













HIGHPOINT ENGINEERING, INC.
 LAND PLANNING
 PERMIT EXPEDITING
 CIVIL ENGINEERING
 CONSULTING

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 www.HighpointEng.com

**344 WOODWARD STREET
 RESIDENCE**

344 WOODWARD STREET
 NEWTON, MA

OWNER/APPLICANT: MASSE BUILDERS

ISSUE DATE:
 08/30/22

PROJECT NUMBER:
 22029

SHEET TITLE:

**DRIVEWAY
 PLAN**

SHEET NUMBER:

A100

ZONING SUMMARY

PRIMARY ZONING DISTRICT: SINGLE RESIDENCE 2 (SR2)

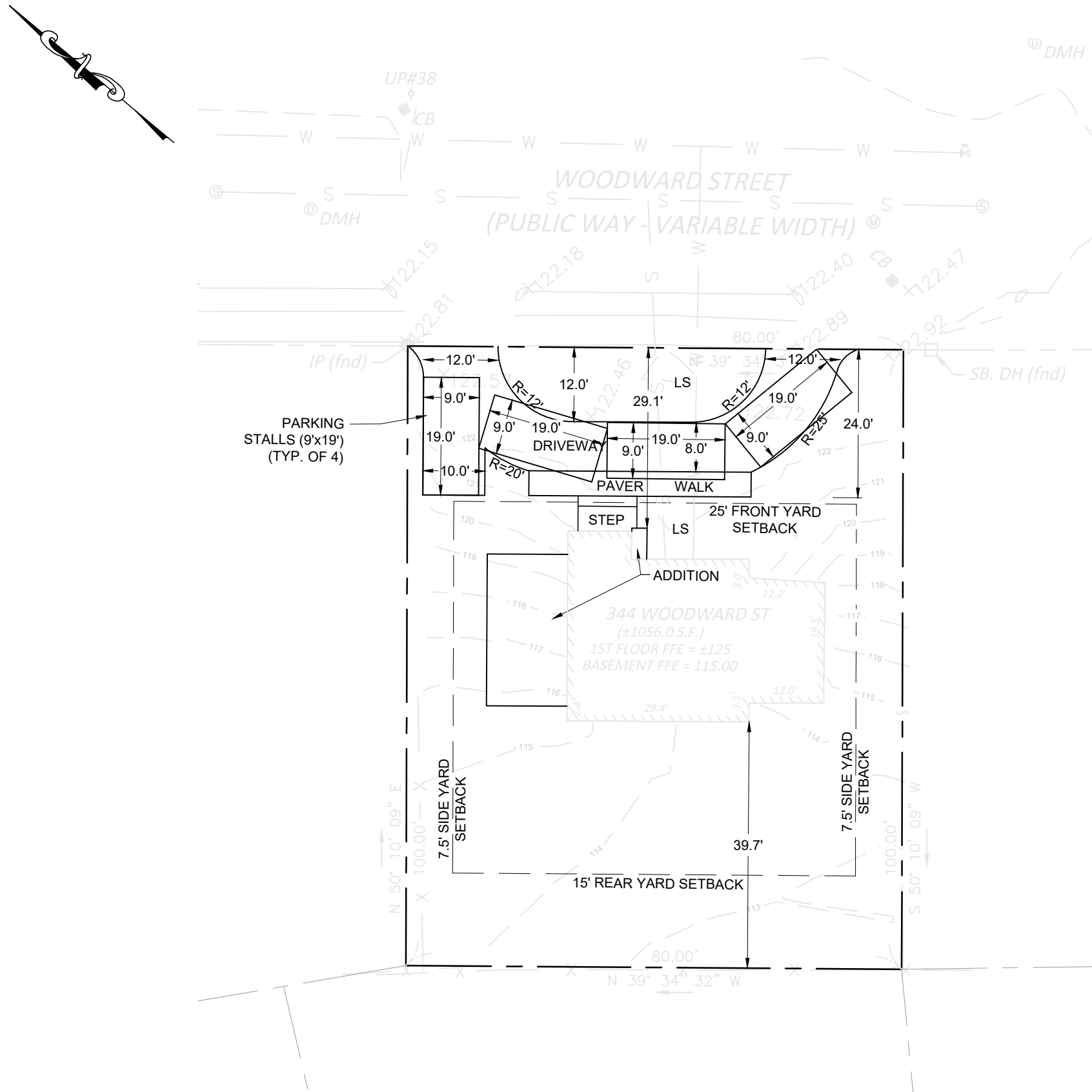
LOT CREATED NOVEMBER 14, 1924 (PRE-1953 LOT)

BUILDING DIMENSIONAL REQUIREMENTS

CRITERIA	REQUIRED	AS-BUILT
LOT AREA (MIN.)	10,000 SF	7,999.92 SF ⁽³⁾
LOT FRONTAGE (MIN.)	80 FT	80 FT
FRONT YARD SETBACK (MIN.)	25 FT	29.1 FT
SIDE YARD SETBACK (MIN.)	7.5 FT	12.5 FT
REAR YARD SETBACK (MIN.)	15 FT	39.7 FT
BUILDING HEIGHT (MAX.)	2.5 STORIES/36 FT	35.1 FT
FAR (MAX.)	0.413	-
MIN. USABLE OPEN SPACE	50%	55%
LOT COVERAGE (MAX.)	30%	18%
IMPERVIOUS AREA	3,233 SF (MAX) ⁽⁴⁾	2,890 SF
GRADE PLANE AVERAGE		119.57 FT

