

LOCUS MAP
Not to Scale

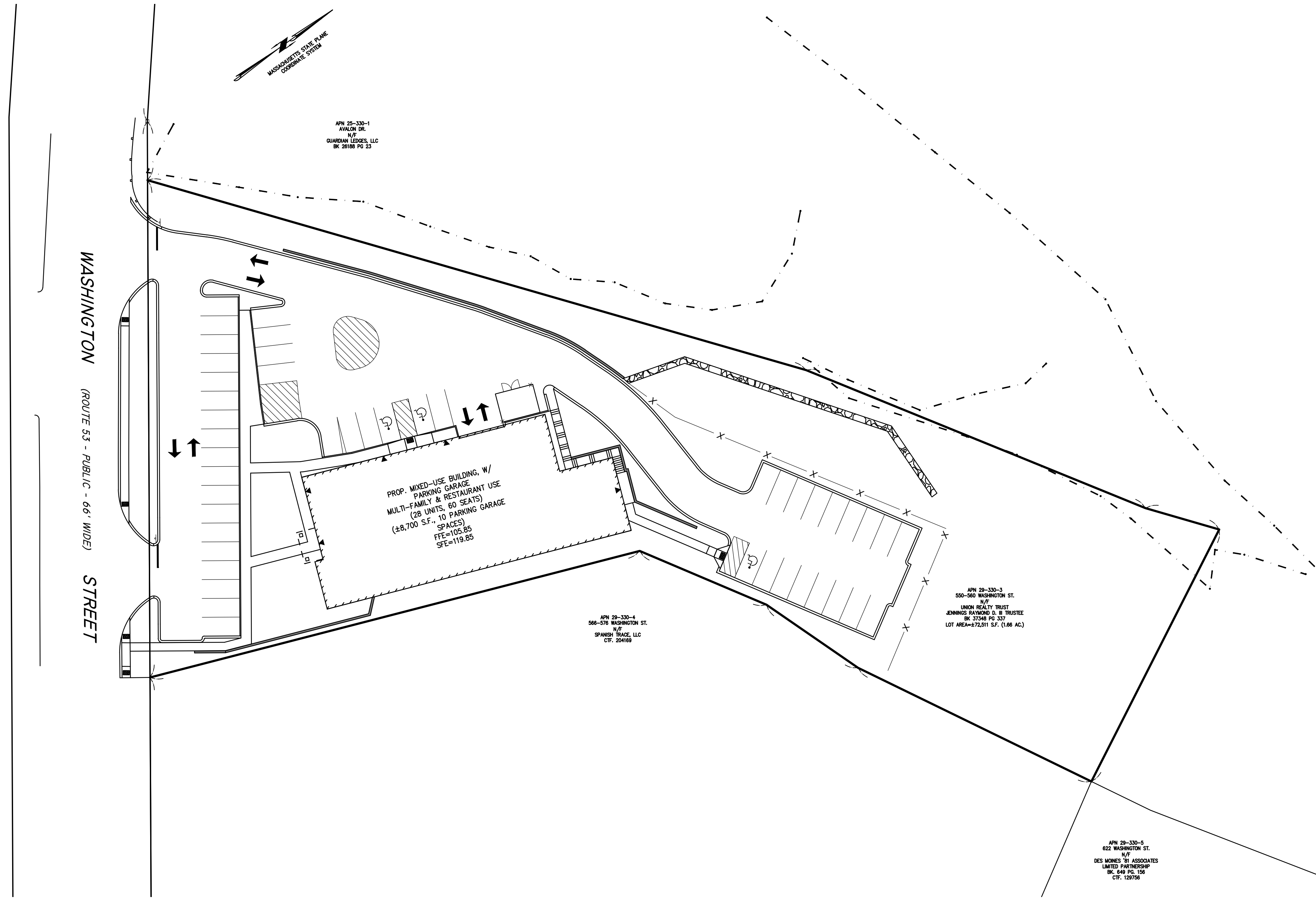
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Owner/Applicant:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

Engineer/Surveyor:
MCKENZIE ENGINEERING GROUP, INC.
150 LONGWATER DRIVE
SUITE 101
NORWELL, MASSACHUSETTS 02061

SITE DEVELOPMENT PLAN 550-560 WASHINGTON STREET (APN 29-330-3) IN WEYMOUTH, MASSACHUSETTS



ISSUE DATE: MARCH 24, 2023
REVISED: MAY 24, 2023

REV	DATE	DESCRIPTION	BY	APP
1	4/20/23	TOWN REVIEW	ESS	BCM
2	5/24/23	SITE LAYOUT	ESS	BCM



SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS



OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 24, 2023
SCALE: 1" = 30'
PROJECT NO.: 221-187
DWG. TITLE:

COVER SHEET

DWG. NO.: CS-1

PERMIT PLAN SET

ABBREVIATIONS

ABAN	ABANDONED
ACR	ASBESTOS CEMENT PIPE
ADJ	ACCESSIBLE CURB RAMP
APPROX	ADJUST
ASPH	APPROXIMATE ASPHALT
ACOMP	ASPHALT COATED CORRUGATED METAL PIPE
B	BOLLARD
BD	BOUND
BLDG	BUILDING
BIT CONC	BITUMINOUS CONCRETE
BM	BENCHMARK
BS	BOTTOM OF SLOPE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
C&C	CUT AND CAPPED
CB/DH	CONC. BOUND/DRILL HOLE
CB/EPLP	CB/ESCUTCHEON
CCB	CAPE COD BERM
CIP	CAST IRON PIPE
CIT	CHANGE IN TYPE
C	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
COND	CONDUIT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
CS	COMBINED SEWER
CSMH	COMBINED SEWER MANHOLE
CULV	CULVERT
Δ	DELTA ANGLE
D	DRAIN
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
E	ELECTRIC
ECC	EXTRUDED CONCRETE CURB
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
E/T/C	ELECTRIC, TELEPHONE, & CABLE TV
EW	END WALL
EXIST	EXISTING
FAB	FIRE ALARM BOX
FES	FLARED END SECTION
FND	FOUND
FND	FOUNDATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
GD	GROUND
GG	GAS GATE
GIP	GALVANIZED IRON PIPE
GP	GUARD POST
GS	GAS SERVICE
GR	GUARD RAIL
GRAN.	GRANITE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HOR	HORIZONTAL
HP	HIGH PRESSURE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT
I.P.	IRON PIN
I.R.	IRON ROD
L	LEAD
LSA	LANDSCAPED AREA
LP	LIGHT POLE
MAX	MAXIMUM
MC	METAL COVER
MCC	MONOLITHIC CONCRETE CURB
MH	MANHOLE
MHB	MASS. HIGHWAY BOUND
MIN	MINIMUM
MLP	METAL LIGHT POLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PB	PULL BOX
PE	POLYETHYLENE PIPE
P	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PWW	PAVED WATER WAY
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
REMOD	REMODEL
RET	RETAIN
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SEWER
SB	STONE BOUND
SB/DH	STONE BOUND/DRILL HOLE
SGE	SLOPED GRANITE EDGING
SMH	SEWER MANHOLE
STA	STATION
SS	SEWER SERVICE
STL	STEEL
SW	SIDEWALK
T	TELEPHONE
TCB	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT
TMH	TELEPHONE MANHOLE
T	TREE
TRANS	TRANSFORMER
TS	TOP OF SLOPE
TSV	TAPPING SLEEVE, VALVE AND BOX
TYP	TYPICAL
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB
W	WATER MAIN
WG	WATER GATE

LEGEND

Existing	Proposed	Description
x 100.50	+ 100.50	SPOT ELEVATIONS
100.50	100.50	TOP & BOTTOM ELEVATIONS
100.00	100.00	
100.50	100.50	SPOT ELEVATIONS WITH LEADER
		HYDRANT
		WATER GATE VALVE
		WELL
		GAS GATE
		ELECTRIC HANDHOLE
		LIGHT POLE
		UTILITY POLE
		GUY POLE
		GUY ANCHOR
		DRAIN MANHOLE
		SEWER MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		TEST PIT
		BORING
		SIGN SINGLE POST
		GRANITE OR CONCRETE BOUND
		WETLAND FLAG
		EXISTING BUILDING
		PROPOSED BUILDING
		MAJOR CONTOUR
		MINOR CONTOUR
		CHAINLINK FENCE
		CABLE TV LINE
		ELECTRIC, TELEPHONE, CABLE TV DUCTBANK
		OVERHEAD ELECTRIC
		NATURAL GAS LINE
		SANITARY SEWER MAIN
		DRAIN PIPE
		TELEPHONE LINE
		WATER MAIN
		FIRE PROTECTION LINE
		RETAINING WALL
		TREELINE
		HAYBALE & SILT FENCE
		LIMIT BORDERING VEGETATED WETLAND RESOURCE(1)
		100' WETLAND BUFFER ZONE

GENERAL NOTES

SURVEY NOTES:

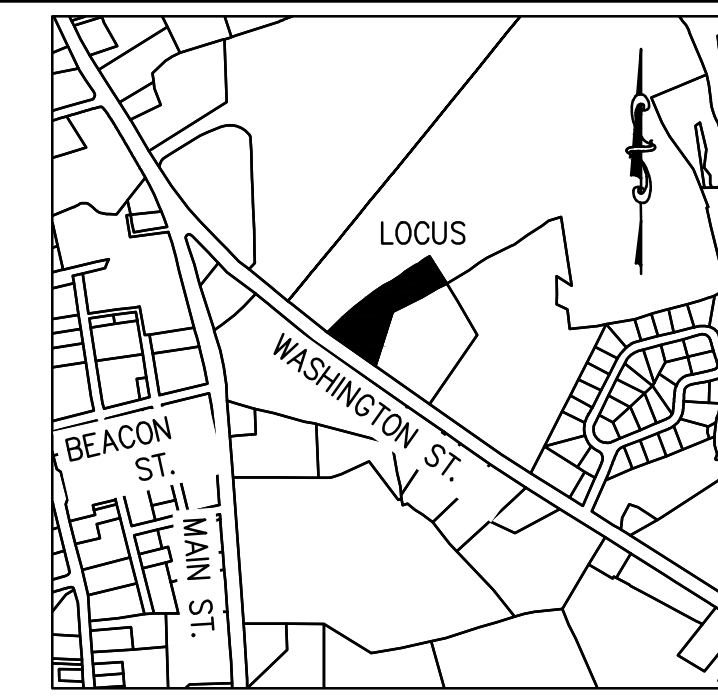
- LOCUS IS SHOWN AS PARCEL NUMBER 29-330-3 ON THE TOWN OF WEYMOUTH ASSESSORS MAPS.
- DEED TO LOCUS IS RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AT BOOK 37348, PAGE 337.
- OWNER: N/F RAYMOND D. JENNINGS III, TRUSTEE OF UNION REALTY TRUST.
- THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER OF 2022, AND UPDATED IN MAY 2023 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- WETLAND RESOURCE AREAS WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON JULY 7, 2021.
- LOCUS IS ZONED LIMITED BUSINESS (B-1)
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD 30'
SIDE YARD 10'
REAR YARD 10'
- LOCUS IS SITUATED IN ZONE X AS SHOWN ON F.I.R.M. No 25021C0229E, EFFECTIVE JULY 17, 2012.
- LOCUS IS LOCATED IN THE TOWN OF WEYMOUTH LIMITED BUSINESS (B-1) ZONING DISTRICT AND COMMERCIAL CORRIDOR OVERLAY (CCOD) DISTRICT, WASHINGTON STREET CORRIDOR.
- LOCUS IS NOT LOCATED IN A DEP ZONE 2. LOCUS IS LOCATED IN THE TOWN OF WEYMOUTH WATERSHED PROTECTION DISTRICT.
- UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- PLAN REFERENCES: L.C. PLAN NO. 35395A
L.C. PLAN NO. 29909A
P.L. BK. 391, PLAN NO. 325 OF 1990
LAYOUT PLAN NO. 1640 (1915)

DRAINAGE NOTES:

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, ADDITIONAL SILTATION FENCING AND FILTER FABRIC FOR INSTALLATION AS DIRECTED BY THE TOWN TO MITIGATE ANY EMERGENCY CONDITIONS.
- UPON COMPLETION OF ALL SITE WORK THE CONTRACTOR SHALL INSPECT ALL ON-SITE AND OFF-SITE CATCH BASINS (THAT RECEIVED CATCH BASIN PROTECTION) AND DRAINAGE MANHOLES AND REMOVE ALL SEDIMENT AND DEBRIS THAT HAS ACCUMULATED DURING THE COURSE OF CONSTRUCTION.
- UNSATURATED SOILS AND LEAKS FROM THE SUBSURFACE INFILTRATION SYSTEMS SHALL BE REMOVED PRIOR TO INSTALLATION OF THE SYSTEM. THE BOTTOM OF EXCAVATION SHALL BE INSPECTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF THE SUBSURFACE CHAMBERS.
- SUBSURFACE INFILTRATION SYSTEM SUBSOIL SHALL BE OVEREXCAVATED UNTIL THE NATIVE SAND MATERIALS ARE ENCOUNTERED. THE SUBSURFACE INFILTRATION SYSTEM SHALL BE PLACED OVER IMPORTED SAND CONFORMING WITH THE REQUIREMENTS OF THE MASSACHUSETTS SANITARY CODE (TITLE V) AS NEEDED.

UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE WEYMOUTH DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR SHALL EXCAVATE THE TEST PITS PRIOR TO INSTALLING THE DOMESTIC WATER SERVICE TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
- ALL WATER AND FIRE SERVICES SHALL BE INSTALLED WITH 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
- THE DOMESTIC WATER AND FIRE SERVICES SHALL BE CEMENT LINED DUCTILE IRON (C.L.D.I.) AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED TAPPING SLEEVE, GATE VALVE AND BOX.
- ALL WATER SERVICE APPURTENANCES, MATERIALS, METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
- THE DOMESTIC WATER SERVICE SHALL BE ADEQUATELY PROTECTED AGAINST BACKFLOW (BACKFLOW PREVENTION) AT THE BUILDING.
- AFTER PRESSURE TESTING AND CHLORINATION IS COMPLETED, SAMPLES SHALL BE TAKEN FROM THE DOMESTIC WATER SERVICE AND SHALL BE TESTED AT 200 PSI FOR A MINIMUM OF 2 HOURS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WEYMOUTH WATER DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE TESTING.
- THE DOMESTIC WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. A MINIMUM OF 2 SEPARATE WATER SAMPLES SHALL BE TESTED AT A STATE CERTIFIED LABORATORY.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER SERVICES AND WATER SERVICE. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER SERVICE THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER SERVICE. ALL OTHER UTILITIES REQUIRE MINIMUM 5' SEPARATION FROM OTHER UTILITIES.
- ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- THE LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE AND COMMUNICATION (E.T.C.) SERVICES ARE APPROXIMATE. THE PROJECT ELECTRICAL ENGINEER SHALL VERIFY THESE LOCATIONS PRIOR TO THE START OF CONSTRUCTION. COORDINATE ALL E.T.C. WORK WITH THE APPROPRIATE UTILITY COMPANIES.
- THE PROPOSED GAS SERVICE LOCATION IS APPROXIMATE ONLY. THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE INSTALLATION WITH THE MUNICIPAL GAS COMPANY.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH WEYMOUTH DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- ALL EXISTING UTILITIES WITHIN THE SITE ARE TO BE REMOVED UNLESS OTHERWISE STATED TO REMAIN.
- IF DURING THE CONSTRUCTION PROCESS THE NEED FOR EXCAVATION DEWATERING ARISES, A DEWATERING FILTER PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE STORMWATER MANAGEMENT AND ENGINEERING PRACTICES.



LOCUS MAP
Not to Scale

REV	DATE	DESCRIPTION	BY	APP
1	4/20/23	TOWN REVIEW	ESS	BCM
2	5/24/23	SITE LAYOUT	ESS	BCM

MG
MCKENZIE
ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

PROFESSIONAL ENGINEER:

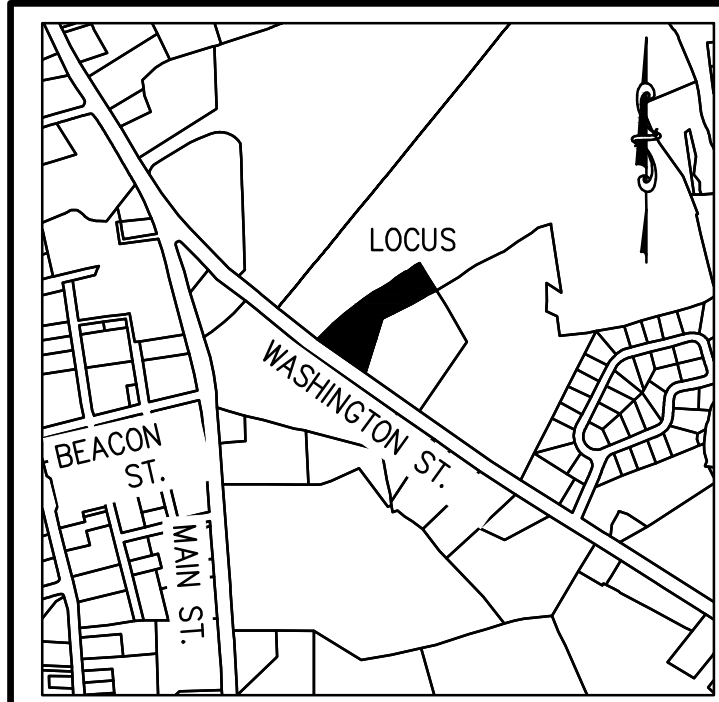
BRADLEY C. MCKENZIE
38817
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 24, 2023
SCALE:	
PROJECT NO.:	221-187
DWG. TITLE:	

**LEGEND,
ABBREVIATIONS
& GENERAL
NOTES**

DWG. NO. **L-1**



LOCUS MAP
Not to Scale

LAND USAGE TABLES

WEYMOUTH ZBL: TABLE 1 - SCHEDULE OF DISTRICT REGULATIONS
ARTICLE VIIB: COMMERCIAL CORRIDOR OVERLAY DISTRICT (WASHINGTON ST. CORRIDOR)

CRITERIA	LIMITED BUSINESS (B-1) ZONING DISTRICT COMMERCIAL CORRIDOR (CCOD) OVERLAY DISTRICT		
	REQUIRED (B-1)	REQUIRED (CCOD)	PROPOSED
MIN. LOT SIZE	10,000 S.F.	-	72,597 S.F.
MIN. LOT WIDTH	100 FT.	100 FT.	199 FT.
BUILDING HEIGHT	6 STORIES/80 FT. MAX.	3 STORY/45 FT. MIN. 5 STORY/70 FT. MAX.	<5 STORIES
MAX. LOT COVERAGE	50%	75% ⁽³⁾	50.7%
MIN. FRONT YARD DEPTH	30 FT.	25 FT. MIN. ⁽¹⁾ 70 FT. MIN. ⁽²⁾	70.4 FT.
MIN. SIDE YARD DEPTH	10 FT.	10 FT.	10.5 FT.
MIN. REAR YARD DEPTH	10 FT.	15 FT.	250.3 FT.
FLOOR AREA RATIO	-	1.00	0.29
OPEN SPACE	-	15%	49.3%

TABLE NOTES

- SEC. 120-25.17.B: THE MINIMUM FRONT YARD SETBACK SHALL INCLUDE A MINIMUM 5 FT. LANDSCAPED AREA ALONG THE FRONTAGE.
- SEC. 120-25.17.B: WHEN A SETBACK AVERAGING LESS THAN 70 FT. IS PROPOSED, THE HEIGHT OF THE BUILDING WILL BE LIMITED TO 2 STORIES AND 35 FT. FROM THE FRONT OF THE BUILDING TO THE 70 FT. SETBACK LINE. WHEN THE FRONT SETBACK IS USED FOR PARKING, A MIN. 70 FT. WILL BE PROVIDED TO ALLOW FOR A MIN. 5 FT. LANDSCAPED AREA ALONG THE FRONTAGE, A ROW OF PARKING, AND A TRAVEL AISLE.
- SEC. 120-25.19: MAXIMUM BUILDING COVERAGE OF 60% SHALL APPLY AND ONLY 75% OF THE SITE SHALL BE IMPERVIOUS.

ZBL 120-25.20(A) REQUIRED PARKING & 120-74(D) MINIMUM REQUIRED SPACES

COMPONENT	MINIMUM SPACES	MAXIMUM SPACES	REQUIRED (MIN.)	REQUIRED (MAX.)
STUDIOS & ONE BEDROOM DWELLING UNITS 28 TOTAL UNITS	1.25 PER UNIT	1.5 PER UNIT	35 SPACES	42 SPACES
EATING/DRINKING ESTABLISHMENT 3,200 SF 60 SEATS	2 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA OR 1 SPACE PER 3 SEATS	--	20 SPACES	64 SPACES
				PROVIDED
			55 SPACES	106 SPACES
			55 SPACES (45 EXTERIOR) (10 INTERIOR)	

PARKING NOTES:
1. 55 ON-SITE SPACES INCLUDES 3 AAB ACCESSIBLE 9' X 18' WITH 2 - 8' X 18' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 3 (51-75 PARKING SPACES)

ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCF	REINFORCED CONCRETE PIPE
VOC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA

LEGEND

SURVEY SYMBOLS

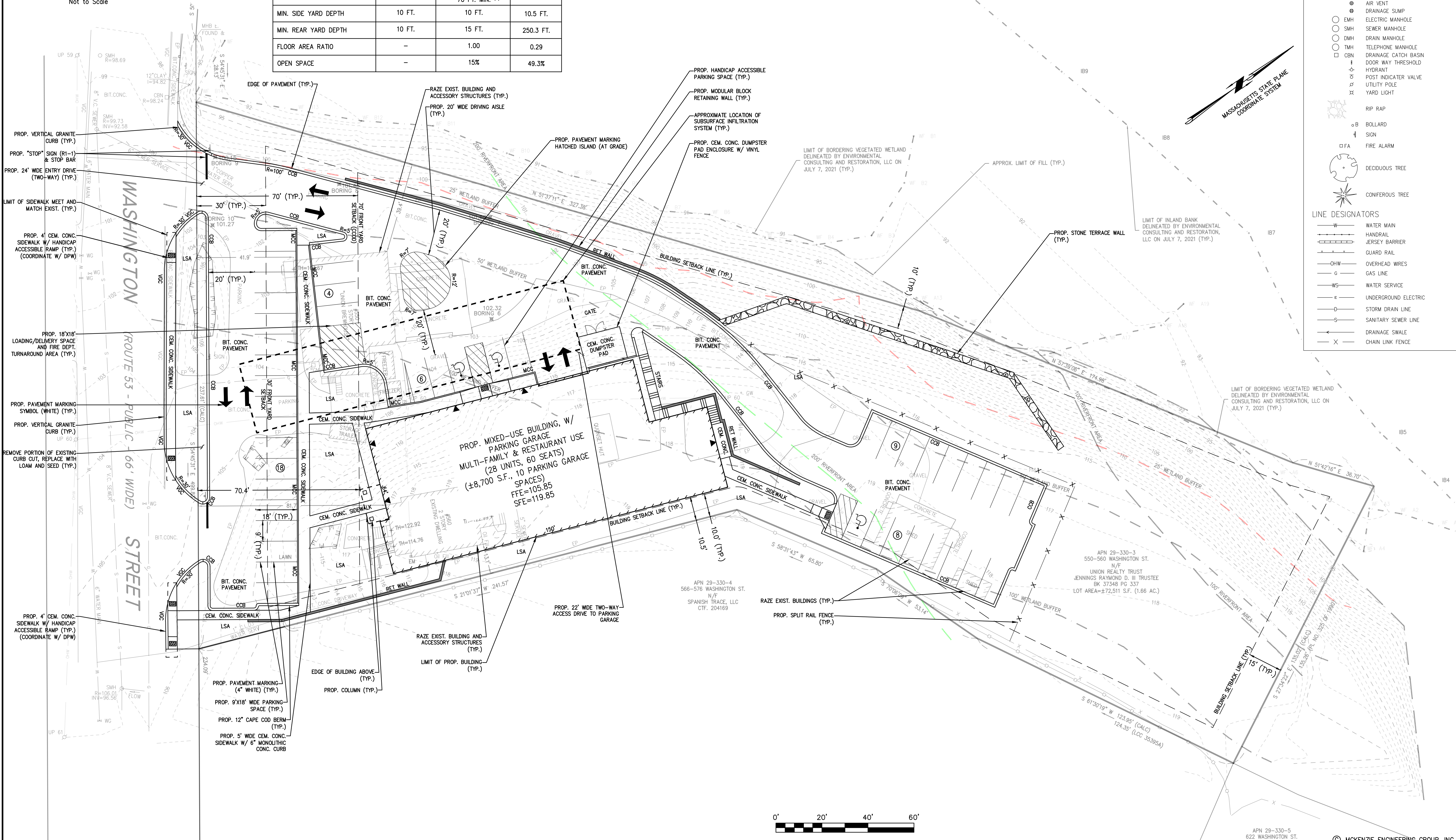
- REBAR
- ∨ ANGLE IRON
- CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- ⊕ CHIMNEY
- ⊗ ELECTRIC HAND HOLE
- ⊙ GUY POLE
- GUY WIRE
- ⊖ HVAC UNIT
- ☀ BUILDING LIGHT W/MAST
- ⊕ BUILDING LIGHT TRANSFORMER
- ⊕ WATER GATE
- ⊕ EXHAUST VENT
- ⊕ AIR VENT
- ⊕ DRAINAGE SUMP
- ⊕ ELECTRIC MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ DRAINAGE CATCH BASIN
- ⊕ DOOR WAY THRESHOLD
- ⊕ HYDRANT
- ⊕ POST INDICATOR VALVE
- ⊕ UTILITY POLE
- ⊕ YARD LIGHT
- ⊕ RIP RAP
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ FA FIRE ALARM
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE

LINE DESIGNATORS

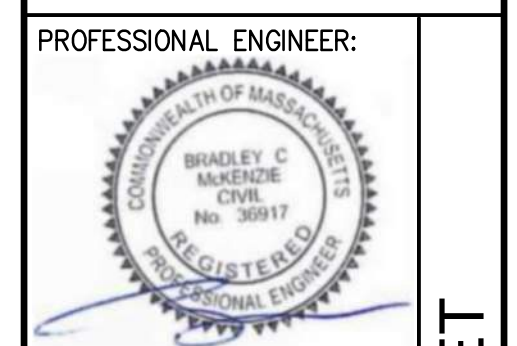
- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- OHW OVERHEAD WIRES
- GAS LINE
- WS WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE



APP	BY	DATE	DESCRIPTION
REV	1	4/20/23	TOWN REVIEW
REV	2	5/24/23	SITE LAYOUT



SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
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WEYMOUTH, MASSACHUSETTS



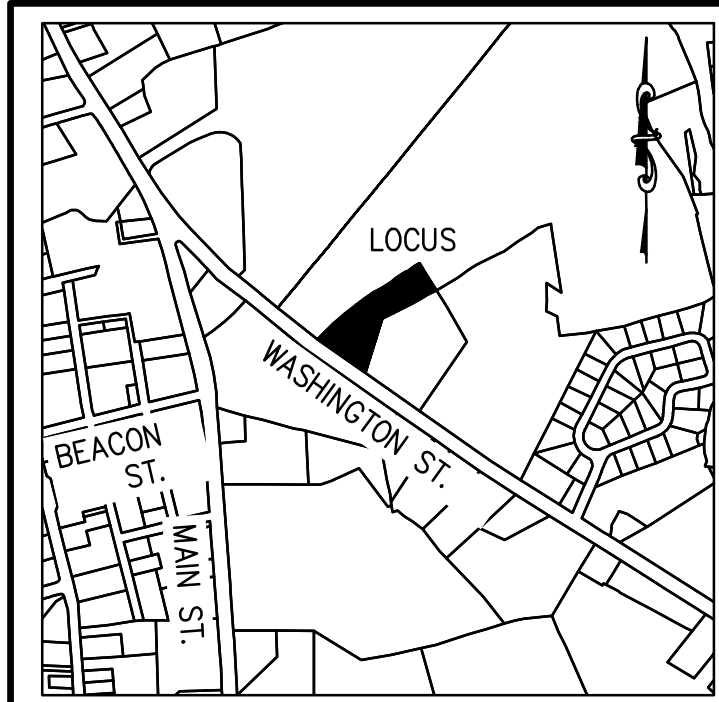
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

SITE LAYOUT PLAN

DWG. NO. C-1





LOCUS MAP
Not to Scale

- DRAINAGE NOTES:**
1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
 2. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, ADDITIONAL SILTATION FENCING AND FILTER FABRIC FOR INSTALLATION AS DIRECTED BY THE TOWN TO MITIGATE ANY EMERGENCY CONDITIONS.
 3. UPON COMPLETION OF ALL SITE WORK THE CONTRACTOR SHALL INSPECT ALL ON-SITE AND OFF-SITE CATCH BASINS (THAT RECEIVED CATCH BASIN PROTECTION) AND DRAINAGE MANHOLES AND REMOVE ALL SEDIMENT AND DEBRIS THAT HAS ACCUMULATED DURING THE COURSE OF CONSTRUCTION.
 4. UNSUITABLE SOILS AND LEDGE LOCATED WITHIN THE LIMITS OF THE SUBSURFACE INFILTRATION SYSTEMS SHALL BE REMOVED PRIOR TO INSTALLATION OF THE SYSTEM. THE BOTTOM OF EXCAVATION SHALL BE INSPECTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF THE SUBSURFACE CHAMBERS.
 5. SUBSURFACE INFILTRATION SYSTEM SUBSOIL SHALL BE OVEREXCAVATED UNTIL THE NATIVE SAND MATERIALS ARE ENCOUNTERED. THE SUBSURFACE INFILTRATION SYSTEM SHALL BE PLACED OVER IMPORTED SAND CONFORMING WITH THE REQUIREMENTS OF THE MASSACHUSETTS SANITARY CODE (TITLE V) AS NEEDED.

