SITE PLAN OF LAND

LOCATED AT

169 HUNNEWELL AVENUE
NEWTON, MA

DATE: JANUARY 28, 2020   SCALE: 1.0 INCH = 10.0 FEET

0   10   20   30

BOSTON SURVEY, INC.
UNIT C4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

FIELD: MO
DRAFT: NP/RAP
CHECK: GCC
DATE: 01/28/20
JOB #:   19-00778

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 8, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FLOOD NOTE:
MAP NUMBER: 25012C0556E
FLOOD ZONE: X
EFFECTIVE DATE: 06/04/2010

I CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN LIES IN AND DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE (100 YEAR FLOOD PLAIN) AS DESIGNATED BY THE FEDERAL EMERGENCY RATE MAPS (FIRM) CREATED BY THE FLOOD INSURANCE MANAGEMENT AGENCY (FEMA).

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
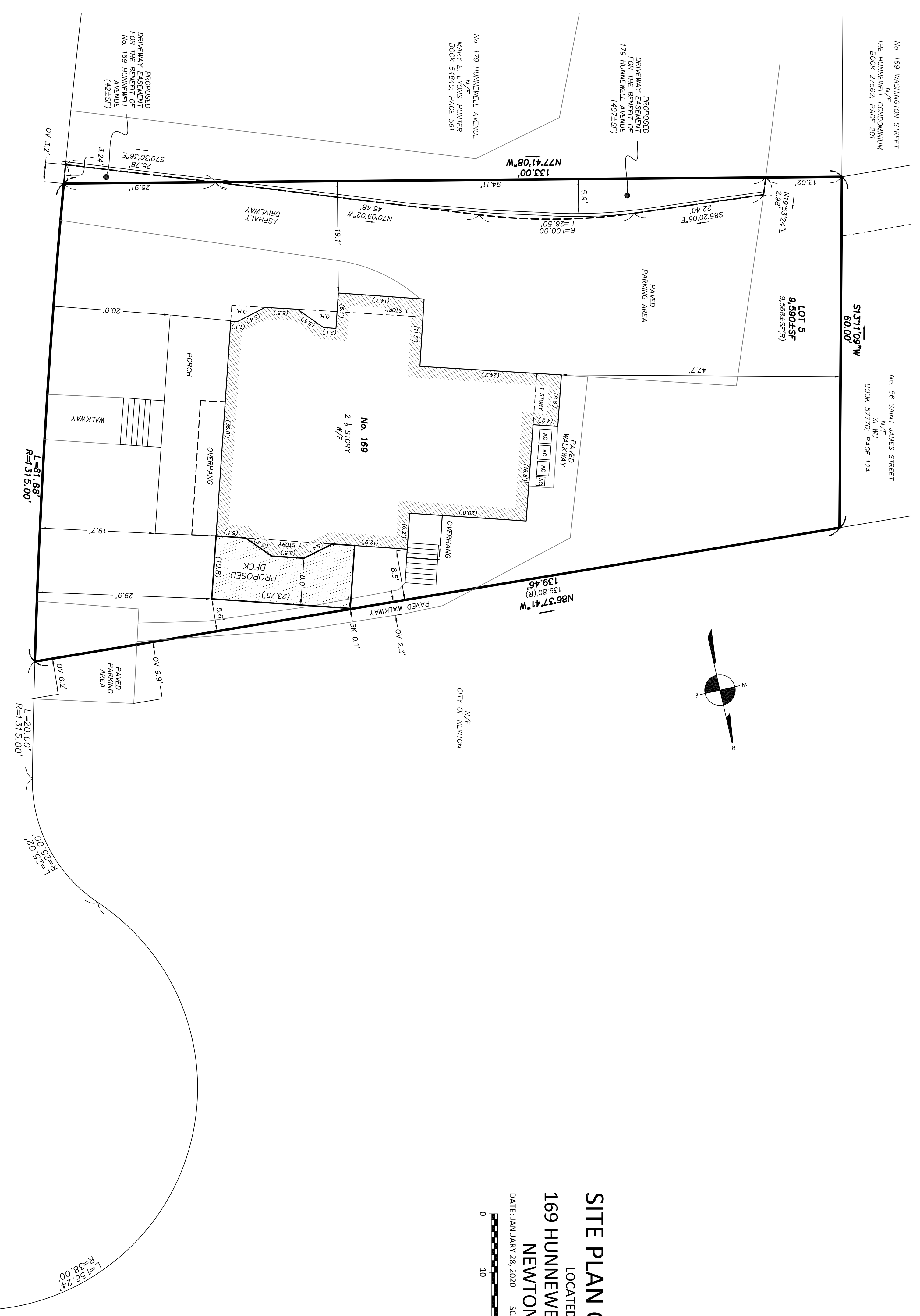
PREPARED FOR:
OWNER OF RECORD:
HENRY & ROBERTA KHAFFEN
169 HUNNEWELL AVENUE
NEWTON, MA 02458

REFERENCES:
DEED: BK 45556; PG 135
PLAN: PL BK 63; PL 35
           BK 4349; PG END
           No. 1298 OF 1967
           No. 1240 OF 1967
           No. 1270 OF 1967
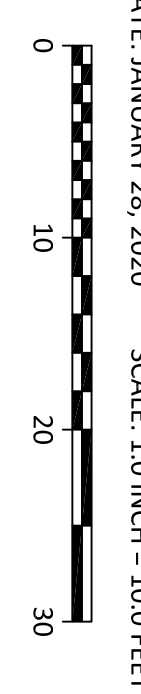   No. 831 OF 1997
           No. 1000 OF 2005

PURPOSE
THIS PLAN IS TO CREATE RECIPROCAL DRIVEWAY EASEMENTS FOR THE BENEFIT OF BOTH No. 169 AND No. 176 HUNNEWELL STREET. BOTH EASEMENTS ARE DEPICTED AS SHOWN HEREON.

NOTES:
PROPERTY SBL: 71032-0001

ZONING
DISTRICT: MR1 (OLD)

		REQUIRED	EXISTING	PROPOSED
LOT AREA	(MIN.)	7,000 SF	9,590±SF	9,590±SF
LOT AREA, DW/U	(MIN.)	3,500 SF	4,795±SF	3,197±SF *
LOT COVERAGE	(MAX.)	30.0%	24.5%	24.5%
FRONTAGE	(MIN.)	70.00'	81.88'	81.88'
OPEN SPACE	(MIN.)	50.0%	46.9% *	44.5% *
BUILD FACTOR	(MAX.)	20	13.1	13.1
FRONT SETBACK	(MIN.)	25.0'	19.7' *	19.7' *
SIDE SETBACK	(MIN.)	7.5'	8.5'	8.5'
REAR SETBACK	(MIN.)	15.0'	0.1' *	0.1' *
HEIGHT, FEET	(MAX.)	36.0	47.7'	47.7'
HEIGHT, STORIES	(MAX.)	2.5	2.5	2.5
FAR	(MAX.)	0.53		

HUNNEWELL AVENUE
(PUBLIC ~ 48.0' WIDE)

No. 169 WASHINGTON STREET
N/F
THE HUNNEWELL CONDOMINIUM
BOOK 27342, PAGE 201

MARY E. LYONS-HUNTER
BOOK 54840, PAGE 561

No. 179 HUNNEWELL AVENUE

PROPOSED DRIVEWAY EASEMENT FOR THE BENEFIT OF No. 179 HUNNEWELL AVENUE (407±SF)

PROPOSED DRIVEWAY EASEMENT FOR THE BENEFIT OF No. 169 HUNNEWELL AVENUE (42±SF)

LOT 5
9,590±SF
9,588±SF(FO)

No. 56 SAINT JAMES STREET
XI. WLI
BOOK 57776, PAGE 124

No. 169
2 ½ STORY
W/F

PROPOSED DECK

PORCH
OVERHANG
WALKWAY
PAVED WALKWAY
ASPHALT DRIVEWAY
PAVED PARKING AREA

N/F
CITY OF NEWTON

S13°11'09"W   60.00'
N77°41'08"W   133.00'
N86°37'41"W   139.46'

George C. Collins
No. 41784
COMMONWEALTH OF MASSACHUSETTS