EXISTING LEGEND

	SEWER LINE
S	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
	CATCH BASIN
	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
D	DRAIN MANHOLE
	HYDRANT
	TREE

NORWAY SPRUCE 8' - 10'

GREEN GIANT 9' - 10'

GREEN GIANT 7' - 8'

INKBERRY 18" - 24"

HOLLY 6' - 7'

SUGAR MAPLE 2" - 2.5" CAL.

MIXED POLLINATOR PERENNIAL PLUGS

LAWN AREA

MULCH AREAS

NEW 6' FENCE

NEW 4' FENCE

EDGING WITH PEA STONE

LOT A

DRAIN EASMENT INVASIVE CONTROL 20' WIDE

MIXED POLLINATOR PERENNIAL PLUGS

LAWN AREA

#2 8' - 10' NORWAY SPRUCE

3 7' - 8' GREEN GIANT

5 9' - 10' GREEN GIANT

COBBLSTONE EDGING

MIXED POLLINATOR PERENNIAL PLUGS

6 18" - 24" INKBERRY

700 MIXED POLLINATOR PERENNIAL PLUGS

PROPOSED RETAINING WALL

4 7' - 8' GREEN GIANT

NEW 6' FENCE

3 7' - 8' GREEN GIANT

LAWN AREA

4 7' - 8' GREEN GIANT

NEW 6' FENCE

EDGING WITH PEA STONE

1 2" - 2.5" CAL. SUGAR MAPLE

#1 9' - 10' GREEN GIANT

4' FENCE

4' GATE

4' GATE

LAWN AREA

MIXED POLLINATOR PERENNIAL PLUGS

LOT C
14,520± S.F

51.23'

107.91'

88.0'

86.20'

83.50'

49.00'

52.00'

PORTION OF WALL EXCEEDS 4' IN SETBACK MAX HEIGHT=6'

GRADE TO BE WITHIN 4' OF FIRST FLOOR & PORCH TO BE CONSTRUCTED OF LUMBER

GRADE TO BE WITHIN 4' OF FIRST FLOOR & PORCH TO BE CONSTRUCTED OF LUMBER

#67 PROPOSED MULTI-FAMILY RESIDENTIAL F.F.= 58.50'± G.F.=48.00'±

#67 PROPOSED MULTI-FAMILY RESIDENTIAL F.F.= 57.50'± G.F.=47.00'±

#67 PROPOSED MULTI-FAMILY RESIDENTIAL F.F.= 55.50'± G.F.=45.00'±

TOW 50.1± BOW 50.0±

TOW 52.5± BOW 50.0±

TOW 53.1± BOW 50.0±

TOW 50.0± BOW 49.4±

TOW 50.5± BOW 49.3±

TOW 54.4± BOW 48.4±

TOW 54.5± BOW 48.3±

TOW 52.4± BOW 48.4±

TOW 49.0± BOW 48.9±

TOW 51.0± BOW 47.8±

TOW 51.0± BOW 48.0±

TOW 54.5± BOW 52.0±

TOW 48.0± BOW 46.0±

TOW 48.6± BOW 45.8±

TOW 49.9± BOW 46.3±

TOW 49.0± BOW 46.4±

TOW 49.8± BOW 46.4±

N/F LAND OF RICHARDSON ASHLEY

CITY OF NEWTON 20' DRAIN EASEMENT

EXISTING 12" DRAIN LINE (APPROX)

EXISTING LAWN

EXISTING SHED

EXISTING WOOD FENCE

DRIVEWAY EASEMENT (APPROX)

ACCESSIBLE PLACE

N/F LAND OF GELFUSA RENATO & JUDITH

N/F LAND OF MAZZOLA ANTHONY L TR LINWOOD REALTY TRUST

N/F LAND OF TZ FLEET LLC

EXISTING CHAINLINK FENCE

EXISTING CONCRETE WALKWAY

EXISTING CONCRETE STEPS

EXISTING GAS MAIN (APPROX)

EXISTING OVERHEAD ELECTRIC LINE

EXISTING 8" WATER MAIN

EXISTING CATCH BASIN RIM=45.68

WALNUT STREET
(PUBLIC WAY-VARIABLE WIDTH)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NEW TREE PLANTING SCHEDULE
FRONT / SIDE YARD
1 2" - 2.5" CALIPER SUGAR MAPLE
6 4" CALIPER 9'-10' GREEN GIANT
11 2" CALIPER 7'-8' GREEN GIANT
*
REAR YARD
2 4" CALIPER 8'-10' NORWAY SPRUCE
5 4" CALIPER 9'-10' GREEN GIANT
3 2" CALIPER 7'-8' GREEN GIANT

PROPOSED BUILDING PROFILE
NOT TO SCALE

* MIDPOINT OF BASEMENT ELEVATION LOWER THAN AVERAGE GRADE ELEVATION THEREFORE PROPOSED BASEMENT MEETS DEFINITION OF BASEMENT

BACK YARD
TREES EXISTING
1 4' OAK TREE
2 2' LINDEN
3 2' OAK TREE
4 3.5' OAK TREE (CONTROL BITTERSWEET)
5 3 - 1' BLACK LOCUST
6 3' RED MAPLE
7 1.5' RED MAPLE
8 8" - 10" NORWAY MAPLE
9 1' NORWAY MAPLE
10 4 - NORWAY MAPLE(2 - 5" & 2 - 8")
11 13 - 4" HEMLOCK HEDGE
*
TREES REMOVED
10 4 - NORWAY MAPLE(2 - 5" & 2 - 8")
11 13 - 4" HEMLOCK HEDGE
*
REAR YARD INVASIVE CONTROL
TARGET SPECIES:
JAPANESE KNOT WEED
BITTERSWEET
GARLIC MUSTARD

FRONT YARD
1 AREA EXISTING
1 5" APPLE TREE
1 7" DOGWOOD TREE
1 10" CHERRY TREE
1 10" YEW
*
TREES REMOVED
1 7" DOGWOOD TREE
1 10" CHERRY TREE
1 10" YEW
*
2 AREA EXISTING
#1 12" - 14" EVERGREEN TREE
*
3 AREA EXISTING
1 20" - 24" CANADIAN HEMLOCK
1 8" CHEERY TREE
*
TREES REMOVED
1 20" - 24" CANADIAN HEMLOCK (DISEASED-DEAD)
1 8" CHEERY TREE (SEVERE LEANING)

NOTES

1. ELEVATIONS REFER TO CITY OF NEWTON DATUM.

2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.

3. MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH

4. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS LATEST EDITION, PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES OBTAINED AT THE OFFICE OF THE CITY ENGINEER. REFER TO NOTE 29 FOR DETAILS. NOTE: MUST BE OBTAINED PRIOR TO ANY EXCAVATION BEING CARRIED OUT.

5. PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.

6. PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER.

7. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND APRIL 20,

8. ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGIN

9. NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EA AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS, B PROPOSED EXCAVATION IS TO BE MADE, HE HAS SUBMITTED, VIA PHONE CALL OR IN PERSON, PROPOSED EXCAVATION THE FOLLOWING:
a. SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY, AND TELEPHONE SE CITY.
b. SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
c. CITY OF NEWTON WATER & SEWER DEPARTMENT. SUCH NOTICE SHALL SET FORTH TH AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATIO

10. THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.

11. NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM TH NEWTON PUBLIC WORKS DEPARTMENT.

12. PAVEMENT THICKNESS FOR ALL TEMPORARY TRENCHES WITHIN A CITY RIGHT-OF-WAY MUS EXISTING DEPTH OF ASPHALT ON THE ROADWAY.

13. WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTR

14. ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW T SYSTEM AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE CA AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOU THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.

15. IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, SPRUHAN ENGINEERING, P.C. W RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.

16. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS ORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.

