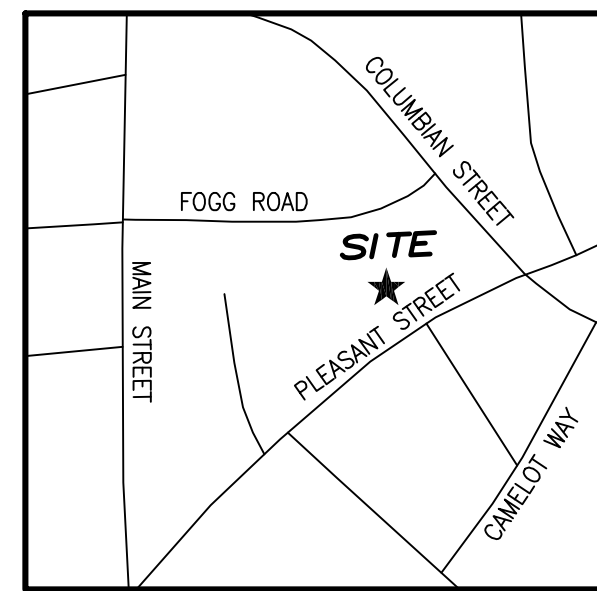


SITE PLAN

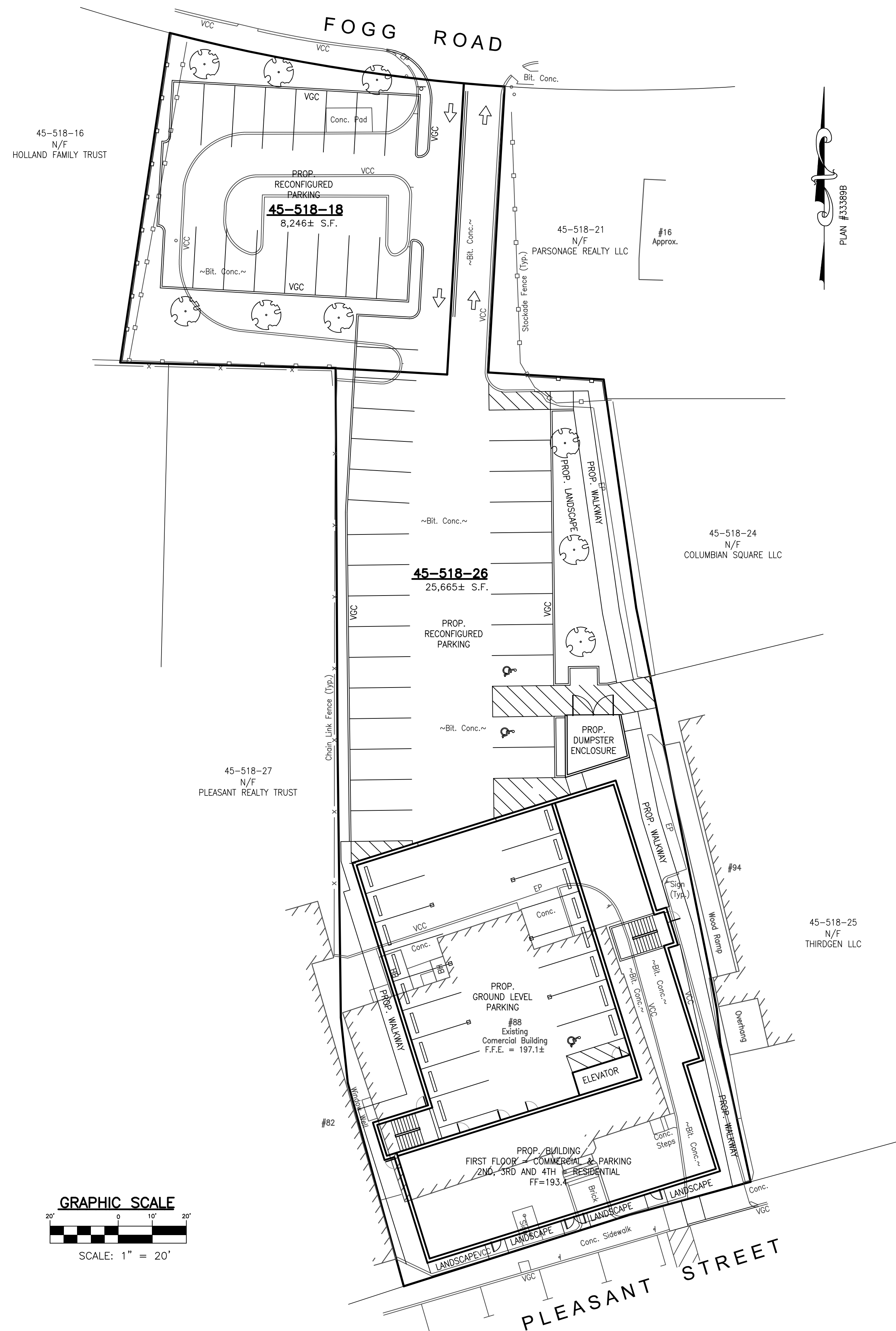
88 PLEASANT STREET & 22 FOGG ROAD

(ASSESSOR'S PARCELS: 45-518-18 & 45-518-26)

WEYMOUTH, MASSACHUSETTS

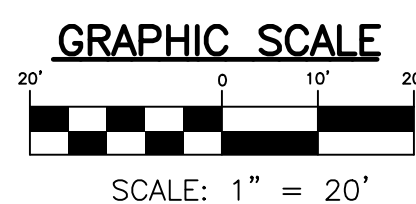


VICINITY MAP
NO SCALE



LEGEND

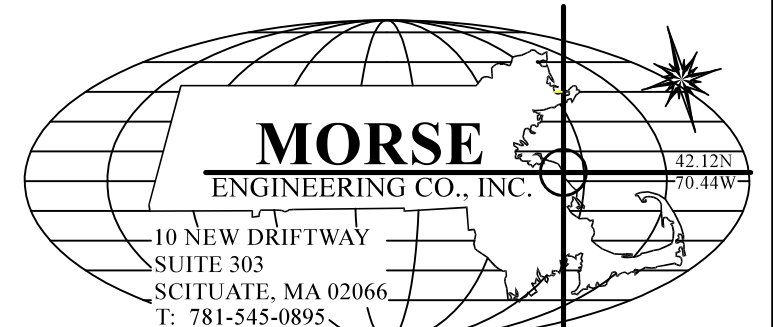
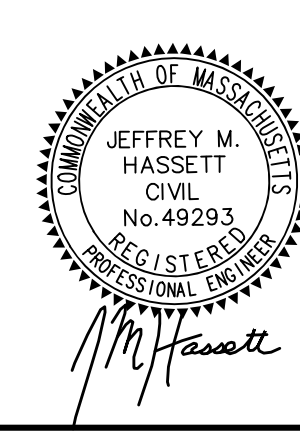
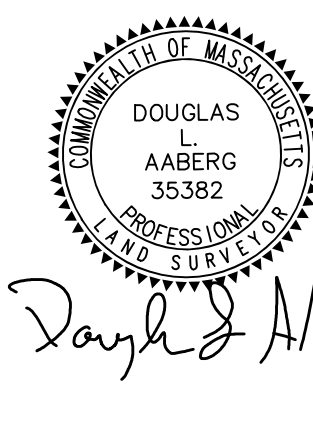
BH	BULK HEAD
CBN	CATCH BASIN
DH	DRILL HOLE
DMH	DRAIN MAN HOLE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GW	GUY WIRE
HH	HAND HOLE
HYD	HYDRANT
IP	IRON PIPE
IR	IRON ROD
LP	LIGHT POLE
MH	MAN HOLE
MW	MONITORING WELL
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
SMH	SEWER MAN HOLE
UP	UTILITY POLE
VCC	VERTICAL CONCRETE CURBING
VGC	VERTICAL GRANITE CURBING
WS	WATER SERVICE



