

Now or Formerly
Donald R. Smith &
Amy Jo Bibace
Book 15152 Page 484

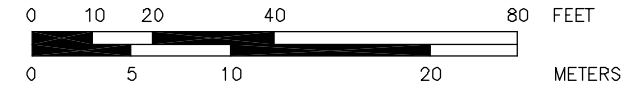
Now or Formerly
1489 Commonwealth Avenue LLC
Book 57207 Page 456

Regulation	Required	Existing	Proposed
Min. Lot Area	15,000 Sq.Ft.	23,462 Sq.Ft.	23,462 Sq.Ft.
Frontage	100 Feet	Over 141 Feet	Over 141 Feet
Front Setback	25 Feet	40.3 Feet	40.3 Feet
Side Setback	12.5 Feet	52.7 Feet	52.7 Feet
Rear Setback	25 Feet	14.3 Feet	6.3 Feet
F.A.R.	0.25	0.23*	0.23*
Building Height	30 Feet	26.6 Feet	26.6 Feet
Stories	2.5	2.0	2.0
Lot Coverage	Max. 20%	12.9%	13.7%
Beneficial Open Space	Min. 65%	79.1%	78.0%
Additional Impervious		263 Sq. Ft. (1.1%)	

*INFORMATION PER ARCHITECT.

LEGEND

- TOF TOP OF FOUNDATION
- FFE FINISH FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- (F) FOUND
- (P) PROPOSED
- RCB, CB ■● CATCH BASIN
- BH ■ BULK HEAD
- SBDH ■ STONE BOUND DRILL HOLE
- CBDH ■ CONCRETE BOUND DRILL HOLE
- IP ○ IRON PIPE



56 Exeter Street

Proposed Conditions Plan of Land
IN
Newton, Massachusetts
(Middlesex County)
Prepared For: Abby Gordon
Scale: 1" = 20' Date: May 24, 2012

SCHOFIELD BROTHERS OF NEW ENGLAND, INC.
ENGINEERING SURVEYING PLANNING
1071 WORCESTER ROAD
FRAMINGHAM, MASSACHUSETTS 01701
Telephone: (508) 879-0030 Fax: (508) 879-1797
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Sheet No. 2 of 3 Project No. 24246



NOTES

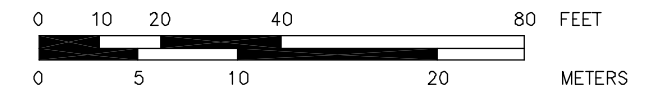
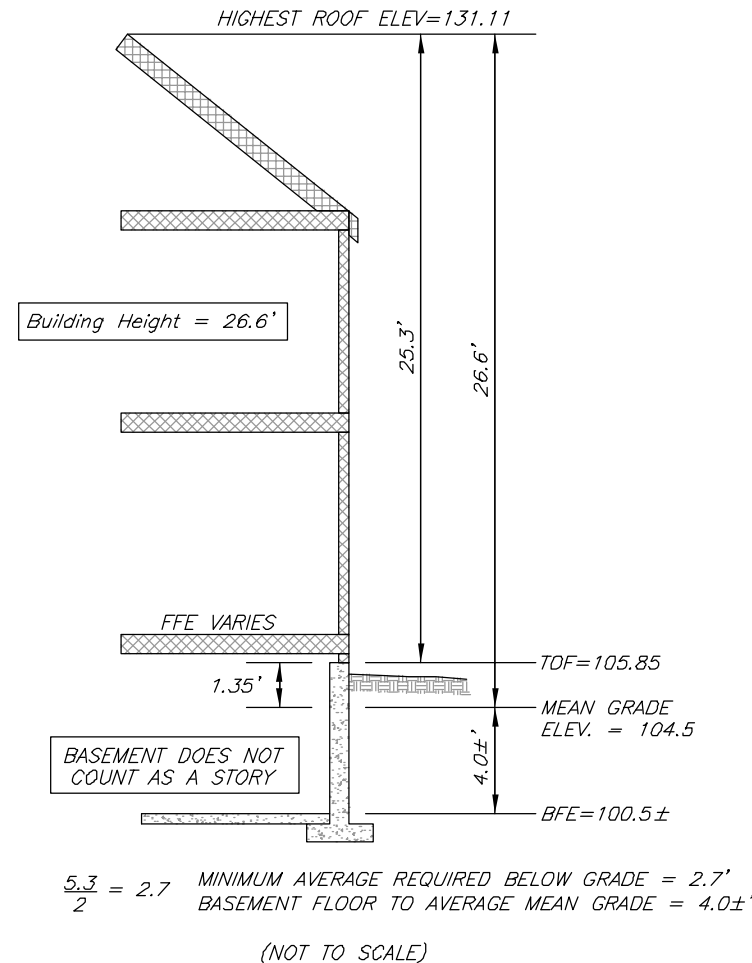
- 1.) RECORD OWNER IS ABBY GORDON. SEE DEED BOOK 56166 PAGE 151. SEE RECORD PLAN NO. 658 OF 1941.
- 2.) SEE ASSESSORS MAP 54-SE, BLOCK 32029, LOT 1.
- 3.) PARCEL FALLS WITHIN ZONING DISTRICT SINGLE RESIDENCE-1 "SR-1".
- 4.) SEE MIDDLESEX SOUTH REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- 5.) PARCEL FALLS WITHIN ZONE "X" UNSHADED AS SHOWN ON F.I.R.M. COMMUNITY PANEL 25017C0553E, DATED JUNE 4, 2010..

Newton Height Calculations

((E1+E2)/2)*L)/P

Segment	E1	E2	E1+E2	(E1+E2)/2	Length	Avg*Length
1	104.80	104.09	208.89	104.45	67.66	7066.75
2	104.09	104.20	208.29	104.15	16.41	1709.02
3	104.20	104.20	208.40	104.20	8.27	861.73
4	104.20	104.33	208.53	104.27	23.86	2487.76
5	104.33	105.30	209.63	104.82	8.38	878.35
6	105.30	105.56	210.86	105.43	9.75	1027.94
7	105.56	104.43	209.99	105.00	17.35	1821.66
8	104.43	104.50	208.93	104.47	9.73	1016.44
9	104.50	104.44	208.94	104.47	13.00	1358.11
10	104.44	104.50	208.94	104.47	10.14	1059.33
11	104.50	104.50	209.00	104.50	12.91	1349.10
12	104.50	104.50	209.00	104.50	18.00	1881.00
13	104.50	104.48	208.98	104.49	24.58	2568.36
14	104.48	104.80	209.28	104.64	47.78	4999.70
					287.82	30085.26

$30085.26 / 287.82 = 104.5$
Average Mean Grade = 104.5



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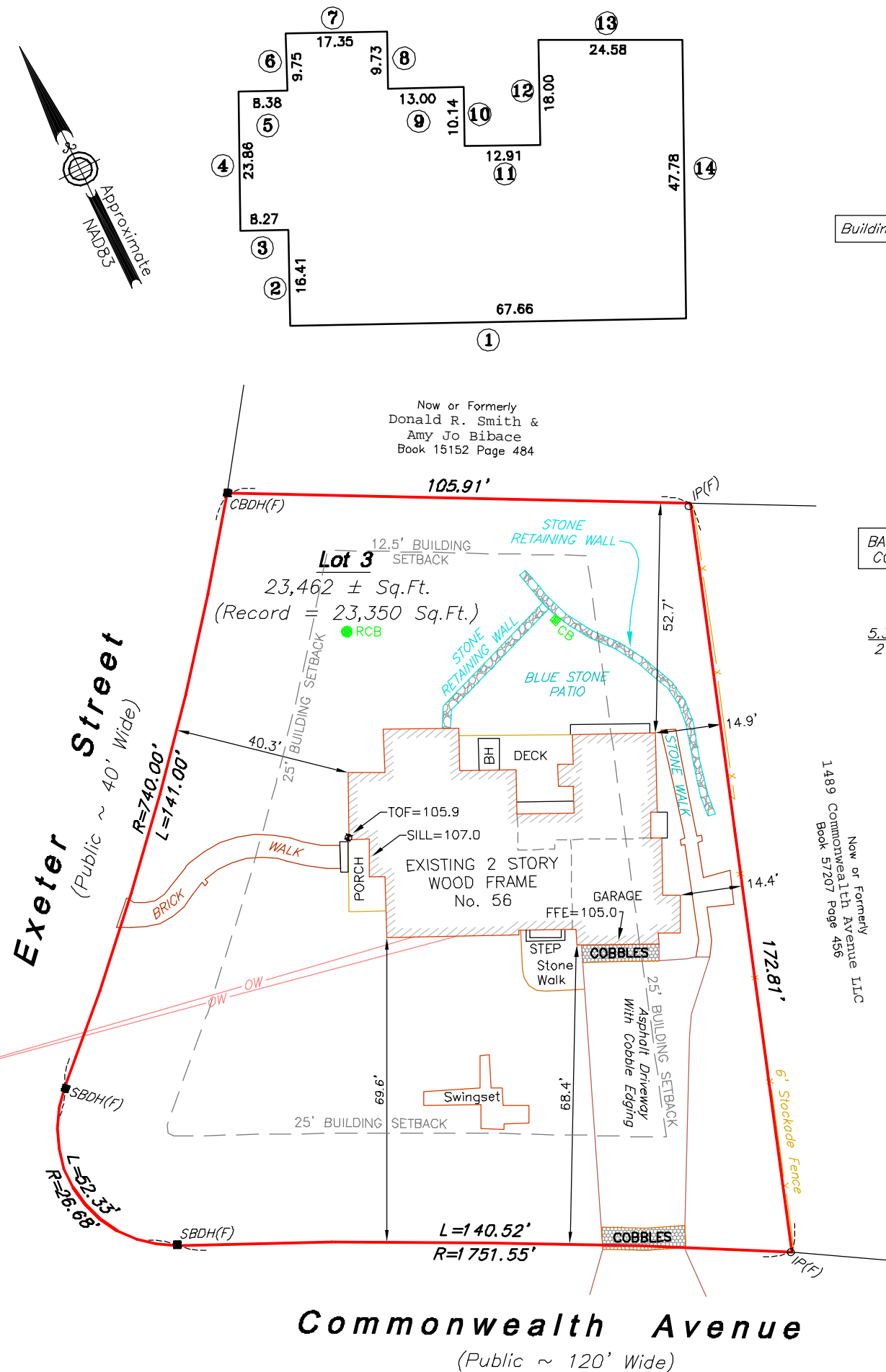
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Sheet No. 1 of 3

Project No. 24246

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