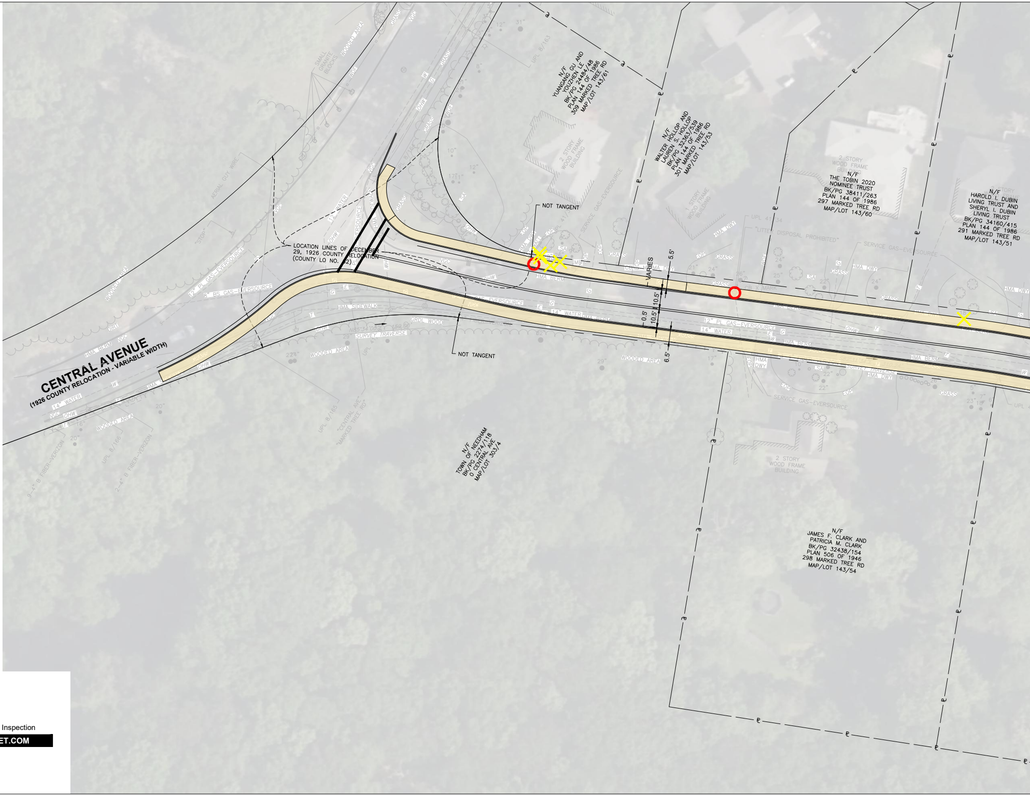
CENTRAL AVENUE
(1926 COUNTY RELOCATION - VARIABLE WIDTH)
LOCATION LINES OF DECEMBER 29, 1926 COUNTY RELOCATION (COUNTY LO NO. 32)
NOT TANGENT
NOT TANGENT
N/F YUANGANG GU AND YOUZHEN LE BK/PG 24484/48 PLAN 144 OF 1986 309 MARKED TREE RD MAP/LOT 143/61
N/F WALTER HOLLOP AND LAUREN S. HOLLOP BK/PG 32363/539 PLAN 144 OF 1986 301 MARKED TREE RD MAP/LOT 143/53
N/F THE TOBIN 2020 NOMINEE TRUST BK/PG 38411/263 PLAN 144 OF 1986 297 MARKED TREE RD MAP/LOT 143/60
N/F HAROLD I. DUBIN LIVING TRUST AND SHERYL I. DUBIN LIVING TRUST BK/PG 34160/415 PLAN 144 OF 1986 291 MARKED TREE RD MAP/LOT 143/51
N/F TOWN OF NEEDHAM BK/PG 2274/118 0 CENTRAL AVE MAP/LOT 303/4
N/F JAMES F. CLARK AND PATRICIA M. CLARK BK/PG 32438/154 PLAN 506 OF 1946 298 MARKED TREE RD MAP/LOT 143/54
2 STORY WOOD FRAME BUILDING
"LITTER DISPOSAL PROHIBITED"
VARIES
5.5'
10.5'
10.5'
0.5'
6.5'
SERVICE GAS-EVERSOURCE
12" PL GAS-EVERSOURCE
8" BS GAS-EVERSOURCE
14" WATER
HMA BERM
HMA SIDEWALK
HMA DWY
WOODED AREA
SURVEY TRAVERSE
AERIAL GUY WIRE
SMALL GRANITE BLOCKS
GRASS
"STOP"

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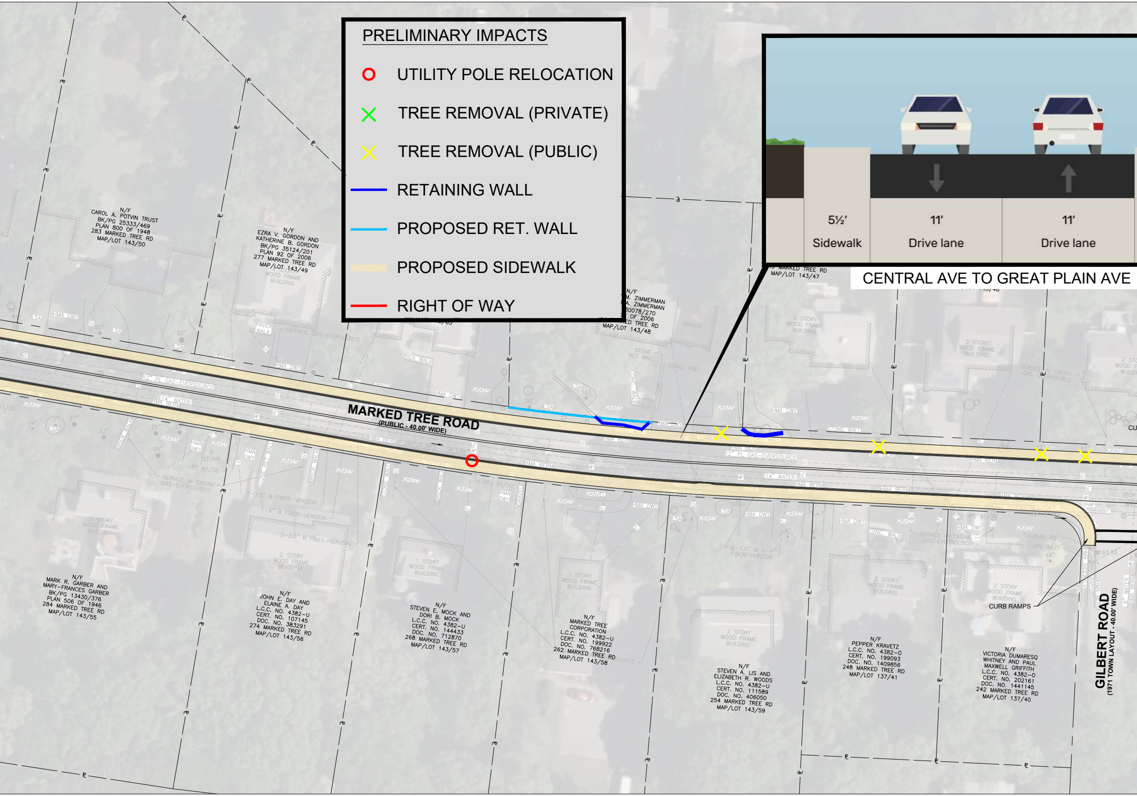
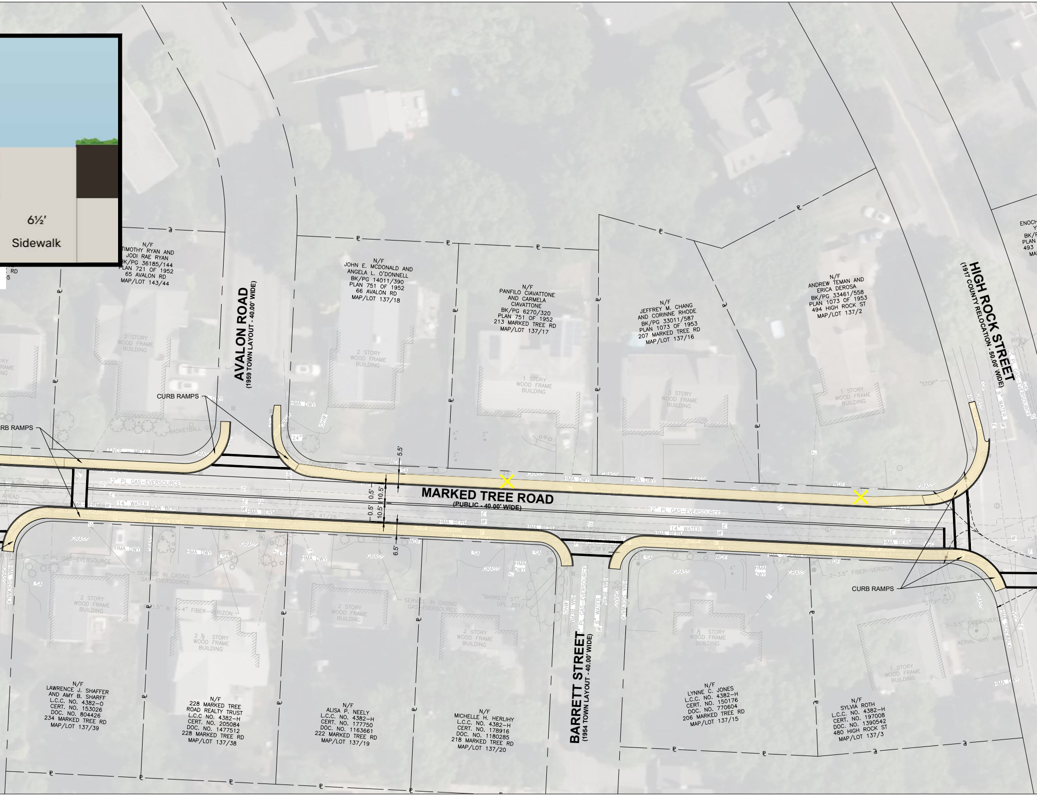
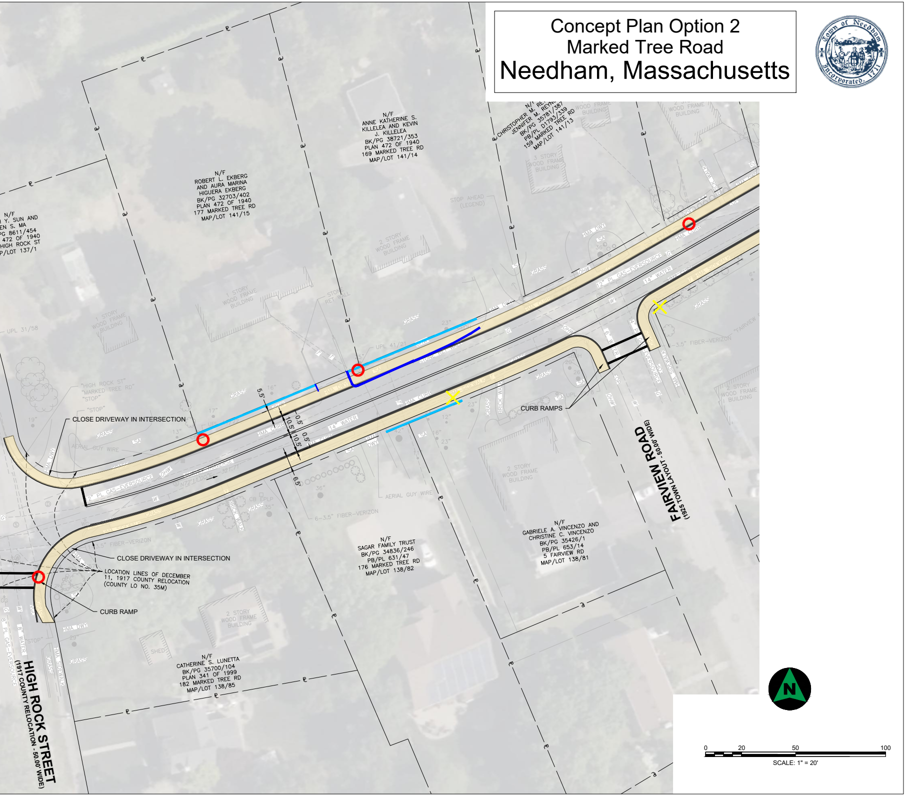
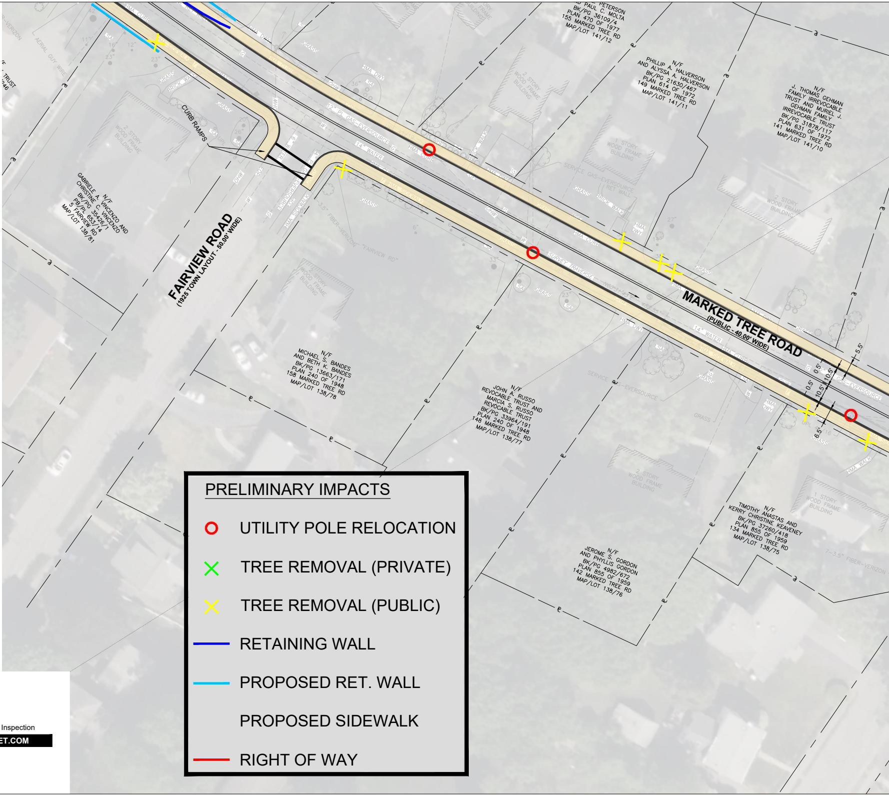

