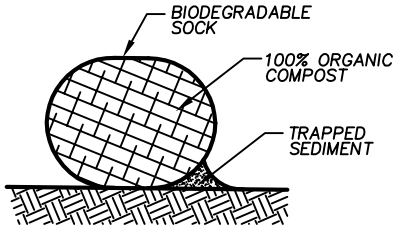
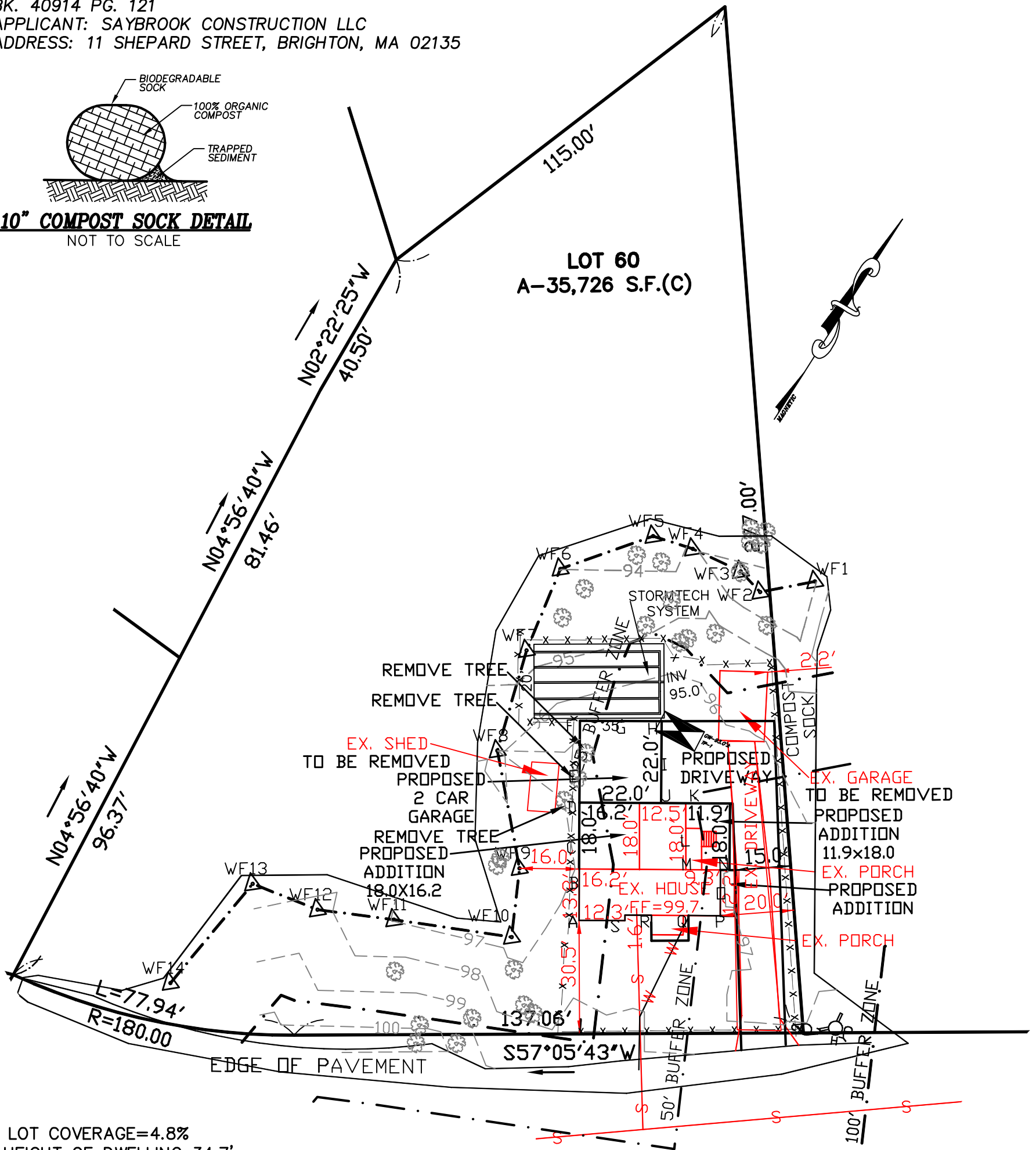


OWNER: SAYBROOK CONSTRUCTION LLC  
 BK. 40914 PG. 121  
 APPLICANT: SAYBROOK CONSTRUCTION LLC  
 ADDRESS: 11 SHEPARD STREET, BRIGHTON, MA 02135



**10" COMPOST SOCK DETAIL**  
 NOT TO SCALE



LOT COVERAGE=4.8%  
 HEIGHT OF DWELLING 34.7'  
 FROM AVERAGE GRADE  
 TO THE RIDGE OF ROOF

MAP 213 LOT 60  
 LOT AREA 35,726 S.F.  
 #37 MOSELEY AVENUE

**NOTES:**

1. PROJECT IS OUTSIDE 200 FOOT RIVERFRONT AREA.
2. WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON NOVEMBER 15, 2022 BY KARON SKINNER CATRONE.
3. APPROX. 3,156 S.F. ROOF RUN OFF TO BE DISCHARGED IN 2 STORMTECH UNITS SHOWN ON THE PLAN.

- 115 S.F. OF EXISTING HOUSE FOOTPRINT INSIDE 25' BUFFER ZONE
- 632 S.F. OF EXISTING HOUSE INSIDE 50' BUFFER ZONE
- 55 S.F. OF EXISTING HOUSE INSIDE 100' BUFFER ZONE
- 63 S.F. OF EXISTING GARAGE INSIDE 25' BUFFER ZONE
- 175 S.F. OF EXISTING GARAGE INSIDE 50' BUFFER ZONE
- 236 S.F. EXISTING GARAGE
- 720 S.F. EXISTING DRIVEWAY
- 98 S.F. EXISTING SHED
- 340 S.F. OF PROPOSED HOUSE INSIDE 25' BUFFER ZONE
- 1,155 S.F. OF PROPOSED HOUSE INSIDE 50' BUFFER ZONE
- 239 S.F. OF PROPOSED HOUSE INSIDE 100' BUFFER ZONE
- 484 S.F. PROPOSED GARAGE
- 1,440 S.F. PROPOSED DRIVEWAY

MOSELEY AVENUE

**SITE PLAN**

SCALE: 1"=30'

TOTAL EXISTING HOUSE 802 S.F.  
 GARAGE 474 S.F.

PROPOSED HOUSE WITH GARAGE 1,763 S.F.

**PROPOSED SITE PLAN**

37 MOSELEY AVENUE  
 NEEDHAM, MA.

SCALE: 1"=30' DATE: 20 NOVEMBER, 2022

POINT #	PROPOSED ELEVATION	EXISTING ELEVATION
A	97.2	97.2
B	97.2	97.2
C	97.2	97.2
D	97.2	97.2
E	97.2	97.2
F	97.2	97.2
G	97.2	97.2
H	97.2	97.2
I	97.2	97.2
J	97.2	97.2
K	97.2	97.2
L	97.2	97.2
M	97.2	97.2
N	97.2	97.2
O	97.2	97.2
P	97.2	97.2
Q	97.2	97.2
R	97.2	97.2
S	97.2	97.2

EXISTING:  
 GRADE PLANE = 1,846.8/19=97.2  
 TOC TO GRADE = 99.7-97.2=2.5  
 ALLOWABLE BUILDING = 35.0-2.5=32.5

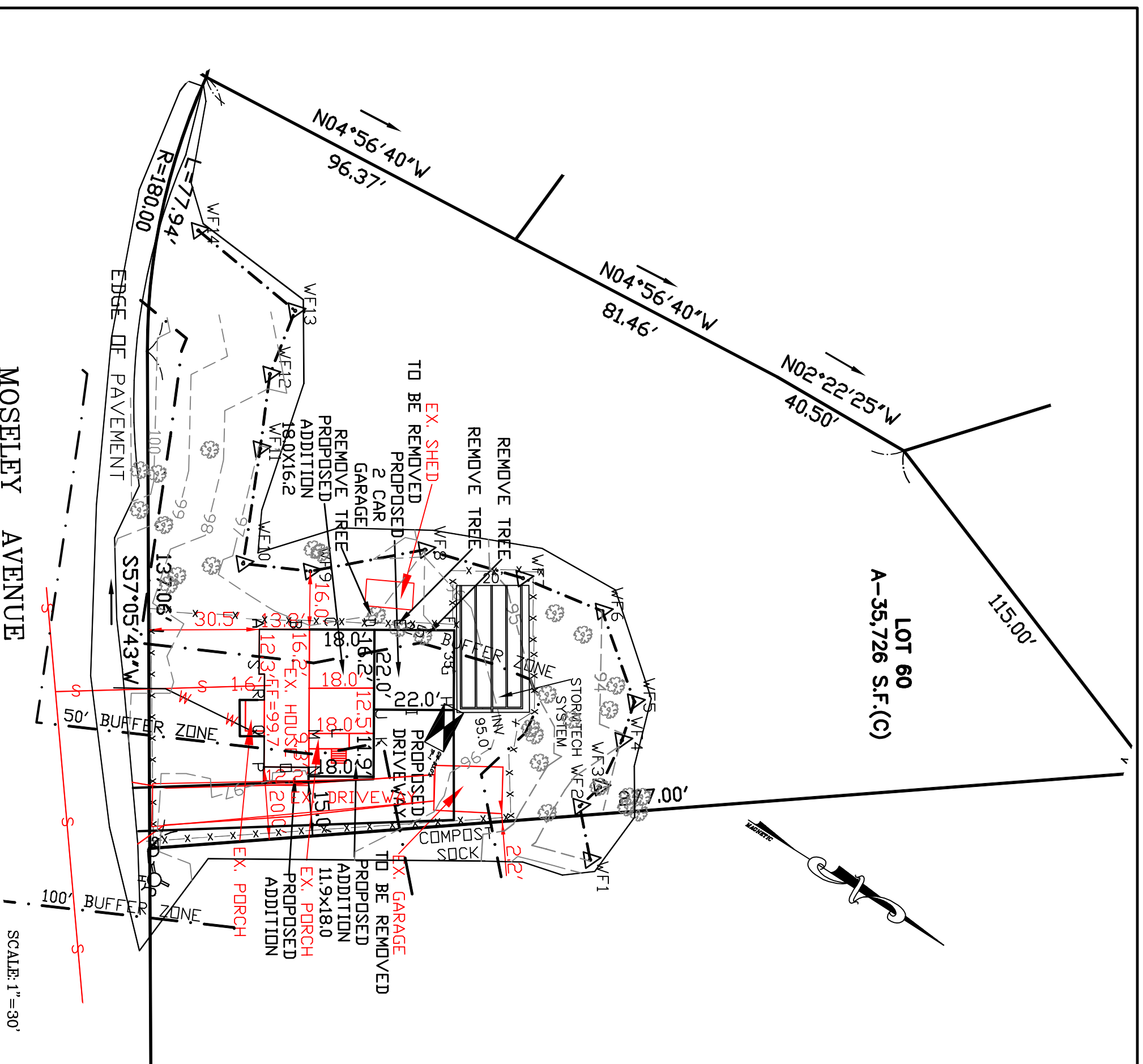
PROPOSED:  
 GRADE PLANE = 1,846.8/19=97.25  
 TOC TO GRADE = 99.7-97.2=2.5  
 ALLOWABLE BUILDING = 35.0-2.5=32.5'

BASED UPON COMPARATIVE ANALYSIS THE EXISTING GRADE PLANE PROVIDES MORE RESTRICTIVE ENVIRONMENT FOR THE BUILDING HEIGHT THE MAXIMUM ALLOWABLE STRUCTURE ABOVE THE TOP OF CONCRETE IS 32.5

THE PROPOSED STRUCTURE FROM TOP OF CONCRETE TO RIDGE IS 32.5' MAKING THE PROPOSED HEIGHT 35.0' FROM THE EXISTING GRADE PLANE.

**HEIGHT CALCULATION**

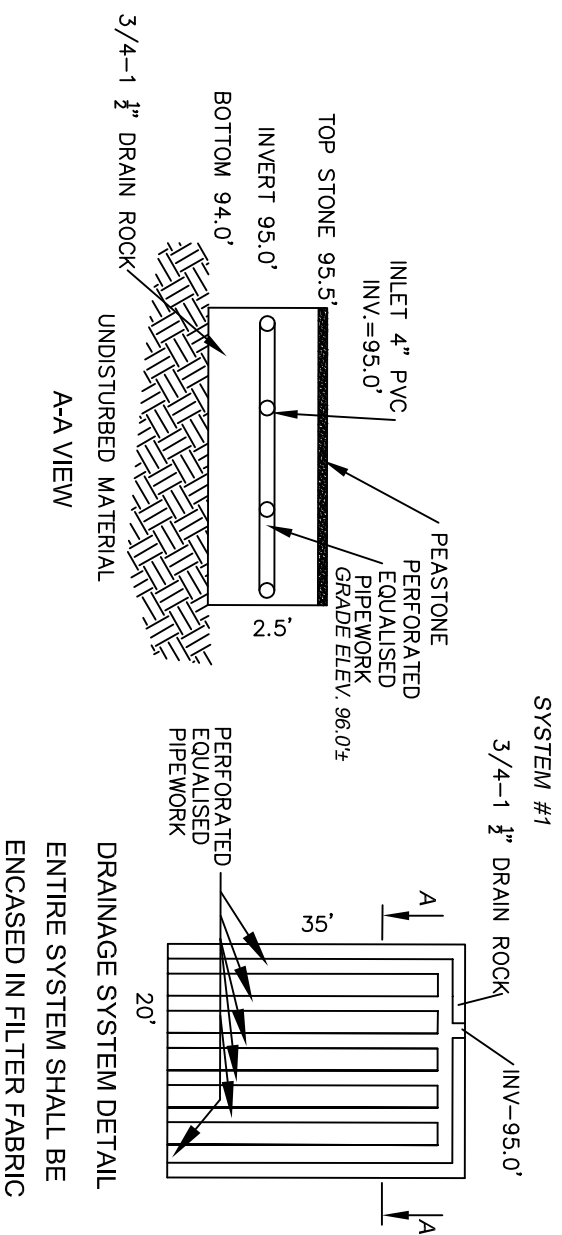
PLAN OF LAND  
 37 MOSELEY AVENUE  
 NEEDHAM, MA.  
 FEBRUARY 15, 2023  
 DESIGN BY:  
 MIKHAIL DEYCHMAN  
 (857) 498-0951  
 EMAIL: MDEYCH@YAHOO.COM



MOSELEY AVENUE

SCALE: 1"=30'

SHEET: 1 OF 2



**PROPOSED:**  
FOOTPRINT OF PROPOSED HOUSE 1,763 S.F.  
PROPOSED DRIVEWAY 1,440 S.F.  
TOTAL IMPERVIOUS AREA 3,203 S.F.  
1" OF STORM EVENT (1"/12"=0.083')  
VOLUME TO BE STORED BY INFILTRATION SYSTEM=3,203x0.083=265.8 C.F.T.  
THE STORAGE VOLUME PROVIDED BY THE CRUSHED STONE SURROUNDING THE 4" PERFORATED PVC PIPES GET THE TOTAL VOLUME OF CRUSHED STONE. MULTIPLYING THE VOLUME OF CRUSHED STONE BY THE CRUSHED STONE'S VOID OF 0.4 WILL PROVIDE THE INFILTRATION STORAGE VOLUME WITHIN THE CRUSHED STONE.  
(20'x35'x1.0')=700 C.F.T.  
TOTAL STORAGE VOLUME IN CRUSHED STONE 700 C.F.T.x0.4=280.4 C.F.T.  
TOTAL STORAGE VOLUME PROVIDED BY INFILTRATION SYSTEM RAINFALL-1"  
280 C.F.T.>265.8 C.F.T.  
IT'S OK

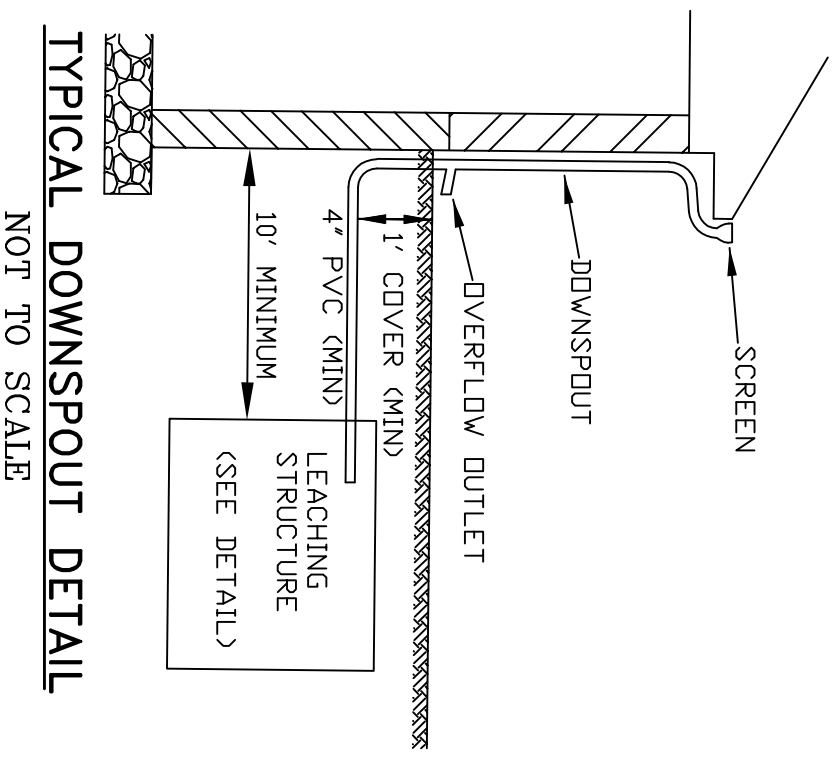
HOLE NUMBER: TP-1

ELEVATION	DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER
96.0'-95.6'	0" - 5"	Od	L	10 YR 2/2	NONE	GRANULAR FIBRIC
95.6'-94.5'	5" - 18"	Ap	LS	10 YR 4/4	NONE	GRANULAR
94.5'-92.7'	18" - 40"	Bw	LS	10 YR 8/8	NONE	GRANULAR
92.7'-90.5'	40" - 66"	C1	LS	5 G 7/1		GRANULAR

ESHGW-32" (EL.-93.3')

**ZONING INFORMATION: SINGLE RESIDENCE A (SRA)**

	REQUIRED:	PROPOSED:
MINIMUM LOT AREA	43,560 S.F.	35,796 S.F.
MINIMUM LOT FRONTAGE	150'	215.0'
MINIMUM FRONT SETBACK	30'	30.5'
MINIMUM SIDE YARD	25'	15.0'
MINIMUM REAR YARD	15'	-
MAXIMUM BUILDING HEIGHT	35'	33.9'
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2



**STORMTECH CHAMBER  
DETAIL**

37 MOSELEY AVENUE  
NEEDHAM, MA.  
FEBRUARY 15, 2023  
DESIGN BY:  
MIKHAIL DEYCHMAN  
(857) 498-0951  
EMAIL: MDEYCH@YAHOO.COM