













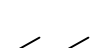



**LEGEND**

-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  UTILITY POLE
-  GUY WIRE
-  STONE BOUND FOUND
-  BLOCK WALL
-  STONE WALL
-  SLATE PAVERS
-  DECIDUOUS TREE WITH DIAMETER AT BREAST HEIGHT
-  STONE PAVERS
-  6' WOOD STOCKADE FENCE
-  LANDSCAPING ROCK
-  BLOCK STONE CURB
-  PROPOSED BUILDING
-  PROPOSED DRIVEWAY
-  PROPOSED SLATE PAVERS

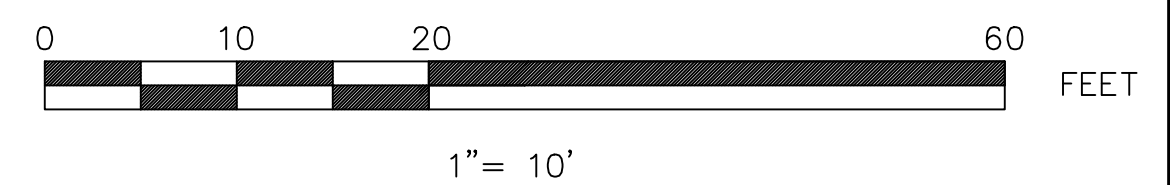
**NOTES**

1. SEE SHEET EC-1 BY WATERFIELD DESIGN GROUP, INC. FOR EXISTING CONDITIONS.
2. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
3. ELEVATION DATUM IS TAKEN FROM UNSTAMPED PLAN BY SUDBURY DESIGN GROUP BLOCK/RUBINSTEIN RESIDENCE DATE DECEMBER 14, 2001..
4. THE PROPER UTILITY COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD BEFORE ANY WORK ON THIS PROJECT IS PERFORMED. CONTACT THE DIG SAFE CENTER AT 1-888-344-7233 OR (811), SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
5. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF WATERFIELD DESIGN GROUP. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PART FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFORE BY WATERFIELD DESIGN GROUP.

