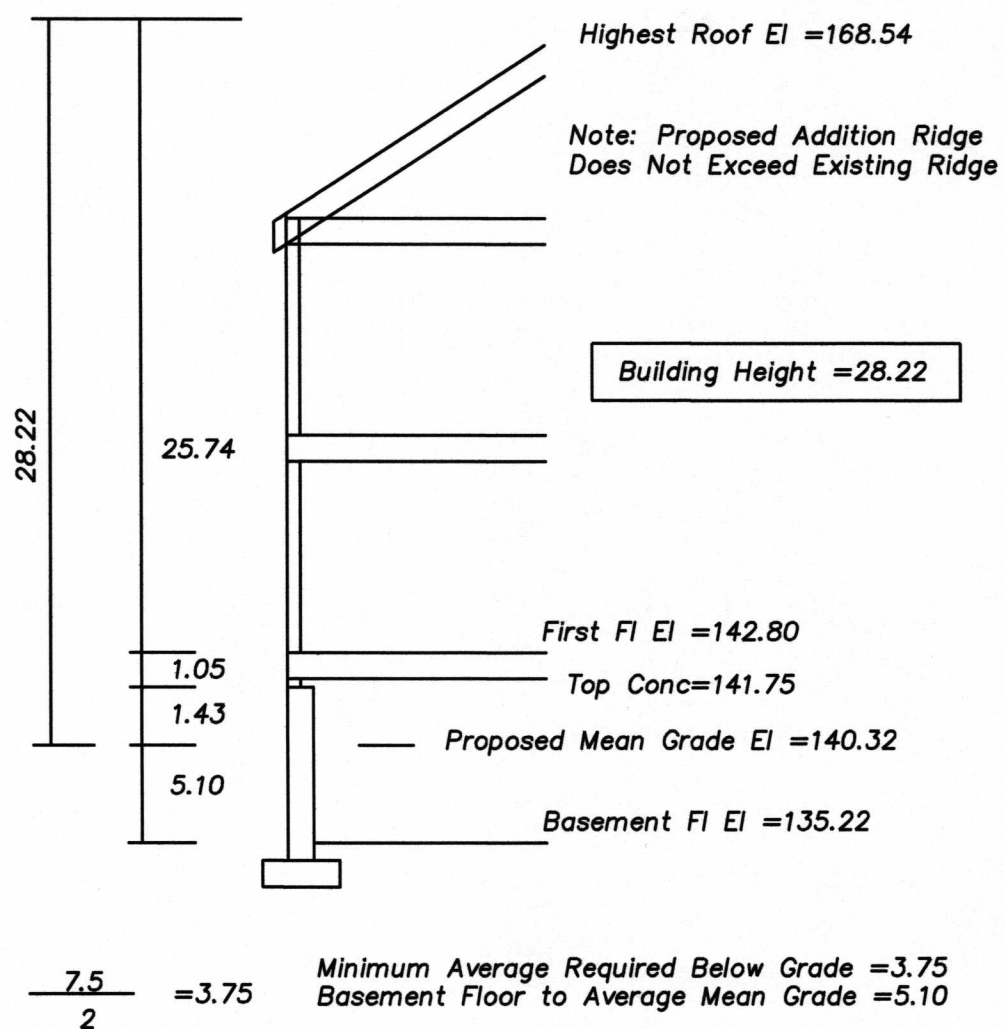
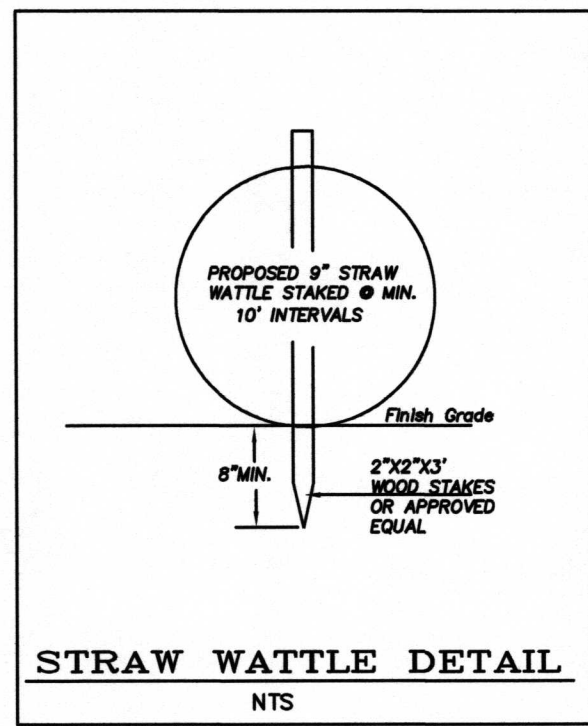
