

SITE DEVELOPMENT PLANS

HANOVER WEYMOUTH
RESIDENTIAL DEVELOPMENT
AT #1325 WASHINGTON STREET, WEYMOUTH, MA
FOR
HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINA PARK DRIVE, SUITE 701,
BOSTON, MA 02210

MAP 35 BLOCK 448 LOTS 7, 8 & 25
MAP 35 BLOCK 448 PART OF LOT 9

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SUPPLEMENTAL PLANS:

- EX-1 EXISTING CONDITIONS PLAN
- EX-2 EXISTING CONDITIONS PLAN

APPLICANT:

HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINA PARK DRIVE, SUITE 701,
BOSTON, MA 02210

SURVEYOR / CIVIL ENGINEER:

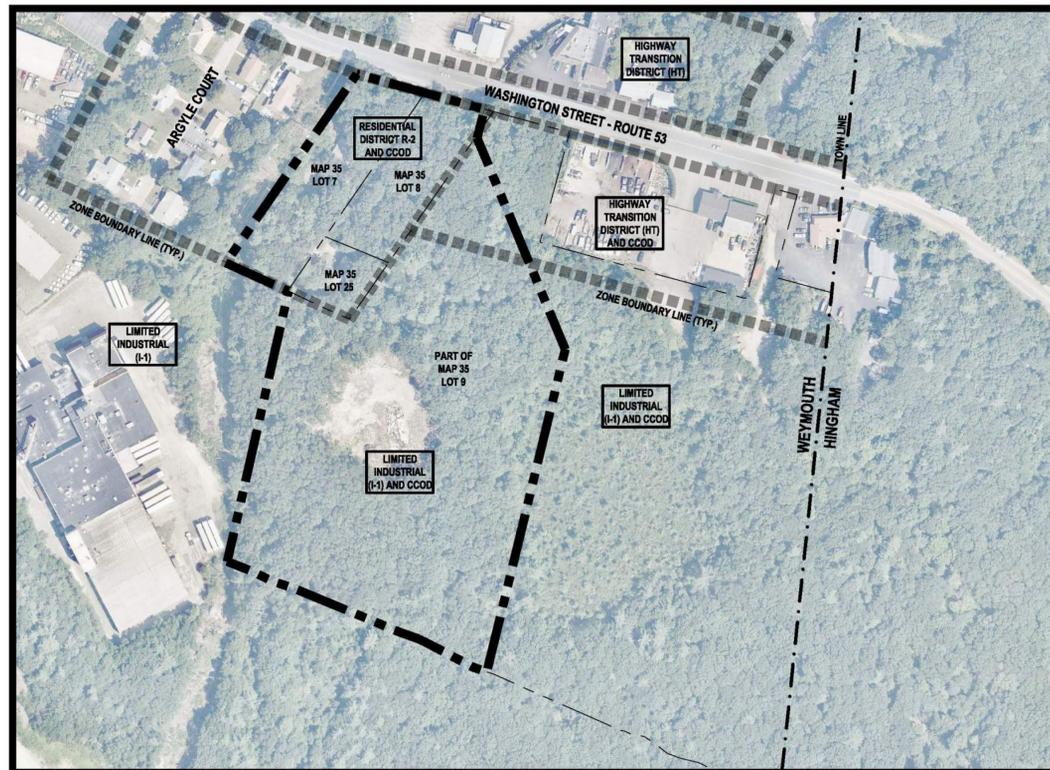
CROCKER DESIGN GROUP, LLC.
2 SHARP STREET, UNIT B,
HINGHAM, MA 02043
781-919-0808

LANDSCAPE ARCHITECT:

HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINA PARK DRIVE, SUITE 701,
BOSTON, MA 02210

PERMITTING ATTORNEY:

FRANK A. MARINELLI
MARINELLI LAW OFFICE
439 WASHINGTON STREET
BRAINTREE, MA 02184
781-849-0400

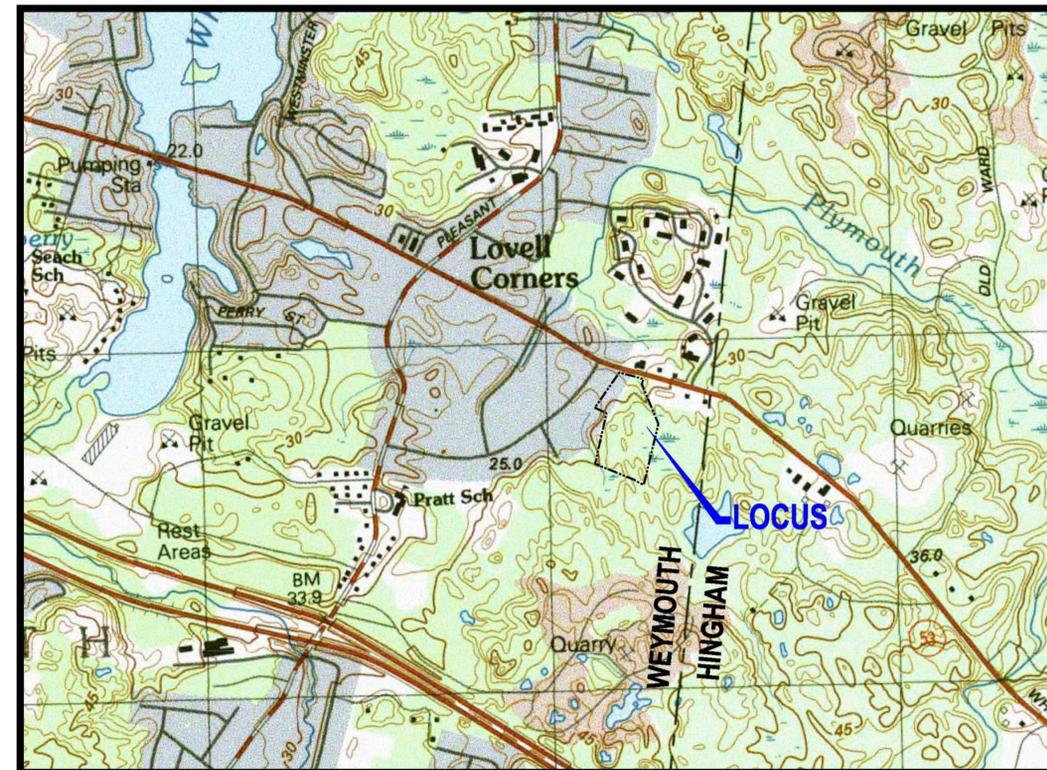


NORTH



AERIAL MAP

SCALE: 1" = 150'



NORTH



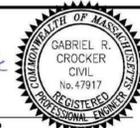
USGS MAP

SCALE: 1" = 800'



Date	Description	No.

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917
3-26-2021



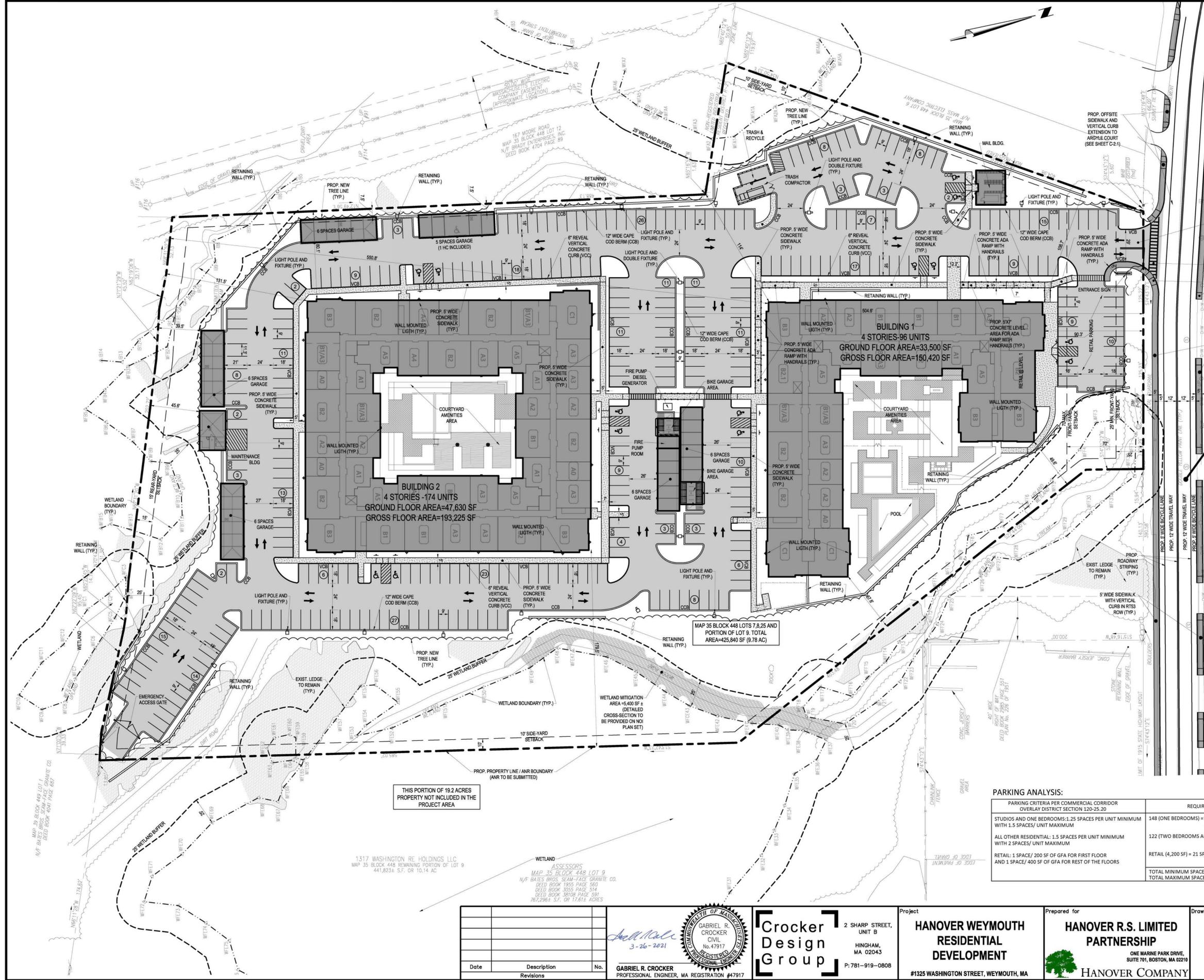
Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
#1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINA PARK DRIVE, SUITE 701, BOSTON, MA 02210
HANOVER COMPANY

Drawing Title
COVER SHEET

Project No.	100-124	Drawing No.	C-0
Date	3.26.2021		
Scale	AS NOTED		
Drawn By	AS		
Approved By	GC		



- GENERAL NOTES:**
1. THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CDG ENTITLED EXISTING CONDITIONS PLAN.
 2. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
 3. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
 5. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
 6. THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
 7. ALL CONCRETE WORK SHALL COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRS'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
 8. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE 1-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
 9. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
 10. SIGNS, LANDSCAPING AND OTHER FEATURE LOCATED WITHIN SIGHT TRIANGLES AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5 FEET IN HEIGHT. SNOW WINDOWS LOCATED WITHIN SIGHT LINES SHALL BE PROMPTLY REMOVED. ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 11. SEAL COATING SHALL BE AN ASPHALT BASED PRODUCT.

REFER TO SHEET C-1.1 FOR PROPOSED ROADWAY AND SIDEWALK IMPROVEMENTS WITHIN WASHINGTON STREET.

ZONING TABLE:

ZONING DISTRICT: HIGHWAY TRANSITION DISTRICT (HT), RESIDENCE DISTRICT (R-2), LIMITED INDUSTRIAL (I-1)
 OVERLAY DISTRICT: COMMERCIAL CORRIDOR OVERLAY DISTRICT, SUB-DISTRICT WITHIN ROUTE 53 CORRIDOR
 PROPOSED USE: MIXED USE DEVELOPMENT (RESIDENTIAL AND COMMERCIAL)

REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	30,000 SF (0.68 AC)	425,840 SF (9.78 AC)
MAX IMPERVIOUS (%)	75%	54.5% (232,500 SF)
MINIMUM FRONT YARD (FT)	MAX 70' (AVG) MIN 25'	90.3' (BLDG T01) 504.6' (BLDG T02)
MINIMUM SIDE YARD (FT)	10'	49.6' (BLDG T01) 80.1' (BLDG T02)
MINIMUM REAR YARD (FT)	15'	550.8' (BLDG T01) 131.8' (BLDG T02)
MAX. BLDG. HEIGHT	MIN 45' (3 STORIES) MAX 60' (4 STORIES)	60' (4 STORIES)
MAX. BLDG. COVERAGE	60%	19.2%
MAX. FLOOR AREA RATIO	0.75	0.67 (367,100 RES + 13,210 RETAIL/AMENITIES = 380,310 SF)
MIN OPEN SPACE	15%	±21% (±90,000 SF OF OPEN SPACE)

PARKING ANALYSIS:

PARKING CRITERIA PER COMMERCIAL CORRIDOR OVERLAY DISTRICT SECTION 120-25.20	REQUIRED PARKING FOR PROJECT	PROPOSED PARKING FOR PROJECT
STUDIOS AND ONE BEDROOMS: 1.25 SPACES PER UNIT MINIMUM WITH 1.5 SPACES/UNIT MAXIMUM ALL OTHER RESIDENTIAL: 1.5 SPACES PER UNIT MINIMUM WITH 2 SPACES/UNIT MAXIMUM RETAIL: 1 SPACE/200 SF OF GFA FOR FIRST FLOOR AND 1 SPACE/400 SF OF GFA FOR REST OF THE FLOORS	148 (ONE BEDROOMS) = 185 MIN. SPACES REQ. & 222 MAX. SPACES ALLOWED 122 (TWO BEDROOMS AND MORE) = 183 MIN. SPACES REQ. & 244 MAX. SPACES ALLOWED RETAIL (4,200 SF) = 21 SPACES REQ.	SURFACE SPACES PROPOSED = 360 SPACES (14 HC SPACES INCLUDED) GARAGE SPACES PROPOSED = 4 (6 SPACES GARAGES) + 2 (5 SPACES GARAGES) = 34 SPACES
TOTAL MINIMUM SPACES REQUIRED = 389 SPACES TOTAL MAXIMUM SPACES ALLOWED = 487 SPACES	TOTAL SPACES PROVIDED = 360 + 34 = 394 SPACES	

THIS PORTION OF 19.2 ACRES PROPERTY NOT INCLUDED IN THE PROJECT AREA

1317 WASHINGTON RE HOLDINGS LLC
 MAP 35 BLOCK 448 REMAINING PORTION OF LOT 9
 441,823.4 S.F. OR 10.14 AC

WETLAND MITIGATION AREA - 4,540 SF ± (DETAILED CROSS-SECTION TO BE PROVIDED ON/IN PLAN SET)

Date	Description	No.

GABRIEL R. CROCKER
 CIVIL
 No. 47917
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
 2 SHARP STREET, UNIT B
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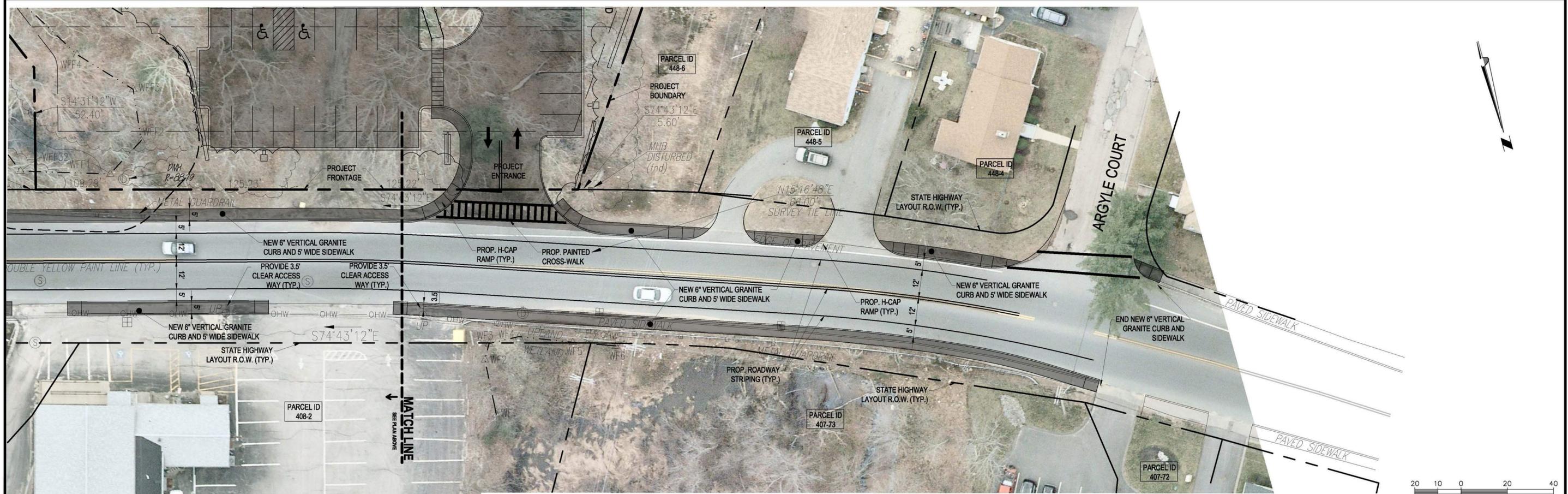
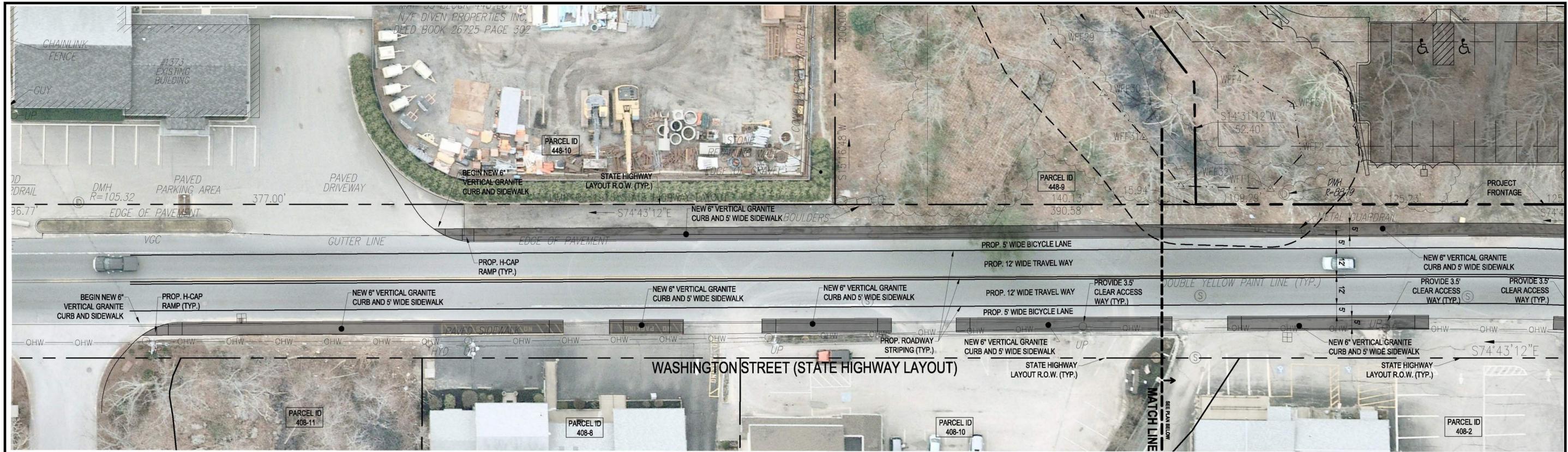
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02210
 HANOVER COMPANY

Drawing Title
OVERALL LAYOUT PLAN

Project No. 100-124
 Date 3.28.2021
 Scale 1"=40'
 Drawn By AS
 Approved By GC

C-1



Date	Description	No.

GABRIEL R. CROCKER
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
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 HINGHAM, MA 02043
 P: 781-919-0808

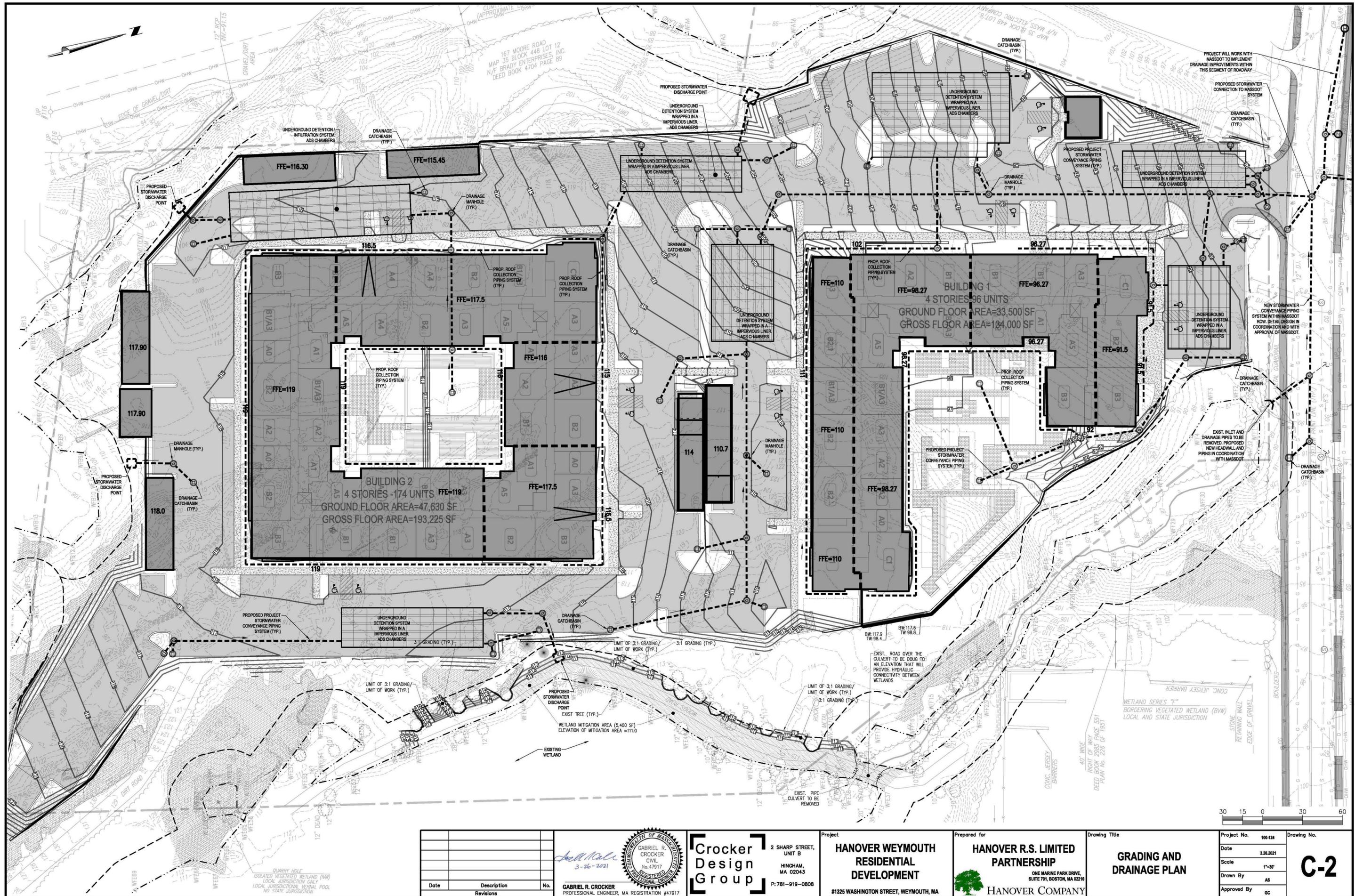
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02210
HANOVER COMPANY

Drawing Title
WASHINGTON STREET / ROUTE 53 LAYOUT IMPROVEMENTS

Project No.	100-124	Drawing No.	C-1.1
Date	3.28.2021		
Scale	1"=20'		
Drawn By	AS		
Approved By	GC		

C:\000\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-124 Weymouth - Hanover Companies Applications\Sheet\Site Plan Application\03_LAYOUT PLAN.dwg, MASSDOT LAYOUT, Mar 26, 2021 10:10



Date	Description	No.

GABRIEL R. CROCKER
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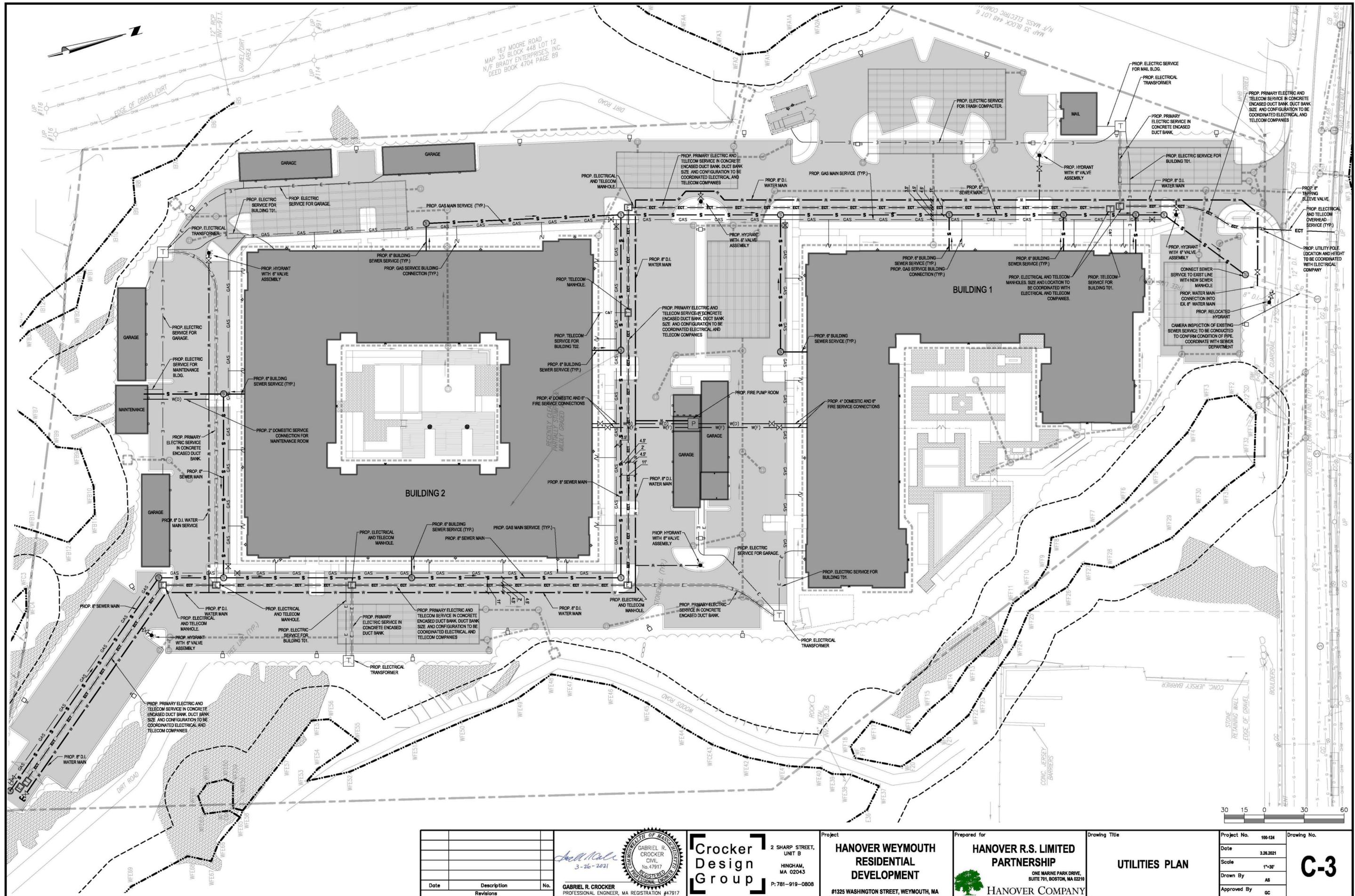
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02218
HANOVER COMPANY

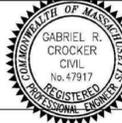
Drawing Title
GRADING AND DRAINAGE PLAN

Project No. 100-124
 Date 3.28.2021
 Scale 1"=30'
 Drawn By AS
 Approved By GC
C-2

© 2021 Crocker Design Group, LLC/Gabriel Crocker - Project#100-124 Weymouth - Hanover Companies Architects/Engineers (Site Plan Application), 04-GRAD-PLAN-REV, C-3 GRAD, Rev. 28, 2021 10/10



Date	Description	No.


