

## ZONING INFORMATION

### WEYMOUTH - LIMITED BUSINESS ZONE (B-1)

	REQUIRED	PROVIDED
MIN. LOT SIZE	10,000 S.F.	110,740 S.F.
MIN. LOT WIDTH	100.00'	314.07'
MIN. LOT FRONTAGE	100.00'	314.12'
MIN. FRONT YARD SETBACK	30.0'	85.8'
MIN. SIDE YARD SETBACK	10.0'	11.6'
MIN. REAR YARD SETBACK	10.0'	17.9'
MAX. LOT COVERAGE	50%	30.9%
MAX. BLDG. HEIGHT	6 stories / 80.0'	1 STORY
MIN. PARKING SPACES	BLDG. INSP. DECISION	118 SPACES

### BRAINTREE - GENERAL BUSINESS ZONE (GB)

	REQUIRED	PROVIDED
MIN. LOT SIZE	15,000 S.F.	110,740 S.F.
MIN. LOT WIDTH	100.00'	314.07'
MIN. LOT FRONTAGE	50.00'	314.12'
MIN. FRONT YARD SETBACK	10.0'	85.8'
MIN. SIDE YARD SETBACK	10.0'	11.6'
MIN. REAR YARD SETBACK	20.0'	17.9'
MAX. BLDG. COVERAGE	70%	4.9%
MAX. LOT COVERAGE	90%	40.0%
MAX. BLDG. HEIGHT	3 STORIES / 50.0'	1 STORY
MIN. PARKING SPACES	58 SPACES	118 SPACES
	(1 SPACE / 500 S.F.)	

N/F PCP REALTY TRUST

JOS PADULA & JACQUELINE BARBIERE TRS  
11 COLUMBIAN STREET  
BRAINTREE, MA 02184  
PARCEL 40-480-4

SINGLE-STORY  
BRICK  
ANIMAL HOSPITAL  
FFE = 154.55

TOWN OF WEYMOUTH  
CONSERVATION COMMISSION  
PARCEL 40-480-2

WETLANDS DELINEATED BY MATTHEW LONG, A CERTIFIED  
WETLANDS SCIENTIST, OF GOLDSMITH, PRESTI & RINGWALL.

N/F 577 Phillip James LLC  
577 COLUMBIAN ST  
WEYMOUTH, MA 02190  
PARCEL 40-480-7

## LEGEND:

### EXISTING:

	- LOCUS PROPERTY LINE
	- TREE LINE
	- SEWER MANHOLE (SMH)
	- DRAIN MANHOLE (DMH)
	- CATCH BASIN (CB)
	- STONEWALL
	- GAS VALVE
	- WATER VALVE
	- WATER SERVICE
	- HYDRANT
	- UTILITY POLE
	- NOW OR FORMERLY
	- IRON PIPE OR REBAR
	- DRAIN PIPE
	- WATER MAIN
	- GAS SERVICE
	- UNDERGROUND POWER
	- UNDERGROUND TELEPHONE
	- OVERHEAD WIRES
	- SEWER MAIN
	- LANDSCAPED AREA
	- GRADE
	- SPOT GRADE
	- CHAIN LINK FENCE
	- TEST PIT
	- HAND HOLES FOR UTILITIES
	- LIGHT POLE

## PLAN & DEED REFERENCES

REFERENCES:  
PL BOOK 457 PLAN 396 OF 98  
D BOOK 3479 PAGE 484  
D BOOK 4164 PAGE 723  
D BOOK 4395 PAGE 015  
ST HIGHWAY LO PLAN 3399  
ST HIGHWAY LO PLAN 3400  
ST HIGHWAY LO PLAN 7161  
LC PLAN 23646 E.1

D BOOK 11306 PAGE 455  
D BOOK 19489 PAGE 139

## GENERAL NOTES

- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER 2011 AND OBSERVED IN JUNE 2019.
- WETLANDS DELINEATED BY WETLAND SCIENTIST, MATTHEW LONG, A CERTIFIED MASSACHUSETTS WETLAND SCIENTIST IN SEPTEMBER 2006.
- EXISTING UTILITIES, WHERE SHOWN, WERE TAKEN FROM DIRECT FIELD OBSERVATION BY THIS OFFICE AND CONSTRUCTION NOTES PROVIDED BY THE CONTRACTOR.

