

TOWN OF WEYMOUTH ZONING DATA:

DISTRICT: RESIDENCE R-1 DISTRICT	
CRITERIA	REQUIRED
MINIMUM LOT AREA	25,000 S.F.
MINIMUM LOT FRONTAGE	40 FT.
MINIMUM FRONT YARD	18 FT.
MINIMUM SIDE YARD	10 FT. / 20 FT. BLDG.
MINIMUM REAR YARD	24 FT.
MINIMUM LOT WIDTH	120 FT.
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FT.
MAXIMUM LOT COVERAGE	120 FT.

TOTAL AREA OF BUILDABLE LOTS = 152,632
TOTAL AREA FOR STREET PURPOSES = 19,579
TOTAL AREA OF EASEMENTS = 2,950
TOTAL SUBDIVIDED AREA = 175,161 SF
TOTAL AREA OF REMAINING LAND = 219,981
TOTAL LOT AREA = 395,142

RECORD OWNER:

CHERYL B. HARRINGTON REALTY TRUST
-LAND COURT CERTIFICATE #199830
-MAP 48, BLOCK 541, LOT 1 (94 SAMOSET STREET)

CHERYL B. HARRINGTON REALTY TRUST
-DEED BOOK 41246 PAGE 201
-MAP 48, BLOCK 541, LOT 2 (0 SAMOSET STREET)

CHERYL B. HARRINGTON REALTY TRUST
-DEED BOOK 36627 PAGE 491
-MAP 48, BLOCK 541, LOT 3 (54 SAMOSET STREET)

CHERYL B. HARRINGTON REALTY TRUST
-DEED BOOK 41246 PAGE 199
-MAP 48, BLOCK 541, LOT 7 (0 WAMPUM STREET)

CHERYL B. HARRINGTON REALTY TRUST
-DEED BOOK 41246 PAGE 203
-MAP 48, BLOCK 541, LOT 10 (52 REAR SAMOSET STREET)

NOTES:

- PROPERTY LINE, STREET LINE, AND OWNER INFORMATION WAS COMPILED FROM A PLAN DRAWN BY HARDY ENGINEERING DATED MARCH 2, 2015 ENTITLED "HARRINGTON PROPERTY WAMPUM & SAMOSET STREETS WEYMOUTH / BRAINTREE, MA". AND A PLAN DRAWN BY HOYT LAND SURVEYING DATED FEBRUARY 19, 2016 ENTITLED "AS-BUILT SITE PLAN OF LAND".
- THE SUBJECT SITE IS LOCATED WITHIN THE "RESIDENCE R-1" ZONING DISTRICT AND THE WATERSHED PROTECTION DISTRICT, AS DEPICTED ON THE TOWN OF WEYMOUTH ZONING DISTRICT MAP DATED NOVEMBER 30, 2017.

ENVIRONMENTAL RESOURCE AREA GIS REVIEW:

- 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, 2021 "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, 2021 "CERTIFIED VERNAL POOLS."
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "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.
- SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE C SURFACE WATER PROTECTION AREA.
- THERE IS NO WETLAND RESOURCE AREAS LOCATED ON THE PROPERTY. HOWEVER THERE IS A WETLAND RESOURCE AREA LOCATED OFF-SITE TO THE WEST. THE LOCATION OF THE WETLAND WAS DETERMINED BY MASS GIS.

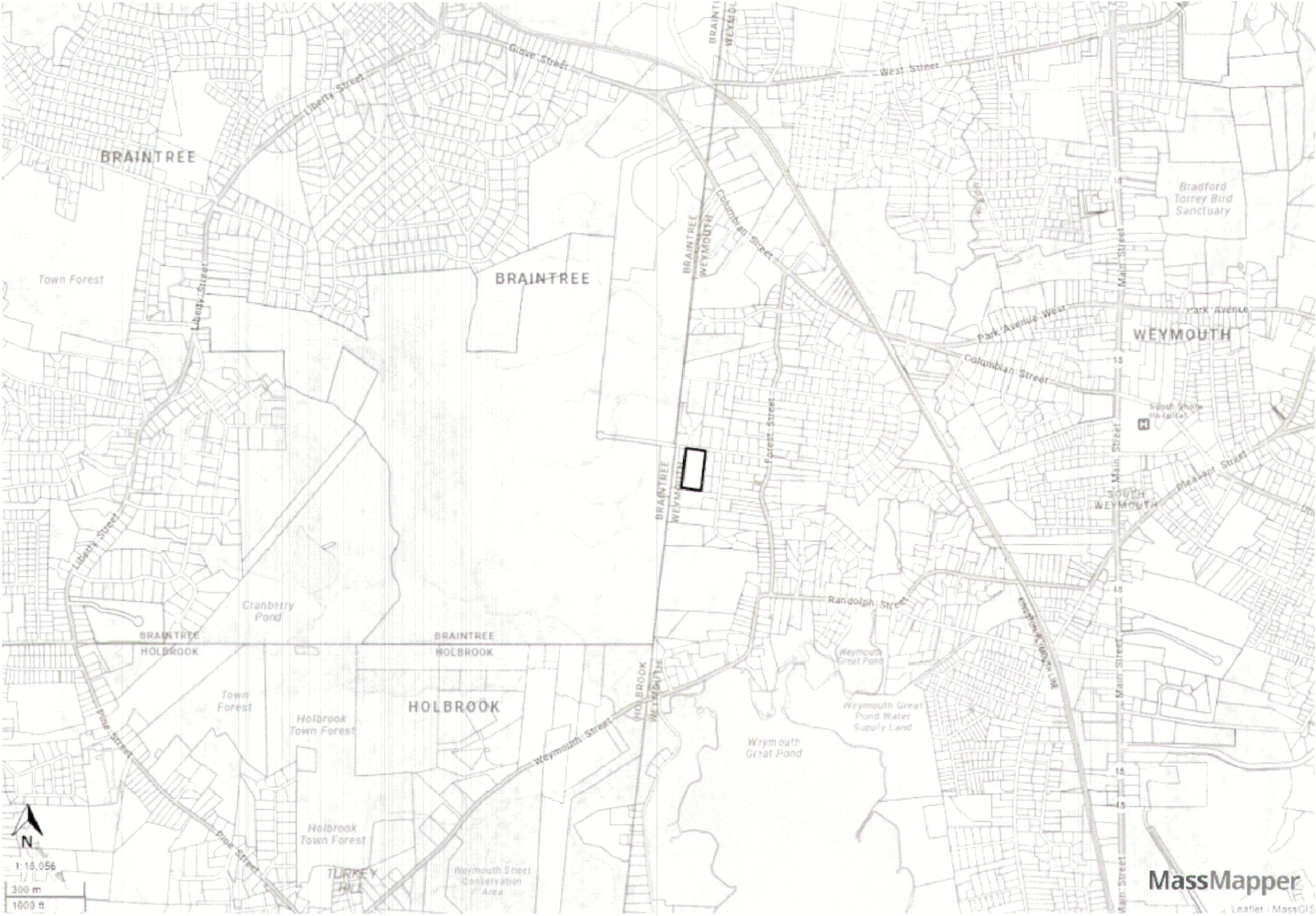
FLOODPLAIN:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON MAP No. 25021C0236E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

REQUESTED WAIVERS:

- SECTION 5.5.4 REQUEST WAIVER FROM PROVIDING 30' LANDSCAPE ISLAND IN THE CUL-DE-SAC.
- SECTION 5.6.3 REQUEST WAIVER FROM PROVIDING 3' RADIUS CAPE COD BERM DRIVEWAY FLARE.
- SECTION 5.12 REQUEST WAIVER FROM PROVIDING A SIDEWALK ON ONE SIDE OF A SUBDIVISION WITH MORE THAN FOUR LOTS.
- SECTION 5.13 REQUEST WAIVER FROM PLANTING STREET TREES.
- SECTION 6.3.1 REQUEST WAIVER FROM PROVIDING 28' WIDE ROADWAY TO INSTALL A 24' WIDE ROADWAY.
- SECTION 6.7.3 REQUEST WAIVER FROM PROVIDING CEMENT CONCRETE DRAIN PIPE TO PROVIDE PVC DRAIN PIPE.
- SECTION 6.11 REQUEST WAIVER FROM PROVIDING STREET LIGHTING IN THE ROADWAY TO PROVIDE POLE LATERNS IN THE FRONT YARDS IN ACCORDANCE WITH SECTION 6.11.4.

