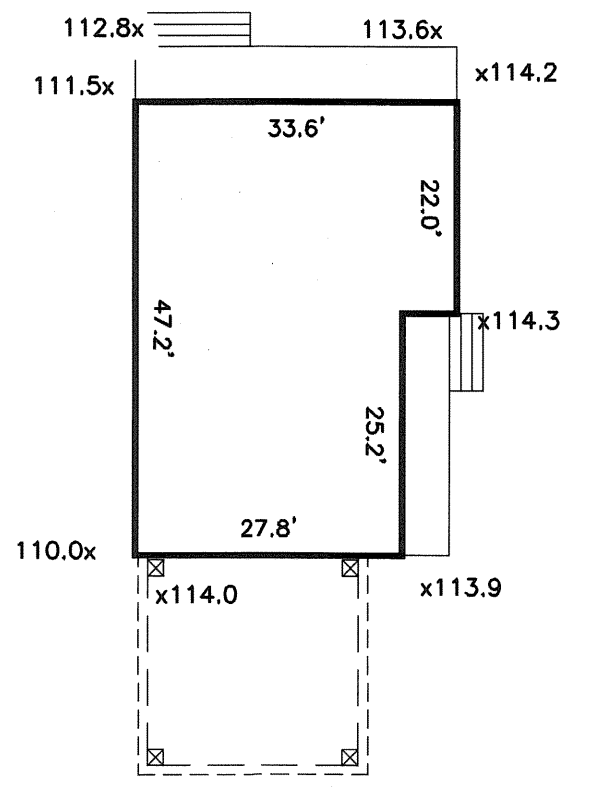
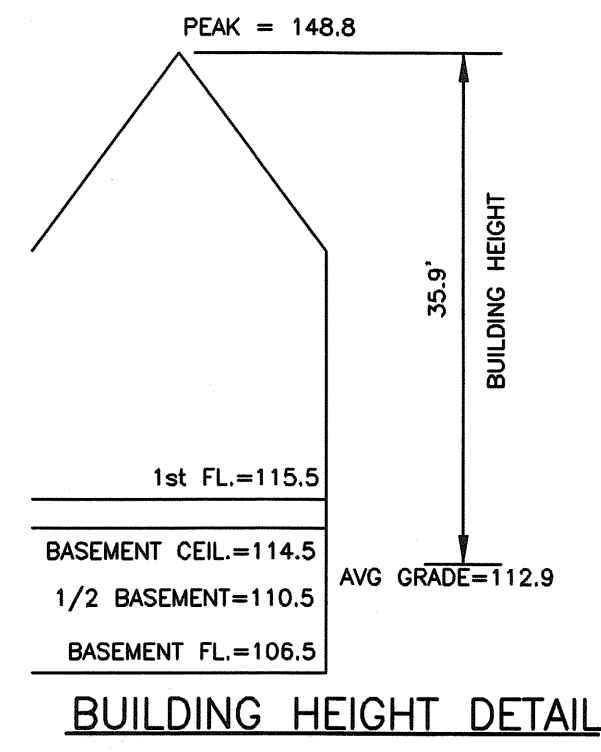


GENERAL NOTES:

- ELEVATIONS REFER TO CITY OF NEWTON BASE. BENCHMARK: MAGNETIC PK NAIL SET IN UTILITY POLE ACROSS FROM LOCUS, ELEVATION=121.07.
- THE LOCATION 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.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 811 OR 1-888-DIG-SAFE (1-888-344-7233) IN ORDER TO COMPLY WITH STATE LAW.
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, LATEST EDITION PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.
- NO WORK WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY IS ALLOWED BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, THE APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER, OR DESIGNEE FOR SUCH WORK.
- 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.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE, HE HAS SUBMITTED BY WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
A. SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY AND TELEPHONE SERVICE IN THE 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 THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
- THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED TO THE SAME DEPTH OF THE EXISTING PAVEMENT (BINDER & TOP), OR AS DIRECTED BY THE ENGINEERING SITE INSPECTOR, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- WITH THE EXCEPTION OF THE 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.
- WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
- THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING AND UTILITIES CONNECTION PERMITS AS WELL AS A SIDEWALK CROSSING PERMIT WITH THE DPW.
- ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER B2A, 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.
- IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. INC. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- 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.
- PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLANS SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND DRAINAGE (INCLUDING SWING-TIES), EASEMENTS AND FINAL GRADING.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. INC. WILL NOT PROVIDE AS-BUILT CERTIFICATIONS TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- APPROVAL OF THIS PLAN BY THE 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 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 ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
- PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.
- PROPOSED DOMESTIC WATER SERVICE SHALL BE 1" TYPE K COPPER.
- PROPOSED FIRE PROTECTION WATER PIPE SHALL BE 2" TYPE K COPPER.
- PROPOSED DRAIN PIPES SHALL BE A MINIMUM OF 4" PVC PIPING. ANY DRAIN PIPES WITH LESS THAN FOUR (4) FEET OF COVER UNDER ROADWAYS AND DRIVEWAYS SHALL BE PVC SCHEDULE 80 OR DUCTILE IRON (H2O LOADING).
- THE NEW SEWER SERVICE AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE ENGINEERING INSPECTOR FROM THE CITY OF NEWTON. ALL SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH CITY OF NEWTON SPECIFICATIONS. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. ALL TESTING MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION.
- ALL OF THE ROOF RUNOFF FROM THE PROPOSED ROOF SURFACES SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED DRAINAGE SYSTEMS INDICATED.
- ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING AREA AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE AREA. BACKFILL IS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- WHENEVER PROPOSED SEWER PIPE DOES NOT HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION OR IS NOT AT LEAST 18" VERTICALLY BELOW THE EXISTING OR PROPOSED WATER PIPE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND NOVEMBER 4, 2014.
- ALL PROPOSED WALLS BY OTHERS.
- CONSTRUCTION FENCING AND SILT FENCING SHALL BE PLACED AROUND THE ENTIRE SITE, AS REQUIRED.
- THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE ON-SITE INSPECTION(S) OF ALL SUBSURFACE STRUCTURES. THIS INCLUDES BUT IS NOT LIMITED TO DRAINAGE, UTILITIES (INCLUDING SEWER PIPE SLOPE), ROOF LEADER COLLECTION SYSTEM, TRENCH DRAINS, MANHOLES, ETC. ENGINEER OF RECORD MUST ALSO CONDUCT "BOTTOM OF HOLE" INSPECTION(S) PRIOR TO SUBSURFACE DRAINAGE SYSTEM(S) BEING INSTALLED.
- PRIOR TO THE ENGINEERING DIVISION RECOMMENDING THAT A CERTIFICATE OF OCCUPANCY BE ISSUED, AN AS-BUILT PLAN MUST BE SUBMITTED. THE AS-BUILT PLAN MUST SHOW DIMENSIONAL TIES FROM FIXED POINTS (FOUNDATION CORNERS) TO ALL SUBSURFACE COMPONENTS AS WELL AS FINAL GRADING. THE AS-BUILT PLAN MUST BE STAMPED, SIGNED AND DATED BY THE ENGINEER OF RECORD.



NOTE: ELEVATIONS REFER TO LOWEST FINISHED GRADE WITHIN 6' OF FOUNDATION.
AVERAGE GRADE PLANE CALCULATION:
(ORD Z=90)
AVG GRADE PLANE = $\sum[L(E1+E2)/2] / P$
AVG GRADE PLANE = 17,587.55 / 155.8 = 112.9

ZONING INFORMATION

LOT 1

ZONE: SR-3
DEED REFERENCE: BOOK 12080 PAGE 139

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,191 S.F.	2,191 S.F.	
STRUCTURES	2,191 S.F.	2,603 S.F.	
DRIVE	1,034 S.F. ±	1,388 S.F. ±	
	3,225 S.F. ±	3,991 S.F. ±	

	EXISTING	PROPOSED	REQUIRED
LOT COVERAGE	15.7%	15.7%	30% (MAX)
OPEN SPACE	77% ±	71% ±	50% (MIN.)

