

FOR
PROPOSED JRS DRIVE SUBDIVISION

DRAWING INDEX:

- ## SUPPLEMENTAL PLANS

-

A horizontal number line with tick marks at 1000, 500, 0, 1000, and 2000. The line is divided into four equal segments by these tick marks. The first segment (from -1000 to -500) is shaded with diagonal lines. The second segment (from -500 to 0) is shaded with horizontal lines. The third segment (from 0 to 1000) is unshaded. The fourth segment (from 1000 to 2000) is shaded with diagonal lines.

OWNER/APPLICANT:

ENGINEER/SURVEYOR

REAL ESTATE COUNSEL:

FOR REGISTRY USE ONLY

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE
WITH TOWN OF WEYMOUTH
ZONING BY-LAW.

Date	Description	No.
Revisions		

Gabriel R. Crocker
5-11-2022

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
GABRIEL R. CROCKER
CIVIL
No. 47917

**Crocker
Design
Group**

2 SHARP STREET,
UNIT A
HINGHAM,
MA 02043
P: 781-919-0808

Project

**DEFINITIVE
SUBDIVISION
PLAN
FOR JRS DRIVE**

Prepared for

**1317 WASHINGTON RE
HOLDINGS LLC**

**190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043**

Drawing Title

COVER SHEET

Project No.	100-081	Drawing No.
Date	05 / 12 / 22	
Scale	AS-NOTED	
Drawn By	CRM	
Approved By	GRC	

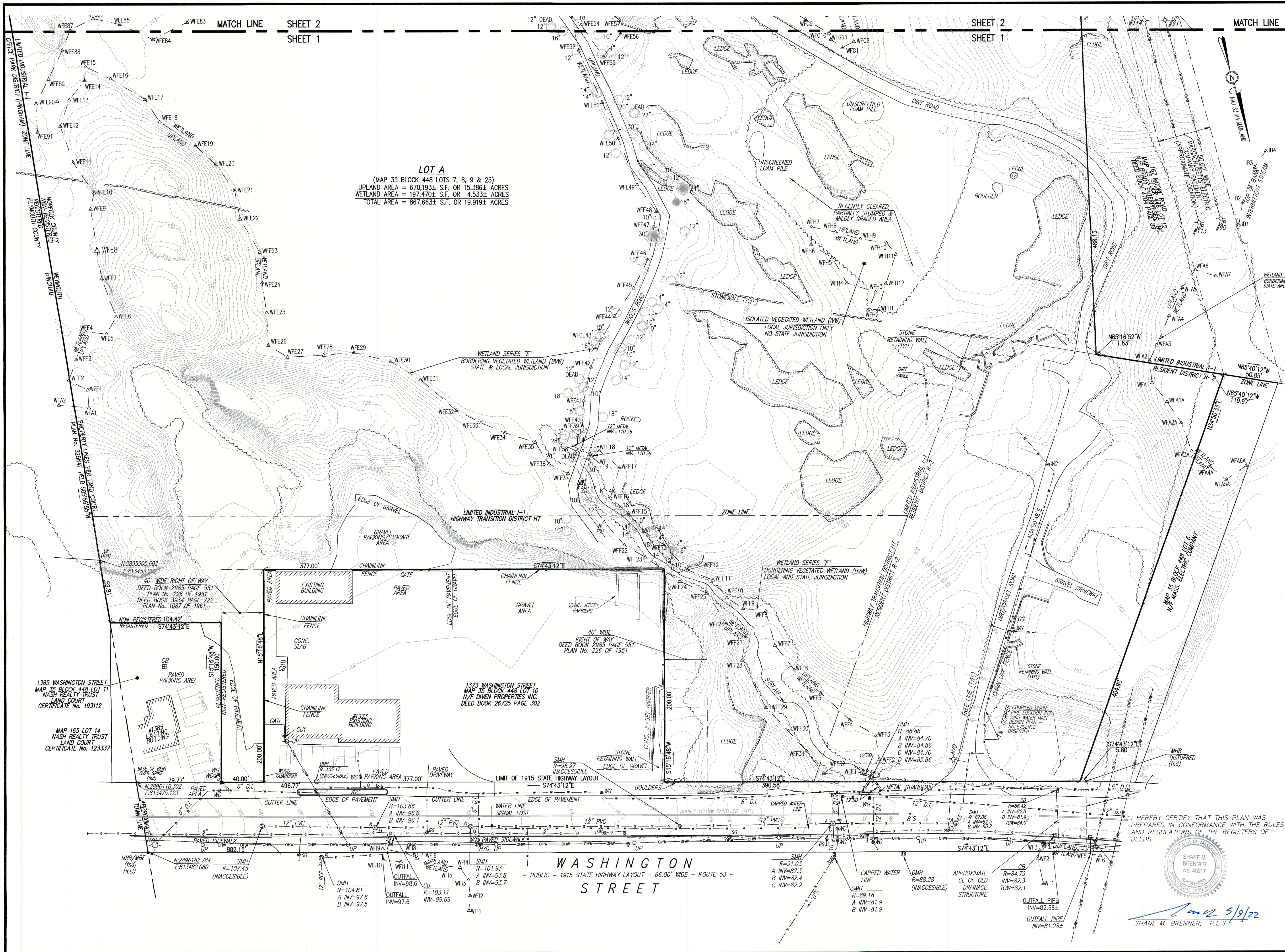
S-1

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN CONFORMANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS.

Gabriel R. Crocker
5-11-2022

GABRIEL R. CROCKER, P.E.

GABRIEL R. CROCKER, P.E.



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WEYMOUTH PLANNING BOARD

DATE:

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SCALE: 1" = 40'

Date	Description	No.
Revisions		

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

Crocker Design Group

2 SHARP STREET,
UNIT A
HINGHAM,
MA 02043
P: 781-919-0808

Project

**DEFINITIVE
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FOR JRS DRIVE**

Prepared for

**1317 WASHINGTON RE
HOLDINGS LLC**

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

**EXISTING
CONDITIONS PLAN**

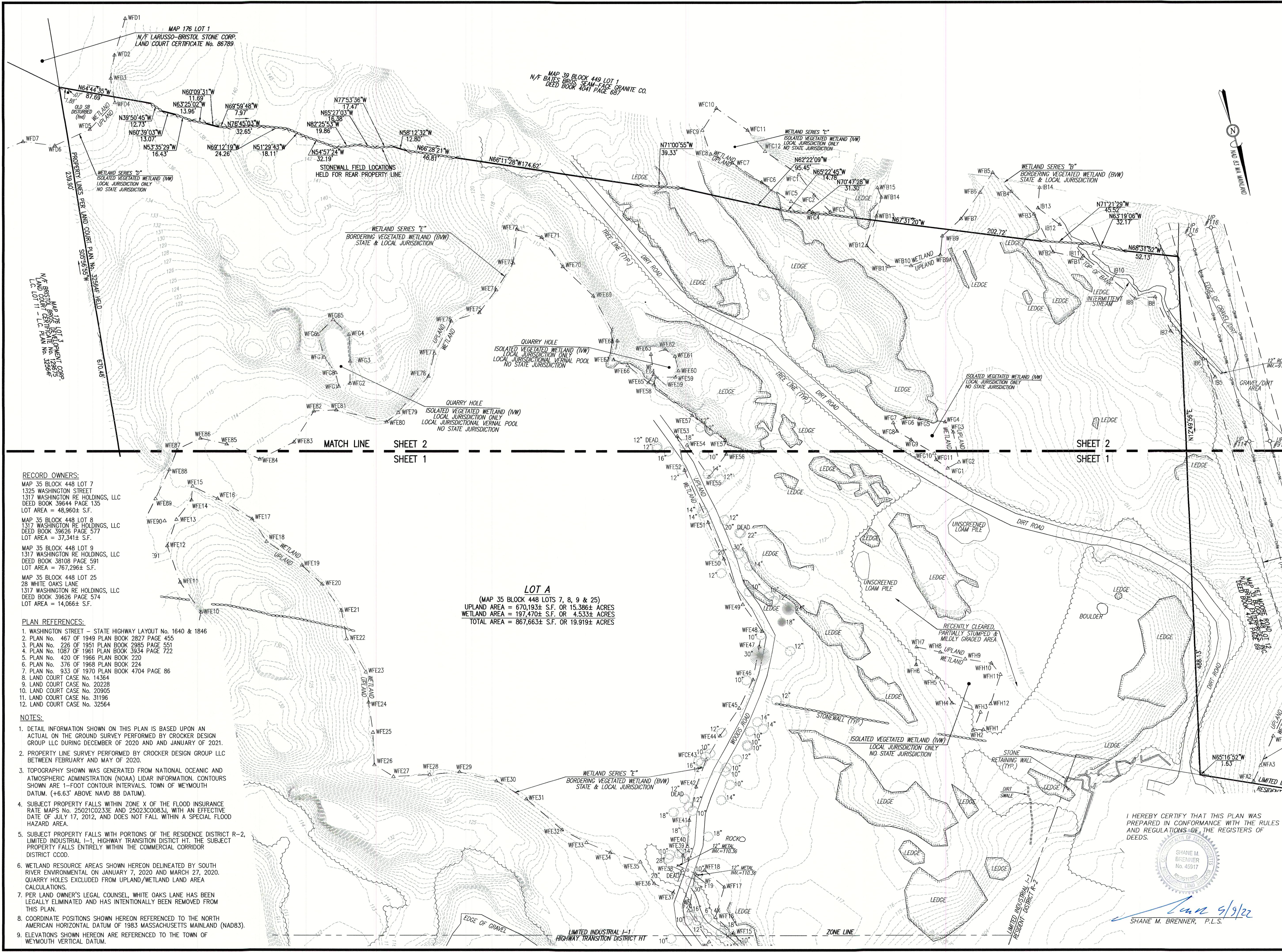
Project No.	100-081	Drawing No.	
Date	5/9/22		
Scale	AS-NOTED		
Drawn By	CRM		
Approved By	GRC		

