

DEFINITIVE SUBDIVISION

OF

- EDISON STREET -

WEYMOUTH, MASSACHUSETTS

FOR REGISTRY USE ONLY

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW
WEYMOUTH PLANNING BOARD
DATE: _____

Zoning Information:

RESIDENCE DISTRICT R-1

Assessors Information:

MAP-BLOCK-LOT: 13-155-23, 26
MAP-BLOCK-LOT: 13-156-2

Deed References:

NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 33618 PAGE 33 (13-155-23, 26)
CERTIFICATE 198246 (13-156-2)

Record Owners:

RYDER DEVELOPMENT CORPORATION
MAP-BLOCK-LOT: 13-155-23, 26

RYDER PROPERTIES COMPANY LLC
MAP-BLOCK-LOT: 13-156-2

Applicant:

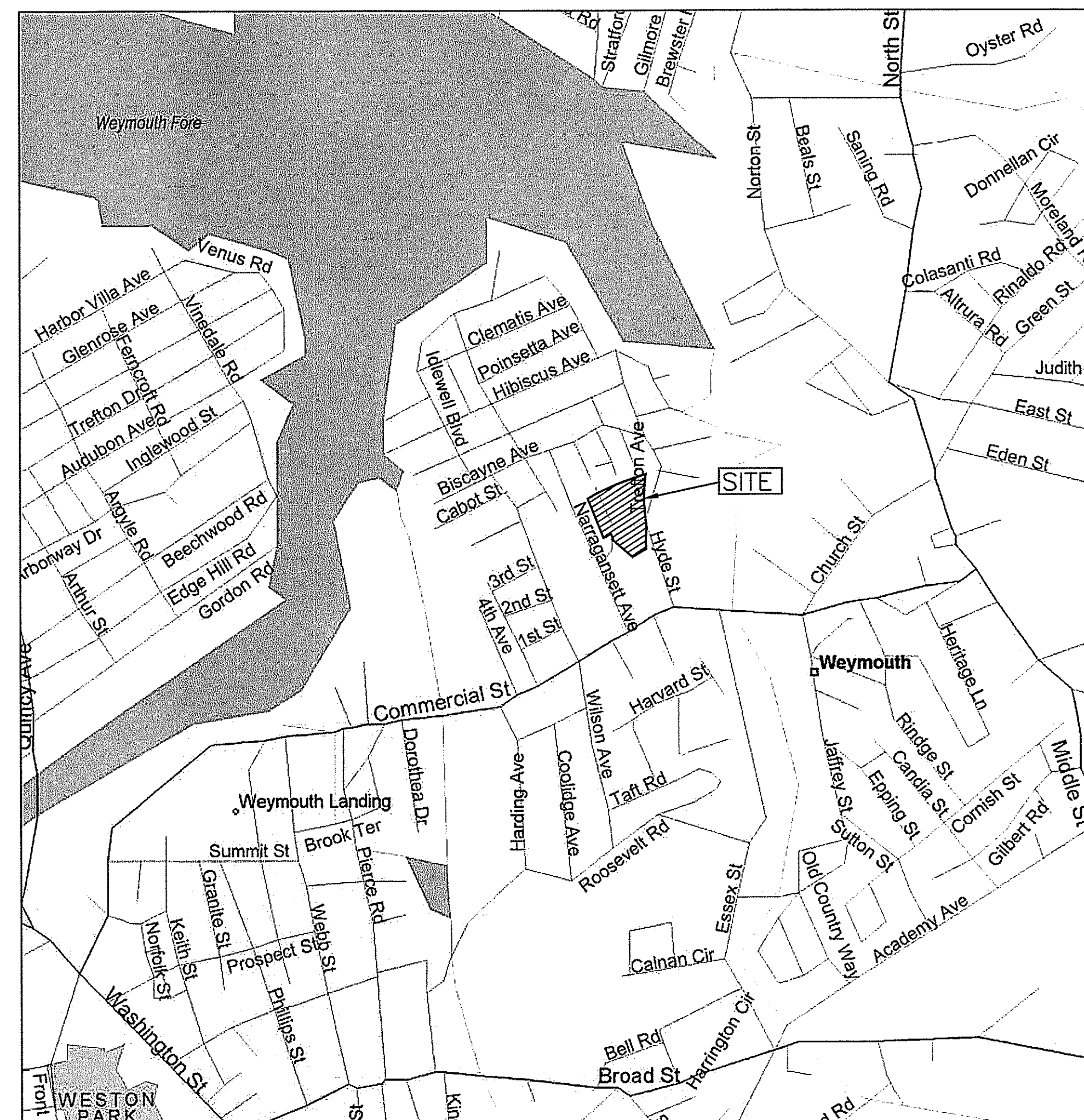
RYDER DEVELOPMENT CORPORATION
741 BROAD STREET
WEYMOUTH, MASSACHUSETTS 02189
CONTACT: KENNETH C. RYDER
TEL: 781-335-9562

INDEX OF DRAWINGS	
SHEET NO.	TITLE
1	COVER SHEET
2	DEFINITIVE SUBDIVISION PLAN
3	EXISTING CONDITIONS PLAN
4	ROADWAY GRADING PLAN
5	ROADWAY UTILITY PLAN / PROFILE
6	DETAIL SHEET

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA

DATE



LOCUS MAP
SCALE: 1"=750'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



DATE: 7/30/2020

PREPARED BY:

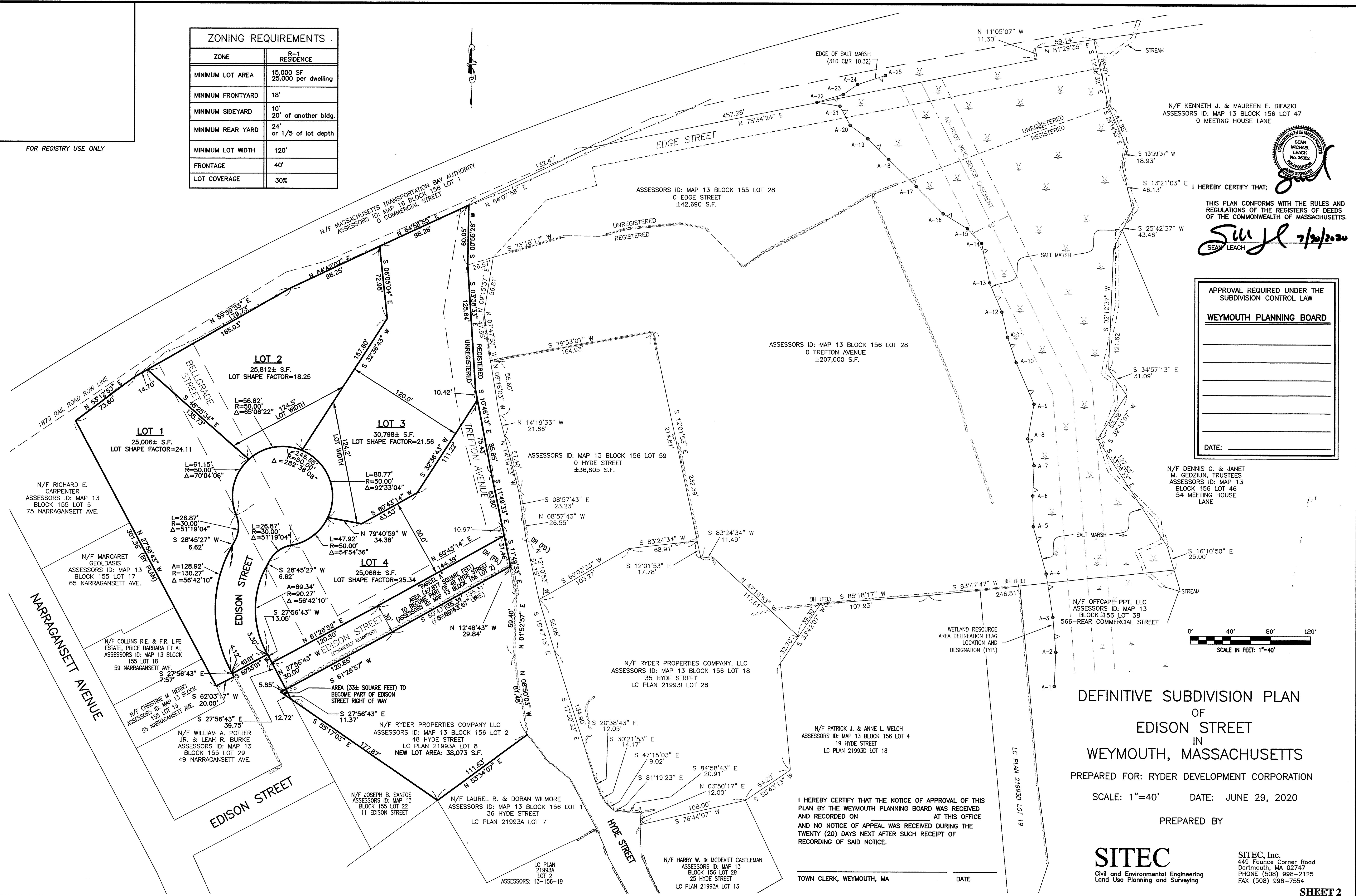


769 Plain Street, Unit C
Marshfield, MA 02050
Tel: (781) 319-0100 Fax: (781) 854-4783

SHEET 1
JUNE 29, 2020

ZONING REQUIREMENTS	
ZONE	R-1 RESIDENCE
MINIMUM LOT AREA	15,000 SF 25,000 per dwelling
MINIMUM FRONTYARD	18'
MINIMUM SIDEYARD	10' 20' of another bldg.
MINIMUM REAR YARD	24' or 1/5 of lot depth
MINIMUM LOT WIDTH	120'
FRONTAGE	40'
LOT COVERAGE	30%

FOR REGISTRY USE ONLY



N/F KENNETH J. & MAUREEN E. DIFAZIO
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47
0 MEETING HOUSE LANE



I HEREBY CERTIFY THAT:
THIS PLAN CONFORMS WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.
Sean Leach 7/20/2020
SEAN LEACH

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

N/F DENNIS G. & JANET
M. GEDZIUN, TRUSTEES
ASSESSORS ID: MAP 13
BLOCK 156 LOT 46
54 MEETING HOUSE
LANE

0' 40' 80' 120'
SCALE IN FEET: 1"=40'

DEFINITIVE SUBDIVISION PLAN OF EDISON STREET IN WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40' DATE: JUNE 29, 2020

PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning and Surveying

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
PHONE (508) 998-2125
FAX (508) 998-7554

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PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED
AND RECORDED ON _____ AT THIS OFFICE
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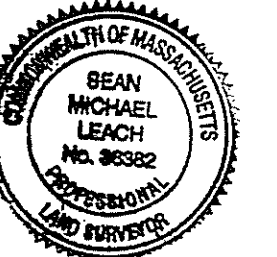
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MINIMUM LOT WIDTH	120'
FRONTAGE	40'
LOT COVERAGE	30%

FOR REGISTRY USE ONLY

DATUM: WEYMOUTH BASE

N/F KENNETH J. & MAUREEN E. DIFAZIO
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47
0 MEETING HOUSE LANE



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REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

