

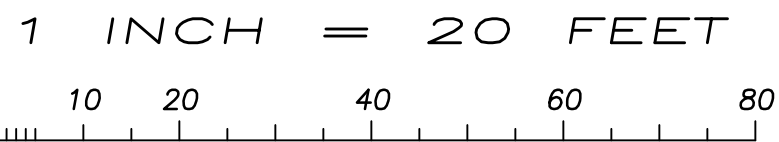
NORTH FROM PLAN 1549 OF 1958

N/F
LEWIS BEDNARCZUK
&
JEANINE COX
BK.49535 PG.381

OWNER OF RECORD:
WILLIAM MARSH HOLDINGS, LLC
BK.70195 PG.227

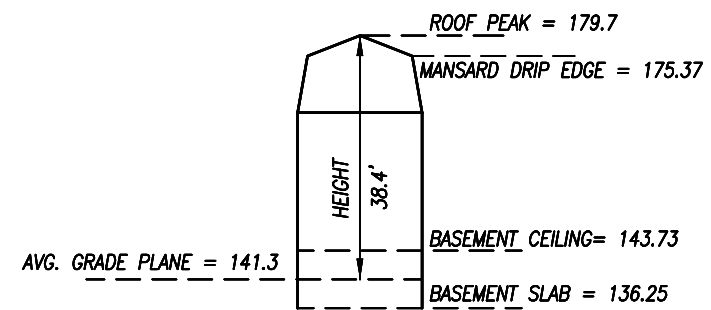
LOT 2A-2
(PLAN 995 OF 2017)
3,924± SQ. FT.

N/F
THE MICHAEL UNGER
FAMILY TRUST
BK.67478 PG.5



EXISTING CONDITIONS SITE PLAN
164 HIGHLAND AVENUE
NEWTON, MASSACHUSETTS
1 INCH = 20 FEET DECEMBER 9, 2020
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

EXISTING ELEVATIONS



164 HIGHLAND AVENUE DIMENSIONAL TABLE
ZONING DISTRICT: "SR 1" (OLD LOT)

LOT	REQUIRED	LOTS B & C	LOTS 2A-2
LOT AREA	15,000 SF	22,230 SF	3,924 SF
FRONTAGE	100'	134.26'	N/A
LOT COVERAGE	20% (MAX.)	10.2%	N/A
OPEN SPACE	65% (MIN.)	84.8%	N/A
FRONT YARD	25'	35.8'	N/A
RIGHT SIDE YARD	12.5'	54.6'	N/A
LEFT SIDE YARD	12.5'	41.4'	N/A
REAR YARD	25'	62.0'	N/A
BUILDING RIDGE	N/A	179.7'	N/A
AVERAGE GRADE	N/A	141.3'	N/A
BUILDING HEIGHT	36' (MAX.)	38.4'	N/A
STORIES	2.5	3	N/A

NOTE: STORIES VALUE PROVIDED BY ARCHITECT

AREA CALCULATIONS:

- EXISTING BUILDING -- 2,260 S.F.
- EXISTING DRIVEWAY -- 1,112 S.F.
- EXISTING LOT COVERAGE: 10.2%
- EXISTING OPEN SPACE: 84.8%

LEGEND:

- BB = BURNING BUSH
- D = DECIDUOUS
- E = EVERGREEN
- SH = SHRUB
- = OVERHEAD WIRES
- = GAS MAIN / SERVICE
- = SEWER MAIN / SERVICE
- = WATER MAIN / SERVICE

BENCHMARKS: (CITY OF NEWTON BASE)

- BM1 - SPIKE SET 1.2'± UP IN UTILITY POLE ELEVATION = 137.83
- BM2 - SPIKE SET IN ROOT OF 24" OAK TREE ELEVATION = 136.69

NOTES:

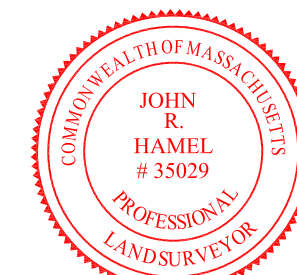
- ZONING DISTRICT: SR-2
- THE LOCATION OF THE SUBSURFACE UTILITIES IS APPROXIMATE & BASED ON FIELD OBSERVATION & INFORMATION ON FILE WITH THE CITY OF NEWTON ENGINEERING DEPARTMENT.

