

CABOT STREET

CENTRE STREET

DEED REFERENCE: 69498/110
 PLAN REFERENCE: PLAN 806 OF 1925, AND PLAN BOOK 399, PLAN 32.

General Notes

- 1) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN JANUARY, 2020.
- 2) HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM NAD 83. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 88.
- 3) THE LOT LIES ENTIRELY WITHIN THE SINGLE RESIDENCE 3 DISTRICT (SR3) AS SHOWN ON THE "ZONING DISTRICT MAP OF NEWTON, MASSACHUSETTS". DIMENSIONAL REQUIREMENTS FOR A (SR2) AT THE TIME OF THIS SURVEY ARE:

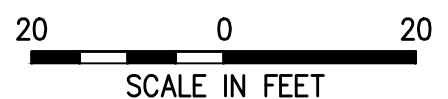
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA.....	10,000 S.F.....	12,880.3 S.F.....	12,880.3 S.F.
MINIMUM FRONTAGE.....	50 FEET.....	75 FEET.....	75 FEET
MINIMUM FRONT YARD SETBACK.....	25 FEET.....	44.7 FEET.....	44.7 FEET
MINIMUM SIDE YARD SETBACK.....	7.5 FEET.....	8.4 FEET.....	8.4 FEET
MINIMUM REAR YARD SETBACK.....	15 FEET.....	47.6 FEET.....	47.6 FEET
MAXIMUM BUILDING HEIGHT.....	36 FEET.....	33.9 FEET.....	33.9 FEET
MAXIMUM STORIES.....	2.5.....	2.5.....	2.5
LOT COVERAGE.....	30%.....	17%.....	17%
OPEN SPACE.....	50%.....	66%.....	66%
FAR (FLOOR AREA RATIO).....	35.....	39.....	44

- 4) THE STRUCTURE LIES ENTIRELY WITHIN ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NEWTON, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017C0554E, EFFECTIVE DATE JUNE 4, 2010.

BASEMENT CALCULATION:
 $(151.7 - 8.6) = 143.1'$

HEIGHT CALCULATION:
 $(180.7 - 146.8) = 33.9'$

AVERAGE GRADE:
 $(149.4 + 147.4 + 144.0 + 143.1 + 143.0 + 149.2 + 148.8 + 149.3) / 8 = 146.8$



PLOT PLAN OF LAND
 IN
 NEWTON, MA
 727 CENTRE STREET
 SURVEY BY:
 PFS LAND SURVEYING

SCALE: 1"=20' DATE: 1/15/2020