S-2.0

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PREPARED IN CONFORMANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS.

SHANE M. BRENNER
No. 45917

5/9/22
SHANE M. BRENNER, P.L.S.



RECORD OWNERS:
MAP 35 BLOCK 448 LOT 7
1325 WASHINGTON STREET
1317 WASHINGTON RE HOLDINGS, LLC
DEED BOOK 39644 PAGE 135
LOT AREA = 48,960± S.F.
MAP 35 BLOCK 448 LOT 8
1317 WASHINGTON RE HOLDINGS, LLC
DEED BOOK 39626 PAGE 377
LOT AREA = 37,341± S.F.
MAP 35 BLOCK 448 LOT 9
1317 WASHINGTON RE HOLDINGS, LLC
DEED BOOK 38108 PAGE 591
LOT AREA = 767,296± S.F.
MAP 35 BLOCK 448 LOT 25
28 WHITE OAKS LANE
1317 WASHINGTON RE HOLDINGS, LLC
DEED BOOK 39626 PAGE 574
LOT AREA = 14,066± S.F.

- PLAN REFERENCES:**
1. WASHINGTON STREET - STATE HIGHWAY LAYOUT No. 1640 & 1846
 2. PLAN No. 467 OF 1949 PLAN BOOK 2827 PAGE 455
 3. PLAN No. 226 OF 1951 PLAN BOOK 2985 PAGE 551
 4. PLAN No. 1087 OF 1961 PLAN BOOK 3934 PAGE 722
 5. PLAN No. 420 OF 1966 PLAN BOOK 220
 6. PLAN No. 376 OF 1968 PLAN BOOK 224
 7. PLAN No. 933 OF 1970 PLAN BOOK 4704 PAGE 86
 8. LAND COURT CASE No. 14364
 9. LAND COURT CASE No. 20228
 10. LAND COURT CASE No. 20905
 11. LAND COURT CASE No. 31196
 12. LAND COURT CASE No. 32564

- NOTES:**
1. 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.
 2. PROPERTY LINE SURVEY PERFORMED BY CROCKER DESIGN GROUP LLC BETWEEN FEBRUARY AND MAY OF 2020.
 3. TOPOGRAPHY SHOWN WAS GENERATED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) LIDAR INFORMATION. CONTOURS SHOWN ARE 1-FOOT CONTOUR INTERVALS. TOWN OF WEYMOUTH DATUM. (+6.63' ABOVE NAVD 88 DATUM).
 4. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAPS No. 25020233E AND 250230083J, WITH AN EFFECTIVE DATE OF JULY 17, 2012, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 5. SUBJECT PROPERTY FALLS WITH PORTIONS OF THE RESIDENCE DISTRICT R-2, LIMITED INDUSTRIAL I-1, HIGHWAY TRANSITION DISTRICT HT. THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE COMMERCIAL CORRIDOR DISTRICT CCOD.
 6. WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON JANUARY 7, 2020 AND MARCH 27, 2020. QUARRY HOLES EXCLUDED FROM UPLAND/WETLAND LAND AREA CALCULATIONS.
 7. PER LAND OWNER'S LEGAL COUNSEL, WHITE OAKS LANE HAS BEEN LEGALLY ELIMINATED AND HAS INTENTIONALLY BEEN REMOVED FROM THIS PLAN.
 8. COORDINATE POSITIONS SHOWN HEREON REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 MASSACHUSETTS MAINLAND (NAD83).
 9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH VERTICAL DATUM.

LOT A
(MAP 35 BLOCK 448 LOTS 7, 8, 9 & 25)
UPLAND AREA = 670,193± S.F. OR 15.386± ACRES
WETLAND AREA = 197,470± S.F. OR 4.533± ACRES
TOTAL AREA = 867,663± S.F. OR 19.919± ACRES

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WEYMOUTH PLANNING BOARD

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ZONING BY-LAW.

SCALE: 1" = 40'

Date	Description	No.

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

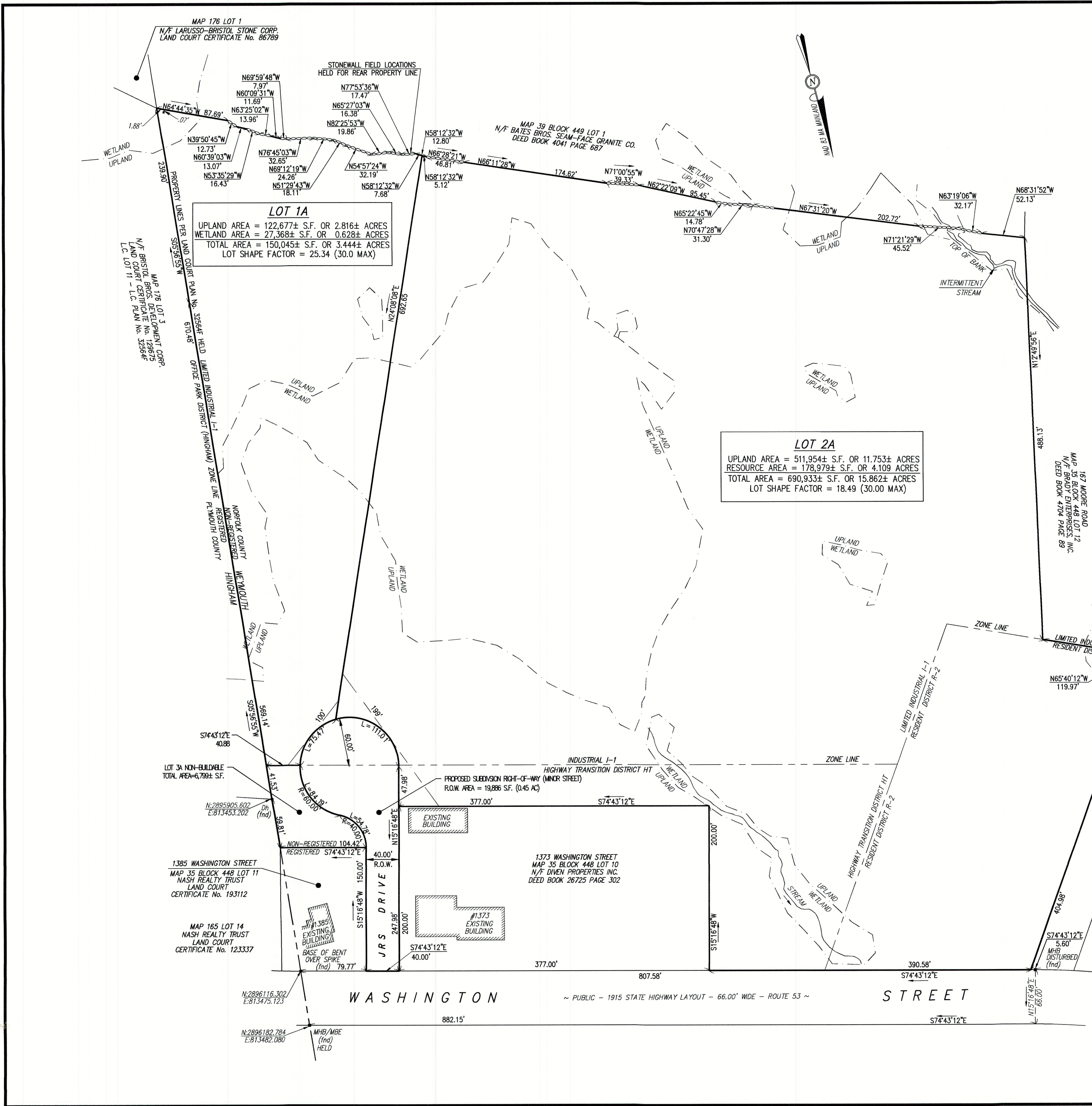
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

