

ZONING DATA

DISTRICT: RESIDENCE DISTRICT R-1

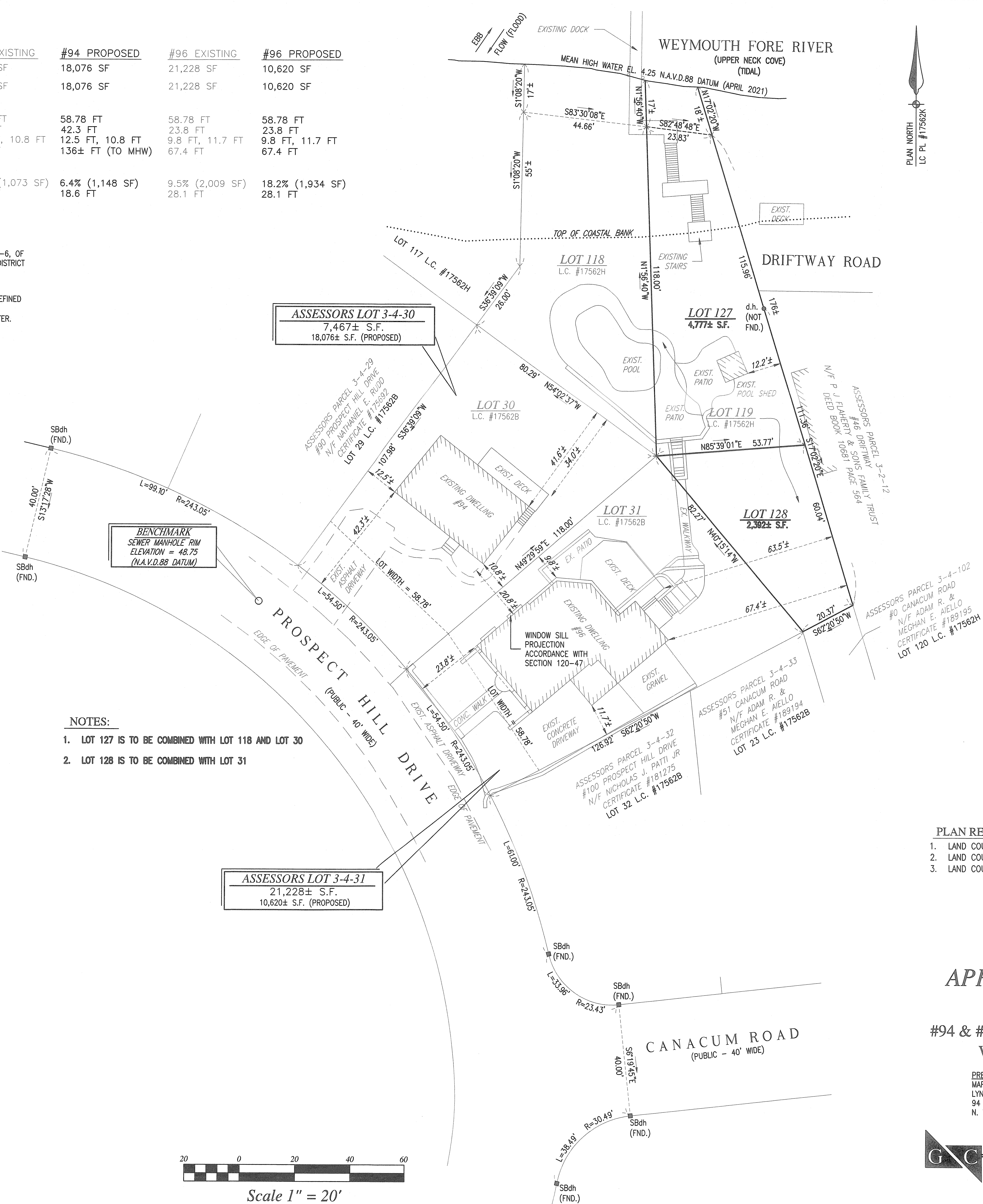
	REQUIREMENTS:	#94 EXISTING	#94 PROPOSED	#96 EXISTING	#96 PROPOSED
MIN. LOT SIZE	25,000 SF	7,467 SF	18,076 SF	21,228 SF	10,620 SF
MIN. LOT AREA (PER DWELLING UNIT)	25,000 SF	7,467 SF	18,076 SF	21,228 SF	10,620 SF
MIN. LOT WIDTH	120 FT	58.78 FT	58.78 FT	58.78 FT	58.78 FT
MIN. FRONT YARD DEPTH	18 FT	42.3 FT	42.3 FT	23.8 FT	23.8 FT
MIN. SIDE YARD DEPTH	10 FT; 20 FEET OF ANY DWELLING	12.5 FT, 10.8 FT	12.5 FT, 10.8 FT	9.8 FT, 11.7 FT	9.8 FT, 11.7 FT
MIN. YEAR YARD DEPTH	24 FT OR 1/5 OF DEPTH OF LOT WHICHEVER IS LESS	41.6 FT	136± FT (TO MHW)	67.4 FT	67.4 FT
MAX. LOT COVERAGE	30%	14.4% (1,073 SF)	6.4% (1,148 SF)	9.5% (2,009 SF)	18.2% (1,934 SF)
MAX. HEIGHT	2 1/2 STORIES, NOT TO EXCEED 35 FT	18.6 FT	18.6 FT	28.1 FT	28.1 FT

