

LOCUS INFORMATION:
CURRENT OWNER:
341 AND 351 RALPH TALBOT
RYDER PROPERTIES COMPANY LLC
847 WASHINGTON STREET
WEYMOUTH, MA 02189
LEGAL REF: 35414-326
ASSESSORS REFERENCE: 43-500-11

ORIGINAL AREAS:
NO. 341 - 25,004 S.F. (CALC)
NO. 351 - 25,000 S.F. (CALC)

ZONE:
R-1 AND WATERSHED
PROTECTION DISTRICT

PREPARED FOR:
RYDER PROPERTIES
COMPANY LLC

DIMENSIONAL REQUIREMENTS ZONING DISTRICT: RESIDENTIAL R-1 SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%

* 20 FEET OF ANY OTHER DWELLING
** LESSON OF 24 FEET OR 1/3 LOT DEPTH

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE RE-DIVISION OF ASSESSORS LOT 43-500-11 (341 RALPH TALBOT STREET) AND ASSESSORS LOT 43-500-82 (351 RALPH TALBOT) AS SHOWN.

2. PARCELS A AND B AS SHOWN ARE NOT BUILDABLE LOTS.

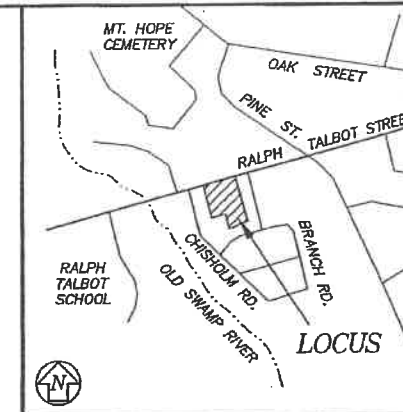
3. PARCEL A IS TO BECOME PART AND PARCEL OF THE REMAINING AREA OF LOT 1 CREATING ONE PARCEL.

4. PARCEL B IS TO BECOME PART AND PARCEL OF THE REMAINING AREA OF LOT 2 CREATING ONE LOT.

2. TO SHOW THE CREATION OF A UTILITY EASEMENT OVER 341 RALPH TALBOT STREET AS SHOWN.

PLAN REFERENCES:

1. PLAN BOOK BOOK 675 PAGE 42



LOCUS MAP

SCALE: 1"=800'

REGISTRY USE ONLY

TOWN OF WEYMOUTH PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

WEYMOUTH PLANNING BOARD

DATE

PLANNING BOARD ENDORSEMENT
DOES NOT IMPLY CONFORMANCE WITH
THE WEYMOUTH ZONING BY-LAW.

I CERTIFY:

1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY.

2. THAT THIS PLAN WAS PREPARED IN
CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.

PETER G. HOYT, P.L.S.

PLAN OF LAND

341, 351 RALPH TALBOT STREET
WEYMOUTH, MASSACHUSETTS
SCALE: 1"=20' DATE: 4-05-19

HOYT LAND SURVEYING

1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192

FLOOD PLAIN NOTE:
LOCUS PROPERTY LIES WITHIN
A ZONE X (AREA OF MINIMAL
FLOODING) AS SHOWN ON
FIRM 25021C0241E DATED
7-17-12.

N/F
CONNEL/TRAVIS

N/F
SIMMONS

N/F
JUFFRE

N/F
HALEY

PARCEL A
6,509 sq. ft.

LOT 2 AND
PARCEL B
LOT AREA
25,002 S.F.
(CALC)

PERIMETER²
LOT AREA = SHAPE FACTOR

$\frac{712.15 \times 712.15}{25,002} = 20.3$

N/F
LE KHANH Q

N/F
HOWES

LOT 1 AND
PARCEL A
LOT AREA
25,002 S.F.
(CALC)

PERIMETER²
LOT AREA = SHAPE FACTOR

$\frac{851.32 \times 851.32}{25,002} = 29.0$

PARCEL B
6,511 sq. ft.

N/F
ZAKRZEWSKI

N/F
DENNEEN IRREVOCABLE
HOME TRUST

N/F
DWYER

GRAPHIC SCALE



(IN FEET)
1 Inch = 20 ft.

SEE WEYMOUTH ZBA CASE NUMBER 3359 DATED 6-27-18