

SITE PLAN

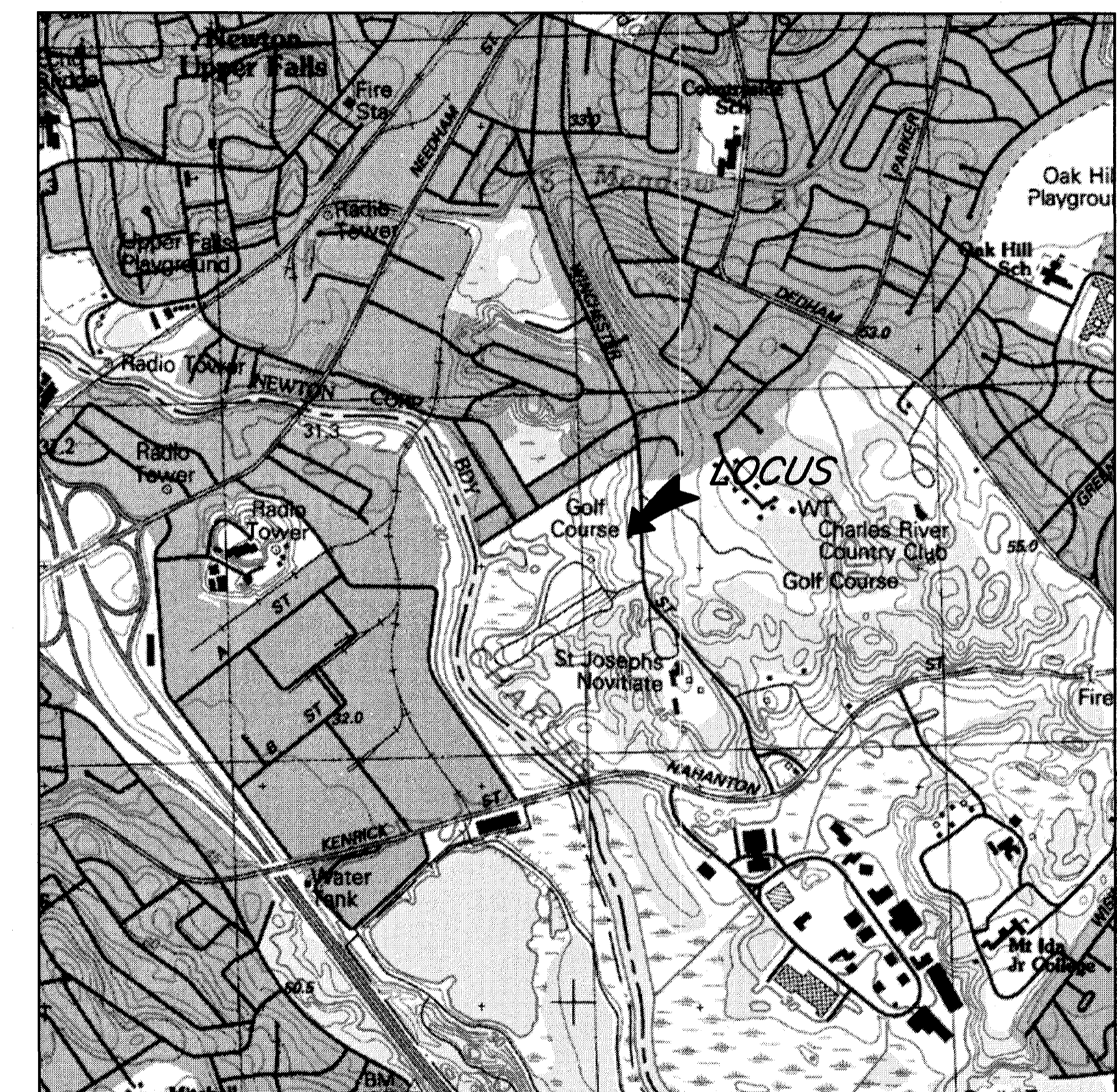
FOR
499 WINCHESTER STREET
NEWTON, MASSACHUSETTS
 FEBRUARY 25, 2019

PLAN INDEX

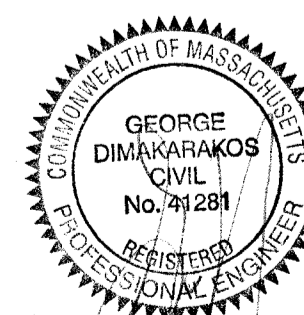
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- SHEET 2 EXISTING CONDITIONS PLAN
- SHEET 3 GRADING AND DRAINAGE PLAN
- SHEET 4 LAYOUT AND UTILITIES PLAN
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- SHEET 6 EROSION & SEDIMENT CONTROL PLAN



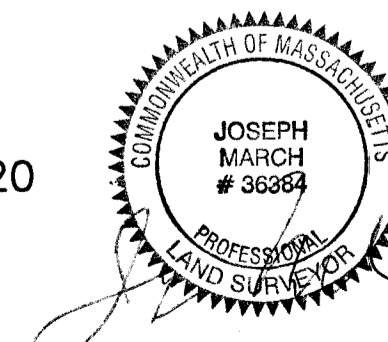
LOCUS PLAN
 SCALE: 1"=100'



LOCUS MAP
 SCALE: 1"=1,200'



ENGINEER/SURVEYOR
 STAMSKI AND McNARY, INC.
 1000 MAIN STREET
 ACTON, MASSACHUSETTS 01720
 (978) 263-8585



RECORD OWNER

DUANE F. HILLIS
 MARY E. HILLIS
 499 WINCHESTER STREET
 NEWTON, MA

ZONING DISTRICT

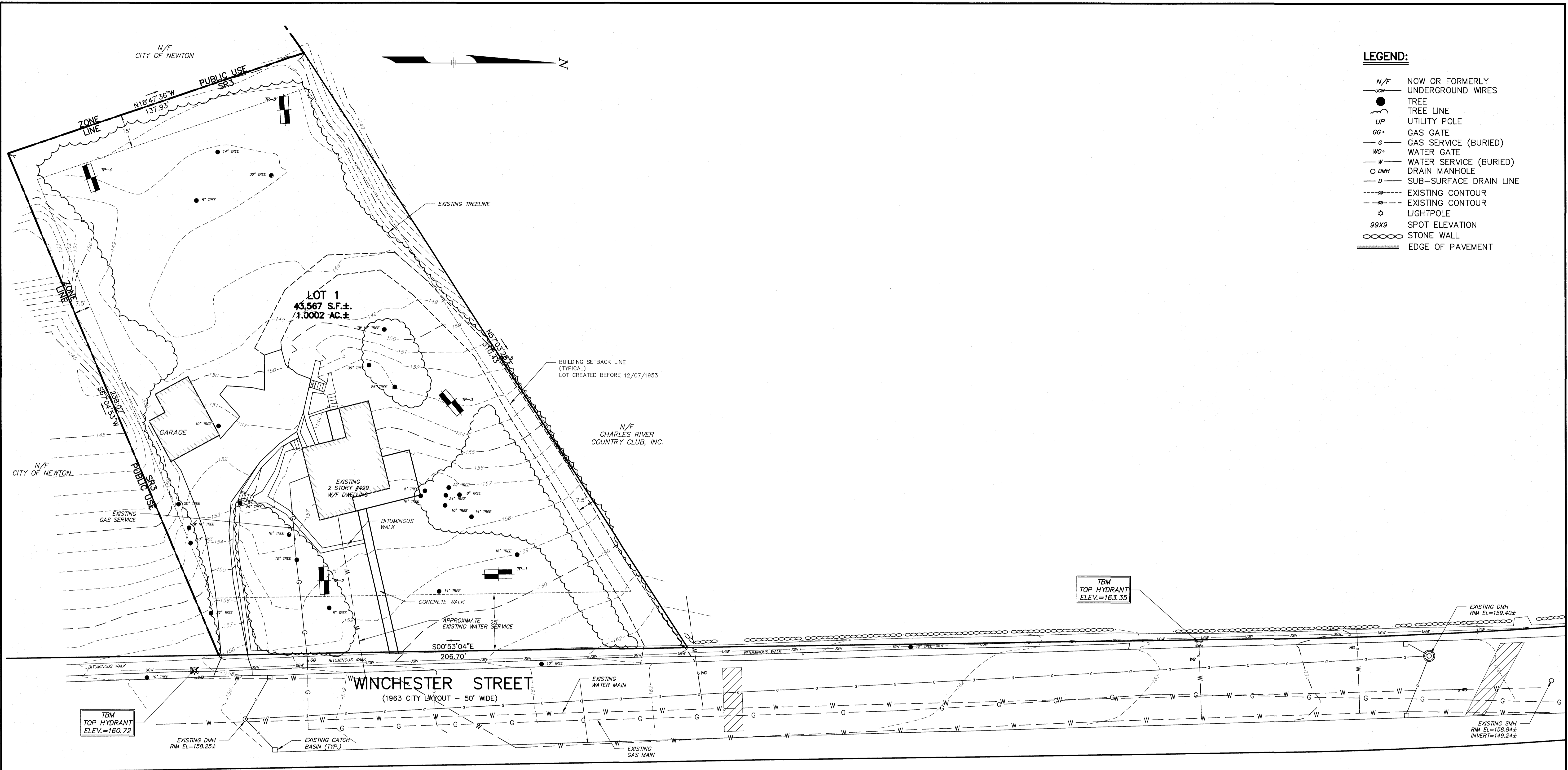
SINGLE RESIDENCE 3 – SR3

DATUM

CITY OF NEWTON.

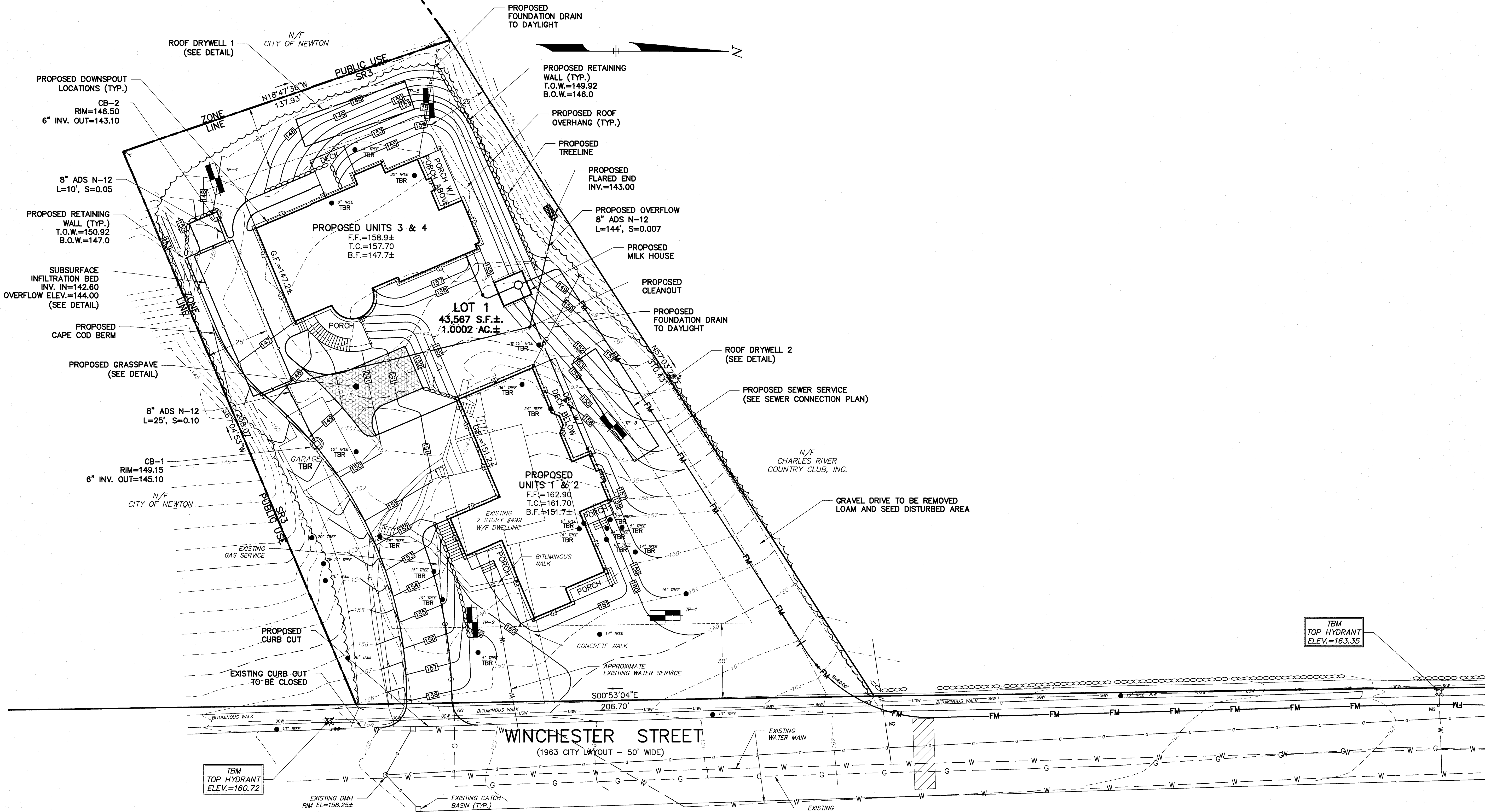
REFERENCE

MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT
 DEED BOOK 58824 PAGE 181



PLAN VIEW:

SINGLE RESIDENCE 3 (SR3)
SCALE: 1"=20'



LEGEND:

N/F	NOW OR FORMERLY UNDERGROUND WIRES
●	TREE
—	TREE LINE
UP	UTILITY POLE
GG+	GAS GATE
G	GAS SERVICE (BURIED)
WG+	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
D	SUB-SURFACE DRAIN LINE
E	ELECTRIC SERVICE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
99X9	SPOT ELEVATION
○○○○	STONE WALL
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL
T.C.	TOP OF CONCRETE
F.F.	FIRST FLOOR
B.F.	BASEMENT FLOOR
G.F.	GARAGE FLOOR

TBM TOP HYDRANT ELEV.=163.35

TBM TOP HYDRANT ELEV.=160.72

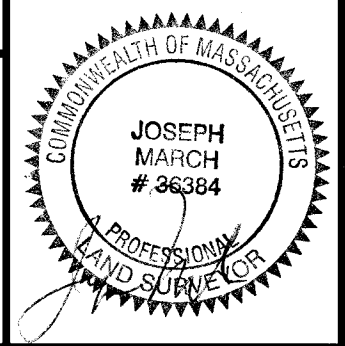
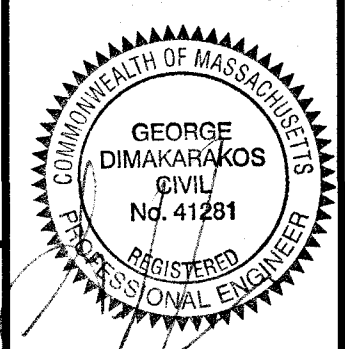
SITE PLAN
499 WINCHESTER STREET
IN
NEWTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

GRADING AND DRAINAGE PLAN
FOR: CAROLINA PROPERTIES, LLC
SCALE: 1"=20' FEBRUARY 25, 2019

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

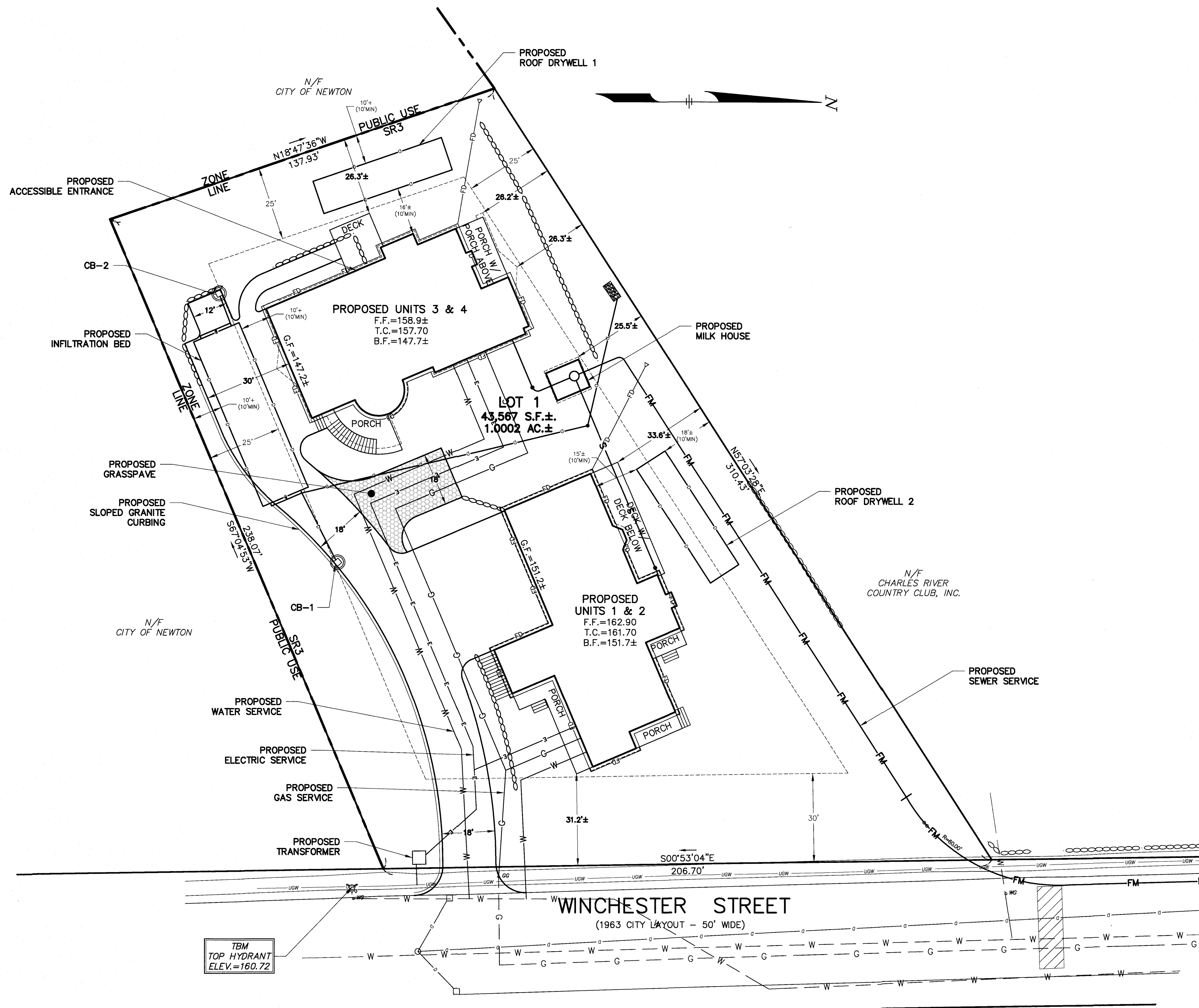
0 10 20 40 60 80 FT

(6139.SITE.F.dwg) SM-6139 SHEET 3 OF 6



PLAN VIEW:

SINGLE RESIDENCE 3 (SR3)
SCALE: 1"=20'



LAND USE DATA

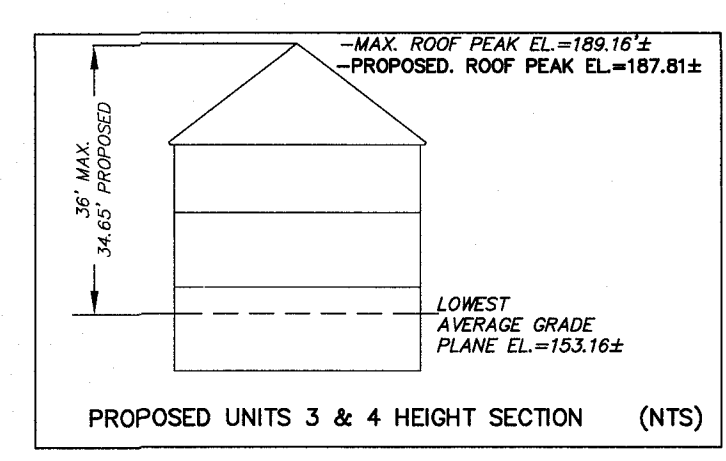
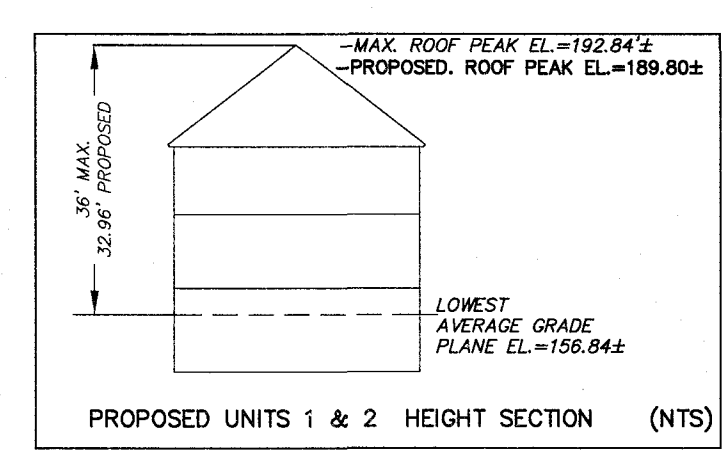
ZONING REQUIREMENTS		
ZONING DISTRICT:	SINGLE RESIDENCE 3 (SR3)	
	REQUIRED:	PROVIDED:
MIN LOT AREA:	1 ACRE	1,0002 ACRE
MIN LOT FRONTAGE:	80 FT	206.70 FT
MIN FRONT YARD:	30 FT	31.2 FT
MIN SIDE & REAR YARD:	25 FT	26.3 FT
MAX LOT COVERAGE:	30% (13,067 SF)	18.3% (7,958 SF)
MIN OPEN SPACE:	50% (21,778 SF)	66.7% (29,075 SF)

FLOOR AREA REQUIREMENTS	
LOT AREA =	43,567 SF
MAX NET FLOOR AREA ALLOWED	0.38
PROPOSED GROSS FLOOR AREA =	16,544 SF
PROPOSED GROSS FLOOR AREA RATIO =	0.3797

PARKING REQUIREMENTS		
(FROM SECTION 5.1.4)		
2 STALLS / DWELLING UNIT		
NUMBER OF STALLS REQ'D:	4 UNITS x 2	8 STALLS
NUMBER OF STALLS PROVIDED:	4 UNITS x 4	16 STALLS

LEGEND:

- N/F NOW OR FORMERLY UNDERGROUND WIRES
- UW UNDERGROUND WIRES
- TL TREE LINE
- UP UTILITY POLE
- GG GAS GATE
- G GAS SERVICE (BURIED)
- WG WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- STONE WALL
- T.C. TOP OF CONCRETE
- F.F. FIRST FLOOR
- B.F. BASEMENT FLOOR
- G.F. GARAGE FLOOR



