

PROPOSED SITE PLAN DOCUMENTS

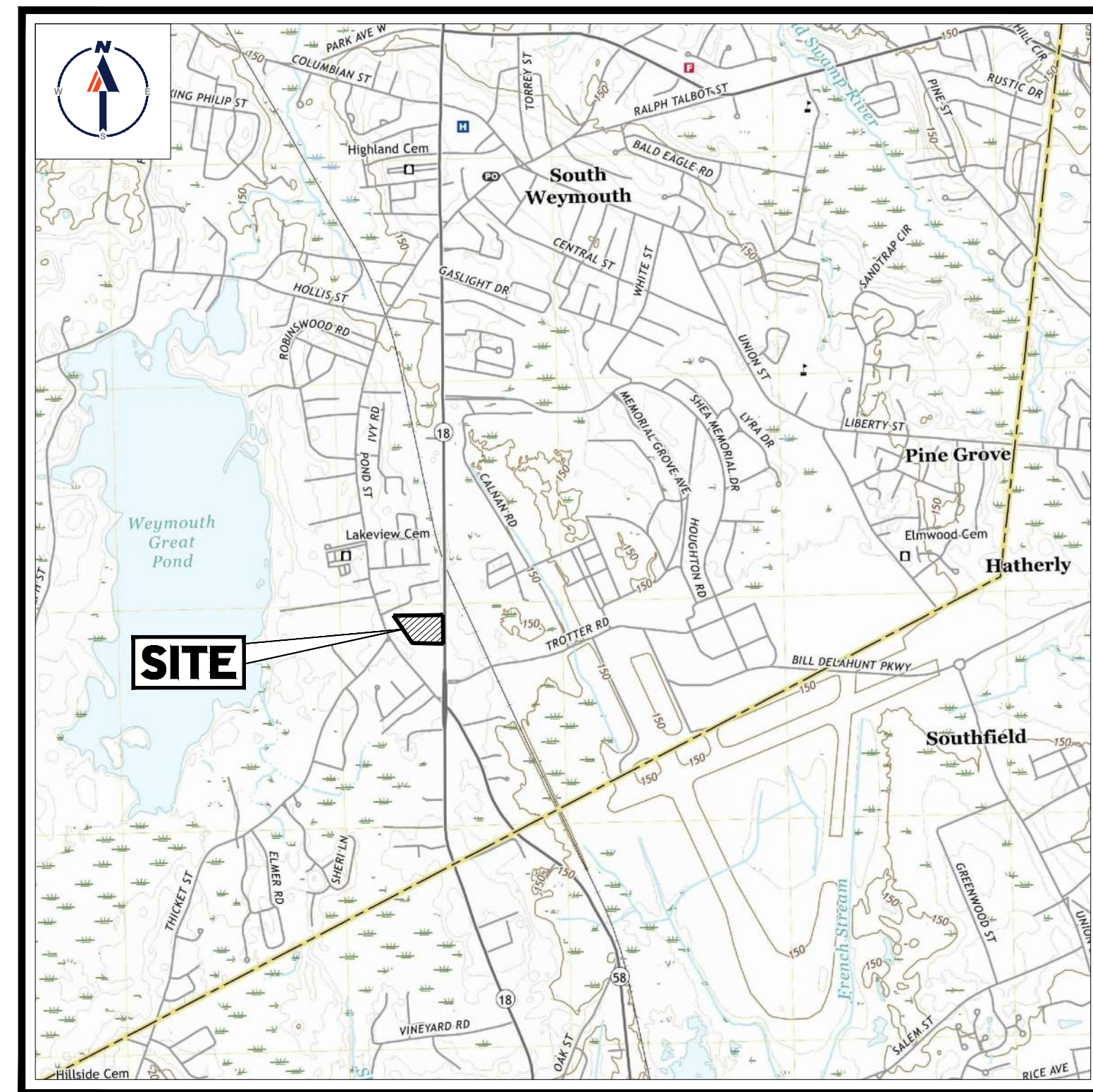
FOR



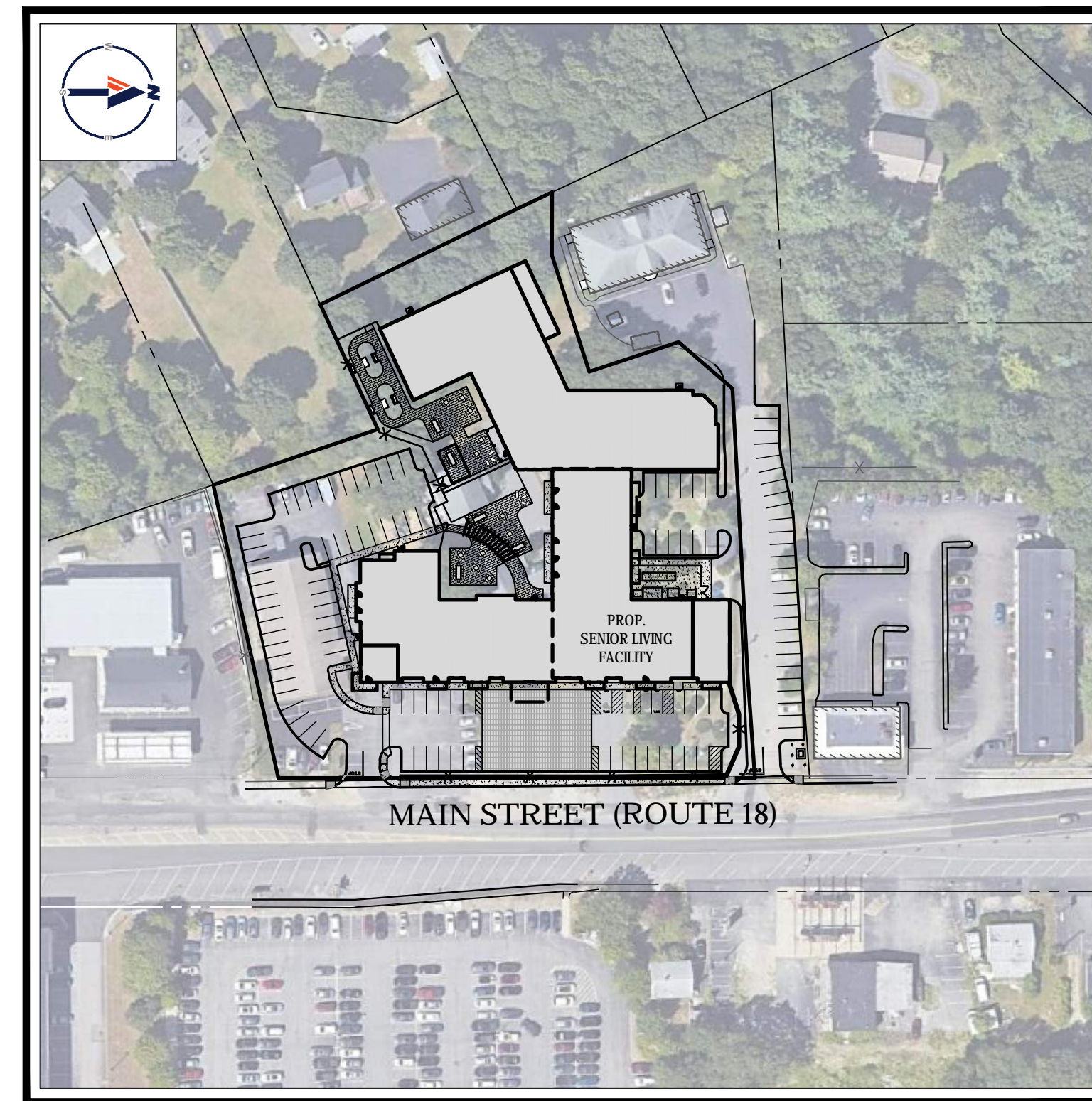
PROPOSED SENIOR LIVING FACILITY

LOCATION OF SITE:

1427 - 1449 MAIN STREET, CITY OF WEYMOUTH
 NORFOLK COUNTY, MASSACHUSETTS
 MAP #57, BLOCK #624, LOTS #12, 13, 29, 30, 31 & 32



USGS MAP
 SCALE: 1" = 2,000'
 SOURCE: USGS



SITE MAP
 SCALE: 1" = 100'

DRAWING SHEET INDEX

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ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	2 SHEETS



REVISIONS			
REV	DATE	COMMENT	DESIGNED BY
1	01/04/21	RDA SUBMISSION	NPD RMM



PERMIT SET

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PROJECT No.: W201012
 DRAWN BY: CFD
 CHECKED BY: RMM
 DATE: 12/17/2020
 CAD ID: W201012-CVL-1

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FOR

PROPOSED SENIOR LIVING FACILITY
 MAP #57, BLOCK #624,
 LOTS #12, 13, 29, 30, 31 & 32
 1427 - 1449 MAIN STREET
 CITY OF WEYMOUTH
 NORFOLK COUNTY, MA

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
www.BohlerEngineering.com



SHEET TITLE:
COVER SHEET

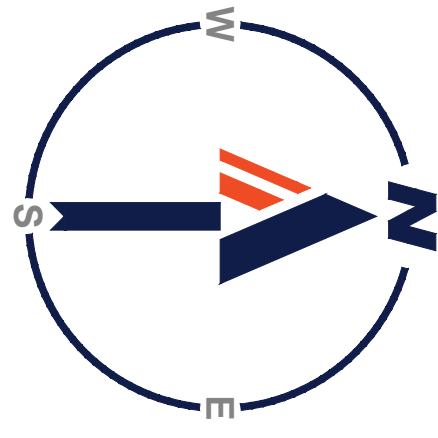
SHEET NUMBER:
C-101

REVISION 1 - 01/04/21

PREPARED BY



W:\BOHLER\NET\SHARES\MA-PROJECTS\2020\1012\DRAWINGS\PLAN SET\REV\W201012-CVL-1-LAYOUT-C-101-COVER



ZONING ANALYSIS TABLE			
ZONING DISTRICT	HIGHWAY TRANSITION (HT) & RESIDENCE R-1		
OVERLAY DISTRICT	COMMERCIAL CORRIDOR OVERLAY (CCOD)		
REQUIRED PERMIT	SPECIAL PERMIT FROM THE ZBA		
ZONE CRITERIA	REQUIRED (CCOD)	EXISTING	PROPOSED
MIN. LOT AREA	30,000 SF	119,959 SF (2.76 AC.)	NO CHANGE
MIN. LOT FRONTAGE	N/S	349.1 FT	NO CHANGE
MIN. LOT WIDTH	N/S	365.4 FT	NO CHANGE
MAX. BLDG. LOT COVERAGE	60%	9.0%	34.0%
MIN. FRONT SETBACK	MIN. 25 FT / MAX. 70 FT	56.9 FT	55.8 FT
MIN. SIDE SETBACK	10 FT	3.9 FT (E)	10.2 FT
MIN. REAR SETBACK	15 FT	49.5 FT	35.1 FT
MIN. PARKING SETBACK	N/S	0.0 FT (E)	5.1 FT
MAX. BUILDING HEIGHT	MIN. 45 FT / 3 STORIES MAX. 70 FT / 5 STORIES	< 35 FT	5 STORIES
F.A.R. ALLOWED	1.25 (1)	0.12	1.21
MAX. IMPER. COVERAGE	75%	35.7%	68.5%
PARKING SPACES	118 (2)	UNKNOWN	118 (3)
ACCESS. PARKING SPACES	5	N/A	5
PARKING STALL CRITERIA	STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	REQUIRED PARKING: (2) CALCULATION: (2)	USE CATEGORY: (2)

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

NOTE: PER SECTION 120-25.14 OF THE ZONING BYLAW, PARCELS WITHIN THE OVERLAY DISTRICT ARE SUBJECT TO EITHER THE ADDITIONAL REQUIREMENTS OF THE OVERLAY DISTRICT OR THE UNDERLYING DISTRICT AT THE APPLICANT'S OPTION. IN CASES WHERE A CONFLICT EXISTS, THE REGULATIONS OF THE OVERLAY ZONING OR THE UNDERLYING ZONING SHALL APPLY BASED UPON THE SCHEME THE APPLICANT INTENDS TO COMPLY.

(1) CAN BE INCREASED BY 0.25 IF WITHIN 1,000 FEET OF MBTA COMMUTER RAIL STATION.
(2) REFER TO LETTER PREPARED BY DEPARTMENT OF MUNICIPAL LICENSES AND INSPECTIONS TO ATTORNEY FRANK MARINELLI DATED DECEMBER 10, 2020 FOR PARKING DETERMINATION.
(3) INCLUDES 27 SHARED PARKING SPACES ON THE ADJUTING LOT (1427 MAIN STREET).

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	01/04/21	RDA SUBMISSION	NPD RMM

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DRAWN BY: RMM
DATE: 12/17/2020
CAD ID: W201012-CV1-1

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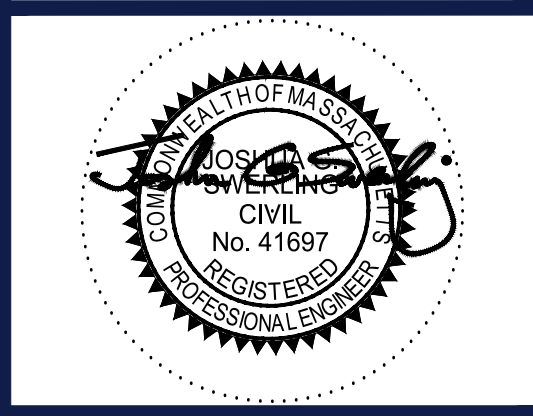
FOR

ATLANTIC DEVELOPMENT

PROPOSED SENIOR LIVING FACILITY
MAP #57, BLOCK #624,
LOTS #12, 13, 29, 30, 31 & 32
1427 - 1449 MAIN STREET
CITY OF WEYMOUTH
NORFOLK COUNTY, MA

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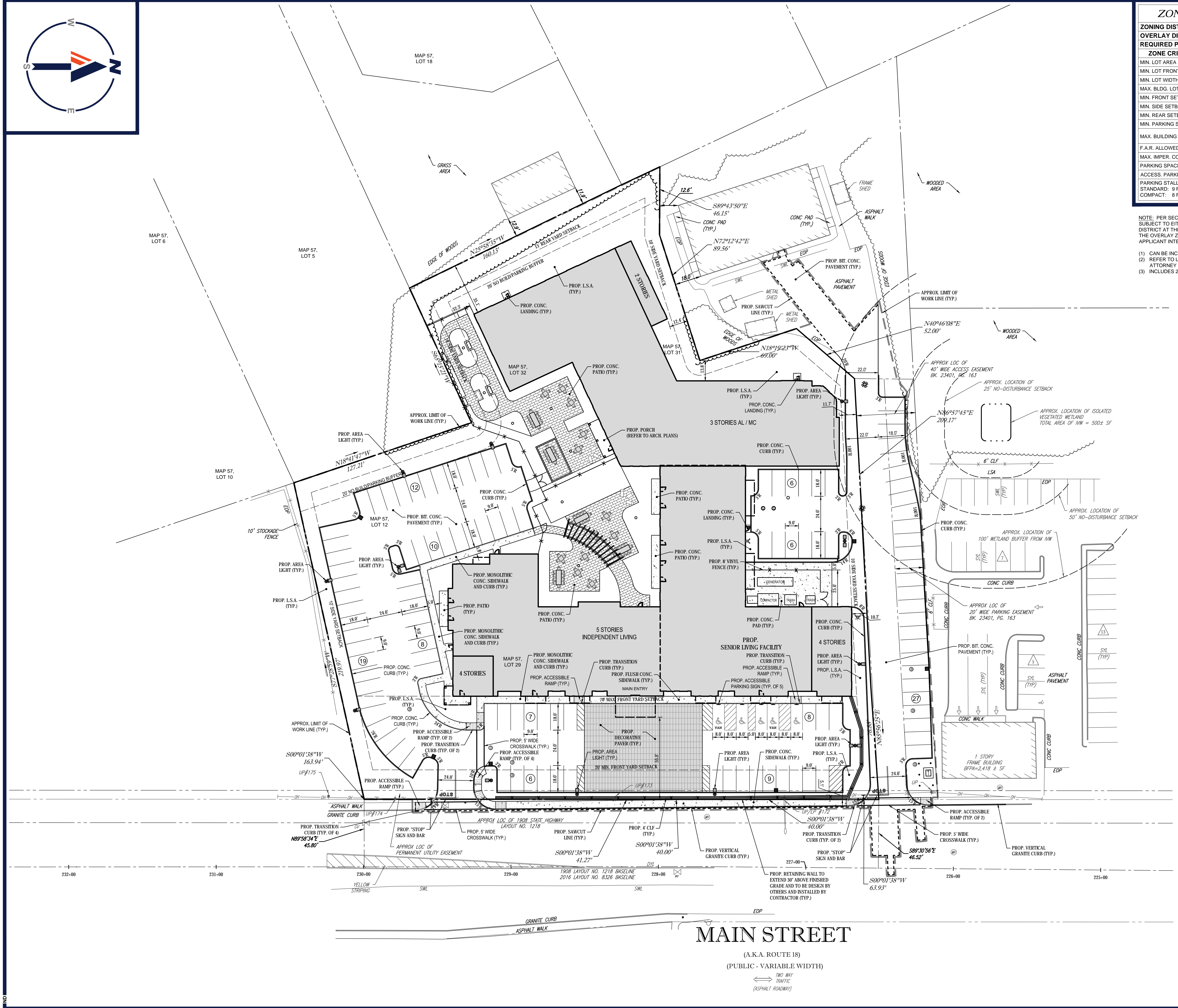
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SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

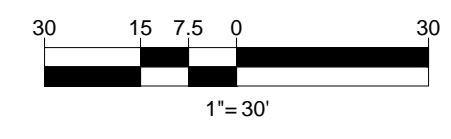
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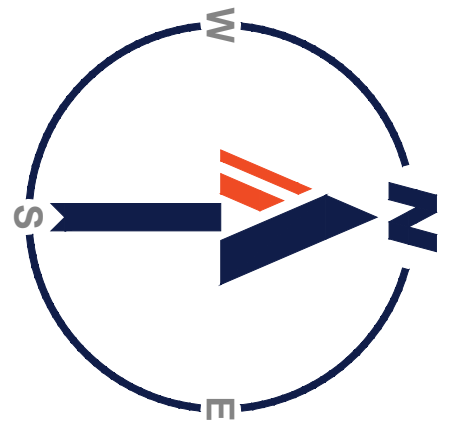
ALL LAND COMPRISING THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

MAIN STREET
(A.K.A. ROUTE 18)
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



BOHLER ENGINEERING PROJECT: W201012-012-CV1-1 LAYOUT: C-301 SITE



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 DRAWN BY: CFJ
 CHECKED BY: RMM
 DATE: 12/17/2020
 CAD I.D.: W201012-CVL-1

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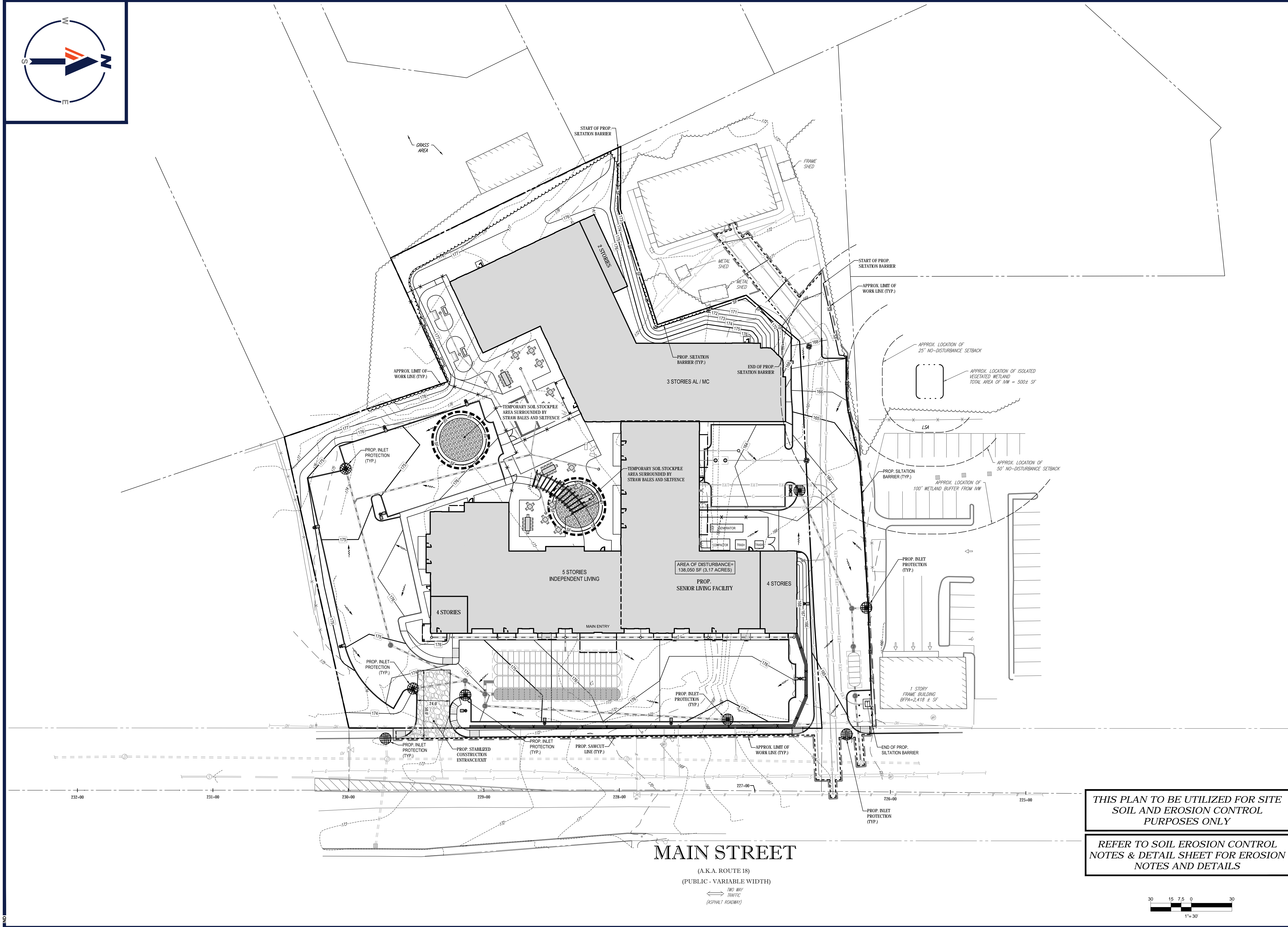
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SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

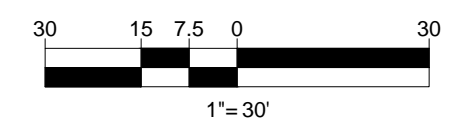
SHEET NUMBER:
C-601

REVISION 1 - 01/04/21



THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOIL MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.
- THE USE OF STRAW HAY BALES IS PROHIBITED.

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
WINDY AREA	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

* A HYDRO APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM # ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR SEED AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, TOWN OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED BY THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF SEED OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

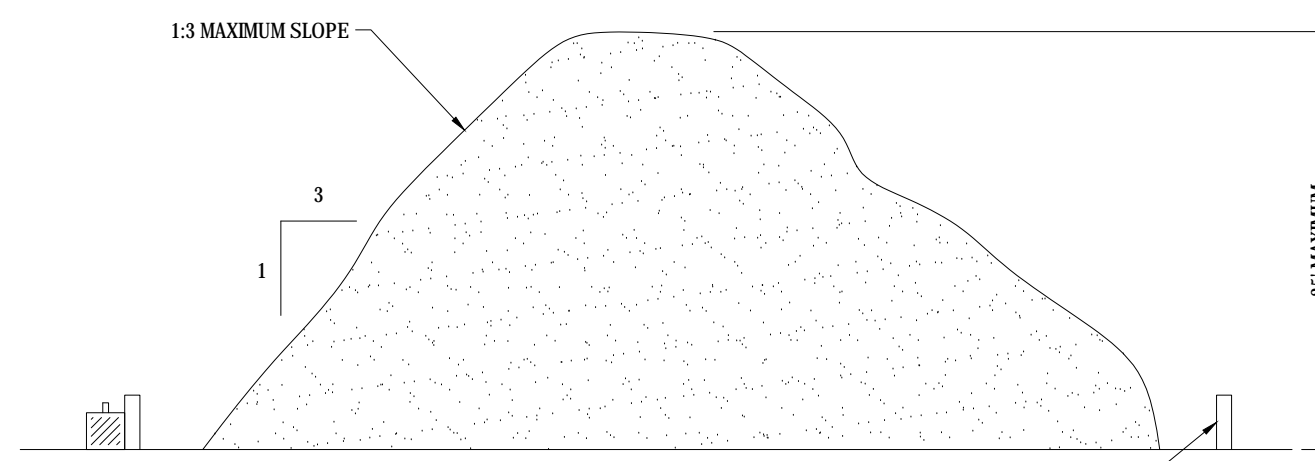
CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

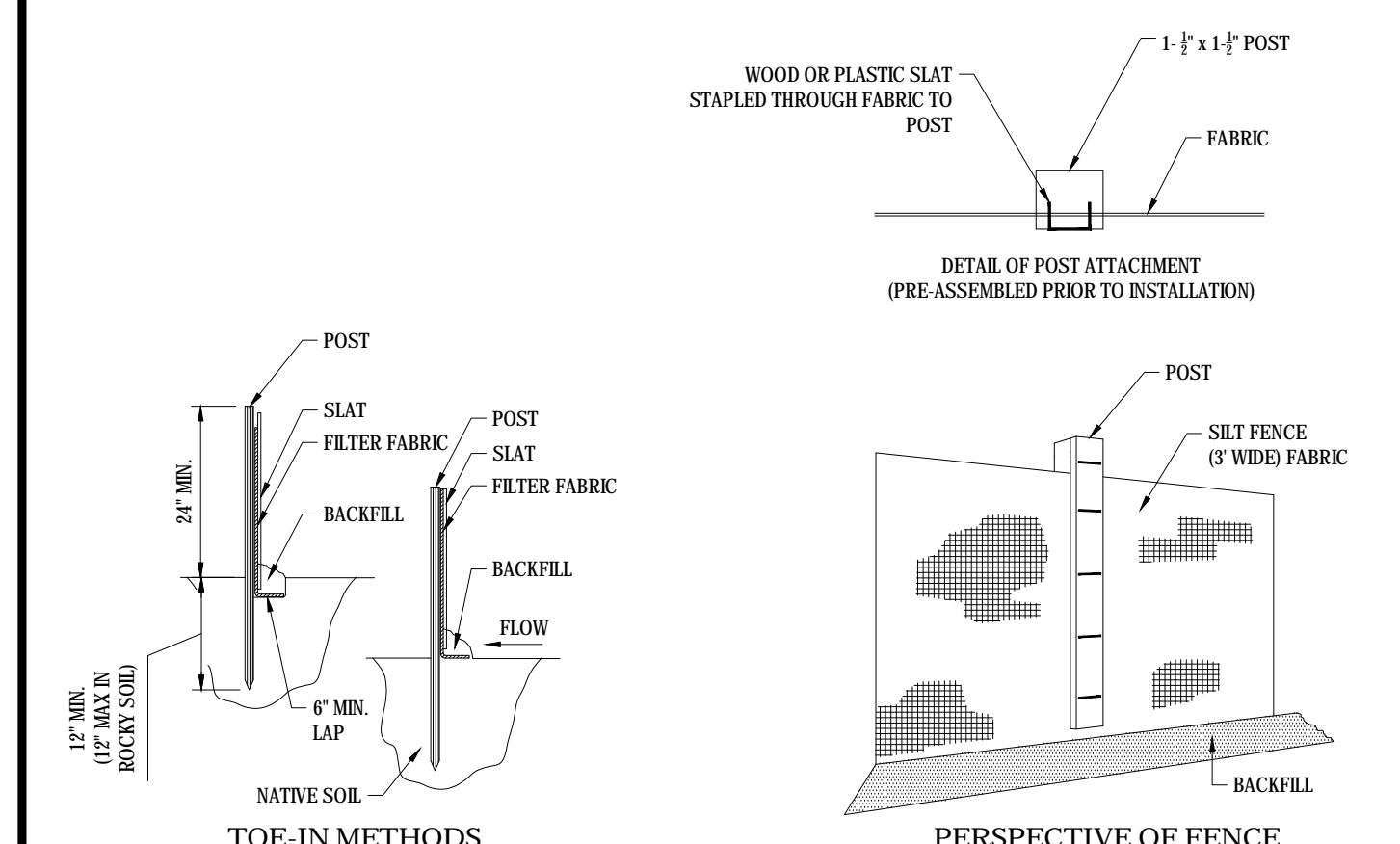
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- INSTALLATION OF BINDER COURSE PAVEMENT
- INSTALLATION OF INLET PROTECTION OF ON SITE UTILITIES (AS SHOWN)
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- INSTALLATION OF TOP COURSE PAVEMENT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

TREE PROTECTION DURING CONSTRUCTION

FIBER FLOCCULENT TUBE



- INSTALLATION:
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION)).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. THE TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



TEMPORARY STOCKPILE

SILTATION FENCE

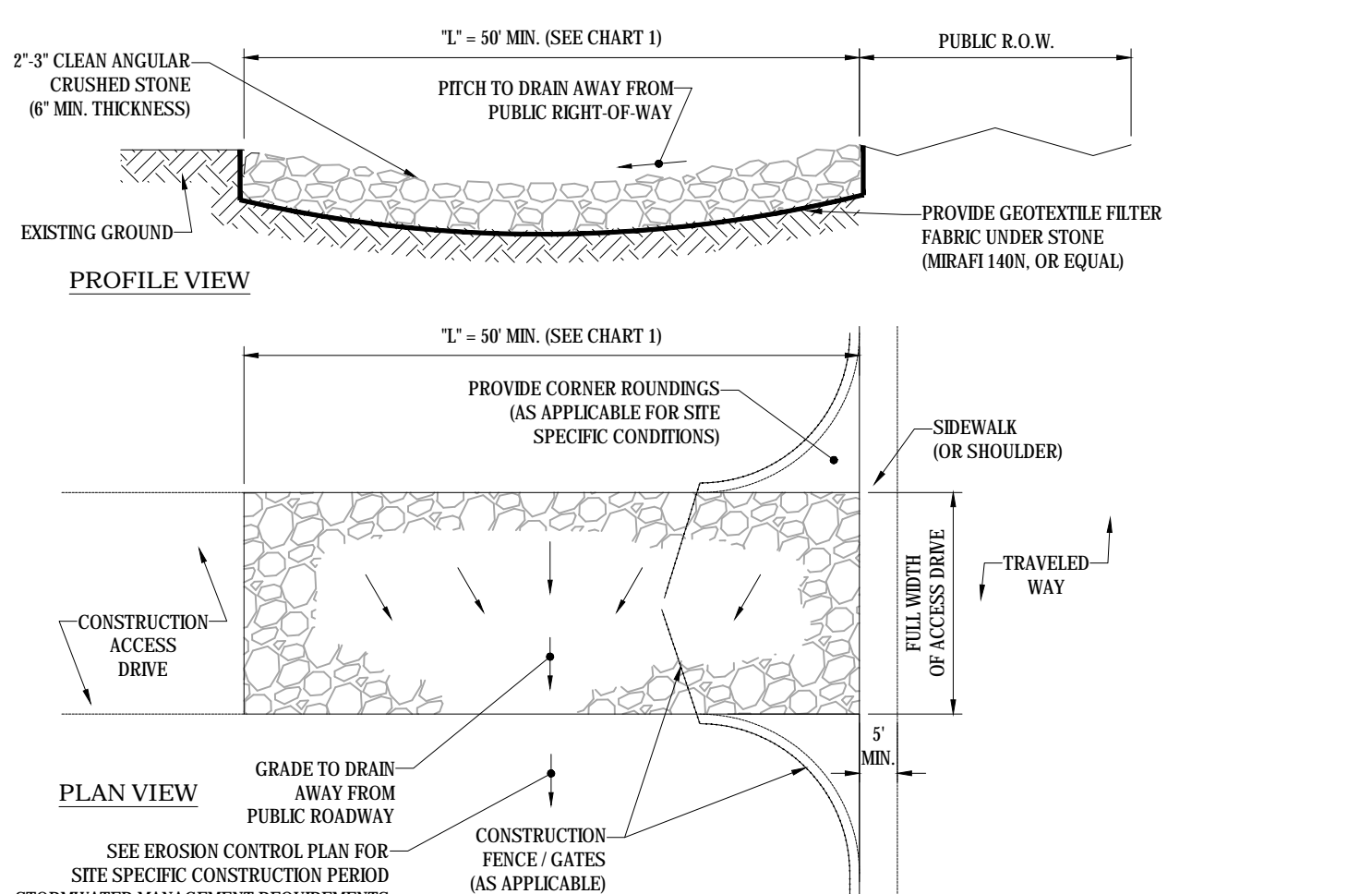
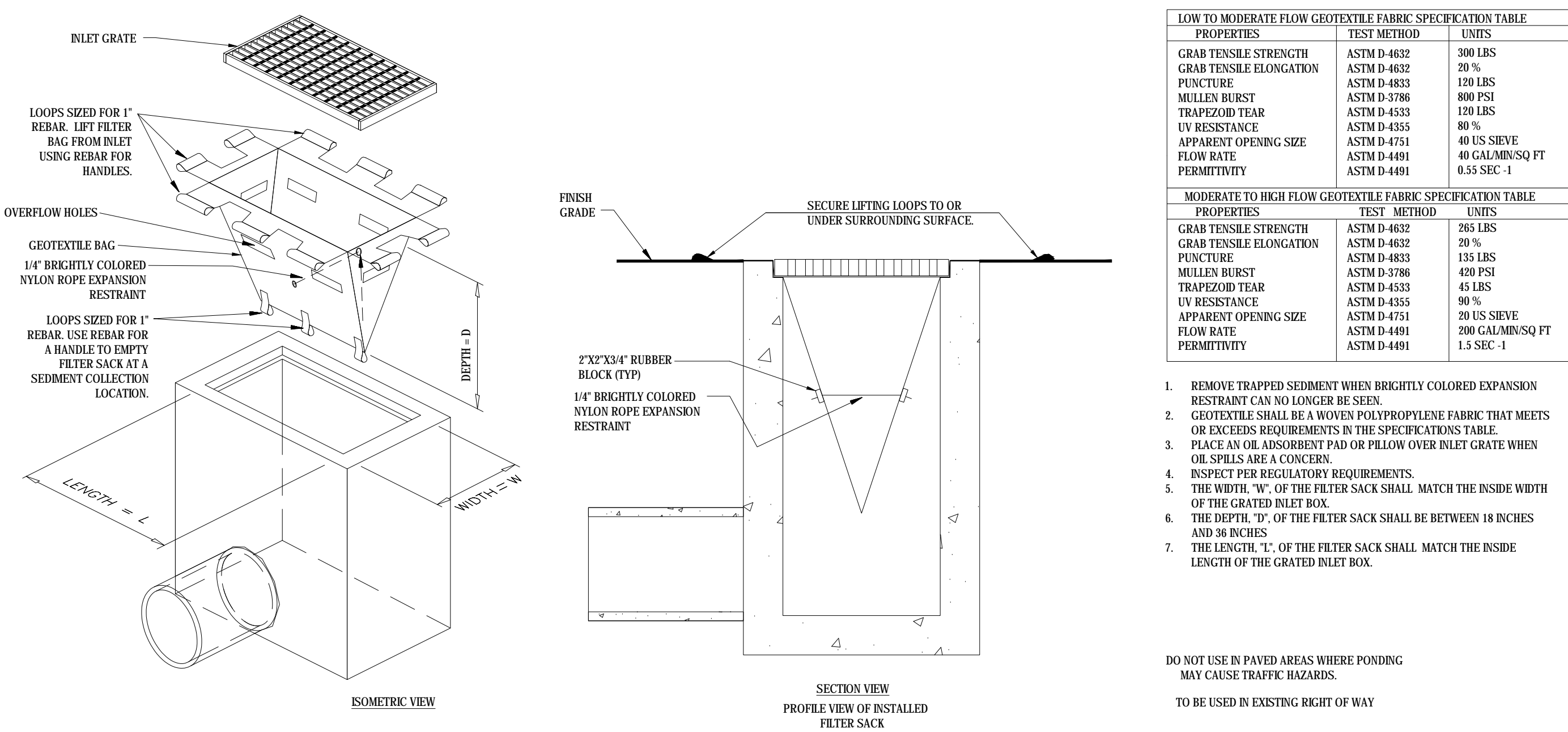


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4333	120 LBS
UV RESISTANCE	ASTM D-4335	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC - 1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	255 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4333	45 LBS
UV RESISTANCE	ASTM D-4335	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC - 3

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH "W" OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH "D" OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 24 INCHES.
- THE LENGTH "L" OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY

FILTER SACKS (GRATED INLETS)

STABILIZED CONSTRUCTION EXIT

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PROJECT No.: W201012
DRAWN BY: CFD
CHECKED BY: RMM
DATE: 12/17/2020
CAD ID.: W201012-CVL-1

PROPOSED SITE PLAN DOCUMENTS

FOR

ATLANTIC DEVELOPMENT

PROPOSED SENIOR LIVING FACILITY

MAP #57, BLOCK #62A,
LOTS #12, 13, 29, 30, 31 & 32
1427 - 1449 MAIN STREET
CITY OF WEYMOUTH
NORFOLK COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

