



Stantec Planning and Landscape Architecture P.C.
226 Causeway Street 6th Floor, Boston MA 02114-2155

Reference: Newton Street - 21 - Comprehensive Permit Chapter 40B - Zoning Board of Appeals - former Leland Home

January 24, 2022

City of Waltham, Engineering Dept.
119 School Street RM 10
Waltham, MA 02451

RE: 21 Newton Street, 40B Comprehensive Permit Application
Response to Engineering Department Comments

Dear Engineering Department,

Thank you for your comments submitted to the Zoning Board of Appeals dated January 4, 2022 from Wade Putnam, Senior Engineer, regarding our Comprehensive Permit application for the proposed Leland House development - 68 all-affordable, 100% handicapped adaptable, senior supportive apartments at 21 Newton Street. This letter serves as a response to the comments and concerns raised by the Mr. Putnam:

1. All zone lines are to be shown and labeled within the 300-foot abutter line on the abutter plan.

*Agreed. All zone lines have been added to the newly prepared and enclosed 300' abutters plan 1-13-22-Leland House Abutters Plan, which is to be included as part of the Revised Plans to be filed with the Zoning Board of Appeals (ZBA) at a later date (see **Exhibit A – Abutters Plan**).*

2. All streets are to be labeled together with their width and whether public or private on all plans.

*Agreed. All streets shall be labeled accordingly with their width and public/private on all Revised Plans to be filed with the ZBA at a later date (see **Exhibit A**).*

3. The abutters plan is to be stamped by a Registered Land Surveyor a GIS sketch is not an approved plan without the required Land Surveyor's stamp together with the above requirements.

*Agreed. A new abutters plan has been prepared and stamped by Michael A. Pustizzi, Land Surveyor, as seen in the enclosed plan titled 1-19-22- Leland House Abutter Plan, which is to be included as part of the Revised Plans to be filed with the ZBA at a later date (see **Exhibit A**).*

4. The presentation requires a plot plan stamped by a Land Surveyor showing all lot lines with distances and bearings, offsets, all proposed building dimensions with measurements to the nearest one hundredth of a foot (0.01').

Agreed. Precision Land Surveying, Inc. and Stantec are currently preparing a plot plan, which shall be included as part of the Revised Plans to be filed with the ZBA at a later date.

5. All interior parcel/lot lines are to be shown and labeled to be abandoned to create one lot with one lot area. No building may be built over an interior lot line; apparently there are three parcels at this location. The plan must be filed at the South Middlesex Registry of Deeds previous to any permits being given.

*Agreed. An Approval Not Required (ANR) plan has been prepared removing all interior lot lines (see **Exhibit B – Proposed ANR Plan**). As a condition of the Comprehensive Permit, upon approval from the Engineering Department and endorsement from the Board of Survey and Planning, the ANR Plan will be recorded with the South Middlesex Registry of Deeds prior to the issuance of the building permit for the Leland House development.*

6. A coordinate of at least one lot corner on the NAD system must be provided on the plot plan; the ALTA/NSPS plan states that the survey was on the required system but the coordinate has not been provided.

Agreed. A coordinate of at least one lot corner on the NAD system will be included on the plot plan Stantec and Precision Land Surveying, Inc. are preparing, which shall be included as part of the Revised Plans to be filed with the ZBA at a later date.

7. A bench mark must be shown on the NAVD system near or on the site.

Agreed. A bench mark will be shown on the NAVD system on the ALTA/NSPS Land Title Survey from Precision Land Surveying, Inc. included as part of the Revised Plans to be filed with the ZBA at a later date.

8. All offsets are to be shown to the nearest one hundredth of a foot (0.01') not in feet and inches. All offsets are to be determined by a land surveyor from the property lines.

Agreed. The above referenced ALTA/NSPS Land Title Survey Plan has been updated to include all offsets to the nearest one hundredth of a foot. Further, Precision Land Surveying, Inc. and Stantec are currently preparing a plot plan, which shall be included as part of the Revised Plans to be filed with the ZBA at a later date.

9. The plan showing proposed curb cuts must be stamped by a Professional Engineer.

Agreed. A Professional Engineer shall stamp the Plan(s) showing the curb cuts in the Revised Plans to be filed with the ZBA at a later date.

10. All design plans showing water, sewer and drainage are to be stamped by the required Professional Engineer. Rim and invert of all manholes and catch basins are to be shown on this plan. The drainage infiltration areas must show a profile of the system together with a full set of drainage calculations which must include calculations for phosphorus reduction. Grade of sewer and drain must be shown for all lines. All utilities are to be built to City of Waltham standards.

Agreed. All information requested shall be added to the Utility Plan, Sheet C-401, which shall be stamped by a Professional Engineer and included as part of the Revised Plans to be filed with the ZBA at a later date.

11. The sewer connection must be to the sewer main and not into a sewer manhole as shown. The sewer connection must be in straight lines not as shown with an angle near Heard Street; an angle must be a sewer manhole. If going into a sewer manhole within the street the existing sewer manhole must be replaced with a precast unit. The old clay sewer main in Heard Street from the manhole shown to Main Street must be televised to verify it is in good to receive the flow from this proposed complex.