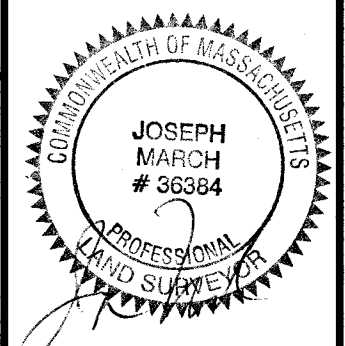
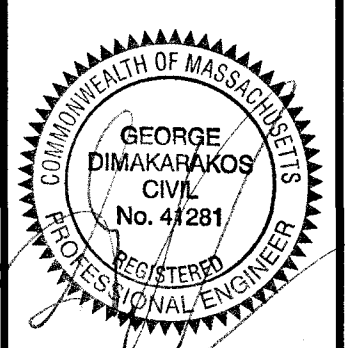
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499 WINCHESTER STREET
IN
NEWTON, MASSACHUSETTS
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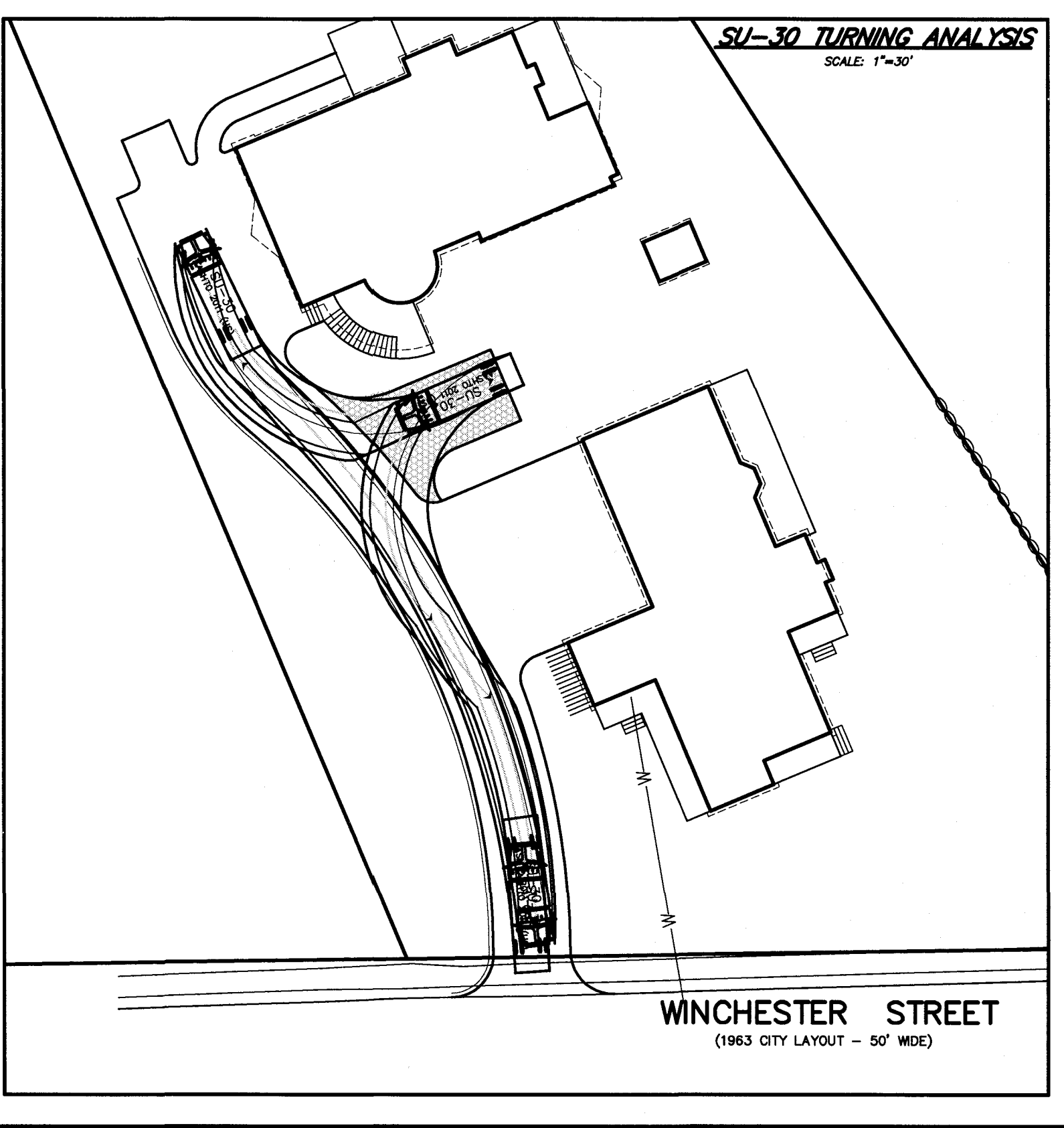
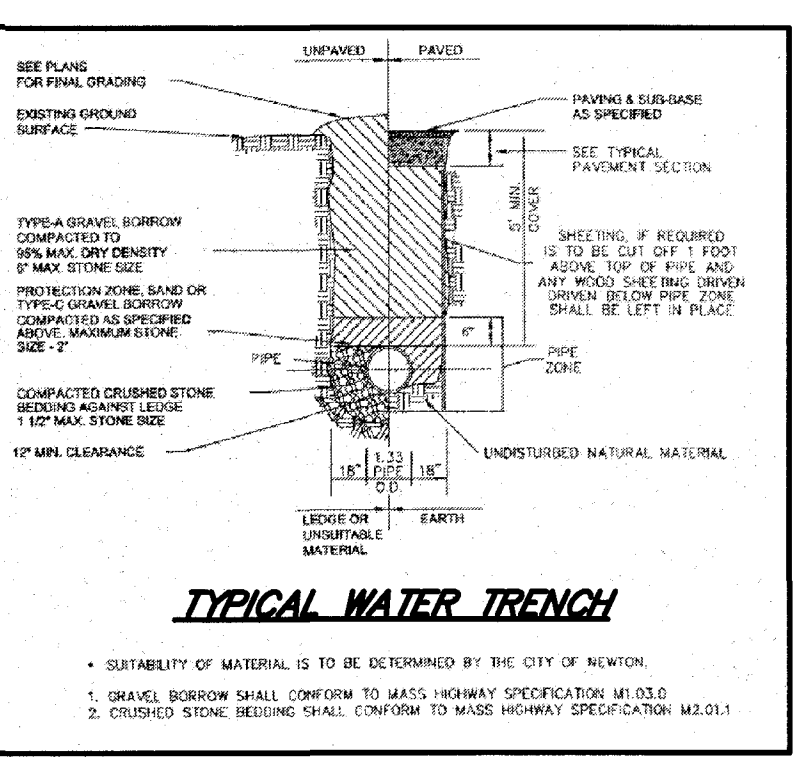
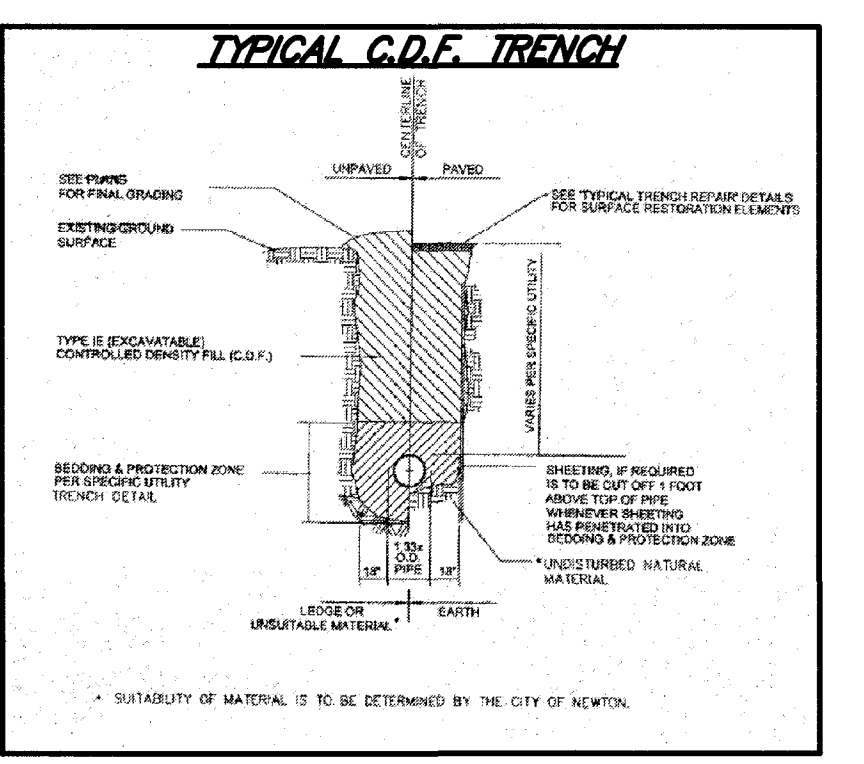
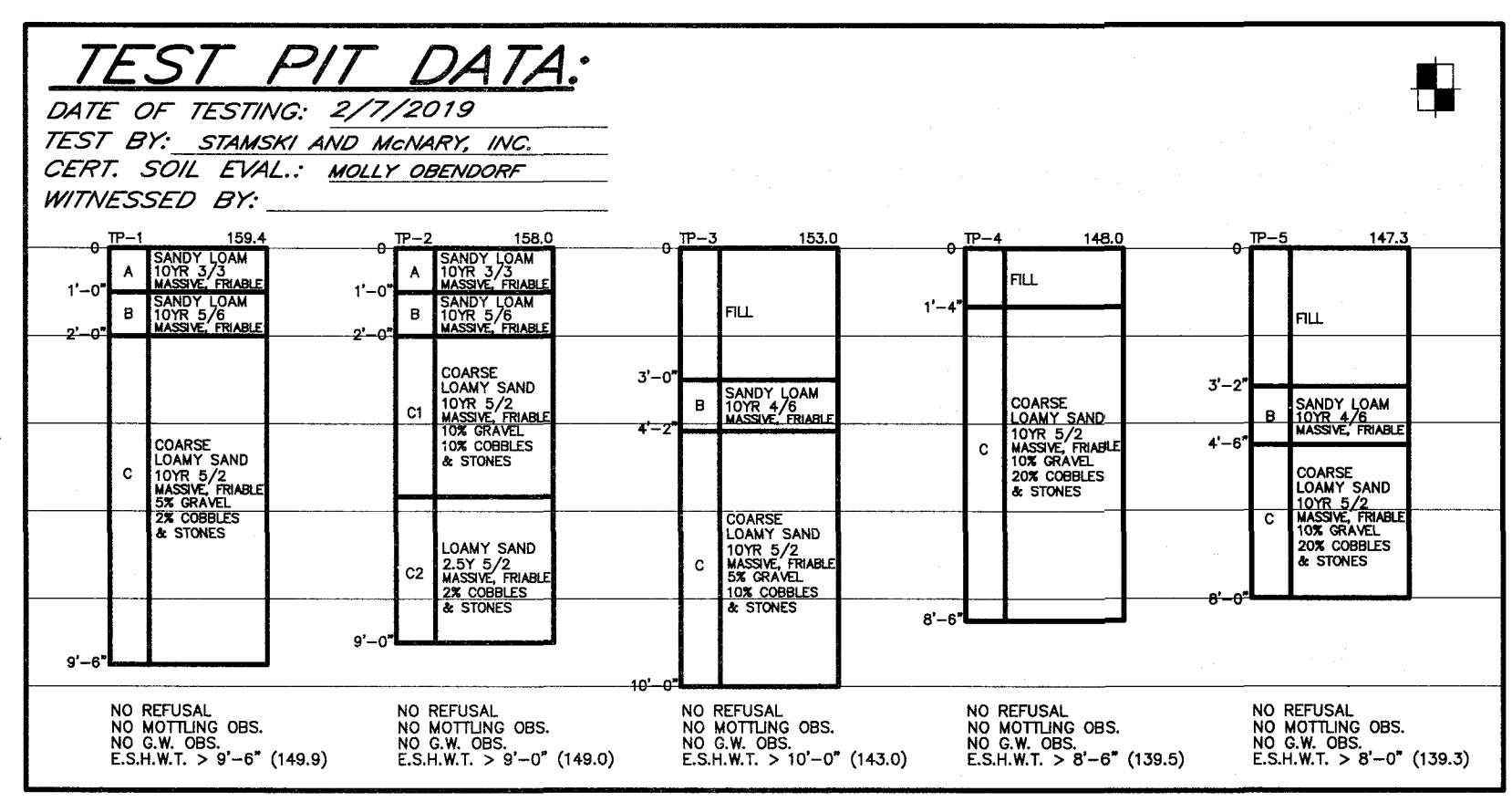
