

Certified Plot Plans:

Certified Plot Plan:

A certified plot plan is a scaled, stamped drawing produced by a licensed surveyor detailing a property's boundary lines, dimensions, and exact locations of all existing and proposed structures. It acts as a legal document verifying compliance with zoning regulations, such as setbacks and site coverage.

Key Elements of a Certified Plot Plan:

- **Property Boundaries:** Accurate dimensions, acreage, or square footage.
- **Structures:** Locations of the main house, decks, garages, sheds, and pools.
- **Site Detail:** Driveways, fences, decks, patios, walkways,
- **Setbacks:** Distances from structures to property lines and zoning compliance chart outlining the particular town's requirements such as; setbacks, green space percentage, open space percentage, lot coverage percentage, impervious area percentage
- **Sign-off:** A stamp/seal from a licensed Professional Land Surveyor (PLS).

The most common uses for a plot plan is to obtain a building permit for proposed work such as a new home, additions to an existing home, pool, shed, or, driveway expansion. It acts as a legal document verifying compliance with zoning regulations, such as setbacks and site coverage and protects the property owner by providing legal proof that the proposed improvements are in compliance with the zoning by-laws.

Note: A certified plot plan differs from a mortgage survey (or mortgage plot plan), which is less accurate and detailed and primarily for lender use.

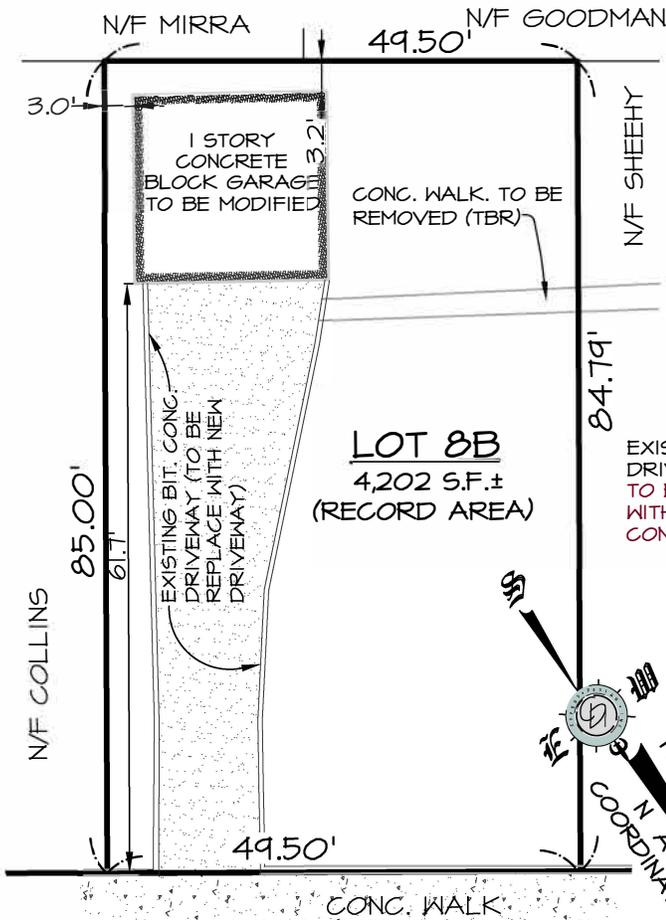


CYPURUS DESIGN INC.

• CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING •
 1501 MAIN STREET UNIT 24, TEWKSBURY MASSACHUSETTS 01876
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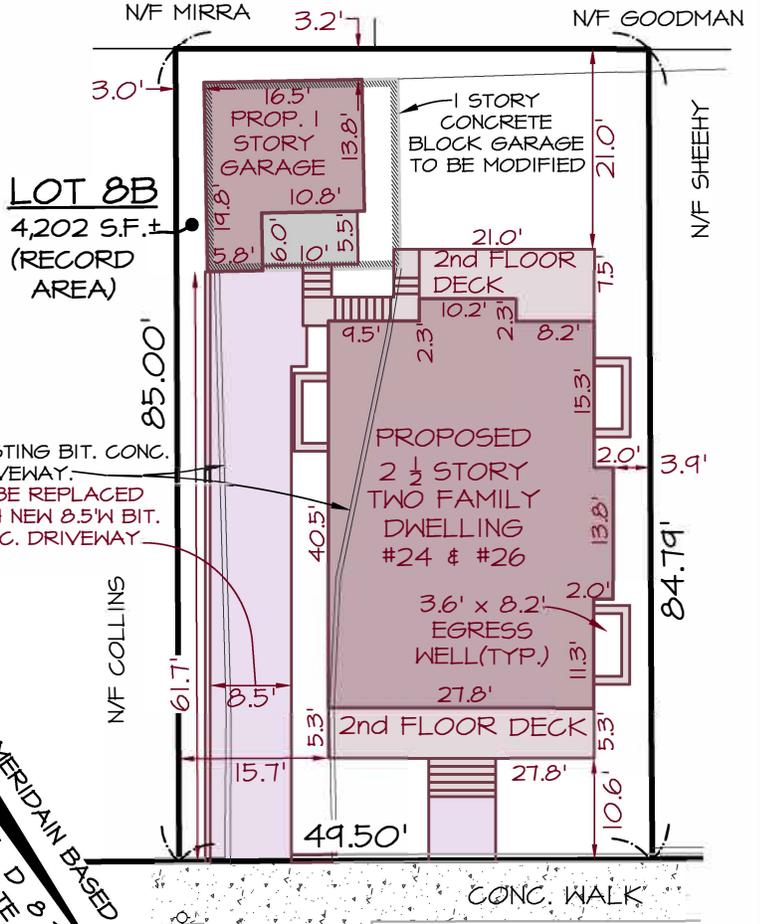
EXISTING

1"=20'



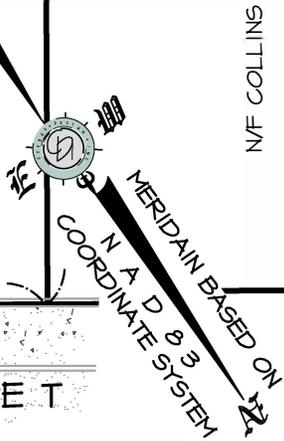
PROPOSED

1"=20'



LOT 8B
 4,202 S.F.±
 (RECORD AREA)

EXISTING BIT. CONC. DRIVEWAY TO BE REPLACED WITH NEW 8.5'W BIT. CONC. DRIVEWAY.



WARE STREET (PUBLIC - 40' WIDE)

WARE STREET (PUBLIC - 40' WIDE)

LEGEND:

- (M/M) MIN./MAX.
- (FD) FRONT DRIVEWAY ACCESS
- (ND) NO DRIVEWAY ACCESS
- ✓ SIDE OR REAR DRIVE. ACCESS
- (M/I) MINIMUM / IDEAL

DIMENSIONAL TABLE

ZONING: RESIDENCE NR (3.1.8 DETACHED HOUSE):
 ID: 2656, DEED: BK 82304, PG 286,
 PLAN BOOK 209, PLAN II

ITEM	REQ.	PROVIDED
LOT WIDTH (FD)	34'	49.50'
LOT DEPTH (FD)	80'	84.79'
LOT FRONTAGE	34' MIN.	49.50'
FRONT SETBACK (M/M)	10'/20'	10.6'
SIDE SETBACK (FD)	3'	3.9'
SUM OF SIDE SETBACKS (FD)	12'	19.6'
REAR SETBACK	20'	21.0'
MAX. LOT COVERAGE	60%	60%
FRONT PARKING SETBACK	20'	60'±

PLOT PLAN

SOMERVILLE, MA
 PREPARED FOR



SCALE: 1"=20' DATE: 9-24-24

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED 2 UNIT DWELLING TO THE LOT LINES AS DEPICTED ON PLAN II IN PLAN BOOK 209.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

PREPARED FOR

PREPARED BY

Cyprus Design Inc.

Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: Info@CDISurvey.com



SCALE: 1"=20' DATE: 2-13-26

REFERENCES:

ASSESSOR'S: 43031 0005,
DEED: BK 65759, PG 288, PL.
4894 END BK, PL. 8082 END BK.

**ZONING: RESIDENCE (SR-3):
(HISTORIC OVERLAY)**

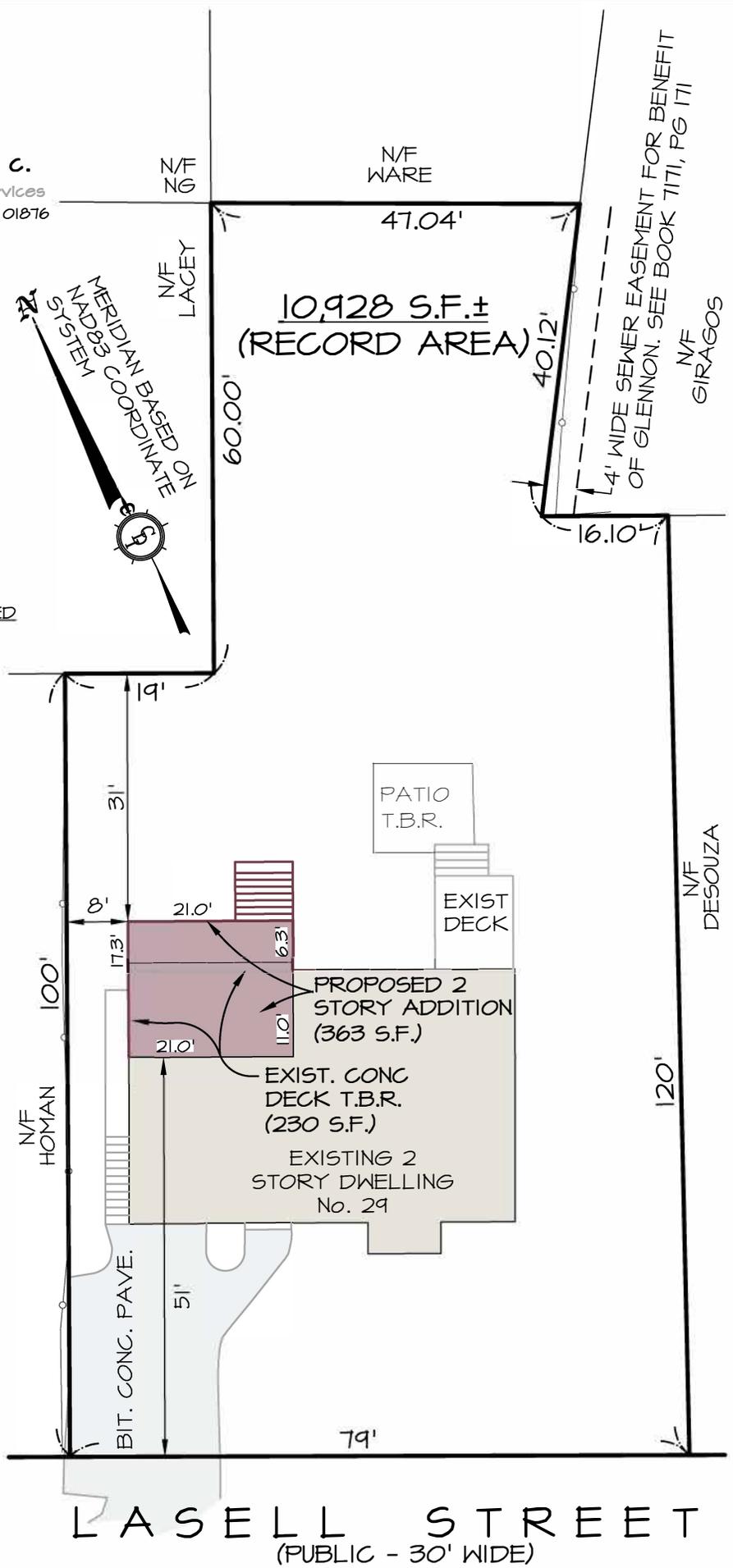
DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	51'
SIDE SETBACK	7.5'	8'
REAR SETBACK	15'	31'
LOT COVERAGE MAX.	30%	19.5%
USABLE OPEN SPACE MIN.	50%	27%
MAX. HEIGHT	2.5 STY/36'	**

** SEE ARCHITECTURAL PLANS

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED 2 STORY ADDITION TO THE LOT LINES AS DEPICTED ON PL. 4894 END BK, PL. 8082 END BK.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



LASSELL STREET
(PUBLIC - 30' WIDE)

PLOT PLAN

NOTES:

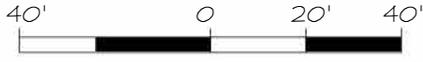
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SCALE: 1"=40' DATE: 2-10-26

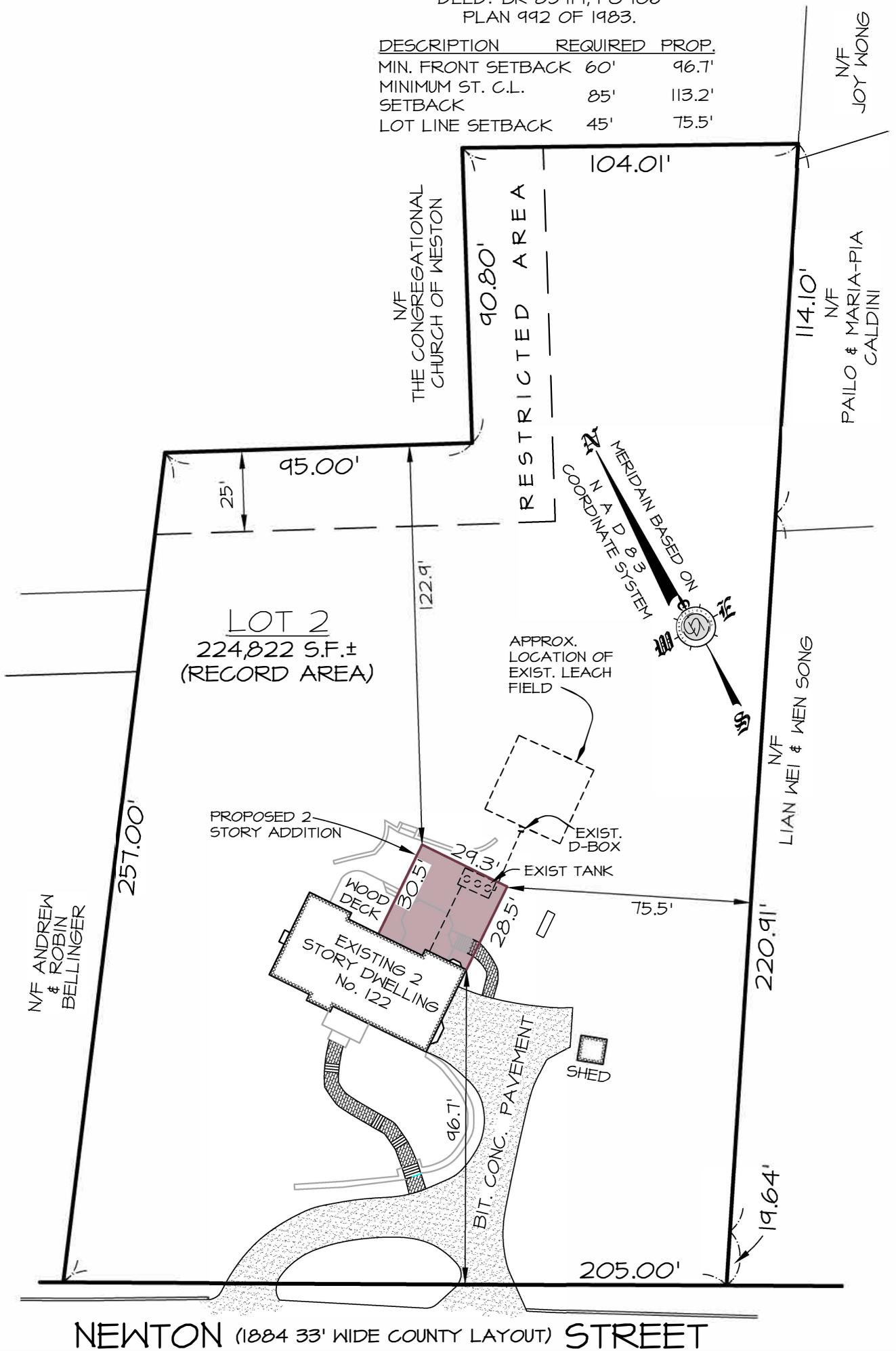
1.) THE SOLE PURPOSE AND INTENT OF THIS PLAN IS TO DEPICT SITE DETAIL FROM INSTRUMENT SURVEY PERFORMED BY CYPRUS DESIGN INC. SUCH AS DWELLING, DECKS, SHEDS, PATIOS, WALKS AND DRIVEWAY ALONG WITH OFFSET DIMENSIONS OF THE PROPOSED ADDITION TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 992 OF 1983 AND TO SHOW DIMENSIONAL REQUIREMENT CHART.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

DIMENSIONAL REQUIREMENT CHART

PROPERTY ID: 39 07 20
 ZONING RESIDENCE DISTRICT A
 DEED: BK 83919, PG 106
 PLAN 992 OF 1983.

DESCRIPTION	REQUIRED	PROP.
MIN. FRONT SETBACK	60'	96.7'
MINIMUM ST. C.L. SETBACK	85'	113.2'
LOT LINE SETBACK	45'	75.5'



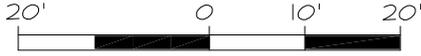
PLOT PLAN

PREPARED FOR

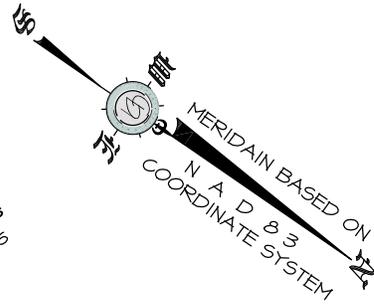
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SCALE: 1"=20' DATE: 2-9-26



N/F GOODMAN

106.77'

PROGRESS
 PRINT 2-9-26

LOT 3
 10,085 S.F.±
 (RECORD AREA)

147.00'

N/F KREMINSKI

N/F BALTANZ

AVERAGE GRADE / HEIGHT

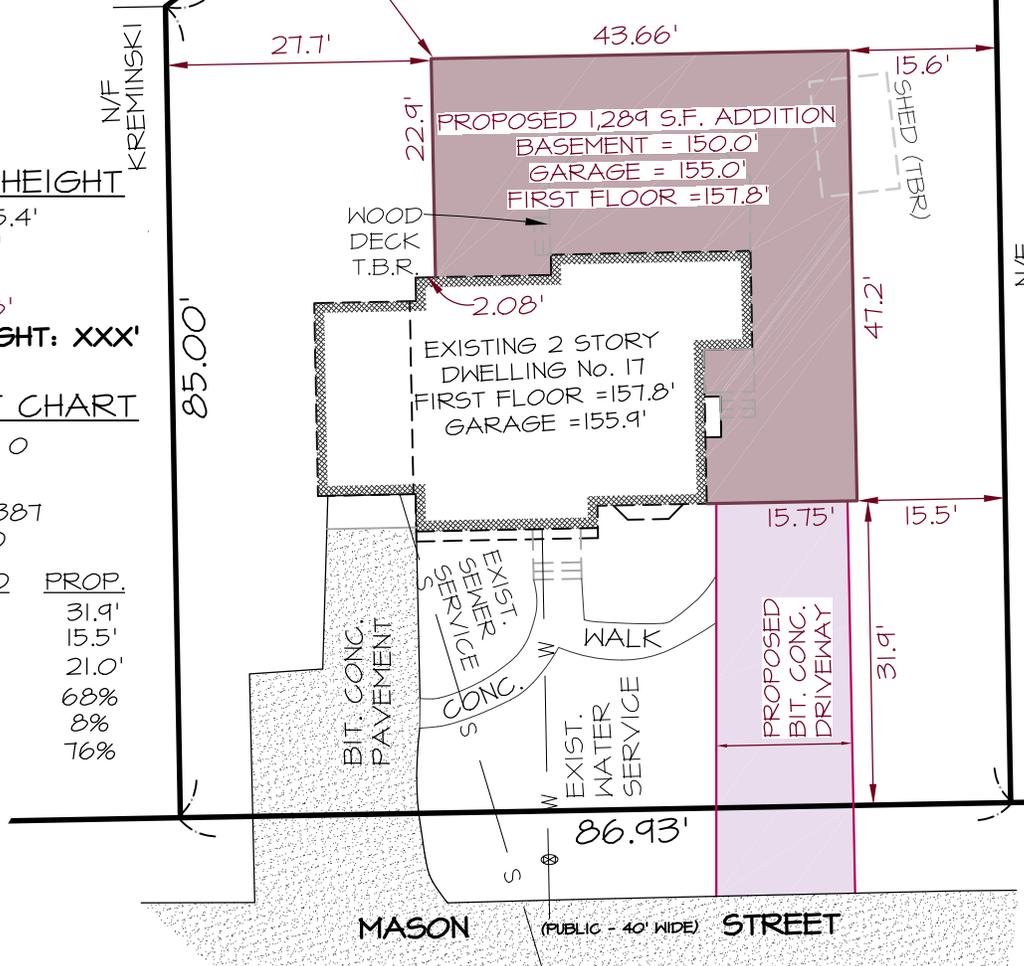
AVERAGE GRADE: 155.4'
 BASEMENT = 150.0'
 GARAGE = 155.0'
 FIRST FLOOR = 157.8'

PROPOSED ADDITION HEIGHT: XXX'

ZONING REQUIREMENT CHART

PROPERTY ID: 5 295 0
 ZONING RDB
 DEED: BK 21199, PG 387
 PLAN 1162 OF 1940

DESCRIPTION	REQUIRED	PROP.
FRONT SETBACK	25'	31.9'
SIDE SETBACK	15'	15.5'
REAR SETBACK	15'	21.0'
MIN. GREEN SPACE	35%	68%
MAX. HARDSCAPE	35%	8%
MIN. OPEN AREA	70%	76%



NOTES:

- 1.) THE SOLE PURPOSE AND INTENT OF THIS PLAN IS TO DEPICT SITE DETAIL FROM INSTRUMENT SURVEY PERFORMED BY CYPRUS DESIGN INC. SUCH AS DWELLING, DECKS, SHEDS, PATIOS, WALKS AND DRIVEWAY ALONG WITH OFFSET DIMENSIONS OF THE PROPOSED ADDITION TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 1162 OF 1940 AND TO SHOW DIMENSIONAL REQUIREMENT CHART.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

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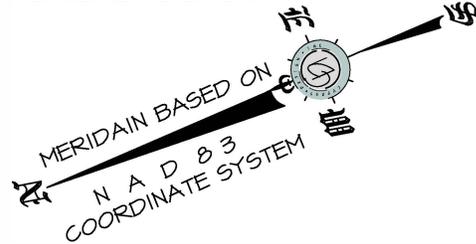


SCALE: 1"=20' DATE: 1-2-26

NOTES:

1.) THIS PLAN IS SOLELY INTENDED TO DEPICT SITE DETAIL SUCH AS DWELLING, DECKS, SHEDS, PATIOS, WALKS AND DRIVEWAY ALONG WITH OFFSET DIMENSIONS OF THE EXISTING DWELLING TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 49 IN PLAN BOOK 30.

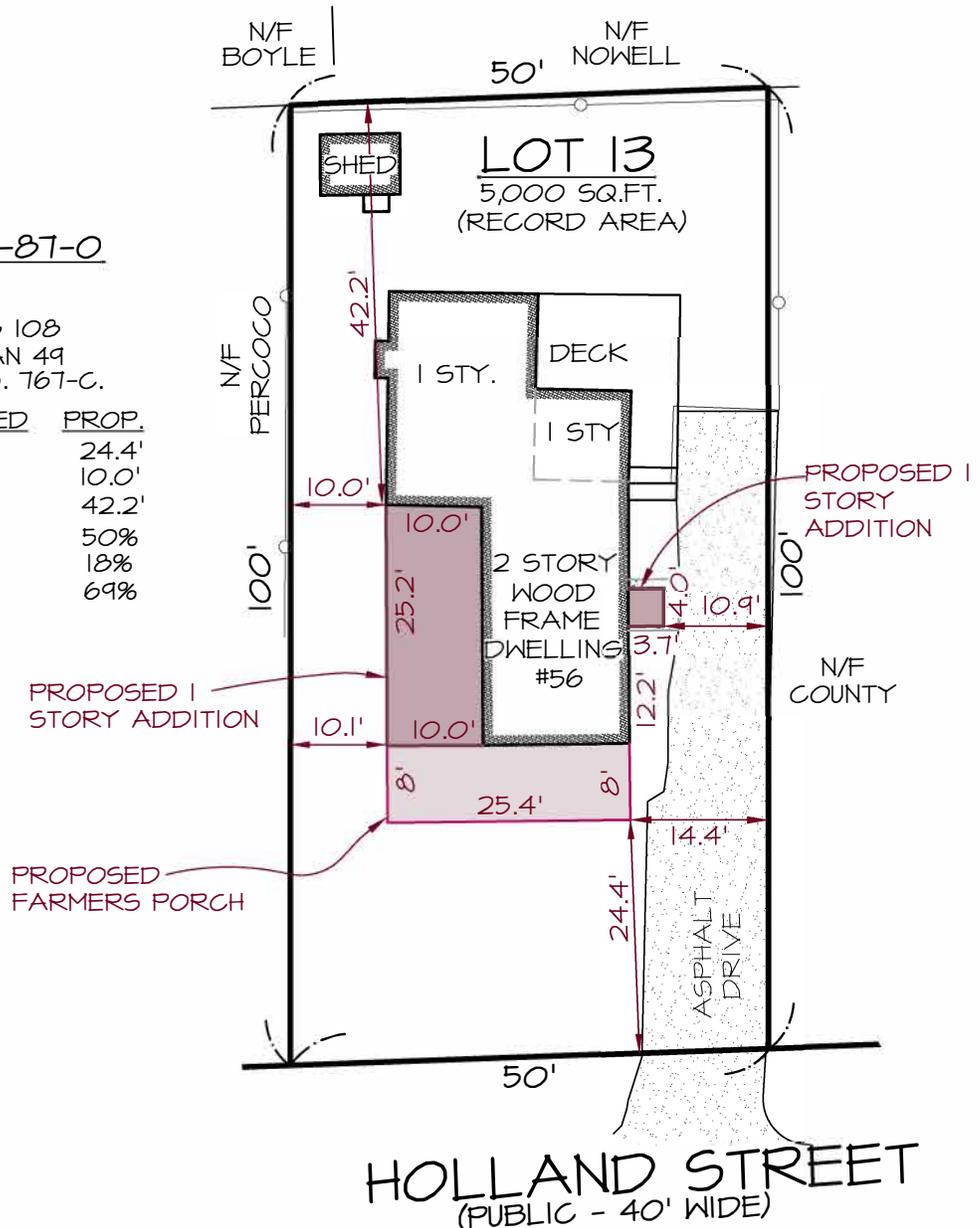
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PROPERTY ID: 10-87-0
ZONING RG

DEED: BK 81016, PG 108
 PLAN BOOK 30, PLAN 49
 LAND COURT PLAN No. 767-C.

DESCRIPTION	REQUIRED	PROP.
FRONT SETBACK	20'	24.4'
SIDE SETBACK	10'	10.0'
REAR SETBACK	10'	42.2'
MIN. GREEN SPACE	35%	50%
MAX. HARDSCAPE	35%	18%
MIN. OPEN AREA	70%	69%



PLOT PLAN

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SCALE: 1"=40' DATE: 10-16-25

REFERENCES:

PROPERTY ID: 109-50,
DEED: BK 36856, PG 1, PLAN
105, PG 72

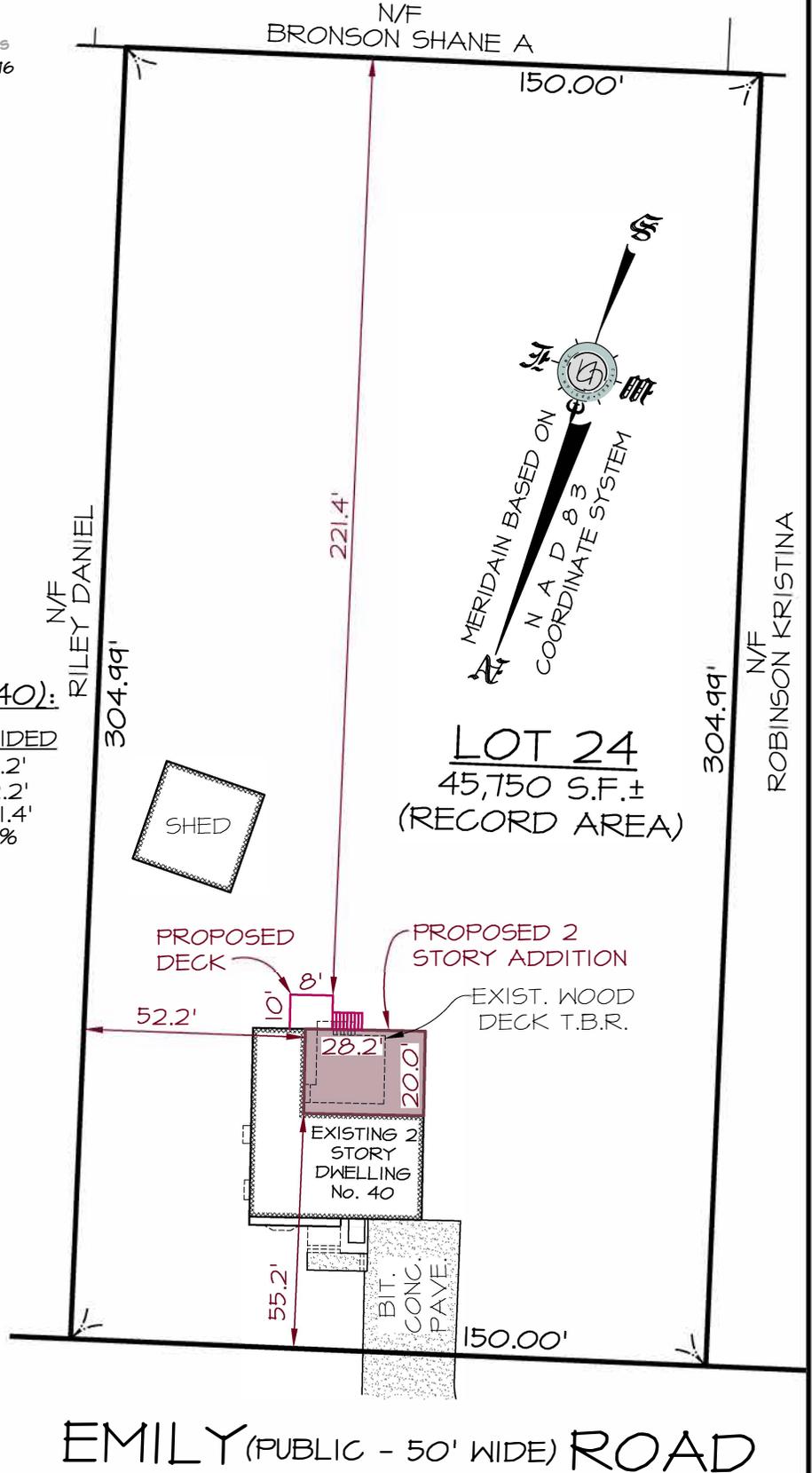
ZONING: RESIDENCE (R-40):

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	55.2'
SIDE SETBACK	15'	52.2'
REAR SETBACK	15'	221.4'
MAX. BLDG. COV.	15%	6%

NOTES:

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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



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SCALE: 1"=30' DATE: 9-25-25

PROPERTY ID: 50-266
ZONING RS

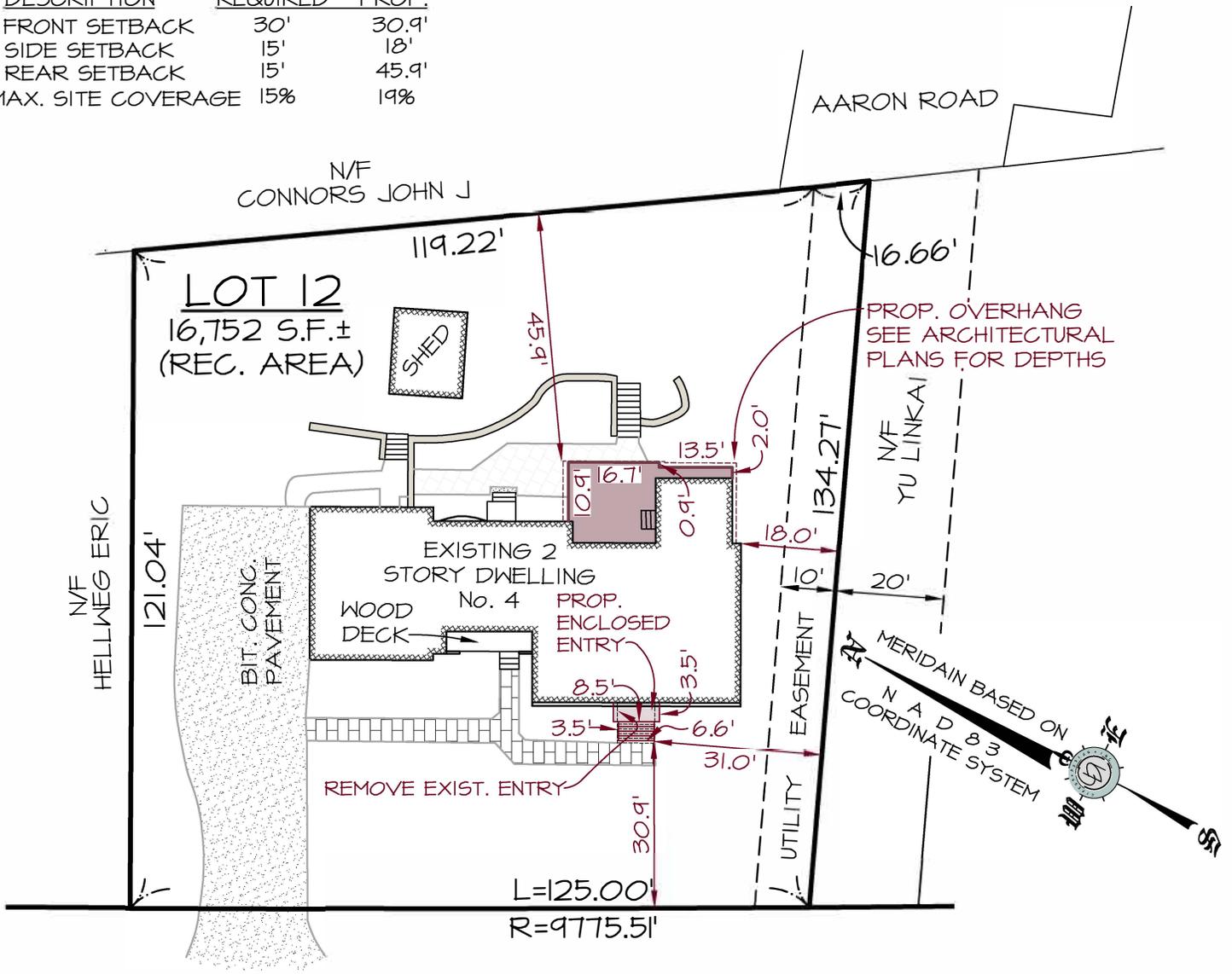
DEED: BK T3254, PG 373
 PLAN BOOK 22 OF 1967.

