

ZONING
DISTRICT: SINGLE-RESIDENCE 2 (BUILT 1890 PER ASSESSORS)

CRITERIA	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	10,000 S.F.	10,610 S.F.	NO CHANGE
LOT AREA PER UNIT	15,000 S.F.	10,610 S.F.	NO CHANGE
FRONTAGE	100'	82.01'	NO CHANGE
FRONT SETBACK	25'	25.2'	NO CHANGE
SIDE SETBACK	7.5'	9.3'	NO CHANGE
REAR SETBACK	15'	40.4'	NO CHANGE
BUILDING HEIGHT	36' (SLOPED)	36'±	27.0' (PROPOSED DORMER)
MAX. STORIES	2.5 (3 BY SPECIAL PERMIT)		
OPEN SPACE	6,897 S.F. (65%)	2,338 S.F. (22.0%)	NO CHANGE
LOT COVERAGE	3,183 S.F. (30%)	1,841± S.F. (17.4%)	NO CHANGE

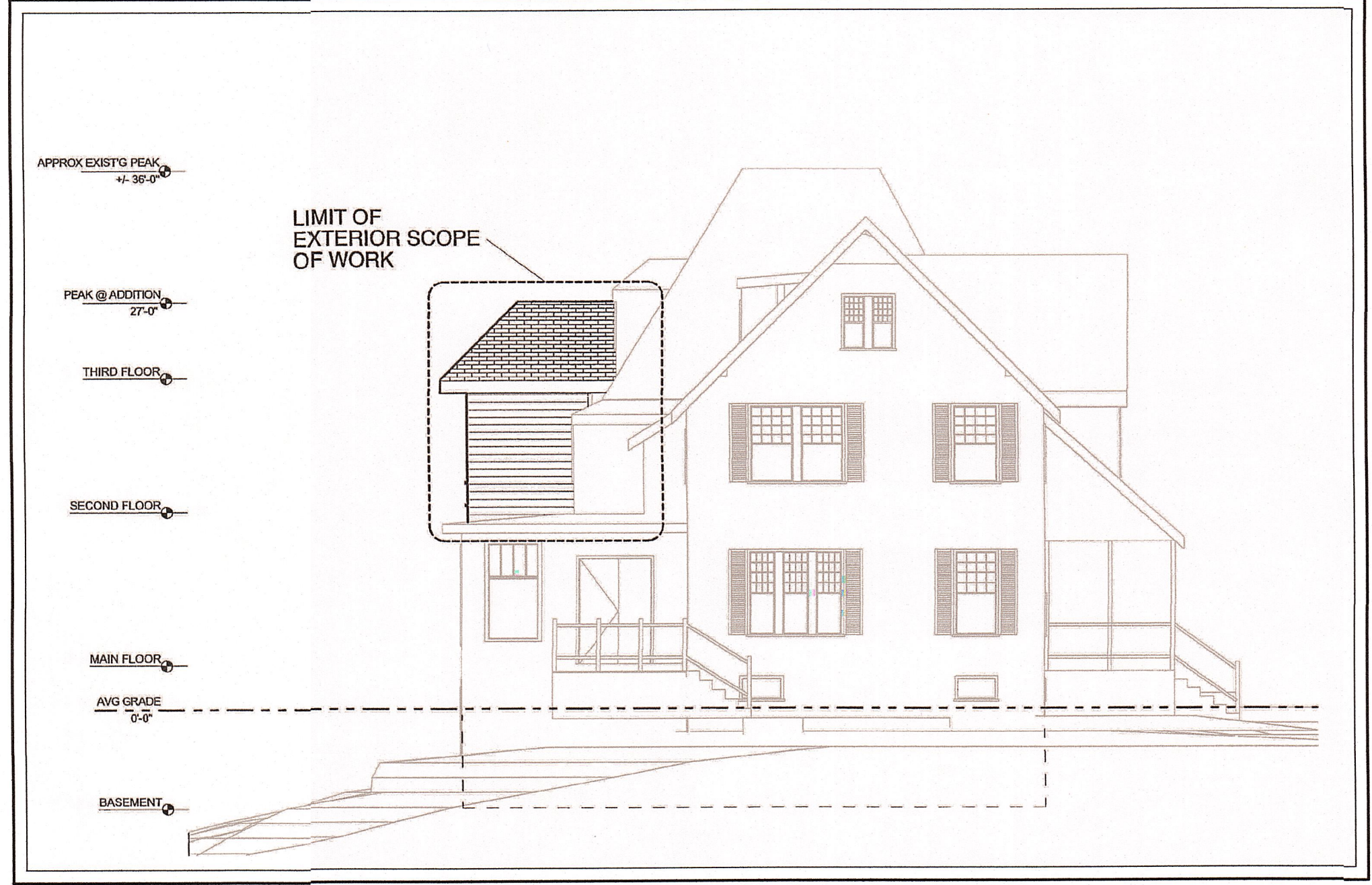
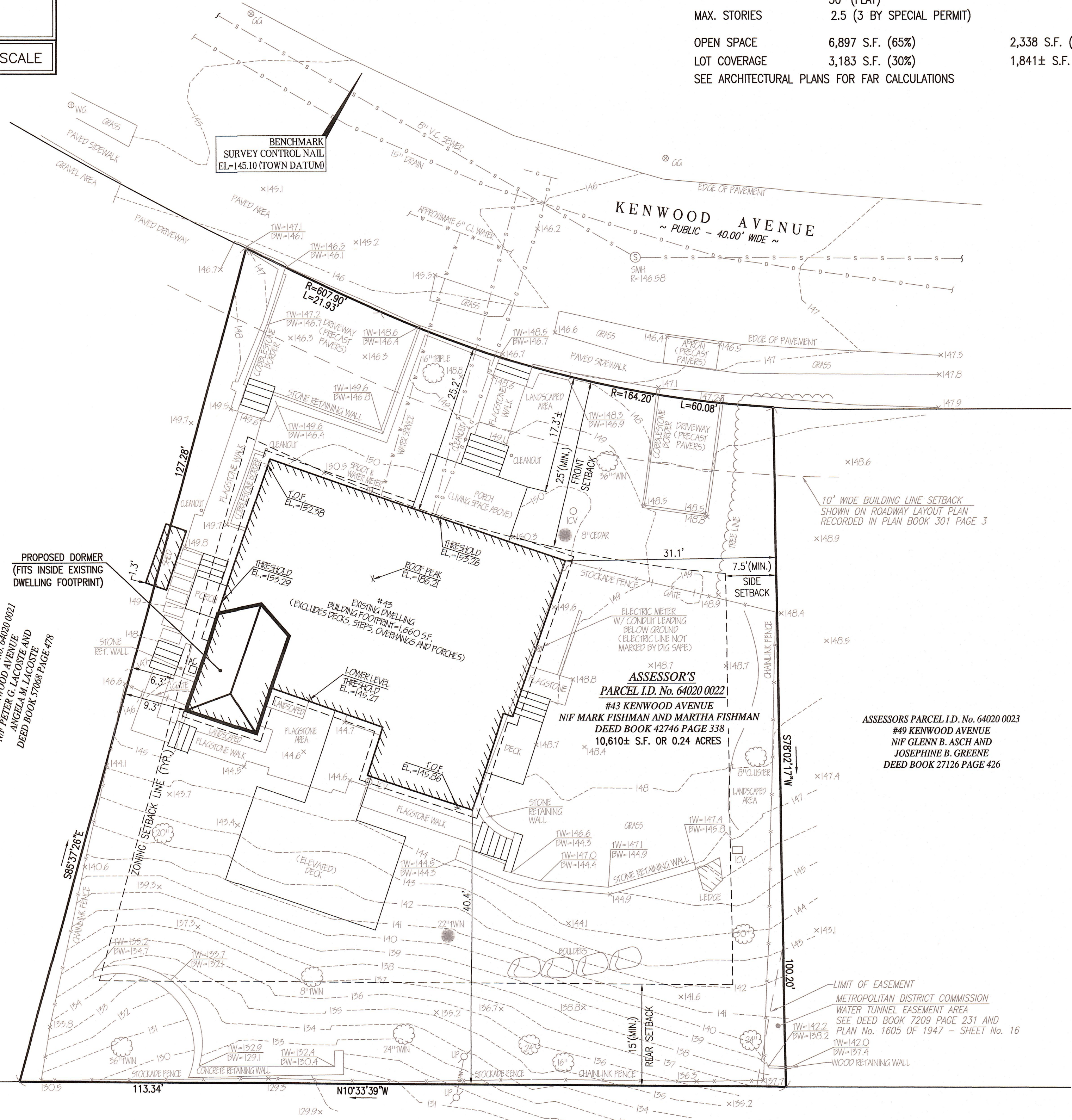
SEE ARCHITECTURAL PLANS FOR FAR CALCULATIONS