**DEFINITIVE
SUBDIVISION
PLAN
FOR JRS DRIVE**

Prepared for
**1317 WASHINGTON RE
HOLDINGS LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**EXISTING
CONDITIONS PLAN**

Project No.	100-081	Drawing No.	S-2.1
Date	5/9/22		
Scale	AS-NOTED		
Drawn By	CRM		
Approved By	GRC		



ZONING SUMMARY:

EXISTING ZONE: INDUSTRIAL PARK I-1, HIGHWAY TRANSITION DISTRICT HT, RESIDENT DISTRICT R-2
OVERLAY DISTRICTS: COMMERCIAL CORRIDOR OVERLAY DISTRICT CCOD (THE ROUTE 53 CORRIDOR)-ENCOMPASSES ENTIRE PARCEL

	I-1	HT	R-2	CCOD
MINIMUM LOT SIZE (SF)	20,000 SF	N/A	N/A	MIN. 30,000 SF
MINIMUM LOT AREA (SF/DU)	N/A	15,000 S.F.; FAR OF 0.25	10,000 FOR SINGLE FAMILY AND NON RESIDENTIAL PLUS 5,000 PER EACH ADDITIONAL RESIDENTIAL UNIT	MAX. FAR 0.75
MINIMUM LOT WIDTH (FT)	100'	75'	75'	N/A
MINIMUM FRONTAGE (FT)	40'	60'	75'	N/A
MINIMUM FRONT YARD DEPTH (FT)	40'	20'	18'	MAX 70' (AVG)* MIN 25'
MINIMUM SIDE YARD DEPTH (FT)	25'	10'	10'	10'
MINIMUM REAR YARD DEPTH (FT)	NONE	10'	10'; 20' FROM ANY OTHER DWELLING	15'
MINIMUM LOT COVERAGE	80% AND MIN. LANDSCAPED AREA	50% 25% MIN. FOR LANDSCAPING	30% FOR BUILDING; 25% MIN. FOR LANDSCAPING	MAX BUILDING COVERAGE 60%
BUILDING HEIGHT	6 STORIES NOT TO EXCEED 80'	3 STORIES OR 45' WHICHEVER IS LESS	3 STORIES NOT TO EXCEED 35'	MIN. 45' (3 STORIES)** MIN. 60' (4 STORIES)**

*MAXIMUM FRONT YARD SETBACK IS TAKEN AS AN AVERAGE ACROSS THE BUILDING FRONTAGE TO ALLOW FOR A MINIMUM FIVE-FOOT LANDSCAPE AREA ALONG THE FRONTAGE, A ROW OF PARKING, AND TRAVEL AISLE.
**WHEN THE SETBACK AVERAGING LESS THAN 70 FEET IS PROPOSED, THE HEIGHT OF THE BUILDING WILL BE LIMITED TO TWO STORIES AND 35 FEET FROM THE FRONT OF THE BUILDING TO THE SEVENTY-FOOT SETBACK LINE.

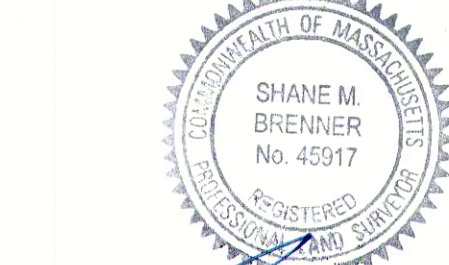
PROPOSED LOT AREA SUMMARY BREAKDOWN BY ZONE:

	I-1 ZONE	HT ZONE	R-2 ZONE	TOTAL
LOT 1A	150,045 S.F.	0 S.F.	0 S.F.	150,045± S.F.
LOT 2A	525,536± S.F.	64,985± S.F.	100,412± S.F.	690,933± S.F.
LOT 3A	0 S.F.	6,799± S.F.	0 S.F.	6,799 S.F.
SUBDIVISION R.O.W.	5,417± S.F.	14,469± S.F.	0 S.F.	19,886± S.F.
EXISTING OVERALL PROPERTY	680,998± S.F.	86,253± S.F.	100,412 S.F.	867,663 S.F.

- GENERAL NOTES:
- PROPERTY LINE SURVEY PERFORMED BY CROCKER DESIGN GROUP LLC BETWEEN FEBRUARY AND MAY OF 2020.
 - SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAPS No. 25021C0233E AND 25023C0083J, WITH AN EFFECTIVE DATE OF JULY 17, 2012, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 - SUBJECT PROPERTY FALLS WITH PORTIONS OF THE RESIDENCE DISTRICT R-2, LIMITED INDUSTRIAL I-1, HIGHWAY TRANSITION DISTRICT HT, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE COMMERCIAL CORRIDOR DISTRICT CCOD.
 - ZONING SETBACKS ARE NOT SHOWN HEREON AS THEY MAY DIFFER DEPENDING ON THE PROPOSED USE OF THE PROPERTY.
 - WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON JANUARY 7, 2020 AND MARCH 27, 2020. FOR REFERENCE TO A SPECIFIC TYPE OF WETLAND RESOURCE AREA SHOWN AND LABELED AS WETLAND, SEE WETLAND LOCATION PLAN INCLUDED IN APPROVED ORDER OF RESOURCE AREA DELINEATION (ORAD) WITH AN ISSUANCE DATE FOR THIS PROJECT OF JULY 28, 2020. QUARRY HOLES EXCLUDED FROM UPLAND/WETLAND LAND AREA CALCULATIONS.
 - COORDINATE POSITIONS SHOWN HEREON REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 MASSACHUSETTS MAINLAND (NAD83).

- PLAN REFERENCES:
- WASHINGTON STREET-STATE HIGHWAY LAYOUT No. 1640 & 1846
 - PLAN No. 467 OF 1949 PLAN BOOK 2827 PAGE 455
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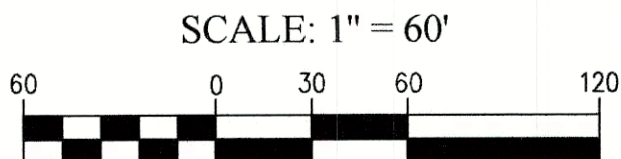
SHANE M. BRENNER, P.L.S. 5/9/22

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW WEYMOUTH PLANNING BOARD

DATE:

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH TOWN OF WEYMOUTH ZONING BY-LAW.



Date	Description	No.
Revisions		

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PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

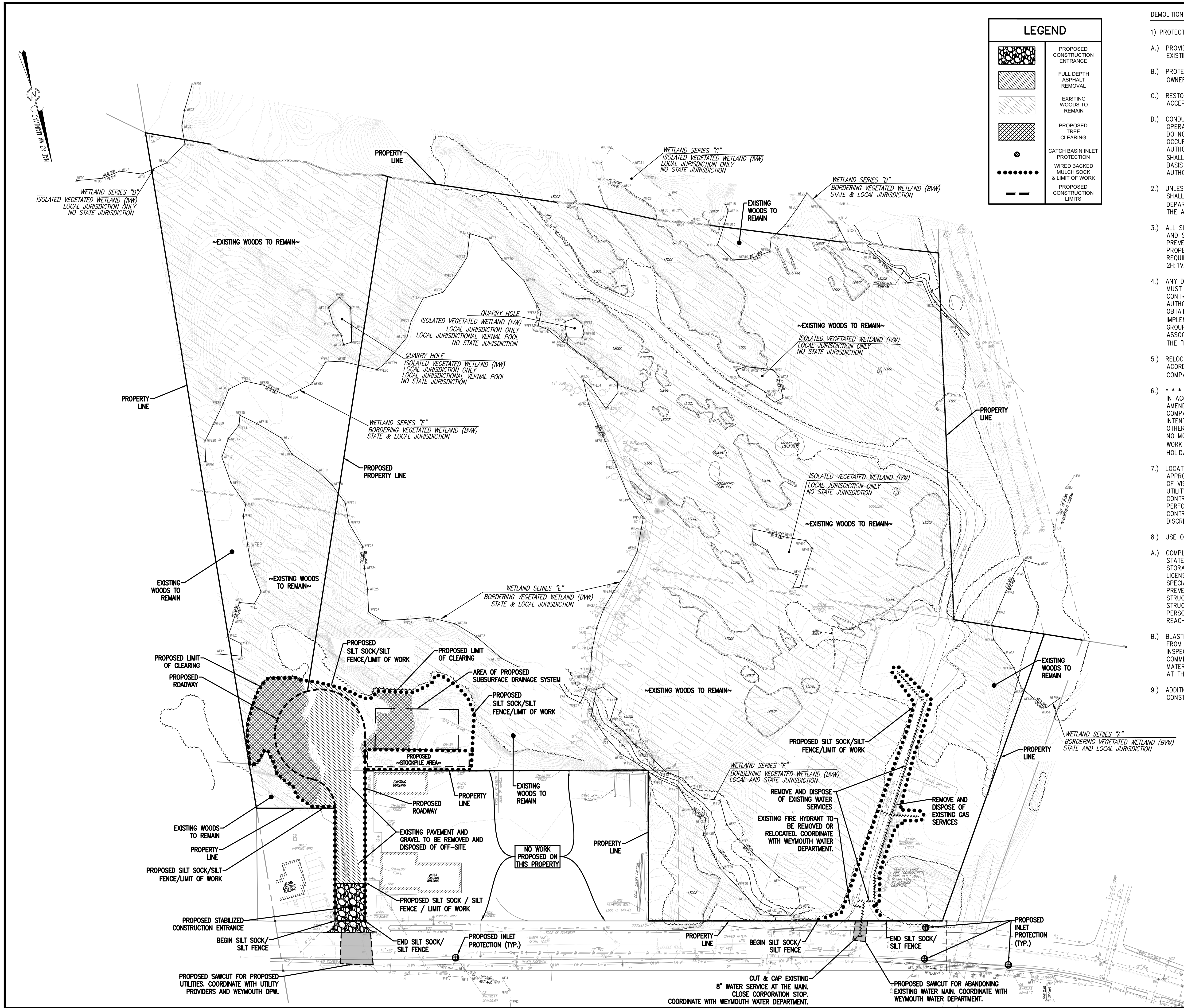
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
DEFINITIVE SUBDIVISION PLAN FOR JRS DRIVE

Prepared for
1317 WASHINGTON RE HOLDINGS LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
PROPOSED LOT LAYOUT PLAN

Project No.	100-481	Drawing No.	S-3
Date	5/9/22		
Scale	AS-NOTED		
Drawn By	CRM		
Approved By	GRC		



LEGEND

	PROPOSED CONSTRUCTION ENTRANCE
	FULL DEPTH ASPHALT REMOVAL
	EXISTING WOODS TO REMAIN
	PROPOSED TREE CLEARING
	CATCH BASIN INLET PROTECTION
	WIRED BACKED MULCH SOCK & LIMIT OF WORK
	PROPOSED CONSTRUCTION LIMITS

DEMOLITION AND EROSION CONTROL NOTES:

- 1) PROTECTIONS
 - A.) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
 - B.) PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
 - C.) RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
 - D.) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 2) UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
- 3) ALL SLOPES, UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION INTO WETLAND RESOURCE AREAS, ADJUTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2H:1V SLOPES. SLOPES MAY NOT EXCEED 2H:1V.
- 4) ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLAN(S) MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE." CROCKER DESIGN GROUP, LLC, ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.
- 5) RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
- 6) *** DIG SAFE NOTE ***

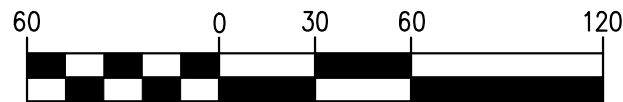
IN ACCORDANCE WITH MGL. CH. 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- 7) LOCATION OF UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPILATIONS. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS SHALL BE PERFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION.
- 8) USE OF EXPLOSIVES
 - A.) COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURERS WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER DISPOSITION OF EXPLOSIVES. UTILIZE SPECIAL PRECAUTIONS FOR PROPER USE OF EXPLOSIVES TO PREVENT HARM TO HUMAN LIFE AND DAMAGE TO SURFACE STRUCTURES, ALL UTILITY LINES, OR OTHER SUBSURFACE STRUCTURES. DO NOT CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
 - B.) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE LOCAL FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND OTHER PERTINENT AGENCIES, PRIOR TO COMMENCEMENT OF WORK. ALL BLASTED ROCK OR OTHER EXCESS MATERIALS MUST BE REMOVED FROM THE SITE AND DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR.
- 9) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.

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PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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P: 781-919-0808

Project **DEFINITIVE SUBDIVISION PLAN FOR JRS DRIVE**

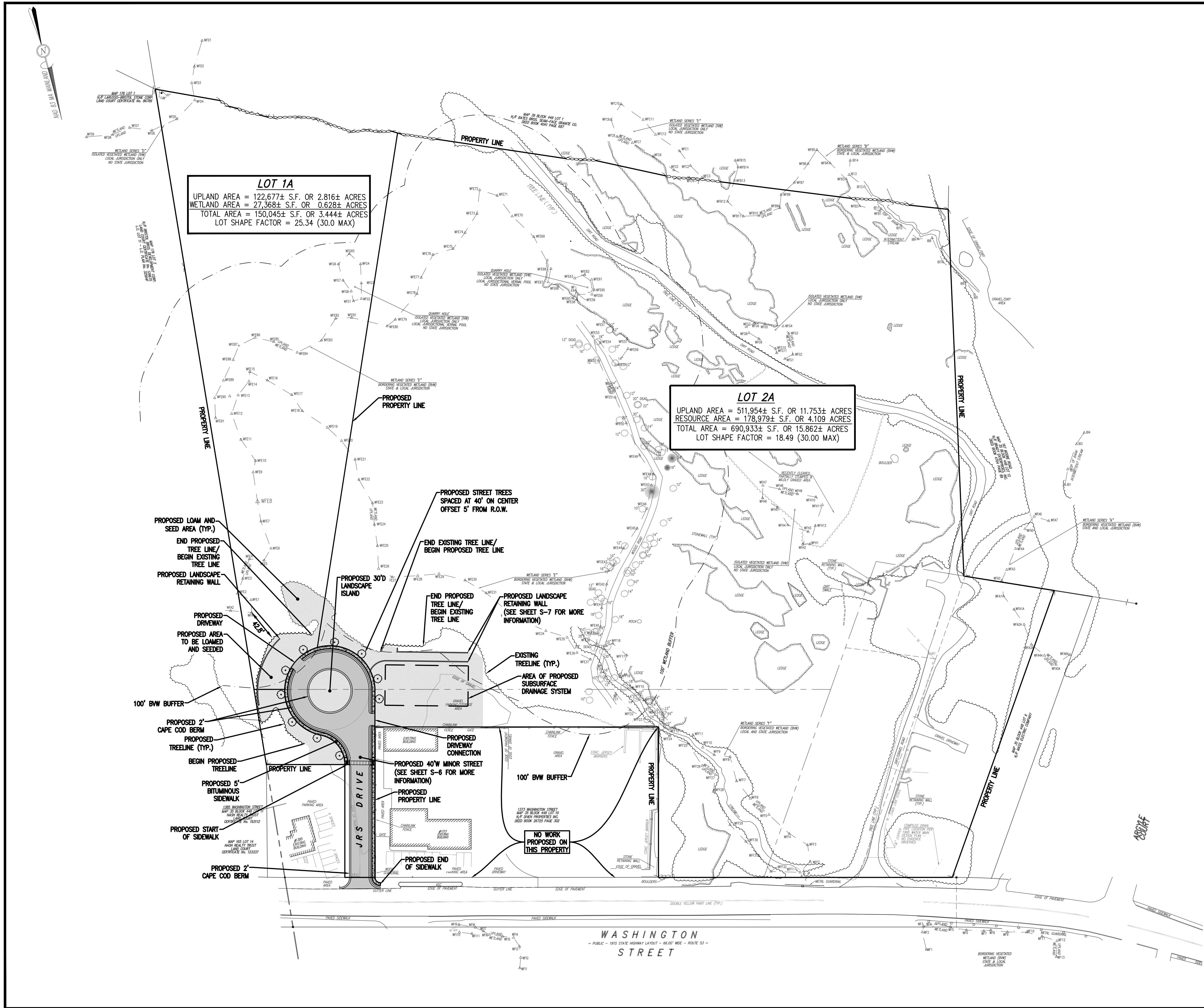
Prepared for **1317 WASHINGTON RE HOLDINGS LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title **DEMOLITION AND EROSION CONTROL PLAN**

Project No.	100-081	Drawing No.	S-4
Date	05/12/22		
Scale	AS-NOTED		
Drawn By	CRM		
Approved By	GRC		

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GABRIEL R. CROCKER, P.E.

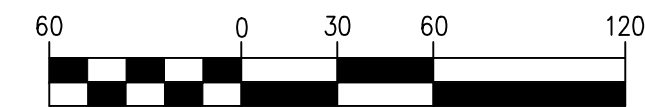


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5-11-2022

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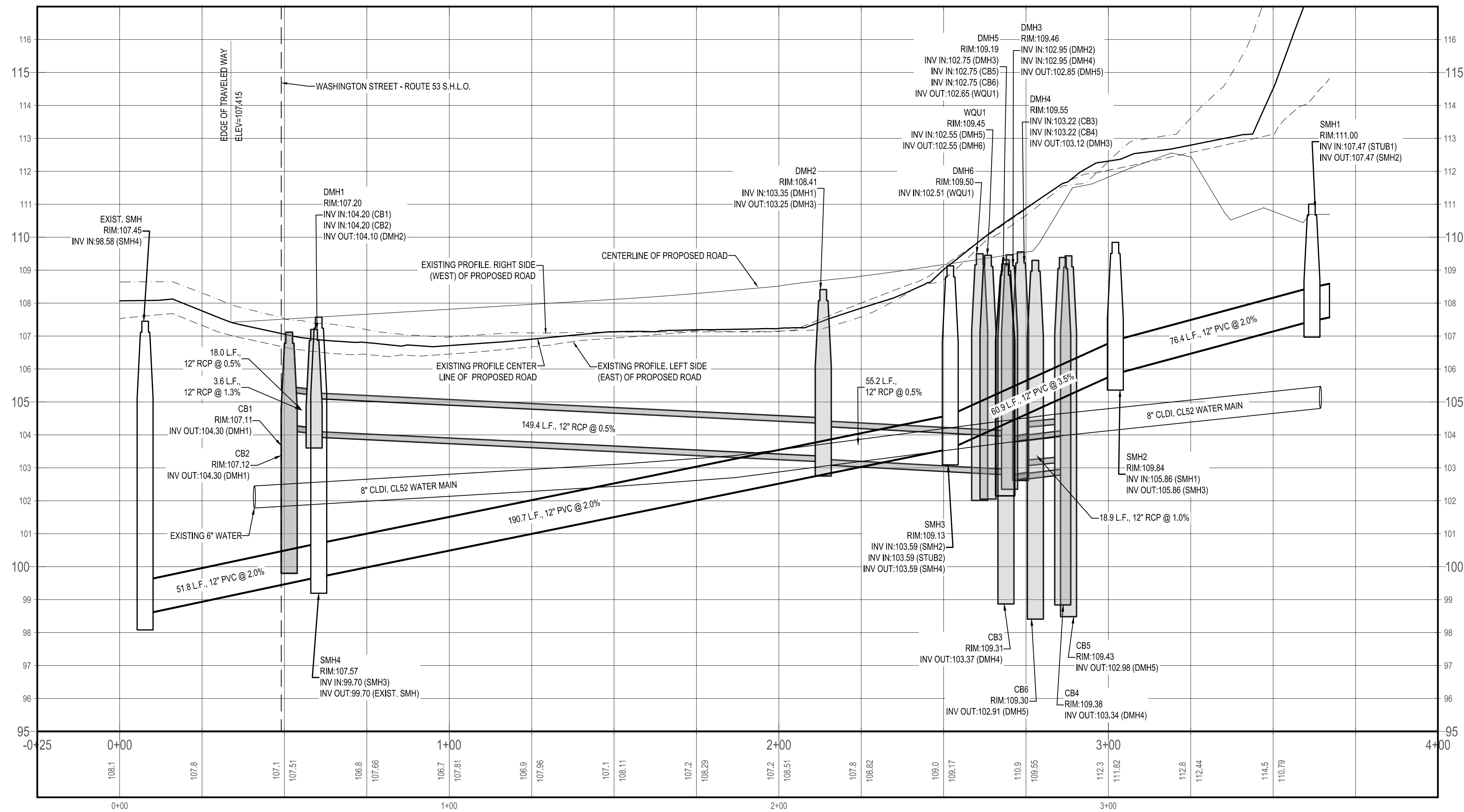
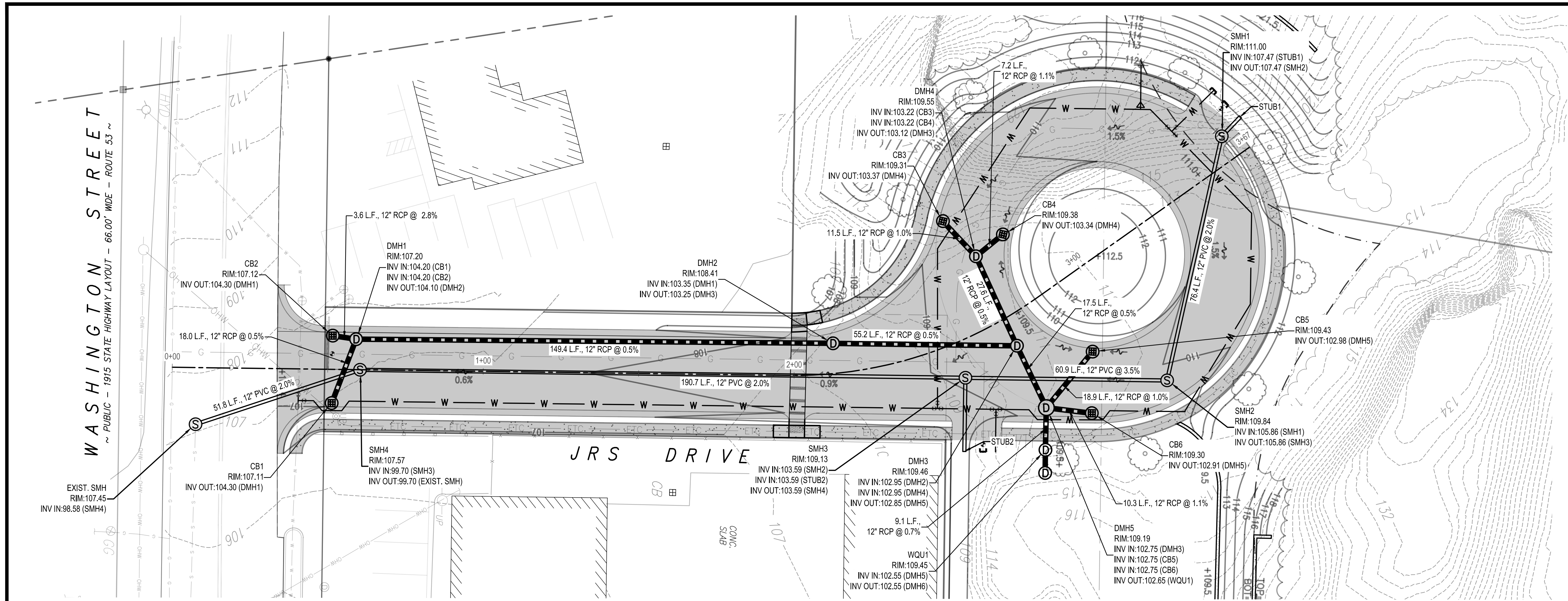
Drawing Title
**OVERALL SITE
LAYOUT PLAN**

Project No.	100-081	Drawing No.	S-5
Date	05/12/22	Scale	
Drawn By	CRM	Approved By	GRC

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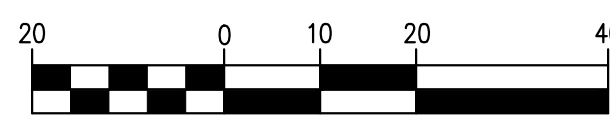
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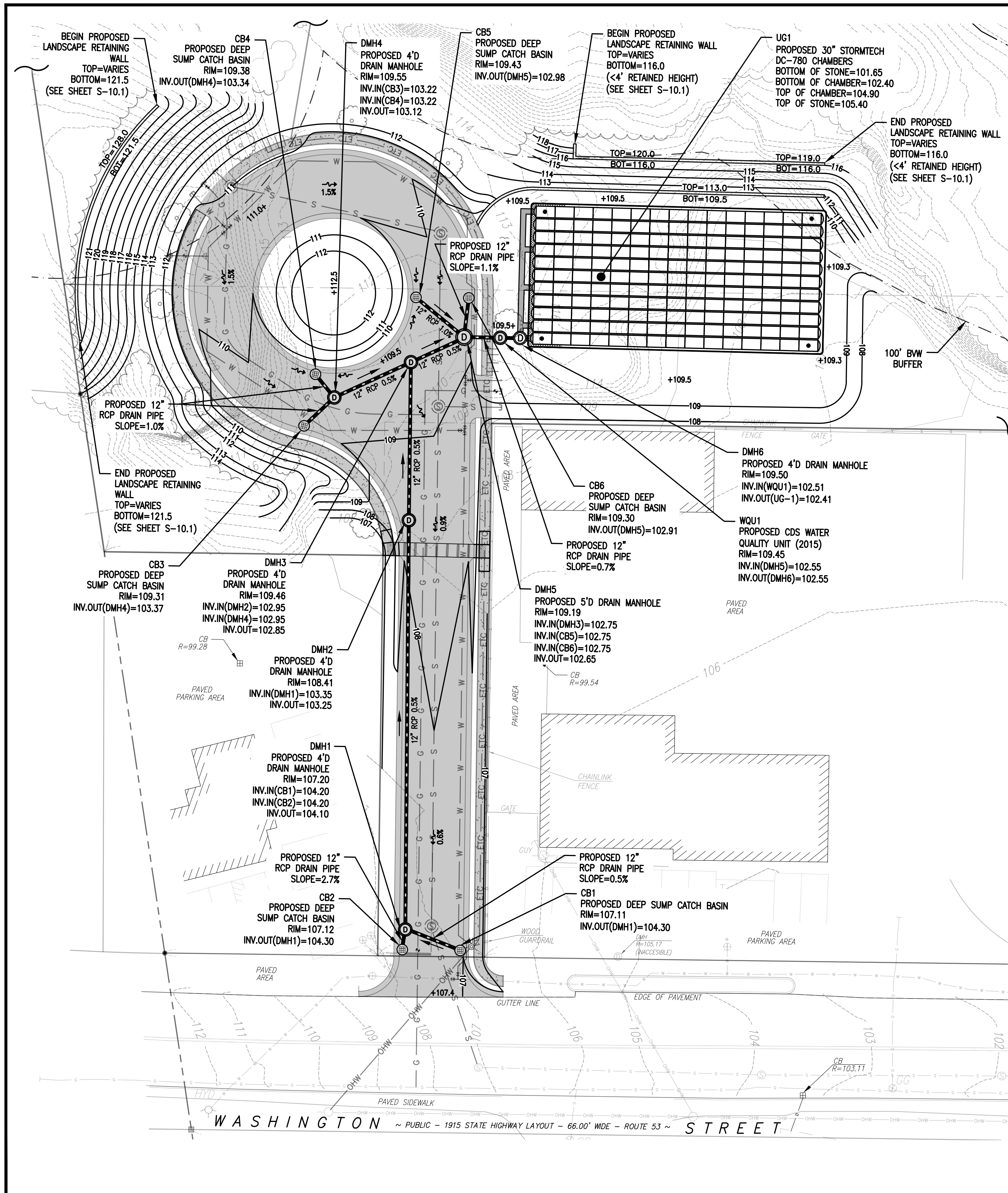
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Drawing Title
**ROADWAY PLAN
& PROFILE**

Project No.	100-081	Drawing No.	S-7
Date	05/12/22	Scale	
Drawn By	CRM	Approved By	
Approved By	GRC		



LEGEND:		DESCRIPTION
EXISTING	PROPOSED	MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TOP/BOTTOM OF CURB ELEVATION
		PROPERTY LINE
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDERAIL
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		GAS LINE/GATE
		WATER LINE/GATE
		HYDRANT
		UNDERGROUND TELECOM
		AREA LIGHT
		ELECTRICAL TRANSFORMER

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PLAN
FOR JRS DRIVE**

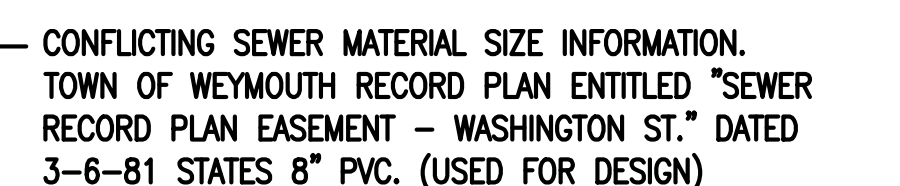
Prepared for
**1317 WASHINGTON RE
HOLDINGS LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**GRADING, DRAINAGE,
& UTILITY PLAN**

Project No.	100-081	Drawing No.	S-8
Date	05/12/22		
Scale	AS-NOTED		
Drawn By	CRM		
Approved By	GRC		

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN CONFORMANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS.

GABRIEL R. CROCKER, P.E.

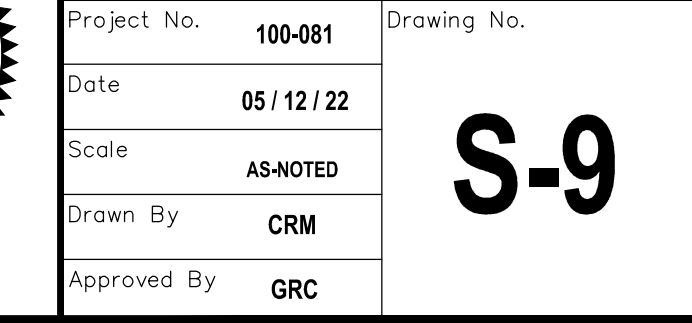


FOR REGISTRY USE ONLY

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE
WITH TOWN OF WEYMOUTH
ZONING BY-LAW.



Gabriel R. Crocker
5-11-2022

GABRIEL R. CROCKER, P.E.

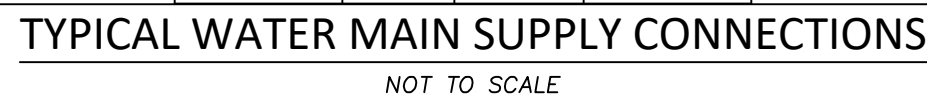


DATE: _____

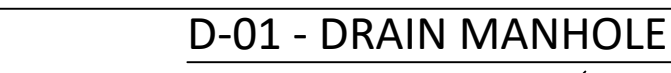
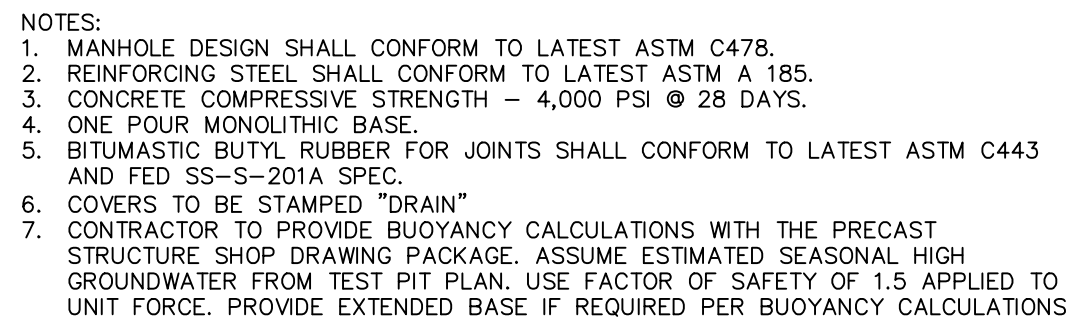
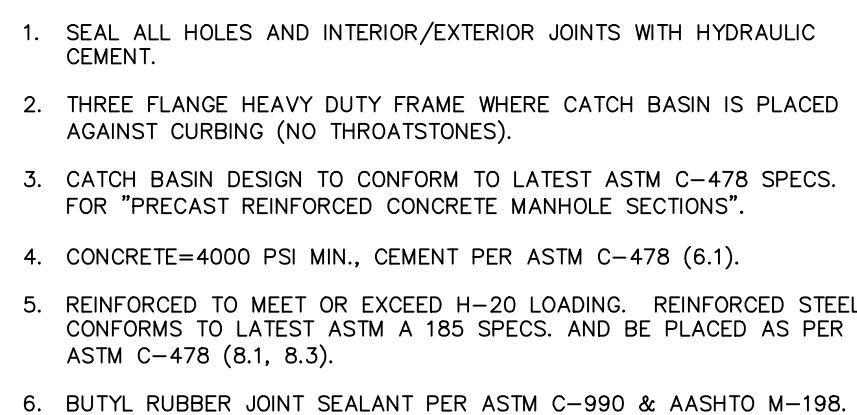
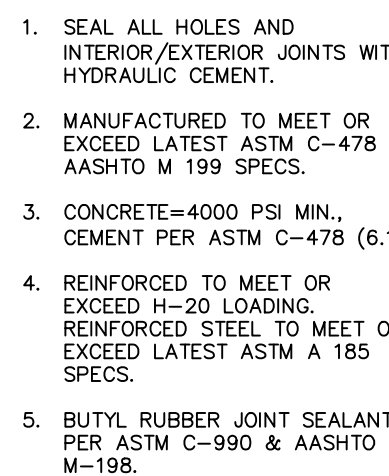
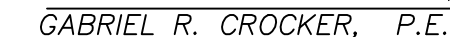


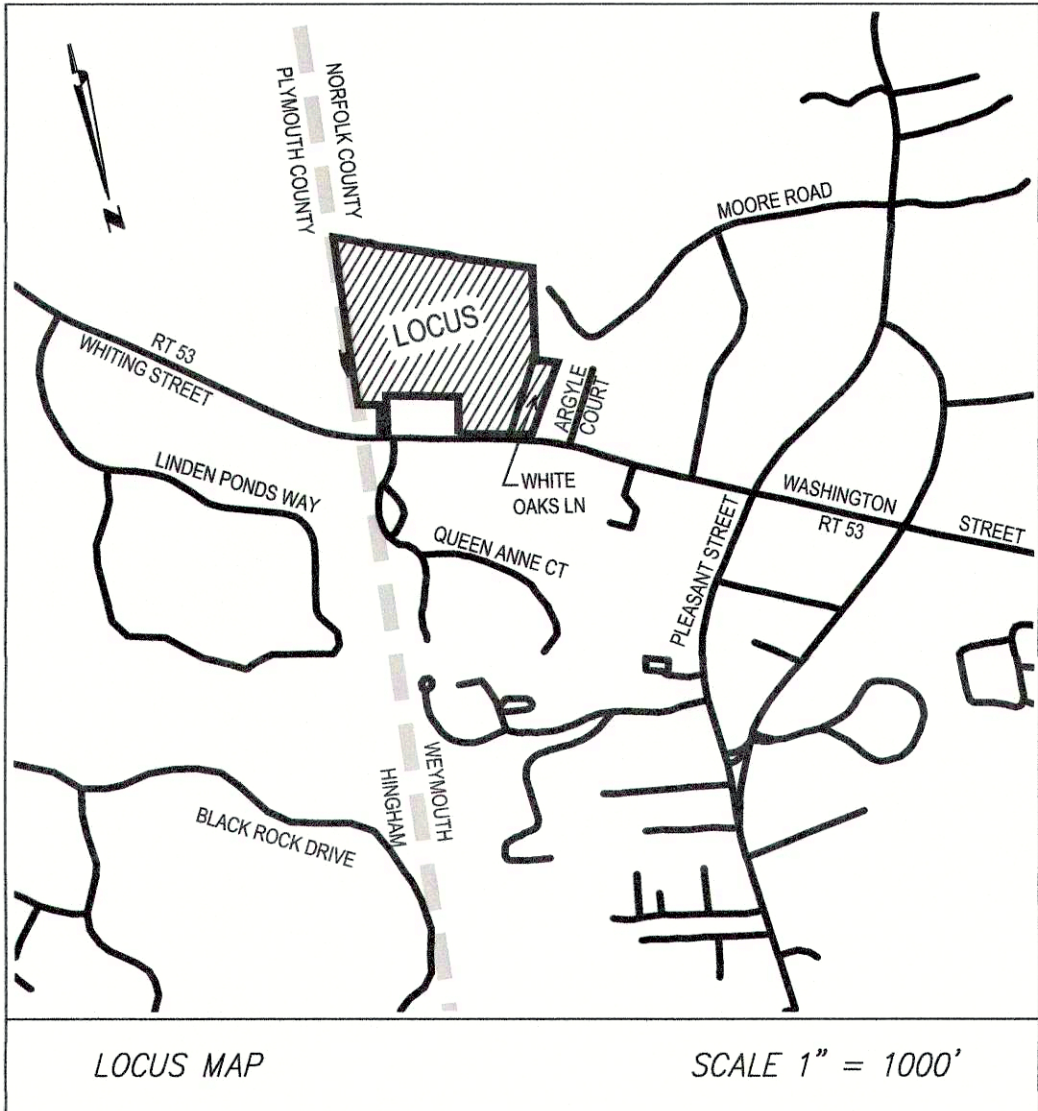
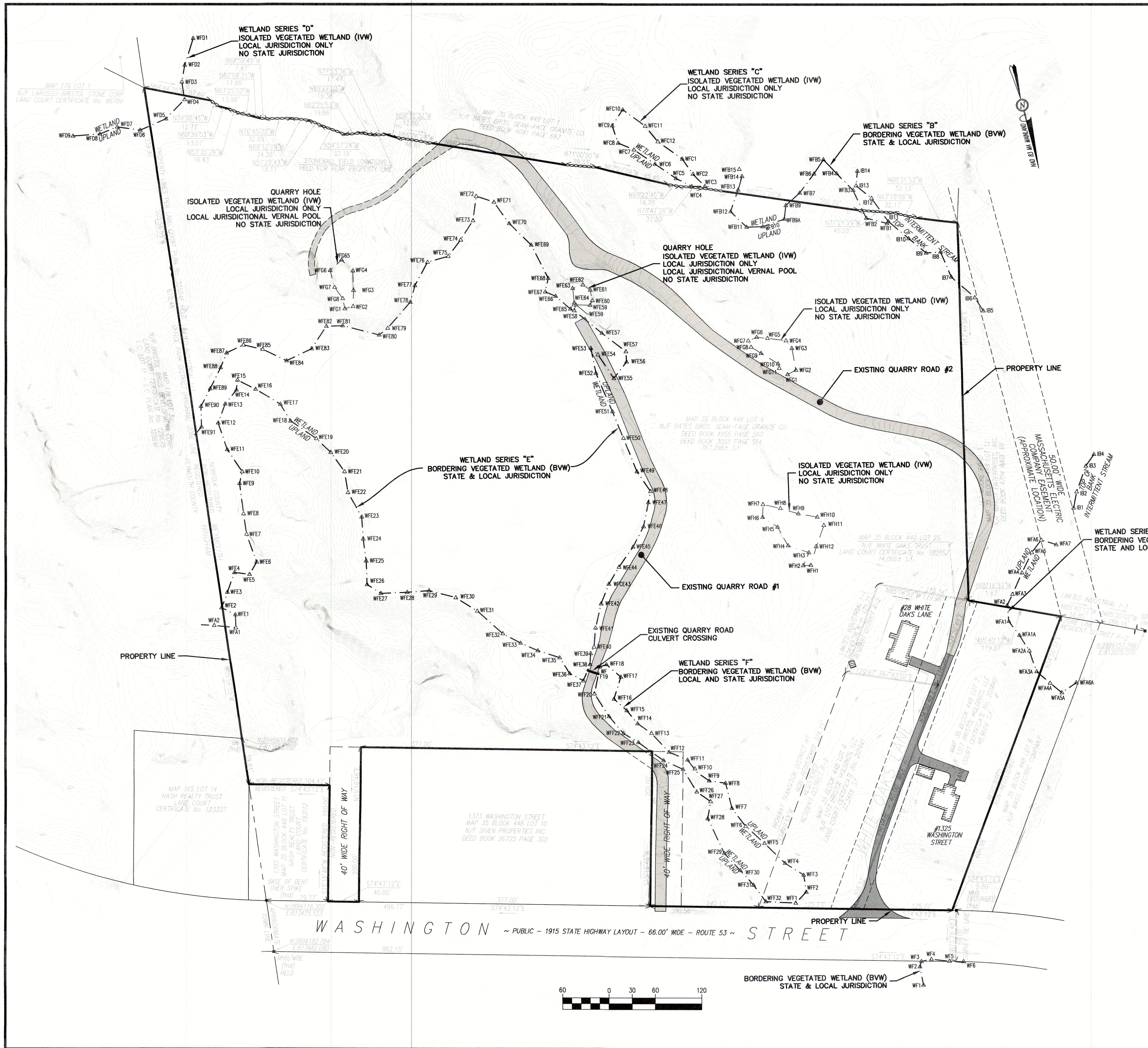
NOTE:

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



Gabriel R. Crocker
5-11-2022
GABRIEL R. CROCKER, P.E.

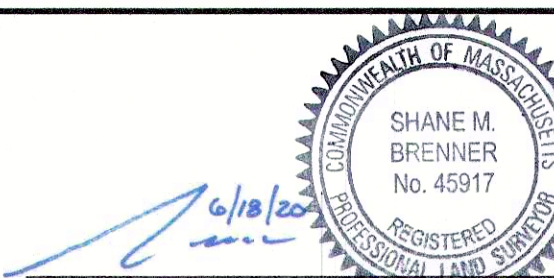




RECORD OWNERS:
MAP 35 BLOCK 448 LOT 7
1317 BRISTOL HOLDINGS, LLC
LAND COURT CERTIFICATE No. 201840
LOT AREA = 48,960± S.F.
MAP 35 BLOCK 448 LOT 8
1317 BRISTOL HOLDINGS, LLC
LAND COURT CERTIFICATE No. 201841
LOT AREA = 37,341± S.F.
MAP 35 BLOCK 448 LOT 9
BATES BROS. SEAM-FACE GRANITE CO.
DEED BOOK 1955 PAGE 560
DEED BOOK 3055 PAGE 514
LOT AREA = 767,296± S.F.
MAP 35 BLOCK 448 LOT 25
WHITE OAKS TRUST
LAND COURT CERTIFICATE No. 182152
LOT AREA = 14,066± S.F.

PLAN REFERENCES:
1. WASHINGTON STREET - STATE HIGHWAY LAYOUT No. 1640 & 1846
2. PLAN No. 467 OF 1949 PLAN BOOK 2827 PAGE 455
3. PLAN No. 226 OF 1951 PLAN BOOK 2985 PAGE 551
4. PLAN No. 1087 OF 1961 PLAN BOOK 3834 PAGE 722
5. PLAN No. 420 OF 1966 PLAN BOOK 220
6. PLAN No. 376 OF 1968 PLAN BOOK 224
7. PLAN No. 933 OF 1970 PLAN BOOK 4704 PAGE 86
8. LAND COURT CASE No. 14364
9. LAND COURT CASE No. 20228
10. LAND COURT CASE No. 20905
11. LAND COURT CASE No. 31196
12. LAND COURT CASE No. 32564

NOTES:
1. WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON JANUARY 7, 2020, MARCH 27, 2020 AND MAY 14, 2020.
2. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25021C0233E, WITH AN EFFECTIVE DATE OF JULY 17, 2012, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
3. SUBJECT PROPERTY FALLS WITH PORTIONS OF THE RESIDENCE DISTRICT R-2, LIMITED INDUSTRIAL I-1, HIGHWAY TRANSITION DISTRICT HT AND THE COMMERCIAL CORRIDOR OVERLAY DISTRICT CCOD.
4. COORDINATE POSITIONS SHOWN HEREON REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 MASSACHUSETTS MAINLAND (NAD83).
5. RESOURCE AREA TYPES IDENTIFIED ON THE PLANS WERE DETERMINED BY SOUTH RIVER ENVIRONMENTAL.
6. TOPOGRAPHY SHOWN WAS GENERATED FROM AERIAL PHOTOGRAMMETRY PERFORMED CHA CONSULTING INC. (CHA). CONTOURS SHOWN ARE 1-FOOT CONTOUR INTERVALS.

6/18/20	ADD NEW WETLAND FLAGS	2
5/20/20	ADD NEW WETLAND FLAGS	1
Date	Description	No.
Revisions		
		
Crocker Design Group 2 SHARP STREET, UNIT B, HINGHAM, MA 02043, P: 781-919-0808		
Project ASSESSORS MAP 35 BLOCK 448 LOTS 7, 8, 9 & 25 WASHINGTON STREET WEYMOUTH, MA		
Prepared for 1317 WASHINGTON RE HOLDINGS LLC 190 OLD DERBY STREET, SUITE 311 HINGHAM, MA		
Drawing Title WETLAND LOCATION PLAN		
Project No.	100-081	Drawing No.
Date	5-21-2020	1 OF 1
Scale	1"=60'	
Drawn By	AS	
Approved By	SWB	