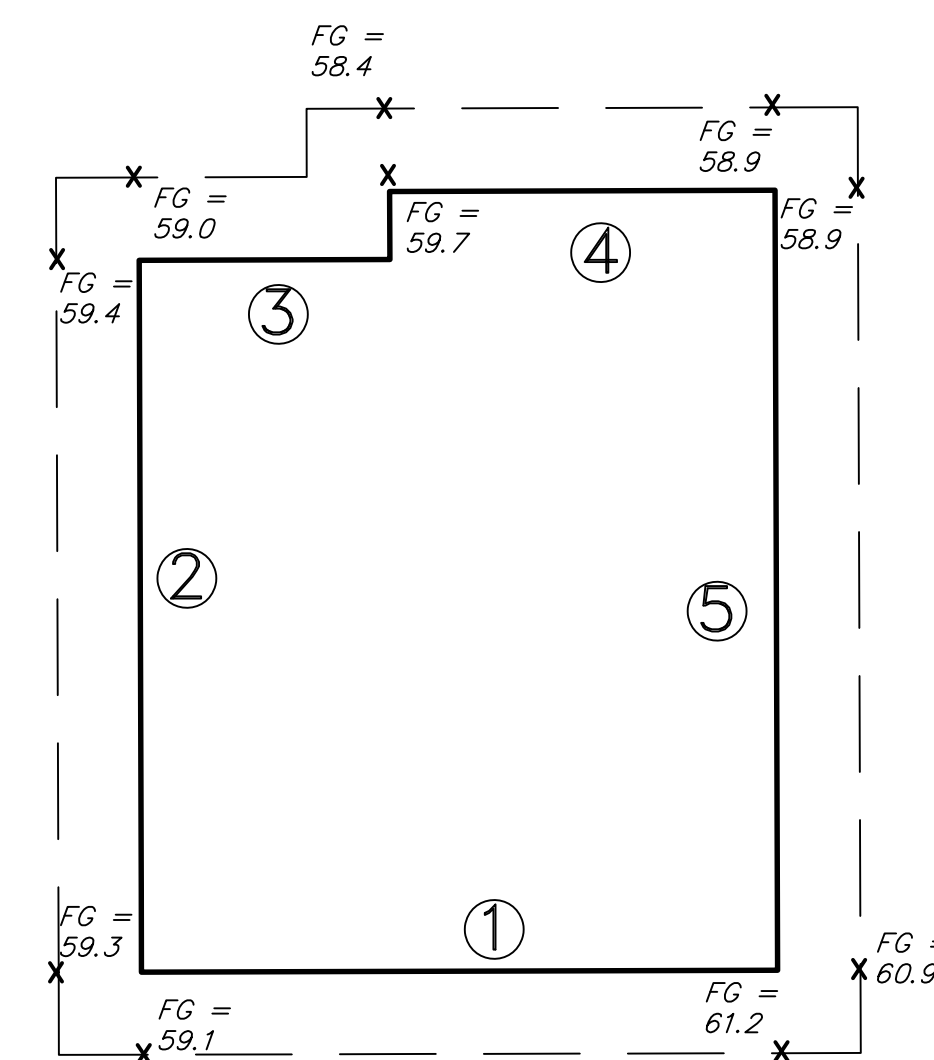


**EXISTING LEGEND**

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 09/02/2021.
2. DEED REFERENCE: BOOK 78240 PAGE 534, PLAN REFERENCE: END OF BOOK 3804 MIDDLESEX 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 25017C0552E, PANEL NUMBER 0552E, COMMUNITY NUMBER: 250208, DATED JUNE 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 THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. 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.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.
9. ZONING DISTRICT = SINGLE RESIDENCE 2 - S.R.-2 (LOT CREATED BEFORE 12/07/1953)
10. THE EXISTING GRADE WILL NOT CHANGE.



**AVERAGE GRADE PLANE**

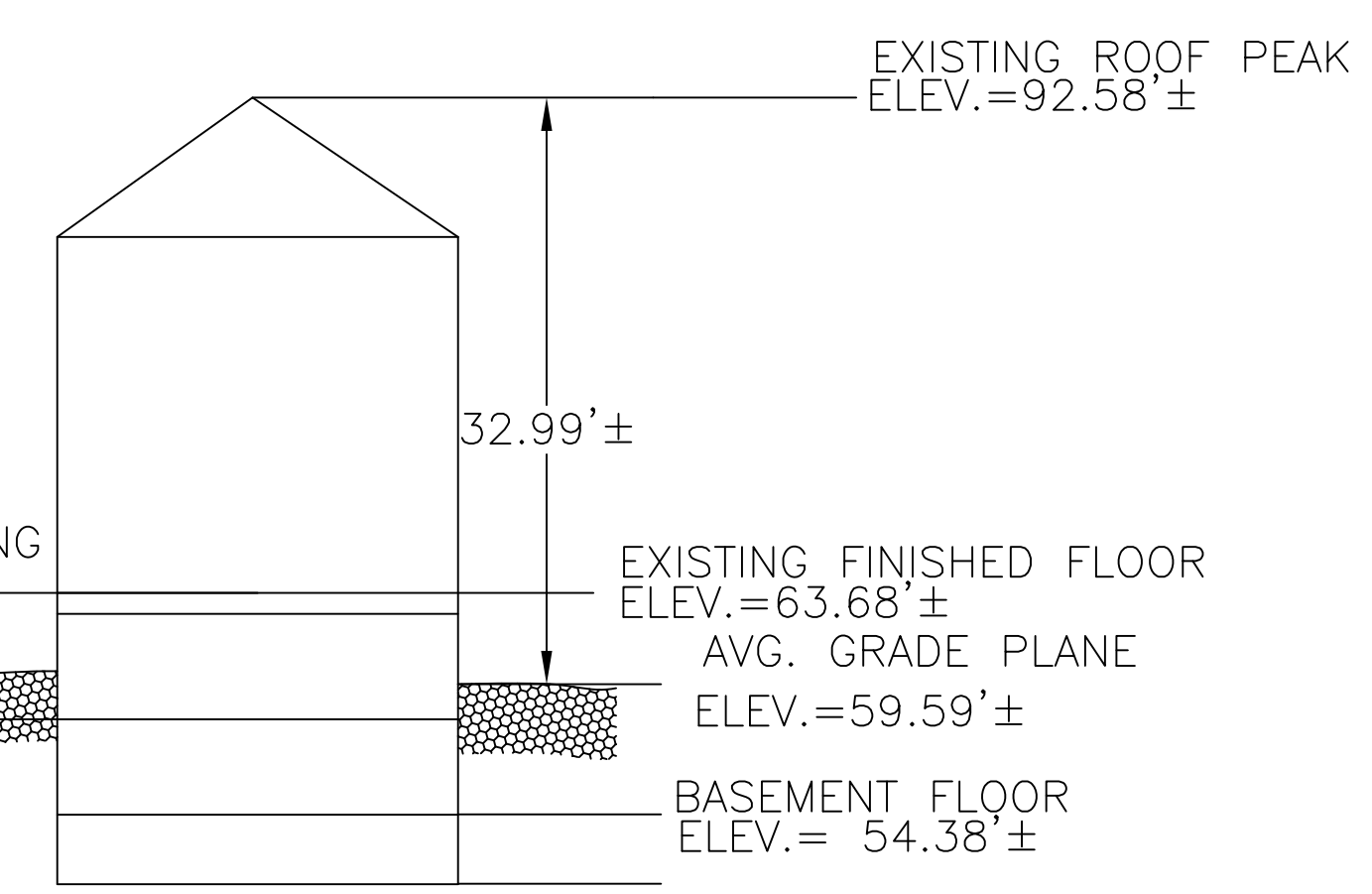
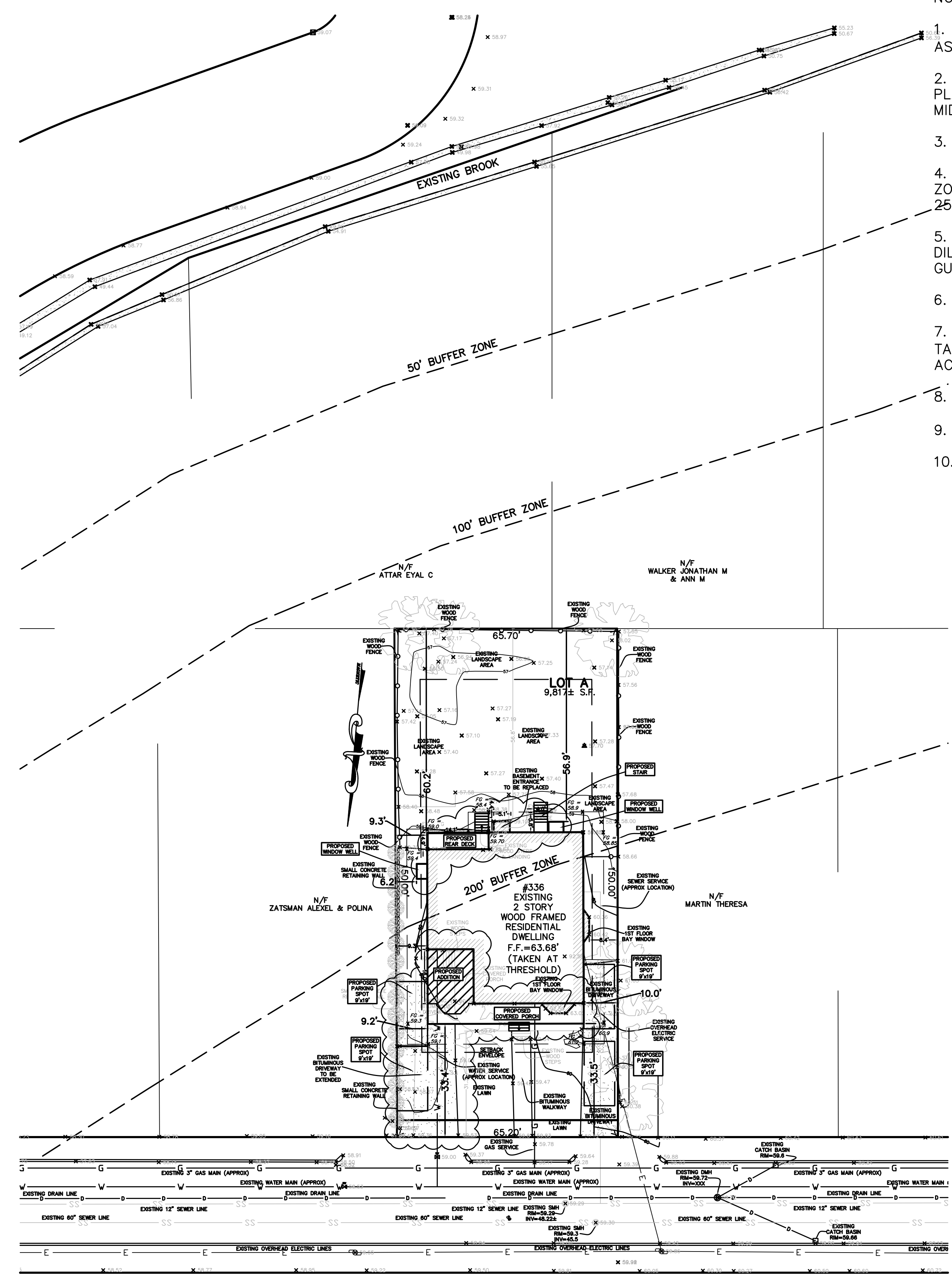
SEGMENT	LEGNTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	46.00	61.20	59.10	60.15	2,766.90
2	51.50	59.30	59.40	59.35	3,056.53
3	18.10	59.00	59.70	59.35	1,074.24
4	27.90	58.40	58.90	58.65	1,636.34
5	56.40	58.90	60.90	59.90	3,378.36
SUM =	199.90				11,912.36
MEAN x LENGTH/ SUM OF LENGTHS = AVERAGE GRADE					59.59

**AVERAGE GRADE CALCULATION**

**ZONING LEGEND**

ZONING DISTRICT: SINGLE RESIDENCE 2 - S.R.-2 (LOT CREATED BEFORE 12/07/1953)

	REQUIRED	PROPOSED
MIN. AREA	10,000 S.F.	9,817 S.F.± (MEASURED)
MIN. FRONTAGE	80'	100.00'
MIN. YARD FRONT	25'	33.4'
SIDE	7.5'	9.2'
REAR	15'	55.7'
MAX. LOT COV.	30%	28.2% ±
MIN. OPEN SPACE	50%	58.2% ±
MAX. BLDG. HEIGHT	36'	32.99'±



**PROPOSED PROFILE NOT TO SCALE**

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

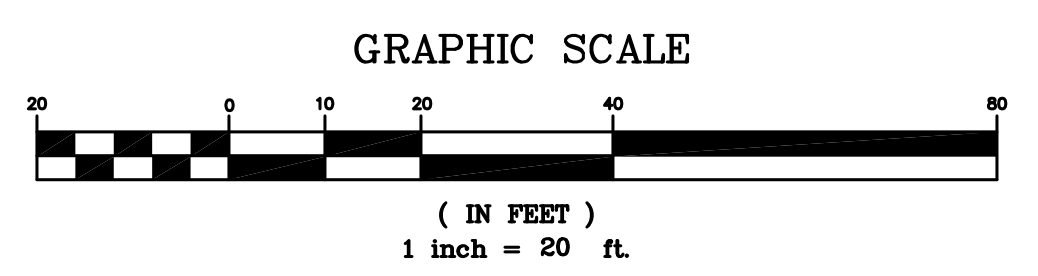
**EXISTING IMPERVIOUS AREA**

	EXISTING
HOUSE	2,050.30 S.F.
DRIVEWAY	1,179.25 S.F.
PORCH	360 S.F.
LANDING AND STEPS	91.87 S.F.
BULKHEAD	15.49 S.F.
PATIO	366.75 S.F.
WALKWAY	157.2 S.F.
SHED	150.84 S.F.
TOTAL	4,371.7 S.F.

EXISTING IMPERVIOUS AREA = 4,371.7 SF  
 PROPOSED IMPERVIOUS AREA = 4,605.26 SF  
 4,605.26 SF - 4,371.7 = 233.56 SF  
 WHICH IS LESS THAN 4% (=392.68 SF) OF LOT (9,817 SF)  
 WHICH IS LESS THAN 400 SF  
 THEREFORE ENGINEERING APPROVAL NOT REQUIRED

**PROPOSED IMPERVIOUS AREA**

	PROPOSED
HOUSE	2,290.1 S.F.
DRIVEWAY	965.26 S.F.
PORCH	231.91 S.F.
DECK AND STEPS	162.08 S.F.
BULKHEAD	22.45 S.F.
PATIO	309.02 S.F.
WALKWAY	170.61 S.F.
SHED	150.84 S.F.
WINDOW WELLS	29 S.F.
TOTAL	4,605.26 S.F.



**CABOT STREET (PUBLIC WAY-VARIABLE WIDTH)**

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORK. THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.  
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SCALE	1"=10'
DATE	02/2/2022
REV	4.5.22
REVISED PER CLIENT REQUEST	DK
DATE	REVISION
BY	
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	336 CABOT STREET NEWTON MASSACHUSETTS PROPOSED PLOT PLAN
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1