PRELIMINARY IMPACTS
○ UTILITY POLE RELOCATION
✕ TREE REMOVAL (PRIVATE)
✕ TREE REMOVAL (PUBLIC)
RETAINING WALL
PROPOSED RET. WALL
PROPOSED SIDEWALK
RIGHT OF WAY
5½′ Sidewalk
11′ Drive lane
11′ Drive lane
CENTRAL AVE TO GREAT PLAIN AVE
MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
GILBERT ROAD
(1971 TOWN LAYOUT - 40.00' WIDE)
CURB RAMPS
N/F CAROL A. POTVIN TRUST BK/PG 25333/469 PLAN 800 OF 1948 283 MARKED TREE RD MAP/LOT 143/50
N/F EZRA V. GORDON AND KATHERINE B. GORDON BK/PG 35124/201 PLAN 92 OF 2006 277 MARKED TREE RD MAP/LOT 143/49
N/F M. ZIMMERMAN A. ZIMMERMAN 30078/270 OF 2006 MARKED TREE RD MAP/LOT 143/48
MARKED TREE RD MAP/LOT 143/47
N/F MARK R. GARBER AND MARY-FRANCES GARBER BK/PG 13430/376 PLAN 506 OF 1946 284 MARKED TREE RD MAP/LOT 143/55
N/F JOHN E. DAY AND ELAINE A. DAY L.C.C. NO. 4382-U CERT. NO. 107145 DOC. NO. 383291 274 MARKED TREE RD MAP/LOT 143/56
N/F STEVEN E. MOCK AND DORI B. MOCK L.C.C. NO. 4382-U CERT. NO. 144433 DOC. NO. 712870 268 MARKED TREE RD MAP/LOT 143/57
N/F MARKED TREE CORPORATION L.C.C. NO. 4382-U CERT. NO. 199922 DOC. NO. 768216 262 MARKED TREE RD MAP/LOT 143/58
N/F STEVEN A. LIS AND ELIZABETH R. WOODS L.C.C. NO. 4382-U CERT. NO. 111589 DOC. NO. 406050 254 MARKED TREE RD MAP/LOT 143/59