RIVERFRONT AREA CALCULATIONS

TOTAL RIVERFRONT AREA = 33,003 S.F.

PREVIOUSLY DEGRADED RIVERFRONT AREA = 4,194 S.F.

TOTAL DEGRADED RIVERFRONT AREA UNDER THIS SUBMISSION = 9,137 S.F.

ALTERATION OF NON-PREVIOUSLY DEGRADED RIVERFRONT AREA = 4,943 S.F.

MITIGATION AREA PROVIDED = 12,580 S.F. (2.55:1)

ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COB BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
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RCF	REINFORCED CONCRETE PIPE
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ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA

LEGEND

SURVEY SYMBOLS

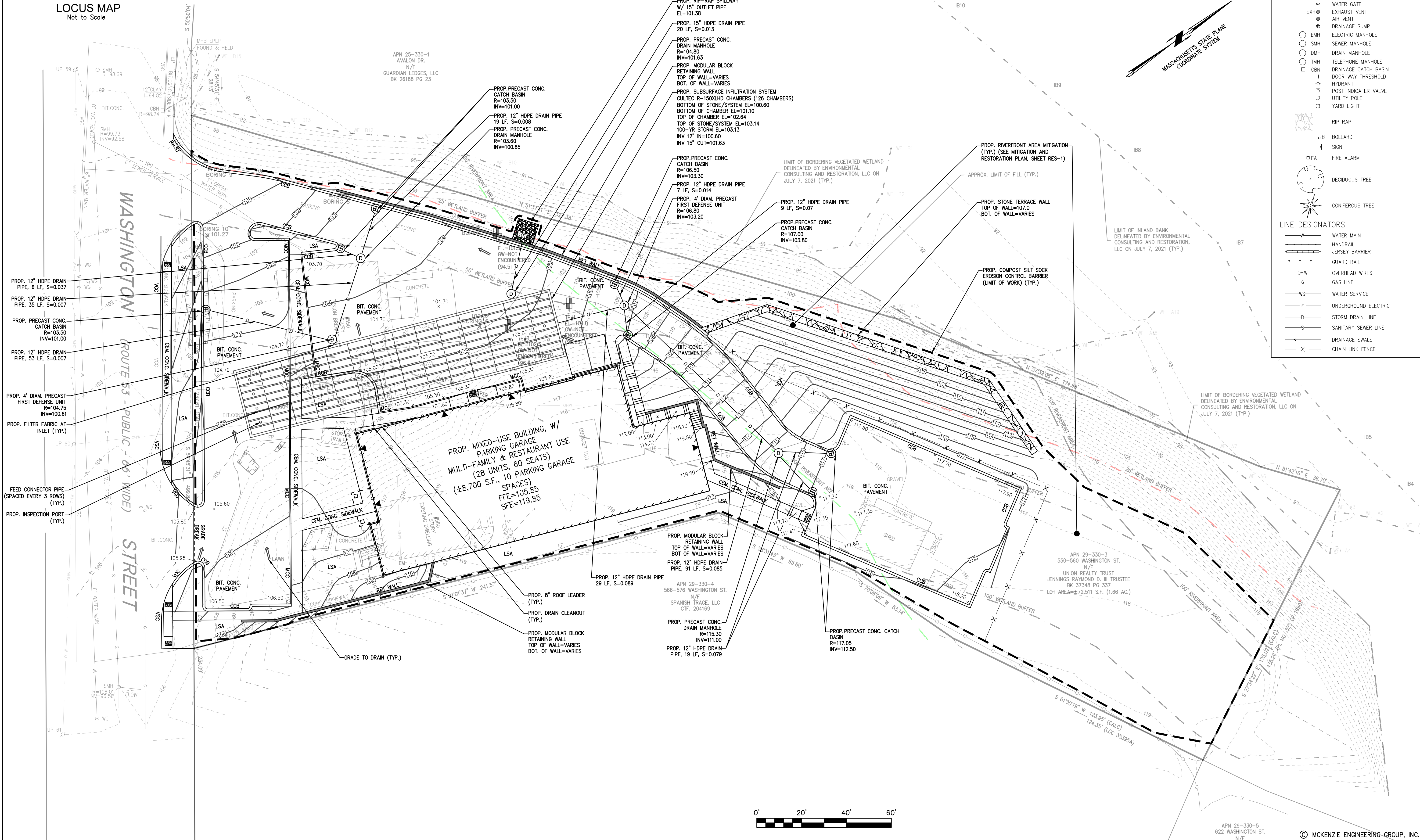
- REBAR
- ∨ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- ⊕ CHIMNEY
- ⊗ ELECTRIC HAND HOLE
- ⊕ GUY POLE
- GUY WIRE
- HVAC UNIT
- ☀ BUILDING LIGHT W/MAST
- ☀ BUILDING LIGHT TRANSFORMER
- ☀ WATER GATE
- ☀ EXHAUST VENT
- ☀ AIR VENT
- ☀ DRAINAGE SUMP
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- CBN DRAINAGE CATCH BASIN
- ⊕ DOOR WAY THRESHOLD
- ⊕ HYDRANT
- ⊕ POST INDICATOR VALVE
- ⊕ UTILITY POLE
- ⊕ YARD LIGHT
- RIP RAP
- B BOLLARD
- ⊕ SIGN
- FA FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- OHW OVERHEAD WIRES
- GAS LINE
- WS WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- X CHAIN LINK FENCE



REV	DATE	DESCRIPTION
1	4/20/23	TOWN REVIEW
2	5/24/23	SITE LAYOUT



SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS

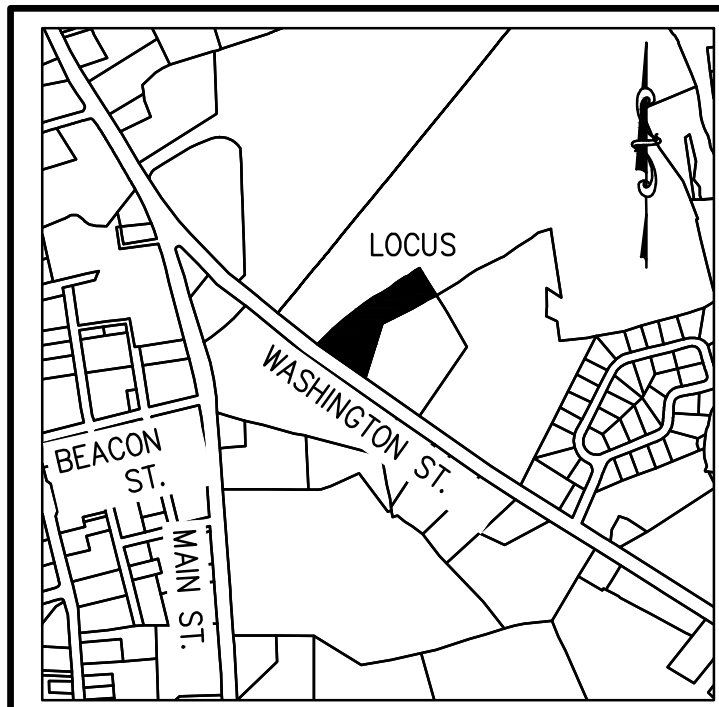


PROFESSIONAL ENGINEER:
BRADLEY C. MCKENZIE
REGISTERED PROFESSIONAL ENGINEER
NO. 3017

OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

PERMIT PLAN SET

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 24, 2023
SCALE: 1"=20'
PROJECT NO.: 222-182
DWG. TITLE: GRADING AND DRAINAGE PLAN
DWG. NO.: C-2



LOCUS MAP
Not to Scale

ABBREVIATIONS

FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCF	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE
LSA	LANDSCAPED AREA

LEGEND

SURVEY SYMBOLS

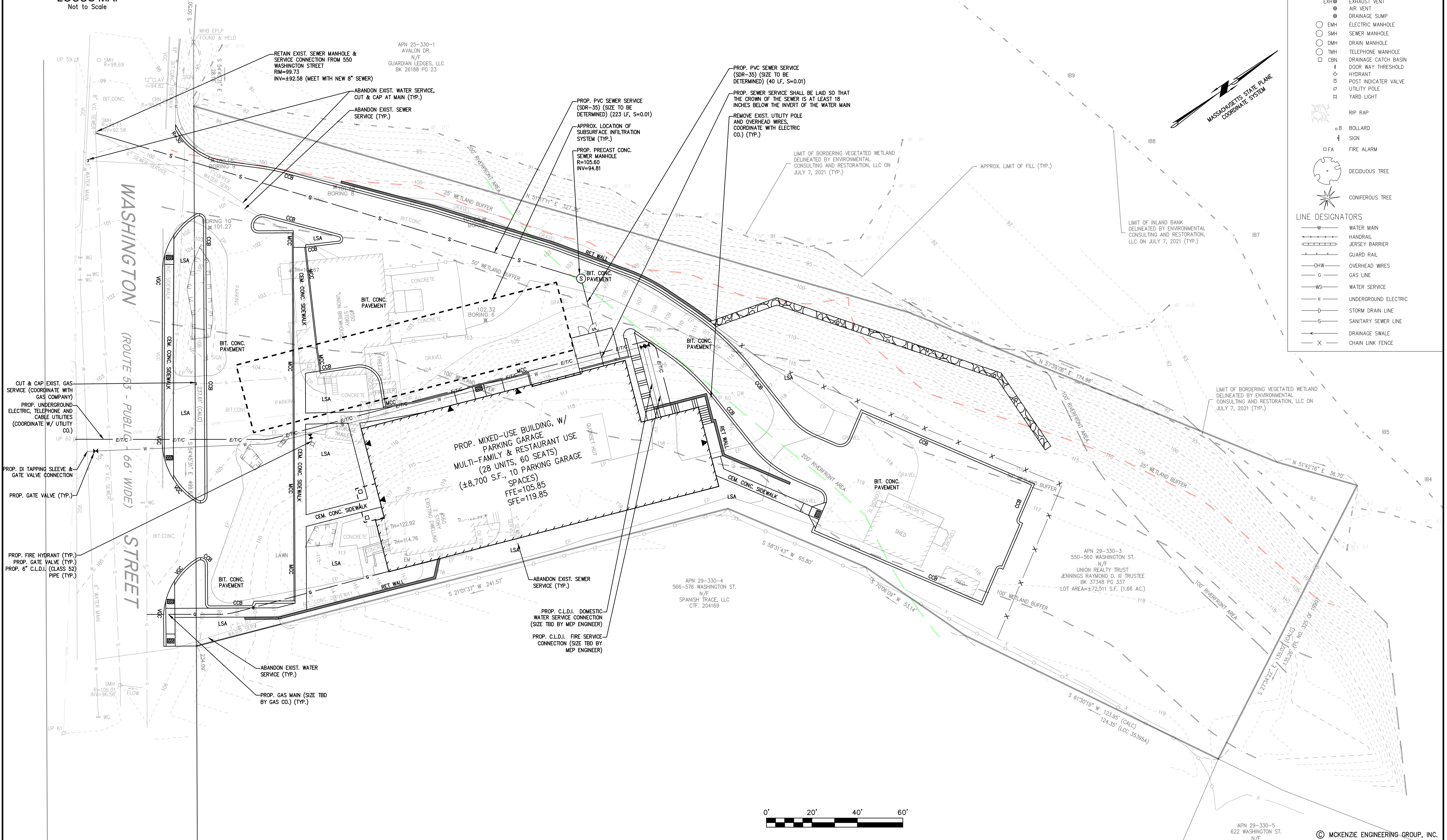
- REBAR
- ∨ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- ⊞ CHIMNEY
- ⊞ ELECTRIC HAND HOLE
- ⊞ GUY POLE
- ⊞ GUY WIRE
- ⊞ HVAC UNIT
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- ⊞ DECIDUOUS TREE
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LINE DESIGNATORS

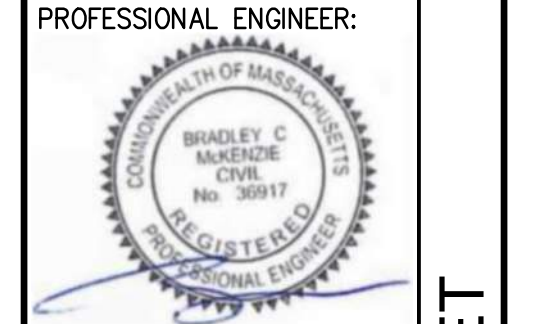
- W WATER MAIN
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- GUARD RAIL
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REV	DATE	DESCRIPTION	BY	APP
1	4/20/23	TOWN REVIEW	ESS	BCM
2	5/24/23	SITE LAYOUT	ESS	BCM



SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

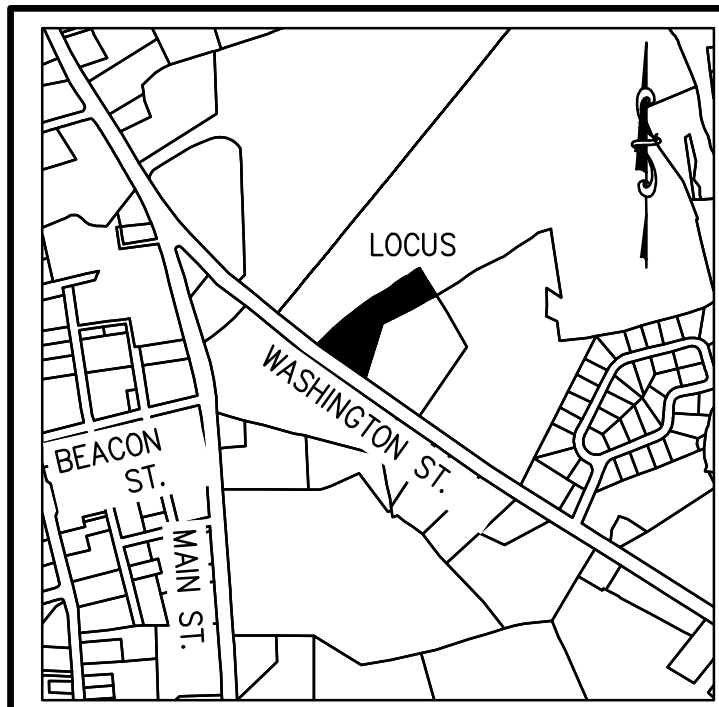


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DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 24, 2023
SCALE:	1"=20'
PROJECT NO.:	222-182
DWG. TITLE:	UTILITY PLAN
DWG. NO.:	C-3

PERMIT PLAN SET





LOCUS MAP
Not to Scale

CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

- STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK, EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASH STATIONS, STOCKPILE AREAS, AND INLET PROTECTION.
- STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
- OPERATOR PERSONNEL AND/OR ITS CONSULTANTS MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT 1 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - WHETHER OR NOT THE BMP WAS INSTALLED/PERFORMED CORRECTLY.
 - WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE BMP SINCE IT WAS INSTALLED OR PERFORMED.
 - WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE BMP.
- THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.
- ALL SLOPES EXCEEDING 15% RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR INCHES OF TOPSOIL AND PLANTED WITH A VEGETATED COVER SUFFICIENT TO PREVENT EROSION.

CONSTRUCTION SEQUENCE

- TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.
- THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILTATION FENCE ON THE SITE PLANS.
 - CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE ROADWAY, PARKING AREAS AND RELATED INFRASTRUCTURE.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS.
 - CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE SUBSURFACE INFILTRATION SYSTEM SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE ROADWAY ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION.
 - INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
 - GRADE ROADWAY AND PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
 - EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
 - PLACE GRAVEL SUBBASE.
 - PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON ROADWAY AND PARKING AREAS.
 - CONSTRUCT BUILDING STRUCTURES AND ASSOCIATED UTILITY CONNECTIONS.
 - GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
 - PLACE THE FINAL WEARING COURSE OF PAVEMENT.
 - COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
 - REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

ABBREVIATIONS

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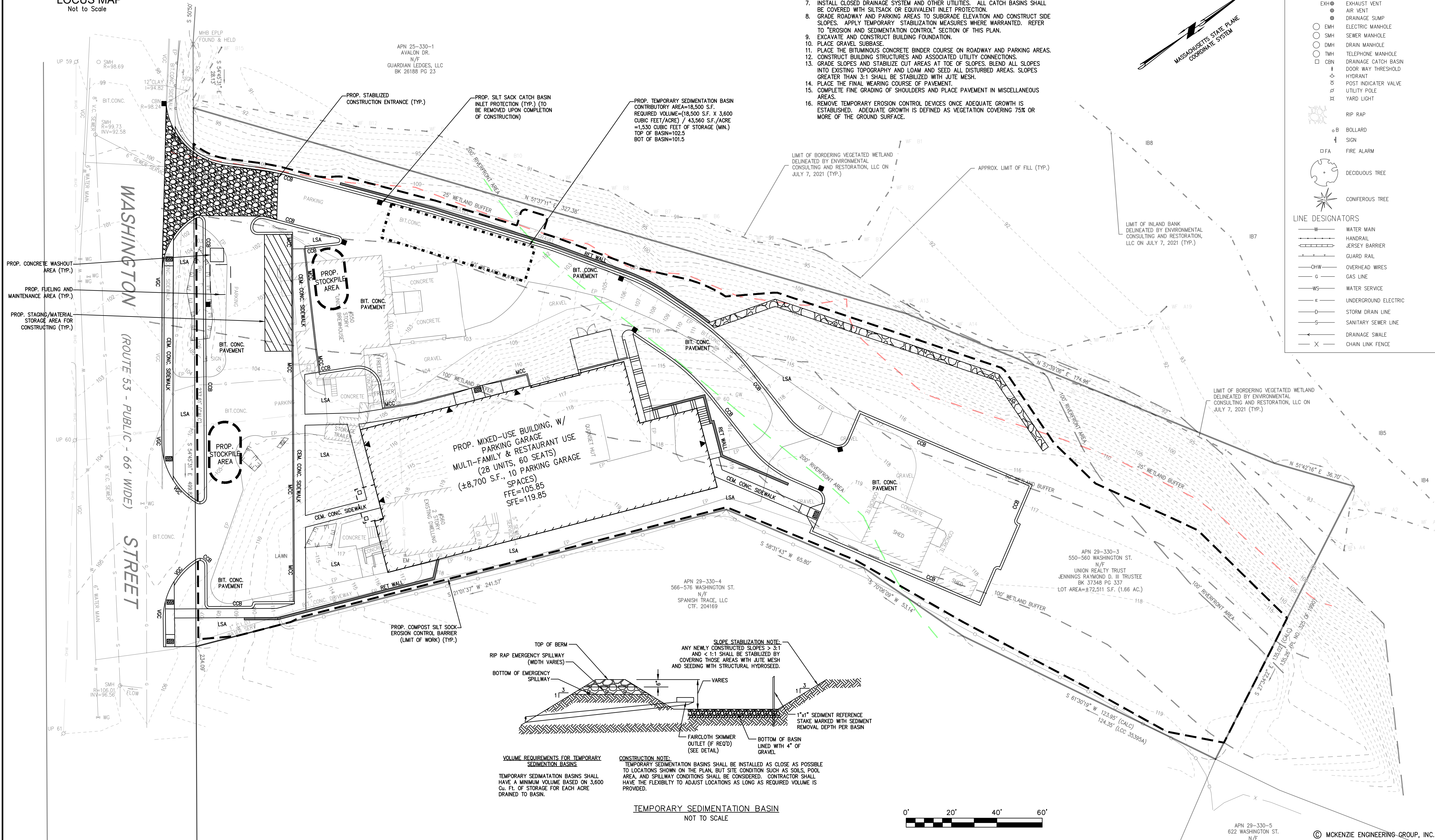
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2	5/24/23	SITE LAYOUT	ESS	BCM

MG
MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

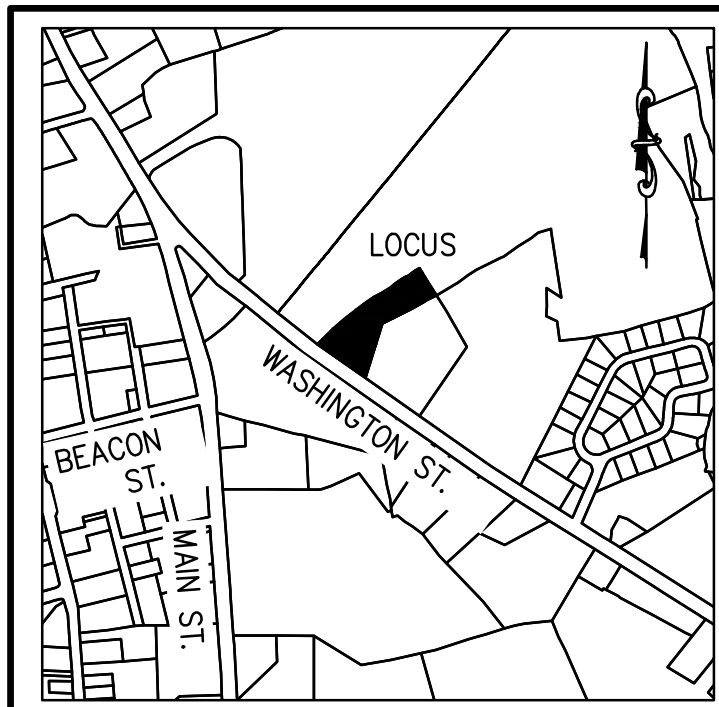
SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

PROFESSIONAL ENGINEER:

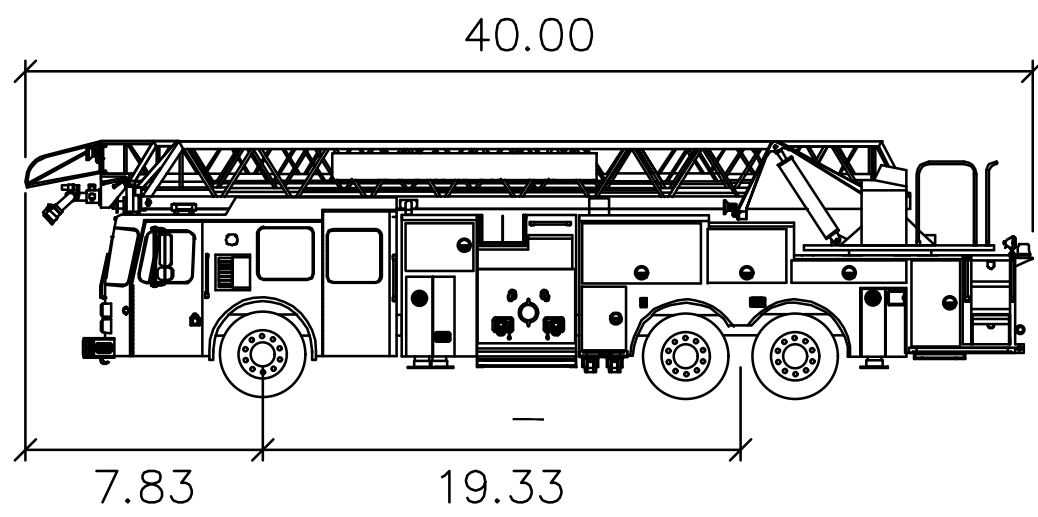
OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 24, 2023
SCALE: 1"=20'
PROJECT NO.: 222-182
DWG. TITLE: **EROSION AND SEDIMENT CONTROL PLAN**
DWG. NO.: **ESC-1**

PERMIT PLAN SET



LOCUS MAP
Not to Scale



Weymouth Ladder 105'

Width : 8.00 feet
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 45.0

NOTE: LIMIT OF BUMPER OVERHANG IS SHOWN IN RED. VEHICLE WHEEL PATH IS SHOWN AS BLACK LINES.