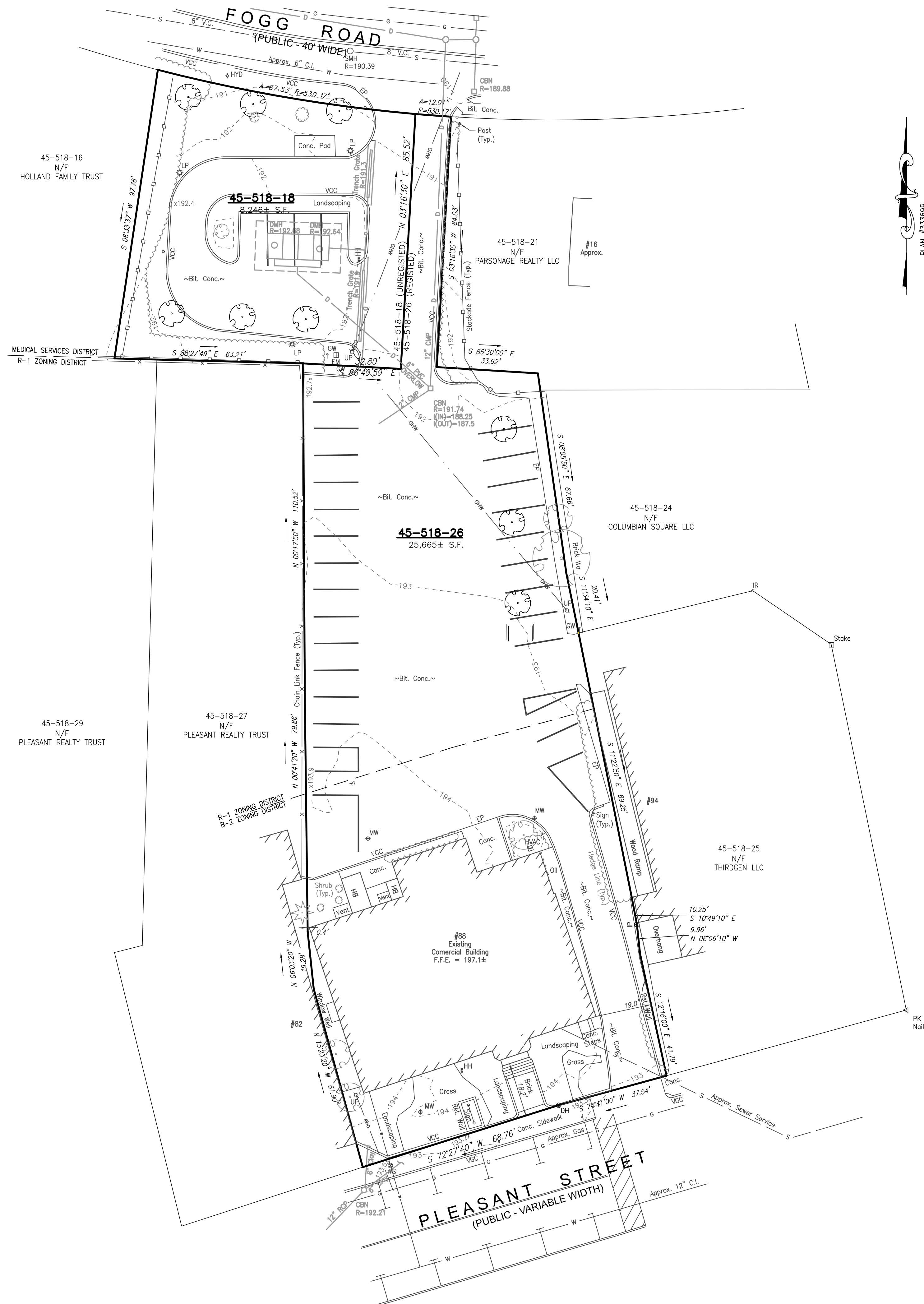
PLAN	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	GRADING & UTILITIES PLAN
5	CONSTRUCTION DETAILS

GENERAL NOTES

- RECORD OWNER: PARCEL 45-518-26
88 PLEASANT STREET LLC
NORFOLK COUNTY REGISTRY OF DEEDS LAND COURT CERTIFICATE 199552
PARCEL 45-518-18
FIRST WEYMOUTH CORP. C/O SOUTH SHORE SAVINGS BANK
NORFOLK COUNTY REGISTRY OF DEEDS BOOK 13513 PAGE 206
- PLAN REFERENCES: PLAN ENTITLED "SITE PLAN, PROPOSED ATM LAYOUT, PLEASANT ST. & FOGG RD., WEYMOUTH, MA" PREPARED BY COLER & COLANTONIO, DATED AUGUST 17, 2001.
NORFOLK COUNTY REGISTRY OF DEEDS:
LAND COURT PLANS 33389B, 25238A, 15488A
BOOK 2207, PAGE 503
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF WEYMOUTH "RESIDENCE R-1", "GENERAL BUSINESS B-2" AND "MEDICAL SERVICES MS" ZONING DISTRICTS.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. IN JANUARY, 2021.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES IN FEMA ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL 25021C 0237E DATED 7/17/2012. ZONE X IS NOT A FLOOD HAZARD AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA OR WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
- ELEVATIONS SHOWN REFERENCE THE TOWN OF WEYMOUTH VERTICAL DATUM.
- ZONING DISTRICTS DEPICTED BY GRAPHIC OVERLAY.

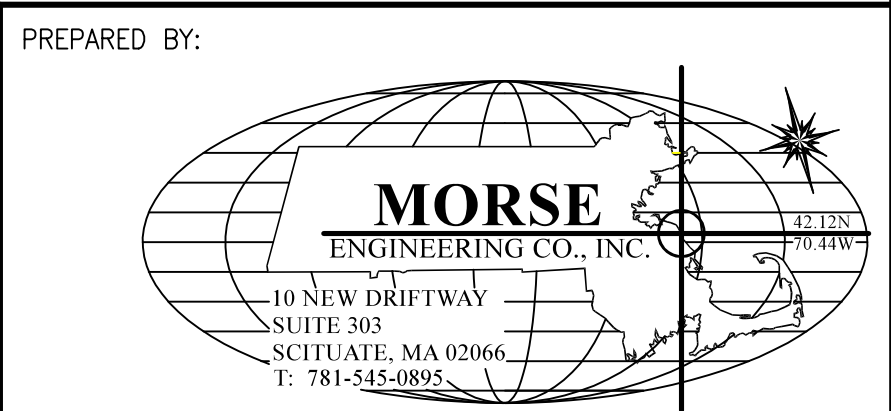
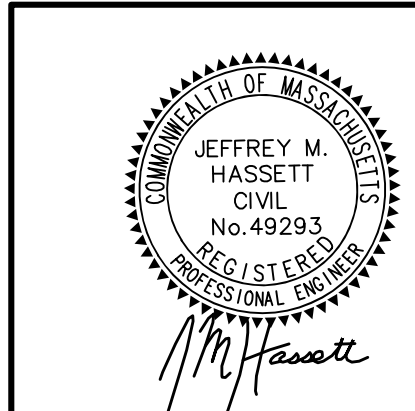
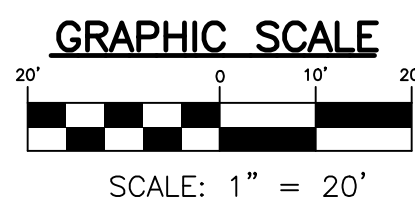


PROJECT: SITE PLAN 88 PLEASANT STREET & 22 FOGG ROAD (ASSESSOR'S PARCELS: 45-518-18 & 45-518-26) WEYMOUTH, MASSACHUSETTS		DRAFT: JMH
PREPARED FOR: 88 PLEASANT STREET, LLC 613 MAIN STREET HINGHAM, MA 02043		CHECK: GJM
PLAN TITLE: COVER SHEET		JOB NO: 21-112
		DATE: 3/1/2021
		REV: -
		SHEET: 1 OF 6



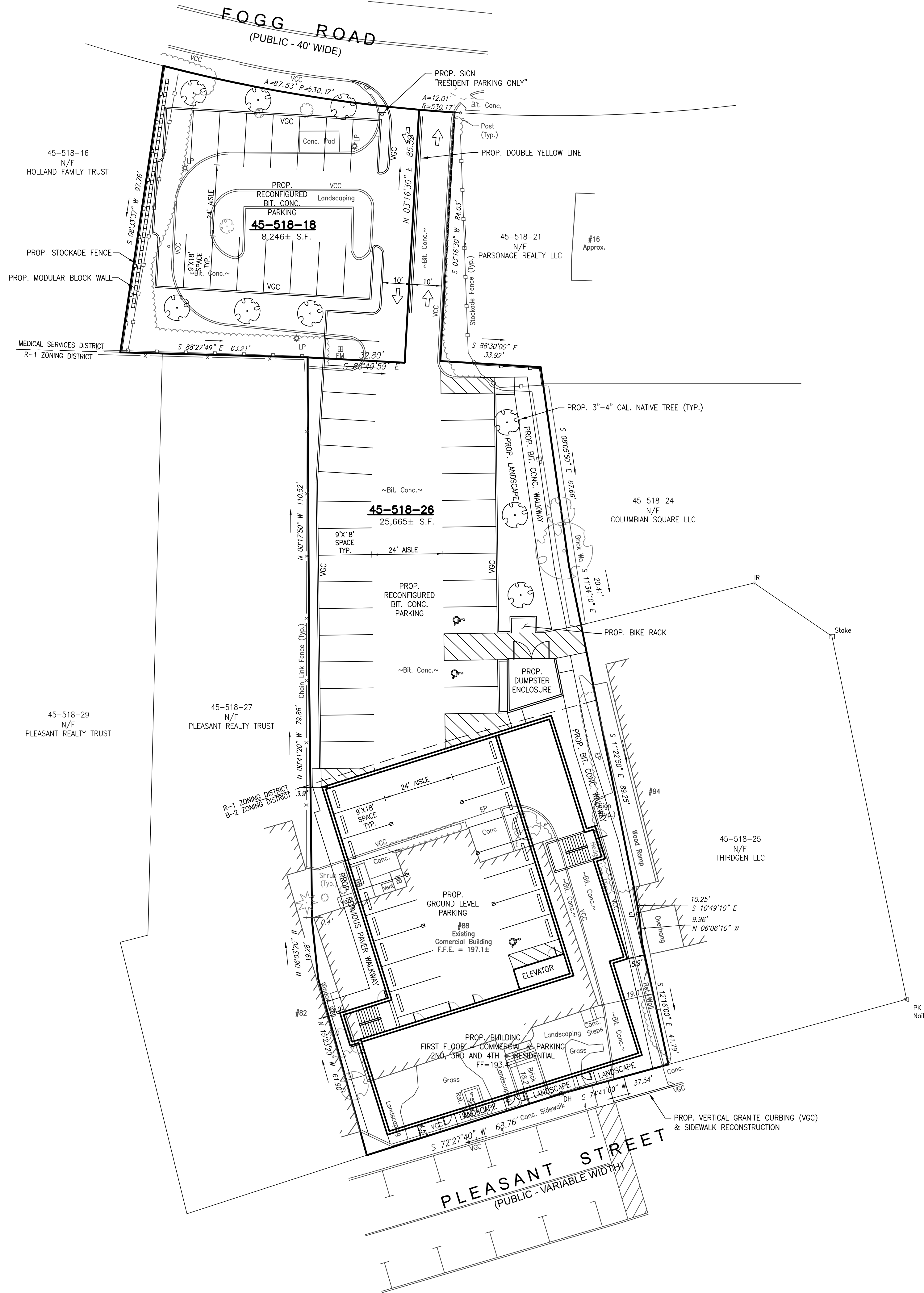
PLAN #33385B

DOUGLAS L. AABERG
35382
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS



PROJECT: SITE PLAN 88 PLEASANT STREET & 22 FOGG ROAD (ASSESSOR'S PARCELS: 45-518-18 & 45-518-26) WEYMOUTH, MASSACHUSETTS		DRAFT: JMH
PREPARED FOR: 88 PLEASANT STREET, LLC 613 MAIN STREET HINGHAM, MA 02043		CHECK: GJM
PLAN TITLE: EXISTING CONDITIONS PLAN		JOB NO: 21-112
		DATE: 3/1/2021
		REV: -
		SHEET: 2 OF 6

PLAN #13389B



PARKING TABLE

REQUIREMENT: 2 SPACES PER DWELLING UNIT
REQUIRED SPACES: 30 UNITS X 2 = 60 SPACES
PROVIDED SPACES: 61 SPACES

*1,750 S.F. OF FIRST FLOOR RETAIL/OFFICE TO RELY ON STREET PARKING.

IMPERVIOUS TABLE

EXISTING IMPERVIOUS: 26,844 S.F.
PROPOSED IMPERVIOUS: 26,624 S.F.

ZONING TABLE

TOWN OF WEYMOUTH "GENERAL BUSINESS B-2" ZONING DISTRICT			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NONE	33,911 S.F.	NO CHANGE
LOT WIDTH	NONE	106.30'	NO CHANGE
FRONT YARD	NONE	18.2'	4.5'
SIDE YARD	NONE	0.4'	3.9'
REAR YARD	NONE	N/A	NO CHANGE
STORIES	6	1	4
HEIGHT	80'	<80'	<80
FAR	0.30	0.35(12,000 SF)	0.63

TOWN OF WEYMOUTH "RESIDENCE R-1" ZONING DISTRICT

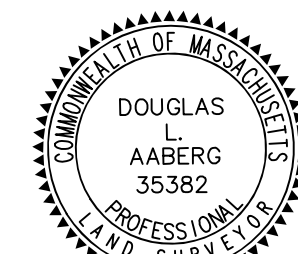
CRITERIA	REQUIRED
LOT SIZE	25,000 S.F.
LOT WIDTH	120'
FRONT YARD	18'
SIDE YARD	10'
REAR YARD	24'
LOT COVERAGE	30%
STORIES	2.5
HEIGHT	35'

*20' OF ANY DWELLING

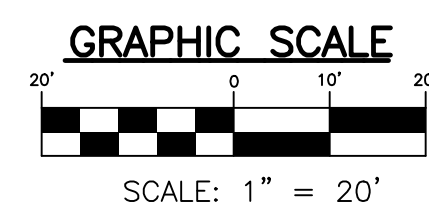
**OR 1/5 OF LOT DEPTH, WHICHEVER IS LESS

TOWN OF WEYMOUTH "MEDICAL SERVICES MS" ZONING DISTRICT

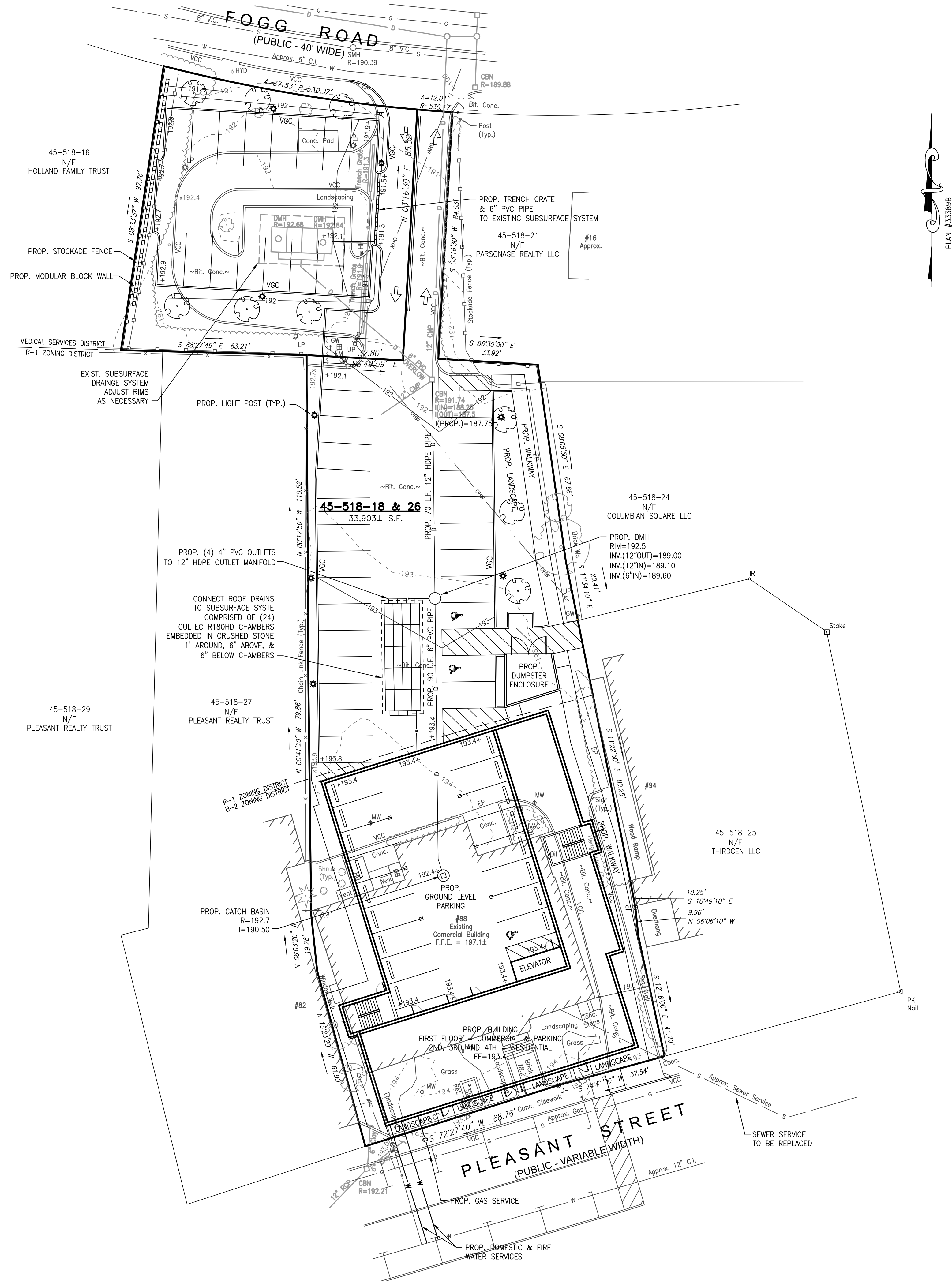
CRITERIA	REQUIRED
LOT SIZE	15,000 S.F./UNIT
LOT WIDTH	60'
FRONT YARD	20'
SIDE YARD	10'
REAR YARD	10'
LOT COVERAGE	75%
STORIES	3
HEIGHT	45'



Douglas Aaberg

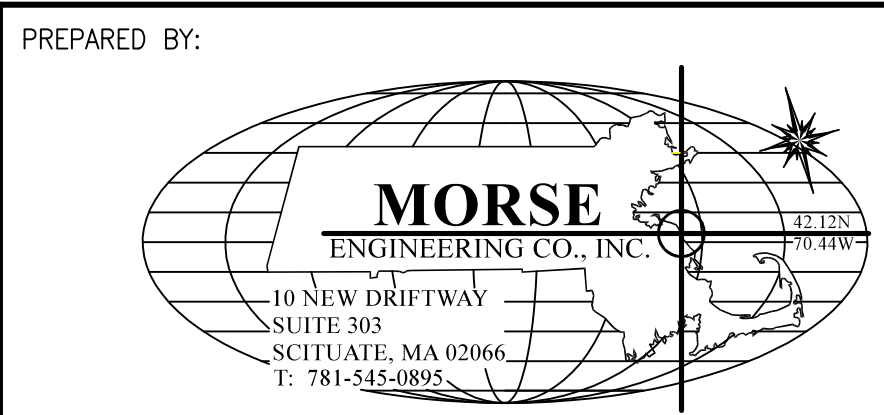
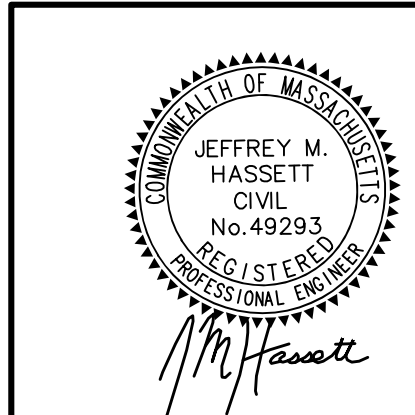
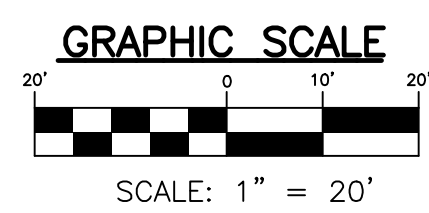


		PREPARED BY: 	
PROJECT: SITE PLAN 88 PLEASANT STREET & 22 FOGG ROAD (ASSESSOR'S PARCELS: 45-518-18 & 45-518-26) WEYMOUTH, MASSACHUSETTS		DRAFT: JMH CHECK: GJM JOB NO: 21-112	
PREPARED FOR: 88 PLEASANT STREET, LLC 613 MAIN STREET HINGHAM, MA 02043		DATE: 3/1/2021 REV: -	
PLAN TITLE: SITE LAYOUT PLAN		SHEET: 3 OF 6	

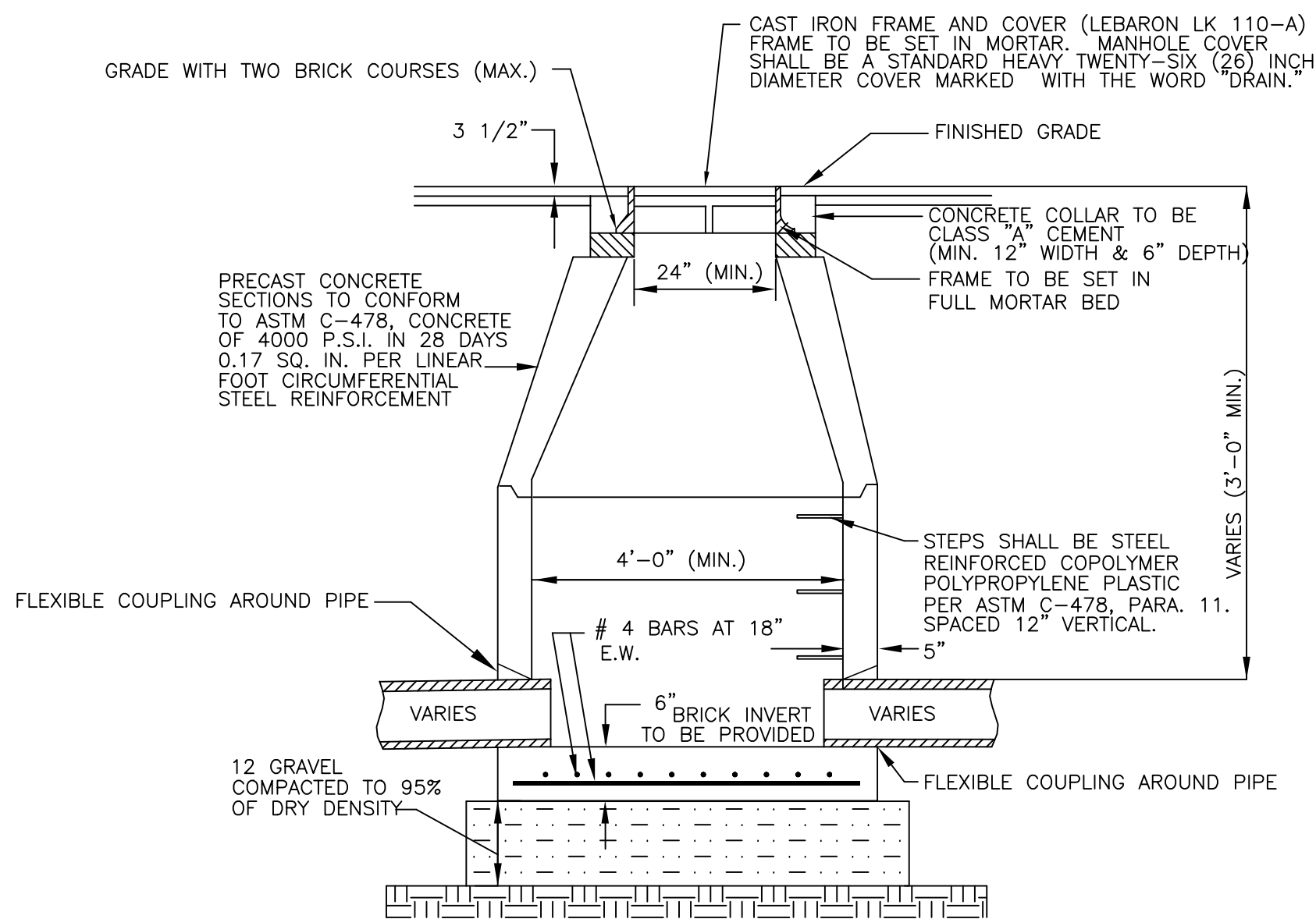


PLAN #33388B

DOUGLAS L. AABERG
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
No. 49293
DATE: 12/12/11



