

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/20/2019.
2. DEED REFERENCE: BOOK 71103, PAGE 259  
PLAN REFERENCE: PLAN BOOK 757, PAGE 115  
SOUTHERN MIDDLESEX REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLINGS SHOWN ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE AE, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0566E, PANEL NUMBER 0566E, COMMUNITY NUMBER: 255225, DATED 6/4/2010.
5. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

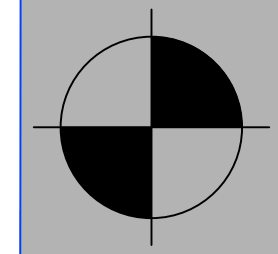
**PROPOSED GARAGE ZONING LEGEND**

ZONING DISTRICT: SINGLE RESIDENCE 1

	REQUIRED	EXISTING	PROPOSED
MIN. AREA	15,000 S.F.	267,792± S.F.	267,792± S.F.
MIN. YARD FRONT	25'	151.5'	169.8'
SIDE	12.5'	>100'	20.2'
REAR	25'	>400'	421.3'
MAX. LOT COVERAGE	20%	2%	4.48%
MIN. OPEN SPACE	85%	88.1 %	85.34 %
MIN. FRONTAGE	140'	N/A	N/A
MAX. BLDG. HEIGHT	36'	-	33.97±

**EXISTING LEGEND**


⊙	SEWER MANHOLE
⊞	CATCH BASIN
⊕	HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
⊕	UTILITY POLE
□	BOUND / STAKE
○	DRILL HOLE / IRON PIPE / REBAR
⊗	SPOT GRADE
—	WATER LINE
—	GAS LINE
—	OVERHEAD WIRES
—	STONE WALL
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)



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DRAFT

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MASSACHUSETTS**

**REVISION BLOCK**

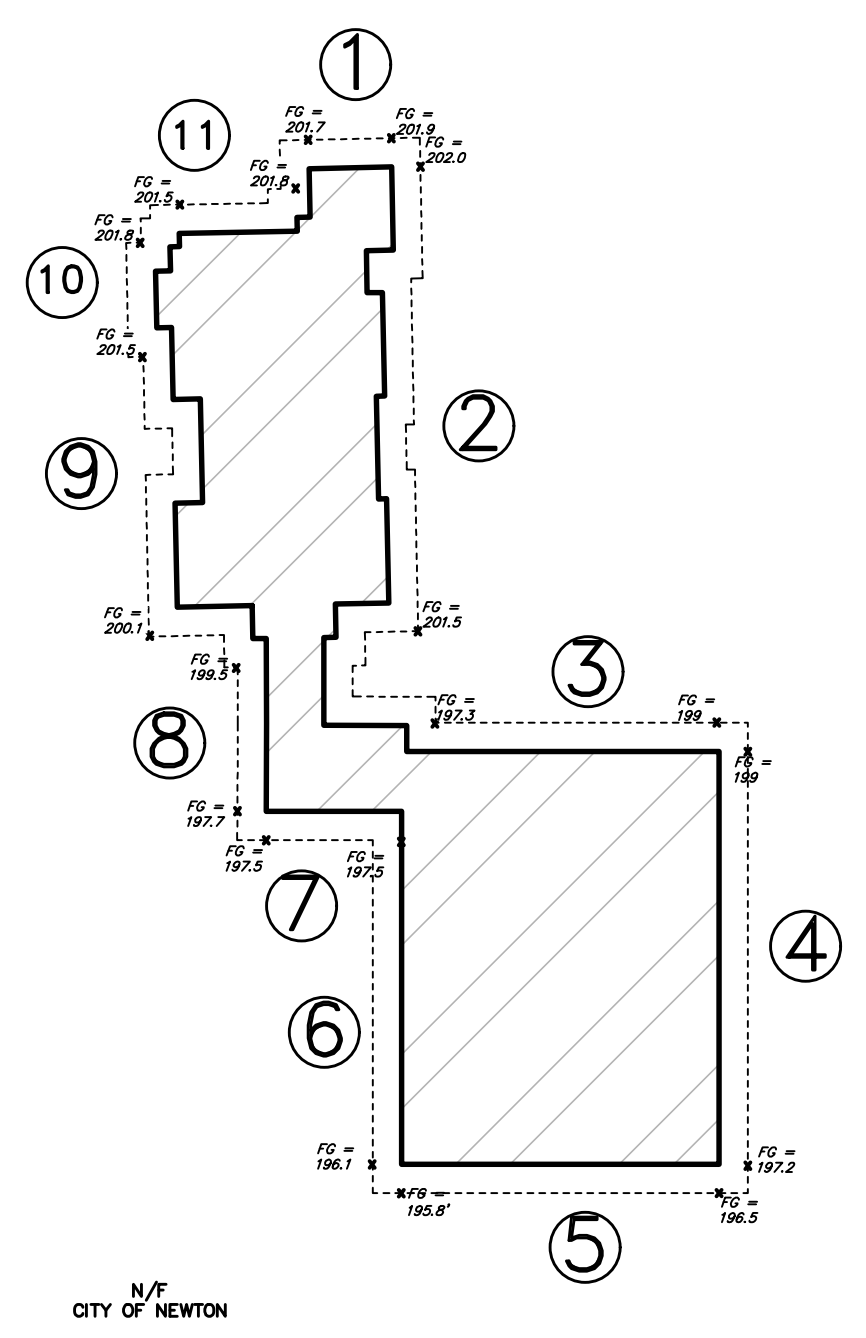
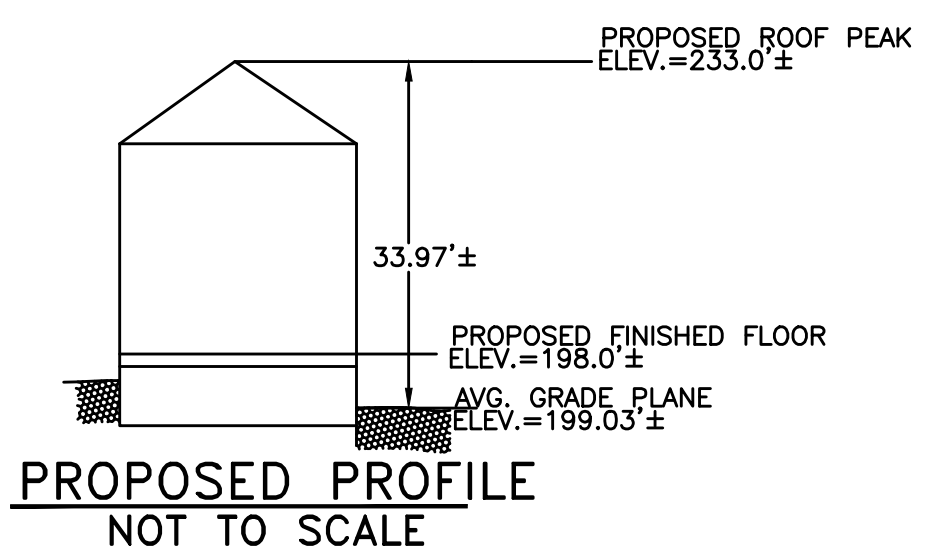
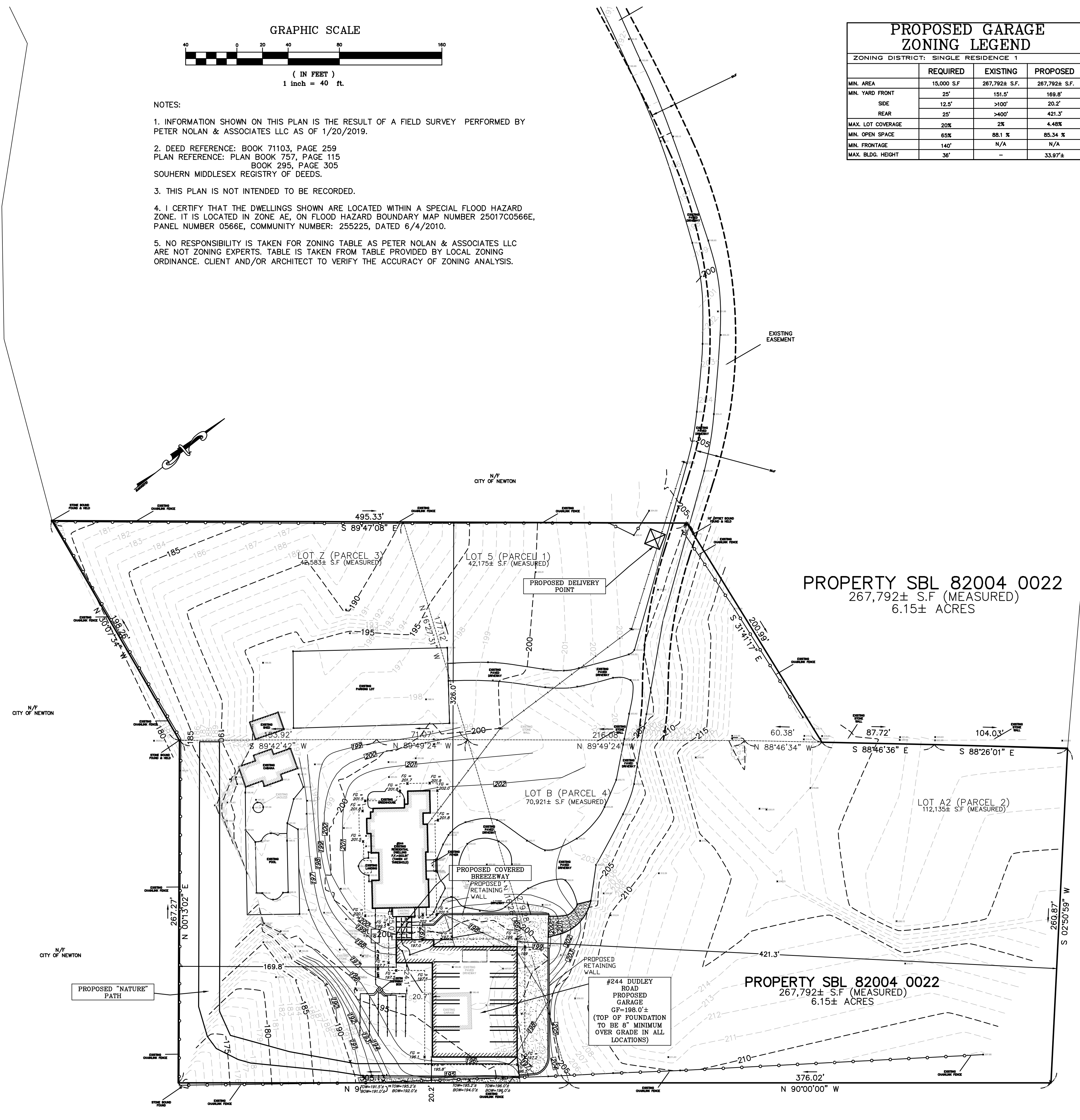
DESCRIPTION	DATE
REVISED GARAGE	5/5/20
REVISED PER CLIENT REQUEST	1/15/21
REVISED PER CLIENT REQUEST	7/9/21
REVISED PER CLIENT REQUEST	9/8/21
REVISED PER CLIENT REQUEST	9/28/21
REVISED ZONING TABLE	11/18/21
AVERAGE GRADE	2/16/22

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**PROPOSED PLOT PLAN**

SCALE:	1" = 40'
DATE:	08-28-19
DRAWN BY:	GP
CHECKED BY:	PN
APPROVED BY:	ES

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AVERAGE GRADE PLANE (ALL UNITS IN FEET)

SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	17.93	201.70	201.90	201.80	3,618.27
2	97.00	202.00	201.50	201.75	19,569.75
3	59.00	197.30	199.00	198.15	11,690.85
4	86.01	199.00	197.20	198.10	17,038.58
5	66.18	196.50	195.80	196.15	12,981.21
6	73.50	196.10	197.50	196.80	14,464.80
7	28.20	197.50	197.50	197.50	5,569.50
8	30.00	197.70	199.50	198.60	5,958.00
9	58.30	200.10	201.50	200.80	11,706.64
10	23.80	201.50	201.80	201.65	4,799.27
11	24.40	201.40	201.80	201.60	4,919.04
SUM =	564.32				112,315.91
SUM OF MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE =					199.03