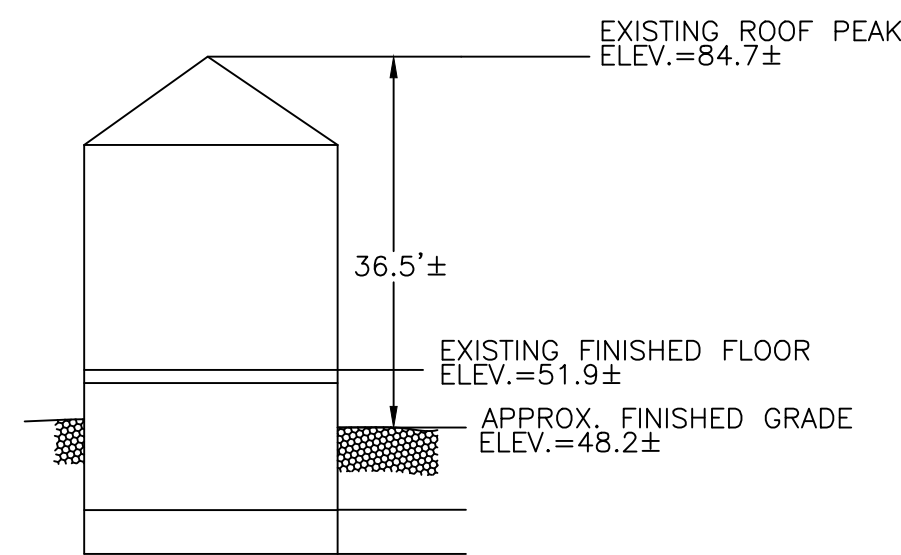
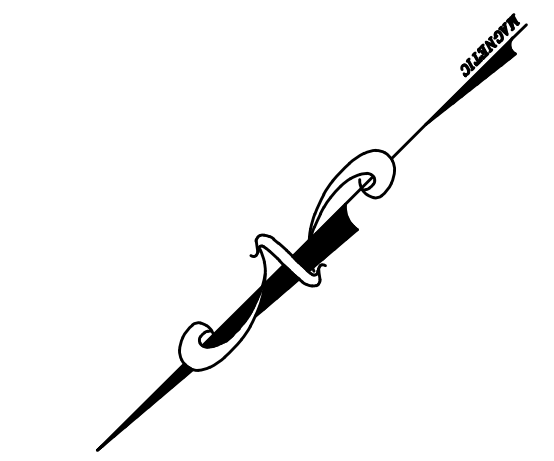


LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
🌳	TREE
🌳	TREE STUMP
🌿	SHRUBS/FLOWERS
♣	SIGN
⊙	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
⊙	SPOT GRADE
⊙	TOP OF WALL
⊙	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
▨	FENCE
—	TREE LINE
—	SEWER LINE
—	DRAIN LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD WIRES
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)



