

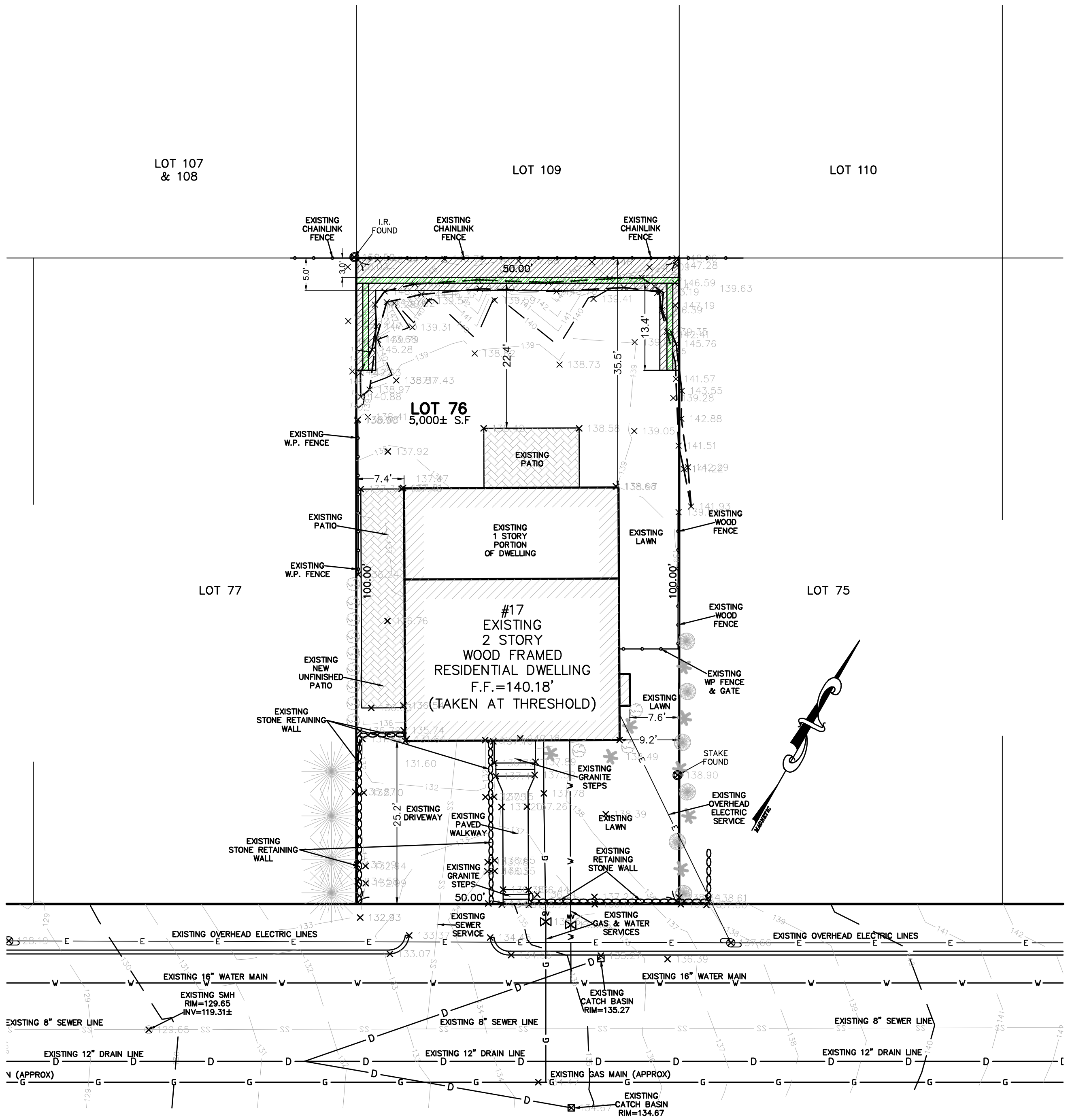
**EXISTING LEGEND**

SS	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

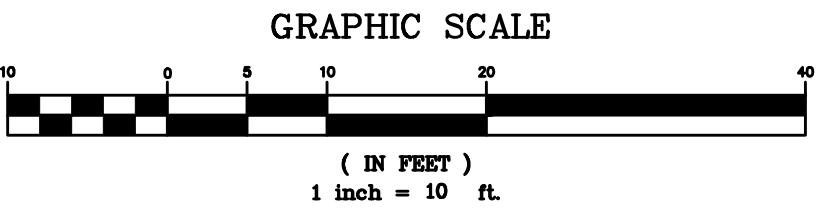
**ZONING LEGEND**

ZONING DISTRICT: SINGLE RESIDENCE 3 (LOT CREATED BEFORE 12/07/1953)

