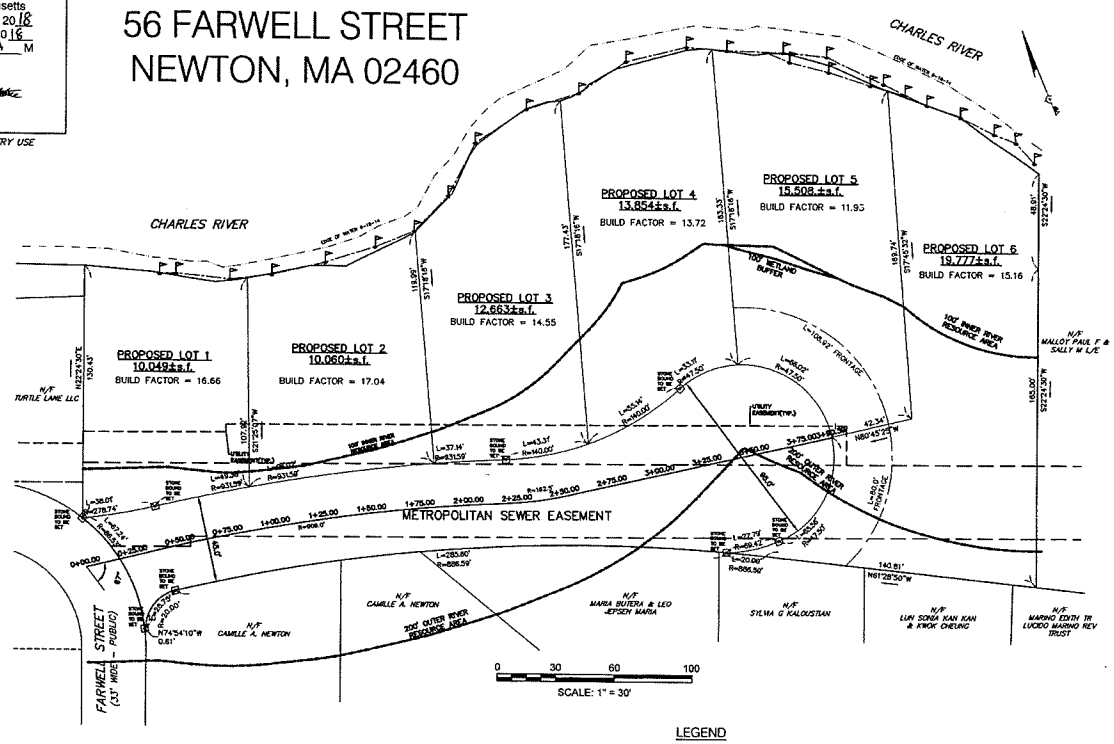
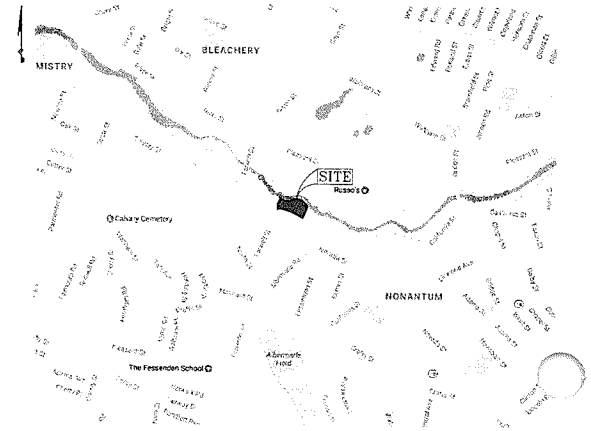
Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 648 1/13 of 2018
Rec'd 8-10 2016
at 10 H 52 M A M
Attest
Register

RESERVED FOR REGISTRY USE

56 FARWELL STREET
NEWTON, MA 02460





LOCUS PLAN
SCALE: 1:1000

WAIVERS

SECTION VI. SPECIFICATIONS AND REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

A. STREET AND ROADWAY
1. ALL CONSTRUCTION FOR NEW STREETS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: THE REVISED ORDINANCES (1973) OF THE CITY OF NEWTON, SECTION19-73m SUBSECTION (n); SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS ESTABLISHED BY THE CITY ENGINEER; AND STANDARD SPECIFICATIONS OF THE CITY OF NEWTON—SPECIAL PROVISIONS—HIGHWAY ESTABLISHED BY THE CITY ENGINEER. THE AFOREMENTIONED SPECIFICATIONS ESTABLISHED BY THE CITY ENGINEER SHALL BE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE PLAN BY THE PLANNING BOARD. THE SPECIFICATIONS OF THE CITY ENGINEER ARE TO BE USED ONLY WITH THE RESPECT TO THE STANDARDS CONTAINED THEREIN FOR CONSTRUCTION.
2. REDUCTION IN PAVEMENT FROM 29' TO 20'.

B. UTILITIES
3. STORM DRAINAGE SYSTEM
a. STORM DRAINS AND APPURTENANCES SHALL BE INSTALLED AS PROVIDED IN CHAPTER 18 OF THE REVISED NEWTON ORDINANCES OF 1973.
b. THE STORM DRAINAGE SYSTEM SHALL DE DESIGNED IN ACCORDANCE WITH THE CITY OF NEWTON DRAINAGE DESIGN CRITERIA ESTABLISHED THE CITY ENGINEER.
5. UNDERGROUND ELECTRIC POWER DISTRIBUTION AND SERVICE SYSTEMS; UNDERGROUND TELEPHONE SYSTEM
a. POLES OF A DESIGN APPROVED BY THE COMMISSIONER OF PUBLIC WORKS SHALL BE PROVIDED FOR STREET LIGHTING AND FOR MOUNTING OF POLICE CALL, FIRE ALARM AND EMERGENCY BOXES. STREET LIGHTS AND APPURTENANCES SHALL BE APPROVED BY THE COMMISSIONER OF PUBLIC WORKS. THE UNDERGROUND ELECTRICAL POWER AND SERVICE SYSTEM SHALL BE INCORPORATE PROVISION FOR SERVICE TO STREET LIGHTING AND TO ALARM, EMERGENCY, AND POLICE CALL BOXES.

C. SIDEWALKS
1. SIDEWALKS AS SHOWN IN SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS, TYPICAL CROSS SECTIONS OF STREETS SHALL BE CONSTRUCTED ON BOTH SIDES OF EACH ROADWAY ON ALL STREETS SHOWN ON THE DEFINITIVE PLAN.
2. IN THE CONSTRUCTION OF ALL SIDEWALKS, THE METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF NEWTON—SPECIAL PROVISIONS—HIGHWAY (CEMENT CONCRETE WALKS).

F. PLANTING STRIPS OR LOAM BORDERS
1. THE GRADE, EXTENDING FROM THE BACK OF THE SIDEWALK TO MATCH EXISTING GROUND, SHALL NOT EXCEED A SLOPE OF THREE (3) HORIZONTAL TO ONE (1) VERTICAL, ALL AS SHOWN ON CITY OF NEWTON GENERAL CONSTRUCTION DETAILS. IN AREAS WHERE DIFFERENTIAL IS MORE THAN THREE (3) FEET OR THE CHARACTER OF THE MATERIAL WARRANTS, THE PLANNING BOARD MAY GRANT A REVISION OF SLOPE REQUIREMENT

SECTION IV B. DEFINITIVE PLAN

3 a. REVIEW BY HEALTH COMMISSIONER

SECTION V. DESIGN STANDARDS

1. STORM DRAINAGE SYSTEM C
C. EASEMENTS-PRIVATE UTILITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18
JOSEPH R. PORTER, PLS

LEGEND

EX. SIGN POST		PR. GAS VALVE	
EX. BOLLARD POLE		PR. BACKWATER VALVE	
EX. GAS VALVE		PR. WATER VALVE	
EX. WATER VALVE		PR. DRAIN MANHOLE	
EX. WETLAND FLAG	WF-X12	PR. SEWER MANHOLE	
EX. UTILITY POLE		PR. CATCH BASIN	
EX. DRAIN MANHOLE		PR. FIRE HYDRANT	
EX. SEWER MANHOLE		PR. SPOT GRADE	17.76
EX. ELECTRIC MANHOLE	EM	TOP OF WALL EL	TWL
EX. CATCH BASIN		BOTTOM OF WALL EL	BWL
EX. FIRE HYDRANT		TOP OF STONE EL	TOS
EX. CONIFEROUS TREE		BOTTOM OF STONE EL	BOS
EX. DECIDUOUS TREE		PR. ELECTRIC/ TELECOMMUNICATION	E&T E&T
EX. TREE TO BE REMOVED	(TBR)	PR. SEWER LINE	S
TEST PIT	TP-1	PR. DRAIN LINE	D D
EX. SEWER LINE		PR. GAS LINE	G G G
EX. DRAIN LINE		PR. WATER LINE	W W
EX. GAS LINE	G G G	PR. BUILDING	
EX. WATER LINE		PR. CONTOUR	15.0
EX. BUILDING			
EX. CONTOUR	17		
PROPERTY LINE W/ BEARING DISTANCE	N85°23'35"W 346.41'		

CONSULTANTS

SURVEY & CIVIL ENGINEER:
VTP ASSOCIATES, INC.
132 ADAMS STREET 2ND FL. STE. 3
NEWTON, MA 02458
CONTACT: JOSEPH PORTER, PLS
LIC. #: 39051
PH: 617-332-8271

ENVIRONMENTAL CONSULTANT:
DEROSA ENVIRONMENTAL CONSULTING, INC.
167 MAIN STREET
P.O. BOX 716
ROWLEY, MA 01969
PH: 978-948-7717

OWNER / APPLICANT

TURTLE LANE LLC

77 OLDHAM ROAD
NEWTON, MA 02465

APPROVED:
NEWTON PLANNING BOARD
ACTING AS A BOARD OF SURVEY

DATE:

NOTE:
FINAL APPROVAL OF THIS SUBDIVISION SHALL BE PENDING APPROVAL AND CONDITIONS SET FORTH BY THE MASSACHUSETTS WATER RESOURCE AUTHORITY.

PARCEL ID

21001 0012

ZONING DISTRICT

SINGLE RESIDENCE 3 (SR3)(NEW)

VERTICAL DATUM

NAVD 88 BENCH
MY 0627: 44.34'

FLOODPLAIN

ELEVATION: 20.5'-21.0'
FLOOD MAP No. 250170C0552E
DATE: JUNE 10, 2010

SHEET INDEX	
SHEET NO.	DESCRIPTION
VTP-1	EXISTING CONDITIONS PLAN
VTP-2	SITE PLAN
VTP-3	GRADING & DRAINAGE PLAN
VTP-4	UTILITY PLAN
VTP-5	EROSION & SEDIMENT CONTROL PLAN
VTP-6	DETAIL SHEET-1
VTP-7	DETAIL SHEET-2
VTP-8	DETAIL SHEET-3
VTP-9	DETAIL SHEET-4
VTP-10	DETAIL SHEET-5
VTP-11	PLAN AND PROFILE
MWE 1 OF 2	RIVERFRONT AREA PLAN
MWE 2 OF 2	PLANTING PLAN

REVISIONS		
DATE	DESCRIPTION	BY
04/03/18	CITY OF NEWTON ENGINEERING DIVISION, CONSERVATION COMMISSION & PEER REVIEW COMMENTS	NN
03/02/18	CITY OF NEWTON ENGINEERING DIVISION, CONSERVATION COMMISSION & PEER REVIEW COMMENTS	NN
02/01/18	PEER REVIEW COMMENTS	NN
01/15/18	CITY OF NEWTON ENGINEERING DIVISION, CONSERVATION COMMISSION & PEER REVIEW COMMENTS	NN
11/6/17	CITY OF NEWTON ENGINEERING DIVISION & CONSERVATION COMMISSION COMMENTS	NN

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"COVER SHEET"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: AS-SHOWN DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017; JANUARY 15, 2018; FEBRUARY 1, 2018; MARCH 2, 2018; APRIL 3, 2018 JULY 2, 2018

PROJECT: 217101

VTP ASSOCIATES INC.

LAND SURVEYORS – CIVIL ENGINEERS 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271

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648 of 2018 1/13

PLAN NO. 648 OF 2018
SHEET 2 OF 13

RESERVED FOR REGISTRY USE

LEGEND

- EX. SIGN POST
- EX. BOLLARD POLE
- EX. GAS VALVE
- EX. WATER VALVE
- EX. WETLAND FLAG
- EX. UTILITY POLE
- EX. DRAIN MANHOLE
- EX. SEWER MANHOLE
- EX. ELECTRIC MANHOLE
- EX. CATCH BASIN
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- EX. SEWER LINE
- EX. DRAIN LINE
- EX. GAS LINE
- EX. WATER LINE
- EX. BUILDING
- EX. CONTOUR
- PROPERTY LINE W/ BEARING DISTANCE — N85°23'35"W 346.41'

PARCEL ID

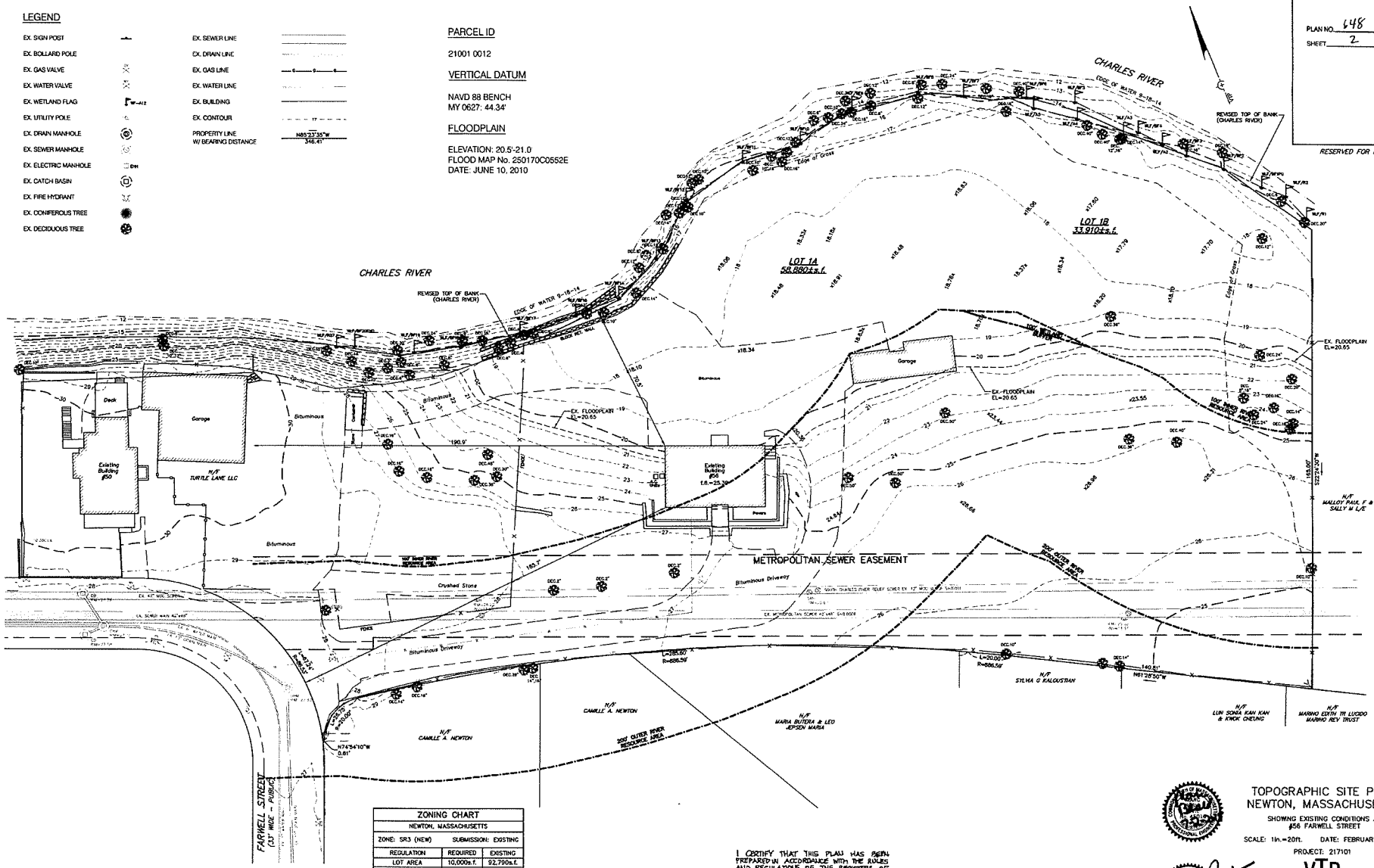
21001 0012

VERTICAL DATUM

NAVD 88 BENCH
MY 0627: 44.34'

FLOODPLAIN

ELEVATION: 20.5'-21.0
FLOOD MAP No. 250170C0552E
DATE: JUNE 10, 2010



ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: SR3 (NEW)	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	92,790s.f.
LOT FRONTAGE	80.0'*	67.24'
FRONT SETBACK	30.0'	185.7'
SIDE SETBACK	10.0'	190.9'
REAR SETBACK	15.0'	70.5'
BUILDING HEIGHT	36.0'	--
AVERAGE GRADE	--	--
LOT COVERAGE	30.0%	22.1%
OPEN SPACE	50.0%	79.4%
MAX. BUILD FACTOR	20	--
* Sec. 1.5.2 E.(1)		

0 20 50 100
SCALE: 1" = 20'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/19

JOSEPH R. PORTER PLS

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT #56 FARWELL STREET

SCALE: 1in.=20ft. DATE: FEBRUARY 17, 2017

PROJECT: 217101

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

SHEET NO. VTP-1

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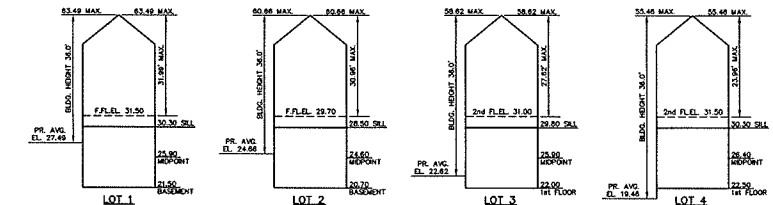
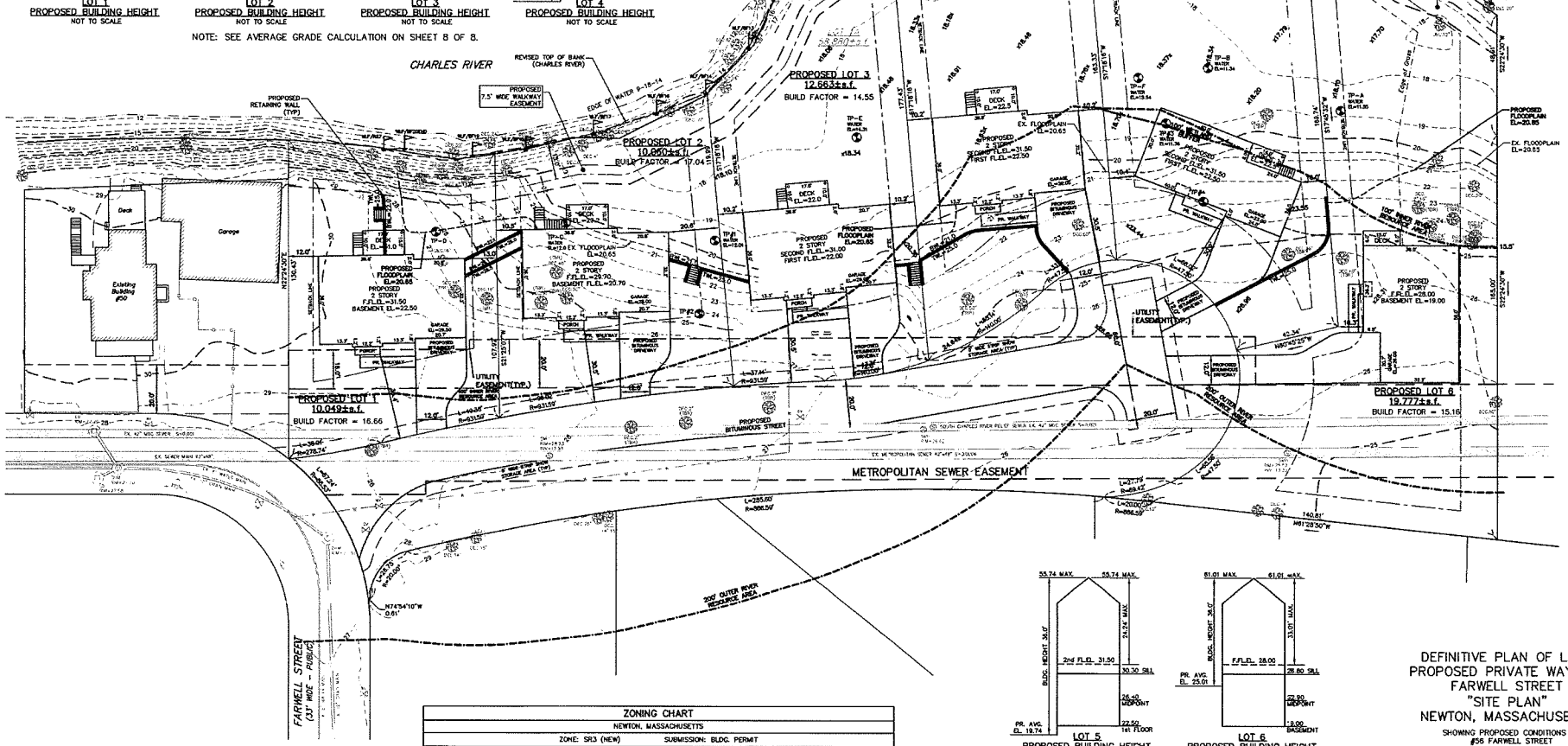
PLAN NO. 648 OF 2018
SHEET 3 OF 13



NOTE: SEE AVERAGE GRADE CALCULATION ON SHEET 8 OF 8.



NOTE: SEE AVERAGE GRADE CALCULATION ON SHEET 8 OF 8.

ZONING CHART								
NEWTON, MASSACHUSETTS								
ZONE: SR3 (NEW)			SUBMISSION: BLDG. PERMIT					
REGULATION	REQUIRED	EXISTING	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4	PROP. LOT 5	PROP. LOT 6
LOT AREA	10,000s.f.	92,790s.f.	10,049s.f.	10,060s.f.	12,663s.f.	13,854s.f.	15,508s.f.	19,777s.f.
LOT FRONTAGE	80.0'	67.24'	87.39'	98.02'	80.45'	88.25'	106.92'	80.0'
FRONT SETBACK	30.0'	185.7'	35.4'	30.5'	30.5'	30.5'	30.2'	51.9'
SIDE SETBACK	10.0'	190.9'	12.0'	10.5'	10.2'	10.2'	10.0'	10.3'
REAR SETBACK	15.0'	70.5'	41.0'	32.6'	50.5'	79.7'	98.4'	15.5'
BUILDING HEIGHT	36.0'	–	36'MAX.	36'MAX.	36'MAX.	36'MAX.	36'MAX.	36'MAX.
AVERAGE GRADE	–	–	22.49	24.66	22.62	19.46	19.74	25.01
LOT COVERAGE	30.0%	22.1%	21.0%	21.0%	16.7%	15.2%	11.5%	10.5%
OPEN SPACE	50.0%	79.0%	72.4%	72.8%	78.2%	80.1%	84.0%	85.0%
MAX. BUILD FACTOR	20	–	16.66	17.04	14.55	13.72	11.93	15.16

* Sec. 1.5.2 E.(1)

DIG SAFE

EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES
• UNDERGROUND UTILITIES CALL TOLL FREE 1-888-DIG-SAFE (1-888-344-7233) STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START EARTH OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

0 20 50 100
SCALE: 1" = 20'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R. PORTER, PLS

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"SITE PLAN"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: 1in.=20ft. DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017; JANUARY 15, 2018;
FEBRUARY 1, 2018; MARCH 2, 2018; APRIL 3, 2018

PROJECT: 217101

VTP ASSOCIATES INC.

LAND SURVEYORS – CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET NO. VTP-2

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PLAN NO. 648 OF 2018
SHEET 4 OF 13

RESERVED FOR REGISTRY USE

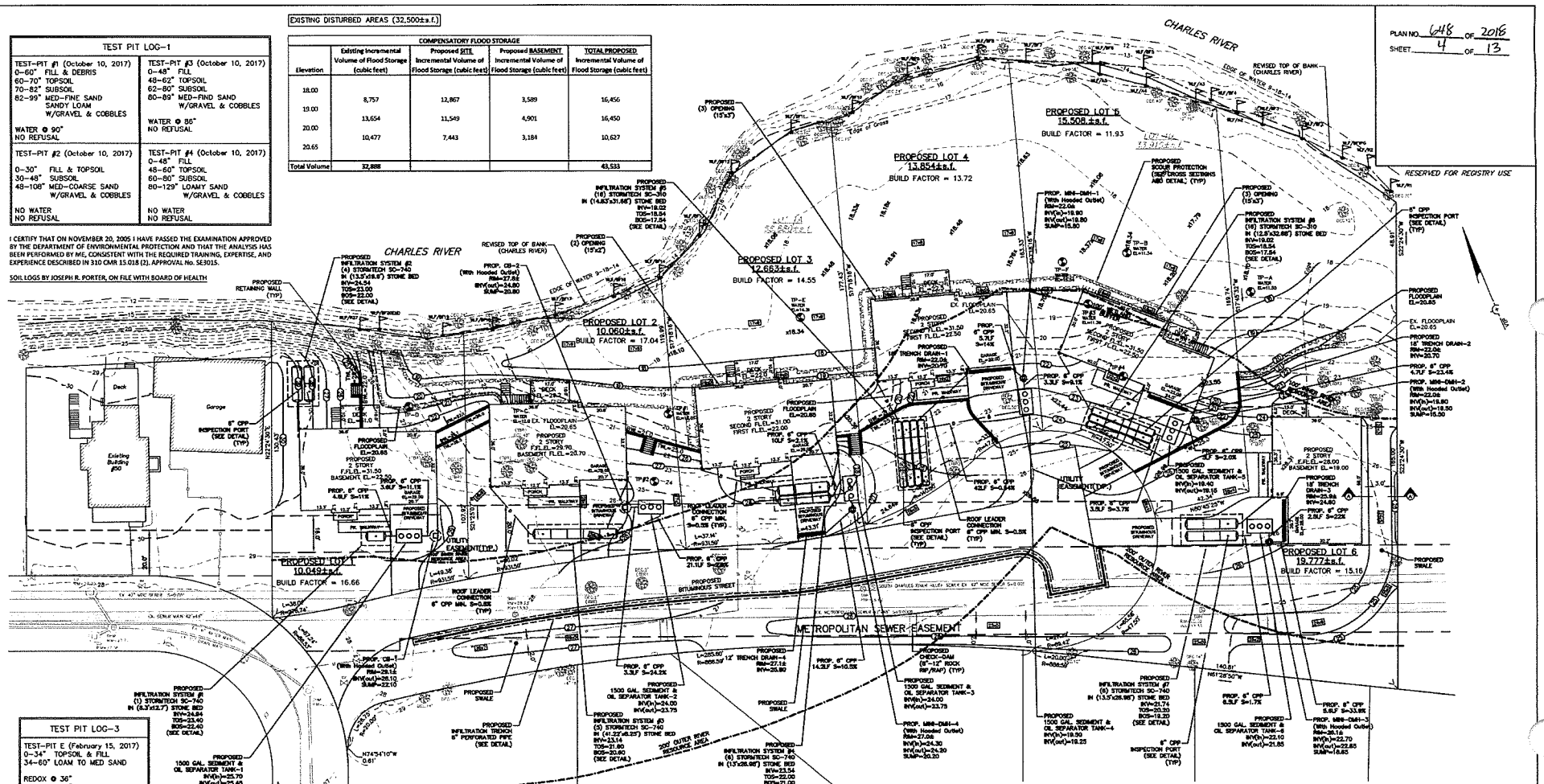
EXISTING DISTURBED AREAS (32,500±s.f.)

COMPENSATORY FLOOD STORAGE				
Elevation	Existing Incremental Volume of Flood Storage (cubic feet)	Proposed SITE Incremental Volume of Flood Storage (cubic feet)	Proposed BASEMENT Incremental Volume of Flood Storage (cubic feet)	TOTAL PROPOSED Incremental Volume of Flood Storage (cubic feet)
18.00	8,757	12,867	3,589	16,456
19.00	13,654	11,549	4,901	16,450
20.00	10,477	7,443	3,184	10,627
20.65				
Total Volume	32,888			43,533

TEST PIT LOG-1	
TEST-PIT #1 (October 10, 2017) 0-60" FILL & DEBRIS 60-70" TOPSOIL 70-82" SUBSOIL 82-99" MED-FINE SAND SANDY LOAM W/GRAVEL & COBBLES WATER @ 90" NO REFUSAL	TEST-PIT #3 (October 10, 2017) 0-48" FILL 48-62" TOPSOIL 62-80" SUBSOIL 80-89" MED-FIND SAND W/GRAVEL & COBBLES WATER @ 86" NO REFUSAL
TEST-PIT #2 (October 10, 2017) 0-30" FILL & TOPSOIL 30-48" SUBSOIL 48-108" MED-COARSE SAND W/GRAVEL & COBBLES NO WATER NO REFUSAL	TEST-PIT #4 (October 10, 2017) 0-48" FILL 48-60" TOPSOIL 60-80" SUBSOIL 80-129" LOAMY SAND W/GRAVEL & COBBLES NO WATER NO REFUSAL

I CERTIFY THAT ON NOVEMBER 20, 2005 I HAVE PASSED THE EXAMINATION APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE ANALYSIS HAS BEEN PERFORMED BY ME, CONSISTENT WITH THE REQUIRED TRAINING, EXPERTISE, AND EXPERIENCE DESCRIBED IN 310 CMR 15.018 (2). APPROVAL No. SE3015.

SOIL LOGS BY JOSEPH R. PORTER, ON FILE WITH BOARD OF HEALTH



TEST PIT LOG-3
TEST-PIT E (February 15, 2017) 0-34" TOPSOIL & FILL 34-60" LOAM TO MED SAND REDOX @ 36" WATER @ 46" NO REFUSAL
TEST-PIT F (February 15, 2017) 0-51" TOPSOIL & FILL WATER @ 36"
TEST-PIT B (February 15, 2017) 0-36" TOPSOIL & FILL REDOX @ 38" WATER @ 41"

DIG SAFE

EXCAVATORS
BEFORE YOU DO CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES, CALL TOLL FREE, 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

0 20 50 100
SCALE: 1" = 20'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R. PORTER, PLS

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
2. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASE ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.
3. ALL THE PROPOSED DOWNSPOUT TO CONNECT INTO ONSIDE INFILTRATION SYSTEMS.

COMPENSATORY FLOOD STORAGE BY LOT Proposed Incremental Volume of Flood Storage (cubic feet)							
Elevation	LOT1	LOT2	LOT3	LOT4	LOT5	LOT6	TOTAL VOLUME
18.00	289	1,296	2,776	5,992	5,194	909	16,456
19.00	496	1,735	3,474	5,021	4,567	1,157	16,450
20.00	396	1,144	2,208	3,212	2,882	785	10,627
20.65							

TEST PIT LOG-2	
TEST-PIT A (December 19, 2017) 0-60" FILL 60-72" TOPSOIL 72-84" SUBSOIL 84-90" MED-SAND W/GRAVEL WATER @ 84" NO REFUSAL PERC RATE < 2MPI	TEST-PIT C (December 19, 2017) 0-54" FILL 54-64" TOPSOIL 64-74" SUBSOIL 74-110" COARSE SAND W/GRAVEL & COBBLES WATER @ 102" NO REFUSAL PERC RATE < 2 MPI
TEST-PIT B (December 19, 2017) 0-36" FILL 36-54" TOPSOIL 54-65" SUBSOIL 65-92" COARSE SAND W/GRAVEL WATER @ 84" NO REFUSAL PERC RATE < 2MPI	TEST-PIT D (December 19, 2017) 0-60" FILL 60-72" TOPSOIL 72-84" SUBSOIL 84-102" COARSE SAND W/GRAVEL NO WATER NO REFUSAL PERC RATTE < 2MPI

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"GRADING AND DRAINAGE PLAN"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: 1in.=20ft. DATE: SEPTEMBER 5, 2017
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PROJECT: 217101

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

SHEET NO. VTP-3

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PLAN NO. 648 OF 2018
SHEET 5 OF 13

