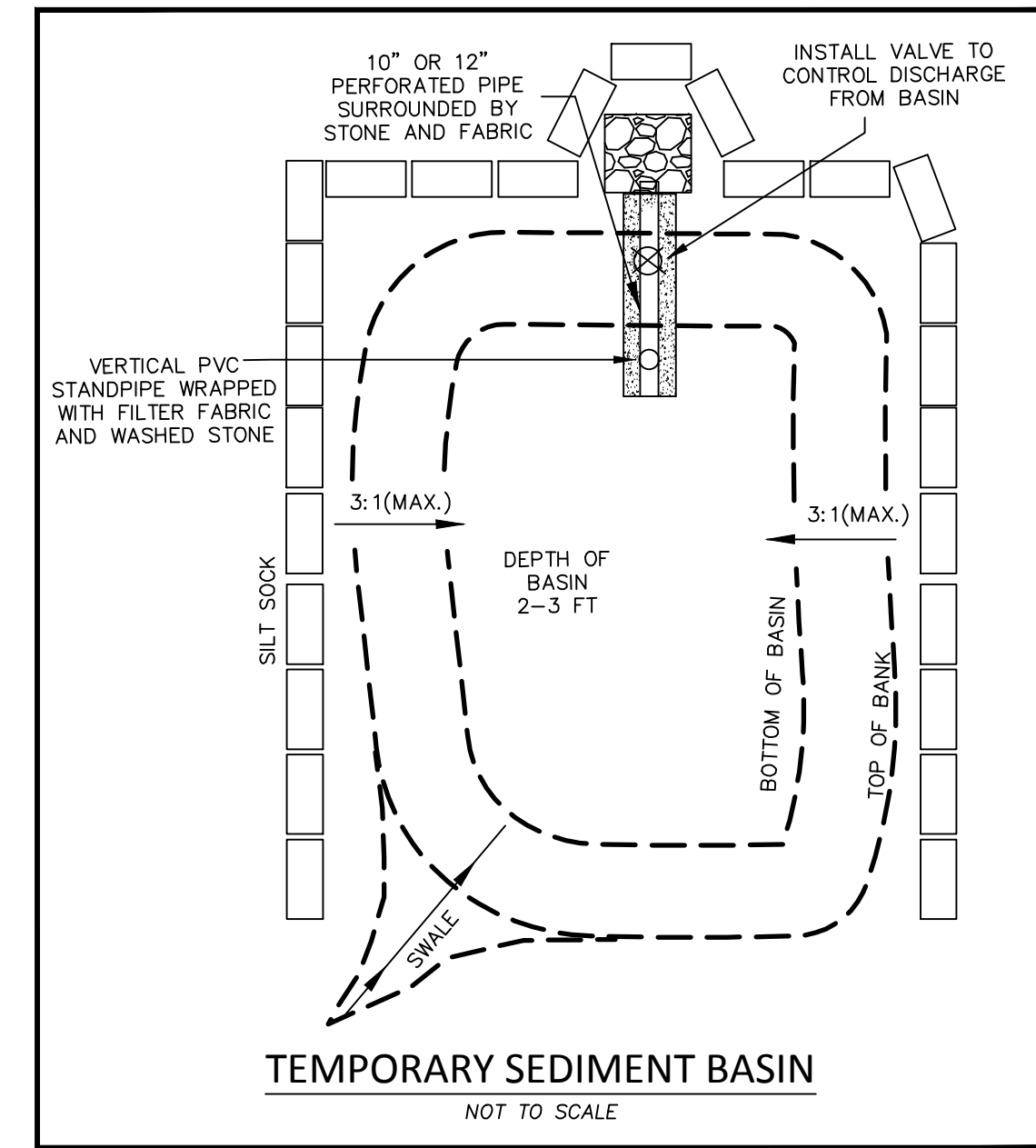
NOTE:  
STABILIZE STOCKPILE WITH ANNUAL RYEGRASS, MULCH OR EROSION CONTROL BLANKETS.

**SOIL STOCKPILE**

NOT TO SCALE

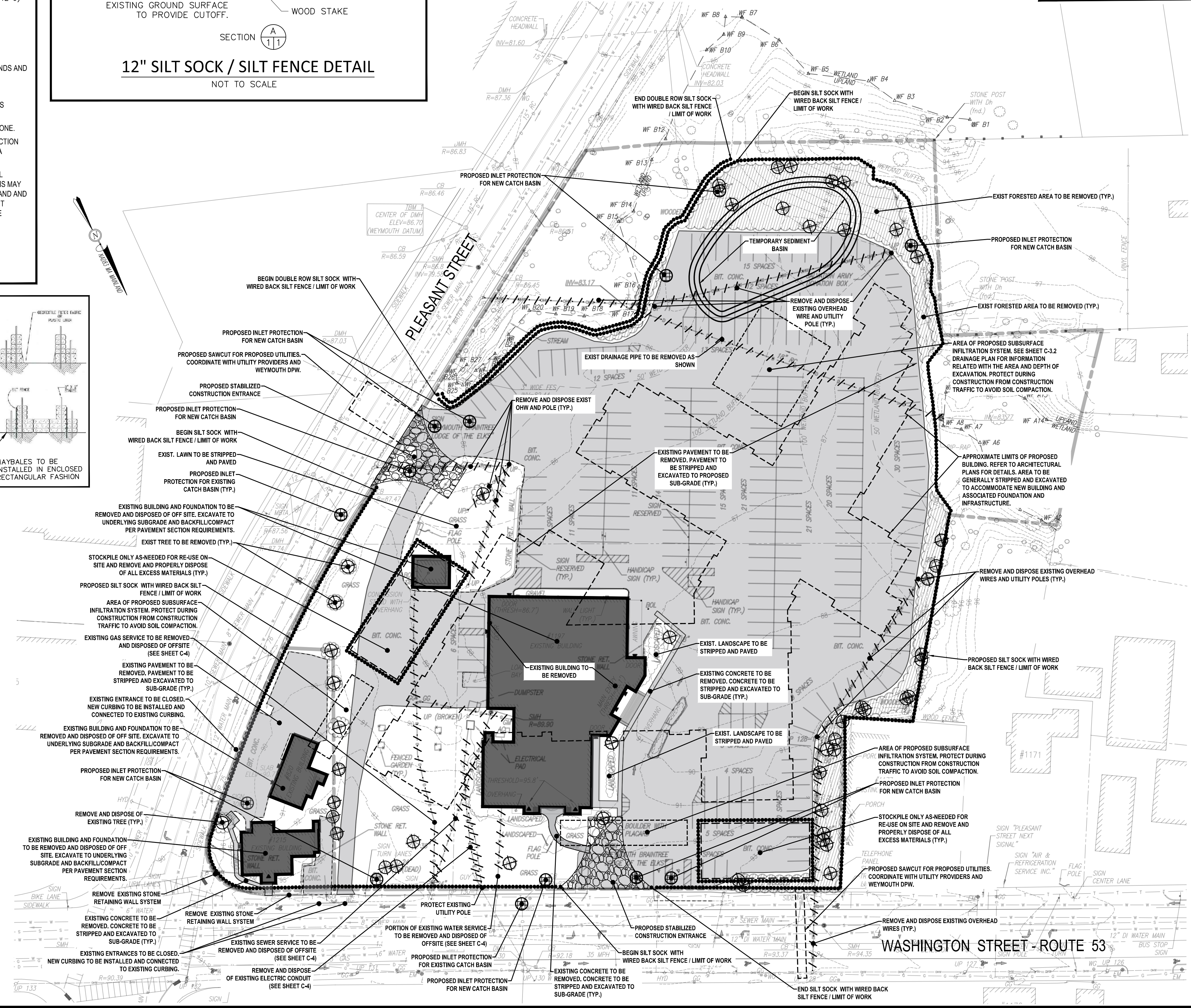
**LEGEND**

- EXISTING TREE TO BE REMOVED
- PROPOSED CONSTRUCTION ENTRANCE
- FULL DEPTH ASPHALT REMOVAL
- EXISTING BUILDING TO BE RAZED
- EXISTING TREE AREA TO REMAIN
- CATCH BASIN INLET PROTECTION
- LIMIT OF WORK
- WIRED BACK MULCH SOCK



**TEMPORARY SEDIMENT BASIN**

NOT TO SCALE



**SEDIMENT & EROSION CONTROL NOTES:**

1. CONTRACTOR TO ABIDE BY PROVISIONS OF EPA NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN AS PREPARED BY CROCKER DESIGN GROUP, LLC.
2. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS (SILT SOCK AND SILT FENCES) AROUND THE PERIMETER.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ON PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE. UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75% MINIMUM DENSITY, AS DETERMINED BY THE OWNERS REPRESENTATIVE, IS ACHIEVED.
8. MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
9. ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION. SEDIMENTATION OR OTHER POLLUTANTS, UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, FUEL, AND LUBE OIL, PESTICIDES, ANY SOLID WASTE MATERIALS.
10. ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.
11. MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
12. INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL, DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH. DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN OF WEYMOUTH PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVENT IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.
13. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.
14. PROVIDE TEMPORARY SEDIMENTATION BASINS, SILT SOCK, ETC. AS NECESSARY.
15. STOCKPILES ARE TO BE AT LEAST 100 FEET FROM WETLAND AREAS. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.
16. POTENTIAL STOCKPILE AREA TO BE PROTECTED WITH EROSION CONTROL MEASURES.
17. THE CONTRACTOR SHALL HAVE A WATER TRUCK ON-SITE AT ALL TIMES AND SHALL PROVIDE TEMPORARY FLANKING AND OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.



Date	REV. PER ZBA/CON COMM	DESCRIPTION	No.
8.12.22			1.

**GABRIEL R. CROCKER**  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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P: 781-919-0808

**CORNERSTONE AT WEYMOUTH**  
#1197 WASHINGTON STREET  
WEYMOUTH, MA

**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02166

Drawing Title

**DEMOLITION - SEDIMENT & EROSION CONTROL PLAN**

Project No.	100-142	Drawing No.	
Date	7-1-2022	Scale	1" = 40'
Drawn By	ASZ	Approved By	GC

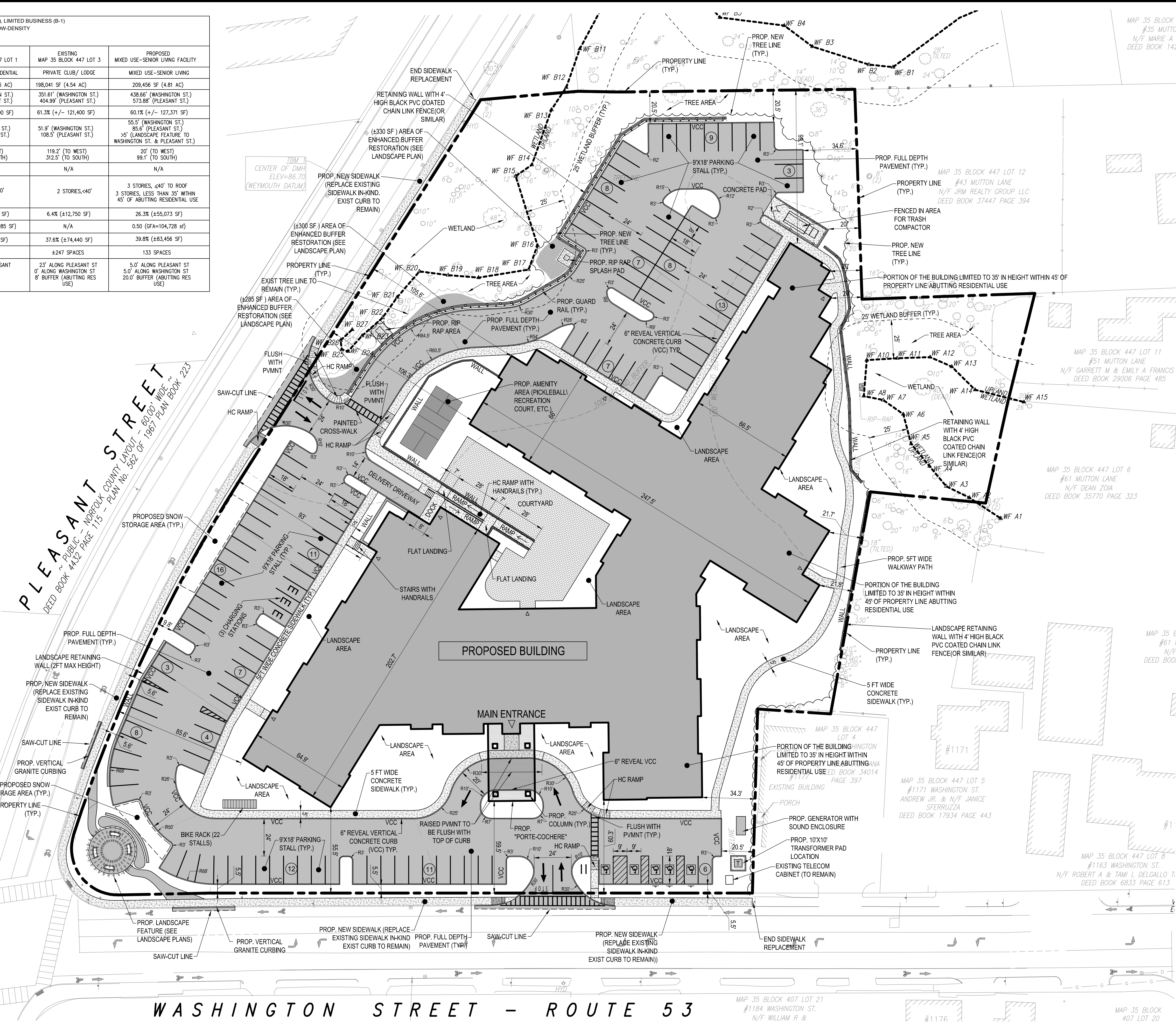
**C-1**

**ZONING TABLE:**

DIMENSIONAL CRITERIA PER CODD BYLAWS VII B	REQUIRED	EXISTING MAP 35 BLOCK 447 LOT 1	EXISTING MAP 35 BLOCK 447 LOT 3	PROPOSED MIXED USE-SENIOR LIVING FACILITY
USE		MULTI-FAMILY RESIDENTIAL	PRIVATE CLUB/ LODGE	MIXED USE-SENIOR LIVING
MINIMUM LOT AREA (SF)	30,000 SF (0.68 AC)	11,415 SF (0.26 AC)	198,041 SF (4.54 AC)	209,456 SF (4.81 AC)
MINIMUM FRONTAGE	N/A	87.05' (WASHINGTON ST.) 168.89' (PLEASANT ST.)	351.61' (WASHINGTON ST.) 404.99' (PLEASANT ST.)	438.66' (WASHINGTON ST.) 573.88' (PLEASANT ST.)
MAX IMPERVIOUS (%)	75%	73.5% (+/- 8,400 SF)	61.3% (+/- 121,400 SF)	60.1% (+/- 127,371 SF)
MINIMUM FRONT YARD (FT) (EXCLUDING PROJECTIONS)	MIN 25'	5.3' (WASHINGTON ST.) 21.1' (PLEASANT ST.)	51.9' (WASHINGTON ST.) 108.5' (PLEASANT ST.)	55.5' (WASHINGTON ST.) 85.6' (PLEASANT ST.) >5' (LANDSCAPE FEATURE TO WASHINGTON ST. & PLEASANT ST.)
MINIMUM SIDE YARD (FT) (EXCLUDING PROJECTIONS)	10' (NO BUILD BUFFER)	4.7' (TO WEST) 59.27' (TO SOUTH)	119.27' (TO WEST) 312.5' (TO SOUTH)	20' (TO WEST) 99.1' (TO SOUTH)
MINIMUM REAR YARD (FT) (EXCLUDING PROJECTIONS)	15'	N/A	N/A	N/A
MAX. BLDG. HEIGHT (EXCLUDING PROJECTIONS)	3 STORES, 40' MAX (WITHIN 45' OF ABUTTING RESIDENTIAL USE)	2 STORES, <40'	2 STORES, <40'	3 STORES, <40' TO ROOF 3 STORES, LESS THAN 35' WITHIN 45' OF ABUTTING RESIDENTIAL USE
MAX. BLDG. COVERAGE	60%	26.3% (±2,670 SF)	6.4% (±12,750 SF)	26.3% (±55,073 SF)
MAX. FLOOR AREA RATIO	0.5	±0.27 (GFA=3,085 SF)	N/A	0.50 (GFA=104,728 sf)
MIN OPEN SPACE	15%	31.6% (±3,614 SF)	37.6% (±74,440 SF)	39.8% (±83,456 SF)
PARKING	USE DEPENDENT	±8 SPACES	±247 SPACES	133 SPACES
PARKING SETBACK	5' ALONG FRONTAGE 20' BUFFER (ABUTTING RESIDENTIAL USE)	±5' ALONG PLEASANT ST FRONTAGE	23' ALONG PLEASANT ST 0' ALONG WASHINGTON ST 8' BUFFER (ABUTTING RES USE)	5.0' ALONG PLEASANT ST 20.0' BUFFER (ABUTTING RES USE)

**GENERAL NOTES:**

- THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CDG ENTITLED EXISTING CONDITIONS PLAN.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:  
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.  
DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.  
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
- THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- ALL CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRS'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
- SIGNS, LANDSCAPING AND OTHER FEATURE LOCATED WITHIN SIGHT TRIANGLES ARE TO BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5 FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT LINES SHALL BE PROMPTLY REMOVED. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SNOW TO BE HAULED OFF SITE TO A TO BE DETERMINED LOCATION

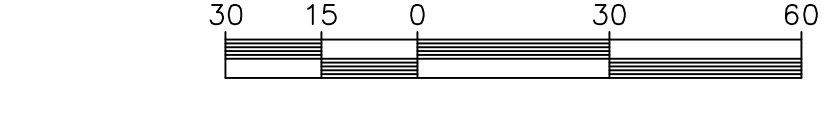


MAP 35 BLOCK 447 LOT 17  
#35 MUTTON LANE  
N/F MARIE A. FIOCCIELLO  
DEED BOOK 14255 PAGE 300

MAP 35 BLOCK 447 LOT 12  
#43 MUTTON LANE  
N/F JRM REALTY GROUP LLC  
DEED BOOK 37447 PAGE 394

MAP 35 BLOCK 447 LOT 11  
#61 MUTTON LANE  
N/F GARRETT M & EMILY A. FRANCIS  
DEED BOOK 29006 PAGE 495

MAP 35 BLOCK 447 LOT 6  
#61 MUTTON LANE  
N/F DEAN ZOIA  
DEED BOOK 35770 PAGE 323



Date	REV. PER ZBA/CON COMM COMMENTS	Description	No.
8.12.22			1.

**GABRIEL R. CROCKER**  
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**Crocker Design Group**  
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Project  
**CORNERSTONE AT WEYMOUTH**  
#1197 WASHINGTON STREET  
WEYMOUTH, MA

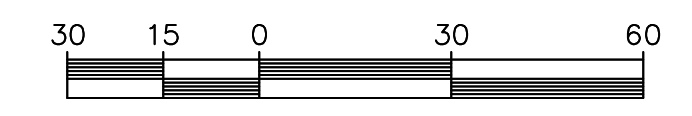
Prepared for  
**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title  
**LAYOUT PLAN**

Project No.	100-142	Drawing No.	<b>C-2</b>
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		

- GRADING NOTES:**
1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
  2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
  3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
  4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
  5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
  6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
  7. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
  8. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
  9. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
  10. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
  11. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
  12. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
  13. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
  14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
  15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
  17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION. AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
  18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
  19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
  20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		SPOT ELEVATION
		TOP/BOTTOM OF WALL ELEVATION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDELINE
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN



Date	REV. PER ZBA/CON COMM COMMENTS	No.
8.12.22	REV. PER ZBA/CON COMM COMMENTS	1.

*Gabriel R. Crocker*  
8-12-2022

**GABRIEL R. CROCKER**  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

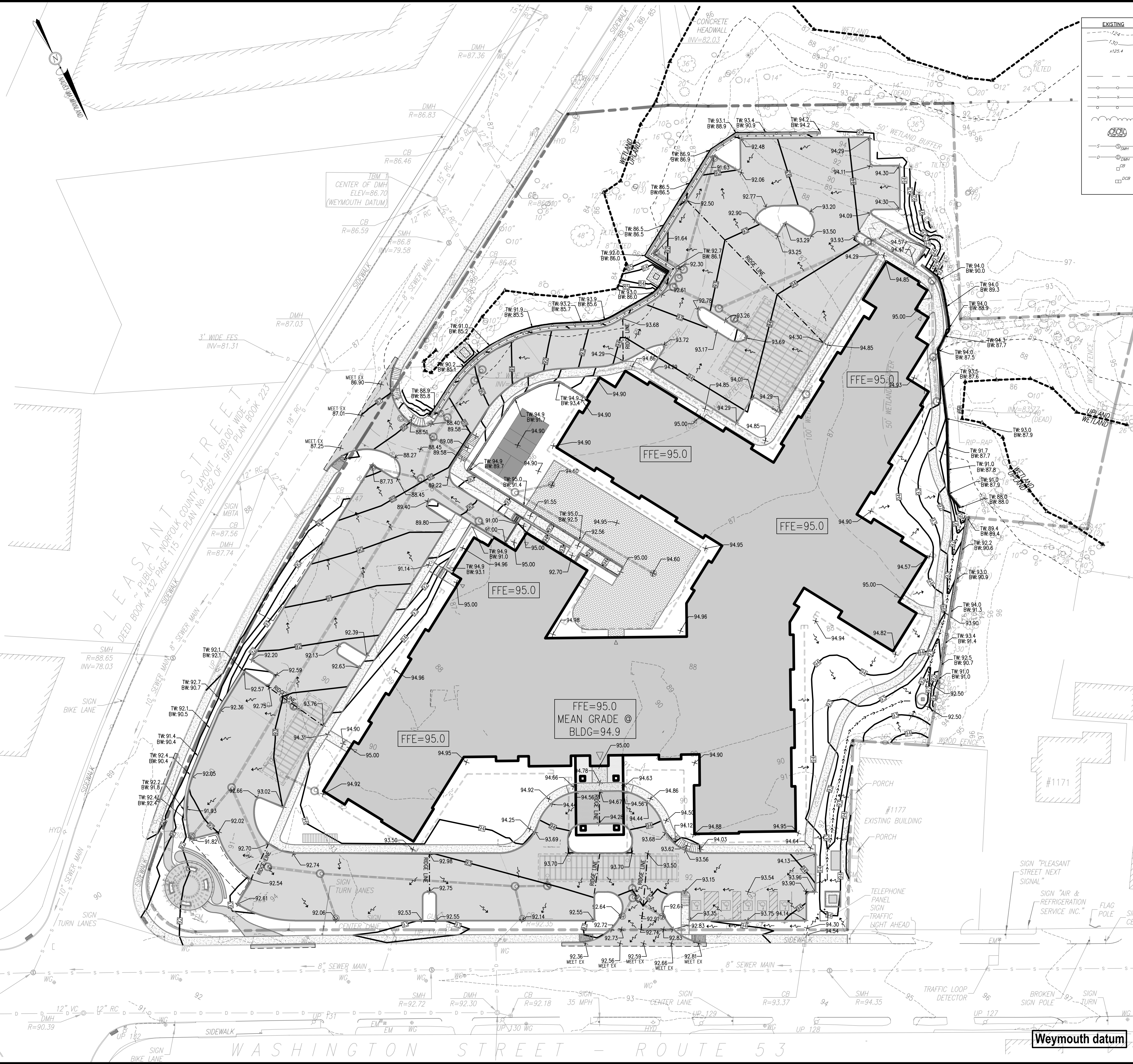
**Crocker Design Group**  
2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

Project  
**CORNERSTONE AT WEYMOUTH**  
#1197 WASHINGTON STREET  
WEYMOUTH, MA

Prepared for  
**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title  
**GRADING PLAN**

Project No.	100-142	Drawing No.	<b>C-3.1</b>
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		

