NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 2/28/2024.

2. DEED REFERENCE: BOOK 82442, PAGE 120
PLAN REFERENCE 1: BOOK 27 PLAN 32
PLAN REFERENCE : END OF BOOK 4869
MIDDLESEX SOUTH REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. BASED UPON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 25017C0552E, DATED JUNE 4, 2010, THERE IS A MAPPED ZONE AE WITH A 100-YEAR FLOOD ELEVATION OF 38 FEET NAVD 1988 ON THE SUBJECT PROPERTY. BASED UPON SITE SURVEY, I CERTIFY THAT THE EXISTING DWELLING ON THE SUBJECT SITE IS NOT LOCATED WITHIN THE ZONE AE AND THAT THE DWELLING IS LOCATED IN OTHER AREAS: ZONE X. THE 100-YEAR FLOOD ELEVATION USED FOR THIS PROJECT IS 37.7 FEET NAVD 1988. THIS ELEVATION IS DERIVED FROM THE REVISED PRELIMINARY FLOOD INSURANCE STUDY NUMBER 25017CV010D, VERSION 2.6.3.6, PAGE 128P AND FROM SECTION 22-23 NEWTON FEMA FLOODPLAIN DISTRICT.

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 DOES NOT GUARANTEE THAT AN EASEMENT DOES NOT EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

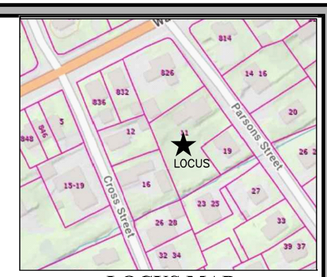
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

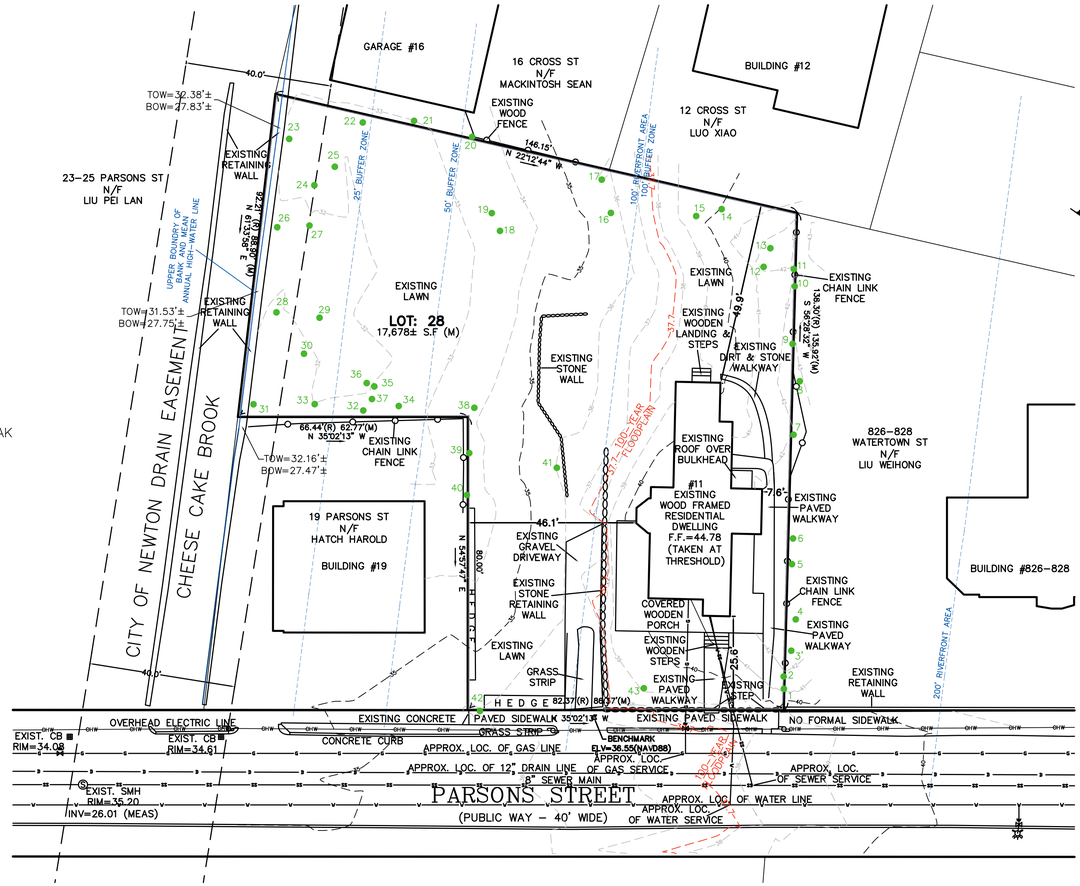
9. THE ELEVATIONS SHOWN ARE BASED NAVD88 DATUM.

10. ZONING INFORMATION: MULTI RESIDENCE -1 , LOT WAS CREATED BEFORE 12/07/1953.

FOR MORE INFORMATION ON THE TREE INVENTORY, PLEASE REFER TO TREE PROTECTION PLAN PREPARED BY SAVATREE CONSULTING GROUP

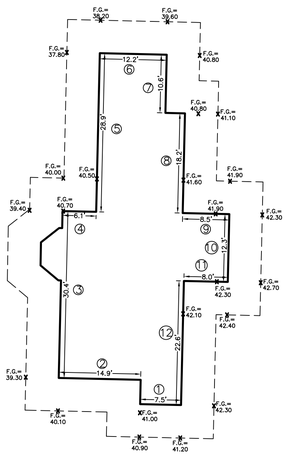


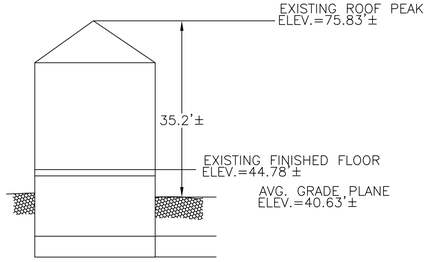
LOCUS MAP
(NOT TO SCALE)



THE GAS LINE SHOWN ON THIS PLAN IS ON AN ASSUMED LOCATION OF EXISTING LINE BASED ON THE INSPECTION OF THE BASEMENT. TIE CARD NOT FOUND AT ENGINEERING DEPARTMENT.

AVERAGE GRADE CALCULATION





EXISTING PROFILE
NOT TO SCALE

AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	7.50	41.20	40.90	41.05	307.88
2	14.90	41.00	40.10	40.55	604.20
3	30.40	39.30	39.40	39.35	1.196.24
4	6.10	40.00	40.50	40.25	245.53
5	28.90	40.70	37.80	39.25	1.134.33
6	12.20	38.20	39.60	38.90	474.58
7	10.60	40.80	40.80	40.80	432.48
8	18.20	41.10	41.90	41.50	755.30
9	8.50	41.60	41.90	41.75	354.88
10	12.30	42.30	42.70	42.50	522.75
11	8.00	42.40	42.10	42.25	338.00
12	22.60	42.30	42.30	42.30	955.98
SUM =	180.20				7.322.13
SUM OF MEAN x LENGTH/ SUM OF LENGTHS = AVERAGE GRADE PLANE =					**40.63**

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON NO. 48549
PROFESSIONAL LAND SURVEYOR

CHRISTOPHER C. CHARLTON, P.L.S

3/12/2025
DATE

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11 PARSONS STREET
NEWTON
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

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COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON NO. 48549
PROFESSIONAL LAND SURVEYOR

DATE:	3/12/2025
DRAWN BY:	OS
CHECKED BY:	CC
APPROVED BY:	CC

EXISTING CONDITIONS

SHEET 1 OF 1