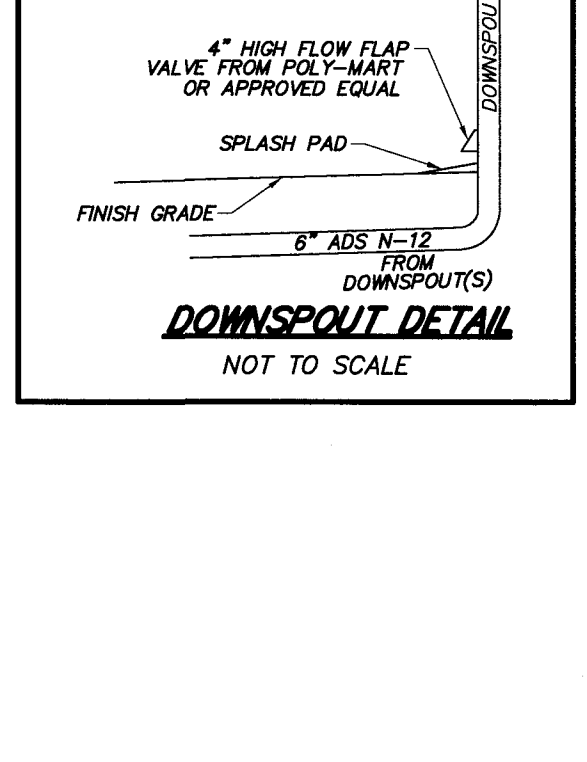
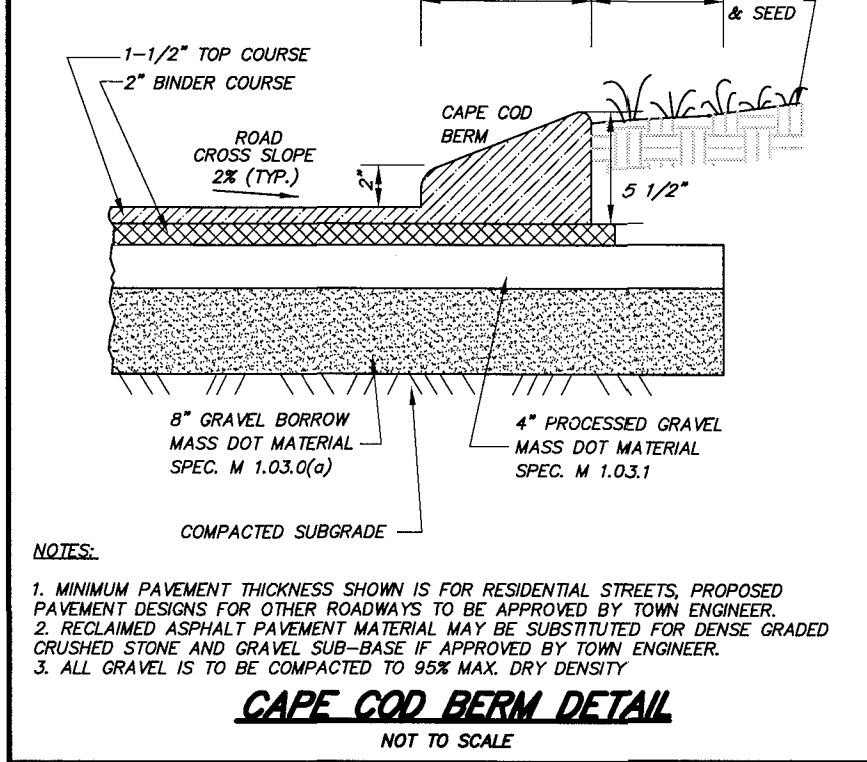
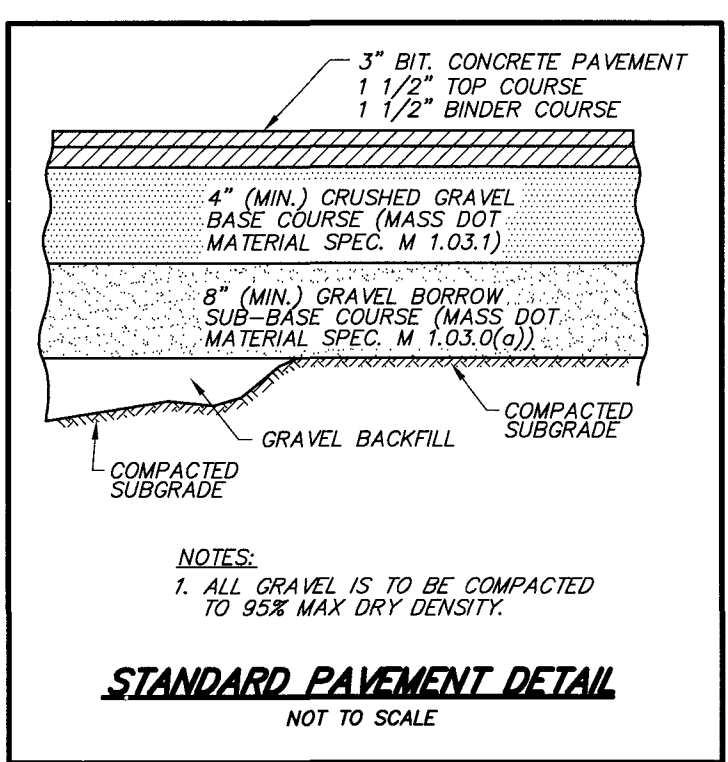
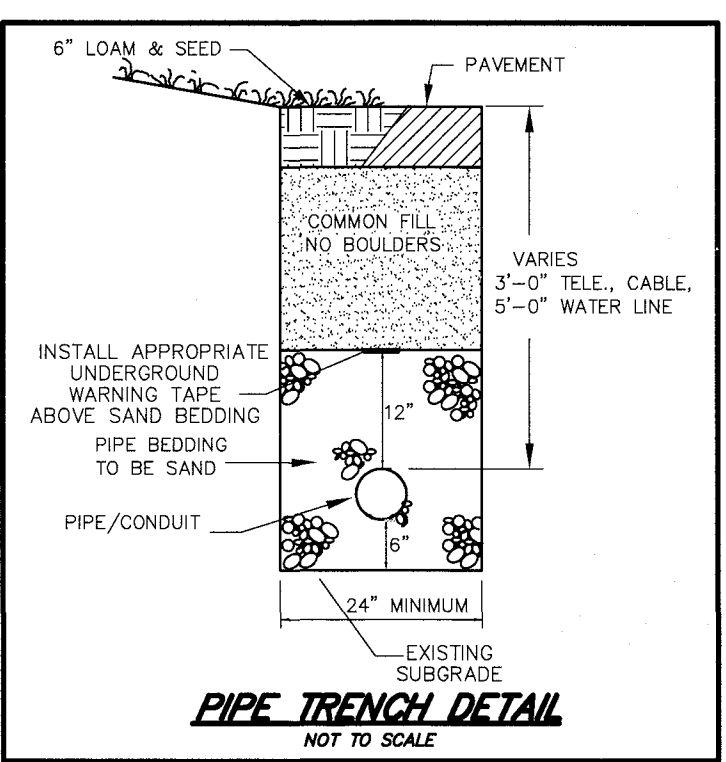
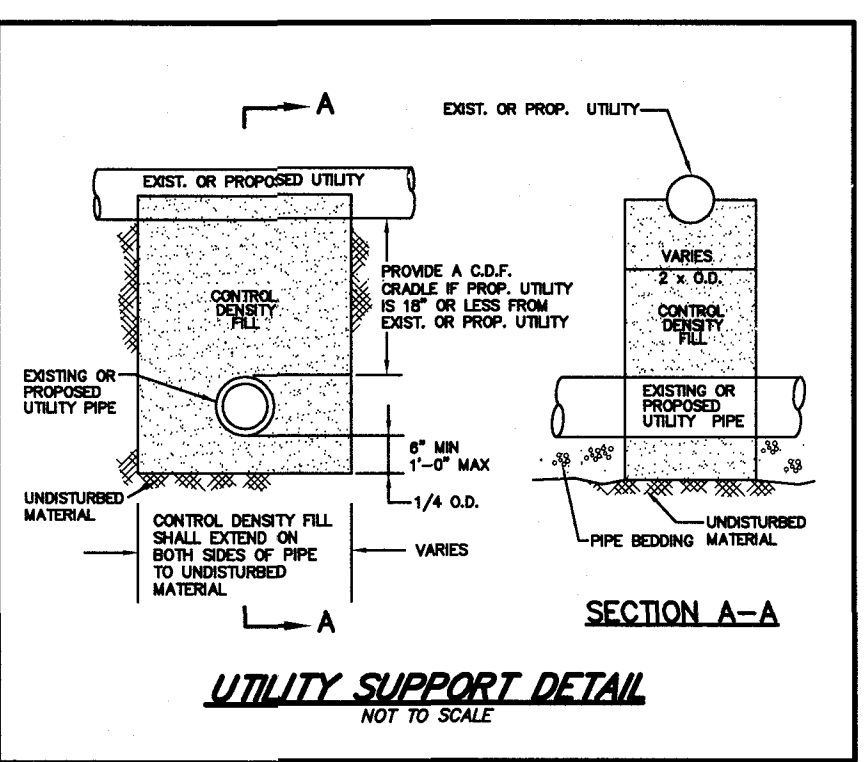
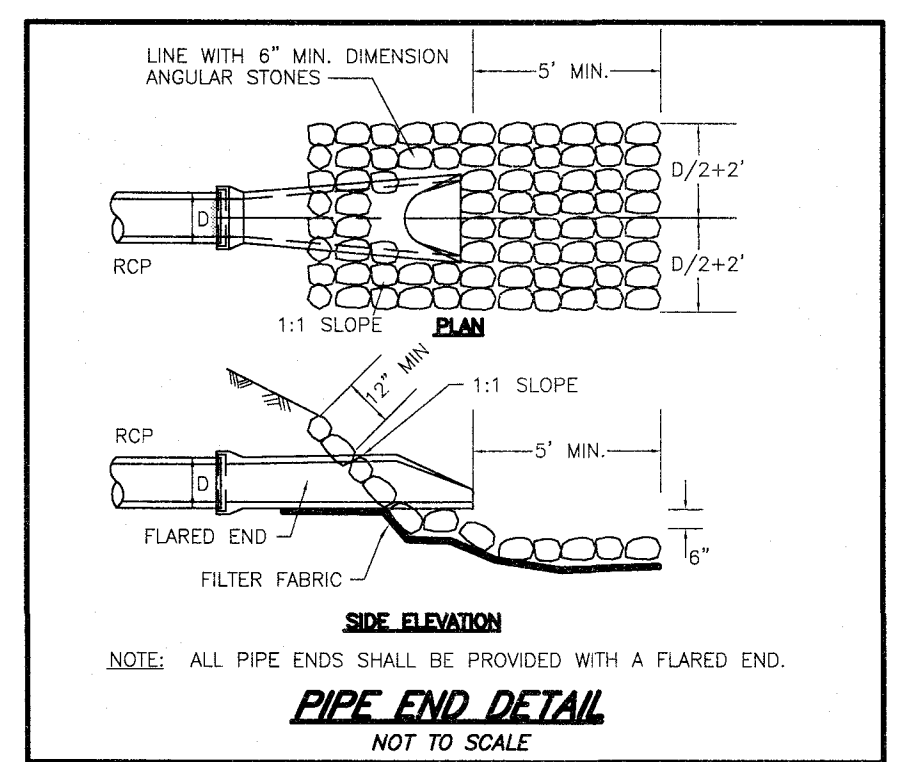
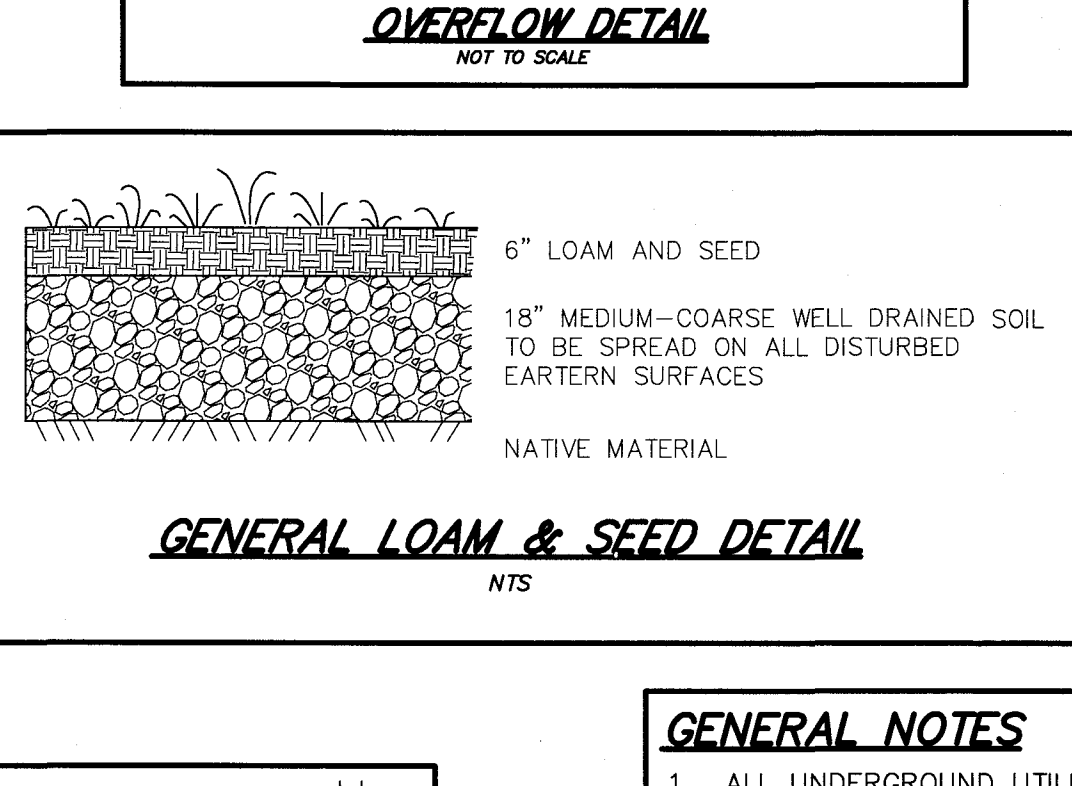
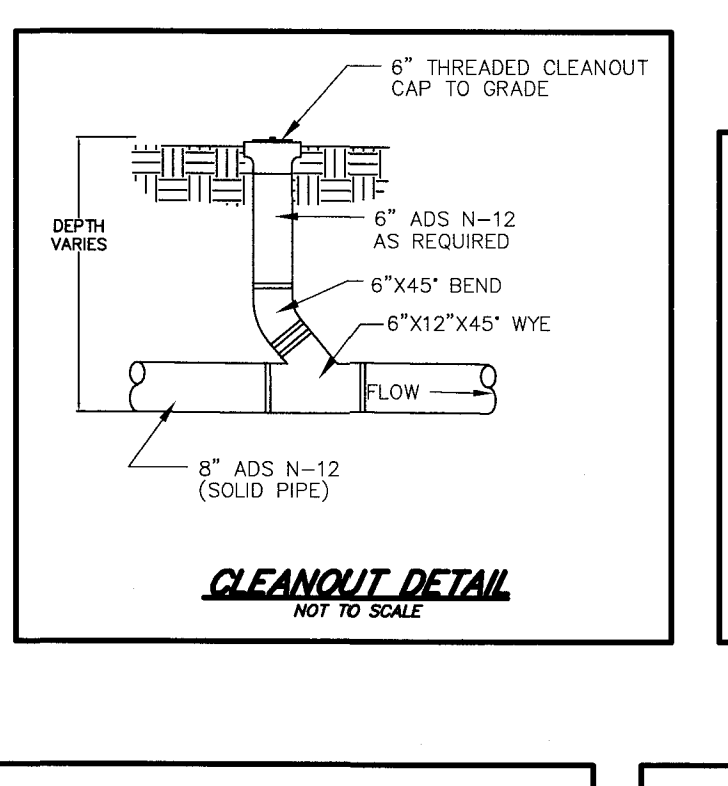
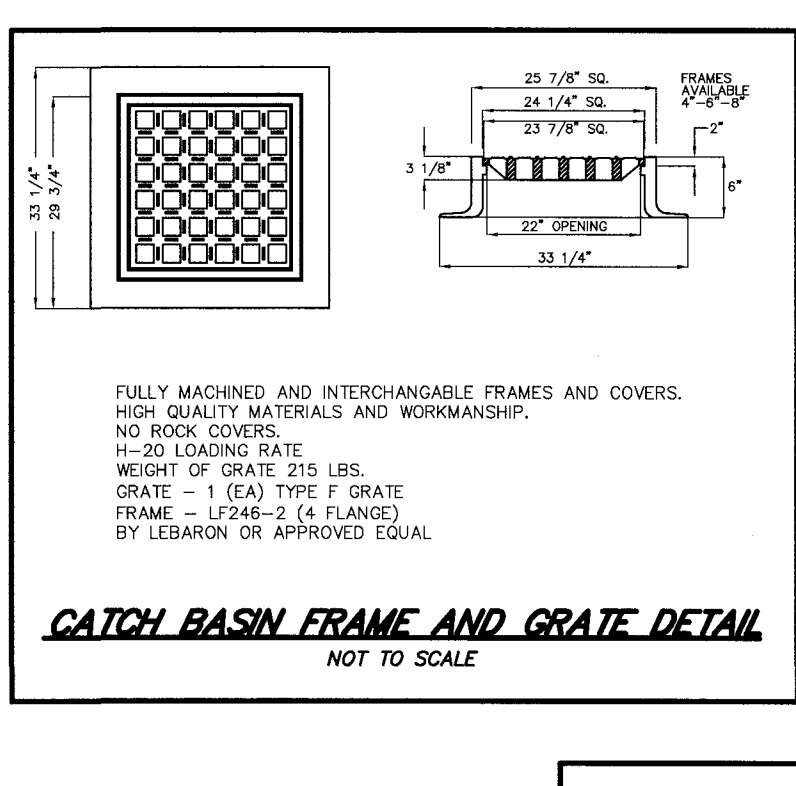
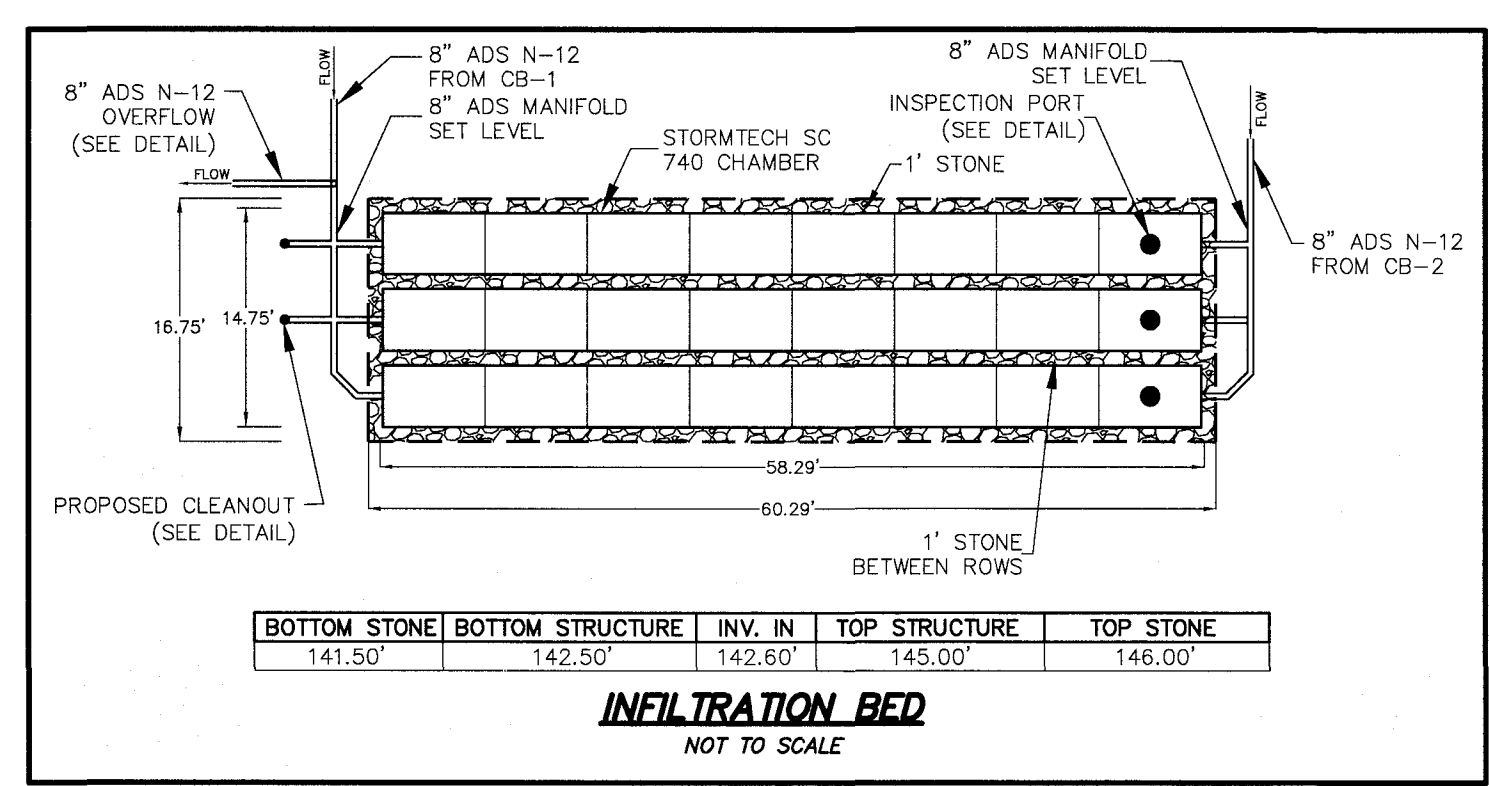
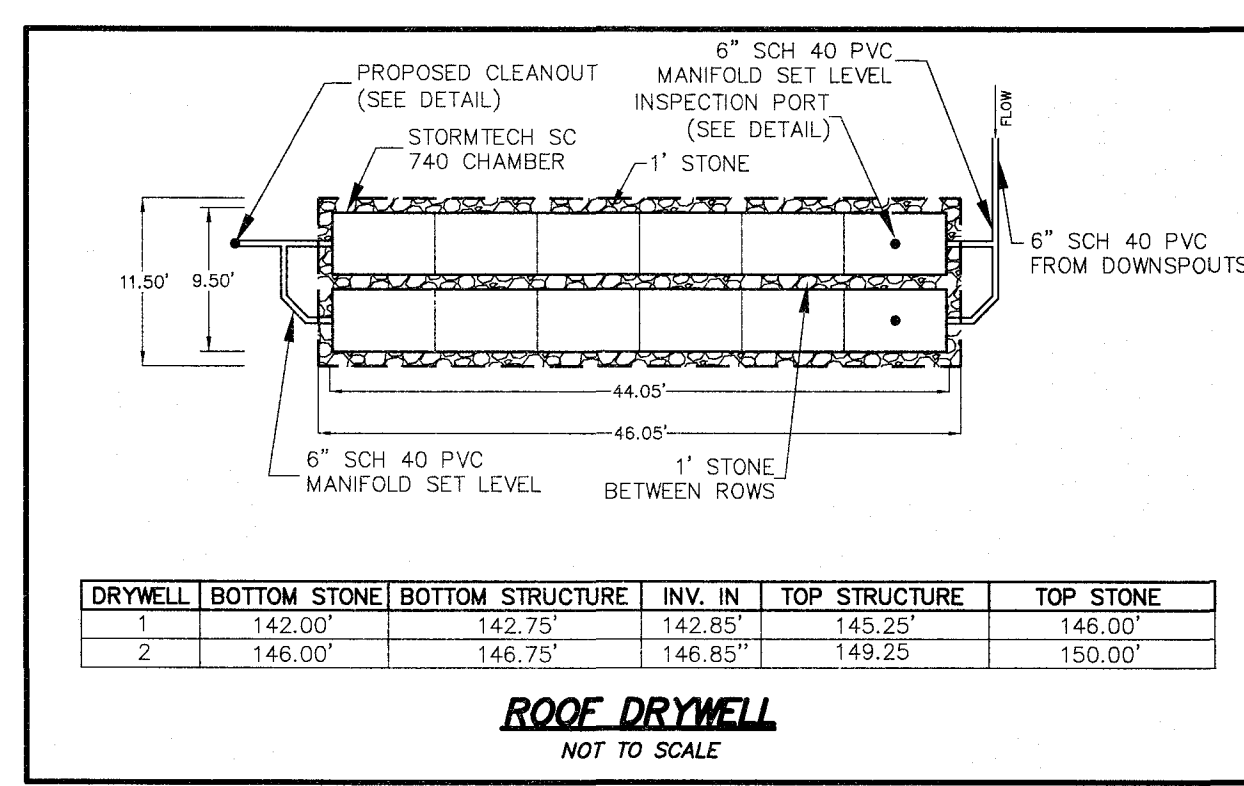
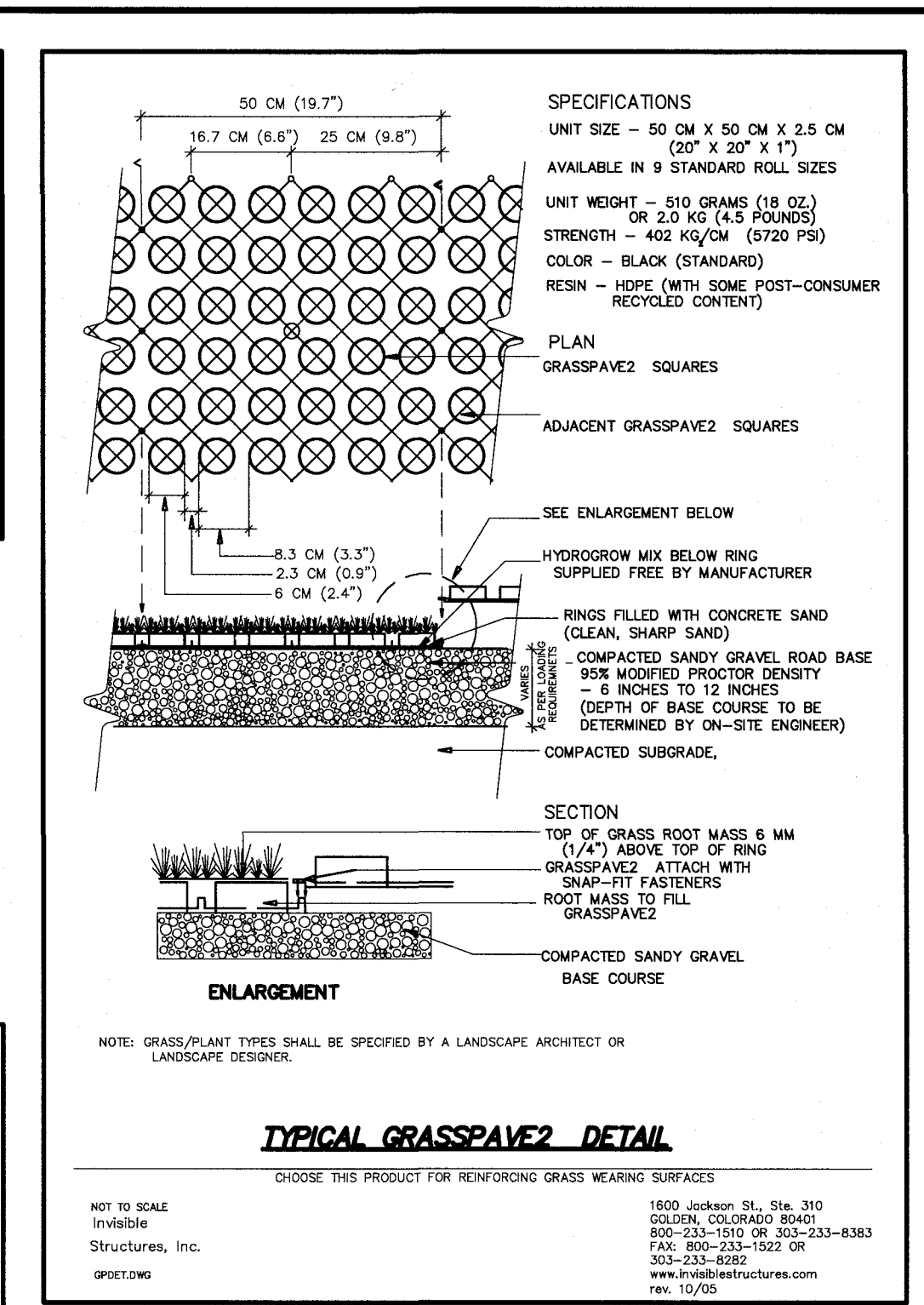
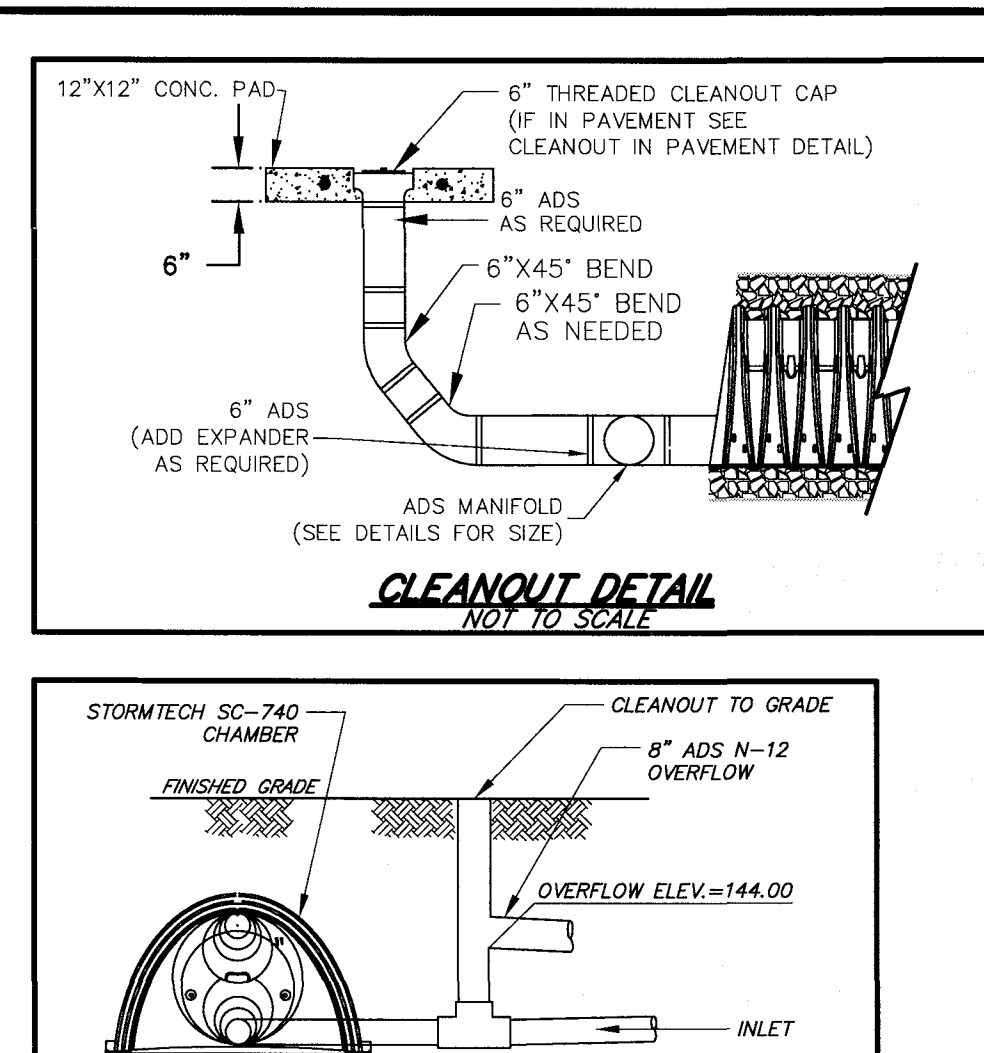
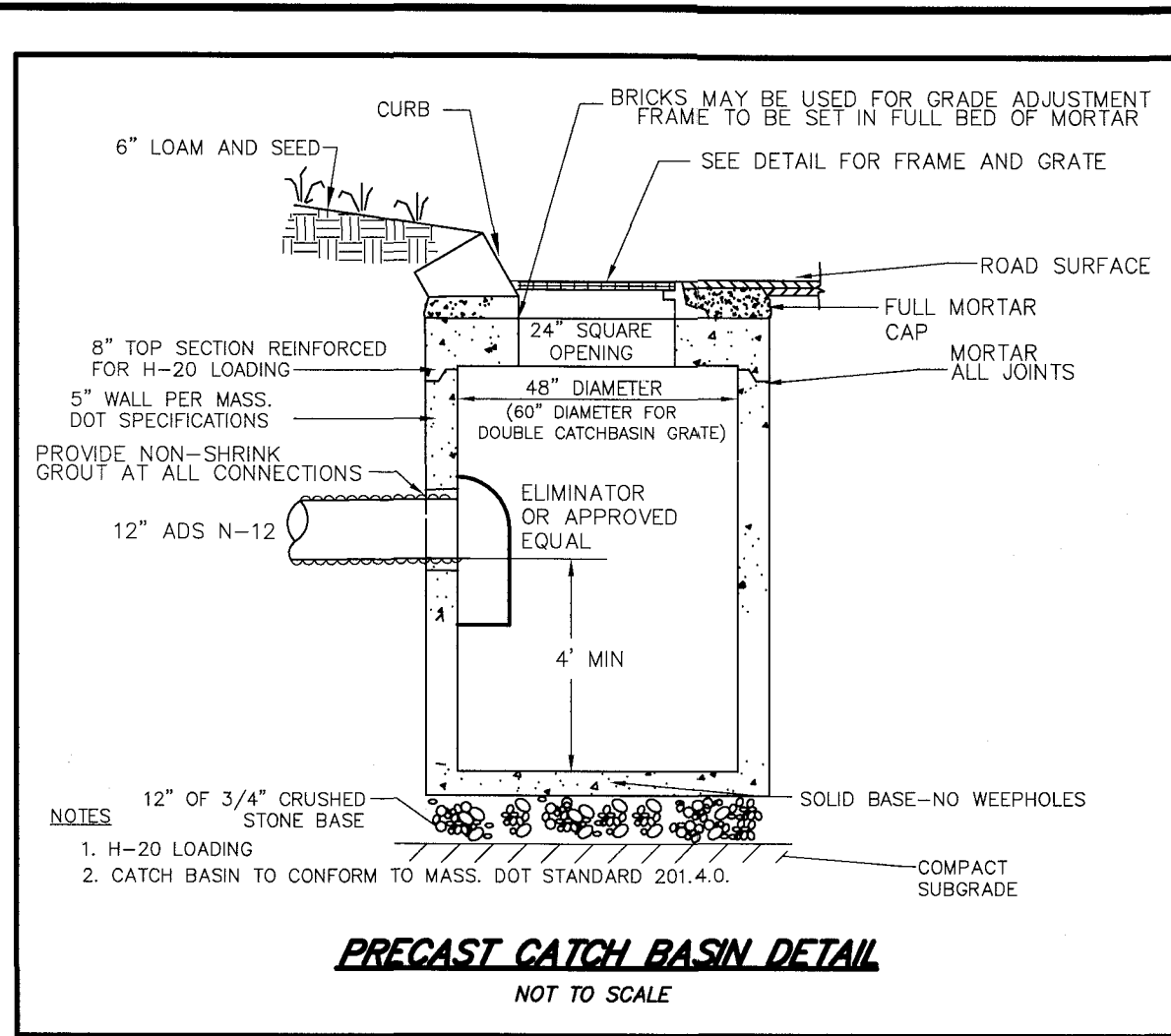
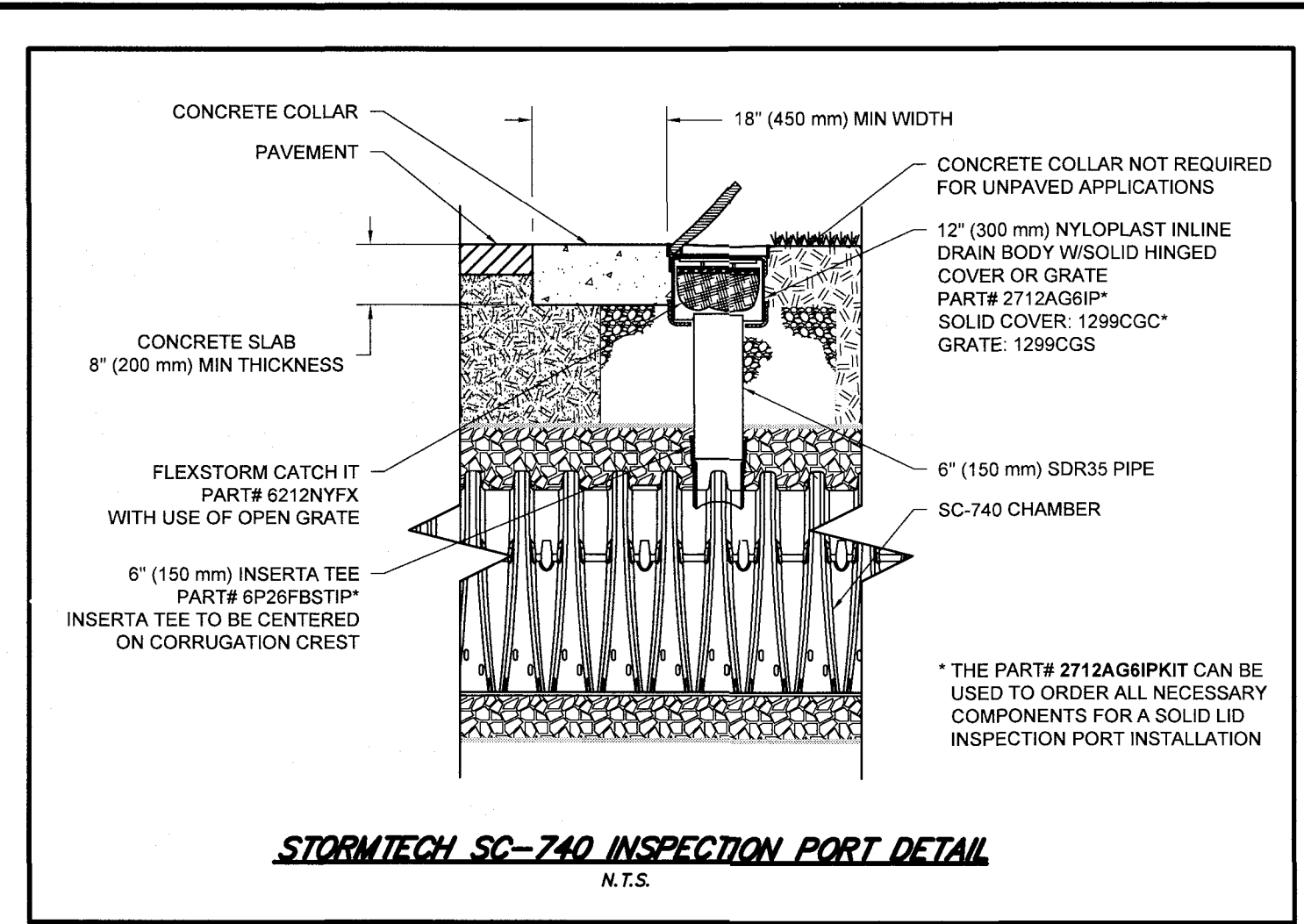
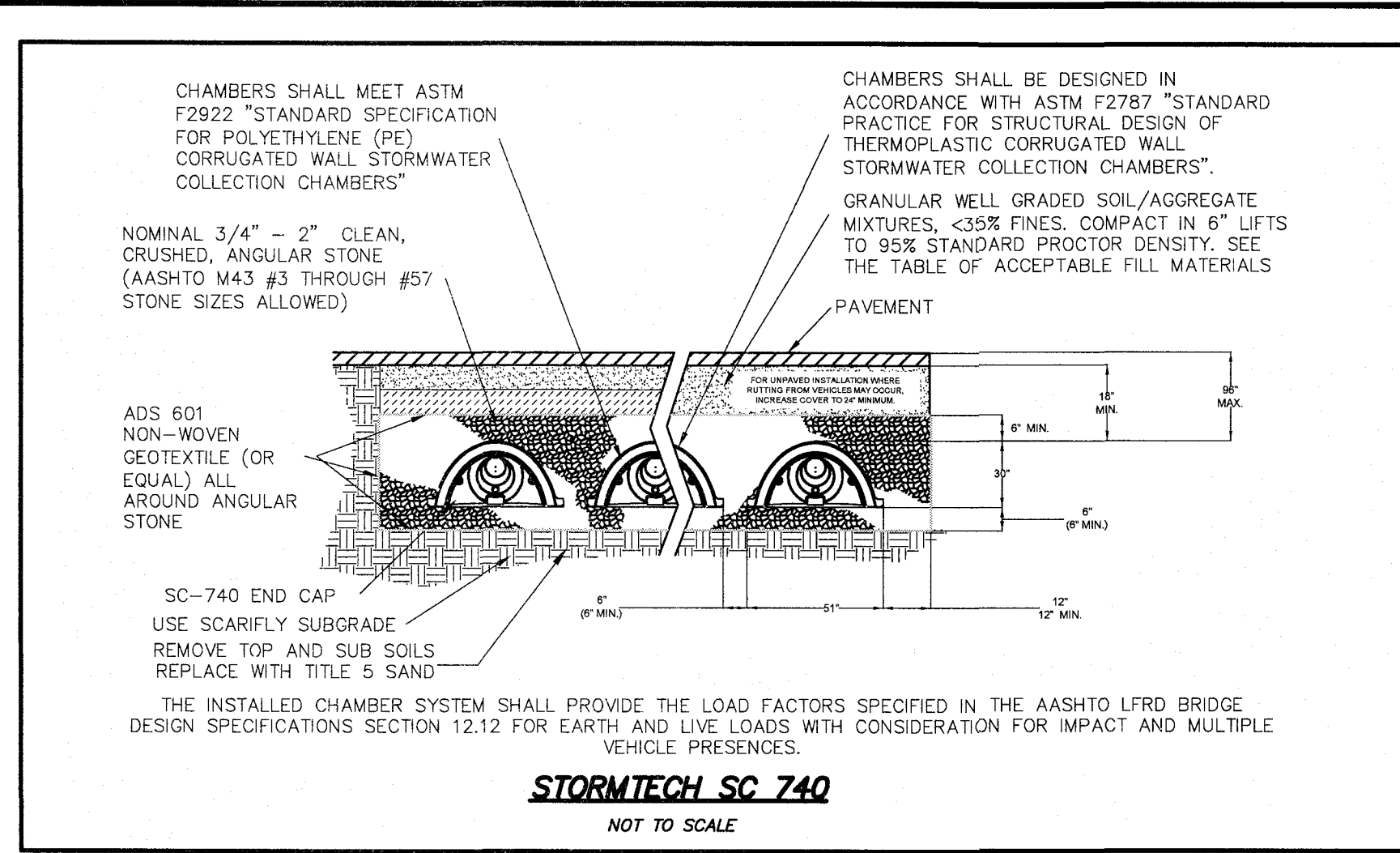
LAYOUT AND UTILITIES PLAN
FOR: CAROLINA PROPERTIES, LLC
SCALE: 1"=20' FEBRUARY 25, 2019

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(6139.SITE.F.dwg) SM-6139 SHEET 4 OF 6





- GENERAL NOTES**
- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPT. MUST BE CONSULTED. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING OR EXCAVATING ON PUBLIC OR PRIVATE PROPERTY. DIG SAFE TEL. NO. 1-888-344-7233.
 - ALL WATER LINE VALVES, ETC. SHALL MEET ALL SPECIFICATIONS OF THE CITY OF HAVERHILL WATER DEPARTMENT.
 - ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
 - ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS, WASTE, AND CONSTRUCTION DEBRIS.
 - RIP RAP SHALL CONSIST OF HARD DURABLE STONE, ANGULAR IN SHAPE, THAT IS WELL GRADED WITHIN THE 25# TO 125# RANGE. THE RIP RAP SHALL BE PLACED OVER A 12" BASE OF COARSE BANK RUN GRAVEL. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFALLS SHALL BE PLACED FOR A 3' WIDTH AND 6' LENGTH UNLESS OTHERWISE SPEC'D.
 - THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING PER THE STORMWATER POLLUTION PREVENTION PLAN.
 - EXISTING TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND SPREAD TO REQUIRED DEPTHS SHOWN ON THE PLAN.
 - CATCH BASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING COMPLETION OF CONSTRUCTION AND ANNUALLY THEREAFTER PER O & M PLAN.
 - THE ENTIRE WORK AREA SHALL BE CLEARED OF BUILDINGS TO BE RAZED, PAVEMENT, DEBRIS, BOULDERS, BRUSH, TREES, STUMPS, UNSUITABLE MATERIALS AND LIKE MATERIAL.
 - ALL TOP AND SUBSOIL WITHIN WORK AREA SHALL BE REMOVED AND STOCKPILED ON SITE AS DIRECTED BY THE OWNER. LOAM SHALL BE SCREENED AND STOCKPILED ON-SITE FOR RE-USE IN AREAS OF GENERAL LOAM AND SEED.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS PERTAINING TO SAFETY.
 - ALL DISTURBED EARTHEN SURFACES SHALL BE PROVIDED WITH 6" OF LOAM AND SEED UNDERLAIN BY 18" OF MEDIUM-COARSE WELL DRAINED SOIL. SEE GENERAL LOAM AND SEED DETAIL.

