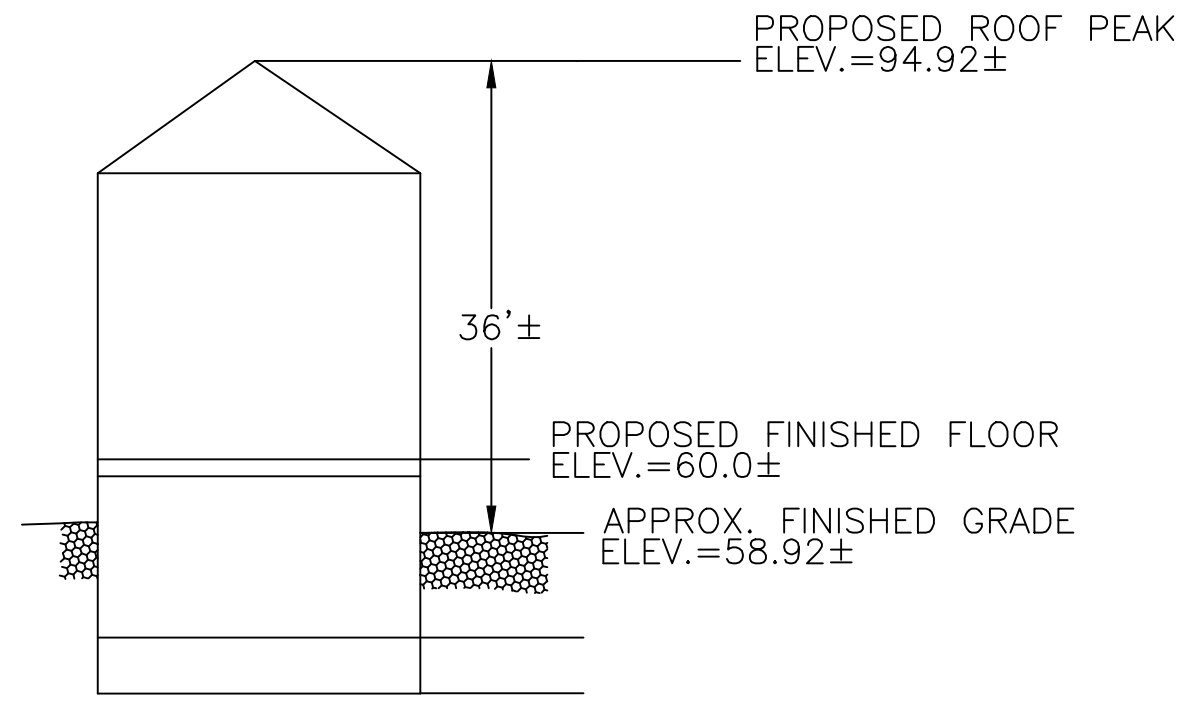


AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	68.50	57.80	57.80	57.80	3,959.30
2	12.00	57.90	58.20	58.05	696.60
3	42.40	59.50	59.70	59.60	2,527.04
4	20.70	59.70	59.70	59.70	1,235.79
5	8.10	59.70	59.50	59.60	482.76
6	18.50	59.50	59.50	59.50	1,100.75
7	92.50	59.50	59.60	59.55	5,508.38
8	13.20	59.60	59.50	59.55	786.06
9	142.50	59.50	58.20	58.85	8,386.13
10	36.10	58.20	58.00	58.10	2,097.41
SUM =	454.50				26,780.21
SUM OF MEAN x LENGTH/SUM OF LENGTHS = AVERAGE GRADE PLANE =					58.92

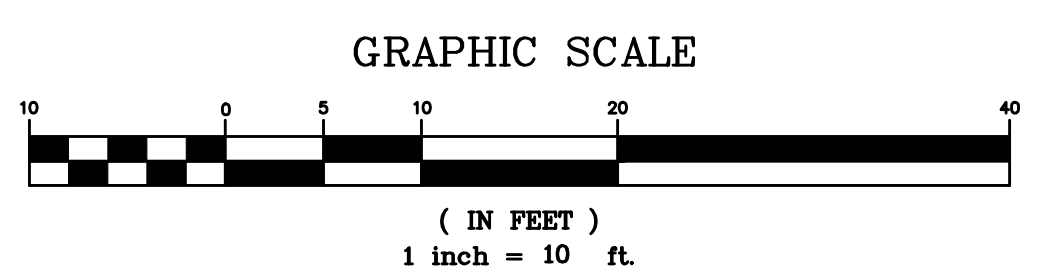


PROPOSED PROFILE  
NOT TO SCALE

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 2/8/2021.
  - DEED REFERENCE: BOOK 984, PAGE 162  
PLAN REFERENCE: PLAN BOOK 847, PAGE 114, #9428C  
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 2501700551E, IN COMMUNITY NUMBER: 250208, DATED 6/4/2010.
  - 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 INFORMATION: BU-1, BUSINESS - 1

NOTE: ALL STANDARD PARKING SPACES ARE A MINIMUM OF 9'x19' AND HANDICAPPED SPACES ARE A MINIMUM OF 11'x19'

ZONING LEGEND		
ZONING DISTRICT: BU-1		
	REQUIRED	PROPOSED
MIN. AREA	10,000 S.F	15,802 S.F.±
MIN. FRONTAGE	NA	NA
MIN. YARD FRONT	10'	10'
SIDE	15'	18'
REAR	18'	29'
MAX. LOT COV.	NA	NA
MIN. OPEN SPACE	NA	NA
MAX. BLDG. HEIGHT	36'	36'±



SCALE 1"=10'			
DATE 5/3/2022	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	106 RIVER STREET NEWTON MASSACHUSETTS		
CLIENT:	PROPOSED PLAN		
DRAWN BY OG	SHEET NO. <b>1</b>		
CHKD BY ES	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
APPD BY PN			

