

NOTES

1. ALL DIMENSIONS TO STRUCTURES ARE TO SIDING UNLESS OTHERWISE NOTED.
2. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, RECORD PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

MAP 21033 PARCEL 033
N/F HARTNER, WILLIAM C.
BK. 67400 PG. 373

ZONE-MR1 (PRE 12/7/1953)	REQUIRED	EXISTING	PROPOSED
MIN. AREA (SF)	7,000	5,801	5,801
MAX. LOT COVERAGE	30%	23.7%	25.0%
MIN OPEN SPACE	50%	38.1%	56.1%
FRONTAGE	70'	61.69'	61.69'
FRONT SETBACK	25'	4.4'	4.4'
SIDE SETBACK	7.5'	8.23'	31.5'
REAR SETBACK	15'	7.2'	7.5' (A.C)

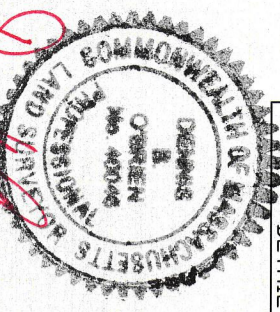
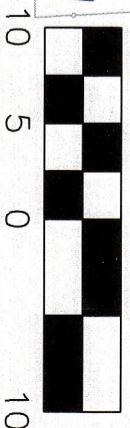
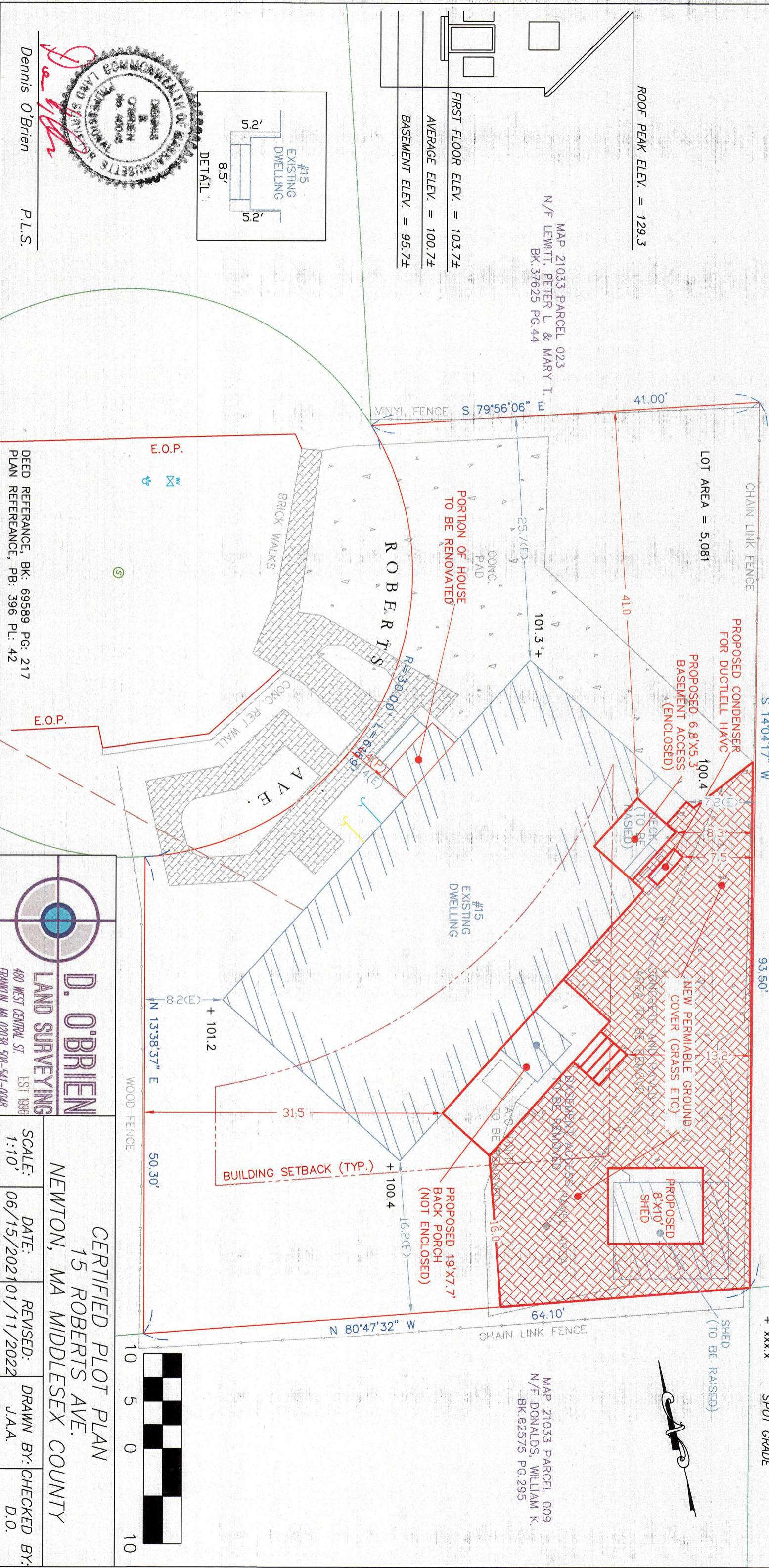
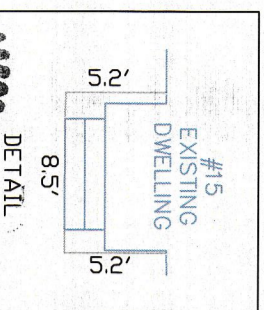
LEGEND

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- WATER
- GAS
- O.H.W.
- SEWER MAN HOLE
- WATER VALVE
- WATER SHUT OFF
- + SPOT GRADE

ROOF PEAK ELEV. = 129.3

MAP 21033 PARCEL 023
N/F LEWITT, PETER L. & MARY T.
BK. 37625 PG. 44

FIRST FLOOR ELEV. = 103.74
AVERAGE ELEV. = 100.74
BASEMENT ELEV. = 95.74



Dennis O'Brien P.L.S.

DEED REFERENCE, BK: 69589 PG: 217
PLAN REFERENCE, PB: 396 PL: 42

D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL ST. EST 1996
FRANKLIN, MA 02038 508-541-0048

CERTIFIED PLOT PLAN
15 ROBERTS AVE.
NEWTON, MA MIDDLESEX COUNTY

SCALE: 1:10'
DATE: 06/15/2022
REVISED: 10/11/2022
DRAWN BY: J.A.A.
CHECKED BY: D.O.