

Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center.
 To prevent damage to telephone, gas or
 electric underground facilities of member
 utilities, call toll free
 Massachusetts state law requires
 notification at least three business days
 before you start digging operations. In an
 emergency, call immediately.



Zoning	Required	Existing	Proposed
SR-3 Old			
Min. Lot Area	7,000 sf	6,377 sf	—
Setbacks			
Front	25.0'	17.2'	17.2' (No Change)
Side	7.5'	9.0'	9.0' (No Change)
Rear	15.0'	34.2'	17.8'
	%	%	%
Lot Coverage	30.0%	22.70%	28.45%
Open Space	50.0%	67.11%	58.00%
Floor Area Ratio			
	0.48/**0.50	0.565	0.72
Bld Height			
	35'	32.08	32.47
Stories			
	2.5	3	3

****Existing Lot was created prior to December 7, 1953.
 Therefore, an additional FAR Bonus of 0.02 is allowed.**

**Zoning District: SR-3
 Old Lot Status**

**Allowed/Required
 Lot Coverage=30.0%
 Open Space=50.0%**

**Existing
 Lot Coverage=22.70%
 Open Space=67.11%**

**Proposed
 Lot Coverage=28.45%
 Open Space=58.00%**

**Allowed FAR=0.48 (3061 sf)
 Allowed FAR w/Bonus=0.50 (3188.5)

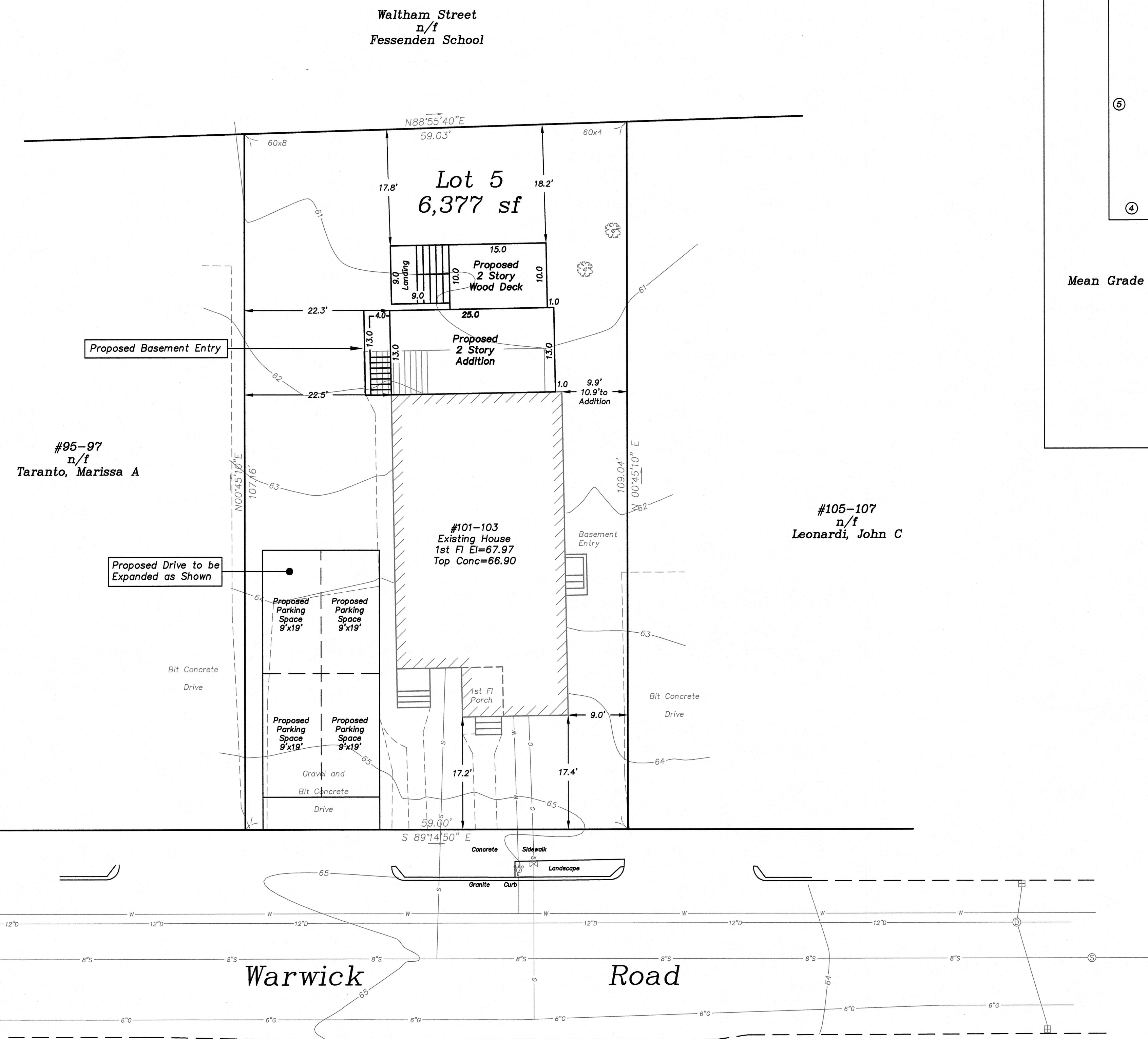
**Existing FAR=0.565 (3606 sf)
 Proposed FAR=0.720 (4596 sf)**

**Existing FAR Calculation
 Lower Level=1186 sf
 Main Floor=1186 sf
 Top Floor=1234 sf
 Attic=0
 Total=3606 sf**

**Proposed FAR Calculation
 Lower Level=1516 sf
 Main Floor=1516 sf
 Top Floor=1564 sf
 Attic=0
 Total=4596 sf**

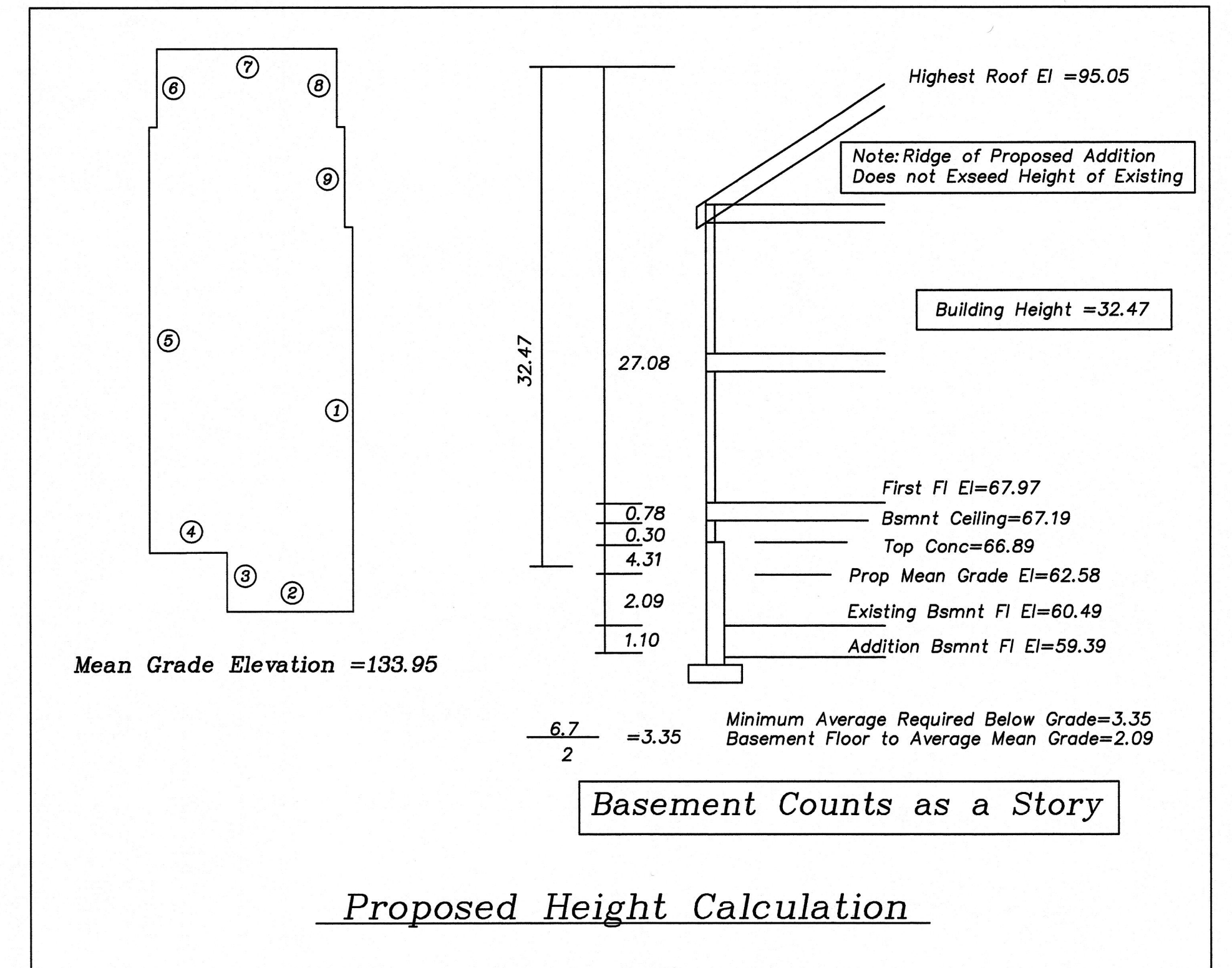
**Zoning Notes:
 1. Existing Basement (Lower Level) counts as a story.
 See Existing Height Calculation.**

2. Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.



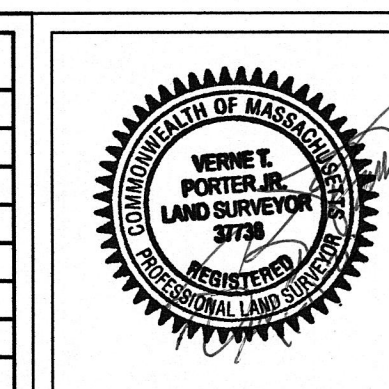
Increase of Impervious Surface=680± sf

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.



- Notes:**
- Upon City of Newton Special Permit/Variance approval the Applicant will need to apply for a separate Building Permit with Inspectional Services.
 - In association with the proposed addition, and after City of Newton Engineering Division review, it may be determined that the Applicant install an on-site drainage system that meets City of Newton requirements.
 - In association with the proposed addition, and after City of Newton Engineering Division review, it may be determined that the Applicant update/replace the existing water and sewer services.
 - The utilities shown are from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe, all local utility companies and field verify all locations as required prior to any excavation.
 - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
 - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
 - Any tree removed from site must comply with City of Newton Tree Ordinance.

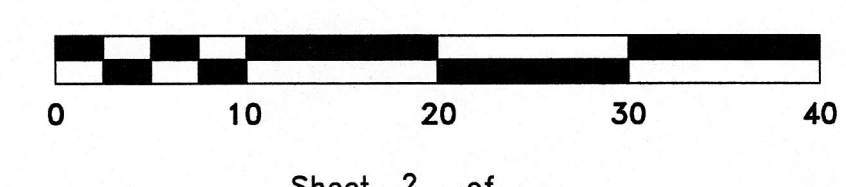
REVISIONS	
DATE	DESCRIPTION
11-11-20	CITY COMMENTS/DECK SIZE



**101-103 Warwick Road
 Newton, Massachusetts
 Proposed Conditions Site Plan**

Scale: 1"=10' September 11, 2020
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 20011
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.



Sheet 2 of 2