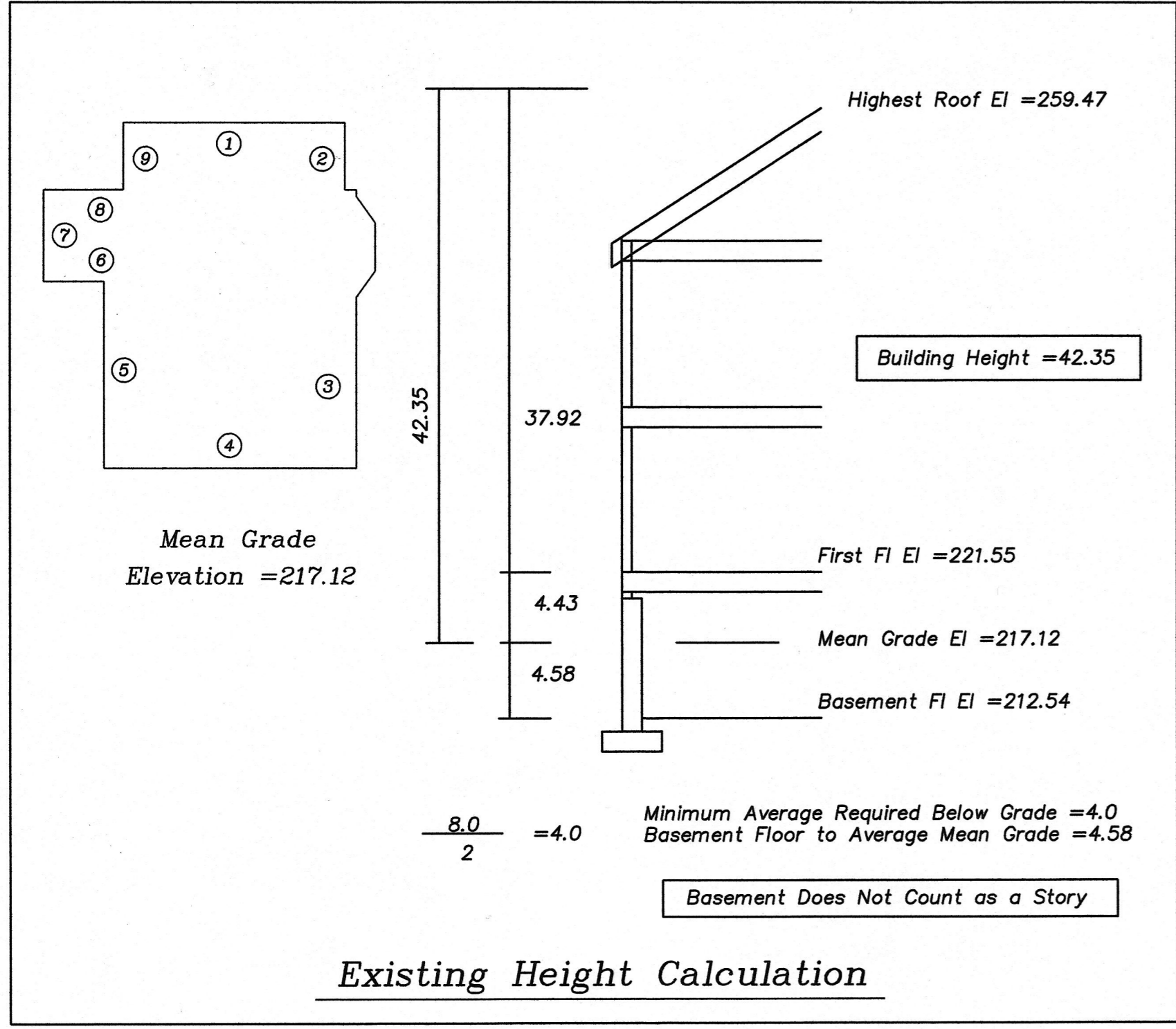
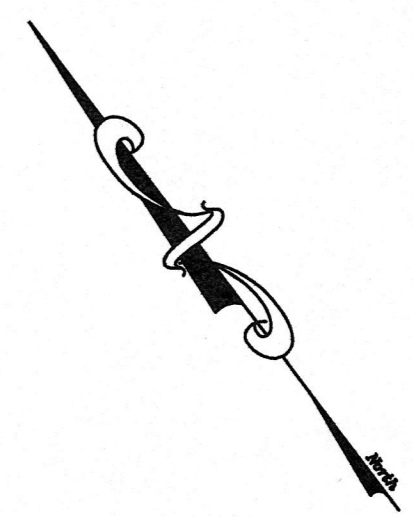


Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center.
 To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency,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



Zoning Chart		
ZONING	Required	Existing
SR-1 New		
Min. Lot Area	25,000 sf	10,729 sf
Lot Coverage	15.0%	*17.31%
Open Space	70.0%	67.63%
HOUSE		
Setbacks		
Front	40.0'	20.7'
Side	20.0'	8.9'
Rear	25.0'	23.7'
Bld Height	35'	42.35'

*See City of Newton Zoning Ordinance Chapter 30: Sec 1.5.2.D.1 (Lot Coverage-Overhangs)

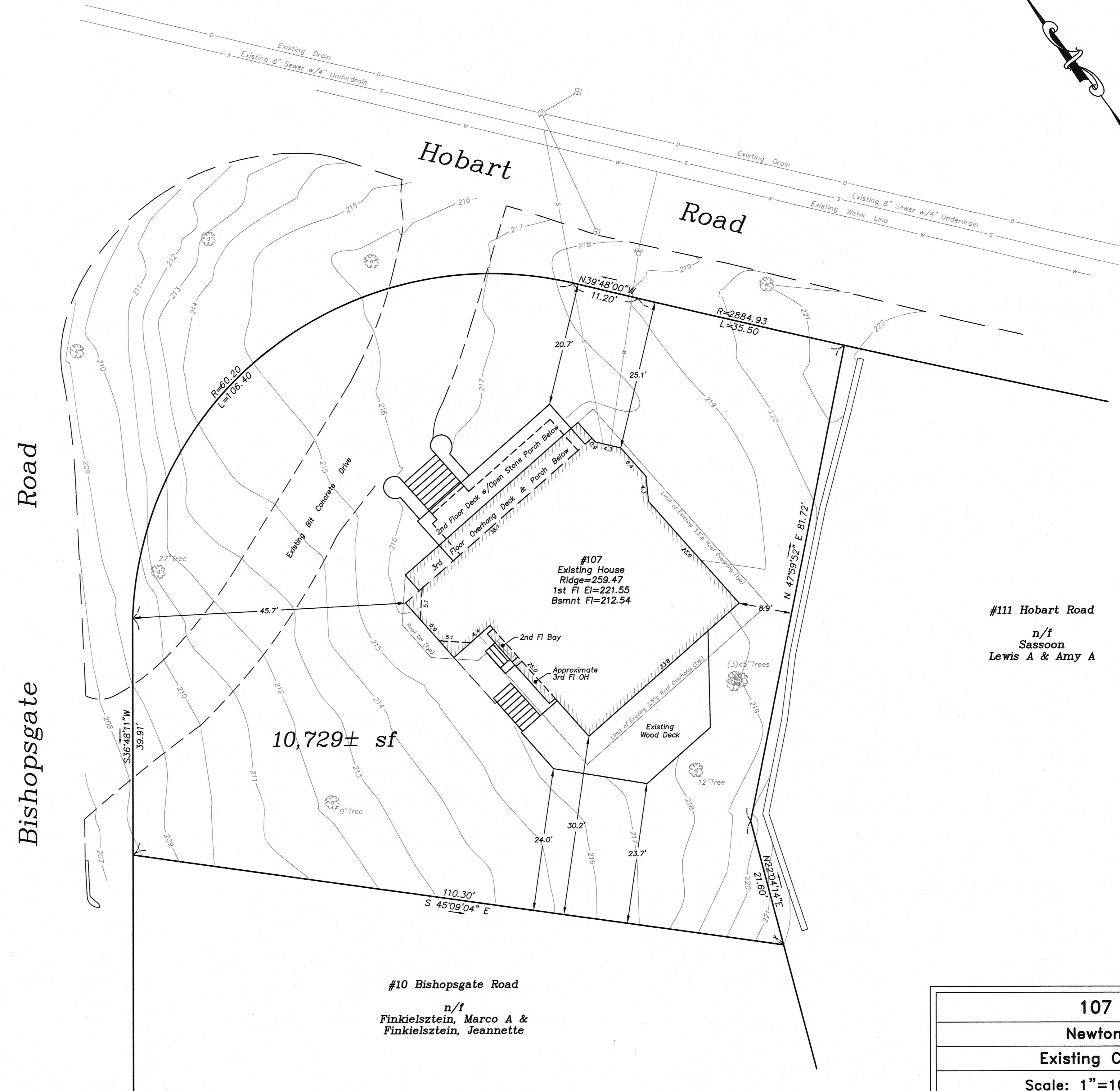
Zoning District: SR1
 New Lot Status

Allowed/Required
 Lot Coverage=15.0%
 Open Space=70.0%

Existing
 Lot Coverage=17.31%*
 Open Space=67.63%

*See City of Newton Zoning Ordinance Chapter 30: Sec 1.5.2.D.1 (Lot Coverage-Overhangs)

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.



107 Hobart Road	
Newton, Massachusetts	
Existing Conditions Site Plan	
Scale: 1"=10'	June 1, 2021
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, Massachusetts 02464	
Project: 21016	Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.	
Sheet 1 of 2	