

Beacon Street

Notes:

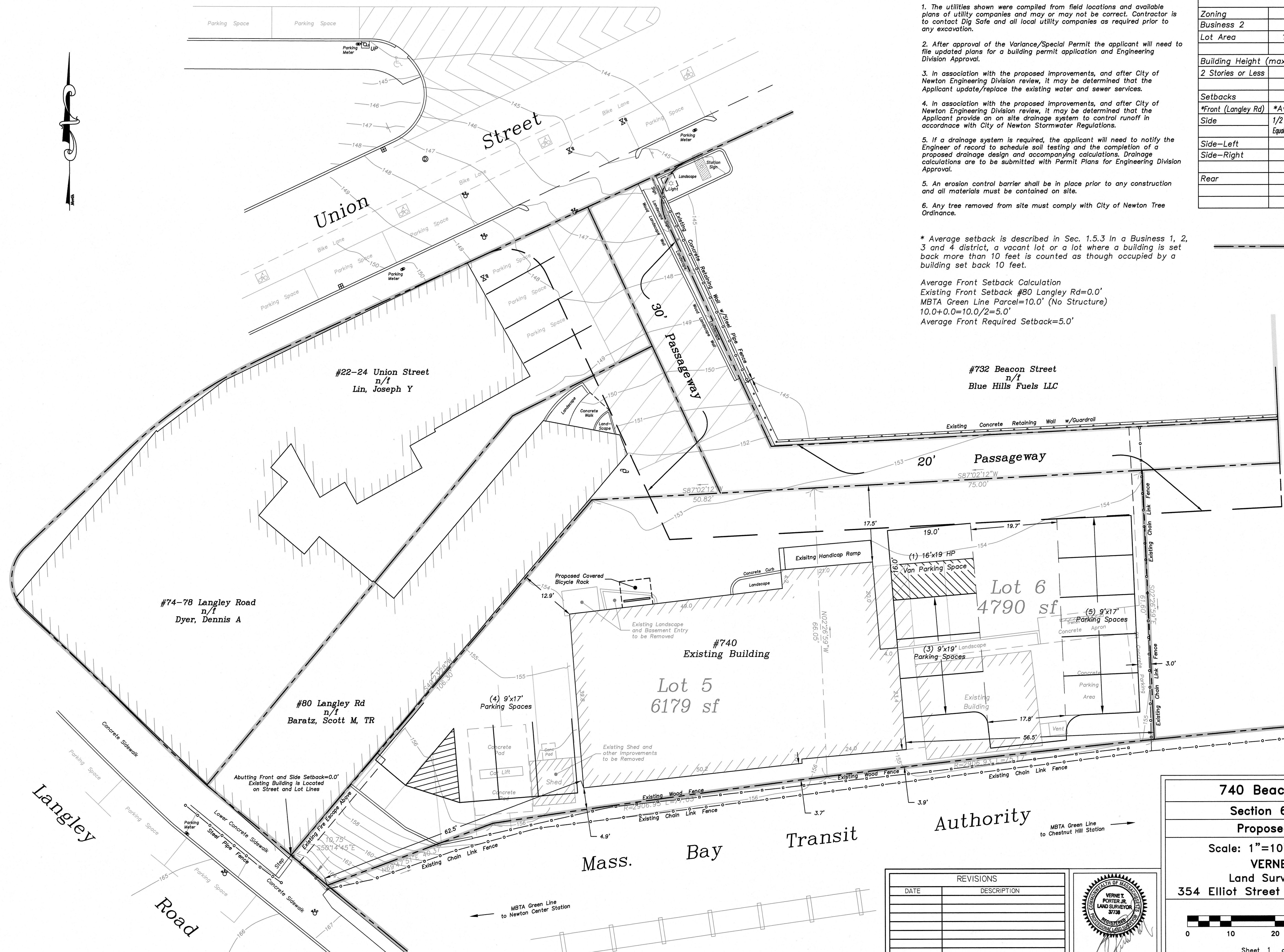
- The utilities shown were compiled from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required prior to any excavation.
- After approval of the Variance/Special Permit the applicant will need to file updated plans for a building permit application and Engineering Division Approval.
- In association with the proposed improvements, and after City of Newton Engineering Division review, it may be determined that the Applicant update/replace the existing water and sewer services.
- In association with the proposed improvements, and after City of Newton Engineering Division review, it may be determined that the Applicant provide an on site drainage system to control runoff in accordance with City of Newton Stormwater Regulations.
- If a drainage system is required, the applicant will need to notify the Engineer of record to schedule soil testing and the completion of a proposed drainage design and accompanying calculations. Drainage calculations are to be submitted with Permit Plans for Engineering Division Approval.
- An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
- Any tree removed from site must comply with City of Newton Tree Ordinance.

