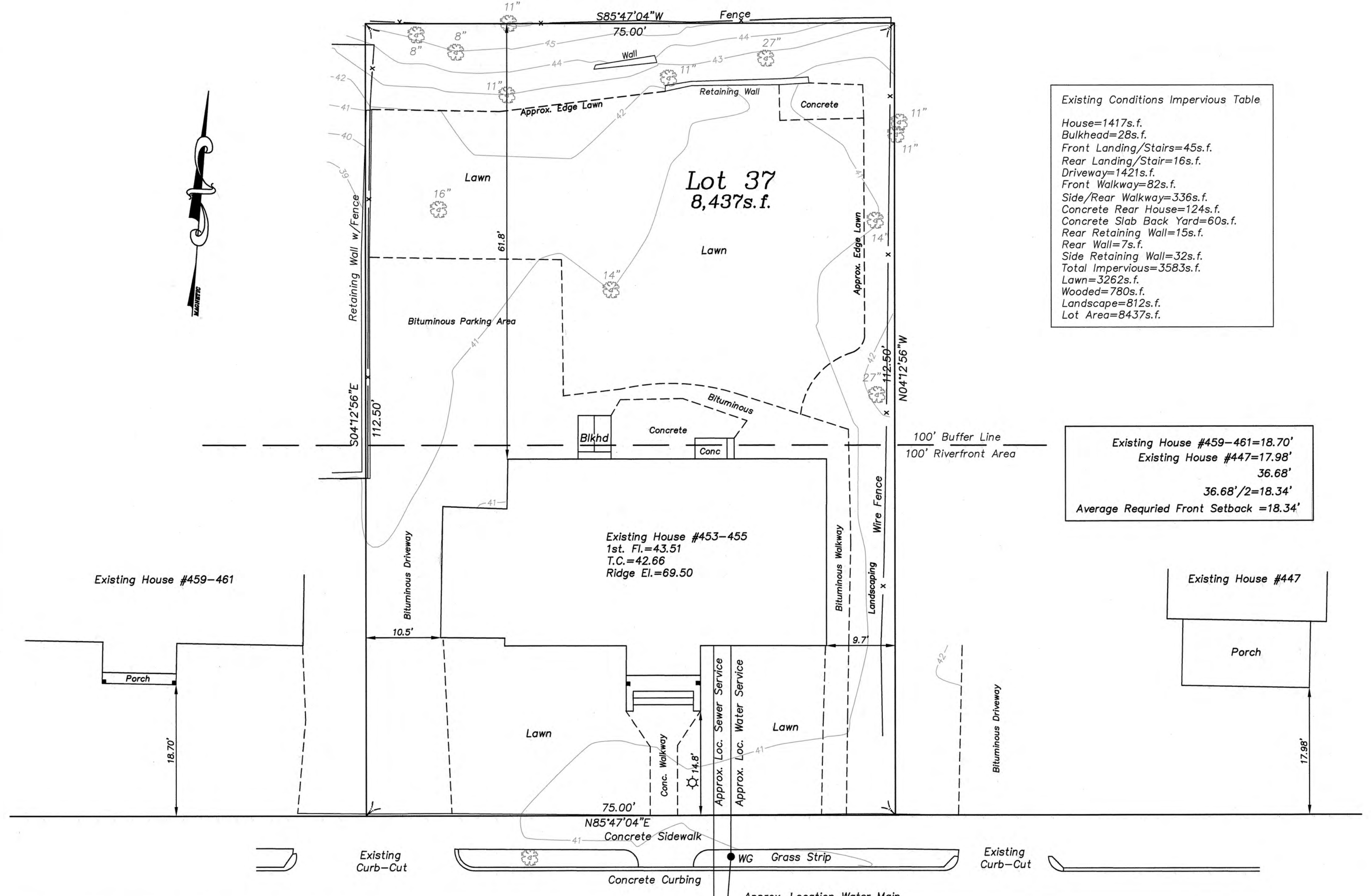


**Dig Safe**  
 Excavators  
 Before you dig contact the Dig Safe Center.  
 To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free  
 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

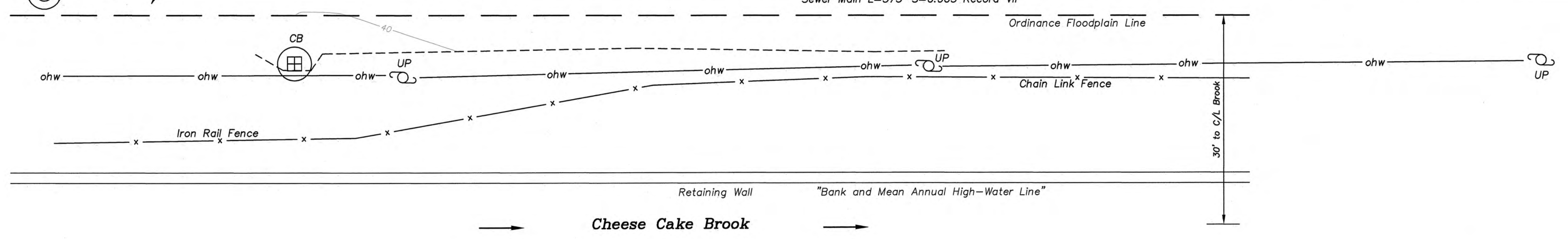


**Existing Conditions Impervious Table**  
 House=1417s.f.  
 Bulkhead=28s.f.  
 Front Landing/Stairs=45s.f.  
 Rear Landing/Stair=16s.f.  
 Driveway=1421s.f.  
 Front Walkway=82s.f.  
 Side/Rear Walkway=336s.f.  
 Concrete Rear House=124s.f.  
 Concrete Slab Back Yard=60s.f.  
 Rear Retaining Wall=15s.f.  
 Rear Wall=7s.f.  
 Side Retaining Wall=32s.f.  
 Total Impervious=3583s.f.  
 Lawn=3262s.f.  
 Woods=780s.f.  
 Landscape=812s.f.  
 Lot Area=8437s.f.

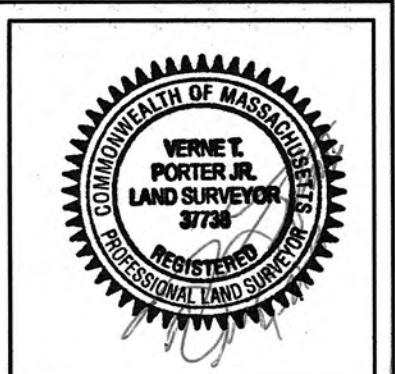
**Existing House #459-461=18.70'**  
**Existing House #447=17.98'**  
 36.68'  
 $36.68' / 2 = 18.34'$   
**Average Required Front Setback = 18.34'**



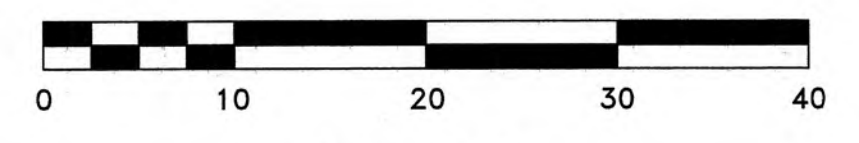
**Albemarle Road**



**NOTES**  
 UTILITIES SHOWN WERE COMPILED FROM ACTUAL FIELD LOCATIONS.  
 CONTRACTORS NOTES, BEST AVAILABLE INFORMATION AND MAY OR MAY NOT  
 BE CORRECT. FIELD VERIFY PRIOR TO ANY EXCAVATION.



