

LEGEND

- DRILL HOLE STONE BOUND
- LEAD PILE STONE BOUND
- OC GRANITE CURB
- OC METAL RING CATCH BASIN
- OC WATER GATE
- OC GAS GATE
- OC GAS LINE
- OC ELECTRIC LINE
- OC MANHOLE
- OC DRAINAGE MANHOLE
- OC SEWER MANHOLE
- OC TELEPHONE MANHOLE
- OC CONCRETE REMAINING WALL
- TREE
- PROPOSED PARKING SPACE NUMBER

NOTES

1. SUBJECT TO ANY STATEMENT OF FACT AND A-B-D-LINE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EXCEPTIONS, CONVEYANCES OR RESTRICTIONS OF RECORD.
3. UNAPPROVED UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND INSTRUMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN, SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE DETERMINED BY PROPER ADJUSTMENTS TO ANY AND ALL CONSTRUCTION, CALL, TOLL FREE, OR STATE CALL CENTER AT 1-800-452-7273 STREET-100 HOUSES FROM TO AIR EXHAUSTION.
4. THE PARKING SPACES SHOWN HEREON DO NOT CONFORM TO THE CURRENT ZONING BY LAWS AND REQUIRE APPROVAL FROM THE CITY OF NEWTON ZONING BOARD.

COMMERCIAL DISTRICT ZONED BUSINESS-2 PERMIT & DIMENSIONAL CONTROLS

REQUIRED	EXISTING
MAXIMUM NUMBER OF STORIES	2 STORIES
MAXIMUM BUILDING HEIGHT	24.00'
TOTAL FLOOR AREA RATIO	1.00
MINIMUM LOT AREA	10,000 S.F.
MINIMUM FRONT SETBACK	43.5'
MINIMUM SIDE SETBACK	11.53'
MINIMUM REAR SETBACK	0'
	2.13'
	1.03'



ZONING DESIGNATION:
BUSINESS-2

ASSESSORS REFERENCE:
MAP 71, BLOCK 2, LOT 1

1. VERIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND RECORDS OF RECORD.

2. VERIFY THAT THE SUBJECT CONTAINS SHOWN ARE IN A FLOOD ZONE "X" SHOWN ON PLANT 558 OF 658.

3. VERIFY THAT THE SUBJECT CONTAINS SHOWN ARE IN A FLOOD ZONE "A" SHOWN ON PLANT 558 OF 658.

4. 2015

REVISIONS

DATE	DESCRIPTION	FIELD	APPROVED
7/10/15	PARKING, ETC.	CHUCKS EAP	DRINKEN ET AL

PROFESSIONAL LAND SURVEYOR

DATE

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS (508) 634-0255

Existing Conditions Plan
Showing Proposed Parking
221-227 WASHINGTON ST.
NEWTON, MA
PREPARED FOR DR CHAP
SCALE 1" = 20'
DATE: JULY 6, 2015

REFERENCES

PLANS AND DEEDS RECORDED AT THE MASSACHUSETTS DEPARTMENT OF RECORDS

DEED BOOK	PAGE
2438	281

DEED BOOK PAGE