LOT 2

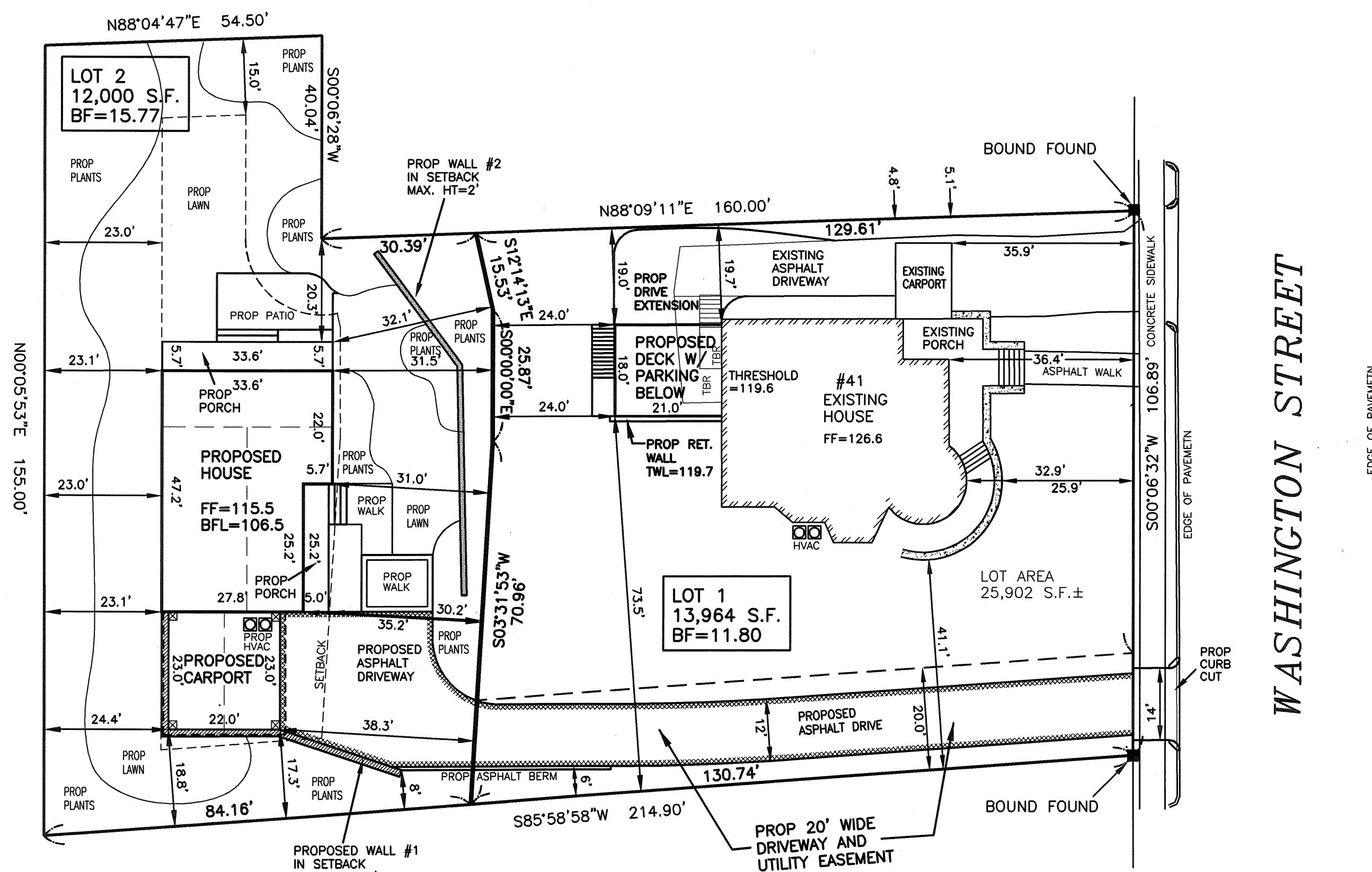
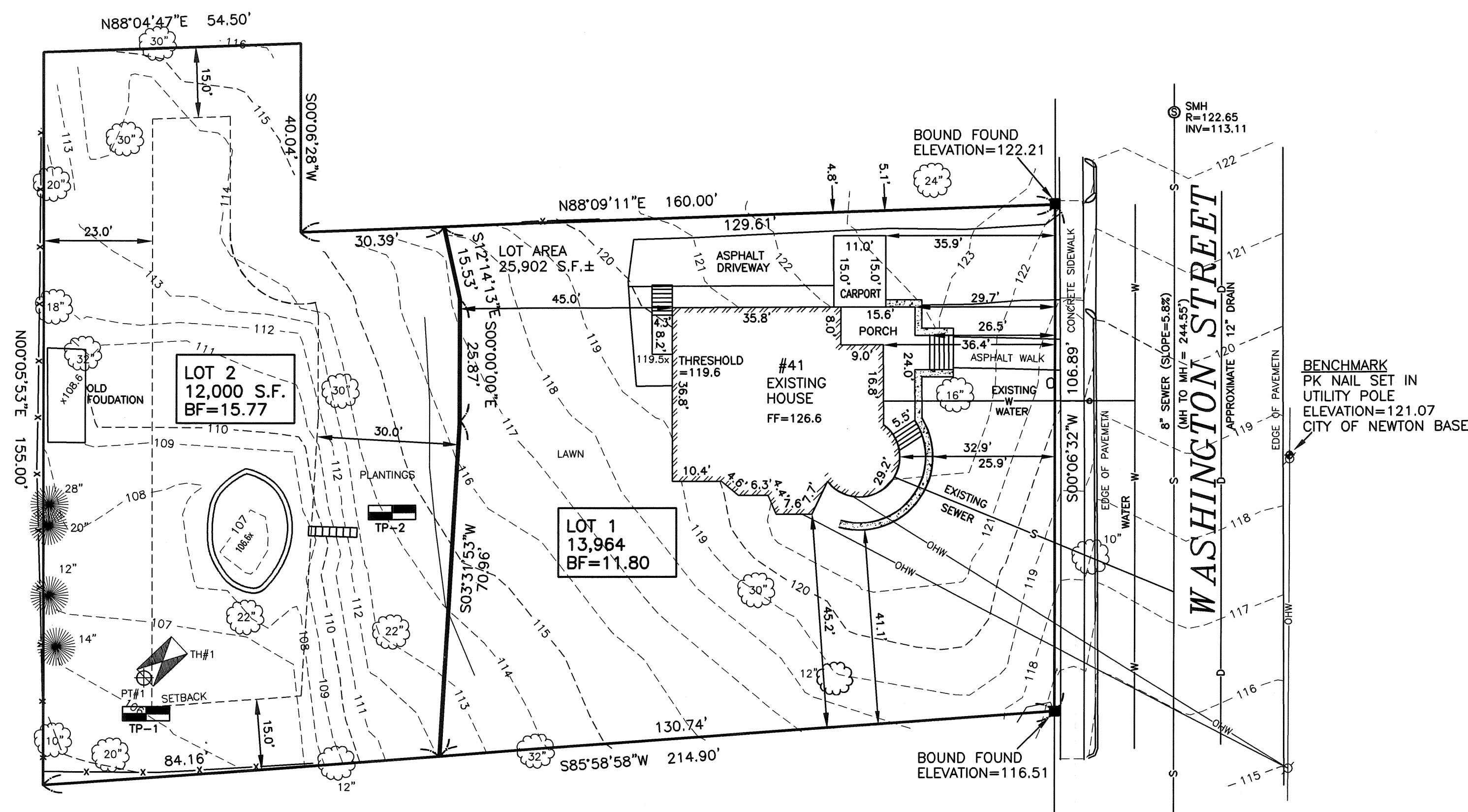
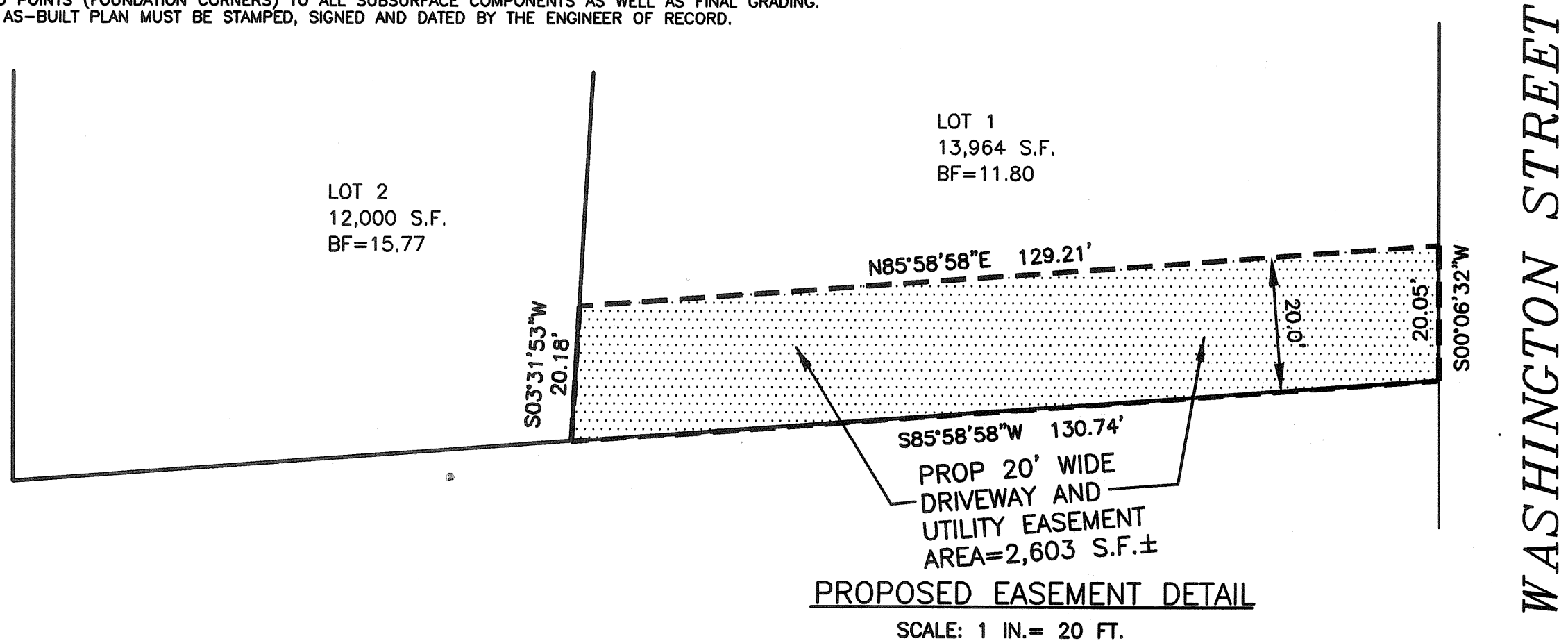
ZONE: SR-3
DEED REFERENCE: BOOK 12080 PAGE 139

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	0 S.F.	2,242 S.F.	
STRUCTURES	0 S.F.	2,242 S.F.	
DRIVE	0 S.F. ±	1,370 S.F. ±	
	0 S.F. ±	3,612 S.F. ±	

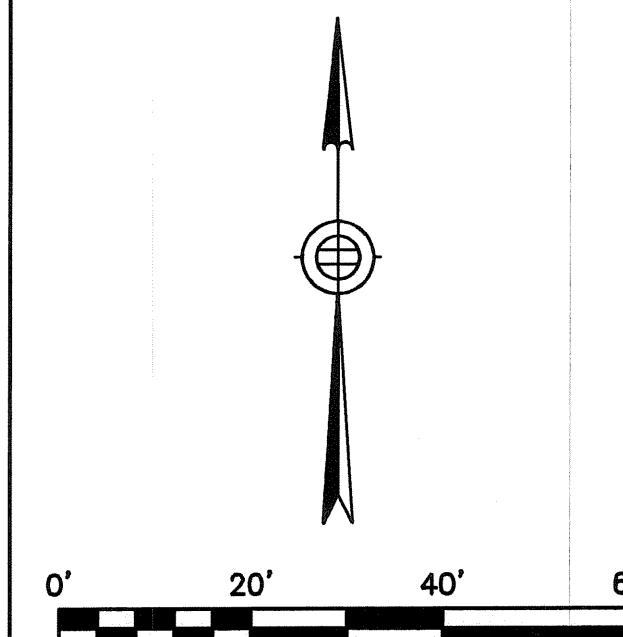
	EXISTING	PROPOSED	REQUIRED
LOT COVERAGE	0%	18.7%	30% (MAX)
OPEN SPACE	100% ±	69.9% ±	50% (MIN.)

NOTES

- SEE ARCHITECTURAL PLAN FOR F.A.R. CALCULATION.
- ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.



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49 LEXINGTON STREET
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info@everettbrooks.com



LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TH#1 DEEP TEST HOLE
- TH#2 DEEP TEST HOLE BY OTHERS
- PTH#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- [71] PROPOSED CONTOUR
- - 71 - - EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- X FENCE
- STONEWALL
- HEDGE
- TREE LINE

MICHAEL S. KOSMID
CIVIL
No. 31480
BRUCE BRADFORD
No. 38976

SITE PLAN OF LAND IN NEWTON, MA

41 WASHINGTON STREET

SCALE: 1 IN. = 20 FT.
DATE: JULY 16, 2020
DRAWN: ES
CHECK: MSK & BB
REVISIONS:

DATE	REVISION	BY
8/26/20	VARIOUS	ES
11/6/20	VARIOUS	ES
2/4/21	VARIOUS	ES

SOIL LOGS:

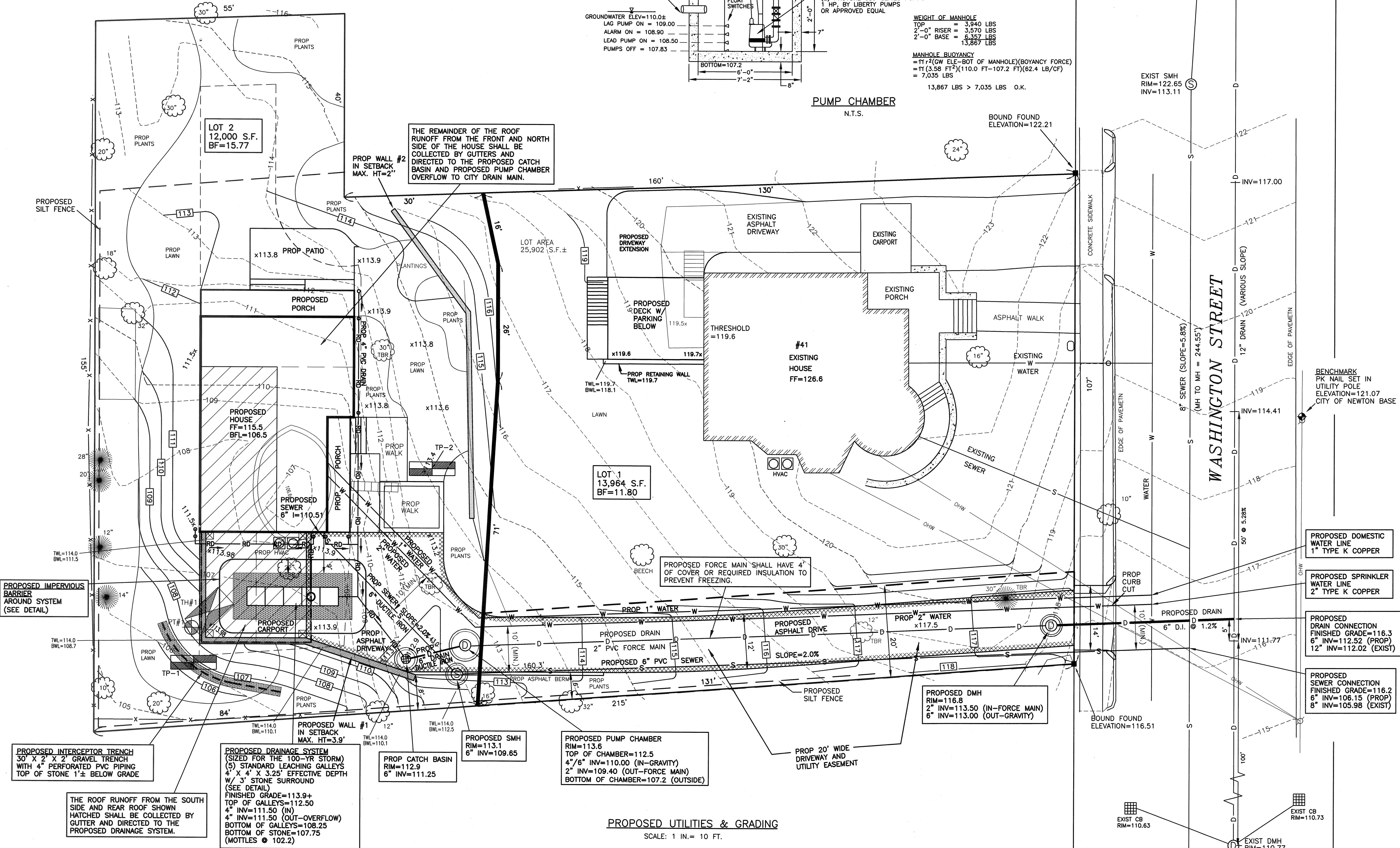
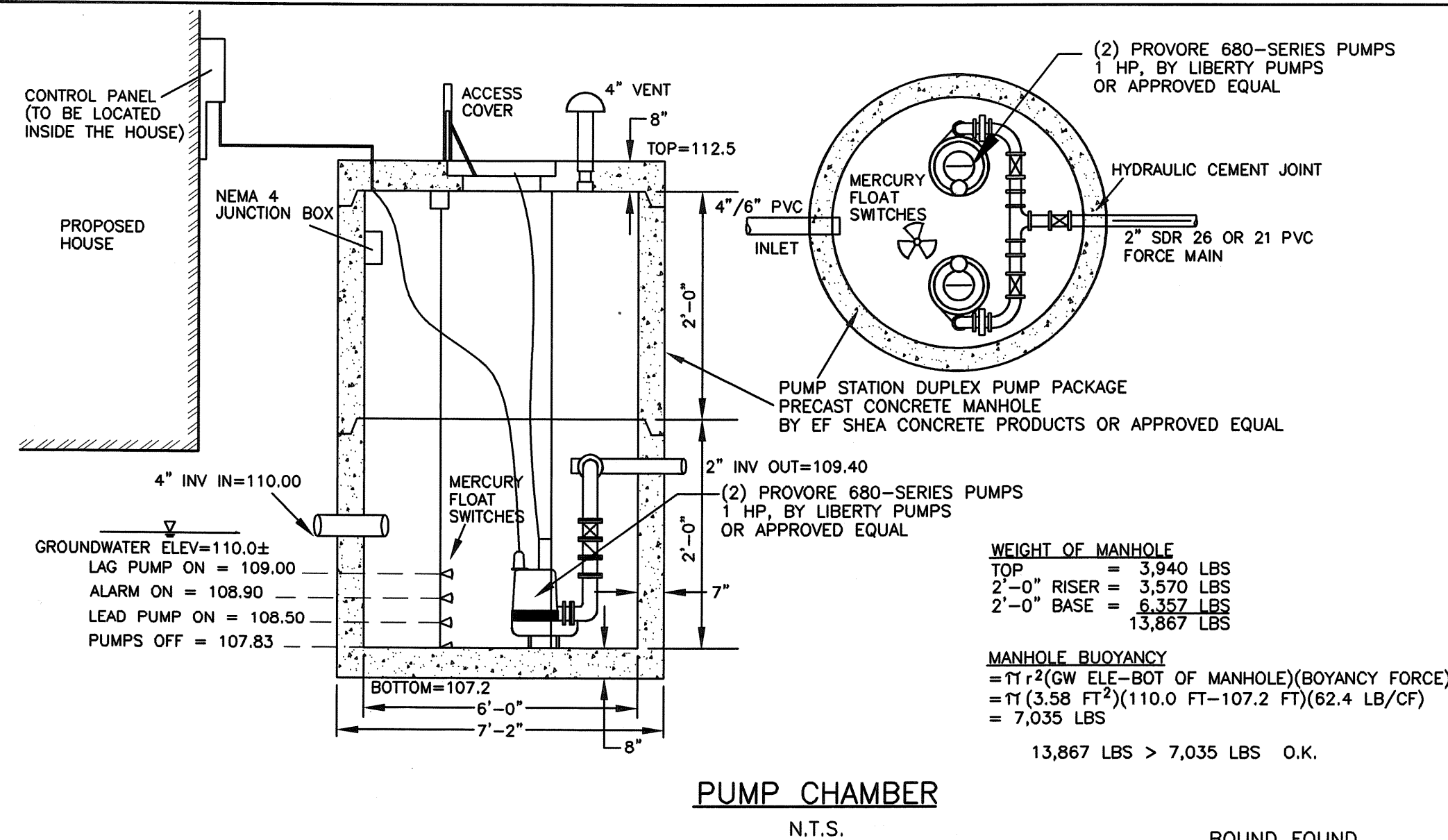
SOIL EVALUATOR: MIKE KOSMO, P.E.
 TEST HOLE #1 (TH#1) SEPTEMBER 3, 2015
 ELEVATION = 106.5
 0'-8" A SANDY LOAM 10 YR 4/1
 8"-22" B SANDY LOAM 10 YR 7/8
 22"-108" C SANDY LOAM 2.5 Y 7/6
 NO MOTTLES OBSERVED
 NO GROUNDWATER OBSERVED
 NO LEDGE OBSERVED

PERCOLATION TEST #1 (PT#1)
 DEPTH: 36"-48"
 DESIGN RATE: 30 MPI

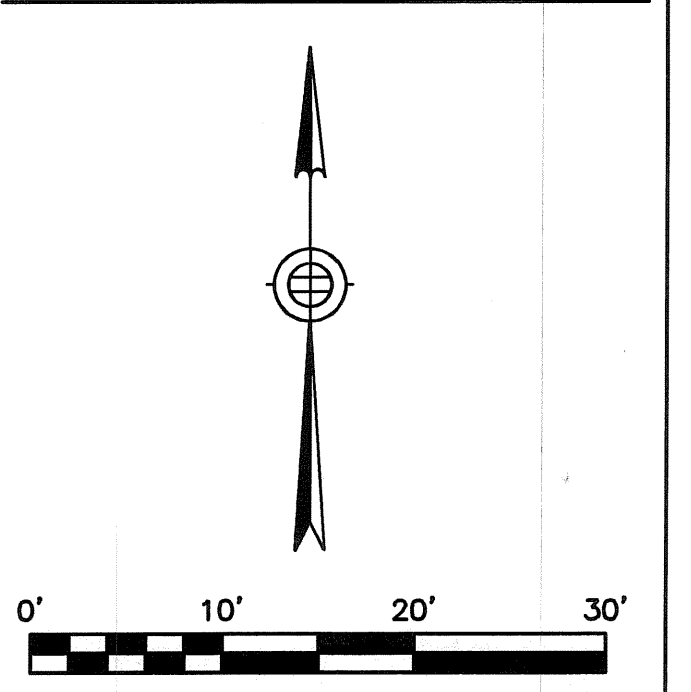
SOIL EVALUATOR: WAYNE MCARDLE, P.E.

