
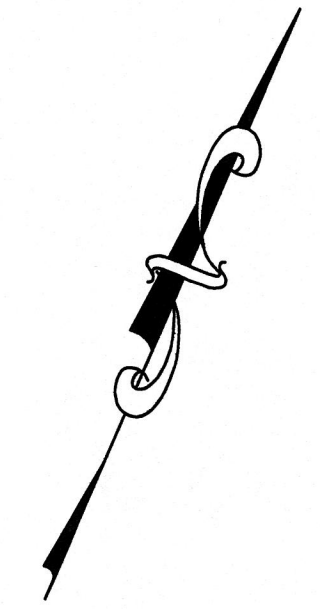
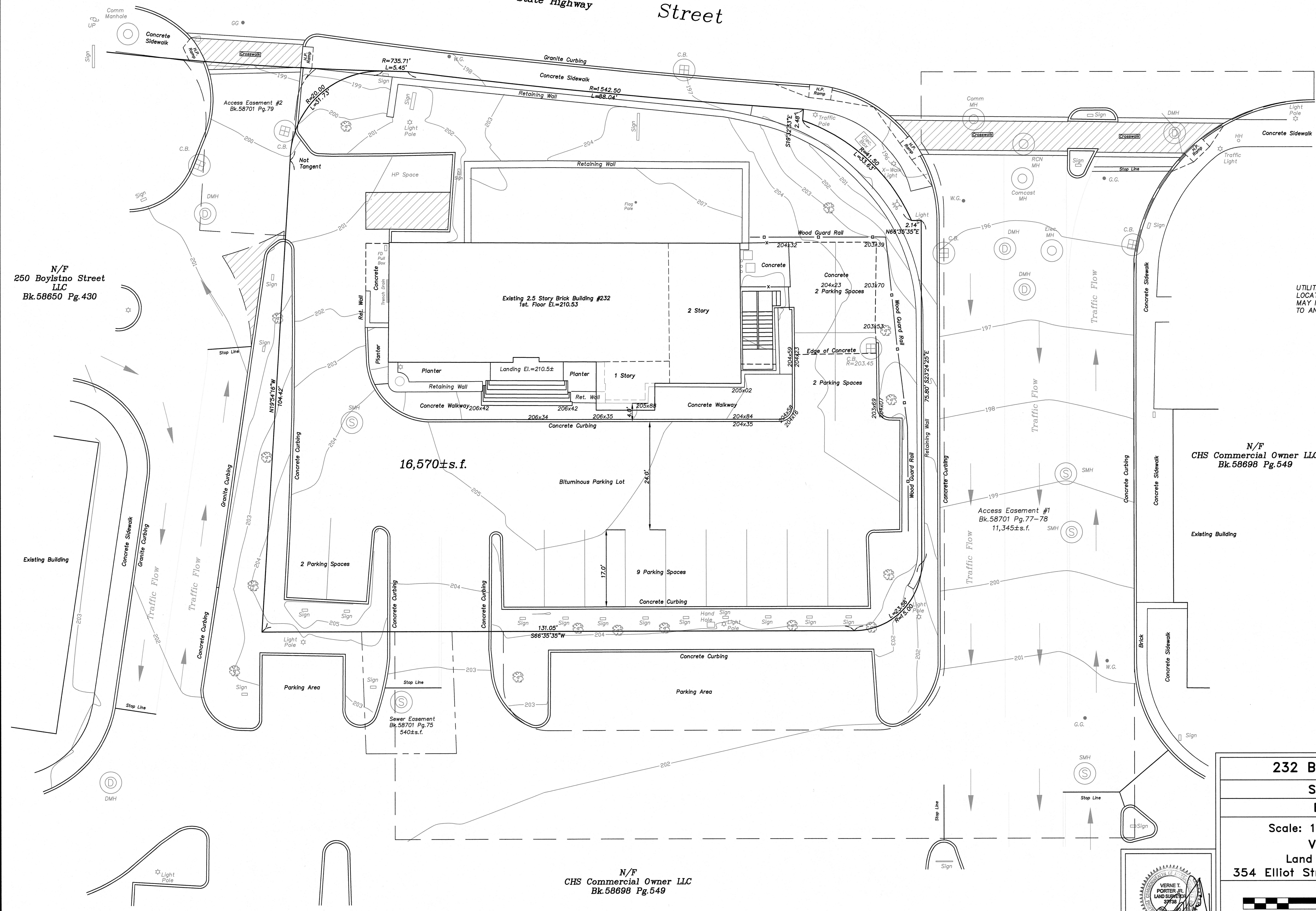


**Dig Safe**  
 Excavators  
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency,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

# Boylston State Highway Street



N/F  
 250 Boylston Street  
 LLC  
 Bk. 58650 Pg. 430

16,570±s.f.

