ZONING CHART			
NEWTON, MA.			
ZONE: BU-1	SUBMISSION: BUILDING PERMIT		
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,982±s.f.	N/C
LOT FRONTAGE	80.0'	39.87'	N/C
FRONT SETBACK	AVG.	N/A	20.9'
SIDE SETBACK	1/2 BLD. HT.	N/A	18.0'
REAR SETBACK	0.0'	N/A	9.7'
BUILD HEIGHT	36.0'	N/A	29.5'
AVERAGE GRADE	N/A	N/A	71.5'

LEGEND

- STORM SEWER — D
- COMBINATION SEWER — CS
- SANITARY SEWER — S
- WATER MAIN — W
- OVERHEAD ELECTRIC — OE
- UNDER GROUND ELECTRIC — UE
- GAS MAIN — G
- CONTOUR — 21
- BUILDING
- PICKET FENCE
- CHAINLINK FENCE
- PROPERTY LINE W/ BEARING DISTANCE — N85°23'35"W 346.41'

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN POST
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- FIRE CALL BOX
- MAIL BOX
- MONITORING WELL — W
- ELECTRIC MANHOLE — EMH
- TOP OF STONE EL. — TOS
- BOTTOM OF STONE EL. — BOS
- TOP OF WALL EL. — TWL
- BOTTOM OF WALL EL. — BWL

PARCEL A
12,982sf±
ZONE: BU-1

PROPOSED 2 1/2 STORY GARAGE EL. 59.0'

PROPOSED 3 STORY BRICK / STUCCO FF EL. 67.5

PROPOSED DRIVEWAY 61x3

PROPOSED 3' WIDE WALKWAY

BITUMINOUS BERM

PROPOSED RAISED PLANTING AREA

PROPOSED PLANTING AREA

PROPOSED WIDE WALKWAY

PROPOSED 20.0' WIDE

PROPOSED GARAGE ENTRANCE BELOW

CROSS-SECTION A-A

CROSS-SECTION B-B

AREA TO BE COVERED

LIMIT OF GARAGE

CHAIN LINK FENCE

PROPOSED FENCE

PRJ. FENCE

CONCRETE RETAINING WALL (TBR)

BRICK GARAGE

CONCRETE

FIRE ESCAPE

EXIT DOOR

STOP BAR

PROPOSED RED/GREEN TRAFFIC LIGHT

PROPOSED STOP SIGN READS "STOP HERE ON RED"

PROPOSED (5) GALLEYS
RIM 59.5
INV 57.3
TOS 54.0
BOS 53.0

ACCESS COVER
RIM 59.5

PROPOSED TRENCH DRAINS
RIM 59.0
INV 57.7

PROPOSED GATE

PROPOSED DUMPSTER LOCATION (6.0'x10.0')

PROP. DRYWELL
INV 85.3
TOS 80.0
BOS 59.0

PROP. CB
RIM 71.2
INV 67.7
SUMP 63.7

CB (TO BE REMOVED)
RIM 68.68
INV 65.56 (OUT)
INV 65.70 (IN)

TOW EL. 68.8

GRATED WELL

TOW EL. 69.2

PROPOSED OIL/GAS SEPARATOR
RIM 62.0
INV 59.7 (IN)
INV 59.5 (OUT)

CB (TO BE REMOVED)
RIM 67.20
INV 66.35 (IN)
INV 66.38 (OUT)

PROPOSED DRYWELL
INV 66.3
TOS 61.0
BOS 62.0

PROP. CB
RIM 69.0
INV 66.5 (IN)
SUMP 62.5

MECHANICAL ROOM

INV 57.2 (OUT)

CB (TO BE REMOVED)
RIM 67.20
INV 66.48 (OUT)

PROP. 2" TYPE K COPPER (DOM.)

PROPOSED 4" FIRE PROTECTION DUCTILE IRON

PROPOSED GALLEYS (10) FOR ROOF DRAINS
INV 59.0 (IN)
INV 59.0 (OUT)
TOS 55.75
BOS 54.75

ACCESS COVER
RIM 62.0

ACCESS COVER
RIM 62.0

PROPOSED SPACES TO BE LINED

PROP. 6" DICL CLASS 52 WATER MAIN

6" PVC SDR 35 163.8LF SLOPE =2.3%

41.9LF 6" PVC SDR 35 SLOPE=2.1%

PROP. SMH #1
RIM 68.8
INV 56.1 (OUT)
INV 56.3 (IN)

8" PVC SDR 35 13.3LF SLOPE =2.0%

PROP. SMH #2
RIM 59.8
INV 52.1 (OUT)
INV 52.3 (IN)

SMH
RIM 59.71
INV 52.19
INV 51.61 (OUT)
INV 52.51 (IN)
PROP. INV 51.8 (IN)

HERRICK ROAD

BLOCK

N/F
M.B.T.A.
ELEVATION OF MBTA TRACKS 49.0±

BUILDING HEIGHT

NOT TO SCALE

AVERAGE GRADE: (71.5+71.5+71.5+71.5+71.5+71.5+71.5+71.5)/7=71.5'

PEAK EL. 108.0'
MIDPOINT EL. 101.0'
GUTTER EL. 94.0'
FIRST FLOOR EL. 72.0'
AVE. GRADE EL. 71.5'
GARAGE EL. 59.0'
BUILDING HEIGHT 29.5'
14.0'
22.0'
70.9' SILL

SCALE: 1" = 10'

ALL TREE REMOVAL SHALL COMPLY WITH THE CITYS TREE ORDINANCE.

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
HERRICK ROAD
SCALE: 1in.=10ft. DATE: NOVEMBER 12, 2008
REVISED: OCTOBER 28, 2009, DECEMBER 8, 2009
PROJECT: 01224
SHEET 1 OF 3

VTP ASSOCIATES INC.
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(617) 332-8271