

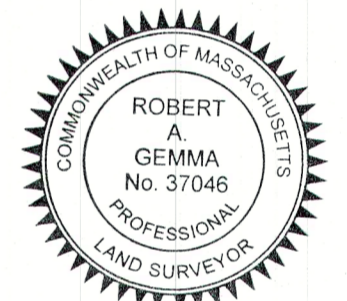
ELEVATION BENCHMARKS		
CITY OF NEWTON BASE		
DESCRIPTION	ELEVATION	
TBM 1 NAIL 1" UP IN 28" RED OAK	238.19'	
TBM 2 NAIL 1" UP IN 24" WHITE OAK	237.44'	

**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS# 63017 0001. RECORD TITLE FROM BOOK 20556, PAGE 291.
- THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION: METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 250176C0558E, BEARING AN EFFECTIVE DATE OF JUNE 04, 2010.

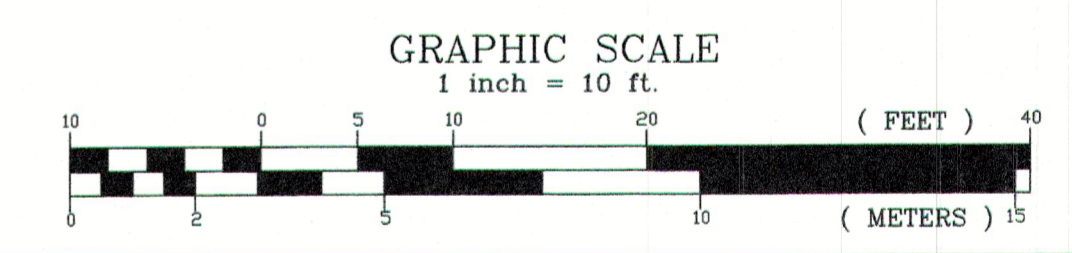
**LEGEND**

B.S.	BERM
BH	BRICK STEP
CATV	BULKHEAD
LDCB	CABLE TV BOX
D	LEACHING DRAIN CATCH BASIN
⊖	DRAIN LINE
⊕	DRAIN MANHOLE
⊖	DRAIN OUTFALL
—	ELECTRIC LINE
⊖	ELECTRIC MANHOLE
E.M.	ELECTRIC METER
—	FENCE
F.F.E.	FIRST FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
—	GAS LINE
—	GAS GATE
—	CURB
B <sub>o</sub>	GUARD POST
H.H.	HAND HOLE
⊕	HYDRANT
⊕	LIGHT POST
—	PAVEMENT EDGE
—	SEWER LINE
⊖	SEWER MANHOLE
⊖	TELEPHONE MANHOLE
⊖	TELEPHONE LINE
⊖	UTILITY MANHOLE
⊖	UTILITY POLE
⊖	WATER GATE
⊖	WATER LINE



*Robert A. Gemma*  
 FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.E.(CIVIL) # 31967  
 P.L.S. # 37046

SMH  
 RIM=232.79'  
 8"V.C. INV. IN=228.69'  
 4"V.C. INV. IN=223.498'  
 8"V.C. INV. OUT=223.04'



**EXISTING CONDITIONS PLAN**  
 (155 MONADNOCK RD)  
 IN  
 NEWTON, MASS

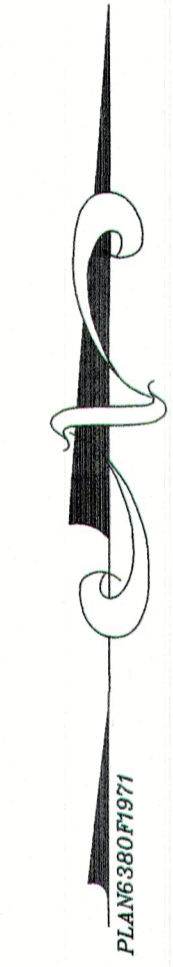
PREPARED FOR:  
**DANIEL G. & ALISON P. JAFFE**  
 155 MONADNOCK ROAD  
 NEWTON, MA 02467

PROPERTY OF:  
**DANIEL G. & ALISON P. JAFFE**  
 155 MONADNOCK ROAD  
 NEWTON, MA 02467

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRANKLIN STREET  
 FRAMINGHAM, MA 01702  
 TELE: (508)628-0063

