

**LEGEND**

- A.C. AIR CONDITIONER
- BIT. CONC. BITUMINOUS CONCRETE
- D.H. DRILL HOLE
- (F) FOUND
- IP IRON PIPE
- IR IRON ROD
- S.B. STONE BOUND
- W/ WITH
- W.F. WOOD FRAMED
- TOB# TOP OF BANK
- WF# WETLAND FLAG

N/F  
POPE JOHN XXIII NATIONAL SEMINARY, INC.  
DEED BOOK 26655, PAGE 100  
MAP 49, BLOCK 23, LOT 0

**NOTES:**

1. SUBJECT PARCELS ARE SHOWN AS ASSESSORS SHEET 44, BLOCK 18, LOT 0, AND SHEET 43, BLOCK 30, LOT 10; OWNER: 518 SOUTH AVE LLC, RECORD TITLE FROM BOOK 72047, PAGE 547 AND AS ASSESSORS SHEET 43, BLOCK 29, LOT 0; OWNER: EDWARD W. AND KATHI J. PETERS, RECORD TITLE FROM BOOK 27485, PAGE 362 AND AS ASSESSORS SHEET 44, BLOCK 18, LOT 0, AND SHEET 43, BLOCK 27, LOT 0; OWNER: SUNNYSIDE REALTY TRUST, RECORD TITLE FROM BOOK 27294, PAGE 299. TOTAL AREA OF 518 SOUTH AVE LLC AND LAND OF PETERS=9.94± ACRES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X"- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN, OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.25017C0533C, BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.
4. ASSESSORS SHEET 44, BLOCK 18, LOT 0 HAS THE BENEFIT OF A VARIANCE FOR REDUCED FRONTAGE RECORDED IN BOOK 10588, PAGE 404.

**REFERENCES**

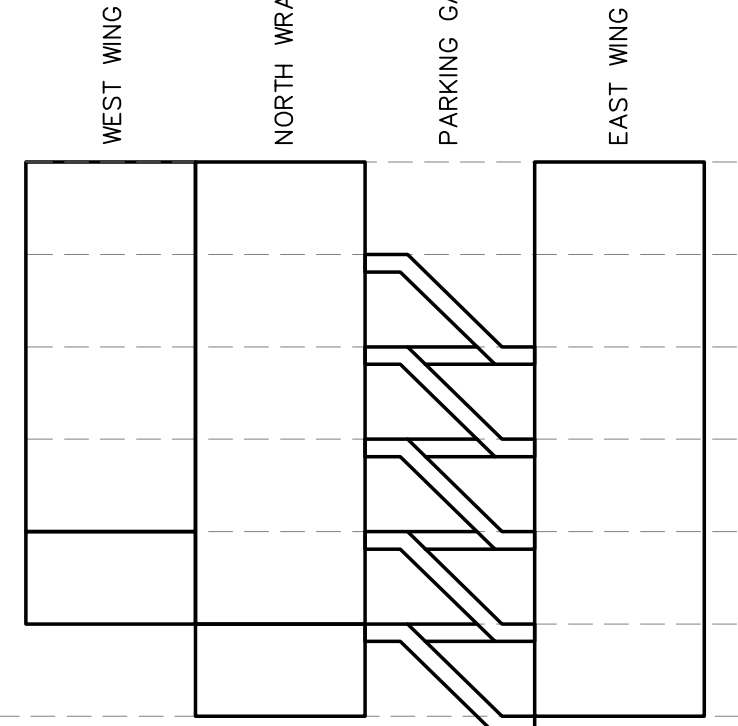
MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS

DEEDS:	PLANS:
BOOK 72047, PAGE 547	PLAN 654 OF 1995
BOOK 27485, PAGE 362	PLAN 735 OF 1994
BOOK 27294, PAGE 299	PLAN 816 OF 1965
BOOK 10588, PAGE 405	PLAN 872 OF 1964
BOOK 10588, PAGE 404	PLAN 374 OF 1964
	PLAN 208 OF 1956
	PLAN 1793 OF 1955
	PLAN 374 OF 1964
	1926 COUNTY LAYOUT OF SOUTH AVENUE

**ZONING TABLE**  
RESIDENTIAL A

AREA	REQUIRED
FRONTAGE	60,000 S.F.
SETBACKS:	250 FEET
FRONT YARD	60 FEET
SIDE YARD	45 FEET
REAR YARD	45 FEET
BUILDING HEIGHT	37 FEET/2% STORIES

AQUIFER PROTECTION OVERLAY DISTRICT  
WETLANDS AND FLOODPLAIN PROTECTION OVERLAY DISTRICT

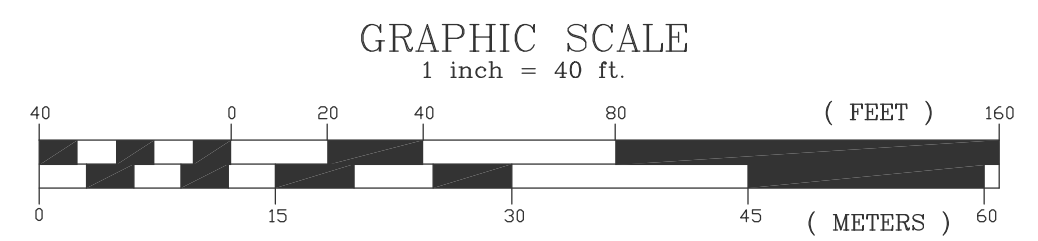


**APARTMENT BUILDING**  
4 F FLOORS  
271,905 N.R.S.F.  
275 UNITS

**PARKING GARAGE**  
32,800 G.S.F./FLOOR  
90 SPACES/FLOOR  
4.5 FLOORS  
146,700 G.S.F.  
405 GARAGE SPACES

**60 SURFACE PARKING SPACES**  
465 TOTAL PARKING  
1.67 PARKING RATIO

FOR METROWEST ENGINEERING INC., DATE  
ROBERT A. GEMMA, P.L.S. # 37046  
P.E. # 31967 (CIVIL)



**PROPOSED LAYOUT PLAN**  
#518 SOUTH AVENUE  
IN  
WESTON, MASS  
(MIDDLESEX COUNTY)

PREPARED FOR:  
518 SOUTH AVE LLC  
JONATHAN BUCHMAN - MANAGER  
231 BOSTON POST ROAD  
WAYLAND, MA 01778

PROPERTY OF:  
518 SOUTH AVE LLC,  
EDWARD W. & KATHI J. PETERS AND  
SUNNYSIDE REALTY TRUST  
SEE NOTE 1.

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE: (508)626-0063  
EMAIL: INFO@MWEENGINEERING.COM

SHEET 1 OF 1  
DATE: MARCH 19, 2019  
CALC'D BY: PHA/RAG FIELD BK: 684 CAD FILE: BANNER\_P\_LAYOUT.dwg  
DRAFTER: CJC/JTS PROJECT: WST\_SOU DWG FILE: SK031919