ABBREVIATIONS

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- ⊞ CBN DRAINAGE CATCH BASIN
- ⊞ DWY THRESHOLD
- ⊞ HYDRANT
- ⊞ POST INDICATOR VALVE
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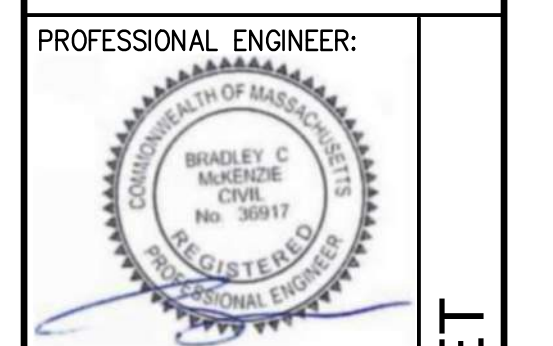
LINE DESIGNATORS

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REV	DATE	DESCRIPTION
1	4/20/23	TOWN REVIEW
2	5/24/23	SITE LAYOUT



SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

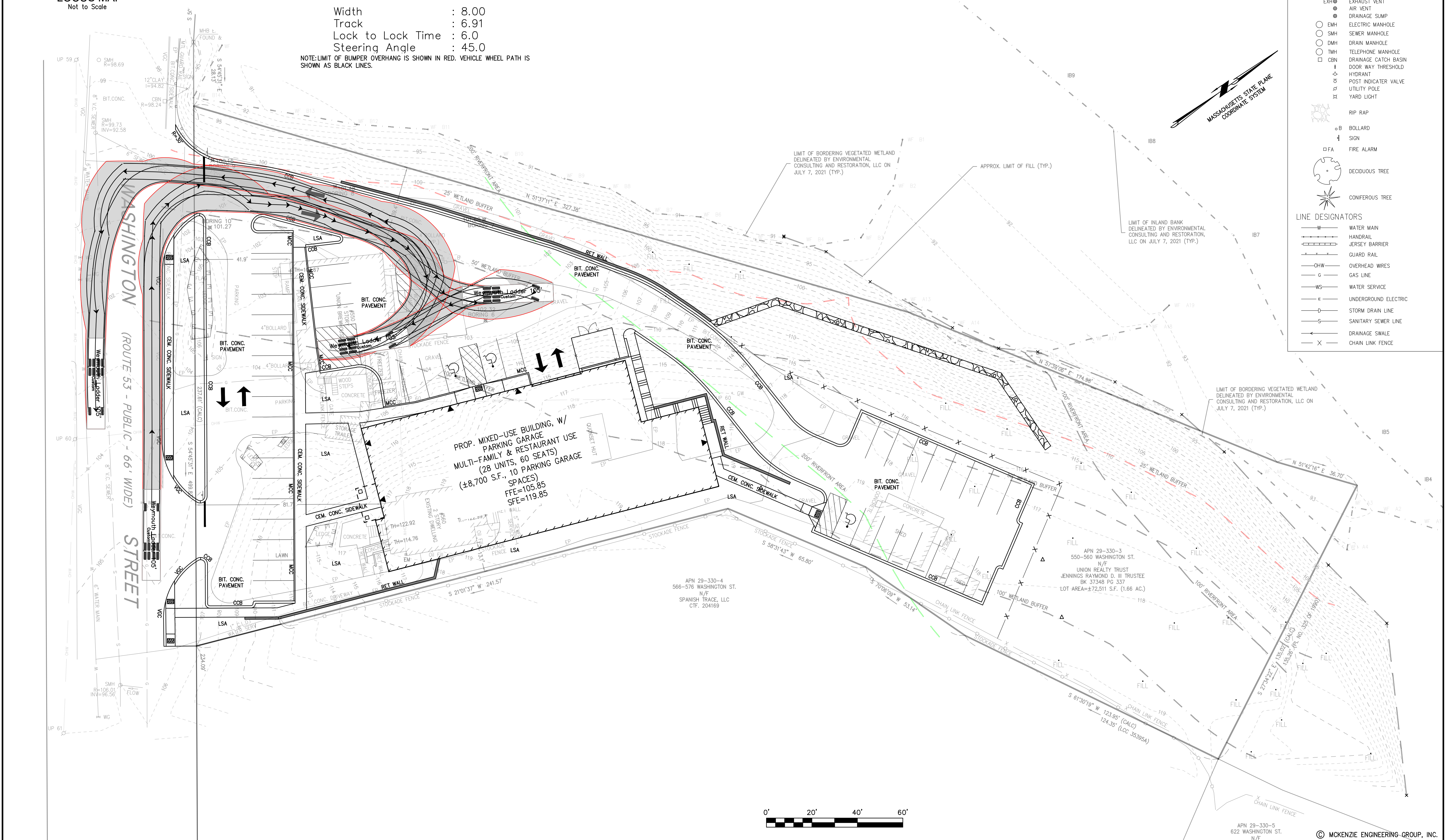


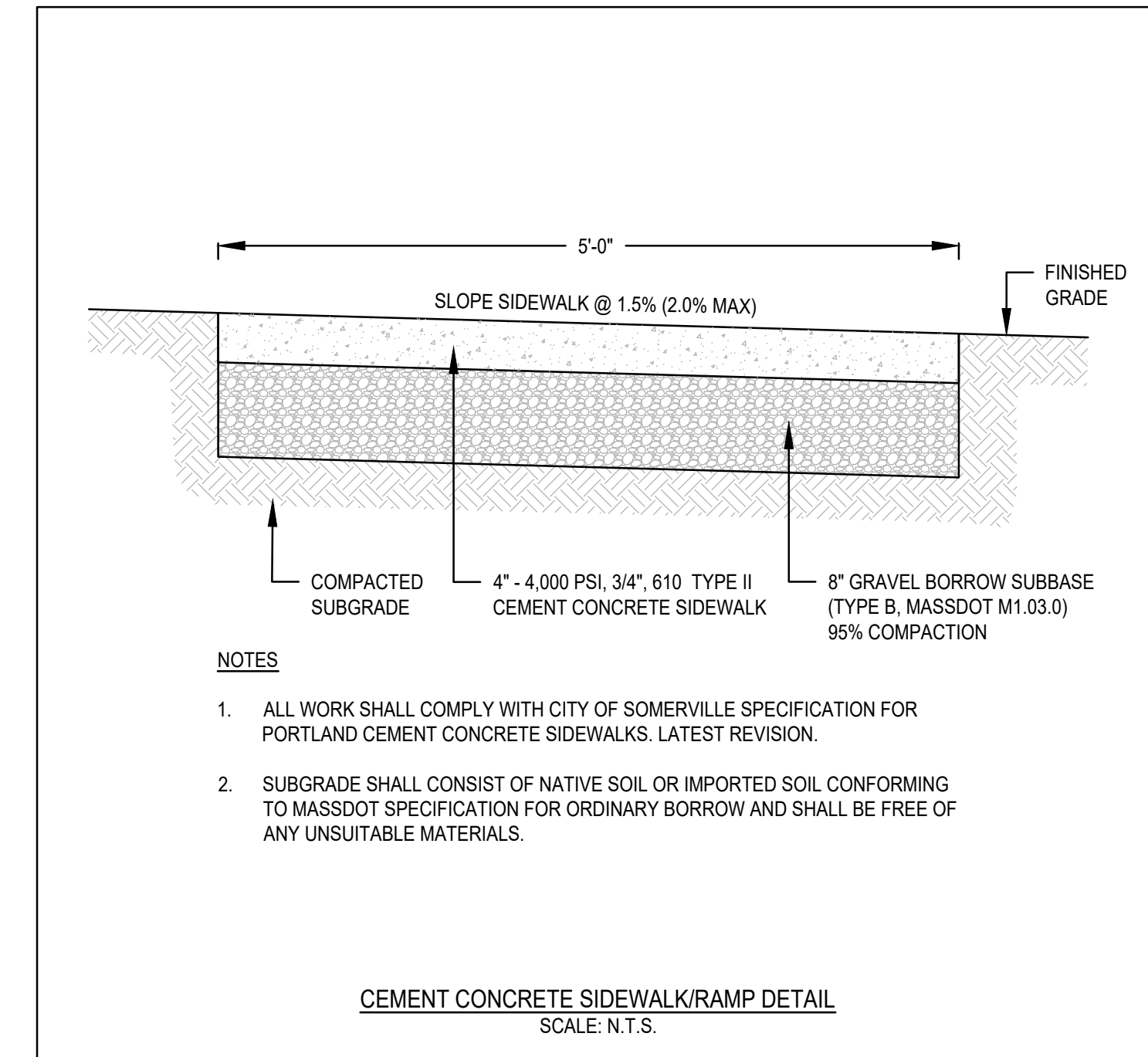
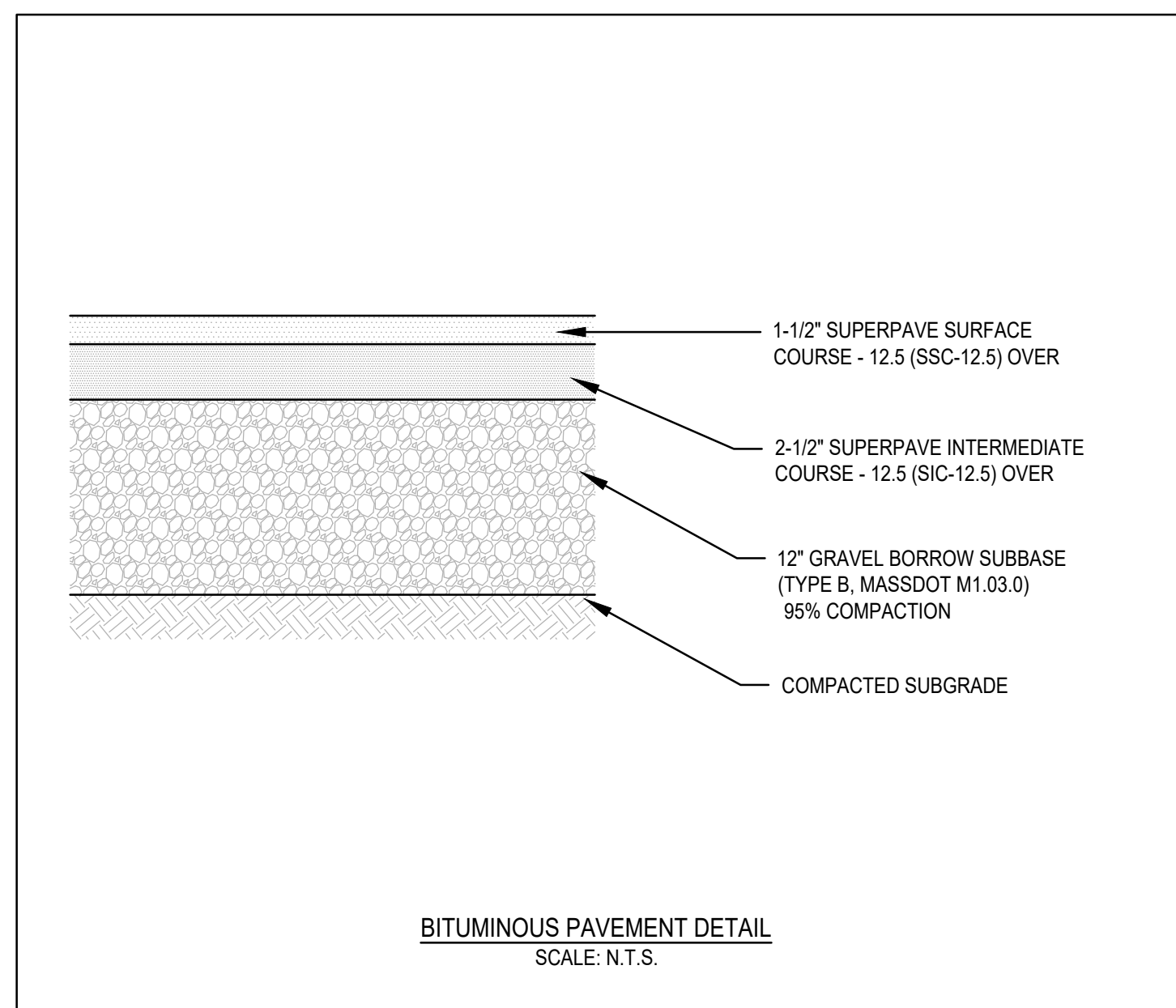
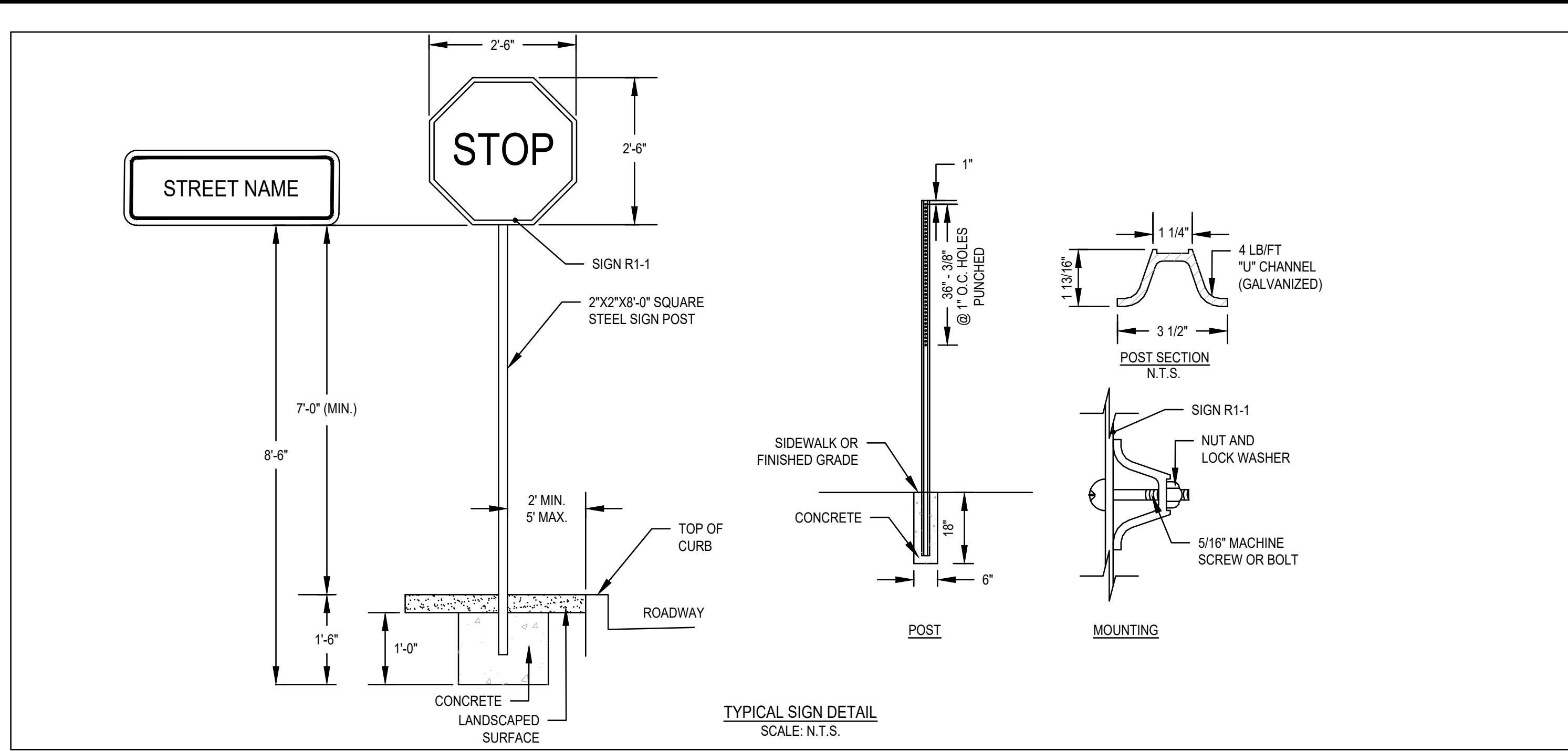
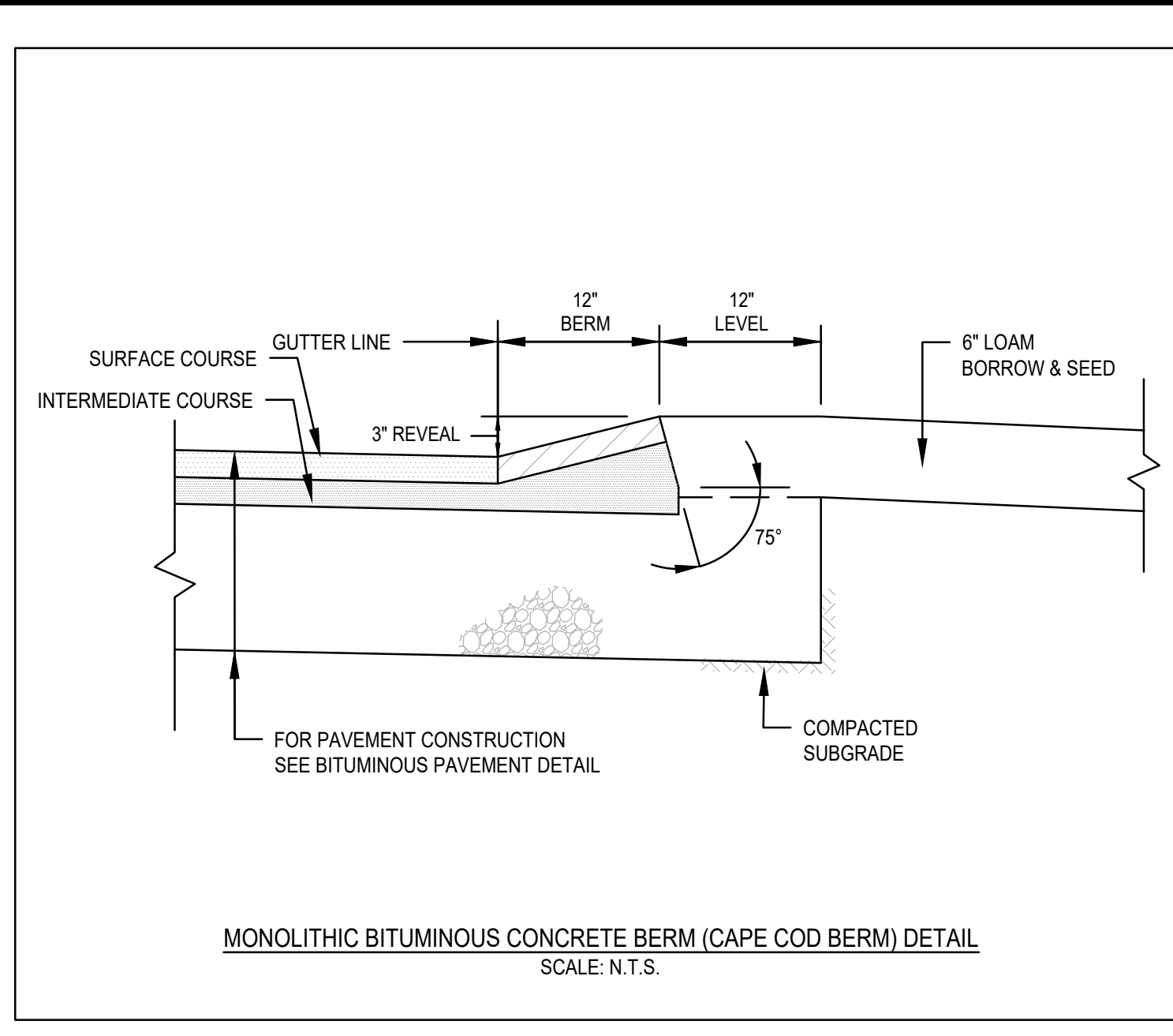
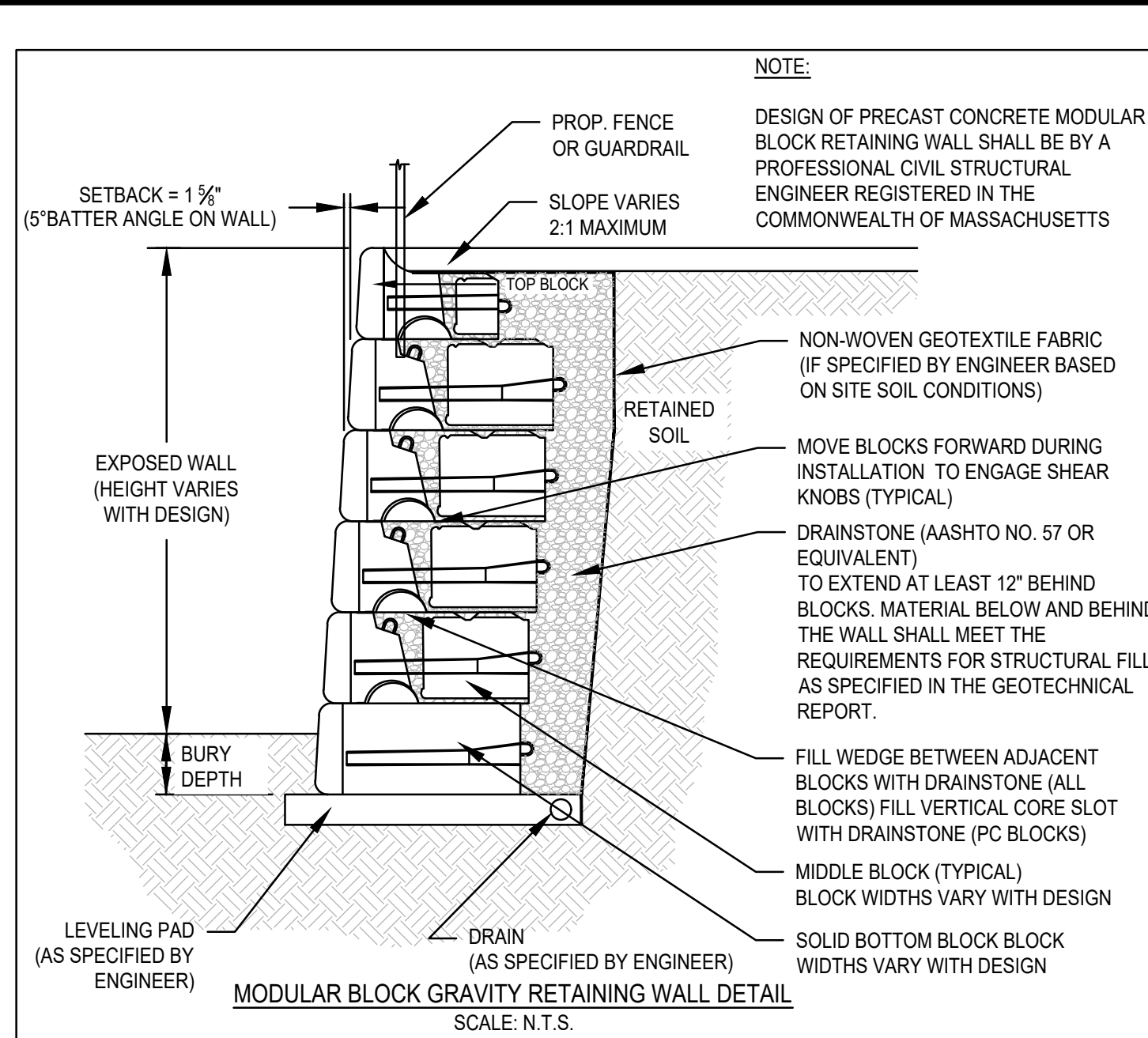
OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 24, 2023
SCALE:	1" = 20'
PROJECT NO.:	222-182
DWG. TITLE:	TRUCK TURNING PLAN

DWG. NO. **T-1**

PERMIT PLAN SET





SEEDING SPECIFICATIONS

SEEDING RECOMMENDATIONS

1. SEEDBED PREPARATION

- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

2. ESTABLISHING A STAND

- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 100 LBS. PER 1000 SQ. FT.
 NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
 PHOSPHATE (P O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 POTASH (K O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.

(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10 FERTILIZER)

- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIVATING OR RAKING.
- C. REFER TO SEEDING RATES AND SEEDING GUIDES FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

3. MULCH

- A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES AS SPECIFIED IN THE "BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN"

4. MAINTENANCE TO ESTABLISH A STAND

- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
- C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

NOTES:

- 1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
- 2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 3/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/4 INCH	100
No. 4	85-100
No. 40	60-85
No. 100	38-60
No. 200	28-40

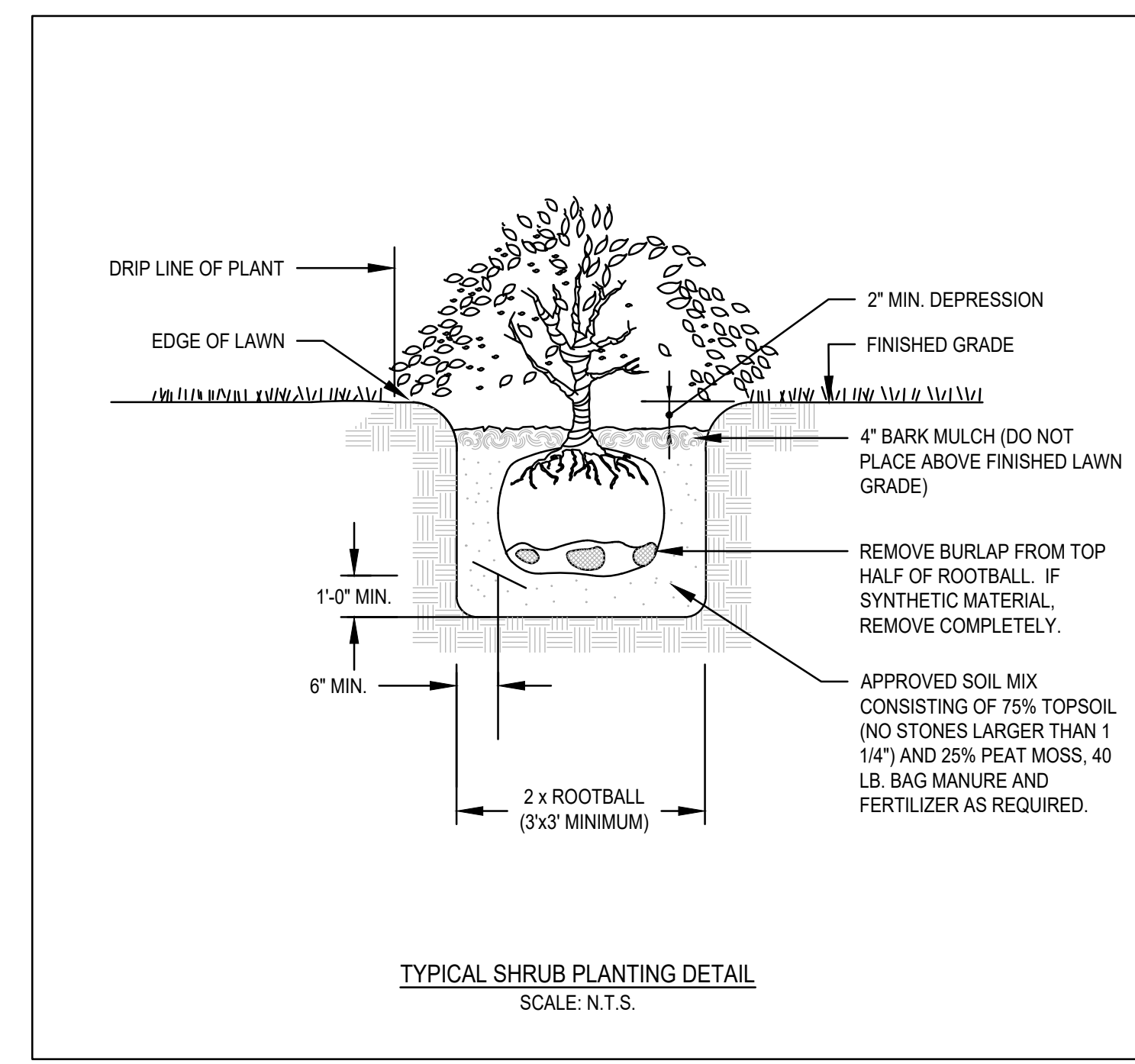
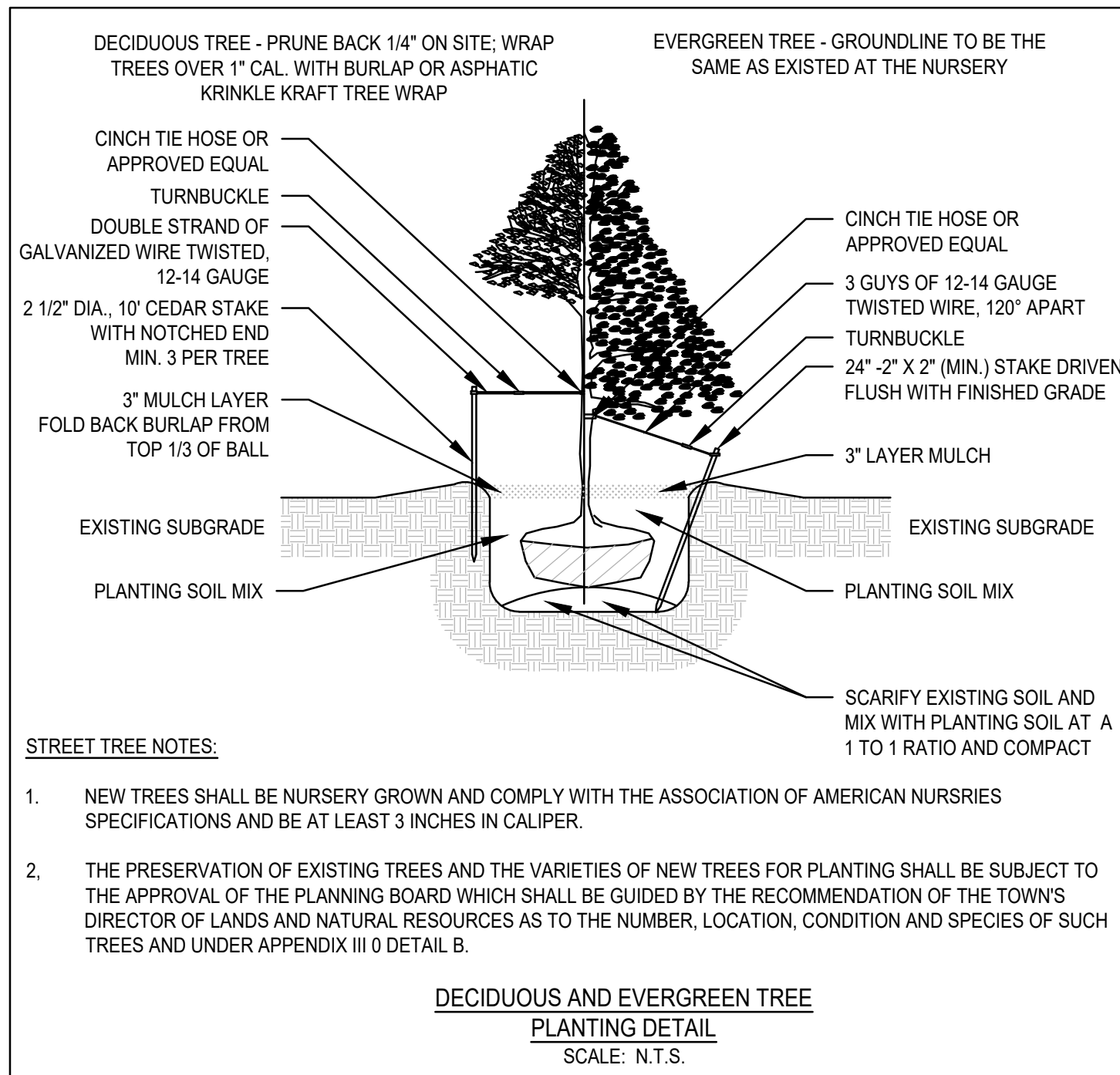
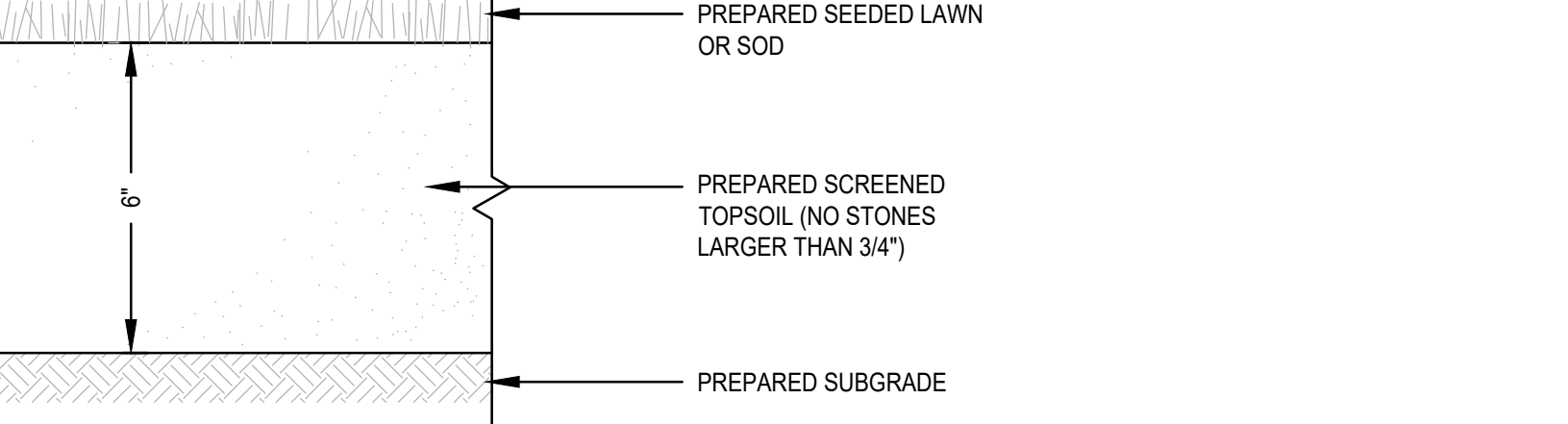
	SEEDING RATES	
	POUND / ACRE	POUNDS / 1,000 S.F.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.35
BIRDSFOOT TREFOIL	15	0.95
TOTAL	40	0.95
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. BIRDSFOOT TREFOIL	10	0.25
REDTOP	5	0.10
TOTAL	15	0.35
E. TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL	50	1.20
F. CREEPING RED FESCUE 1/	85	2.00
KENTUCKY BLUEGRASS 1/	85	2.00
TOTAL	170	4.00
G. TALL FESCUE 1/	150	3.60

TEMPORARY SEEDING RATES

H. WINTER RYE	112	2.50 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 5)
OATS	80	2.00 (BEST FOR SPRING SEEDING, BEFORE MAY 15)
ANNUAL RYEGRASS	40	1.00 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 15)
TOTAL	232	5.50 (MAY BE USED EARLY SPRING ALSO)

SEEDING GUIDE

USE	SEEDING MIXTURE 1/
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	E
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	D
LAWN AREAS	F



REV	DATE	DESCRIPTION	BY	APP
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MG
MCKENZIE ENGINEERING GROUP
Assinippi Office Park
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Norwell, MA 02061
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F: 781.792.0333
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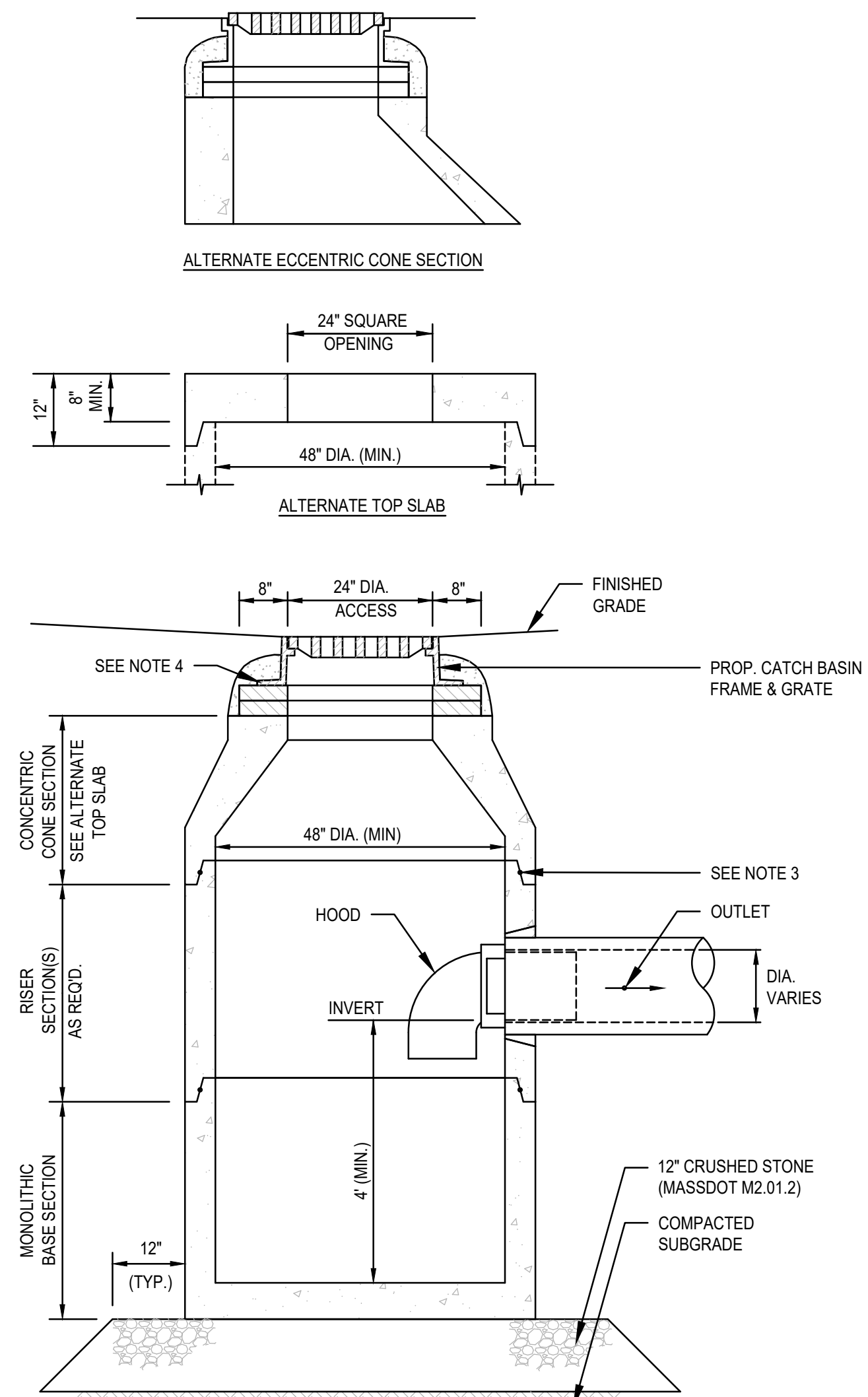
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UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

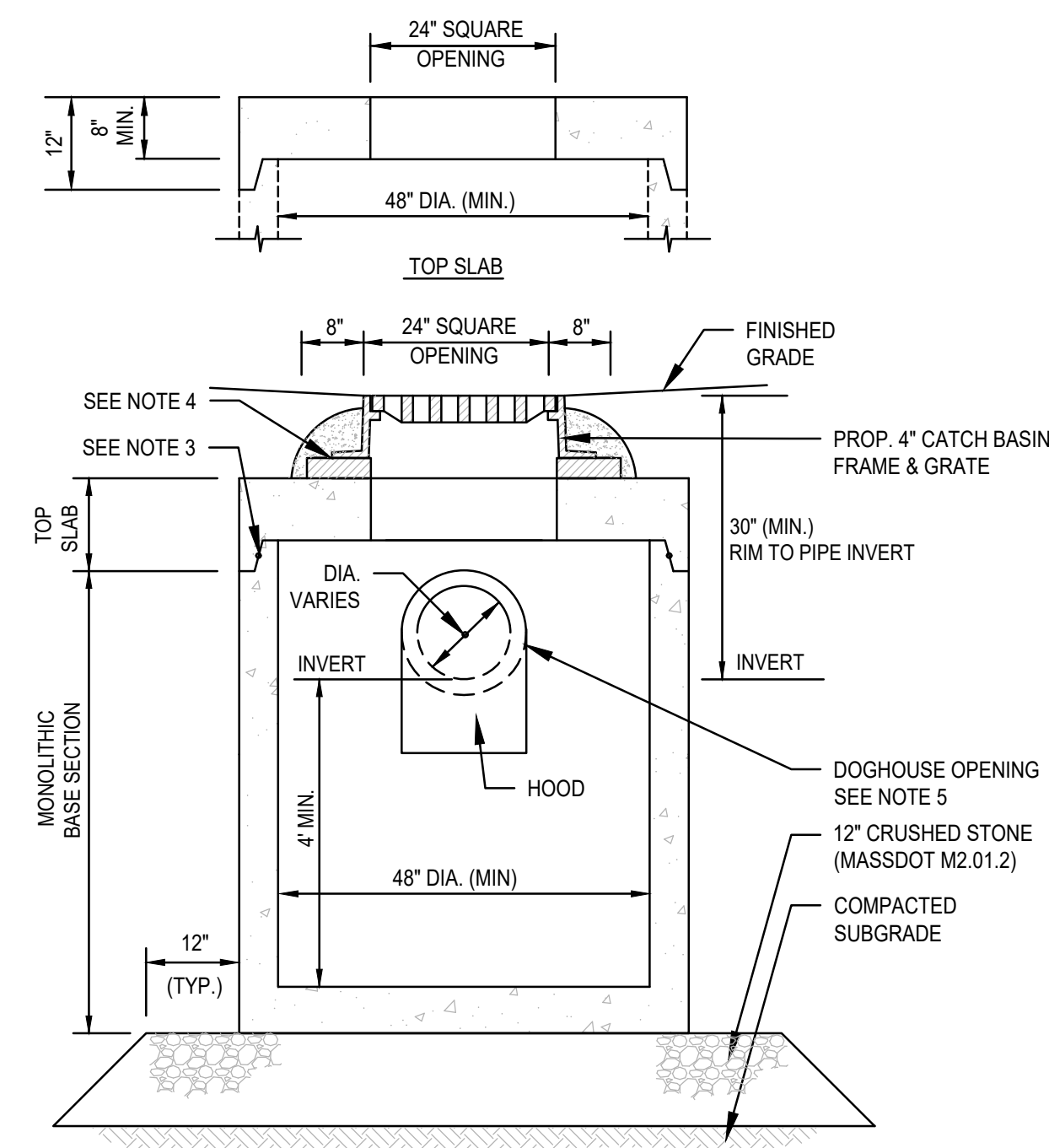
DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 24, 2023
SCALE:	AS NOTED
PROJECT NO.:	221-187
DWG. TITLE:	

CONSTRUCTION DETAILS



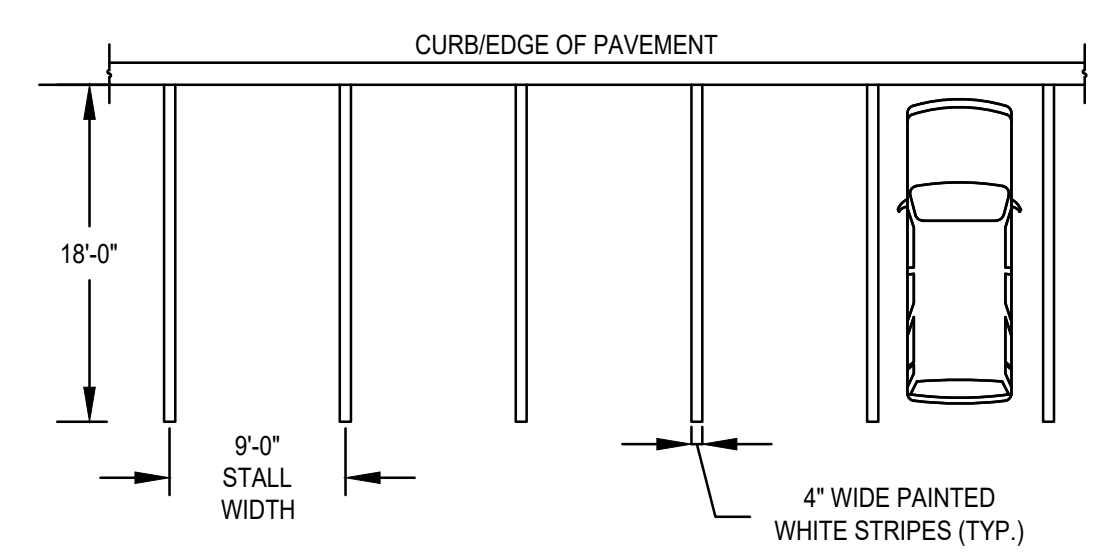
- NOTES:**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE 1/4" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - MORTAR ALL PIPE CONNECTIONS. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

CATCH BASIN W/HOOD
SCALE: N.T.S.

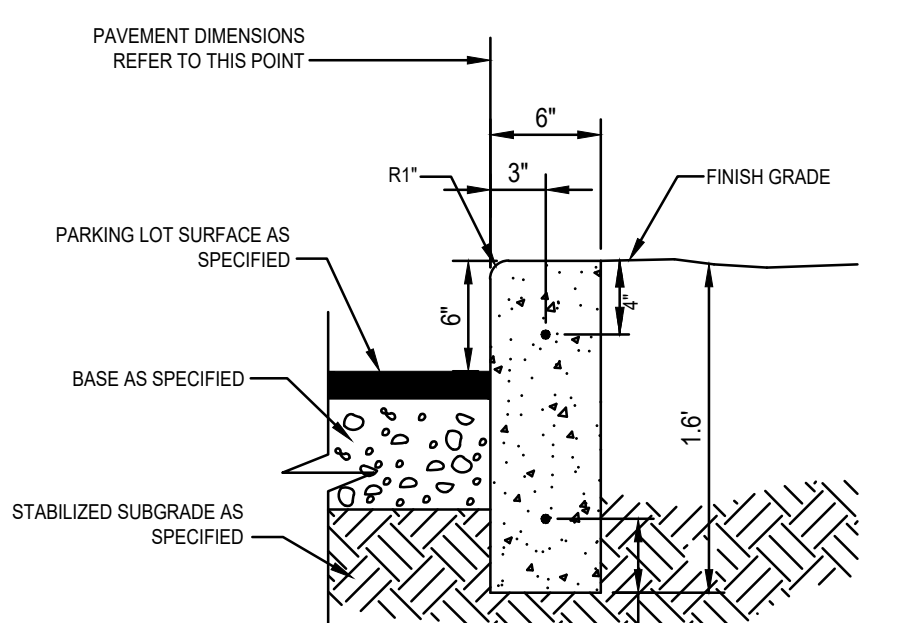


- NOTES:**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE 1/4" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
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 - CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
 - PROVIDE DOG HOUSE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHOULD NOT REST DIRECTLY ON PIPE. MORTAR ALL PIPE CONNECTIONS.

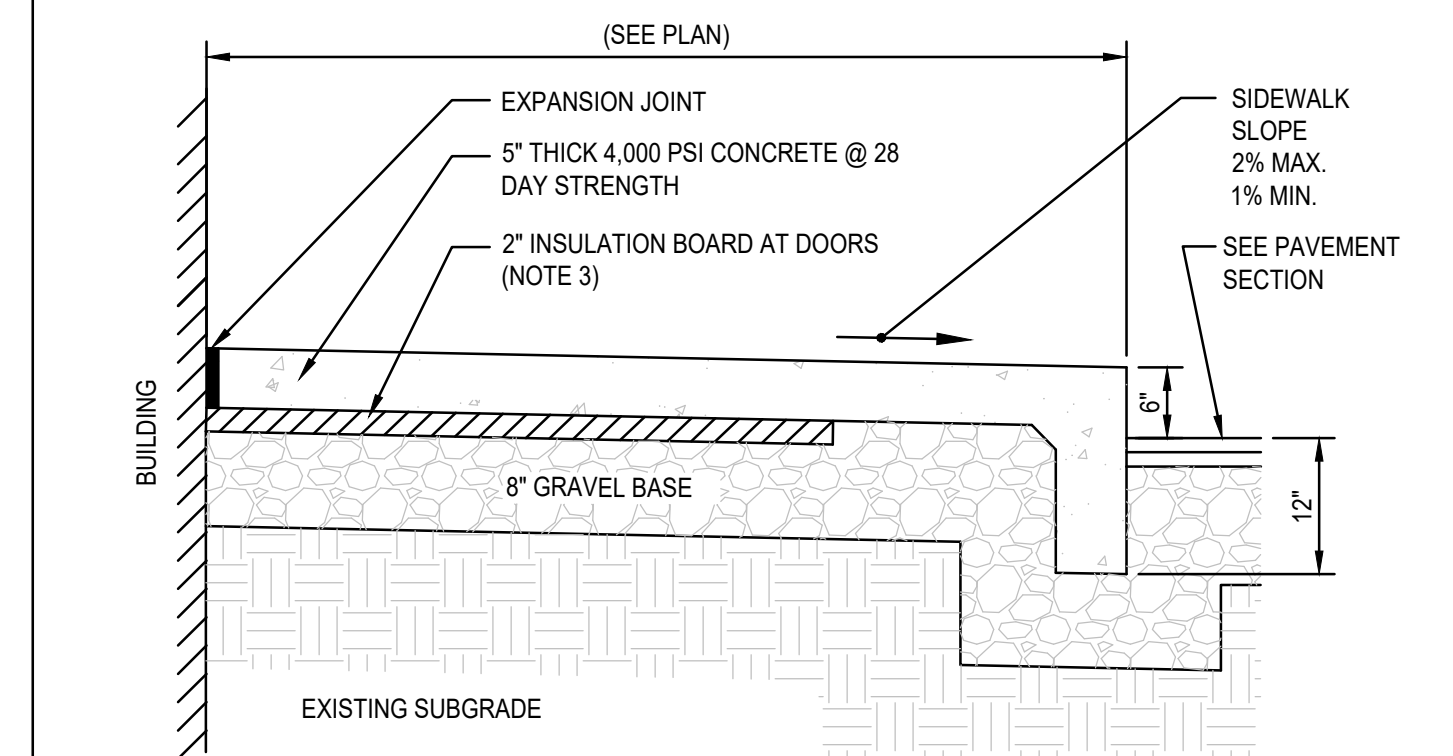
SHALLOW CATCH BASIN
SCALE: N.T.S.



TYPICAL STRIPING DETAILS
SCALE: N.T.S.

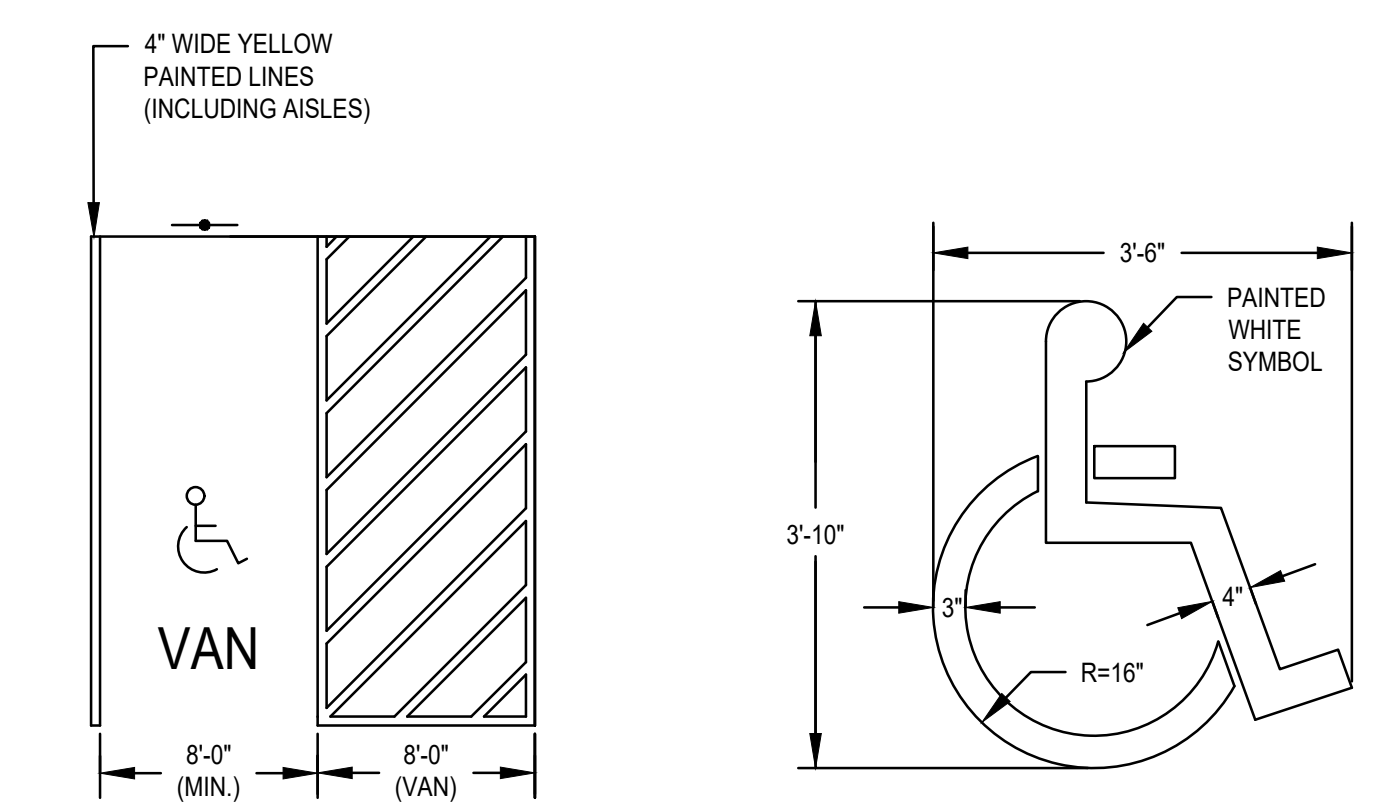


PRECAST MONOLITHIC CEMENT CONCRETE CURB DETAIL
SCALE: N.T.S.



