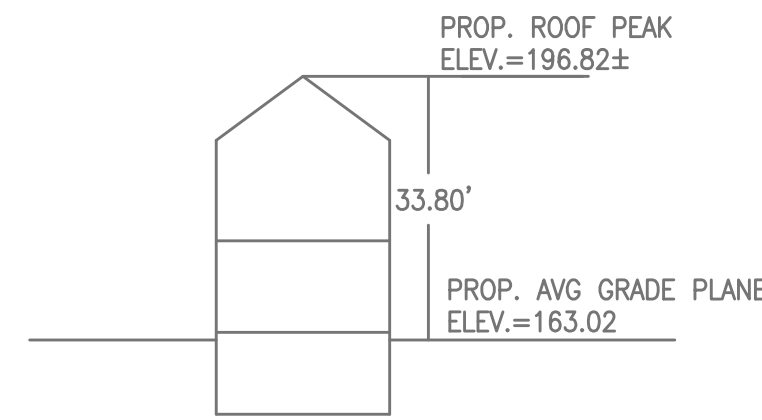


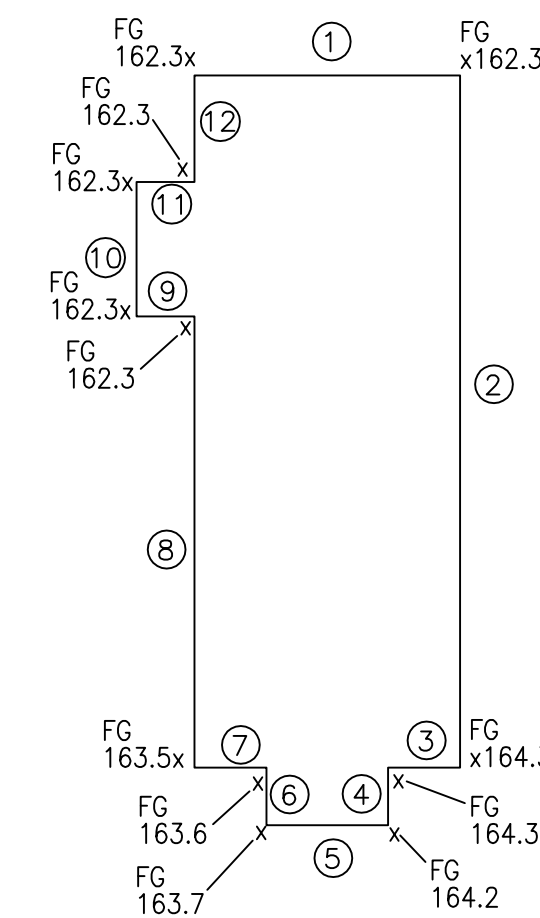
ZONING DISTRICT: MULTI RESIDENCE 1 (MR1)

	REQUIRED	PROPOSED
LOT AREA:	7,000 SQ.FT.**	10,146 SQ.FT.**
LOT AREA/UNIT:	3,500 SQ.FT.**	5,073 SQ.FT.**
FRONTAGE:	70'	45.33'
FRONT YARD SETBACK:	25'	93.5'
SIDE YARD SETBACK:	7.5'	7.5'
REAR YARD SETBACK:	15'	20.2'
BUILDING COVERAGE:	30%	21.2%
BUILDING HEIGHT:	36' / 2.5 STORIES	33.80' ± / 2.5 STORIES
OPEN SPACE:	50% / 3,500 SQ.FT.	50.5% / 5,121 SQ.FT.
FLOOR AREA RATIO:	0.48	0.45

