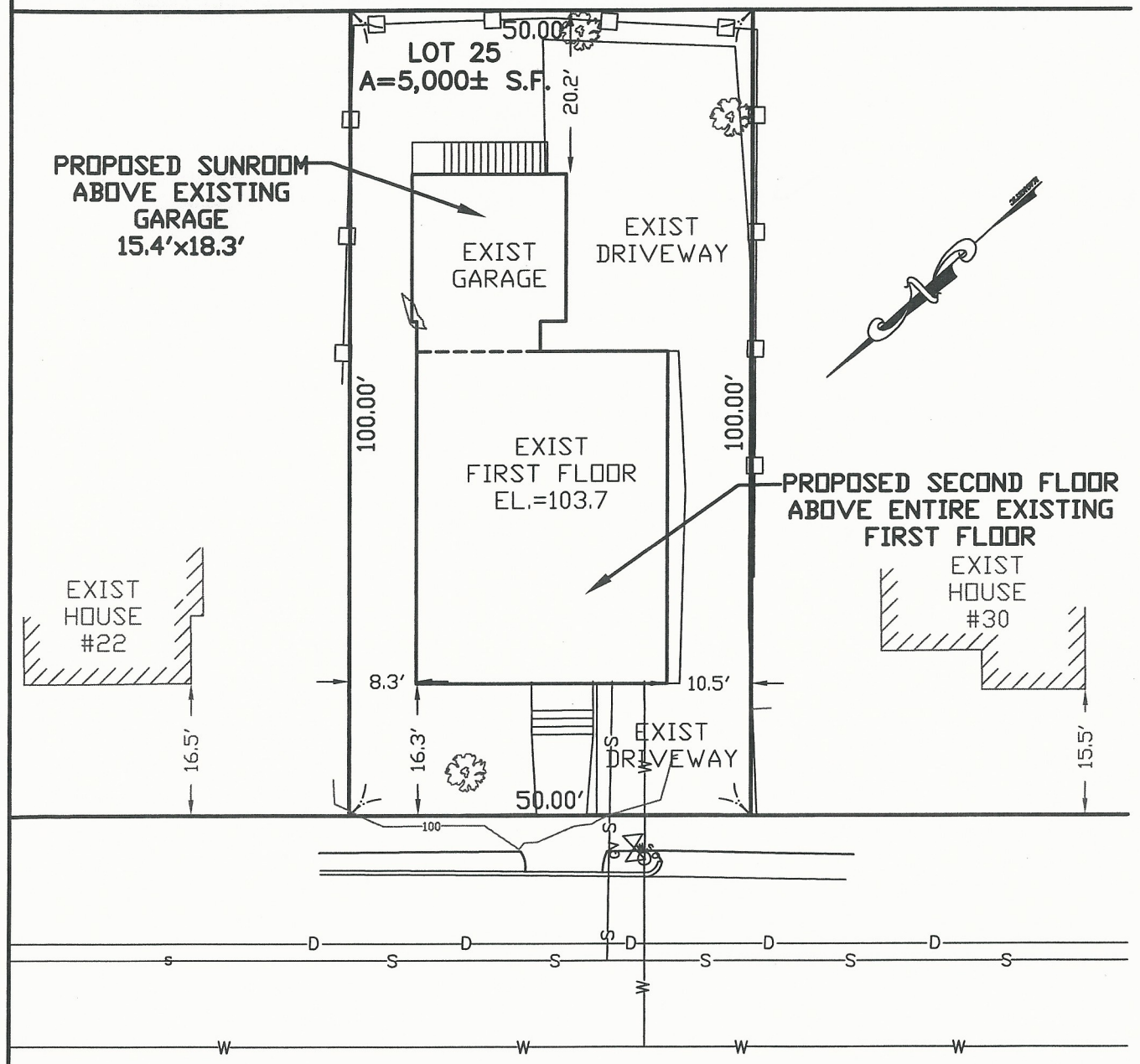
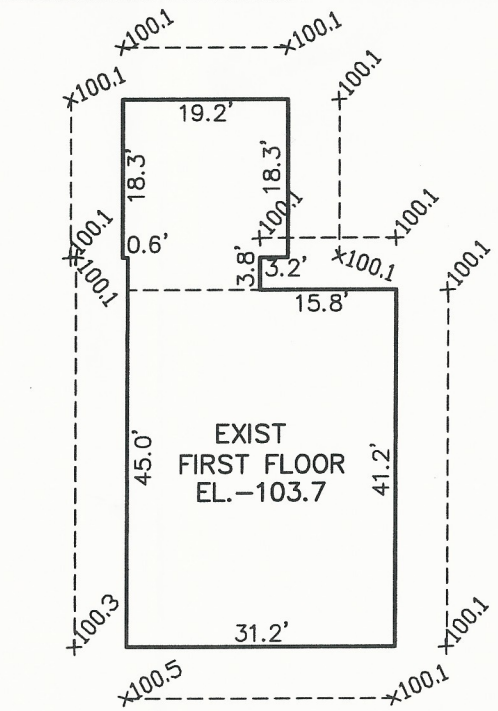
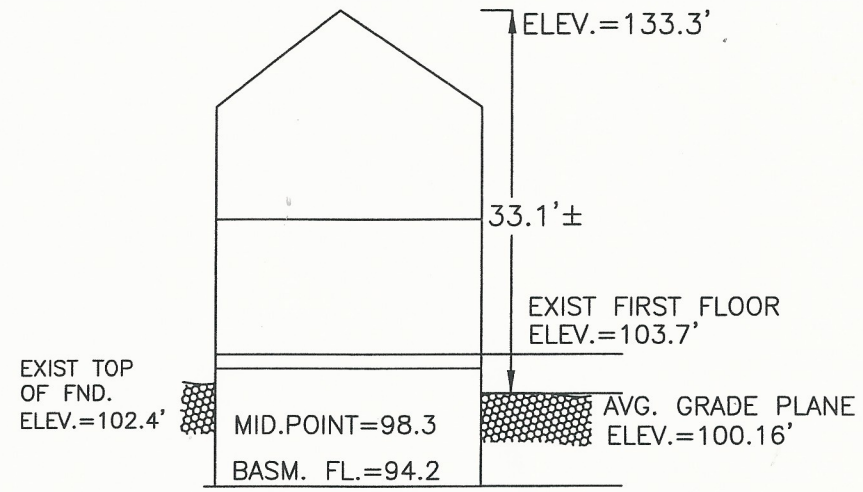


