

ATTACHMENT C

Project Plans

200 Libbey Industrial Parkway, Weymouth, MA SITE DEVELOPMENT PLANS FOXROCK 200 LIBBEY, LLC



20 Cabot Blvd. Suite 305
Mansfield, MA 02048
Phone: 608 768 2200

www.tetrattech.com

DEVELOPER:
FOXROCK 200 LIBBEY, LLC
1200 Hancock Street, Suite 301
Quincy, MA 02269
Tel: 617 525 3000
www.foxrock.com

Architect:
FOXROCK 200 LIBBEY, LLC
1200 Hancock Street, Suite 301
Quincy, MA 02269
Tel: 617 525 3000
www.foxrock.com

MEPP ENGINEERING:
101 Federal Street, Suite 1100
Boston, MA 02110
Tel: 617 777 0040
www.mepp.com

Landscape Architect:
7 Central Street, Suite 100
Weymouth, MA 02190
Tel: 781 319 3300
www.terraink.com

Structural Engineer:
101 Federal Street, Suite 1100
Boston, MA 02110
Tel: 617 777 0040
www.mepp.com

Civil Engineer:
25 Cabot Blvd, Suite 305
Mansfield, MA 02048
Tel: 608 768 2200
www.tetrattech.com

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FOXROCK



terraInk

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- DRAWING LIST**
- C-1 COVER SHEET
 - C-2 EXISTING CONDITIONS PLAN
 - C-3 SITE LAYOUT PLAN
 - C-4 GRADING AND DRAINAGE PLAN
 - C-5 UTILITY PLAN
 - C-6 EROSION & SEDIMENT CONTROL PLAN
 - C-7 DETAIL SHEET
 - C-8 PERMITTING PLAN
 - C-9 PERMITTING ENLARGEMENT
 - L-2 PERMITTING ILLUSTRATIVES
 - L-3 PERMITTING ILLUSTRATIVES



ISSUED:
FEBRUARY 3, 2021 SUBMIT NOW TO CONSERVATION COMMISSION



SITE CONTEXT MAP
SCALE 1:5000

EXISTING	PROPOSED
1" WALL	SPOT GRADE
2" WALL	TOP OF WALL ELEVATION
3" WALL	BOTTOM OF WALL ELEVATION
4" WALL	CONCRETE FOUNDATION
5" WALL	CONCRETE FOUNDATION
6" WALL	CONCRETE FOUNDATION
7" WALL	CONCRETE FOUNDATION
8" WALL	CONCRETE FOUNDATION
9" WALL	CONCRETE FOUNDATION
10" WALL	CONCRETE FOUNDATION
11" WALL	CONCRETE FOUNDATION
12" WALL	CONCRETE FOUNDATION
13" WALL	CONCRETE FOUNDATION
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16" WALL	CONCRETE FOUNDATION
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18" WALL	CONCRETE FOUNDATION
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39" WALL	CONCRETE FOUNDATION
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50" WALL	CONCRETE FOUNDATION
51" WALL	CONCRETE FOUNDATION
52" WALL	CONCRETE FOUNDATION
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55" WALL	CONCRETE FOUNDATION
56" WALL	CONCRETE FOUNDATION
57" WALL	CONCRETE FOUNDATION
58" WALL	CONCRETE FOUNDATION
59" WALL	CONCRETE FOUNDATION
60" WALL	CONCRETE FOUNDATION
61" WALL	CONCRETE FOUNDATION
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84" WALL	CONCRETE FOUNDATION
85" WALL	CONCRETE FOUNDATION
86" WALL	CONCRETE FOUNDATION
87" WALL	CONCRETE FOUNDATION
88" WALL	CONCRETE FOUNDATION
89" WALL	CONCRETE FOUNDATION
90" WALL	CONCRETE FOUNDATION
91" WALL	CONCRETE FOUNDATION
92" WALL	CONCRETE FOUNDATION
93" WALL	CONCRETE FOUNDATION
94" WALL	CONCRETE FOUNDATION
95" WALL	CONCRETE FOUNDATION
96" WALL	CONCRETE FOUNDATION
97" WALL	CONCRETE FOUNDATION
98" WALL	CONCRETE FOUNDATION
99" WALL	CONCRETE FOUNDATION
100" WALL	CONCRETE FOUNDATION

SITE ANALYSIS - DISTRICT - Planned Office Park (POP)

ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	43,000 SF	187,288 SF (4.36 AC)
MINIMUM LOT WIDTH	150'	418.8'
FRONT SETBACK	40'	200'
SIDE SETBACK	25'	200'
REAR SETBACK	25'	200'
MAX. BLDG. LOT COVERAGE (1)	80%	72.7% (2)
MAX. BLDG. STORY	3	3
MINIMUM LOT COVERAGE (1)	3%	3%

SITE WETLAND BUFFER IMPACTS TABLE

AREA	EXISTING	PROPOSED
50' HD DISTURB	6,179 S.F. (0.14 AC)	6,800 S.F.
100' BUFFER	26,722 S.F. (0.61 AC)	11,500 S.F.
ZONE	14.2%	8.3%
TOTAL SITE	128,778 S.F. (2.92 AC)	128,078 S.F. (2.91 AC)
UNDISTURBED NATURAL LAND AREA	128,778 S.F. (2.92 AC)	128,078 S.F. (2.91 AC)
INDUSTRIAL AND PAVED AREAS	0 S.F.	11,500 S.F.
TOTAL LAND AREA	128,778 S.F. (2.92 AC)	139,578 S.F. (3.18 AC)

SITE IMPERVIOUS CALCULATIONS TABLE

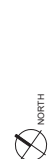
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TOTAL LAND AREA	128,778 S.F. (2.92 AC)	139,578 S.F. (3.18 AC)

UNDISTURBED NATURAL LAND AREA: THIS IS THE UNDISTURBED NATURAL LAND AREA THAT IS NOT TO BE DISTURBED BY THE PROPOSED DEVELOPMENT.

Legend:
SPOT GRADE
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
CONCRETE FOUNDATION
STONE BOUND
LIGHT POLE
UTILITY POLE
WATER VALVE
SEWER VALVE
SEWER LINE
GAS LINE
WATER MAIN
OVERHEAD WIRES
FIRE HYDRANT
FIRE HYDRANT
SEWER MANHOLE
SEWER MANHOLE
SEWER MANHOLE
HYDRANT
HYDRANT
MONITORING WELL
TEST PIT
VERTICAL GRANITE CURB
CONCRETE CURB

USGS MAP:
SCALE 1:2000
200 LIBBEY INDUSTRIAL PARKWAY, WEYMOUTH, MA
SITE DEVELOPMENT PLANS
Cover Sheet
Project No.: 164-0202-2020
Drawing No.: G.A.D.
Drawing By: J.L.P.
Drawing Date: 10/21/20

C-1



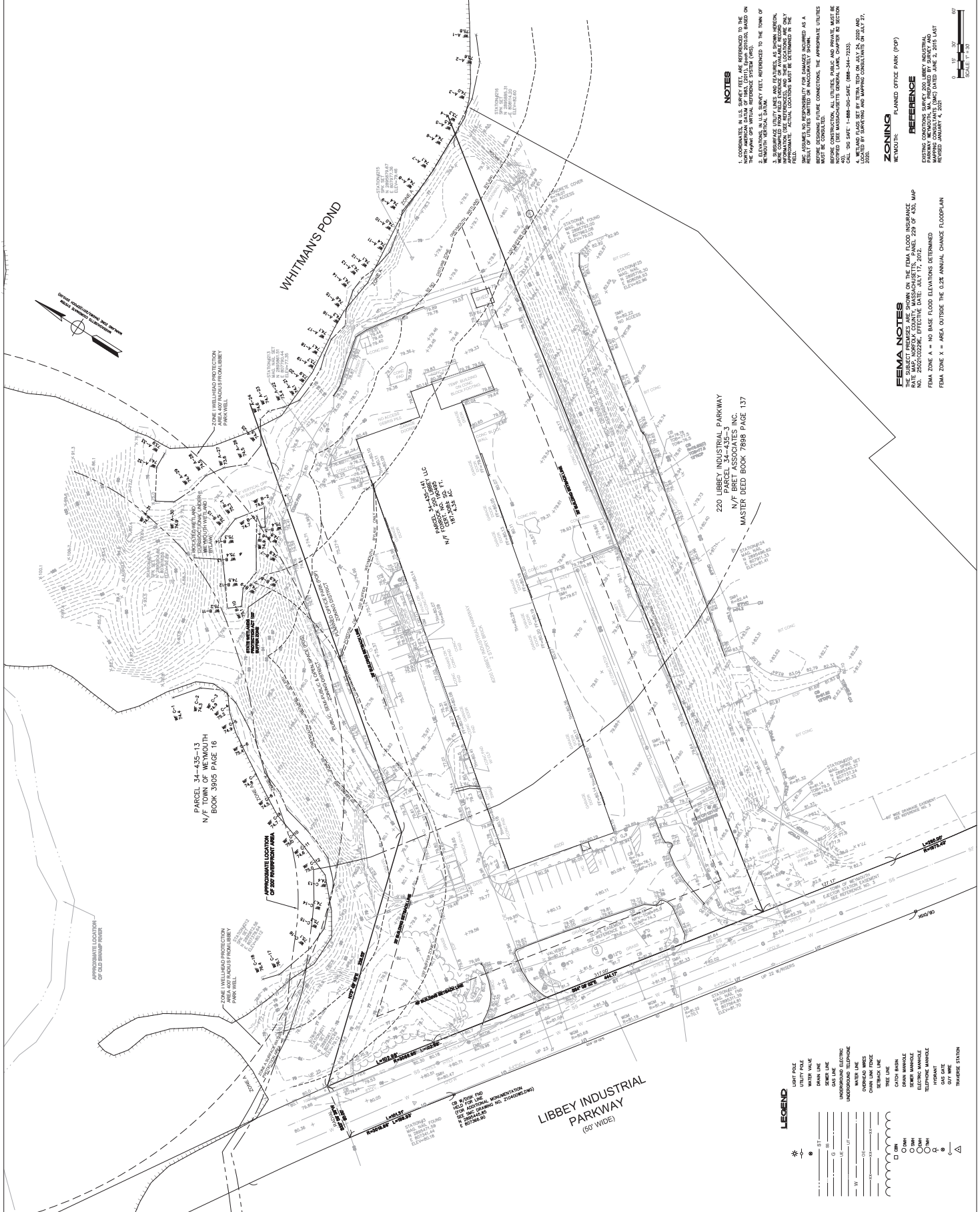
PROGRAMMING
 NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Date: Issued February 3, 2012

C-2
 Project Number: 143-0029-0004



NOTES

1. COORDINATES IN U.S. SURVEY FEET ARE REFERENCED TO THE NAD 83 DATUM. ALL ELEVATIONS ARE REFERENCED TO THE WAMPANOAG DATUM. ALL ELEVATIONS ARE REFERENCED TO THE WAMPANOAG DATUM. ALL ELEVATIONS ARE REFERENCED TO THE WAMPANOAG DATUM.
2. SURVEY POINTS ARE IDENTIFIED BY A NUMBER AND A LETTER. ALL POINTS ARE IDENTIFIED BY A NUMBER AND A LETTER.
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ZONING
 PLANNED OFFICE PARK (POP)

REFERENCE
 EXISTING CONDITIONS SURVEY, 200 LIBBEY INDUSTRIAL PARKWAY, WEYMOUTH, MASSACHUSETTS, PANEL 229 OF A52, MAP NO. 25020229B, EFFECTIVE DATE: JULY 17, 2012.

FEMA NOTES
 FIRM ON THE FIRM FLOOD INSURANCE RATE MAP, WYOMING COUNTY, MASSACHUSETTS, PANEL 229 OF A52, MAP NO. 25020229B, EFFECTIVE DATE: JULY 17, 2012.

FIRM ZONE A = NO BASE FLOOD ELEVATIONS DETERMINED
 FIRM ZONE X = AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND

- LOFT FLOOR
- UTILITY POLE
- SEWER LINE
- WATER LINE
- ELECTRIC WIRE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- WATER MAIN
- SEWER MAIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- HYDRANT
- GAS GATE
- TRANSFORMER STATION

LIBBEY INDUSTRIAL PARKWAY
 (60' WIDE)

220 LIBBEY INDUSTRIAL PARKWAY
 N/F BRET ASSOCIATES, INC.
 MASTER DEED BOOK 7898 PAGE 137

WHITMAN'S POND

PARCEL 34-435-13
 N/F TOWN OF WEYMOUTH
 BOOK 3905 PAGE 16

APPROXIMATE LOCATION OF OLD BRIMP POND

APPROXIMATE LOCATION OF 200 WINTERPORT AVENUE

APPROXIMATE LOCATION OF OLD BRIMP POND

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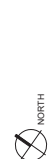
APPROXIMATE LOCATION OF 200 WINTERPORT AVENUE

APPROXIMATE LOCATION OF OLD BRIMP POND

APPROXIMATE LOCATION OF 200 WINTERPORT AVENUE



Number	Date	Description



PROGRAMS
 NOT FOR CONSTRUCTION

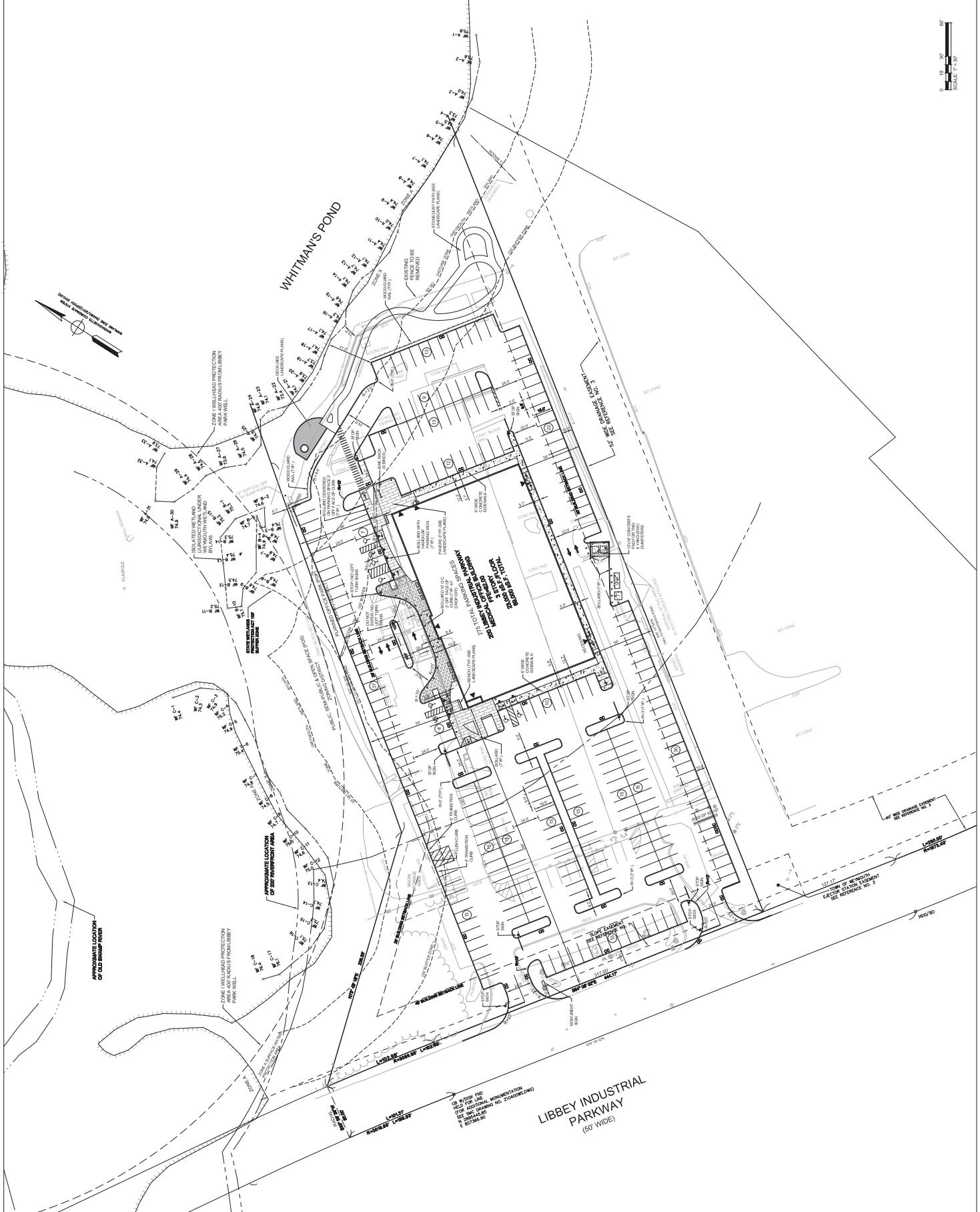
SITE LAYOUT PLAN

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Scale: Date Issued: February 3, 2021

C-3

Project Number: 143-002-2004





Number	Date	Description



PROGRAMS
 NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Scale: _____ Date Issued: February 3, 2021

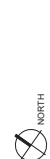
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Project Number: MA-2020-2004





Number	Date	Description



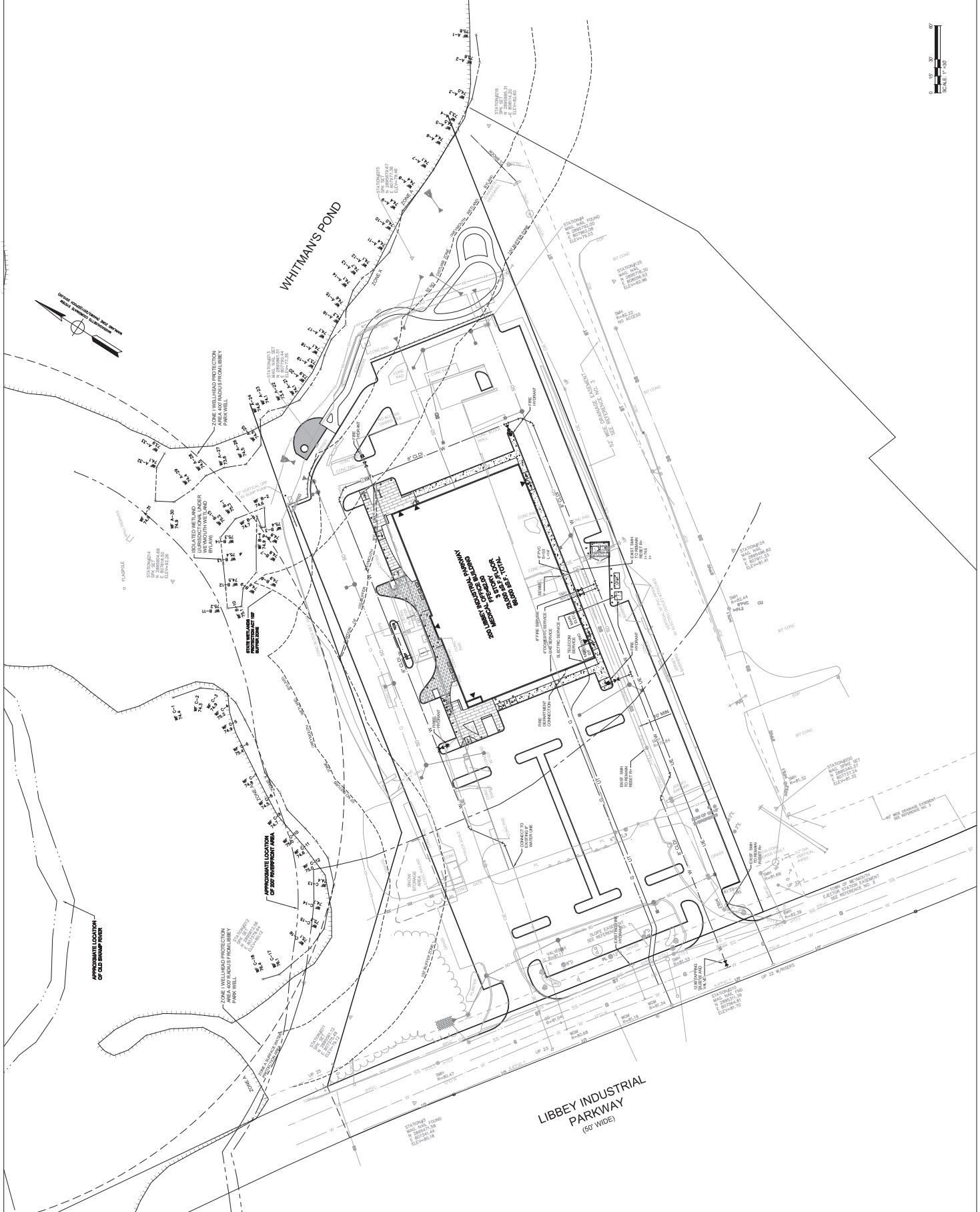
PROGRAMS
 NOT FOR CONSTRUCTION

UTILITY PLAN

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Scale: 1" = 40'
 Date Issued: February 3, 2021

C-5
 Project Number: 145-482-2004





Revision Schedule	Number	Date	Description



**PROGRAMS
 NOT FOR CONSTRUCTION**

**EROSION AND SEDIMENT
 CONTROL PLAN**

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Scale: Date Issued: February 3, 2021

