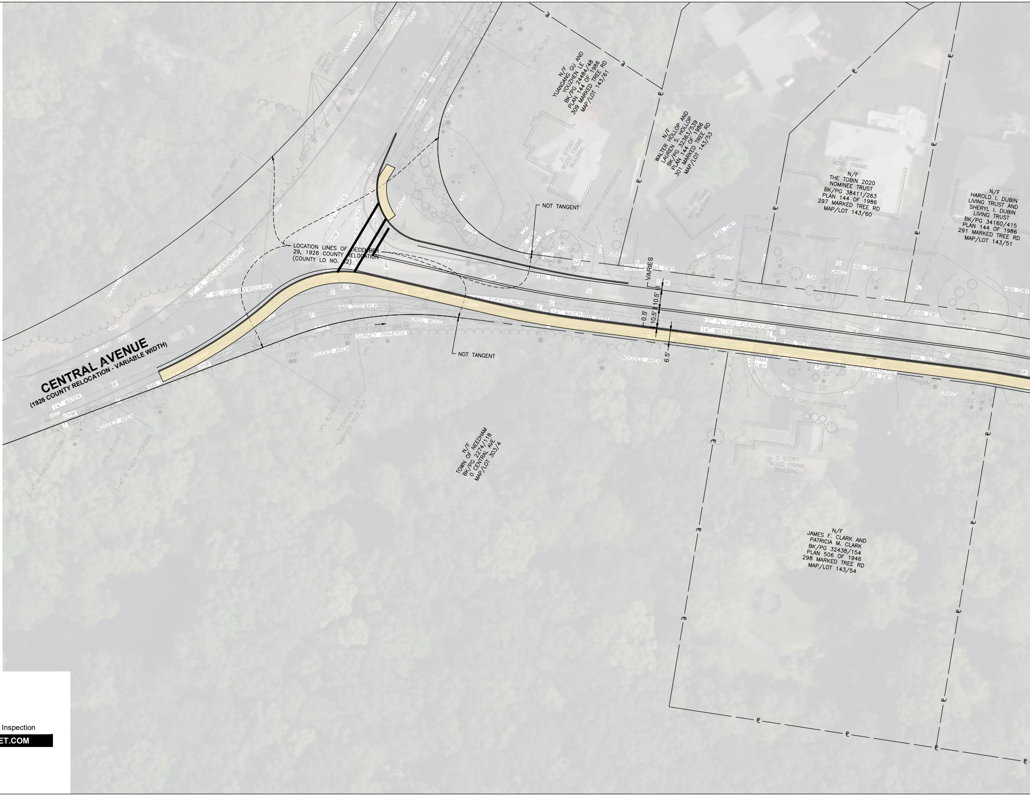
CENTRAL AVENUE
(1926 COUNTY RELOCATION - VARIABLE WIDTH)
LOCATION LINES OF DECEMBER 29, 1926 COUNTY RELOCATION (COUNTY LO NO. 2312)
NOT TANGENT
NOT TANGENT
VARIES
10.5'
10.5'
0.5'
6.5'
N/F
YUANGANG GU AND
YOUZHEN LE
BK/PG 24484/48
PLAN 144 OF 1986
309 MARKED TREE RD
MAP/LOT 143/61
N/F
WALTER HOLLOP AND
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
1 STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
"LITTER DISPOSAL PROHIBITED"
SERVICE GAS-EVERSOURCE
12" PL GAS-EVERSOURCE
14" WATER
HMA SIDEWALK
HMA BERM
HMA DWY
WOODED AREA
SURVEY TRAVERSE
AERIAL GUY WIRE
SMALL GRANITE BLOCKS
UPL 8/163
UPL 41/34
UPL 8/165
UPL 8/166
"CENTRAL AVE" "MARKED TREE RD"
"STOP"
CB X MARK
GRASS
9-4" B FIBER-VERIZON
2-4" B FIBER-VERIZON

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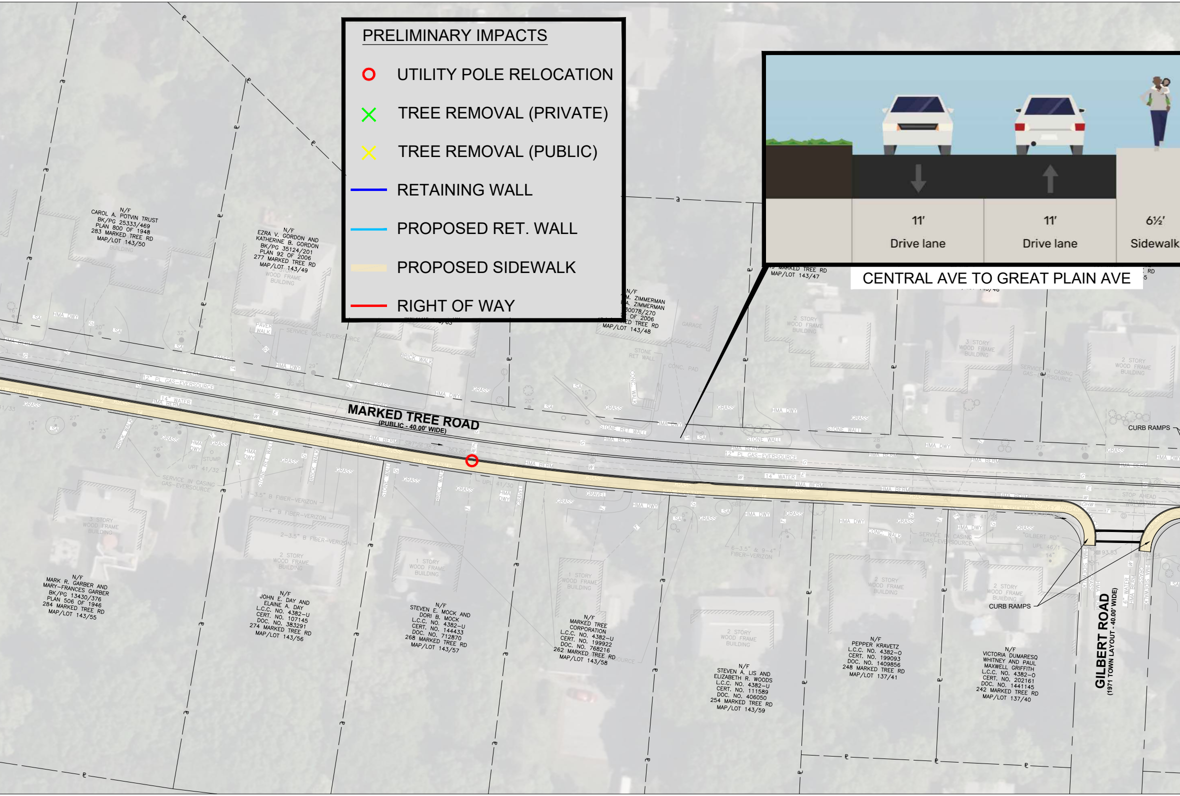
