

Average Grade Plane Calculations

e1	e2	L	(e1+e2)/2*L
149.9	150.3	40.2	6038.00
150.3	149.6	9.3	1394.535
149.6	145.4	24.7	3643.25
145.4	145.2	9.3	1351.29
145.2	146.7	18.8	2743.86
146.7	147	25	3671.25
147	148.8	21.5	3179.85
148.8	149.9	52.7	7870.745

Perimeter= 201.5
Average Grade Plane= 148.3315

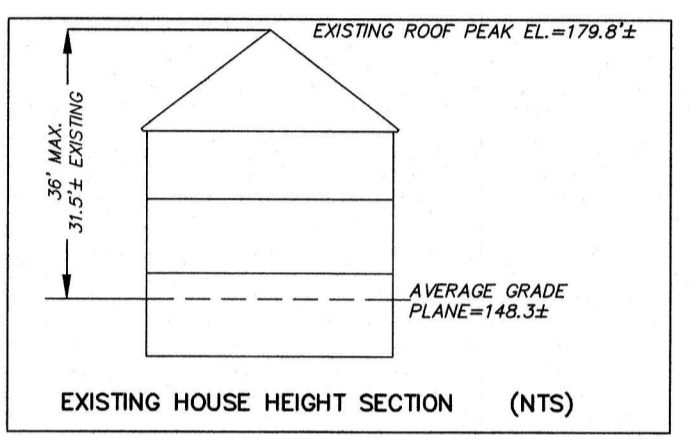
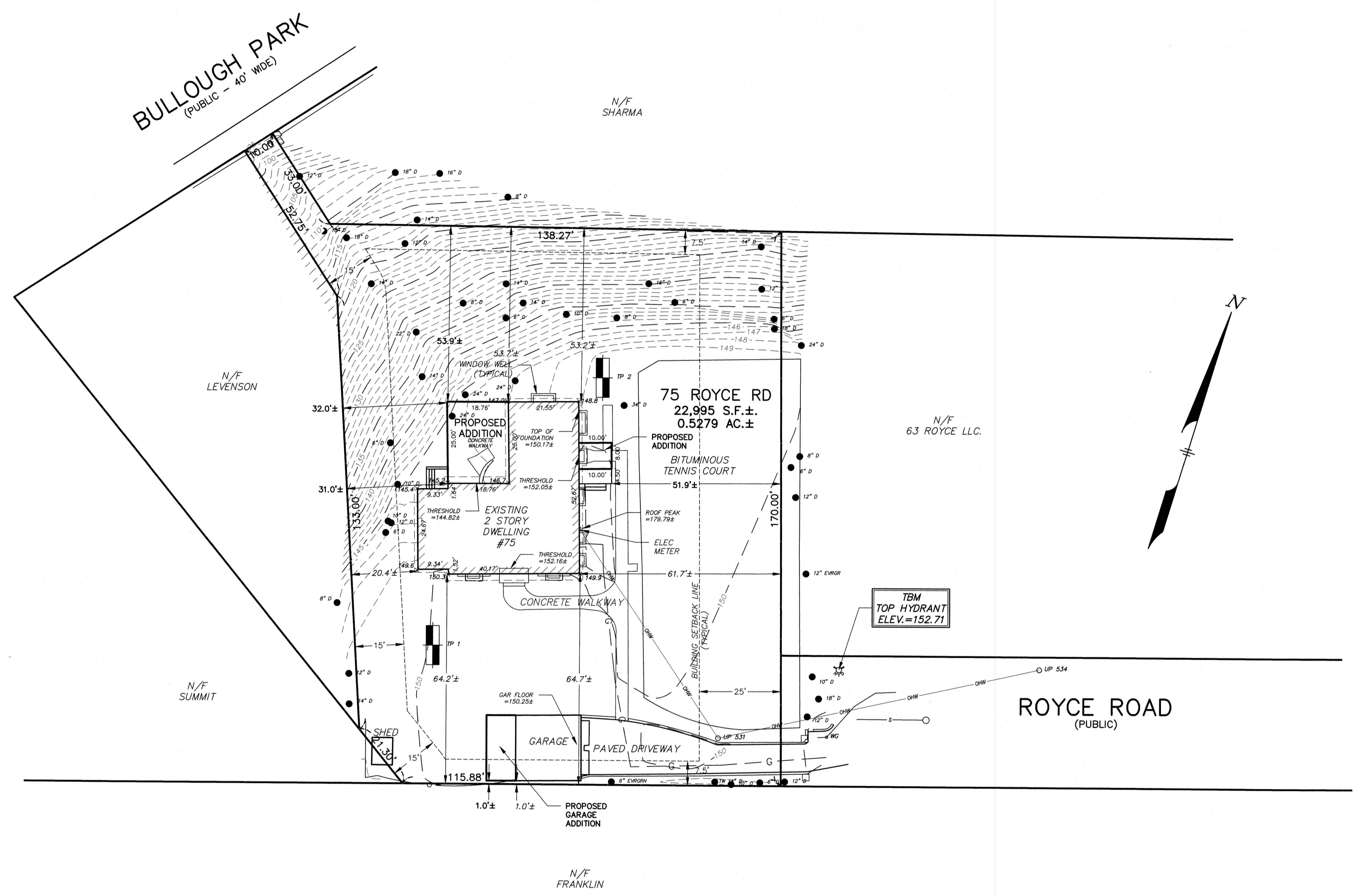


TABLE OF OPEN SPACE

EXISTING USABLE OPEN SPACE:	19,904 S.F.
LOT AREA:	22,995 S.F.
OPEN SPACE %:	86.6% (50% MIN.)
PROPOSED USABLE OPEN SPACE:	19,103 S.F.
LOT AREA:	22,995 S.F.
OPEN SPACE %:	83.1% (50% MIN.)

LOT COVERAGE TABLE

EXISTING TOTAL:	2,320 S.F.
LOT AREA:	22,995 S.F.
LOT COVERAGE:	10.1% (30% MAX.)
PROPOSED TOTAL:	3,121 S.F.
LOT AREA:	22,995 S.F.
LOT COVERAGE:	13.6% (30% MAX.)



- LEGEND:**
- N/F NOW OR FORMERLY
 - OHW OVERHEAD WIRES
 - TREE
 - TREE LINE
 - UP UTILITY POLE
 - GG+ GAS GATE
 - G GAS SERVICE (BURIED)
 - WG+ WATER GATE
 - W WATER SERVICE (BURIED)
 - DMH DRAIN MANHOLE
 - D SUB-SURFACE DRAIN LINE
 - EXISTING CONTOUR
 - ☆ LIGHTPOLE
 - △ WETLAND FLAG
 - 99X9 SPOT ELEVATION
 - STONE WALL
 - ══ EDGE OF PAVEMENT

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

RECORD OWNER

XIAOHU LIU
JIYAO ZHANG
75 ROYCE ROAD
NEWTON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 81160 PAGE 387
PLAN BOOK 4866 PAGE END

ZONING DISTRICT

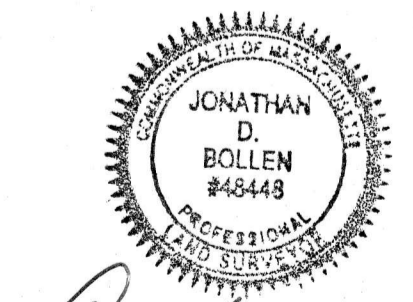
SINGLE RESIDENCE 2 (SR2)

DATUM

N.A.V.D OF 1988.

THE EXISTING DWELLING AND THE PROPOSED ADDITIONS ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP: MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0554 E DATED: JUNE 4, 2010.

5/5/23
DATE REGISTERED PROFESSIONAL LAND SURVEYOR



PROPOSED PLOT PLAN
IN
NEWTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: LIU
SCALE: 1"=20' MARCH 8, 2023
REVISED: MAY 4, 2023 (GARAGE ADDITION)
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