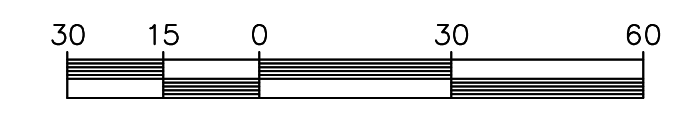
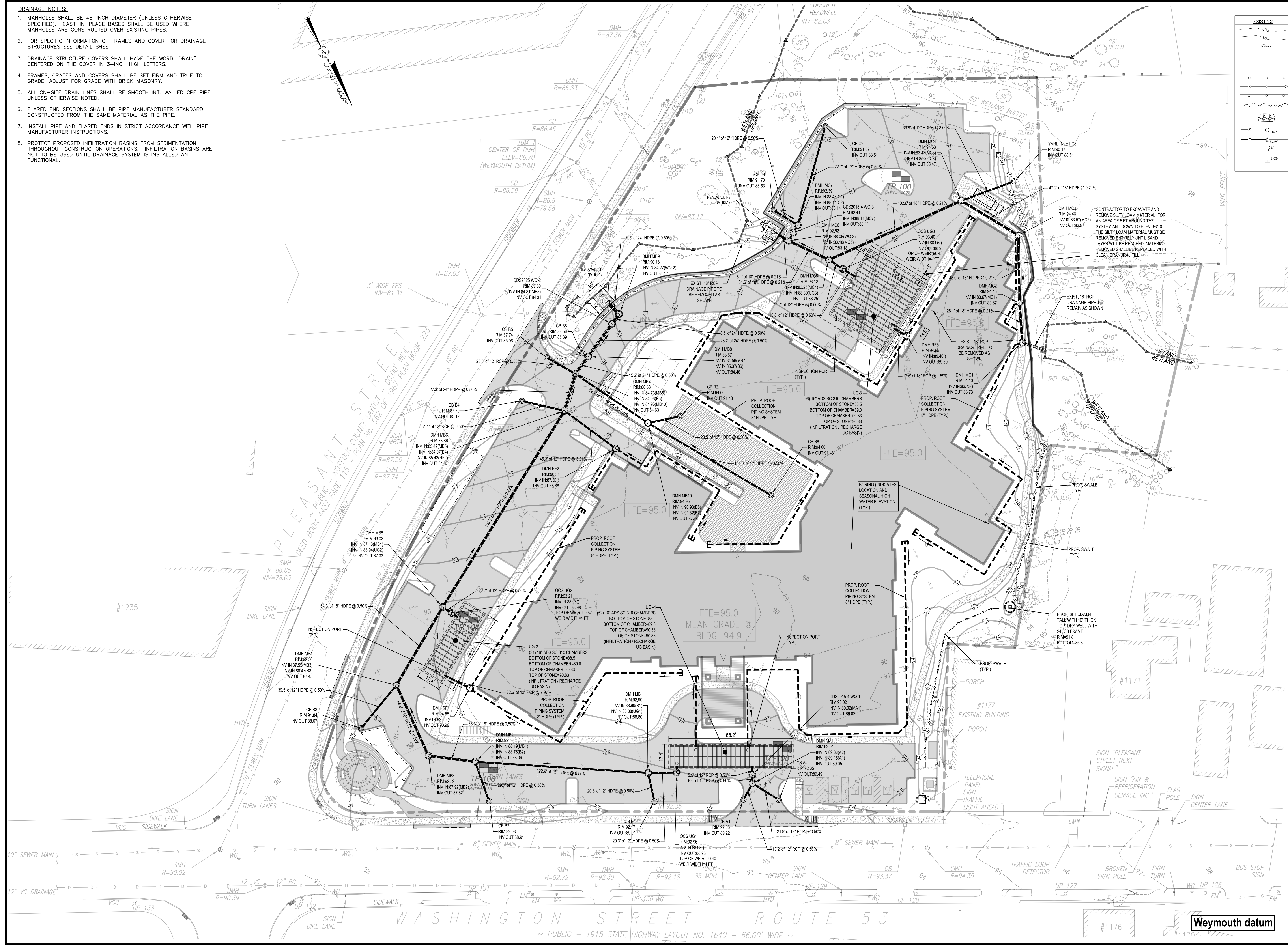


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- DRAINAGE NOTES:**
1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
  2. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
  3. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
  4. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
  5. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED CPE PIPE UNLESS OTHERWISE NOTED.
  6. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
  7. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
  8. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.

**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDESRAIL
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN



Date	REV. PER ZBA/CON COMM	DESCRIPTION	No.
8.12.22			1.

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**Crocker Design Group**  
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**Project**  
**CORNERSTONE AT WEYMOUTH**  
 #1197 WASHINGTON STREET  
 WEYMOUTH, MA

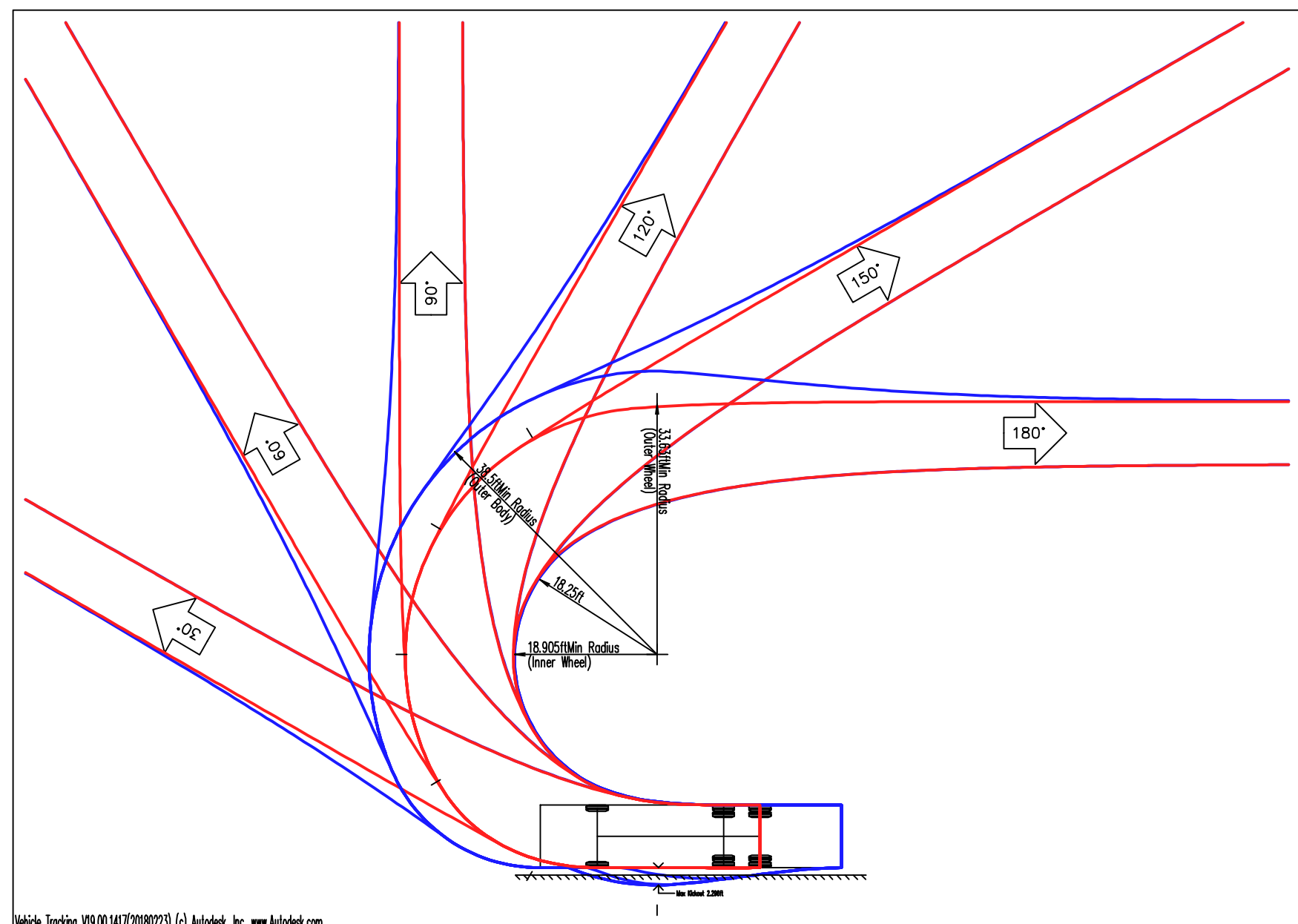
**Prepared for**  
**ELKSY DEVELOPMENT LLC**  
 #180 CANTON AVENUE  
 MILTON, MA 02186

**Drawing Title**  
**DRAINAGE PLAN**

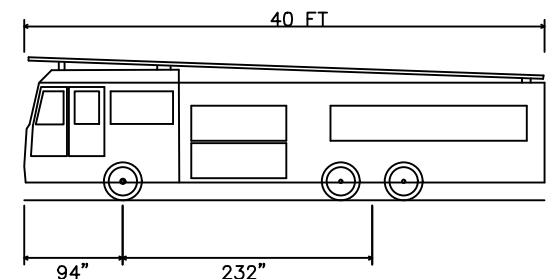
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Date	7-1-2022	Scale	1"=30'
Drawn By	ASZ	Approved By	GC

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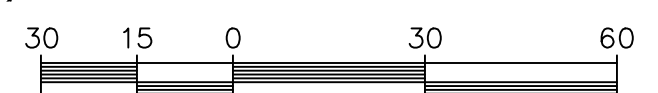
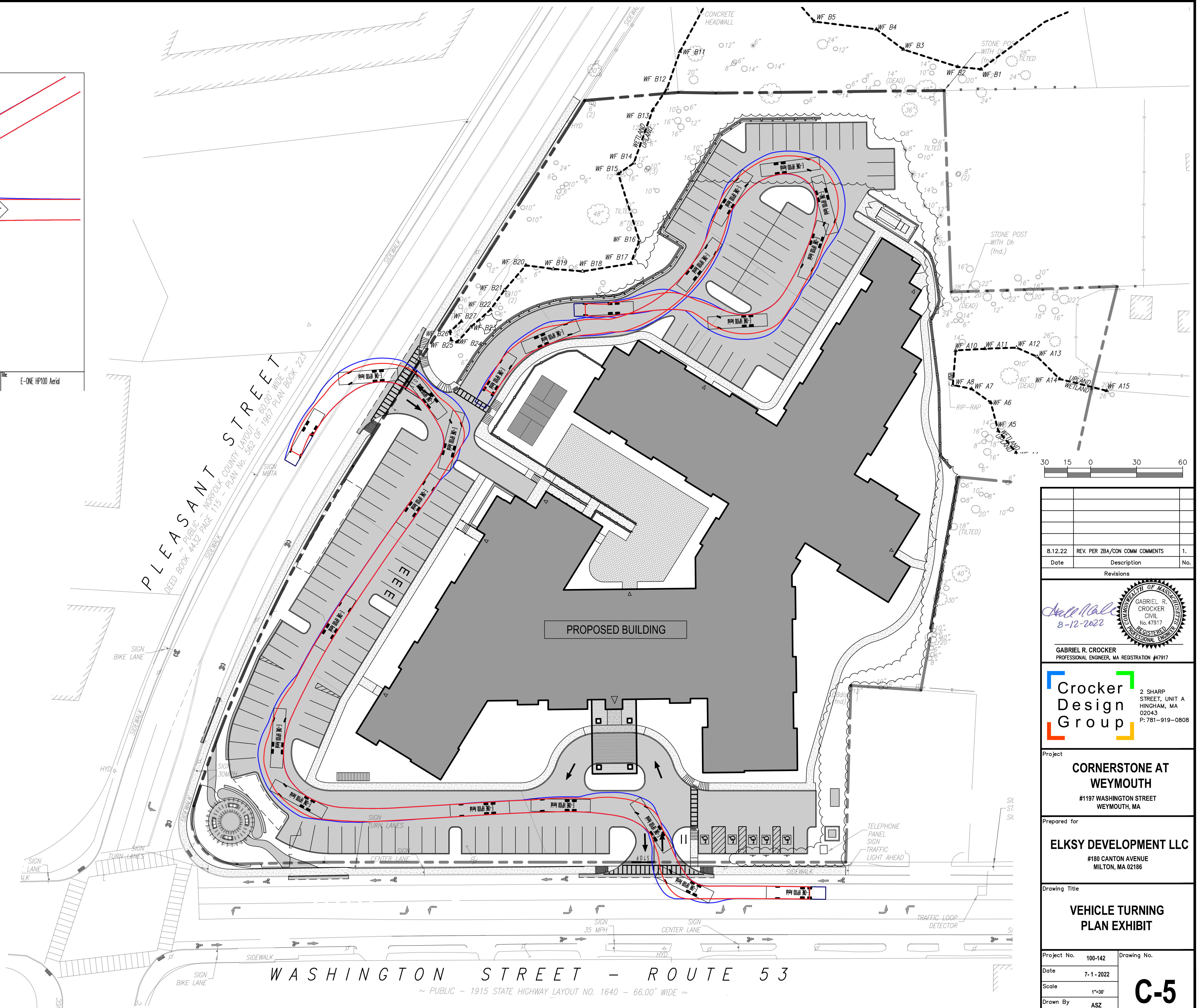


**VEHICLE TURNING NTS**



**VEHICLE DIMENSIONS NTS**

E-ONE HP100 Aerial  
 Overall Length 40.000ft  
 Overall Width 8.333ft  
 Overall Body Height 11.000ft  
 Min. Body Ground Clearance 1.393ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°



Date	REV. PER ZBA/CON COMM COMMENTS	Description	No.
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**GABRIEL R. CROCKER**  
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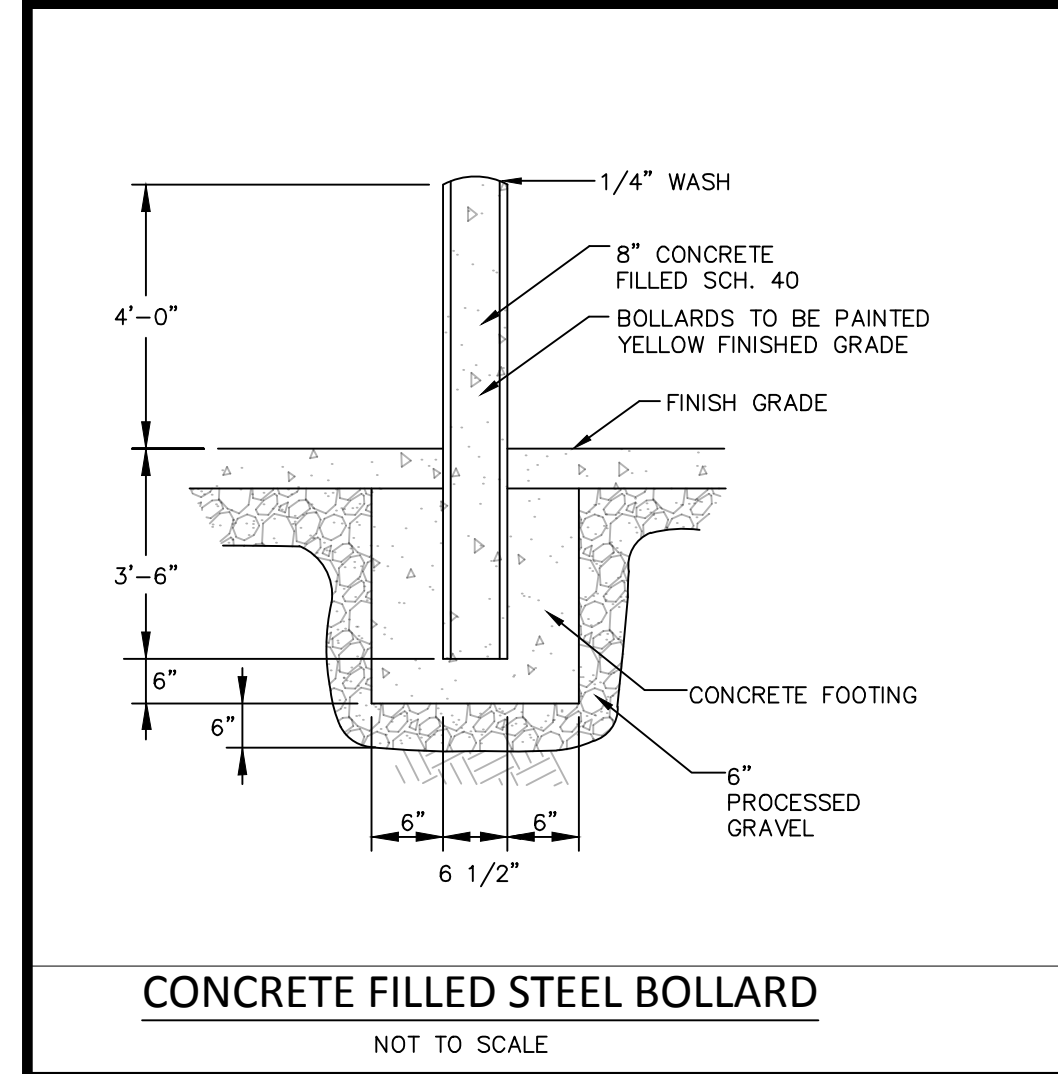
**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

**Project**  
**CORNERSTONE AT WEYMOUTH**  
 #1197 WASHINGTON STREET  
 WEYMOUTH, MA

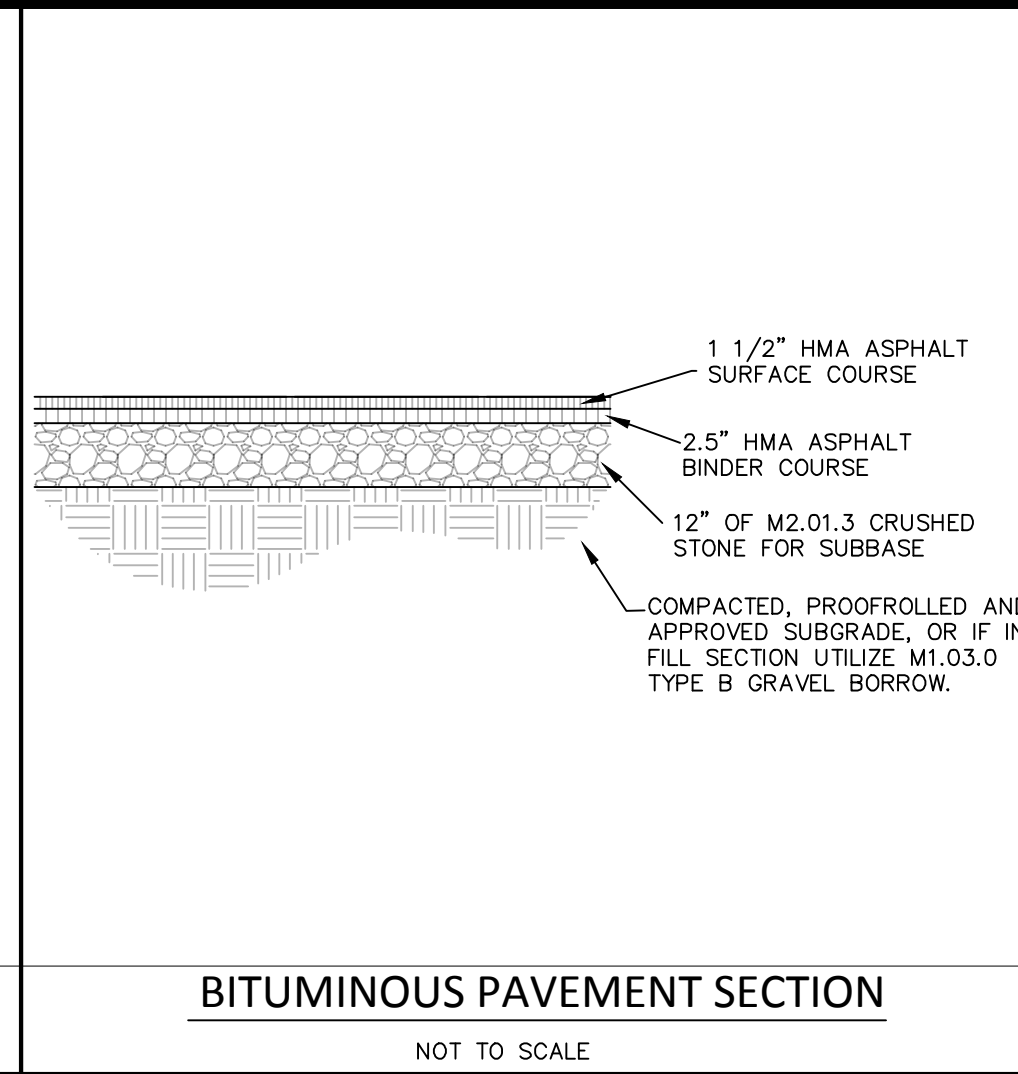
**Prepared for**  
**ELKSY DEVELOPMENT LLC**  
 #180 CANTON AVENUE  
 MILTON, MA 02186

**Drawing Title**  
**VEHICLE TURNING PLAN EXHIBIT**

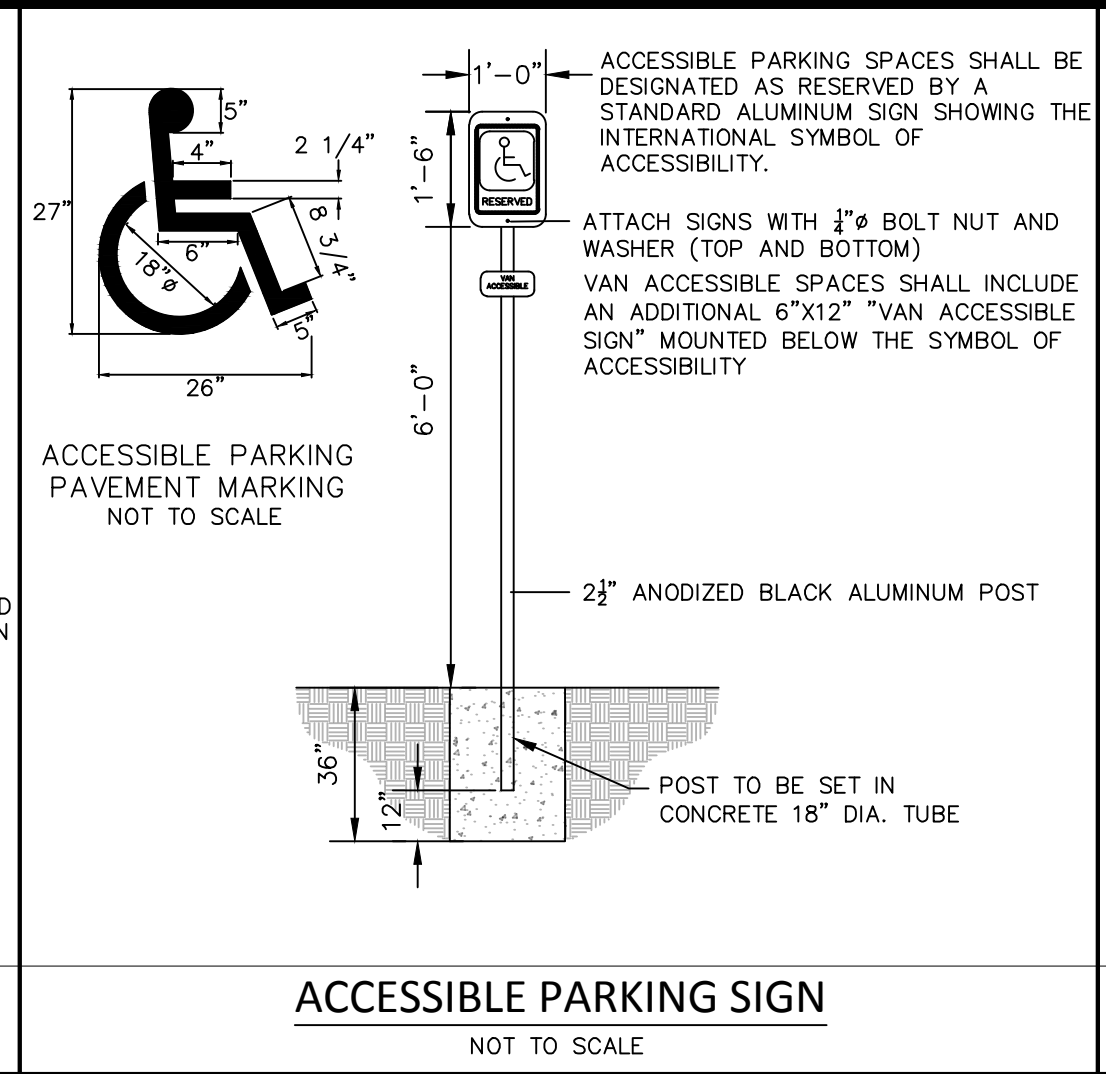
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Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		



