

SITE PLAN
85 ERIE AVENUE
NEWTON, MASSACHUSETTS

1 INCH = 20 FEET FEBRUARY 10, 2015

SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773

OWNERS OF RECORD:

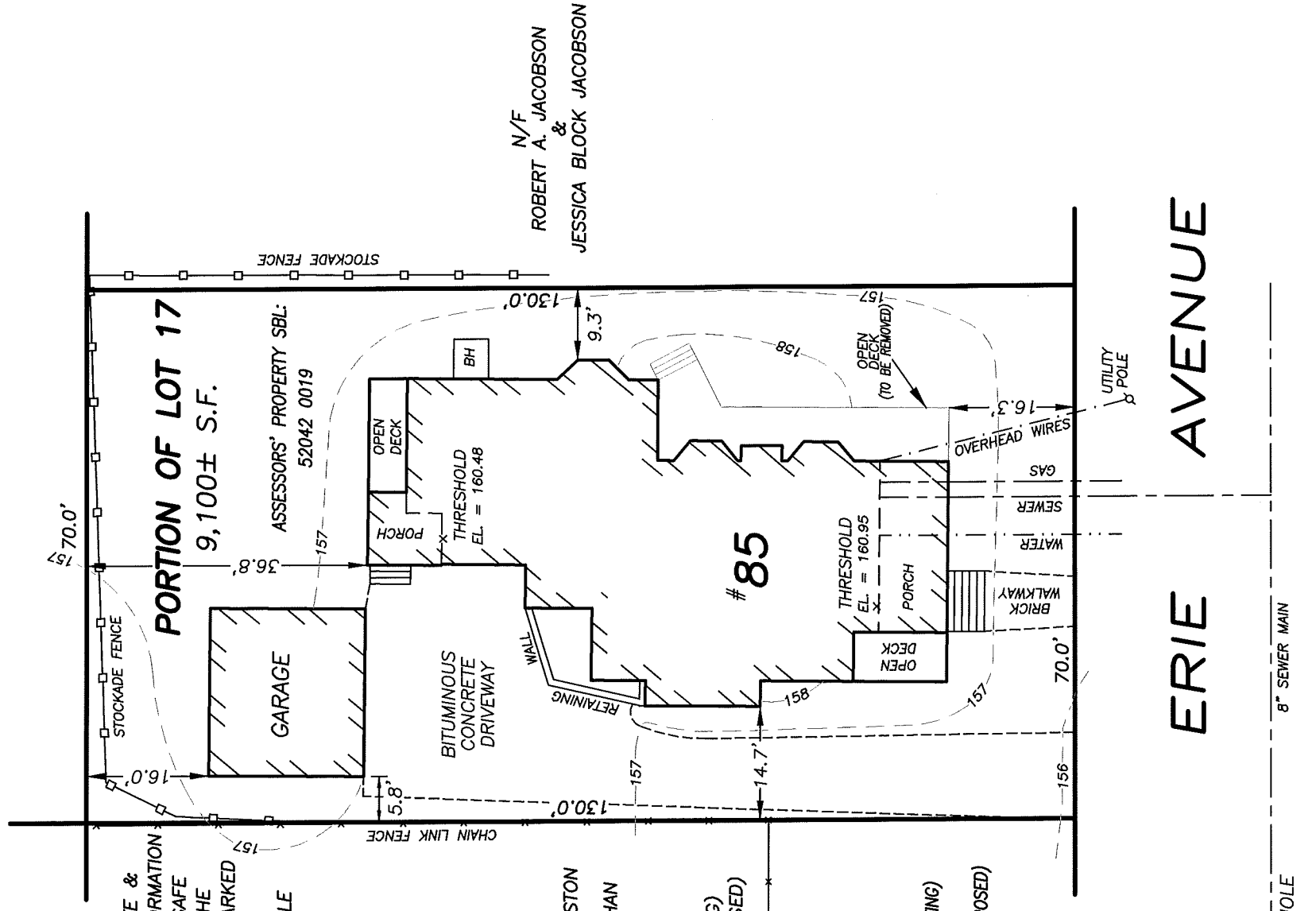
JUAN E. SMALL
 &
 KIRSTIN M. SMALL
 Bk.54698 PG.1

1 INCH = 20 FEET

0 10 20 40 60 80

APPROXIMATE NORTH

N/F
 ROSALEE HERMENS
 &
 MAYA B. MEIRAV



NOTES:

- THE UTILITIES SHOWN ARE APPROXIMATE & BASED ON FIELD OBSERVATION & INFORMATION PROVIDED BY OTHERS. CONTACT DIG-SAFE PRIOR TO ANY EXCAVATION TO HAVE THE LOCATION OF ANY BURIED UTILITIES MARKED ON THE GROUND. (800) DIG-SAFE.
- THE ELEVATION OF THE SEWER MANHOLE (EL. = 155.62) IS TAKEN FROM A SEWER PROFILE PLAN ON FILE WITH THE ENGINEERING DEPARTMENT.
- ROOF RIDGE ELEVATION = 195.4± (SEE ARCHITECT PROFILE PLAN)
- AVERAGE GRADE PLANE = 157.4
- EXISTING BUILDING HEIGHT = 38.0'±

N/F
 DANIEL C. WINSTON
 &
 TAHIRA S. KHAN

AREAS:

- BUILDING AREA = 2,172 SF
- GARAGE AREA = 447 SF
- OPEN DECK AREA = 416 SF (EXISTING)
- OPEN DECK AREA = 154 SF (PROPOSED)
- DRIVEWAY AREA = 1,443 SF

LOT COVERAGE CALCULATION

2,172 + 447 = 2,619 SF
 2,619 / 9,100 = 28.8%

OPEN SPACE CALCULATION

2,172 + 447 + 416 + 1,443 = 4,478 SF (EXISTING)
 100 - (4,478 / 9,100) = 50.8% (EXISTING)
 2,172 + 447 + 154 + 1,443 = 4,216 SF (PROPOSED)
 100 - (4,216 / 9,100) = 53.7% (PROPOSED)

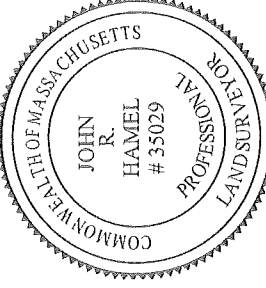
BENCHMARK: (CITY OF NEWTON BASE)

- SEWER MANHOLE RIM
 ELEVATION = 155.62

PLAN REFERENCES:

- PLAN BOOK 31, PLAN 31
- PLAN ENTITLED "AS-BUILT PLAN OF LAND IN NEWTON MASSACHUSETTS - #85 ERIE AVENUE", PREPARED BY BSC GROUP, INC. PREPARED FOR ROAXANE VANHOVE AND DATED JULY 26, 2006.

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JANUARY 14, 2015, WITH THE USE OF A TOPCON TOTAL STATION.



John R. Hamel

JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR

FEBRUARY 10, 2015

DATE