

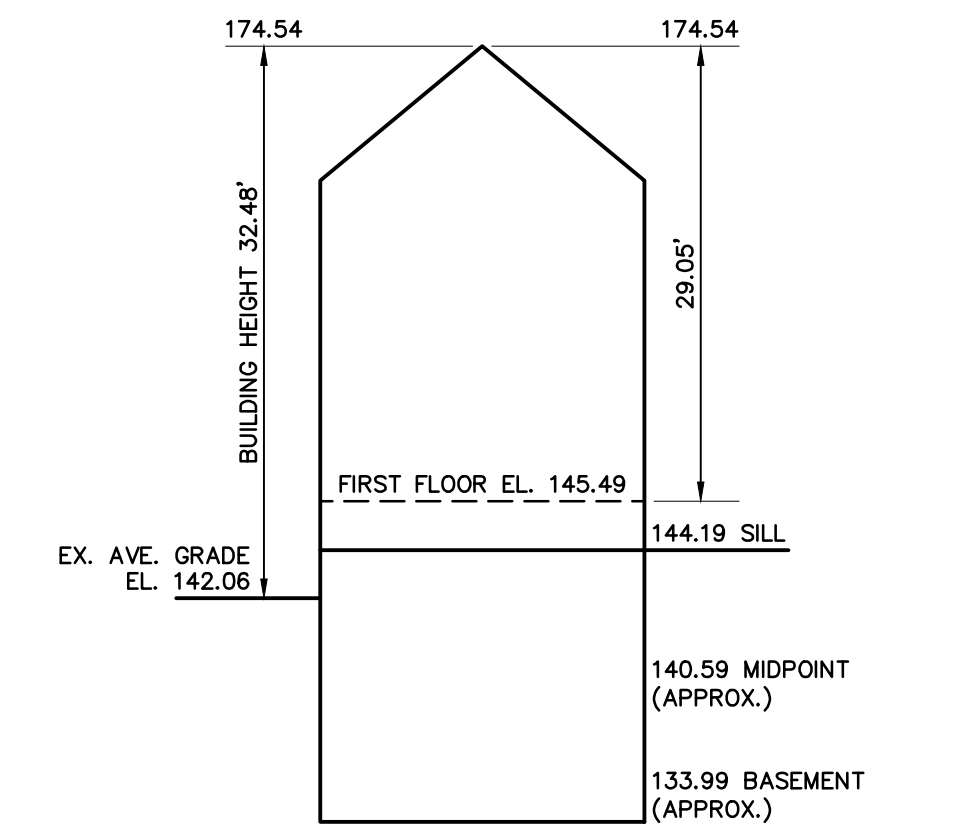
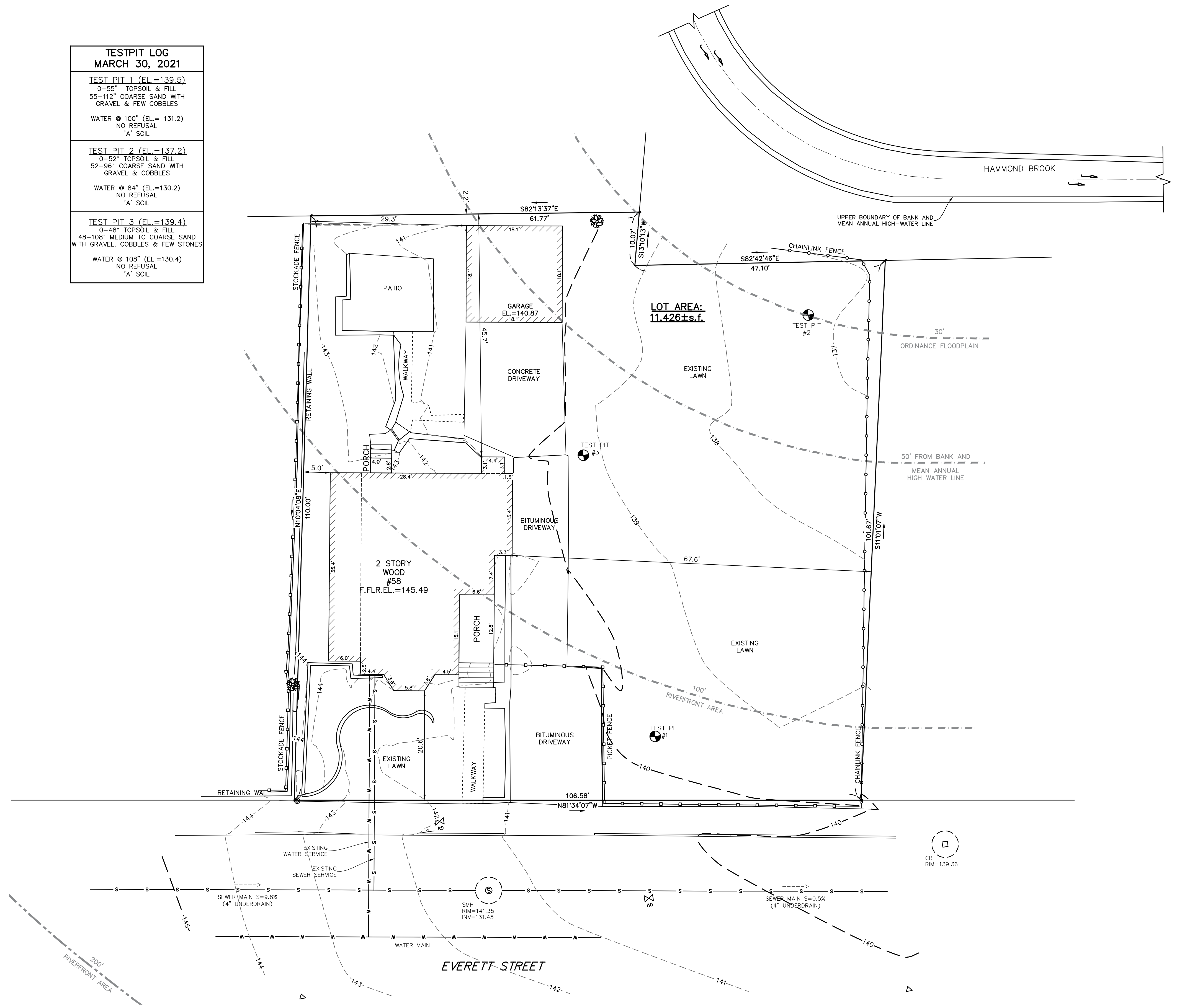
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LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	SB1°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'
FIRE HYDRANT	

**TESTPIT LOG
MARCH 30, 2021**

TEST PIT 1 (EL.=139.5) 0-55" TOPSOIL & FILL 55-112" COARSE SAND WITH GRAVEL & FEW COBBLES WATER @ 100" (EL.= 131.2) NO REFUSAL "A" SOIL
TEST PIT 2 (EL.=137.2) 0-52" TOPSOIL & FILL 52-96" COARSE SAND WITH GRAVEL & COBBLES WATER @ 84" (EL.=130.2) NO REFUSAL "A" SOIL
TEST PIT 3 (EL.=139.4) 0-48" TOPSOIL & FILL 48-108" MEDIUM TO COARSE SAND WITH GRAVEL, COBBLES & FEW STONES WATER @ 108" (EL.=130.4) NO REFUSAL "A" SOIL



**EXISTING BUILDING HEIGHT
NOT TO SCALE**

**Length Weighted Mean
Existing Conditions 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	6.00	143.38	143.34	143.36	860.16 Sq. Ft.
2	13.00	142.89	142.49	142.69	1854.97 Sq. Ft.
3	6.60	141.85	141.64	141.75	935.52 Sq. Ft.
4	20.20	141.10	140.29	140.70	2842.04 Sq. Ft.
5	15.40	140.15	140.04	140.10	2157.46 Sq. Ft.
6	16.90	142.46	140.18	141.32	2388.31 Sq. Ft.
7	7.50	142.38	143.41	142.90	1071.71 Sq. Ft.
8	35.40	143.50	143.45	143.48	5079.02 Sq. Ft.
Total	121.00				17189.18 Sq. Ft.

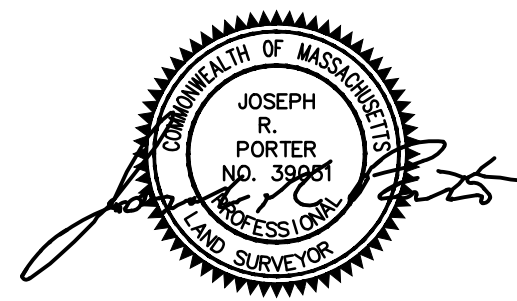
Total Column F / Total Column B = Average Grade
Average Grade: 142.06'

**ZONING CHART
NEWTON, MASSACHUSETTS**

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	11,426±s.f.
LOT FRONTAGE	80.0'	106.58'
FRONT SETBACK	25.0'	20.6'
SIDE SETBACK	7.5'	5.0' *
REAR SETBACK	15.0'	45.7'
BUILDING HEIGHT	36.0'	32.48'
AVERAGE GRADE	-	142.06
LOT COVERAGE	30.0%	13.8%
OPEN SPACE	50.0%	74.8%

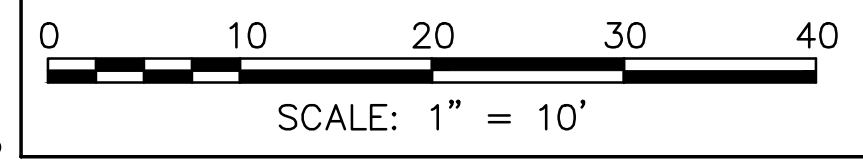
*DOES NOT MEET REQUIREMENTS

**TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS**
SHOWING EXISTING CONDITIONS AT
#58 EVERETT STREET
SCALE: 1in.=10ft. DATE: MARCH 31, 2021



PROJECT: 220135
VTP ASSOCIATES
INC.

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



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LEGEND

- BUILDING (EX., PR.)
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- FIRE HYDRANT
- VALVES (GAS, WATER)
- MANHOLES (DRAIN, SEWER)
- CATCH BASIN
- POLES (UTILITY, LIGHT)
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED ENHANCEMENT PLANTING PLAN (1,200± s.f.)

SAPLINGS (1'S ON CENTER)

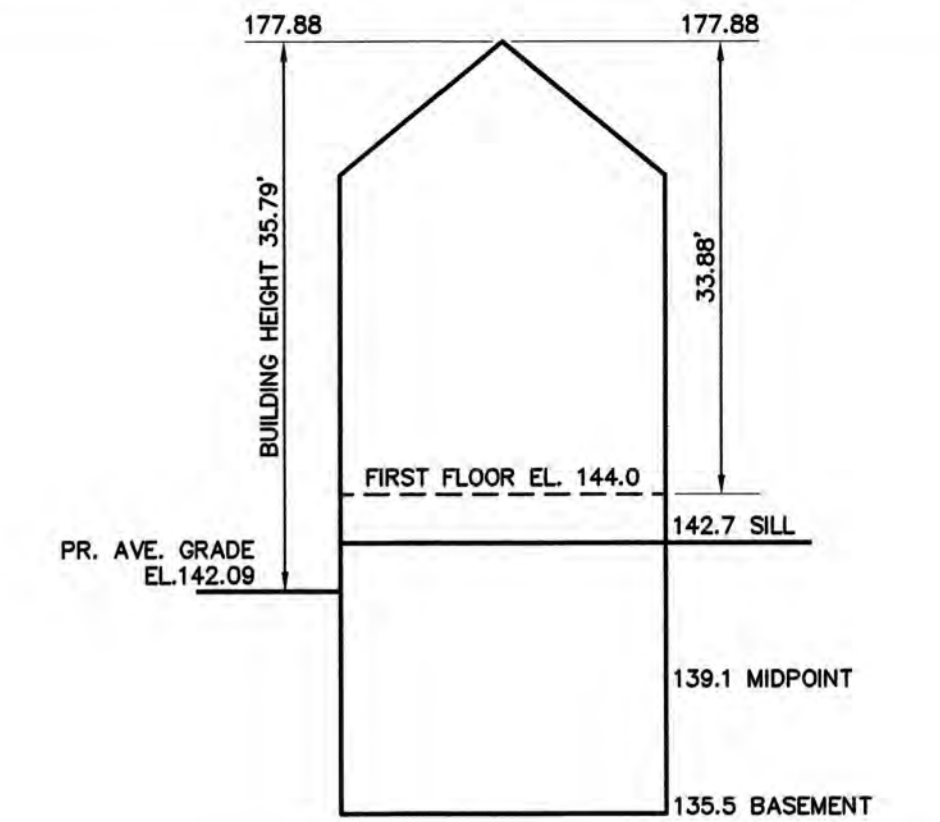
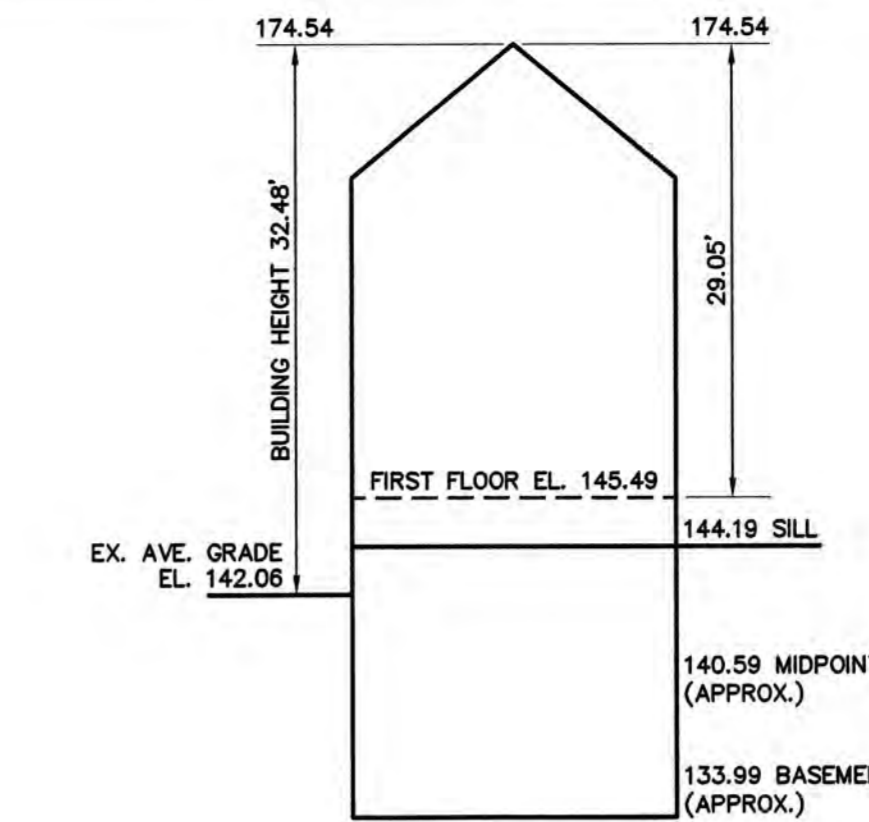
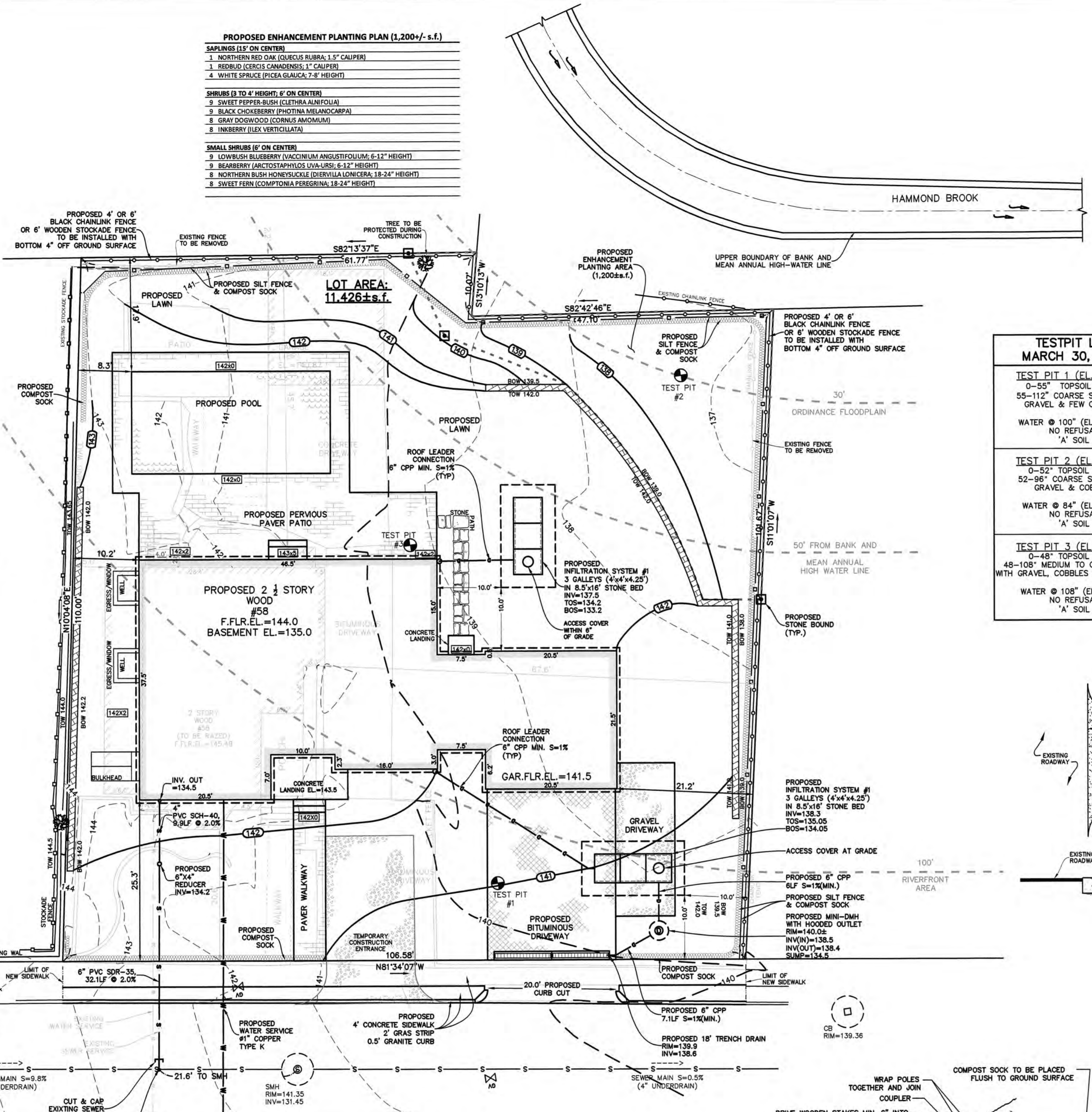
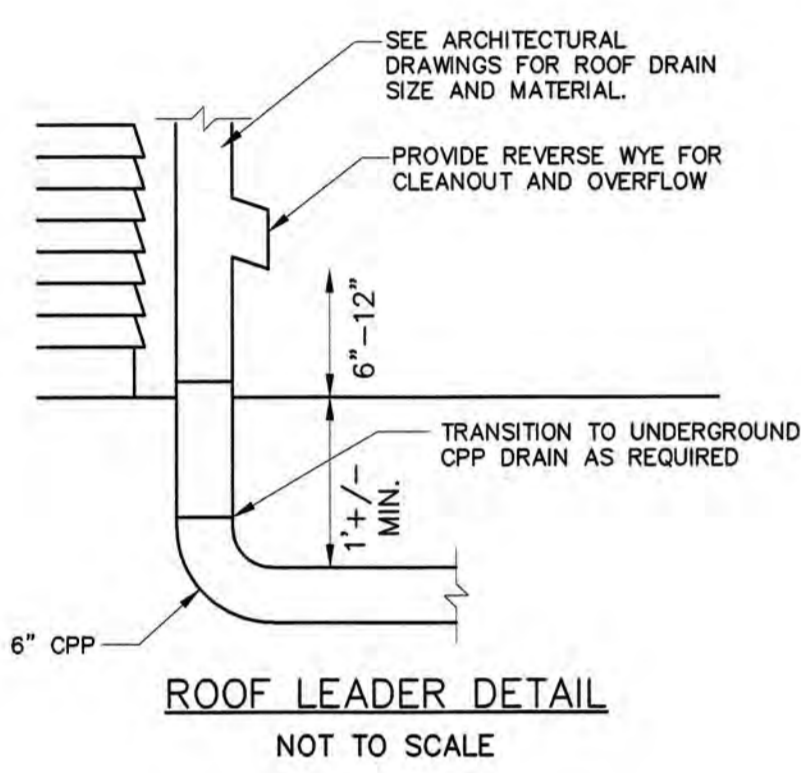
- NORTHERN RED OAK (QUECUS RUBRA 1.5" CALIPER)
- REDBUD (CERCIS CANADENSIS 1" CALIPER)
- WHITE SPRUCE (PICEA GLAUCA 7.8' HEIGHT)

SHRUBS (3 TO 4' HEIGHT, 6" ON CENTER)

- SWEET PEPPER-BUSH (CLETHRA ALNIFOLIA)
- BLACK CHOKEBERRY (PHOTINIA MILANICARPA)
- GRAY DOGWOOD (CORNUS AMOMIUM)
- INKBERRY (ILEX VERTICILLATA)

SMALL SHRUBS (6" ON CENTER)

- LOWLUSH BLUEBERRY (VACCINIUM ANGLUSTIFOLIUM 6-12" HEIGHT)
- BEARBERRY (ARCTOSTAPHYLOS UVA-URSI 6-12" HEIGHT)
- NORTHERN BUSH HONEYSUCKLE (DIERVILLA LONICERA 18-24" HEIGHT)
- SWEET FERN (COMPTONIA PEREGRINA 18-24" HEIGHT)



TESTPIT LOG MARCH 30, 2021

TEST PIT 1 (EL.=139.5)
0-5" TOPSOIL & FILL
55-112" COARSE SAND WITH GRAVEL & FEW COBBLES
WATER @ 100" (EL.= 131.2)
NO REFUSAL
'A' SOIL

TEST PIT 2 (EL.=137.2)
0-52" TOPSOIL & FILL
52-96" COARSE SAND WITH GRAVEL & COBBLES
WATER @ 84" (EL.=130.2)
NO REFUSAL
'A' SOIL

TEST PIT 3 (EL.=139.4)
0-48" TOPSOIL & FILL
48-108" MEDIUM TO COARSE SAND WITH GRAVEL, COBBLES & FEW STONES
WATER @ 108" (EL.=130.4)
NO REFUSAL
'A' SOIL

Length Weighted Mean Existing Conditions Average Grade Calculation

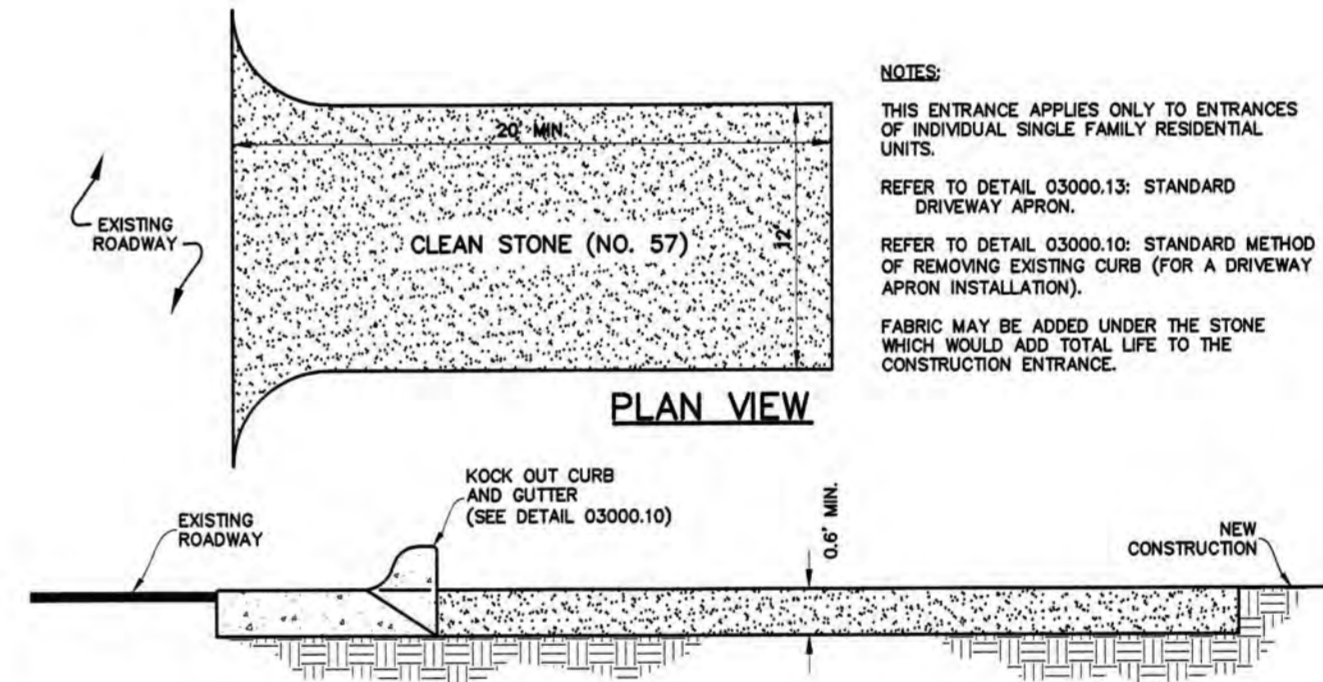
Segment	Length Of Segment In Feet	Height Of High Point of Segment	Height Of Low Point of Segment	E=(H+D)/2 Average Segment Height	F=BxL
1	6.00	143.38	143.34	143.36	860.16 Sq. Ft.
2	13.00	142.89	142.49	142.69	1854.97 Sq. Ft.
3	6.80	141.85	141.64	141.75	935.52 Sq. Ft.
4	20.20	141.10	140.29	140.70	2842.04 Sq. Ft.
5	15.40	140.15	140.04	140.10	2157.48 Sq. Ft.
6	16.90	142.46	140.18	141.32	2388.31 Sq. Ft.
7	7.50	142.38	143.41	142.90	1071.71 Sq. Ft.
8	35.40	143.50	143.45	143.48	5079.02 Sq. Ft.
Total	121.00				17189.18 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 142.06'

Length Weighted Mean Proposed Conditions Average Grade Calculation

Segment	Length Of Segment In Feet	Height Of High Point of Segment	Height Of Low Point of Segment	E=(H+D)/2 Average Segment Height	F=BxL
1	20.50	142.10	141.90	142.00	2911.00 Sq. Ft.
2	37.50	142.20	142.10	142.15	5330.63 Sq. Ft.
3	48.50	142.20	142.20	142.20	6812.30 Sq. Ft.
4	15.00	142.00	142.00	142.00	2130.00 Sq. Ft.
5	7.50	142.00	142.00	142.00	1065.00 Sq. Ft.
6	20.90	142.00	142.00	142.00	2911.00 Sq. Ft.
7	21.50	142.00	141.50	141.75	3047.63 Sq. Ft.
8	20.50	141.30	141.20	141.25	2895.63 Sq. Ft.
9	6.20	141.90	141.80	141.85	879.47 Sq. Ft.
10	7.50	142.00	141.80	141.90	1064.25 Sq. Ft.
11	14.00	142.10	141.90	142.00	1988.00 Sq. Ft.
12	2.00	143.50	143.50	143.50	287.00 Sq. Ft.
13	10.00	143.50	143.50	143.50	1435.00 Sq. Ft.
14	7.00	143.50	143.50	143.50	1004.50 Sq. Ft.
Total	236.20				33551.40 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 142.09'



CROSS SECTION-CONSTRUCTION ENTRANCE NOT TO SCALE

IMPERVIOUS AREA CALCULATION FOR DRAINAGE

ITEM	EXISTING	PROPOSED
BUILDING	1,151.2± s.f.	2,151.2± s.f.
FORCH	62.2± s.f.	62.2± s.f.
DETACHED GARAGE	328.0± s.f.	328.0± s.f.
BITUMINOUS DRIVEWAY	1,305.5± s.f.	535.0± s.f.
GRAVEL DRIVEWAY	220.2± s.f.	272.8± s.f.
WALKWAY, STEPS, LANDING, STONE PATH	170.4± s.f.	170.4± s.f.
PATIO	230.0± s.f.	801.7± s.f.
POOL	498.0± s.f.	498.0± s.f.
RETAINING/LANDSCAPE WALL	158.6± s.f.	151.6± s.f.
BULKHEAD, WINDOW WELL, CONC. PAD	49.8± s.f.	49.8± s.f.
TOTAL	3,438.9± s.f.	4,678.1± s.f.

INCREASE IN IMPERVIOUS AREA: 1,239.2± s.f.
11,426.0± s.f.
4% OF LOT AREA (OR 400± s.f. MAX.): 457.0± s.f.
USE 400± s.f. MAX.
1239.2± s.f. > 400.0± s.f. ---> DRAINAGE REQUIRED

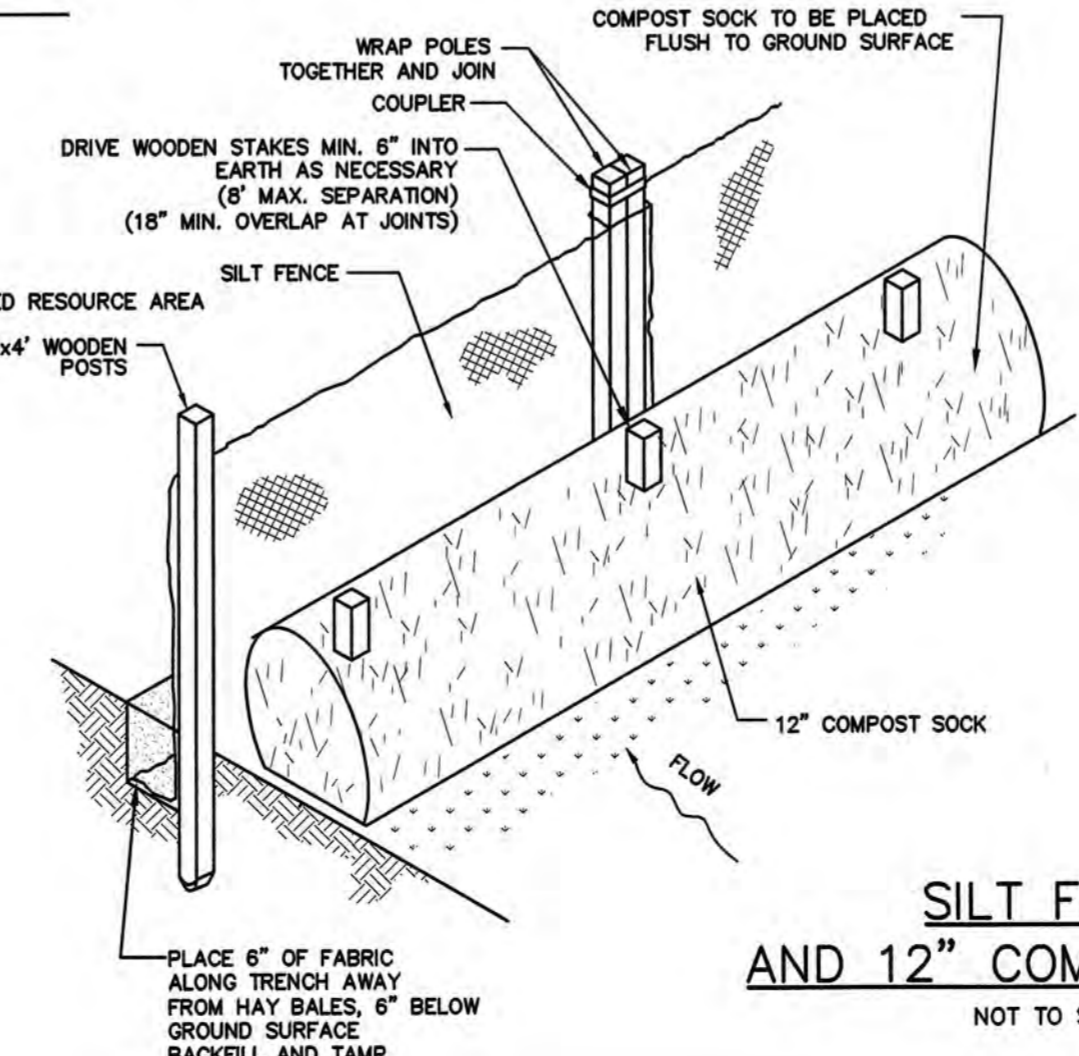
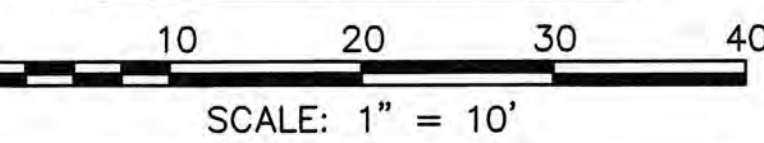
SEE SITE REPORT FOR PERMITTED DEGRADED AREA ANALYSIS

ZONING CHART

NEWTON, MASSACHUSETTS
ZONE: SR-2 (OLD) SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000± s.f.	11,426± s.f.	N/C
LOT FRONTAGE	80.0'	106.58'	N/C
FRONT SETBACK	25.0'	20.6'	25.2'
SIDE SETBACK	7.5'	5.0' *	10.2'
REAR SETBACK	15.0'	45.7'	38.3'
BUILDING HEIGHT	36.0'	32.48'	35.95'
AVERAGE GRADE	-	142.06'	141.93'
LOT COVERAGE	30.0%	13.8%	18.8%
OPEN SPACE	50.0%	74.8%	73.4%

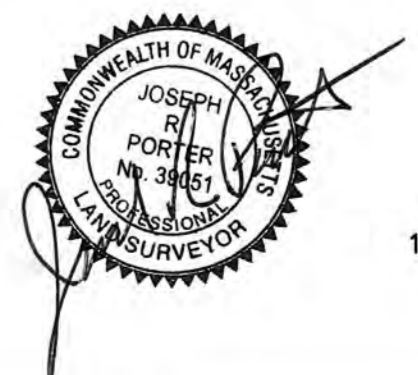
* DOES NOT MEET REQUIREMENTS



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#58 EVERITT STREET
SCALE: 1in.=10ft. DATE: APRIL 20, 2021
PROJECT: 220135

