

NOTES:

- 1) ELEVATIONS SHOWN HEREON REFER TO THE CITY OF NEWTON BASE.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD AND ARE APPROXIMATE IN NATURE. R.E. CAMERON ASSOCIATES DOES NOT WARRANT THE EXISTENCE OR LOCATIONS OF SAID UTILITIES.

THE LAND SHOWN LIES WITHIN:

- 1) ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- 2) ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
- 3) ZONE AE - SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE ANNUAL 1% ANNUAL CHANCE FLOOD-BASED FLOOD ELEVATIONS DETERMINED

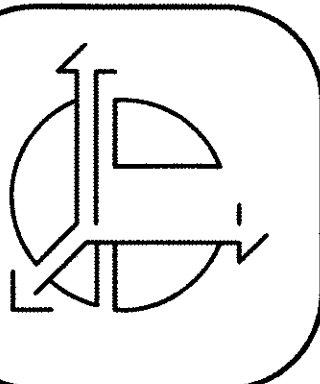
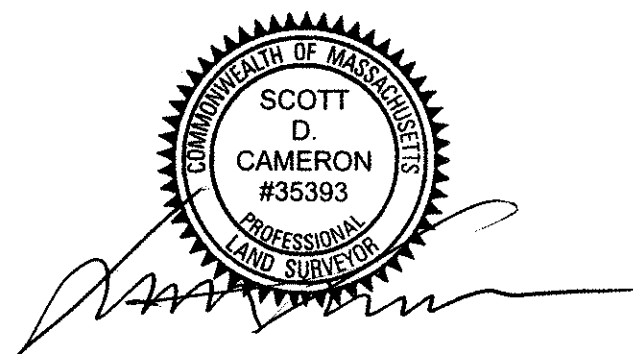
AS INDICATED ON THE FLOOD INSURANCE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NO. 250208 ON PANEL 0554 E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

DENSITY & DIMENSIONAL CONTROLS IN RESIDENCE DISTRICTS AND FOR RESIDENTIAL USES (SECTION 30-15 TABLE 3)
Updated May 15, 2012

ZONING CLASSIFICATION: MIXED USE 2 DISTRICT (MU2)

	REQUIRED	EXISTING	PROPOSED
- MAX # STORIES	2	1	2
- BLDG HEIGHT	24'	19.7'	29'
- TOTAL FAR	1.00	0.63	1.36
- FRONTAGE	75'	75'	75'
- LOT AREA	10,000 S.F. (MIN.)	*7,500 S.F.	*7,500 S.F.
- STORAGE / MECH.	-	-	2,681 S.F.
- SET BACKS			
FRONT	15' (9)	17.5' (9)	15' (9)
SIDE (10)	7.5'	2.2' / 5.8'	2.5' / 2.5'
REAR (10)	0	0.6'	2.0'

*LEGALLY NONCONFORMING



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PROPOSED CONDITIONS

112 Needham Street
Newton, Massachusetts

Scale: 1"=10'	Drawn By: DEA	Job:
Date: 8-18-14	Checked By: SDC	Dwg: 4047_PRO

REVISION - DATE	JOB NO.
10/08/2014 - REVISED ENTRY	