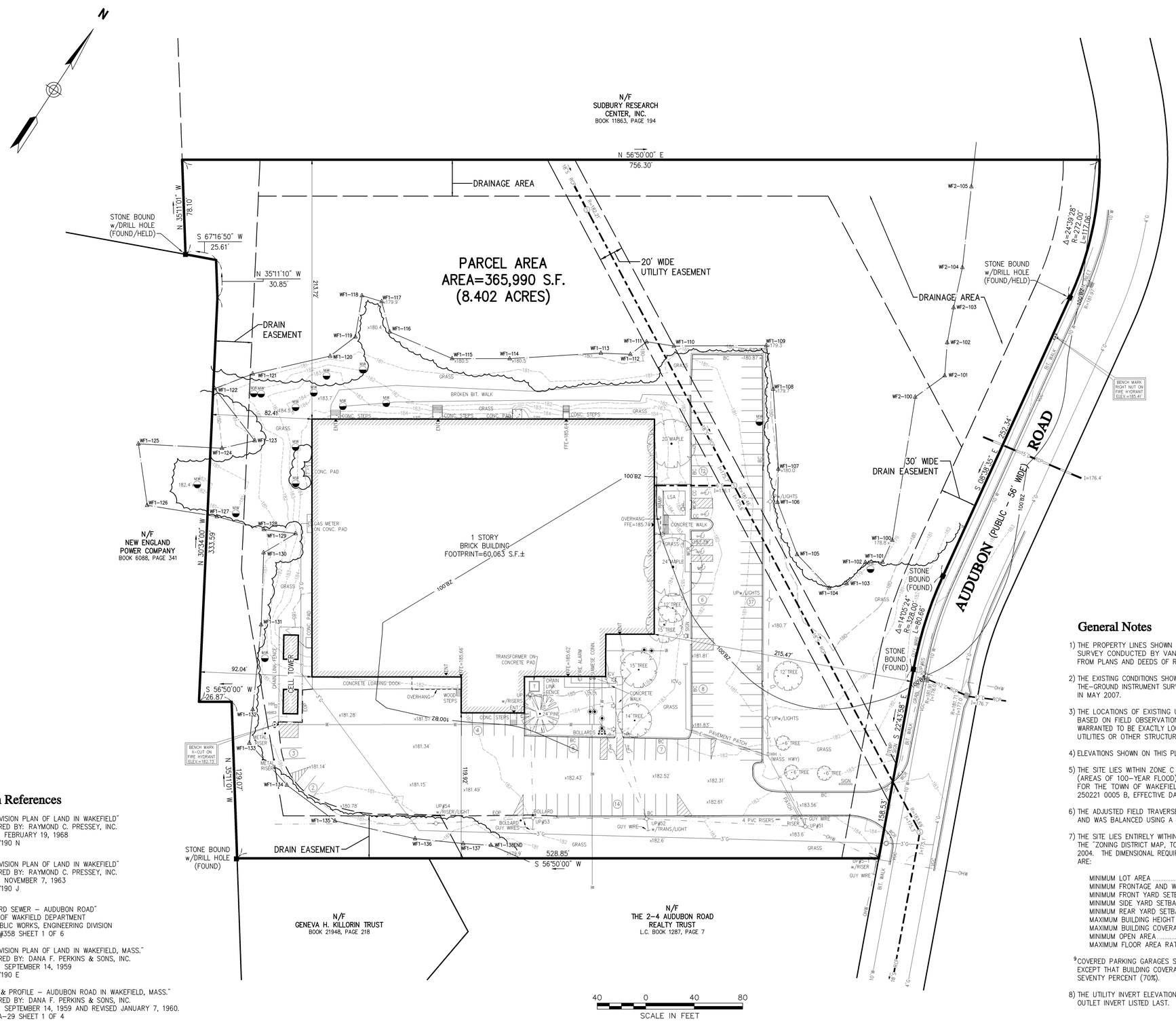

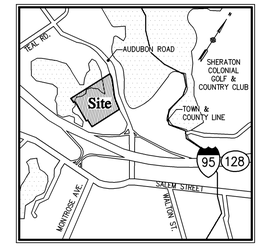

Locus
(NOT TO SCALE)

