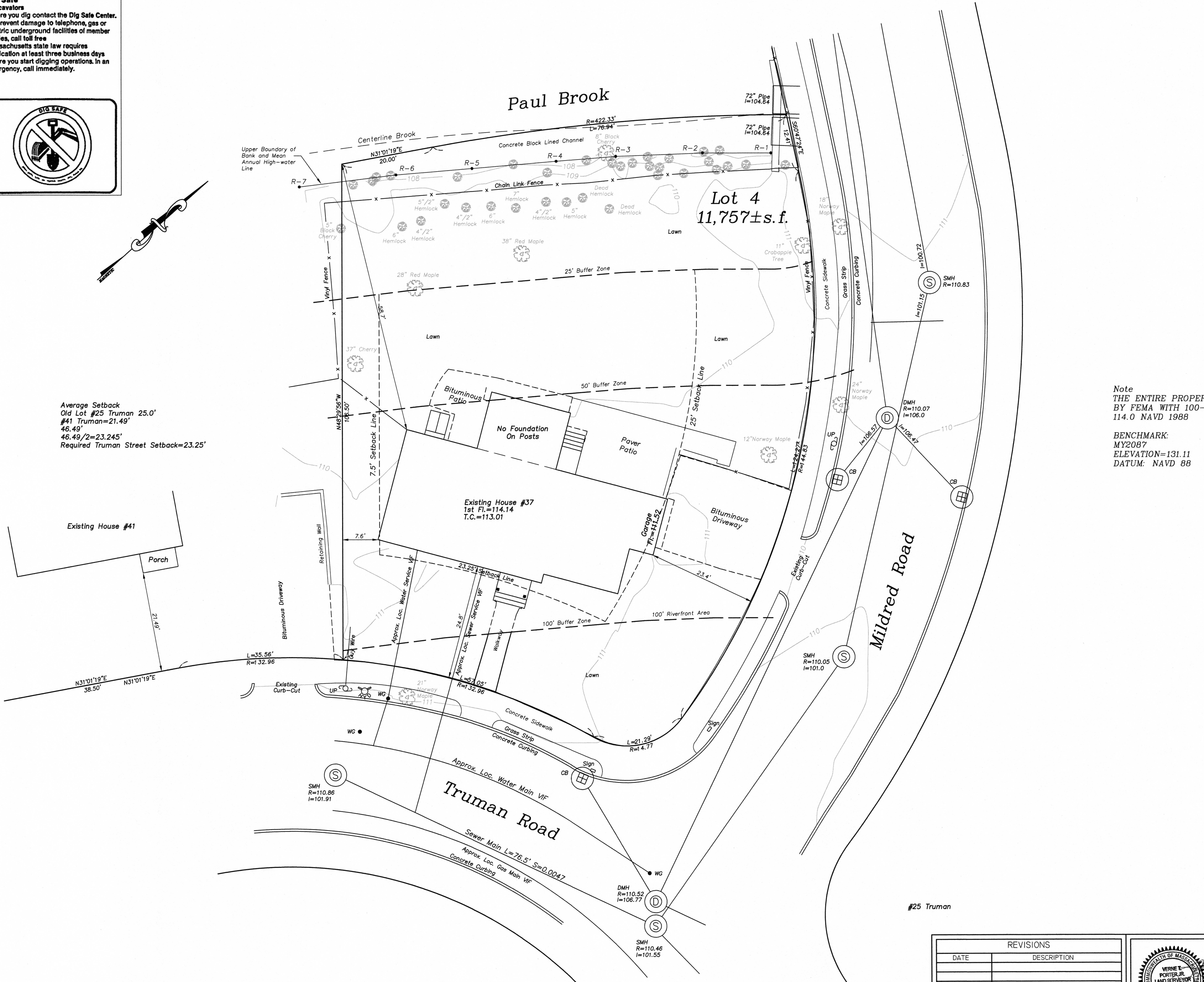
Dig Safe
●Excavators
Before you dig contact the Dig Safe Center.
To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency,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