Agreed. A note regarding video inspection requirement for existing Heard Street sewer shall be included as note #23 on the revised Utility Plan, Sheet C-401, which will be included as part of the Revised Plans to be filed with the ZBA at a later date.

12. The fire and domestic water connections must be separate lines from the water main in the street to the building. Only one connection has been shown which is from Newton Street.

Agreed. Separate fire and domestic water connections shall be shown on the revised Utility Plan, Sheet C-401 which will be included as part of the Revised Plans to be filed with the ZBA at a later date.

13. The entire walk along Newton Street and Heard Street must be replaced with a concrete walk from lot line to lot line along the street. All old curb cuts shall be closed with new granite curb and new curb corners are to be installed at the proposed curb cuts to city standards.

Agreed. The Revised Plans to be filed with the ZBA at a later date shall show the replacement of public sidewalks from lot line to lot line with concrete walks built to the city standards.

14. All grading must be done to ensure that no runoff crosses into the sidewalk/street area from the lot and the drives/curb cuts indicated upon the plan from both streets.

Agreed. Based on the Grading Plan, Sheet L-301, and the Utility Plan, Sheet C-401, it is anticipated that the on-site stormwater management system will result in no runoff leaving the site into the sidewalk/street areas from the lot.

15. It must be noted on the plan(s) that all existing utility connections (water, sewer and drain) are to be cut and capped at their respective main(s) on both Newton Street and Heard Street.

Agreed. Note #22 shall be added requiring this work on the revised Utility Plan, Sheet C-401, which will be included as part of the Revised Plans to be filed with the ZBA at a later date.

16. The Inflow and Infiltration (I & I) must be calculated for this project by a Professional Engineer and submitted as a part of the presentation.

*Agreed. I&I calculations are included herein as **Exhibit C – I&I Calculations**.*

Please contact either me or Zoe Weinrobe (617-912-8406, zweinrobe@2lifecommunities.org) with any questions or need any additional information that will assist in advancing your consideration of this important project.

