

— DEFINITIVE SITE PLAN —

OLD WASHINGTON PLACE

631 WASHINGTON STREET

PEMBROKE, MASSACHUSETTS

ASSESSORS MAP E10 LOT 10

PLANNING BOARD APPROVAL

THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE ZONING BY-LAW.

DATE APPROVED: \_\_\_\_\_

PEMBROKE TOWN CLERK

I, TOWN CLERK OF THE TOWN OF PEMBROKE, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

TOWN CLERK, TOWN OF PEMBROKE

REVISIONS

1.	3/22/22	PB PIER REVIEW COMMENTS

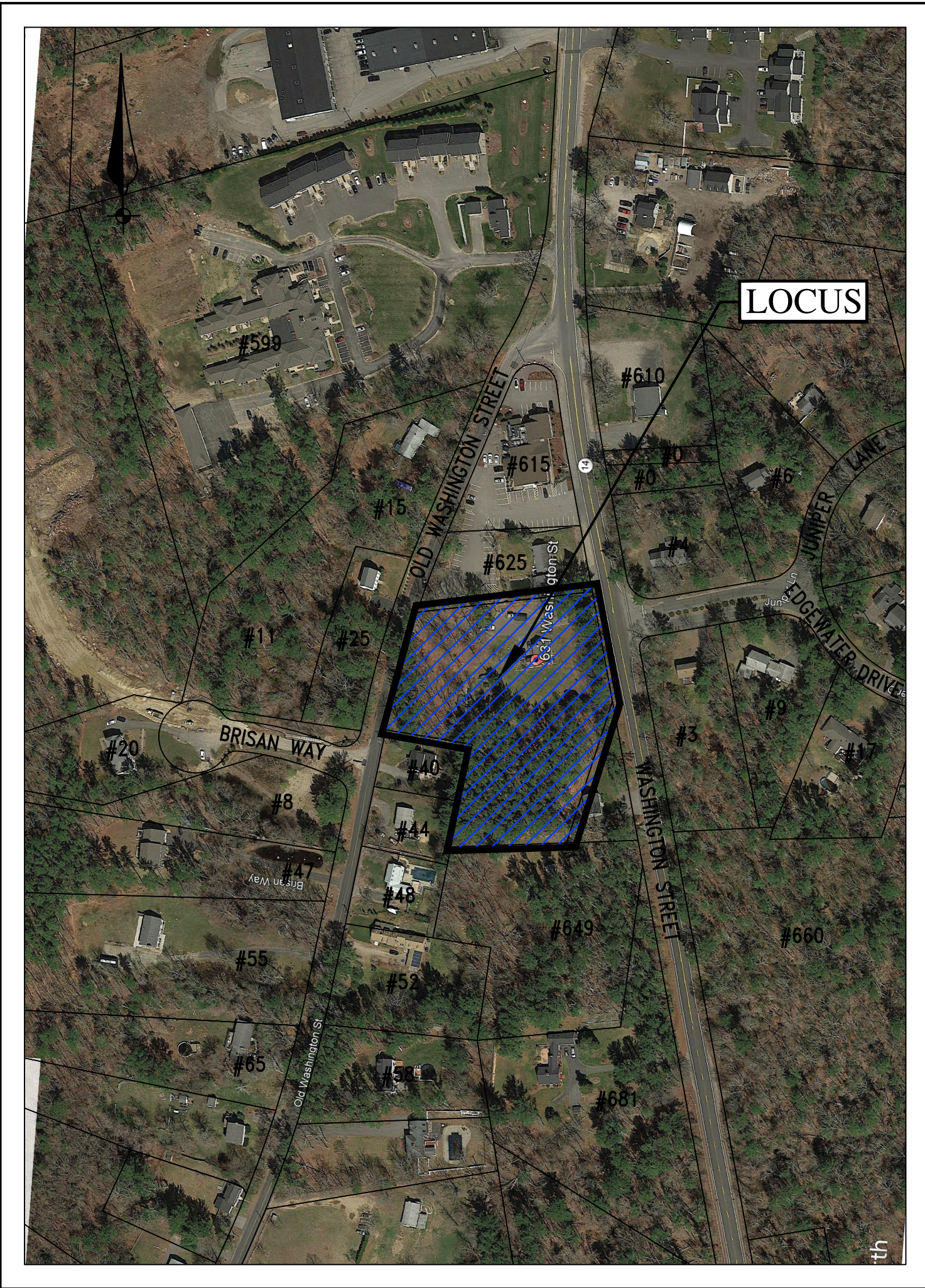
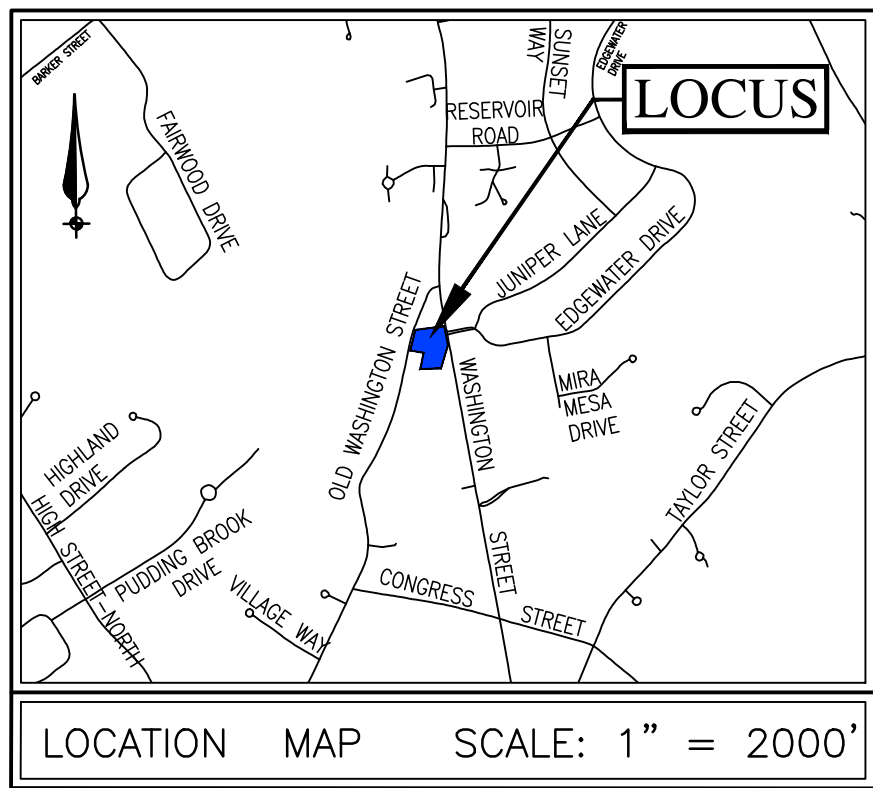


DRAWN BY: PAL

DESIGNED BY: PAL/DA

CHECKED BY: DA

**Merrill**  
Engineers and Land Surveyors  
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26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
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— VICINITY MAP —

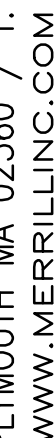
SCALE: 1"=200'

RECORD OWNER:  
ASSESSORS MAP #E10 LOT 10  
631 WASHINGTON STREET  
JOAN MADDY, TRUSTEE  
MADDY TRUST  
631 WASHINGTON STREET  
PEMBROKE, MA 02359  
DEED BOOK 38389 PAGE 201  
LOT 5: PLAN BOOK 10 PAGE 179

DEFINITIVE SITE PLAN  
631 WASHINGTON STREET  
ASSESSORS MAP E10 LOT 10  
PEMBROKE, MASSACHUSETTS  
OWNER/APPLICANT BILL PAPPASTRATIS  
633 SUMNER STREET  
MARSHFIELD, MA 02050  
(781)248-0277

FEBRUARY 2, 2022  
SCALE: AS NOTED  
JOB NO. 21-204  
LATEST REVISION:  
MARCH 22, 2022  
VICINITY & INDEX  
PERMIT SET  
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SHEET 1 OF 9

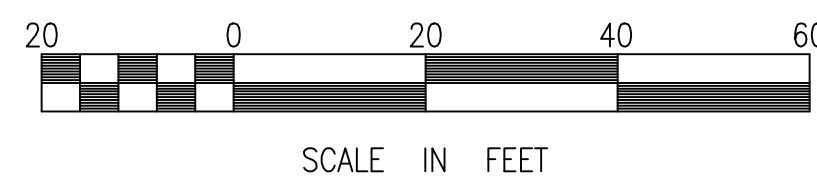




631 WASHINGTON STREET  
ASSESSORS MAP E10 LOT 10  
PEMBROKE, MASSACHUSETTS

(781)248-0277

PERMIT SET  
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BRISAN WAY

OLD WASHINGTON STREET (PUBLIC - 40' WIDTH - DISCONTINUED S.H.L.O.)

WASHINGTON STREET ~ ROUTE 53 (PUBLIC - VARIABLE WIDTH - S.H.L.O. 2771)

EDGEWATER DRIVE

PARCEL ID: E10-22  
N/F  
JEFFREY J. THOMAS  
BOOK: 35534 PAGE: 198

PARCEL ID: E10-24  
N/F  
JOHN D. CANNON  
BOOK: 43712 PAGE: 326

PARCEL ID: E10-23  
N/F  
US BANK TRUST  
BOOK: 51984 PAGE: 59

PARCEL ID: F10-14  
N/F  
THE GREGORY SCOTT  
TRUST OF 2017  
BOOK: 50090 PAGE: 311

LOT AREA  
105,360 SF  
2.42 AC ±

PLANT SCHEDULE

KEY	COMMON NAME	QUANTITY	SIZE
BP	BRADFORD PEAR	4	2" - 3" CAL.
KD	KOUSSA DOGWOOD	4	7" - 8"
JV	EASTERN RED CEDAR	40	4" - 6"
BC	BIRCH CLUMP	2	12" - 14"
CP	FALSE CYPRRESS	5	3 GAL
RC	ROSEUM ELEGANS RHODODENDRON	4	2.5 B&B
IG	INKBERRY	5	3 GAL
SP	LILAC	12	3"
MS	MAIDEN GRASS	12	2 GAL
DG	SLENDER DEUTZIA	12	2"
NF	NEPETA	20	2 GAL
CG	GRACILIS CYPRRESS	5	3 GAL

REQUIRED RELIEF

- A VARIANCE IS REQUIRED FROM SECTION IV.2.D.5 (SIDE YARDS) TO ALLOW PROPOSED BUILDINGS (31.0'±) TO BE CONSTRUCTED WITHIN THE REQUIRED 40' SETBACK. (VARIANCE GRANTED BY ZBA; SEE DECISION OF THE ZONING BOARD OF APPEALS, CASE #11-21 DATED 1/20/22)
- A VARIANCE IS REQUIRED FROM SECTION IV.2.D.1 (LOT SIZES) (105,563± S.F. EXISTING, 120,000 S.F. REQUIRED) (VARIANCE GRANTED BY ZBA; SEE DECISION OF THE ZONING BOARD OF APPEALS, CASE #11-21 DATED 1/20/22)
- A VARIANCE IS REQUIRED FROM SECTION IV.2.D.2 (FRONTAGE) FOR THE MINIMUM REQUIREMENT OF 250' OF CONTIGUOUS FRONTAGE. THE LOT CURRENTLY HAS 210± OF FRONTAGE ALONG OLD WASHINGTON STREET AND 173± ALONG WASHINGTON STREET. (VARIANCE GRANTED BY ZBA; SEE DECISION OF THE ZONING BOARD OF APPEALS, CASE #11-21 DATED 1/20/22)
- A WAIVER IS REQUESTED FOR THE APPLICANT TO ALLOW THE OUTER PARKING AREAS AND DRIVEWAY TO BE CONSTRUCTED WITH BITUMINOUS CONCRETE CAPE COD BERM. (VARIANCE GRANTED BY ZBA; SEE DECISION OF THE ZONING BOARD OF APPEALS, CASE #11-21 DATED 1/20/22)
- MULTI UNIT DWELLINGS ARE ALLOWED BY SPECIAL PERMIT ISSUED BY THE PLANNING BOARD AS THE SPECIAL PERMIT GRANTING AUTHORITY.

PLANNING BOARD APPROVAL

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DATE APPROVED: \_\_\_\_\_

PEMBROKE TOWN CLERK

I, TOWN CLERK OF THE TOWN OF PEMBROKE, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK, TOWN OF PEMBROKE

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

DOUGLAS L. AABERG, P.L.S.

DATE

ZONING REQUIREMENTS

ZONE: RESIDENTIAL - COMMERCIAL DISTRICT

USE: EXISTING: SINGLE FAMILY DWELLING PROPOSED: MULTI UNIT DWELLING DEVELOPMENT

AREA:	REQUIRED	EXISTING	PROPOSED
	120,000 S.F.	105,870 S.F.	NO CHANGE
	1 UNIT/10,000 S.F.	N/A	1 UNIT/11,763 S.F.
FRONTAGE:	250 FEET	WASHINGTON ST: 173± FEET OLD WASHINGTON ST: 210± FEET	NO CHANGE NO CHANGE

MINIMUM YARD SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	100 FEET	74.7± FEET	100.0± FEET
SIDE	40 FEET	18.9± FEET	31.0± FEET
SIDE (FROM RESIDENTIAL LOTS)	100 FEET	54.5± FEET	100.0± FEET
REAR	50 FEET	75.7± FEET	52.1± FEET
REAR (FROM RESIDENTIAL LOTS)	100 FEET	N/A	N/A

BUFFERS:			
SIDELINE BUFFER	40 FEET X 0.40 = 16FT	0 FEET	16 FEET
REARLINE BUFFER	40 FEET X 0.40 = 16FT	70± FEET	16 FEET
BUILDING HEIGHT:	2.5 STORIES MAX	2	2 (SEE ARCH. DRAWINGS)
LOT PERIMETER RATIO:	>55	76.2± (EXISTING)	NO CHANGE
LOT COVERAGE			
BUILDINGS		1,831 S.F.±	5,400 S.F.±
PAVEMENT		782 S.F.±	11,222 S.F.±
TOTAL	<60%	2.5±%	15.7±% (OR 84.3±% OPEN SPACE)
LOT WIDTH	170 FEET	209.8 FEET	NO CHANGE
BUILDING FLOOR AREA	<35%	2.8% (2,975± S.F.)	10.2% (10,800± S.F.)
UNIT COUNT	1 UNIT/10,000 S.F.	10.6 UNITS ALLOWABLE	9 UNITS PROPOSED

PARKING REQUIREMENTS

2 PARKING SPACES/UNIT: 9 UNITS x 2 SPACES/UNIT = 18 SPACES (MIN)  
19 SPACES PROVIDED (+1 ACCESSIBLE PARKING SPACE)  
SPACE SIZE - 9' x 18'  
AISLE WIDTH - 24'

LANDSCAPING REQUIREMENTS

- 25% OPEN SPACE; 84.3%± PROPOSED
- 1 TREE W/ 60 S.F. PERMEABLE LANDSCAPE AREA PER 6 SPACES:  
19 SPACES x 1 TREE/6 SPACES = 4 TREES (MIN - 7 PROPOSED)
- 50' WIDE MIN. LANDSCAPE BUFFER STRIP WHEN ABUTTING RES. PROPERTIES (70'± PROPOSED)

WASTEWATER GENERATION:

9-2 BEDROOM UNITS = 18 BEDROOMS  
18 BEDROOMS X 150 GALLONS/BEDROOM = 2,700 GAL/DAY

WATER CONSUMPTION:

(ASSUME 80% OF WATER CONSUMPTION IS DISCHARGED AS WASTEWATER)  
2,700 GAL PER DAY/0.80 = 3,375 GAL/DAY

STOPPING SIGHT DISTANCE (SSD)

POSTED SPEED (V) = 30MPH  
BRAKE REACTION TIME (t) = 2.5 SEC  
DECELERATION RATE (a) = 11.2 FT/SEC²  
SSD=1.47Vt + 1.075V²/a  
SSD=196.6 FT (MIN)

REVISIONS

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DESIGNED BY: PAL/DA

CHECKED BY: DA

DEFINITIVE SITE PLAN

631 WASHINGTON STREET

ASSESSORS MAP E10 LOT 10

PEMBROKE, MASSACHUSETTS

OWNER/APPLICANT

BILL PAPPASTRATIS  
633 SUMMER STREET  
MARSHFIELD, MA 02050  
(781)248-0277

FEBRUARY 2, 2022

SCALE: AS NOTED

JOB NO. 21-204

LATEST REVISION:  
MARCH 22, 2022

LAYOUT, ZONING  
& LANDSCAPE PLAN

PERMIT SET  
NOT FOR  
CONSTRUCTION

SHEET 4 OF 9



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DATE APPROVED: \_\_\_\_\_  
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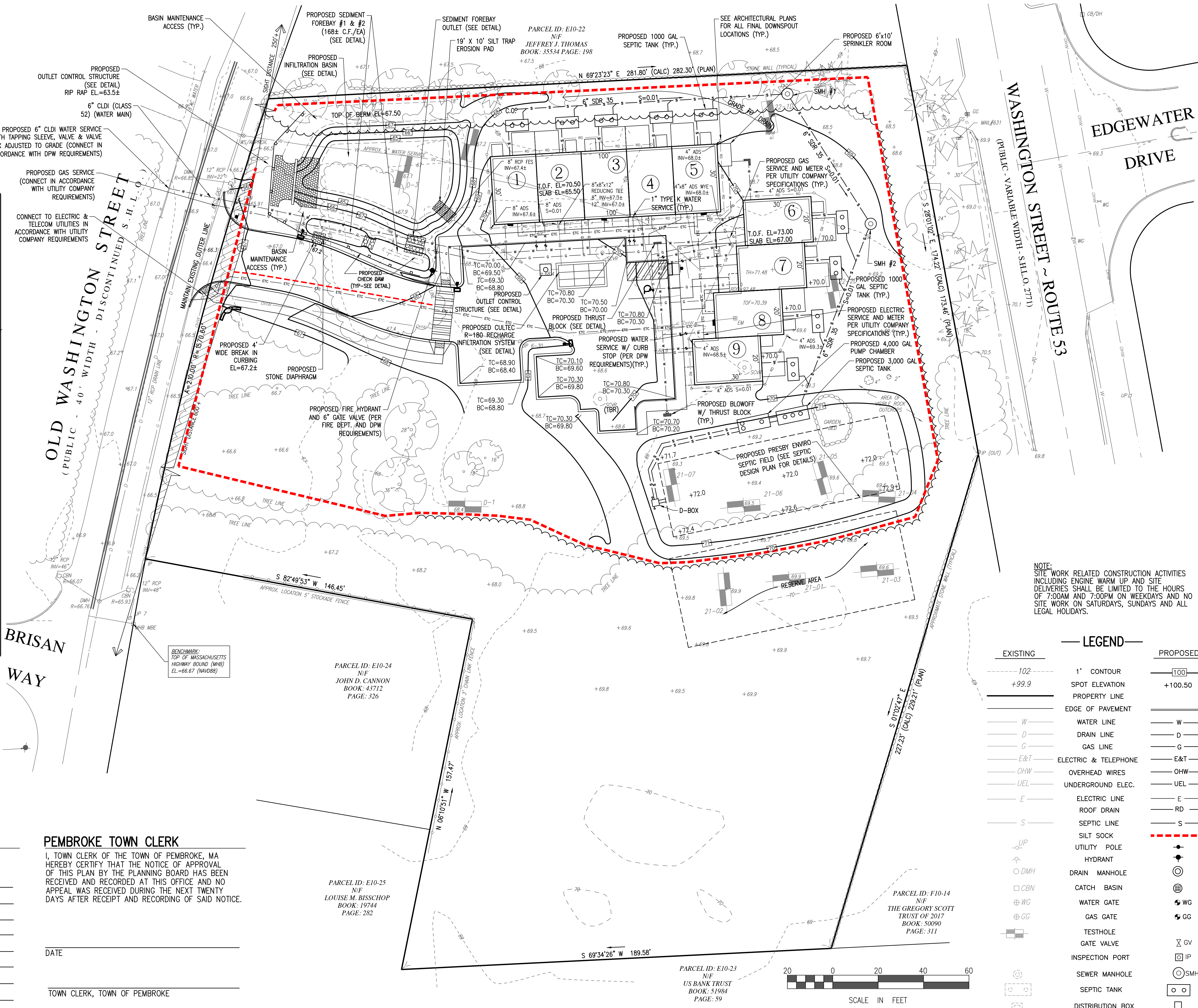
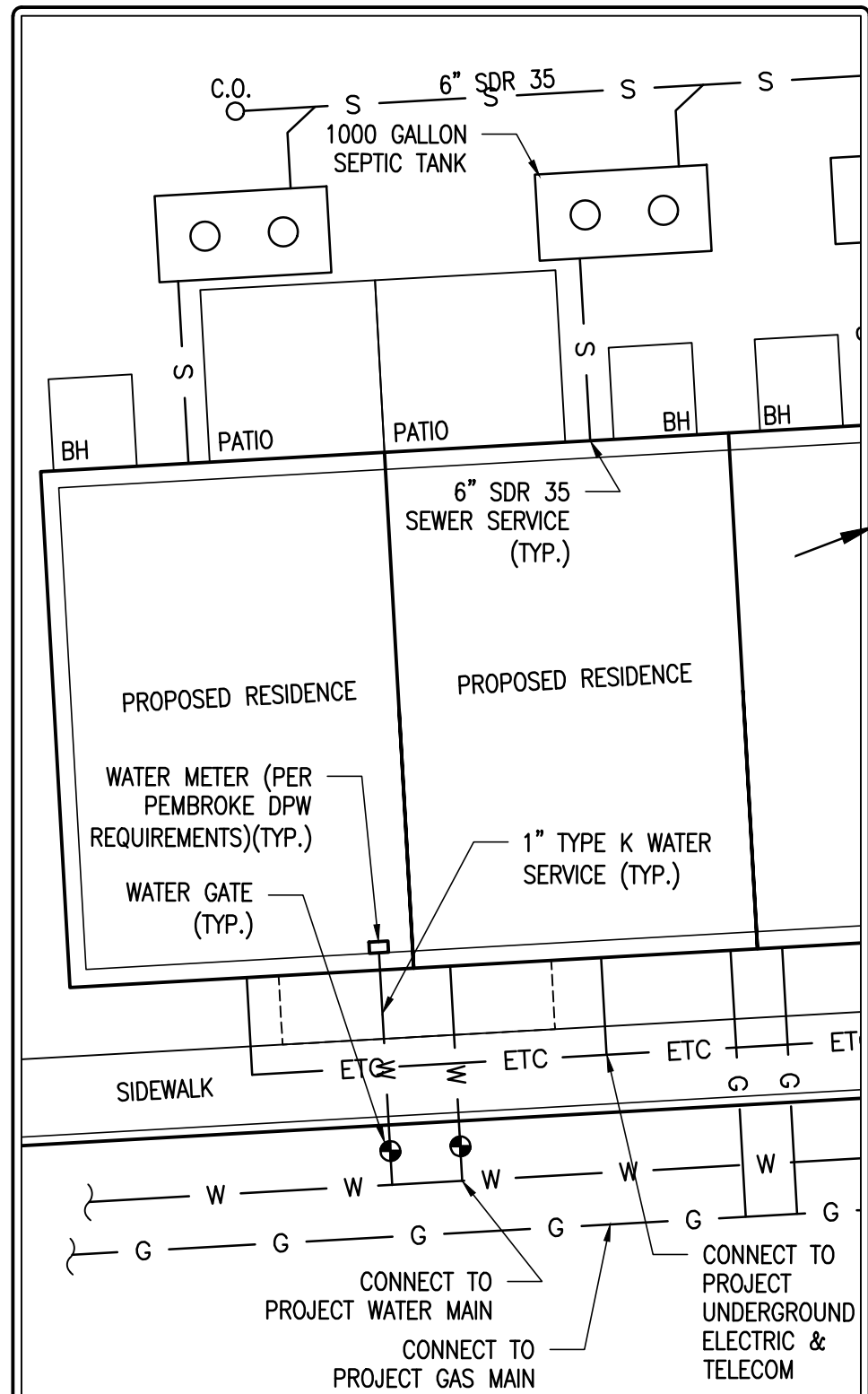
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TOWN CLERK, TOWN OF PEMBROKE

## TYPICAL BUILDING UTILITY CONNECTIONS

- SCALE: 1"=10'
- ALL UTILITIES SHALL BE ACCORDING TO THE RESPECTIVE PROVIDER'S SPECIFICATIONS.
  - MINIMUM SEPARATION OF 10 FEET FROM WATER SERVICE TO ANY OTHER UTILITY.
  - CELLAR FLOOR SHOULD BE NO LESS THAN 12" ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION.



