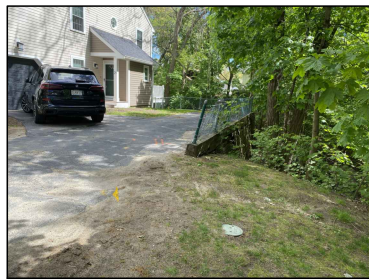


LOCATION MAP

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

APPROXIMATE LOCATION OF CATCH BASIN AND PROXIMITY TO THE PROPOSED WORK AREA; PROTECTION DEEMED NOT REQUIRED



EXISTING CONDITIONS OF RETAINING WALL 1



EXISTING GAS LINE APPROXIMATE LOCATION 2



DETERIORATED WALL SECTION ALONG SOUTH FACE 3



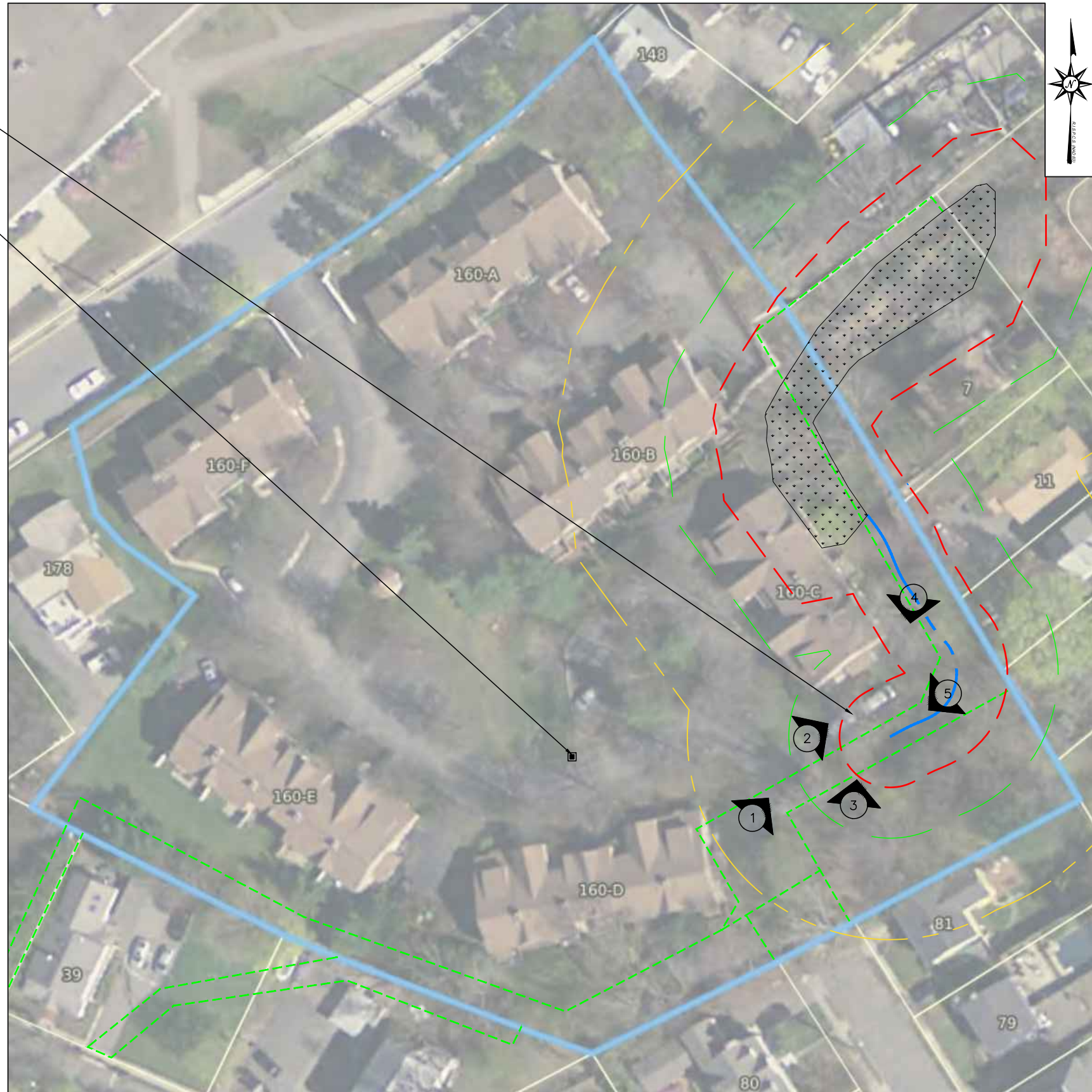
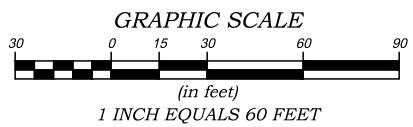
EXISTING RETAINING WALL ON NORTHEAST FACE 3



DRY BRUNNEN BROOK AT TIME OF INSPECTION 5

**LEGEND & ABBREVIATIONS**

- PROPERTY LINE
- EASEMENT LINE
- BRUNNEN BROOK PATHWAY
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 7' HIGH MAX. RETAINING WALL
- 4' HIGH MAX. RETAINING WALL
- GAS
- 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 APPROXIMATE SITE FEATURES AND TOPOGRAPHIC INFORMATION TAKEN FROM TOWN OF NEWTON TAX ASSESSOR DATABASE & GIS.

NO	DESCRIPTION	DATE	AUTHOR
1	Conservation Commission Revision	7/21/21	EMD



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

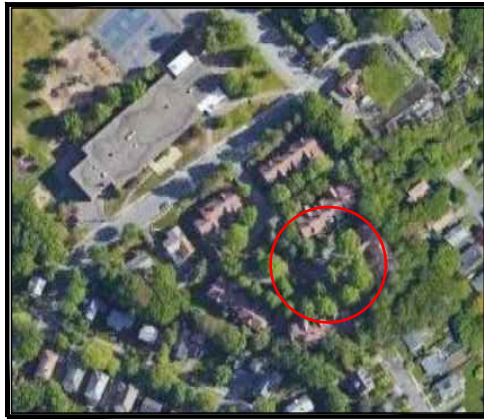


CONSERVATION COMMISSION SUBMITTAL

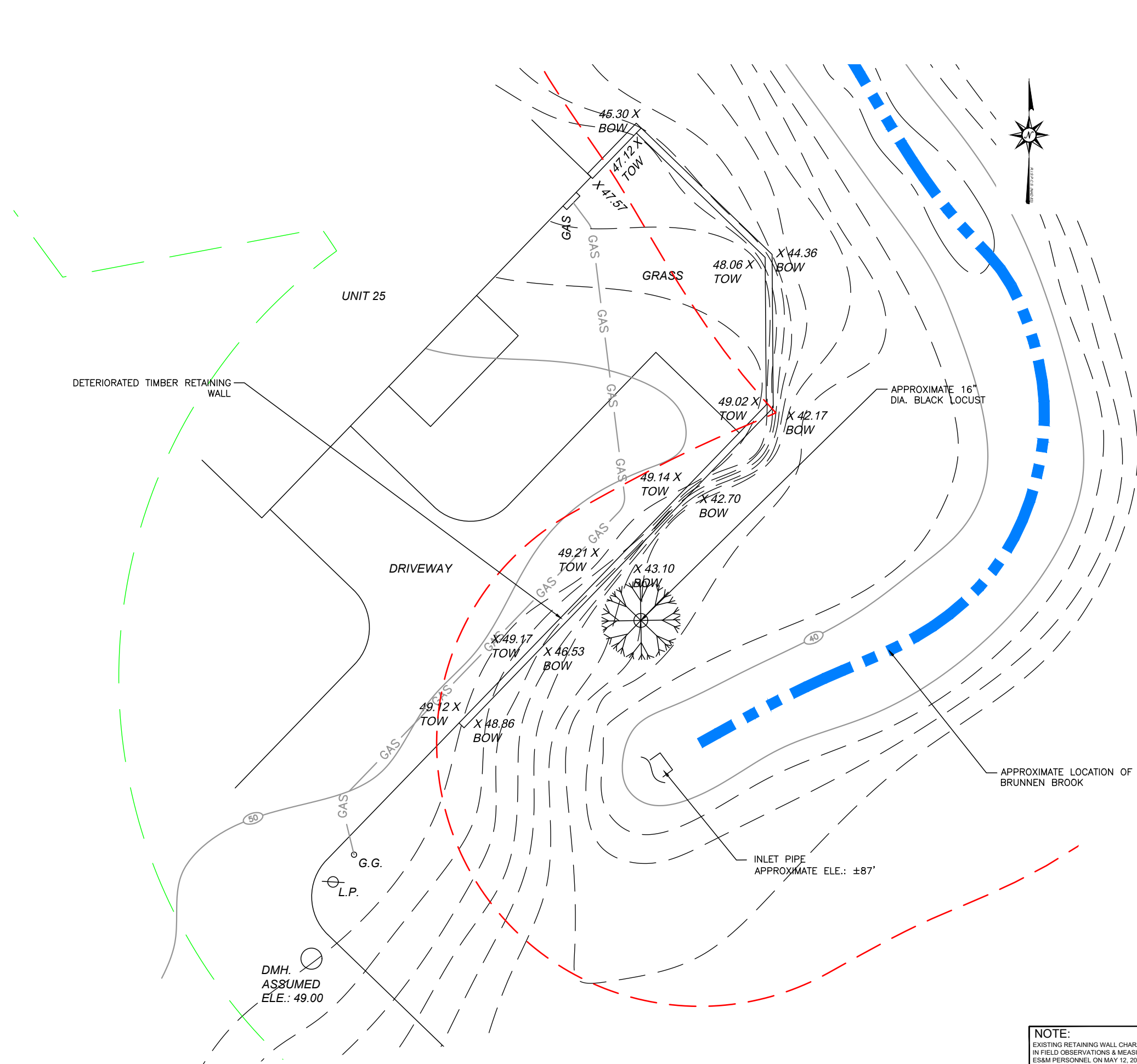
SHEET TITLE:  
OVERALL SITE PLAN  
UNIT 25  
160 PINE STREET  
NEWTON, MA

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

SHEET  
1  
SHEET 1 OF 4

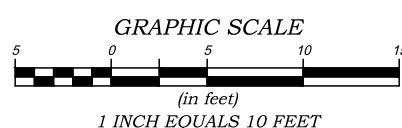


LOCATION MAP



**LEGEND & ABBREVIATIONS**

- PROPERTY LINE
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- EXISTING MAJOR CONTOURS
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- WETLAND
- 25' BUFFER ZONE
- 50' BUFFER ZONE
- 100' BUFFER ZONE
- CITY FLOOD ZONE



DMH.  
ASSUMED  
ELE.: 49.00

**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	Conservation Commission Revision	7/21/21	EMD

**ES&M**  
 Pawtucket, RI 401-729-6960  
 Norton, MA 508-226-1800  
 Newburyport, MA 617-540-0363  
 www.esandm.com

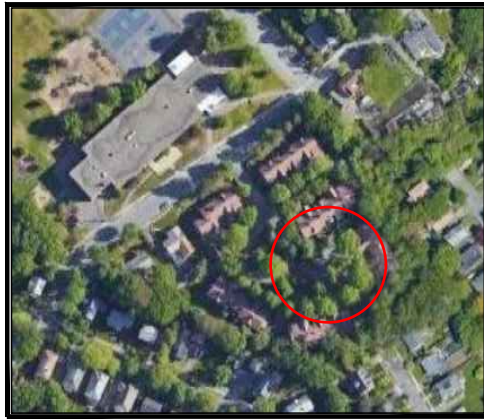
PREPARED FOR:  
 ADVANTAGE PROPERTY MANAGEMENT  
 DAVID ALTMAN  
 PO BOX 590637  
 NEWTON CENTRE, MA 02459



CONSERVATION  
 COMMISSION  
 SUBMITTAL

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

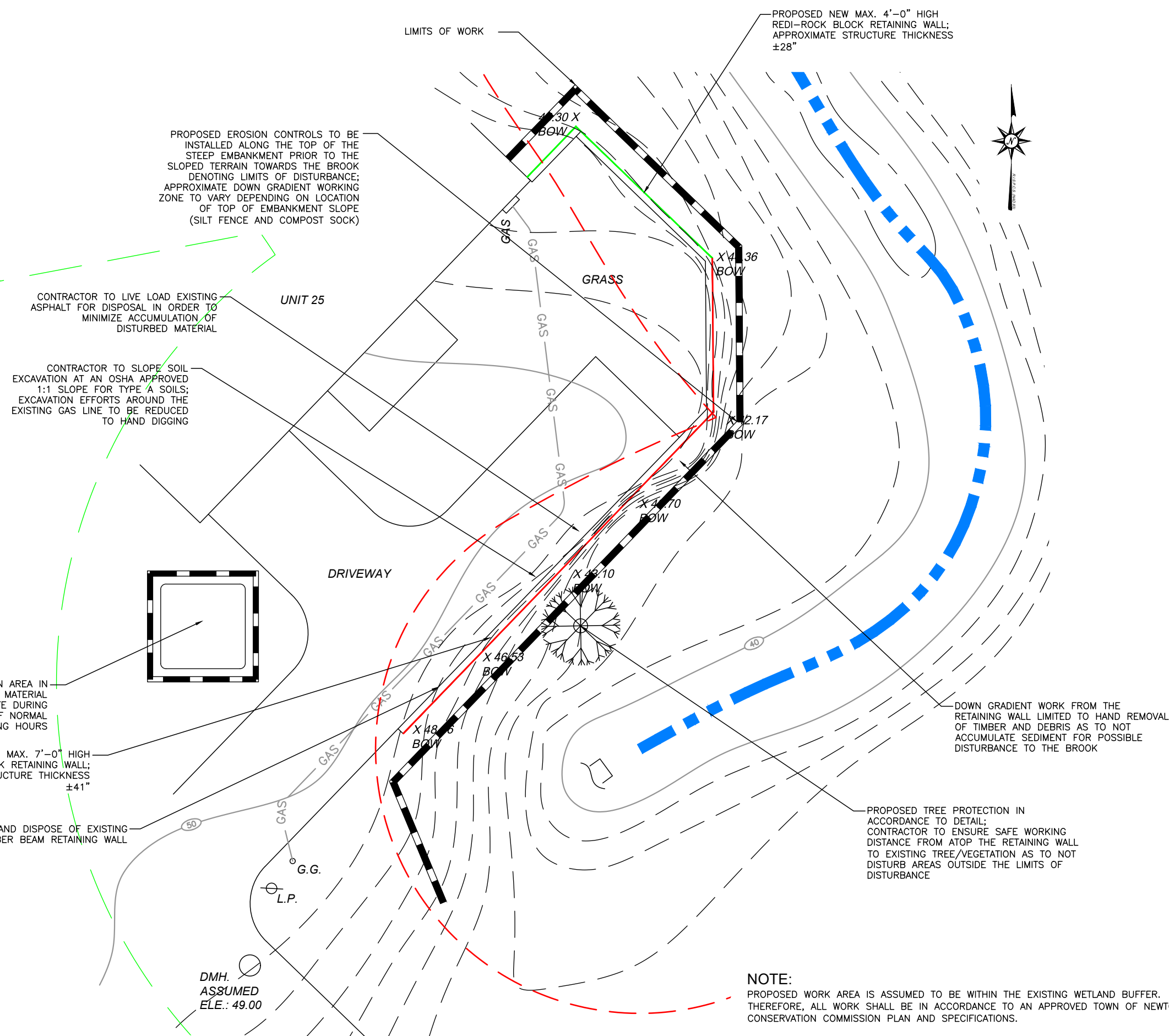
Project No.: 7661  
 Designed By: EMD  
 Drawn By: EMD  
 Checked By: JJP  
 Date: JULY 2021  
 Scale: AS SHOWN



LOCATION MAP

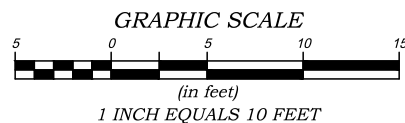
**TENTATIVE WORK SEQUENCING:**

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.



**LEGEND & ABBREVIATIONS**

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- EXISTING GAS LINE
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- TOP OF WALL SPOT ELEVATION
- BOTTOM OF WALL SPOT ELEVATION
- WETLAND
- 25' BUFFER ZONE
- 50' BUFFER ZONE
- 100' BUFFER ZONE
- CITY FLOOD ZONE



**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.

NO DOWNSTREAM STORMWATER CATCH BASINS ARE LOCATED ONSITE. ALL FLOW SHALL BE PROTECTED AND CONTROLLED PRIOR TO THE BROOK TO ENSURE NO SEDIMENT AND MATERIAL PASS THE LIMITS OF DISTURBANCE.

NO	DESCRIPTION	DATE	AUTHOR
1	Conservation Commission Revision	7/21/21	TL



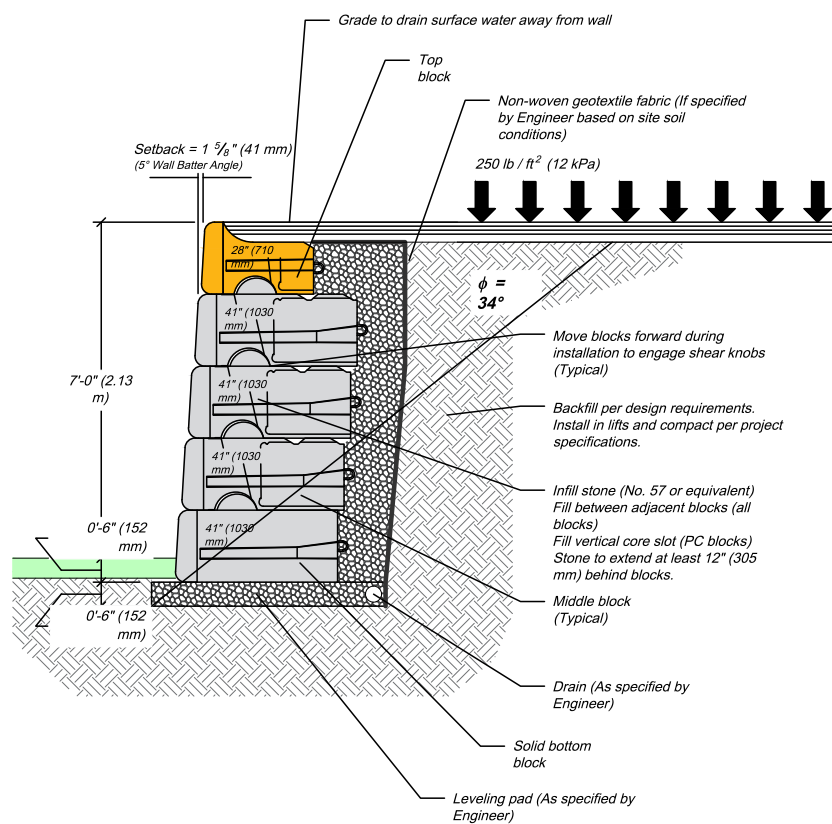
PREPARED FOR:  
**ADVANTAGE PROPERTY MANAGEMENT**  
 DAVID ALTMAN  
 PO BOX 590637  
 NEWTON CENTRE, MA 02459



CONSERVATION COMMISSION SUBMITTAL

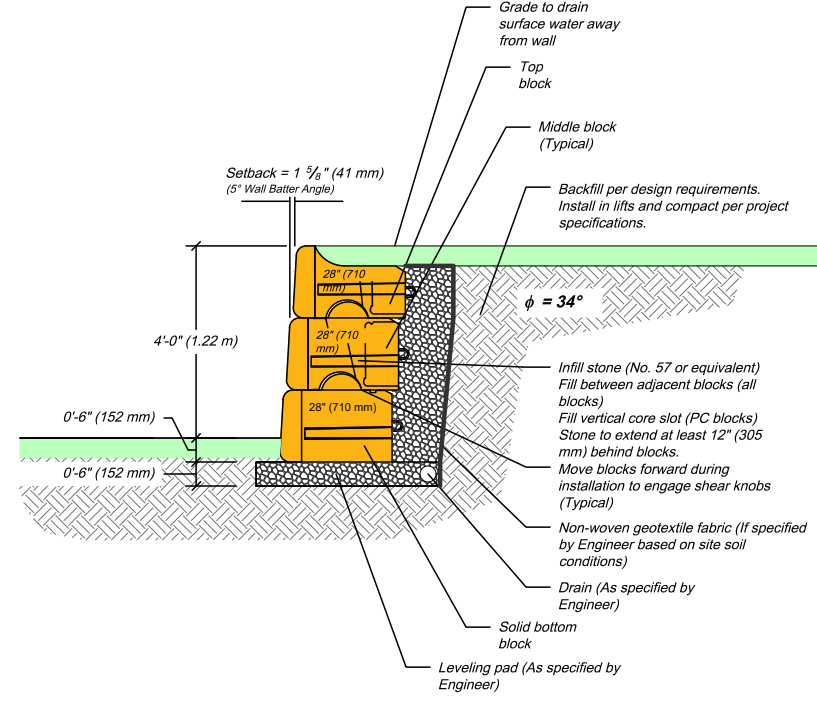
SHEET TITLE:  
**RETAINING WALL PROPOSED CONDITIONS PLAN**  
 UNIT 25  
 160 PINE STREET  
 NEWTON, MA

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



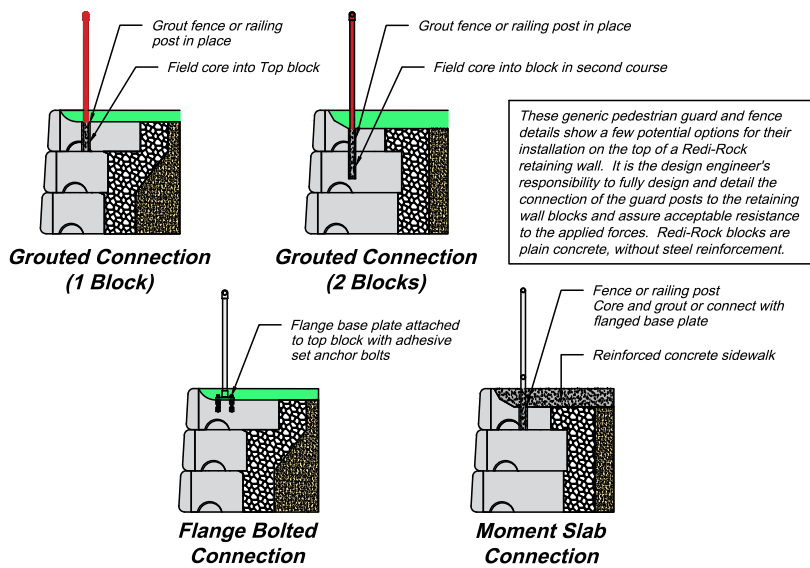
**REDI-ROCK 7'-0" RETAINING WALL DETAIL**

SCALE: 1"=4'



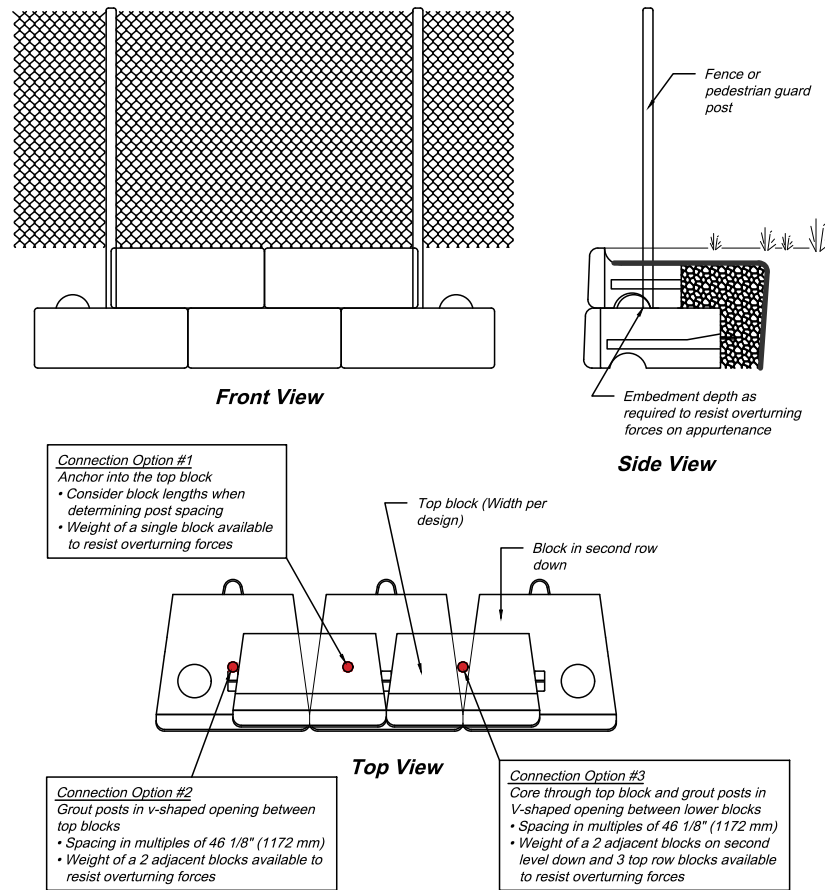
**REDI-ROCK 4'-0" RETAINING WALL DETAIL**

SCALE: 1"=4'

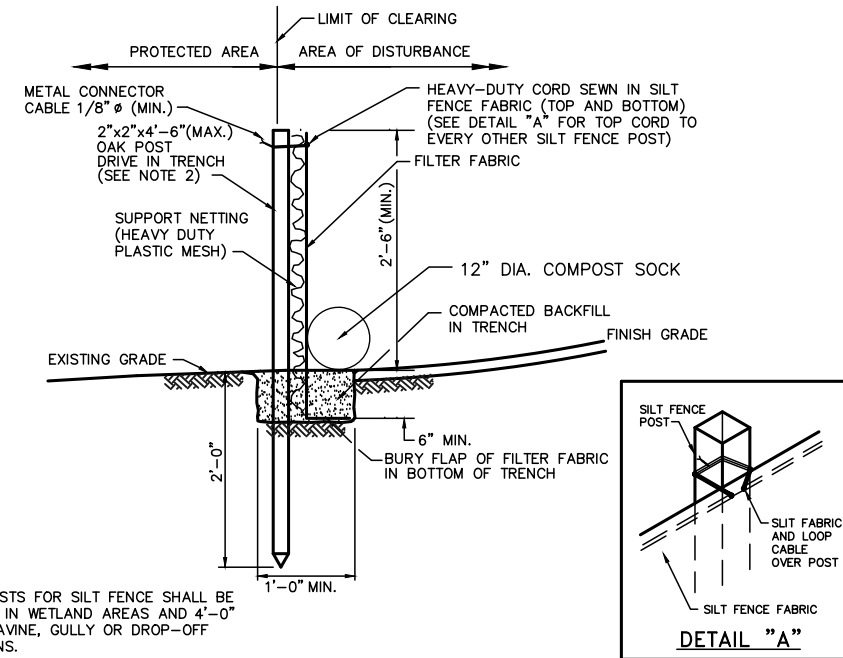


**REDI-ROCK PEDESTRIAN GUARD DETAIL**

NOT TO SCALE



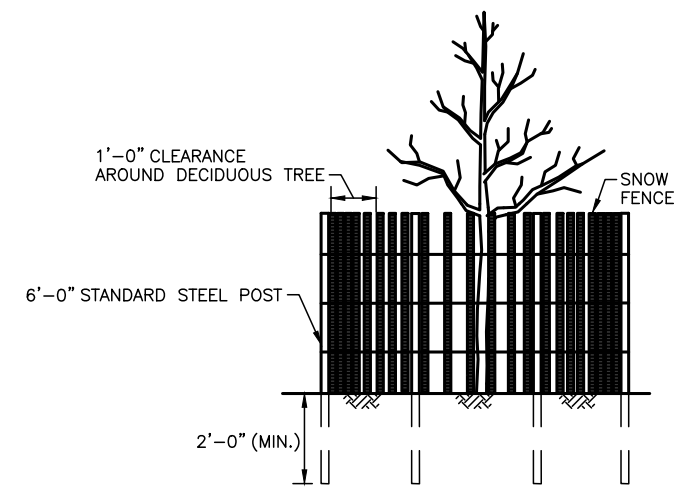
This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer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



**SILT FENCE DETAIL**

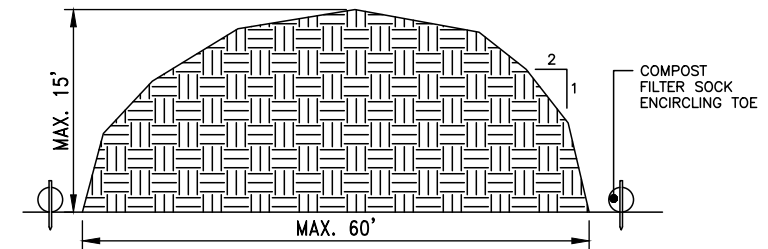
NOT TO SCALE

- 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.



**TREE PROTECTION DETAIL**

NOT TO SCALE



**ERODIBLE MATERIAL STOCKPILE DETAIL**

NOT TO SCALE

- NOTES**
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PREPARE A PLAN SHOWING THE PROPOSED LOCATION OF ALL STOCKPILE AREAS.
  - STOCKPILE AREA SHALL NOT EXCEED DIMENSIONS WITHOUT APPROVAL FROM ENGINEER.
  - STOCKPILED ERODIBLE MATERIAL THAT WILL NOT BE USED FOR GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED IMMEDIATELY FOLLOWING PLACEMENT.

NO	DESCRIPTION	DATE	AUTHOR
1	Updates to legend, inclusion of Buffer Zone and Food Zone	7/2/21	TL



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



CONSERVATION COMMISSION SUBMITTAL

DETAILS  
UNIT 25  
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