

THE BOARD IS MAKING NO DETERMINATION AS TO WHETHER OR NOT THE PROPOSED LOTS COMPLY WITH THE WALTHAM ZONING ORDINANCE. APPROVAL IS NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW BY THE BOARD OF SURVEY AND PLANNING.

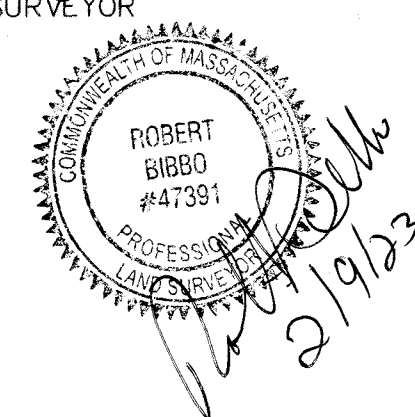
Michael J. Chasco
CLERK

3-5-2023
DATE

BOARD OF SURVEY AND PLANNING,
WALTHAM, MA

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Robert Bibbo
PROFESSIONAL LAND SURVEYOR



PLAN OF LAND ~ WALTHAM, MA
SUBDIVIDING LOT B (12,023±S.F.)
A.K.A. #177-179 RIVER STREET
INTO
LOT B-1 (6,003±S.F.)
AND
LOT B-2 (6,020±S.F.)

DATE: FEBRUARY 9, 2023 SCALE: 1" = 20'

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES

10 HAMMER STREET, WALTHAM, MA

TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

RALPH BIBBO, JR., MANAGER - OWNER

ROBERT BIBBO, PLS - OWNER

RECORD OWNER:
177-179 RIVER LLC

DEED REFERENCE:
BOOK 81237 PAGE 23

PLAN REFERENCES:
PLAN 158 OF 1993
PLAN & PROFILE SCHOOL AVE (1937)
PLAN & PROFILE RIVER ST (1896)
PLAN BOOK 346 PLAN 1
PLAN 306 OF 1985
PLAN 936 OF 1984
PLAN 1879 OF 1946

THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP #25017C0551E DATED JUNE 4, 2010.

THE PROPERTY SHOWN IS LOCATED IN THE RESIDENCE B ZONE.

WALTHAM ASSESSORS RECORD
MAP 70 BLOCK 011 LOT 0004.

RESIDENCE B ZONING REQUIREMENTS

FRONT YARD SETBACK = 15 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 30 FEET
LOT COVERAGE = 30%
LOT FRONTAGE = 60 FEET
LOT AREA = 6,000 SQUARE FEET

