

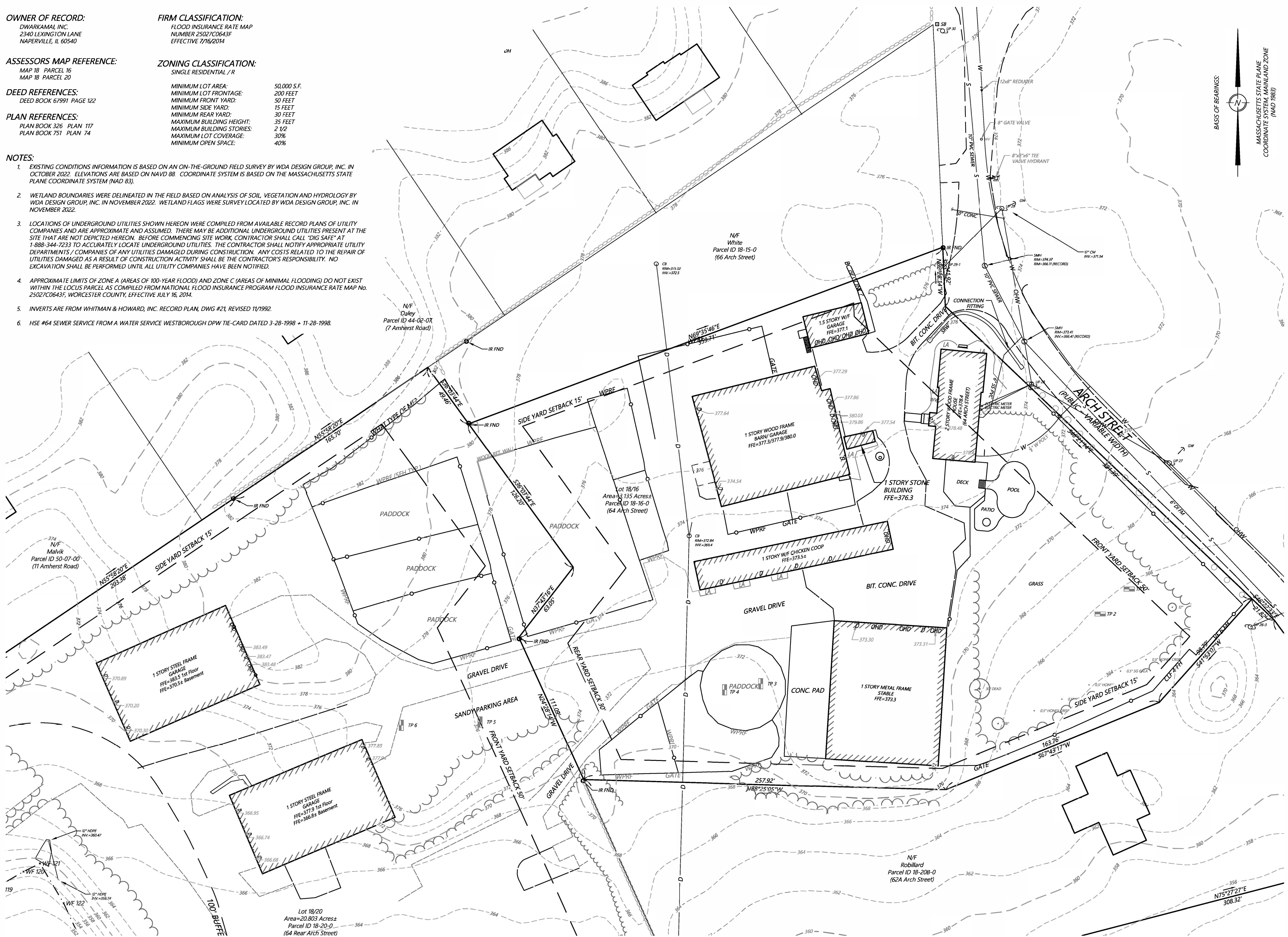
**FIRM CLASSIFICATION:**  
FLOOD INSURANCE RATE MAP  
NUMBER 25027C0643F  
EFFECTIVE 7/16/2014

**ZONING CLASSIFICATION:**  
SINGLE RESIDENTIAL / R

MINIMUM LOT AREA:	50,000 S.F.
MINIMUM LOT FRONTAGE:	200 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	30 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING STORIES:	2 1/2
MAXIMUM LOT COVERAGE:	30%
MINIMUM OPEN SPACE:	40%

MINIMUM REAR YARD: 30 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING STORIES: 2 1/2  
MAXIMUM LOT COVERAGE: 30%  
MINIMUM OPEN SPACE: 40%

1. EXISTING CONDITIONS INFORMATION IS BASED ON AN ON-THE-GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN OCTOBER 2022. ELEVATIONS ARE BASED ON NAVD 88 COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83).
2. WETLAND BOUNDARIES WERE DELINEATED IN THE FIELD BASED ON ANALYSIS OF SOIL, VEGETATION AND HYDROLOGY BY WDA DESIGN GROUP, INC. IN NOVEMBER 2022. WETLAND FLAGS WERE SURVEY LOCATED BY WDA DESIGN GROUP, INC. IN NOVEMBER 2022.
3. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY OWNERS/OWNERS OF UTILITIES OF ANY AND ALL DRIVING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
4. APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) DO NOT EXIST WITHIN THE LOCUS PARCEL AS COMPILED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP No 25027C0643F, WORCESTER COUNTY, EFFECTIVE JULY 16, 2014.
5. INVERTS ARE FROM WHITMAN & HOWARD, INC. RECORD PLAN, DWG #21, REVISED 11/1992.
6. HSE #64 SEWER SERVICE FROM A WATER SERVICE WESTBOROUGH DPW TIE-CARD DATED 3-28-1998 + 11-28-1998.



**BASIS OF BEARINGS:**

MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM, MAINLAND ZONE  
(NAD 1983)

LOCUS MAP  
N.T.S.

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[illegible]

A		INITIAL ISSUE	
REV.	DATE	DESCRIPTION	INIT.



PREPARED BY:

The logo for WDA Design Group, featuring the letters "WDA" in a large, bold, green font, with "DESIGN" in a smaller, bold, black font, and "GROUP" in a smaller, bold, grey font below it.

31 EAST MAIN STREET, WESTBOROUGH, MA 508.366.6552  
WDA-DG.COM

OWNER:

PREPARED FOR:

TITLE: PARTIAL EXISTING  
CONDITIONS PLAN

64 Arch Street  
Westborough, MA  
(Worcester County)

SCALE: 1" = 30'

JOB NO:	1489 01	DATE:	06/02/23
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DWN BY:	KTS/RKD	SHEET:
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DWN. BY:	KTS/RRD	SHEET:	EC
CHK'D. BY:	KTS		