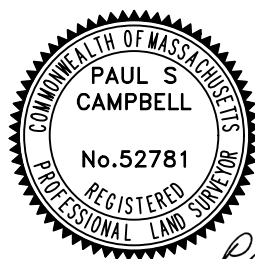


Notes:

- The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On August 18, 2020 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
- The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan, In Conjunction With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
- This Plan Shall Not Be Used For Construction. Construction Layout Of Buildings, Location Of Site Improvements And Boundary Location Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.
- This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned On This Plan.
- Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

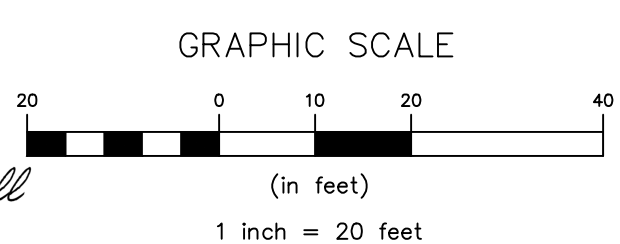
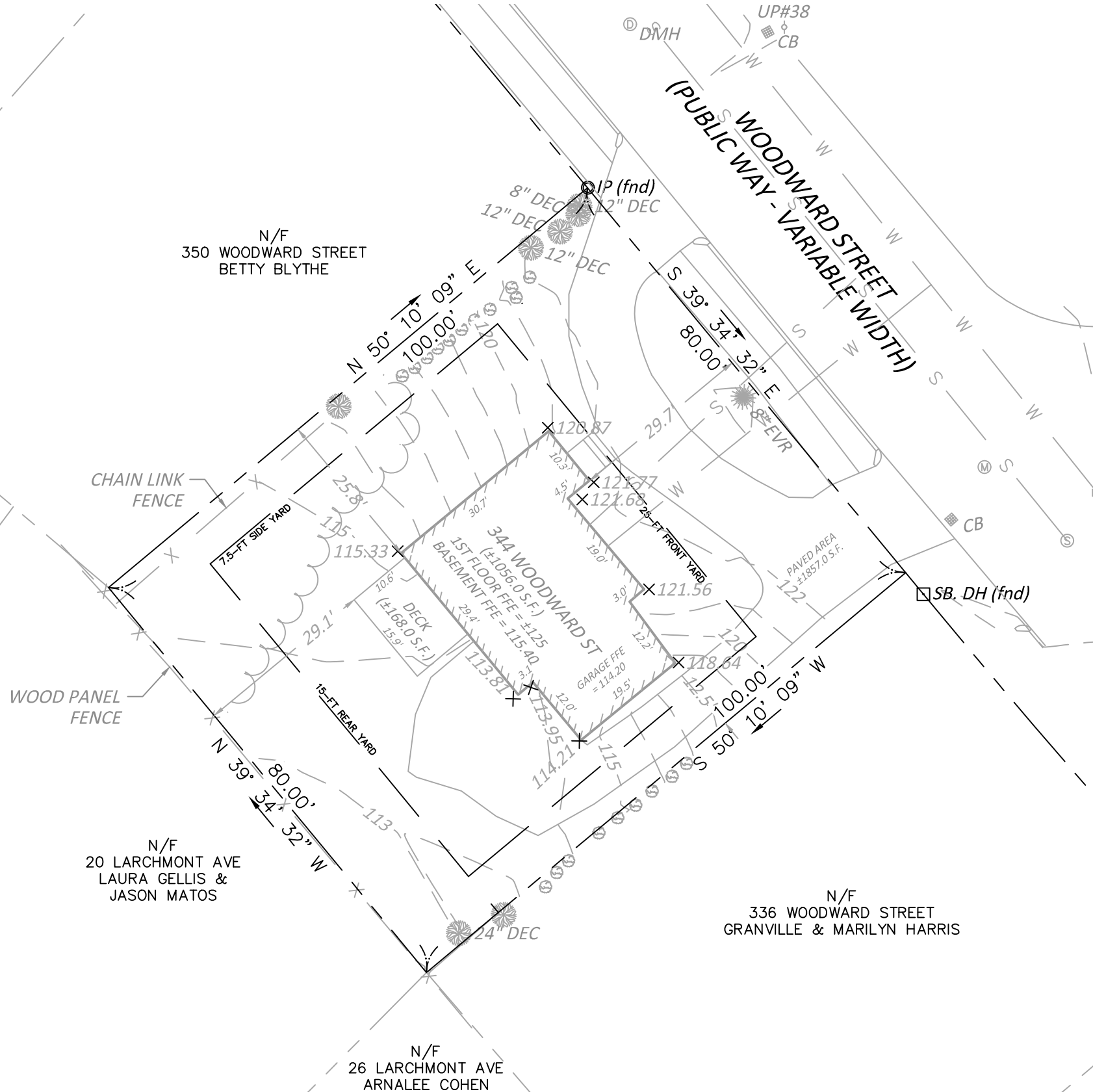
ZONING CHART		
ZONE DISTRICT: SINGLE RESIDENCE 2 (SR2)		
LOT CREATED NOVEMBER 14, 1924 (PRE-1953 LOT)		
	REQUIRED (BY-RIGHT)	EXISTING
MIN. LOT SIZE	10,000 S.F	±7,999.92 S.F
MIN. LOT FRONTAGE	80 FT	80 FT
MIN. FRONTAGE SETBACK	25 FT	AS SHOWN
MIN. SIDE YARD SETBACK	7.5 FT	AS SHOWN
MIN. REAR YARD SETBACK	15 FT	AS SHOWN
MAX. BUILDING HEIGHT	2.5 STORIES/36 FT	±37.1FT
MAX. FLOOR/AREA RATIO	0.413	NOT PROVIDED
MIN. USABLE OPEN SPACE	50%	±63.6%
MAX. LOT COVERAGE	30%	±13.2%
MAX. BUILD FACTOR	N/A	N/A
IMPERVIOUS AREA	-	±3,081 S.F
GRADE PLANE AVERAGE		117.65'
BASEMENT FINISHED FLOOR ELEVATION		115.40'

