

ZONING DISTRICT: RES.-1

TABLE OF MINIMUM SETBACKS:

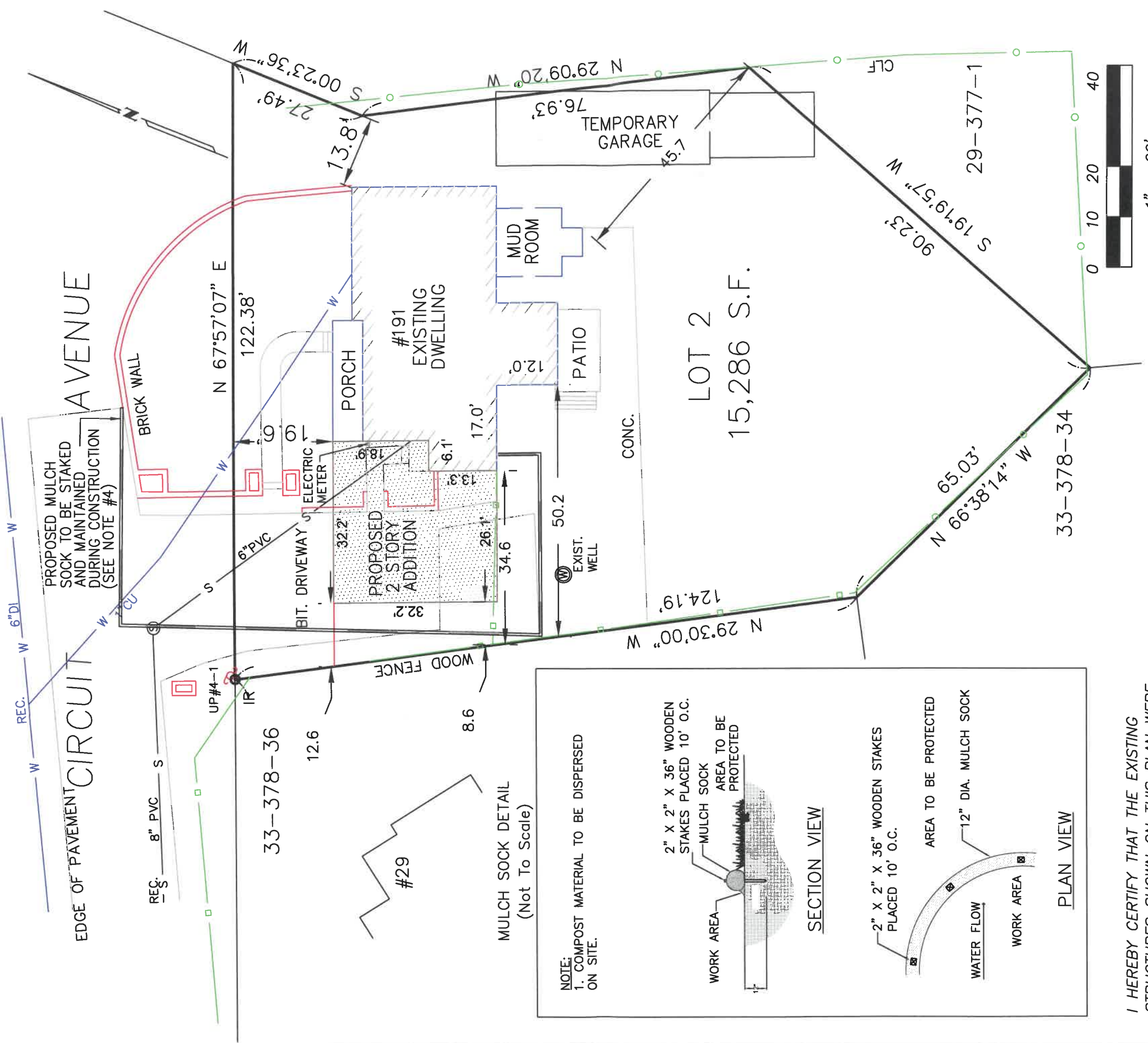
| REQUIRED         | PROVIDED           |
|------------------|--------------------|
| AREA-25,000      | AREA-15,286        |
| FRONT-18'        | FRONT-19.6'        |
| REAR-24'         | REAR-45.7'         |
| SIDE-10'         | SIDE-19.2'*        |
| HEIGHT ≤ 35'     | HEIGHT ≤ 35'       |
| LOT WIDTH-120    | LOT WIDTH-107.7'   |
| LOT COVERAGE-30% | LOT COVERAGE-13.1% |

