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LEGEND

EXISTING BUILDING	
PROPERTY LINE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
WATER/GAS VALVE	
DRAIN/SEWER MANHOLE	
CATCH BASIN	
UTILITY/LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	
WETLAND FLAG	

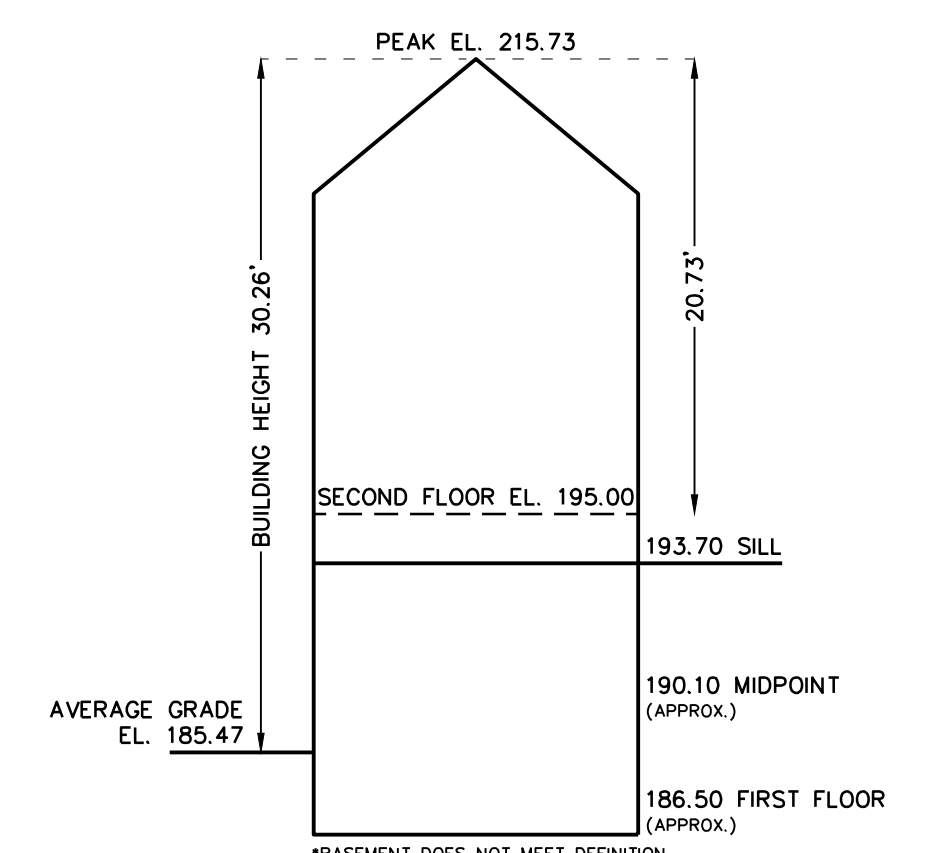
MIDDLESEX AND NORFOLK COUNTIES REGISTRY OF DEEDS