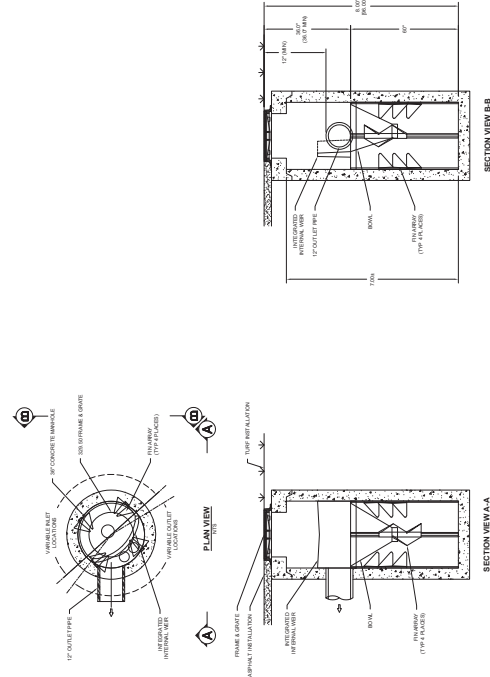
C-6

Project Number: 14-002-2004

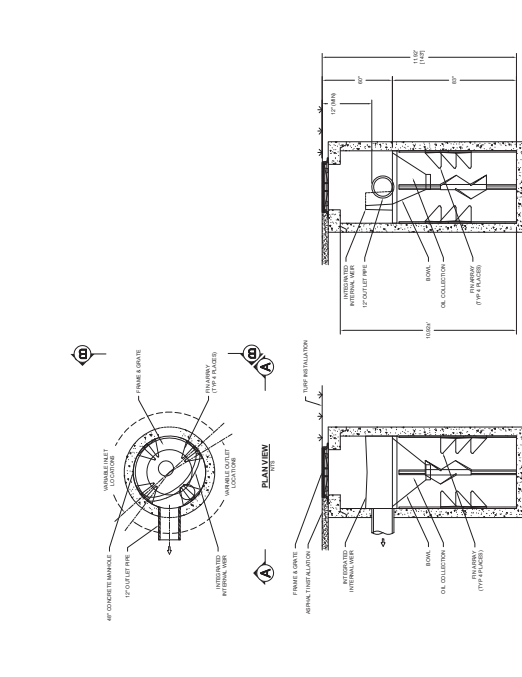




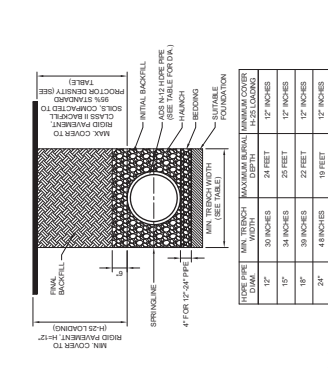
Revision	Date	Description
1		



COMPLETE UNIT INCLUDING CONCRETE MANHOLE SHALL BE PROVIDED BY ADS
**WATER QUALITY UNIT
 ADS BARRACUDA S3**
 NOT TO SCALE

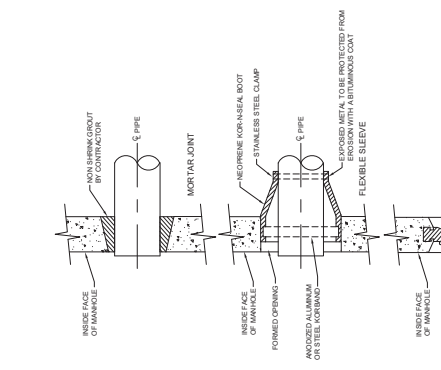


COMPLETE UNIT INCLUDING CONCRETE MANHOLE SHALL BE PROVIDED BY ADS
ADS BARRACUDA S4
 NOT TO SCALE

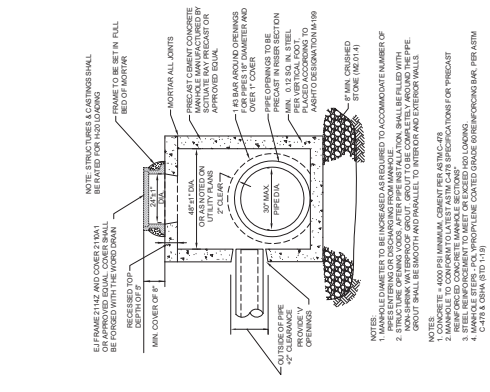


- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2231 STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SWEWER AND OTHER GRAVITY FLOW APPLICATIONS LATEST EDITION.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR THE INSTALLATION OF THE PIPE AND MANHOLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ANY OTHER AGENCIES INVOLVED IN THE INSTALLATION OF THE PIPE AND MANHOLE.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL LOCATE TO A STABLE FOUNDATION AND PROVIDE A FOUNDATION FOR THE PIPE AND MANHOLE. THE FOUNDATION SHALL BE STABILIZED USING A GEOTECHNICAL MATERIAL.
 - BEDDING: BEDDING MATERIAL SHALL BE CLASS 1.0 OR 1.5. THE CONTRACTOR SHALL PROVIDE THE BEDDING MATERIAL AND LABOR FOR THE INSTALLATION OF THE PIPE AND MANHOLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ANY OTHER AGENCIES INVOLVED IN THE INSTALLATION OF THE PIPE AND MANHOLE.
 - MANHOLE: MANHOLE THICKNESS SHALL BE 4" (100mm) FOR 4" (100mm) DIA. (100mm) DIA. (100mm) DIA. LATEST EDITION.
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 - MANHOLE: MANHOLE COVER SHALL BE CLASS 1.0 OR 1.5. THE CONTRACTOR SHALL PROVIDE THE MANHOLE COVER AND LABOR FOR THE INSTALLATION OF THE PIPE AND MANHOLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ANY OTHER AGENCIES INVOLVED IN THE INSTALLATION OF THE PIPE AND MANHOLE.
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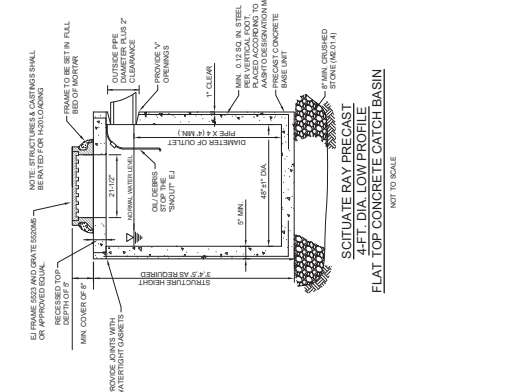
HOPE PIPE INSTALLATION
 NOT TO SCALE



PIPE TO MANHOLE CONNECTIONS
 NOT TO SCALE



SHALLOW PRECAST CONCRETE DRAIN MANHOLE
 NOT TO SCALE



SCOTTITE RAY PRECAST FLAT TOP CONCRETE CATCH BASIN
 NOT TO SCALE



Civil Engineer
250 Main Street, Suite 300
Columbia, MA 02926
Tel: 413.739.0600
www.foxrock.com



Landscaping Architect
250 Main Street, Suite 300
Columbia, MA 02926
Tel: 413.739.0600

terraink

Architect
250 Main Street, Suite 300
Columbia, MA 02926
Tel: 413.739.0600

isgeniuty

MEPP Engineer
15 W. Main Street, Suite 303
Columbia, MA 02926
Tel: 413.739.0600

Structural Engineer
100 Federal Street, Suite 110
Columbia, MA 02926
Tel: 413.739.0600



FOXROCK 200 LIBBEY, LLC
1200 Hancock Street, Suite 301
Columbia, MA 02926

2/1/2021 - 1/4/2022

1/4/2022 - 1/4/2023

1/4/2023 - 1/4/2024

1/4/2024 - 1/4/2025

1/4/2025 - 1/4/2026

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1/4/2046 - 1/4/2047

1/4/2047 - 1/4/2048

1/4/2048 - 1/4/2049

1/4/2049 - 1/4/2050

DETECTABLE WARNING - TRUNCATED DOMES

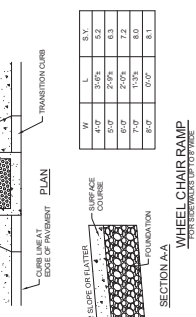
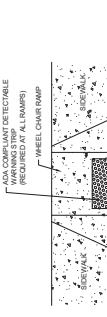


- 1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK AND CURB RAMP) CROSS SLOPE SHALL BE 2.0% MAX.
- 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL NOT EXCEED 1:12
- 3. A MINIMUM OF 3 FEET CLEAR SPACE SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (E.G. HYDRANT, UTILITY POLES, TREE WELLS, SIGNALS, ETC.)
- 4. SLOPE OF RAMP SHALL BE GRADED TO PREVENT FLOODING.
- 5. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
- 6. MAXIMUM TRUNCATED DOME AND COLOR CONCRETE
- 7. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.5 INCHES AND A HEIGHT OF NOMINAL 0.25 INCHES. DETECTABLE WARNING SHALL BE SPACED AT NOMINAL 2.0 INCHES ON CENTER. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70% REFLECTANCE VALUE (RV) OF THE LIGHTER AREA AND BE LIGHT REFLECTANCE VALUE (RV) OF THE DARKER AREA. ALL INCREASED WHEELCHAIR RAMP SLOPE SHALL HAVE A DETECTABLE WARNING SURFACE MEETING THE REQUIREMENTS OF THIS ADA GUIDANCE. SEE SPECIFICATIONS ALL WHEELCHAIR RAMP SHALL BE CONCRETE WITH A COLOR OR TO BE DETERMINED BY THE ARCHITECT. ALL CONCRETE SHALL BE FOOTFINDER AS TO COLOR AND TO BE DETERMINED BY THE ARCHITECT.
- 8. THE ENTRANCE OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK AND AT 18 INCHES TO BE CENTERED WHENEVER POSSIBLE.
- 9. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE WITHIN 1/2" WITH THE ROADWAY.

ACCESSIBLE CURB RAMP / ROUTE NOTES



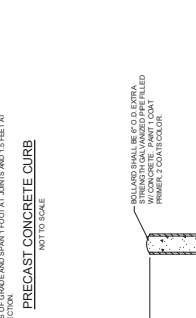
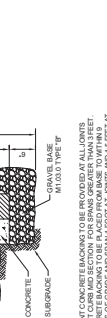
DETECTABLE WARNING - TRUNCATED DOMES



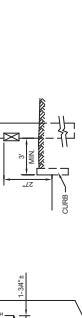
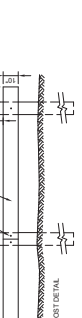
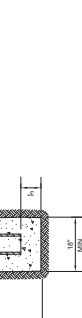
WHEEL CHAIR RAMP



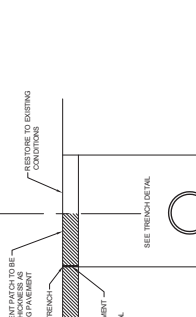
DETECTABLE WARNING - TRUNCATED DOMES



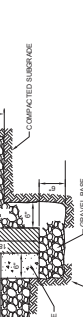
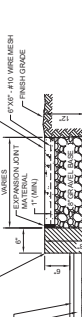
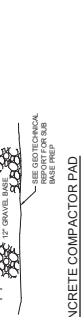
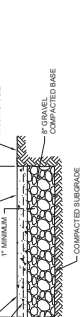
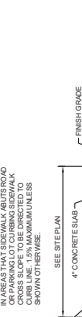
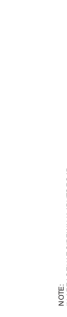
WHEEL CHAIR RAMP



DETECTABLE WARNING - TRUNCATED DOMES



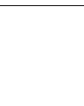
WHEEL CHAIR RAMP

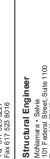


DETECTABLE WARNING - TRUNCATED DOMES



WHEEL CHAIR RAMP





Number	Date	Description
		Revisions Schedule

PROGRAMS NOT FOR CONSTRUCTION

DETAIL SHEET

North Arrow

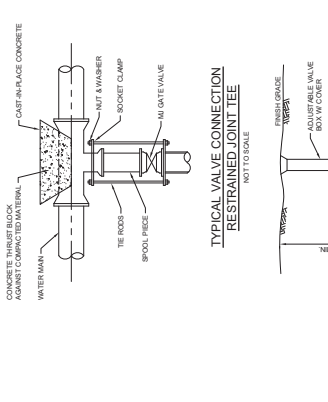
FOXROCK 200 LIBBEY, LLC
Medical Office Building
200 Liberty Industrial Parkway
Weymouth, MA

