

NOTES:
 ZONING DISTRICT: SR3 (OLD)
 NO. 22 GODDARD STREET (LOT 1)
 EXISTING
 LOT COVERAGE: 11.8%
 OPEN SPACE: 83.4%
 PROPOSED
 LOT COVERAGE: 11.8%
 OPEN SPACE: 80.7%
 NO. 26 GODDARD STREET (LOT 2)
 EXISTING
 LOT COVERAGE: 15.4%
 OPEN SPACE: 71.6%
 PROPOSED
 LOT COVERAGE: 15.4%
 OPEN SPACE: 76.7%

BUILD FACTORS						
LOT	PERIMETER (FT.)	AREA (S.F.)	PERIMETER ² AREA	PROPOSED AREA	MINIMUM AREA	BUILD FACTOR
PROPOSED LOT 1	380.83	8,000	18.13	1.14	15.90	15.90
PROPOSED LOT 2	443.32	7,000	28.06	1.00	28.08	28.08

REGISTRY OF DEEDS USE ONLY

GODDARD (40.0' WIDE - PUBLIC) STREET

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF OCTOBER 11, 2010 AND SEPTEMBER 14, 2011 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GC
 GEORGE C. COLLINS P.L.S.

2-5-15
 DATE



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

CLERK - NEWTON PLANNING BOARD
 ACTING AS BOARD OF SURVEY

DATE

NF
 KONSTANTIN KANDROR
 & OLGA KANDROR

NF
 JEONG-HO HAN
 & KYUNG-HEE C. HAN

NF
 VIRGINIA LANE HULLING YOUNG

NF
 SHIMON DANINO

NF
 ARNOLD W. LOVEJOY
 & MURIEL LOVEJOY

DRAWN BY:	NPP/RAP	CHECKED BY:	GCC
PREPARED:		DATE:	9/19/11
SEWER & WATER LINE		DATE:	9/28/11
PROP. GRADE		DATE:	11/11/11
SUBDIVISION #2		DATE:	01/30/15

REFERENCES:

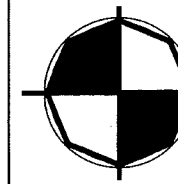
DEED: BOOK 59123; PAGE 126
 PLAN: PL BK 307; PL 45
 #932 OF 1998
 BK 4432; PG END

SUBDIVISION PLAN
 LOCATED AT
22-26 GODDARD STREET
 NEWTON, MA

PREPARED FOR:

STEPHEN T. PITROWSKI
 26 GOSHEN ROAD
 DEDHAM, MA 02026-5406

SCOTT CUSICK
 6 READ DRIVE
 HANOVER, MA 02339-2632



BOSTON SURVEY, INC.

UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

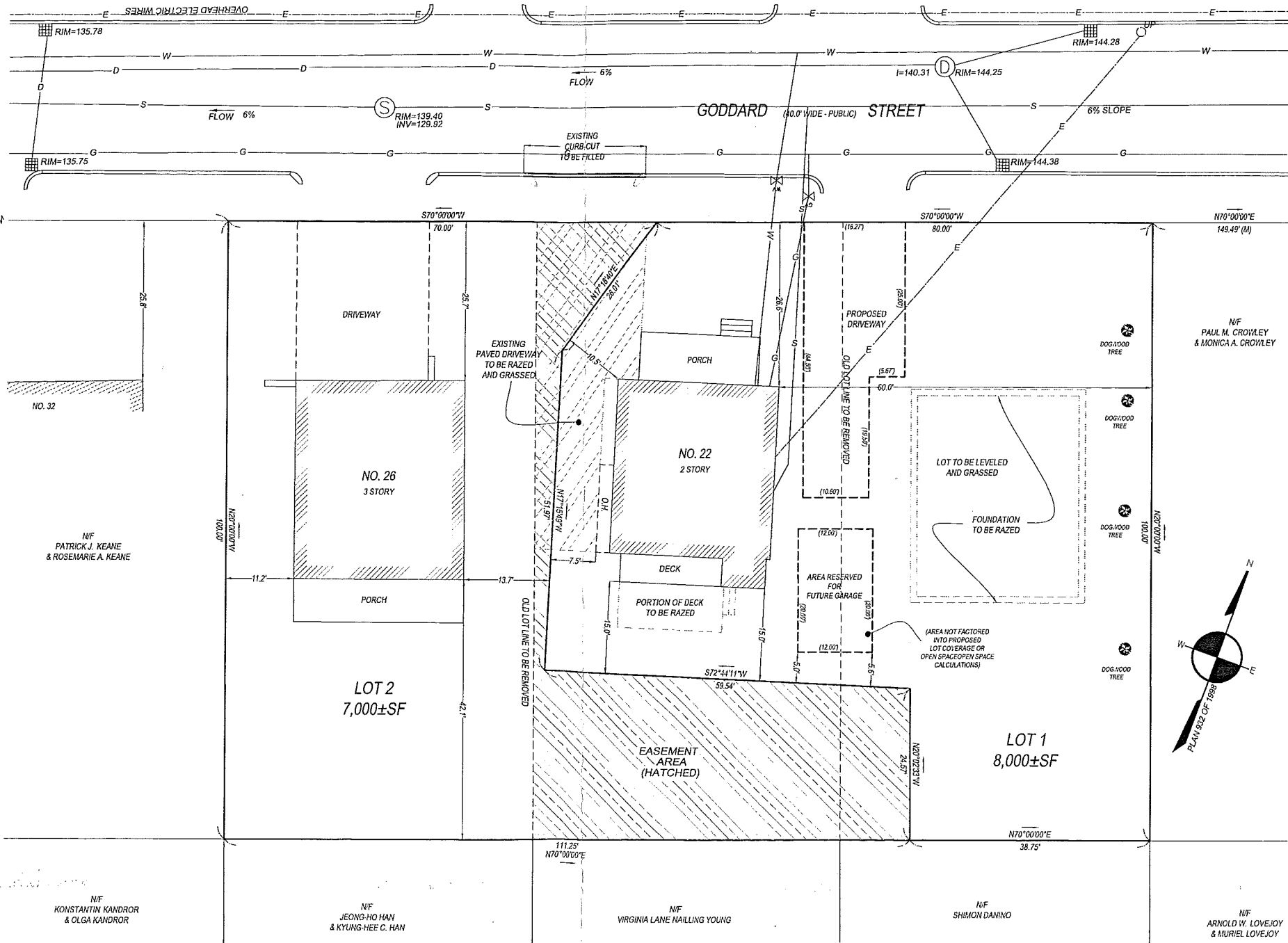
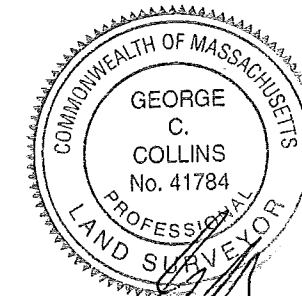
JOB # 10-00623

FILE # 10-00623 SUBDIVISION - 11/04/14

NOTES:
 ZONING DISTRICT: SR3 (OLD)
 NO. 22 GODDARD STREET (LOT 1)
 EXISTING
 LOT COVERAGE: 11.8%
 OPEN SPACE: 83.4%
 PROPOSED
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 OPEN SPACE: 80.7%
 NO. 26 GODDARD STREET (LOT 2)
 EXISTING
 LOT COVERAGE: 15.4%
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 PROPOSED
 LOT COVERAGE: 15.4%
 OPEN SPACE: 76.7%

BUILD FACTORS

LOT	PERIMETER (FT.)	AREA (S.F.)	PERIMETER ² AREA	PROPOSED AREA MINIMUM AREA	BUILD FACTOR
PROPOSED LOT 1	380.83	8,000	18.13	1.14	15.90
PROPOSED LOT 2	443.32	7,000	28.08	1.00	28.08



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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S. _____ DATE _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

CLERK - NEWTON PLANNING BOARD _____ DATE _____
 ACTING AS BOARD OF SURVEY

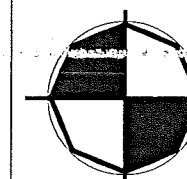
- LEGEND**
- E— ELECTRIC LINE
 - D— DRAIN LINE
 - G— GAS LINE
 - S— SEWER LINE
 - ⊠ DRAIN LINE
 - ⊙ DRAIN MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE

DRAWN BY:	NPP/RAP	CHECKED BY:	GCC
PREPARED:		DATE:	9/19/11
SEWER & WATER LINE		DATE:	9/28/11
PROP. GRADE		DATE:	11/11/11
SUBDIVISION #2		DATE:	01/30/15

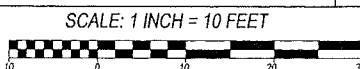
REFERENCES:
 DEED: BOOK 59123; PAGE 126
 PLAN: PL BK 307; PL 45
 #932 OF 1998
 BK 4432; PG END

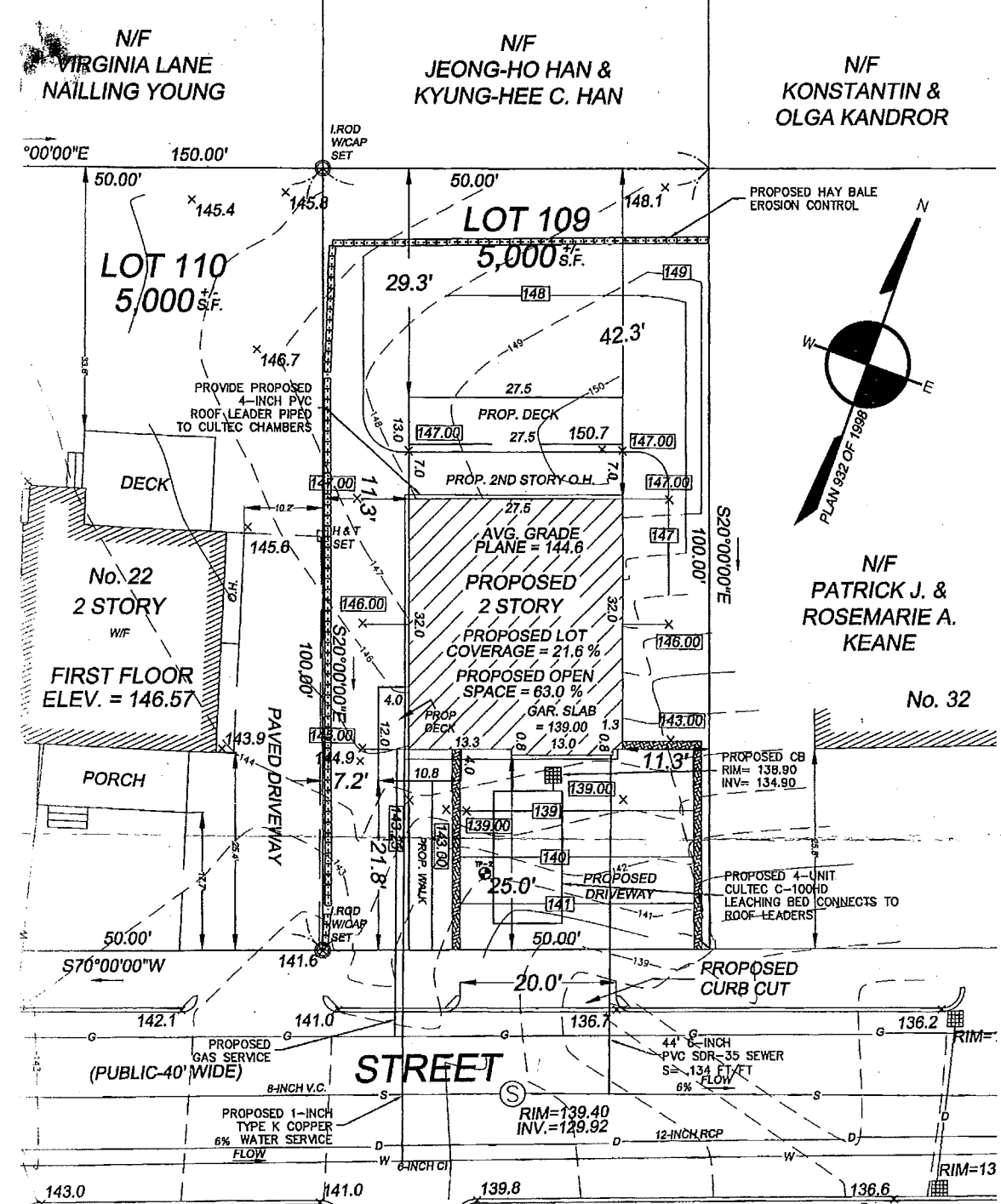
UTILITY PLAN
 LOCATED AT
22-26 GODDARD STREET
 NEWTON, MA

PREPARED FOR:
 STEPHEN T. PITROWSKI 26 GOSHEN ROAD DEDHAM, MA 02026-5406
 SCOTT CUSICK 6 READ DRIVE HANOVER, MA 02339-2632

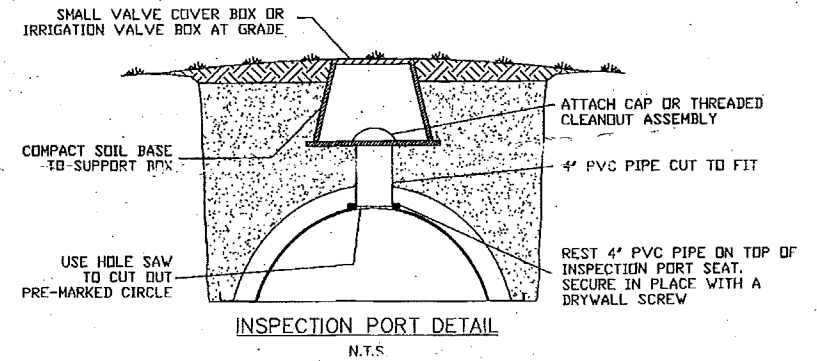
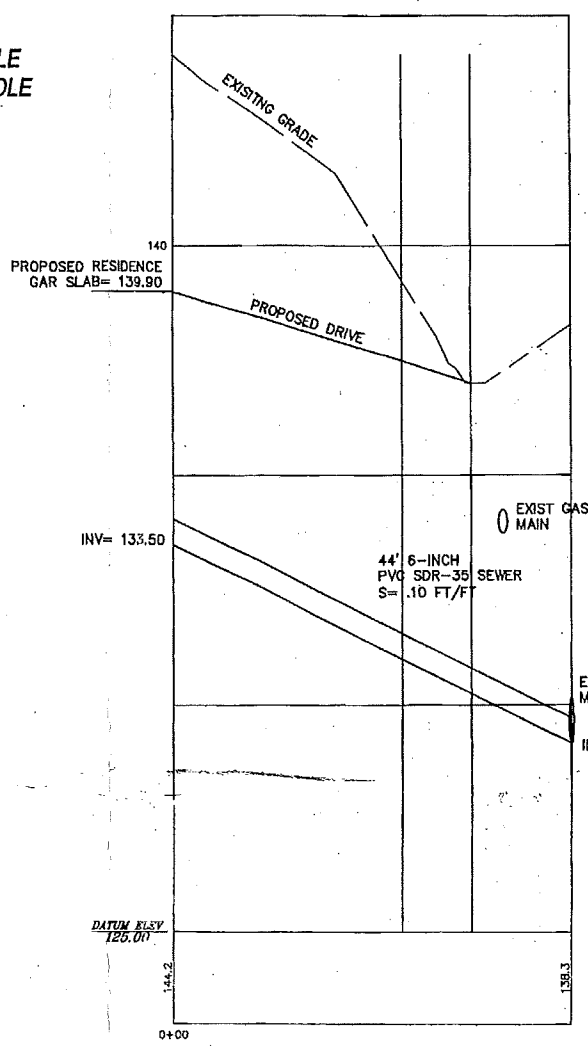


BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617) 242-1313





- LEGEND**
- [144.00] PROPOSED GRADE
 - E- ELECTRIC LINE
 - D- DRAIN LINE
 - G- GAS LINE
 - S- SEWER LINE
 - DRAIN LINE
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - ⊗ GAS VALVE
 - ⊗ WATER VALVE



- GENERAL NOTES**
- 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.
 - AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC OR PRIVATE PROPERTY.
 - THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMIT WITH THE DPW PRIOR TO START OF WORK.
 - AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY THEN BE BACK FILLED.
 - WITH THE EXCEPTION OF GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY WILL BE BACK FILLED WITH TYPE IE (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION BOTH DIGITAL FORMAT AND IN HARD COPY. THE PLAN MUST SHOW UTILITIES AND DRAINAGE (UTILIZING SWING TIES), ANY EASEMENTS AND FINAL GRADING.
 - IF ENGINEERING DIVISION ACCEPTANCE 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.
 - THE NEW SEWER SERVICES AND STRUCTURES WILL NEED TO BE PRESSURE TESTED AS FEASIBLE PRIOR TO ACCEPTANCE. THE PROPOSED SEWER LINE THAT CANNOT BE TESTED SHALL BE VIDEO TAPED AND SUBMITTED TO THE INSPECTOR.
 - ALL PROPOSED DRAINAGE STRUCTURES AND PIPING WITHIN THE PAVED AREAS SHALL BE SUITABLE TO WITHSTAND H-20 LOADING.

SEWER SERVICE PROFILE
SCALE:
HORIZ. 1" = 10'
VERT. 1" = 2'

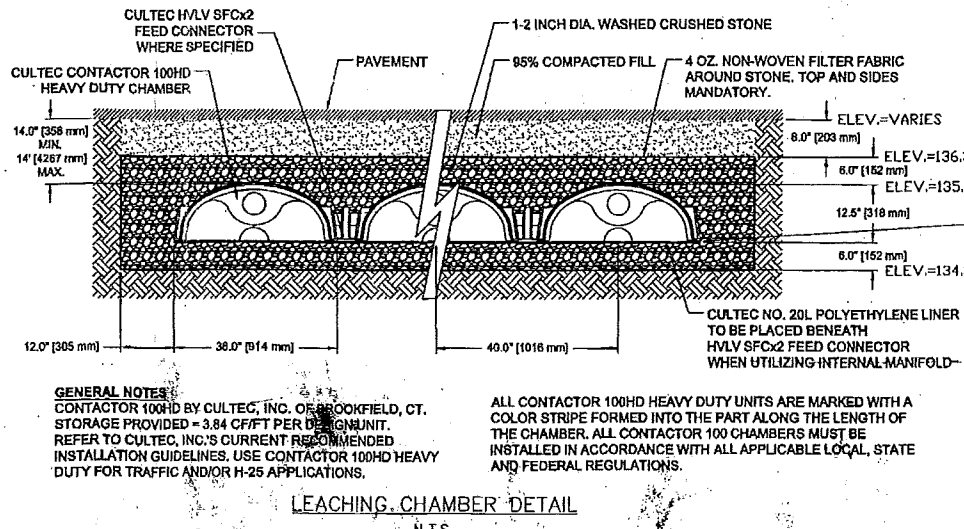
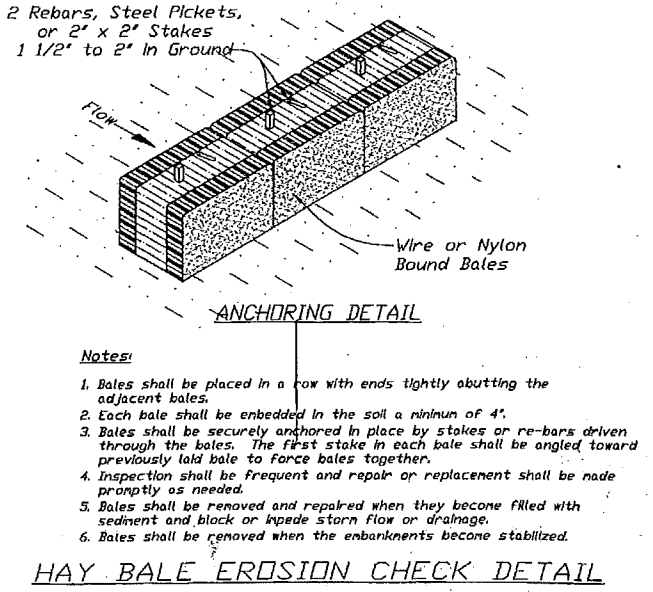
DEEP OBSERVATION HOLE DATA