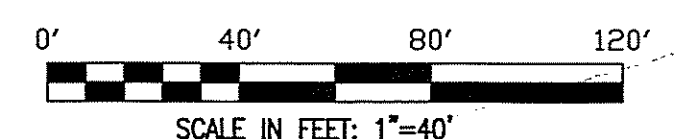
Signature 7/30/2020
BRIAN MICHAEL LEACH

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

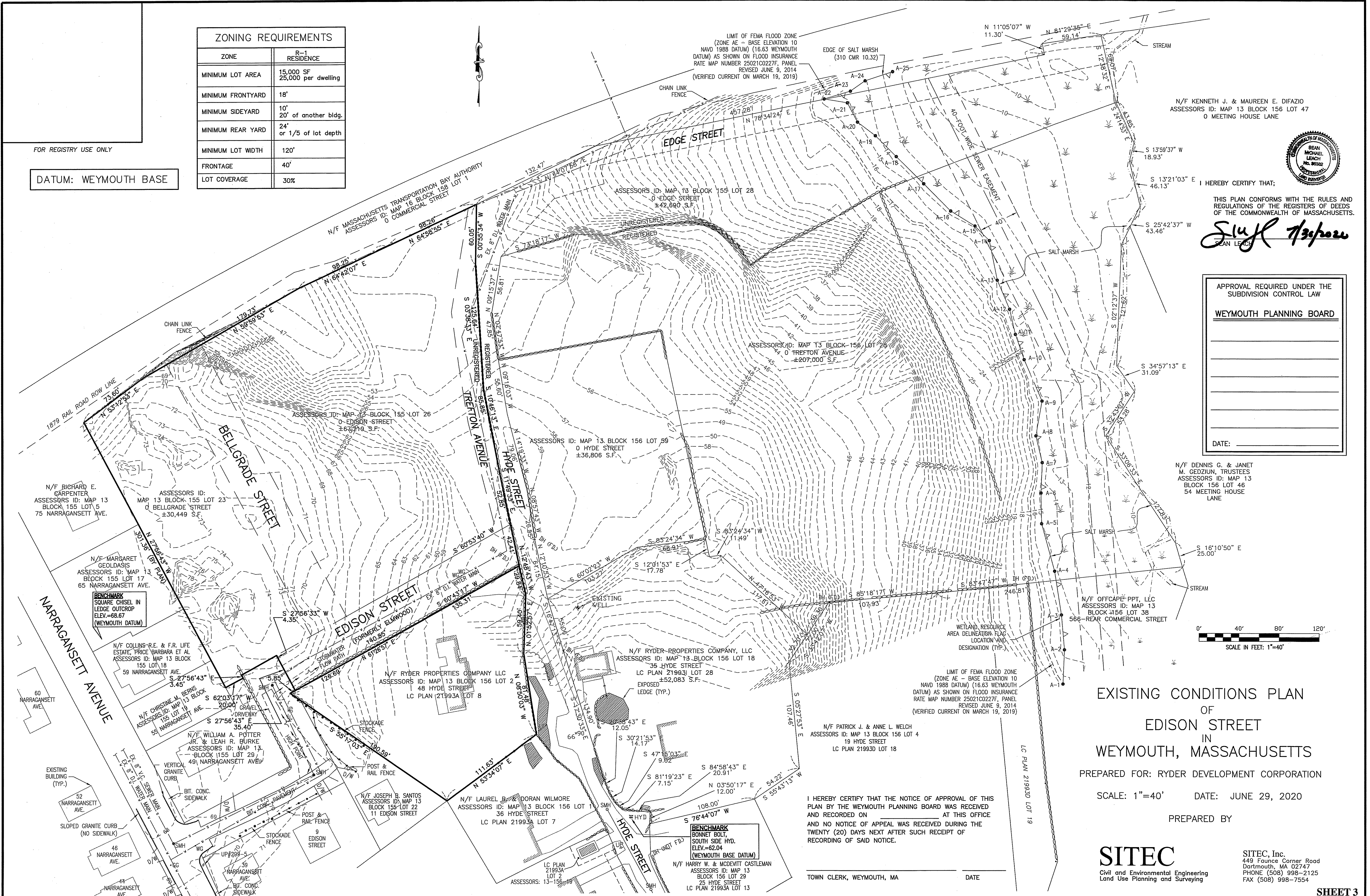
N/F DENNIS G. & JANET
M. GEDZIUN, TRUSTEES
ASSESSORS ID: MAP 13
BLOCK 156 LOT 46
54 MEETING HOUSE
LANE



EXISTING CONDITIONS PLAN
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS
PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: 1"=40' DATE: JUNE 29, 2020
PREPARED BY

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TOWN CLERK, WEYMOUTH, MA

DATE

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Handwritten signature and date
DATE: 7/30/2020

N/F KENNETH J. & MAUREEN E. DIFAZIO
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47
0 MEETING HOUSE LANE

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

N/F DENNIS G. & JANET
M. GEDZIUN, TRUSTEES
ASSESSORS ID: MAP 13
BLOCK 156 LOT 46
54 MEETING HOUSE
LANE

N/F OFFCAPE PPT, LLC
ASSESSORS ID: MAP 13
BLOCK 156 LOT 38
566-REAR COMMERCIAL STREET

N/F PATRICK J. & ANNE L. WELCH
ASSESSORS ID: MAP 13 BLOCK 156 LOT 4
19 HYDE STREET
LC PLAN 21993D LOT 18

N/F RYDER PROPERTIES COMPANY, LLC
ASSESSORS ID: MAP 13 BLOCK 156 LOT 18
35 HYDE STREET
LC PLAN 21993T LOT 28

N/F LAUREL R. & DORAN WILMORE
ASSESSORS ID: MAP 13 BLOCK 156 LOT 1
36 HYDE STREET
LC PLAN 21993A LOT 7

BENCHMARK
BONNET BOLT,
SOUTH SIDE HYD.
ELEV. = 62.04
(WEYMOUTH BASE DATUM)

N/F HARRY W. & MDEVITT CASTLEMAN
ASSESSORS ID: MAP 13
BLOCK 156 LOT 29
25 HYDE STREET

ROADWAY GRADING PLAN OF EDISON STREET IN WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40' DATE: JUNE 29, 2020

PREPARED BY



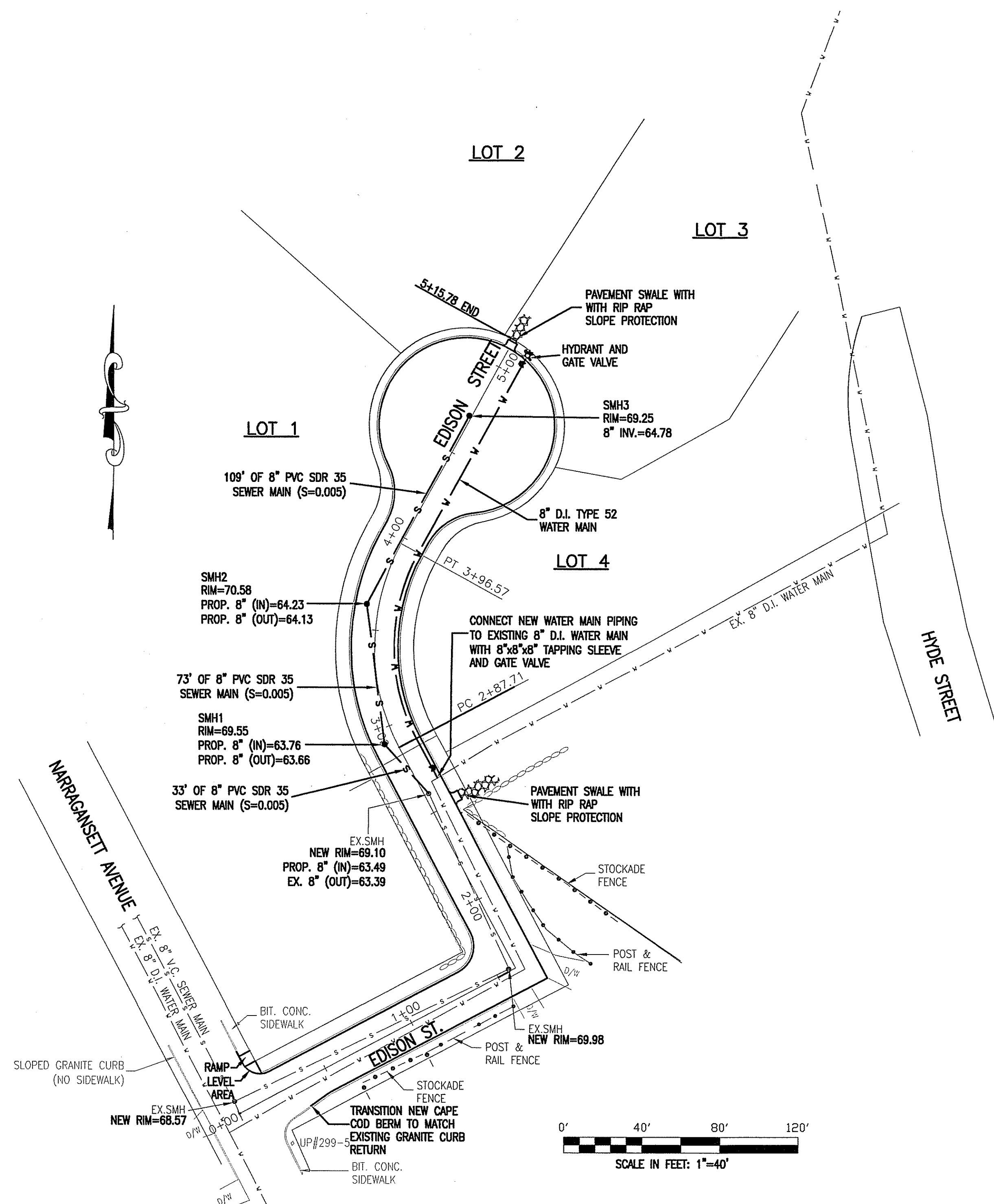
769 Plain Street, Unit C
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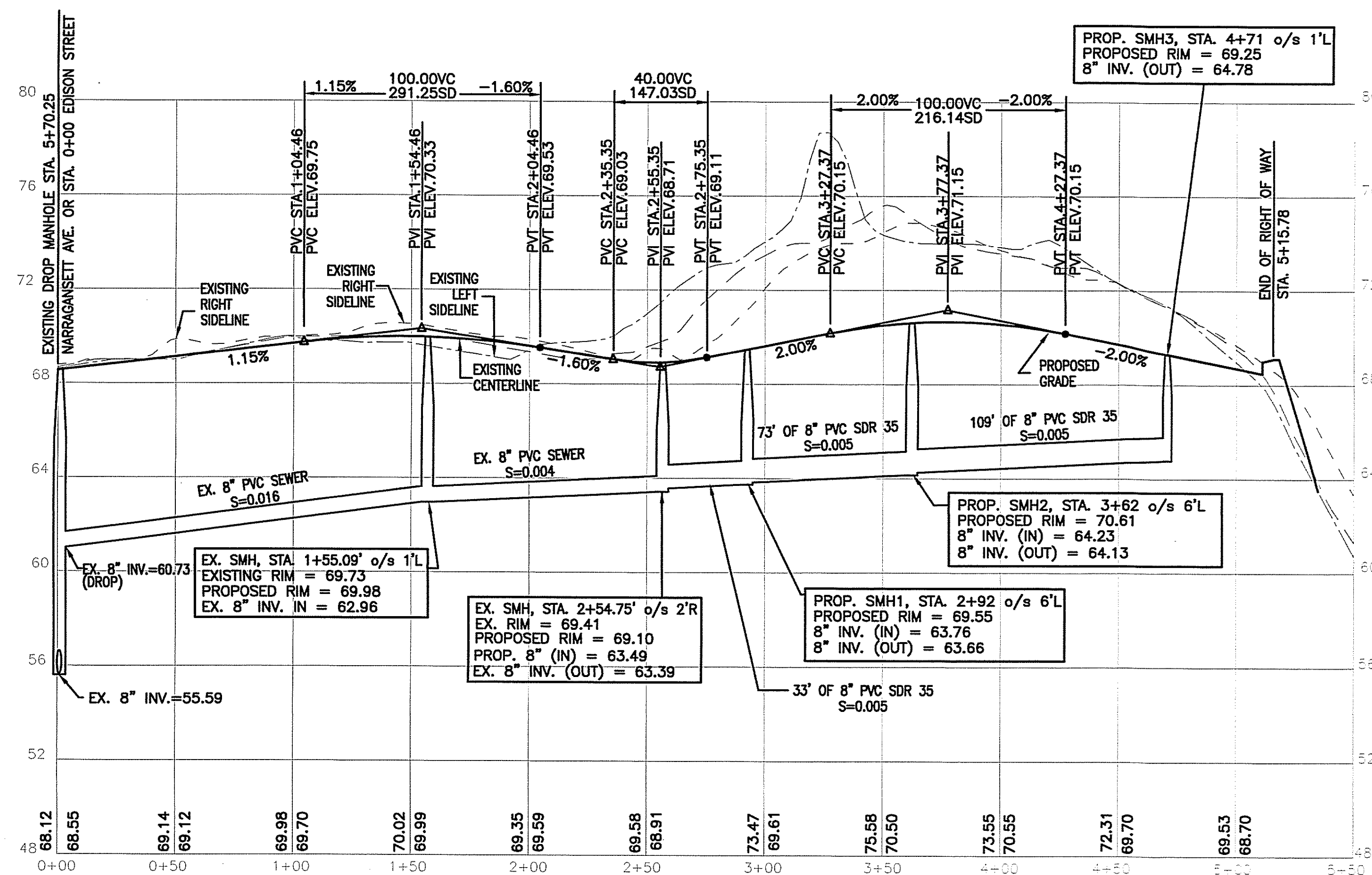
APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____



UTILITY PLAN
SCALE IN FEET: 1"=40'



NOTE:
EXISTING EDISON STREET INFORMATION TAKEN FROM
"SEWER RECORD PLAN-NARRAGANSETT ROAD EDISON
STREET" TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC
WORKS, DATED 8-11-83, REFERENCE 68R487

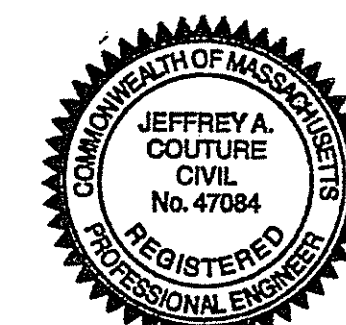
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TOWN CLERK, WEYMOUTH, MA

DATE

I HEREBY CERTIFY THAT:

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OF THE COMMONWEALTH OF MASSACHUSETTS.