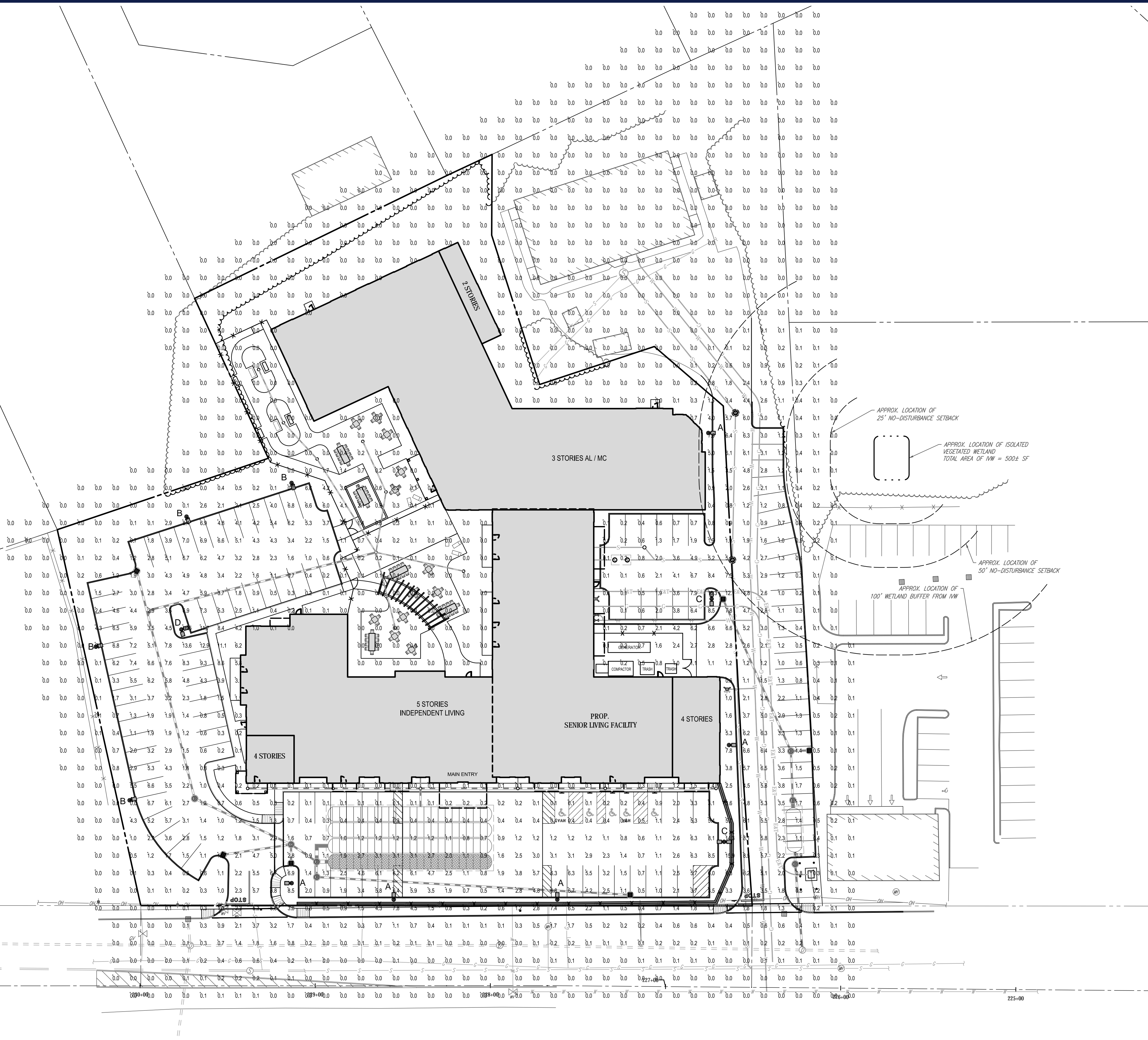
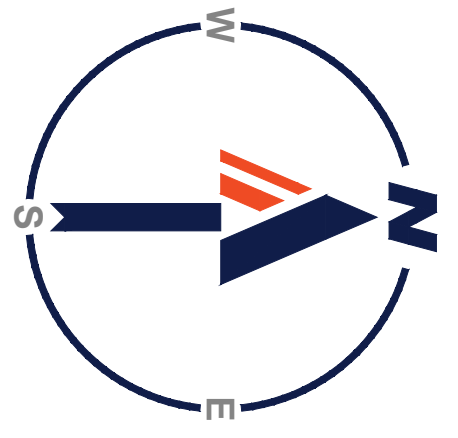
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STATE OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 41697

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-602

REVISION 1 - 01/04/21



LIGHTING NOTES

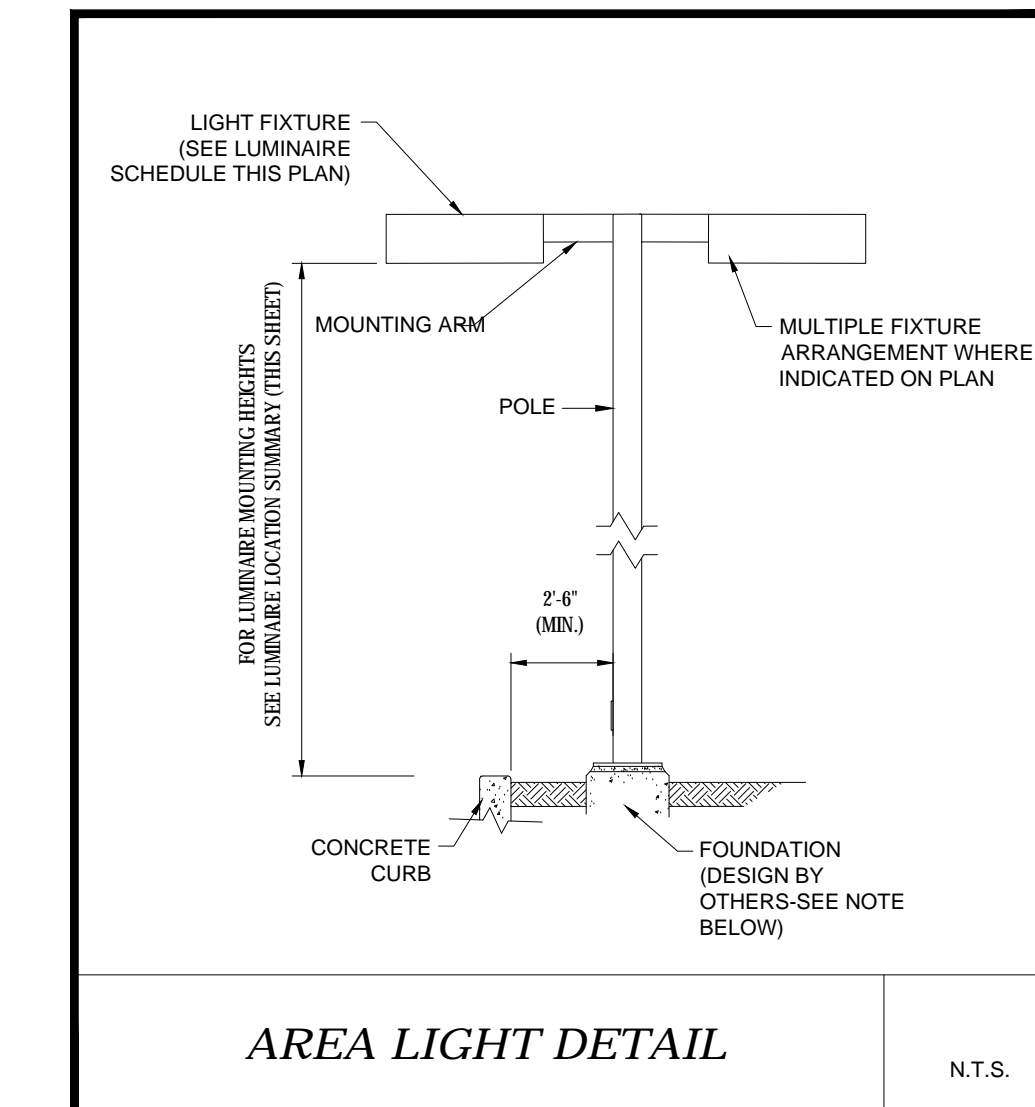
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.80 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRE, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING IF NECESSARY AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRE, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE, ONLY. POWER SYSTEM CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESKNEY'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
FRONT PARKING	ILLUMINANCE	FC	2.95	16.5	0.1	29.50	165.00
BACK PARKING	ILLUMINANCE	FC	2.98	16.3	0.1	29.80	163.00

LUMINAIRE SCHEDULE

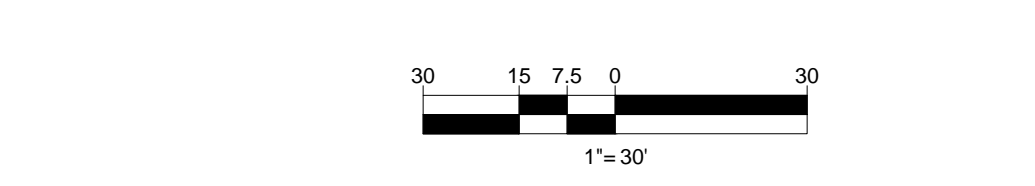
SYMBOL	QTY	ARRANGEMENT	LUMENS	ULF	DESCRIPTION
⊙ A	5	SINGLE	17901	0.90	LSI LIGHTING SLICE MEDIUM LED AREA LIGHT MOUNTED @ 15' SLM-LED-18L-SL-FT-30-70CR-I
⊙ B	4	SINGLE	17901	0.90	LSI LIGHTING SLICE MEDIUM LED AREA LIGHT WITH SHIELD MOUNTED @ 15' SLM-LED-18L-SL-FT-30-70CR-II
⊙ C	2	DOUBLE @ 180	17901	0.90	LSI LIGHTING SLICE MEDIUM LED AREA LIGHT MOUNTED @ 15' SLM-LED-18L-SL-FT-30-70CR-I
⊙ D	1	DOUBLE @ 90	17901	0.90	LSI LIGHTING SLICE MEDIUM LED AREA LIGHT MOUNTED @ 15' SLM-LED-18L-SL-FT-30-70CR-I



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/04/21	RDA SUBMISSION	NPD RMM

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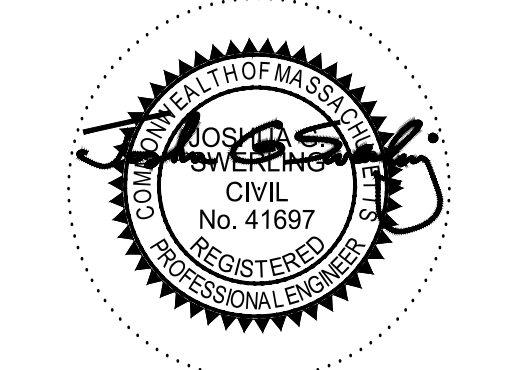
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PROJECT No.: W201012
 DRAWN BY: CFM
 CHECKED BY: RMM
 DATE: 12/17/2020
 CAD ID: W201012-CVL-1

PROPOSED SITE PLAN DOCUMENTS

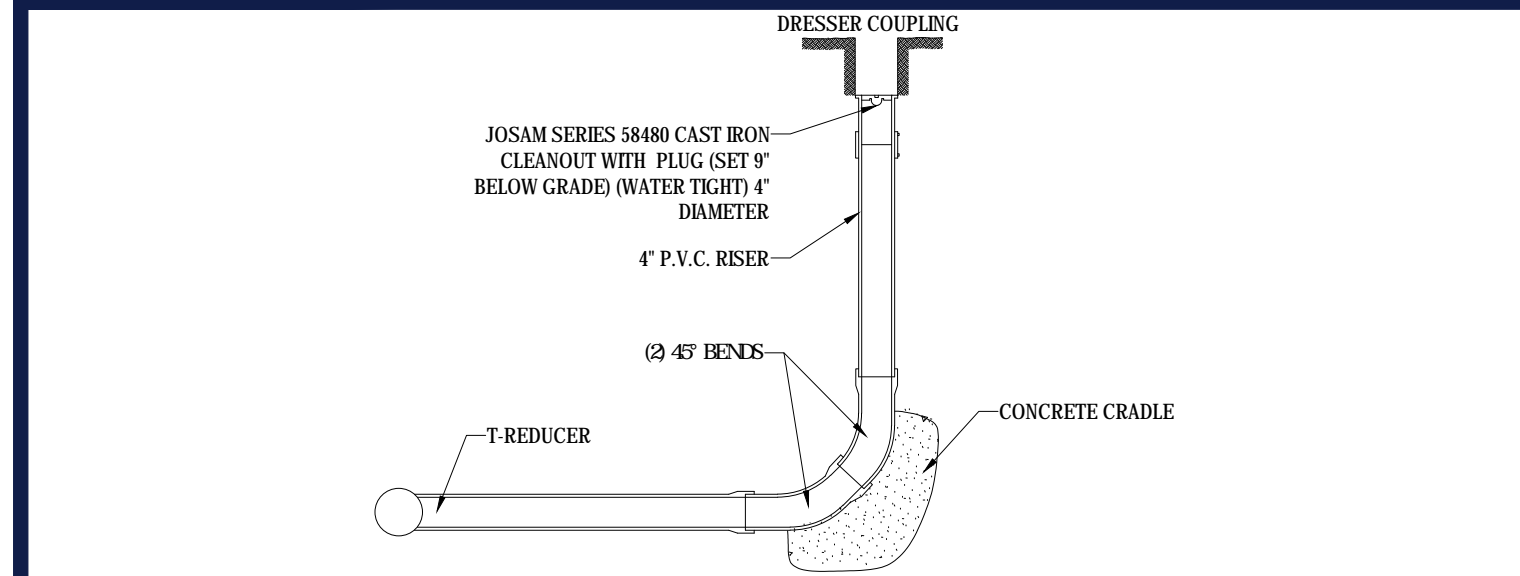
FOR
ATLANTIC DEVELOPMENT
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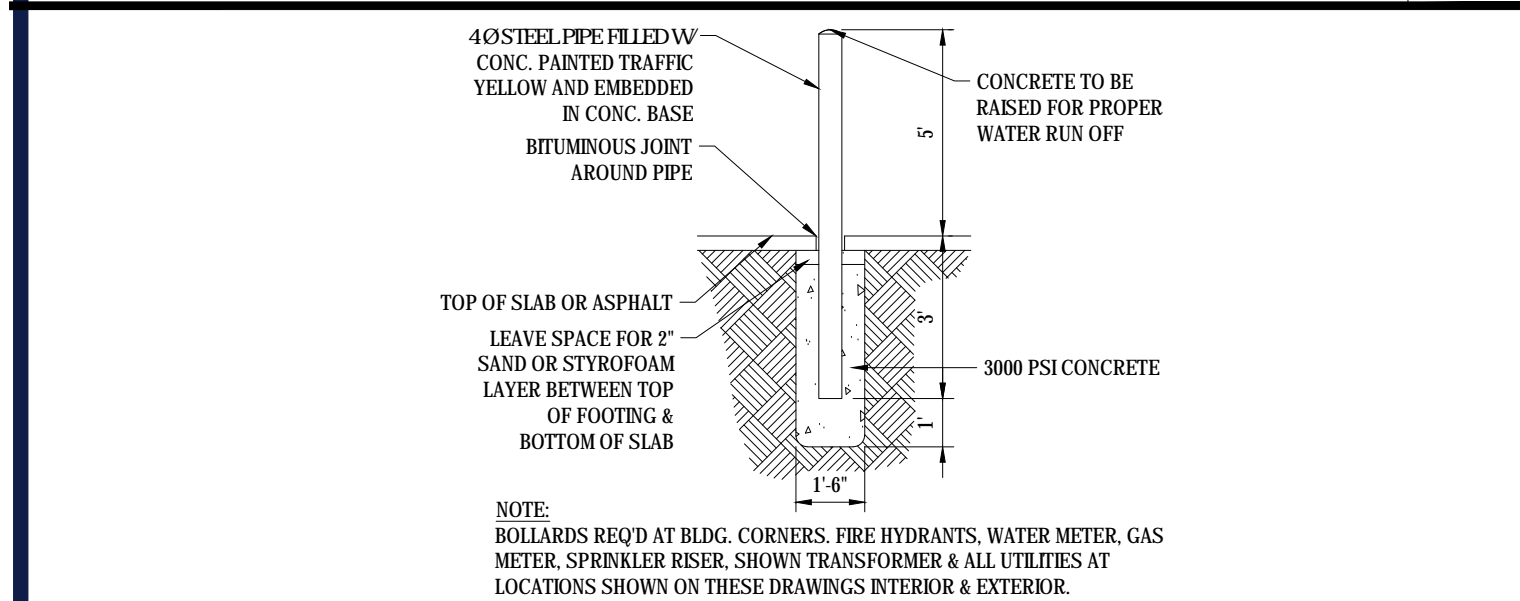
SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
C-703
 REVISION 1 - 01/04/21

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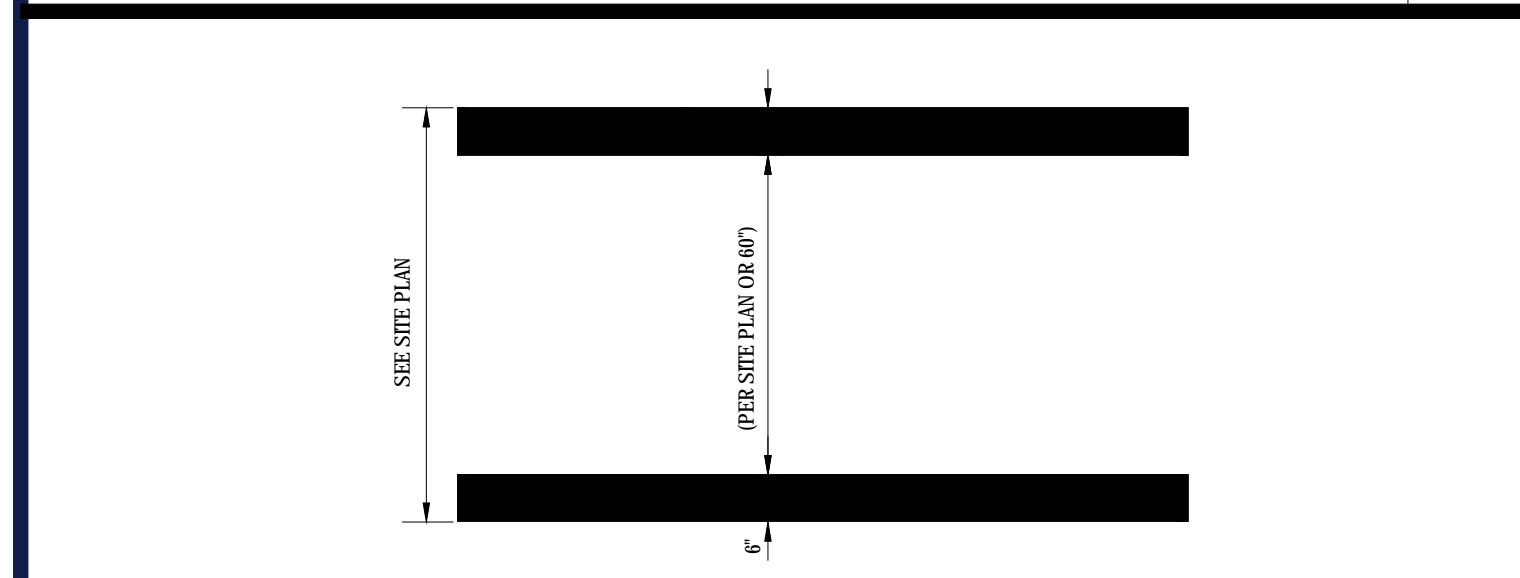
CLEANOUT

N.T.S.



