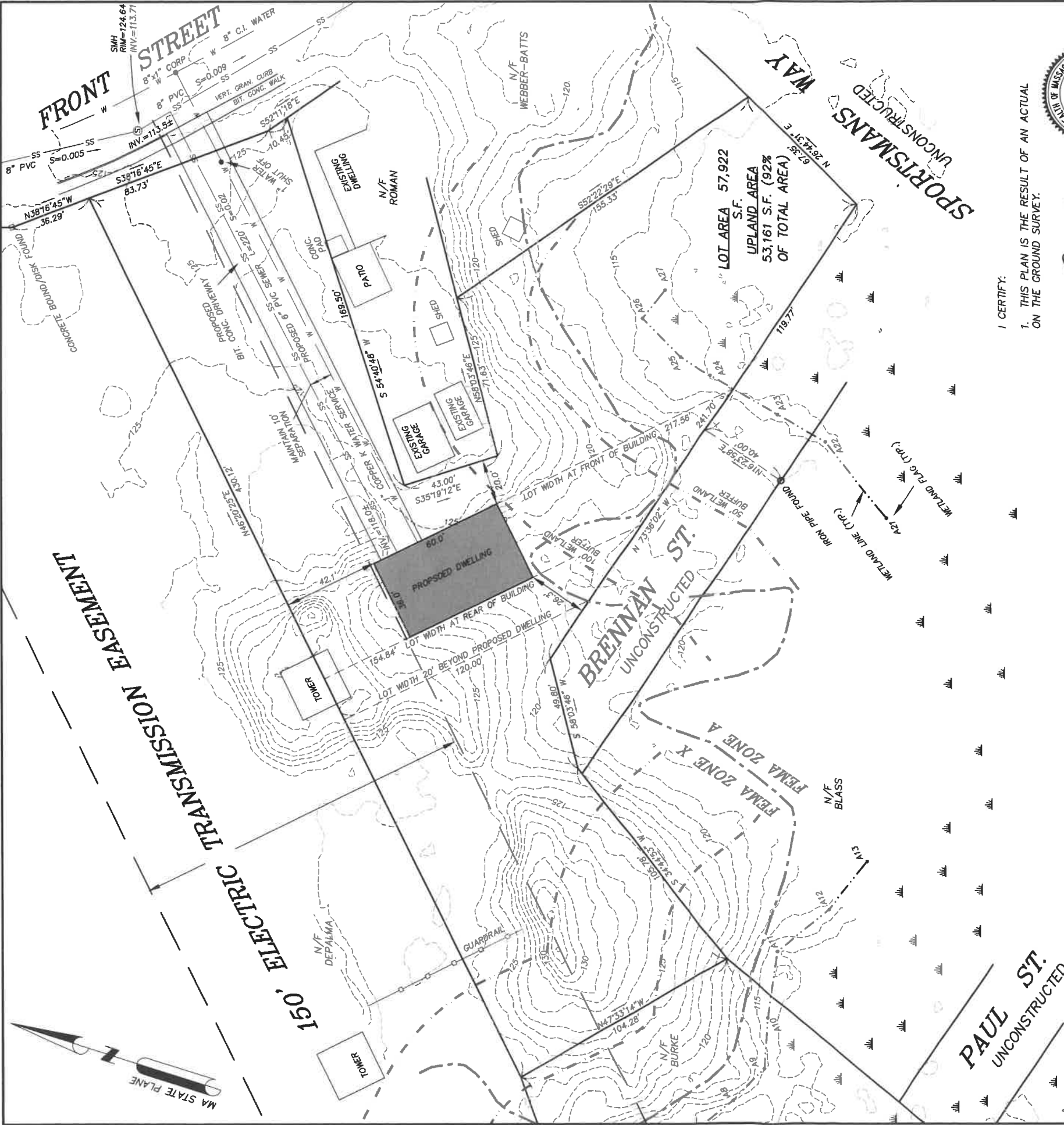




LOCUS INFORMATION
CURRENT OWNER:
BRENDAN BURKE
343 R HIGH STREET
HIONGHAM, MA

OWNERS REFERENCE:
BOOK 41015 PAGE 105

ASSESSORS REFERENCE
33-373-17 (PARCELS A AND B)
33-424-2 (LOT 1)

PLAN REFERENCES:
RECORD BOOK 1715 END
RECORD BOOK 1832 PAGE 581

EASEMENT REFERENCES:
RECORD BOOK 1714 PAGE 601
RECORD BOOK 1832 PAGE 581

WETLAND NOTE:
1. WETLAND FLAGS AND THE ASSOCIATED WETLAND LINE AS SHOWN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESORATION ON 6-08-21 AND LOCATED BY THIS OFFICE IN MARCH OF 2023.

ZONING CALCULATIONS:
LOT FRONTAGE = 94.18' (PRE-EXISTING)
TOTAL AREA = 57,922 S.F.
TOTAL UPLAND = 53,161 S.F. (92% OF TOTAL AREA)

SHAPE FACTOR $\frac{1532.68' \times 1532.68'}{57,922 \text{ S.F.}} = 40.56$

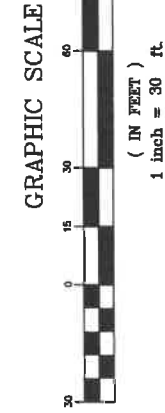
DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENTIAL R-1	
SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%
* 20 FEET OF ANY OTHER DWELLING	
** LESSER OF 24 FEET OR 1/5 LOT DEPTH	

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

PETER G. HOYT
REGISTERED LAND SURVEYOR
No. 41609
COMMONWEALTH OF MASSACHUSETTS

PLAN OF LAND
0 FRONT STREET
AND
0 SPORTSMANS WAY
WEYMOUTH, MA

SCALE 1" = 30' DATE: april 13, 2023



HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192

HORIZONTAL DATUM:
NAD 1983 - MASS MAIN 2001

FEMA REFERENCE:
ZONE X AND ZONE A
FIRM 25021C0229E
DATED 7-17-12