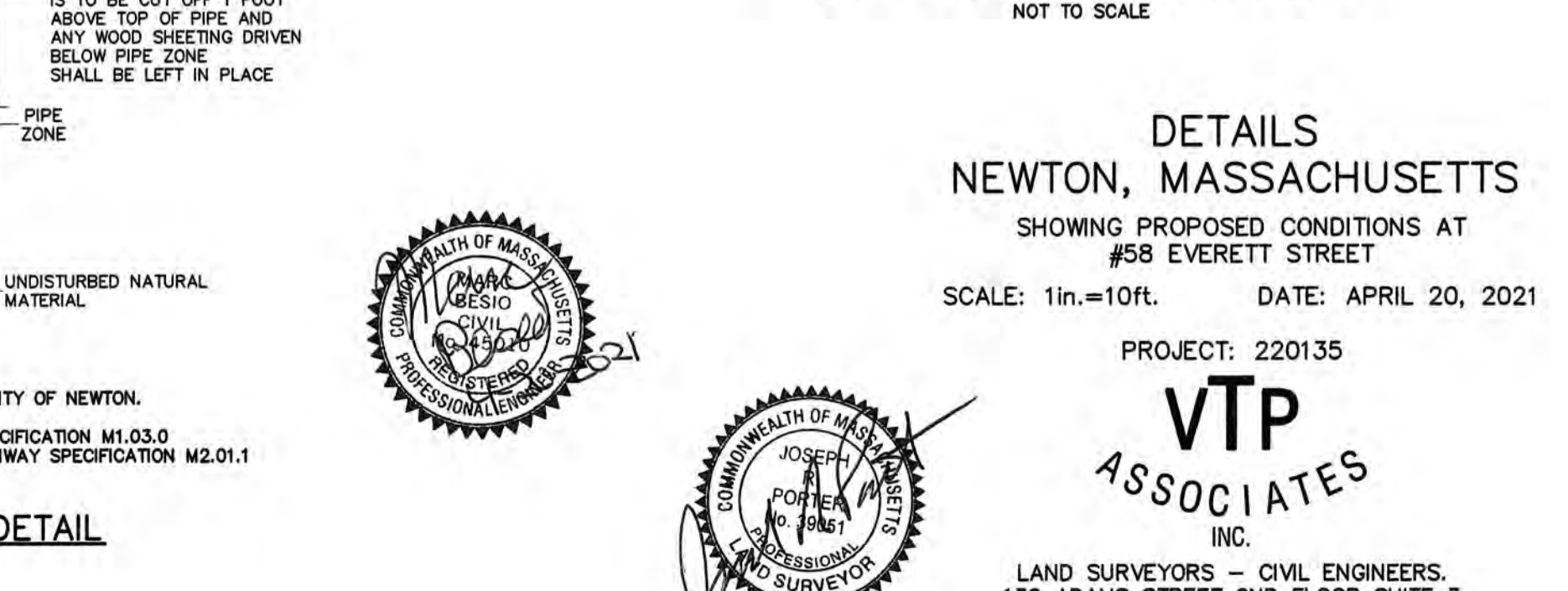
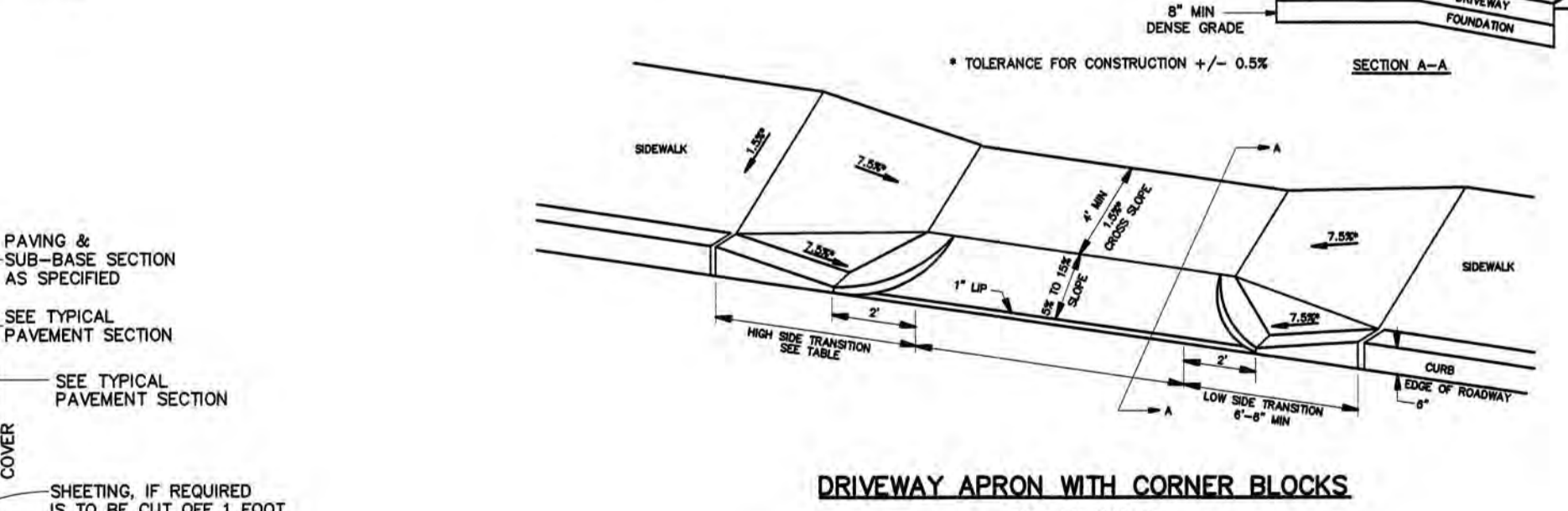
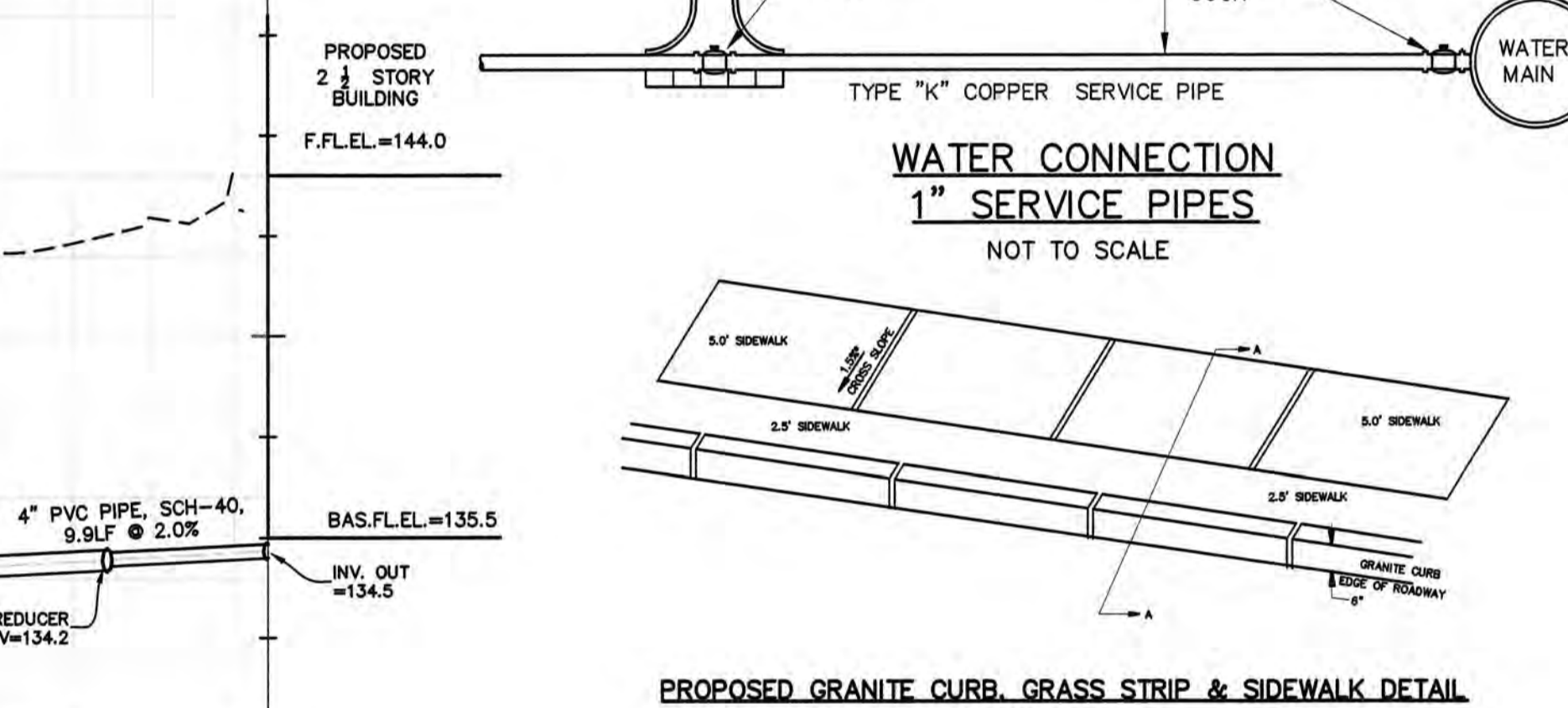
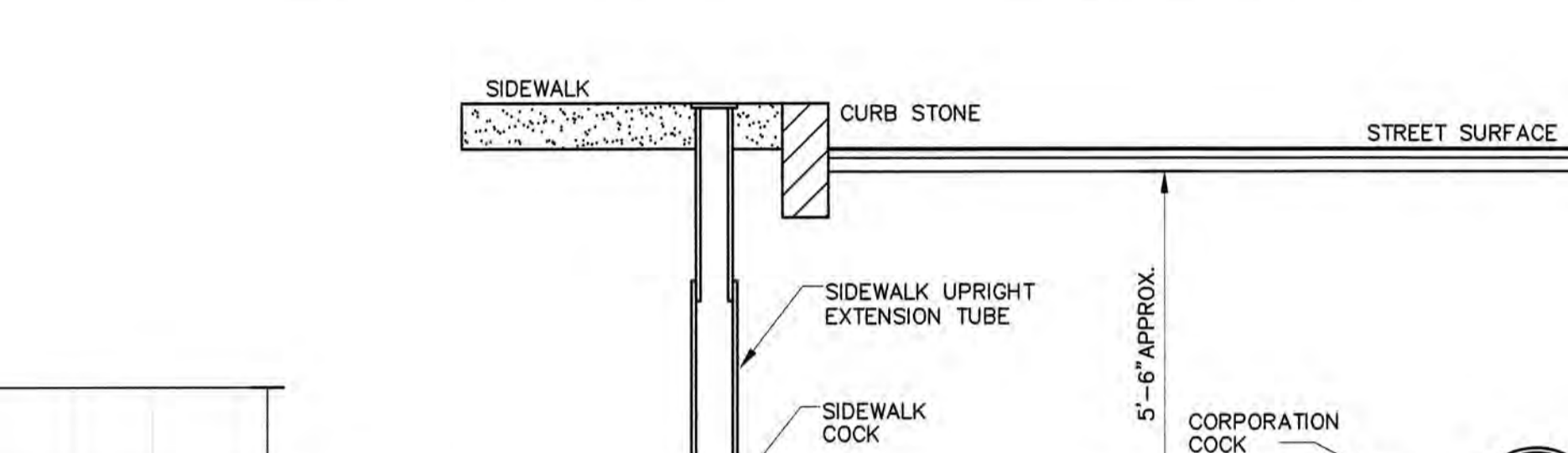
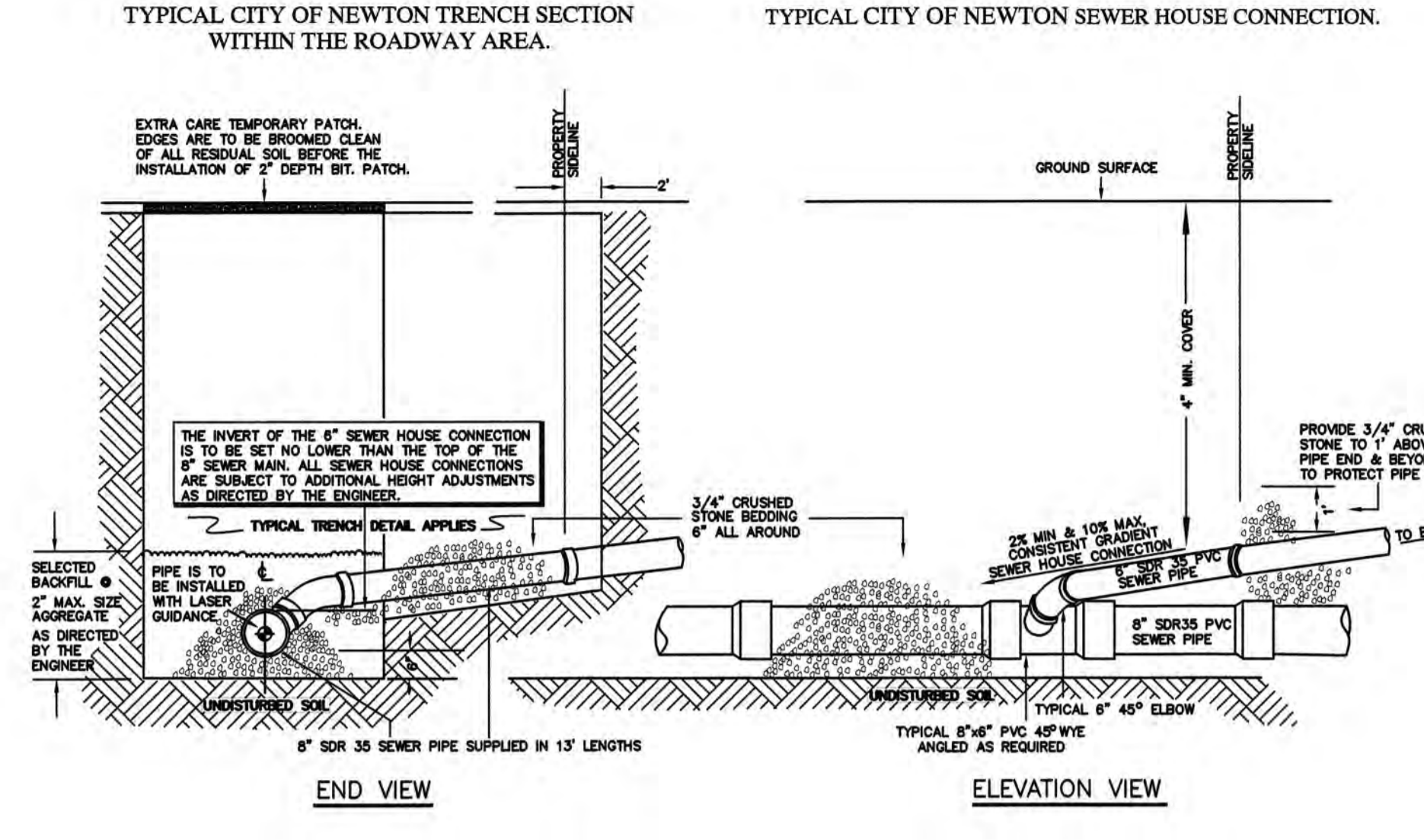
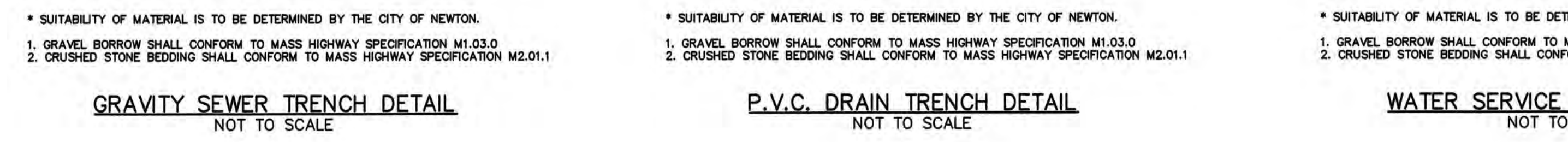
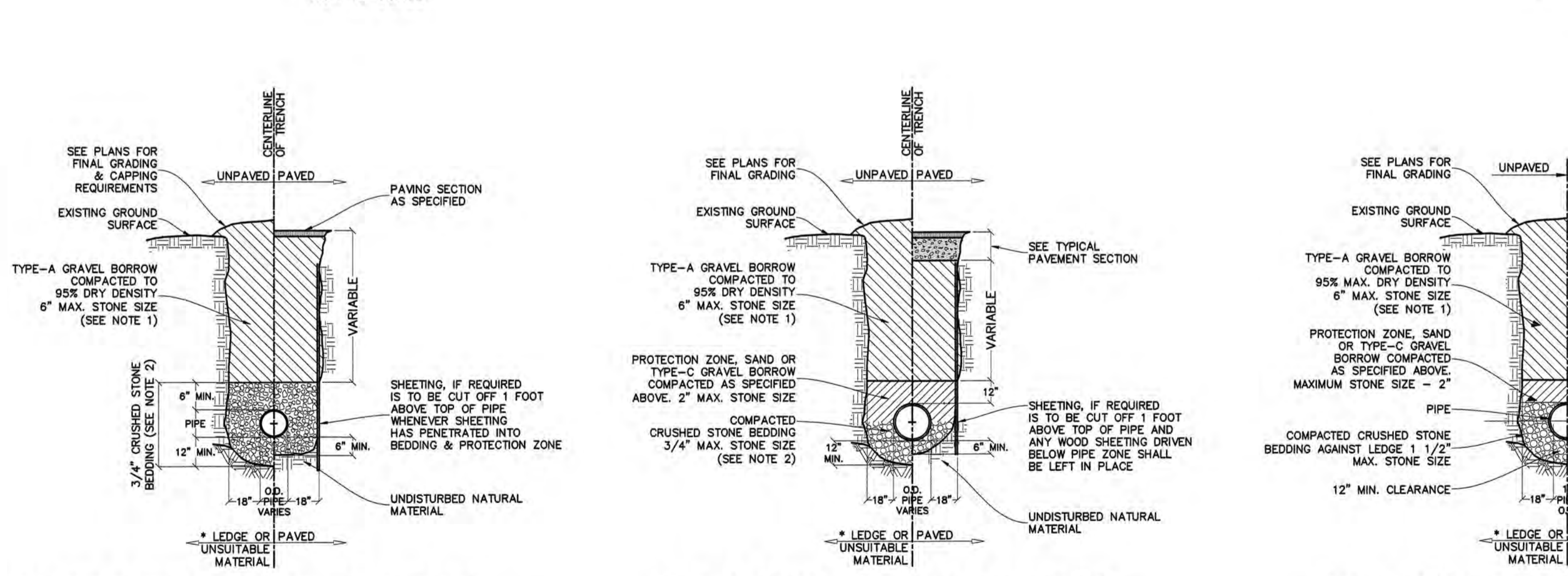
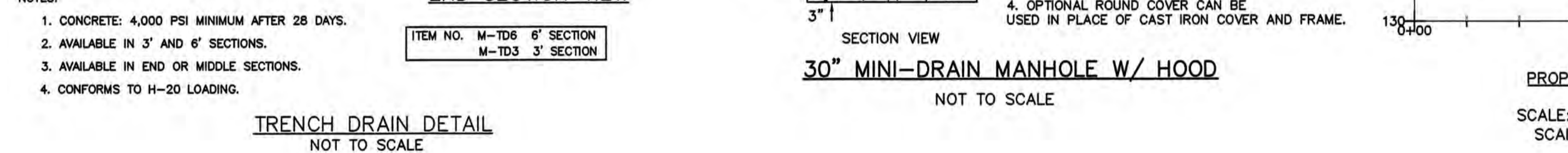
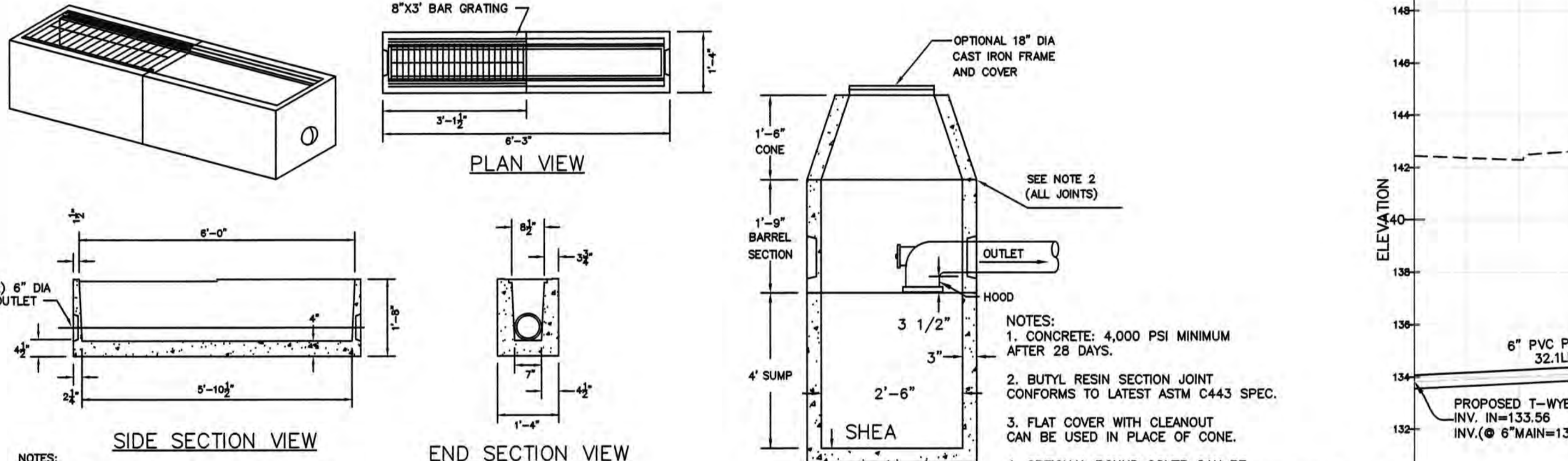
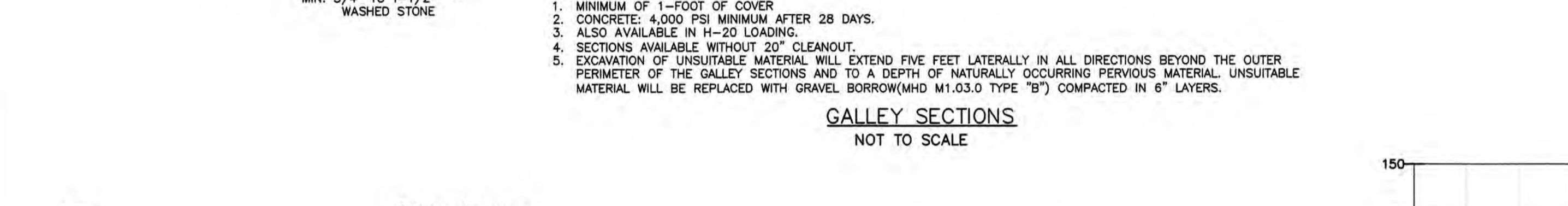
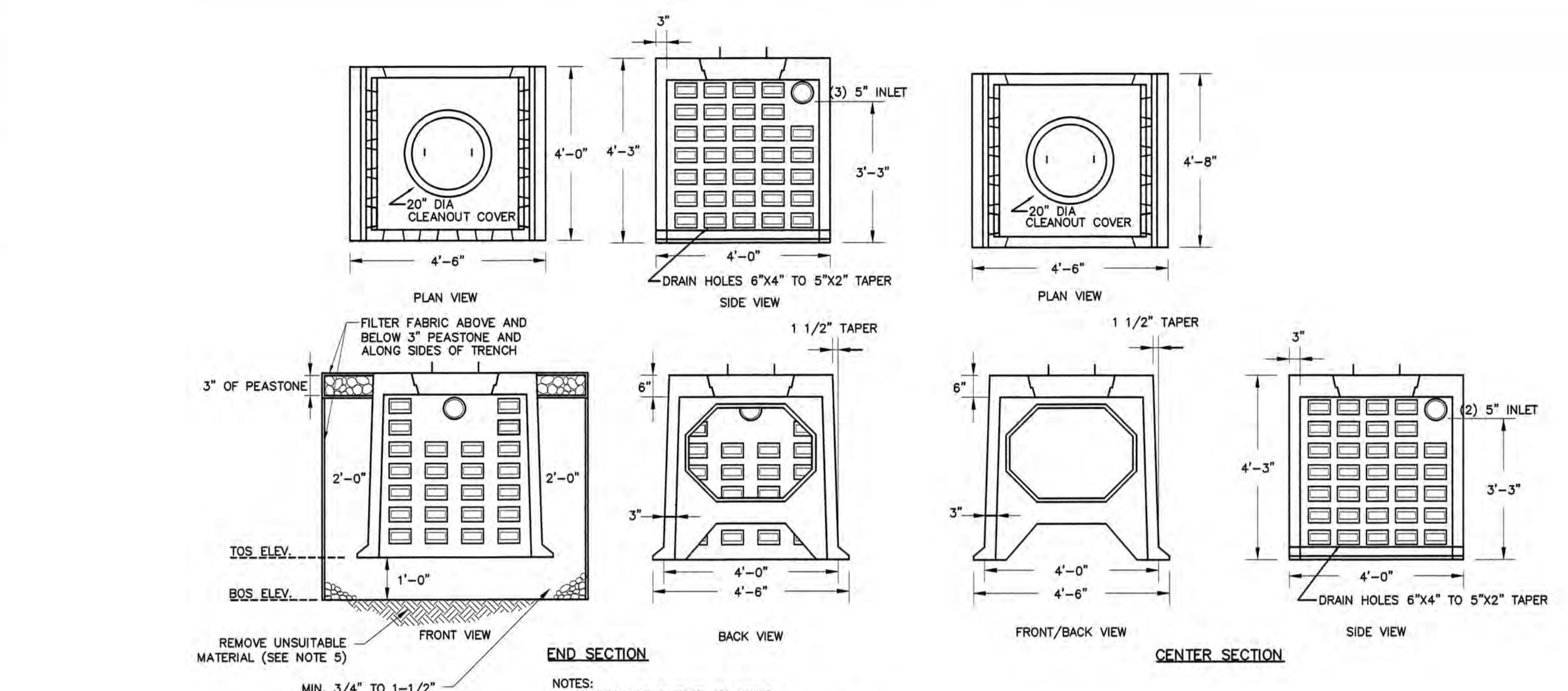
VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 2