NOTE:  
SITE WORK RELATED CONSTRUCTION ACTIVITIES INCLUDING ENGINE WARM UP AND SITE DELIVERIES SHALL BE LIMITED TO THE HOURS OF 7:00AM AND 7:00PM ON WEEKDAYS AND NO SITE WORK ON SATURDAYS, SUNDAYS AND ALL LEGAL HOLIDAYS.

EXISTING	LEGEND	PROPOSED
102	1' CONTOUR	100
+99.9	SPOT ELEVATION	+100.50
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
W	WATER LINE	W
D	DRAIN LINE	D
G	GAS LINE	G
E&T	ELECTRIC & TELEPHONE	E&T
OHW	OVERHEAD WIRES	OHW
UEL	UNDERGROUND ELEC.	UEL
E	ELECTRIC LINE	E
S	SEPTIC LINE	S
UP	SILT SOCK	UP
DMH	UTILITY POLE	DMH
CBN	HYDRANT	CBN
WG	DRAIN MANHOLE	WG
GG	CATCH BASIN	GG
GV	WATER GATE	GV
IP	GAS GATE	IP
SMH	TESTHOLE	SMH
IP	GATE VALVE	IP
SMH	INSPECTION PORT	SMH
IP	SEWER MANHOLE	IP
IP	SEPTIC TANK	IP
IP	DISTRIBUTION BOX	IP

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PEMBROKE, MASSACHUSETTS

OWNER/APPLICANT  
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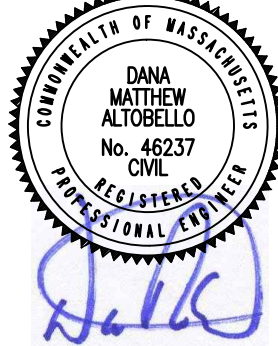
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## GRADING & UTILITIES

PERMIT SET  
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CONSTRUCTION  
SHEET 5 OF 9

