

LOCUS MAP
Not to Scale

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

PROFESSIONAL LAND SURVEYOR

DATE

SURVEY NOTES:

- THIS SURVEY WAS MADE ON THE GROUND IN MAY 10, 2017 THRU JUNE 28, 2017 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988
- WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
- UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

LEGEND

<input type="checkbox"/> SB	STONE BOUND	<input type="checkbox"/> EM	ELECTRIC METER
<input type="checkbox"/> WHB	WEYMOUTH HIGHWAY BOUND	<input type="checkbox"/> GM	GAS METER
<input type="checkbox"/> IP	IRON PIPE	<input type="checkbox"/> GV	GAS VALVE
<input type="checkbox"/> CB	CONCRETE BOUND	<input type="checkbox"/> FA	FIRE ALARM
<input type="checkbox"/> SB/DH	STONE BOUND W/DRILL HOLE	<input type="checkbox"/> UP/LP	UTILITY POLE W/LIGHT
<input type="checkbox"/> R/C	REBAR AND CAP	<input type="checkbox"/> D	DRAIN LINE
<input type="checkbox"/> PIV	POST INDICATOR VALVE	<input type="checkbox"/> S	SEWER LINE
<input type="checkbox"/> CBN	CATCH BASIN	<input type="checkbox"/> W	WATER LINE
<input type="checkbox"/> DMH	DRAIN MANHOLE	<input type="checkbox"/> E	ELECTRIC LINE
<input type="checkbox"/> SMH	SEWER MANHOLE	<input type="checkbox"/> SIGN	SIGN
<input type="checkbox"/> HYD	HYDRANT	<input type="checkbox"/> CLF	CHAIN LINK FENCE
<input type="checkbox"/> WG	WATER GATE	<input type="checkbox"/> BC	BIT. CONC. CURB
<input type="checkbox"/> B	BOLLARD	<input type="checkbox"/> EOP	EDGE OF PAVEMENT (NO CURB)
<input type="checkbox"/> RRT	RAIL ROAD TIES	<input type="checkbox"/> MB	MAILBOX
<input type="checkbox"/> HVAC	AIR CONDITIONING UNIT	<input type="checkbox"/> WF	WETLAND FLAG/ WETLAND LINE
<input type="checkbox"/> TRAN	TRANSFORMER		
<input type="checkbox"/> EBOX	ELECTRIC BOX		
<input type="checkbox"/> MB	MAILBOX		

ABBREVIATIONS	FIRST FLOOR ELEVATION
BT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT

- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

PLAN REFERENCES:

- "Plan of Land in Weymouth, MA" dated Jan. 11, 1985 by Ernest W. Branch Inc. recorded as plan No. 176 of 1985 in PL BK 319.
- "Plan of Land in Weymouth, Mass" dated Aug. 6, 1980 by Ernest W. Branch Inc. recorded as plan No. 712 of 1980 in BK 5776 PG 421.
- "Plan of Land in Weymouth, MA prepared for The Finnell Company" dated June 22, 1995 by International Land Services, Inc. recorded as plan No. 53 of 1995 in PL BK 43
- "Land Court Plan No. 25327E (Lot 50 and Lot 49).
- "Unrecorded Layout of West Street dated 1980.
- "Weymouth Route 3 Industrial Park Plan and Profile of Finnell Drive, Weymouth MA" dated Jan. 12, 1976 by Ernest W. Branch Inc. recorded as plan No. 660 of 1976 in PL BK 256.

GENERAL NOTES:

- Zoning Classification:
Limited Industrial I-1
Setback Dimensions: FY = 40'
RY = 0'
SY = 25'
Min. Lot Width = 100'
Min. Lot Area = 20,000 SF
Max. Lot Coverage = 80%
Max. Bldg. Height = 6 stories
(not to exceed 80').

Sources:

- Town of Weymouth, MA, Table 1, Schedule of District Regulations.
Zoning Map of the Town of Weymouth" dated January 1, 2014.
- Locus lies in F.I.R.M. Zone C as shown on Community Panel No. 25021C0229E dated July 17, 2012.
- Locus partially lies in a Watershed Protection District.
- Underground utilities shown on this plan are based upon visible above ground utilities and record information of below ground utilities and are approximate only. Contractor is responsible for taking all necessary precautions before beginning any excavation. (Digsafe 1-888-344-7233)

© MCKENZIE ENGINEERING GROUP, INC.

