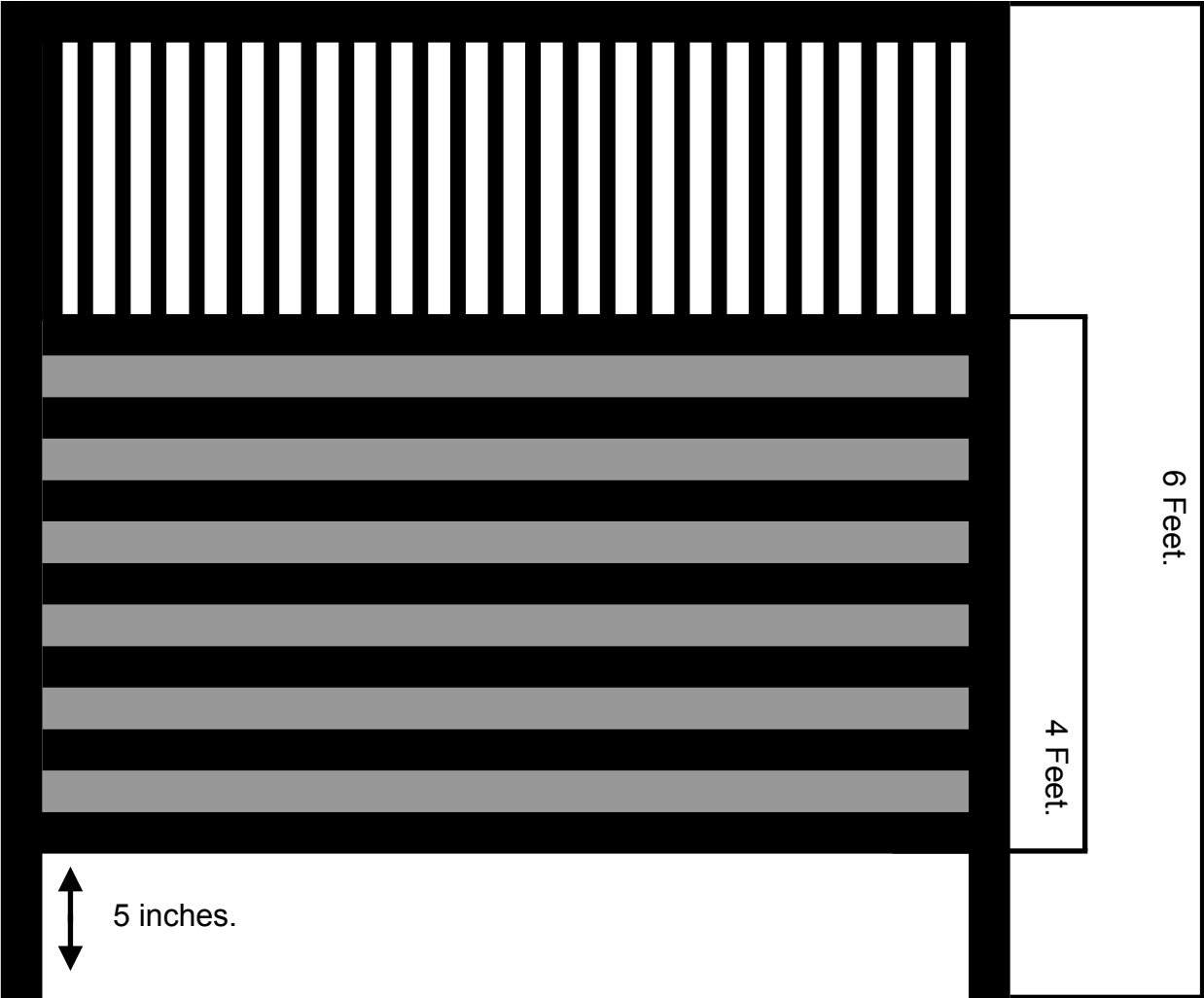
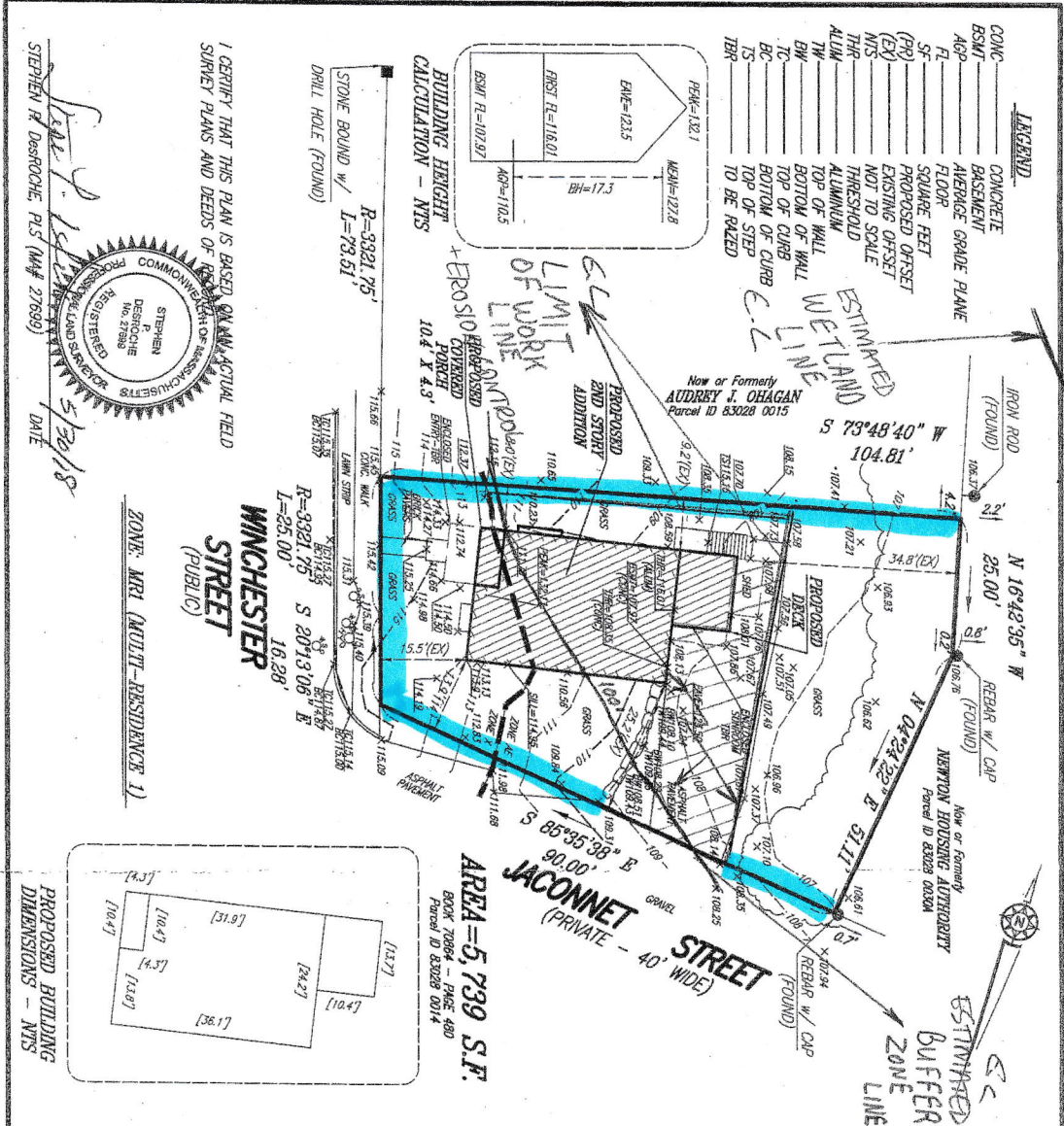