Zoning Chart			
Zoning	Required	Existing	Proposed
Business 2			
Lot Area	10,000 sf	16,570 sf	16,570 sf
Building Height (max)			
2 Stories or Less	24'	17.6'	17.6'
Setbacks			
*Front (Langley Rd)	*Average =5.0'	62.5'	62.5'
Side	1/2 Bld Height (8.8')/ Equal to Abutting Side Yard		
Side-Left	0.0'	12.9'	12.9'
Side-Right	8.8'	1.0'	3.7'
Rear	0.0'	25.4'	56.5'

* Average setback is described in Sec. 1.5.3 in a Business 1, 2, 3 and 4 district, a vacant lot or a lot where a building is set back more than 10 feet is counted as though occupied by a building set back 10 feet.

Average Front Setback Calculation
 Existing Front Setback #80 Langley Rd=0.0'
 MBTA Green Line Parcel=10.0' (No Structure)
 $10.0+0.0=10.0/2=5.0'$
 Average Front Required Setback=5.0'

Existing Lot Lines

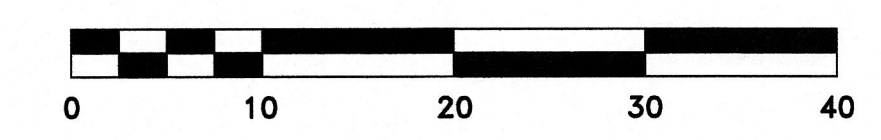
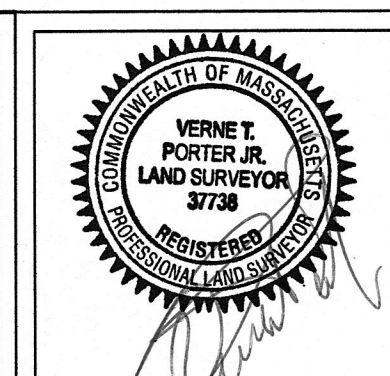


740 Beacon Street, Newton, MA
 Section 61 - Block 38 - Lot 5
Proposed Conditions Site Plan
 Scale: 1"=10' December 21, 2020
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 20019
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 1 of 3

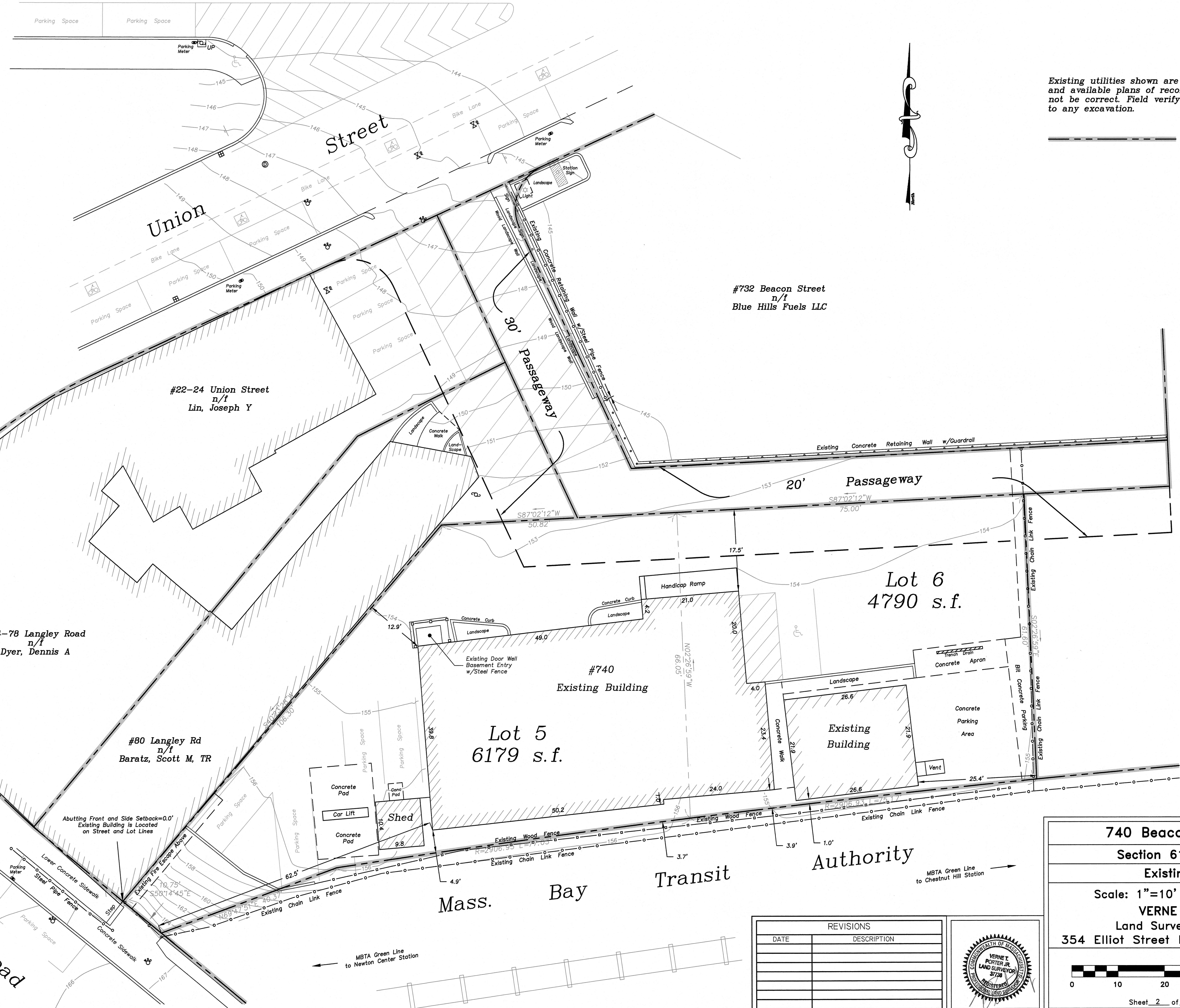
REVISIONS	
DATE	DESCRIPTION



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.

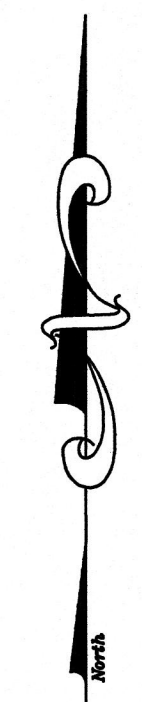


Beacon Street



Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

Existing Lot Lines



#74-78 Langley Road
 n/f
 Dyer, Dennis A

#22-24 Union Street
 n/f
 Lin, Joseph Y

#80 Langley Rd
 n/f
 Baratz, Scott M, TR

#732 Beacon Street
 n/f
 Blue Hills Fuels LLC

Lot 5
 6179 s.f.

Lot 6
 4790 s.f.

#740
 Existing Building

Existing Building

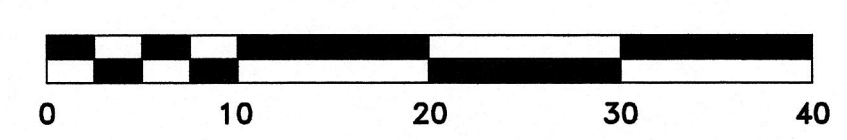
740 Beacon Street, Newton, MA

Section 61 - Block 38 - Lot 5

Existing Conditions Plan

Scale: 1"=10' December 21, 2020

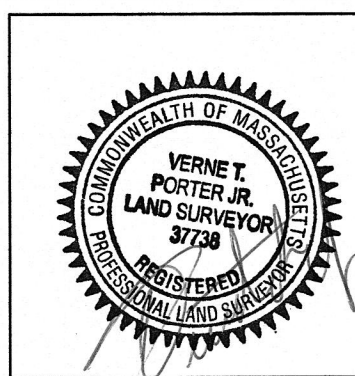
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Sheet 2 of 3

Project: 20019
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REVISIONS	
DATE	DESCRIPTION

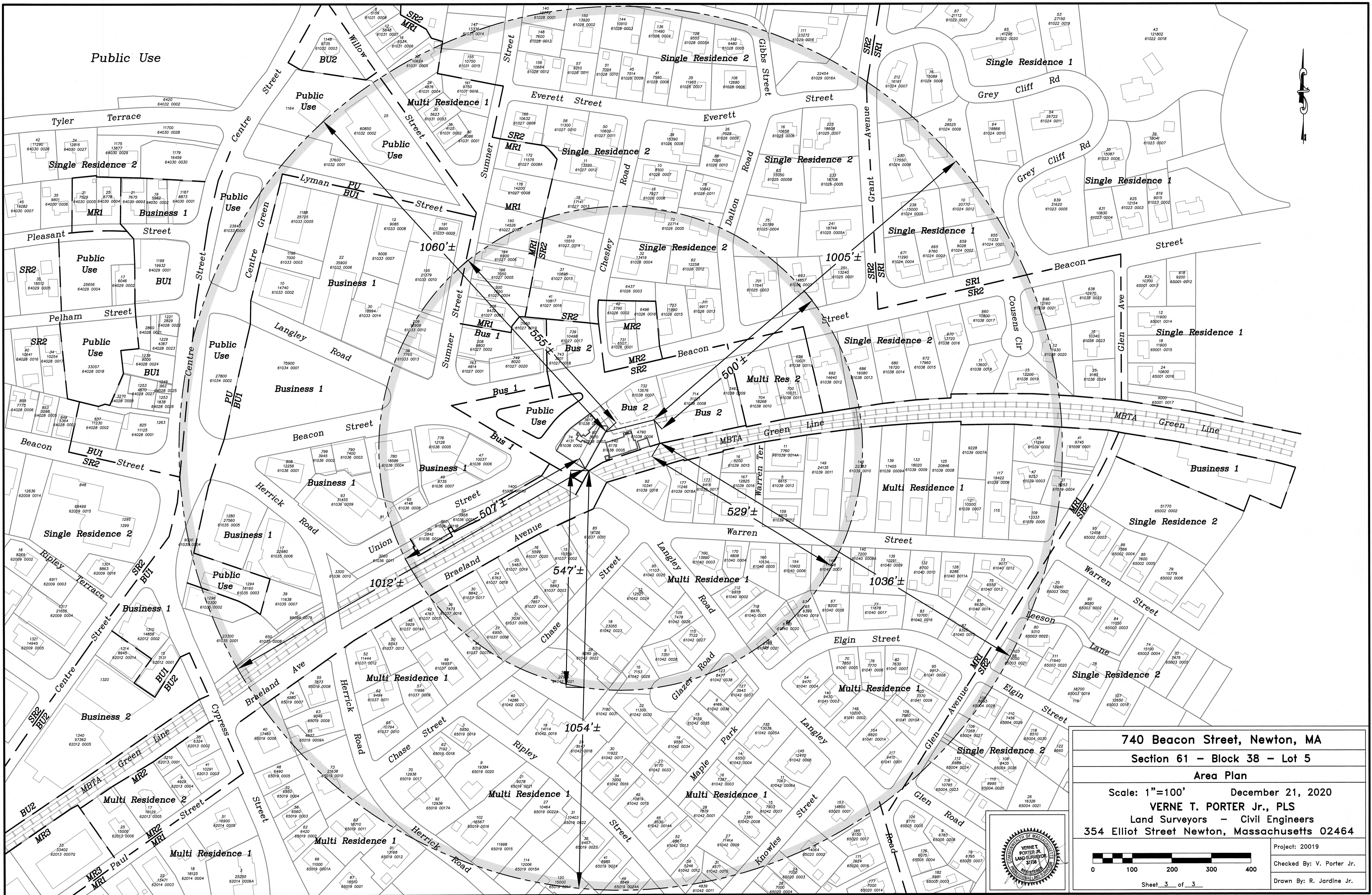


Langley Road

Road

Mass. Bay Transit Authority

Authority



740 Beacon Street, Newton, MA
Section 61 – Block 38 – Lot 5
Area Plan
 Scale: 1"=100' December 21, 2020
VERNE T. PORTER Jr., PLS
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 354 Elliot Street Newton, Massachusetts 02464

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Sheet 3 of 3