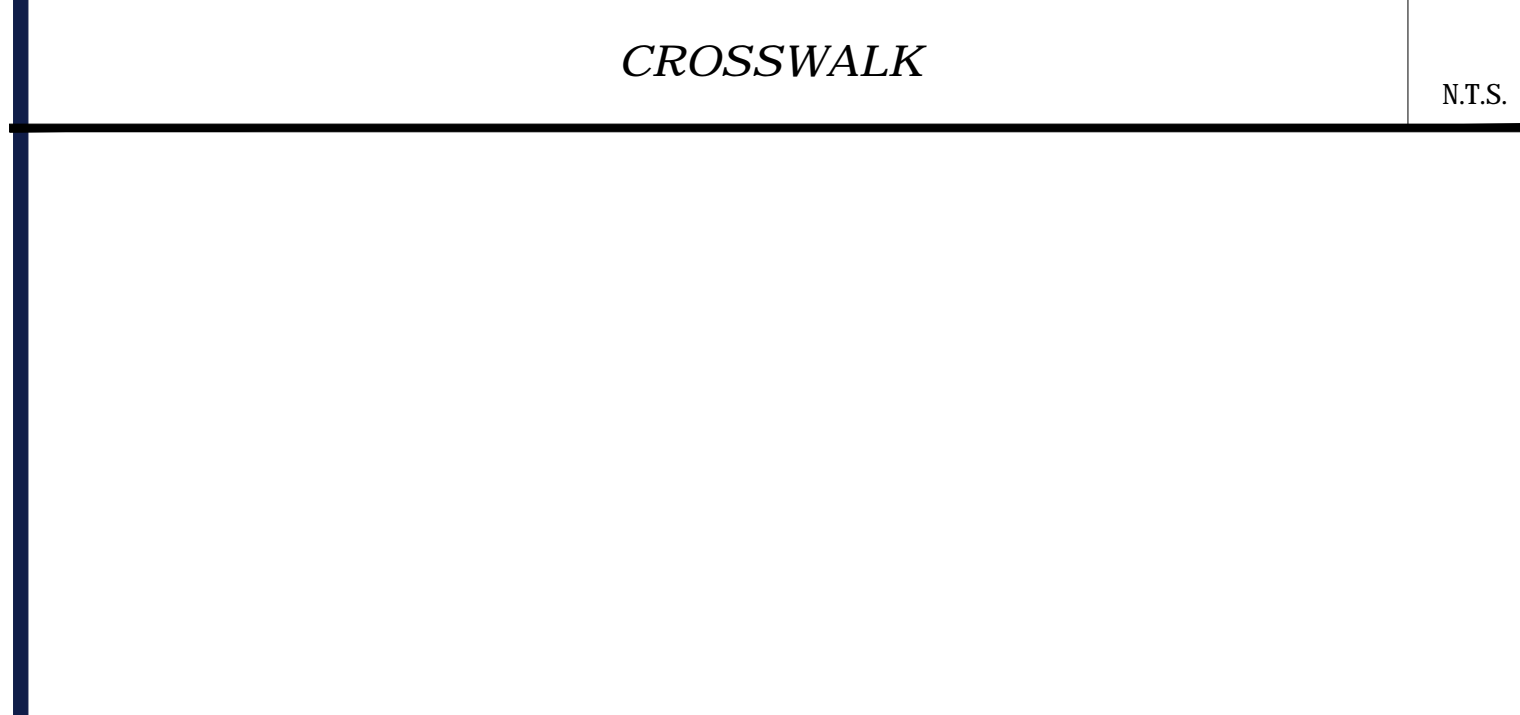
BOLLARD

N.T.S.



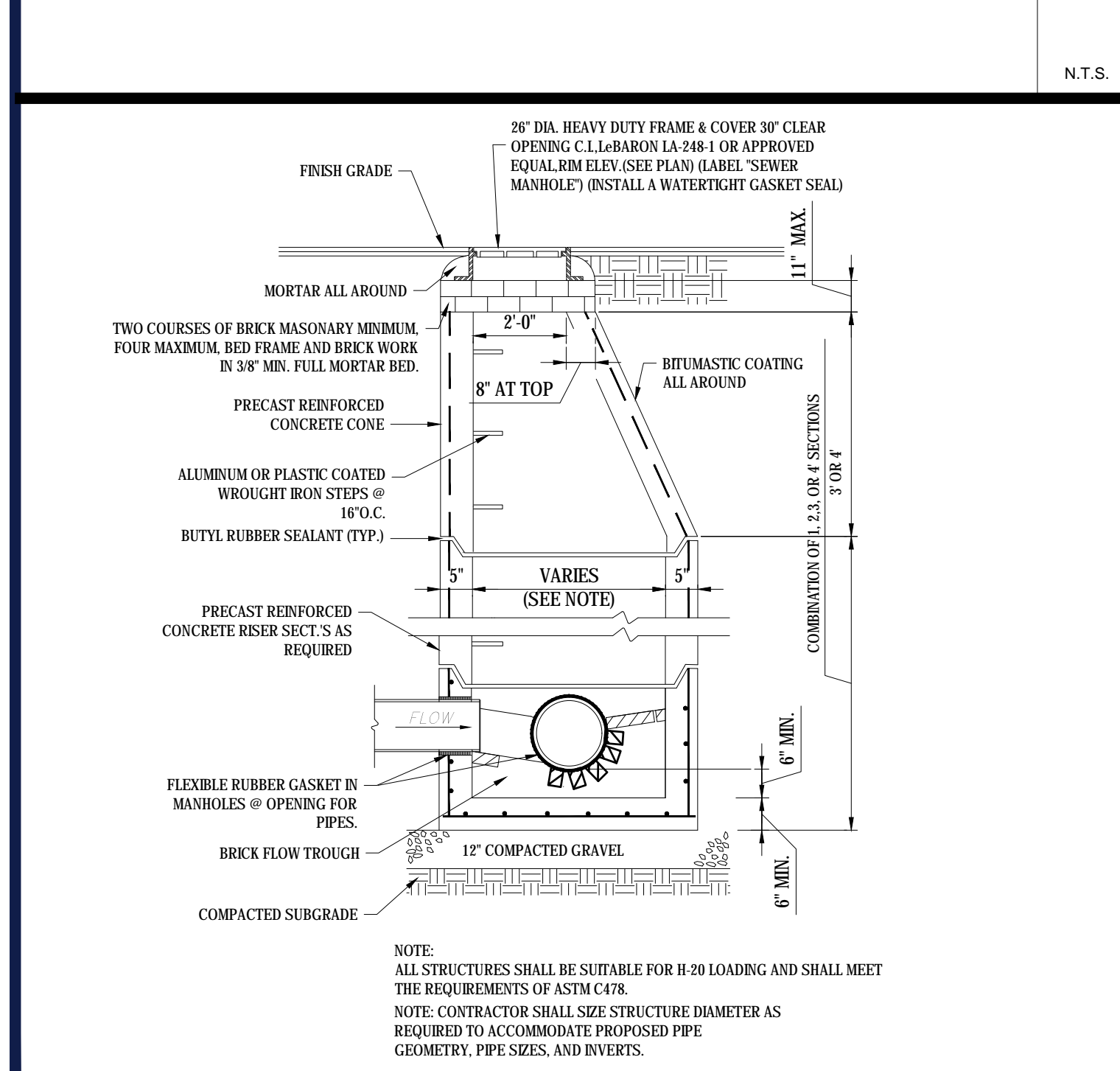
CROSSWALK

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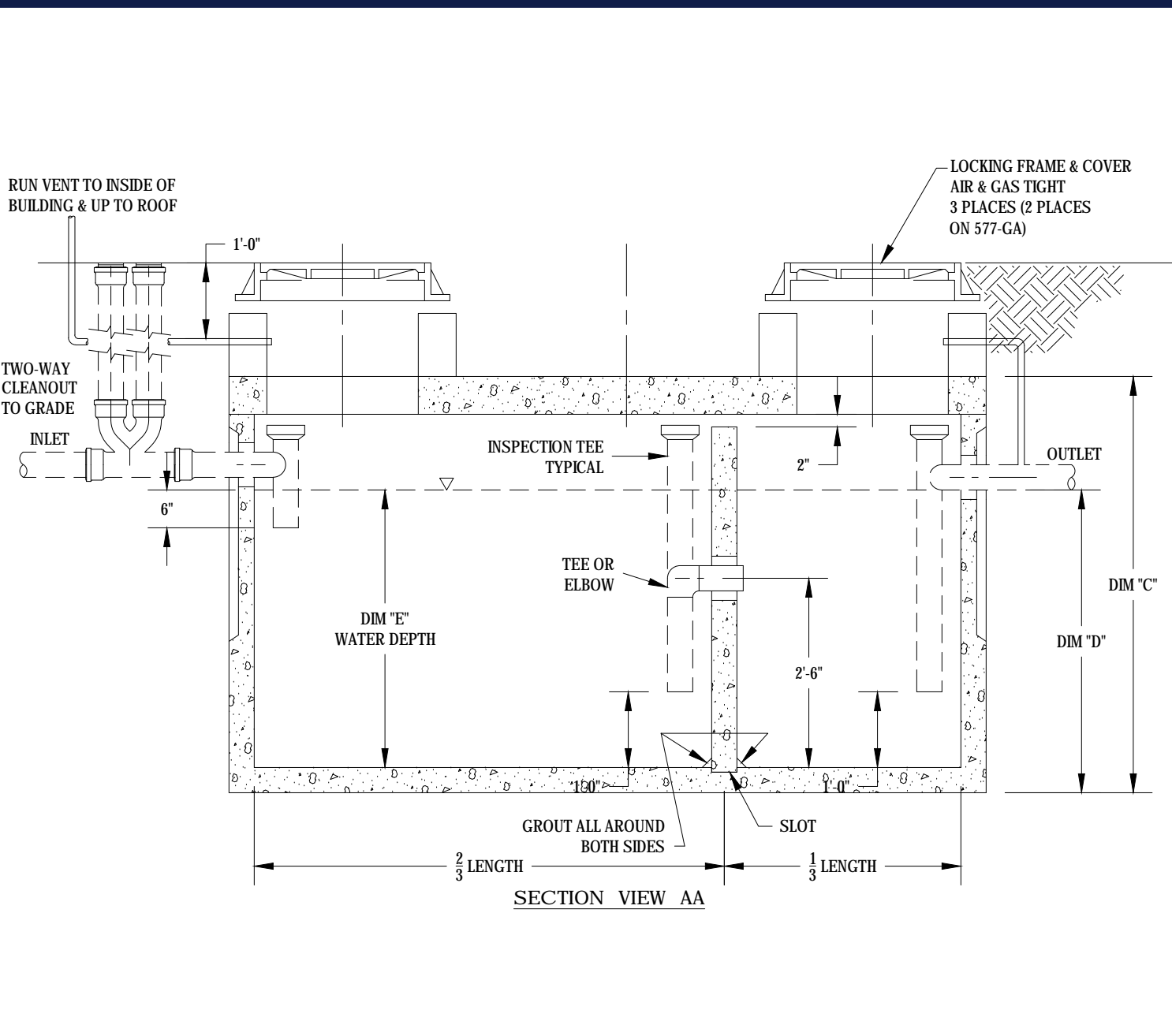
INLET CONTROL STRUCTURE (ICS-1)

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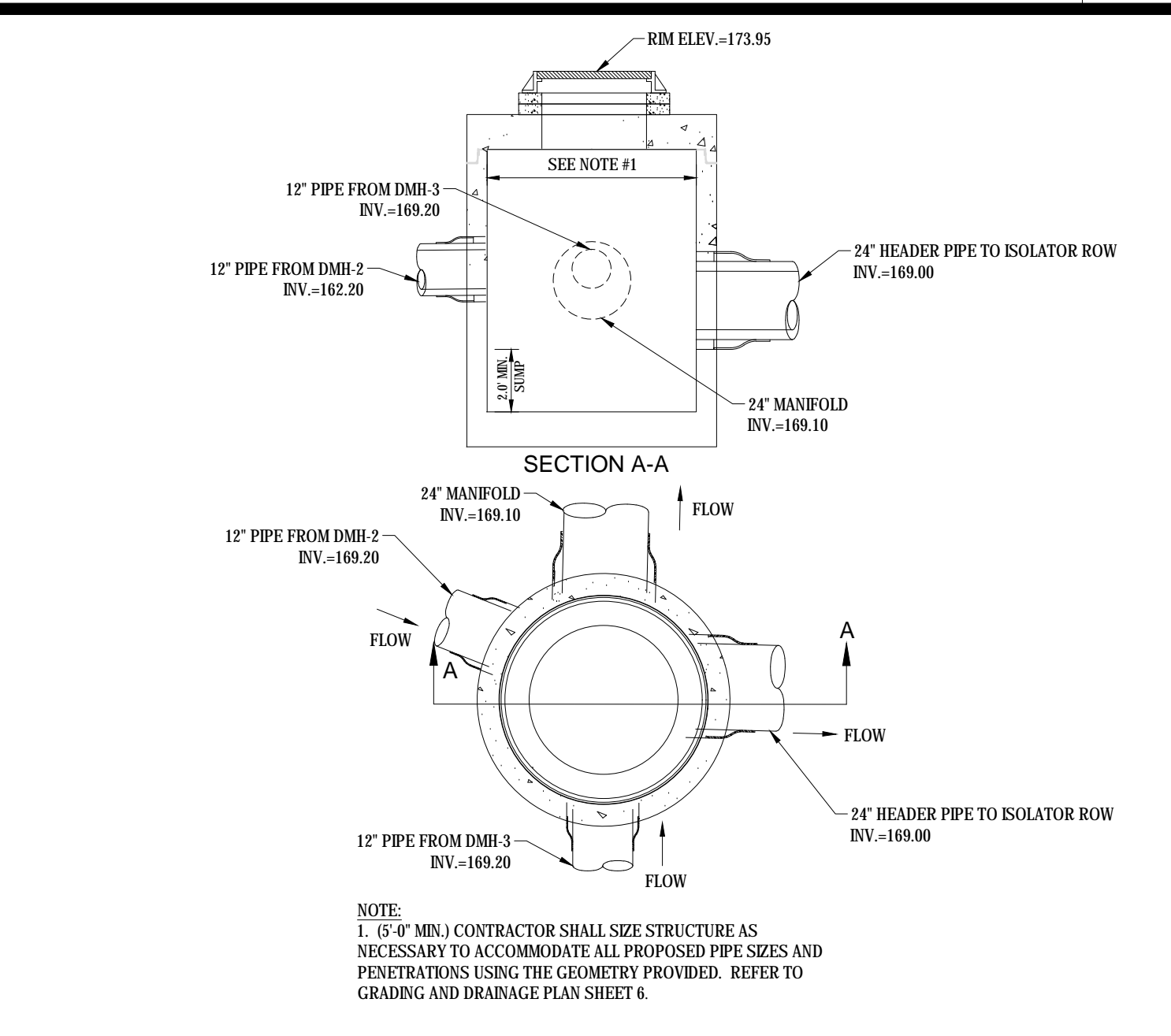
PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



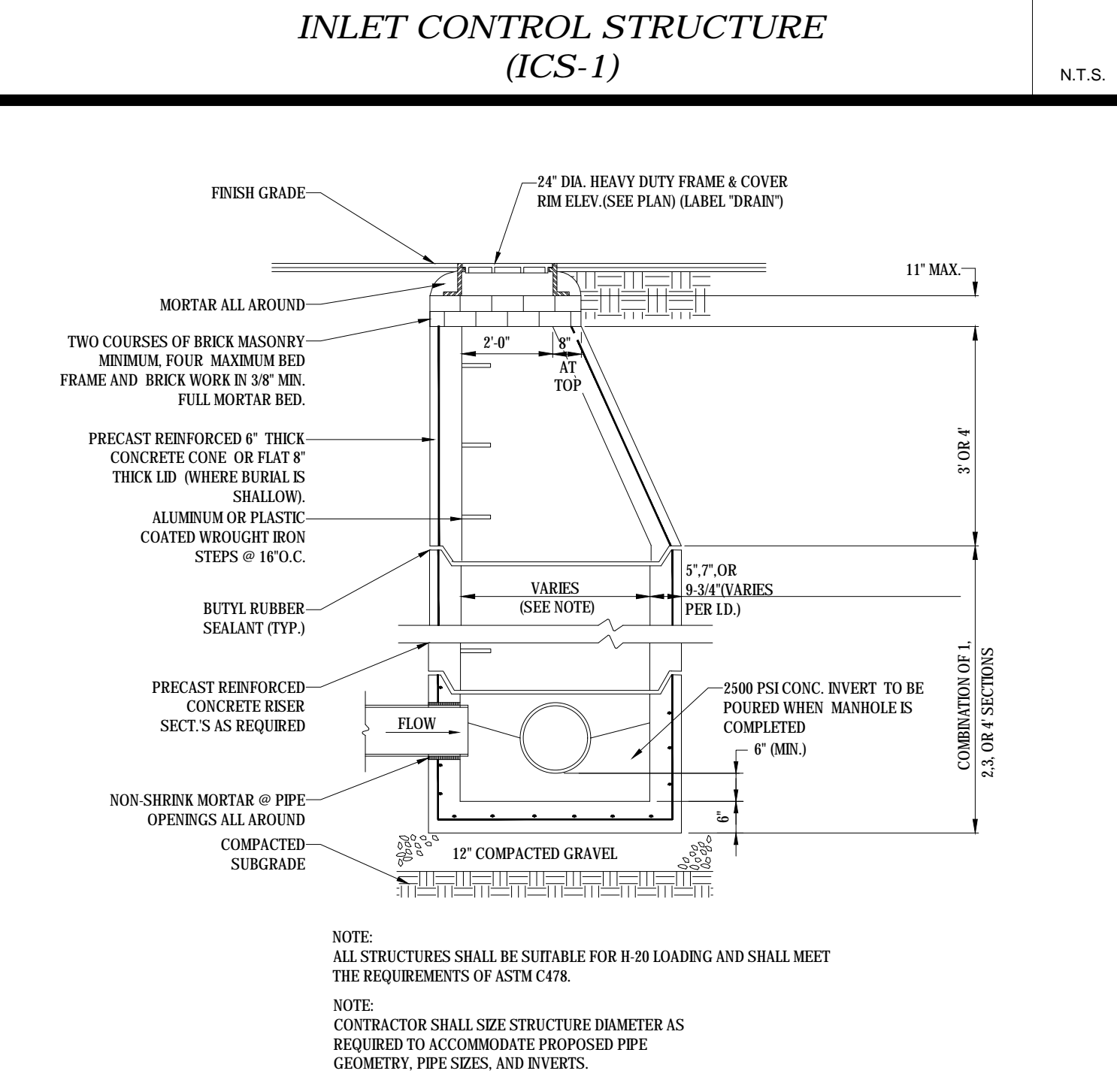
1,000 GALLON GREASE TRAP

N.T.S.



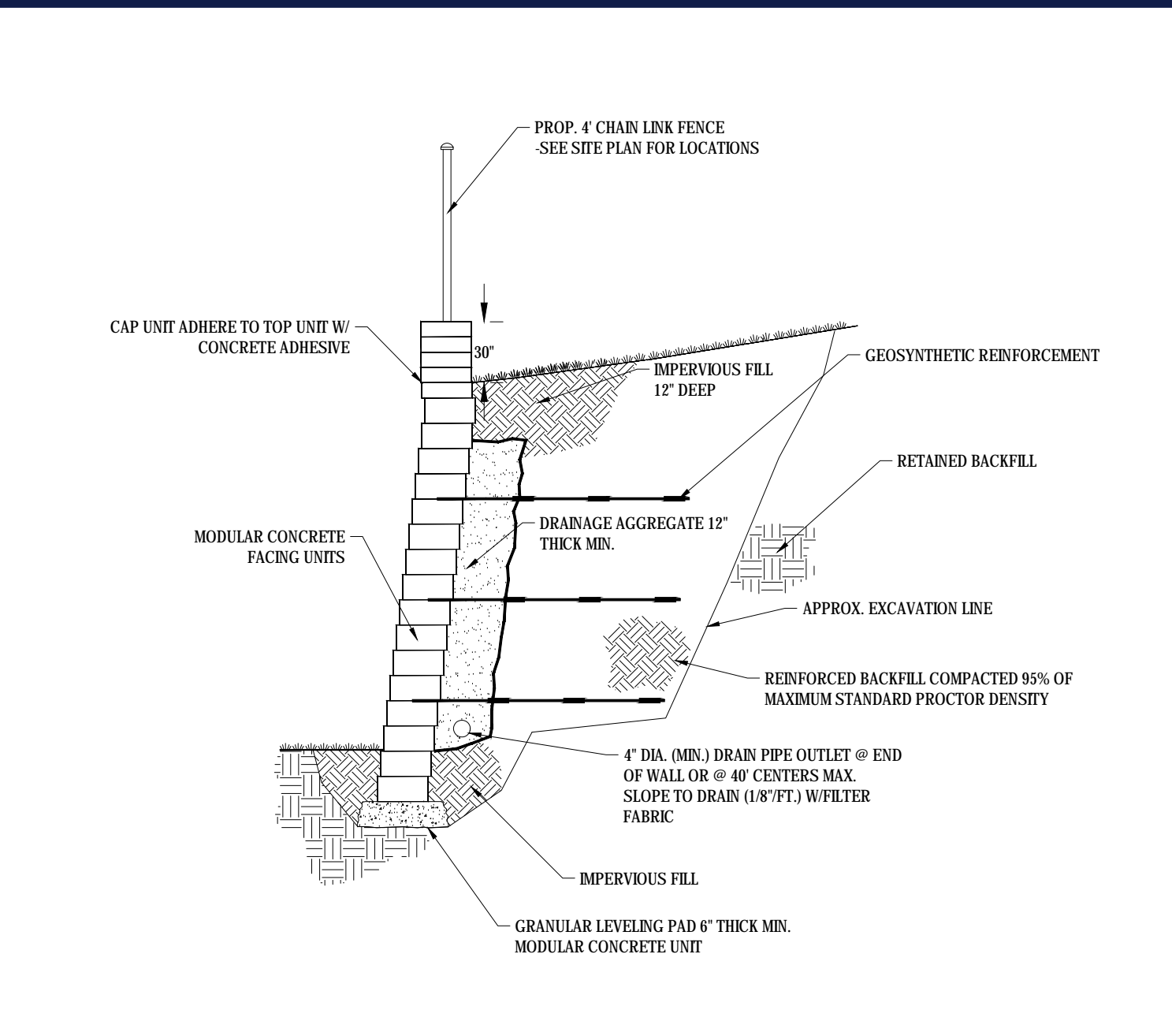
OUTLET CONTROL STRUCTURE (OCS-1)

N.T.S.



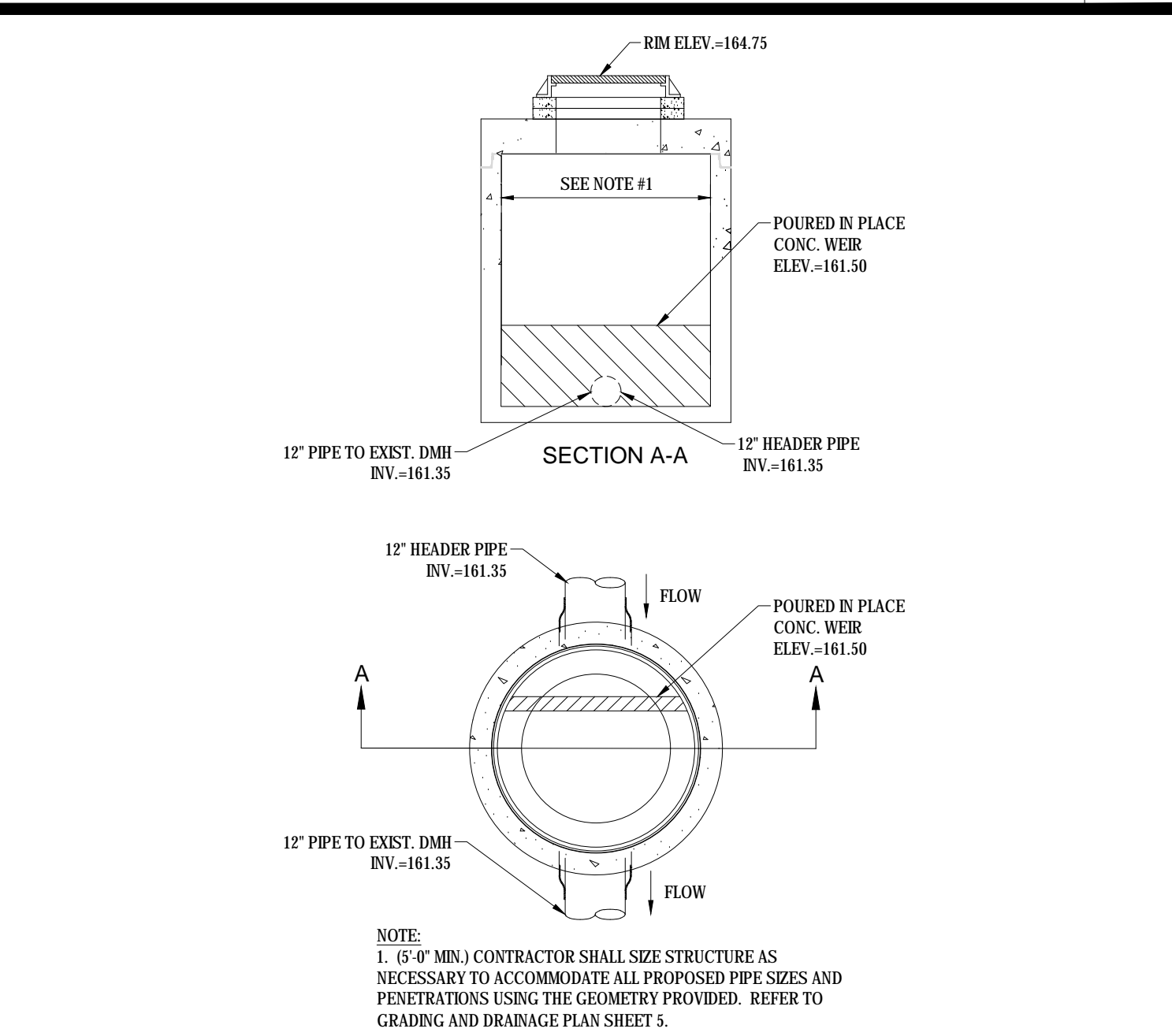
PRECAST CONCRETE DRAIN MANHOLE

N.T.S.



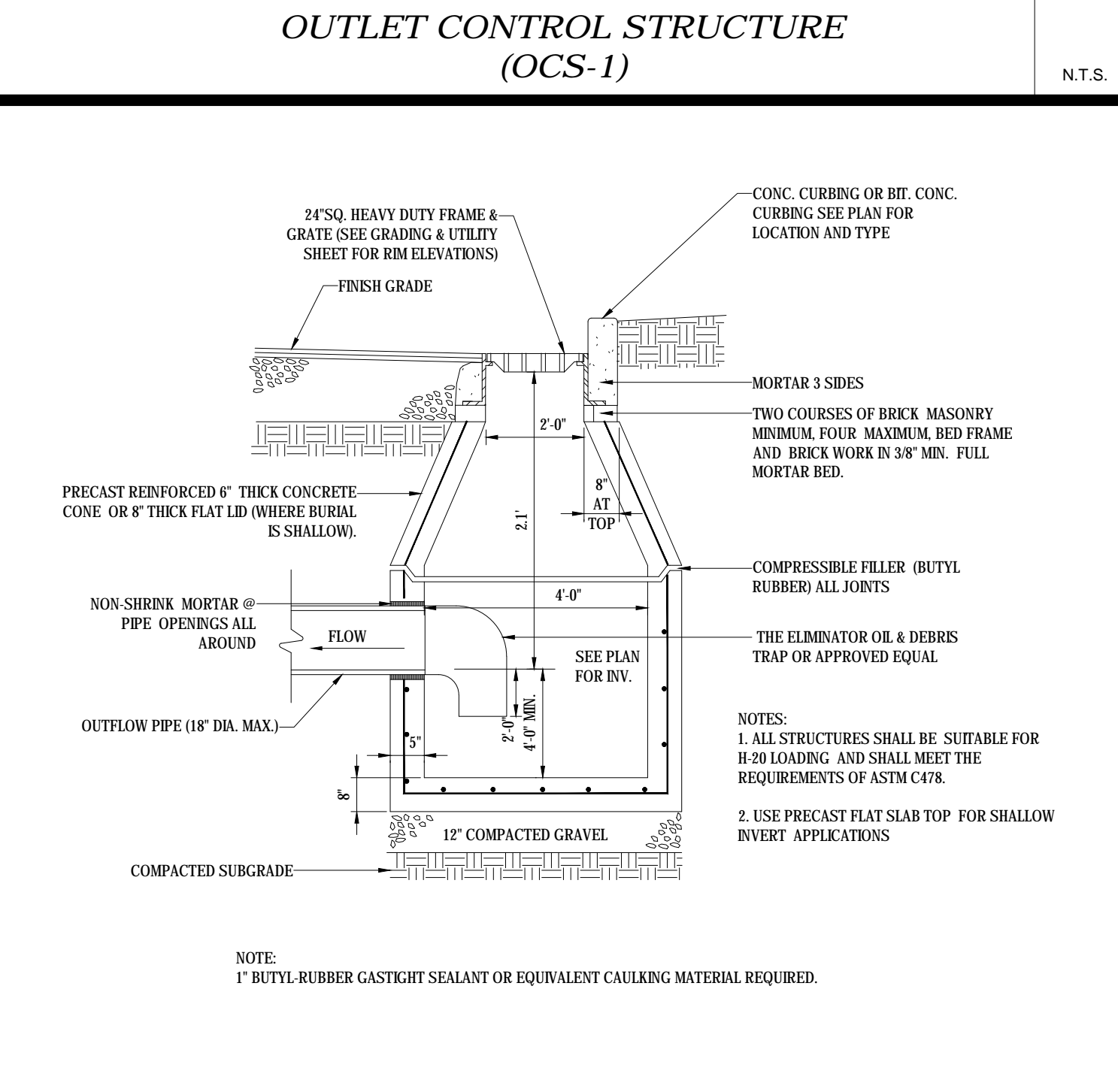
RETAINING WALL

N.T.S.



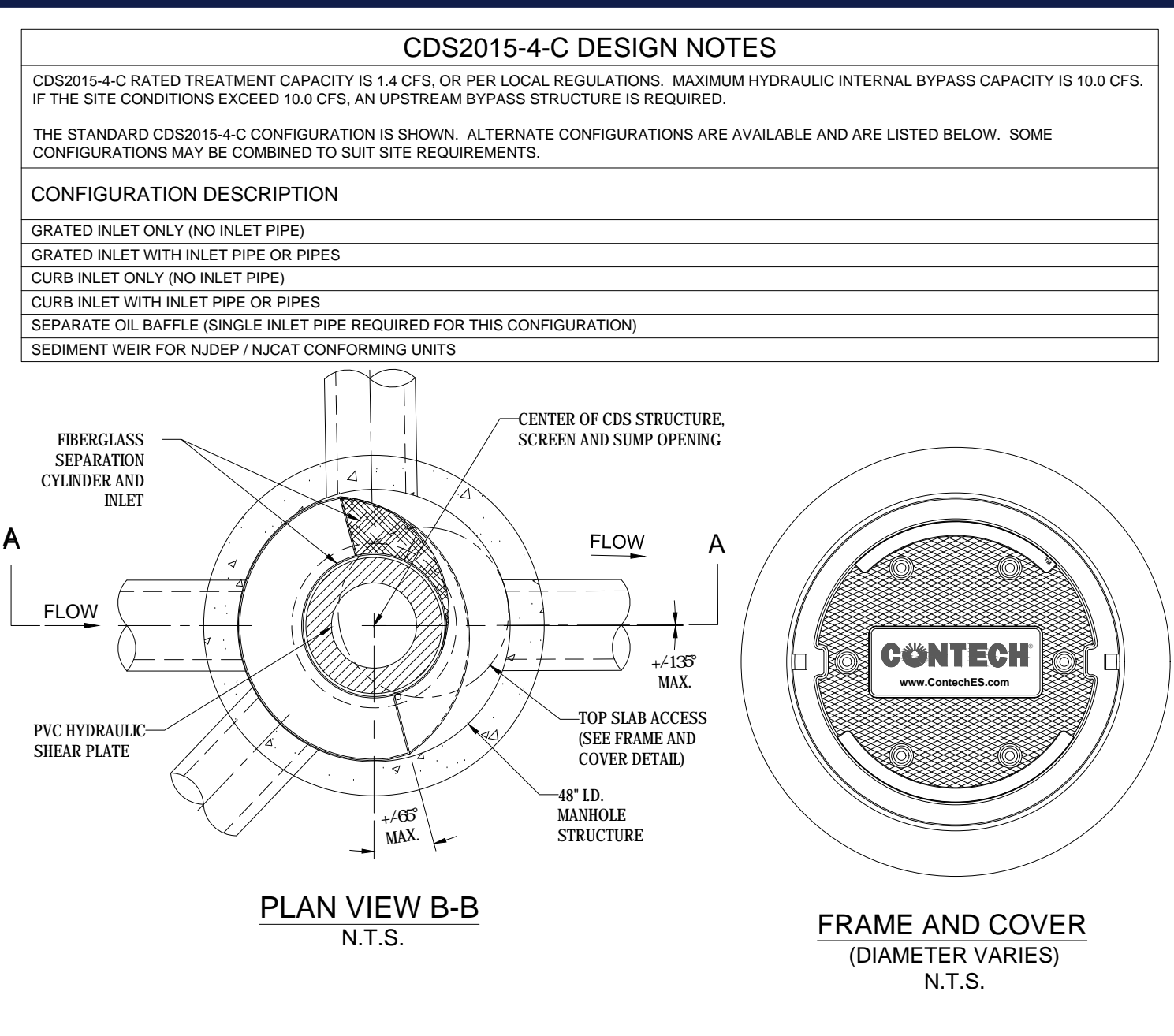
CONTECH CDS2015-4-C (WQU)

N.T.S.



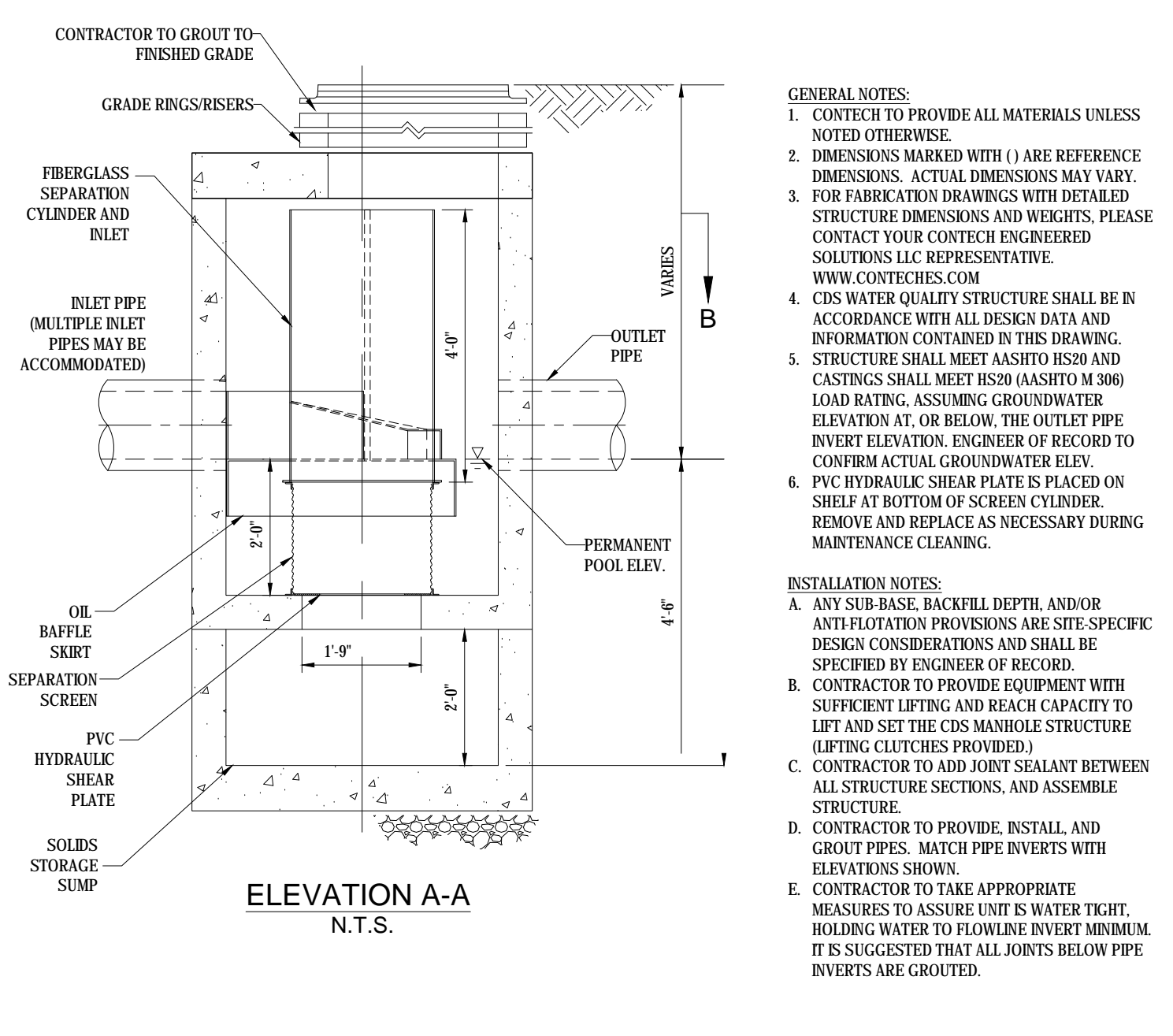
PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.