DEED REFERENCE (MIDDLESEX)
BOOK 52704 PAGE 117

CERTIFICATE REFERENCE (NORFOLK)
NO. 178548 DATE MAY 14, 2009

PLAN REFERENCE
PLAN 1419 PAGE 1962

OWNER OF RECORD
KEE RICHARD C & JENNIE M TRS
JENNIE M KEE TRUST

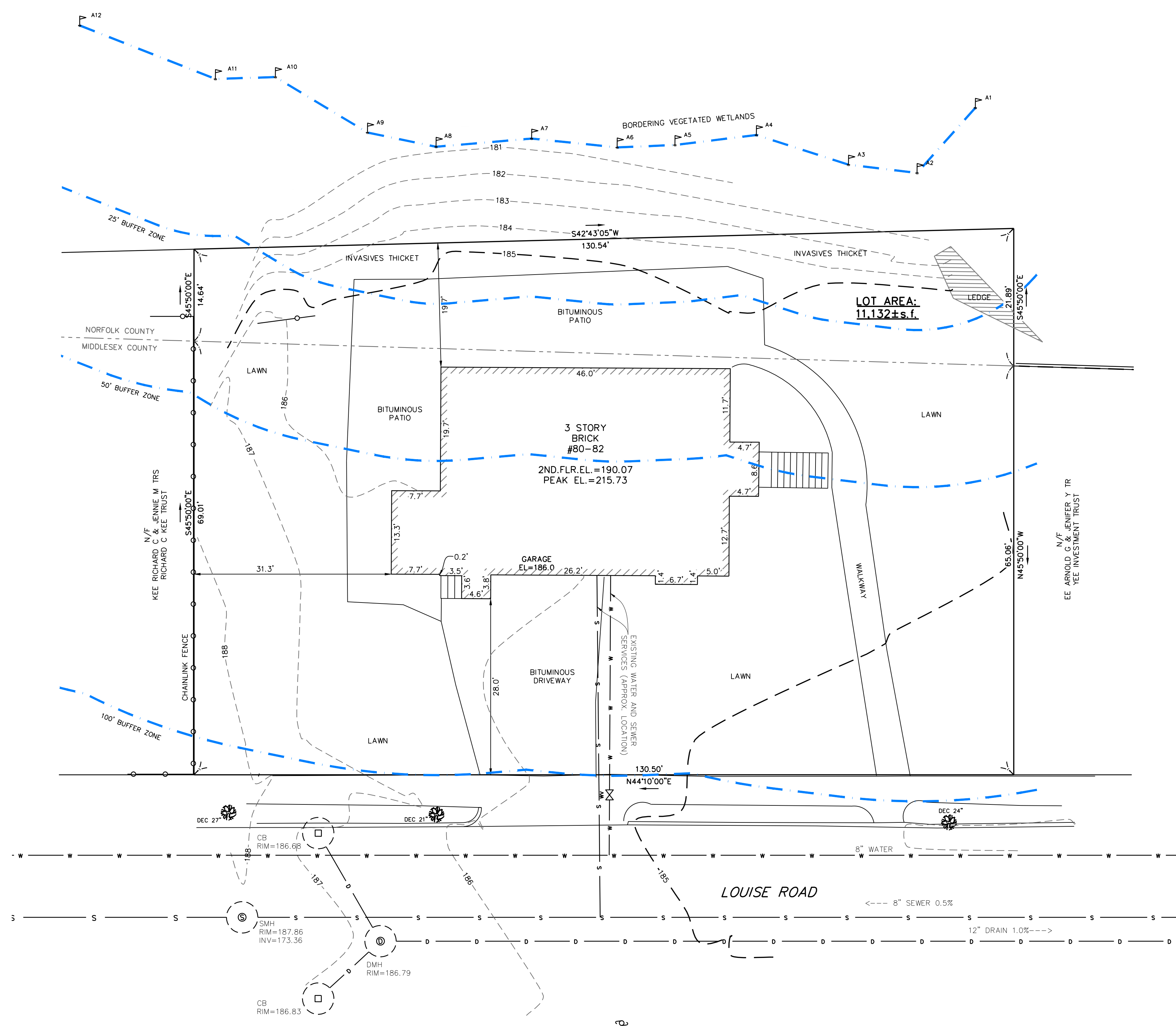


EXISTING BUILDING HEIGHT
NOT TO SCALE

Length Weighted Mean
Existing Conditions Average Grade Calculation

A	B	C	D	E	F
#	Length (Ft)	EL. 1	EL. 2	Average EL. E=(C+D)/2	F=BxE (Sq. Ft.)
1	7.7	186.4	186.2	186.29	1434.43
2	13.3	186.2	186.0	186.11	2475.20
3	7.7	185.8	185.7	185.77	1430.39
4	19.7	186.0	185.3	185.61	3656.52
5	46.0	185.2	185.1	185.19	8518.74
6	11.7	185.7	185.3	185.46	2169.88
7	8.6	185.6	185.6	185.60	1596.12
8	12.7	185.5	185.5	185.48	2355.60
9	6.7	185.3	185.2	185.23	1241.01
10	26.2	185.3	185.2	185.21	4852.37
Total	160.30				29730.25

Total Column F / Total Column B = Average Grade: 185.47



ZONING CHART
NEWTON, MASSACHUSETTS

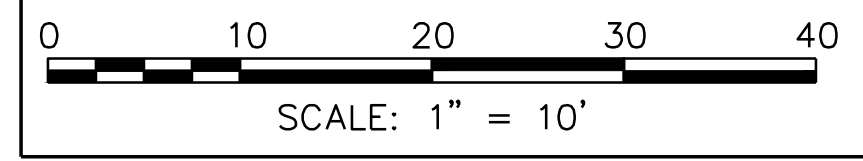
REGULATION	ZONE: MR-1 (NEW) SUBMISSION: EXISTING	
	REQUIRED	EXISTING
LOT AREA	10,000s.f.	11,132±s.f.
LOT FRONTAGE	80.0'	130.5'
FRONT SETBACK	30.0'	28.0'*
SIDE SETBACK	10.0'	31.3'
REAR SETBACK	15.0'	19.7'
BUILDING HEIGHT	36.0'	20.73'
AVERAGE GRADE	-	185.47
LOT COVERAGE	30.0%	15.2%
OPEN SPACE	50.0%	78.5%

*DOES NOT MEET REQUIREMENTS

TOPOGRAPHIC SITE PLAN
NEWTON/BROOKLINE, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#80-82 LOUISE ROAD

SCALE: 1in.=10ft. DATE: JANUARY 4, 2024
PROJECT: 223189

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 1



