


Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center.
 To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



Impervious Surfaces	
EXISTING	
House/1st Fl Deck	2621 sf
Drive/Walks	1753 sf
Paver Patios/Ret Walls	1082 sf
Wood Patio/Hot Tub	278 sf
Total:	5733 sf

Zoning District: SR2
 Old Lot Status
 Lot is described as two parcels, combined by deed, current Bk 70407 Pg 227.
 See Lot described as two parcels combined by pre 1953 deed Bk 6928 Pg 423 recorded 1/12/46

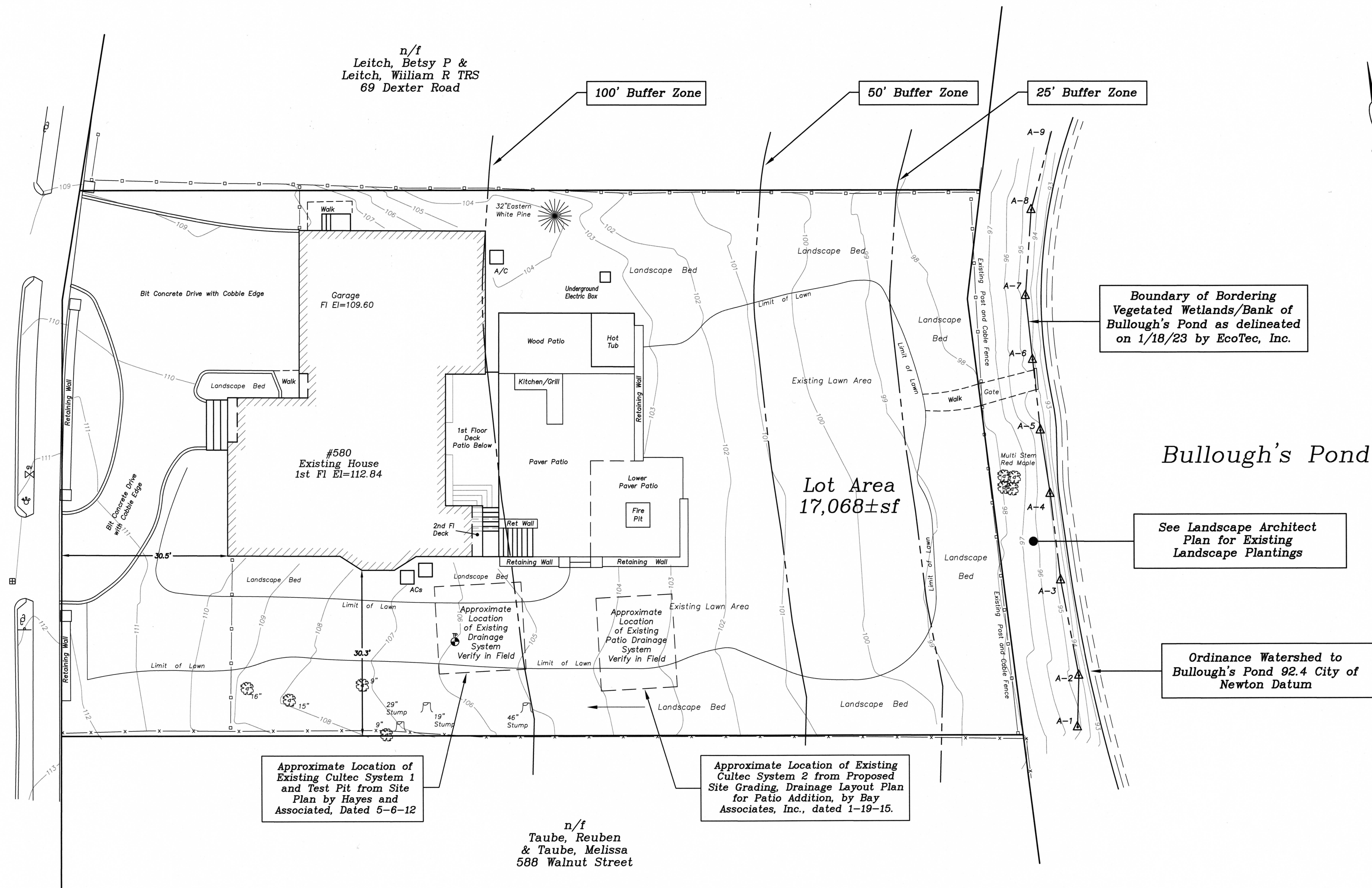
Allowed/Required
 Lot Coverage=30.0%
 Open Space=50.0%

