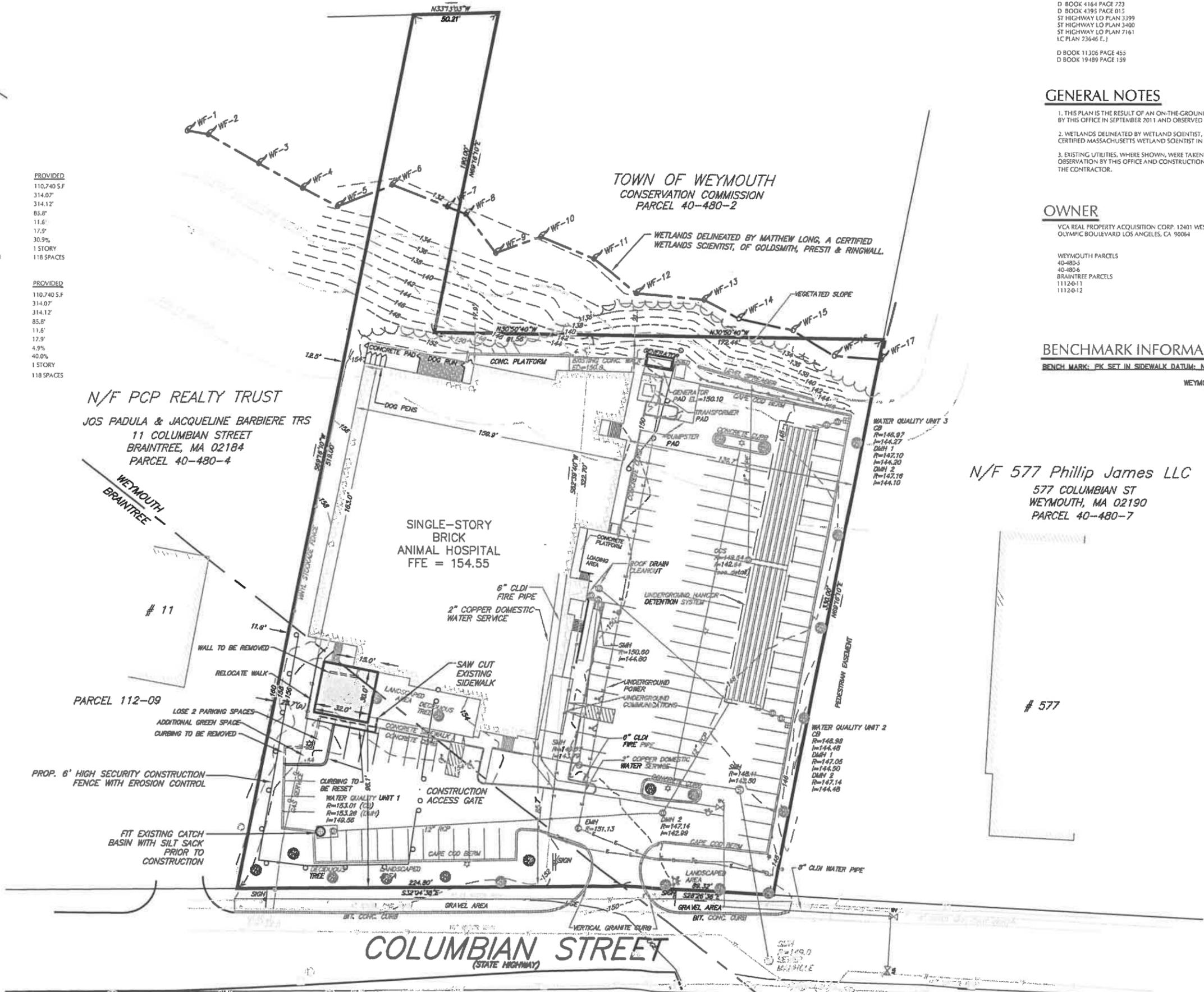


ZONING INFORMATION

	REQUIRED	PROVIDED
WEYMOUTH - LIMITED BUSINESS ZONE (B-1)		
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'	11.5'
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)		
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'	11.5'
MIN. REAR YARD SETBACK	20.0'	17.9'
MAX. BLDG. COVERAGE	70%	40.0%
MAX. LOT COVERAGE	90%	40.0%
MAX. BLDG. HEIGHT	3 STORIES / 50.0'	1 STORY
MIN. PARKING SPACES	58 SPACES (1 SPACE / 500 S.F.)	118 SPACES

EXISTING:		LEGEND:	
	LOCUST 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.)
 D BOOK 11306 PAGE 455
 D BOOK 19489 PAGE 159

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.

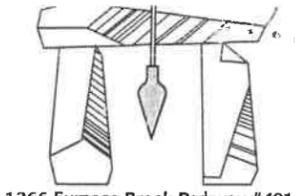
OWNER

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: NAVD 28 : EL=150.04'
 NAVD 88 : -0.78'
 WEYMOUTH DATUM : +5.83'



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



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 BRAINTREE 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 STORABLE WATER.

