

**LEGEND**

- SBDH ..... STONE BOUND DRILL HOLE
- IP ..... IRON PIN
- DH ..... DRILL HOLE
- EOP ..... EDGE OF PAVEMENT
- 133.4x ..... SPOT ELEVATION
- ⊕ UP ..... UTILITY POLE
- OHW ..... OVERHEAD WIRES
- ⊞ ..... ELECTRIC METER
- ⊙ DMH ..... DRAIN MANHOLE
- ⊙ SMH ..... SEWER MANHOLE
- ⊗ GG ..... GAS GATE
- ⊞ AC ..... AIR CONDITIONING UNIT
- FFE ..... FIRST FLOOR ELEVATION
- ..... TREE

**NOTES**

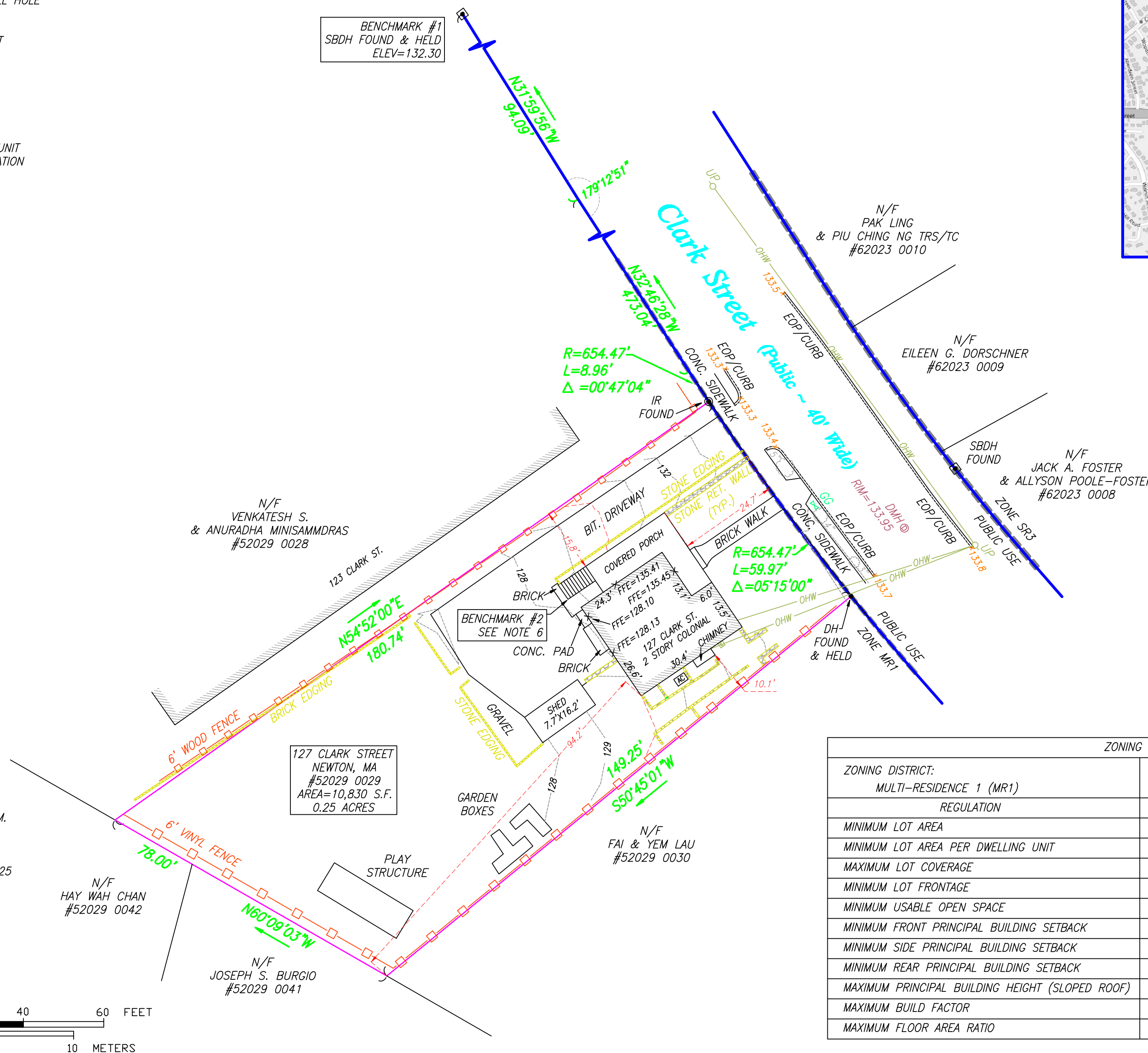
- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY 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 VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE CITY OF NEWTON DATUM.
- LOCATIONS OF ZONE BOUNDARY LINES HAVE BEEN TAKEN FROM THE CITY OF NEWTON GIS (MAPGEO).
- BENCHMARK #2 INFORMATION:**  
ON BRICK AT CORNER OF BOTTOM STEP  
ELEVATION=128.46