GABRIEL R. CROCKER
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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 HINGHAM, MA 02043
 P: 781-919-0808

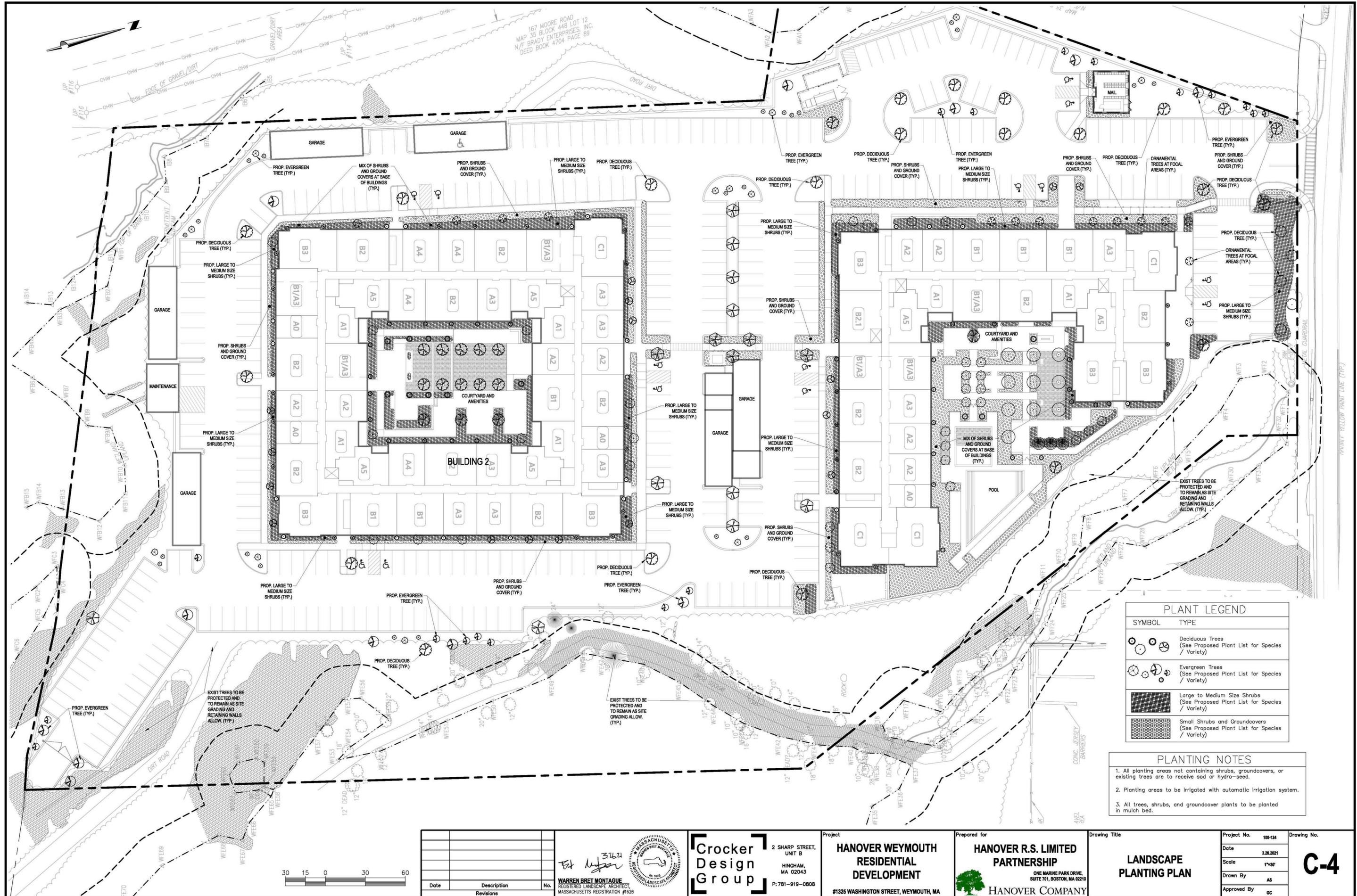
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02218

HANOVER COMPANY

Drawing Title
UTILITIES PLAN

Project No.	100-124	Drawing No.	C-3
Date	3.28.2021	Scale	1"=30'
Drawn By	AS	Approved By	GC



PLANT LEGEND	
SYMBOL	TYPE
	Deciduous Trees (See Proposed Plant List for Species / Variety)
	Evergreen Trees (See Proposed Plant List for Species / Variety)
	Large to Medium Size Shrubs (See Proposed Plant List for Species / Variety)
	Small Shrubs and Groundcovers (See Proposed Plant List for Species / Variety)

- PLANTING NOTES**
- All planting areas not containing shrubs, groundcovers, or existing trees are to receive sod or hydro-seed.
 - Planting areas to be irrigated with automatic irrigation system.
 - All trees, shrubs, and groundcover plants to be planted in mulch bed.

Date	Description	No.

WARREN BRET MONTAGUE
 REGISTERED LANDSCAPE ARCHITECT,
 MASSACHUSETTS REGISTRATION #1626

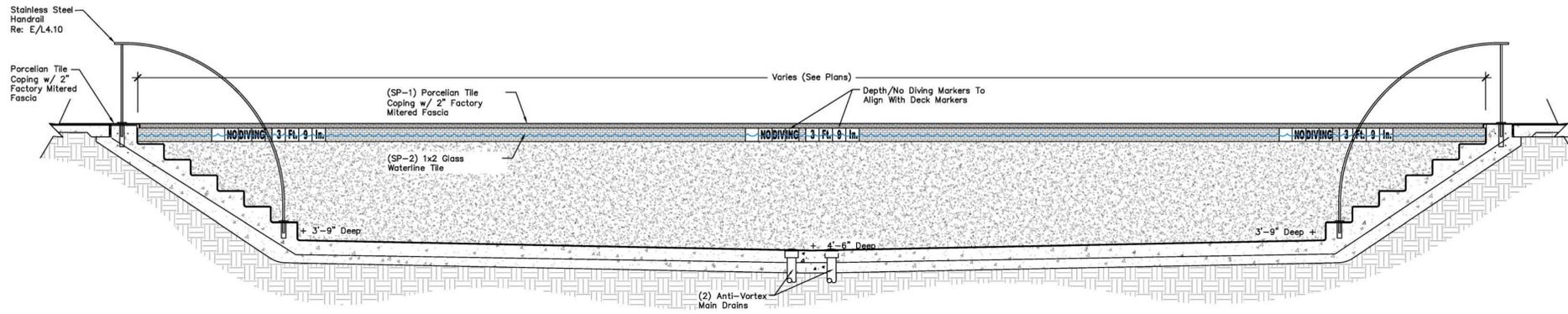
Crocker Design Group
 2 SHARP STREET, UNIT B
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 P: 781-919-0808

Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

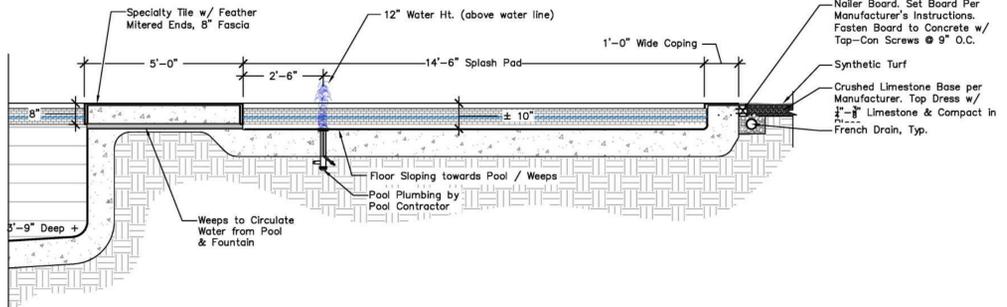
Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE,
 SUITE 701, BOSTON, MA 02216
HANOVER COMPANY

Drawing Title
LANDSCAPE PLANTING PLAN

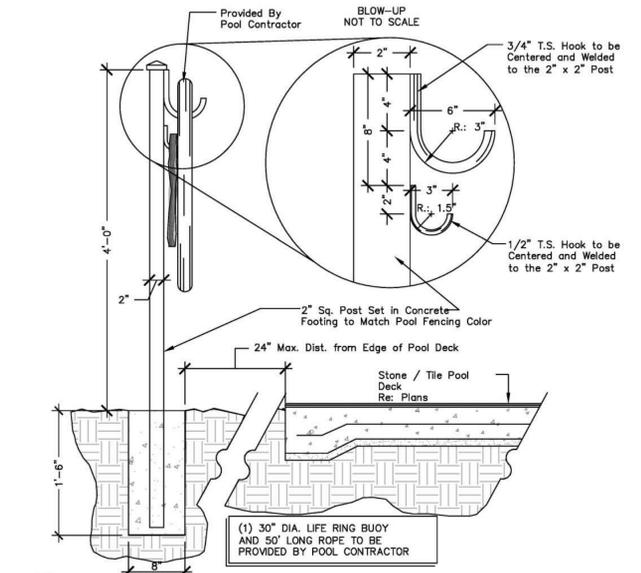
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Date	3.28.2021		
Scale	1"=30'		
Drawn By	AS		
Approved By	GC		



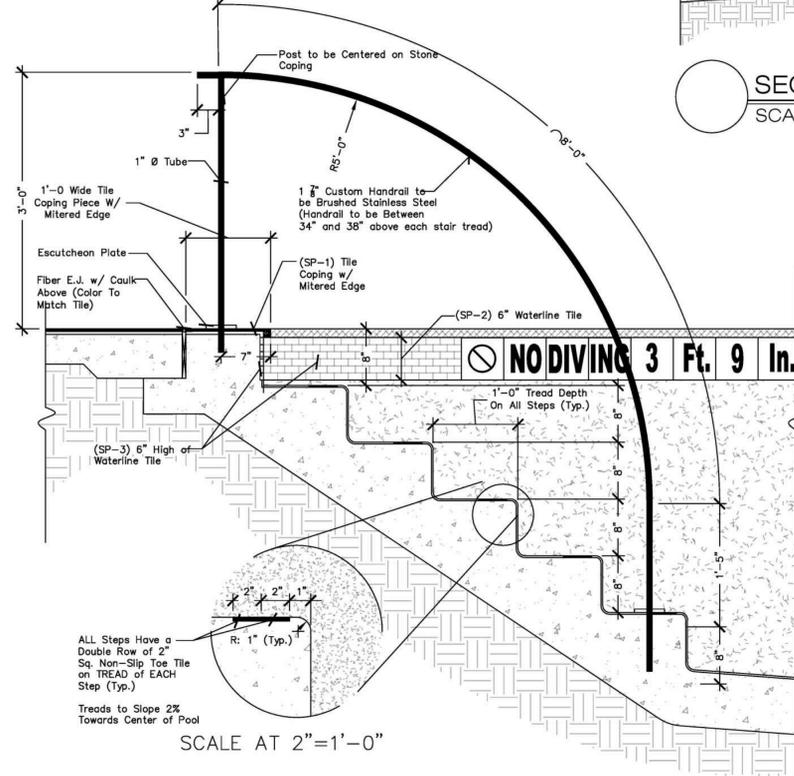
SECTION SWIMMING POOL
SCALE: 3/8" = 1'-0"



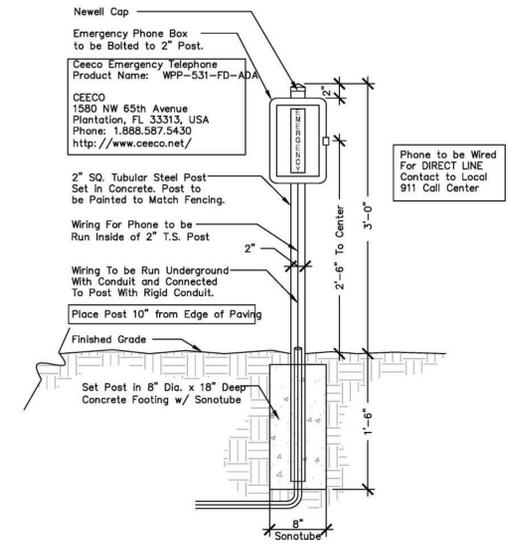
SECTION SPLASH PAD
SCALE: 3/8" = 1'-0"



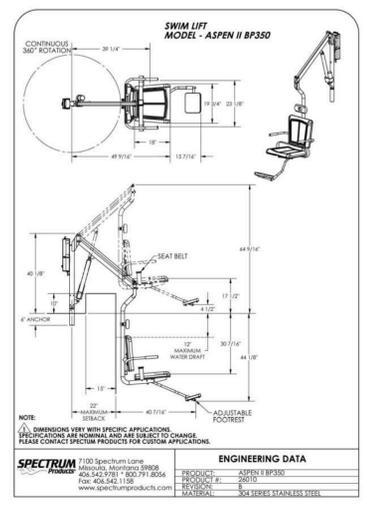
SECTION LIFE PRESERVER POST
SCALE: 1" = 1'-0"



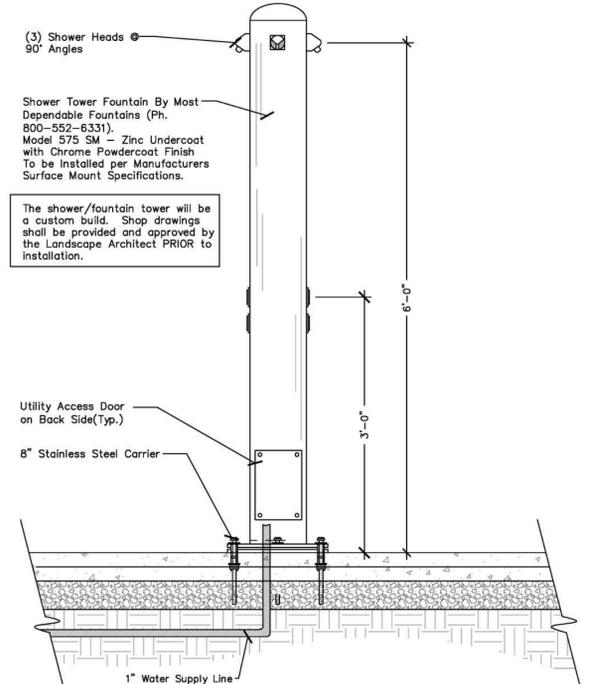
SECTION STAINLESS STEEL CUSTOM HANDRAIL
SCALE: 2" = 1'-0"