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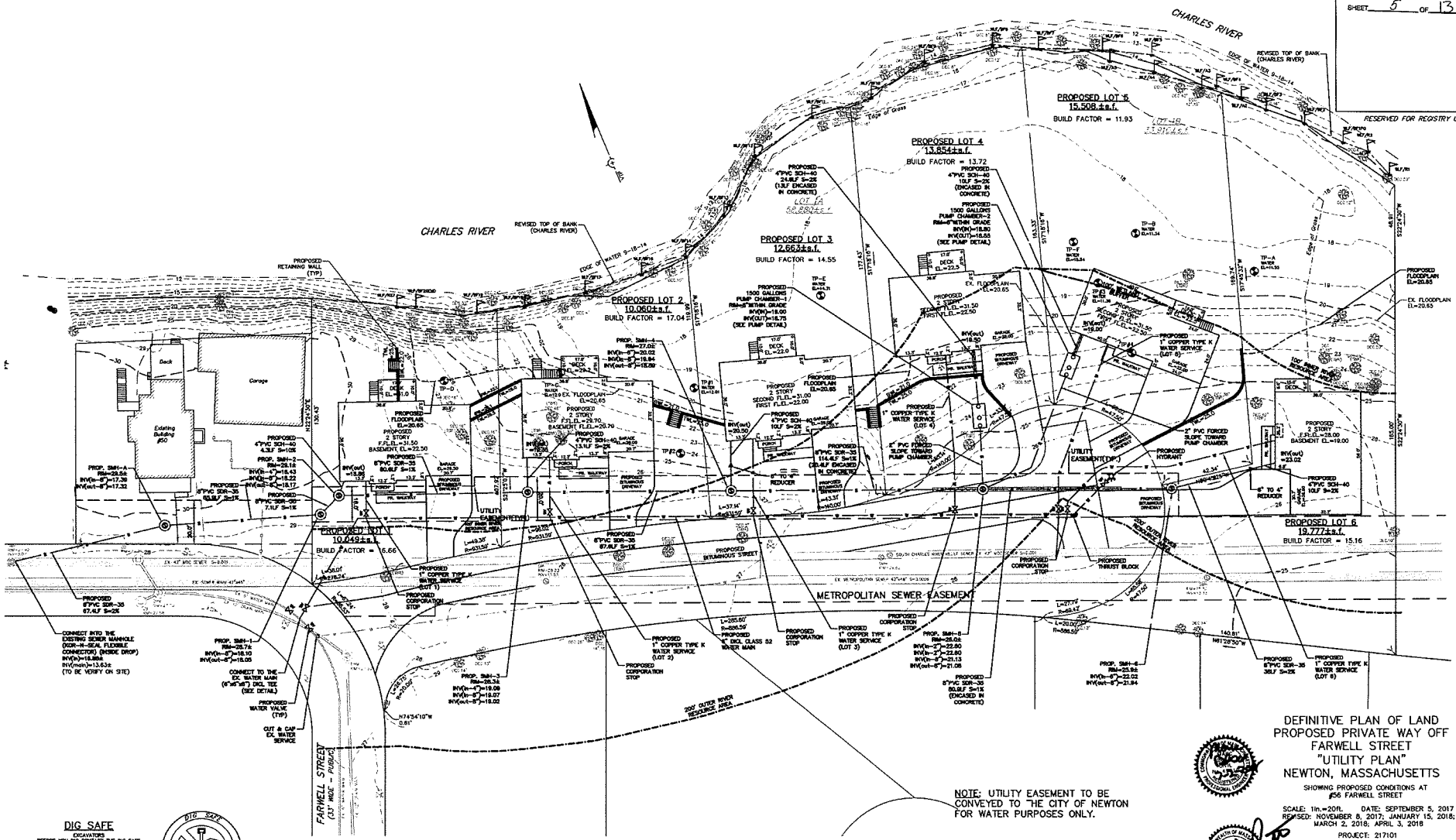

DIG SAFE

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DATE 7/2/18

JOSEPH R. PORTER PLS

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF FARWELL STREET
"UTILITY PLAN"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #56 FARWELL STREET

SCALE: 1in.=20ft. DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017; JANUARY 15, 2018; MARCH 2, 2018; APRIL 3, 2018

PROJECT: 217101

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

SHEET NO. VTP-4

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PLAN NO. 648 OF 2018
SHEET 6 OF 13

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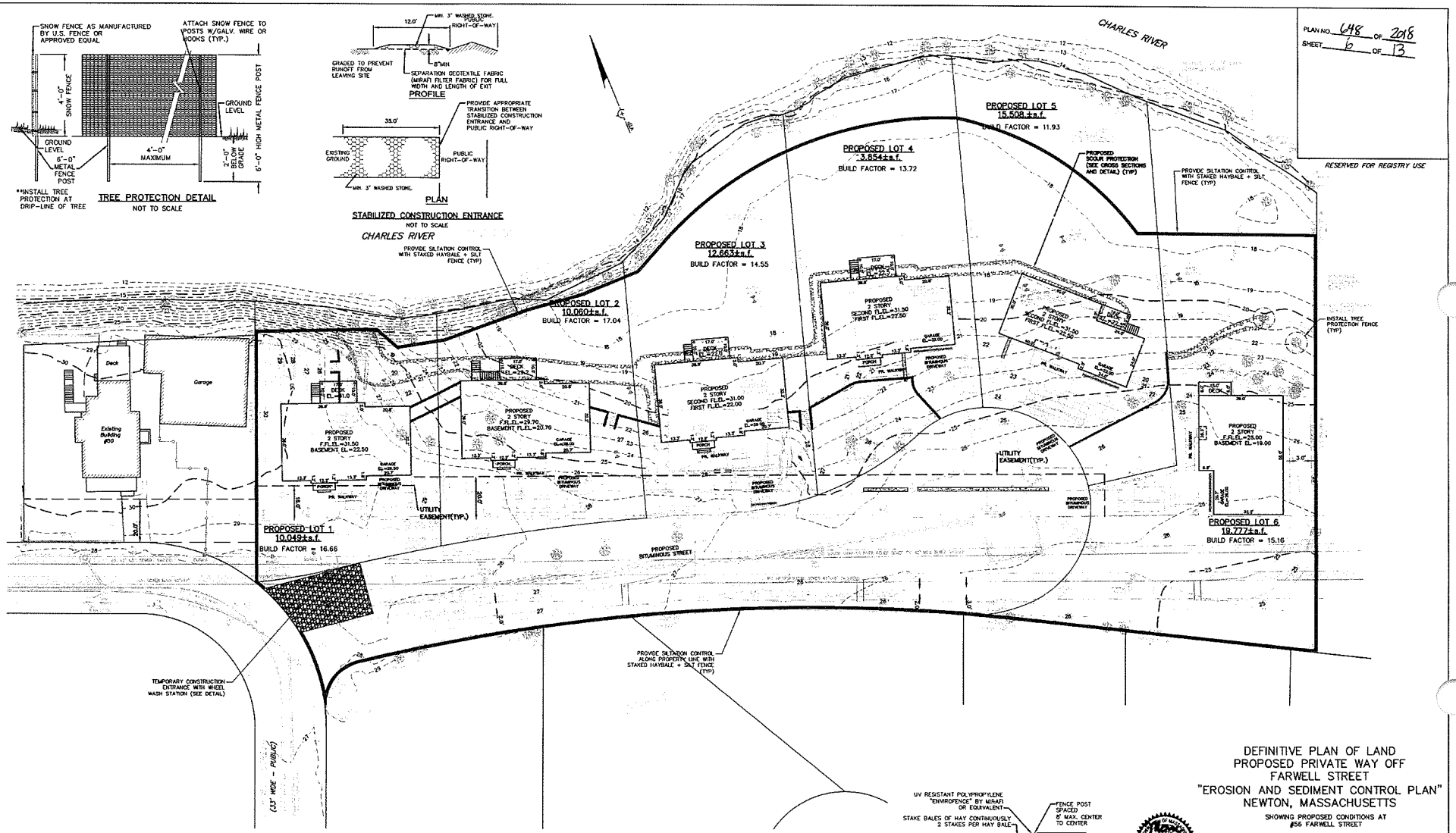

DIG SAFE

EXCAVATORS
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SCALE: 1" = 20'

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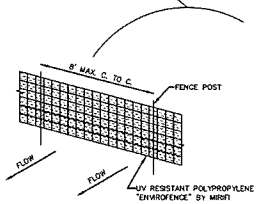
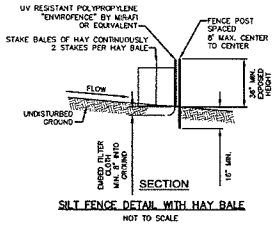
DATE: 7/2/18
JOSEPH R. PORTER PLS



PERSPECTIVE VIEW



SILT FENCE DETAIL WITH HAY BALE
NOT TO SCALE

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"EROSION AND SEDIMENT CONTROL PLAN"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: 1in.=20ft. DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017; JANUARY 15, 2018; MARCH 2, 2018; APRIL 3, 2018

PROJECT: 217101

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

SHEET NO. VTP-5

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PLAN NO. 648 OF 2018
SHEET 7 OF 13

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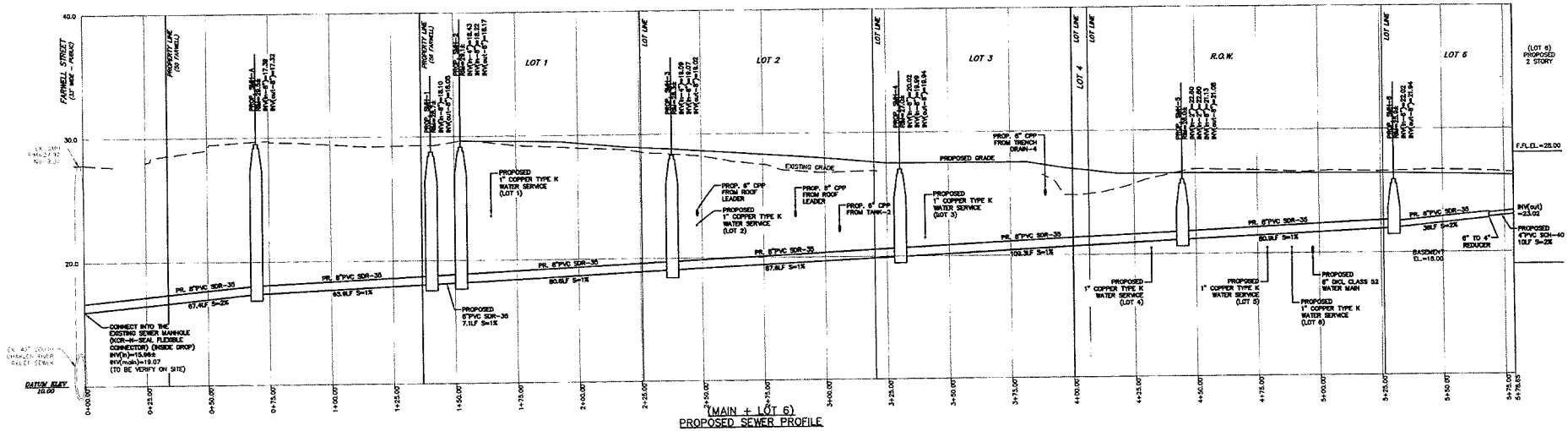
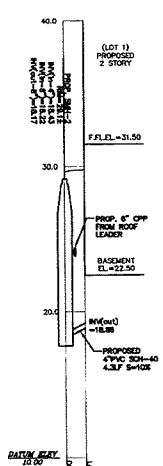
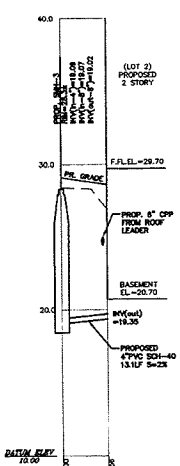


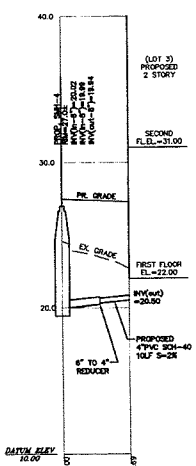
(MAIN + LOT 6)
PROPOSED SEWER PROFILE
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



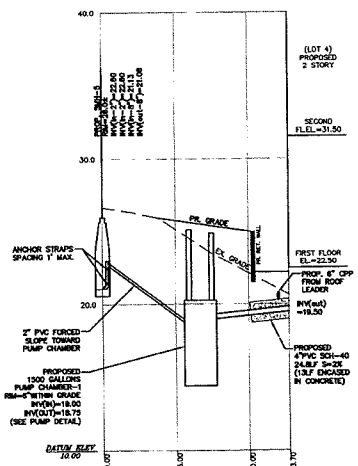
(LOT 1)
PROPOSED SEWER PROFILE
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



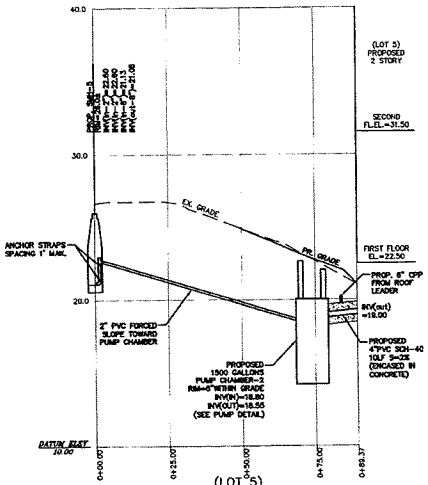
(LOT 2)
PROPOSED SEWER PROFILE
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



(LOT 3)
PROPOSED SEWER PROFILE
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



(LOT 4)
PROPOSED SEWER PROFILE
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



(LOT 5)
PROPOSED SEWER PROFILE
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

I CERTIFY THAT THIS PLAN WAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R. PORTER, PLS

DIG SAFE

EXCAVATORS
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DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
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NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: AS-SHOWN DATE: SEPTEMBER 5, 2017
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PROJECT: 217101

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NEWTON, MA 02458
(617) 332-8271

SHEET NO. VTP-

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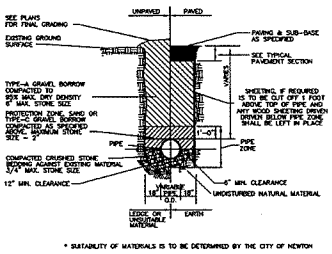
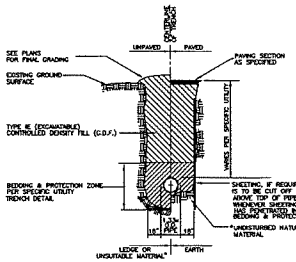


* SUITABILITY OF MATERIALS IS TO BE DETERMINED BY THE CITY OF NEWTON

TYPICAL P.V.C. DRAIN TRENCH DETAIL

NOT TO SCALE

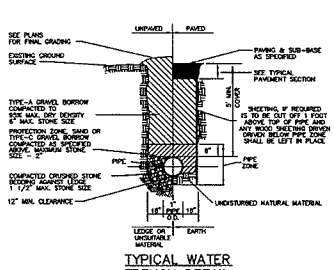
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



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

TYPICAL C.D.F. TRENCH DETAIL

NOT TO SCALE

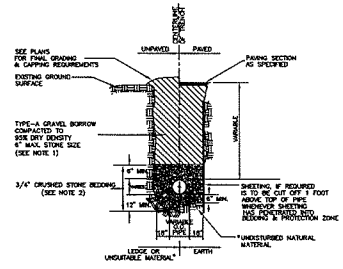


TYPICAL WATER TRENCH DETAIL

NOT TO SCALE

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

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

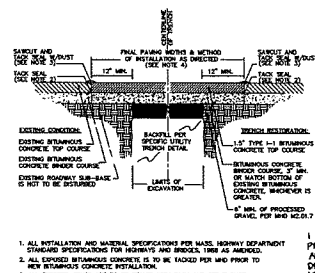


* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

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

GRAVITY SEWER TRENCH DETAIL

NOT TO SCALE



1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS. HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.

TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL (1/2)

NOT TO SCALE

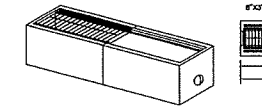
PLAN NO. 648 OF 2018
SHEET 8 OF 13

RESERVED FOR REGISTRY USE

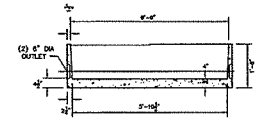
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

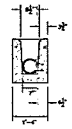
JOSEPH R. PORTER PLS



PLAN VIEW



SIDE SECTION VIEW



END SECTION VIEW

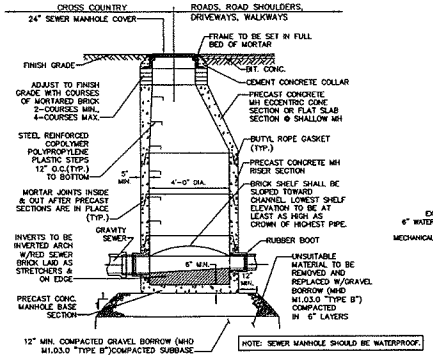
NOTES:

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.

ITEM NO.	
M-TD6	6' SECTION
M-TD3	3' SECTION

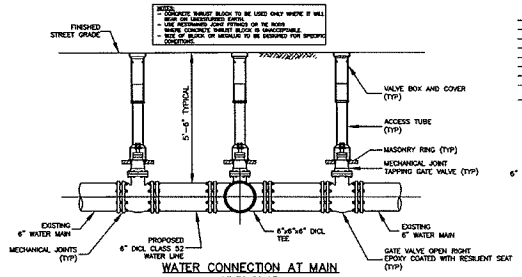
TRENCH DRAIN DETAIL

NOT TO SCALE



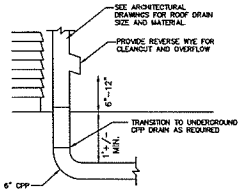
TYPICAL SEWER MANHOLE DETAIL

NOT TO SCALE



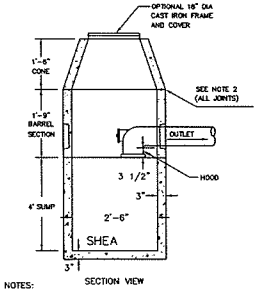
WATER CONNECTION AT MAIN

NOT TO SCALE



ROOF LEADER DETAIL

NOT TO SCALE



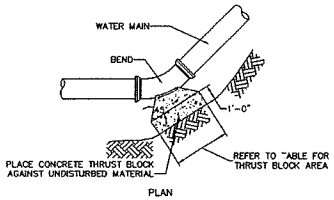
SECTION VIEW

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
3. FLAT COVER WITH CLEANOUT CAN BE USED IN PLACE OF CONE.
4. OPTIONAL ROUND COVER CAN BE USED IN PLACE OF CAST IRON COVER AND FRAME.

30" MINI-DRAIN MANHOLE W/ HOOD

NOT TO SCALE



PLAN

THRUST BLOCK DETAIL

NOT TO SCALE

TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR FITTING. *

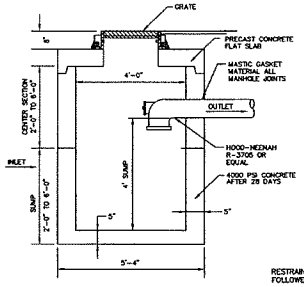
SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.6
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0

NOTES:

1. FOR FITTINGS WITH LESS THAN 45° DEFLECTION USE BEARING AREAS FOR 45° BEND.
2. BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 PSF AND A MINIMUM INTERNAL WATER PRESSURE OF 175 PSIG. JOINTS SHALL NOT BE ENCASED IN CONCRETE. BEARING AREAS MAY BE DISREGARDED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND ROCK FACE.

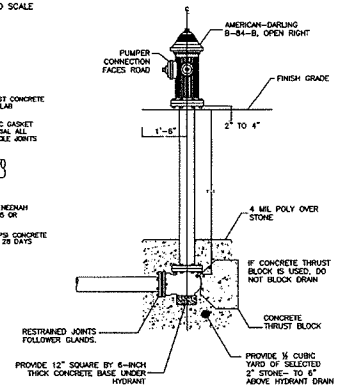
THRUST BLOCK BEARING AREAS FOR PIPE

NOT TO SCALE



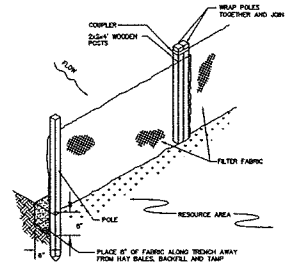
PRECAST CONCRETE CATCH BASIN W/ HOOD

NOT TO SCALE



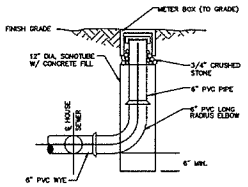
HYDRANT CONNECTION DETAIL

NOT TO SCALE



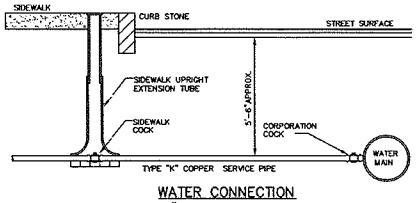
SILT FENCE

NOT TO SCALE



SEWER CLEANOUT

NOT TO SCALE



WATER CONNECTION 1" SERVICE PIPES

NOT TO SCALE

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DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"DETAIL-2"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #56 FARWELL STREET

SCALE: AS-SHOWN DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017

PROJECT: 217101

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

SHEET NO. VTP-7

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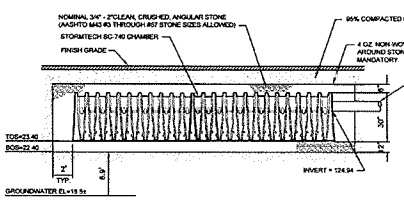
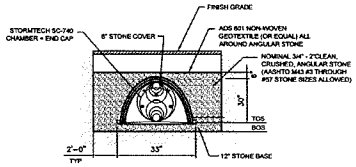
648 of 2018 8/13

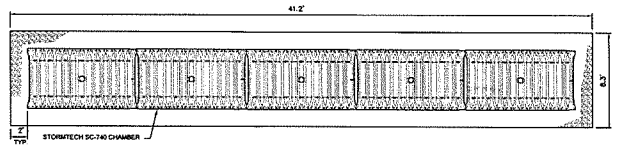


INFILTRATION SYSTEM #1
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



GENERAL NOTES
1. REFER TO STORMTECH'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 8'.
3. CALCULATIONS BASE ON 35% STONE VOID.

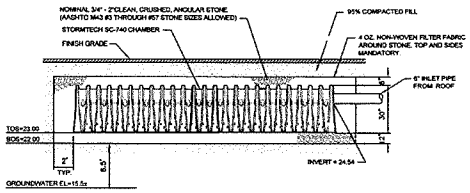
TYPICAL SECTION
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



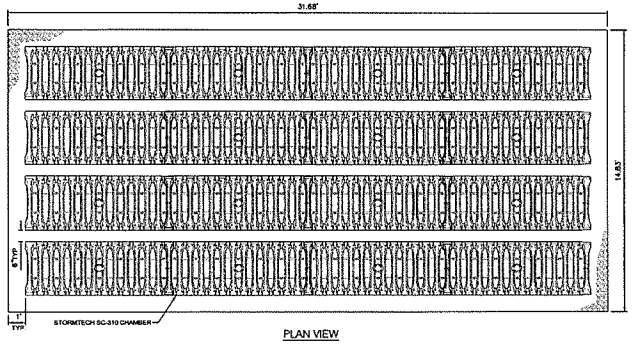
PLAN VIEW
INFIL"RATION SYSTEM #3
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE

PLAN NO. 648 OF 2018
SHEET 9 OF 13

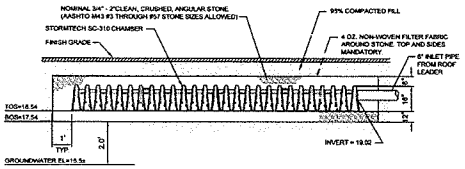
RESERVED FOR REGISTRY USE



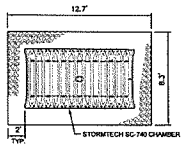
INFILTRATION SYSTEM #2
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



PLAN VIEW
INFILTRATION SYSTEM #5
STORMTECH SC-310 CHAMBER
SCALE: NOT TO SCALE



INFILTRATION SYSTEM #5
STORMTECH SC-310 CHAMBER
SCALE: NOT TO SCALE

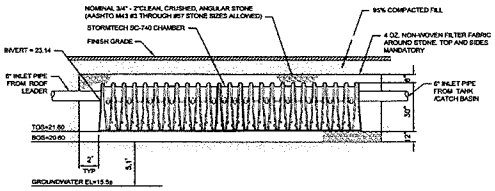


PLAN VIEW
INFILTRATION SYSTEM #1
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE

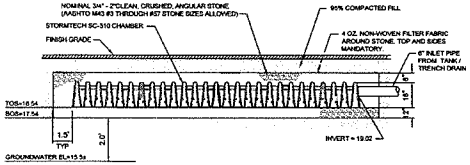
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

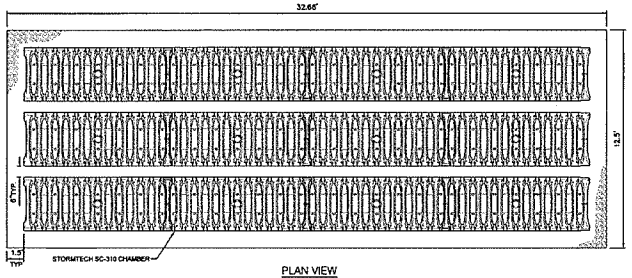
JOSEPH R. PORTER PLS



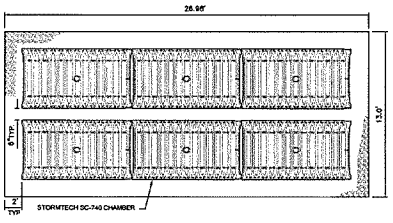
INFILTRATION SYSTEM #3
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



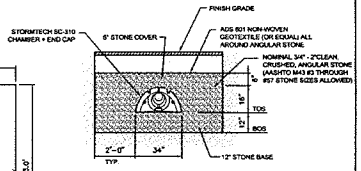
INFILTRATION SYSTEM #6
STORMTECH SC-310 CHAMBER
SCALE: NOT TO SCALE



PLAN VIEW
INFILTRATION SYSTEM #5
STORMTECH SC-310 CHAMBER
SCALE: NOT TO SCALE

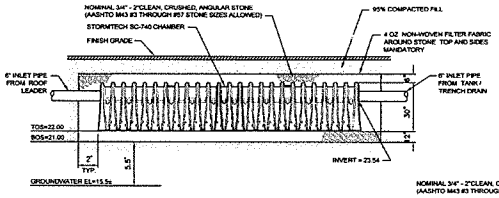


PLAN VIEW
INFILTRATION SYSTEM #4 & #7
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE

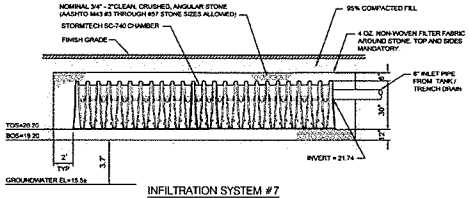


GENERAL NOTES
1. REFER TO STORMTECH'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 8'
3. CALCULATIONS BASE ON 35% STONE VOID.

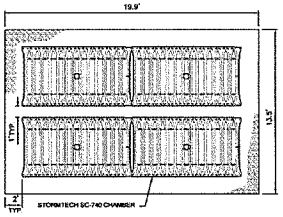
TYPICAL SECTION
STORMTECH SC-310 CHAMBER
SCALE: NOT TO SCALE



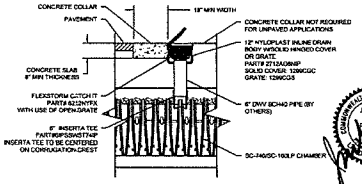
INFILTRATION SYSTEM #4
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



INFILTRATION SYSTEM #7
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



PLAN VIEW
INFILTRATION SYSTEM #2
STORMTECH SC-740 CHAMBER
SCALE: NOT TO SCALE



6" INSPECTION PORT DETAIL
NTS

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 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY.

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"DETAIL-3"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: AS-SHOWN DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017; JANUARY 15, 2018; MARCH 2, 2018

PROJECT: 217101

VTP ASSOCIATES INC.

LAND SURVEYORS – CIVIL ENGINEERS. 132 ADAMS STREET, 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271

SHEET NO.
VTP-8

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648 of 2018 9/13

UTILITY NOTES:

THE NEW SEWER SERVICE(S) AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED 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 ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED. A CERTIFICATE OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED AND A WRITTEN REPORT IS RECEIVED BY THE CITY ENGINEER.

THE SEWER SERVICES AND WATER SERVICES NEED TO BE COMPLETELY REMOVED FROM THE MAINS TO THE EXISTING DWELLING AND PROPERLY BACK-FILED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THIS ABANDONMENT INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION, FAILING TO HAVING THESE INSPECTIONS MAY RESULT IN THE DELAY OR DENIAL OF ISSUING NEW UTILITY CONNECTION PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW. BACK FILLING SHALL ONLY TAKE PLACE WHEN THE CITY INSPECTOR HAS GIVEN THEIR APPROVAL.

PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, THE APPLICANT'S ENGINEER SHALL SUBMIT TO THE ENGINEERING DIVISION AN AS BUILT DRAWING IN DIGITAL AND HARD COPY FORMAT.

IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK. THE CITY ENGINEER SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.

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 may seek permission for such work from the City DPW Commissioner via the City Engineer. If permission is granted, 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.

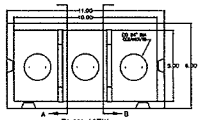
The new water and sewer services must be in-place AND accepted by the Engineering Division prior to the issuance of the Certificate of Occupancy.

As of March 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws 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.

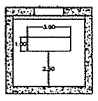
The Applicant will have to apply for Street Opening, Utility Connection and Trench Permits as well as an Install Curb & Sidewalk Permit with the DPW prior to start of work.

With the exception of gas services, all utility trenches within the City of Newton right-of-way will be backfilled with Type IE (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.

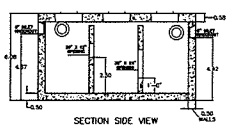
Approval of this plan by the City of Newton Engineering Division implies that the plan meets the minimal design standards of the City of Newton. However, the Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, errors or omissions by the Engineer of Record.



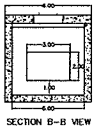
PLAN VIEW



SECTION A–A VIEW



SECTION SIDE VIEW



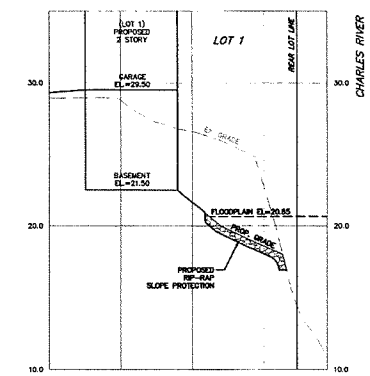
SECTION B–B VIEW

BAFFLE WALL DETAIL

NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN

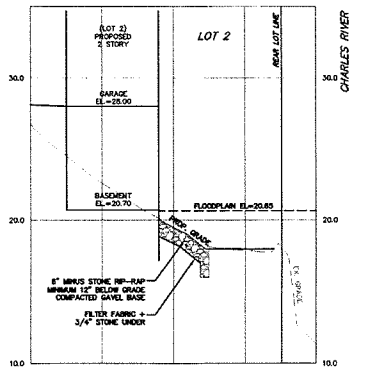
SEDIMENT AND OIL SEPARATOR – 1500 GL TANK

NOT TO SCALE



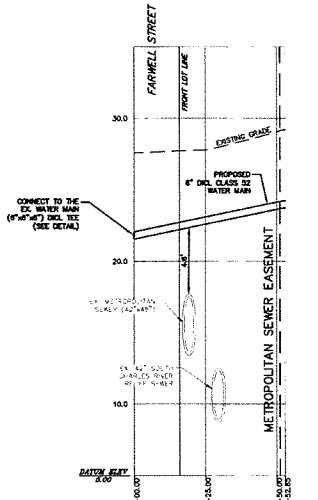
LOT 1
CROSS SECTION B–B'

SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



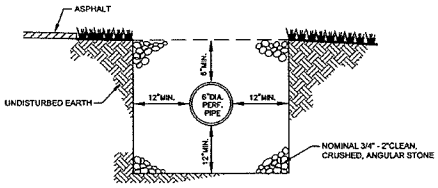
LOT 2
CROSS SECTION C–C'

SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



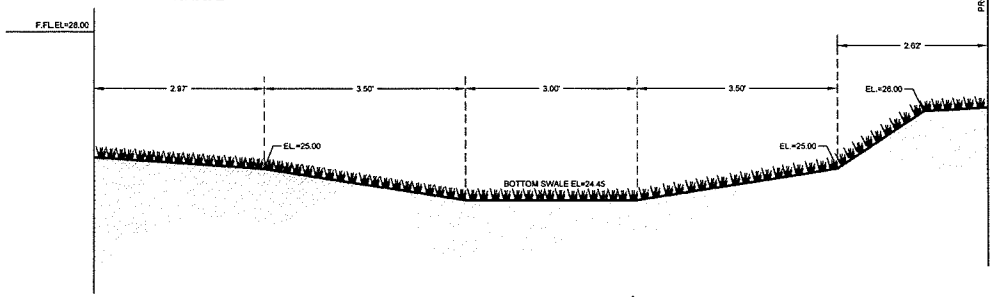
PROPOSED WATER MAIN PROFILE

SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



INFILTRATION TRENCH DETAIL

NOT TO SCALE



SWALE CROSS SECTION A–A'

NOT TO SCALE

Address: 56 Farwell Street Newton, MA

Length Weighted Mean

LOT 1

Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	(HIGH+LOW) Average Segment Height	Polygon
1	13.29	29.60	29.60	29.60	393.38 Sq. Ft.
2	10.25	29.50	29.50	29.50	302.87 Sq. Ft.
3	13.31	29.60	29.40	29.50	392.65 Sq. Ft.
4	20.72	29.40	29.30	29.35	608.13 Sq. Ft.
5	2.69	29.50	29.00	29.25	78.65 Sq. Ft.
6	22.83	29.00	28.50	28.75	656.36 Sq. Ft.
7	6.04	26.10	26.00	26.05	172.97 Sq. Ft.
8	20.75	22.00	21.30	21.65	449.24 Sq. Ft.
9	11.10	22.00	21.00	21.50	238.65 Sq. Ft.
10	9.40	26.00	25.00	25.50	239.70 Sq. Ft.
11	18.30	29.00	28.00	27.50	503.25 Sq. Ft.
12	35.96	29.80	29.00	29.40	1057.22 Sq. Ft.
Total	185.25				5492.9 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 27.49'

Address: 56 Farwell Street Newton, MA

Length Weighted Mean

LOT 2

Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	(HIGH+LOW) Average Segment Height	Polygon
1	13.29	28.60	28.60	28.60	381.42 Sq. Ft.
2	10.25	28.50	28.40	28.45	291.90 Sq. Ft.
3	13.31	28.40	28.20	28.30	376.67 Sq. Ft.
4	20.72	28.20	28.10	28.15	583.27 Sq. Ft.
5	19.80	27.50	25.00	26.25	519.75 Sq. Ft.
6	12.38	21.00	19.60	20.30	251.31 Sq. Ft.
7	20.75	19.50	19.50	19.50	402.53 Sq. Ft.
8	33.45	20.00	19.40	19.70	658.87 Sq. Ft.
9	5.35	20.50	20.00	20.25	108.34 Sq. Ft.
10	2.86	22.10	22.10	22.10	63.21 Sq. Ft.
11	6.64	26.10	26.00	26.05	172.97 Sq. Ft.
12	29.45	26.80	26.50	26.65	757.79 Sq. Ft.
Total	185.26				4668.16 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 24.85'

Address: 56 Farwell Street Newton, MA

Length Weighted Mean

LOT 3

Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	(HIGH+LOW) Average Segment Height	Polygon
1	6.72	28.00	27.60	27.80	186.82 Sq. Ft.
2	6.57	28.70	26.00	26.35	173.06 Sq. Ft.
3	10.28	28.70	28.70	28.70	294.44 Sq. Ft.
4	13.31	28.70	28.60	28.65	381.32 Sq. Ft.
5	20.72	28.60	28.60	28.60	592.59 Sq. Ft.
6	7.50	29.00	25.00	27.00	202.50 Sq. Ft.
7	5.57	21.00	20.00	20.50	114.24 Sq. Ft.
8	14.99	20.00	19.10	19.55	291.25 Sq. Ft.
9	20.75	18.60	18.60	18.60	385.95 Sq. Ft.
10	38.80	18.40	18.40	18.40	713.92 Sq. Ft.
11	22.35	20.00	19.00	19.50	435.82 Sq. Ft.
12	5.81	21.00	20.00	20.50	119.01 Sq. Ft.
13	8.00	27.00	25.00	26.00	208.00 Sq. Ft.
Total	185.25				4190.15 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 22.62'

Address: 56 Farwell Street Newton, MA

Length Weighted Mean

LOT 4

Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	(HIGH+LOW) Average Segment Height	Polygon
1	9.83	21.00	20.00	20.50	201.52 Sq. Ft.
2	3.45	22.00	21.00	21.50	74.18 Sq. Ft.
3	10.28	22.20	22.00	22.10	226.75 Sq. Ft.
4	13.31	22.20	22.00	22.10	294.15 Sq. Ft.
5	20.72	22.00	22.00	22.00	455.84 Sq. Ft.
6	3.33	22.00	21.00	21.50	71.60 Sq. Ft.
7	10.60	21.00	19.00	20.00	212.00 Sq. Ft.
8	12.22	19.00	18.00	18.50	226.07 Sq. Ft.
9	20.75	17.90	17.90	17.90	371.42 Sq. Ft.
10	38.80	17.90	17.90	17.90	694.52 Sq. Ft.
11	21.51	18.00	17.80	17.90	385.02 Sq. Ft.
12	9.95	19.00	18.00	18.50	184.08 Sq. Ft.
13	4.40	20.00	19.00	19.50	87.50 Sq. Ft.
Total	196.22				3604.70 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 19.46'

Address: 56 Farwell Street Newton, MA

Length Weighted Mean

LOT 5

Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	(HIGH+LOW) Average Segment Height	Polygon
1	10.23	22.00	20.80	21.40	218.92 Sq. Ft.
2	11.78	22.20	22.00	22.10	259.90 Sq. Ft.
3	18.00	22.20	22.00	22.10	397.80 Sq. Ft.
4	24.00	22.00	22.00	22.00	528.00 Sq. Ft.
5	8.00	22.00	20.00	21.00	168.00 Sq. Ft.
6	17.99	20.00	19.10	19.55	351.70 Sq. Ft.
7	8.20	19.00	18.00	18.50	114.70 Sq. Ft.
8	17.78	18.00	18.00	18.00	320.04 Sq. Ft.
9	8.00	18.00	18.00	18.00	144.00 Sq. Ft.
10	40.00	17.90	17.90	17.90	716.00 Sq. Ft.
11	2.56	18.00	17.90	17.95	45.95 Sq. Ft.
12	22.69	20.00	18.00	19.00	431.11 Sq. Ft.
13	4.74	20.65	20.00	20.33	96.34 Sq. Ft.
Total	189.95				3752.47 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 19.74'

Address: 56 Farwell Street Newton, MA

Length Weighted Mean

LOT 6

Proposed Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	(HIGH+LOW) Average Segment Height	Polygon
1	6.80	26.10	26.00	26.05	177.14 Sq. Ft.
2	20.70	26.00	26.00	26.00	538.20 Sq. Ft.
3	32.20	25.80	25.10	25.45	819.49 Sq. Ft.
4	56.00	24.50	24.30	24.40	1366.40 Sq. Ft.
5	24.00	24.40	24.10	24.25	582.00 Sq. Ft.
6	16.00	24.40	24.00	24.20	383.00 Sq. Ft.
7	15.65	26.00	24.00	25.00	391.25 Sq. Ft.
8	19.65	26.40	26.00	26.20	514.83 Sq. Ft.
Total	190.00				4752.31 Sq. Ft.

Total Column F / Total Column B = Average Grade

Average Grade: 25.01'

PLAN NO. 648 OF 2018
SHEET 10 OF 13

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R. PORTER, PLS

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"DETAIL–4"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: AS-SHOWN DATE: SEPTEMBER 5, 2017
REVISED: NOVEMBER 8, 2017; MARCH 2, 2018; APRIL 3, 2018

PROJECT: 217101

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

SHEET NO. VTP-9

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 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

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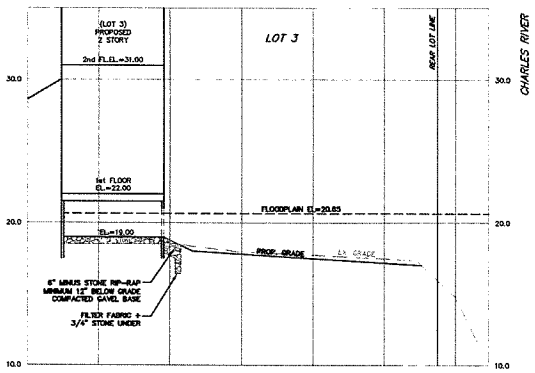
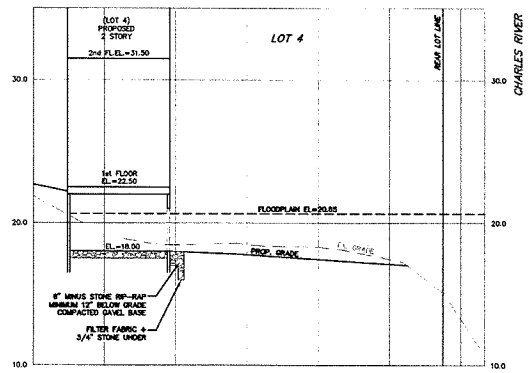
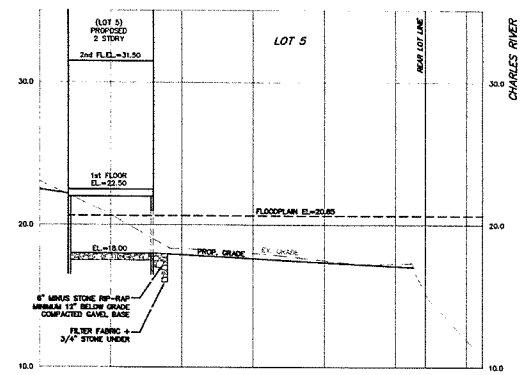


LOT 3
CROSS SECTION D–D'
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



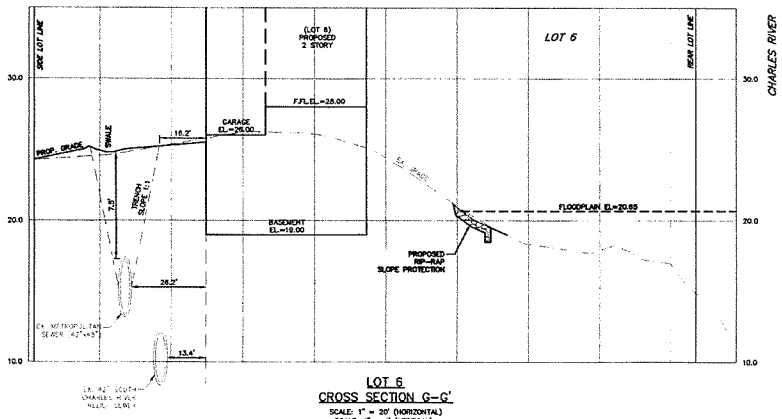
LOT 4
CROSS SECTION E–E'
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



LOT 5
CROSS SECTION F–F'
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

PLAN NO. 648 OF 2018
SHEET 11 OF 13

RESERVED FOR REGISTRY USE



LOT 6
CROSS SECTION G–G'
SCALE: 1" = 20' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

PUMP CHAMBER SPECIFICATIONS

1) THE PUMP CHAMBER 1 AND 2 SHALL BE A 1500 GALLON CAPACITY, BOTH HEAVY DUTY (H20), COMMERCIAL TANK, AS MANUFACTURED BY SHEA CONCRETE, LAMARRE CONCRETE PRODUCTS, WACHUSETT CONCRETE OR EQUAL, WITH THE FOLLOWING SPECIFICATIONS

CONCRETE MAXIMUM STRENGTH – 4,000 P.S.I. @ 28 DAYS STEEL
REINFORCEMENT – 6" x 6" x 10 GA. STEEL WIRE MESH CONSTRUCTION
JOINT – ACMELIGHT SEALANT BETWEEN JOINTS

2) FOR BOTH CHAMBERS THE PUMPS SHALL BE TWO(2) LIBERTY PUMPS MODEL– PRG101A GRINDER, NON-CLOG SEWAGE PUMP (OR EQUAL), 1 H.P., 115 VOLT, 3400 RPM 60 HZ., SINGLE PHASE, HEAVY DUTY, HIGH CAPACITY, SUBMERSIBLE PUMP CONSTRUCTED OF CORROSION RESISTANT MATERIAL, AS SUPPLIED BY THE DRIP SYSTEM DISTRIBUTOR. THE PUMP SHALL HAVE AN OIL-FILLED BALL BEARING MOTOR, WITH A HEAVY DUTY MOTOR COVER AND PUMP CASE, AND A NON-CLOG IMPELLER. THEY SHALL HAVE A 2" DISCHARGE PIPE, WITH A QUICK DISCONNECT ASSEMBLY, AND SHALL PUMP 43 GPM AT A TOTAL DYNAMIC HEAD (TDH) OF 8.05' (FEET).

