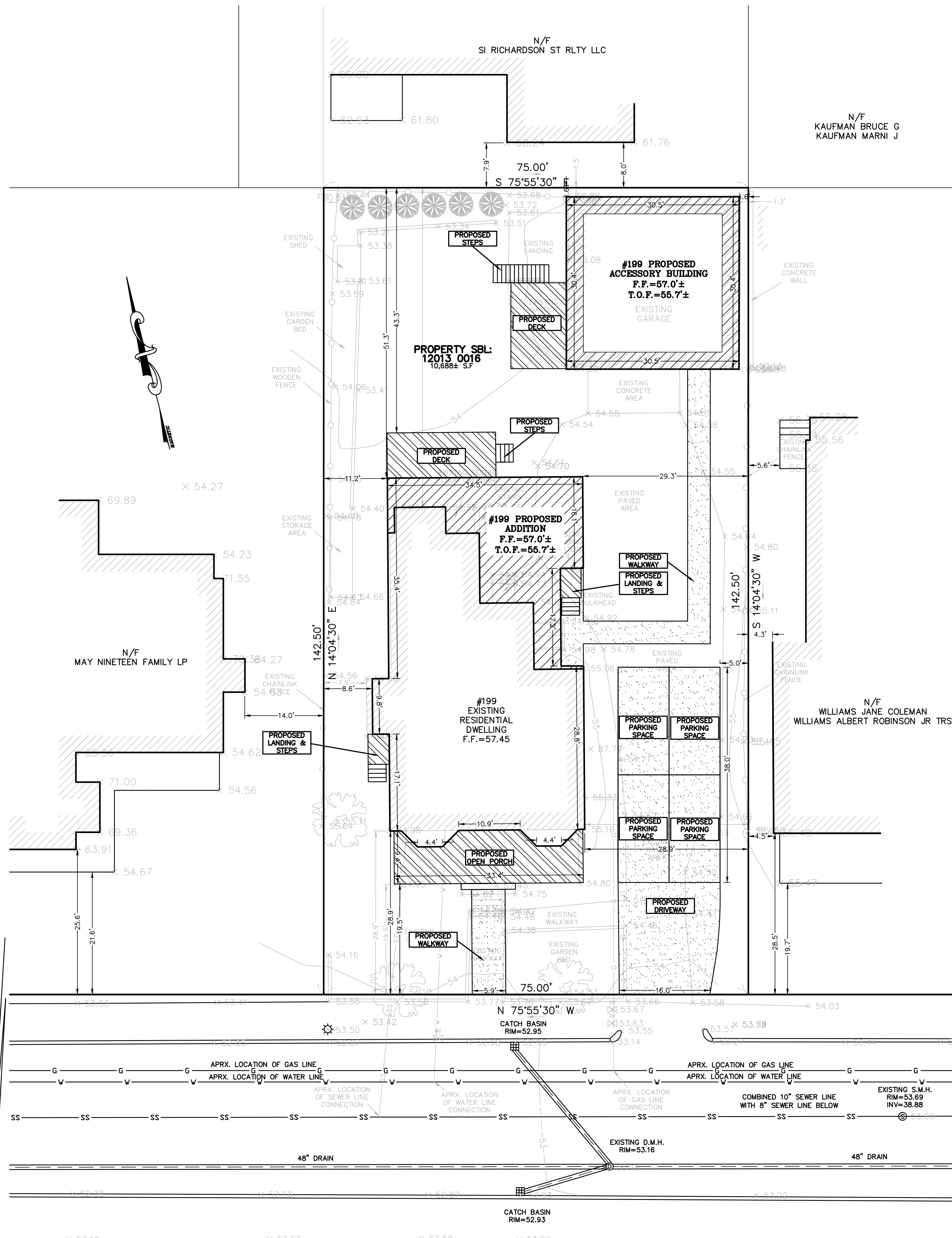


LEGEND

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



- ### NOTES:
- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 5/24/2021.
 - 2. DEED REFERENCE: BOOK 57101, PAGE 477
PLAN REFERENCE: PLAN BOOK 16, PLAN 56
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 25017C0552E, 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. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. 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 INFORMATION: MR-1, MULTI RESIDENCE 1; LOT WAS CREATED BEFORE 1953

ZONING LEGEND

	REQUIRED	PROPOSED
ZONING DISTRICT: MR-1 (LOT CREATED BEFORE 12/07/1953)		
MIN. AREA	7,000 S.F.	10,688.0 S.F.±
MIN. FRONTAGE	70.0'	75.0'
MIN. YARD FRONT	25.0'	19.5'
SIDE	7.5'	8.6'
REAR	15.0'	43.3'
MAX. LOT COV.	30%	28.8%
MIN. OPEN SPACE	50%	55.3%
MAX. BLDG. HEIGHT	36'	-

DRAINAGE AREA SUMMARY

EXISTING ROOF	= 1,551.68 S.F.
EXISTING GARAGE	= 927.04 S.F.
EXISTING PAVED DRIVEWAY	= 2,235.47 S.F.
EXISTING PAVED WALKWAY	= 167.62 S.F.
EXISTING SHED	= 26.01 S.F.
EXISTING PORCH	= 308.04 S.F.
EXISTING STORAGE	= 54.39 S.F.
EXISTING BULKHEAD	= 26.49 S.F.
EXISTING LANDING AND STEPS	= 221.38 S.F.
EXISTING LANDSCAPE AREA	= 5,169.88 S.F.
PROPOSED ROOF	= 2,147.37 S.F.
PROPOSED ROOF	= 928.85 S.F.
PROPOSED PAVED DRIVEWAY	= 1,029.05 S.F.
PROPOSED PAVED WALKWAY	= 417.71 S.F.
PROPOSED DECKS	= 302.03 S.F.
PROPOSED OPEN PORCH	= 271.89 S.F.
PROPOSED LANDING/STEPS	= 102.51 S.F.
PROPOSED LANDSCAPE AREA	= 5,488.59 S.F.
TOTAL EXISTING IMPERVIOUS AREA	= 5,518.12 S.F.
TOTAL PROPOSED IMPERVIOUS AREA	= 5,199.41 S.F.
TOTAL DECREASE IN IMPERVIOUS AREA	= 318.71 S.F.



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199 CHURCH STREET
NEWTON
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE
ABUTTERS PROPERTIES ADDED	6/1/22

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DATE:	2/21/2022
DRAWN BY:	O.G
CHECKED BY:	E.S
APPROVED BY:	C.C

PROPOSED
PLOT PLAN

SHEET 1 OF 1

GRAPHIC SCALE

