

P:\2023\MAA23001\06\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA23001-06-SPFD-0A.dwg - LAYOUT: C-201.DEMO

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 SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.: MAA230001.00
 DRAWN BY: SBB/MJW
 CHECKED BY: 08/09/2023
 DATE: 08/09/2023
 CAD ID: MAA230001.00-SPFD-0A

PROPOSED SITE PLAN DOCUMENTS

FOR

InSite
 Real Estate, LLC

PROPOSED
 DAY CARE FACILITY

MAP: #35 BLOCK: #446 LOT: #3
 739 PLEASANT STREET,
 TOWN OF WEYMOUTH,
 NORFOLK COUNTY,
 MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900

www.BohlerEngineering.com

J.G. SWERLING

PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE NO. 41807
 NEW HAMPSHIRE LICENSE NO. 14807
 MAINE LICENSE NO. 38191
 CONNECTICUT LICENSE NO. 30125
 RHODE ISLAND LICENSE NO. 14125

SHEET TITLE:

DEMOLITION PLAN

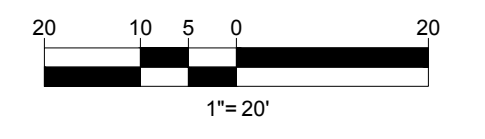
SHEET NUMBER:

C-201

ORG. DATE - 07/18/2023

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



MAP 35
 BLOCK 446
 LOT 26
 N/F LANDS OF
 ERIC J. DEBELLO
 BK. 40399, PG. 222

MAP 35
 BLOCK 446
 LOT 6
 N/F LANDS OF
 83 WOODBURY ROAD, LLC
 CSR# 1165998

MAP 35
 BLOCK 446
 LOT 31
 N/F LANDS OF
 PLEASANT GATES
 PARK CONDOMINIUM
 BK. 5938, PG. 211

MAP 35
 BLOCK 446
 LOT 3
 N/F LANDS OF
 JOHN F. JR. & PAUL K. COOK
 BK. 35324, PGS. 389

MAP 35
 BLOCK 446
 LOT 27
 N/F LANDS OF
 JEROLD B. & PAULA M. LARSON
 BK. 40834, PG. 475



ZONING ANALYSIS TABLE			
ZONING DISTRICT	R-1: LOW DENSITY (SINGLE FAMILY) RESIDENTIAL DISTRICT		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN REVIEW / PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 SF	106,554 ± SF	NO CHANGE
MIN. LOT FRONTAGE	40 FT	353.9 FT	NO CHANGE
MAX. BLDG COVERAGE	N/A	N/A	15.2 %
MIN. FRONT SETBACK	18 FT	31.4 FT	18.8 FT
MIN. SIDE SETBACK	10 / 20 FT	5.8 ± FT	39.8 FT
MIN. REAR SETBACK	24 FT	254.7 ± FT	37.0 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MIN. PARKING SETBACK	N/S	0 FT	8.9 FT
MAX. IMPERV. COVERAGE	75 %	3.7 %	41.6 %
MIN. LOT WIDTH	120 FT	352.4 FT	NO CHANGE
PARKING SPACES	81	N/A	55
ACCESS. PARKING SPACES	3	N/A	3
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT (MIN.) COMPACT: 8 FT x 16 FT	USE/CATEGORY: EDUCATIONAL SERVICES REQUIRED PARKING: 1 SPACE / EMPLOYEE + 1/2 CLIENTS + 1/4 UNLOADING AND LOADING OF CLIENTS CALCULATION: 1 X 32 + 1/2 X 195 + 1/4 X 195 = 80.75 - 81 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 9 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1.25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES		
	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000 1001+ SPACES = 1 FOR EACH 100 ACCESSIBLE SPACES (MIN.)		

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MASSACHUSETTS

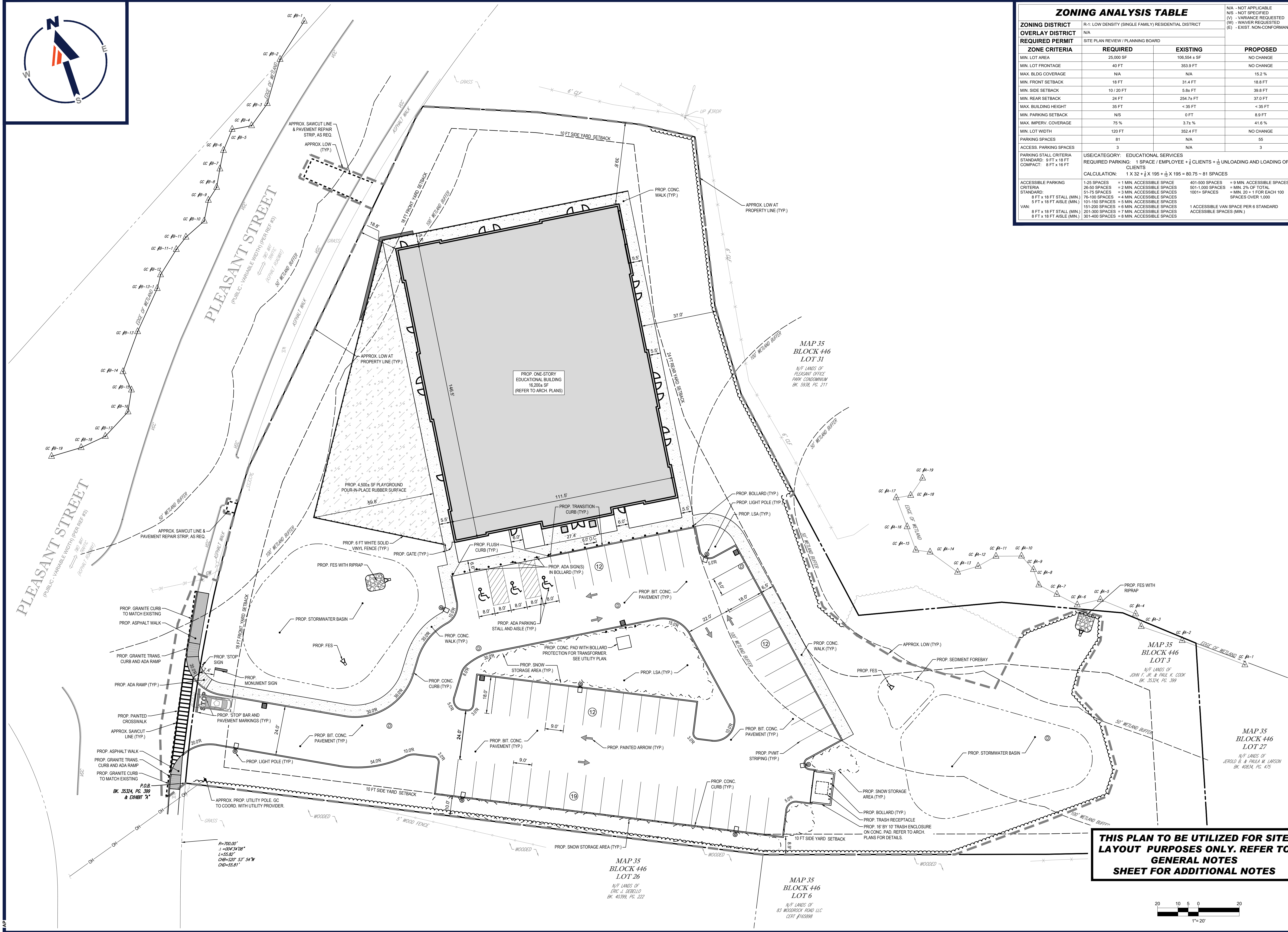
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NEW HAMPSHIRE LICENSE No. 14897
MAINE LICENSE No. 33816
CONNECTICUT LICENSE No. 30225
RHODE ISLAND LICENSE No. 14125

