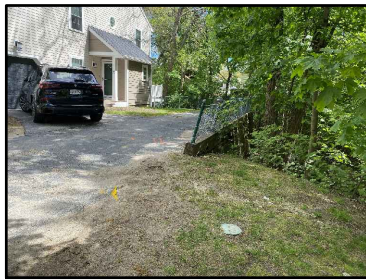


LOCATION MAP

APPROXIMATE LOCATION OF EXISTING TIMBER RETAINING WALL TO BE REPLACED WITH PRECAST BLOCKS



EXISTING CONDITIONS OF RETAINING WALL

1



EXISTING GAS LINE APPROXIMATE LOCATION

2



DETERIORATED WALL SECTION ALONG SOUTH FACE

3



EXISTING RETAINING WALL ON NORTHEAST FACE

3

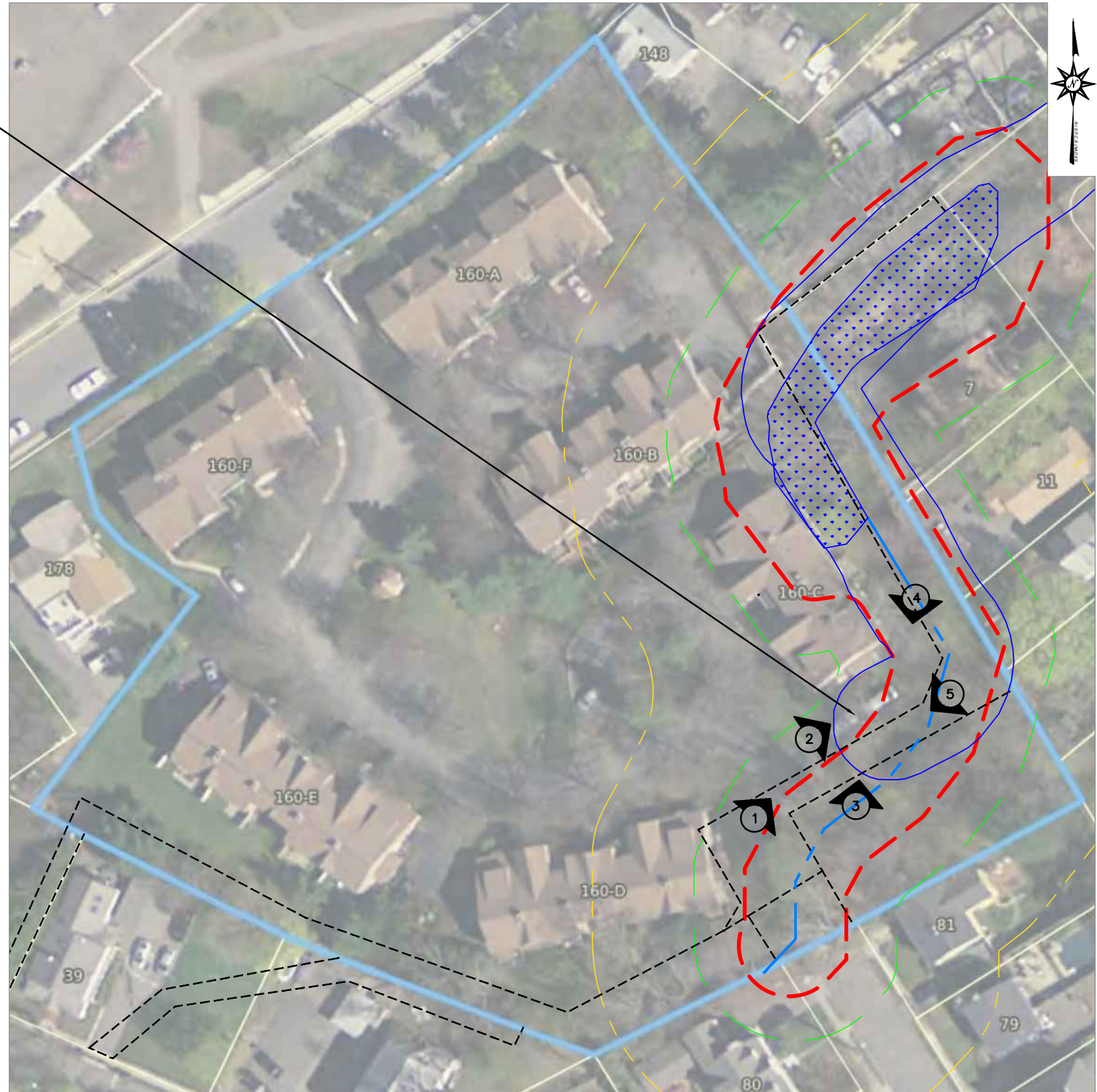
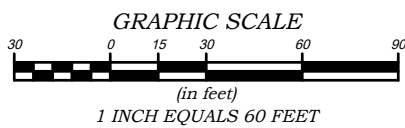


DRY BRUNNEN BROOK AT TIME OF INSPECTION

5

LEGEND & ABBREVIATIONS

- PROPERTY LINE
- EASEMENT LINE
- BRUNNEN BROOK PATHWAY
- 7' HIGH MAX. RETAINING WALL
- 4' HIGH MAX. RETAINING WALL
- EXISTING GAS LINE
- PROPOSED EROSION CONTROLS/LOD
- TOP OF WALL SPOT ELEVATION
- BOTTOM OF WALL SPOT ELEVATION
- WETLAND
- 25' BUFFER ZONE
- 50' BUFFER ZONE
- 100' BUFFER ZONE
- CITY FLOOD ZONE



NOTE:
AERIAL IMAGERY AND SITE FEATURE INFORMATION TAKEN FROM TOWN OF NEWTON TAX ASSESSOR DATABASE & GIS.

NO	DESCRIPTION	DATE	AUTHOR
1	Updates to Legend, Inclusion of Buffer Zones and Flood Zone	7/2/21	TL



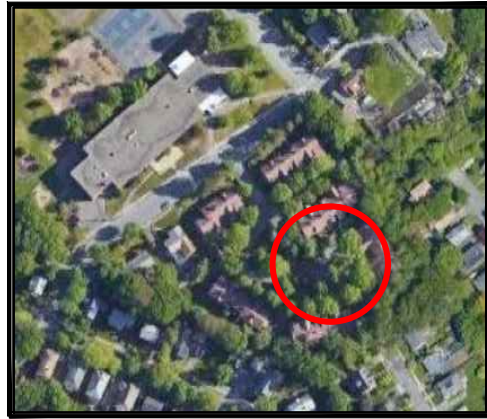
PREPARED FOR:
ADVANTAGE PROPERTY MANAGEMENT
DAVID ALTMAN
PO BOX 590637
NEWTON CENTRE, MA 02459

CONSERVATION COMMISSION SUBMITTAL

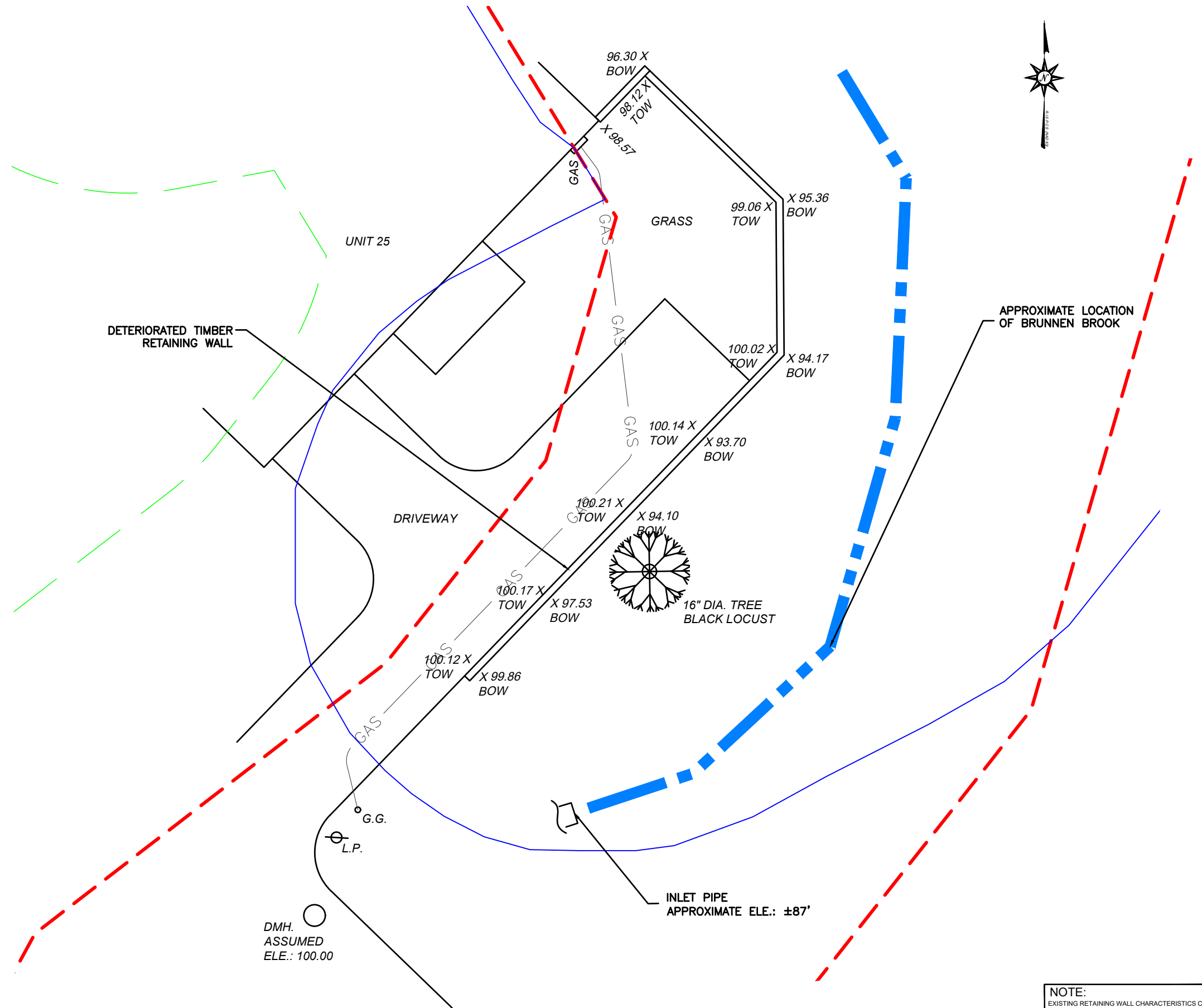
SECRET TITLE:
OVERALL SITE PLAN
UNIT 25
160 PINE STREET
NEWTON, MA

Project No.: 7861
Designed By: EMD
Drawn By: EMD
Checked By: JJP
Date: JULY 2021
Scale: AS SHOWN

SHEET
1
SHEET 1 OF 4

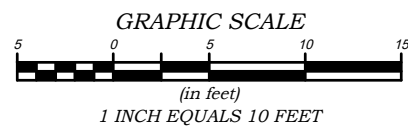


LOCATION MAP



LEGEND & ABBREVIATIONS

- PROPERTY LINE
- EASEMENT LINE
- BRUNNEN BROOK PATHWAY
- 7' HIGH MAX. RETAINING WALL
- 4' HIGH MAX. RETAINING WALL
- EXISTING GAS LINE
- PROPOSED EROSION CONTROLS/LOD
- TOP OF WALL SPOT ELEVATION
- BOTTOM OF WALL SPOT ELEVATION
- WETLAND
- 25' BUFFER ZONE
- 50' BUFFER ZONE
- 100' BUFFER ZONE
- CITY FLOOD ZONE



DMH.
ASSUMED
ELE.: 100.00

INLET PIPE
APPROXIMATE ELE.: ±87'

NOTE:
EXISTING RETAINING WALL CHARACTERISTICS COLLECTED FROM
IN FIELD OBSERVATIONS & MEASUREMENTS COMPLETED BY
ES&M PERSONNEL ON MAY 12, 2021.

NO	DESCRIPTION	DATE	AUTHOR
1	Updates to Legend, Inclusion of Buffer Zones and Flood Zone	7/2/21	TL



PREPARED FOR:
ADVANTAGE PROPERTY MANAGEMENT
DAVID ALTMAN
PO BOX 590637
NEWTON CENTRE, MA 02459

CONSERVATION
COMMISSION
SUBMITTAL

SHEET TITLE:
RETAINING WALL
EXISTING CONDITIONS
PLAN
UNIT 25
160 PINE STREET
NEWTON, MA

Project No.: 7061
Designed By: EMD
Drawn By: EMD
Checked By: JJP
Date: JULY 2021
Scale: AS SHOWN



LOCATION MAP

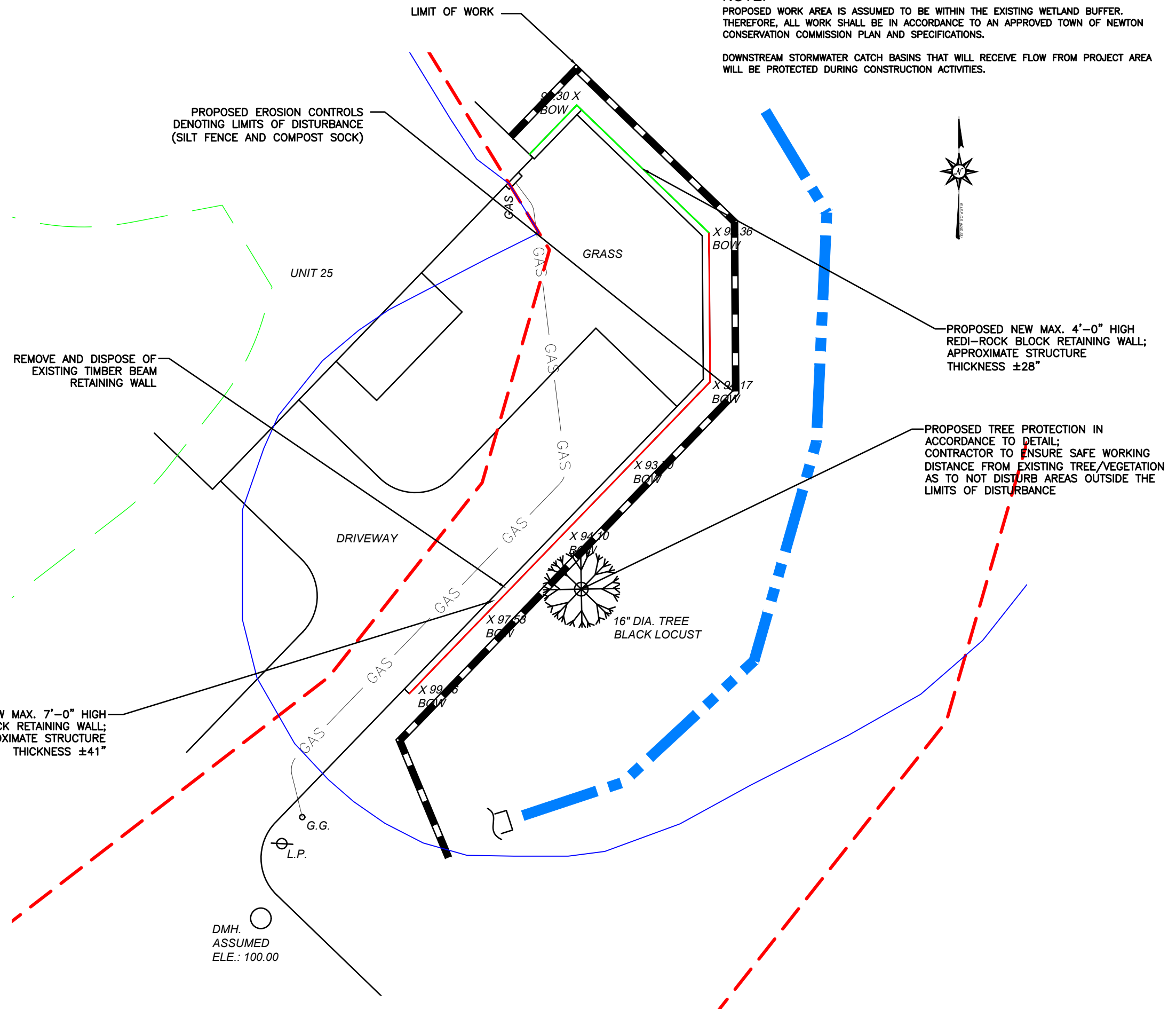
TENTATIVE WORK SEQUENCING:

1. COORDINATION WITH ALL APPLICABLE REGULATORY FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. INSTALL ALL EROSION CONTROLS, CATCH BASIN PROTECTION, AND VEGETATION PROTECTION IN ACCORDANCE TO APPROVED PLANS.
3. REMOVE EXISTING TIMBER RETAINING WALL FROM ATOP THE EXISTING DRIVEWAY AS TO NOT IMPACT BEYOND THE RETAINING WALL ENVELOPE.
4. CONTRACTOR TO ENSURE REMOVAL EFFORTS ARE DONE IN CONSIDERATION OF SOIL SLOPING AND WEATHER.
5. INSTALL NEW REDI-ROCK RETAINING WALL IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
6. CONTRACTOR TO ENSURE THAT PROPOSED FRONT FACE OF NEW RETAINING WALL IS NOT ANY CLOSER THAN THE EXISTING RETAINING WALL TO THE WETLAND AREA TO THE SOUTH.
7. RETURN EXISTING DISTURBED SOILS/VEGETATION WITHIN PROPOSED LIMITS OF DISTURBANCE TO EXISTING CONDITIONS TO MATCH INKIND TO SURROUNDING AREA; TO BE SEEDED UPON THE REQUEST OF THE COMMISSION.
8. REMOVE ALL EROSION CONTROLS AND DEMOBILIZE SITE.

NOTE:

PROPOSED WORK AREA IS ASSUMED TO BE WITHIN THE EXISTING WETLAND BUFFER. THEREFORE, ALL WORK SHALL BE IN ACCORDANCE TO AN APPROVED TOWN OF NEWTON CONSERVATION COMMISSION PLAN AND SPECIFICATIONS.

DOWNSTREAM STORMWATER CATCH BASINS THAT WILL RECEIVE FLOW FROM PROJECT AREA WILL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.



LEGEND & ABBREVIATIONS

- - PROPERTY LINE
- - EASEMENT LINE
- - BRUNNEN BROOK PATHWAY
- - 7' HIGH MAX. RETAINING WALL
- - 4' HIGH MAX. RETAINING WALL
- - GAS
- - EXISTING GAS LINE
- - PROPOSED EROSION CONTROLS/LOD
- X 100.00 TOW - TOP OF WALL SPOT ELEVATION
- X 100.00 BOW - BOTTOM OF WALL SPOT ELEVATION
- - WETLAND
- - 25' BUFFER ZONE
- - 50' BUFFER ZONE
- - 100' BUFFER ZONE
- - CITY FLOOD ZONE

GRAPHIC SCALE

5 0 5 10 15 (in feet)

1 INCH EQUALS 10 FEET

NO	DESCRIPTION	DATE	AUTHOR
1	Updates to Legend, Inclusion of Buffer Zones and Flood Zone	7/2/21	TL

ES&M
 Pawtucket, RI 401-728-6860
 Newton, MA 978-226-1800
 Newburyport, MA 617-840-0363
 www.esm-inc.com

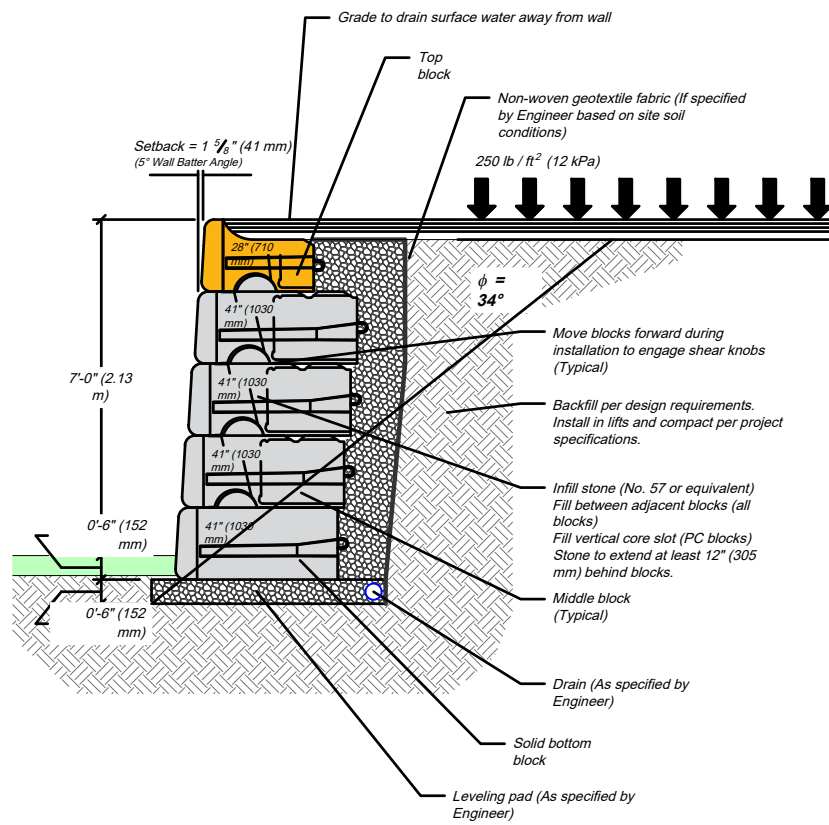
PREPARED FOR:
 ADVANTAGE PROPERTY MANAGEMENT
 DAVID ALTMAN
 PO BOX 590637
 NEWTON CENTRE, MA 02459

CONSERVATION COMMISSION SUBMITTAL

SHEET TITLE: RETAINING WALL PROPOSED CONDITIONS PLAN
 UNIT 25
 160 PINE STREET
 NEWTON, MA

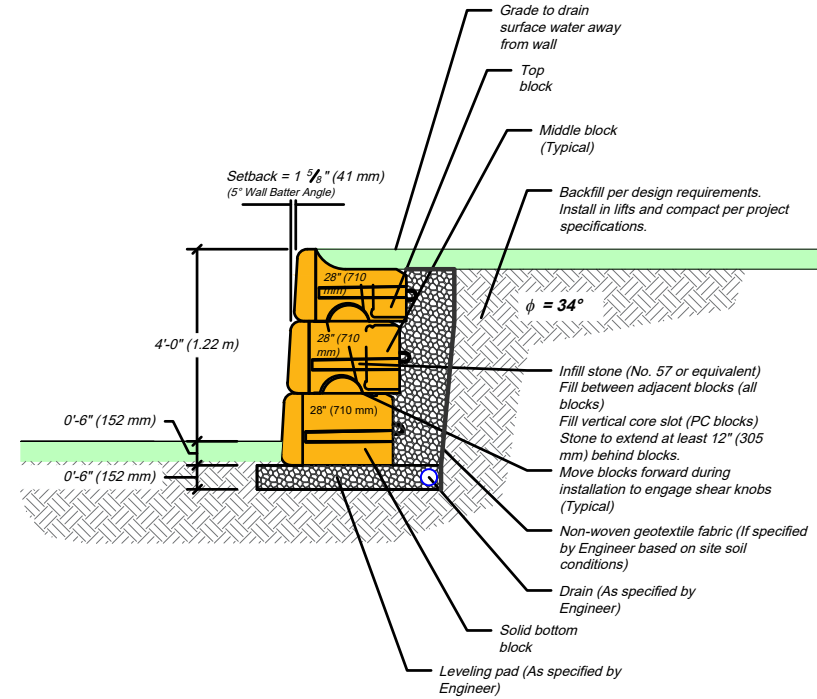
Project No.: 7861
Designed By: EMD
Drawn By: EMD
Checked By: JJP
Date: JULY 2021
Scale: AS SHOWN

SHEET 3 OF 4



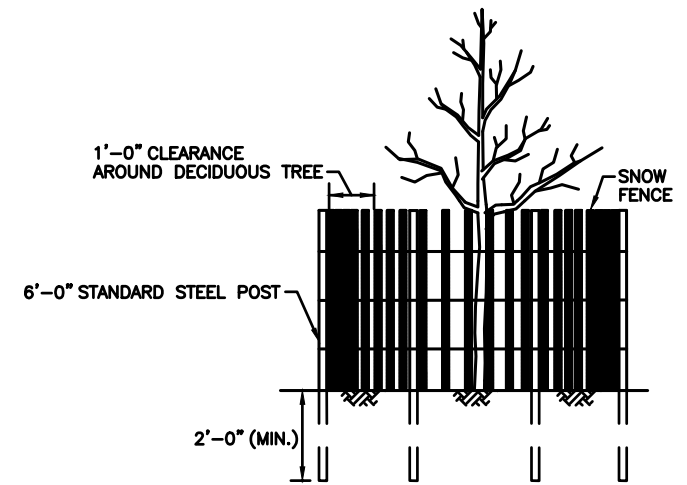
REDI-ROCK 7'-0" RETAINING WALL DETAIL

SCALE: 1"=4'



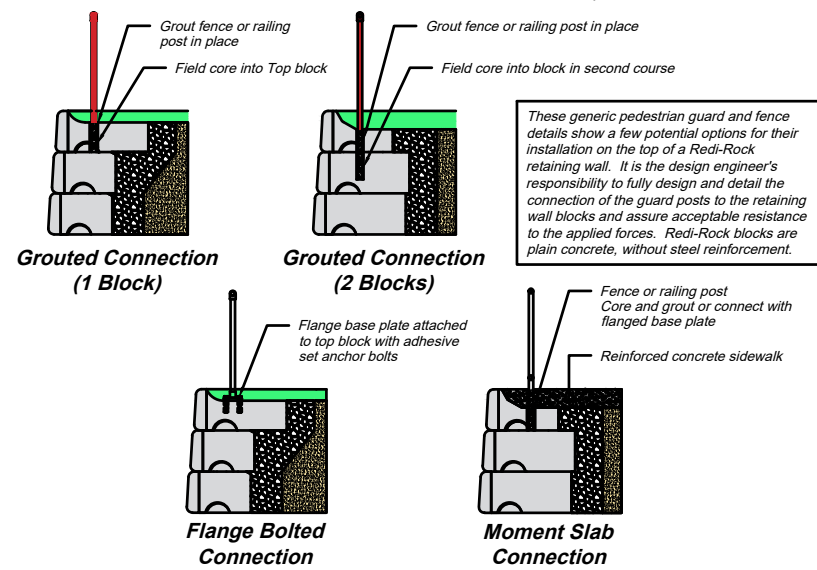
REDI-ROCK 4'-0" RETAINING WALL DETAIL

SCALE: 1"=4'



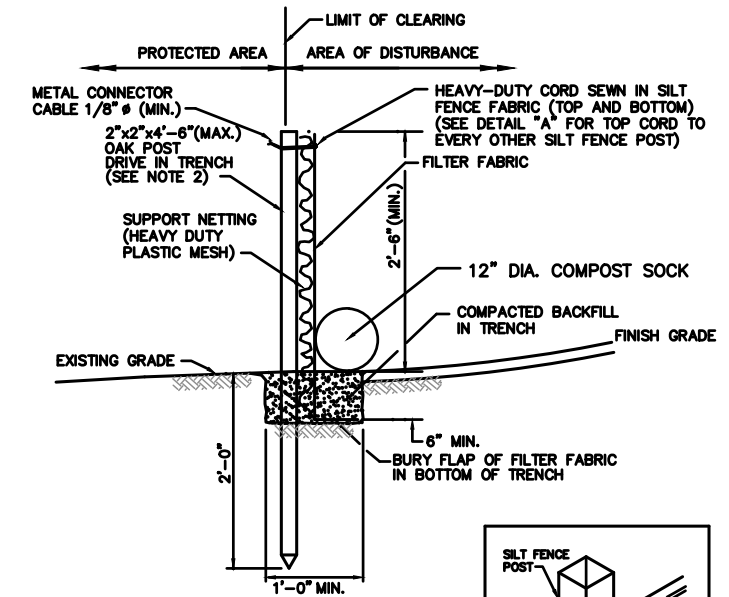
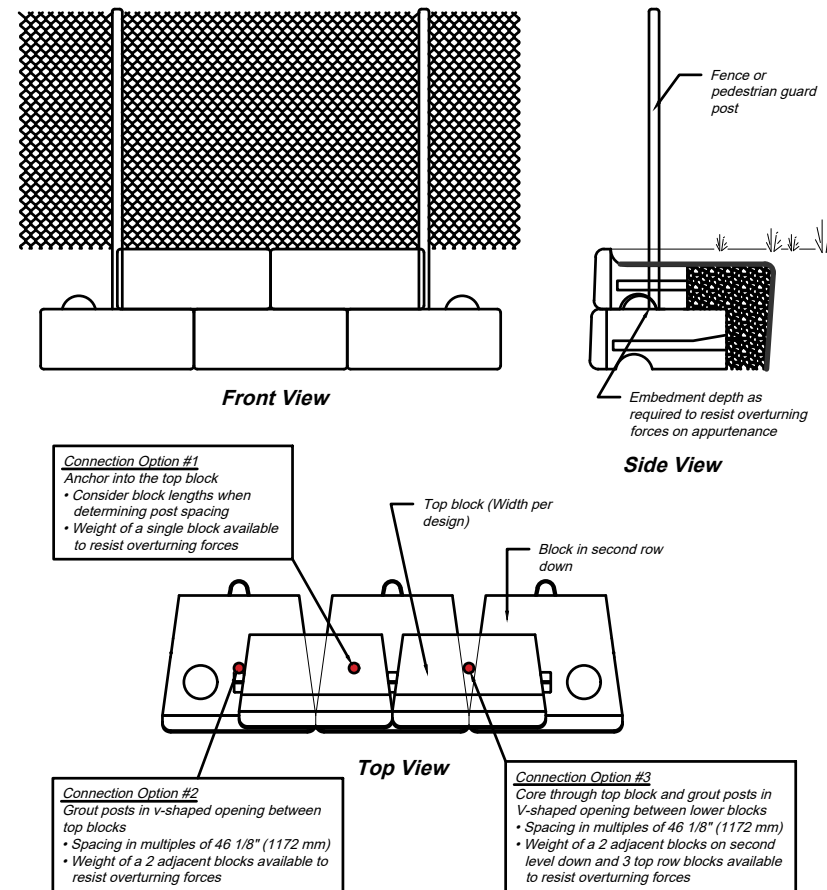
TREE PROTECTION DETAIL

NOT TO SCALE



REDI-ROCK PEDESTRIAN GUARD DETAIL

NOT TO SCALE



NOTES:

- 2"x2"x4'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
- 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
- SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

SILT FENCE DETAIL

NOT TO SCALE

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

NO	DESCRIPTION	DATE	AUTHOR
1	Updates to Legend, Inclusion of Buffer Zones and Flood Zone	7/2021	TL



ADVANTAGE PROPERTY MANAGEMENT
 DAVID ALTMAN
 PO BOX 590637
 NEWTON CENTRE, MA 02459

CONSERVATION COMMISSION SUBMITTAL

DETAILS
 UNIT 25
 160 PINE STREET
 NEWTON, MA

Project No.: 7061
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 Checked By: JJP
 Date: JULY 2021
 Scale: AS SHOWN