Lattice 50% Open.



Fence Sketch
Alexander Murphy
249 Winchester Street
Newton Highlands, MA 02461
03/04/2023



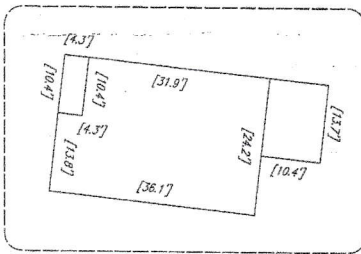
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD FOR THE TOWN OF FRAMINGHAM, MASSACHUSETTS.

STEPHEN P. DESROCHES
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
No. 27983

DATE: 5/30/18

STEPHEN P. DESROCHES, PLS (MA# 27699)

ZONE: MRL (ADULT-RESIDENCE 1)
STREET: WINCHESTER (PUBLIC)



AREA = 5,739 S.F.
BOOK 70864 - PAGE 480
Parcel ID 83028 0014

PROPOSED BUILDING DIMENSIONS - NTS

SEGMENT	LENGTH	ELEV 1	ELEV 2	AVG. ELEV	AVG X LEN
SEGMENT 1	17.7	114.3	115.0	114.7	2030.2
SEGMENT 2	14.7	115.0	114.2	114.6	1684.6
SEGMENT 3	44.7	114.2	107.9	110.1	4921.5
SEGMENT 4	12.0	107.9	107.2	107.8	1293.6
SEGMENT 5	26.1	107.7	107.7	107.7	2811.0
SEGMENT 6	12.3	107.7	108.4	108.1	1329.6
SEGMENT 7	38.9	108.4	112.2	110.3	4290.7
SEGMENT 8	10.5	112.2	114.3	113.3	1189.7

SUM OF SEGMENTS = 19350.9
PERIMETER (TOTAL LENGTH OF ALL SEGMENTS) = 176.9
PROPOSED AVERAGE GRADE PLANE = 110.5

EXISTING LOT COVERAGE	EXISTING OPEN SPACE
AREA = 1168 S.F. (19.2%)	AREA = 3742 S.F. (65.2%)
PROPOSED LOT COVERAGE	PROPOSED OPEN SPACE
AREA = 1034 S.F. (17.0%)	AREA = 3602 S.F. (66.3%)

- NOTES
- ELEMENTS REFER TO MAP088
 - BY GRAPHIC PLOTTING, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" AND FLOOD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700552E, EFFECTIVE DATE JUNE 4, 2010

PLOT PLAN

249 WINCHESTER STREET
NEWTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1130 FRAMINGHAM, MA 01701
PH: 508-828-1444 FAX: 508-879-8292
WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=40'
DATE: MAY 17, 2018
DRAWN BY: [Name]
CHECKED BY: [Name]
JOB NO.: [Number]
SHEET NO.: 541.18

GRAPHIC SCALE (IN FEET)

IN ASSOCIATION WITH NEWTON VALLEY SURVEY ASSOCIATES, INC.