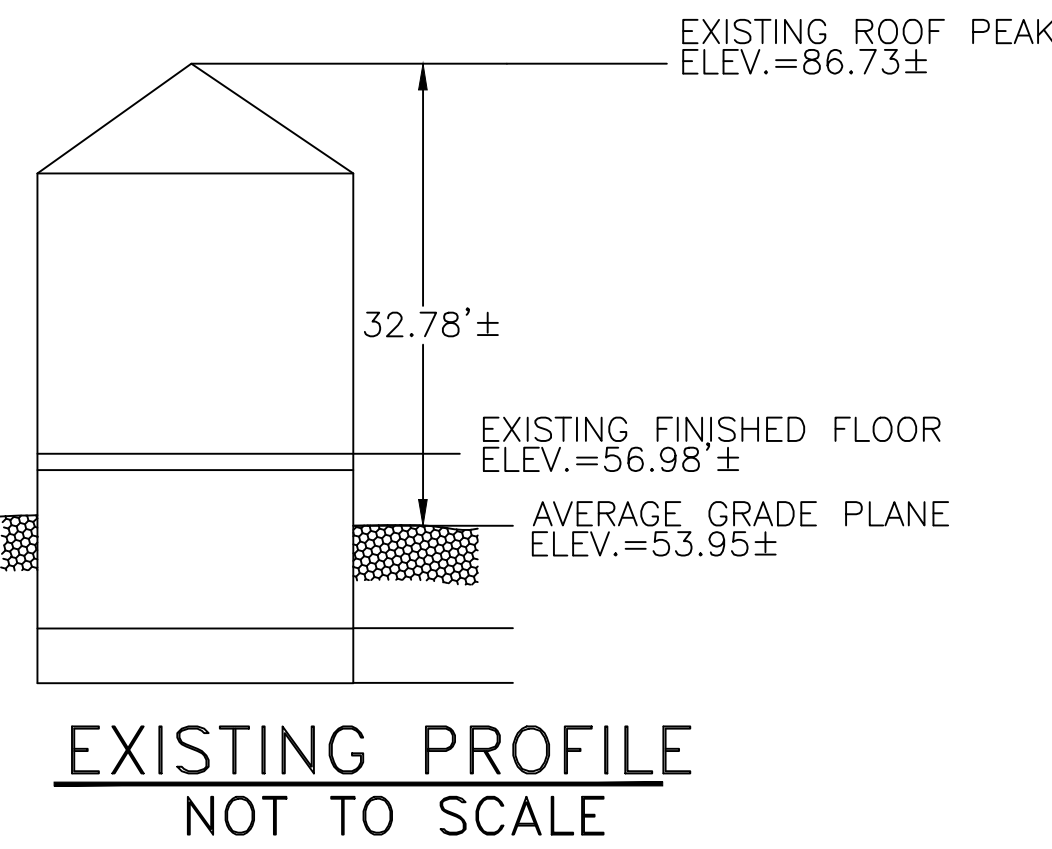
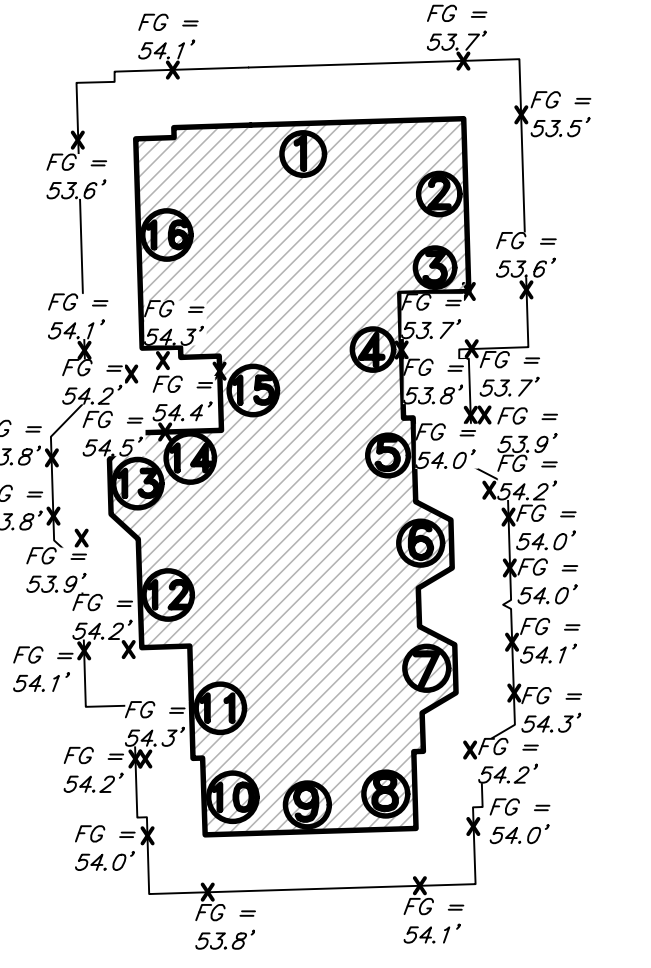
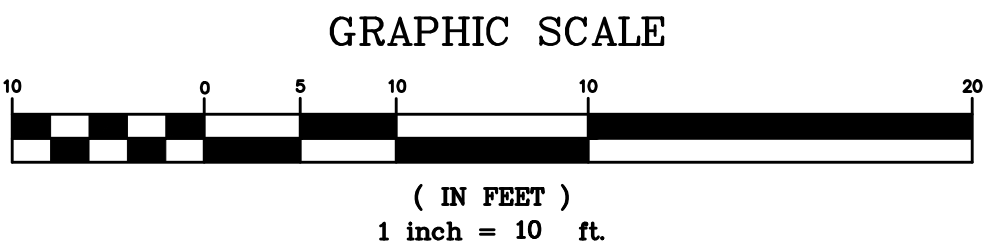


LEGEND	
□	BOUND
○	IRON PIN/PIPE
○	STONE POST
⊗	TREE
⊗	TREE STUMP
⊗	SHRUBS/FLOWERS
○	SIGN
●	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊕	CATCH BASIN
⊕	WATER MANHOLE
⊕	WATER VALVE
⊕	HYDRANT
⊕	GAS VALVE
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC HANDHOLE
⊕	UTILITY POLE
⊕	LIGHT POLE
⊕	MANHOLE
X 48.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
▨	STONE WALL
▨	FENCE
○	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHV	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 12/14/2020.
 - DEED REFERENCE: BOOK 76612, PAGE 558
 - MIDDLESEX COUNTY DISTRICT REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - 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 25017C0552E, IN COMMUNITY NUMBER: 250208, PANEL NUMBER : 0552E, DATED 06/04/2010.
 - 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 THAT NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. 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.
 - THE ELEVATIONS SHOWN ARE BASED ON TOWN OF NEWTON DATUM.
 - ZONING INFORMATION: MR2 (MULTI RESIDENCE 2), LOT WAS RECORDED BEFORE 7 DECEMBER 1953



ZONING LEGEND		
ZONING DISTRICT: MULTI RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)		
	REQUIRED	PROPOSED (ADDITIONS)
MIN. AREA	7,000 S.F.	9,370±S.F.
MIN. FRONTAGE	70'	66'
MIN. YARD FRONT	25'	63.5'
SIDE	7.5'	26.4'
REAR	15'	47.4'
MAX LOT COVERAGE	30%	22.5%
MIN OPEN SPACE	50%	50.1%
MAX. BLDG. HEIGHT	36'	32.78'±



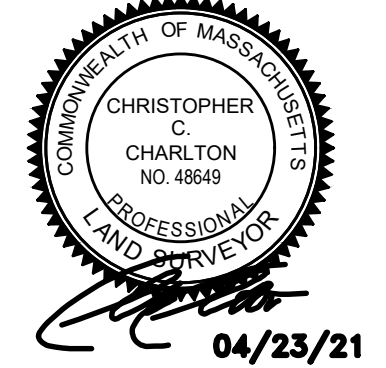
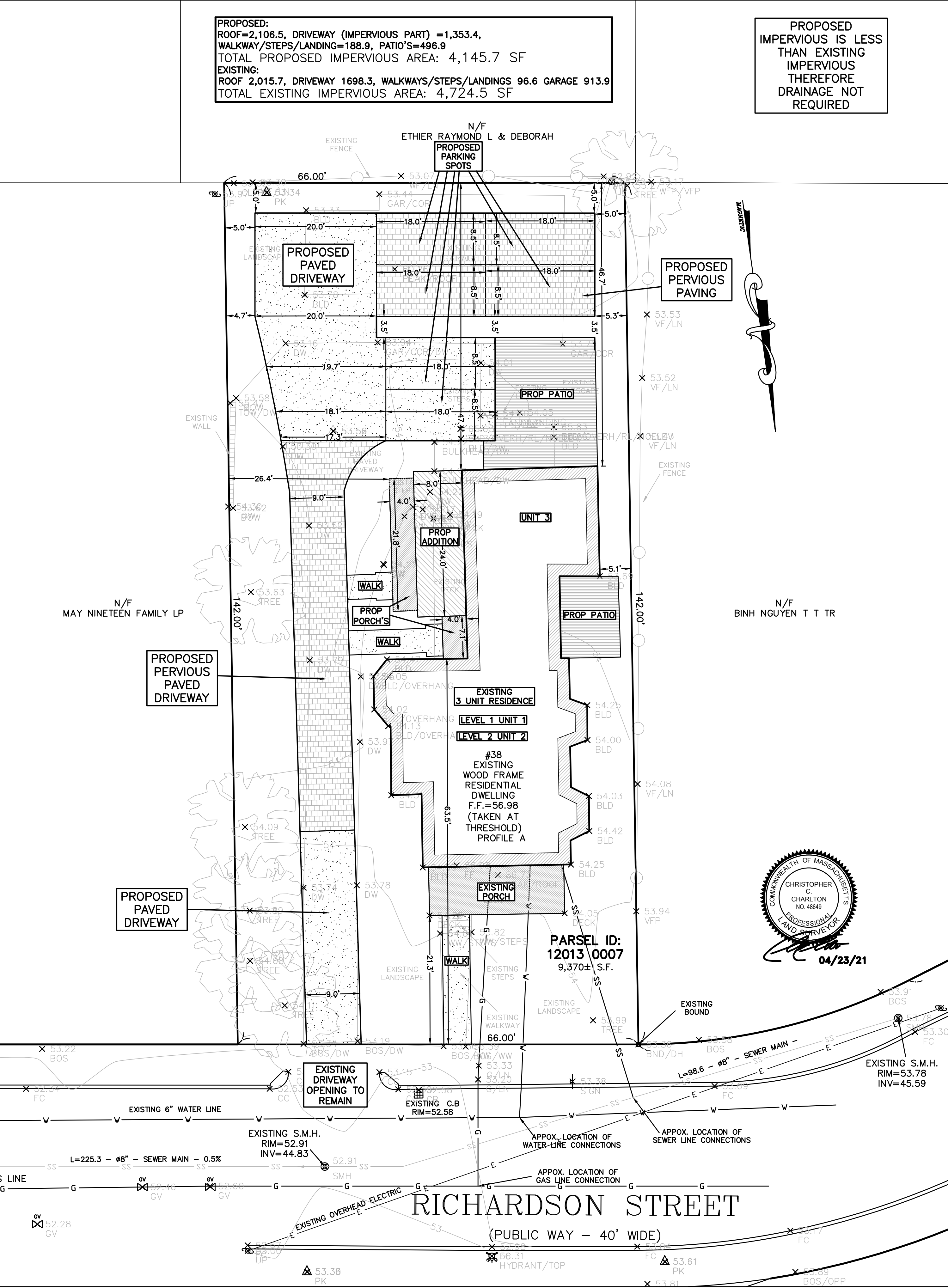
AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LEGNTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	30.20	54.10	53.70	53.90	1,627.78
2	18.00	53.50	53.60	53.55	963.90
3	7.20	53.80	53.70	53.75	387.00
4	13.00	53.70	54.00	53.85	700.05
5	8.70	53.90	54.20	54.05	470.24
6	5.00	54.00	54.00	54.00	270.00
7	5.00	54.10	54.30	54.20	271.00
8	8.00	54.20	54.00	54.10	432.80
9	22.00	54.10	53.80	53.95	1,186.90
10	8.00	54.00	54.30	54.15	433.20
11	11.70	54.20	54.20	54.20	634.14
12	11.30	54.10	53.90	54.00	610.20
13	5.70	53.80	53.80	53.80	306.66
14	9.00	54.20	54.40	54.30	488.70
15	7.70	54.50	54.30	54.40	418.88
16	21.80	54.10	53.60	53.85	1,173.93
SUM =	192.30				10,375.38
SUM OF MEAN x LENGTH/ SUM OF LENGTHS = AVERAGE GRADE PLANE = 53.95					

AVERAGE GRADE PLANE

AVERAGE GRADE CALCULATION

PROPOSED:
 ROOF=2,106.5, DRIVEWAY (IMPERVIOUS PART) =1,353.4,
 WALKWAY/STEPS/LANDING=188.9, PATIO'S=496.9
 TOTAL PROPOSED IMPERVIOUS AREA: 4,145.7 SF
 EXISTING:
 ROOF 2,015.7, DRIVEWAY 1698.3, WALKWAYS/STEPS/LANDINGS 96.6 GARAGE 913.9
 TOTAL EXISTING IMPERVIOUS AREA: 4,724.5 SF

PROPOSED IMPERVIOUS IS LESS THAN EXISTING IMPERVIOUS THEREFORE DRAINAGE NOT REQUIRED



Spruhan Engineering, P.C.
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 NEWTON, MA 02458
 Tel: 617-816-0722
 Email: edmond@spruhaneng.com

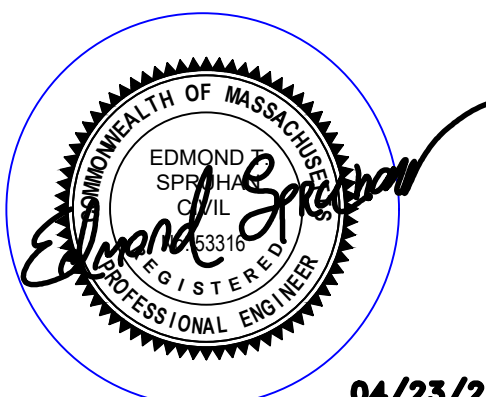
38 RICHARDSON STREET
 NEWTON MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

DESCRIPTION	DATE

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DATE:	04/23/2021
DRAWN BY:	S.S.
CHECKED BY:	E.S.
APPROVED BY:	E.T.S.

PROP ADDITION, PORCHES, PARKING & DRIVEWAY DESIGN