N/F PEPPER KRAVETZ L.C.C. NO. 4382-O CERT. NO. 199093 DOC. NO. 1409856 248 MARKED TREE RD MAP/LOT 137/41
N/F VICTORIA DUMARESQ WHITNEY AND PAUL MAXWELL GRIFFITH L.C.C. NO. 4382-O CERT. NO. 202161 DOC. NO. 1441145 242 MARKED TREE RD MAP/LOT 137/40
2 STORY WOOD FRAME BUILDING
3 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
GARAGE
STONE RET WALL
CONC. PAD
PAVER WALK
BRICK WALK
STONE WALL
SERVICE GAS-EVERSOURCE
12" PL GAS-EVERSOURCE
14" WATER
HMA DWY
HMA BERM
GRASS
2-3.5" B FIBER-VERIZON
1-4" B FIBER-VERIZON
SERVICE IN CASING GAS-EVERSOURCE


6½′
Sidewalk
N/F
TIMOTHY RYAN AND
JODI RAE RYAN
BK/PG 36185/144
PLAN 721 OF 1952
65 AVALON RD
MAP/LOT 143/44
AVALON ROAD
(1959 TOWN LAYOUT - 40.00' WIDE)
N/F
JOHN E. MCDONALD AND
ANGELA L. O'DONNELL
BK/PG 14011/390
PLAN 751 OF 1952
66 AVALON RD
MAP/LOT 137/18
N/F
PANFILO CIAVATTONE
AND CARMELA
CIAVATTONE
BK/PG 6270/320
PLAN 751 OF 1952
213 MARKED TREE RD
MAP/LOT 137/17
N/F
JEFFREY M. CHANG
AND CORINNE RHODE
BK/PG 33011/587
PLAN 1073 OF 1953
207 MARKED TREE RD
MAP/LOT 137/16
N/F
ANDREW TEMAN AND
ERICA DEROSA
BK/PG 33461/558
PLAN 1073 OF 1953
494 HIGH ROCK ST
MAP/LOT 137/2
HIGH ROCK STREET
(1917 COUNTY RELOCATION - 50.00' WIDE)
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
3 STORY WOOD FRAME BUILDING
CURB RAMPS
CURB RAMPS
CURB RAMPS
5.5'
0.5'
10.5'