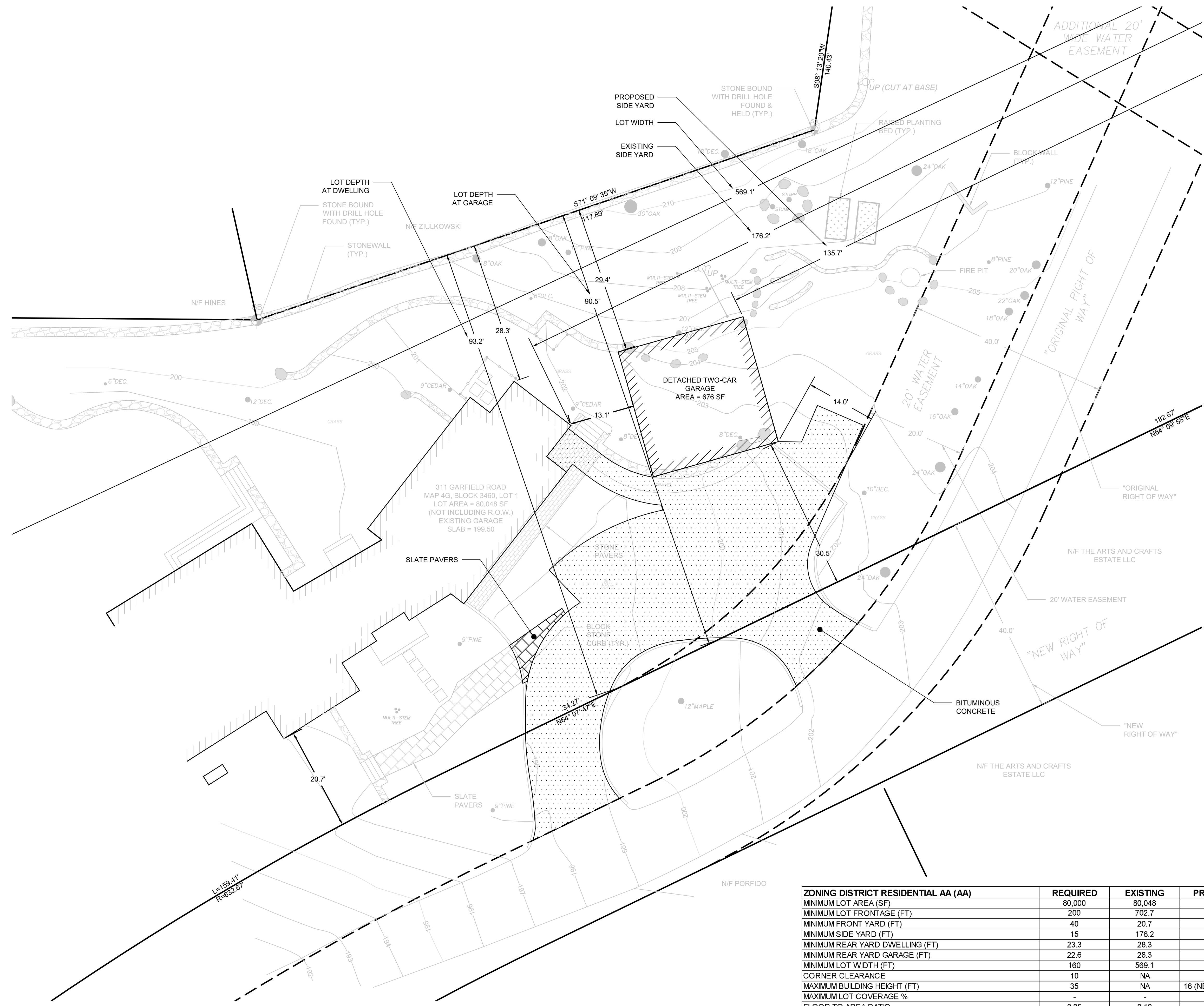
**PLAN & DEED REFERENCE**

SOUTHERN MIDDLESEX COUNTY REGISTRY OF DEEDS

- PLANS
- PLAN 1401 OF 1951
  - PLAN 1142 OF 1951
  - PLAN 1288 OF 1971
  - PLAN 339 OF 1983
  - PLAN 906 OF 2019



ZONING DISTRICT RESIDENTIAL AA (AA)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	80,000	80,048	80,048
MINIMUM LOT FRONTAGE (FT)	200	702.7	702.7
MINIMUM FRONT YARD (FT)	40	20.7	20.7
MINIMUM SIDE YARD (FT)	15	176.2	135.7
MINIMUM REAR YARD DWELLING (FT)	23.3	28.3	28.3
MINIMUM REAR YARD GARAGE (FT)	22.6	28.3	28.3
MINIMUM LOT WIDTH (FT)	160	569.1	569.1
CORNER CLEARANCE	10	NA	NA
MAXIMUM BUILDING HEIGHT (FT)	35	NA	16 (NEW GARAGE)
MAXIMUM LOT COVERAGE %	-	-	-
FLOOR TO AREA RATIO	0.25	0.10	0.11



DESIGN BY:  
DRAWN BY: MJC  
CHECK BY:

DRAWING TITLE: **PROPOSED CONDITIONS**

REV	DATE	BY

CLIENT:  
Morehouse MacDonald & Associates, Inc.  
Architects  
3 Bow Street  
Lexington, MA 02420

PROJECT TITLE:  
**TODD GOULET RESIDENCE**  
**311 GARFIELD ROAD**  
**CONCORD, MASSACHUSETTS**

**WDG** Waterfield Design Group  
50 Cross Street | Winchester, Massachusetts | 01890  
T 781.756.0001 F 781.756.0007

SCALE:  
1" = 10'  
DATE:  
10-5-22  
FILENAME:  
W-1719

DRAWING NUMBER:  
**C-1**  
SHEET 2 OF 2



10/6/2022