

220135_19p4.dwg (2/2020)

LEGEND

BUILDING (EX. PR.)	
PROPERTY LINE W/ BEARING DISTANCE	SB1°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
FIRE HYDRANT	
VALVES (GAS, WATER)	
MANHOLES (DRAIN, SEWER)	
CATCH BASIN	
POLES (UTILITY, LIGHT)	
DECIDUOUS TREE	DEC. 22'
CONIFEROUS TREE	CON. 12'

PROPOSED ENHANCEMENT PLANTING PLAN (1,200± s.f.)

SAPLINGS (15' ON CENTER)

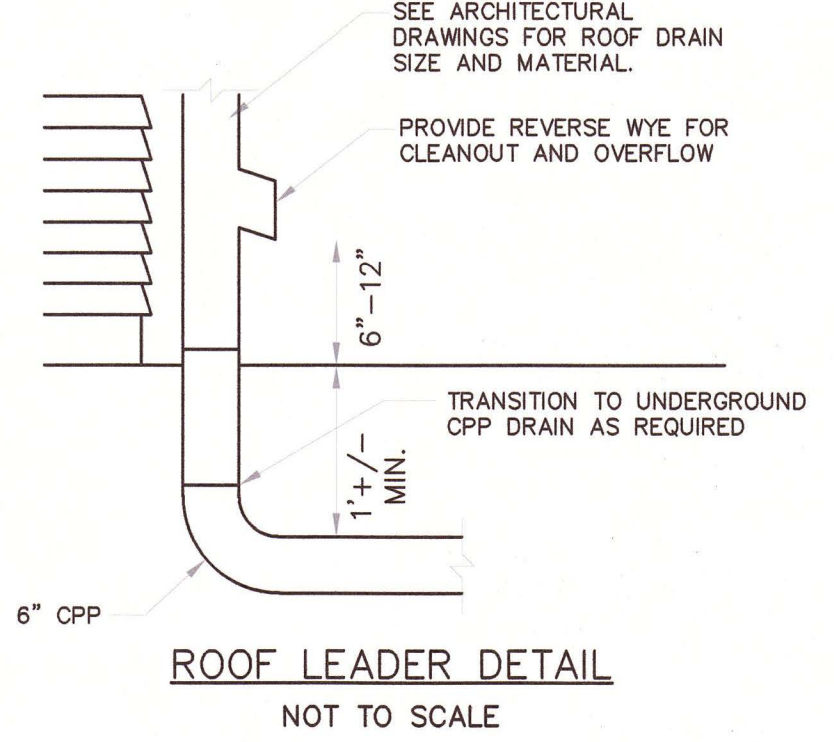
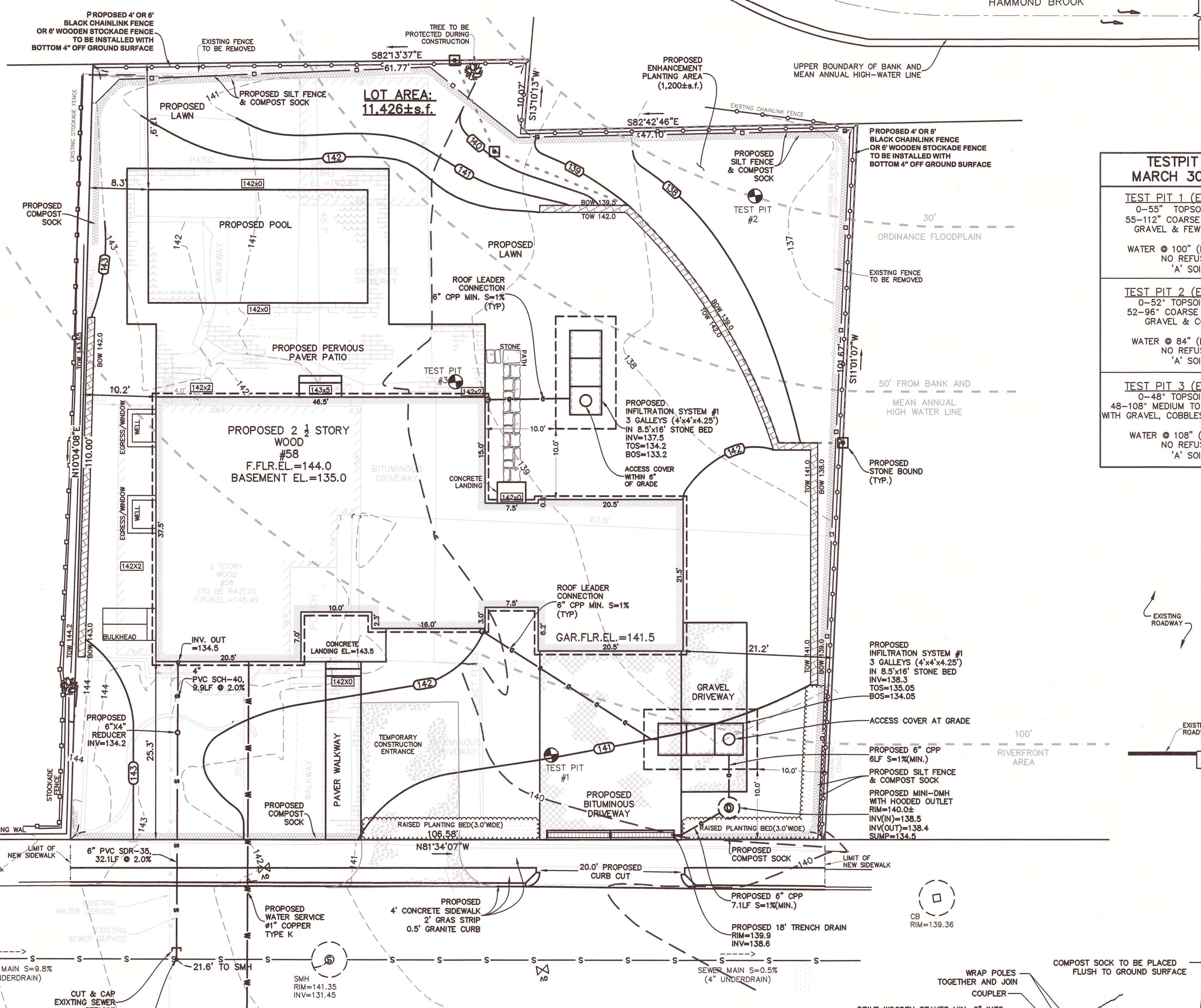
- NORTHERN RED OAK (QUELUS RUBRA 1.5" CALIPER)
- RED BUD (CECIS CANADENSIS 1" CALIPER)
- WHITE SPRUCE (PICEA GLAUCA 7.8" HEIGHT)

SHRUBS (3 TO 4' HEIGHT) 6' ON CENTER

- SWEET PEPPER BUSH (CLETHRA ALNIFOLIA)
- BLACK CHOKERBERRY (NYCTANthus MELANOCAPP)
- GRAY DOGWOOD (CORNUS AMOMUM)
- INKBERRY (ILEX VERTICILLATA)

SMALL SHRUBS (6" ON CENTER)

- LOWBUSH BLUEBERRY (VACCINIUM ANGUSTIFOLIUM 6-12" HEIGHT)
- BEARBERRY (ARCTOSTAPHYLOS UVA-URS 6-12" HEIGHT)
- NORTHERN BUSH HONEYSUCKLE (DIERILLA LONICERA 18-24" HEIGHT)
- SWEET FERB (COMPTONIA PERGRINA 18-24" HEIGHT)



TESTPIT LOG
MARCH 30, 2021

TEST PIT 1 (EL=139.5)
0-5" TOPSOIL & FILL
55-112" COARSE SAND WITH GRAVEL & FEW COBBLES
WATER @ 100" (EL=131.2)
NO REFUSAL
"A" SOIL

TEST PIT 2 (EL=137.2)
0-5" TOPSOIL & FILL
52-96" COARSE SAND WITH GRAVEL & COBBLES
WATER @ 84" (EL=130.2)
NO REFUSAL
"A" SOIL

TEST PIT 3 (EL=139.4)
0-4" TOPSOIL & FILL
48-108" MEDIUM TO COARSE SAND WITH GRAVEL, COBBLES & FEW STONES
WATER @ 108" (EL=130.4)
NO REFUSAL
"A" SOIL

EXISTING BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean
Existing 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
1	8.00	143.38	143.34	143.35	880.16 Sq. Ft.
2	13.00	142.89	142.49	142.69	1854.97 Sq. Ft.
3	6.60	141.85	141.64	141.75	935.52 Sq. Ft.
4	20.20	141.10	140.29	140.70	2842.04 Sq. Ft.
5	15.40	140.15	140.04	140.10	2157.48 Sq. Ft.
6	16.90	142.46	140.18	141.32	2368.31 Sq. Ft.
7	7.50	142.38	143.41	142.90	1071.71 Sq. Ft.
8	35.40	143.50	143.45	143.48	5079.02 Sq. Ft.
Total	121.00				17189.18 Sq. Ft.

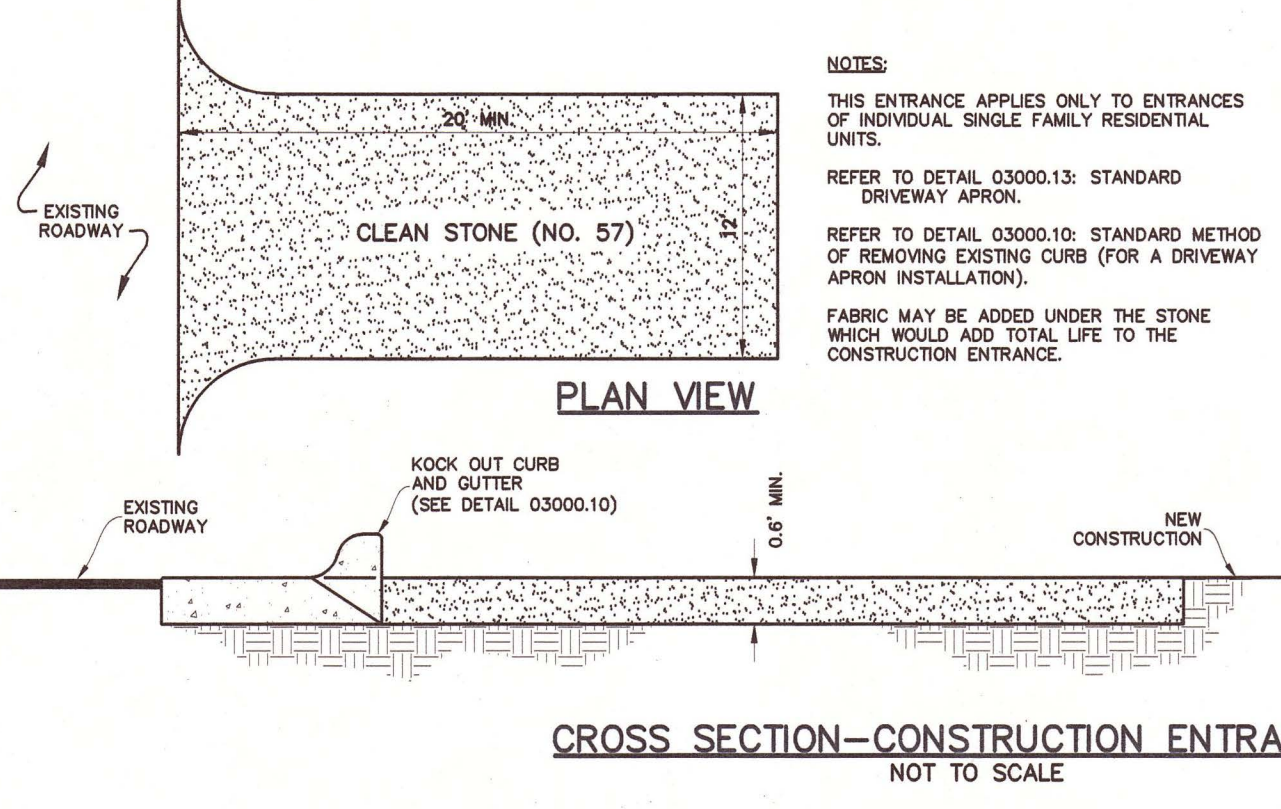
Total Column F / Total Column B = Average Grade
Average Grade: 142.06'

PROPOSED BUILDING HEIGHT
NOT TO SCALE

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
1	20.50	142.10	141.90	142.00	2911.00 Sq. Ft.
2	37.50	142.20	142.10	142.15	5330.83 Sq. Ft.
3	46.50	142.20	142.20	142.20	6612.30 Sq. Ft.
4	15.00	142.00	142.00	142.00	2130.00 Sq. Ft.
5	7.50	142.00	142.00	142.00	1065.00 Sq. Ft.
6	20.50	142.00	142.00	142.00	2911.00 Sq. Ft.
7	21.50	142.00	141.50	141.75	3047.63 Sq. Ft.
8	20.50	141.30	141.20	141.25	2895.63 Sq. Ft.
9	6.20	141.90	141.80	141.85	879.47 Sq. Ft.
10	7.50	142.00	141.80	141.90	1064.25 Sq. Ft.
11	14.00	142.10	141.90	142.00	1988.00 Sq. Ft.
12	2.00	143.50	143.50	143.50	287.00 Sq. Ft.
13	10.00	143.50	143.50	143.50	1435.00 Sq. Ft.
14	7.00	143.50	143.50	143.50	1004.50 Sq. Ft.
Total	236.20				33501.40 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 142.09'



IMPERVIOUS AREA CALCULATION FOR DRAINAGE

EXISTING	PROPOSED
BUILDING	1,191.2± s.f.
PORCH	95.2± s.f.
DETACHED GARAGE	328.0± s.f.
BITUMINOUS DRIVEWAY	1,305.5± s.f.
GRAVEL DRIVEWAY	220.2± s.f.
WALKWAY, STEPS, LANDING, STONE PATH	170.4± s.f.
PATIO	230.0± s.f.
POOL	496.0± s.f.
RETAINING/LANDSCAPE WALL	158.6± s.f.
BULKHEAD WINDOW WELL CONC. PAD	49.8± s.f.
TOTAL	3,436.9± s.f.

INCREASE IN IMPERVIOUS AREA: 1,239.2± s.f.
LOT AREA: 11,426.0± s.f.
4% OF LOT AREA (OR 400± s.f. MAX.): 457.0± s.f.
USE 400± s.f. MAX.

1239.2± s.f. > 400.0± s.f. ---> DRAINAGE REQUIRED.

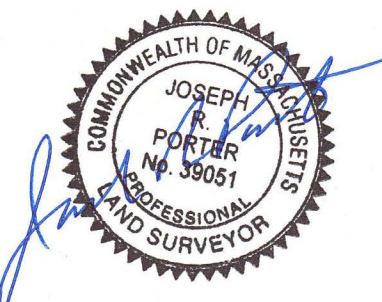
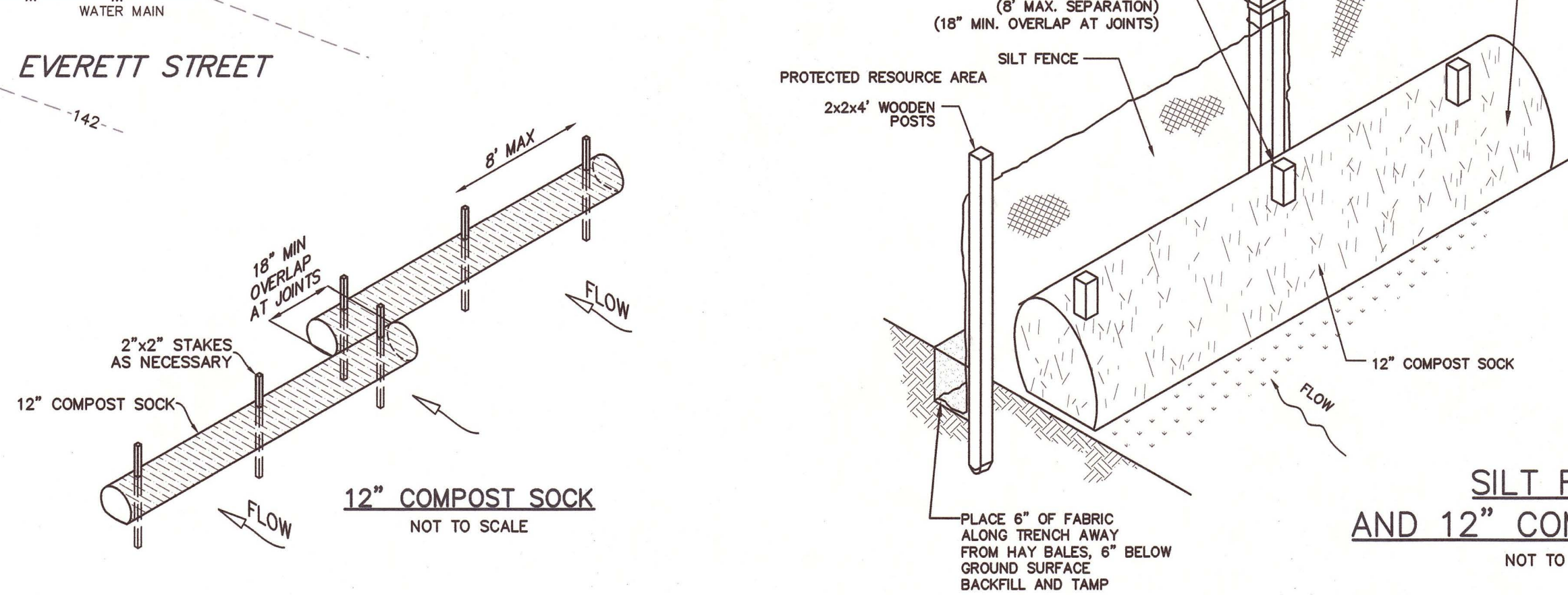
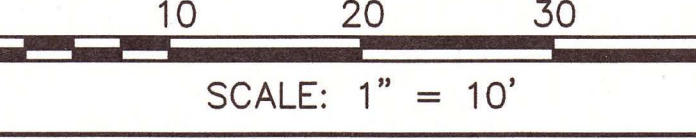
SEE SITE REPORT FOR PERMITTED DEGRADED AREA ANALYSIS

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000± s.f.	11,426± s.f.	N/C
LOT FRONTAGE	80.0'	106.58'	N/C
FRONT SETBACK	25.0'	20.6'	25.2'
SIDE SETBACK	7.5'	5.0' *	10.2'
REAR SETBACK	15.0'	45.7'	38.3'
BUILDING HEIGHT	36.0'	32.48'	35.95'
AVERAGE GRADE	-	142.06	141.93
LOT COVERAGE	30.0%	13.8%	18.8%
OPEN SPACE	50.0%	74.8%	73.4%

*DOES NOT MEET REQUIREMENTS

DIG SAFE
EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-344-7233. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT #58 EVERETT STREET
SCALE: 1in.=10ft. DATE: APRIL 20, 2021; REVISED: MAY 19, 2021
PROJECT: 220135

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 2