

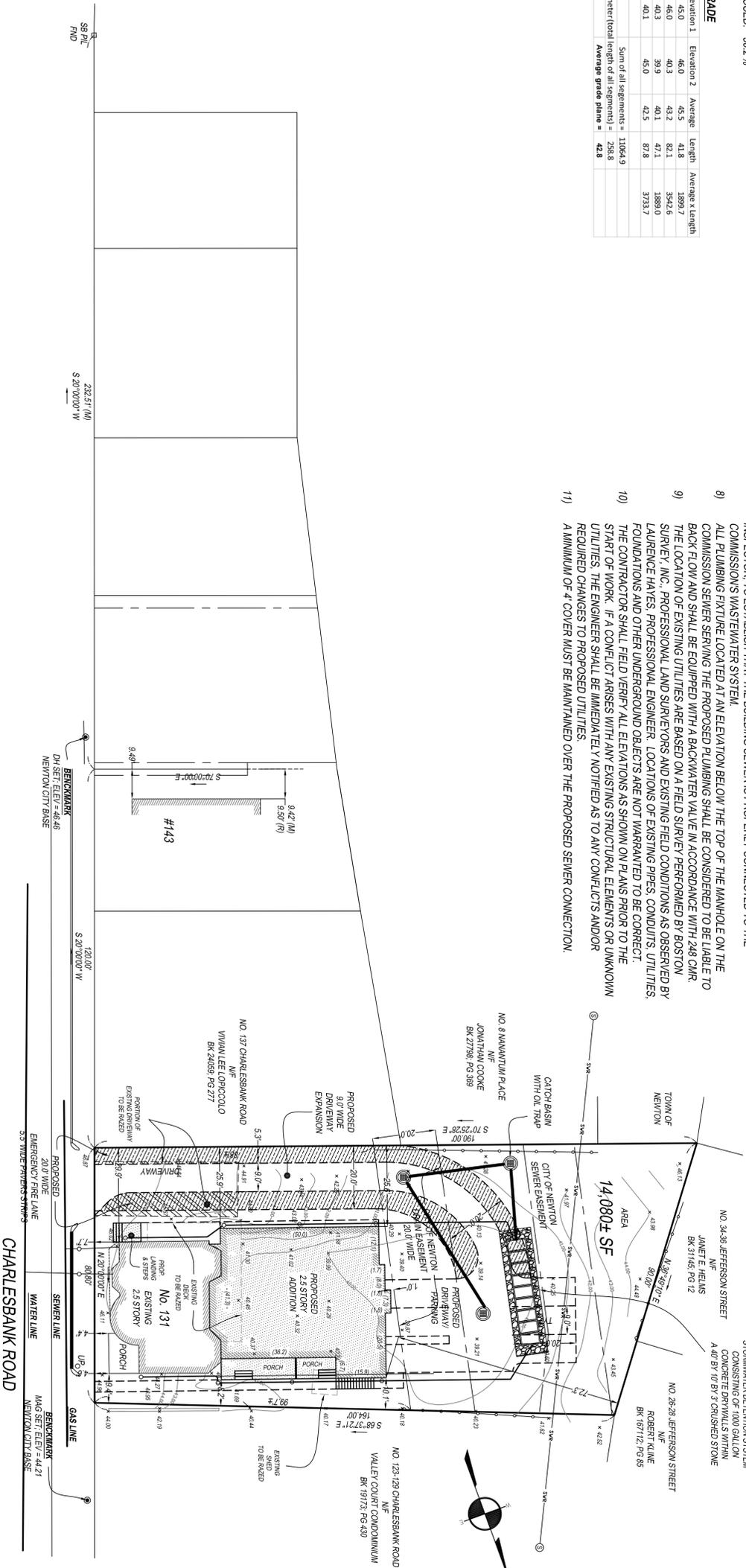
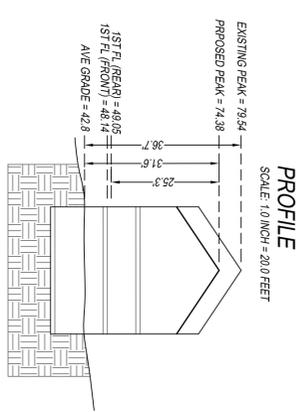
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF NOVEMBER 22, 2013 - DECEMBER 18, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MASS. THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), COMMUNITY-PANEL # 2501703556E EFFECTIVE DATE: JUNE 4, 2010

PROPERTY SBL: 71007-0025
 ZONING DISTRICT: MR2 (OLD)
 LOT COVERAGE: 10.0%
 EXISTING: 27.6%
 PROPOSED: 27.6%
 OPEN SPACE: 81.3%
 EXISTING: 50.2%
 PROPOSED: 50.2%

AVERAGE GRADE				
Segment	Elevation 1	Elevation 2	Average	Length
Segment 1	45.0	46.0	45.5	41.8
Segment 2	46.0	40.3	43.2	82.1
Segment 3	40.3	39.9	40.1	47.1
Segment 4	40.1	42.5	41.3	87.8
				373.7
Sum of all segments =				1104.9
Perimeter (total length of all segments) =				258.8
Average grade plane =				42.8

- GENERAL NOTES
- 1) THE NEW BUILDING WATER AND SEWER SERVICES SHALL BE CONSTRUCTED IN CONFORMANCE WITH CURRENT COMMISSION STANDARDS AND SPECIFICATIONS. THE UNIFORM STATE PLUMBING CODE, 248 CMR 2.00 AND ANY OTHER GOVERNING AGENCY WITH AUTHORITY IN THIS AREA.
 - 2) THE BUILDING WATER SERVICE AND SEWER INSTALLATION SHALL BE PERFORMED BY A DRAIN LAYER WHO POSSES A VALID DRAIN LAYERS LICENSE ISSUED BY THE COMMISSION.
 - 3) THE INSTALLING CONTRACTOR SHALL CALL DIGSAFE AT 1-800-DIGSAFE AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBERS SHALL BE MAINTAINED ON SITE.
 - 4) THE COMMISSION SHALL HAVE A RIGHT TO INSPECT THE INSTALLATION OF THE BUILDING SEWER CONNECTION AT ANY REASONABLE TIME WHILE SUCH CONSTRUCTION IS UNDERWAY.
 - 5) THE OWNER SHALL NOTIFY THE COMMISSION WHEN SUCH FACILITY IS INSTALLED AND READY FOR FINAL INSPECTION AND BEFORE THE FACILITY IS CONNECTED TO THE COMMISSIONS WASTEWATER AND STORM DRAINAGE SYSTEMS.
 - 6) CONNECTION TO THE COMMISSIONS WASTEWATER SYSTEM SHALL BE MADE IN THE PRESENCE OF A COMMISSION INSPECTOR. NO FACILITY SHALL BE COVERED OVER UNTIL APPROVAL HAS BEEN GIVEN BY THE COMMISSION INSPECTOR.
 - 7) PRIOR TO ACTUATING WATER SERVICE, EVERY NEW BUILDING SEWER SHALL BE DYE TESTED BY THE COMMISSION OR BY THE OWNER OR HIS DESIGNER IN THE PRESENCE OF A COMMISSION INSPECTOR, TO ESTABLISH THAT THE BUILDING SEWER IS PROPERLY CONNECTED TO THE COMMISSIONS WASTEWATER SYSTEM.
 - 8) ALL PLUMBING FIXTURE LOCATED AT AN ELEVATION BELOW THE TOP OF THE MANHOLE ON THE COMMISSION SEWER SERVING THE PROPOSED PLUMBING SHALL BE CONSIDERED TO BE LIABLE TO BACK FLOW AND SHALL BE EQUIPPED WITH A BACKWATER VALVE IN ACCORDANCE WITH 248 CMR.
 - 9) THE LOCATION OF EXISTING UTILITIES ARE BASED ON A FIELD SURVEY PERFORMED BY BOSTON SURVEY, INC., PROFESSIONAL LAND SURVEYORS AND EXISTING FIELD CONDITIONS AS OBSERVED BY LAURENCE HAYES PROFESSIONAL ENGINEER. LOCATIONS OF EXISTING PIPES, CONDUITS, UTILITIES, FOUNDATIONS AND OTHER UNDERGROUND OBJECTS ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS AS SHOWN ON PLANS PRIOR TO THE START OF WORK. IF A CONFLICT ARISES WITH ANY EXISTING STRUCTURAL ELEMENTS OR UNKNOWN UTILITIES, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED AS TO ANY CONFLICTS AND/OR REQUIRED CHANGES TO PROPOSED UTILITIES.
 - 11) A MINIMUM OF 4' COVER MUST BE MAINTAINED OVER THE PROPOSED SEWER CONNECTION.



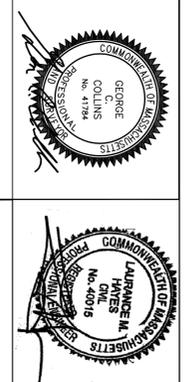
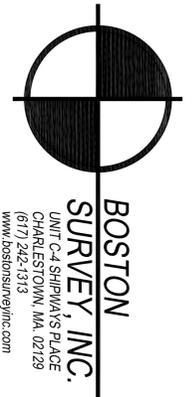
DRAFTSMAN: RAP
 REVIEWED BY: GCC
 CERTIFIED PLOT PLAN 11/25/13
 SITE PLAN UPDATE/PROP COND. 12/19/14

REFERENCES:
 DEED: BK 64886; PG 308
 PLAN: BK 457; PG 292
 BK 4531; PG END
 #310 OF 1982
 BK 19173; PG 424

SITE PLAN OF LAND

LOCATED AT
131 CHARLESBANK ROAD
 NEWTON, MA

PREPARED FOR:
 131 CHARLESBANK ROAD, LLC
 2 TAMMIE ROAD
 HOPEDALE, MA 01747



JOB # 13-00682

FILE # 13-00682 - SITE PLAN - R2.DWG