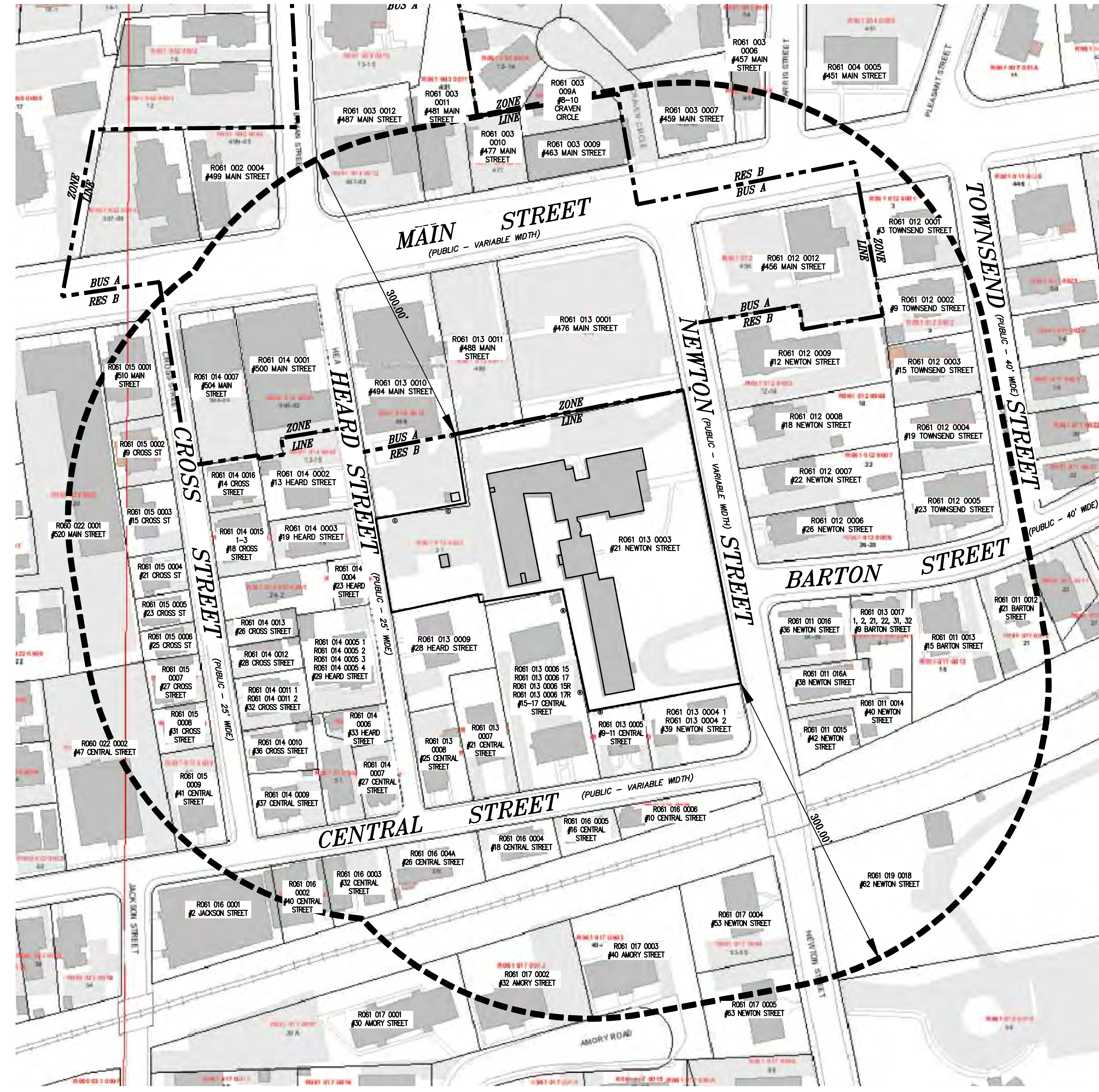
Sincerely,



Dylan Stevens

Associate | Landscape Architect
Stantec
226 Causeway Street 6th Floor
Boston MA 02114
617 654-6063
dylan.stevens@stantec.com

Cc: Waltham Zoning Board of Appeals


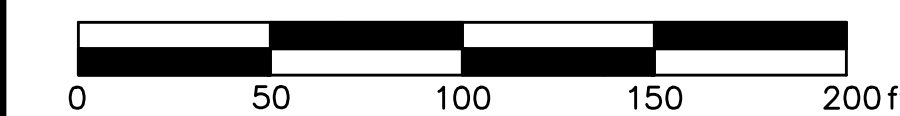


LIST OF PARCEL ABUTTERS - #21 NEWTON STREET, WALTHAM, MA PARCEL R061 013 0003

PARCEL ID	LOCATION	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R060 022 0001	520 MAIN ST	FIVE TWENTY MAIN ST. RLT. TR. / MARC RESNICK TR.	100 FELTON ST STE-201	WALTHAM	MA	02453
R060 022 0002	47 CENTRAL ST	CENTRAL PROPERTIES DEVEL LLC	264 SALEM ST.	MEDFORD	MA	02155
R061 002 0004	499-05 MAIN ST	SIEGEL FAMILY REALTY TRUST / ELLIOT SIEGEL & SANDRA KADOLICK	170 OLD FORGE RD /	HANOVER	MA	02339
R061 003 0005	457 MAIN ST	LEE, LILY	457 MAIN STREET /	WALTHAM	MA	02452-6137
R061 003 0007	459-61 MAIN ST	MCMAMARA, MARY ALICE / C/O MCMAMARA PROP.	P.O. BOX 1238 /	HAMPTON	NH	03843
R061 003 0009	463-73 MAIN ST	MCMAMARA PROPERTIES, LLC. /	P.O. BOX 1238 /	HAMPTON	NH	03843
R061 003 0010	477 MAIN ST	MCMAMARA PROPERTIES, LLC. /	P.O. BOX 1238 /	HAMPTON	NH	03843
R061 003 0011	481 MAIN ST	481 MAIN STREET LLC. /	78 OXBOW RD. U-76-0 /	FRAMINGHAM	MA	01701
R061 003 0012	487-89 MAIN ST	HAYTAYAN, ALBERT /	92 RAFAELE DRIVE /	WALTHAM	MA	02452
R061 003 009A	8-10 CRAVEN CIR	MCMAMARA PROPERTIES, LLC.	P.O. BOX 1238	HAMPTON	NH	03843
R061 004 0005	451 MAIN ST	451 MAIN STREET, LLC.	465 WAVERLY OAKS RD S-216 /	WALTHAM	MA	02452-6136
R061 011 0012	21 BARTON ST	CAPELETTI, MARZIA	21 BARTON STREET /	WALTHAM	MA	02453-6008
R061 011 0013	15 BARTON ST	ERBA, ANGELINA & LUCY ANN / ERBA	15 BARTON STREET /	WALTHAM	MA	02453-6008
R061 011 0014	40 NEWTON ST.	SALAZAR, ORIB & SARA E. LOPEZ /	40 NEWTON ST. /	WALTHAM	MA	02453
R061 011 0015	42 NEWTON ST	KAILYVA, RAFFI P & HEIDI L	42 NEWTON STREET /	WALTHAM	MA	02453-6025
R061 011 0016	34-36 NEWTON ST	RIZZA, JAMES T. & KARIN / (BAROUSIAN) RIZZA	39 CONNELL ST. /	NEWTON	MA	02462
R061 011 0017 001	9-1 BARTON ST	BARTH, AMY L.	9-1 BARTON STREET /	WALTHAM	MA	02453
R061 011 0017 002	9-2 BARTON ST.	GARIKIPATI, BEERJA J. & SUCHET / JOSHI & KRISHNAKUMAR	9-2 BARTON ST. /	WALTHAM	MA	02453
R061 011 0017 001	9-21 BARTON ST	AREND, PATRICIA L.	9 BARTON ST #21 /	WALTHAM	MA	02453
R061 011 0017 002	9-22 BARTON ST	RUNDELT, GAIL / AKA GAIL I. FINNIE	9 BARTON ST #22 /	WALTHAM	MA	02453
R061 011 0017 003	9-31 BARTON ST	THOMAS, CATHERINE M.	9-31 BARTON STREET /	WALTHAM	MA	02453
R061 011 0017 003	9-32 BARTON ST	LEE, JEFFREY S.	39 WINTHROP ST. /	MELROSE	MA	02176
R061 011 016A	38 NEWTON ST	38 NEWTON ST. LLC.	721 HUMPHREY STREET /	SWAMPSCOTT	MA	01907
R061 012 0001	3 TOWNSEND ST	LU, JUN & XI CHEN	3 TOWNSEND ST	WALTHAM	MA	02453
R061 012 0002	9 TOWNSEND ST	HAYWARD, SHALUN S. / RACHEL L.	9 TOWNSEND ST /	WALTHAM	MA	02453
R061 012 0003	15 TOWNSEND ST	WALTHAM HOUSING AUTHORITY /	110 POND STREET /	WALTHAM	MA	02453
R061 012 0004	19 TOWNSEND ST	LEWIS, DAVID T. & LANA ALE. / DAVID T LEWIS FAM IRREV TR. &	19 TOWNSEND ST /	WALTHAM	MA	02453
R061 012 0005	23-25 TOWNSEND ST	EVERGREEN-WALTHAM RLY. TR. / YIN LIN XIE & U LING TR.	166 S GREAT RD /	LINCOLN	MA	01773
R061 012 0006	26-28 NEWTON ST	STENIS, PETER & JOHN	166 S GREAT RD /	LINCOLN	MA	01773
R061 012 0007	22 NEWTON ST.	LONGHITANO, CONCETTA	22 NEWTON ST. /	WALTHAM	MA	02453-6060
R061 012 0008	18 NEWTON ST	KOEPPER, MARK D.	24 MARIANNE RD	WALTHAM	MA	02452
R061 012 0009	12-14 NEWTON ST	ATTARDO, ALFONSO & ROSA /	144 MADISON AVENUE /	WATERBURY	MA	02472
R061 012 0012	456 MAIN ST	BROOKLINE BANK /	P.O. BOX 179179 /	BOSTON	MA	02117-9179
R061 013 0001	476 MAIN ST	CITY OF WALTHAM	610 MAIN ST	WALTHAM	MA	02452-5552
R061 013 0003	21 NEWTON ST	LELAND HOME FOR WOMEN /	21 NEWTON ST. /	WALTHAM	MA	02453-6004
R061 013 0004 001	39-1 NEWTON ST	MELONE, JOSEPH /	39-1 NEWTON STREET /	WALTHAM	MA	02453-6023
R061 013 0004 002	39-2 NEWTON ST	NEWTON ST. REALTY TRUST. / HIROKO LEE TR,	70 GRASSLAND ST /	LEXINGTON	MA	02421
R061 013 0005 009	9 CENTRAL ST	LEDESSA, MARIE CHANTAL /	9 CENTRAL STREET /	WALTHAM	MA	02453-5403
R061 013 0005 011	11 CENTRAL ST	LASHGARI, SOHALE & SHEIDA / FOROUTANI	3 EDGAR ROAD	BILERICA	MA	01821
R061 013 0005 015	15-01 CENTRAL ST	AUBE, STEPHANIE & ALAN / OLDIGES	15 CENTRAL ST.	WALTHAM	MA	02453-5403
R061 013 0005 017	15-02 CENTRAL ST	KARLIK, ILYA	15-2 CENTRAL STREET /	WALTHAM	MA	02453-5403
R061 013 0005 15R	17-01 CENTRAL ST	15R CENTRAL ST. REALTY TR. / ONIK & MARY KOUYOUMDZHIAN	17-1 CENTRAL STREET /	WALTHAM	MA	02453-5403
R061 013 0005 17R	17-02 CENTRAL ST	TRIGER, JASON	17-2 CENTRAL ST. /	WALTHAM	MA	02453
R061 013 0007	21 CENTRAL ST	WALTHAM COMMITTEE, INC. /	135 BEAVER STREET /	WALTHAM	MA	02452-5551
R061 013 0008	25 CENTRAL ST.	SINGH, JAGJIT /	25 CENTRAL ST. /	WALTHAM	MA	02453-5403
