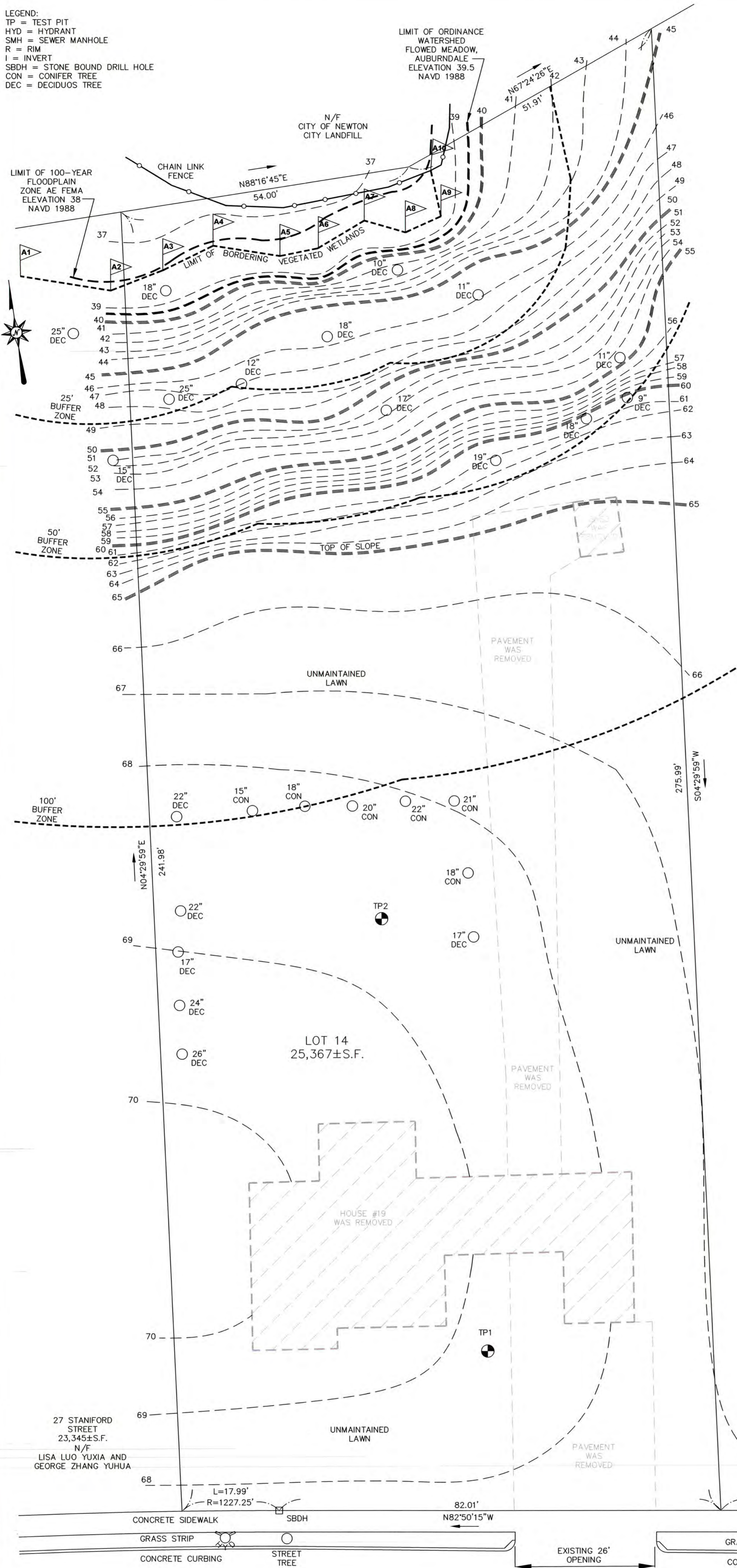
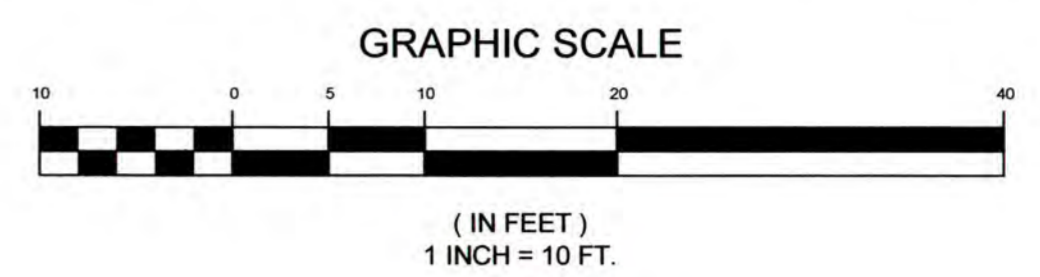


LEGEND:
 TP = TEST PIT
 HYD = HYDRANT
 SMH = SEWER MANHOLE
 R = RIM
 I = INVERT
 SBDH = STONE BOUND DRILL HOLE
 CON = CONIFER TREE
 DEC = DECIDUOUS TREE

PLAN OF LAND ~ NEWTON, MA
 SHOWING EXISTING CONDITIONS
 AT # 19 STANIFORD STREET
 (AKA LOT 14)

DATE: JUNE 20, 2023 SCALE: 1" = 10'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING
 & CONSTRUCTION CONSULTING
 10 HAMMER STREET, WALTHAM, MA 02453
 TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
 RALPH BIBBO, JR., MANAGER - ROBERT BIBBO, P.L.S.



RECORD OWNER:
 KANE BUILT INC.

DEED REFERENCE:
 PLAN OF AUBURNDALE NEWTON
 DATED JUNE 7, 1849
 PLAN BOOK 3 PLAN 43

PLAN 35 OF 2000
 BOOK 31501 PAGE 47

THE NORTHERN PORTION OF THE PROPERTY SHOWN ON THIS PLAN IS MAPPED AS ZONE AE WITH A 100-YEAR FLOOD ELEVATION OF 38 FEET NAVD 1988. THE BALANCE OF THE PROPERTY IS MAPPED AS OTHER AREAS: ZONE X AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP PANEL #25017C0551E DATED JULY 4, 2010.

THE NORTHERN PORTION OF THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO TWO SECTIONS OF THE NEWTON FLOODPLAIN/WATERSHED PROTECTION ORDINANCE (SECTION 22.22): (1) SECTION (g)1.(13) IS A FLOODPLAIN AREA ASSOCIATED WITH THE CHARLES RIVER WITH A FLOOD ELEVATION OF 44.5 FEET CITY OF NEWTON DATUM (38 FEET NAVD 1988); AND (2) SECTION (g)4.(20) IS A WATERSHED AREA ASSOCIATED WITH FLOWED MEADOW, AUBURNDALE WITH A WATERSHED ELEVATION OF 46 FEET CITY OF NEWTON DATUM (39.5 FEET NAVD 1988).

ALL ELEVATIONS SHOWN ARE ON THE NAVD 88 DATUM. TO CONVERT TO THE CITY OF NEWTON DATUM ADD 6.53 FEET.

BENCHMARK:
 SEWER MANHOLE RIM:
 RIM=67.34 (NAVD 88)
 RIM= 73.87 (NEWTON SEWER)

LOTS 14A AND 14B ARE LOCATED IN THE SR3 ZONING DISTRICT.

FLAGS SHOWING THE BOUNDARY OF THE BORDERING VEGETATED WETLANDS WERE SET IN THE FIELD BY JOHN P. ROCKWOOD, PH.D., SPWS OF ECOTEC, INC. ON MAY 31, 2023.

BENCHMARK:
 SMH
 R=67.34
 I=58.65

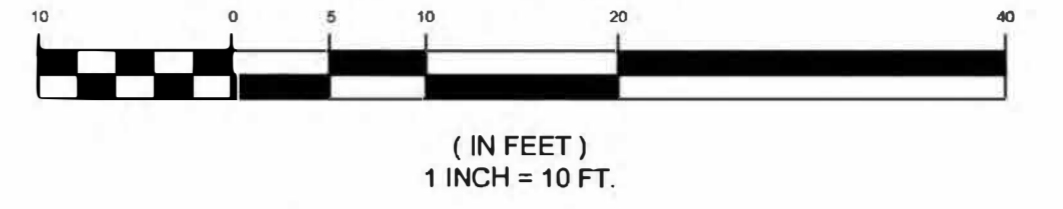
STANIFORD (40' WIDE - PUBLIC) STREET

**PLAN OF LAND ~ NEWTON, MA
SHOWING PROPOSED CONDITIONS
AT # 19 STANIFORD STREET
(AKA LOT 14)**

DATE: JUNE 20, 2023 SCALE: 1" = 10'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING
& CONSTRUCTION CONSULTING
10 HAMMER STREET, WALTHAM, MA 02453
TEL: 781-891-0417 - E-MAIL: bibbrothers@comcast.net
RALPH BIBBO, JR., MANAGER - ROBERT BIBBO, P.L.S.

GRAPHIC SCALE



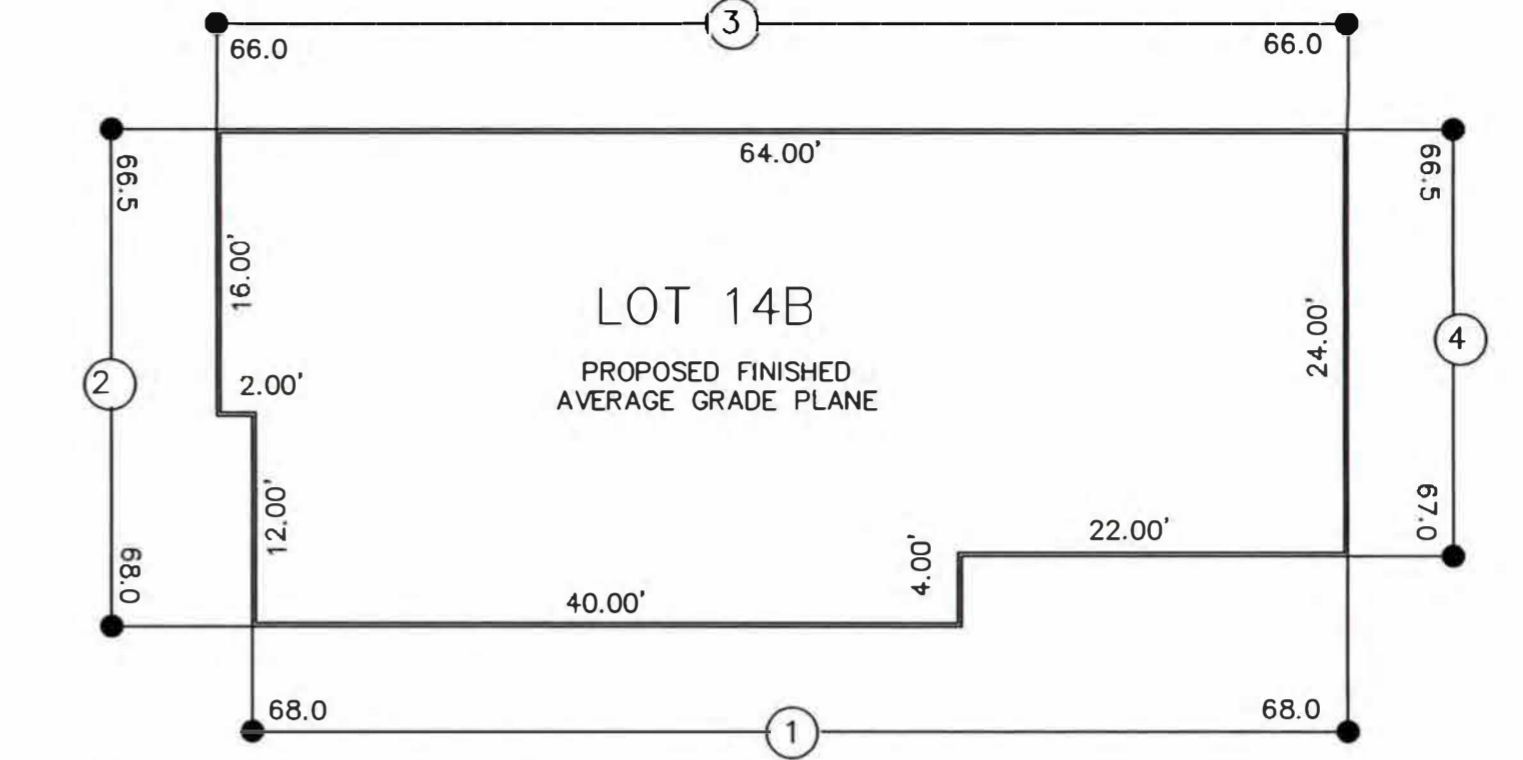
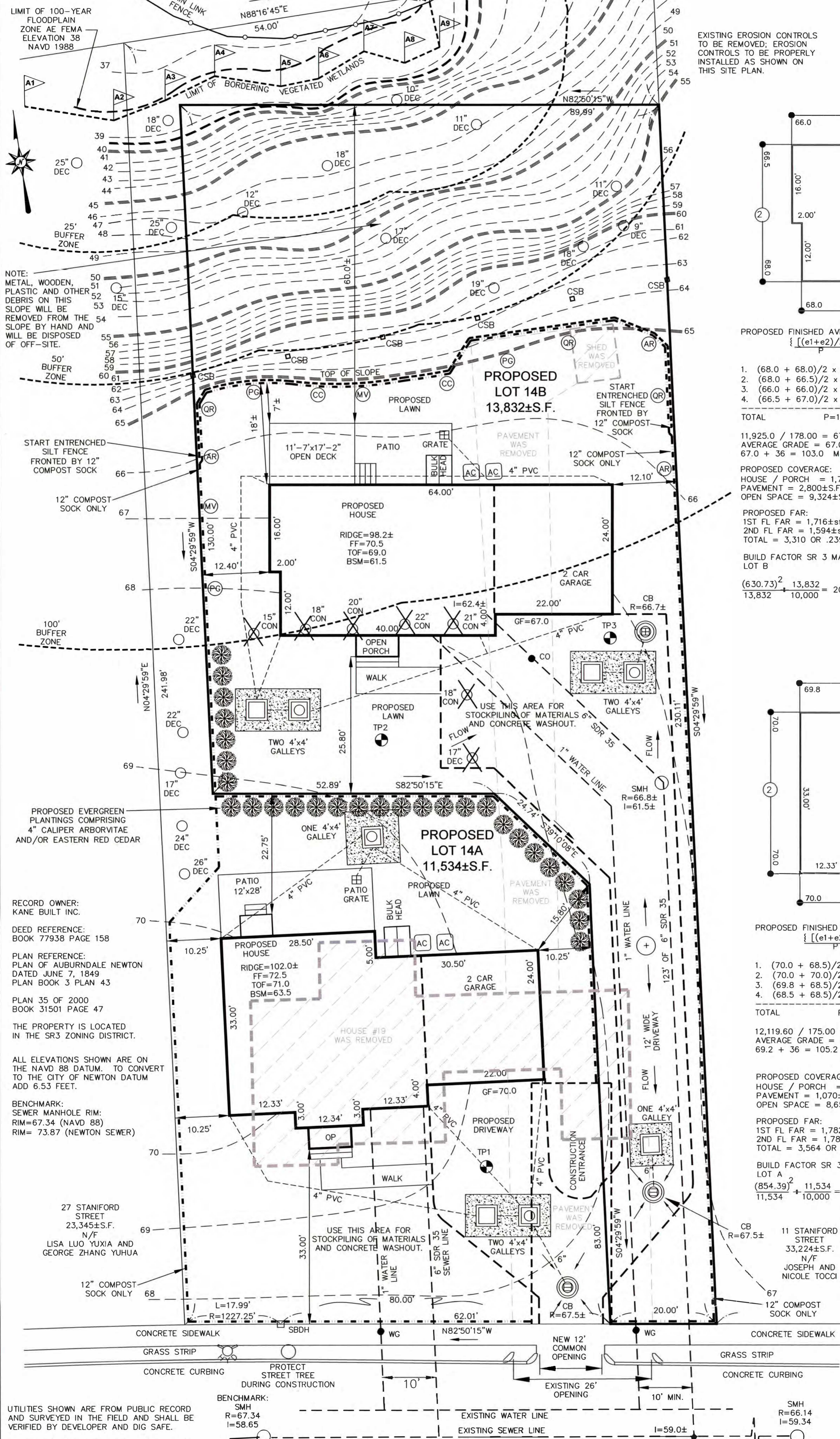
LEGEND:
TP = TEST PIT
FF = FIRST FLOOR
TOP = TOP OF FOUNDATION
BSM = BASEMENT
GF = GARAGE FLOOR
CO = CLEAN OUT
HYD = HYDRANT
CB = CATCH BASIN
SMH = SEWER MANHOLE
R = RIM
I = INVERT
AC = AIR CONDENSER
CSB = STONE BOUNDS WITH CONSERVATION MARKERS
SBDH = STONE BOUND DRILL HOLE
CON = CONIFER TREE
DEC = DECIDUOUS TREE
WG = WATER GATE

BUFFER ZONE PLANTING TABLE (38 CALIPER INCHES)
SAPLINGS (3" CALIPER)
QR 3 NORTHERN RED OAK (QUERCUS RUBRA)
AR 3 RED MAPLE (ACER RUBRUM)
SMALL SAPLINGS (2" CALIPER)
CC 2 EASTERN REDBUD (CERCOIS CANADENSIS)
MV 2 SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA)
EVERGREEN SAPLINGS (6-7' HEIGHT; 4" CALIPER)
PG 3 WHITE SPRUCE (PICEA GLAUCA)

FLAGS SHOWING THE BOUNDARY OF THE BORDERING VEGETATED WETLANDS WERE SET IN THE FIELD BY JOHN P. ROCKWOOD, PH.D., SPWS OF ECOTEC, INC. ON MAY 31, 2023.

BIBBO BROTHERS AND THEIR ASSOCIATES INVOLVED IN THE DESIGN OF THIS PLAN SHALL NOT BE RESPONSIBLE IF THE OWNER AND/OR CONTRACTORS DO NOT FOLLOW THE DESIGN, FOOTNOTES AND COMMENTS AS SHOWN ON THIS PLAN. THE OWNER AND CONTRACTORS ASSUME FULL RESPONSIBILITY TO MEET ALL BUILDING DEPARTMENT, ENGINEERING DEPARTMENT AND CONSERVATION RULES, REGULATIONS AND STANDARDS.

EXISTING EROSION CONTROLS TO BE REMOVED; EROSION CONTROLS TO BE PROPERLY INSTALLED AS SHOWN ON THIS SITE PLAN.



PROPOSED FINISHED AVERAGE GRADE PLANE
 $\{[(e1+e2)/2]xL\}$

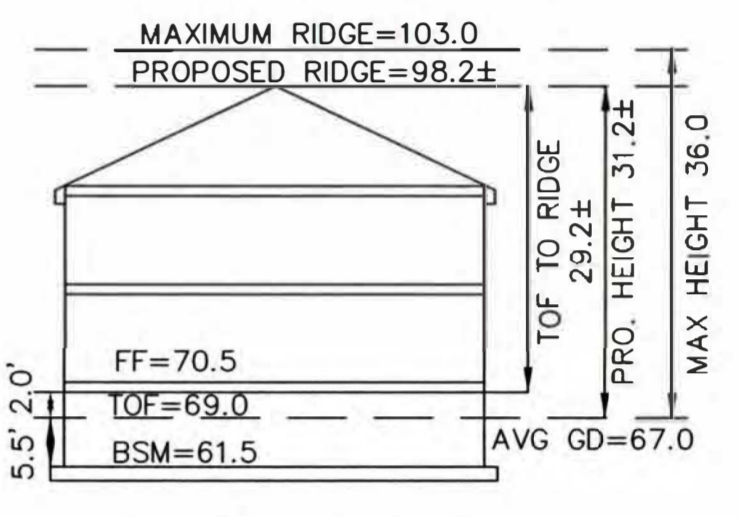
- $(68.0 + 68.0) / 2 \times 62.00 = 4216.0$
- $(68.0 + 66.5) / 2 \times 28.00 = 1883.0$
- $(66.0 + 66.0) / 2 \times 64.00 = 4224.0$
- $(66.5 + 67.0) / 2 \times 24.00 = 1602.0$

TOTAL $P=178.00 = 11,925.0$
 $11,925.0 / 178.00 = 67.0$
AVERAGE GRADE = 67.0
 $67.0 + 36 = 103.0$ MAX. RIDGE = 103.0

PROPOSED COVERAGE:
HOUSE / PORCH = 1,708±S.F. OR 12.4%
PAVEMENT = 2,800±S.F. OR 20.2%
OPEN SPACE = 9,324±S.F. OR 67.4%

PROPOSED FAR:
1ST FL FAR = 1,716±sf
2ND FL FAR = 1,594±sf
TOTAL = 3,310 OR .239 CALL .24 FAR

BUILD FACTOR SR 3 MAX. 20
LOT B
 $(630.73)^2 / 10,000 = 20.8 > 20$
 $13,832 / 10,000 = 20.8 > 20$



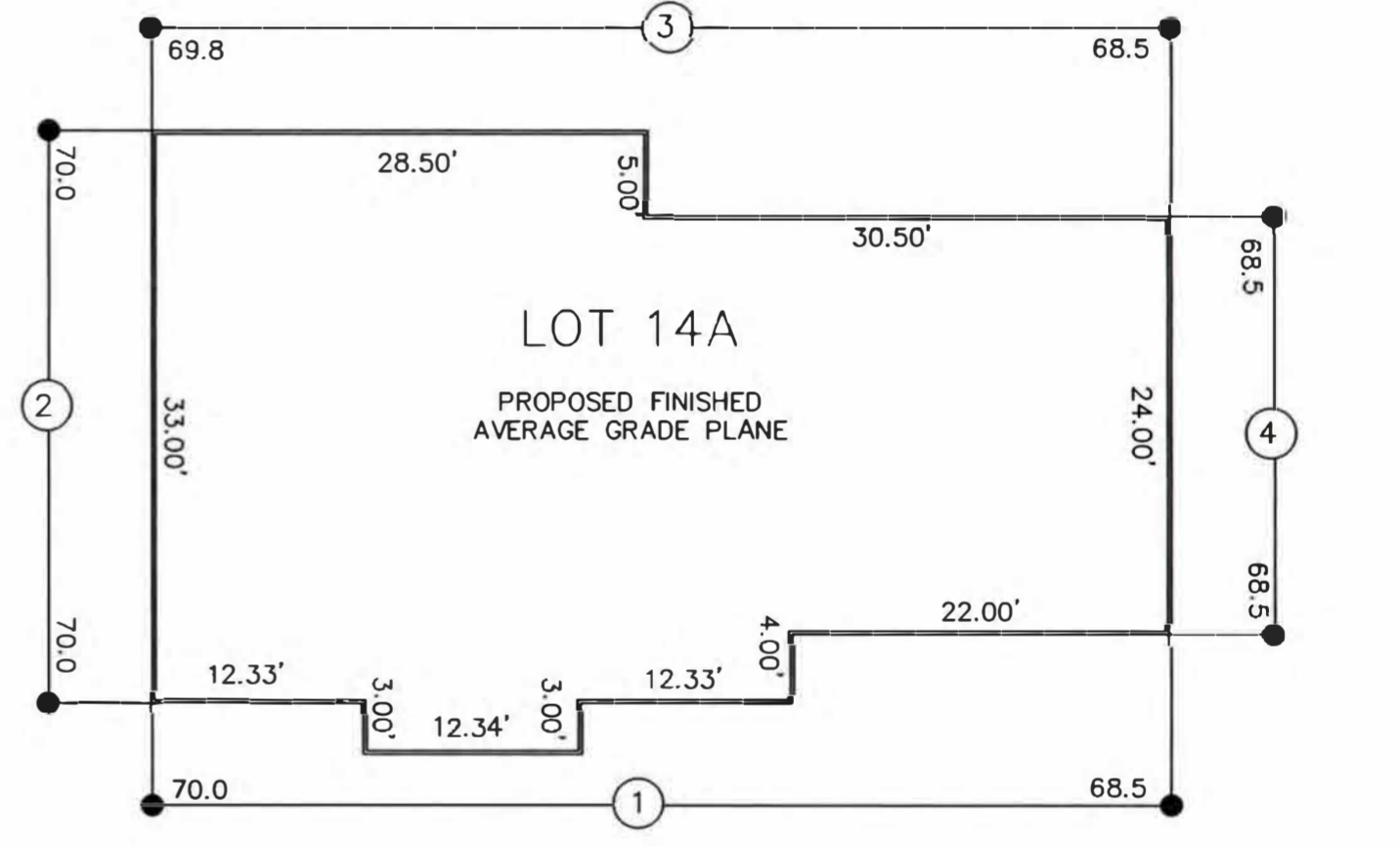
LOT 14B LOCATED IN SR3 ZONE

REQUIRED	PROPOSED
AREA = 12,000sf	= 13,832sf
FRONTAGE = 80.0ft	= 20.00ft
FRONT = 30.0ft	= 25.80ft
SIDE = 15.0ft	= 12.40ft, 12.10ft
REAR = 23.0ft	= 60.0ft
F.A.R. = .24	= .24
HEIGHT = 36ft	= 31.2ft±
STORIES = 2.5	= 2
LOT COV. = 25%	= 12.4%
OPEN SPACE = 50%	= 67.4%

NORTHWESTERLY DRAIN SYSTEM:
HOUSE AND PATIO = 1,992±S.F.

NORTHEASTERLY DRAIN SYSTEM:
WALK AND PAVEMENT = 1,800±S.F.

SOUTHEASTERLY DRAIN SYSTEM:
PART OF PAVEMENT = 1,000±S.F.



PROPOSED FINISHED AVERAGE GRADE PLANE
 $\{[(e1+e2)/2]xL\}$

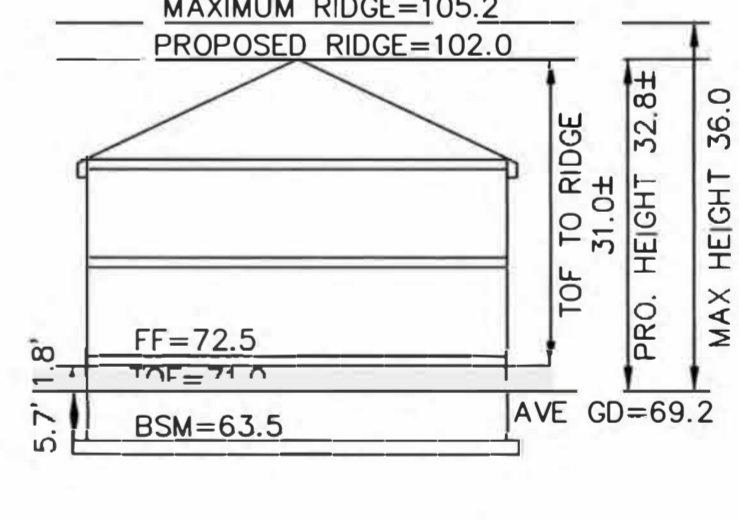
- $(70.0 + 68.5) / 2 \times 59.00 = 4085.75$
- $(70.0 + 70.0) / 2 \times 33.00 = 2310.00$
- $(69.8 + 68.5) / 2 \times 59.00 = 4079.85$
- $(68.5 + 68.5) / 2 \times 24.00 = 1644.00$

TOTAL $P=175.00 = 12,119.60$
 $12,119.60 / 175.00 = 69.25$
AVERAGE GRADE = 69.2
 $69.2 + 36 = 105.2$ MAX. RIDGE = 105.2

PROPOSED COVERAGE:
HOUSE / PORCH = 1,814±S.F. OR 15.7%
PAVEMENT = 1,070±S.F. OR 9.3%
OPEN SPACE = 8,650±S.F. OR 75.0%

PROPOSED FAR:
1ST FL FAR = 1,782±sf
2ND FL FAR = 1,782±sf
TOTAL = 3,564 OR .31 FAR

BUILD FACTOR SR 3 MAX. 20
LOT A
 $(854.39)^2 / 10,000 = 54.9 < 20$
 $11,534 / 10,000 = 54.9 < 20$



LOT 14A LOCATED IN SR3 ZONE

REQUIRED	PROPOSED
AREA = 10,000sf	= 11,534sf
FRONTAGE = 80.0ft	= 80.00ft
FRONT = 30.0ft	= 33.0ft
SIDE = 10.0ft	= 10.25ft, 10.25ft
REAR = 15.0ft	= 22.75ft
F.A.R. = .41	= .31
HEIGHT = 36ft	= 32.8ft±
STORIES = 2.5	= 2
LOT COV. = 30%	= 15.7%
OPEN SPACE = 50%	= 75.0%

REAR DRAIN SYSTEM:
REAR PART OF HOUSE = 870±S.F.
PATIO = 336±S.F.
TOTAL AREA = 1,206±S.F.

FRONT DRAIN SYSTEM:
FRONT PART OF HOUSE = 944±S.F.
WALK AND PAVEMENT = 1,070±S.F.
TOTAL AREA = 2,014±S.F.



LOT 14A AND 14B ARE PROPOSED.

THE NORTHERN PORTION OF THE PROPERTY SHOWN ON THIS PLAN IS MAPPED AS ZONE AE WITH A 100-YEAR FLOOD ELEVATION OF 38 FEET NAVD 1988, THE BALANCE OF THE PROPERTY IS MAPPED AS OTHER AREAS: ZONE X AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP PANEL #25017C0551E DATED JULY 4, 2010.

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THE APPLICANT WILL NEED TO DEMONSTRATE COMPLIANCE REGARDING THE PROPOSED TREE REMOVALS AND REPLACEMENT ON THE SITE THROUGH FILING UNDER THE NEWTON TREE ORDINANCE.

TREES THAT ARE MARKED WITH AN "X" ARE TO BE REMOVED FROM THE SITE. APPROXIMATELY 131 INCHES WILL BE REMOVED FROM THE SITE INCLUDING 33 INCHES TO BE REMOVED FROM THE 100' BUFFER ZONE.