GENERAL & UTILITIES NOTES:

1. ALL NEW SEWER SERVICE AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPE AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE CITY ENGINEERING DIVISION. ALL SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE TO THE CITY'S CONSTRUCTION STANDARDS & 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. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED AND A WRITTEN REPORT IS RECEIVED BY THE CITY ENGINEER.
2. 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.
3. 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.
4. 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 SERVICES, AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IS QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW. BACKFILLING SHALL ONLY TAKE PLACE WHEN THE CITY'S INSPECTOR HAS GIVEN THEIR APPROVAL.
5. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, SIDEWALK CROSSING, AND UTILITIES CONNECTING PERMITS WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
6. PRIOR TO OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND FINAL GRADES ANY EASEMENTS AND FINAL GRADING IMPROVEMENTS AND LIMITS OF RESTORATION WORK. THE PLAN SHALL ALSO INCLUDE PROFILES OF THE VARIOUS NEW UTILITIES, INDICATING RISE & INVERT ELEVATIONS OF PIPES, PIPE MATERIAL, AND SWING TIES FROM PERMANENT BUILDING CORNERS.
7. 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.
8. ALL SITE WORK INCLUDING TRENCH RESTORATION MUST BE COMPLETED BEFORE A CERTIFICATION OF OCCUPANCY IS ISSUED.
9. 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.
10. 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.
11. 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 FUNCTIONABILITY 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.
12. 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" INSPECTIONS(S) PRIOR TO SUBSURFACE DRAINAGE SYSTEM(S) BEING INSTALLED.
13. 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.
THE FOLLOWING STATEMENT MUST BE ON ALL AS-BUILT PLANS SUBMITTED TO THE ENGINEERING DIVISION:
I CERTIFY THAT THE CONSTRUCTION SO SHOWN WAS INSPECTED PRIOR TO BACKFILL AND THAT ALL WORK CONFORMS WITH THE APPROVED PLAN
SIGNATURE _____ DATE _____
14. 5 YEAR MORATORIUM - IF AT TIME OF CONSTRUCTION THE ROADWAY IS UNDER A 5-YEAR MORATORIUM, THE ROADWAY MUST BE MILLED AND PAVED CUTTER-TO-CUTTER FOR A DISTANCE OF 25 FEET IN EACH DIRECTION FROM THE OUTERMOST TRENCHES.
15. AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER COMPONENTS INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
16. ALL WORK MUST 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.
17. THE CONTRACTOR MUST PROVIDE POLICE DETAILS, SCHEDULED 48 HOURS IN ADVANCE, FOR THE DIRECTION AND CONTROL OF TRAFFIC, REQUIRED BY THE CITY ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL REMAIN OPEN TO EMERGENCY VEHICLES AT ALL TIMES. CONTRACTOR OS TO COORDINATE WITH POLICE AND FIRE DEPARTMENT TO ENSURE PUBLIC SAFETY.
18. PER CITY OF NEWTON ORDINANCE NO. B-42, COUNCIL ITEM #251-19, BUILDING SEWER, WATER SERVICE PIPE AND SIDEWALK/CURB REPLACEMENT ORDINANCE. THE APPLICANT IS REQUIRED TO INSTALL/REPLACE SIDEWALK AND CURB ALONG THE ENTIRE FRONTAGE. THIS SHALL INCLUDE APPROPRIATE TRANSITION TO ADJOINING CURBING AND WALKWAYS, INCLUDING ACCESSIBLE CURB CUTS AND OTHER ACCESS AS REQUIRED. THE ENGINEER OF RECORD MAKES A DETERMINATION, BASED ON THE MATERIAL AND MANNER OF CONSTRUCTION OF THE EXISTING SIDEWALK AND CURB, THAT THE EXISTING SIDEWALK AND CURB HAS THE ABILITY TO BE RE-SET OR REUSED WITHOUT REPLACEMENT.



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