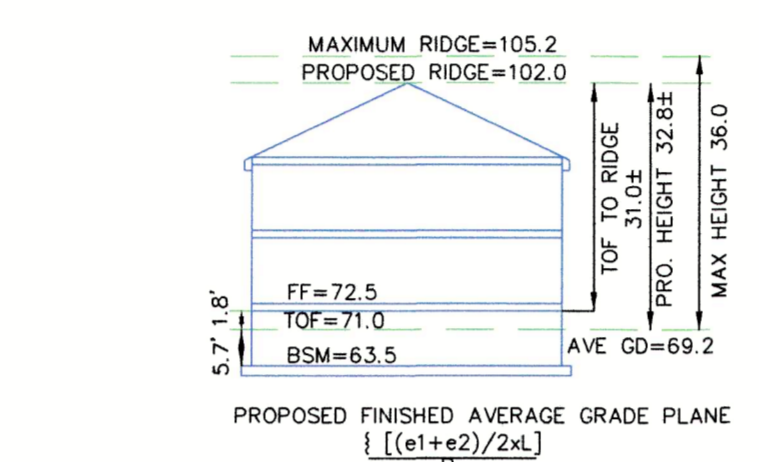
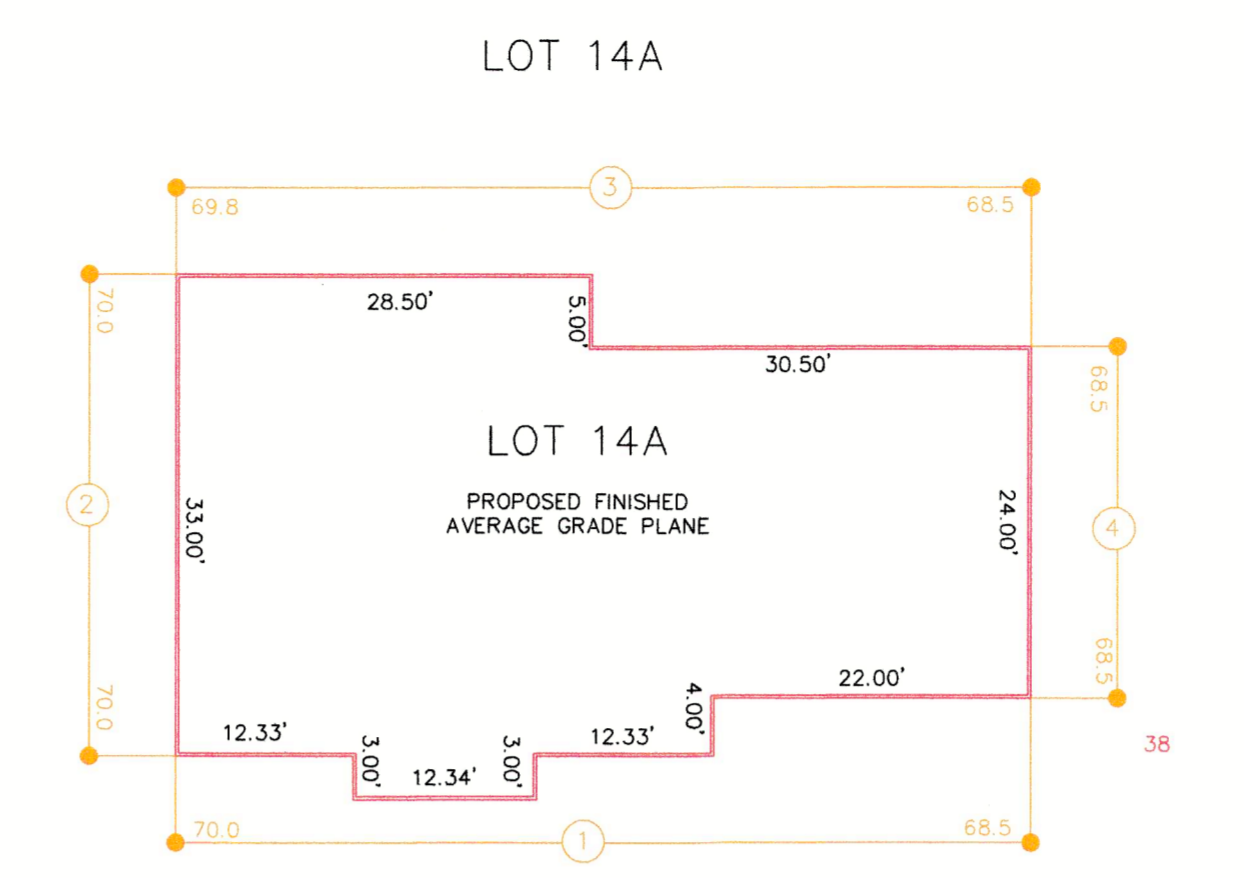




