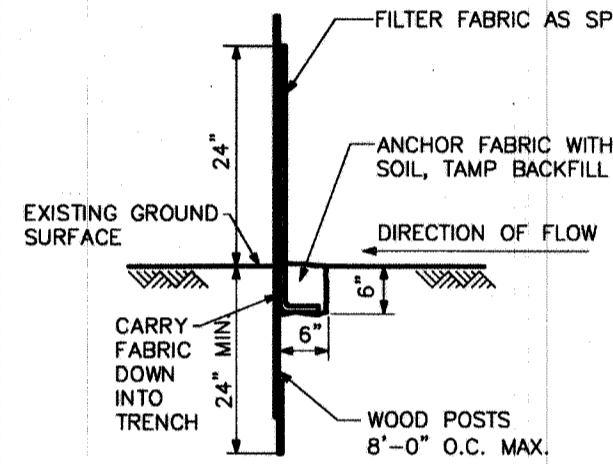
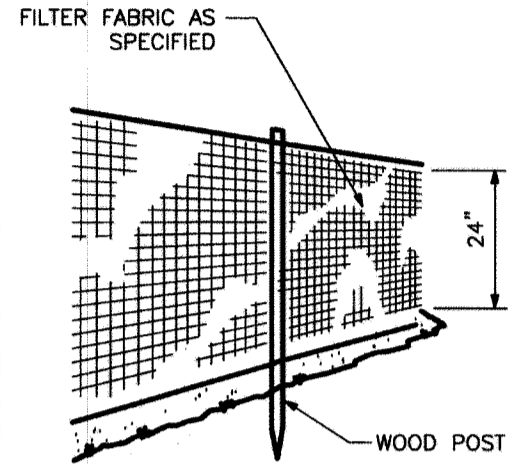


**MULTI-RESIDENCE 1 (MR1) DISTRICT**

MINIMUM LOT AREA = 10,000 SF  
 MINIMUM LOT FRONTAGE = 80 FEET  
 FRONT YARD SETBACK = 30 FEET  
 SIDE YARD SETBACK = 10 FEET  
 REAR YARD SETBACK = 15 FEET  
 BUILDING HEIGHT = 36 FEET  
 MAXIMUM BUILDING LOT COVERAGE = 30%  
 MINIMUM AMOUNT OF OPEN SPACE = 50%

\*PROPERTY LIES IN THE NEWTON UPPER FALLS HISTORIC DISTRICT



**SILTFENCE DETAIL**  
(NOT TO SCALE)

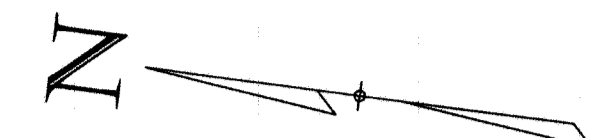
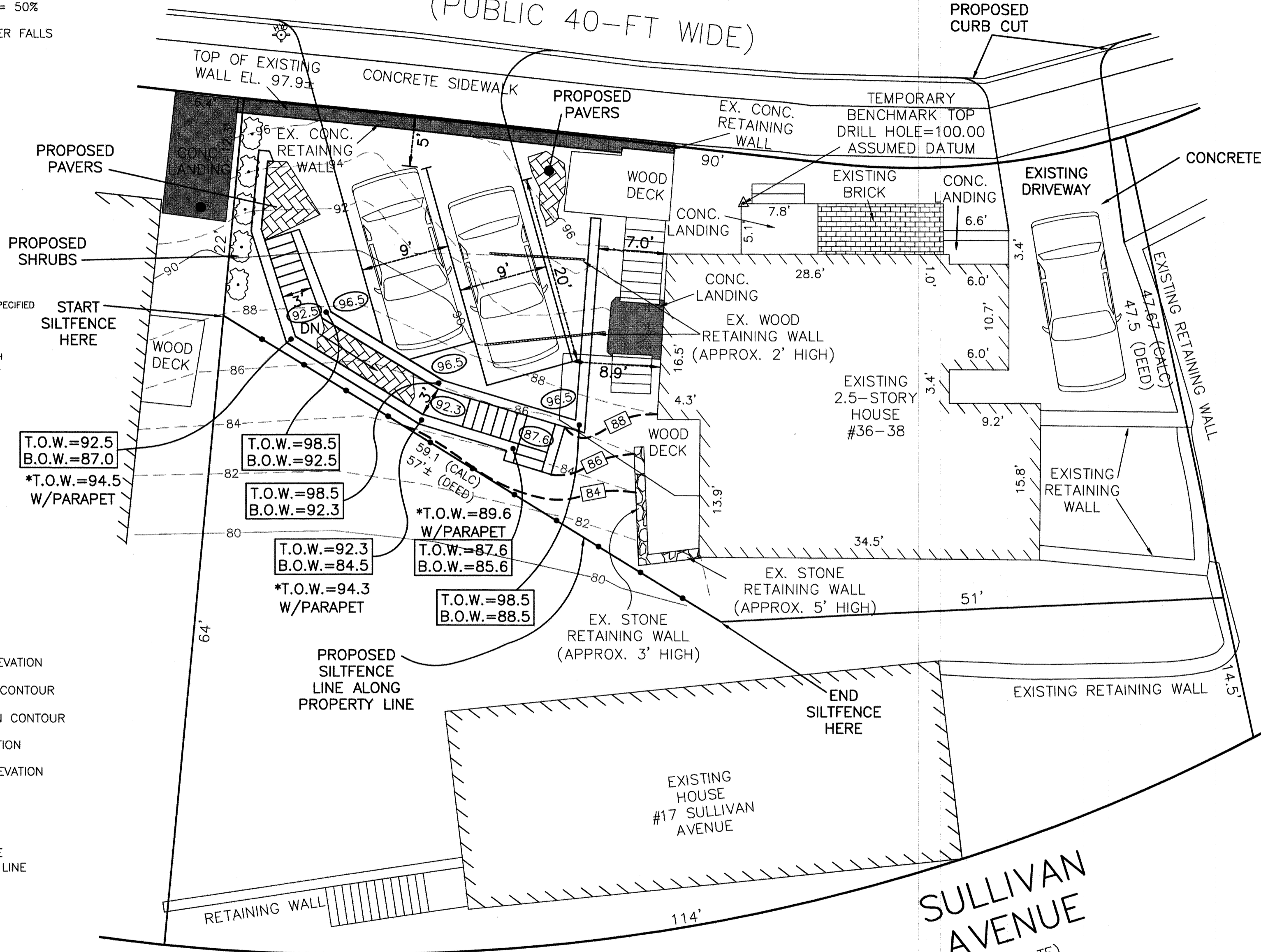
**LEGEND**

- (96.5) PROPOSED SPOT ELEVATION
- 82--- EXISTING ELEVATION CONTOUR
- 84--- PROPOSED ELEVATION CONTOUR
- T.O.W. TOP OF WALL ELEVATION
- B.O.W. BOTTOM OF WALL ELEVATION
- EX. EXISTING
- CONC. CONCRETE
- PROPOSED SILTFENCE (EROSION CONTROL) LINE

**NOTES:**

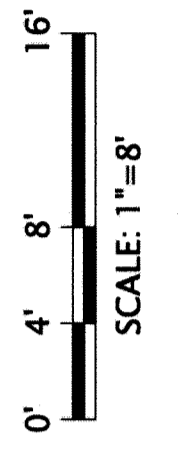
- 1) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC. PROPERTY LINE INFORMATION HAS BEEN COMPILED USING VARIOUS RECORD PLANS, DEEDS AS WELL AS LINES OF OCCUPATION OBSERVED DURING THE SURVEY.
- 2) TOPOGRAPHIC SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC ON JUNE 6, 2012.
- 3) LOT COVERAGE CALCULATION (BUILDING AT 1,050± SF, / LOT AREA AT 3,810± SF) = 27.6%. THIS REMAINS UNCHANGED FROM THE EXISTING CONDITION TO THE PROPOSED CONDITION.
- 4) OPEN SPACE CALCULATION (EXISTING CONDITION): (BUILDING, PARKING, STRUCTURES AT 1,230± SF / LOT AREA AT 3,810± SF) = 32.3%; 100% - 32.3% = 67.7% OPEN SPACE.
- 5) OPEN SPACE CALCULATION (PROPOSED CONDITION): (BUILDING, PARKING, STRUCTURES AT 1,659± SF / LOT AREA AT 3,810± SF) = 43.5%; 100% - 43.5% = 56.5% OPEN SPACE.

**HIGH STREET**  
(PUBLIC 40-FT WIDE)



**PROPOSED PLOT PLAN**  
 SHOWING PROPOSED RETAINING WALL & PARKING SPACES  
 #36-38 HIGH STREET NEWTON UPPER FALLS, MA 02464

Designed By: CPS  
 Drawn By: JJW  
 Project Manager: CPS  
 Job File Number: NEWT-0017



AUGUST 7, 2012

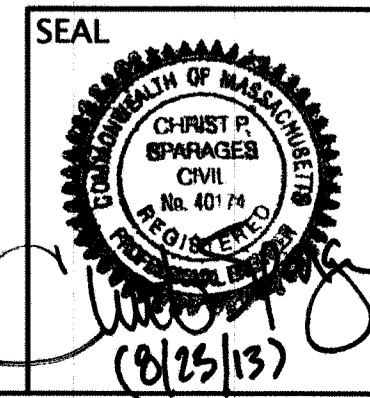
**SHEET 1 OF 1**

| NO. | ADD LOT COVERAGE/ OPEN SPACE INFO. | DATE      |
|-----|------------------------------------|-----------|
| 3.  |                                    | 8/23/2013 |
| 2.  | ADD EROSION CONTROL.               | 7/17/2013 |
| 1.  | CITY OFFICIAL COMMENTS.            | 9/14/2012 |
| NO. | REVISION                           |           |

**SULLIVAN AVENUE**  
(PRIVATE)

**OWNER/ APPLICANT:**

CHRISTOPHER J. MURPHY  
 MARY T. DURR  
 36 HIGH STREET  
 NEWTON UPPER FALLS  
 NEWTON, MA 02464



**WILLIAMS & SPARAGES**  
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