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

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

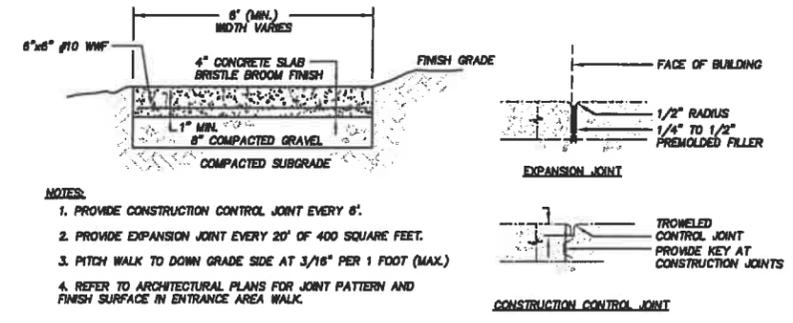
PROJECT TITLE & LOCATION:

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

PLAN TITLE:
 PROPOSED ADDITION SITE PLAN

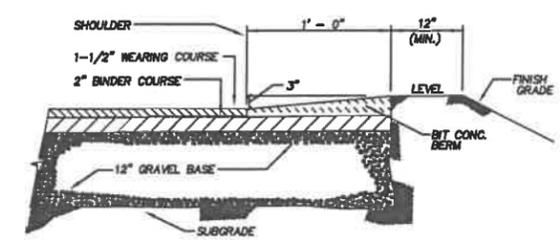
PREPARED FOR:
 VCA REAL PROPERTY ACQUISITIONS CO
 12401 WEST OLYMPIC BLVD.
 LOS ANGELES, CA 90064

DATE: JUNE 5, 2019
 REVISED:

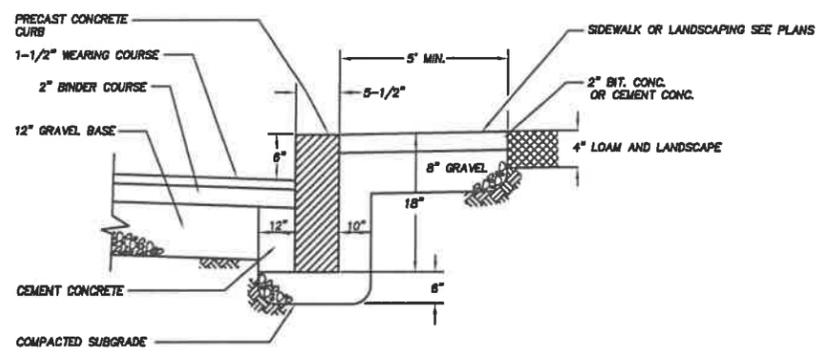


- NOTES:**
1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 6'.
 2. PROVIDE EXPANSION JOINT EVERY 20' OF 400 SQUARE FEET.
 3. PITCH WALK TO DOWN GRADE SIDE AT 3/16" PER 1 FOOT (MAX.)
 4. REFER TO ARCHITECTURAL PLANS FOR JOINT PATTERN AND FINISH SURFACE IN ENTRANCE AREA WALK.

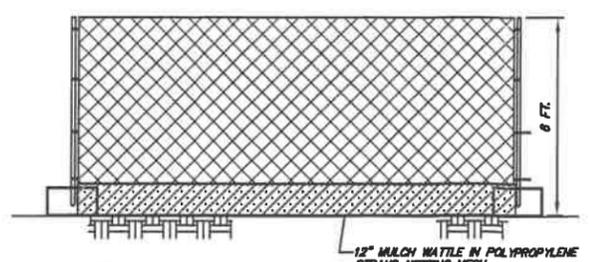
CONCRETE SIDEWALK
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE

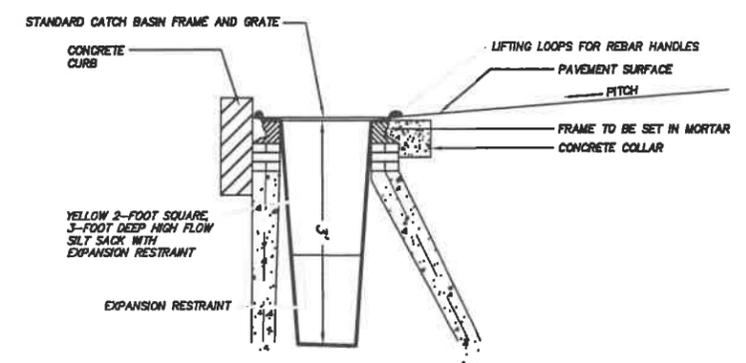


CONCRETE OR GRANITE CURB
NOT TO SCALE

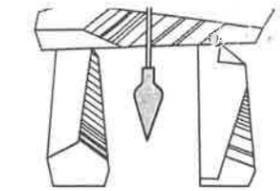


- NOTES:**
1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
 2. BLOCKS TO BE SET 8" O.C.
 3. WATTLE TO BE WIRE TIED TO FENCING.

SECURITY FENCING W/ EROSION CONTROL
N.T.S.



CATCH BASIN SILT SACK
N.T.S.



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JAMES W. BURKE, P.E. DATE

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 2. SPECIAL PERMIT ISSUED BY THE TOWN OF WEYMOUTH BOAR ZONING APPEALS, DATED JUNE 20, 2005.
 3. SPECIAL PERMIT AND SITE PLAN REVIEW ISSUED BY THE BRAIN PLANNING BOARD DATED JUNE 18, 2008.
 4. THE LANDOWNER SHALL CONTINUE TO PREVENT ALL ILICIT DISCHARGES INTO THE DRAINAGE SYSTEM IDENTIFIED AS WATER QUALITY TANKS, DRAIN MANHOLES AND OUTLET CONTROL STRUCTURES ON THIS PLAN. ILICIT 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:
CONSTRUCTION DETAILS

PREPARED FOR:
VCA REAL PROPERTY ACQUISITIONS CC
12401 WEST OLYMPIC BLVD.
LOS ANGELES, CA 90064

DATE: JUNE 5, 2019
REVISED: