

EARTH WELL FARMS, LLC

PERMITTING PLANS

526 BOSTON POST ROAD, WAYLAND, MA
JANUARY 2022

PREPARED FOR

EARTH WELL FARMS, LLC
526 BOSTON POST ROAD
WAYLAND, MA 01778

PREPARED BY



FUSS & O'NEILL
108 ANTRILE STREET, SUITE 902
QUINCY, MA 02171
617.282.4675
www.fussdo.com

PROJECT TEAM

SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
SHEET 1 OF 1	BOUNDARY AND LOCATION SURVEY BY CONTROL POINT ASSOCIATES
CS-101	SITE LAYOUT PLAN

APPLICANT:
EARTH WELL FARMS, LLC
526 BOSTON POST ROAD
WAYLAND, MA 01778
617-934-2121

OWNER:
HDR HOLDINGS, LLC
PO BOX 70
WAYLAND, MA 01778
617-934-2121

LAND SURVEYOR:
CONTROL POINT ASSOCIATES
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508-948-3000

ARCHITECT
BKA ARCHITECTS INC.
344 BOYLSTON STREET
BOSTON, MA 02116
508-728-3853



LOCATION MAP
SCALE 1" = 100'

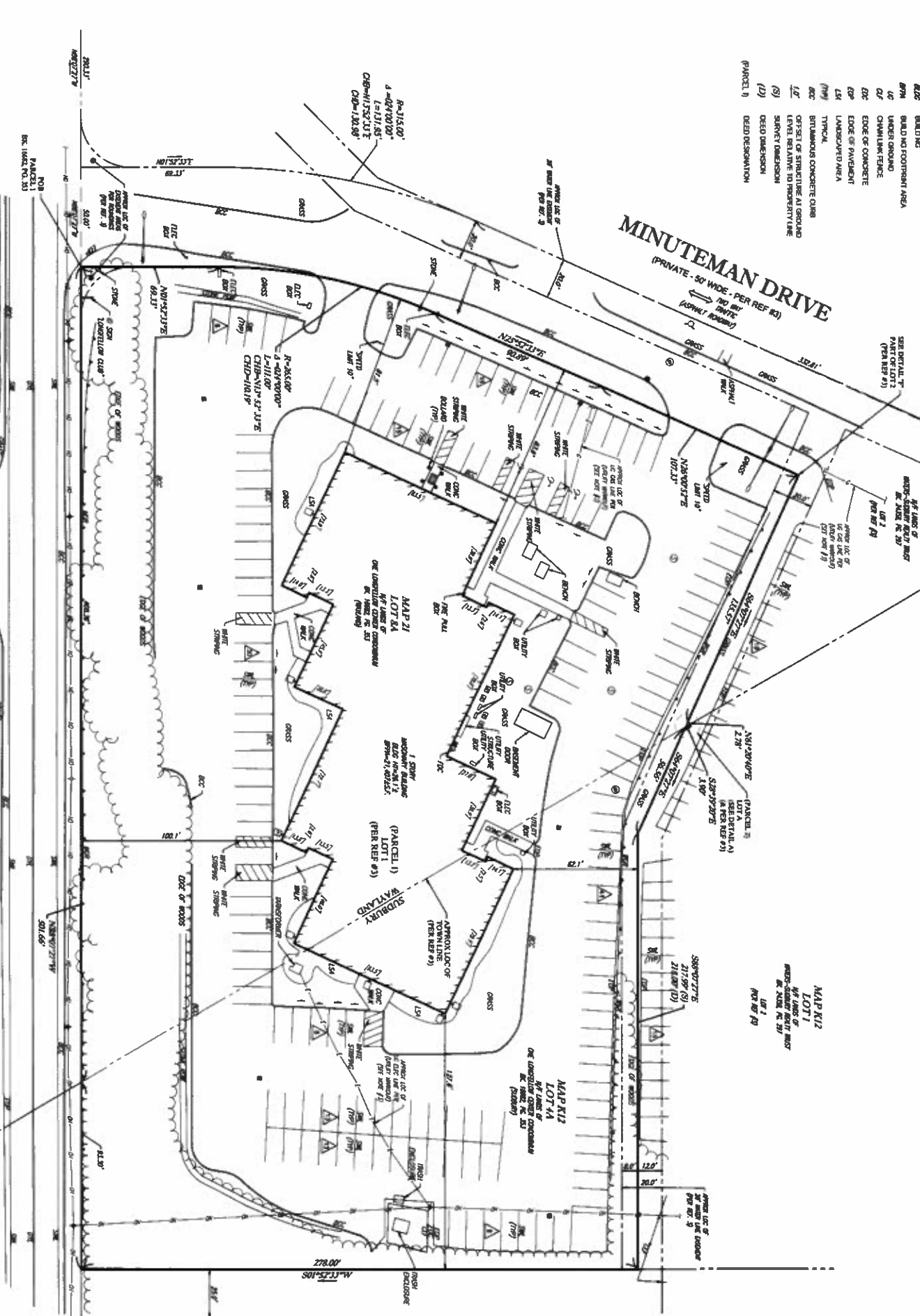
DATE SITE PLAN ENDORSED:

PROJ. No. 20210871A10
DATE January 2022

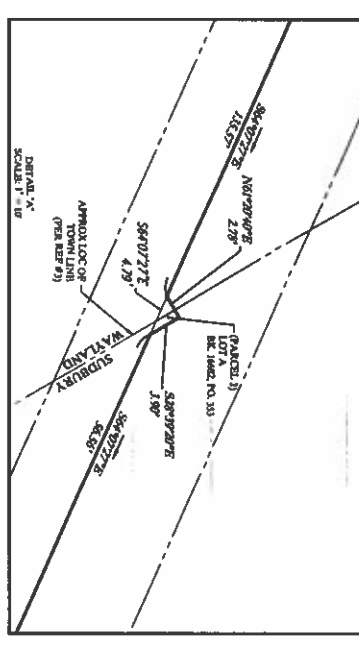
GI-001

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- LEGEND**
- ▭ INTERIOR
 - GAS METERS
 - OVERHEAD WIRES
 - APPROX LOC UNDERGROUND GAS LINE
 - APPROX LOC UNDERGROUND ELECTRIC LINE
 - UTILITY POLE
 - UTILITY POLE/ANCHOR POLE
 - AREA LIGHT
 - SIGN
 - METAL DRIVE RAIL
 - REINFORCED CONCRETE
 - SAWTOTH/REINFORCED CONCRETE
 - UNREINFORCED CONCRETE
 - CATCH BASIN OR ALIET
 - TREE STAMP & SIZE
 - PARADE SPACE COUNT
 - SOLID WHITE LINE
 - BUILT UP
 - BUILT UP FOOTPRINT AREA
 - UNDERGROUND
 - CHIMNEY/STACK
 - EDGE OF CONCRETE
 - EDGE OF PAVEMENT
 - L&S LANSLOATED AREA
 - TYPICAL
 - BRITANNIUS CONCRETE CURB
 - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - SURVEY DIMENSION
 - DEED DIMENSION
 - DEED RESERVATION

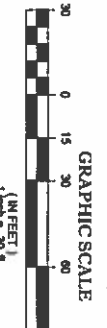


MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MADES-MASBLAND)

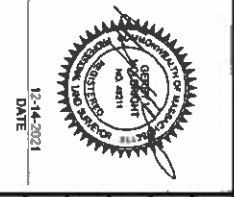


LOCUS MAP
 © 2021 WOODSTOCK MAPS
 NOT TO SCALE

BOSTON POST ROAD
 (AMA U.S. ROUTE 20)
 (PUBLIC - 48.5' WIDE - PER REF #3)
 (CONVET. ROADWAY)



GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR REG. NO. 42111



REVISION NO.	DATE	BY	DESCRIPTION
1	11-18-2021	BAV	BOUNDARY & LOCATION SURVEY
2	12-14-2021	E.G.F.	REVISIONS

BOUNDARY & LOCATION SURVEY
FUSS & O'NEILL, INC.
 528 BOSTON POST ROAD & BOSTON POST ROAD
 TOWN OF WEYMOUTH, MASSACHUSETTS
 01983

CONTROL POINT ASSOCIATES, INC.
 100 STATE STREET, SUITE 200
 WYOMING, MASSACHUSETTS 01983
 TEL: 508-653-9200
 FAX: 508-653-9201
 WWW.CONTROLPOINTINC.COM

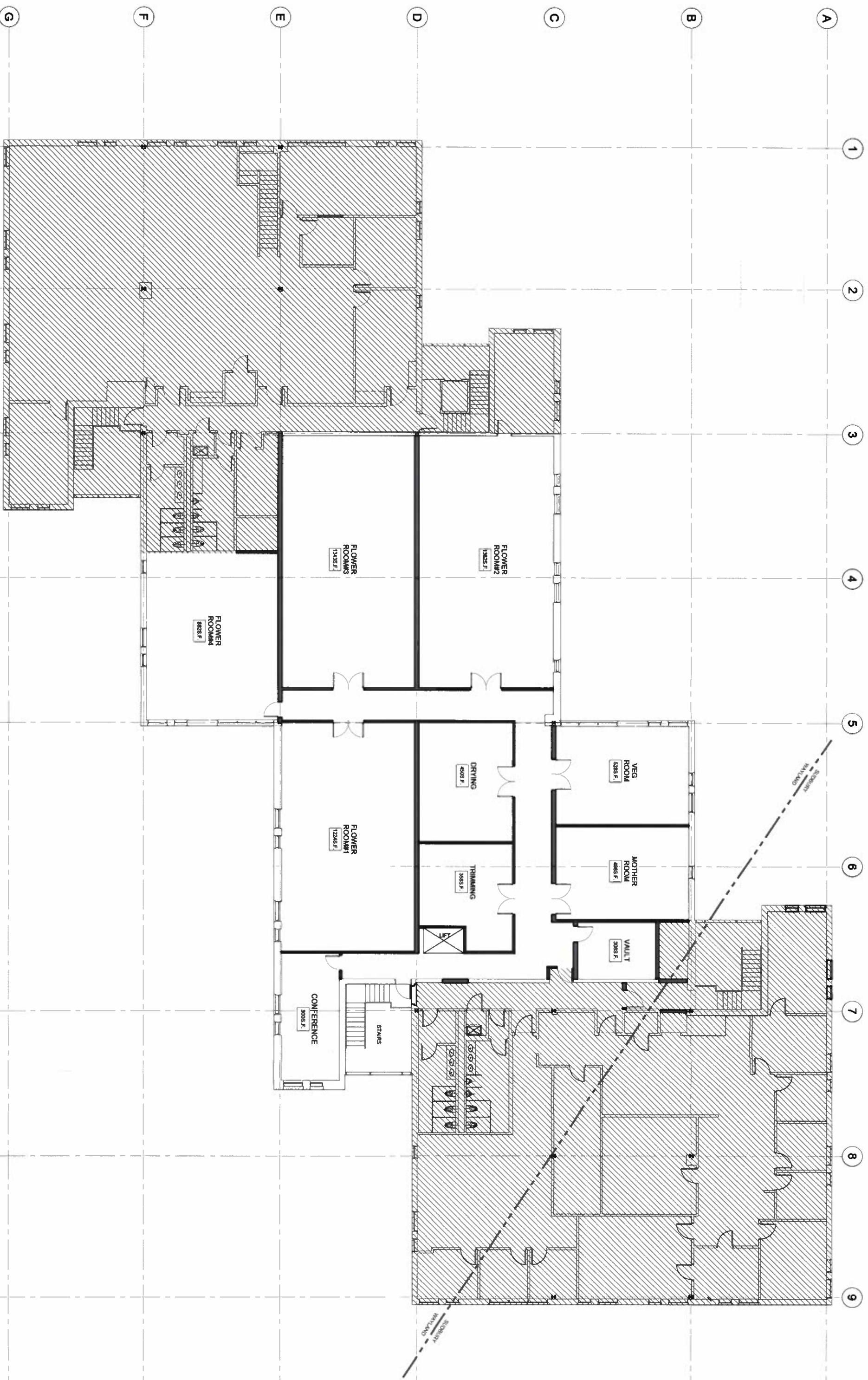
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND ACCORDING TO THE STANDARDS AND PRACTICES OF THE PROFESSION, AND THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION.

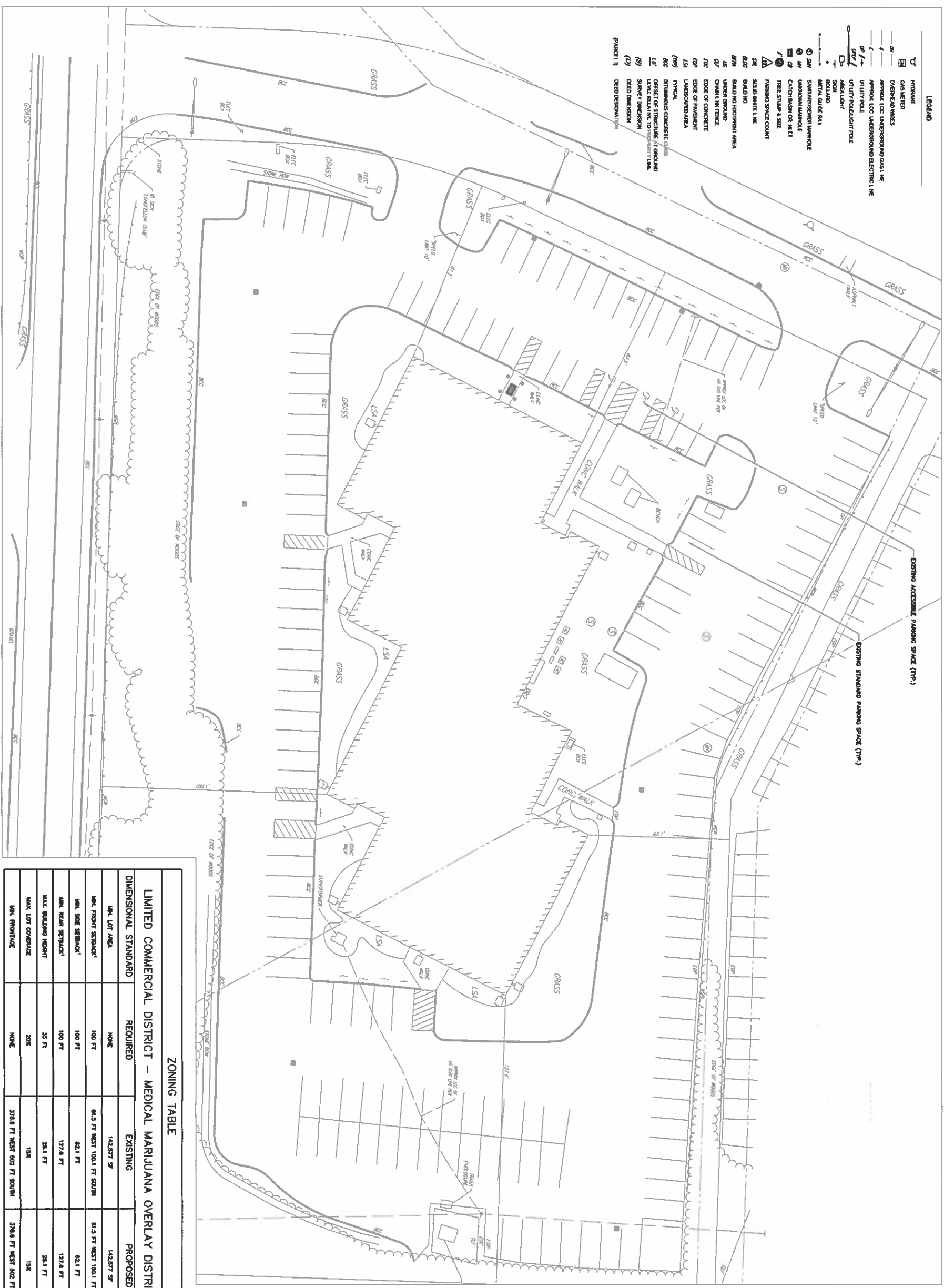
NOTES:

1. PROPERTY BOUNDARY AS SHOWN ON THE TOWN OF WEYMOUTH MAP NO. 21, PARCEL 4 AS SHOWN ON THE TOWN OF WEYMOUTH MAP NO. K12 IN DORCHESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. LOT 1 & 2 AREA - 142,222 SQUARE FEET OR 3.28 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE VERIFIED BY THE PROPERTY OWNER PRIOR TO CONSTRUCTION OF ANY STRUCTURE.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE REVISIONS, CONDITIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. BY OBTAINING THIS SURVEY, THE CLIENT AGREES TO HOLD THE SURVEYOR HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE SURVEYOR AS A RESULT OF THIS SURVEY.
6. THE SURVEYOR'S SERVICES ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT IDENTIFIER, ETC.
7. PLANNING FEATURES COMPLETED BY CONTROL POINT ASSOCIATES, INC. WILL NOT PHOTOGRAPHICALLY BE SHOWN ON THIS SURVEY.
8. PHOTOGRAPHIC SURVEYING HAS BEEN USED AS A MEANS OF VERIFYING THE LOCATION OF THE SURVEY POINTS AND TO VERIFY THE LOCATION OF THE SURVEY POINTS.
9. THIS SURVEY WAS PERFORMED ON A PORTION OF PARCEL 4 AS SHOWN ON THE TOWN OF WEYMOUTH MAP NO. 21, PARCEL 4 AS SHOWN ON THE TOWN OF WEYMOUTH MAP NO. K12 IN DORCHESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
10. AERIAL CONTROL PROVIDED BY CONTROL POINT ASSOCIATES, INC. UTILITY PHOTOGRAPHS ACQUIRED ON NOVEMBER 18, 2021.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF WEYMOUTH MAP 21 AND THE TAX ASSESSOR'S MAP OF SUBURB, MAP K12, DORCHESTER COUNTY.
2. MAP ENTITLED "TOWN OF WEYMOUTH, MASSACHUSETTS, RECORDS FROM THE RECORDS SECTION OF THE TOWN OF WEYMOUTH, MASSACHUSETTS, DATED JULY 7, 2014.
3. PLAN SET ENTITLED "PLAN OF LAND IN WEYMOUTH AND SUBURB, MASSACHUSETTS, PREPARED FOR ROBERT A. WATERS BY SURVEYOR GERRY L. HOLDRIGHT, PLS, DATED DECEMBER 18, 2020, AND RECORDED WITH THE DORCHESTER COUNTY REGISTRY OF DEEDS AS PLAN 1807 OF THE MAPS AND RECORDS WITH REGISTRY OF DEEDS NO. 1807 OF 1800.
4. MAP ENTITLED "COMP. PLAN OF LAND IN WEYMOUTH AND SUBURB, MASSACHUSETTS, PREPARED BY GUY F. HOLDRIGHT, PLS, DATED JANUARY 11, 1980, AND RECORDED WITH THE DORCHESTER COUNTY REGISTRY OF DEEDS AS PLAN 180 OF 1800.
5. MAP ENTITLED "COMP. PLAN OF LAND IN SUBURB AND WEYMOUTH, DORCHESTER COUNTY, MASSACHUSETTS, PREPARED BY GUY F. HOLDRIGHT, PLS, DATED JANUARY 11, 1980, AND RECORDED WITH THE DORCHESTER COUNTY REGISTRY OF DEEDS AS PLAN 180 OF 1800.
6. MAP ENTITLED "PLAN OF LAND IN WEYMOUTH, MASSACHUSETTS, SHOWING PROPOSED WATER ASSESSMENT, PREPARED BY TOWN OF WEYMOUTH, MASSACHUSETTS, DATED JULY 7, 2014, AND RECORDED WITH THE DORCHESTER COUNTY REGISTRY OF DEEDS AS PLAN 1807 OF 1800.





- LEGEND**
- ▽ HYDROANT
 - GAS METERS
 - OVERHEAD WIRES
 - APPROX LOC UNDERGROUND GAS LINE
 - APPROX LOC UNDERGROUND ELECTRICAL LINE
 - UTILITY POLE
 - UTILITY PULLLIGHT POLE
 - AREA LIGHT
 - SIGN
 - METAL GUIDE RAIL
 - SAFETY/STAIRWELL HANDRAIL
 - SAFETY/STAIRWELL HANDRAIL
 - CATCH BASIN OR INLET
 - TREE STUMP & SIZE
 - PARKING SPACE COUNT
 - SOLID WHITE LINE
 - BOLD NO
 - BOLD NO FOOTPRINT AREA
 - UNDERGROUND
 - CHANNEL IN TRENCH
 - EDGE OF CONCRETE
 - EDGE OF PAVEMENT
 - UNPAVED AREA
 - TYPICAL
 - BRITANNIUM CONCRETE CURB
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 - DEED RESERVATION

ZONING TABLE

LIMITED COMMERCIAL DISTRICT - MEDICAL MARIJUANA OVERLAY DISTRICT

DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NONE	142,877 SF	142,877 SF
MIN. FRONT SETBACK ¹	100 FT	81.5 FT WEST 100.1 FT SOUTH	81.5 FT WEST 100.1 FT SOUTH
MIN. SIDE SETBACK ¹	100 FT	82.1 FT	82.1 FT
MIN. REAR SETBACK ¹	100 FT	127.8 FT	127.8 FT
MAX. BUILDING HEIGHT	35 FT	28.1 FT	28.1 FT
MAX. LOT COVERAGE	20%	15%	15%
MIN. FRONTAGE	NONE	378.6 FT WEST 802 FT SOUTH	378.6 FT WEST 802 FT SOUTH

1. PER ARTICLE 702.1 OF THE WILMINGTON ZONING CODE ANY EXISTING STRUCTURE THAT CONFORMED WITH REGULATIONS RESPECTING LOCATION OR BUT NOT AFTER JANUARY 28, 1998, SHALL BE CONSIDERED TO BE CONFORMING.

CS-101
 PROJ. NO.: 20210671A10
 DATE: JANUARY 2022

EARTH WELL FARMS, LLC
SITE LAYOUT PLAN
 526 BOSTON POST ROAD
 WAYLAND MASSACHUSETTS

f FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 617.282.4675
 www.fussdo.com

SCALE:
 HORZ. 1" = 20'
 VERT.
 DATUM:
 HORZ.
 VERT.
 20 10 0 20
 GRAPHIC SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