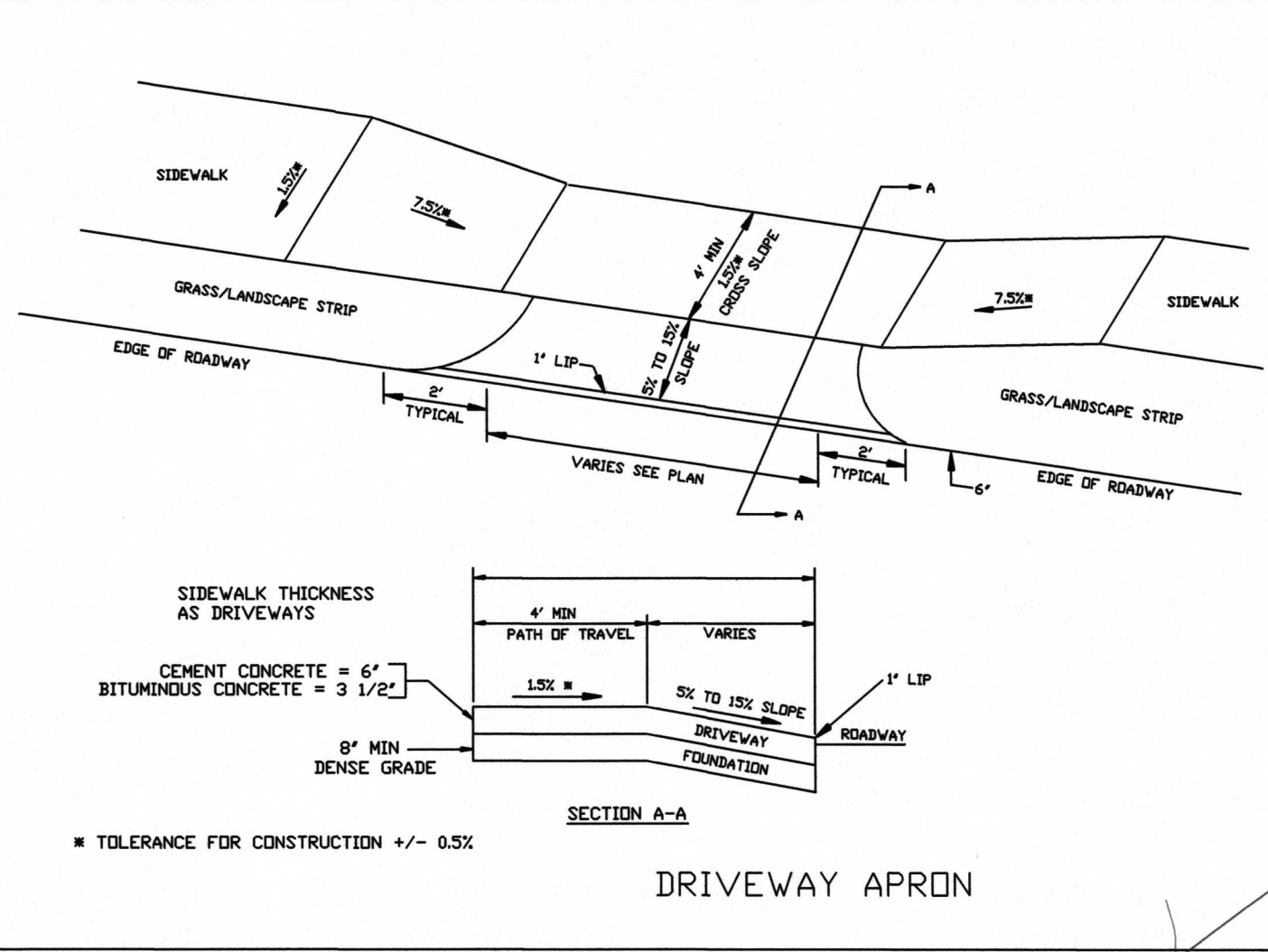


Proposed Mean Grade Elevation=140.32



Proposed Height Calculation
NTS



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 District: SR2
Old Lot Status
Plan of Land June 21, 1919

Allowed/Required
Lot Coverage=30.0%
Open Space=50.0%

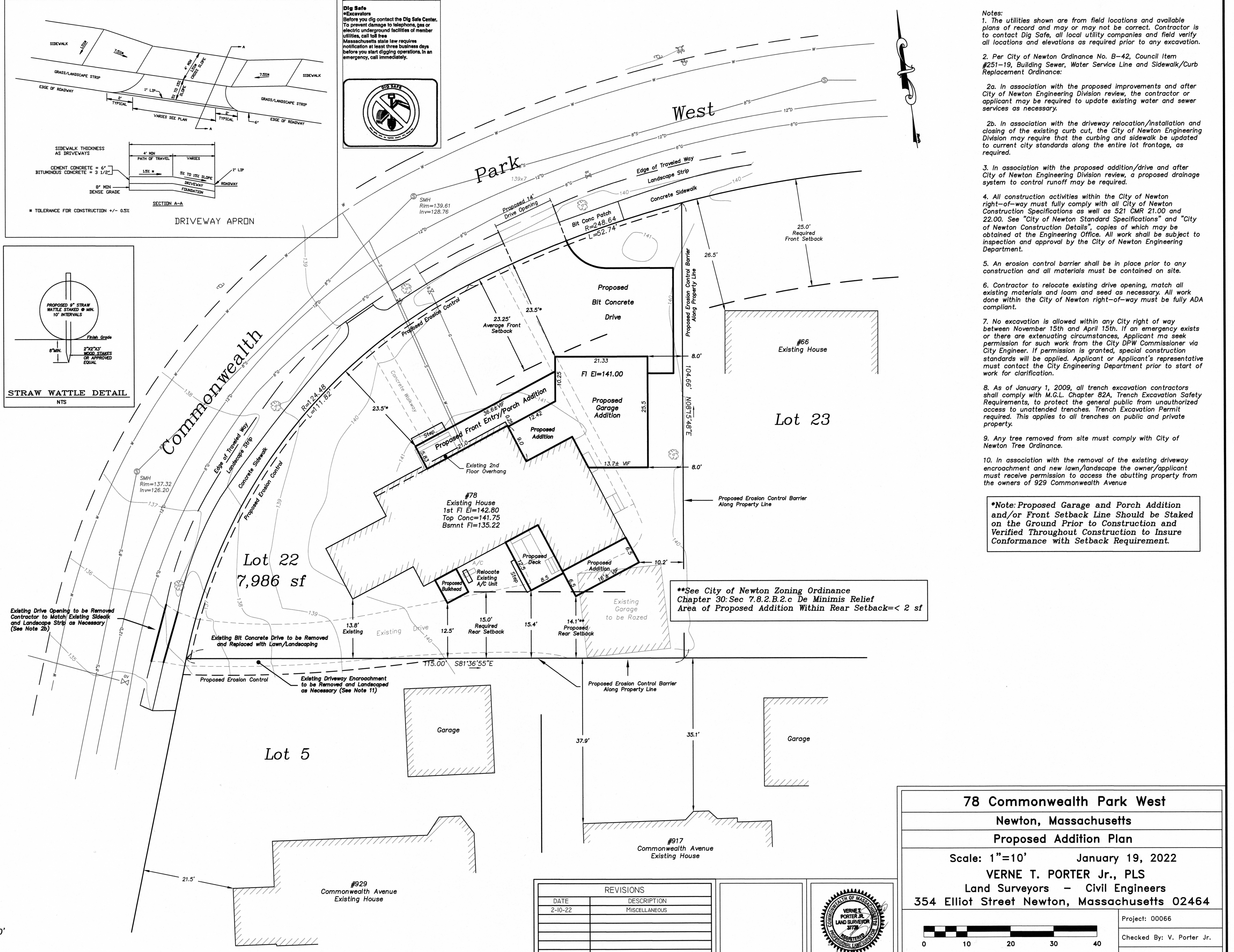
Existing
Lot Coverage=22.95%
Open Space=63.97%

Proposed
Lot Coverage=29.36%
Open Space=60.06%

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 Impervious Surface Contributing to Runoff=3313±sf
Proposed Impervious Surface Contributing to Runoff=3303±sf
There is an Increase of Impervious Surface Contributing to Runoff of 10±sf

Average Front Setback Calculation (23.25')
Existing Front Setback #929 Commonwealth Ave=21.5'
Required Front Setback #66 Commonwealth Pk West=25.0'
 $21.5' + 25.0' = 46.5' / 2 = 23.25'$
Average Front Setback=23.25'



- Notes:
- The utilities shown are from field locations and available plans of record and may or may not be correct. Contractor is to contact Dig Safe, all local utility companies and field verify all locations and elevations as required prior to any excavation.
 - Per City of Newton Ordinance No. B-42, Council Item #251-19, Building Sewer, Water Service Line and Sidewalk/Curb Replacement Ordinance:
 - In association with the proposed improvements and after City of Newton Engineering Division review, the contractor or applicant may be required to update existing water and sewer services as necessary.
 - In association with the driveway relocation/installation and closing of the existing curb cut, the City of Newton Engineering Division may require that the curbing and sidewalk be updated to current city standards along the entire lot frontage, as required.
 - In association with the proposed addition/drive and after City of Newton Engineering Division review, a proposed drainage system to control runoff may be required.
 - All construction activities within the City of Newton right-of-way must fully comply with all City of Newton Construction Specifications as well as 521 CMR 21.00 and 22.00. See "City of Newton Standard Specifications" and "City of Newton Construction Details", copies of which may be obtained at the Engineering Office. All work shall be subject to inspection and approval by the City of Newton Engineering Department.
 - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 - Contractor to relocate existing drive opening, match all existing materials and loam and seed as necessary. All work done within the City of Newton right-of-way must be fully ADA compliant.
 - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
 - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
 - Any tree removed from site must comply with City of Newton Tree Ordinance.
 - In association with the removal of the existing driveway encroachment and new lawn/landscape the owner/applciant must receive permission to access the abutting property from the owners of 929 Commonwealth Avenue

*Note: Proposed Garage and Porch Addition and/or Front Setback Line Should be Staked on the Ground Prior to Construction and Verified Throughout Construction to Insure Conformance with Setback Requirement.

**See City of Newton Zoning Ordinance Chapter 30: Sec 7.8.2.B.2.c De Minimis Relief Area of Proposed Addition Within Rear Setback < 2 sf

78 Commonwealth Park West
Newton, Massachusetts
Proposed Addition Plan

Scale: 1"=10' January 19, 2022
VERNE T. PORTER Jr., PLS
Land Surveyors - Civil Engineers
354 Elliot Street Newton, Massachusetts 02464

Project: 00066
Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.

Sheet 1 of 1

REVISIONS	
DATE	DESCRIPTION
2-10-22	MISCELLANEOUS