SITE PLAN
499 WINCHESTER STREET
IN
NEWTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

CONSTRUCTION DETAILS
FOR: CAROLINA PROPERTIES, LLC
SCALE: 1"=20' FEBRUARY 25, 2019

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

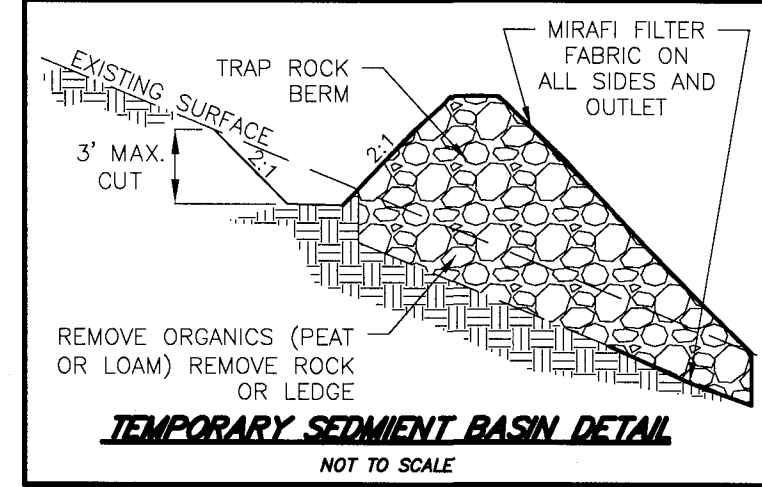
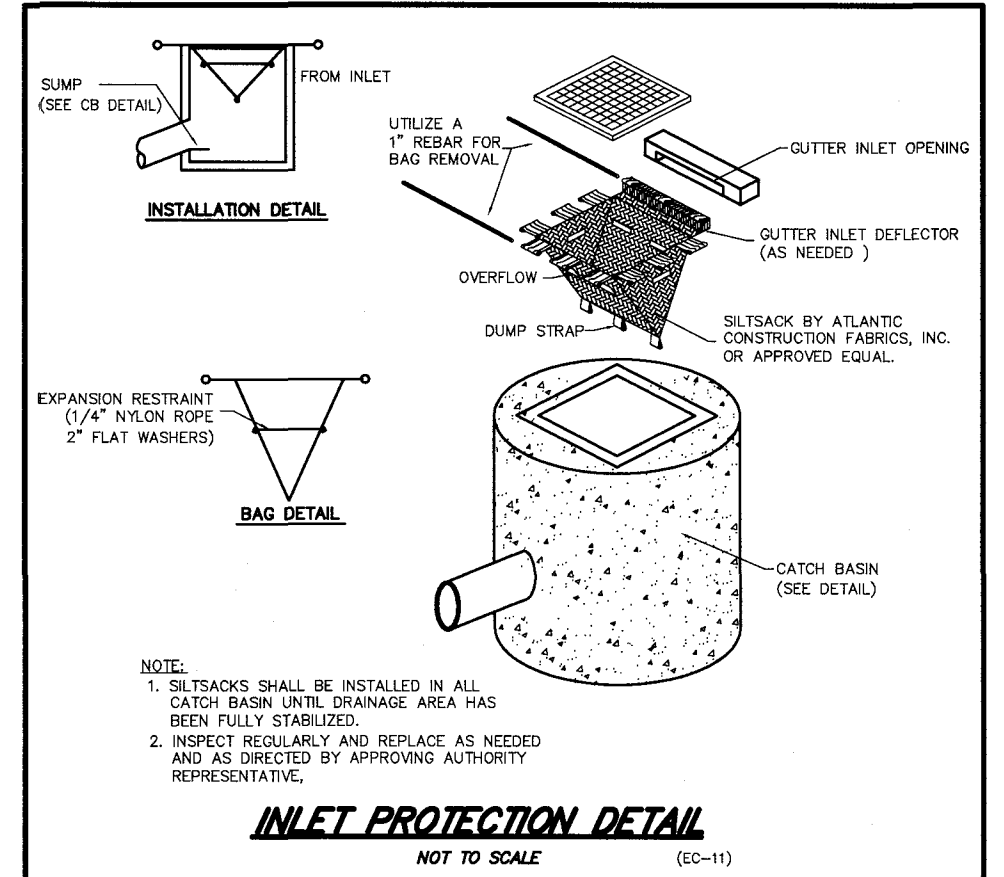
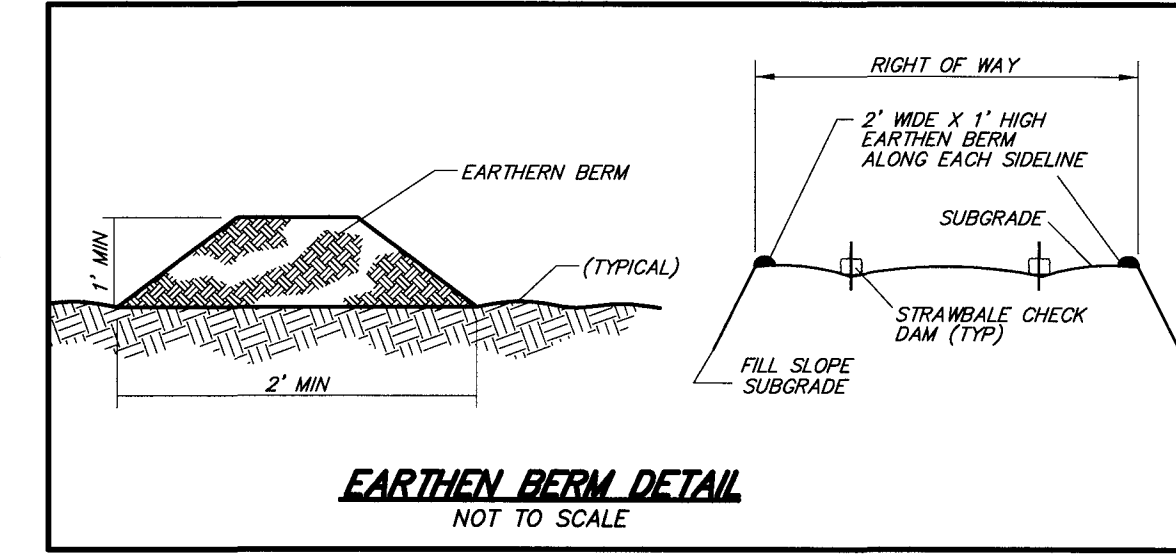
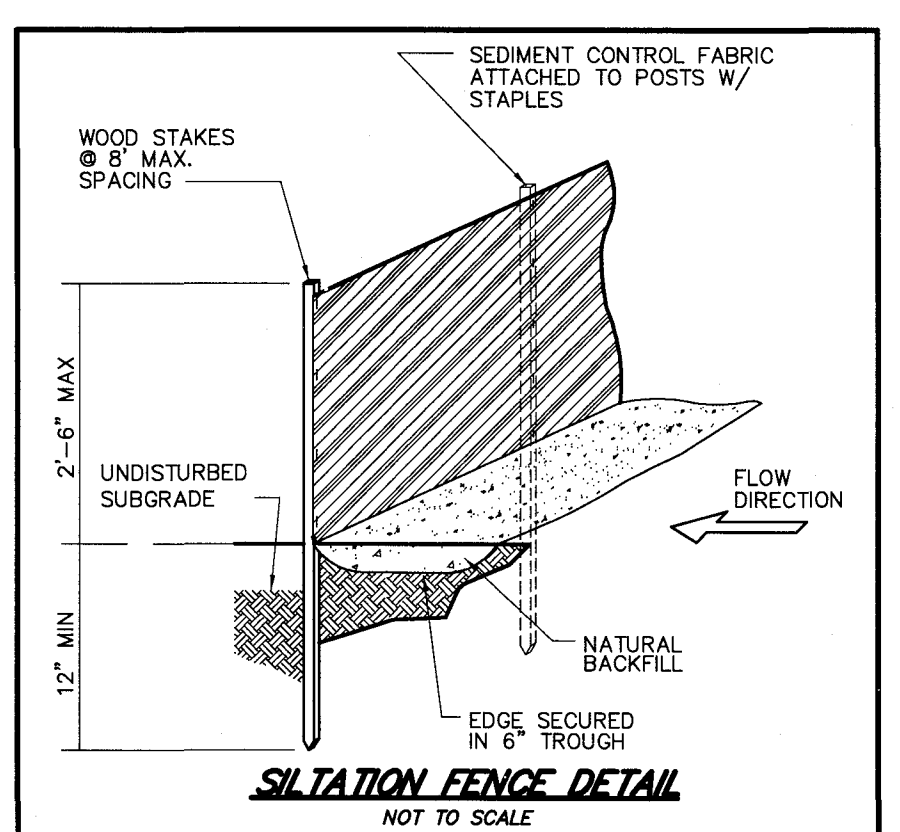
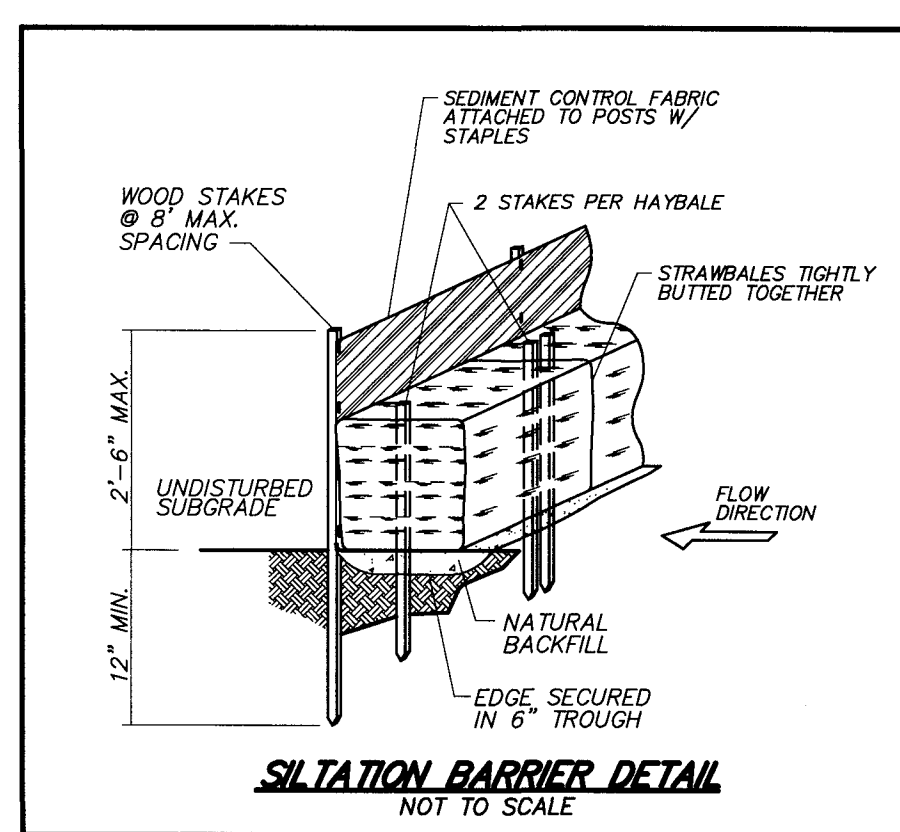
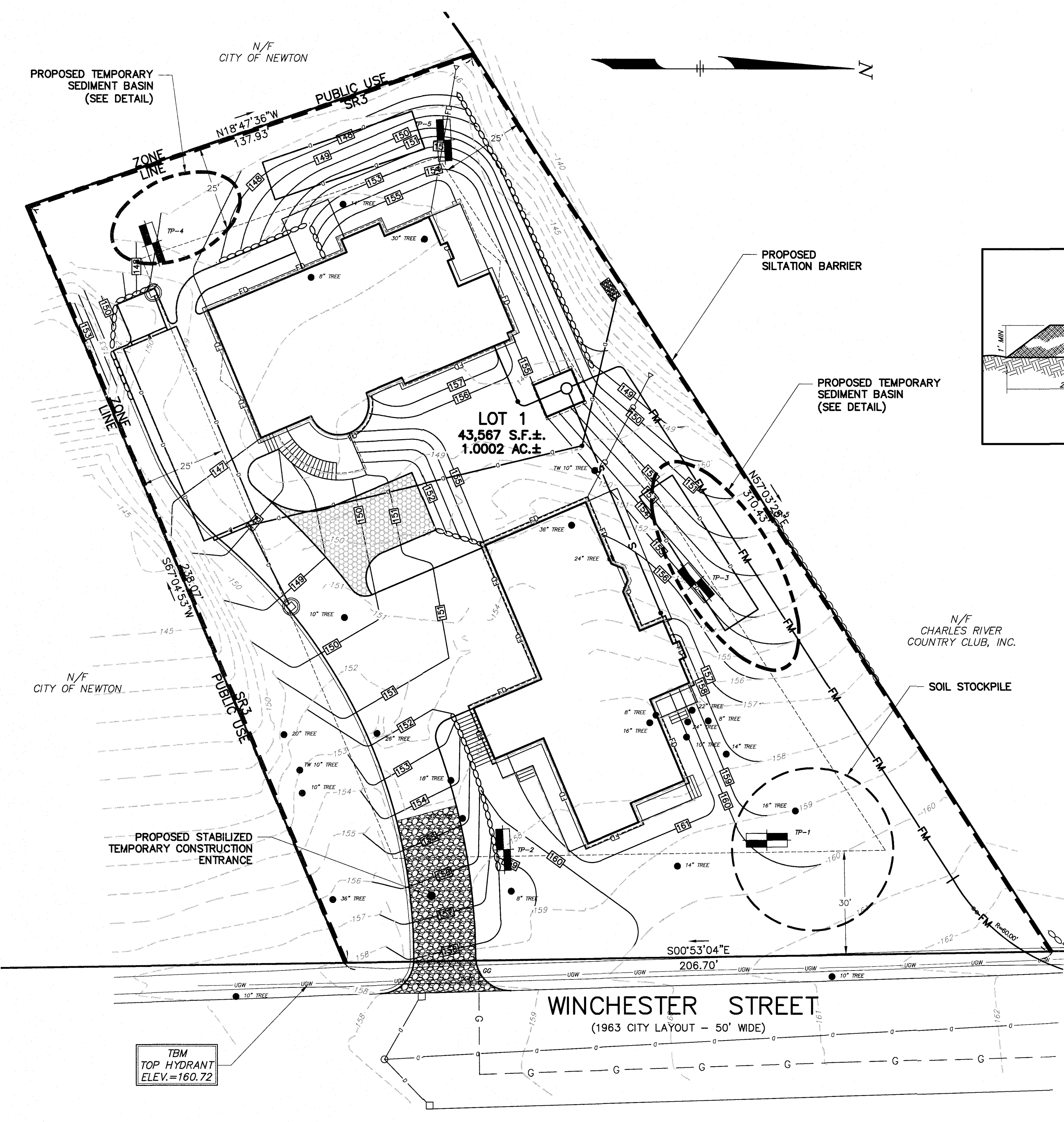
GEORGE DIMAKAKAKOS CIVIL No. 41281 REGISTERED PROFESSIONAL ENGINEER