M:\2017 PROJECTS\217-121 FINNELL DRIVE\DWG\217-121 ANRAD COLORED.DWG

REV	DATE	DESCRIPTION	BY	APP
1	11/10/17	REVISED WETLAND FLAGS	BDB	RTS

MEG
McKenzie Engineering Group
Civil Engineers & Land Surveyors
150 LONGWATER DRIVE SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3900 FAX: (781) 792-0333
www.mckeng.com

ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION FINNELL DRIVE EXTENSION (ASSESSOR'S MAP 36 PARCEL 452-9 & 423-4) FINNELL DRIVE WEYMOUTH, MASSACHUSETTS

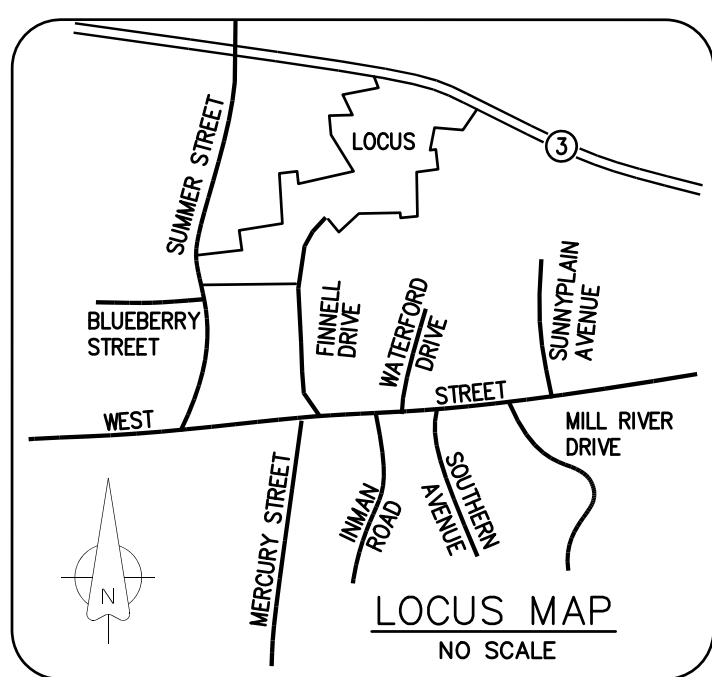
PROFESSIONAL SURVEYOR:

OWNER:
SOUTH SHORE HOSPITAL INC.
50 FOGG ROAD
WEYMOUTH, MASSACHUSETTS 02190
APPLICANT:
BRISTOL BROTHERS DEVELOPMENT CORP
190 DERBY STREET
HINGHAM, MASSACHUSETTS 02043

DRAWN BY: RTS
DESIGNED BY: --
CHECKED BY: --
APPROVED BY: R.J.H.
DATE: AUGUST 29, 2017
SCALE: 1"=80'
PROJECT NO.: 217-121
DWG. TITLE:

ANRAD PLAN

DWG. NO.:
SHT 1 OF 2



LOCUS MAP
Not to Scale

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RY = 0'

SY = 25'

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Sources:

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3. Locus partially lies in a Watershed Protection District.

4. Underground utilities shown on this plan are based

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of below ground utilities and are approximate only.

Contractor is responsible for taking all necessary

precautions before beginning any excavation. (Digsafe

1-888-344-7233)

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DATE

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2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD)

OF 1988

3. WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.

4. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH

DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES

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AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT

WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION

INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS

POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR

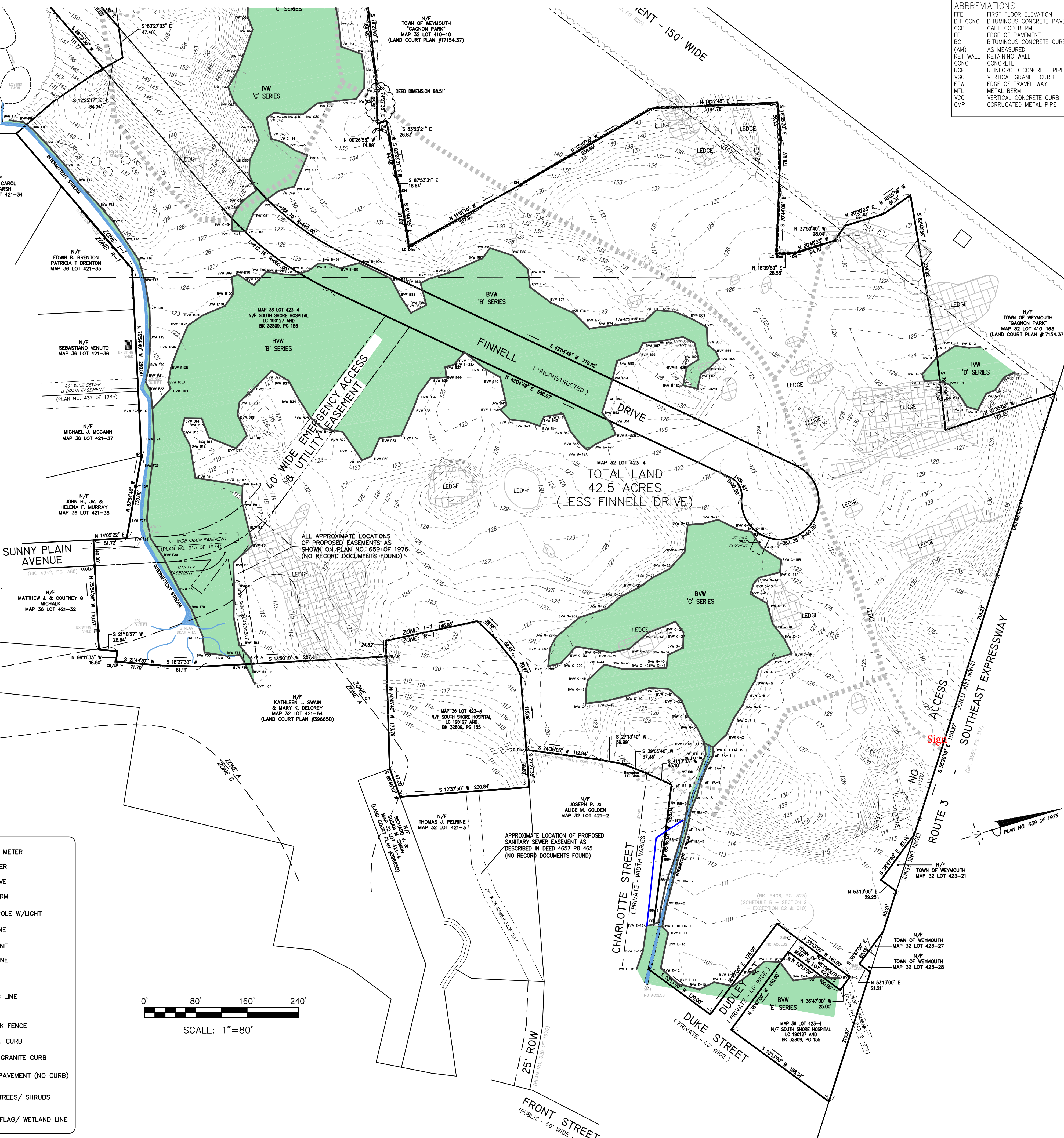
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LEGEND

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<input type="checkbox"/> RRT	RAIL ROAD TIES	<input type="checkbox"/> VGC	VERTICAL GRANITE CURB
<input type="checkbox"/> HVAC	AIR CONDITIONING UNIT	<input type="checkbox"/> EOP	EDGE OF PAVEMENT (NO CURB)
<input type="checkbox"/> TRAN	TRANSFORMER	<input type="checkbox"/> EXISTING TREES/ SHRUBS	EXISTING TREES/ SHRUBS
<input type="checkbox"/> EBOX	ELECTRIC BOX	<input type="checkbox"/> WF	WETLAND FLAG/ WETLAND LINE
<input type="checkbox"/> MB	MAILBOX		