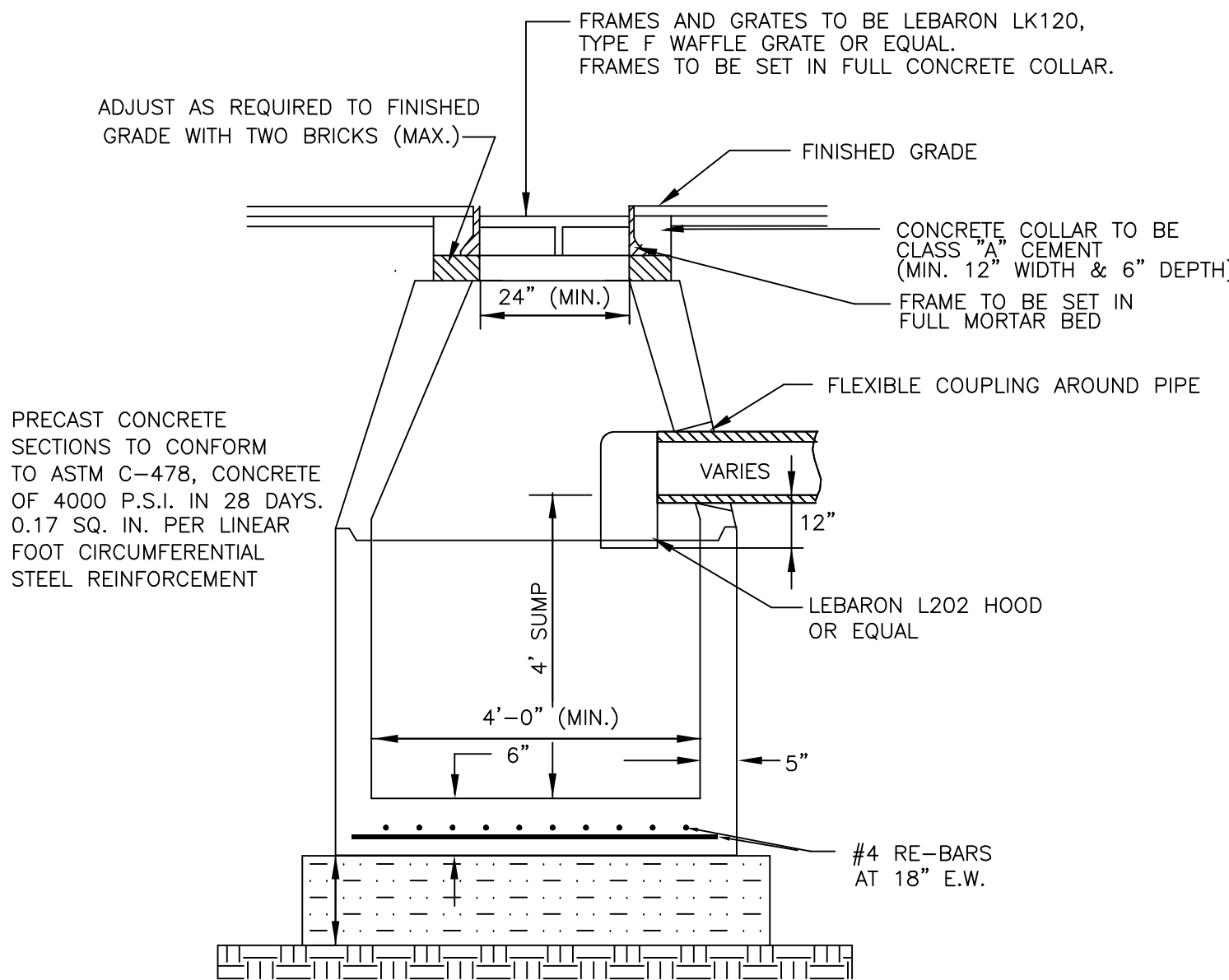
PROJECT: SITE PLAN 88 PLEASANT STREET & 22 FOGG ROAD (ASSESSOR'S PARCELS: 45-518-18 & 45-518-26) WEYMOUTH, MASSACHUSETTS		DRAFT: JMH
PREPARED FOR: 88 PLEASANT STREET, LLC 613 MAIN STREET HINGHAM, MA 02043		CHECK: GJM
PLAN TITLE: GRADING & UTILITIES PLAN		JOB NO: 21-112
		DATE: 3/1/2021
		REV: -
		SHEET: 4 OF 6



STORM DRAIN NOTES:

1. REINFORCED CONCRETE DRAIN PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
2. DRAIN PIPES WITH LESS THAN 3' OF COVER SHALL BE CLASS V HDPE.
3. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-180D METHOD.
4. SHEETING, IF USED, SHALL BE CUT OFF NO MORE THAN 12\"/>

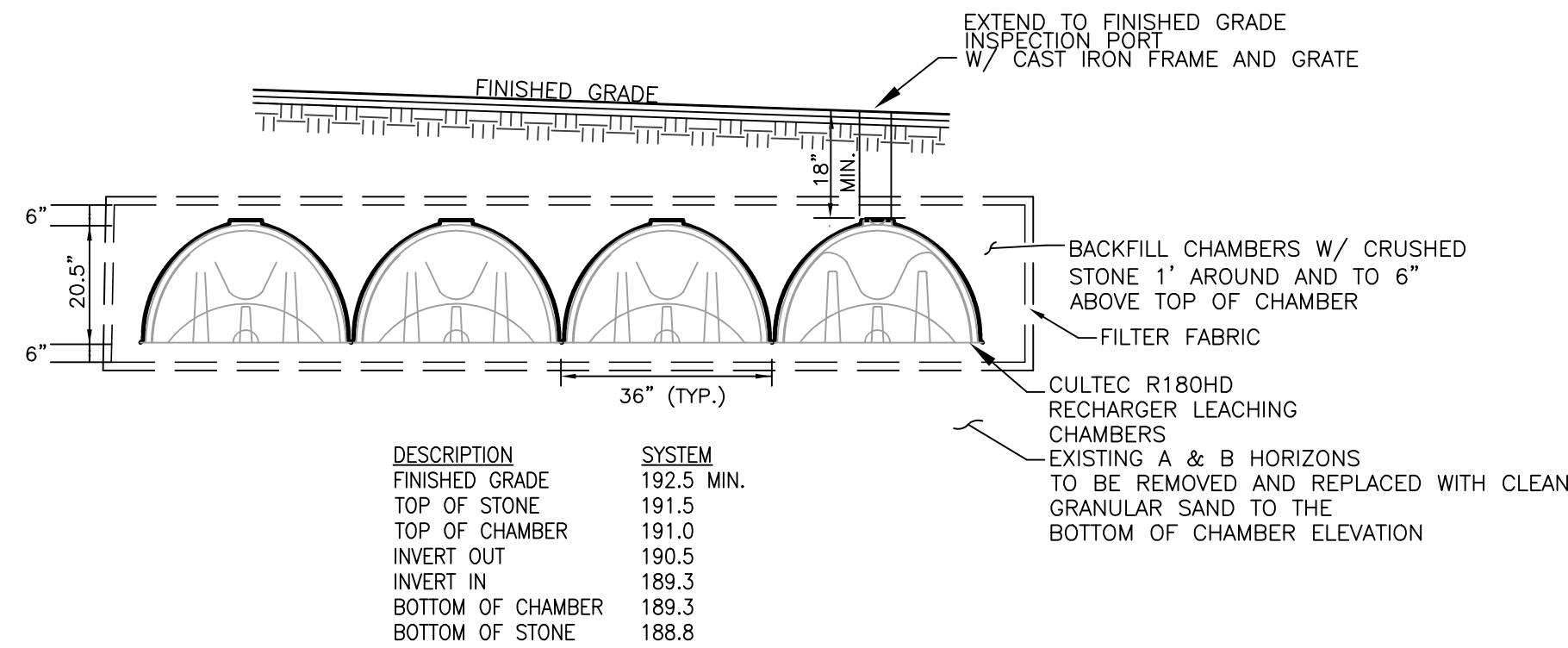
STANDARD DRAIN MANHOLE DETAIL
NOT TO SCALE



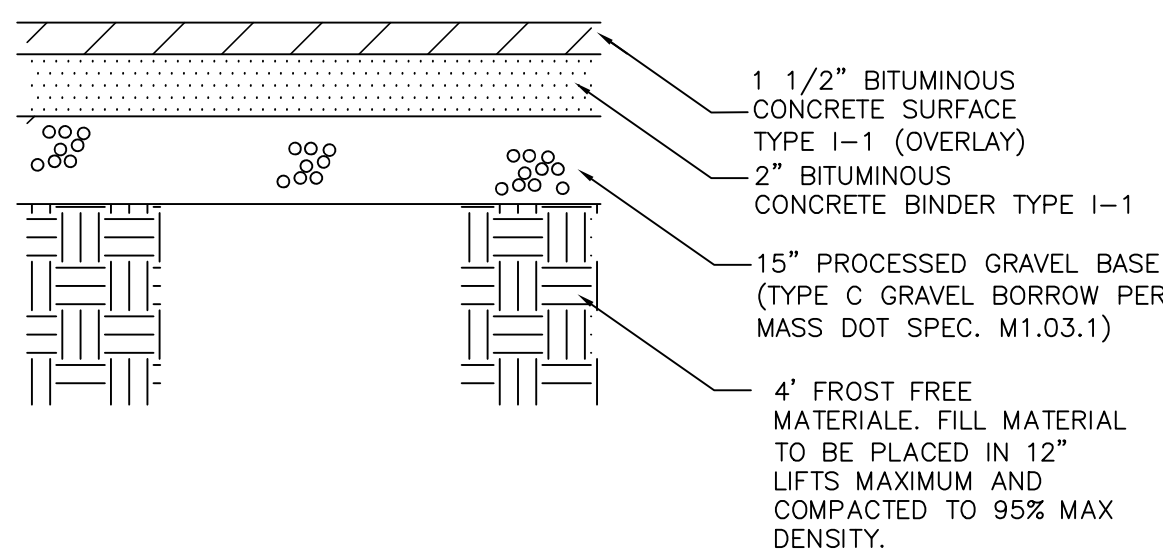
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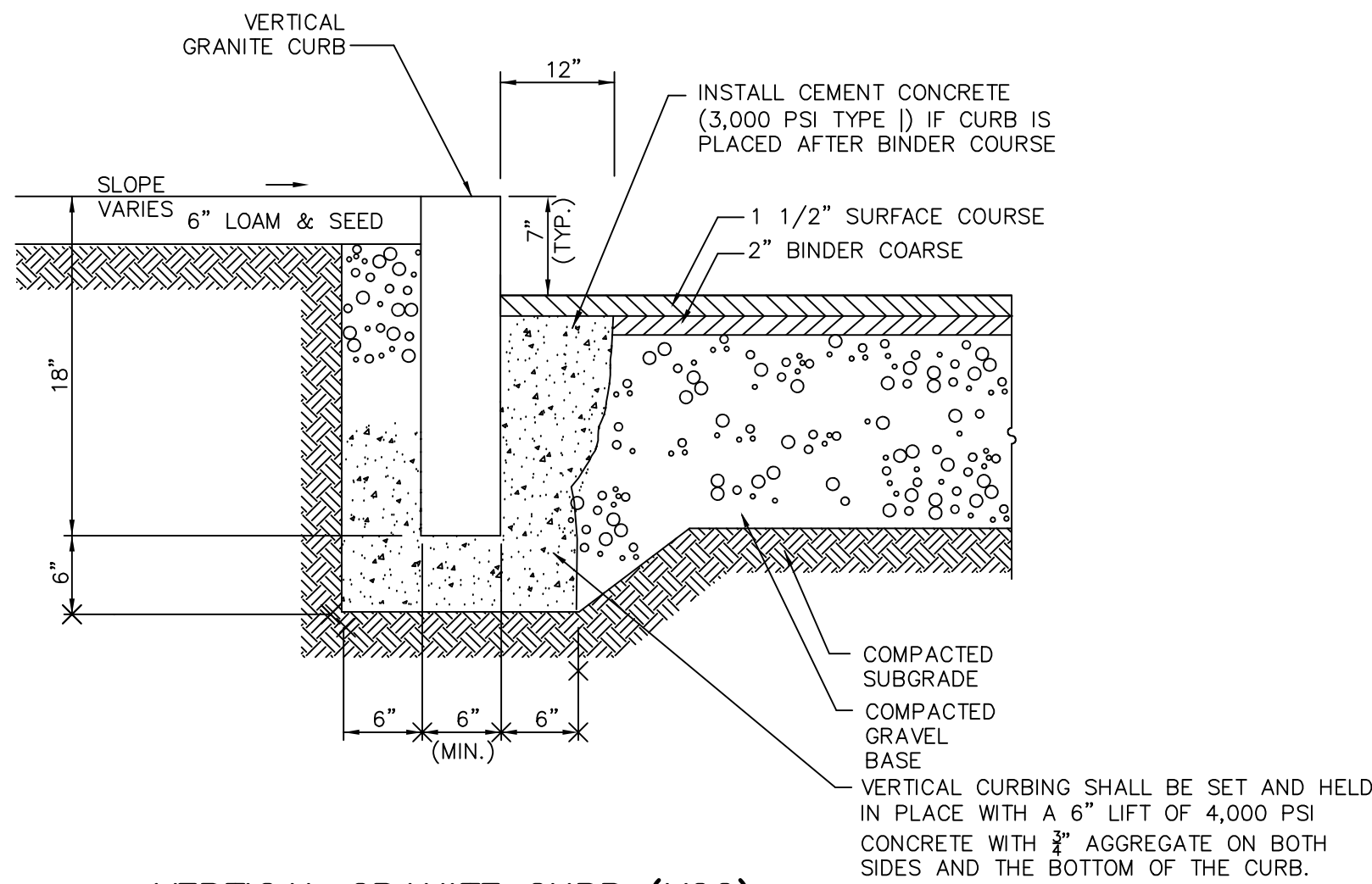
STANDARD CATCH BASIN DETAIL
NOT TO SCALE



