

ZONING & ENVIRONMENTAL CONSTRAINTS

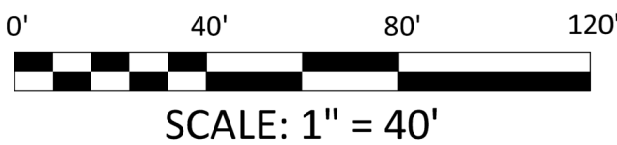
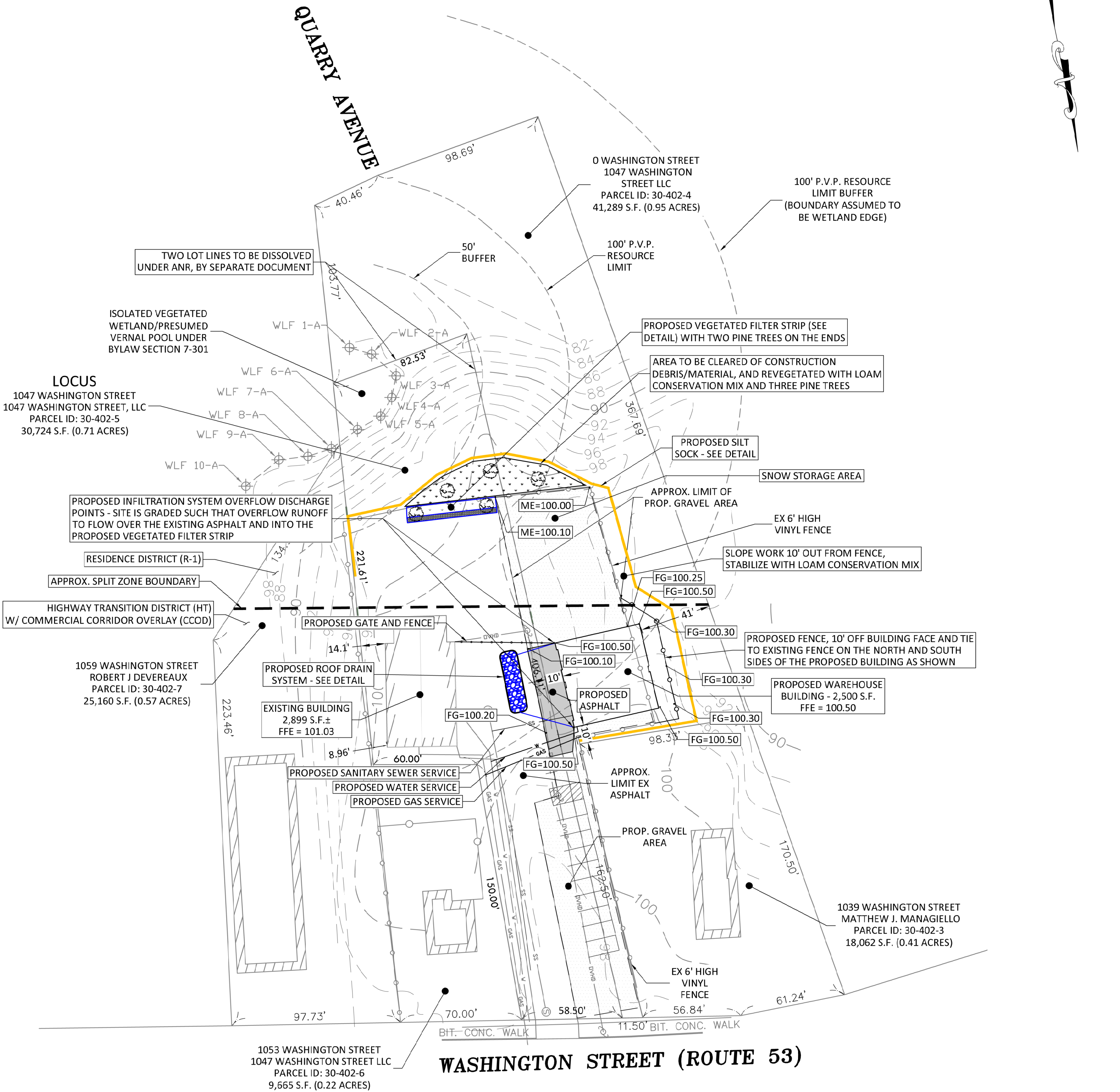
PARCEL SIZE:	70,971 SF (1.65 ACRES)	
	29,740 SF EXCLUSIVE OF WETLANDS	
ZONING DISTRICT:	HIGHWAY TRANSITION DISTRICT (HT) & RESIDENCE DISTRICT (R-1)	
OVERLAY DISTRICTS:	COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCOD)	
LOT COVERAGE:	EXISTING	18,081± S.F. (25.48%)
	MAXIMUM LOT COVERAGE	35,4057± S.F. (50.0%)
	PROPOSED	31,104± S.F. (43.83%)
LANDSCAPING COVERAGE:	EXISTING	52,890± S.F. (74.52%)
	MINIMUM LANDSCAPING COVERAGE	17,992± S.F. (25.0%)
	PROPOSED	39,867± S.F. (56.17%)
FLOOR AREA RATIO (FAR):	BUILDABLE LAND AREA	17,655± S.F.
	FLOOR AREA	2,500± S.F.
	FLOOR AREA/BUILDABLE LAND AREA	0.14
FLOOD_ZONE:	ZONE X, FIRM COMMUNITY PANEL	
FLOOD MAP	NUMBER 25021C 0233E	
	DATE: JULY 17, 2012	

EXISTING LEGEND	
---	WETLAND BOUNDARY
---	EDGE OF ROAD
---	CURB LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC WIRE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND GAS LINE
---	UNDERGROUND WATER LINE
---	CONTOUR
WLF	WETLAND FLAG

PROPOSED LEGEND	
---	EROSION CONTROL/LIMIT OF DISTURBANCE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND WATER LINE
---	UNDERGROUND GAS LINE

NOTES

- EXISTING CONDITIONS INFORMATION FROM "PLAN OF LAND" PREPARED BY C.S. KELLEY SURVEYORS (NO DATE) AND PROVIDED BY ATLANTIC MECHANICAL.
- EXISTING UTILITY INVERTS/DEPTHS ARE UNKNOWN. CONTRACTOR TO ACQUIRE AND CONFIRM ALL APPLICABLE HORIZONTAL AND VERTICAL DATA PRIOR TO ANY UTILITY INSTALLATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- WETLAND DELINEATION BY WETLAND STRATEGIES, INC., PLYMOUTH MA, PER REPORT DATED AUGUST 11, 2020.
- TEMPORARY ON-SITE, STORAGE CONTAINERS TO BE REMOVED UPON COMPLETION OF NEW BUILDING.



SITE PLAN  
SITE: 1047 WASHINGTON STREET /  
0 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS 02189  
FOR: JOE GRATTA  
1047 WASHINGTON STREET  
WEYMOUTH, MASSACHUSETTS 02189

NO.	REVISIONS
1	10/29/2020 - CONCOM
2	1/8/2021 - CONCOM & BZA
3	
4	
5	
6	
7	
8	
9	
10	

DATE: 1/8/2021	C1.0
DRAWN BY: JJA	
CHECKED BY: AJC	
JOB #: 64380	