ELEVATION EMERGENCY PHONE
SCALE: 1" = 1'-0"



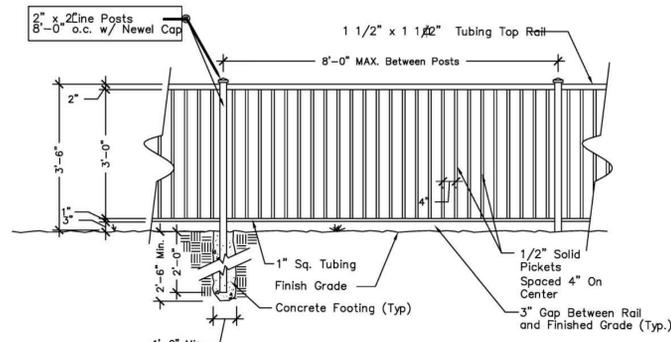
SECTION HANDICAP SWIM LIFT
SCALE: 1" = 1'-0"



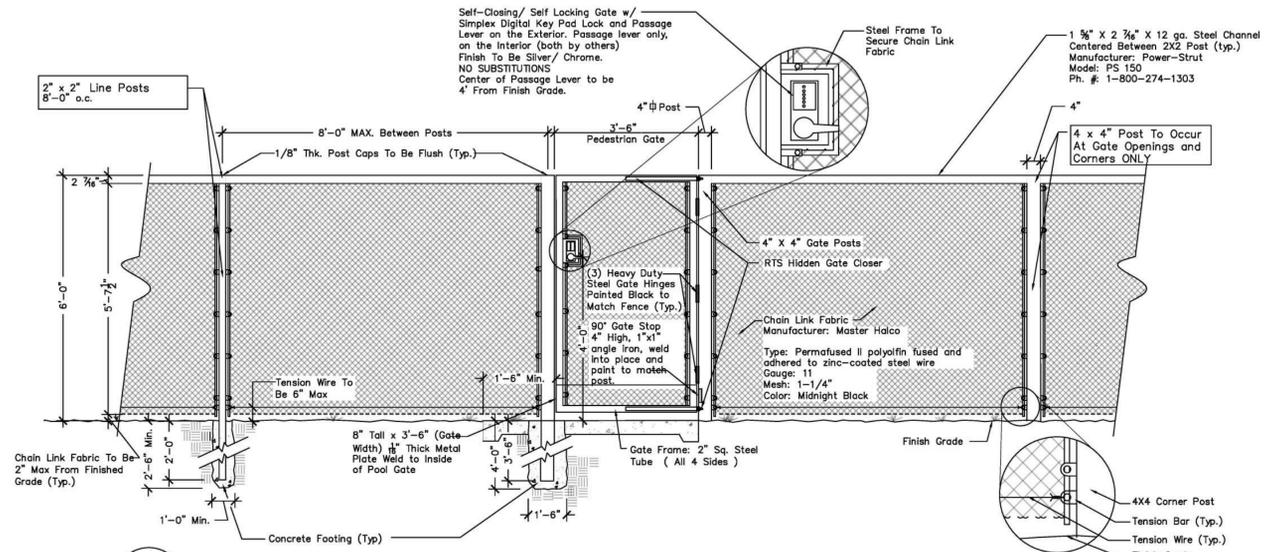
SECTION CUSTOM POOL SHOWER
SCALE: 1" = 1'-0"

		Crocker Design Group 2 SHARP STREET, UNIT B HINGHAM, MA 02043 P: 781-919-0808	Project HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT #1325 WASHINGTON STREET, WEYMOUTH, MA	Prepared for HANOVER R.S. LIMITED PARTNERSHIP ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02210 HANOVER COMPANY	Drawing Title COURTYARD DETAILS	Project No. 100-124 Date 3.28.2021 Scale 1"=0' Drawn By AS Approved By GC	Drawing No. C-4.2
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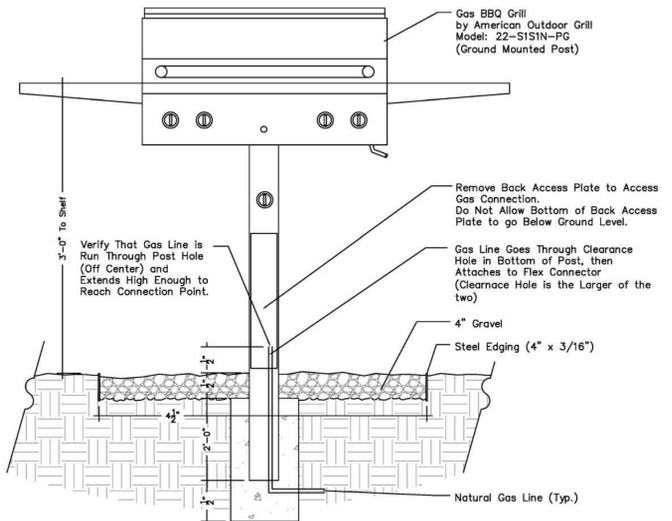
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 Project: Hanover Weymouth Residential Development
 Designer: Warren Bret Montague
 Date: 3/28/2021
 Scale: 1"=0'
 Drawing No: C-4.2



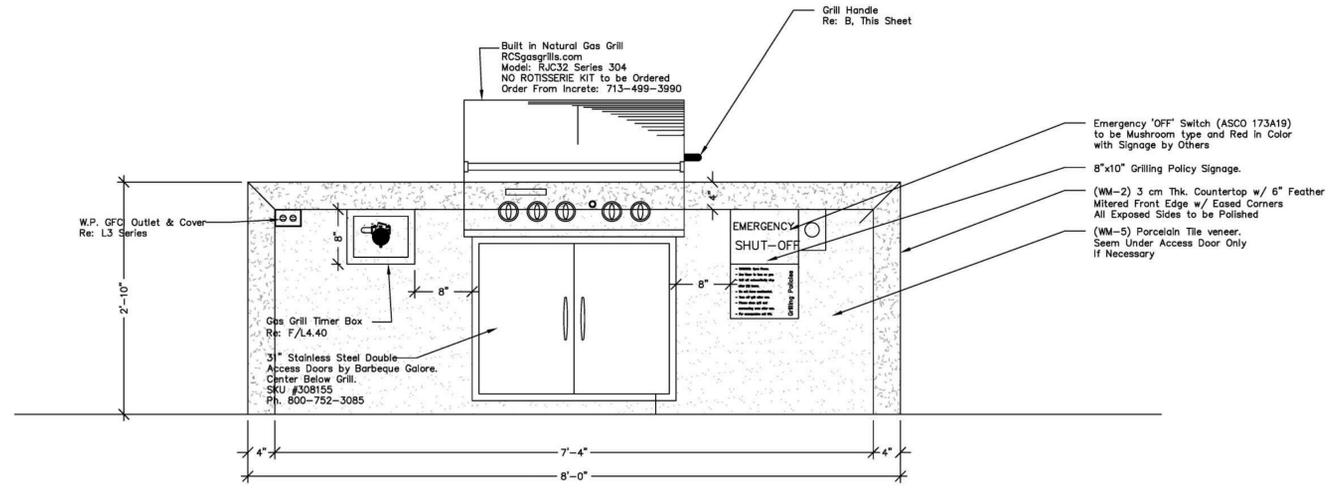
**42" DECORATIVE
'A' FALL RAIL FENCE
& 'BACKYARD' FENCE**
SCALE: 1/2" = 1'-0"



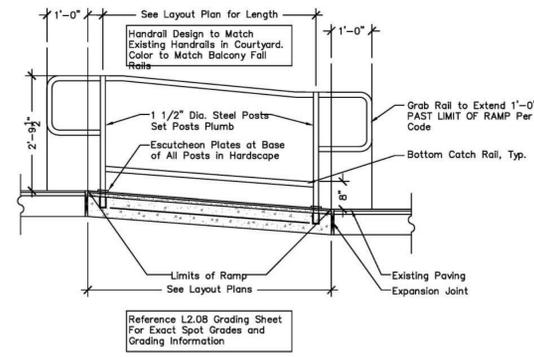
POOL ENCLOSURE GATE
SCALE: 1/2" = 1'-0"



GAS BARBECUE GRILL
SCALE: 1" = 1'-0"



GAS BBQ GRILL
SCALE: 1" = 1'-0"



HANDRAIL @ RAMP
SCALE: 1/2" = 1'-0"

Date	Description	No.

WARREN BRET MONTAGUE
REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS REGISTRATION #1626

Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

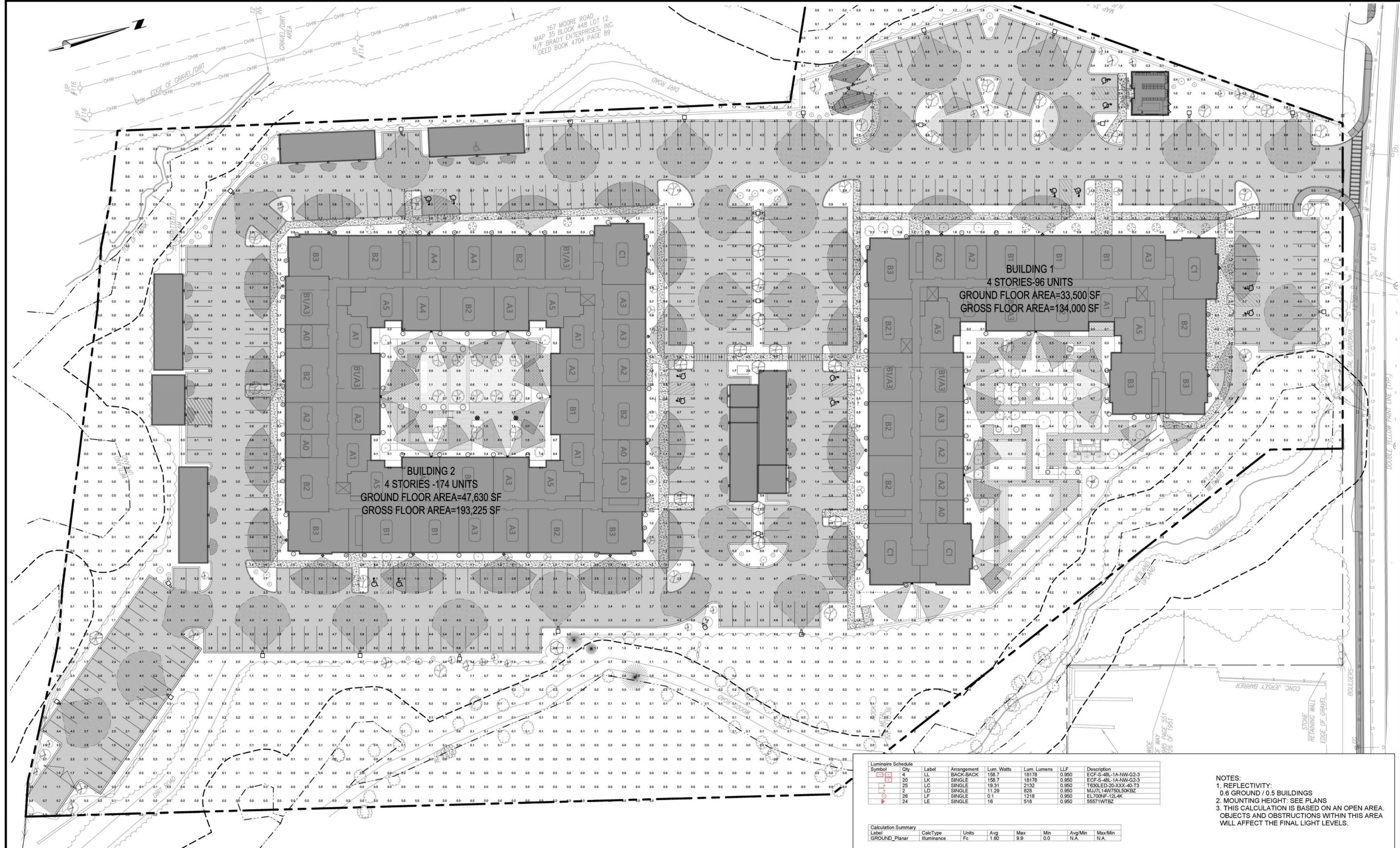
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
#1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02210
HANOVER COMPANY

Drawing Title
COURTYARD DETAILS

Project No. 100-124
Date 3.28.2021
Scale 1"=0'
Drawn By AS
Approved By GC

C-4.3



Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
4	1	LL	BACK-BAK	158.7	18178	0.950	ECF-S-48L-1A-NW-G2-3
20	1	LK	SINGLE	158.7	18178	0.950	ECF-S-48L-1A-NW-G2-3
25	1	LC	SINGLE	19.31	2132	0.950	T630LED-20-XXX-40-T3
2	1	LD	SINGLE	11.29	828	0.950	MULTI-LIGHT/5L/5K/5Z
26	1	LF	SINGLE	0.1	1218	0.950	EL700NF-12L4K
24	1	LE	SINGLE	16	518	0.950	55571WTBZ

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND_Planar	Illuminance	Fc	1.60	9.9	0.0	N.A.	N.A.

NOTES:
 1. REFLECTIVITY: 0.6 GROUND / 0.5 BUILDINGS
 2. MOUNTING HEIGHT: SEE PLANS
 3. THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT THE FINAL LIGHT LEVELS.



Date	Description	No.

WARREN BRET MONTAGUE
 REGISTERED LANDSCAPE ARCHITECT
 MASSACHUSETTS REGISTRATION #626

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

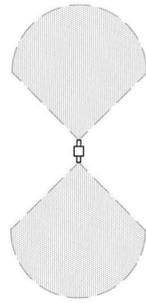
PROJECT
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

PREPARED FOR
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE,
 SUITE 701, BOSTON, MA 02210
HANOVER COMPANY

DRAWING TITLE
LIGHTING PLAN WITH PHOTOMETRIC CALCULATIONS

PROJECT No. 100-124
Drawing No. C-5
Date 3.28.2021
Scale 1"=30'
Drawn By AS
Approved By GC

LEGEND



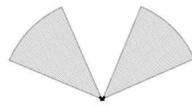
DOUBLE FIXTURE POLE LIGHT



SINGLE FIXTURE POLE LIGHT



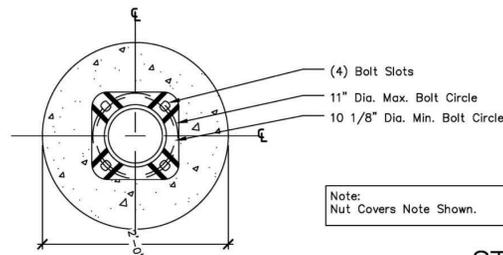
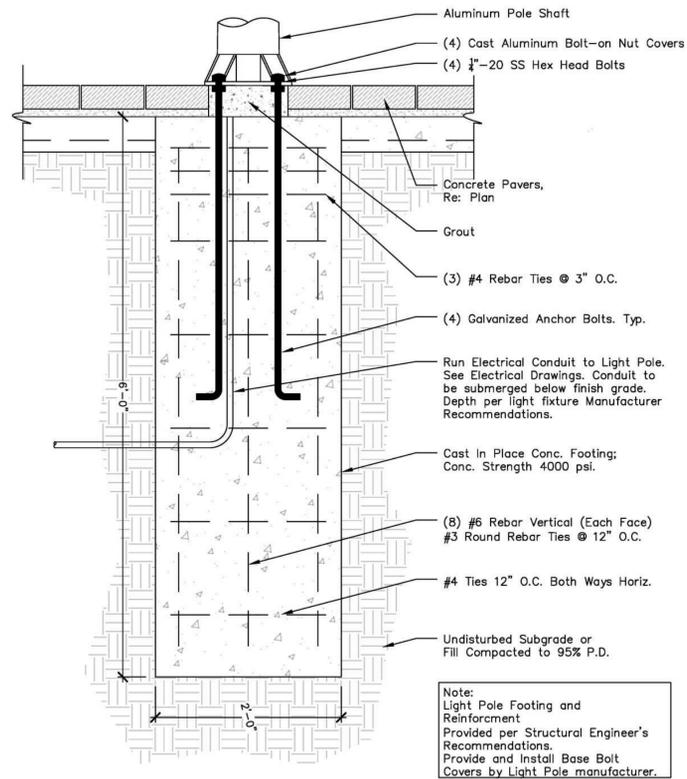
BUILDING WALL MOUNTED LIGHT



DOUBLE BUILDING MOUNTED DOWN LIGHT



BUILDING MOUNTED SCONCE LIGHT

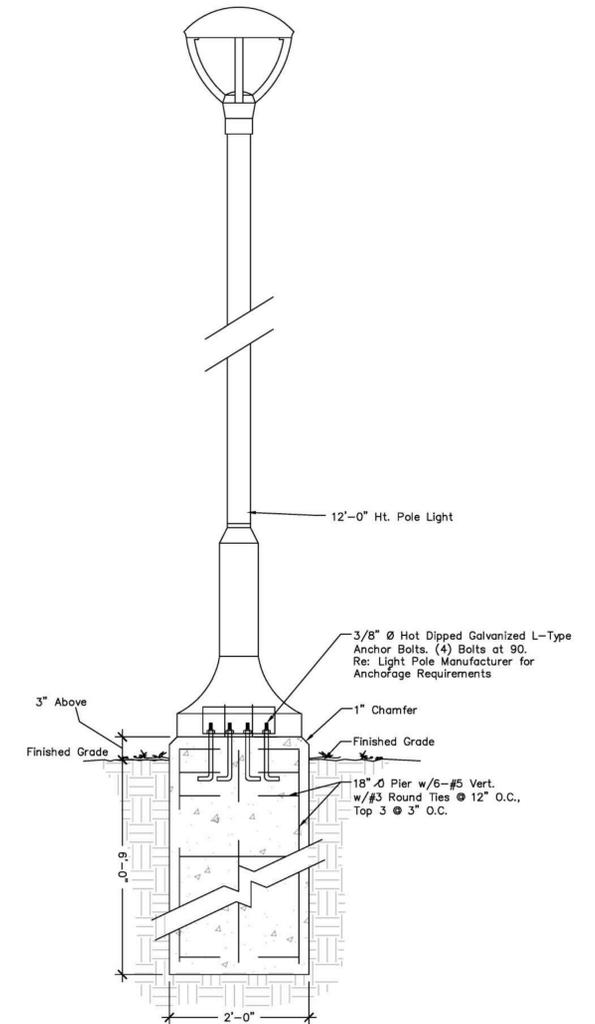


PLAN/SECTION

SCALE:

STREETLIGHT FOUNDATION

1" = 1'-0"



SECTION

SCALE:

12' HT. POLE LIGHT

1" = 1'-0"

Date	Description	No.

Est. 37621

WARREN BRET MONTAGUE
 REGISTERED LANDSCAPE ARCHITECT,
 MASSACHUSETTS REGISTRATION #1626

Crocker Design Group

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 HINGHAM, MA 02043
 P: 781-919-0808

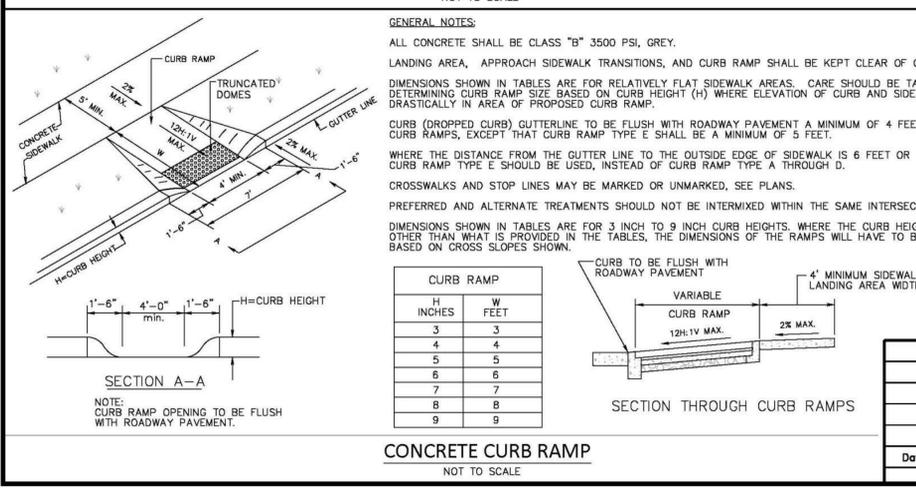
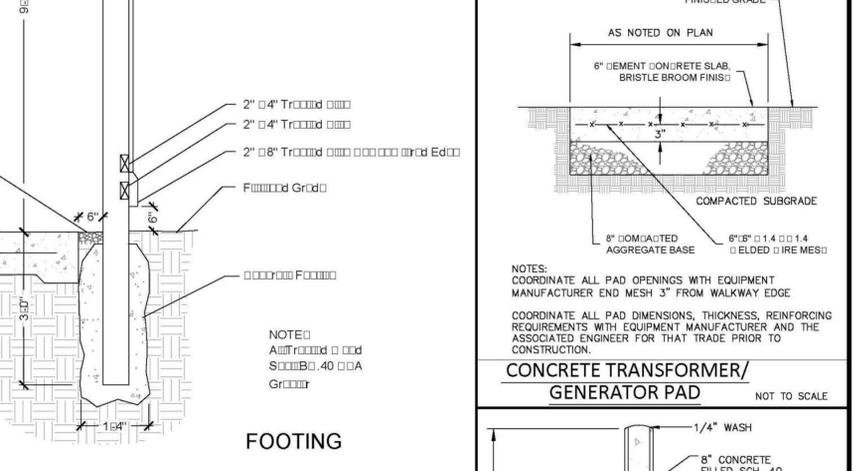
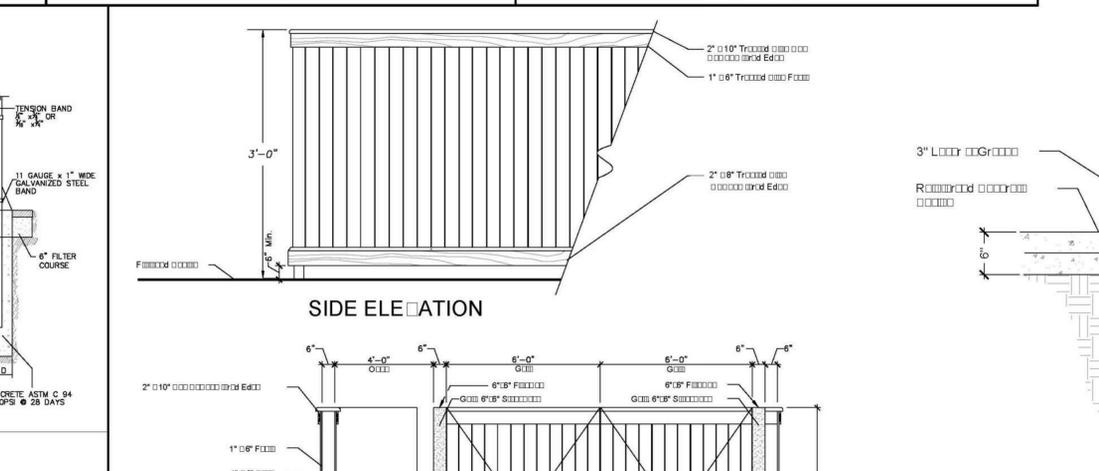
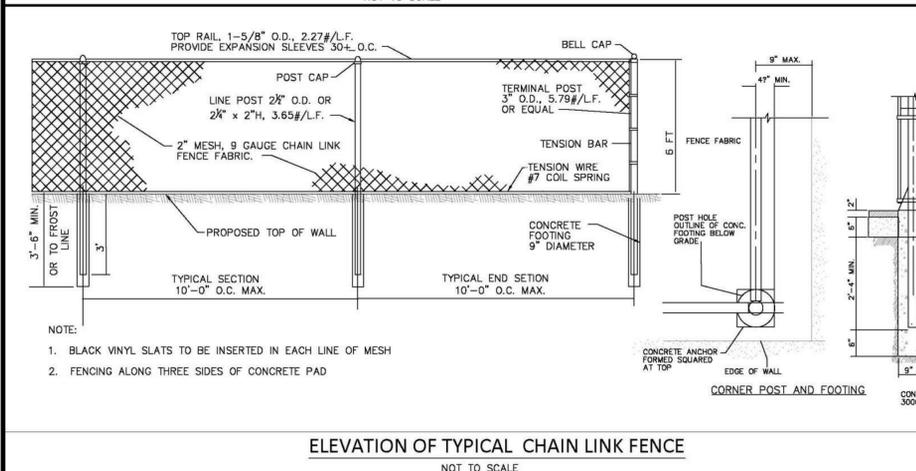
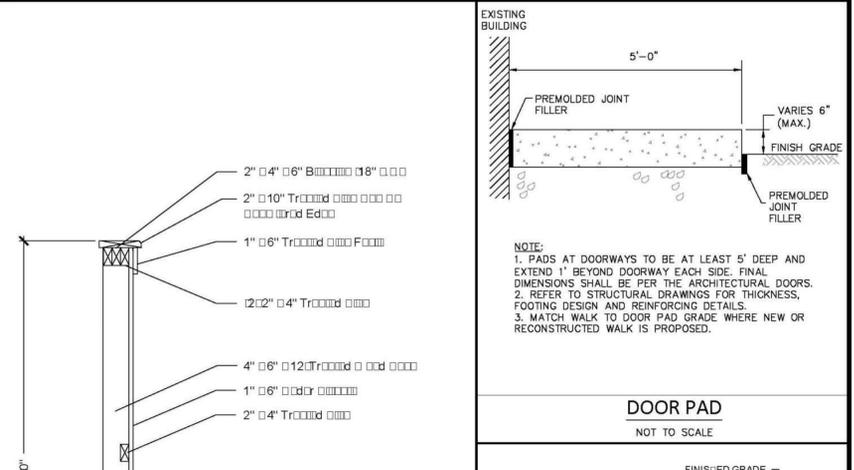
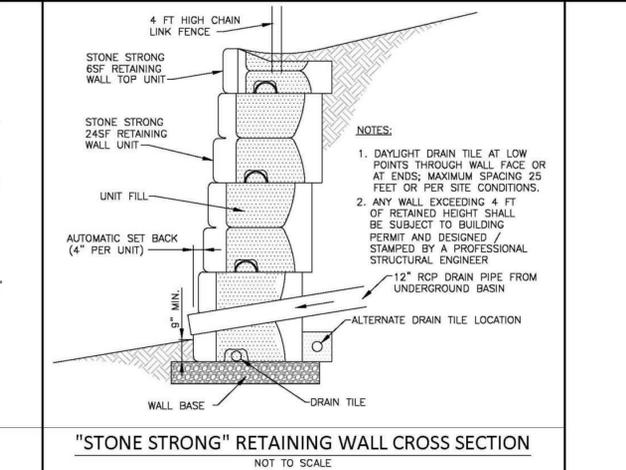
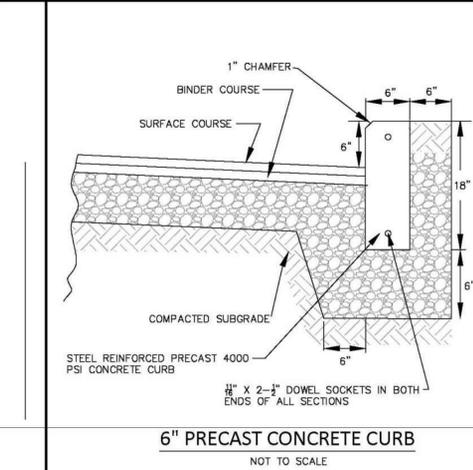
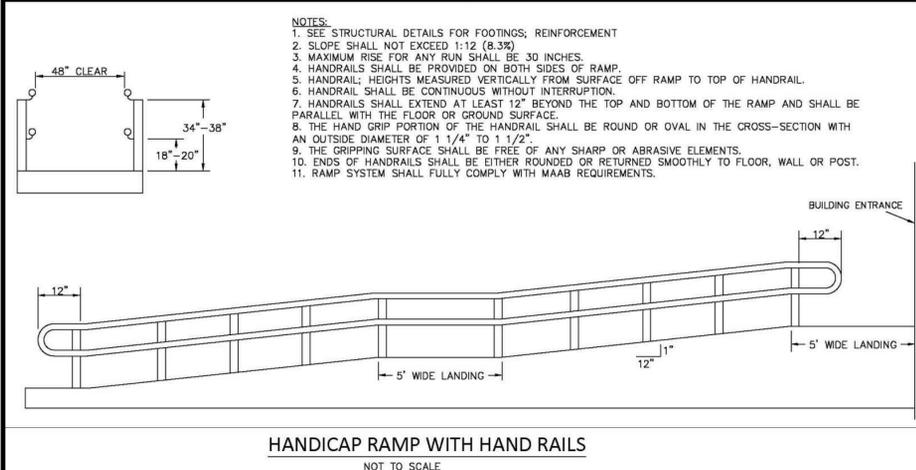
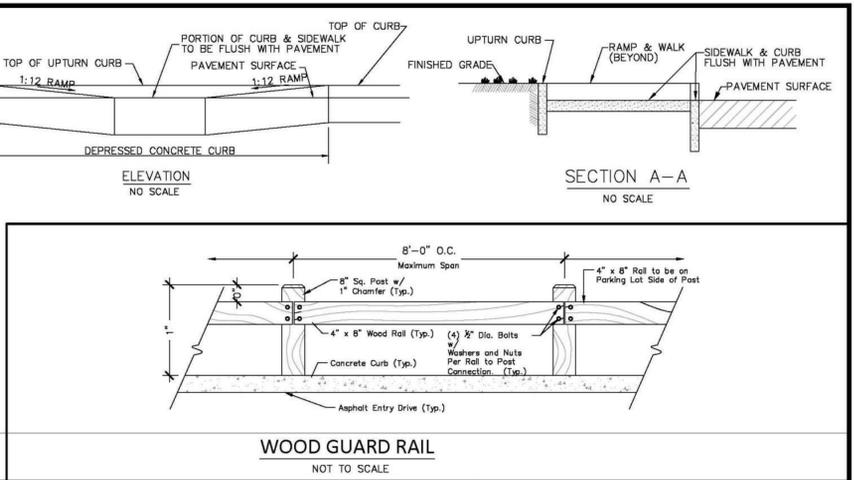
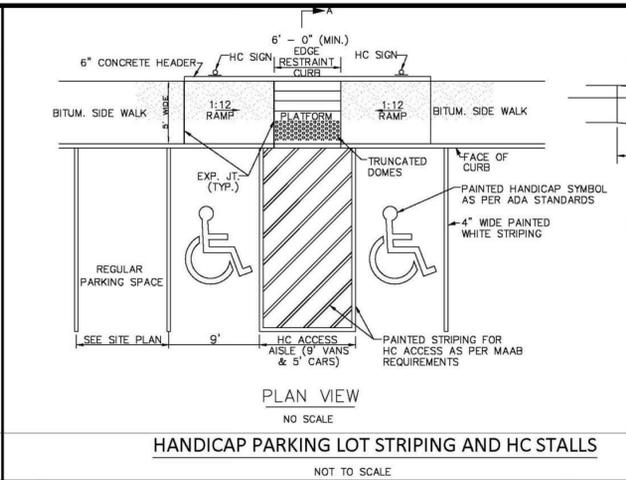
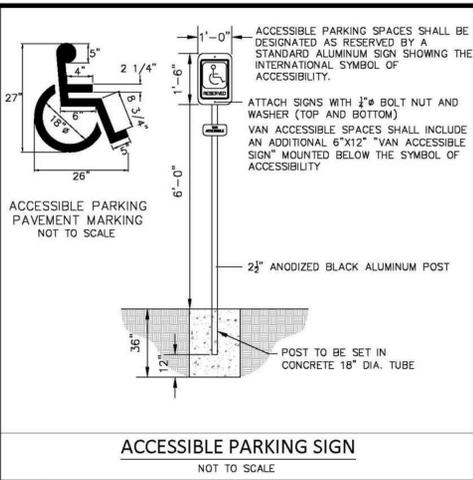
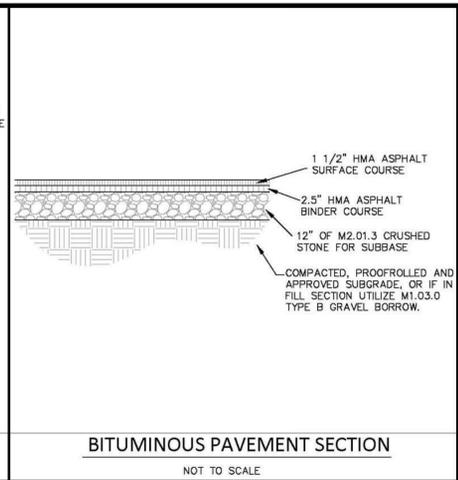
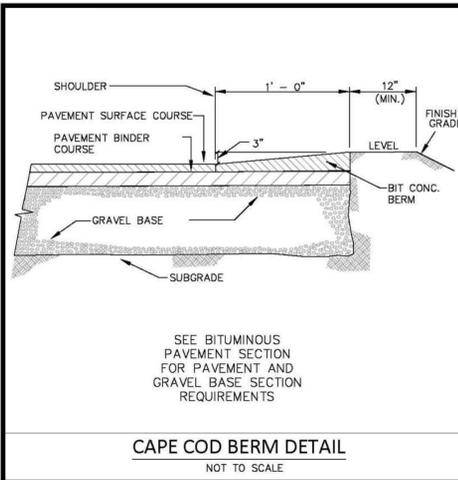
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02210
HANOVER COMPANY

Drawing Title
LIGHTING NOTES AND DETAILS

Project No.	100-124
Date	3.28.2021
Scale	1"=30'
Drawn By	AS
Approved By	GC

Drawing No.
C-5.1



GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
#1325 WASHINGTON STREET, WEYMOUTH, MA

HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02218

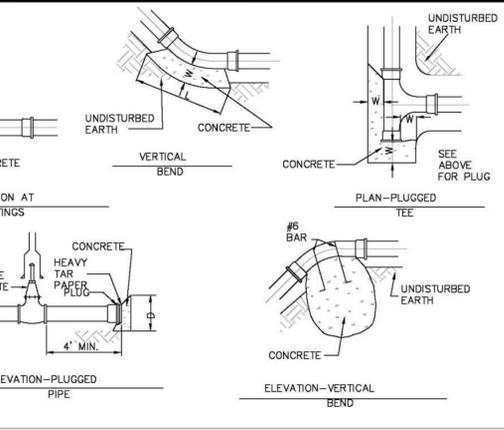
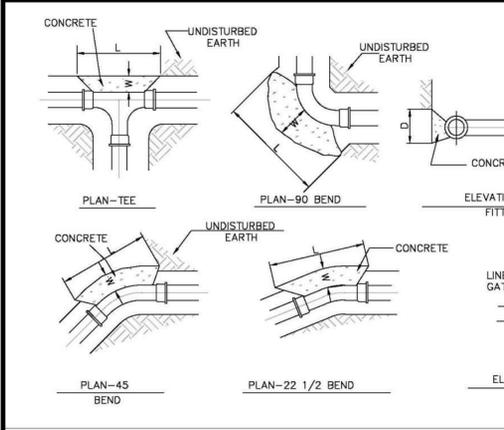
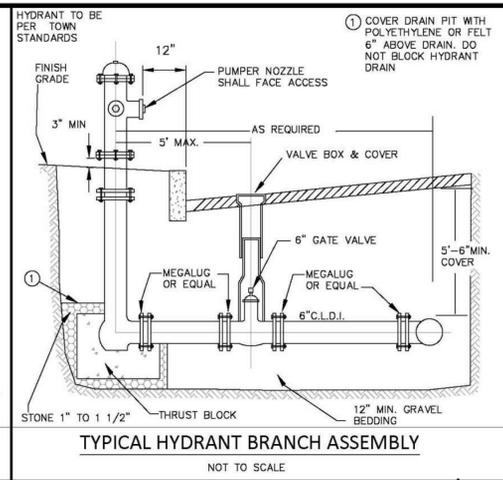
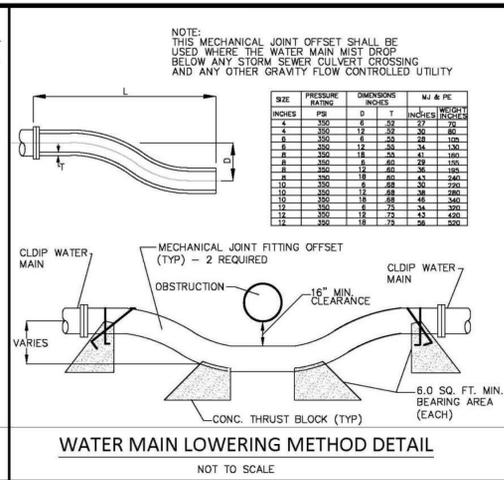
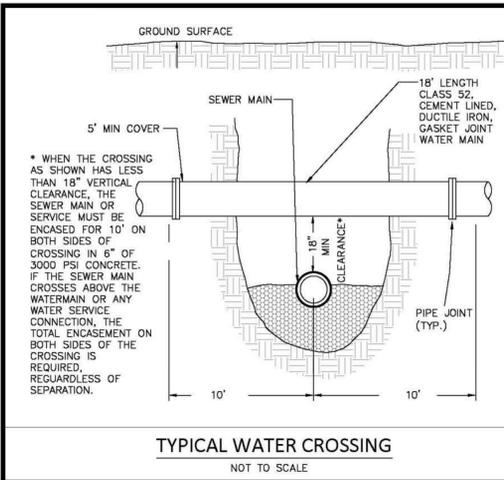
HANOVER COMPANY

DETAIL SHEET

Project No. 100-124
Date 3.26.2021
Scale AS NOTED
Drawn By AS
Approved By GC

Project No. 100-124
Drawing No. **C-6.1**

C:\Users\GRCrocker\Documents\Projects\100-124\Weymouth - Hanover Companies\Architectural\Sheet\Site Plan Application\03 DETAIL SHEET.dwg, C-6.1 DETAIL SHEET.dwg, 3/26/2021 10:21

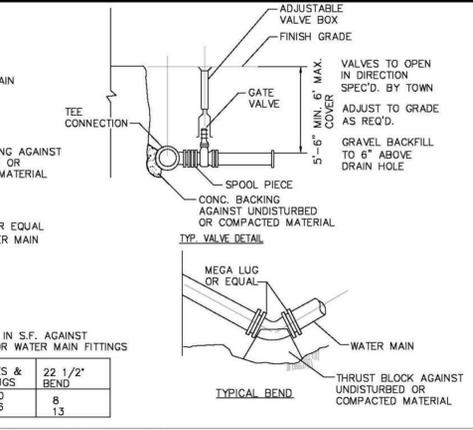
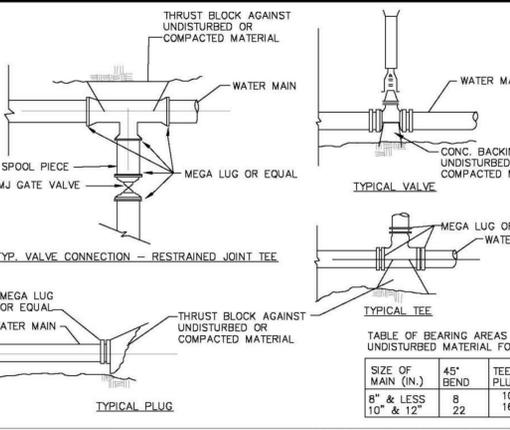


THRUST BLOCK SCHEDULE

PIPE SIZE	TEE		22 1/2°		45°		90°		W
	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'

NOTE: BASIS: 2,000 LB./SQ. FT. SOIL RESISTANCE, 250 PSI WATER PRESSURE CORRECTION FACTORS FOR OTHER SOILS: SOFT CLAY 4, SAND 2, SAND & GRAVEL 1.33, SHALE 0.4

NOTE: 1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY. 2. CONCRETE TO BE 3000 PSI.