1/30/2020

UTILITY PLAN & PROFILE
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

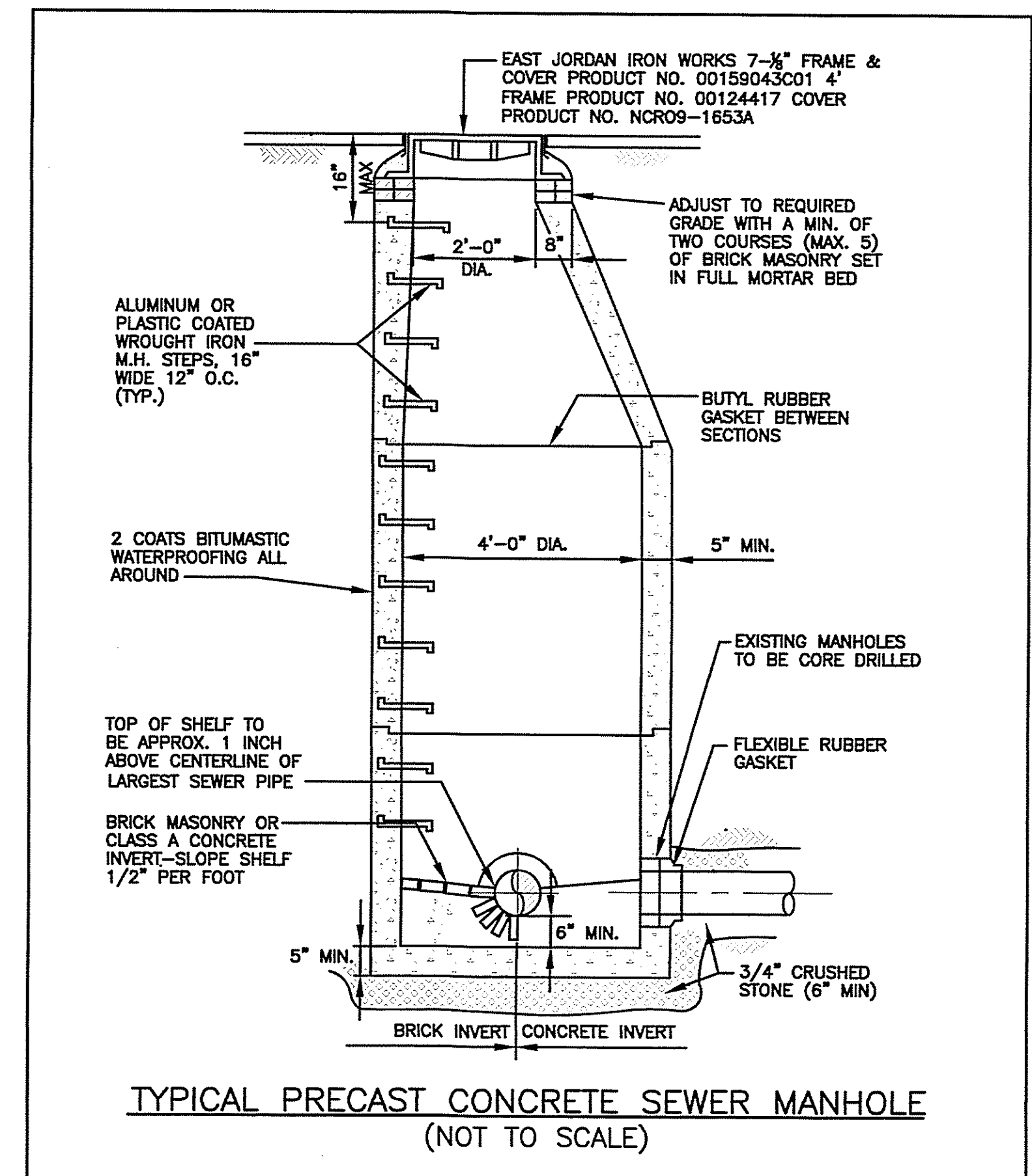
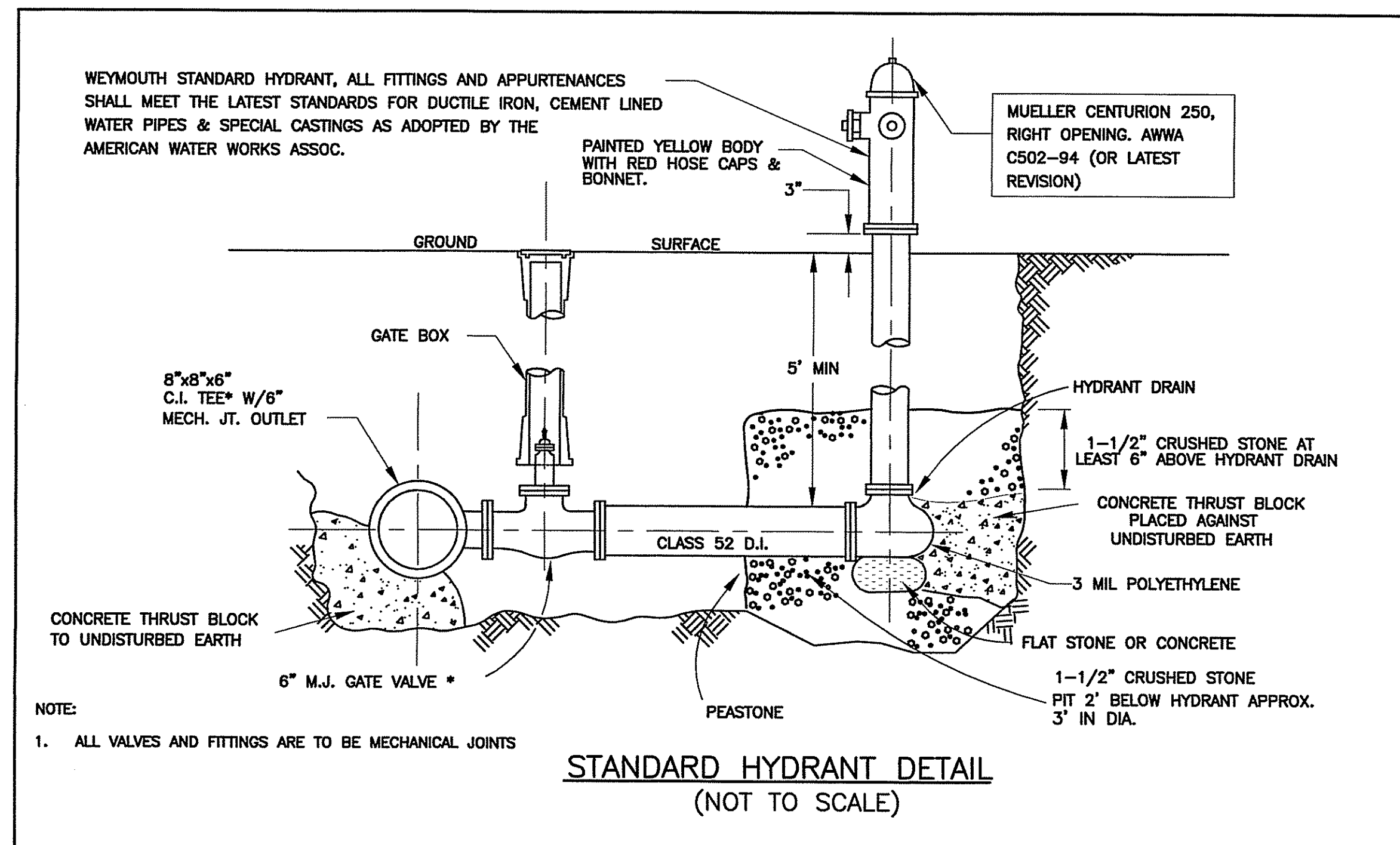
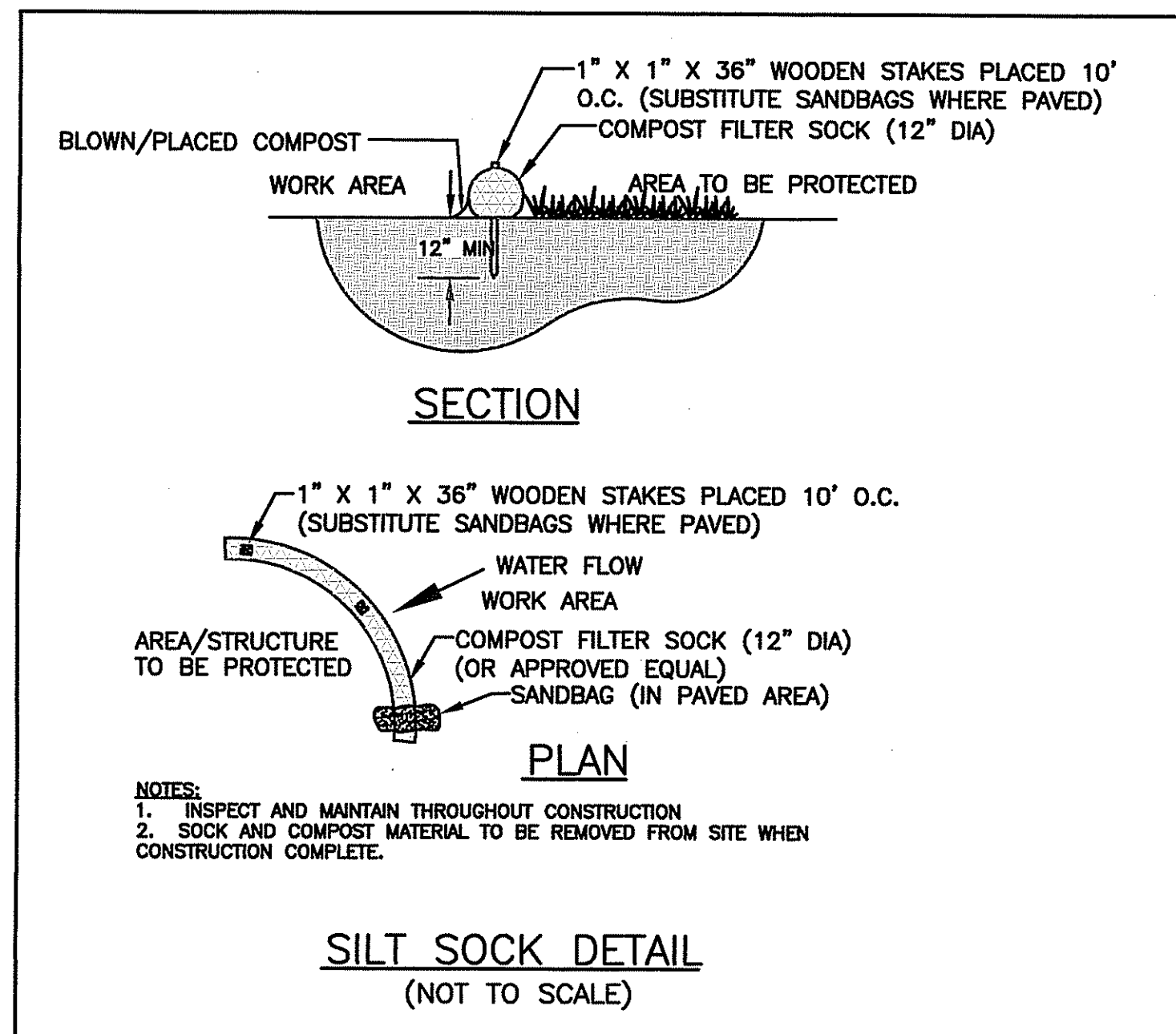
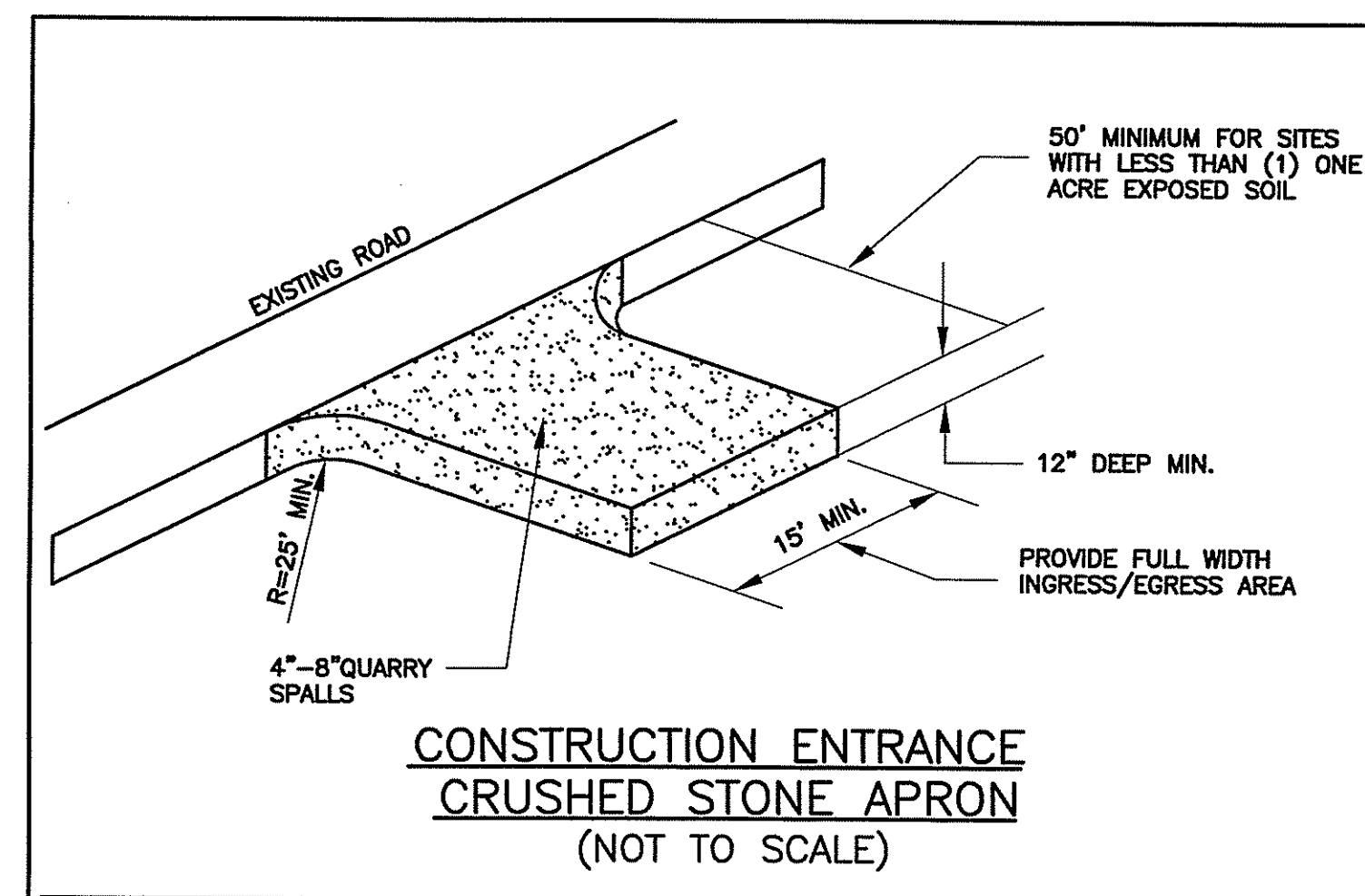