NOTES:

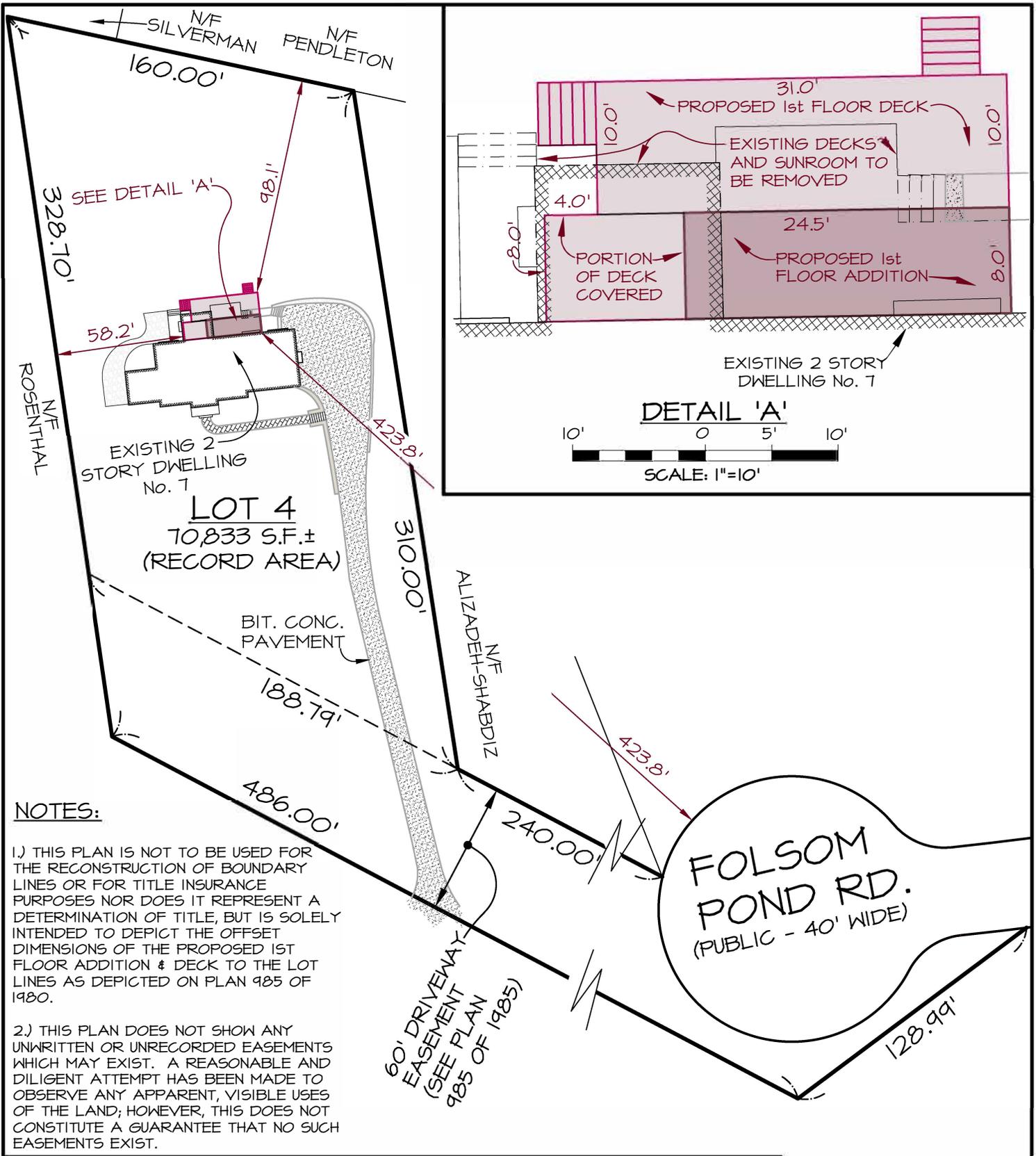
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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

DESCRIPTION	REQUIRED	PROP.
FRONT SETBACK	30'	30.9'
SIDE SETBACK	15'	18'
REAR SETBACK	15'	45.9'
MAX. SITE COVERAGE	15%	19%



NICKERSON (PUBLIC - 50' WIDE) ROAD



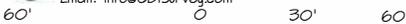
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SCALE: 1"=60' DATE: 8-26-25

REFERENCES:

PROPERTY ID: 40-13, DEED: 71751,
PG 99, PLAN 985 OF 1980.

ZONING: SINGLE RESIDENCE:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK (MIN)	30'	423.8
SIDE SETBACK (MIN)	30'	58.2'
REAR SETBACK (MIN)	30'	98.1'
MAX. LOT COV.	20%	4%

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SCALE: 1"=30' DATE: 07-08-25

NOTES:

1.) THIS PLAN IS BASED ON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY BY CYPRUS DESIGN INC. ON JUNE 18, 2025.

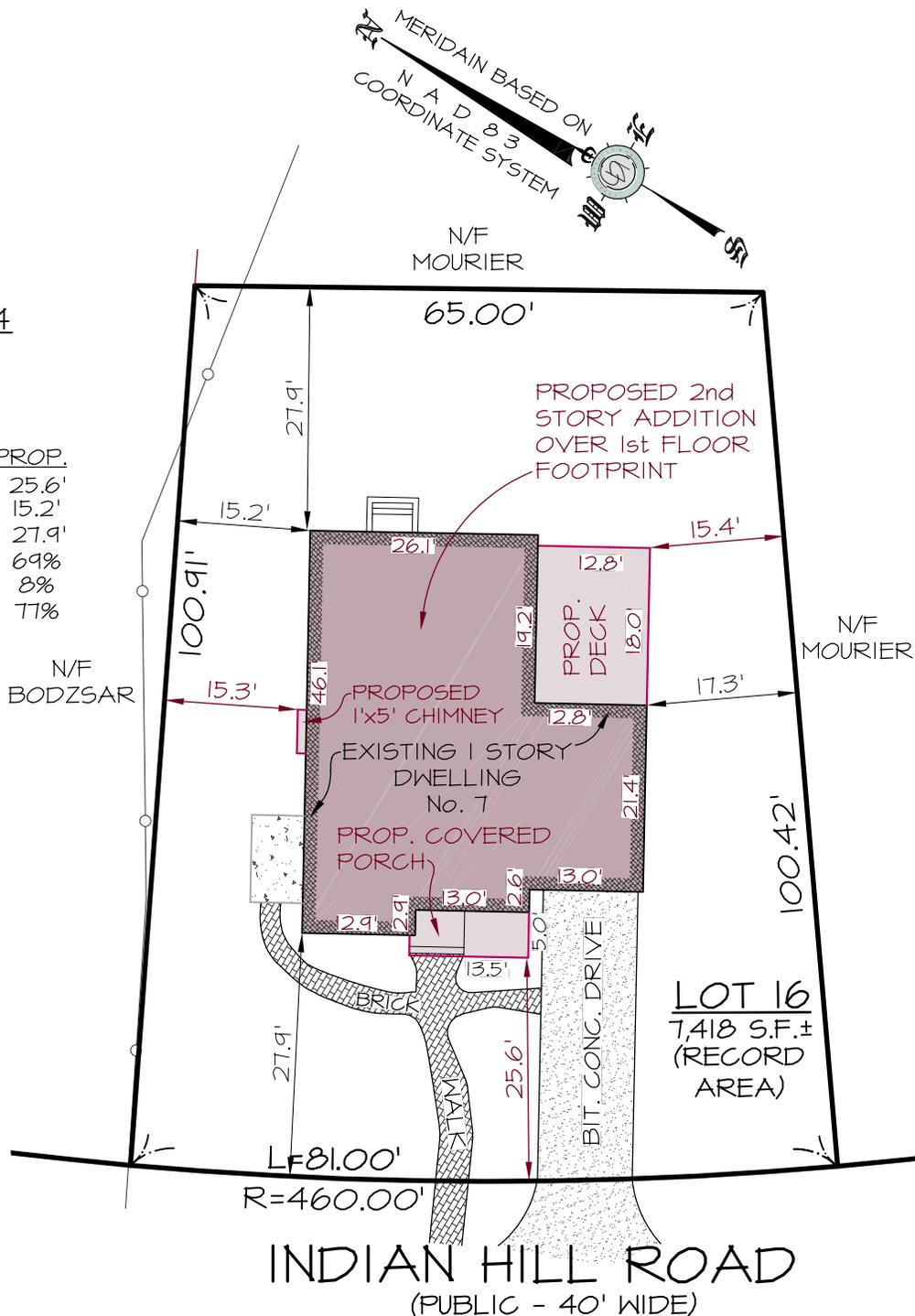
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3.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PROPERTY ID: 21-24
ZONING RDB

LC DEED: BK 1289, PG 1
 LC PLAN 2624-G

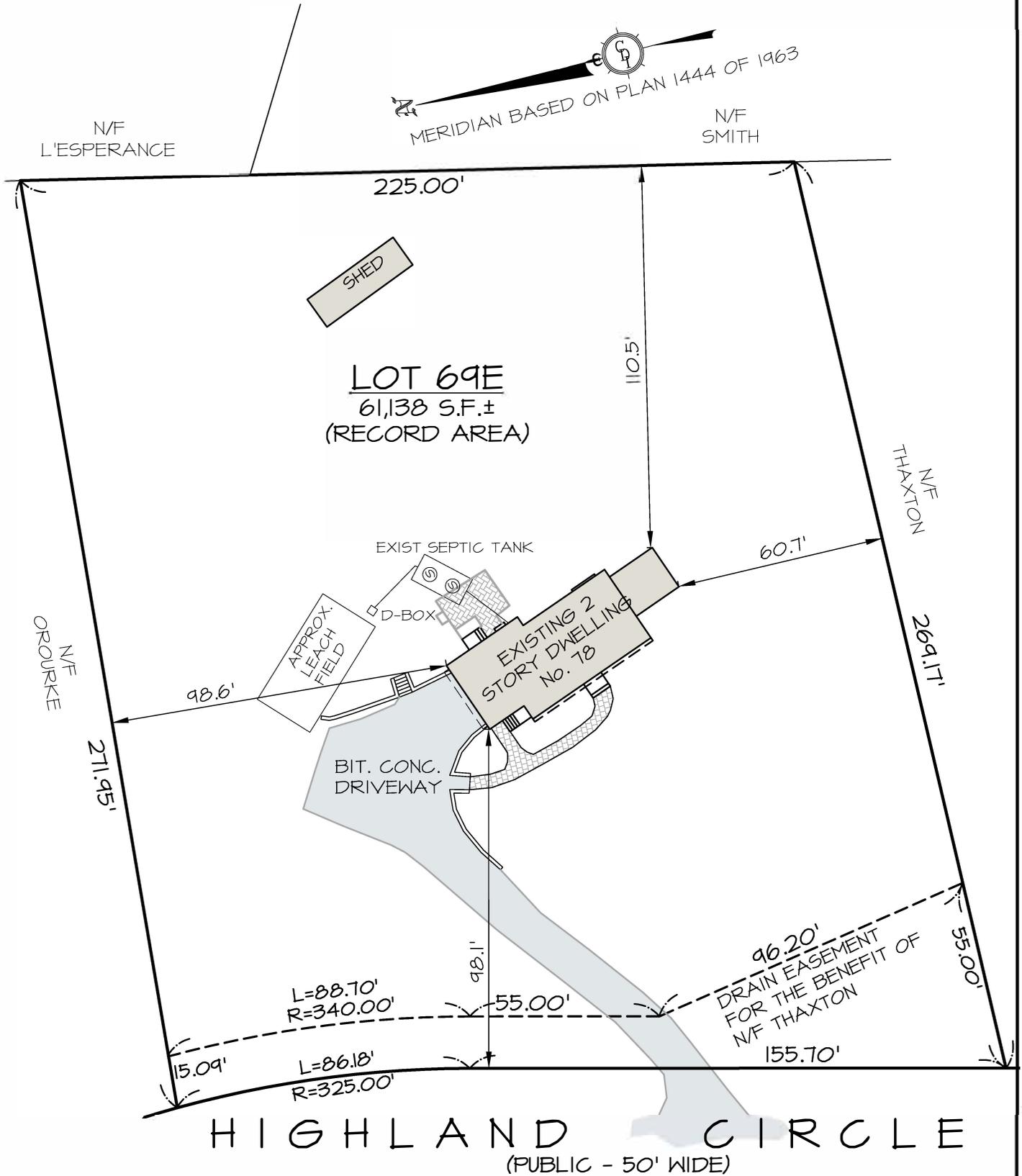
DESCRIPTION	REQUIRED	PROP.
FRONT SETBACK	25'	25.6'
SIDE SETBACK	15'	15.2'
REAR SETBACK	15'	27.9'
MIN. GREEN SPACE	35%	69%
MAX. HARDCAPE	35%	8%
MIN. OPEN AREA	70%	77%





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- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS
 PREPARED FOR



SCALE: 1"=40' 1-10-20

REFERENCES:

ASSESSOR'S: 16-39,
 DEED: BK 71826, PG 34, PLAN 1444 OF 1963

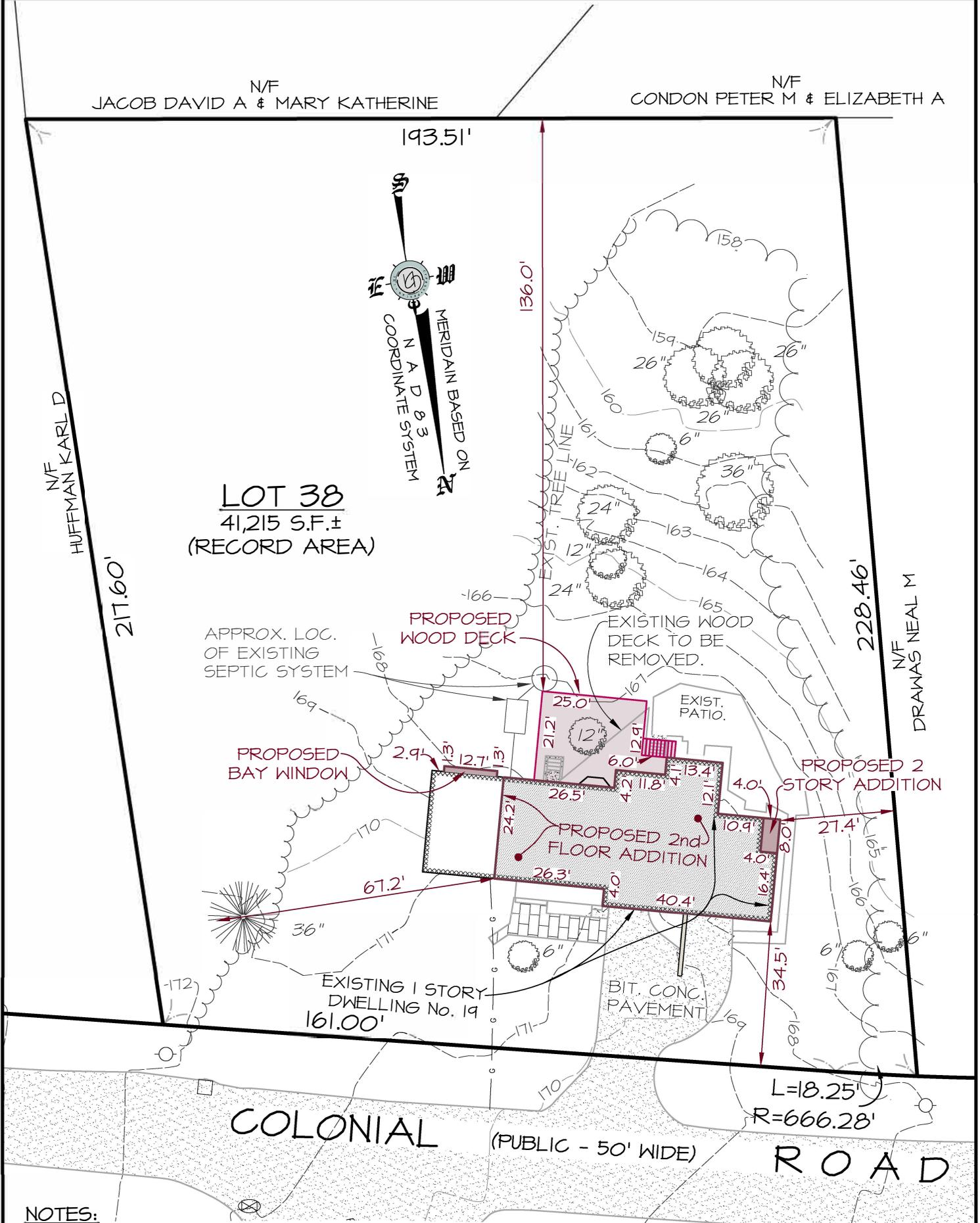
ZONING: RESIDENCE R60:

DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK	30'	98.1'
SIDE SETBACK	30'	60.7'
REAR SETBACK	30'	110.5'
MAX. LOT COV.	20%	3%



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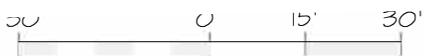
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- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS.

PREPARED FOR



SCALE: 1"=30' 1-30-25

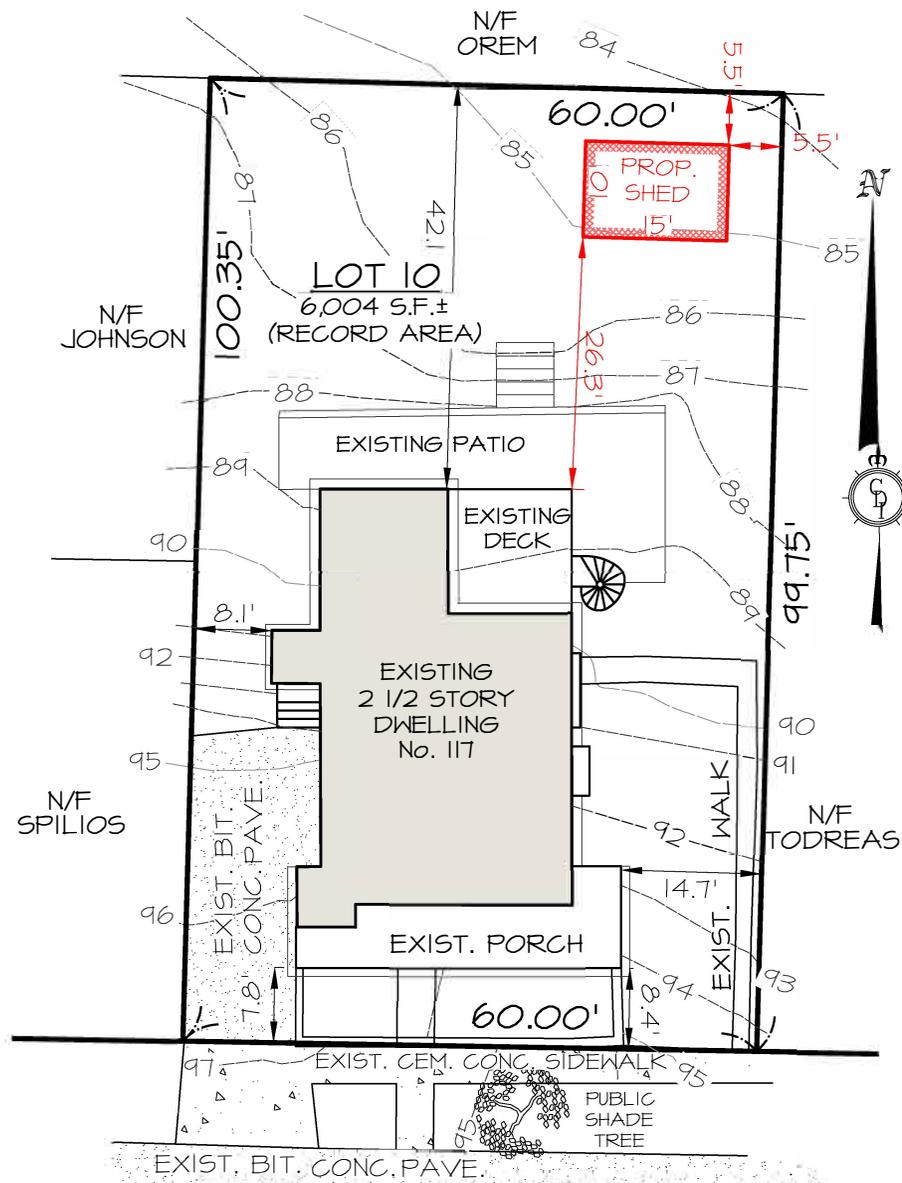
REFERENCES:

ASSESSOR'S: 8-138, DEED: BOOK 83340,
 PAGE 589, PLAN BOOK 1254 OF 1957 (A OF 2) &
 PLAN 1864 OF 1957

ZONING: RESIDENCE A-1:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	40'	34.5' *
SIDE SETBACK	20'	21.4'
REAR SETBACK	30'	136.0'

* PROPOSED SECOND FLOOR ADDITION
 OVER EXISTING FIRST FLOOR



CHENERY TERRACE
(PUBLIC - 50' WIDE)

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED SHED TO THE LOT LINES AS DEPICTED ON A LC PLAN 3403H RECORDED IN L.C. BOOK 218, PAGE 393 AND TO DEPICT THE UPDATED OPEN SPACE CALCULATIONS.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) THE PROPERTY IS NOT LOCATED IN A WETLAND OR WETLAND BUFFER ZONE.
- 4.) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017c0418e DATED JUNE 4, 2010 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REFERENCES:

- ASSESSOR'S 19-9
- DEED BOOK 18606, PAGE 492
- DEED BOOK 4819, PAGE 1
- DEED BOOK 5552, PAGE 415
- PLAN BOOK 137, PLAN 27

PLOT PLAN

ZONING REQUIREMENTS (SHEDS):

- ZONE: SR-C
- MIN. SIDE & REAR SHED SETBACK: 5' (5.5' PROPOSED)
 - MIN. SHED SETBACK FROM DWELLING: 5' (5' PROPOSED)

ASSESSOR'S MAP 19, LOT 9
PREPARED FOR

LOT COVERAGE / OPEN SPACE:

- ZONE: SR-C
- MAX LOT COV. ALLOWED: 25%
23.5% PROP.
 - MIN. OPEN SPACE REQ.: 50%
53.9% PROP.

PREPARED BY

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SCALE: 1"=20' DATE: 12-9-24

PLOT PLAN

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Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

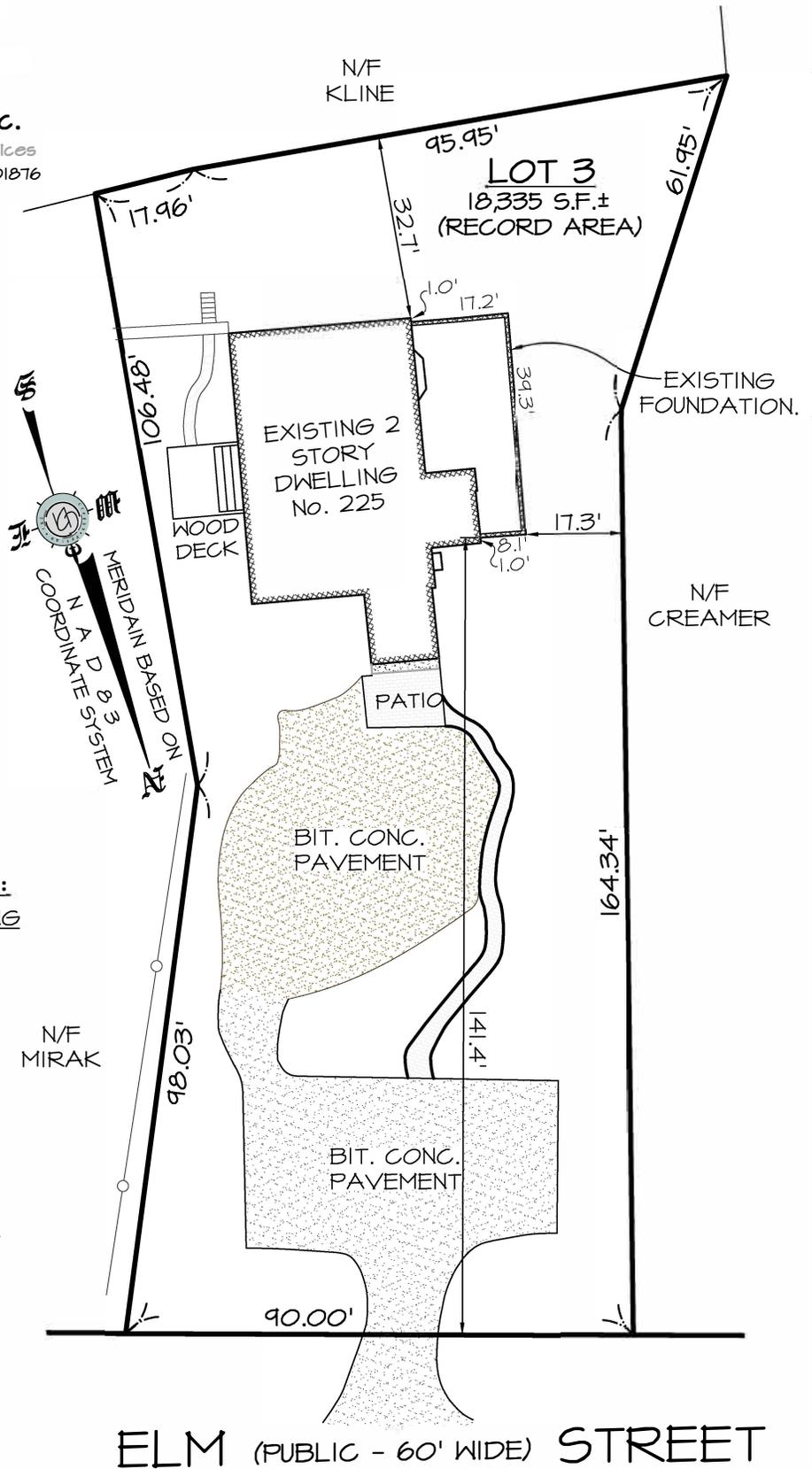
Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: Info@CDISurvey.com



SCALE: 1"=30' DATE: 12-6-24



REFERENCES:

ASSESSOR'S: 3945-2,
DEED: BK 53974, PG 556,
PLAN 556 OF 1981

ZONING: RESIDENCE (R-A):

DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK	40'	141.4'
SIDE SETBACK	15'	17.3'
REAR SETBACK	30'	32.7'

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING FOUNDATION TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 556 OF 1981.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

ELM (PUBLIC - 60' WIDE) STREET

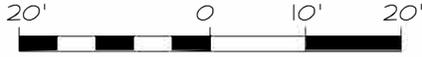
PLOT PLAN

PREPARED FOR

PREPARED BY

Cyprus Design Inc.

Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01876
 Tel. 978.640.1019, Fax. 978.640.1020
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SCALE: 1"=20' DATE: 10-22-24



MERIDIAN BASED ON
PLAN 515 OF 1980

N/F PONG
 86.86'
 MERIDIAN BASED ON NAD83
 COORDINATE SYSTEM



N/F GOLDSTEIN

LOT 65
 9,120 S.F.±
 (RECORD AREA)

REFERENCES:

ASSESSOR'S: 22-101, DEED: REG. BOOK 1546,
 PAGE 117, LC PLAN 12003B

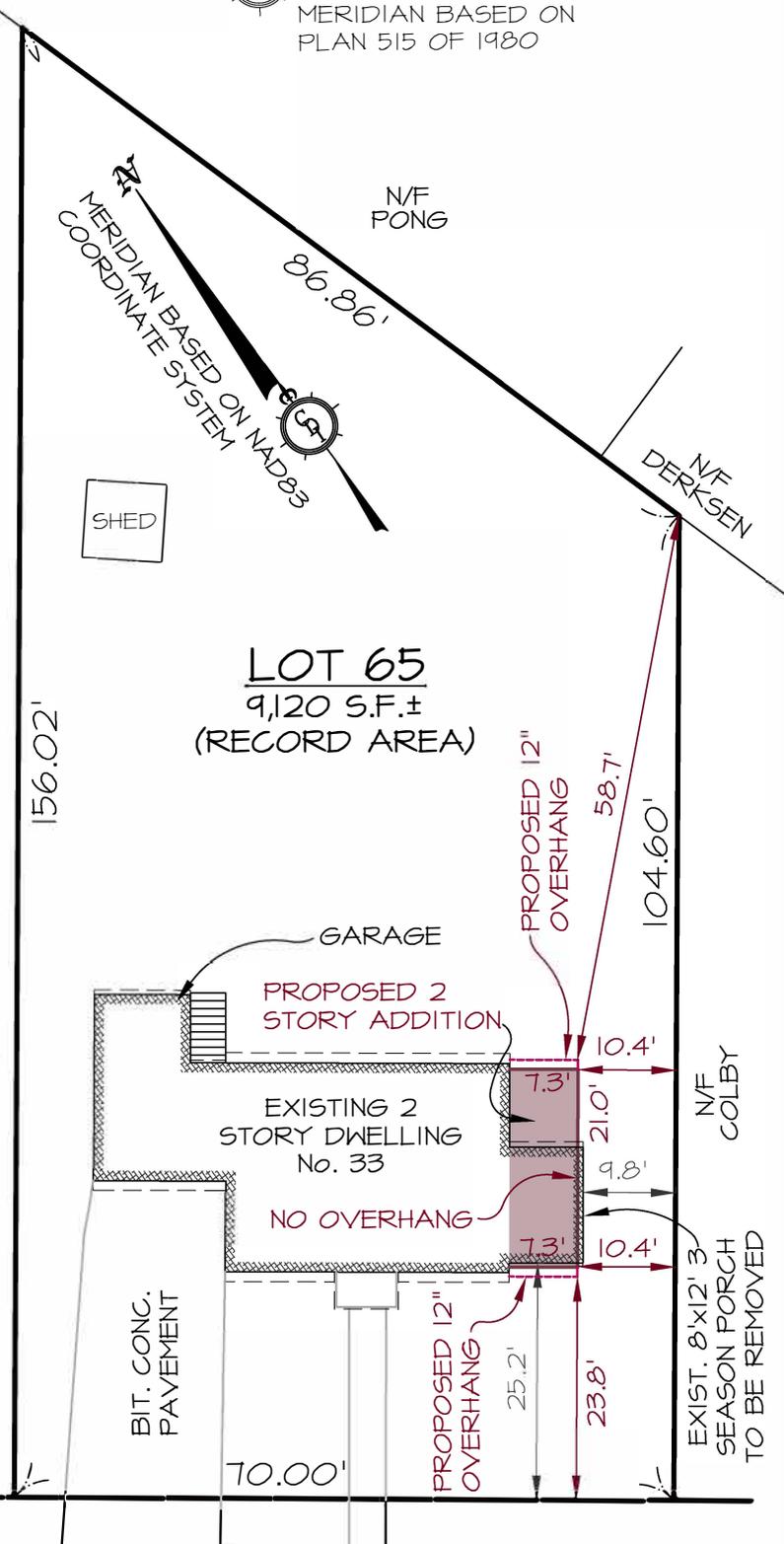
ZONING: RESIDENCE RS:

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	30'	25.2'	23.8'
SIDE SETBACK	15'	9.8'	10.4'
REAR SETBACK	15'	71.8'	58.7'

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED 2 STORY ADDITION TO THE LOT LINES AS DEPICTED ON LAND COURT PLAN 12003B.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



INDEPENDENCE AVENUE
 (PUBLIC - 40' WIDE)

PLOT PLAN

PREPARED FOR

PREPARED BY

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 Email: Info@CDISurvey.com



20' 0 10' 20'
 SCALE: 1"=20' DATE: 10-10-24

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED DWELLING TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 1128 OF 1946.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

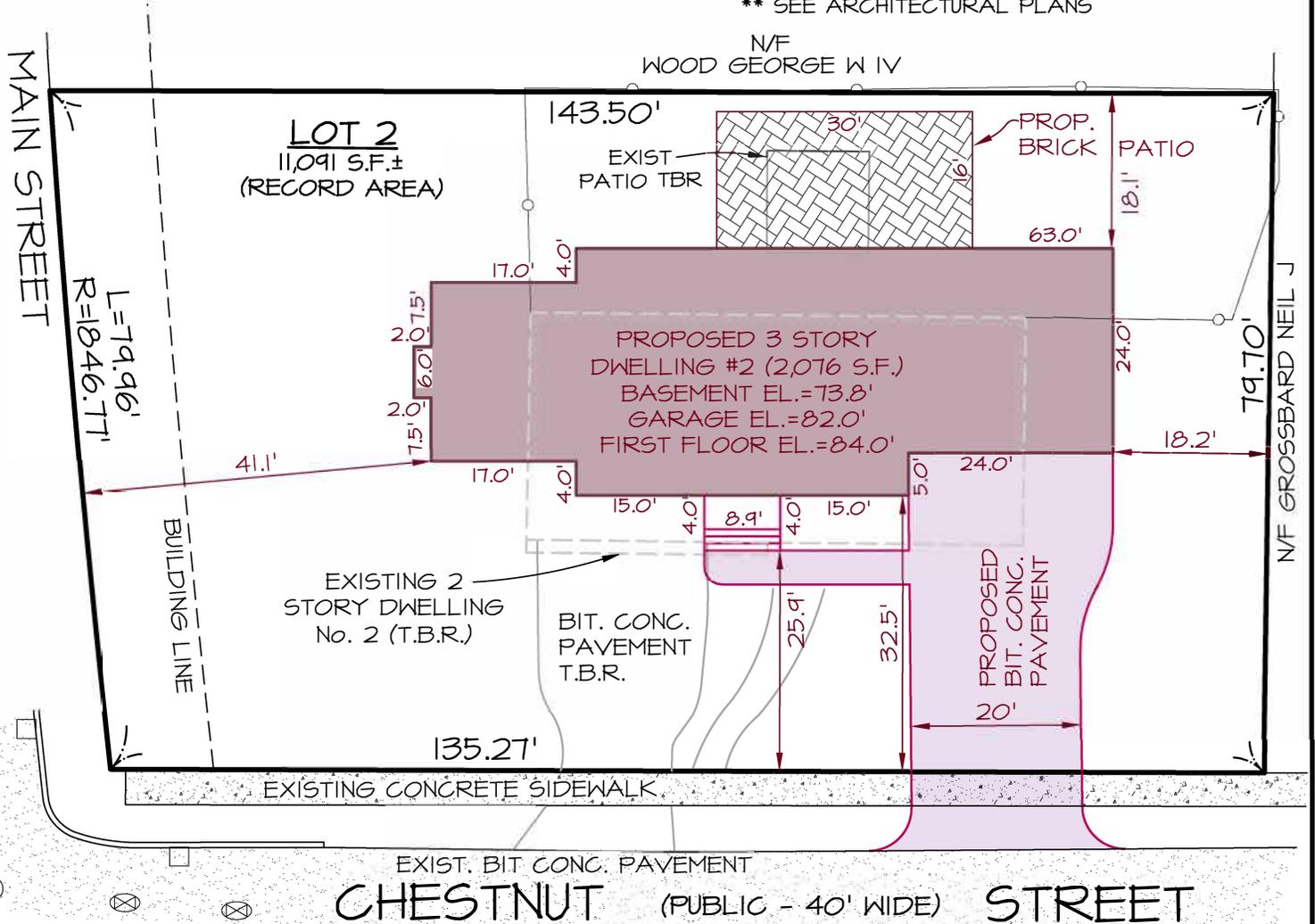
3.) BUILDING LINE AS SHOWN ON PLAN ENTITLED 'PLAN OF MAIN STREET SHOWING BUILDING LINE DATED JANUARY 17, 1917 BY JAMES HINDS, TOWN ENGINEER SHEET 4 OF 12 ON FILE AT THE WINCHESTER ENGINEERING DEPARTMENT.

PROPERTY ID: 5-132
ZONING RDB

DEED: BK 53923, PG 44,
 PLAN 1128 OF 1946

DESCRIPTION	REQUIRED	PROP.
FRONT SETBACK	25'	25.9'
SIDE SETBACK	15'	18.2'
REAR SETBACK	15'	18.1'
MIN. OPEN AREA	70%	80%
MIN. GREEN SPACE	35%	67%
MAX. HARDSCAPE	35%	13%
MAX. HEIGHT	40'	**

** SEE ARCHITECTURAL PLANS





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DIMENSIONAL TABLE EXTERIOR ROOF RIDGE ELEV. = 41.00'

ZONING: RESIDENCE NR (3.1.8 DETACHED HOUSE):
PROPERTY ID: 55-E-1 / DEED: BK 51367,
PG 547 / PLAN BOOK 379, PLAN 12

ITEM	REQ.	EXIST.
LOT WIDTH (FD)	34'	116.82'
LOT DEPTH (FD)	80'	49.3'
LOT FRONTAGE	34' MIN.	116.82'
FRONT SETBACK (M/M)	10'/20'	12.6'
SIDE SETBACK (FD)	3'	2.4'
SUM OF SIDE SETBACKS (FD)	12'	N/A
REAR SETBACK	20'	9.8'
MAX. LOT COVERAGE	60%	58%
FRONT PARKING SETBACK	20'	1.4'

AVERAGE NATURAL GRADE CALCULATION:

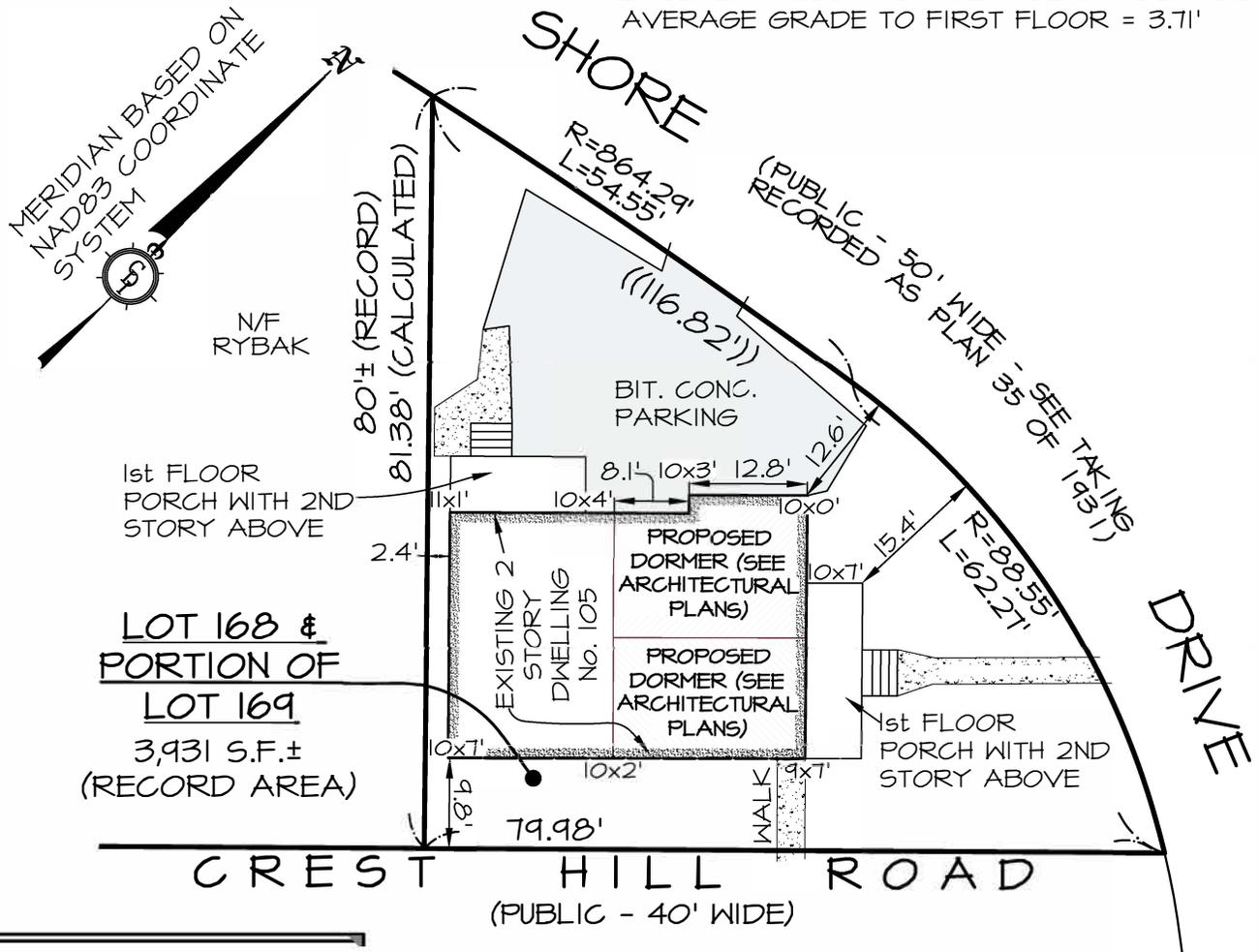
$$10.8' + 10.2' + 9.7' + 10.7' + 10.0' + 10.3' + 10.4' + 11.1' = 83.2' / 8 = 10.4' \text{ AVERAGE GRADE.}$$

INTERIOR FLOOR ELEVATIONS:

BASEMENT FLOOR EL.: 6.83'
BASEMENT CEILING: 13.18'
FIRST FLOOR EL. = 14.11'
FIRST FLOOR CEILING: 22.01'
SECOND FLOOR EL.: 22.89'
SECOND FLOOR CEILING EL.: 30.86'
ATTIC TOP FLOOR JOIST ELEV.: 31.53'

GRADE / FLOOR DIMENSIONS:

BASEMENT FLOOR TO AVERAGE GRADE = 3.57'
AVERAGE GRADE TO FIRST FLOOR = 3.71'



PLOT PLAN

MASSACHUSETTS.
PROPERTY I.D. 55-E-1
PREPARED FOR



SCALE: 1"=20' DATE: 9-23-24

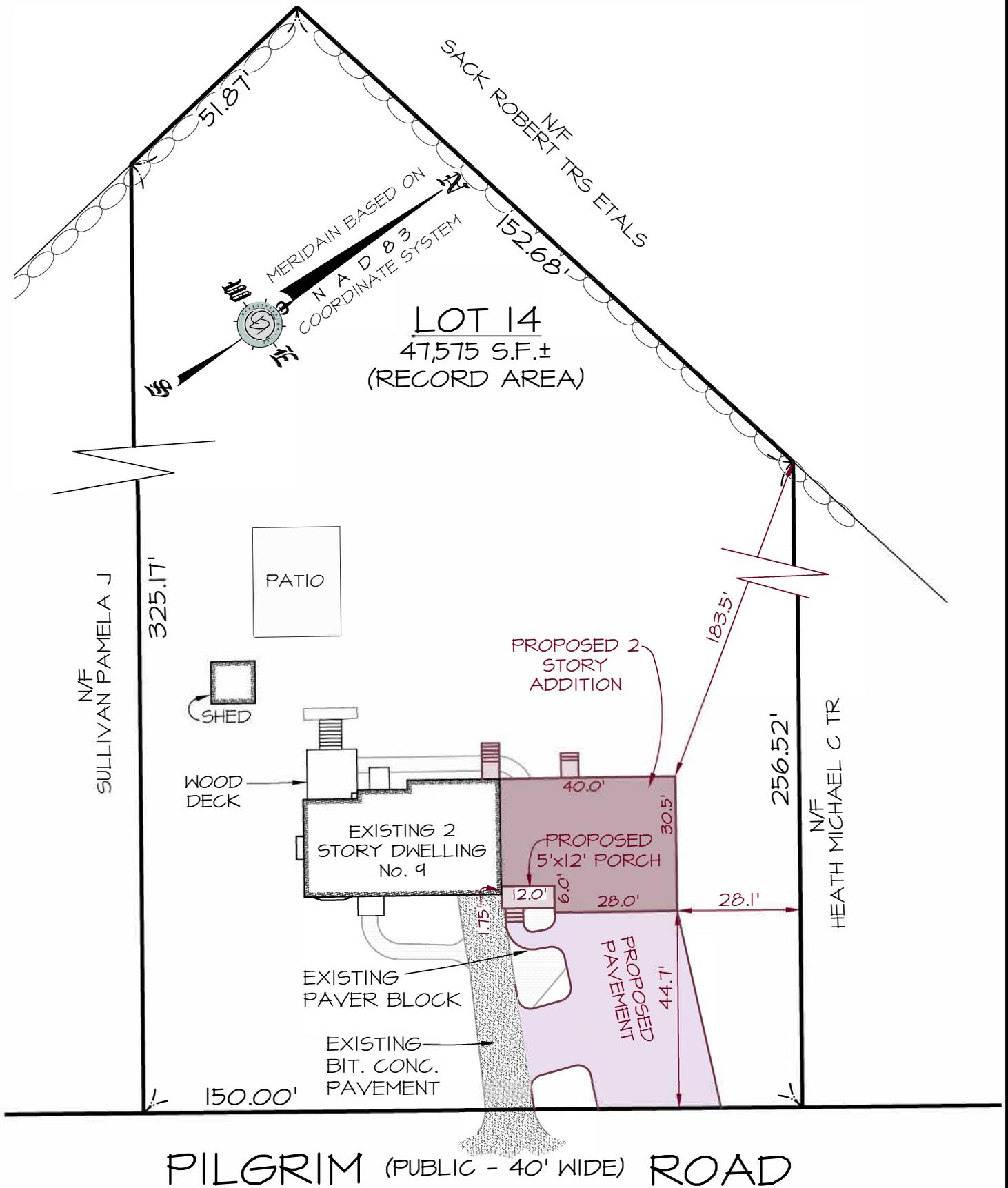
LEGEND:

- (M/M) MINIMUM / MAXIMUM
- (FD) FRONT DRIVEWAY ACCESS
- (ND) NO DRIVEWAY ACCESS
- (SR) SIDE OR REAR DRIVE
- (M/I) ACCESS MINIMUM / IDEAL



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NOTES:

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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS.

PREPARED FOR



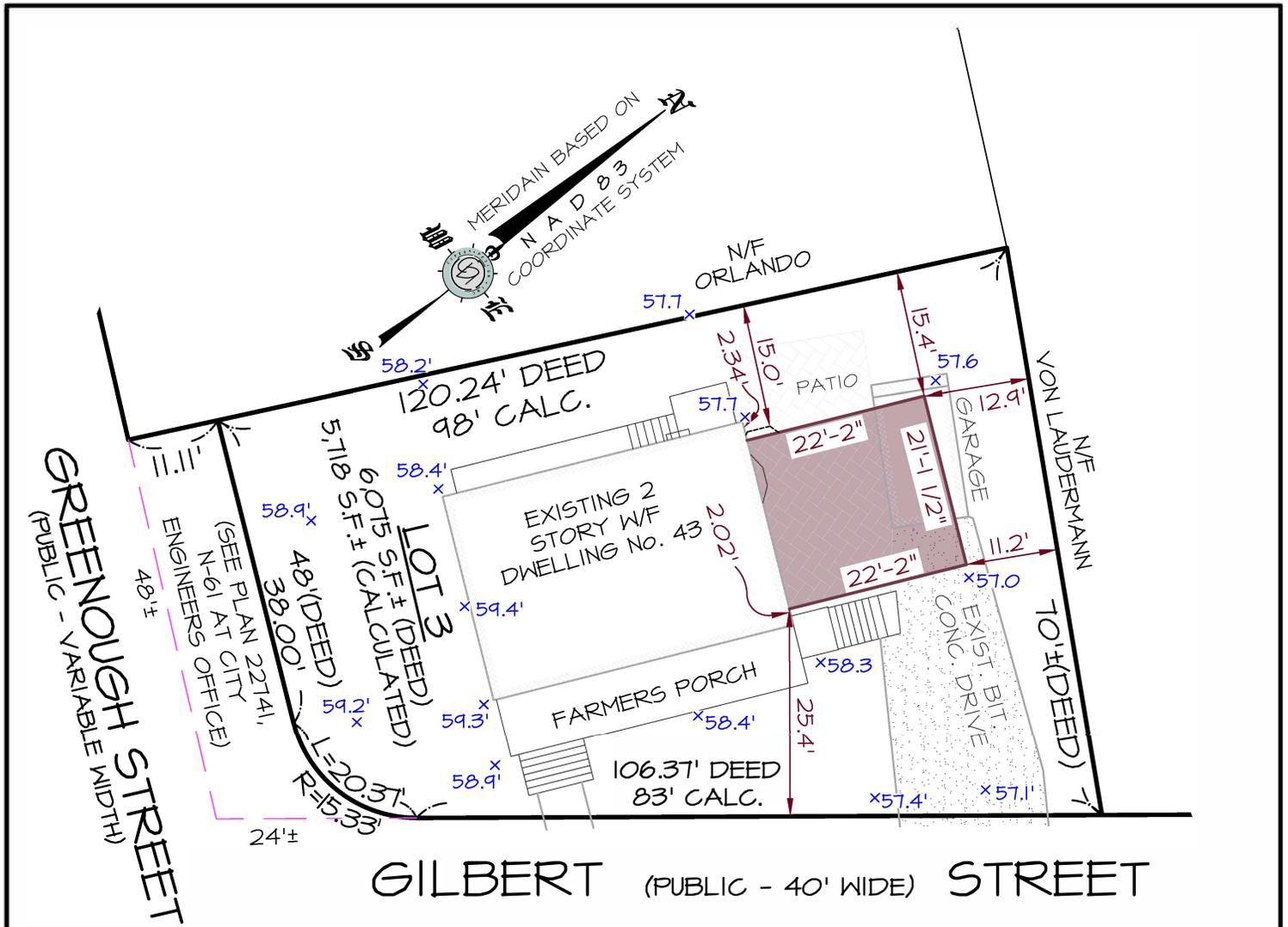
SCALE: 1"=30' DATE: 8-14-24

REFERENCES:

ASSESSOR'S: 37-130-9, DEED: BK 30303,
 PG 293, PLAN BOOK 97, PLAN T2

ZONING RB:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	40'	44.7'
SIDE SETBACK	25'	28.1'
REAR SETBACK	30'	183.5'
MAX. BLDG. COV.	15%	5.0%



NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED GARAGE TO THE LOT LINES AS DEPICTED ON PLAN BOOK 180, PLAN 22.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

IMPERVIOUS SURFACE TABLE:

DESCRIPTION	EXISTING	PROPOSED	PRE TO POST RESULT
-HOUSE	957 S.F.	957 S.F.	0 S.F.
-GARAGE	163 S.F.	468 S.F.	+305 S.F.
-DRIVEWAY	535 S.F.	482 S.F.	-53 S.F.
-FRONT PORCH	271 S.F.	271 S.F.	0 S.F.
-PATIO	476 S.F.	0 S.F.	-476 S.F.
TOTAL:	2,402 S.F.	2,178 S.F.	-224 S.F.

PLOT PLAN

REFERENCES:

PROPERTY ID: 33001 0015, DEED: 70559, PG 387, PLAN BK 180, PL 22

ZONING: RESIDENCE MRI:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK (MIN)	25'	25.4'
SIDE SETBACK (MIN)	7.5'	11.2'
REAR SETBACK (MIN)	15'	15.4' P.H. / 15.0' B.W.
MAX. LOT COV.	30%	27.9%(DEED) 29.7%(CALC.)
MIN. OPEN SPACE	50%	54%(DEED) 57%(CALC.)

- P.H. = PROPOSED HOUSE
- B.W. = 2nd FLOOR BAY WINDOW



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 Email: Info@CDISurvey.com



SCALE: 1"=20' DATE: 7-31-24

PROPOSED PLOT PLAN

PREPARED FOR

PREPARED BY

Cyprus Design Inc.

Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

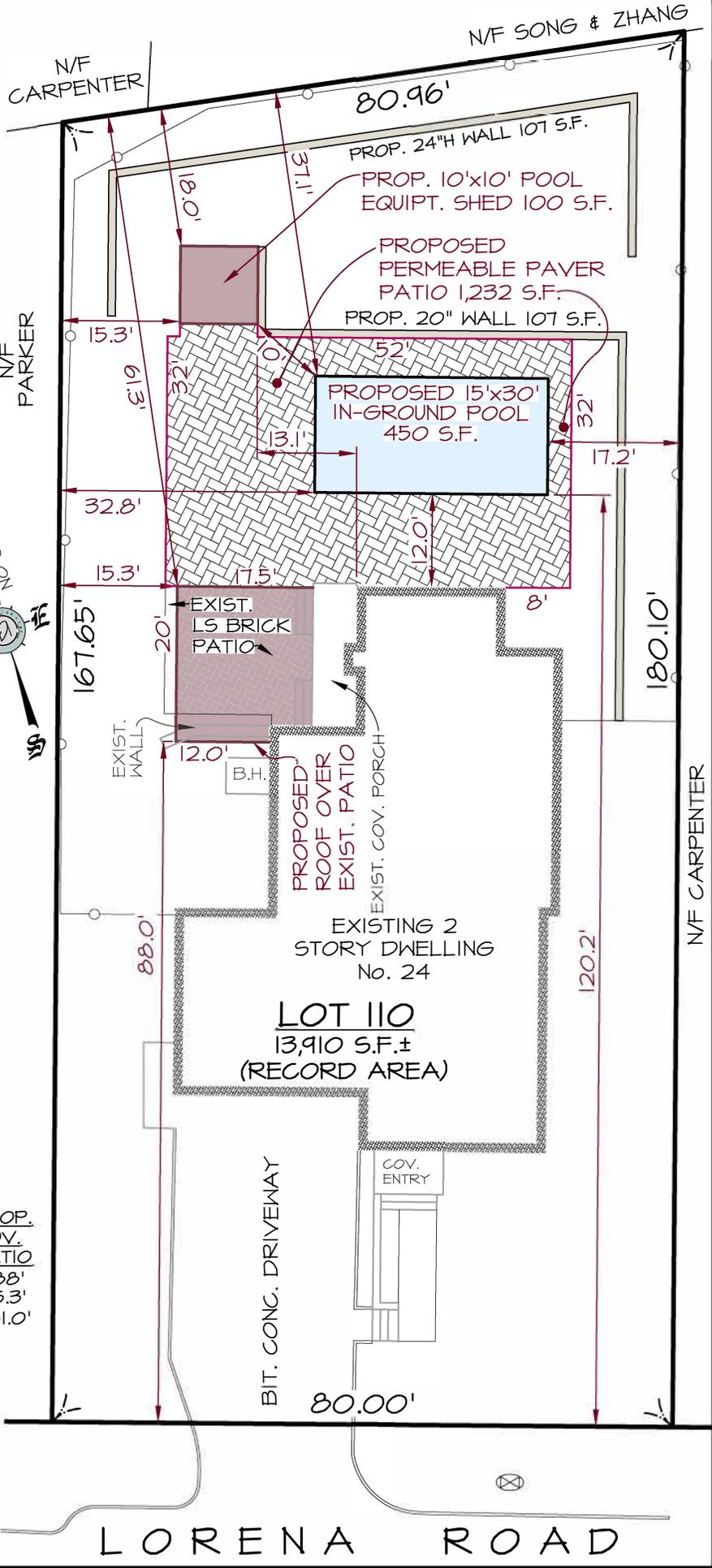
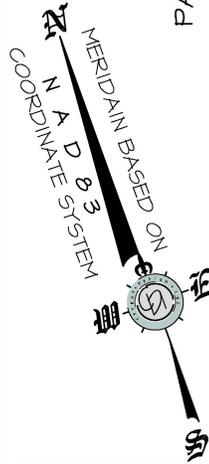
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Email: Info@CDISurvey.com



SCALE: 1"=20' DATE: 7-29-24



NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED POOL, PATIO, ROOF OVER EXISTING PATIO AND POOL SHED TO THE LOT LINES AS DEPICTED ON RECORDED LC PLAN 4470-19.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PROPERTY ID: 5-189 ZONING RDB

DESCRIPTION	REQ.	PROP. POOL (PP) & POOL SHED (PS)	PROP. COV. PATIO
FRONT SETBACK	25'	120'PP 140'PS	88'
SIDE SETBACK	15'	17.2'PP 15.3'PS	15.3'
REAR SETBACK	15'	37.1'PP 19.6'PS	61.0'
MIN. OPEN AREA	70%	75%	
MIN. GREEN SPACE	35%	58%	
MAX. HARDCAPE	35%	18%	

LORENA ROAD

PLANT KEY

KEY	QTY	NAME	SIZE	NOTES
1	3	PINK FLOWERING DOGWOOD	3" CAL.	20-25' MATURE HEIGHT
2	23	DARK GREEN ARBORVITAE	12/14" HT.	20-30' MATURE HEIGHT
3	4	HYDRANGEA	3" CAL.	2-4' MATURE HEIGHT
4	7	LEATHERLEAF VIBURNUM	4-5' HT.	8' MATURE HEIGHT
5	2	RED MAPLE	3-3.5" CAL.	50-80' MATURE HEIGHT
6	7	INKBERRY HOLLY	2 GAL.	5-8' MATURE HEIGHT
7	7	FEATHER REED GRASS	2 GAL.	6' MATURE HEIGHT
8	2	FLOWERING CHERRY	2-2.5" CAL.	25' MATURE HEIGHT
9	2	OCTOBER GLORY MAPLE	3-3.5" CAL.	40-50' MATURE HEIGHT
10	2	QUAKING ASPEN	3-3.5" CAL.	40-60' MATURE HEIGHT

NOTE: 9 (#2) DARK GREEN ARBORVITAE HAVE ALREADY BEEN INSTALLED.

NOTES:

- THIS PLAN DOES NOT REPRESENT A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE EXISTING CONDITIONS, ELEVATIONS AND COUNTOURS (NAVD88 DATUM) BASED ON A FIELD SURVEY CONDUCTED BY GRE SURVEYING ON AUGUST 27, 2020 AND SHOWN ON PLAN DATED OCTOBER 2014 AND TO DEPICT THE OFFSETS OF THE PROPOSED STRUCTURE TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED AS PLAN No. 180 OF 2019.
- THE SUBJECT PROPERTY IS DEPICTED AS PARTS OF BLOCKS 178, 179 & 180 ON ASSESSOR'S MAP No. 2
- OWNER OF RECORD IS CAULEY DEVELOPMENT, LLC 69 CAMBRIDGE STREET WINCHESTER, MA.

MEAN GRADE AND HEIGHT TABLE

EXISTING MEAN ELEV.: $111.0 + 110.5 + 107.5 + 107.5 = 436.5 / 4 = 109.1$
MAX. HEIGHT ELEV. ALLOWED: $109.1' + 40' ALLOWED = 149.1'$
PROPOSED MEAN ELEV.: $111.0 + 105.5 + 106.5 + 111.0 = 434.0 / 4 = 108.5$
PROPOSED PEAK ELEV.: $109.10' + 33.17' = 142.3'$
PROP. PEAK. $142.3' (33.17' HIGH) < (40' ALLOWED)$.

PROPOSED OPEN AREA: 76.3%
 PROPOSED HARDSCAPE: 15.8%
 PROPOSED GREENSPACE: 60.4%

REFERENCES: ZONING RDB

DEED: BK 74859, PG 505
 PLAN No. 180 OF 2019
 PLAN No. 183 OF 2020

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	25'	26.2'
SIDE SETBACK	15'	24.2'
REAR SETBACK	15'	16.5'
MIN. OPEN AREA	70%	76.3%
MAX. HARDSCAPE	35%	15.8%
MIN. GREEN SPACE	35%	60.4%
MAX. HEIGHT	40'	33.17'

HEARING COMMENTS

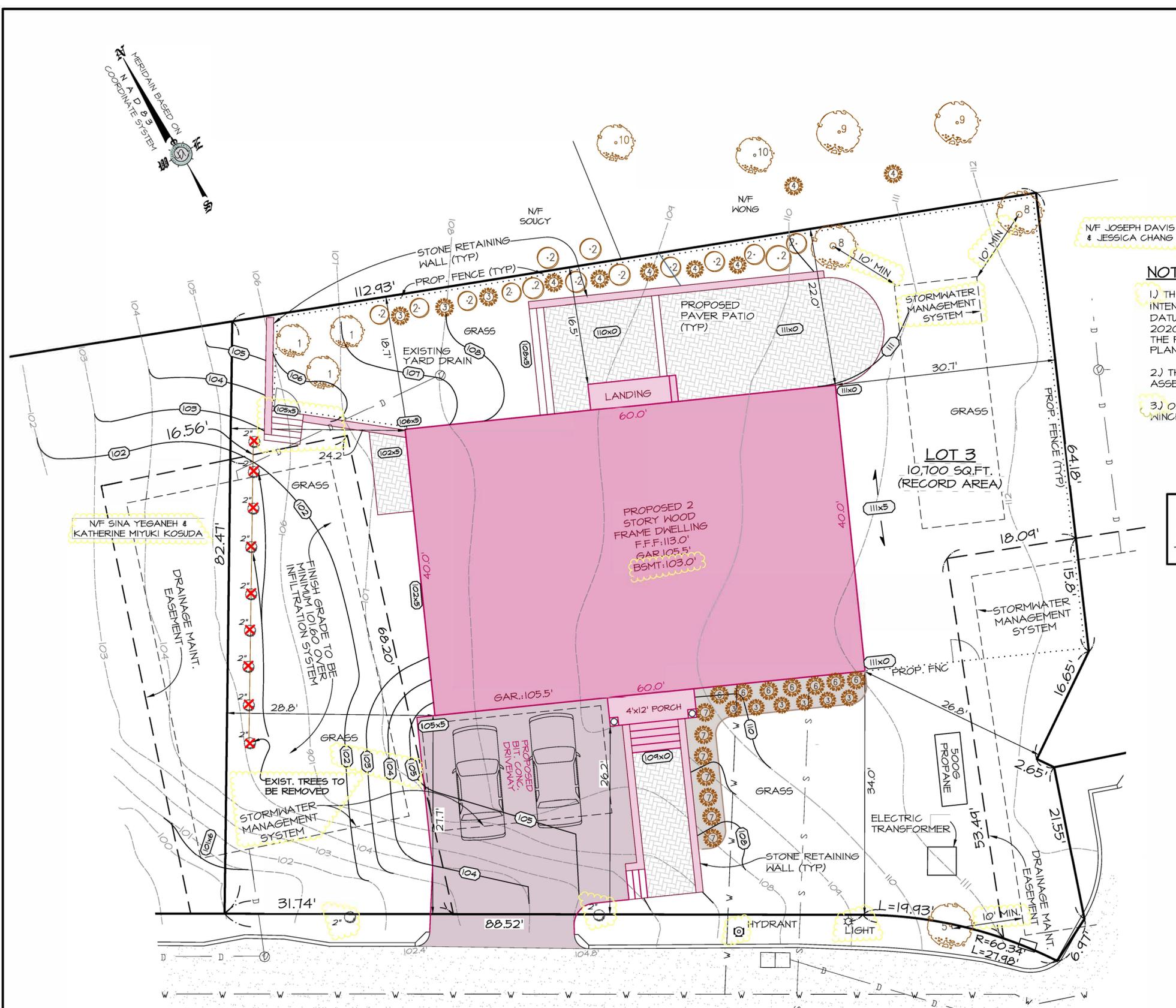
SITE PLAN

PREPARED FOR
 ... DEVELOPMENT
 PREPARED BY

Cyprus Design Inc.
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 Email: info@CDISurvey.com



SCALE: 1"=10' DATE: 6-24-24



ABBY ROAD

PLANT KEY

KEY	QTY	NAME	SIZE	NOTES
1	3	PINK FLOWERING DOGWOOD	3" CAL.	20-25' MATURE HEIGHT
2	23	DARK GREEN ARBORVITAE	12/14' HT.	20-30' MATURE HEIGHT
3	4	HYDRANGEA	3" CAL.	2-4' MATURE HEIGHT
4	7	LEATHERLEAF VIBURNUM	4-5' HT.	8' MATURE HEIGHT
5	2	RED MAPLE	3-3.5" CAL.	50-80' MATURE HEIGHT
6	7	INKBERRY HOLLY	2 GAL.	5-8' MATURE HEIGHT
7	7	FEATHER REED GRASS	2 GAL.	6' MATURE HEIGHT
8	2	FLOWERING CHERRY	2-2.5" CAL.	25' MATURE HEIGHT
9	2	OCTOBER GLORY MAPLE	3-3.5" CAL.	40-50' MATURE HEIGHT
10	2	QUAKING ASPEN	3-3.5" CAL.	40-60' MATURE HEIGHT

NOTE: 9 (#2) DARK GREEN ARBORVITAE HAVE ALREADY BEEN INSTALLED.

NOTES:

- 1) THIS PLAN DOES NOT REPRESENT A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE EXISTING CONDITIONS, ELEVATIONS AND COUNTOURS (NAVD88 DATUM) FROM AN ON THE GROUND SURVEY CONDUCTED BY GRE SURVEYING ON AUGUST 27, 2020 AND TO DEPICT THE OFFSETS OF THE PROPOSED STRUCTURE TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED AS PLAN No. 180 OF 2019.
- 2) THE SUBJECT PROPERTY IS DEPICTED AS PARTS OF BLOCKS 178, 179 & 180 ON ASSESSOR'S MAP No. 2
- 3) OWNER OF RECORD IS CAULEY DEVELOPMENT, LLC 69 CAMBRIDGE STREET WINCHESTER, MA.

MEAN GRADE AND HEIGHT TABLE

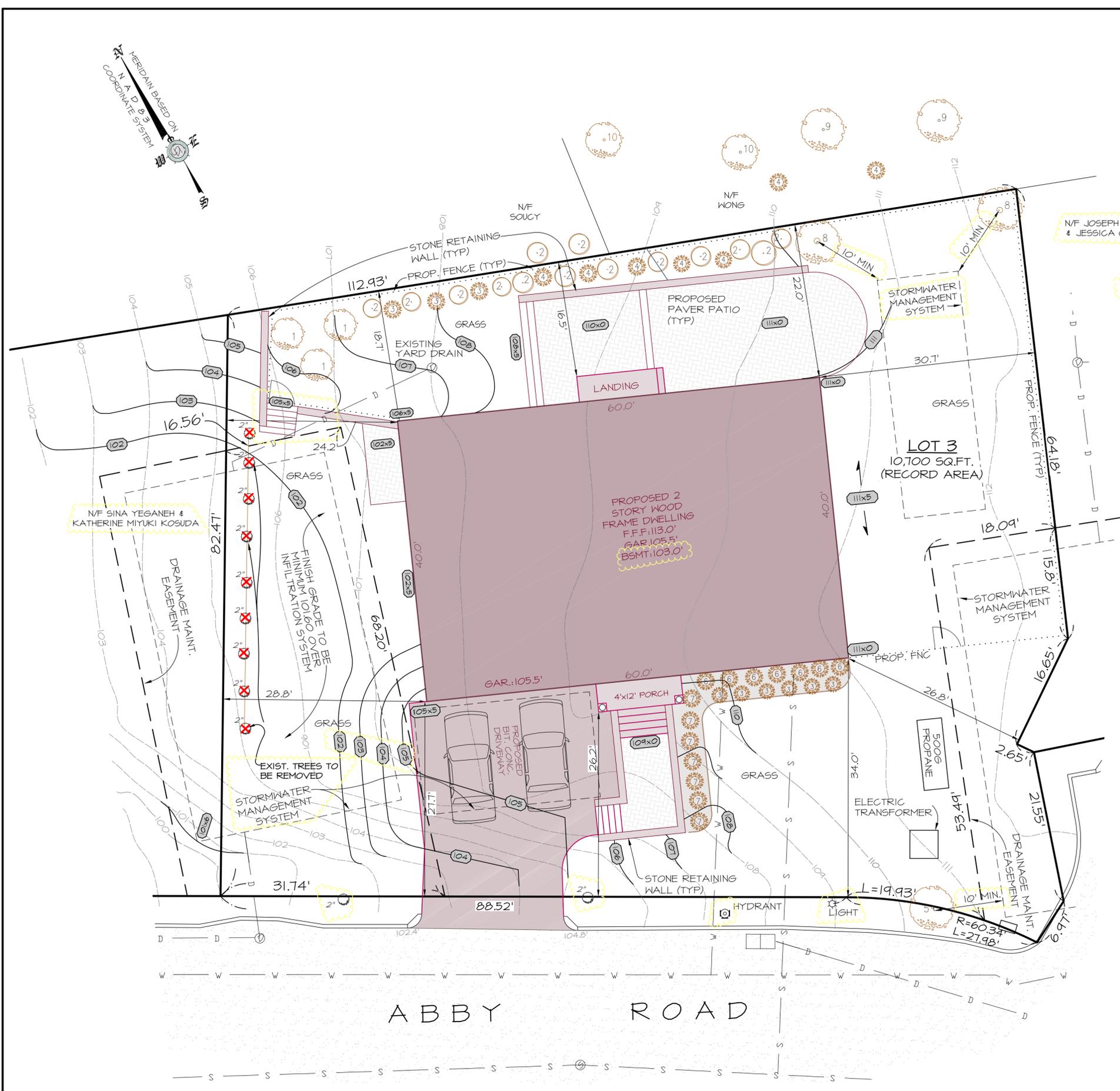
EXISTING MEAN ELEV.: $111.0 + 110.5 + 107.5 + 107.5 = 436.5 / 4 = 109.1$
MAX. HEIGHT ELEV. ALLOWED: $109.1' + 40' ALLOWED = 149.1'$
PROPOSED MEAN ELEV.: $111.0 + 105.5 + 106.5 + 111.0 = 434.0 / 4 = 108.5$
PROPOSED PEAK ELEV.: $109.10' + 33.17' = 142.3'$
PROP. PEAK. $142.3' (33.17' HIGH) < (40' ALLOWED).$

PROPOSED OPEN AREA: 76.3%
PROPOSED HARDSCAPE: 15.8%
PROPOSED GREENSPACE: 60.4%

REFERENCES: ZONING RDB

DEED: BK 74859, PG 505
 PLAN No. 180 OF 2019
 PLAN No. 183 OF 2020

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	25'	26.2'
SIDE SETBACK	15'	24.2'
REAR SETBACK	15'	16.5'
MIN. OPEN AREA	70%	76.3%
MAX. HARDSCAPE	35%	15.8%
MIN. GREEN SPACE	35%	60.4%
MAX. HEIGHT	40'	33.17'



ABBY ROAD

SITE PLAN
 LOT 3

PREPARED FOR _____

PREPARED BY
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SCALE: 1"=10' DATE: 6-24-24

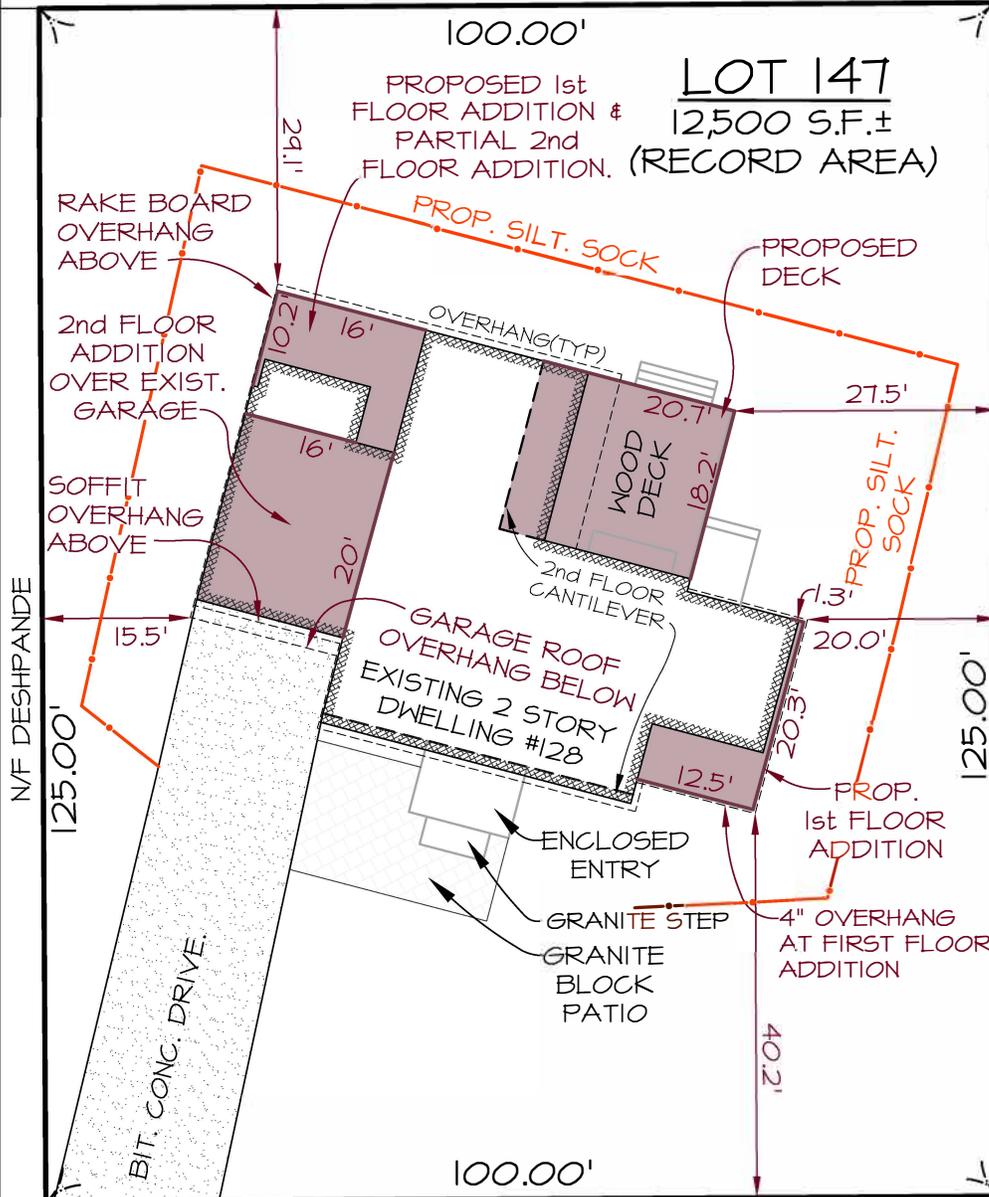


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N/F BLOOSTEIN

N/F ROSS



N/F ZHENG



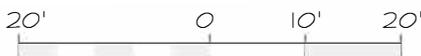
NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITIONS TO THE LOT LINES AS DEPICTED ON A PLAN 1185 OF 1950.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) SEE HEIGHT CALCULATIONS.

KENDAL (PUBLIC 50' WIDE) ROAD

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR



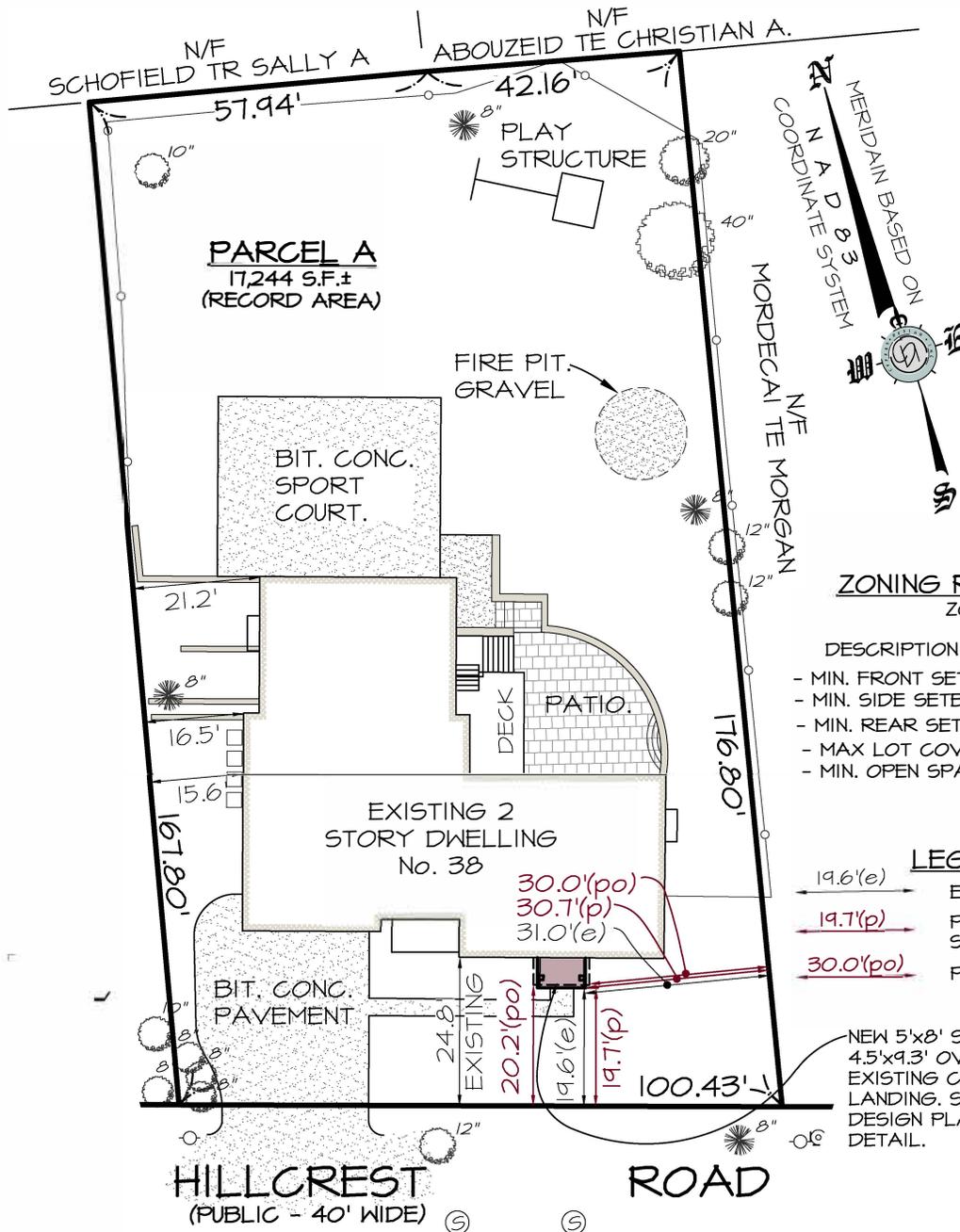
SCALE: 1"=20' DATE: 7-10-24

REFERENCES:

ASSESSOR'S: 40-187, DEED: BOOK 59446,
 PAGE 350, PLAN 1185 of 1950

ZONING: RESIDENCE RS:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	30'	40.2'
SIDE SETBACK	15'	15.5'
REAR SETBACK	15'	29.1'
DWELLING HEIGHT	2.5 / 40'	SEE NOTE 3



NOTES:

- 1) THIS PLAN IS NOT TO BE USED FOR THE RECON-STRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
- 2) THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE PROPOSED COVERED STONE LANDING IN RELATION TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN BOOK 210 AS PLAN 48.
- 3) THE SUBJECT PROPERTY IS DEPICTED AS LOT 86 ON BELMONT ASSESSOR'S MAP 18.
- 4) OWNERS OF RECORD ARE DREW T. AND HEIDI R. SAWYER, 38 HILLCREST ROAD, BELMONT, MA.
- 5) ZONING IS SINGLE RESIDENCE C.
- 6) PROPERTY LIES IN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP No. 250182 0418 E.

REFERENCES:

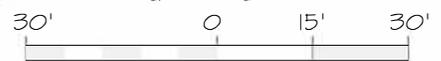
1. DEED IN BOOK 32583 AT PAGE 578
2. PLAN BOOK 210 PLAN 48

PLOT PLAN

PREPARED FOR

PREPARED BY

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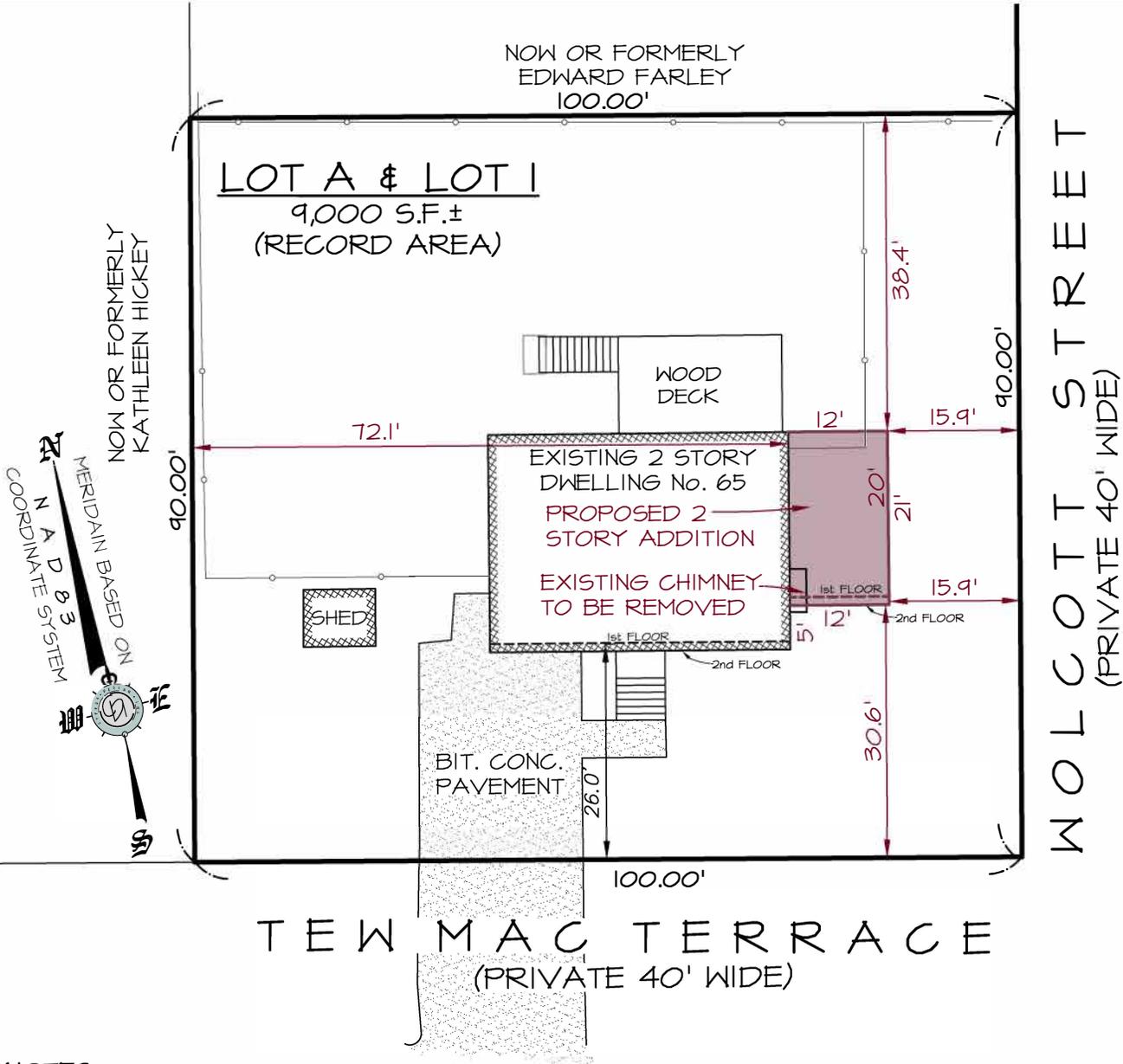
SCALE: 1"=30' DATE: 4-18-24



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NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED 2 STORY ADDITION TO THE LOT LINES AS DEPICTED ON LAND COURT PLAN 20616-B&C.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR



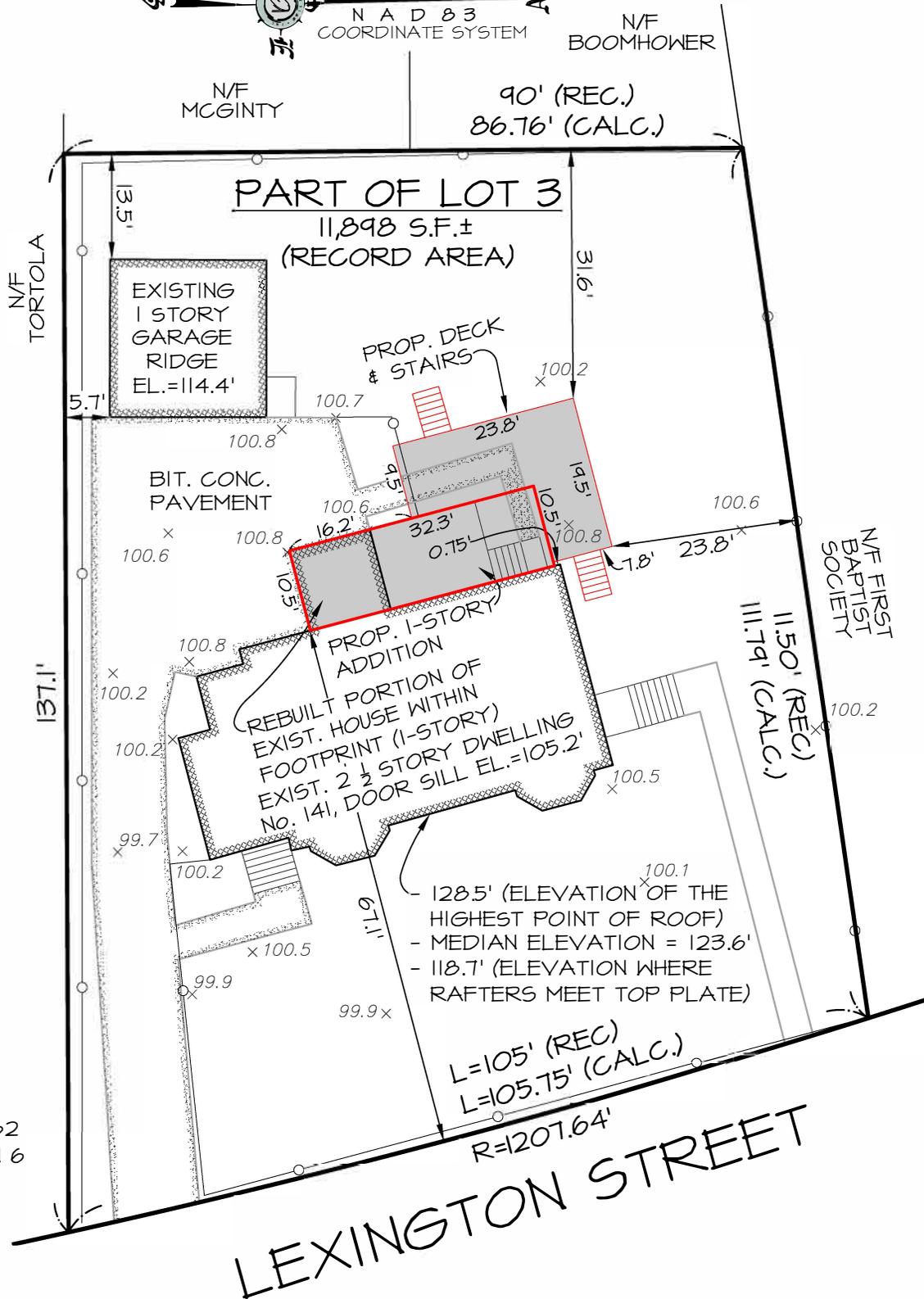
SCALE: 1"=20' DATE: 3-26-24

REFERENCES:

ASSESSOR'S: 85-145, DEED: LC BK 217, PG 154, LAND COURT PLAN 20616-B&C

ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	30.6' & 15.9'
SIDE SETBACK	15'	72.1'
REAR SETBACK	15'	38.4'
MAX. BLDG. COV.	15%	13%



REFERENCES:

ASSESSOR'S 15-203
DEED BK 78849, PG 582
PLAN BOOK 20A, PLAN 6

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITION TO THE LOT LINES AS DEPICTED ON PLAN BOOK 20A, PLAN 6.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) THE PROPERTY IS NOT LOCATED IN A WETLAND OR WETLAND BUFFER ZONE.
- 4.) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017c0418e DATED JUNE 4, 2010 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.
- 5.) NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

PLOT PLAN

(PART OF LOT 3)
OWNERS:

ZONING REQUIREMENTS:
ZONE: GENERAL RESIDENCE GR

- MIN. REQ. FRONT SETBACK: 20' (67.1' PROP.)
- MIN. REQ. SIDE SETBACK: 10' (23.8' PROP.)
- MIN. REQ. REAR SETBACK: 20' (31.6' PROP.)
- MAX. BUILDING HEIGHT ALLOWED: 33'*
* SEE ARCHITECTURAL PLANS
- MAX LOT COVERAGE: 30% (21.5% PROP.)
- MIN. OPEN SPACE: 40% (62% PROPOSED)

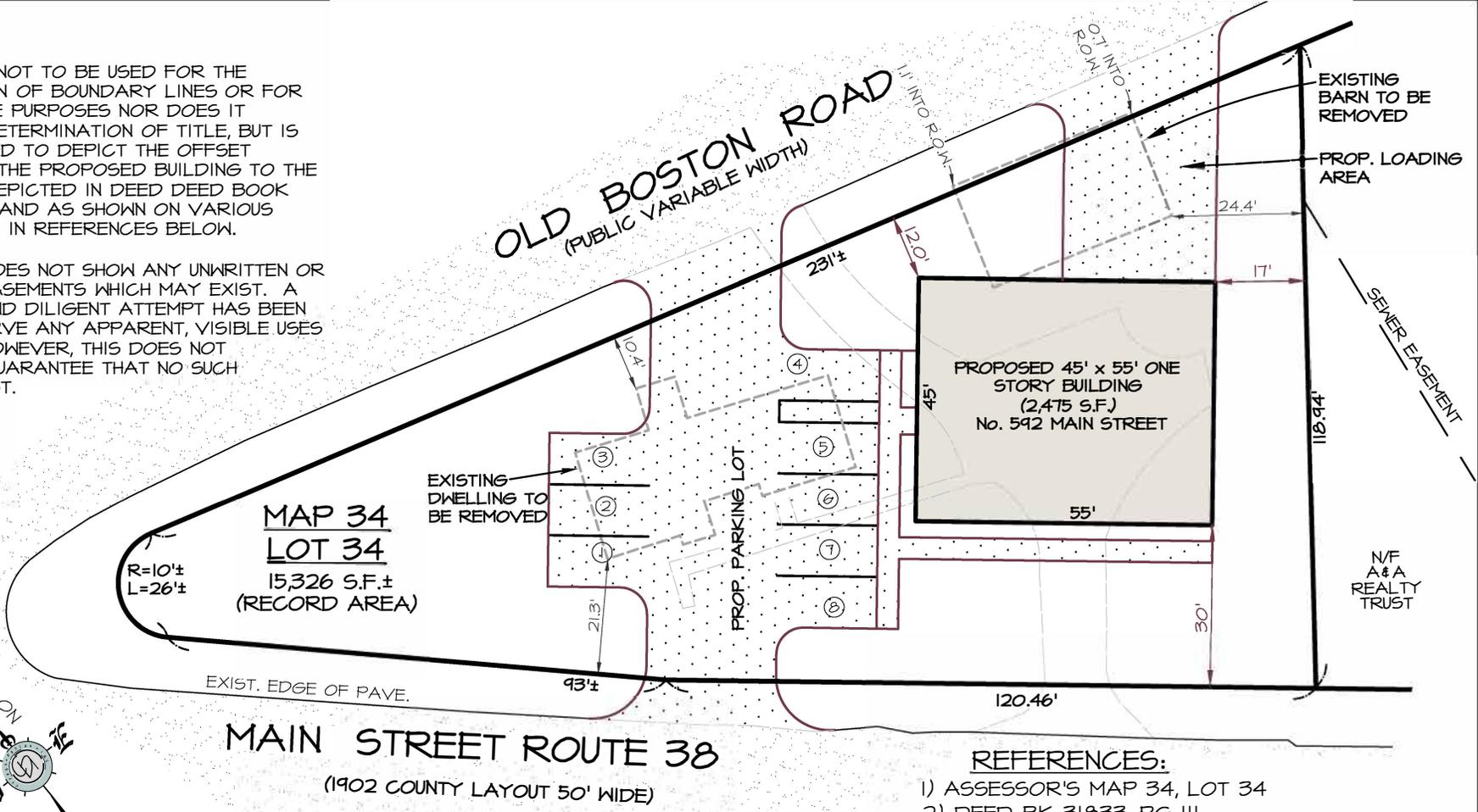
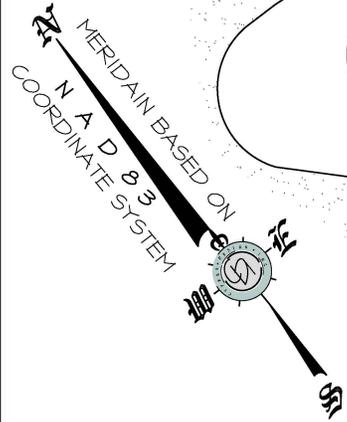
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Web. CyprusDesignInc.com
Email Info@CyprusDesignInc.com

SCALE: 1"=20' DATE: 11-2-23

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED BUILDING TO THE LOT LINES AS DEPICTED IN DEED BOOK 31833, PAGE III, AND AS SHOWN ON VARIOUS PLANS OUTLINED IN REFERENCES BELOW.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



REFERENCES:

- 1) ASSESSOR'S MAP 34, LOT 34
- 2) DEED BK 31833, PG III
- 3) 1902 MASS HIGHWAY LAYOUT OF MAIN STREET
- 4) PLAN BOOK 75, PLAN 15
- 5) PLAN BOOK 95, PLAN 129
- 6) PLAN BOOK 193, PLAN I
- 7) PLAN BOOK 205, PLAN 79

PLOT PLAN

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LEGEND: (MS)= MAIN ST. / (OBR)= OLD BOSTON RD

ZONING: MIXED USE BUSINESS (M.U.B.)

DESCRIPTION	REQ.	EXIST.	PROPOSED
MIN. FRONT SETBACK (MS)	25'	21'	30'
MIN. FRONT SETBACK (OBR)	25'	-1'	12'
SIDE SETBACK (MIN)	15'	--	--
REAR SETBACK (MIN)	10'	24.4'	17'
MIN. OPEN SPACE	15%	--	54%
MAX. BUILDING COV.	30%	--	16%

DATE / REVISION DESCRIPTION

PLOT PLAN

PREPARED FOR

PREPARED BY

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SCALE: 1"=30' DATE: 7-28-23

REFERENCES:

ASSESSOR'S: 88/ 26/ J,
DEED: BK 27438, PG 165, PLAN
BOOK 100, PL. 97

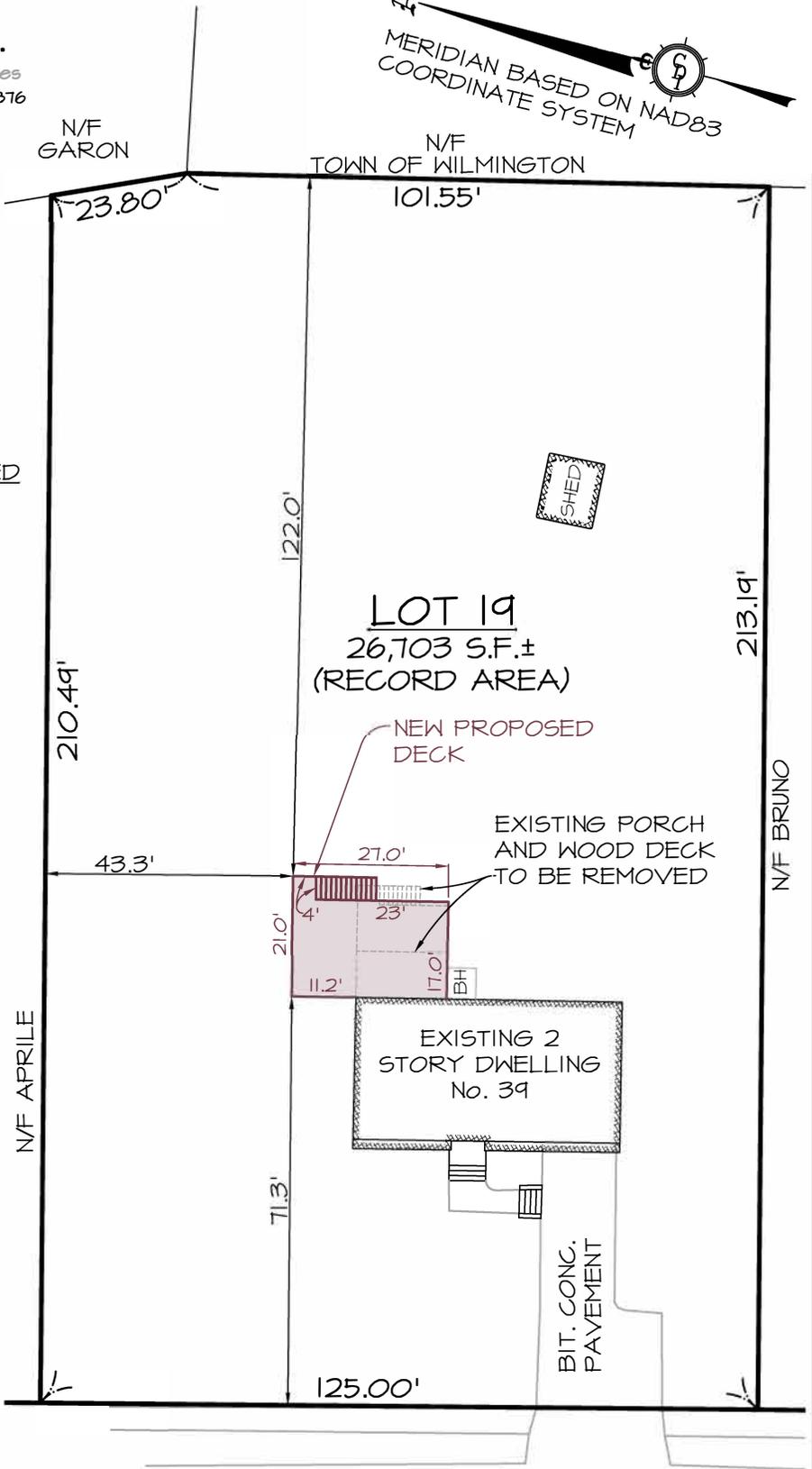
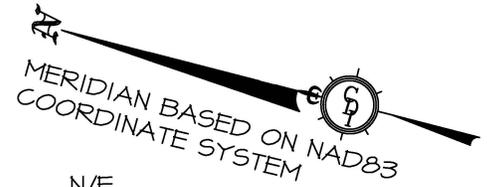
ZONING: RESIDENCE (R20):

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	40'	71.3'
SIDE SETBACK	20'	43.3'
REAR SETBACK	20'	122'

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED DECK TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 97 IN PLAN BOOK 100.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

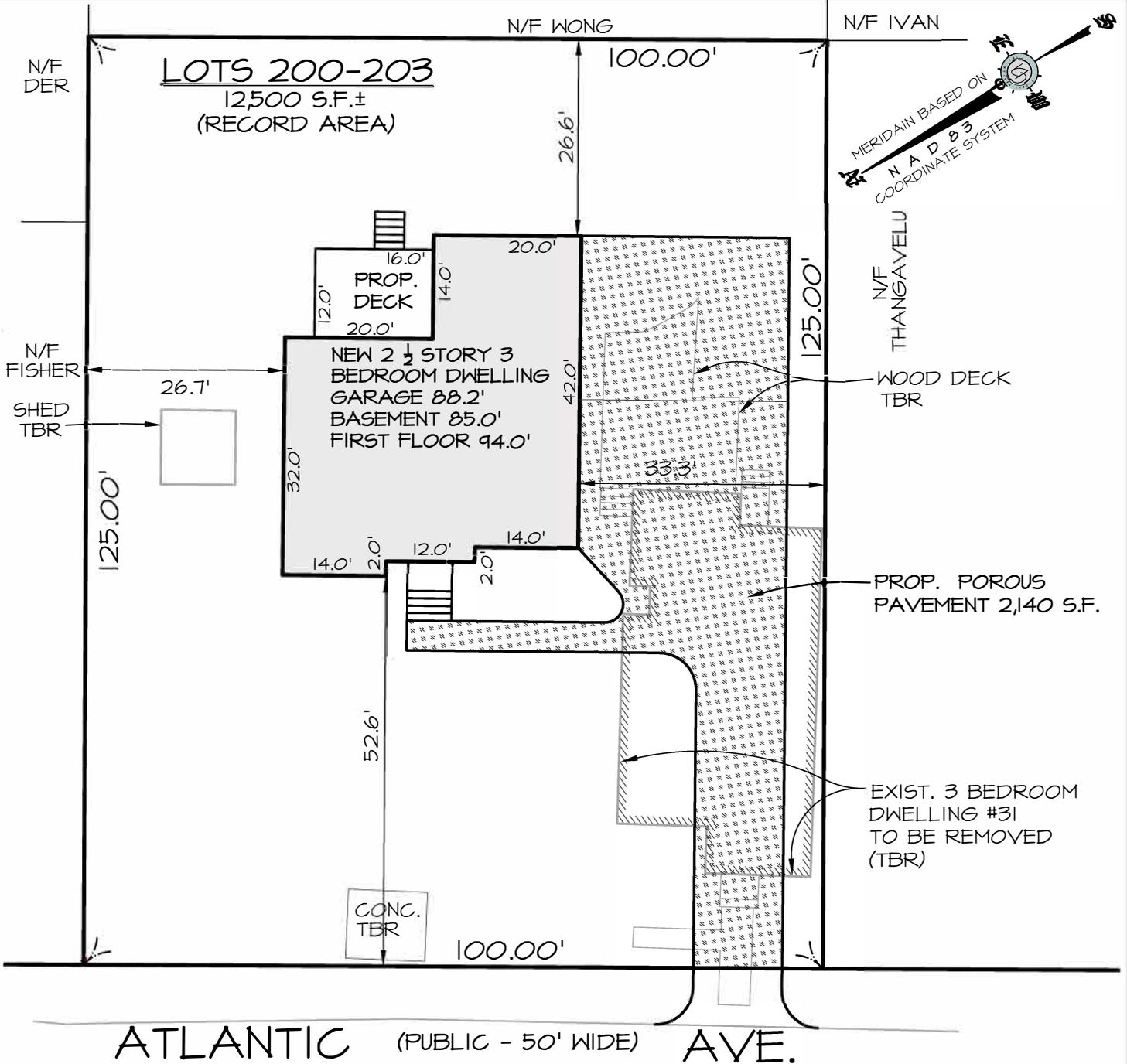


MARCIA (PUBLIC - 50' WIDE) ROAD



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NOTES:

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- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) SUBJECT PROPERTY IS LOCATED WITHIN THE ZONE 2 WELLHEAD PROTECTION AREA. PROPERTY IS NOT LOCATED IN A FLOOD ZONE BASED ON FEMA FLOOD MAP 25017C0291E DATED JUNE 4, 2010. EXISTING IMPERVIOUS AREA = 1,887 S.F. - PROPOSED IMPERVIOUS AREA = 1,528 S.F. (359 S.F. DECREASE IN IMPERVIOUS AREAS) 1,528 SF / 12,500 SF = 12.2%. THIS PROJECT WILL NOT REQUIRE A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS (SEE SECTION 6.6.7.1 OF THE TOWN'S ZONING BYLAW INDICATING ANY INCREASE IN IMPERVIOUS AREA THAT WILL RENDER MORE THAN 15% OR 2,500 SF OF THE LOT IMPERVIOUS WILL REQUIRE SPECIAL PERMIT).

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR
 HOMES



SCALE: 1"=20' DATE: 12-13-22

REFERENCES:

ASSESSOR'S: 41-17A, DEED: BK 37485, PG 171, PLAN BOOK 28, PLAN 85

ZONING: RESIDENCE R10:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	30'	52.6'
SIDE SETBACK	15'	26.7'
REAR SETBACK	15'	26.6'

PLOT PLAN

NOTES:

PREPARED FOR

PREPARED BY

Cyprus Design Inc.

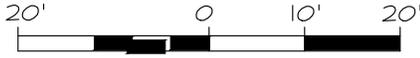
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Email: Info@CDISurvey.com



SCALE: 1"=20' DATE: 09-22-22

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITIONS TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 19 OF 1954.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PROPERTY ID: 5 255 0

ZONING RDB

DEED: BK 23128, PG 535

PLAN BOOK 79, PLAN 50

DESCRIPTION	REQUIRED	PROP.
FRONT SETBACK	25'	37.8'
SIDE SETBACK	15'	*5.7'D, 15.7'A
REAR SETBACK	15'	46.0'
MIN. OPEN AREA	70%	70%
MIN. GREEN SPACE	35%	59%
MAX. HARDSCAPE	35%	11%
MAX. HEIGHT	40'	**

*D=PROPOSED DECK,

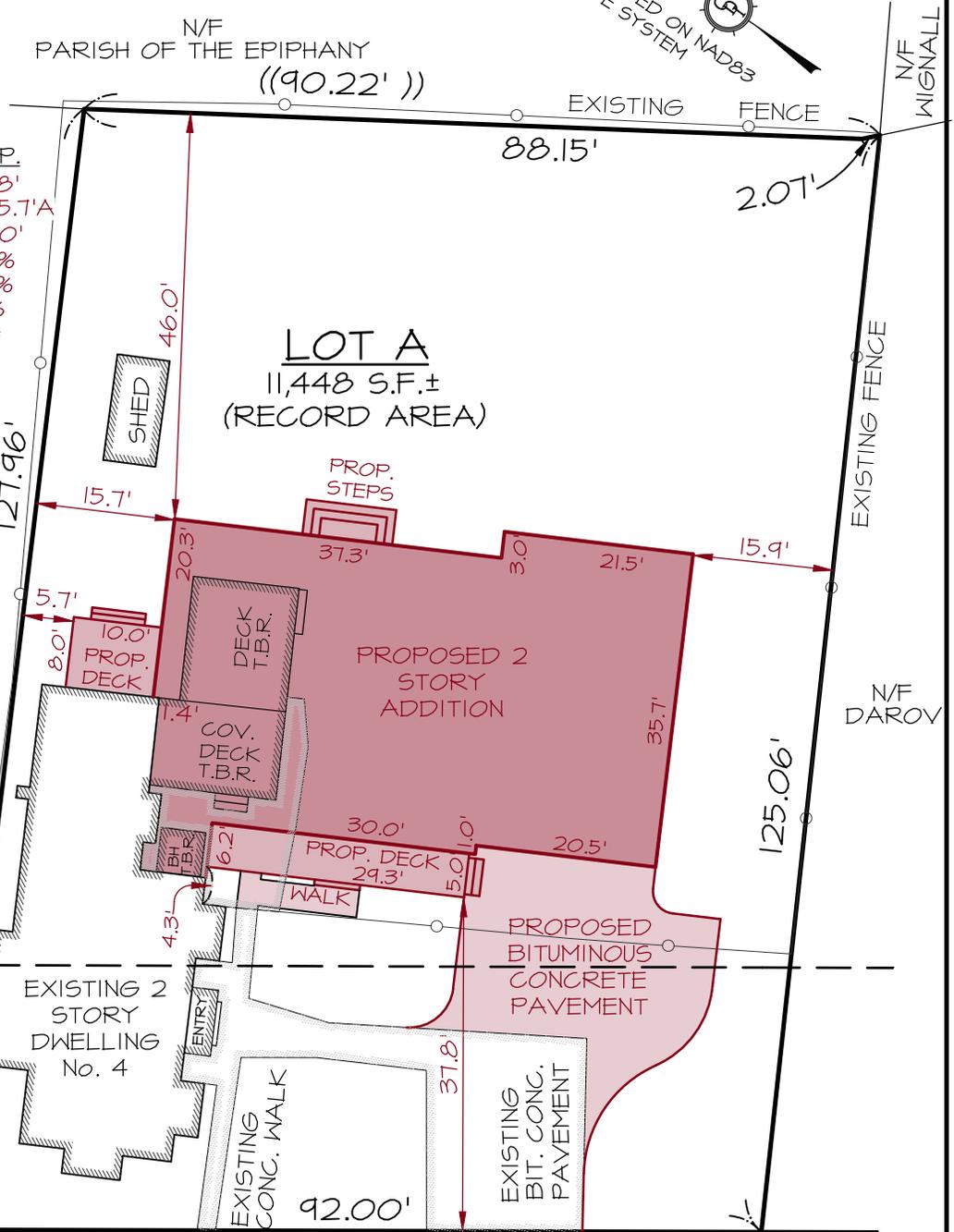
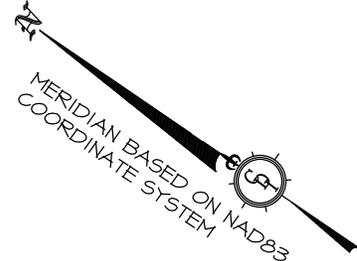
*A=PROPOSED ADDITION

** SEE ARCHITECTURAL PLANS

PROGRESS PRINT 9-30-22

N/F PARISH OF THE EPIPHANY

((90.22'))



NORWOOD (PUBLIC) STREET

PROPOSED PLOT PLAN

PREPARED FOR

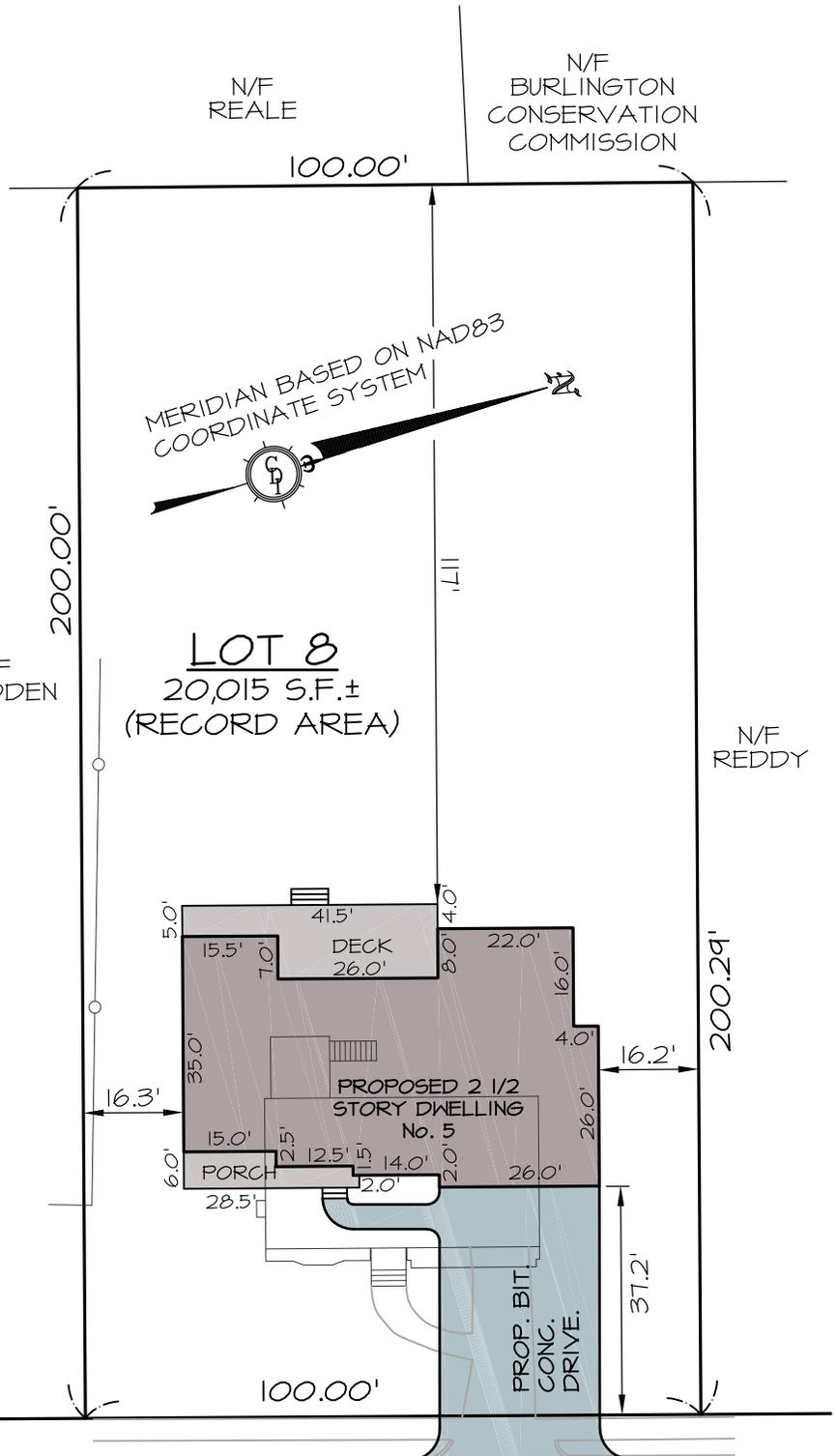
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30' 0 15' 30'
 SCALE: 1"=30' DATE: 5-12-22



NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED DWELLING TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 885 OF 1974.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

REFERENCES:

ASSESSOR'S: 2-13-8,
 DEED: BK 13086, PG 698,
 PLAN 885 OF 1974

ZONING: RESIDENCE (RO):

DESCRIPTION	REQ.	PROP.
FRONT SETBACK	25'-37.2'	
SIDE SETBACK	15'-16.2'	
REAR SETBACK	15'-117'	
MAX. HEIGHT	30'	**

** SEE ARCHITECTURAL PLANS

BROOKSIDE LANE
 (PUBLIC - 44' WIDE)

PLOT PLAN

PREPARED FOR

PREPARED BY
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SCALE: 1"=20' DATE: 05-04-22

REFERENCES:

ASSESSOR'S: 46-106
DEED: BK 23712, PG 588
PLAN 1794 OF 1950

NOTES:

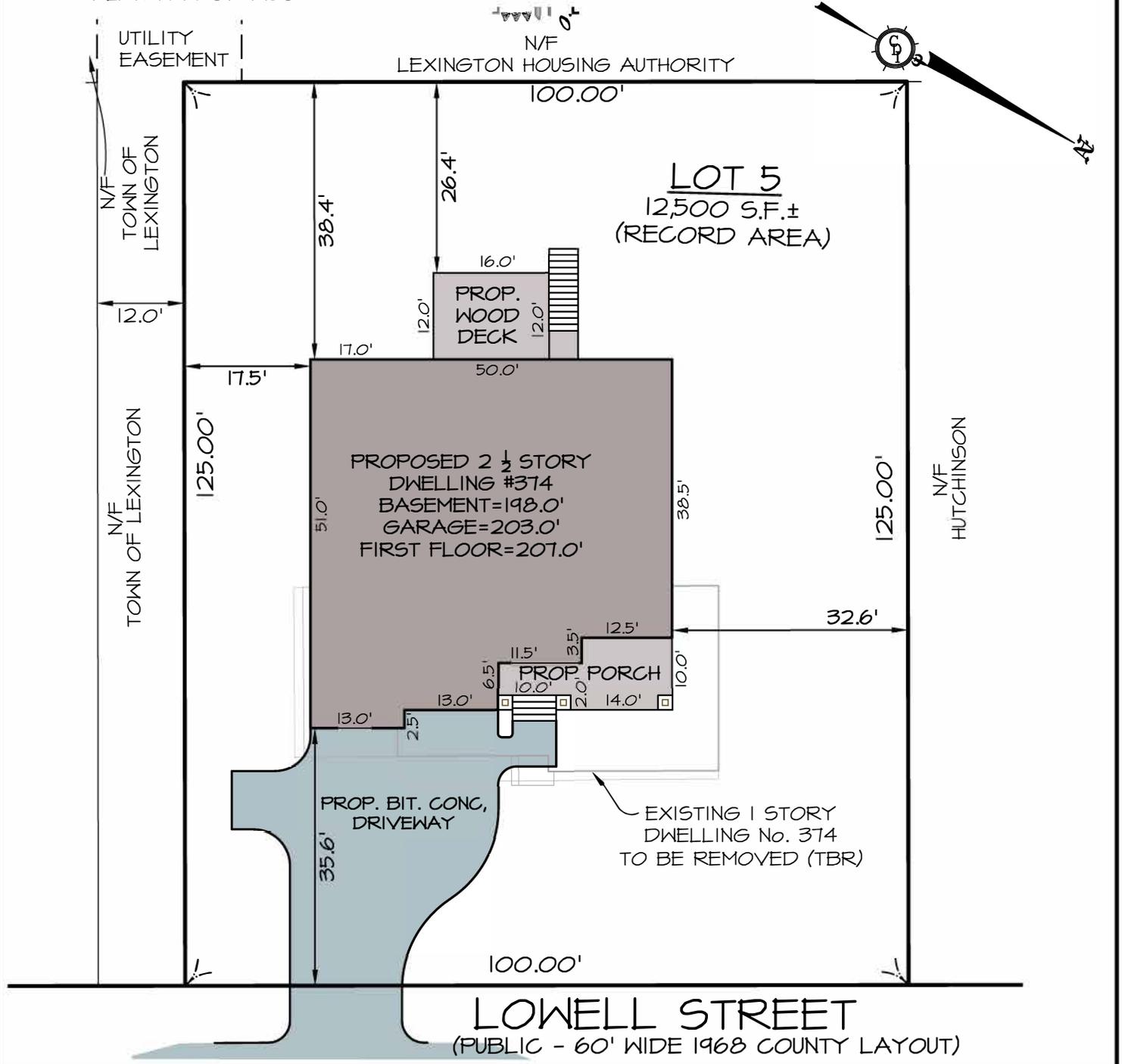
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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

ZONING: RO:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	30'	35.6'
SIDE SETBACK	15'	17.5'
REAR SETBACK	15'	26.4'
DWELLING HEIGHT 2.5 / 40'		**

** SEE ELEVATION FORM ATTACHED





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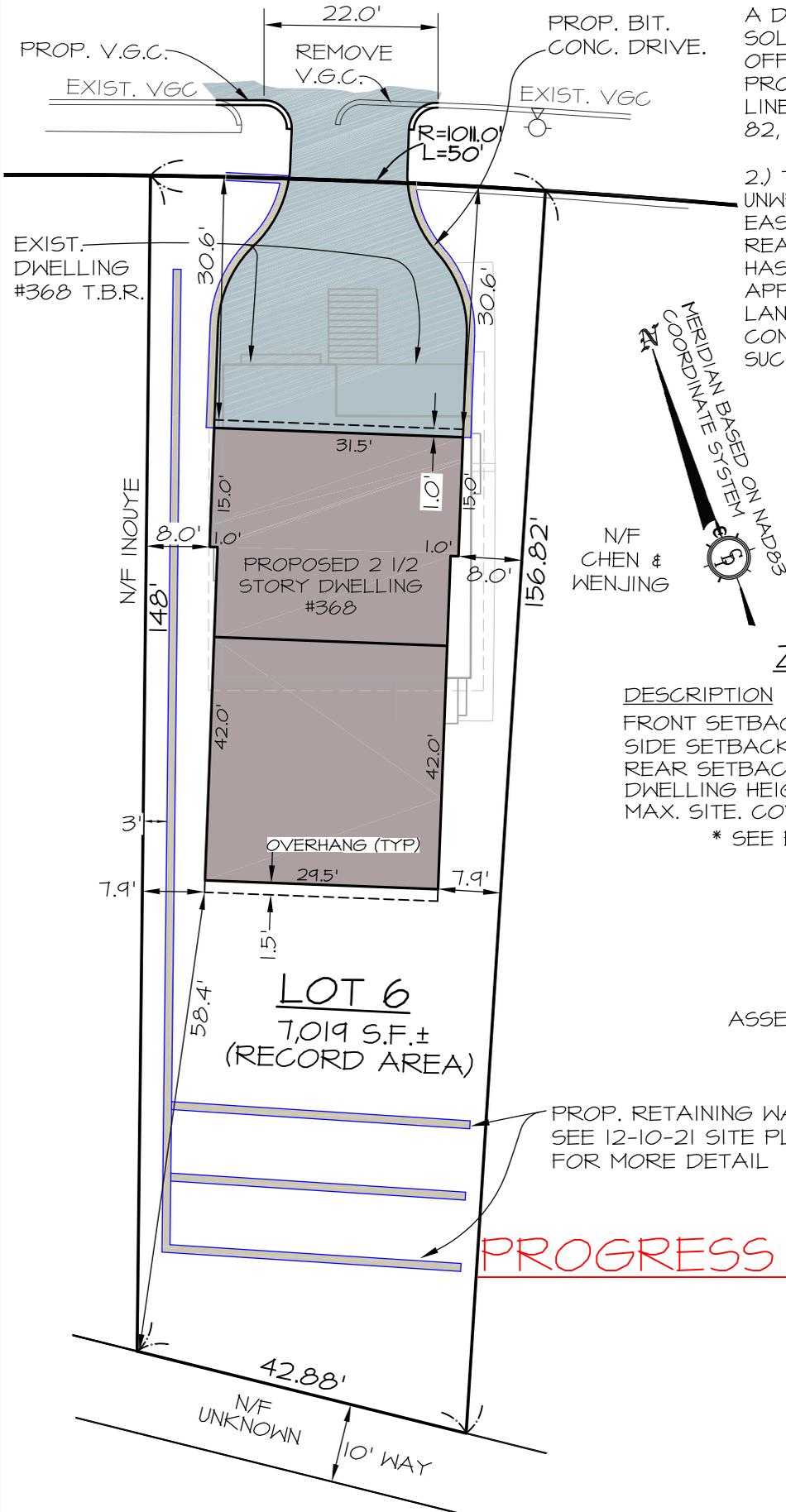
MASSACHUSETTS AVENUE

(1902 COUNTY LAYOUT - 70' WIDE)

NOTES

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED DWELLING TO THE LOT LINES AS DEPICTED ON PLAN BOOK 82, PLAN 14.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



ZONING: RS:

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	30'	22.4'	30.6'
SIDE SETBACK	7.5'	5.5'	7.9'
REAR SETBACK	15'	84.6'	58.4'
DWELLING HEIGHT	2.5/40'	N/A	*
MAX. SITE COV.	15%	19.7%	24.4%

* SEE ELEVATIONS FORM ATTACHED

REFERENCES:

ASSESSOR'S: 13-345, DEED: BK 19535-11,
PLAN BOOK 82, PLAN 14
PLAN LC-35147A
PLAN LC-28314A
PLAN LC 24297A

PROP. RETAINING WALLS
SEE 12-10-21 SITE PLAN
FOR MORE DETAIL

PROGRESS PRINT 2-1-22

PROPOSED PLOT PLAN

MASSACHUSETTS.
PREPARED FOR

20' 0 10' 20'

SCALE: 1"=20' DATE: 2-1-22

CALC.: KPF REVIEWED S.L.

PLOT PLAN

PREPARED FOR

PREPARED BY

Cyprus Design Inc.



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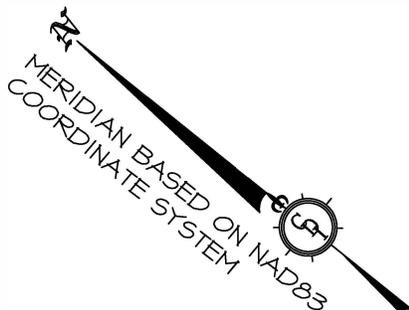
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SCALE: 1"=30' DATE: 12-27-21



N/F CACCIOLA

N/F CONLEY

161.76'

REFERENCES:

ASSESSOR'S: 26-157,
DEED: BK 33555, PG 214,
P.B. 102, PL. 157.

ZONING: VILLAGE RESIDENCE:

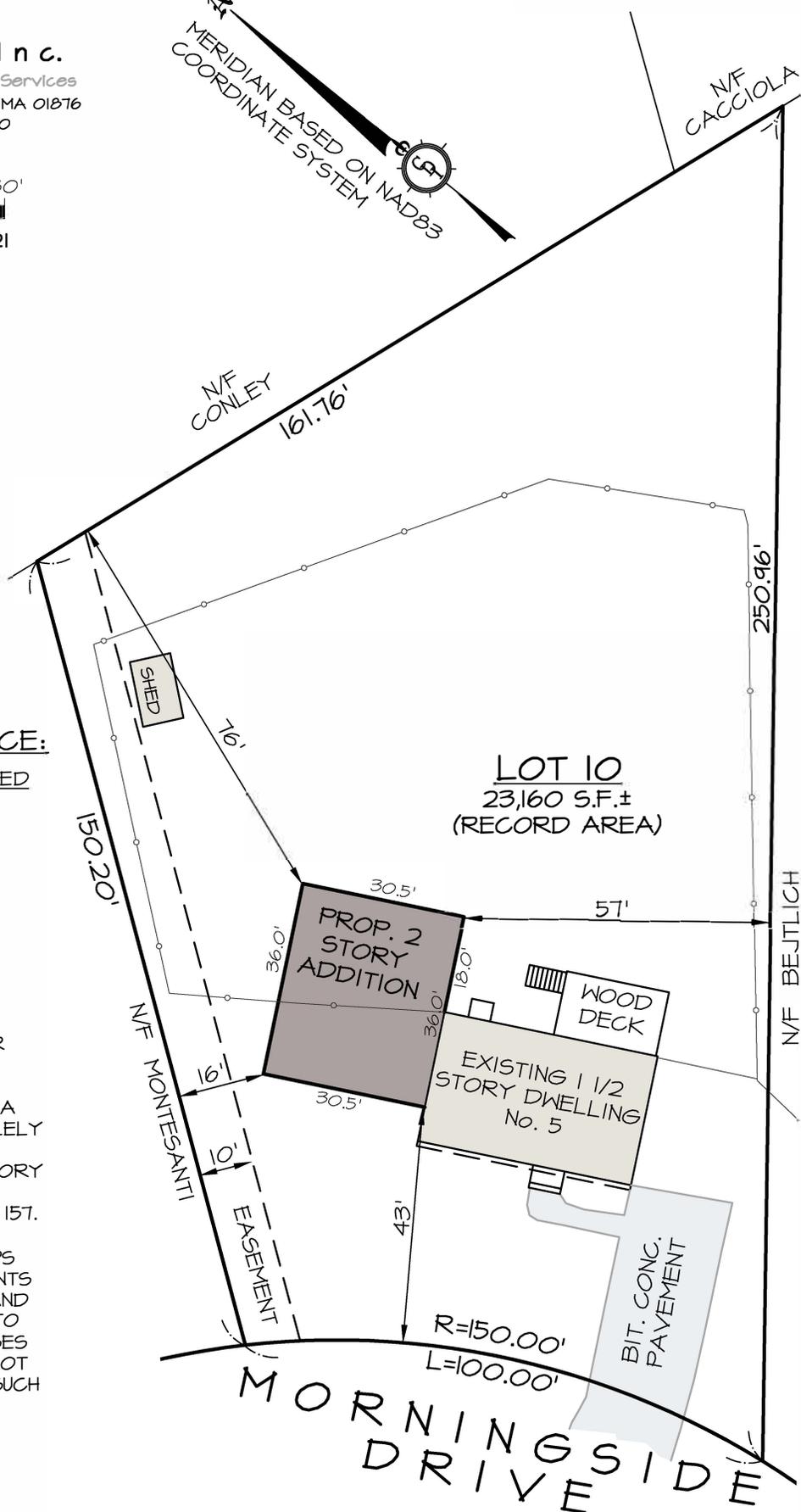
DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	35'	43'
SIDE SETBACK	15'	16'
REAR SETBACK	20'	76'
MAX. LOT COV.	25%	10%
MAX. HEIGHT	2 1/2 STY / 35'	**

** SEE ARCHITECTURAL PLANS

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED 2 STORY ADDITION TO THE LOT LINES AS DEPICTED ON PLAN BOOK 102, PLAN 157.

2.) THIS PLAN DOES NOT SHOW ANY PS UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



MORNINGSIDE DRIVE



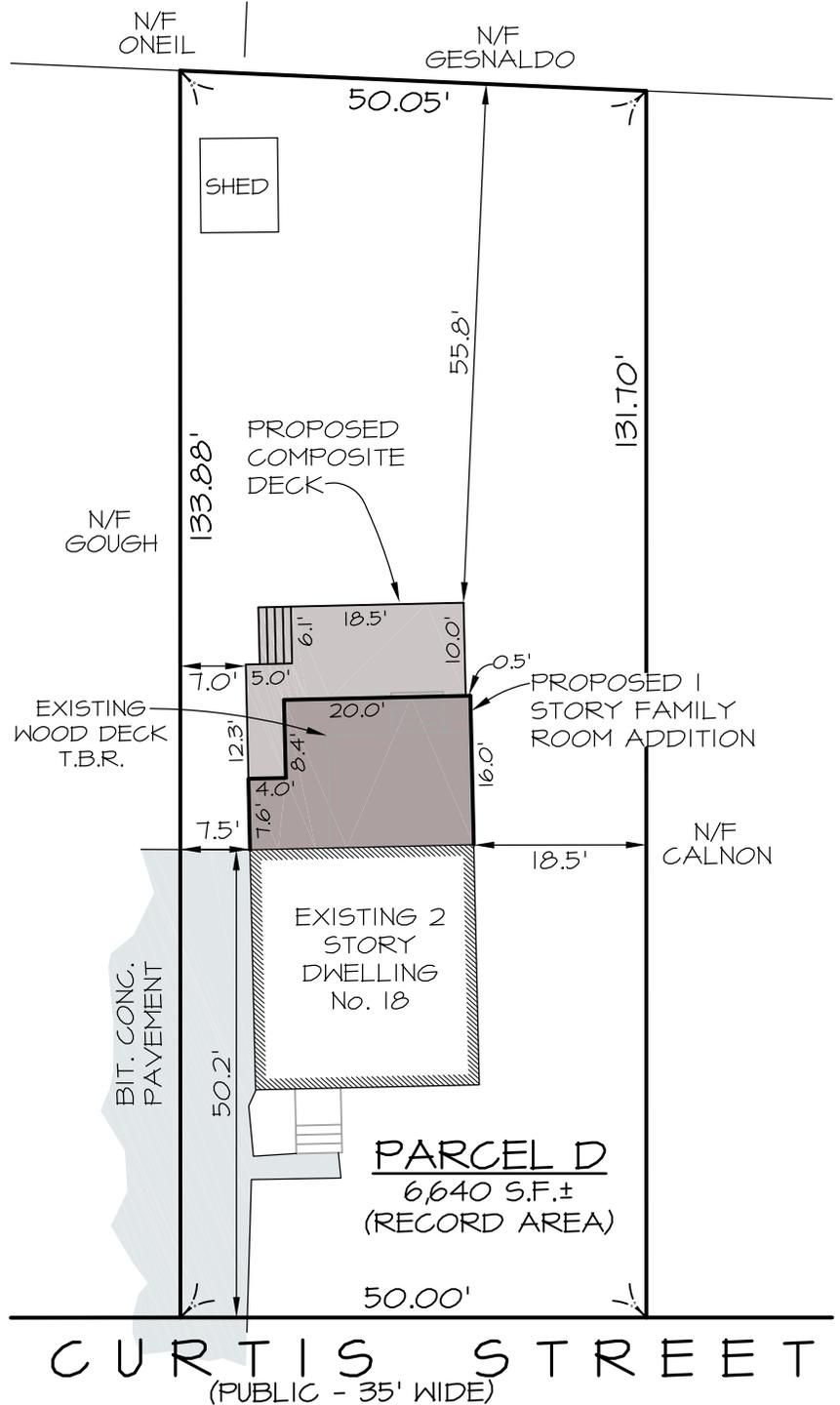
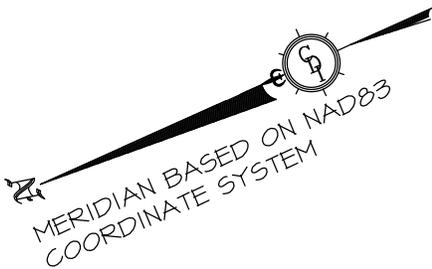
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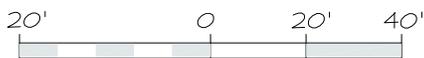
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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR



SCALE: 1"=20' DATE: 8-27-21

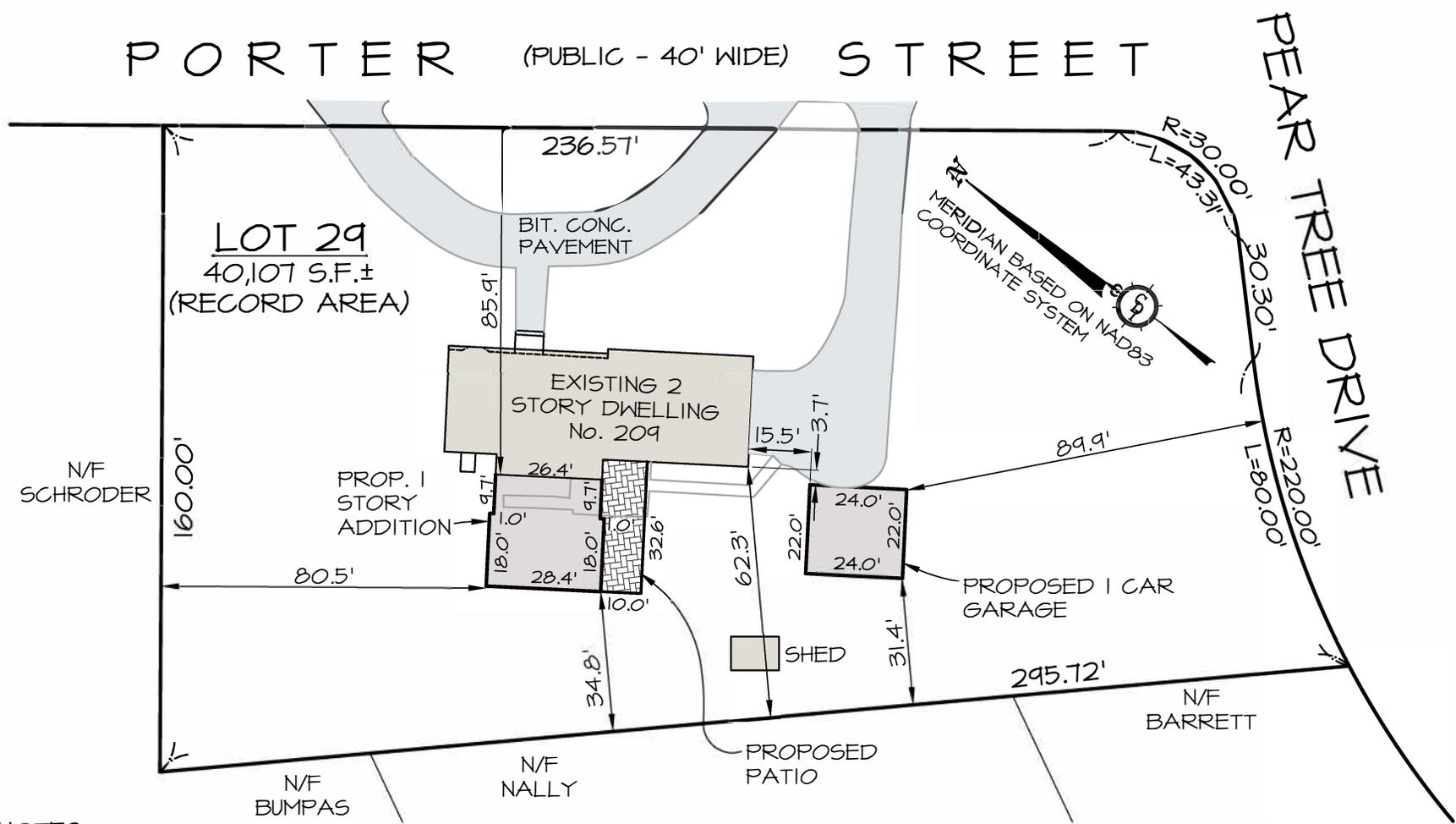
REFERENCES:

ASSESSOR'S: N7-20, DEED: BK 52936, PG 151, PLAN 709 OF 1929

ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	15'	50.2'
SIDE SETBACK	7.5'	7.0'*
REAR SETBACK	15'	55.8'
MAX. LOT COV.	40%	26.5%

* WILL REQUIRE ZONING RELIEF



NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITION & DETACHED GARAGE TO THE LOT LINES AS DEPICTED ON A PLAN 471 OF 1967.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR

SCALE: 1"=40' DATE: 8-19-21

REFERENCES:

ASSESSOR'S: 32-120, DEED: BK 30199, PG 392,
 PLAN BOOK 222, PLAN 471 OF 1967

ZONING: RESIDENCE SRC:

DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	40'	85.9'
SIDE SETBACK	20'	80.5'
REAR SETBACK	30'	31.4'
MAX. BLDG. COV.	25%	8.5%
MAX. IMPERVIOUS	50%	15%

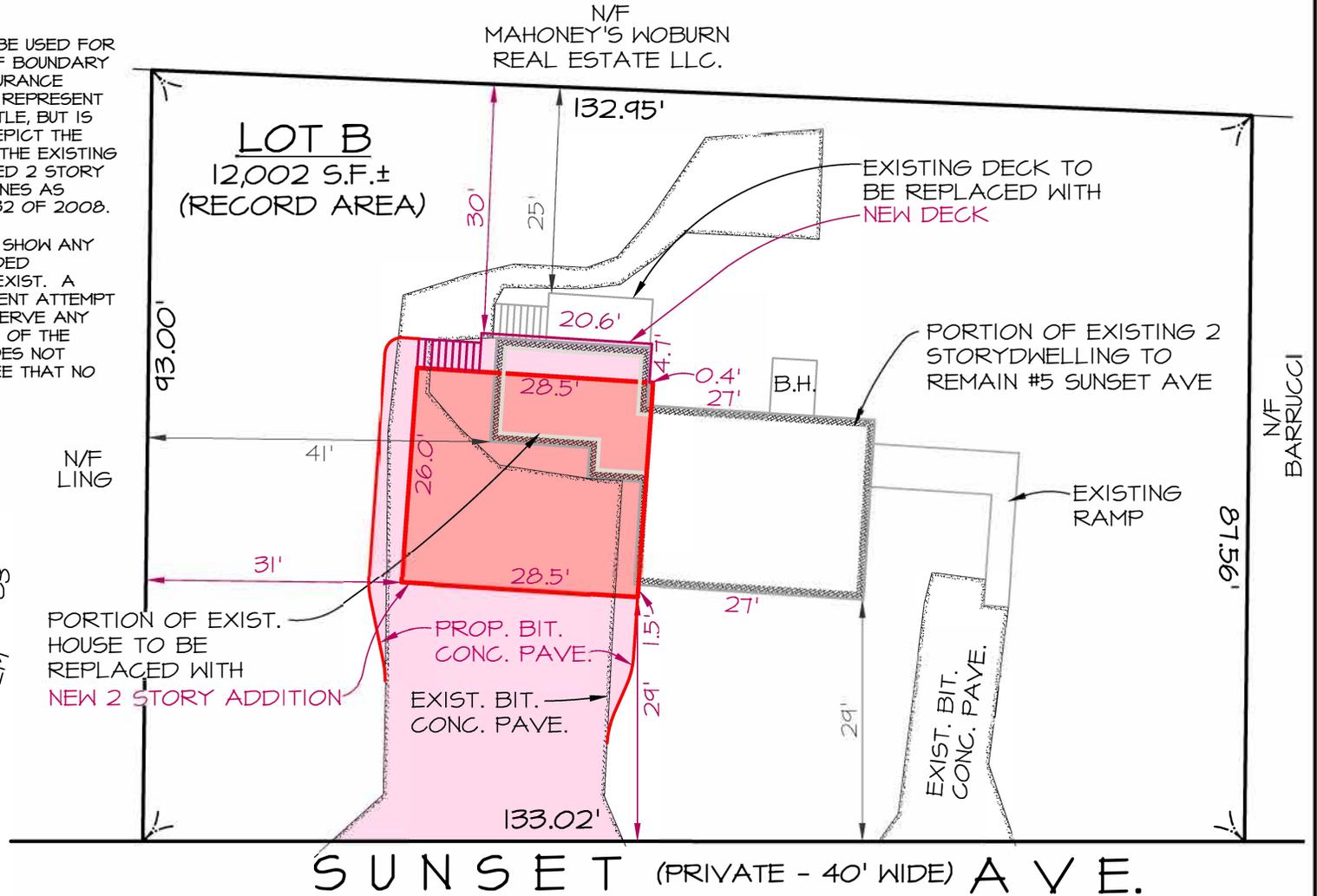
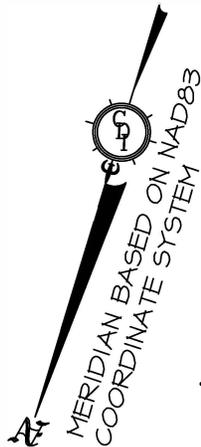
DATE / REVISION	DESCRIPTION



NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING DWELLING AND PROPOSED 2 STORY ADDITION TO THE LOT LINES AS DEPICTED ON A PLAN 932 OF 2008.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



PLOT PLAN

TEWKSBURY, MASSACHUSETTS.

PREPARED FOR
 C.



SCALE: 1"=20' DATE: 07-19-21

REFERENCES:

ASSESSOR'S: 37-06-44, DEED: BK 77989,
 PG 574, PLAN 932 OF 2008, ZONING: R-1

DESCRIPTION	REQUIRED	EXIST.	PROPOSED
FRONT SETBACK	25'	29'	29'
SIDE SETBACK	12'	41'	31'
REAR SETBACK	30'	25'	30'
MAX. BLDG. COV.	25%	7%	11%
MIN. OPEN SPACE	50%	26.5%	24.8%
MAX. HEIGHT	2 1/2 STY / 35'		**

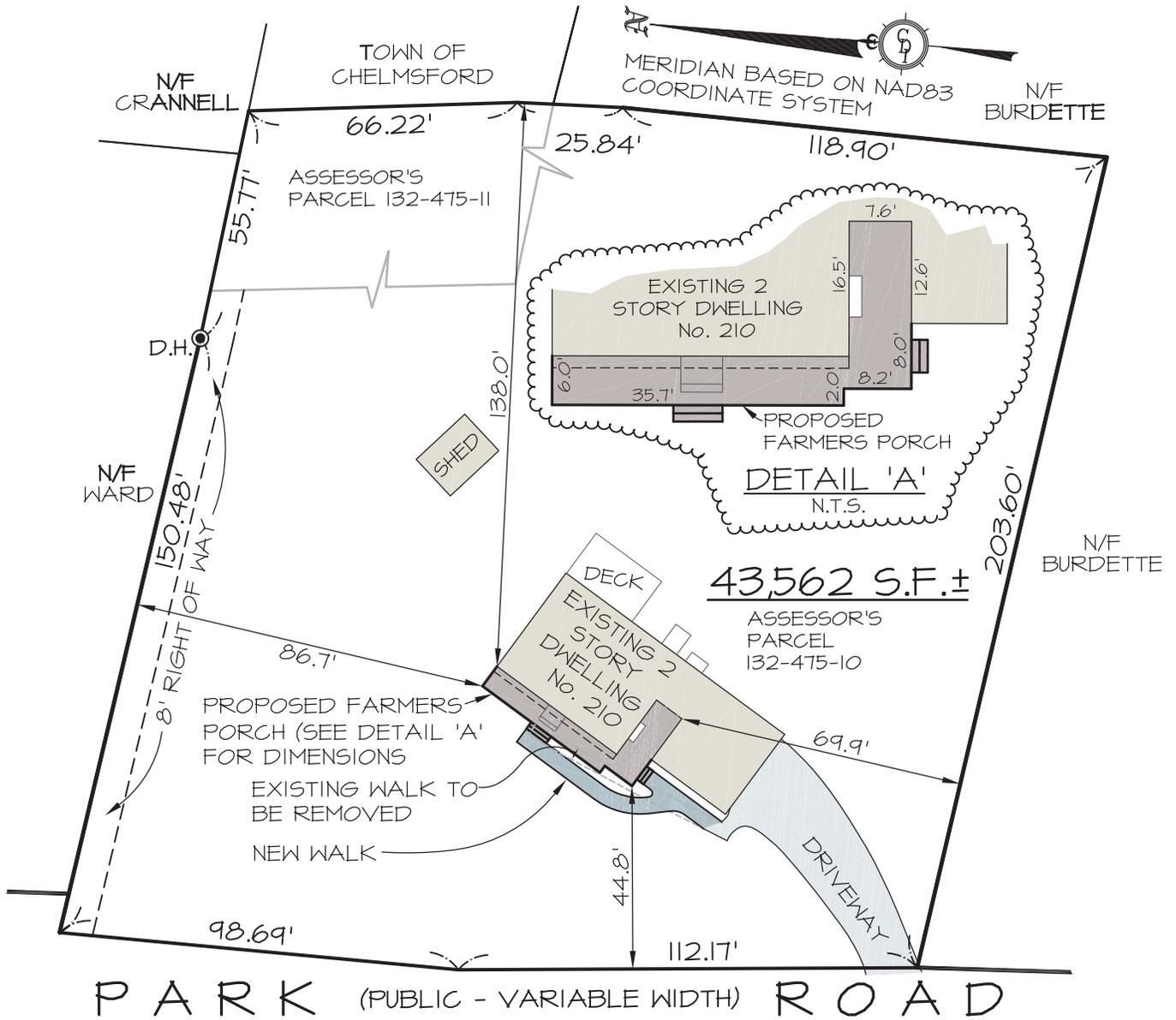
** SEE ARCHITECTURAL PLANS

DATE / REVISION DESCRIPTION



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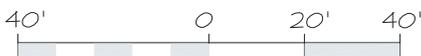


NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED FARMERS PORCH TO THE LOT LINES AS DEPICTED ON PLAN I13 RECORDED IN PLAN BOOK 123.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR



SCALE: 1"=40' DATE: 07-12-21

REFERENCES:

PROPERTY ID: 132-475-10&11, DEED: BK 28252, PG 190, PLAN BOOK 123, PLAN I13

ZONING RB:

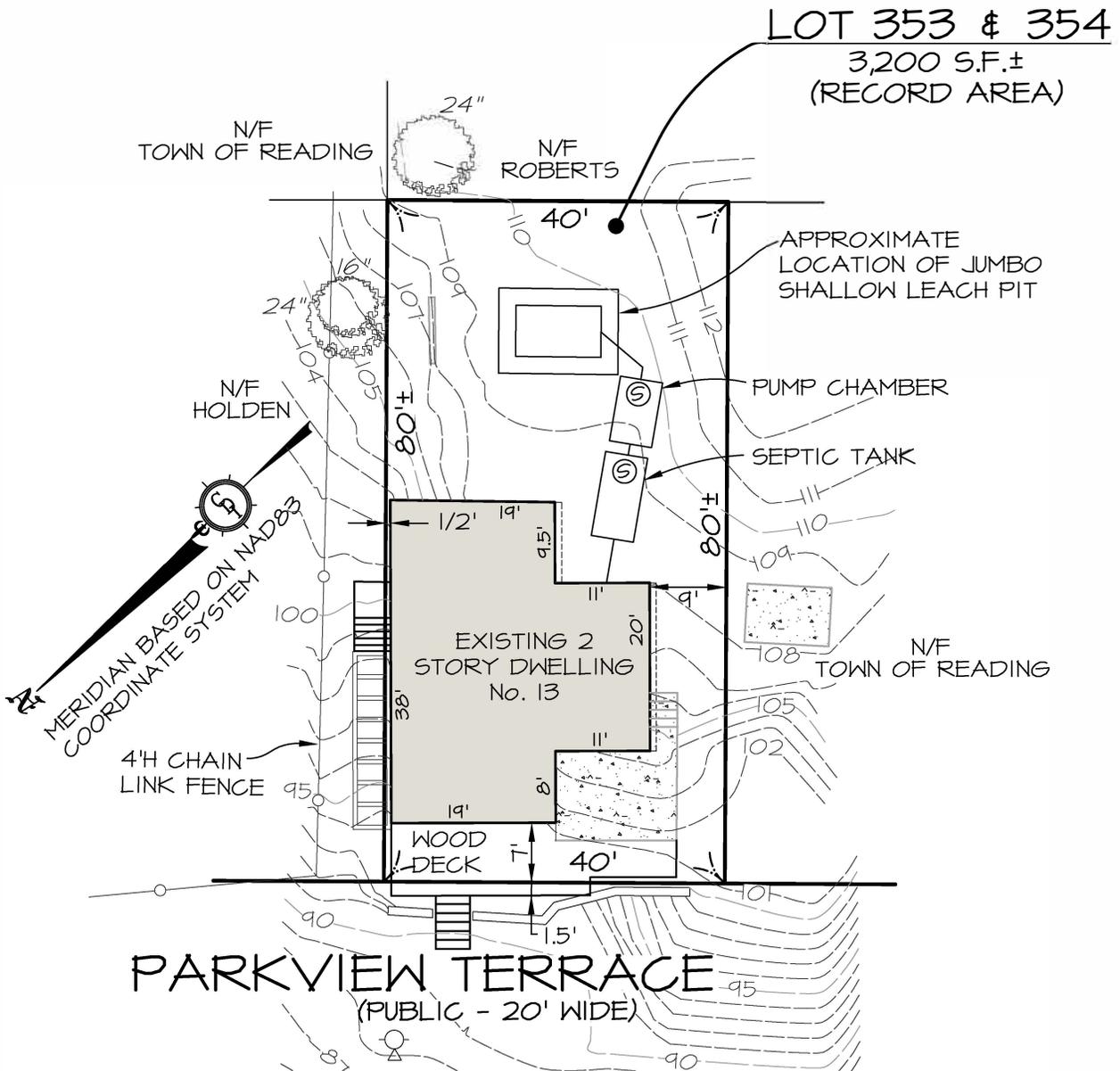
DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	40'	44.8'
SIDE SETBACK	25'	69.9'
REAR SETBACK	30'	138.0'
MAX. BLDG. COV.	15%	3.8%
MAX. F.A.R.	.20	.06

P.L.S. FOR CYPRUS DESIGN INC.



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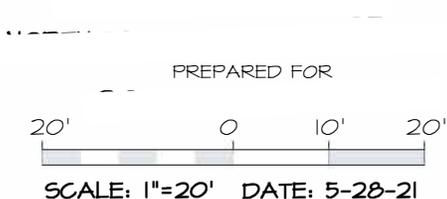


NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING DWELLING TO THE LOT LINES AS DEPICTED ON PLAN 32 RECORDED IN PLAN BOOK 217.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN



REFERENCES:

PARCEL GIS ID:
2130080000002080

DEED BOOK 15275
PAGE 255
PLAN BOOK 217
PLAN 32

ZONING DATA:

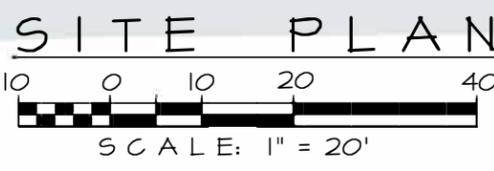
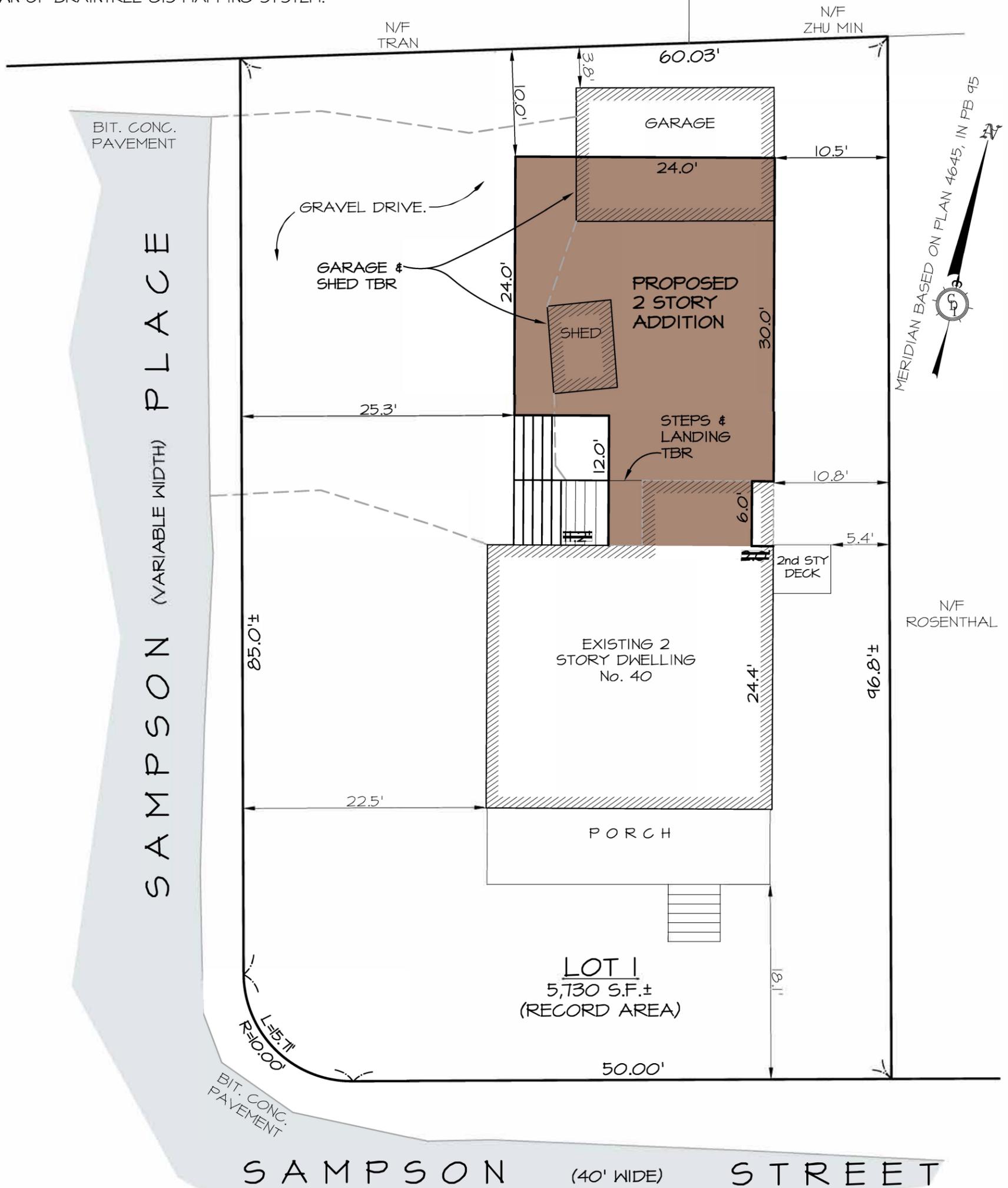
ZONE: RESIDENCE B
MIN. SETBACKS
FRONT= 25'
SIDE= 20'
REAR= 24'

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.

2.) THIS PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING STRUCTURES AND PROPOSED ADDITIONS IN RELATION TO LOT LINES BASED ON PLAN 4645, IN PB 95.

3.) THE SUBJECT PROPERTY IS DEPICTED AS 2021-0-30 ON TOWN OF BRAINTREE GIS MAPPING SYSTEM.



LEGEND:
 S.S. = SAMPSON STREET
 S.P. = SAMPSON PLACE
 DK = DECK
 GAR = GARAGE
 TBR = TO BE REMOVED

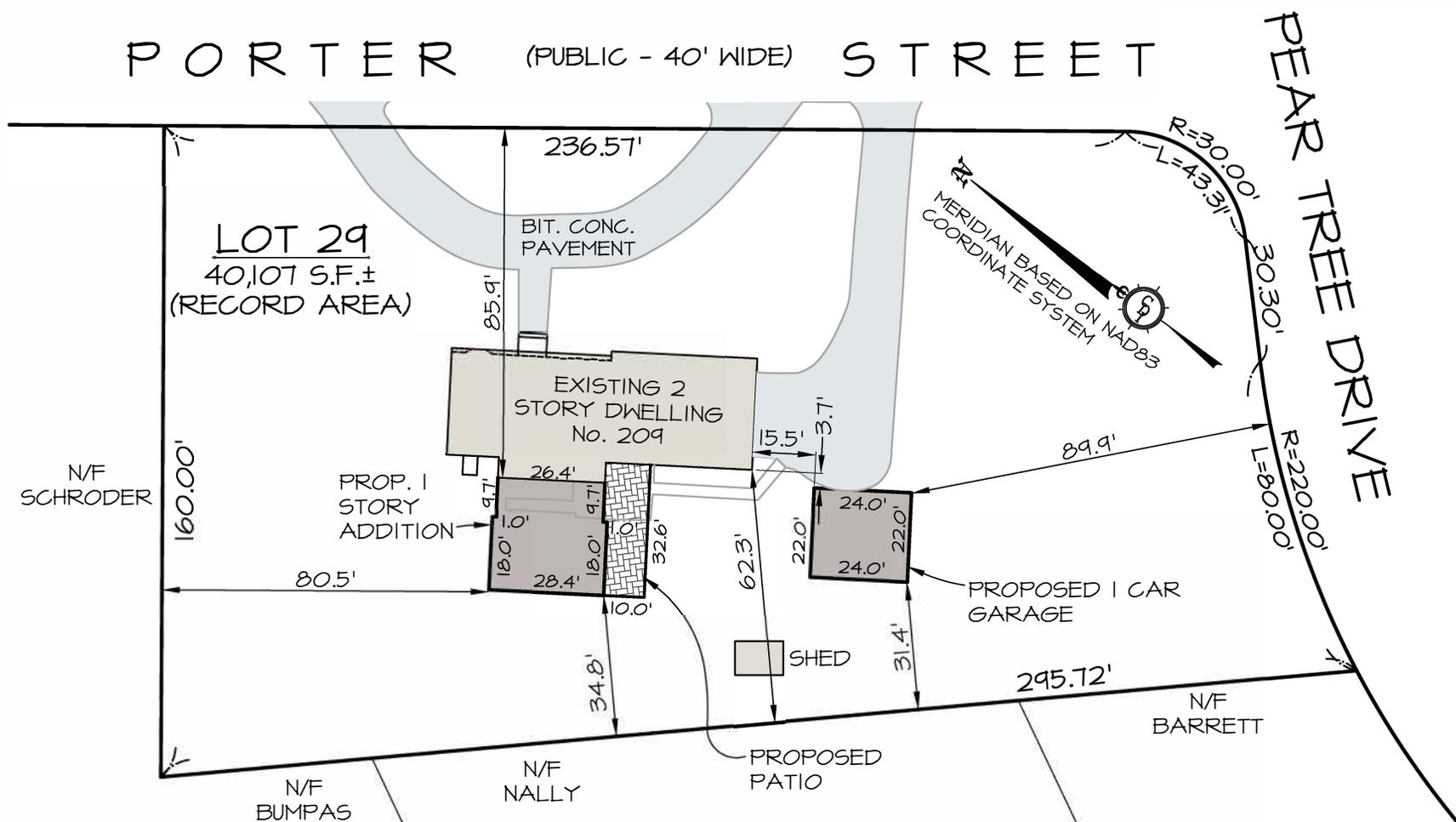
LOCATED AT
 MASSACHUSETTS
 ASSESSOR'S: 2021-0-30
 PREPARED BY
Cyprus Design Inc.
 Land Surveying & Civil Engineering Services
 1501 Main Street Unit 24 Tewksbury, MA 01876
 Tel. 978.640.1019, Fax. 978.640.1020
 Web. CDISurvey.com
 Email Info@CDISurvey.com

REFERENCES:
 ASSESSOR'S: 2021-0-30, DEED: BK 5865, PG 416, PLAN 4645, IN PB 95
ZONING: RESIDENCE B:

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	20'	18.1' S.S.	25.3' S.P.
SIDE SETBACK	10'	5.4' DK	10.5'
REAR SETBACK	30'	3.8' GAR	10.0'
MAX. BLDG. COV.	35%	17.3%	24.5%
MAX. LOT COV.	70%	22.2%	30.4%
MIN. OPEN SPACE	30%	77.8%	69.6%

DATE: 5-12-21 SCALE: 1"=20'

PROFESSIONAL LAND SURVEYOR



NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITION & DETACHED GARAGE TO THE LOT LINES AS DEPICTED ON A PLAN 471 OF 1967.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR

40' 0 20' 40'

SCALE: 1"=40' DATE: 5-10-21

REFERENCES:

ASSESSOR'S: 32-120, DEED: BK 30199, PG 392,
 PLAN BOOK 222, PLAN 471 OF 1967

ZONING: RESIDENCE SRC:

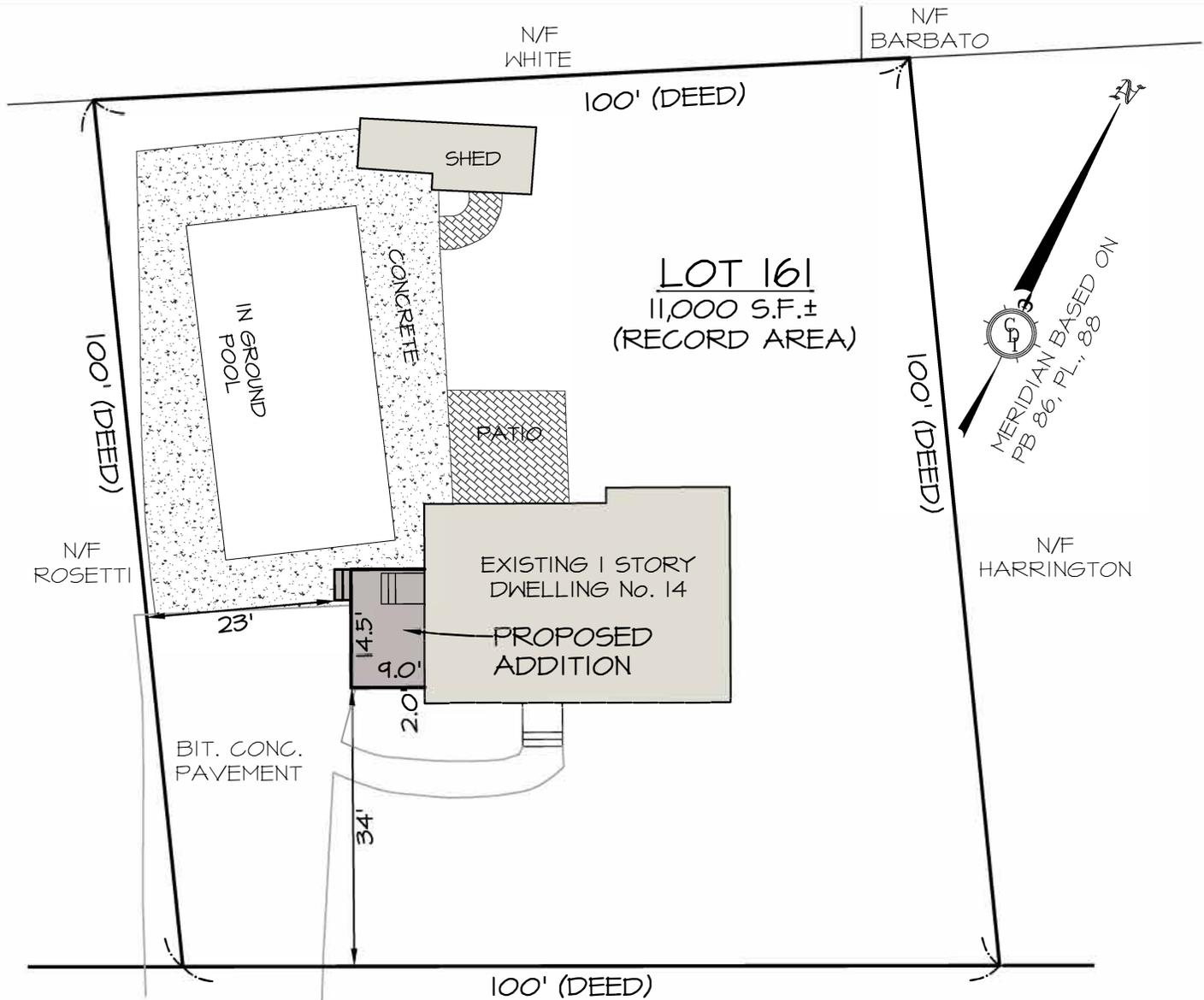
DESCRIPTION	REQUIRED	PROPOSED
FRONT SETBACK	40'	85.9'
SIDE SETBACK	20'	80.5'
REAR SETBACK	30'	31.4'
MAX. BLDG. COV.	25%	8.5%
MAX. IMPERVIOUS	50%	15%

DATE / REVISION DESCRIPTION



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CHAMPION STREET

(PUBLIC - 40' WIDE)

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITION TO THE LOT LINES AS DEPICTED ON PLAN BOOK 86, PLAN 88.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) FIELD SURVEY PERFORMED BY CYPRUS DESIGN INC. IN APRIL 2020.

PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR



SCALE: 1"=20' DATE: 3-31-21

REFERENCES:

ASSESSOR'S: 57-42 DEED BOOK 27323, PG 78, PB 86, PL 88 PB 150, PL 64

ZONING: RESIDENCE R40:

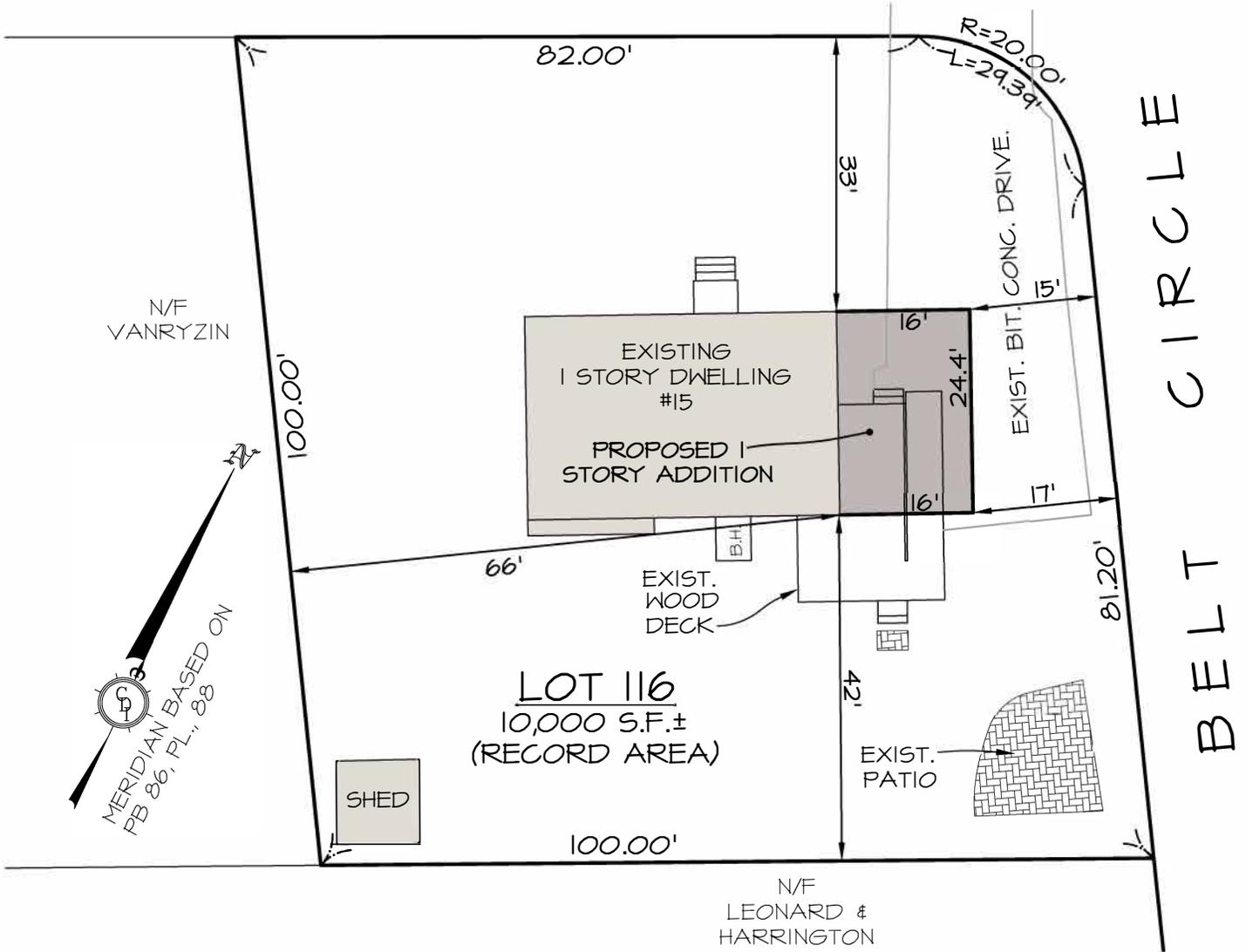
DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	33'
SIDE SETBACK	15'	23'
REAR SETBACK	15'	59'
MAX. BLDG. COV.	15%	10%



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CHAMPION STREET (PUBLIC - 40' WIDE)



NOTES:

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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

TEWKSBURY, MASSACHUSETTS.
PREPARED FOR



SCALE: 1"=20' DATE: 10-22-20

REFERENCES:

ASSESSOR'S: 57-42 DEED BOOK 28369, PG.
195, PB 86, PL 88 PB 150, PL 64

ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	15' * & 33'
SIDE SETBACK	15'	66'
REAR SETBACK	15'	42'
MAX. BLDG. COV.	15%	14.4%

* REQUIRES ZONING RELIEF

PLOT PLAN

, MASSACHUSETTS

PREPARED BY

Cyprus Design Inc.

Land Surveying & Civil Engineering Services

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Web: CDISurvey.com

Email: Info@CDISurvey.com



SCALE: 1"=40' DATE: 9-14-20

REFERENCES:

ASSESSOR'S: MAP 64, LOT 115,
DEED BOOK 34411, PG 202
DEED BOOK 31832, PG 145
DEED BOOK 4918, PG 72
PLAN BOOK 91, PLAN 140
PLAN BOOK 169, PLAN 68

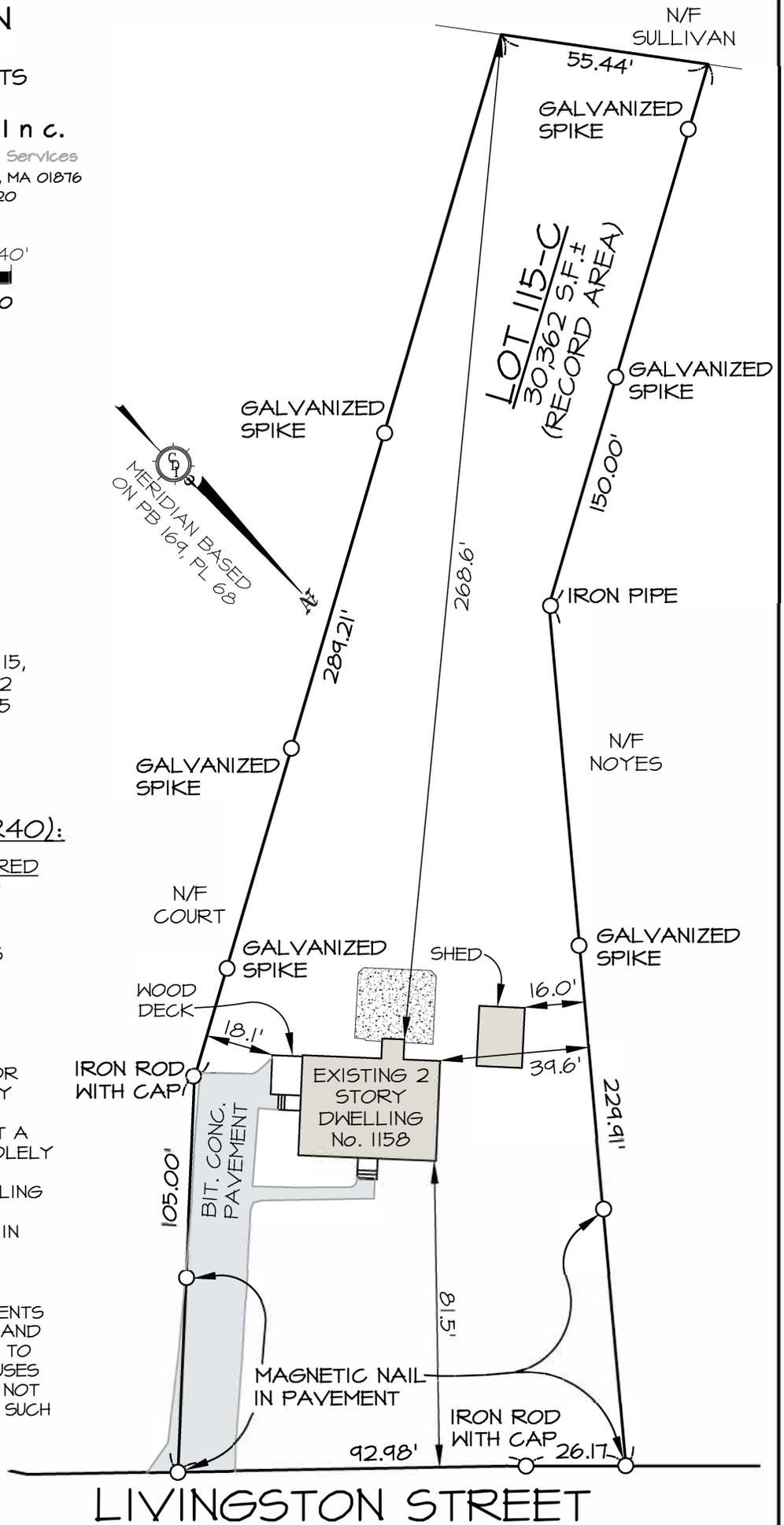
ZONING: RESIDENCE (R40):

DESCRIPTION	REQUIRED
FRONT SETBACK	25'
SIDE SETBACK	15'
REAR SETBACK	15'
MAX. BLDG. COV.	15%

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING DWELLING AND SHED TO THE LOT LINES AS DEPICTED ON PLAN 68 RECORDED IN PLAN BOOK 169.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



LIVINGSTON STREET

PLOT PLAN

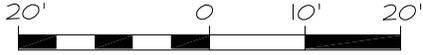
PREPARED FOR

PREPARED BY

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 Web: CDISurvey.com
 Email: Info@CDISurvey.com

N/F
 ARBORWOOD
 CONDOMINIUM



SCALE: 1"=20' DATE: 6-22-20

LOT 3
 21,109 S.F.±
 (RECORD AREA)

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED DWELLING TO THE LOT LINES AS DEPICTED ON RECORDED PLAN IN BOOK 10630, PAGE 367.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

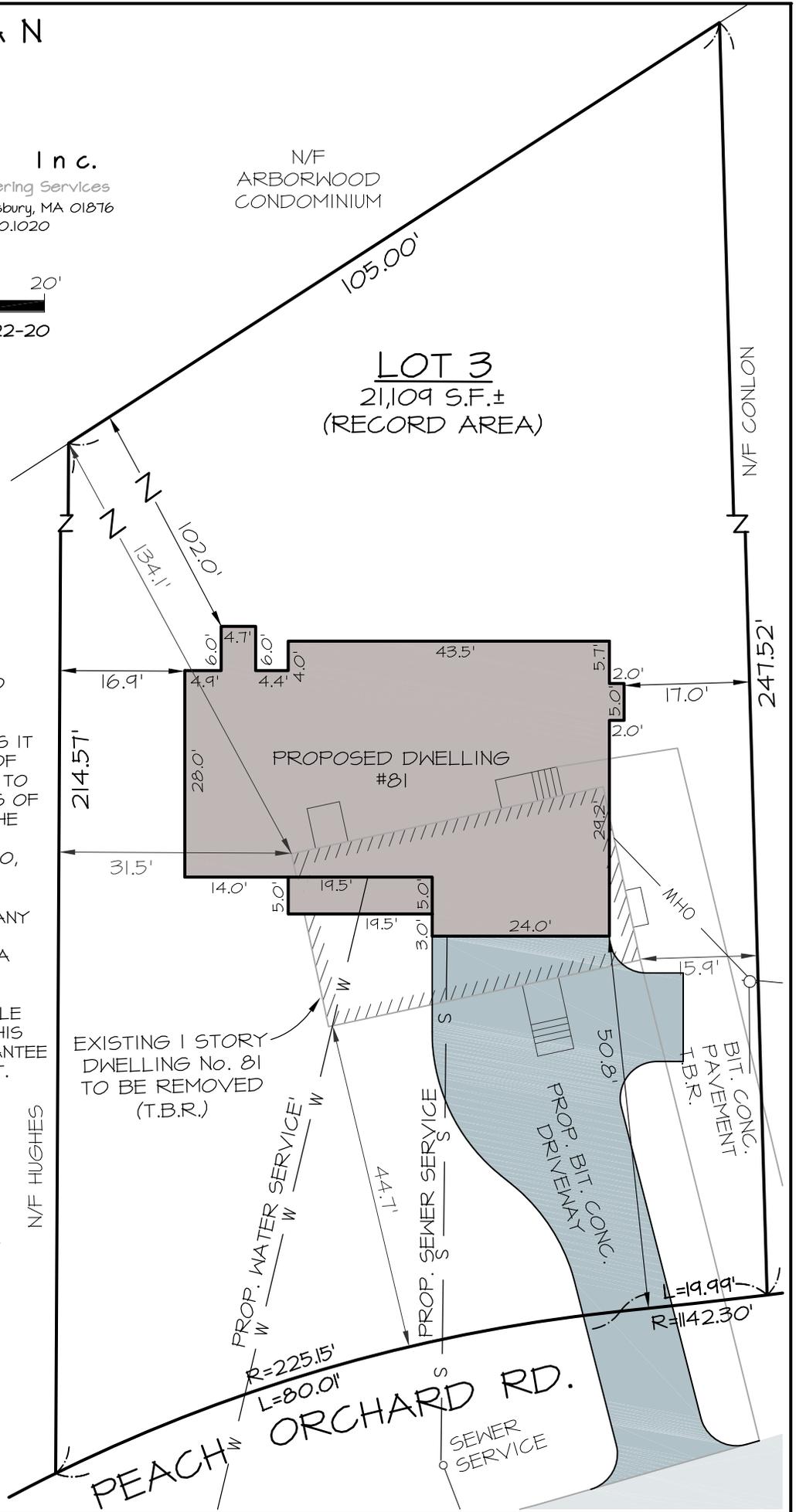
REFERENCES:

ASSESSOR'S: 25-121,
 DEED: BK 41488, PG 390,
 PLAN IN BOOK 10630, PG 367

ZONING: RESIDENCE (R0):

DESCRIPTION	REQ.	PROP.
FRONT SETBACK	25'	50.8'
SIDE SETBACK	15'	16.9'
REAR SETBACK	15'	102.0'
MAX. HEIGHT	30'	**

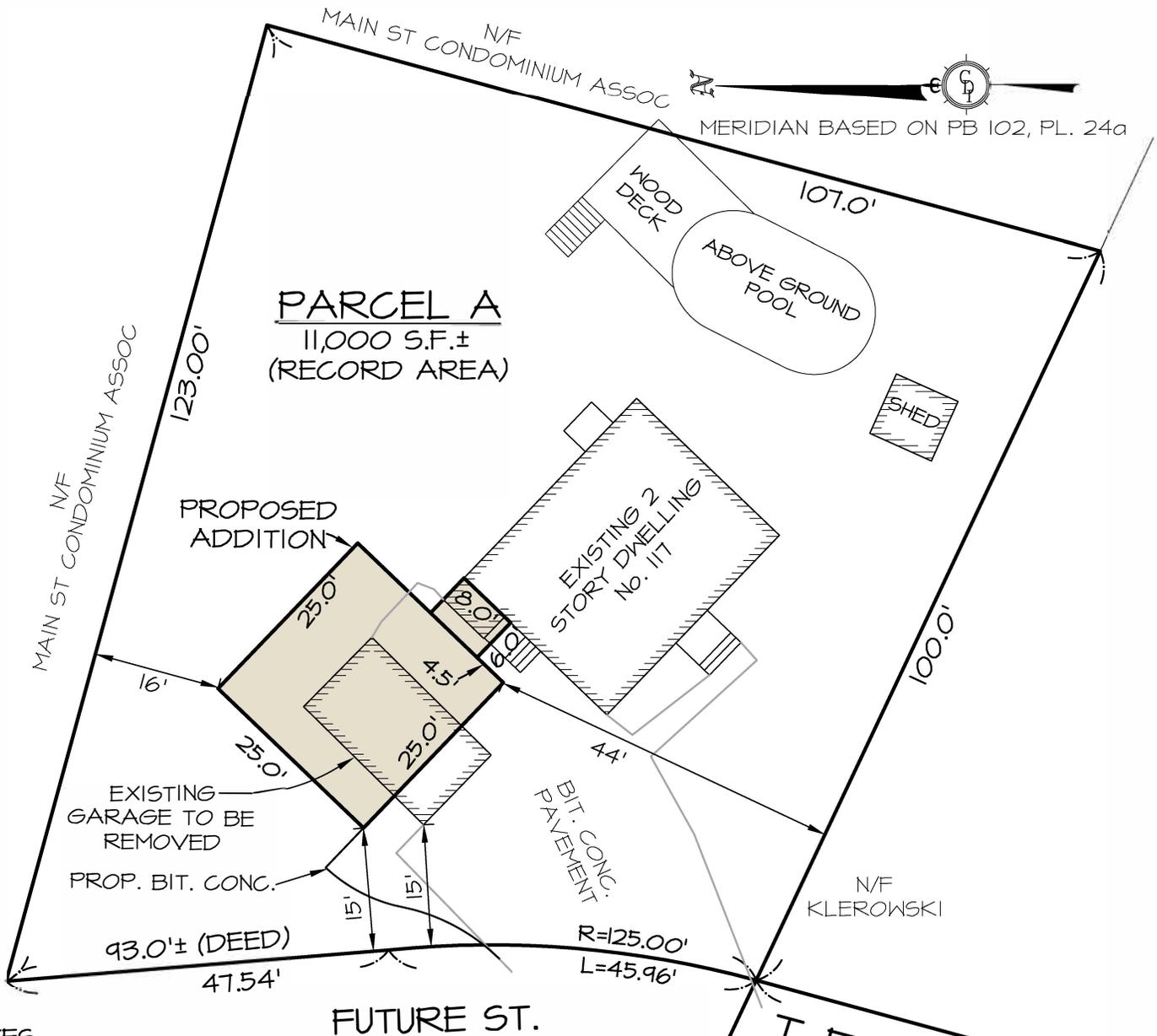
** SEE ARCHITECTURAL PLANS





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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN



REFERENCES:

ASSESSOR'S: 83-98, DEED: BK 7122, PG 159, PLAN BOOK 102, PLAN 24A

ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	15'* (EXISTING=15')
SIDE SETBACK	15'	44'
REAR SETBACK	15'	16'
MAX. BLDG. COV.	15%	13.5%

* REQUIRES ZONING RELIEF

HIGH STREET

(PUBLIC - 40' WIDE)

PLOT PLAN

367.88' TO SB @ FAIRMONT ST.

LOCATED AT

MASSACHUSETTS

ASSESSOR'S: 51-28-24

PREPARED BY

Cyprus Design Inc.



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Tel. 978.640.1019, Fax. 978.640.1020
Web. CDISurvey.com
Email Info@CDISurvey.com

DATE: 12-06-19

SHEET 1 OF 1



REFERENCES:

ASSESSOR'S: 51-28-24, DEED: BK 71004, PG 357, PLAN 1261 OF 1966, PLAN 2020 OF 1952, PLAN 854 OF 2017, PLAN 853 OF 1987

ZONING: RESIDENCE I-G:

DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK	20'	59.4'
SIDE SETBACK	20'	10.2'
REAR SETBACK	20'	5.8'
MAX. BLDG. COV.	50%	36%
L.S. USABLE OPEN SPACE	10% MIN	19%

BIT. CONC. PARKING LOT

N/F XIA CHEN MING

EXISTING 2 STORY GARAGE

N/F MARK A LINEHAN

PARCEL 51-28-24
28,745 S.F.±

BIT. CONC. PARKING LOT



N/F WILLIAM A CANADA

EXISTING 1 STORY CONC. BLOCK BUILDING No. 49R

N/F MONTVALE & JEFFERSON, LLC

N/F LEROY J. CHUTE

N/F JMDL REALTY LLC

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING BUILDINGS TO THE LOT LINES AS DEPICTED ON DEED: BK 71004, PG 357, PLAN 1261 OF 1966, PLAN 2020 OF 1952, PLAN 854 OF 2017, PLAN 853 OF 1987.

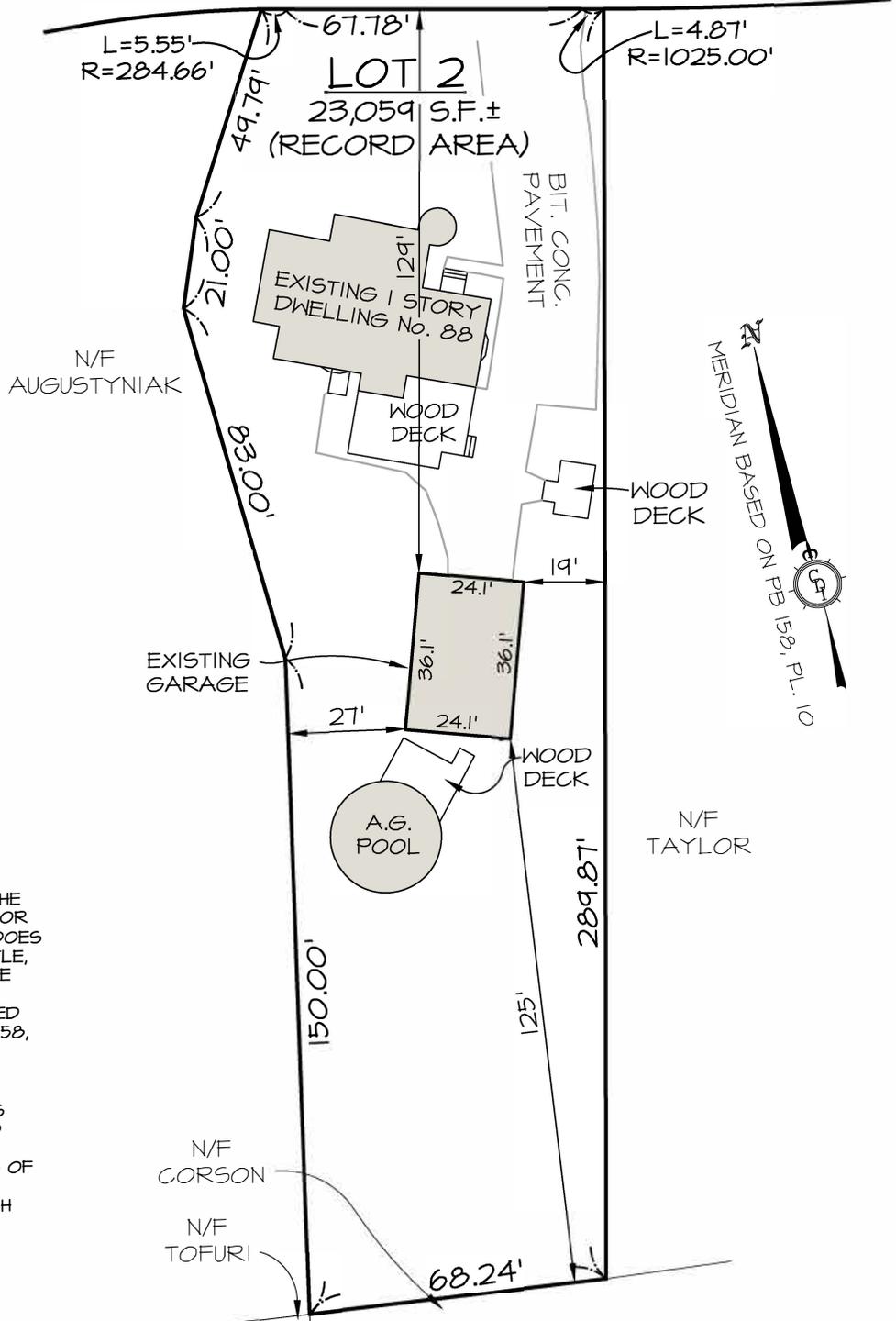
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MCLAREN ROAD



NOTES:

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2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

ASBUILT PLOT PLAN

MASSACHUSETTS.
 PREPARED FOR



SCALE: 1"=40' 10-18-19

REFERENCES:

ASSESSOR'S: 95-63, DEED: BK 32030, PG 283,
 PLAN BOOK 158, PLAN 10

ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	129'
SIDE SETBACK	15'	19'
REAR SETBACK	15'	125'
MAX. BLDG. COV.	15%	12.7%

PLOT PLAN EVANS DRIVE

PREPARED FOR

PREPARED BY

Cyprus Design Inc.

Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

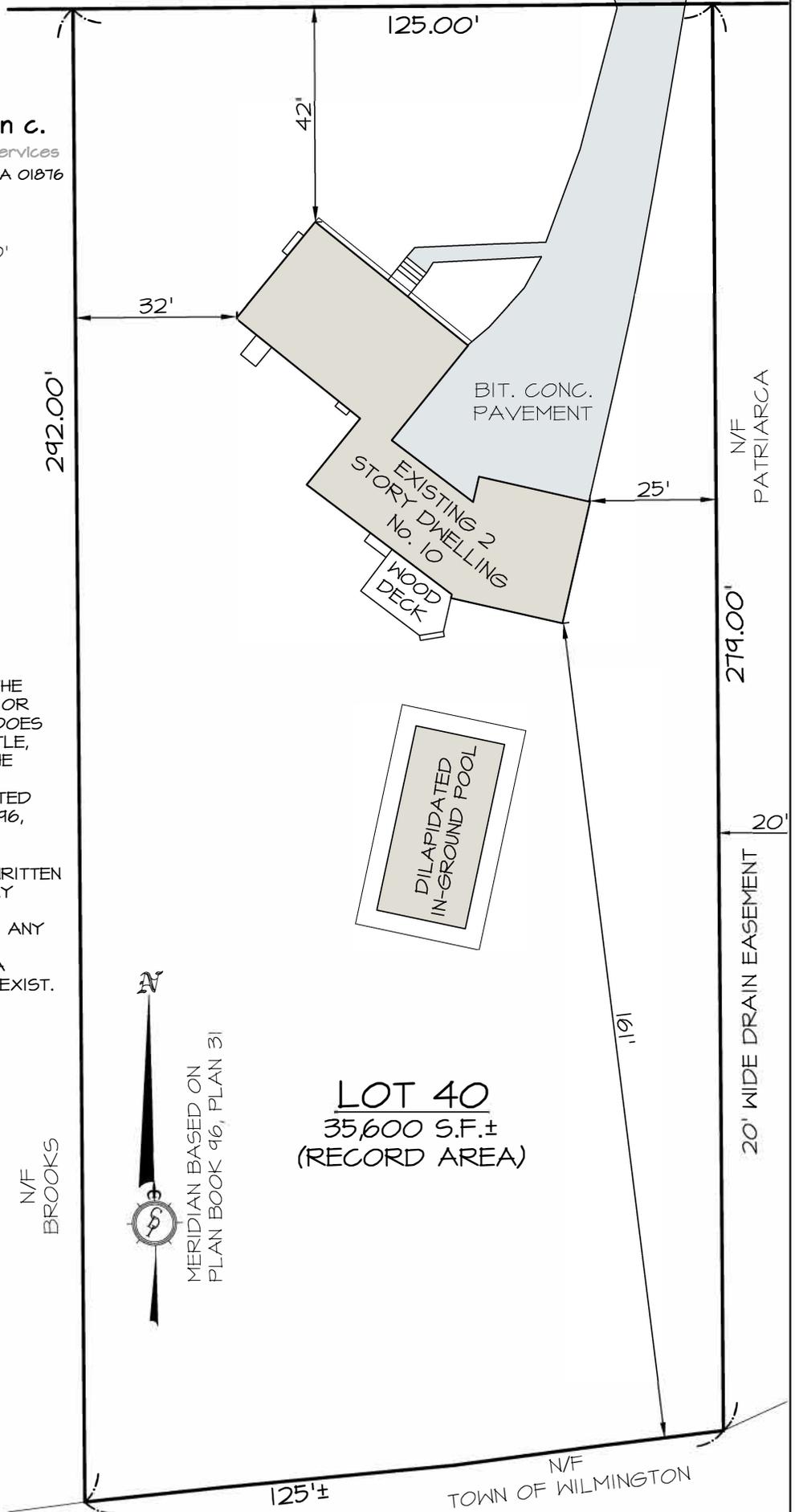
Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: Info@CDISurvey.com



SCALE: 1"=30' DATE: 9-16-19



NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE EXISTING DWELLING TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN BOOK 96, PLAN 31.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

REFERENCES:

ASSESSOR'S MAP 101, LOT 33

DEED BOOK 32534
PAGE 160

PLAN BOOK 96, PL 31

ZONING DATA:

ZONE: R20

REQUIRED SETBACKS

FRONT= 40'

SIDE= 20'

REAR= 20'



MERIDIAN BASED ON
PLAN BOOK 96, PLAN 31

LOT 40
35,600 S.F.±
(RECORD AREA)

N/F
BROOKS

N/F
PATRIARCA

279.00'

20'

20' WIDE DRAIN EASEMENT

125'±

N/F
TOWN OF WILMINGTON



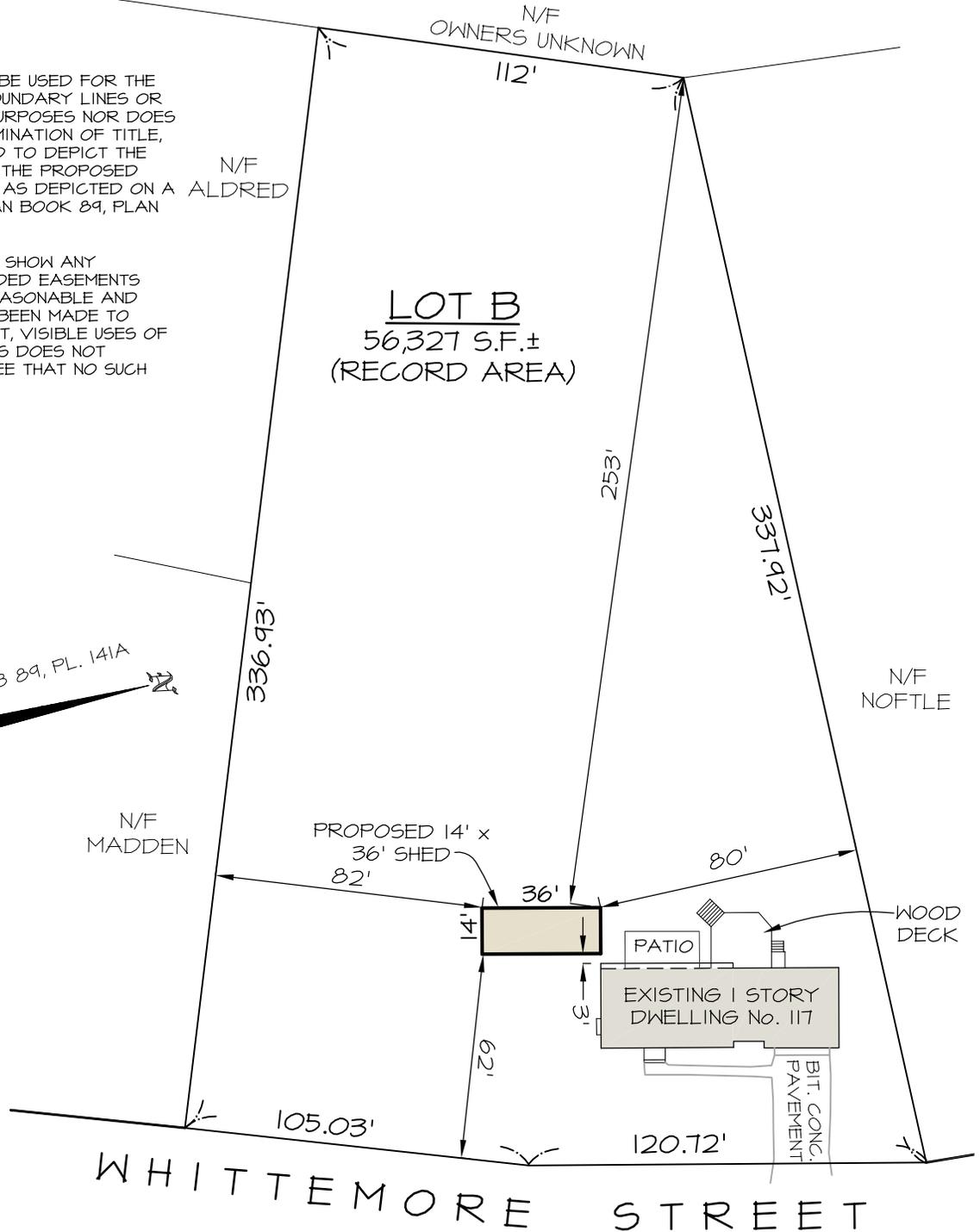
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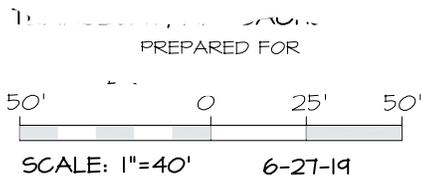
NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED SHED TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN BOOK 89, PLAN 141A0.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



PLOT PLAN



REFERENCES:

ASSESSOR'S: 101-40, DEED: BK 31856, PG 201,
 PLAN BOOK 85, PLAN 141A

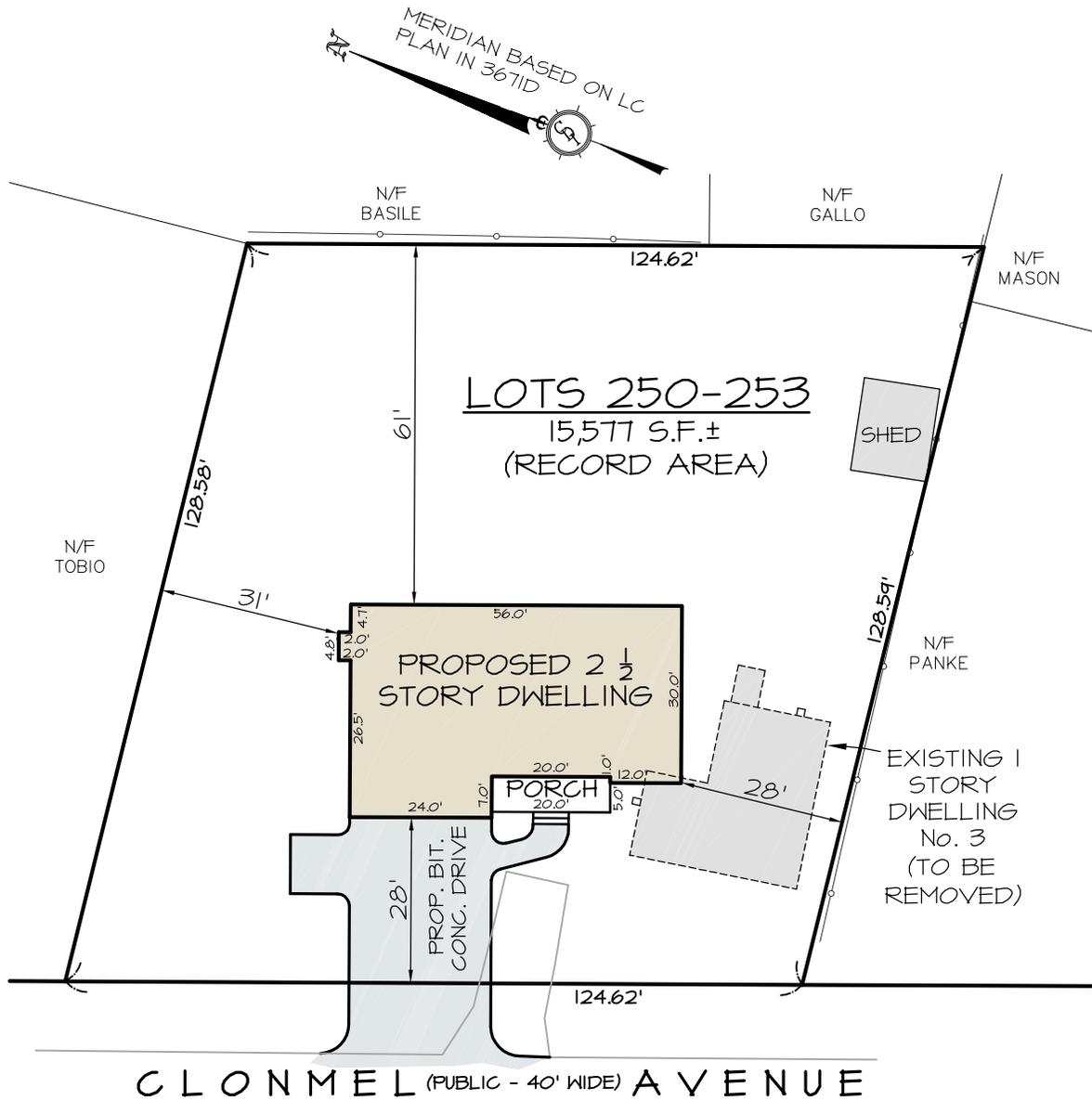
ZONING: RESIDENCE R40:

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	62'
SIDE SETBACK	15'	80'
REAR SETBACK	15'	253'
MAX. BLDG. COV.	15%	5%



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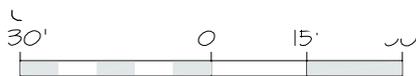
NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED DWELLING TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN AS LC PLAN 367ID.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

BURLINGTON, MASSACHUSETTS.

PREPARED FOR



SCALE: 1"=30' DATE: 12-31-18

REFERENCES:

ASSESSOR'S:
 MAP II LOT 151
 DEED 898-123
 LC PLAN 367ID

ZONING DATA:

ZONE: R0
 REQUIRED SETBACKS
 FRONT= 25'
 SIDE= 15'
 REAR= 15'

PLOT PLAN

PREPARED FOR

PREPARED BY

Cyprus Design Inc.



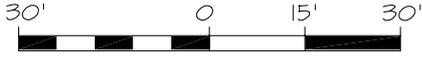
Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

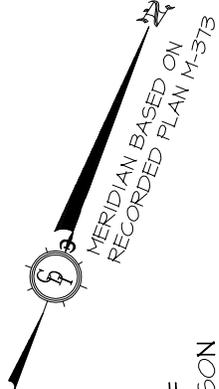
Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: Info@CDISurvey.com



SCALE: 1"=30' DATE: 12-19-18



REFERENCES:

ASSESSOR'S: 93-83
DEED BK 23914, PG 49, PLAN 3-373

ZONING: RESIDENCE (R40):

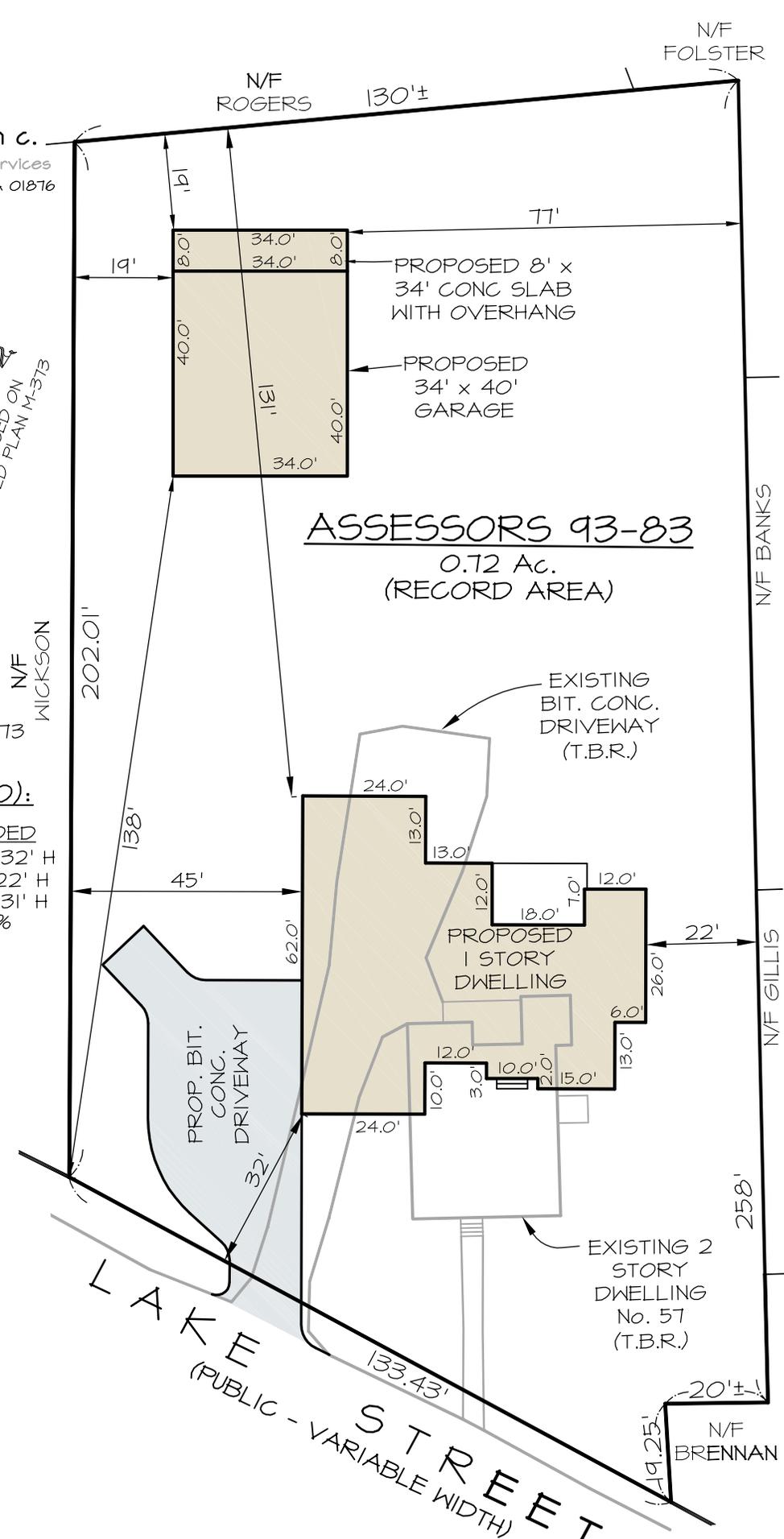
DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	138' G / 32' H
SIDE SETBACK	15'	19' G / 22' H
REAR SETBACK	15'	19' G / 131' H
MAX. BLDG. COV.	15%	14.6%

G: PROPOSED GARAGE
H: PROPOSED HOUSE

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED GARAGE & DWELLING TO THE LOT LINES AS DEPICTED ON RECORDED PLAN M-373.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



ASSESSORS 93-83
0.72 Ac.
(RECORD AREA)

LAKELAND STREET
(PUBLIC - VARIABLE WIDTH)

PLOT PLAN

PREPARED FOR

PREPARED BY

Cyprus Design Inc.



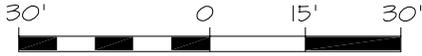
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Email: Info@CDISurvey.com



SCALE: 1"=30' DATE: 11-28-18



MERIDIAN BASED ON
PLAN 515 OF 1980

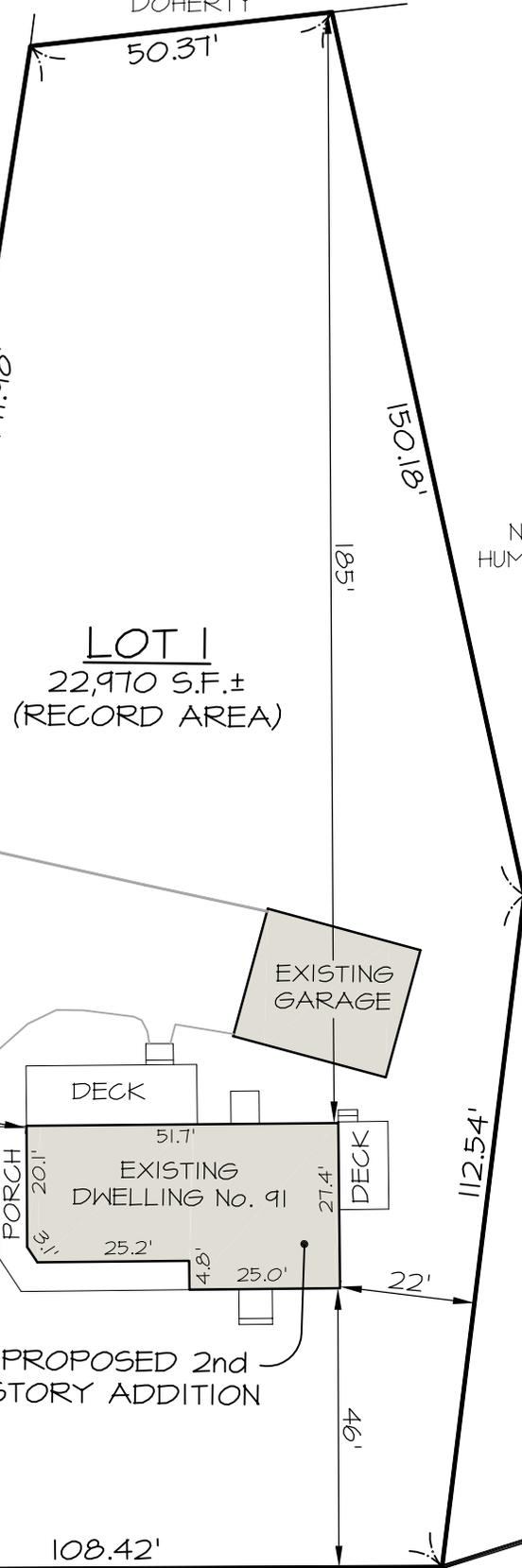
N/F
DOHERTY

N/F
RESENDES

N/F
HUMBER

N/F
McCANN

EXISTING BIT CONG DRIVEWAY



REFERENCES:

ASSESSOR'S: 44/ 04/ 29/
DEED: BK 37854, PG 313, PLAN 515 of 1980

ZONING: RESIDENCE (R-1):

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK	25'	46'
SIDE SETBACK	12'	22'
REAR SETBACK	30'	185'
MAX. BLDG. COV.	25%	11.3%
MIN. OPEN SPACE	50%	79.5%
MAX. HEIGHT	2 1/2 STY / 35'	**

** SEE ARCHITECTURAL PLANS

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED 2nd STORY ADDITION TO THE LOT LINES AS DEPICTED ON RECORDED PLAN 515 OF 1980.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

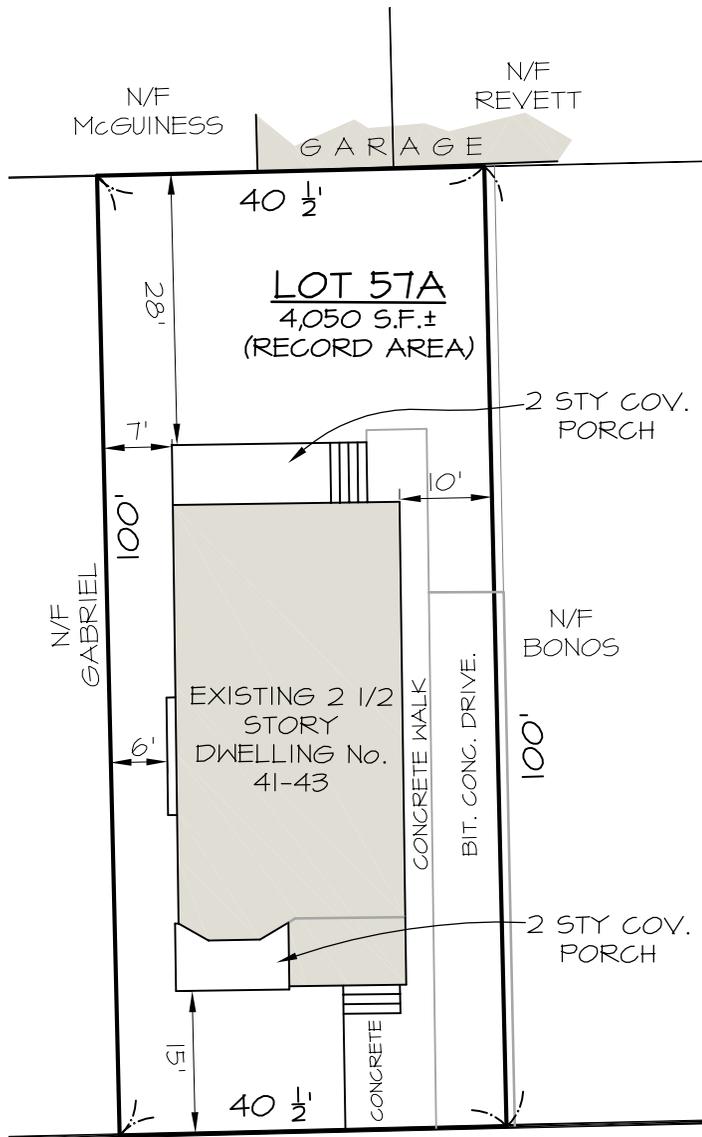
WOOD STREET
(PUBLIC - 40' WIDE)



CYPRUS DESIGN INC.

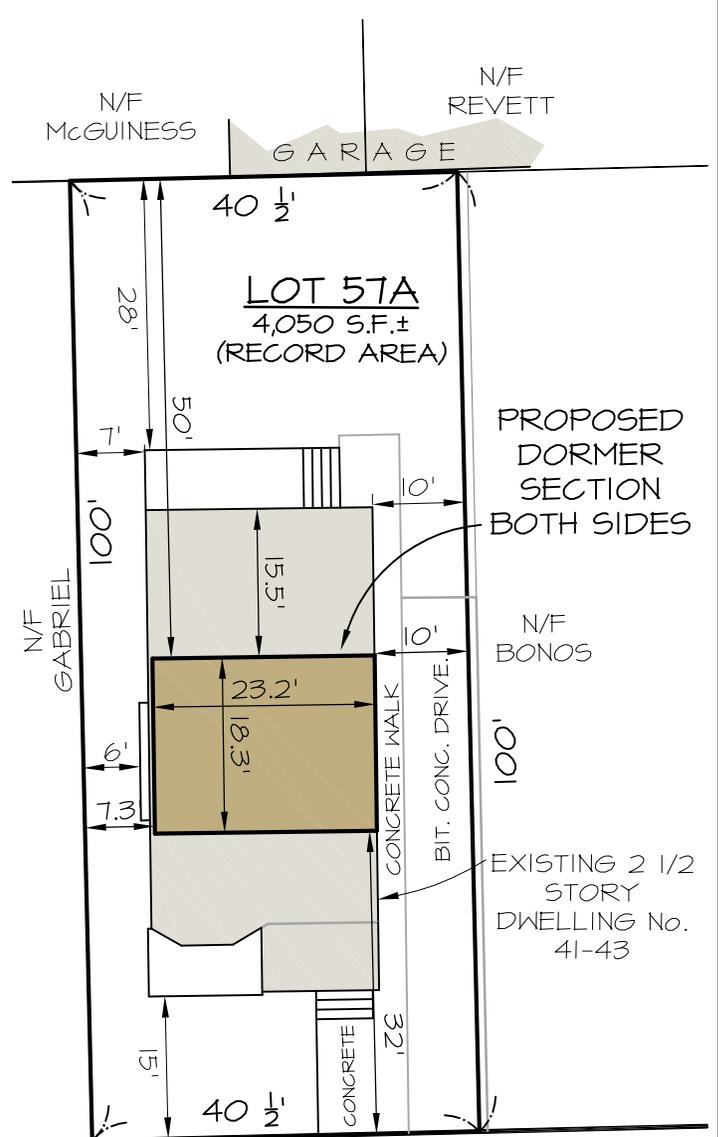
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EXISTING PLOT PLAN



GARRISON AVENUE
 (PUBLIC - 40' WIDE)

PROPOSED PLOT PLAN



GARRISON AVENUE
 (PUBLIC - 40' WIDE)

ZONING CHART:

ZONE: RB

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT SIZE	7,500 S.F.	4,050 S.F.	4,050 S.F.
LOT FRONTAGE/WIDTH	30' (MIN.)	40 1/2'	40 1/2'
MAX. FLOOR AREA RATIO	1.0	0.63(NOTE 3)	0.63(NOTE 3)
MAX. HEIGHT OF BUILDINGS	3 STY/40'	(NOTE 3)	(NOTE 3)
GROUND COVER	50% (MAX.)	51%	51%
LANDSCAPED AREA	25% MIN.	49%	49%
PERVIOUS AREA OF LOT	35% MIN.	49%	49%
REQUIRED FRONT SETBACK	15' (MIN.)	15' (PORCH)	32'
REQUIRED SIDE SETBACK	7.25' (MIN.)	6'	7.3'
REQUIRED REAR SETBACK	20' (MIN)	28'	50'

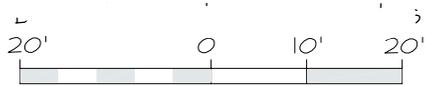
NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITIONS TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED AT END OF BOOK 5212, AS PLAN 168.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) SEE ARCHITECTURAL FLOOR PLANS AND ELEVATION PLANS FOR MORE DETAILED INFORMATION.

PLOT PLAN

GARRISON AVE
 SOMERVILLE, MASSACHUSETTS.

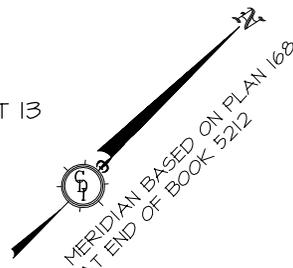
PREPARED FOR



SCALE: 1"=20' DATE: 11-6-18

REFERENCES:

ASSESSOR'S:
 MAP 6 • BLOCK C • LOT 13
 DEED BOOK 71372
 PAGE 341
 BOOK 5212, END
 PLAN 168



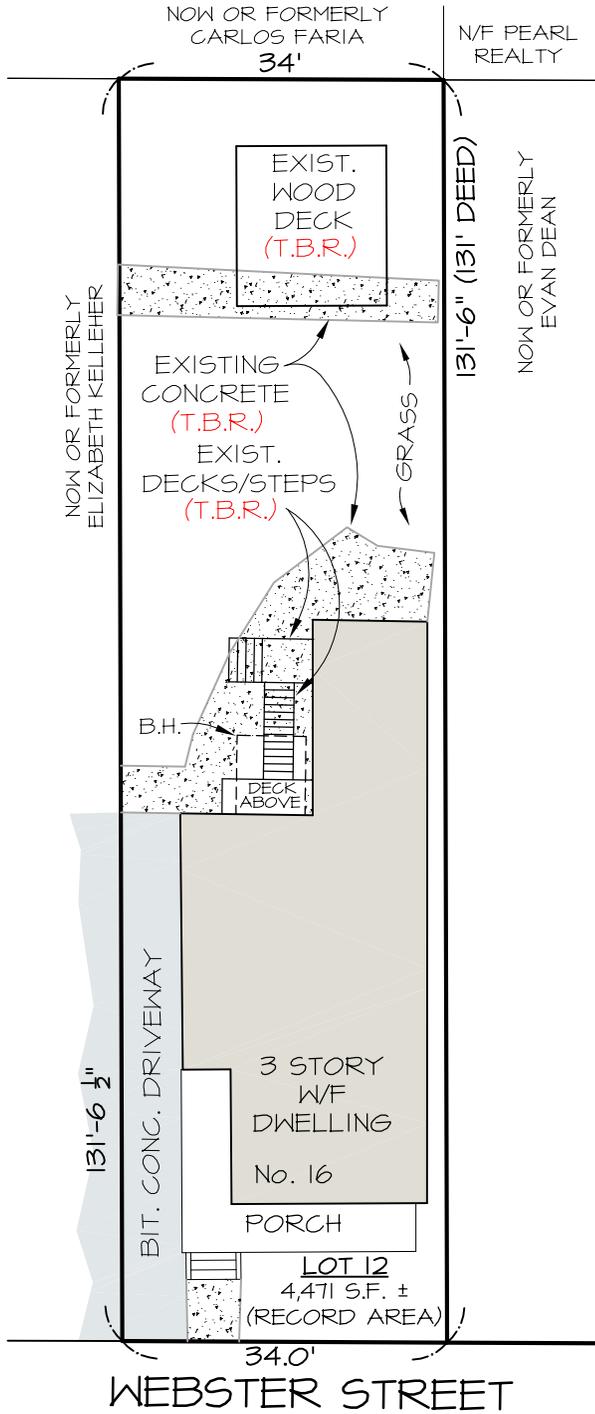


CYPURUS DESIGN INC.

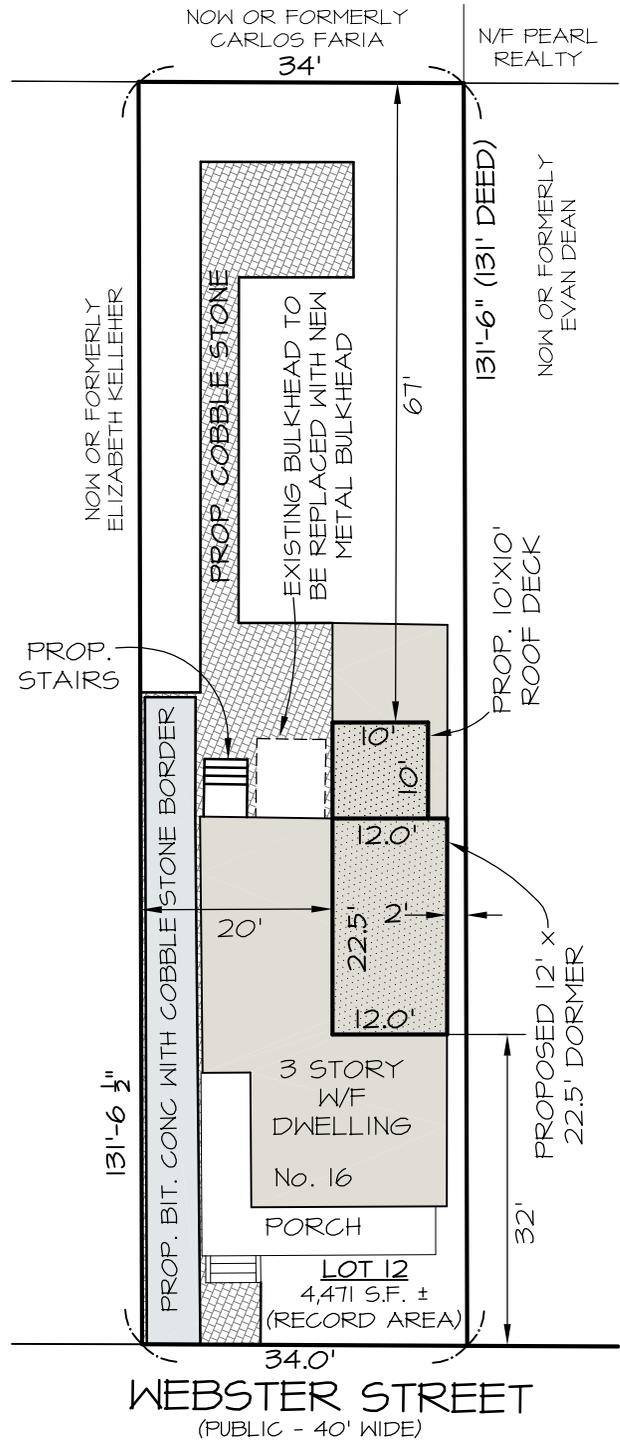
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EXISTING PLOT PLAN



PROPOSED PLOT PLAN



ZONING CHART:

ZONE: RB

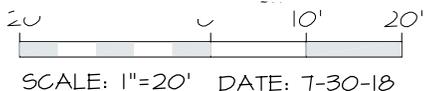
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT SIZE	7,500 S.F.	4,471 S.F.	4,471 S.F.
LOT FRONTAGE/WIDTH	30' (MIN.)	34'	34'
MAX. FLOOR AREA RATIO	1.0	(NOTE 3)	(NOTE 3)
MAX. HEIGHT OF BUILDINGS	3 STY/40'	(NOTE 3)	(NOTE 3)
GROUND COVER	50% (MAX.)	58%	56%
LANDSCAPED AREA	25% MIN.	42%	44%
REQUIRED FRONT SETBACK	15' (MIN.)	9.5' (PORCH)	32'
REQUIRED SIDE SETBACK	10' (MIN.)	2'	2'
REQUIRED REAR SETBACK	20' (MIN)	56'	67'

NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITION TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN BOOK 10, PLAN 43 (B OF 3).
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 3.) SEE ARCHITECTURAL FLOOR PLANS AND ELEVATION PLANS FOR MORE DETAILED INFORMATION.

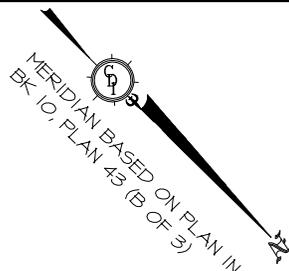
PLOT PLAN

, MASSACHUSETTS.
PREPARED FOR

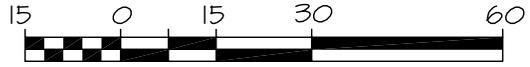


REFERENCES:

ASSESSOR'S:
MAP 91 LOT 5
DEED BOOK 16918
PAGE 275
PLAN BOOK 10
PLAN 43



PLOT PLAN OF 1 AND



SCALE: 1" = 30' DATE: 1-7-13

REFERENCES:

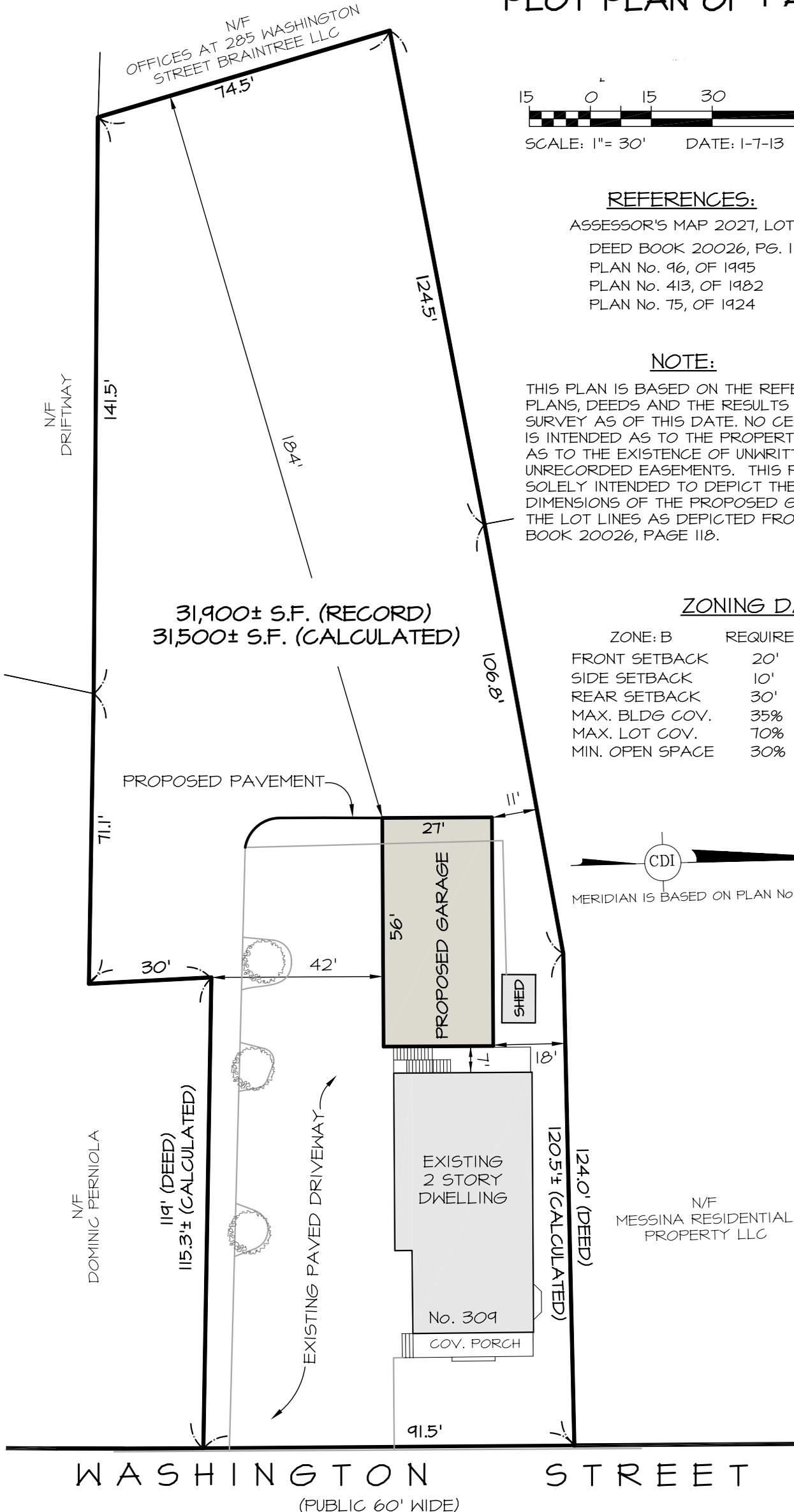
- ASSESSOR'S MAP 2027, LOT 4
- DEED BOOK 20026, PG. 118
- PLAN No. 96, OF 1995
- PLAN No. 413, OF 1982
- PLAN No. 75, OF 1924

NOTE:

THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS AND THE RESULTS OF A FIELD SURVEY AS OF THIS DATE. NO CERTIFICATION IS INTENDED AS TO THE PROPERTY TITLE OR AS TO THE EXISTENCE OF UNWRITTEN OR UNRECORDED EASEMENTS. THIS PLAN IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED GARAGE TO THE LOT LINES AS DEPICTED FROM DEED IN BOOK 20026, PAGE 118.

ZONING DATA:

ZONE: B	REQUIRED	PROVIDED
FRONT SETBACK	20'	20'
SIDE SETBACK	10'	10'
REAR SETBACK	30'	30'
MAX. BLDG COV.	35%	13%
MAX. LOT COV.	70%	32%
MIN. OPEN SPACE	30%	68%



WASHINGTON STREET (PUBLIC 60' WIDE)