

~Area Plan~

148 Pine Street
Newton, Massachusetts

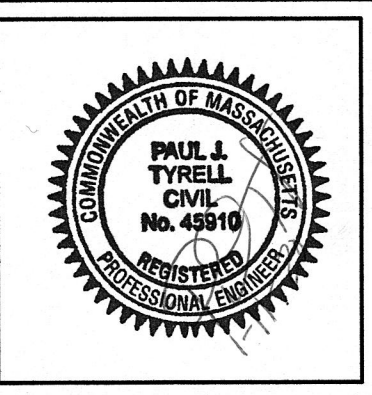
Scale: 1"=40' December 5, 2019

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

Design By: _____
 Checked By: _____
 Drawn By: _____

Sheet 6 of 6

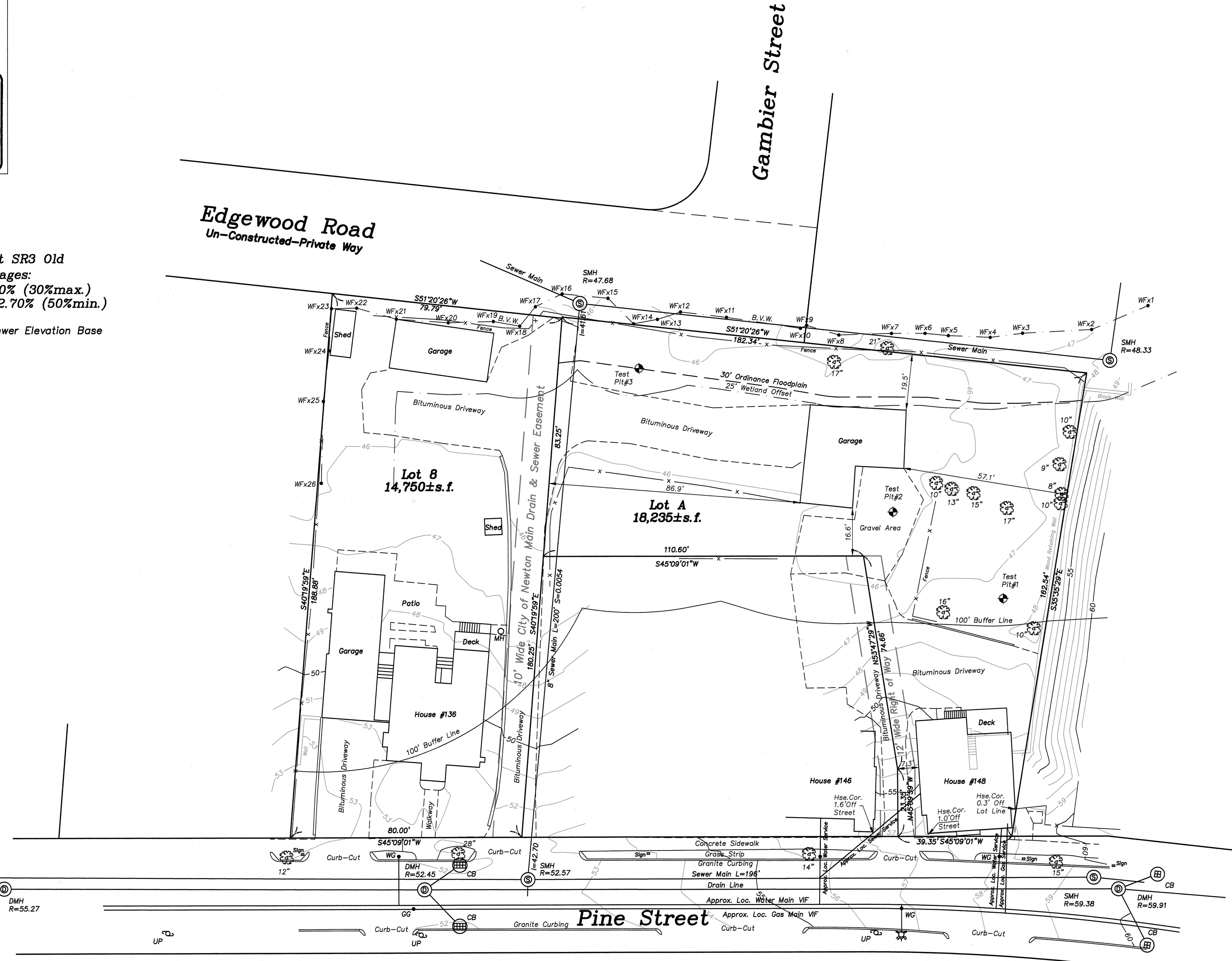
REVISIONS	
DATE	DESCRIPTION
1-11-20	ENGINEERING DEPT COMMENTS



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 SR3 Old
 Existing Coverages:
 Structure=11.50% (30%max.)
 Open Space=72.70% (50%min.)
 City of Newton Sewer Elevation Base



NOTE
 UTILITIES SHOWN WERE COMPILED FROM ACTUAL FIELD LOCATIONS, CONTRACTORS NOTES, BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE CORRECT. FIELD VERIFY PRIOR TO ANY EXCAVATION.

