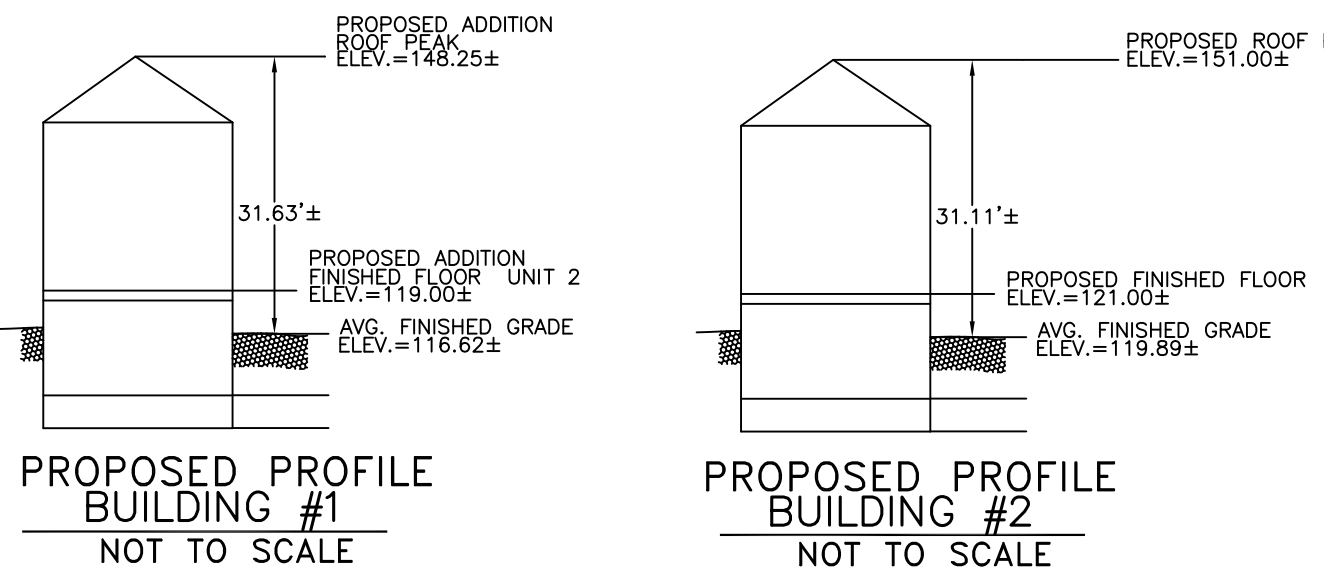


LEGEND	
[Symbol]	BOUND
[Symbol]	IRON PIN/PIPE
[Symbol]	STONE POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	GAS VALVE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	MANHOLE
[Symbol]	SPOT GRADE
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING BUILDING
[Symbol]	RETAINING WALL
[Symbol]	STONE WALL
[Symbol]	FENCE
[Symbol]	TREE LINE
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	OVERHEAD WIRES
[Symbol]	CONTOUR LINE (MJR)
[Symbol]	CONTOUR LINE (MNR)

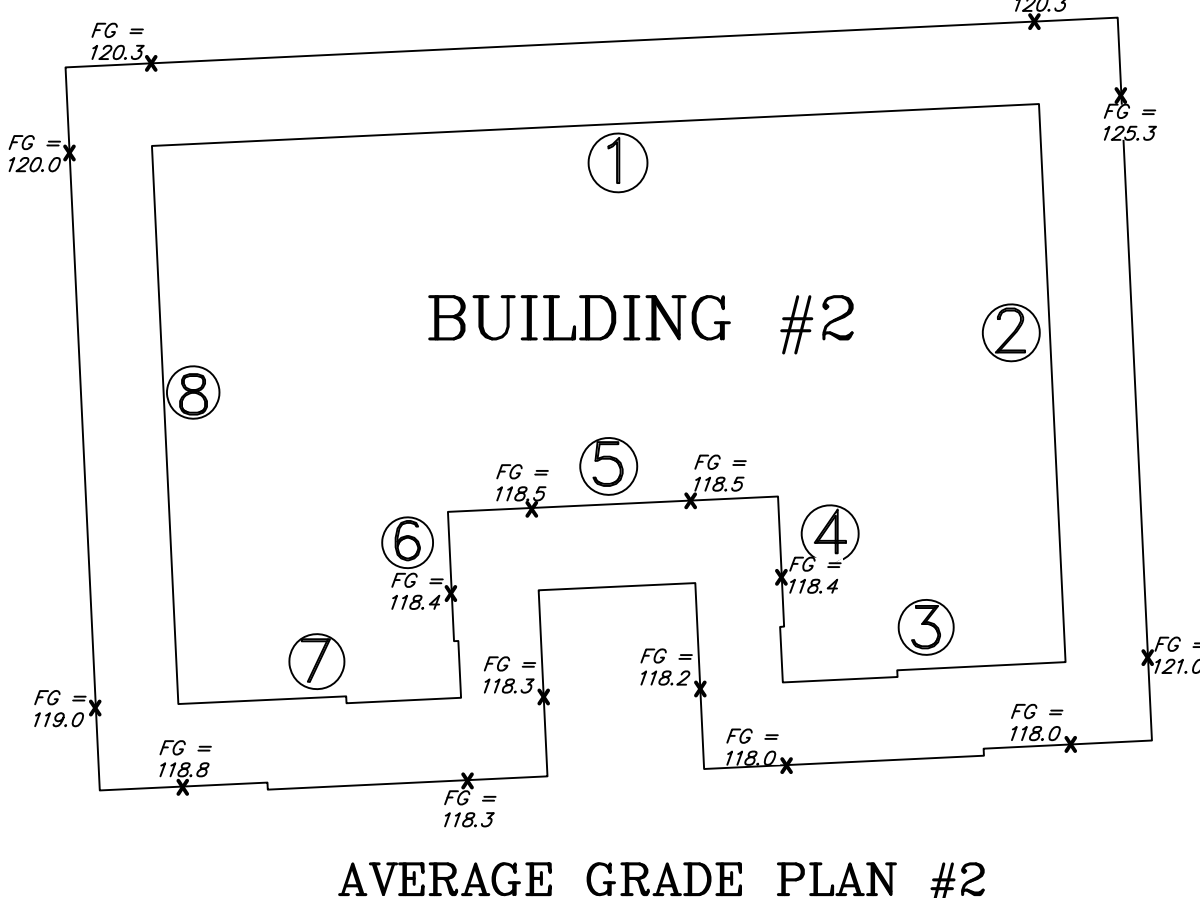
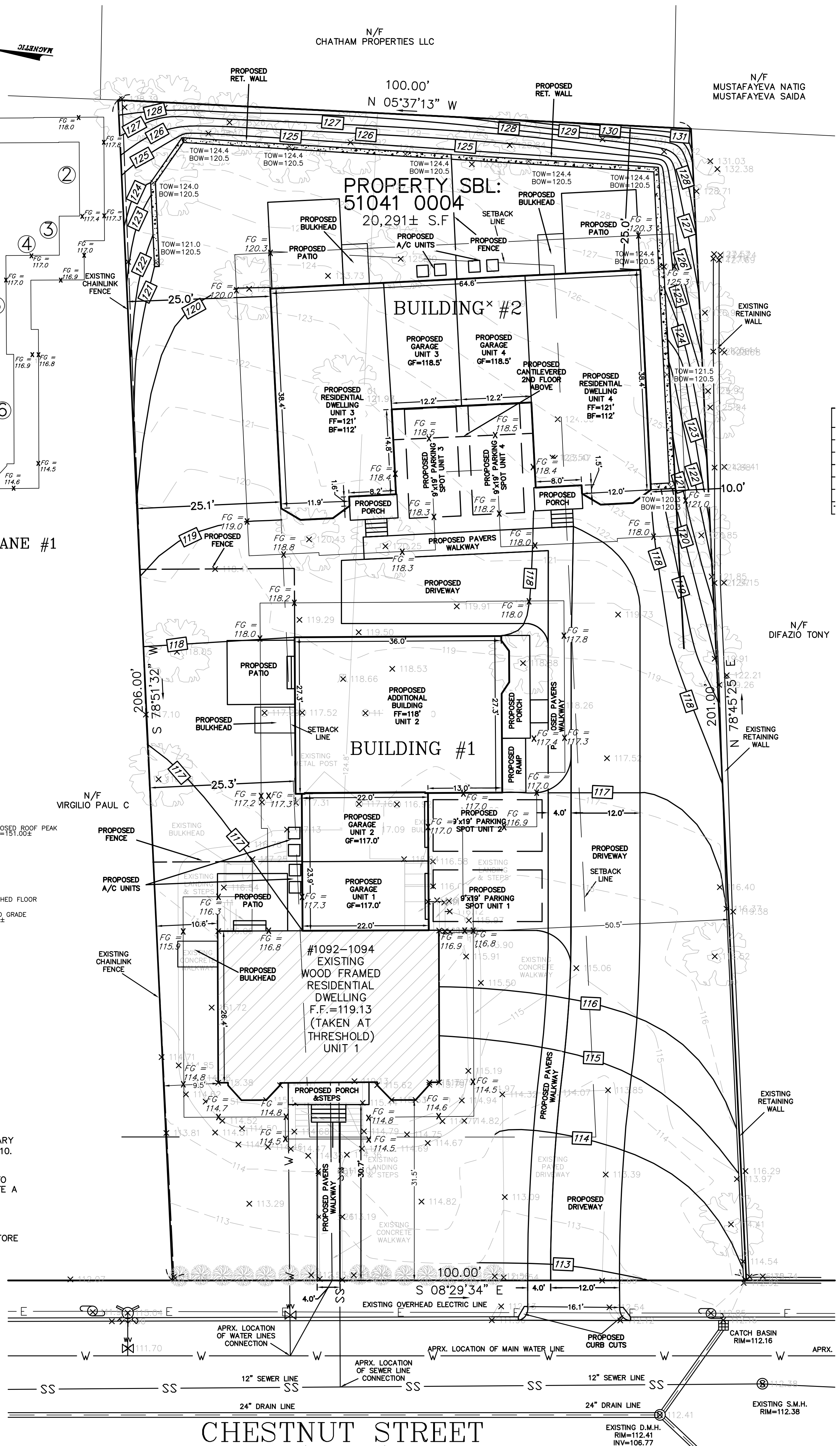
AVERAGE GRADE PLANE #1

AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LEGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	41.00	118.20	118.00	118.10	4,842.10
2	17.90	117.80	117.30	117.55	2,104.15
3	9.50	117.40	117.00	117.20	1,113.40
4	13.00	116.90	117.00	116.95	1,520.35
5	23.90	117.00	116.90	116.95	2,795.11
6	26.50	116.80	114.50	115.65	3,064.73
7	12.30	114.60	114.80	114.70	1,410.81
8	14.10	114.50	114.50	114.50	1,614.45
9	12.20	114.80	114.70	114.75	1,399.95
10	26.40	114.80	115.90	115.35	3,045.24
11	14.80	116.30	117.30	116.80	1,728.64
12	23.90	116.80	117.30	117.05	2,797.50
13	27.30	117.20	118.00	117.60	3,210.48
SUM =	262.80				30,646.89
MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE					116.62

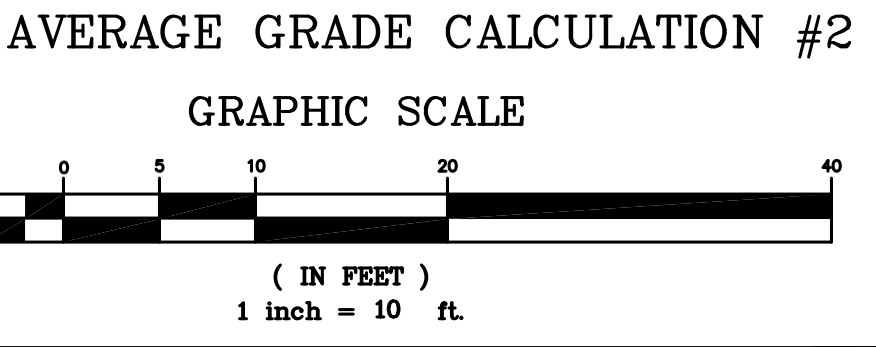
AVERAGE GRADE CALCULATION #1



- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/25/2020.
  - DEED REFERENCE: BOOK 48038, PAGE 593  
PLAN REFERENCE: PLAN BOOK 12, PLAN 57 (A OF 2)  
MIDDLESEX COUNTY SOUTH 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 25017C0561E, IN COMMUNITY NUMBER: 250208, DATED 6/4/2010.
  - 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.
  - ZONING INFORMATION: MR-1 (MULTI-RESIDENCE 1), LOT WAS CREATED BEFORE 1953
  - THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.



AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LEGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	64.50	120.30	120.30	120.30	7,759.35
2	40.60	125.30	121.00	123.15	4,999.89
3	20.60	118.00	118.00	118.00	2,430.80
4	13.50	118.20	118.50	118.35	1,597.73
5	24.00	118.40	118.40	118.40	2,841.60
6	13.50	118.50	118.30	118.40	1,598.40
7	20.50	118.30	118.80	118.55	2,430.28
8	40.60	119.00	120.00	119.50	4,851.70
SUM =	237.80				28,509.74
MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE					119.89



ZONING LEGEND		
ZONING DISTRICT: MULTI-RESIDENCE 1 (LOT CREATED BEFORE 12/07/1953)		
	REQUIRED	PROPOSED
MIN. AREA	7,000 S.F.	20,291 S.F.± (MEASURED)
MIN. FRONTAGE	70'	100.00'
MIN. YARD FRONT	25'	30.7'
SIDE	25'	9.5'
	REAR	25'
MAX. LOT COV.	30%	25.3%
MIN. OPEN SPACE	50%	59.5%
MAX. BLDG. HEIGHT	36'	31.63'±

\* REQUIRED BY SPECIAL PERMIT



REVISION BLOCK		
BY	DESCRIPTION	DATE
DK	REVISED PLAN	4/30/21

DATE	1/30/21
DRAWN BY	DK
CHECKED BY	ES
APPROVED BY	ES
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	
SHEET:	<b>2</b>

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1092-1094  
CHESTNUT STREET,  
NEWTON,  
MASSACHUSETTS

PROPOSED  
GRADING PLAN

**SPRUHAN ENGINEERING**  
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