SURVEY NOTES:

1) ELEVATIONS SHOWN HEREON REFER TO THE CITY OF NEWTON BASE.

2) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD AND ARE APPROXIMATE IN NATURE. R.E. CAMERON ASSOCIATES DOES NOT WARRENT THE EXISTINCE OR LOCATIONS OF SAID UTILITIES.

THE LAND SHOWN LIES WITHIN:

1) ZONE X - AREAS DETRMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

2) ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

3) ZONE AE - SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE ANNUAL 1% ANNUAL CHANCE FLOOD- BASED FLOOD ELEVATIONS DETERMINED

AS INDICATED ON THE FLOOD INSURANCE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COMMUNITY NO. 250208 ON PANEL 0554 E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

DENSITY & DIMENSIONAL CONTROLS IN RESIDENCE DISTRICTS AND FOR RESIDENTIAL USES (SECTION 30-15 TABLE 3)
Updated May 15, 2012

ZONING CLASSIFICATION: MIXED USE 2 DISTRICT (MU2)

	REQUIRED	EXISTING	PROPOSED
- MAX # STORIES	2	1-1/2	2-1/2
- BLDG HEIGHT	24'	19.7'	29'
- TOTAL FAR	1.00	0.63	1.43
- FRONTAGE	75'	75'	75'
- LOT AREA	10,000 S.F. (MIN.)	*7,500 S.F.	*7,500 S.F.
- SET BACKS			
FRONT	19.7' (1)	*17.5' (5)	19' (9)
SIDE (10)	7.5'	*2.2' / 5.6'	3.0' / 5.0'
REAR (10)	0	0.6'	5.0'