DEFINITIVE PLAN
DEER RUN SUBDIVISION
SAMOSET STREET, WEYMOUTH, MA 02190



DRAWING INDEX:

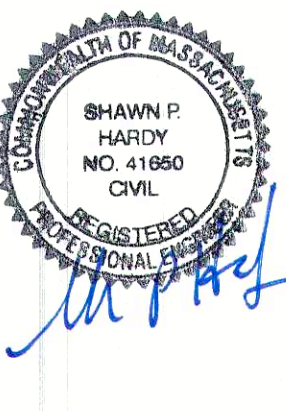
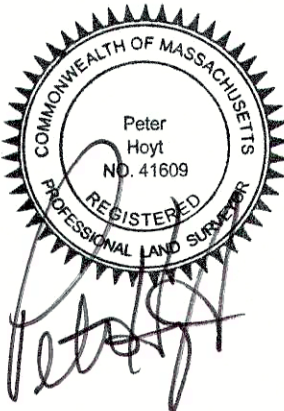
- T-1 TITLE SHEET
- C-1 LAYOUT PLAN
- C-2 GRADING AND UTILITY PLAN
- C-3 PROFILES
- C-4 EROSION CONTROL
- C-5 DETAILS
- C-6 EXISTING DRAINAGE AREA
- C-7 PROPOSED DRAINAGE AREA

REFERENCE PLAN:
EXISTING CONDITION PLAN

OWNER/APPLICANT:
CHERYL B HARRINGTON REALTY
54 SAMOSET STREET
WEYMOUTH, MA 02189

LAND SURVEYOR:
HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH, MA 02189
781-682-9192

CIVIL ENGINEER:
HARDY + MAN DESIGN GROUP PC
1285 WASHINGTON STREET
WEYMOUTH, MA 02189
(781) 335-1464



REVISIONS:			TITLE SHEET DEER RUN WEYMOUTH, MASSACHUSETTS		1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464
NO.:	COMMENTS:	DATE:			
			DRAWN BY: ZLD DESIGNED BY: SPH CHECKED BY: SPH	DATE: 08-30-2023	PREPARED FOR: EDMUND & CHERYL HARRINGTON
					SHEET T-1



WAY (PRIVATE - 50' WIDE)
(L.C.P. 24797A)

SAMOSET (PRIVATE - 40' WIDE) STREET

WAMPUM (PRIVATE - 40' WIDE) STREET

BRAINTREE
WEYMOUTH

N/F
EDMUND & CHERYL HARRINGTON
ASSESSORS MAP 48 BLOCK 541 LOT 1 (WEYMOUTH)
ASSESSORS MAP 1115 LOT 5 (BRAINTREE)
LAND COURT CERTIFICATE #154374
LOT AREA = 128,211 S.F. ± 2,943 AC. ±

N/F
DEVON WOOD CONDOMINIUM
ASSESSORS MAP 1115
DEED BOOK 8123 PAGE 293

DRILL HOLE
(FOUND-HELD)

DRILL HOLE
(FOUND-HELD)

DRILL HOLE
(FOUND-HELD)

DETAIL
N.T.S.

DETAIL
N.T.S.

DETAIL
N.T.S.



GRAPHIC SCALE: 1" = 40'

N/F
EDMUND & CHERYL HARRINGTON
ASSESSORS MAP 48 BLOCK 541 LOT 3
DEED BOOK 5330 PAGE 414

N/F
EDMUND & CHERYL HARRINGTON
ASSESSORS MAP 48 BLOCK 541 LOT 2
DEED BOOK 29675 PAGE 325

N/F
ROBERT MARGARET GOODROW
ASSESSORS MAP 48 BLOCK 541 LOT 3
DEED BOOK 41079 PAGE 452
DEED BOOK 41079 PAGE 454

N/F
MARK & BARBARA SMITH
ASSESSORS MAP 48 BLOCK 541 LOT 4
DEED BOOK 9452 PAGE 160

N/F
ARPAN & NISHA PATEL
DEED BOOK 35357 PAGE 600
MAP 48 BLOCK 541 LOT 8
#37 WAMPUM STREET

LOT 6
25,898± S.F. OR 0.595± ACRES TOTAL
PERIMETER = 852.34 FT.
LOT SHAPE FACTOR (LSF) = 28.05

LOT 4
25,212± S.F. OR 0.579± AC. TOTAL
PERIMETER = 637.72 FT.
LOT SHAPE FACTOR (LSF) = 16.11

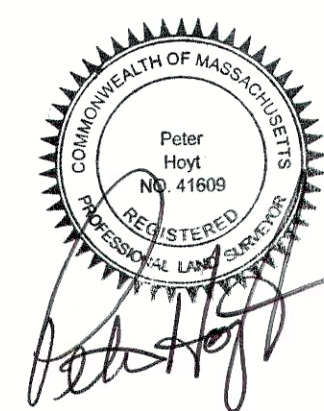
LOT 3
28,317± S.F. OR 0.650± ACRES TOTAL
PERIMETER = 828.39 FT.
LOT SHAPE FACTOR (LSF) = 24.23

LOT 2
25,006± S.F. OR 0.574± ACRES TOTAL
PERIMETER = 655.98 FT.
LOT SHAPE FACTOR (LSF) = 17.21

LOT 1
25,003± S.F. OR 0.574± ACRES TOTAL
PERIMETER = 659.58 FT.
LOT SHAPE FACTOR (LSF) = 16.36

N/F
LIAM & KIMBERLY
HARRINGTON
DEED BOOK 34028 PAGE 30
MAP 48 BLOCK 541 LOT 11
#53 WAMPUM STREET

N/F
TOWN OF WEYMOUTH
DEED BOOK 4803 PAGE 407
MAP 48 BLOCK 541 LOT 6
#0 WAMPUM STREET



TOTAL AREA OF BUILDABLE LOTS = 152,632
TOTAL AREA FOR STREET PURPOSES = 19,579
TOTAL AREA OF EASEMENTS = 2,950
TOTAL SUBDIVIDED AREA = 175,161 SF
TOTAL AREA OF REMAINING LAND = 219,981
TOTAL LOT AREA = 395,142

REVISIONS:

NO.	COMMENTS:	DATE:

LOT LAYOUT PLAN
DEER RUN

WEYMOUTH, MASSACHUSETTS

DRAWN BY: ZLD
DESIGNED BY: SPH
CHECKED BY: SPH

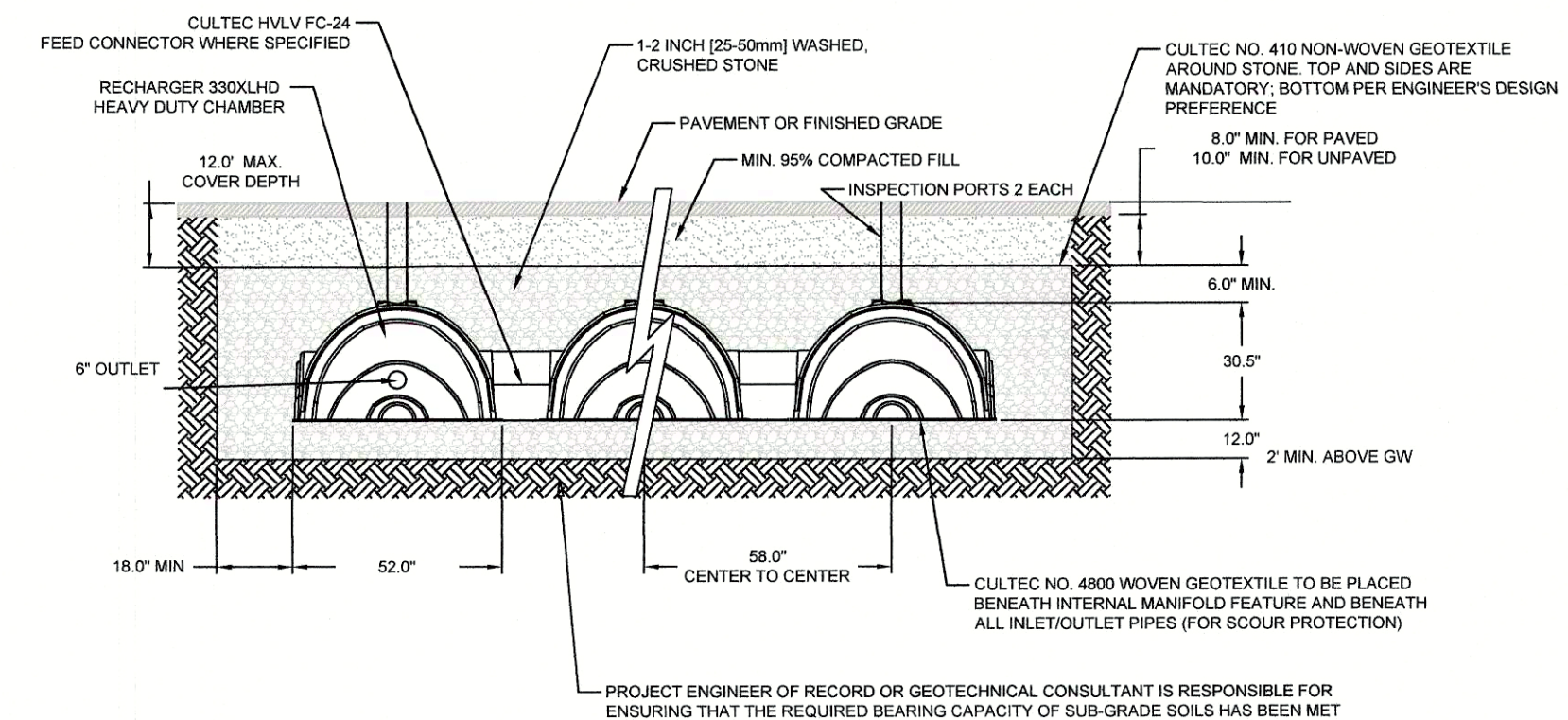
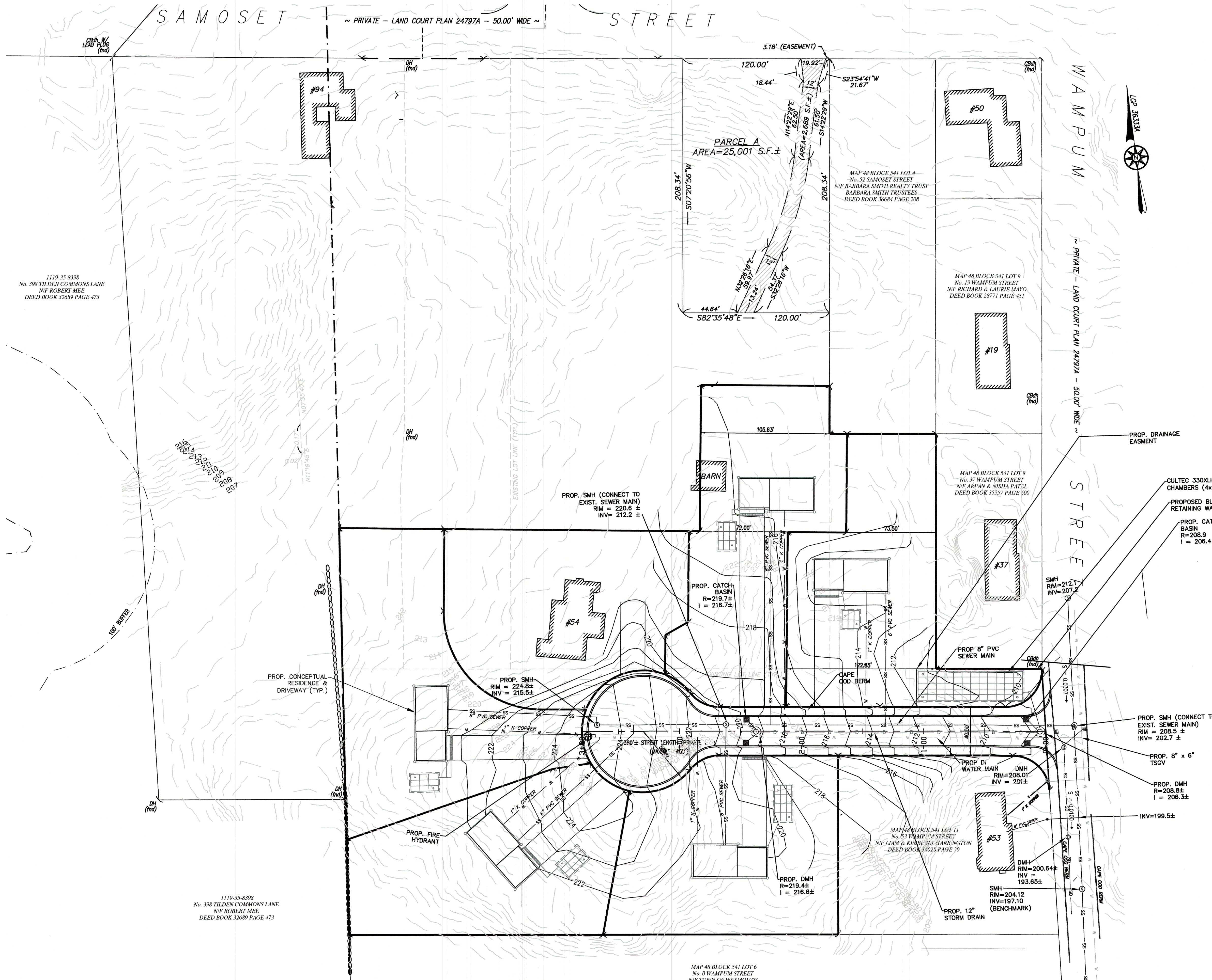
DATE: 08-30-2023



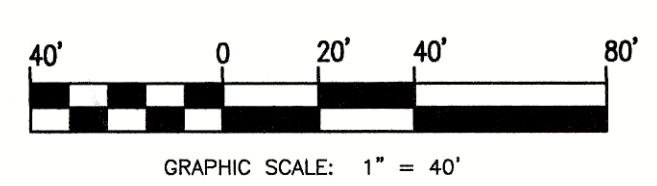
1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
EDMUND & CHERYL HARRINGTON

SHEET
C-1



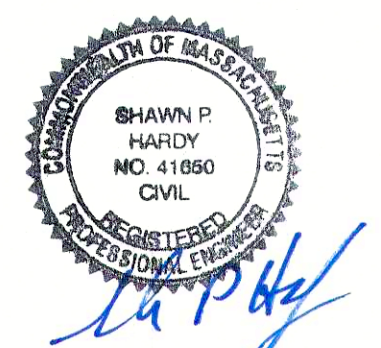
CULTEC RECHARGER 330XLHD CHAMBERS
N.T.S.

