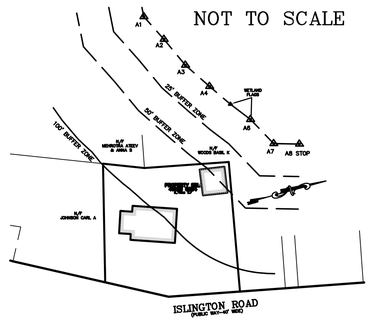
LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
S	SEWER MANHOLE
D	DRAIN MANHOLE
	CATCH BASIN
W	WATER MANHOLE
WV	WATER VALVE
	HYDRANT
GV	GAS VALVE
E	ELECTRIC MANHOLE
EH	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
M	MANHOLE
×148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
S	SEWER LINE
D	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 7/1/2020.

2. DEED REFERENCE: BOOK 72346, PAGE 86
PLAN REFERENCE: PLAN BOOK 5514, PLAN 16
PLAN REFERENCE: PLAN END OF BOOK 4406
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS PARTIALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS PARTIALLY MAPPED WITHIN ZONE AE, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0532E, IN COMMUNITY NUMBER: 250208, DATED 6/4/2010. SITE IS SUBJECT TO LETTER OF MAP AMENDMENT DATED OCTOBER 27, 2020 (SEE ECOTEC NARRATIVE).

5. CITY OF NEWTON ORDINANCE FLOODPLAIN DOES NOT OCCUR ON THE SITE.

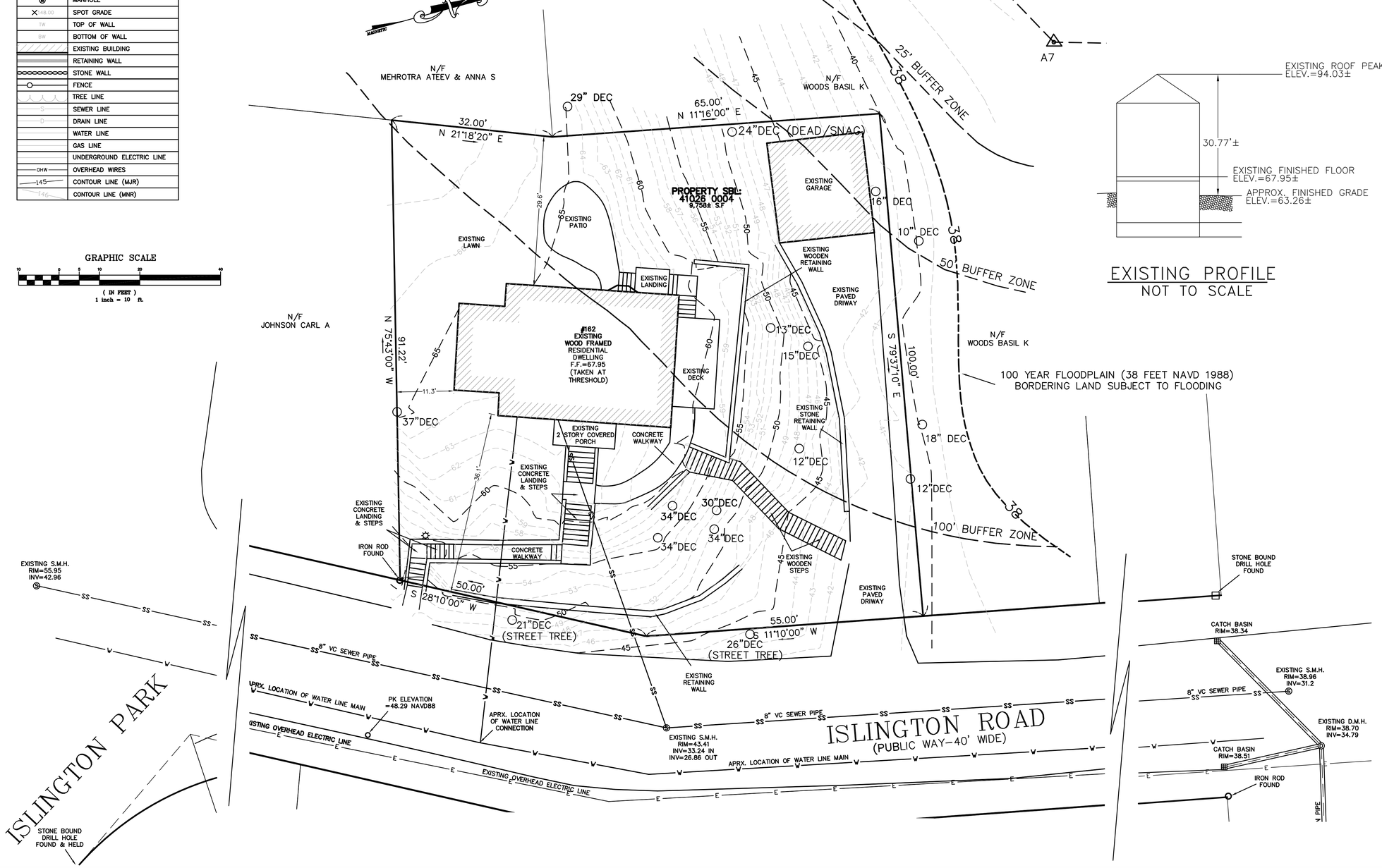
6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

7. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

8. ZONING INFORMATION: SR-3 (SINGLE RESIDENCE 3), LOT CREATED BEFORE 1953

9. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.

EXISTING PROFILE
NOT TO SCALE



Spruhan
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80 JEWETT ST, (SUITE 2)
NEWTON, MA 02458
Tel: 617-816-0722
Email:espruhan@gmail.com

162 ISLINGTON ROAD
NEWTON
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

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COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 49649
PROFESSIONAL LAND SURVEYOR

7/28/2022

DATE:	7/28/2022
DRAWN BY:	K.K
CHECKED BY:	E.S
APPROVED BY:	C.C

EXISTING CONDITIONS

SHEET 1 OF 1

LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
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W	WATER LINE
G	GAS LINE
	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

EXISTING IMPERVIOUS AREA	
	EXISTING
HOUSE	1,056 S.F
DRIVEWAY	830 S.F
PORCH	62 S.F
LANDING AND STEPS	341 S.F
GARAGE	379 S.F
PATIO	202 S.F
RET. WALL	245 S.F
WALKWAY	231 S.F
DECK	148 S.F
TOTAL	3,494 S.F

PROPOSED IMPERVIOUS AREA	
	PROPOSED
HOUSE+WINDOW WELL (5SF)	1,061 S.F
DRIVEWAY	1,131 S.F
PORCH	62 S.F
WALKWAY AND STEPS	362 S.F
GARAGE	379 S.F
PATIO	–
RET. WALL	394 S.F
SHED	53 S.F
DECK	388 S.F
TOTAL	3,830 S.F

EXISTING IMPERVIOUS AREA = 3,494 SF
PROPOSED IMPERVIOUS AREA = 3,830 SF

3,830 SF – 3,494 = 336 SF

WHICH IS LESS THAN THE LESSER OF 400 S.F. OR 4% OF THE 9,758 S.F. LOT AREA (I.E.,390 SF)

THEREFORE ENGINEERING APPROVAL IS NOT REQUIRED

NOTE: SPRUHAN ENGINEERING CERTIFIES THAT THIS SMALL INCREASE IN IMPERVIOUS AREA, WHICH MEETS THE CRITERIA OF NO DRAINAGE REQUIRED BY CITY OF NEWTON ENGINEERING DEPARTMENT, CAUSES NO SIGNIFICANT INCREASE IN RUNOFF (VOLUME OR PEAK FLOW) TO ABUTTING PROPERTIES OR THE CITY OF NEWTON RIGHT–OF–WAY.

NOTES:

PLEASE SEE LANDSCAPE PLAN SET FOR PROPOSED PROJECT DETAILS AND PLANTING SPECIFICATIONS.