## REVISIONS

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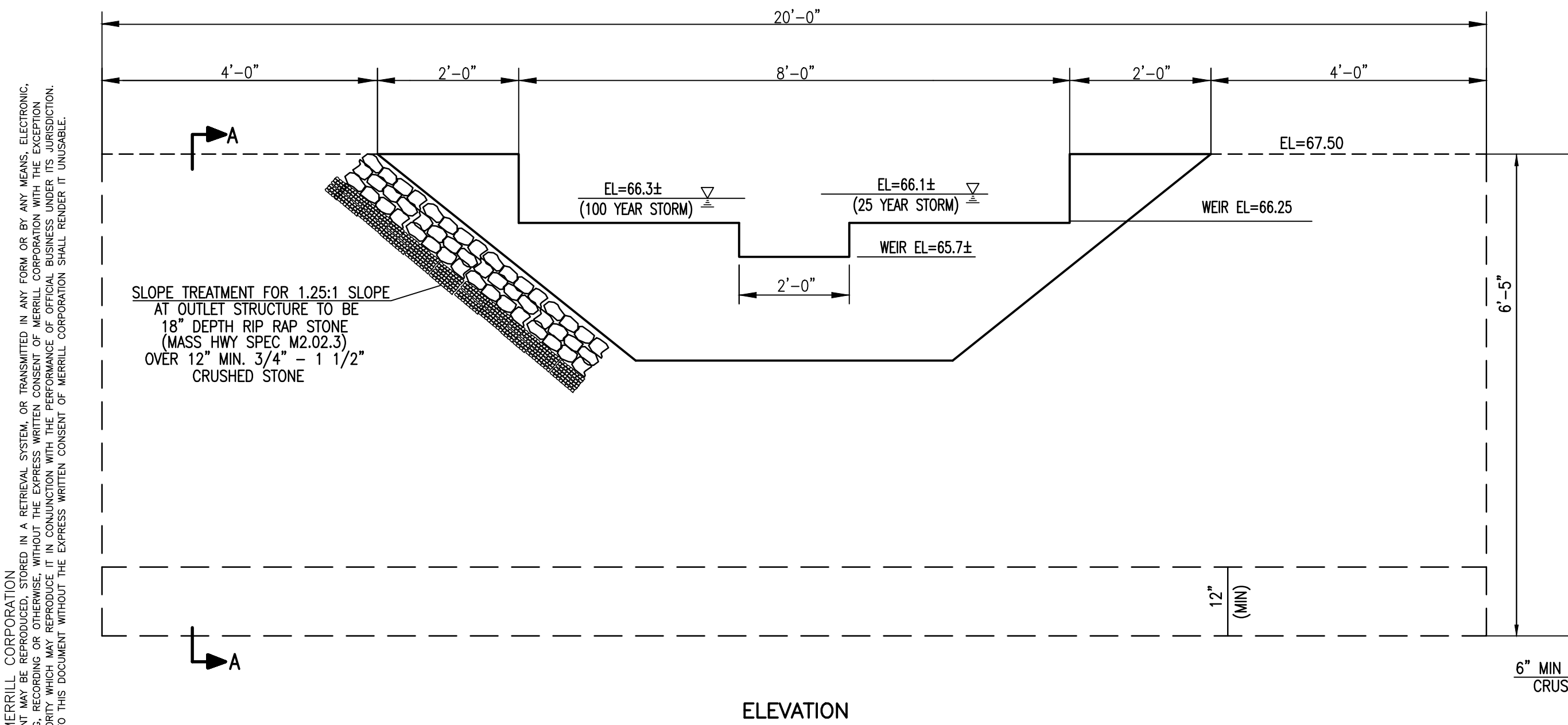
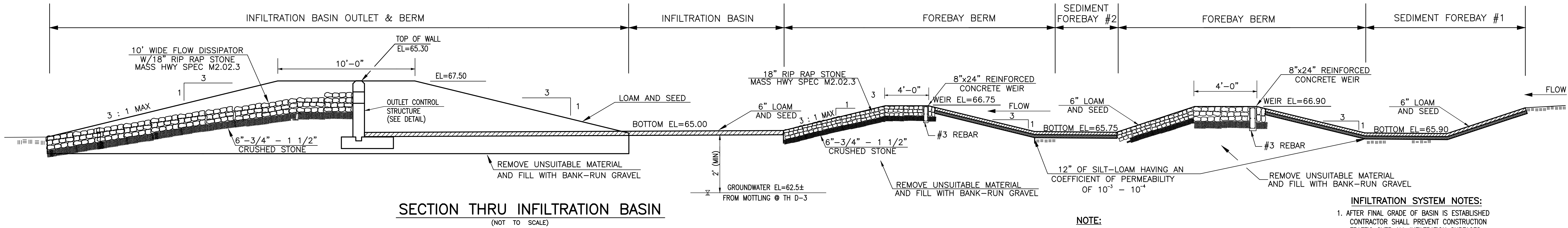
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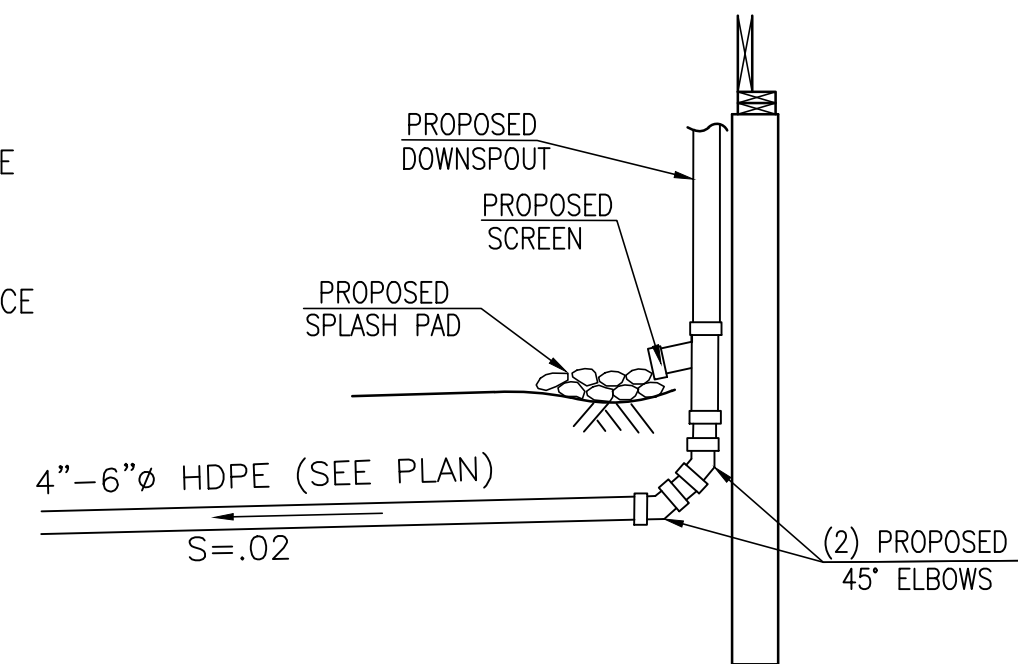
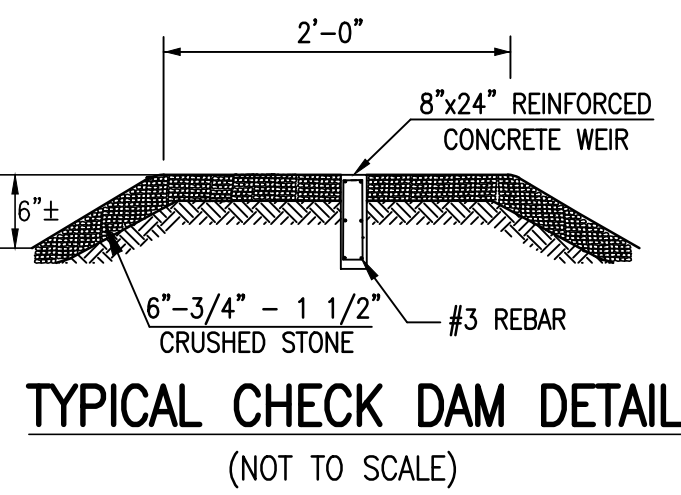
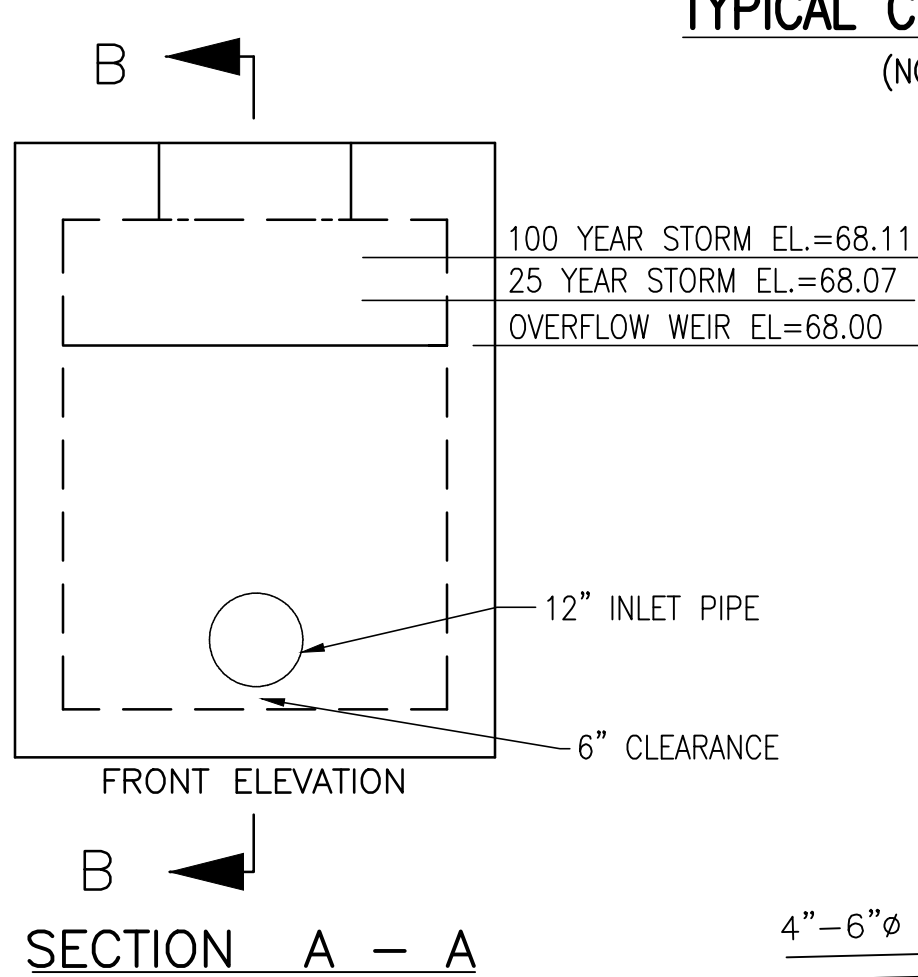
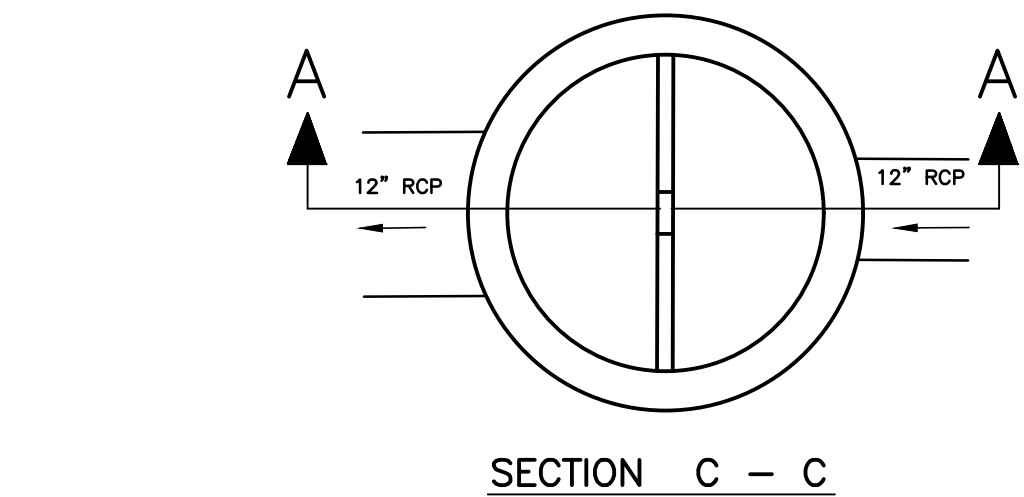
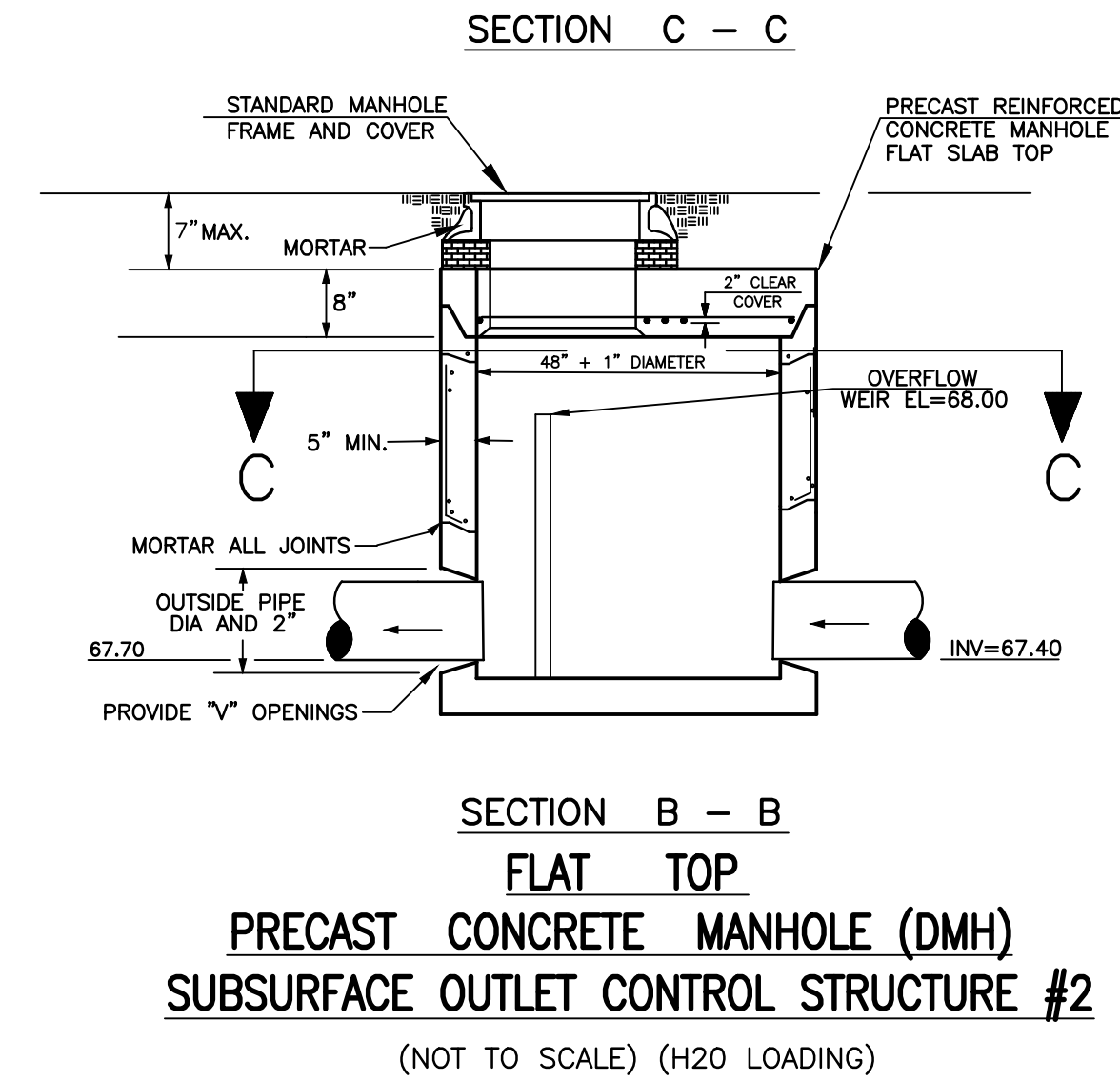




