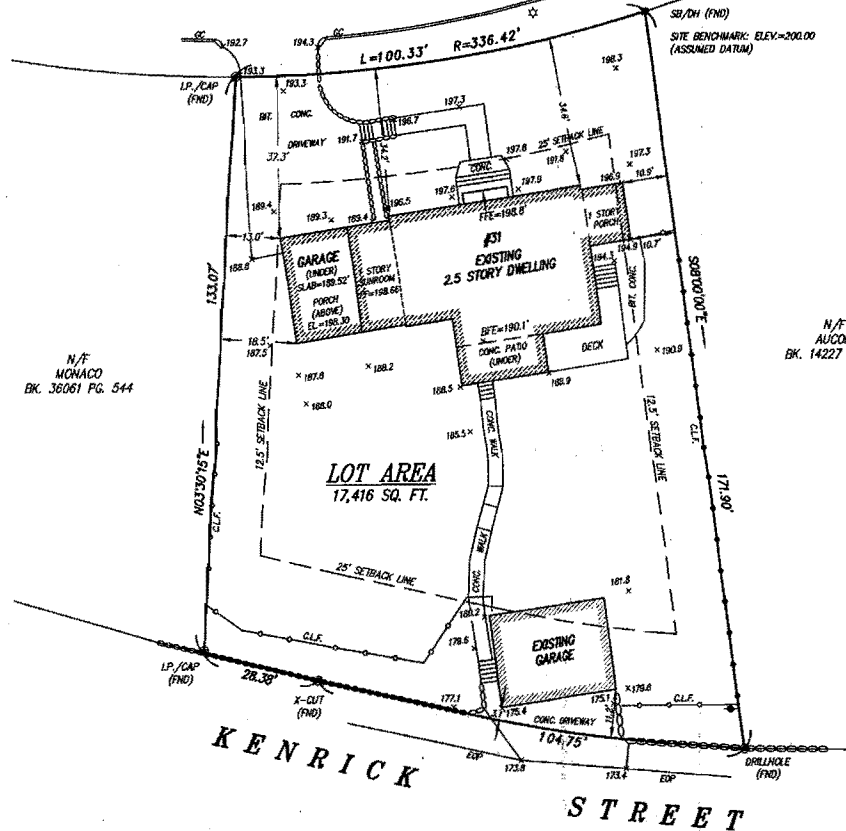




**FARLOW ROAD**  
(PUBLIC - 50' W DE)



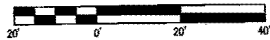
N/F MONACO BK. 36061 PG. 544

N/F ALUCON BK. 14227 PG. 45

**LEGEND**

- EXISTING BUILDING
- SPOT ELEVATION
- CB/DH CONCRETE BOUND/DRILLHOLE
- LP. IRON PIN/IRON PIPE
- UTILITY POLE
- BK. PG. DEED BOOK / PAGE
- BIT. CONC. BITUMINOUS CONCRETE
- C.L.F. CHAIN LINK FENCE
- EOP. EDGE OF PAVEMENT
- FND. FOUND
- BFE. BASEMENT FLOOR ELEVATION
- FFE. FIRST FLOOR ELEVATION
- N/F. NOW OR FORMERLY

SCALE: 1 INCH = 20 FEET



**NOTES:**

1. CURRENT OWNER OF RECORD:  
JOHN F. RIZZO, III AND SARAH M. IONTA  
DEED REFERENCE: BOOK 40215 PG. 484
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY O'DONE SURVEY & MAPPING ON SEPTEMBER 6, 2005 AND AN AS-BUILT OF THE NEW GARAGE ON NOVEMBER 20, 2008.  
SURVEY BY TOPCON AP-LIA TOTAL STATION.
4. CITY OF NEWTON ZONING INFORMATION:  
ZONING DISTRICT: SINGLE RESIDENCE 1 (SR1)  
DIMENSIONAL REQUIREMENTS: (LOT CREATED BEFORE 12/7/1953)  
MINIMUM FRONT YARD.....25 FT.  
MINIMUM SIDE YARD.....12.5 FT.  
MINIMUM REAR YARD.....25 FT.
5. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON AN ASSUMED DATUM ELEVATION=200.00'. (SITE BENCHMARK: STONE BOUND LOCATED AT NE CORNER OF PROPERTY)

**CITY OF NEWTON ZONING INFORMATION**

ZONE: SR-1  
AS-BUILT PLAN DATED: NOVEMBER 21, 2008  
STRUCTURES: 3009 SQ. FT.  
DRIVEWAY: 1225 SQ. FT.  
**BUILDING LOT COVERAGE**  
EXISTING (AS-BUILT) MAXIMUM ALLOWED  
17% 20%  
**USABLE OPEN SPACE**  
EXISTING (AS-BUILT) MINIMUM REQUIRED  
71% 65%  
ZONING COMPLIANCE IS DETERMINED BY MUNICIPALITY.

AVG. GRADE PLANE 189.52 (N.T.S.)  
AVERAGE GRADE PLANE (189.4+189.4+188.8+187.5+187.8+188.2)/6=188.52

David A. O'Done, O.S.M.  
Newton, MA 02459  
2015 FEB 23 AM 10:02

I HEREBY CERTIFY THAT:

THAT THE FOUNDATION CONSTRUCTED ON THIS PROPERTY CONFORMS WITH THE SITE PLAN SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND THE DIMENSIONS, ELEVATIONS, OFFSETS ARE CORRECTLY SHOWN ON THIS PLAN AND THAT THE SAME COMPLY WITH THE APPLICABLE PROVISIONS OF THE CITY OF NEWTON ZONING ORDINANCE AT THE TIME OF THE SUBMITTED PERMIT.

DATE: 9-23-14

FIELD:	GO/WL
DRAWN:	GDO
CHECKED:	GDO
SCALE:	1"=20'
DATE:	9/23/14
DWG NO.	0188-03A
JOB NO.	20050198

**OSM**  
ODONE SURVEY & MAPPING  
SURVEYING • MAPPING • PLANNING

291 Main Street - Suite 5  
Northborough, Massachusetts 01532  
(Tel.): 508-351-6022 (Fax): 508-351-6633

**AS-BUILT PLOT PLAN**  
RIZZO RESIDENCE  
31 FARLOW ROAD  
OWNER/APPLICANT:  
JOHN F. RIZZO, III & SARAH M. IONTA  
31 FARLOW ROAD  
NEWTON, MASSACHUSETTS

RECEIVED  
NEWTON CITY ENGINEERING