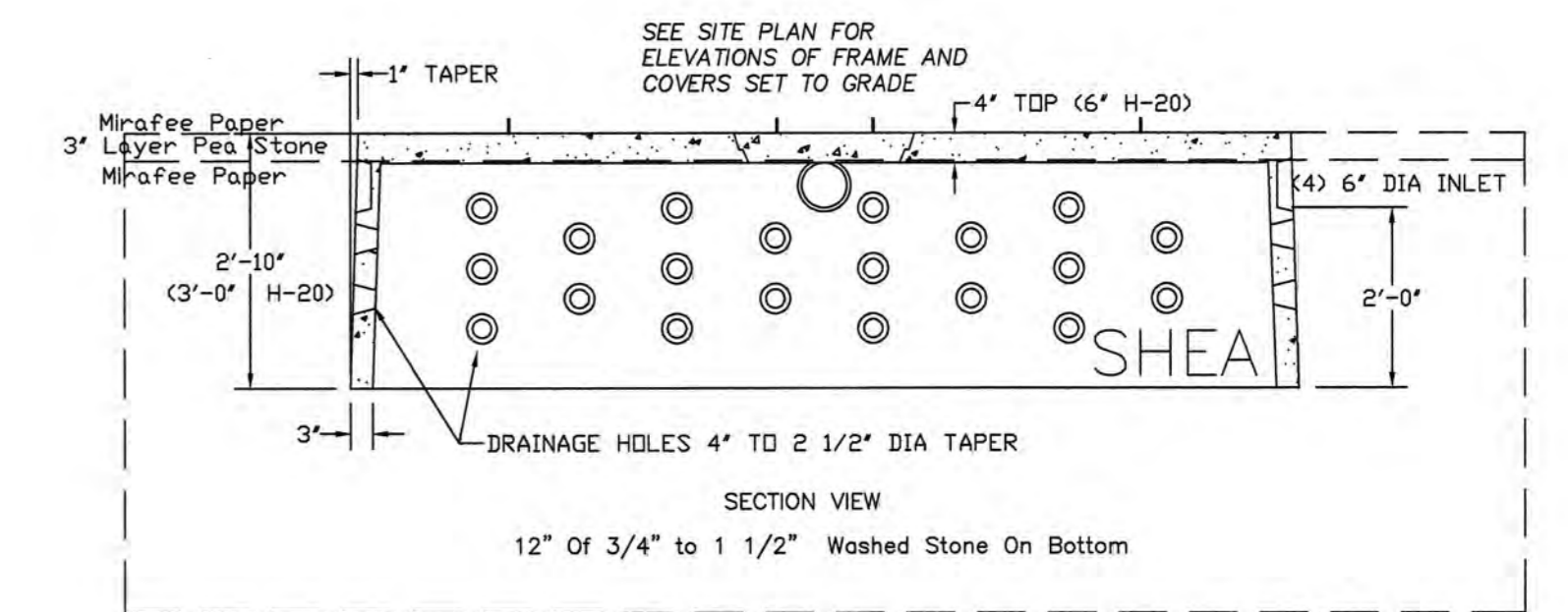
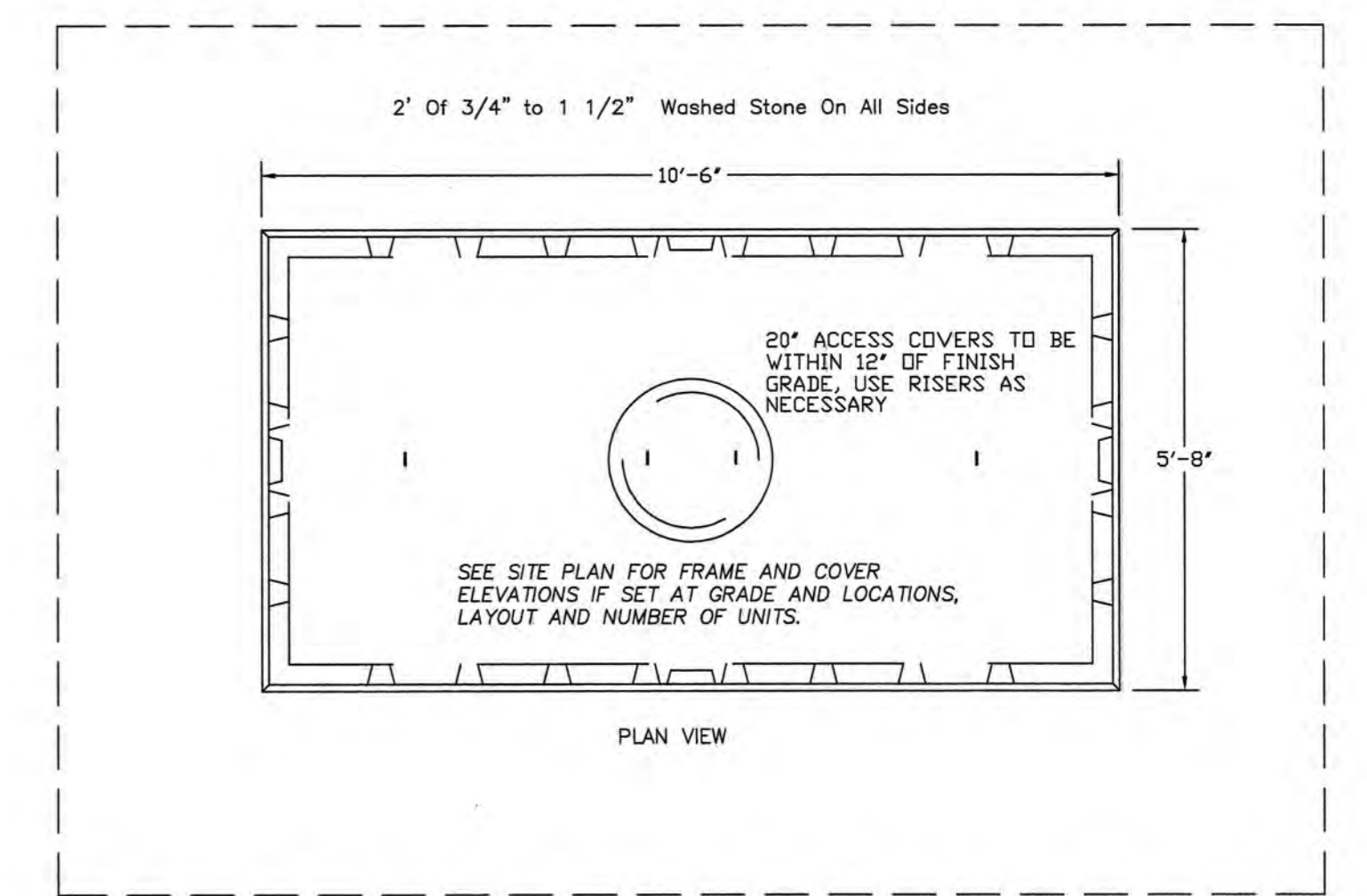
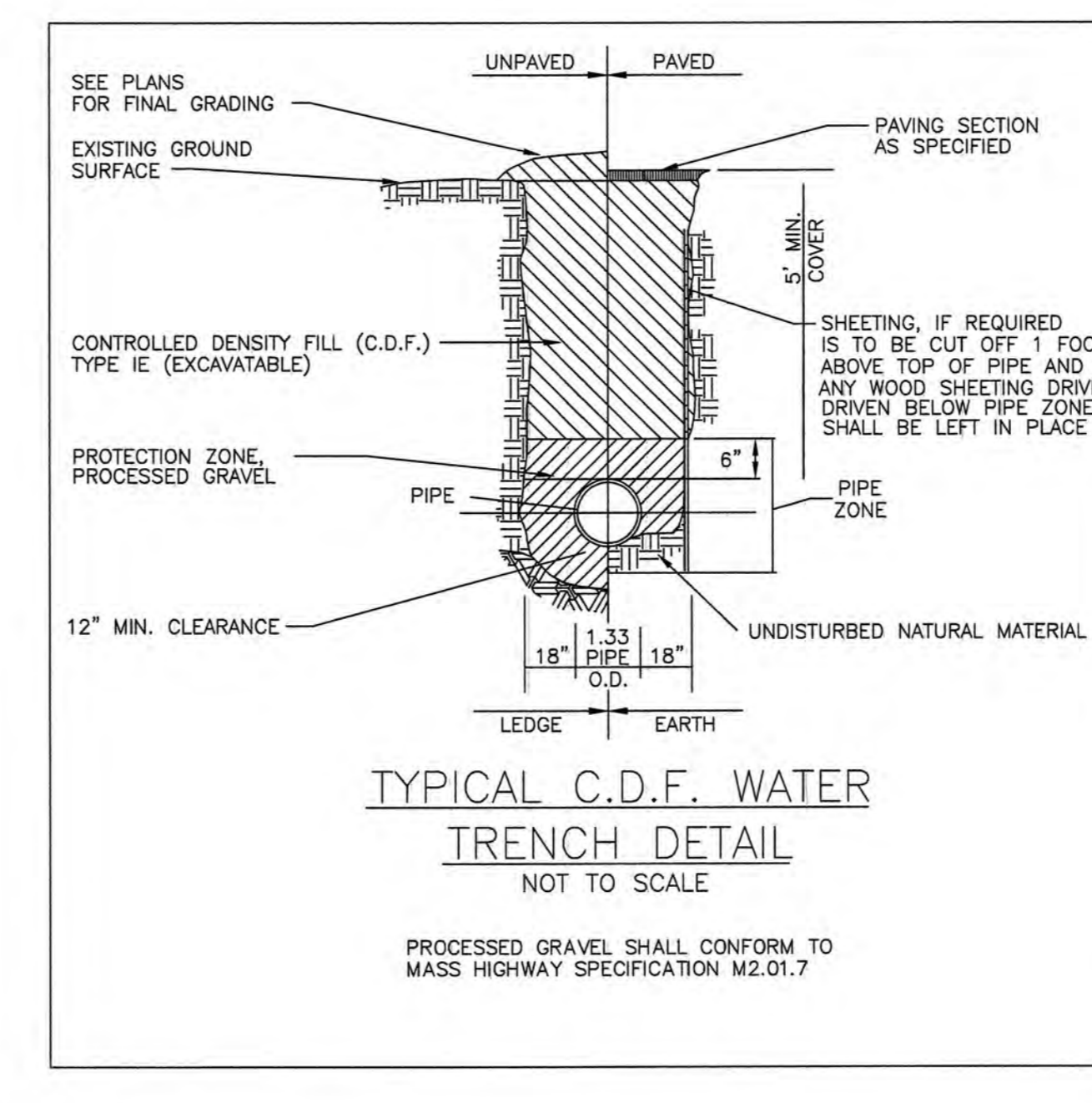
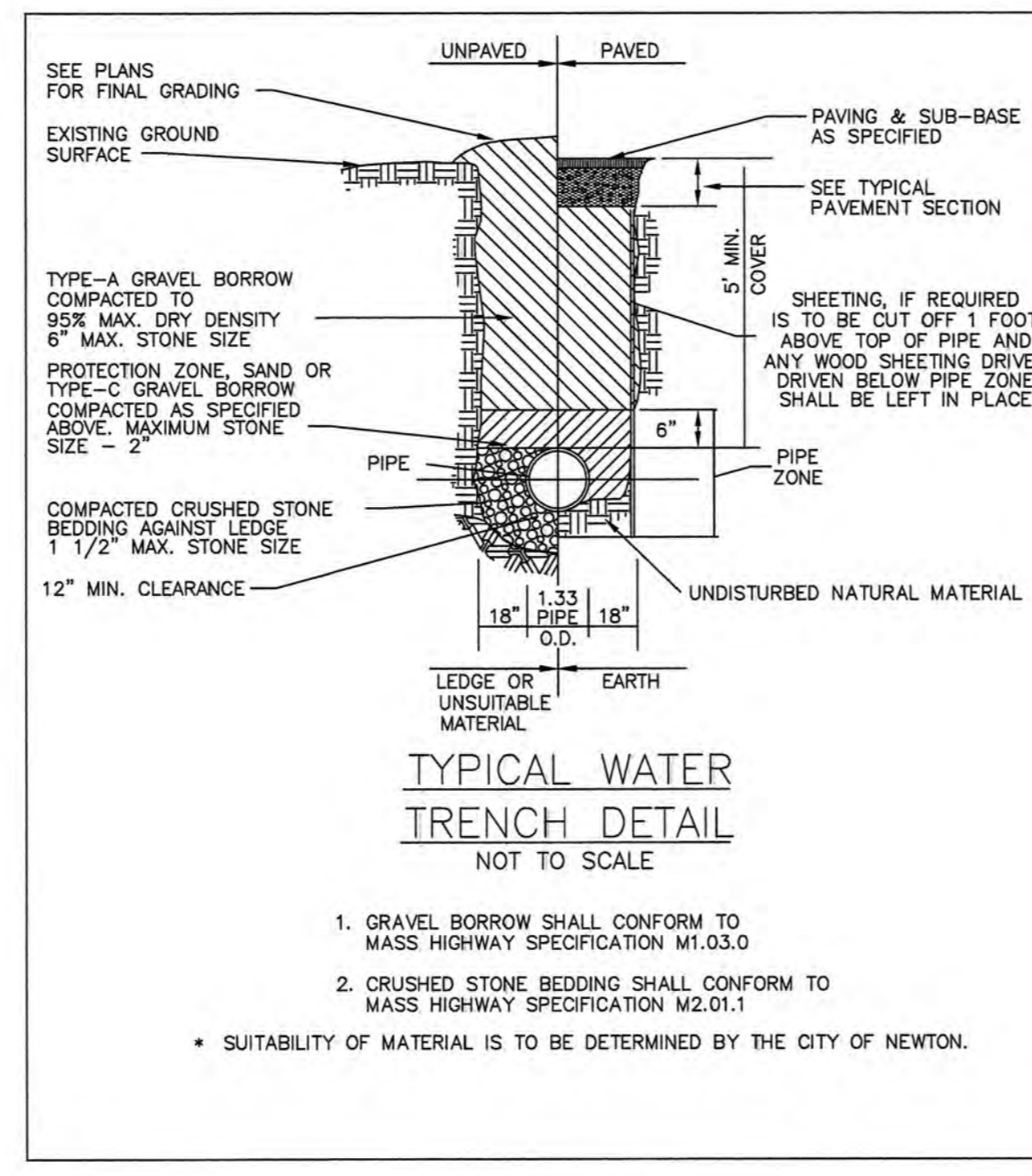
