

TOPOGRAPHIC
PLAN OF LAND
8 HAZELWOOD AVENUE
NEWTON, MA
(MIDDLESEX COUNTY)

**MEDFORD
ENGINEERING
& SURVEY**
ANGELO E. VEZZANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-398-4488 FAX: 781-398-9082

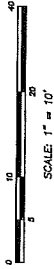
PREPARED BY:

| DATE | DESCRIPTION OF REVISION |
|------------|------------------------------------|
| 03/16/2017 | REVISED AS PER CITY PLANNER REVIEW |
| 02/08/2017 | PROPOSED ADDITIONS AND ADJUST |
| 02/08/2017 | CHECKED BY: R.M. |
| 12/13/2016 | DATE |
| 1" = 10' | SCALE |
| FILE NO. | 19559 |

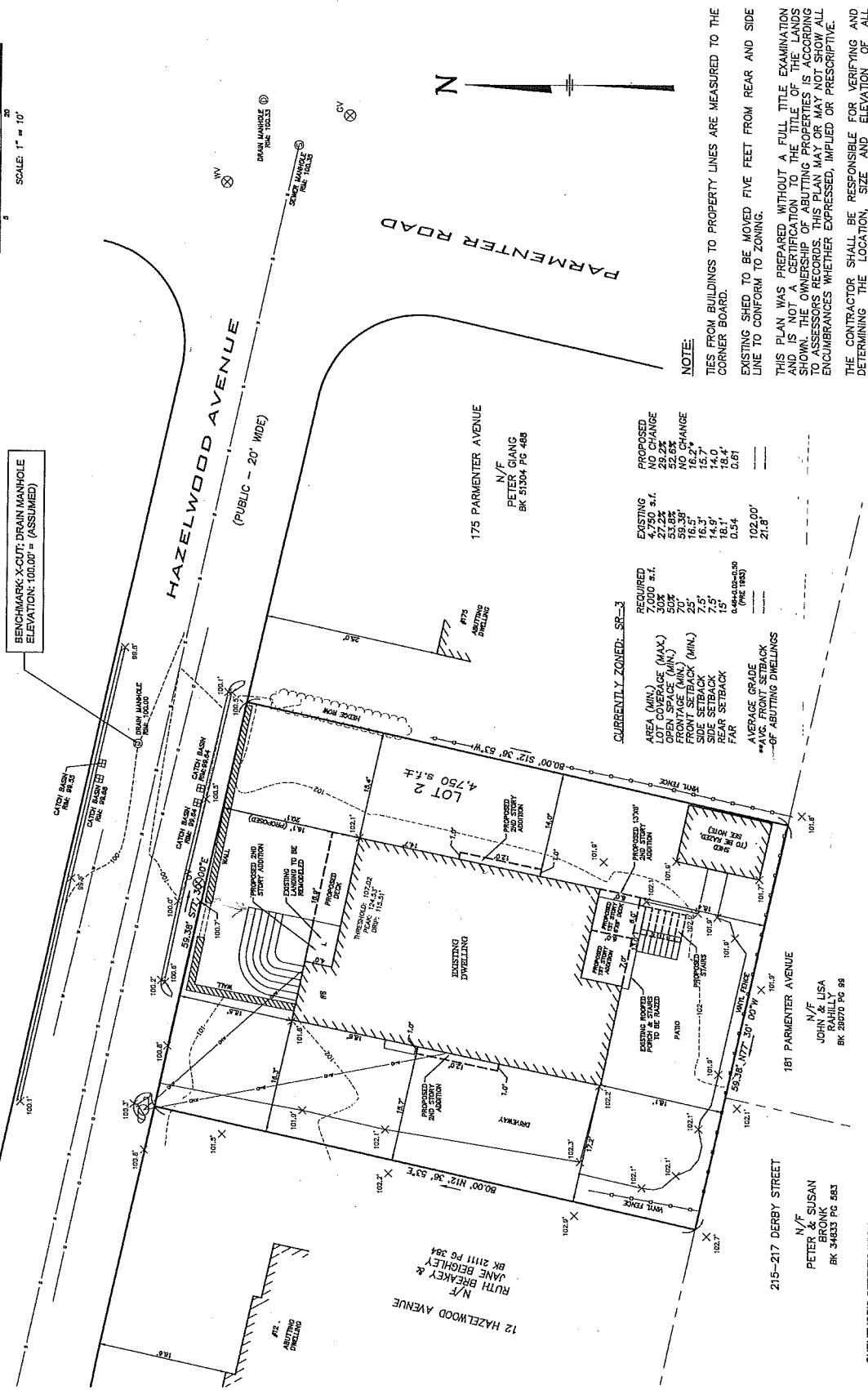
SHEET 1 OF 1

JOSH BISHOP

PREPARED FOR:



BENCHMARK: X-CUT; DRAIN MANHOLE
ELEVATION: 100.00' = (ASSUMED)



NOTE:
DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE CORNER BOARD.
EXISTING SHED TO BE MOVED FIVE FEET FROM REAR AND SIDE LINE TO CONFORM TO ZONING.

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESRIPTIVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONFIRMING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF EXISTING STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. COMPLIANCE WITH ALL PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES, GOVERNMENT AGENCIES AND INFORMATION GIVEN BY THE INSTALLER.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4644

| PROPOSED | EXISTING | REQUIRED |
|--------------|-------------|-------------------------------|
| 10.00' RANGE | 27.24' s.t. | 7.00' s.t. |
| 29.25' | 53.85' | 300% |
| 52.65% | 59.39' | 50% |
| NO CHANGE | 16.31' | NO CHANGE |
| 16.31' | 16.31' | 7.5' |
| 14.0' | 14.9' | 7.5' |
| 18.4' | 18.1' | 15' |
| 0.61' | 0.54' | 0.46(100)-0.30 (100' 100') |
| | 102.00' | |
| | 21.8' | |

AREA (MIN.) 4,750 s.f.
LOT COVERAGE (MAX.) 300%
OPEN SPACE (MIN.) 50%
FRONT YARD SETBACK (MIN.) 7.5'
SIDE SETBACK (MIN.) 7.5'
SIDE SETBACK 7.5'
REAR SETBACK 15'
FAR 15'

AVERAGE GRADE
**AVG. FRONT SETBACK
**AVG. REAR SETBACK
**AVG. SIDE SETBACK
**AVG. ABUTTING DWELLINGS

CURRENTLY ZONED: SR-3

*CONFORMS BASED ON DEMINIMS RELIEF 2B & 21
(28.0 + 18.6)/2 = 21.8

LOT CREATED DECEMBER 18, 1924

CURRENT OWNER: JOEL & MARGHERITA ROBBINS

TITLE REFERENCE: BOOK 59695 PAGE 54

PLAN REFERENCE: PLAN BOOK 351 PLAN 37
PLAN BOOK 30 PLAN 30

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SURVEYORS CERTIFICATION:
TO: JOSH BISHOP

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERAL PRACTICES AND PROCEDURES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 20, 2016

DATE OF PLAN: DECEMBER 13, 2016

REVISED DATE: FEBRUARY 6, 2017

DATE: MARCH 16, 2017

RICHARD J. MEADE, JR., P.L.L.S. 03/16/2017 DATE

N/F PETER & SUSAN BRONK BK 34620 PG 883

N/F JOHN & LISA RAHILLY BK 28070 PG 88

N/F RUTH BEIKLEY & BK 2111 PG 384

HAZELWOOD AVENUE
(PUBLIC - 20' WIDE)

PARMENTER ROAD

175 PARMENTER AVENUE
N/F PETER GIANG
BK 51304 PG 488

181 PARMENTER AVENUE

215-217 DERBY STREET

DRAIN MANHOLE
R.M. 100.00

DRAIN MANHOLE
R.M. 100.00

DRAIN MANHOLE
R.M. 100.00

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