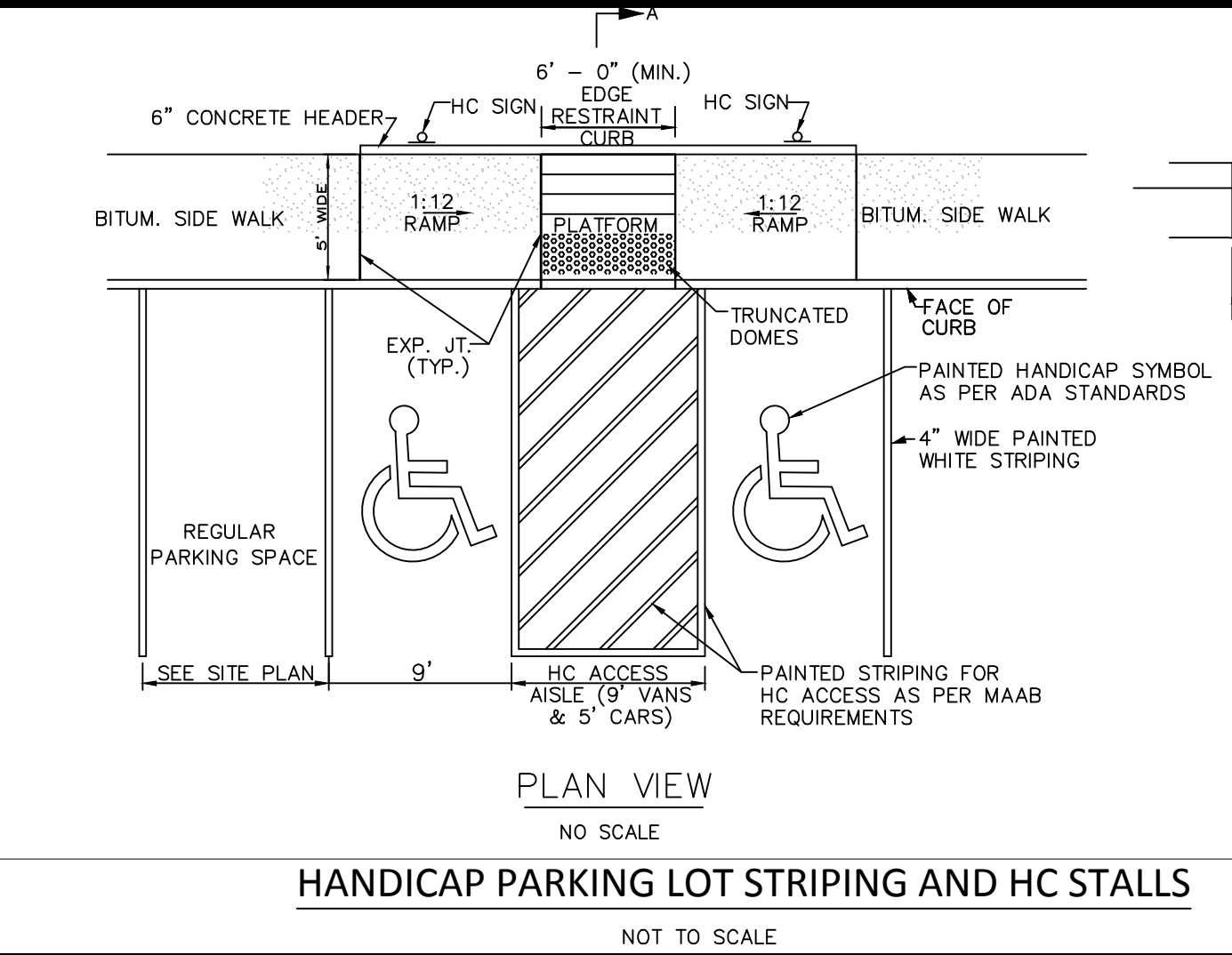
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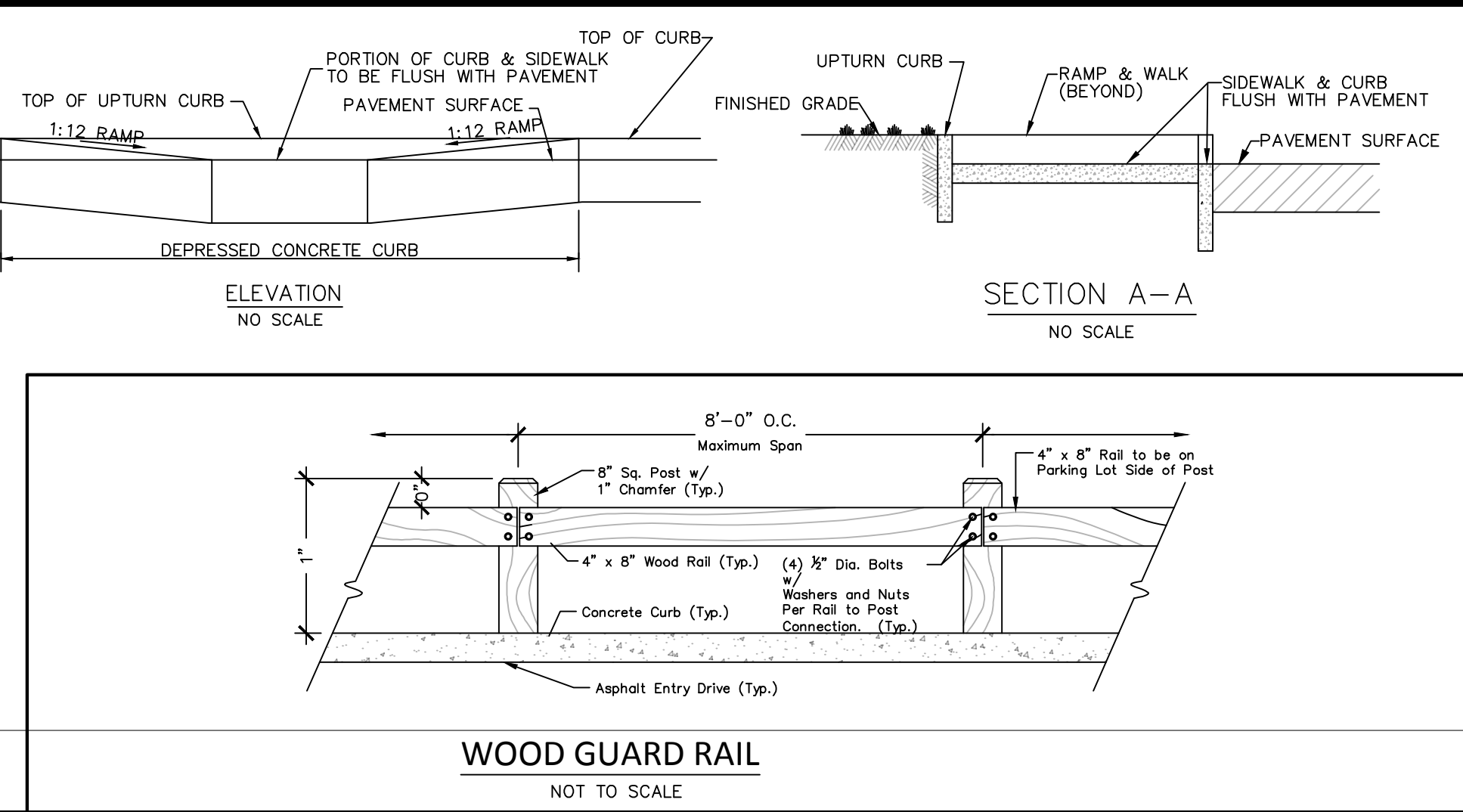
**BITUMINOUS PAVEMENT SECTION**  
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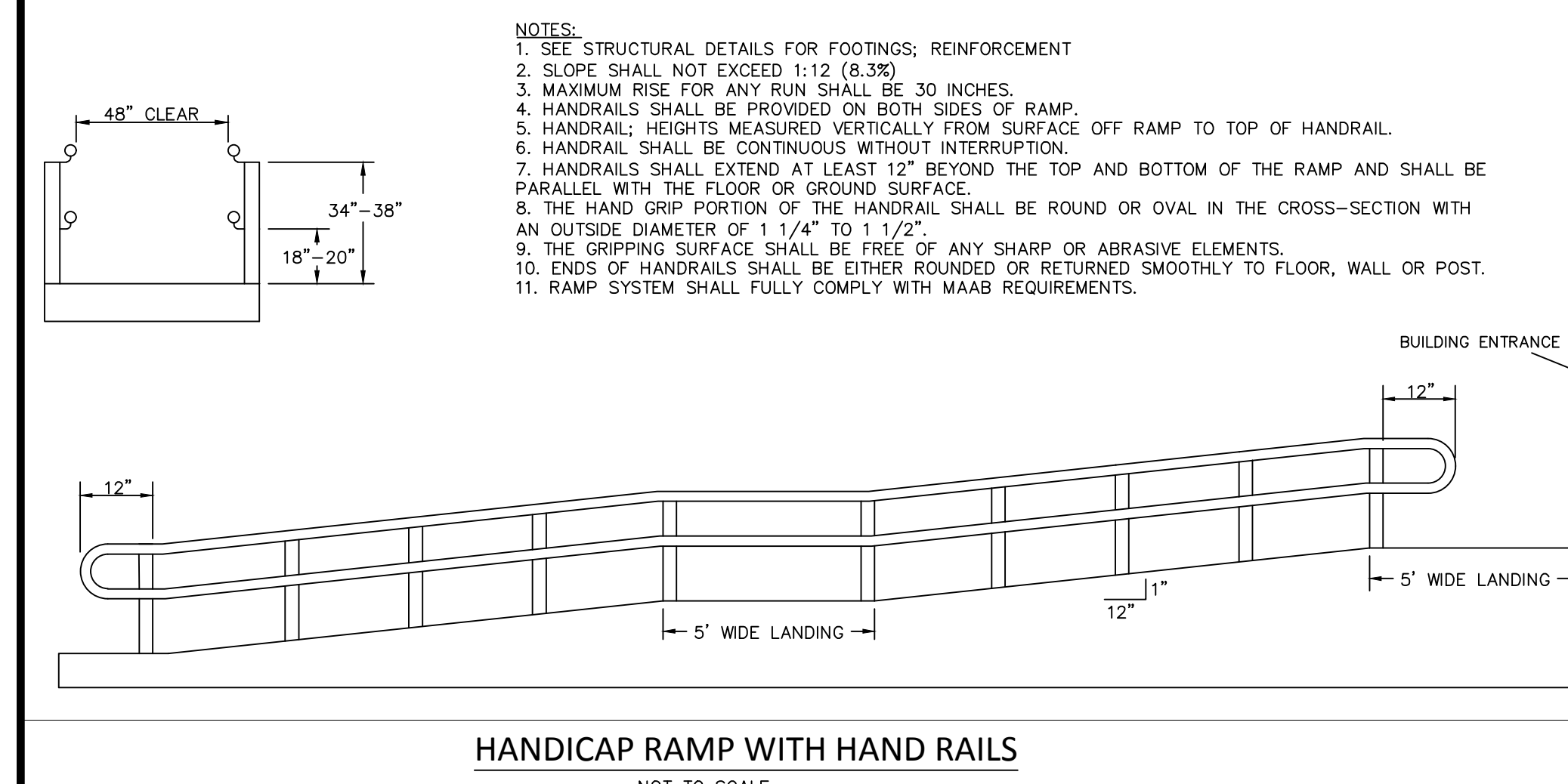
**ACCESSIBLE PARKING SIGN**  
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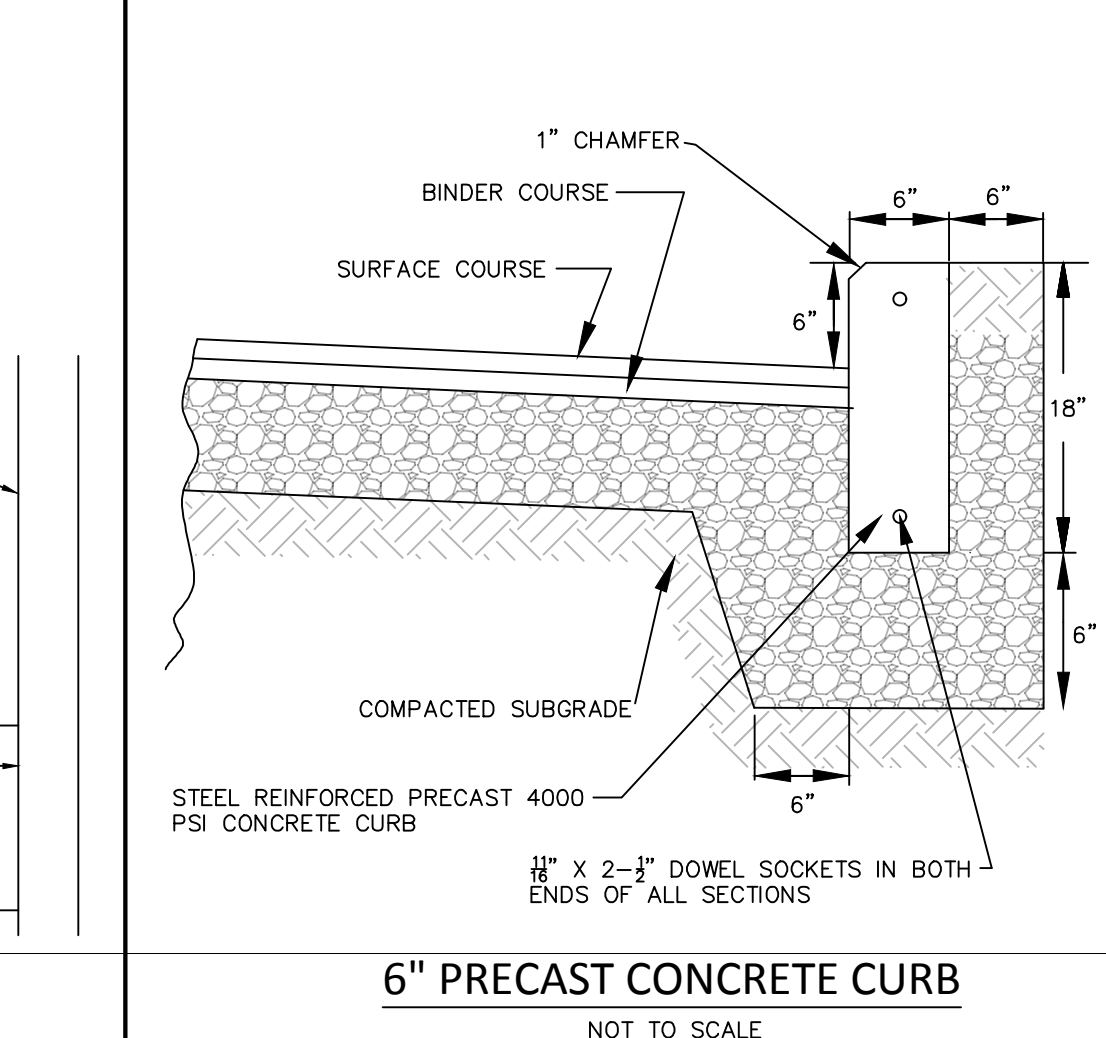
**HANDICAP PARKING LOT STRIPING AND HC STALLS**  
NOT TO SCALE



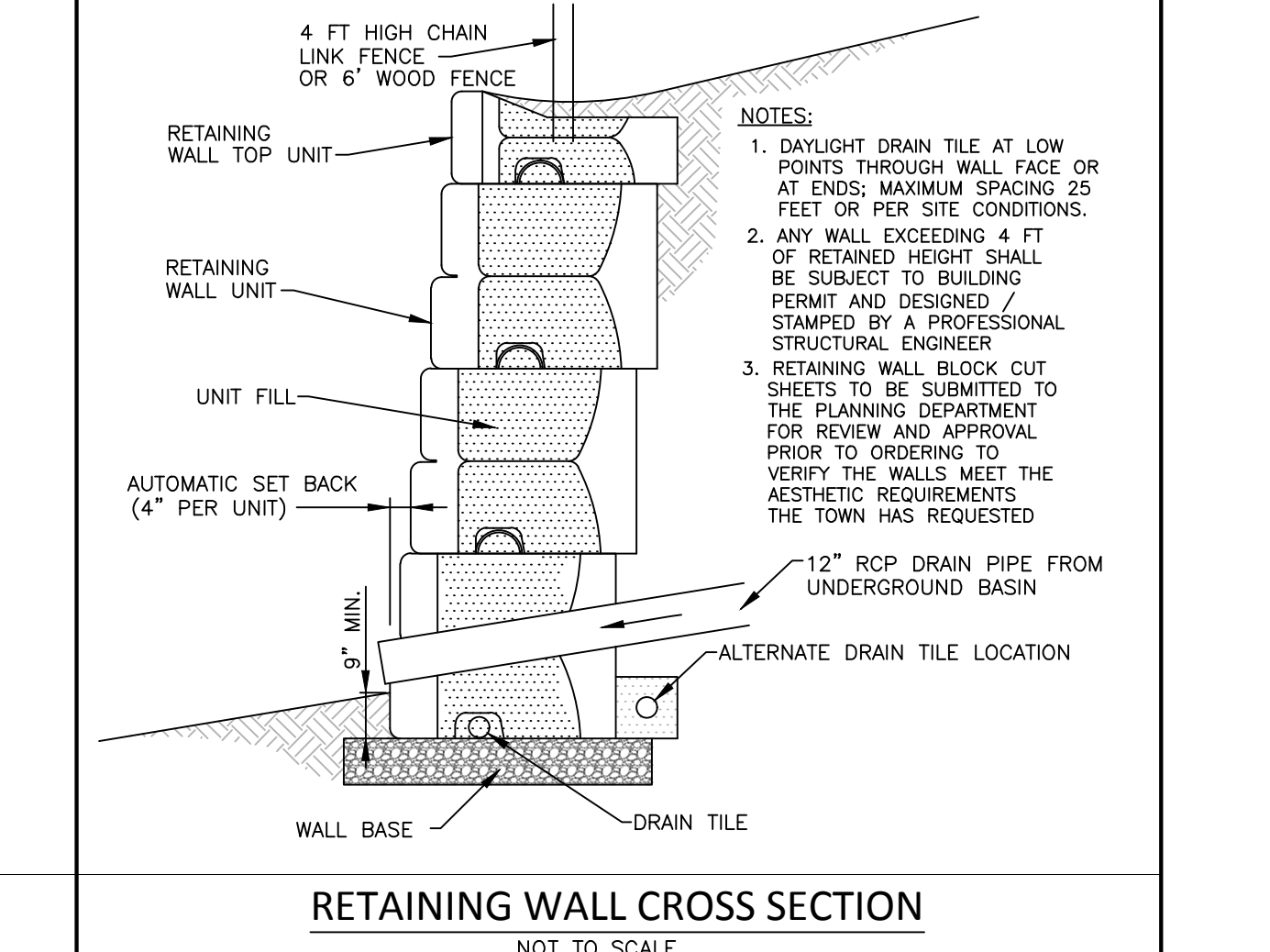
**WOOD GUARD RAIL**  
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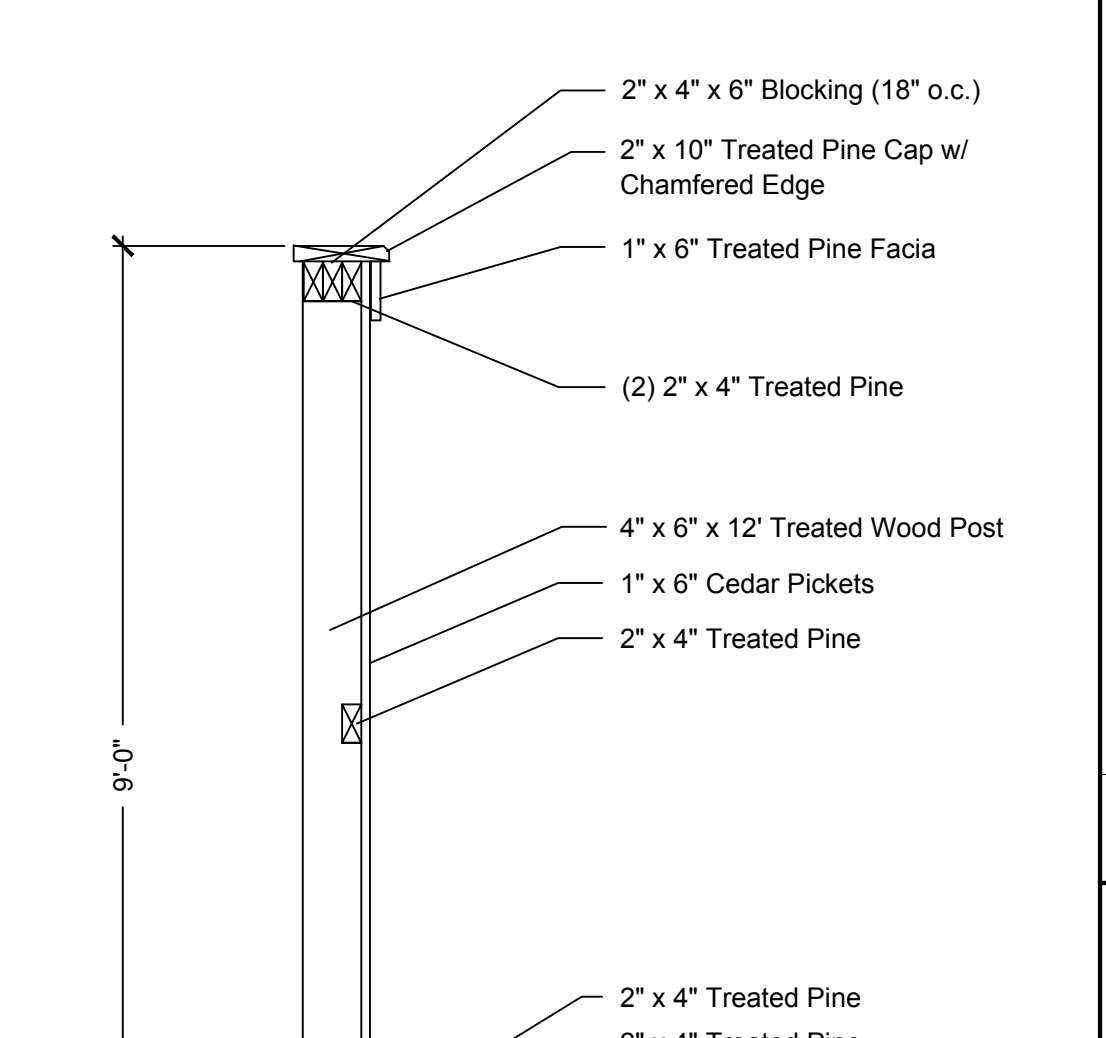
**HANDICAP RAMP WITH HAND RAILS**  
NOT TO SCALE