Paul Brook
Centerline Brook
N31°01'19"E
20.00'
R=422.33'
L=76.94'
72" Pipe
I=104.64
Concrete Block Lined Channel
Upper Boundary of Bank and Mean Annual High-water Line
R-7
R-6
R-5
R-4
R-3
R-2
R-1
Chain Link Fence
Lot 4
11,757±s.f.
Lawn
25' Buffer Zone
50' Buffer Zone
100' Buffer Zone
100' Riverfront Area
Vinyl Fence
Bituminous Patio
No Foundation On Posts
Paver Patio
Existing House #37
1st Fl.=114.14
T.C.=113.01
Garage Fl.=111.52
Bituminous Driveway
7.5' Setback Line
25' Setback Line
23.25' Setback Line
7.6'
23.4'
24.8'
N48°29'56"W
106.50'
Approx. Loc. Water Service VIF
Approx. Loc. Sewer Service VIF
Walkway
Guy Wire
Retaining Wall
Bituminous Driveway
Existing House #41
Porch
21.49'
Average Setback
Old Lot #25 Truman 25.0'
#41 Truman=21.49'
46.49'
46.49/2=23.245'
Required Truman Street Setback=23.25'
N31°01'19"E
38.50'
N31°01'19"E
L=35.56'
R=132.96
L=57.05'
R=132.96
L=21.29'
R=14.77
L=124.27'
R=144.83
Existing Curb-Cut
UP
WG
Concrete Sidewalk
Grass Strip
Concrete Curbing
Sign
CB
Truman Road
Approx. Loc. Water Main VIF
Sewer Main L=76.5' S=0.0047
Approx. Loc. Gas Main VIF
SMH
R=110.86
I=101.91
DMH
R=110.52
I=106.77
SMH
R=110.46
I=101.55
Mildred Road
SMH
R=110.83
I=100.72
I=101.15
DMH
R=110.07
I=106.0
I=106.57
I=106.47
SMH
R=110.05
I=101.0
Concrete Sidewalk
Grass Strip
Concrete Curbing
#25 Truman

Note
THE ENTIRE PROPERTY IS MAPPED AS ZONE AE BY FEMA WITH 100-YEAR FLOOD ELEVATION OF 114.0 NAVD 1988

BENCHMARK:
MY2087
ELEVATION=131.11
DATUM: NAVD 88

NOTE
UTILITIES SHOWN WERE COMPILED FROM ACTUAL FIELD LOCATIONS, CONTRACTORS NOTES, BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE CORRECT. FIELD VERIFY PRIOR TO ANY EXCAVATION.

REVISIONS	
DATE	DESCRIPTION

~Existing Conditions Site Plan~

37 Truman Road

Newton, Massachusetts

Scale: 1"=10'   November 29, 2022

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

0 10 20 30 40

Sheet 1 of 3

Design By:
Checked By:
Drawn By:

Lot Area=11,757s.f.±sf

Zoning District: SR3
Old Lot Status
Final Zoning Determination
To Be Made by Inspectional Services

