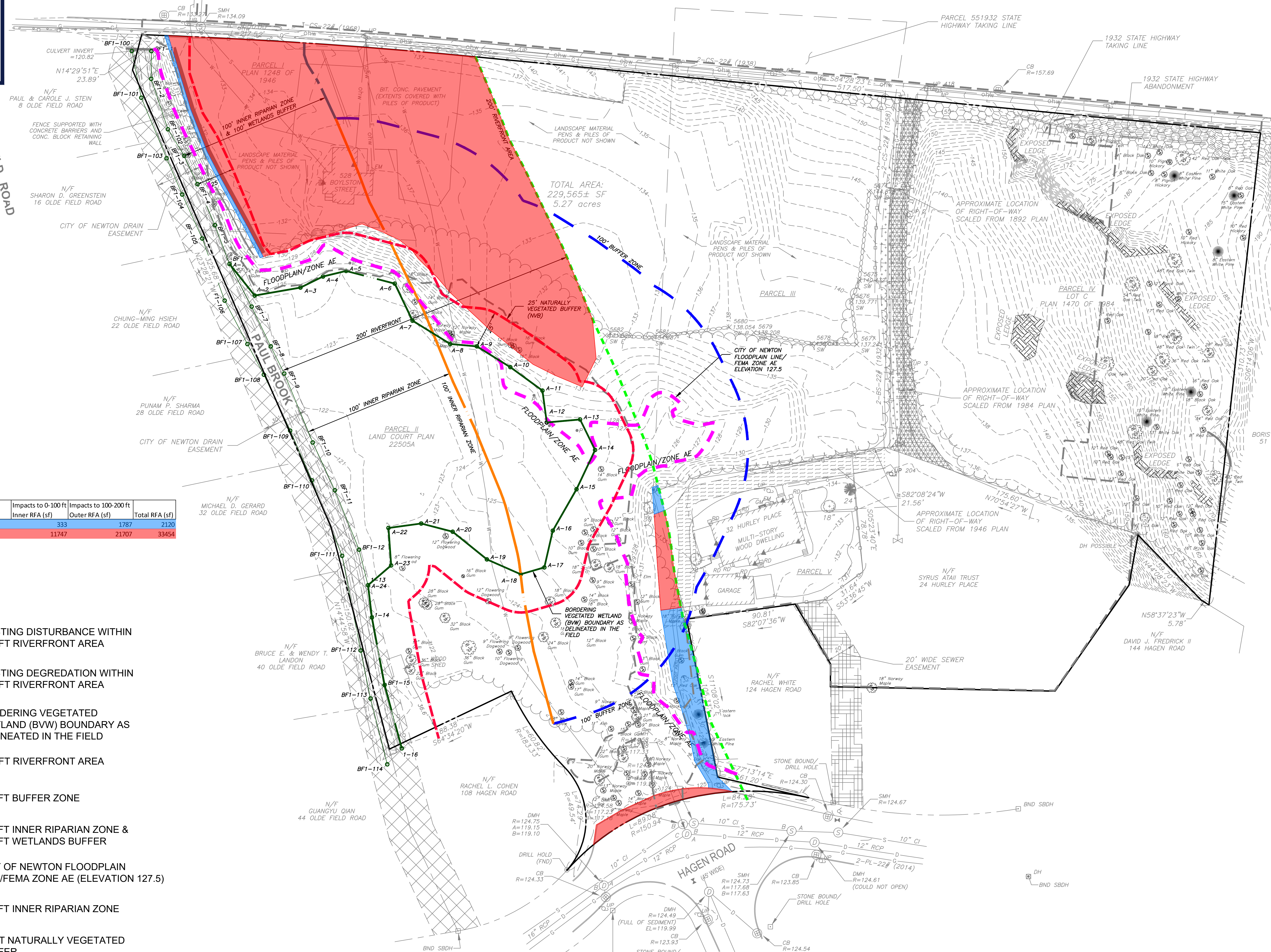




BOYLSTON STREET (ROUTE 9)
(STATE HIGHWAY LAYOUT - VARIABLE WIDTH)



Activity in the Paul Brook RFA	Impacts to 0-100 ft Inner RFA (sf)	Impacts to 100-200 ft Outer RFA (sf)	Total RFA (sf)
Existing Disturbance	333	1787	2120
Existing Degredation	11747	21707	33454

- EXISTING DISTURBANCE WITHIN 200-FT RIVERFRONT AREA
- EXISTING DEGREDAATION WITHIN 200-FT RIVERFRONT AREA
- BORDERING VEGETATED WETLAND (BVW) BOUNDARY AS DELINEATED IN THE FIELD
- 200-FT RIVERFRONT AREA
- 100-FT BUFFER ZONE
- 100-FT INNER RIPARIAN ZONE & 100-FT WETLANDS BUFFER
- CITY OF NEWTON FLOODPLAIN LINE/FEMA ZONE AE (ELEVATION 127.5)
- 100-FT INNER RIPARIAN ZONE
- 25-FT NATURALLY VEGETATED BUFFER

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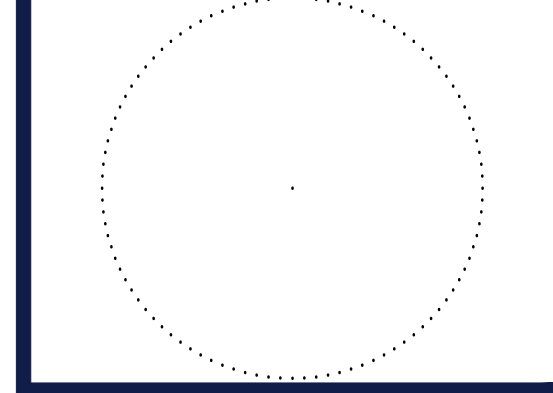
PROJECT No.: MAB220089.00
DRAWN BY: ACL
CHECKED BY: TAH
DATE: 08/10/2022
CAD ID: MAB220089.00-ENV1016

ZONING BOARD OF APPEALS / COMPREHENSIVE PERMIT APPLICATION

TOLL BROTHERS, INC

PROPOSED DEVELOPMENT
528 BOYLSTON STREET
CITY OF NEWTON
MIDDLESEX COUNTY, MA

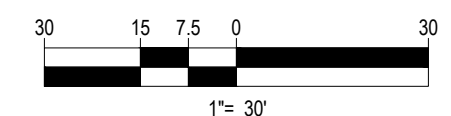
BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com



SHEET TITLE: **EXISTING DISTURBANCE WITHIN 200-FT RIVERFRONT AREA**

SHEET NUMBER: **EX-1**

ORG. DATE - 08/10/2022



P:\2022\MA220089\00\DRAWINGS\EXHIBITS\ENVIRONMENTAL IMPACT EXHIBIT\MA220089.00-ENV1016-1-LAYOUT-EX-1 (EXISTING 2024).DWG



BOYLSTON STREET (ROUTE 9)
(STATE HIGHWAY LAYOUT - VARIABLE WIDTH)



TOTAL AREA:
229,565± SF
5.27 acres

**PROPOSED
RESIDENTIAL BUILDING**

Activity Within the Paul Brook RFA	Impacts to 0-100 ft Inner RFA (sf)	Impacts to 100-200 ft Outer RFA (sf)	Total RFA (sf)
Impacts to Natural Area: Vegetation clearing for drain lines, outlet protection, pedestrian path, retaining walls, and access drive.	0	3,332	3,332
Impacts to Natural Area: Proposed Revegetation	2,524	6,163	8,687
Total Impacts to Natural RFA	2,524	9,495	12,019
Impacts to Disturbed Area	0	105	105
Impacts to Degraded Area: No Change to Existing Characteristics.	677	16,892	17,569
Revegetated Disturbed Area	333	1,682	2,015
Revegetated Degraded Area (Impact Offset): Degraded Area Converted into Vegetation	11,071	4,251	15,322
Total Impacts to Previously Disturbed or Degraded RFA	12,081	22,830	35,011
Total Impacts	14,605	32,425	47,030

- DISTURBED TO RESTORED VEGETATION WITHIN 200-FT RIVERFRONT
- IMPACTS WITHIN EXISTING DISTURBED WITHIN 200-FT RIVERFRONT (PROPOSED IMPERVIOUS)
- UNTOUCHED EXISTING DEGRADATION WITHIN 200-FT RIVERFRONT
- DEGRADED TO RESTORED VEGETATION TO OFFSET IMPACTS
- IMPACTS TO DEGRADED AREA WITH NO CHANGE TO EXISTING CHARACTERISTICS
- IMPACTS TO NATURAL AREA (PROPOSED REPLANTING)
- IMPACTS TO NATURAL AREA WITHIN 200-FT RIVERFRONT AREA
- BORDERING VEGETATED WETLAND (BVW) BOUNDARY AS DELINEATED IN THE FIELD
- 200-FT RIVERFRONT AREA
- 100-FT BUFFER ZONE
- 100-FT INNER RIPARIAN ZONE & 100-FT WETLANDS BUFFER
- CITY OF NEWTON FLOODPLAIN LINE/FEMA ZONE AE (ELEVATION 127.5)
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ZONING BOARD OF APPEALS / COMPREHENSIVE PERMIT APPLICATION

TOLL BROTHERS, INC

PROPOSED DEVELOPMENT
528 BOYLSTON STREET
CITY OF NEWTON
MIDDLESEX COUNTY, MA

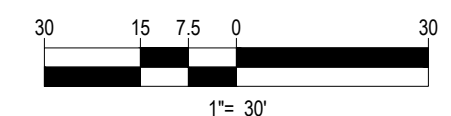
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45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

SHEET TITLE:
PROPOSED DISTURBANCE WITHIN 200-FT RIVERFRONT AREA

SHEET NUMBER:
EX-2

ORG. DATE - 08/10/2022



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