

**ZONING REQUIREMENTS**  
RESIDENCE DISTRICT "R-1"

AREA	25,000 SF
LOT WIDTH	120 FEET
BUILDING HEIGHT	35 FEET
LOT COVERAGE	30%
MINIMUM YARDS:	
FRONT	18 FEET
SIDE	10 FEET*
REAR	24 FEET**

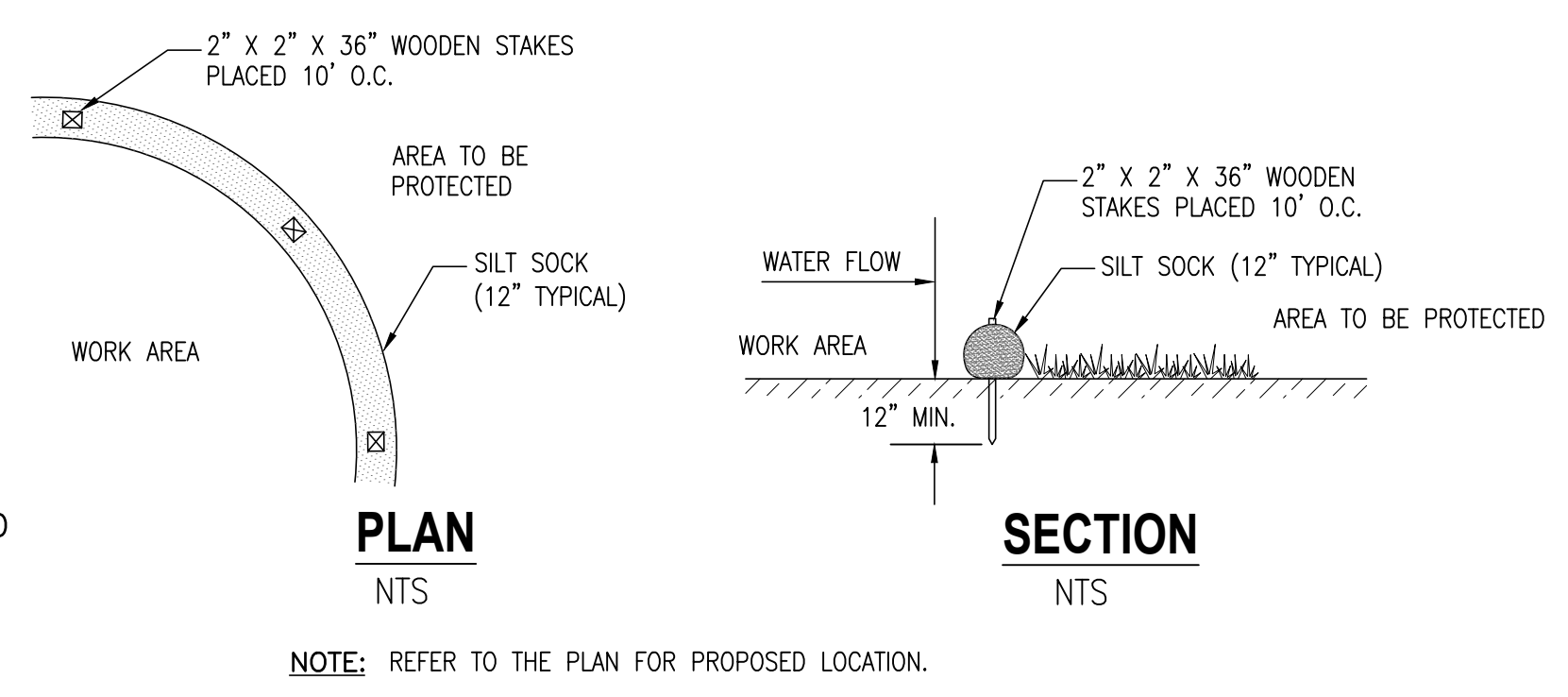
\* 10, 20 FEET OF ANY DWELLING  
\*\*24 OR 1/3 OF DEPTH OF LOT, WHICHEVER IS LESS

**RECORD OWNER:**  
PARCEL ID: 9-136-9  
192 IDLEWELL BOULEVARD  
SAUL H. & ALVIA D. SCHRADER  
192 IDLEWELL BOULEVARD  
WEYMOUTH, MA 02188  
DEED BOOK 27111 PAGE 189  
LOTS 643+644: PLAN BOOK 80 PAGE 3888

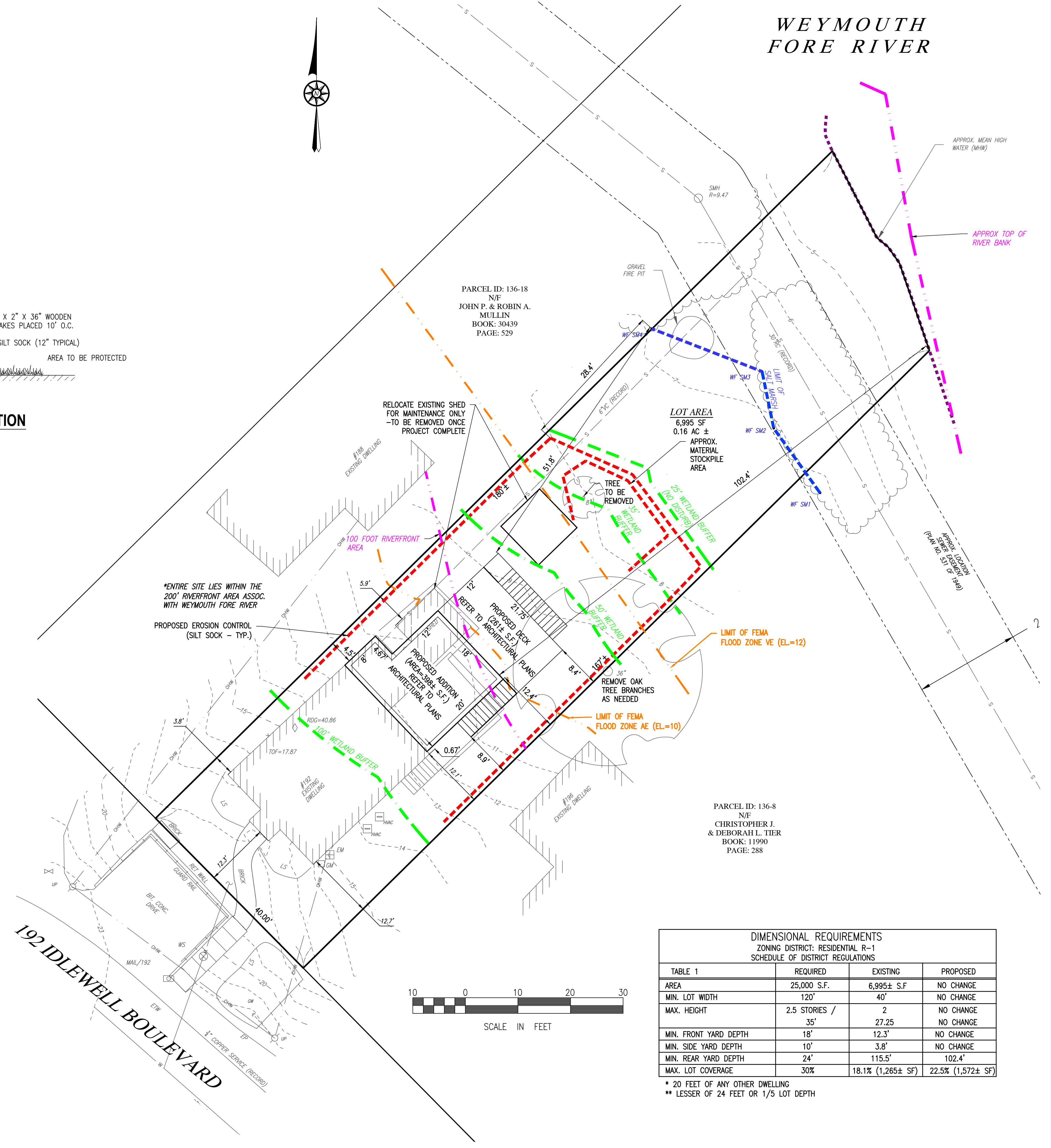
- NOTES:**
- PLAN REFERENCES:
    - "LAYOUT OF IDLEWELL BOULEVARD," DATED OCTOBER 13, 1956 FILED IN PLAN BOOK 204 AS PLAN 547.
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING MARCH OF 2021.
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MARCH OF 2021 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
  - SUBJECT SITE IS IN THE RESIDENCE DISTRICT "R-1" AS DEPICTED ON THE TOWN OF WEYMOUTH ZONING MAP.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
  - EXISTING SEWER INFORMATION SHOWN HEREON TAKEN FROM RECORD PLANS AVAILABLE AT THE WEYMOUTH SEWER DEPARTMENT.