0.5'
10.5'
6.5'
MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
12" PL GAS-EVERSOURCE
14" WATER
HMA BERM
HMA DWY
GRASS
FENCE - METAL
BASKETBALL GOAL
"STOP"
8" WATER
2" PL GAS-EVERSOURCE
2-3.5" FIBER-VERIZON
SERVICE IN CASING GAS-EVERSOURCE
AERIAL GUY WIRE
HMA SIDEWALK
2 STORY WOOD FRAME BUILDING
2 ½ STORY WOOD FRAME BUILDING
1 ½ STORY WOOD FRAME BUILDING
BARRETT STREET
(1954 TOWN LAYOUT - 40.00' WIDE)
N/F
LAWRENCE J. SHAFFER
AND AMY B. SHARFF
L.C.C. NO. 4382-O
CERT. NO. 153026
DOC. NO. 804426
234 MARKED TREE RD
MAP/LOT 137/39
N/F
228 MARKED TREE
ROAD REALTY TRUST
L.C.C NO. 4382-H
CERT. NO. 205084
DOC. NO. 1477512
228 MARKED TREE RD
MAP/LOT 137/38
N/F
ALISA P. NEELY
L.C.C. NO. 4382-H
CERT. NO. 177750
DOC. NO. 1163661
222 MARKED TREE RD
MAP/LOT 137/19
N/F
MICHELLE H. HERLIHY
L.C.C. NO. 4382-H
CERT. NO. 178916
DOC. NO. 1180285
218 MARKED TREE RD
MAP/LOT 137/20
N/F
LYNNE C. JONES
L.C.C. NO. 4382-H
CERT. NO. 150176
DOC. NO. 770604
206 MARKED TREE RD
MAP/LOT 137/15
N/F
SYLVIA ROTH
L.C.C. NO. 4382-H
CERT. NO. 197008
DOC. NO. 1390542
480 HIGH ROCK ST
MAP/LOT 137/3

Concept Plan Option 2
Marked Tree Road
Needham, Massachusetts


N/F
ANNE KATHERINE S. KILLELEA AND KEVIN J. KILLELEA
BK/PG 38721/353
PLAN 472 OF 1940
169 MARKED TREE RD
MAP/LOT 141/14
N/F
CHRISTOPHER M. REYNOLDS
