

RECORD OWNER:
 ASSESSORS PARCEL ID 62001 0014A
 96 LAKE AVENUE

PHILIP & TAMAR WARBURG
 96 LAKE AVENUE
 NEWTON CENTRE, MA 02459
 DEED BOOK 77064 PAGE 543
 LOT B - PLAN No. 1189 of 1947

GENERAL NOTES:

1. ALL TREES LARGER THAN 6" TO REMAIN.
2. EXISTING SEA WALL TO BE REPAIRED WITH NON-TOXIC MORTAR.
3. EXISTING STAIRS TO BE REPAIRED AS NECESSARY.
4. SOUTHERLY FENCE TO BE REPLACED.
5. NEW FENCE TO BE INSTALLED ALONG EASTERLY PROPERTY LINE.
6. WESTERLY FENCE TO REMAIN.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0554E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CONSTRUCTION NOTES

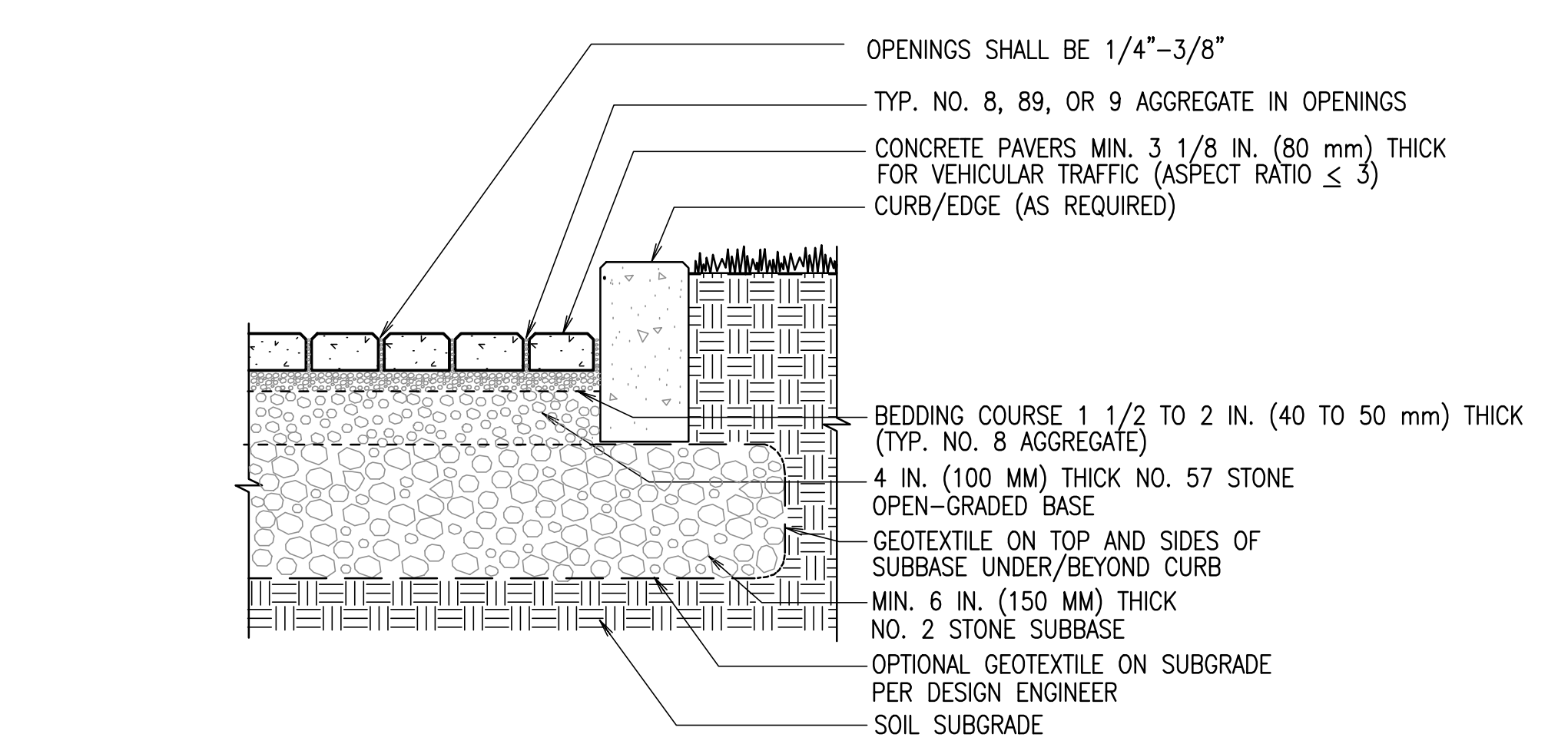
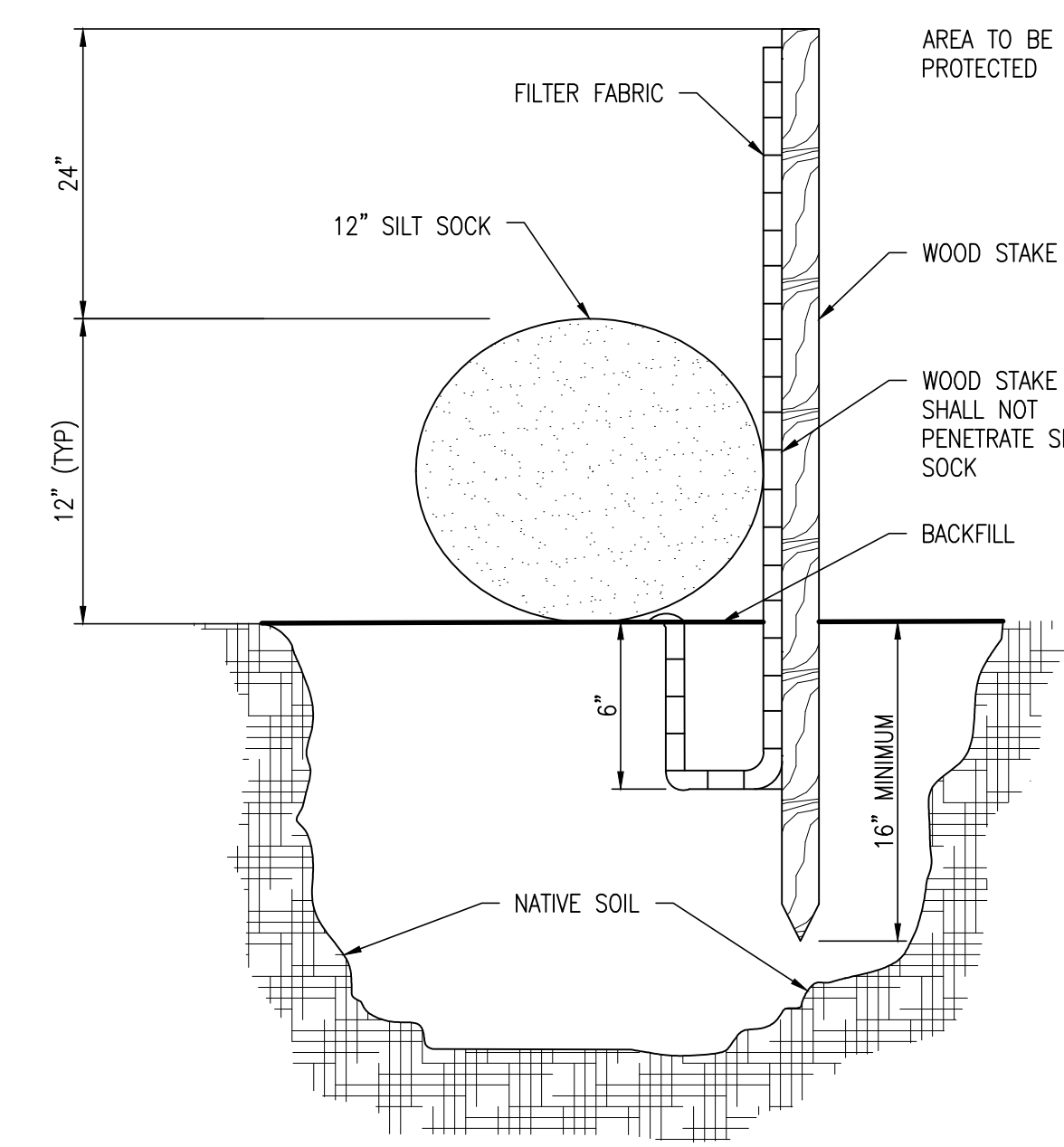
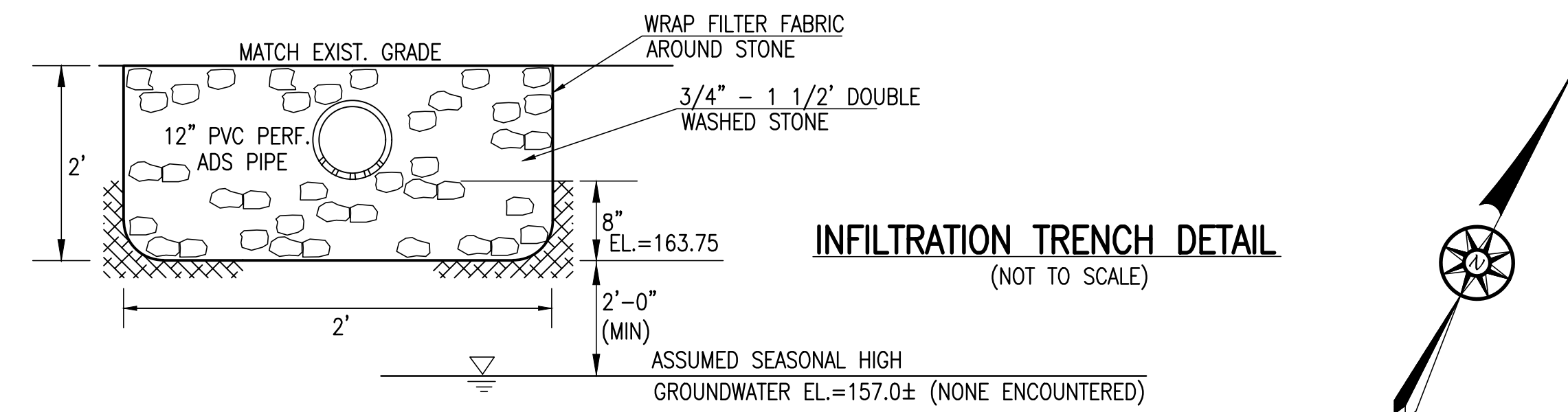
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND UTILITY PERMITS AND VERIFY THE PROPOSED LOCATION OF UTILITIES WITH UTILITY COMPANIES.
6. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT TO A NEAT LINE AND MATCH GRADE.
7. ALL EXISTING TREES, SHRUBS AND GROUND COVER WITHIN 15' OF PROPERTY LINES AND WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
8. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL, EXCEPT 6" OF LOAM SHALL BE USED WITHIN 10' OF EDGE OF ROADWAY.
9. ALL SUBSURFACE STRUCTURES TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT CONSTRUCTION STANDARDS AND SHALL BE SUITABLE FOR H-20 LOADING.

CITY OF NEWTON NOTES:

1. AS OF JANUARY 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, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
2. 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.
3. 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. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, AN AS-BUILT PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND IN HARD COPY. THE PLAN MUST SHOW ALL UTILITIES AND DRAINAGE COMPONENTS (UTILIZING SWING TIES), ANY EASEMENTS AND FINAL GRADING. ENGINEER OF RECORD MUST SIGN AND STAMP AS-BUILT PLAN.

NOTES:

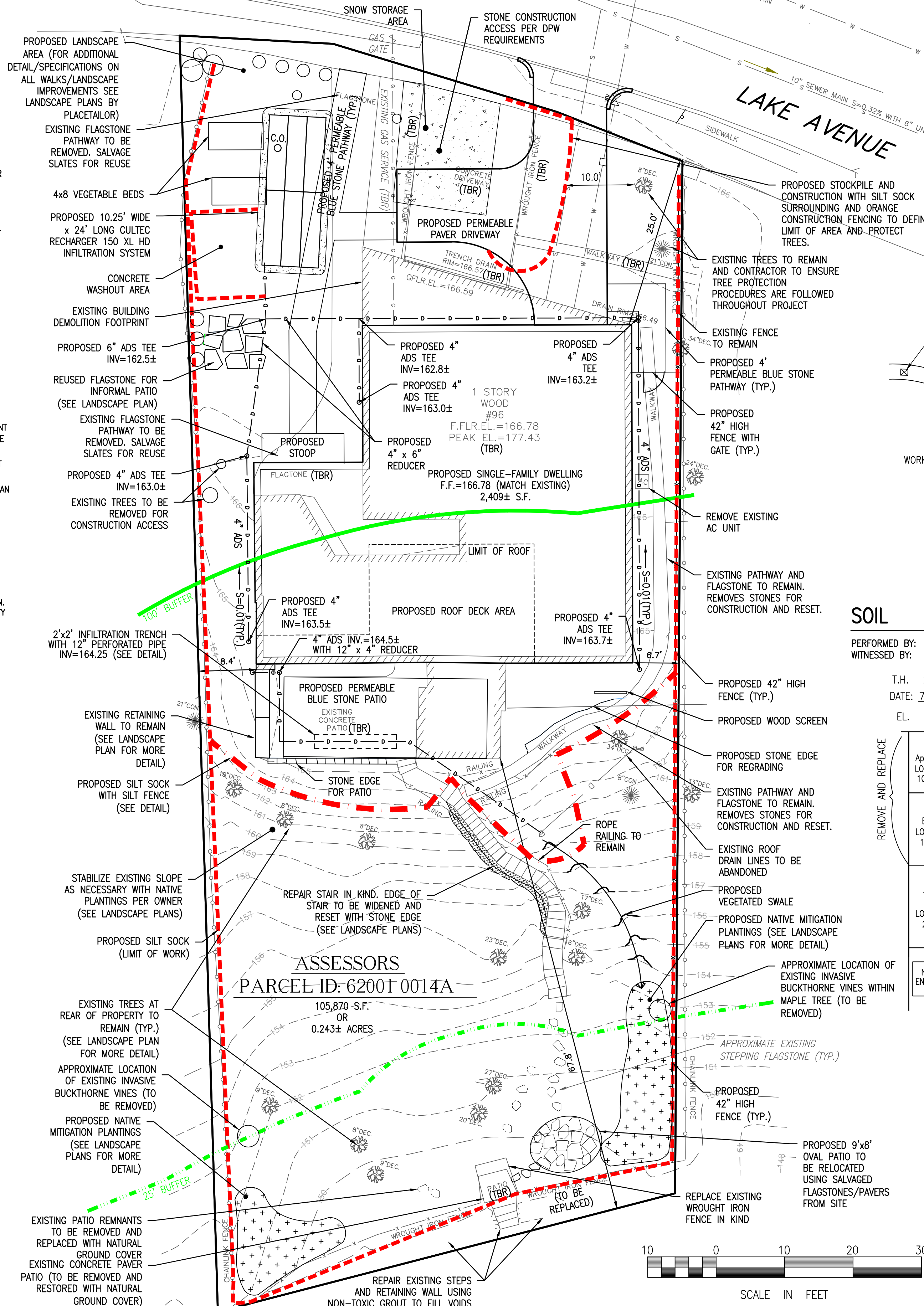
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AND THE CITY OF NEWTON ASSESSORS DEPARTMENT.
2. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY VIP ASSOCIATES IN JUNE OF 2021. ALL ELEVATIONS SHOWN HEREON REFERENCE NEWTON CITY BASE.
3. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. UTILITY SERVICE CONNECTIONS SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION OBTAINED AT NEWTON CITY HALL AND SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.



- OPENINGS SHALL BE 1/4"-3/8"
- TYP. NO. 8, 89, OR 9 AGGREGATE IN OPENINGS
- CONCRETE PAVERS MIN. 3 1/8 IN. (80 mm) THICK FOR VEHICULAR TRAFFIC (ASPECT RATIO ≤ 3) CURB/EDGE (AS REQUIRED)
- BEDDING COURSE 1 1/2 TO 2 IN. (40 TO 50 mm) THICK (TYP. NO. 8 AGGREGATE)
- 4 IN. (100 MM) THICK NO. 57 STONE OPEN-GRADED BASE
- GEOTEXTILE ON TOP AND SIDES OF SUBBASE UNDER/BEYOND CURB
- MIN. 6 IN. (150 MM) THICK NO. 2 STONE SUBBASE
- OPTIONAL GEOTEXTILE ON SUBGRADE PER DESIGN ENGINEER
- SOIL SUBGRADE
- NOTES:
1. 2-3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE DETAIL (NOT TO SCALE)

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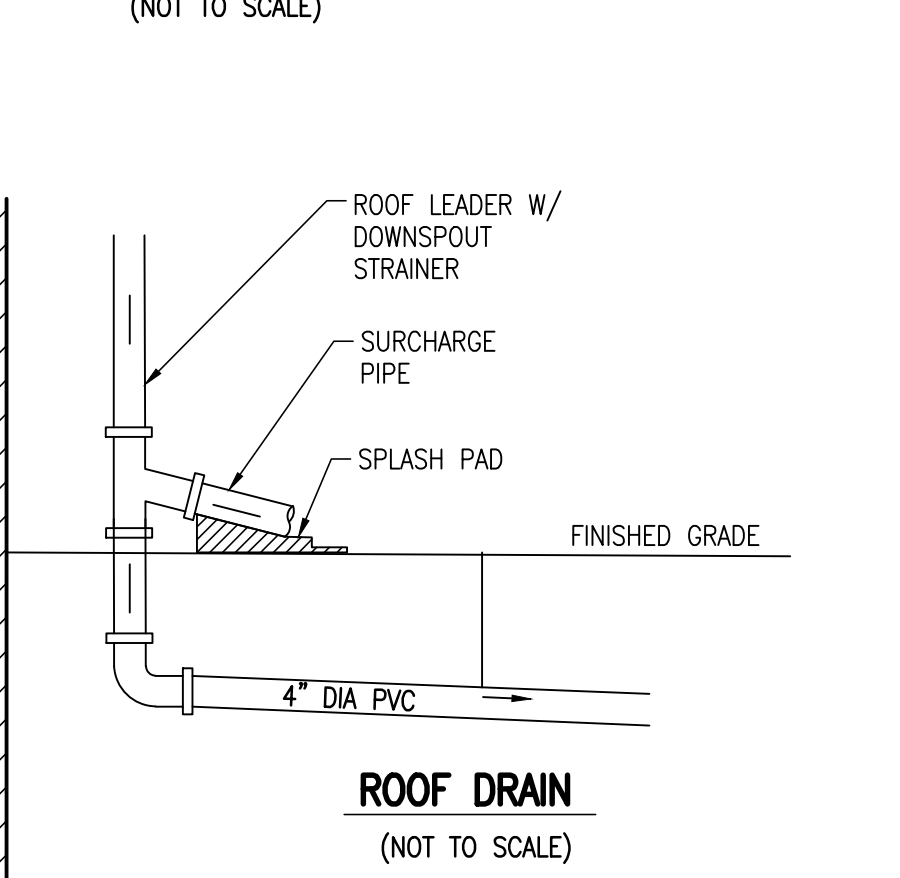


SOIL LOGS

PERFORMED BY: JOSHUA GREEN, E.I.T.
 WITNESSED BY: N/A DRAINAGE

DATE	T.H.	EL.	DESCRIPTION
7/8/21	21-01	166.6±	0'-6" Ap HORIZON LOAMY SAND 10 YR 3/2
		164.5	6"-18" Bw LAYER LOAMY SAND 10YR 5/4
		157.0	18"-115" C LAYER LOAMY SAND 2.5Y 5/1
			D=115" NO REDOX ENCOUNTERED

SILT SOCK DETAIL (NOT TO SCALE)



ZONING REQUIREMENTS

AREA	ZONE SR-2		
	REQUIRED	EXISTING	PROPOSED
FRONTAGE	10,000 SF	12,013 SF	NO CHANGE
MINIMUM YARDS:			
FRONT	25 FEET	25 FEET	NO CHANGE
SIDE	7.5 FEET	6.7 FEET	NO CHANGE
REAR	15 FEET	67.8 FEET	NO CHANGE
BUILDING HEIGHT	36 FEET	11.73 FEET	20 FEET
LOT COVERAGE	30.0%	21.6%	20.0%
OPEN SPACE	50.0%	74.9%	80.0%

REVISIONS

NO.	DESCRIPTION



DRAWN BY: AMB

DESIGNED BY: DA

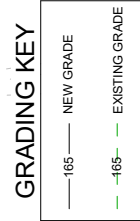
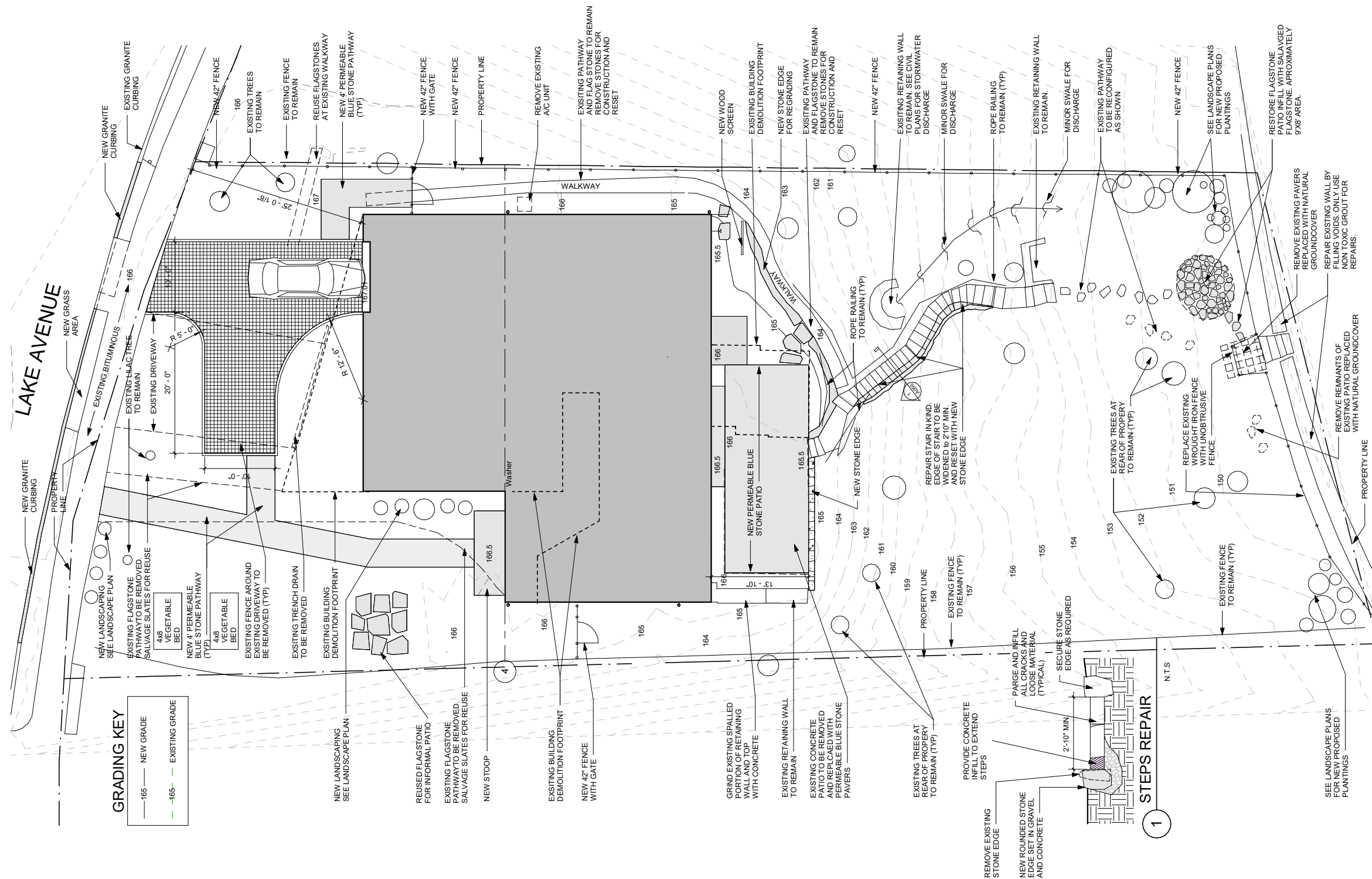
CHECKED BY: DA

Merrill Engineers and Land Surveyors
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
 WWW.MERRILLINC.COM

SITE PLAN
 96 LAKE AVENUE
 PARCEL ID: 62001 0014A
 NEWTON, MASSACHUSETTS

APPLICANT

JULY 20, 2021
SCALE: 1"=10'
JOB NO. 21-263
LATEST REVISION:



PROJECT: **96 LAKE ZNE**

PROJECT ADDRESS: 96 LAKE AVE NEWTON MA

TAX ASSESSOR PARCEL #: _____

ARCHITECT: **PLACETAILEDOR, INC.**
103 TERRACE STREET
ROXBURY, MA 02120

CONSULTANTS

CLIENT: **WARBRUG**
96 LAKE AVE NEWTON, MA

MARK	DATE	DESCRIPTION

SUBMISSION DATE: **07/20/2021**

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ARCHITECTURAL SITE PLAN

A050





PROJECT: **96 LAKE ZNE**
 PROJECT ADDRESS: 96 LAKE AVE NEWTON MA
 TAX ASSESSOR PARCEL #:
 ARCHITECT: **PLACETAILEDOR, INC.**
 103 TERRACE STREET
 ROXBURY, MA 02120
 CONSULTANTS

CLIENT: **WARBRUG**
 96 LAKE AVE NEWTON, MA

MARK	DATE	DESCRIPTION

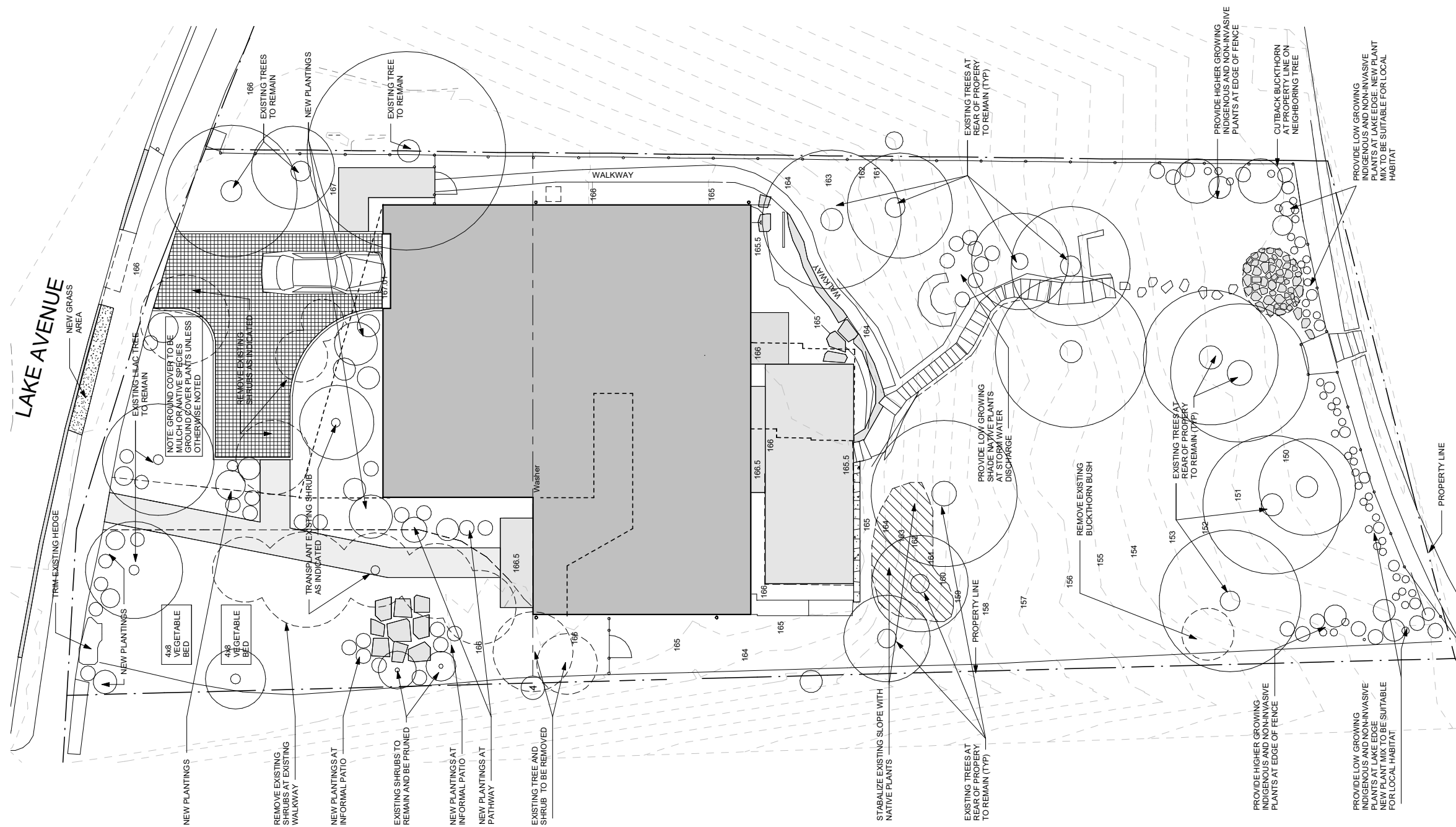
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LANDSCAPE PLAN

A051



96 LAKE AVENUE PLANT LIST

MITIGATION PLANTING SCHEDULE				
ABBREVIATION	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT RANGE
CA	CLETHRA ALNIFOLIA	SUMMERSNEET, SWEET PEPPER BUSH		3'-8' TALL
IV	CLETHRA ALNIFOLIA	WINTERBERRY		3'-8' TALL
CS	CORNUS SERICEA	RED-OSIER DOGWOOD		3'-6' TALL
LC	LOBELIA CARDINALIS	CARDINAL FLOWER		3' TALL
LS	LOBELIA SIPHILITICA	BLUE LOBELIA		3' TALL
KL	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL		3' TALL
KLL	KALMIA LATIFOLIA	MOUNTAIN LAUREL		6-15' TALL
			TOTAL: ## PLANTS	