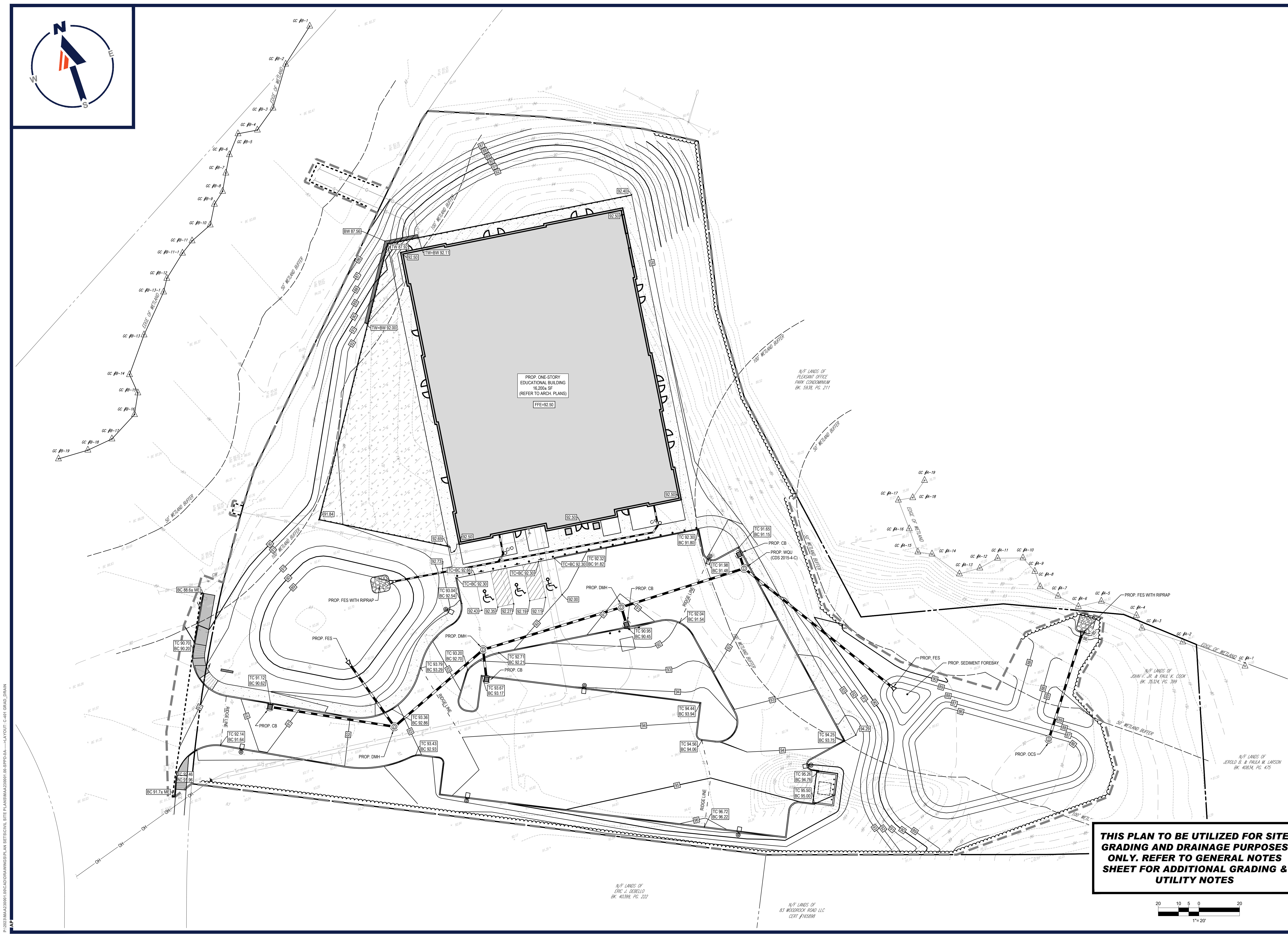
SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 07/18/2023



P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\TRICIVIL SITE PLAN\MAA230001.00-SPPD-0A-LAYOUT C-301 SITE PLAN



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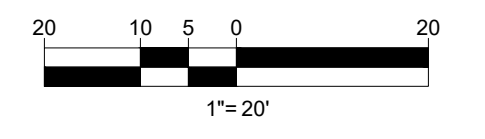
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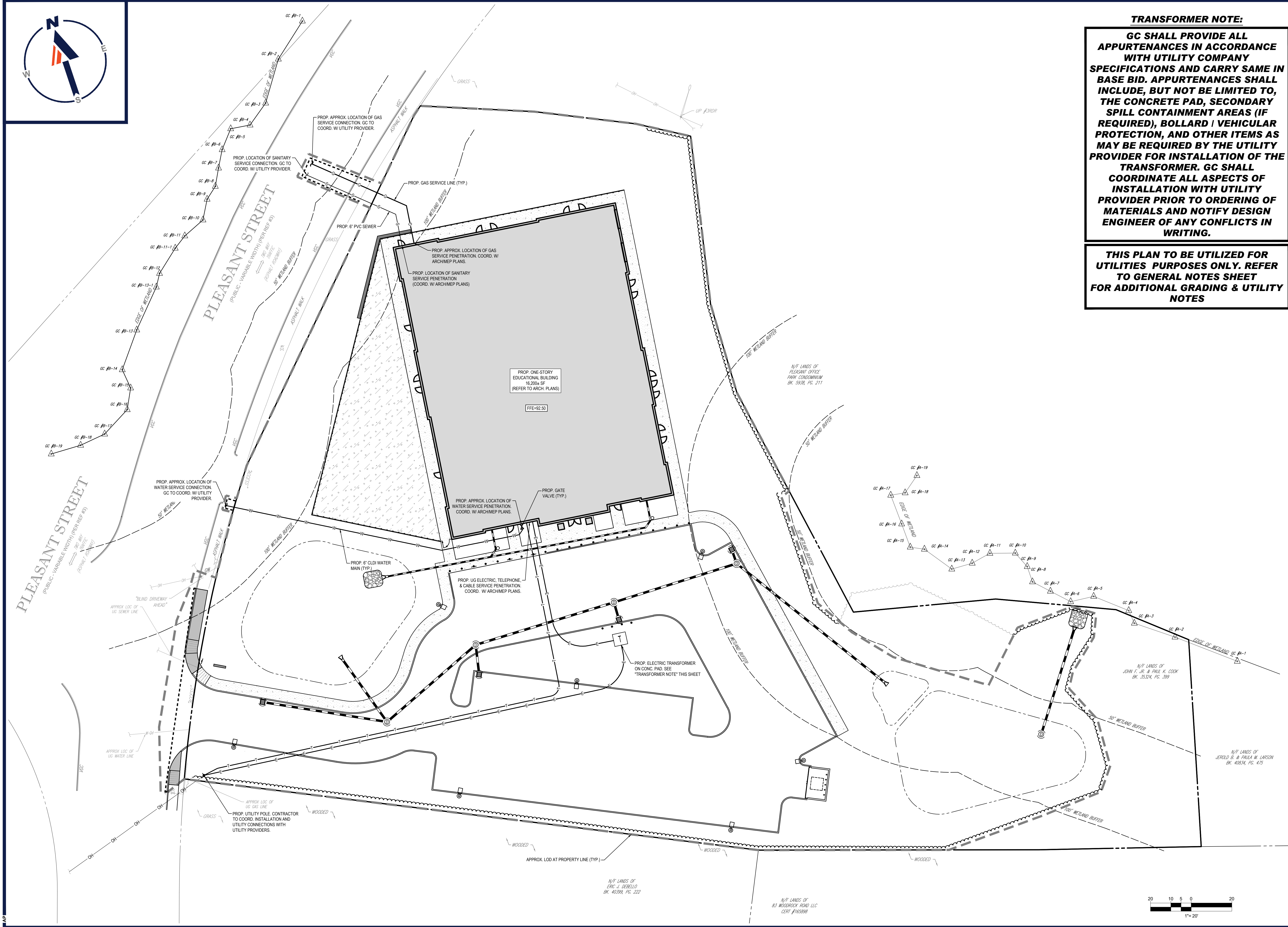
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 MAINE LICENSE No. 38819
 CONNECTICUT LICENSE No. 30265
 RHODE ISLAND LICENSE No. 14285

SHEET TITLE:
GRADING & DRAINAGE PLAN
 SHEET NUMBER:
C-401
 ORG. DATE - 07/18/2023

THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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TRANSFORMER NOTE:

GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

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 MAINE LICENSE No. 38819
 CONNECTICUT LICENSE No. 30295
 RHODE ISLAND LICENSE No. 14285

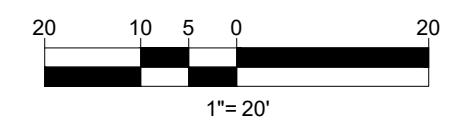
SHEET TITLE:

UTILITY PLAN

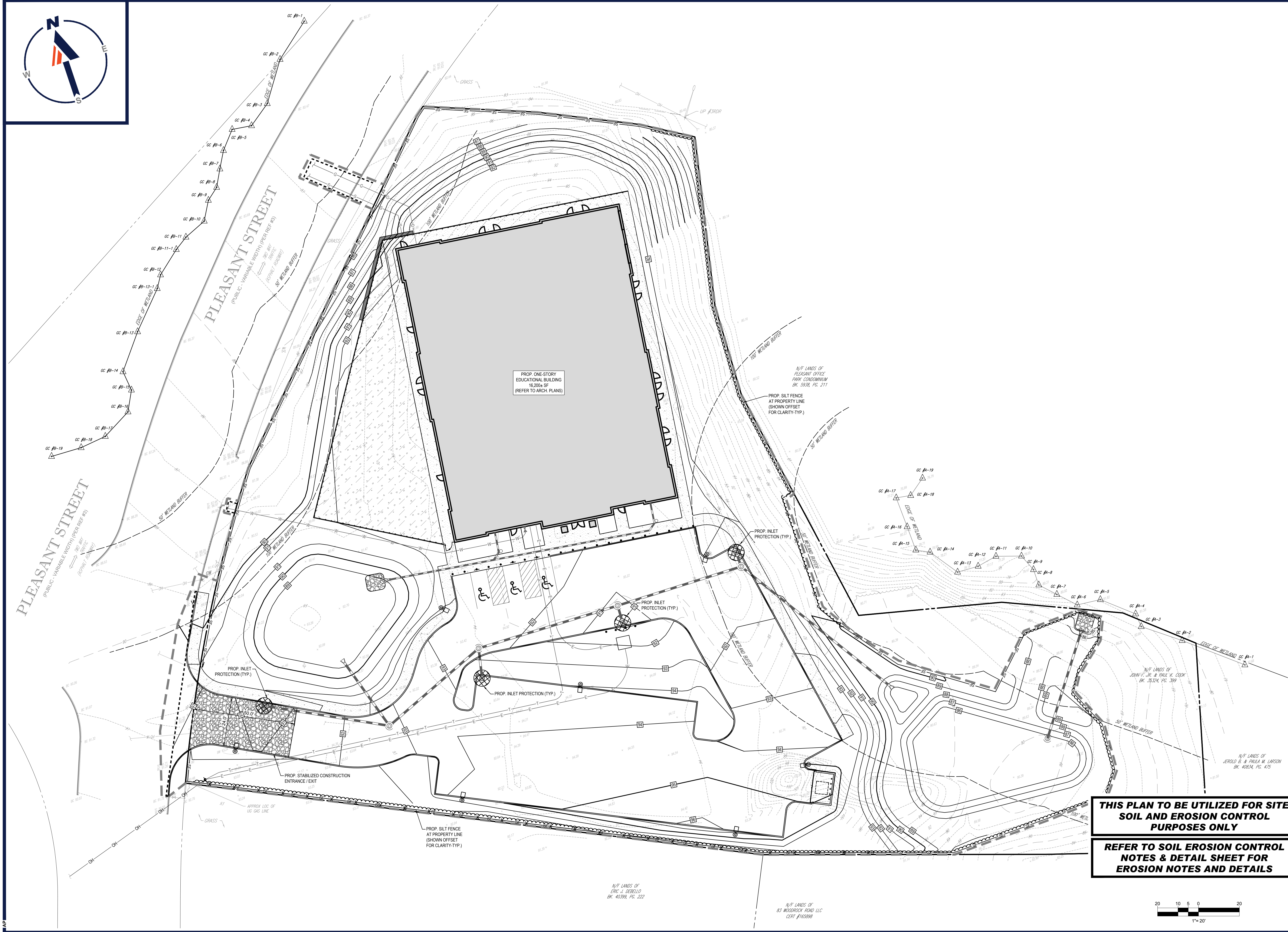
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C-501

ORG. DATE - 07/18/2023



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PROPOSED SITE PLAN DOCUMENTS

FOR

InSite
 Real Estate, LLC

PROPOSED DAY CARE FACILITY
 MAP: #35 BLOCK: #446 LOT: #3
 739 PLEASANT STREET,
 TOWN OF WYOMOUTH,
 NORFOLK COUNTY,
 MASSACHUSETTS

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THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

ORG. DATE - 07/18/2023

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SEED MIX KEY

	PROPOSED HYDROSEED
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX

**CITY OF WEYMOUTH, MA
LANDSCAPE REQUIREMENTS**

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE XV: DIMENSIONAL REQUIREMENTS SECTION 120-62.1	FRONT YARD LANDSCAPING THE FRONT YARD AREA COMPRISING THE MINIMUM REQUIRED FRONT YARD SETBACK DEPTH AND MEASURED ACROSS THE LOT WIDTH SHALL BE LANDSCAPED, EXCEPT FOR REQUIRED ACCESS DRIVEWAYS AND WALKWAYS. THE MINIMUM LANDSCAPED DEPTH MAY BE REDUCED TO 15 FEET IN THE HT. M5 AND B+ ZONING DISTRICTS IF A LANDSCAPING PLAN IS APPROVED BY THE INSPECTOR OF BUILDINGS. SEE TABLE 1 FOR APPLICABILITY 22	PROVIDED

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AROG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL	B&B
QP	6	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL	B&B
TAB	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2.5" CAL	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JV	11	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8"	B&B
PP	3	PICEA ENGELMANNII 'VANDERWOLF'S BLUE PYRAMID'	VANDERWOLF'S BLUE PYRAMID ENGELMANN SPRUCE	6-8"	CONTAINER
TOE	23	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8"	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGC	33	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
RAG	18	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
RXR	7	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	18-24"	CONTAINER
TH	20	TAXUS X MEDIA 'HICKSII'	HICKS YEW	30-36"	CONTAINER

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVS	13	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	CONTAINER

GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JHB	13	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
H50	36	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	CONTAINER

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS (OR OWNER CONTRACTORS) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPING ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

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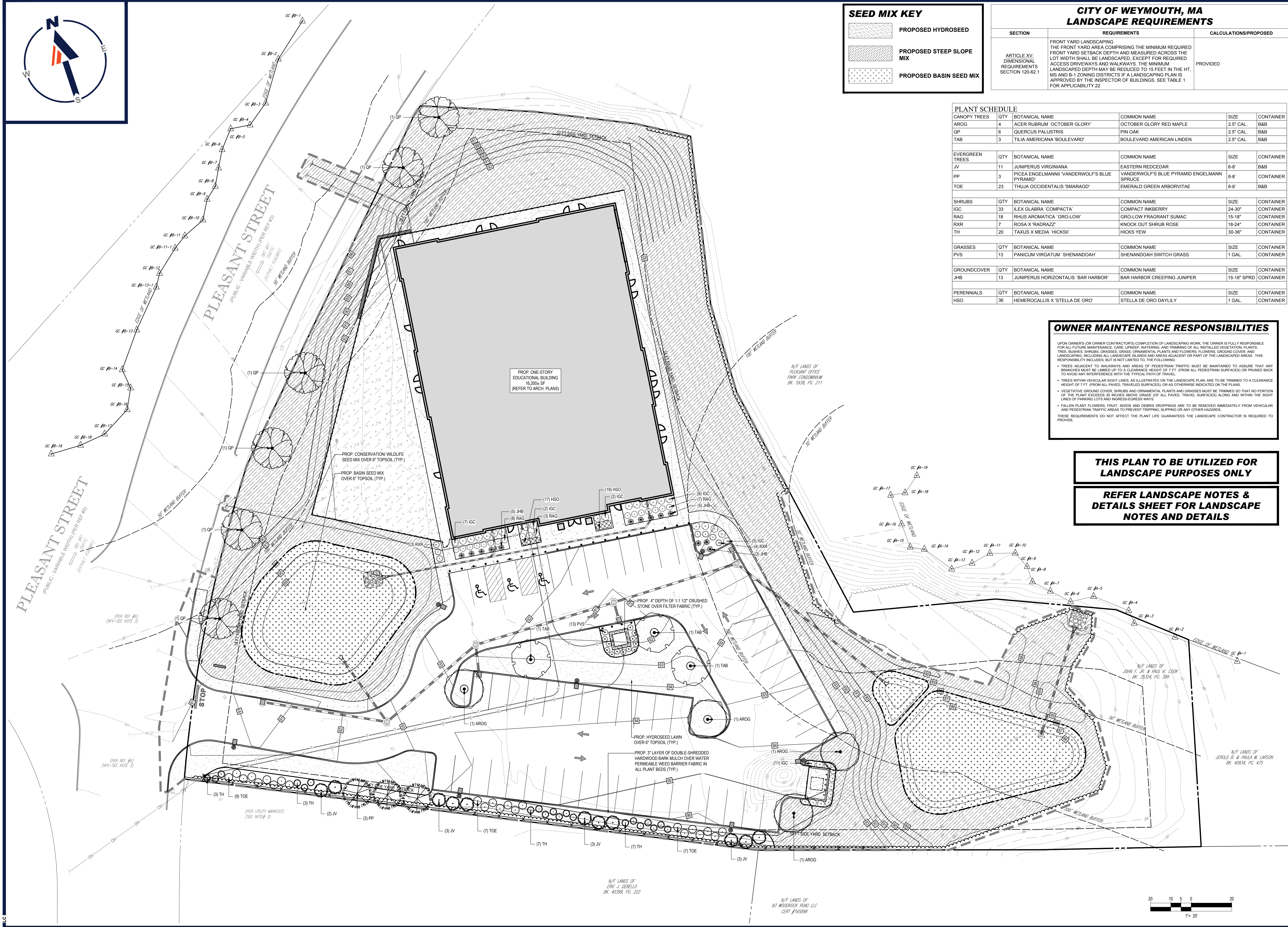
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REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1517
NEW YORK No. 00259
NEW HAMPSHIRE No. 036
CONNECTICUT No. 7369
MICHIGAN No. 4526
PENNSYLVANIA No. 01247
VIRGINIA No. 22547

SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
C-701

ORG. DATE - 07/18/2023



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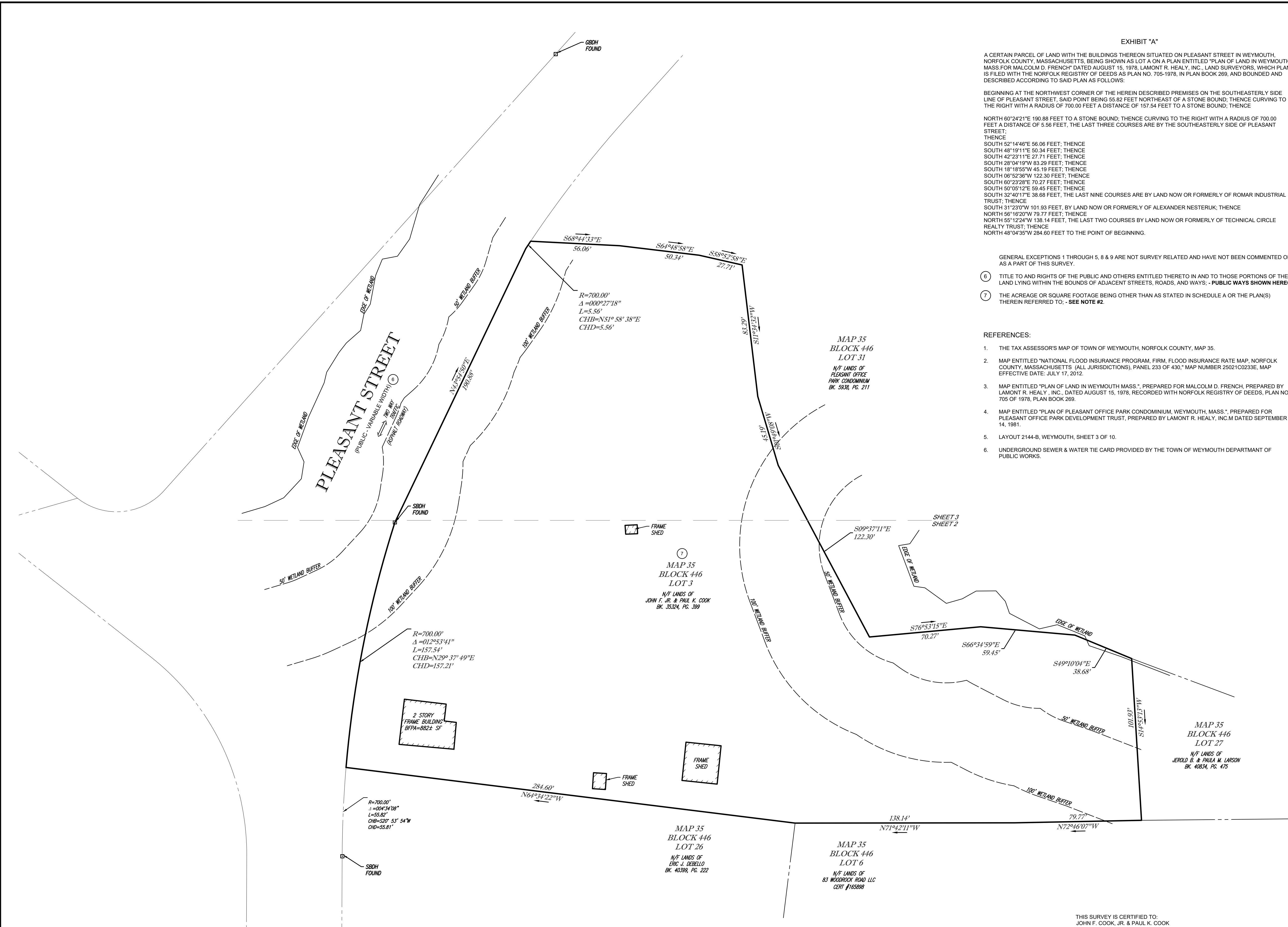


EXHIBIT "A"

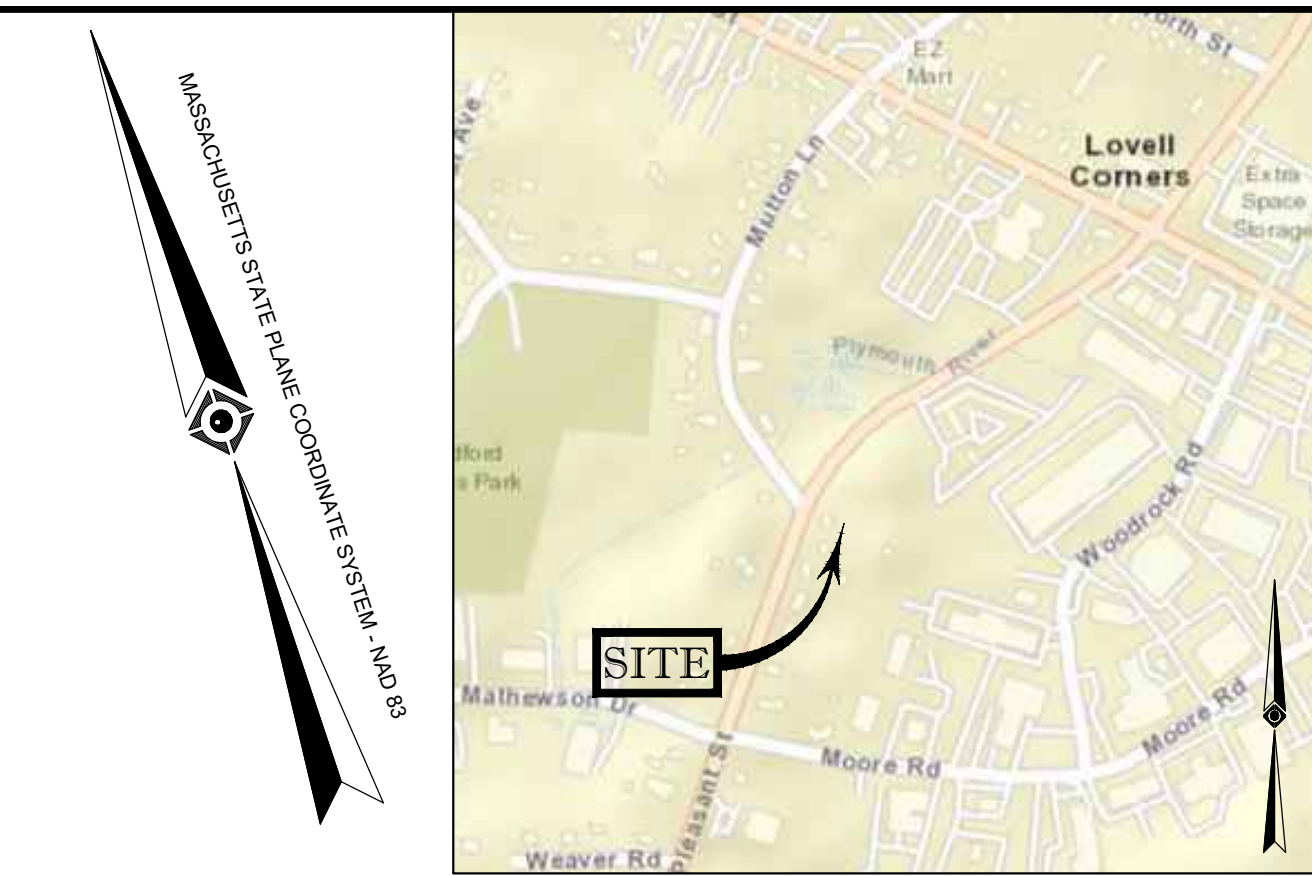
A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON PLEASANT STREET IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT 3 ON A PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH, MASS FOR MALCOLM D. FRENCH" DATED AUGUST 15, 1978, LAMONT R. HEALY, INC., LAND SURVEYORS, WHICH PLAN IS FILED WITH THE NORFOLK REGISTRY OF DEEDS AS PLAN NO. 705-1978, IN PLAN BOOK 269, AND BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES ON THE SOUTHEASTERLY SIDE LINE OF PLEASANT STREET, SAID POINT BEING 55.82 FEET NORTHEAST OF A STONE BOUND, THENCE CURVING TO THE RIGHT WITH A RADIUS OF 700.00 FEET A DISTANCE OF 157.54 FEET TO A STONE BOUND; THENCE

NORTH 60°24'21"E 190.88 FEET TO A STONE BOUND, THENCE CURVING TO THE RIGHT WITH A RADIUS OF 700.00 FEET A DISTANCE OF 5.56 FEET, THE LAST THREE COURSES ARE BY THE SOUTHEASTERLY SIDE OF PLEASANT STREET; THENCE

SOUTH 52°14'46"E 56.06 FEET; THENCE
 SOUTH 48°19'11"E 50.34 FEET; THENCE
 SOUTH 42°23'11"E 27.71 FEET; THENCE
 SOUTH 28°04'19"W 83.29 FEET; THENCE
 SOUTH 18°18'55"W 45.19 FEET; THENCE
 SOUTH 06°52'36"W 122.30 FEET; THENCE
 SOUTH 60°23'28"E 70.27 FEET; THENCE
 SOUTH 60°05'12"E 59.45 FEET; THENCE
 SOUTH 32°40'17"E 38.68 FEET, THE LAST NINE COURSES ARE BY LAND NOW OR FORMERLY OF ROMAR INDUSTRIAL TRUST; THENCE

SOUTH 31°23'07"W 101.93 FEET, BY LAND NOW OR FORMERLY OF ALEXANDER NESTERUK; THENCE
 NORTH 56°16'20"W 79.77 FEET; THENCE
 NORTH 55°12'24"W 138.14 FEET, THE LAST TWO COURSES BY LAND NOW OR FORMERLY OF TECHNICAL CIRCLE REALTY TRUST; THENCE
 NORTH 48°04'35"W 284.60 FEET TO THE POINT OF BEGINNING.



LOCUS MAP
NOT TO SCALE

- NOTES:**
- PROPERTY KNOWN AS LOT 3 AS SHOWN ON THE TOWN OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 35.
 - AREA = 106,554 SQUARE FEET OR 2.446 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
 - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-1155737-MA0, WITH AN EFFECTIVE DATE OF MAY 15, 2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
 - GENERAL EXCEPTIONS 1 THROUGH 5, 8 & 9 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY. EXCEPTIONS 10 THROUGH 13 HAVE BEEN INTENTIONALLY DELETED.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
 - TBM-A: MAG NAIL SET IN ASPHALT WALK, ELEVATION=92.00'
 - TBM-B: X-CUT SET IN BOLT OVER MAIN OUTLET OF HYDRANT, ELEVATION=91.43'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PROPERTY HAS DIRECT ACCESS TO PLEASANT STREET.
 - NO PARKING SPACES OBSERVED ON LOCUS PROPERTY AT THE TIME OF SURVEY.
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
 - THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY GODDARD CONSULTING, LLC ON MAY 31, 2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON JUNE 5, 2023.

- GENERAL EXCEPTIONS 1 THROUGH 5, 8 & 9 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.**
- TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS; - PUBLIC WAYS SHOWN HEREON.
 - THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO; - SEE NOTE #2.
- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF TOWN OF WEYMOUTH, NORFOLK COUNTY, MAP 35.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 233 OF 430," MAP NUMBER 250710233E, MAP EFFECTIVE DATE: JULY 17, 2012.
 - MAP ENTITLED "PLAN OF LAND IN WEYMOUTH MASS.", PREPARED FOR MALCOLM D. FRENCH, PREPARED BY LAMONT R. HEALY, INC., DATED AUGUST 15, 1978, RECORDED WITH NORFOLK REGISTRY OF DEEDS, PLAN NO. 705 OF 1978, PLAN BOOK 269.
 - MAP ENTITLED "PLAN OF PLEASANT OFFICE PARK CONDOMINIUM, WEYMOUTH, MASS.", PREPARED FOR PLEASANT OFFICE PARK DEVELOPMENT TRUST, PREPARED BY LAMONT R. HEALY, INC. DATED SEPTEMBER 14, 1981.
 - LAYOUT 2144-B, WEYMOUTH, SHEET 3 OF 10.
 - UNDERGROUND SEWER & WATER TIE CARD PROVIDED BY THE TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS.

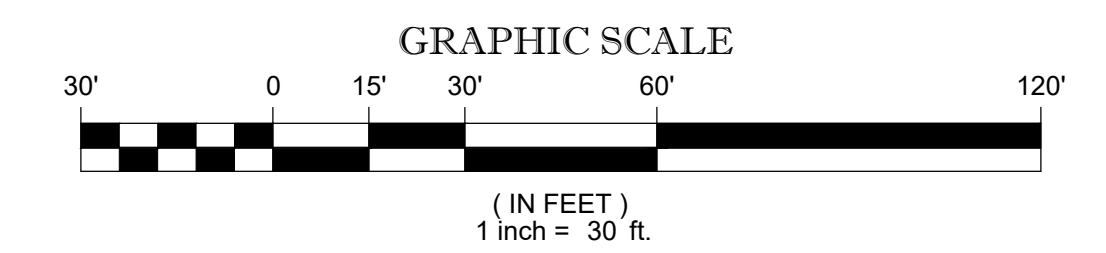
MAP 35
BLOCK 446
LOT 31
N/2 LANDS OF
PLEASANT OFFICE
PARK CONDOMINIUM
BK. 5938, PG. 211

MAP 35
BLOCK 446
LOT 3
N/2 LANDS OF
JOHN F. COOK, JR. & PAUL K. COOK
BK. 3334, PG. 389

MAP 35
BLOCK 446
LOT 27
N/2 LANDS OF
JEROLD B. & ANITA M. LARSON
BK. 40834, PG. 475

MAP 35
BLOCK 446
LOT 26
N/2 LANDS OF
ERIC J. DEBELLO
BK. 40399, PG. 222

MAP 35
BLOCK 446
LOT 6
N/2 LANDS OF
83 WOODROCK ROAD LLC
C27 #16388



- TABLE OF APPARENT ENCROACHMENTS**
- OH WIRE SERVICING LOT 3 CROSSES LOT 26 BY 6.5'
 - 5' WOOD FENCE OVER PROPERTY LINE 9.8'
- NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

THIS SURVEY IS REFERRED TO:
JOHN F. COOK, JR. & PAUL K. COOK
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 5, 2023.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