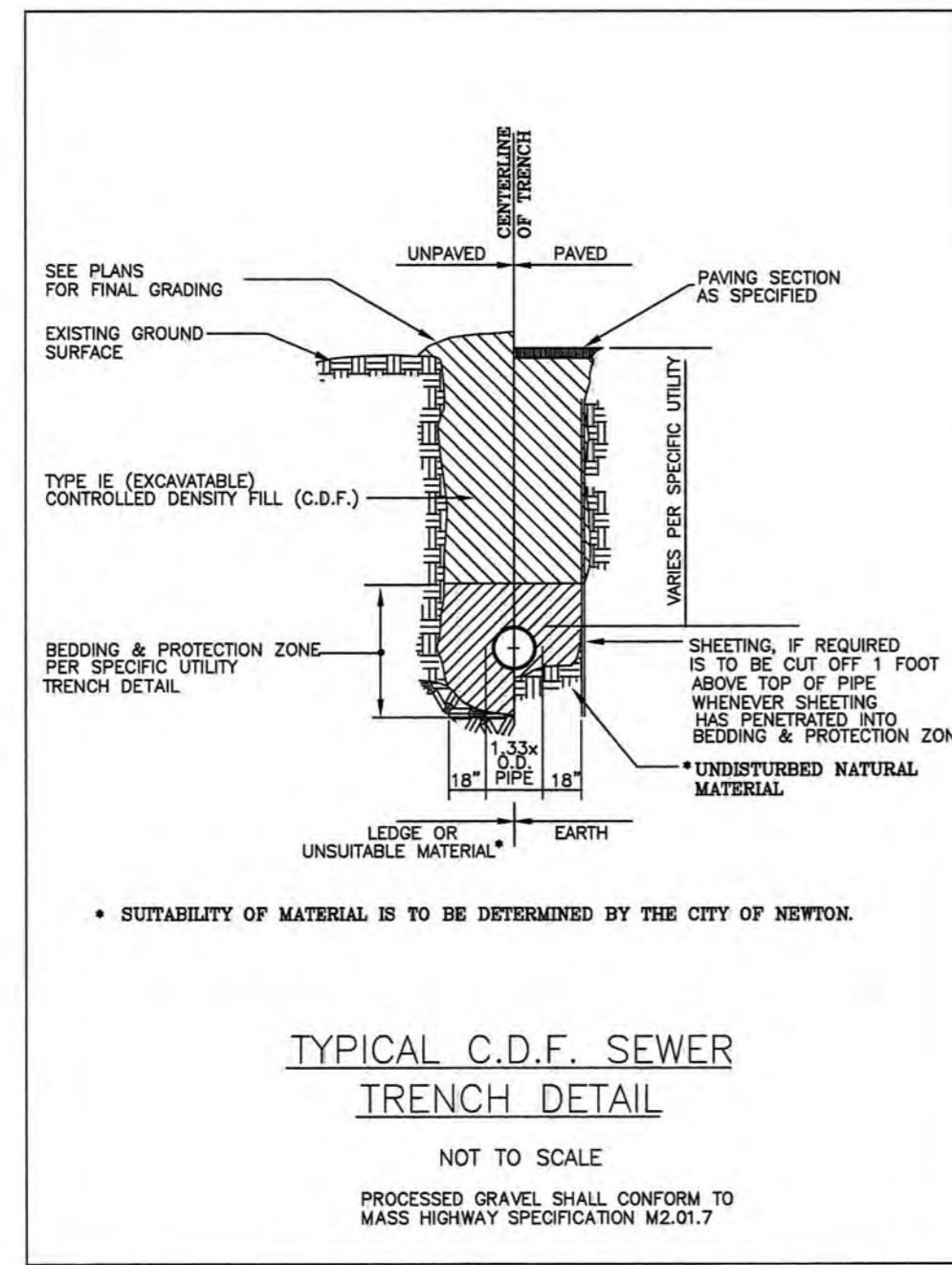
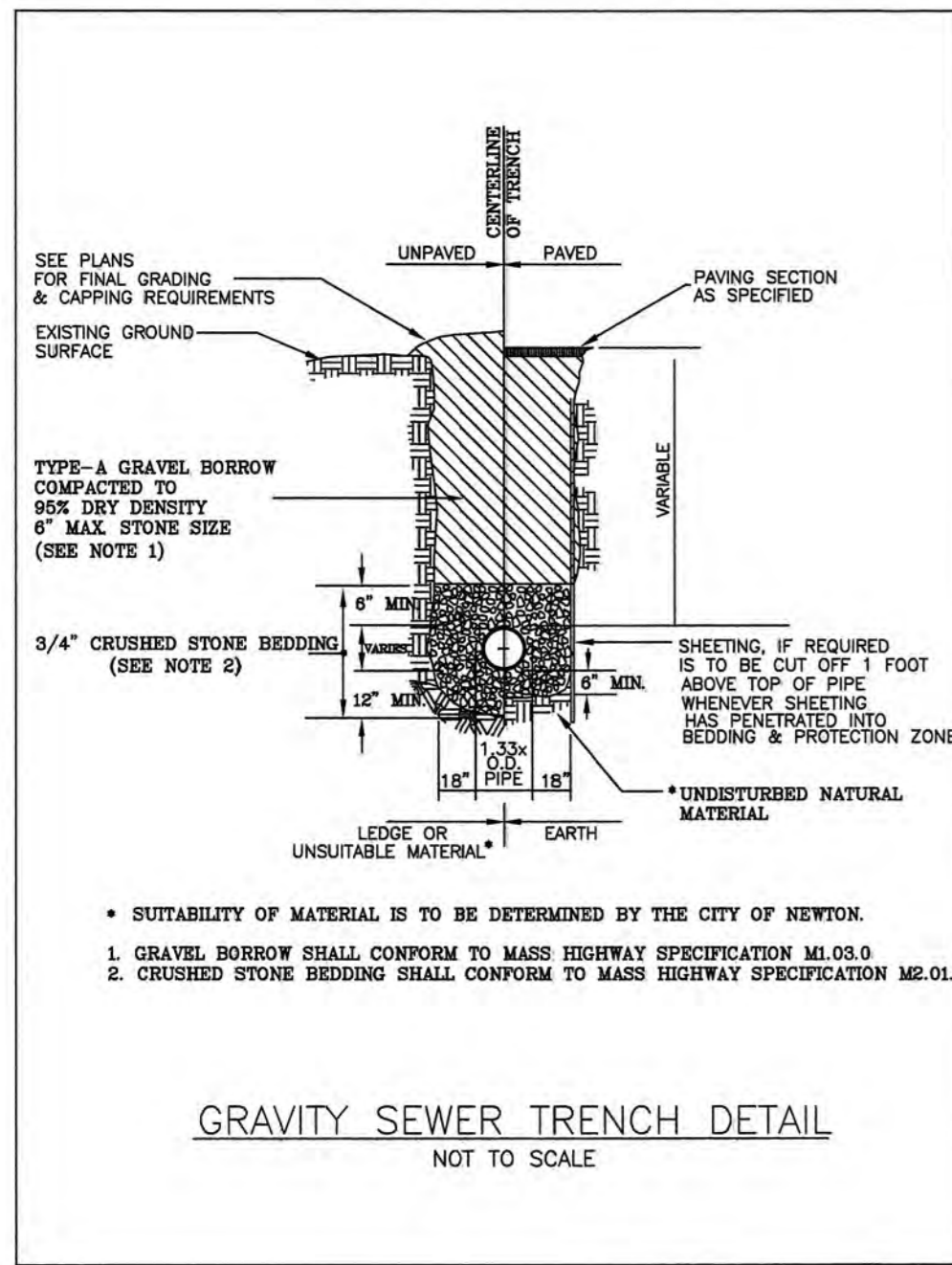
<b>~Existing Condition Site Plan~</b>	
453-455 Albemarle Road Newton, Massachusetts	
Scale: 1"=10'    February 9, 2021	
<b>VERNE T. PORTER Jr., PLS</b> Land Surveyors - Civil Engineers 354 Elliot Street, Newton, Ma. 02464	
Project: 21007	Checked By: VTP
Sheet 1 of 3	