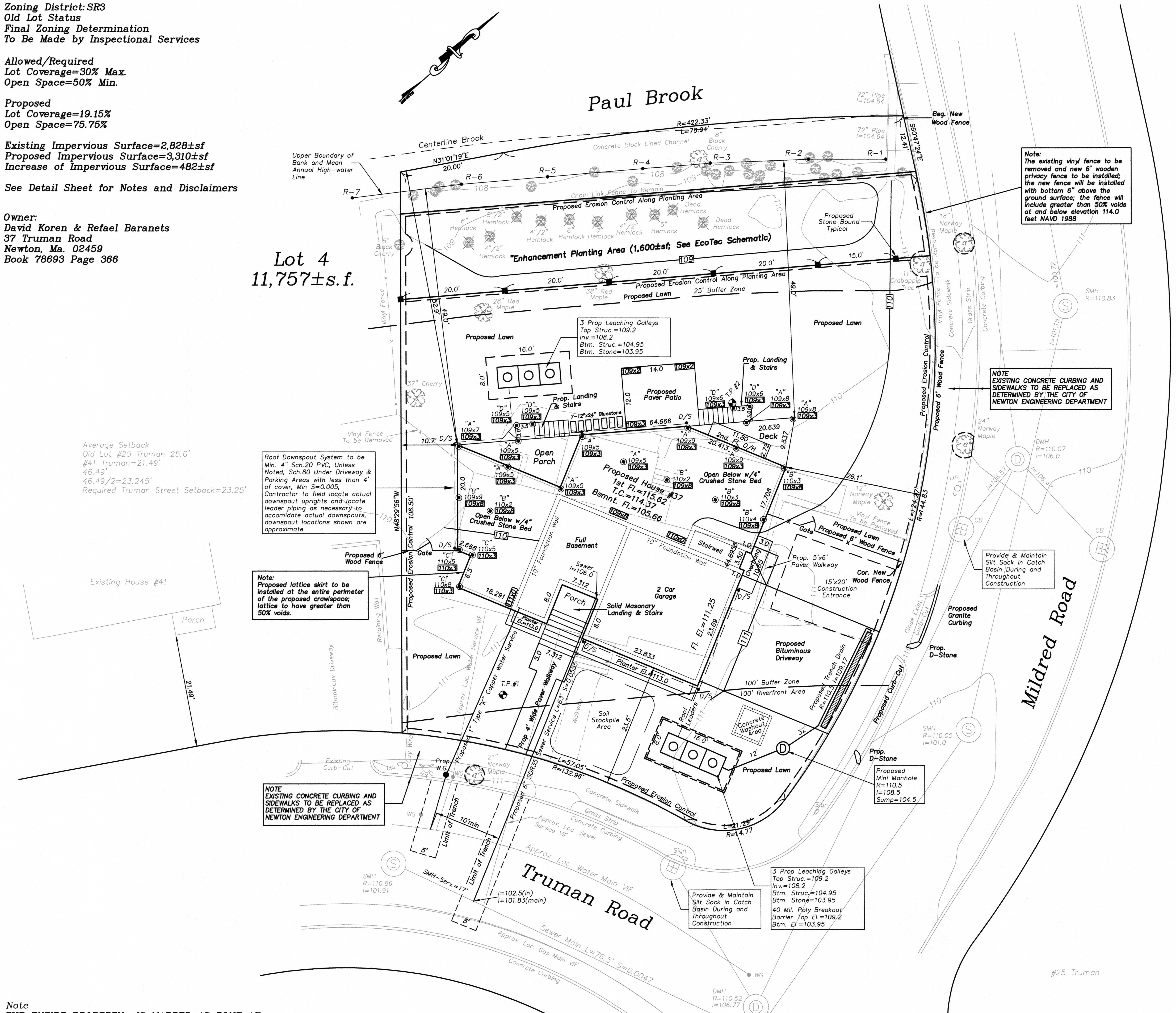
Allowed/Required
Lot Coverage=30% Max.
Open Space=50% Min.

Proposed
Lot Coverage=19.15%
Open Space=75.75%

Existing Impervious Surface=2,828±sf
Proposed Impervious Surface=3,310±sf
Increase of Impervious Surface=482±sf

See Detail Sheet for Notes and Disclaimers

Owner:
David Koren & Refael Baranets
37 Truman Road
Newton, Ma. 02459
Book 78693 Page 366



