

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF FEBRUARY 2, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X
COMMUNITY PANEL: 250170955E
EFFECTIVE DATE: 06-04-2010

VERTICAL DATUM

THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO NEWTON CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

PREPARED FOR:

OWNERS OF RECORD:
ALFRED BRUCI
1084 CHESTNUT STREET
NEWTON, MA 02464

REFERENCES:

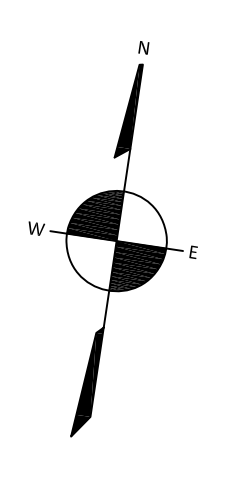
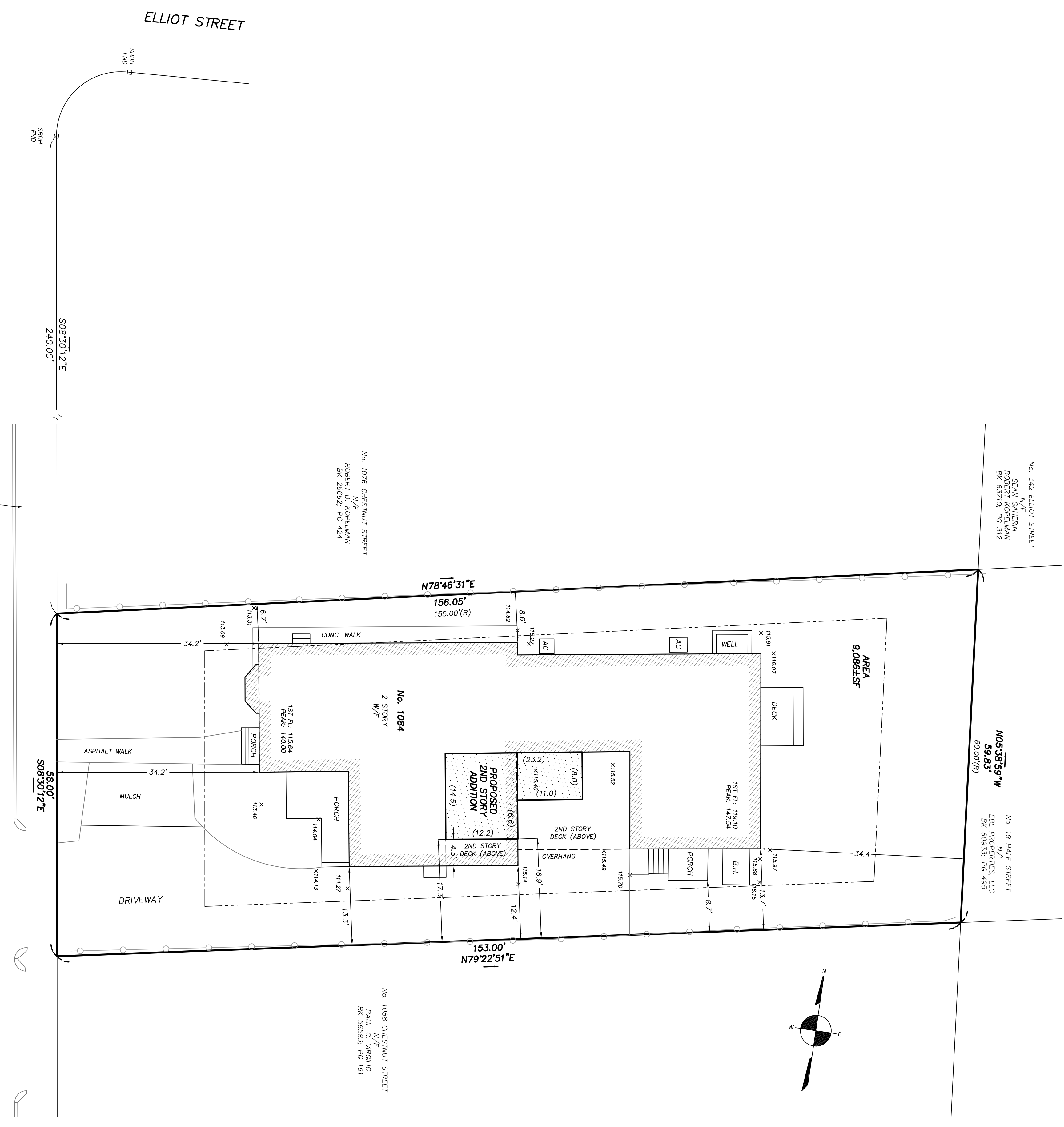
DEED: BK 45813, PG 38
PL BK 55, PL 29
PL BK 124, PL 40
PL 1946 4546
PL 1958 4947
PL 1955 4727
PL 1967 4183
PL 1995 4285

NOTES:

PROPERTY SBL: 51041-0006
DATUM: NEWTON CITY BASE

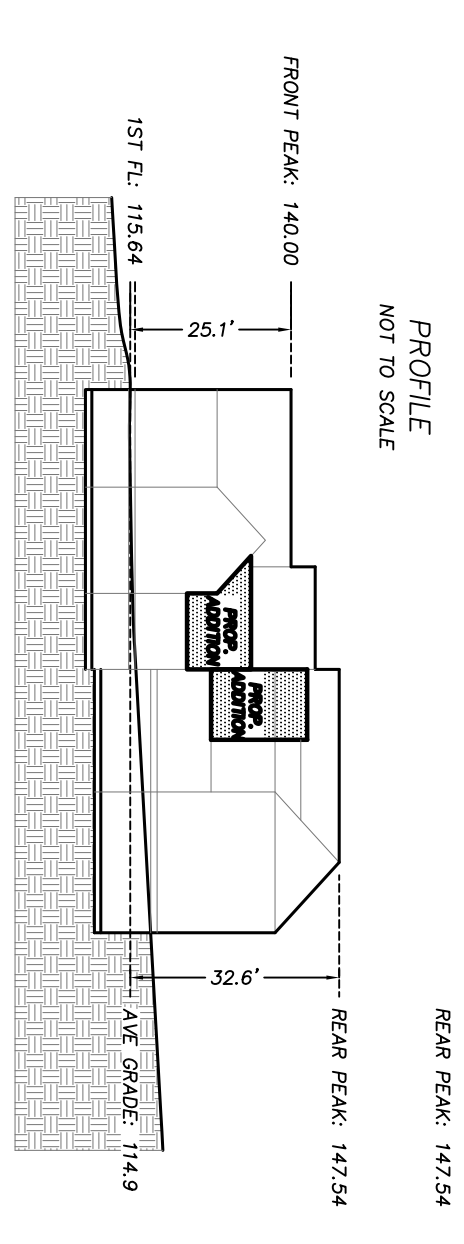
ZONING DISTRICT:	MRI (OLD)	TWO FAMILY, SLOPED ROOF	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	7,000 SF	9,086.5 SF	9,086.5 SF	9,086.5 SF	9,086.5 SF
LOT AREA, DW/J (MIN)	3,500 SF	4,543.5 SF	4,543.5 SF	4,543.5 SF	4,543.5 SF
LOT COVERAGE (MAX)	30.0%	29.0%*	30.0%*	30.0%*	30.0%*
FRONTAGE (MIN)	70.0'	58.00'	58.00'	58.00'	58.00'
OPEN SPACE (MIN)	50.0%	44.8%	44.8%	44.8%	44.8%
BUILD FACTOR (MAX)	20	15.4	15.4	15.4	15.4
FRONT SETBACK (MIN)	25.0'	34.2'	34.2'	34.2'	34.2'
SIDE SETBACK (MIN)	7.5'	6.7'	6.7'	6.7'	6.7'
REAR SETBACK (MIN)	15.0'	34.4'	34.4'	34.4'	34.4'
HEIGHT, FEET (MAX)	35.0'	32.6'	32.6'	32.6'	32.6'
HEIGHT, STORIES (MAX)	2	2	2	2	2

* = NON-CONFORMING



SITE PLAN OF LAND
LOCATED AT
1084 CHESTNUT STREET
NEWTON, MA

DATE: MAY 12, 2020 SCALE: 1.0 INCH = 10.0 FEET



Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	113.3	114.6	114.0	43.8	4993.9
Segment 2	114.6	115.3	114.9	2.1	242.5
Segment 3	115.3	115.9	115.6	43.2	4737.7
Segment 4	115.9	116.4	116.2	43.0	4952.4
Segment 5	116.4	116.8	116.6	23.2	2662.4
Segment 6	116.8	117.5	117.2	16.5	1904.7
Segment 7	117.5	118.1	117.8	19.1	2200.7
Segment 8	118.1	118.3	118.2	19.1	2200.5
Segment 9	118.3	118.7	118.5	28.6	3277.1
Segment 10	118.7	119.1	118.9	16.1	1880.2
Segment 11	119.1	119.8	119.5	15.1	1716.5
Segment 12	119.8	121.8	120.8	21.8	2469.5
Sum of all segments =				3197.9	
Perimeter (total length of all segments) =				278.5	
Average grade plane =				114.9	

FIELD: MDC
DRAWN: RAD
CHECK: GCC

DATE: 05/12/20
JOB #: 16-00249