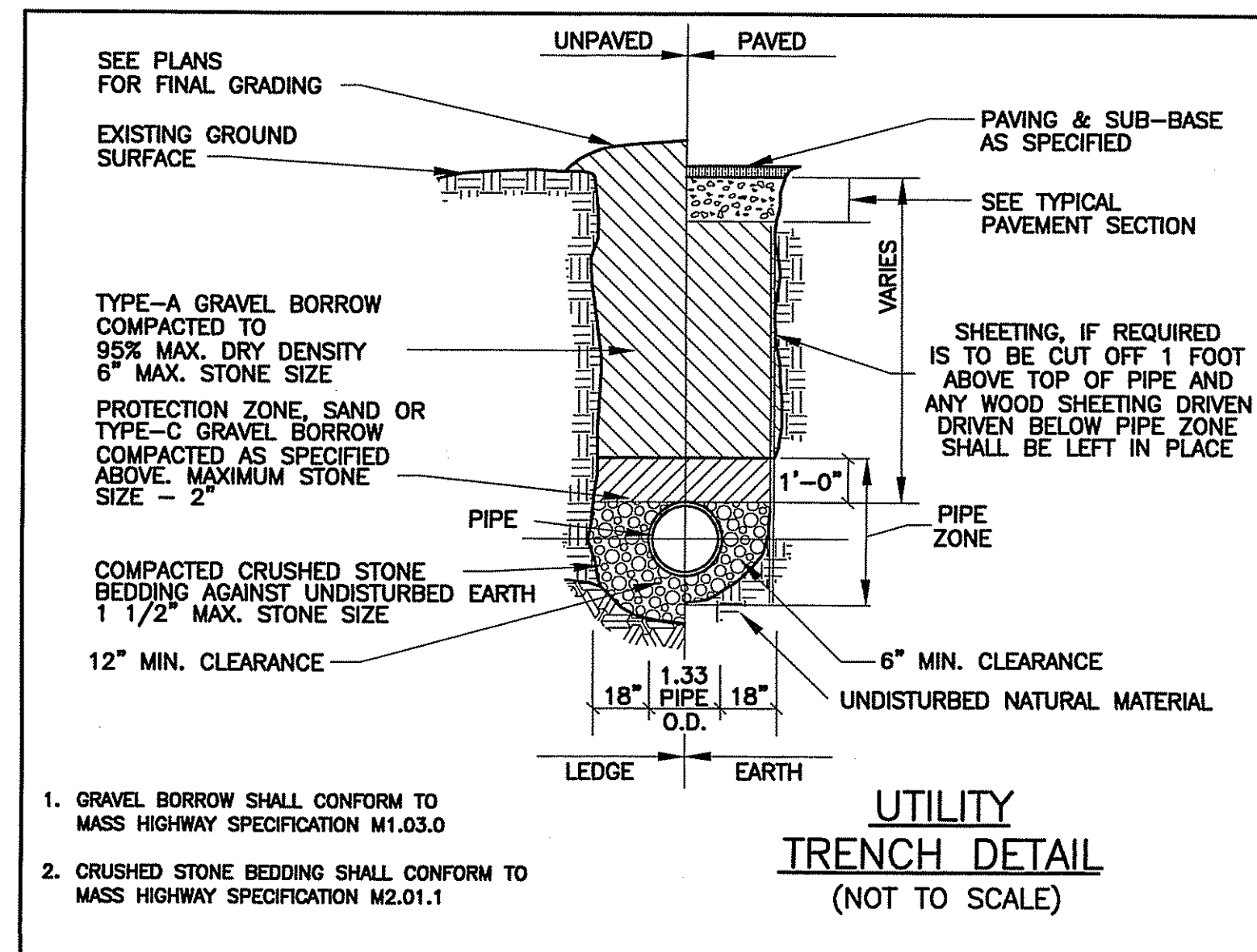
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Jeffrey A. Couture 7/30/2020

