

# ZONING LEGEND

ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)

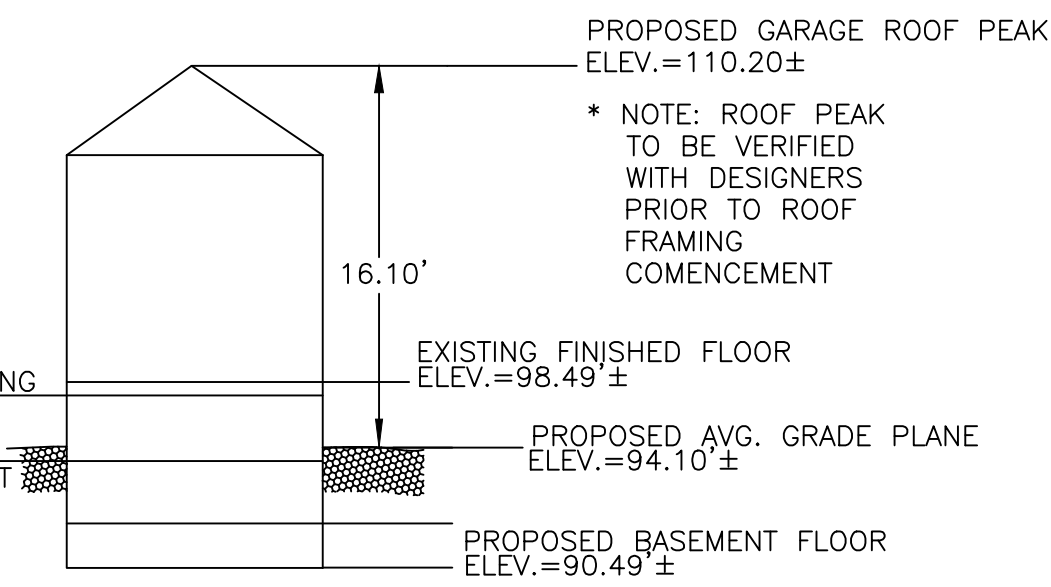
	REQUIRED	PROPOSED
MIN. AREA	10,000 S.F.	9,280 S.F.±
MIN. FRONTAGE	80'	79.57'
MIN. YARD FRONT	25'	25.4'
SIDE	7.5'	8.4'
REAR	15'	61.9'
MAX. LOT COV.	30%	20.7% ±
MIN. OPEN SPACE	50%	68.9% ±
MAX. BLDG. HEIGHT	36'	16.10'±

**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07-20-2015.
2. DEED REFERENCE BOOK 62110 PAGE 372, 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 2501700552E, PANEL NUMBER 0552E, COMMUNITY NUMBER: 250208, DATED JUNE 4, 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 ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN 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.

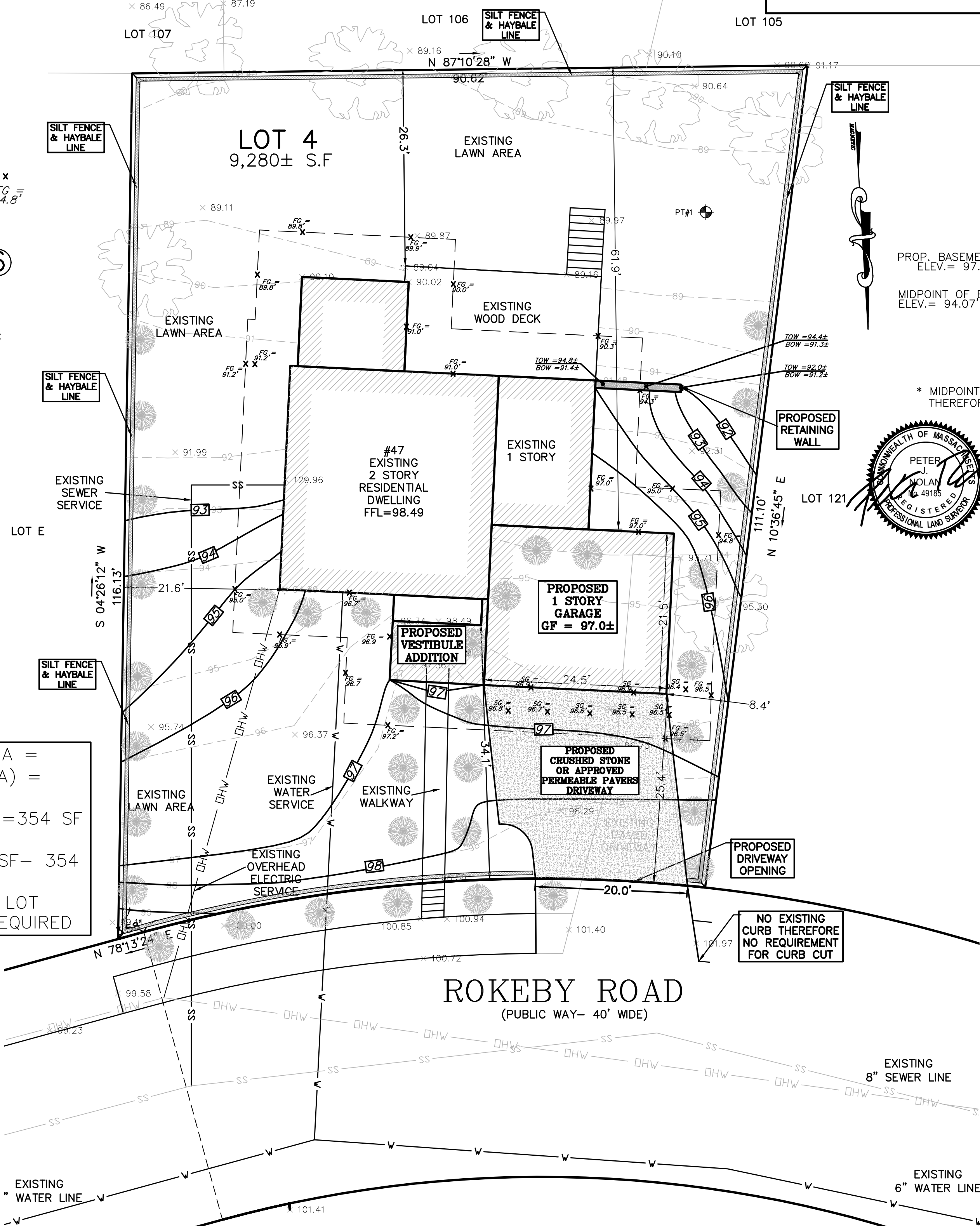
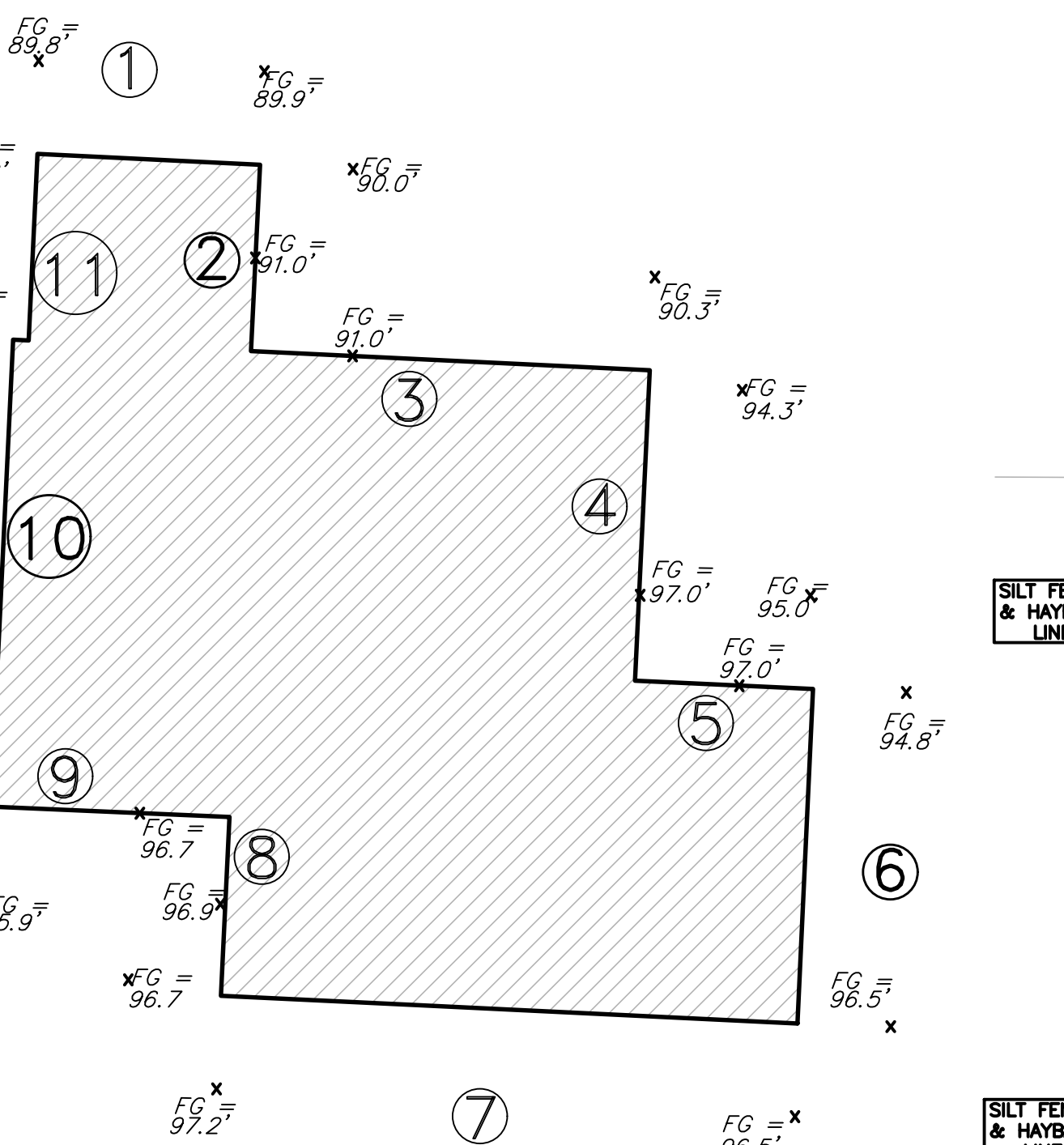
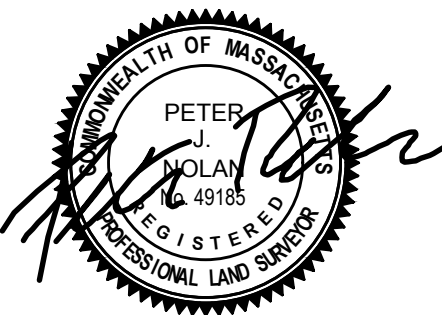
**LEGEND**

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



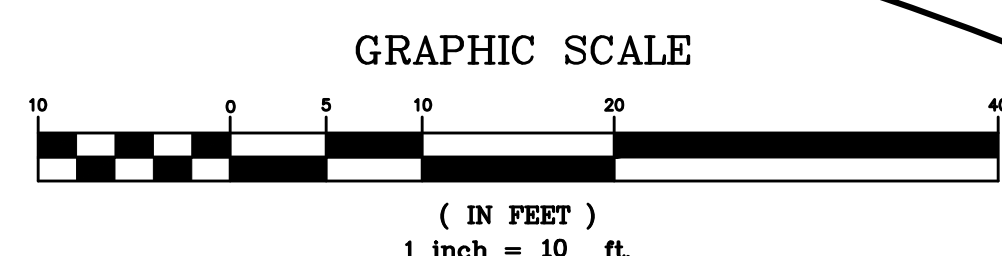
**PROPOSED PROFILE**  
NOT TO SCALE

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



PROPOSED ADDITIONAL IMPERVIOUS AREA =  
(GARAGE + ADDITIONAL VESTIBULE AREA) =  
(527 SF + 104 SF = 631 SF)  
EXISTING PAVED DRIVEWAY TO BE REMOVED = 354 SF  
NET ADDITIONAL IMPERVIOUS AREA = (631 SF - 354 SF) = 277 SF  
WHICH IS LESS THAN 4% AREA OF THE LOT  
THEREFORE ENGINEERING APPROVAL NOT REQUIRED

AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	14.50	89.80	89.90	89.85	1,302.83
2	12.00	90.00	91.00	90.50	1,086.00
3	25.70	91.00	90.30	90.65	2,329.71
4	19.00	97.00	94.30	95.65	1,817.35
5	11.00	97.00	95.00	96.00	1,056.00
6	21.50	94.80	96.50	95.65	2,056.48
7	37.00	97.20	96.50	96.85	3,583.45
8	10.80	96.70	96.70	96.70	1,044.36
9	14.80	95.90	96.90	96.40	1,426.72
10	11.80	91.20	95.00	93.10	1,098.58
11	12.00	91.20	89.80	90.50	1,086.00
SUM =	190.10				17,887.47
SUM OF MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE =					<b>94.10</b>



SCALE	1"=10'
DATE	5/4/2018
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	47 ROKEBY ROAD NEWTON MASSACHUSETTS PROPOSED PLOT PLAN
DRAWN BY	HM
CHKD BY	ETS
APPD BY	PJN
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	



SHEET NO.  
**1**