JOSEPH MARCH #43364 REGISTERED PROFESSIONAL LAND SURVEYOR

0 10 20 40 60 80 FT

(6139.SITE.F.dwg) SM-6139 SHEET 5 OF 6

PLAN VIEW:
SINGLE RESIDENCE 3 (SR3)



EROSION AND SEDIMENT CONTROL NOTES

- THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE.
- CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES IF INTENSE RAINFALL IS PREDICTED. THE CONTRACTOR'S REPRESENTATIVE SHALL INSPECT THE CONSTRUCTION SITE AS NEEDED AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE.
- ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCKPILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TARPULIN SHEETS.
- DURING DRIVEWAY CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE DRIVEWAY TO DIVERT RUNOFF TO A TEMPORARY SEDIMENT BASIN. STRAWBALES MAY BE UTILIZED TO DIVERT RUNOFF FROM THE DRIVEWAY LOW POINTS TO A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS INSTALLED.
- THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
- ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS DURING CONSTRUCTION. CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE AND INSTALL SILT SACK UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE.
- ALL CATCH BASIN SUMPS SHALL BE CLEANED DURING AND FOLLOWING CONSTRUCTION. THEREAFTER REFER TO OPERATION AND MAINTENANCE PLAN.
- ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEED TO PREVENT EROSION.
- THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.
- DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE STOCK-PILED ON-SITE, INCLUDING BUT NOT LIMITED TO CRUSHED STONE, STRAW BALES, SILT FENCE AND EROSION CONTROL MATS.
- SEDIMENT SHALL BE REMOVED BEHIND ALL STRAW BALES AND SILT FENCES IF DEPTH EXCEEDS 6".
- THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL TRIBUTARY SURFACES ARE STABILIZED.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. TEMPORARY VEGETATION AND/OR USE OF TARPULIN MAY BE NECESSARY.
- THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM THE SITE ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINE, MANHOLES AND DITCHES.

LONG TERM POLLUTION PREVENTION AND DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

1. THERE SHALL BE NO ILLICIT DISCHARGES TO ANY PART OF THE STORM DRAIN SYSTEM. THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING CONSTRUCTION. THE INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION IS THE RESPONSIBILITY OF:

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:
HOMEOWNERS ASSOCIATION

SCHEDULE FOR INSPECTION AND MAINTENANCE:
STREET SWEEPING:
IT IS RECOMMENDED THAT THE PAVEMENT SHALL BE PROPERLY SWEEPED FOUR TIMES A YEAR, WITH CONCENTRATIONS IN THE SPRING AND THE FALL.

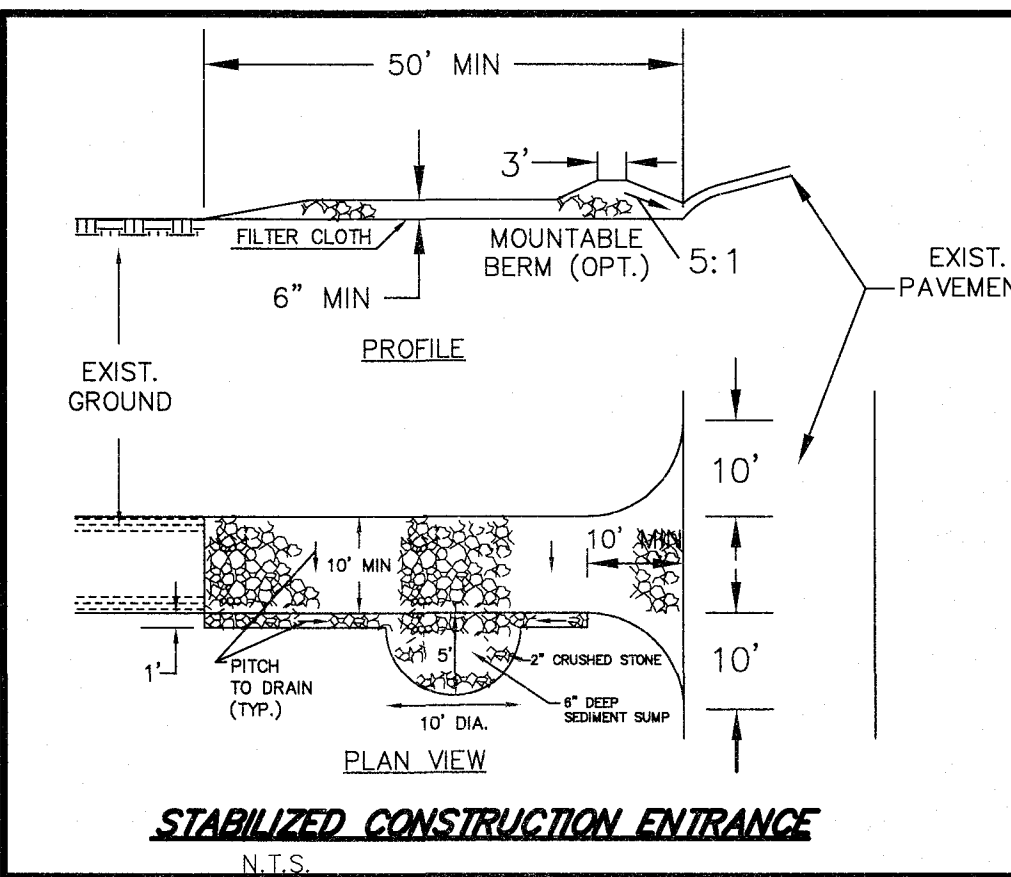
SUBSURFACE CHAMBERS:
INSPECT THE DRYWELL/INFILTRATION BED AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, INSPECT AND CLEAN IT AT LEAST ONCE PER YEAR. WATER LEVELS SHOULD BE RECORDED OVER SEVERAL DAYS TO CHECK THE DRYWELL DRAINAGE.

DEEP SUMP AND HOODED CATCH BASINS
DURING CONSTRUCTION, CATCH BASIN GRATES SHALL BE PROVIDED WITH SILT SACKS. CATCH BASINS SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION. AFTER CONSTRUCTION, THE DEEP SUMPS FOR ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED FOUR TIMES A YEAR. SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

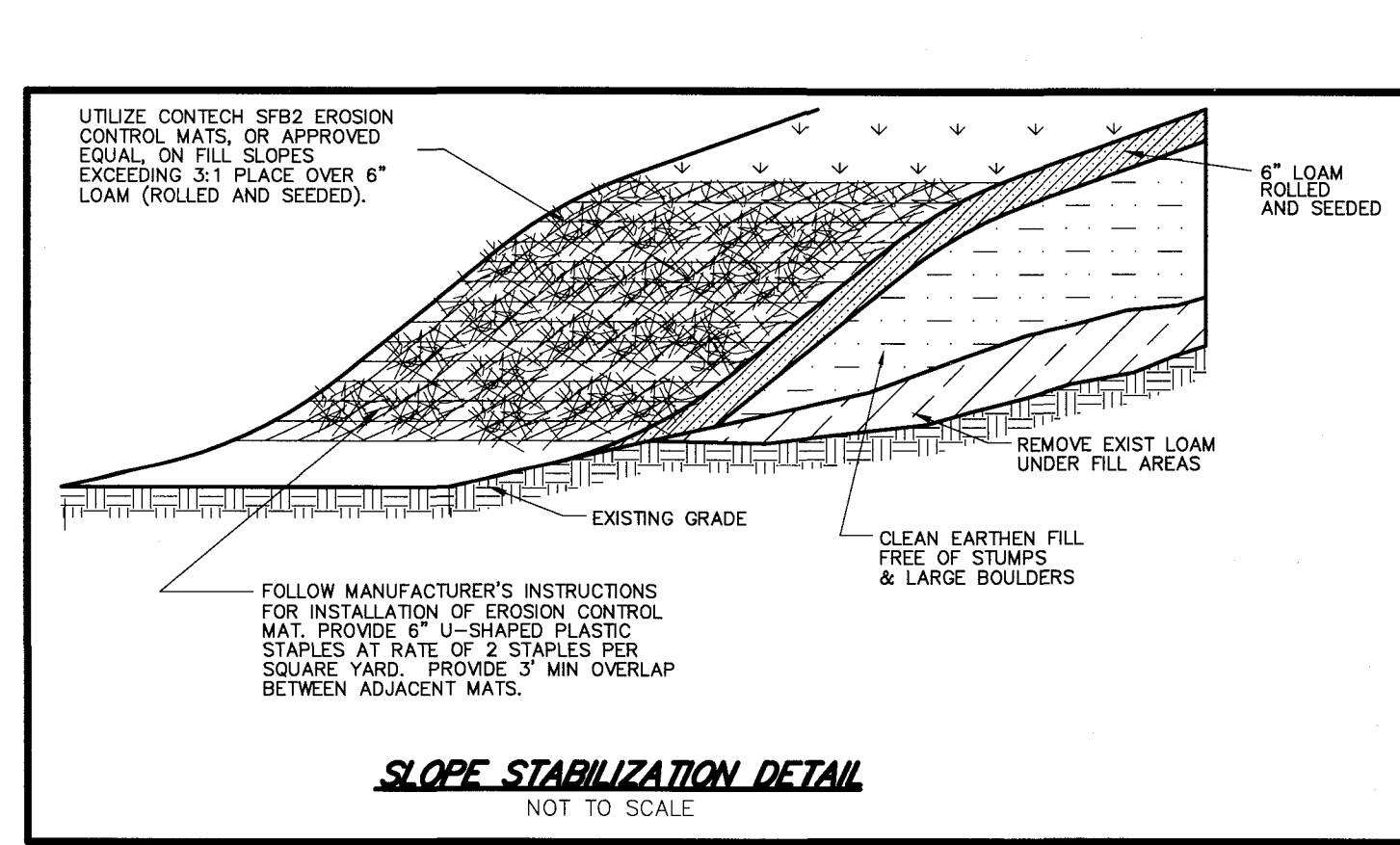
THE DEPTH OF THE SEDIMENT IN A BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.

EMERGENCY CONTACTS:
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED:
FIRE DEPARTMENT: PH: (617) 796-2210

RECORDS:
THE DEVELOPER SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORMWATER MANAGEMENT PLAN DURING CONSTRUCTION. A COPY OF THE EROSION CONTROL AND STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES UNTIL ACCEPTANCE OF THE ROAD. EACH INDIVIDUAL LOT OWNER SHALL ALSO MAINTAIN RECORDS FOR PRIVATE STRUCTURES ON THEIR LOT.



- CONSTRUCTION SPECIFICATIONS**
- THE ENTRANCE OF THE PROPOSED ROAD SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE ROAD FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL IMMEDIATELY PRIOR TO THE PLACEMENT OF PAVEMENT.
 - STONE SIZE - USE 2" CRUSHED STONE.
 - WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS OF INGRESS OR EGRESS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED NEAR CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEDIMENT SUMP AS SHOWN.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SITE PLAN
499 WINCHESTER STREET
IN
NEWTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION & SEDIMENT CONTROL PLAN
FOR: CAROLINA PROPERTIES, LLC
SCALE: 1"=20' FEBRUARY 25, 2019

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(6139.SITE.F.dwg) SM-6139 SHEET 6 OF 6

