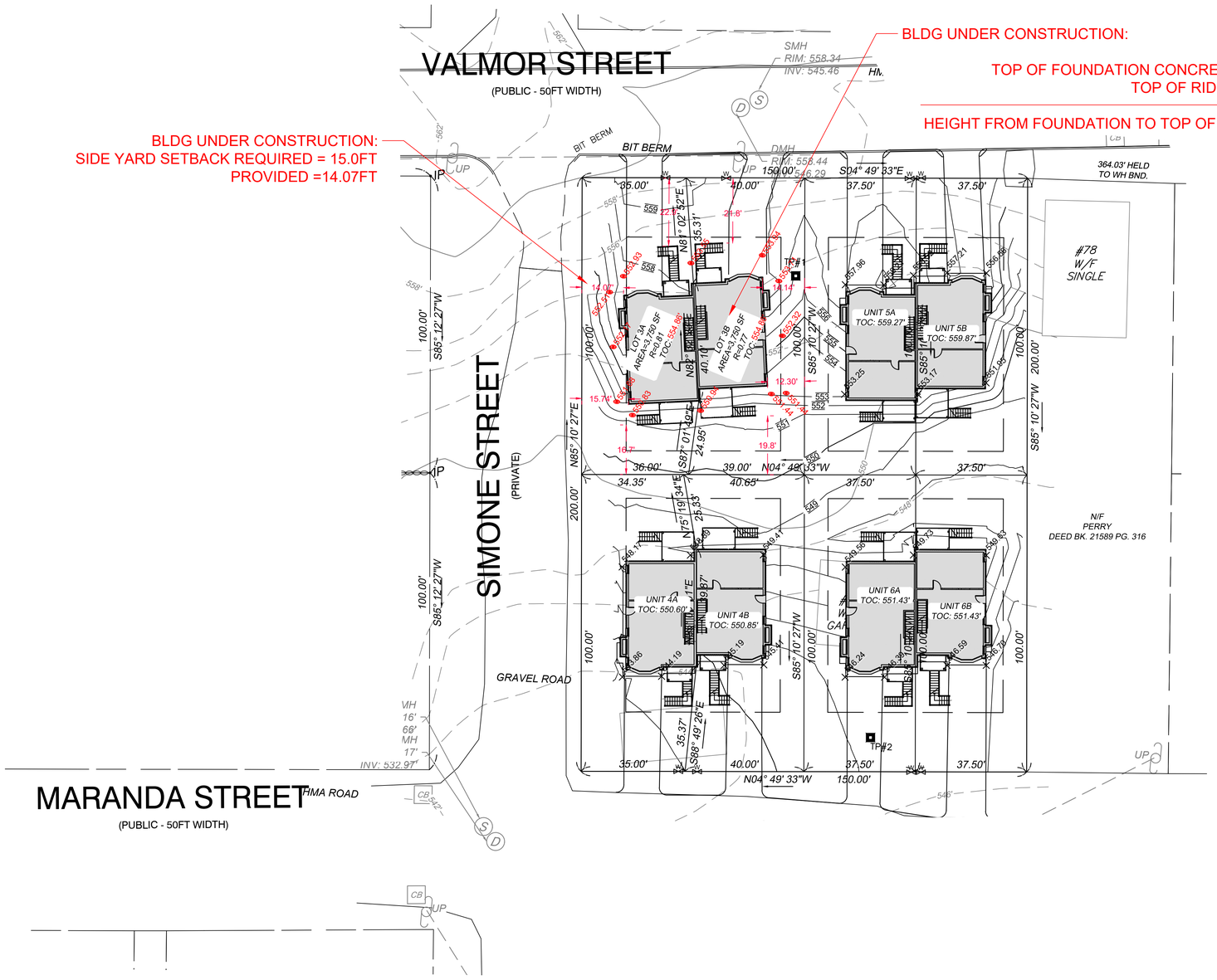
BLDG UNDER CONSTRUCTION:

TOP OF FOUNDATION CONCRETE EL = 554.86'
TOP OF RIDGE EL = 595.55'

HEIGHT FROM FOUNDATION TO TOP OF RIDGE 40' - 8"

BLDG UNDER CONSTRUCTION:
SIDE YARD SETBACK REQUIRED = 15.0FT
PROVIDED =14.07FT



ZONING SUMMARY TABLE			
RL-7 ZONE			
DIMENSION	REQUIRED	LOT 3A	LOT3B
MIN. LOT AREA:	4,000 SF	3,750	3,750
MIN. FRONT SETBACK	20 Ft	22.90	21.80
MIN SIDE YARD SETBACK	8 FT*	14.07	14.20
MIN. REAR SETBACK	20Ft	16.70	19.80
MIN LOT FRONTAGE	35 Ft	35.0'	40.0'
DRIVEWAY IMPERVIOUS AREA %	<50%	33.1%	30.9%
MAX BLDG. HEIGHT	35FT	40'-8"	40'-8"
* MIN SIDE SETBACK AT CORNER LOTS 15FT			

0 20 50 100

SCALE: 1" = 20'

Robert D. O'Neil

COMMONWEALTH OF MASSACHUSETTS
ROBERT D. O'NEIL JR.
NO. 39400
REGISTERED PROFESSIONAL LAND SURVEYOR

SYM	DESCRIPTION	DATE	APPR

JAE WOR LLC

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

VALMOR ST PLANS

LOT 3A SURVEY 2024.07.15

DRAWING 22205 - C103-VARIANCE
SCALE: AS NOTED
PROJECT NO.: 22205

C1.3

SHEET 6 OF 12