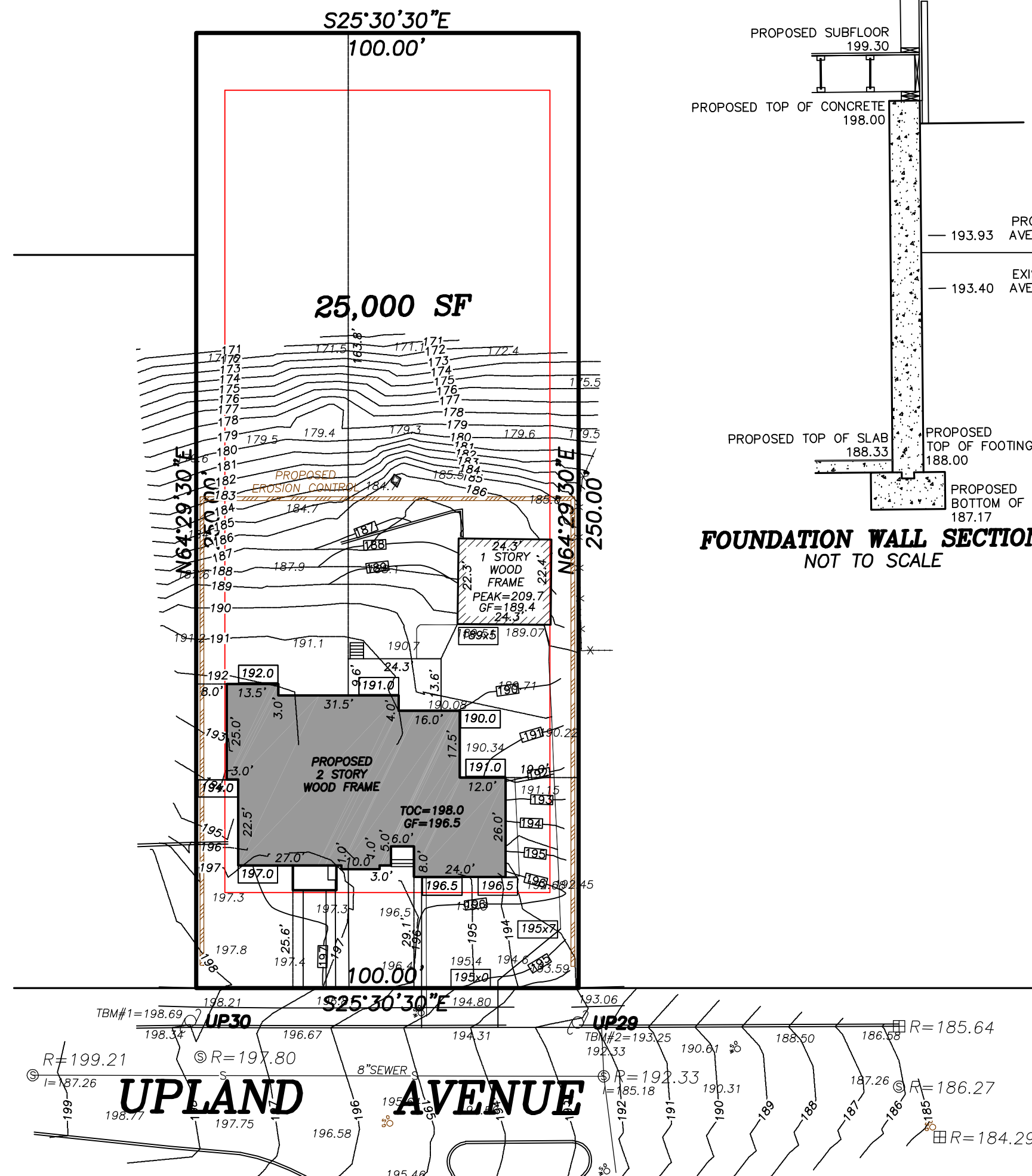