Date Issued: February 2, 2021

C-9
Project Number: 14-0026-0004

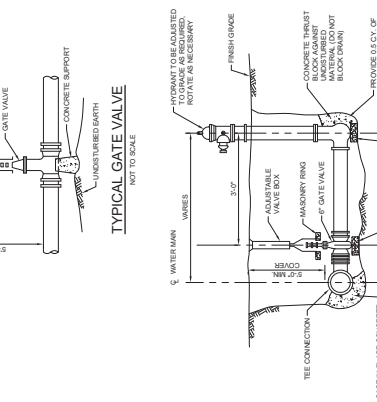
GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF QUINCY REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.
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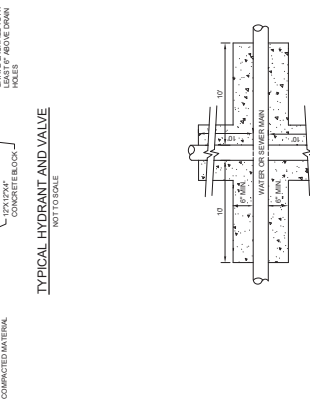
DRAINAGE

1. PRECAST CONCRETE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF QUINCY REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.
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ELECTRIC

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PRIVATE UTILITY LOCATIONS

1. THE PLAN HAS BEEN PREPARED AS A GENERAL REPRESENTATION OF THE PROPOSED UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY LOCATIONS BY CONDUCTING A UTILITY LOCATIONS SURVEY PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF QUINCY REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF QUINCY REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGULATIONS.
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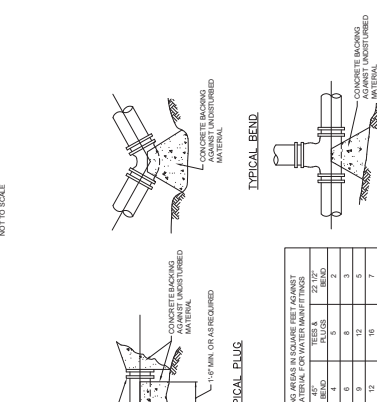
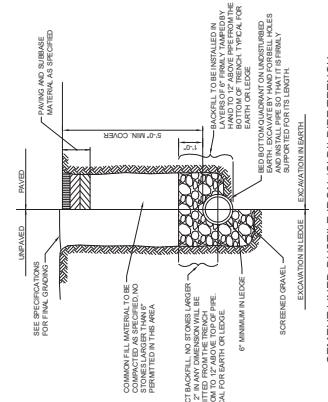
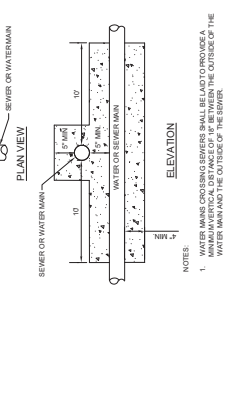
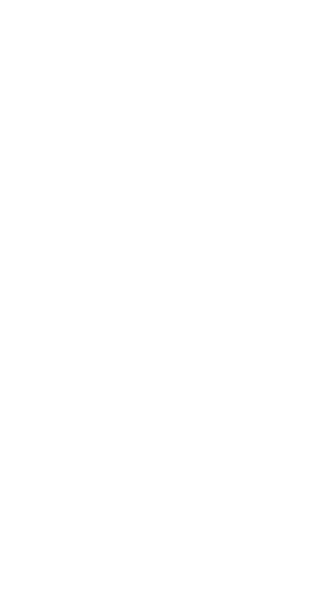
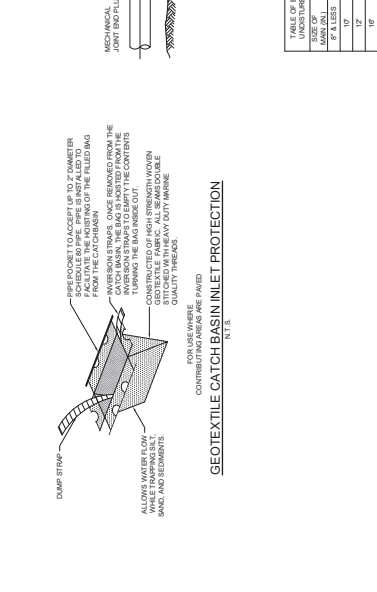
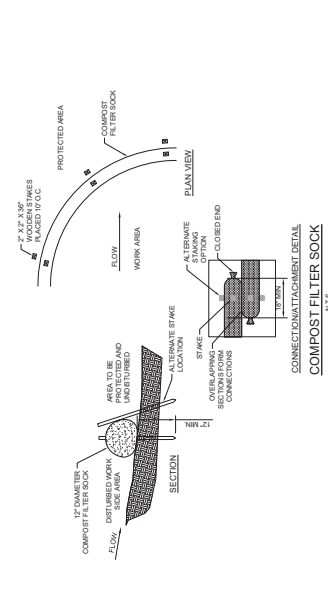
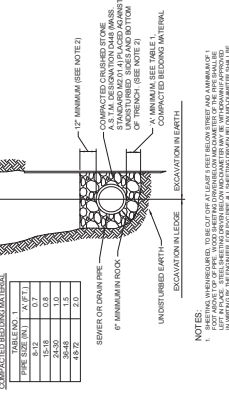


TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS

F.P. A LEAS	12" MIN. DIA.		18" MIN. DIA.		24" MIN. DIA.	
	1	2	1	2	1	2
12"	4	5	10	12	16	20
18"	6	8	15	18	24	30
24"	12	16	24	32	48	64