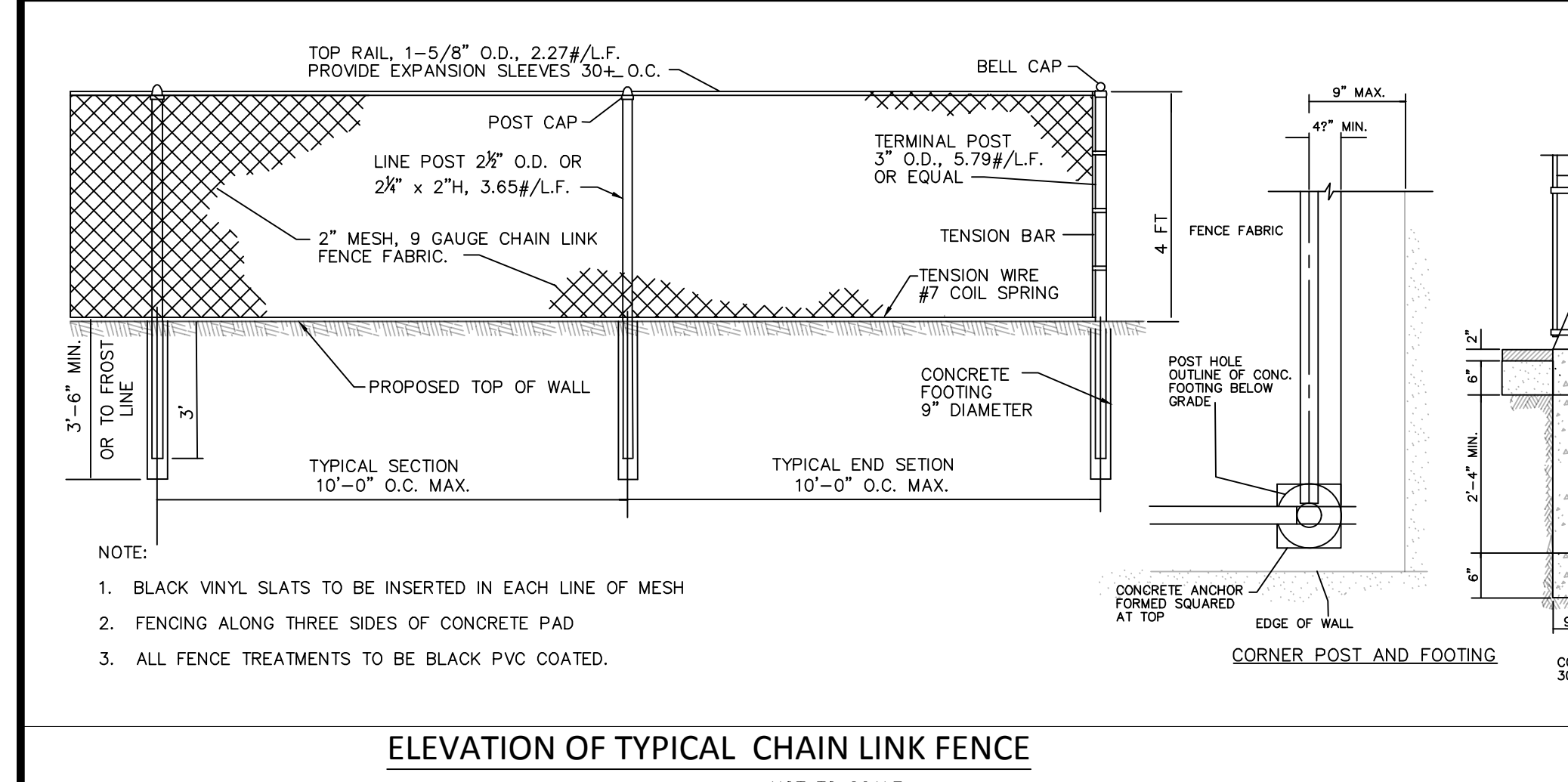
**6" PRECAST CONCRETE CURB**  
NOT TO SCALE



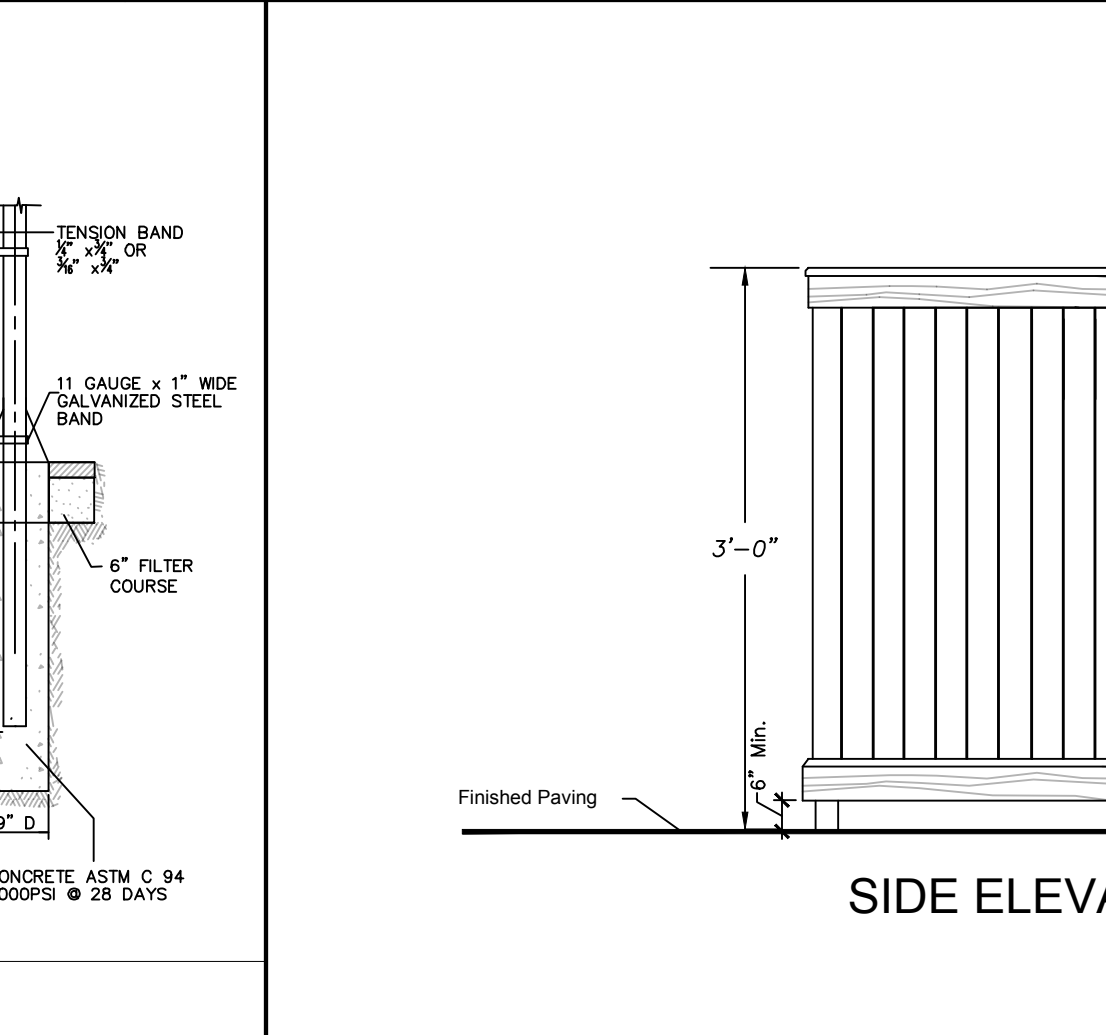
**RETAINING WALL CROSS SECTION**  
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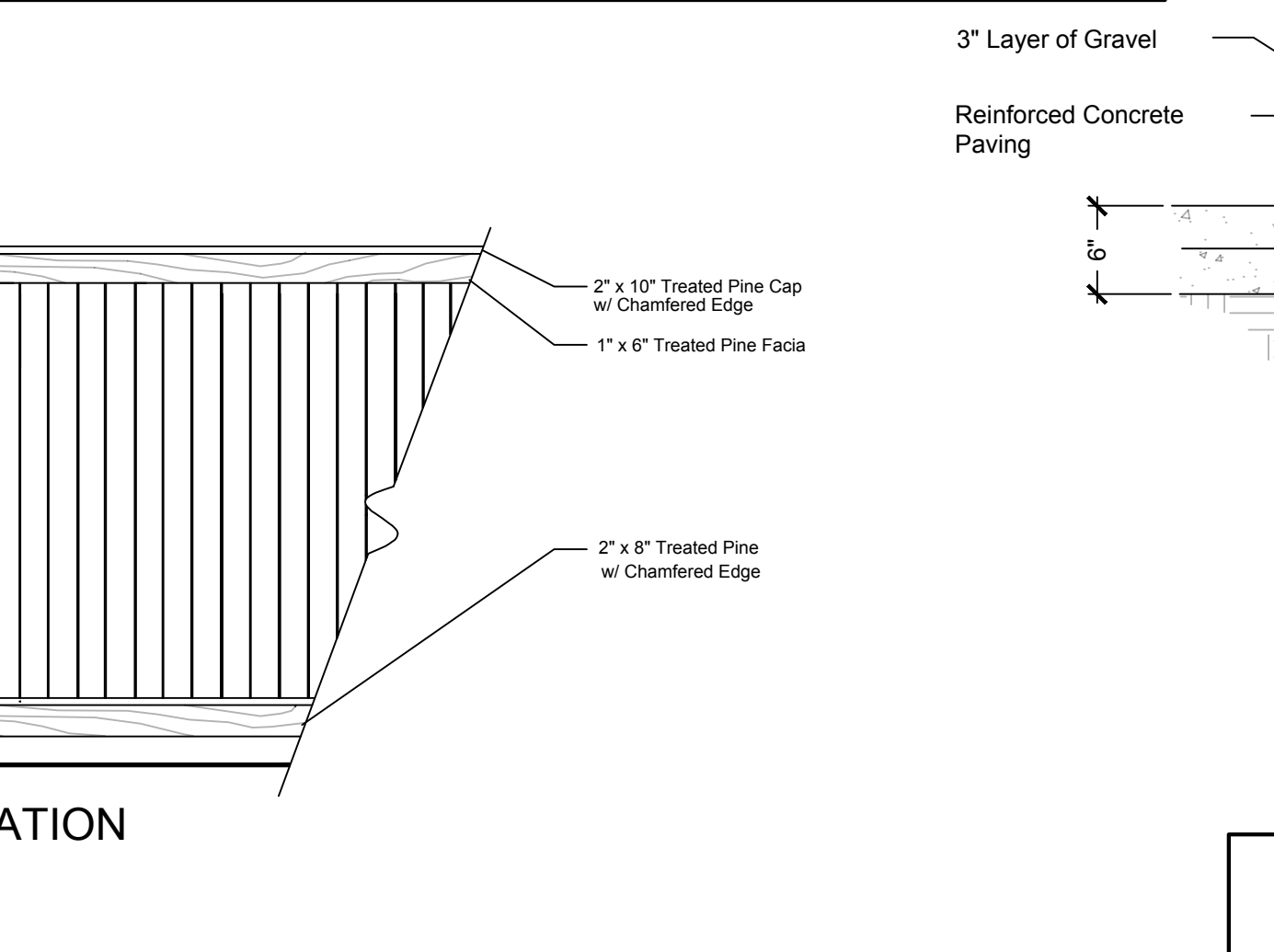
**DOOR PAD**  
NOT TO SCALE



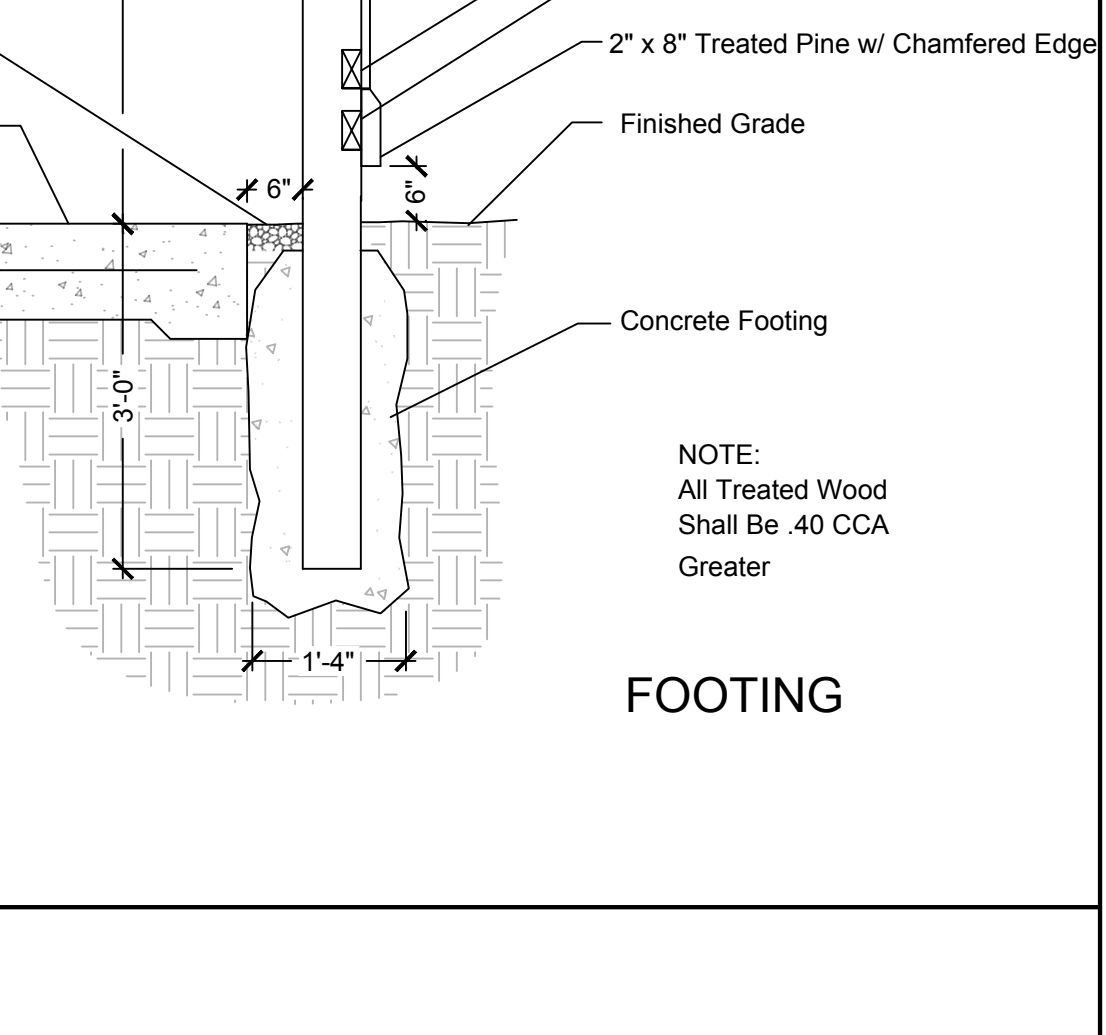
**ELEVATION OF TYPICAL CHAIN LINK FENCE**  
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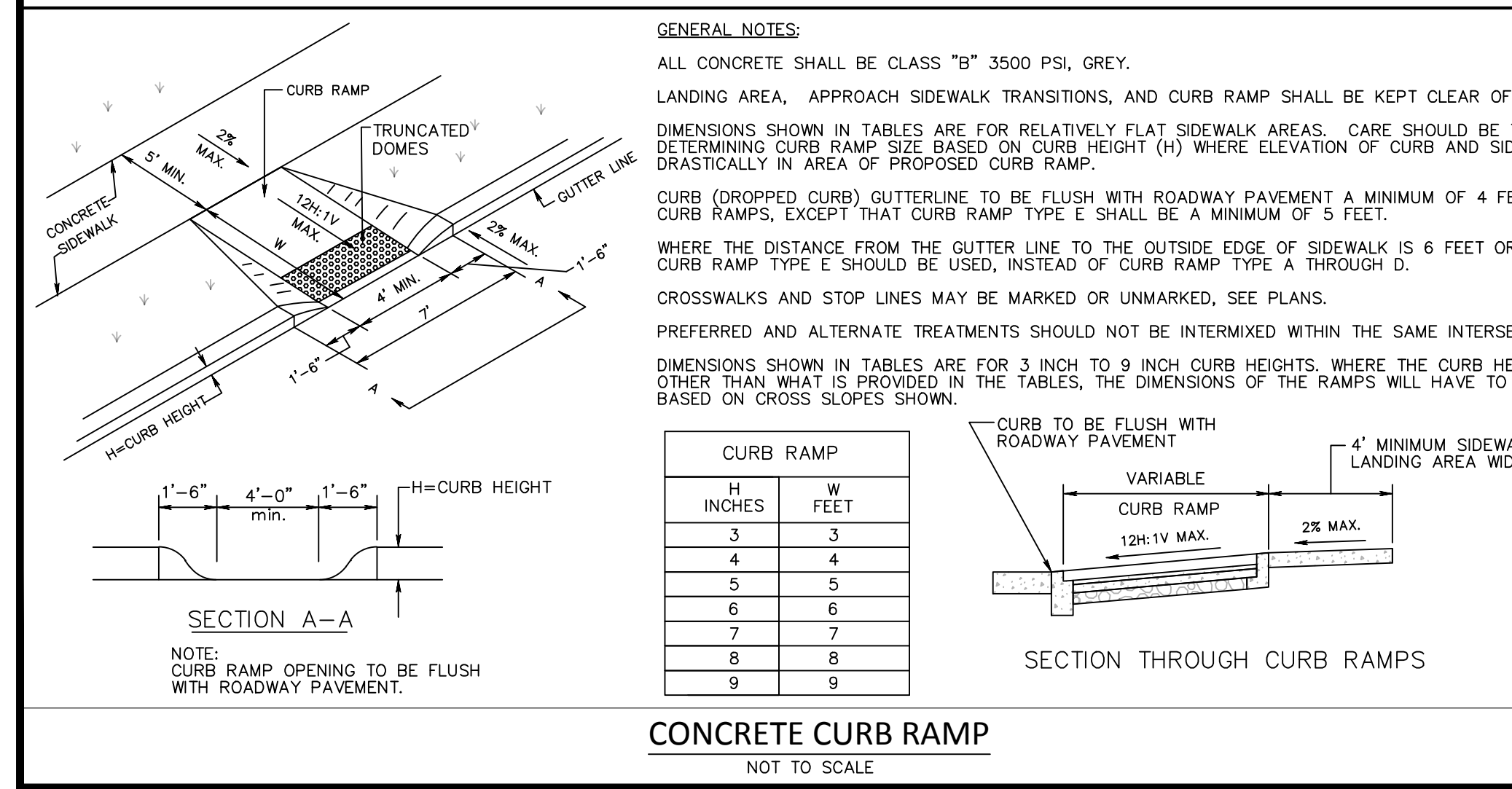
**SIDE ELEVATION**



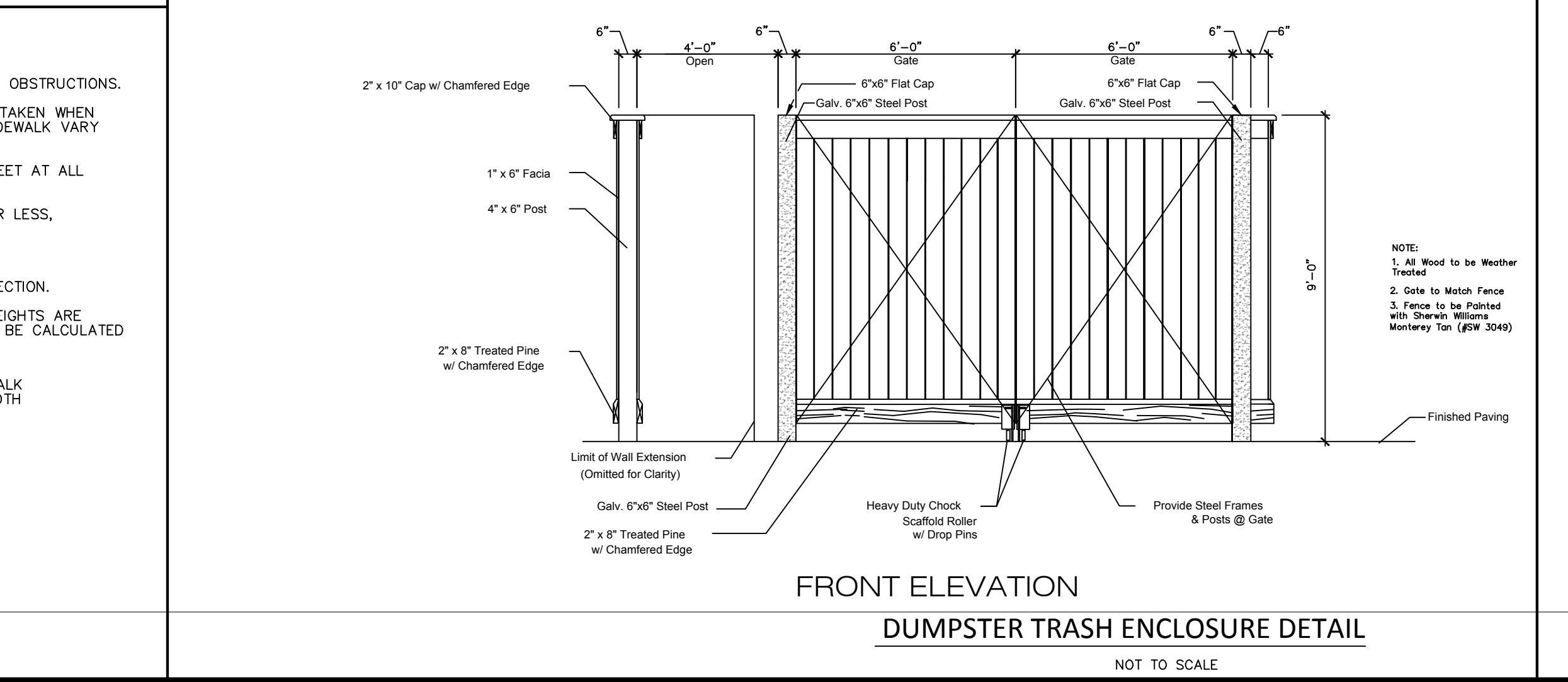
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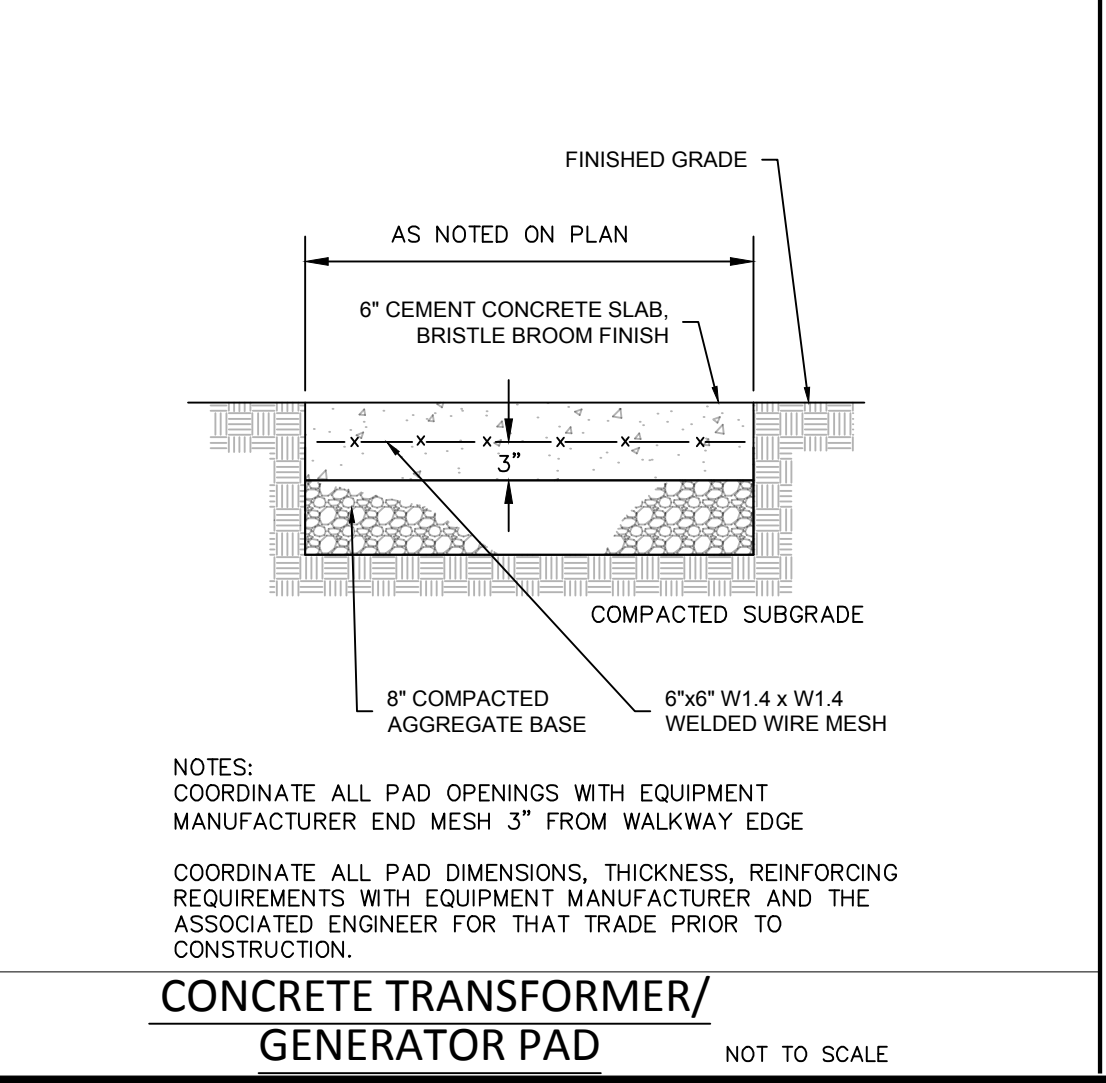
**FOOTING**



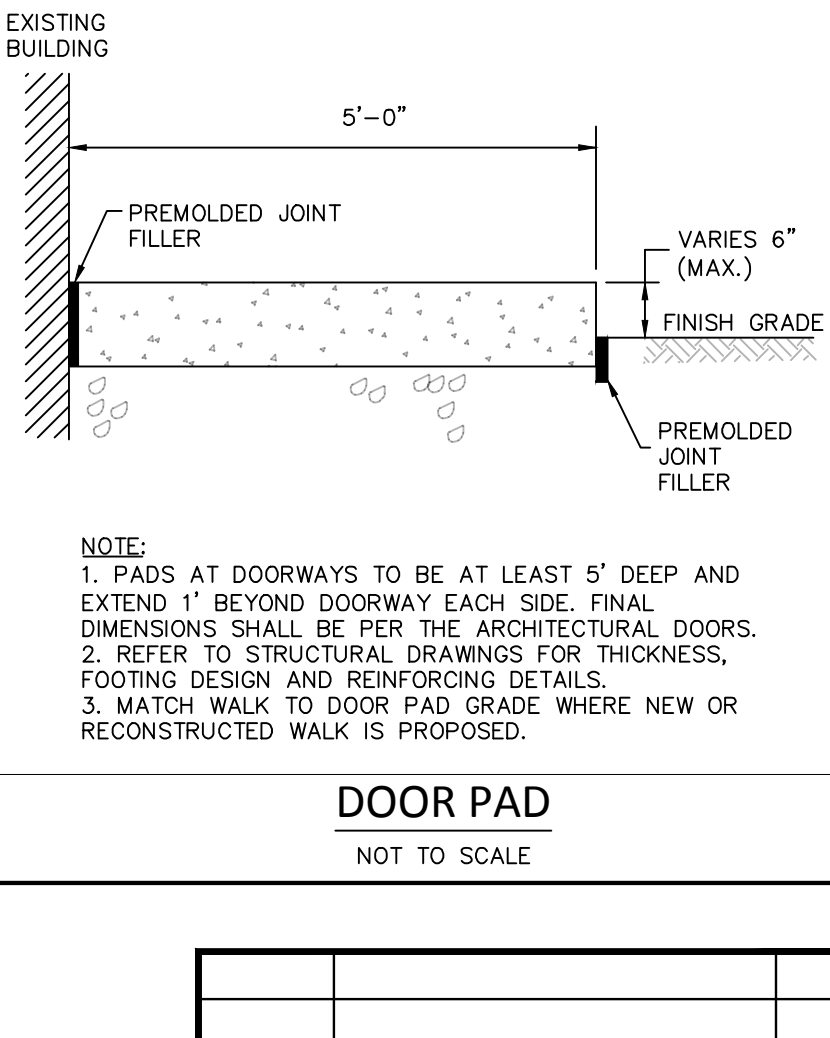
**CONCRETE CURB RAMP**  
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**DUMPSTER TRASH ENCLOSURE DETAIL**  
NOT TO SCALE



**CONCRETE TRANSFORMER/GENERATOR PAD**  
NOT TO SCALE



**DOOR PAD**  
NOT TO SCALE

Date	REV. PER ZBA/CON COMM	COMMENTS	No.
8.12.22	REV. PER ZBA/CON COMM		1.

**Crocker Design Group**  
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P: 781-919-0808

**GABRIEL R. CROCKER**  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**CORNERSTONE AT WEYMOUTH**  
#197 WASHINGTON STREET  
WEYMOUTH, MA

**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02186

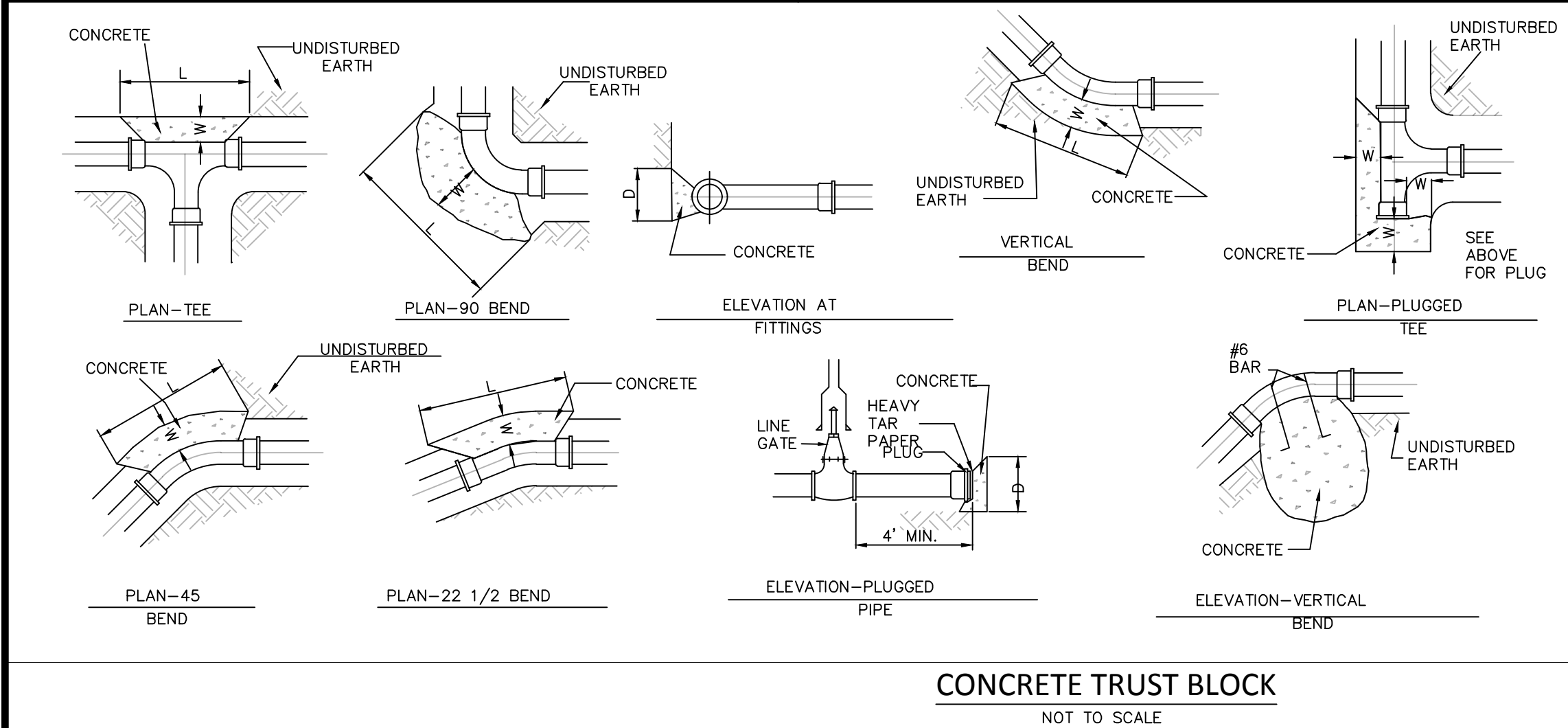
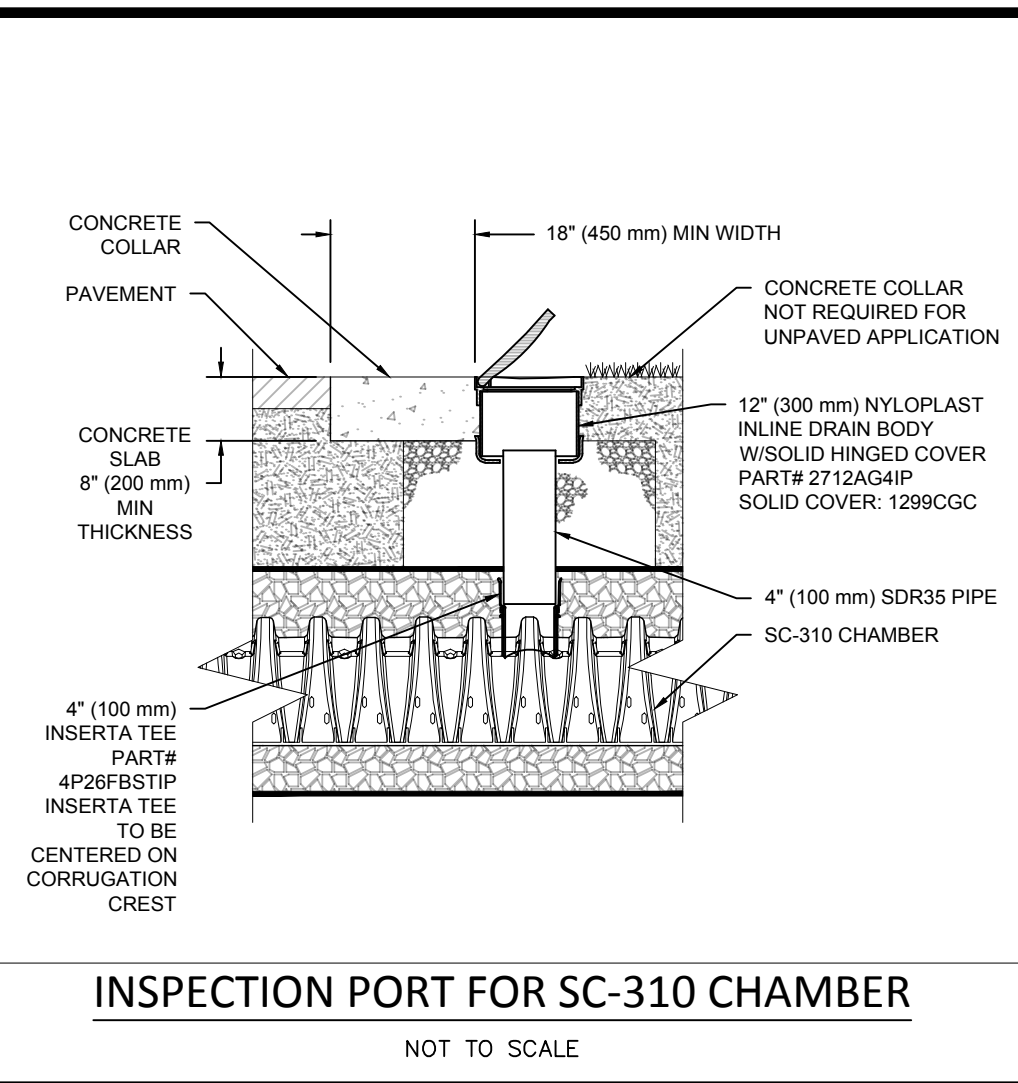
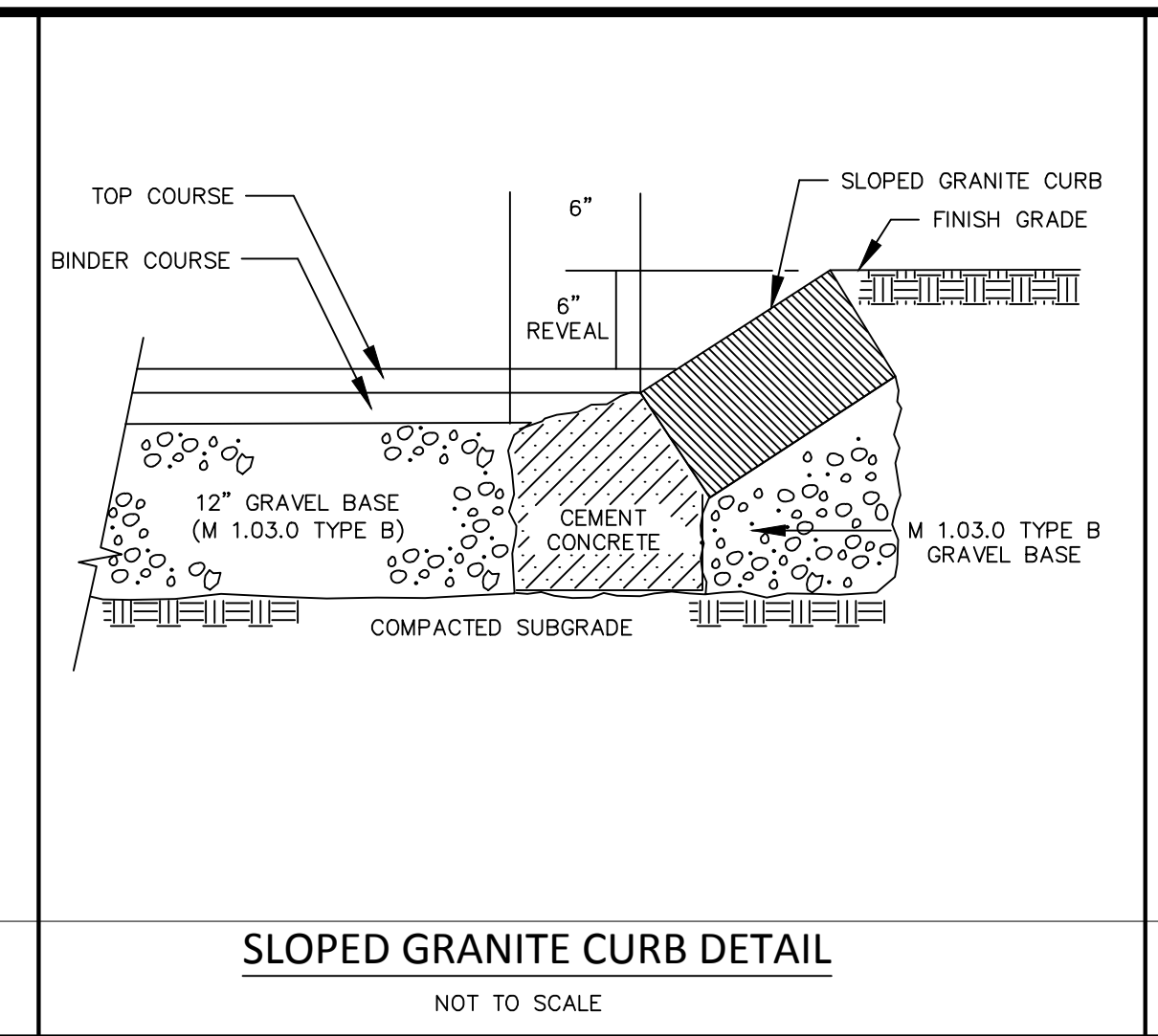
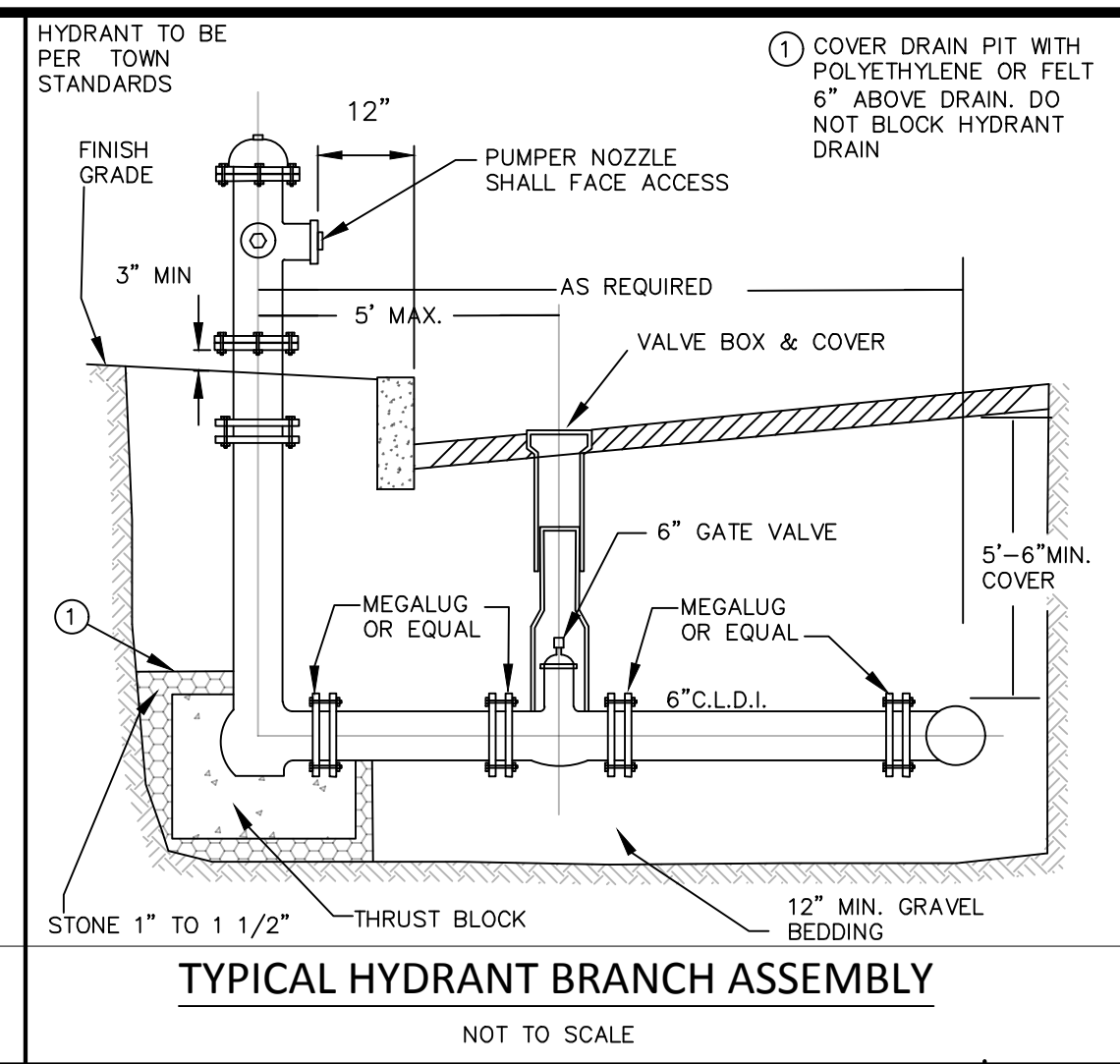
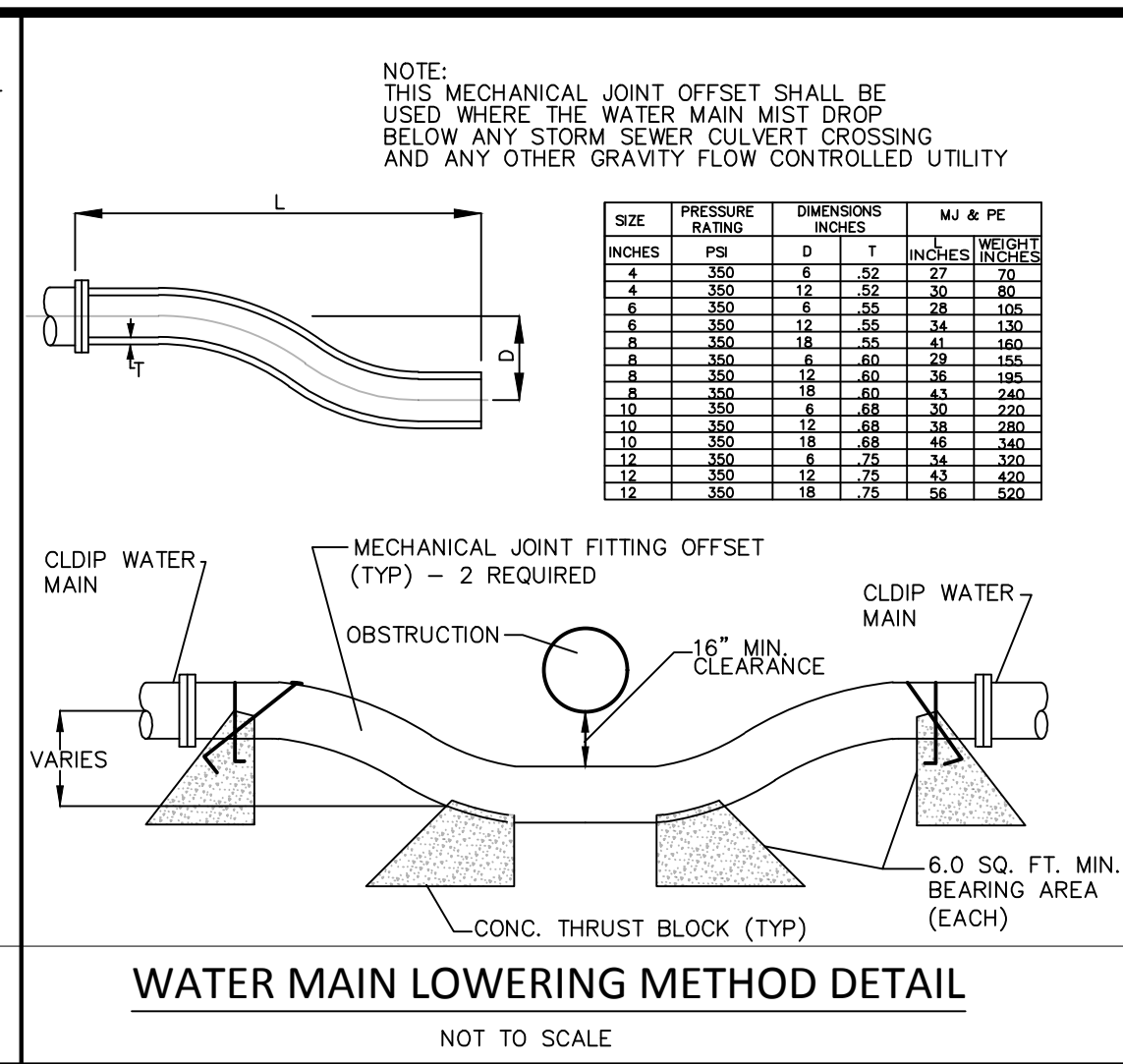
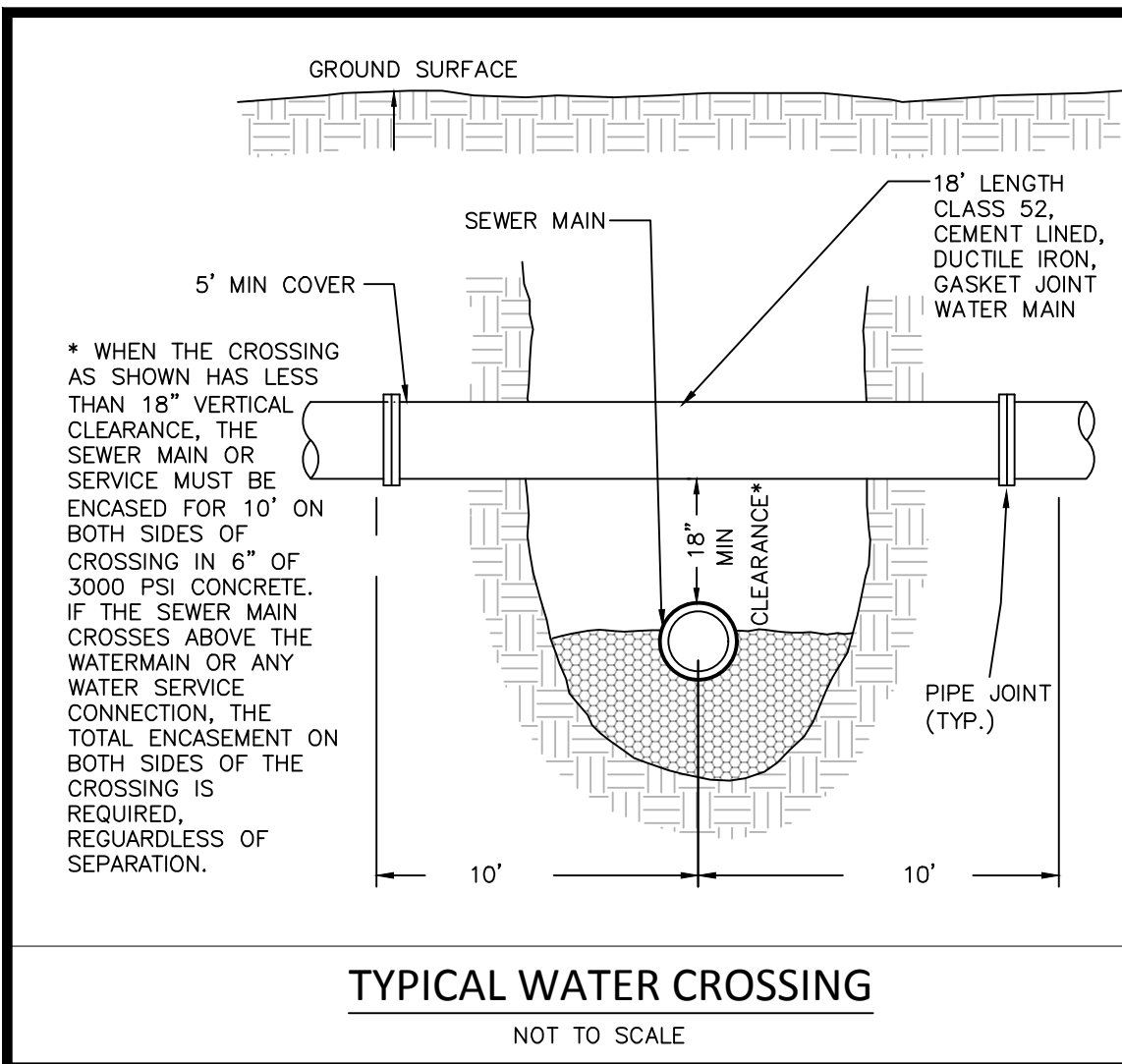
**DETAIL SHEET**