PLAN REFERENCES:

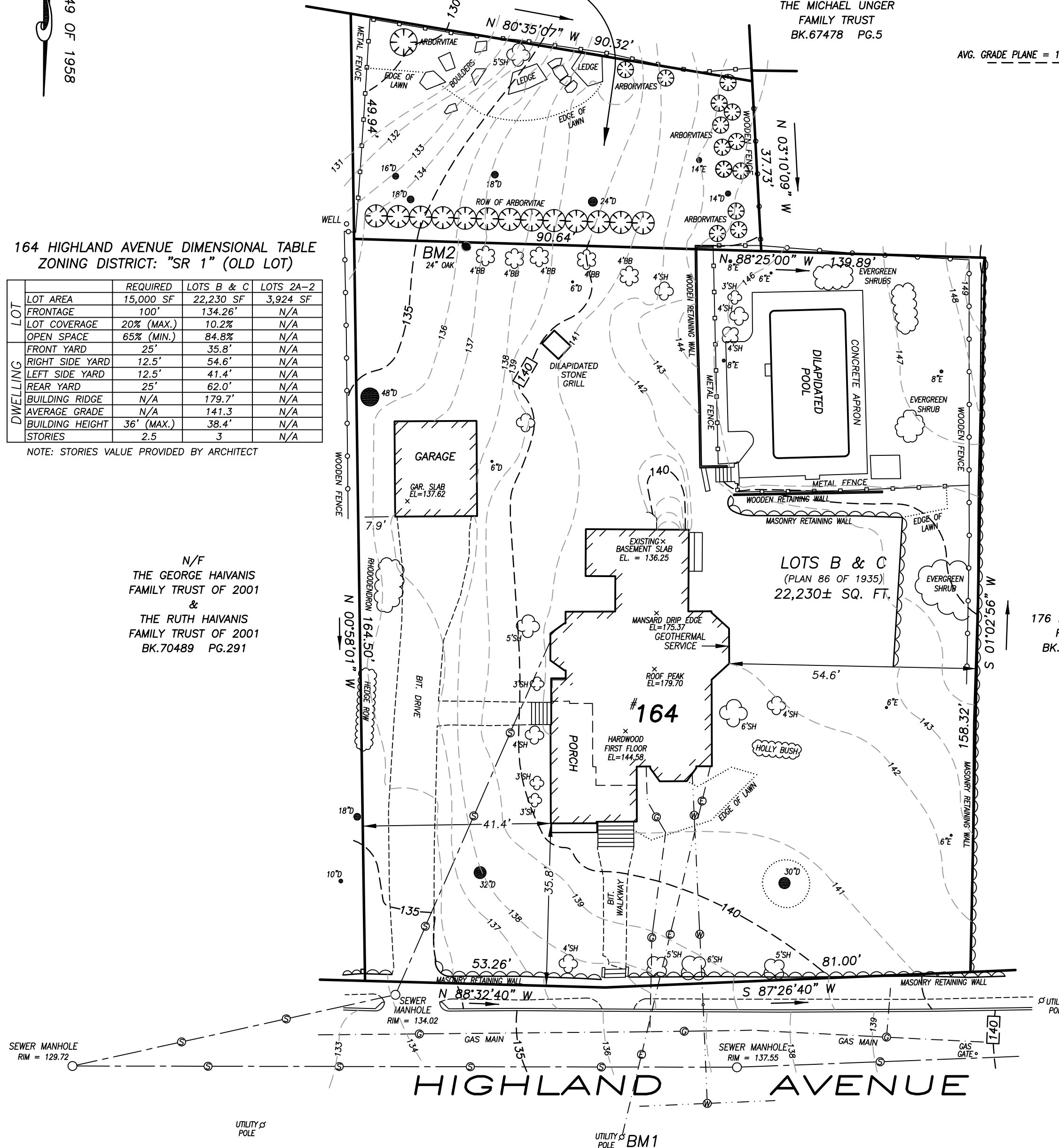
- PLAN NUMBER 86 OF 1935
- PLAN NUMBER 1549 OF 1958
- PLAN NUMBER 995 OF 2017

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF NOVEMBER 8, 2019, WITH THE USE OF A TOPCON TOTAL STATION.

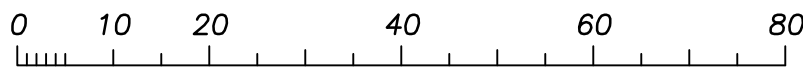
John R. Hamel
JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



DECEMBER 9, 2020
DATE:

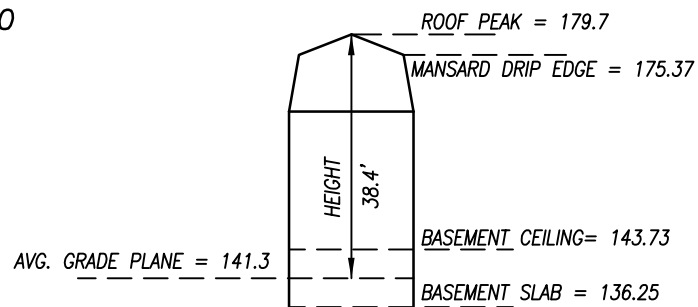


1 INCH = 20 FEET

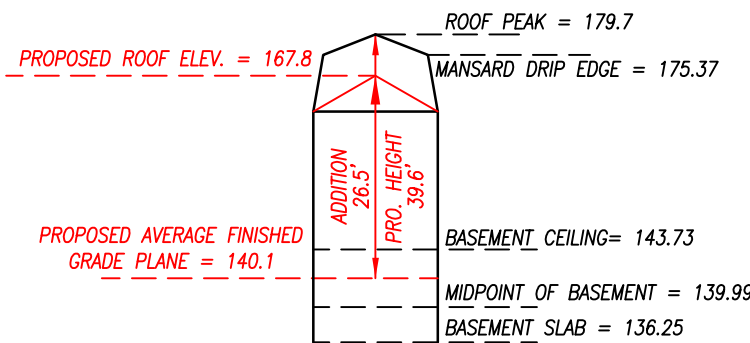


NORTH FROM PLAN 1549 OF 1958

EXISTING ELEVATIONS



PROPOSED ELEVATIONS



PROPOSED SITE PLAN
 164 HIGHLAND AVENUE
 NEWTON, MASSACHUSETTS
 1 INCH = 20 FEET DECEMBER 9, 2020
 SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

OWNERS OF RECORD:
 ROBERT J. LAUGHREA
 &
 CINDY K. LAUGHREA
 BK.51406 PG.332

LOT 2A-2
 (PLAN 995 OF 2017)
 3,924± SQ. FT.

OWNER OF RECORD:
 WILLIAM MARSH HOLDINGS, LLC
 BK.70195 PG.227

164 HIGHLAND AVENUE DIMENSIONAL TABLE
 ZONING DISTRICT: "SR 1" (OLD LOT)

	REQUIRED	EXISTING	PROPOSED		
LOT AREA	15,000 SF	22,230 SF	26,154 SF		
FRONTAGE	100'	134.26'	134.26'		
LOT COVERAGE	20% (MAX.)	10.2%	12.9%		
OPEN SPACE	65% (MIN.)	84.8%	78.0%		
				PRO. DWELLING	PRO. POOL
FRONT YARD	25'	35.8'	37.1'		139.8'
RIGHT SIDE YARD	12.5'	54.6'	54.6'		16.1'
LEFT SIDE YARD	12.5'	41.4'	12.5'		59.6'
REAR YARD	25'	62.0'	34.5'		25.0'
BUILDING RIDGE	N/A	179.7'	179.7'		
AVERAGE GRADE	N/A	141.3	140.1		
BUILDING HEIGHT	36' (MAX.)	38.4'	39.6'		
STORIES	2.5	3	3		

NOTES: - STORIES VALUES PROVIDED BY ARCHITECT
 - LOT 2A-2 & LOTS B & C ARE TO BECOME MERGED UNDER COMMON OWNERSHIP PRIOR TO CONSTRUCTION

PLAN REFERENCES:
 - PLAN NUMBER 86 OF 1935
 - PLAN NUMBER 1549 OF 1958
 - PLAN NUMBER 995 OF 2017

N/F
 THE GEORGE HAVANIS
 FAMILY TRUST OF 2001
 &
 THE RUTH HAVANIS
 FAMILY TRUST OF 2001
 BK.70489 PG.291

N/F
 176 HIGHLAND AVENUE
 REALTY TRUST
 BK.61552 PG.129

AREA CALCULATIONS:

- EXISTING BUILDING --- 2,260 S.F.
- EXISTING DRIVEWAY --- 1,112 S.F.
- EXISTING LOT COVERAGE: 10.2%
- EXISTING OPEN SPACE: 84.8%
- PROPOSED BUILDINGS --- 3,383 S.F.
- PROPOSED DRIVEWAY & SUBGRADE GARAGE --- 2,371 S.F.
- PROPOSED LOT COVERAGE: 12.9%
- PROPOSED OPEN SPACE: 78.0%

LEGEND:

- = OVERHEAD WIRES
- ⊙--- = GAS MAIN / SERVICE
- ⊕--- = SEWER MAIN / SERVICE
- ⊗--- = WATER MAIN / SERVICE
- [145]--- = PROPOSED CONTOUR

BENCHMARKS: (NEWTON CITY BASE)

- BM1 - SPIKE SET 1.2'± UP IN UTILITY POLE ELEVATION = 137.83
- BM2 - SPIKE SET IN ROOT OF 24" OAK TREE ELEVATION = 136.69

NOTES:

- ZONING DISTRICT: SR-1
- THE LOCATION OF THE SUBSURFACE UTILITIES IS APPROXIMATE & BASED ON FIELD OBSERVATION & INFORMATION ON FILE WITH THE CITY OF NEWTON ENGINEERING DEPARTMENT.
- THE PROPOSED RETAINING WALLS & CONTOURS SHOWN HEREON HAVE BEEN PROVIDED BY THE PROJECT ENGINEER & ARCHITECT

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JULY 3, 2020, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR



DECEMBER 9, 2020

DATE:

16567.DWG
 DECEMBER 9, 2020