SEE SHEET 2 & 3 OF 3 FOR SITE FEATURES, TOPOGRAPHY & UTILITIES

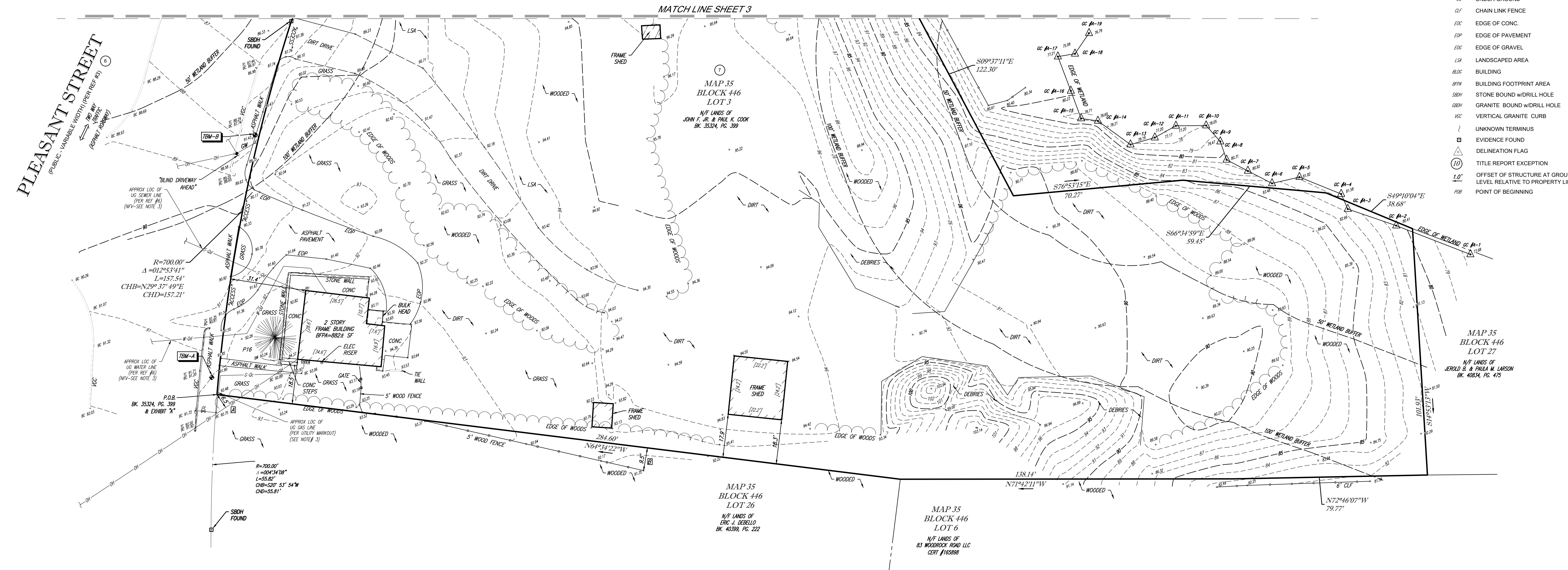
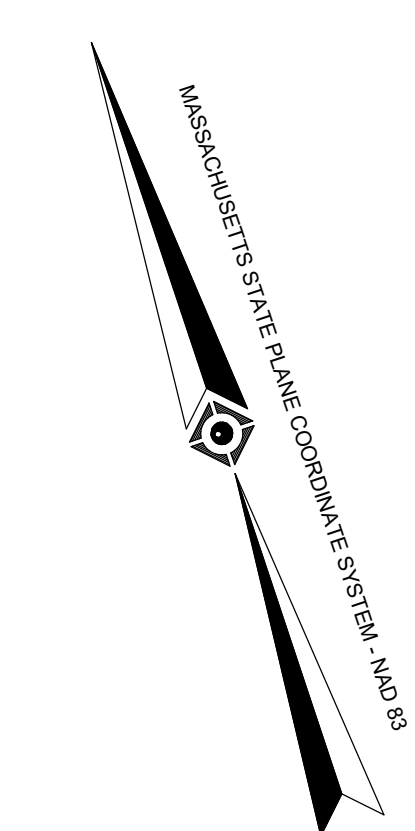
FIELD DATE 6-5-2023	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. 23-08-MA	INSITE REAL STATE LLC
FIELD BOOK PG. 53	739 PLEASANT STREET LOT 3, BLOCK 446, MAP 35 TOWN OF WEYMOUTH, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW J.S.A./C.W.	WARREN, NJ 908-668-0099 MT LAUREL, NJ 609-857-2099 ALBANY, NY 518-317-5010 ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONTE, PA 610-312-9898 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411
DRAWN: J.P.M.	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUGHLI, MA 01772 508.948.3000 - 508.948.3003 FAX WWW.CPASURVEY.COM
APPROVED: R.J.K.	DATE 6-21-2023
SCALE 1"=30'	FILE NO. 03-230013-00
DWG. NO. 1 OF 3	

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THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - + 122.45 --- EXIST. TOP OF CURB ELEVATION
 - + 122.95 --- EXIST. BOTTOM OF CURB ELEVATION
 - + 123.45 --- EXIST. TOP OF WALL ELEVATION
 - + 123.95 --- EXIST. BOTTOM OF WALL ELEVATION
 - OH --- OVERHEAD WIRES
 - U --- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
 - W --- APPROX. LOC. UNDERGROUND WATER LINE
 - S --- APPROX. LOC. UNDERGROUND SANITARY LINE
 - 0.0 --- SUBSURFACE UTILITY QUALITY LEVEL B
 - 0.1 --- SUBSURFACE UTILITY QUALITY LEVEL C
 - H --- HYDRANT
 - W --- WATER VALVE
 - G --- GAS VALVE
 - M --- GAS METER
 - E --- ELECTRIC METER
 - R --- ROOF DRAIN
 - U --- UTILITY POLE
 - P --- UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - G --- GUY WIRE
 - P --- GATE POST
 - T --- CONIFEROUS TREE & TRUNK SIZE
 - U --- UNDER GROUND
 - C --- CHAIN LINK FENCE
 - E --- EDGE OF CONC.
 - P --- EDGE OF PAVEMENT
 - G --- EDGE OF GRAVEL
 - L --- LANDSCAPED AREA
 - B --- BUILDING
 - F --- BUILDING FOOTPRINT AREA
 - S --- STONE BOUND W/DRILL HOLE
 - G --- GRANITE BOUND W/DRILL HOLE
 - V --- VERTICAL GRANITE CURB
 - U --- UNKNOWN TERMINUS
 - E --- EVIDENCE FOUND
 - F --- DELINEATION FLAG
 - T --- TITLE REPORT EXCEPTION
 - 1.0' --- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - P --- POINT OF BEGINNING



PLEASANT STREET
(PUBLIC - VARIABLE WIDTH) (PER REF #5)
10' WETLAND BUFFER

MATCH LINE SHEET 3

MAP 35
BLOCK 446
LOT 3
N/E LANDS OF
JOHN F. JR. & PAUL K. COOK
BK. 35324, PG. 389

MAP 35
BLOCK 446
LOT 27
N/E LANDS OF
JEROLD B. & PAULA M. LARSON
BK. 40834, PG. 475

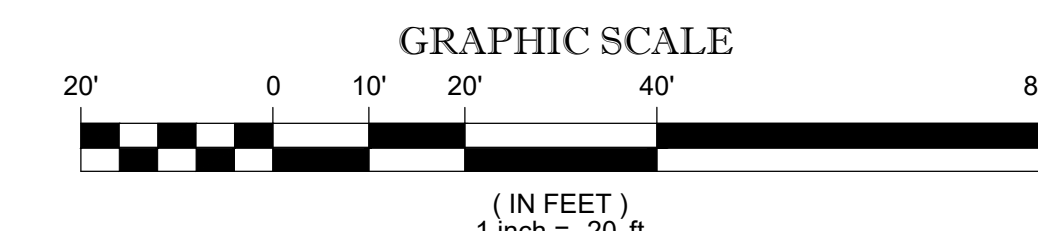
MAP 35
BLOCK 446
LOT 26
N/E LANDS OF
ERIC J. DEBELLO
BK. 40398, PG. 222

MAP 35
BLOCK 446
LOT 6
N/E LANDS OF
83 WOODROCK ROAD LLC
CERT #163898

TABLE OF APPARENT ENCROACHMENTS

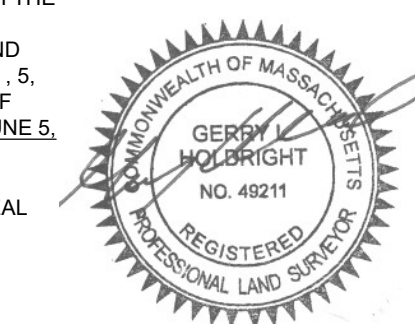
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W	5' WOOD FENCE OVER PROPERTY LINE 9.8'

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MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

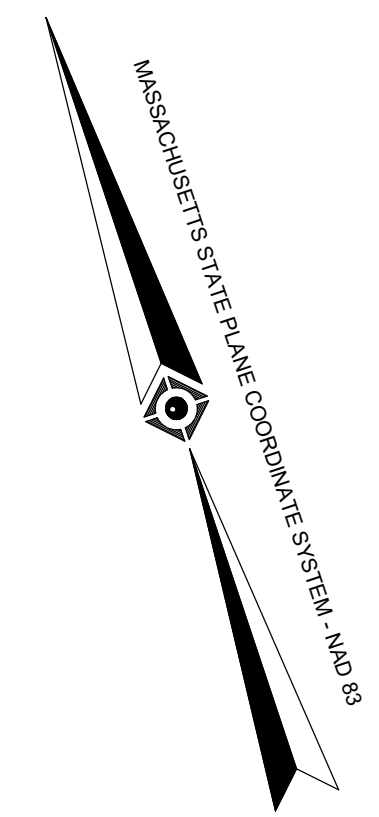
SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