Project No. 100-142  
Date 7-1-2022  
Scale AS NOTED  
Drawn By ASZ  
Approved By GC

**C-6.1**





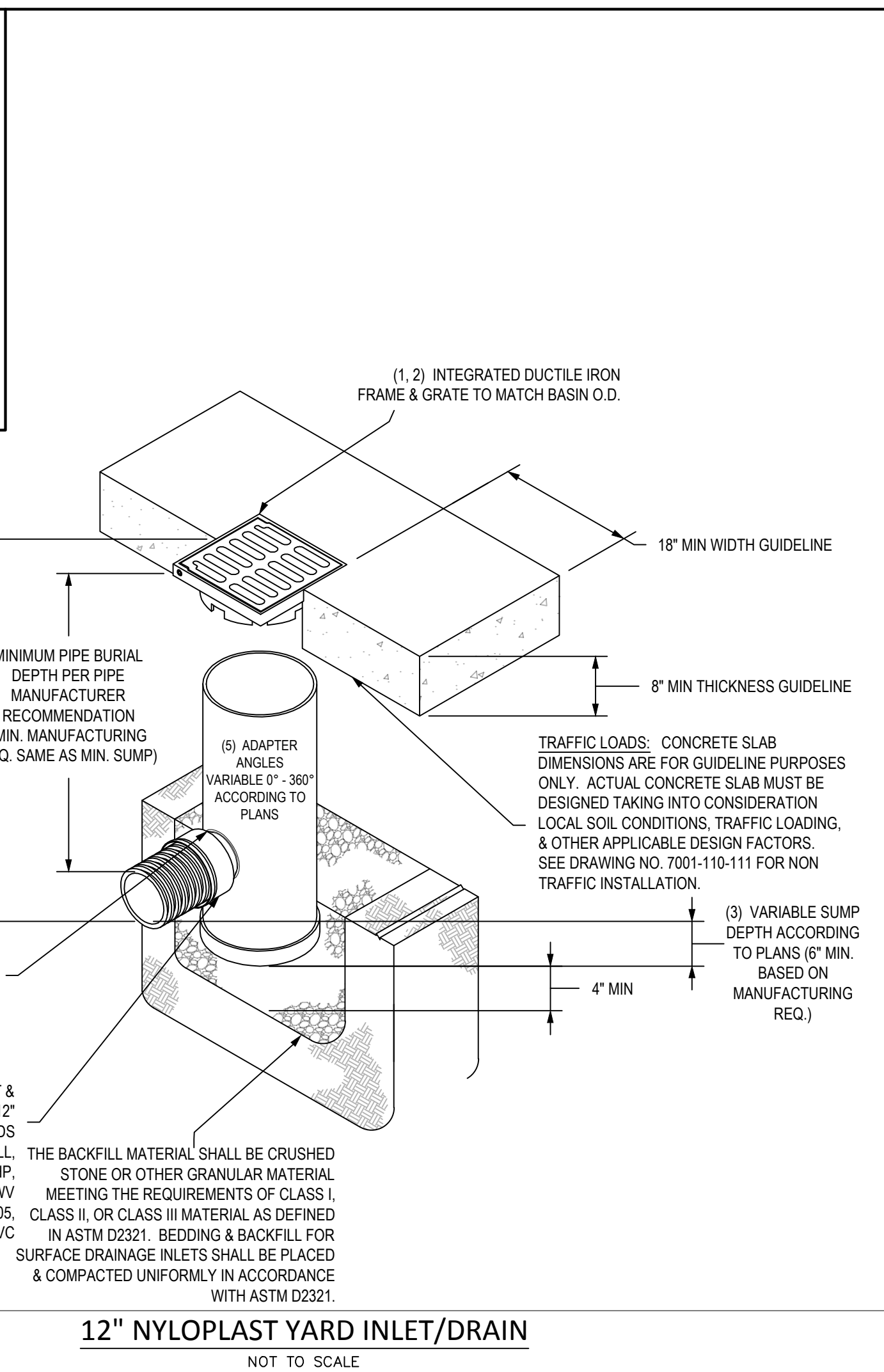
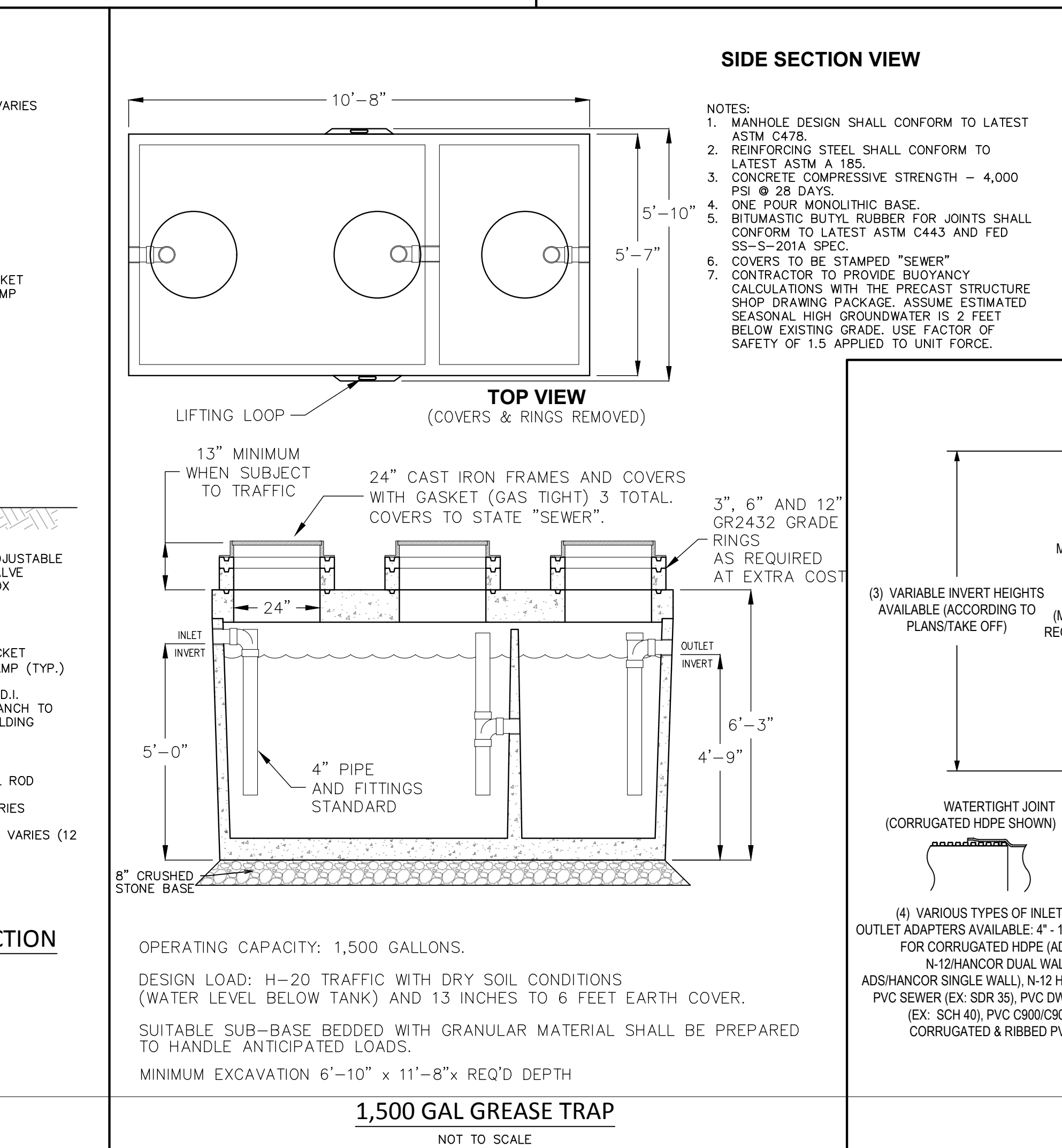
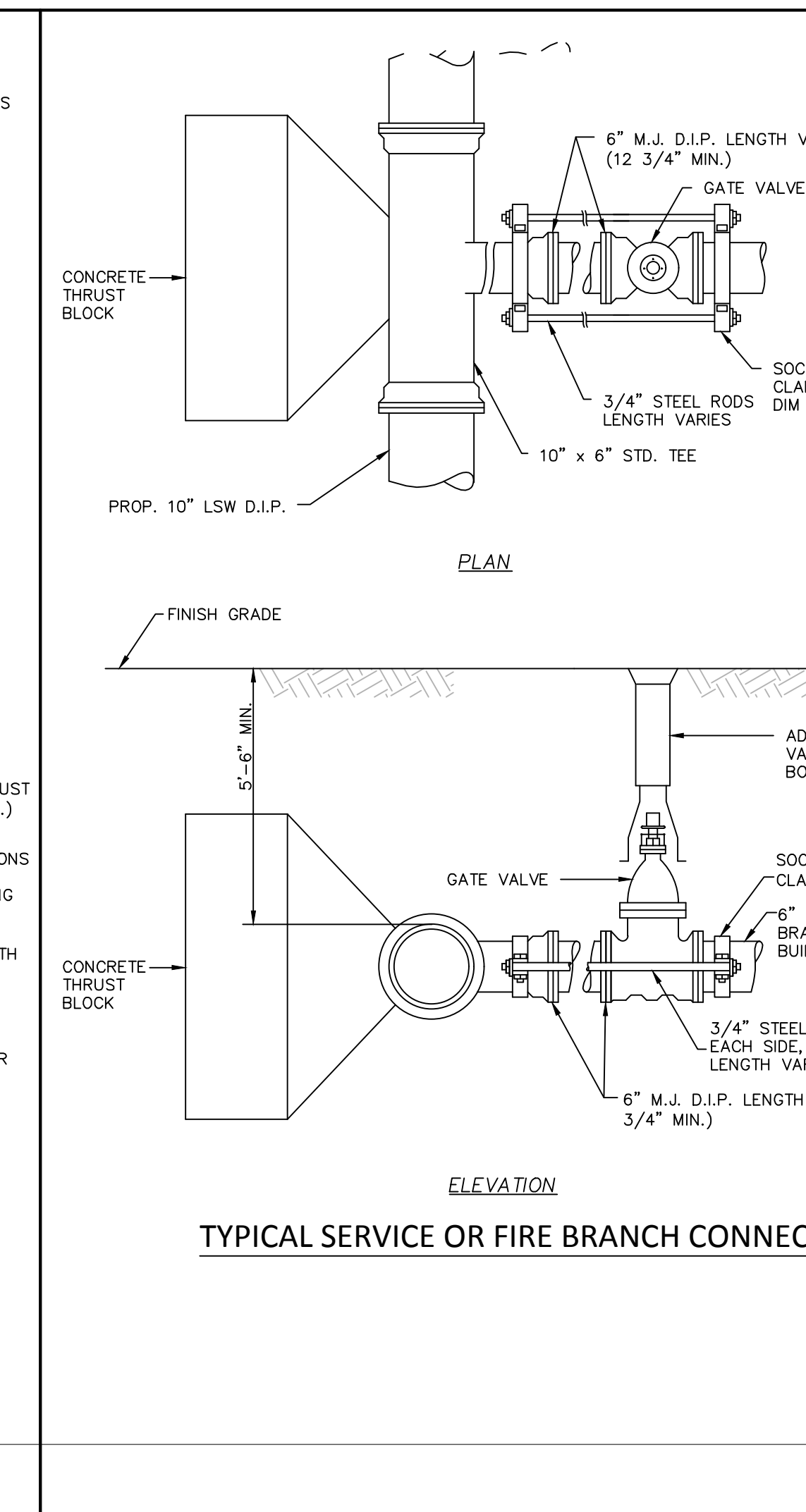
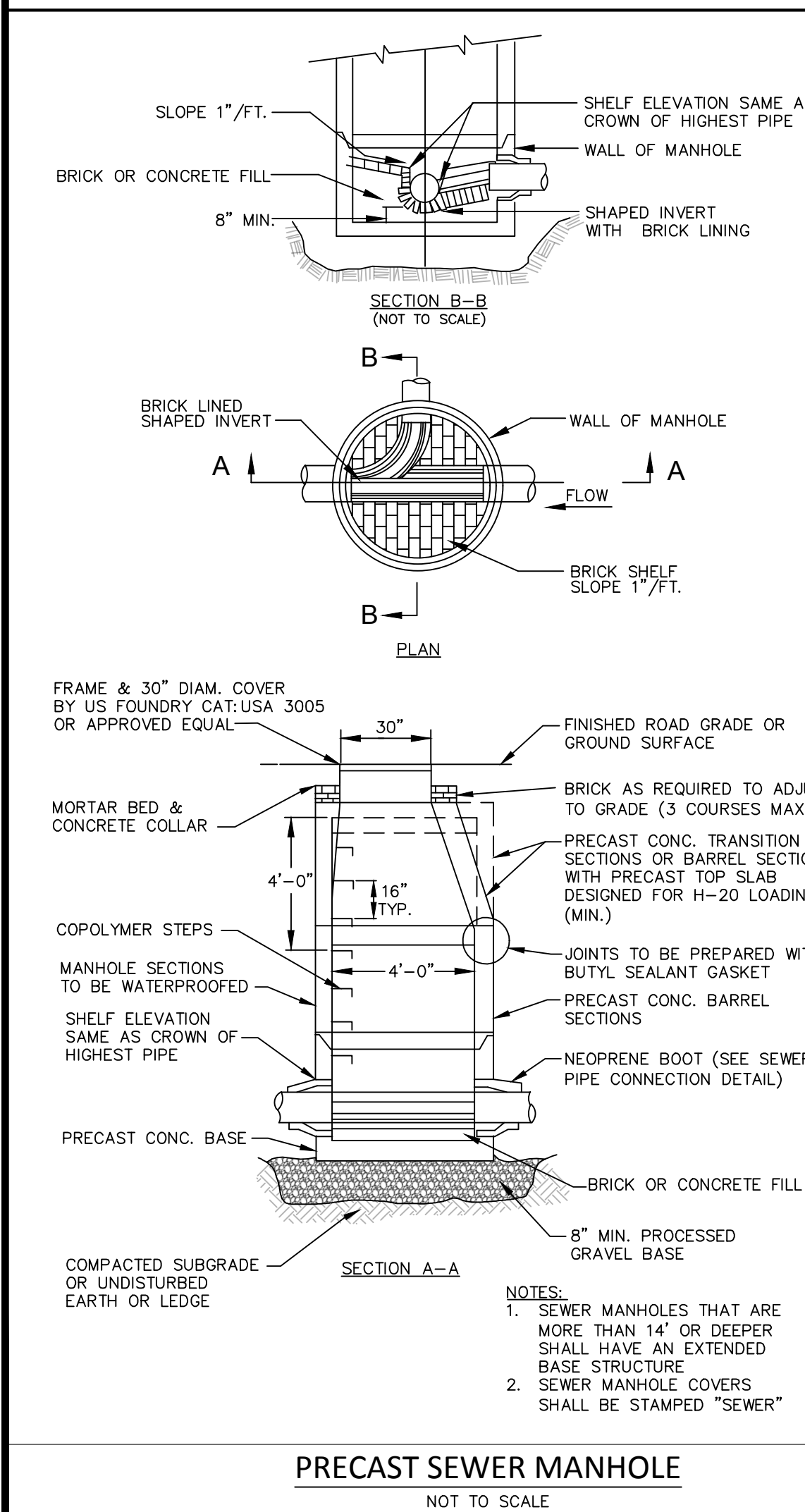
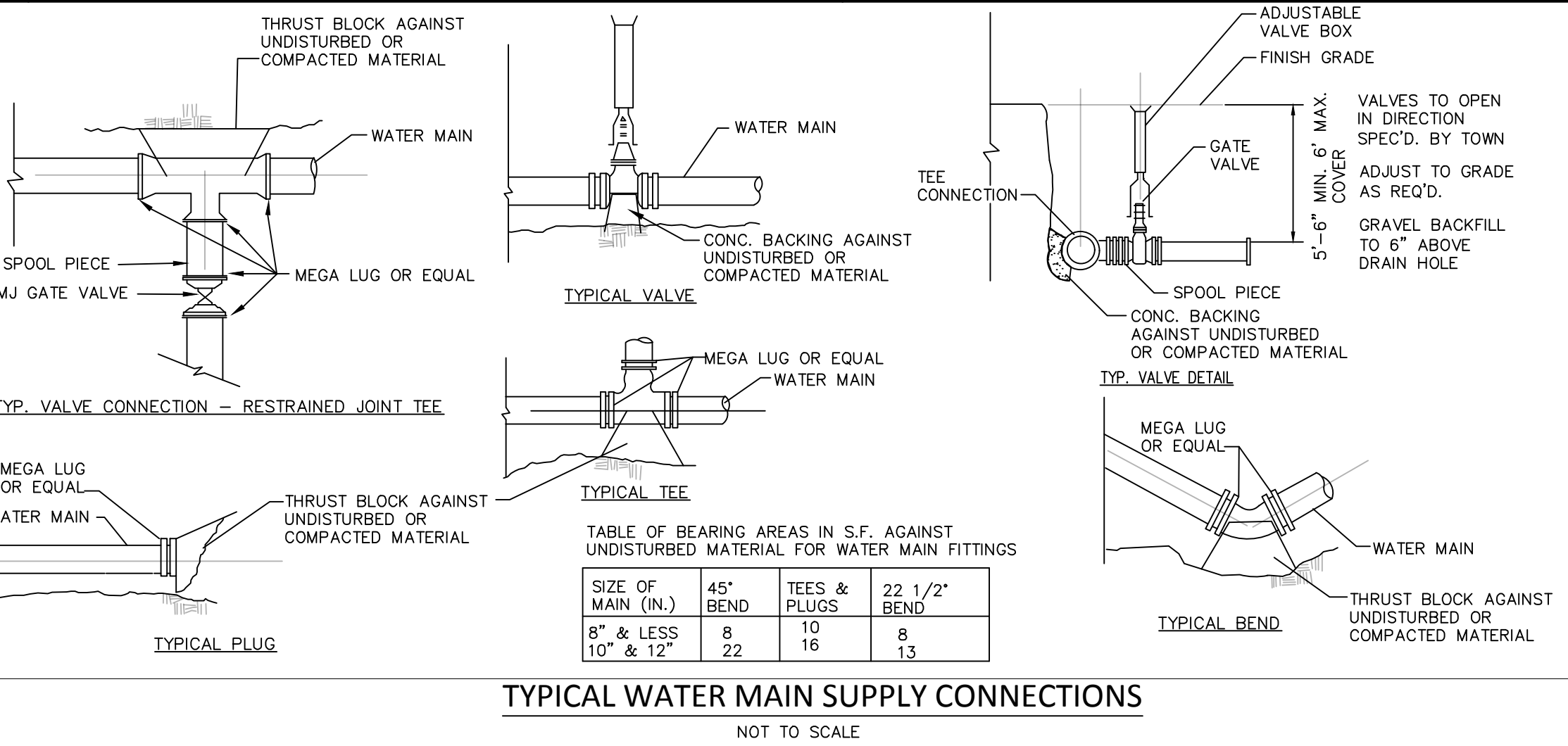


**THRUST BLOCK SCHEDULE**

PIPE SIZE	TEE		22 1/2"		45		90		W
	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'

**BASIS:**  
2,000 LB./SQ. FT. SOIL RESISTANCE 250 PSI WATER PRESSURE CORRECTION FACTORS FOR OTHER SOILS:  
SOFT CLAY 4  
SAND 2  
SAND & GRAVEL 1.33  
SHALE 0.4

**NOTE:**  
1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.  
2. CONCRETE TO BE 3000 PSI.



8.12.22	REV. PER ZBA/CON COMM	1.
Date	Description	No.

Revisions

*Gabriel R. Crocker*  
8-12-2022

**GABRIEL R. CROCKER**  
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P: 781-919-0808

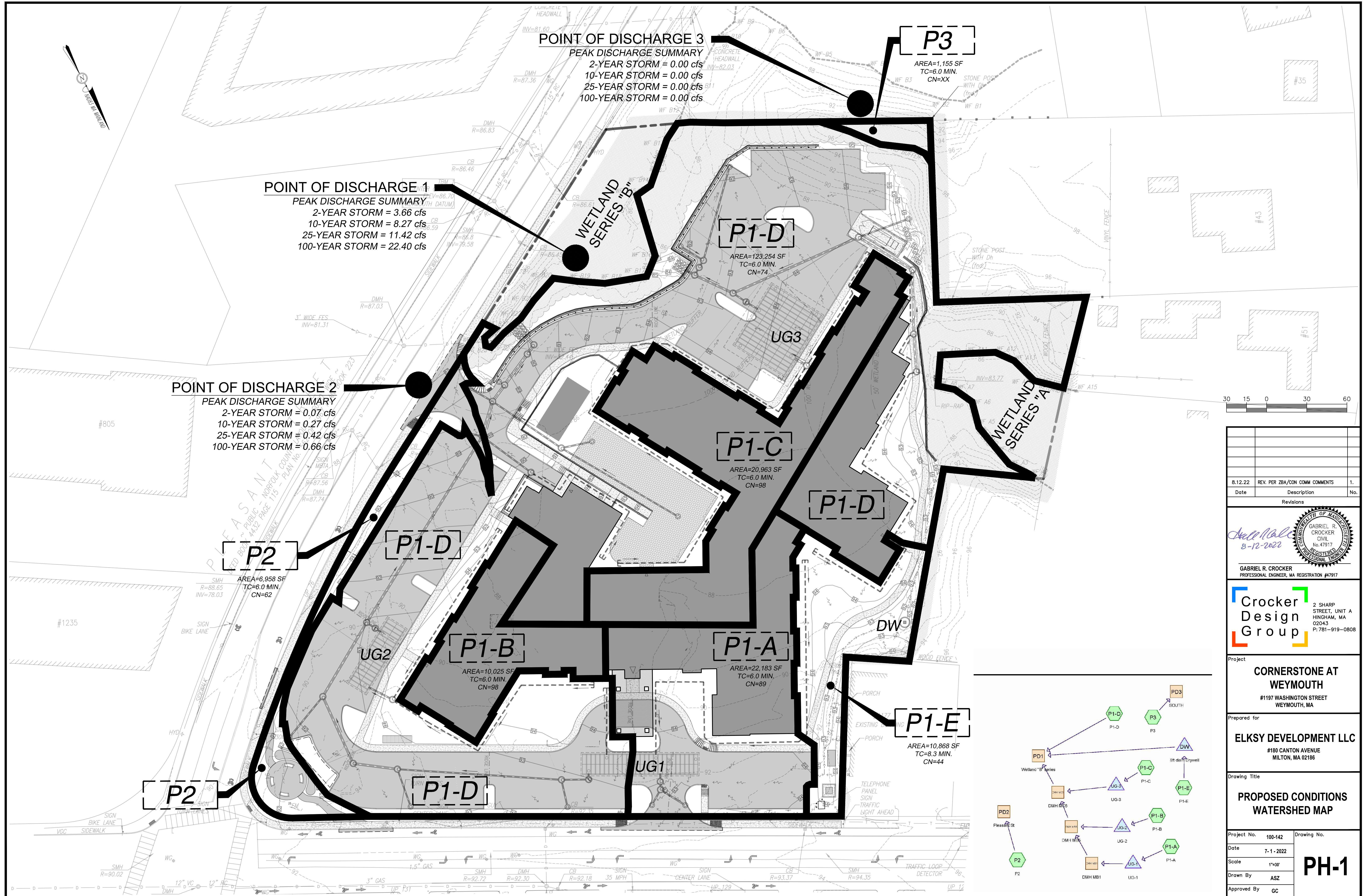
Project  
**CORNERSTONE AT WEYMOUTH**  
#1197 WASHINGTON STREET  
WEYMOUTH, MA

