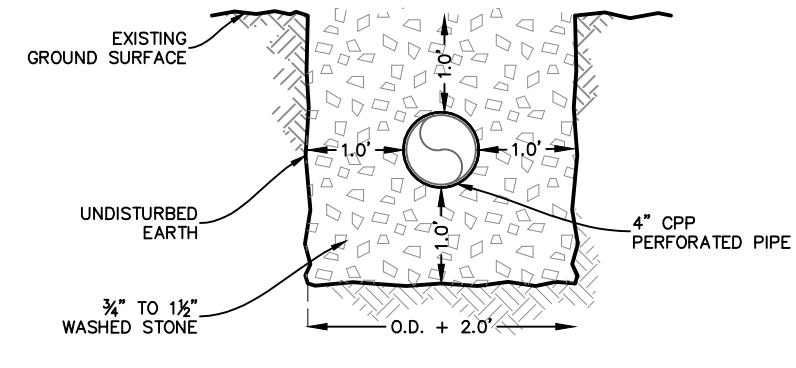


**LEGEND**

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	- 70 -
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22'
CONIFEROUS TREE	CON. 12'
FIRE HYDRANT	

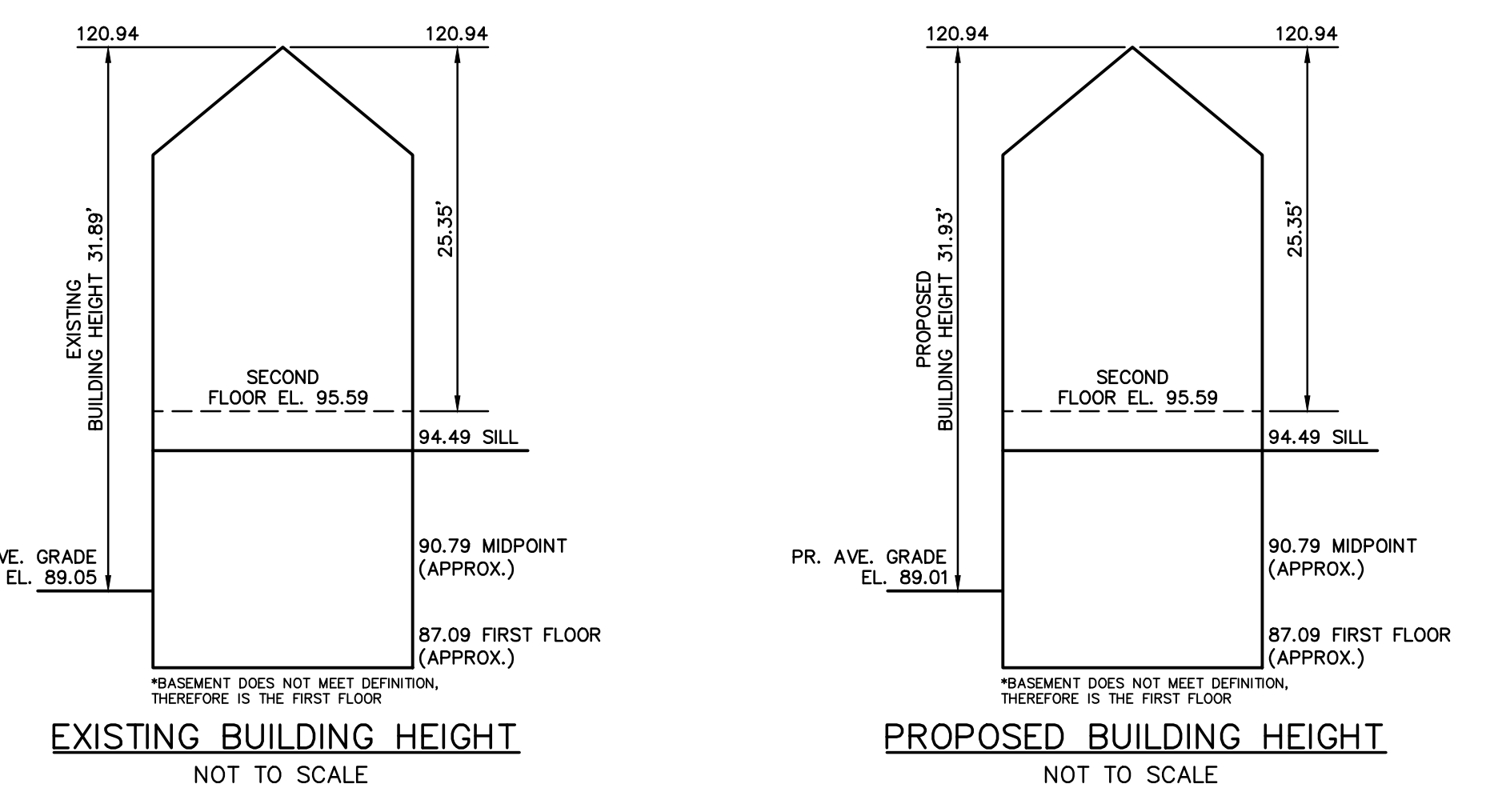
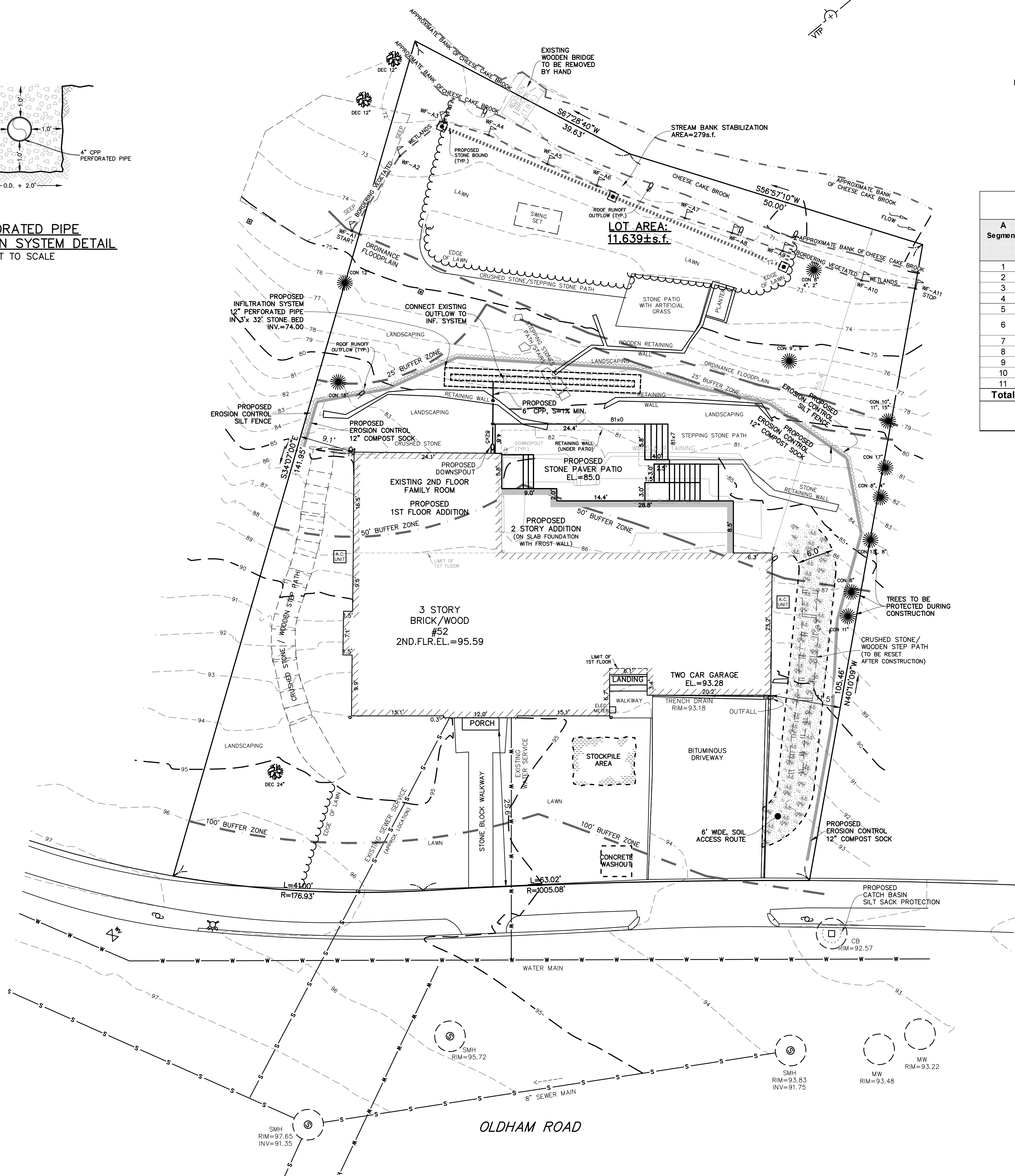


**PERFORATED PIPE INFILTRATION SYSTEM DETAIL**  
NOT TO SCALE

**STREAM BANK STABILIZATION PLANTINGS (279s.f.)**

<b>SHRUBS: 2-3' HEIGHT, 4' ON CENTER</b>	
6	SILKY DOGWOOD (CORNUS AMOMUM)
6	RED-OSIER DOGWOOD (CORNUS SERICEA)
5	SPECKLED ALDER (ALNUS RUGOSA)
5	AMERICAN ELDER (SAMBUCUS CANADENSIS)
<b>HERBACEOUS: 2" PLUGS, APPROXIMATELY 1.4' ON CENTER</b>	
35	GREAT BLUE LOBELIA (LOBELIA SIPHILITICA)
35	BLUE VERVAIN (VERBENA HASTATA)
35	BLUE FLAG IRIS (IRIS VERSICOLOR)
35	NEW ENGLAND ASTER (SYMPHYOTRICHUM NOVAE-ANGLIAE)

NOTE: PLANTINGS TO BE PLACED UNDER DIRECTION OF WETLAND SCIENTIST



Length Weighted Mean Existing Conditions Average Grade Calculation						Length Weighted Mean Proposed Conditions Average Grade Calculation					
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE	A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	15.10	93.97	94.70	94.34	1424.46 Sq. Ft.	1	15.10	93.97	94.70	94.34	1424.46 Sq. Ft.
2	12.00	94.70	94.90	94.80	1137.60 Sq. Ft.	2	12.00	94.70	94.90	94.80	1137.60 Sq. Ft.
3	15.10	94.90	94.54	94.72	1430.27 Sq. Ft.	3	15.10	94.90	94.54	94.72	1430.27 Sq. Ft.
4	6.70	94.20	93.28	93.74	628.06 Sq. Ft.	4	6.70	94.20	93.28	93.74	628.06 Sq. Ft.
5	6.10	94.05	94.13	94.09	573.95 Sq. Ft.	5	6.10	94.05	94.13	94.09	573.95 Sq. Ft.
6	19.40	93.88	93.10	93.49	1813.71 Sq. Ft.	6	19.40	93.88	93.10	93.49	1813.71 Sq. Ft.
7	23.20	90.25	85.91	88.08	2043.46 Sq. Ft.	7	23.20	90.25	85.91	88.08	2043.46 Sq. Ft.
8	44.10	85.10	85.24	85.17	3756.00 Sq. Ft.	8	44.10	85.10	85.24	85.17	3756.00 Sq. Ft.
9	16.30	86.60	85.00	85.80	1398.54 Sq. Ft.	9	16.30	86.60	85.00	85.80	1398.54 Sq. Ft.
10	24.21	82.16	83.43	82.80	2004.47 Sq. Ft.	10	24.21	82.16	83.43	82.80	2004.47 Sq. Ft.
11	43.00	84.69	83.97	84.33	3641.19 Sq. Ft.	11	43.00	84.69	83.97	84.33	3641.19 Sq. Ft.
<b>Total</b>	<b>225.81</b>				<b>20108.15 Sq. Ft.</b>	<b>Total</b>	<b>225.81</b>				<b>19921.43 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Existing Average Grade: 89.05'**  
**Proposed Average Grade: 89.01'**

**IMPERVIOUS AREA CALCULATION**

	EXISTING	PROPOSED
BUILDING, PORCH	2,138.2s.f.	2,477.3s.f.
DRIVEWAY, CURBS	579.2s.f.	579.2s.f.
WALKWAYS, STEPS, LANDINGS	188.2s.f.	175.8s.f.
PATIOS	486.9s.f.	423.7s.f.
WALLS, PADS, ETC	138.9s.f.	104.3s.f.
<b>TOTAL</b>	<b>3,531.4s.f.</b>	<b>3,760.3s.f.</b>

INCREASE IN IMPERVIOUS AREA: 228.9s.f.  
LOT AREA: 11,639.0s.f.  
4% OF LOT AREA (OR 400s.f. MAX.): 465.6s.f.  
USE 400s.f. MAX.  
228.9s.f. < 400s.f. ---> DRAINAGE NOT REQUIRED.

**ZONING CHART**  
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	11,639±s.f.	N/C
LOT FRONTAGE	80.0'	104.02'	N/C
FRONT SETBACK	25.0'	25.6'	N/C
SIDE SETBACK	7.5'	9.1'	N/C
REAR SETBACK	15.0'	55.4'	53.2'
BUILDING HEIGHT	36.0'	31.89'	31.93'
AVERAGE GRADE	-	89.05	89.01
LOT COVERAGE	30.0%	18.4%	21.3%
OPEN SPACE	50.0%	76.8%	73.9%

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#52 OLDHAM ROAD  
SCALE: 1in.=10ft. DATE: FEBRUARY 10, 2022

PROJECT: 221145  
**VTP ASSOCIATES INC.**  
LAND SURVEYORS - CIVIL ENGINEERS.  
132 ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-8271  
SHEET 1 OF 1