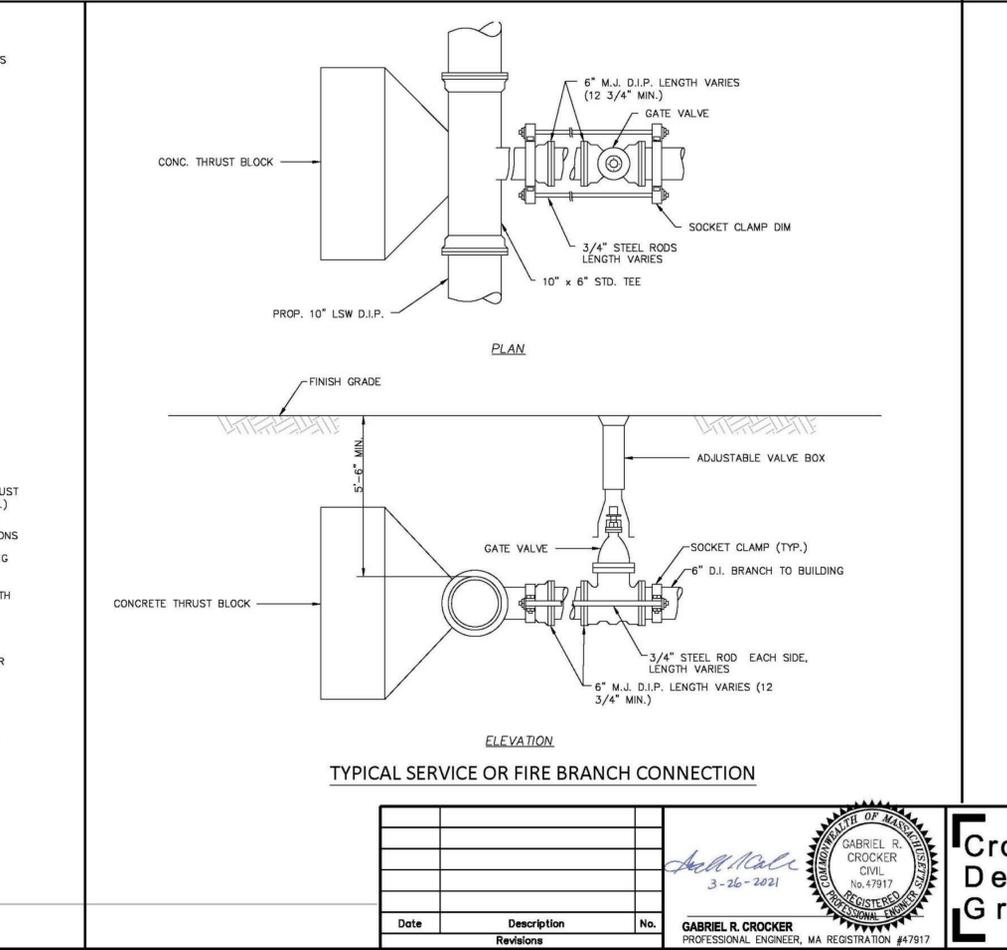
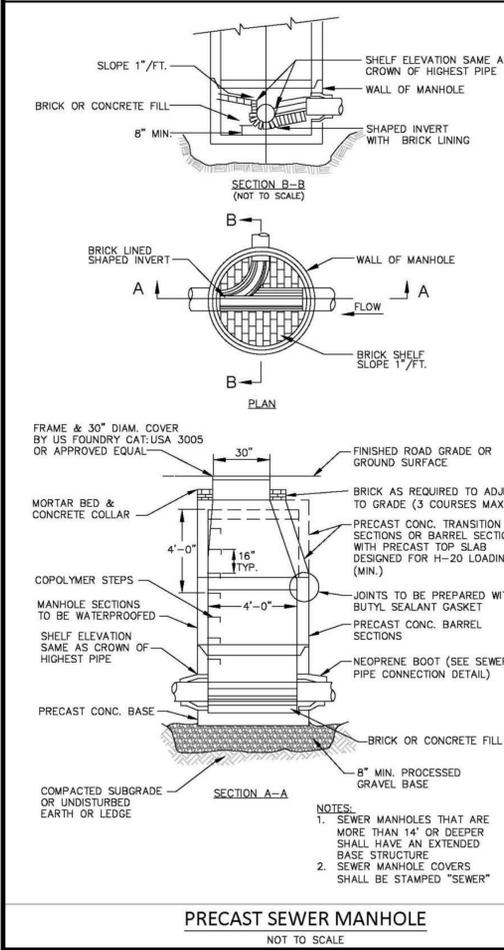


CONCRETE THRUST BLOCK
NOT TO SCALE

CONCRETE THRUST BLOCK
NOT TO SCALE

CONCRETE THRUST BLOCK
NOT TO SCALE

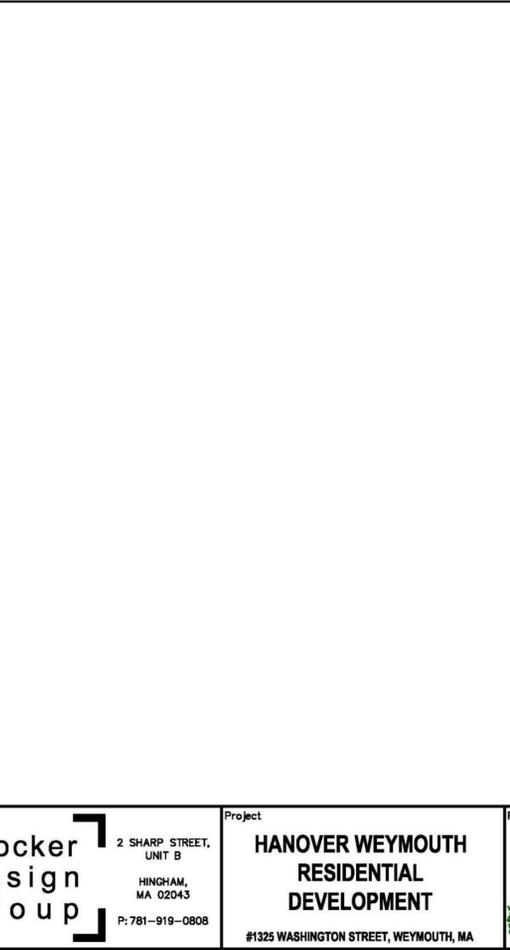
TYPICAL WATER MAIN SUPPLY CONNECTIONS
NOT TO SCALE



PRECAST SEWER MANHOLE
NOT TO SCALE

TYPICAL SERVICE OR FIRE BRANCH CONNECTION

TYPICAL SERVICE OR FIRE BRANCH CONNECTION



TYPICAL SERVICE OR FIRE BRANCH CONNECTION

TYPICAL SERVICE OR FIRE BRANCH CONNECTION

Date	Description	No.

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

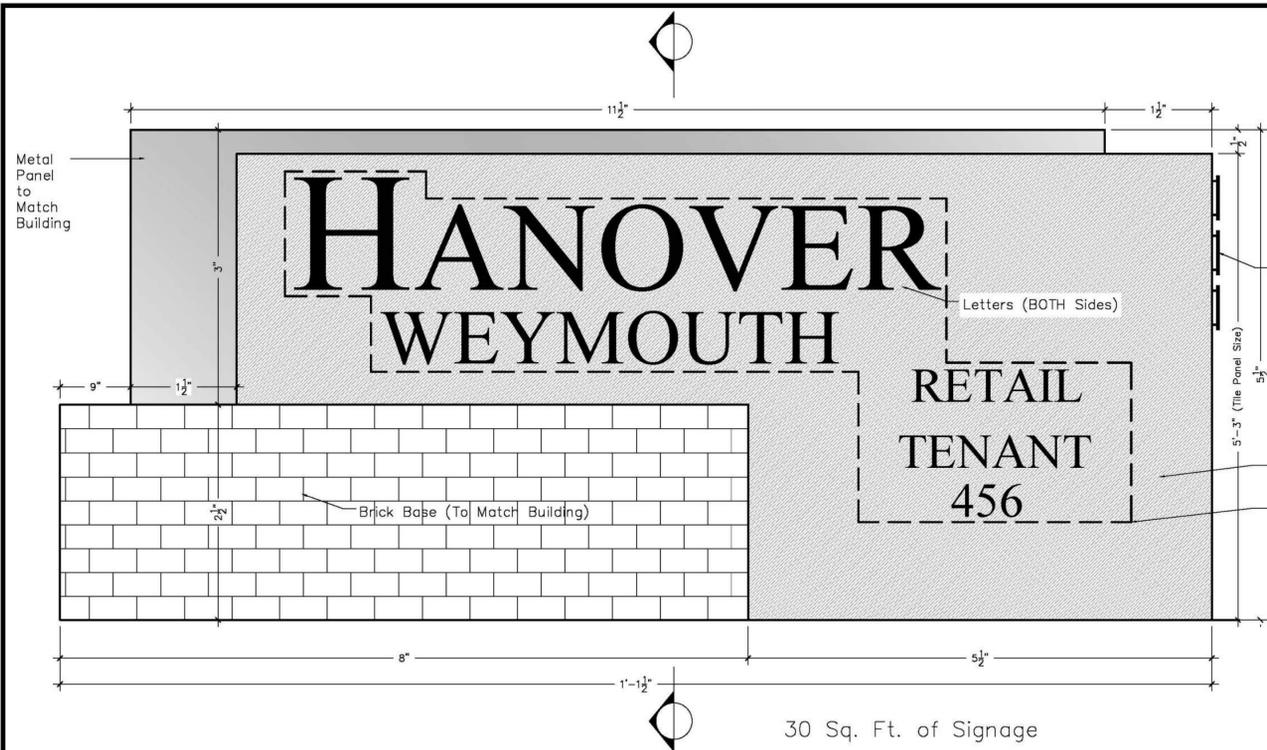
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
#1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02218
HANOVER COMPANY

Drawing Title
DETAIL SHEET

Project No. 100-124
Date 3.26.2021
Scale AS NOTED
Drawn By AS
Approved By GC

Drawing No.
C-6.3



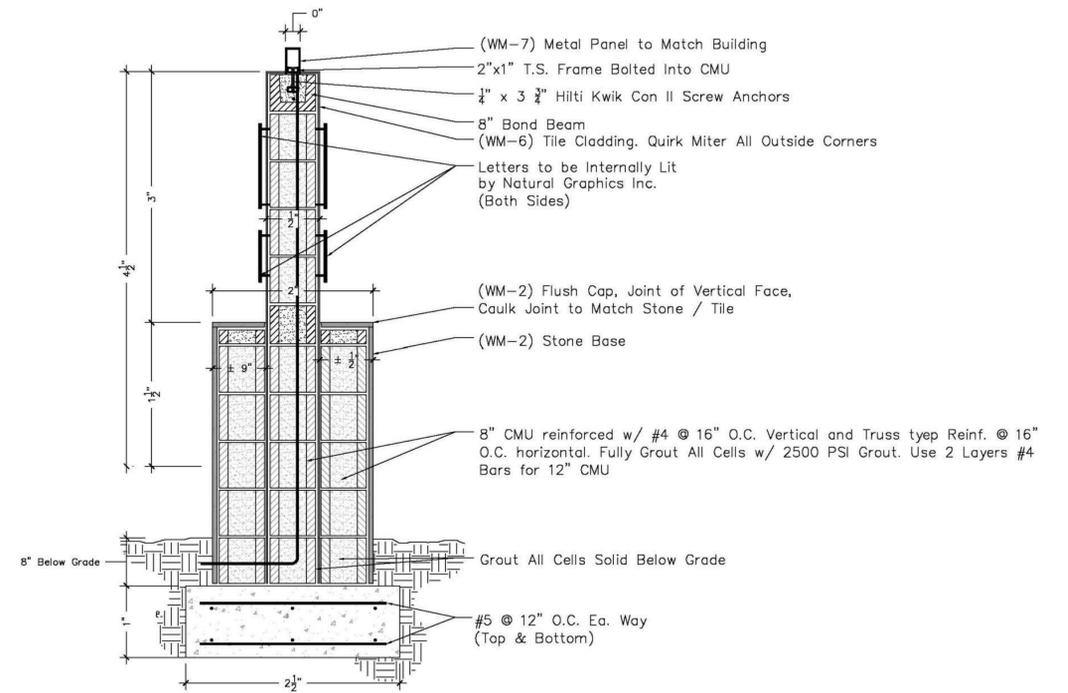
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T.B.D. Tile Panel. Quirk Miter All Outside Corners

30 Sq. Feet of Sign Face Per Side, Both Sides to Include Text

ELEVATION MONUMENT SIGN

30 Sq. Ft. of Signage

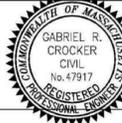


SECTION MONUMENT SIGN

ENTRANCE MONUMENT SIGN DETAIL

NOT TO SCALE

Date	Description	No.
	Revisions	


GABRIEL R. CROCKER
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

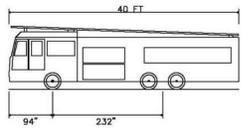
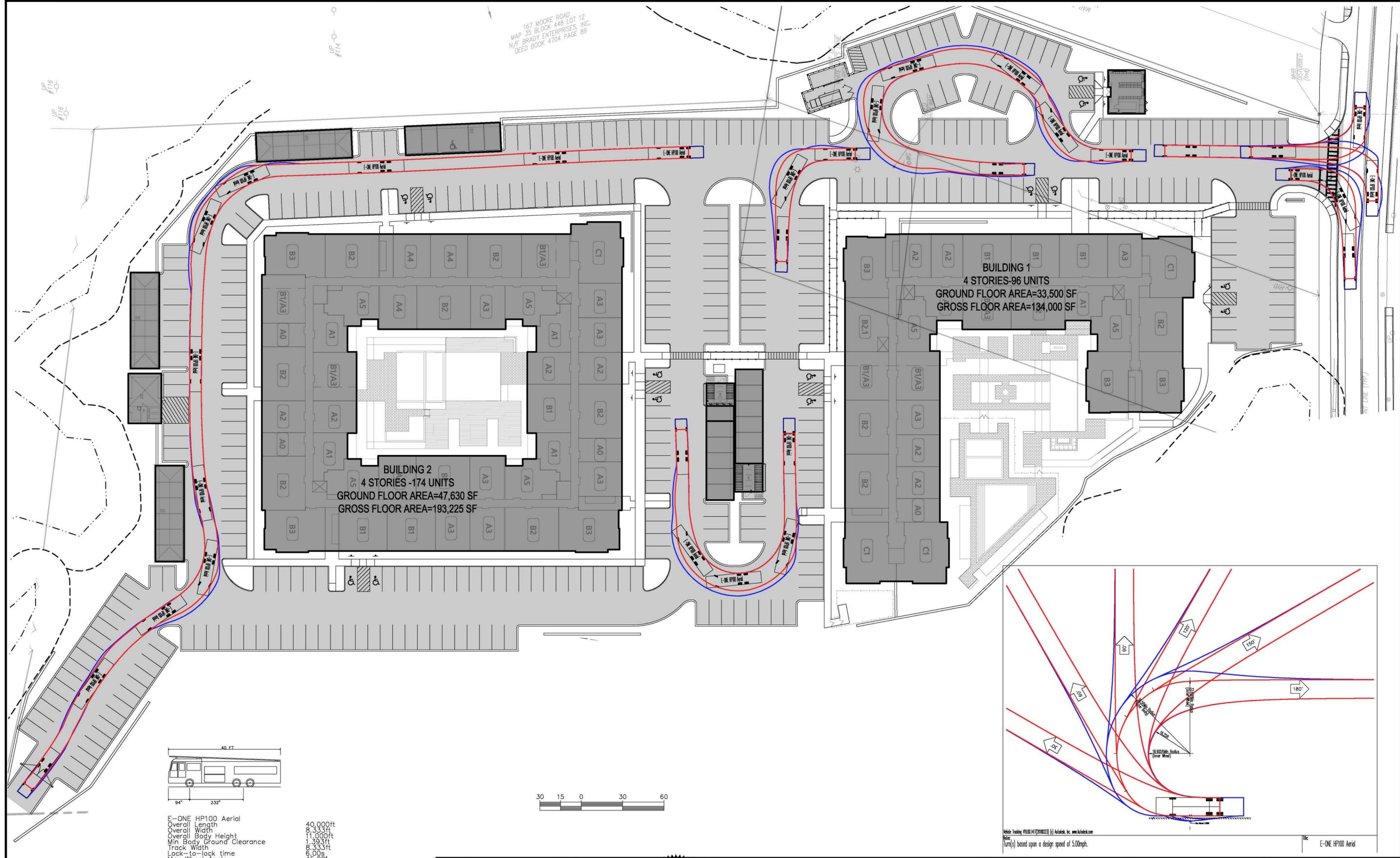
Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02219

