



PROPOSED WAREHOUSE BUILDING

1047 WASHINGTON STREET / 0 WASHINGTON STREET - WEYMOUTH, MASSACHUSETTS

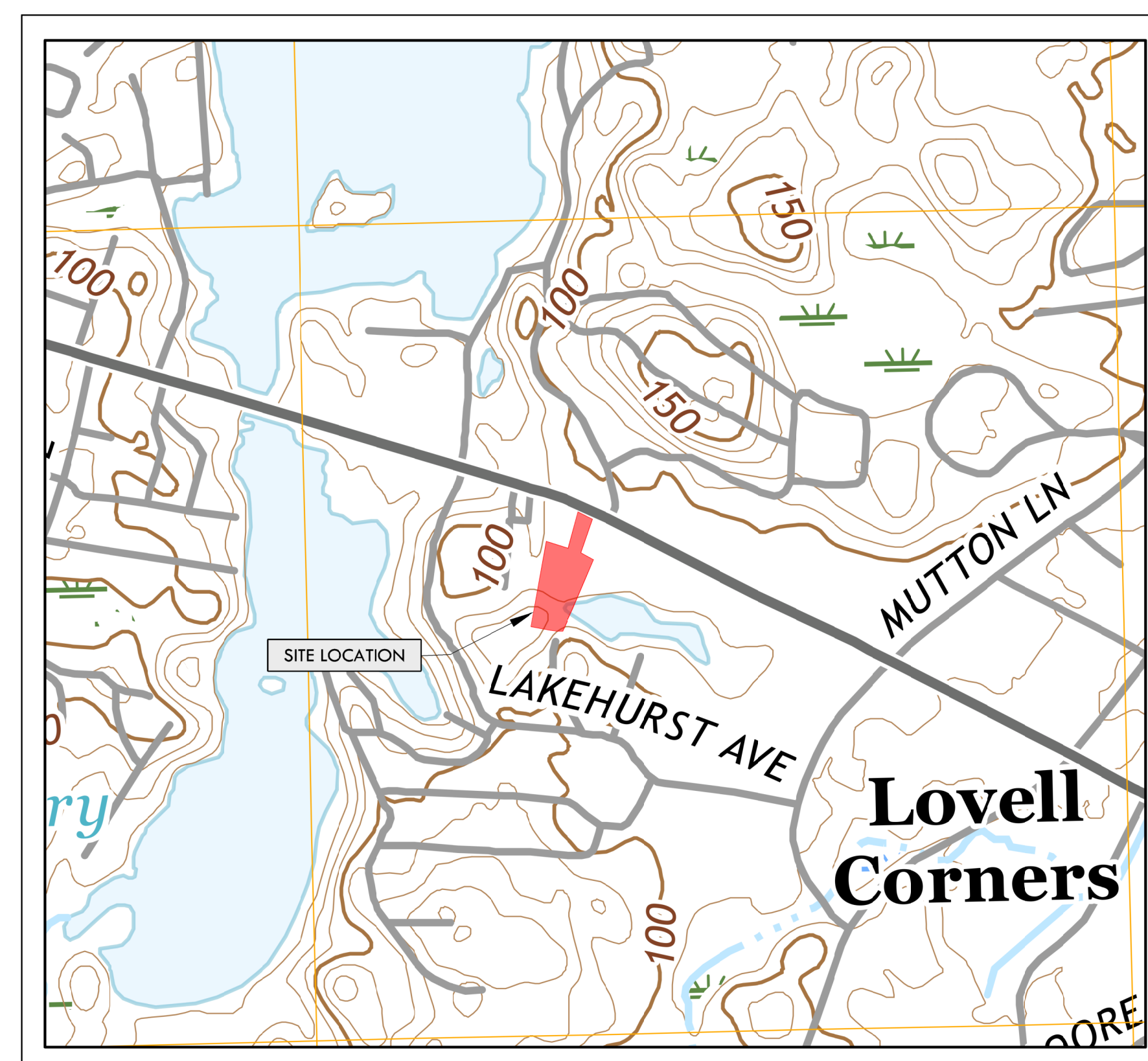
CIVIL DESIGN PLANS

APPLICANT

JOE GRATTA
1047 Washington Street
Weymouth, MA 02189
Tel: (781) 335-8635

CIVIL ENGINEERS

THE VERTEX COMPANIES, INC.
400 Libbey Parkway
Weymouth, MA 02189
Tel: (781) 952-6000
Fax: (781) 335-3543



— AREA MAP —
SCALE: 1" = 500'

SHEET INDEX

- C0.0 COVER SHEET
- C1.0 SITE PLAN
- C2.0 SITE DETAILS
- C2.1 SITE DETAILS



COVER SHEET

SITE: 1047 WASHINGTON STREET /
0 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02189
FOR: JOE GRATTA
1047 WASHINGTON STREET
WEYMOUTH, MASSACHUSETTS 02189

NO.	REVISIONS
1	10/29/2020 - CONCOM
2	1/8/2021 - CONCOM & BZA
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DATE: 1/8/2021	C0.0
DRAWN BY: JJA	
CHECKED BY: AJC	
JOB #: 64380	

