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*57 Elm Road*  
*Newton, MA 02460*  
*617 202-9132*

July 31, 2015

***By hand and electronic transmission***

Ald. Mark Laredo, Chairman  
Land Use Committee  
Newton Board of Aldermen  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: 15 Southgate Park  
Petition #150-15

Dear Mr. Chairman:

Please find hard copies of the Site Plan and Landscape Plan for your review in advance of the Land Use Committee session on Tuesday, August 4, 2015. As stated in my email transmission of Landscape Plan to you earlier this week, the Site Plan incorporates all the changes resulting from neighborhood meeting on Saturday, July 25<sup>th</sup>. Principal among these changes was the relocation of the garage entrance drive from Northgate to Southgate Park, which in turn was the catalyst for other improvements to the plan

Thank you for your consideration.

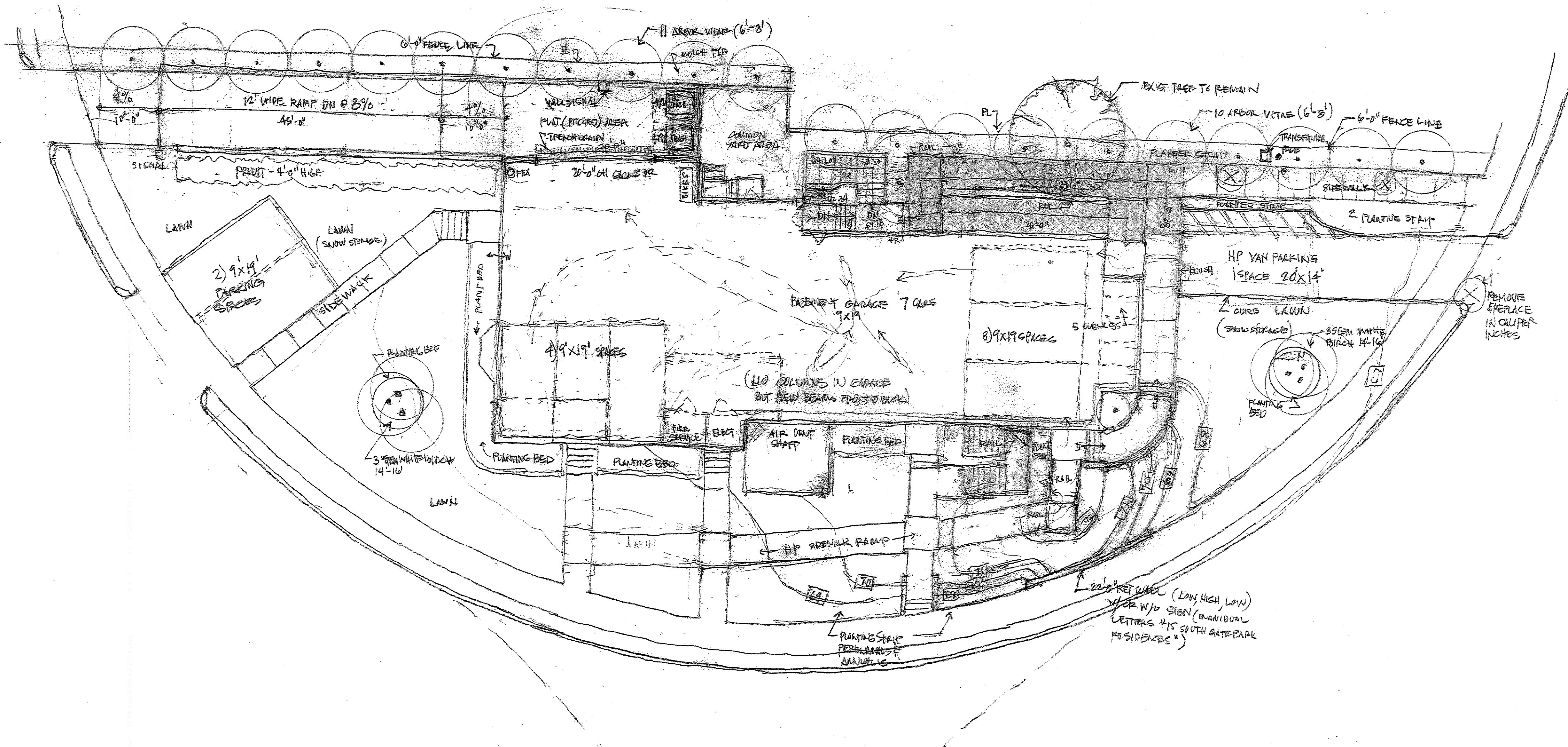
Sincerely,

***Terrence P. Morris***

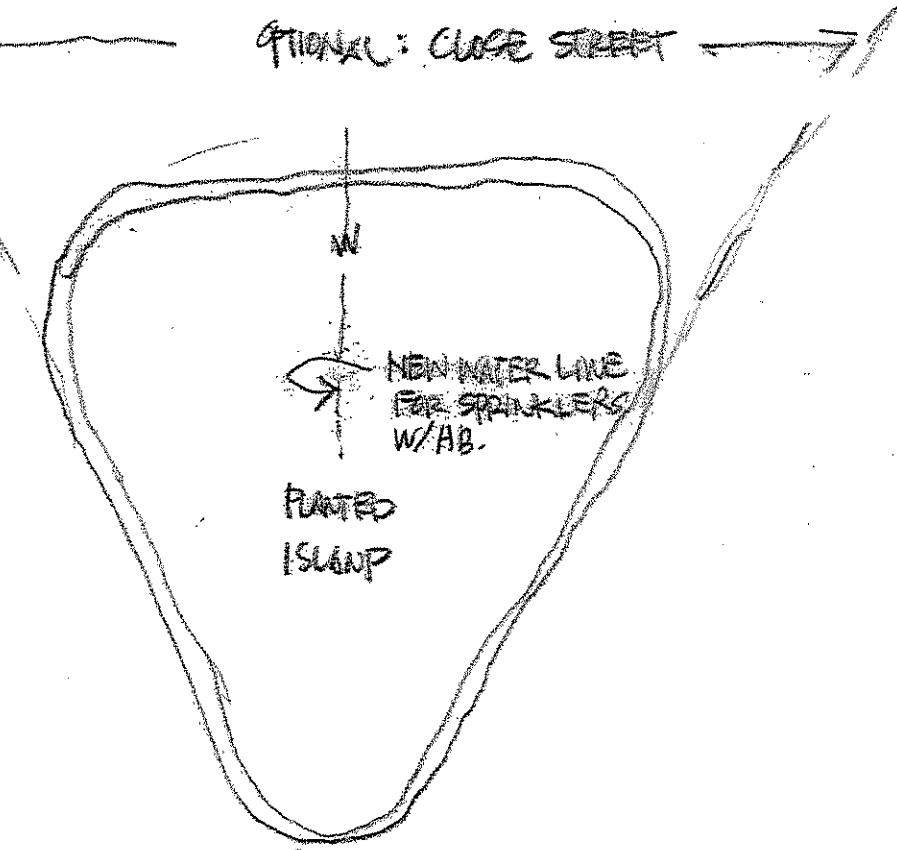
Terrence P. Morris

Attachments (2): Site Plan, Landscape Plan

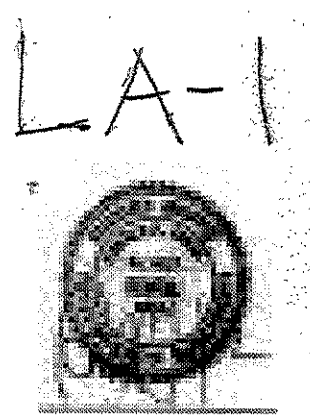
Cc: Land Use Committee  
Ald. Ted Hess-Mahan  
Ald. Barbara Blousal-Glaser  
Linda Finucane, Clerk of Committee  
Stephen Pantalone, Sr. Planner

