

LC Plan 35949-A

NOTES:

* Registered Owner: Carla Ferrari-Sacco,
Audre Cerra &
Carol Ann Shea

* Parcel ID: 44004 0004

* Deed Ref.: Book 16482, Page 332

* Plan Ref.: Plan Book 413 Plan 76

Plan No. 434 of 2011

Book 789 Page 181

Book 282 Page 181

LC Plan 35949-A

LC Plan 16672-A

* Zoning: SR3

* Elevations are shown in reference to an assumed datum.

LEGEND:

BFE - Basement Floor Elevation

FFE - First Floor Elevation

RRE - Roof Ridge Elevation

REE - Roof Eave Elevation

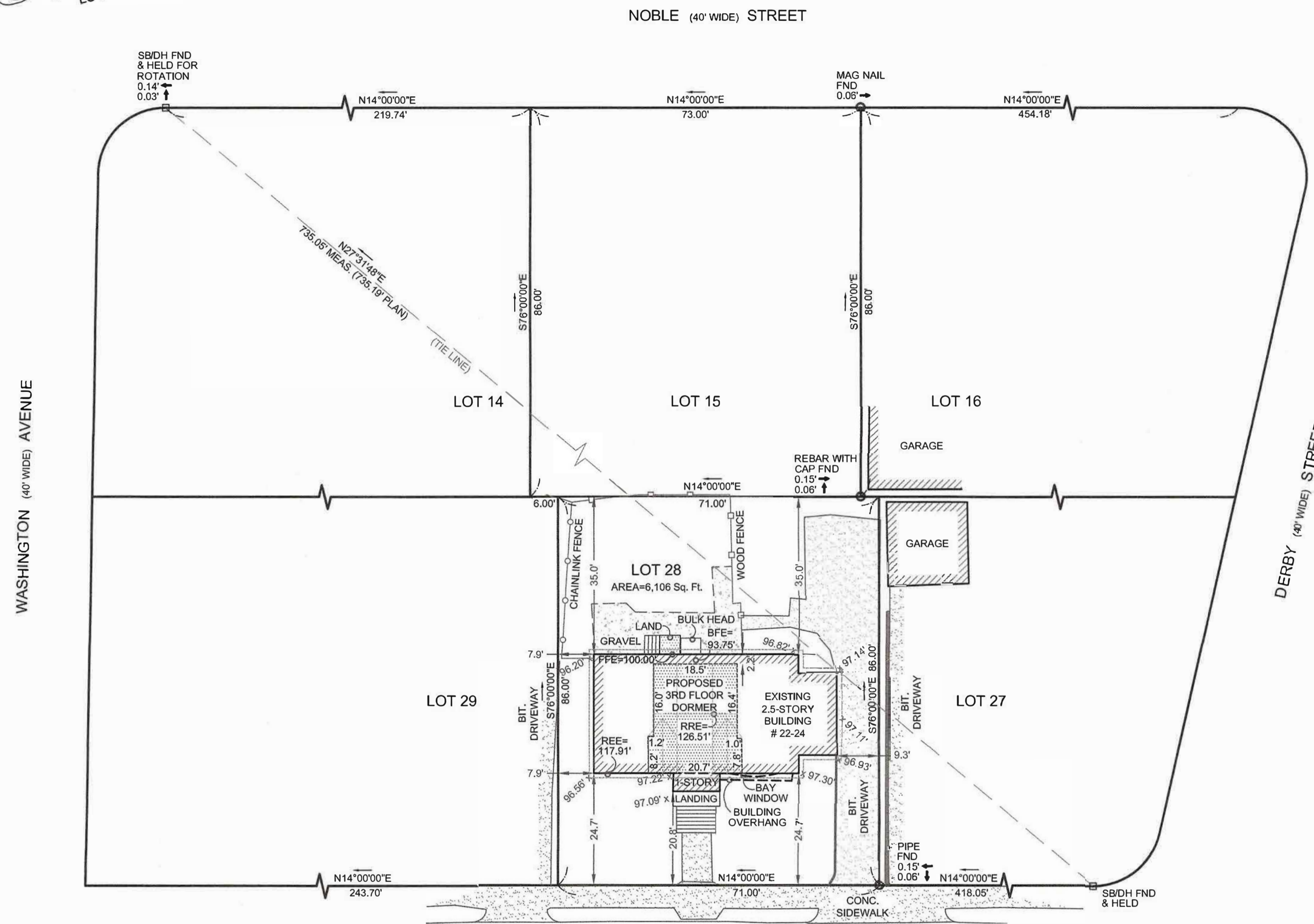
x 96.98' - Existing Spot Grade

ZONING CHART

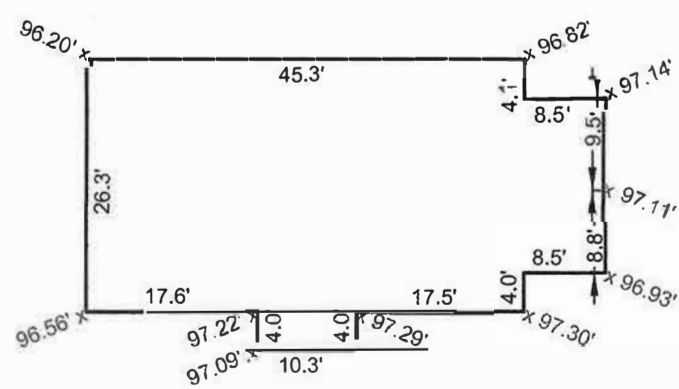
| REGULATION | REQUIRED | EXISTING | PROPOSED |
|----------------------|------------------------------|--------------------|--------------------|
| Zoning District: SR3 | Lot Created Before 12/7/1953 | | |
| Lot Area | min. 7,000 S.F. | 6,106 S.F. | 6,106 S.F. |
| Lot Frontage | min. 70' | 71.0' | 71.0' |
| Front Setback | min. 25' | 24.7' | 24.7' |
| Side Setback | min. 7.5' | 7.9'; 9.3' | 7.9'; 9.3' |
| Rear Setback | min. 15' | 35.0' | 35.0' |
| Building Height | max. 36' | 29.7' | 29.7' |
| Average Grade | n/a | 96.8' | 96.8' |
| Lot Coverage | max. 30% | 22.7% (1,387 S.F.) | 22.7% (1,387 S.F.) |
| Open Space | min. 50% | 77.3% (4,719 S.F.) | 77.3% (4,719 S.F.) |



Neil J. Murphy
Neil J. Murphy, Inc. #17460
Professional Land Surveyor



AVERAGE GRADE CALCULATIONS



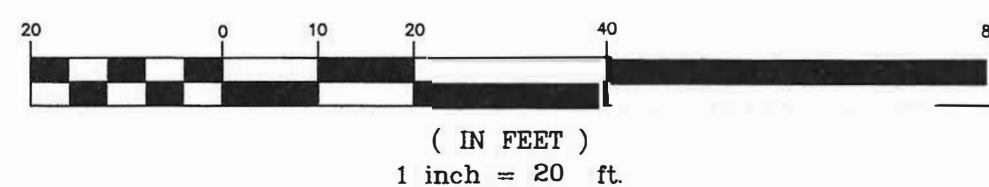
$$17.6' + 4.0' + 14.3' + 17.5' + 12.5' + 8.8' + 9.5' + 12.6' + 45.3' + 26.3' = 168.40'$$

AVERAGE GRADE =

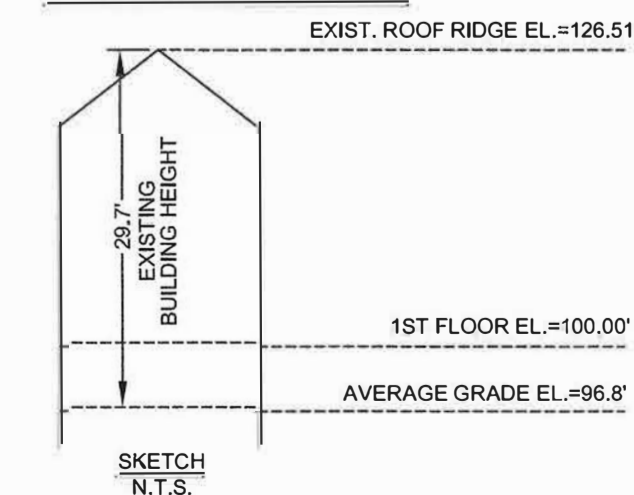
$$\frac{[(96.56' + 97.22')/2 \times 17.6' + (97.22' + 97.09')/2 \times 4.0' + (97.09' + 97.29')/2 \times 14.3' + (97.29' + 97.30')/2 \times 17.5' + (97.30' + 96.93')/2 \times 12.5' + (96.93' + 97.11')/2 \times 8.8' + (97.11' + 97.14')/2 \times 9.5' + (97.14' + 96.82')/2 \times 12.6' + (96.82' + 96.20')/2 \times 45.3' + (96.20' + 96.56')/2 \times 26.3']}{168.40} = 96.83'$$

MILO (40' WIDE) STREET

GRAPHIC SCALE



BUILDING HEIGHT CALCULATIONS:



PROPOSED DORMER
22-24 MILO STREET
CONDOMINIUM
NEWTON, MA 02465

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Date: September 29, 2021