

**PLAN REFERENCES**

"PLAN OF LAND NEEDHAM, MASS." DATED JAN. 3, 2002 PREPARED BY NEEDHAM SURVEY ASSOCIATES, INC.  
 "PLAN OF LAND NEEDHAM—MASS." DATED JUNE 10, 2000 PREPARED BY NEEDHAM SURVEY ASSOCIATES, INC.  
 "TOWN OF NEEDHAM, MASS DEPT. OF PUBLIC WORKS, EASEMENT TO BE ACQUIRED IN NEEDHAM, MASS., GREENDALE AVE TO ROUTE 128" DATED JUNE 1959.  
 "PLAN OF LAND IN NEEDHAM, MASS." DATED SEPT. 18, 1937 BY E. WORTHINGTON ENGINEER. PLAN BOOK 2159 PAGE 225.  
 "PLAN OF LAND IN NEEDHAM, MASS SHOWING DRAIN EASEMENT TO BE ACQUIRED BY THE TOWN", DATED OCTOBER 26, 1990 BY CHENEY ENGINEERING CO., INC., PLAN BOOK 395 NO. 791-1990.  
 STATE LAYOUT NO. 4548, 1957 DISCONTINUANCE OF STATE HIGHWAY ON GREENDALE AVENUE.  
 "PLAN OF LAND IN NEEDHAM, MASS." DATED JULY 20, 1961 BY CHENEY ENGINEERING CO., PLAN NO. 13 OF 1962 PLAN BOOK 3957 PAGE 484.  
 STATE LAYOUT NO. 4062, 1953 ALTERATION ROUTE 128

**LOCUS INFORMATION**

ASSESSORS MAP 18 PARCELS 42, 43 & 44  
 LOCUS IS WITHIN FEMA FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL #25021C0037E DATED JULY 17, 2012.

**ZONING SUMMARY**

ZONING DISTRICT: SRA SINGLE RESIDENCE A  
 MIN. LOT SIZE 43,560 S.F.  
 MIN. LOT FRONTAGE 150'  
 MIN. FRONT SETBACK 30'  
 MIN. SIDE SETBACK 25'  
 MIN. REAR SETBACK 15'  
 MAX. BUILDING HEIGHT 35'

**OWNERS OF RECORD**

ASSESSORS MAP 18, PARCELS 43 & 44  
 VINCENT P. & MARY D. BORIS  
 692 GREENDALE AVENUE  
 NEEDHAM, MA 02192  
 ASSESSORS MAP 18, PARCELS 42  
 CHRISTOPHER A. MacDONALD  
 744 GREENDALE AVENUE  
 NEEDHAM, MA 02192

**REFERENCE**

ASSESSORS MAP 18, PARCELS 43 & 44  
 DEED BOOK 2985 PAGE 600  
 ASSESSORS MAP 18, PARCEL 42  
 DEED BOOK 2473 PAGE 329

**NOTE:**

1. HARDY STREET AS SHOWN ON THIS PLAN IS A SO-CALLED "ANCIENT TOWN WAY". IT IS PRESENTLY UNPASSABLE. IN SOME SECTIONS IT WAS TAKEN BY THE MASSACHUSETTS HIGHWAY DEPARTMENT FOR THE CONSTRUCTION OF ROUTE 128 AND IN OTHER SECTIONS IT HAS BEEN ABANDONED BY TOWN MEETING ACTION. IT HAS NO LAYOUT.

APPROVAL UNDER SUBDIVISION CONTROL  
 LAW NOT REQUIRED  
 TOWN OF NEEDHAM PLANNING BOARD

Clerk \_\_\_\_\_  
 Date: \_\_\_\_\_

FOR REGISTRY USE ONLY

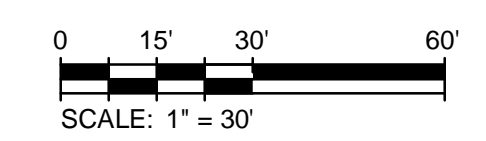
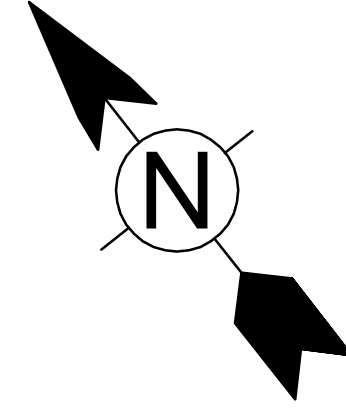
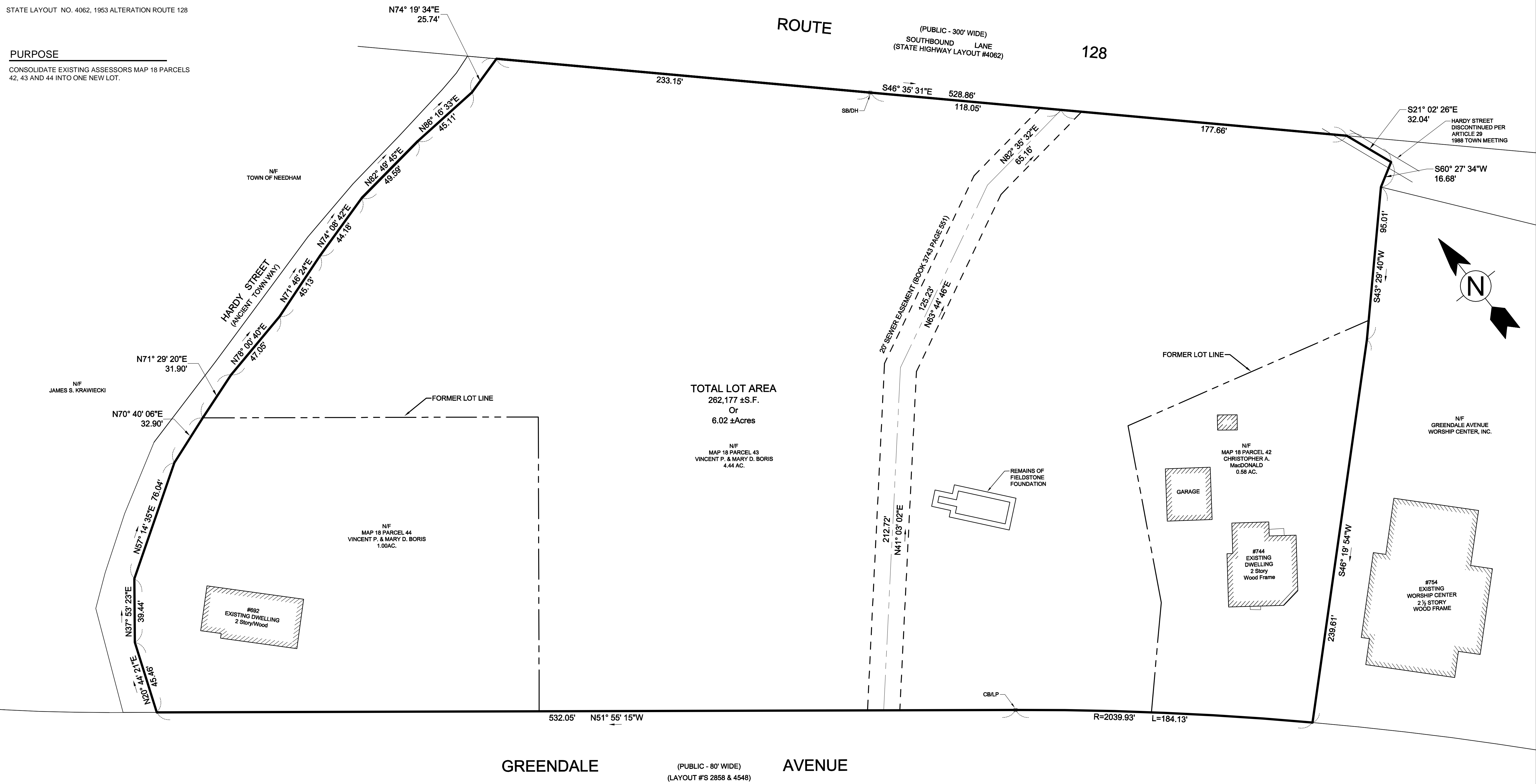
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



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**PURPOSE**

CONSOLIDATE EXISTING ASSESSORS MAP 18 PARCELS 42, 43 AND 44 INTO ONE NEW LOT.



MARK	DATE	DESCRIPTION
1	4/12/13	PLAN OF LAND
2	5/29/13	REV. PER TOWN COMMENTS

Client: Greendale Avenue Venture LLC  
 Proj. Loc.: Needham, Massachusetts  
 Comprehensive Permit Plans  
 692 & 744 Greendale Avenue - Needham, Massachusetts  
 Lot Consolidation  
 Plan of Land

Project No.: 143-82806-13003  
 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By: R.D.A.

6/4/2013 1:57:24 PM - P:\82806\143-82806-13003\CAD\SH\FILES\1 CONSOLIDATION PLAN.DWG - PAPPAS, JUD

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Bar Measures 1 inch