	REQUIRED	EXISTING
MIN. AREA	7,000 S.F.	5,000±S.F.
MIN. FRONTAGE	70'	50.0'
MIN. YARD FRONT	25'	25.2'
SIDE	7.5'	7.4'
REAR	15'	35.5'
MAX LOT COVERAGE	30%	26.1%
MIN OPEN SPACE	50%	64.0%
MAX FAR	0.48	—
MAX. BLDG. HEIGHT	36'	22.5'±
MAX. STORIES	2.5	2.0



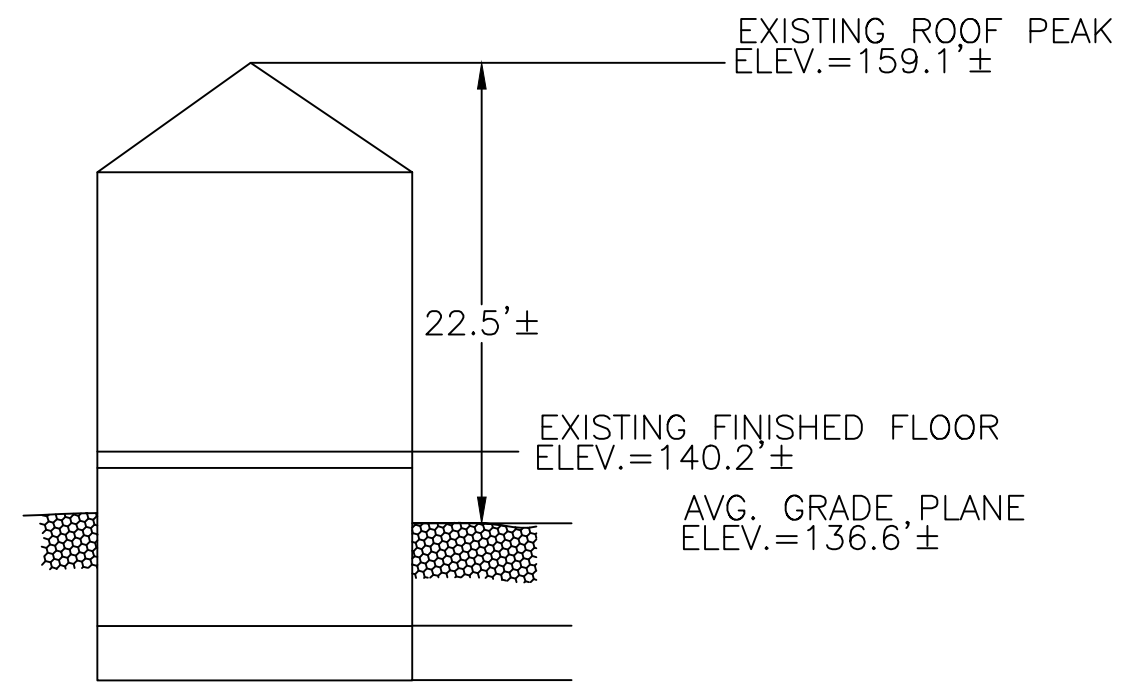
**WALLACE STREET**  
(PUBLIC WAY—40' WIDE)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
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NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/22/2019.
2. DEED REFERENCE BOOK 64255 PAGE 398  
PLAN REFERENCE BOOK 307 PLAN 45,  
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 25017C0562E, PANEL NUMBER 0562E, COMMUNITY NUMBER: 250208, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = SR-3 (OLD LOT)



EXISTING PROFILE  
NOT TO SCALE

SCALE	1"=10'		
DATE	06/10/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	17 WALLACE STREET NEWTON MASSACHUSETTS	
CLIENT:	EXISTING CONDITIONS SITE PLAN		SHEET NO.
DRAWN BY			1
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
APPD BY	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		