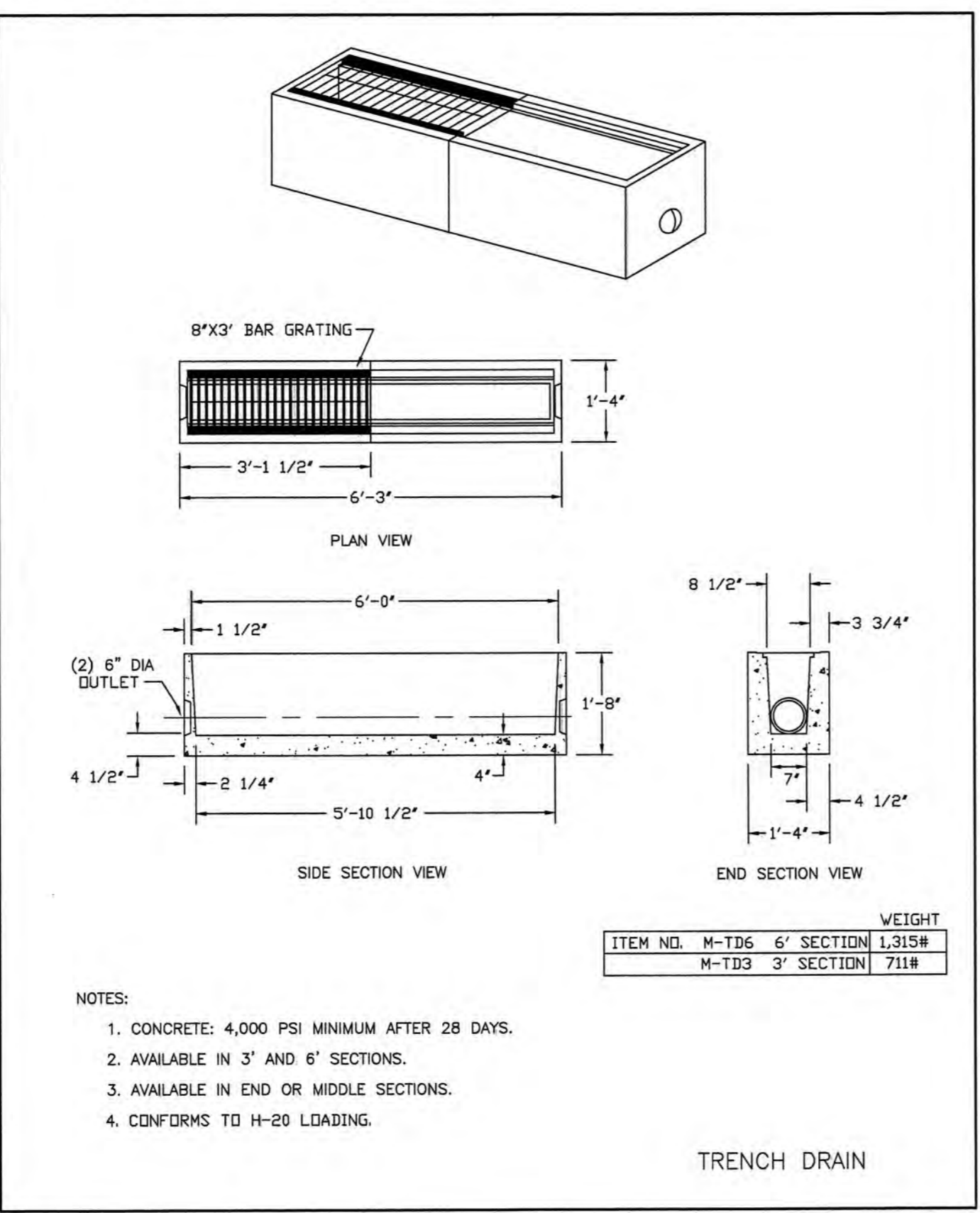
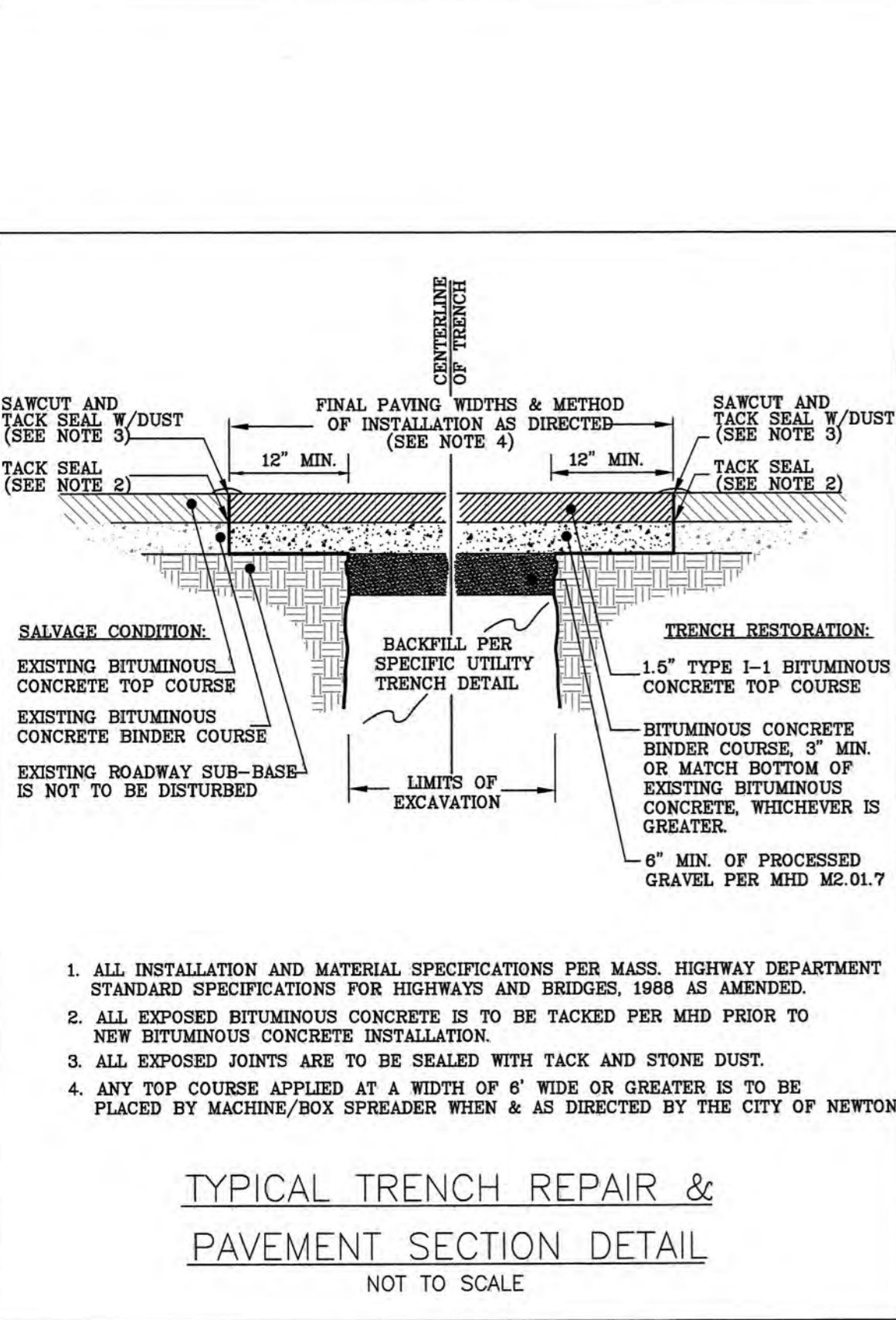
