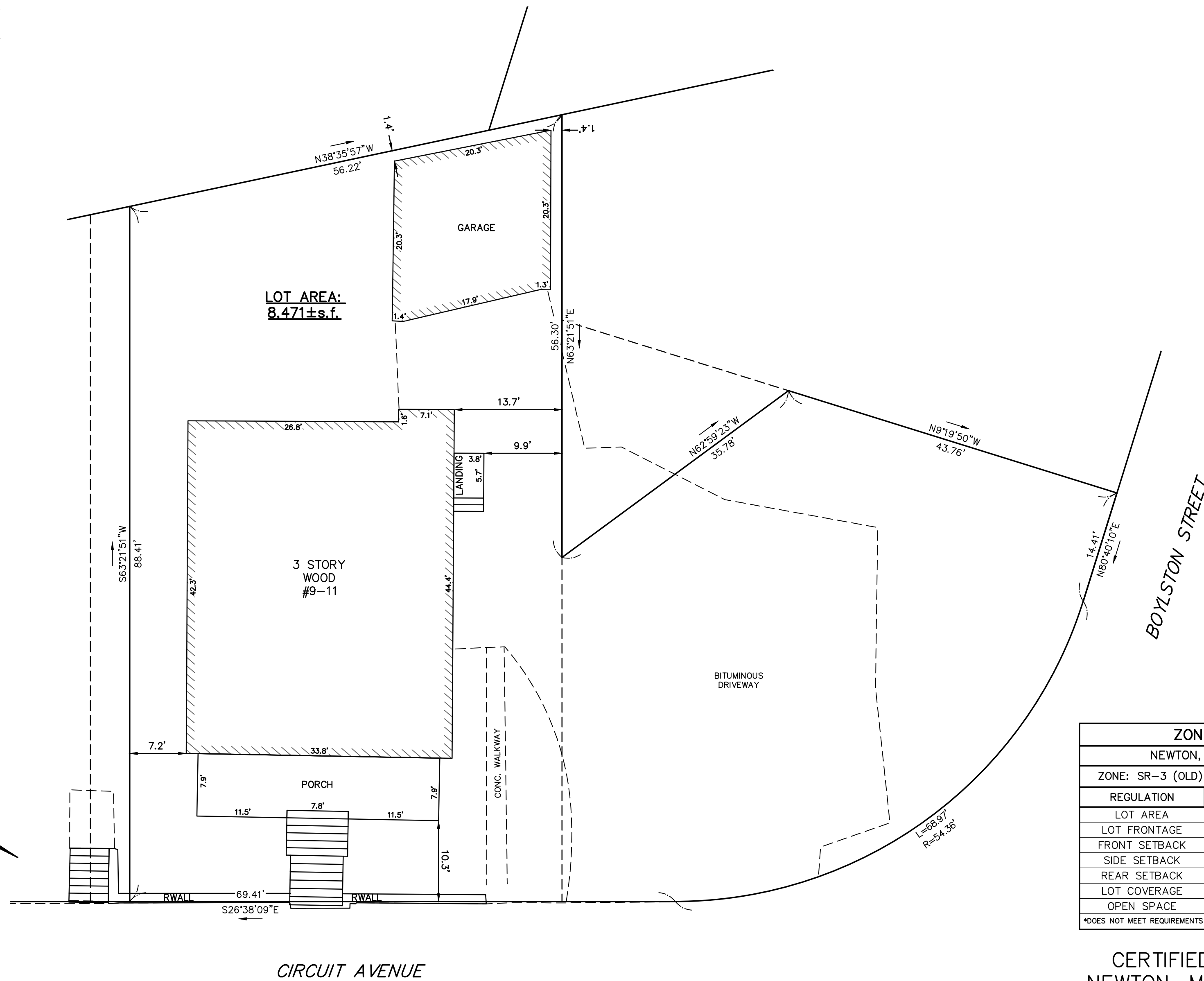


LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
PAVEMENT	

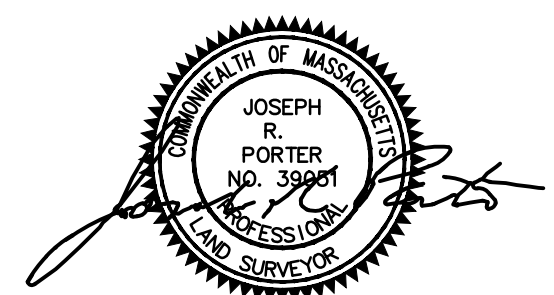


ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: SR-3 (OLD)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	8,471±s.f.
LOT FRONTAGE	70.0'	103.89'
FRONT SETBACK	25.0'	10.3'*
SIDE SETBACK	7.5'	7.2'*
REAR SETBACK	15.0'	N/A
LOT COVERAGE	30.0%	24.7%
OPEN SPACE	50.0%	45.2%

*DOES NOT MEET REQUIREMENTS

CERTIFIED PLOT PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#9-11 CIRCUIT AVENUE
SCALE: 1in.=10ft. DATE: JUNE 16, 2021



