

LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

- PROPERTY KNOWN AS LOT 25 AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALT OF MASSACHUSETTS; MAP NO.11.
- 2. AREA = 4,456 % SQPUARE FEET OR 0.10 % AGPRES
- 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAR AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OF ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE (X) PER REF. #2
- 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD
- 8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

## REFERENCES:

- 1. THE TAX ASSESSOR'S MAP OF NEWTON, MIDDLESEX COUNTY, MAP 11.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MASSACHUSETTS, MIDDLESEX COUNTY, PANEL 552 OF 656," COMMUNITY-PANEL NUMBER 2502080552E, MAR REVISED: JUNE 4, 2010.

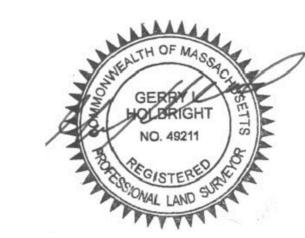
## ZONING INFORMATION M2 DISTRICT SOURCE CITY OF NEWTON ZONING ORDINANCE

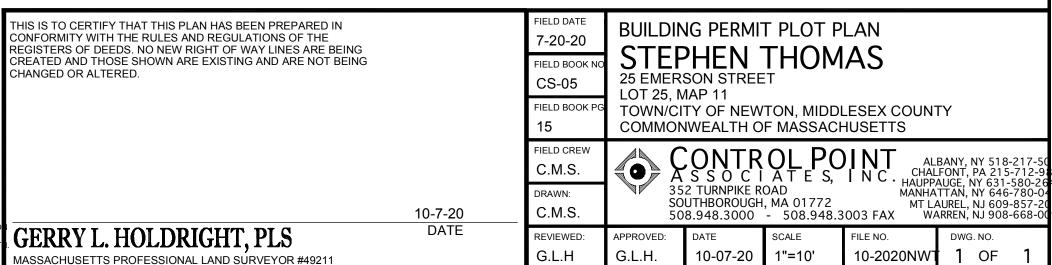
REQUIRED
3,500 S.F.
70'
25'
7.5'
15'
35'
1,015.39 S.F.
1,171.43 S.F.

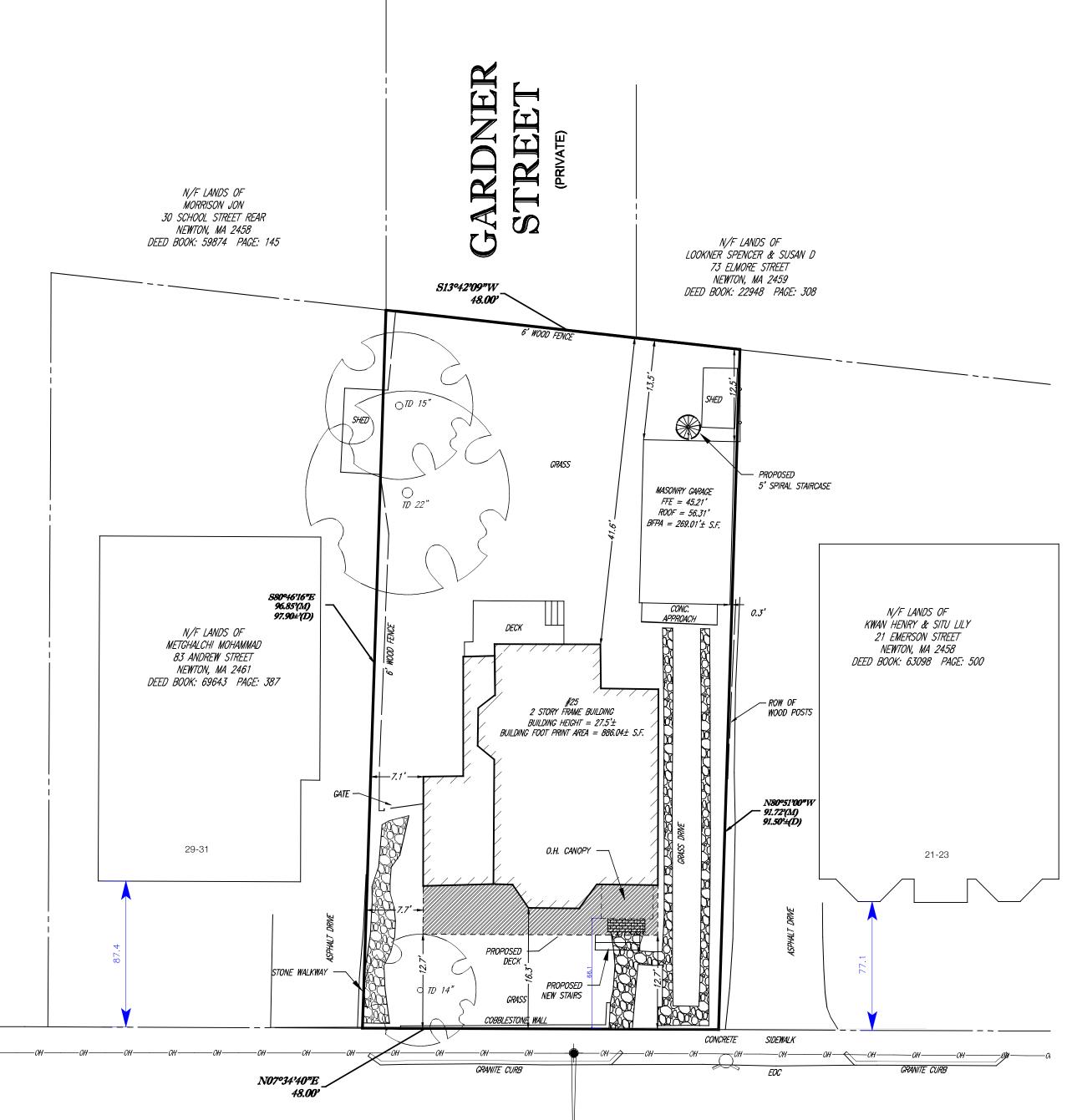
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

ADDITIONAL INFORMATION		REQ.
EXISTING OPEN SPACE	74%	50%
PROPOSED OPEN SPACE	70%	50%
EXISTING LOT COVERAGE	22.7%	30%
PROPOSED LOT COVERAGE	26.2%	30%

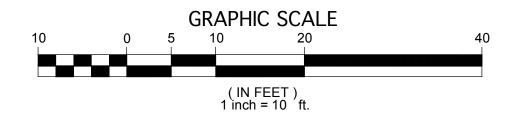








## EMERSON STREET





THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICAT BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEA