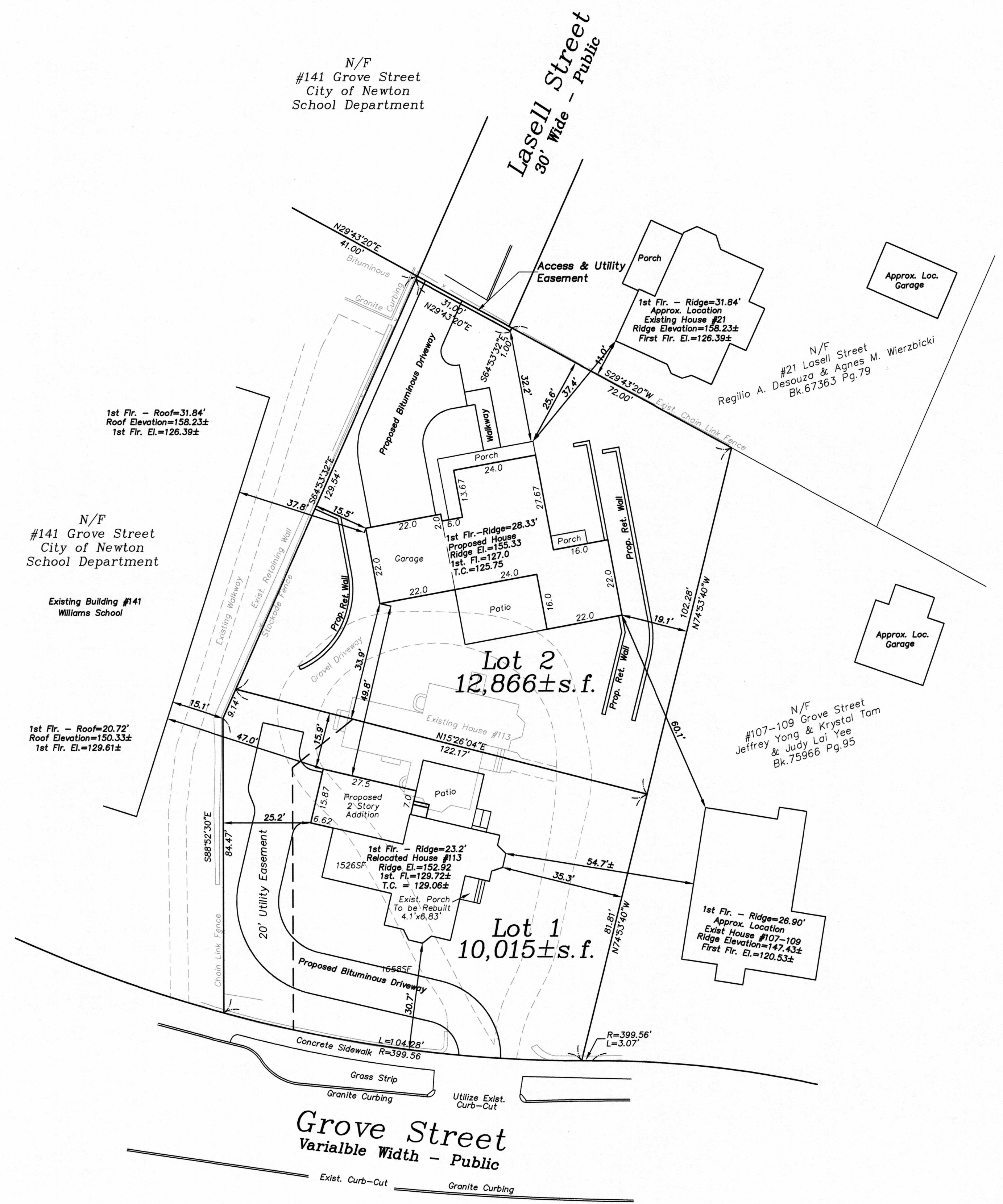


**Dig Safe**  
 Excavators  
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency,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



ZONING 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.	12,866S.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%	16.28%
OPEN SPACE	50%	50%	68.20%	74.26%
FAR Existing			0.20	0
FAR Proposed			0.26	0.23
FAR Allowed	0.41	0.24		

REVISIONS	
DATE	DESCRIPTION
10-14-22	ABUTTING BUILDING HEIGHTS, ELEVATIONS
10-24-22	DRIVEWAY LAYOUT & LOT LINE



~Zoning Plan~  
 113 Grove Street  
 Newton, Massachusetts  
 Scale: 1"=20' July 22, 2022  
 VERNE T. PORTER Jr, PLS  
 Land Surveyors - Civil Engineers  
 354 Elliot Street, Newton, Ma. 02464

 Sheet 2 of 7	Job #21043 Design By:GNB Checked By:VTP Drawn By:GNB
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