ZONING & ENVIRONMENTAL CONSTRAINTS

PARCEL SIZE:	70,971 SF (1.65 ACRES)	
	29,740 SF EXCLUSIVE OF WETLANDS	
ZONING DISTRICT:	HIGHWAY TRANSITION DISTRICT (HT) & RESIDENCE DISTRICT (R-1)	
OVERLAY DISTRICTS:	COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD)	
LOT COVERAGE:	EXISTING	18,081± S.F. (25.48%)
	MAXIMUM LOT COVERAGE	35,4057± S.F. (50.0%)
	PROPOSED	31,104± S.F. (43.83%)
LANDSCAPING COVERAGE:	EXISTING	52,890± S.F. (74.52%)
	MINIMUM LANDSCAPING COVERAGE	17,992± S.F. (25.0%)
	PROPOSED	39,867± S.F. (56.17%)
FLOOR AREA RATIO (FAR):	BUILDABLE LAND AREA	17,655± S.F.
	FLOOR AREA	2,500± S.F.
	FLOOR AREA/BUILDABLE LAND AREA	0.14
FLOOD_ZONE:	ZONE X, FIRM COMMUNITY PANEL	
FLOOD MAP:	NUMBER 25021C 0233E	
	DATE: JULY 17, 2012	

EXISTING LEGEND

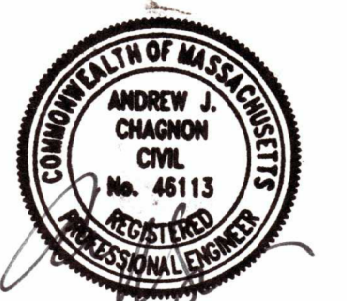
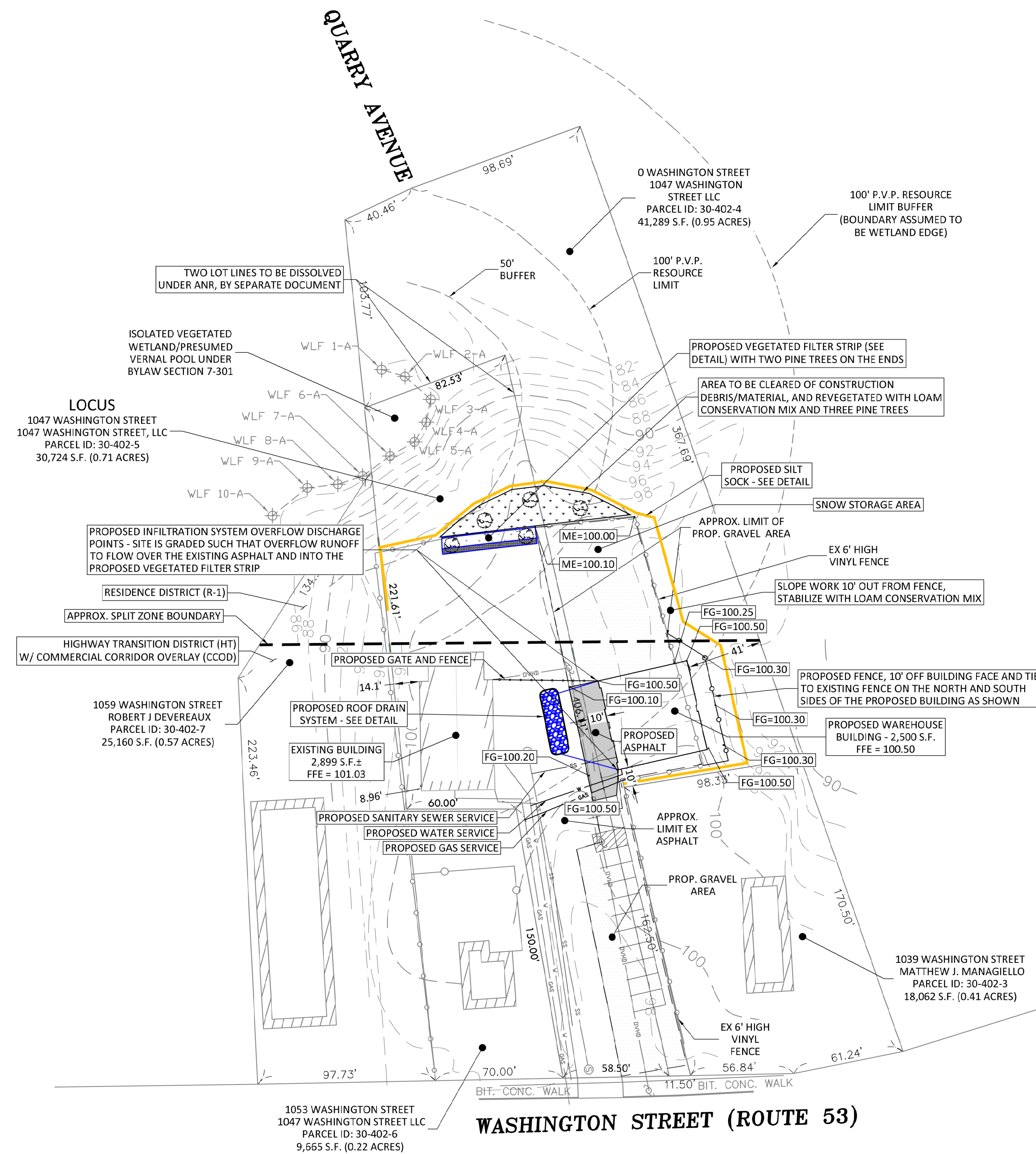
---	WETLAND BOUNDARY
---	EDGE OF ROAD
---	CURB LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC WIRE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND GAS LINE
---	UNDERGROUND WATER LINE
---	CONTOUR
WLF	WETLAND FLAG