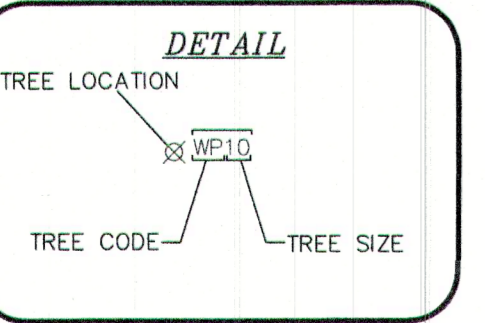
SHEET 1 OF 2 DATE: JULY 26, 2012  
 CALC'D BY: PHA FIELD BK: 579 CAD FILE: DWG\SITE PLAN\_2.DWG  
 DRAFTER: JNF/PHA PROJECT: NWT\_MON DWG FILE: SP\072612.DWG

N/F  
 REZA PAHLAVI  
 ASSESSORS# 61017 0003  
 BOOK 56722, PAGE 353



**TREE LEGEND**

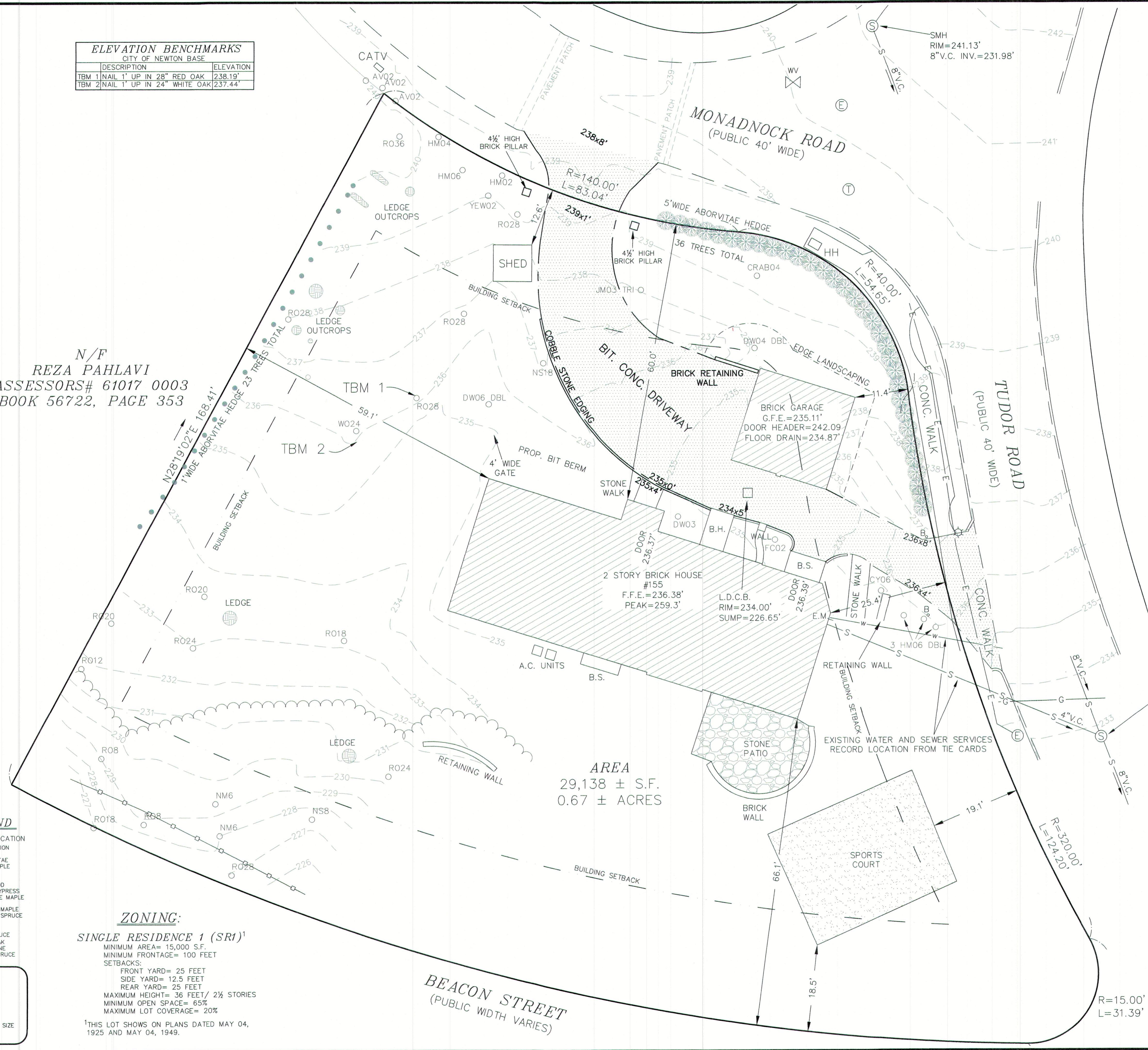
⊗	TREE LOCATION
CODE	DESCRIPTION
AV#	ARBORVITAE
CRAB#	CRAB APPLE
CY#	CYPRESS
DBL	DOUBLE
DW#	DOG WOOD
FC#	FALSE CYPRESS
JM#	JAPANESE MAPLE
HM#	HEMLOCK
NM#	NORWAY MAPLE
NS#	NORWAY SPRUCE
RO#	RED OAK
TRI	TRIPLE
RS#	RED SPRUCE
WO#	WHITE OAK
WP#	WHITE PINE
WS#	WHITE SPRUCE



