

- 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.

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.

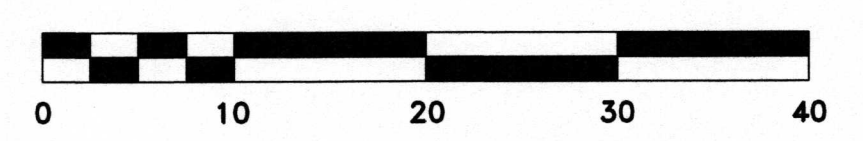
Average Front Setback Calculation
Existing Front Setback #80 Langley Rd=0.0'
MBTA Green Line Parcel=10.0' (No Structure)
10.0+0.0=10.0/2=5.0'
Average Front Required Setback=5.0'

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.

REVISIONS	
DATE	DESCRIPTION
5-4-21	HYDRANT LOCATIONS DETAIL
10-26-21	PARKING/TRAVEL WAY
11-11-21	HP PARKING/LABELS



Sheet 1 of 3