TEST PIT #1 (TP-1) DECEMBER 14, 2020
 ELEVATION = 114.1
 0'-25" Ap SILT LOAM 10 YR 2/2
 25'-36" Bw SILT LOAM 10 YR 5/8
 36'-96" C SANDY LOAM 2.5 Y 4/3 (COLOR: 7.5 YR 5/8)
 MOTTLES OBSERVED @ 3.8-5 FEET
 GROUNDWATER WEEPING OBSERVED @ 4.7 FEET
 NO LEDGE OBSERVED

TEST PIT #2 (TP-2) DECEMBER 14, 2020
 ELEVATION = 106.0
 0'-25" Ap SILT LOAM 10 YR 2/2
 25'-36" Bw SILT LOAM 10 YR 5/8
 36'-102" C SANDY LOAM 2.5 Y 4/3 (COLOR: 7.5 YR 5/8)
 MOTTLES OBSERVED @ 3.8-5.4 FEET
 GROUNDWATER WEEPING OBSERVED @ 4.5 FEET
 NO LEDGE OBSERVED

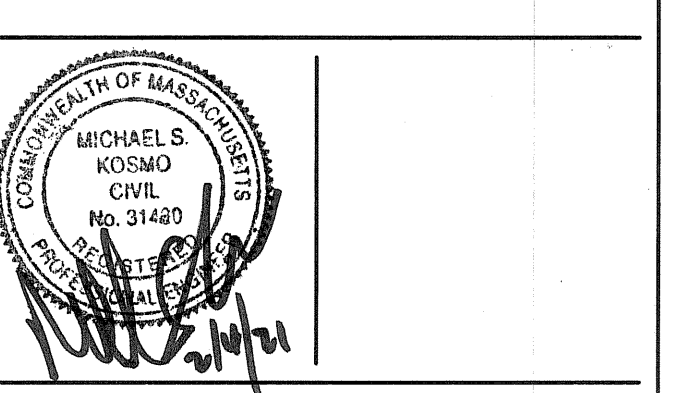


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- HEDGE
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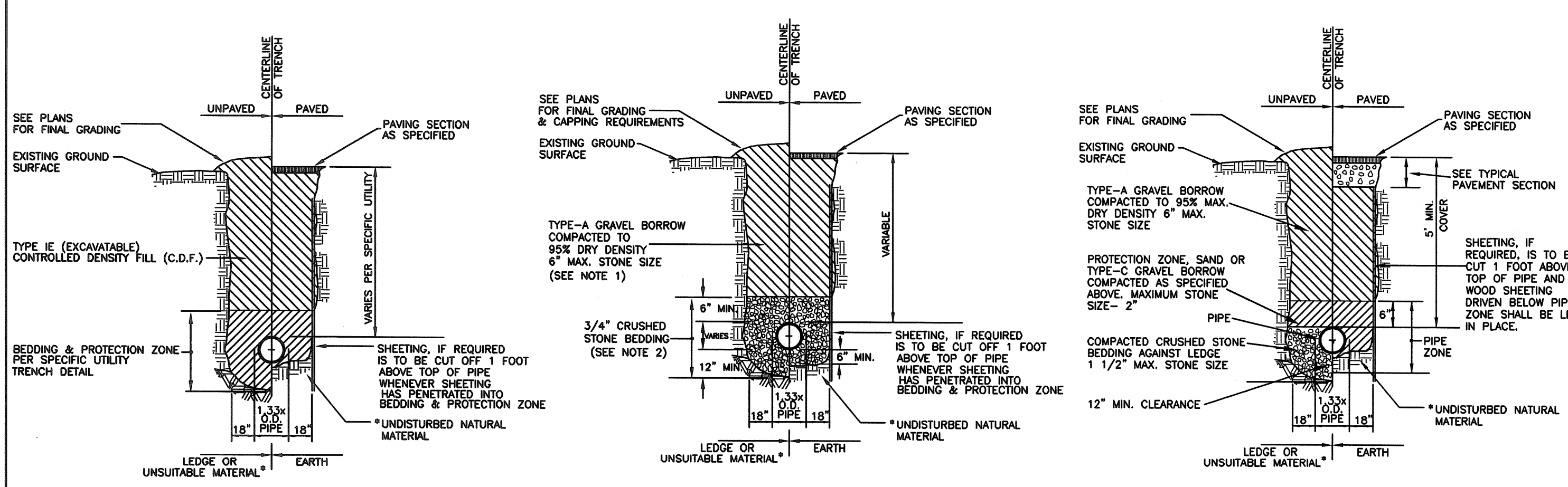
SITE PLAN OF LAND IN NEWTON, MA

41 WASHINGTON STREET

SCALE: 1 IN. = 10 FT.
 DATE: JULY 16, 2020
 DRAWN: ES
 CHECK: MSK & BB
 REVISIONS:

8/26/20	VARIOUS	ES
11/6/20	VARIOUS	ES
2/4/21	VARIOUS	ES

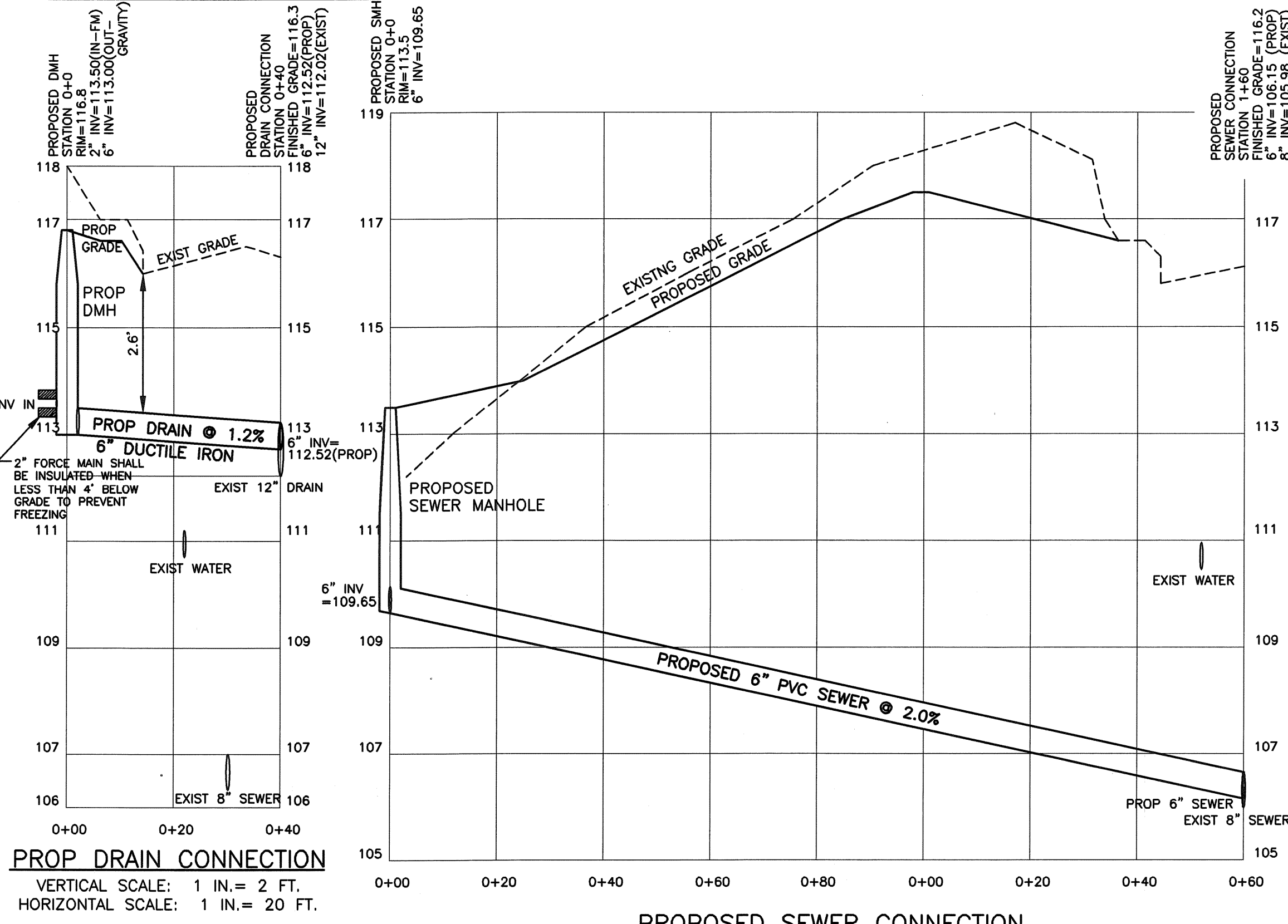
PROJECT NO. 26100 SHEET 2 OF 3



TYPICAL C.D.F. TRENCH DETAIL
N.T.S.

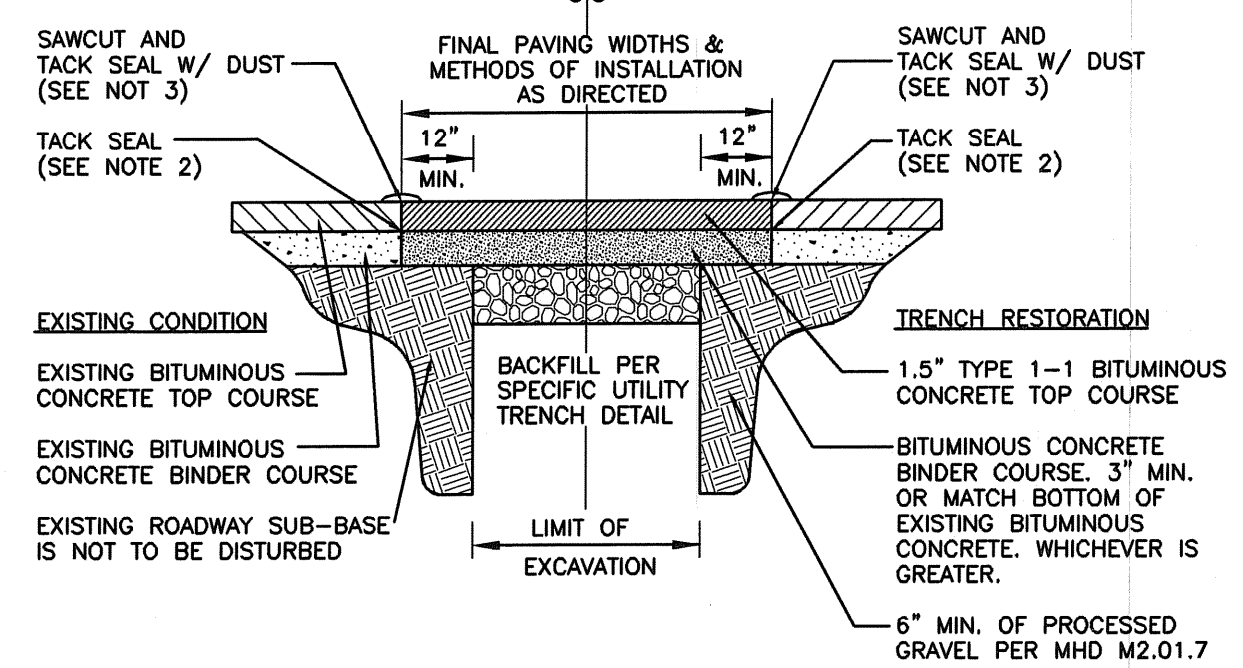
GRAVITY SEWER TRENCH DETAIL
N.T.S.

TYPICAL WATER TRENCH DETAIL
N.T.S.

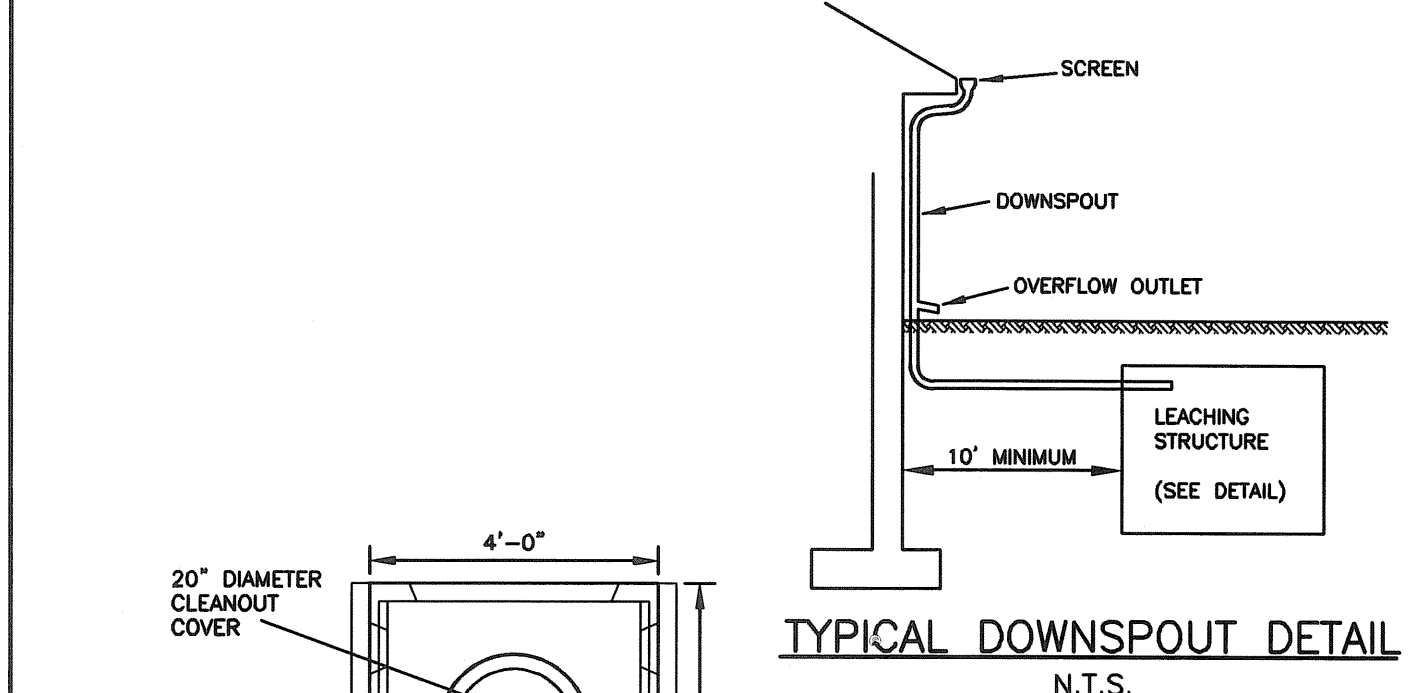


PROP DRAIN CONNECTION
VERTICAL SCALE: 1 IN. = 2 FT.
HORIZONTAL SCALE: 1 IN. = 20 FT.

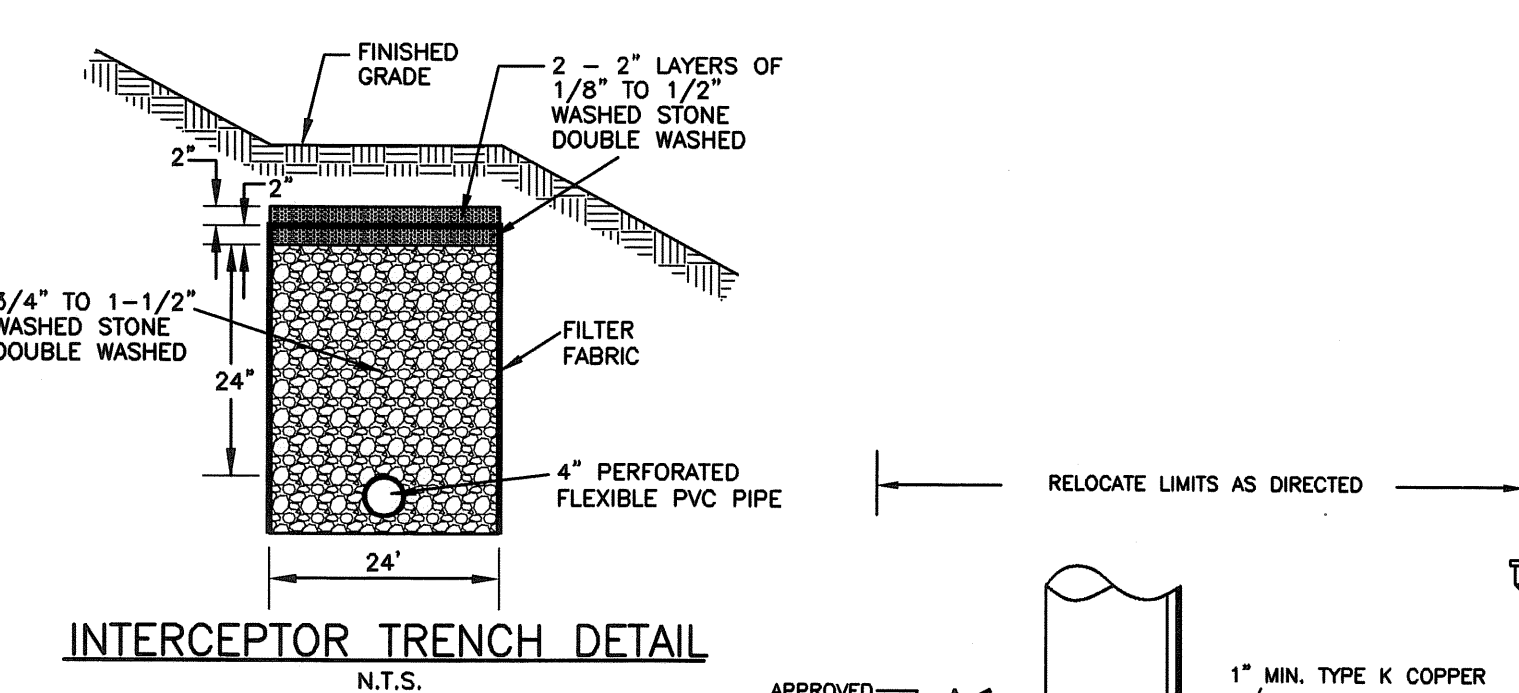
PROPOSED SEWER CONNECTION
VERTICAL SCALE: 1 IN. = 2 FT.
HORIZONTAL SCALE: 1 IN. = 20 FT.



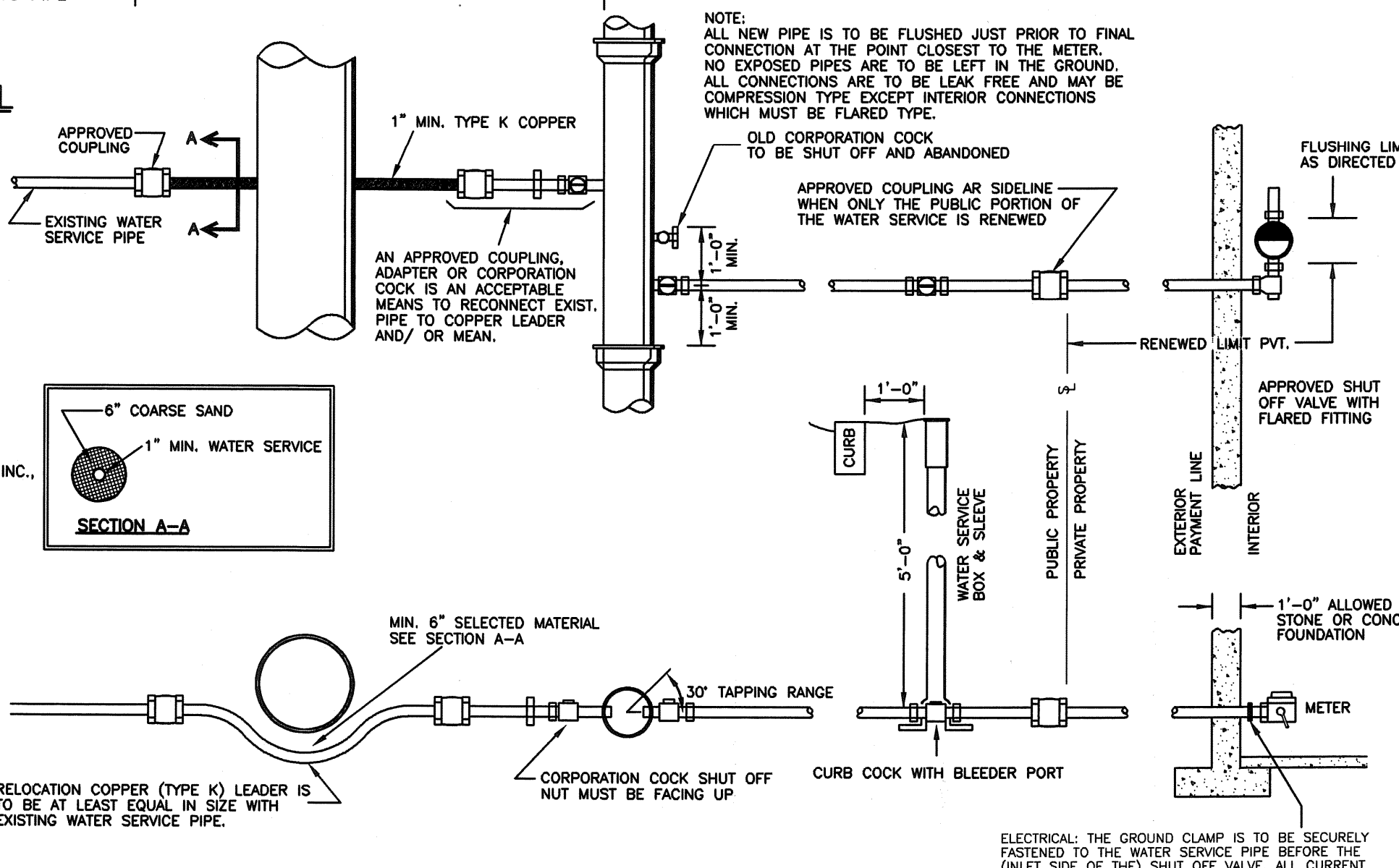
TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL
N.T.S.



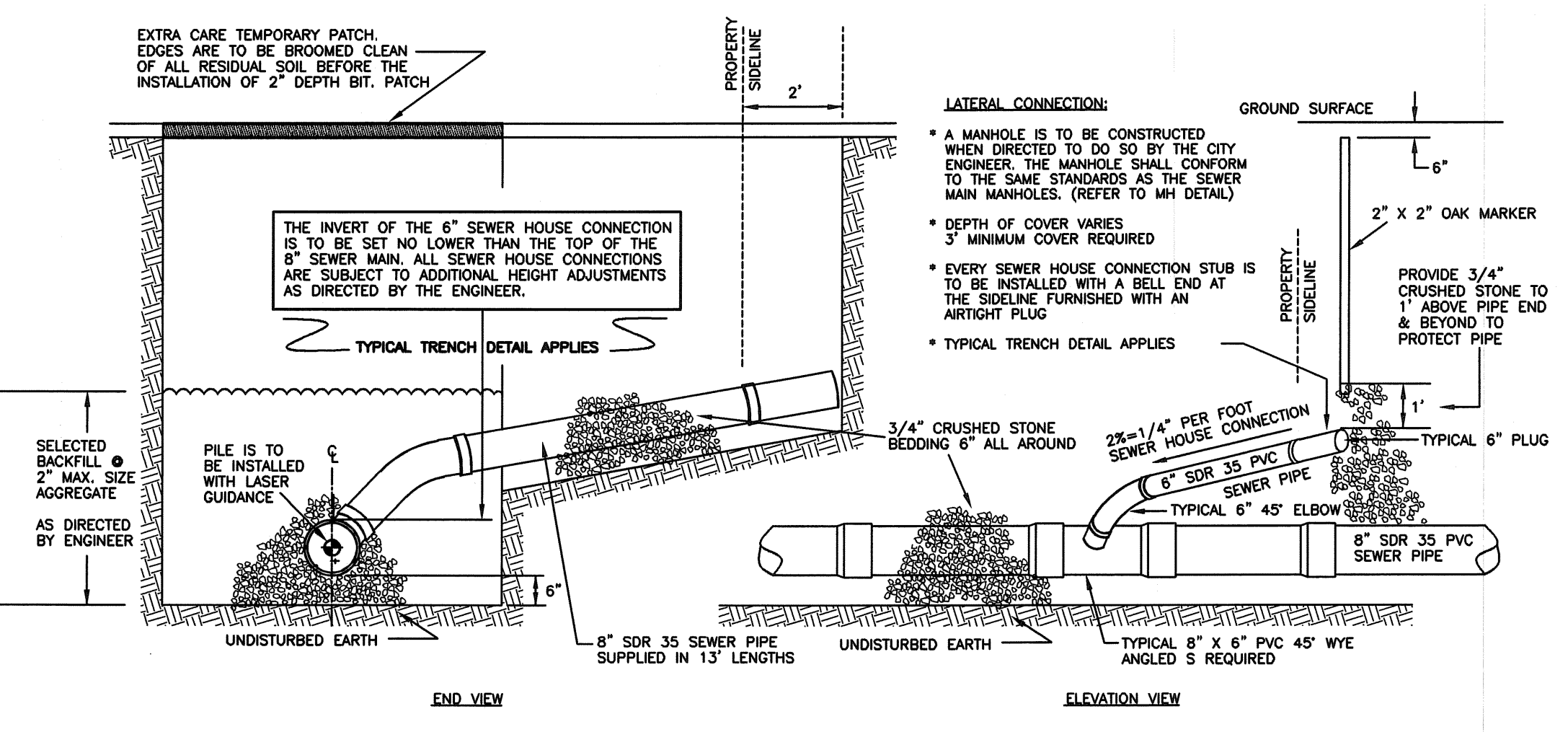
TYPICAL DOWNSPOUT DETAIL
N.T.S.



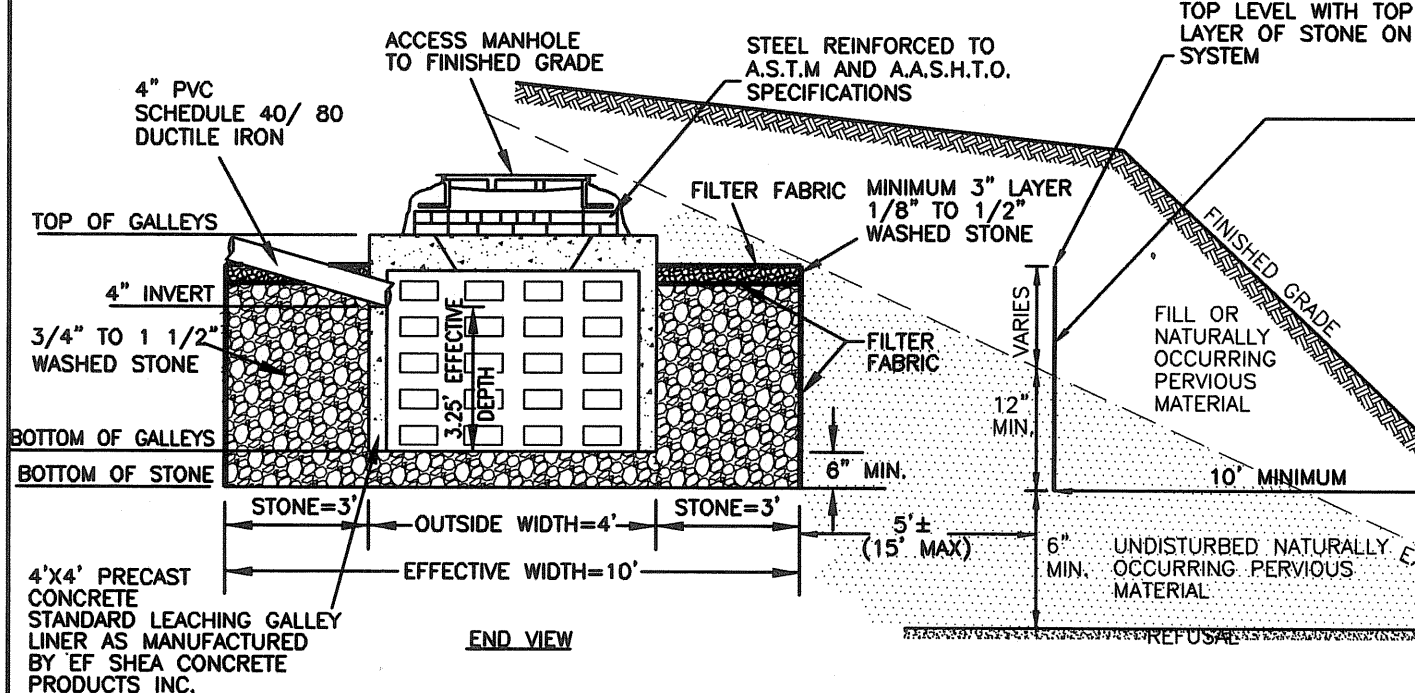
INTERCEPTOR TRENCH DETAIL
N.T.S.