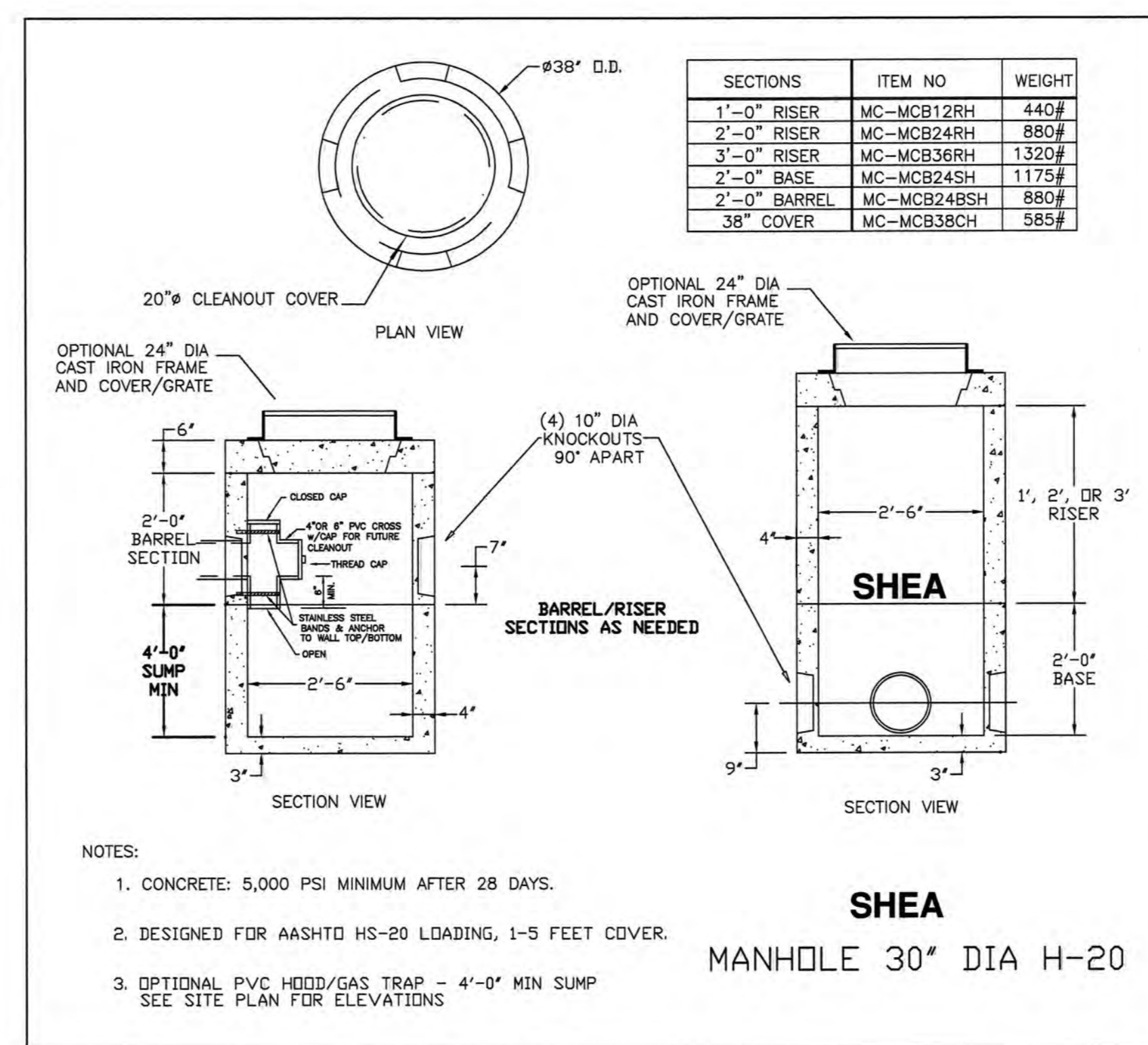
