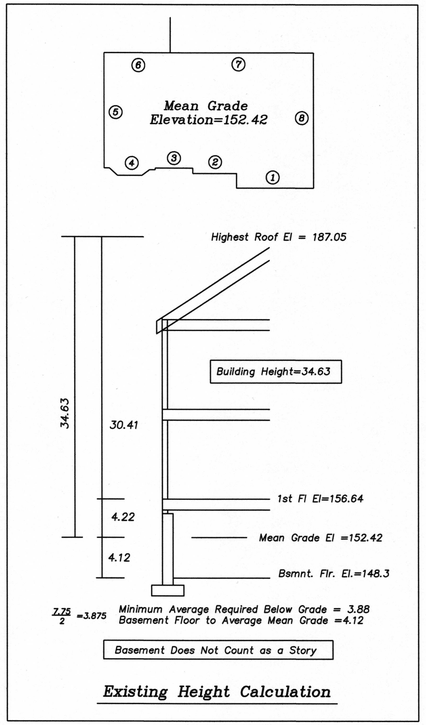
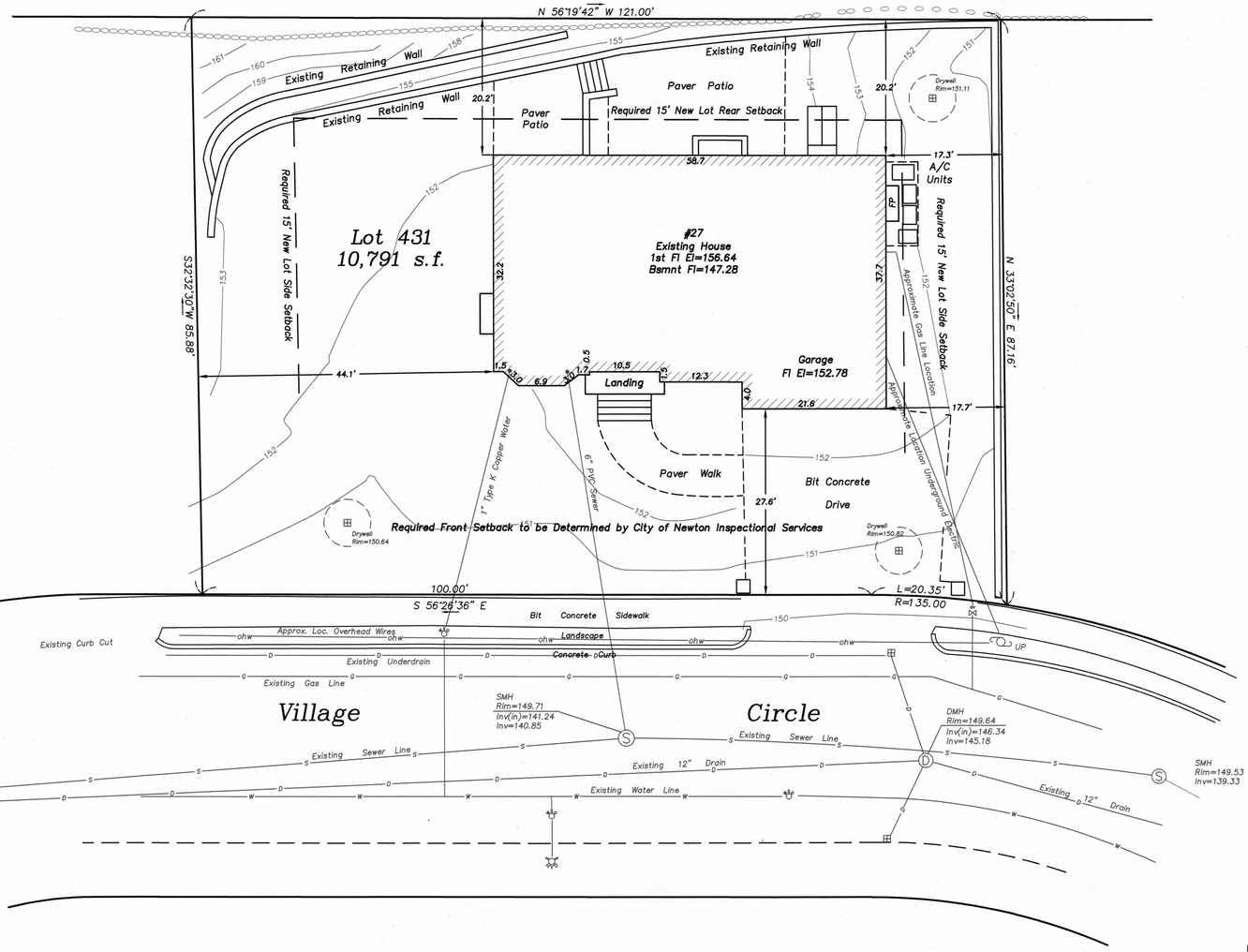
#226-22



Existing Height Calculation



Dig Safe
•Excavators
Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

DIG SAFE

Zoning District: SR2
***Old Lot Status–Plan of 1945*

***Lot 431 is old lot status, however, as shown on proposed permit plan entitled, "Proposed Grading and Building Location", dated March 25, 2004, last revised April 19, 2004, the existing house was constructed utilizing the allowed FAR Bonus of 0.05. Therefore, the existing lot is subject to New Lot side and rear setbacks. An average of the required front setbacks of the abutting parcels were used to establish a front setback requirement of the existing lot of 25.0'.*

Allowed/Required
Lot Coverage=30.0%
Open Space=50.0%

Existing
Lot Coverage=19.47%
Open Space=72.81%

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on–line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district, lot status and setback requirements to be determined by the City of Newton Inspectional Services Department.

Note: Existing FAR to be determined by Architect.

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Contact Dig Safe and field verify all locations prior to any excavation.

REVISIONS	
DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS VERNE T. PORTER JR. LAND SURVEYOR 37351 REGISTERED PROFESSIONAL LAND SURVEYOR

27 Village Circle

Newton, Massachusetts

Existing Conditions Site Plan

Scale: 1"=10' November 9, 2021

VERNE T. PORTER Jr., PLS
Land Surveyors – Civil Engineers
354 Elliot Street Newton, Massachusetts 02464

0 10 20 30 40

Sheet 1 of 1

Project: 04018
Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.