

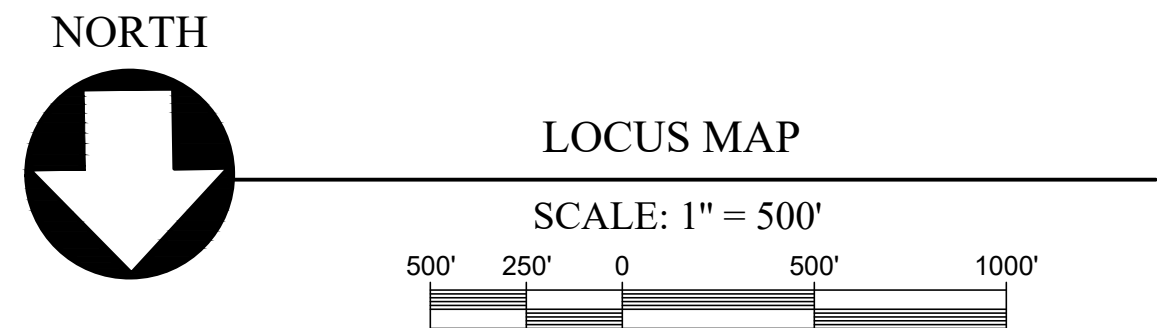
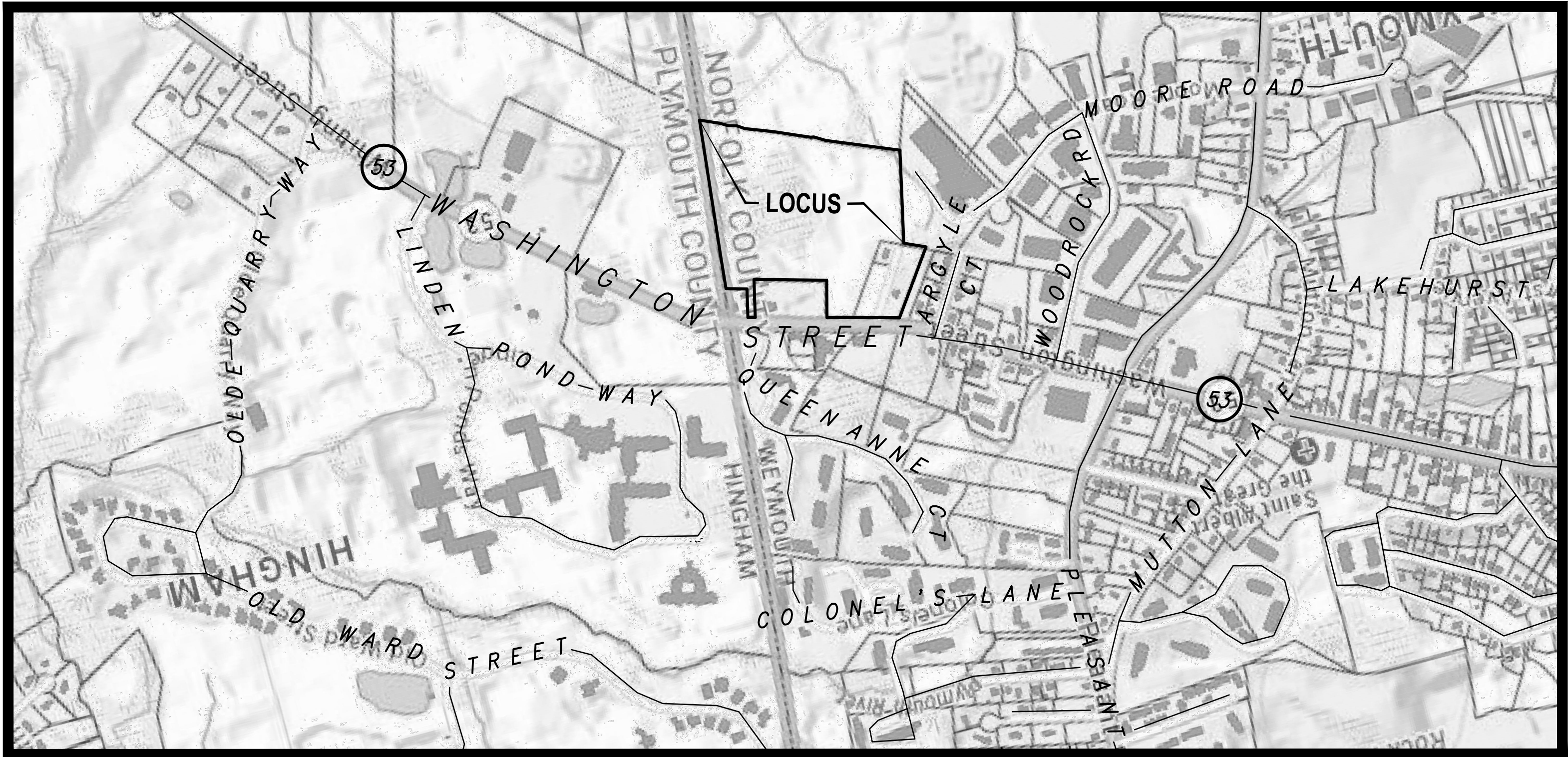
PRELIMINARY PLAN