PROPOSED LEGEND

---	EROSION CONTROL/LIMIT OF DISTURBANCE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND WATER LINE
---	UNDERGROUND GAS LINE

NOTES

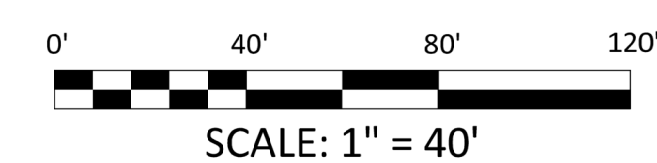
- EXISTING CONDITIONS INFORMATION FROM "PLAN OF LAND" PREPARED BY C.S. KELLEY SURVEYORS (NO DATE) AND PROVIDED BY ATLANTIC MECHANICAL.
- EXISTING UTILITY INVERTS/DEPTHS ARE UNKNOWN. CONTRACTOR TO ACQUIRE AND CONFIRM ALL APPLICABLE HORIZONTAL AND VERTICAL DATA PRIOR TO ANY UTILITY INSTALLATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- WETLAND DELINEATION BY WETLAND STRATEGIES, INC., PLYMOUTH MA, PER REPORT DATED AUGUST 11, 2020.
- TEMPORARY ON-SITE STORAGE CONTAINERS TO BE REMOVED UPON COMPLETION OF NEW BUILDING.



SITE PLAN
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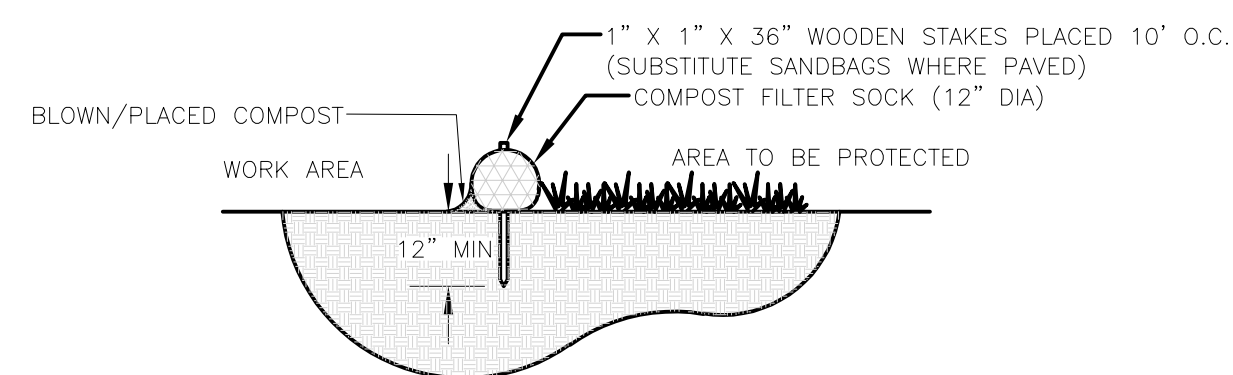
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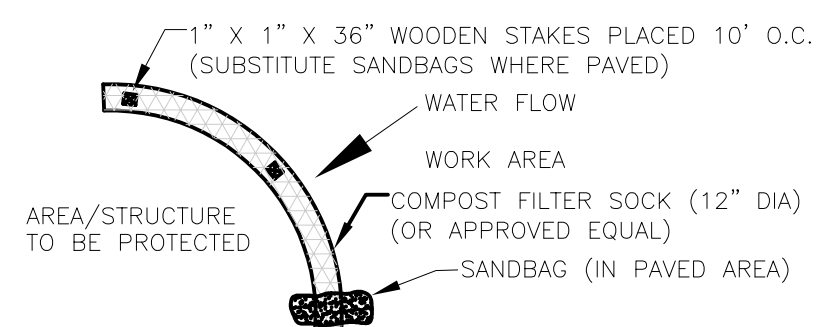


Z:\Shared\Projects\64000-64999\64300-64399\64380_Paul Gratta Weymouth, MA\05-Engineering\Vertex Drawings\C1.0 - Site Plan.dwg Friday, January 8, 2021 1:56:47 PM Copyright © 2021 The Vertex Companies, Inc.

(A) SILTATION BARRIER
NOT TO SCALE

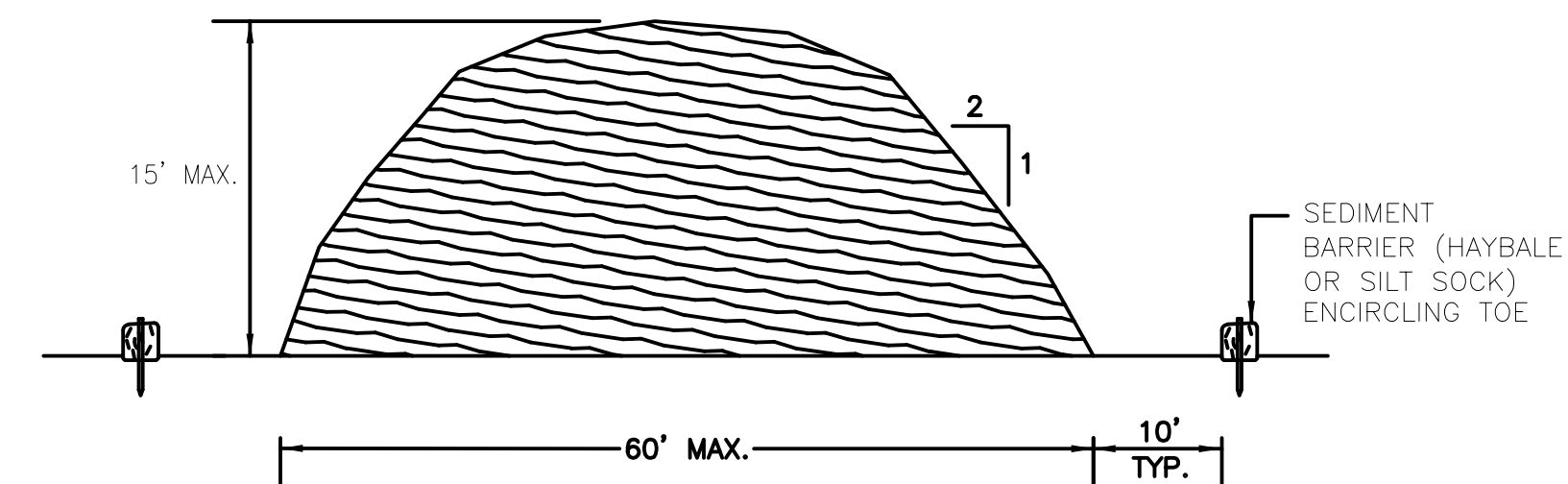


SECTION



PLAN

- NOTES:
- INSPECT AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - SOCK AND COMPOST MATERIAL TO BE REMOVED FROM SITE WHEN CONSTRUCTION COMPLETE.

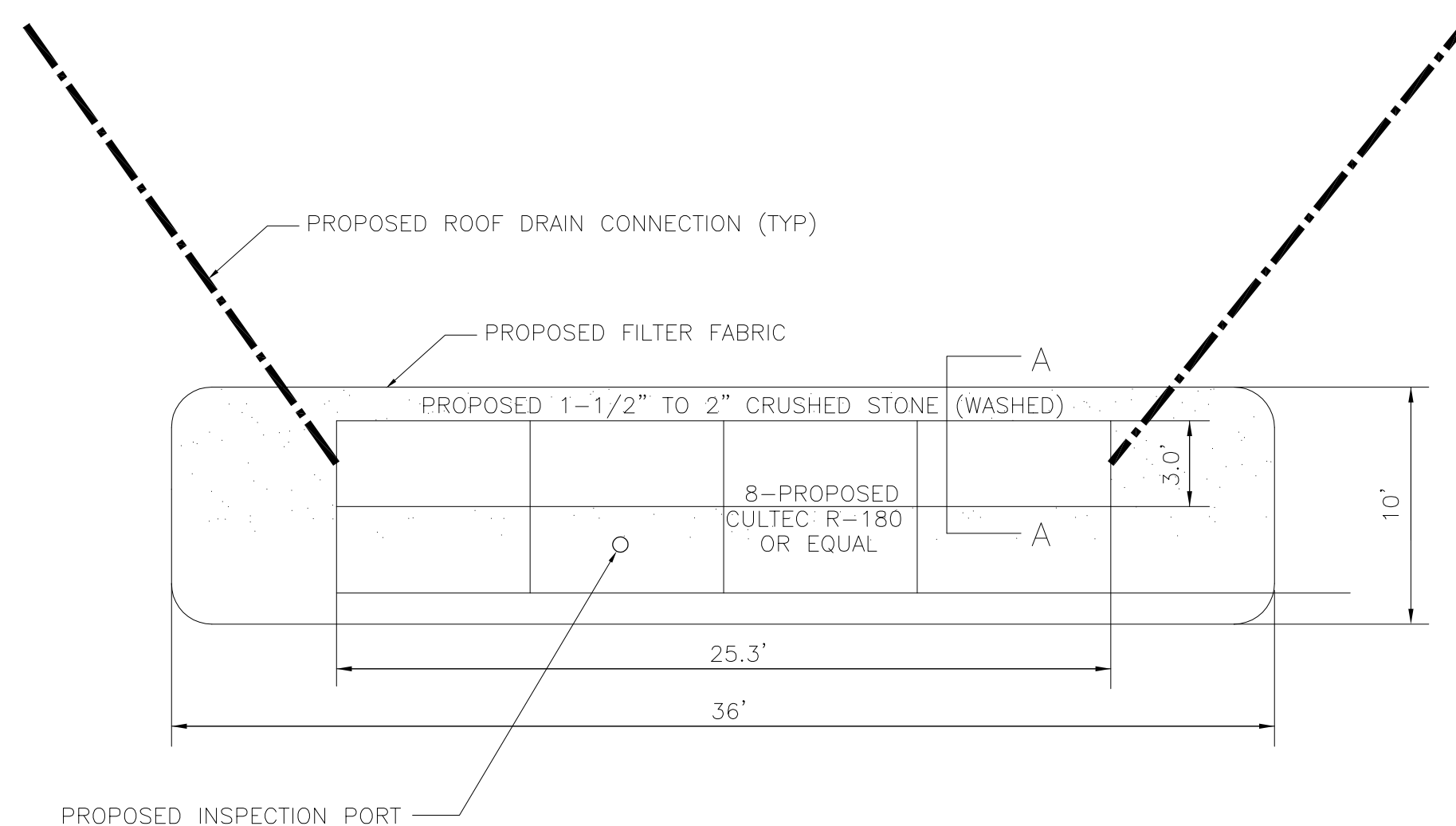
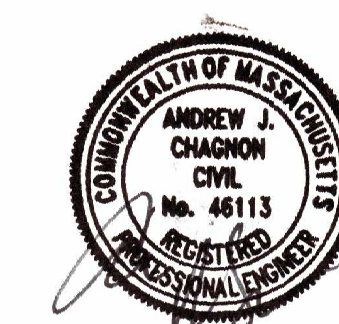