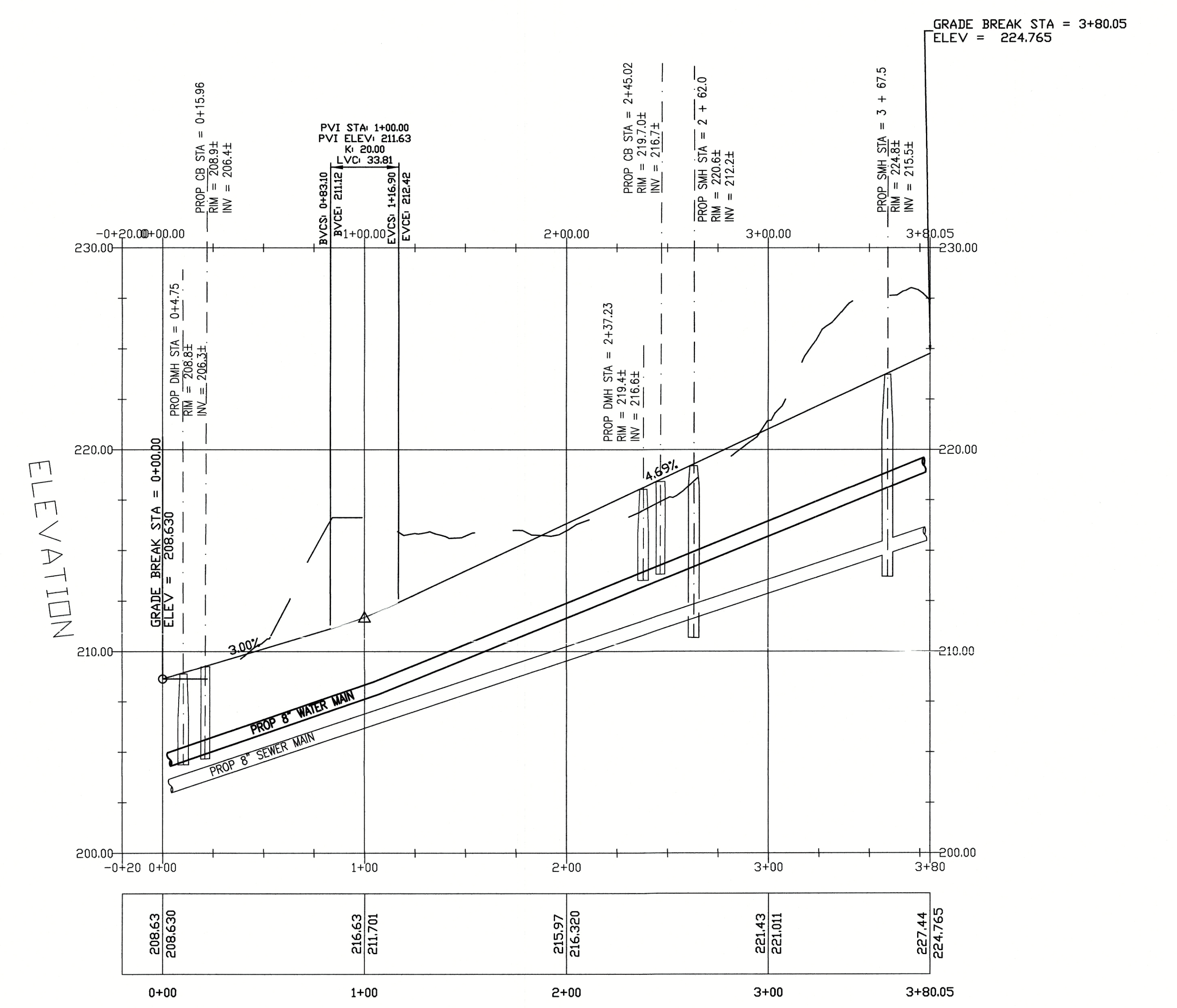
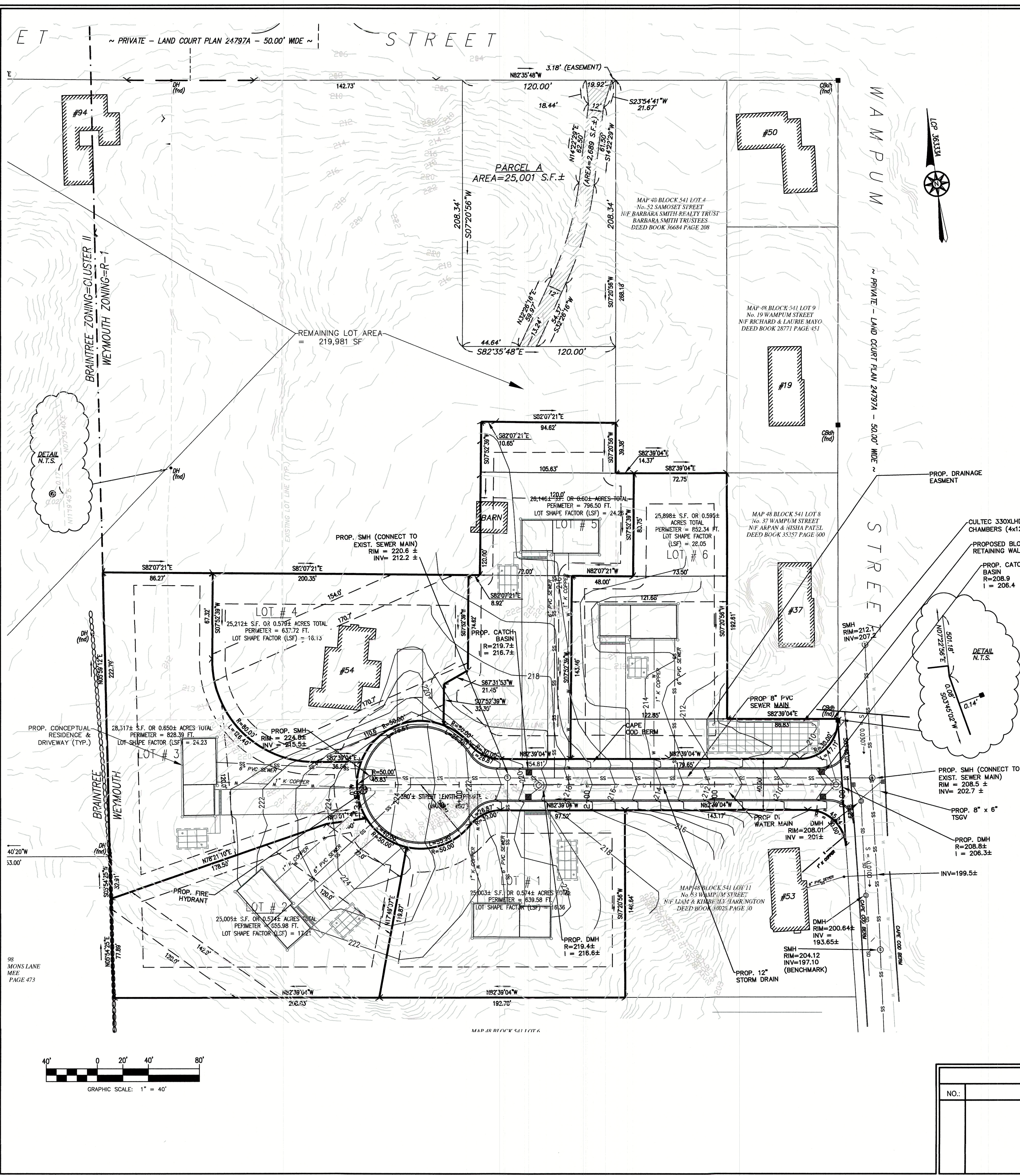


REVISIONS:		
NO.:	COMMENTS:	DATE:

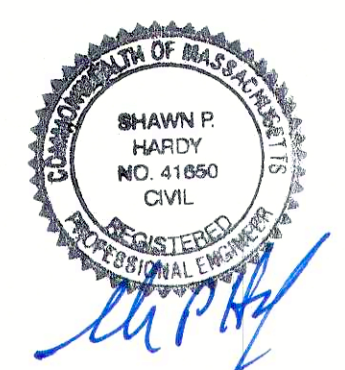
GRADING AND UTILITIES DEER RUN WEYMOUTH, MASSACHUSETTS	
DRAWN BY: ZLD DESIGNED BY: SPH CHECKED BY: SPH	DATE: 08-30-2023

 HARDY + MAN DESIGN GROUP, PC CIVIL DEVELOPMENT CONSULTING	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464
	PREPARED FOR: EDMUND & CHERYL HARRINGTON
SHEET C-2	