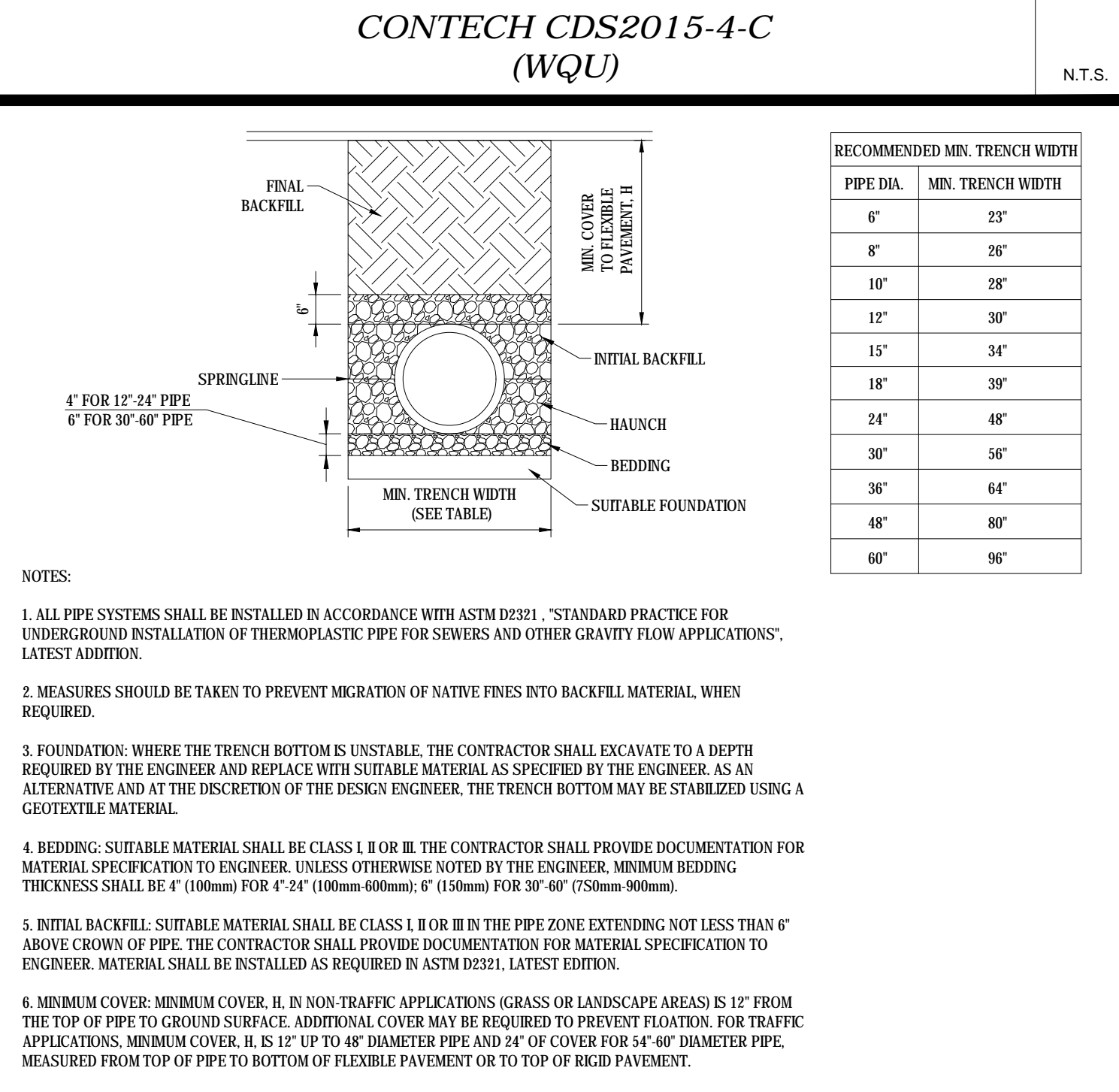
PLAN VIEW B-B

FRAME AND COVER (DIAMETER VARIES)



ELEVATION A-A

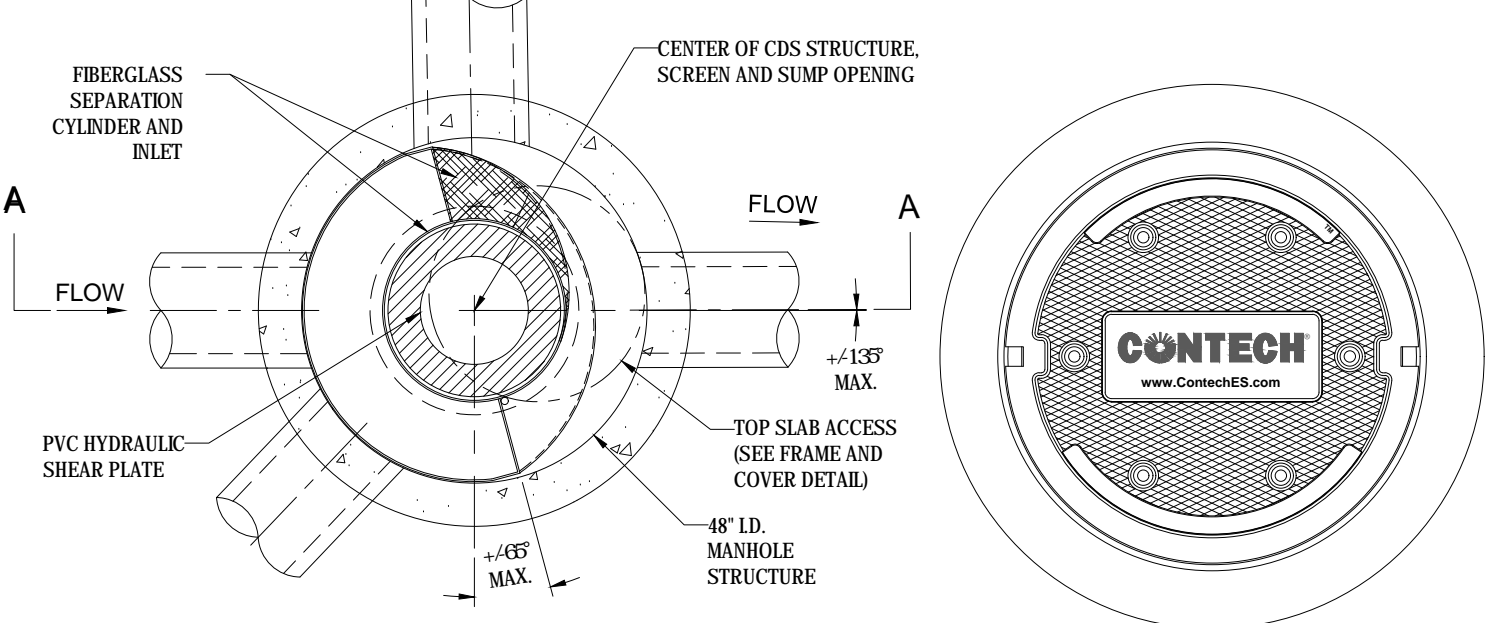
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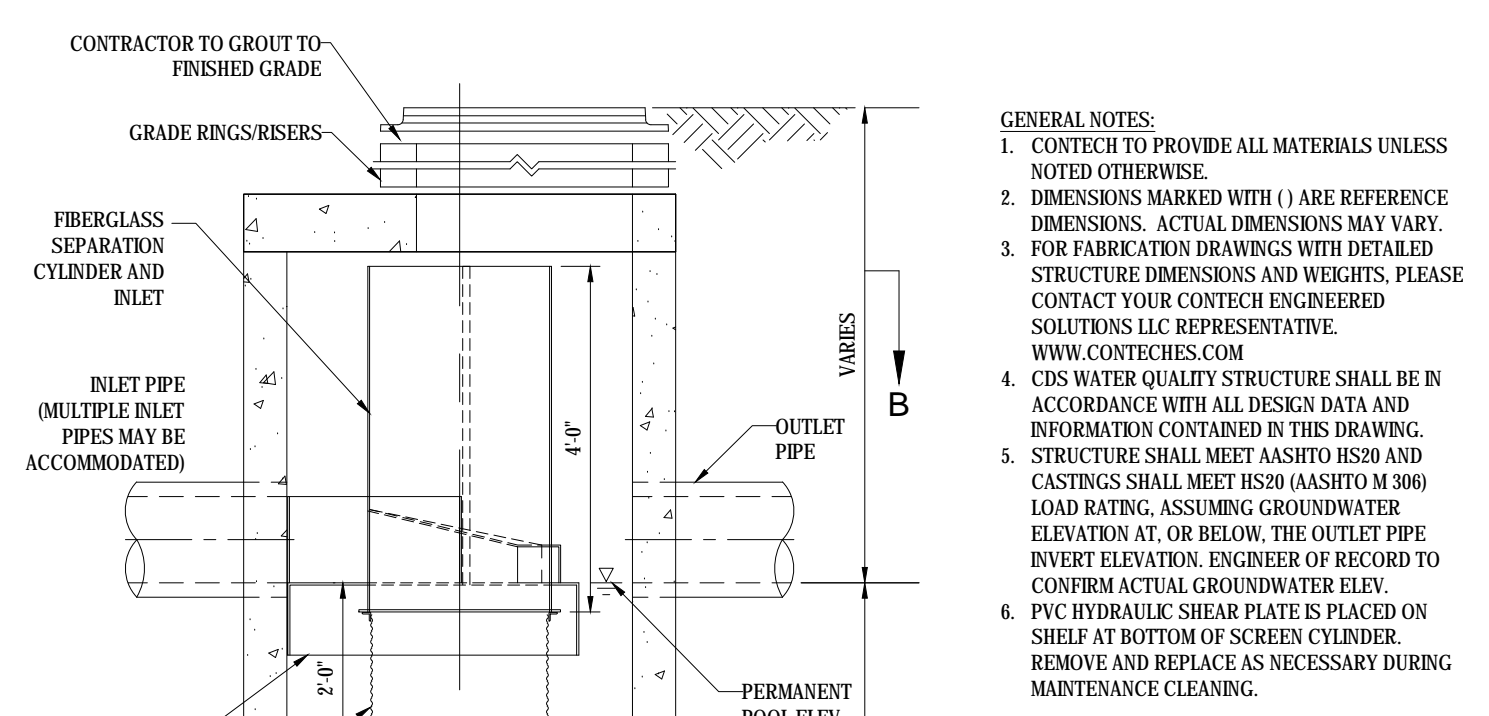
HDPE STORM DRAINAGE TRENCH

N.T.S.

CDS2015-4-C DESIGN NOTES
 CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS. OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
 THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
 GRATED INLET ONLY (NO INLET PIPE)
 GRATED INLET WITH INLET PIPE OR PIPES
 CURB INLET ONLY (NO INLET PIPE)
 CURB INLET WITH INLET PIPE OR PIPES
 SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
 SEDIMENT WEIR FOR NUDEP / N/CAT CONFORMING UNITS



PLAN VIEW B-B
N.T.S.
FRAME AND COVER (DIAMETER VARIES)
N.T.S.



GENERAL NOTES:
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET ASHTO H250 AND CASTINGS SHALL MEET A536 (ASHTO H 900) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEV.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
INSTALLATION NOTES:
 A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOATION PROVISIONS ARE SITE-SPECIFIC. DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CIS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

NOTES:
 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS". LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE PINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4" 24" (100mm 600mm); 6" (150mm) FOR 30" 60" (750mm 900mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54" 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/04/21	RDA SUBMISSION	NPD RMM

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PROPOSED SITE PLAN DOCUMENTS
 FOR
 ATLANTIC DEVELOPMENT

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BOHLER
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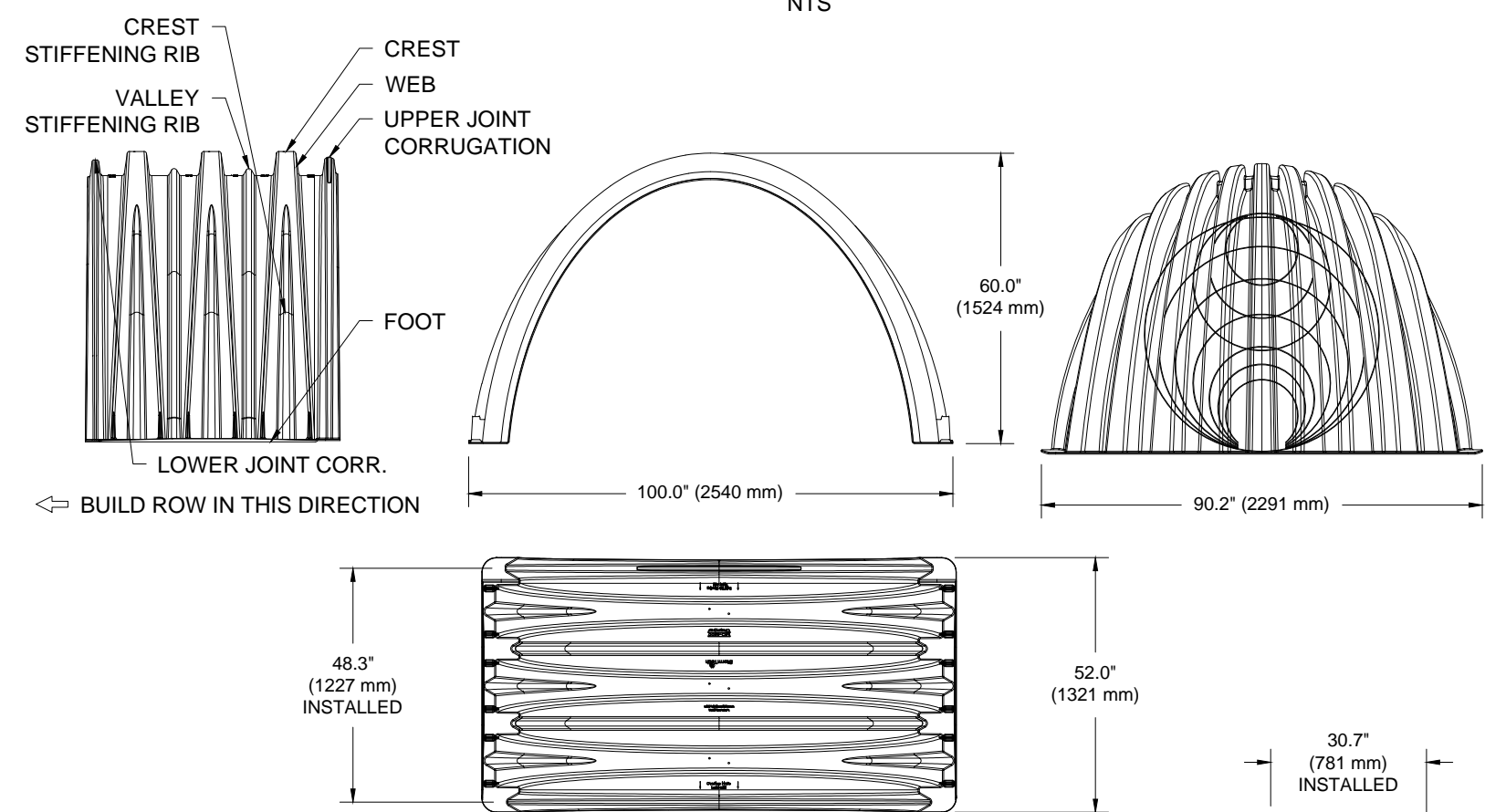
DETAIL SHEET

SHEET NUMBER:
C-902

REVISION 1 - 01/04/21

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MC-4500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0' X 60.0' X 48.3'	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2' X 59.4' X 30.7'	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	---	42.54" (1.081 m)	---
MC4500REPE06B	6" (150 mm)	---	0.86" (22 mm)
MC4500REPE08T	---	40.50" (1.029 m)	---
MC4500REPE08B	8" (200 mm)	---	1.01" (26 mm)
MC4500REPE10T	---	38.37" (975 mm)	---
MC4500REPE10B	10" (250 mm)	---	1.33" (34 mm)
MC4500REPE12T	---	35.69" (907 mm)	---
MC4500REPE12B	12" (300 mm)	---	1.55" (39 mm)
MC4500REPE15T	---	32.72" (831 mm)	---
MC4500REPE15B	15" (375 mm)	---	1.70" (43 mm)
MC4500REPE18TC	---	29.36" (746 mm)	---
MC4500REPE18BC	18" (450 mm)	---	1.97" (50 mm)
MC4500REPE24TC	---	23.05" (585 mm)	---
MC4500REPE24BC	24" (600 mm)	---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (76 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTES:

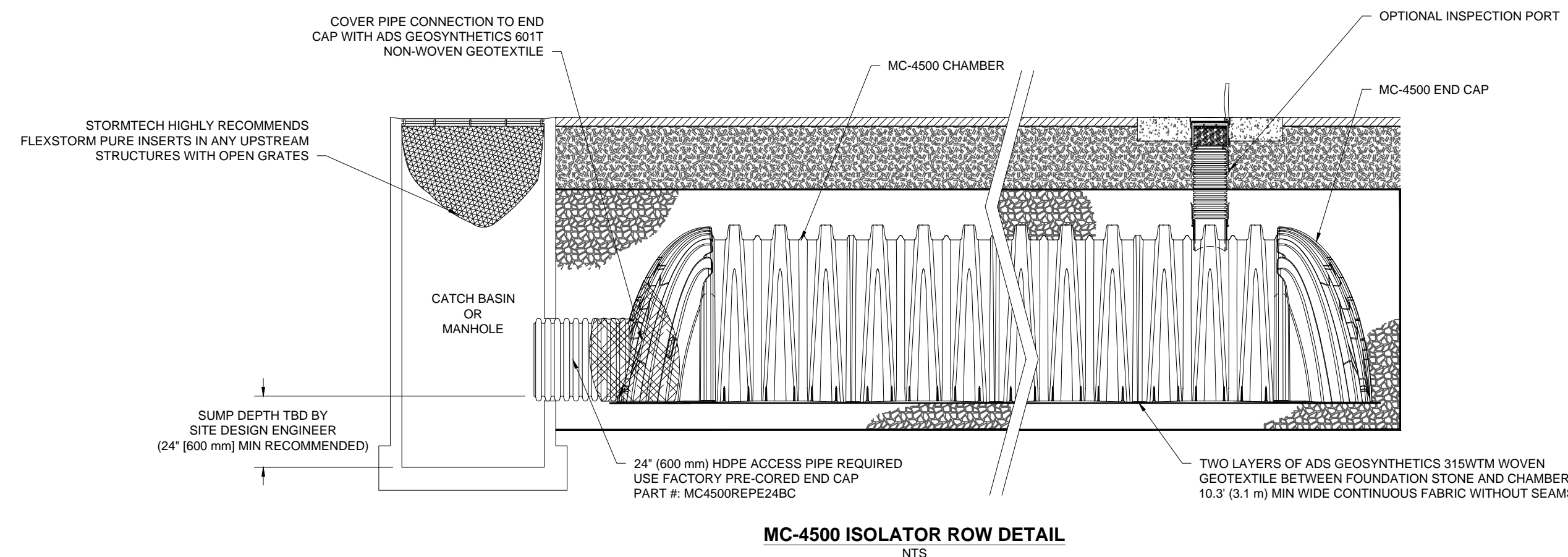
- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, NO. 4 (AASHTO M43) STONE.
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

