

- Notes:**
1. 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.
 2. The contractor needs to notify the Engineering Department 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 be back filled.
 3. The applicant must apply for a Street Opening and Utilities Connection Permit as well as a sidewalk crossing permit with DPW.
 4. 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.
 5. 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.
 6. An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 7. The proposed drainage system must be inspected by a representative of the Engineering Division. Failure to having these inspections may result in the denial or delay of issuing a sewer permit.
 8. Proposed roof drains are to be connected to proposed drywell as shown on plan. Drainage design and accompanying drainage calculations DO NOT take into consideration perimeter drains and/or sump pump connections. All drains with less than 4' cover to be Sch 80 PVC or ductile iron.
 9. Any tree removed from site must comply with City of Newton Tree Ordinance.
 10. Per City of Newton Ordinance No. B-42, Council Item #251-19, 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. Replacement is to be determined by the Engineering Division Construction Inspector, based on the material and manner of construction of the existing sidewalk and curb, or that the existing sidewalk and curb has the ability to be re-set or reused without replacement.

Impervious Surfaces

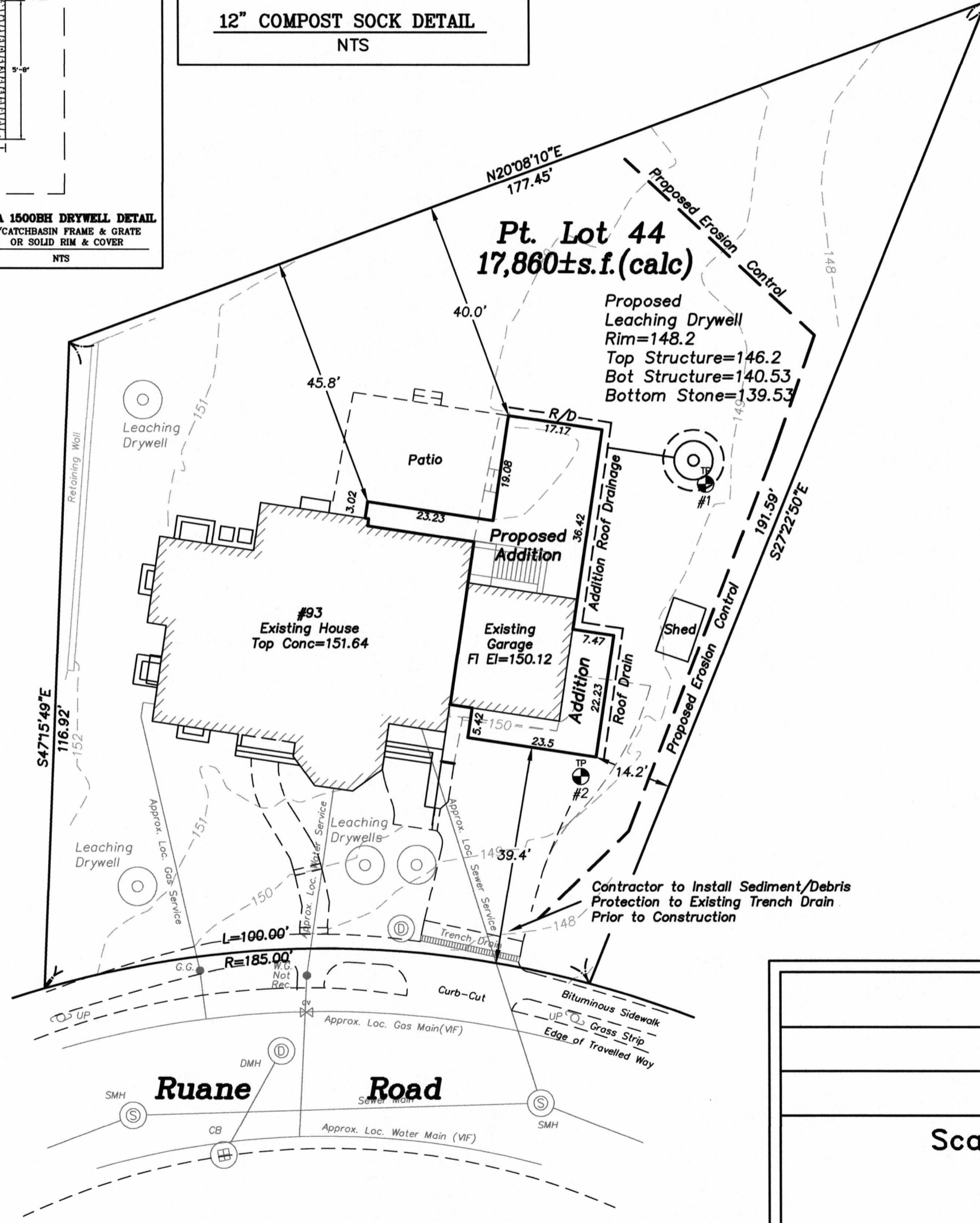
EXISTING	
House/Porches	2929 sf
Drive	1122 sf
Walks	371 sf
Patio	624 sf
Shed	63 sf
Total:	5109 sf

PROPOSED	
House/Porches/Addition	3729 sf
Drive	844 sf
Walks	371 sf
Patio	584 sf
Shed	63 sf
Total:	5591 sf

5591 - 5109 = 482

There is an increase of impervious surface contributing to runoff of 482±sf

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.



Zoning District: SR1
 Old Lot Status
 See Pre Dec 7, 1953 Deed,
 Dated June 15, 1953,
 Recorded June 15, 1953

Allowed/Required
 Lot Coverage=20.0%
 Open Space=65.0%

Existing
 Lot Coverage=15.82%
 Open Space=78.00%

Proposed
 Lot Coverage=20.0%
 Open Space=75.45%

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.

93 Ruane Road
 Newton, Massachusetts
 Proposed Addition Plan

Scale: 1"=20' July 17, 2023

VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street, Newton, Massachusetts 02464

Project: 14061
 Checked By:
 Drawn By:

Sheet 1 of 1