Note
THE ENTIRE PROPERTY IS MAPPED AS ZONE AE BY FEMA WITH 100-YEAR FLOOD ELEVATION OF 114.0 NAVD 1988

BENCHMARK:
MY2087
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NOTE
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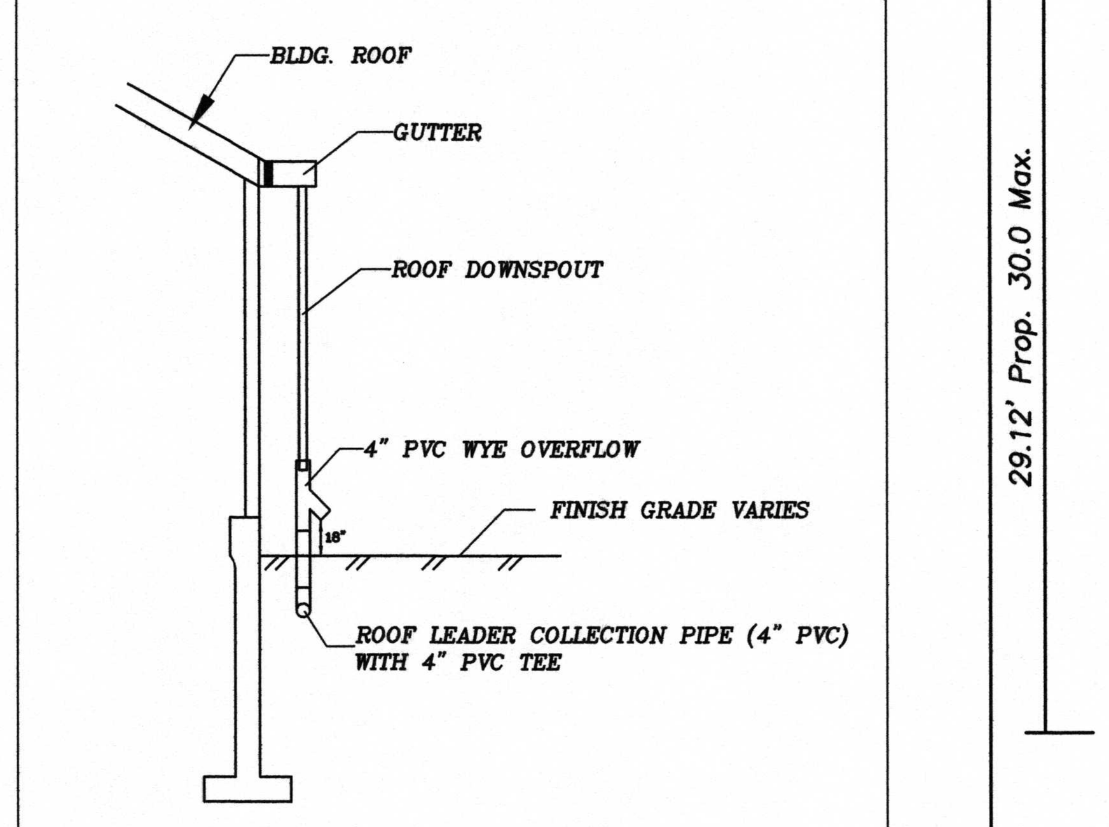
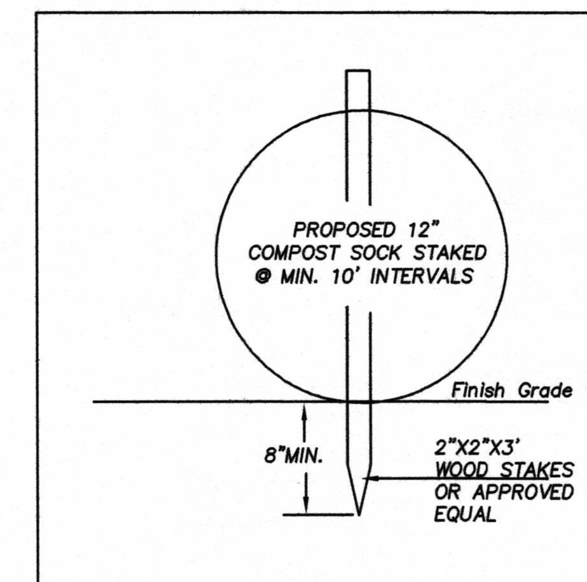
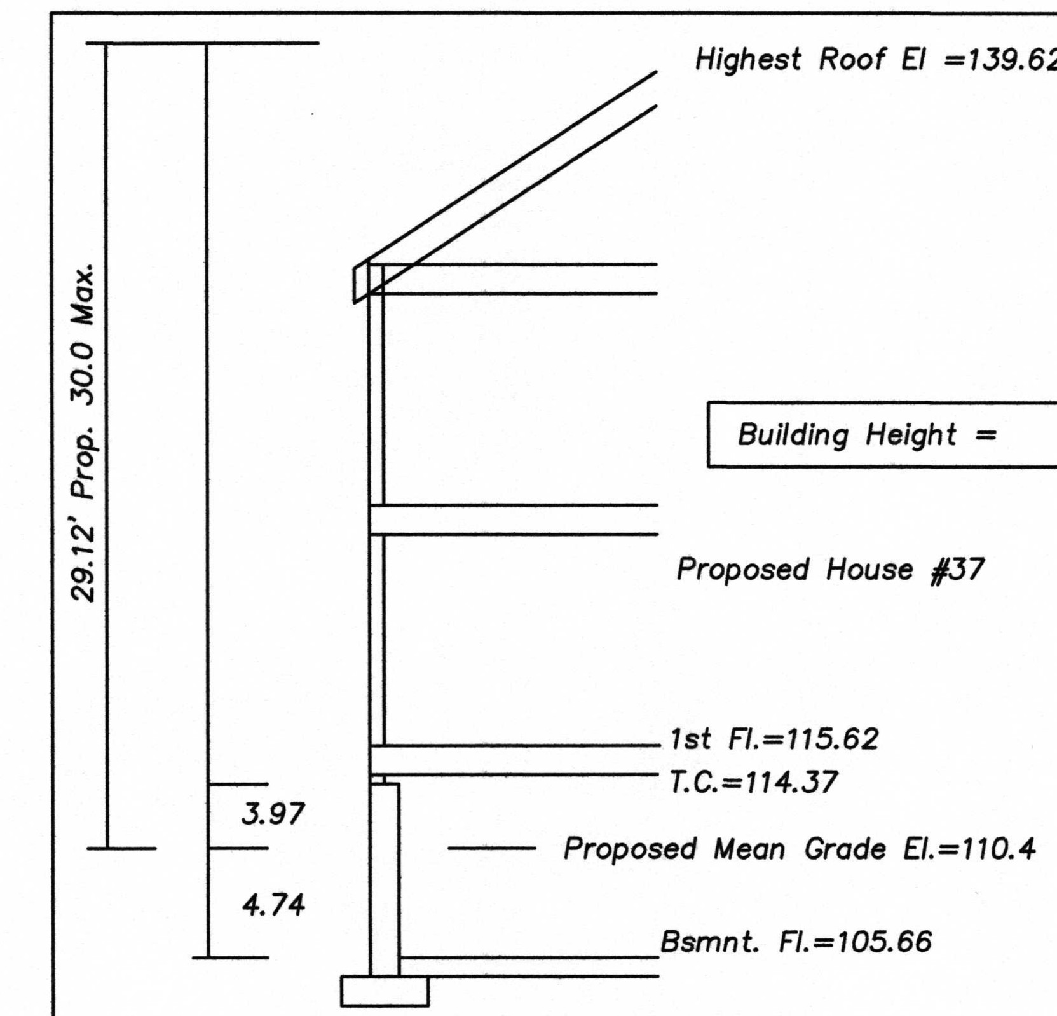


