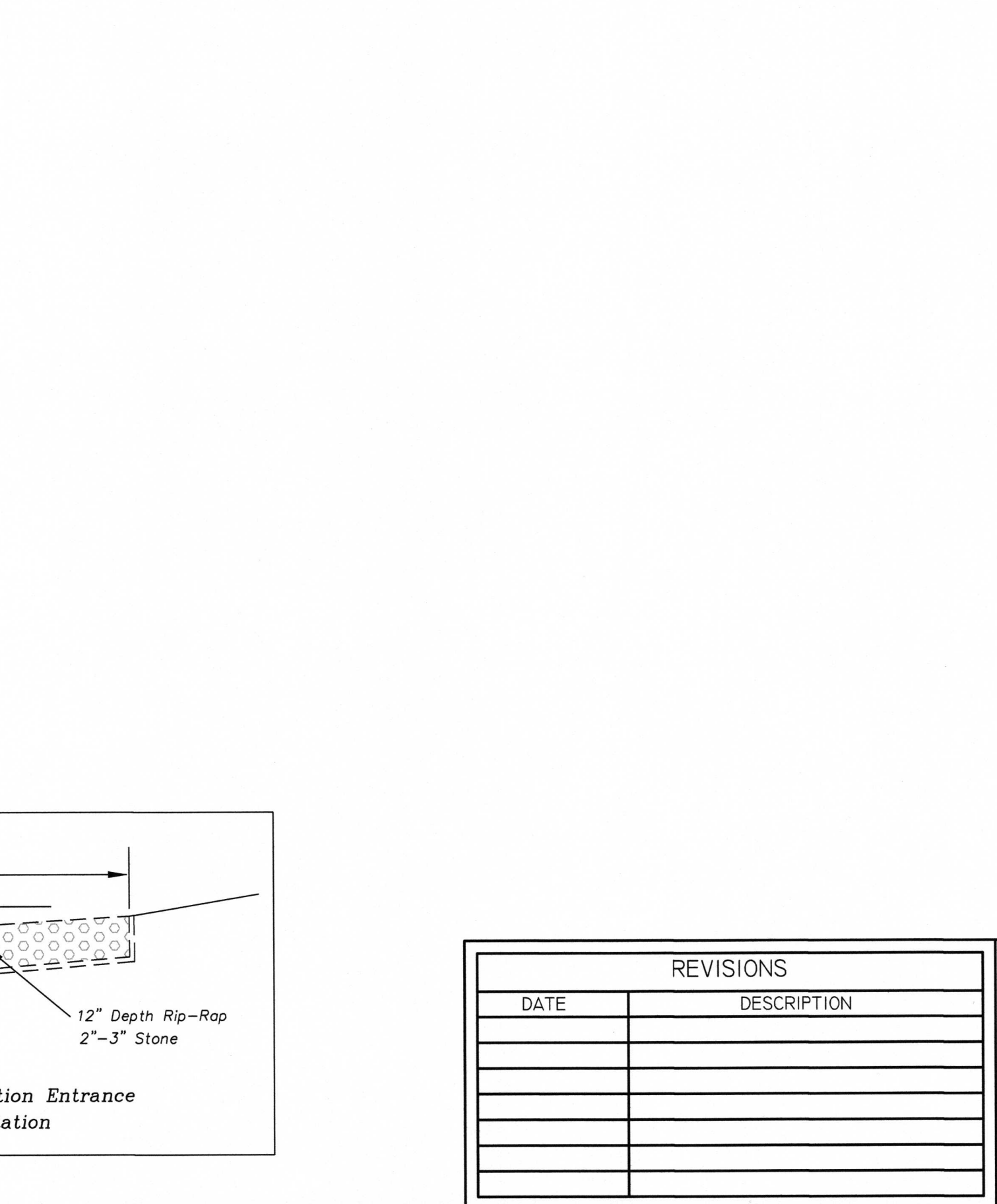
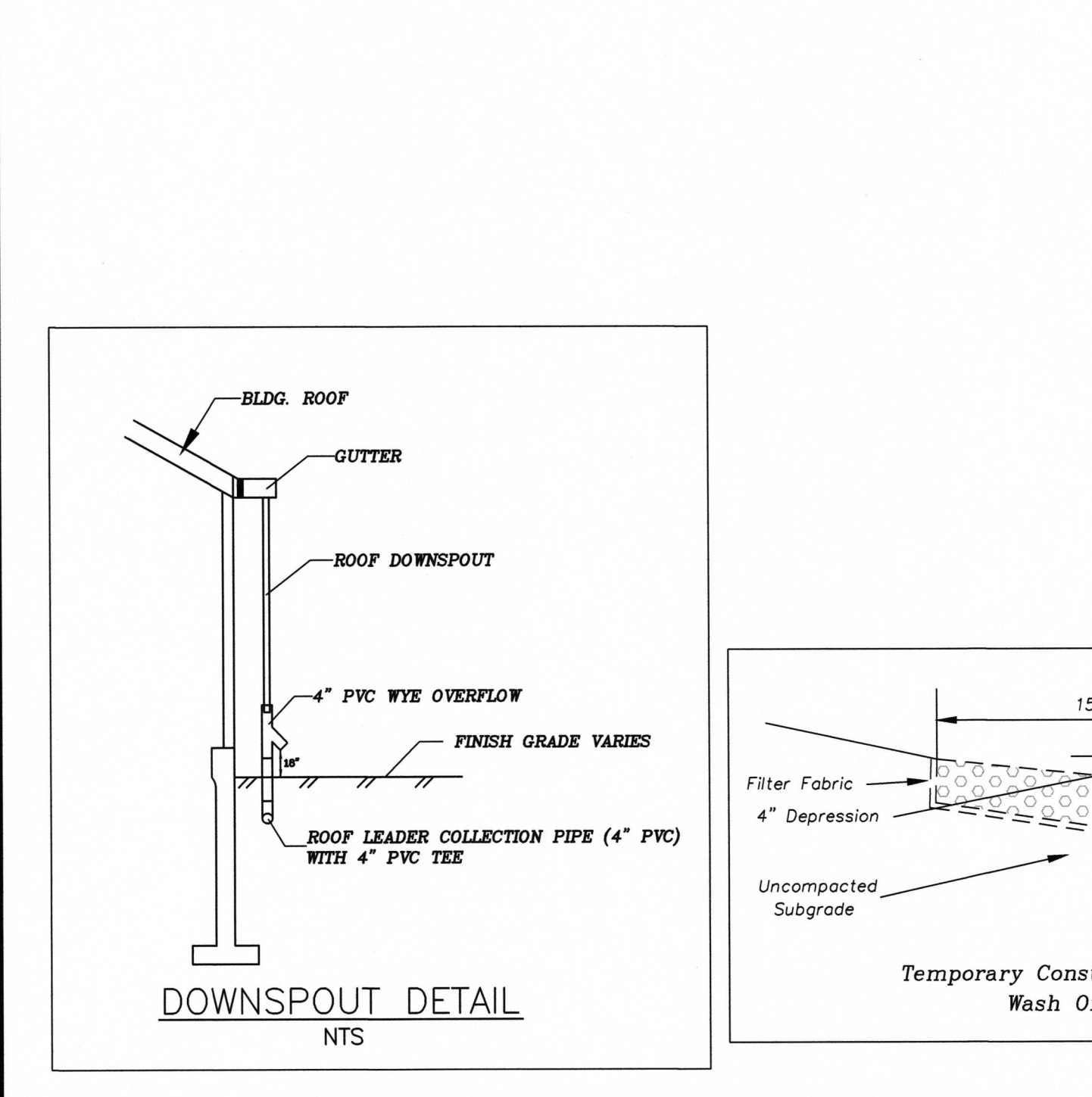
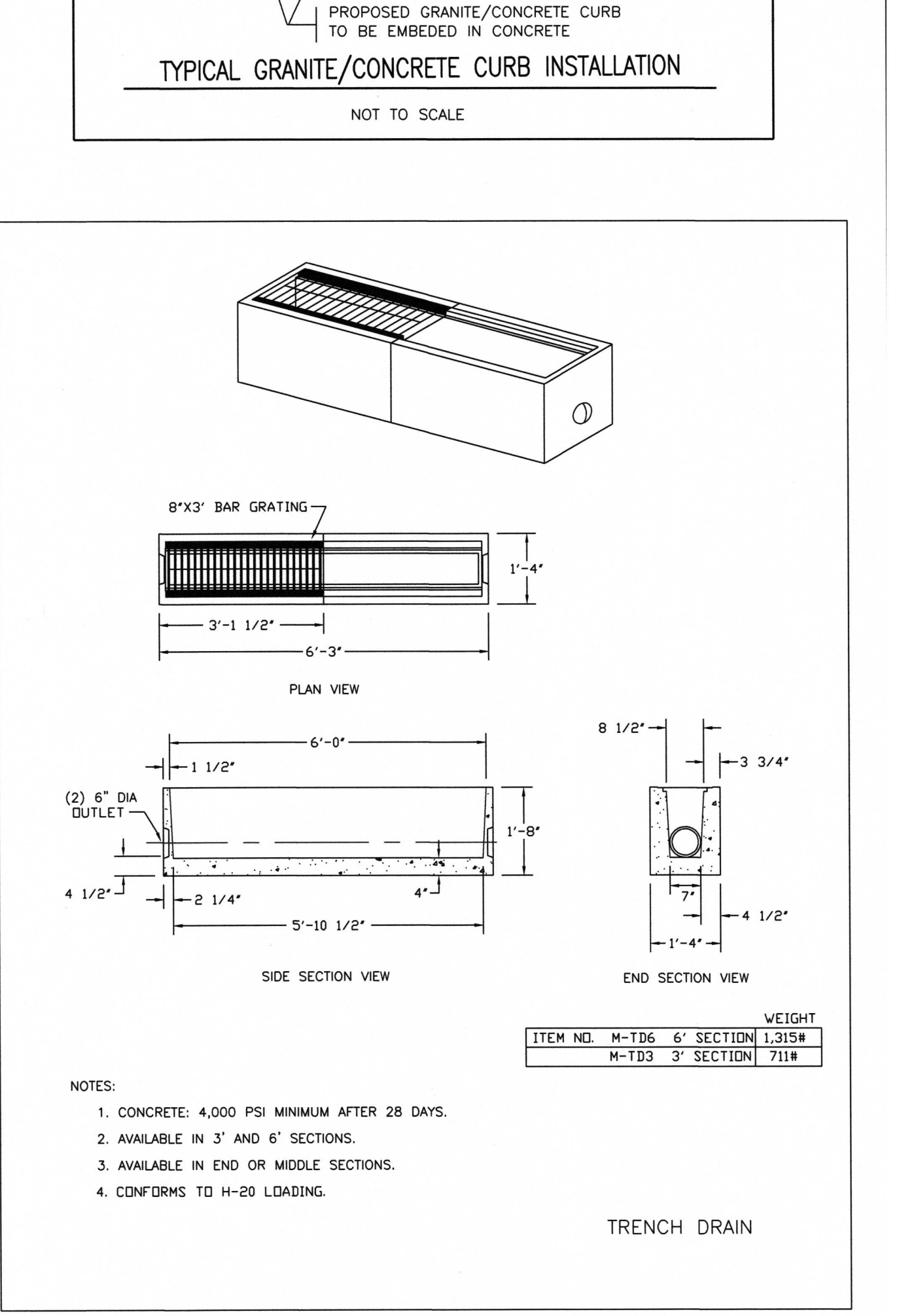
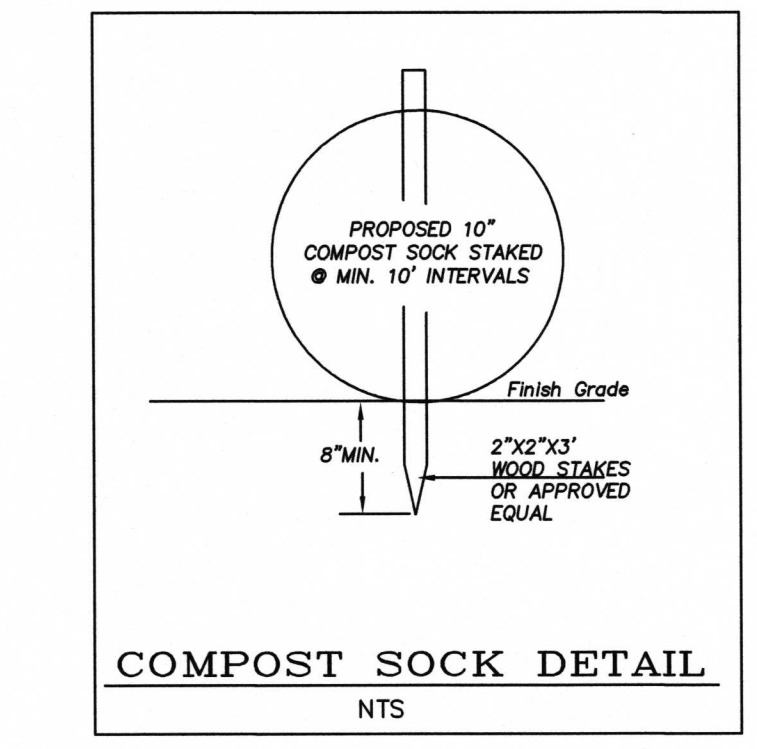
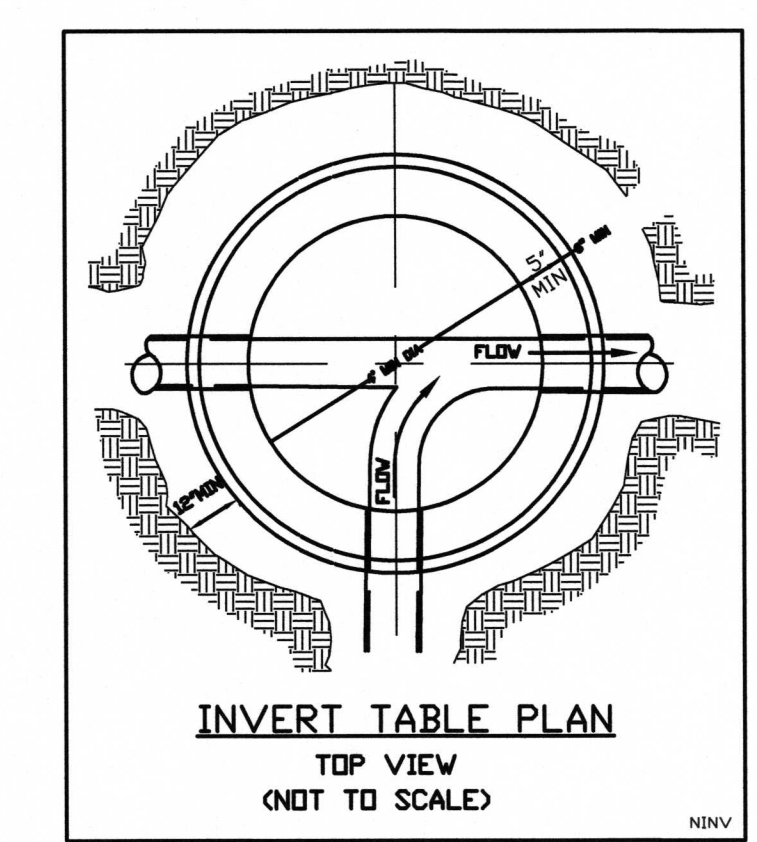
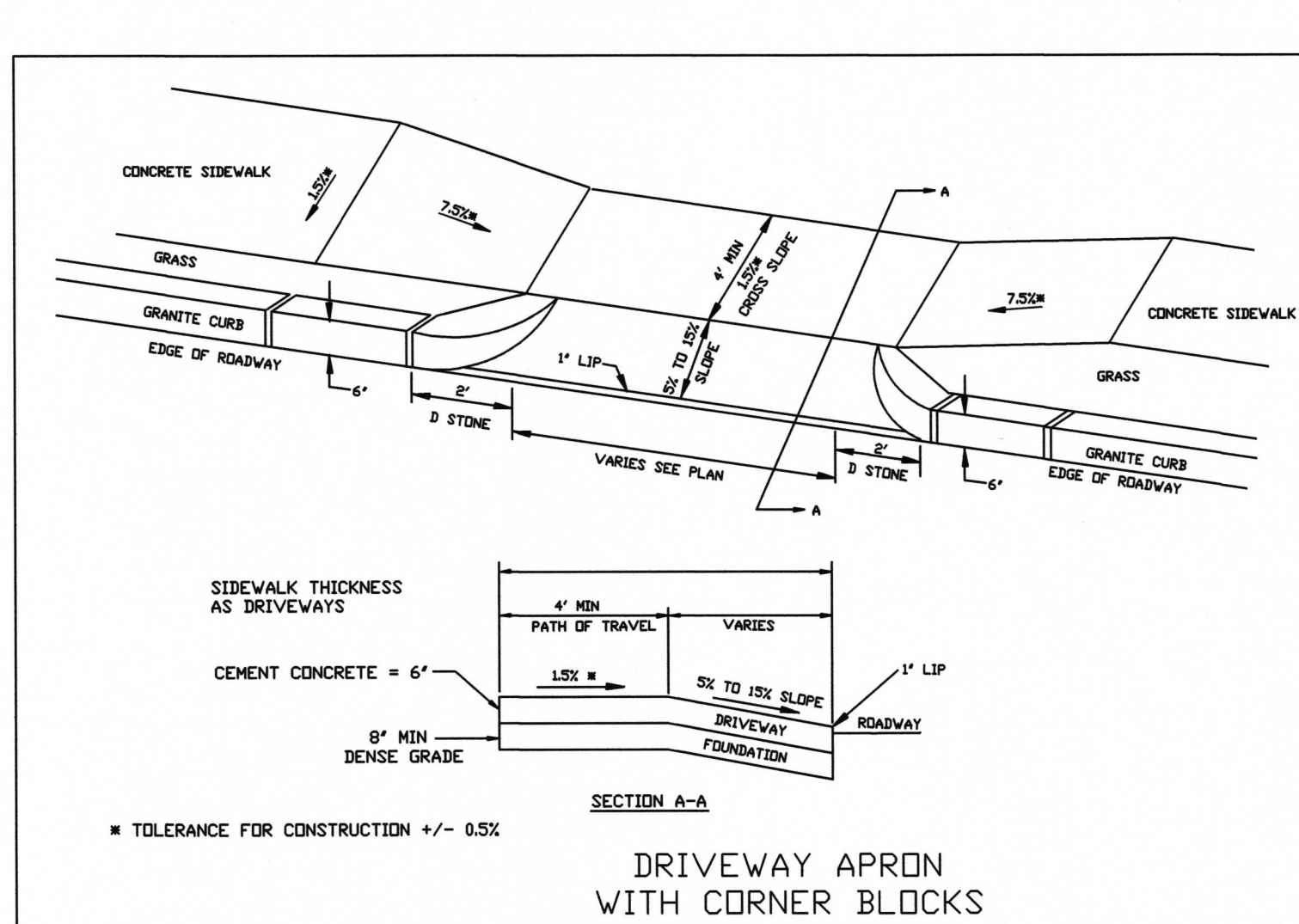
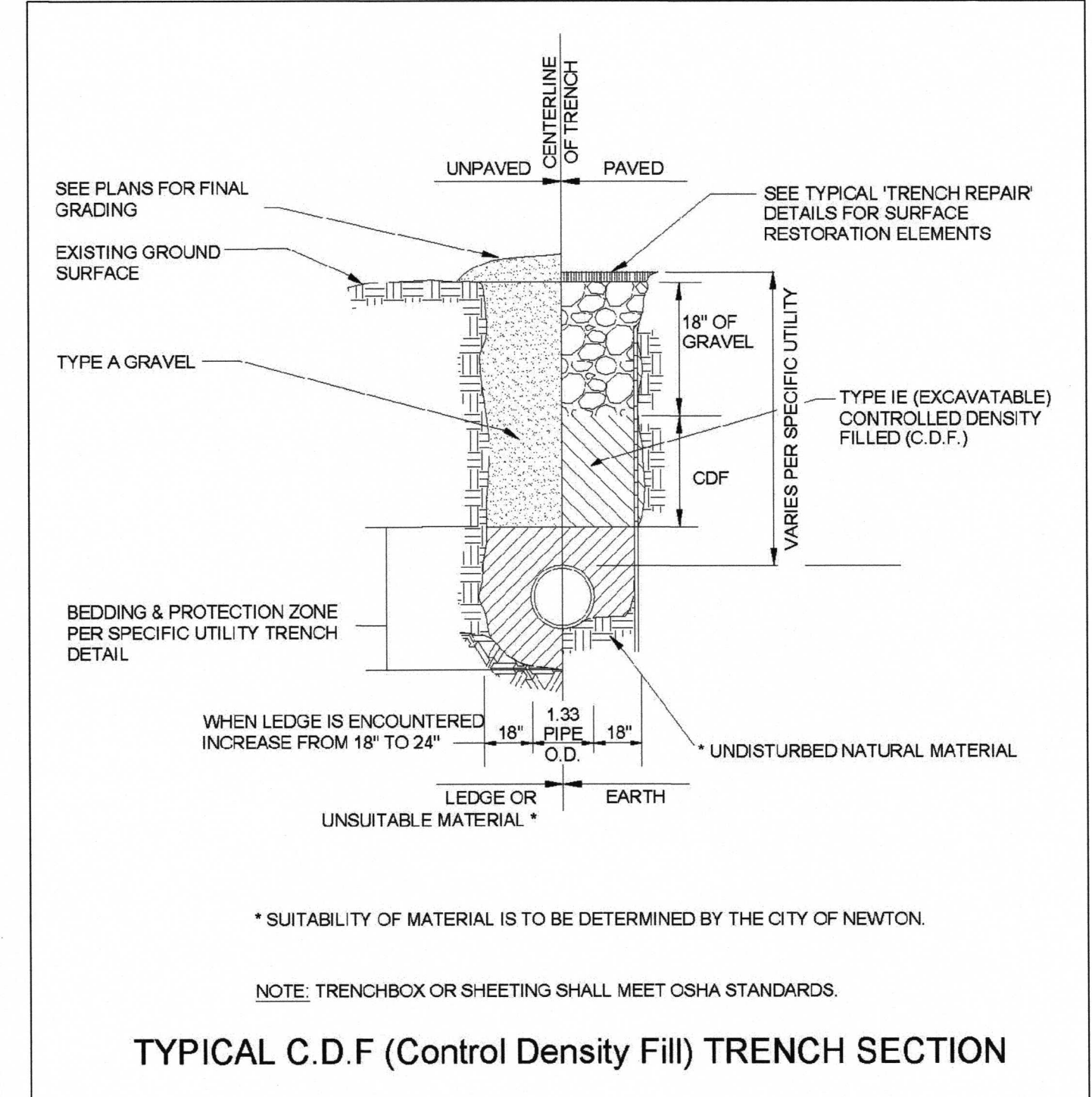
