



- FLOOD ZONE:

SITE PLAN NOTES:

- SITE PREPARATION NOTES:

- LEGEND:**

SYMBOL	DESCRIPTION
	PERVIOUS PAVEMENT
	BITCONC. DRIVEWAY
	DOMESTIC WATER PIPE
	SANITARY SEWER PIPE
	STORM DRAIN PIPE
	CLEANOUT
	PROPERTY LINE
	EROSION CONTROL BARRIER
	LIMIT OF WORK

ZONING DATA - 131 Pond End Road				
Lot#		R032 008 0031		
Zoning District		Residence A2		
Use		Group residence		
Reference		Required/ Allowable	Existing	Proposed
	Dimensional Data			
4.11	Min. Lot Area (sf /ac)	15,000	29,131±	29,131±
4.11, 3.711	Min. Frontage (ft.)	80 (40 ¹)	60.62±	60.62±
4.11	Min. Front Setback (ft)	40	NA	52.00±
4.11	Min. Side Setback (ft)	20	NA	21.00±
4.11	Min. Rear Setback (ft)	40	NA	41.00±
4.11	Zoning Height (ft/stories)	35/2,5	NA	24/1 ²
	Density			
	Gross Floor Area (gsf)	NA	NA	NA
	Max. FAR By Right	NA	NA	NA
4.11	Max. Lot Coverage (%)	20	NA	13
	Open Space	NA	NA	NA
Footnotes				
¹ - Per §3.7.1 The minimum frontage requirement(s) Article IV shall not apply to any lot for single- and two-family residential use in Residence A and Residence B Zones that is shown on a deed, or an approved subdivisions plan ... being duly signed and recorded prior to December 27, 1989, that conformed to the existing zoning requirements at the time of recording ... and ... has at least 40 feet of frontage in the RA-2 District ...				
² - Based on an average elevation of 79.2 ft.				



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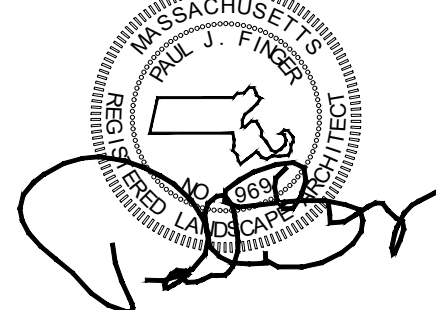
Civil Engineers

 **BSC GROUP**
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Surveyors :

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

Stamp



Project

Waltham, Massachusetts
02451

Issue

DEP RESPONSE

Client

Walnut Street Center, Inc.
291 Mystic Avenue Medford,
MA 02155

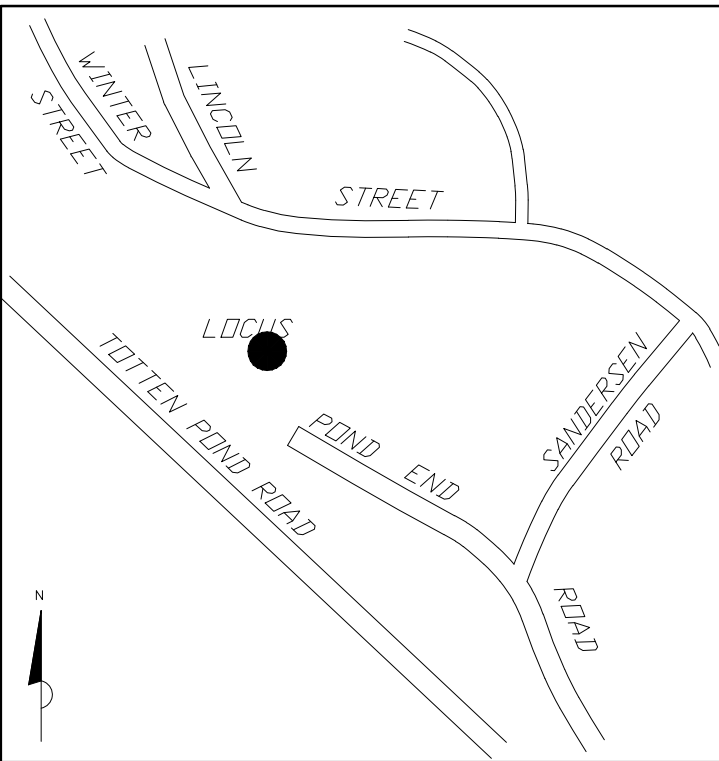
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SCALE: 1"=20'-0"
PROJECT #: 316-1080.01
DRAWN BY: JM
CHECKED BY: DG, RI, EFJ
APPROVED BY: DG, PJF
DATE: 08/30/2023

SITE PLAN



L1.0



GENERAL NOTES:

1. EXISTING PROPERTY DATA TAKEN FROM EXISTING CONDITIONS PLAN PREPARED BY PRECISION LAND SURVEYING, SOUTHBOROUGH, MA DATED 08/01/2018.
2. DEAD TREES AND INVASIVE PLANTS/TREES TO BE SELECTIVELY REMOVED.
3. PROJECT SUBJECT TO SUPERSEDING ORDER OF CONDITIONS ISSUED BY MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
4. DEP FILE #316-0746.

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE AE AND ZONE X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 25017C0413E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, FOR COMMUNITY NUMBER 250222 0532 E, IN MIDDLESEX COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GRADING AND DRAINAGE NOTES:

1. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
2. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
3. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED.
4. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.
5. STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.
6. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF $\frac{1}{8}$ " PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
7. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT CREATING PUDDLES. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
8. MAXIMUM SLOPE OF 2% CAN OCCUR WITHIN THE PARKING AREA AND AT CROSS SLOPES OF WALKS. MAXIMUM SLOPE OF 5% CAN OCCUR IN DIRECTION OF TRAVEL AT WALKS (CMR 521)

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 7 DAYS (OR PER UTILITY COMPANY REQUIREMENT) AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNER.
4. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
5. GAS, TELECOMMUNICATIONS AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS.
6. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
7. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
8. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
11. ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
12. ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.



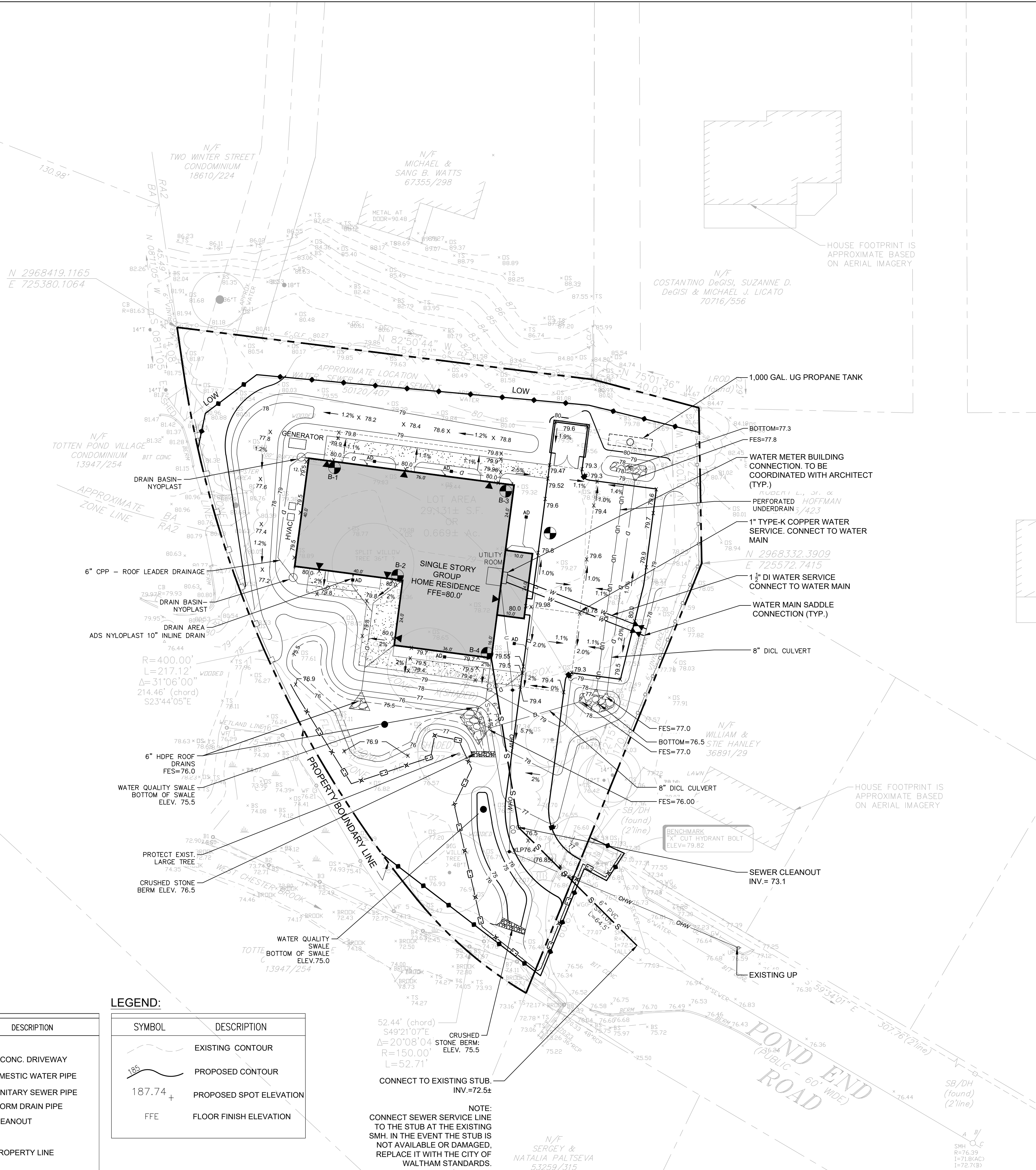
UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "NO SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

LEGEND:

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	BITCONC. DRIVEWAY
	DOMESTIC WATER PIPE
	SANITARY SEWER PIPE
	STORM DRAIN PIPE
	CLEANOUT
	PROPERTY LINE
	EROSION CONTROL BARRIER
	LIMIT OF WORK

LEGEND:

SYMBOL	DESCRIPTION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOOR FINISH ELEVATION



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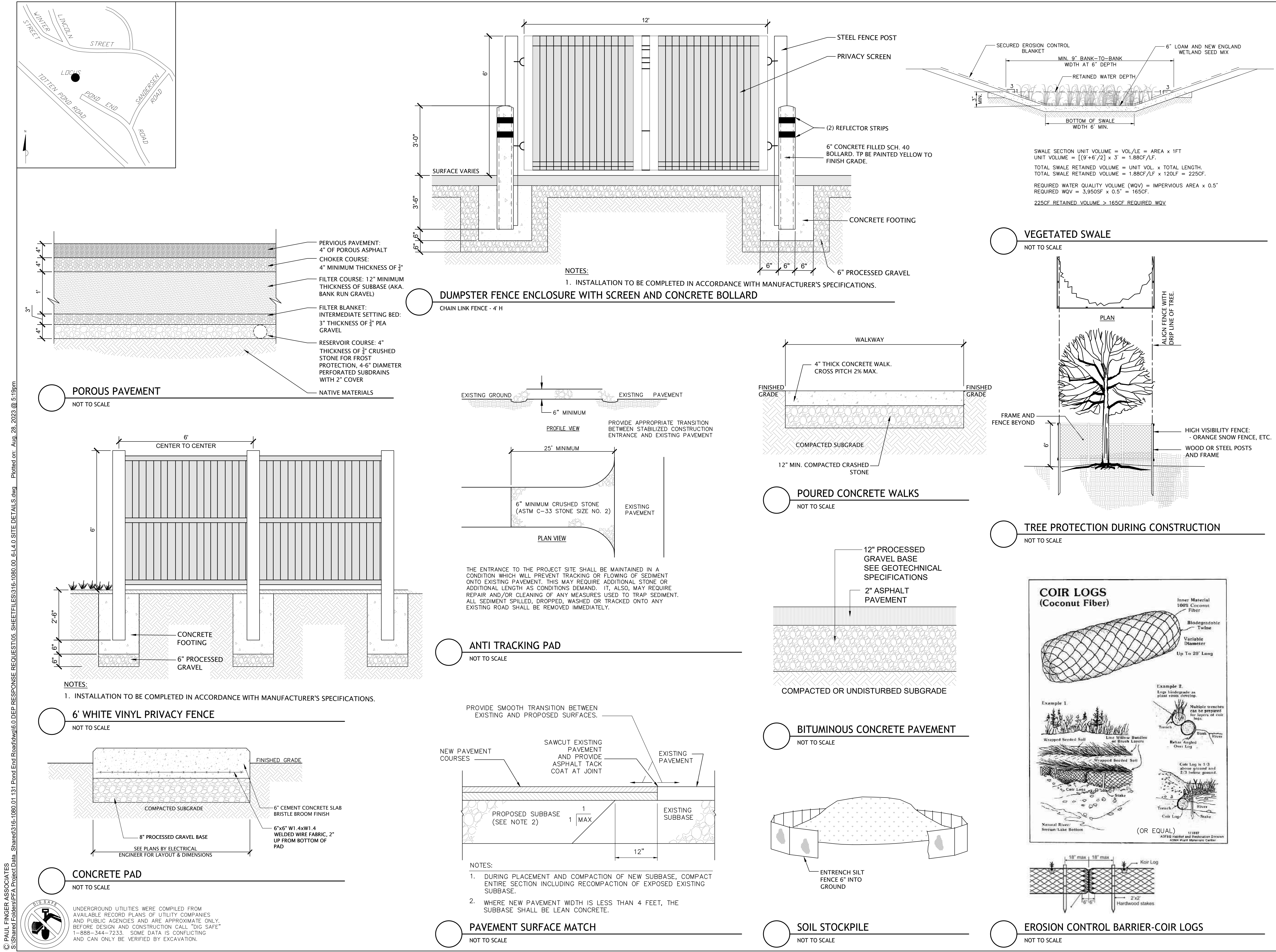
Revisions		
No.	Description	Date

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DRAWN BY: DG, EFJ
CHECKED BY: DG, EFJ
APPROVED BY: DG, PJF
DATE: 08/30/2023

GRADING, DRAINAGE & UTILITY PLAN

N

L2.0



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S:\Shared Folders\PAF\Project Data\131 Pond End Road\dwg\6.0 DEP RESPONSE REQUEST\05 SHEETFILES\316-1080.00 6-L4.0 SITE DETAIL.dwg Plotted on: Aug. 26, 2023 @ 5:19pm

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PAUL FINGER ASSOCIATES
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MASSACHUSETTS
No. 10000
Exp. 12/31/2024

Project

131 POND END ROAD RESIDENCE
Waltham, Massachusetts 02451

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SCALE: NTS
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SITE DETAILS

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L4.0

NOT TO SCALE

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