

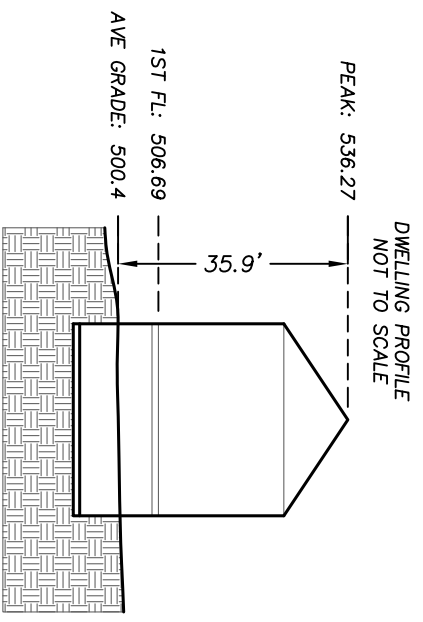
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 15, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS X
 ZONE:
 COMMUNITY PANEL: 25017C0556E
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
 OWNERS OF RECORD:
 SAFI W. BARQAWI
 TIFFANY R. BARQAWI
 44 BILLINGS PARK
 NEWTON, MA 02458

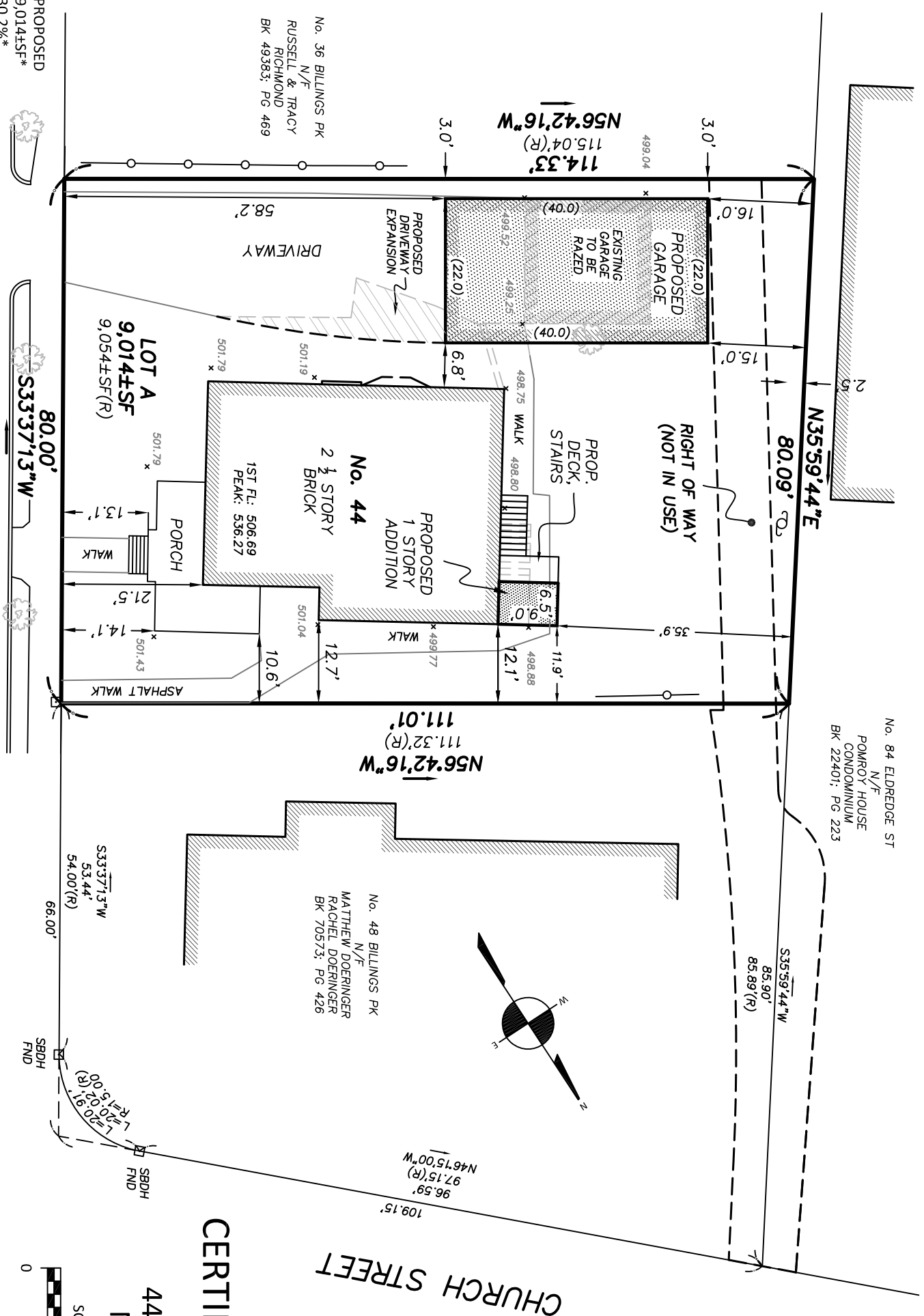
DEED: BK 70349; PG 527
 BK 5360; PG 364
 BK 13247; PG 671
 BK 14356; PG 83

NOTES:
 PROPERTY SBL: 72008 0015
 ZONING: SR2 (OLD)
 DATUM: ASSUMED
 AVERAGE GRADE: 500.4 (SEE CALC.)



ZONING TABLE:		SR2(OLD), SLOPED ROOF	
	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	10,000 SF	9,014±SF*	9,014±SF*
LOT COVERAGE (MAX.)	30.0%	23.9%	30.2%*
OPEN SPACE (MIN.)	50.0%	62.7%	56.9%
LOT FRONTAGE (MIN.)	80.0'	80.00'	80.00'
BUILD FACTOR (MAX.)	25.0'	18.3	18.3
FRONT SETBACK (MIN.)	25.0'	21.5'*	58.2'
SIDE SETBACK (MIN.)	7.5'	12.1'	3.0'*
REAR SETBACK (MIN.)	15.0'	44.9'	15.0'
HEIGHT, FEET (MAX.)	36.0'	35.9'	22.3'
HEIGHT, STORIES (MAX.)	2.5	2.5	2
FAR (MAX.)	0.40	0.56*	0.71*
IMPERVIOUS AREA	4,113±SF	4,522±SF	4,522±SF
IMPERVIOUS COVERAGE	45.6%	50.2%	50.2%

* = NON-CONFORMING



BILLINGS PARK
 (VARIABLE WIDTH ~ PUBLIC WAY)

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	501.4	501.8	501.6	31.1	15580.0
Segment 2	501.8	498.8	500.3	45.2	22592.2
Segment 3	498.8	498.9	498.8	35.9	17897.5
Segment 4	499.8	501.0	500.4	27.4	13691.1
Segment 5	501.0	501.0	501.0	5.0	2505.2
Segment 6	501.0	501.4	501.2	17.8	8922.0
Sum of all segments =					81187.9
Perimeter (total length of all segments) =					162.3
Average grade plane =					500.4

CERTIFIED PLOT PLAN
 LOCATED AT
44 BILLINGS PARK
NEWTON, MA



GEORGE C. COLLINS, P.L.S.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

FIELD: JIH
 DRAFT: JIH, RAP
 CHECK: GCC
 DATE: 07/16/20