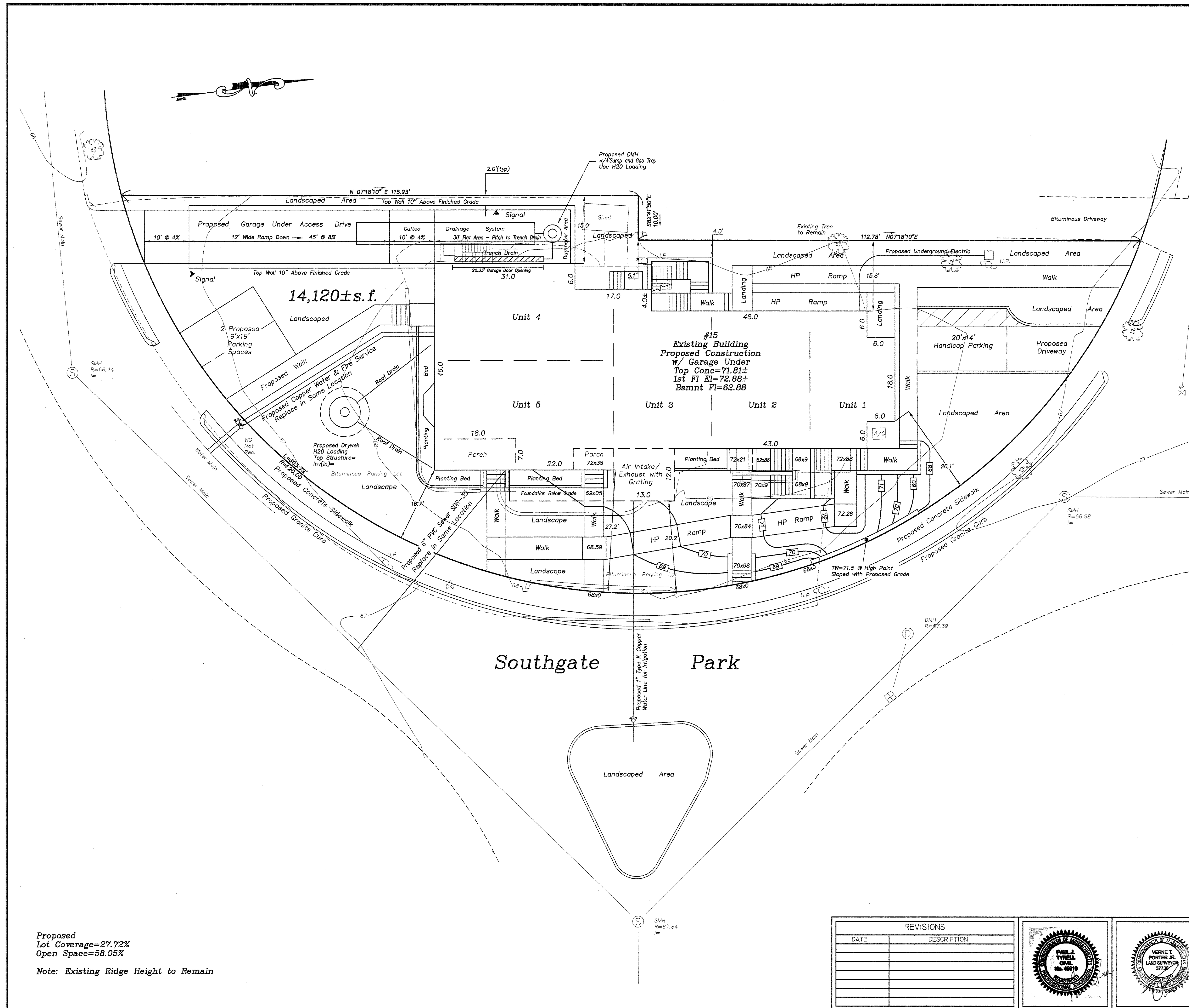


NOTE: PLANT MATERIALS NOTED ON PLAN  
 BUILDING HEIGHT: EXISTING  
 OPEN SPACE: SEE ENG SITE PLAN  
 LOT COVERAGE: SEE ENG SITE PLAN



15 SOUTH GATE PARK  
 SITE & LANDSCAPE PLAN  
 1" = 10'-0" - 0-28-2015  
 RONALD F. JAREK, ARCHITECT  
 487 WATERFORD STREET  
 NEWTONVILLE, MA 02460



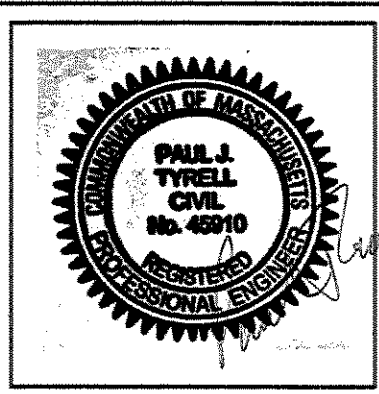


- Notes:
1. Prior to an occupancy permit being issued, the water and sewer services must be in place and accepted by the Engineering Division. An As-Built Plan should be submitted to the Engineering Department in both digital format and hard copy. The plan should show all utilities and inverts, any easements and final grades.
  2. 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.
  3. 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.
  4. The applicant must apply for a Street Opening and Utilities Connection Permit as well as a sidewalk crossing permit with DPW.
  5. 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.
  6. 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.
  7. 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.
  8. An erosion control barrier shall be in place prior to any construction and must be contained on site.
  9. 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.
  10. The existing sewer service shall be completely removed from the existing dwelling and to the existing cleanout. 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 delay or denial of issuing a sewer permit.
  11. 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.
  12. Contractor to field verify all utilities prior to construction.
  13. 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
  14. The proposed sewer service line will need to be pressure tested prior to use.
  15. All roof drains are to be connected to proposed drywells. Roof drains with less than 4' cover to be Sch 80 PVC or ductile iron.
  16. Contractor to use existing drive opening and match existing loam/seed grass berm area as necessary.
  17. 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
  18. 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.
  19. 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.
  20. Any tree removed from site must comply with City of Newton Tree Ordinance.

Proposed Lot Coverage=27.72%  
Open Space=58.05%

Note: Existing Ridge Height to Remain

REVISIONS	
DATE	DESCRIPTION



**15 Southgate Park**  
Newton, Massachusetts

**Proposed Grading and Building Location**

Scale: 1"=10'      July 28, 2015

**VERNE T. PORTER Jr., PLS**  
Land Surveyors - Civil Engineers

**354 Elliot Street, Newton, Massachusetts 02464**

Project: 14065  
Checked By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_

Sheet 1 of 1