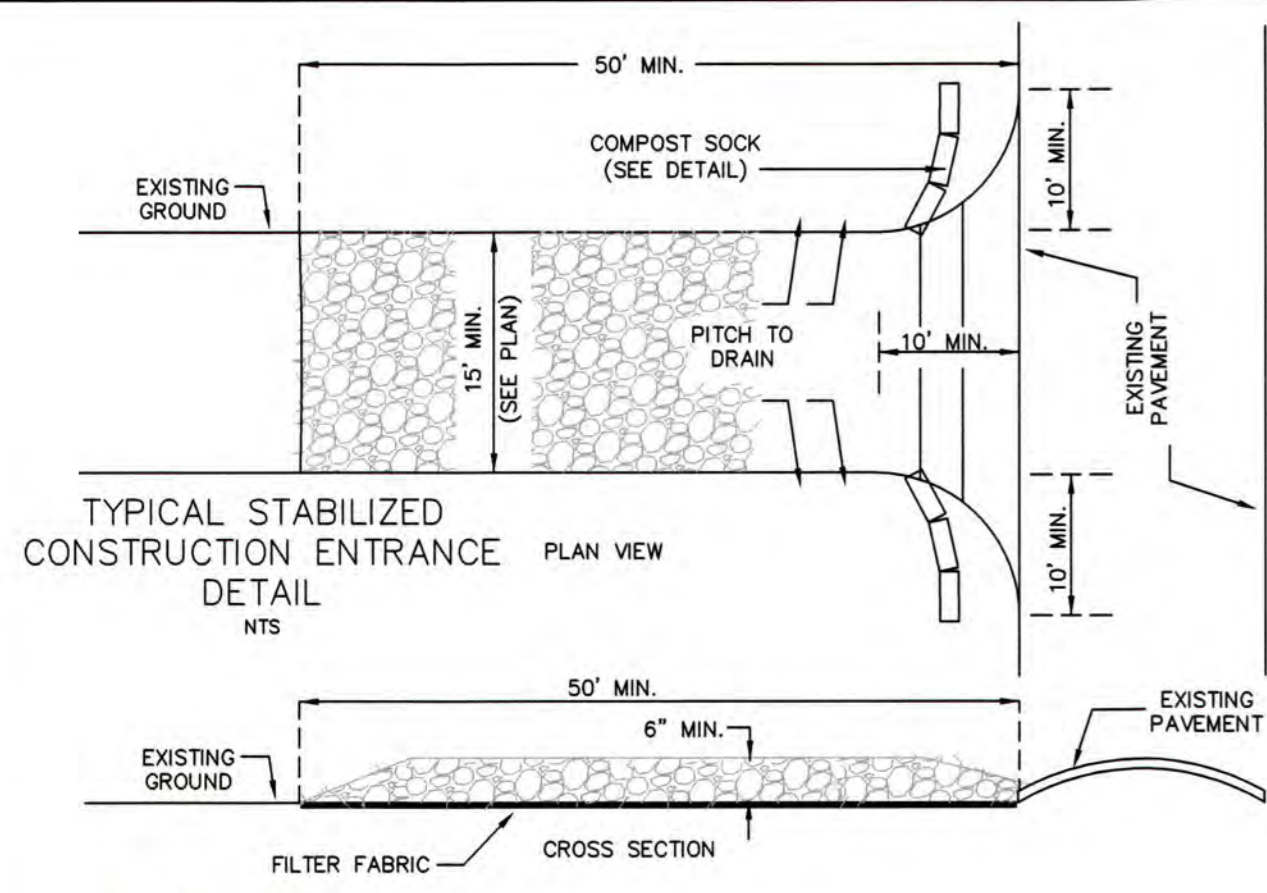
INSTALLED CATCH BASINS SHALL BE PROTECTED UNTIL THE DRAINAGE SYSTEM IS FULLY INSTALLED AND OPERATIONAL.

UTILITIES SHOWN ARE FROM PUBLIC RECORD AND SURVEYED IN THE FIELD AND SHALL BE VERIFIED BY DEVELOPER AND DIG SAFE.
ANY SEWER INSIDE OF BUILDING MUST HAVE THE CITY OF NEWTON PLUMBING APPROVAL.
THE SEWER INSIDE THE BUILDING SHALL BE MIN. 4" SCH 40 OR D.I. PIPE.
THE SEWER PIPE FROM 10' IN FRONT OF HOUSE INTO BUILDING IS 4" PIPE WITH 2% SLOPE.
WATER AND SEWER LINES SHALL BE A MINIMUM OF 10' FEET APART.
IF THE CONTRACTOR INTENDS TO USE ANY PART OF THE EXISTING WATER LINE OR SEWER LINE, THEY SHALL BE INSPECTED AND MEET THE APPROVAL FROM THE CITY INSPECTORS.
ALL UTILITIES SHALL BE LOCATED ON AN AS-BUILT PLAN.

ELECTRICAL: THE GROUND CLAMP IS TO BE SECURELY FASTENED TO THE WATER SERVICE PIPE BEFORE THE (INLET SIDE OR THE) SHUT OFF VALVE. ALL CURRENT ELECTRICAL CODES MUST BE ABIDED BY.
ANY NEW SEWER SERVICES AND STRUCTURES WILL NEED TO BE PRESSURE TESTED AS FEASIBLE PRIOR TO ACCEPTANCE. ANY PROPOSED SEWER LINES THAT CAN NOT BE TESTED SHALL BE VIDEO TAPED AND SUBMITTED TO THE INSPECTOR.
ALL NEW PIPES ARE TO BE FLUSHED JUST PRIOR TO FINAL CONNECTION AT THE POINT CLOSEST TO THE METER.
THE EROSION CONTROL WILL CONSIST OF EITHER (1) ENTRENCHED SILT FENCE FRONTED BY 12" COMPOST SOCK OR (2) 12" COMPOST SOCK ONLY. SEE DETAILS.

CHAIN LINK FENCING SHALL BE PLACED AROUND THE CONSTRUCTION AREA PER THE STATE BUILDING CODE.
NEW CONCRETE SIDEWALKS WITH CURBING SHALL BE INSTALLED ON STANIFORD STREET THE ENTIRE LENGTH OF THE PROPERTY.
SEE DRAINAGE REPORT BY DR. EDWARD T.T. CHIANG, PE: LOT 14A DATED JANUARY 18, 2022 REVISED FEBRUARY 8, 2023. LOT 14B DATED JANUARY 20, 2022 REVISED FEBRUARY 8, 2023.
SEE SOIL REPORT DATED FEBRUARY 6, 2023 AND PERCOLATION REPORT DATED JANUARY 24, 2023 BY STEPHEN POOLE, SE.

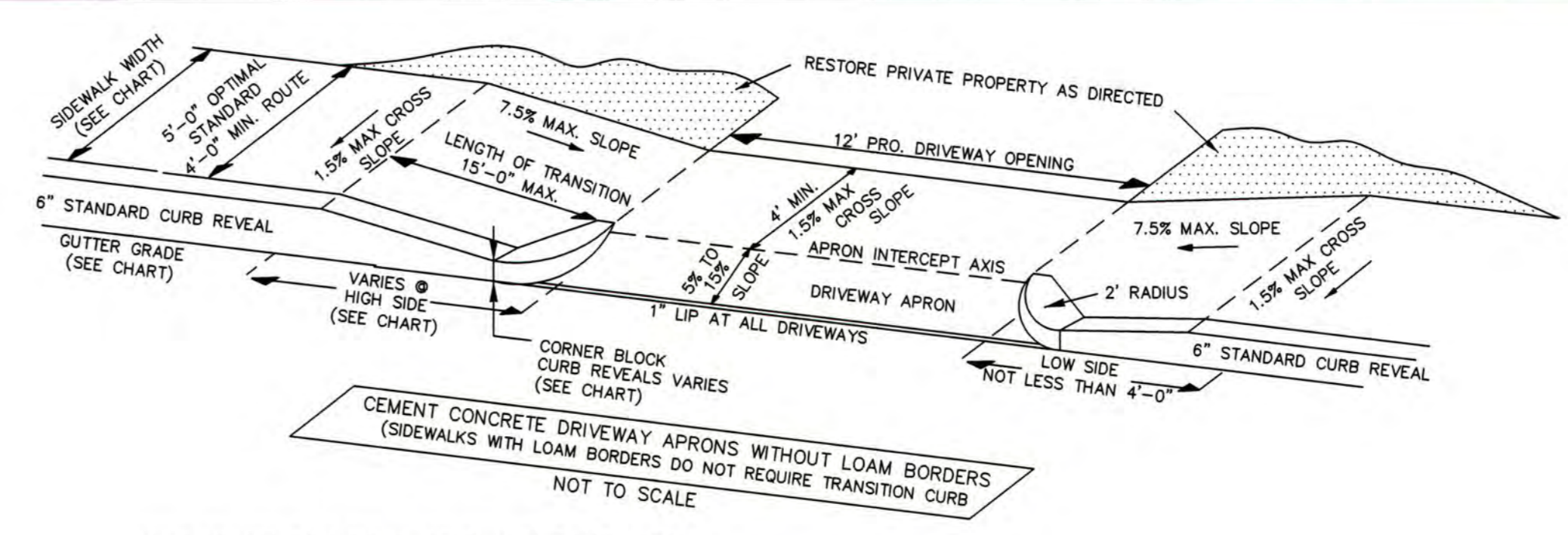
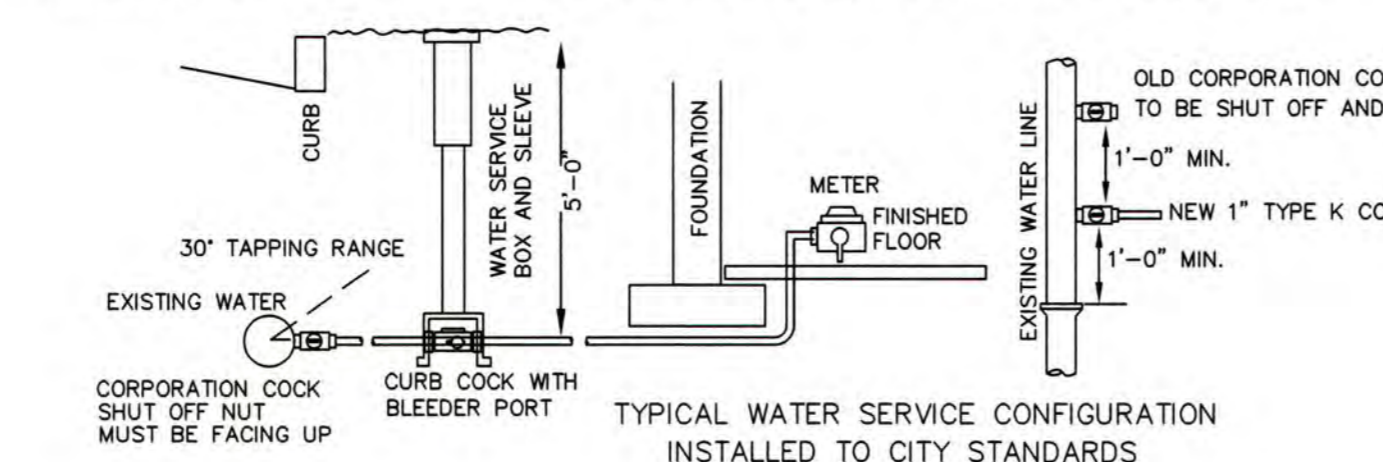




- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE 2" TO 4" WASHED, ANGULAR STONE
 - THICKNESS - NOT LESS THAN (6) INCHES
 - WIDTH - FIFTEEN (15) FEET MINIMUM, BUT NOT LESS THEN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
 - FILTER FABRIC - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF THE STONE
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

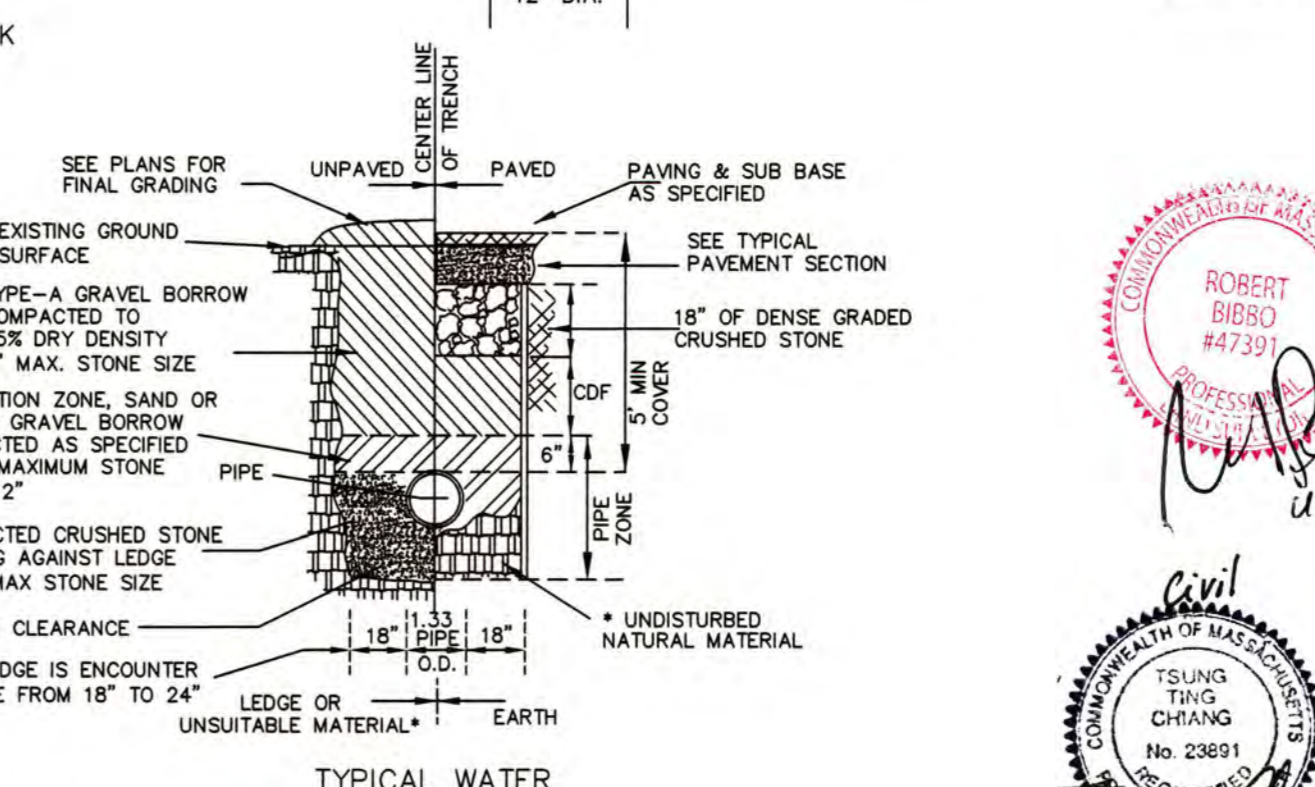
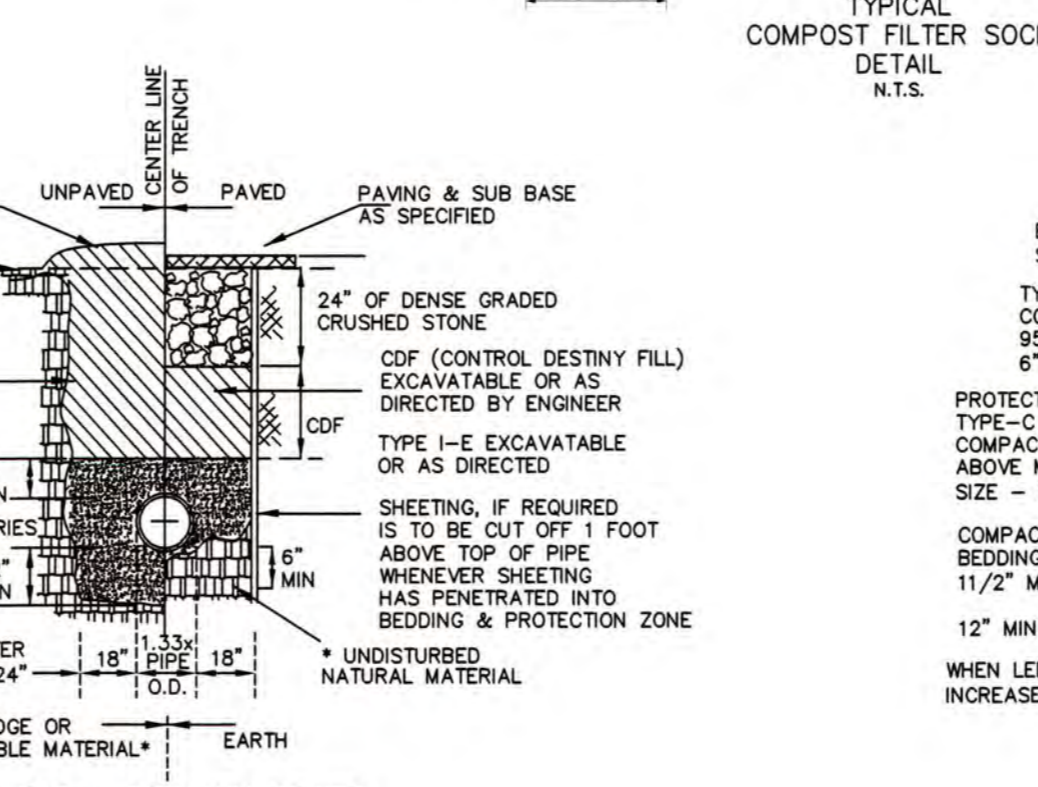
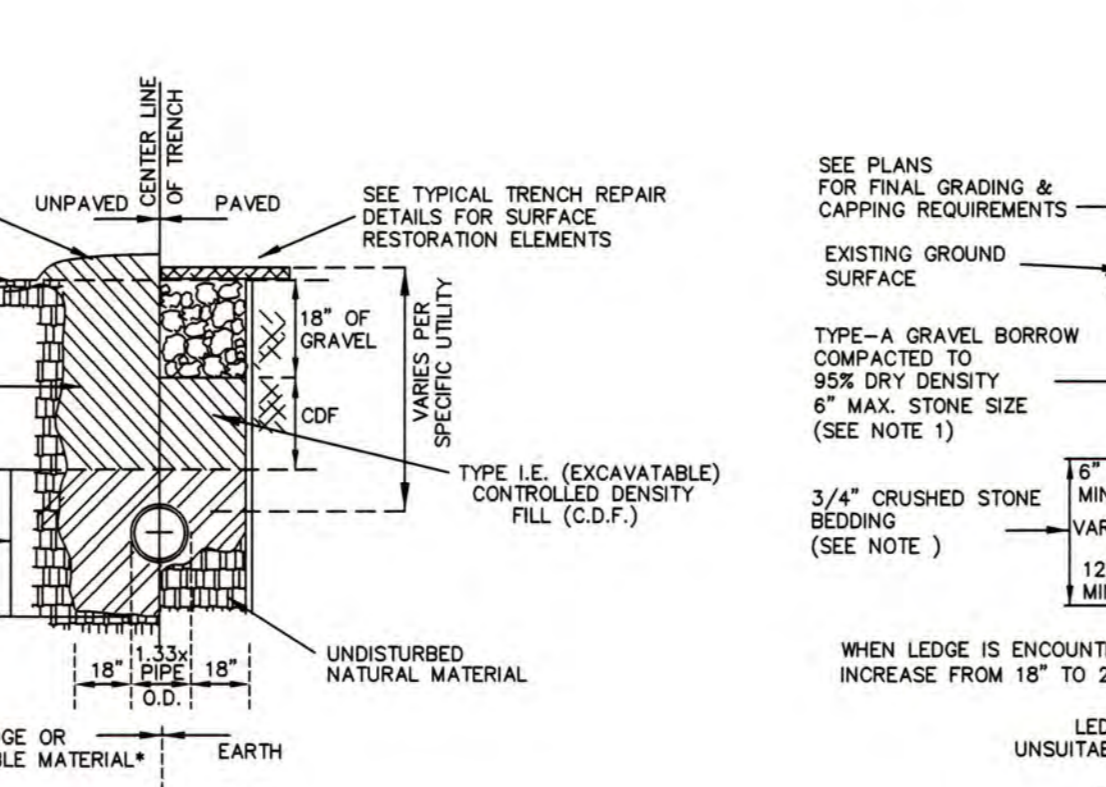
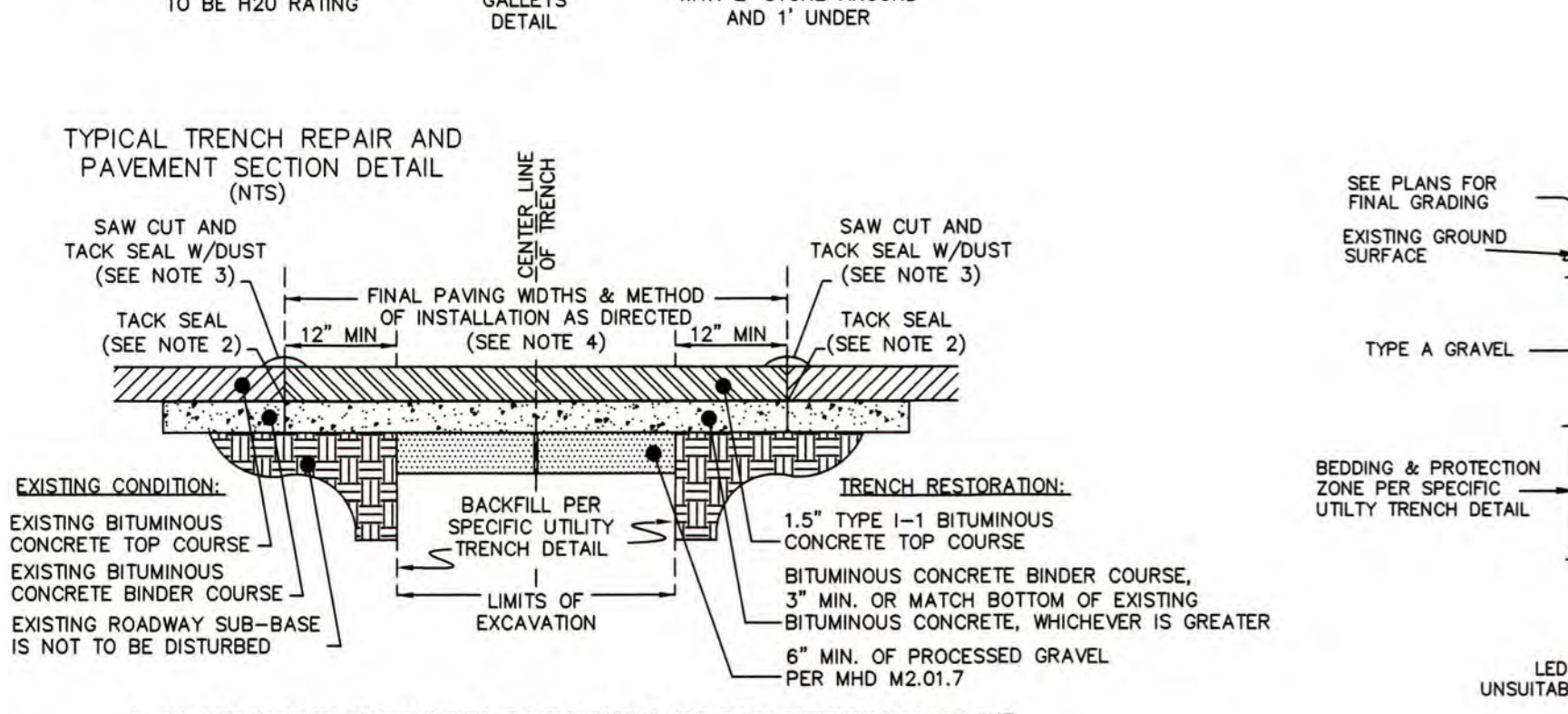
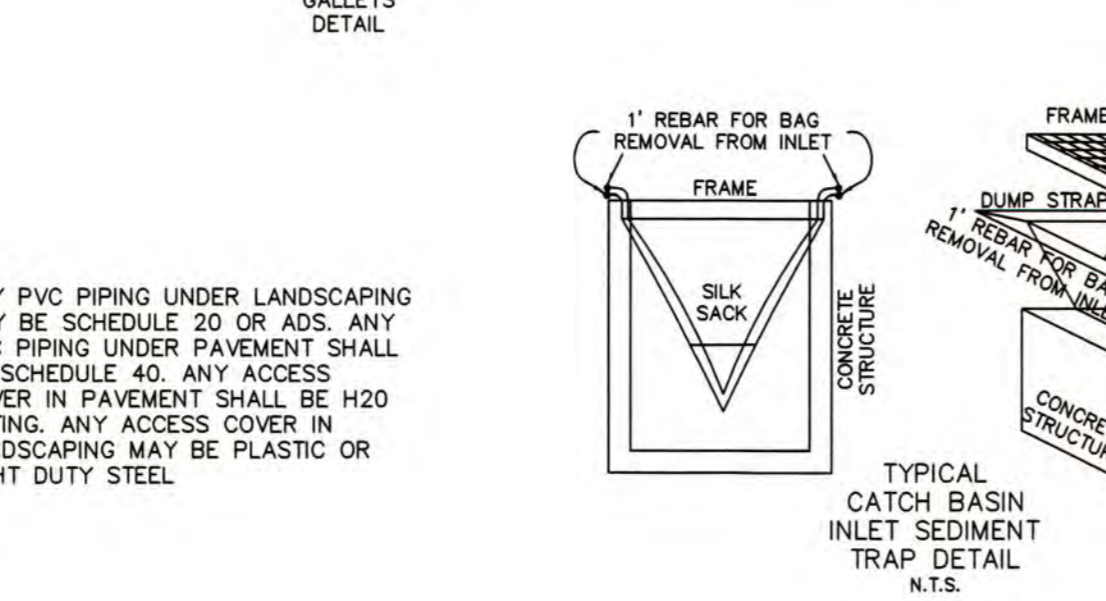
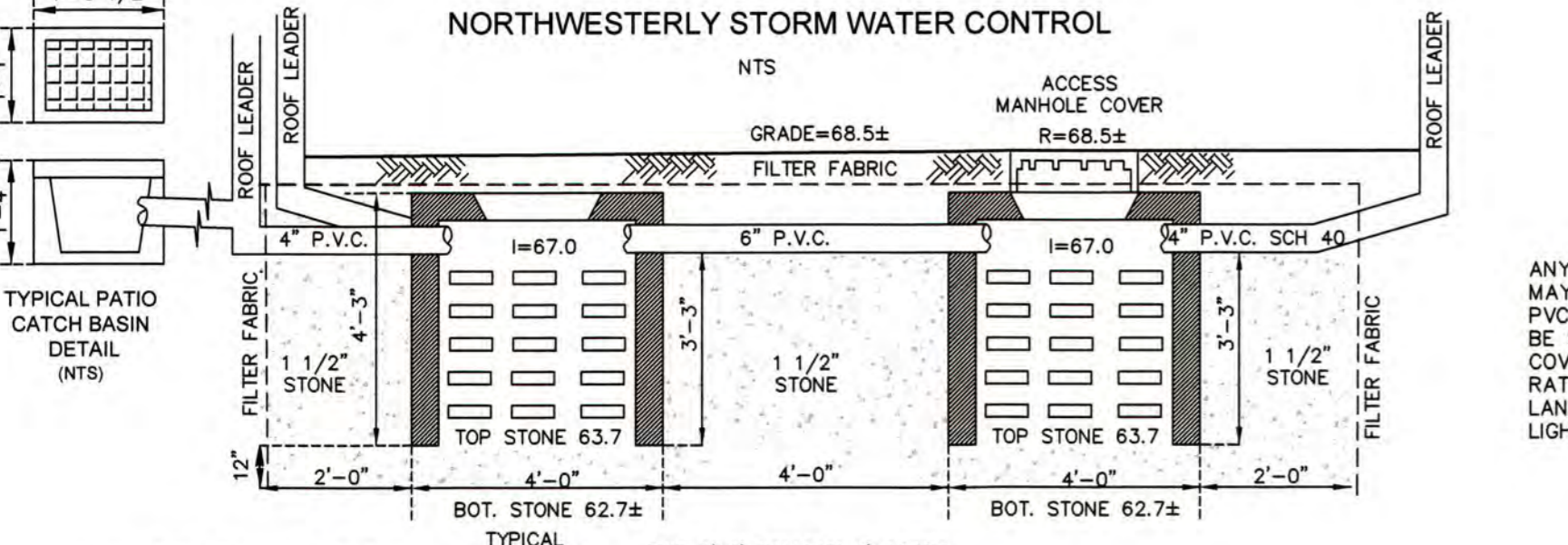
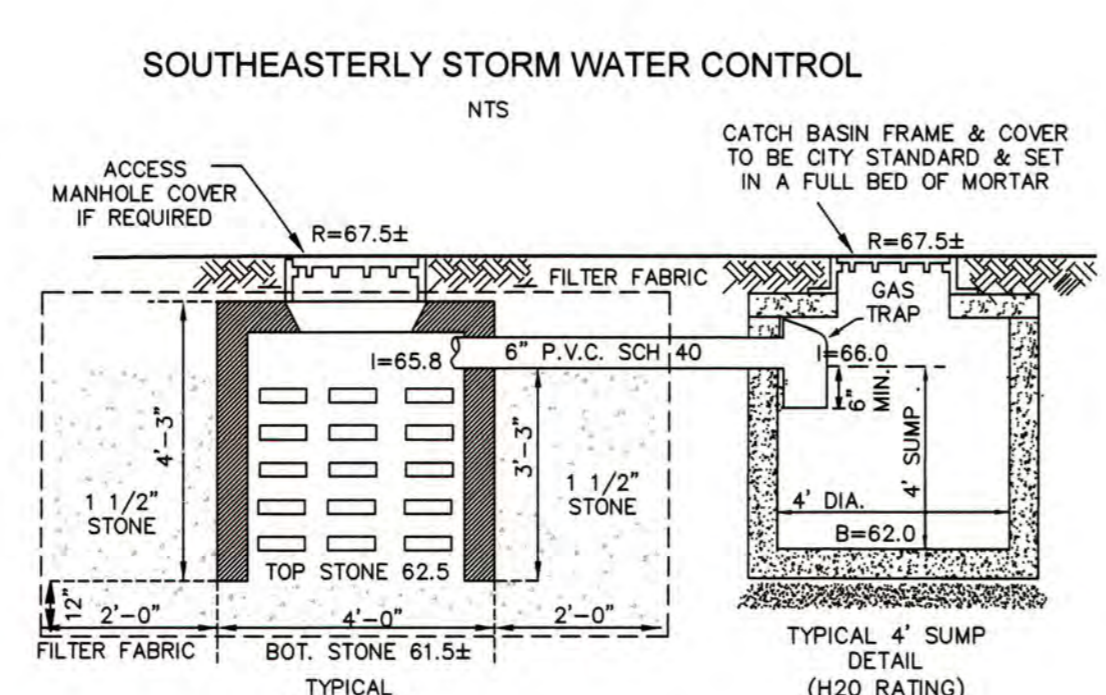
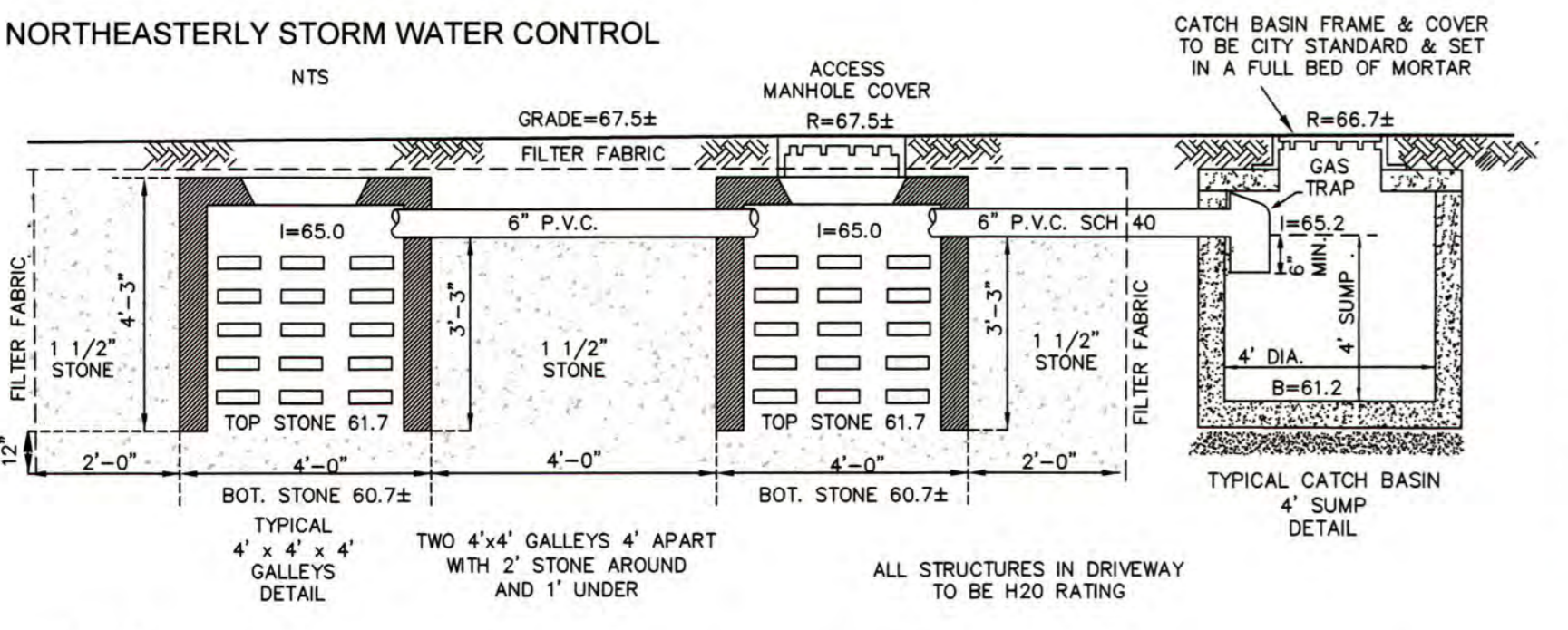
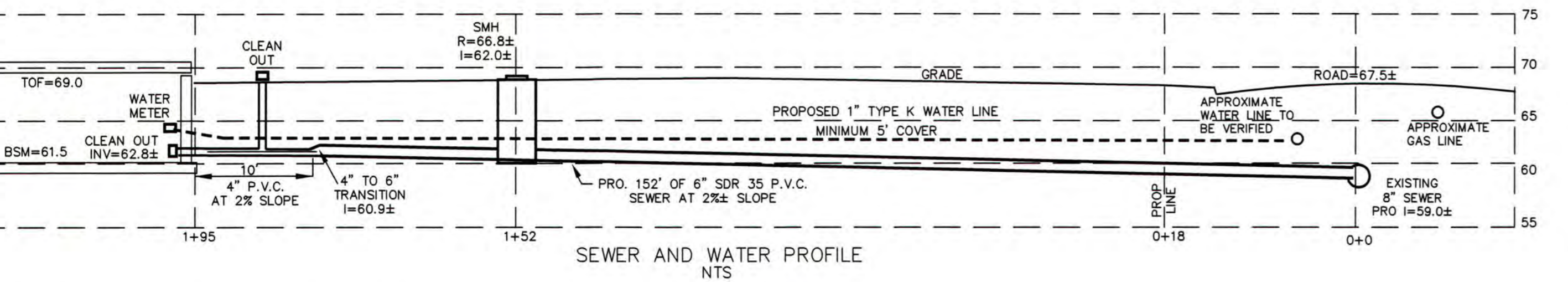
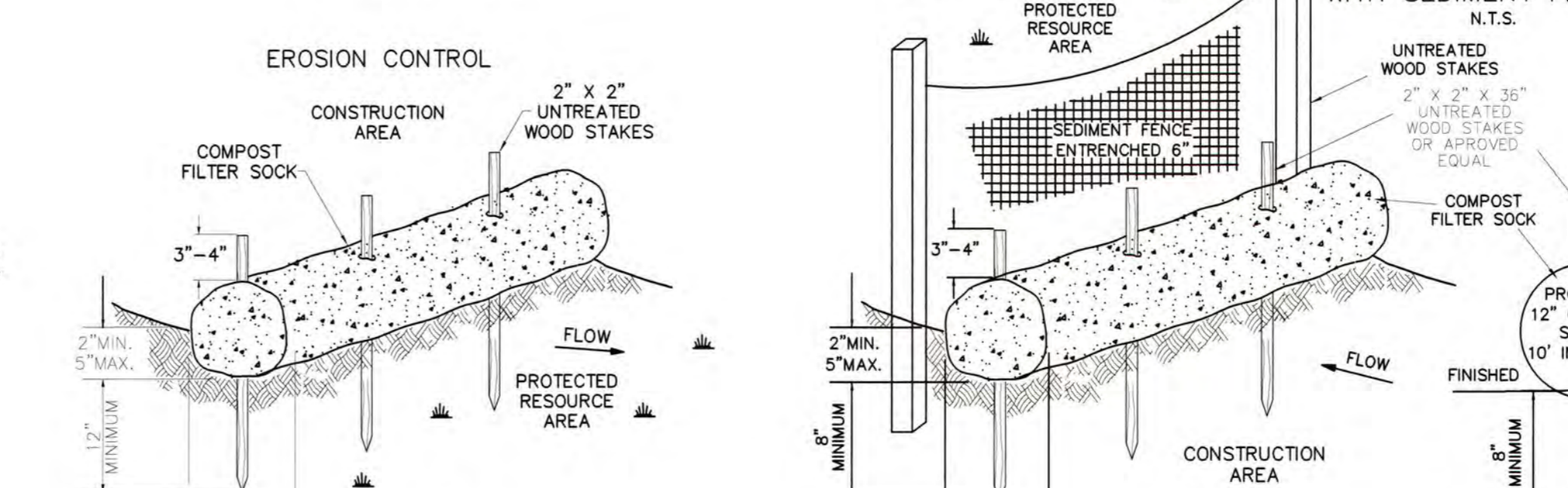
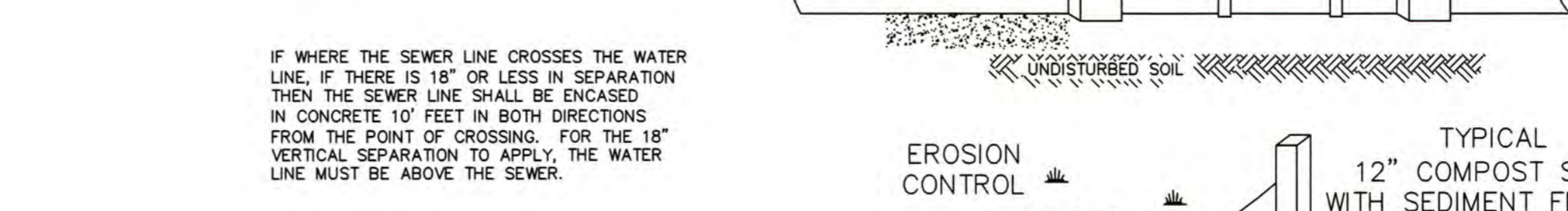
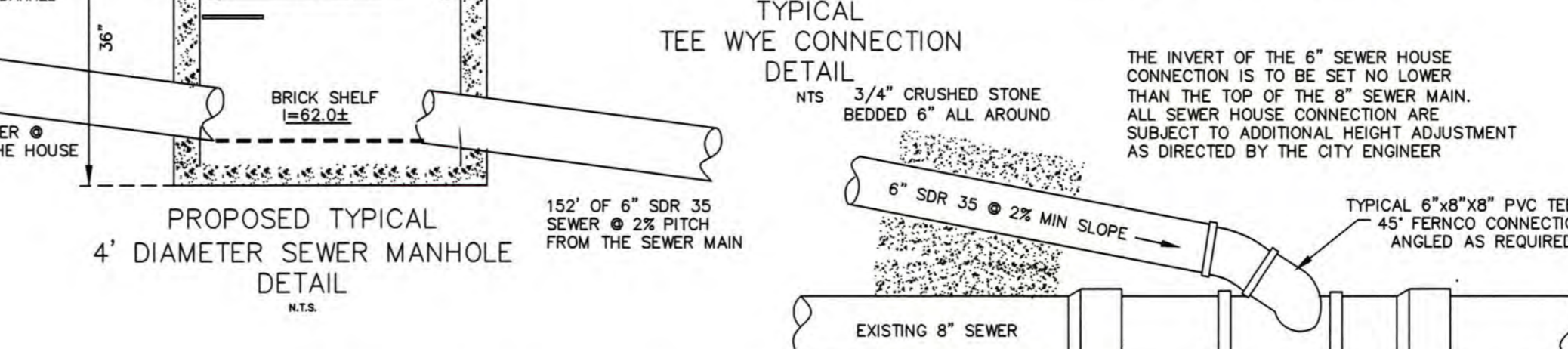
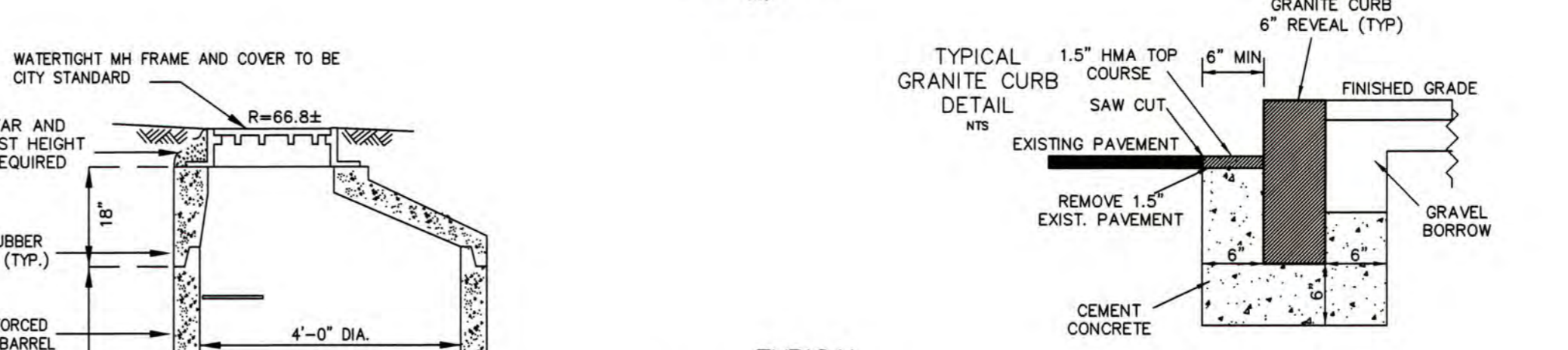
TEST PIT 1		TEST PIT 2		TEST PIT 3	
DEPTH (INCHES)	ELEVATION (FEET)	DEPTH (INCHES)	ELEVATION (FEET)	DEPTH (INCHES)	ELEVATION (FEET)
0"	68.7	0"	68.5	0"	67.2
2"	68.5	14"	67.3	12"	66.2
24"	66.7	23"	66.6	15"	66.0
96"	60.7	102"	60.0	98"	59.0

FOR FULL DESCRIPTION OF SOILS SEE SOILS REPORT BY LAKEVIEW ENGINEERING ASSOCIATES, STEPHEN E. POOLE



- ORDER OF OPERATIONS FOR ALL DRIVEWAY ZONE INSTALLATIONS**
- DETERMINE SIDEWALK WIDTH
 - SET THE CORNER BLOCK REVEAL TO THE DIMENSIONS SHOWN ON THE CHART BELOW AND INSTALL THE TRANSITION CURB.
 - LOCATE THE INTERCEPT AXIS AND RE-CHECK FOR THE MINIMUM ACCESSIBLE ROUTE WIDTH.
 - SET THE 1.5% GRADIENT TO THE BACK OF THE WALK WITH A 2" SMART LEVEL AND RIGID STRAIGHTEDGE.
 - FINE GRADE THE APRON AREA WHILE MAINTAINING THE INTERCEPT AXIS AND BACK OF SIDEWALK GRADE POINTS.
 - CHECK THE FORMS, HOWEVER, THE CONTRACTOR MUST USE A 2" SMART LEVEL DURING OPERATIONS TO ENSURE THAT THE FINAL LINE AND GRADE COMPLIES WITH THE NOTE DIMENSIONS AND OR GRADIENTS.
 - DURING THE FINISHING OPERATIONS OF THE CEMENT CONCRETE, THE CONTRACTOR IS TO CHECK THE FINAL PRODUCT(S) TO ENSURE CONTINUED COMPLIANCE WITH THE NOTED STANDARDS.

SEE THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS



- ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 AS AMENDED.
- ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
- ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
- ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE / BOX SPREADER WHEN AND AS DIRECTED BY THE CITY OF NEWTON.

- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON
- NOTE: TRENCH BOX OR SHEETING SHALL MEET OSHA STANDARDS

- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON
- GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
 - CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.03.0

- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON
- GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
 - CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.03.0

- CITY NOTES:**
- NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT OF WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF ANY EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY ENGINEER VIA THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
 - THE APPLICANT WILL HAVE TO APPLY FOR STREET PAVING, UTILITY CONNECTION, AND AN INSTALL CURB AND SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
 - THE EXISTING SEWER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE MAIN. THE REMOVAL, ALONG WITH THE NEW CONNECTION MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVING THESE INSPECTIONS PERFORMED, MAY RESULT IN DELAY OR DENIAL OF A SEWER SERVICE PERMIT.
 - THE EXISTING WATER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE CORPORATION AT THE MAIN. THE CORPORATION SHALL BE CAPPED, AND A NEW TAP SHALL BE MADE FOR THE NEW SERVICE. EACH PHASE OF THIS PROCESS MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVING THIS INSPECTION PERFORMED, MAY RESULT IN DELAY OR DENIAL OF A WATER SERVICE PERMIT.
 - AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER AND SEWER SERVICES INSPECTED. THE SYSTEM AND UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM AND UTILITIES MAY THEN BE BACKFILLED.
 - WITH THE EXCEPTION OF GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE I (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
 - THE NEW SEWER SERVICE AND OR STRUCTURES SHALL BE PRESSURE TESTED OR VACUUMATED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE ENGINEERING INSPECTOR FROM THE CITY OF NEWTON. ALL SEWER MANHOLES SHALL BE VACUUMATED AND TESTED IN ACCORDANCE WITH CITY OF NEWTON SPECIFICATIONS. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. ALL TESTING MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION.
 - AS OF MARCH 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC OR PRIVATE PROPERTY.
 - APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S).
 - THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTION, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
 - TEMPORARY TRENCH PAVEMENT PATCH SHALL MATCH EXISTING ASPHALT THICKNESS OR AS DIRECTED BY THE ENGINEERING INSPECTOR
 - IF ANY MODIFICATIONS TO THE APPROVED PLAN ARE COMPLETED / UNDERTAKEN WITHOUT A REVISED "STAMPED" DESIGN PLAN BEING RECEIVED FROM THE DESIGN ENGINEER FOR REVIEW BY THE ENGINEERING DIVISION, ALL WORK OF THAT PHASE OF THE PROJECT SHALL STOP. NO ADDITIONAL INSPECTIONS FOR THAT PHASE OF THE PROJECT WILL BE CONDUCTED BY THE ENGINEERING INSPECTOR UNTIL THE REVISED "STAMPED" PLAN IS APPROVED.
 - PER CITY OF NEWTON ORDINANCE NO. B-42, COUNCIL ITEM #259-19, BUILDING SEWER, WATER SERVICE PIPE AND SIDEWALK/CURB REPLACEMENT ORDINANCE, THE APPLICANT IS REQUIRED TO INSTALL/REPLACE SIDEWALK AND CURB ALONG THE ENTIRE FRONTAGE. THIS SHALL INCLUDE APPROPRIATE TRANSITION TO ADJOINING CURBING AND WALKWAYS, INCLUDING ACCESSIBLE CURB CUTS AND OTHER ACCESS AS REQUIRED. THE ENGINEERING CONSTRUCTION INSPECTOR WILL ASSESS THE CURB AND SIDEWALK CONDITION(S) AND DETERMINE WHAT WORK NEEDS TO BE CONDUCTED
 - 5 YEAR MORATORIUM - IF AT THE TIME OF CONSTRUCTION THE ROADWAY IS UNDER A 5 YEAR MORATORIUM, THE ROADWAY MUST BE MILLED AND PAVED GUTTER TO GUTTER FOR THE DISTANCE OF 25 FEET IN EACH DIRECTION FROM THE OUTERMOST TRENCHES
 - ALL WORK MUST BE DONE IN ACCORDANCE WITH "CITY OF NEWTON STANDARD SPECIFICATIONS" AND "CITY OF NEWTON CONSTRUCTION DETAILS", COPIES OF WHICH MAY BE OBTAINED AT THE ENGINEERING OFFICE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NEWTON ENGINEERING DEPARTMENT
 - THE CONTRACTOR MUST PROVIDE POLICE DETAILS, SCHEDULED 48 HOURS IN ADVANCE, FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL REMAIN OPEN TO EMERGENCY VEHICLES AT ALL TIMES. CONTRACTOR IS TO COORDINATE WITH POLICE AND FIRE DEPARTMENTS TO ENSURE PUBLIC SAFETY
 - THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE ON-SITE INSPECTION(S) OF ALL SUBSURFACE STRUCTURES. THIS INCLUDES BUT IS NOT LIMITED TO DRAINAGE, UTILITIES (INCLUDING SEWER PIPE SLOPES), ROOF LEADER COLLECTION SYSTEM, TRENCH DRAINS, MANHOLES, ETC. ENGINEER OF RECORD MUST CHECK "BOTTOM OF HOLE" INSPECTION(S) PRIOR TO SUBSURFACE DRAINAGE SYSTEM(S) BEING INSTALLED.
 - PRIOR TO THE ENGINEERING DIVISION RECOMMENDING THAT A CERTIFICATE OF OCCUPANCY BE ISSUED, AN AS-BUILT PLAN MUST BE SUBMITTED. THE AS-BUILT PLAN MUST SHOW DIMENSIONAL TIES FROM FIXED POINTS (FOUNDATION CORNERS) TO ALL SUBSURFACE COMPONENTS AS WELL AS FINAL GRADING. THE AS-BUILT PLAN MUST BE STAMPED, SIGNED AND DATED BY THE ENGINEER OF RECORD.

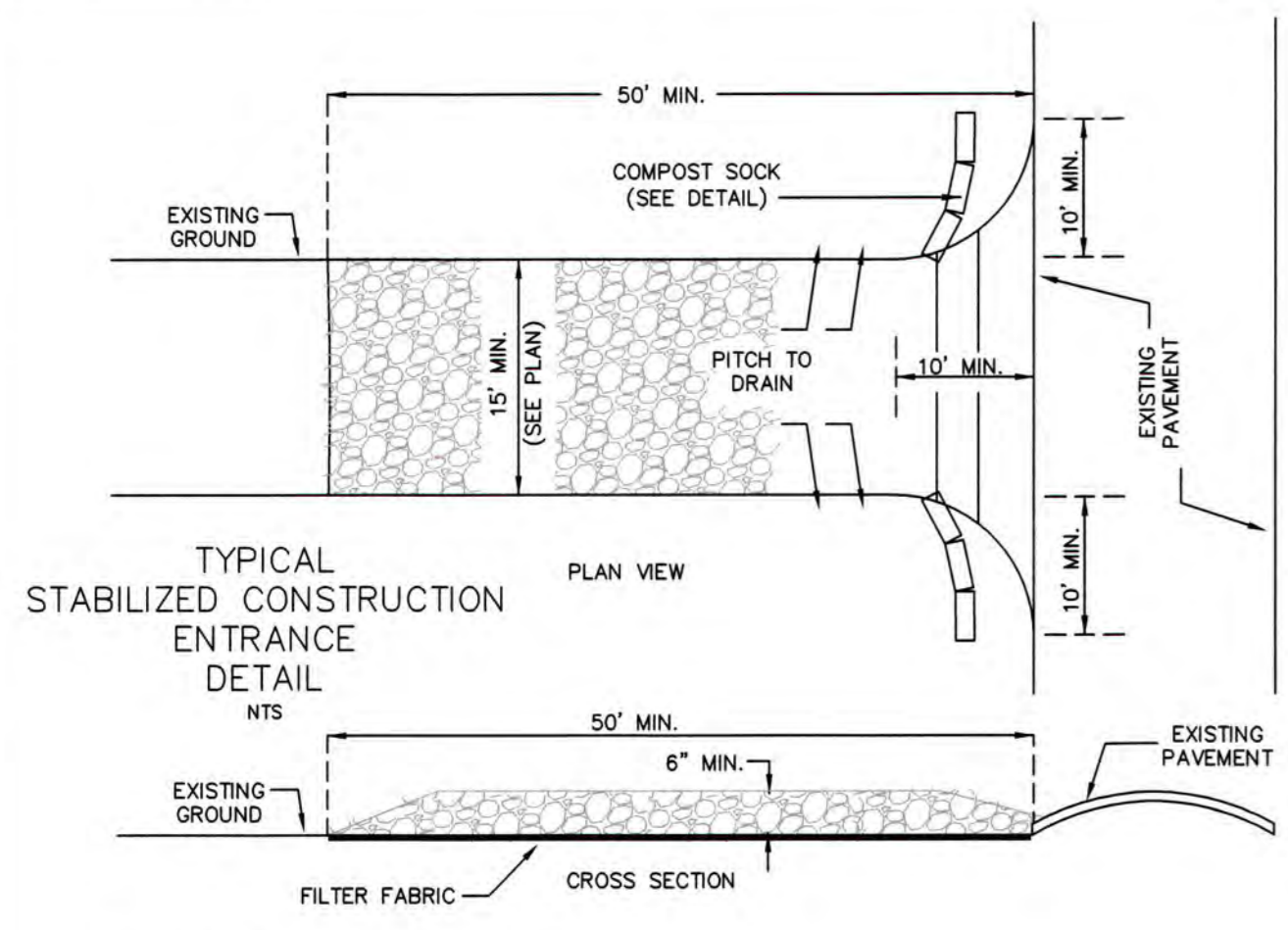
BIBBO BROTHERS AND THEIR ASSOCIATES INVOLVED IN THE DESIGN OF THIS PLAN SHALL NOT BE RESPONSIBLE IF THE OWNER AND OR CONTRACTORS DO NOT FOLLOW THE DESIGN, FOOTNOTES AND COMMENTS AS SHOWN ON THIS PLAN. THE OWNER AND CONTRACTORS ASSUME FULL RESPONSIBILITY TO MEET ALL BUILDING DEPARTMENT AND ENGINEERING DEPARTMENT RULES, REGULATIONS AND STANDARDS.

**PLAN OF LAND ~ NEWTON, MA
SHOWING PROPOSED DETAILS
FOR LOT 14B
19 STANFORD STREET**

DATE: JUNE 20, 2023
SCALE: NTS

BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING & CONSTRUCTION CONSULTING
10 HAMMER STREET, WALTHAM, MA 02453
TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
RALPH BIBBO, JR. - MANAGER - OWNER
ROBERT BIBBO - P.L.S. - OWNER