NOTES:

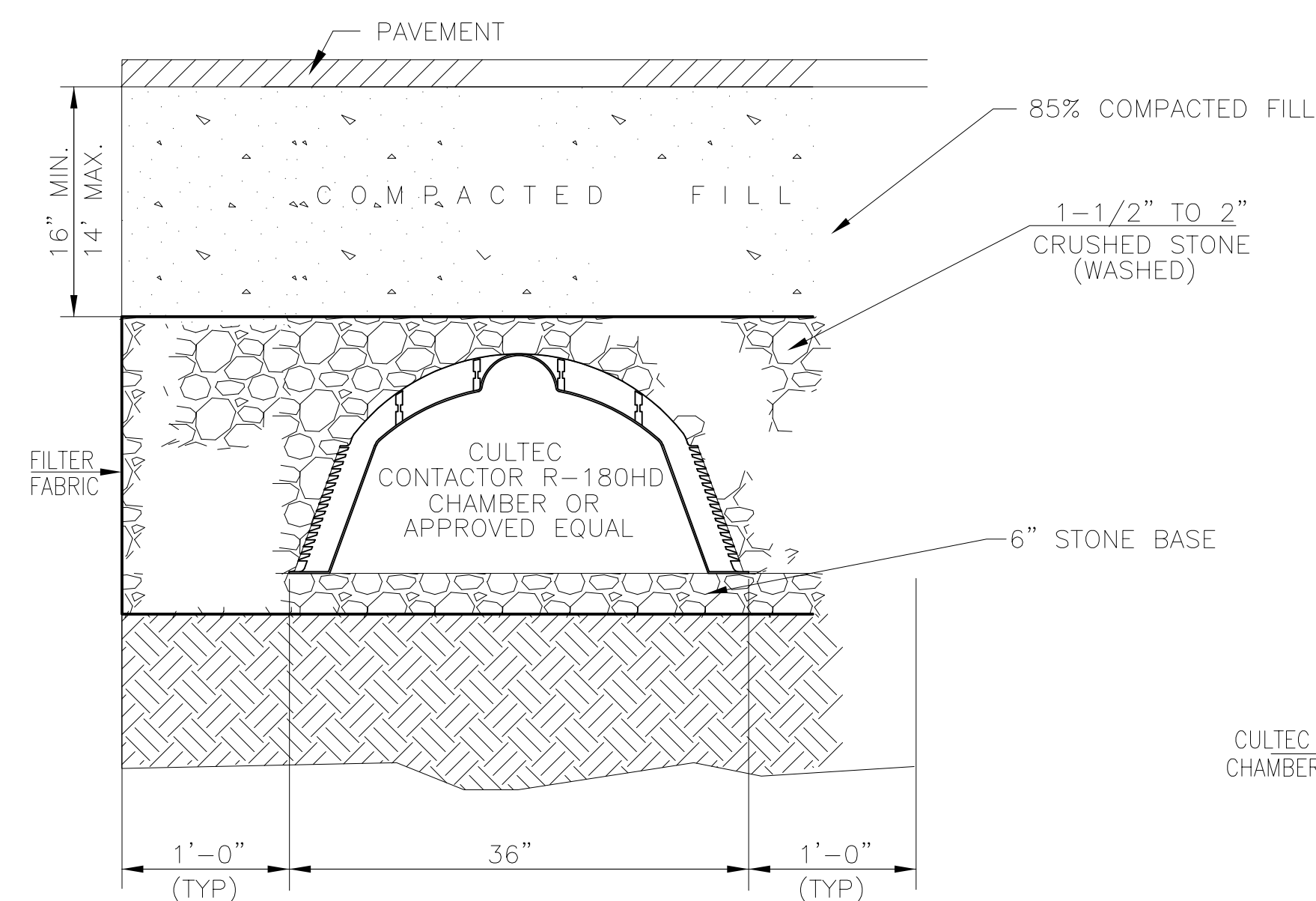
- STOCKPILE AREA SHALL NOT EXCEED SPECIFIED DIMENSIONS WITHOUT APPROVAL FROM ENGINEER.
- STOCKPILED ERODIBLE MATERIAL THAT WILL NOT BE USED FOR GREATER THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR COVERED IMMEDIATELY FOLLOWING PLACEMENT.
- NO STOCKPILE SHALL BE PLACED WITHIN THE 100 FOOT WETLAND BUFFER.