DOWNSPOUT DETAIL
NTS



COMPOST SOCK DETAIL
NTS



$\frac{8.71}{2}$ =4.355

Minimum Average Required Below Grade =4.355
Basement Floor to Average Mean Grade =4.74

Basement Does Not Count as a Story

Proposed Height Calculation

DH-1 ELEV. 111.1+/-

DEPTH	SOIL
	Sandy Loam
18"	
	Fill
60"	
	Silty Sand Fine to Med. 10YR 6/4
108"	
	Medium to Coarse Sand W/Stone, Observed Water @ 120" 10YR 6/4 ESHGW El.=101.1±
132"	Bottom Excavation No Refusal

DH-2 ELEV. 109.6+/-

DEPTH	SOIL
	Sandy Loam 10YR 3/2
30"	
	Fill
60"	
	Fine to Med Sand Silty 10YR 6/4
96"	
	Med to Coarse Sand & Gravel 4-8" Cobbles, Water @108" ESHGW El.=100.6±
132"	Bottom Excavation No Refusal

Legend

- 6"x6" Wood Post On 14" Dia. Concrete Sona Post-Typ.
- "A" =Post Designation-See Calculation Sheets
- =Erosion Control
- =Trench Drain
- =Catch Basin
- =Drain ManHole
- =Sewer Manhole
- =Hydrant
- =Gas Gate
- =Water Gate
- GV =Gas Gate
- WV =Water Gate
- =Utility Pole
- =Light Pole
- =Test Pit
- =Tree To Remain
- =Tree To Be Removed
- =Tree To Be Protected
- R=100.00 =Rim Elevation
- I=90.00 =Invert Elevation
- T.C.=103.00 =Top of Concrete Elevation
- 110x0 =Proposed Spot Elevation
- 110 =Proposed Contour Line
- 110 =Existing Contour Line
- 110x0 =Existing Spot Elevation
- x =Existing Fence
- =Proposed D-Stone
- S85°19'54"E / 102.45' =Property Line W/Bearing & Distance

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•Excavators
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Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

REVISIONS	
DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS VERNE T. PORTER JR. LAND SURVEYOR 37738 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS PAUL J. TYRELL CIVIL No. 45910 REGISTERED PROFESSIONAL ENGINEER

~Proposed Conditions Site Plan~

37 Truman Road

Newton, Massachusetts

Scale: 1"=10'   November 29, 2022

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

0 10 20 30 40

Sheet 2 of 3

Design By:
Checked By:
Drawn By:

Notes:

1. Prior to an occupancy permit being issued, the water and sewer services must be in place and accepted by the Engineering Division.

2. 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.

3. The applicant must apply for a Street Opening and Utilities Connection Permit as well as a sidewalk crossing permit with DPW.

4. The utilities shown were compiled from field locations and available plans of utility companies and may or may not be complete or correct. Contractor is to contact Dig Safe and all local utility companies as required prior to any excavation. Open excavation may be necessary to verify any locations and elevations of utilities.

5. 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.

6. 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.

7. An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.

8. 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.

9. 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.

10. 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.

12. All utilities trenches with the exception of gas, within the City of Newton right-of-way will be backfield with type IE (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications

13. 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.

14. All pipes with less than 4' cover shall be Sch 80 PVC, Ductile Iron or encased in concrete.

15. Contractor to relocate existing drive opening and curb cut, match existing sidewalk, existing loam/seed grass berm area as necessary.

16. 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

17. 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 ma 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.

18. As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. 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.

19. Any tree removed from site must comply with City of Newton Tree Ordinance.

20. Proposed drainage design and calculations meet the minimum standards as required by the City of Newton Engineering Division for this development as shown.

21. 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.

22. 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.

23. 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.

24. Prior to the Engineering Division recommending that a Certificate of Occupancy be issued, an As-Built plan must be submitted. With the following certification. "I certify that the construction so shown was inspected prior to backfill and that all work conforms with the Approved Plans'. 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.

25. 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 the 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. Failure to notify this office of any of the above will result in any and all utilities having to be exposed so the required inspection can be performed.

26. If any part of this approved design is to be altered in any way, te design engineer, as well as the appropriate City Departments, shall be notified in writing before construction.

27. Upon completion of of all site work, landscaping etc. all drainage structures are to be cleaned of silt, stones, debris etc and the leaching field to be inspected visually or by camera as necessary.

28. Final determination as to compliance with zoning is to be made by the zoning enforcement office and or the appropriate City of Newton officials prior to the issuance of any permits and commencement of any construction.

29. This plan was created from an actual on the ground field survey.

30. All topsoil, subsoil, fill or other impervious soil must be excavated and removed below the leaching system until suitable material is encountered including a 5' lateral strip out over dig in all directions unless noted. Backfill as required with a clean granular 2" minus bank gravel, or a clean granular sand, free of organic matter and deleterious substance. The backfill material shall have a percolation rate of 2MPI or greater.

31. Contractor to field locate actual down spout upright locations and run the pipes as necessary.

32. Contractor/builder to confirm the proposed house as shown on this plan is the actual house as shown on the final proposed architectural permit plans. And is to ensure all overhangs, cantilevers, etc. and any component complies to the required zoning prior to construction.

33. Retaining walls to be less than 4' in a required setback from finish grade on the bottom and top side of wall. All retaining walls designed by other.

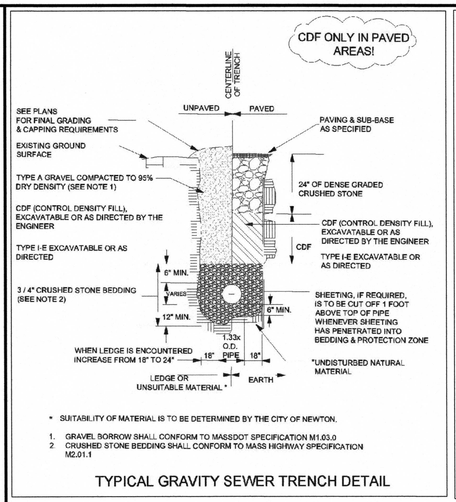
34. This plan only shows easements as referred to in the latest deed of record on file at the registry of deeds as of the date of this plan and does not show any unrecorded or unwritten easements or rights that may exist.

35. Dellorco Associates and it's Affiliates accept no liability for ground water or any other water penetration into the basement. Contractor to use all the best available construction, waterproofing and dewatering methods available to reduce the chance of water penetration into the basement.

36. Plan is on the City of Newton Sewer Elevation Base

37. Walls, Fences and Tree Locations, Etc. Shown along, near and on lot lines are approximate. Actual ownership to be determined upon lot lines being staked. Ownership to be agreed upon by all current owners prior to any removal.

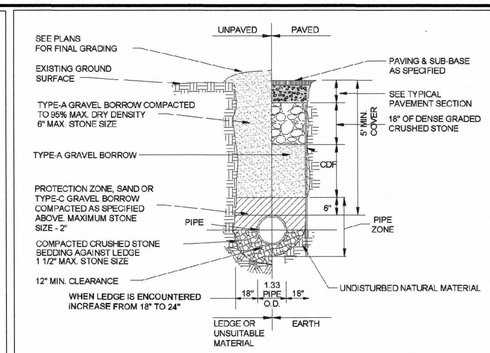
38. Builder/Contractor to seek groundwater, foundation/basement waterproofing and foundation wall drain system experts to protect the basement from the existing high on site estimated seasonal high groundwater found. And the chance of possible water infiltration from the high groundwater, runoff and the proposed drainage systems close proximity to the foundation. Best available construction, foundation drain systems and waterproofing methods shall be used to help reduce the chance of water penatration.



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

TYPICAL GRAVITY SEWER TRENCH DETAIL

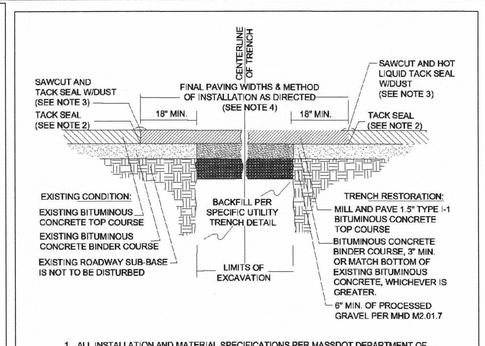


* SUITABILITY OF MATERIALS IS TO BE DETERMINED BY THE CITY OF NEWTON

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASSDOT SPECIFICATION M2.01.1

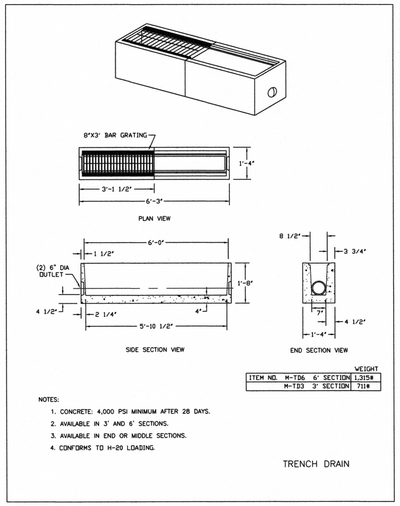
NOTE: TRENCHBOX OR SHEETING SHALL MEET OSHA STANDARDS.

TYPICAL WATER TRENCH DETAIL



1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH HOT LIQUID TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 8' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.
5. SUPERPAVE FOR PAVEMENT

TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL



WEIGHT

ITEM NO.	M-TD6 6' SECTION	1,315#
	M-TD3 3' SECTION	711#

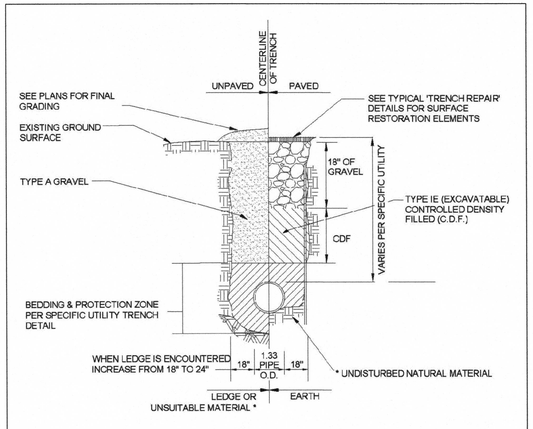
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. AVAILABLE IN 3' AND 6' SECTIONS.
3. AVAILABLE IN END OR MIDDLE SECTIONS.
4. CONFORMS TO H-20 LOADING.

TRENCH DRAIN

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.

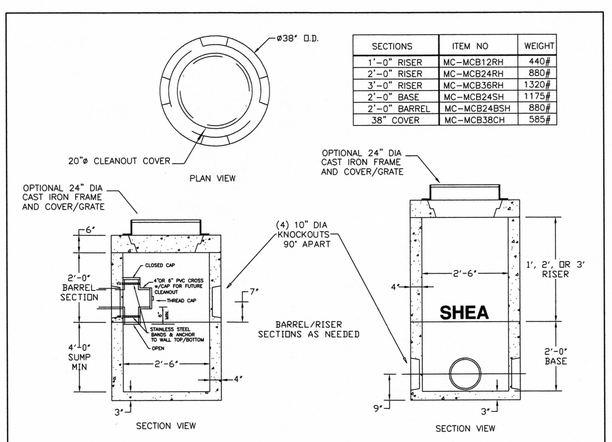
Xref BORDER



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

NOTE: TRENCHBOX OR SHEETING SHALL MEET OSHA STANDARDS.

