

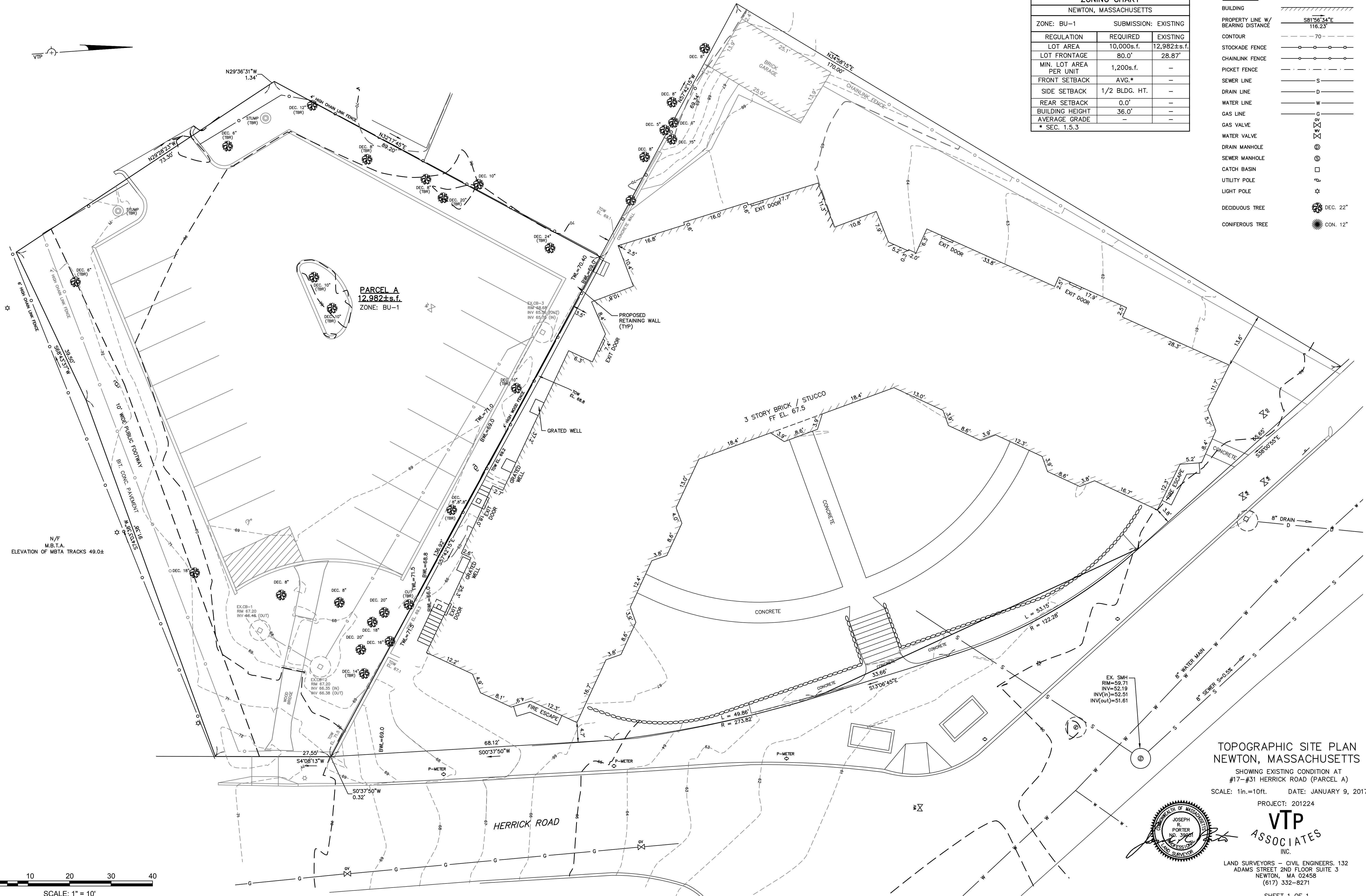
01284ec4.dwg (2/20/17) © 2017 VTP ASSOCIATES, INC.



ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE:	REGULATION	SUBMISSION: EXISTING
BU-1	REQUIRED	EXISTING
LOT AREA	10,000s.f.	12,982±s.f.
LOT FRONTAGE	80.0'	28.87'
MIN. LOT AREA PER UNIT	1,200s.f.	-
FRONT SETBACK	AVG.*	-
SIDE SETBACK	1/2 BLDG. HT.	-
REAR SETBACK	0.0'	-
BUILDING HEIGHT	36.0'	-
AVERAGE GRADE	-	-

* SEC. 1.5.3

LEGEND	
BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	- 70 -
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"



PARCEL A
12,982±s.f.
ZONE: BU-1

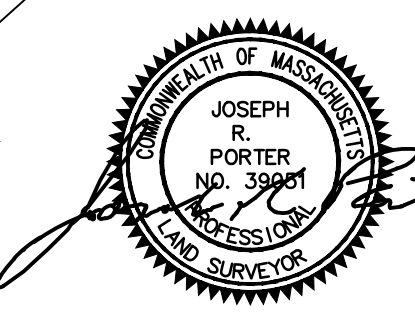
3 STORY BRICK / STUCCO
FF EL. 67.5

N/F
M.B.T.A.
ELEVATION OF MBTA TRACKS 49.0±

TOPOGRAPHIC SITE PLAN NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITION AT
#17-#31 HERRICK ROAD (PARCEL A)
SCALE: 1in.=10ft. DATE: JANUARY 9, 2017

PROJECT: 201224



VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



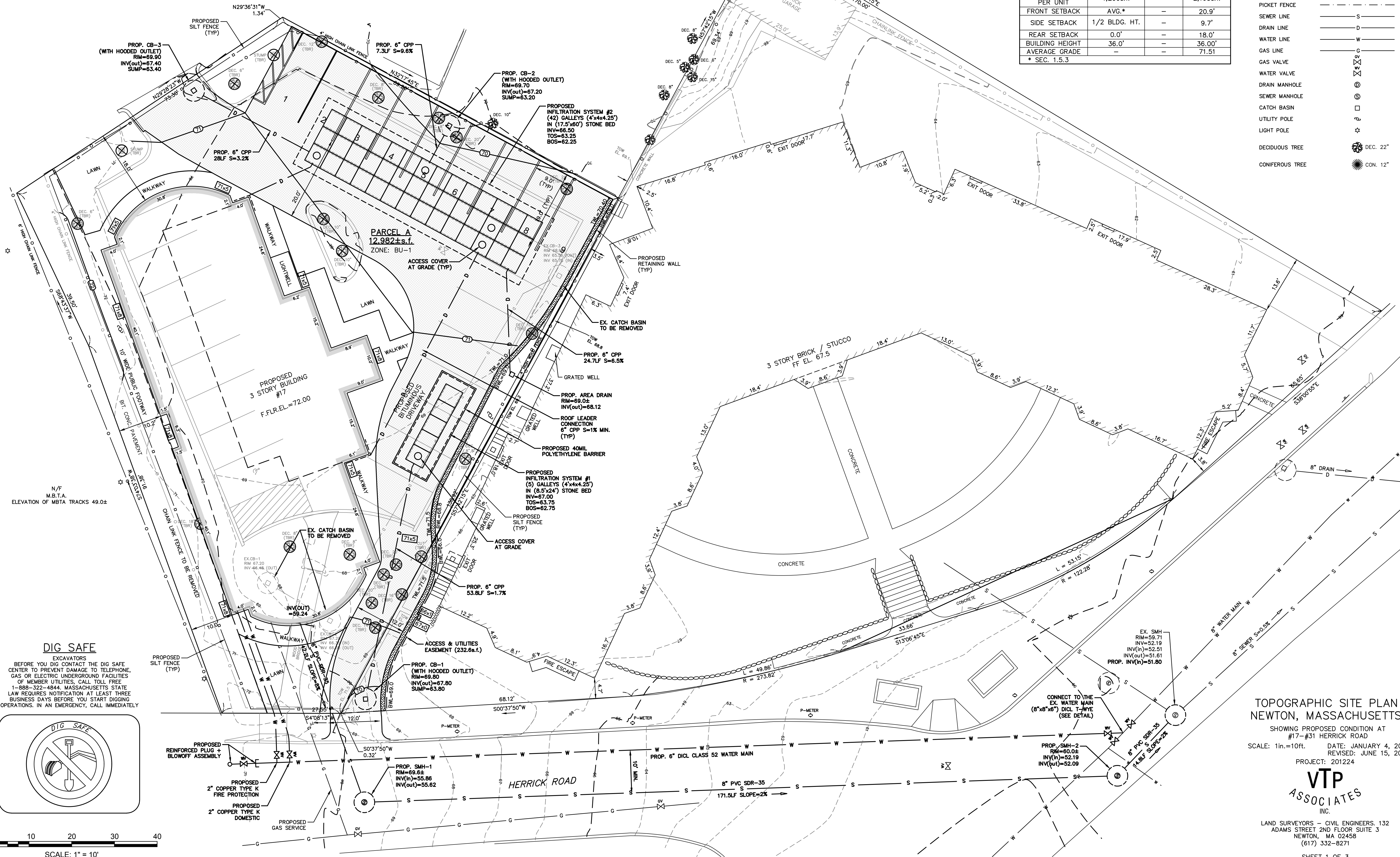
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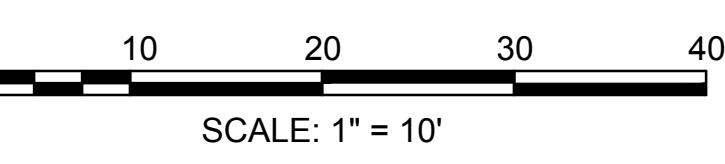
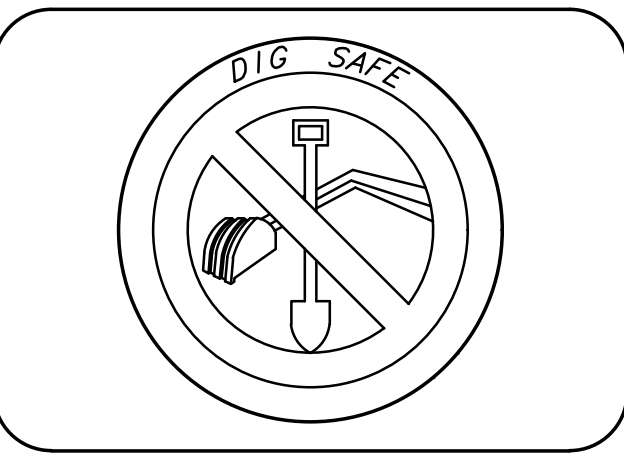
ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE:	BU-1	SUBMISSION: BLDG. PERMIT	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,982±s.f.	N/C
LOT FRONTAGE	80.0'	28.87'	N/C
MIN. LOT AREA PER UNIT	1,200s.f.	-	2,163s.f.
FRONT SETBACK	AVG.*	-	20.9'
SIDE SETBACK	1/2 BLDG. HT.	-	9.7'
REAR SETBACK	0.0'	-	18.0'
BUILDING HEIGHT	36.0'	-	36.00'
AVERAGE GRADE	-	-	71.51

* SEC. 1.5.3

LEGEND	
BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	-70-
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
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UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22'
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DIG SAFE
 EXCAVATORS
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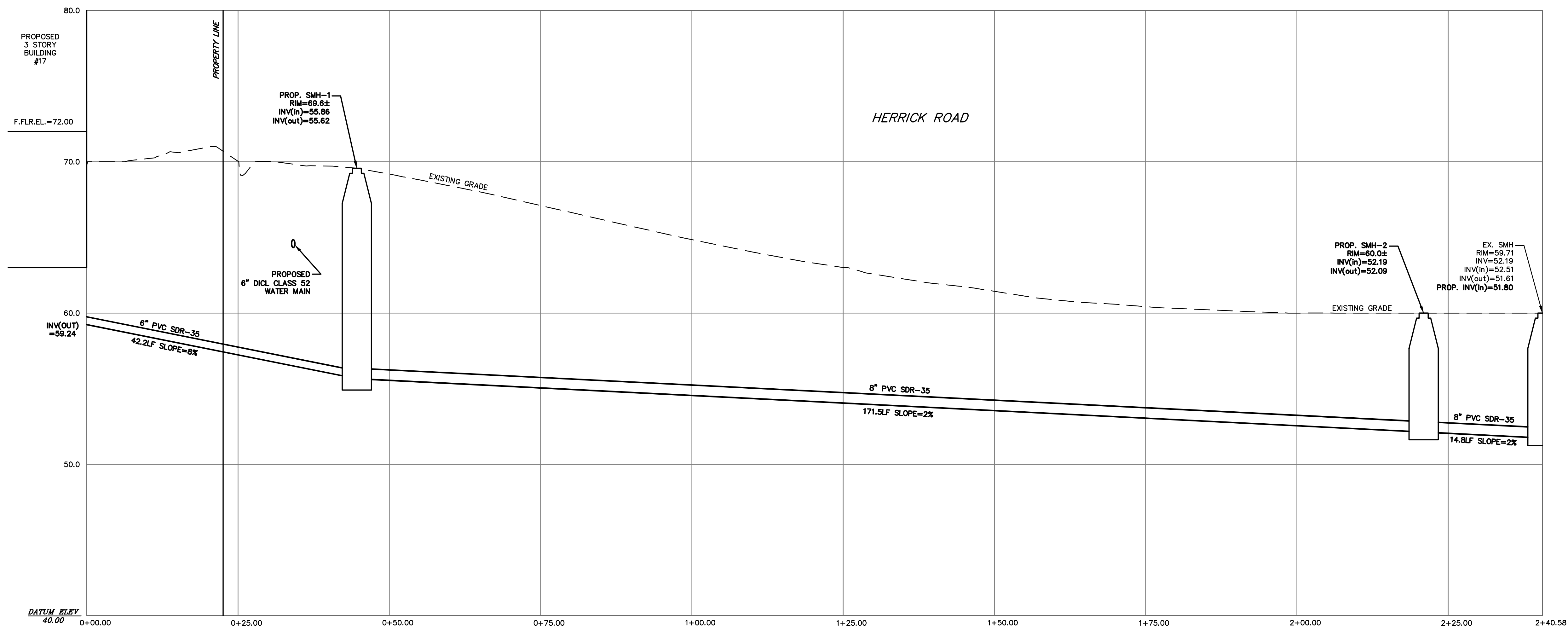


TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITION AT
 #17-#31 HERRICK ROAD
 SCALE: 1in.=10ft. DATE: JANUARY 4, 2017
 REVISED: JUNE 15, 2018
 PROJECT: 201224

VTP ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271

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UTILITY NOTES:

THE NEW SEWER SERVICE(S) AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE CITY ENGINEERING DIVISION. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED AND A WRITTEN REPORT IS RECEIVED BY THE CITY ENGINEER.

THE SEWER SERVICES AND WATER SERVICES NEED TO BE COMPLETELY REMOVED FROM THE MAINS TO THE EXISTING DWELLING AND PROPERLY BACK-FILLED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THIS ABANDONMENT INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILING TO HAVE THESE INSPECTIONS MAY RESULT IN THE DELAY OR DENIAL OF ISSUING NEW UTILITY CONNECTION PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW; BACK FILLING SHALL ONLY TAKE PLACE WHEN THE CITY INSPECTOR HAS GIVEN THEIR APPROVAL.

PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, THE APPLICANT'S ENGINEER SHALL SUBMIT TO THE ENGINEERING DIVISION AN AS-BUILT DRAWING IN DIGITAL AND HARD COPY FORMAT.

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.

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.

The new water and sewer services must be in-place AND accepted by the Engineering Division prior to the issuance of the Certificate of Occupancy.

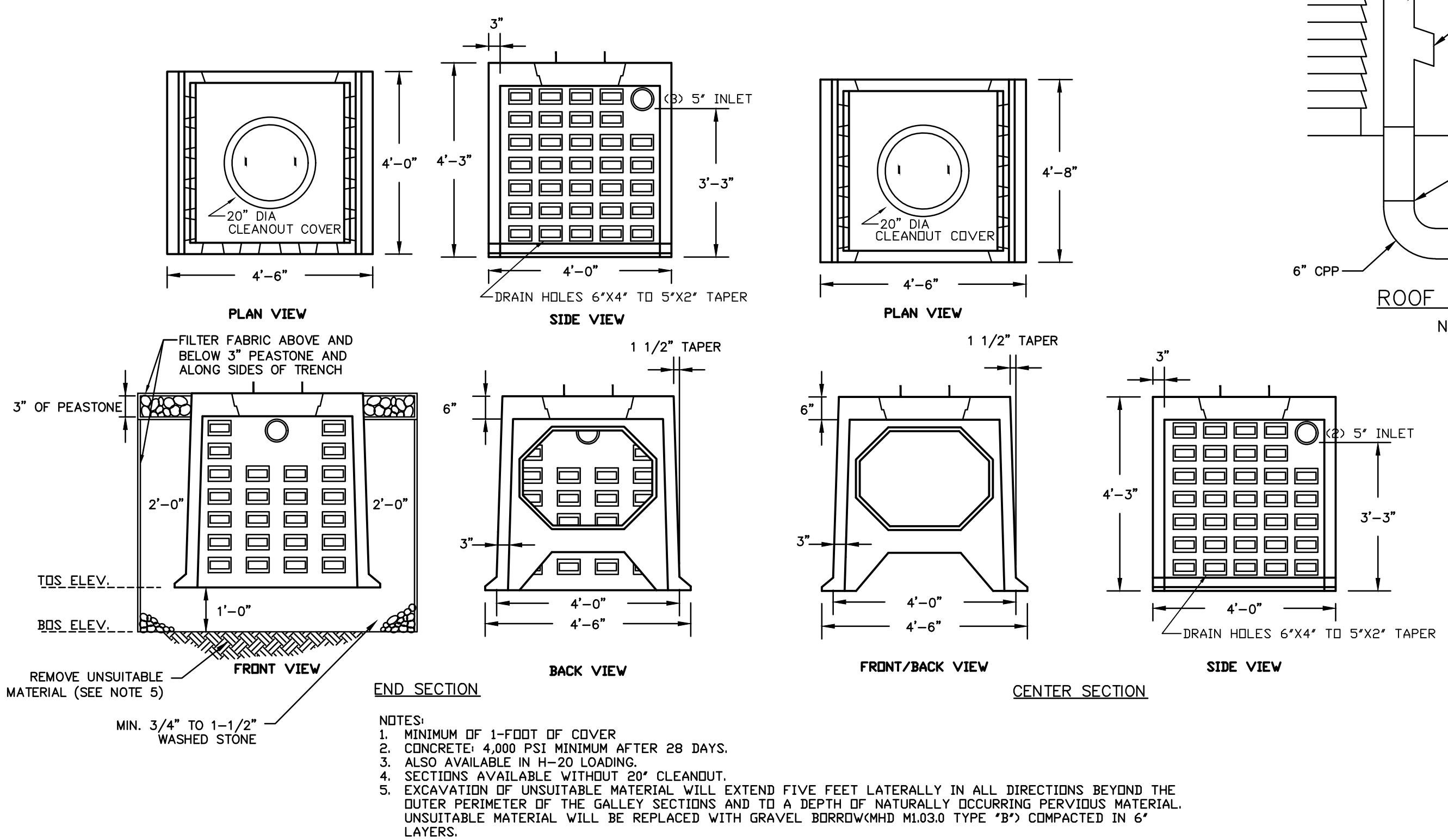
As of March 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.

The Applicant will have to apply for Street Opening, Utility Connection and Trench Permits as well as an Install Curb & Sidewalk Permit with the DPW prior to start of work.

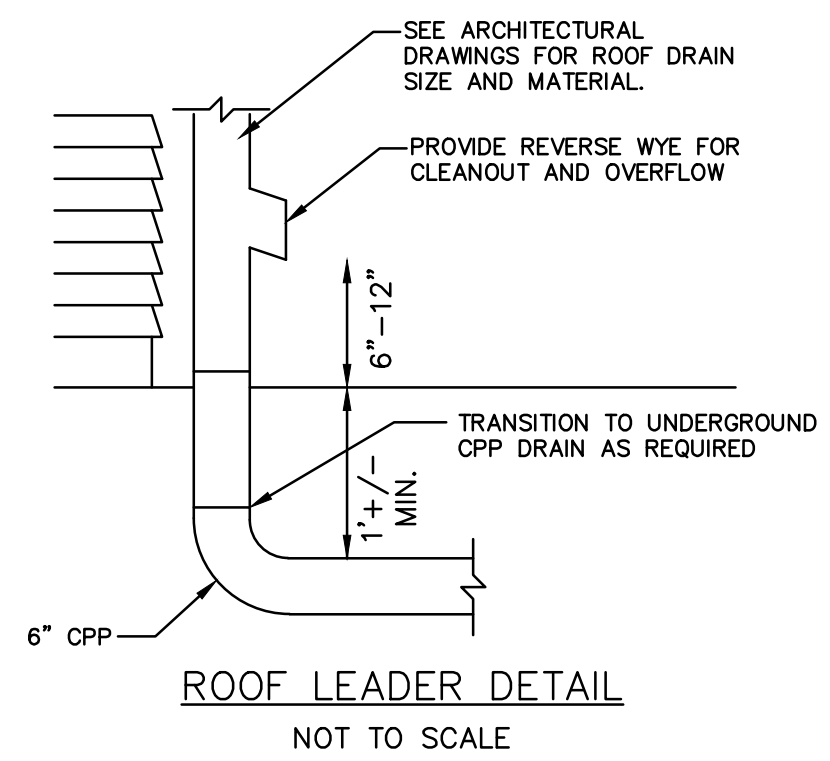
With the exception of gas services, all utility trenches within the City of Newton right-of-way will be backfilled with Type IE (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.

Approval of this plan by the City of Newton Engineering Division implies that the Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality 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.

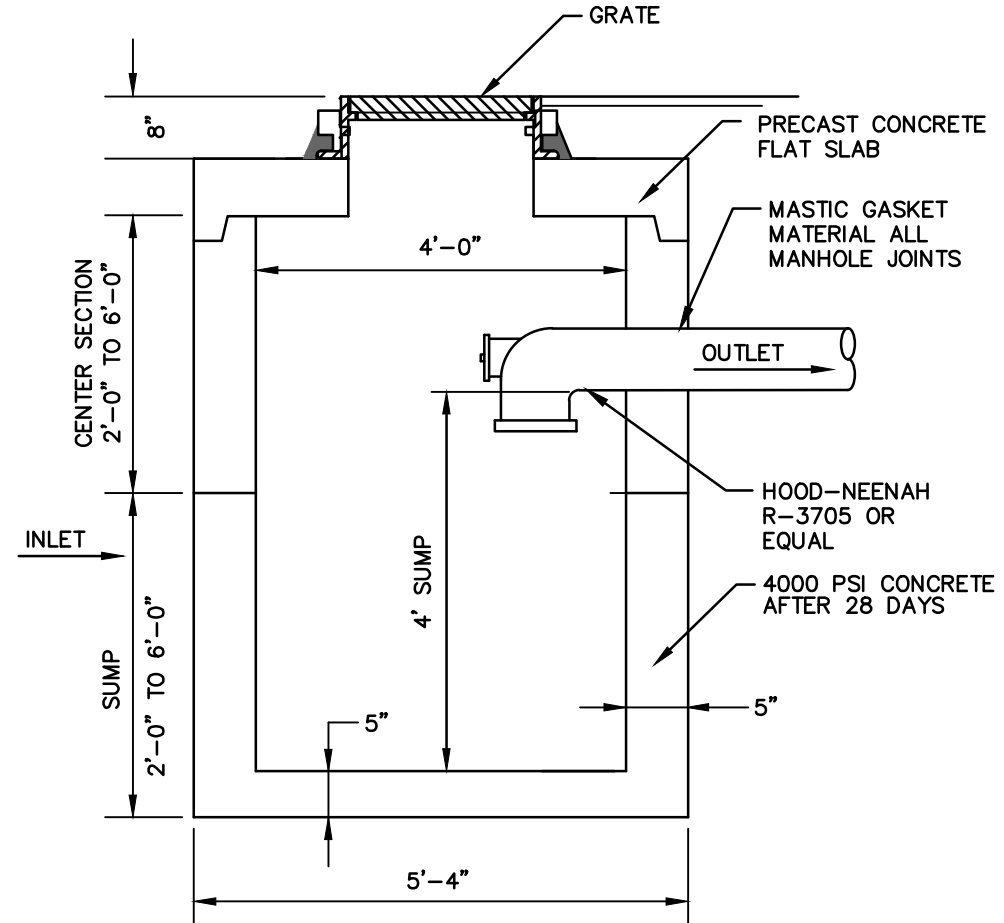
PROPOSED SEWER PROFILE
 SCALE: 1" = 10' (HORIZONTAL)
 SCALE: 1" = 4' (VERTICAL)



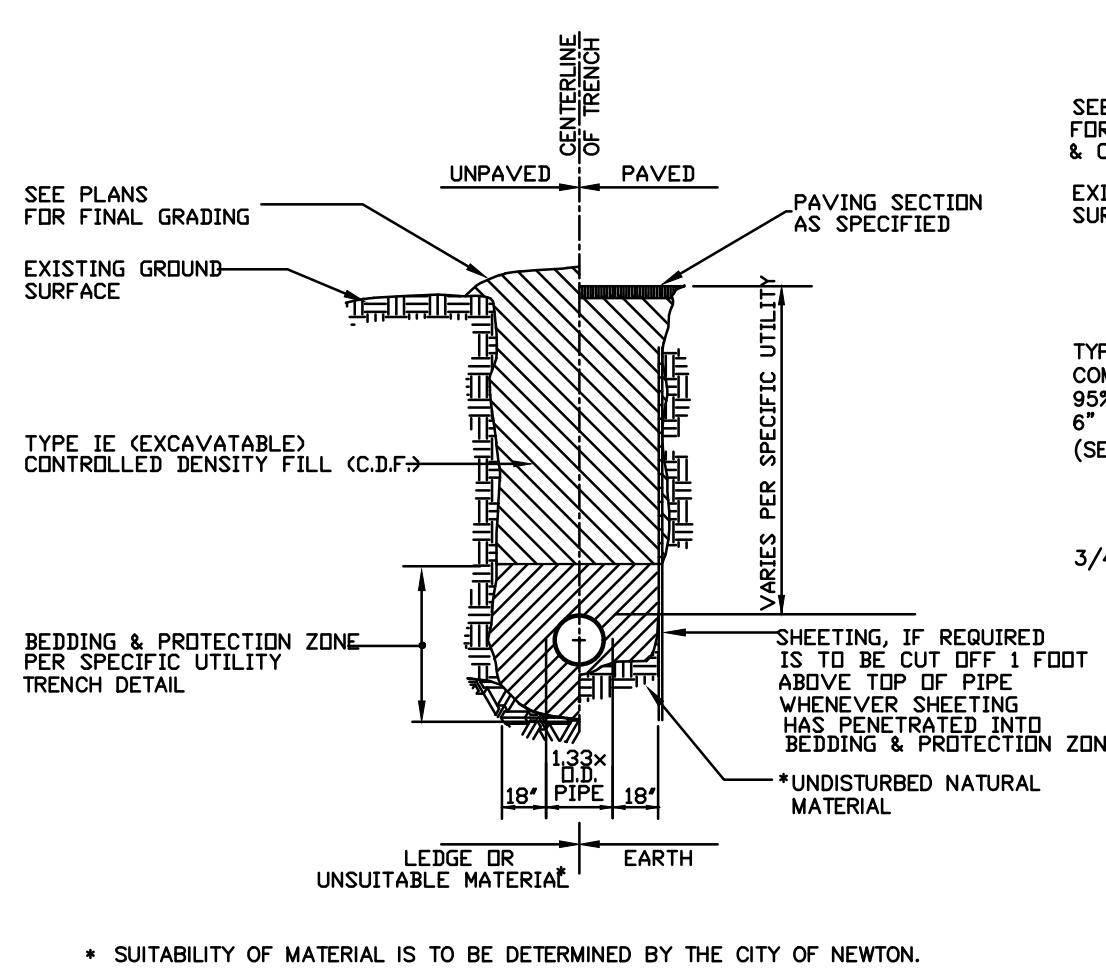
GALLEY SECTIONS
NOT TO SCALE



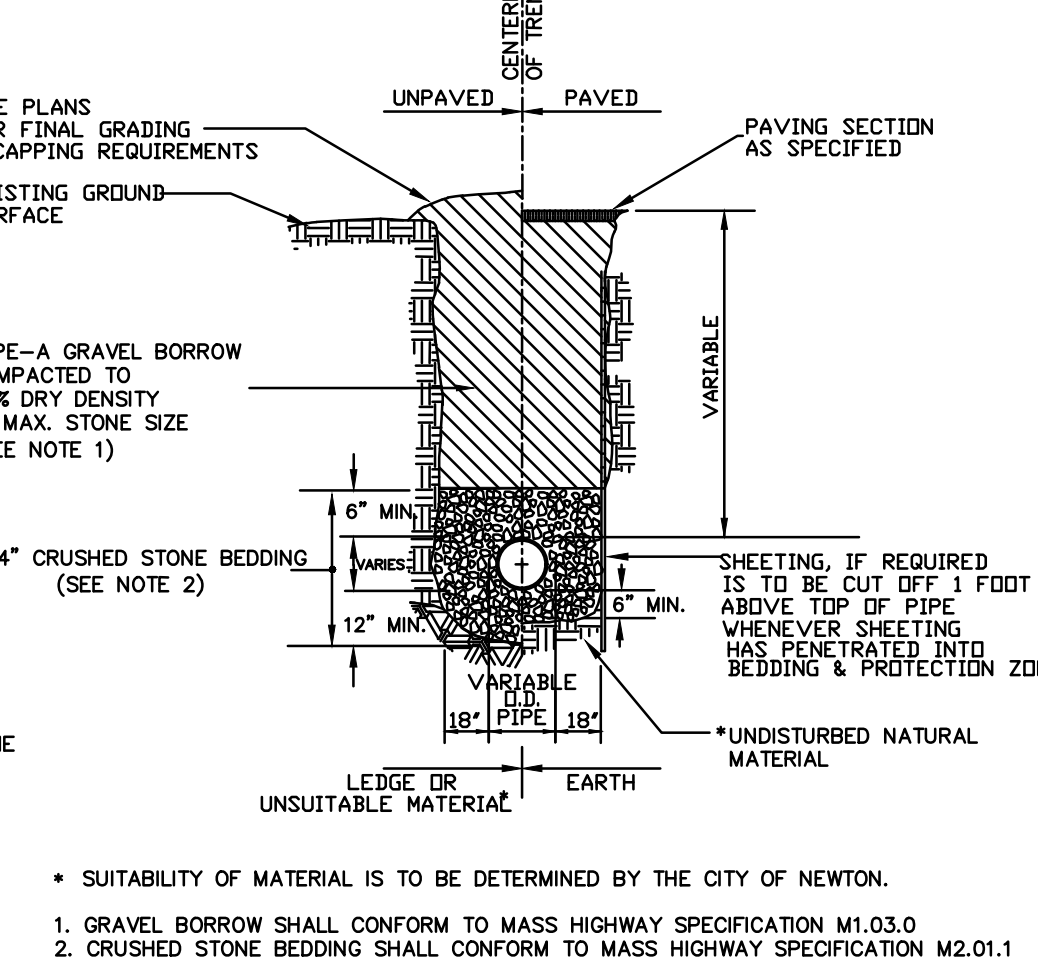
ROOF LEADER DETAIL
NOT TO SCALE



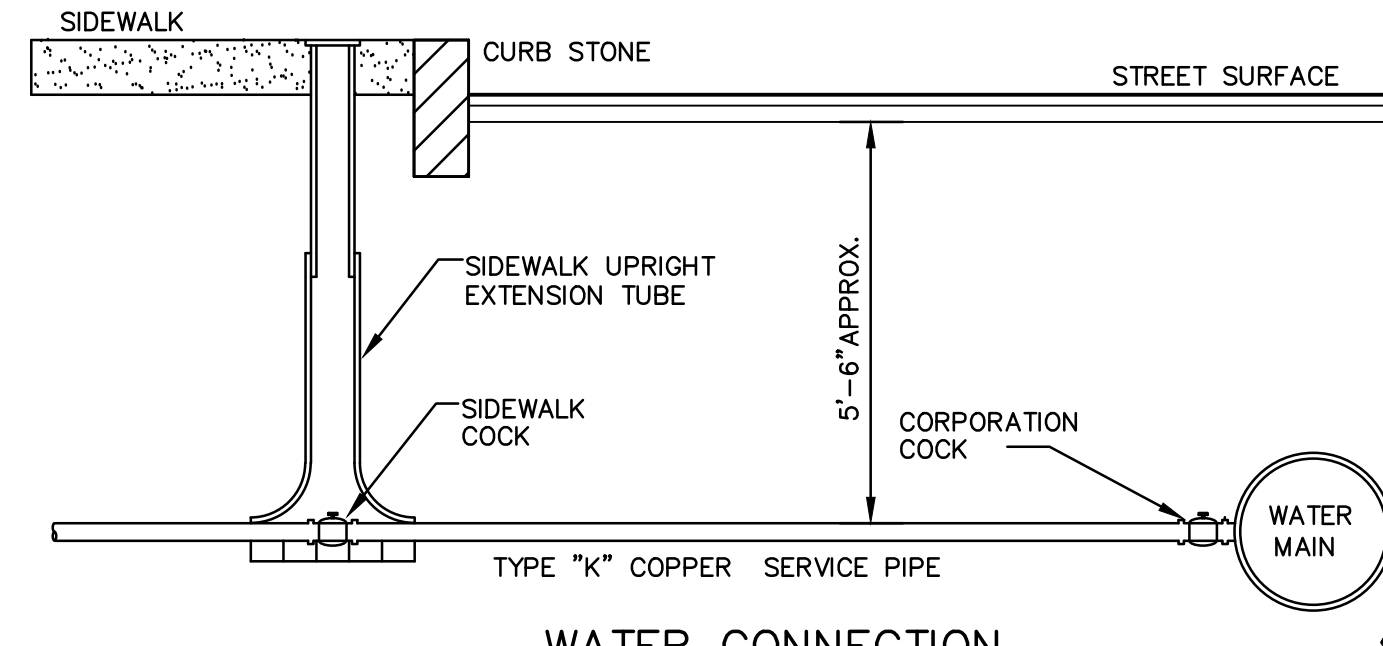
PRECAST CONCRETE CATCH BASIN W/ HOOD
NOT TO SCALE



TYPICAL C.D.F. TRENCH DETAIL
NOT TO SCALE



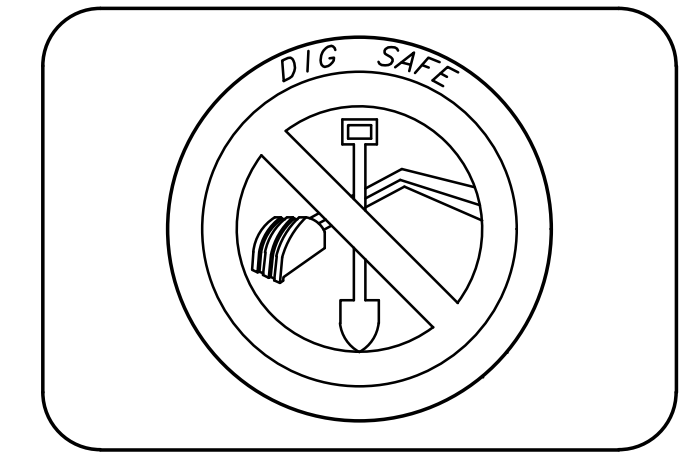
GRAVITY SEWER TRENCH DETAIL
NOT TO SCALE



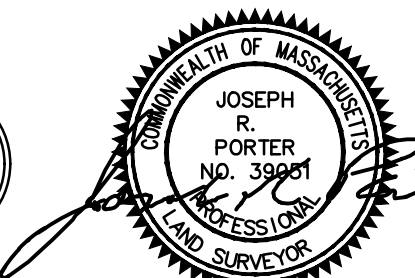
WATER CONNECTION
2" SERVICE PIPES
NOT TO SCALE

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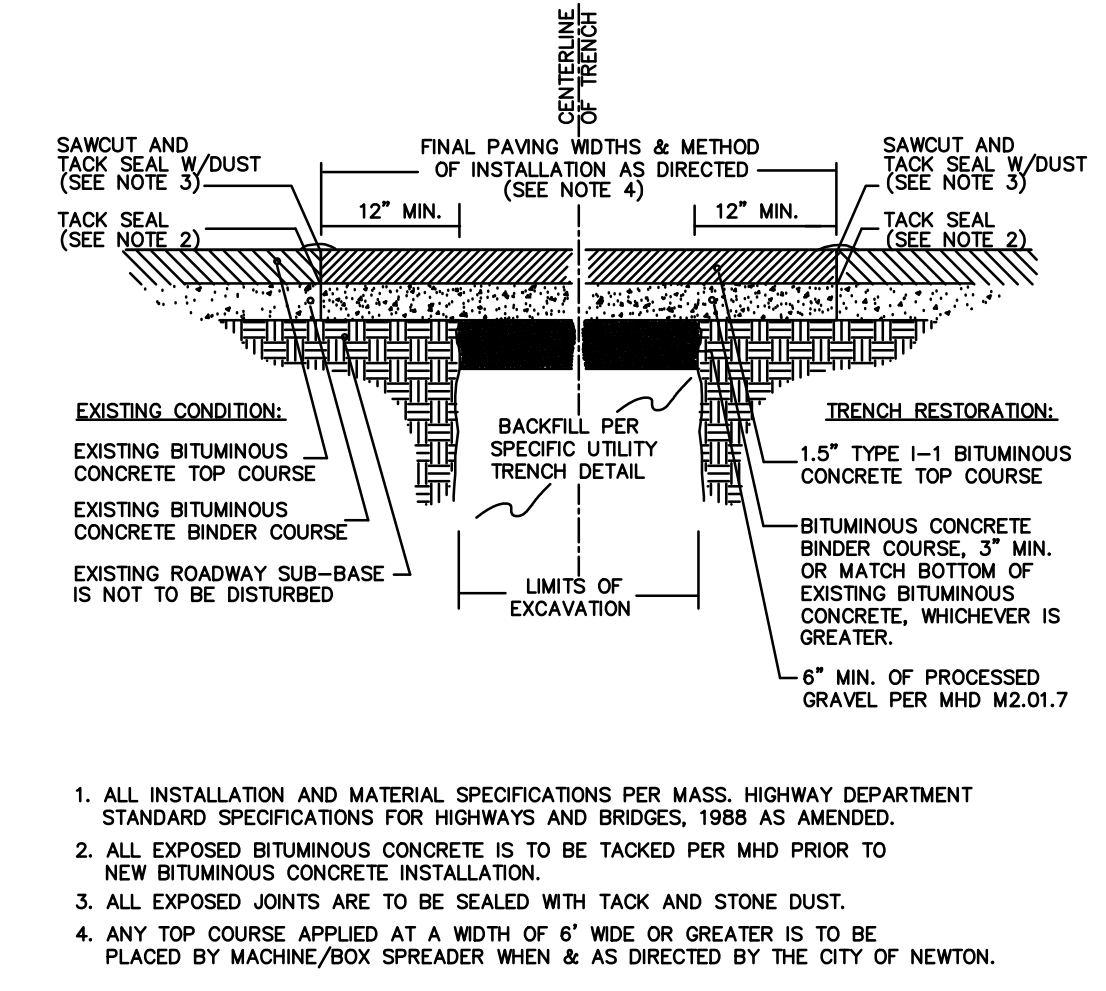
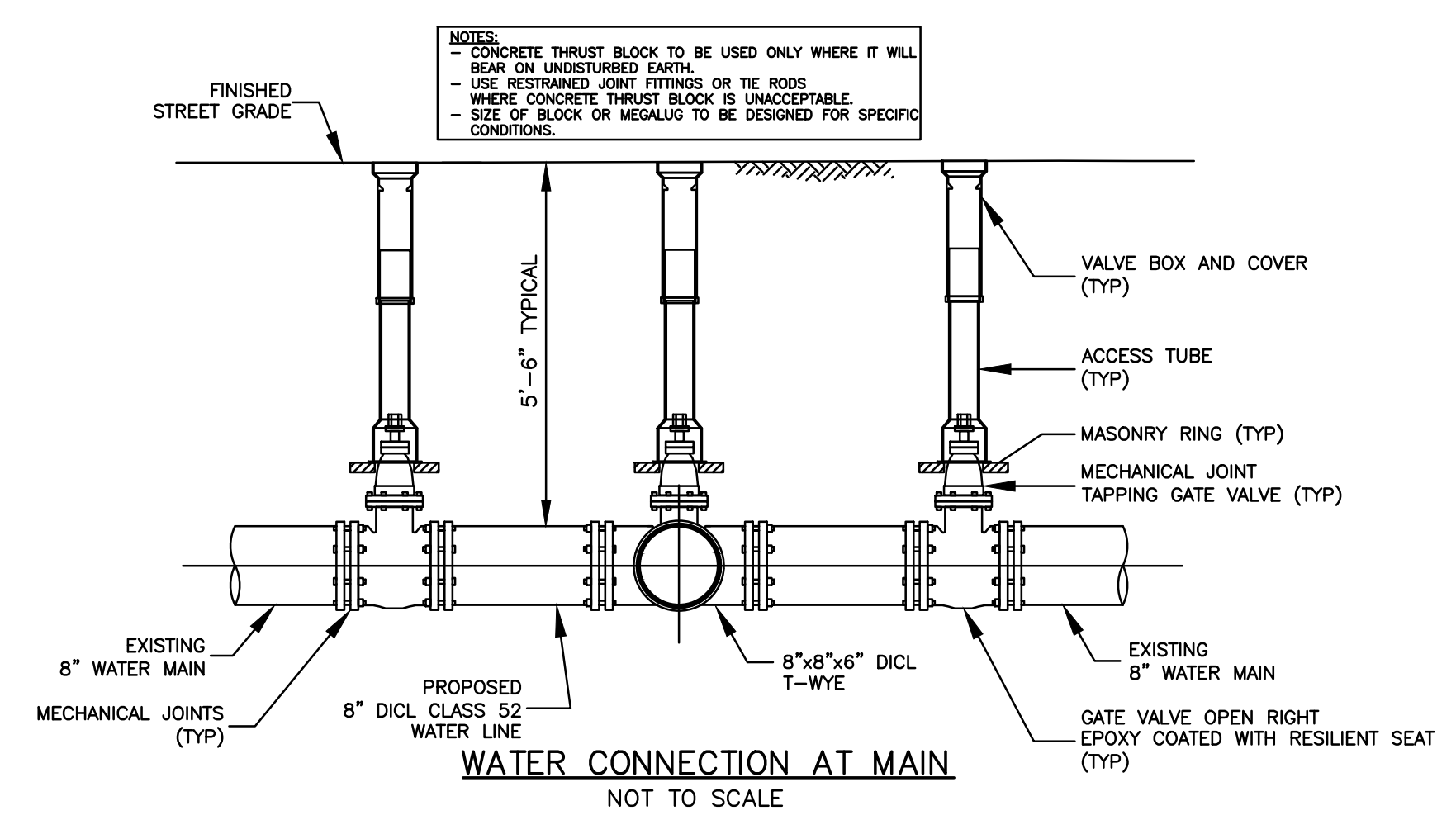