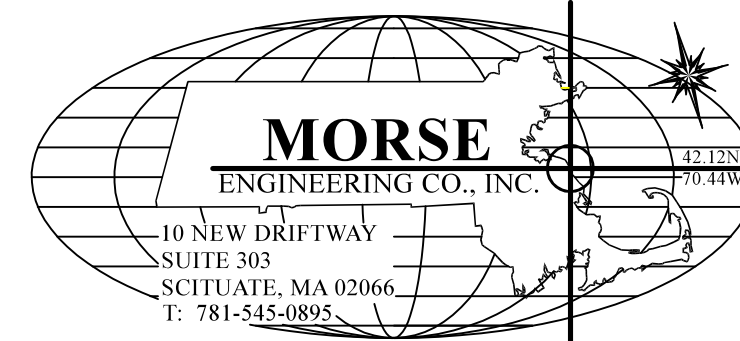
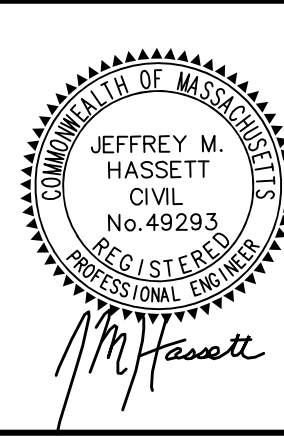
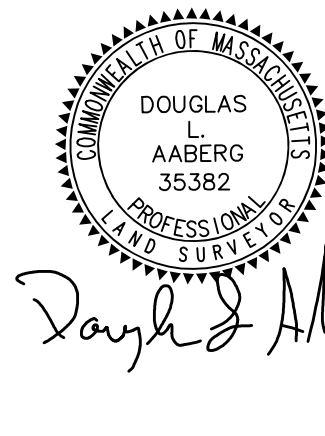
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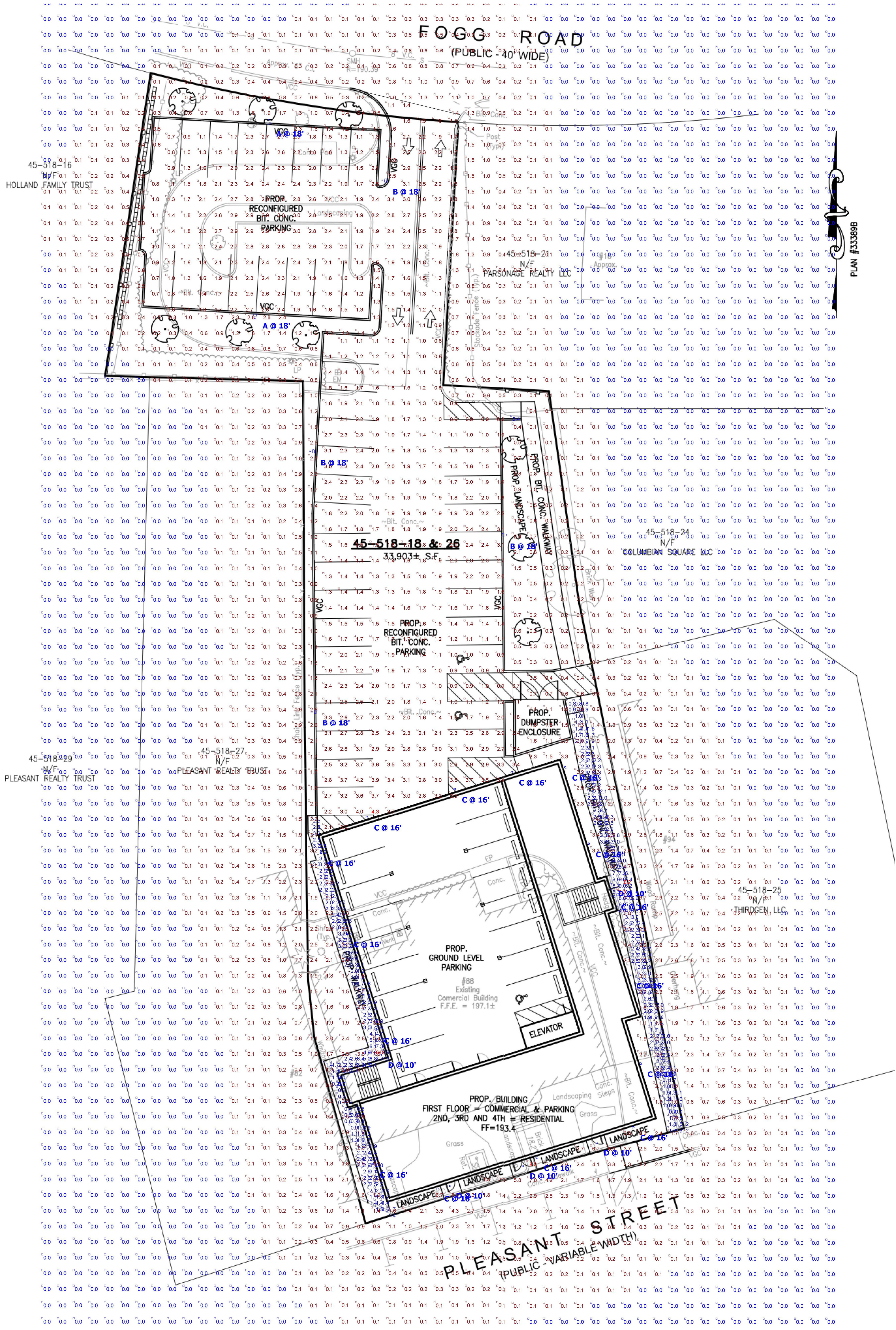
BITUMINOUS CONCRETE PAVEMENT DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB (VGC)
NOT TO SCALE

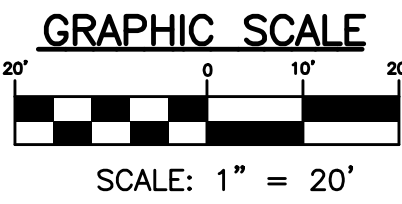


PROJECT: SITE PLAN 88 PLEASANT STREET & 22 FOGG ROAD (ASSESSOR'S PARCELS: 45-518-18 & 45-518-26) WEYMOUTH, MASSACHUSETTS		DRAFT: JMH
PREPARED FOR: 88 PLEASANT STREET, LLC 613 MAIN STREET HINGHAM, MA 02043		CHECK: GJM
PLAN TITLE: CONSTRUCTION DETAILS		JOB NO: 21-112
		DATE: 3/1/2021
		REV: -
		SHEET: 5 OF 6



STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Calc Zone #6	□	0.3 fc	8.2 fc	0.0 fc	N/A	N/A
Parking Area	□	1.9 fc	4.3 fc	0.4 fc	10.8:1	4.8:1
Walkway (East)	□	2.8 fc	9.3 fc	0.7 fc	13.3:1	4.0:1
Walkway (West)	□	2.6 fc	8.0 fc	0.0 fc	N/A	N/A

SCHEDULE							
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LLF	WATTAGE
	A	2	Lithonia Lighting	DSX0 LED P3 30K TFTM MVOLT HS	DSX0 LED P3 30K TFTM MVOLT with houseside shield	0.9	71
	B	4	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT HS	DSX0 LED P3 30K T3M MVOLT with houseside shield	0.9	71
	C	15	Lithonia Lighting	WDS2 LED P2 30K 60CRI VW	WDS2 LED WITH P2 - PERFORMANCE PACKAGE, 8000H, 80CRI, VISUAL COMFORT WIDE OPTIC	0.8	14.53
	D	5	Gotham Architectural Lighting	EV04 30/10 AR WD LSS	EVO 4IN ROUND DOWNLIGHT, 80 CRI, 3000K, 1000LM, WIDE DIST, CLEAR SEMI-SPEC	0.9	8.8



PHOTOMETRIC NOTES

- PHOTOMETRIC PLAN PROVIDED BY BOSTON LIGHT SOURCE.
- VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDENT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.
- REFLECTANCES ASSUMED: SURFACE: 20.
- MOUNTING HEIGHTS: PER LABELS.
- TASK HEIGHT: AT SURFACE.
- CALCULATION POINT SPACING: 5'X5' OC.

JEFFREY M. HASSETT
CIVIL
No. 49293
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:

MORSE
ENGINEERING CO., INC.
10 NEW DRIFTWAY
SUITE 303
SCITUATE, MA 02066
T: 781-545-0895

PROJECT:

SITE PLAN
88 PLEASANT STREET & 22 FOGG ROAD
(ASSESSOR'S PARCELS: 45-518-18 & 45-518-26)
WEYMOUTH, MASSACHUSETTS

PREPARED FOR:

88 PLEASANT STREET, LLC
613 MAIN STREET
HINGHAM, MA 02043

PLAN TITLE:

PHOTOMETRIC PLAN

DRAFT:

JMH

CHECK:

GJM

JOB NO:

21-112

DATE:

3/1/2021

REV:

-

SHEET:

6 of 6