Existing 2.5 Story Brick Building #232  
 1st. Floor El.=210.53

2 Story

1 Story

Bituminous Parking Lot

2 Parking Spaces

9 Parking Spaces

2 Parking Spaces

N/F  
 CHS Commercial Owner LLC  
 Bk. 58698 Pg. 549

Access Easement #1  
 Bk. 58701 Pg. 77-78  
 11,345±s.f.

Sewer Easement  
 Bk. 58701 Pg. 75  
 540±s.f.

N/F  
 CHS Commercial Owner LLC  
 Bk. 58698 Pg. 549

232 Boylston Street, Newton, MA

Section 83 Block 2 Lot 9

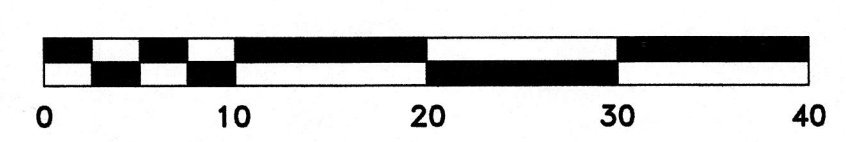
Existing Conditions Plan

Scale: 1"=10' December 2, 2019

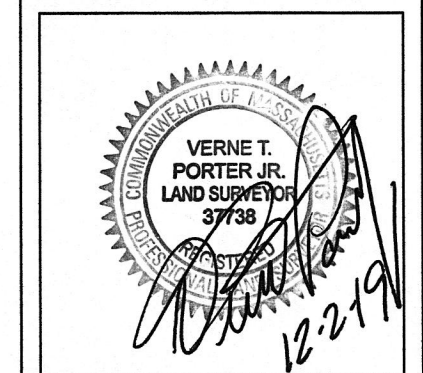
VERNE T. PORTER Jr., PLS

Land Surveyors - Civil Engineers

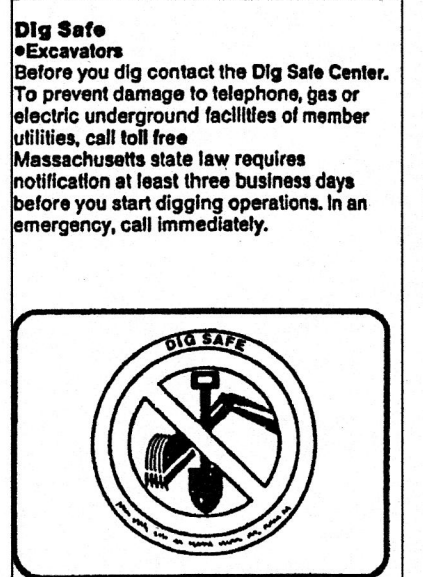
354 Elliot Street Newton, Massachusetts 02464



Sheet 1 of 3



Project: 19012  
 Checked By: V. Porter Jr.  
 Drawn By:



Zoning Chart		
Zoning	Required	Existing/Proposed
Business 4		
Lot Area	10,000 sf	16,570 sf
Building Height	36'	33.09'
Setbacks		
Front	*10' Average	30.5'
Side	1/2 Bld Height (16.54')	22.9'
Rear	0	51.0'

\* Average setback is described in Sec. 1.5.3 in a Business 1, 2, 3 and 4 district, a vacant lot or a lot where a building is set back more than 10 feet is counted as though occupied by a building set back 10 feet.  
 Note: Existing buildings of abutting lots are set back more than 10 feet from street line, therefore the average front setback required is 10 feet.

N/F  
 250 Boylston Street  
 LLC  
 Bk.58650 Pg.430

N/F  
 CHS Commercial Owner LLC  
 Bk.58698 Pg.549

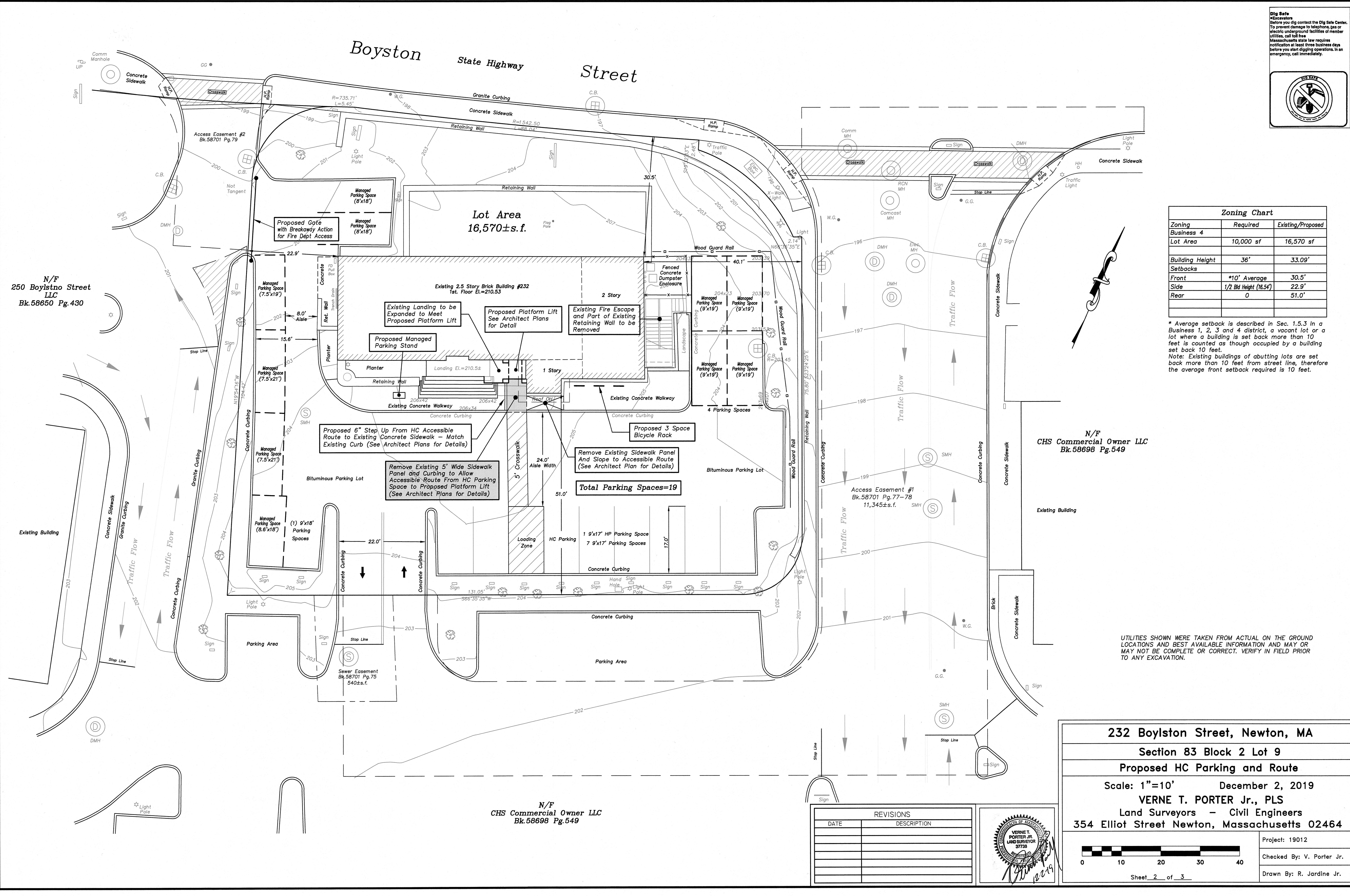
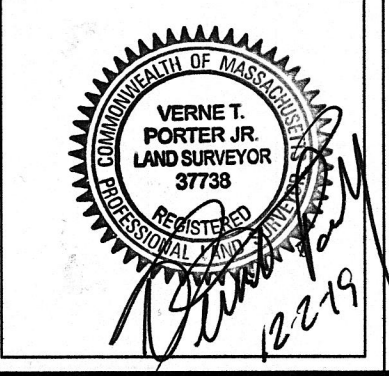
N/F  
 CHS Commercial Owner LLC  
 Bk.58698 Pg.549

**232 Boylston Street, Newton, MA**  
 Section 83 Block 2 Lot 9  
 Proposed HC Parking and Route  
 Scale: 1"=10' December 2, 2019  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