Existing
 Lot Coverage=13.41%
 Open Space=73.74%

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

Existing elevations shown are on City of Newton Base. Benchmark: City of Newton sewer invert station 1+39.45 Prospect Avenue sewer plan 6513 S-27 Elevation=118.44

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Contact Dig Safe and field verify all locations prior to any excavation.



Approximate Location of Existing Cultec System 1 and Test Pit from Site Plan by Hayes and Associated, Dated 5-6-12

Approximate Location of Existing Cultec System 2 from Proposed Site Grading, Drainage Layout Plan for Patio Addition, by Bay Associates, Inc., dated 1-19-15.

Boundary of Bordering Vegetated Wetlands/Bank of Bullough's Pond as delineated on 1/18/23 by EcoTec, Inc.

See Landscape Architect Plan for Existing Landscape Plantings

Ordinance Watershed to Bullough's Pond 92.4 City of Newton Datum

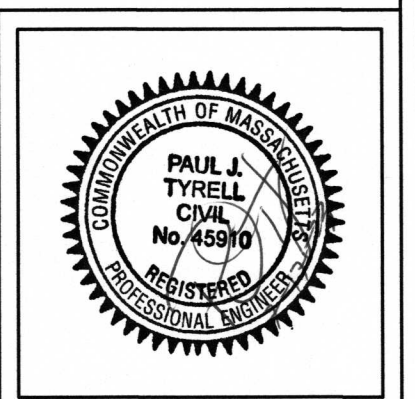
SOIL TEST DATA

Soil log, classification and percolation test are from site plan by Hayes & Associates Site, dated 5/6/2012

Soil classification per NRCS						Percolation Test	
Test Pit 1						Depth	Time
Horizon	Depth	Color	Soil Texture	Mottles	Other	Elevation	
A	0-8	10YR2/2	FSL	-	some roots	-	Presoak 11:03 AM
							12" 11:18 AM
							11" 11:20 AM
Bw	8-27	10YR5/6	SL	-	loamy sand	-	10" 11:24 AM
							9" 11:29 AM
C1	27-51	10YR7/2	SL	-	-	-	8" 11:36 AM
							7" 11:44 AM
C2	51-120	10YR7/2	FSL	-	-	-	6" 11:53 AM

NOTE: Redoximorphic features observed in test pit at 55"
 No groundwater observed in test pit.

