

SOIL LOG DATE: 3/22/23

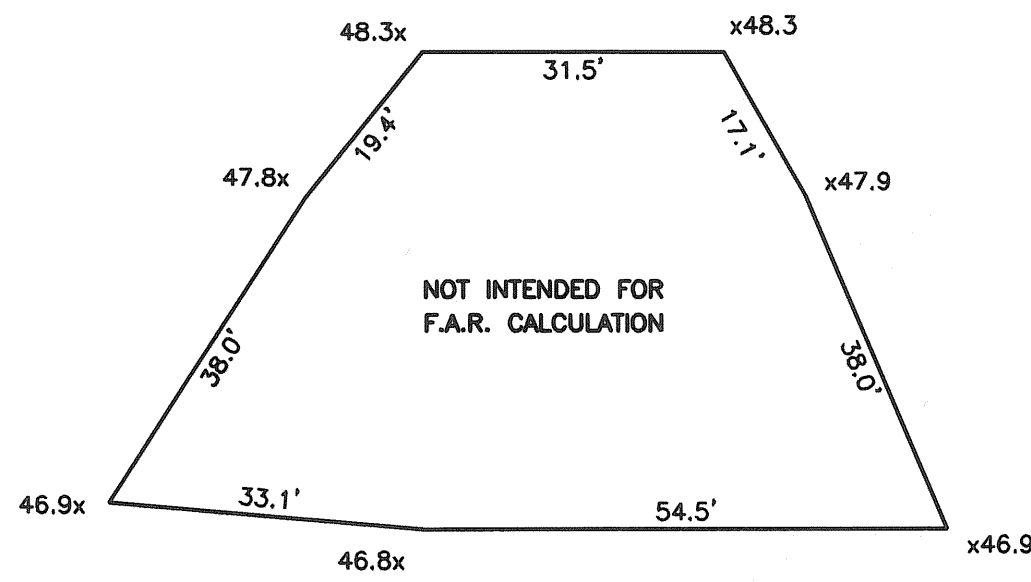
TEST HOLE #1 (TP#1)
 SURFACE ELEVATION= 47.0

ELEVATION
 0-12" FILL 46.0
 12-27" FILL 44.75
 27-31" FILL 44.42
 31-90" FILL 39.50

BOTTOM OF TEST HOLE = 39.5

REDOX AT 19", ELEVATION = 45.42
 STANDING WATER AT 58", ELEVATION = 42.17
 NO REDOX WAS OBSERVED IN TOP 0-19"
 GROUNDWATER AT 19" BASED ON REDOX OBSERVED, ELEVATION = 45.42

SOIL EVALUATOR:
 MARK R. ARNOLD, WETLAND ENGINEER
 CPESC, LICENSED SOIL EVALUATOR #14414



NOTE: ELEVATIONS REFER TO LOWEST FINISHED GRADE WITHIN 6' OF FOUNDATION.

AVERAGE GRADE PLANE CALCULATION:
 [SEC 1.5.4(F)]

AVG GRADE PLANE = $\frac{\sum[L(E1+E2)/2] / P}{}$
 AVG GRADE PLANE = 10,980.69 / 231.6 = 47.4

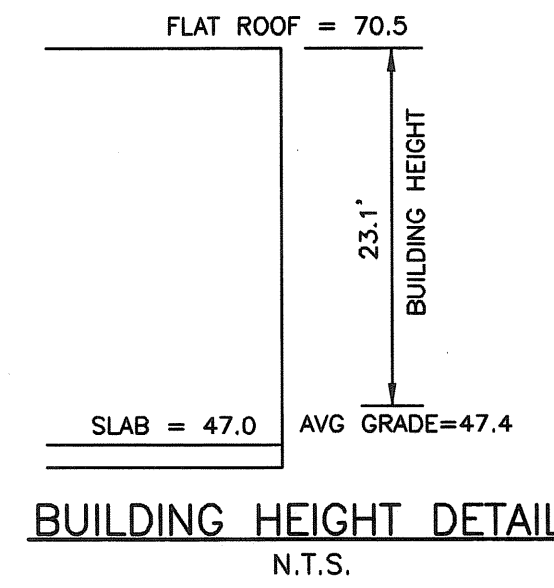
AVERAGE GRADE PLANE DETAIL
 N.T.S.

IMPERVIOUS AREAS

	EXISTING	PROPOSED
BUILDING	-	3,047 S.F.
DRIVEWAY	239 S.F.	3,123 S.F.
WALKS/PATIOS/WALLS	-	124 S.F.
	239 S.F.	6,294 S.F.
IMPERVIOUS INCREASE	= 6,055 S.F.	
(EXISTING GRAVEL = 8,063 S.F.)		

ZONING: MANUFACTURING

PLAN REFERENCE
 CITY OF NEWTON PLAN 35917
 JANUARY 17, 1983



BUILDING HEIGHT DETAIL
 N.T.S.

CITY OF WALTHAM
 CITY OF NEWTON

N/F LUIS MONIZ
 88 RUMFORD AVE
 PARCEL ID #410350013
 ZONE MAN

PARCEL #410350012
 N/F LANCASTER AVENUE
 MANAGEMENT LLC
 BOOK 14988 PAGE
 286-291
 8,302 S.F.±
 ZONE MAN

N/F PACKARD COVE ASSOCIATES LLP
 130 RUMFORD AVE
 PARCEL ID #410350014
 ZONE BU2

ZONE MAN

RIVerview AVE

BENCHMARK:
 MAGNETIC NAIL SET IN
 UTILITY POLE
 ELEV=47.92
 CITY OF NEWTON BASE

RUMFORD AVENUE

(PUBLIC - 40' WIDE)

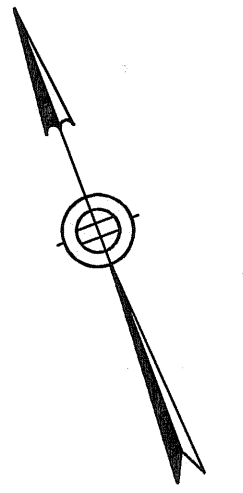
PROPOSED CONDITIONS
 SCALE: 1 IN. = 10 FT.

ZONE MAN



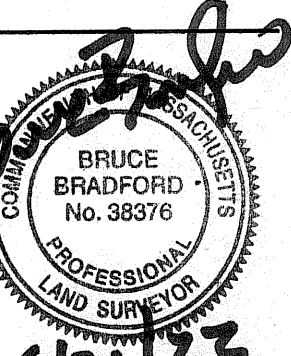
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750
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LEGEND

- UTILITY POLE
- WATER GATE
- ⊗ HYDRANT
- GAS GATE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- CATCH BASIN
- TREE
- ⊙ TREE
- ⊙ LIGHT POLE
- ⊙ SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- VGC VERTICAL GRANITE CURB
- EOP EDGE OF PAVEMENT
- TH#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- [71] PROPOSED CONTOUR
- 71 — EXISTING CONTOUR
- D — DRAIN LINE
- RD — DRAIN LINE
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- X — FENCE
- — STONEMALL
- — HEDGE
- — TREE LINE



SITE
 PLAN OF LAND IN
 NEWTON, MA
 RUMFORD AVENUE

SCALE: 1 IN. = 10 FT.
 DATE: 5/30/23
 DRAWN: LNS & ES
 CHECK: MSK & BB

REVISIONS:	DATE	BY	DESCRIPTION
6/21/23	AVG GRADE & HEIGHT	ES	