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LEGEND

- EXISTING BUILDING
PROPOSED BUILDING
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STOCKADE FENCE
CHAINLINK FENCE
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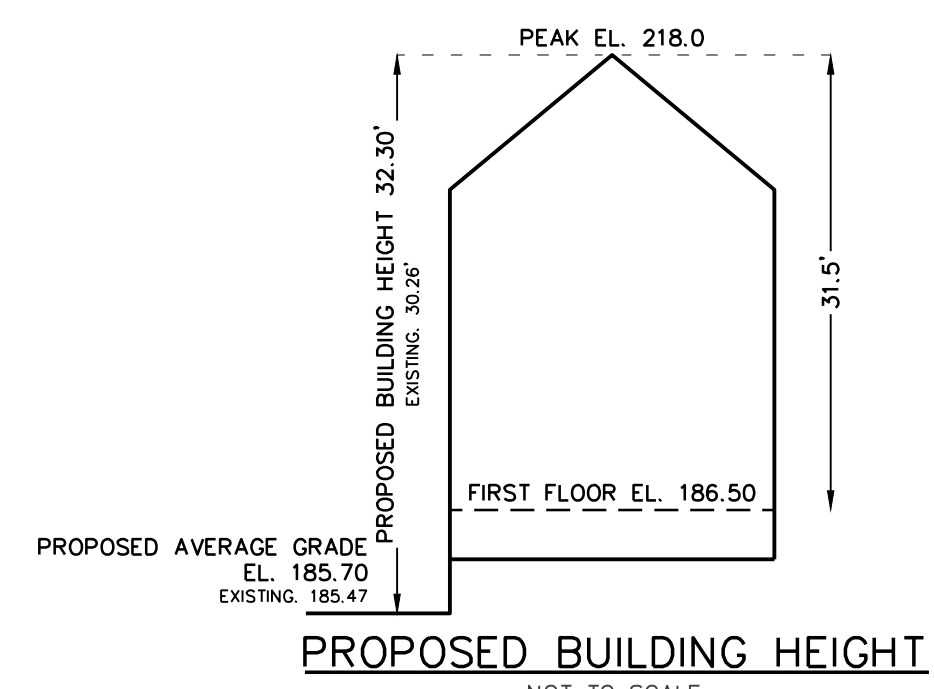
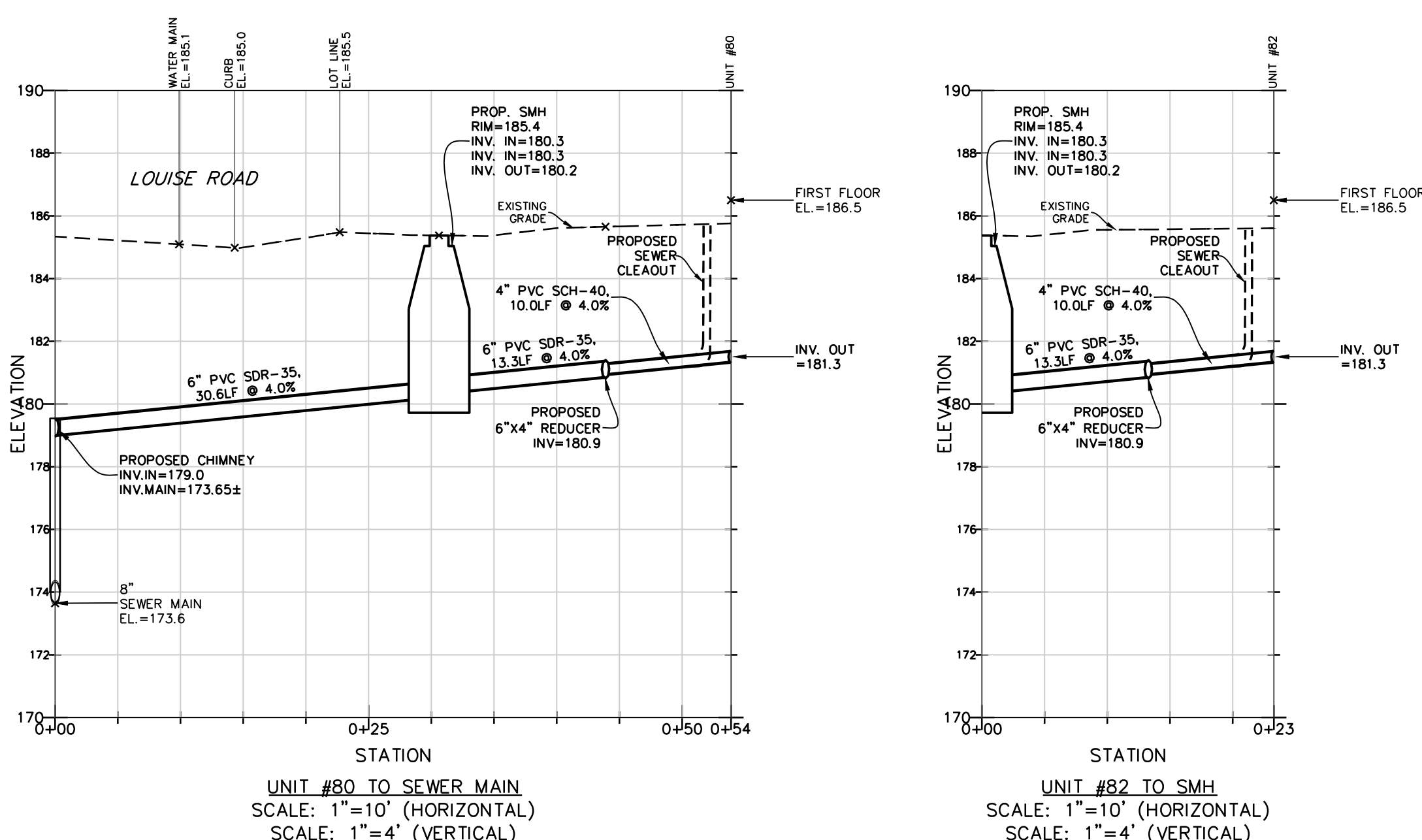
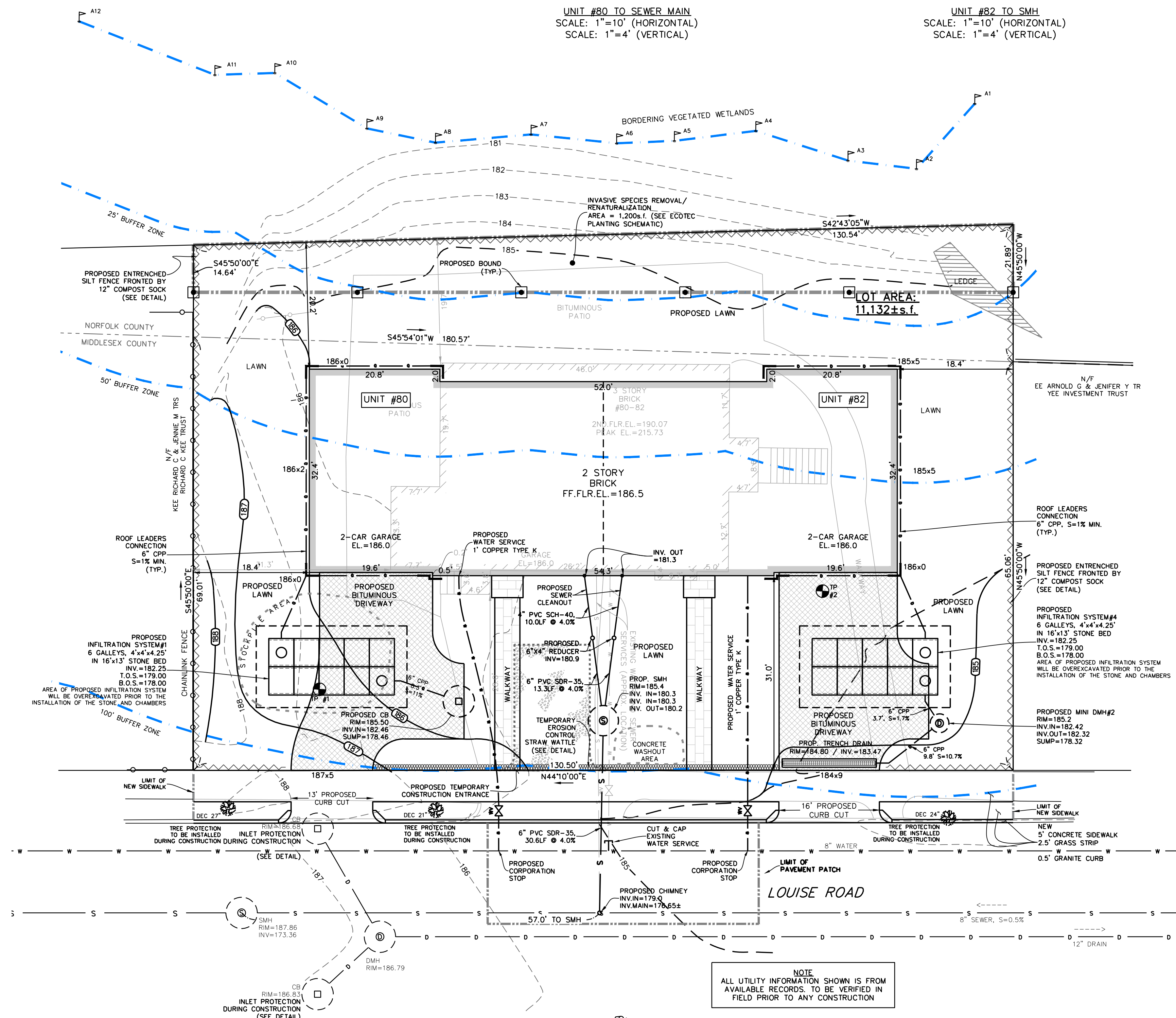