FIELD DATE	6-5-2023	ALTA/NSPS LAND TITLE SURVEY			
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FIELD BOOK PG.	53	739 PLEASANT STREET LOT 3, BLOCK 446, MAP 35 TOWN OF WEYMOUTH, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW	J.S.A./C.W.	CONTROL POINT ASSOCIATES, INC.			
DRAWN	J.P.M.	WARREN, NJ 908-668-0099 MT LAUREL, NJ 609-857-2099 ALBANY, NY 518-217-5010 ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONT, PA 215-712-9898 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411			
REVIEWED	R.J.K.	APPROVED	G.L.H.	DATE	6-21-2023
SCALE	1"=20'	FILE NO.	03-230013-00	DWG. NO.	2 OF 3

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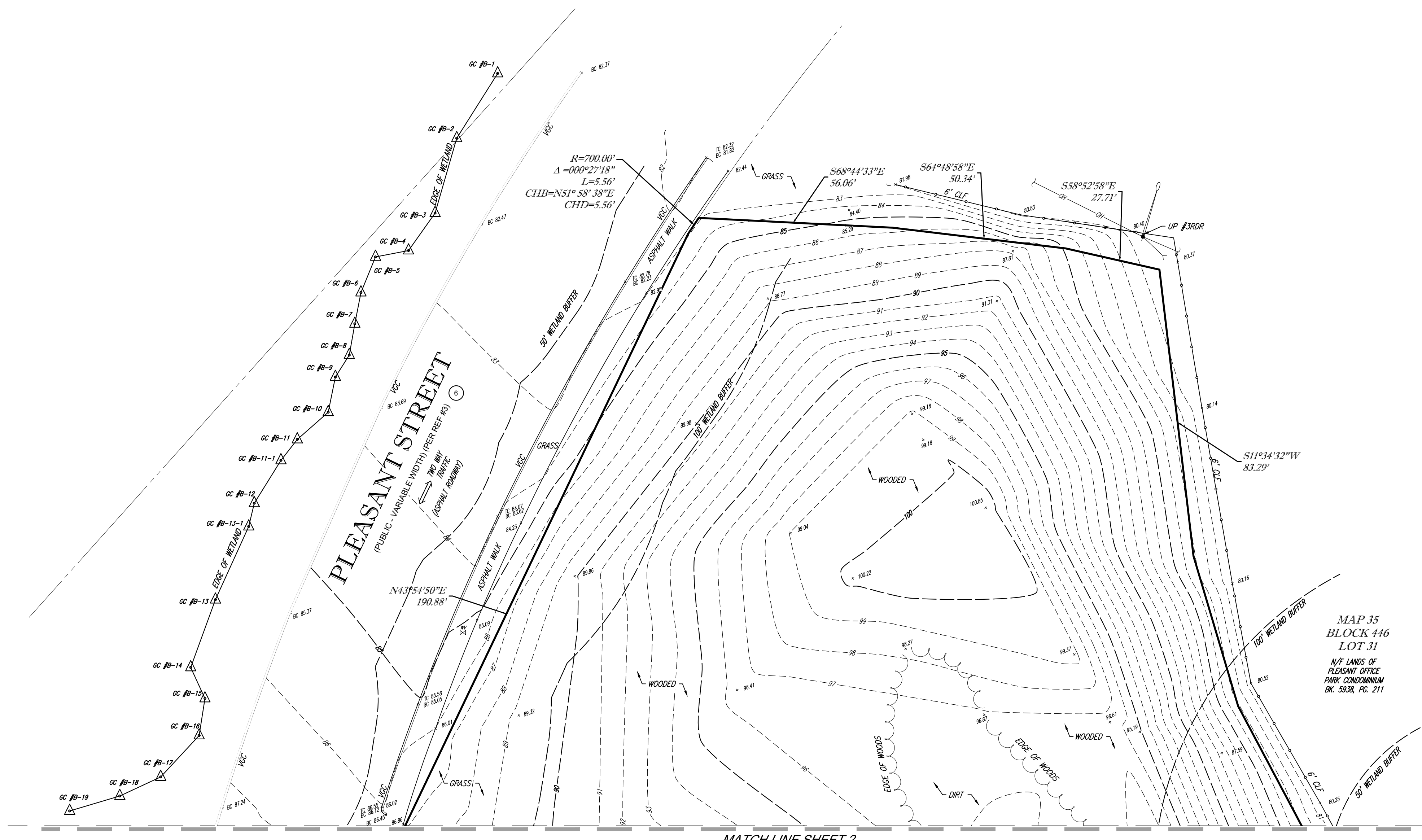


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LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. BOTTOM OF CURB ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
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	UNDER GROUND
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	EDGE OF PAVEMENT
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	STONE BOUND w/DRILL HOLE
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	VERTICAL GRANITE CURB
	UNKNOWN TERMINUS
	EVIDENCE FOUND
	DELINEATION FLAG
	TITLE REPORT EXCEPTION
	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	POINT OF BEGINNING



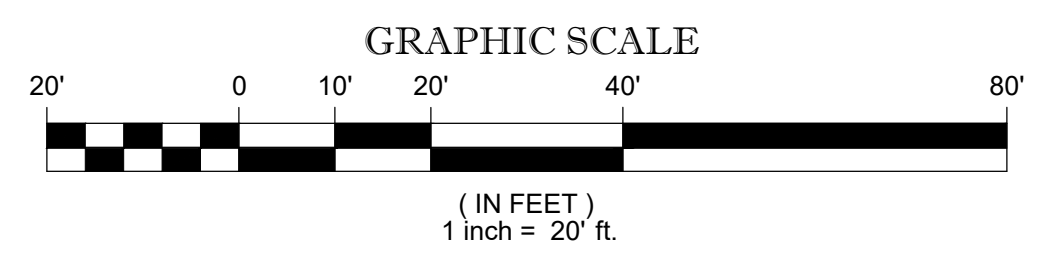
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TABLE OF APPARENT ENCROACHMENTS

	OH WIRE SERVICING LOT 3 CROSSES LOT 26 BY 6.5'
	5' WOOD FENCE OVER PROPERTY LINE 9.8'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



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GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

FIELD DATE	6-5-2023	ALTA/NSPS LAND TITLE SURVEY									
FIELD BOOK NO.	23-08-MA	INSITE REAL STATE LLC									
FIELD BOOK PG.	53	739 PLEASANT STREET									
		LOT 3, BLOCK 446, MAP 35									
		TOWN OF WEYMOUTH, NORFOLK COUNTY									
		COMMONWEALTH OF MASSACHUSETTS									
FIELD CREW	J.S.A./C.W.	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBROOK, MA 01772 508.948.3000 • 508.948.3003 FAX WWW.CPASURVEY.COM									
DRAWN:	J.P.M.										
REVIEWED:	R.J.K.	APPROVED:	G.L.H.	DATE:	6-21-2023	SCALE:	1"=20'	FILE NO.:	03-230013-00	DWG. NO.:	3 OF 3

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