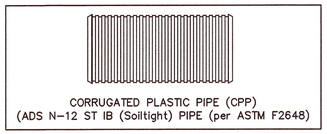
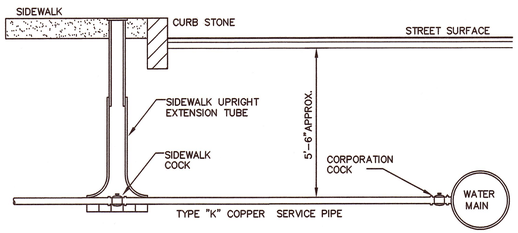
LEGEND

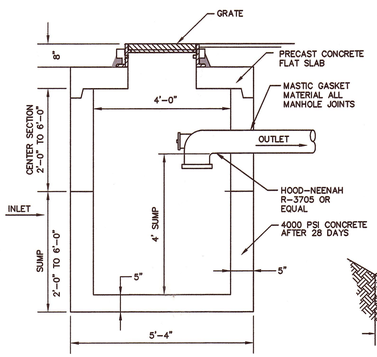
BUILDING
PROPERTY LINE W/ BEARING DISTANCE — S81°56'34"E 116.23'
CONTOUR — 70
STOCKADE FENCE
CHAINLINK FENCE
PICKET FENCE
SEWER LINE — S
DRAIN LINE — D
WATER LINE — W
GAS LINE — G
GAS VALVE
WATER VALVE
DRAIN MANHOLE
SEWER MANHOLE
CATCH BASIN
UTILITY POLE
LIGHT POLE
DECIDUOUS TREE — DEC. 22"
CONIFEROUS TREE — CON. 12"





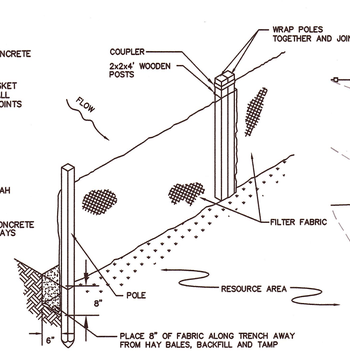
WATER CONNECTION 1" SERVICE PIPES

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN W/ HOOD

NOT TO SCALE

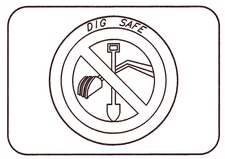


SILT FENCE

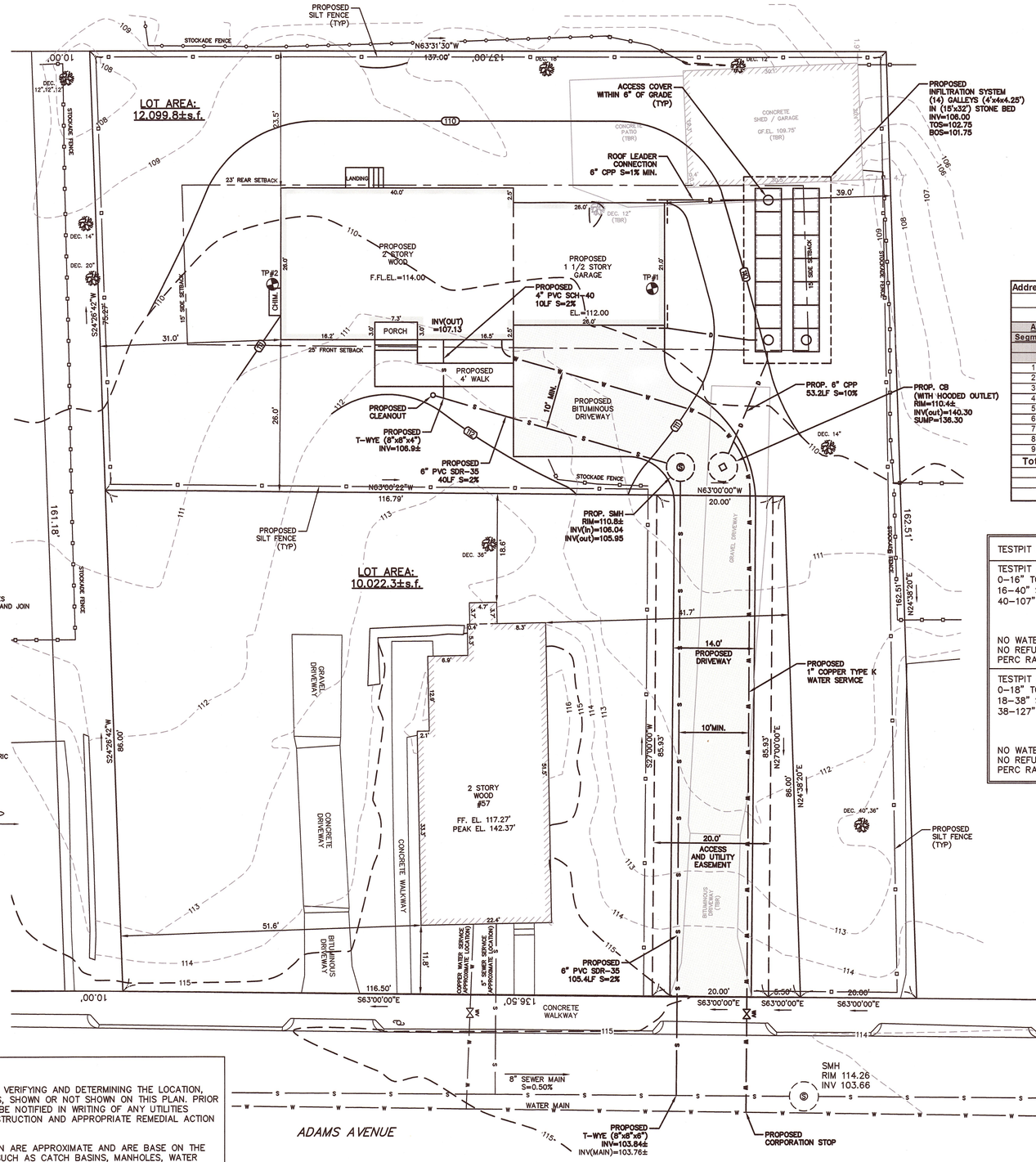
NOT TO SCALE

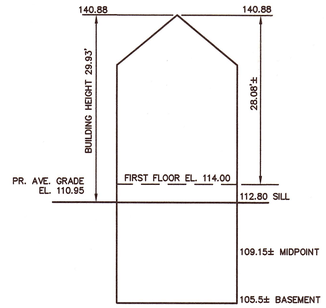
DIG SAFE

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 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



SCALE: 1"=10'





PROPOSED BUILDING HEIGHT

NOT TO SCALE

Address:#57 ADAMS AVENUE

Length Weighted Mean
Proposed Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	16.17	111.80	111.20	111.50	1802.96 Sq. Ft.
2	7.33	111.90	111.80	111.85	819.86 Sq. Ft.
3	16.50	111.90	111.90	111.90	1846.35 Sq. Ft.
4	26.00	111.90	111.60	111.75	2905.50 Sq. Ft.
5	10.81	111.30	111.00	111.15	1201.53 Sq. Ft.
6	10.19	111.00	110.50	110.75	1128.54 Sq. Ft.
7	26.00	110.50	110.20	110.35	2869.10 Sq. Ft.
8	40.00	110.20	110.20	110.20	4408.00 Sq. Ft.
9	26.00	110.50	110.90	110.70	2878.20 Sq. Ft.
Total	179.00				19860.04 Sq. Ft.
		Total Column F / Total Column B = Average Grade			
				Average Grade: 110.95'	

TESTPIT LOG

TESTPIT #1
0-16" TOPSOIL
16-40" SUBSOIL
40-107" LOAMY SAND WITH FEW GRAVEL & COBBLES

NO WATER
NO REFUSAL
PERC RATE 8MPI

TESTPIT #2
0-18" TOPSOIL FILL
18-38" SUBSOIL
38-127" LOAMY SAND WITH FEW GRAVEL & COBBLES

NO WATER
NO REFUSAL
PERC RATE 8MPI

BACK LOT

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-3 (NEW) Section 30-15(R) Table 4 — SUBMISSION: BLDG. PERMIT

REGULATION	REQUIRED	PROPOSED
LOT AREA	12,000s.f.	12,099.8±s.f.
LOT FRONTAGE	80.0'	116.79'
VEHIC. ACCESS	20.0'	20.0'
FRONT SETBACK	30.0'*	26.0'
SIDE SETBACK	15.0'	31.0'
REAR SETBACK	23.0'	23.5'
LOT COVERAGE	25.0%	13.2%
OPEN SPACE	50.0%	80.1%
BUILDING HEIGHT	36.0'	29.93'
AVERAGE GRADE	–	110.95

* FOOTNOTE No.3 OF TABLE 4.

FRONT LOT

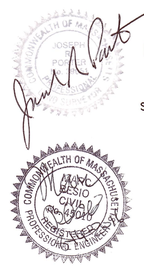
ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-3 (NEW) — SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	22,122±s.f.	10,022.3±s.f.
LOT FRONTAGE	80.0'	136.50'	116.50'
FRONT SETBACK	30.0'	11.8'	11.8'
SIDE SETBACK	10.0'	51.6'	41.7'
REAR SETBACK	15.0'	94.4'	18.6'
LOT COVERAGE	30.0%	7.7%	10.95%
OPEN SPACE	50.0%	85.3%	72.13%
BUILDING HEIGHT	36.0'	27.77'	27.77'
AVERAGE GRADE	N/A	114.60	114.60

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.
3. ALL THE PROPOSED DOWNSPOUT TO CONNECT INTO ONSIDE INFILTRATION SYSTEM.



TOPOGRAPHIC SITE PLAN NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #57 ADAMS AVENUE

SCALE: 1in.=10ft. DATE: JUNE 16, 2016

PROJECT: 214163

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271

214163sp2.dwg (2-2016)

UTILITY NOTES:

THE NEW SEWER SERVICE(S) AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE CITY ENGINEERING DIVISION. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED. A CERTIFICATE OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED AND A WRITTEN REPORT IS RECEIVED BY THE CITY ENGINEER.

THE SEWER SERVICES AND WATER SERVICES NEED TO BE COMPLETELY REMOVED FROM THE MAINS TO THE EXISTING DWELLING AND PROPERLY BACK-FILED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THIS ABANDONMENT INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION, FAILING TO HAVING THESE INSPECTIONS MAY RESULT IN THE DELAY OR DENIAL OF ISSUING NEW UTILITY CONNECTION PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW; BACK FILLING SHALL ONLY TAKE PLACE WHEN THE CITY INSPECTOR HAS GIVEN THEIR APPROVAL.

PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, THE APPLICANT'S ENGINEER SHALL SUBMIT TO THE ENGINEERING DIVISION AN AS BUILT DRAWING IN DIGITAL AND HARD COPY FORMAT

IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK. THE CITY ENGINEER SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.

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 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.

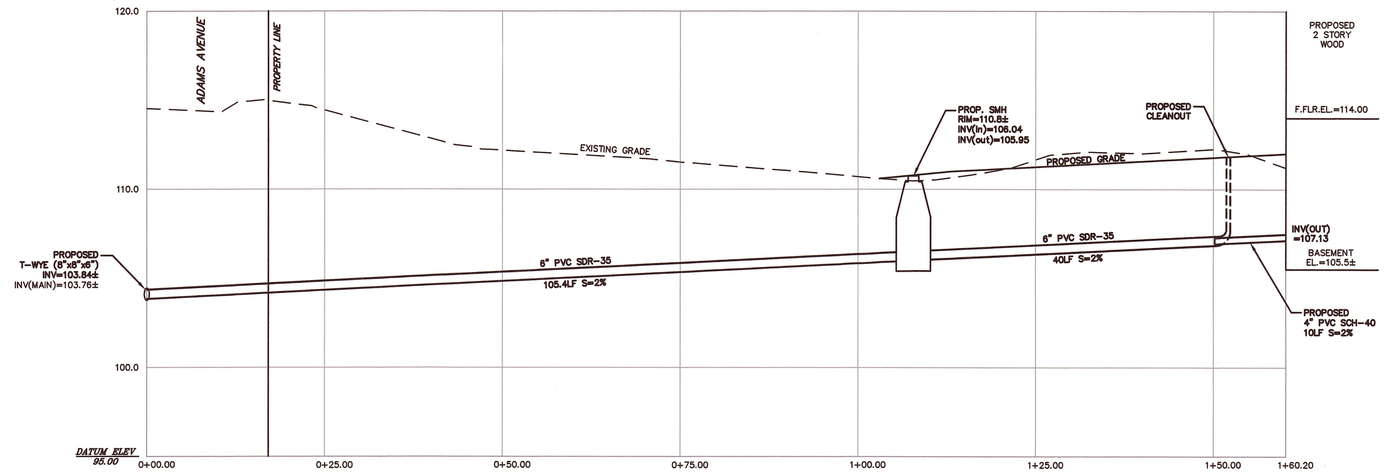
The new water and sewer services must be in-place AND accepted by the Engineering Division prior to the issuance of the Certificate of Occupancy.

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 and private property.

The Applicant will have to apply for Street Opening, Utility Connection and Trench Permits as well as an Install Curb & Sidewalk Permit with the DPW prior to start of work.

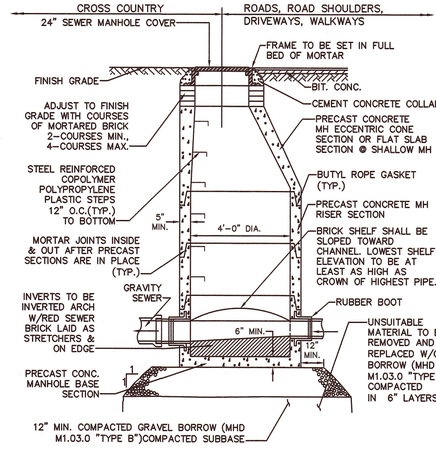
With the exception of gas services, all utility trenches within the City of Newton right-of-way will be backfilled with Type IE (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.

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). The City of Newton assumes no liabilities for design assumption, errors or omissions by the Engineer of Record.



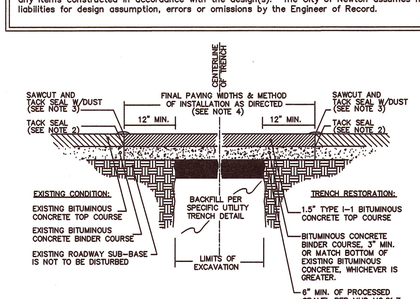
PROPOSED SEWER PROFILE

SCALE: 1" = 10' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



TYPICAL SEWER MANHOLE DETAIL

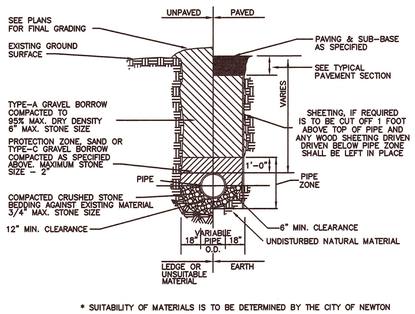
NOT TO SCALE



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

TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL (1/2)

NOT TO SCALE



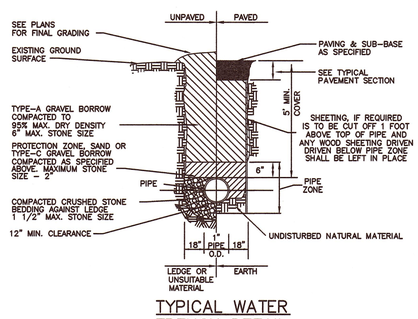
* SUITABILITY OF MATERIALS IS TO BE DETERMINED BY THE CITY OF NEWTON

TYPICAL P.V.C. DRAIN TRENCH DETAIL

NOT TO SCALE

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

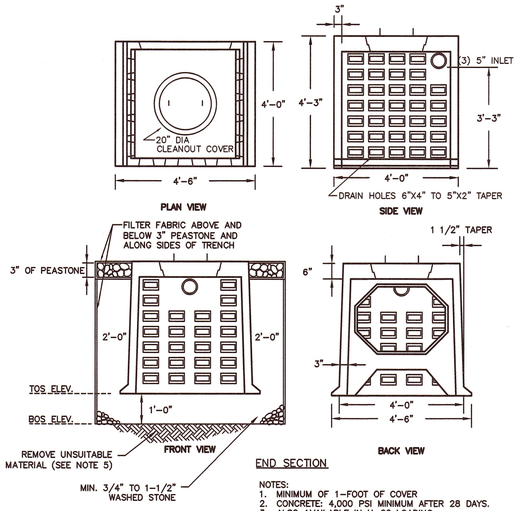


TYPICAL WATER TRENCH DETAIL

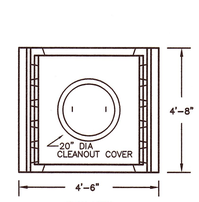
NOT TO SCALE

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.



END SECTION

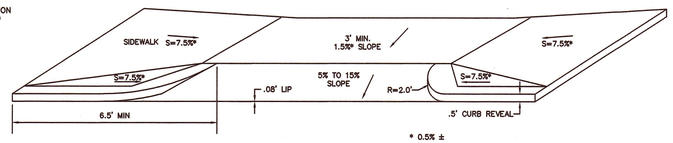


CENTER SECTION

NOTES:
1. MINIMUM OF 1-FOOT OF COVER
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. ALSO AVAILABLE IN H-20 LOADING.
4. SECTIONS AVAILABLE WITHOUT 20" CLEANOUT.
5. EXCAVATION OF UNSUITABLE MATERIAL WILL EXTEND FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE GALLEY SECTIONS AND TO A DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL. UNSUITABLE MATERIAL WILL BE REPLACED WITH GRAVEL BORROW(MHD M1.03.0 TYPE "B") COMPACTED IN 6" LAYERS.

GALLEY SECTIONS

NOT TO SCALE



THROUGH SIDEWALK DRIVEWAYS W/ CURB RETURNS DETAIL

NOT TO SCALE

ROOF LEADER DETAIL

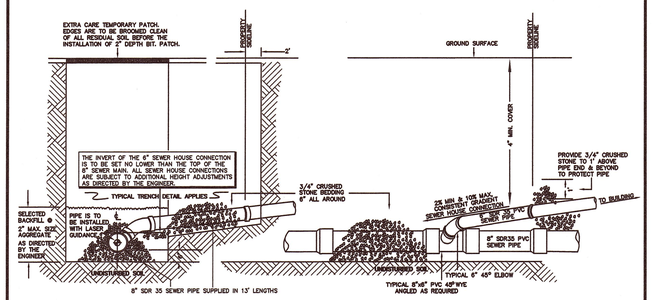
NOT TO SCALE

DIG SAFE

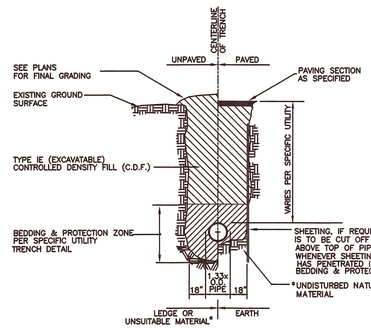
EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES, CALL TOLL FREE 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

TYPICAL CITY OF NEWTON TRENCH SECTION WITHIN THE ROADWAY AREA.

TYPICAL CITY OF NEWTON SEWER HOUSE CONNECTION.



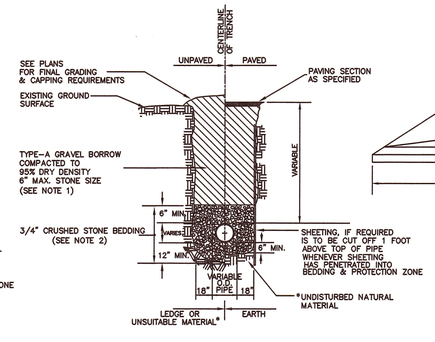
(DETAILS NOT TO SCALE)
FOR DETAILS NOT SHOWN ON THIS PLAN SEE THE CITY OF NEWTON "GENERAL CONSTRUCTION DETAILS".



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

TYPICAL C.D.F. TRENCH DETAIL

NOT TO SCALE



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

GRAVITY SEWER TRENCH DETAIL

NOT TO SCALE

DETAIL SHEET
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#57 ADAMS AVENUE

SCALE: AS SHOWN DATE: JUNE 16, 2016

PROJECT: 214163

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

214163sm.dwg (Z:2015)

VTP

SECTION: 44 BLOCK: 14 LOT: 12
ZONING DISTRICT: SR-3

ADAMS AVE

MILTON AVE

MILTON ST

UNDERWOOD AVE

TOLMAN ST

WHITLOWE ROAD

JAMES ST

JAMES ST

#18 44009 0022
#24 44009 0021
#30 44009 0020
#36 44009 0019
#42 44009 0018
#59 44009 0008
#67 44009 0009
#71 44009 0010
#3 44009 0012
#86 44008 0011
#23 44014 0005
#27 44014 0006
#33 44014 0007
#37 44014 0008
#41 44014 0009
#45 44014 0010
#49 44014 0011
#52 44009 0017
#50 44009 0017
#54 44009 0017
#56 44009 0016
#58 44009 0016
#60 44009 0015
#11 44009 0013
#68 44009 0014
#4 44010 0001
#6 44010 0001
#12 44010 0008
#127 44010 0003
#129 44010 0003
#131 44010 0003
#16 4 0077
#20 44014 0006A
#17 0073
#19 44014 0074
#21 44014 0074
#25 44014 0075
#27 44014 0075
#57 44014 0012
2 STORY WOOD #57
20' ACCESS AND UTILITY EASEMENT
PROPOSED BITUMINOUS DRIVEWAY
PROPOSED 4' WALK
PROPOSED 1 1/2 STORY GARAGE
PROPOSED 2 STORY
LOT AREA: 10,022.3± s.f.
LOT AREA: 12,098.8± s.f.
41.7'
11.8'
51.6'
18.6'
39.0'
26.0'
31.0'
23.5'
PEAK: 144.05
GROUND SHOT: 113.72
RELATIVE HEIGHT: 30.33
PEAK: 136.52
GROUND SHOT: 115.67
RELATIVE HEIGHT: 20.85
SHED
PEAK: 118.99
GROUND SHOT: 107.08
RELATIVE HEIGHT: 11.91
PEAK: 134.16
GROUND SHOT: 105.80
RELATIVE HEIGHT: 28.36
PEAK: 134.38
GROUND SHOT: 103.73
RELATIVE HEIGHT: 30.65
#65 44014 0012A
#73 44014 0013
#75 44014 0013
#76 44010 0007
#78 44010 0007
#80 44010 0006
#82 44010 0006
#84 44010 0005
#86 44010 0005
#88 44010 0004
#90 44010 0004
#83 44014 0014
#87 44014 0015
#91 44014 0016
#89 44014 0076
#20 44014 0064
#22 44014 0064
#26 44014 0063
#34 44014 0062
#42 44014 0061
#44 44014 0059B
#46 44014 0059B
#50 44014 0059D
#56 44014 0059C
#62 44014 0059A
#66 44014 0059
#21 15 0004
#25 44015 0005
#31 44015 0007
#35 44015 0008
#34 44015 0009
#39 44014 0050
#37 44014 0050
#57 44014 0052

0 20 40 80 160
SCALE: 1" = 40'

AREA PLAN
NEWTON, MASSACHUSETTS
AT
57 ADAMS AVENUE

SCALE: 1in.=40ft. DATE: AUGUST 17, 2016

PROJECT: 214163

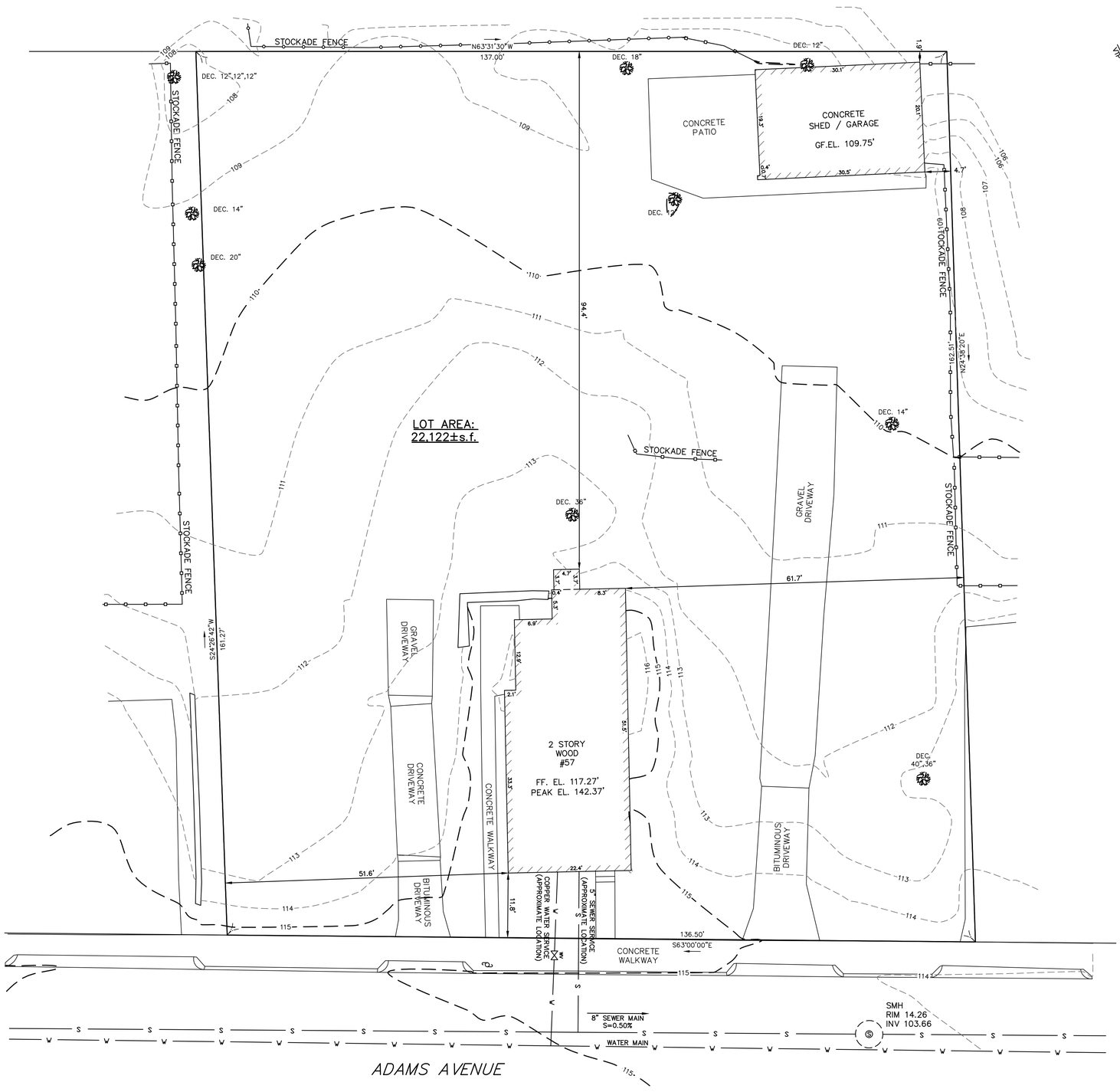
COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTER
NO. 39951
PROFESSIONAL LAND SURVEYOR

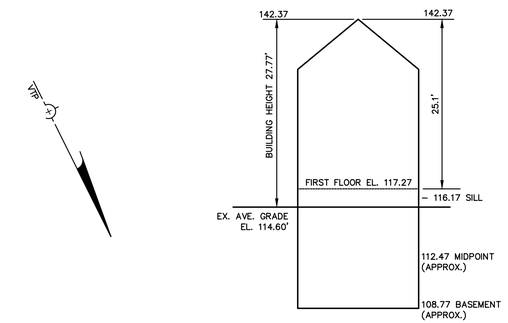
VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS.
#132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458

214163.dwg (2-2012)

LEGEND

BUILDING
PROPERTY LINE W/ BEARING DISTANCE — S81°56'34"E 116.23'
CONTOUR — 70
STOCKADE FENCE
CHAINLINK FENCE
PICKET FENCE
SEWER LINE — S
DRAIN LINE — D
WATER LINE — W
GAS LINE — G
GAS VALVE — GV
WATER VALVE — WV
DRAIN MANHOLE
SEWER MANHOLE — S
CATCH BASIN
UTILITY POLE
LIGHT POLE
DECIDUOUS TREE — DEC. 22"
CONIFEROUS TREE — CON. 12"





EXISTING BUILDING HEIGHT
NOT TO SCALE

Address:#57 Adams Avenue - Newton, MA

Length Weighted Mean Existing Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Average Segment Height	F F=BxE
1	22.40	115.71	115.70	115.71	2591.79 Sq. Ft.
2	33.30	115.41	115.20	115.31	3839.66 Sq. Ft.
3	12.90	115.38	115.22	115.30	1487.37 Sq. Ft.
4	6.90	113.67	113.23	113.45	782.81 Sq. Ft.
5	8.30	112.86	112.42	112.64	934.91 Sq. Ft.
6	51.50	114.96	112.94	113.95	5868.43 Sq. Ft.
Total	135.30				15504.96 Sq. Ft.
		Total Column F / Total Column B = Average Grade			
				Average Grade: 114.60'	

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: SR-3 (NEW)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	22,122±s.f.
LOT FRONTAGE	80.0'	136.50'
FRONT SETBACK	30.0'	11.8'
SIDE SETBACK	10.0'	51.6'
REAR SETBACK	15.0'	94.4'
LOT COVERAGE	30.0%	7.7%
OPEN SPACE	50.0%	85.3%
BUILDING HEIGHT	36.0'	27.77'
AVERAGE GRADE	N/A	114.60

0 5 10 20 40
SCALE: 1"=10'

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#57 ADAMS AVENUE

SCALE: 1in.=10ft. DATE: AUGUST 13, 2014
PROJECT: 214163

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTER
NO. 38901
REGISTERED PROFESSIONAL LAND SURVEYOR

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