**REFERENCES**

- DEED REF: MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT) BOOK 54423, PAGE 22
- PLAN REF: PLAN ENTITLED "SUBDIVISION OF LAND IN NEWTON HIGHLANDS, MASS", PREPARED BY E. M. BROOKS - CIVIL ENGR., DATED NOVEMBER 2, 1925, PLAN BOOK 397, PAGE 38
- PLAN ENTITLED "CONDOMINIUM PLAN OF 123-125 CLARK STREET CONDOMINIUM IN NEWTON, MA.", PREPARED BY P. J. F. AND ASSOCIATES, DATED JULY 28, 2009, PLAN NO. 476 OF 2009

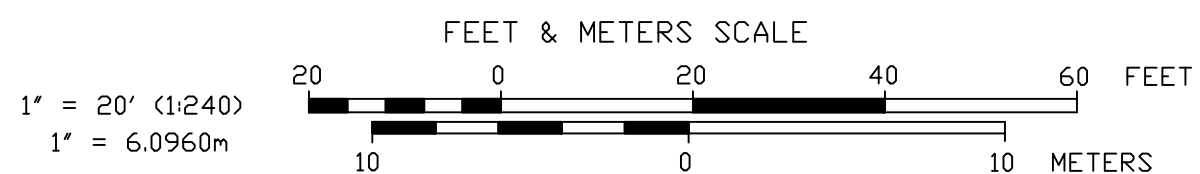


**LOCUS MAP**  
SCALE: 1" = 500'



127 CLARK STREET  
NEWTON, MA  
#52029 0029  
AREA=10,830 S.F.  
0.25 ACRES

ZONING CHART		
ZONING DISTRICT:	DATE LOT CREATED:	
MULTI-RESIDENCE 1 (MR1)	BEFORE 12/07/1953	
REGULATION	REQUIRED	EXISTING
MINIMUM LOT AREA	7,000 S.F.	10,830 S.F.
MINIMUM LOT AREA PER DWELLING UNIT	3,500 S.F.	10,830 S.F.
MAXIMUM LOT COVERAGE	30%	10%
MINIMUM LOT FRONTAGE	70'	59.97'
MINIMUM USABLE OPEN SPACE	50%	75%
MINIMUM FRONT PRINCIPAL BUILDING SETBACK	25'	24.7'
MINIMUM SIDE PRINCIPAL BUILDING SETBACK	7.5'	10.1'
MINIMUM REAR PRINCIPAL BUILDING SETBACK	15'	94.2'
MAXIMUM PRINCIPAL BUILDING HEIGHT (SLOPED ROOF)	36'±/2.5 STORIES	29.4'±/2 STORIES
MAXIMUM BUILD FACTOR	20	13.1
MAXIMUM FLOOR AREA RATIO	0.52	TBD



**ZONING DESIGNATION:**  
CITY OF NEWTON ZONING DISTRICT  
MULTI-RESIDENCE 1 (MR1)

**ASSESSOR'S REFERENCE:**  
#52029 0029

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON FEBRUARY 27, 2020, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 25017C0554E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

REVISIONS	
DATE	DESCRIPTION

FIELD: MRI/BMD  
CALCS: EJP/SMI  
DRAWN BY: SMI  
FIELD EDIT: N/A  
CHECKED: EJP  
APPROVED:  
JOB #: 201778

ELLIOTT J. PATUZO  
NO. 34623  
4/22/20  
PROFESSIONAL LAND SURVEYOR DATE

**A.S. Elliott & Associates**  
Professional Land Surveyors  
P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS  
(508) 634-0256  
www.aselliott.com

**Existing Conditions**  
**Plan of Land**  
**127 CLARK STREET**  
**NEWTON, MASSACHUSETTS**  
PREPARED FOR: TIMOTHY FAGERBERG  
SCALE: 1" = 20' DATE: FEBRUARY 27, 2020