TYPICAL C.D.F (Control Density Fill) TRENCH SECTION

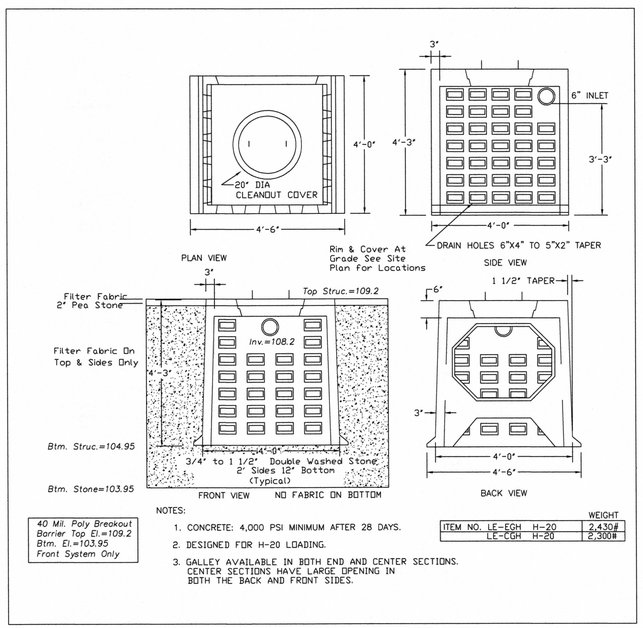


SECTIONS	ITEM NO	WEIGHT
1'-0" RISER	MC-MCB12RH	440#
2'-0" RISER	MC-MCB24RH	880#
3'-0" RISER	MC-MCB36RH	1320#
2'-0" BASE	MC-MCB24SH	1175#
2'-0" BARREL	MC-MCB24BSH	880#
38" COVER	MC-MCB38CH	585#

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1-5 FEET COVER.
3. OPTIONAL PVC HOOD/GAS TRAP - 4'-0" MIN SUMP SEE SITE PLAN FOR ELEVATIONS

SHEA
MANHOLE 30" DIA H-20



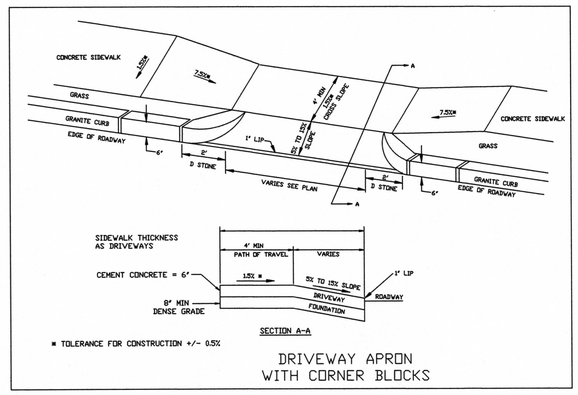
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.
3. GALLEY AVAILABLE IN BOTH END AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.

40 Mil. Poly Breakout Barrier Top El.=109.2 Btm. El.=103.95 Front System Only

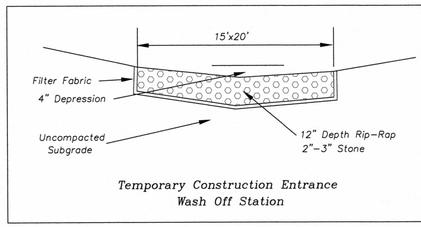
WEIGHT

ITEM NO.	LE-CGH	H-20	2,430#
	LE-CGH	H-20	2,300#



± TOLERANCE FOR CONSTRUCTION +/- 0.5%

DRIVEWAY APRON WITH CORNER BLOCKS



Temporary Construction Entrance Wash Off Station

REVISIONS	
DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS VERNE T. PORTER JR. LAND SURVEYOR 37738 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS PAUL J. TYRRELL CIVIL No. 46910 REGISTERED PROFESSIONAL ENGINEER

~Detail Sheet~

37 Truman Road

Newton, Massachusetts

Scale: As Noted November 29, 2022

VERNE T. PORTER Jr, PLS

Land Surveyors - Civil Engineers

354 Elliot Street, Newton, Ma. 02464

0

Sheet 3 of 3

Project:	
Desinged By:	
Drawn By:	
Checked By:	