

Zoning Chart			
ZONING	Required	Existing	Proposed
SR-1 Old			
Min. Lot Area	10,000 sf	10,729 sf	10,729 sf
Lot Coverage	20.0%	*17.31%	*19.52%
Open Space	65.0%	67.63%	68.32%
HOUSE			
Setbacks			
Front	25.0'	20.7'	20.7'
Side	12.5'	8.9'	8.9'
Rear	25.0'	23.7'	20.0'
Bld Height			
	35'	42.35'	42.35'

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

Impervious Surfaces	
EXISTING	
House	2060 sf
Drive/Walks	1249 sf
Deck/Stairs	363 sf
Total:	3672 sf
PROPOSED	
House/Addition	2261 sf
Drive/Walks	1241 sf
Deck/Stairs	279 sf
Total:	3781 sf
3781-3672=109	
There is an increase of impervious surface contributing to runoff of 109±sf	

Zoning District: SR1
 Old Lot Status
 As Determined by City of Newton

Allowed/Required
 Lot Coverage=20.0%
 Open Space=65.0%

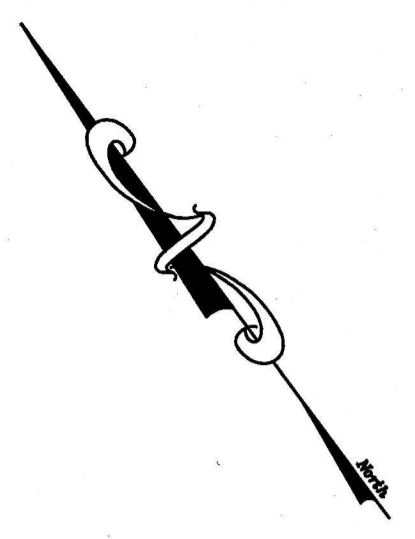
Existing
 Lot Coverage=17.31%*
 Open Space=67.63%

Proposed
 Lot Coverage=19.52%*
 Open Space=68.34%

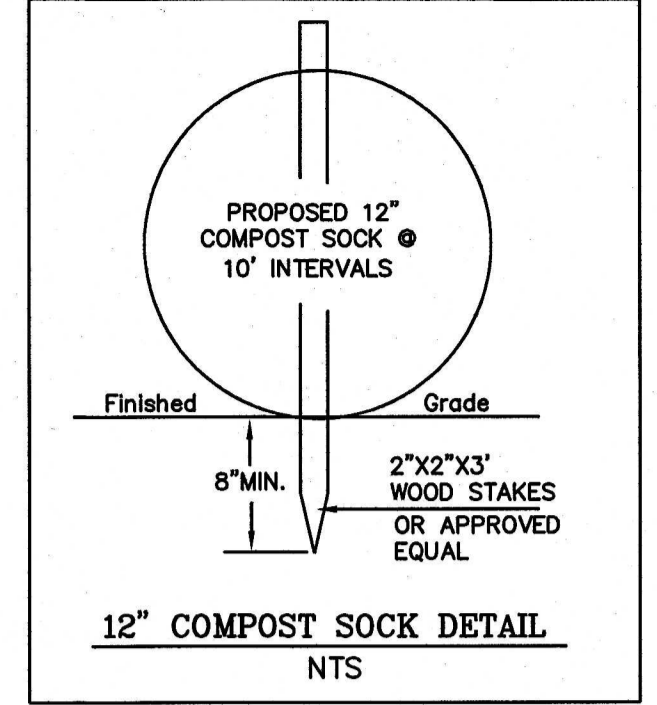
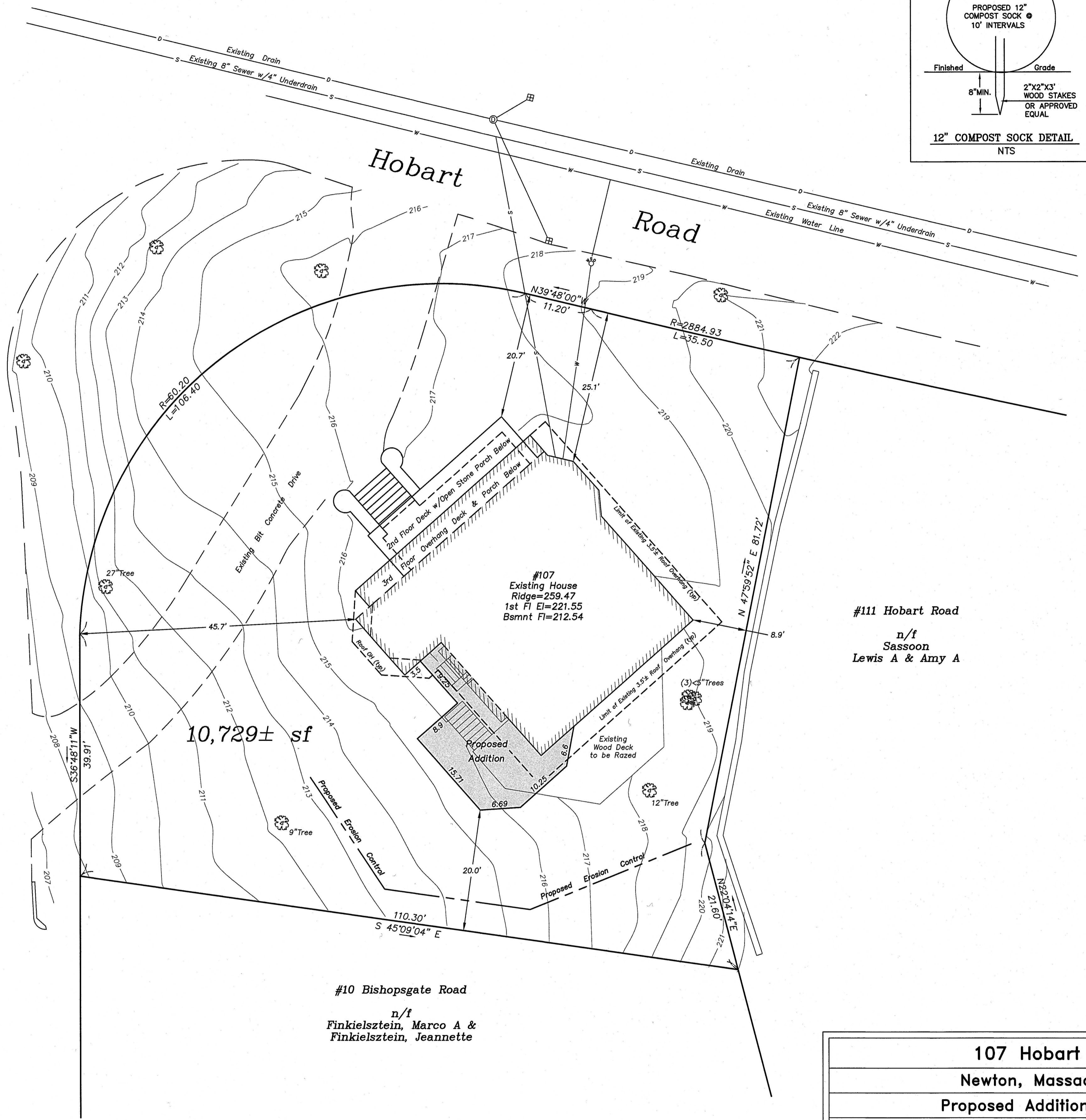
*See City of Newton Zoning Ordinance Chapter 30: Sec 1.5.2.D.1 (Lot Coverage-Overhangs)

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.

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



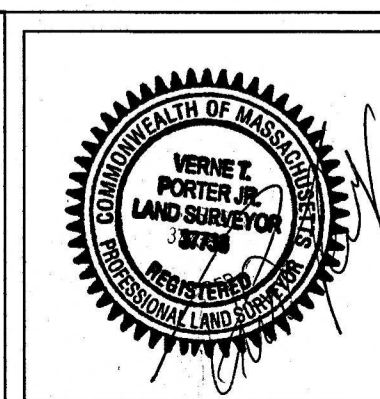
Bishopsgate Road



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.

REVISIONS	
DATE	DESCRIPTION



107 Hobart Road
 Newton, Massachusetts
 Proposed Addition Location

Scale: 1"=10' July 26, 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 1