Table with 6 columns: A #, B Length (ft), C EL. 1, D EL. 2, E Average El. (C+D)/2, F BxL (Sq. Ft.). Includes a total row and average grade calculation.

TESTPIT LOG table with 2 rows: TEST PIT 1 (EL.=186.7) and TEST PIT 2 (EL.=185.3), detailing soil types and fill materials.

- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES...
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES...
3. ALL THE PROPOSED DOWNSPOUTS TO CONNECT INTO ONSITE INFILTRATION SYSTEMS.



TOTAL AVAILABLE BMP STORAGE: 15,36.4 cu. ft.

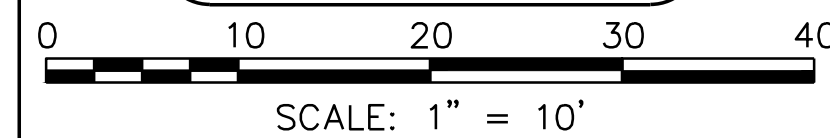
IMPERVIOUS AREA CALCULATION table showing existing and proposed areas for building, driveway, and walkway.

PHOSPHORUS LOAD CALCULATION table showing load factors and phosphorus load for existing and proposed areas.

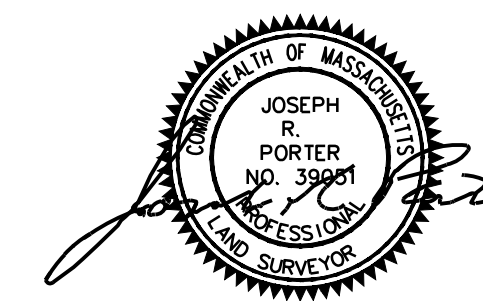
ZONING CHART table for Newton, Massachusetts, showing regulations for MR-1 (New) zone.



DIG SAFE EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES...



NOTE ALL UTILITY INFORMATION SHOWN IS FROM AVAILABLE RECORDS TO BE VERIFIED IN FIELD PRIOR TO ANY CONSTRUCTION



TOPOGRAPHIC SITE PLAN
NEWTON/BROOKLINE, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT #80-82 LOUISE ROAD

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GENERAL & UTILITIES NOTES:

1. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
2. AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION CONSTRUCTION INSPECTOR AT LEAST 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER DETAILS INSPECTED. THE SYSTEM & UTILITIES MAY BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
3. THE CONTRACTOR MUST PROVIDE POLICE DETAILS SCHEDULED 48 HOURS IN ADVANCE FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL ALWAYS REMAIN OPEN TO EMERGENCY VEHICLES. CONTRACTOR IS TO COORDINATE WITH POLICE AND FIRE DEPARTMENT TO ENSURE PUBLIC SAFETY.
4. ALL WORK MUST BE DONE IN ACCORDANCE WITH CITY OF NEWTON STANDARD SPECIFICATIONS AND CITY OF NEWTON CONSTRUCTION DETAILS WHICH MAY BE OBTAINED AT THE ENGINEERING OFFICE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NEWTON ENGINEERING DEPARTMENT.
5. AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION PERMITS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 26A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
6. NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH IF AN EMERGENCY EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR SUCH WORK FROM THE CITY DPW COMMISSIONER VIA THE CITY ENGINEER. PERMITS ARE GRANTED UNDER 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.
7. THE EXISTING WATER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE CORPORATION AT THE TIME OF THIS INSPECTION PERFORMED. ANY REMOVAL OF THE EXISTING WATER SERVICE PERMIT TO HAVING THIS INSPECTION PERFORMED, MAY RESULT IN THE DELAY OR DENIAL OF A WATER SERVICE PERMIT.
8. THE EXISTING SEWER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE CORPORATION PER REGULATIONS. THE REMAINING PORTIONS OF THE SERVICE MUST BE COMPLETELY REMOVED FROM THE CESSPOOL TO THE DWELLING. THE NEW SEWER SERVICE CONNECTION TO CITY MAIN SEWER MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION FAILURE TO HAVING THESE INSPECTIONS PERFORMED, MAY RESULT IN THE DELAY OR DENIAL OF A SEWER SERVICE PERMIT.
9. THE EXISTING SEWER SERVICE MUST BE COMPLETELY REMOVED FROM THE DWELLING TO THE MAIN. THE REMOVAL, ALONG WITH THE NEW CONNECTION MUST BE INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION FAILURE TO HAVING THESE INSPECTIONS PERFORMED, MAY RESULT IN THE DELAY OR DENIAL OF A SEWER SERVICE PERMIT.
10. THE NEW SEWER SERVICE(S) AND/OR STRUCTURE(S) 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. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL ALL PIPING AND STRUCTURES ARE TESTED AND PASS.
11. THE NEW WATER SERVICE SHALL BE INSTALLED IN CONJUNCTION WITH THE CITY OF NEWTON UTILITIES DIVISION. THE OWNER/CONTRACTOR MAY OBTAIN A WATER SERVICE APPLICATION BY CONTACTING THE UTILITIES DIVISION (617) 796-1640 OR BY VISITING THE CITY OF NEWTON WEBSITE AND CLICK THE LINK FOR PUBLIC WORKS / UTILITIES DIVISION. AFTER THE APPLICATION IS PAID IN FULL THE OWNER/CONTRACTOR SHALL FOLLOW THE INSTRUCTIONS PLAN NOTES MENTIONED AND FOLLOWING.
12. ALL NEW SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH THE DPW AND WITNESSED BY THE DPW INSPECTOR.
13. EXCEPT FOR GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY WILL BE BACK FILLED WITH TYPE 1E (EXCAVATABLE) CONTROLLED DENSITY FILL AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS. EXCAVATABLE FLOW FILL WITH EXTEND TO WITHIN 18" OF ROADWAY ASPHALT.
14. PER CITY OF NEWTON ORDINANCE NOB-42, COUNCIL ITEM #251-19, BUILDING SEWER, WATER SERVICE PIPE AND SIDEWALK/CURB REPLACEMENT ORDINANCE, THE APPLICANT IS REQUIRED TO INSTALL, PRELACE, TRANSITION TO ADJOINING CURBING AND WALKWAYS INCLUDING ACCESSIBLE CURB CUTS AND OTHER ACCESS AS REQUIRED. THE ENGINEERING CONSTRUCTION INSPECTOR DECIDES, BASED ON THE MATERIAL AND MANNER OF CONSTRUCTION OF THE EXISTING SIDEWALK AND CURB, THAT THE EXISTING SIDEWALK AND CURB CAN BE RE-SET OR REUSED WITHOUT REPLACEMENT.
15. 3 YEAR MORATORIUM APPLIES - # 1 AT TIME OF CONSTRUCTION THE ROADWAY IS UNDER A 3-YEAR MORATORIUM, THE ROADWAY MUST BE MILLED AND PAVED OUTER-TO-OUTER FOR 25 FEET IN EACH DIRECTION FROM THE OUTERMOST TRENCHES.
16. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS AND AS-BUILT LOCATIONS; THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE ON-SITE INSPECTIONS OF ALL SUBSURFACE STRUCTURES. THIS INCLUDES BUT NOT LIMITED TO DRAINAGE UTILITIES (INCLUDING SEWER PIPE SLOPE), ROOF LEADER CONNECTION SYSTEM, TRENCH DRAINS, MANHOLES ETC. ENGINEER OF RECORD MUST ALSO CONDUCT BOTTOM OF HOLE INSPECTIONS PRIOR TO THE RECOMMENDATION OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTRACTOR TO NOTIFY ENGINEER BEFORE BACKFILLING OR SIGN OFF CANNOT OCCUR WITHOUT RE-EXCAVATION.
17. PLEASE SEE SECTION 6-C REQUIREMENT #6 OF THE STORMWATER MANAGEMENT AND EROSION CONTROL RULES & REGULATIONS PAGE 11 OF 17. POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN (FORM) THE O & M PLAN MUST BE RECORDED AT THE APPROPRIATE REGISTRY OF DEEDS AND THAT PROOF OF RECORDING MUST BE PROVIDED TO THE ENGINEERING DIVISION PRIOR TO THE RECOMMENDATION OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. PRIOR TO THE ENGINEERING DIVISION RECOMMENDING THAT A CERTIFICATE OF OCCUPANCY BE ISSUED, AN AS-BUILT PLAN MUST BE SUBMITTED IN BOTH DIGITAL AND IN HARD COPY TO THE ASSIGNED ENGINEERING CONSTRUCTION INSPECTOR. THIS 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.
19. THE FOLLOWING STATEMENT MUST BE ON ALL AS-BUILT PLANS SUBMITTED TO THE ENGINEERING DIVISION (SIGNED, DATED, AND STAMPED):
I CERTIFY THAT THE CONSTRUCTION SO SHOWN WAS INSPECTED PRIOR TO BACKFILL AND THAT ALL WORK CONFORMS WITH THE APPROVED PLAN AND MEETS OR EXCEEDS THE CITY OF NEWTON CONSTRUCTION STANDARDS.
SIGNATURE _____ DATE _____

