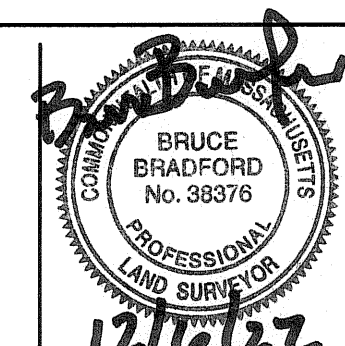


**LEGEND**

- UTILITY POLE
- WATER GATE
- ⊗ HYDRANT
- ⊕ GAS GATE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- TREE
- ⊙ LIGHT POLE
- ⊙ SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- THH DEEP TEST HOLE
- PTM PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71— PROPOSED CONTOUR
- - -71- - - EXISTING CONTOUR
- D - DRAIN LINE
- W - WATER LINE
- S - SEWER LINE
- G - GAS LINE
- X - FENCE
- — — STONEWALL
- — — HEDGE
- — — TREE LINE



**PLAN OF LAND IN  
NEWTON, MA**

370 QUINOBEQUIN ROAD  
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.  
DATE: DECEMBER 6, 2022  
DRAWN: LNS  
CHECK: BB

REVISIONS:


PROJECT NO. 26615

**ZONING INFORMATION**

ZONE: SR-2  
PLAN DATED: FEBRUARY 3, 1951  
DEED REFERENCE: BOOK 59648 PAGE 536

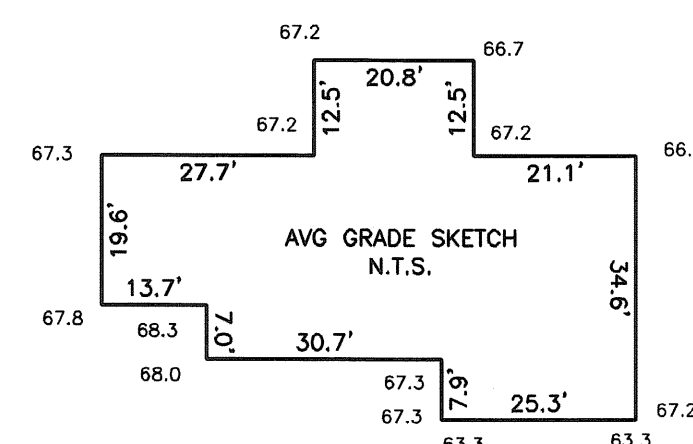
	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,961 S.F.	2,221 S.F.	
STRUCTURES	2,267 S.F.	2,609 S.F.	
DRIVE	635 S.F. ±	635 S.F. ±	
	2,902 S.F. ±	3,244 S.F. ±	
LOT COVERAGE	13.5%	15.3%	(30% MAX.)
OPEN SPACE	80% ±	78% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

**IMPERVIOUS AREAS**

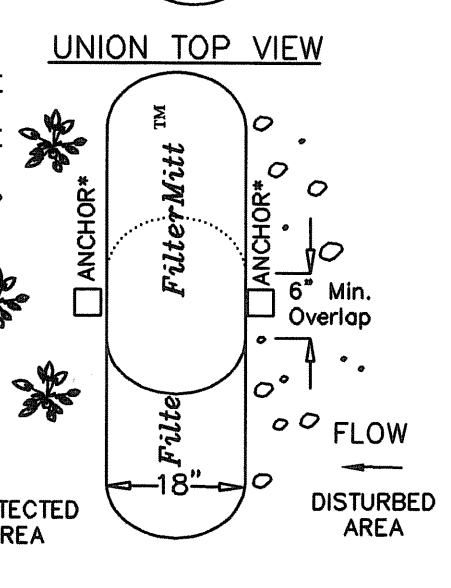
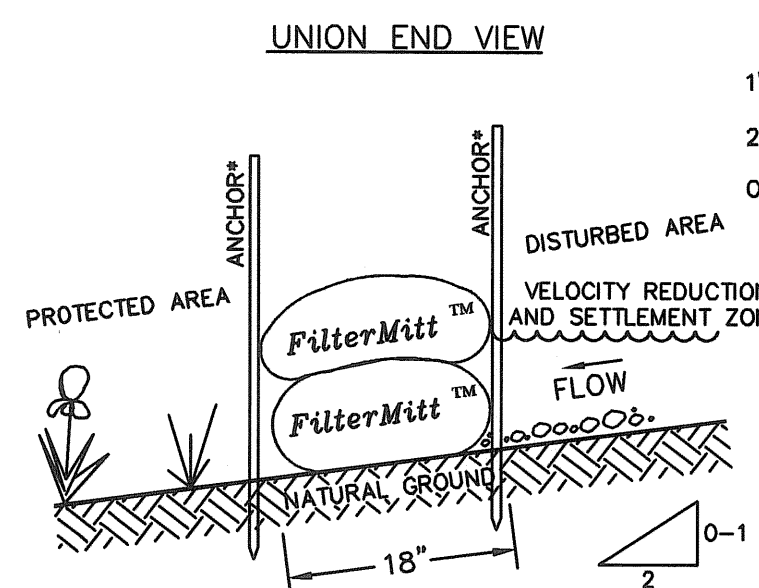
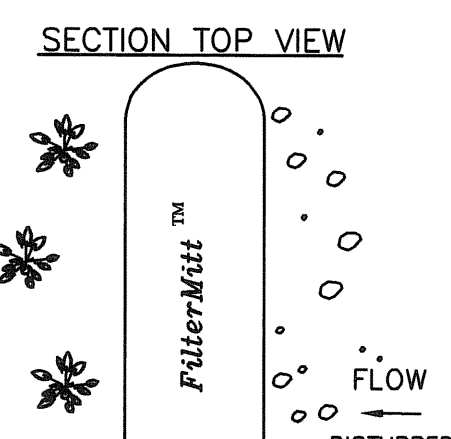
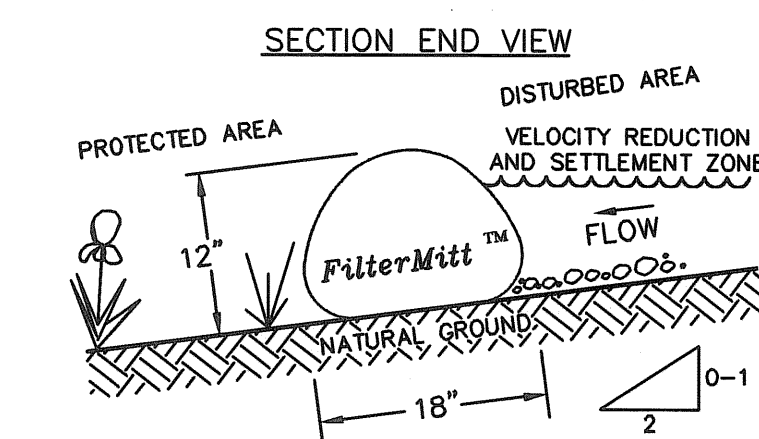
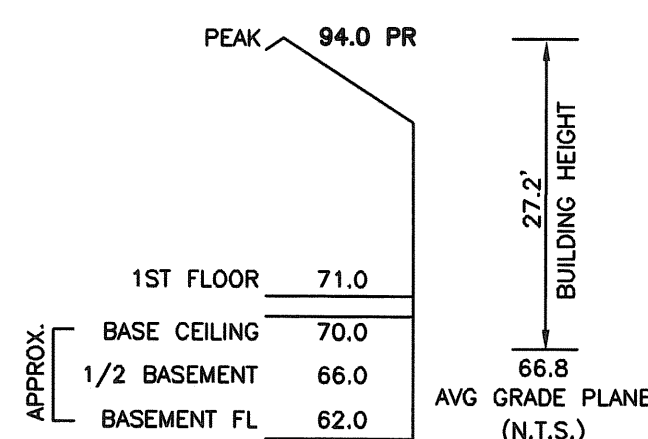
	EXISTING	PROPOSED
BUILDINGS	1,961 S.F.	2,221 S.F.
WALLS	151 S.F.	151 S.F.
PATIO/STAIRS	899 S.F.	688 S.F.
WALK/STEP	172 S.F.	172 S.F.
DRIVE	635 S.F.	635 S.F.
	3,778 S.F.	3,867 S.F.

\*NET INCREASE TO IMPERVIOUS AREA = 89 S.F.



**AVERAGE GRADE CALCULATION:**  
[SEC 1.5.4(F)]  
GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING NOT INTENDED FOR F.A.R. CALCULATION  
AVG =  $\frac{\sum[L(E1+E2)/2]}{P}$   
AVG = 15,604.705 / 233.4 = 66.9

**PROPOSED BUILDING HEIGHT CALCULATION**



**FilterMitt™ COMPONENTS:**  
OUTSIDE CASING: 100% organic hessian.  
FILLER INGREDIENT: *FiberRoot Mulch™*  
• A blend of coarse and fine compost and shredded wood.  
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.  
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.t.)

**FilterMitt™ INSTALLATION:**  
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.  
Sections can also be delivered to the site in lengths from 1' to 8'.  
The flexibility of *FilterMitt™* allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.

For more information visit:  
[www.groundscapesexpress.com](http://www.groundscapesexpress.com)  
or contact us at:  
**Groundscapes Express, Inc.**  
P.O. Box 737  
Wrentham, MA 02093  
(508) 384-7140

*FilterMitt™* by Groundscapes Express, Inc.  
2:1 SLOPES OR LESS  
**SILTATION CONTROL DETAIL**