TP# 2: NO GROUNDWATER ENCOUNTERED
NO MOTTLES

DATE: 9/16/11
BY: STEPHEN B. NELSON

NOTE: ESTIMATED SEASONAL HIGH GROUNDWATER NOT ENCOUNTERED

DEPTH	TP# 2
0"	A 10 YR 3/2 SL
9"	B 10 YR 6/6 SL
22"	C1 2.5Y 5/4 LS
55"	C2 2.5Y 6/4 FINE/MED. SAND
132"	NO GROUNDWATER ENCOUNTERED



GENERAL NOTES:
CONTRACTOR 100HD BY CULTREC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 3.84 CF/FT PER DESIGN UNIT. REFER TO CULTREC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE CONTRACTOR 100HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL CONTRACTOR 100HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL CONTRACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STEPHEN B. NELSON
P. E.
Des ROUCHE
No. 27699
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2011

SHAWN R. HARRY
No. 41050
CIVIL
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2011

PLOT PLAN SHOWING PROPOSED 2-STORY HOME

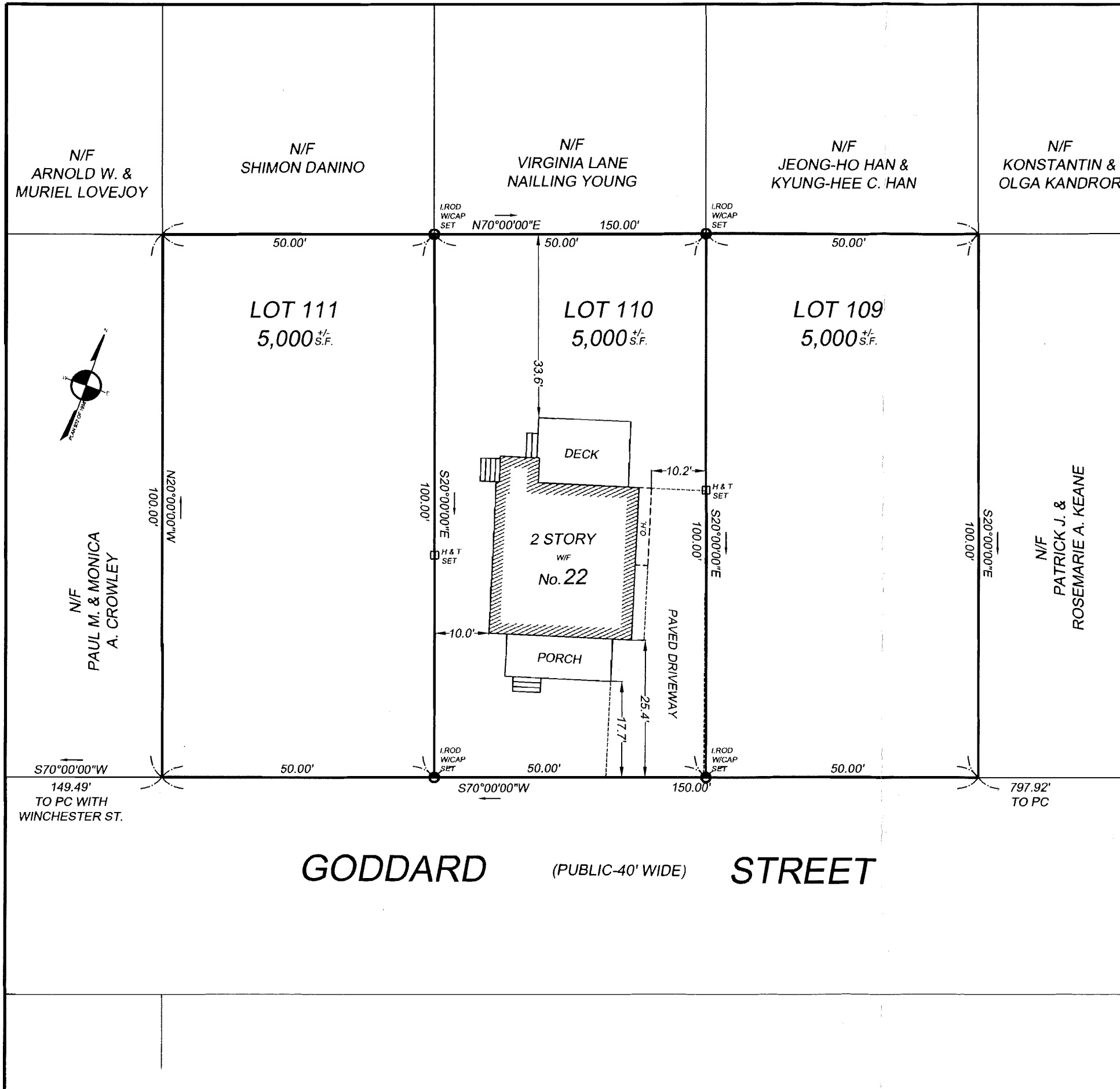
LOT 109
