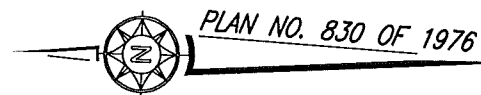


EXISTING LOT COVERAGE	EXISTING OPEN SPACE
1,242± SQ. FT. (16.6%)	5,888± SQ. FT. (78.5%)
PROPOSED LOT COVERAGE	PROPOSED OPEN SPACE
1,638± SQ. FT. (21.8%)	3,972± SQ. FT. (53.0%)



EXISTING BUILDING SETBACKS ON WOODCLIFF RD

229 WOODCLIFF ROAD - 27.0' 241 WOODCLIFF ROAD - 29.9'

	LENGTH	ELEV 1	ELEV 2	AVG. ELEV.	AVG X LEN.
SEGMENT 1	3.0	118.5	121.5	120.0	360
SEGMENT 2	23.5	121.5	123.7	122.6	2881.1
SEGMENT 3	19.7	123.7	123.7	123.7	2436.9
SEGMENT 4	32.0	123.7	122.0	122.9	3931.2
SEGMENT 5	29.0	122.0	116.5	119.2	3458.3
SEGMENT 6	1.0	116.5	116.0	116.2	116.2
SEGMENT 7	21.0	116.0	116.5	116.2	2440.2
SEGMENT 8	18.0	116.5	117.5	117.0	2106.0
SEGMENT 9	32.5	117.5	118.5	118.0	3835.0

SUM OF SEGMENTS = 21564.9
 PERIMETER (TOTAL LENGTH OF ALL SEGMENTS) = 179.7
 PROPOSED AVERAGE GRADE PLANE = 120.0

REFERENCES

- MIDDLESEX COUNTY REGISTRY OF DEEDS
- PLAN NO. 1196 OF 1941
- PLAN NO. 646 OF 1947
- PLAN NO. 1183 OF 1951
- PLAN NO. 257 OF 1953
- PLAN NO. 830 OF 1976
- PLAN NO. 1224 OF 2001

NOTES

- 1) - ELEVATIONS ARE NAVD88.

LEGEND

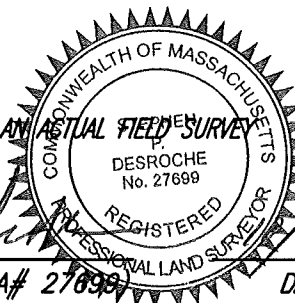
- CRW - CONC. RETAINING WALL
- S.F. - SQUARE FEET
- GT - GUTTER
- ENTR. - ENTRANCE
- TH - THRESHOLD
- VGC - VERTICAL GRANITE CURB
- SB - STONE BOUND
- DH - DRILL HOLE
- (EX) - EXISTING OFFSET
- (PR) - PROPOSED OFFSET
- [24.0'] - BUILDING DIMENSION
- (116.0) - PROPOSED ELEVATION

PROPOSED ADDITION

LOT J
AREA = 7,500 S.F.
 BOOK 20513 - PAGE 366
 Parcel ID 81021 0004

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.

Stephen P. DesRoche
 STEPHEN P. DesROCHE, PLS (MA# 27099) DATE 12/21/16



Now or Formerly
JOHN G. & SUSAN M. LAUGHLIN
 Parcel ID 81021 0005
 BOOK 43654 - PAGE 316

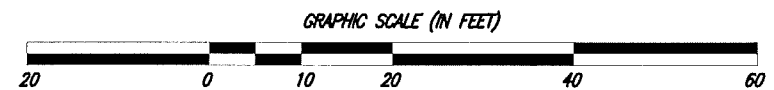
Now or Formerly
AIJAZ A. & SAADIA H. BALOCH
 Parcel ID 81021 0003
 BOOK 29036 - PAGE 570

4	OCTOBER 19, 2016	CONTOUR PROPERTY - PRODUCE ELEVATION 113.19
3	SEPTEMBER 10, 2016	NAVD88 ELEVATIONS ADDED
2	JUNE 16, 2016	PROPOSED ADDITION ADDED
1	JANUARY 23, 2016	PROPERTY CORNERS SET