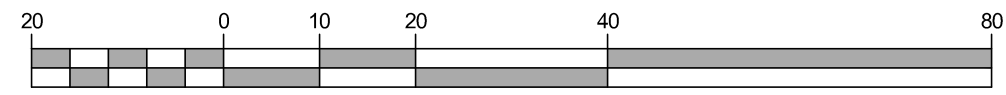
NOTES:

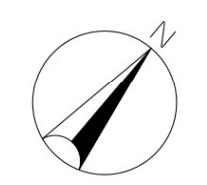
- PER ZONING ARTICLE 5.3, "PROJECTS INCREASING IMPERVIOUS AREA BY THE LESSER OF A) 4% OF LOT SIZE OR B) 400 SF, OR THAT INVOLVE ALTERING THE LANDSCAPE IN SUCH A WAY THAT MAY RESULT IN AN ALTERATION OF THE RUNOFF OF SURFACE WATER TO THE ABUTTING PROPERTIES OR EROSION OF SOIL, SHALL BE REVIEWED BY THE COMMISSIONER OF INSPECTIONAL SERVICES AND THE CITY ENGINEER TO INSURE COMPLIANCE".
 EXISTING IMPERVIOUS = 2,913 SF + (7,999.92 SF * 0.04) = 3,233 SF
- PRE-CONSTRUCTION IMPERVIOUS AREA = 2,913 SF
 POST CONSTRUCTION IMPERVIOUS AREA = 2,890 SF



IMPERVIOUS AREA CALCULATION

EXISTING IMPERVIOUS AREA	=2,913 SF
AS-BUILT IMPERVIOUS AREA	=2,890 SF
MAX. ALLOWED IMPERVIOUS AREA	=3,233 SF





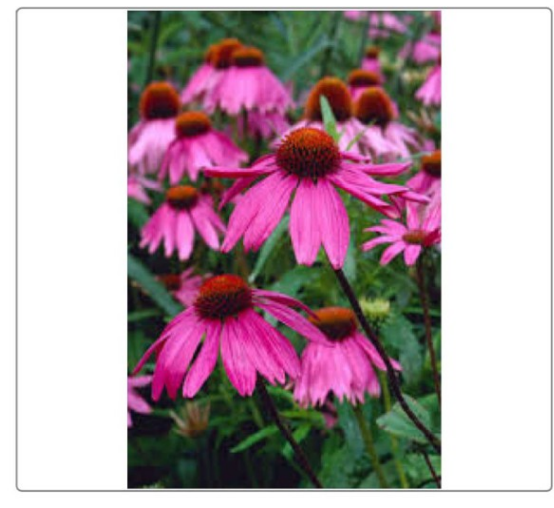
NOTES

Plant Packet

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Dee Runk Boxwood
Buxus sempervirens 'Dee Runk'



KIM'S KNEE HIGH PURPLE CONEFLOWER
Echinacea purpurea 'Kim's Knee High'



HAPPY RETURNS DAYLILY
Hemerocallis 'Happy Returns'



AUTUMN JOY SEDUM
Hylotelephium (Herbstfreude Group) 'Autumn Joy'



ALBURY PURPLE ST. JOHNSWORT
Hypericum androsaemum 'Albury Purple'



SHAMROCK INKBERRY
Ilex glabra 'Shamrock'

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BLUE PRINCESS® MESERVE HOLLY
Ilex x meserveae 'Blue Princess®'



BECKY SHASTA DAISY
Leucanthemum x superbum 'Becky'



BIG BLUE LILYTURF
Liriope muscari 'Big Blue'



WALKER'S LOW CATMINT
Nepeta x faassenii 'Walker's Low'



HAMELIN CHINESE FOUNTAIN GRASS
Pennisetum alopecuroides 'Hamelin'



MT. FIRE JAPANESE PIERIS
Pieris japonica 'Mt. Fire'

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YAKU PRINCESS RHODODENDRON
Rhododendron degronianum ssp. yakushimanum 'Y'



MAINACHT (MAY NIGHT) MEADOW SAGE
Salvia nemorosa 'Mainacht (May Night)'



GOLDFLAME JAPANESE SPIREA
Spiraea japonica 'Goldflame'



HATFIELDII ANGLOJAPANESE YEW
Taxus x media 'Hatfieldii'



SPILLED WINE® WEIGELA (Proven Winners)
Weigela florida 'Bokraspiwi' pp#23,781, cbr#4655

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NO.	Date	Description

344 WOODWARD ST.
NEWTON, MA

PLANTING PLAN
FRONT YARD

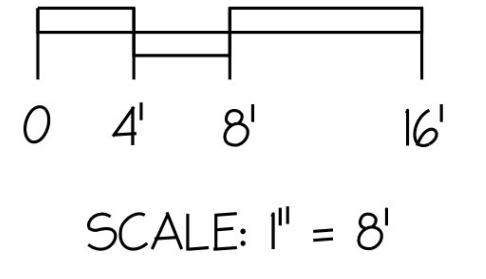
KRIS ROMANIAK
LANDSCAPE DESIGN

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SCALE: 1" = 8'
DRAWN BY: KR
CHECKED BY:
DATE: 10-4-22
DATE OF PRINT:

PROJECT NO.
SHEET NO. L-1