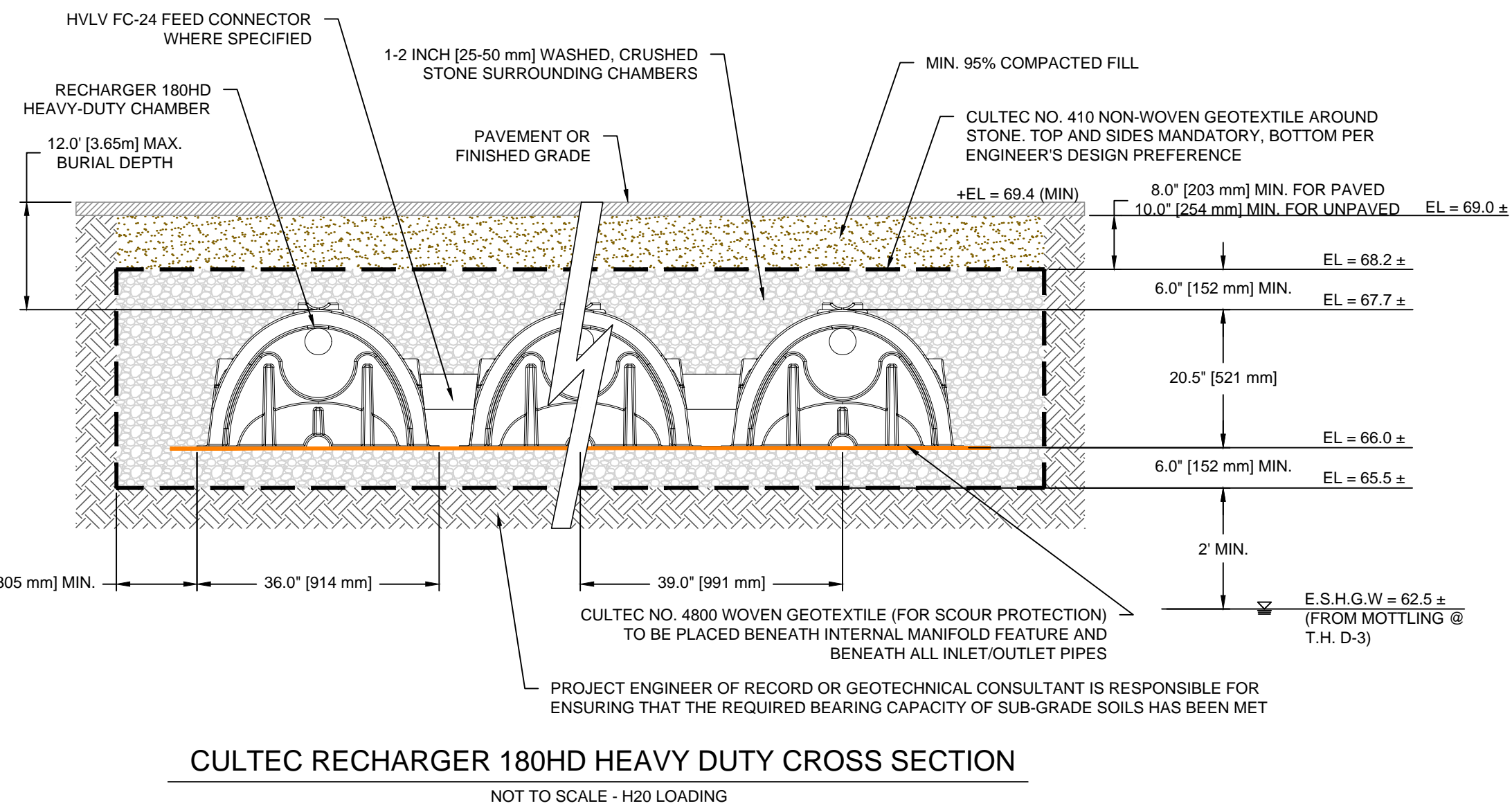
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DETAIL - INFILTRATION BASIN OUTLET STRUCTURE  
(NOT TO SCALE)



TYPICAL DOWNSPOUT DETAIL  
(NOT TO SCALE)



CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION

(NOT TO SCALE - H2O LOADING)

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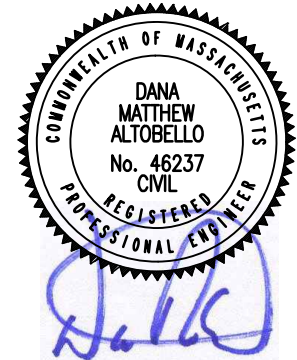
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CONSTRUCTION DETAILS

PERMIT SET  
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SHEET 7 OF 9

## SOIL LOGS

PERFORMED BY: JOSHUA GREEN, E.I.T.

T.H. D-1 DATE: 7/27/21 EL. 68.5±

0'-6" Ap HORIZON SANDY LOAM 10YR 3/2 68.0

6'-26" Bw HORIZON SANDY LOAM 10YR 5/4 66.3

26'-144" C LAYER SANDY LOAM 2.5Y 6/4 66.3

D=144" REDOX 90° EL. 61.0±

T.H. D-2 DATE: 7/27/21 EL. 67.0±

0'-10" Ap HORIZON SANDY LOAM 10YR 3/2 66.2

10'-32" Bw HORIZON LOAMY SAND 10YR 5/4 64.3

32'-88" C1 LAYER LOAMY SAND 2.5Y 6/2 59.7

88'-144" C2 LAYER SANDY LOAM 2.5Y 5/2 55.0

D=144" REDOX 90° EL. 60.7±

T.H. D-3 DATE: 7/27/21 EL. 67.1±

0'-5" Ap HORIZON LOAMY SAND 10YR 3/2 66.7

5'-26" Bw HORIZON LOAMY SAND 10YR 5/4 64.9

26'-128" C LAYER SANDY LOAM 2.5Y 6/4 56.4

D=128" REDOX 55° EL. 62.5±

T.H. 22-10 DATE: 1/21/22 EL. 68.4±

0'-10" Ap HORIZON LOAMY SAND 10YR 3/2 67.6

10'-28" Bw HORIZON LOAMY SAND 10YR 5/4 66.1

28'-58" C1 LAYER LOAMY SAND 2.5Y 6/2 63.6

58'-68" C2 LAYER LOAMY SAND 10YR 4/4 62.7

68'-98" C3 LAYER LOAMY SAND 2.5Y 6/2 60.2

D=98" REDOX 48° EL. 64.4±

## INFILTRATION SYSTEM NOTES:

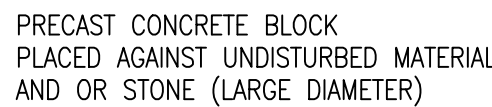
- AFTER FINAL GRADE OF BASIN IS ESTABLISHED CONTRACTOR SHALL PREVENT CONSTRUCTION TRAFFIC OVER ALL INFILTRATION SURFACES.
- CONTRACTOR SHALL NOT DISCHARGE SEDIMENT-LADEN WATER INTO STORMWATER BASIN.
- STORMWATER BASIN SHALL NOT BE PLACED INTO OPERATION PRIOR TO INSTALLATION OF PAVEMENT AND STABILIZATION OF ALL SURFACES CONTRIBUTING TO CLOSED DRAINAGE SYSTEM.
- EXCAVATE ALL MATERIAL BELOW INFILTRATION BASIN TO GRAVELLY COARSE SAND LAYER (SEE LOGS) AND REPLACE WITH CLEAN COARSE FILL IN ACCORDANCE WITH 310 CMR 15.255.



3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS.
2. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND UTILITY PERMITS AND VERIFY THE PROPOSED LOCATION OF UTILITIES WITH UTILITY COMPANIES.
3. CONTRACTOR TO NOTIFY "DIG-SAFE" AND THE TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS WATER DIVISION 4 DAYS PRIOR TO CONSTRUCTION.
4. WHERE PROPOSED PAVEMENT IS TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT TO A NEAT LINE AND MATCH GRADE.
5. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 6" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
6. THE CONTRACTORS ATTENTION IS DIRECTED TO ALL REQUIREMENTS OF THE PEMBROKE PLANNING BOARD RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS DATED MARCH 1997, THE ORDER OF CONDITIONS AND ALL MUNICIPAL REGULATIONS.
9. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
10. ANY STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETER WITH SILT SOCK AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION. THE LOCATION OF THE STOCKPILE AREAS SHALL BE APPROVED BY THE ENGINEER. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1.
11. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER SO THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
12. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS THAT REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES.
13. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE LINE OF STAKED SILT SOCK OR SILT FENCE. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT SOCK/FENCE.
14. DURING UTILITY CONSTRUCTION, ALL WATER PUMPED FROM THE EXCAVATED TRENCH SHALL BE DIRECTED TO A "DIRT BAG" PUMPED SEDIMENT REMOVAL SYSTEM (OR APPROVED EQUAL) AS MANUFACTURED BY ACF ENVIRONMENTAL.
15. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE AFTER EACH RAINFALL EVENT.
16. ALL PROPOSED SLOPES STEEPER THAN 3:1 THAT WILL RESULT IN RE-OCCURRING WASHOUTS, SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR APPROVED EQUAL) AND PROTECTED FROM EROSION.
17. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL EROSION CONTROL (SILT SOCK) FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE PLANNING BOARD TO MITIGATE ANY EMERGENCY CONDITION.
18. TEST PITS AND/OR BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR UTILITY CONNECTION FEES REQUIRED TO CARRY OUT THE WORK OUTLINED BUT NOT LIMITED TO DEMOLITION.
20. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
21. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED ON THESE DRAWINGS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
22. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
23. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
24. IT SHOULD BE NOTED THAT THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWING DEPICT THE MINIMUM REQUIRED CONTROL, AND ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION FOR EACH PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES AS THE CONDITIONS DICTATE.
25. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITION.
26. THE SILT SOCK OR SEDIMENT FENCE BARRIERS SHOWN ON THE DRAWINGS SHALL ACT AS THE LIMITS OF DISTURBANCE AND THE LIMITS OF CONSTRUCTION.
27. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF UNSTABILIZED SOIL.
28. THE CONTRACTOR SHALL NOTIFY THE TOWN'S PLANNING BOARD AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY SITE WORK.
29. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
30. DUST SHALL BE CONTROLLED ON SITE.



1. 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 ON 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 "DIG SAFE" 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 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.
2. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
3. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
4. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
5. ALL GRAVITY SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (P.V.C.) S.D.R. 35 AND SHALL CONFORM WITH ASTM-D3034 UNLESS NOTED OTHERWISE.
6. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN 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 TEN 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. IF MECHANICAL JOINT PIPE IS NOT USED THEN BOTH THE WATER MAIN AND SANITARY SEWER 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.
7. PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT GAS LINE INSTALLATION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION AND BACKFILL AND COMPACTION FOR THE GAS LINE.
8. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.



**NOTE:**  
1. CONCRETE FOR THRUST BLOCKS  
SHALL HAVE A MINIMUM COMPRESSIVE  
STRENGTH OF 1500 P.S.I. AT 28 DAYS

2. THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE BELOW, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS

3.NO CONCRETE SHALL BE POURED IN PLACE WITHOUT APPROVAL OF ENGINEER

TABLE OF BEARING AREAS (S.F.)			
SIZE OF MAIN(IN)	90° BEND	TEES & PLUGS	45° BEND
8	5	4	3

(NOT TO SCALE)



THIS SITE PLAN DOES NOT NECESSARILY INDICATE  
COMPLIANCE WITH THE ZONING BY-LAW.

[illegible]

TAP SIZE	DIMENSIONS IN FT		
	W	H	D
4" & 6"	2.0	1.4	1.0
8"	3.5	2.0	1.4
10"	4.0	2.5	1.8
12"	5.0	3.0	2.5

1. TAPPING SADDLES ARE NOT ALLOWED FOR MAIN-ON-MAIN TAPS.
2. USE MUELLER OR AMERICAN DARLING DUCTILE IRON OR 316 STAINLESS STEEL TAPPING SLEEVES FOR TAP SIZES 4" - 24".
3. USE 316 STAINLESS STEEL TAPPING SLEEVES BY DRESSER OR CASCADE FOR TAPS ON MAINS 30" AND GREATER.
4. BOLTS AND NUTS FOR ALL TAPPING SLEEVES SHALL BE 316 SS.
5. USE THRUST BLOCKING ONLY FOR WET TAPS UNLESS OTHERWISE APPROVED BY CPW.
6. DEPTH FROM GROUND SURFACE TO TOP OF BLOCKING SHALL BE GREATER THAN HEIGHT OF BLOCKING.
7. THE END OF THE TAPPING SLEEVE SHALL BE NO CLOSER THAN 4 FEET TO A JOINT.



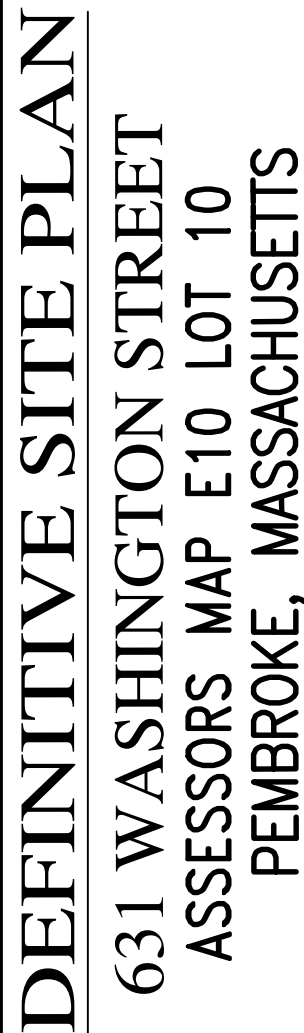
(NOT TO SCALE)

1.	3/22/22	PB PIER REVIEW COMMENTS



DESIGNED BY:

CHECKED BY: DA



OWNER/APPLICANT  
BILL PAPPASTRATIS  
633 SUMMER STREET  
MARSHFIELD, MA 02050  
(781)248-0277

FEBRUARY 2, 2022

SCALE: AS NOTED

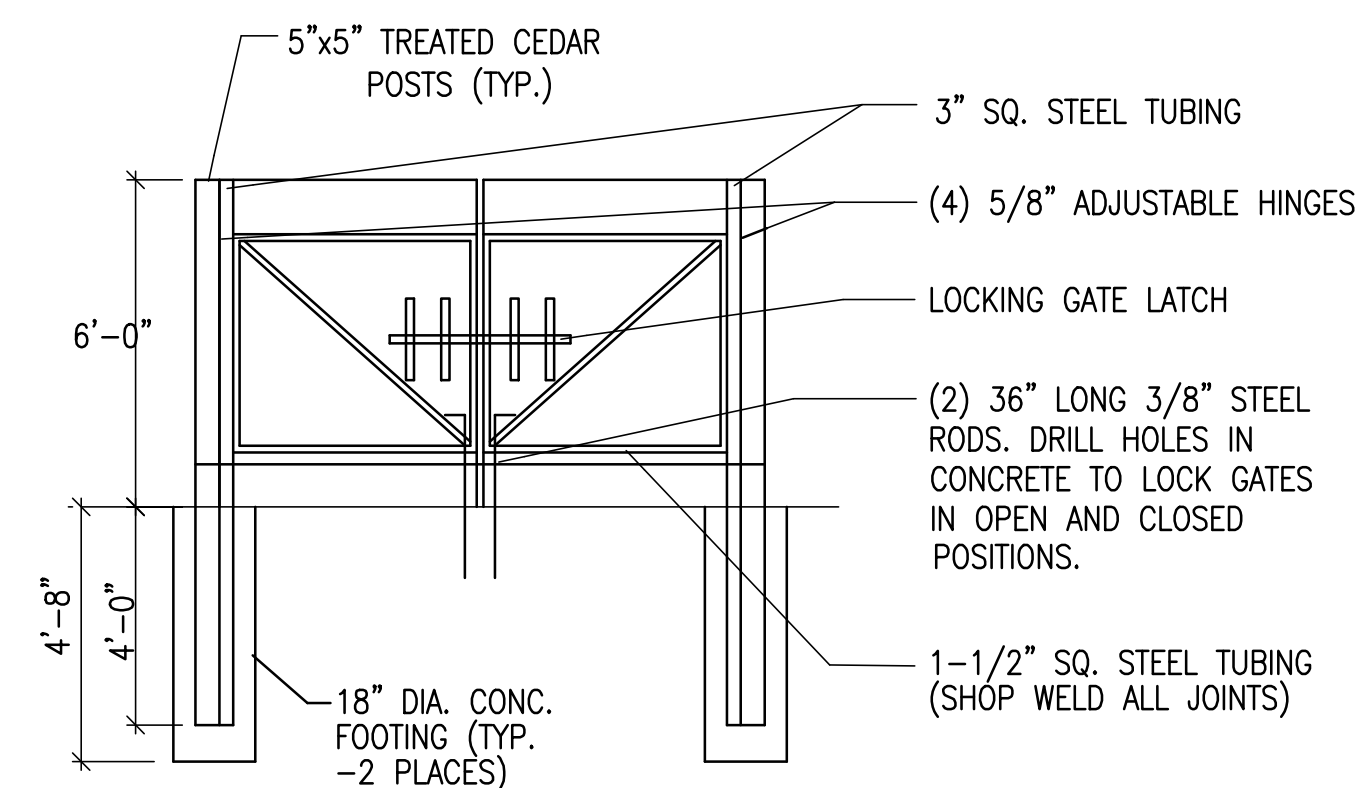
JOB NO. 21-204

LATEST REVISION:  
MARCH 22, 2022

## CONSTRUCTION DETAILS

PERMIT SET  
NOT FOR  
CONSTRUCTION





10'-0"

7'-6"

2'-0"

3'-0"

WEIR

12" (MIN)

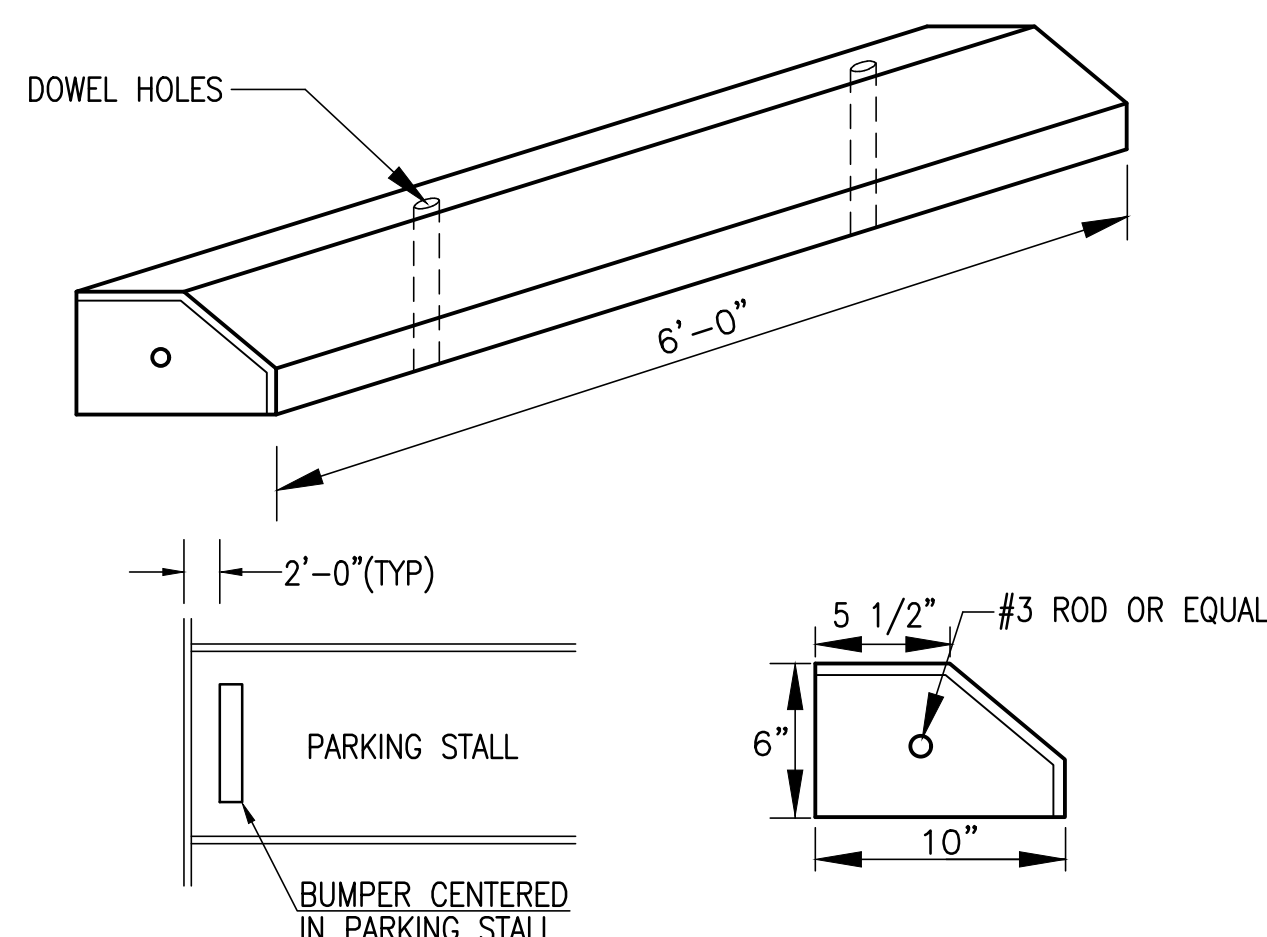
12" (MIN)

6" MIN 3/4" - 1 1/2" CRUSHED STONE

12" RIP RAP STONE  
MASS HIGHWAY SPEC. M2.02.3

STONE 2:1 SLOPE ALONG

(FOR ADDITIONAL CONSTRUCTION INFORMATION SEE "SILT TRAP EROSION CONTROL PAD WITH INLET PIPE" DETAIL)



NOTE:  
FOR INSTALLATION OF EACH BUMPER LOG, DRIVE (2) 5/8" DIA x 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN BUMPER LOG AND INTO PAVEMENT UNTIL FLUSH WITH TOP OF BUMPER LOG (FOR PLACEMENT OF LOG, SEE DIAGRAM ABOVE)