ERODIBLE MATERIAL STOCKPILE

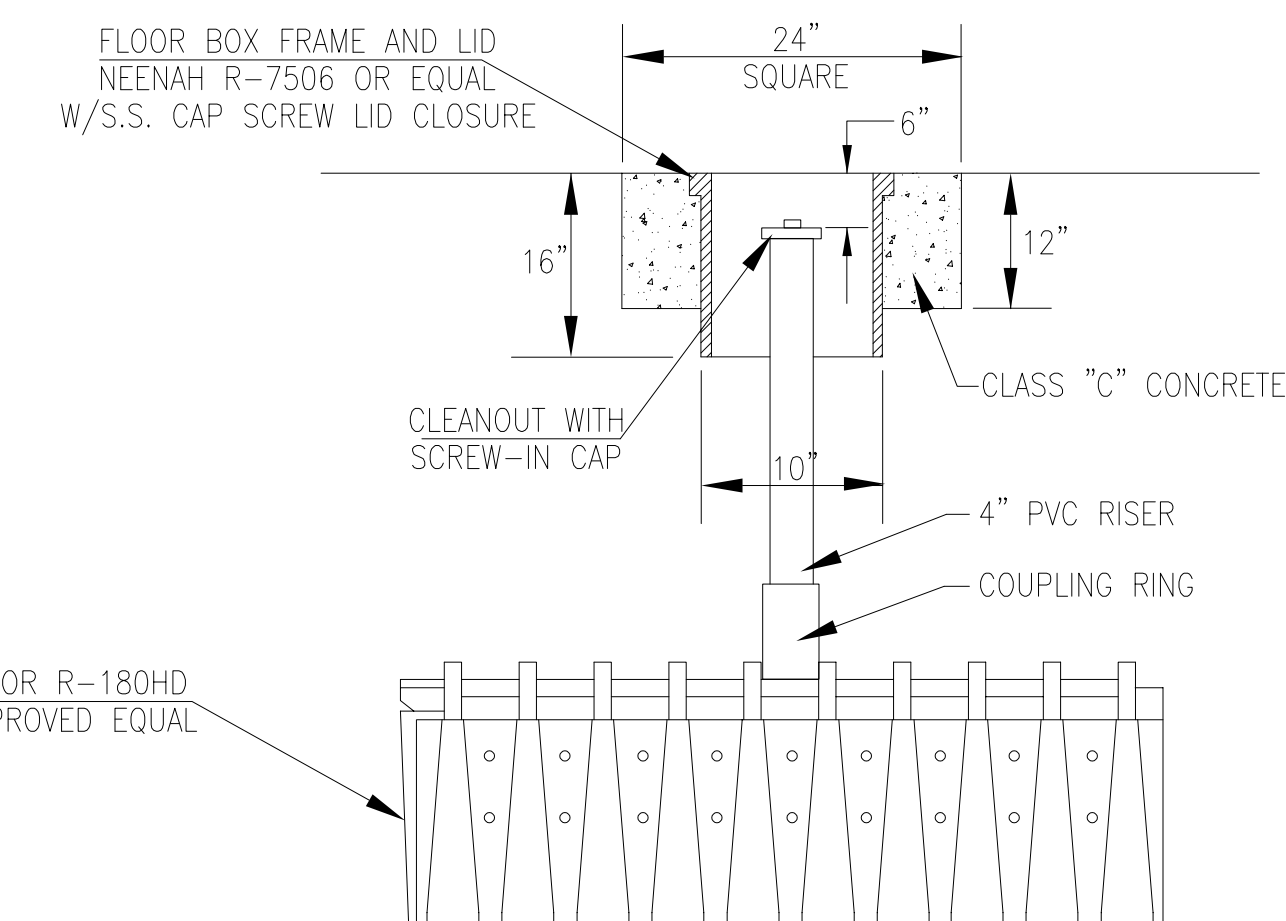
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ROOF DRAIN SYSTEM — PLAN VIEW
(NOT TO SCALE)