FOR PROPOSED MJ LANE SUBDIVISION

- MAP 35 BLOCK 448 LOT 7 (1325 WASHINGTON STREET)
- MAP 35 BLOCK 448 LOT 8 (0 WASHINGTON STREET)
- MAP 35 BLOCK 448 LOT 9 (0 WASHINGTON STREET)
- MAP 35 BLOCK 448 LOT 25 (28 WHITE OAKS LANE)

DRAWING INDEX:

- C-1
- C-2
- C-3
- C-4
- C-5
- COVER SHEET
- EXISTING CONDITIONS PLAN
- PROPOSED LOT LAYOUT PLAN
- ROADWAY LAYOUT PLAN
- GRADING, DRAINAGE & AND UTILITY PLAN



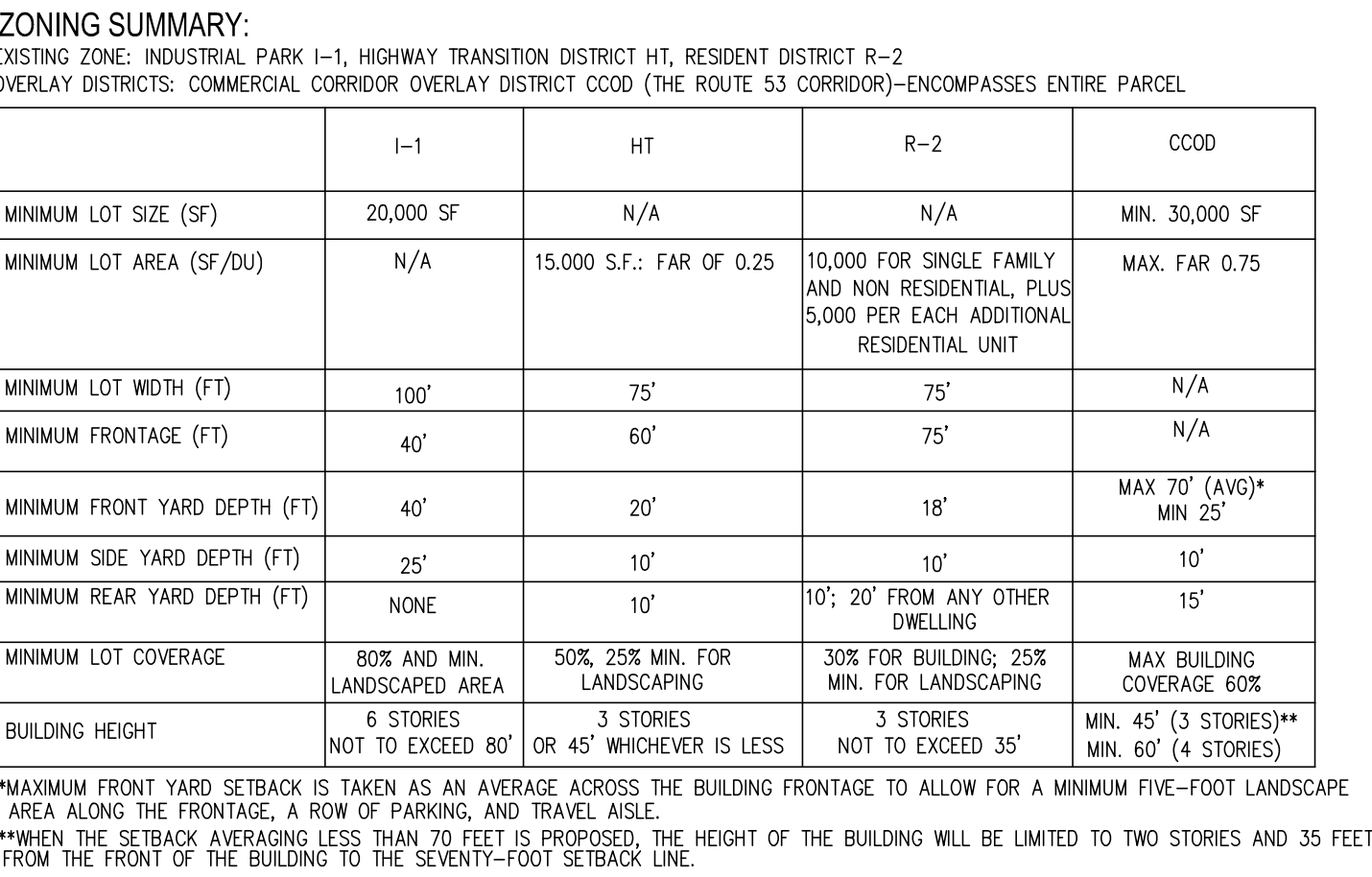
OWNER/APPLICANT:

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

ENGINEER/SURVEYOR

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

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		
PRELIMINARY PLAN		
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	3/10/21	C-1
Scale	AS-NOTED	
Drawn By	CRM	
Approved By	GRC	



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	380,211± S.F.	0 S.F.	0 S.F.	380,211± S.F.
LOT 3A	145,325± S.F.	64,985± S.F.	100,412± S.F.	310,722± S.F.
LOT 4A	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:

1. PROPERTY LINE SURVEY PERFORMED BY CROCKER DESIGN GROUP DURING NOVEMBER 2020 & FEBRUARY 2021.
 2. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 2502IC0235E, 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, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE COMMERCIAL CORRIDOR DISTRICT CC0D.
 4. ZONING SETBACKS ARE NOT SHOWN HEREON AS THEY MAY DIFFER DEPENDING ON THE PROPOSED USE OF THE PROPERTY.
 5. 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.
 6. COORDINATE POSITIONS SHOWN HEREON REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 MASSACHUSETTS MAINLAND (NAD83).
- PLAN REFERENCES:
1. WASHINGTON STREET-1941 PLANNING LAYOUT NO. 1640 & 1846
 2. PLAN No. 467 OF 1949 PLAN BOOK 2827 PAGE 455
 3. PLAN No. 228 OF 1961 PLAN BOOK 2995 PAGE 55
 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. 20490
 10. LAND COURT CASE No. 20905
 11. LAND COURT CASE No. 31196
 12. LAND COURT CASE No. 32564

PLAN REFERENCES:

1. WASHINGTON STATE--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
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12. LAND COURT CASE No. 32564