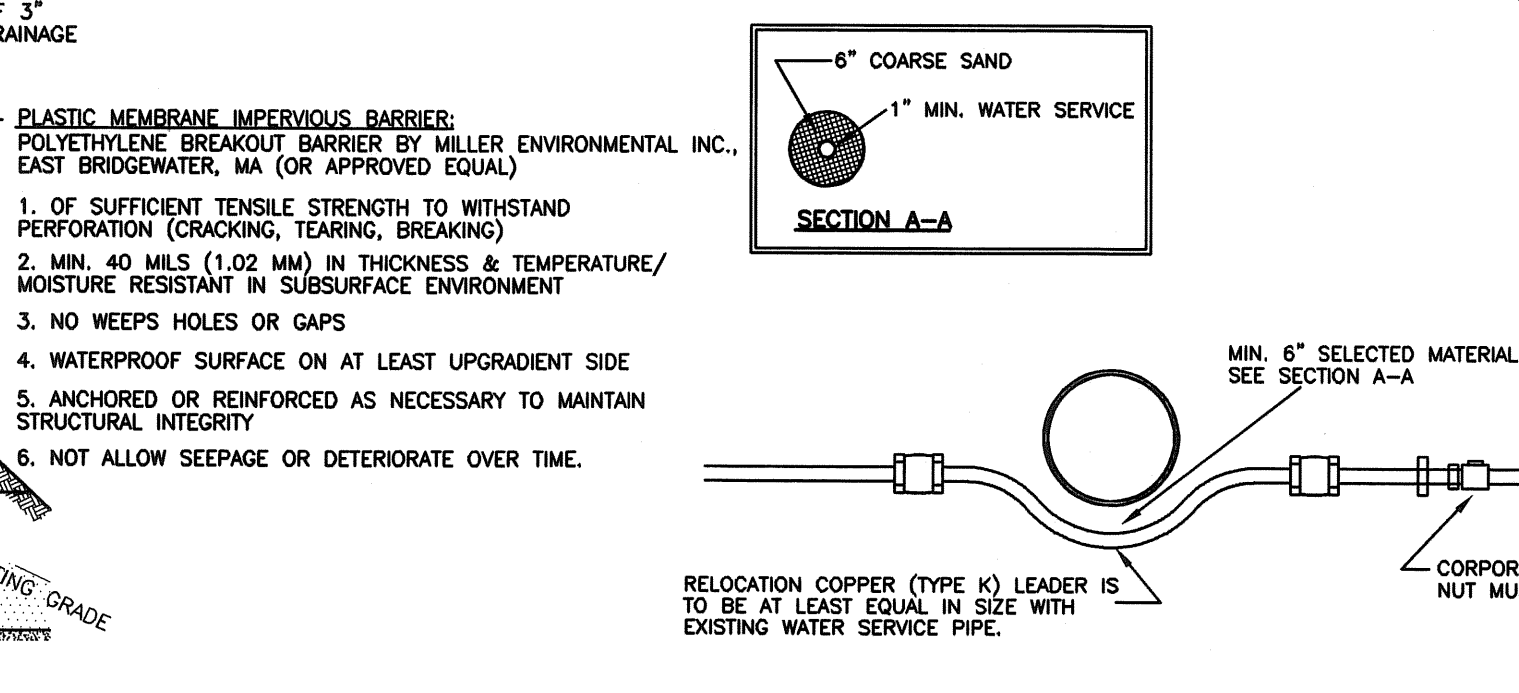
TYPICAL WATER SERVICE CONFIGURATION
N.T.S.



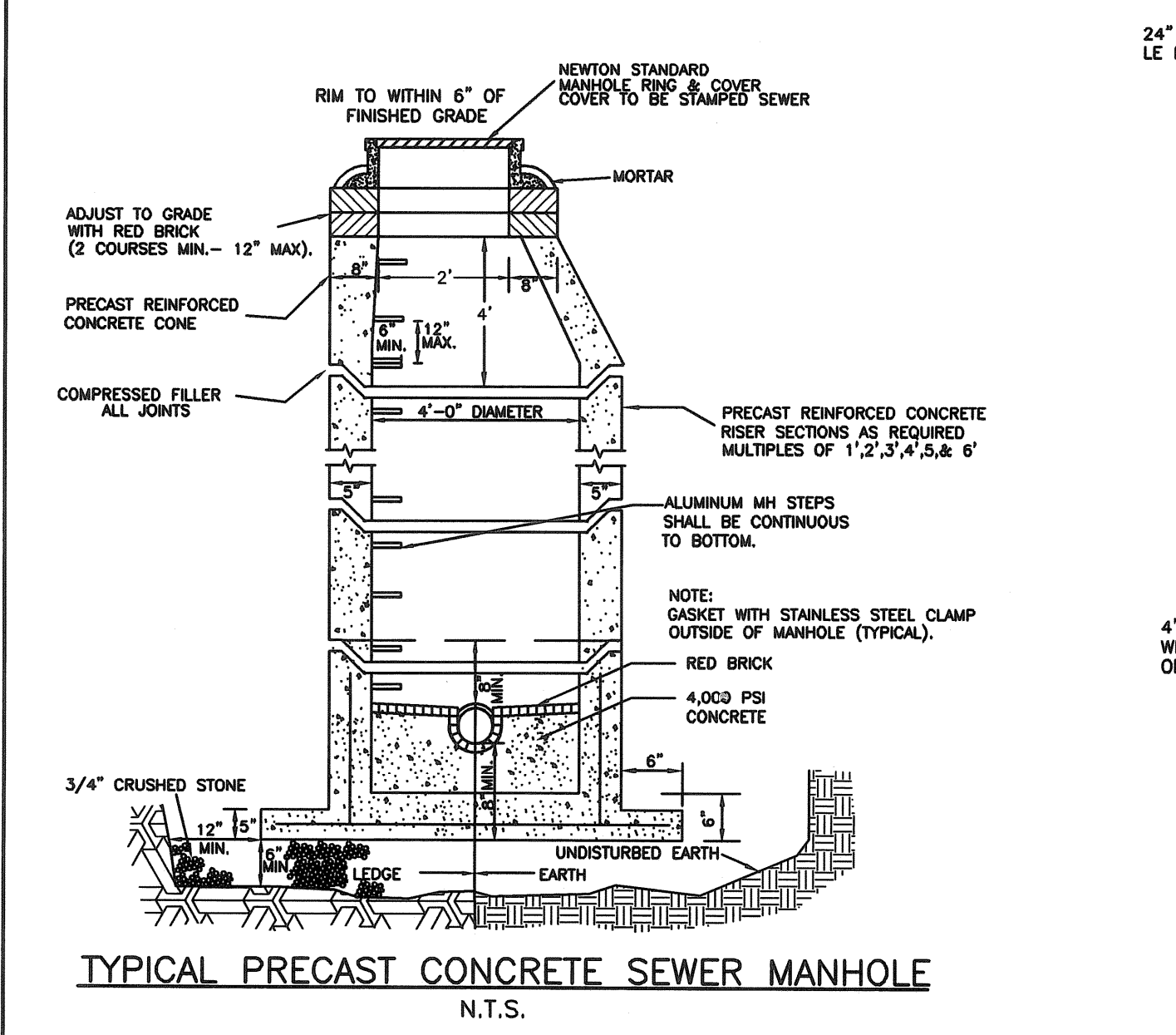
TYPICAL PVC SEWER HOUSE CONNECTION
N.T.S.



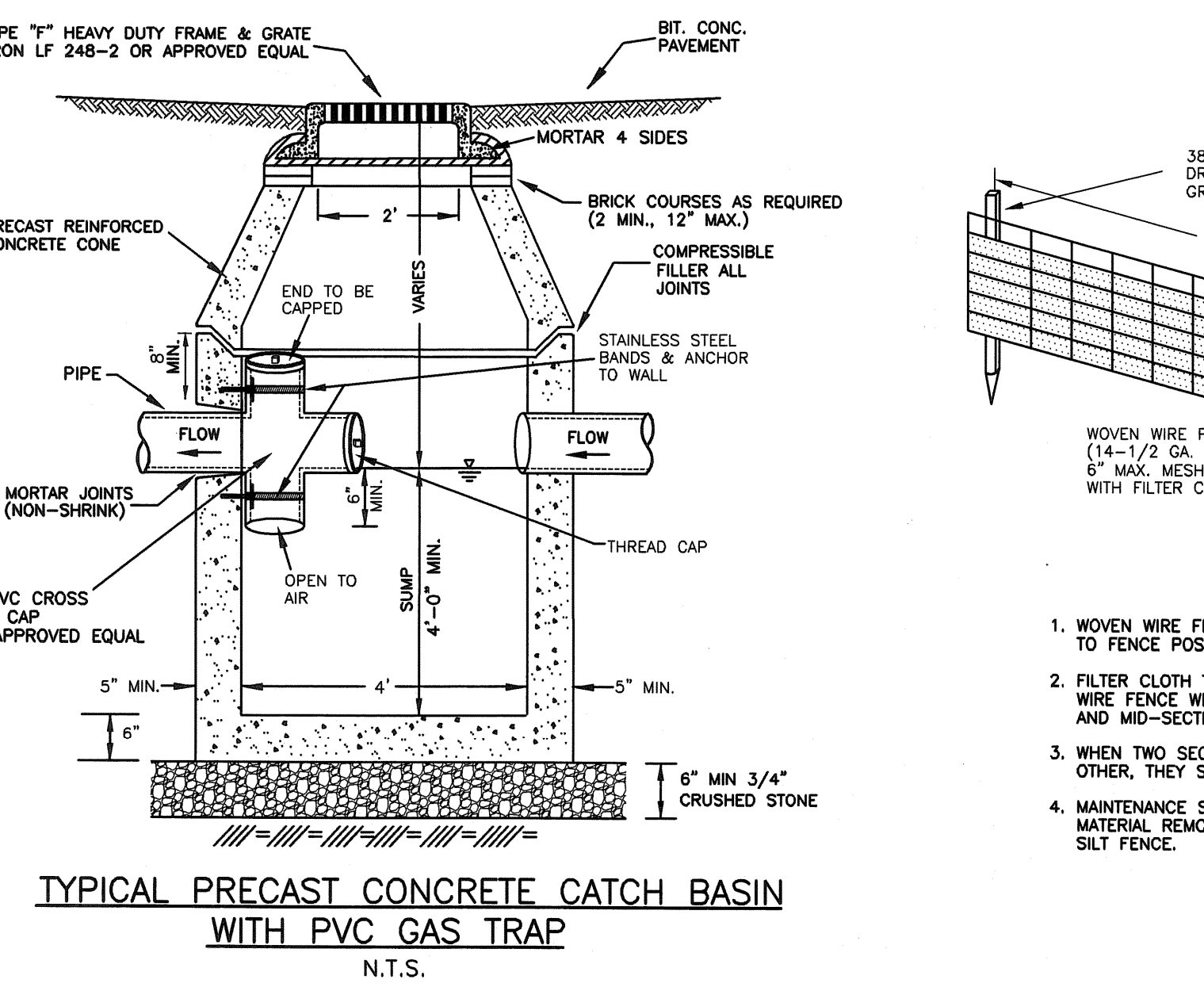
LEACHING GALLEY DETAIL
N.T.S.