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X, AE (EL.10) AND VE (EL.12) OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0227R, WHICH BEARS AN EFFECTIVE DATE OF JUNE 9, 2014 AS AMENDED BY LOMR 15-01-2574P EFFECTIVE 9/29/2016 AND LOMR 18-01-0232P EFFECTIVE 1/19/2018, AND IS IN A SPECIAL FLOOD HAZARD AREA.

- ENVIRONMENTAL NOTES:**
- THE SITE IS NOT LOCATED WITHIN ESTIMATED/PRIORITY HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (MANHESP).
  - THE SITE DOES NOT CONTAIN CERTIFIED VERNAL POOLS ACCORDING TO THE MANHESP.
  - THE SITE DOES ABUT A U.S.G.S. MAPPED STREAM/RIVER (WEYMOUTH FORE RIVER).
  - THE SITE DOES CONTAIN LAND SUBJECT TO COASTAL STORM FLOWAGE (FEMA FLOOD ZONE AE & VE).
  - THE SITE IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.



**SILT SOCK DETAIL**  
(NOT TO SCALE)



**DIMENSIONAL REQUIREMENTS**  
ZONING DISTRICT: RESIDENTIAL R-1  
SCHEDULE OF DISTRICT REGULATIONS

TABLE 1	REQUIRED	EXISTING	PROPOSED
AREA	25,000 S.F.	6,995± S.F	NO CHANGE
MIN. LOT WIDTH	120'	40'	NO CHANGE
MAX. HEIGHT	2.5 STORIES /	2	NO CHANGE
	35'	27.25	NO CHANGE
MIN. FRONT YARD DEPTH	18'	12.3'	NO CHANGE
MIN. SIDE YARD DEPTH	10'	3.8'	NO CHANGE
MIN. REAR YARD DEPTH	24'	115.5'	102.4'
MAX. LOT COVERAGE	30%	18.1% (1,265± SF)	22.5% (1,572± SF)

\* 20 FEET OF ANY OTHER DWELLING  
\*\* LESSER OF 24 FEET OR 1/5 LOT DEPTH

merrillinc.com

REVISIONS:


**DRAWN BY:**  
TRT

**DESIGNED BY:**  
TRT

**CHECKED BY:**  
DK

**SCALE:**  
1" = 10'

**STAMP:**

**Merrill**  
Engineers and Land Surveyors

427 Columbia Road  
Hanover, MA 02339  
781-826-9200

40 Court Street, Ste 2A  
Plymouth, MA 02360  
508-746-6060

Marine Division:  
26 Union Street  
Plymouth, MA 02360  
508-746-6060

448 N. Falmouth Hwy, Unit A  
North Falmouth, MA 02556  
508-563-2183

**PROJECT #:**  
JN:16-257

**PROJECT:**  
**SITE PLAN**  
192 IDLEWELL BOULEVARD  
WEYMOUTH, MA 02188  
ASSESSOR'S MAP 9  
BLOCK 139 LOT 9

**CLIENT:**  
SAUL SCHRADER  
192 IDLEWELL BLVD  
WEYMOUTH, MA 02188  
(781) 831-1143

**DRAWING PATH:**  
H:\16-257\DESIGN\16-257-SP.DWG

**DATE:**  
APRIL 8, 2024

COPYRIGHT © BY MERRILL CORPORATION. STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION WITH THE EXCEPTION OF REPRODUCTION FOR PERSONAL USE ONLY. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNLAWFUL. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNLAWFUL.