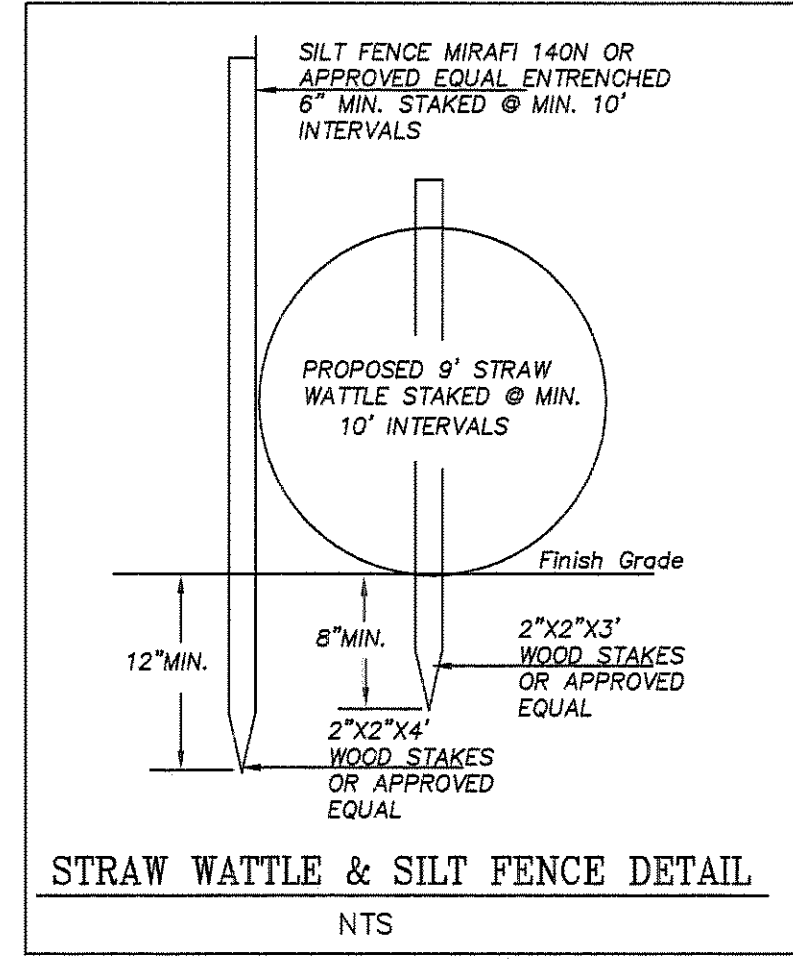


n/f
Mount Ida Inc (Mount Ida College)


Lot E-1
1.98 Acres

**NO
SNOW
STORAGE**
ENVIRONMENTALLY
SENSITIVE
AREA

TYPICAL 12"x 18" SIGN
5 Signs 20' on Center
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 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



Buffer Zone Enhancement Planting Area (612±sf)

The existing pavement and underlying soil will be removed and disposed off-site. Loamy top soil will be applied to return the area to existing grade. The area will be planted with the following woody plant species and then seeded with one pound of the seed mixture specified below.

- 7 Sweet Pepper-bush (Clethra alnifolia)
- 7 Arrow-wood (Viburnum dentatum)
- 6 Highbush Blueberry (Vaccinium corymbosum)
- 6 American Witch-hazel (Hamamelis virginiana)
- 1 pound of New England Conservation/Wildlife Mix* (or equivalent)

* Call 413-548-8000 to order seed mix.

n/f
SLD Wells LLC

Swale and Mounded Area (366±sf)

The area will be excavated to an elevation 6 inches below the proposed grades. Six inches of loamy top soil will be applied. Woody plants will be established in and around the mounded area with no woody plants in the swale itself; the swale and mound are proposed to be seeded with the seed mixture specified below. Following planting and seeding, except swale, the area should be mulched with a thin layer of salt marsh hay; the swale should be secured with a properly installed segment of erosion control mat. The shrubs should be watered until established.

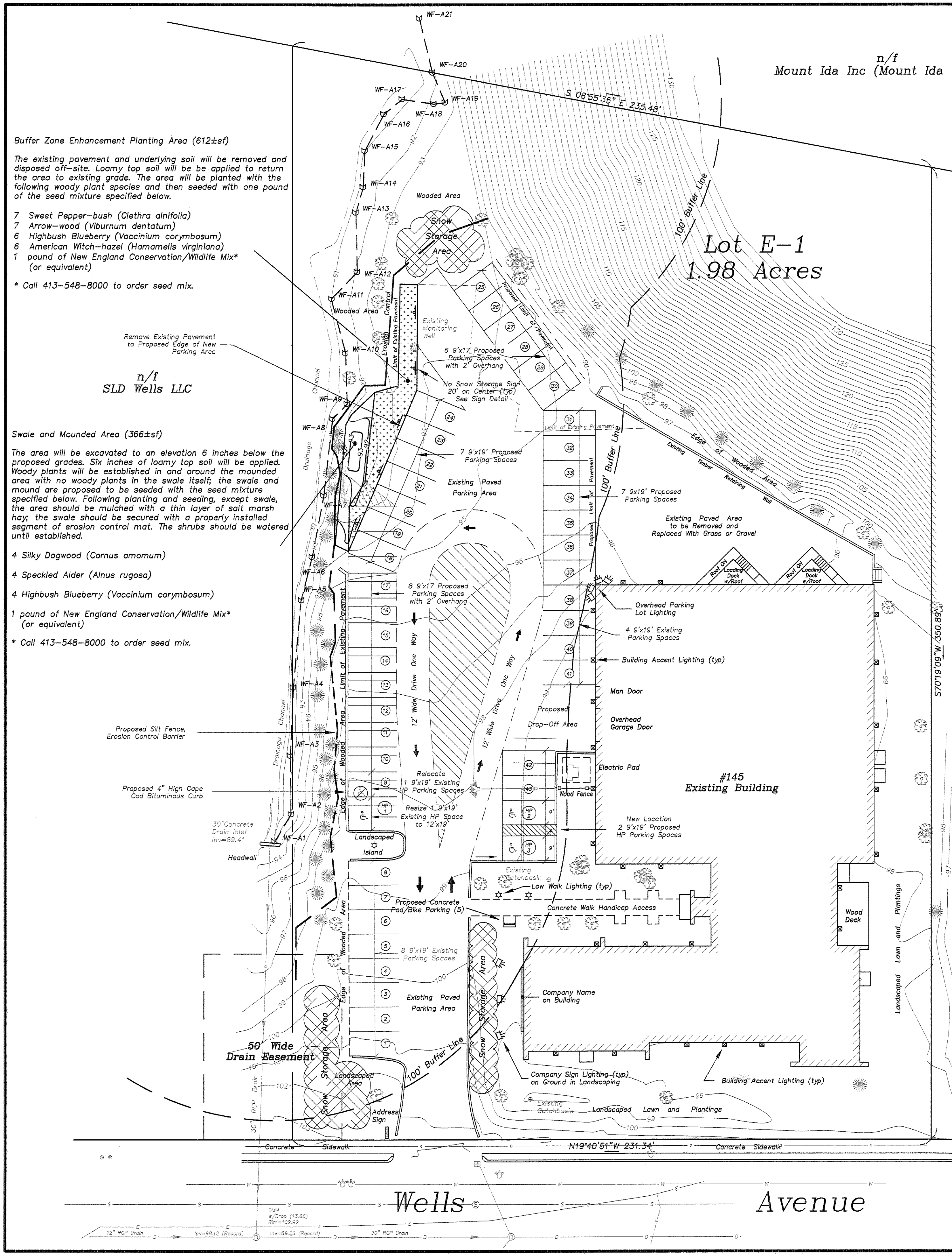
- 4 Silky Dogwood (Cornus amomum)
- 4 Speckled Alder (Alnus rugosa)
- 4 Highbush Blueberry (Vaccinium corymbosum)
- 1 pound of New England Conservation/Wildlife Mix* (or equivalent)

* Call 413-548-8000 to order seed mix.

n/f
BOS CLUB LL MA LLC
C/O TOWN SPORTS INTL LLC

Parking Space	Existing	Proposed
9'x19'	28	46
Handicap	2 (9'x19')	3 (12'x19')

Notes:
Existing utilities shown are from field locations and available plans of record. Field verify all locations prior to construction.



145 Wells Avenue
Newton, Massachusetts

Proposed Conditions Parking Plan

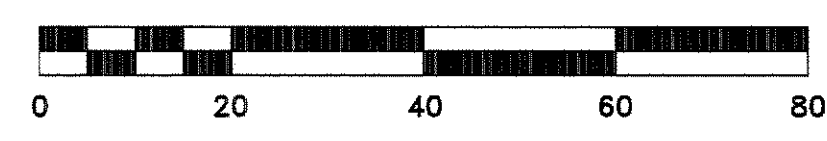
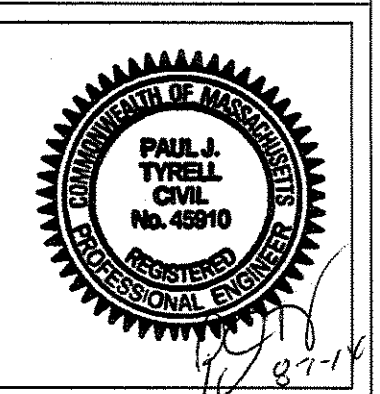
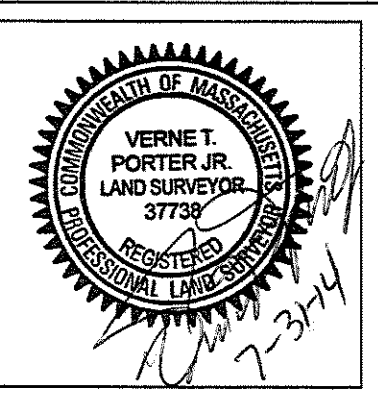
Scale: 1"=20' June 6, 2014

VERNE T. PORTER Jr., PLS
Land Surveyors - Civil Engineers
354 Elliot Street Newton, Massachusetts 02464

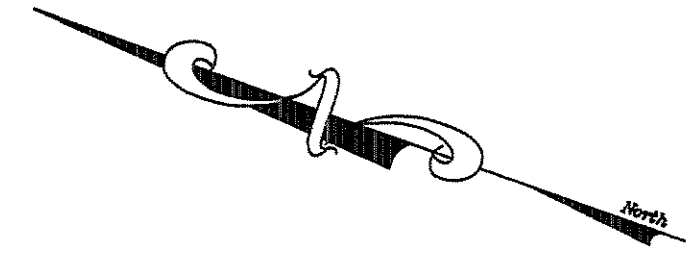
Project: 13026 - 91/16
Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.

