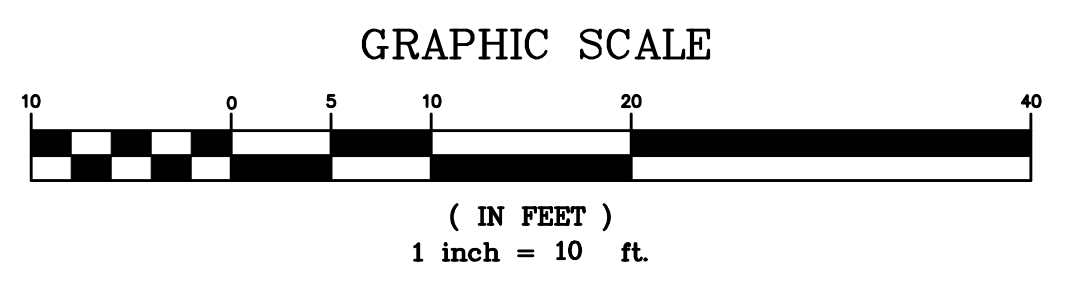
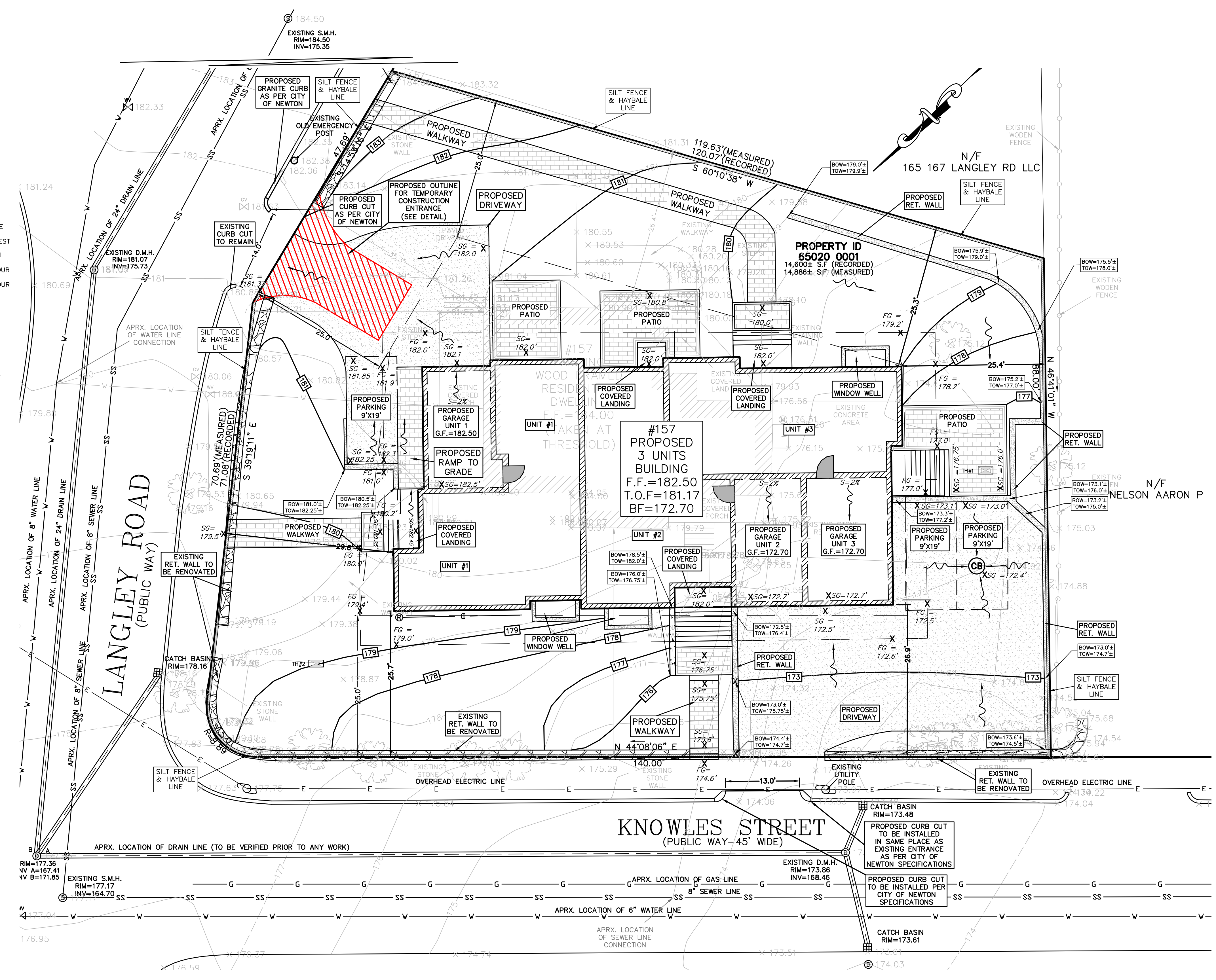


LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- CLEANOUT
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TO BE REMOVED
- TO BE ABANDONED
- TOP OF WALL
- BOTTOM OF WALL
- FINISHED GRADE
- SPOT GRADE
- DEEP TEST HOLE
- PERCOLATION TEST
- SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DRAIN LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FENCE
- PROPOSED WALL



DRAINAGE AREA SUMMARY

EXISTING ROOF = 1,515.25 S.F.
 EXISTING PAVED DRIVEWAY = 1,834.92 S.F.
 EXISTING PORCH/LANDING/STEPS = 590.18 S.F.
 EXISTING WALKWAY = 399.58 S.F.
 EXISTING LANDSCAPE AREA = 10,546.07 S.F.

PROPOSED ROOF = 3,629.56 S.F.
 PROPOSED PAVED DRIVEWAY = 2,704.21 S.F.
 PROPOSED PORCH/LANDING/STEPS = 459.13 S.F.
 PROPOSED WALKWAY/PATIO = 1,164.95 S.F.
 PROPOSED RET. WALLS = 192.75 S.F.
 PROPOSED LANDSCAPE AREA = 6,735.40 S.F.

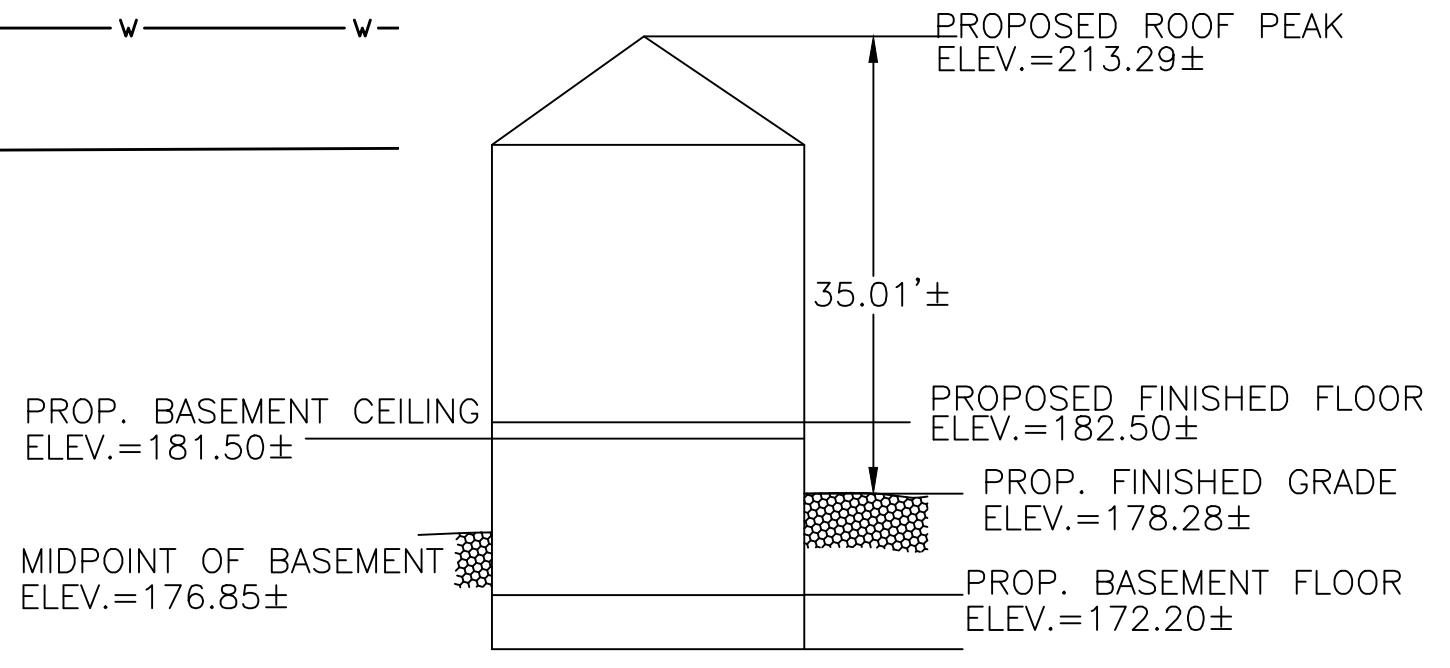
TOTAL EXISTING IMPERVIOUS AREA = 4,339.93 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 8,150.60 S.F.
 TOTAL INCREASE IN IMPERVIOUS AREA = 3,810.67 S.F.

ZONING LEGEND

ZONING DISTRICT: MULTI-RESIDENCE 1
(LOT CREATED BEFORE 12/07/1953)

	REQUIRED	PROPOSED
MIN. AREA	7,000 S.F.	14,886 S.F.± (MEASURED)
MIN. FRONTAGE	70'	273.39'
MIN. YARD FRONT(LANGLEY)	25'	29.6'
MIN. YARD FRONT(KNOWLES)	25'	25.7'
SIDE	25'*	25.4'
REAR	25'*	25.3'
MAX. LOT COV.	25%	24.38%
MIN. OPEN SPACE	50%	53.07%
MAX. BLDG. HEIGHT	36'	35.01'±

- * REQUIRED BY SPECIAL PERMIT
- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 06/08/2021.
 - DEED REFERENCE: BOOK 15136, PAGE 295
PLAN REFERENCE: PLAN BOOK 6426, PAGE 201
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 25017C0554E, ON PANEL NUMBER 0554E, IN COMMUNITY NUMBER: 250208, DATED JUNE 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 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.
 - THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.
 - ZONING DISTRICT: MR.-1, LOT CREATED BEFORE 12/07/1953.



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

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PETER J. NOLAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 5/13/2022

EDMOND SPRUHAN
 REGISTERED PROFESSIONAL ENGINEER
 5/13/2022

157 LANGLEY ROAD
 NEWTON
 MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE
REVISED AS PER CLIENT	5/13/2022

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PROPOSED PLAN

SCALE:	1"=10'
DATE:	5/9/2022
DRAWN BY:	OG
CHECKED BY:	ES
APPROVED BY:	PN

SHEET:
 1 OF 1