\* PRE-EXISTING NONCONFORMING  
 \*\* LOT IN EXISTENCE ON DECEMBER 7, 1953

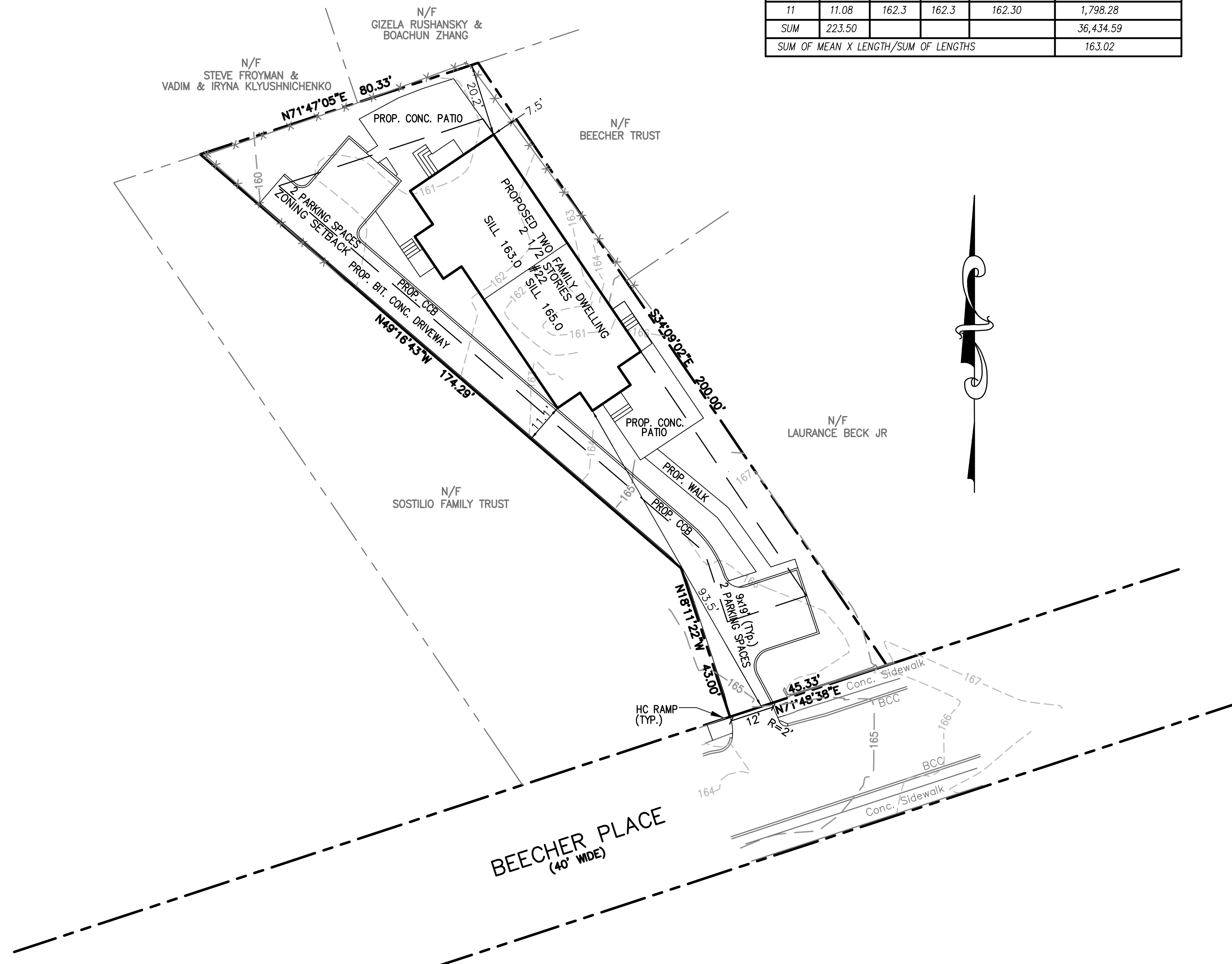


PROPOSED BUILDING PROFILE  
 NOT TO SCALE



AVERAGE GRADE PLANE (UNITS IN FEET)

SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN X LENGTH
1	27.67	162.3	162.3	162.30	4,490.84
2	72.08	162.3	164.3	163.30	11,770.66
3	7.50	164.3	164.3	164.30	1,232.25
4	6.00	164.3	164.2	164.25	985.50
5	12.67	164.2	163.7	163.95	2,077.25
6	6.00	163.7	163.6	163.65	981.78
7	7.50	163.6	163.5	163.55	1,226.63
8	47.00	162.3	163.3	162.80	7,651.60
9	6.00	162.3	162.3	162.30	973.80
10	14.00	162.3	162.3	162.30	2,272.20
11	6.00	162.3	162.3	162.30	973.80
11	11.08	162.3	162.3	162.30	1,798.28
SUM	223.50				36,434.59
SUM OF MEAN X LENGTH/SUM OF LENGTHS					163.02

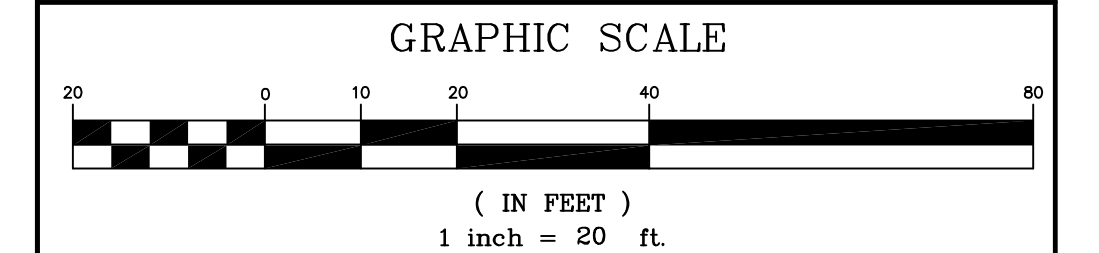


**LEGEND:**

---	EXISTING PROPERTY LINE
- - - 163 - - -	EXISTING 1' CONTOUR
- - - 165 - - -	EXISTING 5' CONTOUR
- - - 163 - - -	PROPOSED 1' CONTOUR
- - - 165 - - -	PROPOSED 5' CONTOUR
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CAPE COD BERM
---	EXISTING CURB
---	EXISTING DRAIN LINE
---	PROPOSED DRAIN LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER SERVICE
---	EXISTING WATER LINE
---	PROPOSED WATER SERVICE
---	EXISTING GAS LINE
---	PROPOSED GAS SERVICE
---	PROPOSED OVERHEAD WIRES

**NOTES:**

1. THE PREVIOUS APPROVED DESIGN PLAN CONTAINED A TOTAL OF 5,040 SQ.FT. OF IMPERVIOUS AREA.
2. THE REVISED DESIGN PLAN CONTAINS A TOTAL OF 6,600 S.F.T. OF IMPERVIOUS AREA.
3. THE REVISIONS TO THE DESIGN PLANS RESULT IN AN INCREASE OF 1,560 SQ.FT. OF IMPERVIOUS AREA COMPARED TO THE APPROVED PLANS.



REV. NO.	DATE	REVISION
4	8/17/18	REVISED LAYOUT
3	12/11/17	CITY COMMENTS
2	12/5/17	CITY COMMENTS
1	10/27/17	CITY COMMENTS

**SITE DEVELOPMENT PLAN**  
 FOR  
**22 BEECHER PLACE**  
 MAP 65 BLOCK 8 PARCEL 28  
 NEWTON, MASSACHUSETTS 02459

PREPARED FOR:  
**22 BEECHER PLACE REALTY TRUST**  
 19 HOLBROOK AVENUE  
 HULL, MASSACHUSETTS 02045

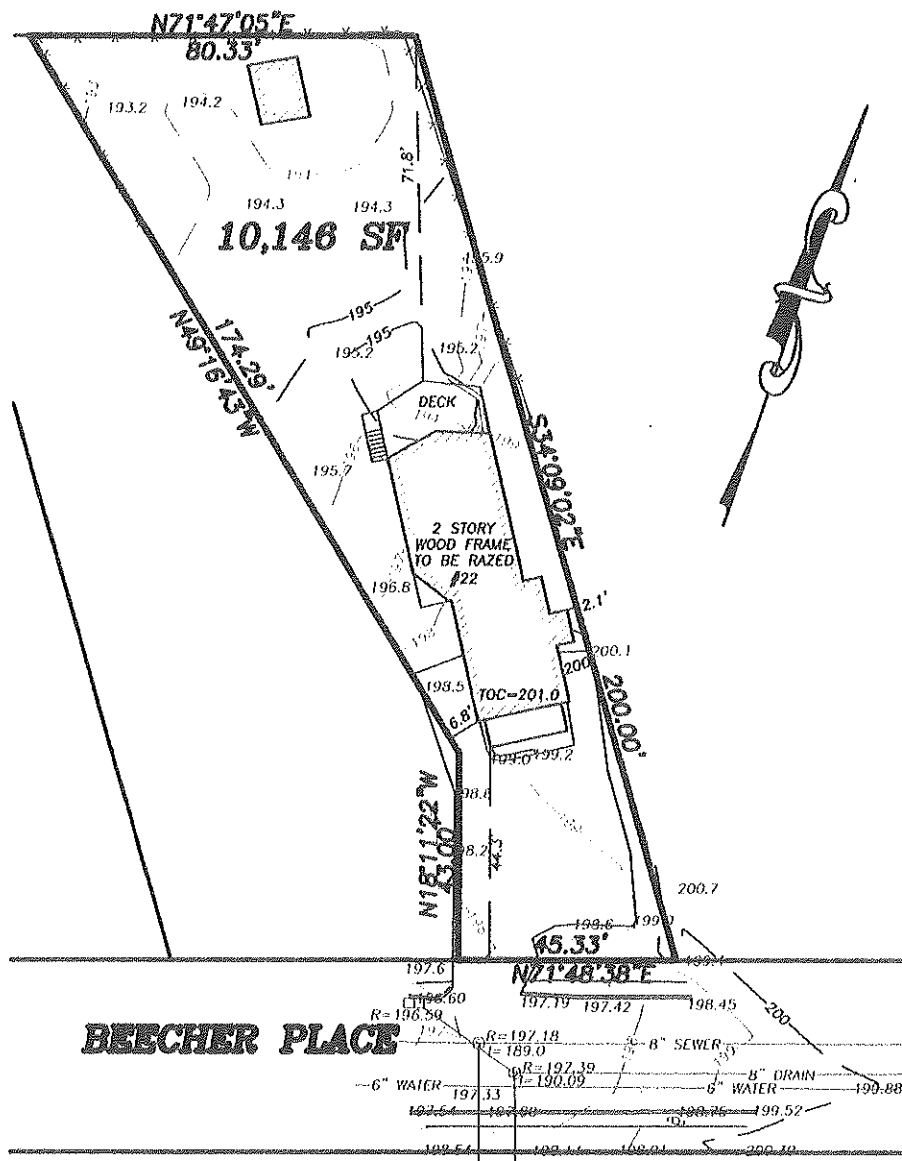
PREPARED BY:  
**J.M. GRENIER ASSOCIATES INC.**  
 787 HARTFORD TURNPIKE  
 SHREWSBURY, MASSACHUSETTS 01545

TELE NO.: (508) 842-6229 FAX NO.: (508) 842-0800

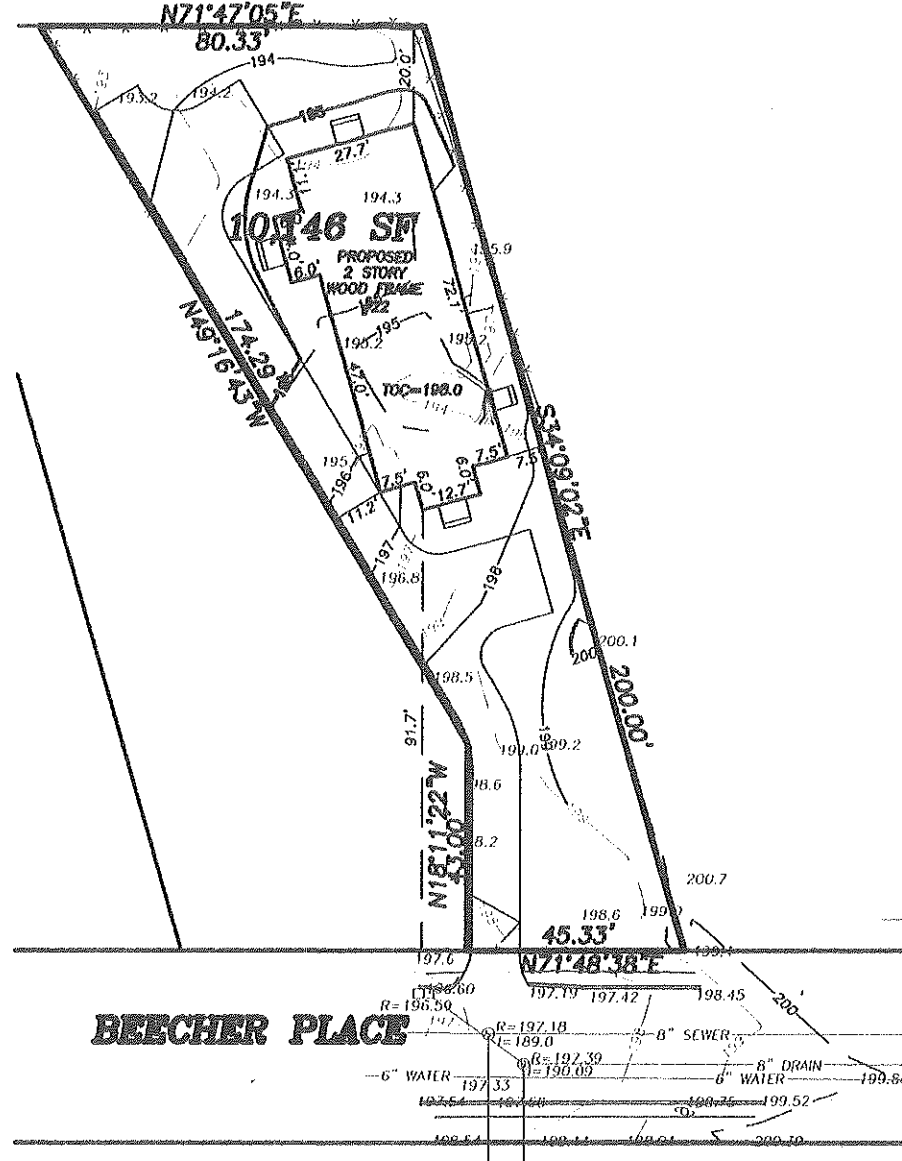
SCALE: 1" = 20' DATE: OCTOBER 20, 2017

**LAYOUT PLAN**

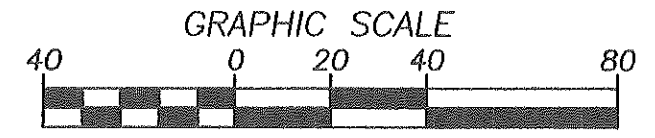
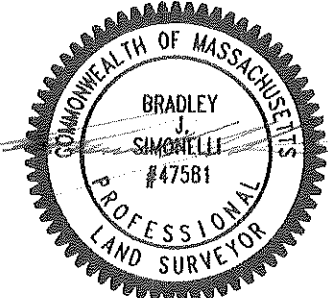
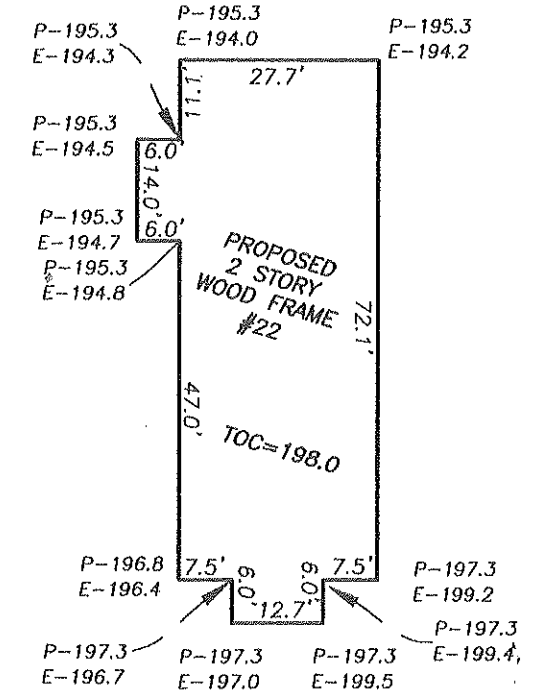
SHEET NO.: SHEET 1 OF 1 PROJECT NO.: G-494



**EXISTING SITE**

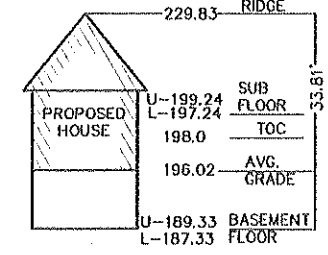


**PROPOSED SITE**



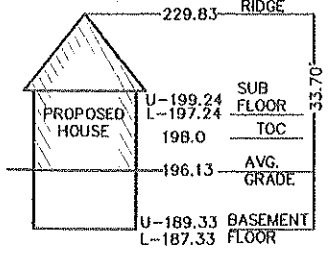
**ZONING INFORMATION: MULTI RESIDENCE 1 (MR1)**

	REQUIRED	ACTUAL	PROPOSED
MINIMUM LOT AREA	7,000 SF	10,146 SF	10,146 SF
MINIMUM LOT FRONTAGE	70 FEET	45.33 FEET	45.33 FEET
MINIMUM FRONT SETBACK	25 FEET	44.3 FEET	91.7 FEET
MINIMUM SIDE YARD	7.5 FEET	2.1 FEET	7.5 FEET
MINIMUM REAR YARD	15 FEET	71.8 FEET	20.0 FEET
MAXIMUM BUILDING COVERAGE	30%	17.0%	21.2%
MAXIMUM BUILDING HEIGHT	36 FEET		33.81' (SEE DETAIL)
MAXIMUM BUILDING HEIGHT	2 1/2 STY.	2 STY.	2 1/2 STY
MINIMUM OPEN SPACE	50%	65.8%	50.7%
MINIMUM OPEN SPACE	4000 SF	6,671 SF	5,141 SF
MAXIMUM FAR		0.48	



EXISTING AVERAGE GRADE =  
 [(197.0+196.7/2)6.0+  
 (196.7+196.4/2)7.5+  
 (196.4+194.8/2)47.0+  
 (194.8+194.7/2)6.0+  
 (194.7+194.5/2)14.0+  
 (194.5+194.3/2)6.0+  
 (194.3+194.0/2)11.1+  
 (194.0+194.2/2)27.7+  
 (194.2+199.2/2)72.1+  
 (199.2+199.4/2)7.5+  
 (199.4+199.4/2)6.0+  
 (199.4+197.0/2)12.7]/ 223.6=196.02

199.24 (SUBFLOOR) - 196.02 (AVG. GRADE) = 3.22'



PROPOSED AVERAGE GRADE =  
 [(197.3+197.3/2)6.0+  
 (197.3+196.8/2)7.5+  
 (196.8+195.3/2)47.0+  
 (195.3+195.3/2)6.0+  
 (195.3+195.3/2)14.0+  
 (195.3+195.3/2)6.0+  
 (195.3+195.3/2)11.1+  
 (195.3+195.3/2)27.7+  
 (195.3+197.3/2)72.1+  
 (197.3+197.3/2)7.5+  
 (197.3+197.3/2)6.0+  
 (197.3+197.3/2)12.7]/ 223.6=196.13

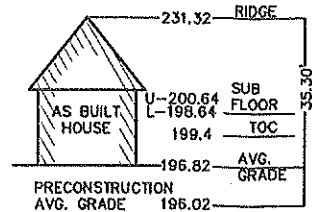
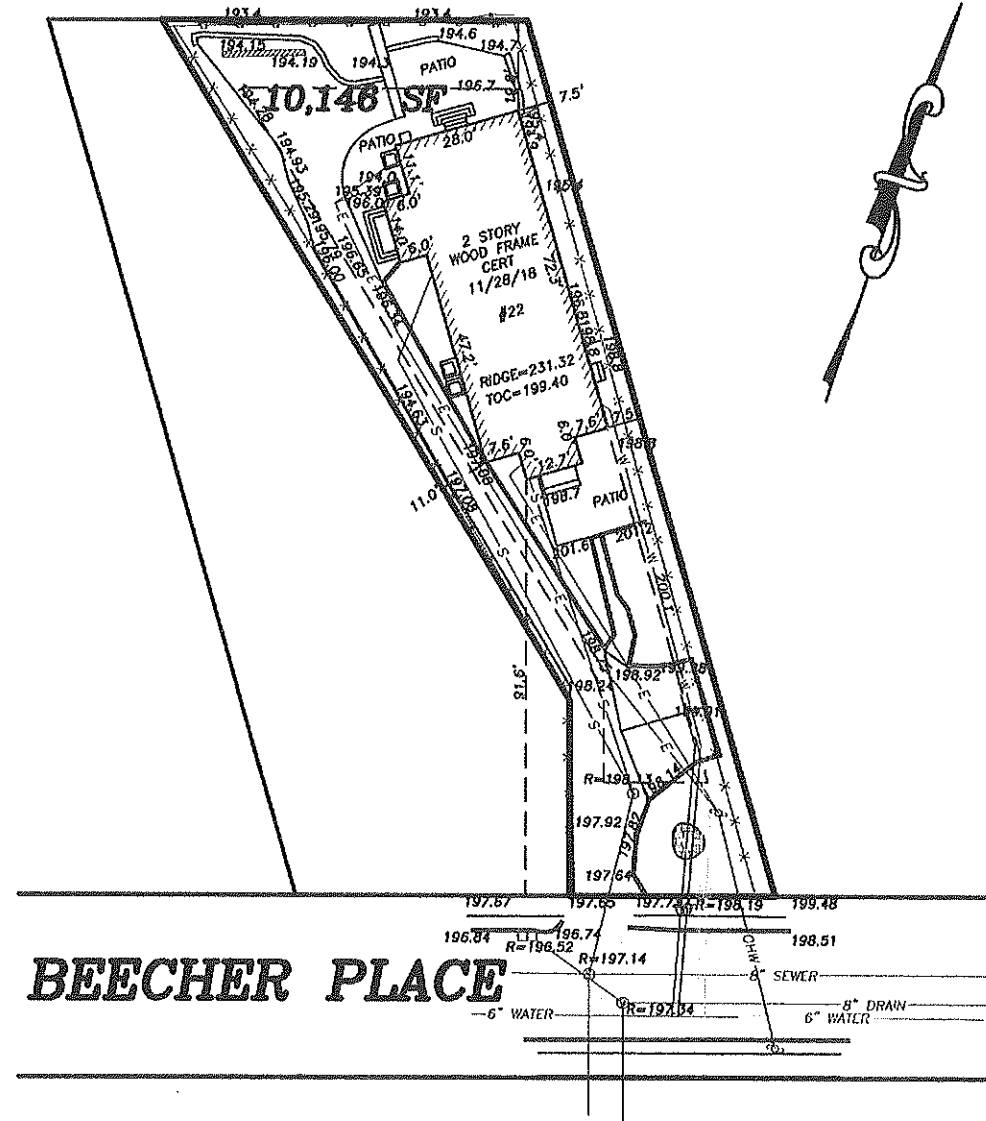
199.24 (SUBFLOOR) - 196.13 (AVG. GRADE) = 3.11'

**CERTIFIED PLOT PLAN  
 SHOWING EXISTING AND PROPOSED  
 22 BEECHER PLACE  
 NEWTON, MASS.**

Field Resources, Inc.  
 LAND SURVEYORS

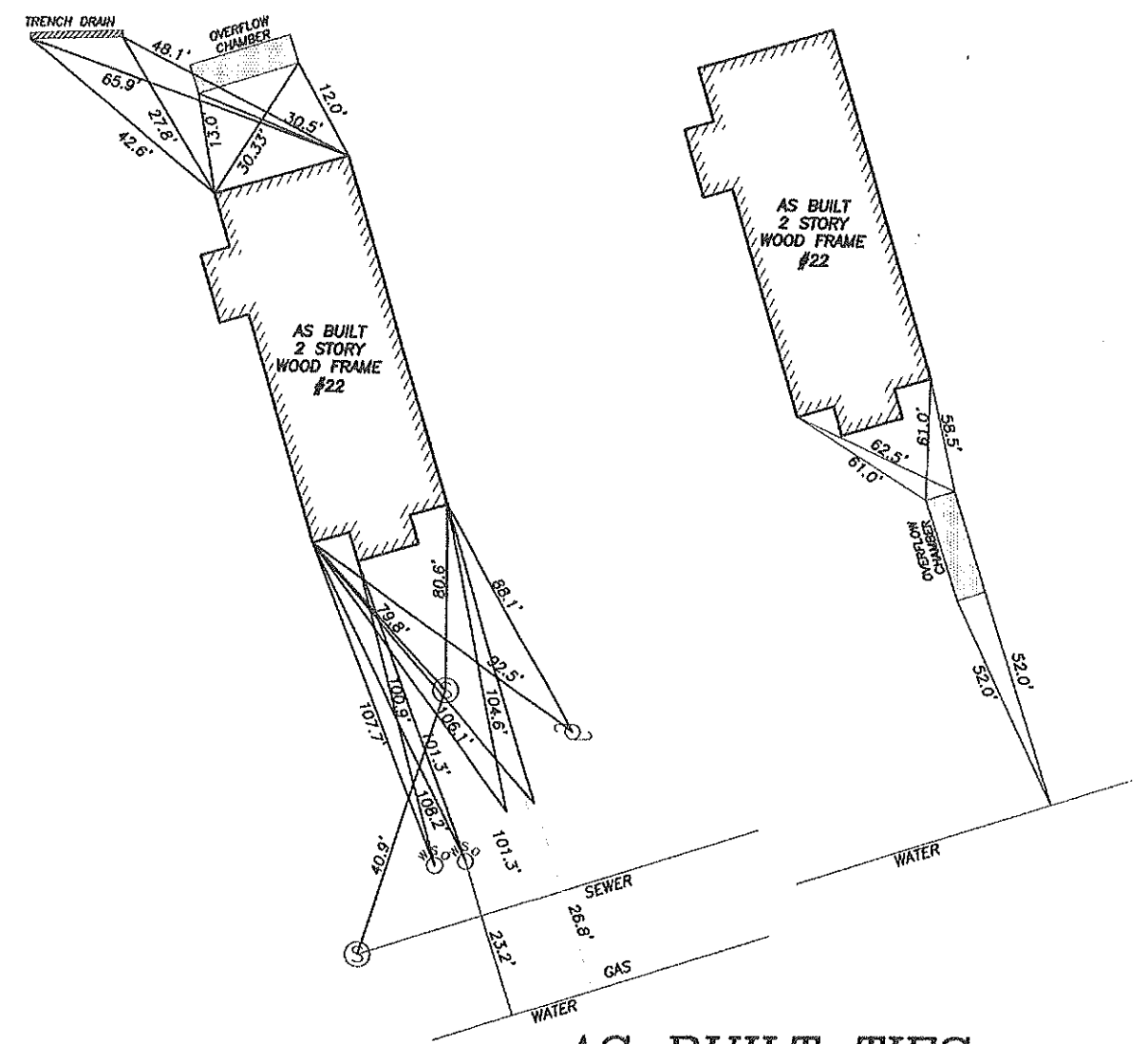
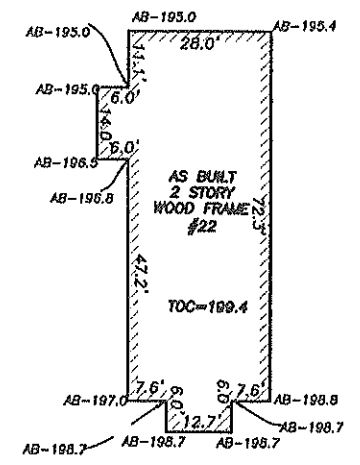
OCTOBER 20, 2017 SCALE 1"=40'  
 P.O. BOX 324 281 CHESTNUT ST.  
 AUBURN, MA NEEDHAM, MA.  
 508 832 4332 781 444 5936

