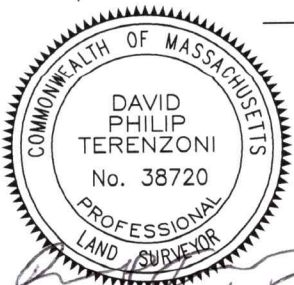
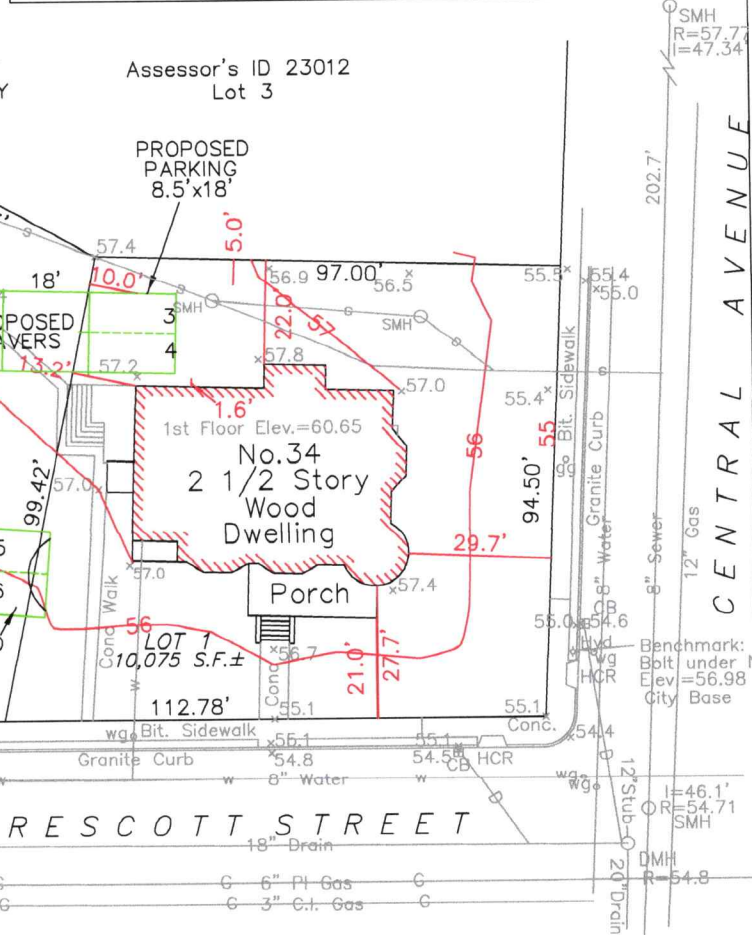
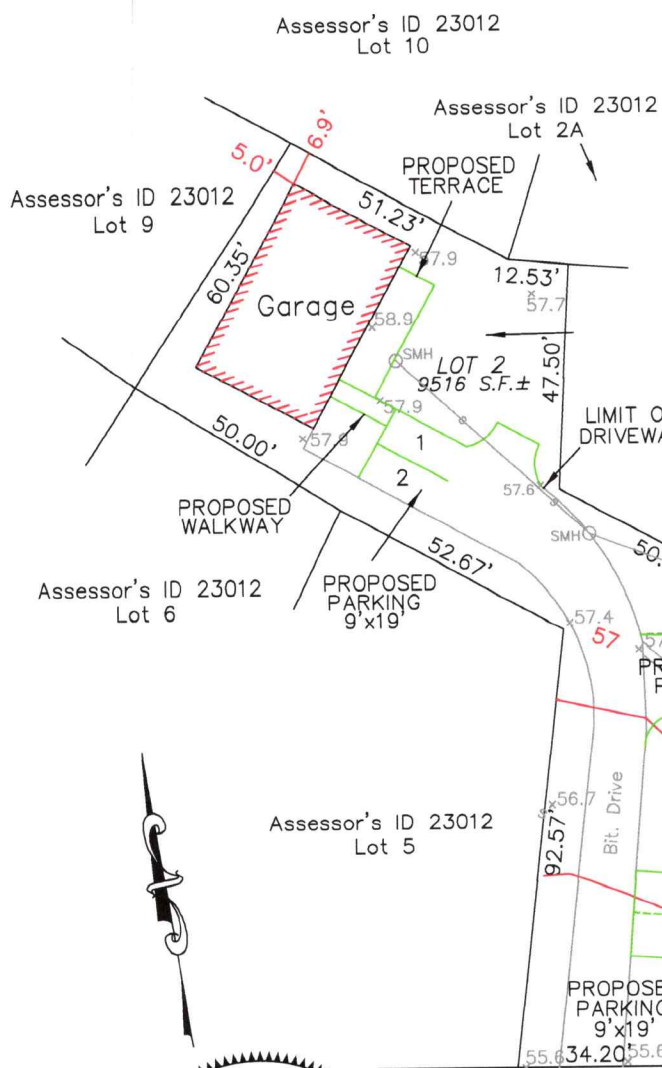


ZONING INFORMATION				
ZONING DISTRICT: MULTI-RESIDENCE (MR1)				
REQUIREMENTS	REQUIRED	REQ'D w/SP	EXISTING	PROPOSED
MIN. LOT AREA	7,000 SF	15,000 SF	19,432 SF	19,432 SF
LOT AREA/UNIT	-	4,000 S.F.	19,432 SF	4,858 S.F.
MIN. LOT FRONTAGE	70'	80'	146.98'	146.98'
MIN. FY SETBACK	25'	25'	21.0'	21.0'
MIN. SY SETBACK	10'	25'	6.9'	6.9'
MIN. RY SETBACK	15'	25'	5.0'	5.0'
BUILDING HEIGHT (BLDG 1)	36'	36'	27'	27'
AVERAGE GRADE (BLDG 1)	-	-	47'	47'
BUILDING HEIGHT (BLDG 2)	36'	36'	-	-
AVERAGE GRADE (BLDG 2)	-	-	48'	48'
MAX. LOT COVERAGE	30%	25%	17.2%	17.2%
MIN. OPEN SPACE	50%	50%	56.3%	54.5%

Showing Lot Dimensions (on or after 12/7/1953)  
Chapter 30: Zoning Ordinance I Newton, Massachusetts



# PLOT PLAN OF LAND NEWTON, MA.

PREPARED FOR:  
**WHITEACRE PROPERTIES**  
**34 PRESCOTT STREET**

SCALE: 1" = 40'    DATE: FEBRUARY 4, 2021  
Revised: JULY 9, 2021  
Revised: JULY 31, 2021

**DAVID P. TEREZONI, P.L.S.**  
**4 ALLEN ROAD, PEABODY, MA. 01960**

NOTE: UNDERGROUND UTILITIES REFLECT PHYSICAL EVIDENCE AND AVAILABLE UTILITY PLANS. CONTRACTOR SHALL CONTACT MASSACHUSETTS DIG-SAFE AT 1-800-322-4844 72 HOURS PRIOR TO BEGINNING OF WORK.

Datum: City of Newton base which is 35' above Low Mean Water  
Zoning District: MR1  
Deed Reference: Book 19998, Page 533  
Assessor's ID 23012 Lot 4