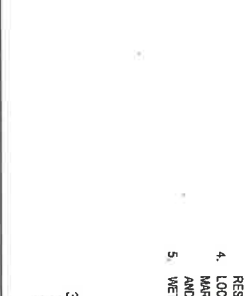


N. E. W. E. N. G. L. A. N. D
 L. A. N. D. S. U. R. V. E. Y. I. N. C.
 71A MAIN STREET
 NORTH OXFORD, MA 01517
 PHONE: (508) 387-4025

ZONE: RL-7 SINGLE-FAMILY ATTACHED

MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE SETBACK: 6'
 MINIMUM REAR SETBACK: 20'
 MINIMUM FRONTAGE: 25 PER DU
 MINIMUM LOT SIZE: 3,000 SF
 MAXIMUM BUILDING HEIGHT: 35'



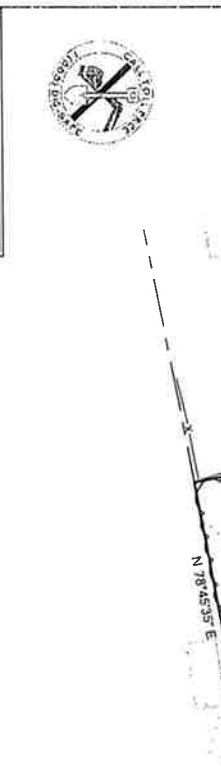
NOTES

1. WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA FLOOD INSURANCE RATE MAP NUMBER 2502705620E, REVISED 07/04/2011.
2. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.
4. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD. AND INFORMATION PROVIDED BY REFERENCES AS LISTED. VERIFY BY CONTRACTOR.
5. WETLANDS HAVE BEEN DELINEATED BY MATTHEW MARRO 5/17/2024.

CERTIFIED PLOT PLAN

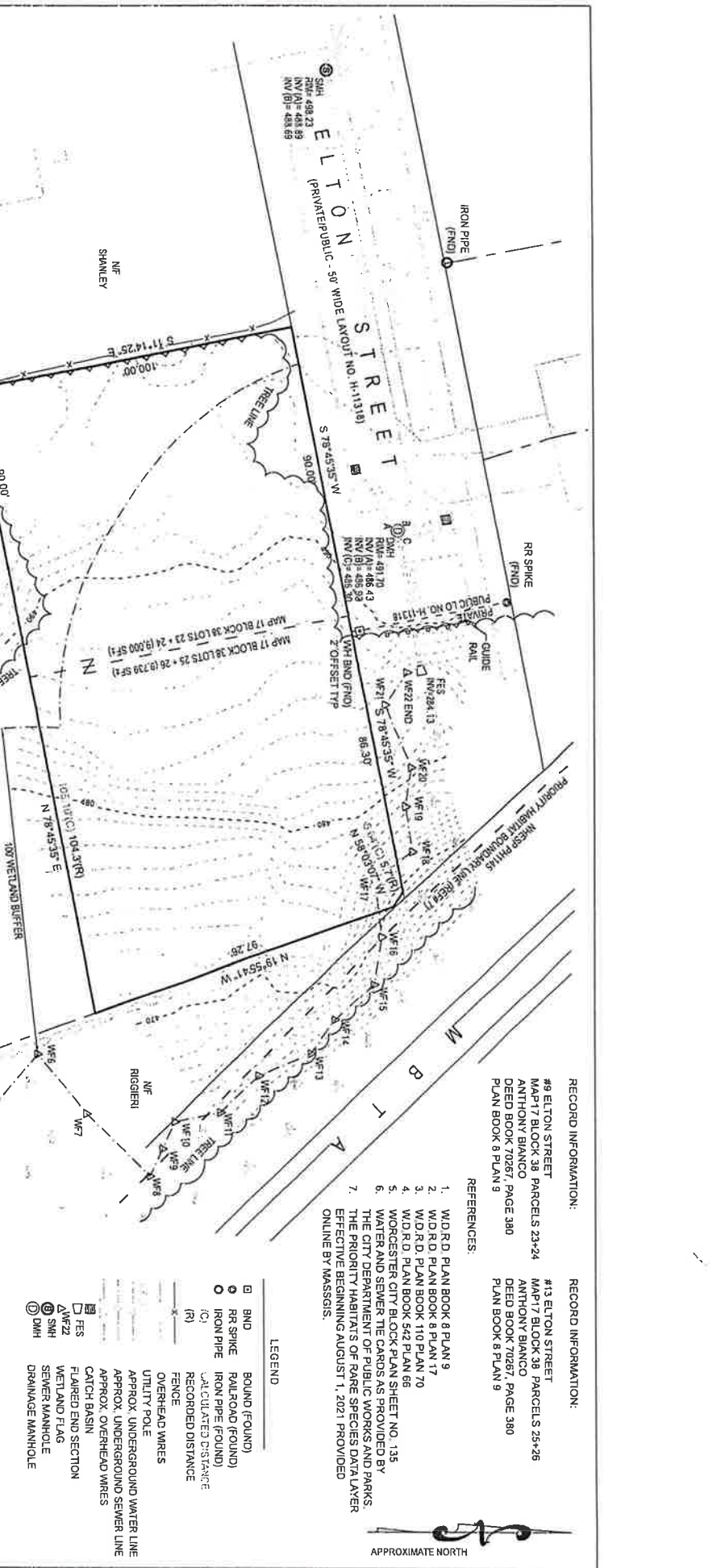
OF LAND AT 9 + 13 ELTON STREET
 CITY OF WORCESTER, WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS
 PREPARED FOR RECORD OWNER:
 ST. ANTHONY REALTY, LLC

DRAWN: DLM FIELD: JP REVIEWED: GES APPROVED: GES 24FS009



I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

DATE: July 2, 2024



- LEGEND
- BND BOUND (FOUND)
 - RR SPIKE RAILROAD (FOUND)
 - IRON PIPE IRON PIPE (FOUND)
 - (C) CALCULATED DISTANCE
 - (R) RECORDED DISTANCE
 - FENCE
 - OVERHEAD WIRES
 - UTILITY POLE
 - APPROX. UNDERGROUND WATER LINE
 - APPROX. UNDERGROUND SEWER LINE
 - APPROX. OVERHEAD WIRES
 - CATCH BASIN
 - FLARED END SECTION
 - WETLAND FLAG
 - SEWER MANHOLE
 - DRAINAGE MANHOLE

- REFERENCES:
1. W.D.R.D. PLAN BOOK 8 PLAN 9
 2. W.D.R.D. PLAN BOOK 8 PLAN 17
 3. W.D.R.D. PLAN BOOK 110 PLAN 70
 4. W.D.R.D. PLAN BOOK 542 PLAN 70
 5. WORCESTER CITY BLOCK PLAN SHEET NO. 135
 6. WATER AND SEWER THE CARDS AS PROVIDED BY THE CITY DEPARTMENT OF PUBLIC WORKS AND PARKS.
 7. THE PRIORITY HABITATS OF RARE SPECIES DATA LAYER EFFECTIVE BEGINNING AUGUST 1, 2021 PROVIDED ONLINE BY MASSGIS.

- RECORD INFORMATION:
- #9 ELTON STREET
 MAP 17 BLOCK 38 PARCELS 23+24
 ANTHONY BIANCO
 DEED BOOK 70267, PAGE 380
 PLAN BOOK 8 PLAN 9
 - #13 ELTON STREET
 MAP 17 BLOCK 38 PARCELS 25+28
 ANTHONY BIANCO
 DEED BOOK 70267, PAGE 380
 PLAN BOOK 8 PLAN 9

