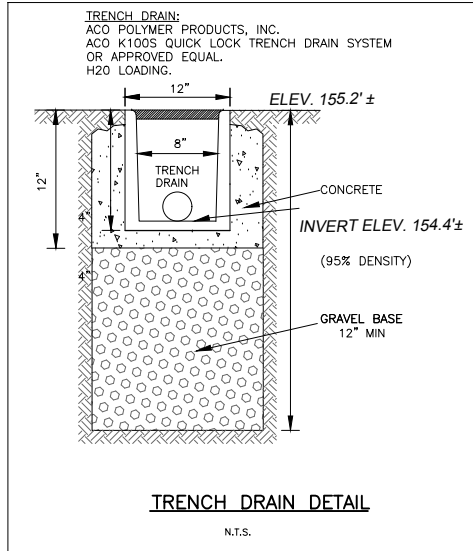
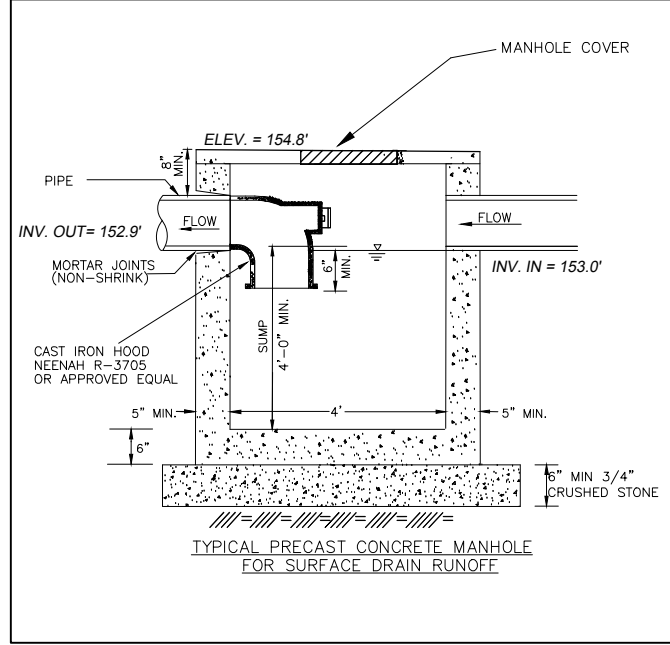


PROPOSED PROFILE (GARAGE)
NOT TO SCALE

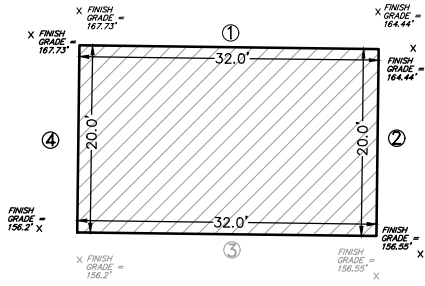
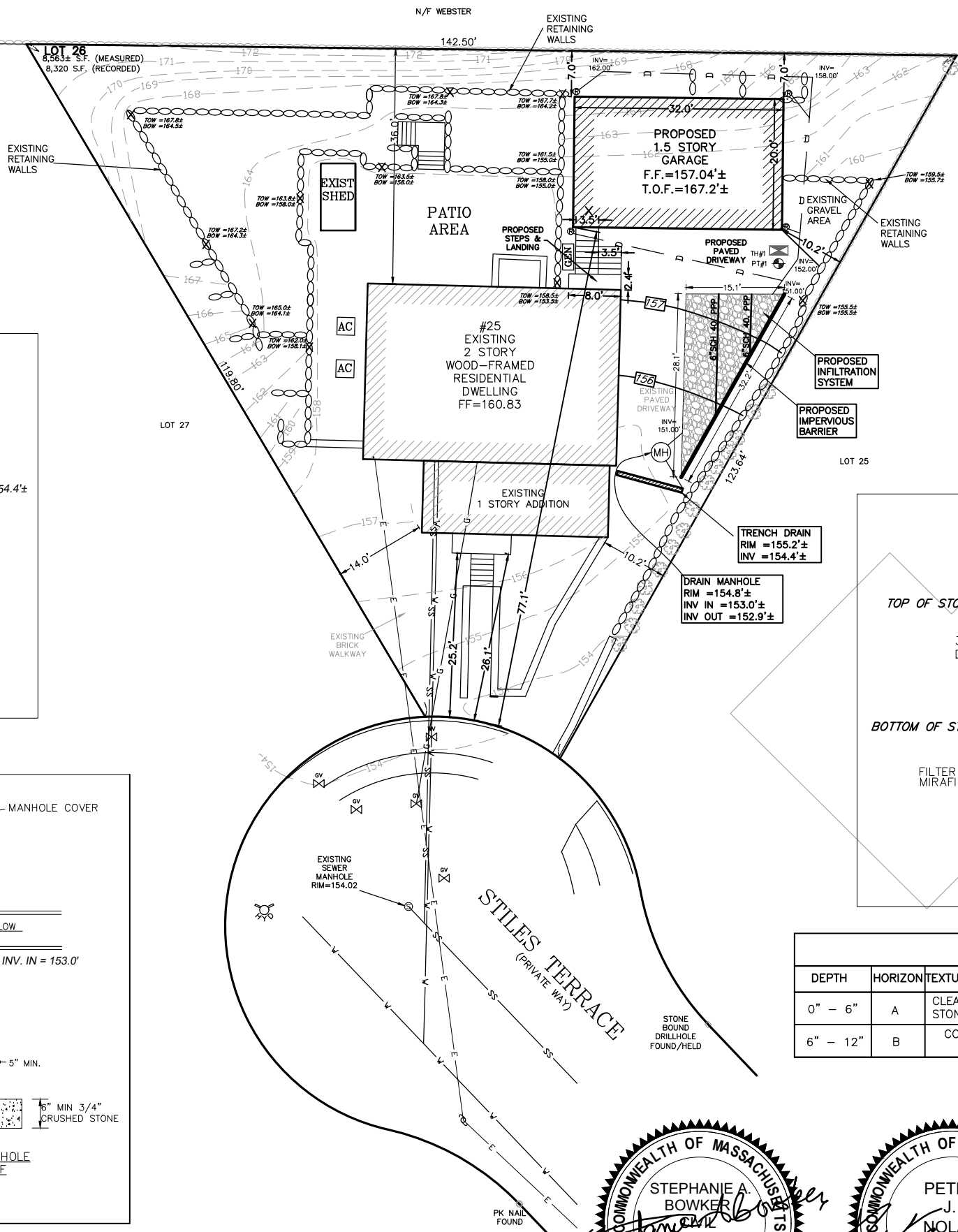
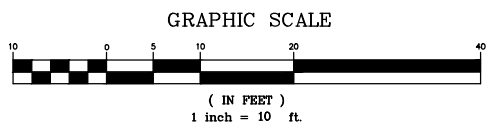
ZONING LEGEND (GARAGE)			
ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953) ACCESSORY GARAGE			
	REQUIRED	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	8,563± S.F. (MEASURED)	EXISTING NON-CONFORMING
MIN. FRONTAGE	80'	22.00'	EXISTING NON-CONFORMING
MIN. YARD FRONT	25'	77.1'	YES
	5'	10.2'	YES
	5'	7.0'	YES
MAX. LOT COV.	30%	23.3%	YES
MIN. OPEN SPACE	50%	57.9%	YES
MAX. BLDG. HEIGHT	22'	16.84'	YES
MAX. STORIES	1.5	1.5	YES
MAX. F.A.R. (S.F.)	3,425 S.F.	4,420 S.F.	BY SPECIAL PERMIT



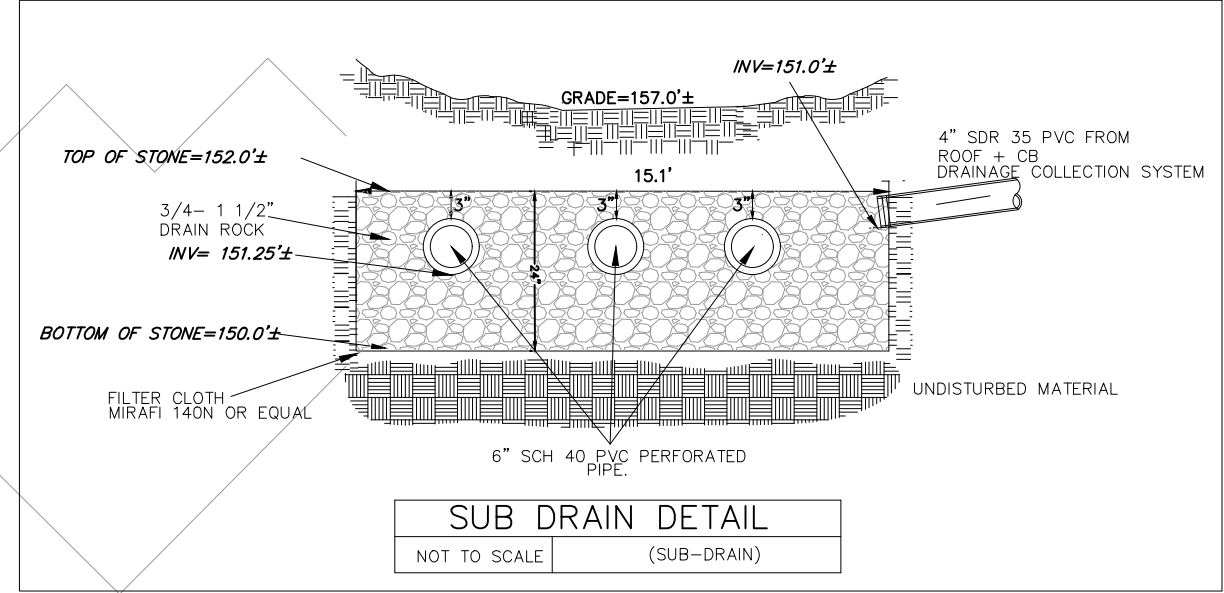
TRENCH DRAIN DETAIL
N.T.S.



TYPICAL PRECAST CONCRETE MANHOLE FOR SURFACE DRAIN RUNOFF



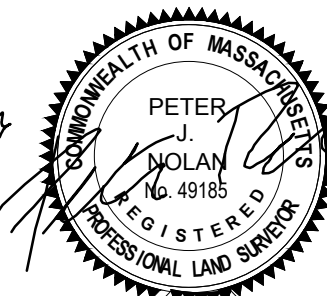
AVERAGE GRADE PLANE					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1&2	MEAN x LENGTH
1	32.0'	167.73'	164.44'	166.1'	5315.2
2	20.0'	164.44'	156.55'	160.5'	3210.0
3	32.0'	156.55'	156.2'	156.4'	5004.8
4	20.0'	156.2'	167.73'	161.9'	3238.0
				E =	16768
SUM OF MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE 161.2'					



SUB DRAIN DETAIL
NOT TO SCALE (SUB-DRAIN)

TEST PIT #1					
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER
0" - 6"	A	CLEAN STONE	5YR 7/1	NONE	NONE
6" - 12"	B	CONSTRUCTION FILL		NONE	NONE

DEEP OBSERVATION HOLE LOG
GENERAL SOIL CONDITIONS FOR THE AREA PERFORMED AT 25 STILES TERRACE BY PETER NOLAN & ASSOCIATES, LLC.
HOLE NUMBER: TP - 1 DATED: 08/24/16
GENERAL SITE CONDITIONS: GRASS AND TREES.
PERCOLATION RATE FOUND TO BE 2 MIN/IN.



SCALE 1"=10'

DATE 9/29/2016

SHEET 1

PLAN NO. 1 OF 1

CLIENT: 25 STILES TERRACE NEWTON MASSACHUSETTS

DRAWN BY: PROPOSED DRAINAGE PLAN

CHKD BY: ES

APPD BY: P.J.N.

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EMAIL: pnolan@pnasurveyors.com