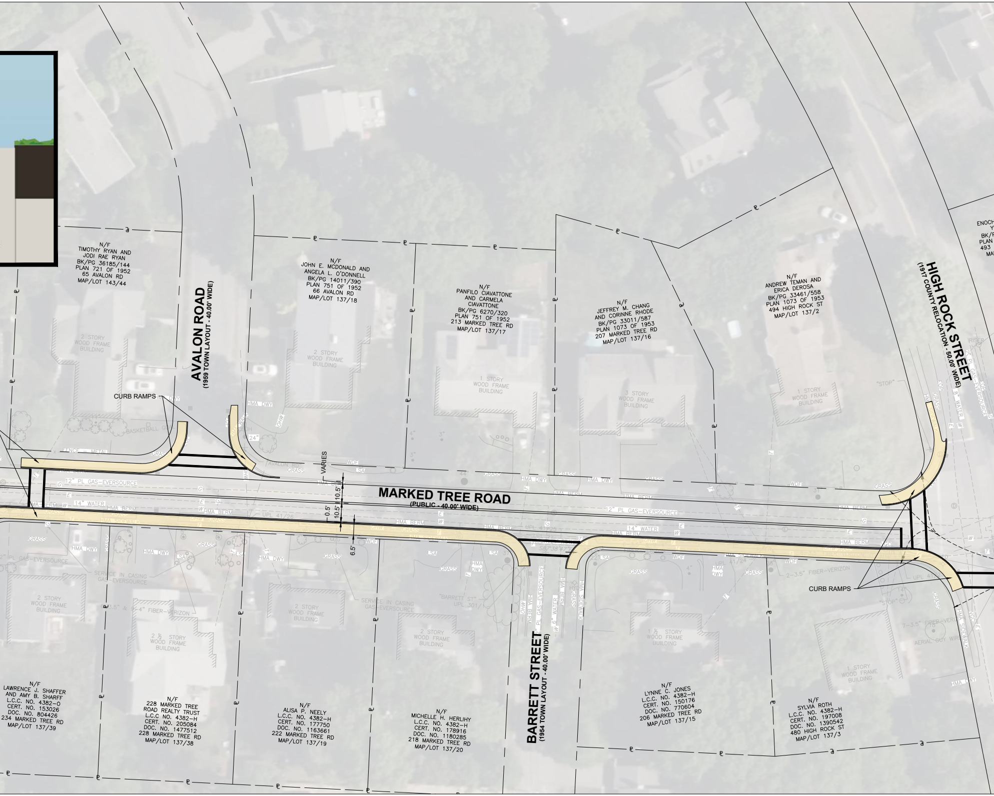
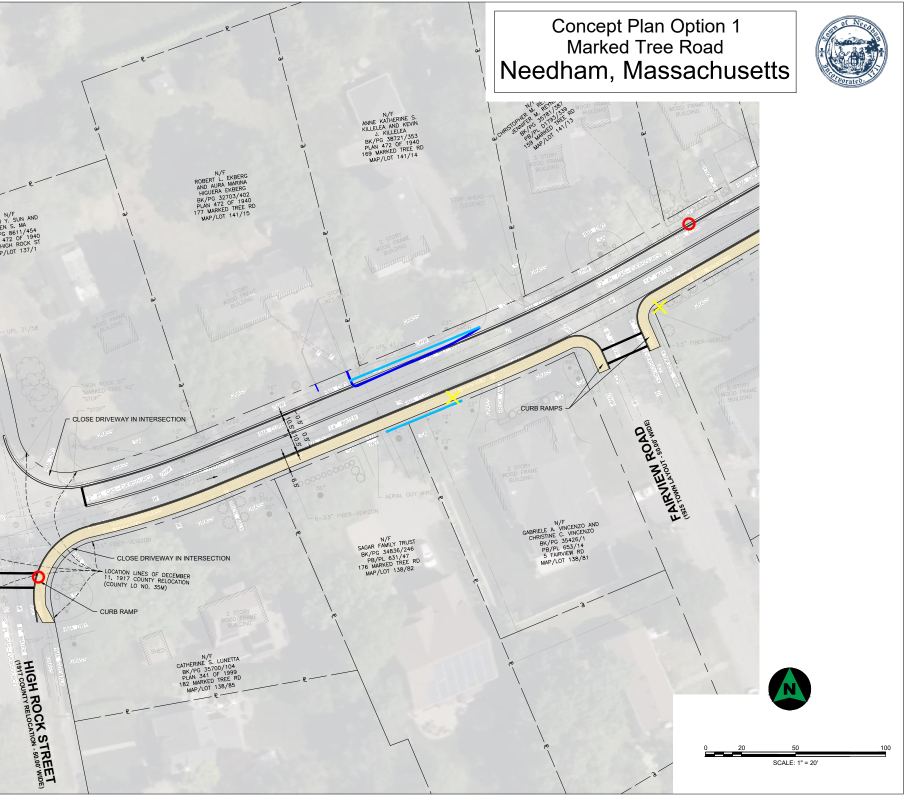
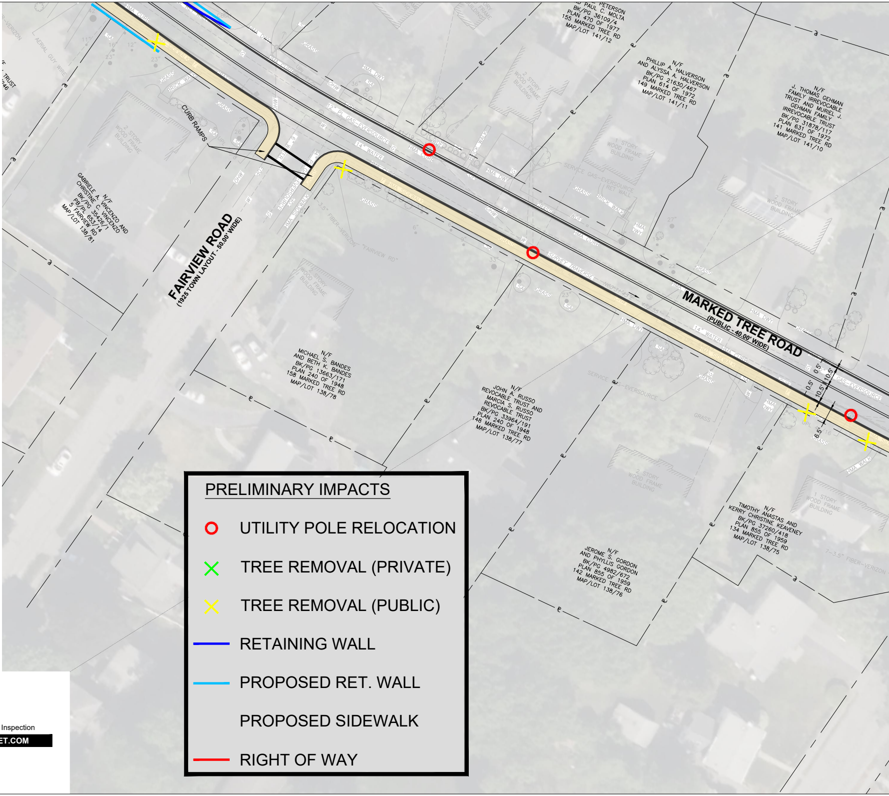

PRELIMINARY IMPACTS
○ UTILITY POLE RELOCATION
✕ TREE REMOVAL (PRIVATE)
✕ TREE REMOVAL (PUBLIC)
— RETAINING WALL
— PROPOSED RET. WALL
▬ PROPOSED SIDEWALK
— RIGHT OF WAY
11′
Drive lane
11′
Drive lane
6½′
Sidewalk
CENTRAL AVE TO GREAT PLAIN AVE
MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
GILBERT ROAD
(1971 TOWN LAYOUT - 40.00' WIDE)
CURB RAMPS
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 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
MAP/LOT 143/48
MAP/LOT 143/47
3 STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
12" PL GAS-EVERSOURCE
14" WATER
HMA BERM
HMA DWY
STONE RET WALL
STONE WALL
BRICK WALK
GRASS
SERVICE IN CASING GAS-EVERSOURCE
1-4" B FIBER-VERIZON
2-3.5" B FIBER-VERIZON
6-3.5" & 9-4" FIBER-VERIZON
UPL 41/32
UPL 41/30
UPL 41/28
UPL 46/1
STOP AHEAD
GARAGE
CONC. PAD
CONC. WALK


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
ENOCH
BK/P
PLAN
493
MA
HIGH ROCK STREET
(1917 COUNTY RELOCATION - 50.00' WIDE)
2 STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
3 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
CURB RAMPS
HMA DWY
BASKETBALL
FENCE – METAL
GRASS
24"
OHW
"AVALON RD"
VARIES
WDF
LSA
"STOP"
RISER
8" WATER
2" PL GAS-EVERSOURCE
MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
10.5'
10.5'
0.5'
6.5'
12" PL GAS-EVERSOURCE
14" WATER
HMA BERM
HMA SIDEWALK
UPL 41/26
UPL 41/25
S87°38'47"E
6-3.5" & 9-4" FIBER-VERIZON
8-3.5" FIBER-VERIZON
2-3.5" FIBER-VERIZON
UPL 41/24
SERVICE IN CASING GAS-EVERSOURCE
SERVICE IN CASING GAS-EVERSOURCE
"BARRETT ST" UPL 301/1
2" PL GAS-EVERSOURCE
6" WATER
HMA BERM
HMA SIDEWALK
CURB RAMPS
"STOP"
7-3.5" FIBER-VERIZON
AERIAL GUY WIRE
VGC
2 STORY WOOD FRAME BUILDING
2 ½ STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
2 STORY WOOD FRAME BUILDING
1 ½ STORY WOOD FRAME BUILDING
1 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. 4382-0
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 1
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
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
CHRISTOPHER M. REYNOLDS
JENNIFER M. REYNOLDS
BK/PG 35781/387
PB/PL D1793/339
159 MARKED TREE RD
MAP/LOT 141/13
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
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
FAIRVIEW ROAD
(1925 TOWN LAYOUT - 50.00' WIDE)
HIGH ROCK STREET
(1917 COUNTY RELOCATION - 50.00' WIDE)
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
3 STORY WOOD FRAME BUILDING
SHED
STOP AHEAD (LEGEND)
12" PL GAS-EVERSOURCE
14" WATER
6-3.5" FIBER-VERIZON
AERIAL GUY WIRE
HMA CURB
HMA DWY
HMA SIDEWALK
GRASS
OHW
UPL 31/58
UPL 41/21
0.5
10.5
10.5
0.5
6.5
N
0
20
50
100
SCALE: 1" = 20'


MARKED TREE ROAD
(PUBLIC - 40.00' WIDE)
FAIRVIEW ROAD
(1925 TOWN LAYOUT - 50.00' WIDE)
CURB RAMPS
PETERSON
PAUL C. MOLTA
BK/PG 36109/4
PLAN 470 OF 1977
155 MARKED TREE RD
MAP/LOT 141/12
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
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
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
JEROME S. GORDON
AND PHYLLIS GORDON
BK/PG 4982/672
PLAN 855 OF 1959
142 MARKED TREE RD
MAP/LOT 138/76
N/F
TIMOTHY ANASTAS AND
KERRY CHRISTINE KEAVENEY
BK/PG 37260/418
PLAN 855 OF 1959
134 MARKED TREE RD
MAP/LOT 138/75
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
SERVICE GAS-EVERSOURCE
RET WALL
HMA SIDEWALK
HMA CURB
HMA DWY
GRASS
BRICK WALK
14" WATER
12" PL GAS-EVERSOURCE
3.5" FIBER-VERIZON
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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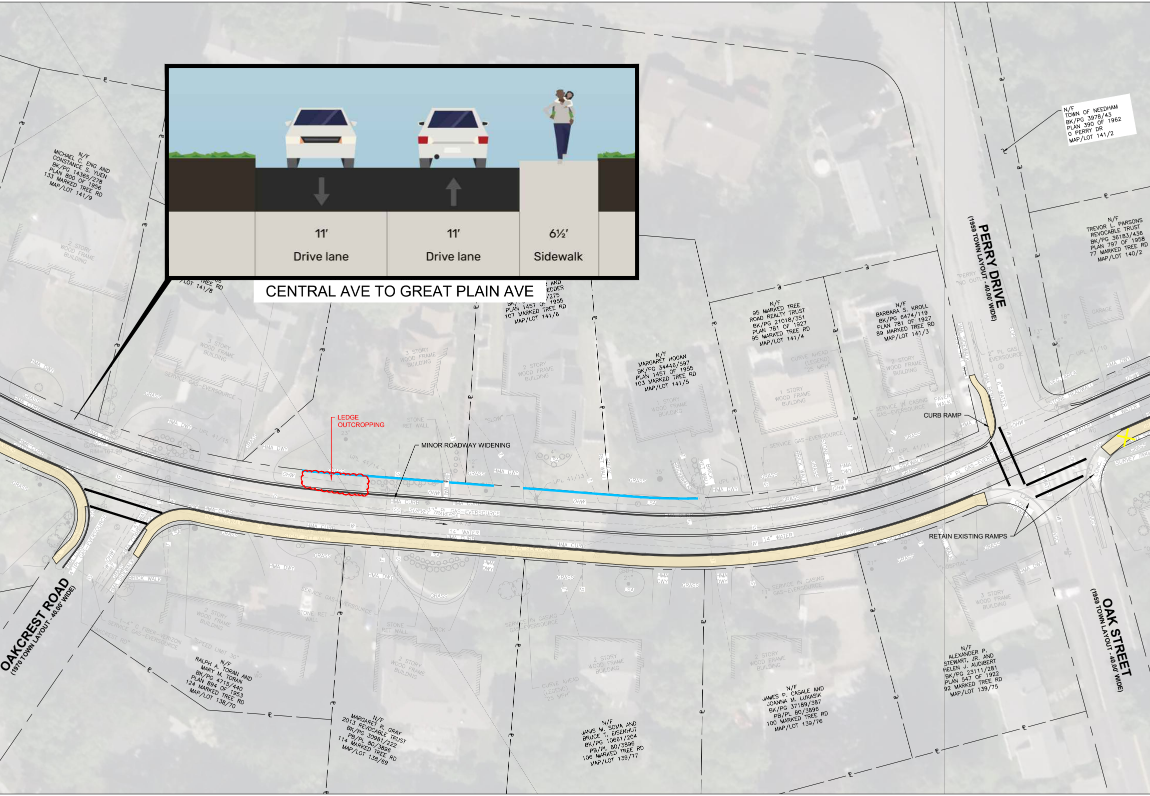

11′
Drive lane
11′
Drive lane
6½′
Sidewalk
N/F
MICHAEL C. ENG AND
CONSTANCE S. YUEN
BK/PG 14365/278
PLAN 800 OF 1956
133 MARKED TREE RD
MAP/LOT 141/9
MAP/LOT 141/8
PLAN 1457 OF 1955
107 MARKED TREE RD
MAP/LOT 141/6
N/F
MARGARET HOGAN
BK/PG 34446/597
PLAN 1457 OF 1955
103 MARKED TREE RD
MAP/LOT 141/5
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)
OAK STREET
(1959 TOWN LAYOUT - 40.00' WIDE)
OAKCREST ROAD
(1970 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
HMA DWY
HMA CURB
HMA SIDEWALK
GRASS
OHW
SERVICE GAS-EVERSOURCE
SERVICE IN CASING GAS-EVERSOURCE
STONE RET WALL
BRICK WALK
PAVER WALK
14" WATER
CURVE AHEAD (LEGEND) "25 MPH"
"SPEED LIMIT 30"
"SLOW"
"PERRY DR" "NO OUTLET"
GARAGE

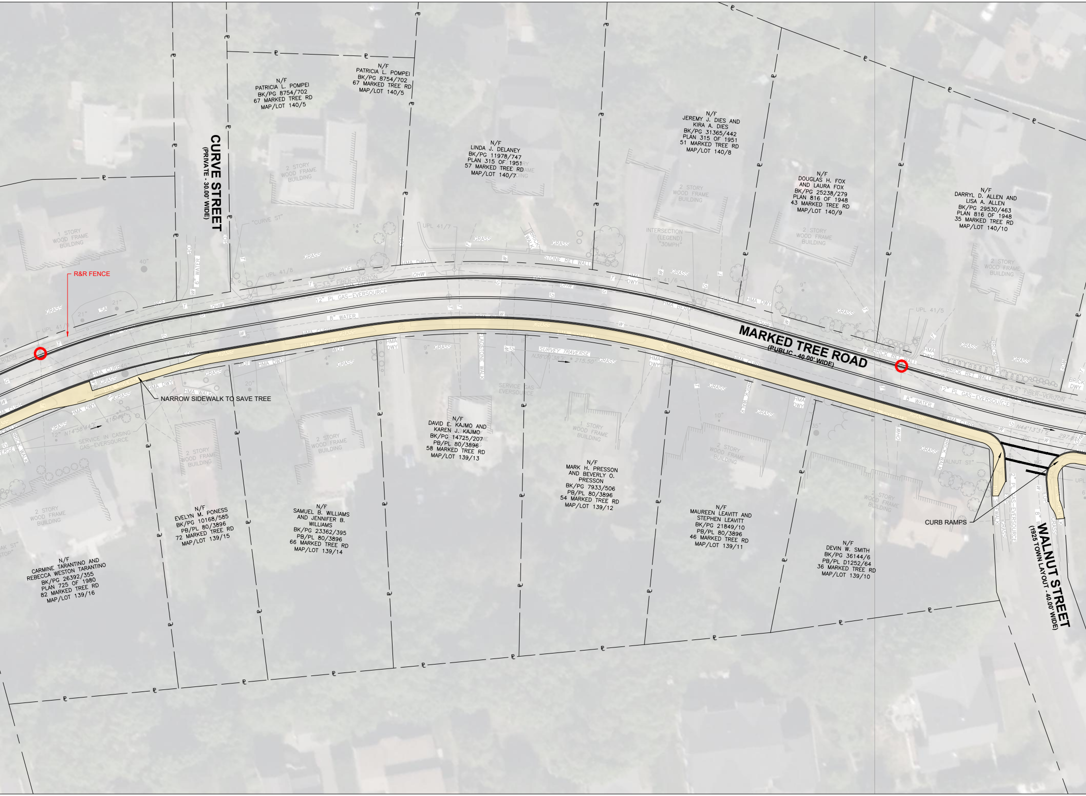
CENTRAL AVE TO GREAT PLAIN AVE

LEDGE OUTCROPPING

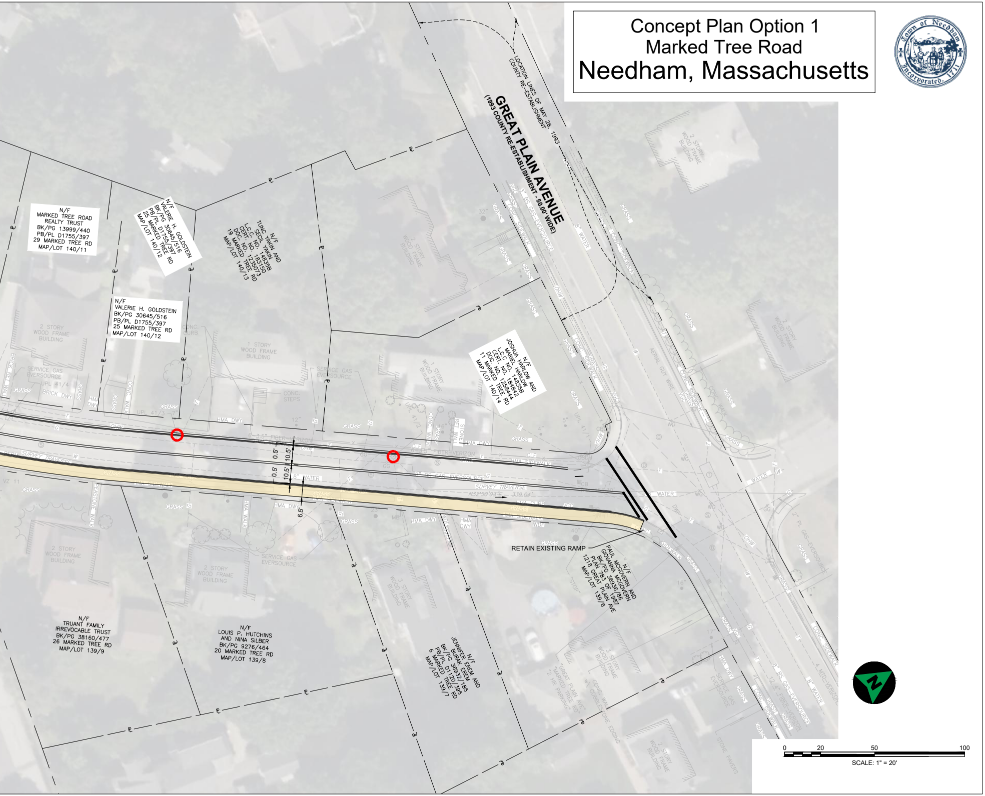
MINOR ROADWAY WIDENING

CURB RAMP

RETAIN EXISTING RAMPS


CURVE STREET
(PRIVATE - 30.00' WIDE)
MARKED TREE ROAD
(PUBLIC - 40.00' 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 CARMINE TARANTINO AND REBECCA WESTON TARANTINO BK/PG 26392/355 PLAN 725 OF 1980 82 MARKED TREE RD MAP/LOT 139/16
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 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 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
2 STORY WOOD FRAME BUILDING
1 STORY WOOD FRAME BUILDING
"CURVE ST"
"WALNUT ST"
INTERSECTION (LEGEND) "30MPH"
UPL 41/8
UPL 41/7
UPL 41/6
UPL 41/5
6"-3.5" FIBER-VERIZON
12" PL GAS-EVERSOURCE
8" WATER
6" WATER
SURVEY TRAVERSE
N38°00'35"E 215.50'
N44°13'31"E 297.81'
N14°58'44"E
SERVICE IN CASING GAS-EVERSOURCE
12" PL GAS-EVERSOURCE
SERVICE GAS EVERSOURCE
STONE RET WALL
BRICK RET WALL
HMA CURB
HMA DWY
HMA WALK
HMA BERM
BRICK WALK
FLAGSTONE WALK
GRASS
OHW
WDF
SIDEWALK

Concept Plan Option 1
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.C. NO. 14835B
CERT. NO. 183150
DOC. NO. 1235073
19 MARKED TREE RD
MAP/LOT 140/13
N/F
JOSHUA HARLOW AND
MARIEL HARLOW
L.C.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
HMA SIDEWALK
CONC. SIDEWALK
CONC. WALK
CONC. STEPS
CONC. CURB
GRASS
8" WATER
3.5" FIBER-VERIZON
FIBER-VERIZON
GAS-EVERSOURCE
SURVEY TRAVERSE
N32°50'03"E 339.04'
AERIAL GUY WIRE
"GREAT PLAIN AVE" "MARKED TREE RD" "2 HR PARKING"
"STOP"
STONE PAVERS
COBBLESTONE EDGING
0.5'
10.5'
6.5'
0 20 50 100
SCALE: 1" = 20'
N