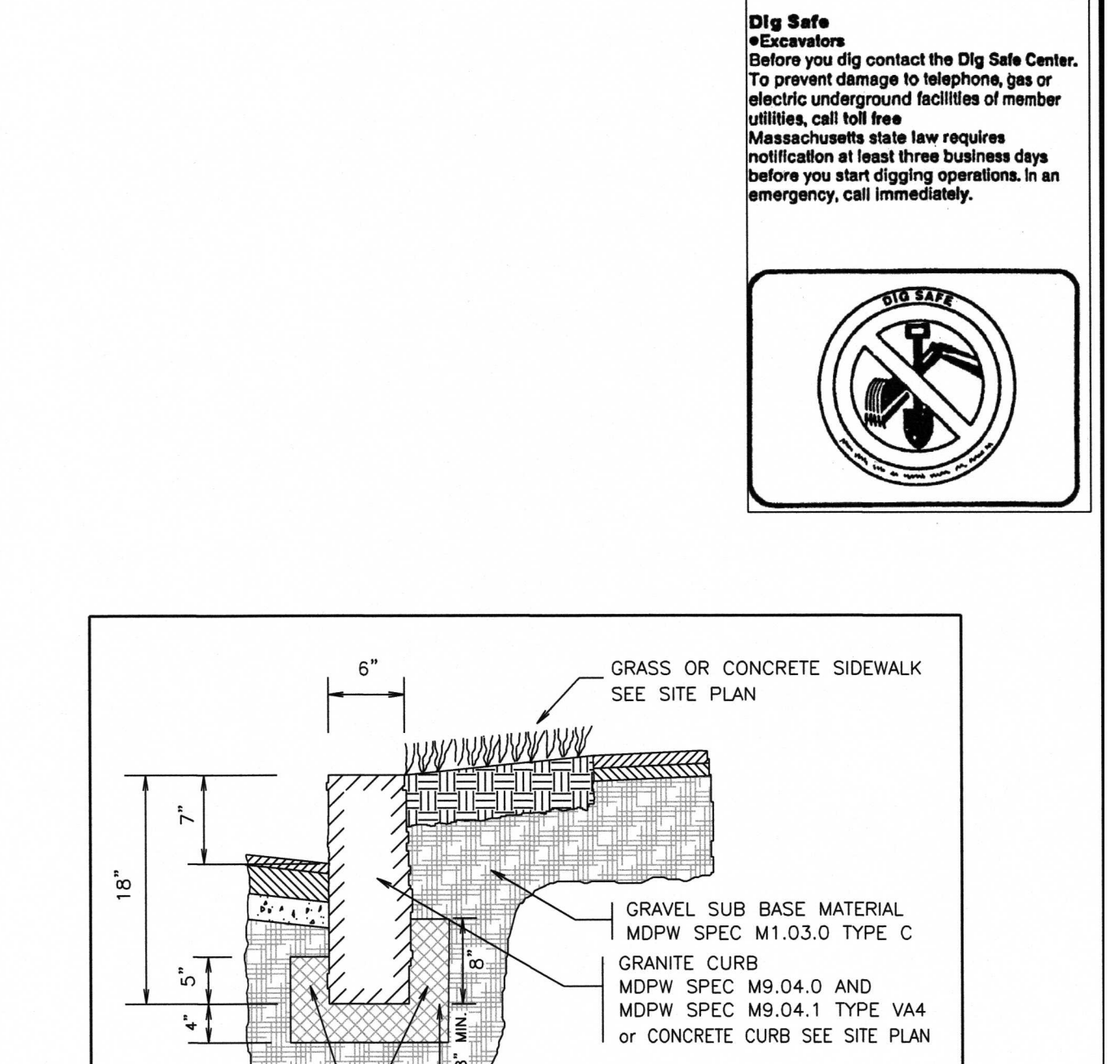
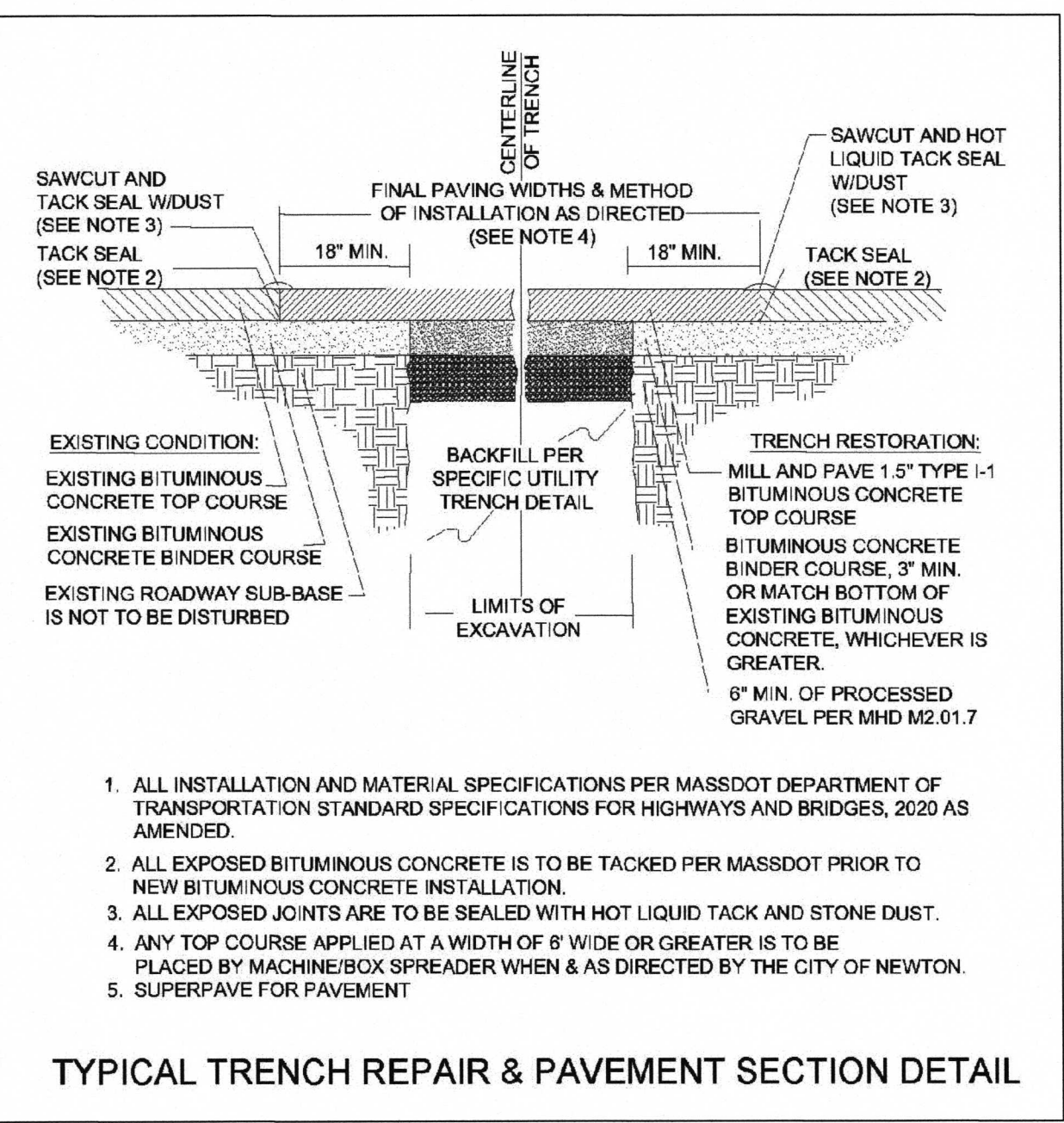