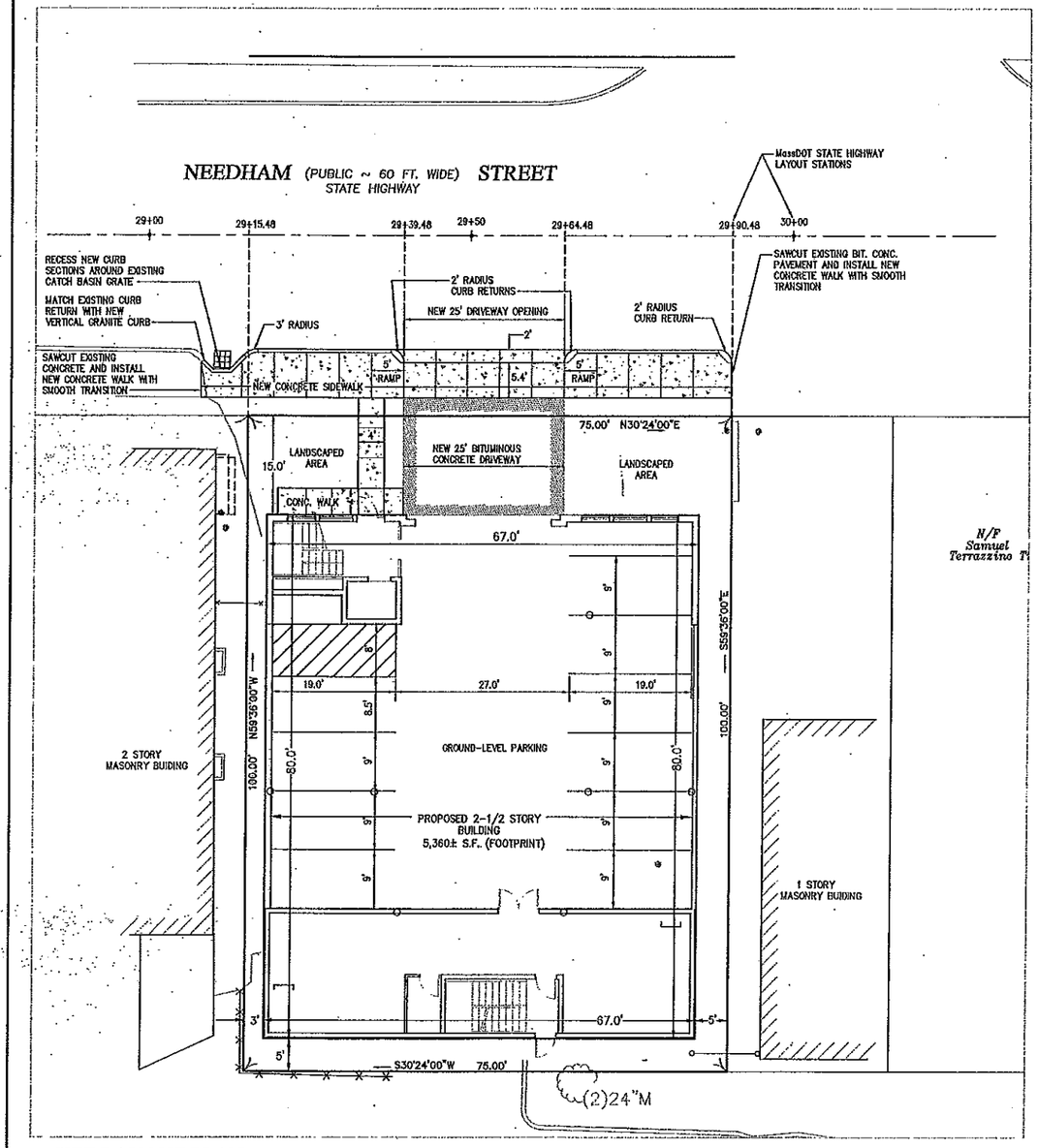
*LEGALLY NONCONFORMING

(1) Pursuant to Section 30-15, Table 3, Footnote 9, "If the building height exceeds one story, the front setback must be equal to the total height of the building."

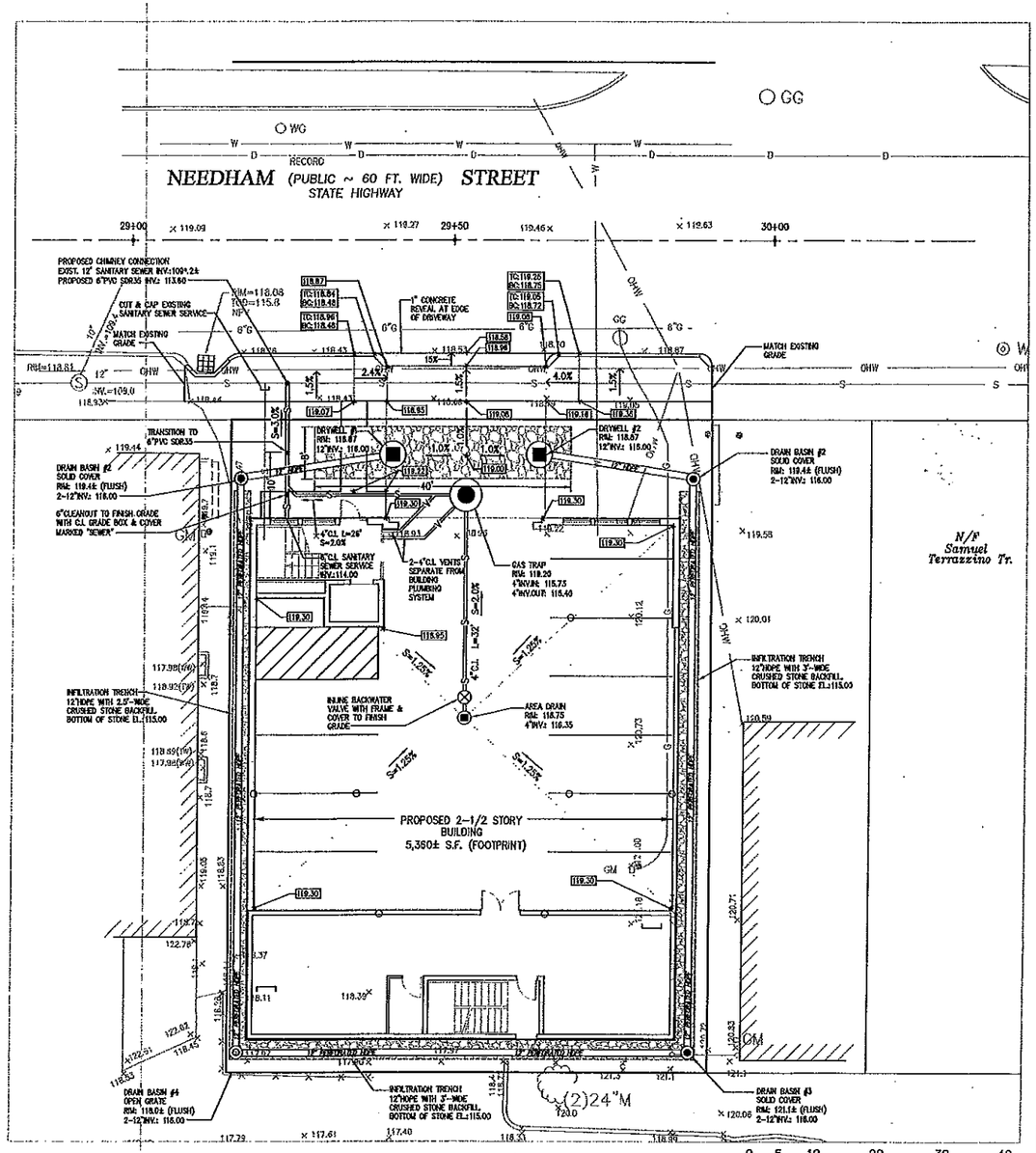
SCOTT D. CAMERON #35393 REGISTERED PROFESSIONAL LAND SURVEYOR

MATTHEW T. BRASSARD CIVIL No. 40058 REGISTERED PROFESSIONAL ENGINEER

BRASSARD DESIGN ENGINEERING
340 Main Street - Suite 805
Worcester, MA 01608
t. 508.310.2100
mtb@brassarddesign.com



