

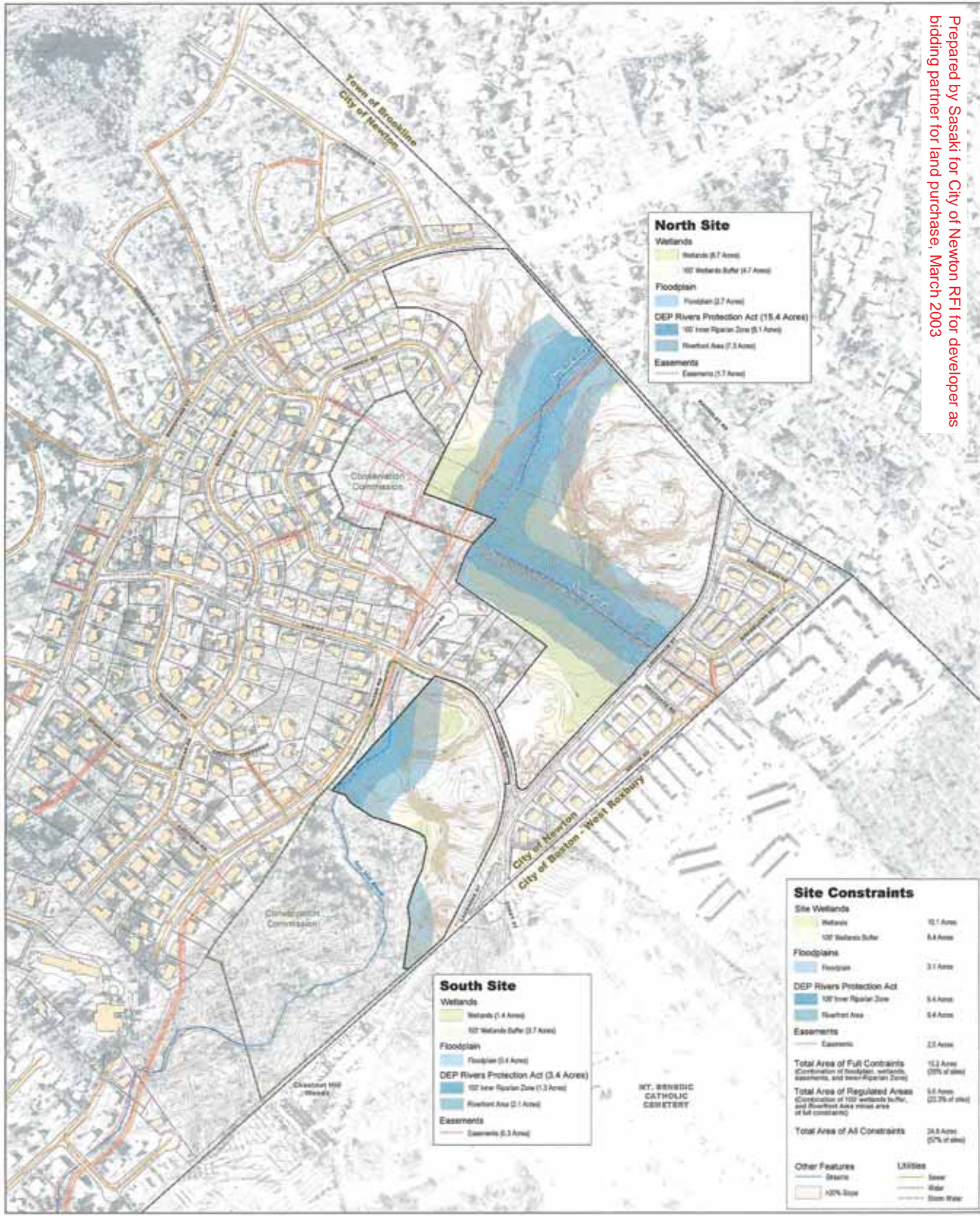


Kessler Woods Land Use Plan

Figure 1: Site Context

Scale: 1" = 100 Feet
February 2003

Prepared by Sasaki for City of Newton RFI for developer as bidding partner for land purchase, March 2003