0' 80' 160' 240'
SCALE: 1"=80'



ABBREVIATIONS	
FFE	FIRST FLOOR ELEVATION
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CCB	CAPE COD BERM
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(AM)	RETAINING WALL
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LEGEND

SURVEY SYMBOLS

<input type="checkbox"/> CB/DH	CONCRETE BOUND WITH DRILL HOLE
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<input type="checkbox"/> HVAC UNIT	HVAC UNIT
<input type="checkbox"/> BUILDING LIGHT W/MAST	BUILDING LIGHT W/MAST
<input type="checkbox"/> BUILDING LIGHT	BUILDING LIGHT
<input type="checkbox"/> TRANSFORMER	TRANSFORMER
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<input type="checkbox"/> DRAINAGE CATCH BASIN	DRAINAGE CATCH BASIN
<input type="checkbox"/> DOOR WAY THRESHOLD	DOOR WAY THRESHOLD
<input type="checkbox"/> HYDRANT	HYDRANT
<input type="checkbox"/> POST INDICATOR VALVE	POST INDICATOR VALVE
<input type="checkbox"/> UTILITY POLE	UTILITY POLE
<input type="checkbox"/> YARD LIGHT	YARD LIGHT

<input type="checkbox"/> RIP RAP	RIP RAP
<input type="checkbox"/> BOLLARD	BOLLARD
<input type="checkbox"/> SIGN	SIGN
<input type="checkbox"/> FIRE ALARM	FIRE ALARM
<input type="checkbox"/> DECIDUOUS TREE	DECIDUOUS TREE
<input type="checkbox"/> CONIFEROUS TREE	CONIFEROUS TREE

LINE DESIGNATORS

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<input type="checkbox"/> HANDRAIL	HANDRAIL
<input type="checkbox"/> JERSEY BARRIER	JERSEY BARRIER
<input type="checkbox"/> GUARD RAIL	GUARD RAIL
<input type="checkbox"/> RAILROAD TRACKS	RAILROAD TRACKS
<input type="checkbox"/> OVERHEAD WIRES	OVERHEAD WIRES
<input type="checkbox"/> GAS LINE	GAS LINE
<input type="checkbox"/> WS	WATER SERVICE
<input type="checkbox"/> UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
<input type="checkbox"/> STORM DRAIN LINE	STORM DRAIN LINE
<input type="checkbox"/> SANITARY SEWER LINE	SANITARY SEWER LINE
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PG 421.

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4. Land Court Plan No. 25327E (Lot 50 and

Lot 49).

5. Unrecorded Layout of West Street dated

1980.

6. "Weymouth Route 3 Industrial Park Plan

and Profile of Finnell Drive, Weymouth MA"

dated Jan. 12, 1976 by Ernest W. Branch Inc.

recorded as plan No. 660 of 1976 in PL BK

256.

BY	APP	DESCRIPTION	DATE	REV
		SANITARY SEWER	8/14/17	1
		REVERSED WETLAND	11/10/17	2

MEG
McKenzie Engineering Group
Civil Engineers & Land Surveyors
150 LONGWATER DRIVE SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3900 FAX: (781) 792-0333
www.mckeng.com

ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION FINNELL DRIVE EXTENSION (ASSESSOR'S MAP 36 PARCEL 452-9 & 423-4) WEYMOUTH, MASSACHUSETTS

PROFESSIONAL SURVEYOR:

OWNER: SOUTH SHORE HOSPITAL INC.
50 FOGG ROAD
WEYMOUTH, MASSACHUSETTS 02190

APPLICANT: BRISTOL BROTHERS DEVELOPMENT CORP
190 DERBY STREET
HINGHAM, MASSACHUSETTS 02043

DRAWN BY: RTS
DESIGNED BY: --
CHECKED BY: --
APPROVED BY: R.J.H.

DATE: AUGUST 29, 2017

SCALE: 1"=80'

PROJECT NO.: 217-121

DWG. TITLE:

ANRAD
PLAN
SHT 2 OF 2