

WEYMOUTH FORE RIVER

SEA WALL

NAD83

LAYOUT LINE

PAVED PARKING AREA

WESSAGUSSETT ROAD

ZONING DISTRICT: RES.-1

TABLE OF MINIMUM SETBACKS:

REQUIRED	PROVIDED
AREA-25,000	AREA-3,121
FRONT-18'	FRONT-6'
REAR-24'	REAR-30'
SIDE-10'	SIDE-6.7
HEIGHT-35'	HEIGHT-34.91'
LOT WIDTH-120	LOT WIDTH-30.2'
LOT COVERAGE-30%	LOT COVERAGE-30%

* 20' BETWEEN STRUCTURES



- UTILITY NOTES:
1. CUT AND CAP UTILITY SERVICES AT STREET LINE PRIOR TO DEMOLITION.
 2. SEWER SERVICE TO BE REPLACED WITH 6" PVC TO STREET LINE.
 3. WATER SERVICE TO BE REPLACED WITH 1" COPPER.
 4. NOTIFY DIGSAFE 72 HOURS PRIOR TO DIGGING.
 5. SURVEYOR IS NOT RESPONSIBLE FOR INNACURATELY MARKED OR INCORRECT UTILITY RECORDS.

- GENERAL NOTES:
1. ELEVATION DATUM REFERS TO TOWN OF WEYMOUTH.
 2. WEYMOUTH DATUM-6.63 = NAVD88 DATUM.
 3. FLOOD ELEVATION EQUALS 12 NAVD (18.63 TOWN DATUM).
 4. PARCEL FALLS IN FLOOD ZONE AE12, MAP 25021C0227F DATED.
 5. NO GRADE CHANGES PROPOSED TO THE LOT.
 6. DEED BOOK 38210, PAGE 39
 7. PLAN BOOK D6882, PAGE 719
 8. EXISTING HOUSE TO BE ELEVATED ONTO PIERS.

PROPOSED SITE PLAN
145 WESSAGUSSETT RD
WEYMOUTH, MA
PARCEL ID: 4-36-6

OWNER: EPC HOLDINGS 972, LLC

SCALE: 1"= 20'
DATE: SEPTEMBER 24, 2020
ZONING DISTRICT: RESIDENCE 1