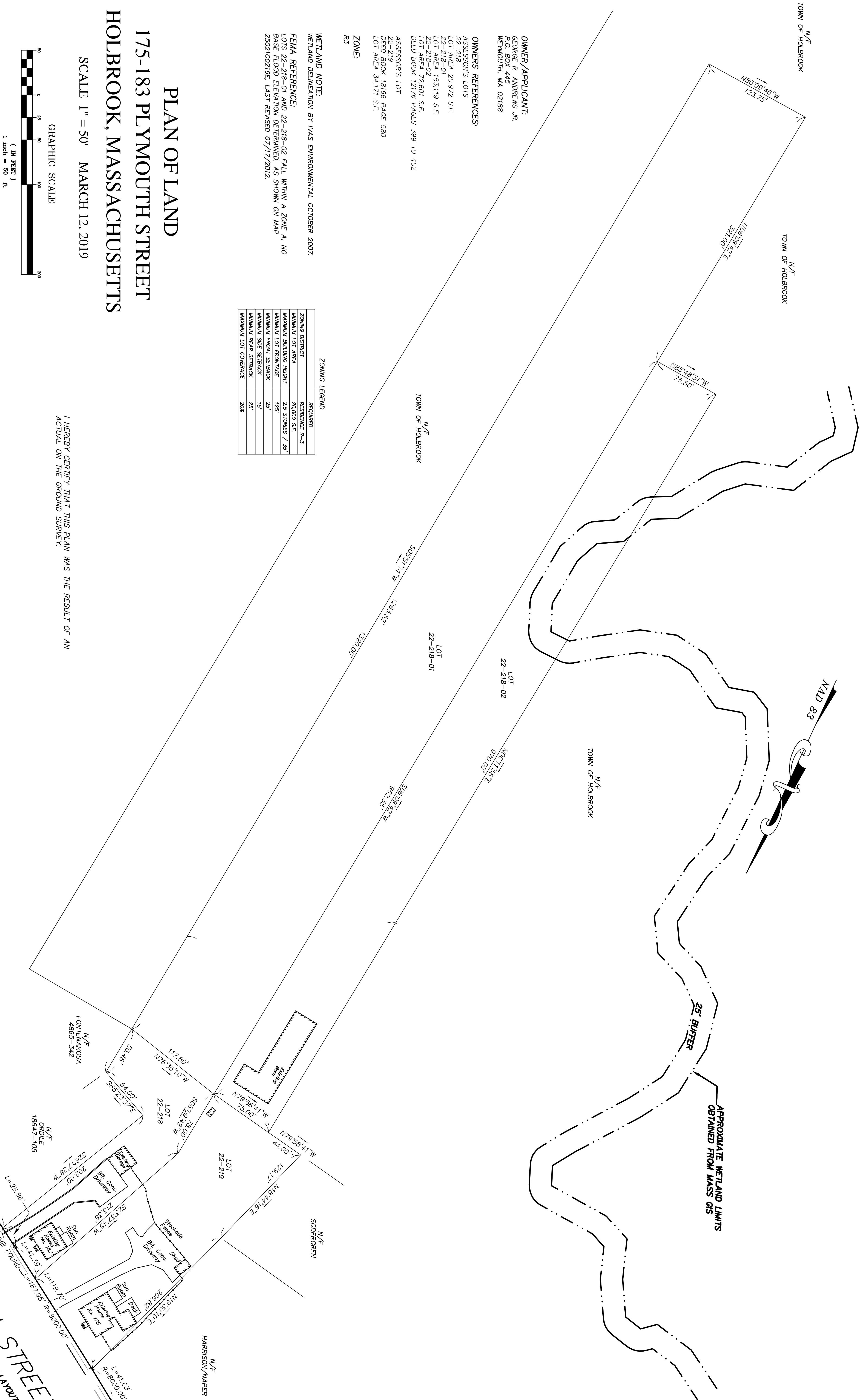


REVISIONS:			<div><div><div></div><div></div><div></div></div><div>HARDY + MAN DESIGN GROUP, PC CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING</div></div>	1285 WASHINGTON STREET WEYMOUTH, MA (781) 335-1464	PROPOSED CONCEPTUAL SUBDIVISION 175 - 183 PLYMOUTH STREET HOLBROOK, MA GEORGE ANDREWS III	SHEET 1 OF 1
NO.:	COMMENTS:	DATE:				
			DRAWN BY: SPH DESIGNED BY: SPH CHECKED BY: SPH	DATE: DECEMBER 18, 2019 LATEST REVISION: SCALE: AS SHOWN		



OWNER/APPLICANT:
GEORGE R. ANDREWS JR.
P.O. BOX 445
WEYMOUTH, MA 02188

OWNERS REFERENCES:

ASSESSOR'S LOTS

22-218

LOT AREA 20,972 S.F.

22-218-01

LOT AREA 153,119 S.F.

22-218-02

LOT AREA 72,601 S.F.

DEED BOOK 12176 PAGES 399 TO 402

ASSESSOR'S LOT

22-219

DEED BOOK 18166 PAGE 580

LOT AREA 34,171 S.F.

ZONE:

R3

WETLAND NOTE:
WETLAND DELINEATION BY IVAS ENVIRONMENTAL OCTOBER 2007.

FEMA REFERENCE:

LOTS 22-218-01 AND 22-218-02 FALL WITHIN A ZONE A, NO

BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON MAP

2902100219E, LAST REVISED 07/17/2012.

ZONING LEGEND	
ZONING DISTRICT	REQUIRED
MINIMUM LOT AREA	RESIDENCE R-3
MAXIMUM BUILDING HEIGHT	20,000 S.F.
MINIMUM LOT FRONTAGE	2.5 STORES / 35'
MINIMUM LOT FRONT SETBACK	125'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	15'
MAXIMUM LOT COVERAGE	20%

I HEREBY CERTIFY THAT THIS PLAN WAS THE RESULT OF AN
ACTUAL ON THE GROUND SURVEY.

PETER G. HOYT, MA PLS #41609

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02191
781-682-9192