3) THE CONTROL PANEL SHALL BE PROVIDED BY THE PUMP MANUFACTURER AND SHALL HAVE A FLOAT ACTUATED LEVEL CONTROL (4 FLOATS REQD.) SYSTEM FOR ON, OFF, SECOND PUMP ON AND HIGH WATER ALARM FUNCTIONS. IT SHALL INCLUDE A RED ALARM LIGHT AND BUZZER ALARM FOR THE HIGH WATER ALARM. THE CONTROLLER SHALL BE MOUNTED IN THE BUILDING ELECTRIC ROOM, IN AN AREA DESIGNATED BY THE OWNER.

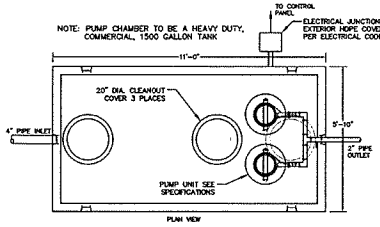
4) THE CONTRACTOR SHALL INSTALL THE CONTROL PANEL PROVIDED BY THE PUMP MANUFACTURER, INCLUDING THE SERVICES OF AN ELECTRIAN TO WIRE THE CONTROL PANEL TO THE EXISTING BUILDING BREAKER PANEL. THE PUMP CONTROLS WILL REQUIRE TWO SEPARATE BREAKERS IN THE EXISTING PANEL FOR THE PUMP & ALARM.

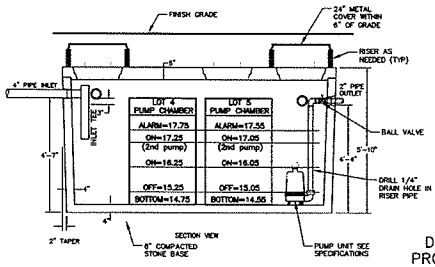
5) THE PUMP ACCESS COVER SHALL BE A HEAVY DUTY MANHOLE FRAME AND COVER WITH A CLEAR OPENING OF 24" INCHES, AS MANUFACTURED BY THE LEBARON FOUNDRY COMPANY OR EQUAL.

6) PUMP WIRES FROM THE CONTROLLER TO THE PUMP STATION SHALL BE PLACED IN SMOOTH WALL PVC CONDUIT – TYPE DB-120 CONFORMING TO ASTM F 512.

7) THE PUMP SEQUENCE AND INSTALLATION SHALL COMPLY WITH REGULATION 9 OF TITLE V.

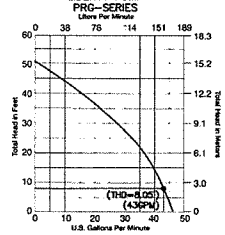
8) ALL PIPING WITHIN THE PUMP CHAMBER SHALL BE SCHEDULED 40 PVC PIPE. ALL FITTINGS SHALL BE TRUE UNION, PVC PIPE FITTINGS.

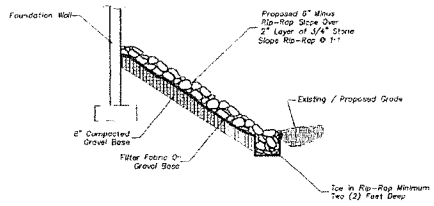




LOT 4 PUMP CHAMBER	LOT 5 PUMP CHAMBER
ALARM=17.75	ALARM=17.55
ON=17.25 (2nd pump)	ON=17.05 (2nd pump)
ON=16.25	ON=16.05
OFF=15.25	OFF=15.05
BOTTOM=14.75	BOTTOM=14.55

PUMP CHAMBER DETAIL 1 & 2
NOT TO SCALE





TYPICAL SCOUR PROTECTION
NOT TO SCALE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R. POWER, PLS

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 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY

DEFINITIVE PLAN OF LAND
PROPOSED PRIVATE WAY OFF
FARWELL STREET
"DETAIL–5"
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: AS-SHOWN DATE: NOVEMBER 8, 2017
REVISED: JANUARY 15, 2018; MARCH 2, 2018; APRIL 3, 2018
PROJECT: 217101

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

SHEET NO. VTP-10

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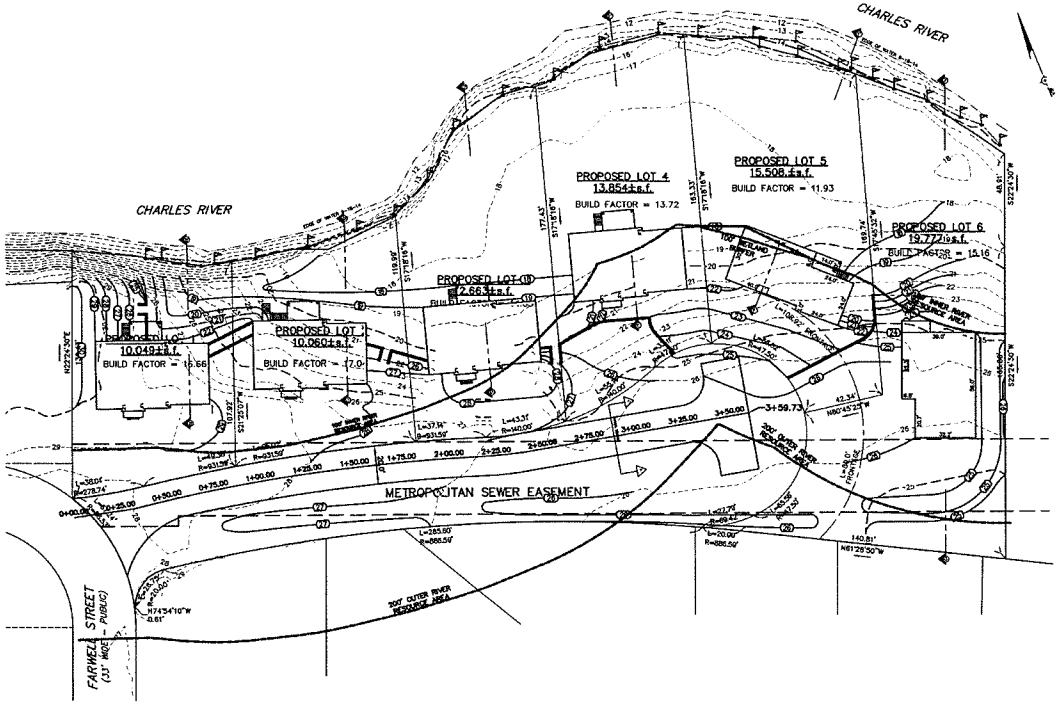
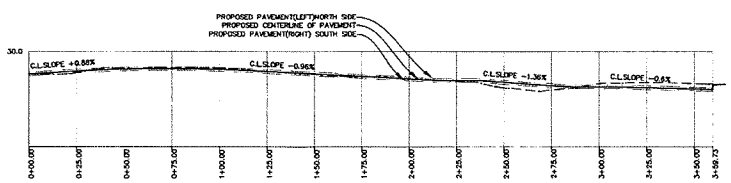
648 of 2018 11/13

PLAN NO. 648 OF 2018
SHEET 12 OF 13

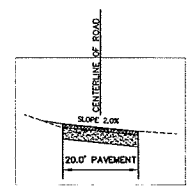
RESERVED FOR REGISTRY USE





PROPOSED PAVEMENT CENTERLINE PROFILE

SCALE: 1"=30'(HORIZONTAL)
1"=4'(VERTICAL)



TYPICAL PAVEMENT CROSS-SECTION A-A

SCALE: N.T.S.

I CERTIFY THAT THIS PLAN WAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R PORTER PLS

PLAN AND PROFILE
PROPOSED PRIVATE WAY OFF
FARWELL STREET
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#56 FARWELL STREET

SCALE: AS-SHOWN DATE: JUNE 28, 2018

PROJECT: 217101

VTP ASSOCIATES INC.

LAND SURVEYORS – CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET NO. VTP-11

0 30 60 100
SCALE: 1" = 30'

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PLAN NO. 648 OF 2018
SHEET 13 OF 13

RESERVED FOR REGISTRY USE

CHARLES RIVER

CHARLES RIVER

PROPOSED LOT 1
10,049±s.f.
BUILD FACTOR = 16.66

PROPOSED LOT 2
10,060±s.f.
BUILD FACTOR = 17.04

PROPOSED LOT 3
12,663±s.f.
BUILD FACTOR = 14.55

PROPOSED LOT 4
13,854±s.f.
BUILD FACTOR = 13.72

PROPOSED LOT 5
15,508±s.f.
BUILD FACTOR = 11.93

PROPOSED LOT 6
19,777±s.f.
BUILD FACTOR = 15.16

PROPOSED RETAINING WALL (TYP)

Deck

Garage

Existing Building #50

PROPOSED 2 STORY F.F/EL.=31.50 BASEMENT EL.=22.50

PROPOSED 2 STORY F.F/EL.=20.70 BASEMENT FL.EL.=20.70

PROPOSED 2 STORY SECOND FL.EL.=31.00 FIRST FL.EL.=22.00

PROPOSED 2 STORY SECOND FL.EL.=31.50 FIRST FL.EL.=22.50

PROPOSED 2 STORY F.F/EL.=28.00 BASEMENT EL.=19.00

PROPOSED BITUMINOUS STREET

FARWELL STREET (33' WIDE - PUBLIC)

N74°54'10"W 0.81'

N82°26'50"W

N50°49'25"W

S17°45'30"W

S22°24'30"W

0 10 20 30 40
SCALE: 1" = 10'

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 7/2/18

JOSEPH R. PORTER, PLS

FIRE TRUCK (AERIAL LADDER)
NOT TO SCALE

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°36'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DCD 22"
CONIFEROUS TREE	CON 12"
HYDRANT	

TURNING RADIUS PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT #56 FARWELL STREET

SCALE: 1in.=20ft. DATE: JUNE 28, 2018

PROJECT: 217101

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3
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648 of 2018 13/13