**ZONING:**  
**SINGLE RESIDENCE 1 (SR1)<sup>1</sup>**  
 MINIMUM AREA= 15,000 S.F.  
 MINIMUM FRONTAGE= 100 FEET  
 SETBACKS:  
 FRONT YARD= 25 FEET  
 SIDE YARD= 12.5 FEET  
 REAR YARD= 25 FEET  
 MAXIMUM HEIGHT= 36 FEET/ 2½ STORIES  
 MINIMUM OPEN SPACE= 65%  
 MAXIMUM LOT COVERAGE= 20%  
<sup>1</sup>THIS LOT SHOWS ON PLANS DATED MAY 04, 1925 AND MAY 04, 1949.

**BEACON STREET**  
 (PUBLIC WIDTH VARIES)

AREA  
 29,138 ± S.F.  
 0.67 ± ACRES





ZONING TABLE			
SINGLE RESIDENCE 1 (SR1) <sup>1</sup>			
	REQUIRED	EXISTING	PROPOSED
AREA	15,000 S.F.	29,138 S.F.	29,138 S.F.
FRONTAGE	100 FEET	115.6 FEET	115.6 FEET
SETBACKS:			
FRONT YARD	25 FEET N/A	HOUSE 25.4 FEET GARAGE 11.4 FEET	HOUSE 25.4 FEET GARAGE 11.4 FEET
SIDE YARD	12.5 FEET	59.1 FEET	59.1 FEET
REAR YARD	25 FEET	N/A	N/A
BUILDING HEIGHT	36 FEET/2.5 STORY	24.2 FEET/2 STORY	24.2 FEET HOUSE 15.5 FEET GARAGE
OPEN SPACE	65% MINIMUM	76.9%	76.1%
LOT COVERAGE	20% MAXIMUM	9.9%	11.0%
F.A.R.	.26 MAXIMUM	.156	.166

<sup>1</sup>THIS LOT SHOWS ON PLANS DATED MAY 04, 1925 AND MAY 04, 1949.

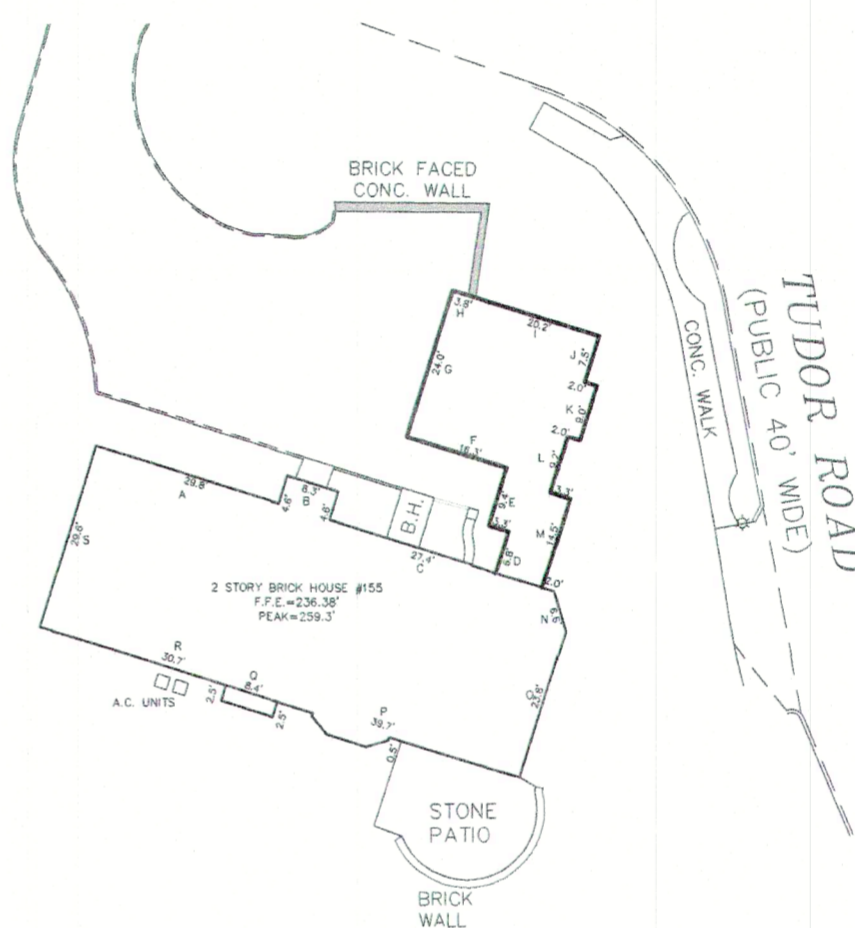
**Building Height Calculation -155 MONADNOCK RD**

