

LOCUS MAP NOT TO SCALE



OAK STREET

ELLIOT STREET
(PUBLIC - VARIABLE WIDTH)

CLIFF ROAD
(22' WIDE)

LINDEN STREET

CURRENTLY ZONED: MR-1

MINIMUM LOT AREA	20,000 s.f.	103,388 s.f.	15,018 s.f.
LOT AREA PER UNIT	5,000 s.f./D.U.	---	---
FRONTAGE	80'	214.90'	80.00'
FRONT SETBACK	30'	---	30.0'
SIDE SETBACK	10'	---	12.0'
REAR SETBACK	15'	---	37.7'
FLOOR AREA RATIO	0.47982	---	0.2306
BUILD FACTOR (SEE FORMULA DETAIL)	20 MAX	4.99	13.08
MAXIMUM BLDG. LOT COVERAGE	50%	---	11.5%
MINIMUM OPEN SPACE	50%	---	63.2%
BUILDING HEIGHT (MAX)	36'	---	---
		UNCHANGED	UNCHANGED

REQUIRED	PROPOSED (LOT 1)	PROPOSED (LOT 2)
20,000 s.f.	103,388 s.f.	15,018 s.f.
5,000 s.f./D.U.	---	---
80'	214.90'	80.00'
30'	---	30.0'
10'	---	12.0'
15'	---	37.7'
0.47982	---	0.2306
20 MAX	4.99	13.08
50%	---	11.5%
50%	---	63.2%
36'	---	---
	UNCHANGED	UNCHANGED

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

CLERK - NEWTON PLANNING BOARD
ACTING AS A BOARD OF SURVEY

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS

LOT 1
GARAGE PARKING SPOTS LOT 1 = 2
TOTAL MARKED PARKING SPOTS LOT 1 = 113
TOTAL UNMARKED PARKING SPOTS = 5
TOTAL PARKING SPOTS LOT 1 = 120

LOT 2
TOTAL MARKED PARKING SPOTS LOT 2 = 8

CURRENT OWNER: THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON

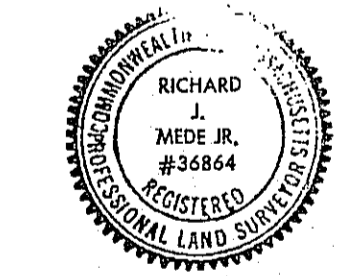
TITLE REFERENCE: BOOK 6172 PAGE 457

PLAN REFERENCE: PLAN 963 OF 1968
PLAN 944 OF 1940
PLAN 897 OF 1980
PLAN 1166 OF 1937

NOTES:

- THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ADJUTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- LOTS 1 & 2 SHOWN ON THIS PLAN ARE A SUBDIVISION OF LOT C-1 & C-2 SHOWN ON PLAN 944 OF 1940, AND LOT E SHOWN ON PLAN 897 OF 1980.
- THE FIELD WORK ON WHICH THIS PLAN WAS BASED WAS CONDUCTED BETWEEN FEBRUARY 27, 2012 & MARCH 9, 2012.
- LOT 1, CURRENTLY OWNED BY THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON, A CORPORATION SOLE, WILL REMAIN IN THAT OWNERSHIP.
- LOT 2, CURRENTLY OWNED BY THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON, A CORPORATION SOLE, WILL BE CONVEYED TO 260 ELLIOT LLC. c/o KAREN OSBORNE, MANAGER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

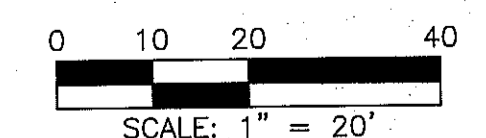


RICHARD J. MEDE, JR. P.L.S.

03/15/2016

PROPOSED CONDITIONS PLAN
260, 270 & 280 ELLIOT STREET
ROMAN CATHOLIC ARCHDIOCESE OF BOSTON
MARY IMMACULATE OF LOURDES PARISH
NEWTON, MASS.
(MIDDLESEX COUNTY)

PREPARED BY:
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SHEET 3 OF 3

FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
BN/BB	---	CAV	CAV	RJM	18223

FOR REGISTRY USE ONLY