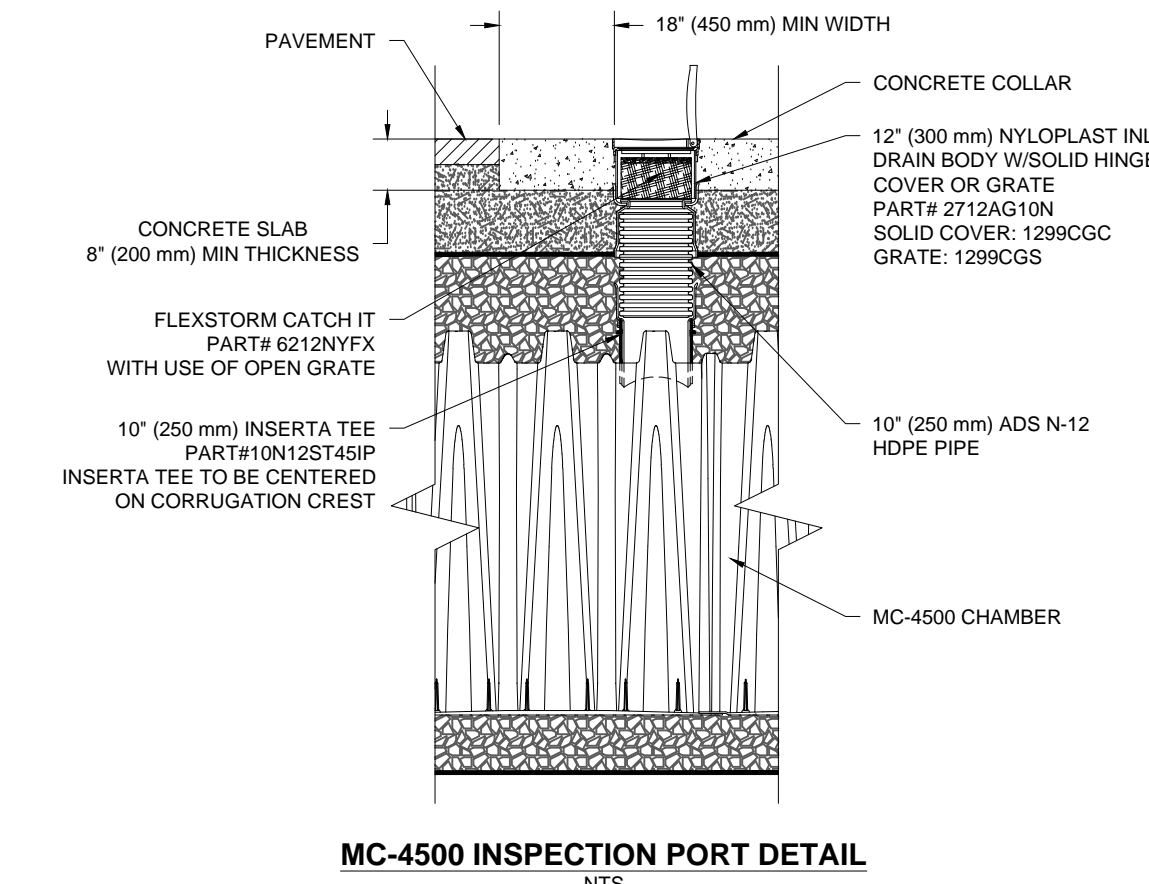


INSPECTION & MAINTENANCE

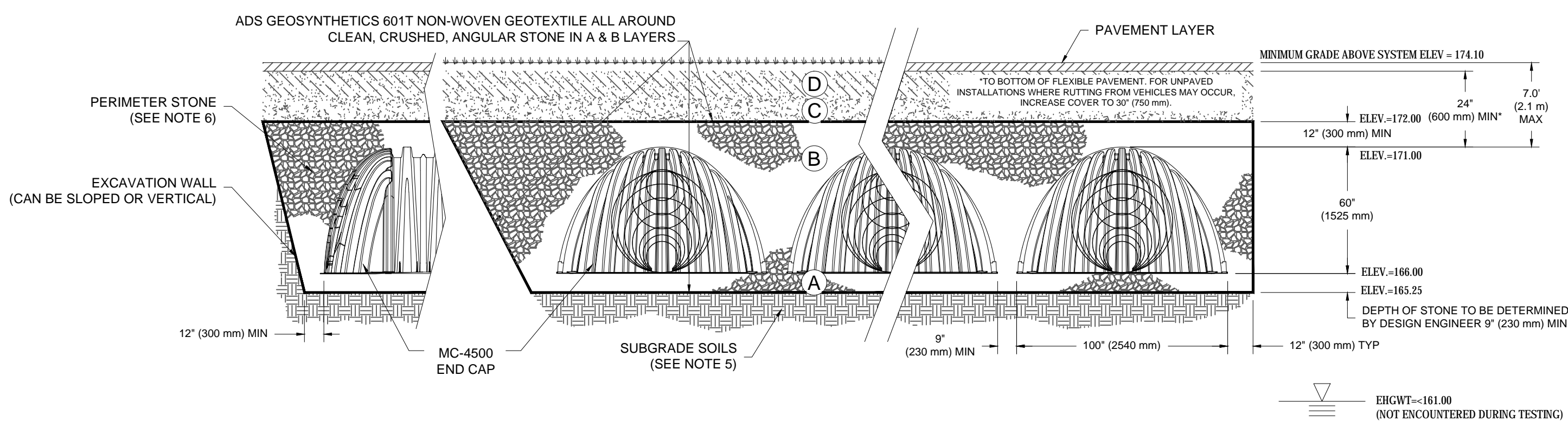
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
 - REMOVE COVERS FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SLUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

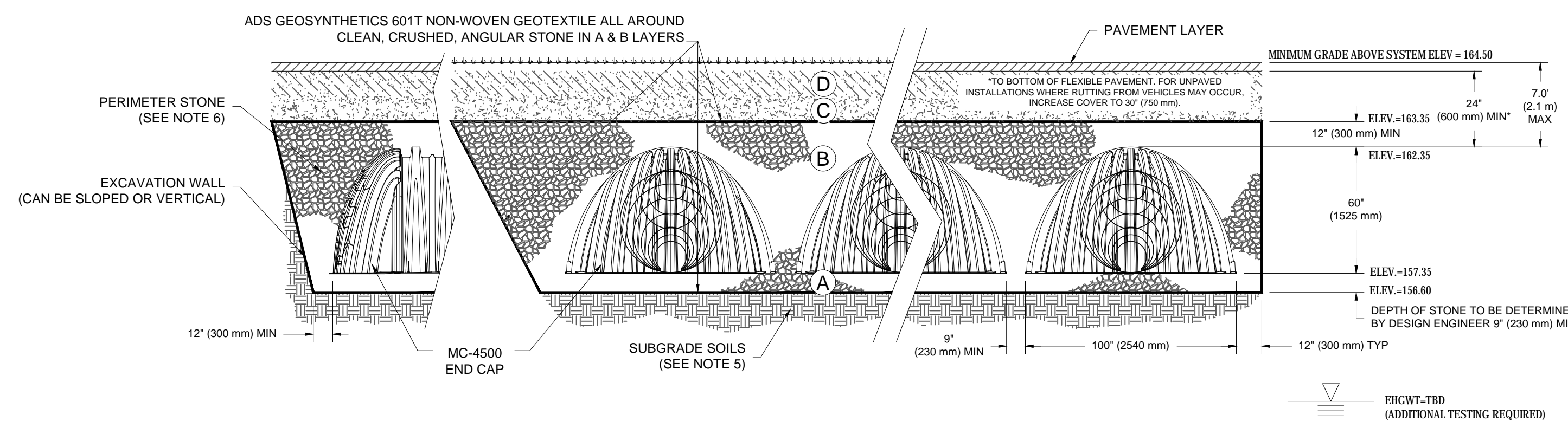
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



UNDERGROUND INFILTRATION SYSTEM - 1



UNDERGROUND INFILTRATION SYSTEM - 2



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	01/04/21	RDA SUBMISSION	NPD RMM

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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PROJECT No.:	W201012
DRAWN BY:	CFD
CHECKED BY:	RMM
DATE:	12/17/2020
CAD ID.:	W201012-CVL-1

PROPOSED SITE PLAN DOCUMENTS

FOR

ATLANTIC DEVELOPMENT

PROPOSED
SENIOR LIVING FACILITY

MAP #57, BLOCK #624,
LOTS #12, 13, 29, 30, 31 & 32
1427 - 1449 MAIN STREET
CITY OF WEYMOUTH
NORFOLK COUNTY, MA

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900

www.BohlerEngineering.com

REGISTERED PROFESSIONAL ENGINEER
No. 41697
CIVIL

DETAIL SHEET

SHEET NUMBER:
C-904

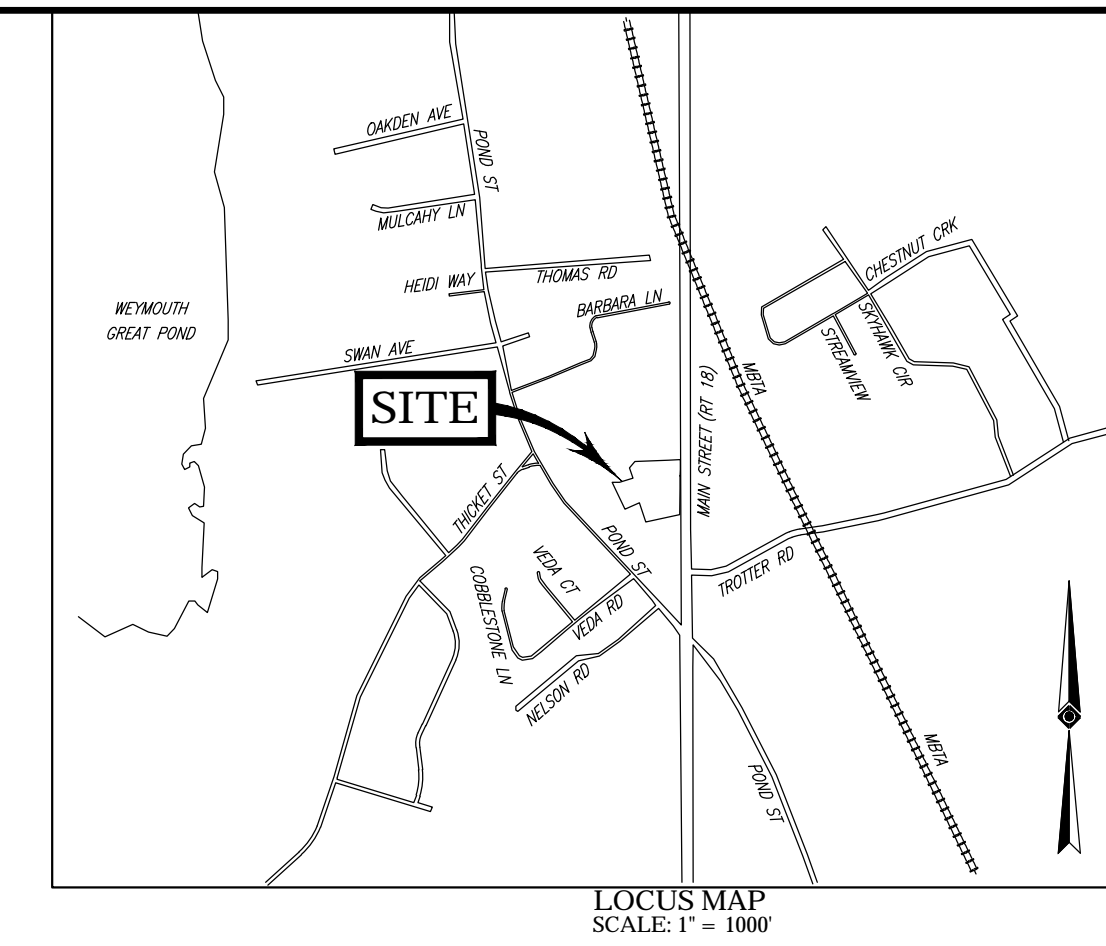
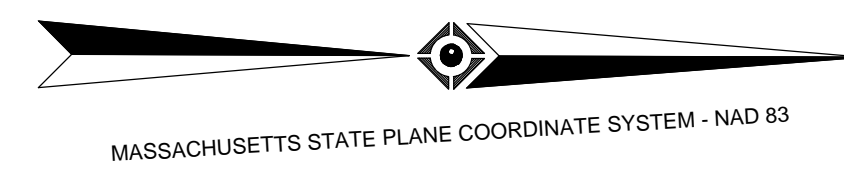
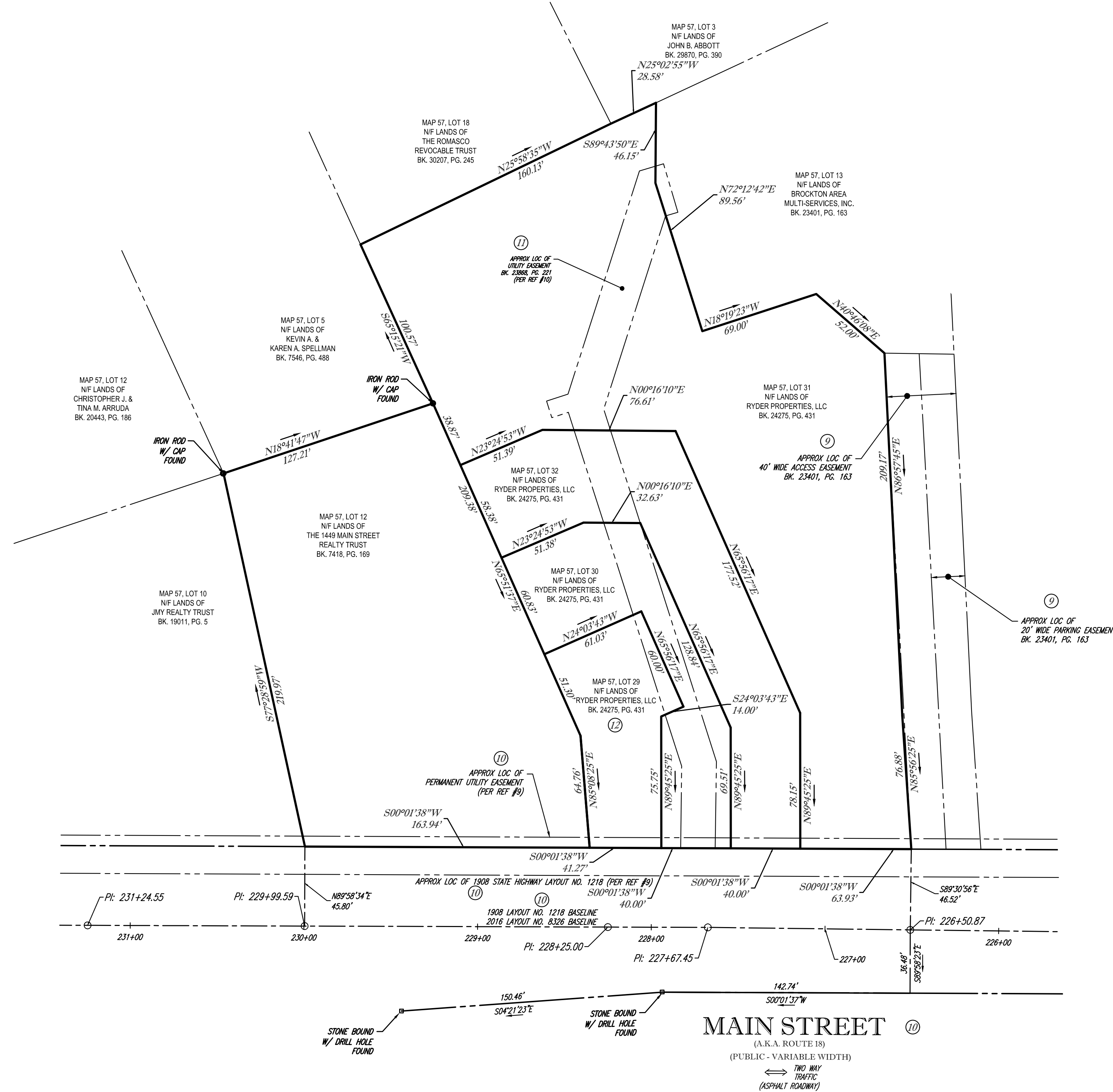
REFERENCES:

- THE TAX ASSESSOR'S MAP OF WEYMOUTH, NORFOLK COUNTY, MAP 57.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 239 OF 430," MAP NUMBER 25021C0293E, EFFECTIVE DATE: JULY 17, 2012.
- MAP ENTITLED "PLAN OF LAND IN WEYMOUTH, MASSACHUSETTS PREPARED FOR RYDER DEVELOPMENT CORPORATION," PREPARED BY: SITEC, INC., DATED: JULY 11, 2005, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 83 OF 2005, IN PLAN BOOK 542.
- MAP ENTITLED "DIVISION OF LAND IN WEYMOUTH, MA. 428 POND STREET MAP 57 BLOCK 624 LOT 3 PREPARED FOR: OWNERS STEVEN & KATIE KELLEM 428 POND STREET WEYMOUTH, MA PHONE: 781-340-1123," PREPARED BY: THE DECELLE GROUP (SURVEY DIVISION), DATED: JUNE 21, 2001, LAST REVISED: DECEMBER 14, 2001, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 715 OF 2001, IN PLAN BOOK 491.
- MAP ENTITLED "PLAN OF LOTS POND STREET WEYMOUTH, MASS. MADE FOR PINE REALTY TRUST," PREPARED BY: PERKINS ENGINEERING ASSOCIATES, ROCKLAND, MASS., DATED: OCTOBER 6, 1964, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4219 PAGE 340.
- MAP ENTITLED "PLAN OF SUBDIVISION OF LAND IN WEYMOUTH MASS.," PREPARED BY: VICTOR F. COLETTI, DATED FEBRUARY 28, 1955, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 324 OF 1955 BOOK 3352, PAGE 550.
- MAP ENTITLED "PROJECT: PROPOSED CONDOMINIUM EXPANSION 1435 MAIN STREET WEYMOUTH, MASSACHUSETTS CLIENT: RYDER DEVELOPMENT CORPORATION 947 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS DRAWING TITLE: ALTERNATE SITE PLAN," PREPARED BY: SITEC ENVIRONMENTAL, DATED: AUGUST 13, 2019.
- SKETCH PROVIDED TO CONTROL POINT ASSOCIATES ENTITLED "1445 REALTY TRUST TOM CLEARY, 1445 MAIN STREET, WEYMOUTH, PRE SCHOOL CLASSROOMS."
- PLAN SET ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF WEYMOUTH NORFOLK COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," DATED: SEPTEMBER 28, 2016, ON FIEL WITH THE DEPARTMENT OF TRANSPORTATION AS LAYOUT NO. 8326.
- MAP ENTITLED "EASEMENT PLAN IN WEYMOUTH, MASSACHUSETTS PREPARED FOR RYDER DEVELOPMENT CORPORATION," PREPARED BY SITEC, INC., DATED: AUGUST 2, 2005, LAST REVISED: JULY 6, 2006, RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AS PLAN 23 OF 2006 IN PLAN BOOK 557.
- UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
- UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID.
- MAP ENTITLED "RYDER DEVELOPMENT CORP. BUILDING PERMIT PLAN, MAP 57, BLOCK 624, LOT 13, 1433 & 1435 MAIN STREET, WEYMOUTH, MASSACHUSETTS," PREPARED BY SITEC, INC., DATED JUNE 29, 2004.
- MAP ENTITLED "SEWER RECORD PLAN, #1427-1445 MAIN ST.," PREPARED BY CITY OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 10, 2009.
- SEWER TIE CARDS PROVIDED BY CITY OF WEYMOUTH DEPARTMENT OF ENGINEERING.
- UNDERGROUND WATER FACILITY MAPPING PROVIDED BY CITY OF WEYMOUTH DEPARTMENT OF ENGINEERING.
- MAP ENTITLED "BUILDING PERMIT PLAN, RYDER DEVELOPMENT CORP, MAP 57, BLOCK 624, LOT 13, 1433 & 1435 MAIN STREET, WEYMOUTH, MASSACHUSETTS," PREPARED BY SITEC, INC., DATED JUNE 29, 2004.

