

AS-BUILT
PLAN OF LAND

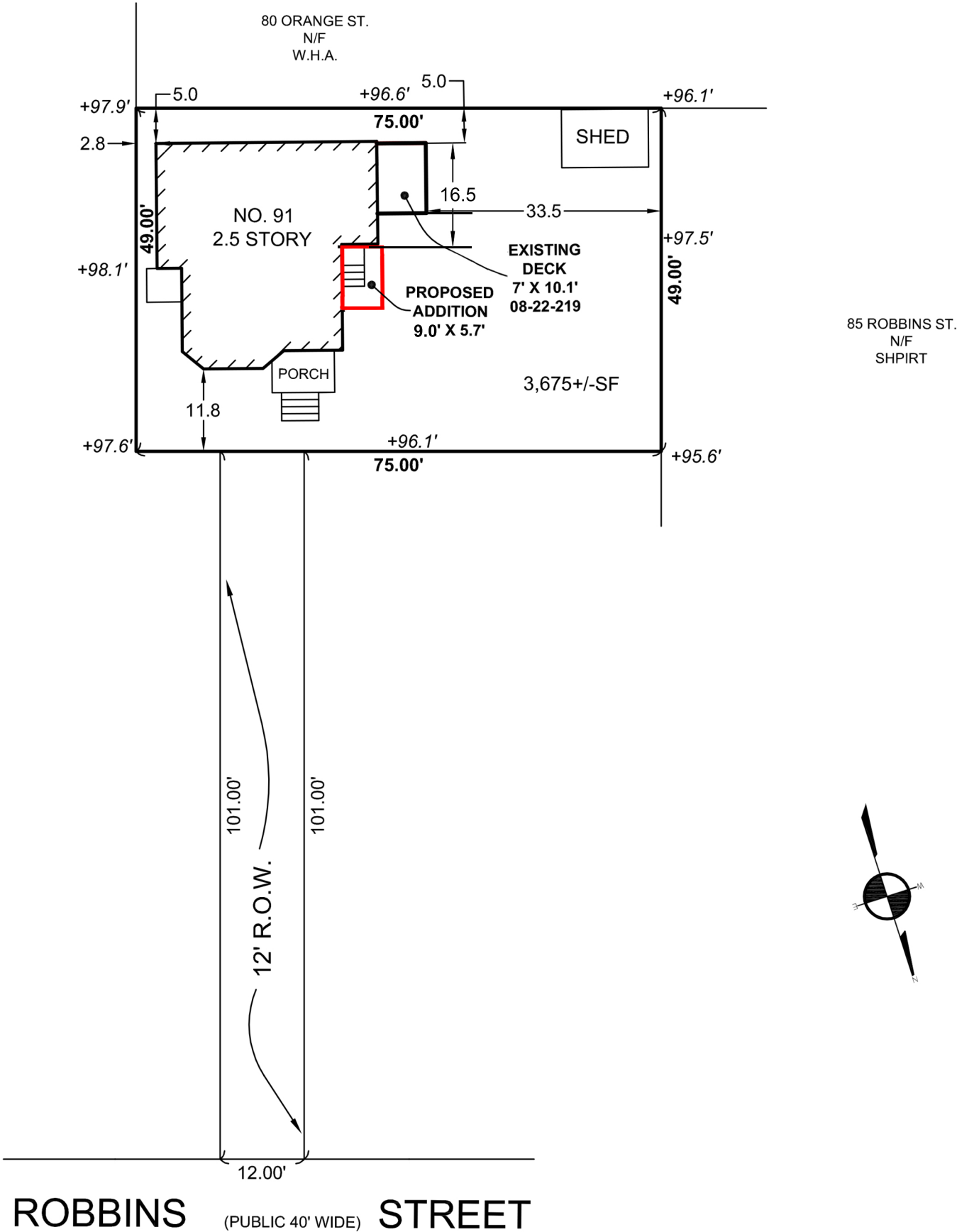
LOCATED AT
91 ROBBINS STREET
WALTHAM, MA

PREPARED FOR:
MICHAEL BARNETT

SCALE: 1 INCH = 20 FEET

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703



ZONING DISTRICT RES. B
SETBACKS:
FRONT 15'
SIDE 10'
REAR 30'
MAX HEIGHT 40'
STORIES 3.0
MAX LOT COVERAGE 30%
FRONTAGE 80'

EXISTING LOT COVERAGE:
HOUSE = 848+/-SF
PORCH = 53+/-SF
901+/-SF / 3675+/-SF = 24%

PROPOSED LOT COVERAGE: 27%

AVG. GRADES OF
4 PROPERTY LINES:

$98.4' + 97.9' + 98.9' + 96.4' = 387.6 / 4 = 96.9'$

REFERENCES

DEED: BOOK 36016, PAGE 553
PLAN: 1812 OF 1949

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MAY 15, 2016 AND AUGUST 20, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

Date: February 11th, 2020