SECTION A-A — TYPICAL ROOF DRAIN SYSTEM
(NOT TO SCALE)



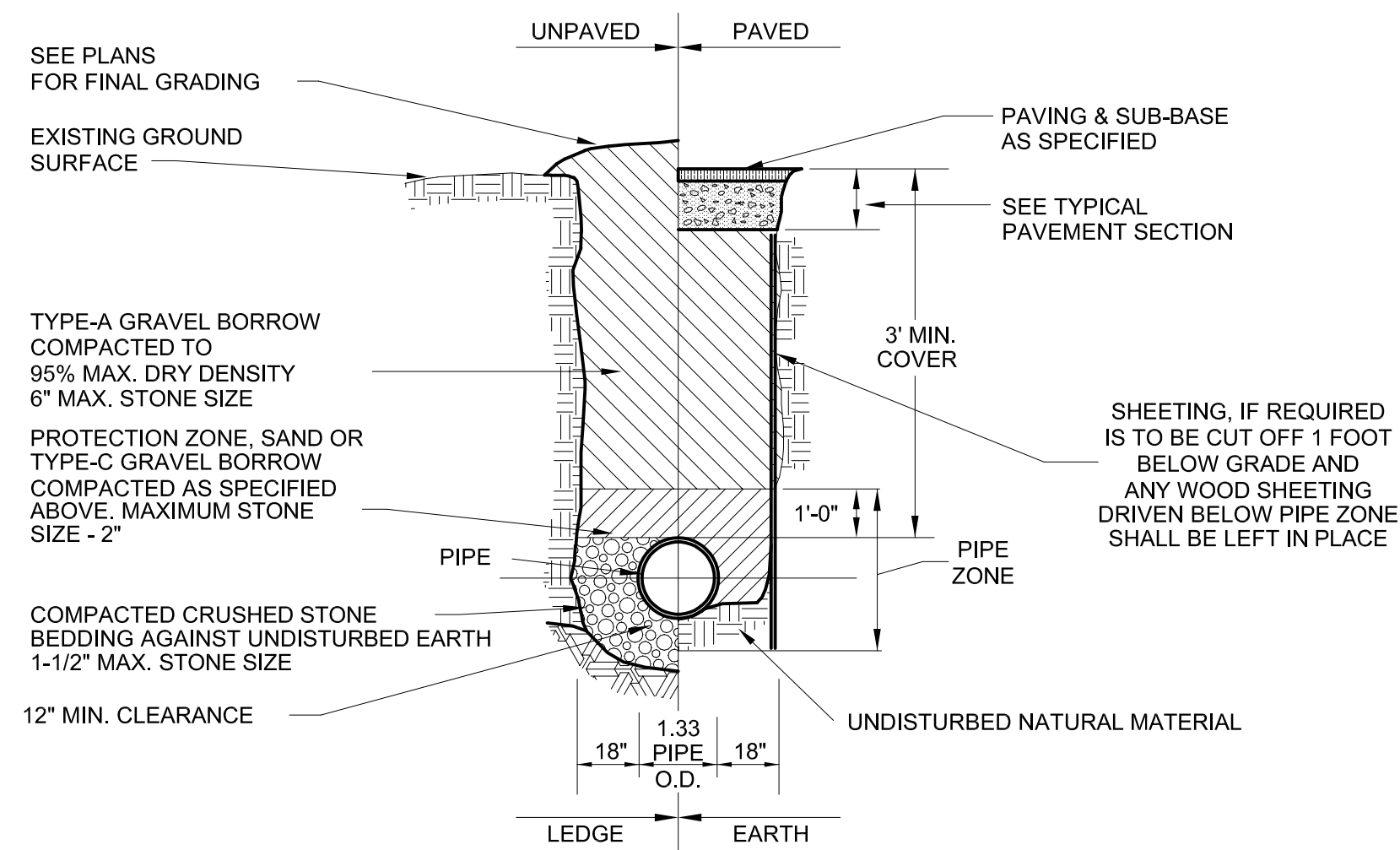
DETAIL — INSPECTION PORT @ ROOF DRAIN SYSTEM
(NOT TO SCALE)