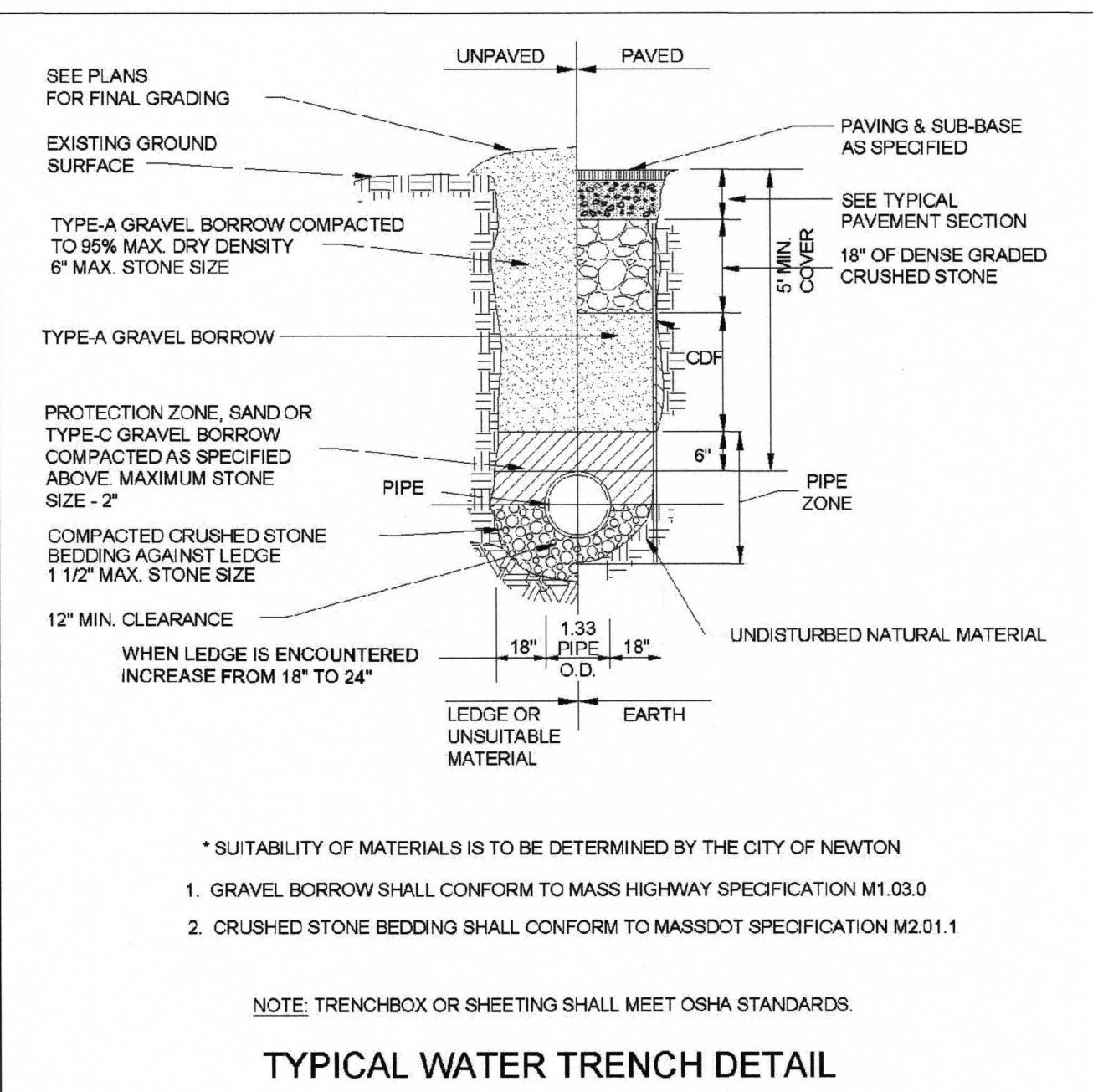
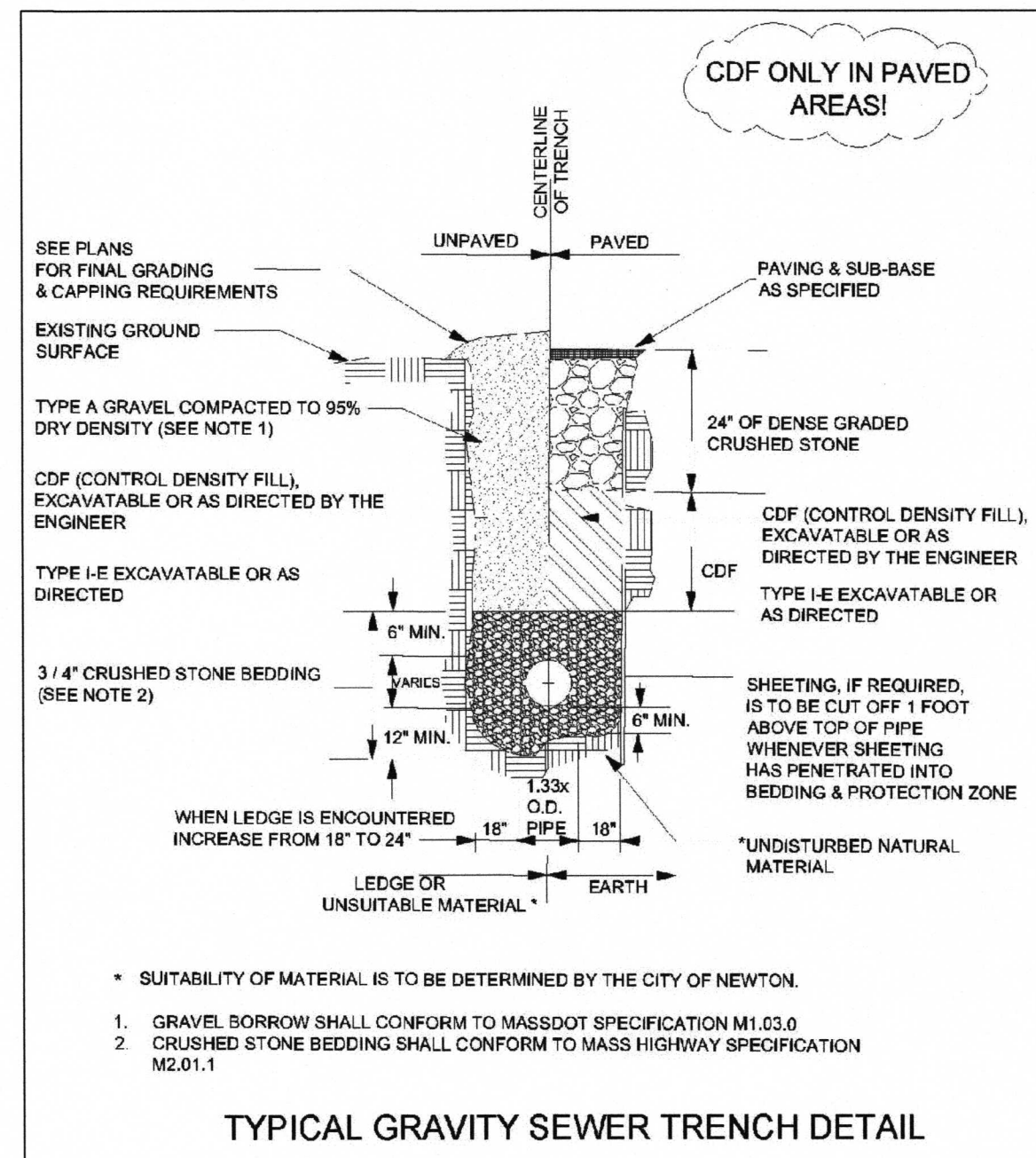