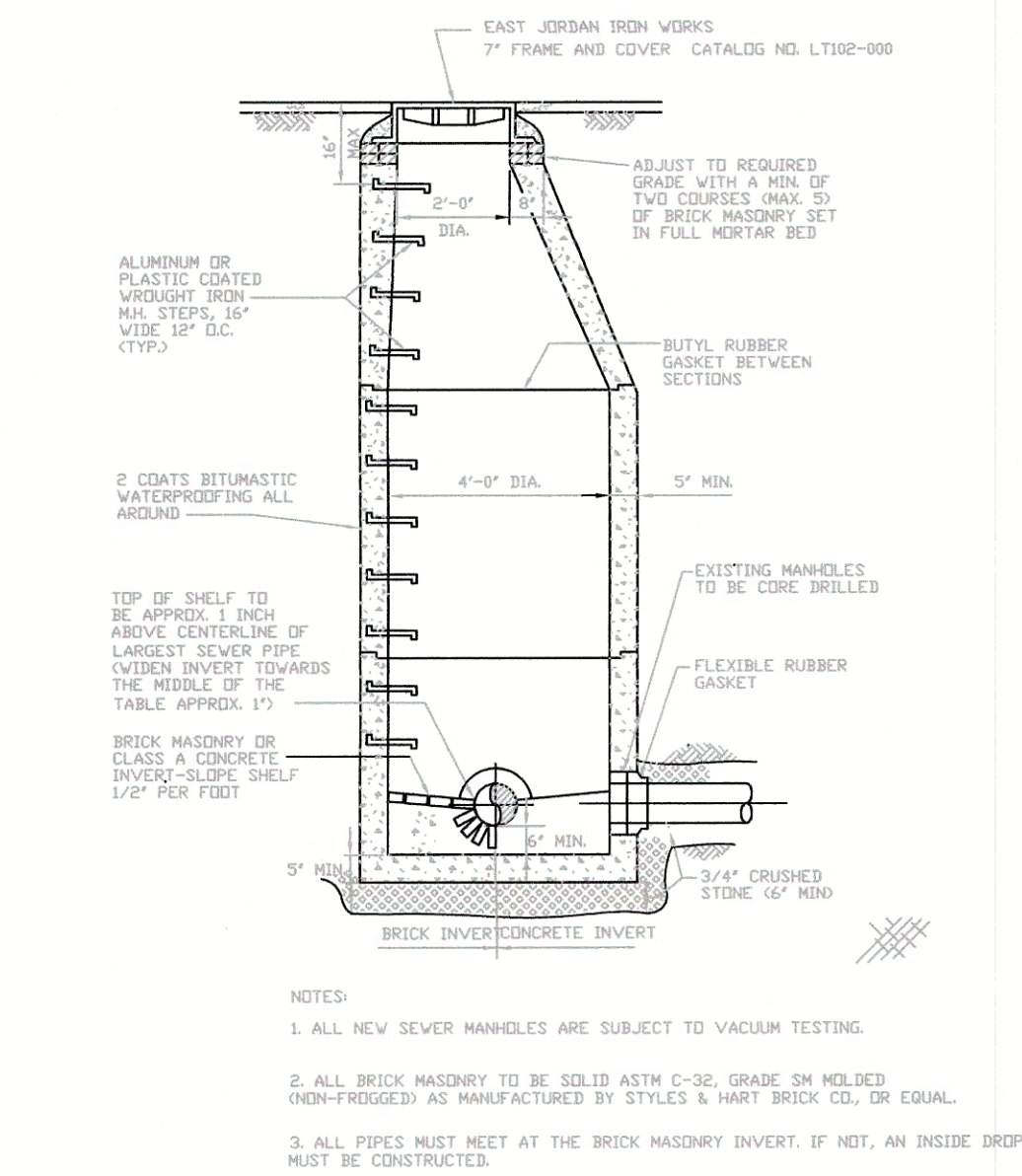




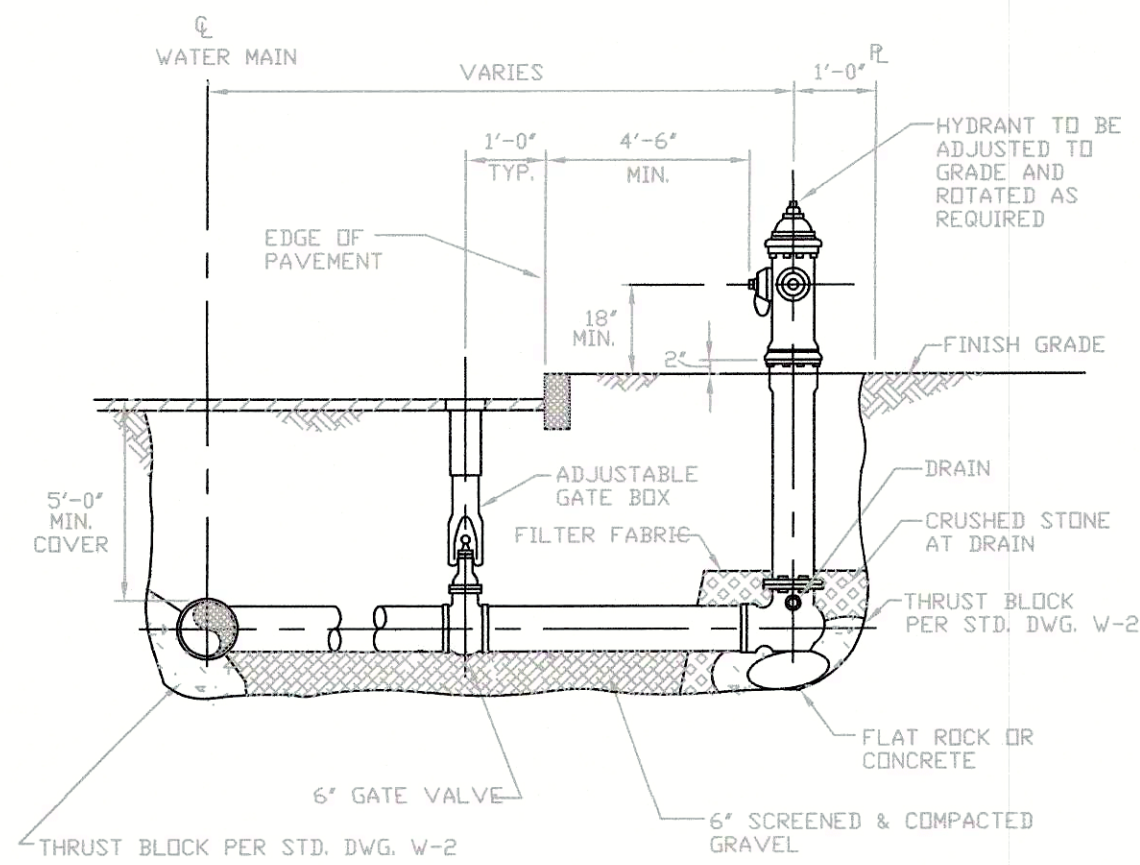
PROFILE VIEW OF CENTERLINE



REVISIONS:			PROFILE DEER RUN WEYMOUTH, MASSACHUSETTS		1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464
NO.	COMMENTS:	DATE:			
			DRAWN BY: ZLD	DATE: 08-30-2023	PREPARED FOR: EDMUND & CHERYL HARRINGTON
			DESIGNED BY: SPH		
			CHECKED BY: SPH		
HARDY MAN DESIGN GROUP, PC CIVIL DEVELOPMENT CONSULTING					SHEET C-3

