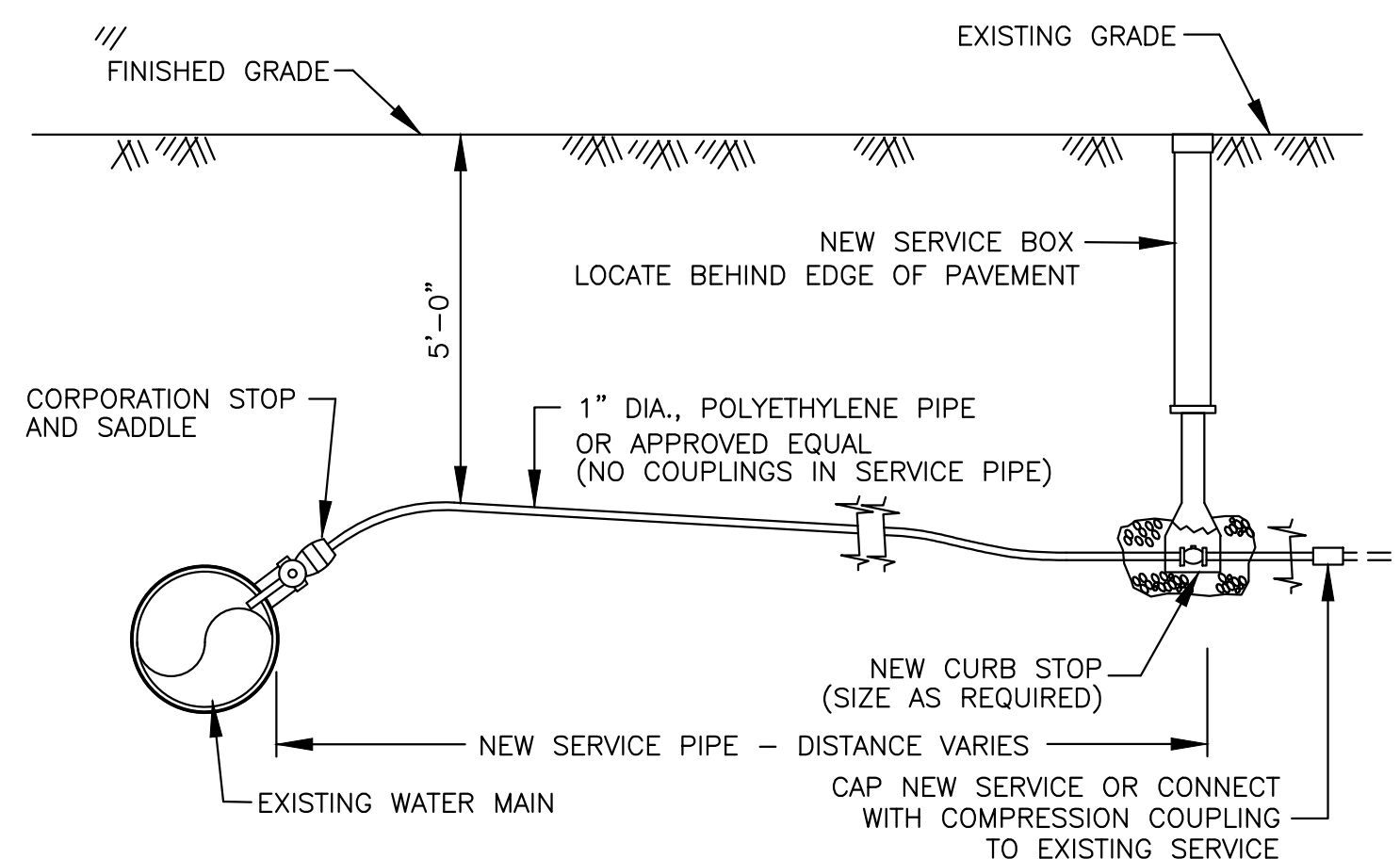


NOTES:

1. PROPERTY LINE DATA FROM "APPROVAL NOT REQUIRED PLAN OF LAND, SUBDIVISION OF LAND SHOWN ON PLAN 17562-H LOT 119, #94 & #96 PROSPECT HILL DRIVE, WEYMOUTH MASSACHUSETTS" PREPARED BY GRADY CONSULTING L.L.C., DATED JUNE 2, 2022.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON JUNE 2022.
3. SUBJECT SITE IS IN THE RESIDENCE DISTRICT (R-1) AS DEPICTED ON THE TOWN OF WEYMOUTH ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

