

'A-S-BUILT
PLOT PLAN
of #56 CANAVAN CIRCLE
in NEEDHAM, Mass.

PREPARED FOR:
ANNE FELDMAN

OWNER of RECORD:

Mathew Delano & Anne S. Feldman

July 25, 2025

Scale: 1"=40'

LOCUS MAP

SYMBOLS: **LINE TYPE:**
----- Zoning Line

Sokkia iX-1205
5" : 1+2PPM
200' Nylon Tape

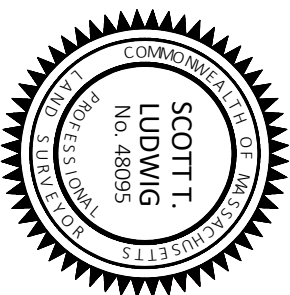
NORFOLK COUNTY

Registry References

DEED PLANS
Bk. 35050, Plbk. 286,
Pg. 73 Pl. 75

OTHER REFERENCES

Assessors' DB Zoning Bylaw
GIS Map Zoning Map



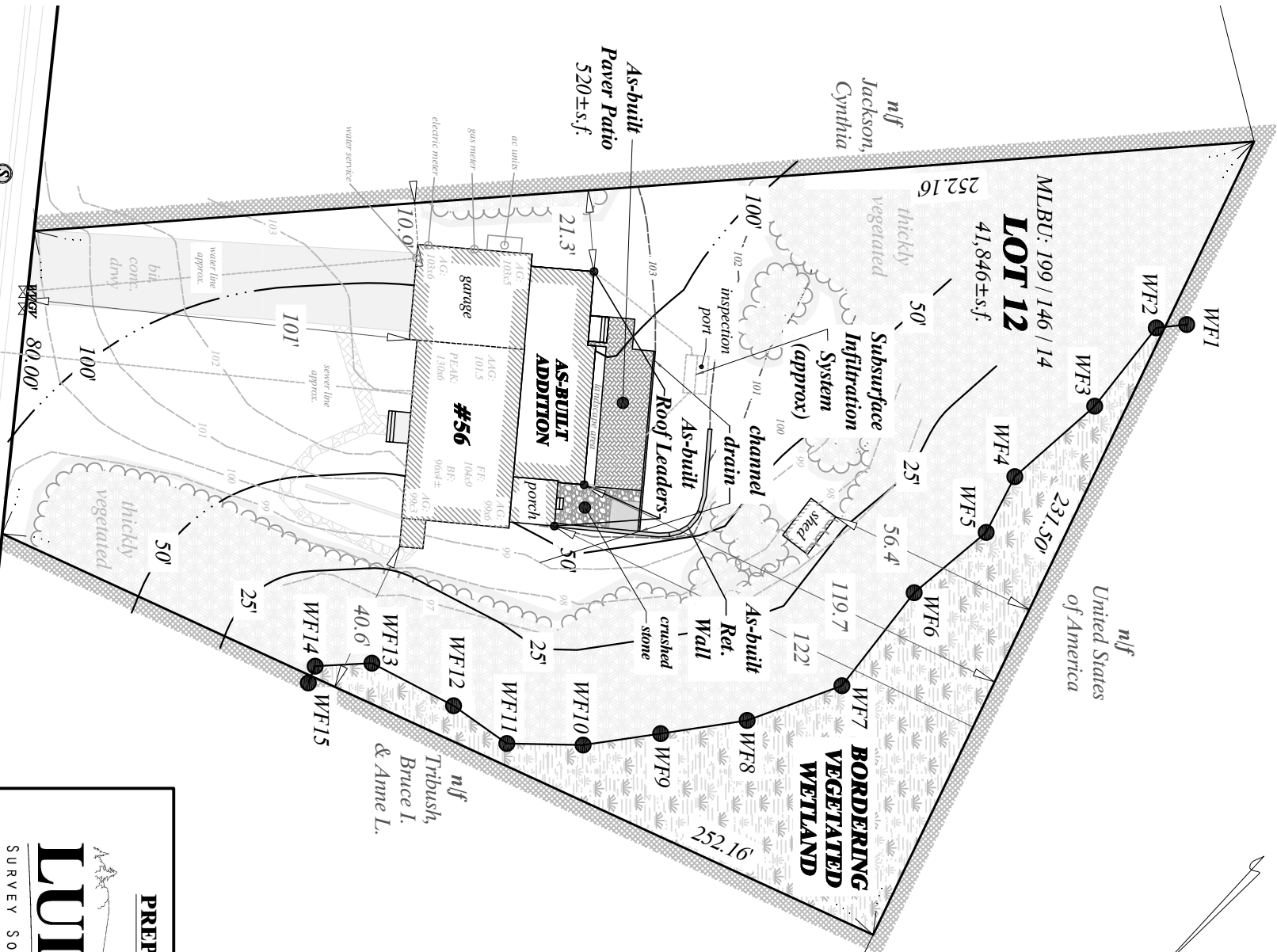
SCOTT T. LUDWIG

Professional Land Surveyor #48095

NOTES:

- All information hereon shown is based upon an on the ground field survey conducted in September of 2024 & July of 2025, with the primary instrument of survey being a Sokkia iX-1205 #XR000703.
- Building locations and offsets shown are for zoning determinations only and are not to be used to establish property lines.
- Locus is not shown to be located in an established Special Flood Hazard Area: See FEMA FIRM 25027C0454E, effective on 07/04/2011.
- Vertical datum is based upon GNSS locations by Carlson RTK5.
- Mapping of on-site utilities is limited to the gathering of visible, surface ready evidence of readily accessible utilities at the time of the survey and from information gathered from available record. Subsurface locations are approximate based upon provided information, unless specifically noted.

TABLE of DIMENSIONS		[SRB] Single Residence B	
LOT REQUIREMENTS	REQUIRED	PRE-EXISTING	AS-BUILT
1. Lot Area	10,000±s.f.	41,846±s.f.	AS PRE-EX.
2. Frontage	80'	80.00'	AS PRE-EX.
3. Front Yard	20'	101'	AS PRE-EX.
4. Side Yard	12.5'	10.9'	AS PRE-EX.
5. Rear Yard	10'	122'	119.7'
6. Building Height	35' (2.5 sty)	29.1'±	AS PRE-EX.



PREPARED BY:

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FIELD	CALC	DRAFT	CHECK
M.M.L.	Z.T.L.	Z.T.L.	S.T.L.