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~Existing Conditions Site Plan~

148 Pine Street
 Newton, Massachusetts

Scale: 1"=20' December 5, 2019

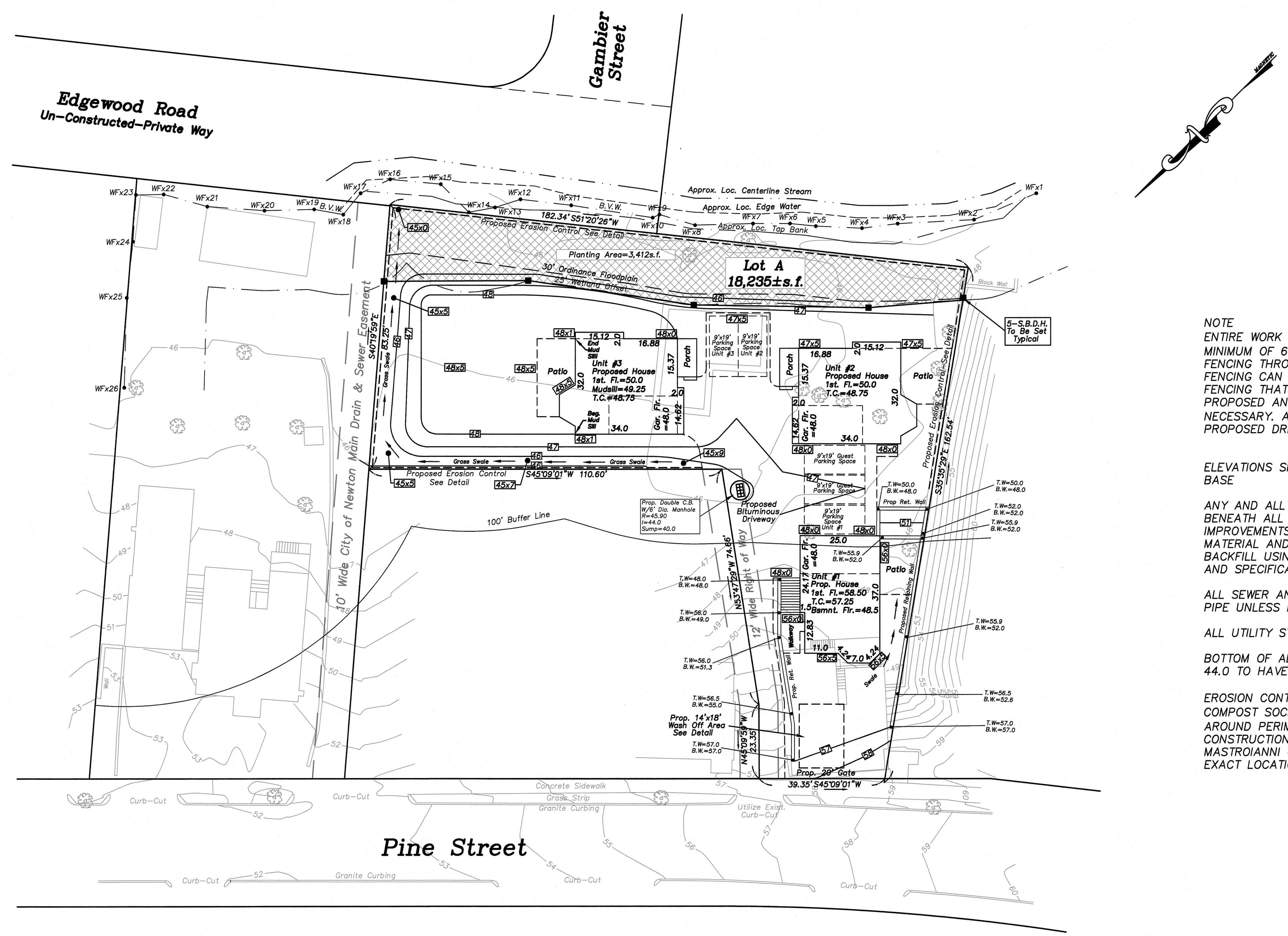
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Sheet 1 of 6

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NOTE
 ENTIRE WORK AREA/LOT TO BE ENCOMPASSED BY A MINIMUM OF 6' TALL TEMPORARY CONSTRUCTION FENCING THROUGHOUT ENTIRE PROJECT. THIS FENCING CAN BE CONNECTED TO ANY EXISTING FENCING THAT WILL REMAIN. FIELD LOCATE ALL PROPOSED AND EXISTING FENCING ON LOCUS AS NECESSARY. A 20' WIDE GATE TO PROVIDED AT THE PROPOSED DRIVEWAY ENTRANCE.

ELEVATIONS SHOWN ON THE CITY OF NEWTON SEWER BASE

ANY AND ALL UNSUITABLE MATERIAL FOUND BENEATH ALL STRUCTURES, PIPES, UTILITIES, IMPROVEMENTS ETC. TO BE REMOVED TO SUITABLE MATERIAL AND REPLACED WITH APPROPRIATE BACKFILL USING PROPER ENGINEERING TECHNIC AND SPECIFICATIONS

ALL SEWER AND DRAIN LINES TO BE DUCTILE IRON PIPE UNLESS NOTED

ALL UTILITY STRUCTURES TO BE WATER TIGHT

BOTTOM OF ALL STRUCTURES BELOW ELEVATION 44.0 TO HAVE BOYANCY CALCULATIONS

EROSION CONTROL TO CONSIST OF A MINIMUM 12" COMPOST SOCK (SEE DETAIL) TO BE PLACED AROUND PERIMTER OF SITE/WORK AREAS, SEE CONSTRUCTION MANAGEMENT PLAN BY PHIL MASTROIANNI CORP. DATED JANUARY 6, 2020 FOR EXACT LOCATIONS AND SPECIFICATIONS

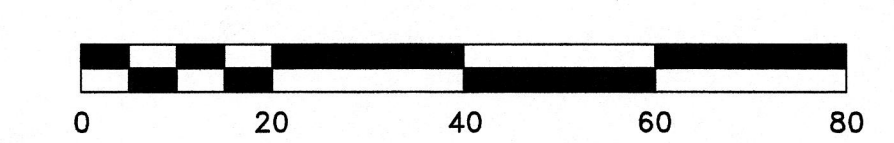
~Proposed Grading Plan~

148 Pine Street

Newton, Massachusetts

Scale: 1"=20' December 5, 2019

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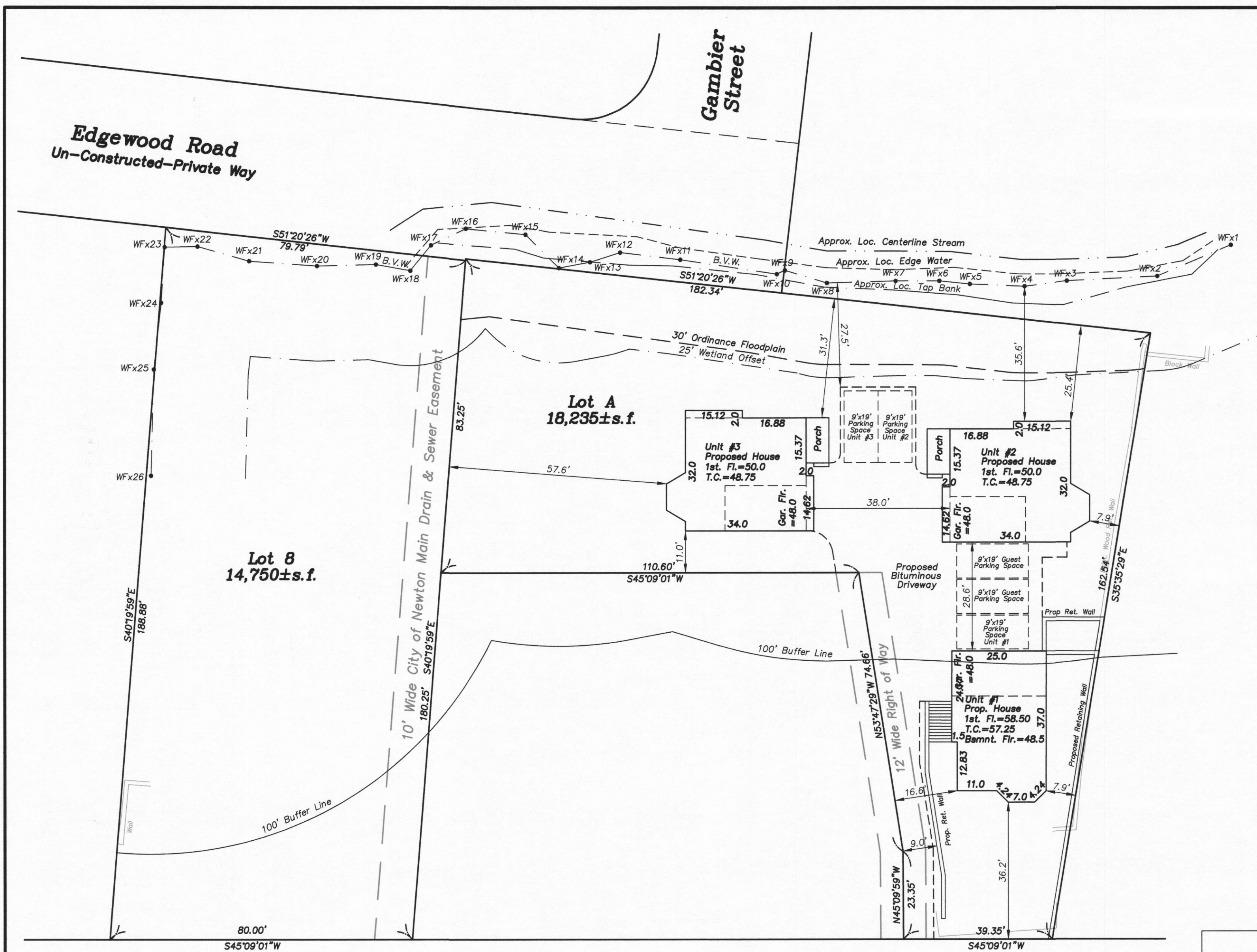


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Lot Area=18,235±sf

Zoning District: SR-3
Old Lot Status

Allowed/Required
Lot Coverage=30% Max.
Open Space=50% Min.

Existing
Lot Coverage=11.50%
Open Space=72.70%

Proposed
Lot Coverage=17.93%
Open Space=63.68%

Existing Impervious Surface=5660±sf
Proposed Impervious Surface=6700±sf
Increase of Impervious Surface=1040±sf

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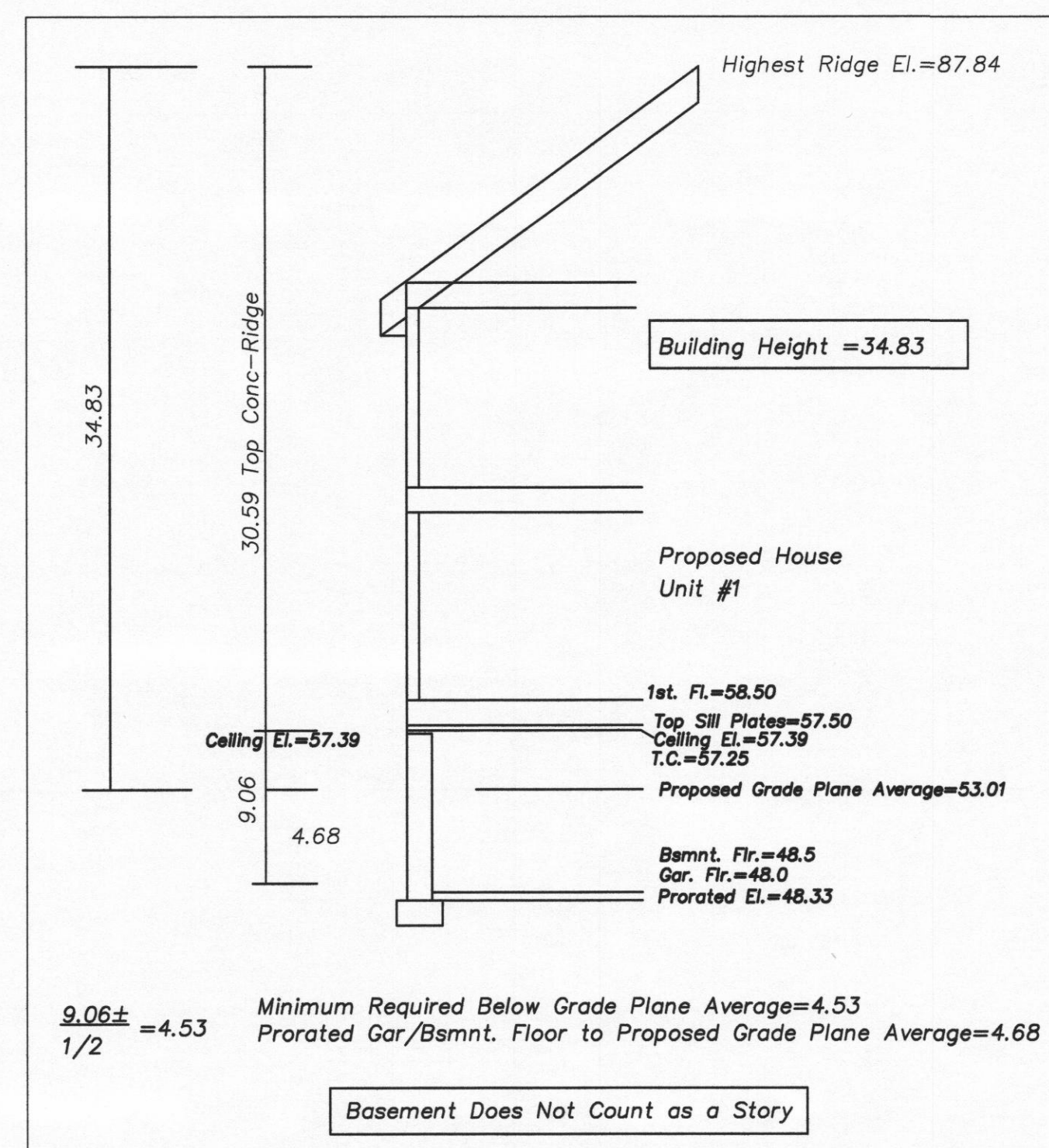
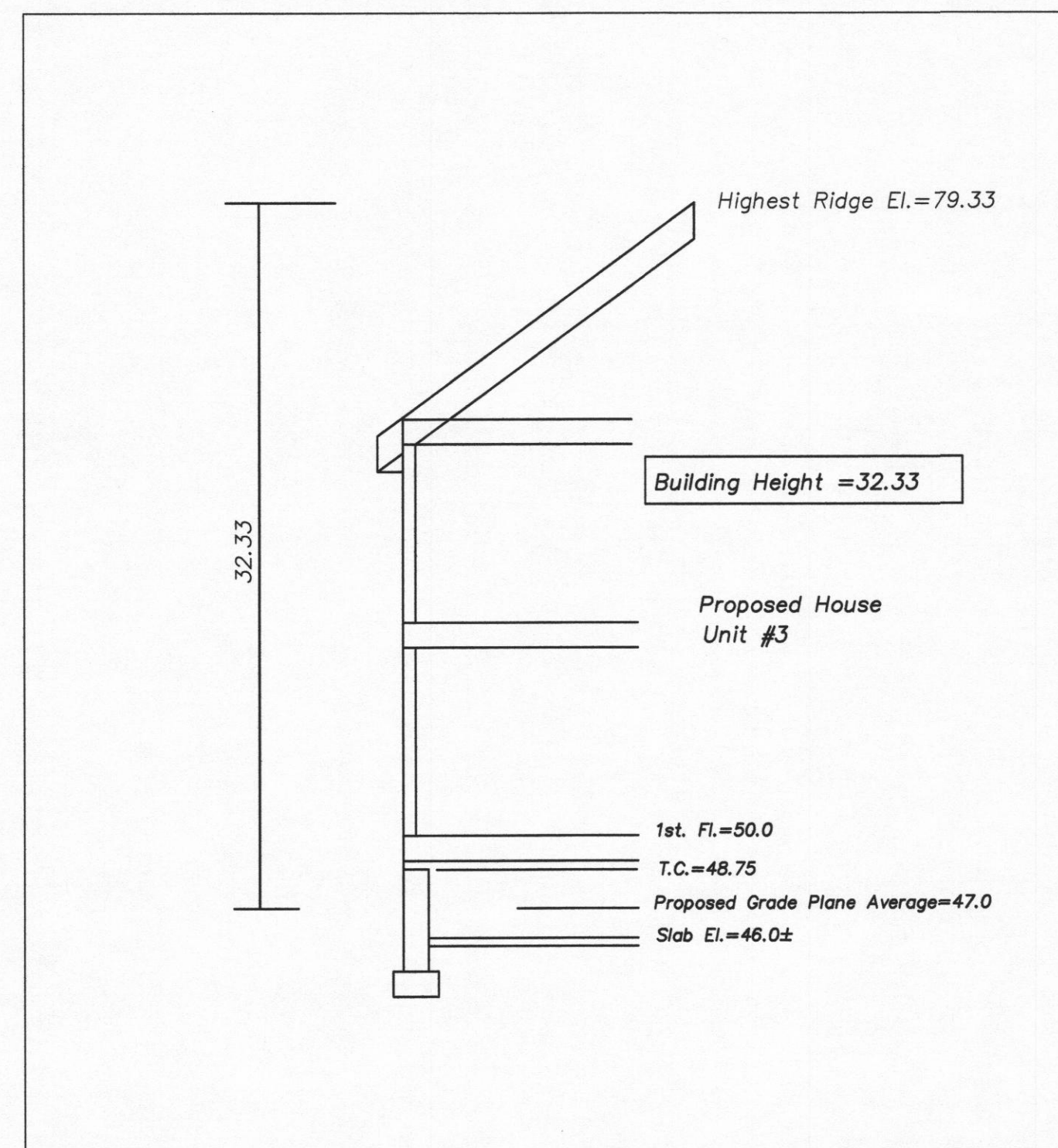
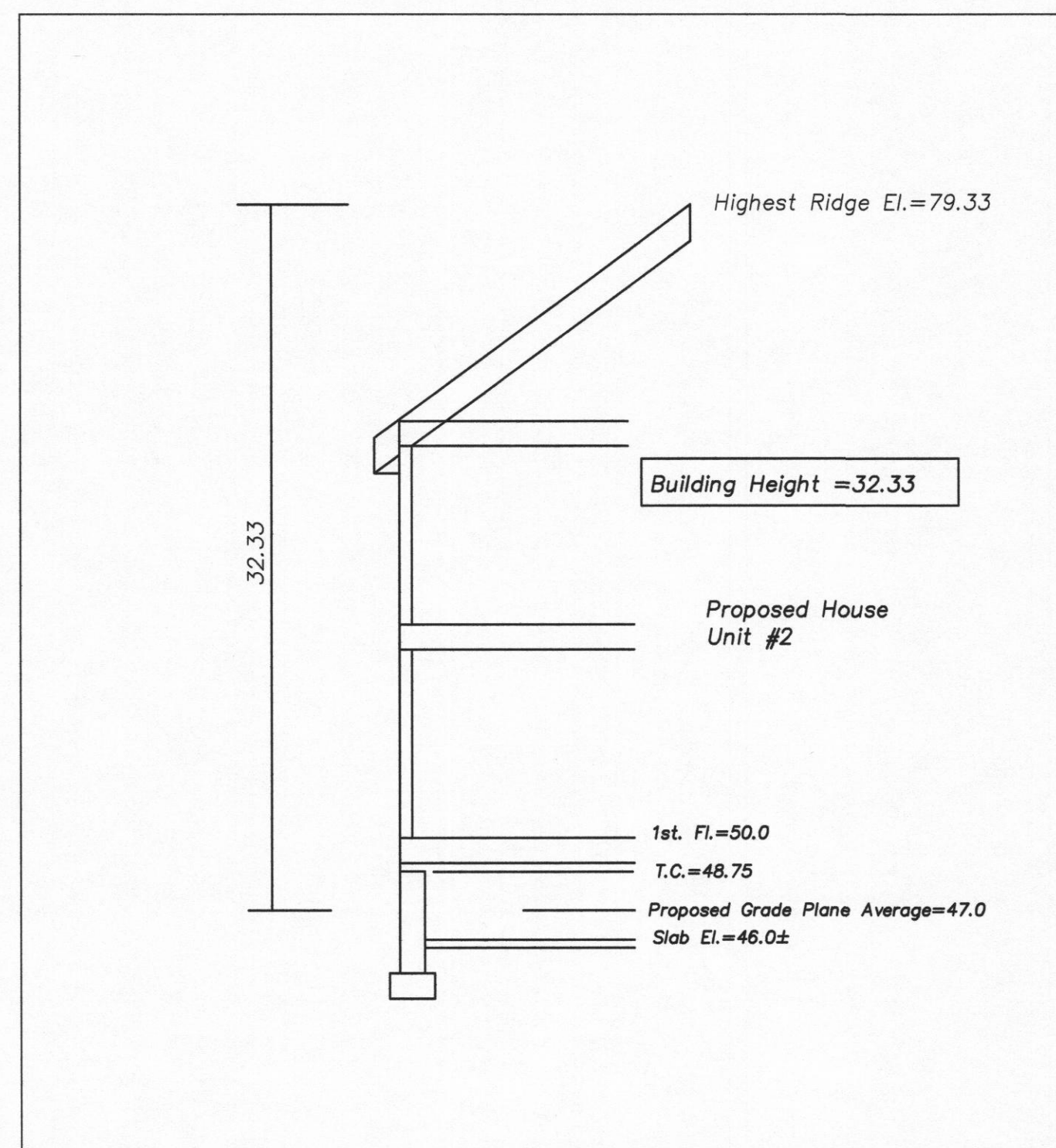
ELEVATIONS SHOWN ON THE CITY OF NEWTON SEWER BASE
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- Notes:
- Prior to an occupancy permit being issued, the water and sewer services must be in place and accepted by the Engineering Division. An As-Built Plan should be submitted to the Engineering Department in both digital format and hard copy. The plan should show all utilities and inverts, any easements and final grades.
 - 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 correct. Contractor is to contact Dig Safe and all local utility companies 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.
 - 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.
 - Contractor to field verify all utilities prior to construction.
 - All utilities trenches with the exception of gas, within the City of Newton right-of-way will be backfilled with type 1E (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 roof drains are to be connected to proposed drywells. Roof drains in driveways and parking areas with less than 4' cover to be Sch 80 PVC or ductile iron.
 - 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.

Pine Street



REVISIONS	
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~Proposed Layout Plan~

148 Pine Street
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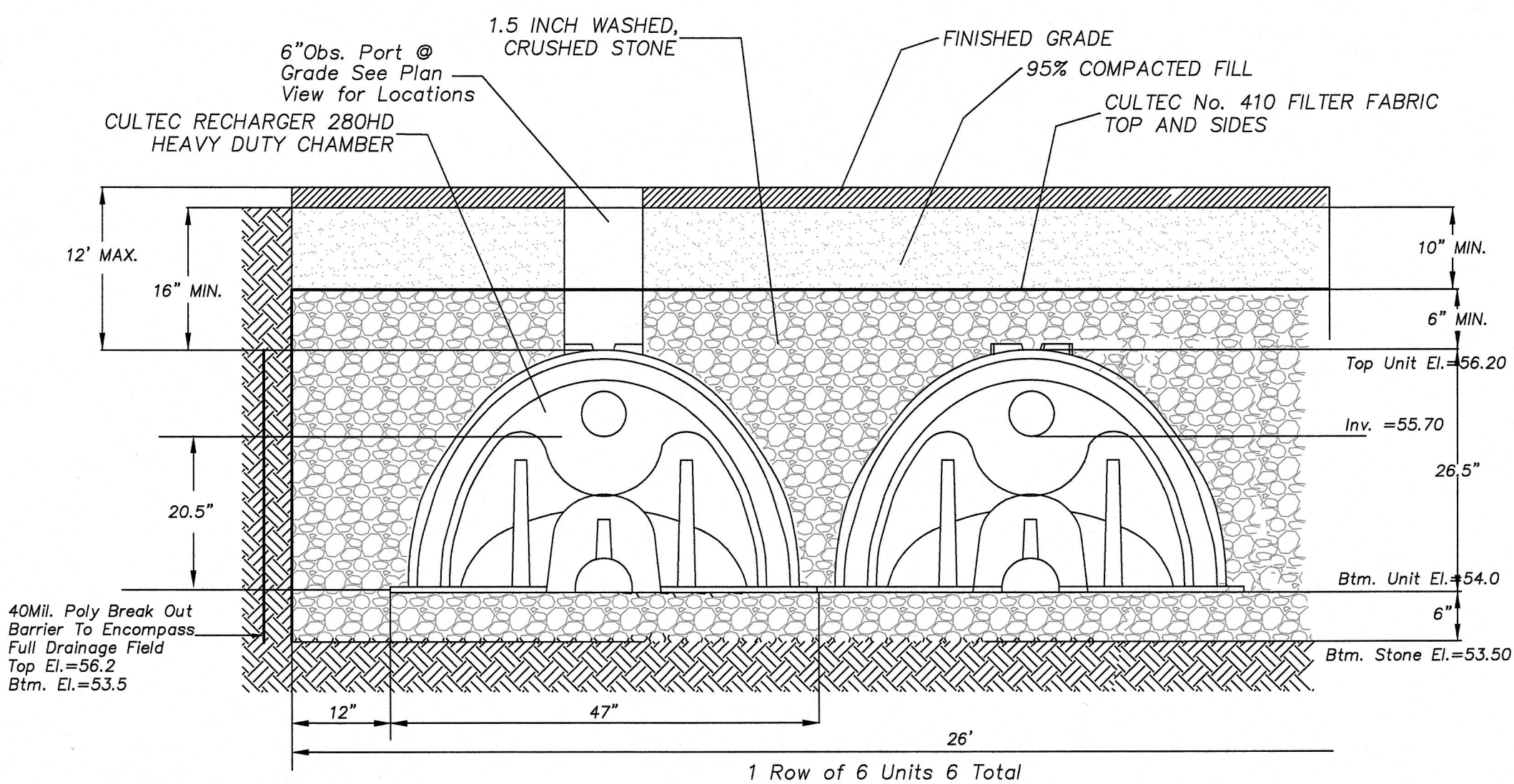
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Drawn By: _____

