

ZONING-- SR2  
OLD LOT)

LOT AREA	10,000	15,000	15,000
FRONTAGE	80'	122.42'	122.42'
SETBACKS			
FRONT	5'-0"	3'-0"	3'-0"
FRONT YARD	7'-5"	32.4'	32.4'
SIDE YARD	7'-5"	17.4'	17.4'
REAR	1'-0"	16.7'	16.7'
LOT COV.	30%	30%	18.4%
OPEN SPACE 50%	50%	76%	
HEIGHT	36'	40.9'	42.4'
STORIES	2.5	3	3

EXIST. PREP.

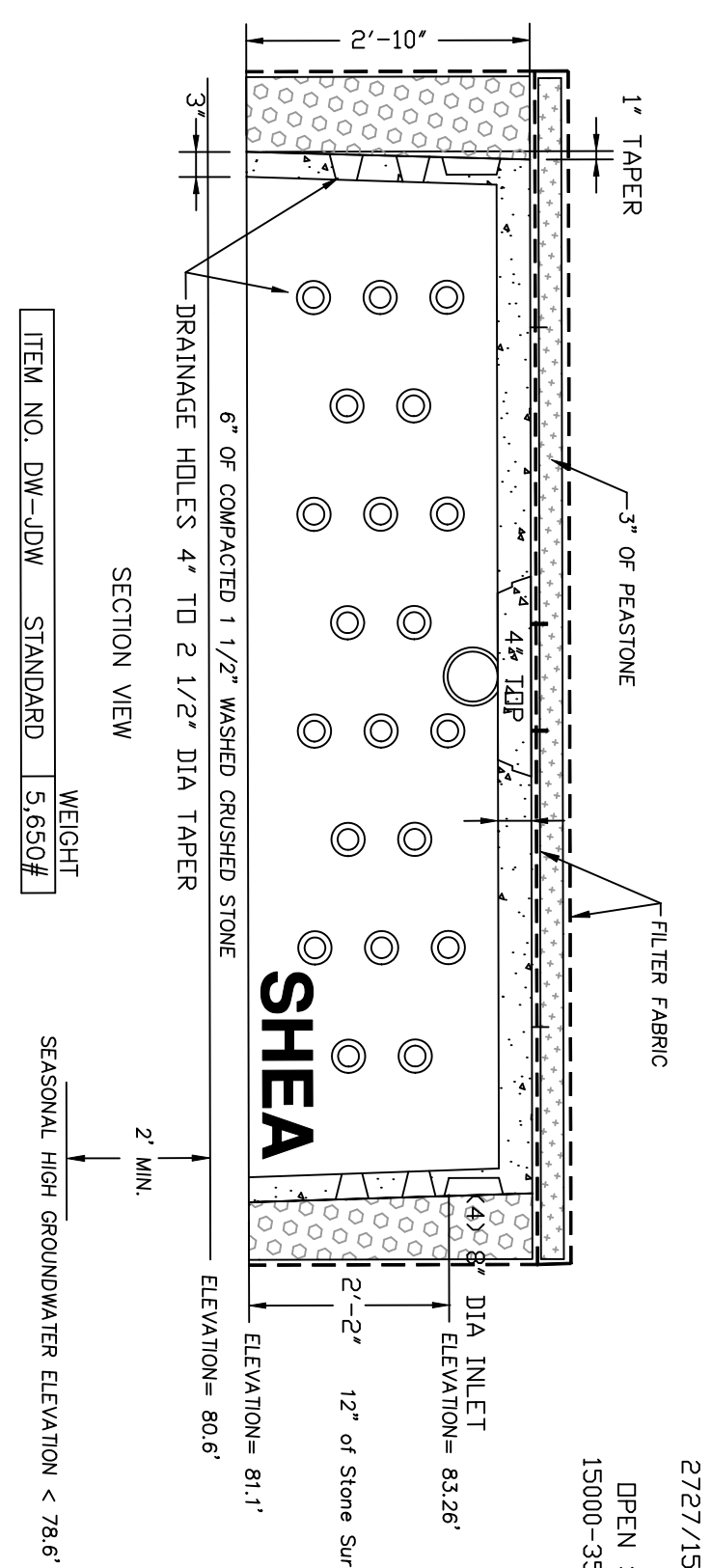
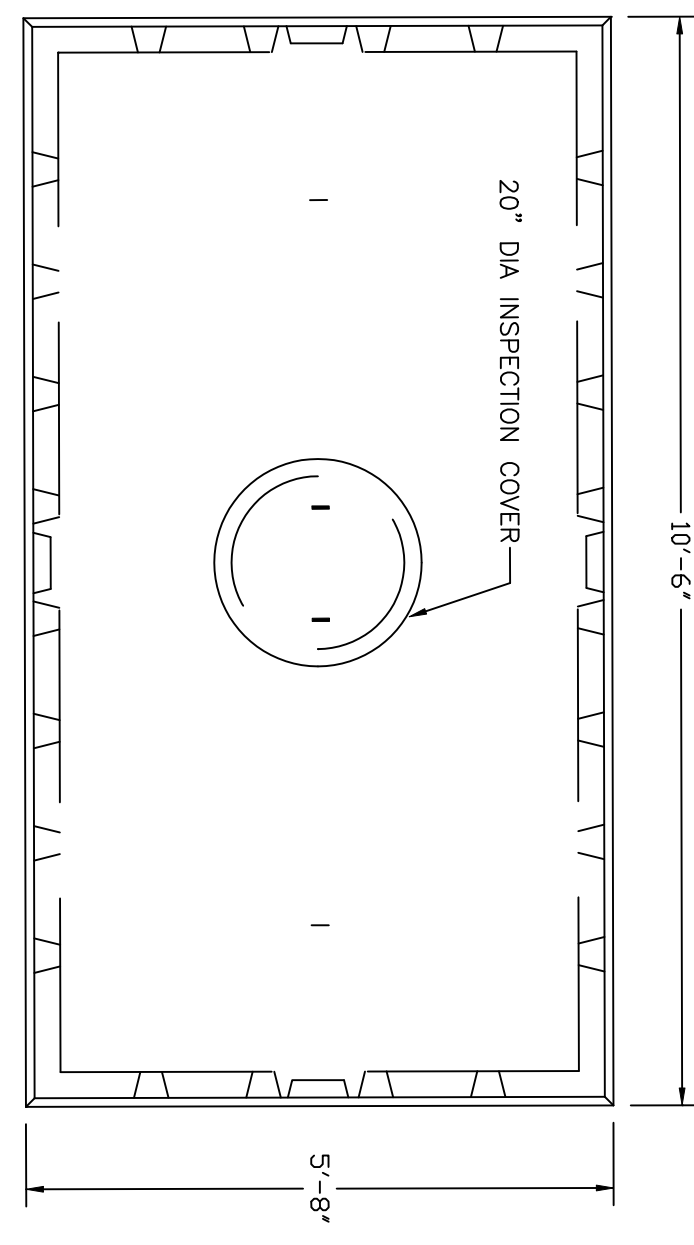
HOUSE	1794	2666
GARAGE	492	492
WALKWAY	370	370
DRIVEWAY	770	770
TOTAL	3426	3998

NET INCREASE 472 S.F.

IMPROVED AREA

HOUSE	1794	2666
GARAGE	492	492
WALKWAY	370	370
DRIVEWAY	770	770
TOTAL	3426	3998

NET INCREASE 472 S.F.



**SOILS INFORMATION:**

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E., C.S.E. ON MAY 12, 2021

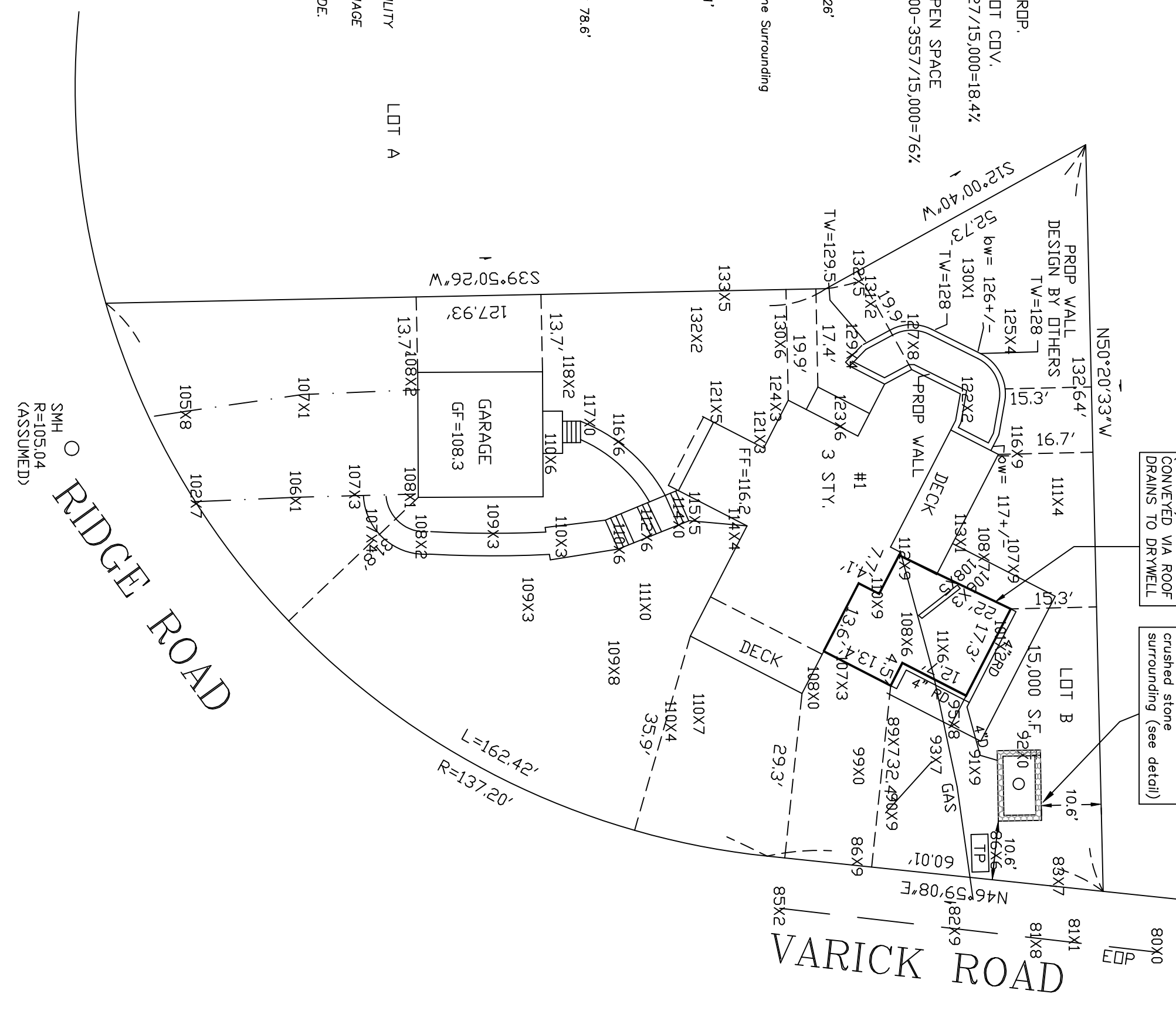
TEST PIT TH-1  
ELEV.=86.6±  
G.M. ELEV.=NOT OBSERVED

HORIZON A SL 10 YR 3/3  
0"-6"  
HORIZON B SL 10 YR 6/8  
6"-24"  
C LAYER M-C SAND, 30% GRAVEL, 2.5 Y 5/4

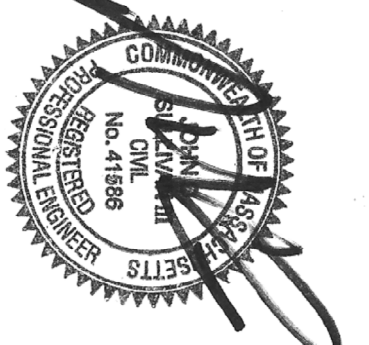
MOTTLES @ NONE  
E.S.H.W. @ ELEV < 78.6  
PERCOLATION RATE : < 2 MPH

LEGEND

SPLIT GRADE	115X2
GAS LINE	115X2
TEST PIT	TP
EDGE OF PAVEMENT	EDP

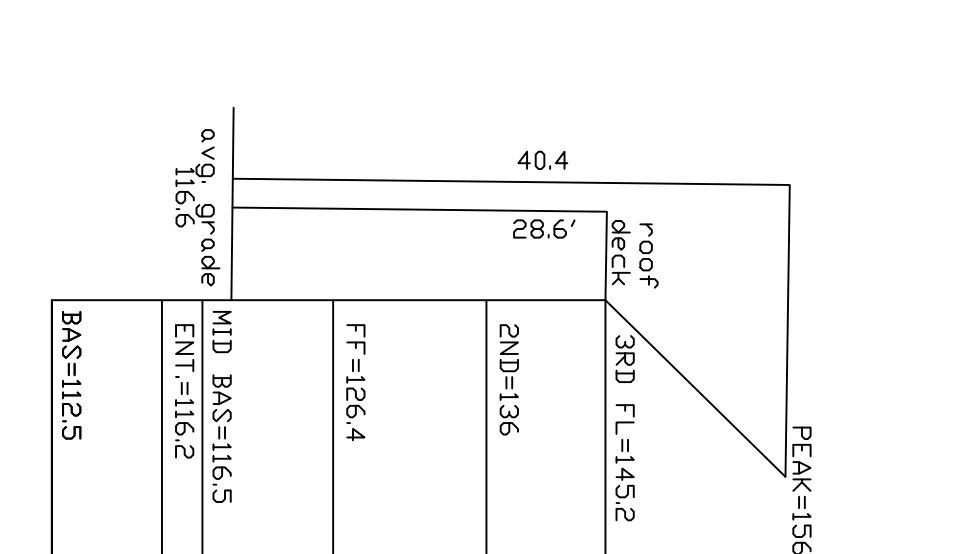
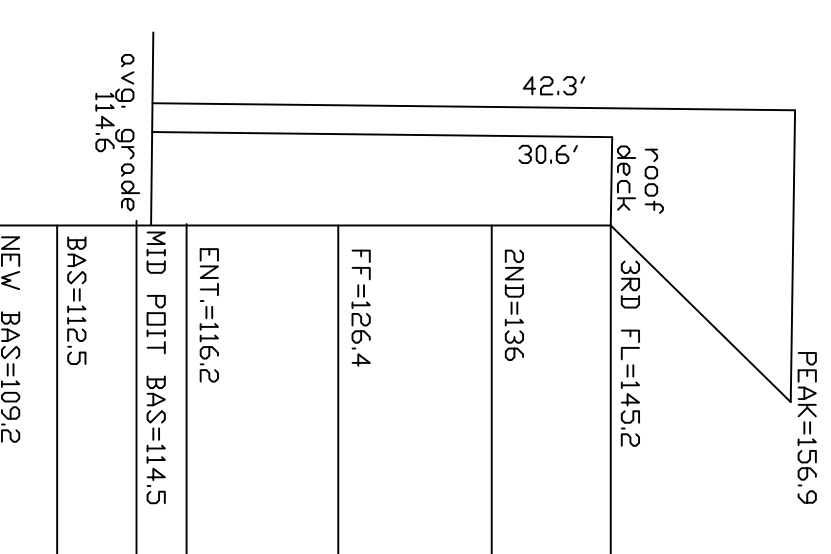
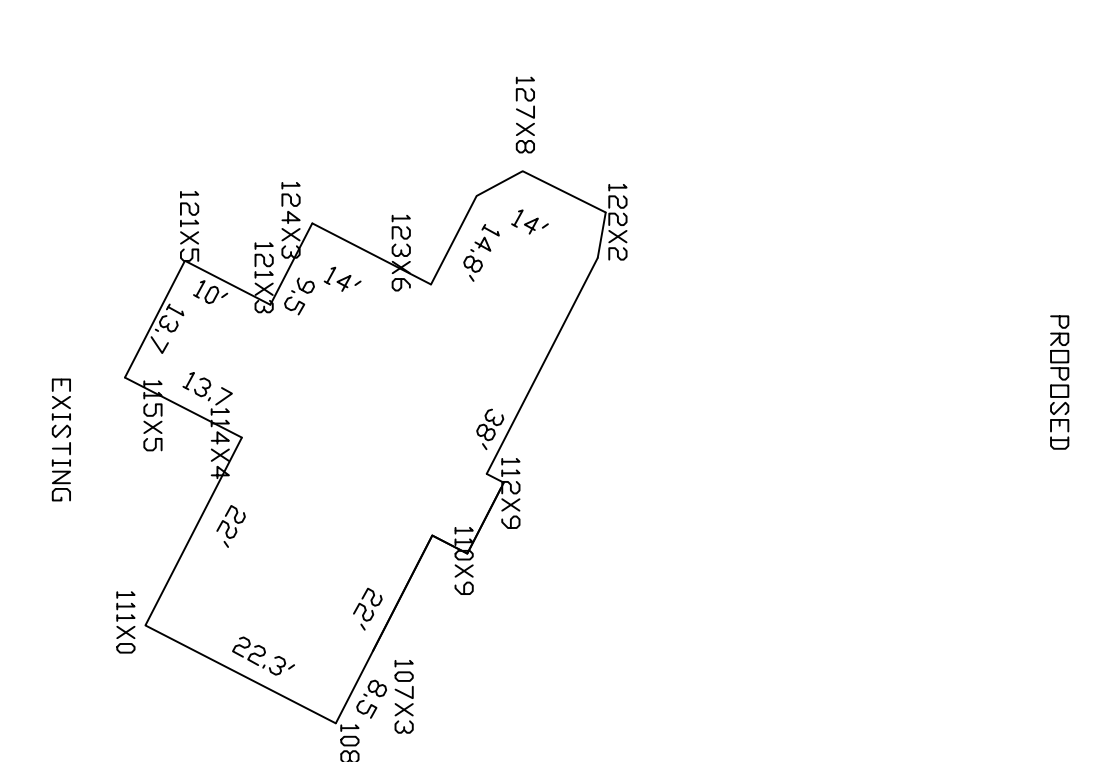
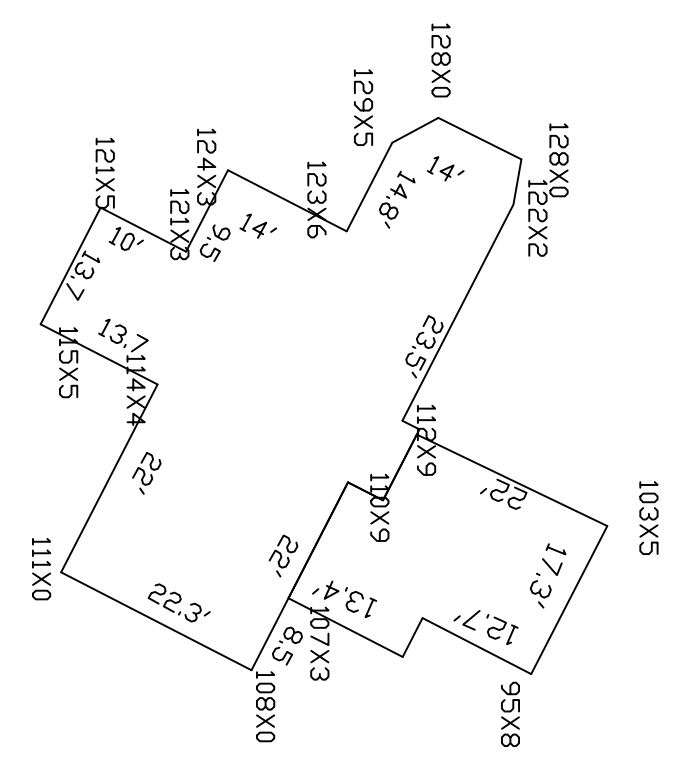


I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115  
DATE 7/15/22

JOHN D. SULLIVAN III, PE No. 41586  
DATE 7/15/22



PROPOSED

1141 + 1110.2 X 22 = 2476.1
1110 + 108.2 X 22.3 = 2441.9
108 + 107.3/2 X 8.5 = 904.6
107.3 + 95.8/2 X 26.1 = 2650.4
93.8 + 103.3/2 X 22 = 2380.4
103.5 + 112.9/2 X 17.3 = 1871.6
112.9 + 122.2/2 X 23.5 = 2762.4
128 + 128.2/2 X 5 = 640
128 + 128.2/2 X 14 = 1792
128 + 129.5/2 X 5 = 643.7
123.6 + 124.3/2 X 9.5 = 1177.5
124.3 + 121.5/2 X 9.5 = 1167.6
121.4 + 115.2/2 X 13.7 = 1620.7
115.5 + 114.4 /2 X 13.7 = 1574.8
24103.7/2121 = 114.6
AVE GRADE 114.6

EXISTING

1141 + 1110.2 X 22 = 2476.1
1110 + 108.2 X 22.3 = 2441.9
108 + 103.2 X 22 = 2407.9
100.9 + 122.2/2 X 38 = 4428.9
121.2 + 127.8/2 X 14 = 1743
127.8 + 123.6/2 X 14 = 1759.8
123.6 + 124.3/2 X 14 = 1755.3
124.3 + 121.5/2 X 9.5 = 1167.6
121.4 + 115.2/2 X 13.7 = 1620.7
115.5 + 114.4 /2 X 13.7 = 1574.8
21356/183.2 = 116.6
AVE GRADE = 116.6

**PLOT PLAN OF LAND**  
**OF**  
**1 RIDGE ROAD**  
**IN**  
**NEWTON, MA**

PREPARED BY: P.J.F. AND ASSOCIATES  
4 HIGHLAND AVENUE  
WAKEFIELD, MA 01880  
(781) 883-5473

REV. 2/25/22  
REV. 1/10/22  
REV. 11/3/21  
REV. 9/7/21  
REV. 5/26/21  
REV. 1/24/20  
DATE: JANUARY 18, 2020

SCALE: 1"=20'

REV. 7/15/22  
REV. 7/6/22  
FILE No. 7255P5

FIELD	PILOT	DESIGN	DRAFT	CALC.	CHECK
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