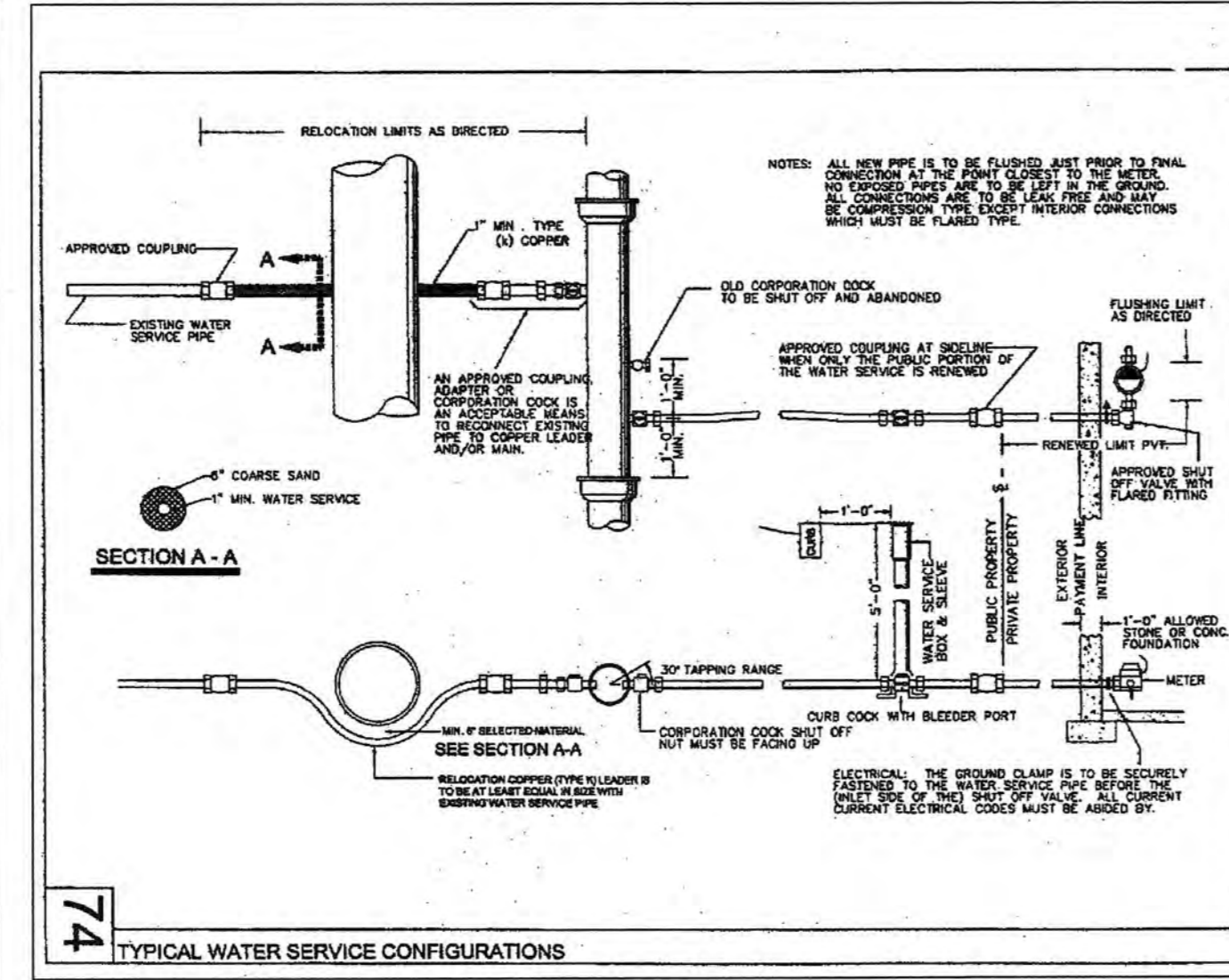
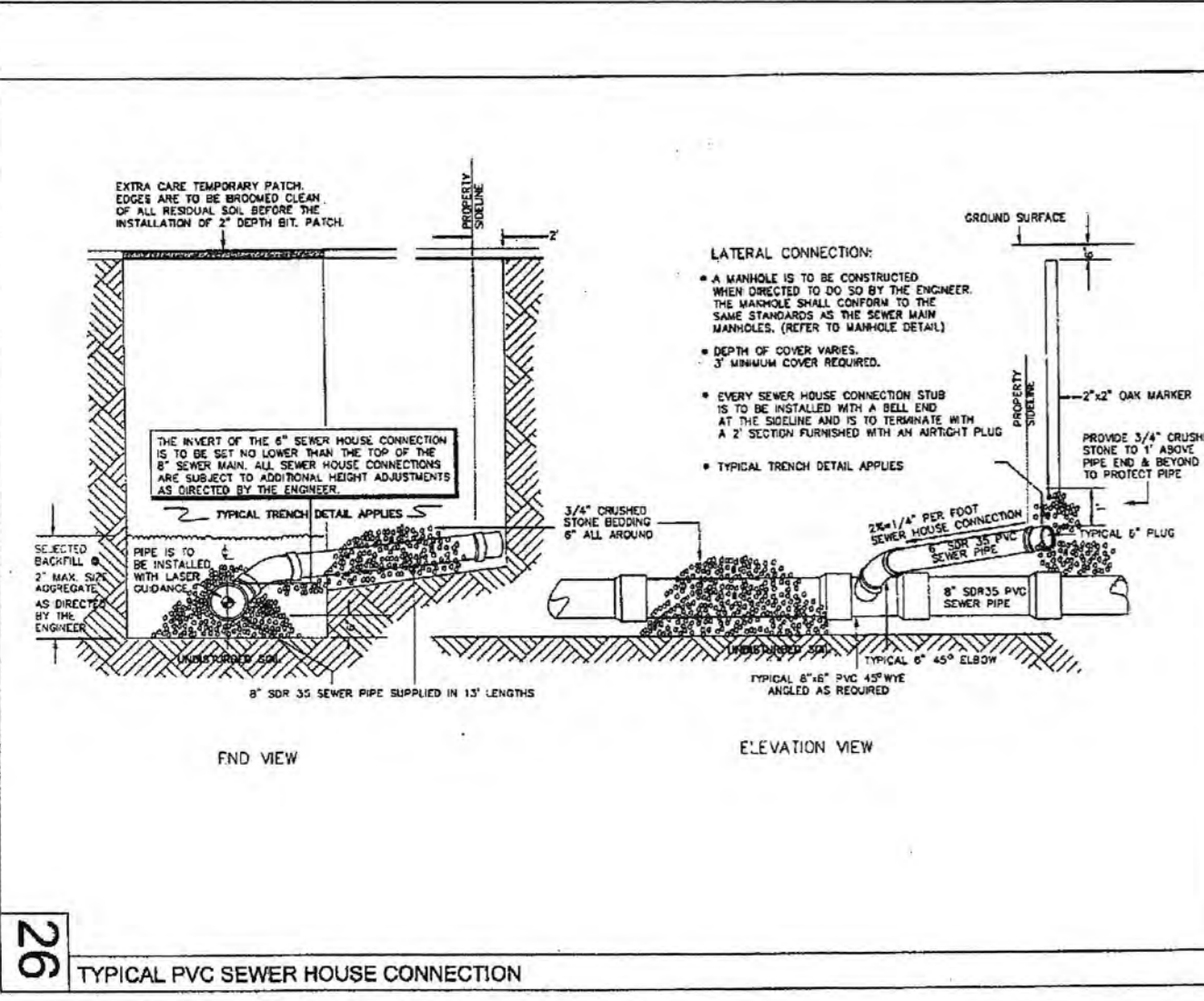