BUILDING SIDELINE SETBACK FORMULA

- $(34.6' + 50.2') / 2 = 42.4$
- $42.4 \times 12.0' = 508.8$
- $(8.6' + 12.6') / 2 = 10.6$
- $10.6 \times 32.2' = 341.3$
- $508.8 + 341.3 = 850.1$
- $32.2 + 12.0 = 44.2$
- $850.1 / 44.2 = 19.2$
- 19.2 = AVG. SIDELINE SETBACK \*

NOTES:

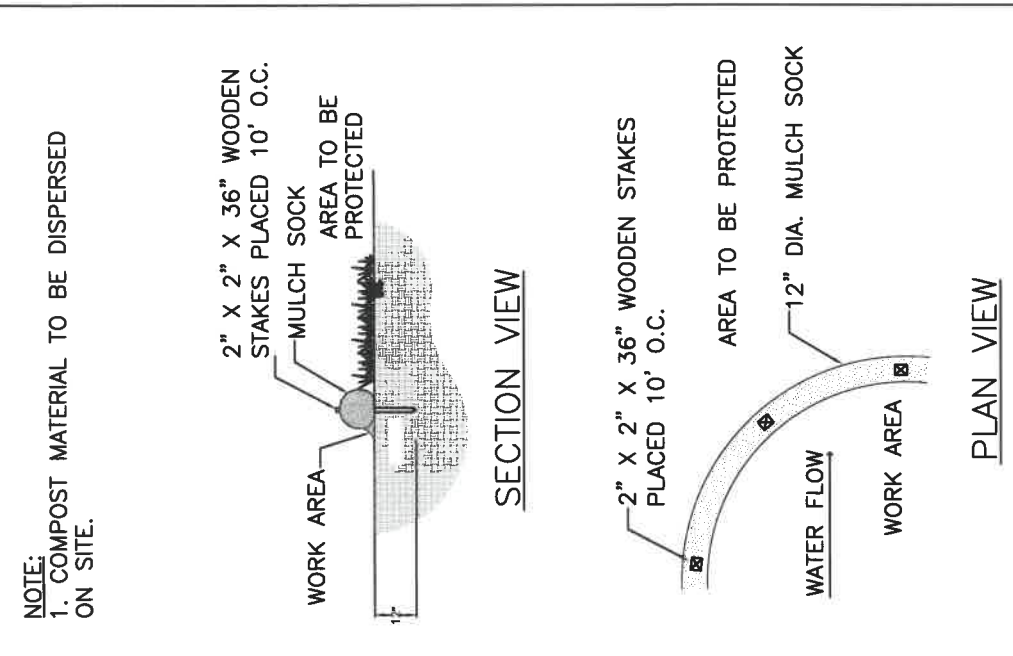
1. DEED BOOK 32687, PAGE 503
2. PLAN BOOK 7076, PAGE 408
3. UTILITIES FROM RECORD PLANS AND FIELD SURVEY. CALL DIG SAFE 811 72 HOURS PRIOR TO EXCAVATIONS FOR VERIFICATION.
4. FINAL LOCATION OF MULCH SOCK TO BE DETERMINED BY WEYMOUTH CONSERVATION COMMISSION.



EDGE OF PAVEMENT **CIRCUIT AVENUE**

PROPOSED MULCH SOCK TO BE STAKED AND MAINTAINED DURING CONSTRUCTION (SEE NOTE #4)

MULCH SOCK DETAIL (Not To Scale)



NOTE:  
1. COMPOST MATERIAL TO BE DISPERSED ON SITE.

I HEREBY CERTIFY THAT THE EXISTING STRUCTURES SHOWN ON THIS PLAN WERE LOCATED BY AN INSTRUMENT SURVEY AND ARE LOCATED ON THE GROUND AS SHOWN HEREIN.

RECEIVED

JUN 04 2021  
WEYMOUTH  
CONSERVATION COMMISSION

**PLOT PLAN**  
**191 CIRCUIT AVE.**  
**WEYMOUTH, MA**  
**PARCEL ID: 33-378-35**  
 OWNER: ROBERT D'ANDREA  
 SCALE: 1" = 20'  
 DATE: APRIL 2, 2021  
 ZONING DISTRICT: RESIDENCE 1, WPD, GMPD