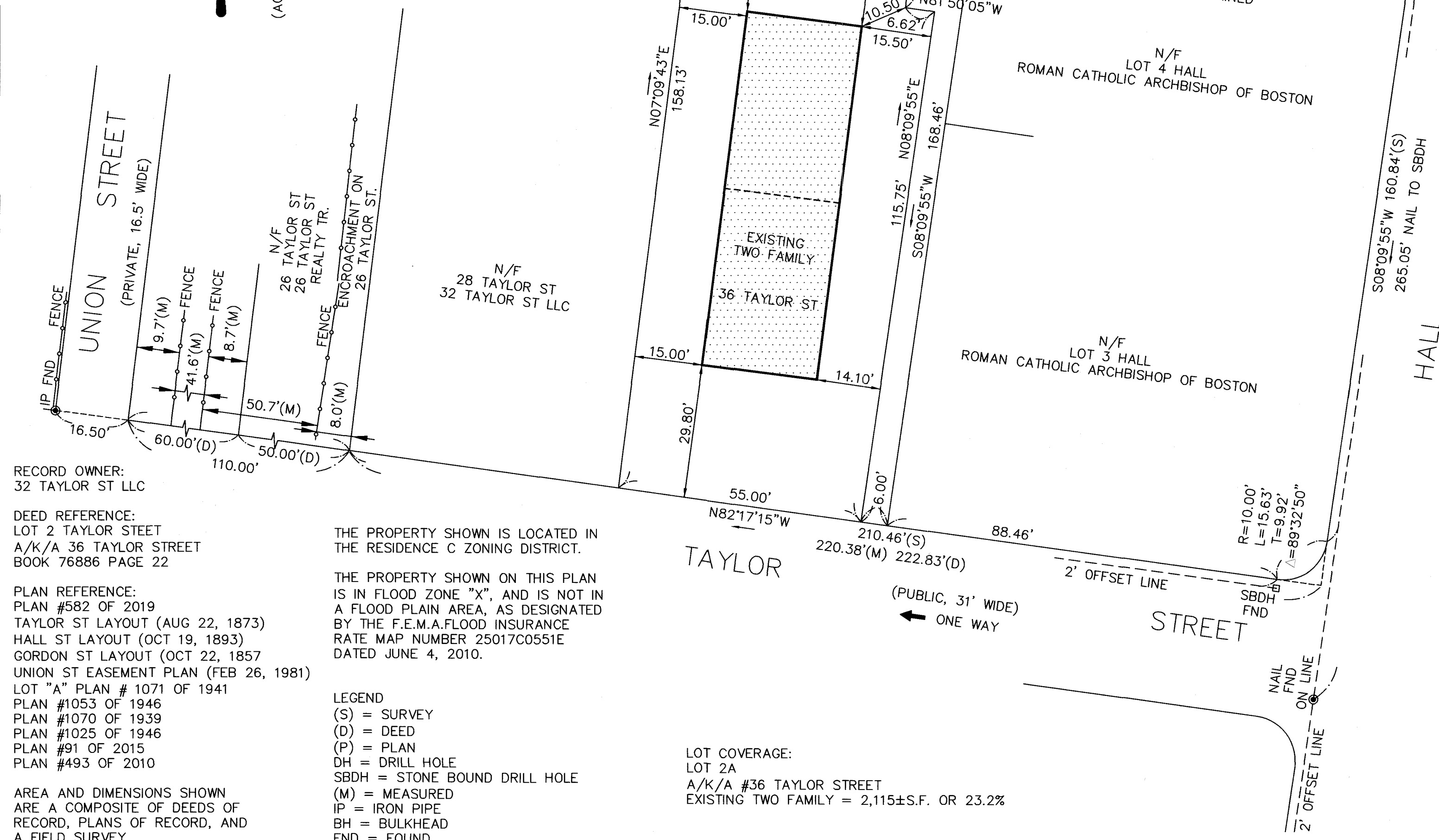


RESIDENCE C – RESIDENTIAL USE DIMENSIONAL REQUIREMENTS		
	REQUIRED	EXISTING
FRONT	10 FEET	29.80
SIDE	10 FEET	15.00/10.50 FEET
REAR	20 FEET	57.10 FEET
MAX. HEIGHT	40 FEET	LESS THAN 40 FEET
MAX. STORIES	3	3
MAX. LOT COVERAGE	30%	23.2±
LOT AREA	6000 SQUARE FEET	9,117±S.F.
LOT FRONTAGE	50 FEET	55.00



RECORD OWNER:
32 TAYLOR ST LLC

DEED REFERENCE:
LOT 2 TAYLOR STREET
A/K/A 36 TAYLOR STREET
BOOK 76886 PAGE 22

PLAN REFERENCE:
PLAN #582 OF 2019
TAYLOR ST LAYOUT (AUG 22, 1873)
HALL ST LAYOUT (OCT 19, 1893)
GORDON ST LAYOUT (OCT 22, 1857)
UNION ST EASEMENT PLAN (FEB 26, 1981)
LOT "A" PLAN # 1071 OF 1941
PLAN #1053 OF 1946
PLAN #1070 OF 1939
PLAN #1025 OF 1946
PLAN #91 OF 2015
PLAN #493 OF 2010

THE PROPERTY SHOWN IS LOCATED IN THE RESIDENCE C ZONING DISTRICT.

THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X", AND IS NOT IN A FLOOD PLAIN AREA, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 25017C0551E DATED JUNE 4, 2010.

LEGEND
(S) = SURVEY
(D) = DEED
(P) = PLAN
DH = DRILL HOLE
SBDH = STONE BOUND DRILL HOLE
(M) = MEASURED
IP = IRON PIPE
BH = BULKHEAD
FND = FOUND

LOT COVERAGE:
LOT 2A
A/K/A #36 TAYLOR STREET
EXISTING TWO FAMILY = 2,115±S.F. OR 23.2%

THE BOARD IS MAKING NO DETERMINATION AS TO WHETHER OR NOT THE PROPOSED LOTS COMPLY WITH THE WALTHAM ZONING ORDINANCE.

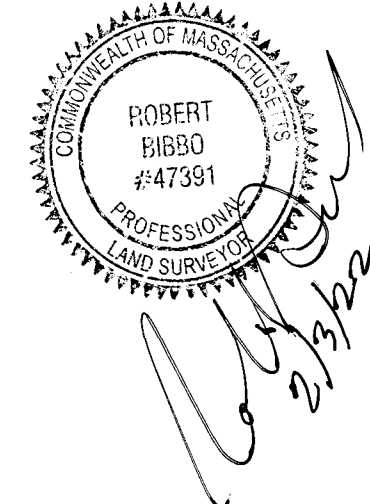
APPROVAL IS NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW BY THE BOARD OF SURVEY AND PLANNING.

DATE Feb March 3, 2022

Michael Chasane
CLERK,
BOARD OF SURVEY AND PLANNING
CITY OF 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
DATE Feb 3, 2022



PLAN OF LAND ~ WALTHAM, MA
SUBDIVIDING
LOT 2 TAYLOR STREET
A/K/A #36 TAYLOR STREET
INTO TWO LOTS
LOT 2A AND LOT 2B TAYLOR STREET
DATE: 2/3/22 SCALE: 1" = 20'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
LAND SURVEYING, ENGINEERING AND
CONSTRUCTION CONSULTING
10 HAMMER STREET, WALTHAM, MA 02453
TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
RALPH BIBBO, MANAGER, OWNER
ROBERT J. BIBBO, P.L.S., OWNER