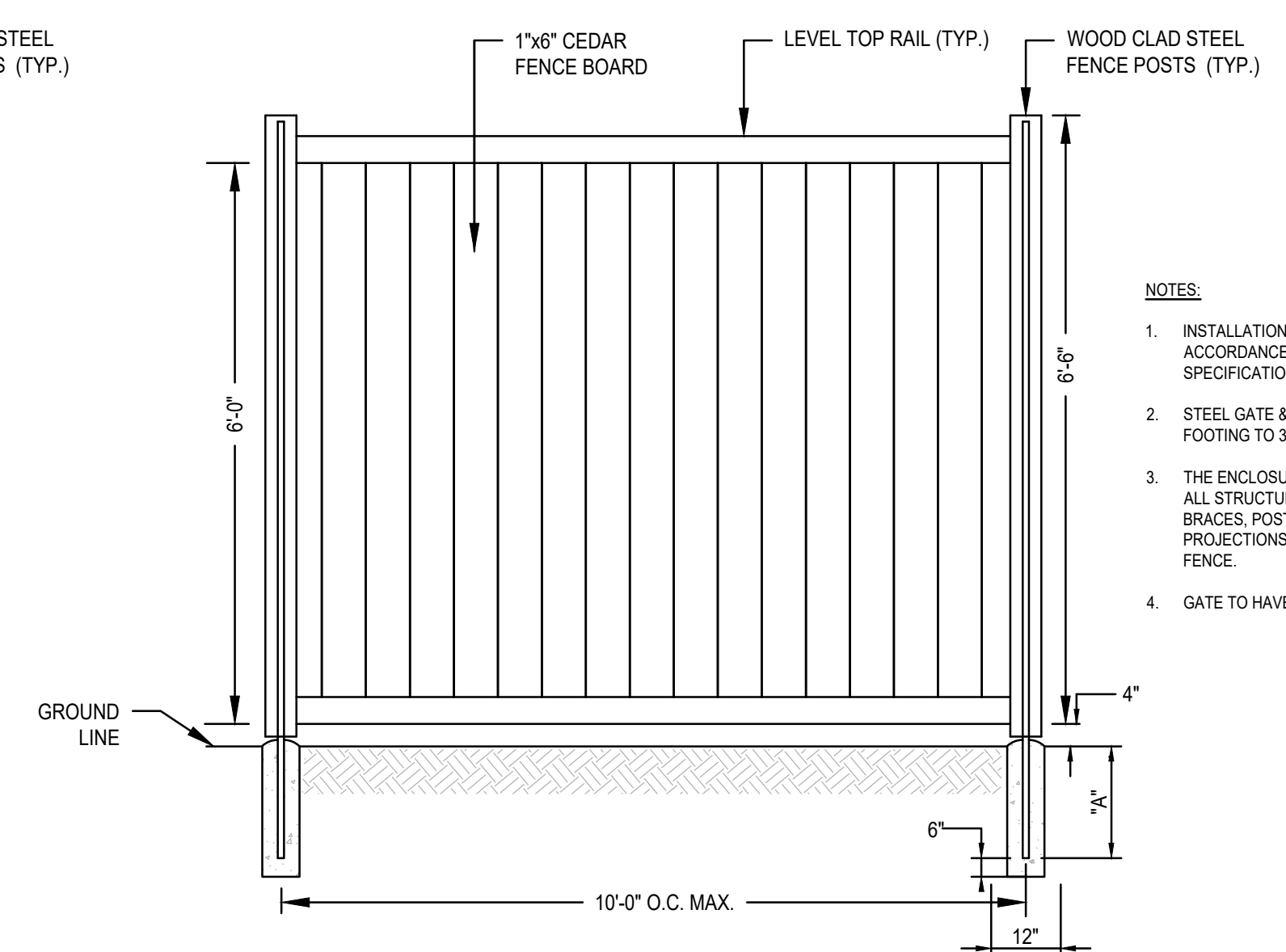
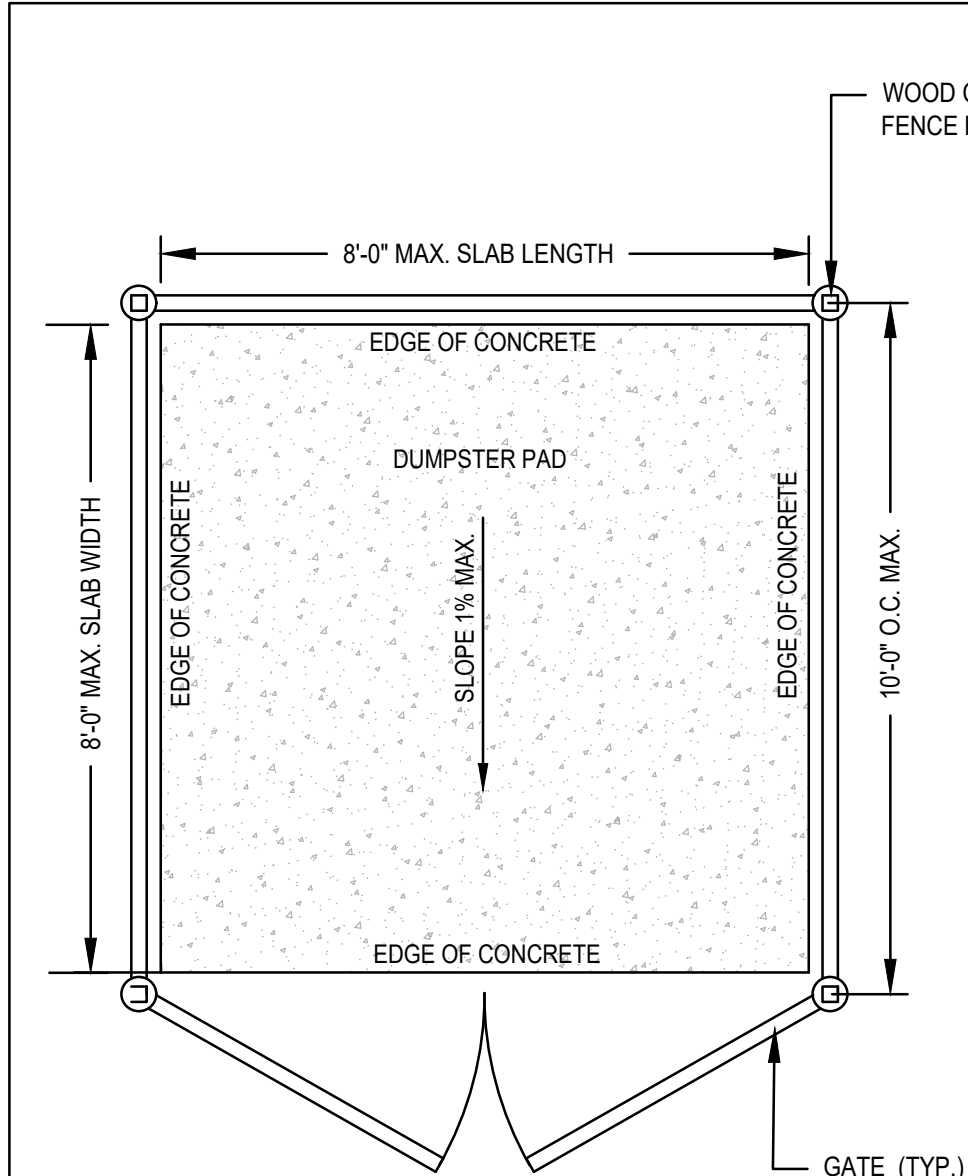
- NOTES:**
- SIDEWALK TO HAVE TOOLED JOINTS 5' O.C. (TYP.) WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
 - TOOLED JOINT 6" FROM FACE OF CURB
 - PLACE 2" RIGID EXTRUDED STYROFOAM NONEXPANDABLE INSULATION BOARD LIGHT BLUE IN COLOR AT DOORS. BOARD TO BE PLACED IN 2-2x8" SECTIONS CENTERED ON AND EXTENDING 4" PERPENDICULAR FROM DOOR. BASE MATERIAL SHALL BE CRUSHED STONE AT DOORS.
 - SEE PLAN FOR ELEVATIONS AT DOORS AND CURB

CONCRETE SIDEWALK AND MONOLITHIC CURB AT BUILDING
SCALE: N.T.S.



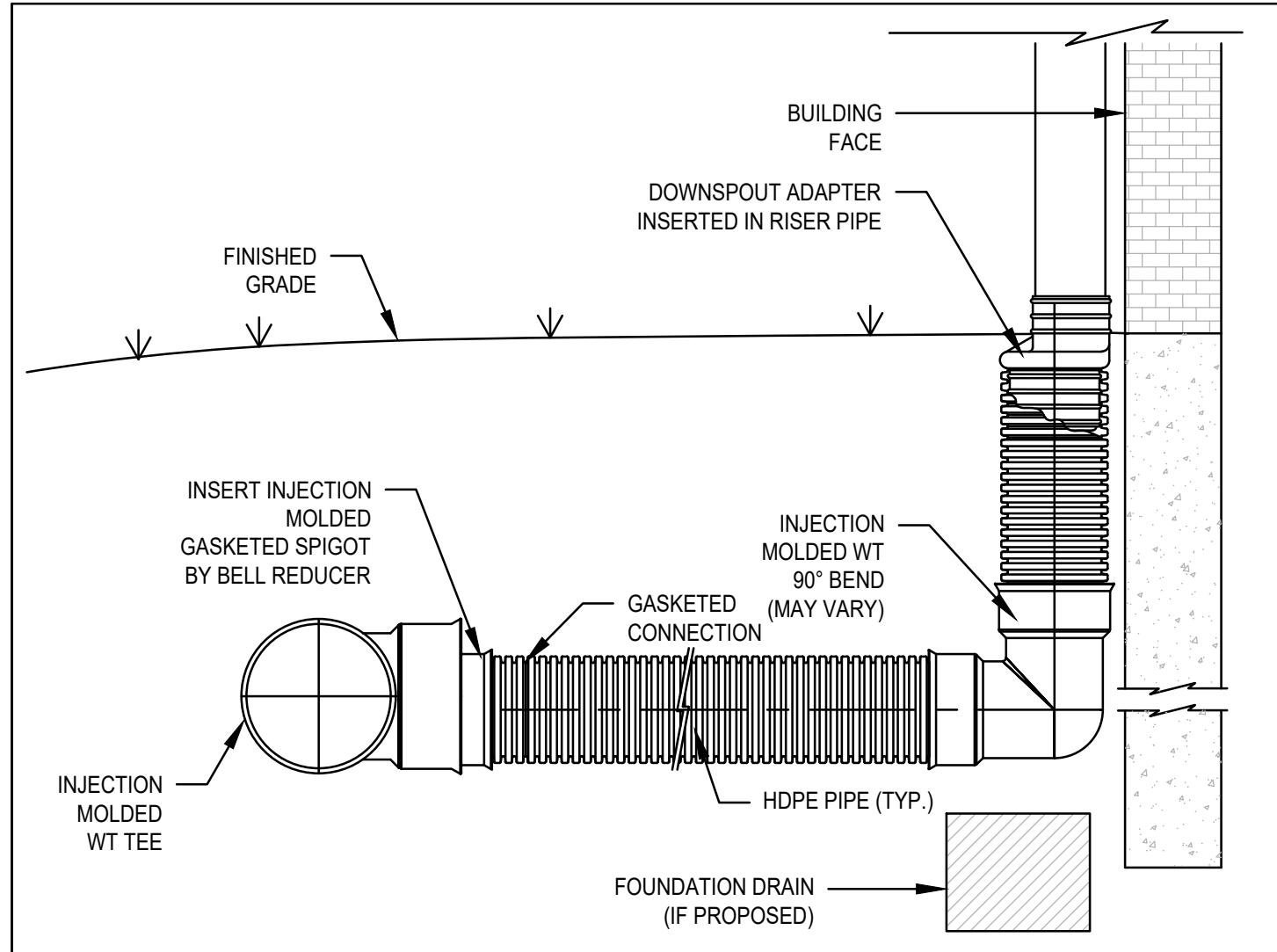
HANDICAP PARKING STALL DETAIL
SCALE: N.T.S.

PAINTED HANDICAP SYMBOL DETAIL
SCALE: N.T.S.



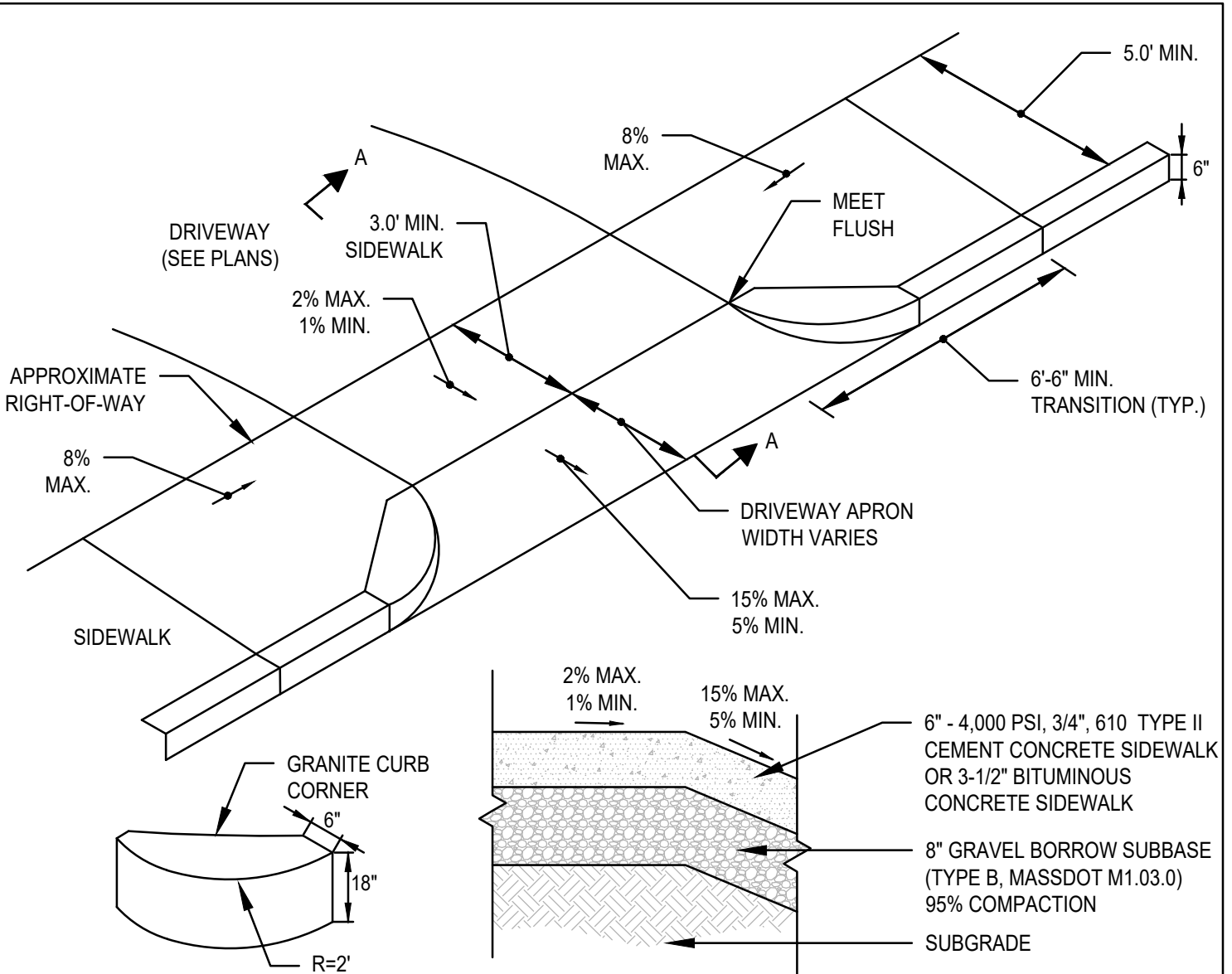
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - STEEL GATE & END POST BASE (A") IN SONOTUBE FOOTINGS TO 3'-4".
 - THE ENCLOSURE TO BE CONSTRUCTED THAT ALL STRUCTURAL MEMBERS INCLUDING BRACES, POSTS, POLES AND OTHER PROJECTIONS TO BE ON THE INTERIOR OF THE FENCE.
 - GATE TO HAVE CLOSING LATCH.

DUMPSTER PAD ENCLOSURE DETAIL
SCALE: N.T.S.



- NOTES:**
- INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
 - WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

ROOF LEADER CONNECTION DETAIL
SCALE: N.T.S.



BULLNOSE DETAIL
SCALE: N.T.S.

SECTION A-A
SIDEWALK THRU DRIVEWAYS WITH CURB RETURNS
SCALE: N.T.S.

REV	DATE	DESCRIPTION
1	4/20/23	TOWN REVIEW
2	5/24/23	SITE LAYOUT

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Assinippi Office Park
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SITE DEVELOPMENT PLAN
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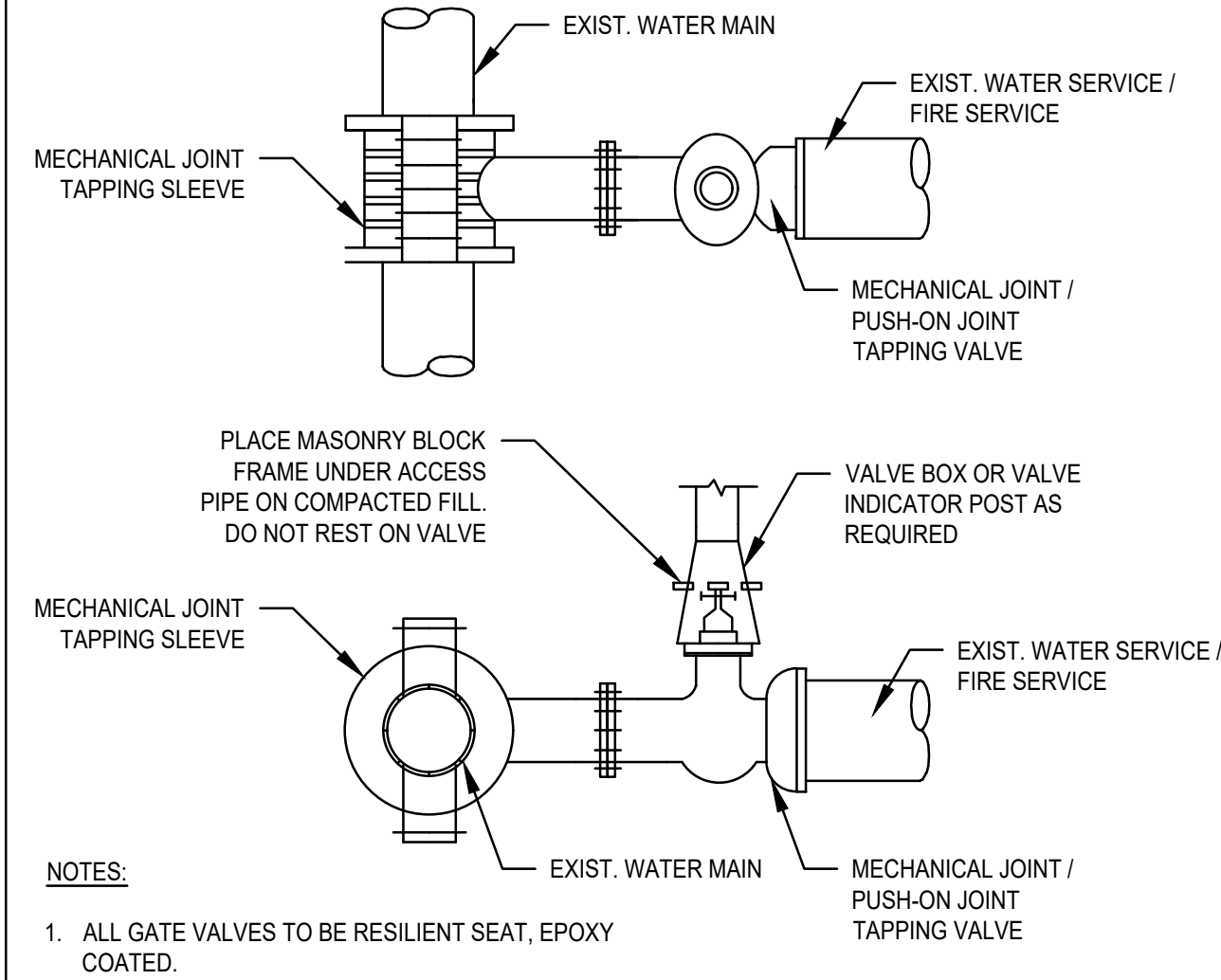
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CONSTRUCTION DETAILS

DWG. NO.: **D-2**

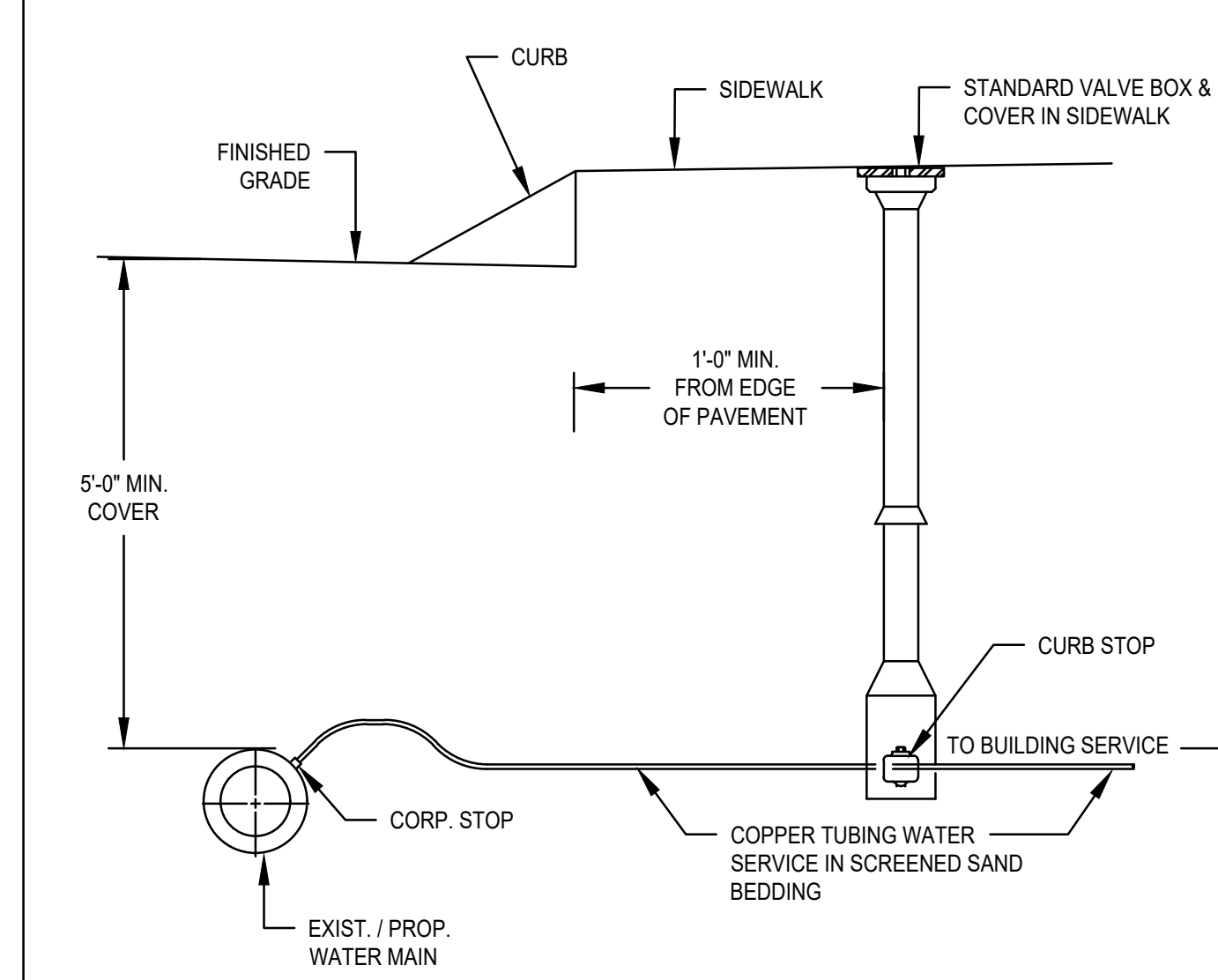
GENERAL NOTES

- IF SHEETING IS USED, IT SHALL BE CUT OFF NO MORE THAN 12" ABOVE TOP OF PIPE.
- ALL PIPES SHALL BE PRESSURE TESTED AT 200 PSI WORKING PRESSURE FOR A MINIMUM DURATION OF TWO HOUR.
- WATER SYSTEM IS TO BE DISINFECTED TO 50 P.P.M. AVAILABLE CHLORINE AND AFTER 24 HOURS TO 25 P.P.M. OR AS REQUIRED BY WEYMOUTH WATER SUPERINTENDENT/ENGINEER.
- WATER PIPE IS TO BE CEMENT LINED DUCTILE IRON "TYTON" OR EQUAL TYPE JOIN, CONFORMING TO A.N.S.I./A.W.W.A. C150/A21.50, CLASS 52, AS APPROVED BY THE TOWN'S WATER SUPERINTENDENT/ENGINEER.
- ALL PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS PRIOR TO PAVING IF PAVING ABOVE TRENCH IS REQUIRED.
- BACKFILL IS TO BE COMPACTED TO 90% MAXIMUM DRY DENSITY BY AASHTO T-180 D.
- ALL WATER PIPE SHALL BE LAID WITH A MINIMUM OF 5 FEET OF COVER OF APPROVED MATERIALS.
- RESULTS FROM PRESSURE TESTING AND DISINFECTION SHALL BE FURNISHED TO THE WEYMOUTH WATER DEPT. WORKS AND DIRECTOR OF PUBLIC WORKS FOR APPROVAL PRIOR TO WATER BEING TURNED ON.
- ALL WORK SHALL BE IN CONFORMANCE WITH WEYMOUTH WATER DEPT. STANDARDS.
- ALL PERMITS REQUIRED FOR STREET OPENINGS AND WATER MAIN TAPPING MUST BE OBTAINED.
- NO WATER WILL BE TURNED ON IN THE PROJECT WITHOUT WEYMOUTH WATER DEPT. APPROVAL.

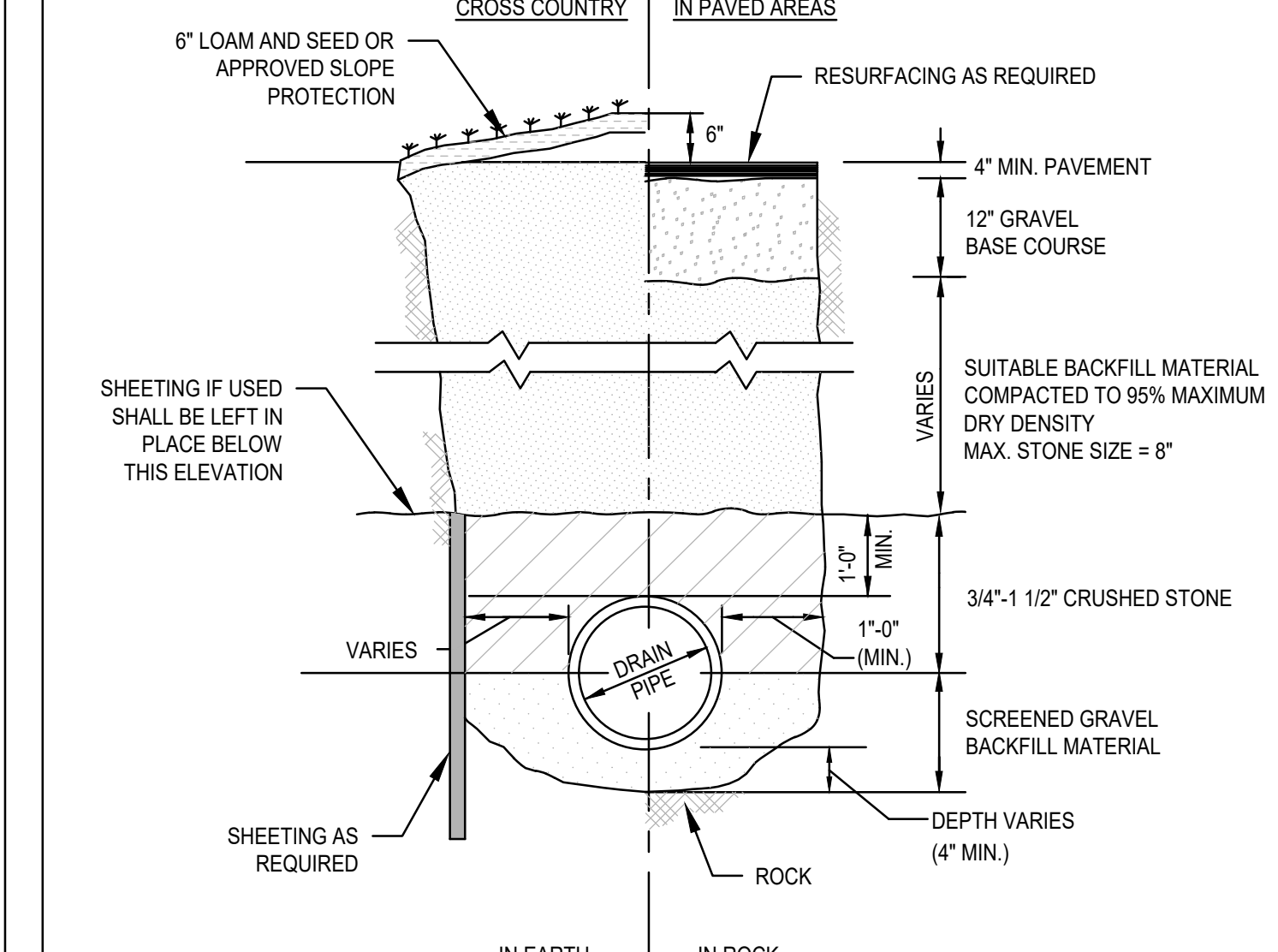


TYPICAL TAPPING SLEEVE AND VALVE DETAIL
SCALE: N.T.S.

