

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
(FORMERLY BOSTON AND ALBANY RAILROAD COMPANY)

MERIDIAN FROM PLAN 599 OF 1955

ASSESSORS: NEWTON: PARCEL ID 63033 0010
BROOKLINE: PARCEL ID 282-13-00

REFERENCES: DEED BOOK 25193, PAGE 342 (NORFOLK)
DEED BOOK 50165, PAGE 254 (MIDDLESEX)
PLAN BOOK 54, PAGE 2330 (NORFOLK)
PLAN IN BOOK 2640, PAGE 372 (NORFOLK)

OWNER OF RECORD: ALAN FLINT & CHRISTINE GRECO

162
MIDDLESEX
ROAD

Chestnut Hill, Massachusetts

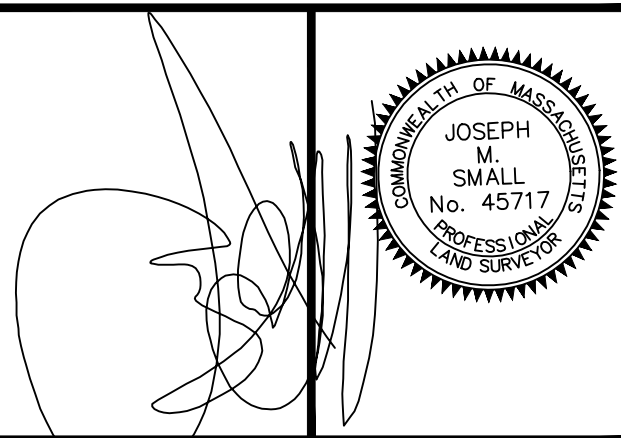
PREPARED FOR:
**DUCKHAM
ARCHITECTS**

53 Central Avenue
Needham, MA 02494

**HANCOCK
ASSOCIATES**

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
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- NOTES:**
- THIS PLAN HAS BEEN PREPARED TO SHOW PROPOSED ADDITION, WALKS, DRIVEWAY AND APPURTENANCES. EXISTING SITE CONDITIONS SHOWN HEREON FROM SURVEY PERFORMED IN 2017 AND HAVE NOT BEEN UPDATED FOR THE PURPOSE OF THIS PLAN.
 - PROPOSED CONDITIONS BASED ON DATA PROVIDED BY DUCKHAM ARCHITECTURE & INTERIORS.
 - UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
 - LOCATION OF BROOKLINE / NEWTON CITY LINE SHOWN HEREON COMPILED FROM PLANS OF RECORD.
 - ELEVATIONS SHOWN HEREON REFER TO BROOKLINE CITY BASE.

BUILDING HEIGHT CALCULATIONS

Grade Plane Average
Newton City Ordinances, Volume II
Chapter 30: Zoning Ordinance
Article 1, Section 1.5.4 F

$$\sum \frac{(e1 + e2) \cdot L}{P} = \text{Grade Plane Average}$$

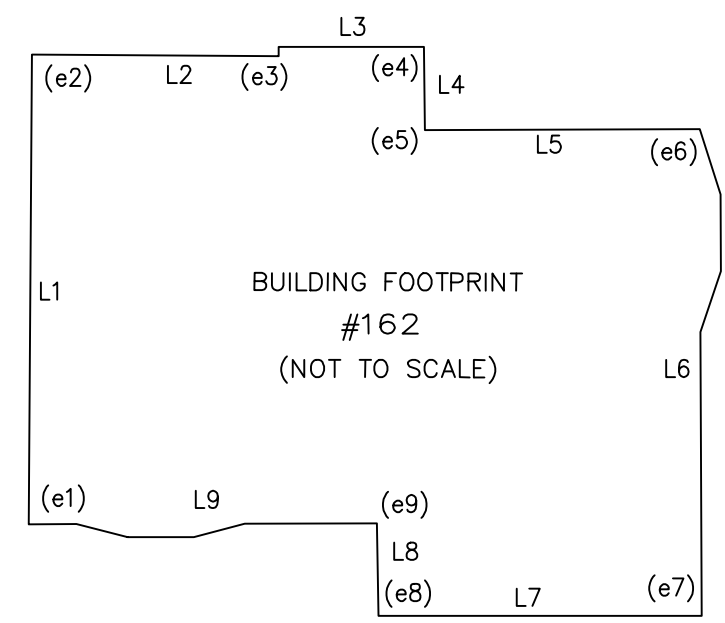
(e): building cor. elev.
L: length of building segment
P: building perimeter

#162 MIDDLESEX ROAD:

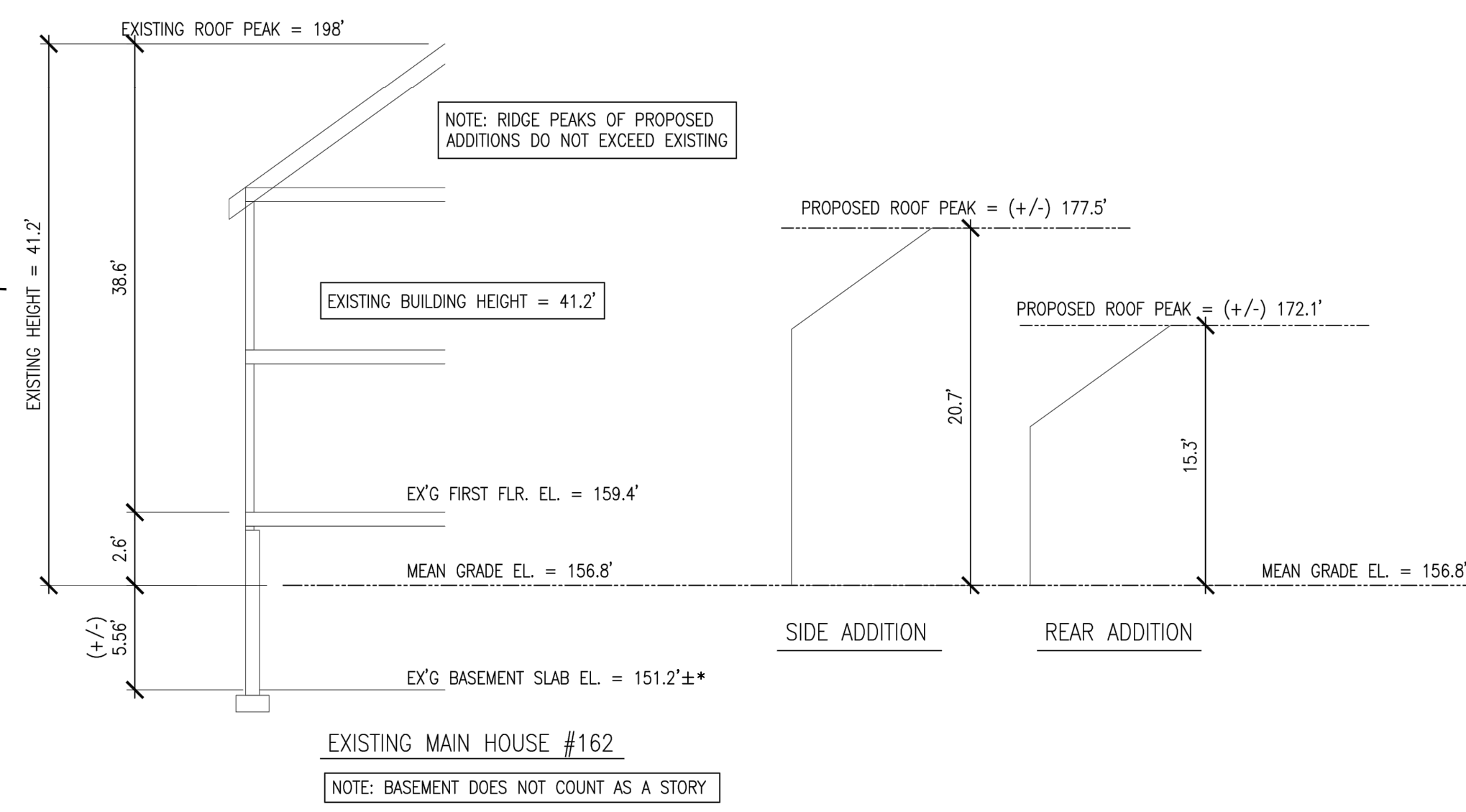
EX GRADE:	e1=156.6	e2=157.1	e3=157.1	e4=157.1	e5=157.7	e6=156.9	e7=156.5	e8=156.8	e9=156.4
EX GRADE:	e2=157.1	e3=157.1	e4=157.1	e5=157.7	e6=156.9	e7=156.5	e8=156.8	e9=156.4	e1=156.6
BLDG DIM:	L=34.0'	L=17.9'	L=10.5'	L=6.0'	L=19.9'	L=35.2'	L=23.4'	L=6.7'	L=25.2'
(e1+e2)/2:	(156.9)	(157.1)	(157.1)	(157.4)	(157.3)	(156.7)	(156.6)	(156.6)	(156.5)
x L:	5,335	2,812	1,650	944	3,130	5,516	3,664	1,049	3,944
\sum	= 28,044								
	178.8 = 156.8								

Building Height:

#162 MIDDLESEX ROAD:	198.0 (ROOF PEAK ELEV.)
	= 156.8 (GRADE PLANE AVE.)
	41.2 EXISTING
	177.5± (PROPOSED ADDITION ROOF ELEV.)
	= 156.8 (GRADE PLANE AVE.)
	20.7± PROPOSED
	172.1± (PROPOSED MUDROOM ROOF ELEV.)
	= 156.8 (GRADE PLANE AVE.)
	15.3± PROPOSED

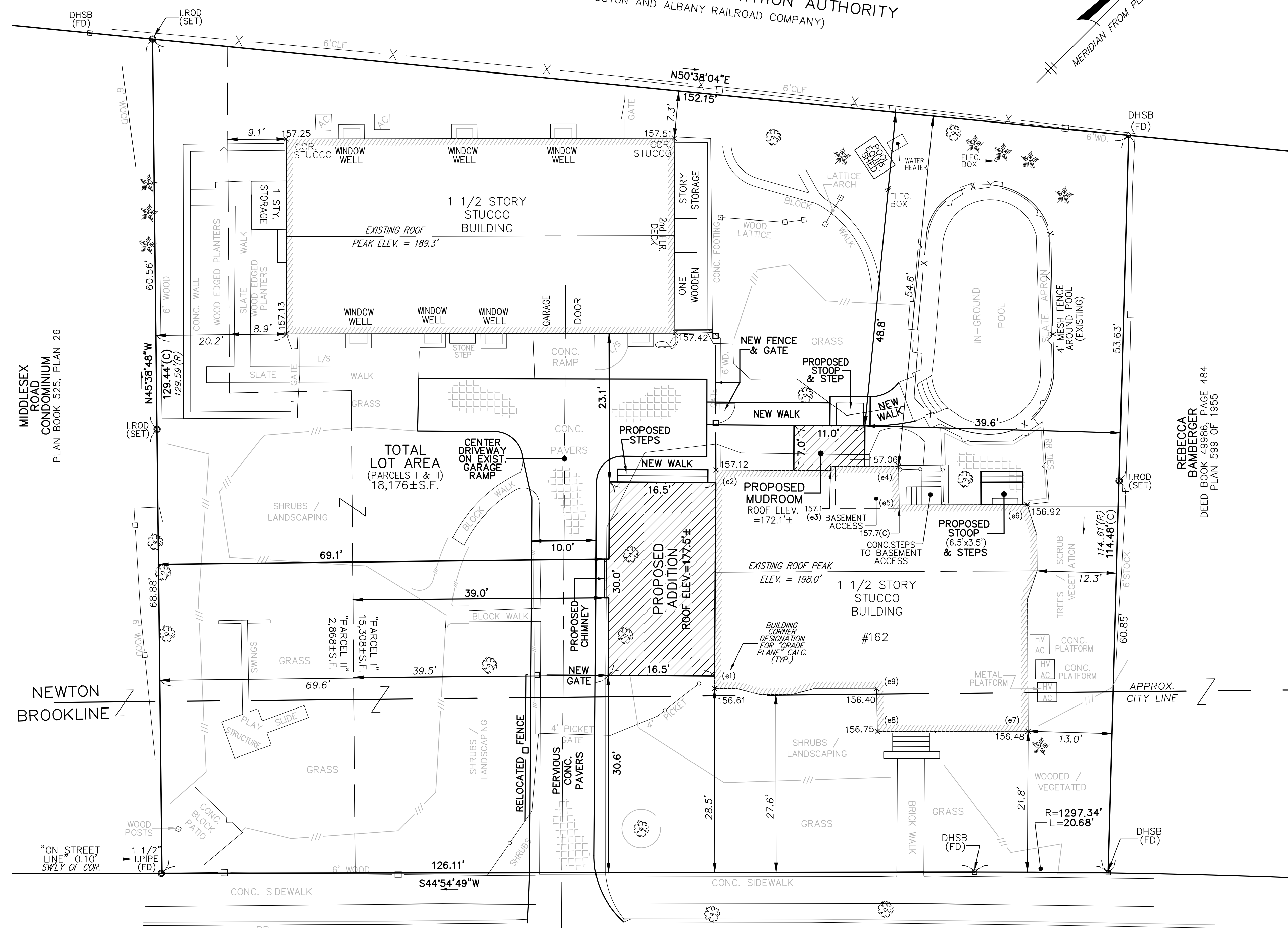


Grade Plane Average = 156.8



162 MIDDLESEX ROAD
EXISTING / PROPOSED HEIGHT CALCULATION
* BASEMENT SLAB ELEVATION PROVIDED BY ARCHITECT. NOT TO SCALE

SCALE: 1" = 10'



LEGEND

—	EDGE OF PAVEMENT	☆	LIGHT POLE
-x-x-x-	CHAIN LINK or WIRE FENCE	⊙	IRRIGATION CONTROL
— — —	CURB LINE	EMTR	ELECTRIC METER
— — —	EDGE OF LAWN	6'WD	6 FOOT HIGH WOOD FENCE
— — —	RETAINING WALL	(R)	RECORD
— — —	PROMINENT DECIDUOUS TREE	(C)	CALCULATED
— — —	PROMINENT CONIFEROUS TREE	(R/H)	RECORD AND HELD
— — —	SPOT ELEVATION	(M)	FIELD MEASURED
		DHSB	DRILL HOLE IN STONE BOUND

**PROPOSED
PLOT PLAN
OF LAND
IN
CHESTNUT HILL, MA
(BROOKLINE/NEWTON)**

DATE: 7/16/2021 DRAWN BY: JMS
SCALE: 1" = 10' CHECK BY: JMS

DWG: 20123pp.dwg
LAYOUT: Plot Plan
SHEET: 1 OF 1
PROJECT NO.: 20123

PP-1