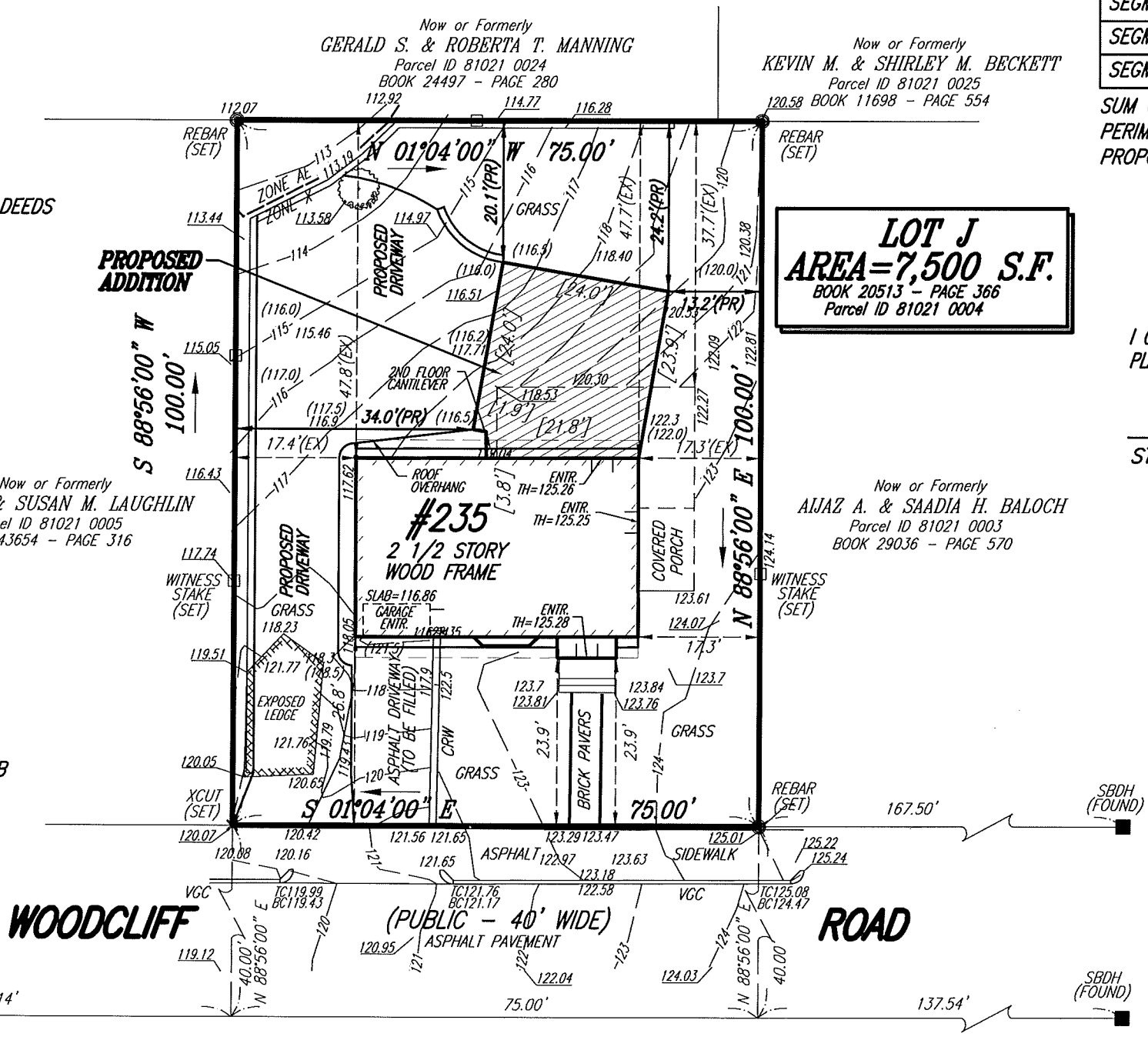
PLOT PLAN
235 WOODCLIFF ROAD
NEWTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

SCALE:	1"=20'	DRAWN BY:	RDN	DWG:	1244_15
DATE:	DECEMBER 26, 2015	CHECKED BY:	SPD	JOB NO:	1244_15



IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.

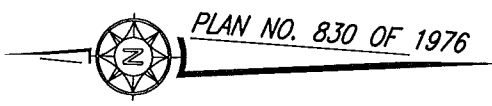


SB (FOUND)

SB (FOUND)

SB (FOUND)

EXISTING LOT COVERAGE	EXISTING OPEN SPACE
1,242± SQ. FT. (16.6%)	5,888± SQ. FT. (78.5%)



EXISTING BUILDING SETBACKS ON WOODCLIFF RD

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Now or Formerly
GERALD S. & ROBERTA T. MANNING
 Parcel ID 81021 0024
 BOOK 24497 - PAGE 280

Now or Formerly
KEVIN M. & SHIRLEY M. BECKETT
 Parcel ID 81021 0025
 BOOK 11698 - PAGE 554

REFERENCES

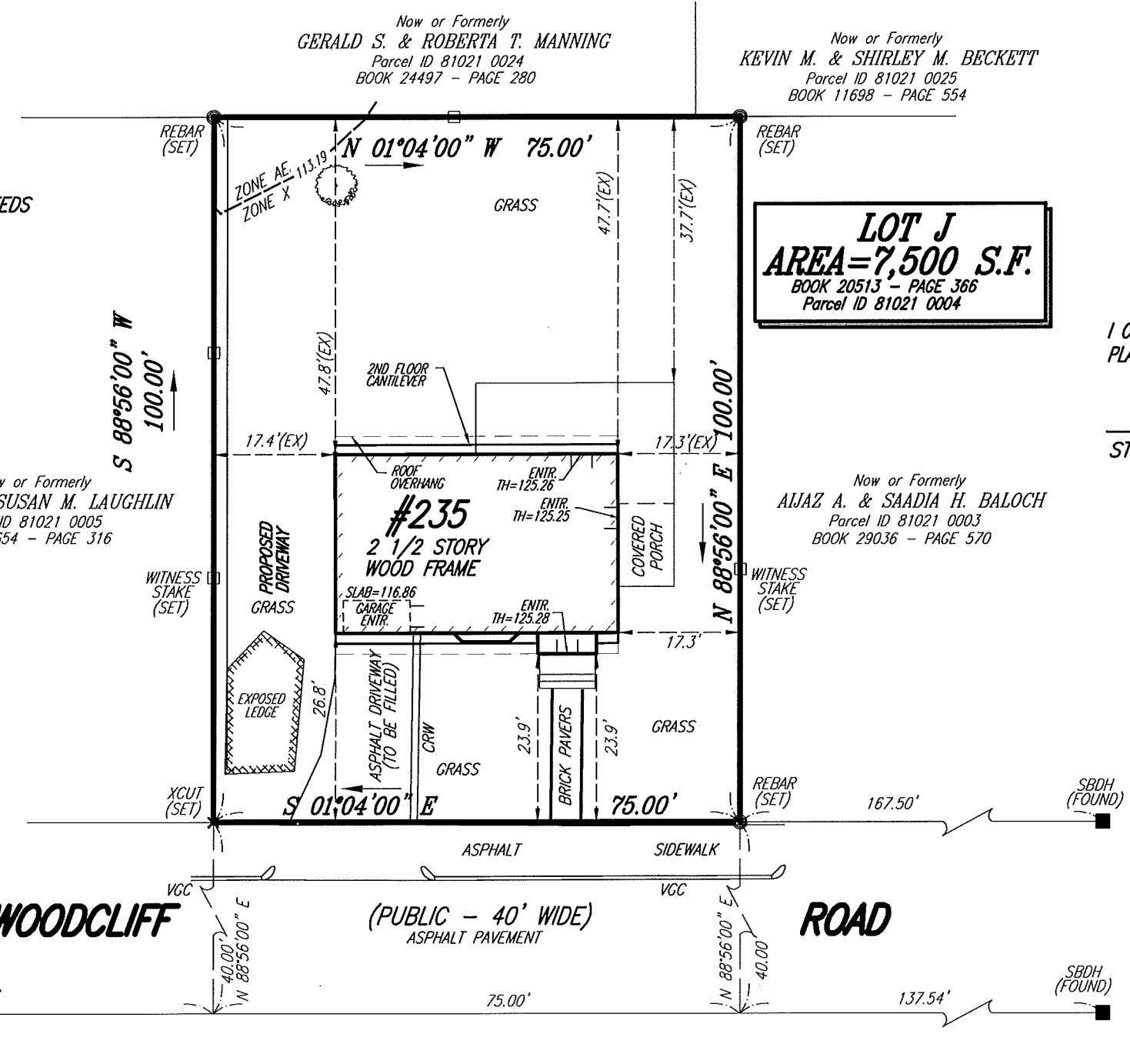
- MIDDLESEX COUNTY REGISTRY OF DEEDS
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Now or Formerly
JOHN G. & SUSAN M. LAUGHLIN
 Parcel ID 81021 0005
 BOOK 43654 - PAGE 316

LOT J
AREA=7,500 S.F.
 BOOK 20513 - PAGE 366
 Parcel ID 81021 0004

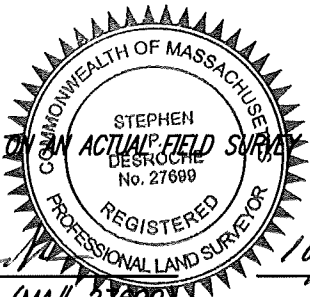
LEGEND

- CRW - CONC. RETAINING WALL
- S.F. - SQUARE FEET
- GT - GUTTER
- ENTR. - ENTRANCE
- TH - THRESHOLD
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- (EX) - EXISTING OFFSET
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- (116.0) - PROPOSED ELEVATION



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY OF THE PLANS AND DEEDS OF RECORD.

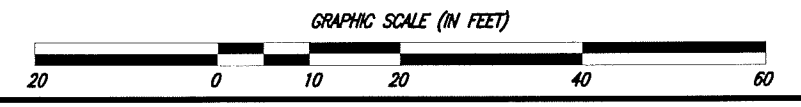
Stephen P. DesRoche
 STEPHEN P. DesROCHE, PLS (MA# 27699) DATE 10/21/16



PLOT PLAN
235 WOODCLIFF ROAD
NEWTON, MASSACHUSETTS

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SCALE: 1"=20'	DRAWN BY: RDN	DWG: 1244_15
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