SITE LAYOUT PLAN
1" = 10'



GRADING & UTILITY PLAN
1" = 10'

0 5 10 20 30 40
1 INCH = 10 FT.

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REVISION - DATE

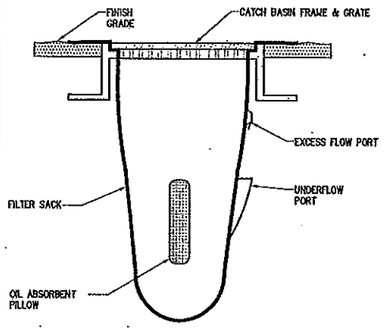
JOB NO. 4047

PROPOSED CONDITIONS PLAN
112 Needham Street
Newton, Massachusetts

Scale: 1" = 10' | Drawn By: BDE | Job: 4047
Date: 1/14/2015 | Checked By: MTB | Dwg: 4047

R.E. Cameron & Associates, Inc.
Land Surveyors
Civil Engineers
681 Washington Street, Norwood Massachusetts 02062
Tel.(781) 769-1777 Fax (781) 769-8644

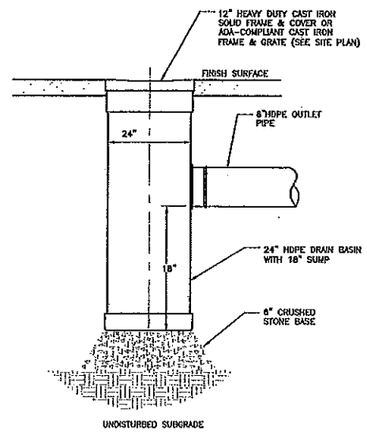
4047



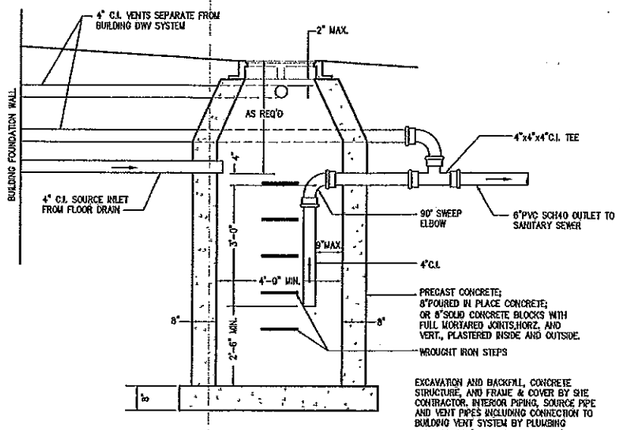
FILTER SHALL CONSIST OF A PREFABRICATED CATCH BASIN INSERT WITH THE FOLLOWING PROPERTIES:

Properties	Value
Oil Absorption	Up to .87 gallons
Sediment Capacity	Up to 40 lbs
Flow Rate New	500 gpm
Flow Rate Bypass	700 gpm
Material	Non-woven, Polypropylene
Handling Straps	Four, Nylon
Min Size	36"W x 48"L x 18"

INLET PROTECTION
NOT TO SCALE



DRAIN BASIN
NOT TO SCALE



GAS TRAP
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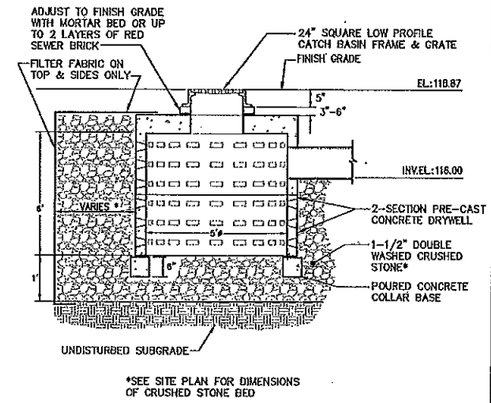
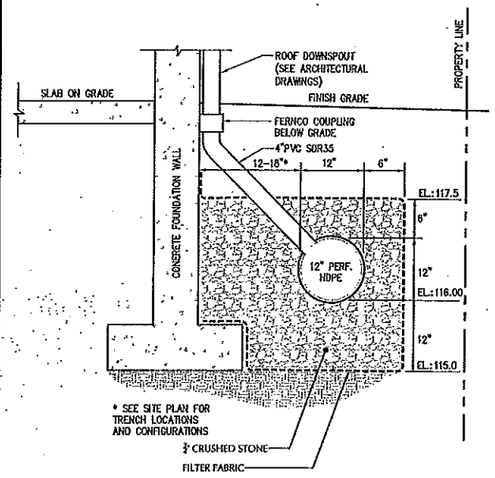