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CULTEC RECHARGER 280HD CHAMBER SYSTEM

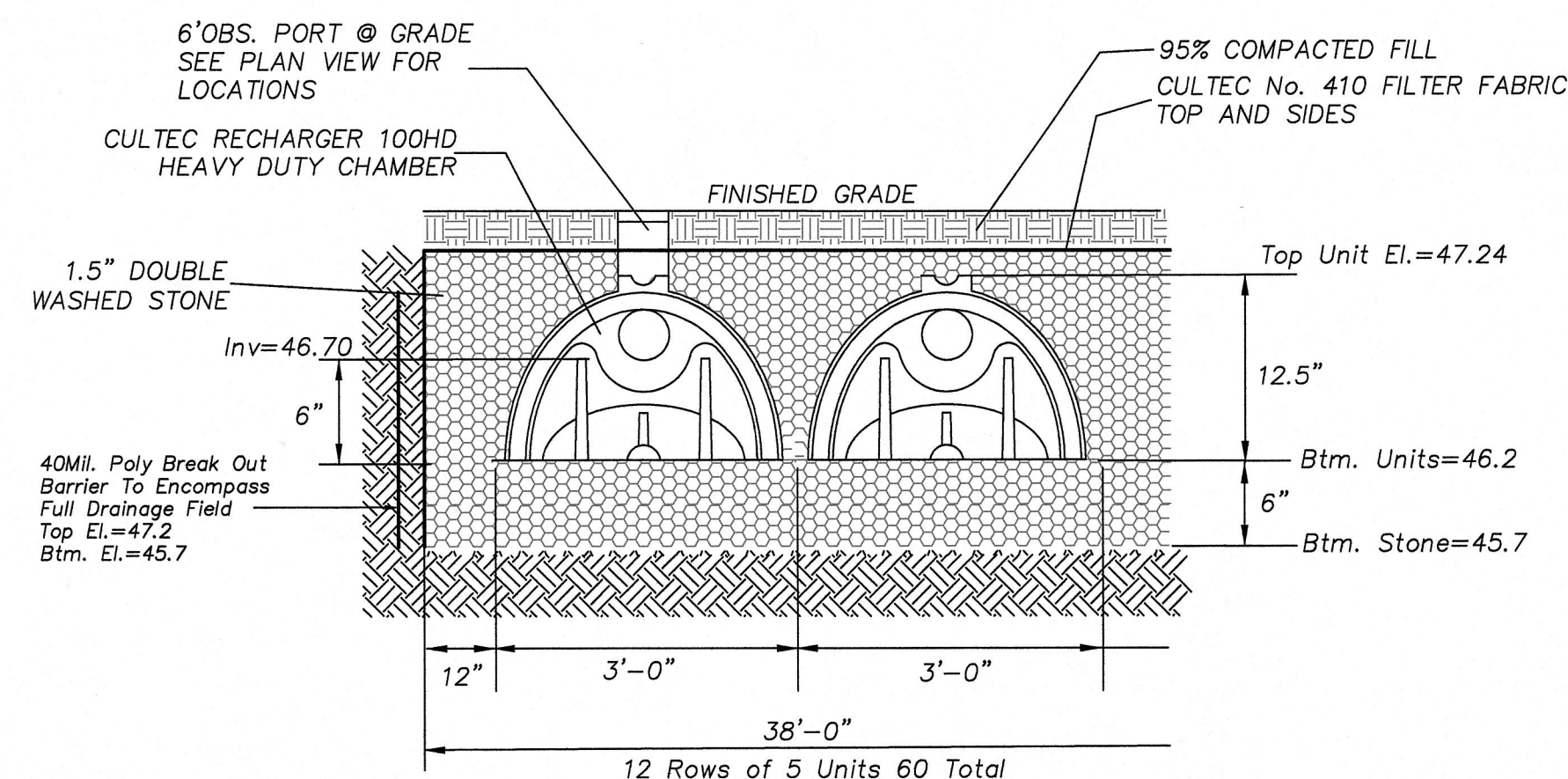
TYPICAL CROSS SECTION DETAIL NTS
SEE PLAN VIEW FOR LOCATION AND CONFIGURATION



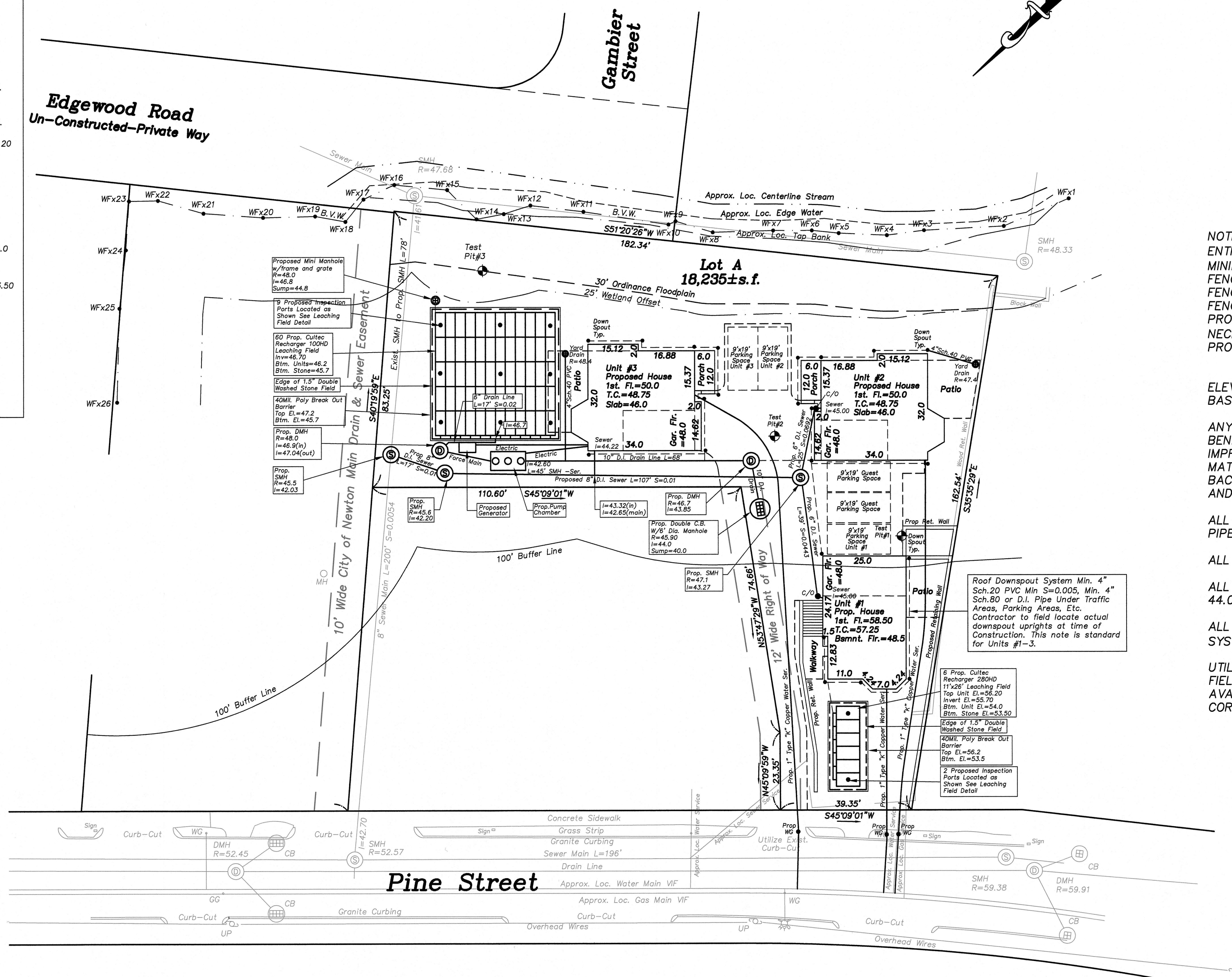
NOTE
CONTRACTOR TO EXCAVATE ANY AND ALL UNSUITABLE MATERIAL FOUND BELOW THE PROPOSED LEACHING SYSTEMS. ANY OVER EXCAVATION TO BE REPLACED WITH PROPER SUITABLE MATERIAL. CONTRACTOR TO NOTIFY CITY ENGINEERING DEPT. AND DESIGN ENGINEER PRIOR TO THE REPLACEMENT OF THE SUITABLE MATERIAL.

CULTEC RECHARGER 100HD CHAMBER SYSTEM

TYPICAL CROSS SECTION DETAIL NTS
SEE PLAN VIEW FOR LOCATION AND CONFIGURATION



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ALL SEWER AND DRAIN LINES TO BE DUCTILE IRON PIPE UNLESS SPECIFIED

ALL UTILITY STRUCTURES TO BE WATER TIGHT

ALL STRUCTURES, PIPES, ETC. BELOW ELEVATION 44.0 TO HAVE BOYANCY CALCULATIONS

ALL ROOF DOWNSPOUTS TO BE TIED INTO DRAINAGE SYSTEM WITH MIN. 4" SCH.20 PVC, S=0.005MIN.

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~Proposed Utility Plan~

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Newton, Massachusetts

Scale: 1"=20' December 5, 2019

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