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



1"Ø DOMESTIC WATER SERVICE DETAIL
NOT TO SCALE

ZONING DATA

DISTRICT: RESIDENCE DISTRICT R-1

	REQUIREMENTS:	EXISTING	PROPOSED
MIN. LOT SIZE	25,000 SF	18,076 SF	18,076 SF
MIN. LOT AREA (PER DWELLING UNIT)	25,000 SF	18,076 SF	18,076 SF
MIN. LOT WIDTH	120 FT	58.78 FT	58.78 FT
MIN. FRONT YARD DEPTH	18 FT	42.3 FT	18.5 FT
MIN. SIDE YARD DEPTH	10 FT; 20 FEET OF ANY DWELLING	12.5 FT, 10.8 FT	10.6 FT, 10.1 FT
MIN. YEAR YARD DEPTH	24 FT OR 1/5 OF DEPTH OF LOT WHICHEVER IS LESS	136± FT (TO MHW)	118± FT (TO MHW)
MAX. LOT COVERAGE	30%	6.4% (1,148 SF)	15.7% (2,835 SF)
MAX. HEIGHT	2 1/2 STORIES, NOT TO EXCEED 35 FT	18.6 FT	30.3 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.

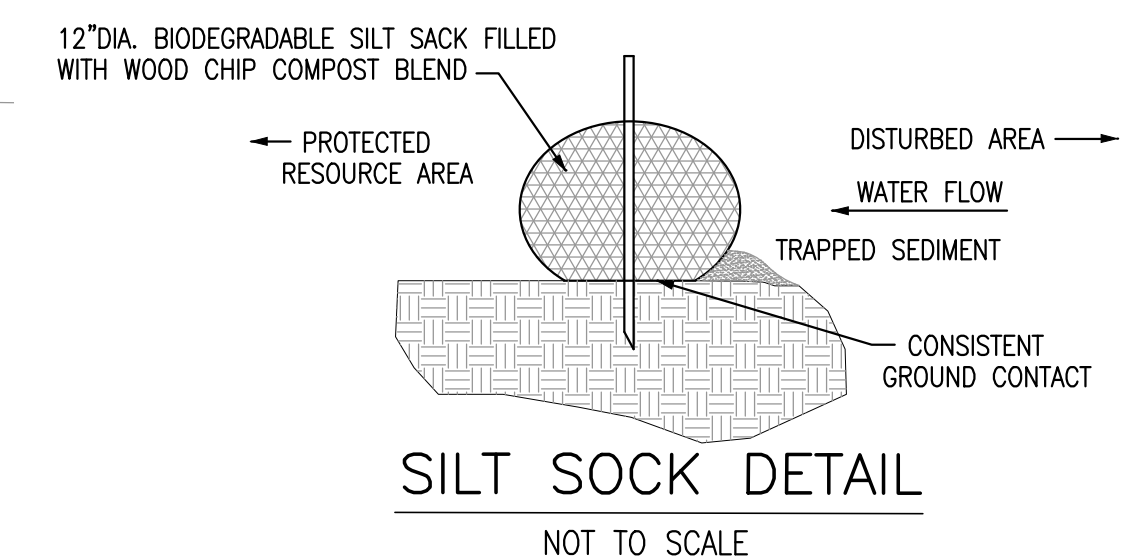
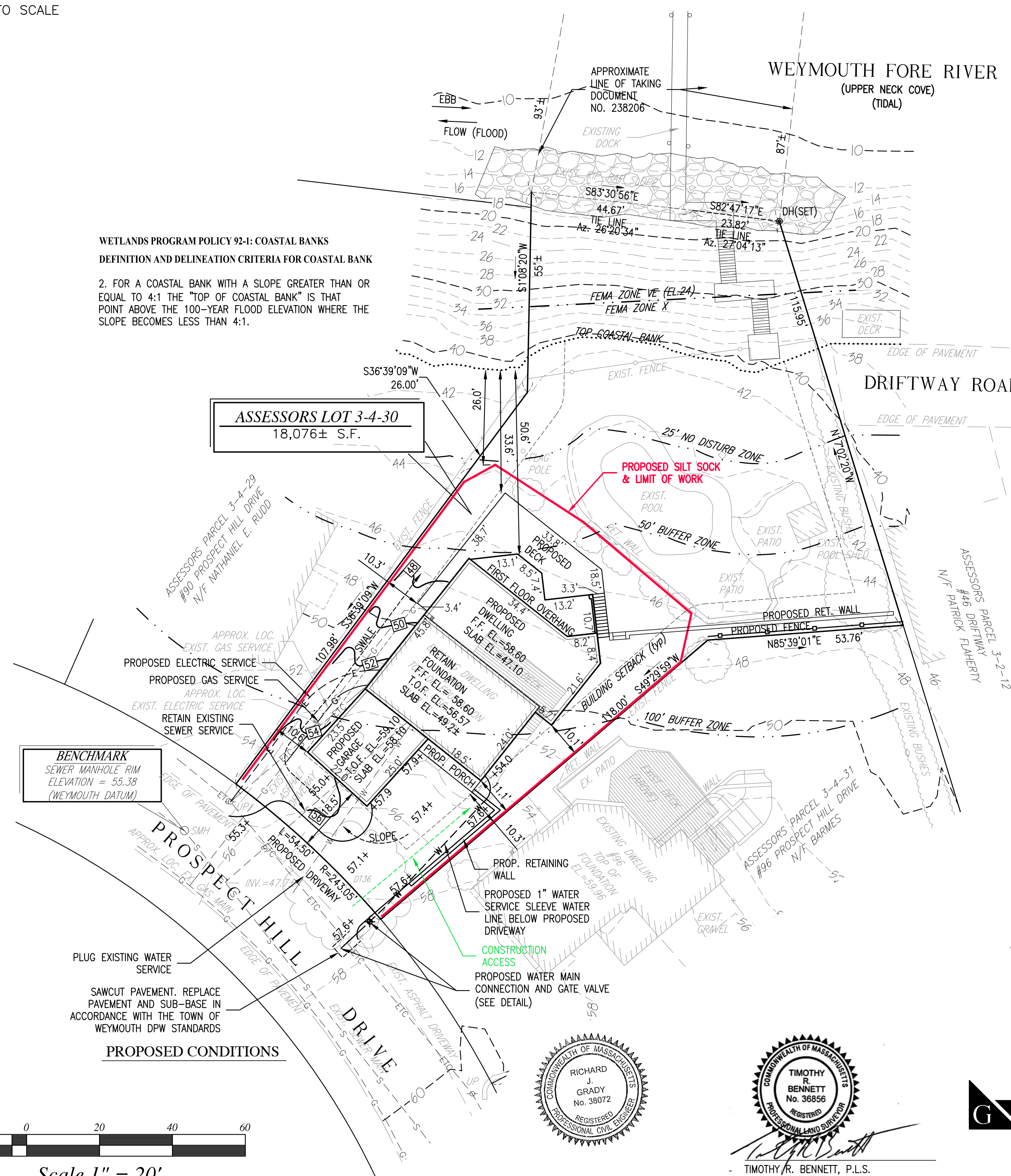
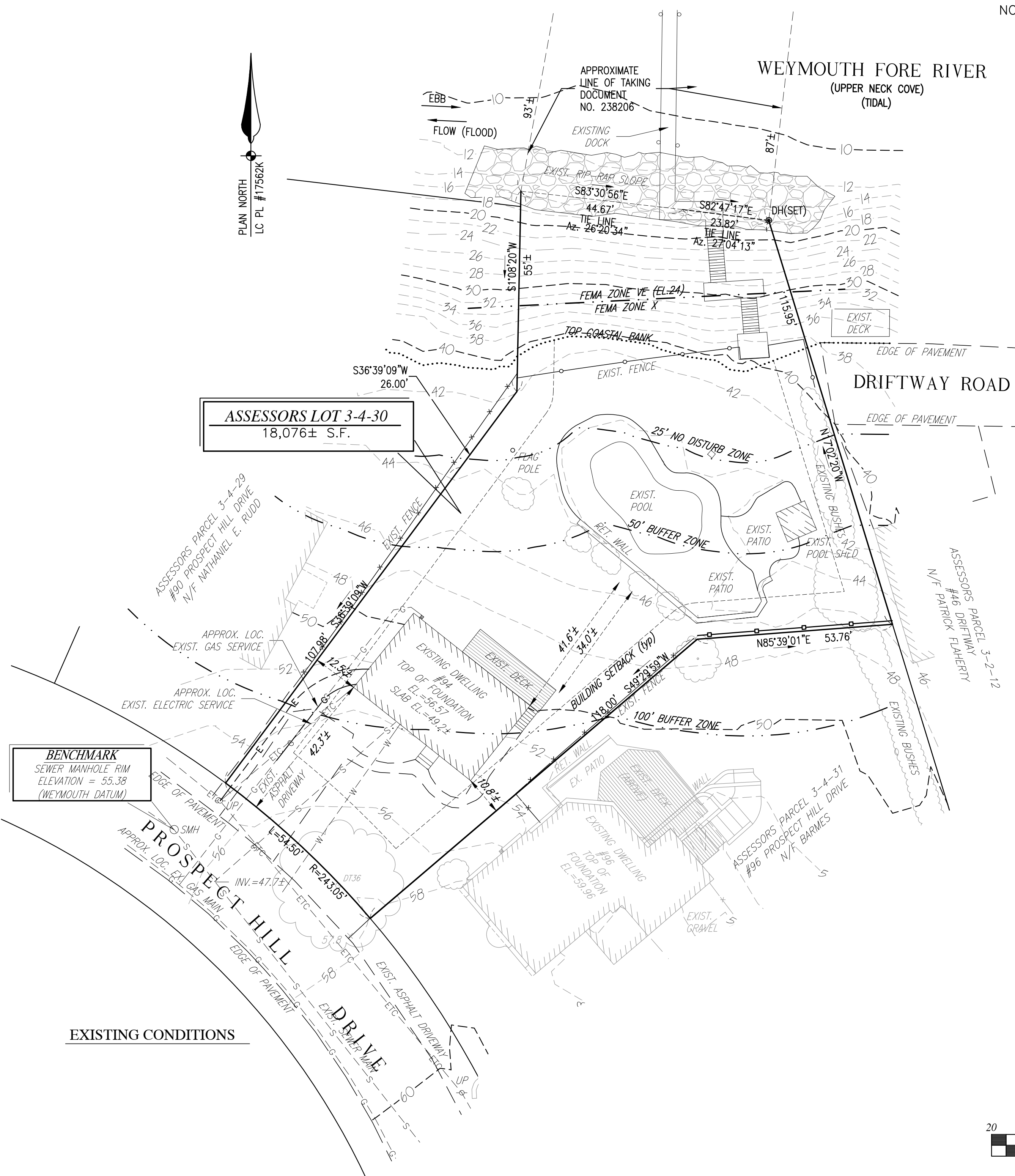
HEIGHT OF BUILDING

