

EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
🌳	TREE

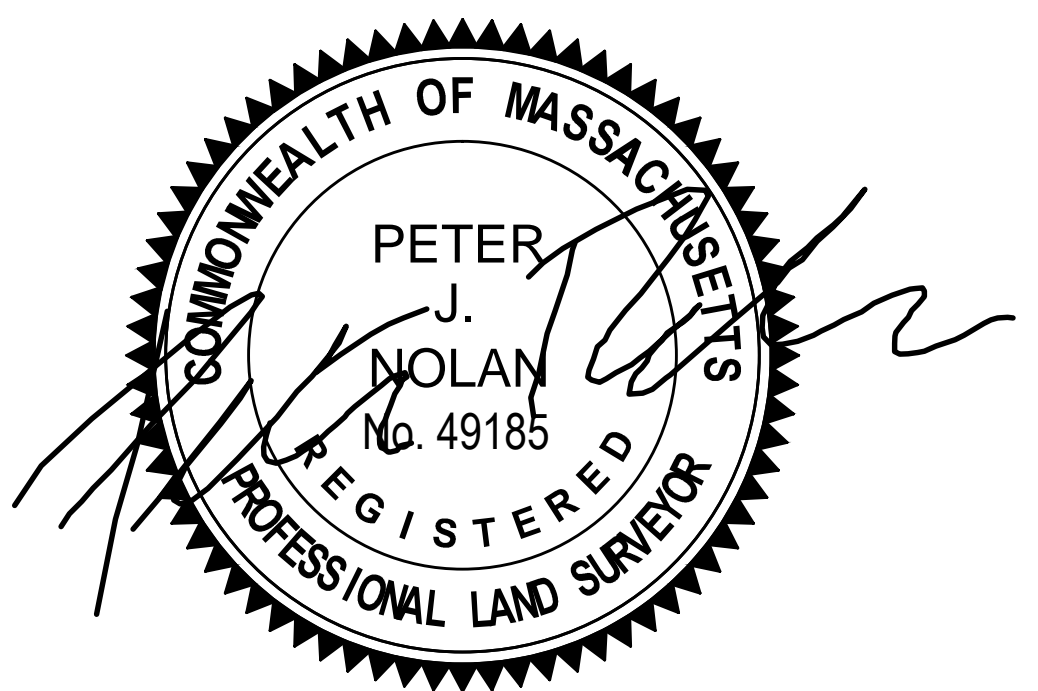
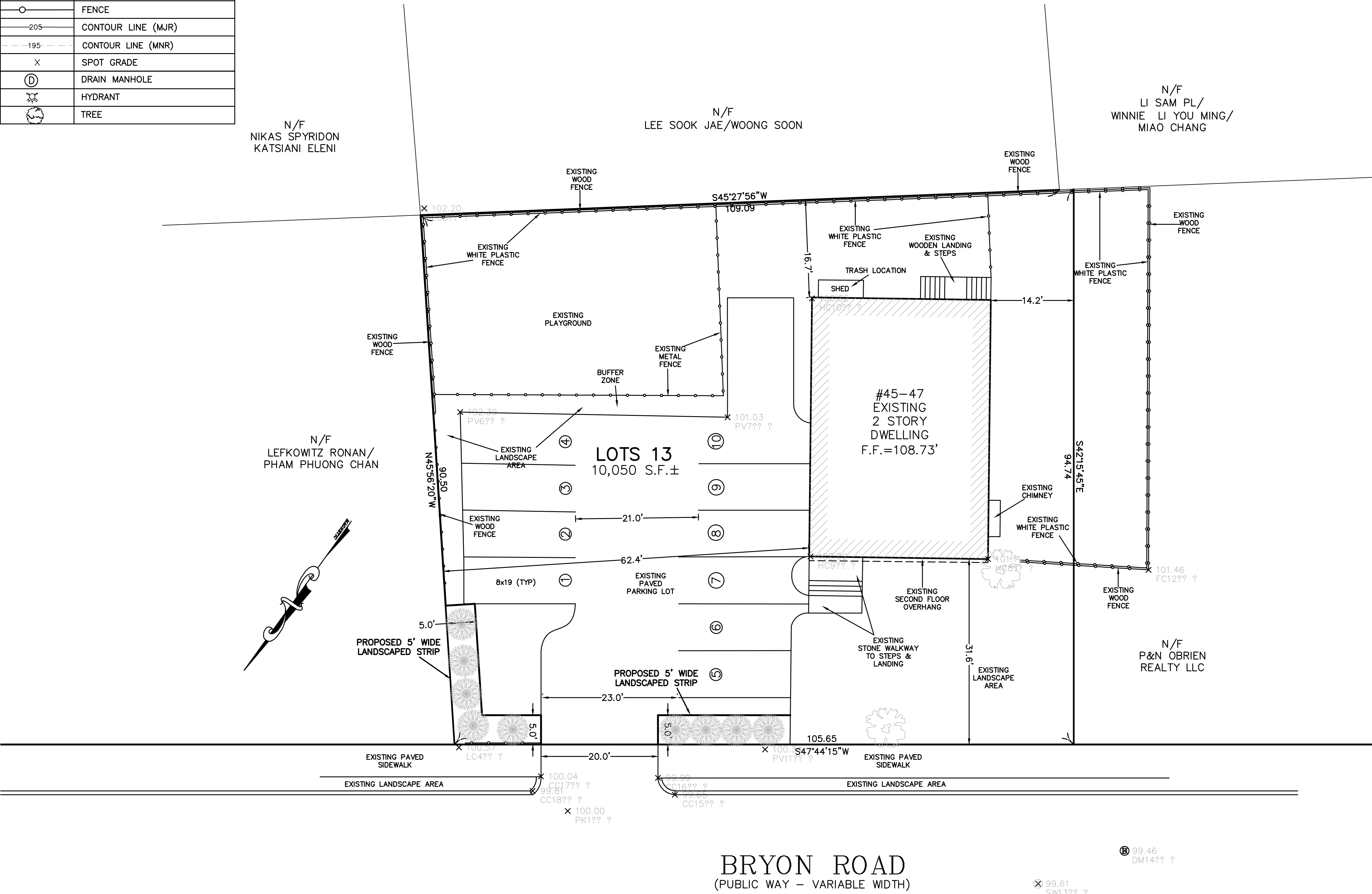
ZONING LEGEND

ZONING DISTRICT: MULTI RESIDENCE 1 (AFTER 12/7/1953)

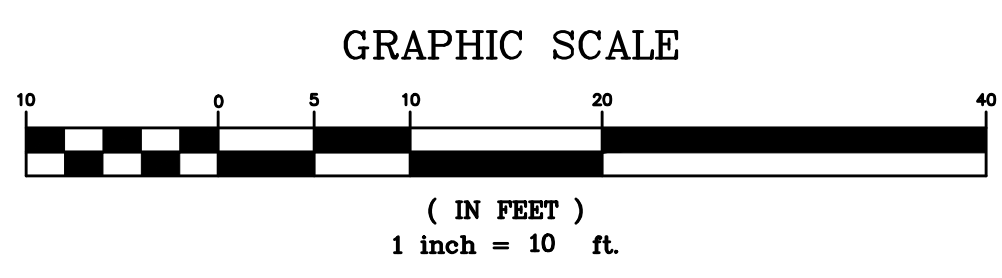
	REQUIRED	EXISTING	COMPLIANCE
MIN. AREA	10,000 S.F	10,050± S.F.	YES
MIN. YARD FRONT	30'	31.6'	YES
SIDE	10'	14.2'	YES
REAR	15'	16.7'	YES
MAX. LOT COVERAGE	30%	14.9%	YES
MIN. OPEN SPACE	50%	50.4%	YES
MIN. FRONTAGE	80'	105.65'	YES
MAX. STORIES	2.5	2	YES
MAX. BUILDING HEIGHT	36'	28'±	YES

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/29/2016.
2. DEED REFERENCE BOOK 54817 PAGE 445, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. 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 25017C0566E, PANEL NUMBER 0566E, COMMUNITY NUMBER: 25017, DATED JUNE 4, 2010.
5. ZONING: ZONING DISTRICT = MULTI-RESIDENCE 1 (MR1)



BRYON ROAD
(PUBLIC WAY - VARIABLE WIDTH)



SCALE	1"=10'
DATE	11/04/2016
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	45-47 BRYON ROAD NEWTON MASSACHUSETTS PLOT PLAN OF LAND
DRAWN BY	EF
CHKD BY	ES
APPD BY	PJN
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	

SHEET NO.
1