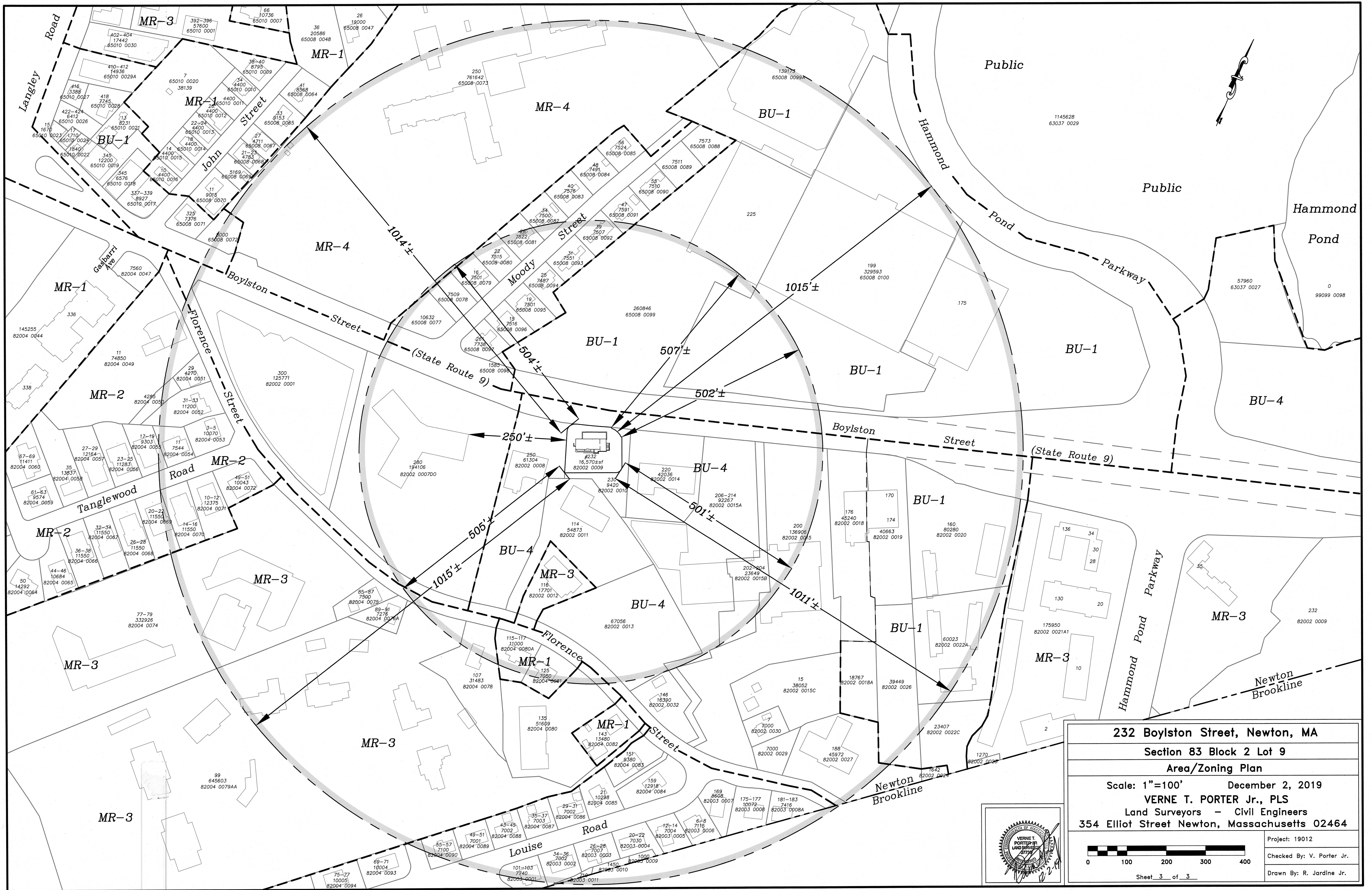
Project: 19012  
 Checked By: V. Porter Jr.  
 Drawn By: R. Jardine Jr.

0 10 20 30 40  
 Sheet 2 of 3

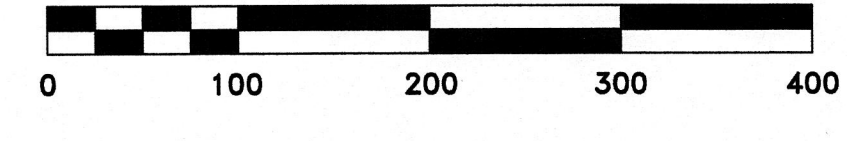
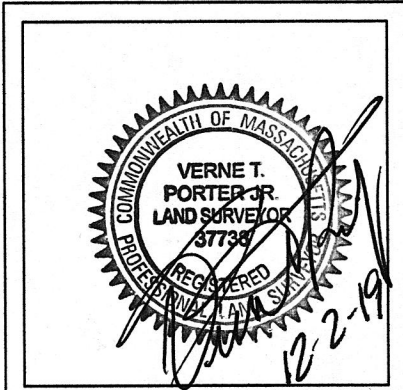
REVISIONS	
DATE	DESCRIPTION



UTILITIES SHOWN WERE TAKEN FROM ACTUAL ON THE GROUND LOCATIONS AND BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE COMPLETE OR CORRECT. VERIFY IN FIELD PRIOR TO ANY EXCAVATION.



<b>232 Boylston Street, Newton, MA</b>	
<b>Section 83 Block 2 Lot 9</b>	
<b>Area/Zoning Plan</b>	
Scale: 1"=100'	December 2, 2019
<b>VERNE T. PORTER Jr., PLS</b>	
Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Project: 19012	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Sheet 3 of 3