WEYMOUTH ZONING ORDINANCE

120-56. FRONT LOT LINE, FRONTAGE AND FRONTAGE WIDTH

A. EACH LOT SHALL HAVE A FRONT LOT LINE, AS SAID TERM IS DEFINED IN § 120-6, OF NOT LESS THAN 40 FEET, UNLESS STATED OTHERWISE IN TABLE 1, SCHEDULE OF DISTRICT REGULATIONS, INCLUDED AS AN ATTACHMENT TO THIS CHAPTER.

C. EACH LOT SHALL HAVE FRONTAGE AND FRONTAGE WIDTH, AS SAID TERMS ARE DEFINED IN § 120-6, OF NO LESS THAN 40 FEET, UNLESS STATED OTHERWISE IN TABLE 1, SCHEDULE OF DISTRICT REGULATIONS, INCLUDED AS AN ATTACHMENT TO THIS CHAPTER.



NOTES:

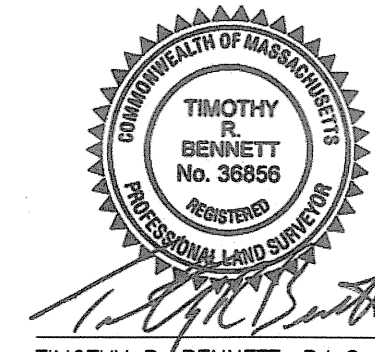
- LOT 127 IS TO BE COMBINED WITH LOT 118 AND LOT 30
- LOT 128 IS TO BE COMBINED WITH LOT 31

GENERAL NOTES:

- PROPERTY LINE DATA FROM PLAN DRAWN BY RUSSELL H. WHITING, CIVIL ENGINEER, DATED APRIL 25, 1940 FILED IN THE LAND REGISTRATION OFFICE LAND COURT PLAN #17562B. PLAN BY PERKINS ENGINEERING ASSOCIATES, DATED APRIL 22, 1959 FILED IN THE LAND REGISTRATION OFFICE LAND COURT PLAN #17562H.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON APRIL 2019 AND APRIL 2021.
- SUBJECT SITE IS IN THE RESIDENCE DISTRICT (R-1) AS DEPICTED ON THE TOWN OF WEYMOUTH ZONING MAP.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, AND PARTIALLY LOCATED IN A ZONE VE (EL.24) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25021C 0093E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012



-TIMOTHY R. BENNETT, P.L.S.

6/3/2021
DATE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
WEYMOUTH PLANNING BOARD
DATE: _____

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ENDORSEMENT OF THIS PLAN.

RECORD OWNER:

#94 ASSESSOR LOT 3-4-30
PROSPECT HILL, LLC
96 PROSPECT HILL DRIVE
WEYMOUTH, MA 02191
CERTIFICATE #191592
LOT 30, LAND COURT PLAN #17562B

#96 ASSESSOR LOT 3-4-31
LYNNE A. BARNES LIVING TRUST
96 PROSPECT HILL DRIVE
WEYMOUTH, MA 02191
CERTIFICATE #184835
LOTS 31, 118 & 119
LAND COURT PLAN #17562B & #17562H

PLAN REFERENCES:

- LAND COURT PLAN #17562B
- LAND COURT PLAN #17562H
- LAND COURT PLAN #17562K

APPROVAL NOT REQUIRED
PLAN OF LAND
#94 & #96 PROSPECT HILL DRIVE
WEYMOUTH, MASSACHUSETTS

PREPARED FOR:
MARTIN E. BARNES III &
LYNNE A. BARNES
94 PROSPECT HILL DRIVE
N. WEYMOUTH, MA 02191

MAY 24, 2021
SCALE: 1"=20'
JOB No. 19-072

GRADY CONSULTING, L.L.C.
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