- LEGEND:
 TP = TEST PIT
 FF = FIRST FLOOR
 TOF = TOP OF FOUNDATION
 BSM = BASEMENT
 GF = GARAGE FLOOR
 CO = CLEAN OUT
 HYD = HYDRANT
 CB = CATCH BASIN
 SMH = SEWER MANHOLE
 R = RIM
 I = INVERT
 SBDW = STONE BOUND DRILL HOLE



PROPOSED FINISHED AVERAGE GRADE PLANE
 $\frac{1}{2}[(e1+e2)/2xL]$

- $(70.0 + 68.5)/2 \times 59.00 = 4085.75$
- $(70.0 + 70.0)/2 \times 33.00 = 2310.00$
- $(69.8 + 68.5)/2 \times 59.00 = 4079.85$
- $(68.5 + 68.5)/2 \times 24.00 = 1644.00$

TOTAL $P=175.00 = 12,119.60$

$12,119.60 / 175.00 = 69.25$
 AVERAGE GRADE = 69.2
 $69.2 + 36 = 105.2$ MAX. RIDGE = 105.2

LOT 14A LOCATED IN SR3 ZONE

| REQUIRED | PROPOSED |
|----------------------|--------------------|
| AREA = 10,000sf | = 11,534sf |
| FRONTAGE = 80.0ft | = 80.00ft |
| FRONT SIDE = 30.0ft | = 33.0ft |
| REAR SIDE = 10.0ft | = 10.25ft, 10.25ft |
| REAR F.A.R. = 15.0ft | = 22.75ft |
| HEIGHT = 41 | = 31 |
| HEIGHT = 36ft | = 32.8ft± |
| STORIES = 2.5 | = 2 |
| LOT COV. = 30% | = 15.7% |
| OPEN SPACE = 50% | = 75.0% |