VHB
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HANDHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- IRRIGATION CONTROL VALVE
- FFE=32.18 FIRST FLOOR ELEVATION
- MW MONITORING WELL
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OHW OVERHEAD WIRE
- E UNDERGROUND ELECTRIC
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- STONEWALL
- TREELINE
- 100'BZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVERFRONT AREA
- 200'RA 200-FT RIVERFRONT AREA
- AF1-100 LIMIT MEAN ANNUAL HIGH WATER
- BF1-100 LIMIT OF BANK
- WF1-100 VEGETATED WETLAND BOUNDARY

No.	Revision	Date	Apprvd

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=40' | Date September 13, 2007

Project Title
14 Audubon Road

Wakefield, Massachusetts
Issued for

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1

Sheet 1 of 1

Project Number
10177.00

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY 2007 AND FROM PLANS AND DEEDS OF RECORD.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY 2007.

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) ELEVATIONS SHOWN ON THIS PLAN REFER TO WAKEFIELD SEWER BASE.

5) THE SITE LIES WITHIN ZONE C (AREA OF MINIMAL FLOODING) AND FLOOD ZONE A2 (AREAS OF 100-YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WAKEFIELD, MASSACHUSETTS, COMMUNITY PANEL NUMBER 250221 0005 B, EFFECTIVE DATE SEPTEMBER 2, 1988.

6) THE ADJUSTED FIELD TRAVERSE ERROR OF CLOSURE HAD A PRECISION OF 1:97662 AND WAS BALANCED USING A COMPASS ADJUSTMENT.

7) THE SITE LIES ENTIRELY WITHIN AN INDUSTRIAL (I) ZONING DISTRICT AS SHOWN ON THE "ZONING DISTRICT MAP, TOWN OF WAKEFIELD, MASSACHUSETTS" DATED JUNE 9, 2004. THE DIMENSIONAL REQUIREMENTS FOR THIS ZONE AT THE TIME OF THE SURVEY ARE:

MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONTAGE AND WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	15 FEET
MINIMUM SIDE YARD SETBACK	20 FEET
MINIMUM REAR YARD SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT	60 FEET
MAXIMUM BUILDING COVERAGE	50% [9]
MINIMUM OPEN AREA	20%
MAXIMUM FLOOR AREA RATIO	1.5 FAR

[9] COVERED PARKING GARAGES SHALL NOT COUNT AS PART OF BUILDING COVERAGE, EXCEPT THAT BUILDING COVERAGE INCLUDING PARKING GARAGES SHALL NOT EXCEED SEVENTY PERCENT (70%).

8) THE UTILITY INVERT ELEVATIONS ARE LISTED IN A CLOCKWISE DIRECTION WITH THE OUTLET INVERT LISTED LAST.

Plan References

1) "SUBDIVISION PLAN OF LAND IN WAKEFIELD"
PREPARED BY: RAYMOND C. PRESSEY, INC.
DATED: FEBRUARY 19, 1968
L.C. 27190 N

2) "SUBDIVISION PLAN OF LAND IN WAKEFIELD"
PREPARED BY: RAYMOND C. PRESSEY, INC.
DATED: NOVEMBER 7, 1963
L.C. 27190 J

3) "RECORD SEWER – AUDUBON ROAD"
TOWN OF WAKFIELD DEPARTMENT
OF PUBLIC WORKS, ENGINEERING DIVISION
PLAN #358 SHEET 1 OF 6

4) "SUBDIVISION PLAN OF LAND IN WAKEFIELD, MASS."
PREPARED BY: DANA F. PERKINS & SONS, INC.
DATED: SEPTEMBER 14, 1959
L.C. 27190 E

5) "PLAN & PROFILE – AUDUBON ROAD IN WAKEFIELD, MASS."
PREPARED BY: DANA F. PERKINS & SONS, INC.
DATED: SEPTEMBER 14, 1959 AND REVISED JANUARY 7, 1960.
PLAN A-29 SHEET 1 OF 4

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