EXHIBIT "A":

THE FOLLOWING DESCRIBED LAND IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS:
 THE LAND SHOWN AS LOTS 2, 3, 4 AND 5 ON A PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH, MASSACHUSETTS, PREPARED FOR RYDER DEVELOPMENT CORPORATION, SCALE 1"=30", DATED JULY 11, 2005, SITEC, INC.," RECORDED WITH NORFOLK REGISTRY OF DEEDS PLAN BOOK 542, PLAN 83 OF 2005.

TOGETHER WITH THE BENEFIT OF ACCESS AND PARKING EASEMENT SET FORTH IN DEED FROM RYDER DEVELOPMENT CORP. TO BROCKTON AREA MULTI-SERVICES, INC. DATED FEBRUARY 15, 2006 AT BOOK 23401, PAGE 163, SUBJECT TO THE TERMS THEREOF.



- NOTES:
- PROPERTY KNOWN AS LOTS 12, 29, 30, 31 & 32 AS SHOWN ON THE CITY OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 57.
 - AREA: LOT 12 = 37,097 SQUARE FEET OR 0.852 ACRES
 LOT 29 = 6,522 SQUARE FEET OR 0.150 ACRES
 LOT 30 = 9,156 SQUARE FEET OR 0.210 ACRES
 LOT 31 = 52,221 SQUARE FEET OR 1.199 ACRES
 LOT 32 = 14,953 SQUARE FEET OR 0.344 ACRES
 TOTAL = 119,969 SQUARE FEET OR 2.755 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 20-0026KCF-IN, WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2020, WHERE THE FOLLOWING RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION II:
 GENERAL EXCEPTIONS 1 THROUGH 5 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
 (6) THE QUANTITY OF ACREAGE, SQUARE FOOTAGE OR AREA OF THE LAND - SEE NOTE #2.
 (7) GRANT OF EASEMENT BY RYDER DEVELOPMENT CORP. TO VERIZON NEW ENGLAND, INC. DATED DECEMBER 9, 2005, RECORDED WITH SAID DEEDS, BOOK 23229, PAGE 28 - ELECTRIC LINE TRANSMISSION EASEMENT; BLANKET IN NATURE.
 (8) EASEMENT TO COMCAST OF GEORGIA/MASSACHUSETTS, INC. DATED FEBRUARY 28, 2006, RECORDED WITH SAID DEEDS, BOOK 23553, PAGE 265 - ELECTRIC LINE TRANSMISSION EASEMENT; BLANKET IN NATURE.
 (9) EASEMENTS SET FORTH AND RESERVED IN A DEED FROM RYDER DEVELOPMENT CORP., DATED FEBRUARY 15, 2006, RECORDED WITH SAID DEEDS, BOOK 23401, PAGE 163 - ACCESS & PARKING EASEMENTS SHOWN HEREON.
 (10) TAKING BY THE COMMONWEALTH OF MASSACHUSETTS HIGHWAY COMMISSION, LAYOUT NO. 3326 OF A STATE HIGHWAY KNOWN AS MAIN STREET (ROUTE 18) RECORDED IN BOOK 34600, PAGE 1 - TAKING SHOWN HEREON.
 (11) GRANT OF EASEMENT BY RYDER DEVELOPMENT CORP. TO TOWN OF WEYMOUTH DATED JULY 12, 2006 AND RECORDED AT BOOK 23868, PAGE 221; SEE ALSO PLAN AT PLAN BOOK 557, PLAN 23 - APPROXIMATE LOCATION OF SEWER EASEMENT SHOWN HEREON.
 (12) GRANT OF EASEMENT BY RYDER DEVELOPMENT CORP. TO MASSACHUSETTS ELECTRIC COMPANY DATED FEBRUARY 2, 2006 AND RECORDED AT BOOK 23474, PAGE 273 - ELECTRIC LINE TRANSMISSION EASEMENT; ELECTRIC EQUIPMENT SHOWN HEREON.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:
 TBM-A: X-MARK IN BOLT OVER MAIN OUTLET OF HYDRANT ON EASTERLY SIDE OF MAIN STREET. ELEVATION = 172.78'
 TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 164.35'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PROPERTY HAS DIRECT ACCESS TO MAIN STREET.
 - PARKING COUNT: REGULAR = 16 SPACES
 RESERVED = 0 SPACES
 TOTAL = 16 SPACES
 - NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY.

SEE SHEET 2 OF 2 FOR SITE FEATURES & TOPOGRAPHY

No.	DESCRIPTION OF REVISION	FIELD CREW	APPROVED	DATE	
4	UPDATED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	12-7-2020
3	UNDERGROUND WATER LINE ADDED	-	R.J.K.	G.L.H.	11-2-2020
2	UPDATED PER ADDITIONAL TOPOGRAPHY & UTILITIES	C.W.	R.J.K.	G.L.H.	10-28-2020
1	UPDATED PER ADDITIONAL ROAD TOPOGRAPHY	B.S.B.	R.J.K.	G.L.H.	10-13-2020

THIS SURVEY IS CERTIFIED TO:
 ATLANTIC DEVELOPMENT
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 7, 8, 9 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2020.

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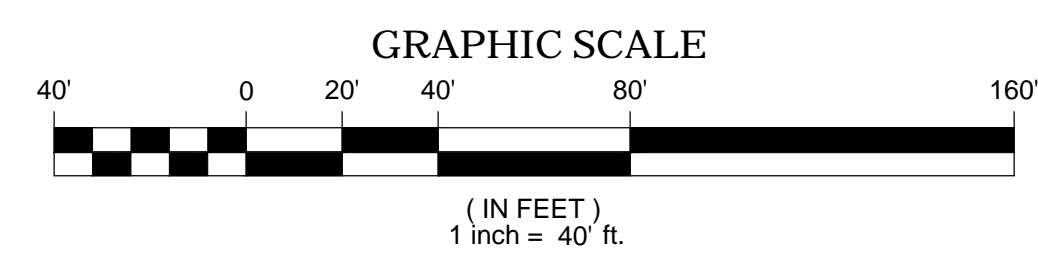
FIELD DATE: 7-20-2020
 10-02-2020
 FIELD BOOK NO: 20-11 MA
 20-11 MA
 FIELD BOOK PG: 119
 FIELD CREW: B.S.B.
 DRAWN: C.M.S.
 APPROVED: R.J.K.

ALTA/NSPS LAND TITLE SURVEY
ATLANTIC DEVELOPMENT
 1431, 1433, 1435, 1437 & 1449 MAIN STREET
 LOTS 12, 29, 30, 31 & 32, BLOCK 624, MAP 57
 CITY OF WEYMOUTH, NORFOLK COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 ALBANY, NY 518-217-5010
 CHALFONT, PA 215-712-9800
 HALTICREEK, NY 603-880-2845
 MANHATTAN, NY 646-780-0411
 SOUTH BOROUGHL, MA 01772
 MT LAUREL, NJ 908-857-2099
 WARREN, NJ 908-668-0099

APPROVED: G.L.H. DATE: 9-24-2020 SCALE: 1"=40' FILE NO.: 03-200193 DWG. NO.: 1 OF 2

GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



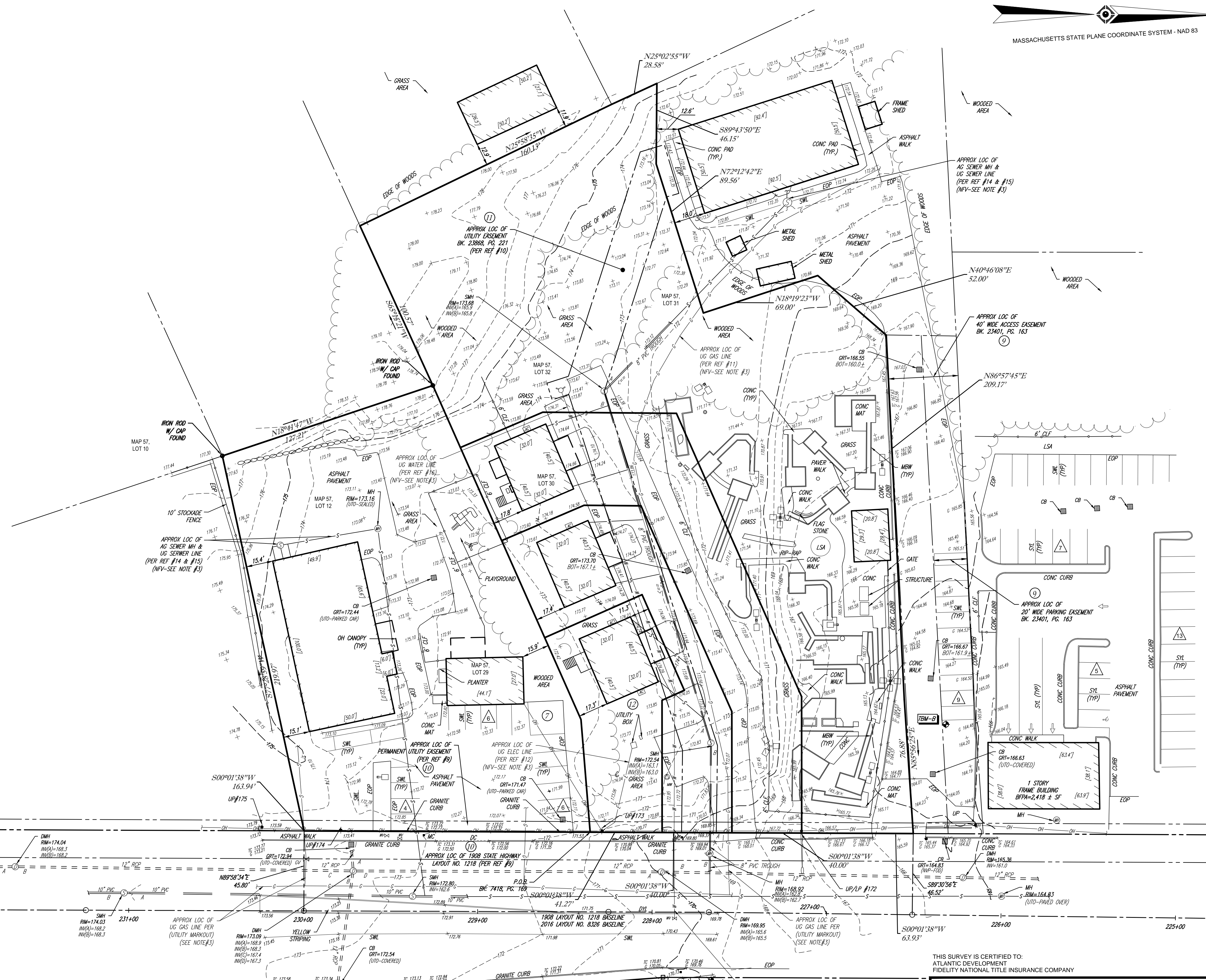
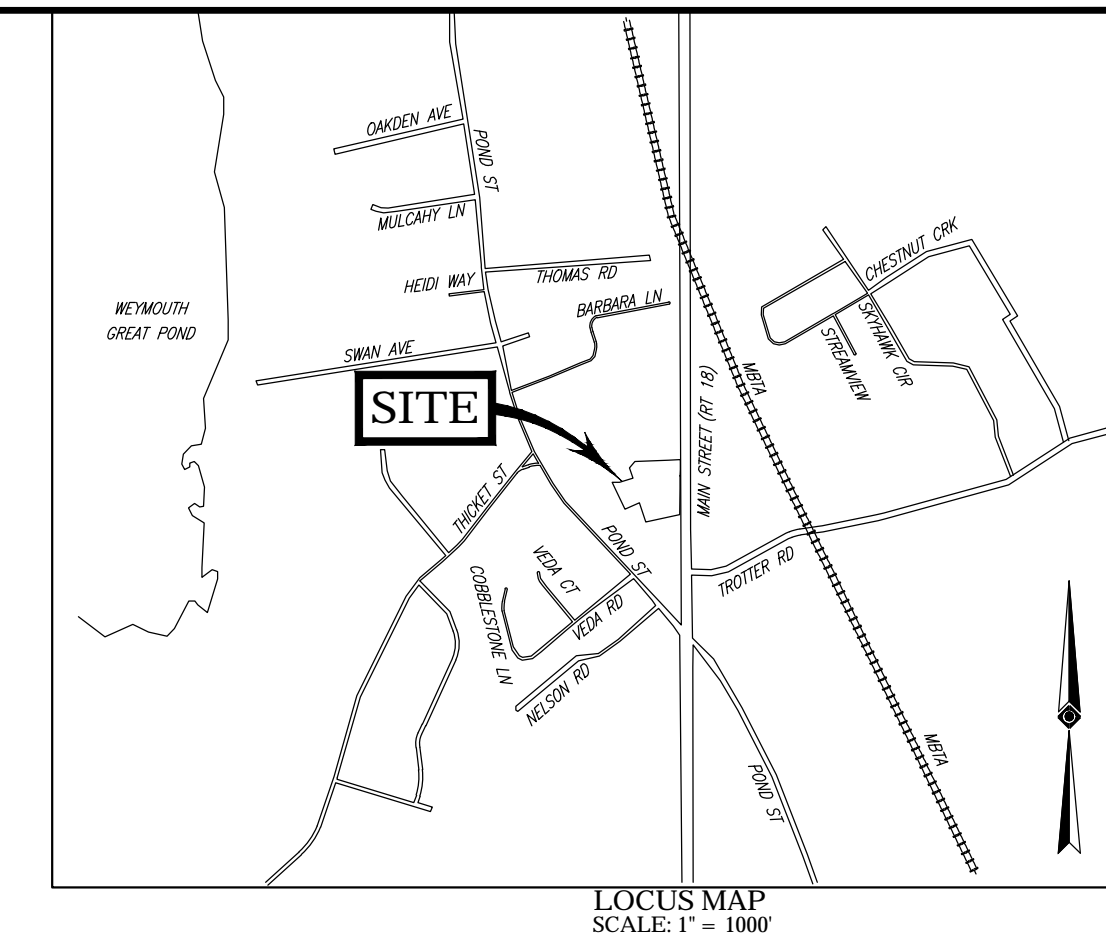
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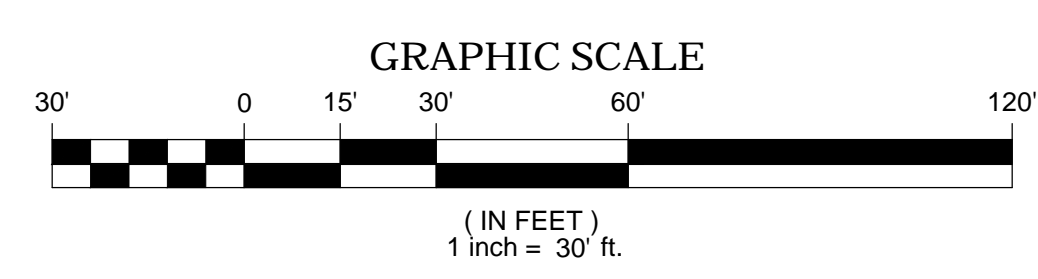
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING CONTOUR
 - x 123.45 EXISTING SPOT ELEVATION
 - x TC 123.45 EXISTING TOP OF CURB ELEVATION
 - x G 122.95 EXISTING GUTTER ELEVATION
 - OH OVERHEAD WIRES
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - E APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - S APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - UP / + UTILITY POLE
 - AREA LIGHT
 - MW ⊙ MONITORING WELL
 - BOLLARD
 - METAL GUIDE RAIL
 - ← PAINTED ARROWS
 - CLF CHAIN LINK FENCE
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL
 - ⊙ SMH SANITARY/SEWER MANHOLE
 - ⊙ MH UNKNOWN MANHOLE
 - ⊙ MH MANHOLE
 - ▭ CB CATCH BASIN OR INLET
 - △ TO PARKING SPACE COUNT
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - BLDG BUILDING
 - BFFA BUILDING FOOTPRINT AREA
 - MWV MASONRY BLOCK WALL
 - GRT GRATE ELEVATION
 - BOT BOTTOM ELEVATION

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM - NAD 83



SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY, NOTES, REFERENCES, & TITLE EXCEPTIONS



MAIN STREET (D)

(A.K.A. ROUTE 18)

(PUBLIC - VARIABLE WIDTH)

← TWO WAY TRAFFIC (ASPHALT ROADWAY)

THIS SURVEY IS CERTIFIED TO:
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FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 7, 8, 9 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2020.

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GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



4	UPDATED PER CLIENT COMMENTS	R.J.K.	G.L.H.	12-7-2020	
3	UNDERGROUND WATER LINE ADDED	R.J.K.	G.L.H.	11-2-2020	
2	UPDATED PER ADDITIONAL TOPOGRAPHY & UTILITIES	C.W.	R.J.K.	10-29-2020	
1	UPDATED PER ADDITIONAL ROAD TOPOGRAPHY	B.S.B.	R.J.K.	10-13-2020	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	7-20-2020	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	10-02-2020	ATLANTIC DEVELOPMENT			
FIELD BOOK PGS.	20-11 MA	1431, 1433, 1435, 1437 & 1449 MAIN STREET			
FIELD BOOK PGS.	7-10	LOTS 12, 29, 30, 31 & 32, BLOCK 624, MAP 57			
FIELD BOOK PGS.	119	CITY OF WEYMOUTH, NORFOLK COUNTY			
FIELD CREW	B.S.B.	COMMONWEALTH OF MASSACHUSETTS			
DRAWN:	C.M.S.	CONTROL POINT ASSOCIATES, INC.			
REVIEWED:	G.L.H.	ALBANY, NY 518-217-5010 CHALFONT, PA 215-712-9800 HALF PALM BEACH, FL 561-880-2945 MANHATTAN, NY 646-780-0411 SOUTH BOROUGHL, MA 01772 MT LAUREL, NJ 609-857-2999 WARREN, NJ 908-668-0999			
APPROVED:	G.L.H.	DATE	9-24-2020	SCALE	1"=30'
FILE NO.	03-200193	DWG. NO.	2	OF	2

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