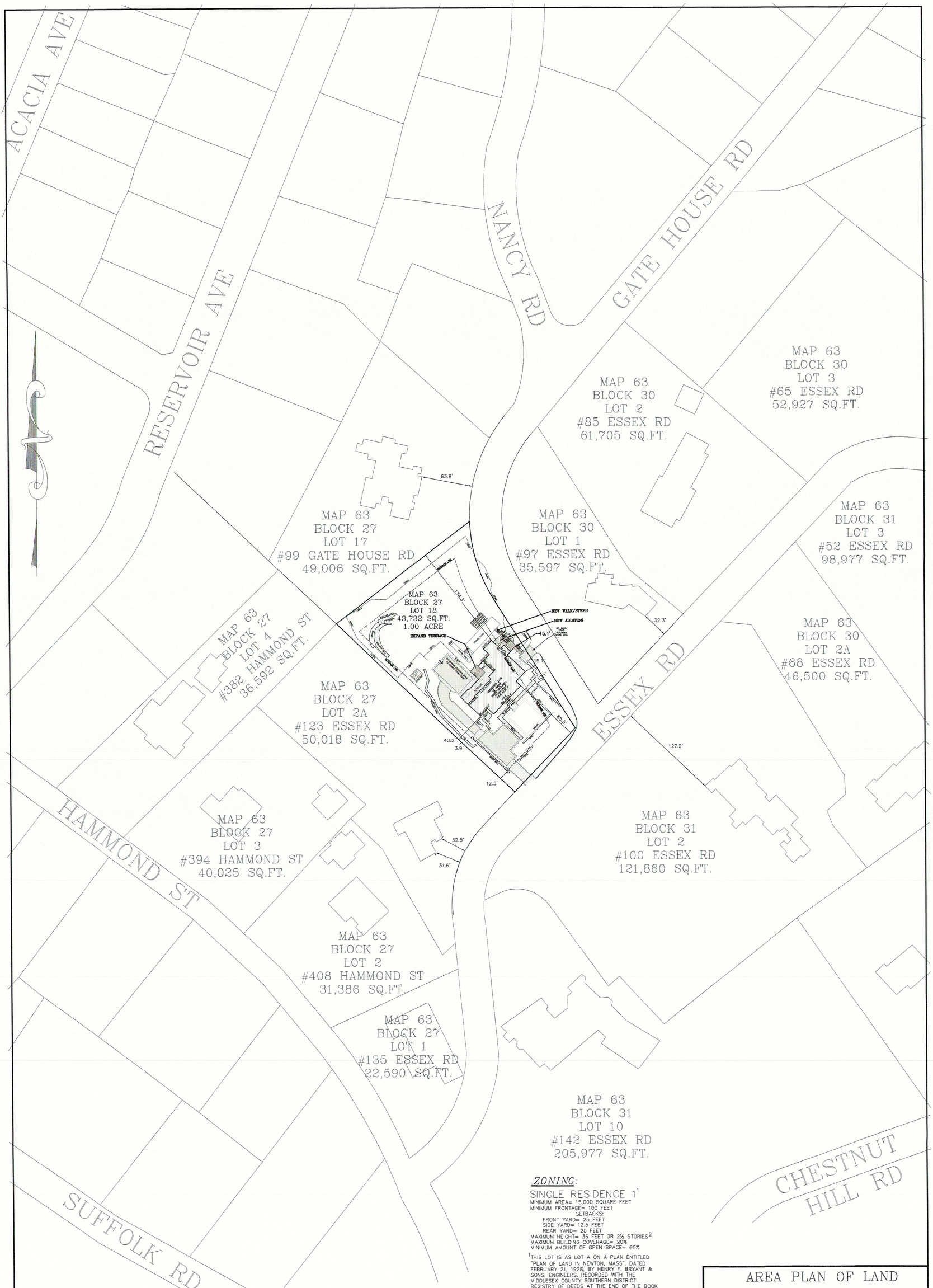


ZONING:

SINGLE RESIDENCE 1[1]
MINIMUM AREA= 15,000 SQUARE FEET
MINIMUM FRONTAGE= 100 FEET
SETBACKS:
FRONT YARD= 25 FEET
SIDE YARD= 12.5 FEET
REAR YARD= 25 FEET
MAXIMUM HEIGHT= 36 FEET OR 2½ STORIES[2]
MAXIMUM BUILDING COVERAGE= 20%
MINIMUM AMOUNT OF OPEN SPACE= 65%

[1]THIS LOT IS AS LOT A ON A PLAN ENTITLED "PLAN OF LAND IN NEWTON, MASS", DATED FEBRUARY 21, 1928, BY HENRY F. BRYANT & SONS, ENGINEERS, RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS AT THE END OF THE BOOK 5558 (THE "PLAN").

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 63, BLOCK 27, LOT 18. RECORD TITLE FROM DEED BOOK 52978, PAGE 383.
2. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X"–AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.25017c0558e. BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.
3. THE PROPERTY DESCRIBED IS IN THE CHESTNUT HILL HISTORIC DISTRICT.
4. THE PROPERTY DESCRIBED AND THE NEIGHBORHOOD IS ALL IN A SINGLE RESIDENCE 1 DISTRICT.

AREA PLAN OF LAND

#109 ESSEX ROAD
IN
NEWTON, MASS

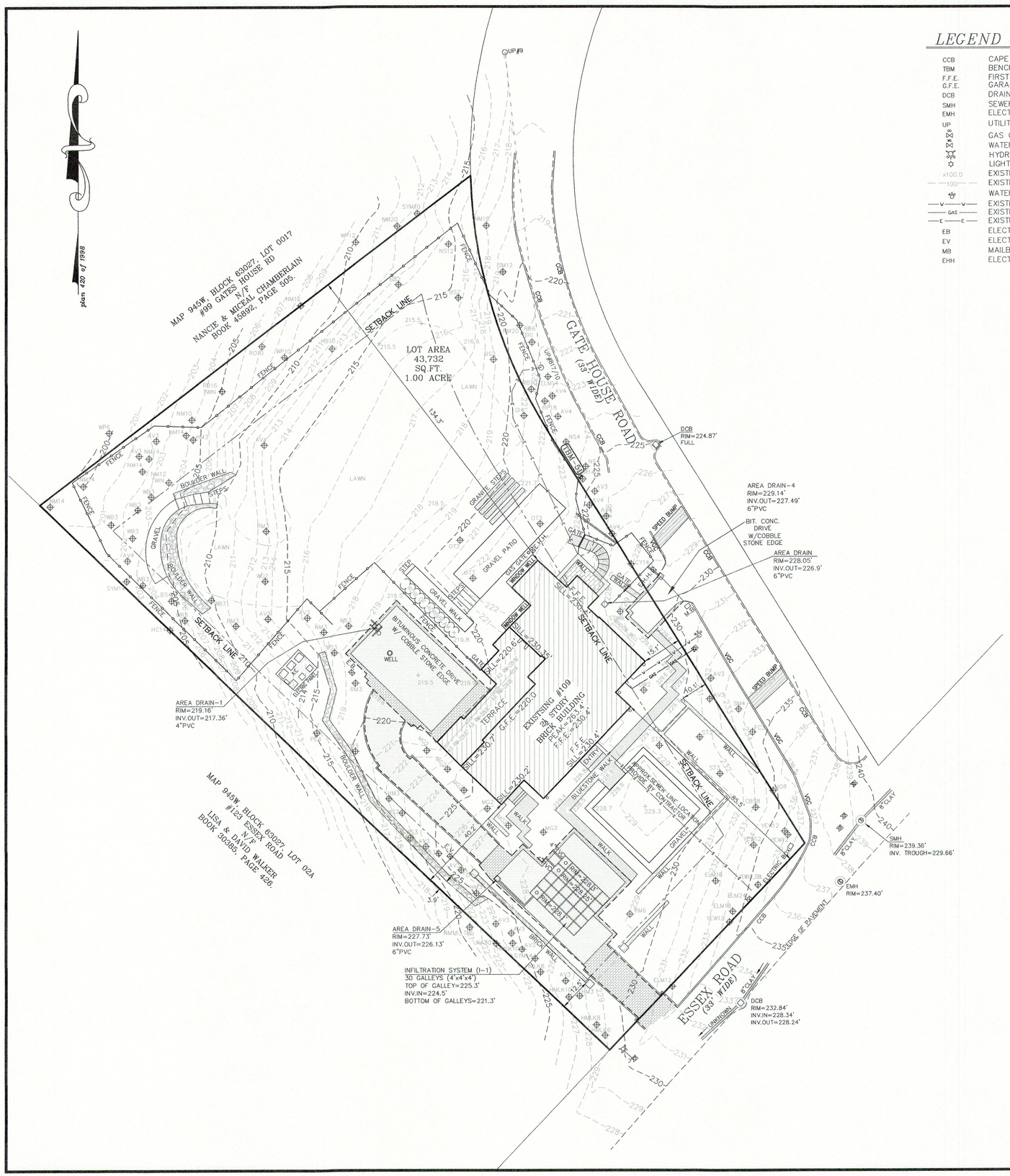
PROPERTY OF: *BROOKE & CONAN LAUGHLIN*
109 ESSEX ROAD
CHESTNUT HILL, MA 02467

DATE: JULY 11, 2014
REV: 11/14/14 REV: 0/26/15
REV: 01/15/15

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440
ROBERT A. GEMMA, P.L.S. # 37046

CAD FILE: PROP_LOCUS_2014_R4.dwg

3C 071114_R4



LEGEND

CCB	CAPE COD BERM
TBM	BENCHMARK
F.F.E.	FIRST FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
DCB	DRAIN CATCH BASIN
SMH	SEWER MANHOLE
EMH	ELECTRIC MANHOLE
UP	UTILITY POLE
	GAS GATE
	WATER GATE
	HYDRANT
	LIGHTPOST
x100.0	EXISTING SPOT GRADE
100	EXISTING GRADING
	WATER SHUTOFF
—V—V—	EXISTING WATERLINE
—GAS—	EXISTING GASLINE
—E—E—	EXISTING UNDERGROUND ELECTRIC
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
MB	MAILBOX
EHH	ELECTRIC HANDHOLE

NOTES:

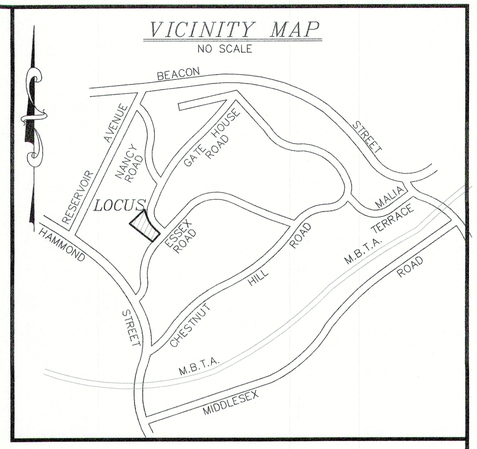
1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 945W, BLOCK 63027, LOT 18. RECORD TITLE FROM DEED BOOK 52978, PAGE 383.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSCURED AT THE TIME OF THE SURVEY.
3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X"-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.25017c0558e, BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES.

DIG SAFE 811

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.)
CALL DIG-SAFE BEFORE YOU DIG 811.

VICINITY MAP

NO SCALE



ELEVATION BENCHMARKS

NAME	DESCRIPTION	ELEV.
TBM-51	NAIL IN 12" CEDAR	225.47'

ELEVATIONS REFER TO CITY OF NEWTON DATUM.

TREE DESCRIPTION LEGEND

DETAIL

TREE LOCATION

RO14

TREE CODE — TREE DIAMETER

CODE	DESCRIPTION
AV#	ARBORVITAE
BS#	BLUE SPRUCE
CBS#	COLORADO BLUE SPRUCE
CDR#	CEDAR
CRAB#	CRABTREE
CY#	CHERRY
DW#	DOGWOOD
ELM#	ELM
GI#	GINGKO
HB#	HORNBEAM
HC#	HORSE CHESTNUT
HM#	HEMLOCK
HO#	HOLLY
JM#	JAPANESE MAPLE
JTL#	JAPANESE TREE LILAC
MAG#	MAGNOLIA
NM#	NORWAY MAPLE
NS#	NORWAY SPRUCE
OT#	ORNAMENT TREE
PE#	PEAR
RB#	RED BIRCH
RM#	RED MAPLE
RP#	RED PINE
RO#	RED OAK
SM#	SUGAR MAPLE
ST#	STYRAX
STEW#	STEWARDIA
SYM#	SYCAMORE MAPLE
WB#	WHITE BIRCH
WP#	WHITE PINE
YEW#	YEW
DBL	DOUBLE
TRI	TRIPLE
QUAD	QUADRUPLE

ZONING:

SINGLE RESIDENCE 1[1]

MINIMUM AREA= 15,000 SQUARE FEET
MINIMUM FRONTAGE= 100 FEET
SETBACKS:
FRONT YARD= 25 FEET
SIDE YARD= 12.5 FEET
REAR YARD= 25 FEET
MAXIMUM HEIGHT= 36 FEET OR 2½ STORIES[2]
MAXIMUM BUILDING COVERAGE= 20%
MINIMUM AMOUNT OF OPEN SPACE= 65%

[1]THIS LOT IS AS LOT A ON A PLAN ENTITLED "PLAN OF LAND IN NEWTON, MASS". DATED FEBRUARY 21, 1928, BY HENRY F. BRYANT & SONS, ENGINEERS, RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS AT THE END OF THE BOOK 5558 (THE "PLAN").

No.	DATE	REVISION

COMMONWEALTH OF MASSACHUSETTS
ROBERT A. GEMMA No. 37046
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
ROBERT A. GEMMA No. 31967
PROFESSIONAL ENGINEER

4/15

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)
P.L.S.# 37046

GRAPHIC SCALE
1 inch = 20 ft.

20 0 10 20 40 (FEET) 80
0 4 10 20 (METERS) 30

EXISTING CONDITIONS SITE PLAN

#109 ESSEX ROAD
IN
NEWTON, MASS

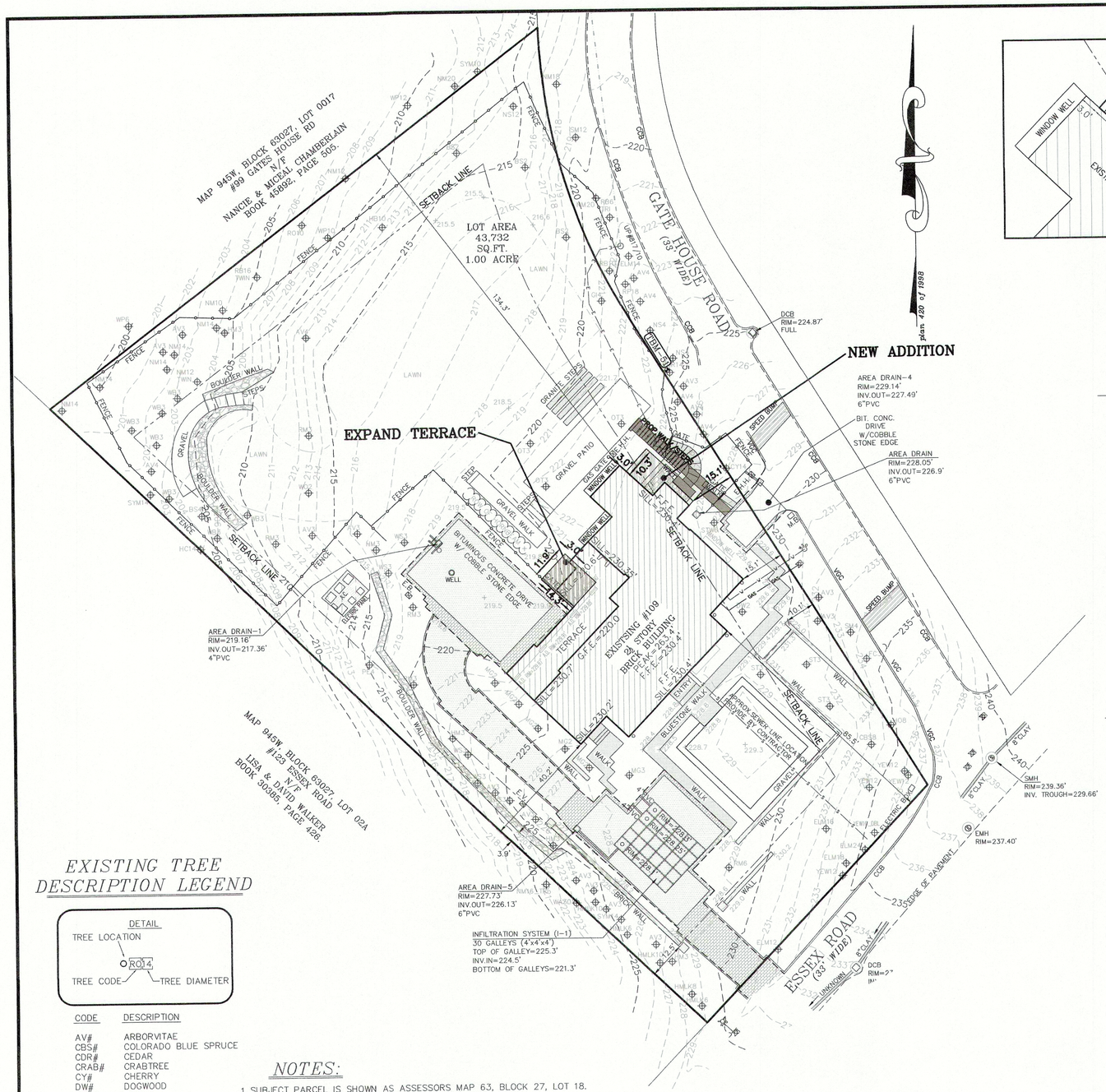
PREPARED FOR:
BROOKE & CONAN LAUGHLIN
C/O KEITH LeBLANC LANDSCAPE ARCHITECTS, INC.
535 ALBANY STREET, No 5A
BOSTON, MA 02118

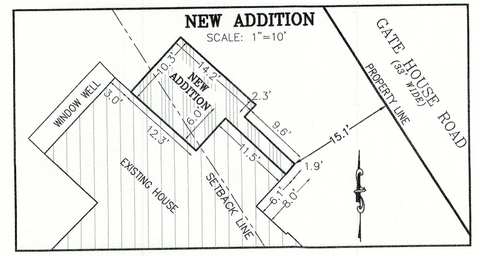
PROPERTY OF:
BROOKE & CONAN LAUGHLIN
109 ESSEX ROAD
CHESTNUT HILL, MA 02467

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

SHEET 1 OF 1		DATE: JANUARY 23, 2015
CALC'D BY: JCF/RAG	FIELD BK: 624	CAD FILE: AB_SITE PLAN_2015.dwg
DRAFTER:	PROJECT: NWT_ESS	DWG FILE:

SP012315





ZONING CHART

NEWTON, MASSACHUSETTS

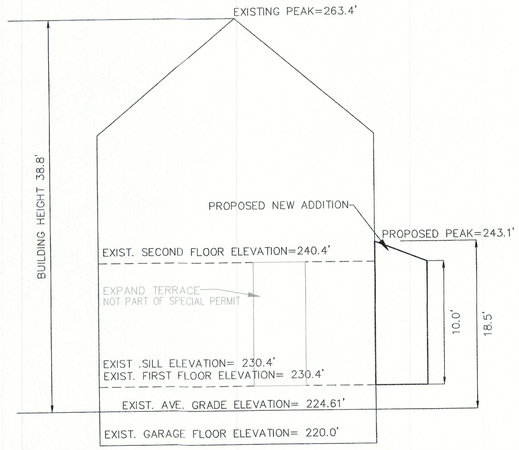
SINGLE RESIDENCE 1[1]	SUBMISSION: PROPOSED		
REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM AREA	15,000 SQ.FT.	43,732 SQ.FT.	43,732 SQ.FT.
MINIMUM FRONTAGE	100 FT.	292.91 FT.	292.91 FT.
FRONT YARD SETBACK	25 FT.	15.1 FT.	15.1 FT.
SIDE YARD SETBACK	12.5 FT.	40.2 FT.	22.5 FT.
REAR YARD SETBACK	25 E.T	134.3'	134.3'
MAXIMUM BUILDING HEIGHT	36 FT. OR 2½ STORIES	38.8 FT. (2½ STORIES)	PRE-EXISTING=38.8 FT. (2½ STORIES) PROPOSED ADDITION=243.1'
MAXIMUM BUILDING LOT COVERAGE	20%	9%	9.4%
MINIMUM OPEN SPACE	65%	80.3%	79.8%
ALLOWED "FAR"	0.26	0.157	0.22

[1]THIS LOT IS AS LOT A ON A PLAN ENTITLED "PLAN OF LAND IN NEWTON, MASS". DATED FEBRUARY 21, 1928, BY HENRY F. BRYANT & SONS, ENGINEERS, RECORDED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS AT THE END OF THE BOOK 5558 (THE "PLAN").

*BUILD FACTOR – LOT CREATED PRIOR 1996.

AVERAGE BUILDING HEIGHT

NOT TO SCALE



LENGTH WEIGHTED MEAN EXISTING AVERAGE GRADE CALCULATION

NEWTON, MASSACHUSETTS

A	B	C	D	E	F
SEGMENT	LENGTH OF SEGMENT IN FEET	HEIGHT OF HIGH POINT OF SEGMENT	HEIGHT OF LOW POINT OF SEGMENT	E=(C+D)/2 AVERAGE SEGMENT HEIGHT	F=BxE
①	14.5'	222.5'	221.1'	221.8'	3,216.1 SQ.FT
②	15.3'	230.1'	221.1'	225.6'	3,451.7 SQ.FT.
③	6.1'	230.1'	230.0'	230.05'	1,403.3 SQ.FT.
④	11.5'	230.1'	227.5'	228.8'	2,631.2 SQ.FT.
⑤	6.1'	227.5'	226.6'	227.05'	1,385.0 SQ.FT.
⑥	30.75'	229.0'	226.6'	227.8'	7,004.9 SQ.FT.
⑦	16.6'	229.4'	228.85'	229.1'	3,803.1 SQ.FT.
⑧	8.1'	229.4'	229.0'	229.2'	1,856.5 SQ.FT.
⑨	49.0'	229.0'	227.95'	229.5'	11.196.5 SQ.FT.
⑩	10.3'	227.95'	229.7'	228.8'	2,356.6 SQ.FT.
⑪	12.9'	229.7'	221.0'	225.35'	2,907.0 SQ.FT.
⑫	21.6'	223.4'	220.0'	221.7'	4,788.7 SQ.FT.
⑬	4.1'	220.0'	220.0'	220.0'	902 SQ.FT.
⑭	12.35'	220.0'	220.0'	220.0'	2,717.0 SQ.FT.
⑮	18.8'	220.0'	220.0'	220.0'	4,136.0 SQ.FT.
⑯	12.3'	220.0'	220.0'	220.0'	2,706.0 SQ.FT.
⑰	8.15'	220.0'	220.0'	220.0'	1,793.0 SQ.FT.
⑱	10.0'	220.0'	220.0'	220.0'	2,200.0 SQ.FT.
⑲	3.2'	220.0'	220.0'	220.0'	704 SQ.FT.
⑳	21.2'	221.1'	220.0'	220.55'	4,653.6 SQ.FT.
㉑	10.1'	221.1'	220.9'	221.0'	2,232.1 SQ.FT.
TOTAL	302.95'				68,044.3 SQ.FT.
TOTAL COLUMN F / TOTAL COLUMN B = AVERAGE GRADE					
AVERAGE GRADE= 224.61'					

EXISTING TREE DESCRIPTION LEGEND

DETAIL

TREE LOCATION

R014

TREE CODE — TREE DIAMETER

CODE	DESCRIPTION
AV#	ARBORVITAE
CBS#	COLORADO BLUE SPRUCE
CDR#	CEDAR
CRAB#	CRABTREE
CY#	CHERRY
DW#	DOGWOOD
ELM#	ELM
GK#	GINGKO
HB#	HORNBEAM
HC#	HORSE CHESTNUT
HMLK#	HEMLOCK
HO#	HOLLY
JM#	JAPANESE MAPLE
JTL#	JAPANESE TREE LILAC
MAG#	MAGNOLIA
NM#	NORWAY MAPLE
NS#	NORWAY SPRUCE
PE#	PEAR
RB#	RED BIRCH
RP#	RED PINE
RO#	RED OAK
SM#	SUGAR MAPLE
ST#	STYRAX
STEW#	STEWARDIA
SYM#	SYCAMORE MAPLE
WP#	WHITE PINE
YEW#	YEW
DBL	DOUBLE
TRI	TRIPLE
QUAD	QUADRUPLE

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 63, BLOCK 27, LOT 18. RECORD TITLE FROM DEED BOOK 52978, PAGE 383.
2. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X"–AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.25017c0558e, BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.

ELEVATION BENCHMARKS

NAME	DESCRIPTION	ELEV.
TBM-51	NAIL IN 12" CEDAR	225.47'

ELEVATIONS REFER TO CITY OF NEWTON DATUM.

LEGEND

F.F.E.	FIRST FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
DCB	DRAIN CATCH BASIN
SMH	SEWER MANHOLE
EMH	ELECTRIC MANHOLE
UP	UTILITY POLE
	HYDRANT
	LIGHTPOST
	WATER SHUTOFF

COMMONWEALTH OF MASSACHUSETTS ROBERT A. GEMMA No. 37046 PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS ROBERT A. GEMMA No. 31967 REGISTERED PROFESSIONAL ENGINEER

2/4/15

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37046
P.E. # 31967 (CIVIL)

GRAPHIC SCALE
1 inch = 20 ft.

20 0 10 20 40 (FEET) 80
0 4 10 20 (METERS) 30

No.	DATE	REVISION
1	01/15/15	REMOVED PROPOSED BACK STAIRS
2	01/29/15	EDIT EXISTING CONDITIONS
3	01/30/15	EDIT PROPOSED ADDITION

PROPOSED PLOT PLAN

#109 ESSEX ROAD
IN
NEWTON, MASS

PREPARED FOR:
BROOKE & CONAN LAUGHLIN
C/O KEITH LeBLANC LANDSCAPE ARCHITECTS, INC.
535 ALBANY STREET, No 5A
BOSTON, MA 02118

PROPERTY OF:
BROOKE & CONAN LAUGHLIN
109 ESSEX ROAD
CHESTNUT HILL, MA 02467

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL.: (508)626-0063
FAX: (508)875-6440

SHEET 1 OF 1		DATE: NOVEMBER 14, 2014
CALC'D BY: JCF/RAG	FIELD BK: 601	CAD FILE: PROP_PLOT PLAN_R5.dwg
DRAFTER:	PROJECT: NWT_ESS	DWG FILE:

PP111414_R5