fieldresources@hotmail.com



EXISTING AVERAGE GRADE =  
 [(198.7+198.7/2)6.0+  
 (198.7+197.0/2)7.6+  
 (197.0+196.8/2)47.2+  
 (196.8+196.5/2)6.0+  
 (196.5+195.0/2)14.0+  
 (195.0+195.0/2)6.0+  
 (195.0+195.0/2)11.1+  
 (195.0+195.4/2)28.0+  
 (195.4+198.8/2)72.3+  
 (198.8+198.7/2)7.6+  
 (198.7+198.7/2)6.0+  
 (198.7+198.7/2)12.7] / 224.5 = 196.82

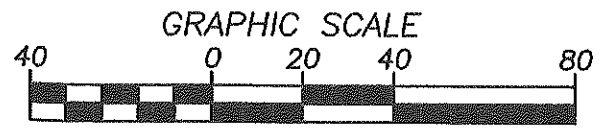
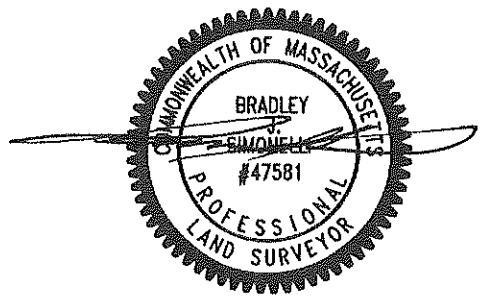
200.64 (SUBFLOOR) - 196.82 (AVG. GRADE) = 3.82'



**BEECHER PLACE**

ZONING INFORMATION: MULTI RESIDENCE 1 (MR1)

	REQUIRED	PROPOSED	AS BUILT
MINIMUM LOT AREA	7,000 SF	10,146 SF	10,146 SF
MINIMUM LOT FRONTAGE	70 FEET	45.33 FEET	45.33 FEET
MINIMUM FRONT SETBACK	25 FEET	91.7 FEET	91.6 FEET
MINIMUM SIDE YARD	7.5 FEET	7.5 FEET	7.5 FEET
MINIMUM REAR YARD	15 FEET	20.0 FEET	19.8 FEET
MAXIMUM BUILDING COVERAGE	30%	21.2%	21.5%
MAXIMUM BUILDING HEIGHT	36 FEET	33.81 FEET	35.3 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STY.	2 1/2 STY.	2 1/2 STY.
MINIMUM OPEN SPACE	50%	50.7%	50.6%
MINIMUM OPEN SPACE	4000 SF	5,141 SF	5,132 SF
MAXIMUM FAR	0.48		



**AS BUILT TIES**  
 AS BUILT  
 PLAN OF LAND  
 22 BEECHER PLACE  
 NEWTON, MASS.

Field Resources, Inc.  
 LAND SURVEYORS

DECEMBER 28, 2018      SCALE 1"=40'

P.O. BOX 324      281 CHESTNUT ST.  
 AUBURN, MA      NEEDHAM, MA.  
 508 832 4332      781 444 5936

fieldresources@hotmail.com