GILBERT STREET



EXISTING/PROPOSED AVERAGE GRADE
6' OFFSET
NOT TO SCALE



PROPOSED PROFILE
NOT TO SCALE

AVERAGE GRADE PLANE

SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1&2	MEANx LENGTH
1	45.0	100.3	100.1	100.2	4,509.0
2	18.3	100.1	100.1	100.1	1,831.8
3	19.2	100.1	100.1	100.1	1,921.9
4	18.3	100.1	100.1	100.1	1,831.8
5	15.8	100.1	100.1	100.1	1,581.6
6	41.2	100.1	100.1	100.1	4,124.1
7	31.2	100.1	100.5	100.3	3,129.4
	E= 189.0'				E=18,929.6
SUM OF MEAN X LENGTH / SUM OF LENGTHS =AVERAGE GRADE PLANE=100.16'					

PROPOSED PLOT PLAN

26 GILBERT STREET
NEWTON, MA. 02465

SCALE: 1"=20' DATE: SEPTEMBER 09, 2020

ASSESSOR'S MAP 053NE
SECTION 33
BLOCK 2
LOT 25
NEIGHBORHOOD 5C

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

ZONING – MR1 DISTRICT (OLD)
MINIMUM LOT AREA: 7,000 SF
MINIMUM DEPTH OF FRONT YARD: 25 FT
MINIMUM WIDTH OF SIDE YARD: 7.5 FT
MINIMUM DEPTH OF REAR YARD: 15 FT
TOTAL AREA 5,000± S.F. 100%
EXIST/PROPOSED LOT COVERAGE = 34.0%>30% (REQUIRED)
EXIST/PROPOSED OPEN SPACE = 43.4%<50% (REQUIRED)

AVERAGE FRONT YARD SETBACK:
#22 GILBERT STREET = 16.5'
#30 GILBERT STREET = 15.5'

ALLOWED FRONT YARD SETBACK FOR
#26 GILBERT STREET = 16.0'

OWNER:
YEFIM & DIANA SHAPIRO

REFERENCES:
1 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 215 PLAN 20.

COMMONWEALTH OF MASSACHUSETTS
A. MATTHEW BELSKI JR.
No. 37557
9/9/20

A. MATTHEW BELSKI JR. P.L.S. No. 37557