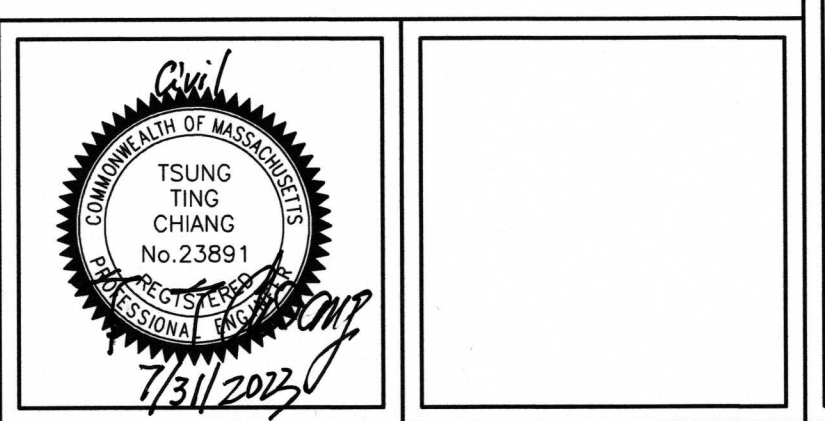


- Notes:**
- Prior to an occupancy permit being issued, the water and sewer services must be in place and accepted by the Engineering Division.
 - The contractor needs to notify the Engineering Department 48 hours in advance and schedule an appointment to have the drainage system, water and sewer services 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.
 - The applicant must apply for a Street Opening and Utilities Connection Permit as well as a sidewalk crossing permit with DPW.
 - The utilities shown were compiled from field locations and available plans of utility companies and may or may not be complete or correct. Contractor is to contact Dig Safe and all local utility companies as required prior to any excavation. Open excavation may be necessary to verify any locations and elevations of utilities.
 - 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 affected 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.
 - The existing water service shall 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 the delay or denial of the water service permit.
 - The existing sewer service shall be completely removed from the existing dwelling and to the existing connection at the main. The abandonment, along with the new connection must be witnessed by a representative of the Engineering Division. Failure to having these inspections may result in the denial or delay of issuing a sewer permit.
 - The contractor shall be responsible for all proposed grading as shown on plan. Any variations to proposed grading shown and/or any changes to proposed structure may result in non compliance with zoning regulations.
 - All utilities trenches with the exception of gas, within the City of Newton right-of-way will be backfilled with type IE (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 videotaped 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.
 - All pipes with less than 4" cover shall be Sch 80 PVC, Ductile Iron or encased in concrete. And insulated as necessary to prevent pipe freezing.
 - Contractor to relocate existing drive opening and curb cut, match existing sidewalk, existing loam/seed grass berm area as necessary.
 - All construction activities within the City of Newton right-of-way must fully comply with all City of Newton Construction Specifications as well as 521 CMR 21.00 and 22.00.
 - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
 - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. 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 and private property.
 - 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.
 - Contractor to close existing curb cut, match all existing materials and loam and seed as necessary. All work done within the City of Newton right-of-way must be fully ADA compliant.
 - Per City of Newton Ordinance #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. The Engineering Construction Inspector makes a determination on the material and manner of construction of the existing sidewalk and curb, that the existing sidewalk and curb has the ability to be re-set or reused without replacement.
 - 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 a distance of 25' in each direction from the outermost trenches.
 - Prior to the Engineering Division recommending that a Certificate of Occupancy be issued, an As-Built plan must be submitted. With the following certification. "I certify that the construction so shown was inspected prior to backfill and that all work conforms with the Approved Plans". The As-Built plan must show the 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 this office.
 - This office is responsible for on-site inspection(s) of the locations and elevations of all subsurface structures. This includes but is not limited to drainage, water & sewer services, roof leader collection system, trench drains, manholes, catch basins, etc. A representative from this office must also conduct a "bottom hole inspection" prior to any subsurface drainage system(s) being installed and also after the system is installed prior to back filling. Contractor shall notify this office no less than 48 hours prior to the installations or necessary above inspections. Failure to notify this office of any of the above will result in any and all utilities having to be exposed so the required inspection can be performed.
 - If any part of this approved design is to be altered in any way, to design engineer, as well as the appropriate City Departments, shall be notified in writing before construction.
 - Upon completion of all site work, landscaping etc. all drainage structures are to be cleaned of silt, stones, debris etc and the leaching field to be inspected visually or by camera as necessary.
 - Final determination as to compliance with zoning is to be made by the zoning enforcement office and/or the appropriate City of Newton officials prior to the issuance of any permits and commencement of any construction.
 - This plan was created from an actual on the ground field survey.
 - All topsoil, subsoil, fill or other impervious soil must be excavated and removed below the leaching system until suitable material is encountered including a 5' lateral strip cut over dig in all directions unless noted. Backfill as required with a clean granular 2" minus bank gravel, or a clean granular sand, free of organic matter and deleterious substance. The backfill material shall have a percolation rate of 2MPI or greater.
 - Contractor to field locate actual down spout upright locations and run the pipes as necessary.
 - Contractor/builder to confirm the proposed house as shown on this plan is the actual house as shown on the final proposed architectural permit plans. And is to ensure all overhangs, cantilevers, etc. and any component complies to the required zoning prior to construction.
 - Retaining walls to be less than 4' in a required setback from finish grade on the bottom and top side of wall. All retaining walls designed by other.
 - This plan only shows easements as referred to in the latest deed of record on file at the registry of deeds as of the date of this plan and does not show any unrecorded or unwritten easements or rights that may exist.
 - Dellorco Associates and its Affiliates accept no liability for ground water or any other water penetration into the basement. Contractor to use all the best available construction, waterproofing and dewatering methods available to reduce the chance of water penetration into the basement.
 - Plan is on the City of Newton Sewer Elevation Base
 - Walls, Fences and Tree Locations, Etc. Shown along, near and on lot lines are approximate. Actual ownership to be determined upon lot lines being staked. Ownership to be agreed upon by all current owners prior to any removal.
 - Builder/Contractor to seek groundwater, foundation/basement waterproofing and foundation wall drain system experts to protect the basement from the existing high on site estimated seasonal high groundwater found. And the chance of possible water infiltration from the high groundwater, runoff and the proposed drainage systems close proximity to the foundation. Best available construction, foundation drain systems and waterproofing methods shall be used to help reduce the chance of water penetration.



REVISIONS	
DATE	DESCRIPTION



~Detail Sheet~

**2202 Commonwealth Avenue
Newton, Massachusetts**

Scale: As Noted April 3, 2023

**Dellorco Associates
Land Surveyors - Civil Engineers**

7 Oak Street, Foxborough, Ma. 02035
dellorcoassociates@gmail.com 508-549-9965

Project: _____

Designed By: _____

Drawn By: _____

Checked By: _____

Sheet 4 of 6