

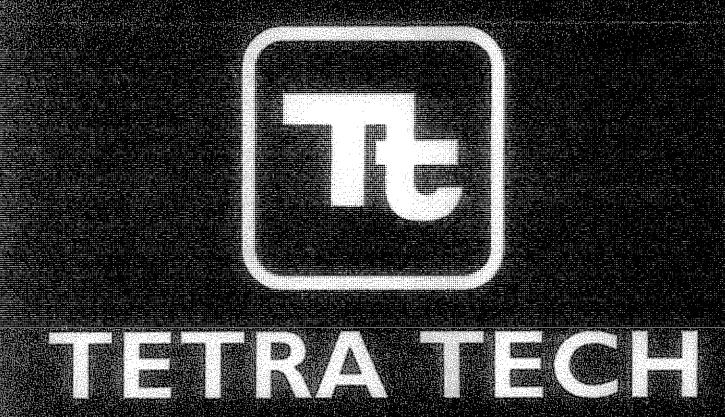
Step 1 Conceptual Special Permit Plans

Libbey Industrial Park

7 Performance Drive & 97 Libbey Industrial Parkway - Weymouth, MA

100 Nickerson Road
Marlborough, MA 01752
PHONE: (508) 786-2201 FAX: (508) 786-2200

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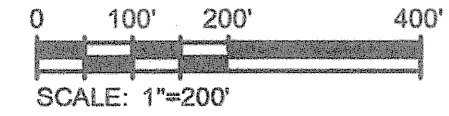
APPLICANT:
FOXROCK PROPERTIES LLC
100 NEWPORT AVENUE EXTENSION
QUINCY, MA 02171

PROJECT LOCATION:
7 Performance Drive &
97 Libbey Industrial Parkway
Weymouth, MA

Tt PROJECT No.:
143-42892-15007



SITE CONTEXT MAP



EXISTING	LEGEND	PROPOSED
210X23	SPOT GRADE	140X50
	TOP OF WALL ELEVATION	123.5TW
	BOTTOM OF WALL ELEVATION	120.0BW
	CONTOUR	136
136	CONCRETE BOUND	
CB	STONE BOUND	
SB	DRILL HOLE	
DH	LIGHT POLE	
	UTILITY POLE	
WV	WATER VALVE	
ST	DRAIN LINE	
SS	SEWER LINE	
G	GAS LINE	
W	UNDERGROUND ELECTRIC	
OE	WATER LINE	
	OVERHEAD WIRES	
CB	CATCH BASIN	
DMH	FLARED END OUTLET	
SMH	DRAIN MANHOLE	
	SEWER MANHOLE	
GG	HYDRANT	
MW	GAS GATE	
	MONITORING WELL	
VGC	TEST PIT	
CC	BOLLARD	
	VERTICAL GRANITE CURB	
	CONCRETE CURB	

ZONING ANALYSIS: DISTRICT - Planned Office Park (POP)			
ITEM	REQUIRED	PROVIDED (7 Performance)	PROVIDED (97 Libbey)
MINIMUM LOT AREA	43,560 S.F.	108,114 S.F.	579,348 S.F.
MINIMUM LOT WIDTH	150'	568.79'	1,197.55'
FRONT SETBACK	40'	41.1'	174.7'
SIDE SETBACK	25'	35.5'	256.1'
REAR SETBACK	25'	30.6'	107.3'
MAXIMUM % LOT COVERAGE	60%	51%	25%
MAXIMUM STORIES	3	6*	4*
MAXIMUM HEIGHT	35'	>35'	>35'