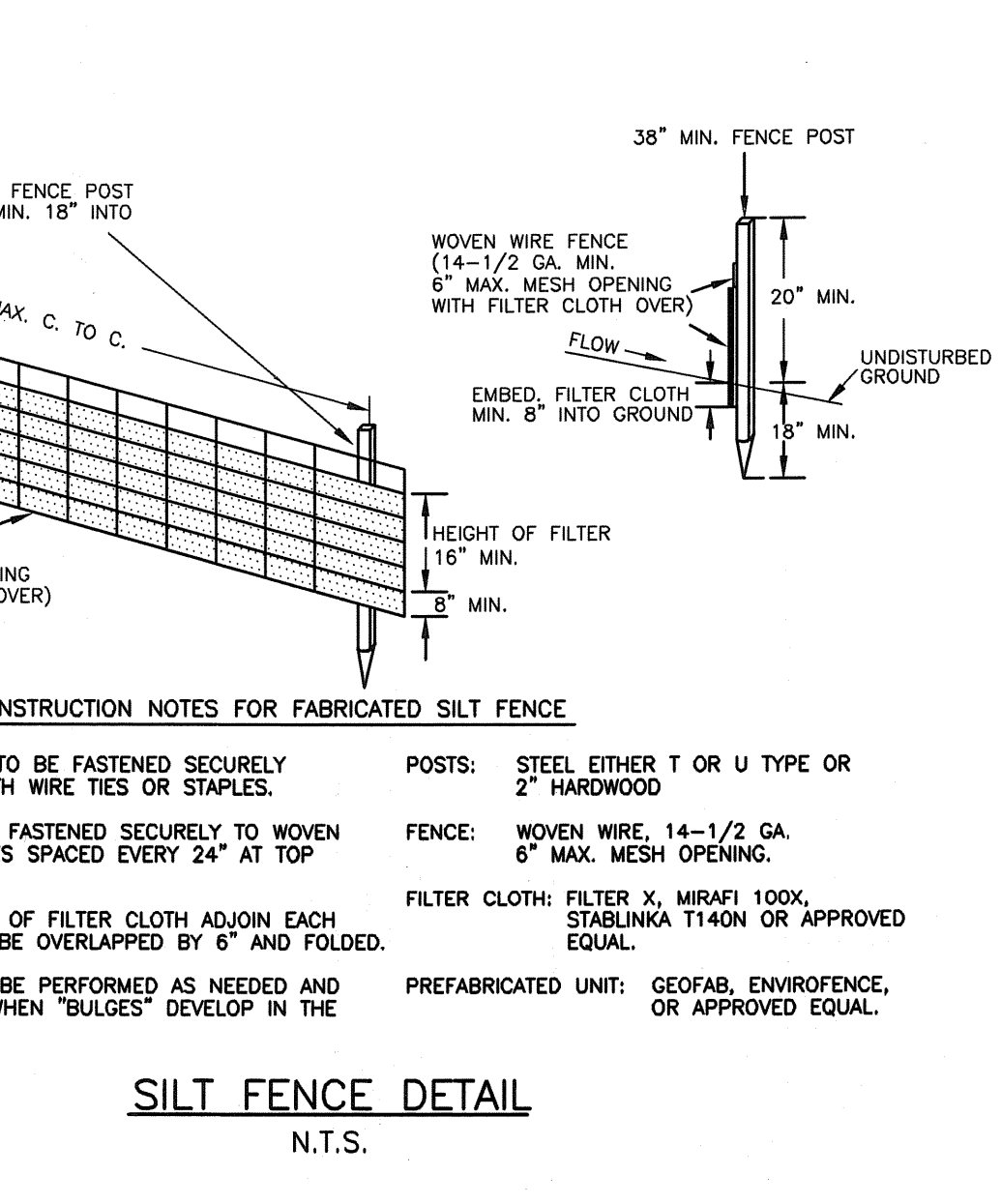
IMPERIOUS BARRIER DETAIL
N.T.S.



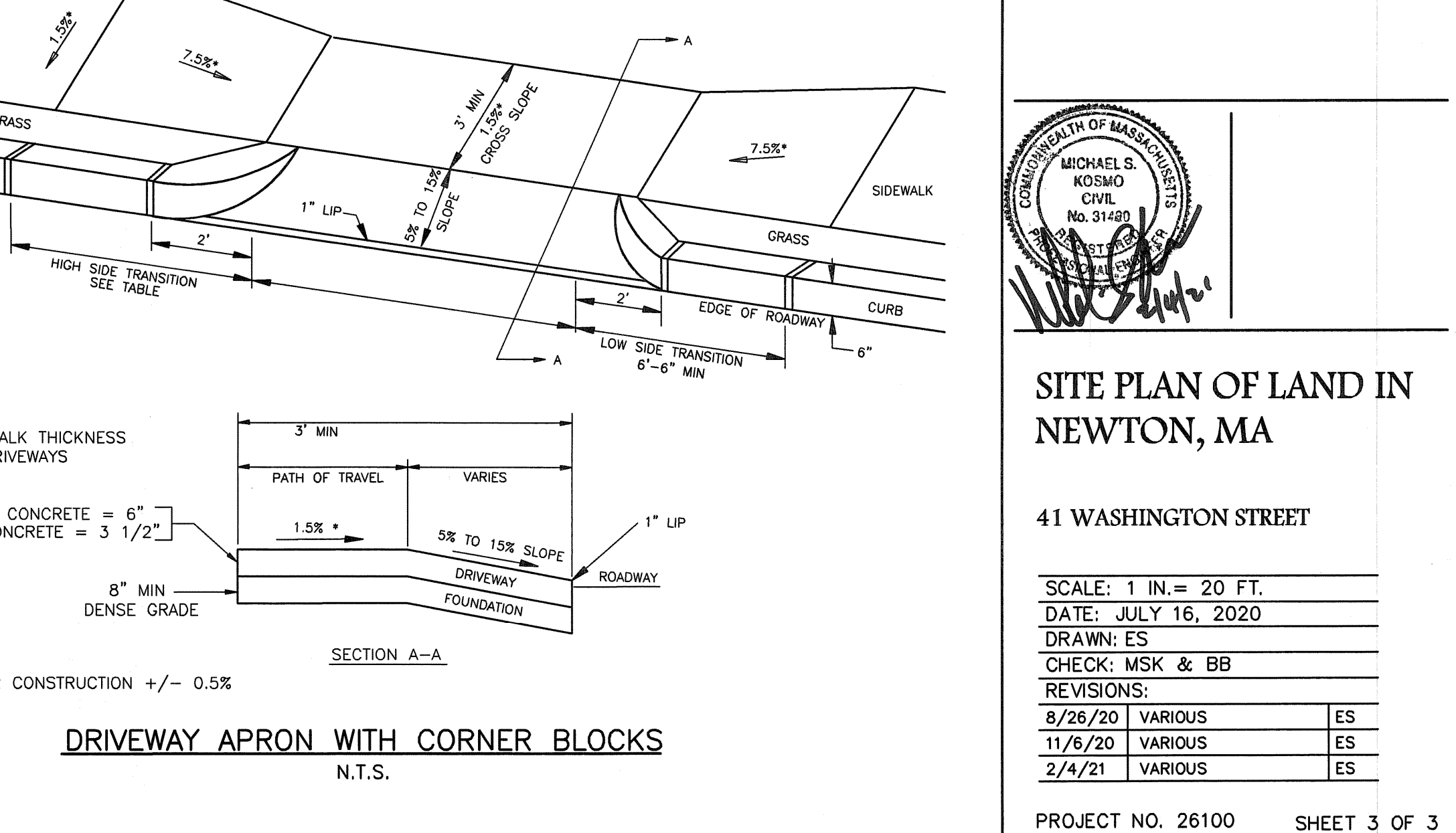
TYPICAL PRECAST CONCRETE SEWER MANHOLE
N.T.S.



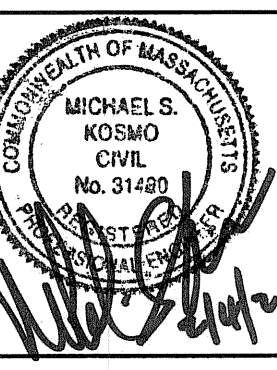
TYPICAL PRECAST CONCRETE CATCH BASIN WITH PVC GAS TRAP
N.T.S.



SILT FENCE DETAIL
N.T.S.



DRIVEWAY APRON WITH CORNER BLOCKS
N.T.S.



SITE PLAN OF LAND IN NEWTON, MA

41 WASHINGTON STREET
SCALE: 1 IN. = 20 FT.
DATE: JULY 16, 2020
DRAWN: ES
CHECK: MSK & BB
REVISIONS:
8/26/20 VARIOUS ES
11/6/20 VARIOUS ES
2/4/21 VARIOUS ES
PROJECT NO. 26100 SHEET 3 OF 3