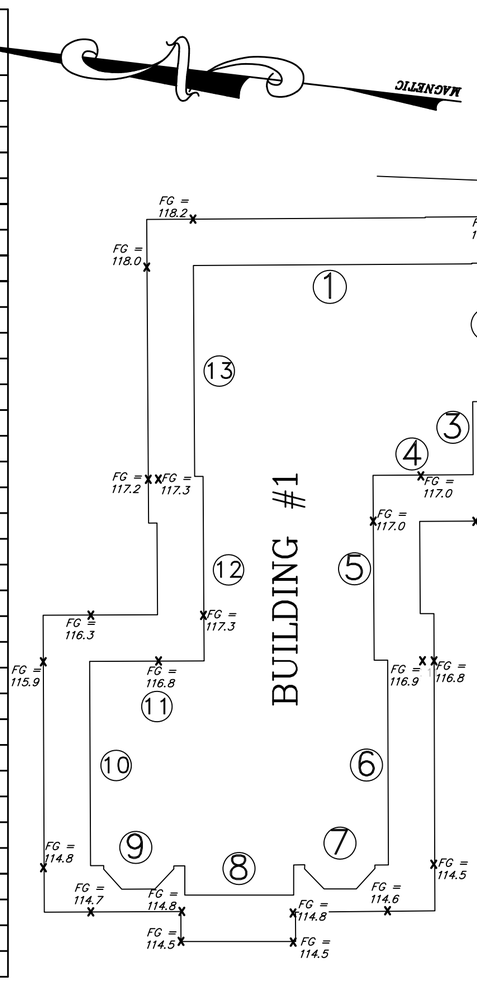
LEGEND

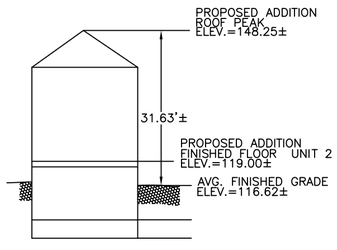
⊡	BOUND
O	IRON PIN/PIPE
⊙	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
▦	CATCH BASIN
Ⓦ	WATER MANHOLE
WV	WATER VALVE
	HYDRANT
GV	GAS VALVE
Ⓔ	ELECTRIC MANHOLE
E	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
Ⓜ	MANHOLE
X 148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM 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
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)



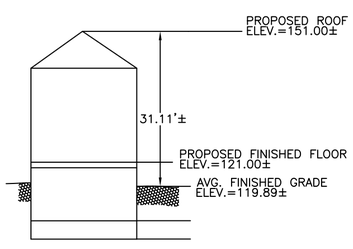
AVERAGE GRADE PLANE #1

AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LEGNTH	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



PROPOSED PROFILE BUILDING #1
NOT TO SCALE



PROPOSED PROFILE BUILDING #2
NOT TO SCALE

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/25/2020.

2. DEED REFERENCE: BOOK 48038, PAGE 593
PLAN REFERENCE: PLAN BOOK 12, PLAN 57 (A OF 2)
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 25017C0561E, IN COMMUNITY NUMBER: 250208, DATED 6/4/2010.

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 THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. ZONING INFORMATION: MR–1 (MULTI–RESIDENCE 1), LOT WAS CREATED BEFORE 1953

8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.

N/F
CHATHAM PROPERTIES LLC

N/F
MUSTAFAYEVA NATIG
MUSTAFAYEVA SAIDA

N/F
DIFAZIO TONY

N/F
VIRGILIO PAUL C

PROPERTY SBL:
51041 0004
20,291± S.F

100.00'
N 05°37'13" W

206.00'
S 78°51'32" W

201.00'
N 78°45'25" E

100.00'
S 08°29'34" E

25.0'

64.6'

25.1'

25.3'

36.0'

22.0'

50.5'

38.4'

27.3'

23.9'

26.4'

30.7'

31.5'

12.2'

11.9'

8.2'

8.0'

12.0'

10.0'

4.0'

16.1'

9.5'

10.6'

14.8'

1.6'

1.5'

13.0'

BUILDING #1

BUILDING #2

#1092–1094
EXISTING
WOOD FRAMED
RESIDENTIAL
DWELLING
F.F.=119.13
(TAKEN AT
THRESHOLD)
UNIT 1

PROPOSED RET. WALL

PROPOSED RET. WALL

EXISTING CHAINLINK FENCE

EXISTING RETAINING WALL

EXISTING RETAINING WALL

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

PROPOSED PATIO

PROPOSED PATIO

PROPOSED PATIO

PROPOSED A/C UNITS

PROPOSED FENCE

PROPOSED FENCE

PROPOSED A/C UNITS

SETBACK LINE

SETBACK LINE

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH &STEPS

PROPOSED RAMP

PROPOSED PAVERS WALKWAY

PROPOSED PAVERS WALKWAY

PROPOSED PAVERS WALKWAY

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED ADDITIONAL BUILDING FF=118' UNIT 2

PROPOSED GARAGE UNIT 3 GF=118.5'

PROPOSED GARAGE UNIT 4 GF=118.5'

PROPOSED CANTILEVERED 2ND FLOOR ABOVE

PROPOSED RESIDENTIAL DWELLING UNIT 3 FF=121' BF=112'

PROPOSED RESIDENTIAL DWELLING UNIT 4 FF=121' BF=112'

PROPOSED GARAGE UNIT 2 GF=117.0'

PROPOSED GARAGE UNIT 1 GF=117.0'

PROPOSED 9'x19' PARKING SPOT UNIT 3

PROPOSED 9'x19' PARKING SPOT UNIT 4

PROPOSED 9'x19' PARKING SPOT UNIT 2

PROPOSED 9'x19' PARKING SPOT UNIT 1

EXISTING CHAINLINK FENCE

EXISTING BULKHEAD

EXISTING METAL POST

EXISTING LANDING & STEPS

EXISTING CONCRETE WALKWAY

EXISTING PAVED DRIVEWAY

EXISTING OVERHEAD ELECTRIC LINE

APRX. LOCATION OF WATER LINES CONNECTION

APRX. LOCATION OF SEWER LINE CONNECTION

APRX. LOCATION OF MAIN WATER LINE

12" SEWER LINE

12" SEWER LINE

24" DRAIN LINE

24" DRAIN LINE

PROPOSED CURB CUTS

CATCH BASIN RIM=112.16

EXISTING S.M.H. RIM=112.38

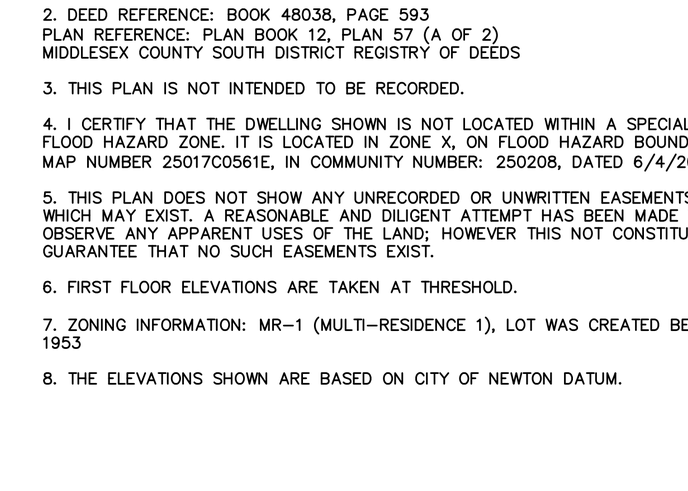
EXISTING D.M.H. RIM=112.41 INV=106.77

CATCH BASIN

APRX.

CHESTNUT STREET
(PUBLIC WAY)

TOW=124.4 BOW=120.5
TOW=124.0 BOW=120.5
TOW=121.0 BOW=120.5
TOW=120.3
TOW=121.5 BOW=120.5



AVERAGE GRADE PLAN #2

AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LEGNTH	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**

AVERAGE GRADE CALCULATION #2

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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'*	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
DK	REVISED WINDOW WELLS	5/20/21

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

SHEET: 2

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1092–1094 CHESTNUT STREET, NEWTON, MASSACHUSETTS

PROPOSED GRADING PLAN

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 48649
PROFESSIONAL LAND SURVEYOR

SPRUHAN ENGINEERING P.C.

80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458

Tel: 617-816-0722
Email: edmond@spruhaneng.com