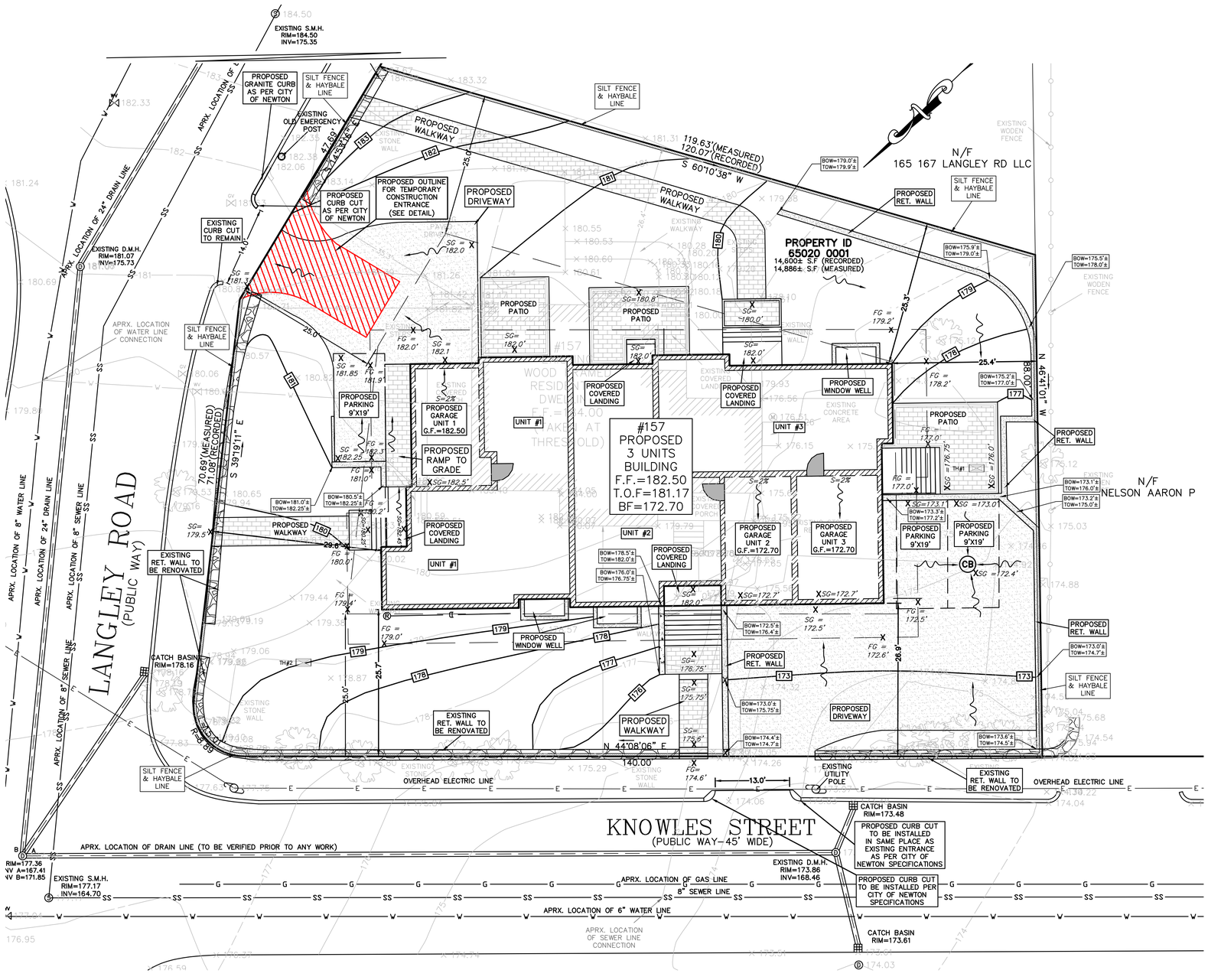
LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- CLEANOUT
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR — TO BE REMOVED
- TBA — TO BE ABANDONED
- TOW — TOP OF WALL
- BOW — BOTTOM OF WALL
- FG — FINISHED GRADE
- SG — SPOT GRADE
- TH#1 — DEEP TEST HOLE
- PT#1 — PERCOLATION TEST
- 71.4 X — SPOT ELEVATION
- 71 — PROPOSED CONTOUR
- 71 — EXISTING CONTOUR
- D — DRAIN LINE
- W — WATER LINE
- SEWER LINE
- GAS LINE
- FENCE
- PROPOSED WALL



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

DRAINAGE AREA SUMMARY

EXISTING ROOF = 1,515.25 S.F.
EXISTING PAVED DRIVEWAY = 1,834.92 S.F.
EXISTING PORCH/LANDING/STEPS = 590.18 S.F.
EXISTING WALKWAY = 399.58 S.F.
EXISTING LANDSCAPE AREA = 10,546.07 S.F.

PROPOSED ROOF = 3,629.56 S.F.
PROPOSED PAVED DRIVEWAY = 2,704.21 S.F.
PROPOSED PORCH/LANDING/STEPS= 459.13 S.F.
PROPOSED WALKWAY/PATIO= 1,164.95 S.F.
PROPOSED RET. WALLS= 192.75 S.F.
PROPOSED LANDSCAPE AREA = 6,735.40 S.F.

TOTAL EXISTING IMPERVIOUS AREA = 4,339.93 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 8,150.60 S.F.

TOTAL INCREASE IN IMPERVIOUS AREA = 3,810.67 S.F.

ZONING LEGEND

ZONING DISTRICT: MULTI-RESIDENCE 1
(LOT CREATED BEFORE 12/07/1953)

	REQUIRED	PROPOSED
MIN. AREA	7,000 S.F	14,886 S.F.± (MEASURED)
MIN. FRONTAGE	70'	273.39'
MIN. YARD FRONT(LANGLEY)	25'	29.6'
MIN. YARD FRONT(KNOWLES)	25'	25.7'
SIDE	25'*	25.4'
REAR	25'*	25.3'
MAX. LOT COV.	25%	24.38%
MIN. OPEN SPACE	50%	53.07%
MAX. BLDG. HEIGHT	36'	35.01'±

* REQUIRED BY SPECIAL PERMIT

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 06/08/2021.

2. DEED REFERENCE: BOOK 15136, PAGE 295
PLAN REFERENCE: PLAN BOOK 6426, PAGE 201
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0554E, ON PANEL NUMBER 0554E, IN COMMUNITY NUMBER: 250208, DATED JUNE 04, 2010.

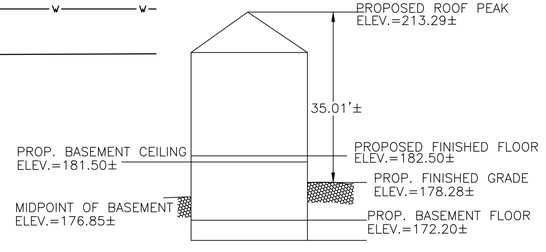
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.

9. ZONING DISTRICT: MR.-1, LOT CREATED BEFORE 12/07/1953.



PROPOSED PROFILE
NOT TO SCALE

* MIDPOINT OF BASEMENT ELEVATION LOWER THAN AVERAGE GRADE ELEVATION THEREFORE PROPOSED BASEMENT MEETS DEFINITION OF BASEMENT

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COMMONWEALTH OF MASSACHUSETTS — PETER J. NOLAN — 49185 — REGISTERED PROFESSIONAL LAND SURVEYOR — 5/13/2022

COMMONWEALTH OF MASSACHUSETTS — EDMOND P. SPRUHAN — CIVIL — 53319 — REGISTERED PROFESSIONAL ENGINEER — 5/13/2022

157 LANGLEY ROAD NEWTON MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE
REVISED AS PER CLIENT	5/13/2022

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D

PROPOSED PLAN

SCALE:	1"=10'
DATE:	5/9/2022
DRAWN BY:	OG
CHECKED BY:	ES
APPROVED BY:	PN

SHEET:

1 OF 1