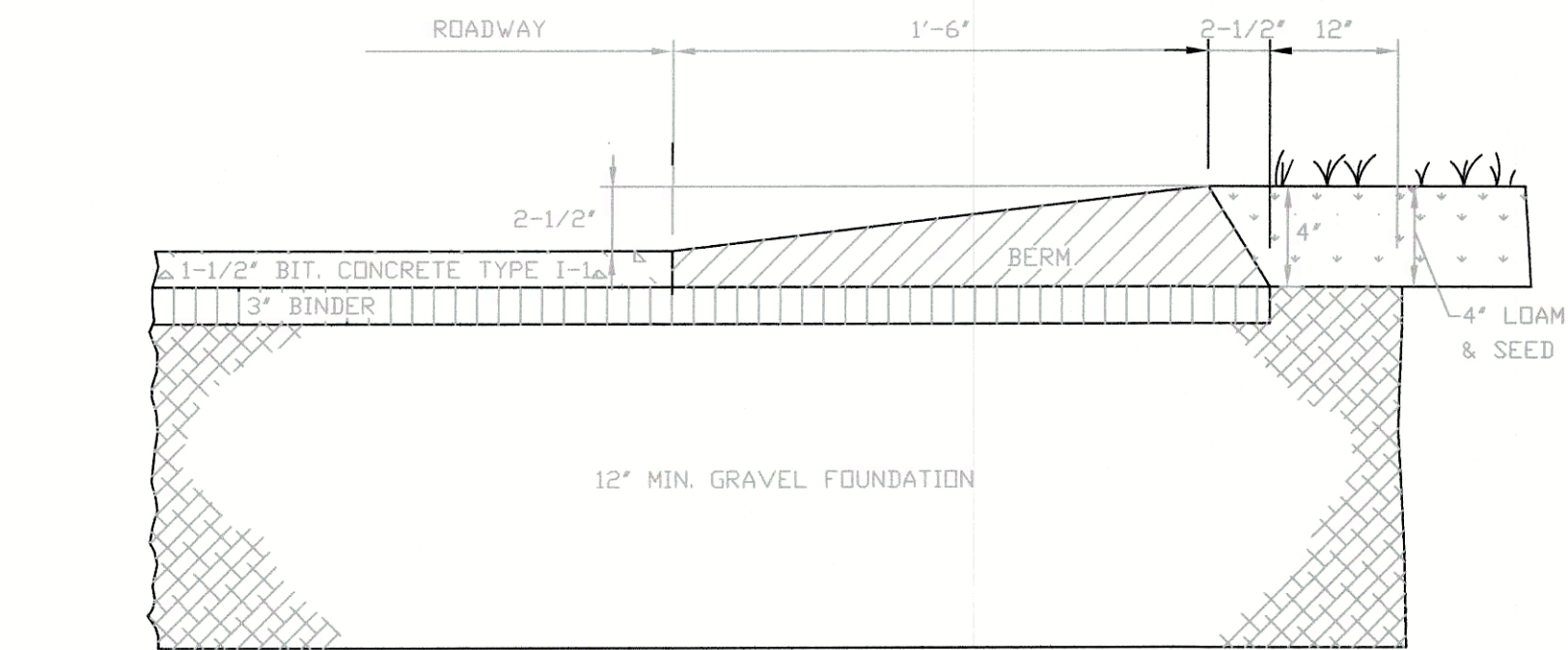


STANDARD PRE-CAST SEWER MANHOLE

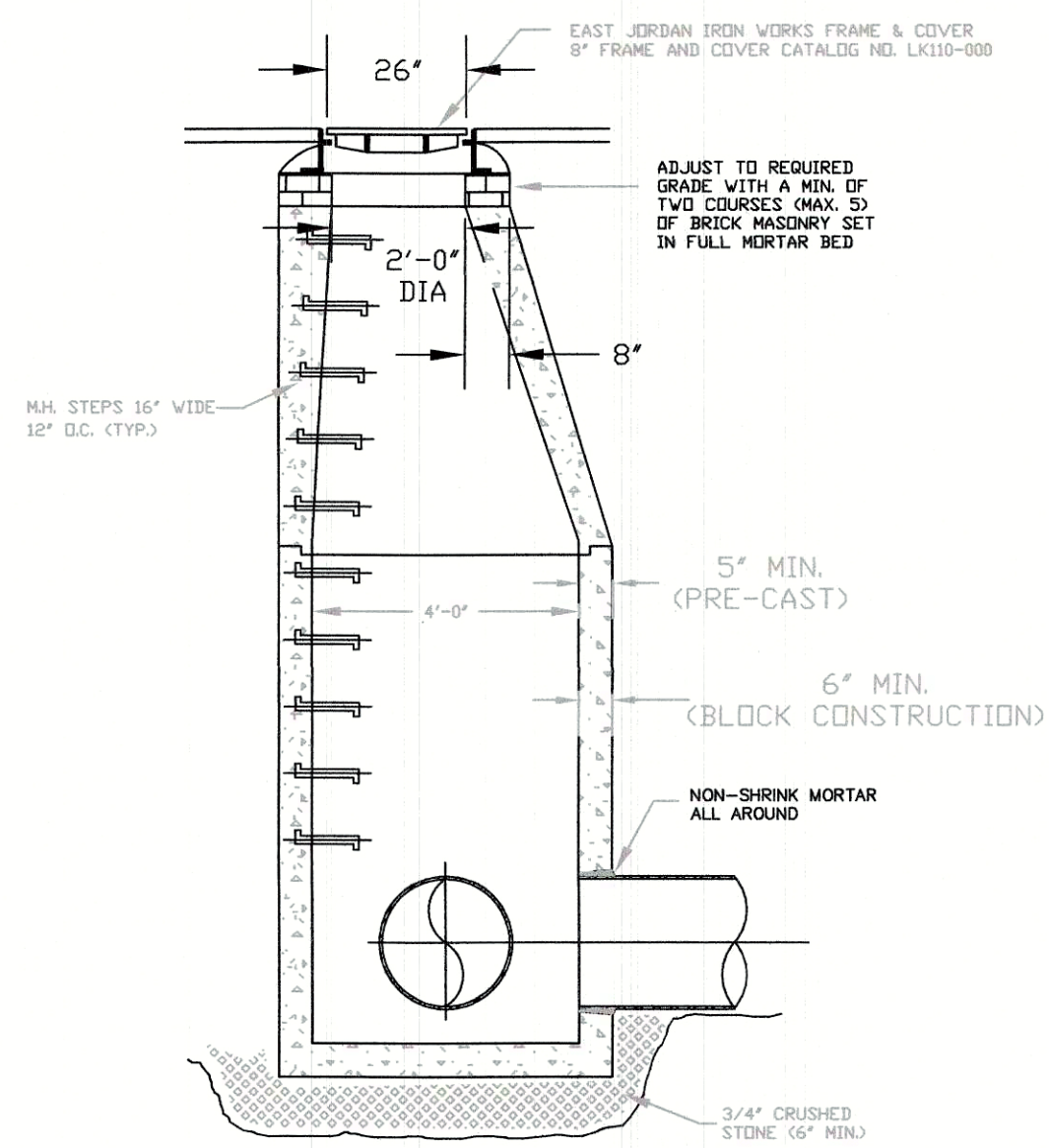


1. HYDRANT TO BE MUELLER CENTURION OR APPROVED EQUAL.
2. ALL HYDRANTS AND GATE VALVES TO OPEN TO THE RIGHT.
3. HYDRANT TO BE LOCATED AT PROPERTY CORNERS.