R061 013 0009	28-30 HEARD ST	WALTHAM COMMITTEE, INC.	135 BEAVER ST.	WALTHAM	MA	02452-5551
R061 013 0010	494 MAIN ST	CITY OF WALTHAM / SUPT OF SCHOOLS	494 MAIN ST.	WALTHAM	MA	02452-6131
R061 013 0011	488 MAIN ST	CITY OF WALTHAM /	488 MAIN ST. /	WALTHAM	MA	02452-6131
R061 014 0001	500-02 MAIN ST	PINA REALTY TRUST. / FAUSTO MELE, TR.	242B LINDEN STREET /	WALTHAM	MA	02453-6229
R061 014 0002	13-15 HEARD ST	MORALES, HORTENCIA	77 MAIN ST.	WALTHAM	MA	02453-6553
R061 014 0003	19 HEARD ST	BARBATO, DONALD J. & / LUCILLE C.	19 HEARD STREET /	WALTHAM	MA	02453-5409
R061 014 0004	23 HEARD ST	LEBLANC, ROBERT	23 HEARD STREET /	WALTHAM	MA	02453
R061 014 0005 001	29-1 HEARD ST	SONNATG, KAI C. & SILKE / KRIEGER	29 HEARD ST. #1 /	WALTHAM	MA	02453
R061 014 0005 002	29-2 HEARD ST	KRIEGER, SILKE & KAI-CHRISTIAN / SONNATG	29 HEARD ST #2 /	WALTHAM	MA	02453
R061 014 0005 003	29-3 HEARD ST	SONNATG, KAI-CHRISTIAN & SILKE / KRIEGER	29 HEARD STREET #2 /	WALTHAM	MA	02453
R061 014 0005 004	29-4 HEARD ST	DEBARGE, CHRISTOPHER	29 HEARD ST. #4	WALTHAM	MA	02453
R061 014 0006	33 HEARD ST	RIVERA, HECTOR & MARIA / FIGEROA	33 HEARD ST /	WALTHAM	MA	02453-5409
R061 014 0007	27 CENTRAL ST	MORIN, ERIC.	27 CENTRAL ST. /	WALTHAM	MA	02453-5460
R061 014 0008	31 CENTRAL ST	CONTI, JANE C. /	31 CENTRAL STREET /	WALTHAM	MA	02453-5460
R061 014 0009	37 CENTRAL ST	BRADLEY LINING TRUST. / DANIEL L & LORRAINE A	163 RIVERVIEW AVE. /	WALTHAM	MA	02453-3842
R061 014 0010	35-38 CROSS ST	GREENWOOD, WILLIAM G. & HELEN A. H&U; T/E	36 CROSS ST.	WALTHAM	MA	02453-5430
R061 014 0011 001	32-1 CROSS ST	32 CROSS STREET, LLC.	97 LOWELL ST	NEWTON	MA	02469
R061 014 0011 002	32-2 CROSS ST	FAN, LINGLING	32-2 CROSS ST.	WALTHAM	MA	02453-5013
R061 014 0012	28 CROSS ST	LIU, JIALIN JACKY & HONGYING L. / T/C	25 COLBORNE RD #2 /	BRIGHTON	MA	02135
R061 014 0013	26 CROSS ST	CAPITANI, MICHAEL & LAUREN	112 WINTER ST.	BELMONT	MA	02468
R061 014 0014 001	24-1 CROSS ST	CHEN, XI & JUN LI	24-1 CROSS ST.	WALTHAM	MA	02153
R061 014 0014 002	24-2 CROSS ST	WEATHERSBY, DANIEL & VERA / DUARTE	24-2 CROSS ST.	WALTHAM	MA	02453
R061 014 0015 001	18-01 CROSS ST	ROME, EMILY	18-01 CROSS ST.	WALTHAM	MA	02154
R061 014 0015 002	18-02 CROSS ST	SIVANESAN, SVARUBAN	18-02 CROSS ST.	WALTHAM	MA	02154
R061 014 0015 003	18-03 CROSS ST	CALKINS, ELIZA R. & DILLON RICHARD FOLEY / J/T	18-03 CROSS ST.	WALTHAM	MA	02154
R061 014 0016	14-16 CROSS ST	MAUREEN O'CONNELL-SOLANO REV TR / MAUREEN O'CONNELL-SOLANDO &	14 CROSS ST.	WALTHAM	MA	02453-5430
R061 014 0017	504-06 MAIN ST	504 MAIN STREET TRUST. / GIOVANNI MAIONE, TRS.	504 MAIN STREET	WALTHAM	MA	02453-5225
R061 015 0001	510-12 MAIN ST	LUCAS, STEVEN E. /	512 MAIN ST. /	WALTHAM	MA	02453-5430
R061 015 0002	9-11 CROSS ST	9-11 CROSS ST. LLC.	3 CRAIG ROAD /	ACTON	MA	01720
R061 015 0003	15 CROSS ST	SYED, HUSSEIN & AISHA MUGHAL /	15 CROSS STREET /	WALTHAM	MA	02453-5413
R061 015 0004	21 CROSS ST	ROSENTHAL, ADENA S. & / BENJAMIN ZACK	21 CROSS STREET /	WALTHAM	MA	02453-5413
R061 015 0005	23 CROSS ST	KING, GEORGE F. JR.	23 CROSS STREET /	WALTHAM	MA	02453-5413
R061 015 0006	25 CROSS ST	GRUBBS, ROBERT A. & SUSAN M. / RTS/SURV	25 CROSS ST. /	WALTHAM	MA	02453-5413
R061 015 0007	27-29 CROSS ST	SAAVEDRA, FIDENCIO	27-29 CROSS STREET /	WALTHAM	MA	02451
R061 015 0008	31 CROSS ST	GIRON, BYRON J. & CARMEN M.	31 CROSS STREET /	WALTHAM	MA	02453-5413
R061 015 0009	41 CENTRAL ST	CENTRAL PROPERTIES DEVEL LLC	264 SALEM ST. /	MEDFORD	MA	02155
R061 016 0001	2 JACKSON ST	SANJANE, JANE C. /	40 CENTRAL ST /	WALTHAM	MA	02453-5415
R061 016 0002	40 CENTRAL ST	SANJANE, JANE C. /	40 CENTRAL ST. /	WALTHAM	MA	02453
R061 016 0003	30-32 CENTRAL ST	FORTUNE, DEAN W. & SUSANNE /	101 COPELAND ST /	WALTHAM	MA	02453-2370
R061 016 0004	18 CENTRAL ST	SALAZAR, RUTH YOLANDA	18 CENTRAL ST. /	WALTHAM	MA	02453
R061 016 0005	16 CENTRAL ST.	WINDLE, CHRISTOPHER L. & / ABIGAIL I. JACOBS T/E	16 CENTRAL ST. /	WALTHAM	MA	02453
R061 016 0006	10 CENTRAL ST	FINDLAY, GEORGE R.	10 CENTRAL ST. /	WALTHAM	MA	02453
R061 016 004A	26 CENTRAL ST	FAREL, FRANKLIN /	26 CENTRAL ST /	WALTHAM	MA	02453
R061 017 0001	30 A AMORY RD	30A AMORY ROAD LLC.	30-A AMORY RD /	FRAMINGHAM	MA	02453
R061 017 0002	32-38 AMORY RD	AMORY ROAD REALTY, LLC.	70 CHECKERBERRY LN. /	FRAMINGHAM	MA	01702
R061 017 0003	40-46 AMORY RD	40-46 AMORY ROAD LIMITED / PARTNERSHIP	PO BOX 75 /	LINCOLN	MA	01773
R061 017 0004	53-55 NEWTON ST	LEB REALTY LLC.	1501 BEACON ST APT 1005 /	BROOKLINE	MA	02446
R061 017 0005	63-65 NEWTON ST	LEB REALTY LLC.	1501 BEACON ST APT 1005 /	BROOKLINE	MA	02446
R061 019 0018	62 NEWTON ST	MISSIONARY SISTERS OF THE / SOCIETY OF MARY	62 NEWTON STREET /	WALTHAM	MA	02453