DETAIL-1
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITION AT #17-#31 HERRICK ROAD
 SCALE: AS-SHOWN DATE: JANUARY 4, 2017
 PROJECT: 201224

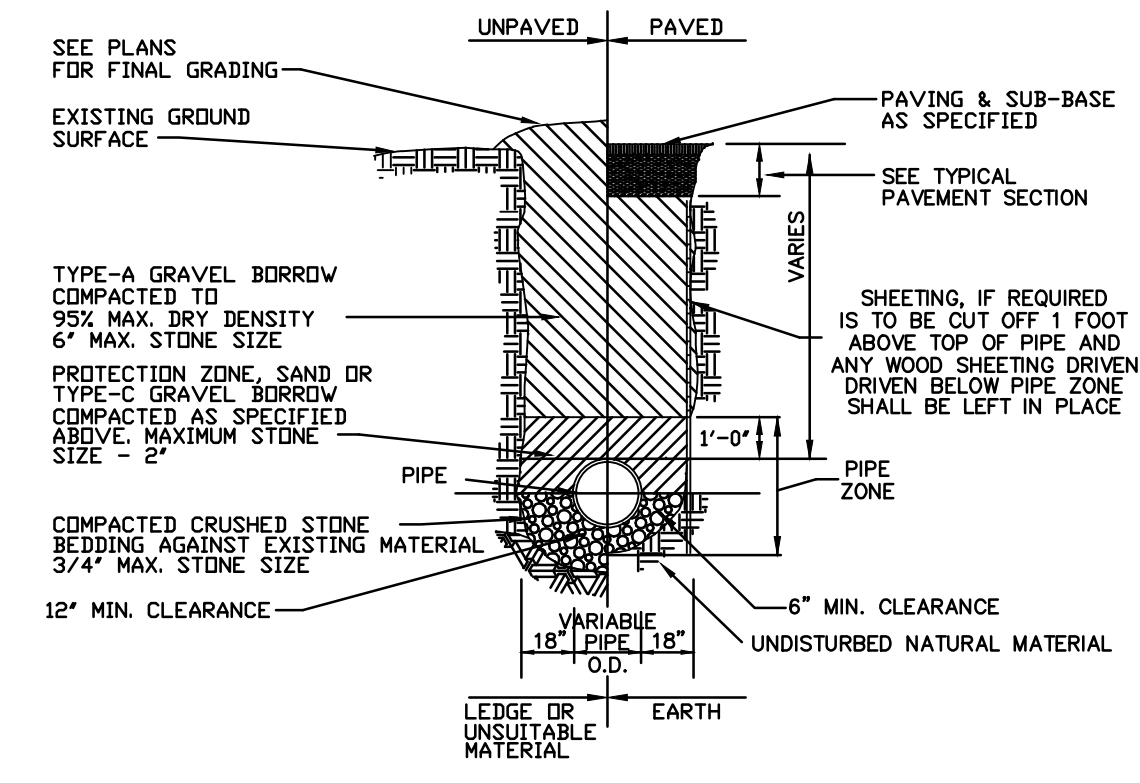


VTP ASSOCIATES
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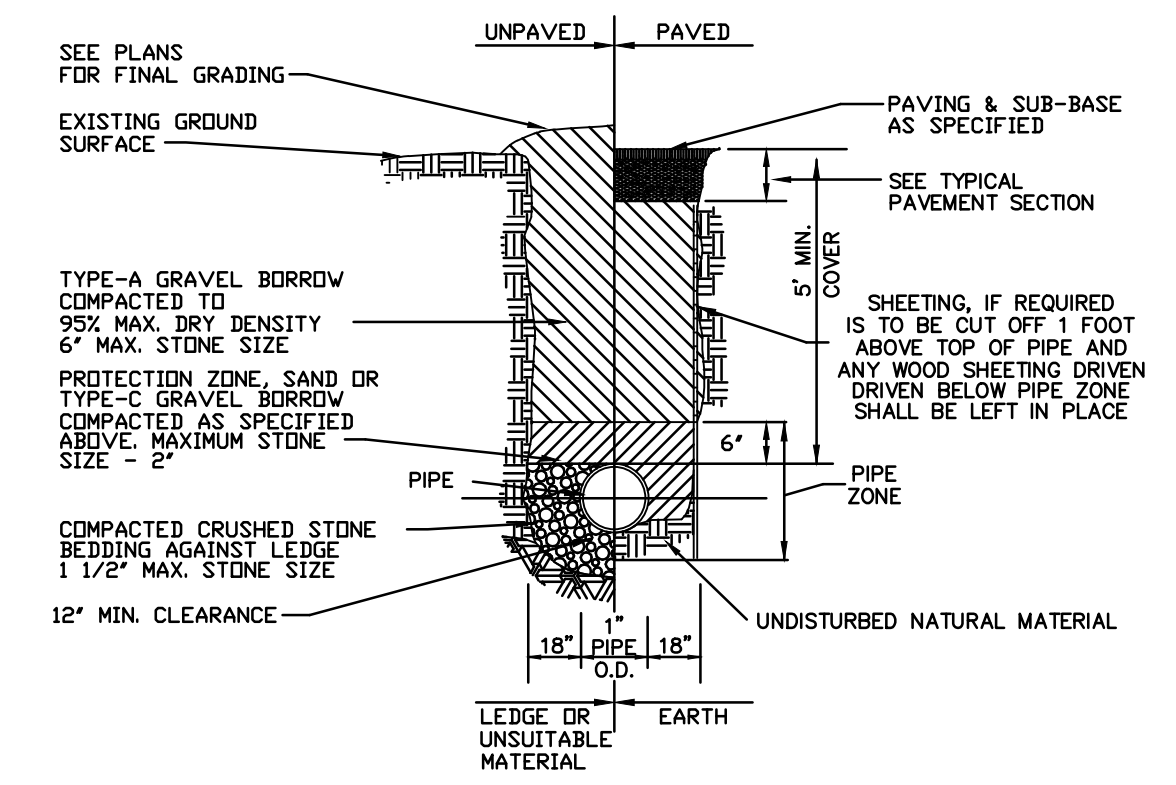
LAND SURVEYORS - CIVIL ENGINEERS, 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271