*SEE SITE PLAN FOR DIMENSIONS OF CRUSHED STONE BED

DRYWELL & INFILTRATION FIELD SECTION
NOT TO SCALE



INFILTRATION TRENCH SECTION
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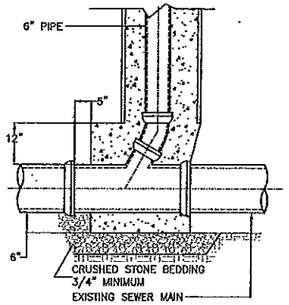

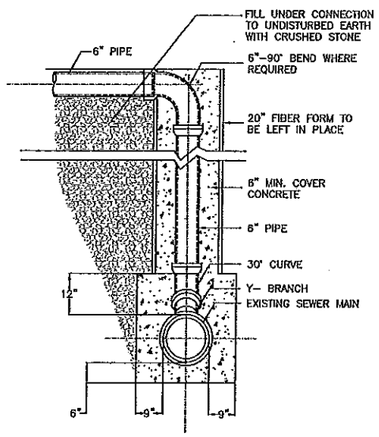

CHIMNEY CONNECTION DETAIL
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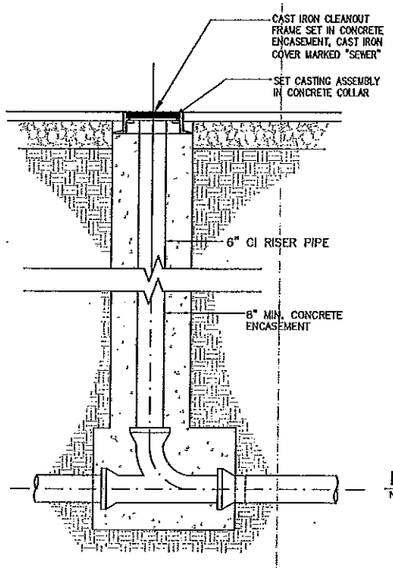
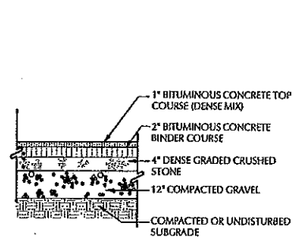
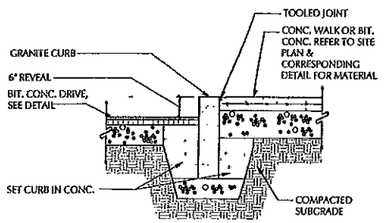


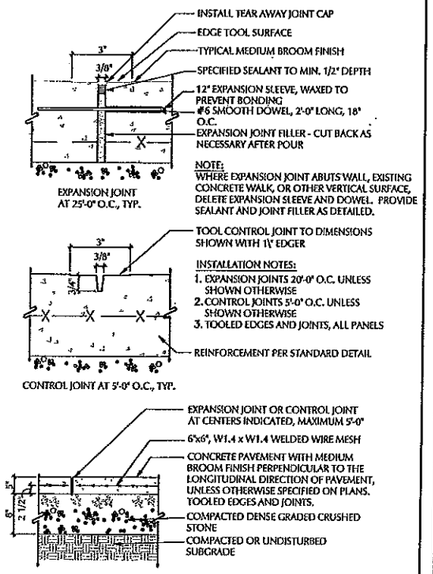
IN-LINE CLEANOUT DETAIL
NOT TO SCALE



BITUMINOUS PAVEMENT



GRANITE CURB



CONCRETE PAVEMENT

PAVING DETAILS
NOT TO SCALE

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COMMONWEALTH OF MASSACHUSETTS
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e.ds@brassarddesign.com

REVISION – DATE

JOB NO. 4047

SITE CONSTRUCTION DETAILS
112 Needham Street
Newton, Massachusetts

Scale: 1" = 10' | Drawn By: BDE | Jobs #/4047
Date: 1/14/2015 | Checked By: MTB | Dwg. 4047

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