THE ABUTTERS LIST SHOWN ABOVE WAS CERTIFIED BY THE WALTHAM BOARD OF ASSESSORS ON OCTOBER 22, 2021

#21 NEWTON STREET
 300' ABUTTERS PLAN
 IN
 WALTHAM, MA
 (MIDDLESEX COUNTY)
 SCALE: 1"= 50' DATE: OCTOBER 22, 2021

Precision Land Surveying, Inc.
 32 Timpson Road
 Southborough, Massachusetts 01772
 TEL NO: (508) 460-1789 FAX NO: (508) 970-0096
 493501ABUTI.DWG

THE BOARD IS MAKING NO DETERMINATION AS TO WHETHER OR NOT THE LOTS SHOWN HEREON COMPLY WITH THE WALTHAM ZONING ORDINANCE.

APPROVAL IS NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW BY THE BOARD OF SURVEY AND PLANNING.

DATE _____

CLERK _____

BOARD OF SURVEY AND PLANNING
CITY OF WALTHAM, MA

REFERENCES
MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN No. 1054 OF 1955
" " " 1099 " 1989
PLAN BOOK 166 PAGE 3

CITY OF WALTHAM ENGINEERING DEPARTMENT
"PLAN OF LAND IN WALTHAM, MA, BELONGING TO LELAND HOME CORP., JUNE 1964, BY ROLAND BARNES."

1900 PLAN AND PROFILE OF CENTRAL STREET

PLAN No.: MAIN ST F-12-59

NEWTON STREET LAYOUT, SHEETS E & F

1872 LAYOUT OF HEARD STREET

AS-SURVEYED BOUNDARY DESCRIPTION


A certain parcel of land located in the Commonwealth of Massachusetts, County of Middlesex, City of Waltham, situated on the westerly sideline of Newton Street and the easterly sideline of Heard Street, more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of Newton Street, said point being the most northeasterly corner of the parcel; thence running

S 11°02'36" E 291.10' by the westerly sideline of Newton Street to a point; thence turning and running
S 79°39'29" W 150.58' to a point; thence turning and running
N 12°09'07" W 121.75' to a point; thence turning and running
S 80°52'53" W 81.82' to a point; thence turning and running
N 11°56'27" W 8.19' to a point; thence turning and running
S 77°57'44" W 86.19' to a point; thence turning and running
N 09°29'46" W 92.58' by the easterly sideline of Heard Street to a point; thence turning and running
N 79°57'24" E 89.20' to a point; thence turning and running
N 09°03'36" W 67.80' to a point; thence turning and running
N 79°02'04" E 132.00' to a point; thence turning and running
N 79°14'44" E 94.97' to the POINT OF BEGINNING.