Prepared By: MetroWest Engineering Inc. 05/30/2017  
Average Grade Plane Calculation

Building Line	e1 (ft.)	e2 (ft.)	e (avg.)	L (ft.)	(e avg)*L (ft. <sup>2</sup> )
A	235.04	235.26	235.15	29.80	7,007.4
B	235.26	234.72	234.99	8.30	1,950.4
C	234.72	234.71	234.72	27.40	6,431.2
D	234.71	234.48	234.59	6.80	1,595.2
E	234.48	234.19	234.33	9.40	2,202.7
F	234.19	234.92	234.55	16.30	3,823.2
G	234.92	235.09	235.00	24.00	5,640.1
H	235.09	236.11	235.60	3.80	895.3
I	238.09	238.70	238.40	20.20	4,815.6
J	238.43	237.19	237.81	7.50	1,783.6
K	236.98	235.19	236.09	9.00	2,124.8
L	235.01	234.41	234.71	9.20	2,159.3
M	234.56	234.55	234.56	14.50	3,401.0
N	234.48	234.19	234.34	6.60	1,546.6
O	234.19	234.88	234.54	23.80	5,581.9
P	234.88	235.15	235.02	39.70	9,330.1
Q	235.15	235.06	235.11	8.40	1,974.9
R	235.06	234.26	234.66	30.70	7,204.1
S	234.26	235.04	234.65	29.60	6,945.6

Sum 76,413.1

Building Perimeter (ft.)	325.00
Average Grade Plane (ft.)	235.12
Existing F.F.E.	236.38
Maximum allowable Ridge Elevation (ft.)	271.1
Existing House Ridge Elevation (ft.)	259.30
Ridge Elev. above Ave. Grade Plane (ft.)	24.2
Proposed Garage Ridge Elevation (ft.)	250.6
Prop. Garage Ridge Elev. Above AGP (ft.)	15.48



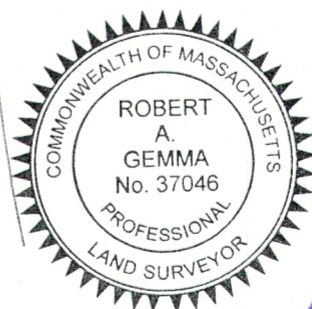
**PROPOSED  
PLOT PLAN**  
IN  
**NEWTON, MASS.**

SCALE: 1" = 30'

DATE: MAY 24, 2017

LOCATION: 155 MONADNOCK ROAD

PREPARED FOR: DANIEL & ALISON JAFFE



*[Signature]* 6/2/17

ENGINEERS & SURVEYORS:

**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
ROBERT A. GEMMA, PLS 37046

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE, THEREON CONFORM TO THE CURRENT CITY OF NEWTON ZONING BY LAWS AND THE EXISTING GARAGE TO BE RAZED THEREON PREDATES THE CURRENT ZONING BY LAWS.

I CERTIFY THAT THE LOT SHOWN AND THE EXISTING HOUSE THEREON ARE NOT WITHIN THE FEDERAL FLOOD HAZARD AREA.

**NOTES**

THIS PLAN IS PREPARED FROM LINES OF OCCUPATION. THE TIES TO THE LOT LINES ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