THE VERTICAL DISTANCE OF THE HIGHEST POINT OF THE ROOF ABOVE THE MEAN FINISHED GRADE OF THE GROUND ADJOINING THE BUILDING, EXCLUDING PENTHOUSES, BULKHEADS AND OTHER PERMITTED SUPERSTRUCTURES ABOVE THE ROOF

MEAN FINISH GRADE = (57.9 + 54.3 + 46.5 + 46.5 + 54.0)/5 = 51.8

HIGHEST POINT OF THE ROOF = 82.1

BUILDING HEIGHT = 82.1 - 51.8 = 30.3 FEET



RECORD OWNER:

#94 ASSESSOR LOT 3-4-30
PROSPECT HILL, LLC
96 PROSPECT HILL DRIVE
WEYMOUTH, MA 02191
CERTIFICATE #191592

PLAN REFERENCES:

1. LAND COURT PLAN #17562B
2. LAND COURT PLAN #17562H
3. LAND COURT PLAN #17562K

SITE PLAN

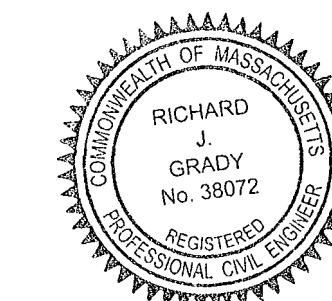
#94 PROSPECT HILL DRIVE
WEYMOUTH, MASSACHUSETTS

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

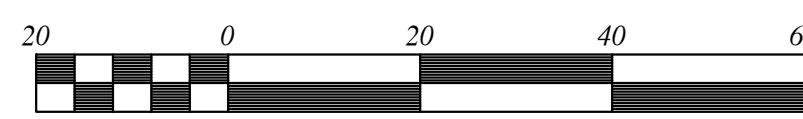
JULY 20, 2022
SCALE: 1"=20'
JOB No. 19-072

GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



TIMOTHY R. BENNETT, P.L.S.



Scale 1" = 20'