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.



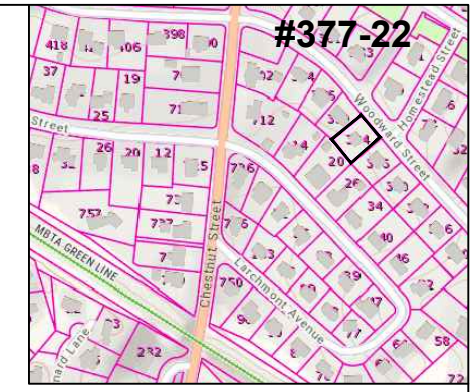
*Paul Campbell*

Paul Campbell, PE#49236 PLS #52781 Date: 6/16/2021

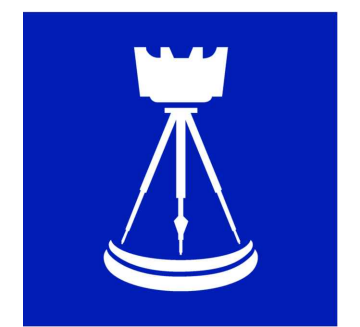
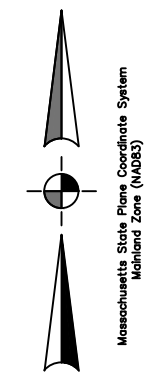


The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Chess Engineering, LLC Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.

Owner Of Record:  
 Merry Wildes  
 344 Woodward Street  
 Waban, Massachusetts 02468  
 Deed Book 22984, Page 205  
 PID: 54008 0024  
 Plan: Book 348, Plan 3  
 Area Measured: ±7,999.92 S.F.



LOCUS



**CHESS**  
ENGINEERING

PO Box 9480  
 Lowell, MA 01853  
 Phone (617) 982-3250  
 www.chessengineeringne.com

**Certified Plot Plan - Existing**

Prepared For  
 Talia Wildes  
  
 344 Woodward Street  
 Newton, MA 02468  
 (Middlesex County)

2	Basement FFE	6/16/21	PVC
1	Water/Sewer Services	4/29/21	PVC
No.	Revision	Date	App.
Designed By:	Drawn by:	PVC	Checked by: PVC
Scale:	1"=20'	Date: Sep 30, 2020	