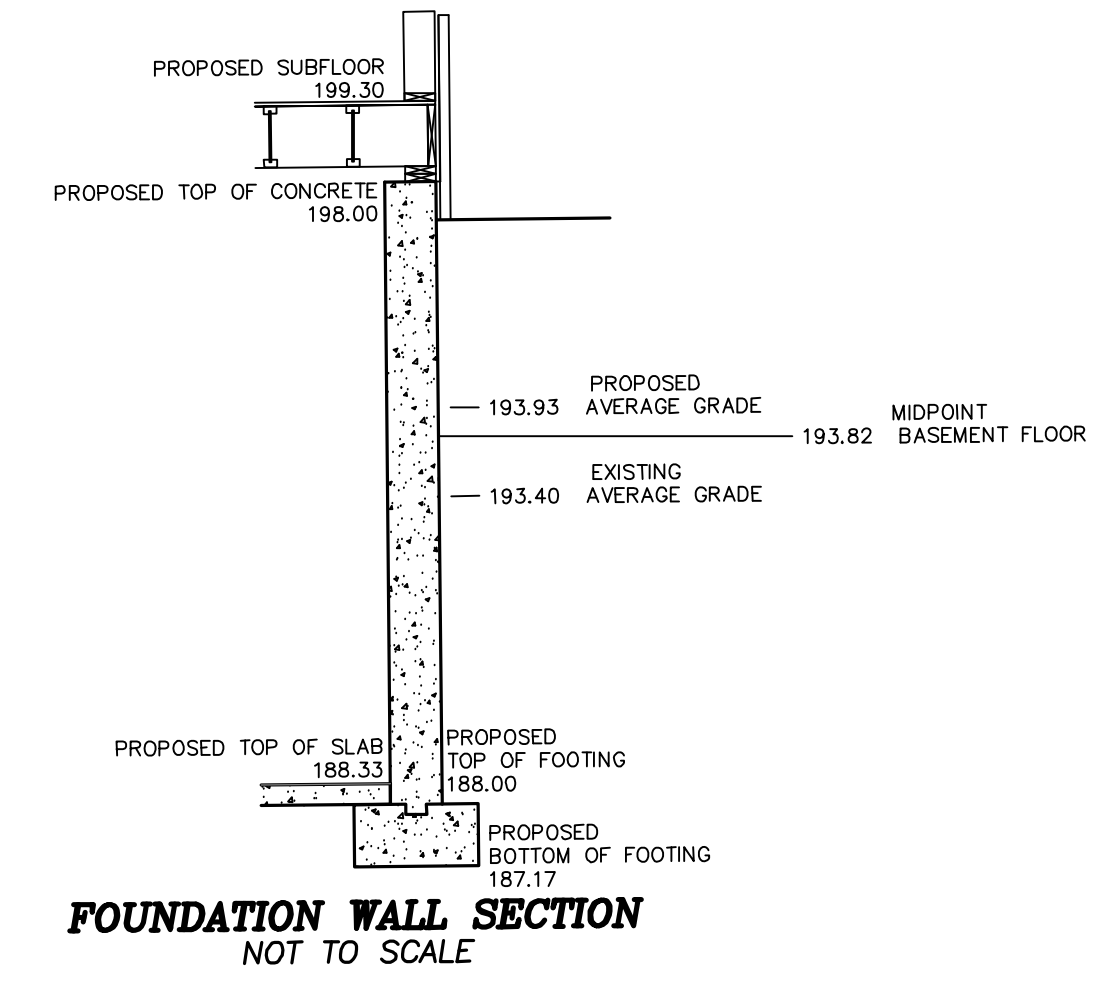


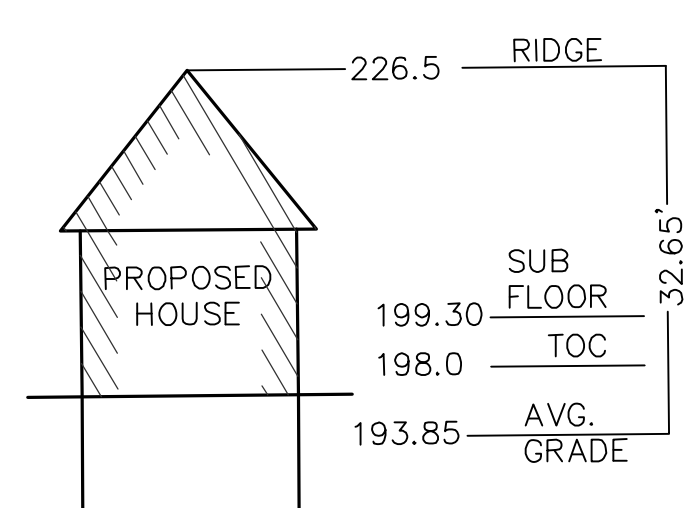
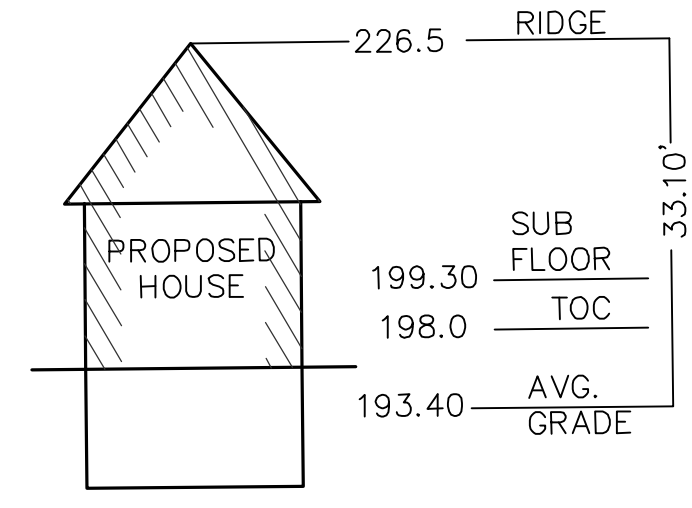
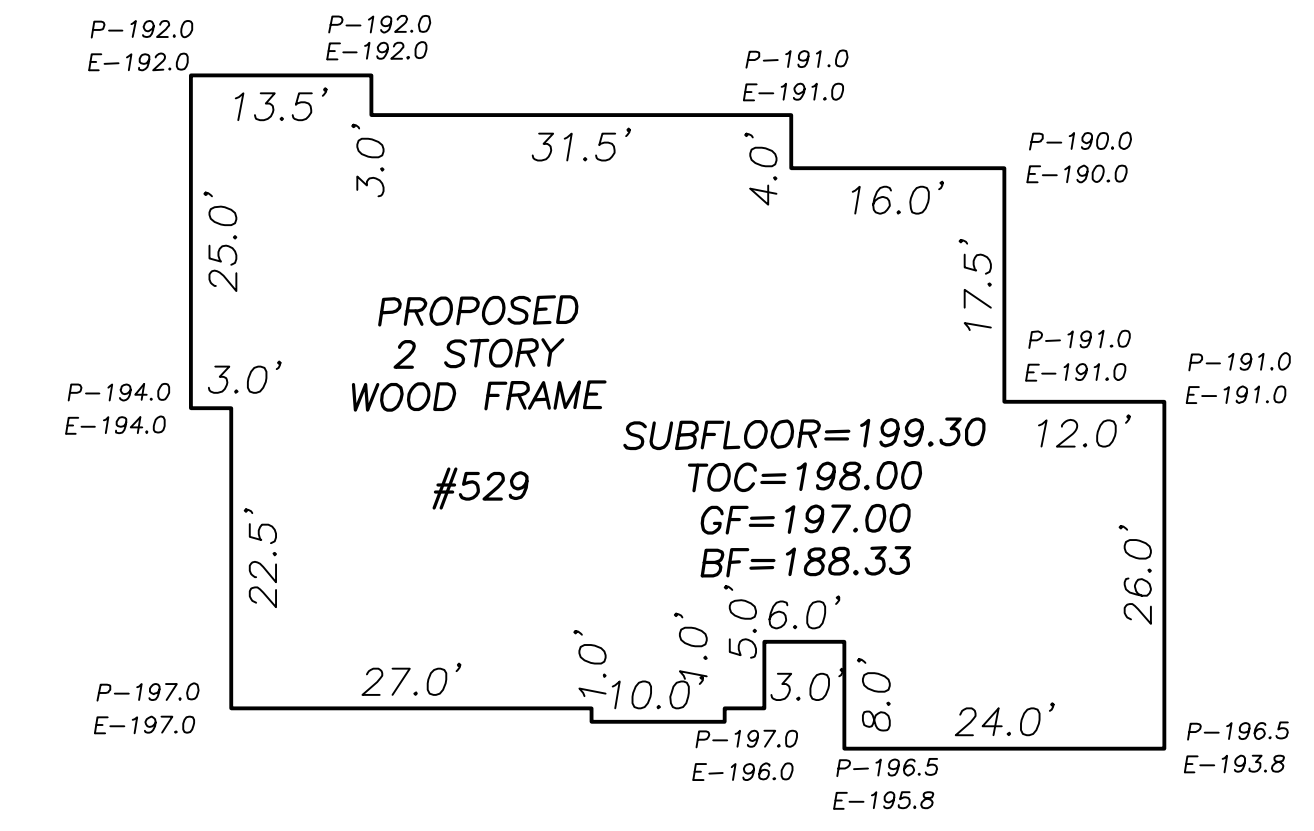
**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**



