

**LEGEND**

- ⊕ BM # BENCHMARK
- BOUND (CONG. STONE, LAND COURT, ETC.)
- CB CATCH BASIN - SQUARE
- ⊙ CB CATCH BASIN - ROUND
- DSK DISK (CA/T, USC&GS, LAND COURT, ETC.)
- DH DRILL HOLE
- ⊙ DMH DRAIN MANHOLE
- ⊙ EHH ELECTRIC HANDHOLE
- ⊙ EM ELECTRIC MANHOLE
- ⊙ EM ELECTRIC METER
- ⊙ GG GAS GATE
- ⊙ GM GAS METER
- ♿ HANDICAP SYMBOL
- ⊙ GWA GUY WIRE ANCHOR
- ⊙ FH FIRE HYDRANT
- ☀ LIGHT
- OHW OVERHEAD WIRE
- MAG MAG NAIL
- MB MAIL BOX
- ⊙ OM OTHER MANHOLE
- ⊙ PB PULL BOX
- ⊙ PED PEDESTRIAN SIGNAL
- ⊙ SM SEWER MANHOLE
- ⊙ TM TELEPHONE MANHOLE
- ⊙ TRFM TRANSFORMER
- ⊙ # OF PARKING SPACES
- ⊙ TS TRAFFIC SIGNAL
- ⊙ TS TRAFFIC SIGNAL MAST ARM/SPAN WIRE POLE
- ⊙ SIGN
- ⊙ ULT# UTILITY POLE W/ LIGHT
- ⊙ UPL# UTILITY POLE
- ⊙ WG WATER GATE
- ⊙ WSO WATER SHUTOFF

**General Notes**

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING, INC. IN FEBRUARY 2010 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING, INC. IN FEBRUARY, 2010 AND UPDATED IN JUNE OF 2020.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) THE LOT LIES ENTIRELY WITHIN ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NEWTON, MASSACHUSETTS, COMMUNITY PANEL NUMBER 25017C 0554 E, EFFECTIVE DATE JUNE 4, 2010.
- 5) THE LOT LIES ENTIRELY WITHIN THE SINGLE RESIDENTIAL 2 DISTRICT (SR2) AS SHOWN ON THE "ZONING DISTRICT MAP OF NEWTON, MASSACHUSETTS". DIMENSIONAL REQUIREMENTS FOR A (SR2) AT THE TIME OF THIS SURVEY ARE:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA.....	10,000 S.F.	7,815 S.F.	7,815 S.F.
MINIMUM FRONTAGE.....	.80 FEET	92.48 FEET	92.48 FEET
MINIMUM FRONT YARD SETBACK.....	.25 FEET	25.7 FEET	15.58 FEET
MINIMUM SIDE YARD SETBACK.....	7.5 FEET	11.3 FEET	8.69 FEET
MINIMUM REAR YARD SETBACK.....	15 FEET	11.0 FEET	11.0 FEET
MAXIMUM BUILDING HEIGHT.....	36 FEET	N/A FEET	34.9 FEET
MAXIMUM BUILDING STORIES.....	2.5	2.0	2.5
MAXIMUM SITE COVERAGE.....	30%	14.3%	22.3%
MINIMUM OPEN SPACE.....	50%	61.1%	55.8%
MAXIMUM RESIDENTIAL F.A.R.....	0.42	0.35	0.44

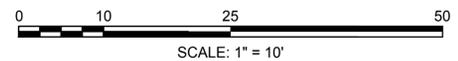
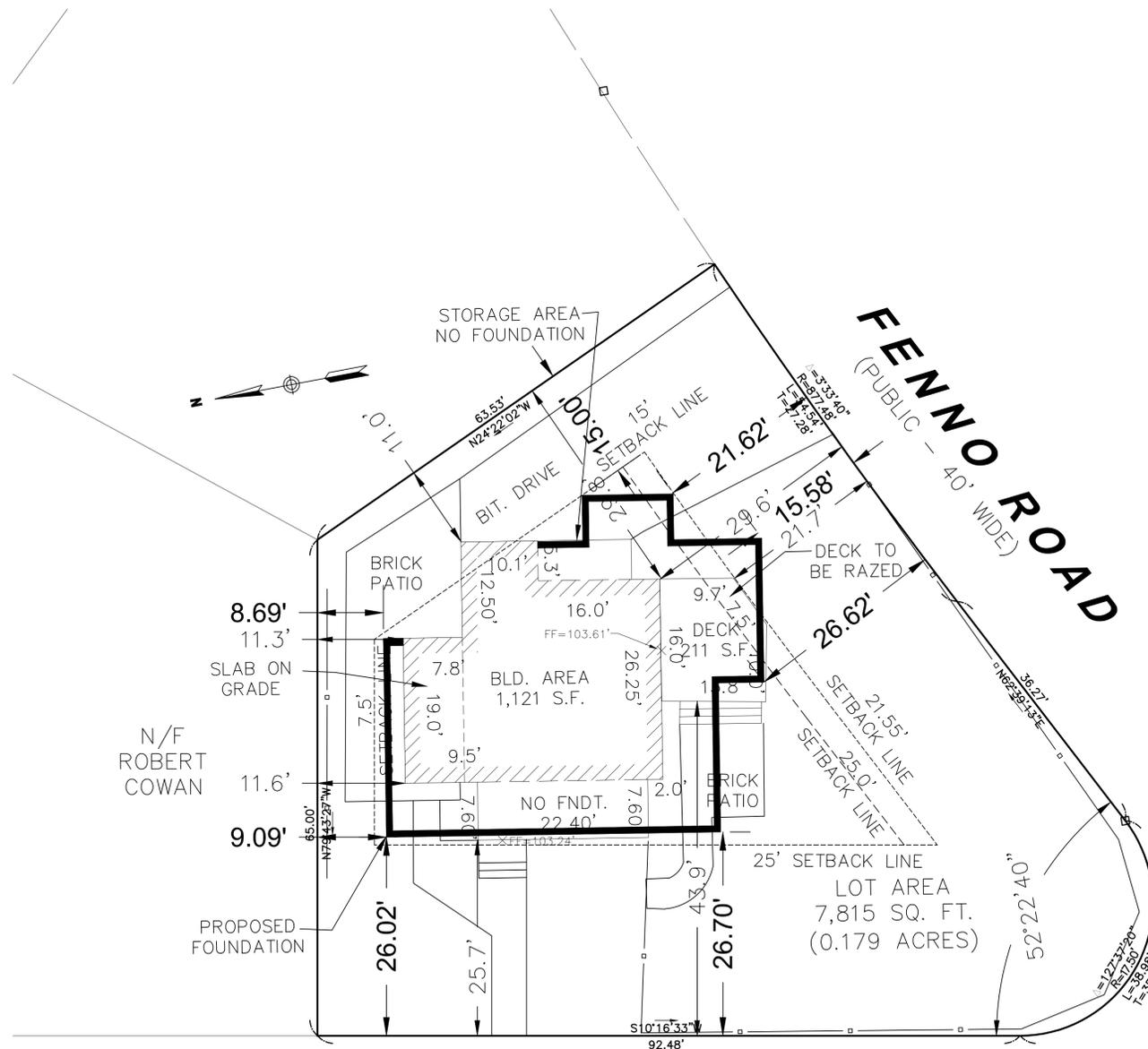
- 6) FOUNDATION HEIGHT = 7.0'  
 AVERAGE GROUND HEIGHT = 100.5'  
 $((100.6 + 100.5) / 2 * 26.25) + (100.5 + 100.3) / 2 * 26.1 + (100.3 + 100.7) / 2 * 31.5 + (100.7 + 100.6) / 2 * 26.1 / 109.95 = 100.5'$   
 EXISTING TOP OF FOUNDATION = 102.5'  
 EXISTING TOP OF SLAB = 95.5'  
 MIDPOINT OF FOUNDATION  $102.5 - 95.5 / 2 + 95.5 = 99.0'$

OPEN SPACE CALCULATIONS:  
 EXISTING BUILDING = 1,121 S.F.  
 EXISTING DRIVEWAY AND WALKWAY = 1,708 S.F.  
 EXISTING DECK = 211 S.F.  
 PROPOSED STRUCTURE = 1,745 S.F.  
 OPEN SPACE =  $7,815 - (1,121 + 211 + 1,708)$  S.F. / 7,815 S.F. = 61.1%  
 OPEN SPACE =  $7,815 - (1,745 + 1,708)$  S.F. / 7,815 S.F. = 55.8%

SITE COVERAGE CALCULATIONS:  
 EXISTING BUILDING = 1,121 S.F.  
 PROPOSED STRUCTURE = 1,745  
 LOT AREA = 7,815 S.F.  
 $1121 / 7815 = 14.3\%$   
 $1745 / 7815 = 22.3\%$

AVERAGE GROUND ELEVATION = 100.5'  
 PROPOSED FIRST FLOOR = 103.6'  
 PROPOSED SECOND FLOOR = 111.9'  
 ROOF PEAK = 136.9'  
 BUILDING HEIGHT =  $136.9 - 100.5 = 36.4'$

RESIDENTIAL F.A.R. CALCULATIONS  
 SEE ARCHITECTURAL DRAWINGS



No.	Revision	Date	Apprv.
1	xxxxxxx	xx/xx/xxxx	BGP

Designed by BGP | Drawn by BGP | Checked by BGP

CAD checked by BGP | Approved by BGP

Scale 1"=10' | Date 7/8/2020

Project Title  
**Proposed Addition**  
**Plan of Land**  
 728 Walnut Street  
 Newton, MA  
 Issued for  
 Review

Drawing Title  
**Proposed**  
**Site Plan**



Drawing Number  
**SV-1**  
 Sheet  
 1 of 1  
 Project Number