

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 21, BLOCK 01, LOT 010. RECORD TITLE FROM BOOK 67548 PAGE 302.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY. RECORD PLAIN LOCATIONS, OR DISCRETE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND WALKS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/RELOCATING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017 C0552E, BEARING AN EFFECTIVE DATE OF JUNE 10, 2010.

ZONING:

SINGLE-RESIDENCE 3 (NEW)
 MINIMUM AREA= 10,000 SQUARE FEET
 MINIMUM FRONTAGE= 80 FEET
 SETBACKS:
 FRONT YARD= 30 FEET
 SIDE YARD= 10 FEET
 REAR YARD= 15 FEET
 MAXIMUM HEIGHT= 36 FEET (2.5 STORES)
 MAXIMUM LOT COVERAGE= 30%
 MINIMUM AMOUNT OF OPEN SPACE= 50%
 LOT WAS CREATED PRIOR TO 12/07/1953
 MAX BULD FACTOR= 20

GRAPHIC SCALE



PROPOSED RIVERFRONT SKETCH PLAN
 56 FARWELL STREET
 IN
 NEWTON, MASS

PREPARED FOR:	TURTLE LANE, LLC 77 OLDHAM ROAD NEWTON, MA 02465
PROPERTY OF:	TURTLE LANE, LLC 77 OLDHAM ROAD NEWTON, MA 02465
ENGINEERS & SURVEYORS:	MWE METROWEST ENGINEERING, INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 TEL: (608)626-0053
SHEET 1 OF 1	DATE: OCTOBER 10, 2017
CALC'D BY:	FIELD BY:
DRAWER: CIV	PROJECT: HWY_PAV
	DWG FILE:



PRE-DEVELOPMENT RIVERFRONT AREA CONDITIONS

LOT AREA =103,820± S.F.
 TOTAL RIVERFRONT AREA =97,950± S.F.
 EXISTING DEGRADED RIVERFRONT AREA=.....32,500± S.F.
 EXISTING TURF LAWN AREA=.....53,110± S.F.
 EXISTING WOODED AREA=.....12,335± S.F.
 EXISTING DEGRADED LAWN/GRAVEL AREA=.....10,480± S.F.
 EXISTING NON-DEGRADED RIVERFRONT AREA=...65,450± S.F.

POST-DEVELOPMENT RIVERFRONT AREA CONDITIONS

- NON RIVERFRONT AREA = 5,873 S.F.
- EXISTING DEGRADED RIVERFRONT AREA TO BECOME UNDEGRADED = 620 S.F.
- EXISTING DEGRADED RIVERFRONT AREA TO REMAIN DEGRADED = 11,650 S.F.
- EXISTING NON-DEGRADED RIVERFRONT AREA TO BE ALTERED BY PROPOSED CONSTRUCTION = 14,710 S.F.
- EXISTING NON-DEGRADED RIVERFRONT AREA TO REMAIN = 70,967 S.F.

TOTAL PROPOSED DEGRADED AREA= 11,650 S.F. + 14,710 S.F. = 26,360 S.F.

TOTAL PROPOSED NON-DEGRADED AREA= 620 S.F. + 70,967 S.F. = 71,587 S.F.

SUM = 97,947 S.F.

X = AREA NOT LEGALLY DEGRADED
 (Based on the Existing Conditions Plan Feb. 17, 2017 by VTP)