


**Dig Safe**  
 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.




**Legend**

- = Erosion Control
- = Trench Drain
- ⊕ = Catch Basin
- ⊙ = Drain Manhole
- ⊙ = Sewer Manhole
- ⊙ = Hydrant
- = Gas Gate
- = Water Gate
- ⊙ = Gas Gate
- ⊙ = Water Gate
- ⊙ = Utility Pole
- ⊙ = Light Pole
- ⊙ = Test Pit
- ⊙ = Tree To Remain
- ⊙ = Tree To Be Removed
- R=100.00 = Rim Elevation
- I=90.00 = Invert Elevation
- T.C.=103.00 = Top of Concrete Elevation
- ⊙ = Proposed Spot Elevation
- = Proposed Contour Line
- = Existing Contour Line
- 6.3x3 = Existing Spot Elevation
- x = Existing Fence
- ⊙ = Proposed D-Stone
- S8519°54'E 102.43' = Property Line W/Bearing & Distance

N/F  
 #141 Grove Street  
 City of Newton  
 School Department

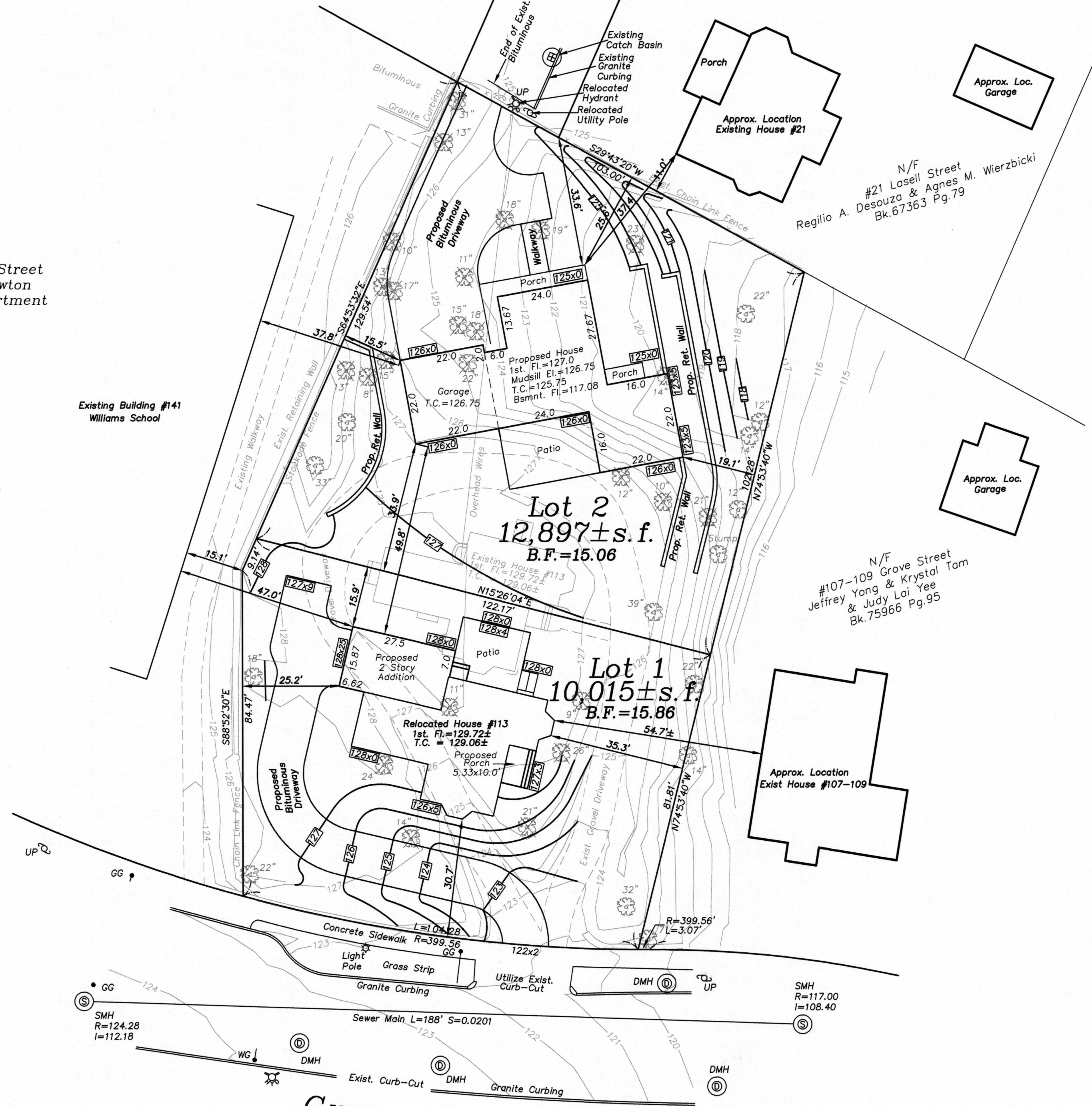
Existing Building #141  
 Williams School

N/F  
 #141 Grove Street  
 City of Newton  
 School Department

Lasell Street  
 30' Wide - Public

N/F  
 #21 Lasell Street  
 Desouza & Agnes M. Wierzbicki  
 Bk. 67363 Pg. 79

N/F  
 #107-109 Grove Street  
 Jeffrey Yong & Krystal Tam  
 & Judy Lai Yee  
 Bk. 75866 Pg. 95



ZONING CHART  
 113 Grove Street, Newton, Massachusetts  
 ZONE: SR-3 New

| REGULATION      | REQUIRED Front Lot 1 | REQUIRED Rear Lot 2 | Front Lot 1 | Rear Lot 2  |
|-----------------|----------------------|---------------------|-------------|-------------|
| LOT AREA        | 10,000SF             | 12,000SF            | 10,015S.F.  | 12,897S.F.  |
| LOT FRONTAGE    | 80'                  | 80'                 | 104.28'     | 122.17'     |
| FRONT SETBACK   | 30'                  | 30'                 | 30.7'       | 33.9'       |
| SIDE SETBACK    | 10.0'                | 15.0'               | 25.2'/35.3' | 15.5'/19.1' |
| REAR SETBACK    | 15.0'                | 23.0'               | 15.9'       | 25.6'       |
| BUILDING HEIGHT | 36.0'                | 36.0'               | 26.0'+/-    | 32.0'+/-    |
| LOT COVERAGE    | 30%                  | 25%                 | 15.23%      | 16.60%      |
| OPEN SPACE      | 50%                  | 50%                 | 68.20%      | 71.24%      |
| FAR Existing    |                      |                     | 0.20        | 0           |
| FAR Proposed    |                      |                     | 0.26        | 0.23        |
| FAR Allowed     | 0.41                 | 0.24                |             |             |

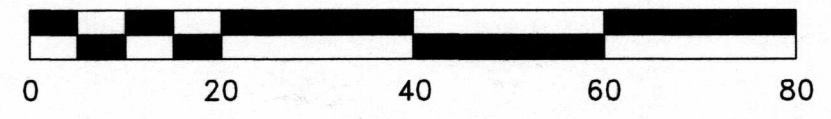
**~Proposed Conditions Site Plan~**

113 Grove Street  
 Newton, Massachusetts

Scale: 1"=20' April 19, 2022

**VERNE T. PORTER Jr, PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street, Newton, Ma. 02464

Job #21043  
 Design By:GNB  
 Checked By:VTP  
 Drawn By:GNB



Sheet 1 of 1

REVISIONS

| DATE    | DESCRIPTION                           |
|---------|---------------------------------------|
| 5-20-22 | FRONT HOUSE ADD'N & REAR HOUSE GARAGE |
| 6-6-22  | ADDED OFFSETS TO ABUTTING BUILDINGS   |
|         |                                       |
|         |                                       |