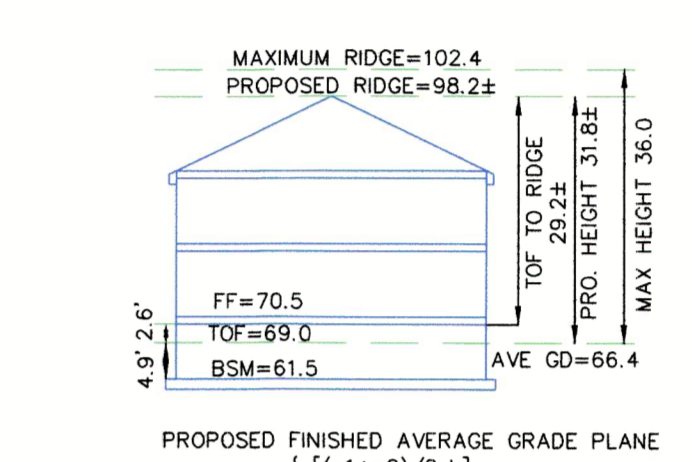
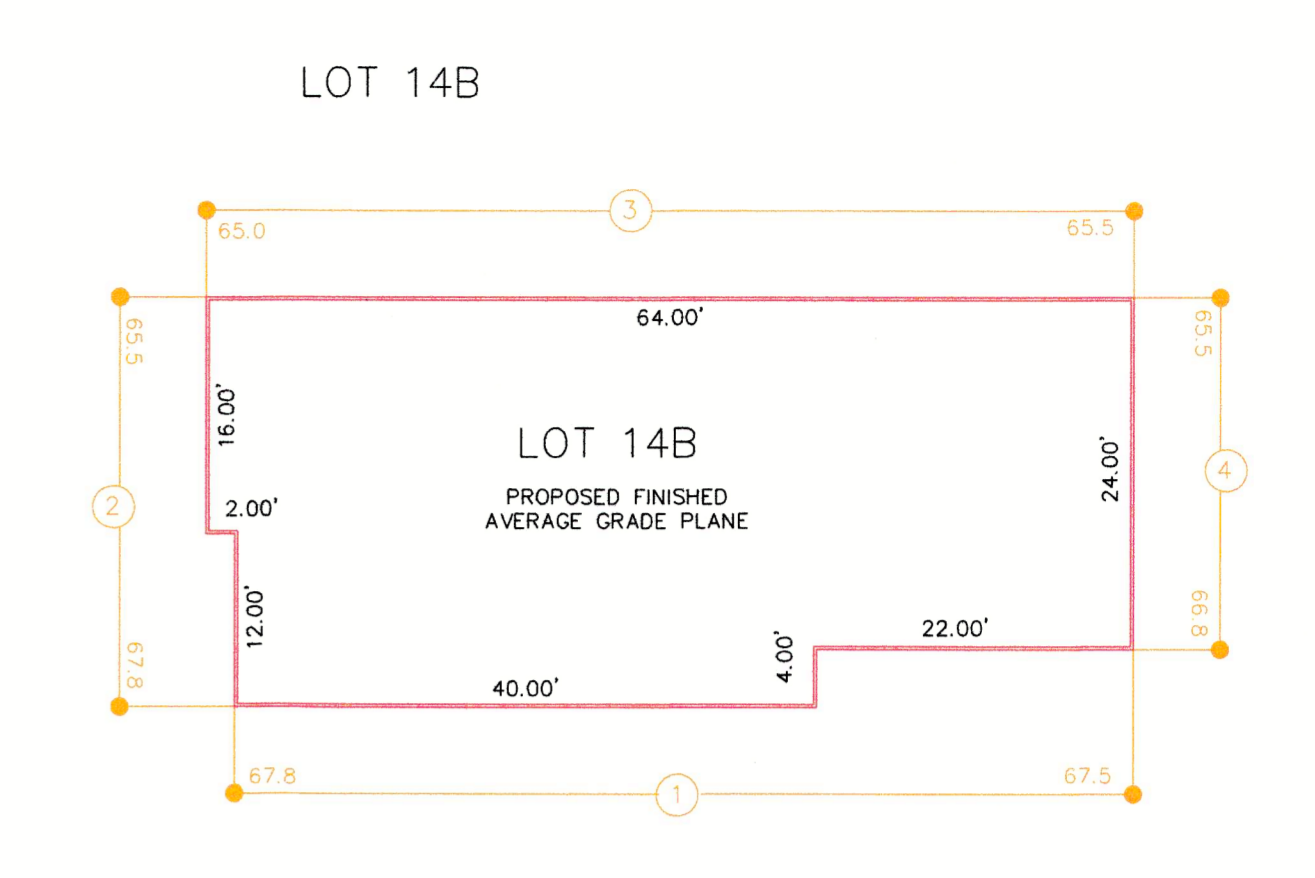
PROPOSED COVERAGE:
 HOUSE / PORCH = 1,814±S.F. OR 15.7%
 PAVEMENT = 1,070±S.F. OR 9.3%
 OPEN SPACE = 8,650±S.F. OR 75.0%

PROPOSED FAR:
 1ST FL FAR = 1,782±sf
 2ND FL FAR = 1,782±sf
 TOTAL = 3,564 OR .31 FAR

BUILD FACTOR SR 3 MAX. 20
 $\frac{854.39^2}{11,534} = 54.9 < 20$

REAR DRAIN SYSTEM:
 REAR PART OF HOUSE = 870±S.F.
 PATIO = 336±S.F.
 TOTAL AREA = 1,206±S.F.

FRONT DRAIN SYSTEM:
 FRONT PART OF HOUSE = 944±S.F.
 WALK AND PAVEMENT = 1,070±S.F.
 TOTAL AREA = 2,014±S.F.



PROPOSED FINISHED AVERAGE GRADE PLANE
 $\frac{1}{2}[(e1+e2)/2xL]$

- $(67.8 + 67.5)/2 \times 62.00 = 4194.3$
- $(67.8 + 65.5)/2 \times 28.00 = 1866.2$
- $(65.0 + 65.5)/2 \times 64.00 = 4176.0$
- $(65.5 + 66.8)/2 \times 24.00 = 1587.6$

TOTAL $P=178.00 = 11,824.1$

$11,824.1 / 178.00 = 66.44$
 AVERAGE GRADE = 66.4
 $66.4 + 36 = 102.4$ MAX. RIDGE = 102.4

LOT 14B LOCATED IN SR3 ZONE, REAR LOT PER 3.1.5

| REQUIRED | PROPOSED |
|----------------------|--------------------|
| AREA = 12,000sf | = 13,832sf |
| FRONTAGE = 80.0ft | = 20.00ft |
| FRONT SIDE = 25.0ft | = 25.8ft |
| REAR SIDE = 10.0ft | = 13.10ft, 13.10ft |
| REAR F.A.R. = 23.0ft | = 60.0ft |
| F.A.R. = 24 | = 24 |
| HEIGHT = 36ft | = 31.8ft± |
| STORIES = 2.5 | = 2 |
| LOT COV. = 25% | = 12.4% |
| OPEN SPACE = 50% | = 67.4% |

PROPOSED COVERAGE:
 HOUSE / PORCH = 1,708±S.F. OR 12.4%
 PAVEMENT = 2,800±S.F. OR 20.2%
 OPEN SPACE = 9,324±S.F. OR 67.4%

PROPOSED FAR:
 1ST FL FAR = 1,716±sf
 2ND FL FAR = 1,594±sf
 TOTAL = 3,310 OR .239 CALL .24 FAR

BUILD FACTOR SR 3 MAX. 20
 LOT B
 $\frac{630.73^2}{13,832} = 20.8 > 20$

REAR DRAIN SYSTEM:
 HOUSE = 1,832±S.F.
 PATIO = 160±S.F.
 WALK AND PAVEMENT = 1,800±S.F.
 TOTAL AREA = 3,792±S.F.

FRONT DRAIN SYSTEM:
 PART OF PAVEMENT = 1,000±S.F.

RECORD OWNER:
 KANE BUILT INC.

DEED REFERENCE:
 BOOK 77938 PAGE 158

PLAN REFERENCE:
 PLAN OF AUBURN DALE NEWTON DATED JUNE 7, 1949
 PLAN BOOK 3 PLAN 43

PLAN 35 OF 2000
 BOOK 31501 PAGE 47

LOT 14A AND 14B ARE PROPOSED.

THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN AREA AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP PANEL #250170055E DATED JULY 4, 2010.

ALL ELEVATIONS SHOWN ARE ON THE NAVD 88 SYSTEM. TO CONVERT TO THE CITY OF NEWTON SYSTEM ADD 6.53 FEET

SEWER MANHOLE RIMS
 R=67.34 (NAVD 88)
 R= 73.87 (NEWTON SEWER)

SEE DRAIN REPORT FROM
 DR. EDWARD T.T. CHIANG P.E.
 LOT 14A DATED 1/18/22
 LOT 14B DATED 1/20/22

UTILITIES SHOWN ARE FROM PUBLIC RECORD AND SURVEYED IN THE FIELD AND SHALL BE VERIFIED BY DEVELOPER AND DIG SAFE

ANY SEWER INSIDE OF BUILDING MUST HAVE THE CITY OF NEWTON PLUMBING APPROVAL

THE SEWER INSIDE THE BUILDING SHALL BE MIN. 4" SCH 40 OR D.I. PIPE

THE SEWER PIPE FROM 10' IN FRONT OF HOUSE INTO BUILDING IS 4" PIPE WITH 2% SLOPE

WATER AND SEWER LINES SHALL BE A MINIMUM OF 10' FEET APART.