17. THE ROOF RUNOFF FROM THE ROOF SURFACES SHALL BE COLLECTED BY GUTTERS AND STORM WATER DRAINAGE SYSTEM.

18. PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHOULD BE SUBMITT ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW A FINAL GRADES, TIES TO ALL GATES, VALVES, CLEAN-OUTS, CONNECTION POINTS AT MAINS, S ACCESS/MAINTENANCE COVERS, ANY EASEMENTS AND FINAL GRADING.

19. THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING & UTILITIES CONNECTION P AS A SIDEWALK CROSSING PERMIT AND A TRENCH PERMIT WITH THE DPW.

20. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS LOCATIONS. PETER NOLAN & ASSOCIATES, LLC. WILL NOT PROVIDE AS-BUILT CERTIFICATION T BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.

21. ANY PROPOSED PVC PIPES UNDER PAVING OR CONCRETE WITH LESS THAN 30" OF COVER ENCASED IN CONCRETE. (SEE PAGE 21, CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.)

22. ALL SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND BOUNDARY WITH A WATERTIGHT MANHOLE AS SPECIFIED AND PROPERLY BACKFILLED. THE ENGINEER MUST INSPECT THIS WORK; FAILURE TO HAVE THIS WORK INSPECTED MAY RESULT IN THE DE OF THE UTILITY CONNECTION PERMIT.

23. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER & SEWER SERVICES INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY THEN BE BACKFILLED.

24. THE EXISTING CONTOURS OF THE LAND ARE NOT TO BE ALTERED BY MORE THAN THREE (3) FEET AS A RESULT OF THE PLACEMENT OR REMOVAL OF SOD, LOAM, CLAY, GRAVEL OR STONE, OR OTHER SOLID MATERIAL UNLESS A PROPOSED RETAINING WALL OR SWALE IS INSTALLED AFTER IT IS APPROVED BY BOTH CITY OF NEWTON ENGINEERING DEPARTMENT & CITY OF NEWTON I.S.D

25. 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.

26. NO WORK IS ALLOWED WITHIN A CITY OF NEWTON RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER. IF ALLOWED, SPECIAL CONSTRUCTION REQUIREMENTS WILL BE REQUIRED, AND AS SUCH IT IS RECOMMENDED THAT THE APPLICANT OR APPLICANT'S REPRESENTATIVE CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.

27. AT THE END OF CONSTRUCTION, ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS. 28. DURING CONSTRUCTION, THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

29. WITH EXCEPTION OF GAS UTILITY SERVICES, ALL UTILITY TRENCHES WITHIN ANY 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.

30. ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL OF CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.

31. THE NEW SEWER SERVICE LINE MUST BE PRESSURE TESTED PRIOR TO USE. THE RESULT OF THE TEST MUST BE PROVIDED TO THE ENGINEERING DIVISION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE PRESSURE TEST WITNESSED BY A CITY OF NEWTON ENGINEERING. DEPARTMENT REPRESENTATIVE.

32. THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM INSPECTED. THE SYSTEM MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM MAY THEN BE CONSTRUCTED. 33. ALL SILTATION CONTROL NEEDS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER'S OFFICE FOR APPROVAL PRIOR TO COMMENCEMENT.

34. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MGL CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. A TRENCH EXCAVATION PERMIT IS REQUIRED.

35. APPROVAL OF THIS PLAN BY 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 REPRESENTATION 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.

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/17/2018.

2. DEED REFERENCE BOOK 25713 PAGE 242, PLAN REFERENCE PLAN BOOK 12149 PAGE 374 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0552E, PANEL NUMBER 0552E, COMMUNITY NUMBER: 250208, DATED JUNE 4, 2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. ZONING DISTRICT = M.R. - 1

REVISION BLOCK

	DESCRIPTION	DATE

SCALE	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	

67 WALNUT STREET, NEWTON, MASSACHUSETTS

LANDSCAPING PLAN DEATILS

GROUNDSCAPES EXPRESS INC.
P.O. BOX 737
WRENTHAM MA. 02093
PH: 508-384-7140

DESIGN : JE

DRAW BY : BG REVISED DATE: 8 - 29 - 19