REVISIONS	
DATE	DESCRIPTION

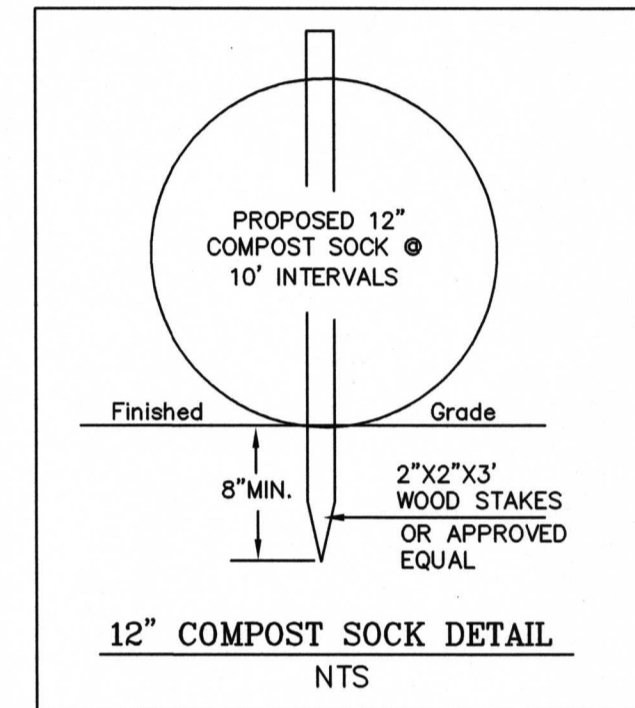


580 Walnut Street
 Newton, Massachusetts
 Existing Conditions Site Plan
 Scale: 1"=10' June 28, 2023
 VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 23004
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 1 of 1

- Notes:
- 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 to all subsurface components as well as final grading. The As-Built plan must be signed stamped and dated.
 - The contractor needs to notify the Engineering Department 48 hours in advance and schedule an appointment to have the drainage system inspected. The system must be fully exposed for the inspector. Once the inspector is satisfied, the system and utilities may be back filled.
 - The applicant must apply for a Street Opening and Utilities Connection Permit as well as a sidewalk crossing permit with DPW.
 - The utilities shown are from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe, all local utility companies and field verify all locations as required prior to any excavation.
 - All work shall 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 shall provide Police Details for the direction and control of traffic, as required by the city engineer. All roads effected by construction shall remain open to emergency vehicles at all times. Contractor is to coordinate with Police and Fire Department to ensure public safety.
 - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 - Any tree removed from site must comply with City of Newton Tree Ordinance.
 - Proposed drainage design and calculations meet the minimum standards as required by the City of Newton Engineering Division for this development as shown. Drainage design and accompanying drainage calculations DO NOT take into consideration perimeter drains and/or sump pump connections.



Impervious Surfaces	
EXISTING	
House/1st Fl Deck	2621 sf
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Total:	5733 sf
PROPOSED	
House/1st Fl Deck	2621 sf
Drive/Walks	1753 sf
Paver Patios/Ret Walls	1058 sf
New Pool/Patio Area	1190 sf
Total:	6622 sf
6622-5733=888	
There is an increase of impervious surface contributing to runoff of 888sf	

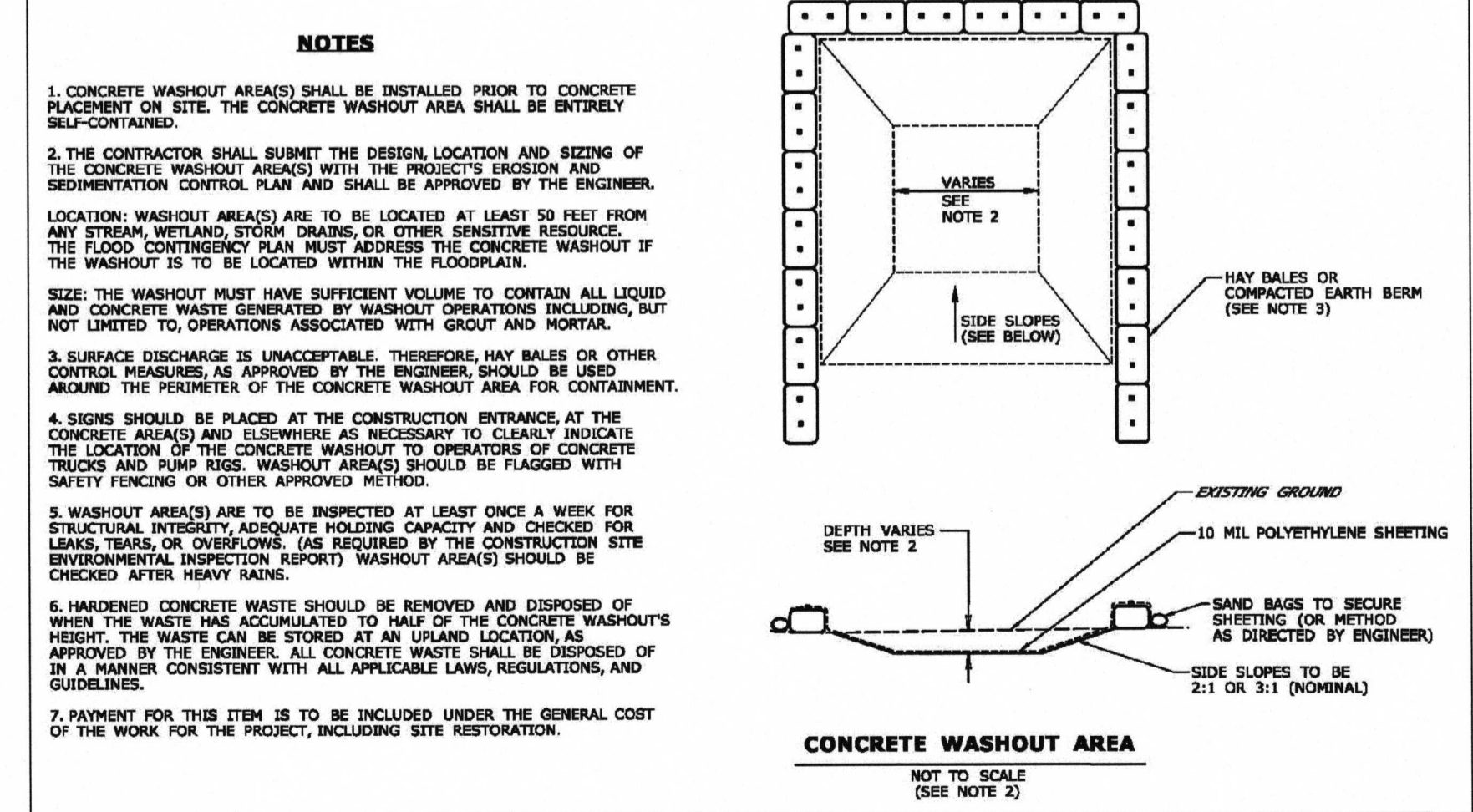
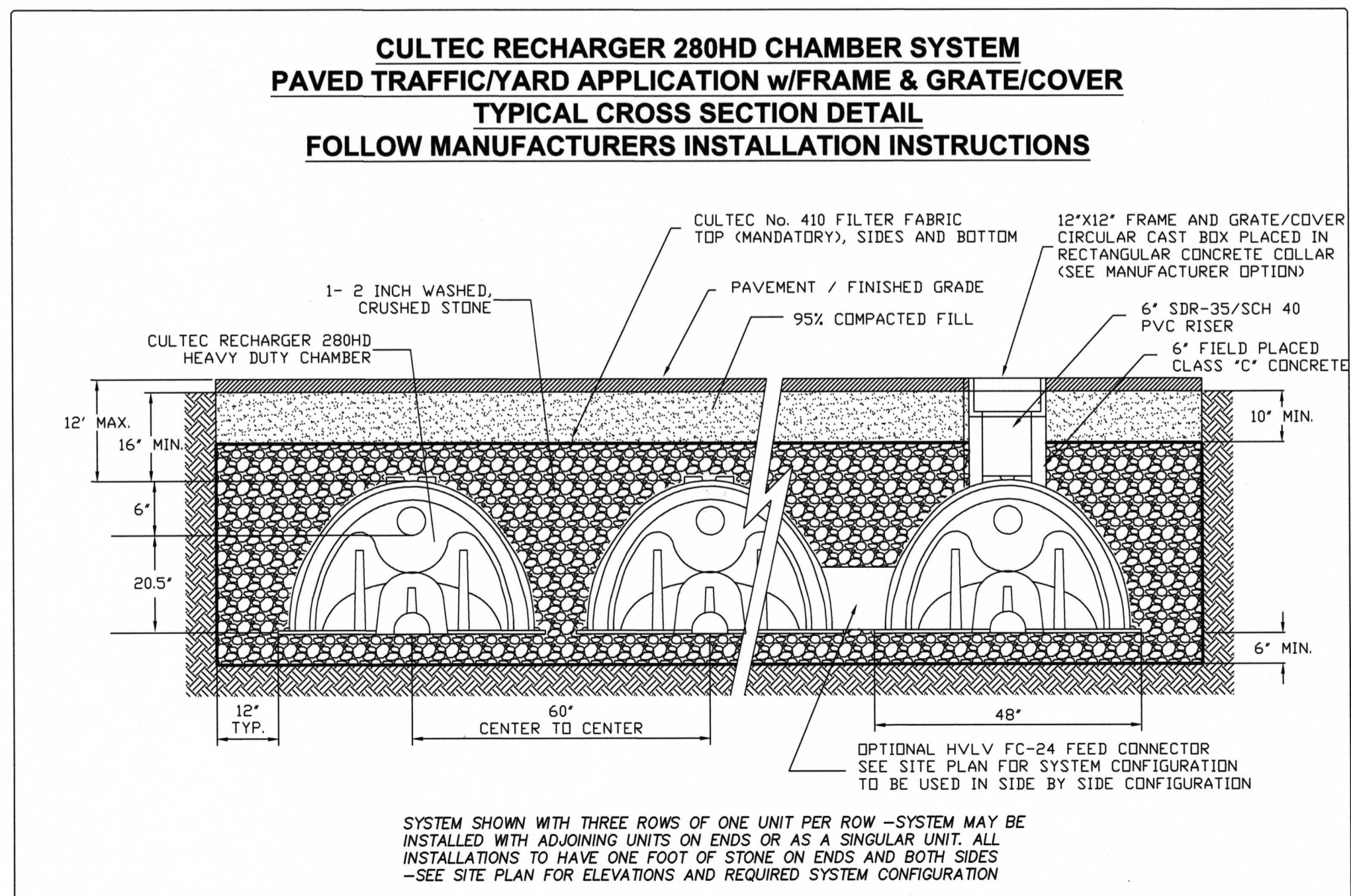
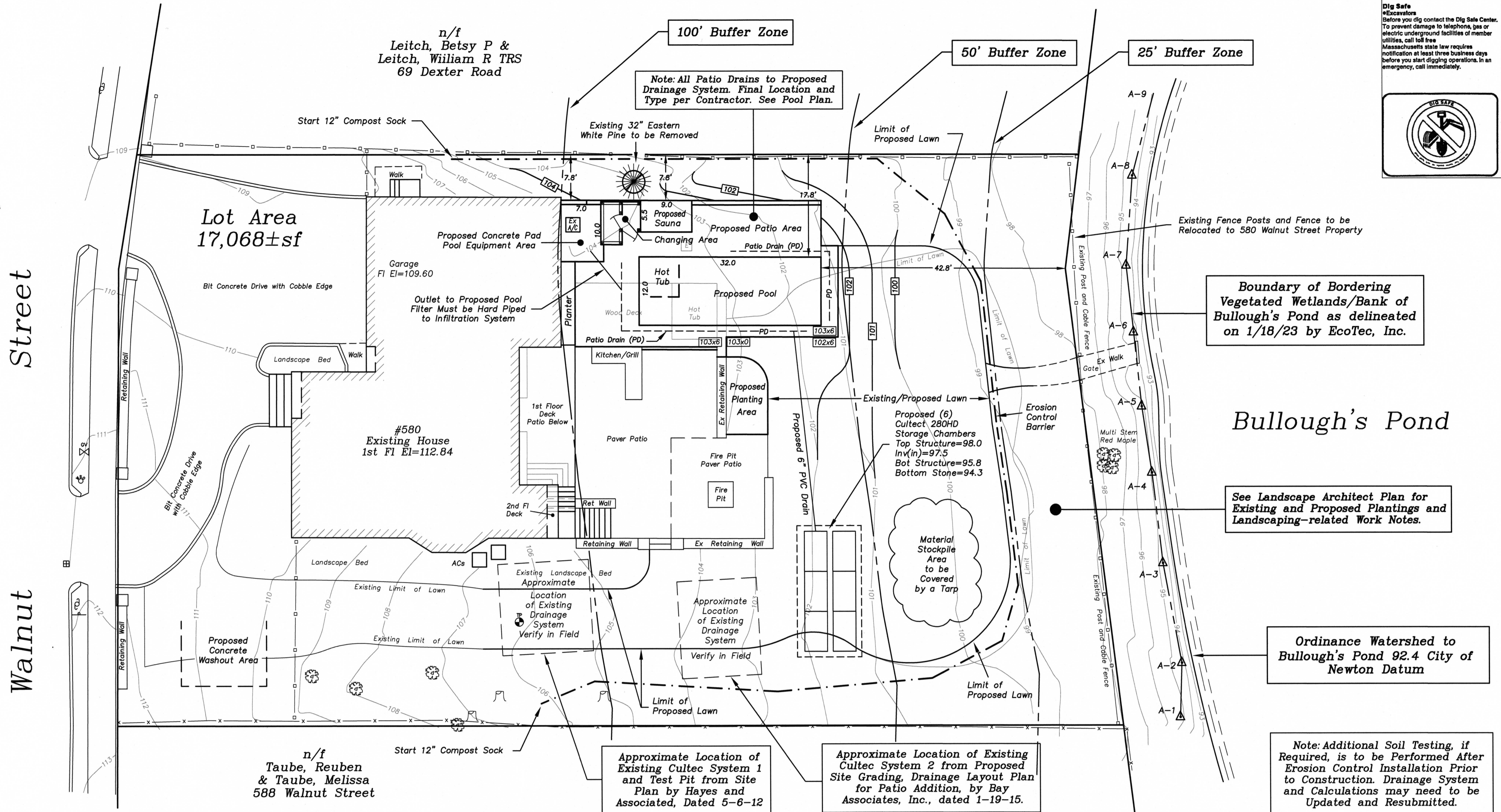
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