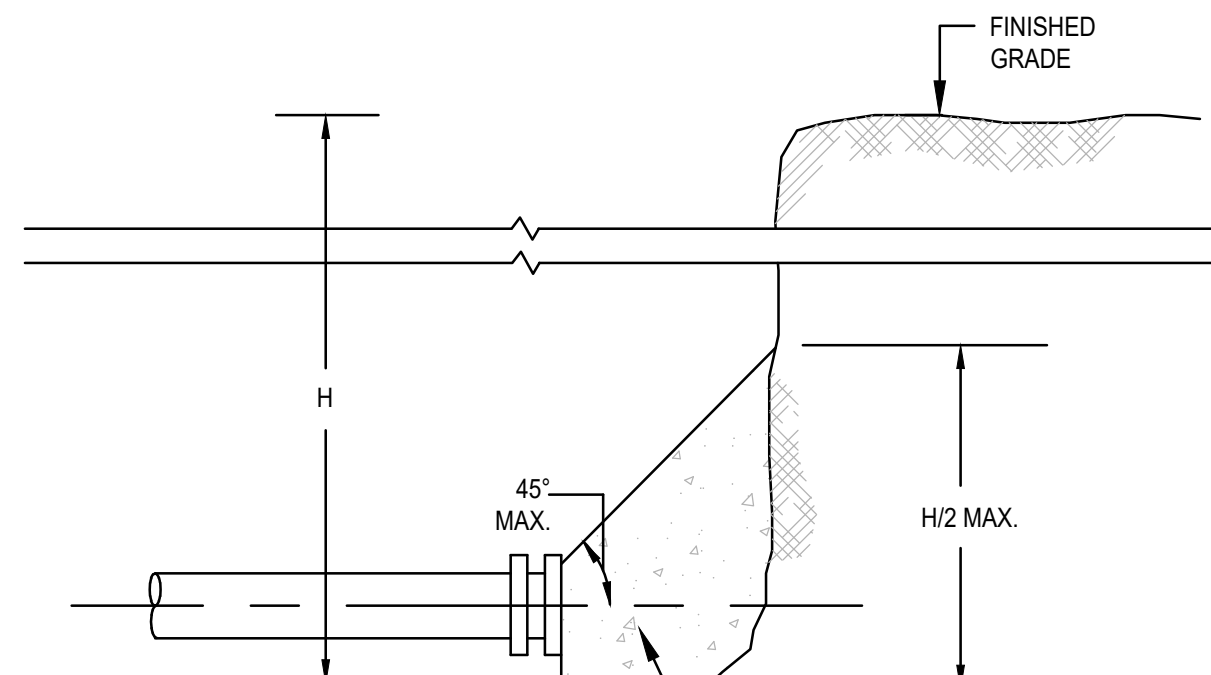
NOTES:
1. ALL GATE VALVES TO BE RESILIENT SEAT, EPOXY COATED.



SERVICE CONNECTION DETAIL
SCALE: N.T.S.

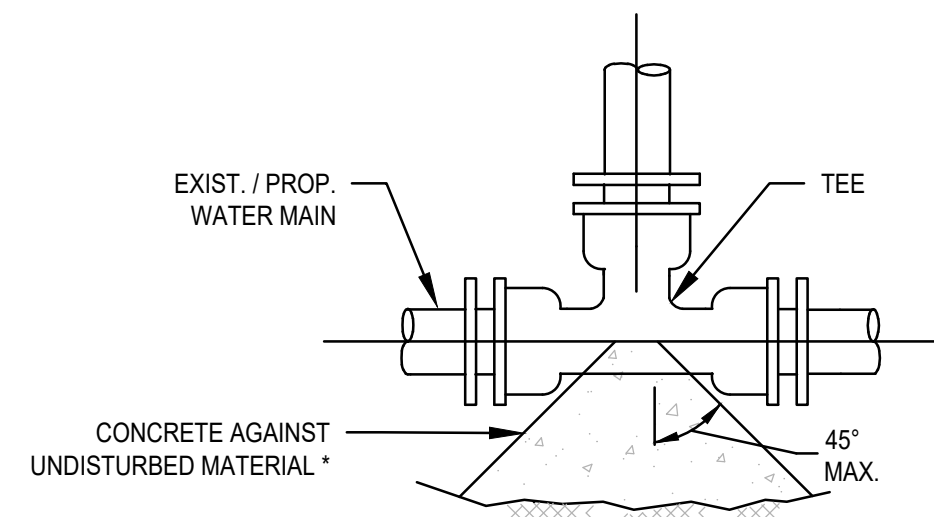


TYPICAL DRAIN TRENCH DETAIL
SCALE: N.T.S.



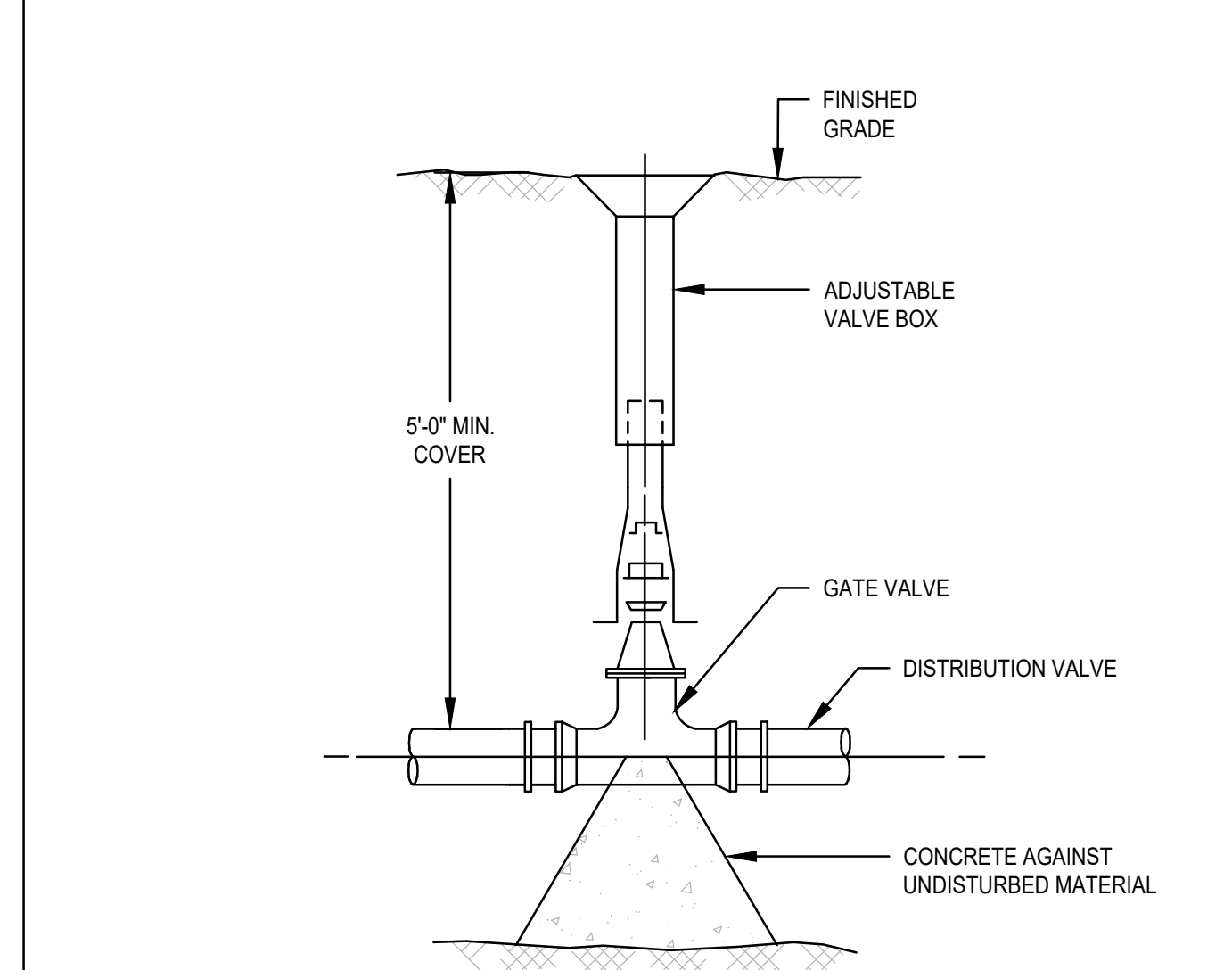
THRUST WATER MAIN PLUG
SCALE: N.T.S.

* SEE TABLE ON THRUST BLOCK BEARING AREAS FOR THE AREA OF CONCRETE REQUIRED



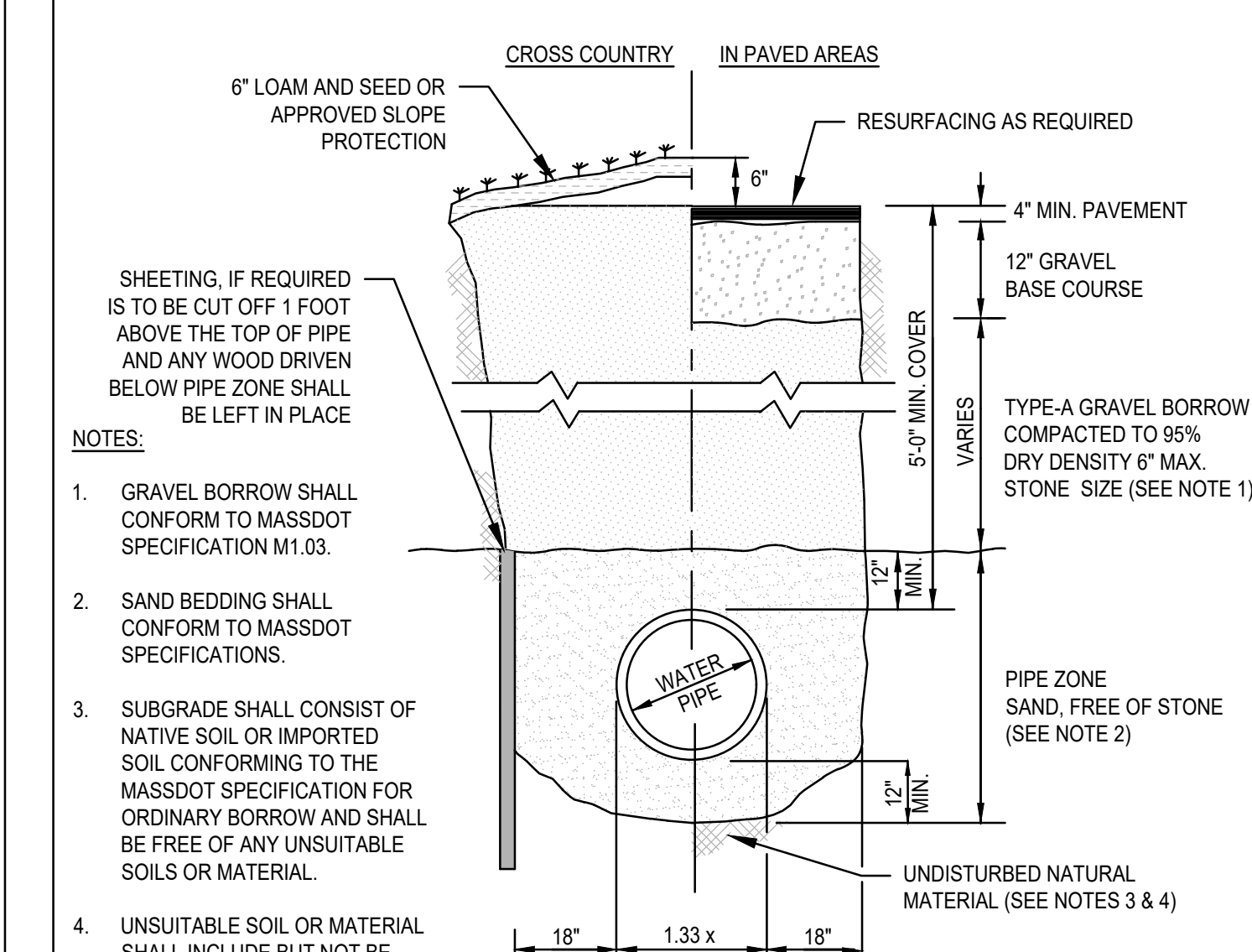
TYPICAL WATER MAIN TEE THRUST BLOCK DETAIL
SCALE: N.T.S.

* SEE TABLE ON THRUST BLOCK BEARING AREAS FOR THE AREA OF CONCRETE REQUIRED



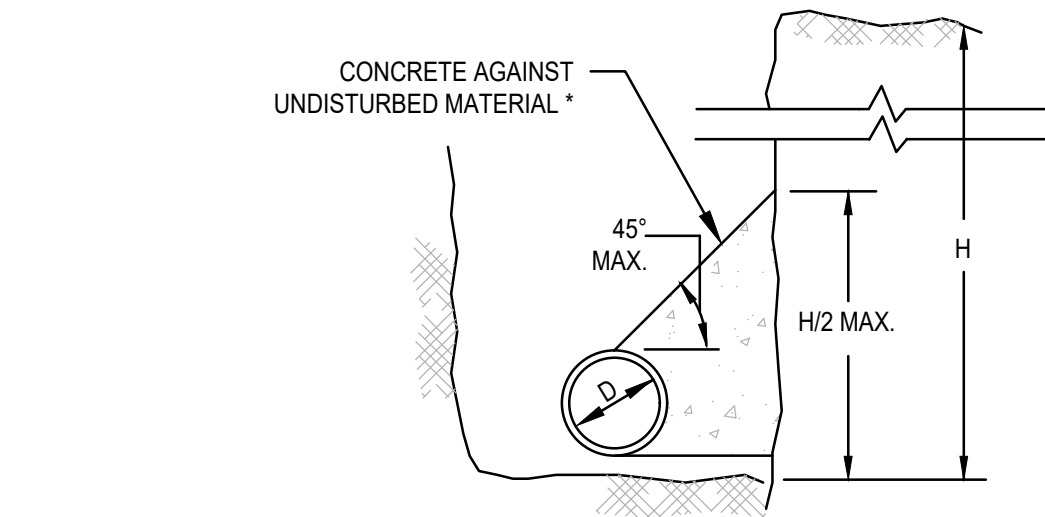
WATER GATE DETAIL
SCALE: N.T.S.

NOTES:
1. VALVES SHALL OPEN TO THE LEFT.

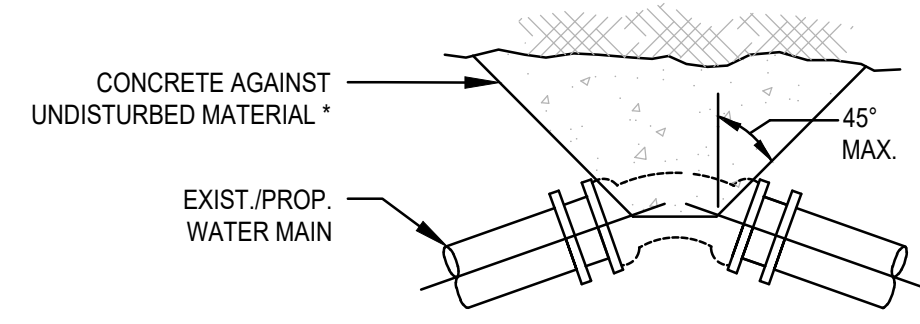


TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.

NOTES:
1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.
2. SAND BEDDING SHALL CONFORM TO MASSDOT SPECIFICATIONS.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

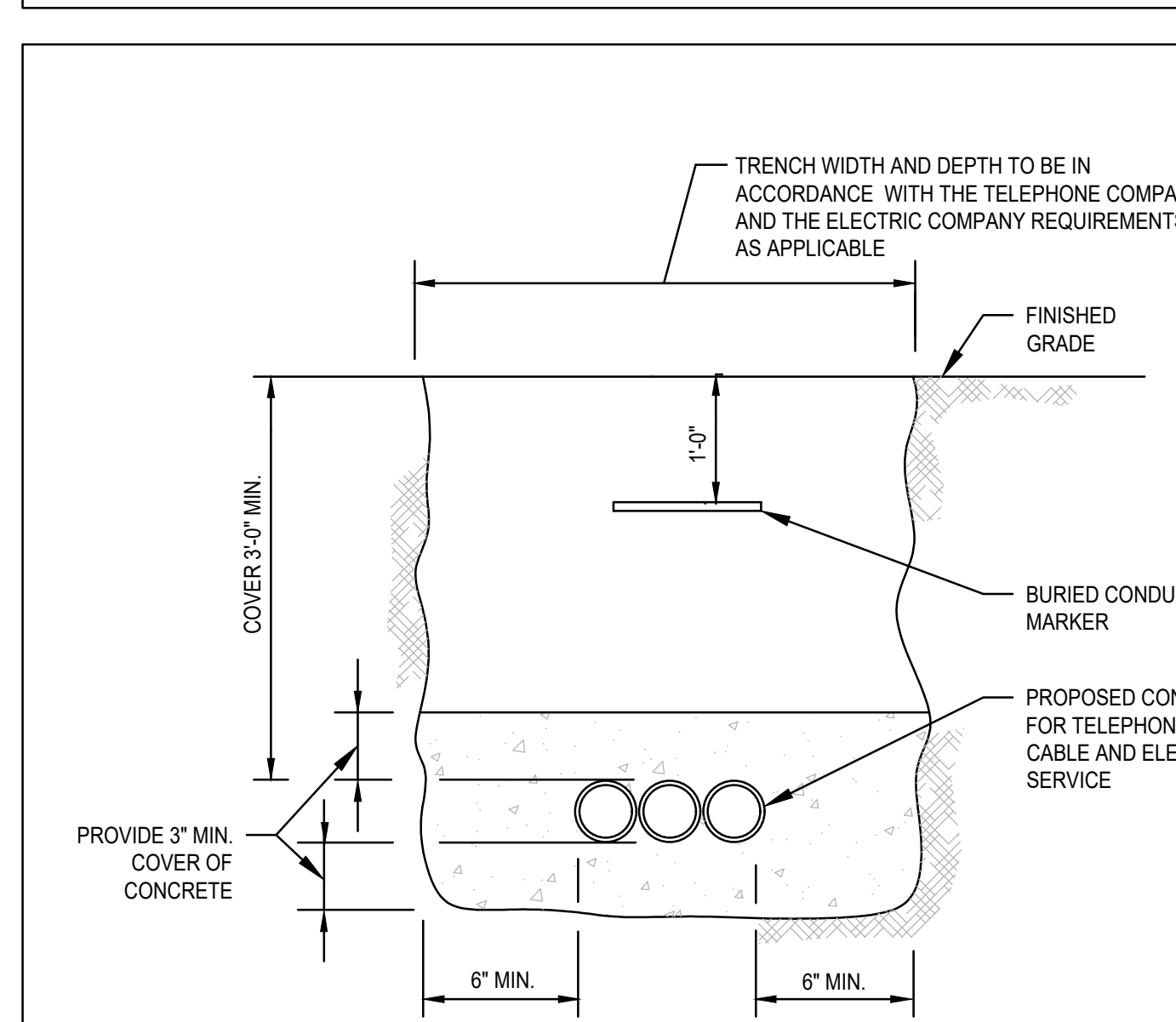


THRUST WATER MAIN THRUST BLOCK SECTION DETAIL
SCALE: N.T.S.

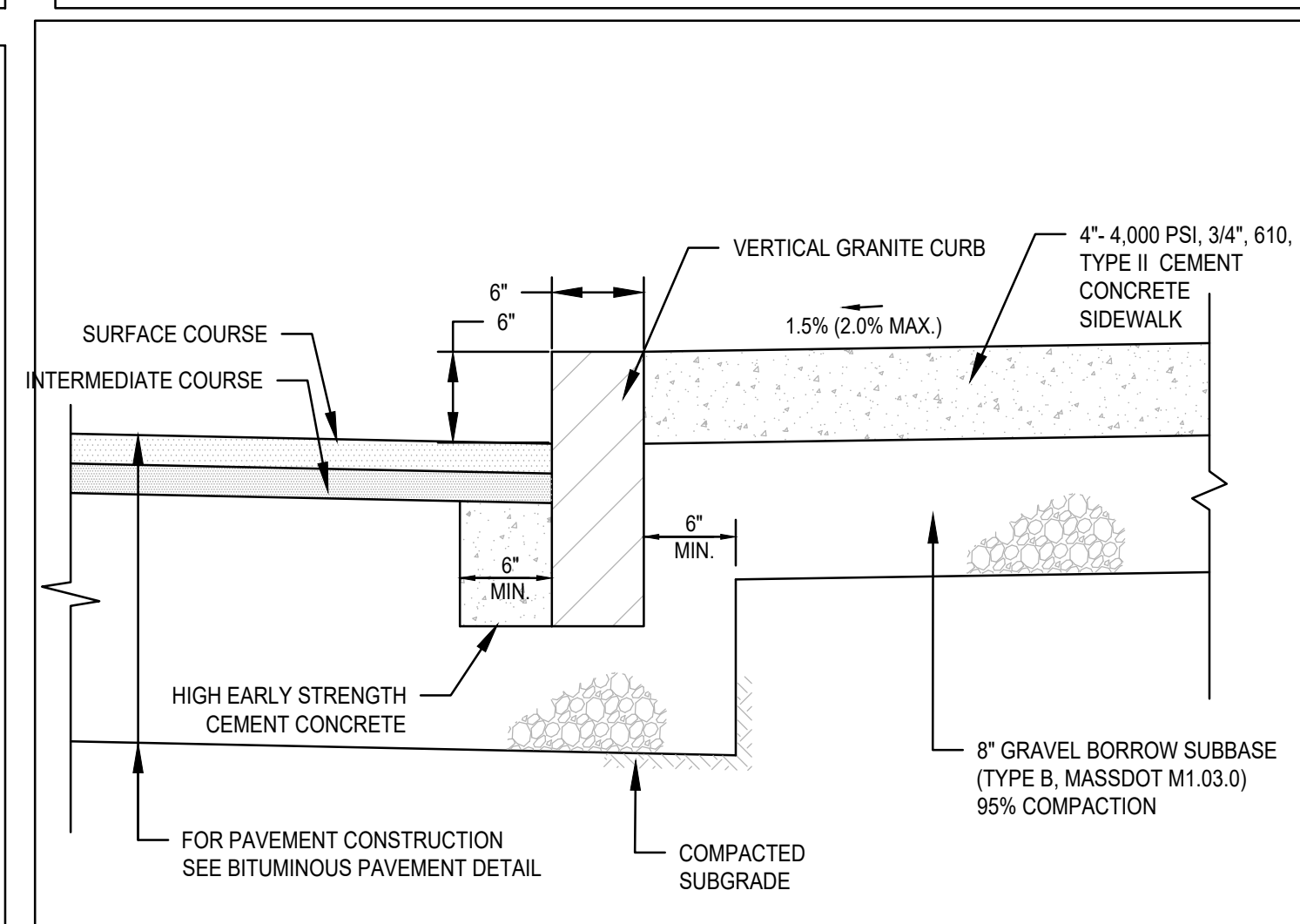


THRUST WATER MAIN BEND THRUST BLOCK DETAIL
SCALE: N.T.S.

* SEE TABLE ON THRUST BLOCK BEARING AREAS FOR THE AREA OF CONCRETE REQUIRED



TYPICAL ELECTRIC/TELEPHONE/CABLE CONDUIT (US-UTILITY SERVICE)
SCALE: N.T.S.



VERTICAL GRANITE CURB WITH CEM. CONC. SIDEWALK DETAIL
SCALE: N.T.S.

THRUST BLOCK BEARING AREAS FOR WATER PIPE

TABLE OF BEARING AREAS IN SQ. FT. AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS*

SIZE OF MAIN (IN.)	90° BEND	TEES AND PLUGS	45° BEND
6	4	2.5	2
8	6	4	3
12	12	9	7
16	21	16	12

NOTES:

- FOR FITTINGS WITH LESS THAN 45° DEFLECTION, USE BEARING AREAS FOR 45° BEND.
- BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 P.S.F. AND INTERNAL WATER PRESSURE OF 150 P.S.I.G. JOINTS SHALL NOT BE ENCASED IN CONCRETE. BEARING AREAS MAY BE DREGARDED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND THE ROCK FACE.
- THE CONTRACTOR SHALL SUBMIT 2 WEEKS IN ADVANCE OF PLACEMENT, WORKING DRAWINGS FOR EACH THRUST BLOCK TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- ALL VALVES AND FITTINGS SHALL BE RODDED TOGETHER.

ASSUMPTIONS:

* TYPE OF SOIL IS MEDIUM CLAYEY, 6 OR MORE BLOWS PER FOOT, OR LOOSE GRANULAR, 9 OR MORE BLOWS PER FOOT. SOIL CONDITIONS OTHER THAN THOSE GIVEN WILL REQUIRE LARGER BEARING AREAS.

THRUST BLOCK DETAILS
SCALE: N.T.S.