Date	Description	No.
Revisions		

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

PRELIMINARY PLAN

Prepared for

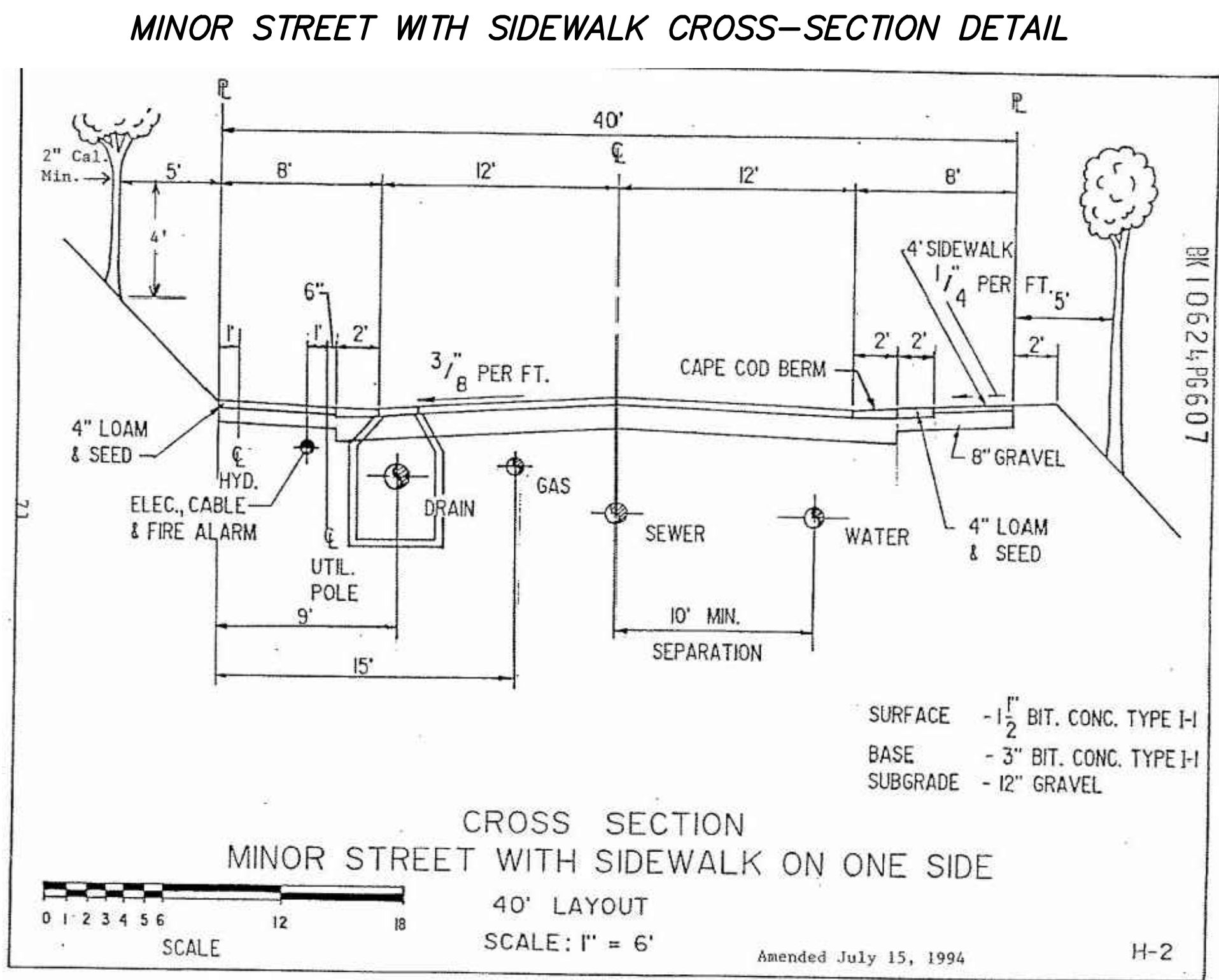
1317 WASHINGTON RE
HOLDINGS LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

PROPOSED LOT LAYOUT PLAN

Project No.	100-081	Drawing No. C-3
Date	3/10/21	
Scale	AS-NOTED	
Drawn By	CRM	
Approved By	SMB	

C-3



WEYMOUTH STANDARD CAPE COD BERM

ROADWAY

2'-0"

3"

6"

3"

1 1/2" BIT. CONCRETE TYPE I-I

1 1/2" BINDER

BERM

4" LOAM & SEED

15" MIN. GRAVEL FOUNDATION

74

BR 1062475610

REQUIREMENT	REQUIRED	WAIVER REQUIRED
MIN STREET CL OFFSET FOR STREET JOCS	150'	NO
MIN CL RADII OF CURVED STREET	MINOR STREET=100'	NO
MIN STREET INTERSECTION ANGLE	60°	NO
ROW RADII FOR STREET INTERSECTION	INTERSECTING A MAJOR ST =MIN 40'	YES
STREET INTERSECTION INTERVALS	MIN 600'=MAX 1,200'	NO
ROW WIDTH	MINOR STREET=40'	NO
MIN CL GRADE	0.5%	NO
MAX CL GRADE	MINOR STREET=3%	NO
DEAD END STREET MAX LENGTH	800'	NO
DEAD END STREET TURN--AROUND DIAMETER	ROADWAY=100' ROW=120'	NO
SIDEWALK	MINOR ST=4' WIDE ONE SIDE	NO

MAJOR STREET-STREET THAT CARRY OVER 1,500 VEHICLES PER DAY
SECONDARY STREET- OVER 400 VEHICLES PER DAY, PRINCIPAL ENTRANCE
TO A SHOPPING CENTER, INDUSTRIAL PARK,
MINOR STREET- A STREET THAT IS USED PRIMARILY FOR ACCESSING
ABUTTING LOTS AND NOT USED FOR THROUGH TRAFFIC