Number	Date	Description



PROGRAMMING
 NOT SET FOR CONSTRUCTION

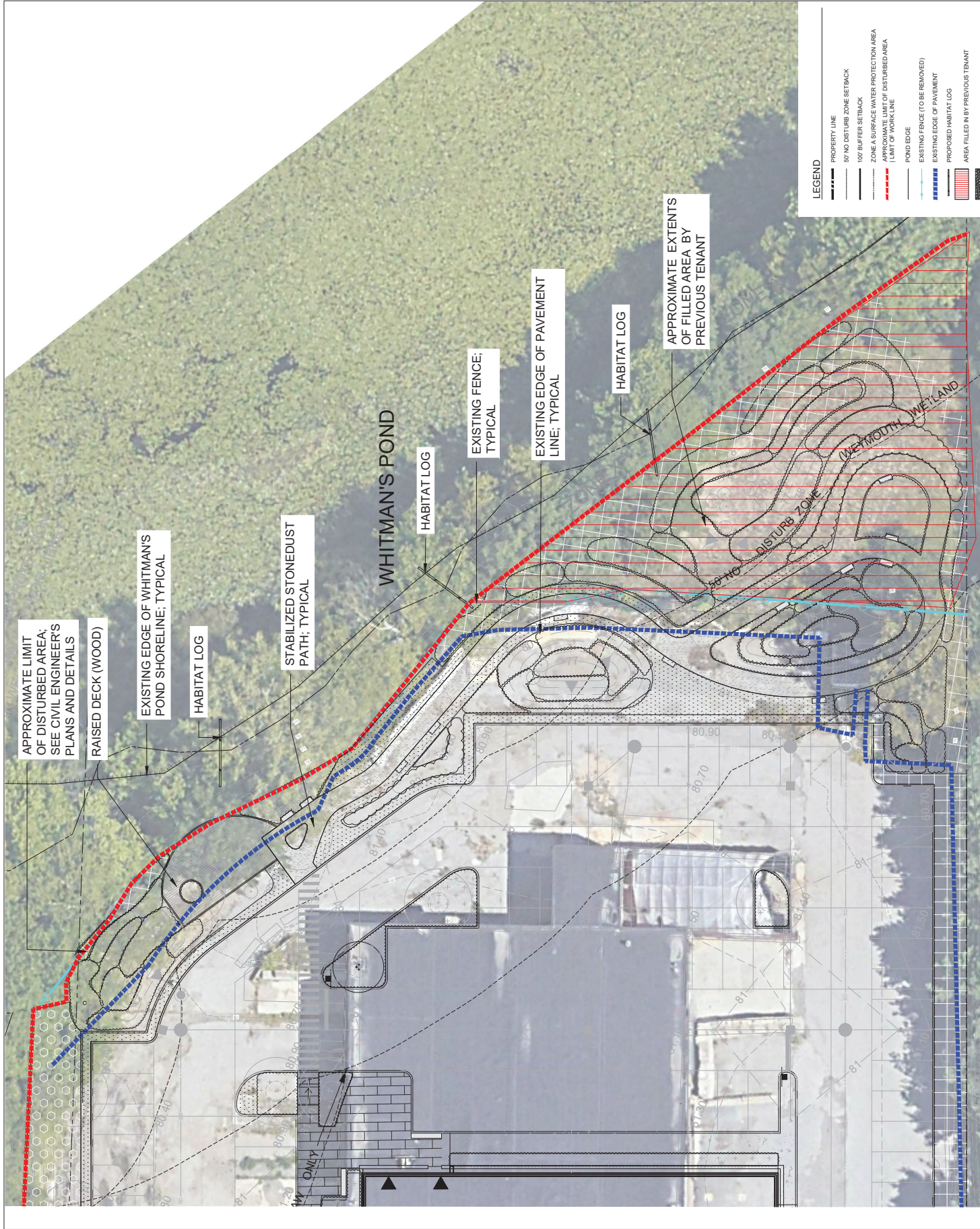
PERMITTING
 ENLARGEMENT

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Scale: 1" = 10' Date Issued: February 2, 2020

L-2

Project Number: 2100



APPROXIMATE LIMIT
 OF DISTURBED AREA;
 SEE CIVIL ENGINEER'S
 PLANS AND DETAILS

RAISED DECK (WOOD)

EXISTING EDGE OF WHITMAN'S
 POND SHORELINE; TYPICAL

HABITAT LOG

STABILIZED STONEDUST
 PATH; TYPICAL

WHITMAN'S POND

HABITAT LOG

EXISTING FENCE;
 TYPICAL

EXISTING EDGE OF PAVEMENT
 LINE; TYPICAL

HABITAT LOG

APPROXIMATE EXTENTS
 OF FILLED AREA BY
 PREVIOUS TENANT

LEGEND

- PROPERTY LINE
- 50' NO DISTURB ZONE SETBACK
- 100' BUFFER SETBACK
- ZONE A SURFACE WATER PROTECTION AREA
- LIMIT OF DISTURBED AREA
- LIMIT OF WORK ZONE
- POND EDGE
- EXISTING FENCE (TO BE REMOVED)
- EXISTING EDGE OF PAVEMENT
- PROPOSED HABITAT LOG
- AREA FILLED IN BY PREVIOUS TENANT



Number	Date	Description



PROGRAMMING
 NOT FOR CONSTRUCTION

**PERMITTING
 ILLUSTRATIVES**

FoxRock 200 Libbey, LLC
 Medical Office Building
 200 Libbey Industrial Parkway
 Weymouth, MA

Scale: As Shown Date Issued: February 2, 2020



CONCEPT PERSPECTIVE
 SCALE: NOT TO SCALE



CONCEPT RENDERING
 SCALE: NOT TO SCALE