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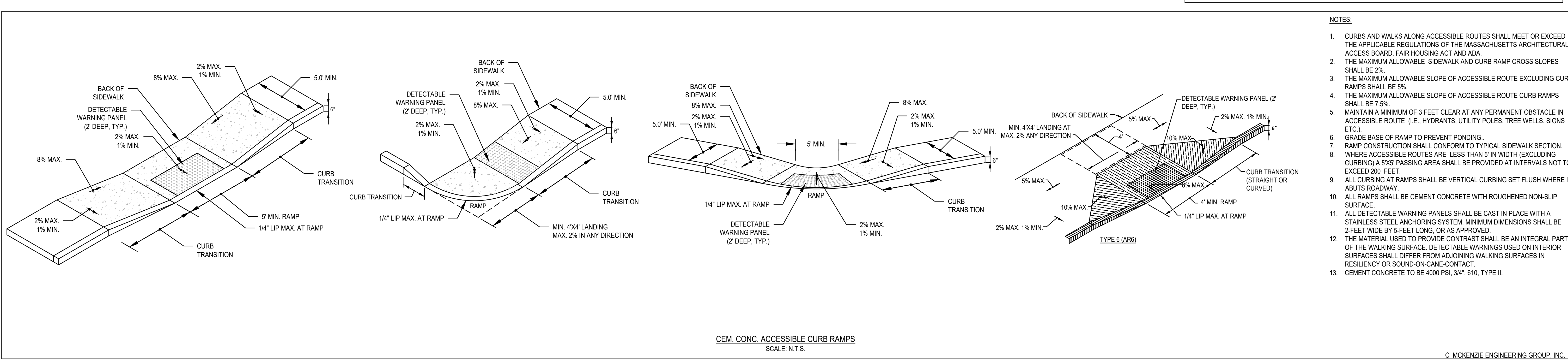
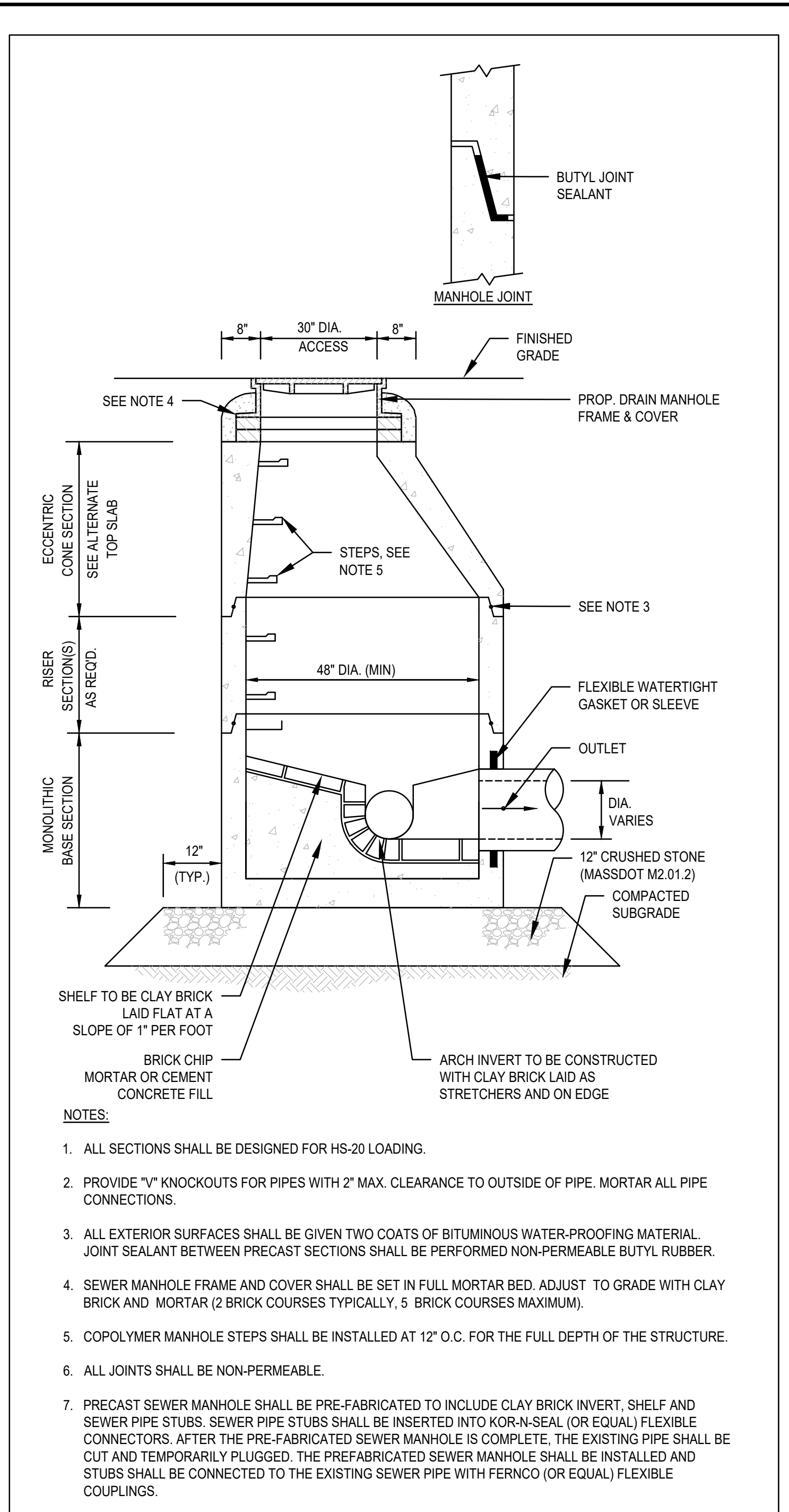
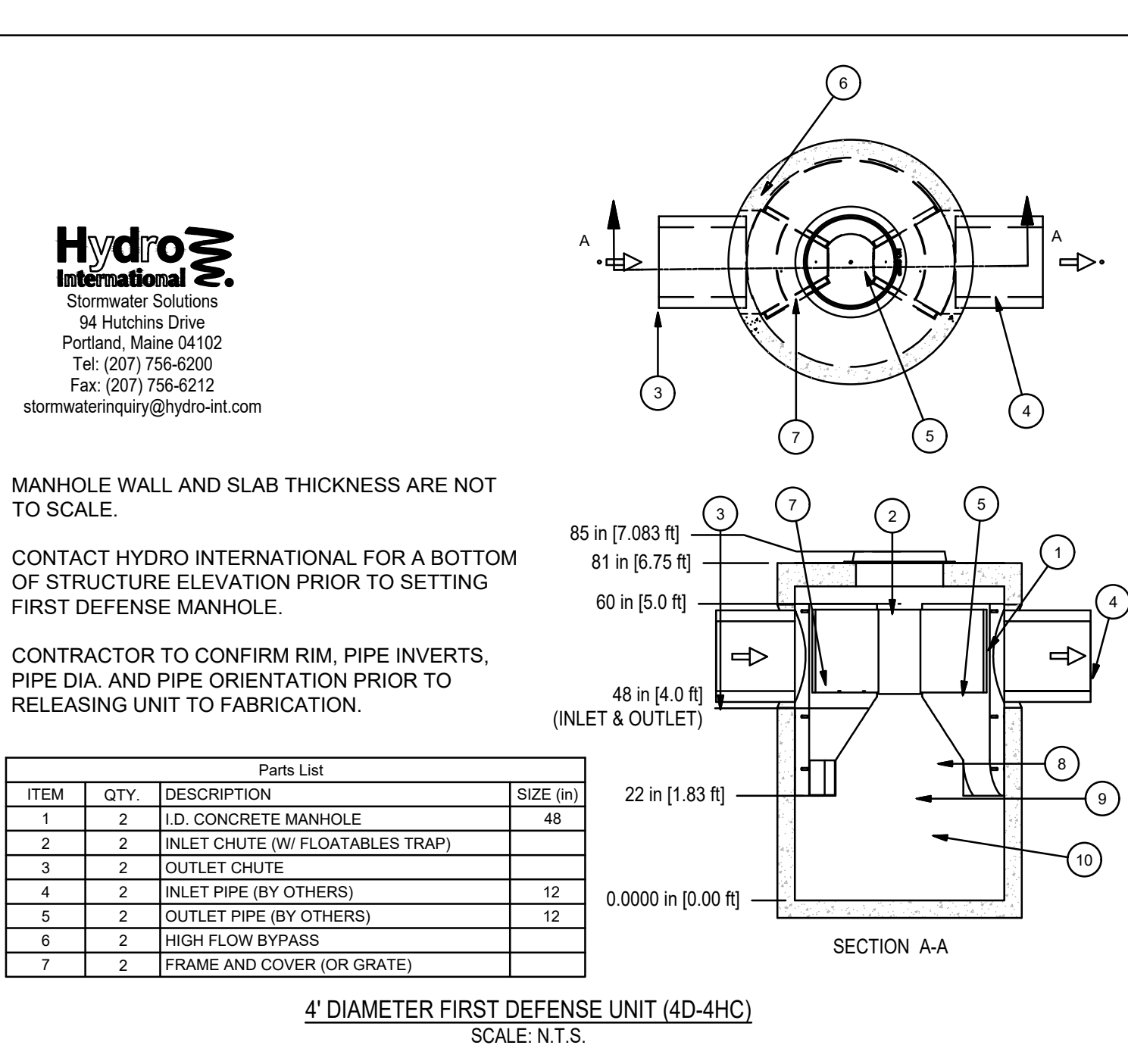
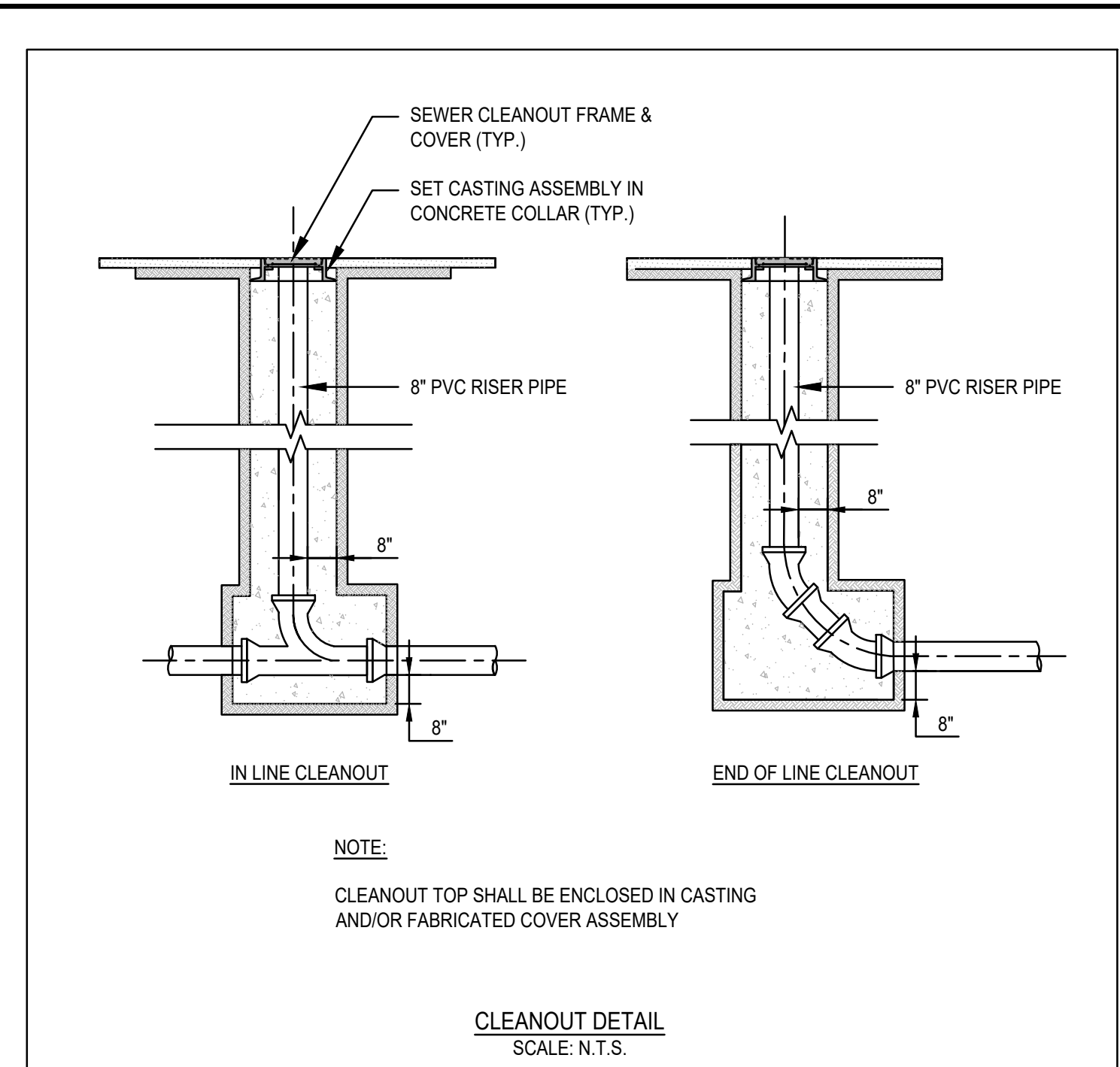
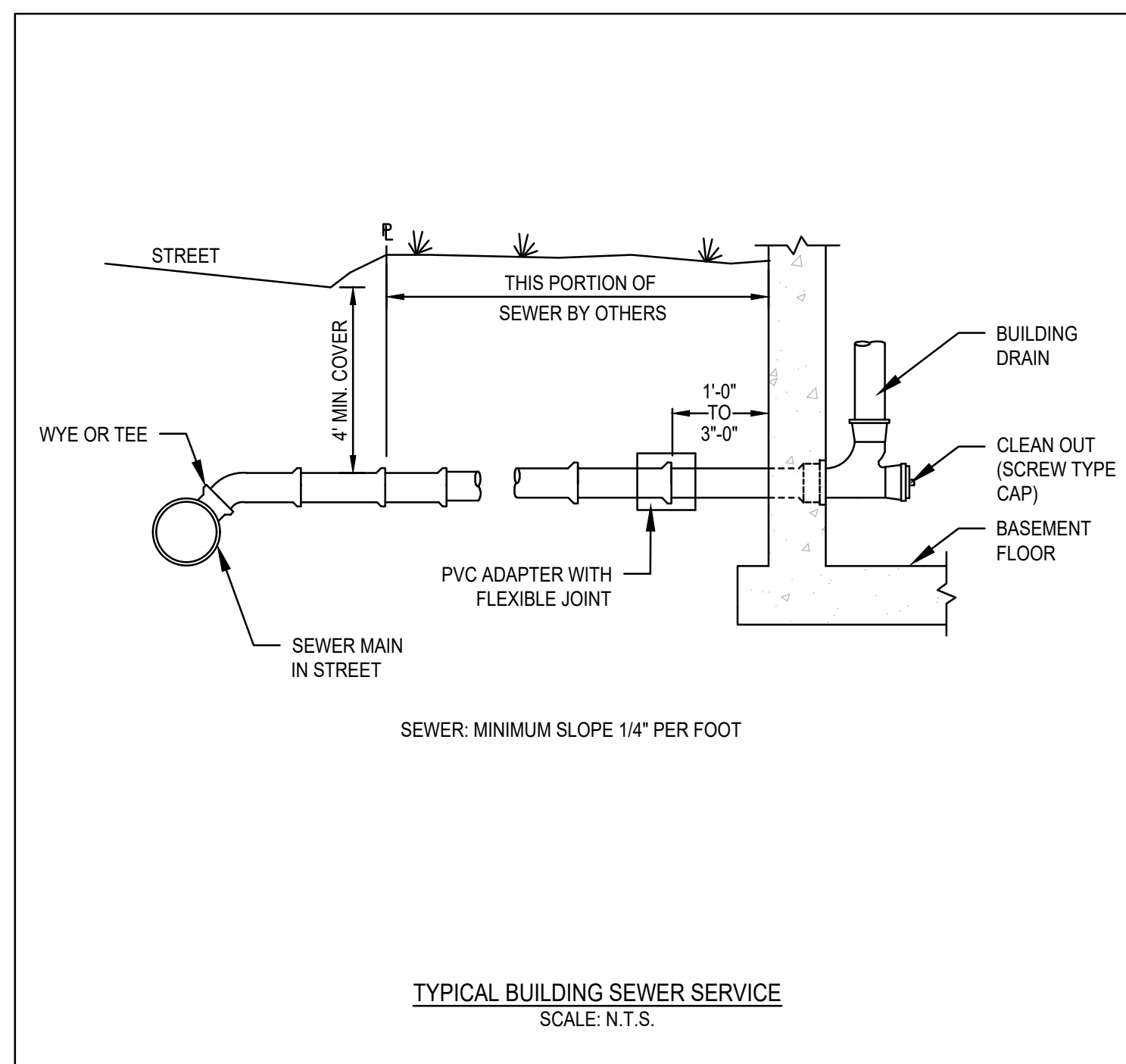
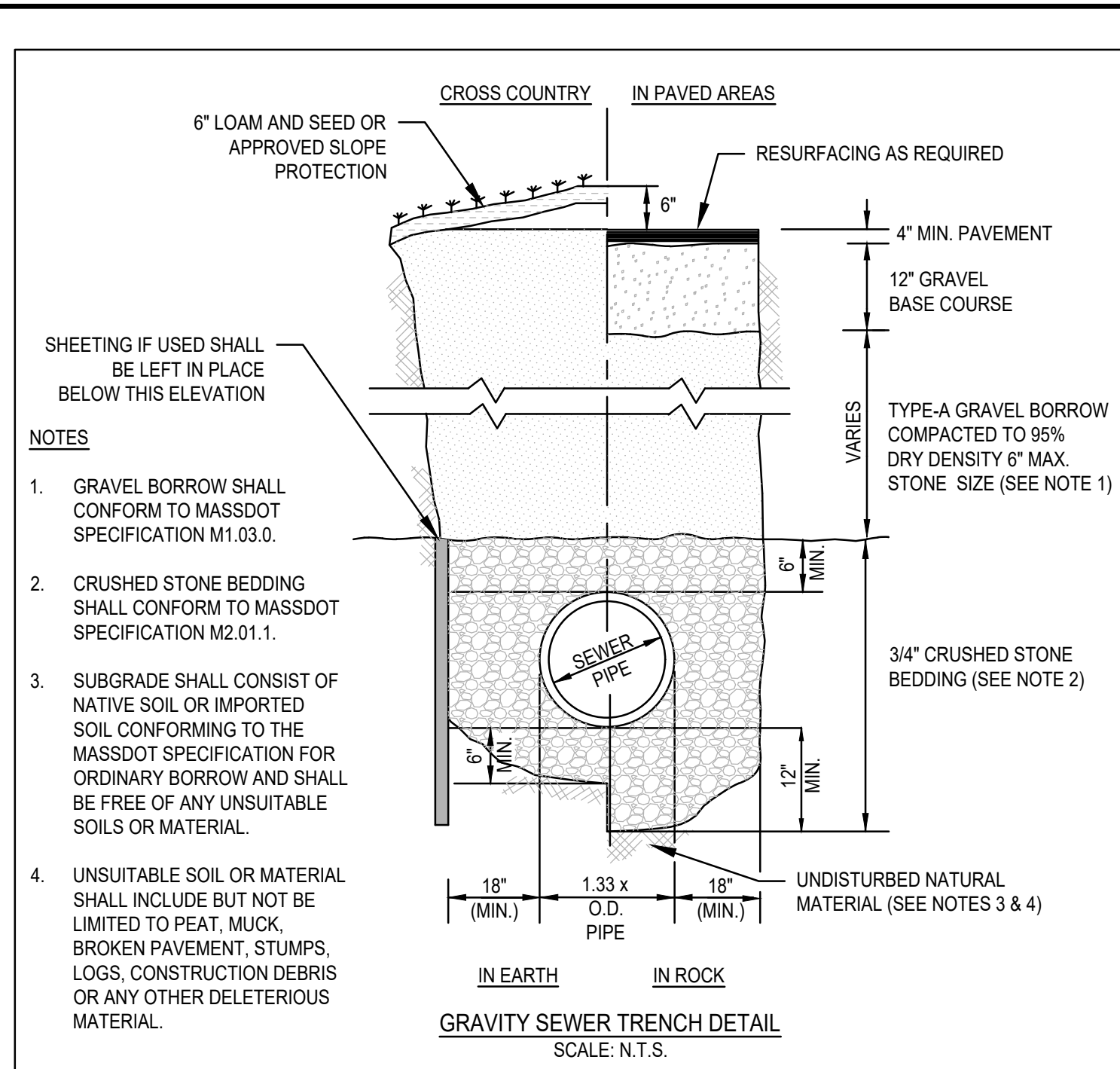
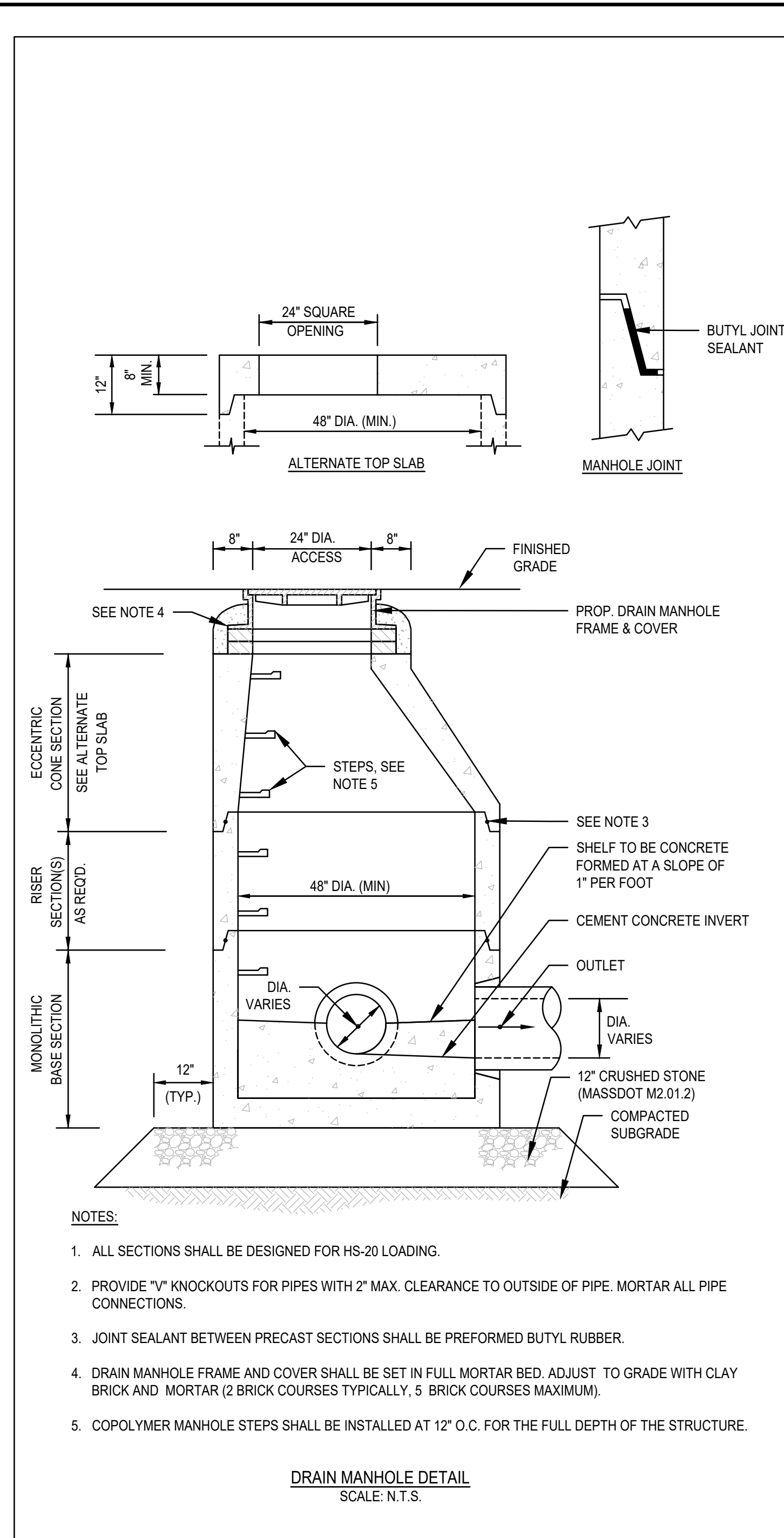
SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

PROFESSIONAL ENGINEER:

OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
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BY APP: ESS
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 2

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SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

PROFESSIONAL ENGINEER:

 BRADLEY C. MCKENZIE
 No. 35917
 STATE OF MASSACHUSETTS

OWNER/APPLICANT:
 UNION REALTY TRUST
 560 WASHINGTON STREET
 WEYMOUTH, MASSACHUSETTS 02188

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CONSTRUCTION DETAILS

DWG. NO.: **D-4**

PERMIT PLAN SET

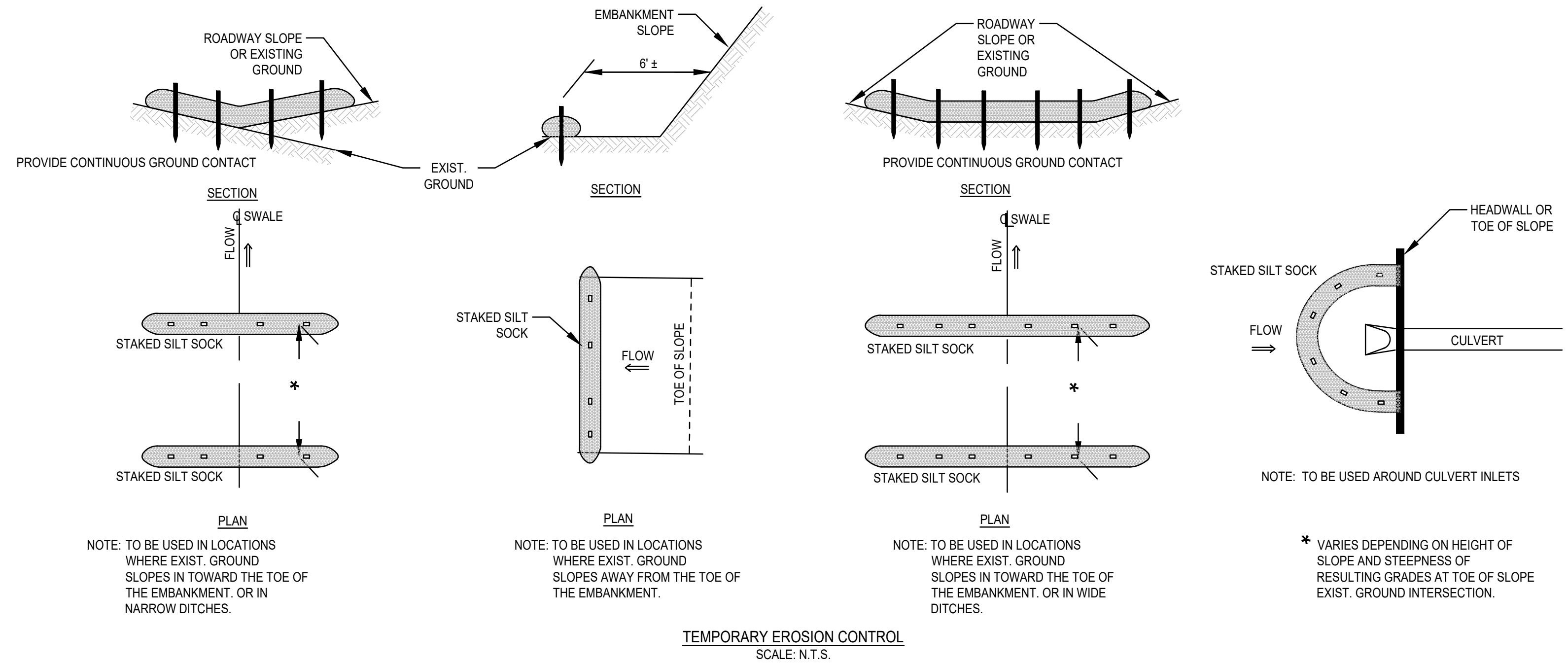
CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILTATION FENCE ON THE SITE PLANS.
3. CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE ROADWAY, PARKING AREAS AND RELATED INFRASTRUCTURE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS.
6. CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE SUBSURFACE INFILTRATION SYSTEM SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE ROADWAY ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION.
7. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILT SACK OR EQUIVALENT INLET PROTECTION.
8. GRADE ROADWAY AND PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
9. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
10. PLACE GRAVEL SUBBASE.
11. PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON ROADWAY AND PARKING AREAS.
12. CONSTRUCT BUILDING STRUCTURES AND ASSOCIATED UTILITY CONNECTIONS.
13. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
14. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
15. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
16. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

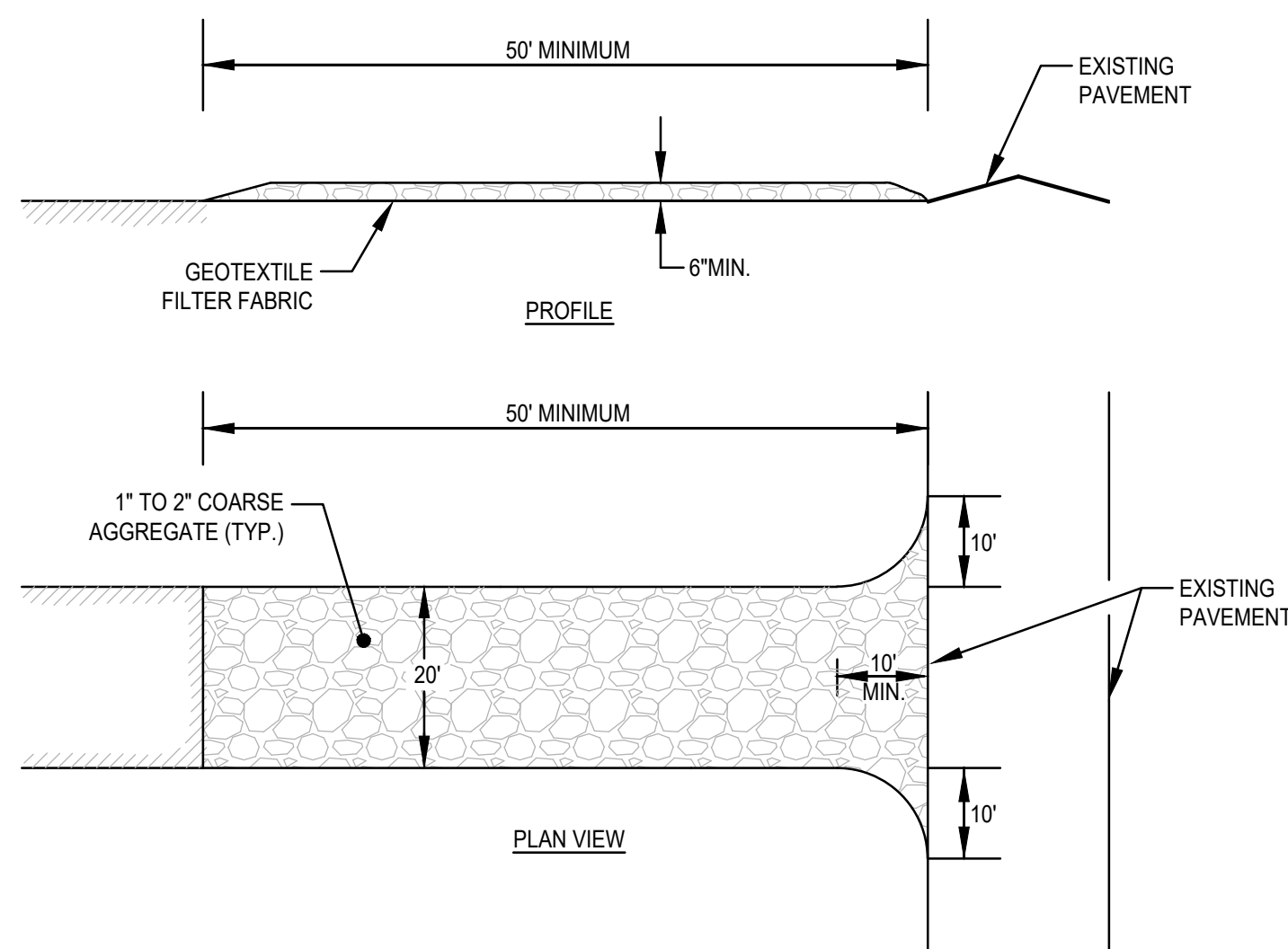
CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASH STATIONS, STOCKPILE AREAS, AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. OPERATOR PERSONNEL AND/OR ITS CONSULTANTS MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT 1/4 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - A. WHETHER OR NOT THE BMP WAS INSTALLED/PERFORMED CORRECTLY.
 - B. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE BMP SINCE IT WAS INSTALLED OR PERFORMED.
 - C. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE BMP.
4. THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.
5. ALL SLOPES EXCEEDING 15% RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR INCHES OF TOPSOIL AND PLANTED WITH A VEGETATED COVER SUFFICIENT TO PREVENT EROSION.