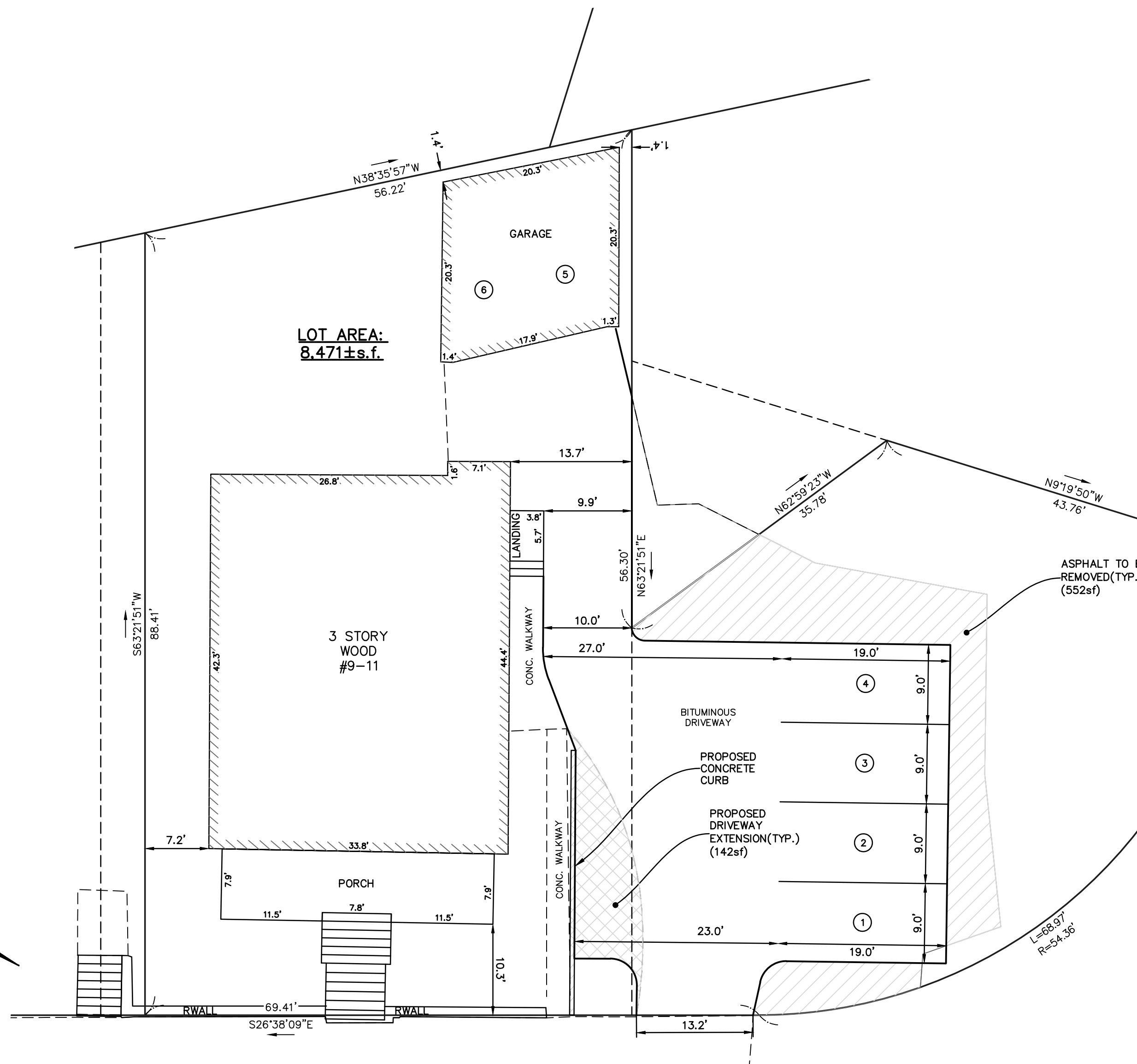
PROJECT: 221125
VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

221125_cdp_BP2.dwg (Z: 2021)

LEGEND

- BUILDING
- PROPERTY LINE W/
BEARING DISTANCE
- PAVEMENT



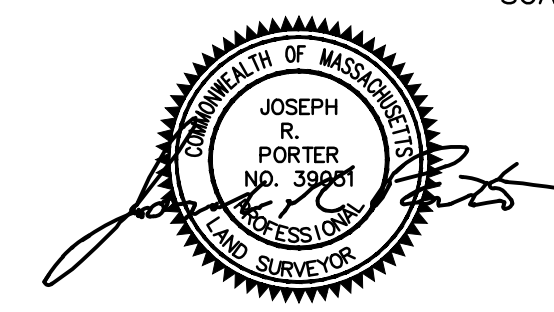
LOT AREA:
8,471±s.f.

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE: SR-3 (OLD)		SUBMISSION: PERMIT	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	8,471±s.f.	N/C
LOT FRONTAGE	70.0'	103.89'	N/C
FRONT SETBACK	25.0'	10.3'*	N/C
SIDE SETBACK	7.5'	7.2'*	N/C
REAR SETBACK	15.0'	N/A	N/C
LOT COVERAGE	30.0%	24.7%	N/C
OPEN SPACE	50.0%	45.2%	50.0%

*DOES NOT MEET REQUIREMENTS

CERTIFIED PLOT PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#9-11 CIRCUIT AVENUE
SCALE: 1in.=10ft. DATE: SEPTEMBER 17, 2021



PROJECT: 221125
VTP
ASSOCIATES
INC.

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