Prepared for  
**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title  
**DETAIL SHEET**

Project No.	100-142	Drawing No.	<b>C-6.3</b>
Date	7-1-2022		
Scale	AS NOTED		
Drawn By	ASZ		
Approved By	GC		





**POINT OF DISCHARGE 3**  
 PEAK DISCHARGE SUMMARY  
 2-YEAR STORM = 0.00 cfs  
 10-YEAR STORM = 0.00 cfs  
 25-YEAR STORM = 0.00 cfs  
 100-YEAR STORM = 0.00 cfs

**P3**  
 AREA=1,155 SF  
 TC=6.0 MIN.  
 CN=XX

**POINT OF DISCHARGE 1**  
 PEAK DISCHARGE SUMMARY  
 2-YEAR STORM = 3.66 cfs  
 10-YEAR STORM = 8.27 cfs  
 25-YEAR STORM = 11.42 cfs  
 100-YEAR STORM = 22.40 cfs

**P1-D**  
 AREA=123,254 SF  
 TC=6.0 MIN.  
 CN=74

**POINT OF DISCHARGE 2**  
 PEAK DISCHARGE SUMMARY  
 2-YEAR STORM = 0.07 cfs  
 10-YEAR STORM = 0.27 cfs  
 25-YEAR STORM = 0.42 cfs  
 100-YEAR STORM = 0.66 cfs

**P1-C**  
 AREA=20,963 SF  
 TC=6.0 MIN.  
 CN=98

**P2**  
 AREA=6,958 SF  
 TC=6.0 MIN.  
 CN=62

**P1-D**

**P1-D**

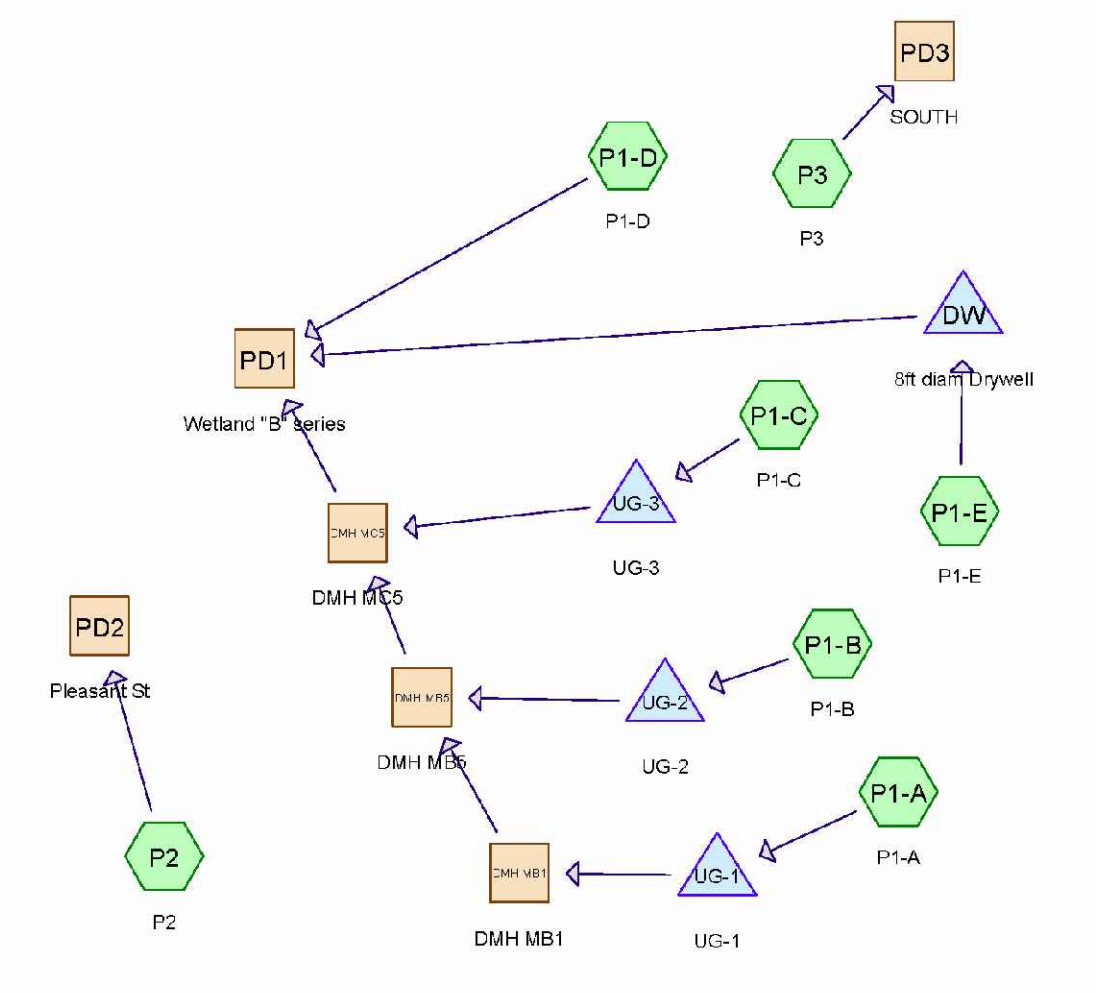
**P1-B**  
 AREA=10,025 SF  
 TC=6.0 MIN.  
 CN=98

**P1-A**  
 AREA=22,183 SF  
 TC=6.0 MIN.  
 CN=89

**P1-E**  
 AREA=10,868 SF  
 TC=8.3 MIN.  
 CN=44

**P2**

**P1-D**



Date	REV. PER ZBA/CON COMM COMMENTS	Description	No.
8.12.22			1.

GABRIEL R. CROCKER  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

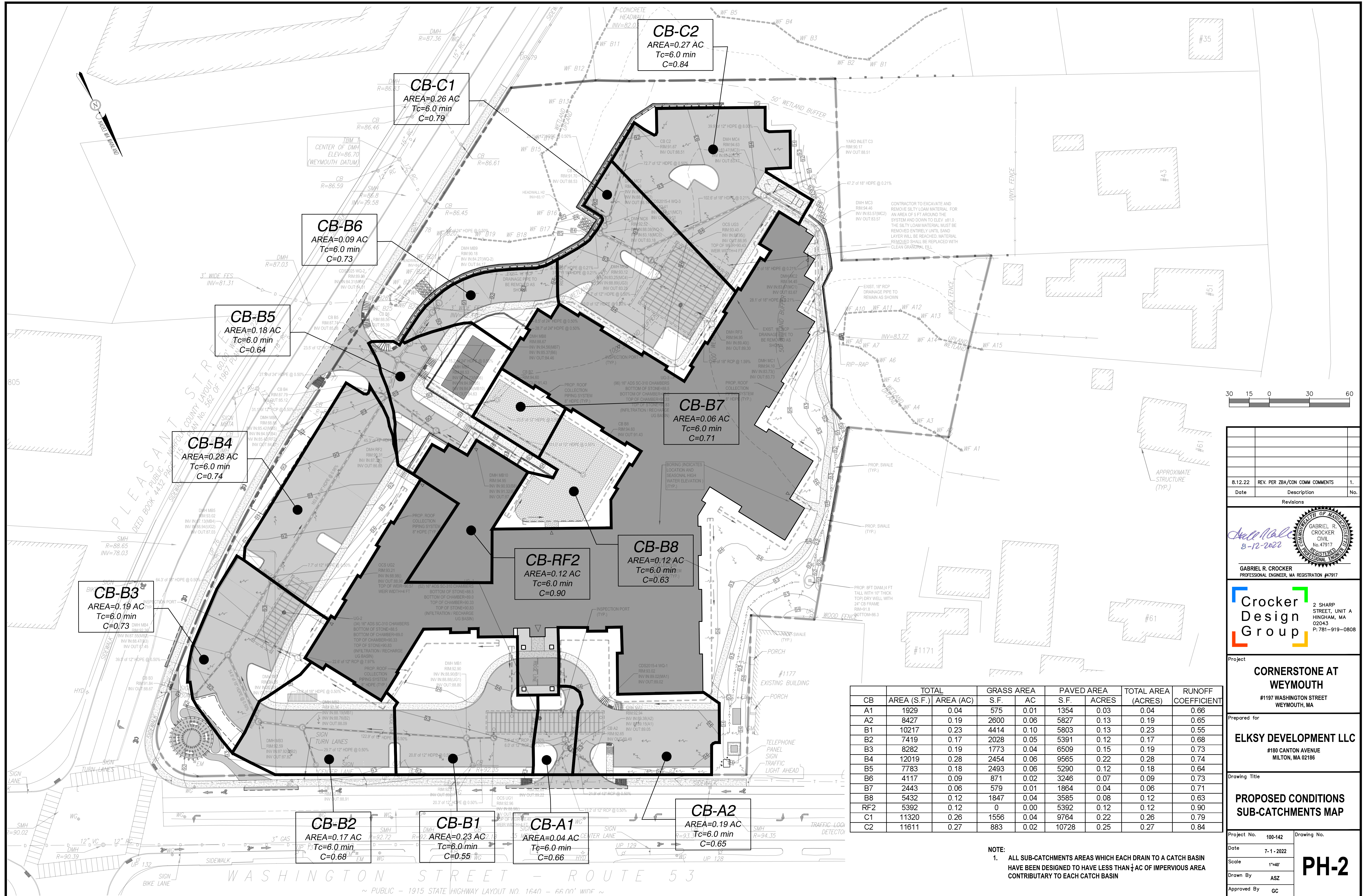
**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

**CORNERSTONE AT WEYMOUTH**  
 #1197 WASHINGTON STREET  
 WEYMOUTH, MA

**ELKSY DEVELOPMENT LLC**  
 #180 CANTON AVENUE  
 MILTON, MA 02186

**PROPOSED CONDITIONS WATERSHED MAP**

Project No.	100-142	Drawing No.	<b>PH-1</b>
Date	7-1-2022		
Scale	1"=30'		
Drawn By	ASZ		
Approved By	GC		



Date	REV. PER ZBA/CON	COMMENTS	No.
8.12.22	REV. PER ZBA/CON	COMMENTS	1.

**GABRIEL R. CROCKER**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

Project  
**CORNERSTONE AT WEYMOUTH**  
 #1177 WASHINGTON STREET  
 WEYMOUTH, MA

Prepared for  
**ELKSY DEVELOPMENT LLC**  
 #180 CANTON AVENUE  
 MILTON, MA 02186

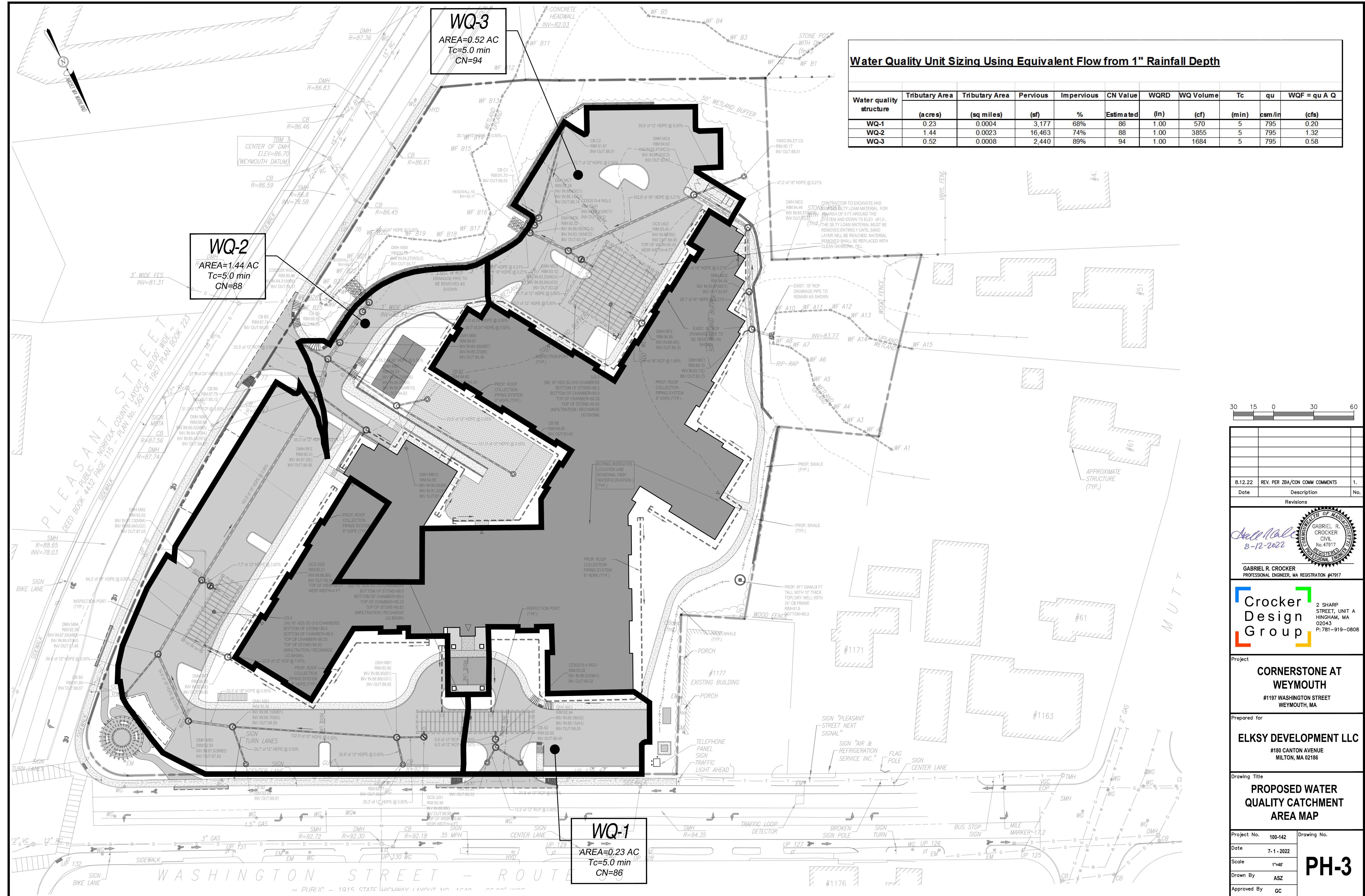
Drawing Title  
**PROPOSED CONDITIONS SUB-CATCHMENTS MAP**

Project No. 100-142  
 Date 7-1-2022  
 Scale 1"=40'  
 Drawn By ASZ  
 Approved By GC

**PH-2**

CB	TOTAL		GRASS AREA		PAVED AREA		TOTAL AREA		RUNOFF COEFFICIENT
	AREA (S.F.)	AREA (AC)	S.F.	AC	S.F.	ACRES	(ACRES)		
A1	1929	0.04	575	0.01	1354	0.03	0.04	0.66	
A2	8427	0.19	2600	0.06	5827	0.13	0.19	0.65	
B1	10217	0.23	4414	0.10	5803	0.13	0.23	0.55	
B2	7419	0.17	2028	0.05	5391	0.12	0.17	0.68	
B3	8282	0.19	1773	0.04	6509	0.15	0.19	0.73	
B4	12019	0.28	2454	0.06	9565	0.22	0.28	0.74	
B5	7783	0.18	2493	0.06	5290	0.12	0.18	0.64	
B6	4117	0.09	871	0.02	3246	0.07	0.09	0.73	
B7	2443	0.06	579	0.01	1864	0.04	0.06	0.71	
B8	5432	0.12	1847	0.04	3585	0.08	0.12	0.63	
RF2	5392	0.12	0	0.00	5392	0.12	0.12	0.90	
C1	11320	0.26	1556	0.04	9764	0.22	0.26	0.79	
C2	11611	0.27	883	0.02	10728	0.25	0.27	0.84	

**NOTE:**  
 1. ALL SUB-CATCHMENTS AREAS WHICH EACH DRAIN TO A CATCH BASIN HAVE BEEN DESIGNED TO HAVE LESS THAN 1/4 AC OF IMPERVIOUS AREA CONTRIBUTORY TO EACH CATCH BASIN



**Water Quality Unit Sizing Using Equivalent Flow from 1" Rainfall Depth**

Water quality structure	Tributary Area (acres)	Tributary Area (sq miles)	Pervious (sf)	Impervious (%)	CN Value Estimated	WQRD (In)	WQ Volume (cf)	Tc (min)	qu (csm/in)	WQF = qu A Q (cfs)
WQ-1	0.23	0.0004	3,177	68%	86	1.00	570	5	795	0.20
WQ-2	1.44	0.0023	16,463	74%	88	1.00	3855	5	795	1.32
WQ-3	0.52	0.0008	2,440	89%	94	1.00	1684	5	795	0.58

**WQ-2**  
 AREA=1.44 AC  
 Tc=5.0 min  
 CN=88

**WQ-3**  
 AREA=0.52 AC  
 Tc=5.0 min  
 CN=94

**WQ-1**  
 AREA=0.23 AC  
 Tc=5.0 min  
 CN=86



Date	REV. PER ZBA/CON COMM COMMENTS	Description	No.
8.12.22			1.

**GABRIEL R. CROCKER**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

**Project**  
**CORNERSTONE AT WEYMOUTH**  
 #1197 WASHINGTON STREET  
 WEYMOUTH, MA

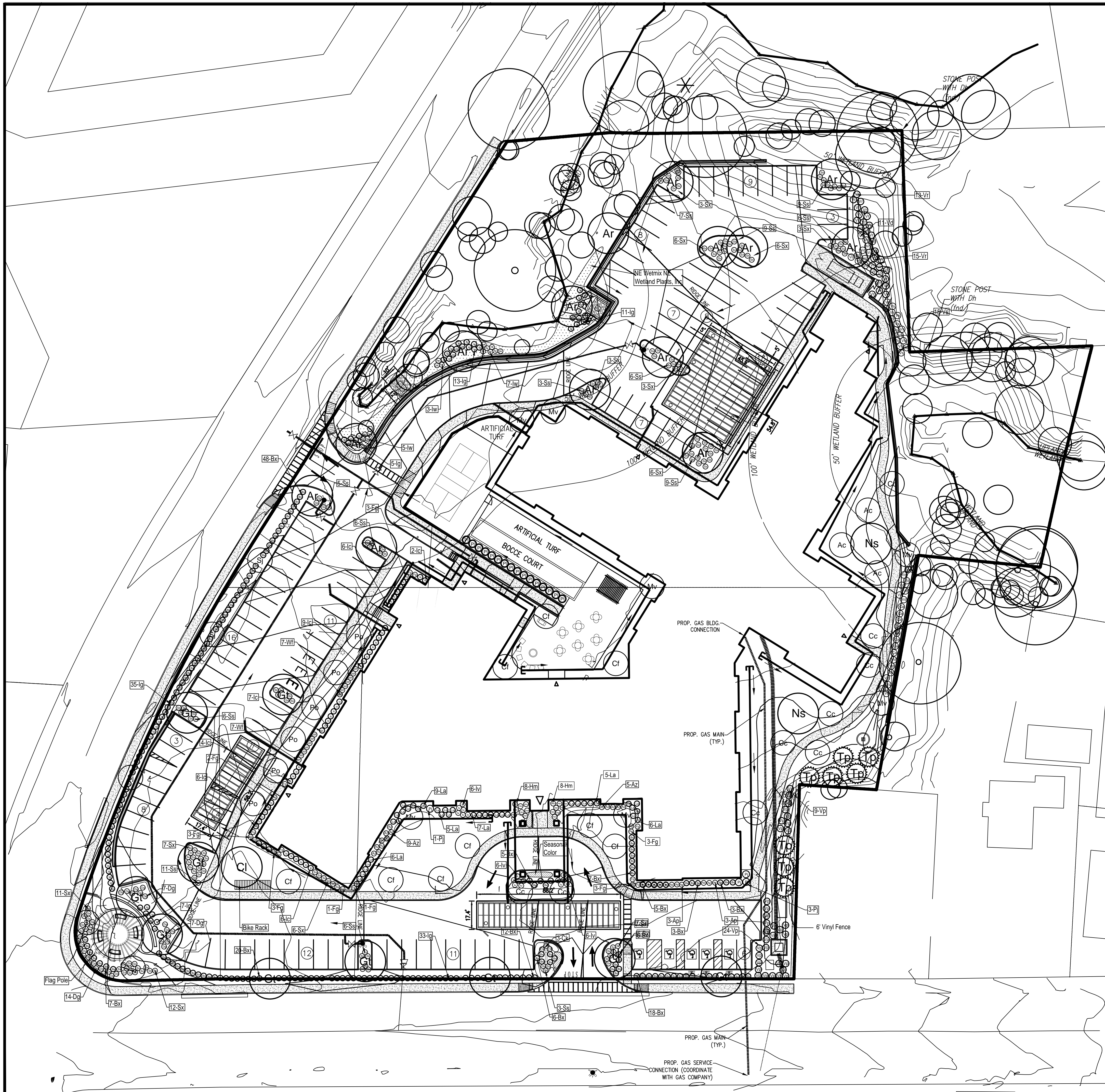
**Prepared for**  
**ELKSY DEVELOPMENT LLC**  
 #180 CANTON AVENUE  
 MILTON, MA 02186

**Drawing Title**  
**PROPOSED WATER QUALITY CATCHMENT AREA MAP**

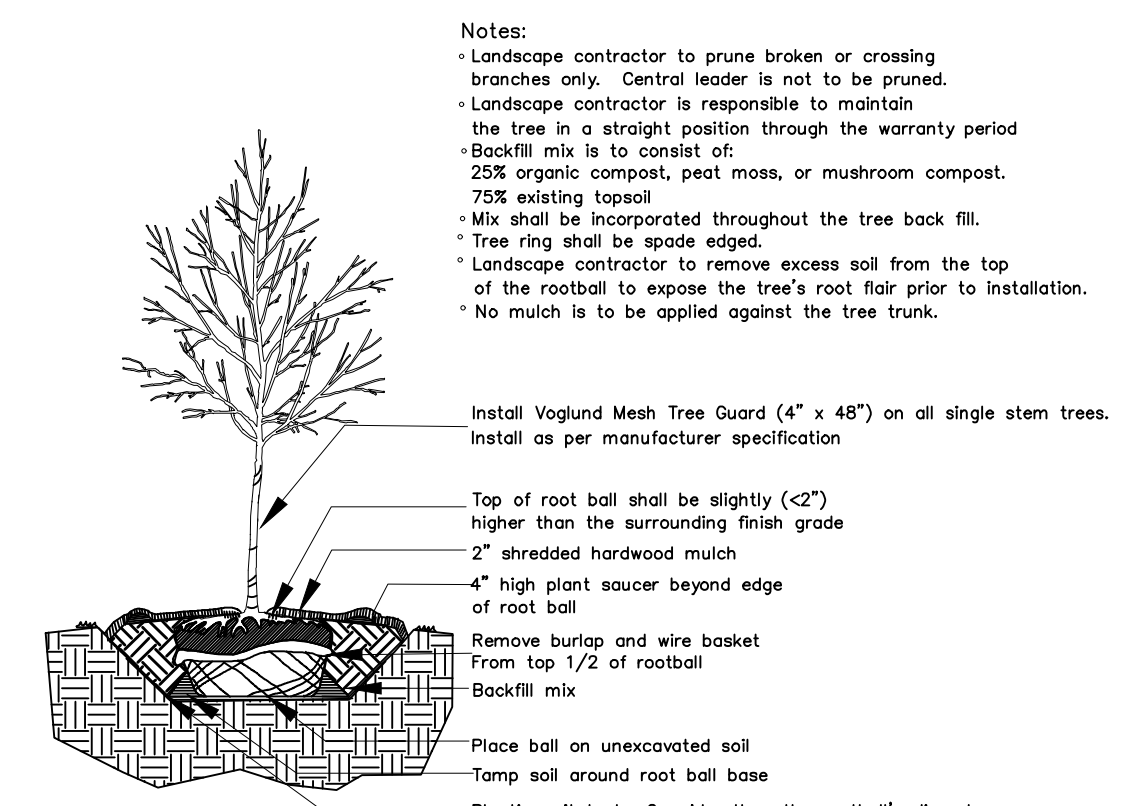
Project No.	100-142	Drawing No.	<b>PH-3</b>
Date	7-1-2022		
Scale	1"=40'		
Drawn By	ASZ		
Approved By	GC		