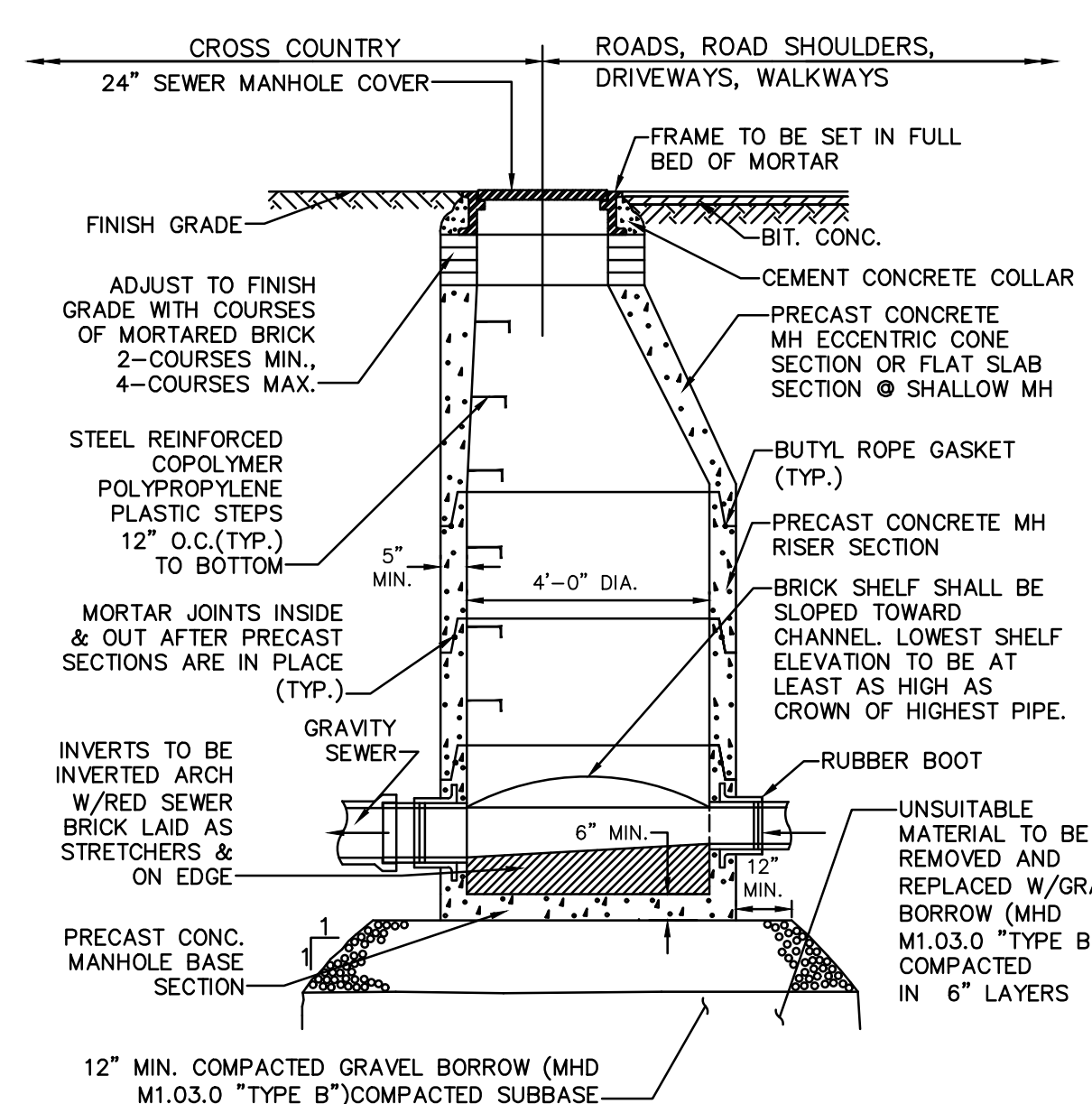
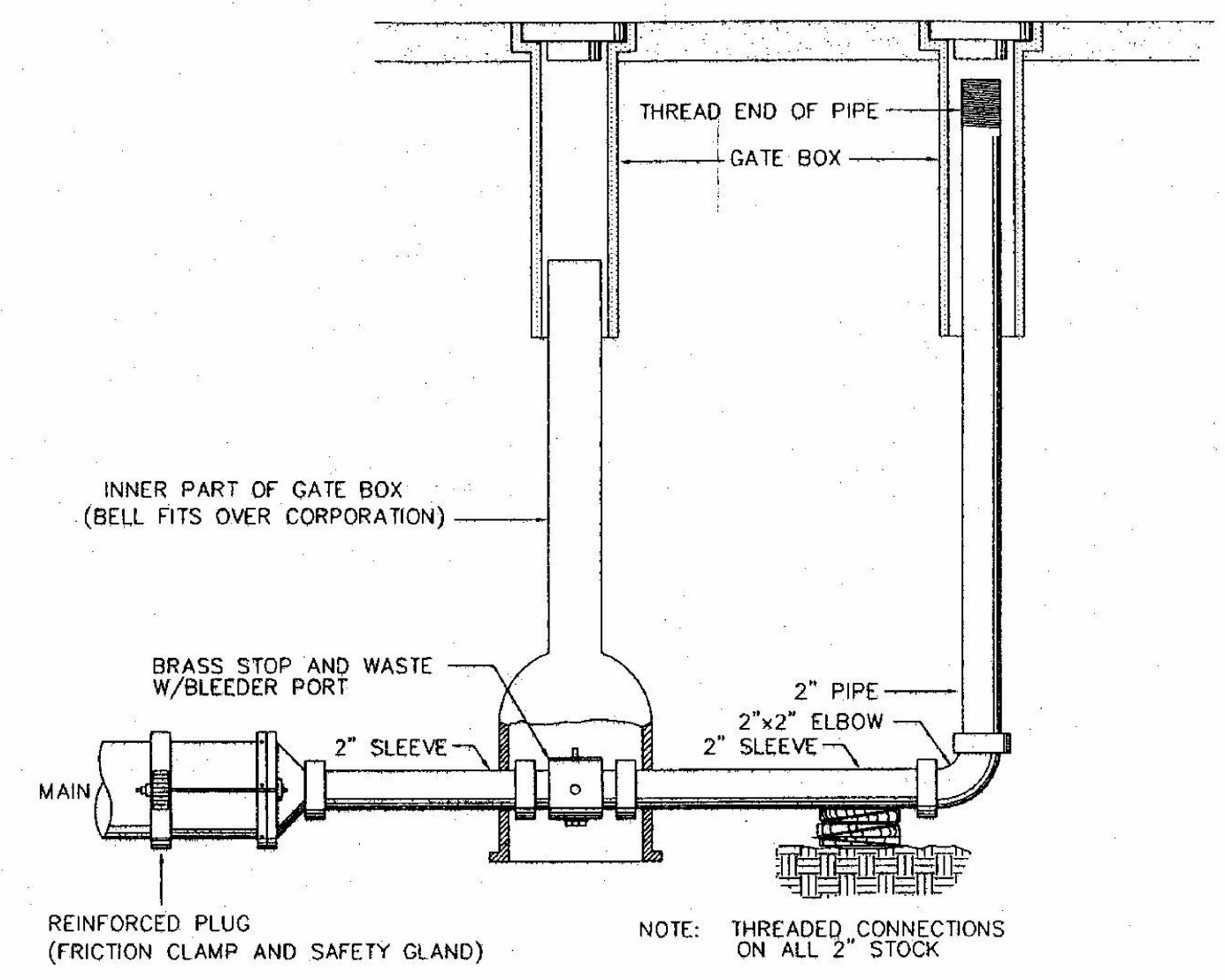
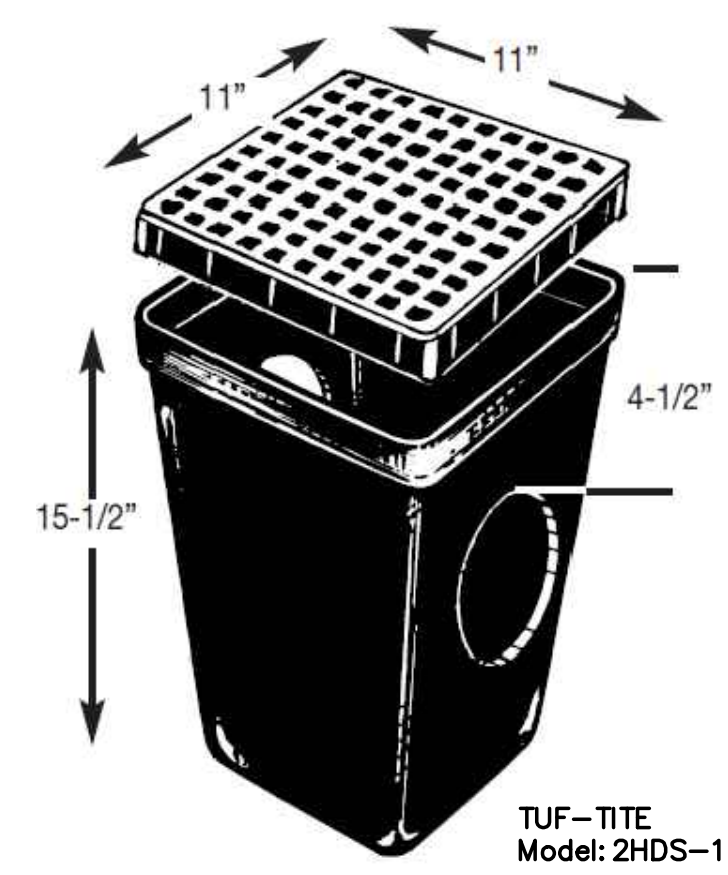
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS. HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1998 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6" WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.



- * SUITABILITY OF MATERIALS IS TO BE DETERMINED BY THE CITY OF NEWTON
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1
- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.



- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



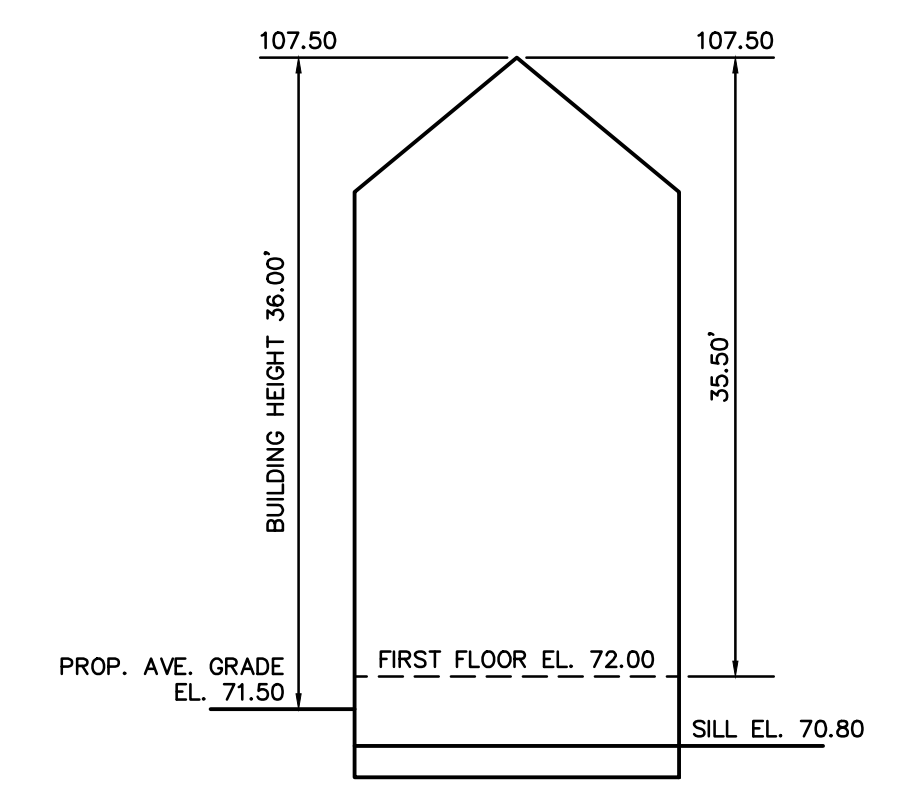
Address: #17-31 Herrick Road Newton, MA

Length Weighted Mean Proposed Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E E=(C+D)/2 Average Segment Height	F F=BxE
1	30.82	71.50	71.40	71.45	2202.09 Sq. Ft.
2	24.61	71.50	71.40	71.45	1758.38 Sq. Ft.
3	6.21	71.50	71.50	69.50	431.60 Sq. Ft.
4	15.16	71.50	71.40	71.45	1083.18 Sq. Ft.
5	8.88	71.50	71.50	71.50	634.92 Sq. Ft.
6	10.02	71.80	71.70	71.75	718.94 Sq. Ft.
7	8.96	71.50	71.50	71.50	640.64 Sq. Ft.
8	15.17	71.50	71.40	71.45	1083.90 Sq. Ft.
9	6.14	71.50	71.50	71.50	439.01 Sq. Ft.
10	24.61	71.50	71.50	71.50	1759.62 Sq. Ft.
11	30.82	71.50	71.00	71.25	2195.93 Sq. Ft.
12	40.14	71.80	71.70	71.75	2880.05 Sq. Ft.
13	9.31	71.80	71.70	71.75	667.99 Sq. Ft.
14	40.14	71.80	71.70	71.75	2880.05 Sq. Ft.
Total	270.99				19376.27 Sq. Ft.

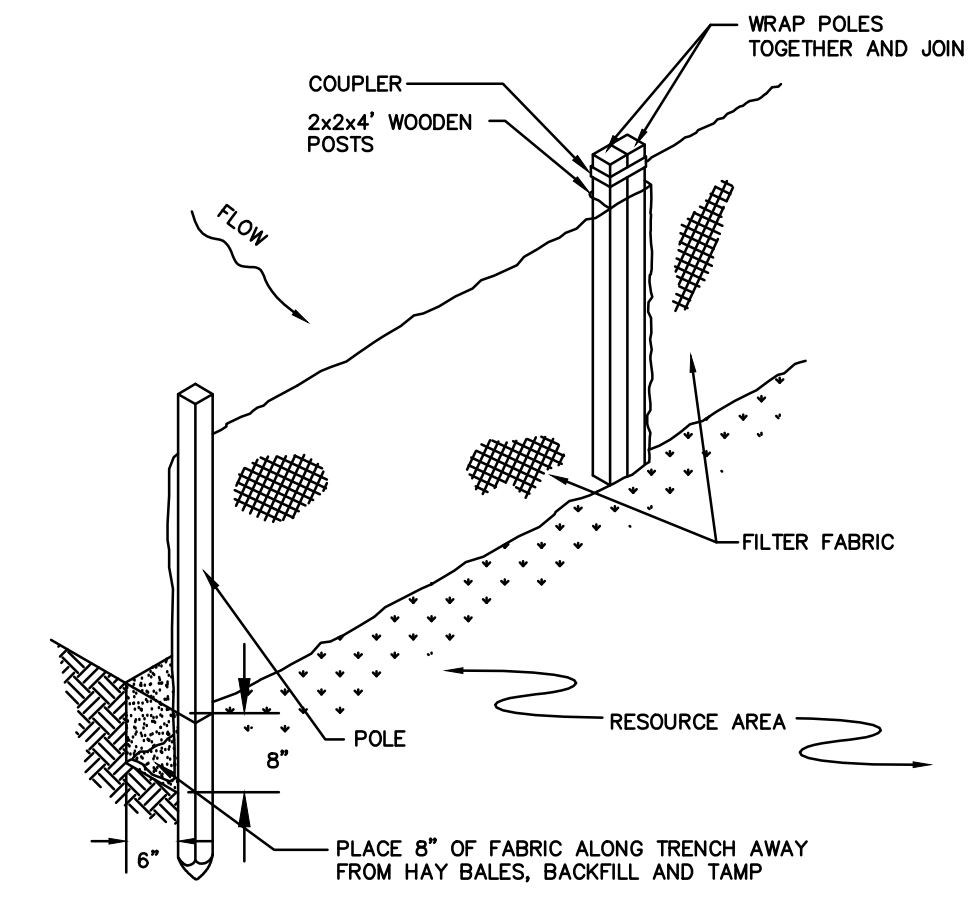
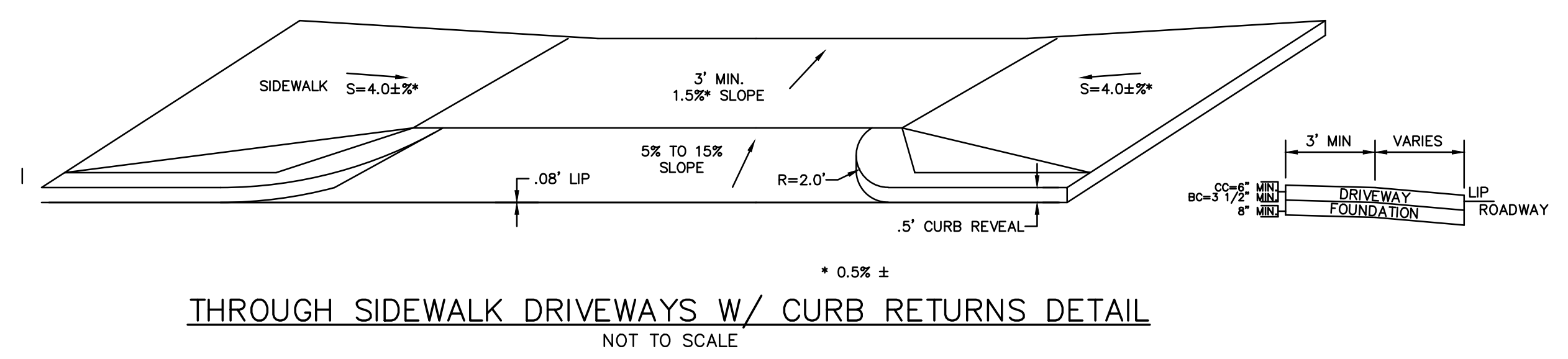
Total Column F / Total Column B = Average Grade

Average Grade: 71.50'



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DETAIL-2 NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITION AT #17-#31 HERRICK ROAD
SCALE: AS-SHOWN DATE: JANUARY 4, 2017
REVISED: JUNE 15, 2018
PROJECT: 201224



LAND SURVEYORS - CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271