EXISTING PROFILE
NOT TO SCALE

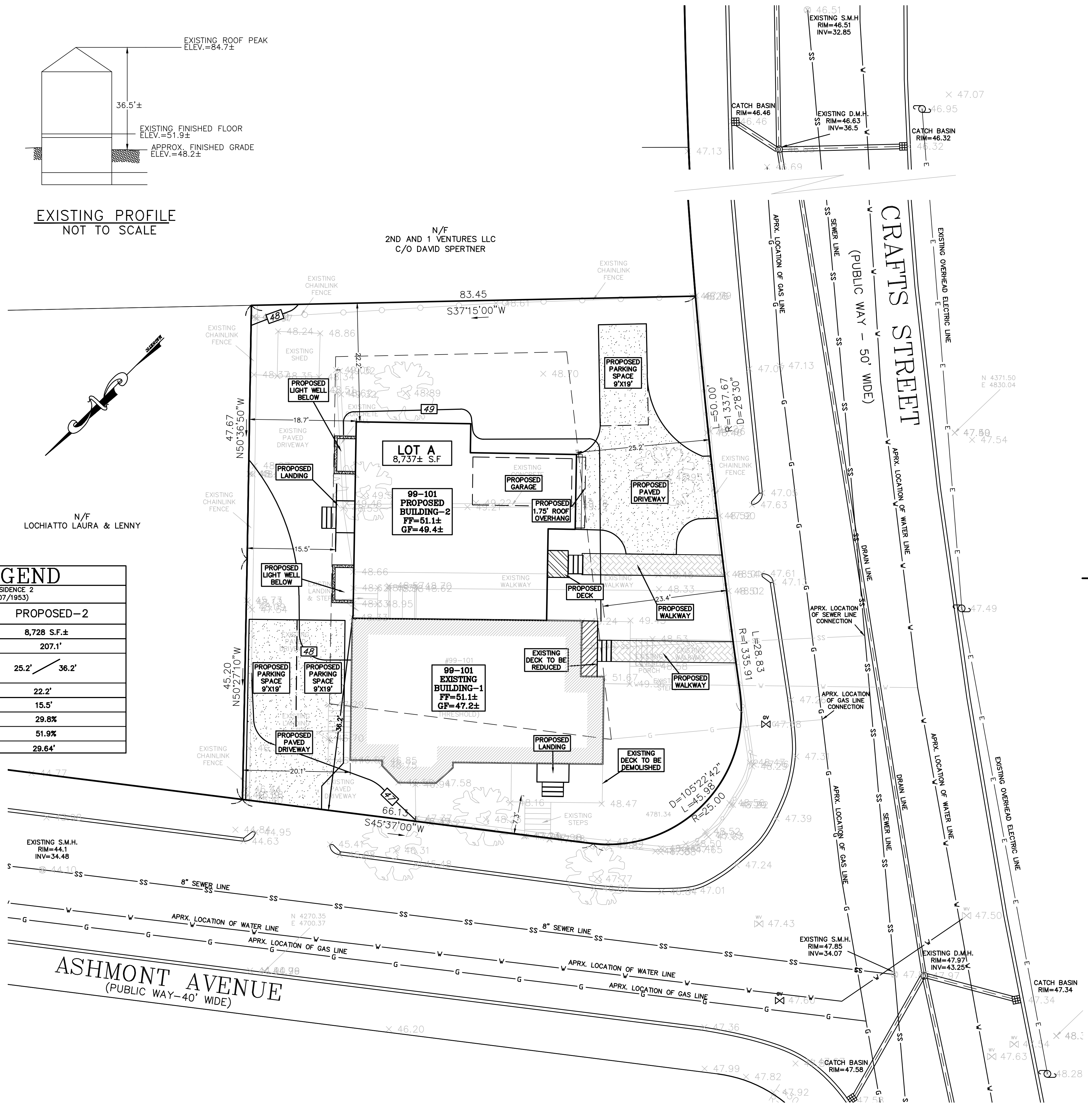


N/F LOCHIATTO LAURA & LENNY

N/F
2ND AND 1 VENTURES LLC
C/O DAVID SPERTNER

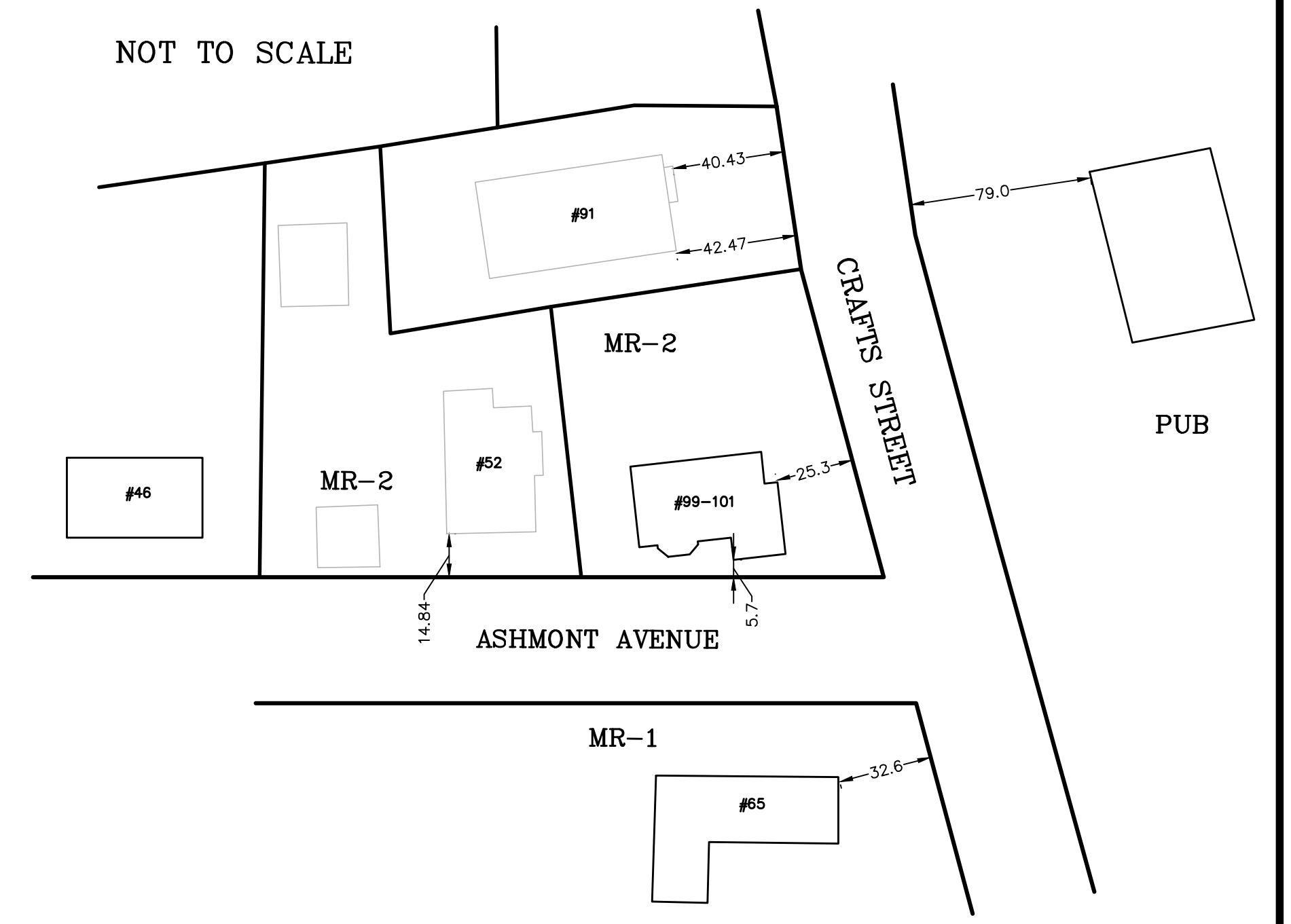
ZONING LEGEND		
ZONING DISTRICT: MULTI-RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)		
	REQUIRED	PROPOSED-2
MIN. AREA	10,000 S.F.	8,728 S.F.±
MIN. FRONTAGE	80'	207.1'
MIN. YARD FRONT	*AVG ALIGNMENT: CRAFTS ST = 25.0' ASHMOUNT AVE = 19.9'	25.2' / 36.2'
SIDE	10'	22.2'
REAR	15'	15.5'
MAX. LOT COV.	30%	29.8%
MIN. OPEN SPACE	50%	51.9%
MAX. BLDG. HEIGHT	36'	29.64'

*AVERAGE ALIGNMENT TAKEN



NOTES:

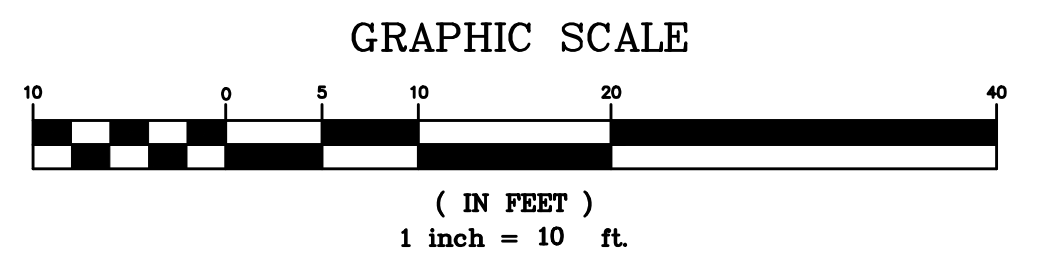
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 5/21/2020.
- DEED REFERENCE: BOOK 68804, PAGE 156
PLAN REFERENCE: END OF BOOK 4337
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0552E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.
- ZONING INFORMATION: MR-2 (MULTI-RESIDENCE 2), LOT CREATED BEFORE 1953



AVERAGE ALIGNMENT CALCULATION = $\frac{25+14.84}{2} = 19.92$ (ASHMOUNT AVENUE)

AVERAGE ALIGNMENT CALCULATION = $\frac{25+25}{2} = 25$ (CRAFTS STREET)

*FRONT SETBACK FOR MR-2 ZONING IS 25' FOR LOT CREATED BEFORE 1953 AND AFTER 1953



SCALE	1"=10'		
DATE	11/19/2021	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	99-101 CRAFTS STREET NEWTON MASSACHUSETTS	
CLIENT:	PROPOSED PLOT PLAN		SHEET NO.
DRAWN BY	OG	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
CHKD BY	ETS		
APPD BY	PJN		