GODDARD STREET NEWTON, MA

NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02269

SCALE: 1" = 10'

DATE: OCTOBER 13, 2011
REV: 12/1/11

DWG. 1 OF 1



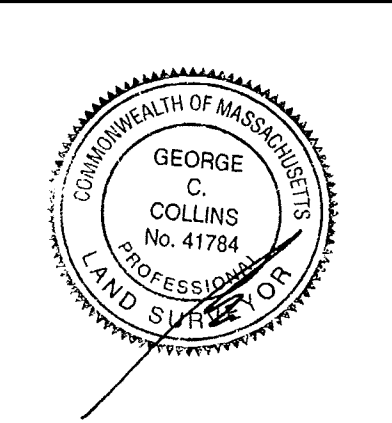
NOTES
 ZONING DISTRICT SR3 (OLD)
 LOT COVERAGE: 19.1%
 OPEN SPACE: 62.2%

REFERENCES
 DEED: BOOK 56212, PAGE 297
 BOOK OF PLANS 307 PLAN 45
 PLAN 932 OF 1998
 PLAN IN BOOK 4432 PAGE END

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M6	51-52	M	CJB	GC

CERTIFICATION
 I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF OCTOBER 11 AND 12, 2010 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL # 25017C0562E
 EFFECTIVE DATE: JUNE 4, 2010



AS-BUILT & STAKE OUT SKETCH
 FOR A PROPERTY LOCATED AT
22 GODDARD STREET
NEWTON, MA
 SCALE: 1 INCH = 20 FEET DATE: JUNE 21, 2011

PREPARED FOR:
 STEPHEN T. PITROWSKI SCOTT CUSICK
 26 GOSHEN ROAD 6 READ DRIVE
 DEDHAM, MA 02026-5406 HANOVER, MA 02339-2632

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