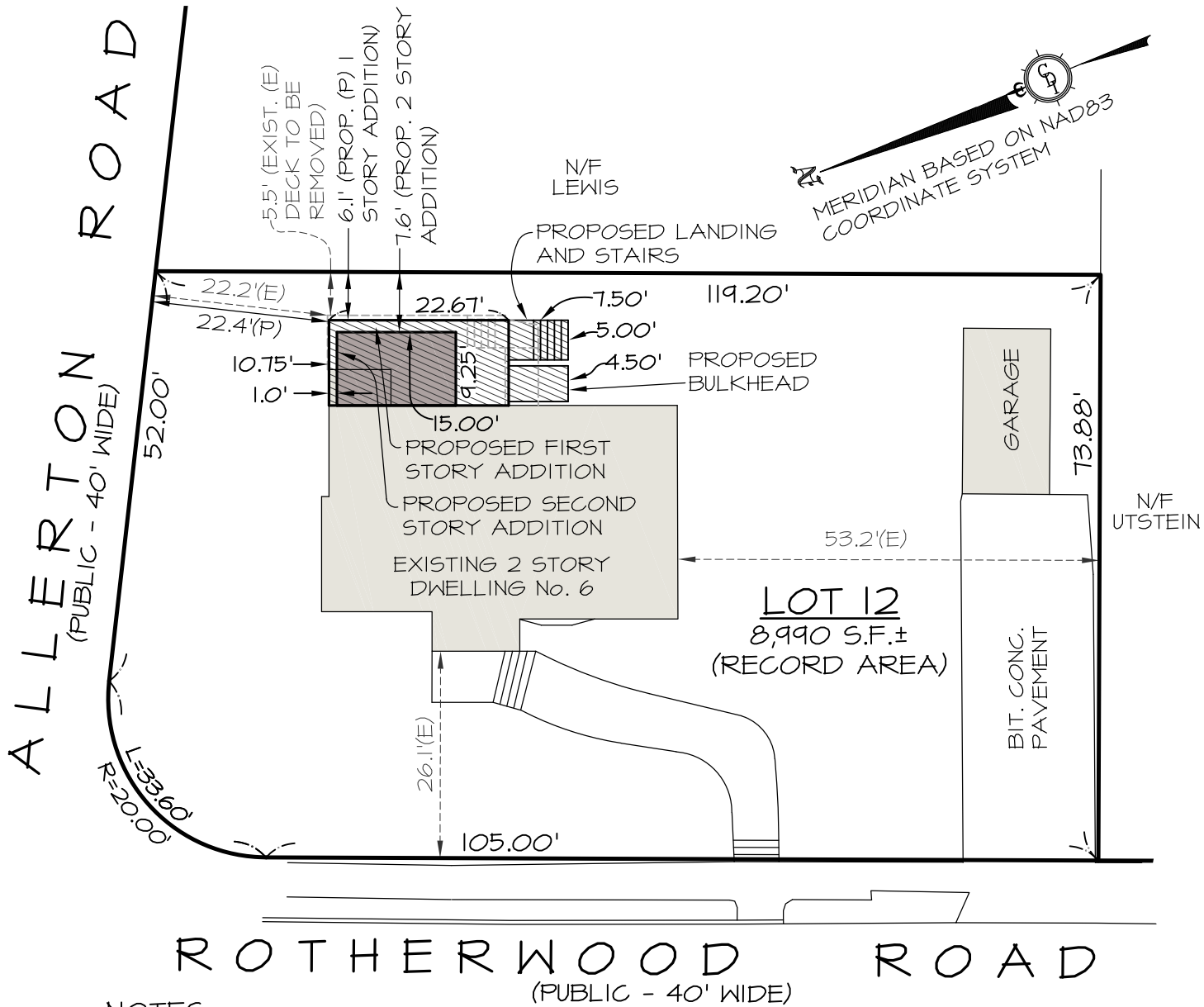




CYPURUS DESIGN INC.

• CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING •
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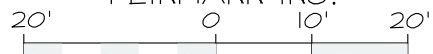
NOTES:

- 1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED ADDITIONS TO THE LOT LINES AS DEPICTED ON PLAN RECORDED IN PLAN BOOK 413, AS PLAN 86.
- 2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

PLOT PLAN

6 ROTHERWOOD ROAD
 NEWTON, MASSACHUSETTS.

PREPARED FOR
 FEINMANN INC.



SCALE: 1"=20' DATE: 3-31-22
 REV.: 5-4-22

REFERENCES:

DEED: BK 46569, PG 337, PLAN BOOK 413, PLAN 86

ZONING: RESIDENCE SR3:

DESCRIPTION	REQUIRED	EXIST.	PROVIDED
FRONT (ROTHERWOOD RD.)	25'	26.1'	NO CHANGE
FRONT (ALLERTON RD.)	25'	22.2'	22.4'
SIDE SETBACK	15'	53.2'	NO CHANGE
REAR SETBACK	7.5'	5.5'	6.1'
LOT COVERAGE MAX.	30%	16.6%	19.3%
USABLE OPEN SPACE MIN.	50%	71%	71%



5/4/22
 CALC.: KPF / CHECKED S.L.