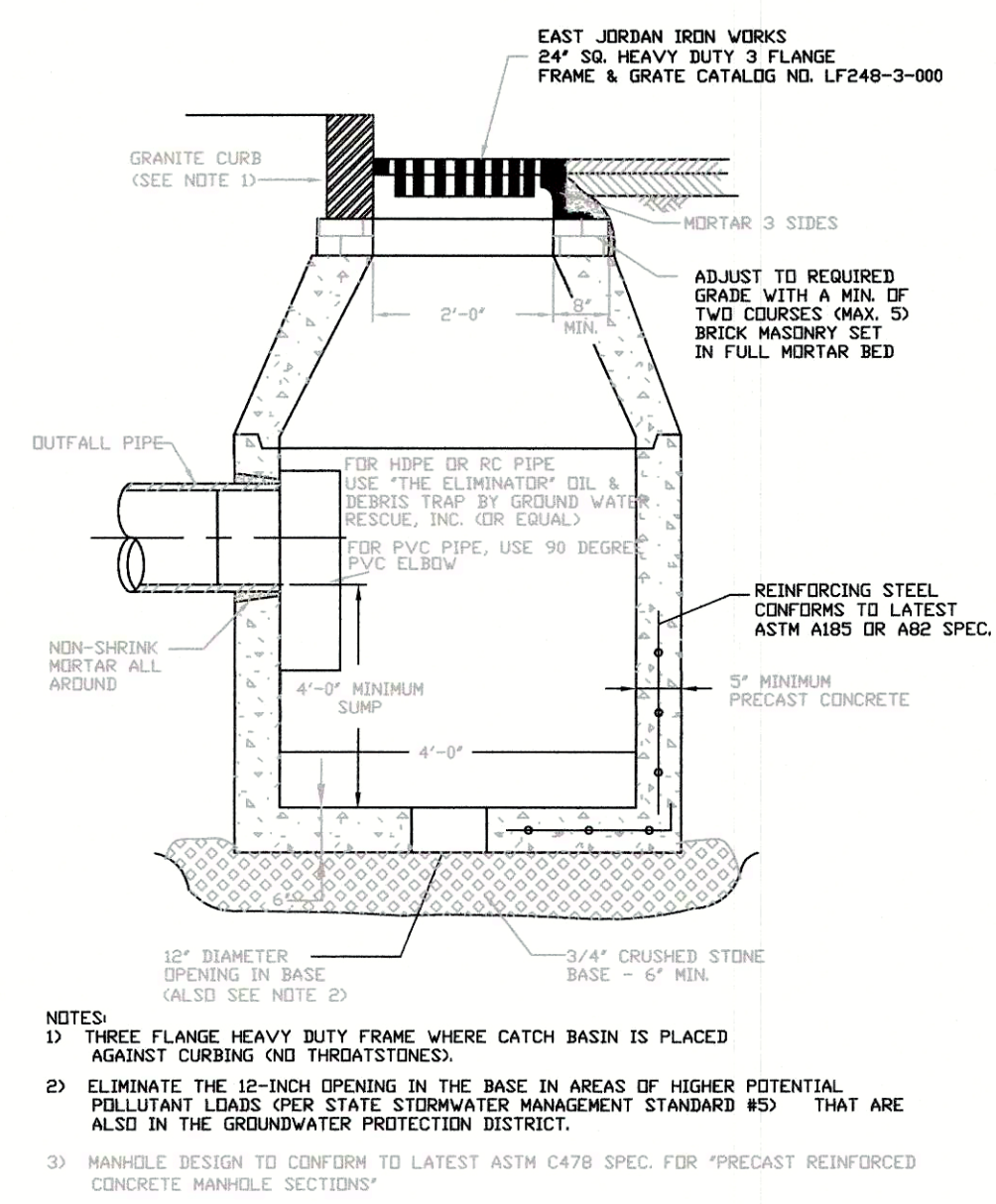
TYPICAL FIRE HYDRANT



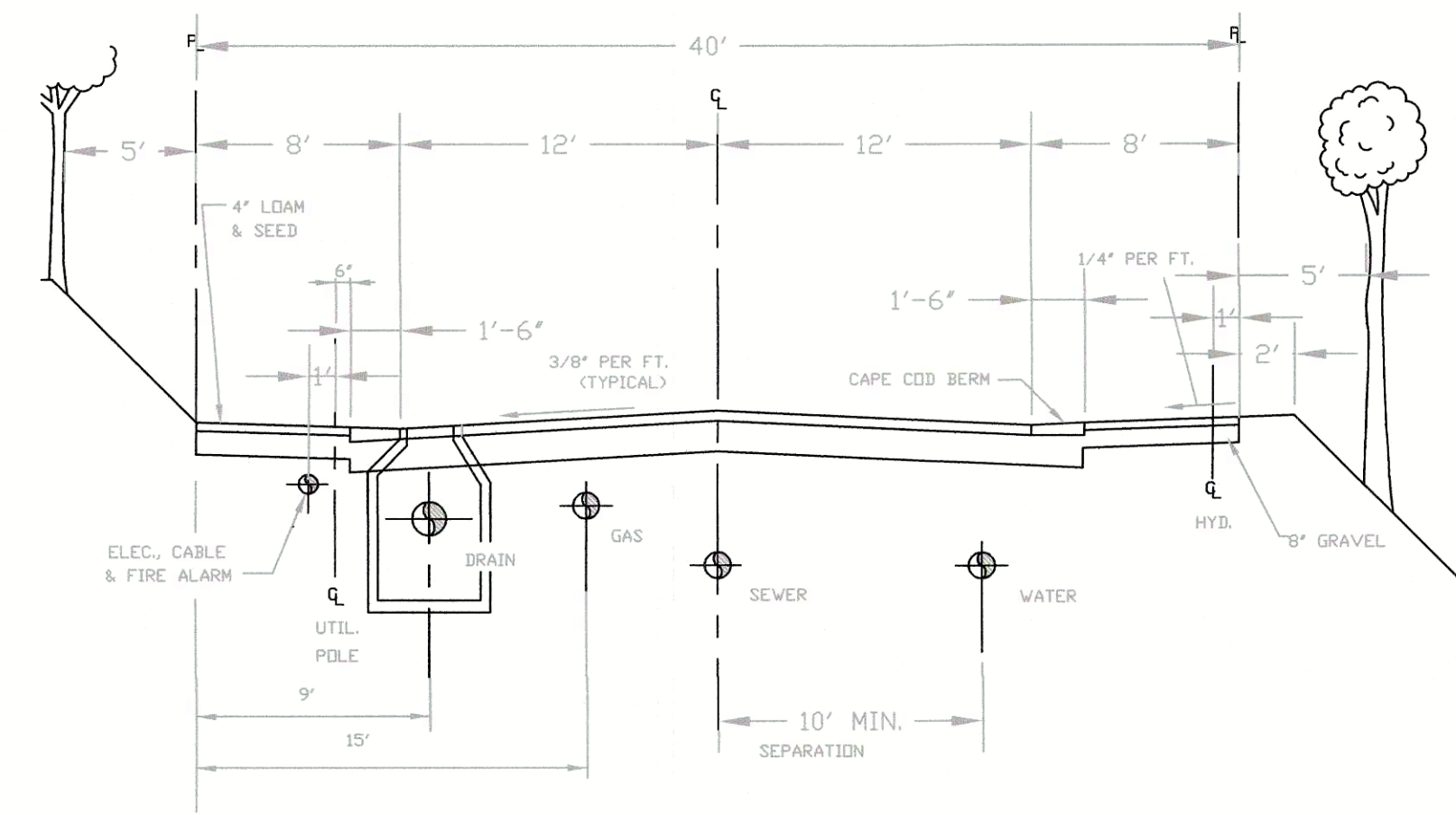
STANDARD CAPE COD BERM



STANDARD DRAIN MANHOLE

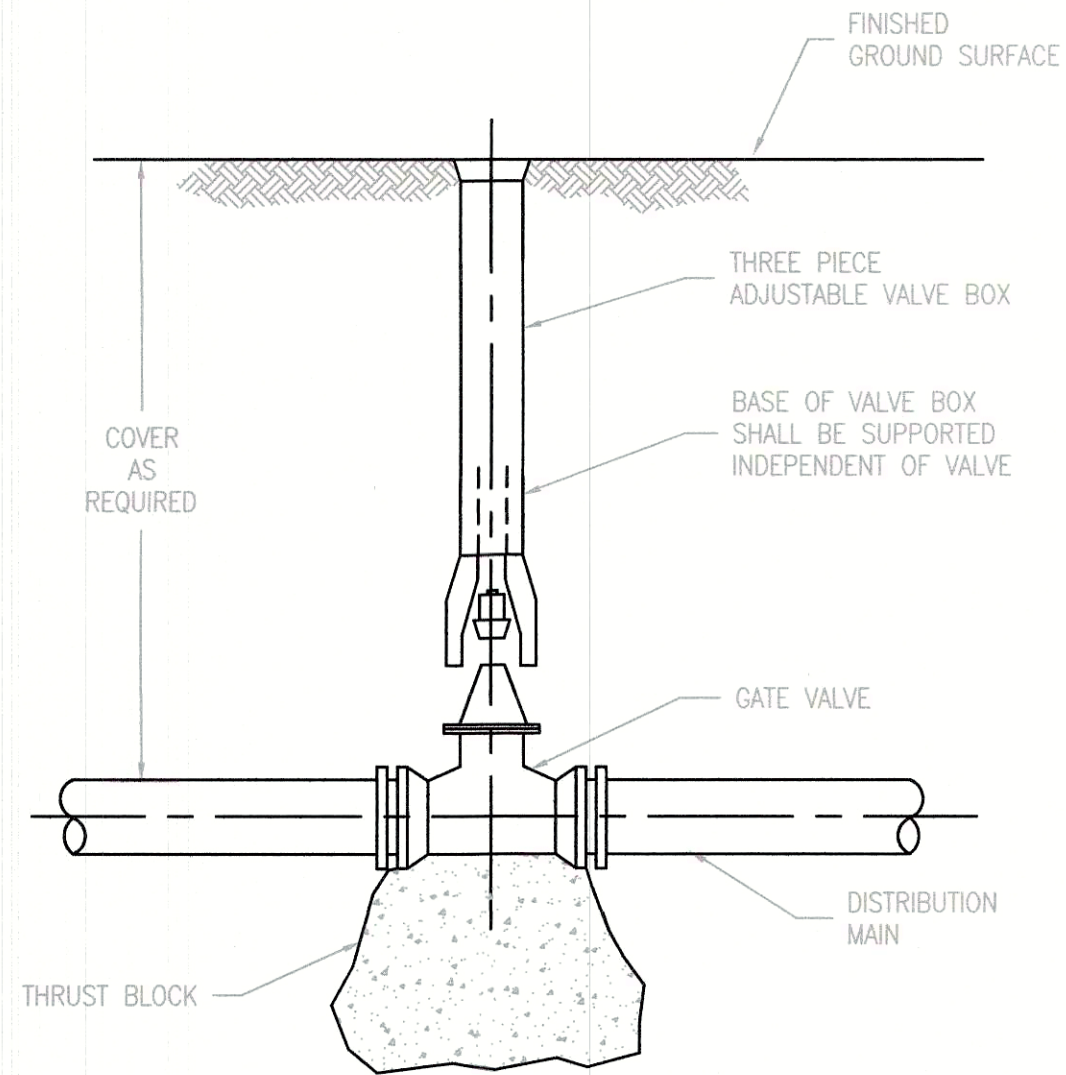


STANDARD CATCH BASIN



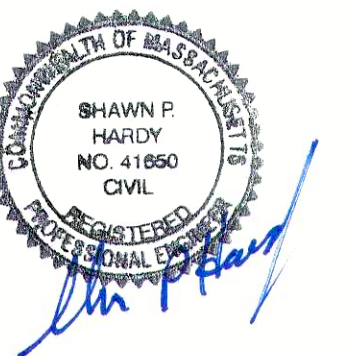
- SURFACE 1 1/2\"/>

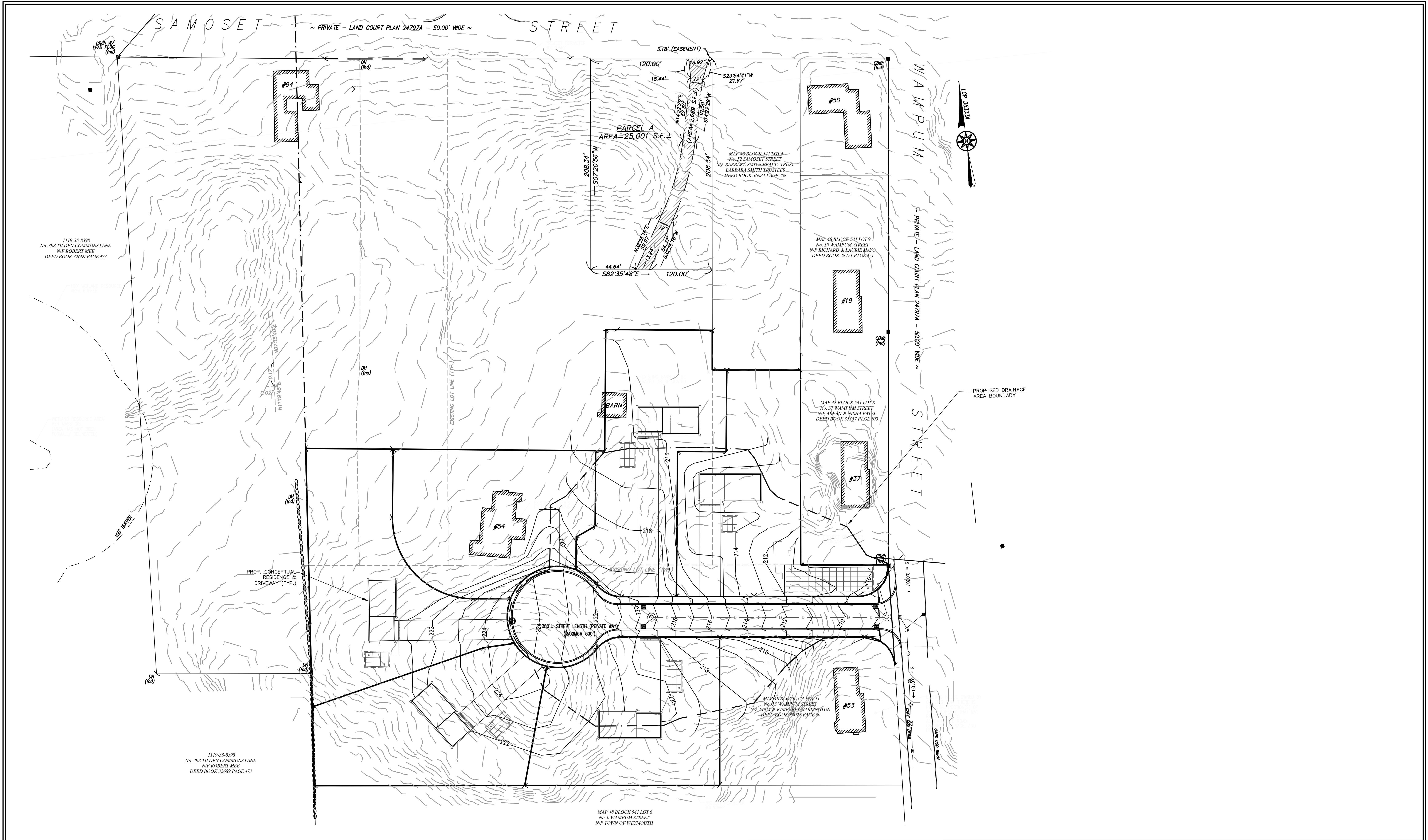
CROSS SECTION OF MINOR STREET - 40' LAYOUT



BURIED GATE VALVE

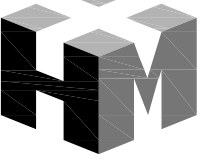
REVISIONS:			DETAILS DEER RUN WEYMOUTH, MASSACHUSETTS		1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464
NO:	COMMENTS:	DATE:			
			DRAWN BY: ZLD DESIGNED BY: SPH CHECKED BY: SPH	DATE: 08-30-2023	PREPARED FOR: EDMUND & CHERYL HARRINGTON
					SHEET C-5





REVISIONS:		
NO.	COMMENTS:	DATE:

PROPOSED DRAINAGE AREA DEER RUN WEYMOUTH, MASSACHUSETTS	
DRAWN BY: ZLD DESIGNED BY: SPH CHECKED BY: SPH	DATE: 08-30-2023

 HARDY + MAN DESIGN GROUP, PC CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464
	PREPARED FOR: EDMUND & CHERYL HARRINGTON
SHEET C-7	