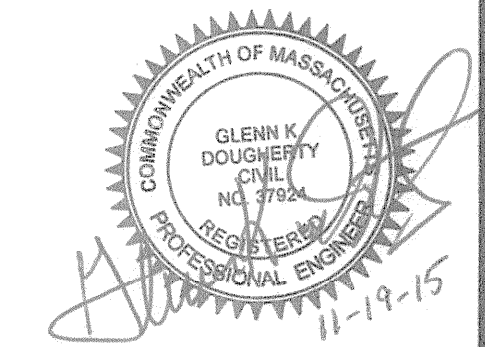
* ALLOWED BY SPECIAL PERMIT

DATE: NOVEMBER 19, 2015

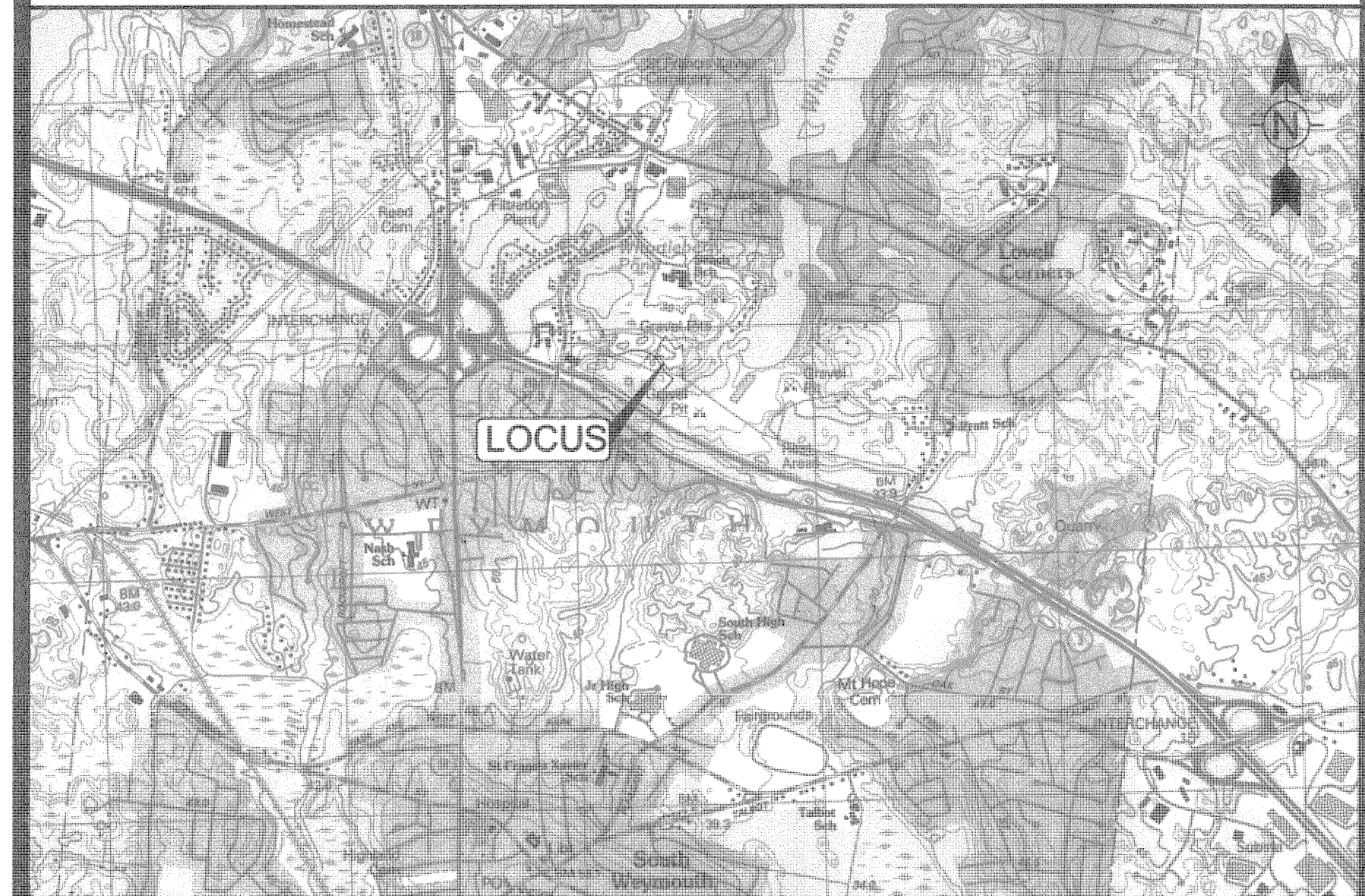
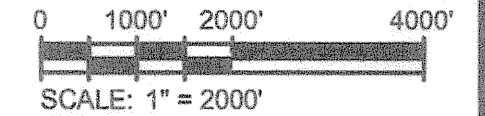
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DEC 3 2015

