



LEGEND

- SB/DH — STONE BOUND W/ DRILL HOLE FOUND
- CB/DH — CONCRETE BOUND W/ DRILL HOLE FOUND
- N/F — NOW OR FORMERLY
- S — SEWER LINE
- OHW — OVERHEAD WIRES
- 32 — CONTOUR
- 35.5 — SPOT GRADE
- UP — UTILITY POLE
- WG — WATER GATE
- RET — RETAINING WALL
- S — SEWER MANHOLE
- GD — GAS DRIP
- EOP — EDGE OF PAVEMENT
- FFE — FIRST FLOOR ELEVATION
- PFE — PORCH FLOOR ELEVATION
- DKE — DECK FLOOR ELEVATION
- DT — DECIDUOUS TREE

GENERAL NOTES

1. Record Property Owner: Patrick S. & Michelle McLaughlin
2. Property Location: 71 Beals Street, Weymouth MA
3. Weymouth Assessors Parcel ID 10-126-15, Zoned Residence R-1.
4. Norfolk County Registry of Deeds Land Court: Certificate #197106
5. Elevations are based upon Town of Weymouth Elevation Datum (NAVD 88 + 6.63').
6. FEMA Flood Zone X: 25021C 0227 F June 9, 2014.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. The mean grade is calculated to be 25.9'

LOT STATISTICS

LOT AREA = 7,924 SQ. FT.
EXISTING FOOTPRINT = 911 SQ. FT.
EXISTING LOT COVERAGE = 11.5%
PROPOSED FOOTPRINT = 911 SQ.FT.
PROPOSED LOT COVERAGE = 11.5%

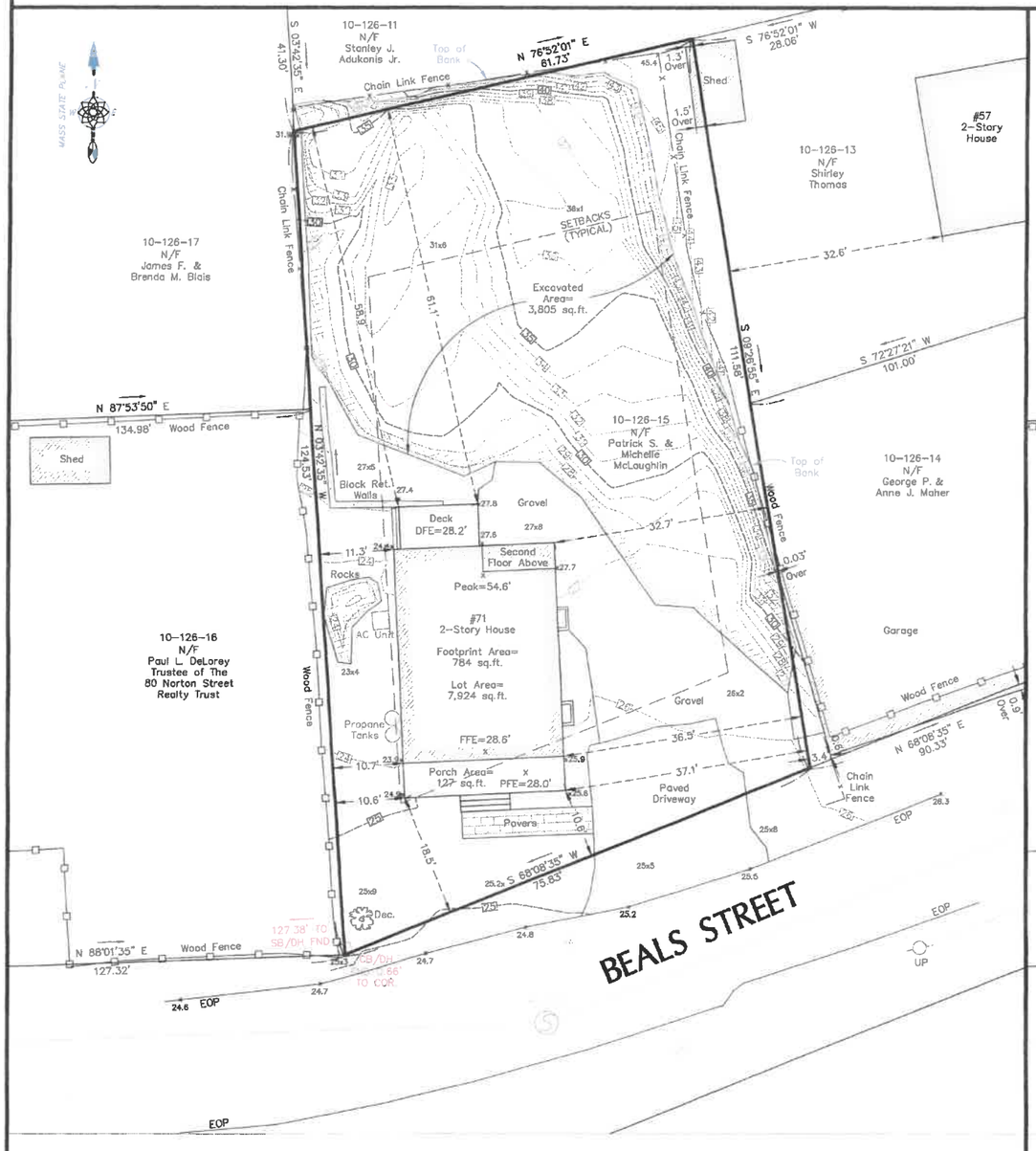
ZONING

SITE IS ZONED RESIDENCE R-1

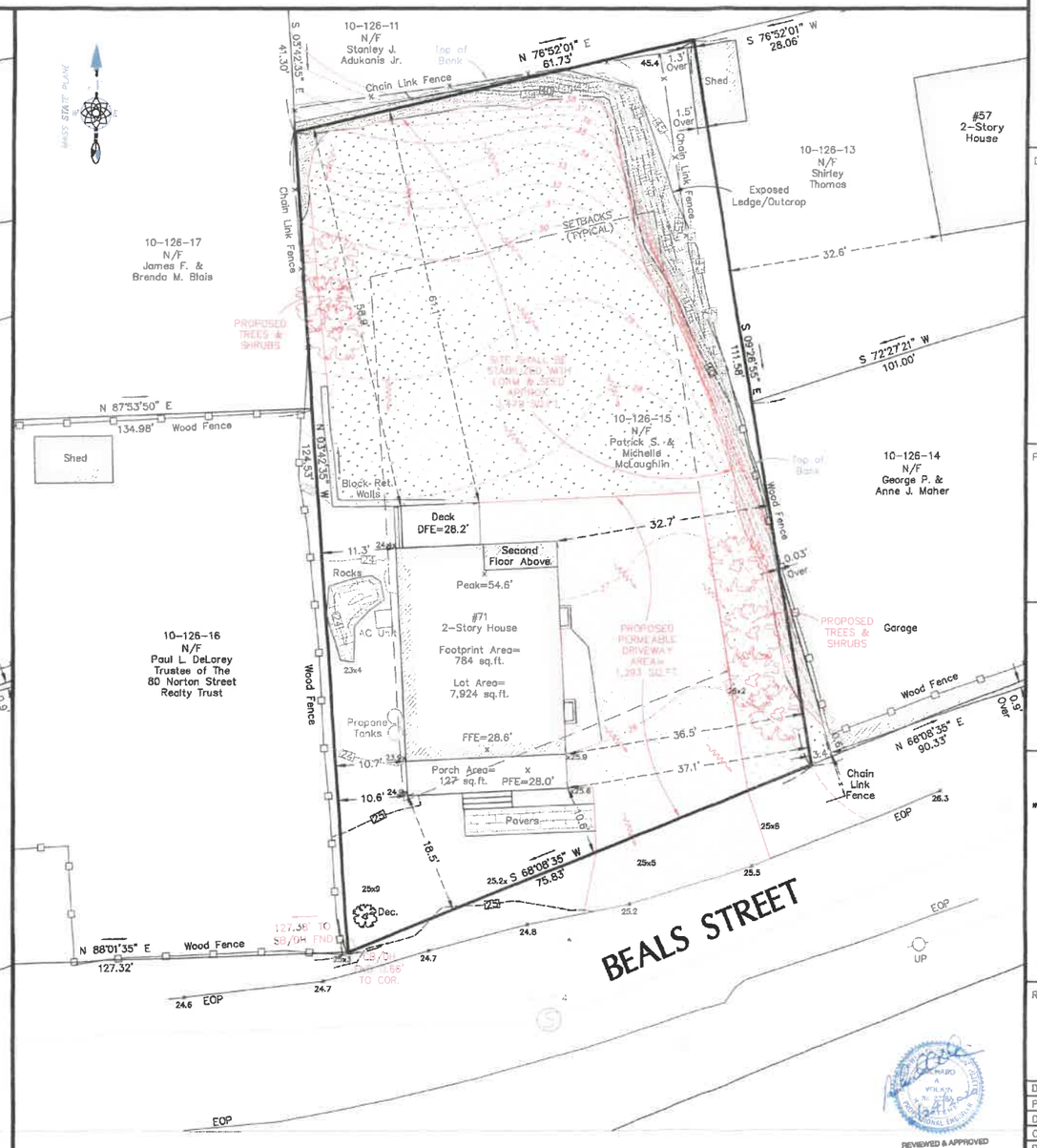
	ZONING BYLAW	EXISTING	PROPOSED
MIN LOT AREA:	25,000 SQ.FT.	7,924 SQ.FT.	7,924 SQ.FT.
MIN LOT WIDTH:	120 FT.	72.24 FT.	72.24 FT.
FRONT SETBACK:	18 FT.	10.6 FT.	10.6 FT.
SIDE SETBACK:	10 FT.	10.6 FT.	10.6 FT.
REAR SETBACK:	24 FT.	58.9 FT.	58.9 FT.
MAX. % LOT COVERAGE:	30%	11.5%	11.5%
MAX. HEIGHT:	35 FT.	28.7 FT.	28.7 FT.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON OCTOBER 28, 2019 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY RYAN PATTERSON.



EXISTING CONDITIONS



PROPOSED CONDITIONS

REVIEWED & APPROVED

Project Address

71 Beals Street
Weymouth Massachusetts

Drawing Title

EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Patrick McLaughlin
71 Beals Street
Weymouth, MA 02191

2-21-2020
David G. Ray #35412

Nantasket Survey Engineering, LLC
46 Edgewater Road, Hull, MA 02045
(781) 773-1701 (781) 773-1702 (fax)
www.nantasketsurvey.com

Scale: 1"=10'
0 5 10 20 25 FEET

Revisions

Date	2-21-2020	Drawing	
Proj. Mgr.	DGR		1
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2498	of 1	

1-2498 71 Beals Street, Weymouth.DWG