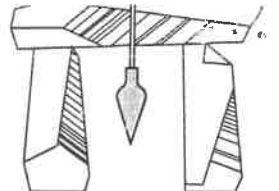
## OWNER

VCA REAL PROPERTY ACQUISITION CORP. 12401 WEST  
OLYMPIC BOULEVARD LOS ANGELES, CA 90064

WEYMOUTH PARCELS  
40-480-5  
40-480-6  
BRAINTREE PARCELS  
11124-11  
11124-12

## BENCHMARK INFORMATION

BENCH MARK: PK SET IN SIDEWALK DATUM: NGVD 29 : FL=150.04'  
NAVD 88 : -0.78'  
WEYMOUTH DATUM : +5.83'



1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100(o) 617-405-5101(f)  
www.decelle-burke-sala.com



06-13-19

JAMES W. BURKE, P.E.

DATE

### ISSUED PERMITS:

- WEYMOUTH ORDER OF CONDITIONS  
D.E.P. FILE # 81-1043  
RECORDED AT NORFOLK COUNTY REGISTRY OF DEEDS AS BOOK  
26011 PAGES 113-130.
- SPECIAL PERMIT ISSUED BY THE TOWN OF WEYMOUTH BOARD  
ZONING APPEALS, DATED JUNE 20, 2008 FOR THE ORIGINAL BUILDING.
- SPECIAL PERMIT AND SITE PLAN REVIEW ISSUED BY THE BRAIN  
PLANNING BOARD DATED JUNE 18, 2008.
- THE LANDOWNER SHALL CONTINUE TO PREVENT ALL ILLEGAL  
DISCHARGES INTO THE DRAINAGE SYSTEM IDENTIFIED AS WATER  
QUALITY TANKS, DRAIN MANHOLES AND OUTLET CONTROL  
STRUCTURES ON THIS PLAN. ILLEGAL DISCHARGES INCLUDE, BUT  
NOT LIMITED TO, ANY SUBSTANCE, OR MATERIAL THAT IS NOT  
STORMWATER.

### PROJECT TITLE & LOCATION:

VCA SOUTH SHORE ANIMAL HOSPI  
595 COLUMBIAN ST  
WEYMOUTH/BRAINTREE, MA

### PLAN TITLE:

PROPOSED ADDITION SITE PLAN

### PREPARED FOR:

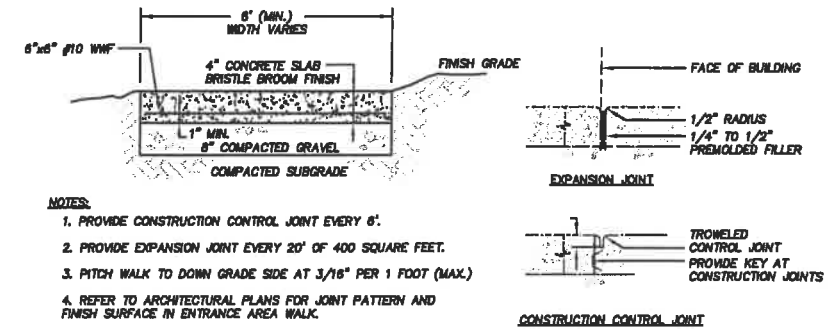
VCA REAL PROPERTY ACQUISITIONS CO  
12401 WEST OLYMPIC BLVD.  
LOS ANGELES, CA 90064

DATE: JUNE 5, 2019

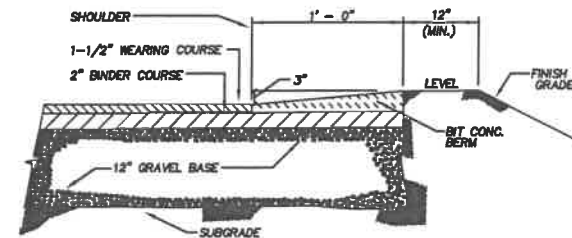
REVISED:

JOB NUMBER: 19.013

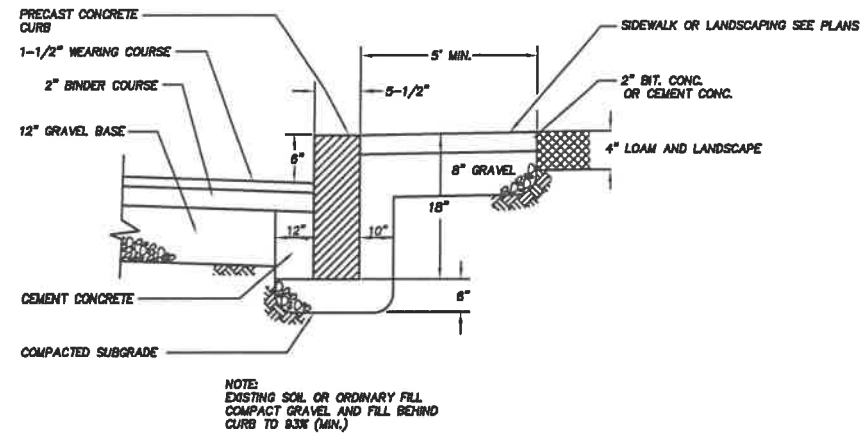
SHEET 1 OF 2



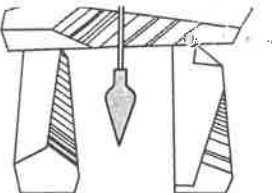
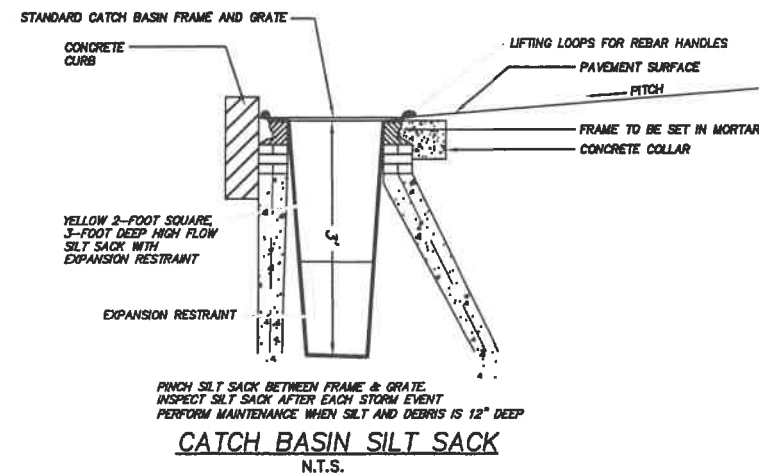
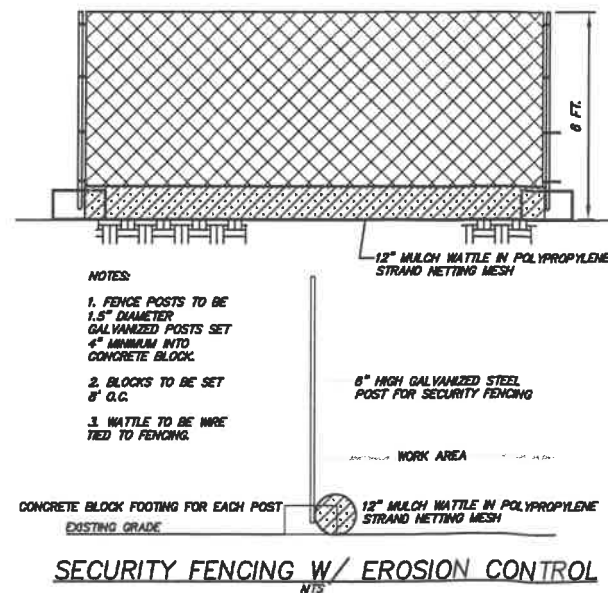
CONCRETE SIDEWALK  
NOT TO SCALE



CAPE COD BERM  
NOT TO SCALE



CONCRETE OR GRANITE CURB  
NOT TO SCALE



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DATE

ISSUED PERMITS:

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4. THE LANDOWNER SHALL CONTINUE TO PREVENT ALL ILLEGAL DISCHARGES INTO THE DRAINAGE SYSTEM IDENTIFIED AS WATER QUALITY TANKS, DRAIN MANHOLES AND OUTLET CONTROL STRUCTURES ON THIS PLAN. ILLEGAL DISCHARGES INCLUDE, BUT NOT LIMITED TO, ANY SUBSTANCE, OR MATERIAL THAT IS NOT STORMWATER.

PROJECT TITLE & LOCATION:

VCA SOUTH SHORE ANIMAL HOSPITAL  
595 COLUMBIAN ST  
WEYMOUTH/BRAINTREE, MA

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

VCA REAL PROPERTY ACQUISITIONS CO  
12401 WEST OLYMPIC BLVD.  
LOS ANGELES, CA 90064

DATE: JUNE 5, 2019

REVISED:

JOB NUMBER: 19.013 SHEET 2 OF 2