Kessler Woods Land Use Plan

Figure 2: Existing Site Constraints

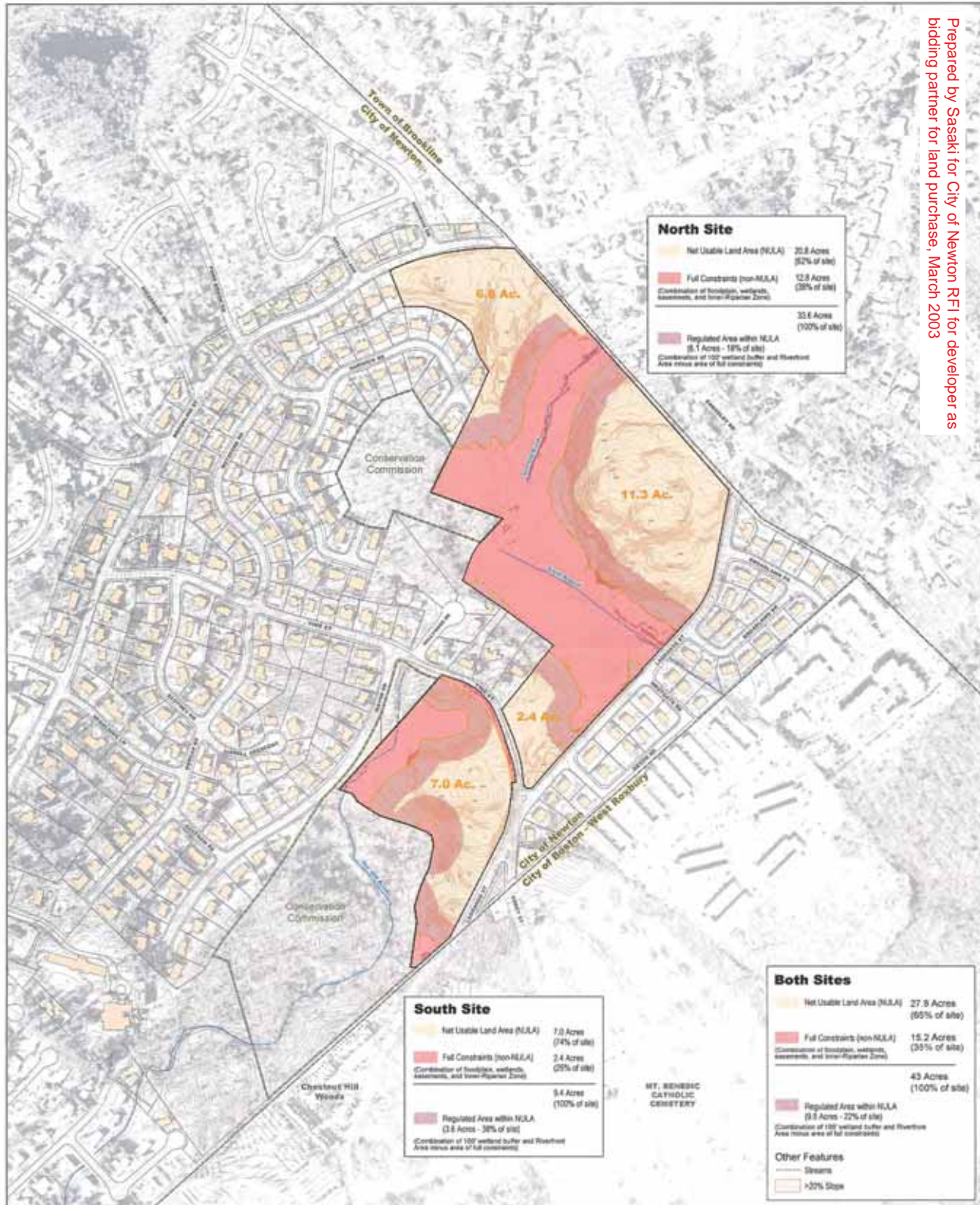
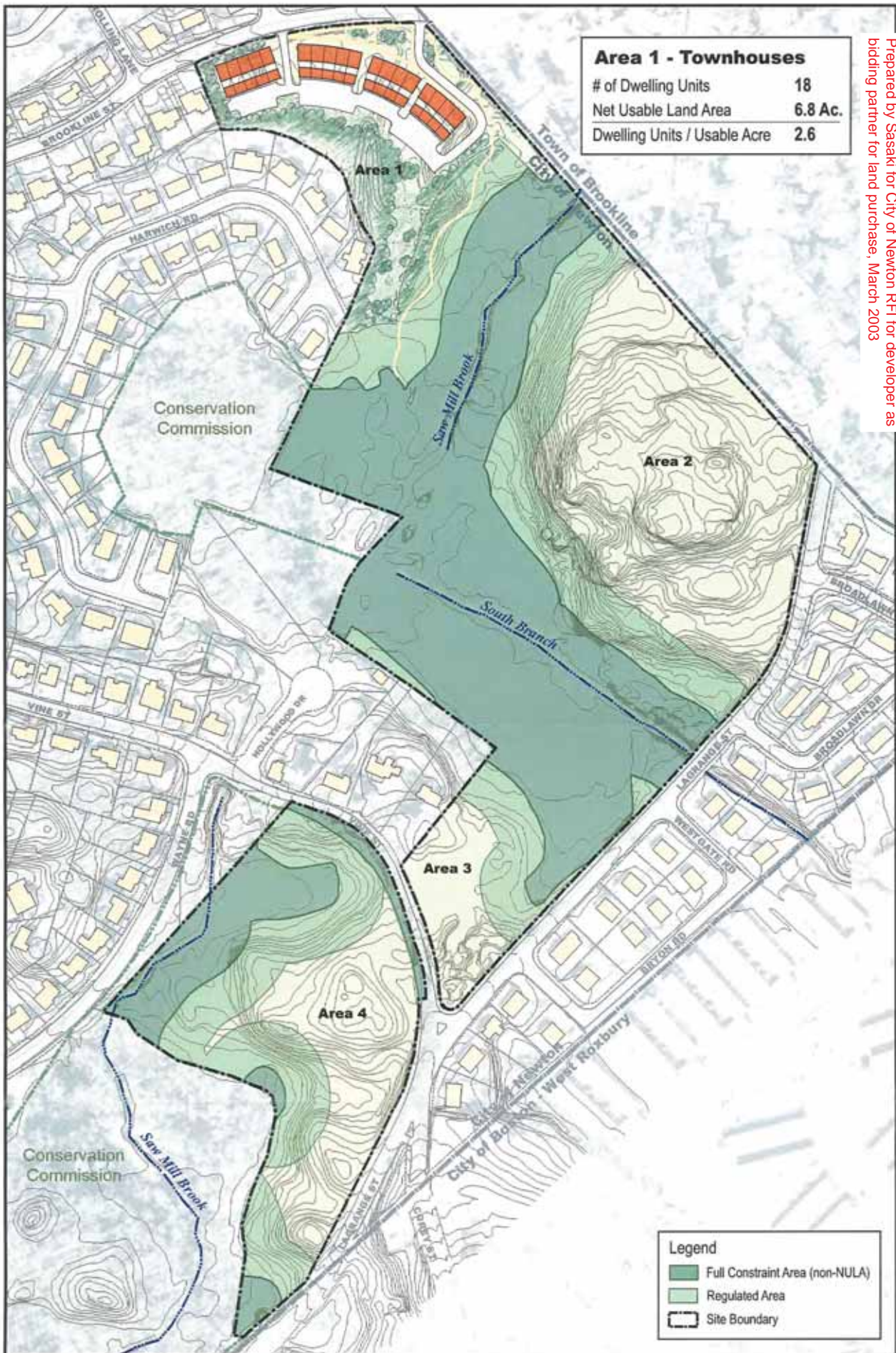
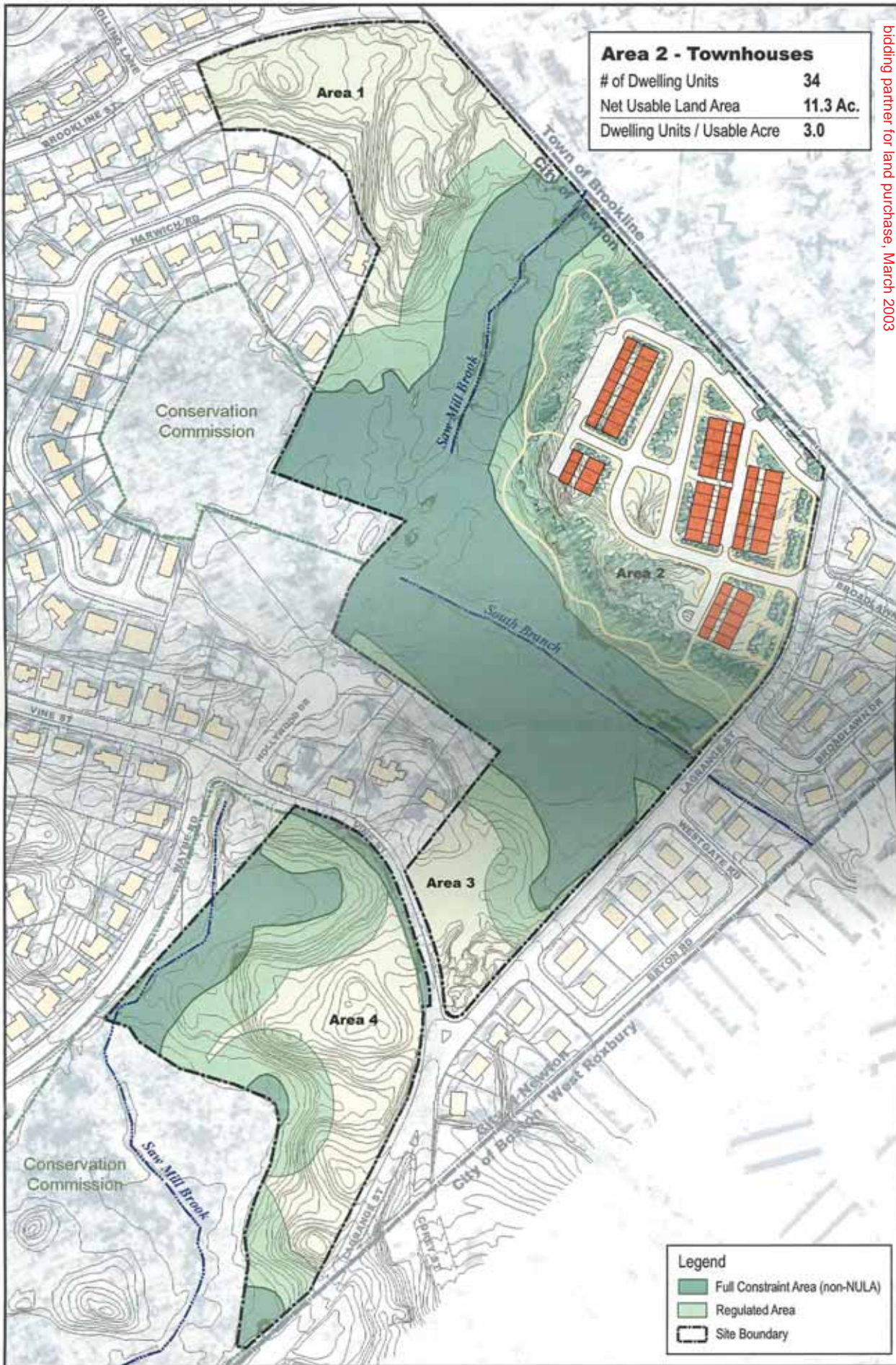
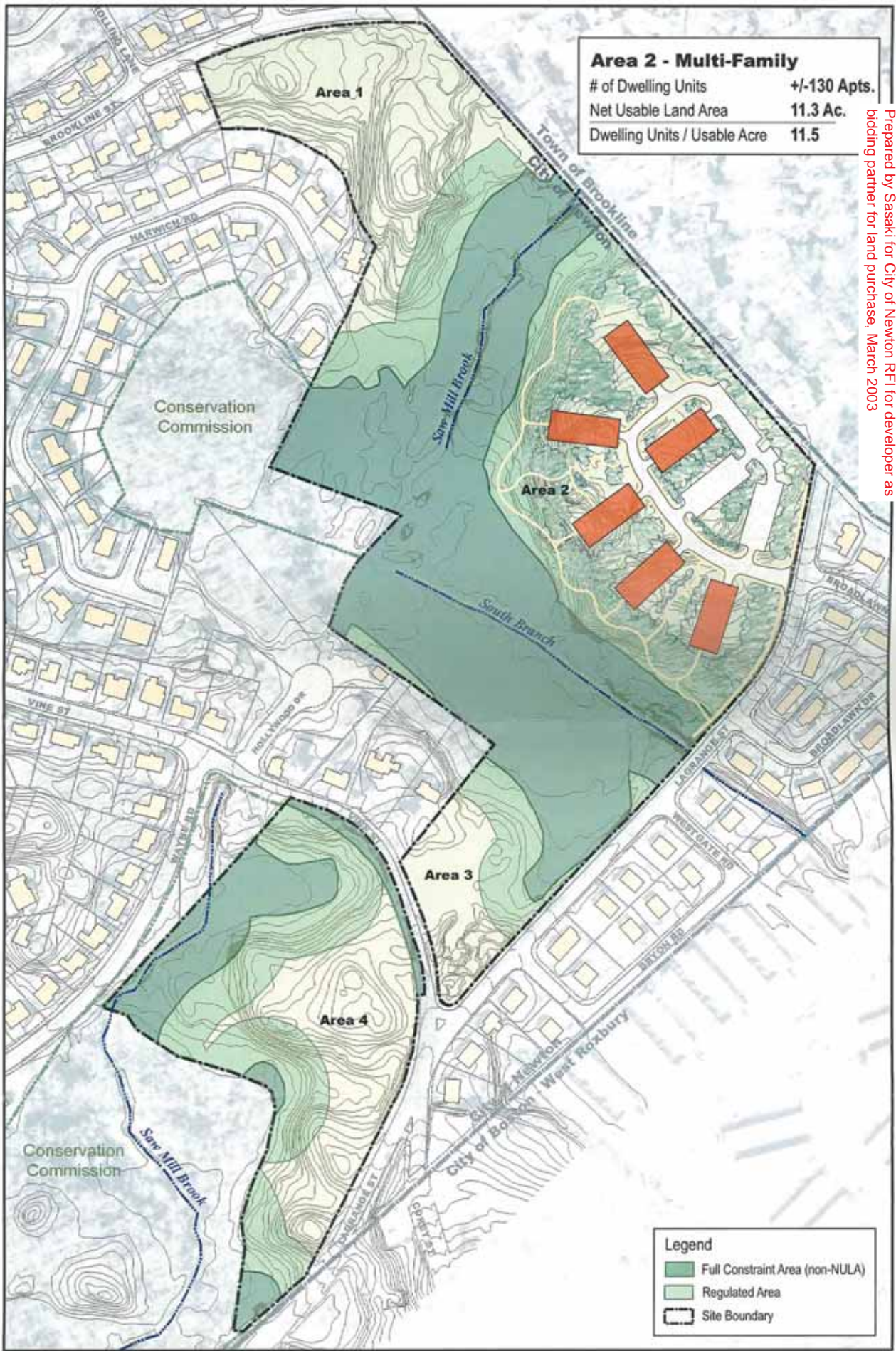


Figure 3: Potential Development Areas





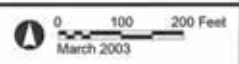


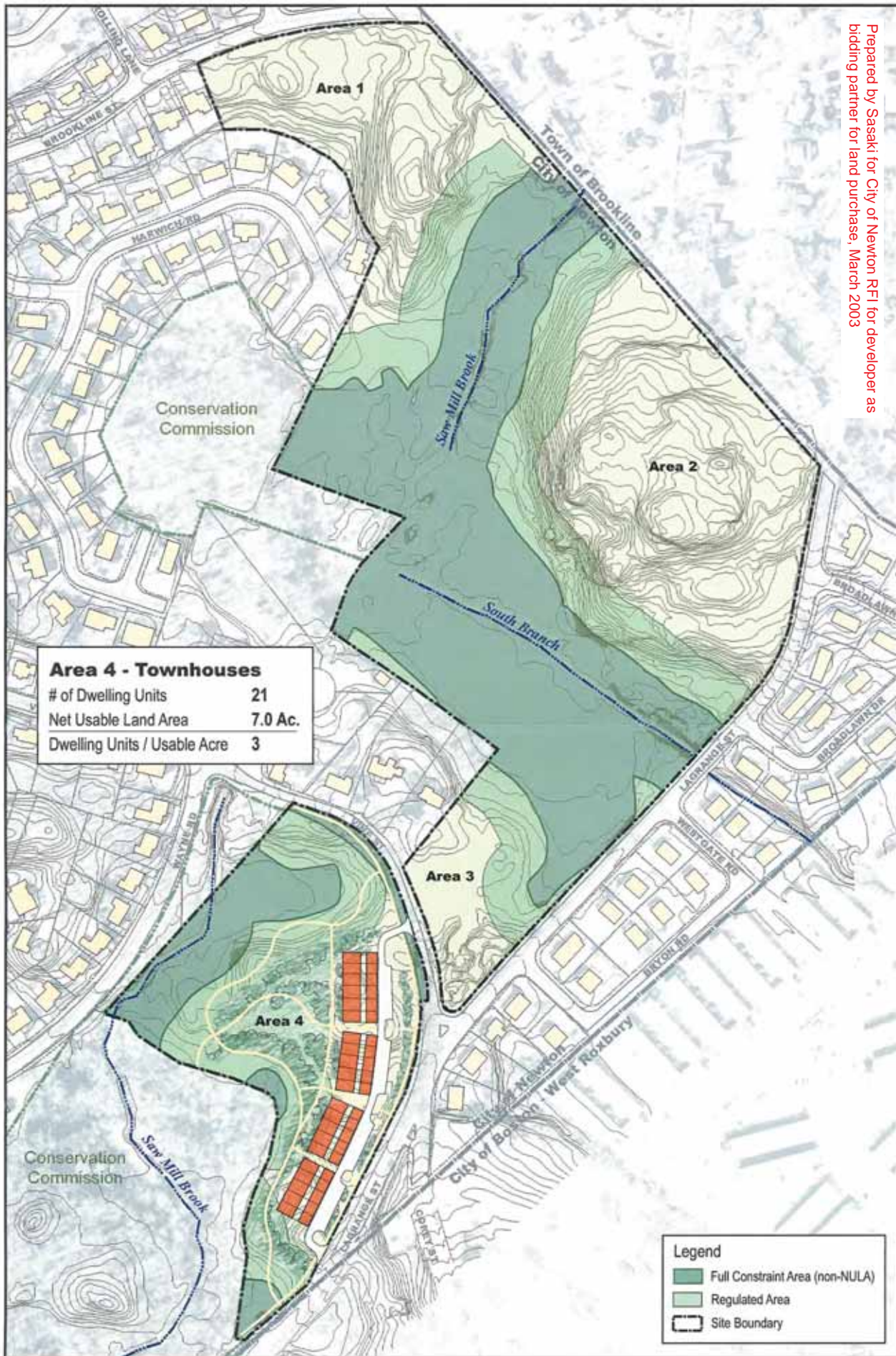
Area 2 - Multi-Family	
# of Dwelling Units	+/-130 Apts.
Net Usable Land Area	11.3 Ac.
Dwelling Units / Usable Acre	11.5

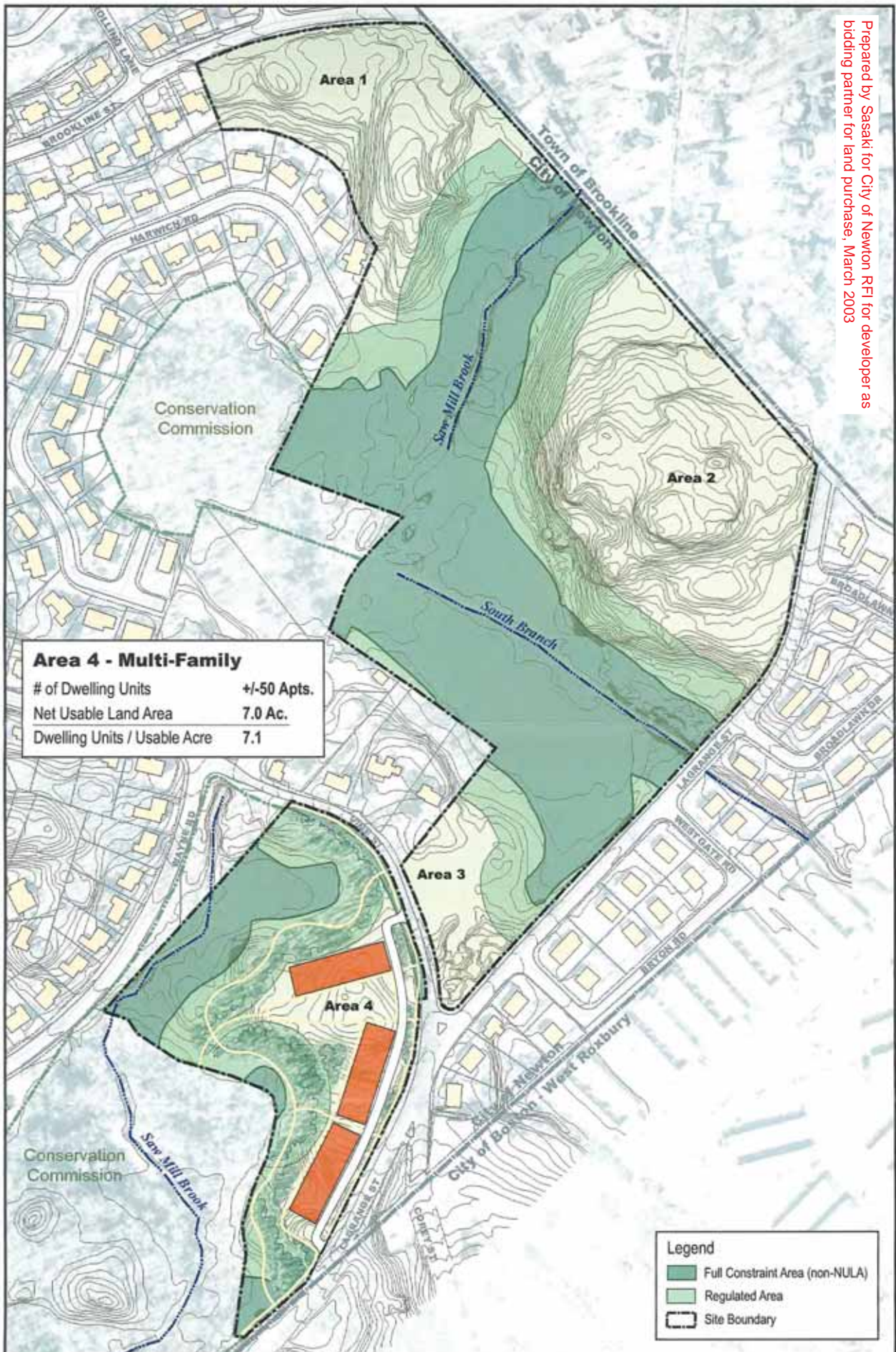
Prepared by Sasaki for City of Newton RFI for developer as bidding partner for land purchase, March 2003

Kessler Woods Land Use Plan

Figure 6: Site Accommodation Study







21 February 2004
sketch plan

NEWTON STREET

N/F
DAVID &
MINNA
GROSSMAN

N/F
ANDREW H.
CHESNICK

N/F
SIMKHA &
VALENTINA
ROZENVAYN

N/F
STANLEY &
ELINOR
WEISMAN

N/F
EUGENE &
ALLA
TANDETRICK

COUNTY HARBOR
LINE
MIDDLESEX

HARWICH
ROAD

N/F
IRVING &
ARLENE
TISNER

N/F
MYRNA
ELKINS

N/F
RONALD &
HARRIET
WEINFELD

N/F
CINDY CHALIF

N/F
CITY OF
NEWTON

AREAS TO BE
CONVEYED TO THE
CITY OF NEWTON

AREA TO BE
REMOVED FROM
FULL-CONSTRAINTS
AREA

17,600± S.F.

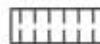
22,000± S.F.

21,000± S.F.

3,500± S.F.

6,100± S.F.