TOWN OF WEYMOUTH
D.P.W. ENGINEERING DIVISION



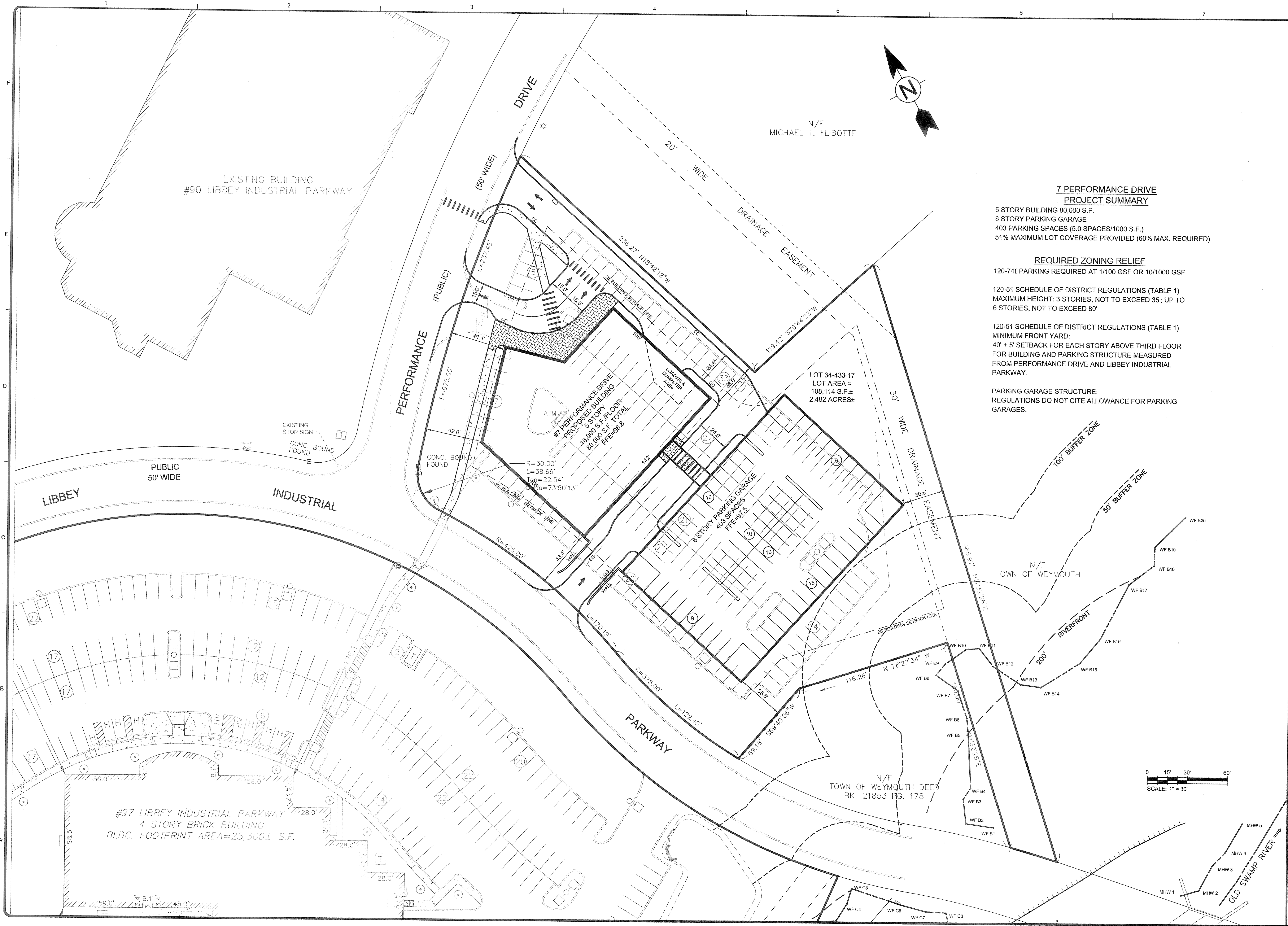
USGS MAP:



- DRAWING LIST:**
- C-1 COVER SHEET
 - C-2 EXISTING CONDITIONS PLAN
 - C-3 LAYOUT PLAN
 - C-4 GRADING & DRAINAGE PLAN
 - C-5 PARKING GARAGE LAYOUT PLAN (97 LIBBEY)
 - C-6 UTILITY PLAN
 - C-7 EROSION & SEDIMENT CONTROL PLAN
 - C-8 LIGHTING PLAN
 - C-9 LANDSCAPE PLAN
 - C-10 DETAIL SHEET
 - C-11 DETAIL SHEET

STEP 2

11/18/2015 1:28:28 PM - P:\42892\143-42892-15007\CAD\SHEETFILES\7 PERFORMANCE\3 LAYOUT PLAN.DWG - PAPPAS, JUD



**7 PERFORMANCE DRIVE
PROJECT SUMMARY**

5 STORY BUILDING 80,000 S.F.
6 STORY PARKING GARAGE
403 PARKING SPACES (5.0 SPACES/1000 S.F.)
51% MAXIMUM LOT COVERAGE PROVIDED (60% MAX. REQUIRED)

REQUIRED ZONING RELIEF

120-741 PARKING REQUIRED AT 1/100 GSF OR 10/1000 GSF

120-51 SCHEDULE OF DISTRICT REGULATIONS (TABLE 1)
MAXIMUM HEIGHT: 3 STORIES, NOT TO EXCEED 35'; UP TO 6 STORIES, NOT TO EXCEED 80'

120-51 SCHEDULE OF DISTRICT REGULATIONS (TABLE 1)
MINIMUM FRONT YARD:
40' + 5' SETBACK FOR EACH STORY ABOVE THIRD FLOOR
FOR BUILDING AND PARKING STRUCTURE MEASURED FROM PERFORMANCE DRIVE AND LIBBEY INDUSTRIAL PARKWAY.

PARKING GARAGE STRUCTURE:
REGULATIONS DO NOT CITE ALLOWANCE FOR PARKING GARAGES.

TETRA TECH

www.tetratech.com
100 Nickerson Road
Marlborough, MA 01752
PHONE: (508) 786-2200 FAX: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
1	11-19-15	STEP 1 SPECIAL PERMIT DRAWINGS	

Client: FORROCK PROPERTIES
Proj. Loc.: 7 Performance Drive & 97 Libbey Industrial Parkway, Weymouth MA
Libbey Industrial Park

Project No.: 143-42892-15007
Designed By: R.D.A.
Drawn By: J.L.P.
Checked By:

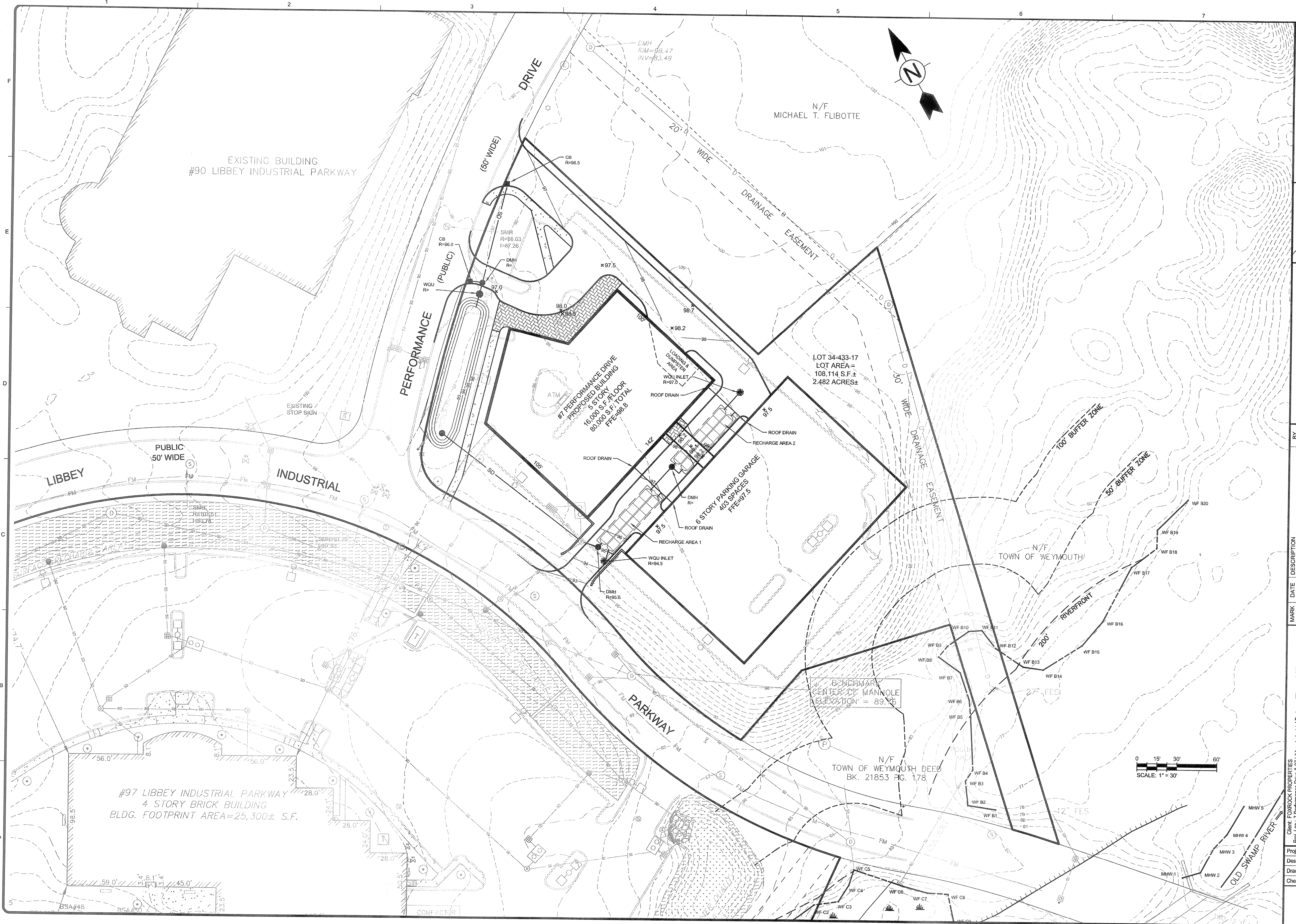
C-3

Bar Measures 1 inch

Site Layout Plan

Step 1 Conceptual Special Permit Plans

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MARK	DATE	DESCRIPTION	BY
1	11-19-15	STEP 1 SPECIAL PERMIT DRAWINGS	

Client: FOURCROCK PROPERTIES
Proj. Loc.: Performance Drive & 97 Libbey Industrial Parkway, Weymouth MA
Step 1 Conceptual Special Permit Plans
Libbey Industrial Park

Project No.: 143-42892-15007
Designed By: R.D.A.
Drawn By: J.L.P.
Checked By:

C-4

Bar Measures 1 inch

Grading and Drainage Plan