C:\CDS\Crocker Design Group, LLC\Gabe\Proj - Elksy Dev\Proj - Elksy Dev\Site - Pleasant St - Plan Application\PH-3 - PROP. WATERSHED MAP.dwg - D:\PROP. WATERSHED MAP.dwg - PH-3 - PROP. WATERSHED MAP.dwg - Aug 11, 2022 13.23

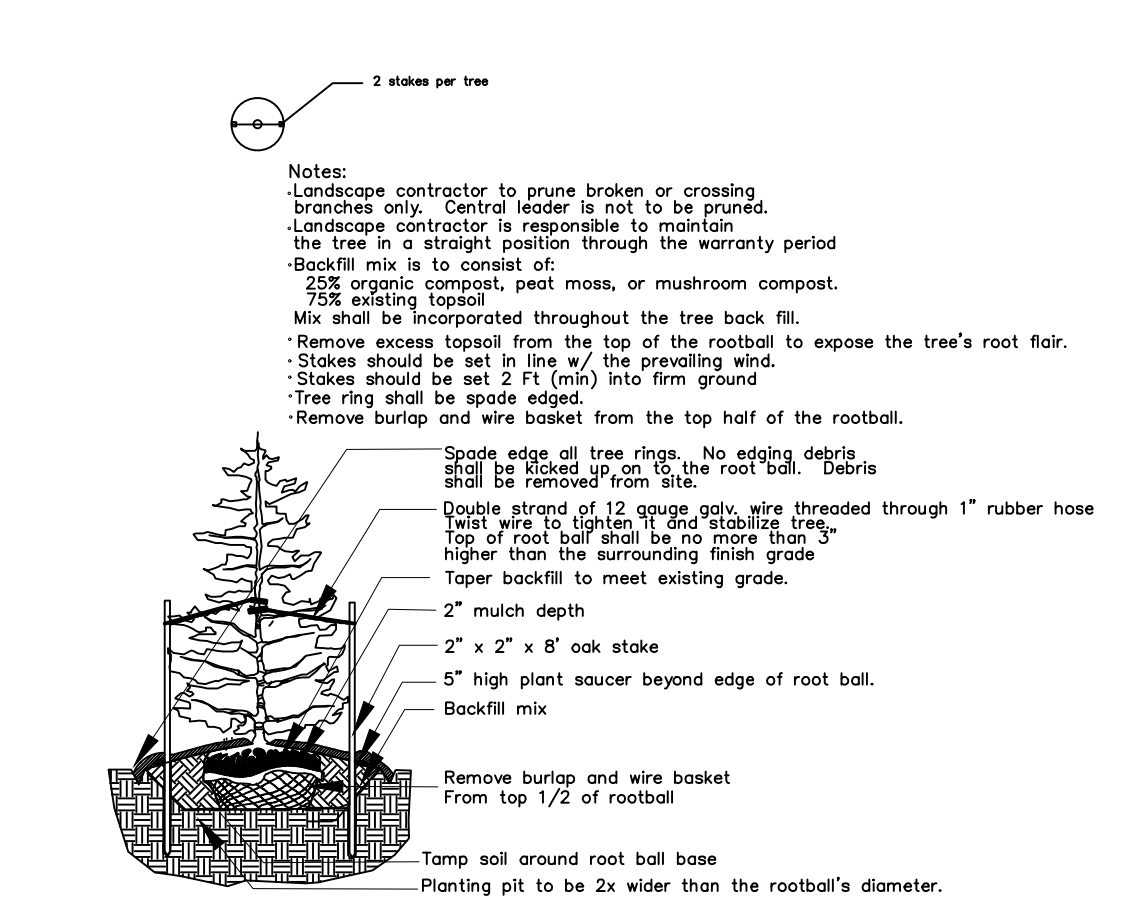




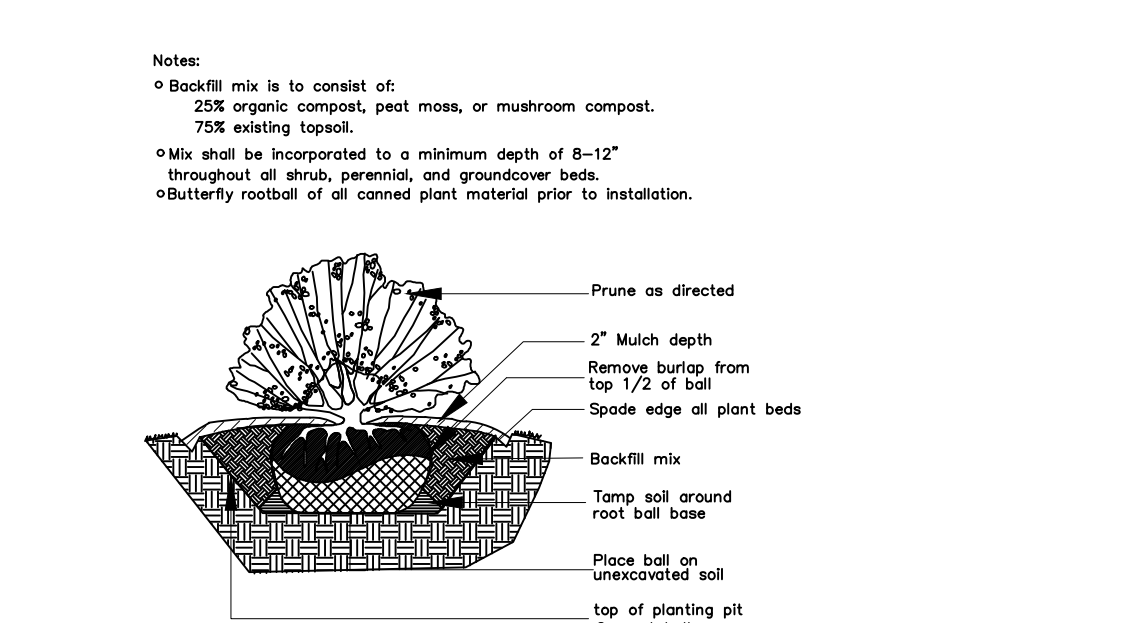
Sym	Botanic Name	Common Name	Qty	Cal	Ht	Spread	Root Condition	Spacing	Mature Size (H x W)	Comments
<b>Deciduous Trees</b>										
Ac	Amelanchier x g. 'Autumn Brilliance'	Serviceberry	3		8/10'	3/4'	B&B	12' min	20' x 15'	Multi-stem (3 stems)
Ar	Acer r. 'October Glory'	October Glory Red Maple	14	2.5/3'	12/14'	3/4'	B&B	25' min	45' x 30'	
Cc	Cercis canadensis	Eastern Redbud	9	2/2.5'	8/10'	3/4'	B&B	12' min	25' x 25'	Single stem
Cf	Cornus x 'Constellation'	Hybrid Flowering Dogwood	9	2/2.5'	8/10'	3/4'	B&B	20' x 20'	20' x 20'	Single stem
Cl	Cladostis kentuckea	Yellowwood	1	2.5/3'	12/14'	3/4'	B&B	25' min	45' x 30'	
Gt	Gleditsia t. 'Skyline'	Honey Locust	10	2.5/3'	12/14'	3/4'	B&B	25' min	40' x 30'	
Ns	Nyssa sylvatica 'Red Rage'	Black Gum	2	2.5/3'	12/14'	3/4'	B&B	25' min	40' x 30'	male variety only
Mv	Magnolia virginiana	Sweetbay Magnolia	7	3/4'	8/10'	3/4'	B&B	12' min	30' x 20'	Multi-stem (3 stems)
Po	Prunus s. 'Okame'	Okame Cherry	6	2/2.5'	8/10'	3/4'	B&B	12' min	20' x 15'	
Sl	Stratag. r. 'Ivory Silk'	Japanese Tree Lilac	5	2/2.5'	8/10'	3/4'	B&B	12' min	20' x 15'	Single Stem
<b>Evergreen Trees</b>										
Tp	Thuja p. 'Green Giant'	Green Giant Arborvitae	9		8/10'	3/4'	B&B	12' min	35' x 20'	Semi-Sheared
<b>Deciduous Shrubs</b>										
Ca	Calycanthus florida	Sweet shrub	8	36/42"	30/36"		Cont.	4'	8'x6'	
Dg	Deutzia g. 'Nikke'	Dwarf Deutzia	28	18/24"	18/24"		Cont.	3'	3'x3'	
Fg	Fothergilla gardenii	Dwarf Fothergilla	19	24/30"	18/24"		Cont.	3'	5'x3'	
Hm	Hydrangea s. 'Tuff Stuff'	Tuff Stuff Hydrangea	16	18/24"	18/24"		Cont.	3'	3'x3'	
Iv	Itea v. 'Little Henry'	Dwarf Virginia Sweetspire	18	18/24"	18/24"		Cont.	3'	4'x4'	
Iw	Ilex v. 'Berry Poppins'	Winterberry	17	18/24"	18/24"		Cont.	3'	4'x4'	Install 1-Mr. Poppins
Sd	Spiraea x 'Double Play Doozie'	Double Play Doozie Spiraea	73	18/24"	18/24"		Cont.	3'	3'x3'	
Vx	Viburnum d. 'Blue Muffin'	Dwarf Arrowwood	25	42/48"	30/42"		B&B/Cont.	4'	8'x6'	
Vs	Viburnum p. 'Shasta'	Doublefile Viburnum	15	42/48"	42/48"		B&B/Cont.	4'	8'x6'	
Wf	Weigelia f. 'Spilled Wine'	Dwarf Weigelia	14	18/24"	18/24"		Cont.	3'	3'x3'	
<b>Evergreen Shrubs</b>										
Ap	Azalea 'Karen'	Pink Azalea	6	18/24"	18/24"		Cont.	3'	3'x3'	
Az	Azalea 'DE Valley White'	White Azalea	14	18/24"	18/24"		Cont.	3'	3'x3'	
Bx	Buxas x 'Green Velvet'	Green Velvet Boxwood	131	18/24"	18/24"		B&B/Cont.	3'	3'x3'	
La	Leucothoe axillaris	Coastal Leucothoe	45	18/24"	18/24"		Cont.	3'	3'x3'	
Ig	Ilex g. 'Gem Box'	Ilexberry	104	18/24"	18/24"		Cont.	3'	3'x3'	
Pj	Pieris j. 'Dorothy Wyckoff'	Japanese Andromeda	4	36/42"	24/30"		B&B	4'	8'x6'	
Pl	Prunus l. 'Schipkiersis'	Skip Laurel	16	48/52"	24/30"		Cont.	4'	10'x8"	
Yp	Viburnum x pragnanum	Prague Viburnum	33	42/48"	42/48"		Cont.	4'	8'x6"	
Vr	Viburnum sr. 'Alleghany'	Alleghany Viburnum	28	42/48"	42/48"		Cont.	4'	8'x6"	
<b>Perennials/Grasses/Vines</b>										
Ck	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	3				#3	3'	5'x3'	
Ss	Schizochorium s. 'Stunning Ovator'	Little Bluestem	91				#2	3'	3'x3'	



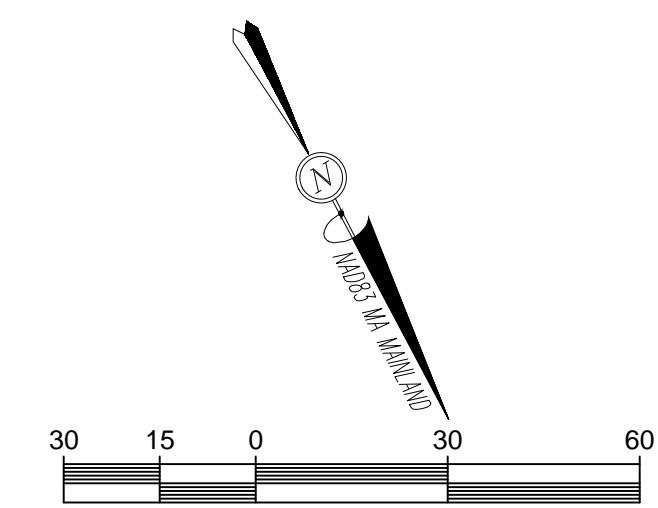
Typical Deciduous Tree Planting Detail Not to Scale



Typical Evergreen Tree Planting Detail Not to Scale



Typical Shrub Planting Detail Not to Scale



Date	Description	No.
08/12/22	Changes based on rev Civil plans	1.

Revisions

Date	Description	No.

LONGSTONE GARDENS  
1905 MILLERSVILLE PIKE LANCASTER, PA 17603  
P (267)864-6336 F (717)584-6882  
EMAIL: JLDDESIGNS@COMCAST.NET

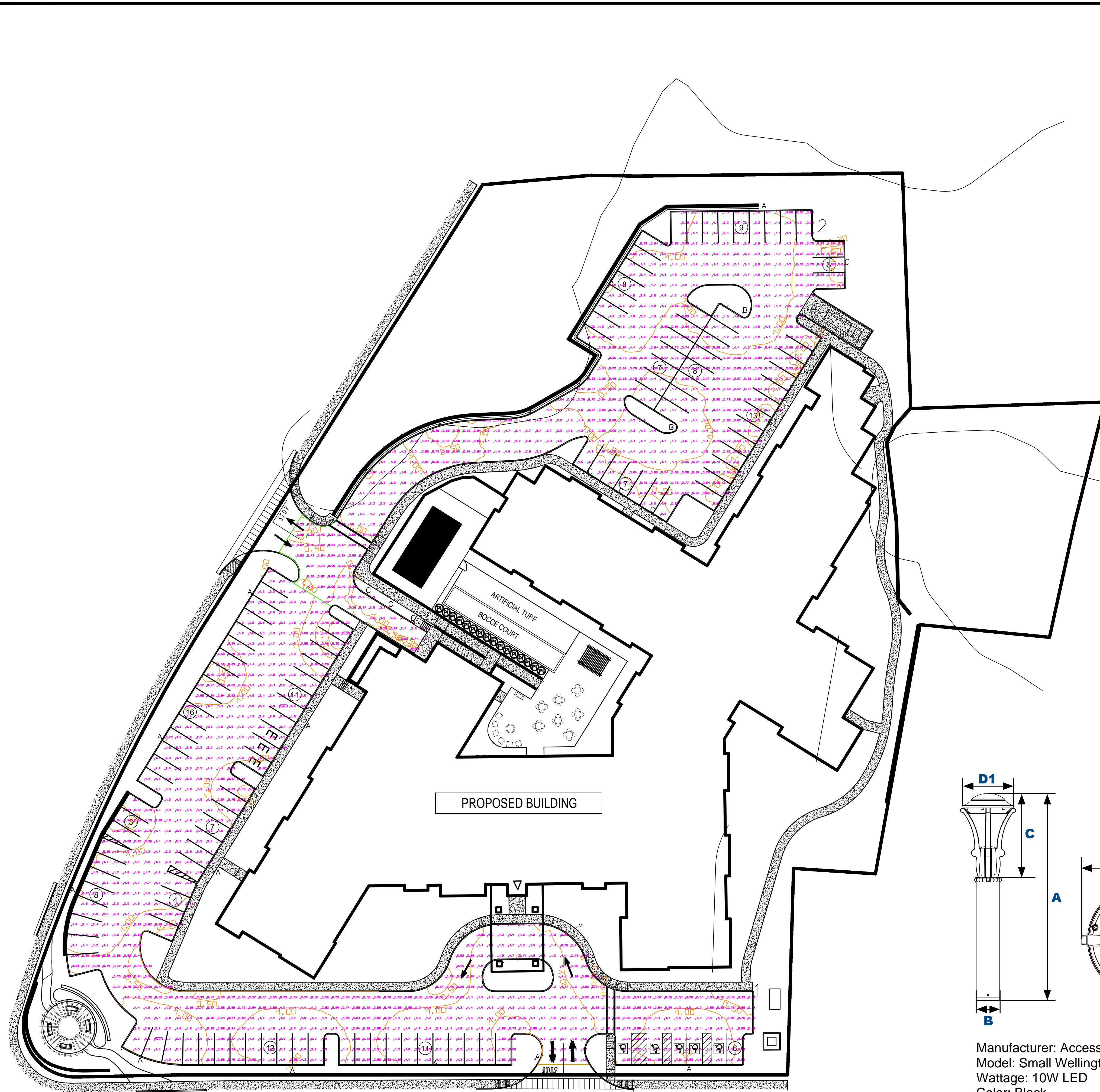
Project  
**CORNERSTONE AT WEYMOUTH**

Prepared for  
**ELKSY DEVELOPMENT LLC**  
#180 CANTON AVENUE  
MILTON, MA 02186

Drawing Title  
**LANDSCAPE PLAN**

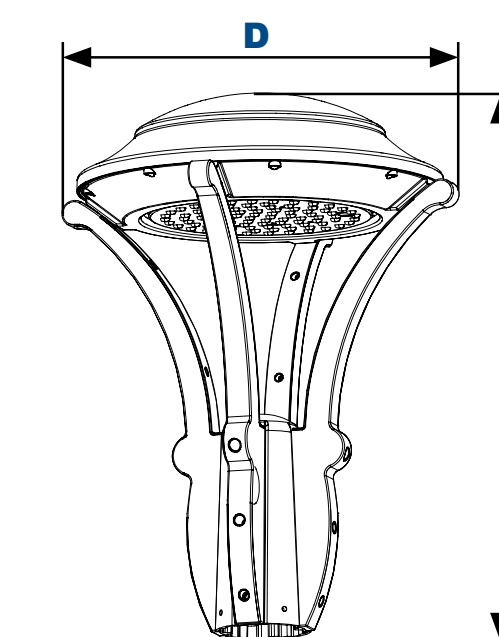
Project No.	Drawing No.
Date 07-01-2022	<b>LA-1</b>
Scale 1" = 30'	
Drawn By JLL	
Approved By JLL	





Luminaire List								
Index	Manufacturer	Article name	Item number	Luminous flux	Light loss factor	Connected load	Quantity	Mounting Height
A	Access Fixtures	WM21Q WITH ONE 65W LED ARRAY, TYPE IV, CLEAR LENS	WM21QD1X65U3KC	7005 lm	0.80	71.3 W	14	15'-0"
B	Access Fixtures	WM21Q WITH ONE 65W LED ARRAY, TYPE V, CLEAR LENS	WM21QF1X65U3KC	7111 lm	0.80	71.3 W	3	15'-0"
C	Access Fixtures	WMB12QF WITH ONE 10W LED ARRAY, TYPE V, CLEAR LENS	WMB12QF1X10U3K	918 lm	0.80	10.3 W	12	3'-6"

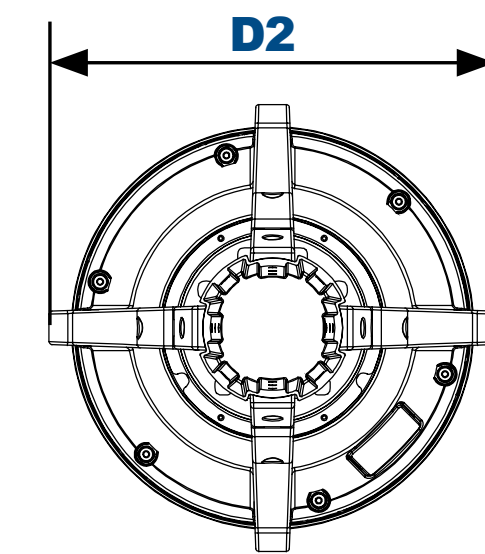
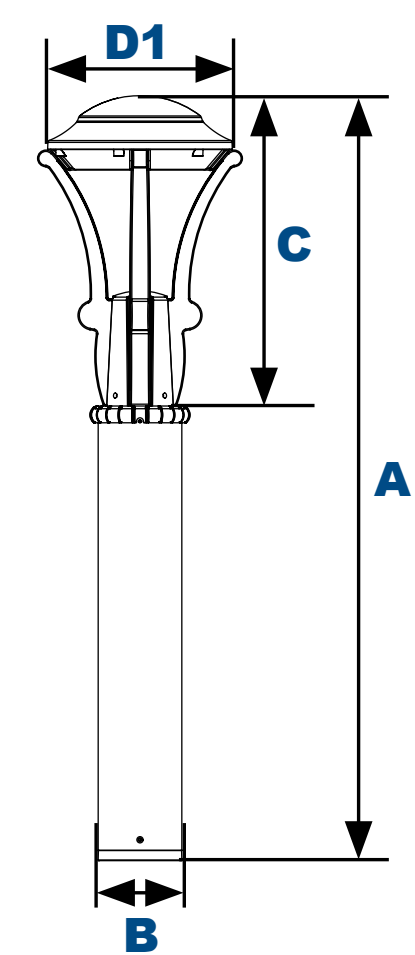
#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	1st Entrance Area	Perpendicular illuminance	0.18 fc	3.99 fc	1.34 fc	7.46	22.23
2	2nd Entrance Area	Perpendicular illuminance	0.10 fc	5.35 fc	1.22 fc	11.63	50.95



**Dimensions**  
**Diameter (D)** 21" (534mm)  
**Height (A)** 27 3/4" (705mm)

Manufacturer: Access Fixtures  
 Model: Wellington Architectural Decorative Post Top  
 Wattage: 65W LED Light Color: 3000K  
 Color: Black  
 Post Height: 15' Material: Aluminum

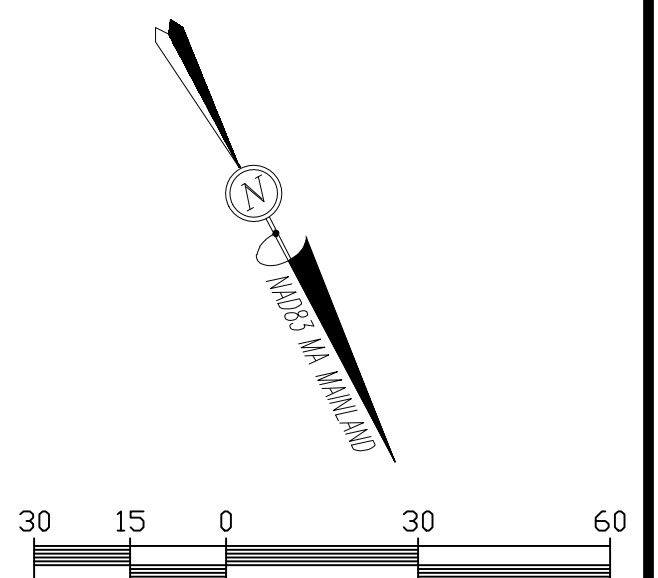
**A and B Fixtures**



**Dimensions**  
**Diameter 1 (D1)** 10 1/2" (264mm)  
**Diameter 2 (D2)** 11 1/2" (294mm)  
**Height 1 (A)** 43" (1093mm)  
**Height 2 (C)** 17 3/8" (441mm)  
**Base (B)** 4 3/4" (120mm)

Manufacturer: Access Fixtures  
 Model: Small Wellington Bollard  
 Wattage: 10W LED  
 Color: Black

**Bollard Light Fixtures**



Date	Description	No.
Revisions		

**LONGSTONE GARDENS**  
 1905 MILLERSVILLE PIKE LANCASTER, PA 17603  
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Project  
**CORNERSTONE AT WEYMOUTH**

Prepared for  
**ELKSY DEVELOPMENT LLC**  
 #180 CANTON AVENUE  
 MILTON, MA 02186

Drawing Title  
**LIGHTING PLAN**

Project No.	Drawing No.
Date 07-01-2022	<b>LA-2</b>
Scale 1" = 30'	
Drawn By JLL	
Approved By JLL	