HANOVER COMPANY

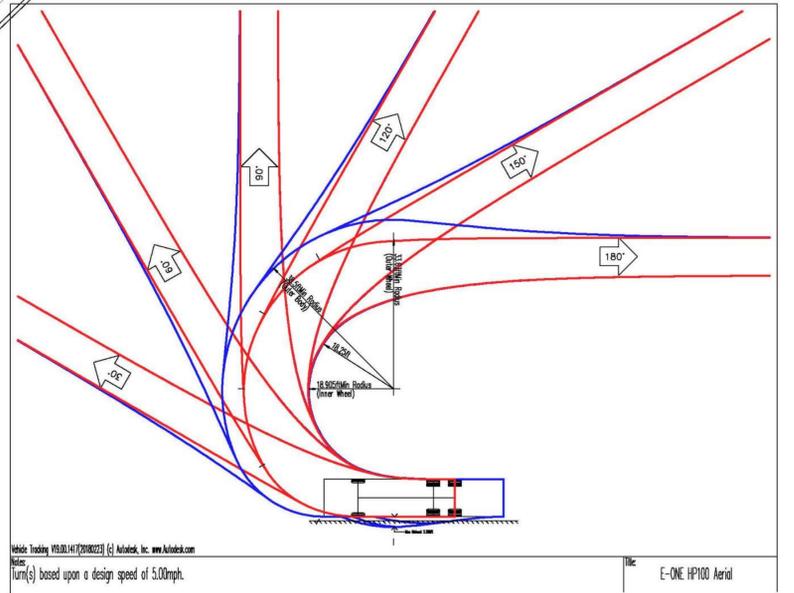
Drawing Title
DETAIL SHEET

Project No.	100-124	Drawing No.	C-6.4
Date	3.26.2021		
Scale	AS NOTED		
Drawn By	AS		
Approved By	GC		

167 MOORE ROAD
 MAP 35 BLOCK 448 LOT 12
 N/F BRADY ENTERPRISES, INC.
 DEED BOOK 4704 PAGE 89



E-ONE HP100 Aerial
 Overall Length 40,000ft
 Overall Width 8,333ft
 Overall Body Height 11,000ft
 Min Body Ground Clearance 1,393ft
 Track Width 8,333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



Date	Description	No.

GABRIEL R. CROCKER
 PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

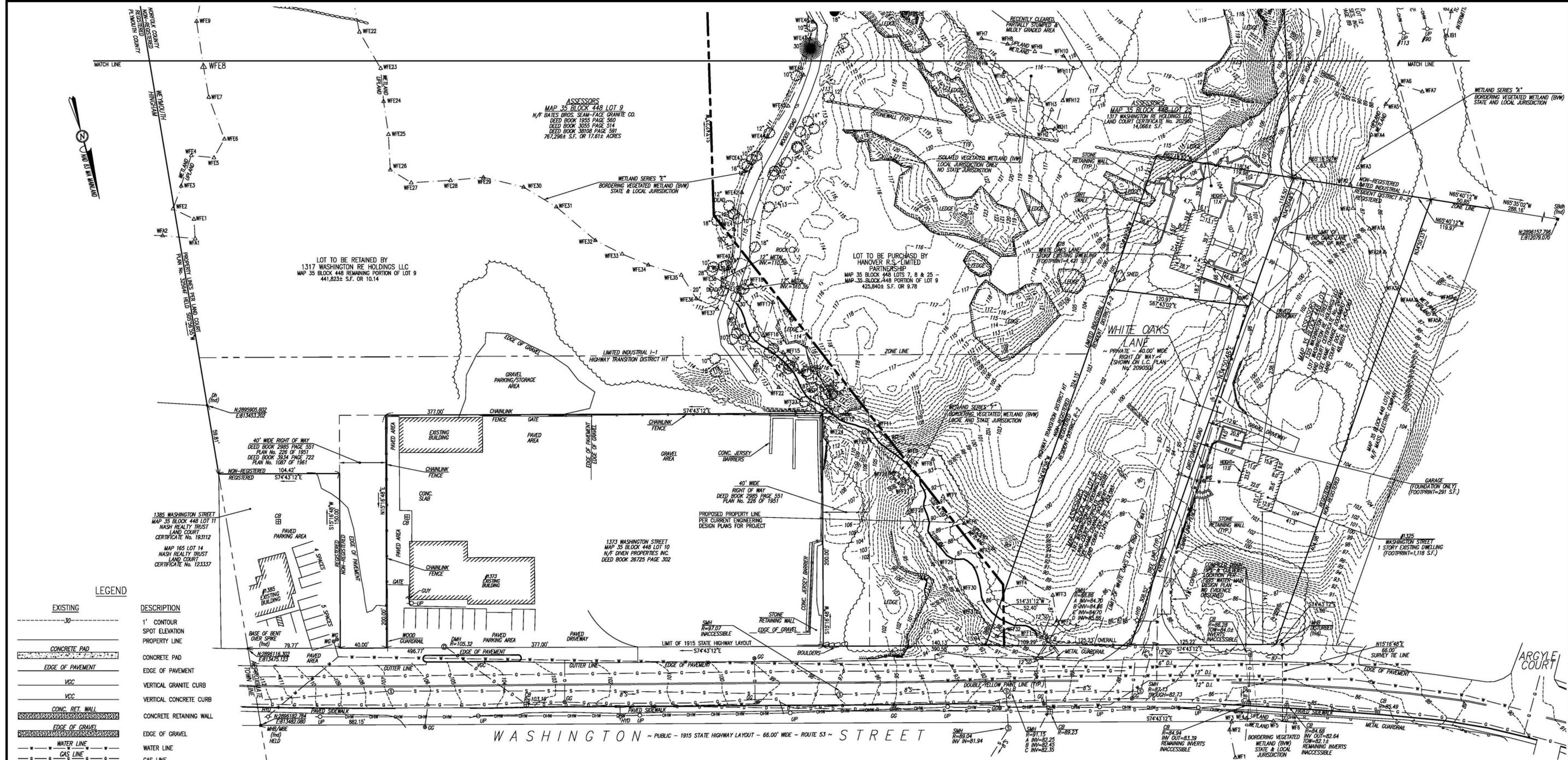
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701, BOSTON, MA 02218
HANOVER COMPANY

Drawing Title
VEHICLE TURNING PLAN EXHIBIT

Project No. 100-124
 Date 3.26.2021
 Scale 1"=30'
 Drawn By AS
 Approved By GC

Drawing No.
C-7



ASSESSORS
 MAP 35 BLOCK 448 LOT 9
 N/F BATES BROS. SEAM-FACE GRANITE CO.
 DEED BOOK 1935 PAGE 580
 DEED BOOK 3514 PAGE 514
 DEED BOOK 35108 PAGE 591
 767,296± S.F. OR 17.61± ACRES

LOT TO BE RETAINED BY
 1317 WASHINGTON RE HOLDINGS LLC
 MAP 35 BLOCK 448 REMAINING PORTION OF LOT 9
 441,823± S.F. OR 10.14

LOT TO BE PURCHASED BY
 HANOVER R.S. LIMITED
 PARTNERSHIP
 MAP 35 BLOCK 448 LOTS 7, 8 & 25 -
 MAP 35 BLOCK 448 PORTION OF LOT 9
 425,840± S.F. OR 9.78

1385 WASHINGTON STREET
 MAP 35 BLOCK 448 LOT 11
 MASH REALTY TRUST
 LAND COURT CERTIFICATE No. 183112

165 LOT 14
 MASH REALTY TRUST
 LAND COURT CERTIFICATE No. 123337

1373 WASHINGTON STREET
 MAP 35 BLOCK 448 LOT 10
 N/F DIXON PROPERTIES INC.
 DEED BOOK 26725 PAGE 302

BUYING AND SELLING ENTITIES:
 SELLER: 1317 WASHINGTON RE HOLDINGS LLC
 BUYER: HANOVER R.S. LIMITED PARTNERSHIP

RECORD OWNERS:
 MAP 35 BLOCK 448 LOT 7
 1325 WASHINGTON STREET
 1317 WASHINGTON RE HOLDINGS LLC
 LAND COURT CERTIFICATE No. 201840
 SEE NAME CHANGE DOCUMENT -
 LAND COURT DOC. No. 1,454,083
 LOT AREA = 48,960± S.F.

MAP 35 BLOCK 448 LOT 8
 1317 WASHINGTON RE HOLDINGS LLC
 LAND COURT CERTIFICATE No. 201841
 SEE NAME CHANGE DOCUMENT -
 LAND COURT DOC. No. 1,454,083
 LOT AREA = 37,341± S.F.

MAP 35 BLOCK 448 LOT 9
 1317 WASHINGTON RE HOLDINGS LLC
 DEED BOOK 35108 PAGE 591
 LOT AREA = 767,296± S.F.

MAP 35 BLOCK 448 LOT 25
 28 WHITE OAKS LANE
 1317 WASHINGTON RE HOLDINGS LLC
 LAND COURT CERTIFICATE No. 202960
 LOT AREA = 14,066± S.F.

LEGEND

EXISTING	DESCRIPTION
---	1' CONTOUR
○	SPOT ELEVATION
---	PROPERTY LINE
---	CONCRETE PAD
---	EDGE OF PAVEMENT
---	VGC
---	VERTICAL GRANITE CURB
---	VERTICAL CONCRETE CURB
---	CONCRETE RET. WALL
---	EDGE OF GRAVEL
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD WIRE
---	TELECOM
---	SEWER LINE
---	DRAIN LINE
---	EXIST. FENCE
---	EXIST. GUARD RAIL
○	HYD
○	WG
○	GC
○	EM
○	UP
○	SMH
○	MH
○	TMH
○	EMH
○	DMH
○	CB
○	DECIDUOUS TREE
○	CONFEROUS TREE
○	DRILLHOLE
○	FOUND
○	MISS. HIGHWAY BOUND
○	IRON ROD
○	STONE BOUND
○	INVERT ELEVATION
○	TOP OF WATER

- PLAN REFERENCES:**
- STATE HIGHWAY LAYOUT No. 1640 & 1846
 - PLAN No. 467 OF 1949 PLAN BOOK 2827 PAGE 455
 - PLAN No. 226 OF 1951 PLAN BOOK 2985 PAGE 551
 - PLAN No. 1087 OF 1961 PLAN BOOK 3934 PAGE 722
 - PLAN No. 420 OF 1966 PLAN BOOK 220
 - PLAN No. 376 OF 1968 PLAN BOOK 224
 - PLAN No. 933 OF 1970 PLAN BOOK 4704 PAGE 86
 - LAND COURT CASE No. 14364
 - LAND COURT CASE No. 20228
 - LAND COURT CASE No. 20905
 - LAND COURT CASE No. 31196
 - LAND COURT CASE No. 32564

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY PANEL No. 250210233E, WHICH BEAR AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND WEYMOUTH TOWN HALL.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP LLC DURING DECEMBER OF 2020 AND JANUARY OF 2021.
 - THE SUBJECT PROPERTY ABUTS AND HAS ACCESS TO WASHINGTON STREET - ROUTE 53, A PUBLIC ROADWAY AND MASSACHUSETTS STATE HIGHWAY FALLING UNDER MA DOT JURISDICTION. THE SITE ALSO HAS ACCESS TO WHITE OAKS LANE, A PRIVATE ROADWAY IN THE TOWN OF WEYMOUTH.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH VERTICAL DATUM.
 - COORDINATE POSITIONS SHOWN HEREON REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 MASSACHUSETTS MAINLAND (NAD83).

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10.).
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
 - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
 - WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON JANUARY 7, 2020 AND MARCH 27, 2020. SEE WETLAND LOCATION PLAN INCLUDED IN APPROVED ORDER OF RESOURCING AREA DELINEATION (ORD) WITH AN ISSUANCE DATE FOR THIS PROJECT OF JULY 28, 2020.

Date	Description	No.

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

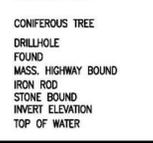
Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701
 BOSTON, MA 02210

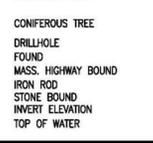
Drawing Title
EXISTING CONDITIONS PLAN

Project No.	Drawing No.
100-124	EX1

Date	Scale	Drawn By	Approved By
3.28.2021	1"=40'	SMB	SMB



SHANE M. BRENNER
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917



Crocker Design Group, Inc.
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

Project No. 100-124
 Drawing No. EX1

Date 3.28.2021
 Scale 1"=40'
 Drawn By SMB
 Approved By SMB

Project No. 100-124
 Drawing No. EX1

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 Scale 1"=40'
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Project No. 100-124
 Drawing No. EX1

Date 3.28.2021
 Scale 1"=40'
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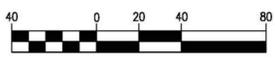
Date 3.28.2021
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Date	Description	No.

SHANE M. BRENNER
 PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

Crocker Design Group
 2 SHARP STREET, UNIT B
 HINGHAM, MA 02043
 P: 781-919-0808

Project
HANOVER WEYMOUTH RESIDENTIAL DEVELOPMENT
 #1325 WASHINGTON STREET, WEYMOUTH, MA

Prepared for
HANOVER R.S. LIMITED PARTNERSHIP
 ONE MARINE PARK DRIVE, SUITE 701
 BOSTON, MA 02210

 HANOVER COMPANY

Drawing Title
EXISTING CONDITIONS PLAN

Project No.	100-124	Drawing No.	EX2
Date	3.28.2021		
Scale	1"=40'		
Drawn By	SMB		
Approved By	SMB		