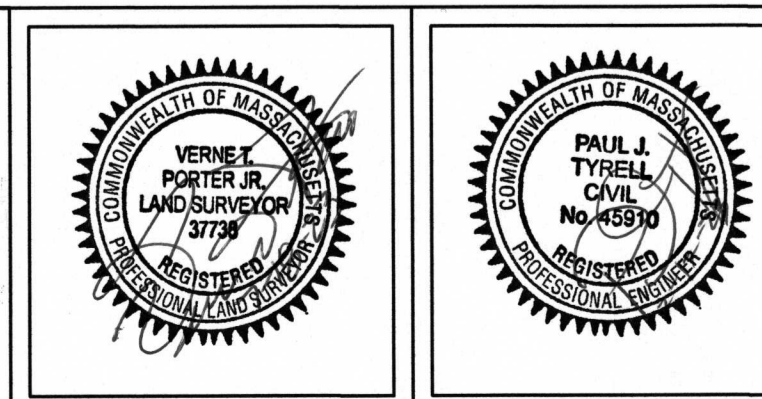
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DATE	DESCRIPTION



580 Walnut Street
 Newton, Massachusetts

Proposed Conditions Site Plan

Scale: 1"=10' June 28, 2023

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 Land Surveyors - Civil Engineers
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Sheet 2 of 2