JENNIFER M. REYNOLDS
BK/PG 35781/387
PB/PL D1793/339
159 MARKED TREE RD
MAP/LOT 141/13
N/F
ROBERT L. EKBERG AND AURA MARINA HIGUERA EKBERG
BK/PG 32703/402
PLAN 472 OF 1940
177 MARKED TREE RD
MAP/LOT 141/15
N/F
Y. SUN AND
EN S. MA
PG 8611/454
472 OF 1940
HIGH ROCK ST
P/LOT 137/1
CLOSE DRIVEWAY IN INTERSECTION
CLOSE DRIVEWAY IN INTERSECTION
LOCATION LINES OF DECEMBER 11, 1917 COUNTY RELOCATION (COUNTY LO NO. 35M)
CURB RAMP
CURB RAMPS
5.5'
10.5'
0.5'
0.5'
10.5'
6.5'
FAIRVIEW ROAD
(1925 TOWN LAYOUT - 50.00' WIDE)
HIGH ROCK STREET
(1917 COUNTY RELOCATION - 50.00' WIDE)
N/F
SAGAR FAMILY TRUST
BK/PG 34836/246
PB/PL 631/47
176 MARKED TREE RD
MAP/LOT 138/82
N/F
GABRIELE A. VINCENZO AND CHRISTINE C. VINCENZO
BK/PG 35426/1
PB/PL 653/14
5 FAIRVIEW RD
MAP/LOT 138/81
N/F
CATHERINE S. LUNETTA
BK/PG 35700/104
PLAN 341 OF 1999
182 MARKED TREE RD
MAP/LOT 138/85
N
0
20
50
100
SCALE: 1" = 20'


FAIRVIEW ROAD
(1925 TOWN LAYOUT - 50.00' WIDE)
MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
CURB RAMPS
N/F PHILLIP A. HALVERSON AND ALYSSA A. HALVERSON BK/PG 21630/467 PLAN 614 OF 1972 149 MARKED TREE RD MAP/LOT 141/11
N/F J. THOMAS GEHMAN FAMILY IRREVOCABLE TRUST AND MURIEL J. GEHMAN FAMILY IRREVOCABLE TRUST BK/PG 31878/117 PLAN 631 OF 1972 141 MARKED TREE RD MAP/LOT 141/10