**FOUNDATION WALL SECTION**  
NOT TO SCALE



EXISTING AVERAGE GRADE

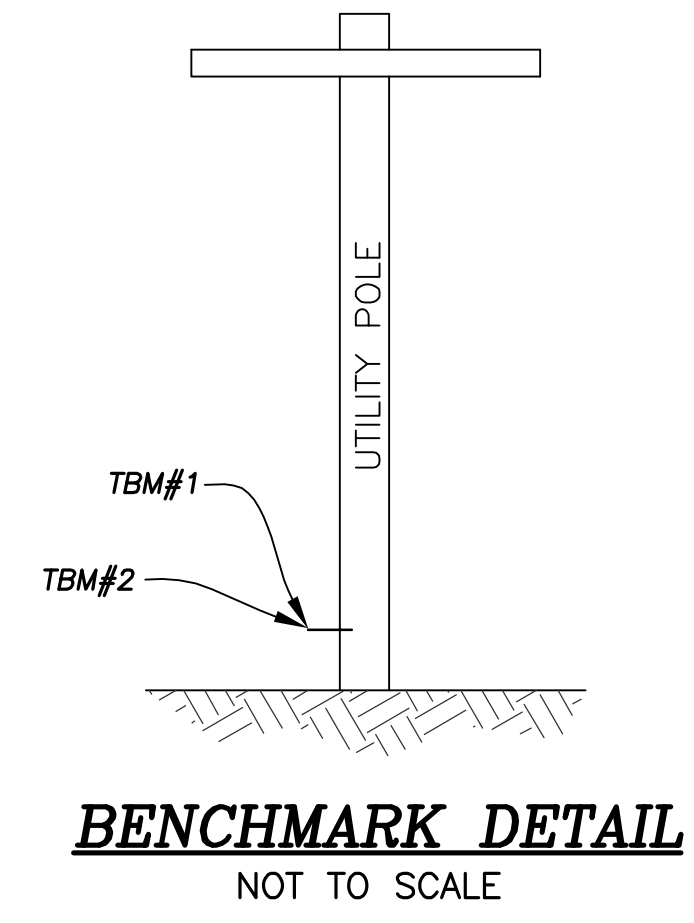
SEGMENT	ELEV1	ELEV2	LENGTH
A	197.0	194.0	22.5
B	194.0	192.0	25.0
C	192.0	192.0	33.5
D	192.0	191.0	31.5
E	191.0	190.0	16.0
F	190.0	191.0	17.5
G	191.0	191.0	12.0
H	191.0	193.8	26.0
J	193.8	195.8	24.0
K	195.8	196.0	8.0
L	196.0	196.0	6.0
M	196.0	197.0	40.0

PROPOSED AVERAGE GRADE

SEGMENT	ELEV1	ELEV2	LENGTH
A	197.0	194.0	22.5
B	194.0	192.0	25.0
C	192.0	192.0	33.5
D	192.0	191.0	31.5
E	191.0	190.0	16.0
F	190.0	191.0	17.5
G	191.0	191.0	12.0
H	191.0	196.5	26.0
J	196.5	196.5	24.0
K	196.5	197.0	8.0
L	197.0	197.0	6.0
M	197.0	197.0	40.0

TOTAL PERIMETER=242.0  
 AVERAGE GRADE =193.40  
 199.30 (SUBFLOOR) - 193.40 (AVG. GRADE) = 5.90'

TOTAL PERIMETER=242.0  
 AVERAGE GRADE =193.85  
 199.30 (SUBFLOOR) - 193.85 (AVG. GRADE) = 5.45'