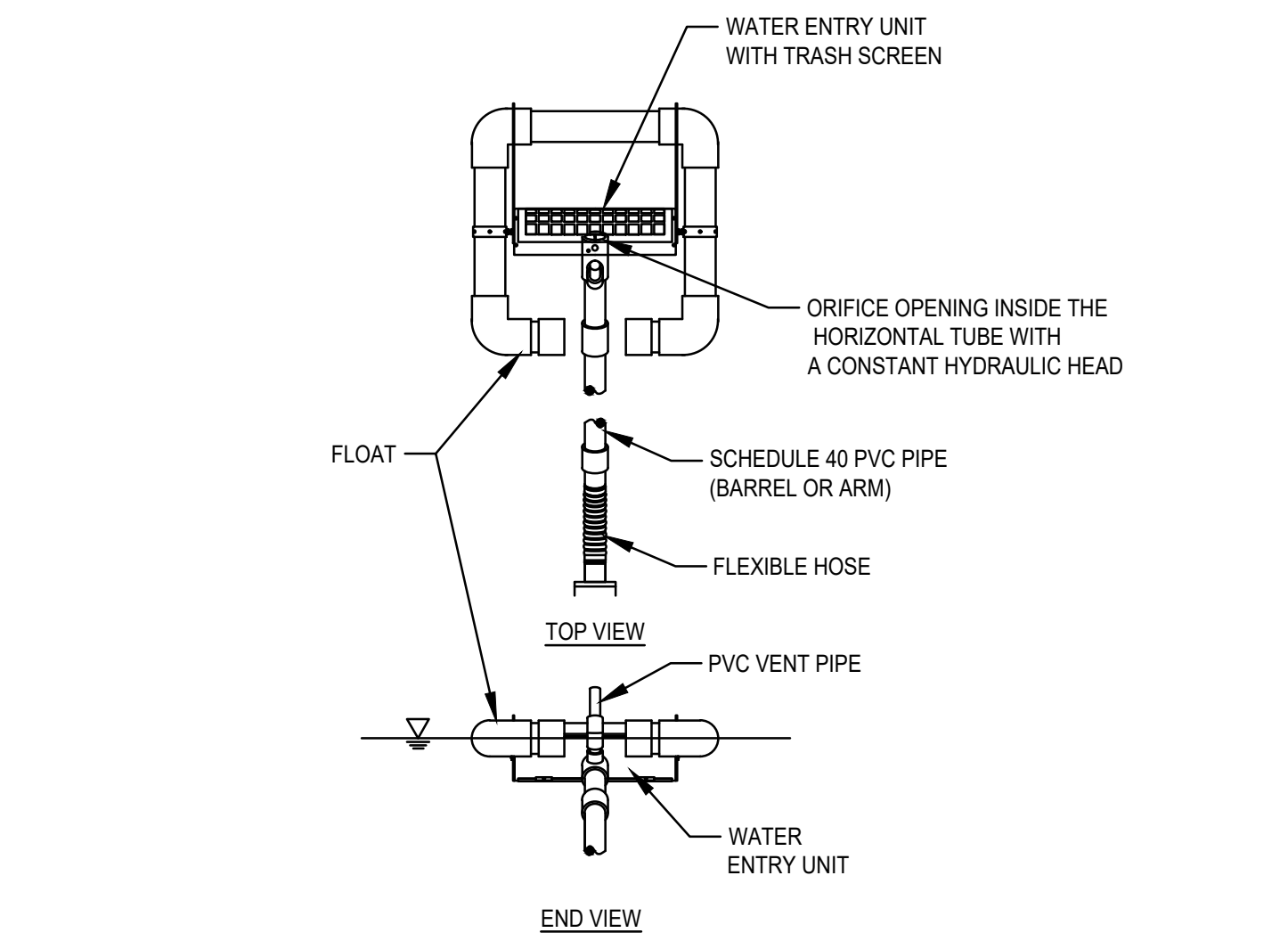
EROSION AND SEDIMENTATION CONTROL

1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK BARRIER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY DIVERSION SWALES WITH STONE CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. IN GENERAL, THE SMALLEST POSSIBLE AREA OF LAND SHOULD BE EXPOSED AT ONE TIME. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE CONFINED TO A MAXIMUM PERIOD OF 3 MONTHS. LAND SHALL NOT BE EXPOSED DURING THE WINTER MONTHS. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND THAT WILL BE REGRADED AT A LATER DATE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH WINTER RYE TO PREVENT EROSION.



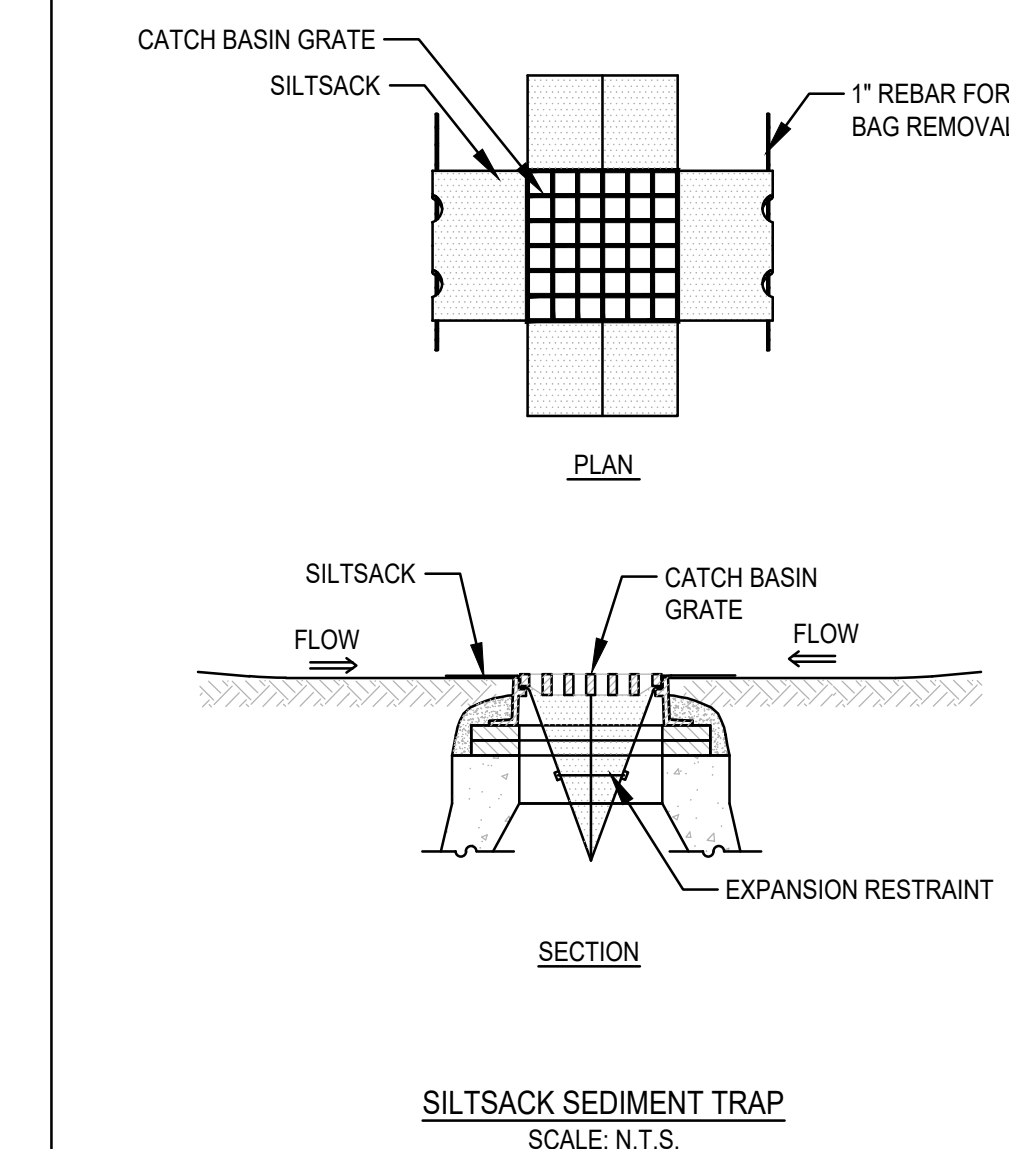
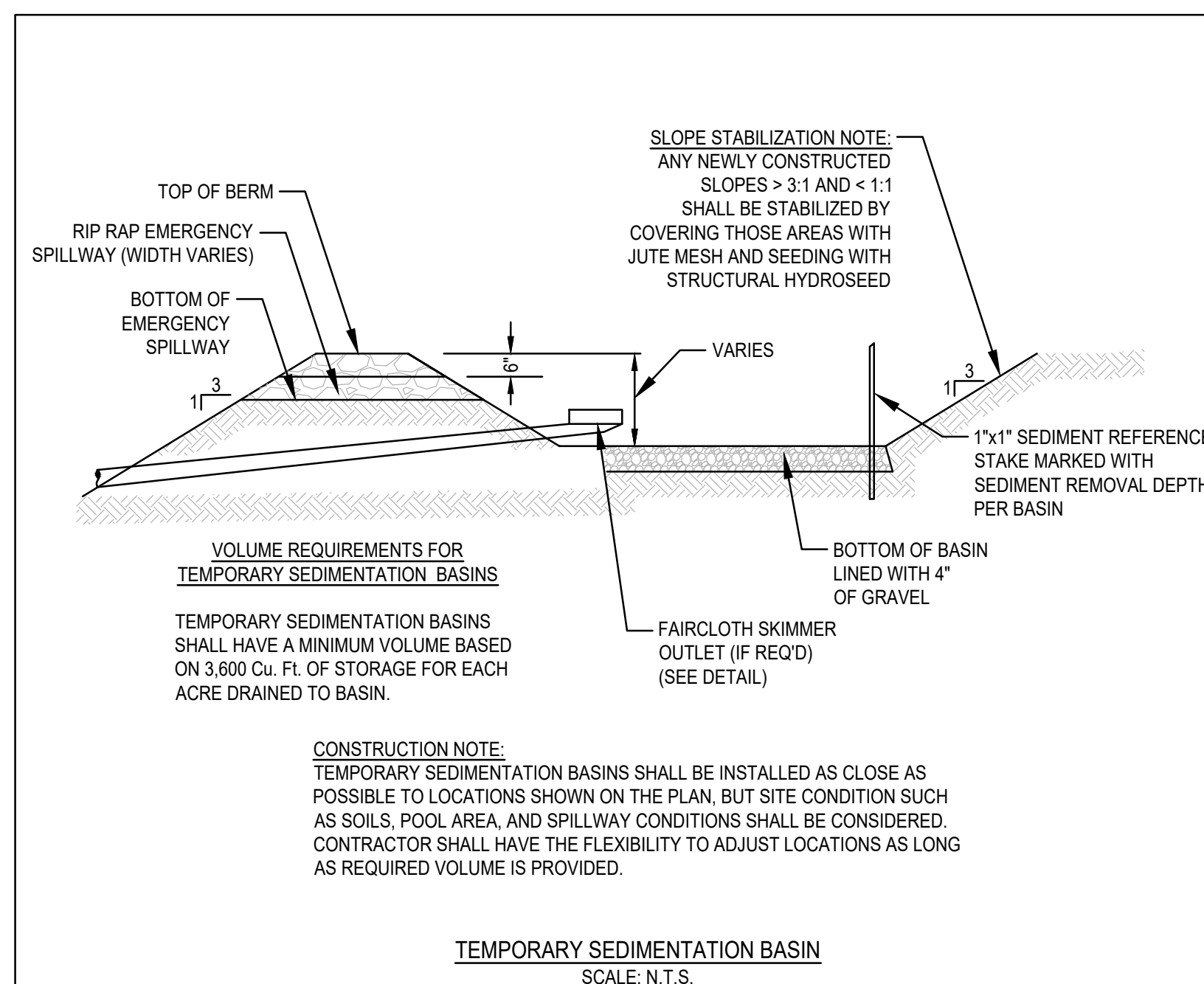
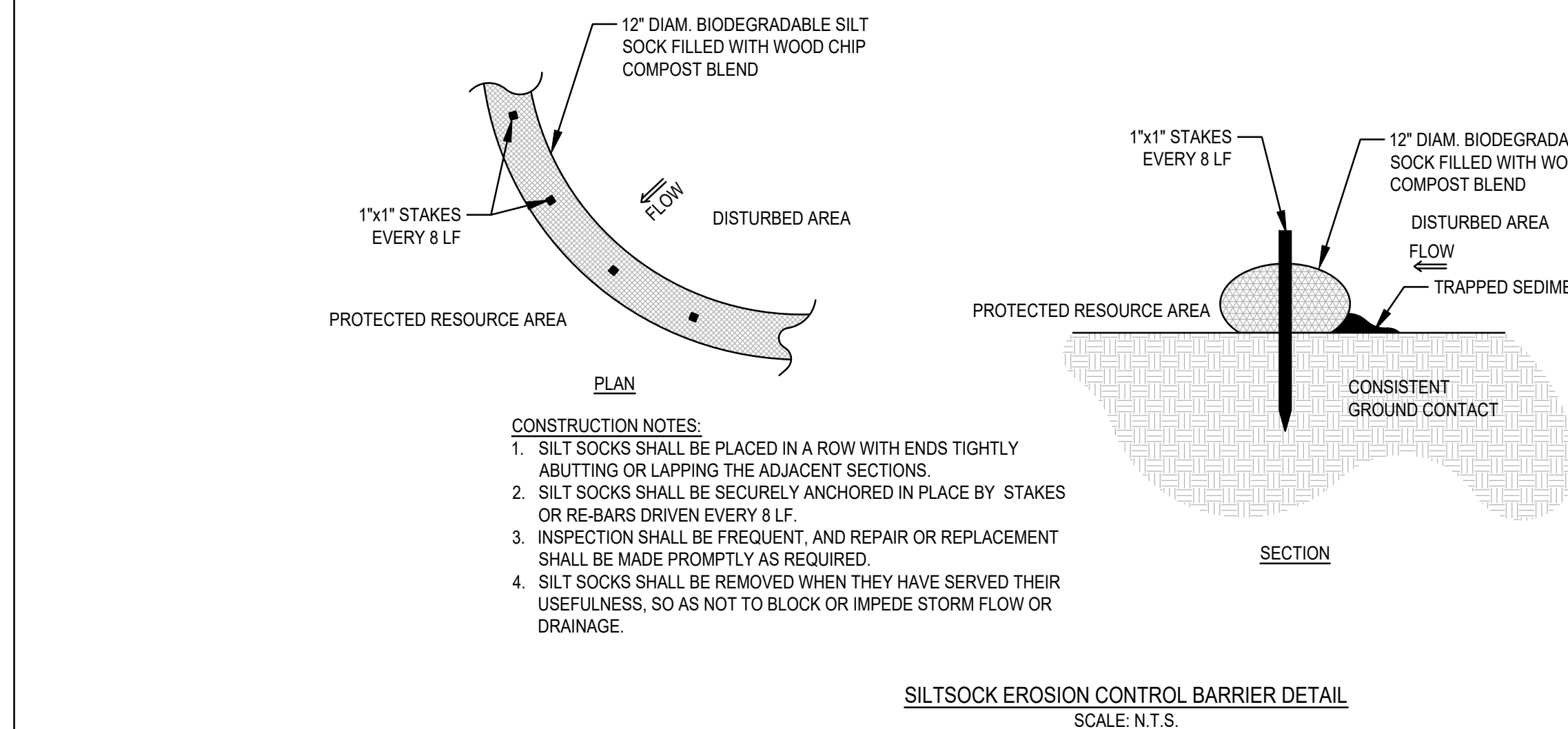
(SCE) CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

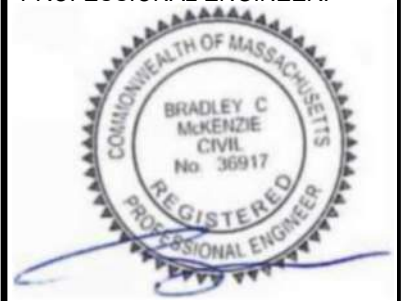


REV	DATE	DESCRIPTION	BY	APP
1	4/20/23	TOWN REVIEW	ESS	BCM
2	5/24/23	SITE LAYOUT	ESS	BCM

MG
MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN
550-560 WASHINGTON STREET
(APN 29-330-3)
WEYMOUTH, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:
UNION REALTY TRUST
560 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02188

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: MARCH 24, 2023
SCALE: AS NOTED
PROJECT NO.: 221-187
DWG. TITLE:

CONSTRUCTION DETAILS

DWG. NO:

D-6

PERMIT PLAN SET

CULTEC RECHARGER 150XLHD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 150XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4418 OR 1-800-428-6832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY ENCLOSED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLES OR SEAM AT END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 18.5 INCHES (470 mm) TALL, 33 INCHES (838 mm) WIDE AND 11 FEET (3.35 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 150XLHD SHALL BE 30.0 FEET (9.14 m).
7. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m) HOPE OR 10' (3.05 m) SMOOTH WALL PVC.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 8.5 INCHES (215 mm) HIGH BY 18 INCHES (457 mm) WIDE. MAXIMUM ALLOWABLE COVER DIMENSION (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 10.5 INCHES (267 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (615 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 150XLHD CHAMBER SHALL BE 2,650 FT³ (74,248 m³) WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 150XLHD SHALL BE 27.16 FT³ UNIT (0.77 m³) UNITS WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 33.97 FT³ (956 m³) WITHOUT STONE.
12. THE RECHARGER 150XLHD CHAMBER SHALL HAVE THIRTY DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CURE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 150XLHD CHAMBER SHALL HAVE 20 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 150XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTERNAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEAM AT ENDWALLS.
16. THE RECHARGER 150XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTERNAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRAFFIC OPENING OF 18 INCHES (457 mm) HIGH X 20 INCHES (508 mm) WIDE.
17. THE RECHARGER 150XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRAFFIC OPENING OF 18 INCHES (457 mm) HIGH X 20 INCHES (508 mm) WIDE.
18. THE RECHARGER 150XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 150XLHD AND ACT AS CROSS FEED CONNECTIONS.
19. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
20. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
21. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.
22. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECHARGER INSTALLATION INSTRUCTIONS.
23. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF ASTM D6301S INCLUDING RESISTANCE TO ASHFT10 AND H-20 HIGHWAY LIVE LOADS. WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATION OF NHA BRUSH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND MITIGATION.
25. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m).

CULTEC HVLV FC-24 FEED CONNECTOR SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER STORMWATER CHAMBERS.

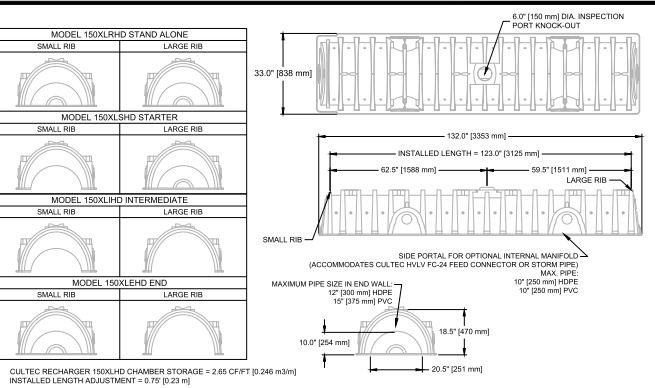
CHAMBER PARAMETERS

1. THE CHAMBER SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4418 OR 1-800-428-6832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 18 INCHES (457 mm) TALL, 33 INCHES (838 mm) WIDE AND 11 FEET (3.35 m) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 33.97 FT³ (956 m³) WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEAM AT END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECHARGER INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

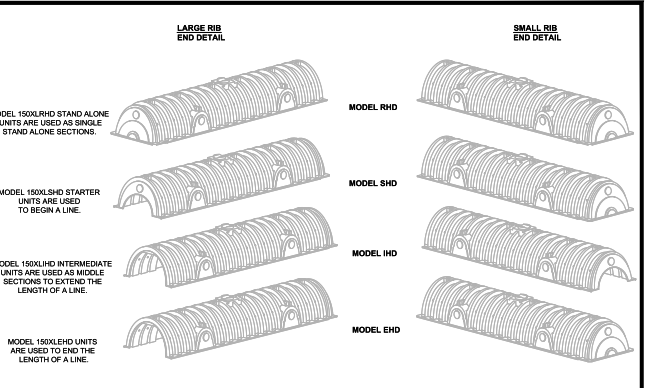
CULTEC NO. 410 NON-WOVEN GEOTEXTILE
CULTEC NO. 410 NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONNECTORS AND RECHARGERS. STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INFILTRATION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4418 OR 1-800-428-6832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.3 OZ/SY (142 GM).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 100 LBS (453 N) PER ASTM D4353 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4353 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A HULLER BARELY VALUE OF 220 PLS (953 KN) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 60 LBS (268 N) PER ASTM D4353 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1533 N) PER ASTM D4353 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR VALUE OF 50 LBS (222 N) PER ASTM D4353 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 US SEIVE (0.212 985) PER ASTM D4743 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.75 SEC-1 PER ASTM D4951 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/IN/HR (550 L/MIN/HR) PER ASTM D4941 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4353 TESTING METHOD.



CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW

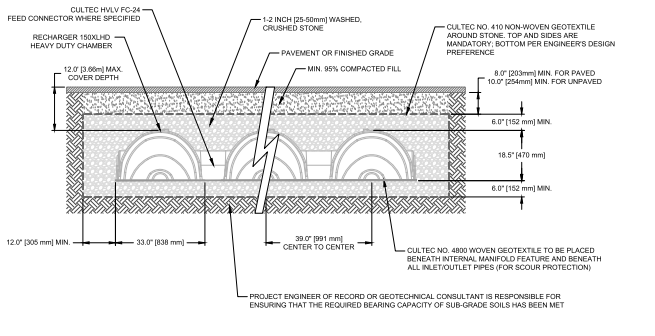


CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION

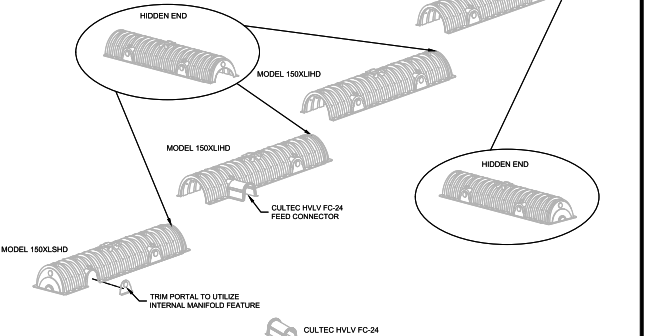
CULTEC NO. 4800 WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATION ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INFILTRATION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

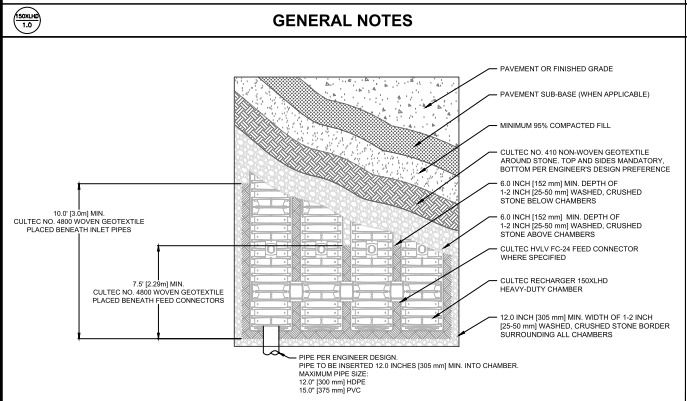
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4418 OR 1-800-428-6832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4353 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4353 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (7 X 7.24 kN/m) PER ASTM D4353 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TRUSS RESISTANCE @ 2% STRAIN OF 960 X 1,096 LB/FT (14 X 16.35 kN/m) PER ASTM D4353 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A TYPICAL TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LB/FT (37 X 4.4 kN/m) PER ASTM D4353 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,880 X 4,880 LB/FT (67 X 7.0 kN/m) PER ASTM D4353 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4353 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SEIVE (0.425 mm) PER ASTM D4743 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4941 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT² (470 LPM/HR) PER ASTM D4941 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4353 TESTING METHOD.



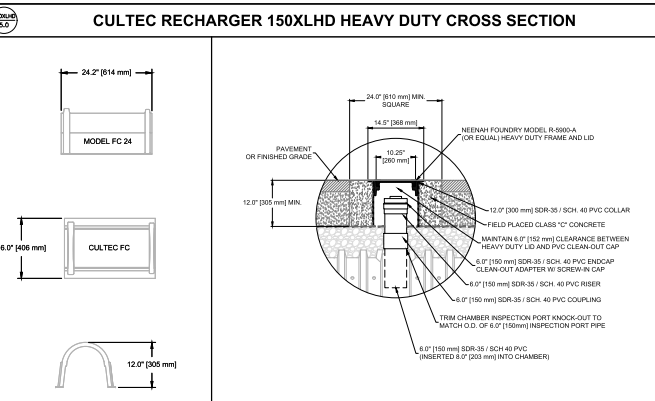
CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION



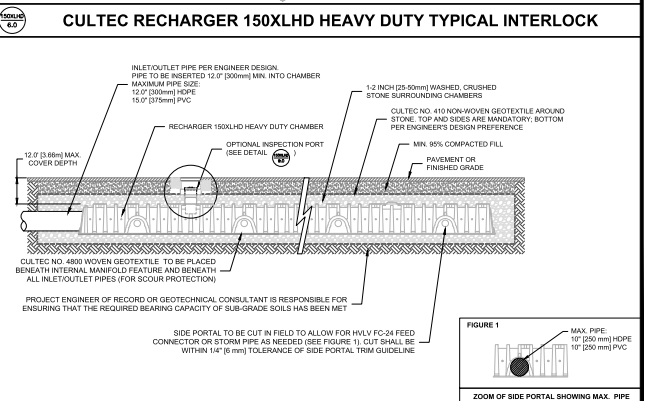
CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW



CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

<p>CULTEC, Inc. Subsurface Stormwater Management Systems P.O. Box 280 878 Federal Road Brookfield, CT 06804 www.cultec.com</p>	<p>THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEMS DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.</p>	<p>RECHARGER 150XLHD DETAIL SHEET TRAFFIC APPLICATION</p>	CULTEC STORMWATER CHAMBER	
			PROJECT NO:	DATE: 2019
			DESIGNED BY: CULTEC, INC	DRAWN BY: TECH
			SCALE: N.T.S.	SHEET NO: 1 OF 1