PAUL C. MOLTA PETERSON BK/PG 36109/4 PLAN 470 OF 1977 155 MARKED TREE RD MAP/LOT 141/12
N/F GABRIELE A. VINCENZO AND CHRISTINE C. VINCENZO BK/PG 35426/1 PB/PL 6537/14 5 FAIRVIEW RD MAP/LOT 138/81
N/F MICHAEL S. BANDES AND BETH K. BANDES BK/PG 13663/171 PLAN 240 OF 1948 158 MARKED TREE RD MAP/LOT 138/78
N/F JOHN A. RUSSO REVOCABLE TRUST AND MARCIA S. RUSSO REVOCABLE TRUST BK/PG 33964/191 PLAN 240 OF 1948 148 MARKED TREE RD MAP/LOT 138/77
N/F TIMOTHY ANASTAS AND KERRY CHRISTINE KEAVENEY BK/PG 37260/418 PLAN 855 OF 1959 134 MARKED TREE RD MAP/LOT 138/75
N/F JEROME S. GORDON AND PHYLLIS GORDON BK/PG 4982/672 PLAN 855 OF 1959 142 MARKED TREE RD MAP/LOT 138/76
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
HMA DWY
HMA CURB
HMA WALK
HMA SIDEWALK
GRASS
BRICK WALK
RET. WALL
14" WATER
12" PL GAS-EVERSOURCE
SERVICE GAS-EVERSOURCE
SURVEY TRAVERSE
FIBER-VERIZON
5.5'
0.5'
10.5'
6.5'

PRELIMINARY IMPACTS

○	UTILITY POLE RELOCATION
✕	TREE REMOVAL (PRIVATE)
✕	TREE REMOVAL (PUBLIC)
—	RETAINING WALL
—	PROPOSED RET. WALL
	PROPOSED SIDEWALK
—	RIGHT OF WAY

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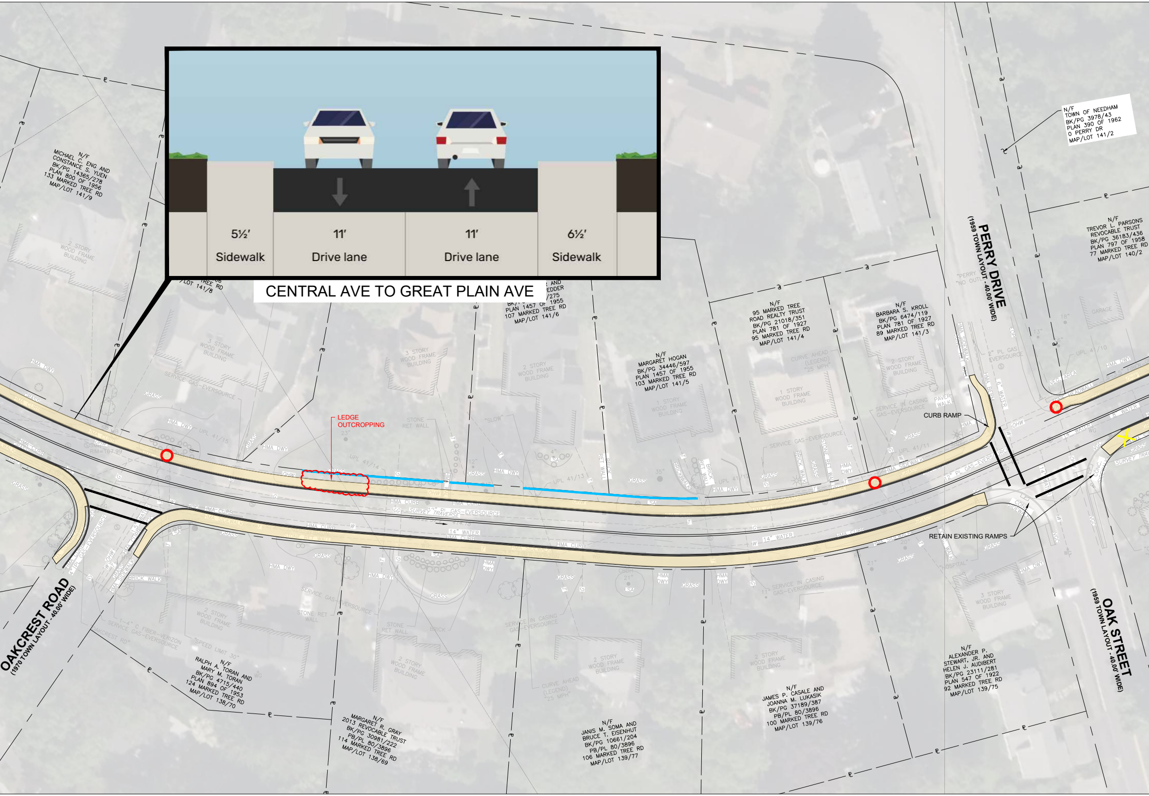
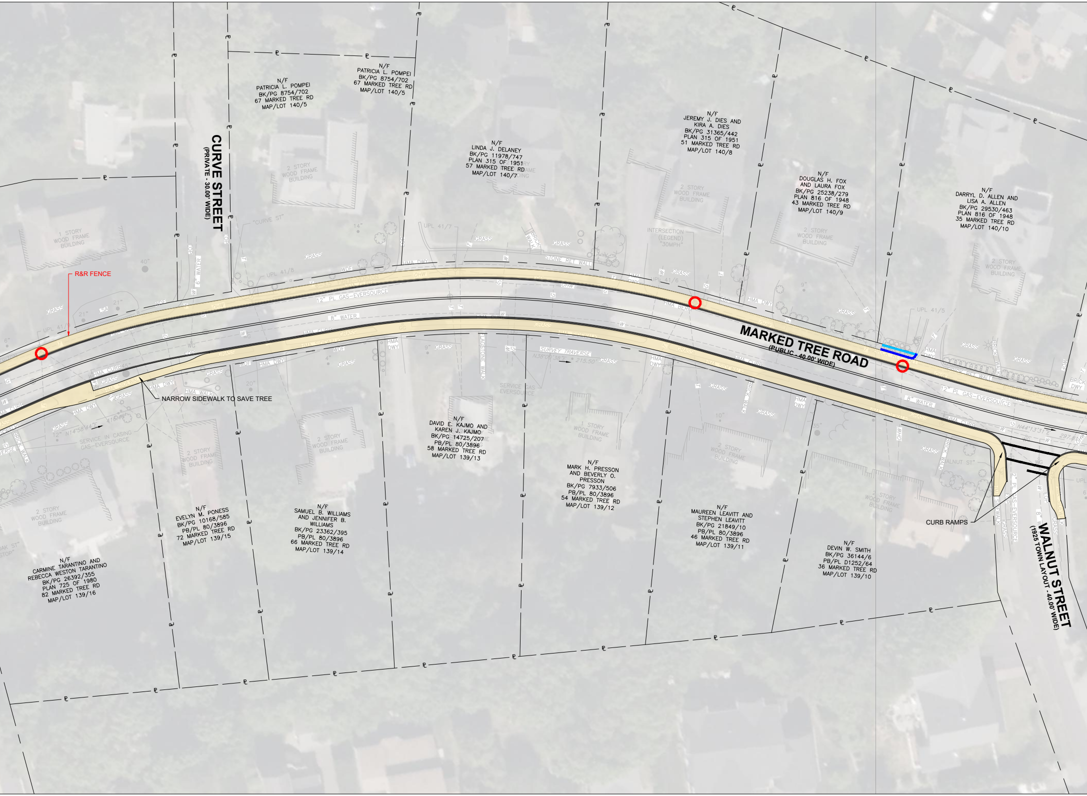
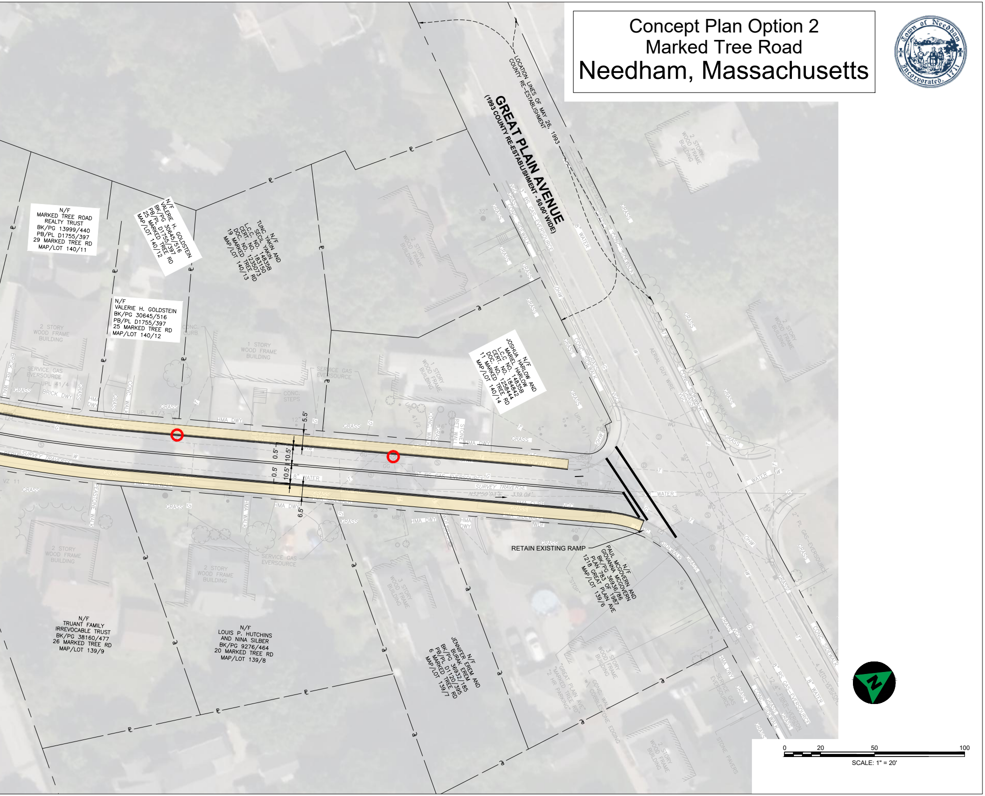

5½′
Sidewalk
11′
Drive lane
11′
Drive lane
6½′
Sidewalk
CENTRAL AVE TO GREAT PLAIN AVE
N/F
MICHAEL C. ENG AND
CONSTANCE S. YUEN
BK/PG 14365/278
PLAN 800 OF 1956
133 MARKED TREE RD
MAP/LOT 141/9
TREE RD
MAP/LOT 141/8
PLAN 1457 OF 1955
107 MARKED TREE RD
MAP/LOT 141/6
N/F
MARGARET HOGAN
BK/PG 34446/597
PLAN 1457 OF 1955
103 MARKED TREE RD
MAP/LOT 141/5
N/F
95 MARKED TREE
ROAD REALTY TRUST
BK/PG 21018/351
PLAN 781 OF 1927
95 MARKED TREE RD
MAP/LOT 141/4
N/F
BARBARA S. KROLL
BK/PG 6474/119
PLAN 781 OF 1927
89 MARKED TREE RD
MAP/LOT 141/3
N/F
TOWN OF NEEDHAM
BK/PG 3978/43
PLAN 390 OF 1962
0 PERRY DR
MAP/LOT 141/2
N/F
TREVOR L. PARSONS
REVOCABLE TRUST
BK/PG 36183/436
PLAN 797 OF 1958
77 MARKED TREE RD
MAP/LOT 140/2
PERRY DRIVE
(1959 TOWN LAYOUT - 40.00' WIDE)
LEDGE
OUTCROPPING
CURB RAMP
RETAIN EXISTING RAMPS
OAKCREST ROAD
(1970 TOWN LAYOUT - 40.00' WIDE)
OAK STREET
(1959 TOWN LAYOUT - 40.00' WIDE)
N/F
RALPH A. TORAN AND
MARY M. TORAN
BK/PG 4715/440
PLAN 894 OF 1953
124 MARKED TREE RD
MAP/LOT 138/70
N/F
MARGARET R. GRAY
2013 REVOCABLE TRUST
BK/PG 30981/222
PB/PL 80/3896
114 MARKED TREE RD
MAP/LOT 138/69
N/F
JANIS M. SOMA AND
BRUCE T. EISENHUT
BK/PG 10661/204
PB/PL 80/3896
106 MARKED TREE RD
MAP/LOT 139/77
N/F
JAMES P. CASALE AND
JOANNA M. LUKASIK
BK/PG 37189/387
PB/PL 80/3896
100 MARKED TREE RD
MAP/LOT 139/76
N/F
ALEXANDER P.
STEWART, JR. AND
HELEN J. AUDIBERT
BK/PG 23111/281
PLAN 547 OF 1922
92 MARKED TREE RD
MAP/LOT 139/75
2 STORY
WOOD FRAME
BUILDING
3 STORY
WOOD FRAME
BUILDING
1 STORY
WOOD FRAME
BUILDING
CURVE AHEAD
(LEGEND)
"25 MPH"
"SPEED LIMIT 30"
STONE RET WALL
SERVICE GAS-EVERSOURCE
SERVICE IN CASING
GAS-EVERSOURCE
HMA CURB
HMA DWY
HMA SIDEWALK
14" WATER
GRASS
PAVER WALK
BRICK WALK



MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
CURVE STREET
(PRIVATE - 30.00' WIDE)
WALNUT STREET
(1925 TOWN LAYOUT - 40.00' WIDE)
R&R FENCE
NARROW SIDEWALK TO SAVE TREE
CURB RAMPS
N/F
PATRICIA L. POMPEI
BK/PG 8754/702
67 MARKED TREE RD
MAP/LOT 140/5
N/F
PATRICIA L. POMPEI
BK/PG 8754/702
67 MARKED TREE RD
MAP/LOT 140/5
N/F
LINDA J. DELANEY
BK/PG 11978/747
PLAN 315 OF 1951
57 MARKED TREE RD
MAP/LOT 140/7
N/F
JEREMY J. DIES AND
KIRA A. DIES
BK/PG 31365/442
PLAN 315 OF 1951
51 MARKED TREE RD
MAP/LOT 140/8
N/F
DOUGLAS H. FOX
AND LAURA FOX
BK/PG 25238/279
PLAN 816 OF 1948
43 MARKED TREE RD
MAP/LOT 140/9
N/F
DARRYL D. ALLEN AND
LISA A. ALLEN
BK/PG 29530/463
PLAN 816 OF 1948
35 MARKED TREE RD
MAP/LOT 140/10
N/F
DAVID E. KAJMO AND
KAREN J. KAJMO
BK/PG 14725/207
PB/PL 80/3896
58 MARKED TREE RD
MAP/LOT 139/13
N/F
MARK H. PRESSON
AND BEVERLY O.
PRESSON
BK/PG 7933/506
PB/PL 80/3896
54 MARKED TREE RD
MAP/LOT 139/12
N/F
EVELYN M. PONESS
BK/PG 10168/585
PB/PL 80/3896
72 MARKED TREE RD
MAP/LOT 139/15
N/F
SAMUEL B. WILLIAMS
AND JENNIFER B.
WILLIAMS
BK/PG 23362/395
PB/PL 80/3896
66 MARKED TREE RD
MAP/LOT 139/14
N/F
MAUREEN LEAVITT AND
STEPHEN LEAVITT
BK/PG 21849/10
PB/PL 80/3896
46 MARKED TREE RD
MAP/LOT 139/11
N/F
DEVIN W. SMITH
BK/PG 36144/6
PB/PL D1252/64
36 MARKED TREE RD
MAP/LOT 139/10
N/F
CARMINE TARANTINO AND
REBECCA WESTON TARANTINO
BK/PG 26392/355
PLAN 725 OF 1980
82 MARKED TREE RD
MAP/LOT 139/16
1 STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
"CURVE ST"
"WALNUT ST"
INTERSECTION (LEGEND) "30MPH"
12" PL GAS-EVERSOURCE
8" WATER
SURVEY TRAVERSE
N38°00'36"E 215.50'
N44°13'31"E 297.81'
N14°58'44"E
SERVICE IN CASING GAS-EVERSOURCE
SERVICE GAS EVERSOURCE
STONE RET WALL
UPL 41/5
UPL 41/6
UPL 41/7
UPL 41/8
HMA DWY
HMA CURB
HMA BERM
HMA WALK
BRICK WALK
FLAGSTONE WALK
GRASS
OHW
WDF

Concept Plan Option 2
Marked Tree Road
Needham, Massachusetts


GREAT PLAIN AVENUE
(1993 COUNTY RE-ESTABLISHMENT - 50.00' WIDE)
LOCATION LINES OF MAY 26, 1993 COUNTY RE-ESTABLISHMENT
N/F MARKED TREE ROAD REALTY TRUST BK/PG 13999/440 PB/PL D1755/397 29 MARKED TREE RD MAP/LOT 140/11
N/F VALERIE H. GOLDSTEIN BK/PG 30645/516 PB/PL D1755/397 25 MARKED TREE RD MAP/LOT 140/12
N/F TUNC YAKIN AND SECIL YAKIN L.C. NO. 14835B CERT. NO. 183150 DOC. NO. 1235073 19 MARKED TREE RD MAP/LOT 140/13
N/F VALERIE H. GOLDSTEIN BK/PG 30645/516 PB/PL D1755/397 25 MARKED TREE RD MAP/LOT 140/12
N/F JOSHUA HARLOW AND MARIEL HARLOW L.C. NO. 14835B CERT. NO. 184842 DOC. NO. 1258444 11 MARKED TREE RD MAP/LOT 140/14
N/F PAUL MCGOVERN AND GIOVANNA MCGOVERN BK/PG 36936/86 PLAN 783 OF 1987 1218 GREAT PLAIN AVE MAP/LOT 139/6
N/F TRUANT FAMILY IRREVOCABLE TRUST BK/PG 38160/477 26 MARKED TREE RD MAP/LOT 139/9
N/F LOUIS P. HUTCHINS AND NINA SILBER BK/PG 9276/464 20 MARKED TREE RD MAP/LOT 139/8
N/F JENNIFER EREM AND BURAK EREM BK/PG 36932/185 PB/PL D1120/395 6 MARKED TREE RD MAP/LOT 139/7
RETAIN EXISTING RAMP
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
3 STORY WOOD FRAME BUILDING
SERVICE GAS EVERSOURCE
HMA DWY
CONC. WALK
CONC. SIDEWALK
CONC. STEPS
GRASS
8" WATER
SURVEY TRAVERSE
N32°50'03"E 339.04'
5.5'
0.5'
10.5'
10.5'
0.5'
6.5'
AERIAL GUY WIRE
"GREAT PLAIN AVE" "MARKED TREE RD" "2 HR PARKING"
"STOP"
STONE PAVERS
0 20 50 100
SCALE: 1" = 20'