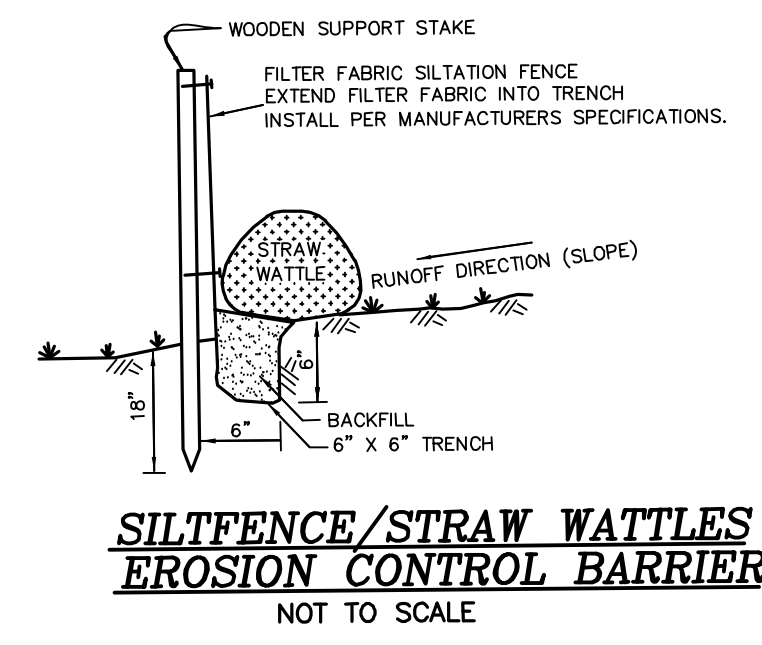
**BENCHMARK DETAIL**  
NOT TO SCALE

- NOTES:
- 1) BENCHMARK INFORMATION:  
 TEMPORARY BENCHMARKS SET :  
 #1) SPIKE SET IN UTILITY POLE #30 ON THE NORTHEASTERLY SIDE OF UPLAND AVENUE. ELEVATION = 198.69.  
 #2) SPIKE SET IN UTILITY POLE #29 ON THE NORTHEASTERLY SIDE OF UPLAND AVENUE. ELEVATION = 193.25
  - 2) ELEVATIONS REFER TO PROJECT DATUM
  - 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
  - 4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL-FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 (1-888-DIG-SAFE) SEVENTY-TWO HOURS PRIOR TO EXCAVATION.

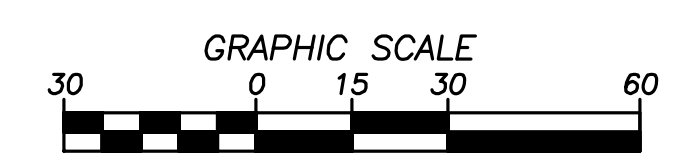
I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NEWTON, MASSACHUSETTS, COMMUNITY PANEL NO. 250208 0562 E, MAP NUMBER 25017C 0562 E EFFECTIVE DATE: JUNE 4, 2010.

ZONING INFORMATION: SINGLE RESIDENCE 2 (SR2)

	REQUIRED	ACTUAL	PROPOSED
MINIMUM LOT AREA	10,000 SF	25,000 SF	25,000 SF
MINIMUM LOT FRONTAGE	80 FEET	100.00 FEET	100.00 FEET
MINIMUM FRONT SETBACK	25 FEET	22.7 FEET	25.6 FEET
MINIMUM SIDE YARD	7.5 FEET	9.4 FEET	8.0 FEET
MINIMUM REAR YARD	15 FEET	170.5 FEET	163.8 FEET
MAXIMUM BUILDING COVERAGE	30%	12.8%	15.5%
MAXIMUM BUILDING HEIGHT	30 FEET	---	33.10'(SEE DETAIL)
MAXIMUM BUILDING HEIGHT	2 1/2 STY	2 1/2 STY	2 1/2 STY
MINIMUM OPEN SPACE	50%	79.2%	75.0%
MINIMUM OPEN SPACE	4000 SF	19,810 SF	18,744 SF
MAXIMUM FAR	33.0%	---	---



**SILTFENCE/STRAW WATTLES**  
**EROSION CONTROL BARRIER**  
NOT TO SCALE



**CERTIFIED PLOT PLAN**  
 SHOWING PROPOSED STRUCTURE  
 265 UPLAND AVENUE  
 NEWTON, MASS.

Field Resources, Inc.  
 LAND SURVEYORS

APRIL 5, 2021 SCALE 1"=30'  
 P.O. BOX 324 281 CHESTNUT ST.  
 AUBURN, MA NEEDHAM, MA.  
 508 832 4332 781 444 5936  
 fieldresources@hotmail.com

REVISED: MAY 20, 2021