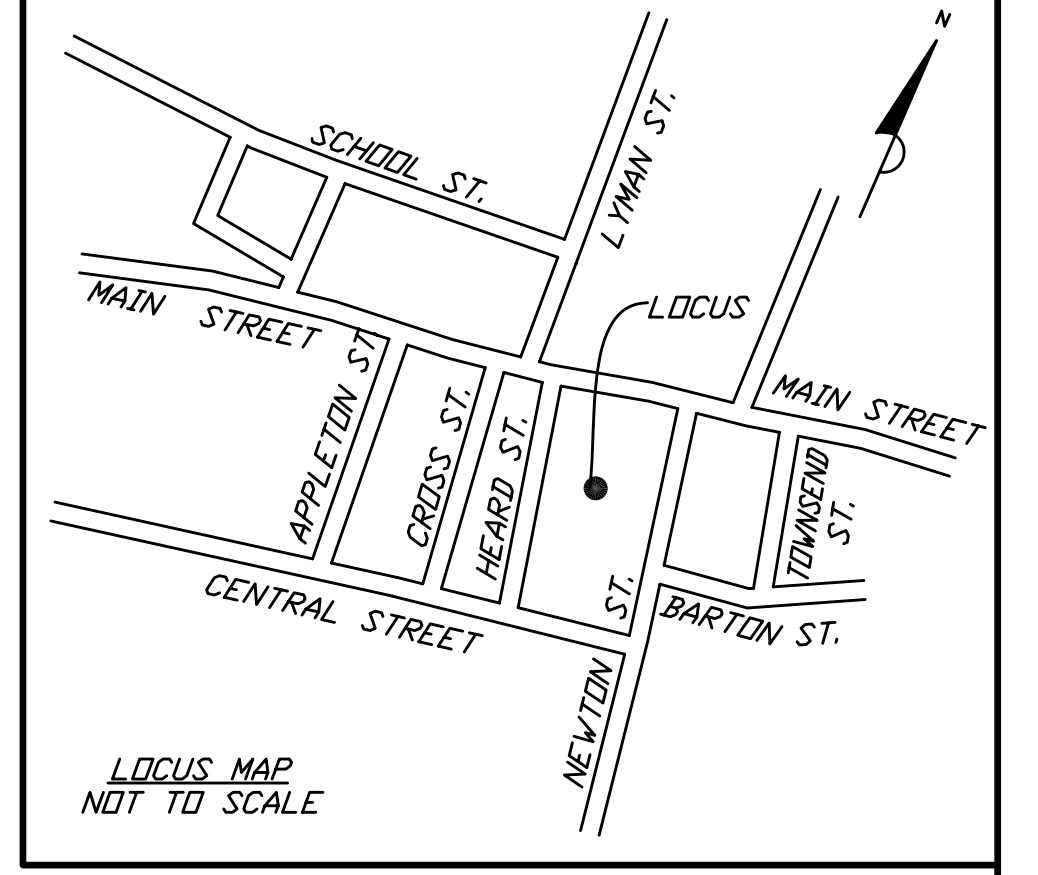
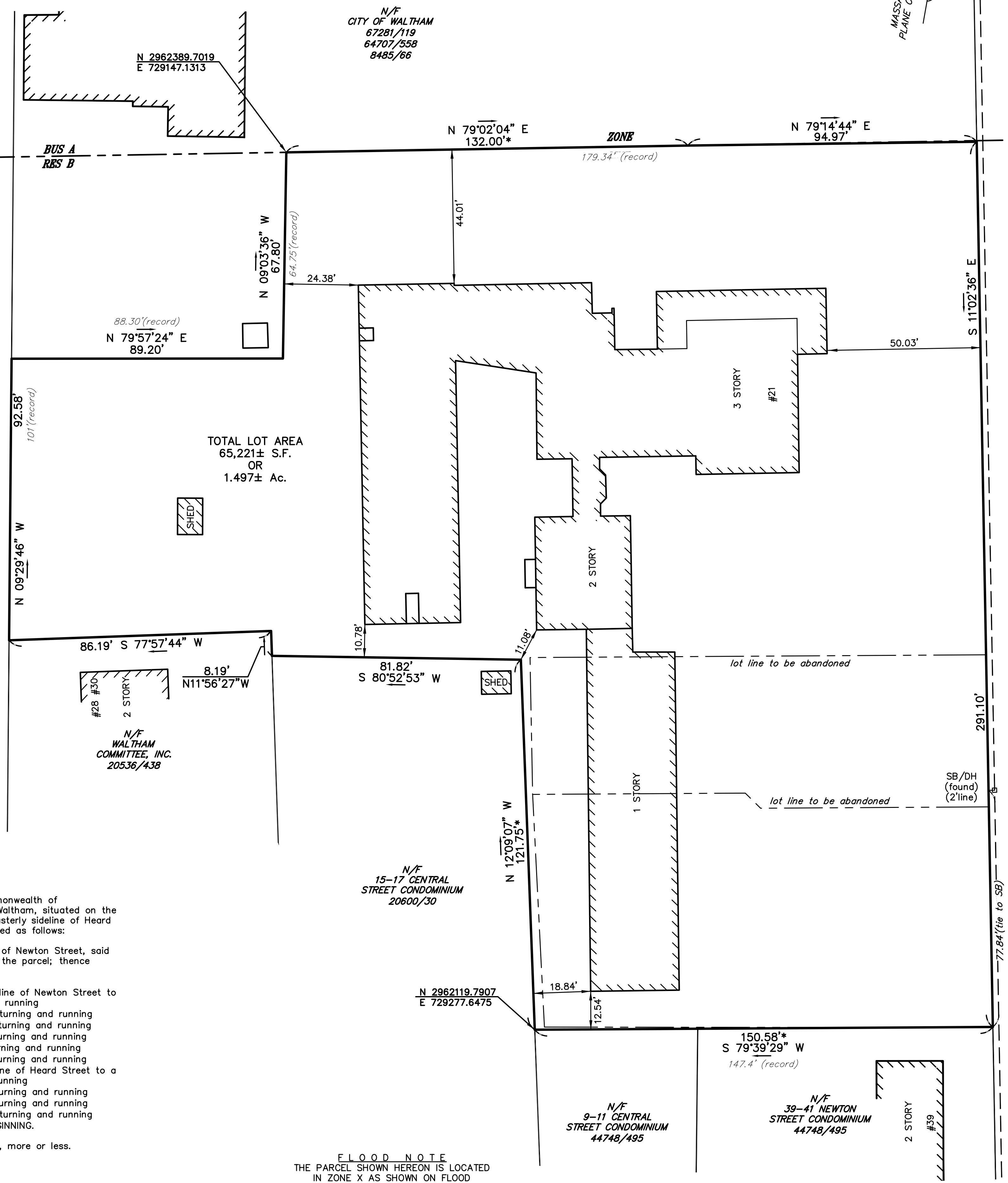
Containing 65,221 square feet or 1.497 acres, more or less.

FLOOD NOTE
THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25017C0413E, EFFECTIVE DATE JUNE 4, 2010.

 UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

HEARD STREET
(PUBLIC - 25' WIDE)
ONE WAY

NEWTON STREET
(PUBLIC - VARIABLE WIDTH)



- NOTES**
- HORIZONTAL COORDINATES REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83, AS DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION PERFORMED JULY 29, 2021.
 - SEE PLAN ON FILE WITH THE CITY OF WALTHAM ENGINEERING DEPARTMENT SHOWING ALL LAND OWNED BY LELAND HOME CORP., BY ROWLAND H. BARNES, JUNE 1964. SAID PLAN SHOWS ALL LAND FROM THE NORTHERLY ABUTTER, CITY OF WALTHAM, TO CENTRAL STREET. LAND TO THE SOUTH WAS DEEDED OUT TO THE SOUTHERLY ABUTTERS UTILIZING PLAN No. 1099 OF 1989 FILED WITH THE MIDDLESEX COUNTY SOUTHERN DISTRICT REGISTRY OF DEEDS. SEE ALSO THE FOLLOWING DEED BOOK AND PAGES: 6030/142, 6298/153, 9962/351, 10182/67.
 - THE PARCEL SHOWN HEREON IS LOCATED IN ZONE RESIDENCE B.
 - OWNER: THE LELAND HOME
DEED BOOK 1940 PAGE 261
DEED BOOK 6189 PAGE 346
DEED BOOK 7078 PAGE 49
ASSESSOR'S PARCEL ID No. R061 013 0003

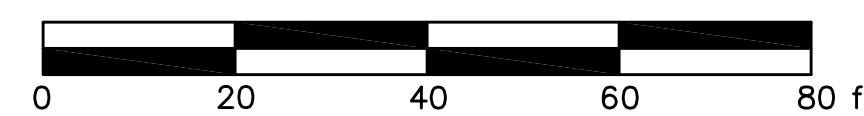
I HEREBY CERTIFY THAT:
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

MICHAEL PUSTIZZI, PLS No. 46505 DATE _____

#21 NEWTON STREET

PLAN OF LAND
IN
WALTHAM, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: JULY 29, 2021



Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
49351P1.DWG

21 Newton Street - Comprehensive Permit Chapter 40B - Zoning Board of Appeals (former Leland Home)
Inflow and Infiltration Calculation
Prepared by Stantec
1/18/2022

Floor	Bedrooms/Unit	# of Units	Flow (GPD)	Total flow
1	1	13	110	1430
1	2	1	150	150
2	1	25	110	2750
2	2	2	150	300
3	1	25	110	2750
3	2	2	150	300
			Total (GPD)	7680