

WILDWOOD AVENUE
(PUBLIC - 40' WIDE)

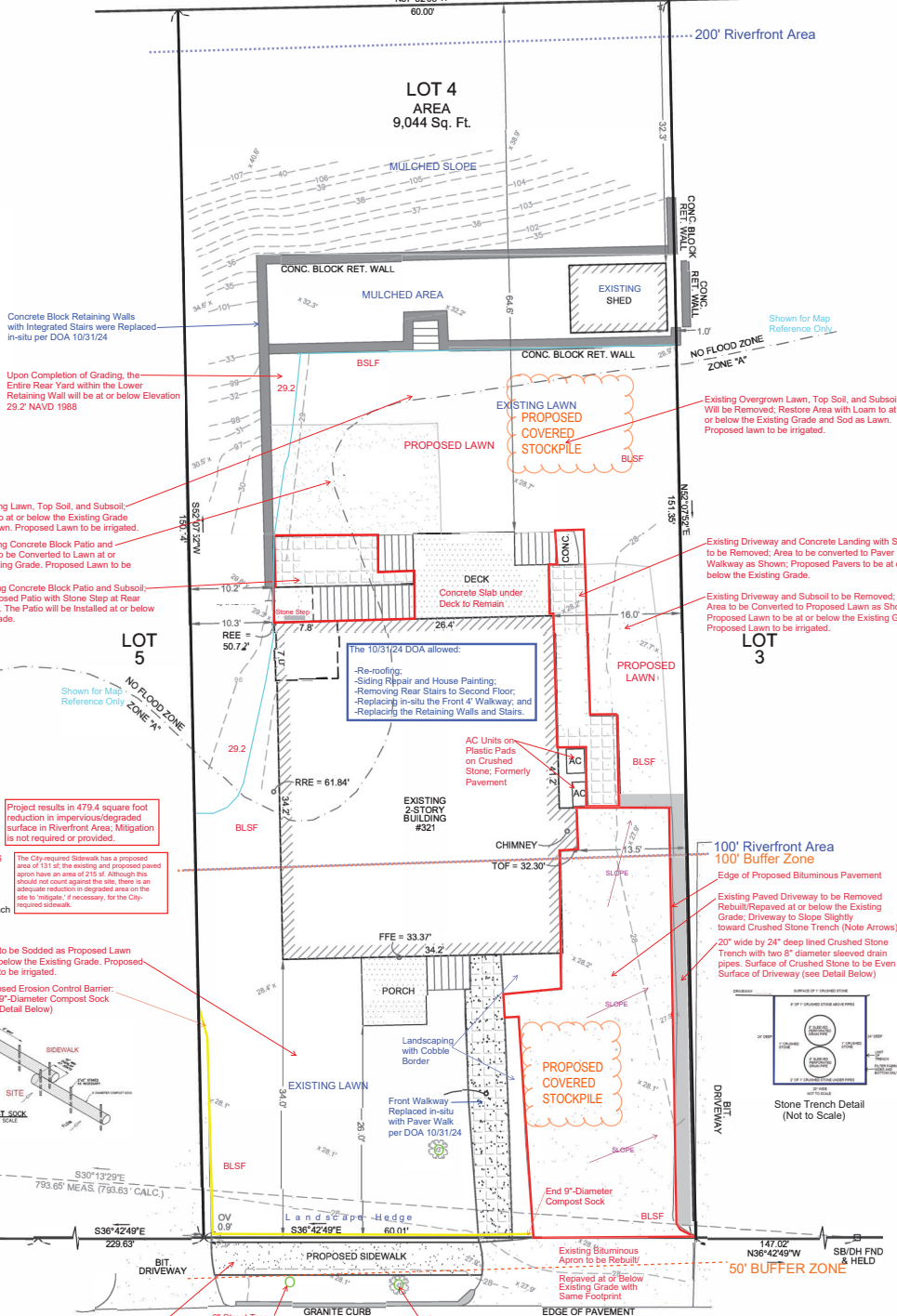
PARCEL ID
31028 0046

NOTES:

- * Registered Owner: EPH Investments, LLC
- * Parcel ID: 31028 0020
- * Deed Ref.: Book 83240 Page 237
- * Plan Ref.: Plan Book 273 Plan 42
Plan No. 64 of 2016
- * Zoning: Single Residence 3 (SR3)

- * Flood zone shown is digitally compiled from FEMA map #25017C 0552F, revised July 2025.
- * Elevations are shown in reference NAVD88.
Per Ordinance Section 22-23, the 100-year Floodplain Elevation at the Site is 29.2' NAVD 1988.

WATERTOWN STREET
(PUBLIC)



EXISTING AND PROPOSED IMPERVIOUS/DEGRADED AREA IN RIVERFRONT AREA

EXISTING (Sq. Ft.)		PROPOSED** (Sq. Ft.)	
HOME	1,516.6	HOME	1,516.6
DRIVEWAY	1,254.4	DRIVEWAY	887.4 848.0
WALKWAY	167.5	WALKWAY	308.8 318.5
PATIO	383.6	PATIO	106.8 100.0
OTHER*	519.5	OTHER*	519.5
TOTAL	3,842	TOTAL	-9,336 3,362.6

Project results in 479.4 square foot reduction in impervious/degraded surface in Riverfront Area. Mitigation is not required or provided.

The City required sidewalk has a proposed area of 131 sq. ft. The existing and proposed paved apron have an area of 215 sq. ft. Although this should not count against the site, there is an adequate reduction in degraded area on the site to mitigate. If necessary, for the City required sidewalk.

(*) - Items included in the OTHER group are Porch, Deck, Landing, Stairs, Ret. Walls

(**) - Proposed areas do not include the crushed stone trench as that is a structural stormwater component (100 sf)

Area to be Sodded as Proposed Lawn at or below the Existing Grade. Proposed lawn to be irrigated.

Proposed Erosion Control Barrier: Start 9"-Diameter Compost Sock (See Detail Below)



Sidewalk required to be installed under Ordinance B-42 will be Concrete or Bituminous as determined by Newton Engineering. Sidewalk surface to be at or below existing grade (See Detail Below)

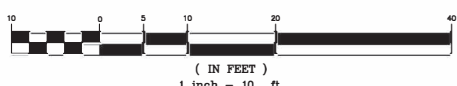


ANNOTATED PROPOSED CONDITIONS PLAN,
321 ALBEMARLE ROAD, NEWTON, MA
MODIFIED BY ECOTEC, INC. 08/25/2025

ALBEMARLE ROAD
(PUBLIC - 120' WIDE)

Proposed Plot Plan
321 Albemarle Road
Newton, MA 02460

GRAPHIC SCALE

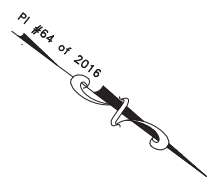


Cheese Cake Brook located 54' from Site (Just off Plan Sheet)



10 Andrew Square, Suite 2018
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: August 20, 2025

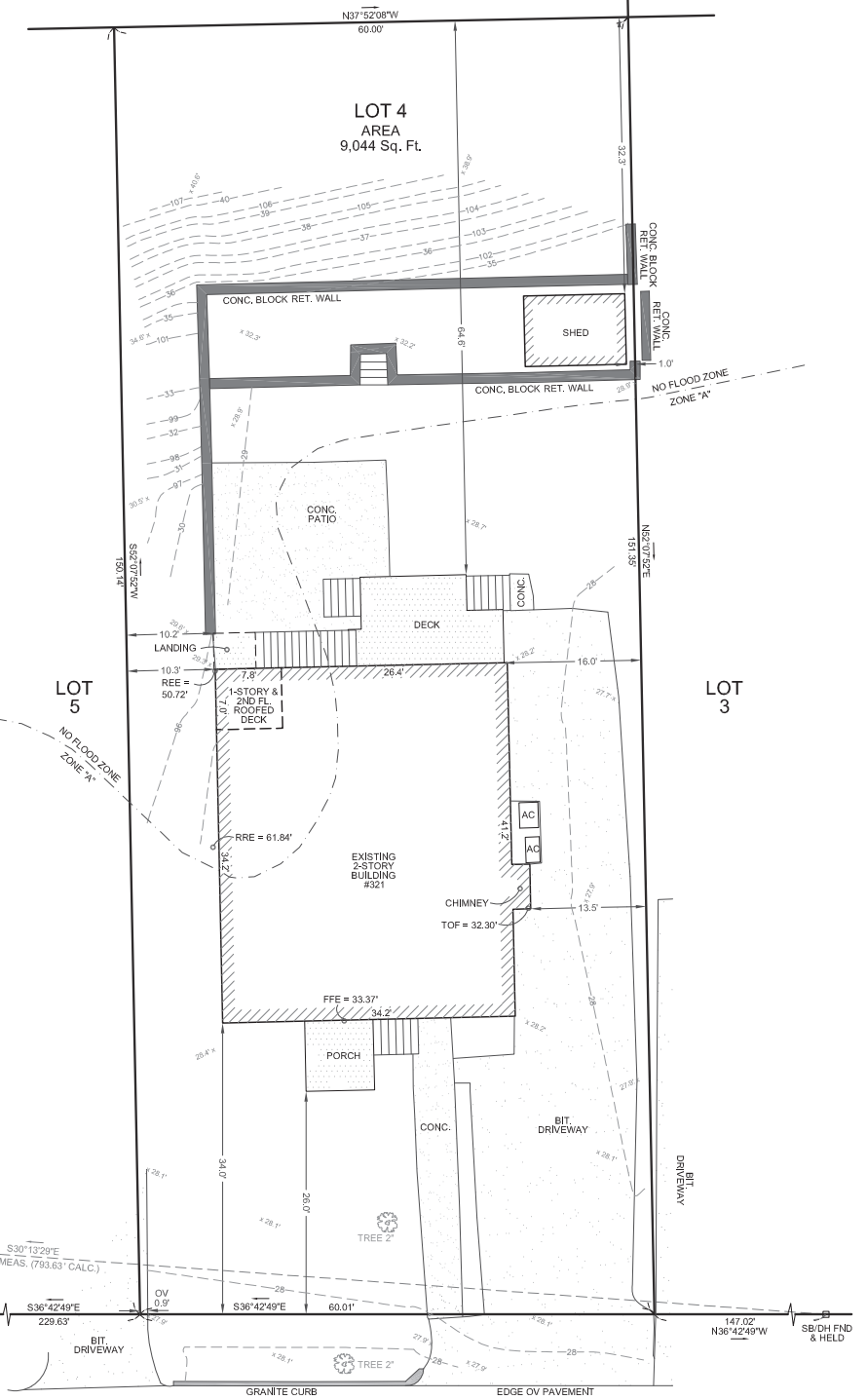


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- * Plan Ref.: Plan Book 273 Plan 42
Plan No. 64 of 2016
- * Zoning: Single Residence 3 (SR3)
- * Max. Lot Coverage = 30 %
- * Existing Lot Coverage = 17.5 % (1,581 Sq. Ft.)
- * Min. Open Space = 50 %
- * Existing Open Space = 65.5 % (5,921 Sq. Ft.)
- * Existing Impervious Area = 42.5 % (3,842 Sq. Ft.)
- * Flood zone shown is digitally compiled from
FEMA map #25017C 0552F, revised July 2025.
- * Elevations are shown in reference NAVD88.

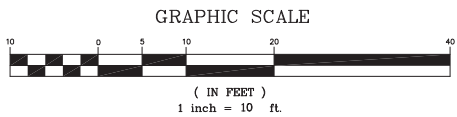


WATERTOWN STREET
(PUBLIC)

ALBEMARLE ROAD
(PUBLIC - 120' WIDE)

Plot Plan

321 Albemarle Road
Newton, MA 02460



Patrick Roseingrave
Patrick Roseingrave, Licence # 35790
Professional Land Surveyor

LAND MAPPING
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South Boston, MA 02127
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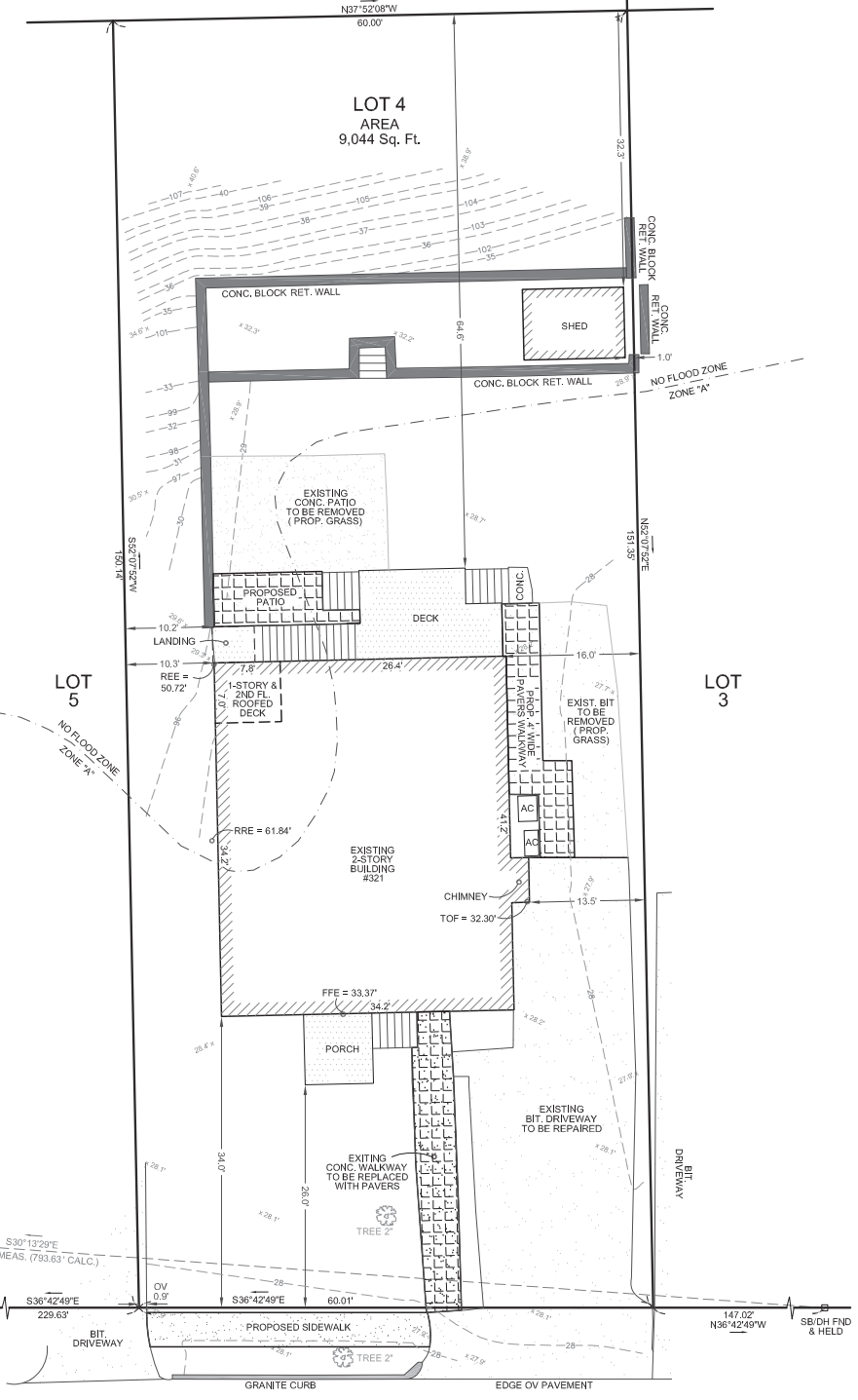
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- * Min. Open Space = 50 %
- * Existing Open Space = 65.5 % (5,921 Sq. Ft.)
- * Proposed Open Space = 69.7 % (6,308 Sq. Ft.)
- * Existing Impervious Area = 42.5 % (3,842 Sq. Ft.)
- * Proposed Impervious Area = 36.9 % (3,335 Sq. Ft.)
- * Flood zone shown is digitally compiled from FEMA map #25017C 0552F, revised July 2025.
- * Elevations are shown in reference NAVD88.

PRE & POST IMPERVIOUS AREA

	EXISTING (Sq. Ft.)	PROPOSED (Sq. Ft.)
HOME	1,516.6	HOME 1,516.6
DRIVEWAY	1,254.4	DRIVEWAY 867.1
WALKWAY	167.5	WALKWAY 326.3
PATIO	363.6	PATIO 105.6
OTHER*	519.5	OTHER* 519.5
TOTAL	3,842	TOTAL 3,335

(*) - Items Included In the OTHER group are Porch, Deck, Landing, Stairs, Ret. Walls

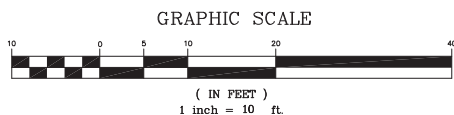


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ALBEMARLE ROAD
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Proposed Plot Plan

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