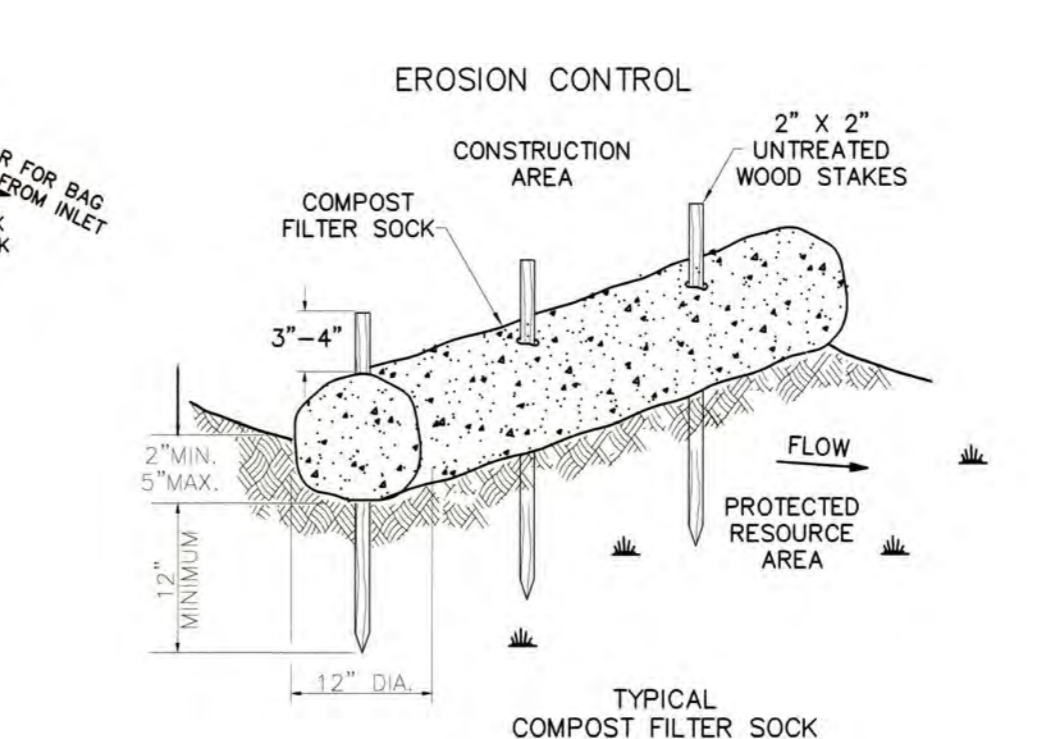
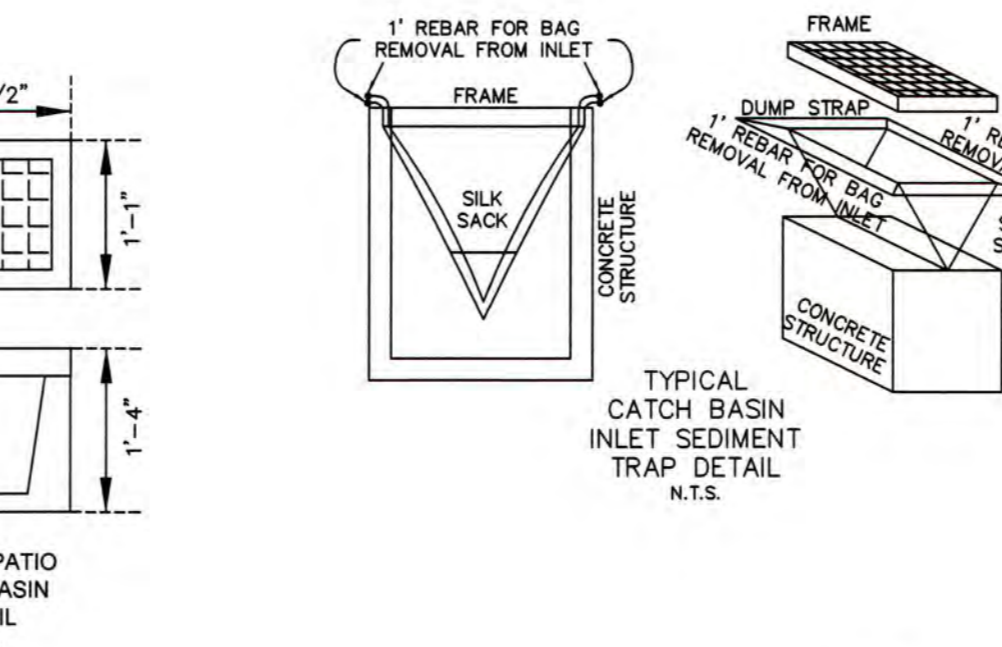
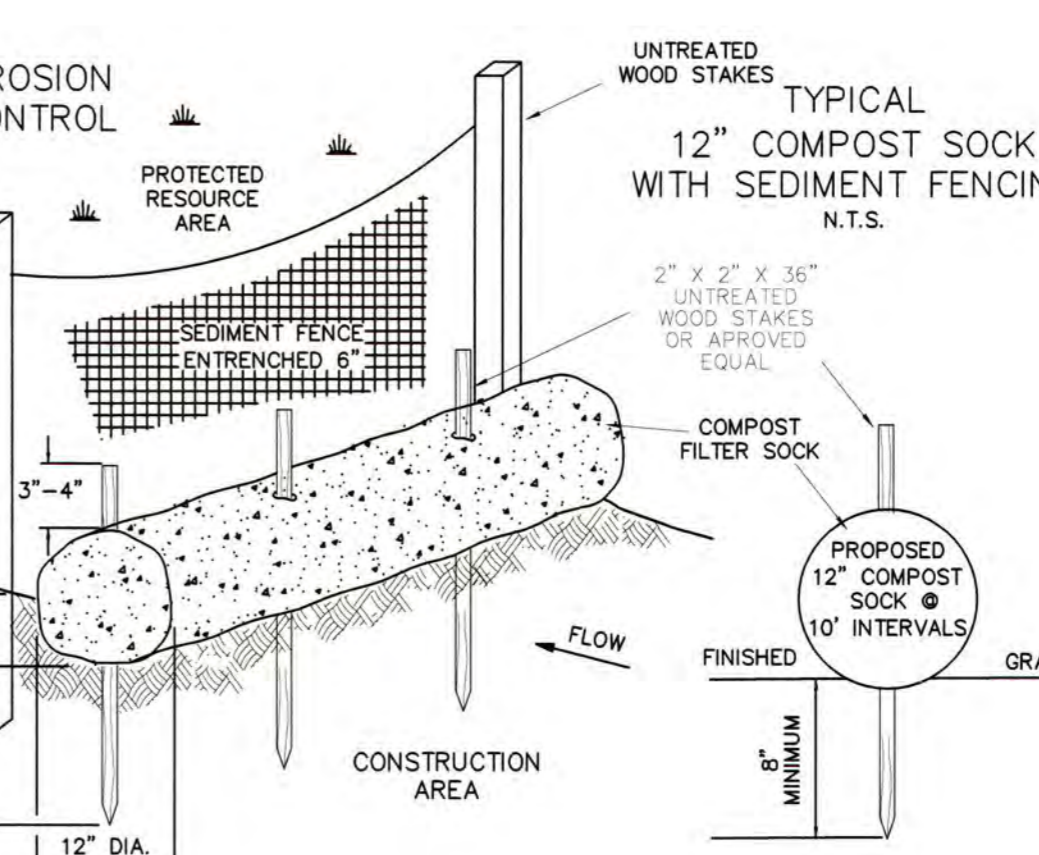
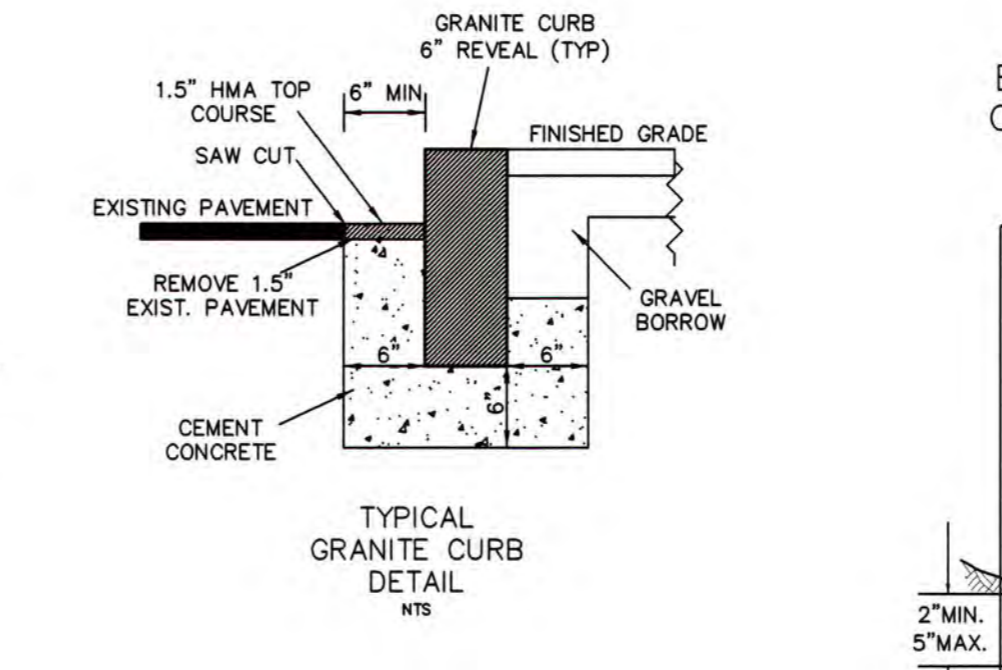
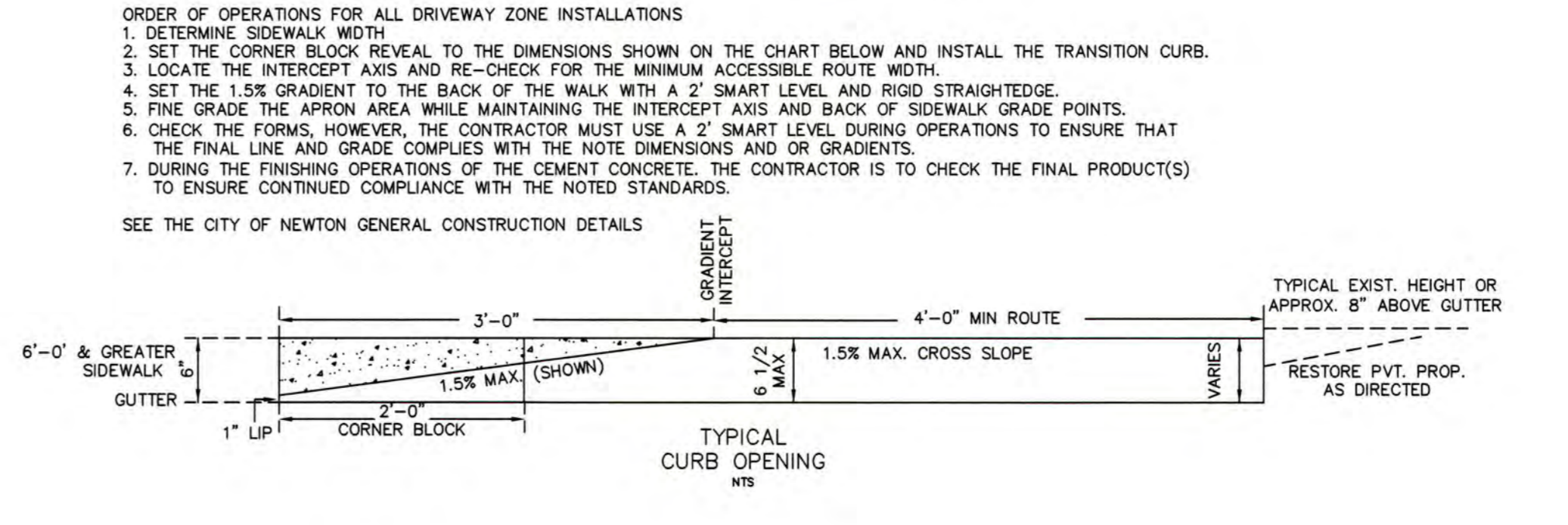
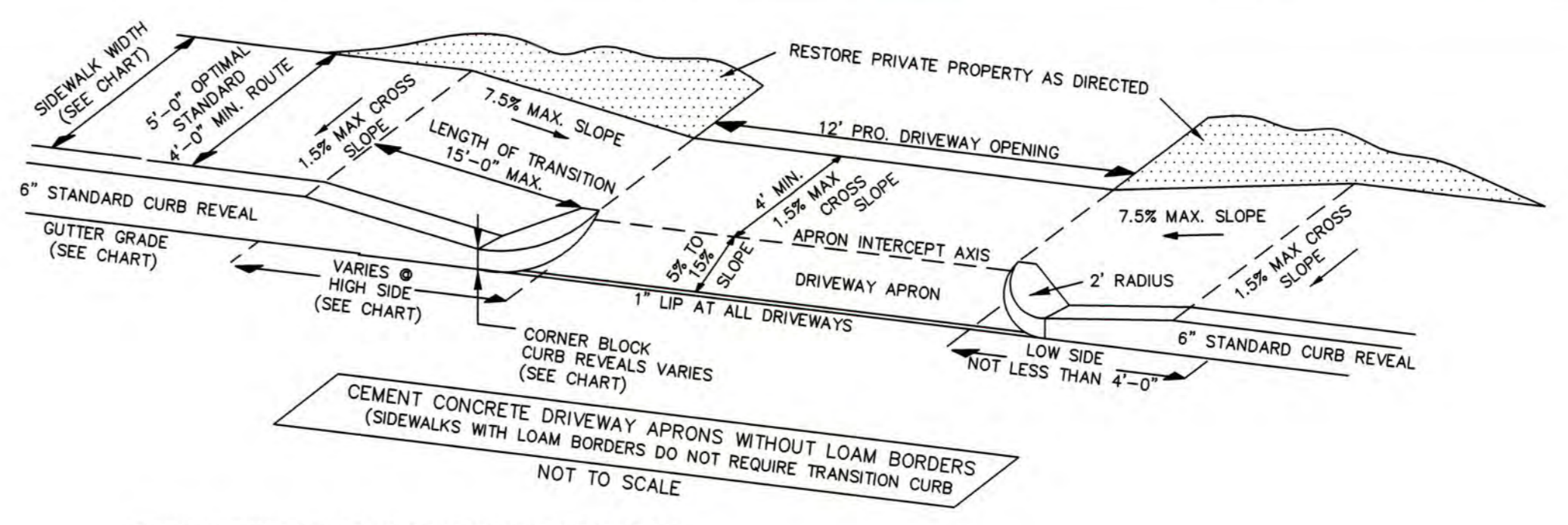
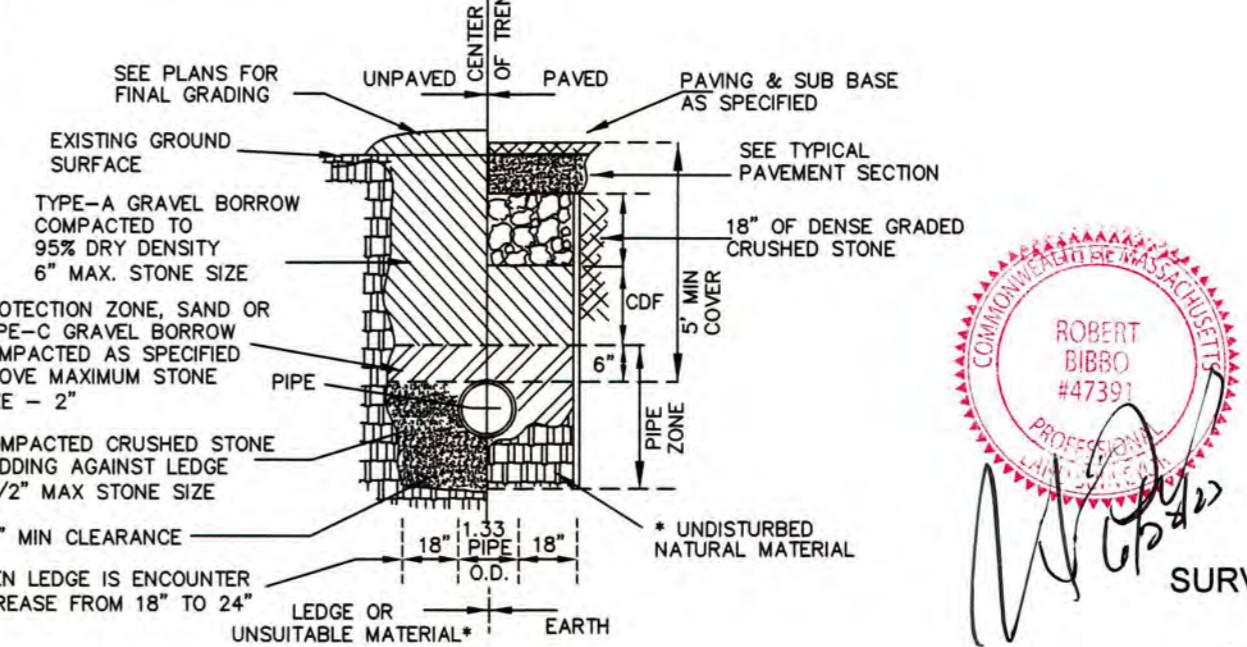
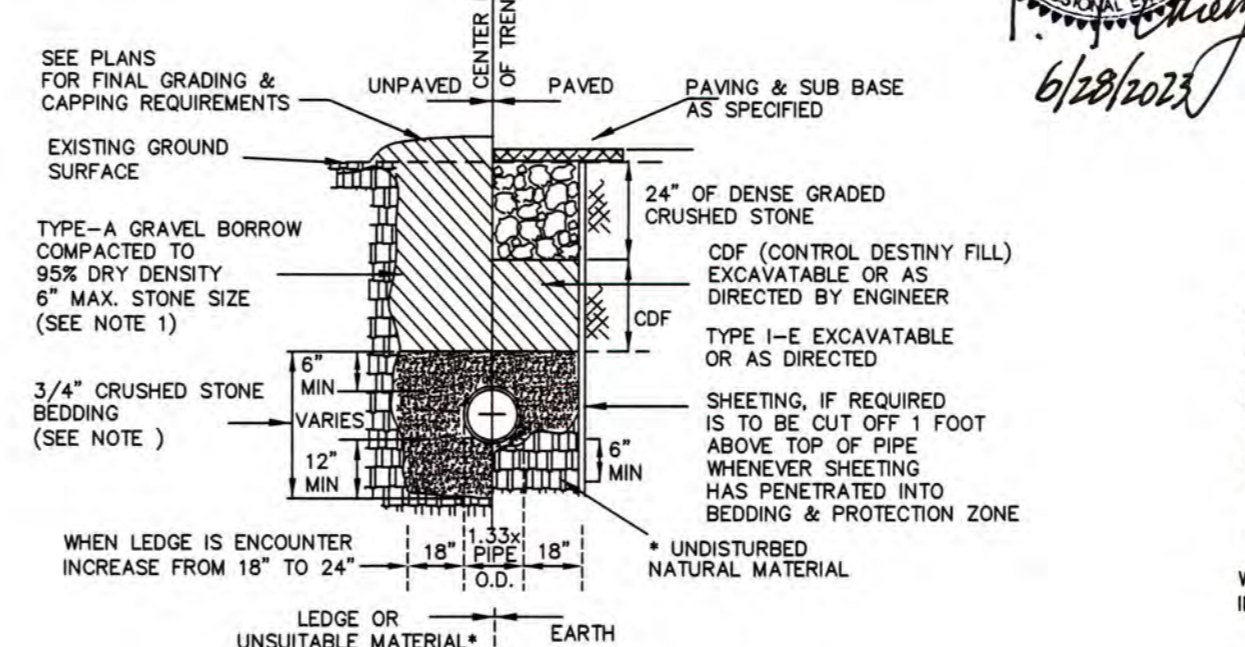
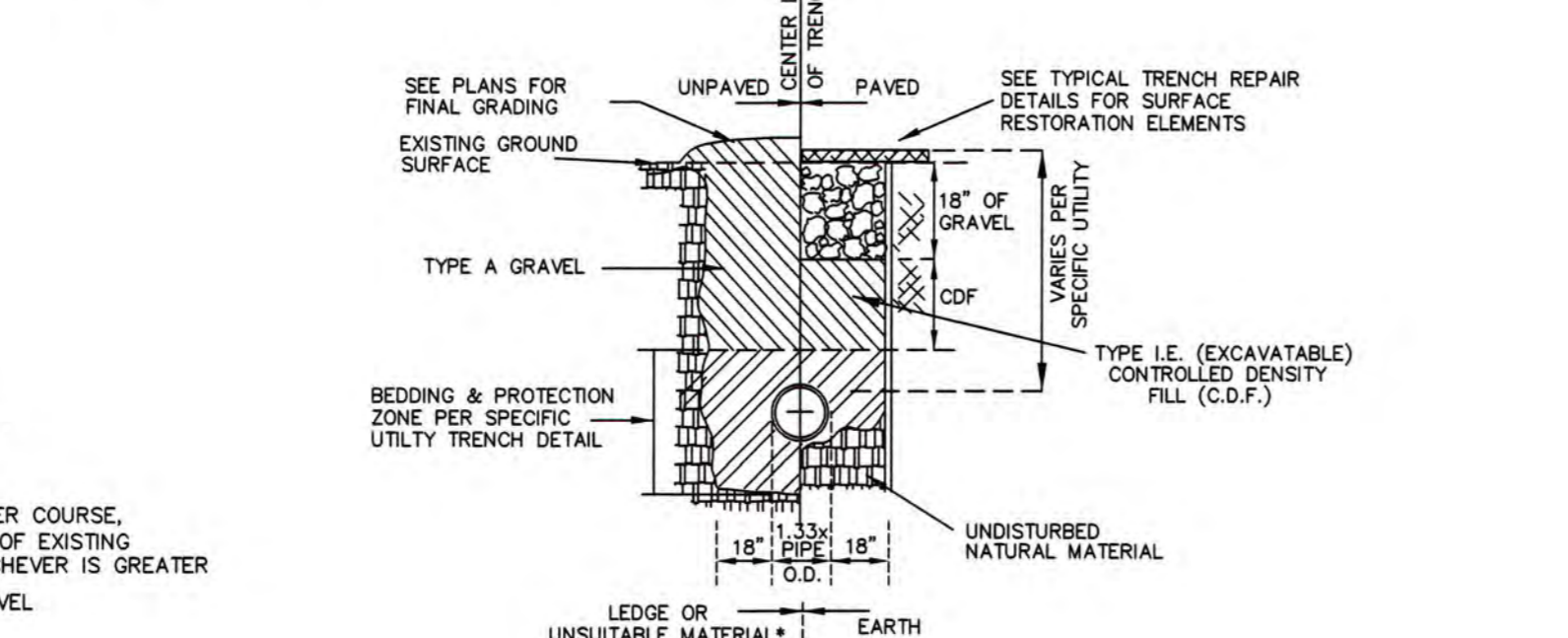
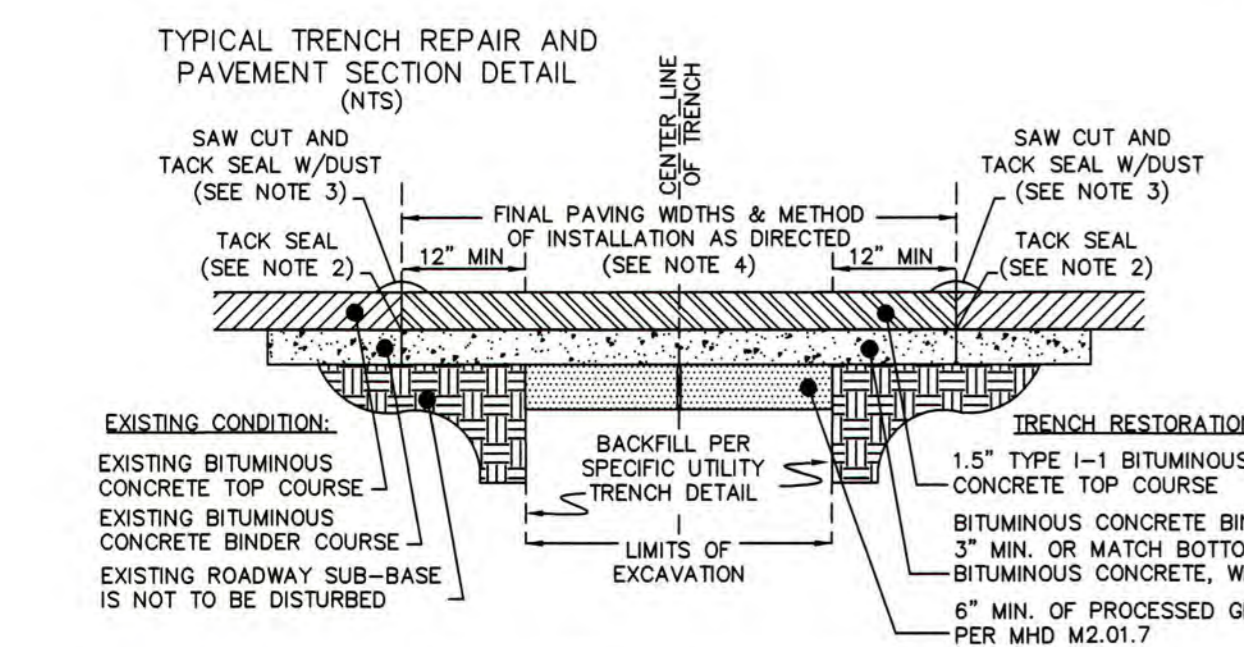
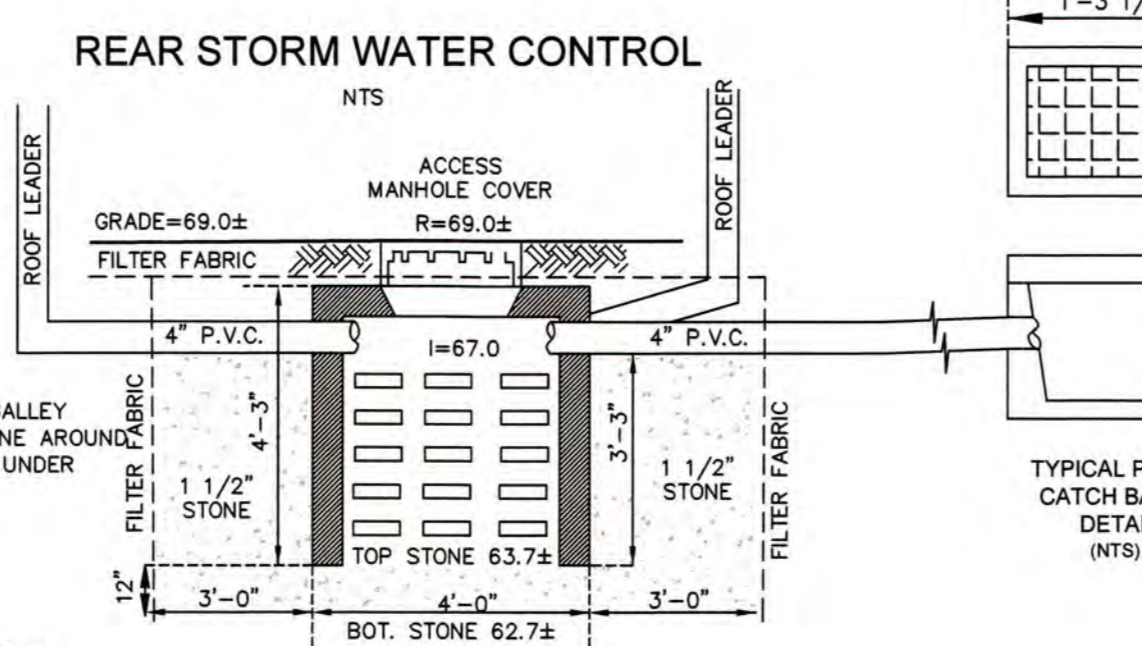
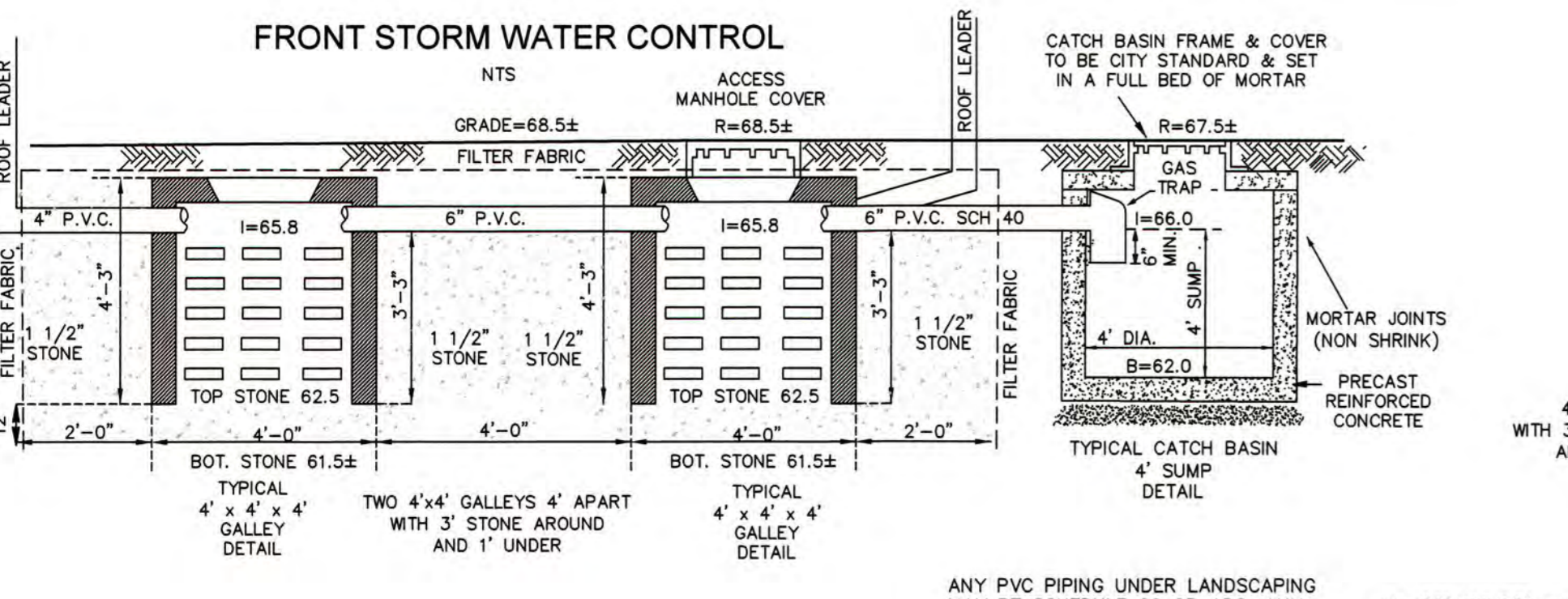
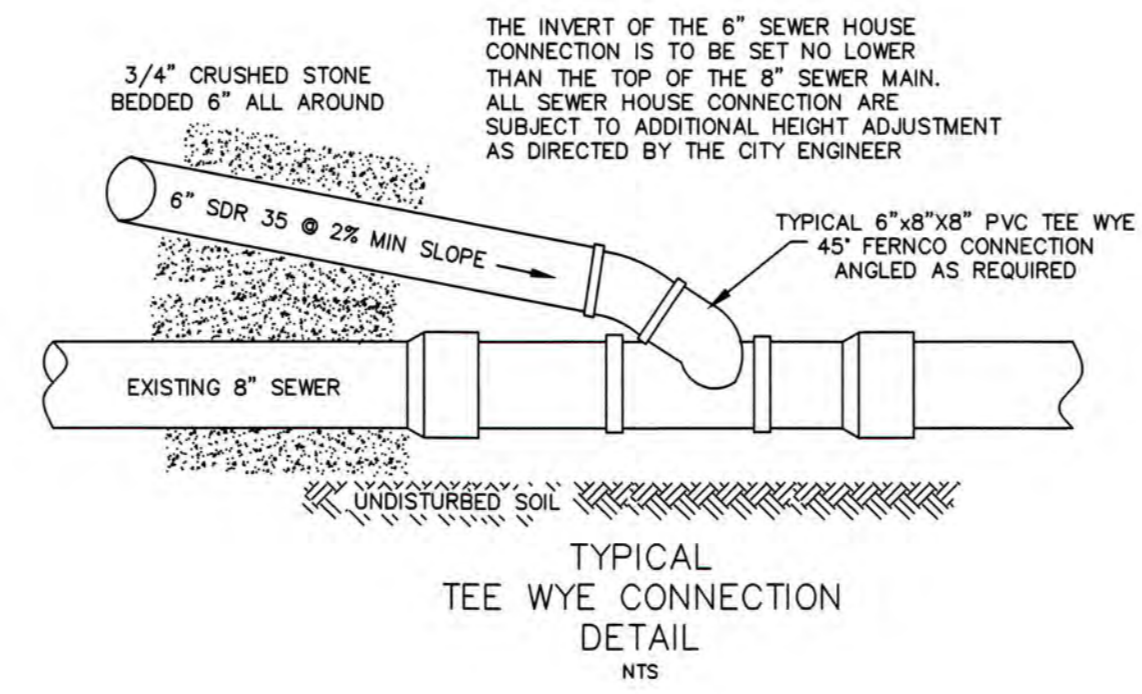
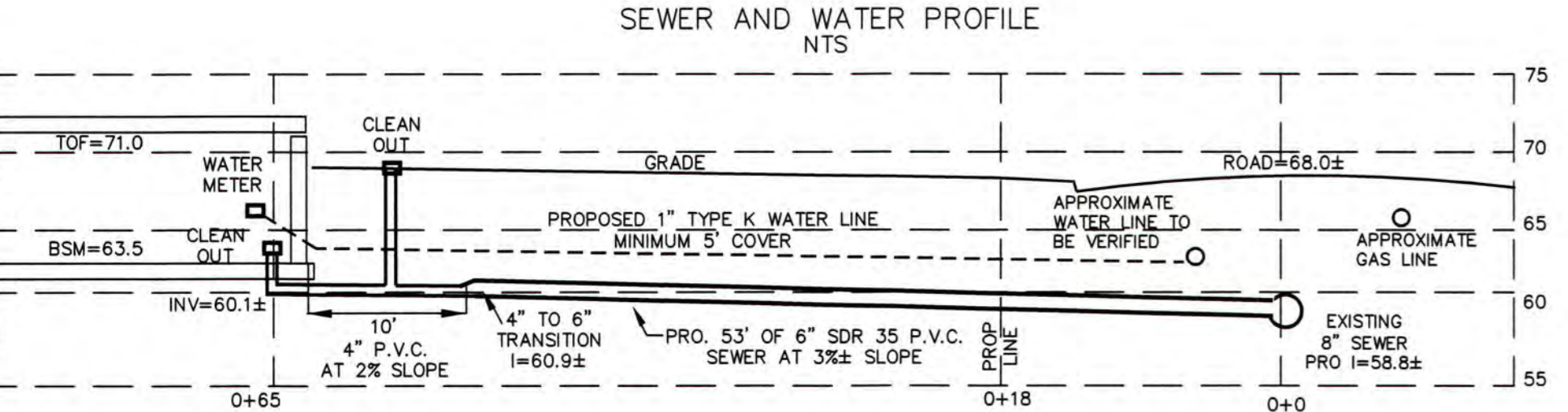
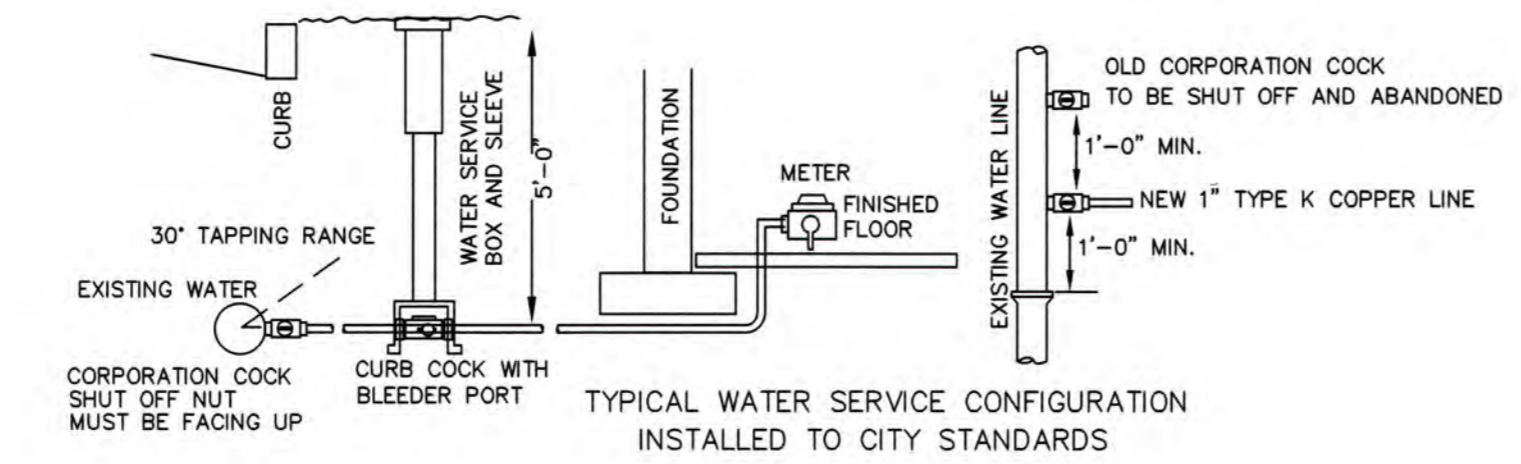




- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE 2" TO 4" WASHED, ANGULAR STONE
 - THICKNESS - NOT LESS THAN (6) INCHES
 - WIDTH - FIFTEEN (15) FEET MINIMUM, BUT NOT LESS THEN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS
 - FILTER FABRIC - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF THE STONE
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

TEST PIT 1		TEST PIT 2		TEST PIT 3	
DEPTH (INCHES)	ELEVATION (FEET)	DEPTH (INCHES)	ELEVATION (FEET)	DEPTH (INCHES)	ELEVATION (FEET)
0"	68.7	0"	68.5	0"	67.2
2"	68.5	14"	67.3	12"	66.2
24"	66.7	23"	66.6	15"	66.0
96"	60.7	102"	60.0	98"	59.0

FOR FULL DESCRIPTION OF SOILS SEE SOILS REPORT BY LAKEVIEW ENGINEERING ASSOCIATES, STEPHEN E. POOLE



- CITY NOTES:**
- NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT OF WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF ANY EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY DPW COMMISSIONER BY THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
 - THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB AND SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
 - THE EXISTING SEWER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE MAIN. THE REMOVAL OF THE EXISTING CONNECTION MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVING THESE INSPECTIONS PERFORMED, MAY RESULT IN DELAY OR DENIAL OF A SEWER SERVICE PERMIT.
 - THE EXISTING WATER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE CORPORATION AT THE MAIN. THE CORPORATION SHALL BE CAPPED, AND A NEW TAP SHALL BE MADE FOR THE NEW SERVICE. EACH PHASE OF THIS PROCESS MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILURE TO HAVING THIS INSPECTION PERFORMED, MAY RESULT IN DELAY OR DENIAL OF A WATER SERVICE PERMIT.
 - AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER AND SEWER SERVICES INSPECTED. THE SYSTEM AND UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM AND UTILITIES MAY THEN BE BACKFILLED.
 - WITH THE EXCEPTION OF GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE I.E. (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
 - THE NEW SEWER SERVICE AND OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEO-TAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE ENGINEERING INSPECTOR FROM THE CITY OF NEWTON. ALL SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH CITY OF NEWTON SPECIFICATIONS. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. ALL TESTING MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION.
 - AS OF MARCH 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC OR PRIVATE PROPERTY.
 - APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONABILITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S).
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PLAN OF LAND ~ NEWTON, MA
SHOWING PROPOSED DETAILS
FOR LOT 14A
#19 STANFORD STREET

DATE: JUNE 20, 2023
 SCALE: NTS

BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING & CONSTRUCTION CONSULTING
 10 HAMMER STREET, WALTHAM, MA 02453
 TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER



- ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 AS AMENDED.
- ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
- ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
- ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE / BOX SPREADER WHEN AND AS DIRECTED BY THE CITY OF NEWTON.

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON
 NOTE: TRENCH BOX OR SHEETING SHALL MEET OSHA STANDARDS

- GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.03.0

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 - CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.03.0
- NOTE: TRENCH BOX OR SHEETING SHALL MEET OSHA STANDARDS