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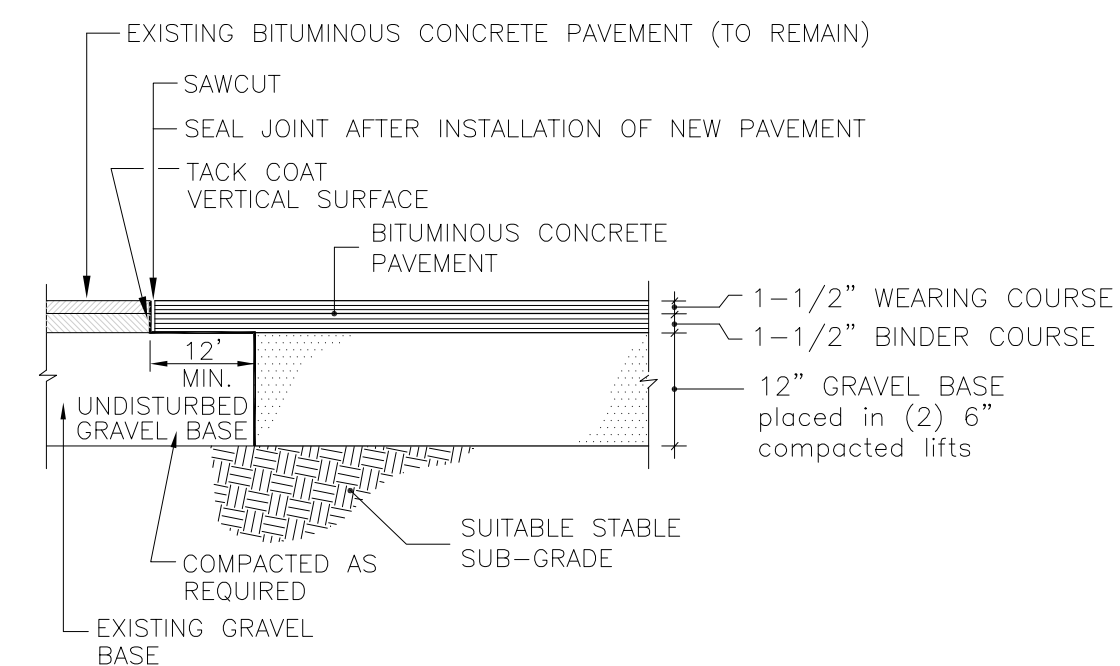
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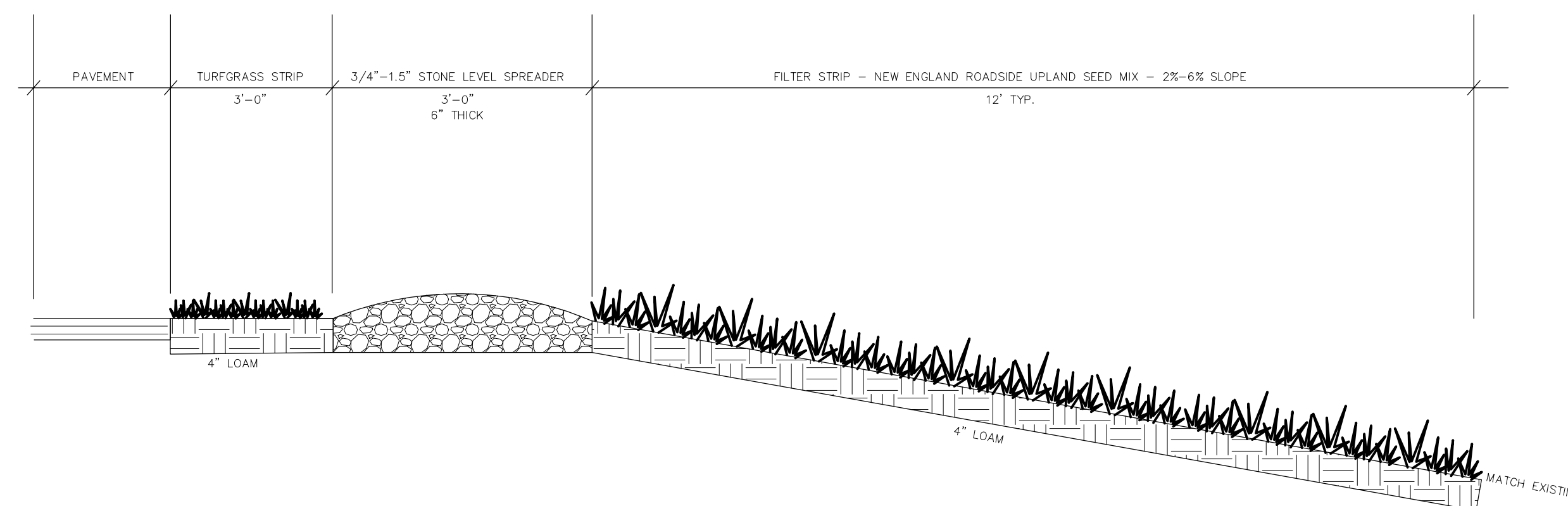


TYPICAL UTILITY TRENCH DETAIL
(NOT TO SCALE)

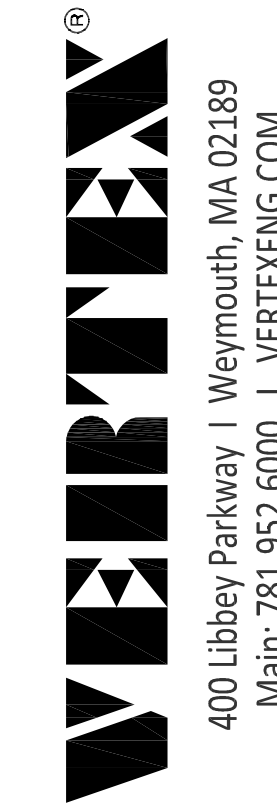
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0.
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1.



BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE



VEGETATED FILTER STRIP SECTION
NOT TO SCALE



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