

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	
MAG NAIL	
STONE BOUND	
IRON ROD	
STAKE & NAIL	
SPIKE	
DRILL HOLE	

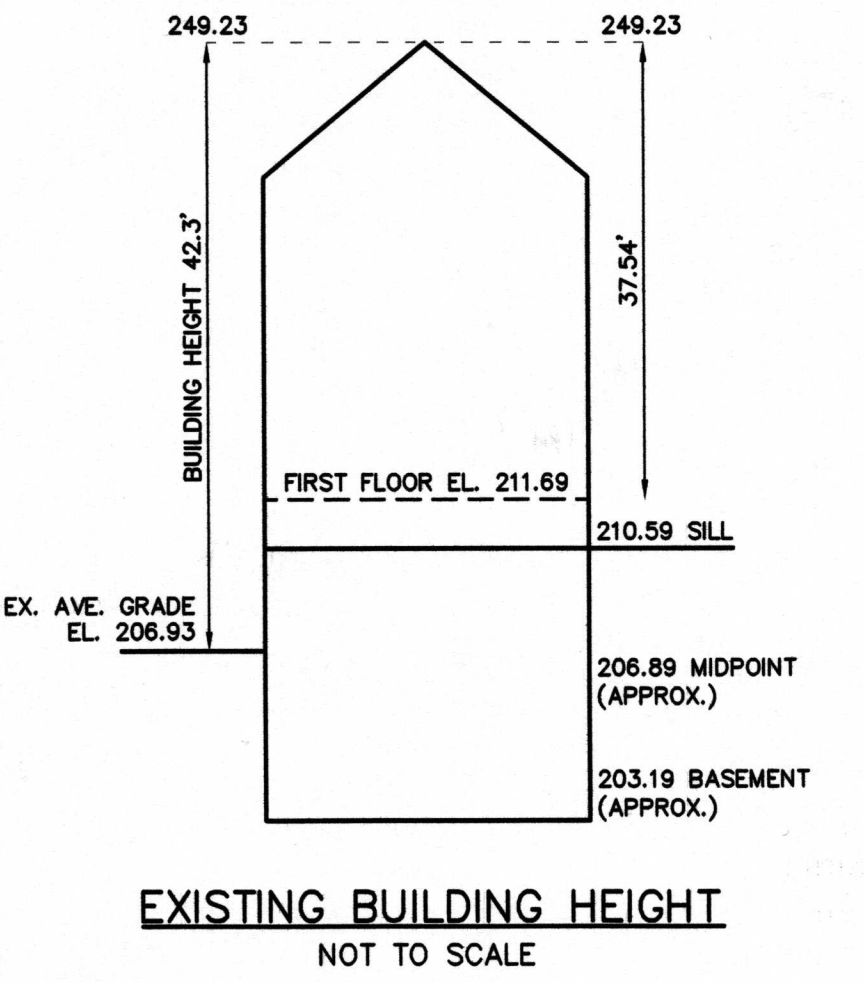
IMPERVIOUS AREA CALCULATION

	EXISTING	PROPOSED
BUILDING	1,926.3s.f.	1,911.5s.f.
PORCH	449.5s.f.	388.7s.f.
RETAINING WALLS	193.9s.f.	90.6s.f.
DRIVEWAY (ASPHALT, CONCRETE)	2,133.4s.f.	2,447.8s.f.
WALKWAYS	232.7s.f.	267.4s.f.
LANDINGS		200.6s.f.
TOTAL	4,935.7s.f.	5,306.5s.f.
INCREASE IN IMPERVIOUS AREA 370.8s.f.		
LOT AREA		14,383.7s.f.
4% OF LOT AREA (OR 400s.f. MAX.)		575.3s.f.
		USE 400s.f. MAX.
370.8s.f. < 400.0s.f. ----> DRAINAGE NOT REQUIRED		

Length Weighted Mean Existing Conditions Average Grade Calculation (HOUSE)

Segment	A	B	C	D	E	F
	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2	Average Segment Height	F=BxE
1	12.60	210.02	208.84	209.43	2638.82 Sq. Ft.	
2	13.30	208.85	207.54	208.20	2788.99 Sq. Ft.	
3	14.45	207.55	205.11	206.33	2981.47 Sq. Ft.	
4	7.00	203.43	203.94	203.69	1425.80 Sq. Ft.	
5	8.95	203.68	203.60	203.64	1822.58 Sq. Ft.	
6	8.40	204.72	203.15	203.94	1713.05 Sq. Ft.	
7	14.35	203.07	202.90	202.99	2912.83 Sq. Ft.	
8	34.10	206.96	203.39	205.18	6996.47 Sq. Ft.	
9	6.25	206.74	206.33	206.54	1280.84 Sq. Ft.	
10	23.20	209.03	206.35	207.69	4818.41 Sq. Ft.	
11	20.65	210.03	206.62	208.33	4332.89 Sq. Ft.	
12	8.55	209.95	206.62	208.29	1793.66 Sq. Ft.	
13	18.90	210.02	209.72	209.87	3956.54 Sq. Ft.	
Total	190.70				39462.35 Sq. Ft.	

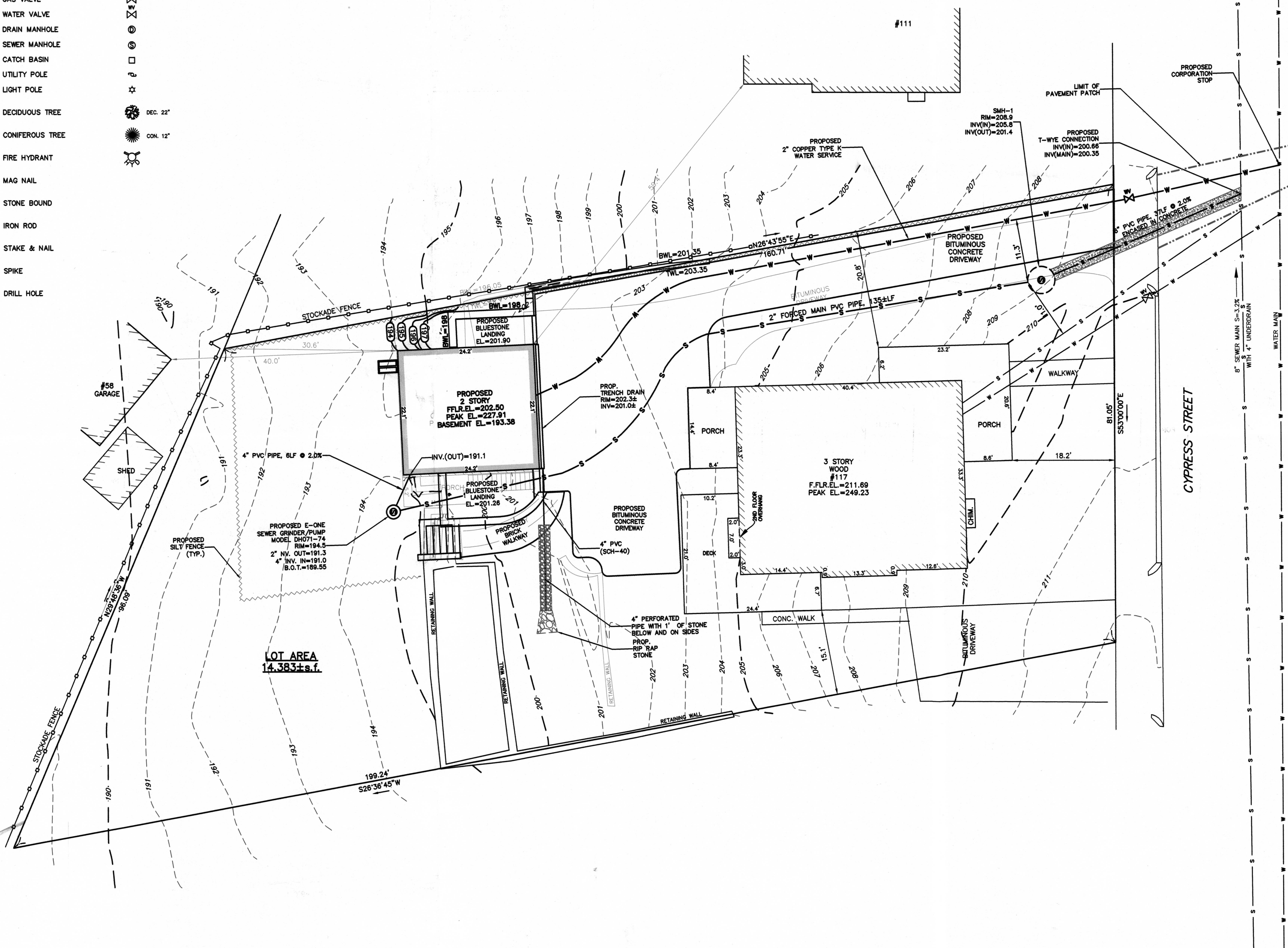
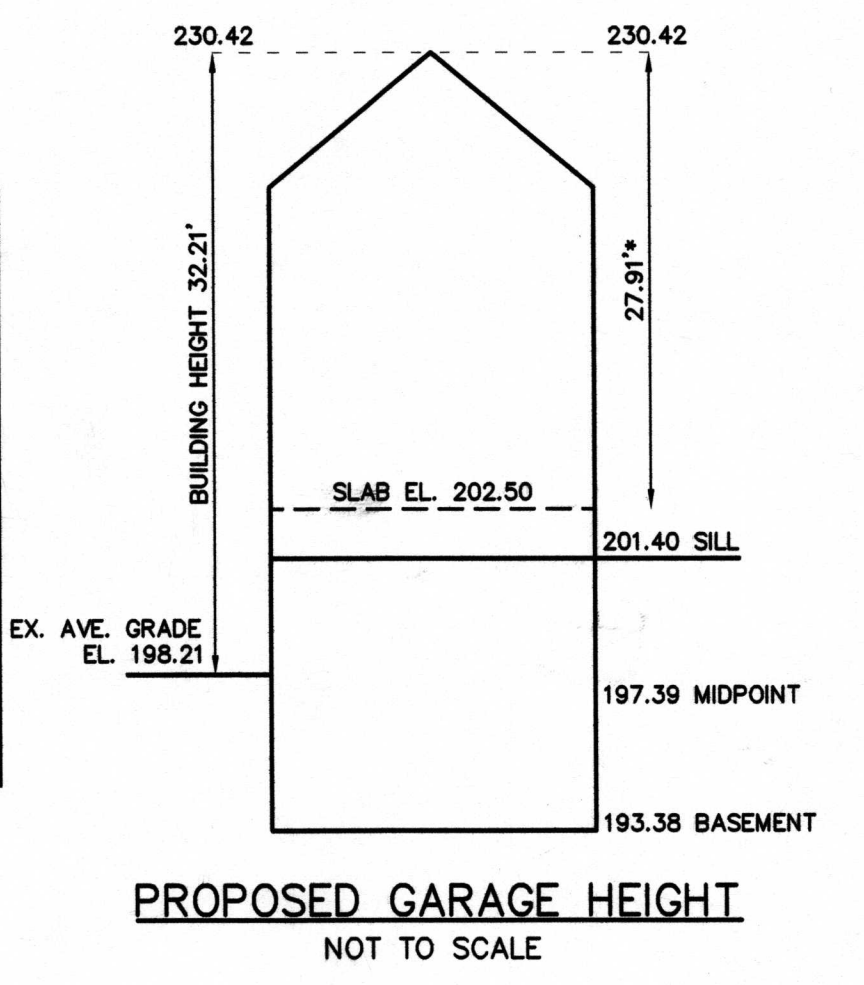
Total Column F / Total Column B = Average Grade
Average Grade: 206.93'



Length Weighted Mean Proposed Conditions Average Grade Calculation (GARAGE)

Segment	A	B	C	D	E	F
	Length of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2	Average Segment Height	F=BxE
1	12.66	201.76	201.66	201.71	2553.65 Sq. Ft.	
2	4.83	199.29	199.46	199.38	962.98 Sq. Ft.	
3	8.87	195.49	194.51	195.00	1339.65 Sq. Ft.	
4	27.70	194.15	192.99	193.57	5381.89 Sq. Ft.	
5	12.29	198.54	194.10	195.32	2400.48 Sq. Ft.	
6	12.07	202.21	201.25	201.73	2434.88 Sq. Ft.	
7	22.50	202.39	202.34	202.37	4553.21 Sq. Ft.	
Total	98.92				19606.75 Sq. Ft.	

Total Column F / Total Column B = Average Grade
Average Grade: 198.21'

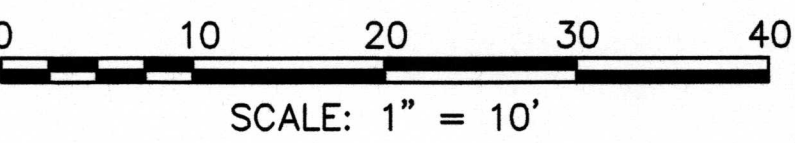
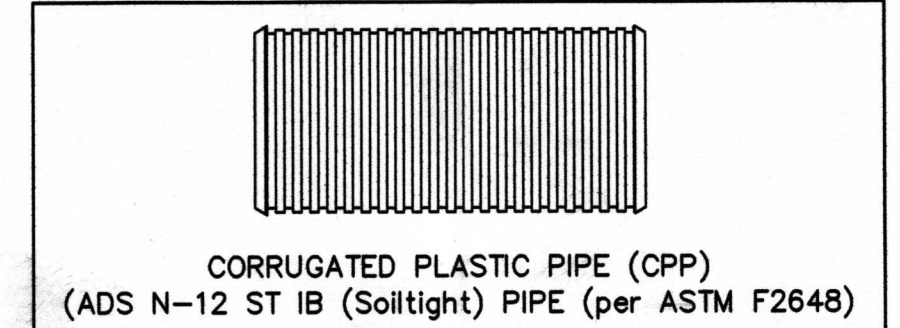


ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	14,848±s.f.	N/C
LOT FRONTAGE	70.0'	81.05'	N/C
FRONT SETBACK	25.0'	18.2'	N/C
SIDE SETBACK	7.5'	15.1'	N/C
REAR SETBACK	15.0'	N/A	N/C
BUILDING HEIGHT	36.0'	42.3'	N/C
AVERAGE GRADE	-	94.38	N/C
GARAGE BLDG. HGT.	22.0'	32.21'	-
GARAGE AV. GRADE	-	85.66	-
LOT COVERAGE	30.0%	16.5%	16.0%
OPEN SPACE	50.0%	69.1%	63.6%

*DOES NOT MEET REQUIREMENTS

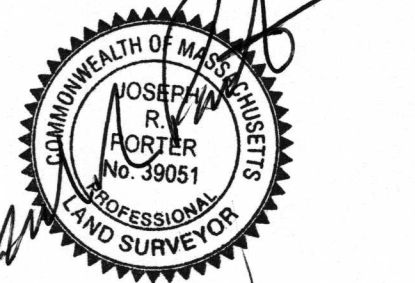
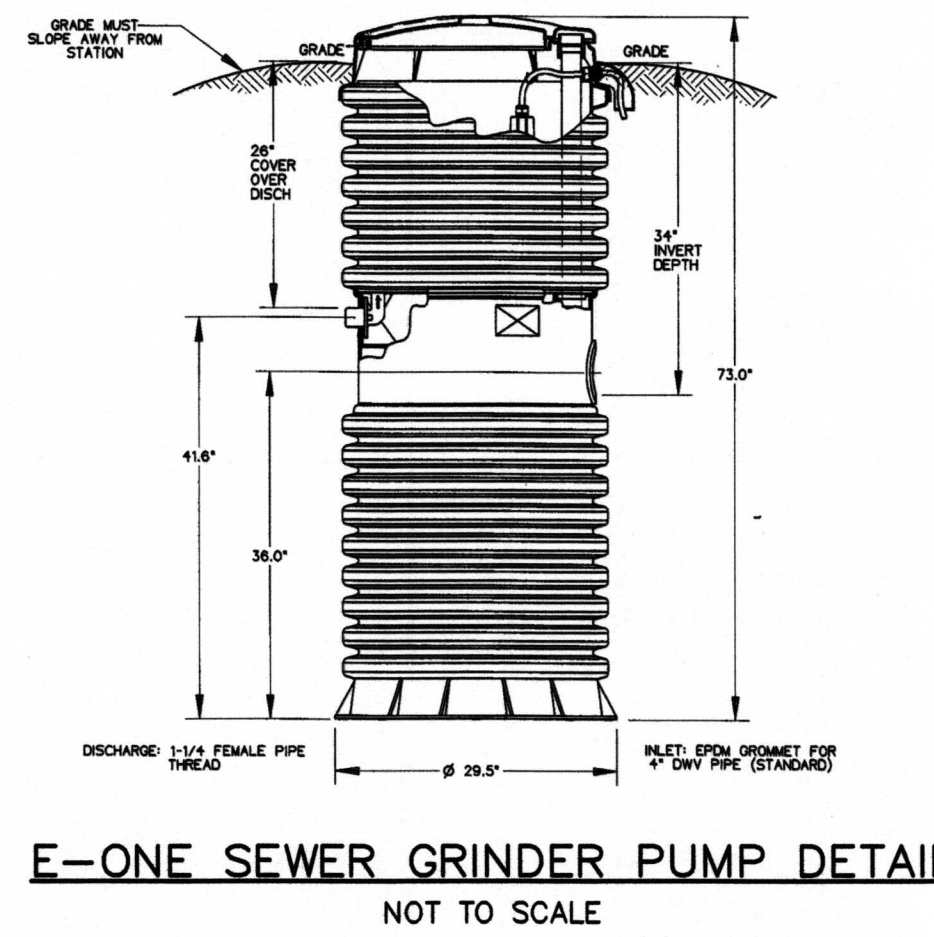
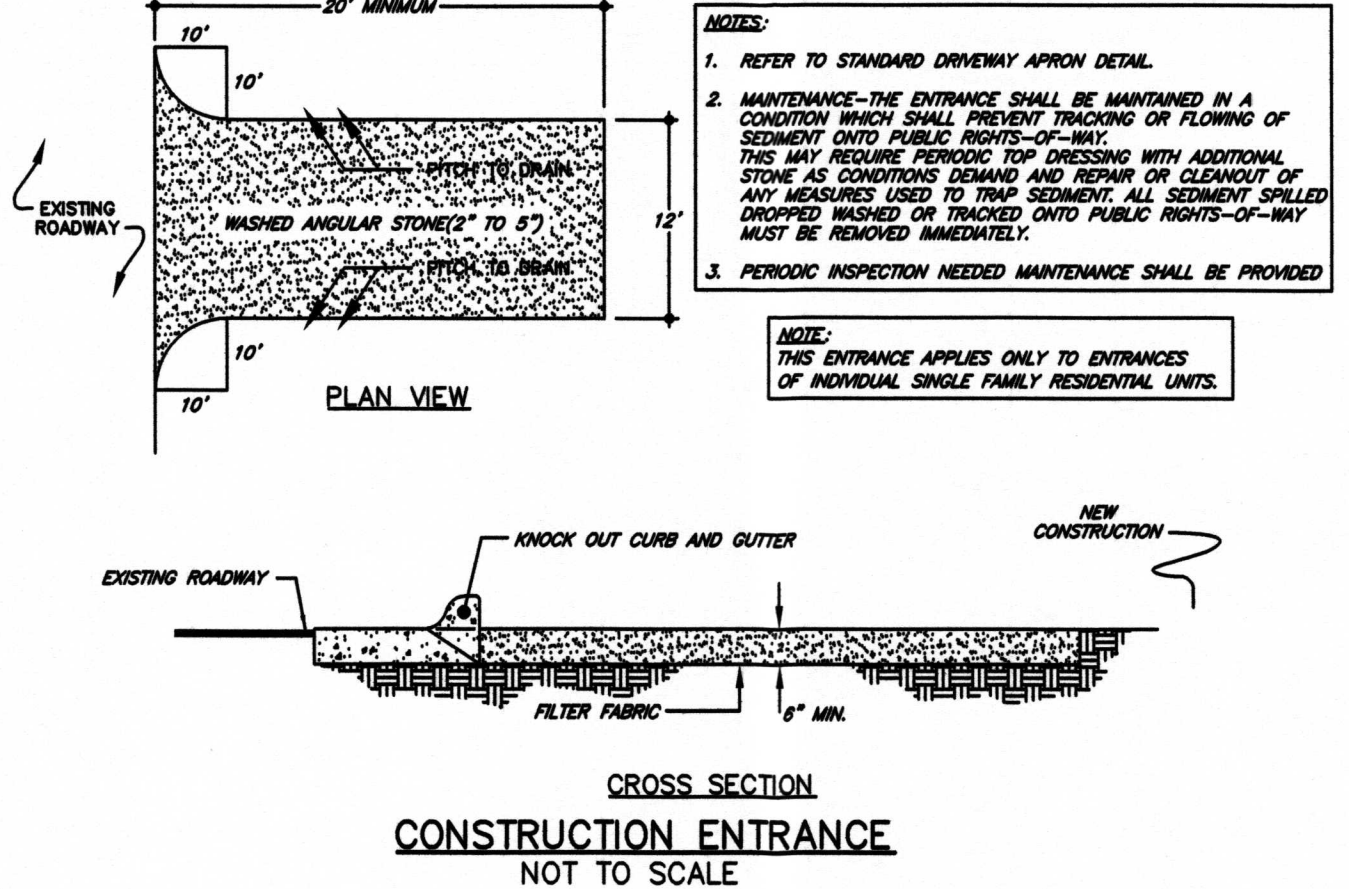
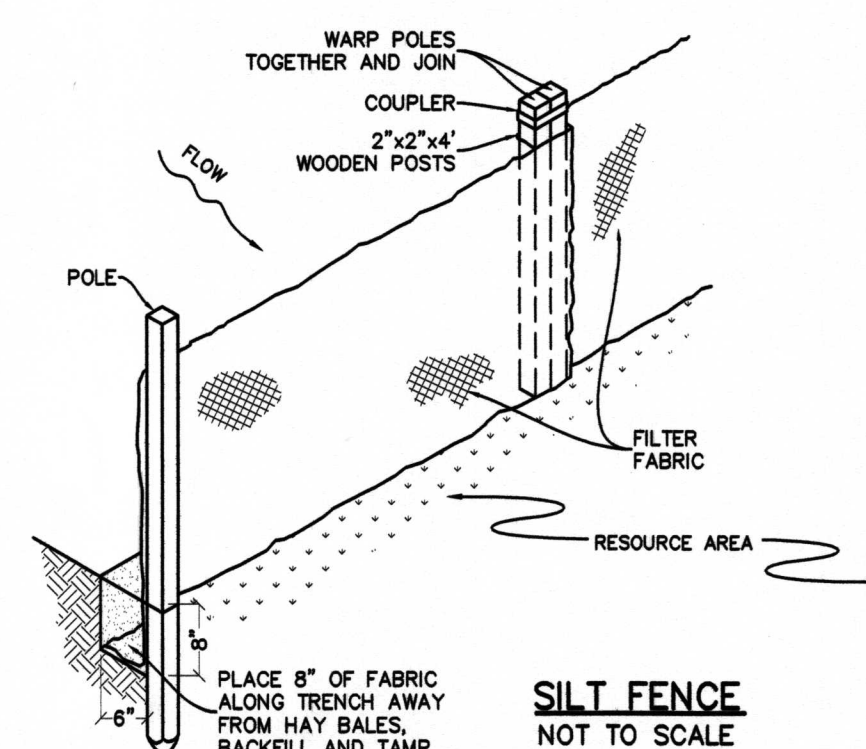
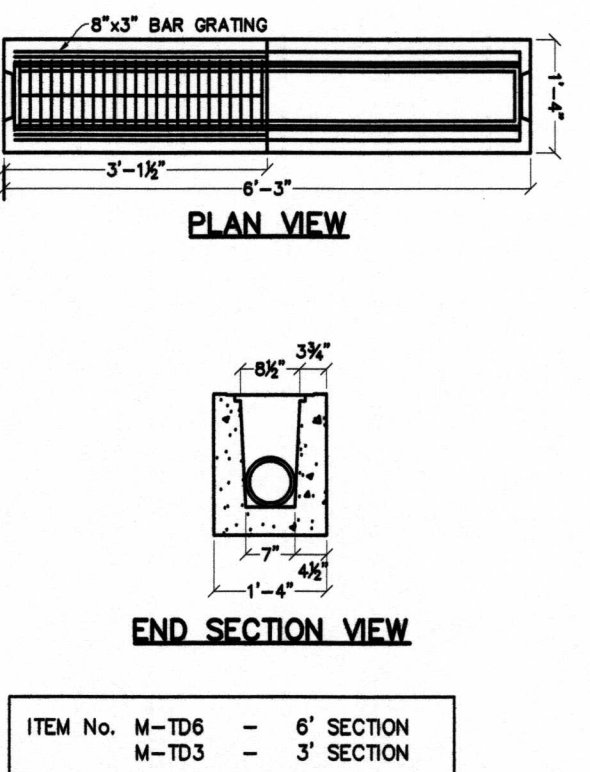
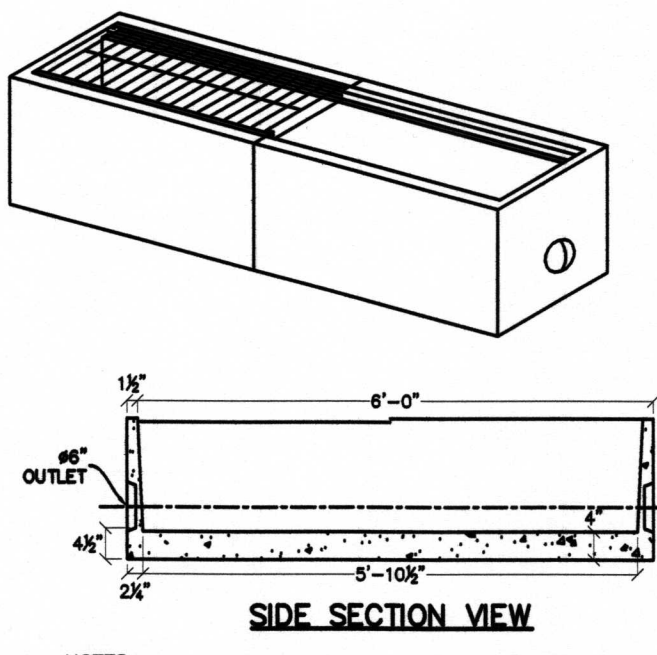
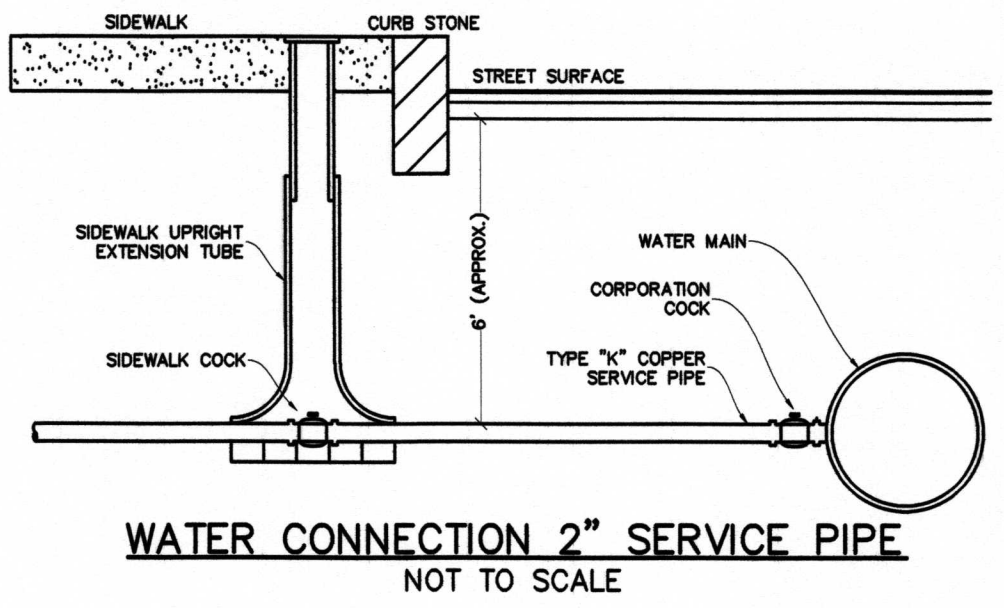
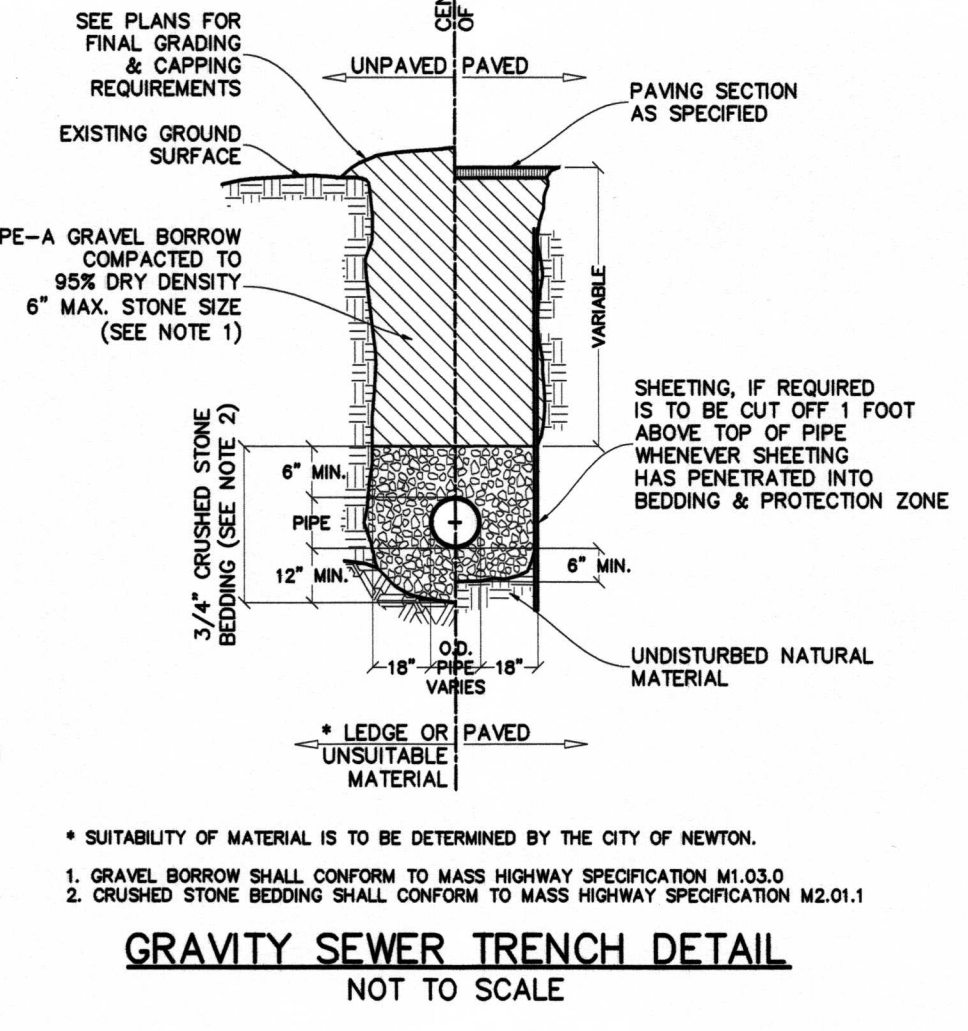
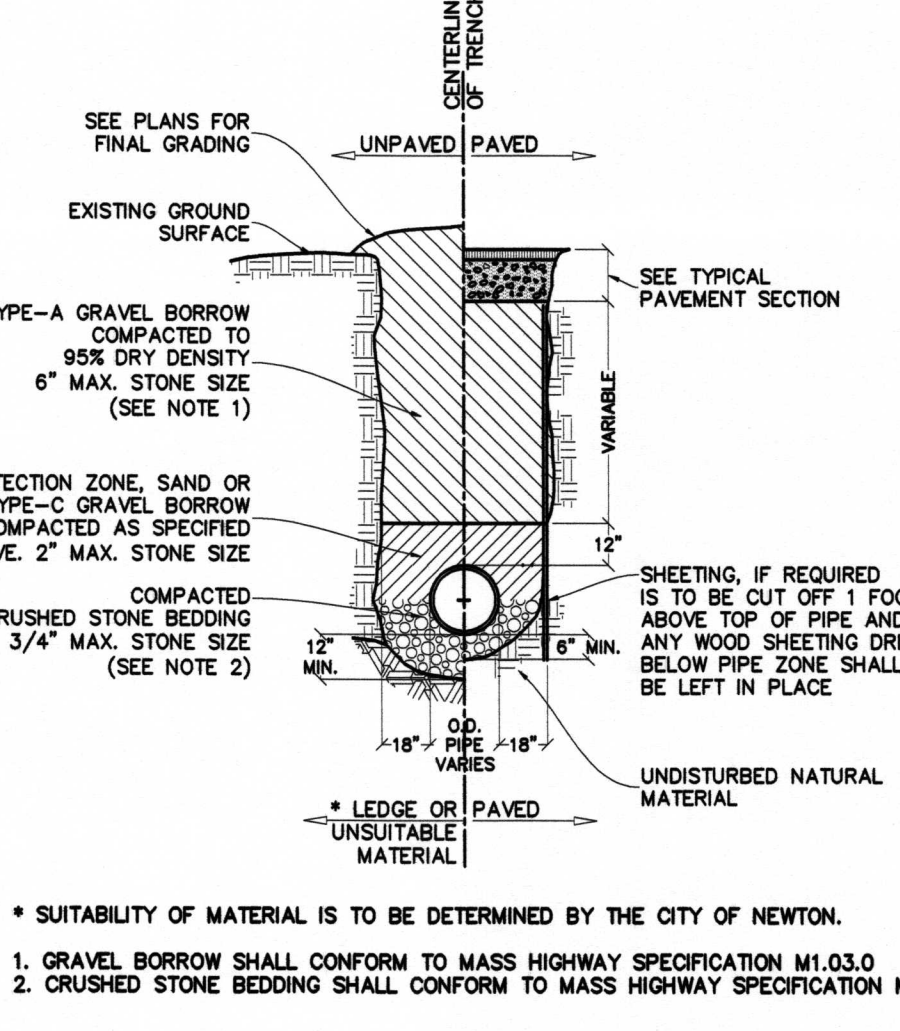
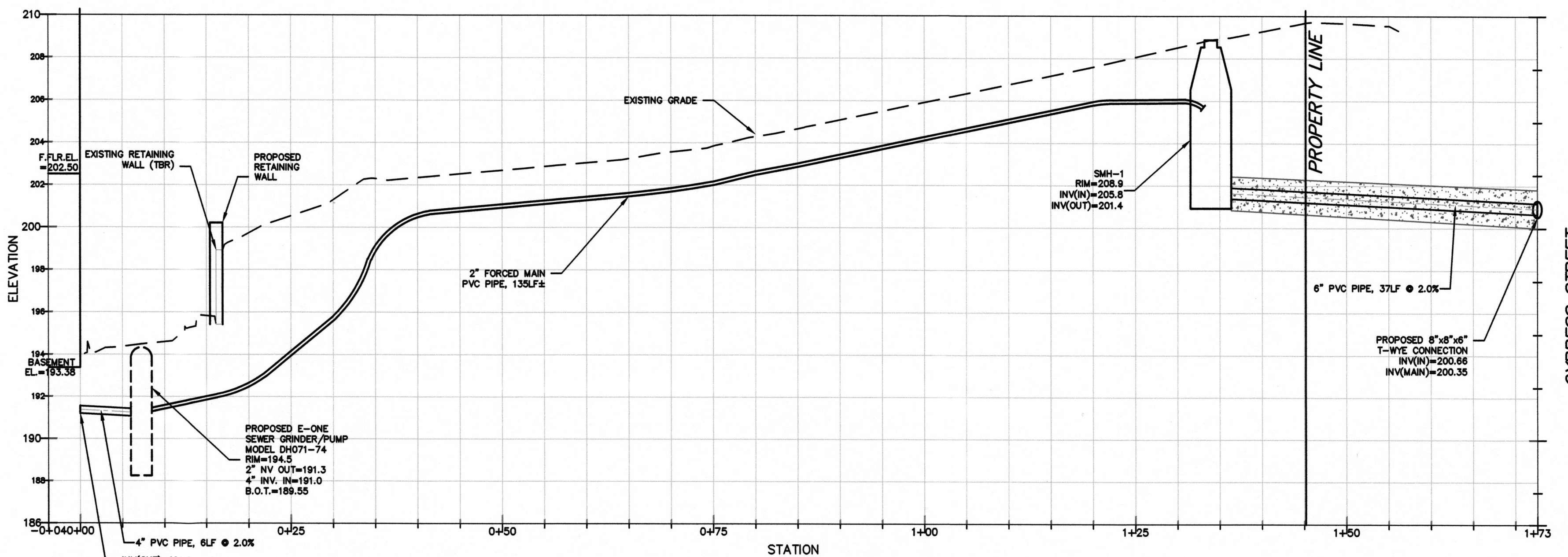
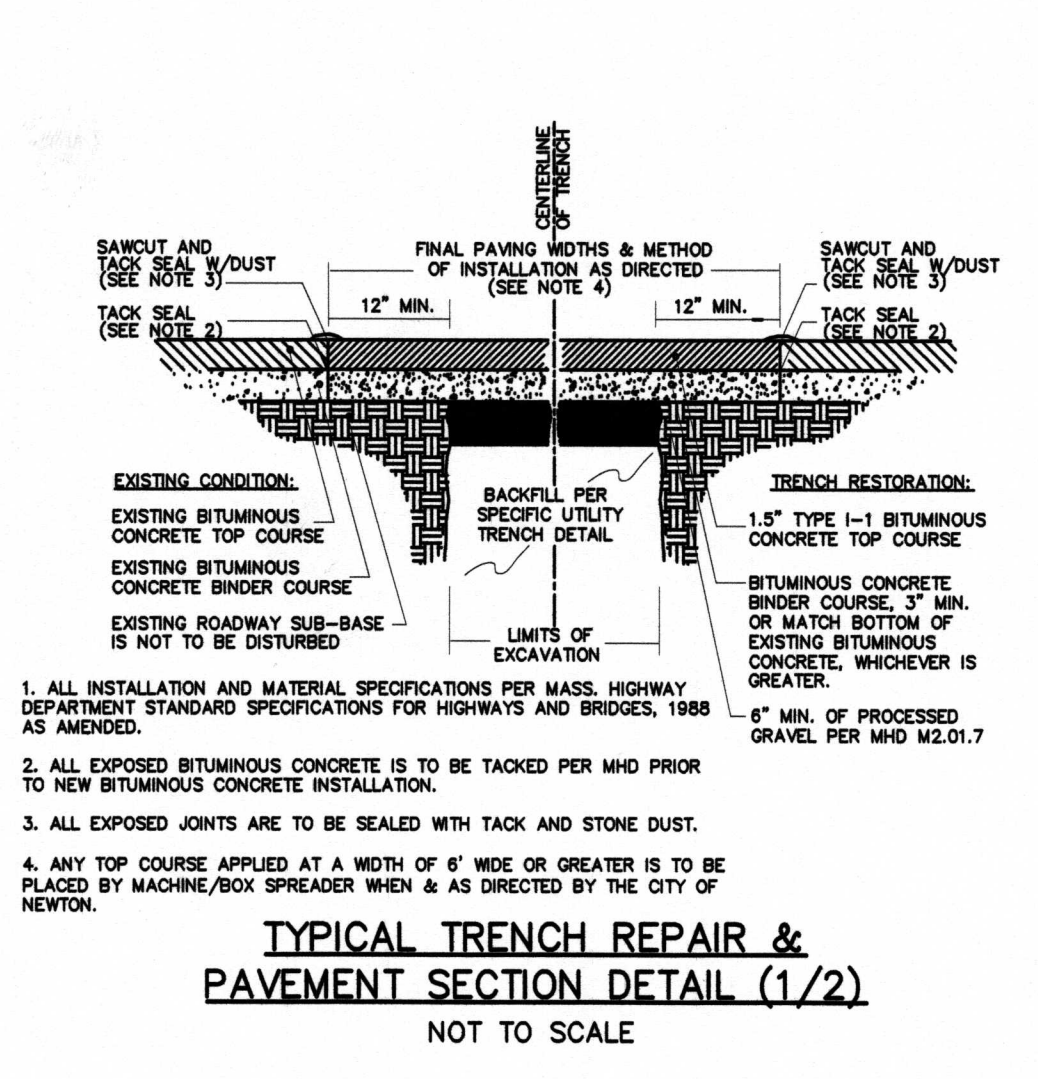
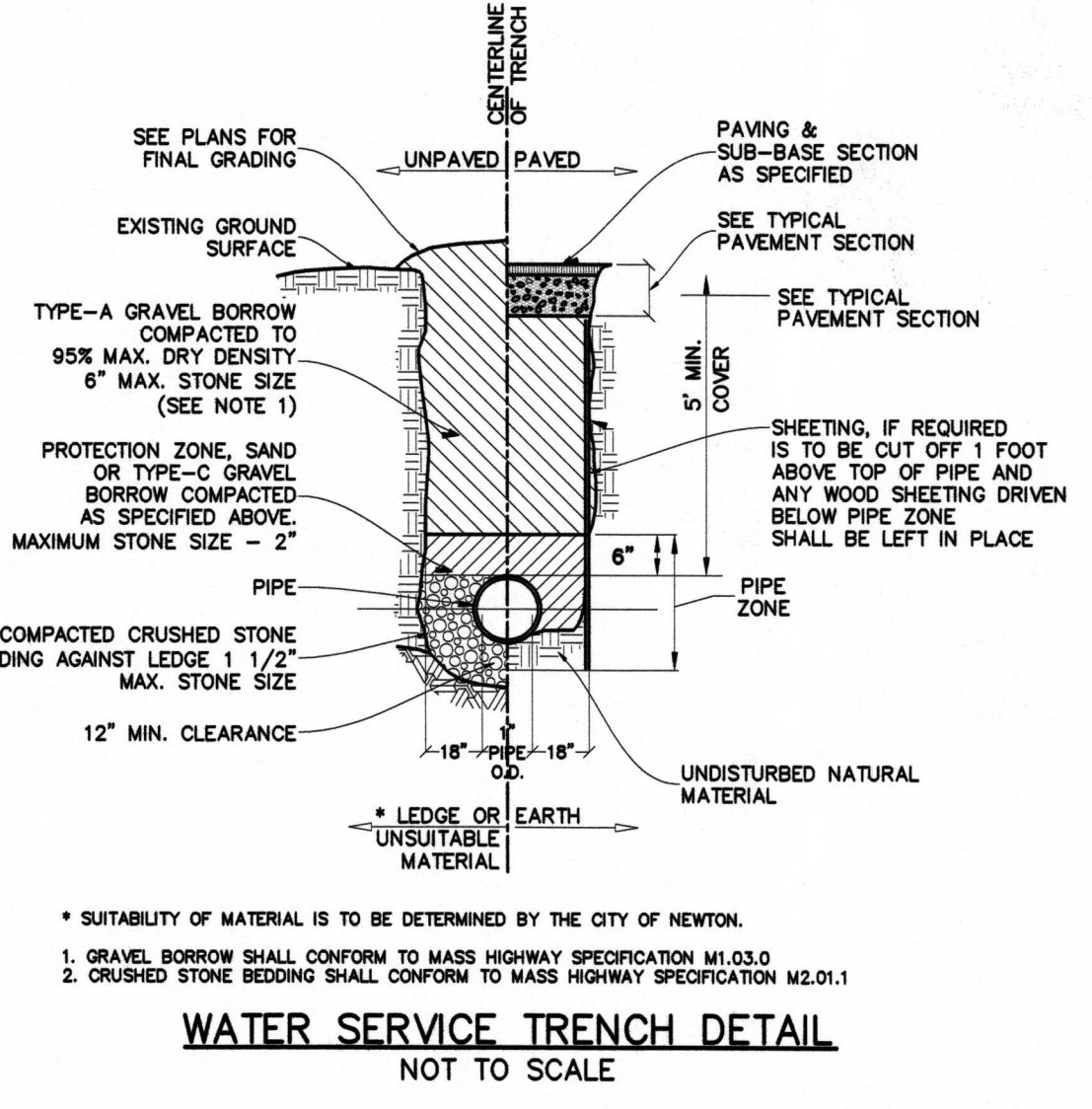
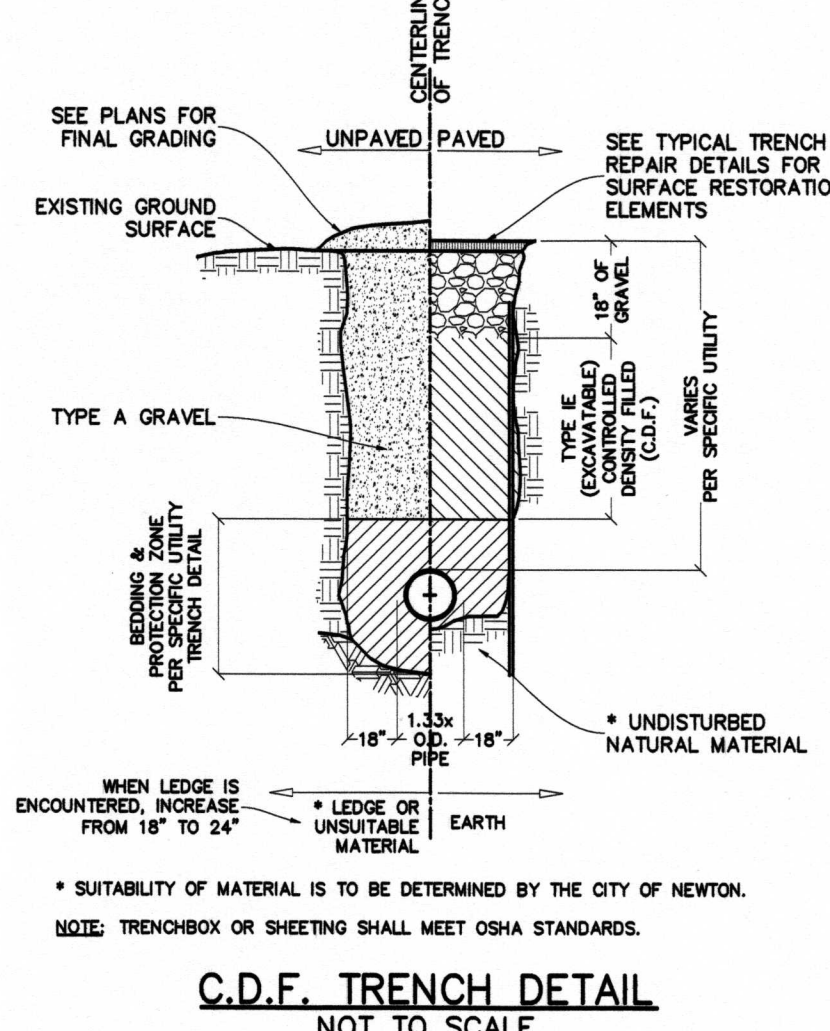
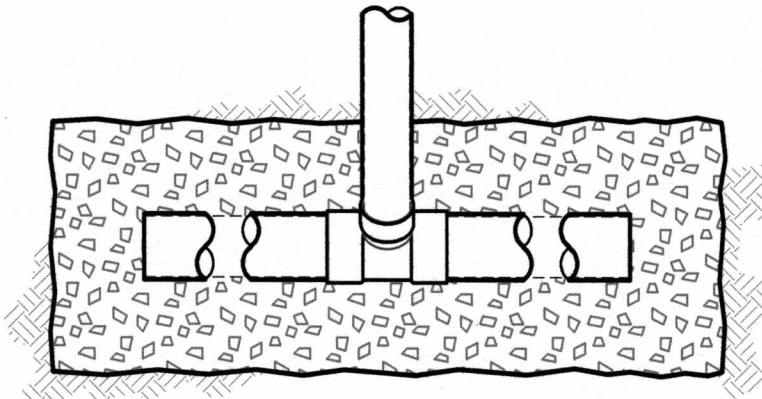
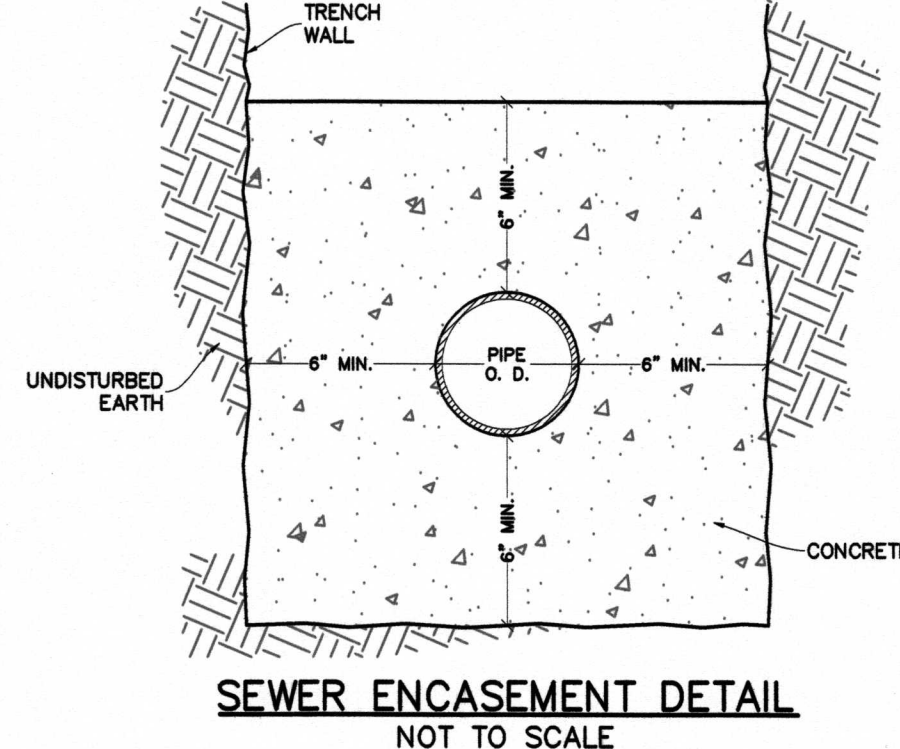
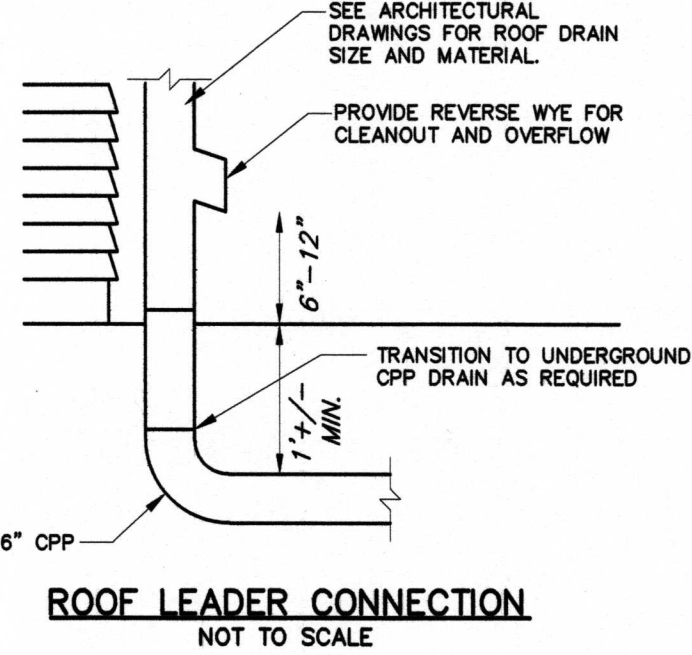
- NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES; SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
 - THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.
 - ALL THE PROPOSED DOWNSPOUT TO CONNECT INTO ONSITE INFILTRATION SYSTEM.



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#117 CYPRESS STREET
Patrick Powdermaker
SCALE: 1in.=10ft. DATE: MAY 18, 2022
PROJECT: 212176
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 VIDEO TAPED 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. 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 RIM & INVERT ELEVATIONS, SLOPES 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 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. 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 ENGINEER MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR 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.
11. ALL SILTATION CONTROL SYSTEMS SHALL BE INSTALLED AND INSPECTED BY THE CONSERVATION COMMISSION AGENT(S) PRIOR TO ANY CONSTRUCTION.
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 INSPECTION(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.
14. 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.



DETAIL SHEET
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#117 CYPRESS STREET
SCALE: AS SHOWN DATE: MARCH 18, 2022
PROJECT: 212176
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LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
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