IF THE CONTRACTOR INTENDS TO USE ANY PART OF THE EXISTING WATER LINE OR SEWER LINE, THEY SHALL BE INSPECTED AND MEET THE APPROVAL FROM THE CITY INSPECTORS

ALL UTILITIES SHALL BE LOCATED ON AN AS BUILT PLAN

A COMPOST SOCK FOR EROSION CONTROL SHALL BE PLACED AROUND CONSTRUCTION AREA.

ELECTRICAL: THE GROUND CLAMP IS TO BE SECURELY FASTENED TO THE WATER SERVICE PIPE BEFORE THE (INLET SIDE OR THE) SHUT OFF VALVE. ALL CURRENT ELECTRICAL CODES MUST BE ABIDED BY.

ANY PVC PIPING UNDER LANDSCAPING MAY BE SCHEDULE 20 OR ADS. ANY PVC PIPING UNDER PAVEMENT SHALL BE SCHEDULE 40. ANY ACCESS COVER IN PAVEMENT SHALL BE H20 RATING. ANY ACCESS COVER IN LANDSCAPING MAY BE PLASTIC OR LIGHT DUTY STEEL

BIBBO BROTHERS AND THEIR ASSOCIATES INVOLVED IN THE DESIGN OF THIS PLAN SHALL NOT BE RESPONSIBLE IF THE OWNER AND OR CONTRACTORS DO NOT FOLLOW THE DESIGN, FOOTNOTES AND COMMENTS AS SHOWN ON THIS PLAN. THE OWNER AND CONTRACTORS ASSUME FULL RESPONSIBILITY TO MEET ALL BUILDING DEPARTMENT AND ENGINEERING DEPARTMENT RULES, REGULATIONS AND STANDARDS.

TREES THAT ARE MARKED WITH A RED "X" ARE TO BE REMOVED. APPROXIMATE 110 INCHES

THE AMOUNT OF 110 INCHES IN TREES SHALL BE REPLACED WITH 28 - 4" PINE TREES

ANY NEW SEWER SERVICES AND STRUCTURES WILL NEED TO BE PRESSURE TESTED AS FEASIBLE PRIOR TO ACCEPTANCE. ANY PROPOSED SEWER LINES THAT CAN NOT BE TESTED SHALL BE VIDEO TAPED AND SUBMITTED TO THE INSPECTOR.

ALL NEW PIPES ARE TO BE FLUSHED JUST PRIOR TO FINAL CONNECTION AT THE POINT CLOSEST TO THE METER.

IF WHERE THE SEWER LINE CROSSES THE WATER LINE, IF THERE IS 18" OR LESS IN SEPARATION THEN THE SEWER LINE SHALL BE ENCASED IN CONCRETE 10' FEET IN BOTH DIRECTIONS FROM THE POINT OF CROSSING. FOR THE 18" VERTICAL SEPARATION TO APPLY THE WATER LINE MUST BE ABOVE THE SEWER

CHAIN LINK FENCING SHALL BE PLACED AROUND THE CONSTRUCTION AREA PER THE STATE BUILDING CODE.

NEW CONCRETE SIDEWALKS WITH CURBING SHALL BE INSTALLED ON STANIFORD STREET THE LENGTH OF THE PROPERTY.

SITE PLAN
 SHOWING PROPOSED TWO NEW SINGLE FAMILY HOUSES ON PROPOSED LOTS 14A AND 14B PROPERTY KNOWN AS # 19 STANIFORD STREET NEWTON, MASSACHUSETTS

DATE: SEPTEMBER 22, 2022
 SCALE: 1" = 20'

BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING & CONSTRUCTION CONSULTING
 10 HAMMER STREET, WALTHAM, MA 02453
 TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER

