

- Notes:**
- Prior to an occupancy permit being issued, the water and sewer services must be in place and accepted by the Engineering Division.
 - The contractor needs to notify the Engineering Department 48 hours in advance and schedule an appointment to have the drainage system, water and sewer services inspected. The system and utilities must be fully exposed for the inspector. Once the inspector is satisfied, the system and utilities may be back filled.
 - The applicant must apply for a Street Opening and Utilities Connection Permit as well as a sidewalk crossing permit with DPW.
 - The utilities shown were compiled from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required prior to any excavation.
 - All work shall 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.
 - The contractor shall provide Police Details for the direction and control of traffic, as required by the city engineer. All roads effected by construction shall remain open to emergency vehicles at all times. Contractor is to coordinate with Police and Fire Department to ensure public safety.
 - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 - The existing water service shall be completely removed from the dwelling to the corporation at the main. The corporation shall be capped, and a new tap shall be made for the new service. Each phase of this process must be inspected by a representative of the Engineering Division, failure to having this inspection performed, may result in the delay or denial of the water service permit.
 - The existing sewer service shall be completely removed from the existing dwelling and to the existing connection at the main. The abandonment, along with the new connection must be witnessed by a representative of the Engineering Division. Failure to having these inspections may result in the denial or delay of issuing a sewer permit.
 - The contractor shall be responsible for all proposed grading as shown on plan. Any variations to proposed grading shown and/or any changes to proposed structure may result in non compliance with zoning regulations.
 - All utilities trenches with the exception of gas, 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
 - 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 roof drains are to be connected to proposed drywells. Roof drains with less than 4' cover to be Sch 80 PVC or ductile iron.
 - Contractor to relocate existing drive opening and curb cut, match existing sidewalk, existing loam/seed grass berm area as necessary.
 - 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
 - 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 City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
 - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. Chapter 82A, Trench Excavation Safety Regulations, 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.
 - Any tree removed from site must comply with City of Newton Tree Ordinance.
 - Proposed drainage design and calculations meet the minimum standards as required by the City of Newton Engineering Division for this development as shown.
 - Contractor to close existing curb cut, match all existing materials and loam and seed as necessary. All work done within the City of Newton right-of-way must be fully ADA compliant.
 - Per City of Newton Ordinance #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 Engineering Construction Inspector 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.
 - If at the time of construction the roadway is under a 5 year moratorium, the roadway must be milled and paved gutter to gutter for a distance of 25' in each direction from the outermost trenches.
 - 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 the 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 this office.
 - This office is responsible for on-site inspections(s) of the locations and elevations of all subsurface structures. This includes but is not limited to drainage, water & sewer services, roof leader collection system, trench drains, manholes, catch basins, etc. A representative from this office must also conduct a "bottom hole inspection" prior to any subsurface drainage system(s) being installed and also after system is installed prior to back filling. Contractor shall notify this office no less than 48 hours prior to the installations or necessary above inspections. Any of the above not inspected as required will have to be excavated and exposed for the necessary inspections.

Lot Area=22,738±sf

Zoning District: MR1
Old Lot Status

Allowed/Required
Lot Coverage=30% Max.
Open Space=50% Min.

Existing
Lot Coverage=8.99%
Open Space=79.25%

Proposed
Lot Coverage=22.22%
Open Space=59.88%

Existing Impervious Surface=5430±sf
Proposed Impervious Surface=9981±sf
Increase of Impervious Surface=4551±sf

NOTE
ENTIRE WORK AREA/LOT TO BE ENCOMPASSED BY A MINIMUM OF 6' TALL TEMPORARY CONSTRUCTION FENCING THROUGHOUT ENTIRE PROJECT. THIS FENCING CAN BE CONNECTED TO ANY EXISTING FENCING THAT WILL REMAIN. FIELD LOCATE ALL PROPOSED AND EXISTING FENCING ON LOCUS AS NECESSARY. A 20' WIDE GATE TO PROVIDED AT THE PROPOSED DRIVEWAY ENTRANCE.

ELEVATIONS SHOWN ON THE CITY OF NEWTON SEWER BASE
ANY AND ALL UNSUITABLE MATERIAL FOUND BENEATH ALL STRUCTURES, UTILITIES, IMPROVEMENTS ETC. TO BE REMOVED TO SUITABLE MATERIAL AND REPLACED WITH APPROPRIATE BACKFILL USING PROPER ENGINEERING TECHNIQS AND SPECIFICATIONS

UTILITIES SHOWN WERE COMPILED FROM ACTUAL FIELD LOCATIONS, BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. FIELD VERIFY PRIOR TO ANY EXCAVATION.

WALLS, FENCES AND TREE LOCATIONS SHOWN ALONG AND NEAR LOT LINES ARE APPROXIMATE, ACTUAL OWNERSHIP TO BE DETERMINED UPON LOT LINES BEING STAKED

ALL PROPOSED RETAINING WALLS TO BE LESS THAN 4' TALL IN A SETBACK. ALL WALLS DESIGNED BY OTHERS.

CONTRACTOR TO NOTIFY DESIGN ENGINEER A MIN. OF 72 HOURS PRIOR TO THE EXCAVATION AND INSTALLATION OF ANY PROPOSED DRAINAGE, UTILITIES, SERVICES, ROOF LEADER SYSTEM PIPING, ETC. THE CITY OF NEWTON ENGINEERING DIVISION REQUIRES THE DESIGN ENGINEER TO AS BUILT ALL PROPOSED UTILITIES LOCATIONS AND ELEVATIONS, CONTRACTORS NOTES ARE NOT ACCEPTABLE. ANY INSTALLED UTILITY WITHOUT DESIGN ENGINEER OBTAINING NECESSARY LOCATIONS AND ELEVATIONS WILL HAVE TO BE RE-EXCAVATED TO ALLOW FOR THIS INFORMATION TO BE OBTAINED.

ALL TOP, SUB AND UNSUITABLE MATERIAL BELOW DRAINAGE FIELDS IS TO BE REMOVED AND REPLACED WITH APPROPRIATE BANK RUN GRAVEL BROUGHT UP TO THE BOTTOM OF STONE ELEVATION

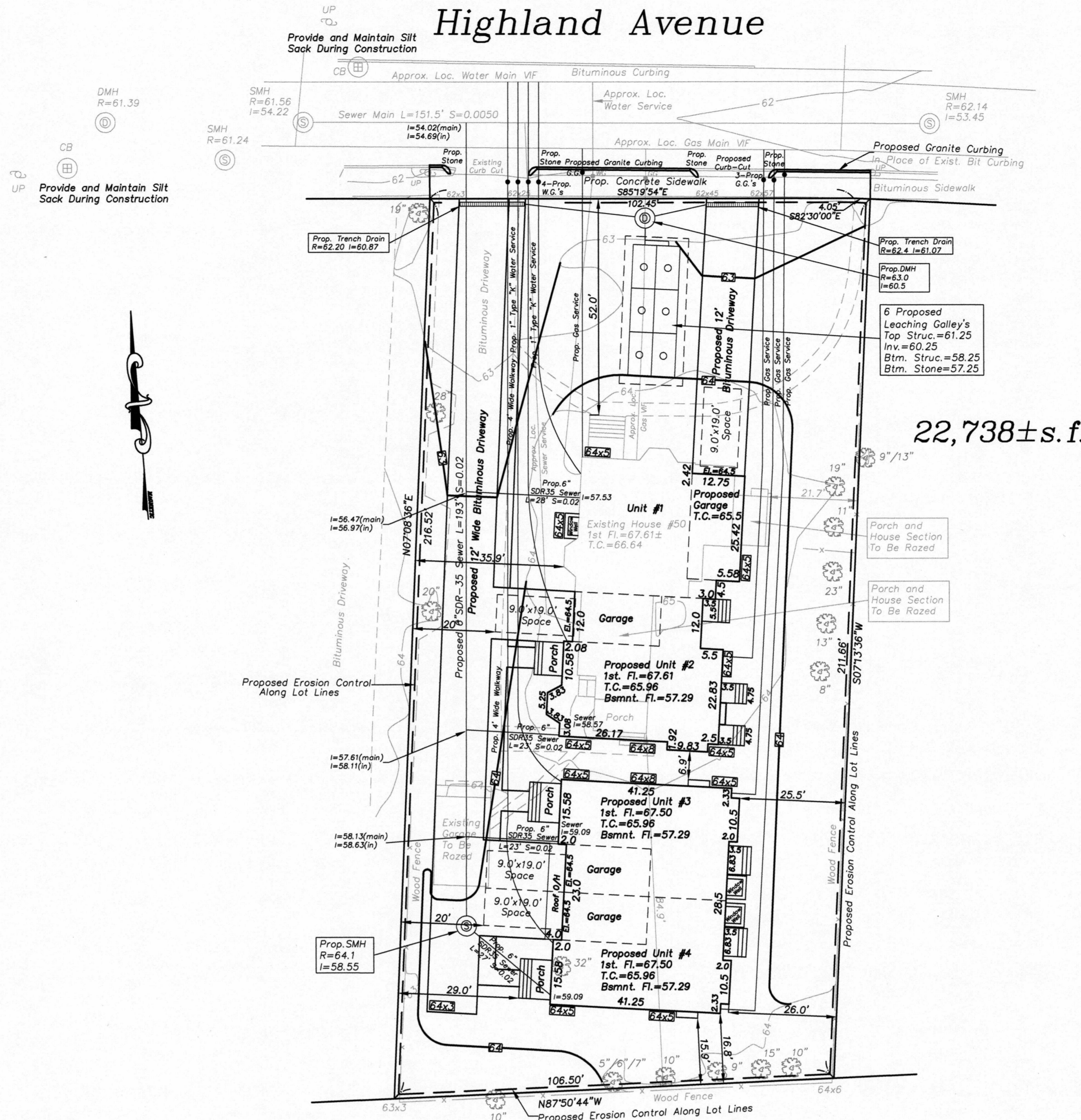
Legend

- = Erosion Control
- ▬▬▬ = Trench Drain
- ⊕ = Catch Basin
- ⊙ = Drain ManHole
- ⊙ = Sewer ManHole
- ⊕ = Hydrant
- = Gas Gate
- = Water Gate
- ⊗ = Gas Gate
- ⊗ = Water Gate
- ⊙ = Utility Pole
- ☆ = Light Pole
- ⊕ = Test Pit
- ⊙ = Tree
- R=100.00 = Rim Elevation
- I=90.00 = Invert Elevation
- T.C.=103.00 = Top of Concrete Elevation
- ⊕ = Proposed Spot Elevation
- ⊕ = Proposed Contour Line
- ⊕ = Existing Contour Line
- 6.3x3 = Existing Spot Elevation
- x = Existing Fence
- ⊕ = Proposed D-Stone
- S8579°54'E 102.45' = Property Line W/Bearing & Distance

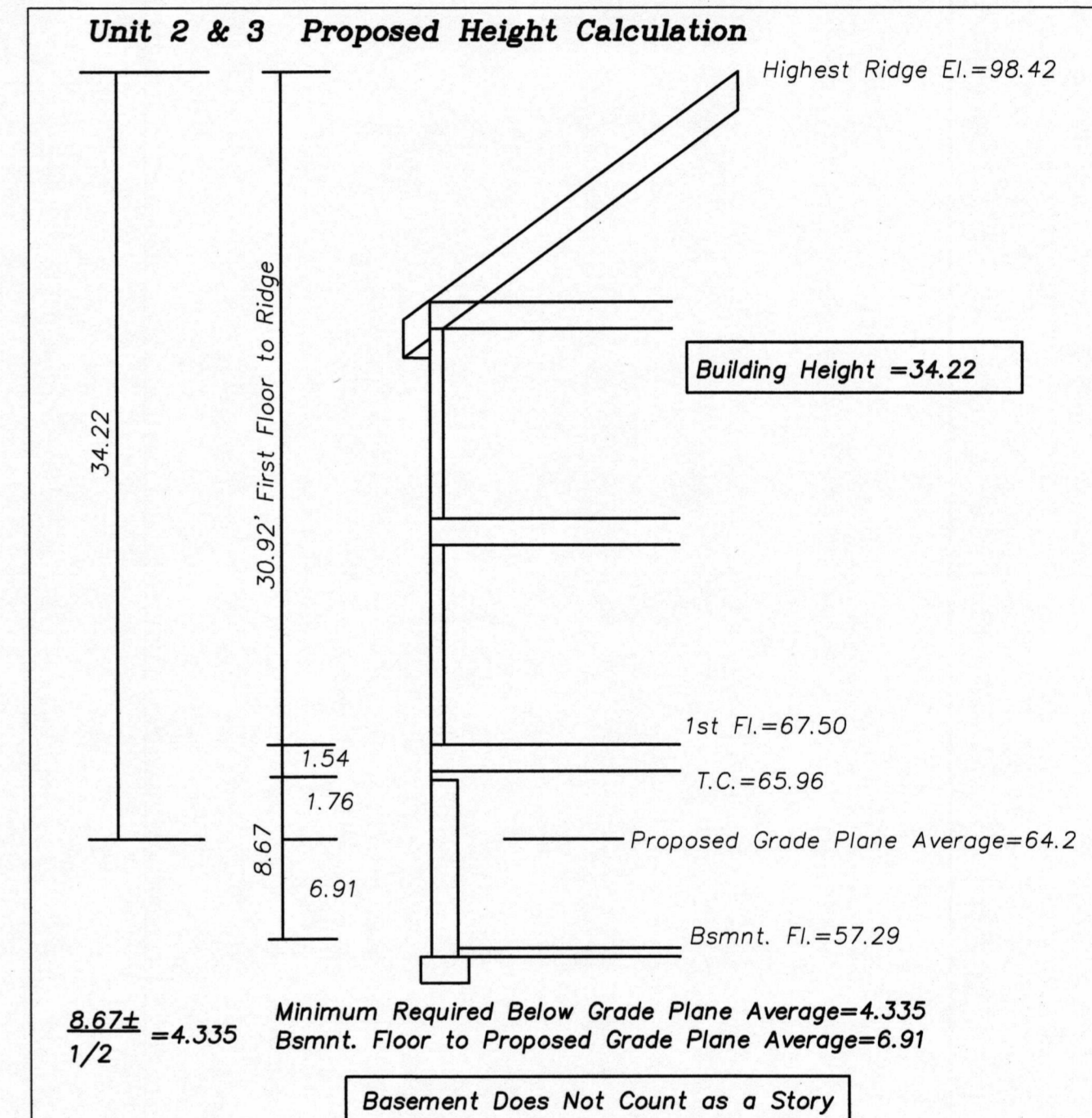
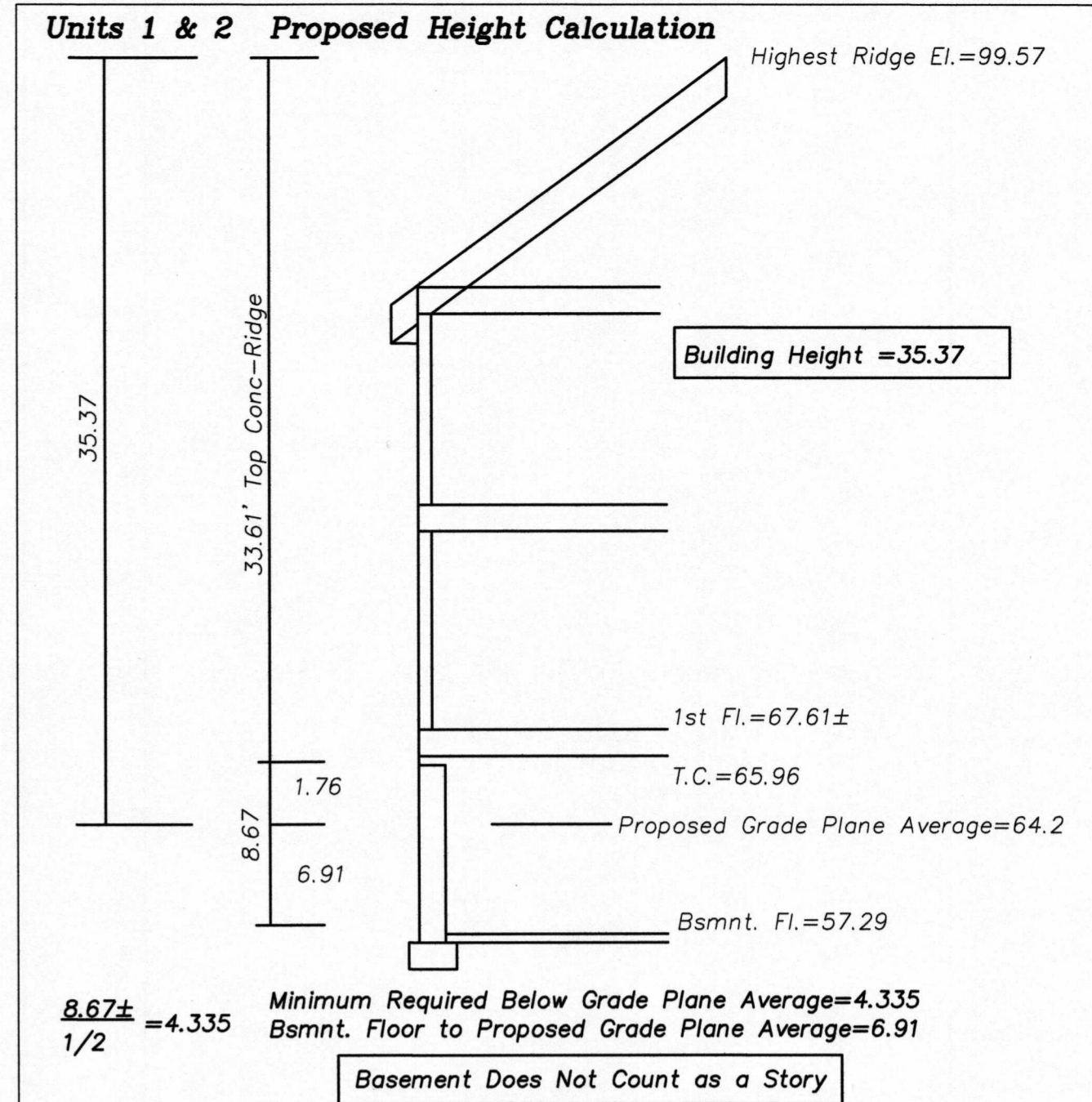
ZONING CHART			
50 HIGHLAND AVENUE, NEWTON, MASSACHUSETTS			
ZONE: MR-1 OLD			
REGULATION	REQUIRED	REQUIRED WITH SPECIAL PERMIT	PROPOSED 4 UNITS
LOT AREA	7,000S.F.	15,000S.F.	22,738S.F.
LOT AREA/UNIT	-	4,000S.F.	5,684.5S.F.
LOT FRONTAGE	70.0'	80.0'	106.50'
FRONT SETBACK	25.0'	25.0'	52.0'
SIDE SETBACK	7.5'	25.0'	25.5'/29.0'
REAR SETBACK	15.0'	25.0'	15.9'
BUILDING HEIGHT UNIT 1 & 2	36.0'	36.0'	35.37'
AVERAGE GRADE UNIT 1 & 2	-	-	64.2
BUILDING HEIGHT UNIT 3 & 4	36.0'	36.0'	34.22'
AVERAGE GRADE UNIT 3 & 4	-	-	64.2
LOT COVERAGE	30%	25%	22.22%
OPEN SPACE	50%	50%	59.88%

* DOES NOT MEET THE REQUIREMENT

Highland Avenue



22,738±s.f.

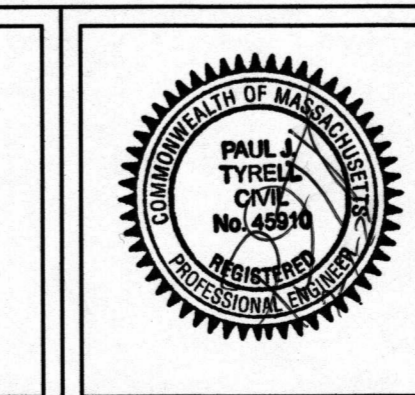
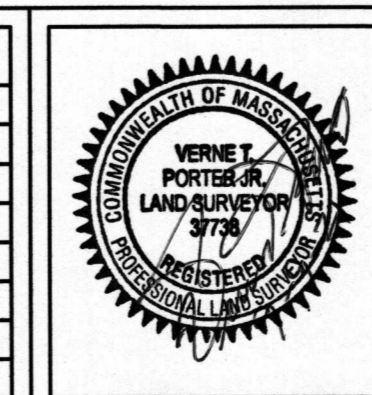


Dig Safe
Excavators
Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



REVISIONS

DATE	DESCRIPTION



~Proposed Conditions Site Plan~

50 Highland Avenue
Newton, Massachusetts

Scale: 1"=20' September 9, 2021

VERNE T. PORTER Jr, PLS
Land Surveyors - Civil Engineers
354 Elliot Street, Newton, Ma. 02464

Design By:GNB
Checked By:VTP
Drawn By:GNB

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