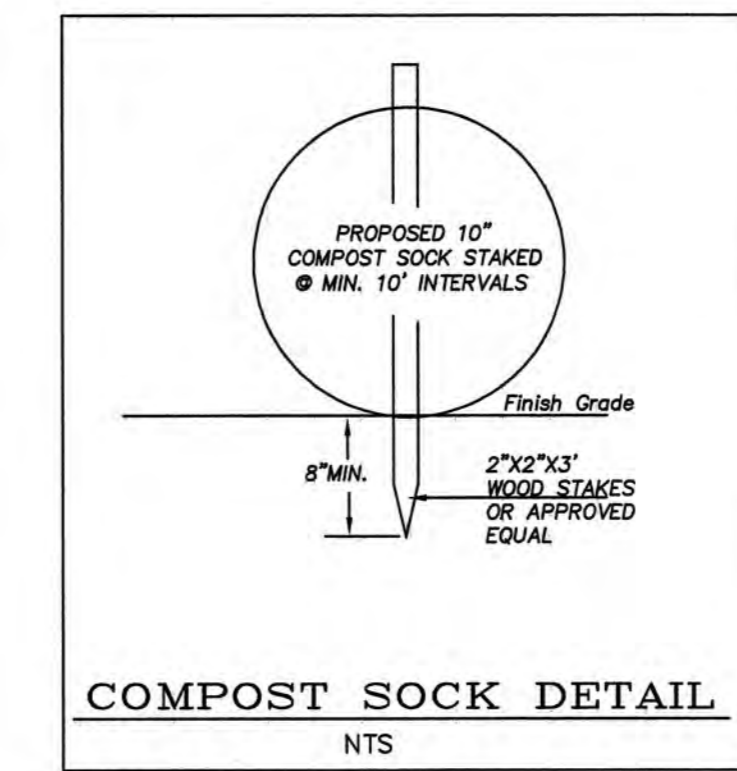
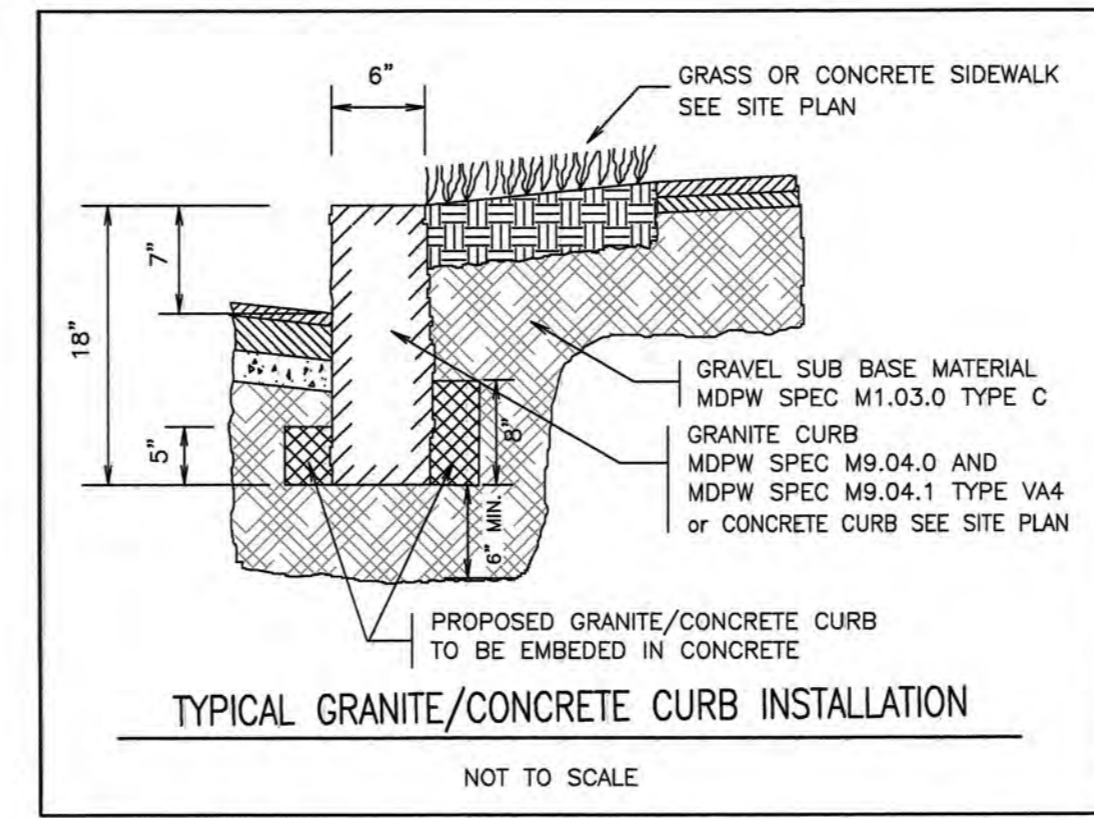




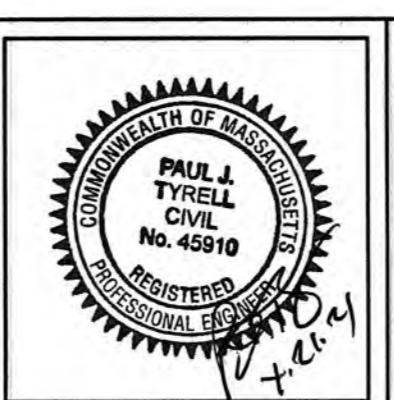
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. ALSO AVAILABLE IN H-20 LOADING.



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REVISIONS	
DATE	DESCRIPTION



~Detail Sheet~

453-455 Albemarle Road  
Newton, Massachusetts

Scale: As Noted      April 19, 2021

**VERNE T. PORTER Jr, PLS**  
Land Surveyors - Civil Engineers  
354 Elliot Street, Newton, Ma. 02464

Project: 21007  
Designed By:  
Drawn By:  
Checked By:

Sheet 3 of 3