

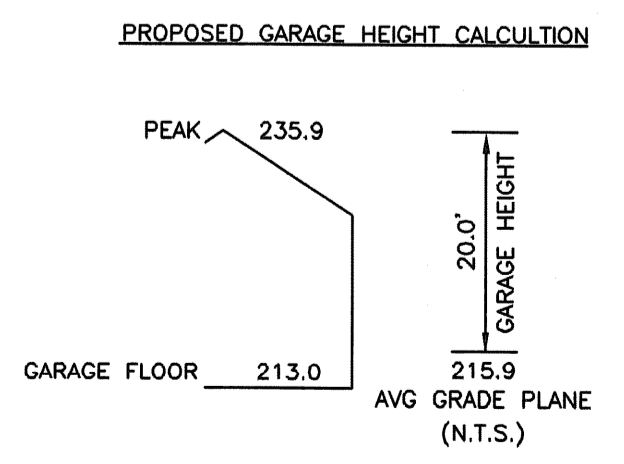
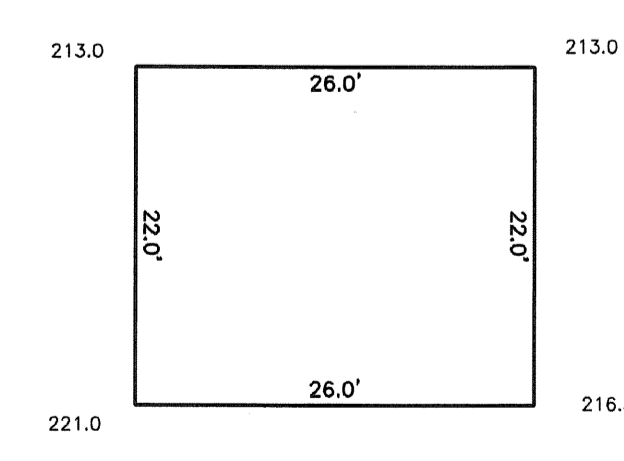
SETBACK REQUIREMENTS  
ACCESSORY BUILDING

	REQUIRED	PROPOSED
FRONT	5'	57.3'
SIDE	5'	18.3'
REAR	5'	6.9'

ZONING INFORMATION

ZONE: SR-1  
 PLAN DATED: JUNE 23, 1992  
 DEED REFERENCE: BOOK 25721 PAGE 506

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	3,002 S.F.	3,574 S.F.	
STRUCTURES	3,782 S.F.	4,354 S.F.	
DRIVE	3,497 S.F. ±	3,320 S.F. ±	
	7,279 S.F. ±	7,674 S.F. ±	
LOT COVERAGE	11.9%	14.2%	(15% MAX.)
OPEN SPACE	71% ±	70% ±	(70% MIN.)



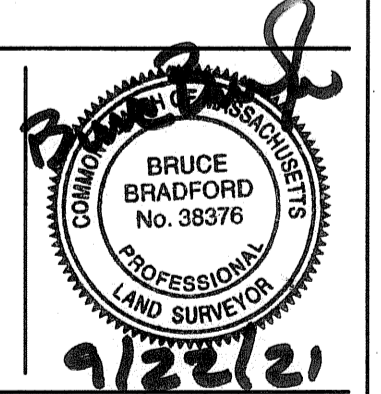
IMPERVIOUS INCREASE CALCULATION

PROPOSED IMPERVIOUS AREA - EXISTING IMPERVIOUS AREA =  
 ({3,574} + {3,320}) - ({3,002} + {3,497}) = 395 S.F.

395 S.F. < 400 S.F.

NOTE: IF REQUIRED, SOIL TESTING AND ON-SITE DRAINAGE WILL BE COMPLETED BEFORE PERMITTING

- LEGEND
- UTILITY POLE
  - WATER GATE
  - ⊗ HYDRANT
  - ⊕ GAS GATE
  - ⊙ SEWER MANHOLE
  - ⊕ DRAIN MANHOLE
  - ⊕ CATCH BASIN
  - TREE
  - ⊙ LIGHT POLE
  - ⊕ SIGN
  - TBR TO BE REMOVED
  - TBA TO BE ABANDONED
  - THH DEEP TEST HOLE
  - PTH PERCOLATION TEST
  - 71.4 X SPOT ELEVATION
  - 71— PROPOSED CONTOUR
  - - -71- - - EXISTING CONTOUR
  - D - DRAIN LINE
  - W - WATER LINE
  - S - SEWER LINE
  - G - GAS LINE
  - X - FENCE
  - ⊕ STONEWALL
  - ⊕ HEDGE
  - ⊕ TREE LINE



PLAN OF LAND IN  
 NEWTON, MA  
 100 BISHOPSGATE ROAD  
 PROPOSED ADDITIONS

SCALE: 1 IN. = 10 FT.  
 DATE: AUGUST 20, 2021  
 DRAWN: LNS  
 CHECK: BB

REVISIONS:

9/22/21	various
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PROJECT NO. 26328