

- 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
 - TH#1 DEEP TEST HOLE
 - PT#1 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
- *WETLAND DELINEATION BY
 GODDARD CONSULTING LLC

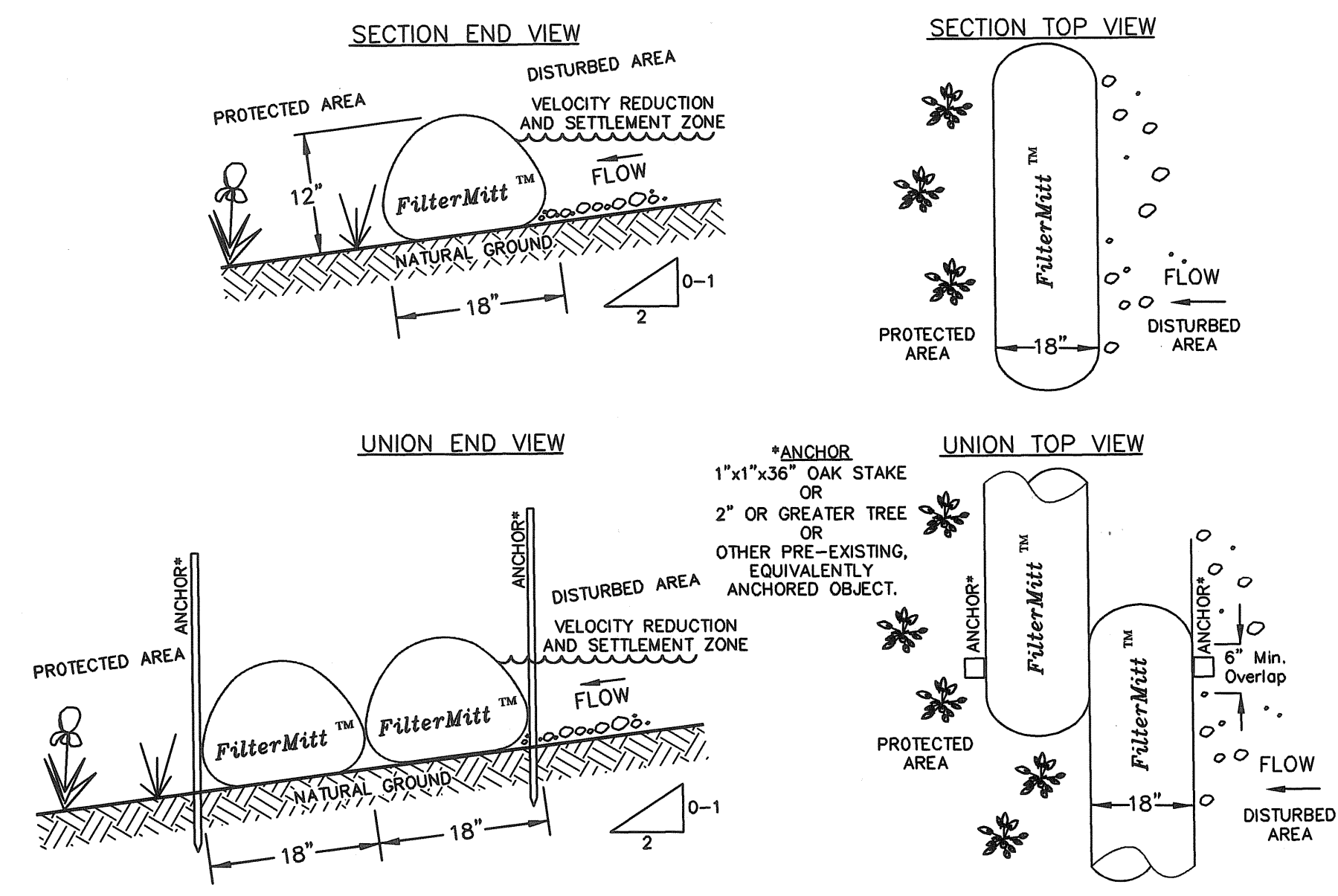
Bruce Bradford
 BRUCE BRADFORD
 No. 36376
 PROFESSIONAL LAND SURVEYOR
 3/24/23

**PLAN OF LAND IN
 NEWTON, MA**
 70 KINGSWOOD ROAD
 PROPOSED ADDITIONS

SCALE: 1 IN. = 10 FT.
 DATE: FEBRUARY 15, 2023
 DRAWN: LNS
 CHECK: BB

REVISIONS:
 3/3/23 erosion control & limit of work
 3/24/23 alteration to riverfront area calcs

PROJECT NO. 26611

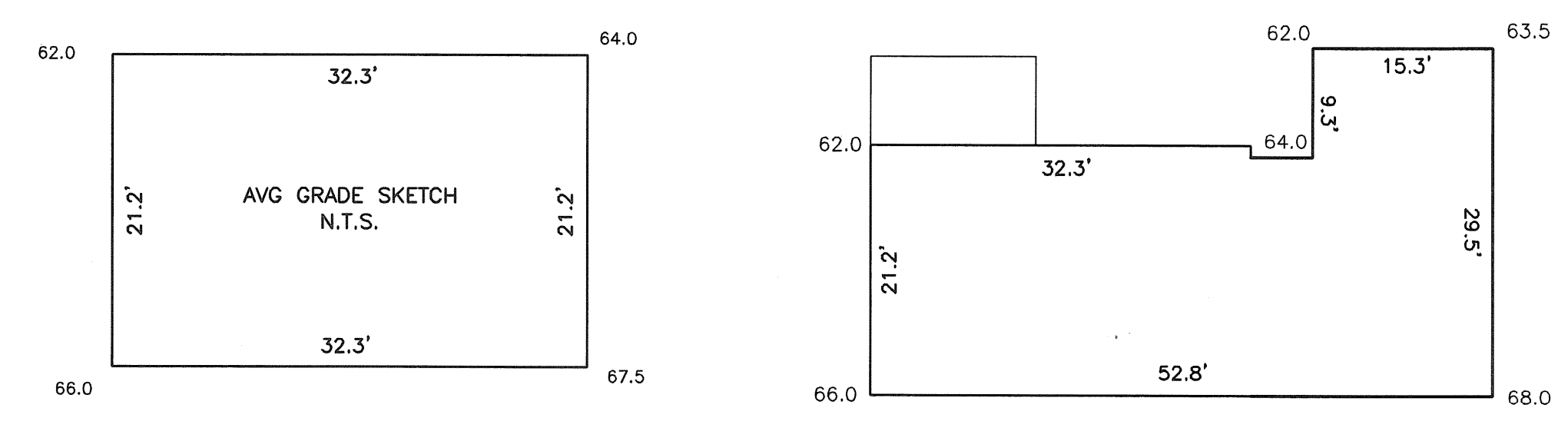


FilterMitt™ COMPONENTS:
 OUTSIDE CASING: 100% organic hessian.
 FILLER INGREDIENT: *FiberRoot Mulch™*
 • A blend of coarse and fine compost and shredded wood.
 • Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 • Weight: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

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
 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
 N.T.S.



EXISTING AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]
 $AVG = \frac{\sum[(E1+E2)/2]}{P}$
 $AVG = 6,941.625 / 107 = 64.9$
 GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING NOT INTENDED FOR F.A.R. CALCULATION

PROPOSED AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]
 $AVG = \frac{\sum[(E1+E2)/2]}{P}$
 $AVG = 10,414.9 / 160.4 = 64.9$
 GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING NOT INTENDED FOR F.A.R. CALCULATION

ZONING INFORMATION

ZONE: SR-3
 PLAN DATED: AUGUST 1933
 DEED REFERENCE: BOOK 1506 PAGE 13

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	965 S.F.	1,459 S.F.	
STRUCTURES	1,151 S.F.	1,710 S.F.	
DRIVE	415 S.F. ±	700 S.F. ±	
	1,566 S.F. ±	2,410 S.F. ±	
LOT COVERAGE	9.2%	13.9%	(30% MAX.)
OPEN SPACE	85% ±	77% ±	(50% MIN.)

NET INCREASE = 207 S.F.

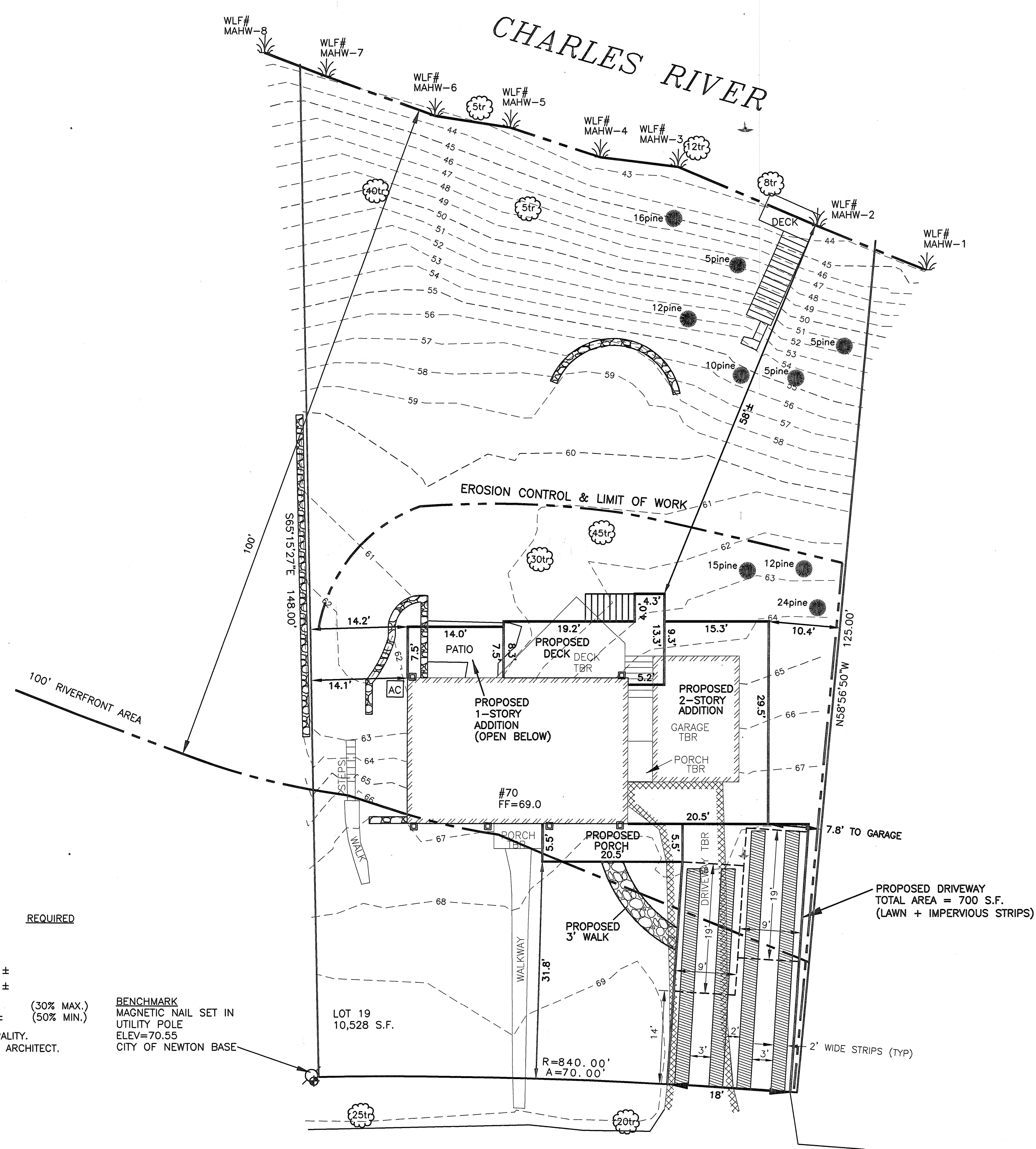
BENCHMARK
 MAGNETIC NAIL SET IN
 UTILITY POLE
 ELEV=70.55
 CITY OF NEWTON BASE

IMPERVIOUS AREAS

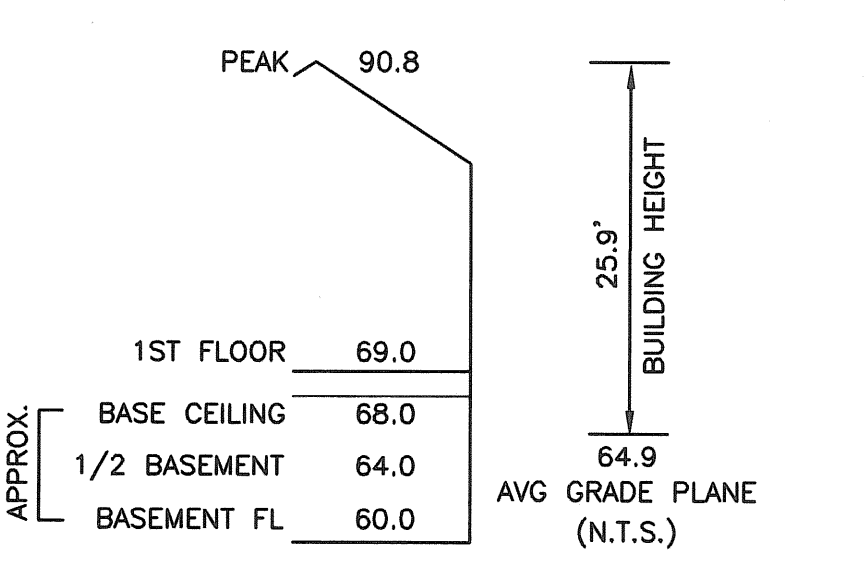
	EXISTING	PROPOSED
BUILDINGS	965 S.F.	1,459 S.F.
WALKS/STEPS	116 S.F.	49 S.F.
WALLS	56 S.F.	56 S.F.
PATIO	85 S.F.	0 (INCL. IN BLDGS)
DRIVE	415 S.F.	280 S.F. (STRIPS ONLY)
	1,637 S.F.	1,844 S.F.

PROPOSED ALTERATION OF RIVERFRONT AREA

0 - 100 FEET	1,407 S.F.
100 - 200 FEET	572 S.F.
TOTAL	1,979 S.F.



EXISTING BUILDING HEIGHT CALCULATION



PROPOSED BUILDING HEIGHT CALCULATION