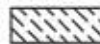
LEGEND



LAND TO BE REMOVED FROM
FULL CONSTRAINTS AREA



LAND TO BE CONVEY TO THE
CITY OF NEWTON



LAND TO BE CONVEY BY EASEMENT
TO THE CITY OF NEWTON

AREA TO BE
CONVEYED BY
EASEMENT TO THE
CITY OF NEWTON

N/F
AMY CARP

N/F
CITY OF
NEWTON

DRAINAGE EASEMENT

CITY OF
NEWTON

SKETCH PLAN
KESSLER WOODS
NEWTON, MASSACHUSETTS

DATE:
1-6-04

FIGURE

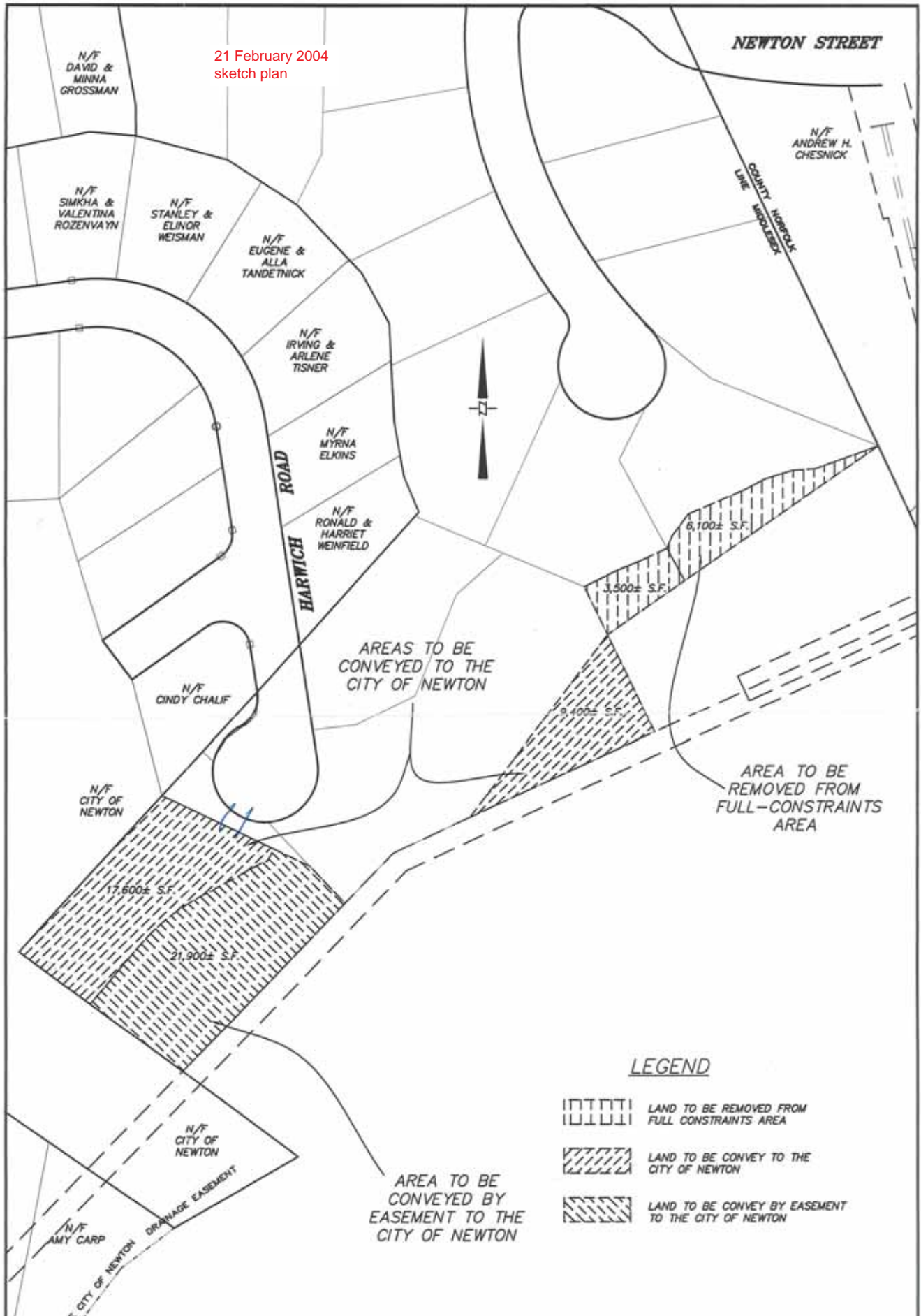
REVISION:
2-17-04

1

SCALE:
1"=80'

JOB NO.
0928-05

21 February 2004
sketch plan



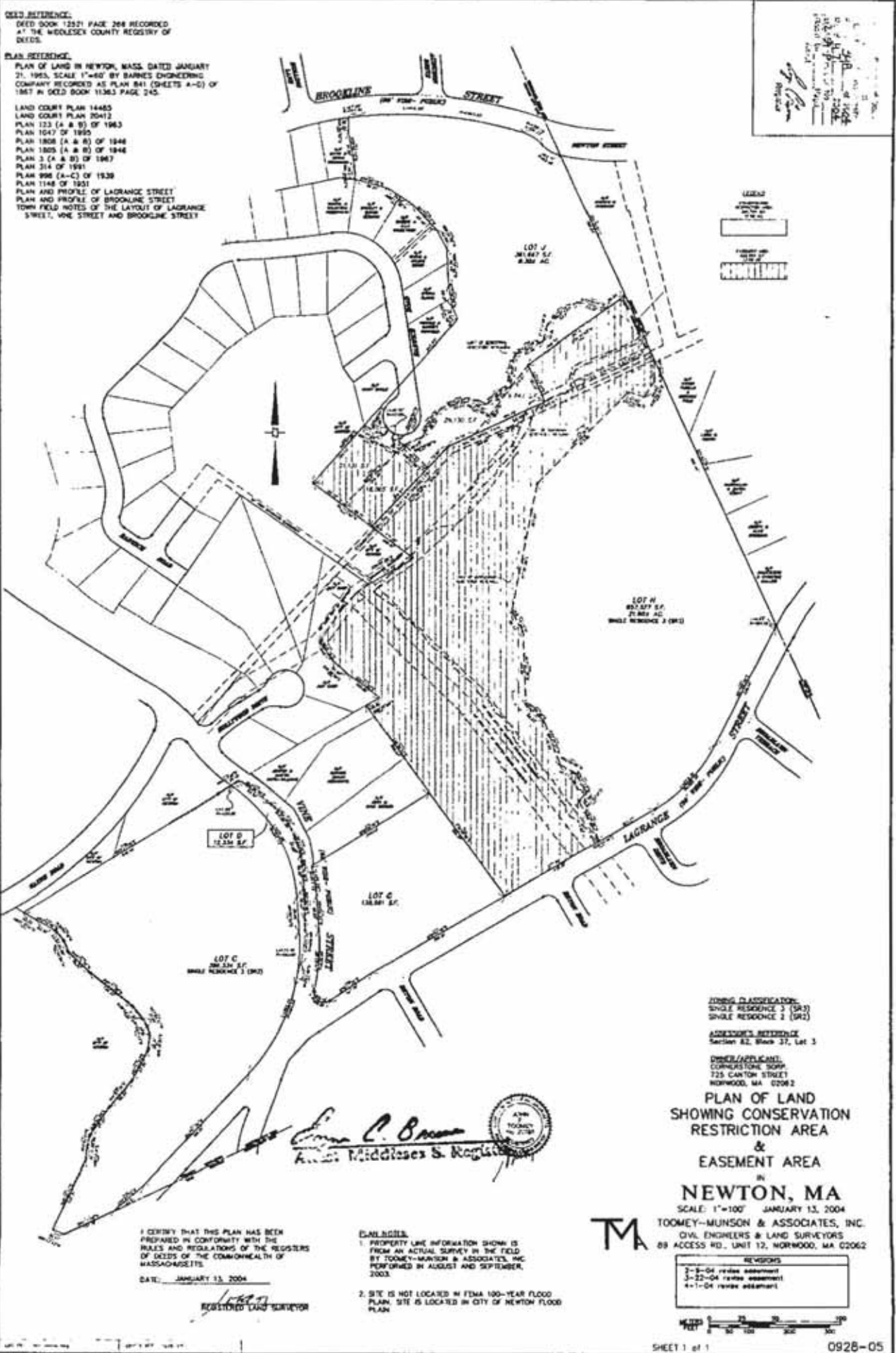
SKETCH PLAN
KESSLER WOODS
NEWTON, MASSACHUSETTS

DATE: 1-6-04	FIGURE 1
REVISION: 2-17-04	
SCALE: 1"=80'	JOB NO. 0928-05

K. 348

4/04 4:57 PM

Exhibit A



DEED REFERENCE:
DEED BOOK 12521 PAGE 208 RECORDED
AT THE WINDHAM COUNTY REGISTRY OF
DEEDS.

PLAN REFERENCE:
PLAN OF LAND IN NEWTON, MASS. DATED JANUARY
21, 1955, SCALE 1"=40' BY BARNES ENGINEERING
COMPANY RECORDED AS PLAN 841 (SHEETS A-C) OF
1957 IN DEED BOOK 11363 PAGE 245.

LAND COURT PLAN 14485
LAND COURT PLAN 20412
PLAN 123 (A & B) OF 1963
PLAN 1047 OF 1950
PLAN 1808 (A & B) OF 1948
PLAN 1805 (A & B) OF 1948
PLAN 3 (A & B) OF 1967
PLAN 314 OF 1951
PLAN 996 (A-C) OF 1938
PLAN 1148 OF 1931
PLAN AND PROFILE OF LORRAINE STREET
PLAN AND PROFILE OF BROOKLINE STREET
TOWN FIELD NOTES OF THE LAYOUT OF LORRAINE
STREET, WINE STREET AND BROOKLINE STREET

PL 348

TOOMEY-MUNSON & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
68 ACCESS RD., UNIT 12, NORWOOD, MA 02062
TEL: 781-853-1111
FAX: 781-853-1112
www.toomey-munson.com

LEGEND
RESTRICTION AREA
EASEMENT AREA

ZONING CLASSIFICATION:
SINGLE RESIDENCE 2 (SR2)
SINGLE RESIDENCE 3 (SR3)

ADJACENT REFERENCE:
Section 82, Block 37, Lot 3

OWNER/APPLICANT:
CORNELIUS TORP
725 CARTON STREET
NORWOOD, MA 02062

**PLAN OF LAND
SHOWING CONSERVATION
RESTRICTION AREA
&
EASEMENT AREA
IN
NEWTON, MA**

SCALE: 1"=100' JANUARY 13, 2004
TOOMEY-MUNSON & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
68 ACCESS RD., UNIT 12, NORWOOD, MA 02062

REVISIONS
3-2-04 revise assessment
3-22-04 revise assessment
4-1-04 revise assessment



James C. Brown
A.C.S. Middlesex S. Registrar



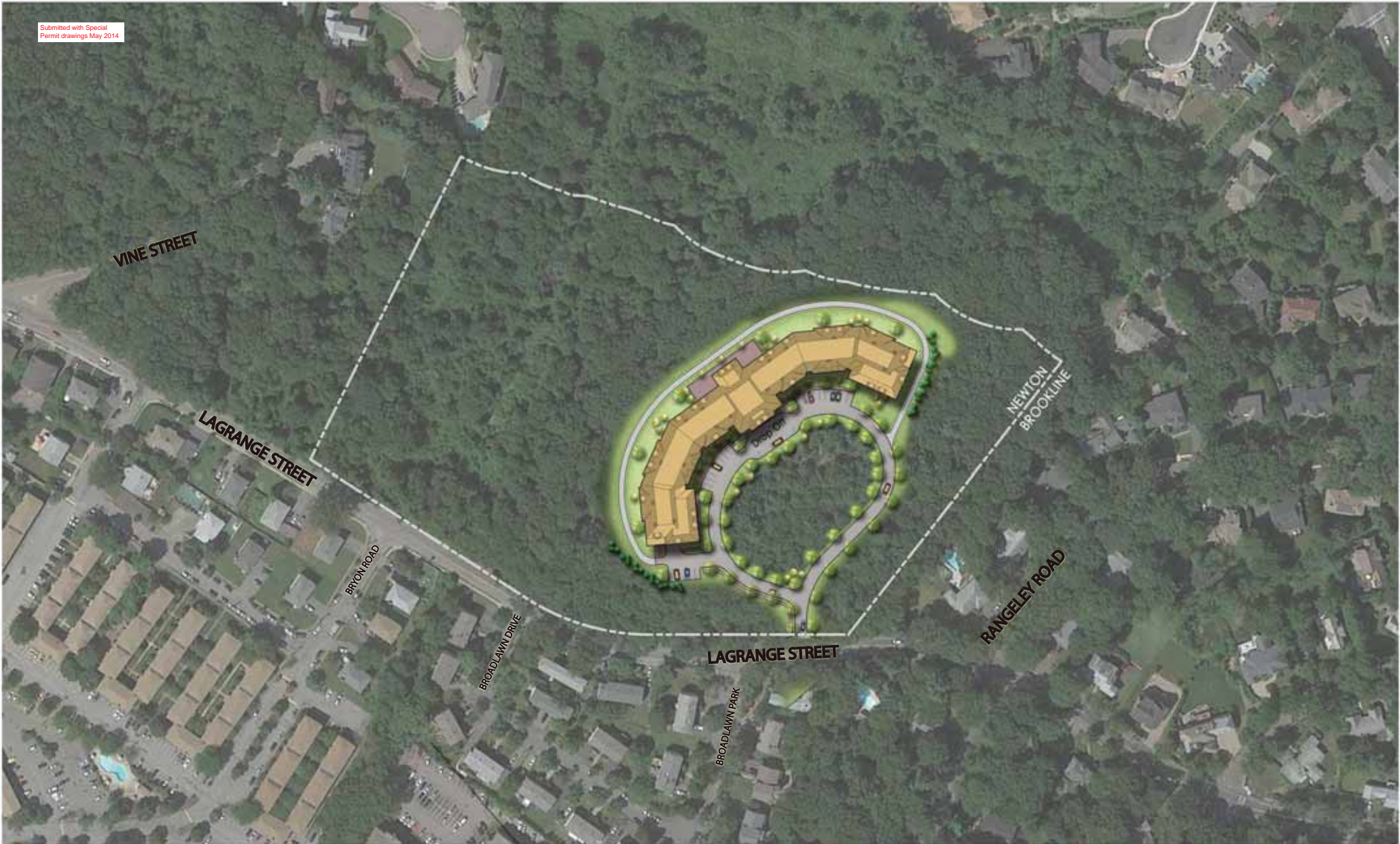
I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

DATE: JANUARY 13, 2004

REGISTERED LAND SURVEYOR

- CAUTIONS:**
- PROPERTY LINE INFORMATION SHOWN IS FROM AN ACTUAL SURVEY IN THE FIELD BY TOOMEY-MUNSON & ASSOCIATES, INC. PERFORMED IN AUGUST AND SEPTEMBER, 2003.
 - SITE IS NOT LOCATED IN FEMA 100-YEAR FLOOD PLAIN. SITE IS LOCATED IN CITY OF NEWTON FLOOD PLAN.

Submitted with Special
Permit drawings May 2014



Planning and Landscape Architecture P.C.

RESIDENCES AT KESSELER WOODS

LaGrange Street, Newton, MA

Chestnut Hill Realty 

Proposed Site Plan - May 06, 2014

Prepared for Planning & Development
 Dept. memos to Board of Alderman
 Land Use Committee, September 2014








Land Use Map Kessler Way / Lagrange Street

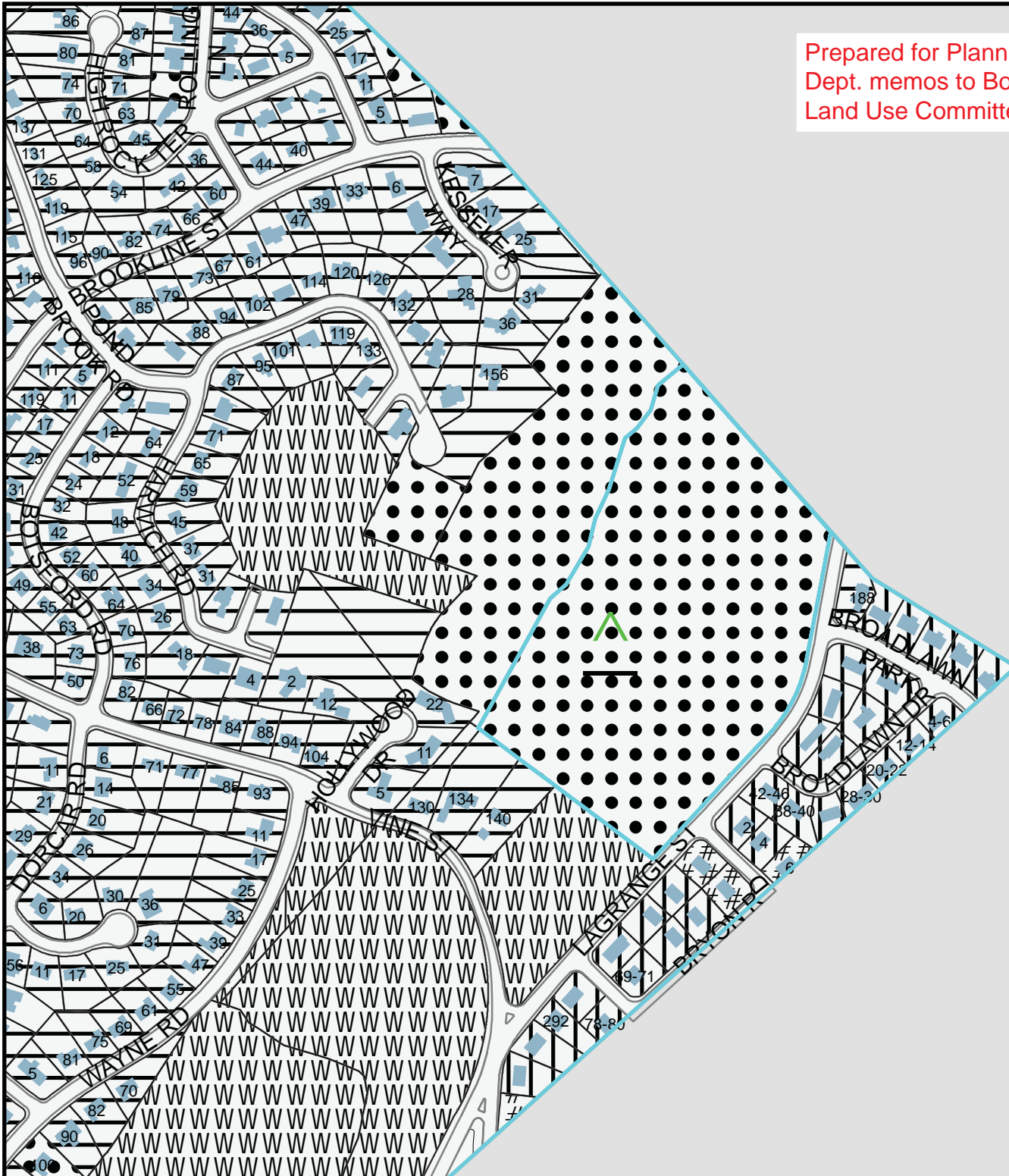
*City of Newton,
 Massachusetts*

ATTACHMENT A

Legend

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Open Space
-  Nonprofit Organizations
-  Vacant Land
-  Property Boundaries
-  Building Outlines



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
 Mayor - Setti D. Warren
 GIS Administrator - Douglas Greenfield

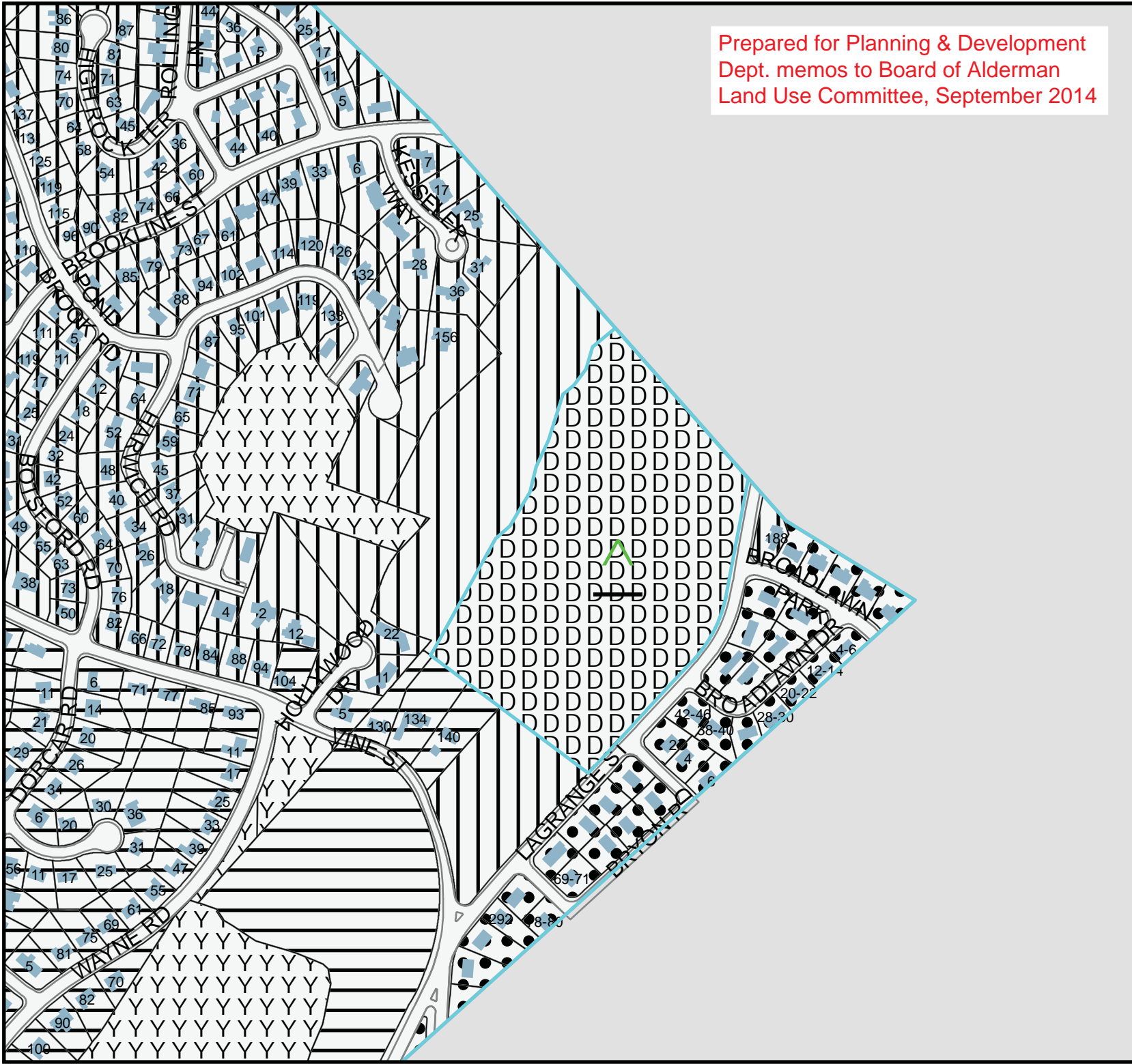
10255/07/9 012/65/07/30/22/25/27/30/80/25/37/40/42/45/07/50/62/5
 Feet

Prepared for Planning & Development
 Dept. memos to Board of Alderman
 Land Use Committee, September 2014

Zoning Map Kessler Way / Lagrange Street

*City of Newton,
 Massachusetts*

ATTACHMENT B



Legend

- Single Residence 2
- Single Residence 3
- Multi-Residence 1
- Multi-Residence 3
- Public Use
- Property Boundaries
- Building Outlines



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CITY OF NEWTON, MASSACHUSETTS
 Mayor - Setti D. Warren
 GIS Administrator - Douglas Greenfield

10255079 01265073022552730802353074042450750825
 Feet










Environmental Features and Topography Map LaGrange Street

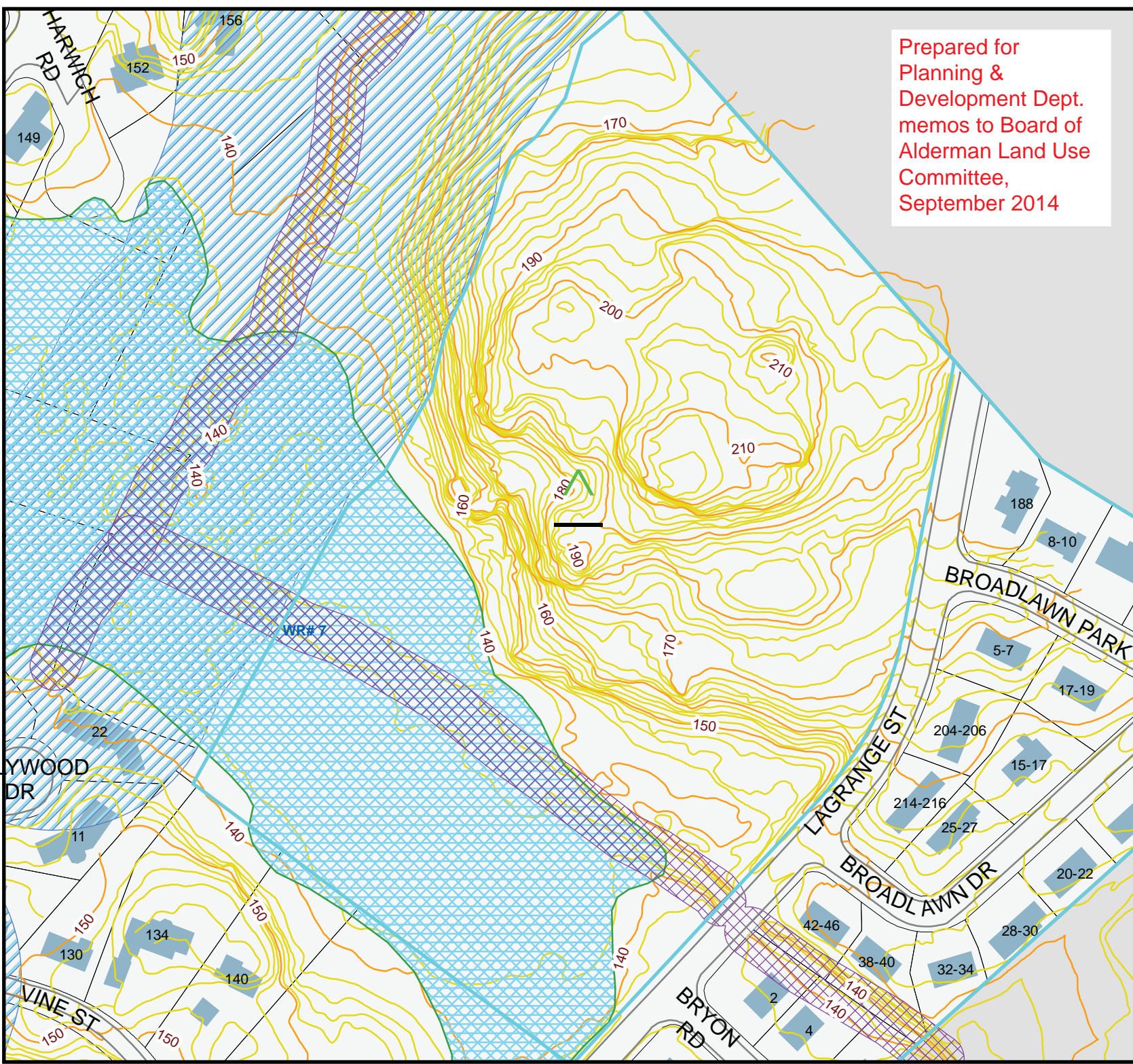
City of Newton,
Massachusetts

Prepared for
Planning &
Development Dept.
memos to Board of
Alderman Land Use
Committee,
September 2014

ATTACHMENT C

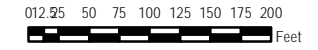
Legend

-  City of Newton Flood Plain
 -  Wetland Restrictions
 -  Rivers Protection Act Areas
 -  Property Boundaries
 -  Building Outlines
 -  Surface Water
- Contour Lines**
-  Two Foot Contour
 -  Index (10 Foot) Contour
 -  Culvert



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CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield



Map Date: September 16, 2014