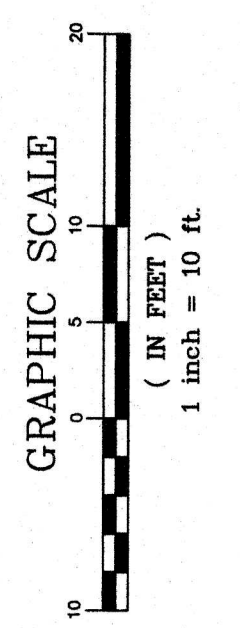
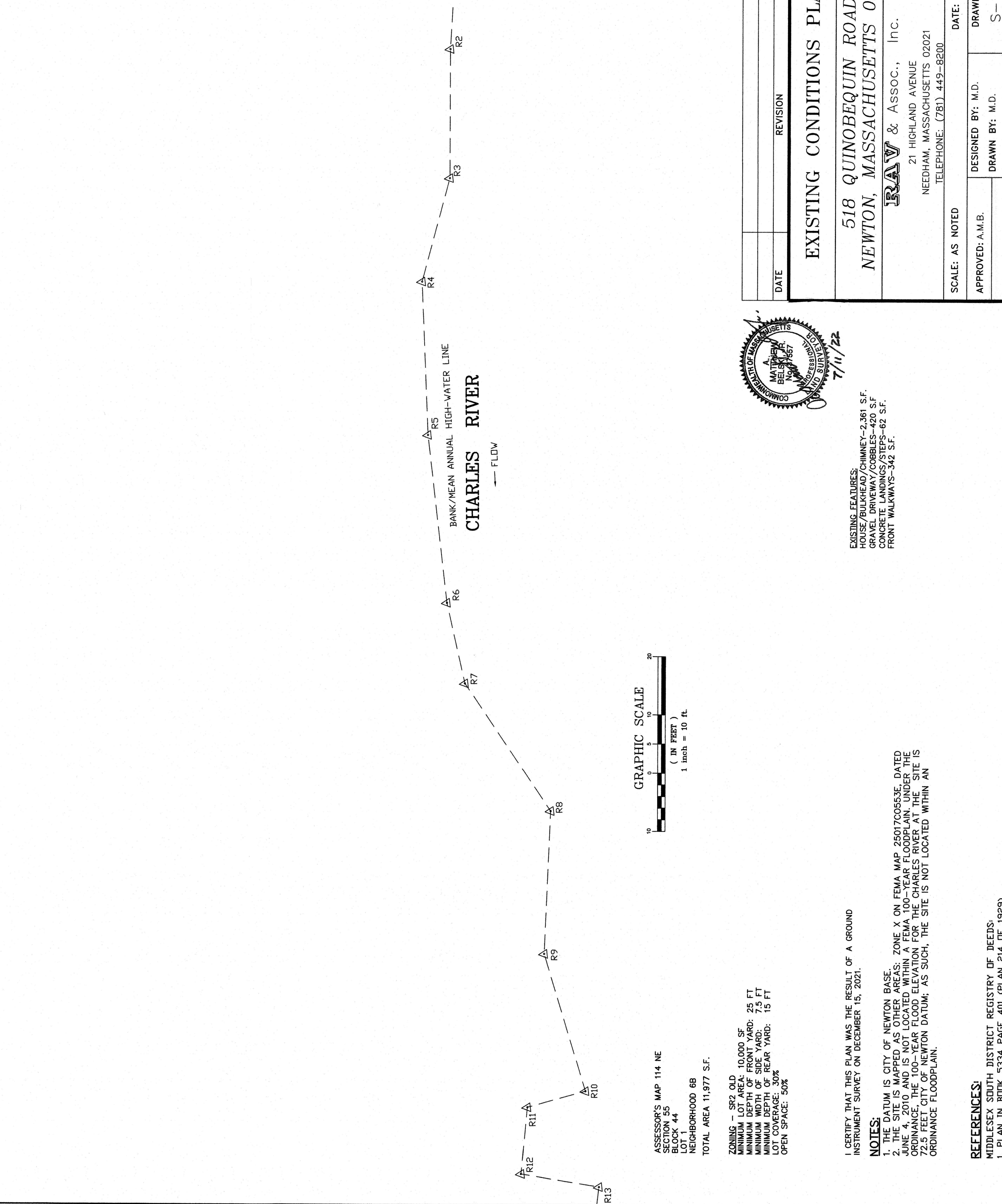


QUINOBEQUIN (PUBLIC WAY) ROAD



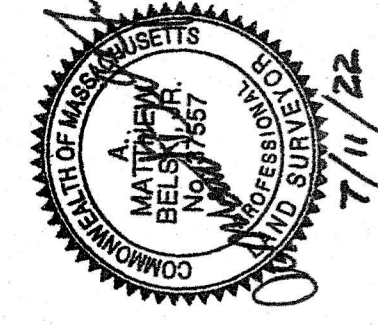
ASSESSOR'S MAP 114 NE
SECTION 55
BLOCK 44
LOT 1
NEIGHBORHOOD 6B
TOTAL AREA 11,977 S.F.

ZONING - SR2 OLD
MINIMUM LOT AREA: 10,000 SF
MINIMUM DEPTH OF FRONT YARD: 25 FT
MINIMUM WIDTH OF SIDE YARD: 7.5 FT
MINIMUM WIDTH OF REAR YARD: 15 FT
LOT COVERAGE: 30%
OPEN SPACE: 50%

I CERTIFY THAT THIS PLAN WAS THE RESULT OF A GROUND INSTRUMENT SURVEY ON DECEMBER 15, 2021.

- NOTES:**
1. THE DATUM IS CITY OF NEWTON BASE.
 2. THE SITE IS MAPPED AS OTHER AREAS: ZONE X ON FEMA MAP 25017C05633E DATED JUNE 4, 2010 AND IS NOT LOCATED WITHIN A FEMA 100-YEAR FLOODPLAIN UNDER THE ORDINANCE. THE 100-YEAR FLOOD ELEVATION FOR THE CHARLES RIVER AT THE SITE IS 72.5 FEET CITY OF NEWTON DATUM; AS SUCH, THE SITE IS NOT LOCATED WITHIN AN ORDINANCE FLOODPLAIN.

- REFERENCES:**
1. PLAN IN BOOK 5334 PAGE 401 (PLAN 214 DF 1929).



EXISTING FEATURES:
HOUSE/BULKHEAD/CHIMNEY-2,361 S.F.
GRAVEL DRIVEWAY/COBLES-420 S.F.
CONCRETE LANDINGS/STEPS-62 S.F.
FRONT WALKWAYS-342 S.F.

EXISTING CONDITIONS PLAN

518 QUINOBEQUIN ROAD
NEWTON, MASSACHUSETTS 02468

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02021
TELEPHONE: (781) 449-8200

DATE	REVISION
SCALE: AS NOTED	DATE: 07/11/22
APPROVED: A.M.B.	DESIGNED BY: M.D.
	DRAWN BY: M.D.
	DRAWING No. S-101
	SHEET 1 OF 1

ASSESSOR'S MAP 114 NE
SECTION 55
BLOCK 44
LOT 1
NEIGHBORHOOD 6B
TOTAL AREA 11,520 S.F.

ZONING - SR2 OLD
MINIMUM LOT AREA: 10,000 SF
MINIMUM DEPTH OF FRONT YARD: 25 FT
MINIMUM WIDTH OF SIDE YARD: 7.5 FT
MINIMUM DEPTH OF REAR YARD: 15 FT
LOT COVERAGE: 30%
OPEN SPACE: 50%

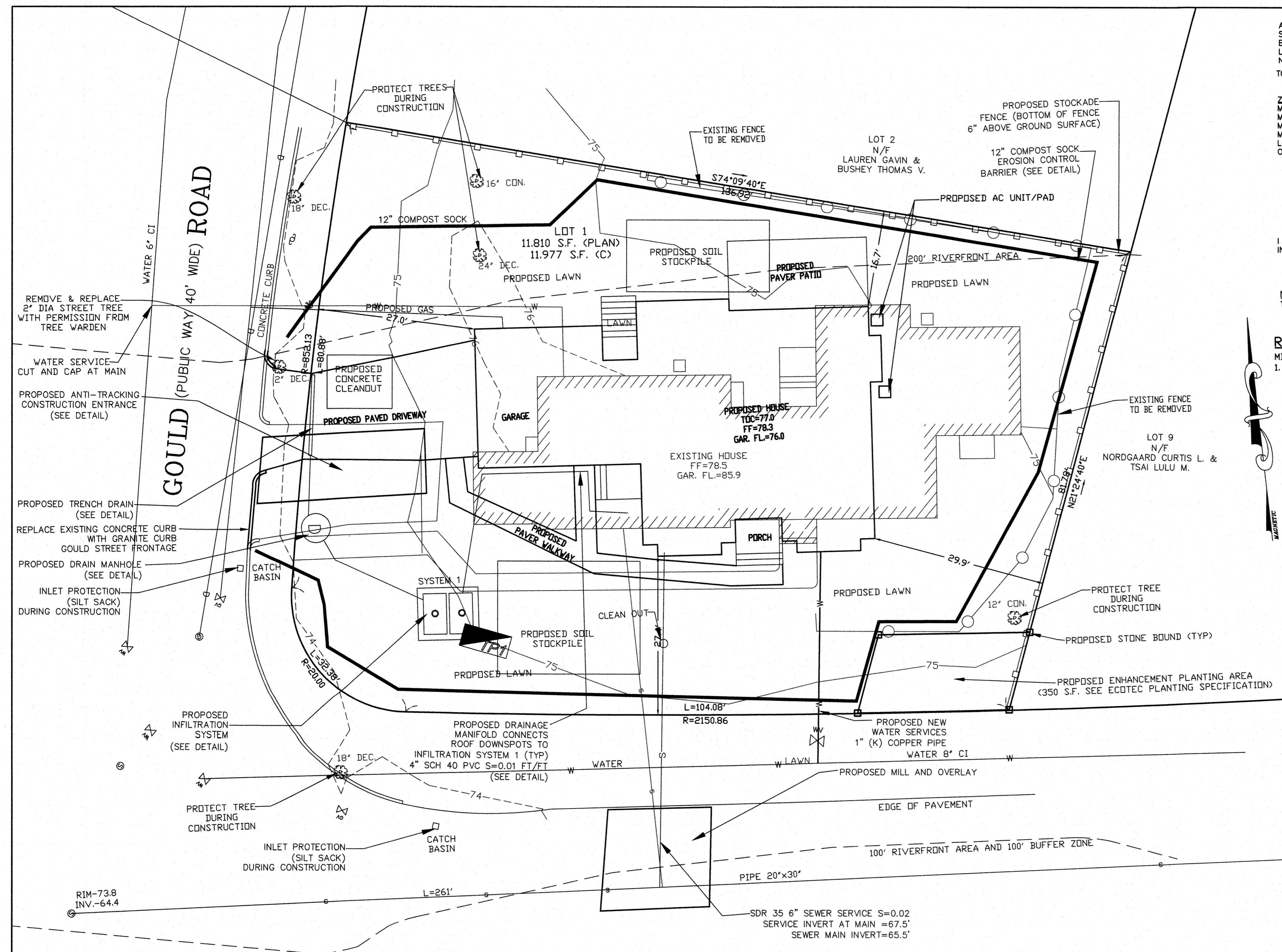
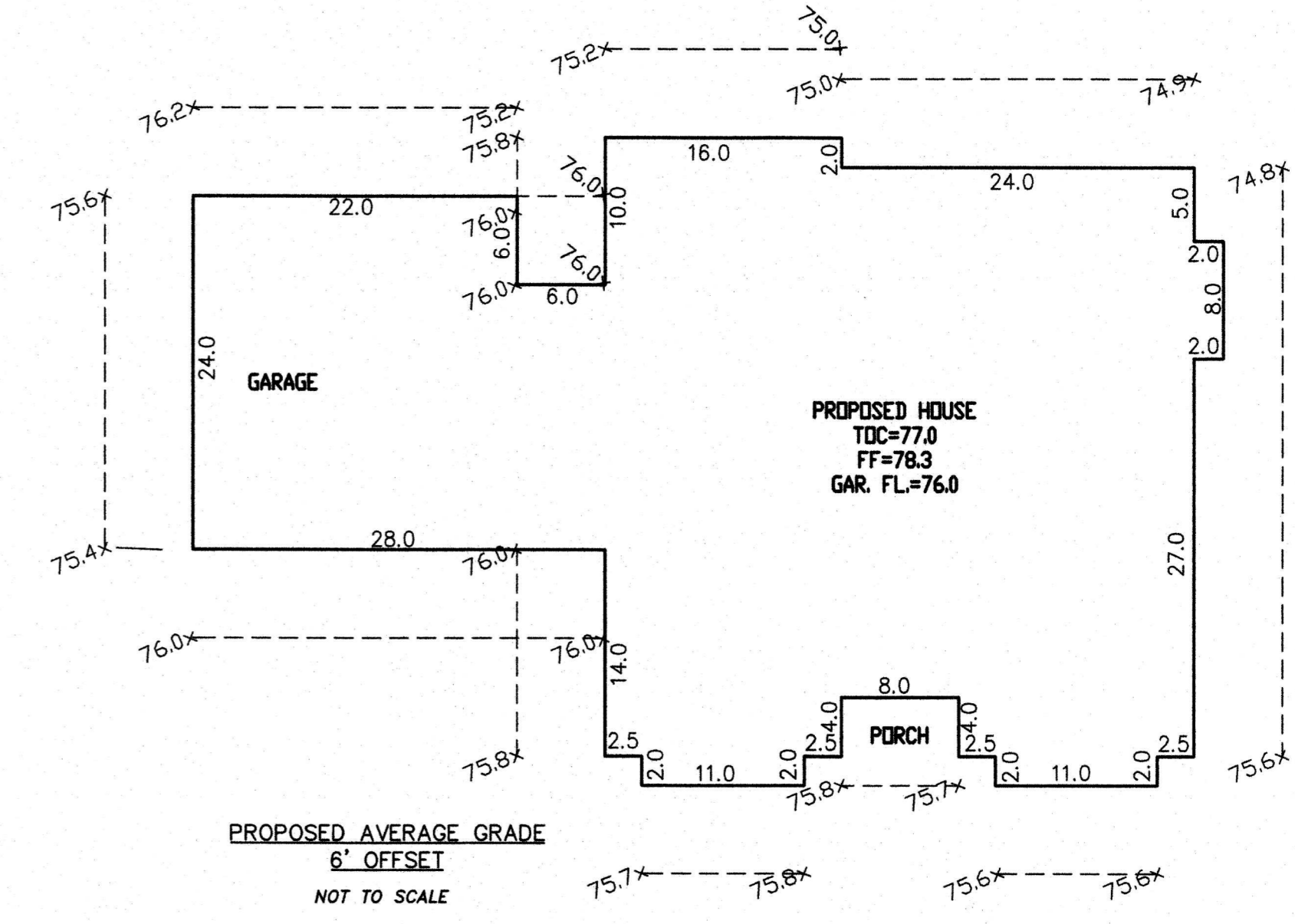
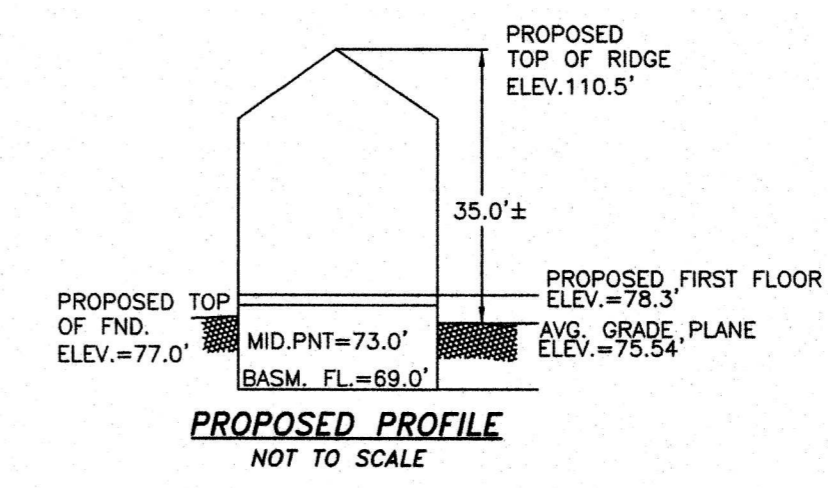
I CERTIFY THAT THIS PLAN WAS THE RESULT OF A GROUND INSTRUMENT SURVEY ON DECEMBER 15, 2021.

NOTES:
1. THE DATUM IS CITY OF NEWTON BASE.

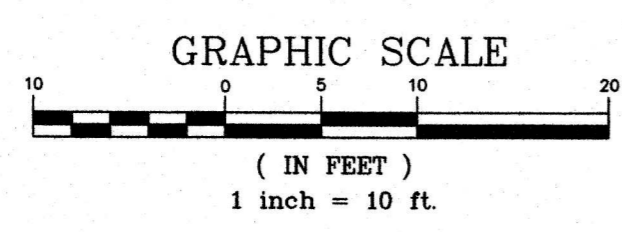
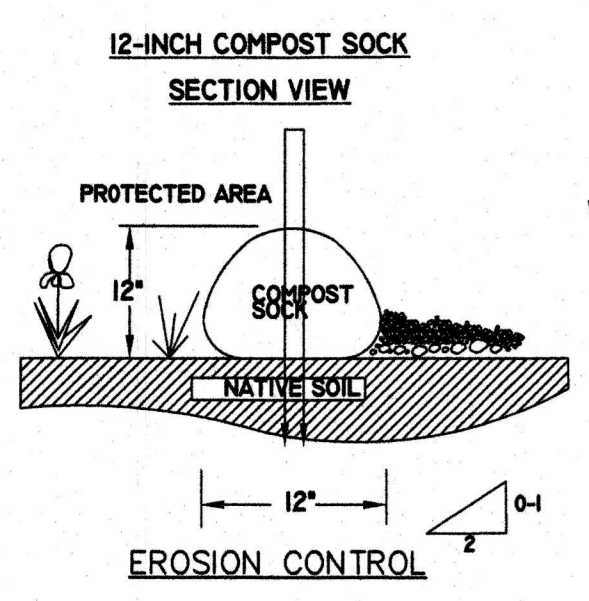
REFERENCES:
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:
1. PLAN IN BOOK 5334 PAGE 401 (PLAN 214 OF 1929).

ZONING LEGEND			
ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)			
	REQUIRED	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	11,977 S.F.±	YES
MIN. FRONTAGE	80'	217.34'	YES
MIN. YARD FRONT	25'	26.0'	YES
SIDE	7.5'	28.4'	YES
	15'	16.3'	YES
MAX. LOT COV.	30%	19.2%	YES
MIN. OPEN SPACE	50%	75.1%	YES
MAX. BLDG. HEIGHT	36'	35.0'	YES
MAX. STORIES	2.5	2.5	YES

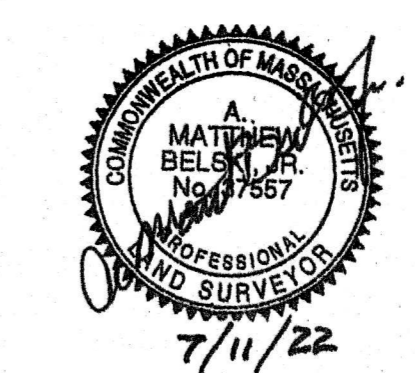
AVERAGE GRADE PLANE					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1&2	MEAN X LENGTH
1	24.0	75.4	75.6	75.5	1,812.0
2	22.0	76.2	75.2	75.7	1,665.4
3	6.0	76.0	76.0	76.0	456.0
4	6.0	76.0	76.0	76.0	456.0
5	10.0	76.0	75.8	75.9	759.0
6	16.0	75.2	75.0	75.1	1,201.6
7	24.0	75.0	74.9	75.0	1,800.0
8	40.0	74.8	75.6	75.2	3,008.0
9	11.0	75.6	75.6	75.6	831.6
10	8.0	75.7	75.8	75.8	606.4
11	11.0	75.8	75.7	75.8	833.0
12	14.0	75.8	76.0	75.9	1,062.6
13	28.0	76.0	76.0	76.0	2,128.0
				E = 220.0'	E = 16,620.4
SUM OF MEAN X LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE = 75.54'					



QUINOBEQUIN (PUBLIC WAY) ROAD



PROPOSED FEATURES:
HOUSE - 2,296 S.F.
PAVED DRIVEWAY - 598 S.F.
PORCH, LANDINGS/STEPS - 114 S.F.
WALKWAYS - 276 S.F.
PAVER PATIO - 288 S.F.



DATE	REVISION	
PROPOSED SITE PLAN		
518 QUINOBEQUIN ROAD NEWTON, MASSACHUSETTS 02468		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02021 TELEPHONE: (781) 449-8200		
SCALE: AS NOTED	DATE: 07/11/22	
APPROVED: A.M.B.	DESIGNED BY: M.D.	DRAWING No.
	DRAWN BY: M.D.	S-101
		SHEET 1 OF 1