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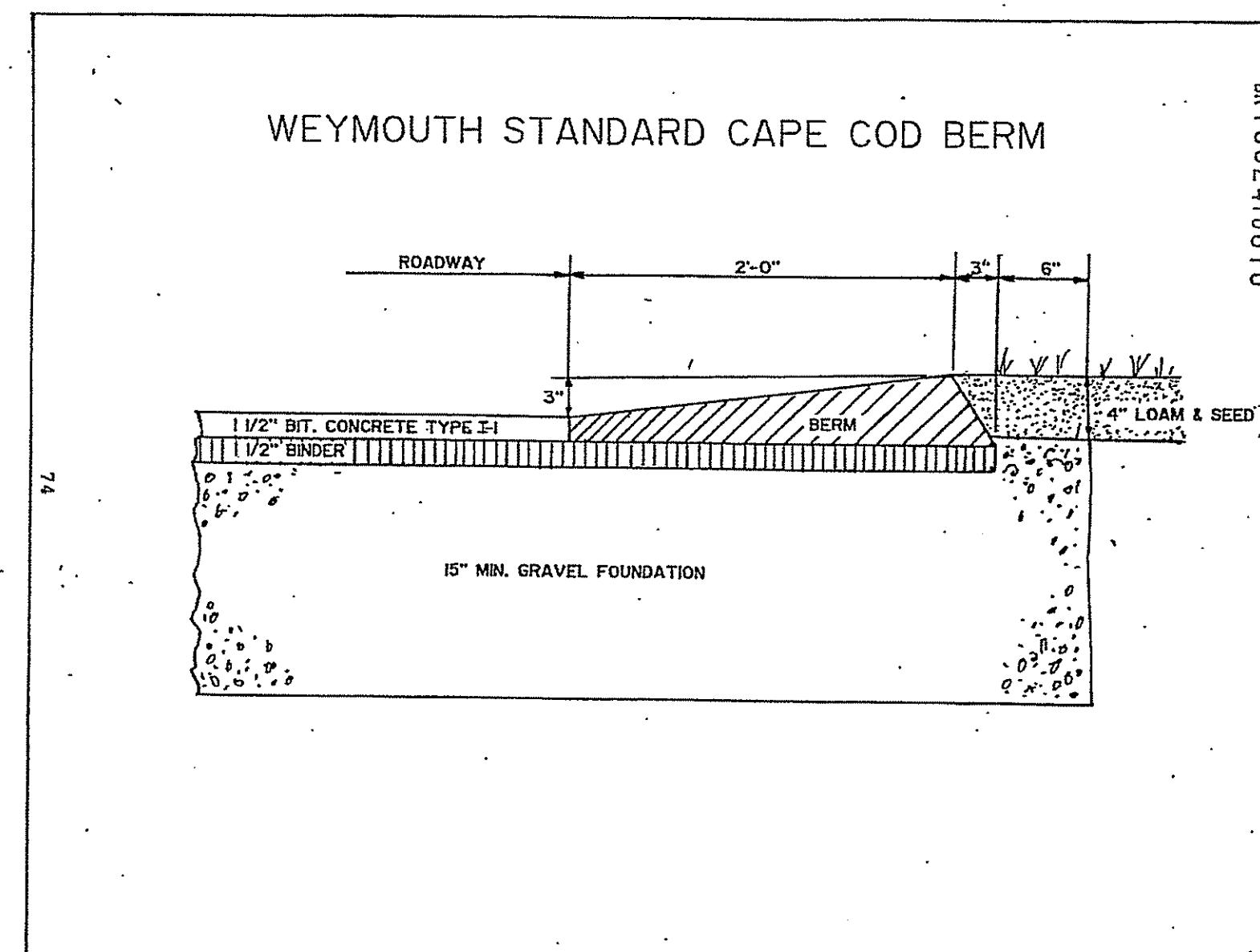
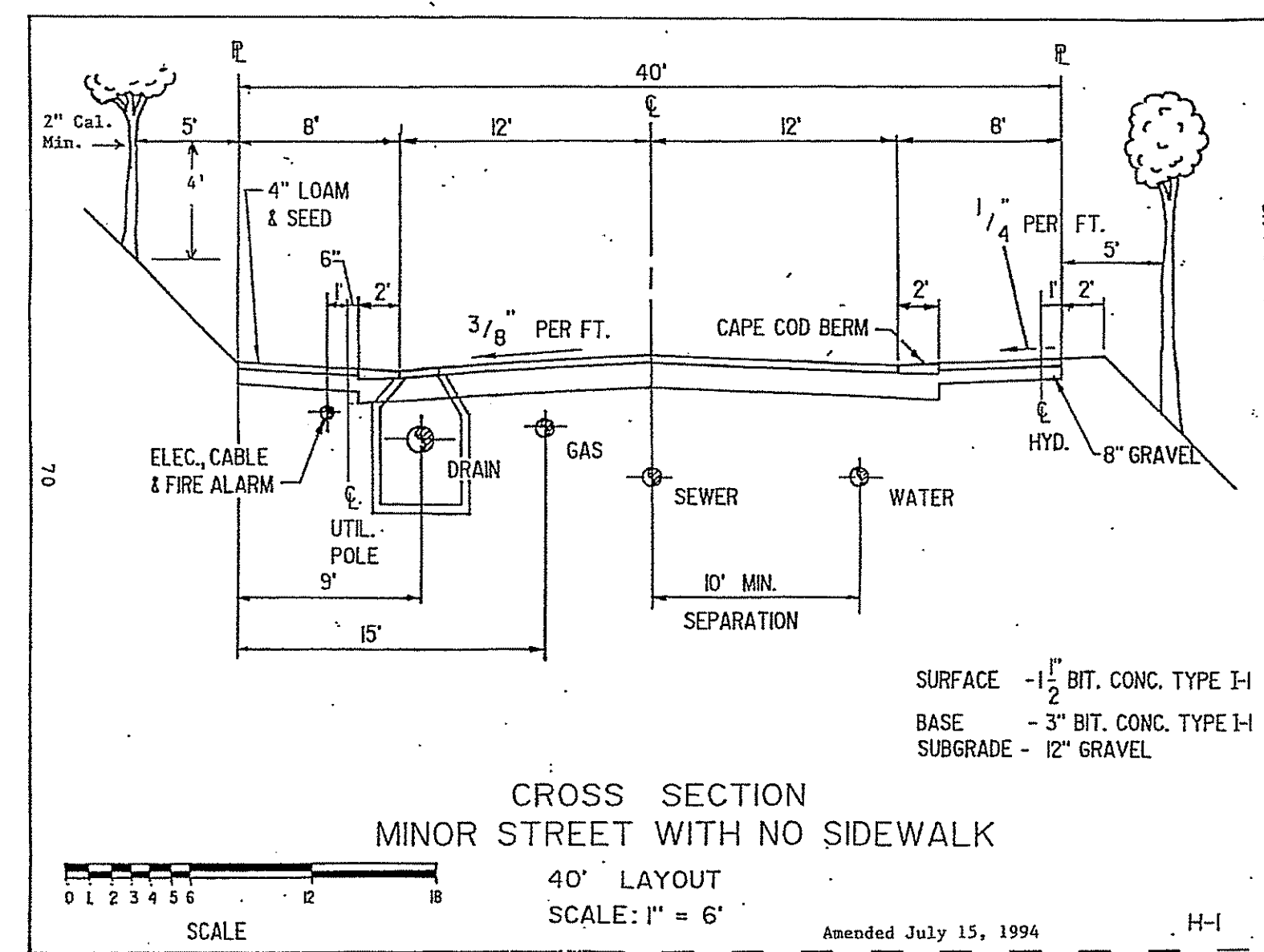
TOWN CLERK, WEYMOUTH, MA

DATE

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____



DETAILS
OF
EDISON STREET
IN
WEYMOUTH, MASSACHUSETTS
PREPARED FOR: RYDER DEVELOPMENT CORPORATION
SCALE: NO SCALE
DATE: JUNE 29, 2020



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