NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-21-2019.

2. DEED REFERENCE BOOK 55889 PAGE 137,
PLAN REFERENCE 667 OF 1954,
PLAN REFERENCE 1392 OF 1953,
MIDDLESEX SOUTH REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

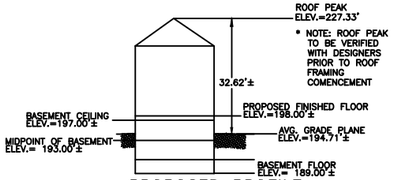
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0558E, PANEL NUMBER 0558E, COMMUNITY NUMBER: 250208, DATED 06/04/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE 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.

8. ZONING DISTRICT = MR1, LOT CREATED BEFORE 1953



PROPOSED PROFILE
NOT TO SCALE

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

ROOF=2,885.5, DRIVEWAY=1,794.7,
DECK/LANDINGS/STEPS/WALKWAYS=295.7
TOTAL PROPOSED IMPERVIOUS AREA: 4,975.9 SF

ROOF=1,214, DRIVEWAY=1,127.6, WALKWAYS & STEPS=515.1,
PATIO=185.8, SHED=30.2
TOTAL EXISTING IMPERVIOUS AREA: 3,072.7 SF

COMMONWEALTH OF MASSACHUSETTS
EDMOND F. SPRUHAN
CIVIL
No. 53316
REGISTERED
PROFESSIONAL ENGINEER

ZONING LEGEND

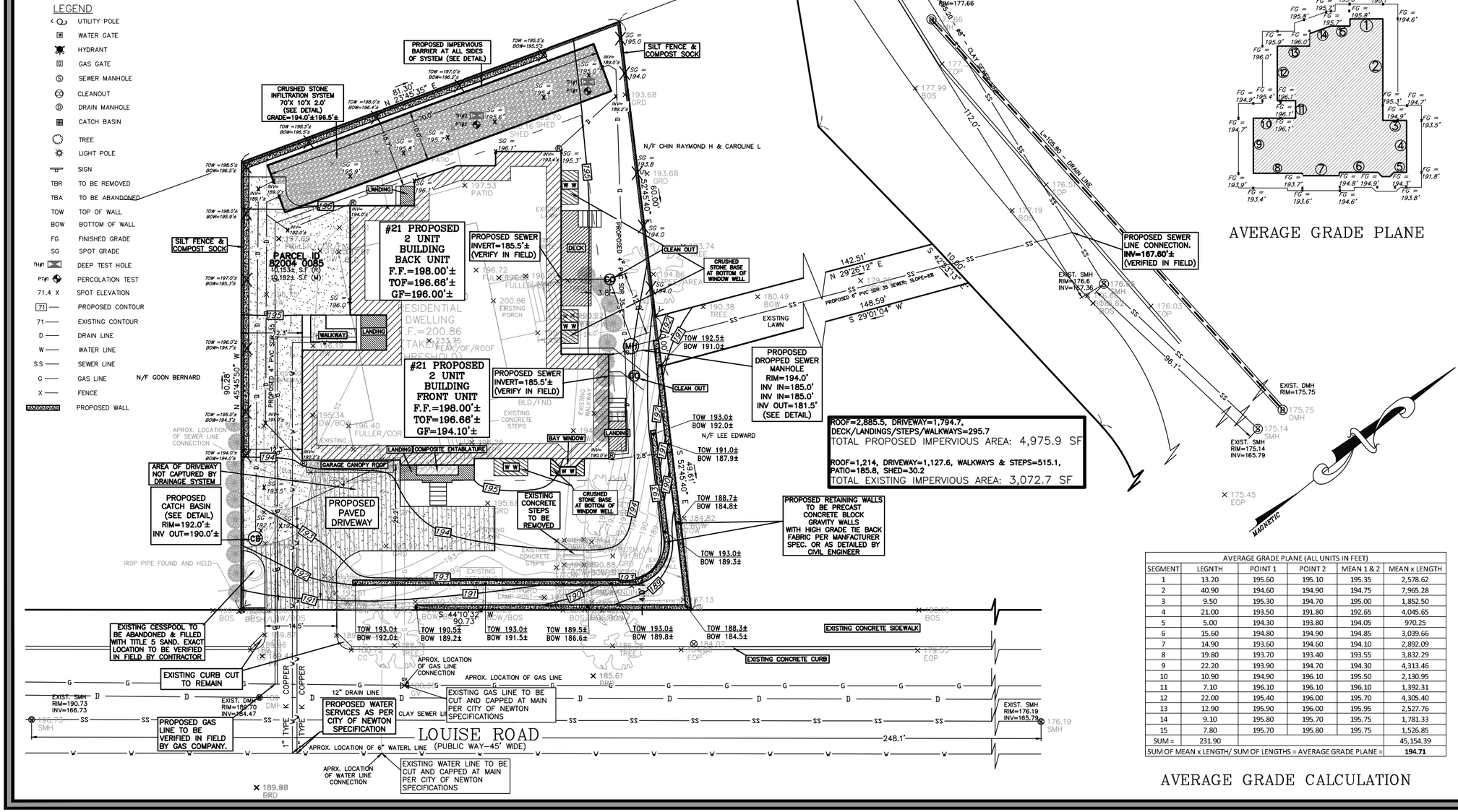
ZONING DISTRICT: MR1 (LOT CREATED BEFORE 12/07/1953)

	REQUIRED	PROPOSED
MIN. AREA	7,000 S.F	10,182± S.F.
MIN. YARD FRONT	*AVG ALIGN 26.08'	29.2'
SIDE	*10'	10.3'
REAR	*15'	15.7'
MAX. LOT COVERAGE	30%	28.3%
MIN. OPEN SPACE	50%	50.7%
MIN. FRONTAGE	70'	90.73'
MAX. BLDG. HEIGHT	36'	32.62'±

* AVERAGE ALIGNMENT (26.56'+25.6')/2=26.08'
* FAR BONUS TAKEN

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
- SS SEWER LINE
- G GAS LINE
- X FENCE
- PROPOSED WALL



AVERAGE GRADE PLANE

AVERAGE GRADE PLANE (ALL UNITS IN FEET)

SEGMENT	LEGNTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	13.20	195.60	195.10	195.35	2,578.62
2	40.90	194.60	194.90	194.75	7,965.28
3	9.50	195.30	194.70	195.00	1,852.50
4	21.00	193.50	191.80	192.65	4,045.65
5	5.00	194.30	193.80	194.05	970.25
6	15.60	194.80	194.90	194.85	3,039.66
7	14.90	193.60	194.60	194.10	2,892.09
8	19.80	193.70	193.40	193.55	3,832.29
9	22.20	193.90	194.70	194.30	4,313.46
10	10.90	194.90	196.10	195.50	2,130.95
11	7.10	196.10	196.10	196.10	1,392.31
12	22.00	195.40	196.00	195.70	4,305.40
13	12.90	195.90	196.00	195.95	2,527.76
14	9.10	195.80	195.70	195.75	1,781.33
15	7.80	195.70	195.80	195.75	1,526.85
SUM =	231.90				45,154.39
SUM OF MEAN x LENGTH/ SUM OF LENGTHS = AVERAGE GRADE PLANE =					**194.71**

AVERAGE GRADE CALCULATION

Spruhan Engineering, P.C.
80 JEWETT ST, (SUITE 2)
NEWTON, MA 02458
Tel: 617-816-0722
Email:edmond@spruhaneng.com

21 LOUISE ROAD, NEWTON, MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

BY	DESCRIPTION	DATE
HF	REVISED PER CLIENT REQUEST PROPOSED RETAINING WALLS	2/7/21

SCALE 1"=10'

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SHEET: 1 OF 1

DATE:	11/23/20
DRAWN BY:	D.K.
CHECKED BY:	E.S
APPROVED BY:	E.S

PROPOSED RETAINING WALLS PLAN