

ZONING: SR2 (PRIOR 1953)

MINIMUM LOT AREA — 10,000 S.F.
 MAXIMUM LOT COVERAGE — 30%
 MINIMUM OPEN SPACE — 50%
 MINIMUM LOT FRONTAGE — 80 FEET
 MINIMUM FRONT — 25 FEET
 MINIMUM SIDE — 7.5 FEET
 MINIMUM REAR — 15 FEET

SEGMENT	LENGTH	ELEV 1	ELEV 2	AVG. ELEV.	AVG. X LEN.
SEGMENT 1	23.9	90.8	92.2	91.5	2186.9
SEGMENT 2	14.1	92.2	92.1	92.2	1300.0
SEGMENT 3	15.0	92.1	92.3	92.2	1383.0
SEGMENT 4	35.1	92.3	91.6	92.0	3227.5
SEGMENT 5	23.0	91.6	88.5	90.0	2071.2
SEGMENT 6	1.4	88.5	86.3	87.4	122.4
SEGMENT 7	27.0	86.3	84.9	85.6	2311.2
SEGMENT 8	38.0	84.9	90.8	87.9	3340.2

SUM OF SEGMENTS = 177.5
 PERIMETER (TOTAL LENGTH OF ALL SEGMENTS) = 15942.4
 EXISTING AVERAGE GRADE PLANE = 89.8
 DATUM: NEWTON CITY BASE

EXISTING LOT COVERAGE	EXISTING OPEN SPACE
AREA = 1224 S.F. (9.4%)	AREA = 9560 S.F. (73.7%)
PROPOSED LOT COVERAGE	PROPOSED OPEN SPACE
AREA = 1900 S.F. (14.7%)	AREA = 8716 S.F. (67.3%)

TEM-A
 SPIKE SET
 ELEVATION=85.65

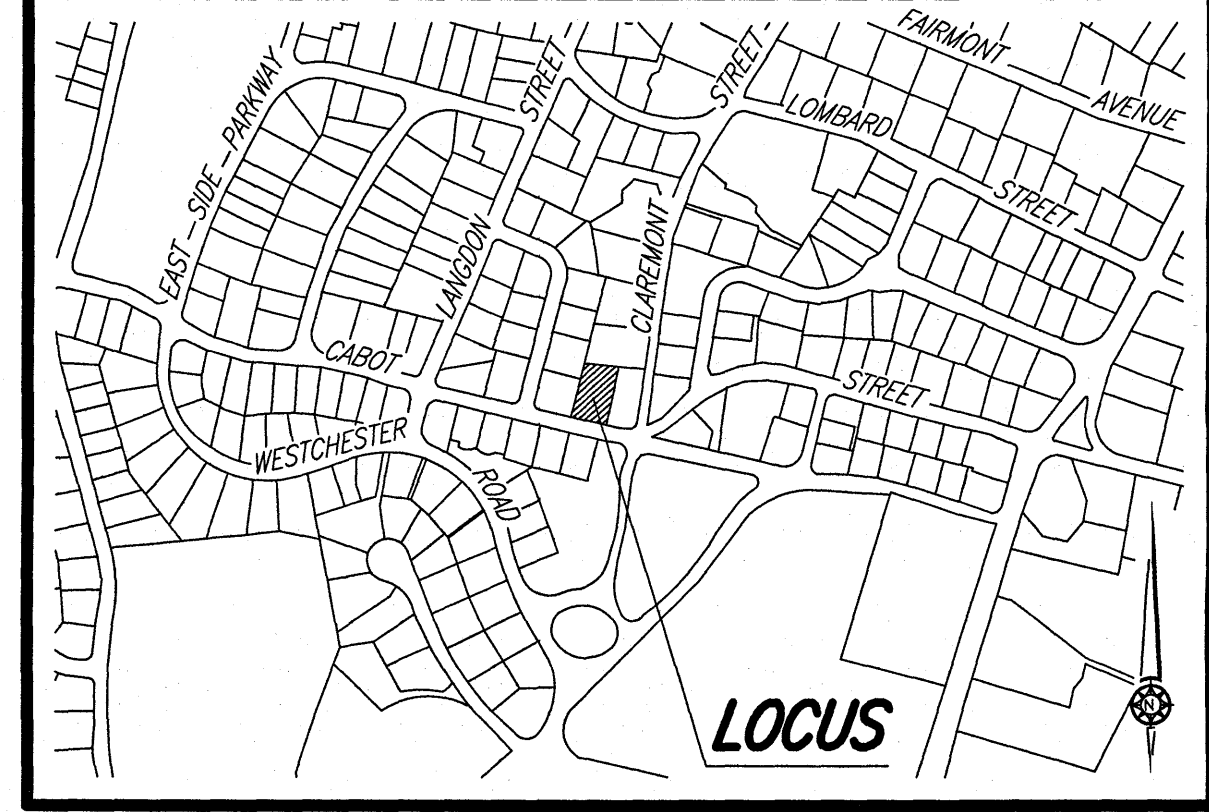
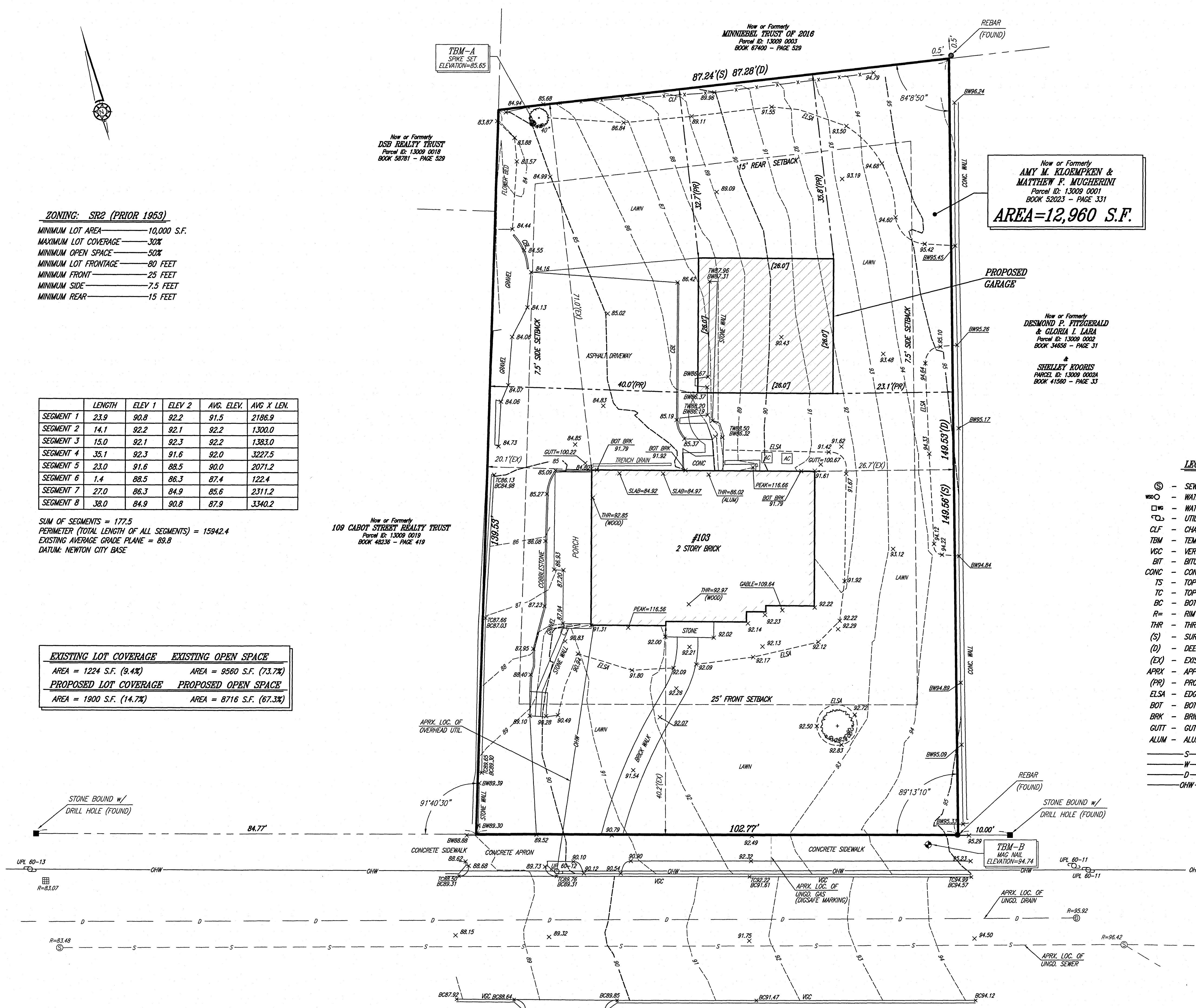
Now or Formerly
 DSD REALTY TRUST
 Parcel ID: 13009 0018
 BOOK 58781 - PAGE 529

Now or Formerly
 MINNIEBEL TRUST OF 2016
 Parcel ID: 13009 0003
 BOOK 67400 - PAGE 529

Now or Formerly
 AMY M. KLOEMPKEN &
 MATTHEW F. MUGHERINI
 Parcel ID: 13009 0001
 BOOK 52023 - PAGE 331
AREA=12,960 S.F.

Now or Formerly
 DESMOND P. FITZGERALD
 & GLORIA I. LARA
 Parcel ID: 13008 0002
 BOOK 34856 - PAGE 31
 &
 SHIRLEY KOORIS
 Parcel ID: 13009 0002A
 BOOK 41580 - PAGE 33

Now or Formerly
 109 CABOT STREET REALTY TRUST
 Parcel ID: 13009 0019
 BOOK 48238 - PAGE 419

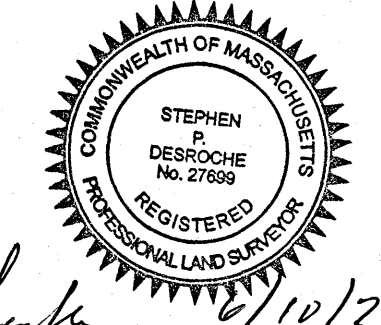


VICINITY MAP - NOT TO SCALE

- NOTES**
- TEMPORARY BENCH MARKS SET:
 TEM-A: SPIKE SET IN 40" TREE ON THE NORTHWESTERLY CORNER OF THE PROPERTY AS SHOWN. ELEVATION = 85.65
 TEM-B: MAG NAIL SET ON THE SOUTHEASTERLY CORNER OF THE PROPERTY IN ASPHALT SIDEWALK, AS SHOWN. ELEVATION = 94.74
 - ELEVATIONS REFER TO NEWTON CITY BASE.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FRAMINGHAM SURVEY CONSULTANTS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FRAMINGHAM SURVEY CONSULTANTS SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT.
 - UNDERGROUND CABLE CONDUIT, TELEPHONE AND STREET LIGHTING WERE NOT AVAILABLE AT THE TIME OF THE SURVEY.
 - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0552E HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT ITS SIZE, LOCATION, OR PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPTH NOR IS IT WARRANTED THAT ALL UNDERGROUND DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF PIPES OR STRUCTURES ARE SHOWN. SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
 - EXISTING PROPERTY WAS CREATED BY E.S. SMILE, SURVEYOR, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEED IN PLAN BOOK 406, PLAN 24, DATED NOVEMBER 1924.

- LEGEND**
- ⊙ - SEWER MANHOLE
 - ⊙ - WATER SHUT OFF
 - ⊙ - WATER GATE
 - ⊙ - UTILITY POLE
 - CLF - CHAIN LINK FENCE
 - TBM - TEMPORARY BENCH MARK
 - VCC - VERTICAL GRANITE CURB
 - BIT - BITUMINOUS
 - CONC - CONCRETE
 - TS - TOP OF STEPS
 - TC - TOP OF CURB
 - BC - BOTTOM OF CURB
 - R= - RIM ELEVATION
 - THR - THRESHOLD
 - (S) - SURVEY DIMENSION
 - (D) - DEED DIMENSION
 - (EX) - EXISTING OFFSET
 - APRX - APPROXIMATE
 - (PR) - PROPOSED OFFSET
 - ELSA - EDGE OF LANDSCAPED AREA
 - BOT - BOTTOM
 - BRK - BRICK
 - GUTT - GUTTER
 - ALUM - ALUMINUM
- S — SEWER
 — W — WATER
 — D — DRAIN
 — OHW — OVERHEAD WIRES

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.



Stephen P. Desroche
 STEPHEN P. DESROCHE, PLS (MA# 27699) DATE 6/10/20

TOPOGRAPHIC PLAN
103 CABOT STREET
NEWTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=10' DRAWN BY: RDN/RM DWG: 5178_19ECP
 DATE: JUNE 18, 2019 CHECKED BY: SPD JOB NO: 5178_19

GRAPHIC SCALE (IN FEET)
 0 5 10 20 40 60

IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.