
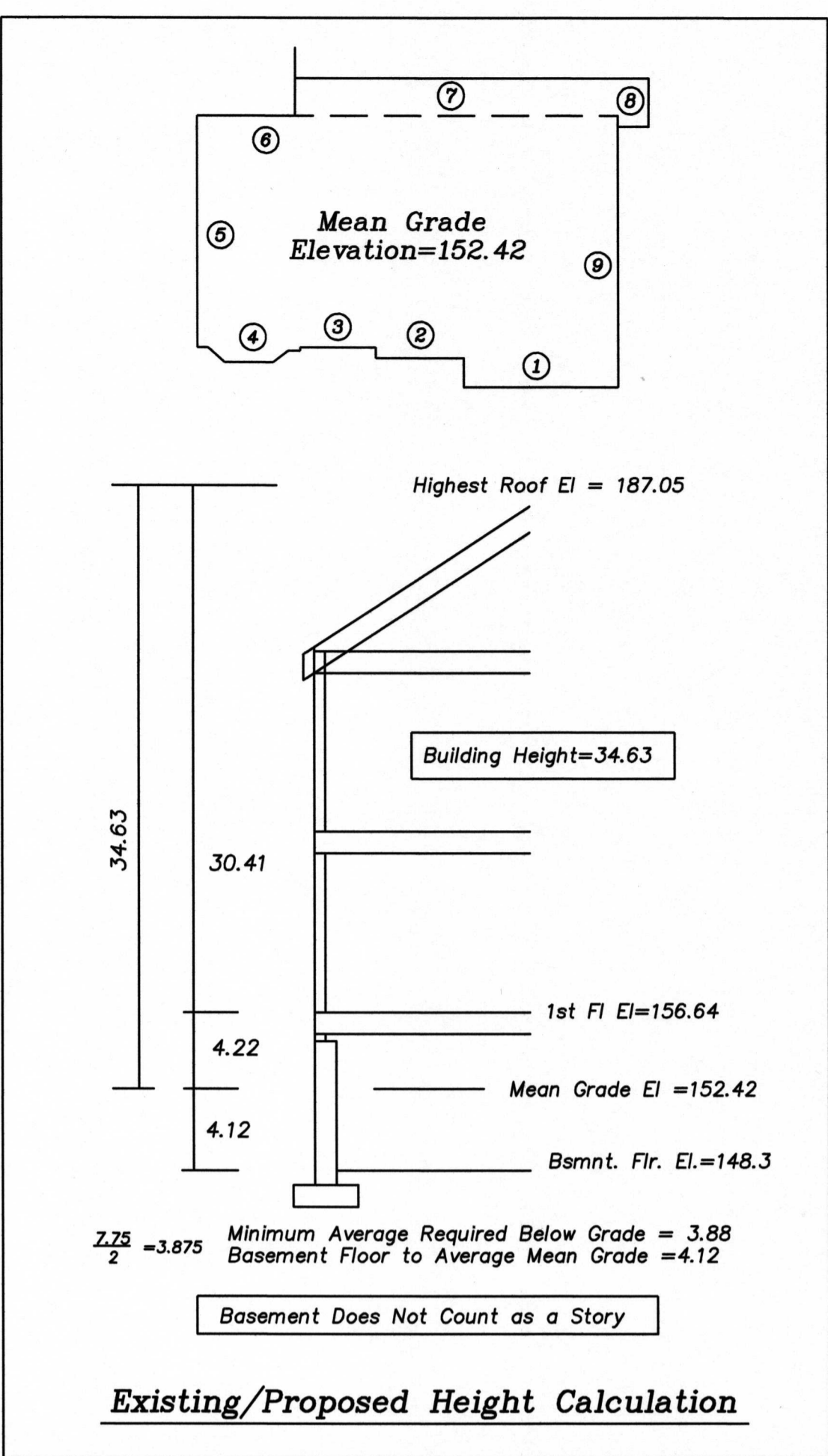
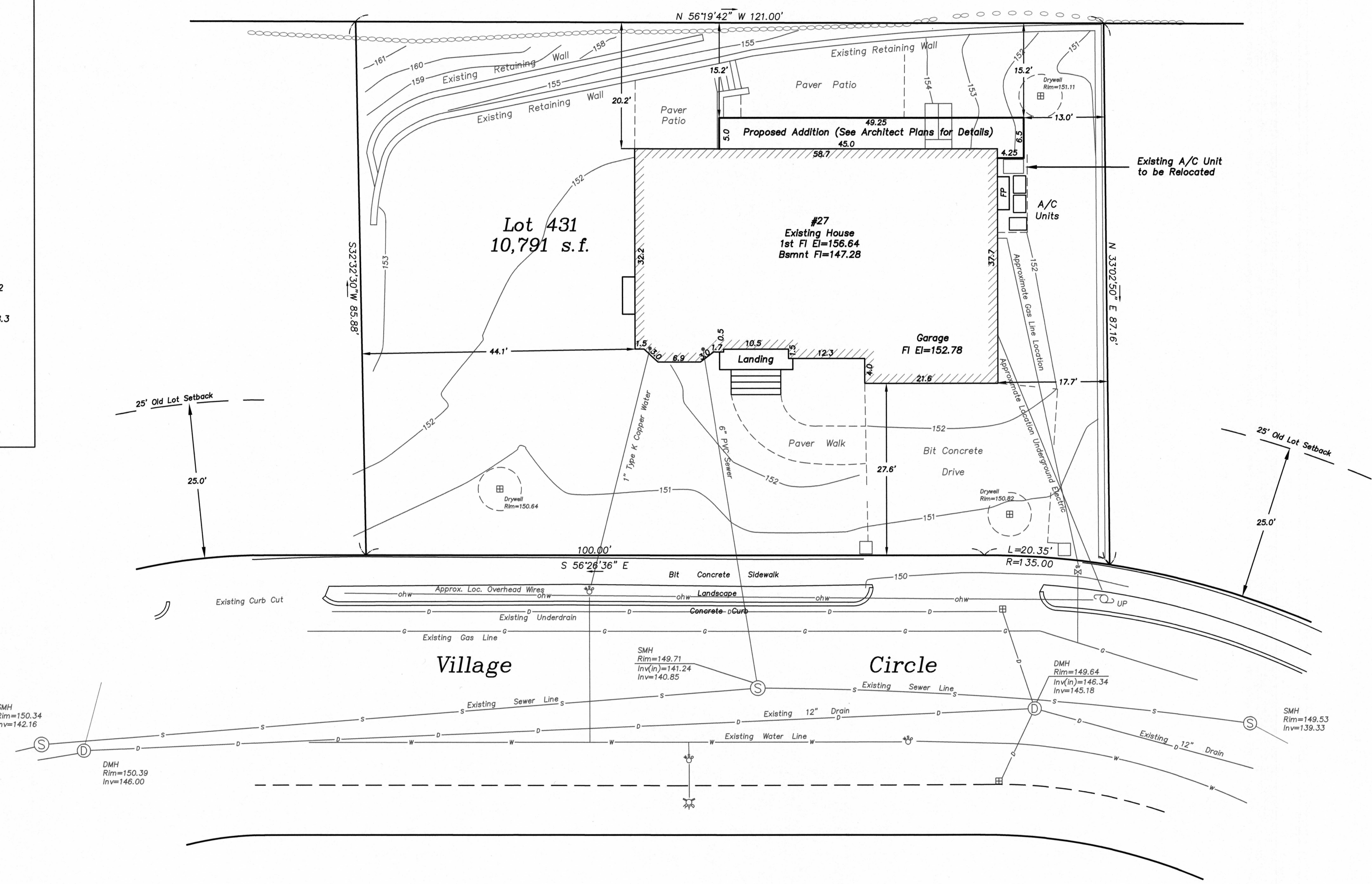


Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency,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

Zoning	Required	Existing	Proposed
SR-2 Old			
Min. Lot Area	10,000 sf	10,791 sf	
Setbacks			
Front **Average	25.0'	27.6'	27.6'
Side	7.5'	17.7'	13.0'
Rear	15.0'	20.2'	15.2'
	%	%	%
Lot Coverage	30.0%	19.47%	21.53%
Open Space	50.0%	72.81%	70.75%
Bld Height	35'	34.63'	34.63'



Zoning District: SR2
 **Old Lot Status-Plan of 1945

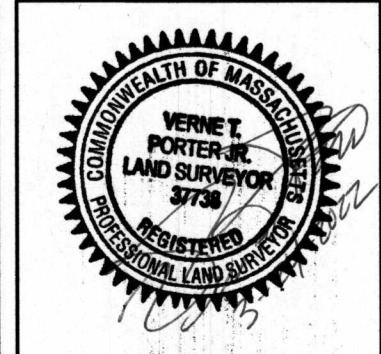
**Lot 431 is old lot status, however, as shown on proposed permit plan entitled, "Proposed Grading and Building Location", dated March 25, 2004, last revised April 19, 2004, the existing house was constructed utilizing the allowed FAR Bonus of 0.05. Therefore, the existing lot is subject to New Lot side and rear setbacks. An average of the required front setbacks of the abutting parcels were used to establish a front setback requirement of the existing lot of 25.0'.

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, lot status and setback requirements to be determined by the City of Newton Inspectional Services Department.

Notes:
 FAR to be determined by Architect.
 There is an Increase of Impervious Surfaces of 71±sf

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.

REVISIONS	
DATE	DESCRIPTION



27 Village Circle
 Newton, Massachusetts
 Proposed Addition Location

Scale: 1"=10' March 24, 2022
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 04018
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 1 of 1