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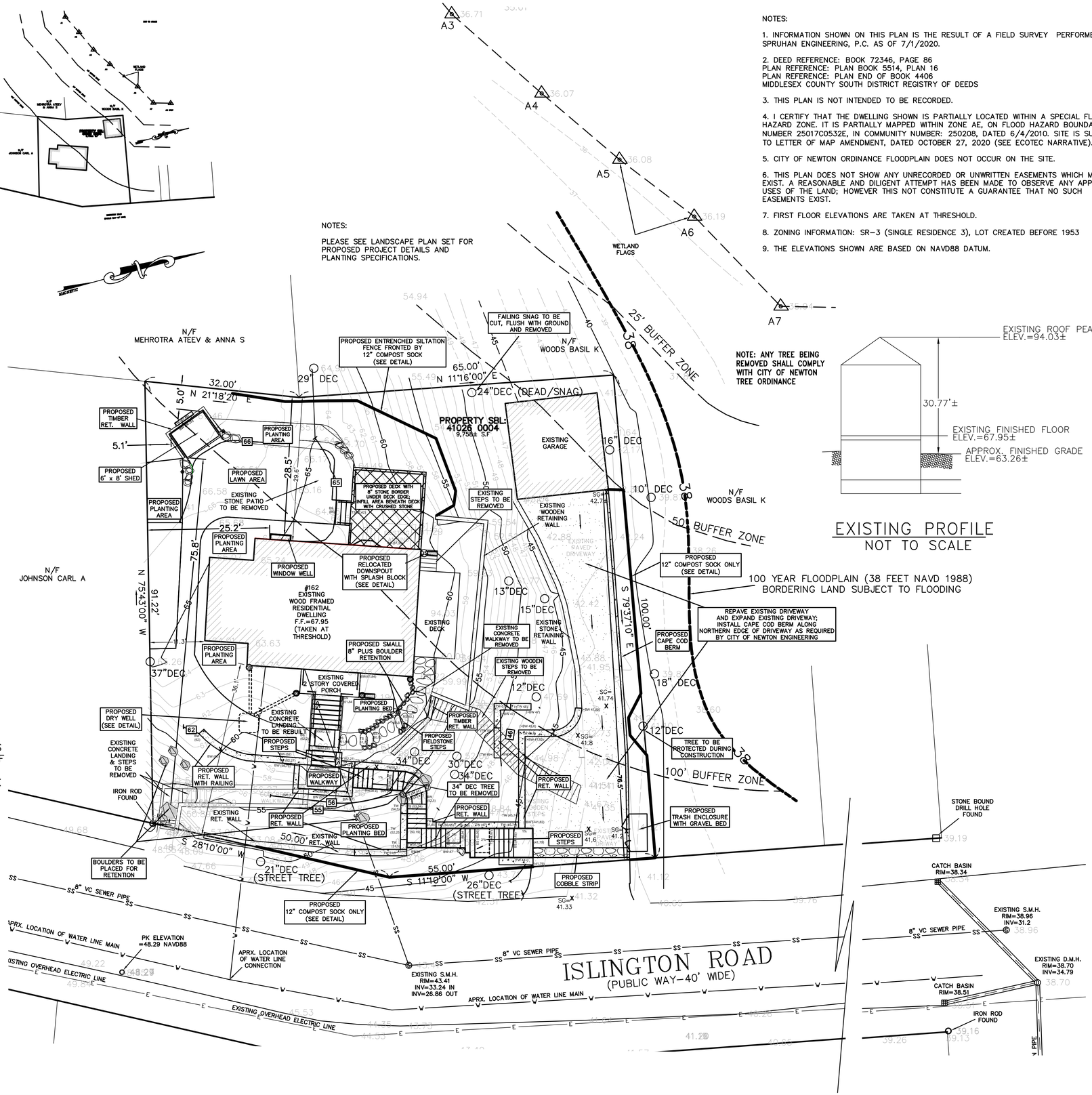
NOTE: ANY TREE BEING REMOVED SHALL COMPLY WITH CITY OF NEWTON TREE ORDINANCE

EXISTING PROFILE
NOT TO SCALE



GRAPHIC SCALE
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(IN FEET)
1 inch = 10 ft.

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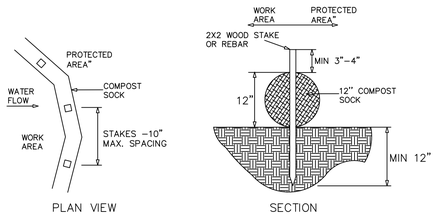
COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 48649
PROFESSIONAL LAND SURVEYOR
7/28/2022

COMMONWEALTH OF MASSACHUSETTS
EDMOND S. SPRUHAN
CIVIL
NO. 33316
REGISTERED PROFESSIONAL ENGINEER
7/28/2022

DATE:	7/28/2022
DRAWN BY:	D.K
CHECKED BY:	E.S
APPROVED BY:	C.C

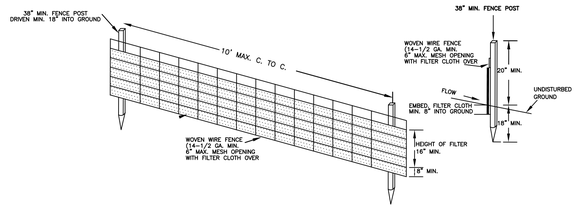
PROPOSED PLOT PLAN

SHEET 1 OF 2



COMPOST SOCK SHOULD BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND WHERE SHOWN ON THE PLAN.

NOTES:
1. ALL MATERIALS TO MEET SPECIFICATION.
2. SILT SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILT SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

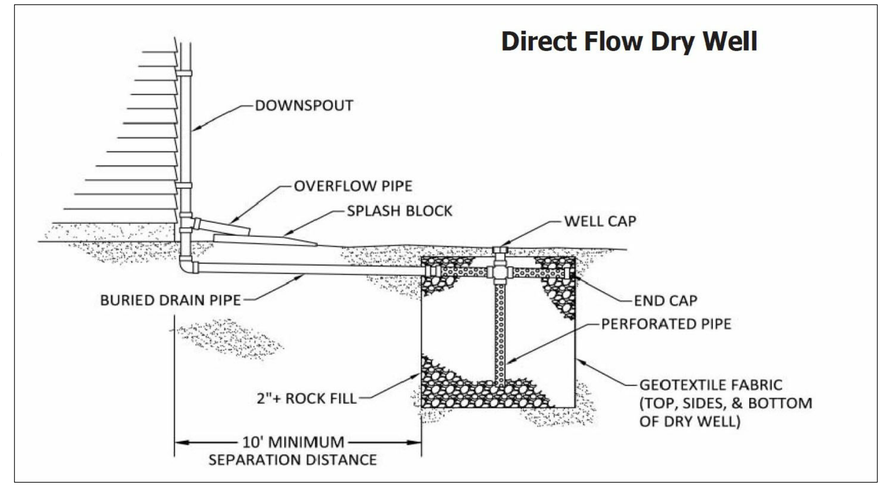
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

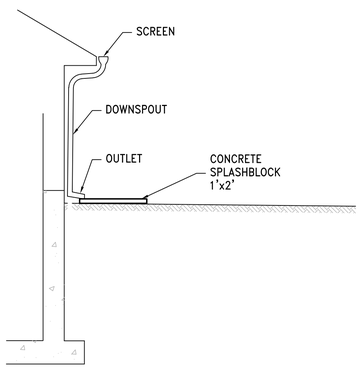
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL.

PREFABICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

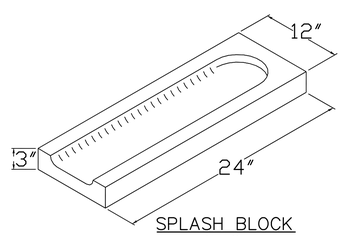
SILT FENCE / COMPOST SOCK DETAIL





TYPICAL DOWNSPOUT DETAIL

N.T.S.



SPLASH BLOCK

N.T.S.

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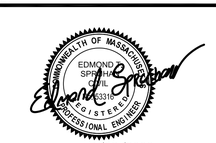

7/28/2022

DATE:	7/28/2022
DRAWN BY:	D.K
CHECKED BY:	E.S
APPROVED BY:	C.C

DETAILS

SHEET 2 OF 2