RECORD OWNER:
ASSESSORS PARCEL I.D. No. 64020 0022
#43 KENWOOD AVENUE

MARK FISHMAN AND MARTHA FISHMAN
43 KENWOOD AVENUE
NEWTON, MA 02459
DEED BOOK 42746 PAGE 338

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS AND THE TOWN OF NEWTON ASSESSORS DEPARTMENT.
 - TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS ON JUNE 20, 2017.
 - ALL ELEVATIONS SHOWN HEREON REFERENCE THE TOWN OF NEWTON VERTICAL DATUM.
 - SUBJECT SITE IS IN THE "SINGLE RESIDENCE (SR2)" ZONE AS DEPICTED ON THE TOWN OF NEWTON ZONING MAP.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

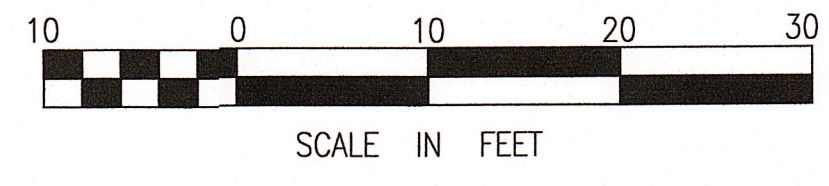
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0554E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



PROPOSED PROFILE
(NOT TO SCALE)

LEGEND

EXISTING	DESCRIPTION
--- 50 ---	1' CONTOUR
+ 50.5	SPOT ELEVATION
TW-142.0	TOP OF WALL GRADE
BW-137.4	BOTTOM OF WALL GRADE
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	BRICK WALK
---	RETAINING WALL
---	WATER LINE
---	GAS LINE
---	OVERHEAD WIRE
---	FENCE
---	WATER GATE
---	GAS GATE
---	ELECTRICAL METER
---	UTILITY POLE
---	SEWER MANHOLE
---	AIR CONDITIONER UNITS
---	IRRIGATION CONTROL VALVE



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ASSESSORS PARCEL I.D. No. 64020 0010
#44 MANEMET ROAD
N/F RACHEL G. KOPLAW
DEED BOOK 32280 PAGE 342

ASSESSORS PARCEL I.D. No. 64020 0009
#50 MANEMET ROAD
N/F DAVID A. OLIPHANT AND
ANNE-MARIE P. OLIPHANT
DEED BOOK 61206 PAGE 238

ASSESSORS PARCEL I.D. No. 64020 0023
#49 KENWOOD AVENUE
N/F GLENN B. ASCH AND
JOSEPHINE B. GREENE
DEED BOOK 27126 PAGE 426

REVISIONS

NO.	DATE	DESCRIPTION

10/1/18

DRAWN BY: BKL/VC

DESIGNED BY:

CHECKED BY: SMB



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CERTIFIED PLOT PLAN
#43 KENWOOD AVENUE
NEWTON, MASSACHUSETTS
PREPARED FOR: MARK FISHMAN AND MARTHA FISHMAN
43 KENWOOD AVENUE
NEWTON, MA 02459

OCTOBER 1, 2018

SCALE: 1"=10'

JOB No. 17-138

LATEST REVISION:

CERTIFIED PLOT PLAN