Sheet 1 of 3

REVISIONS	
DATE	DESCRIPTION
7-8-14	DRAINAGE DESIGN
7-14-14	PARKING/GRADING/PLANTING
7-31-14	CITY COMMENTS/SNOW STORAGE



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 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



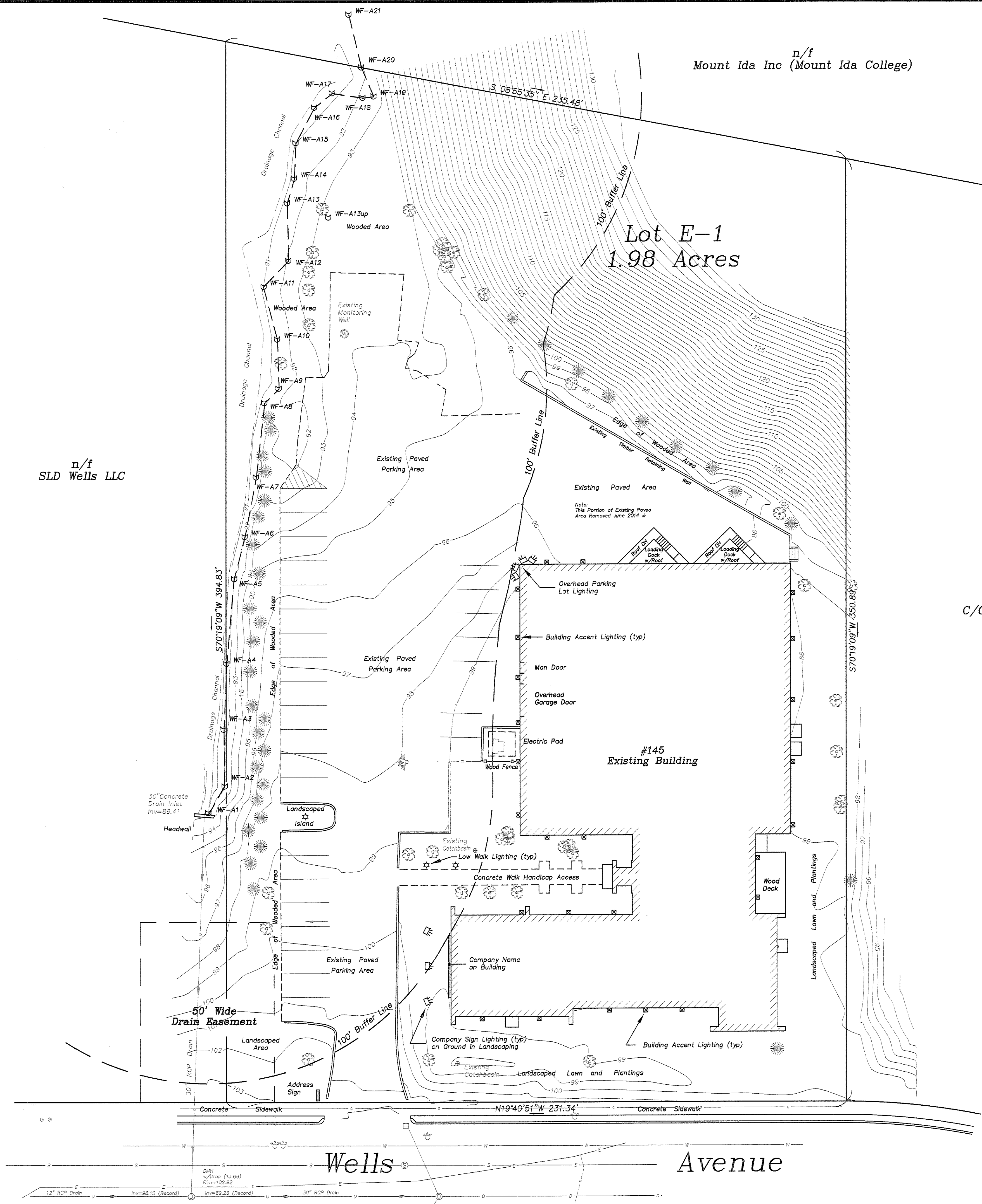
n/f
 Mount Ida Inc (Mount Ida College)

Lot E-1
 1.98 Acres

n/f
 SLD Wells LLC

n/f
 BOS CLUB LL MA LLC
 C/O TOWN SPORTS INTL LLC

Notes:
 Existing utilities shown are from field locations and available plans of record. Field verify all locations prior to construction.



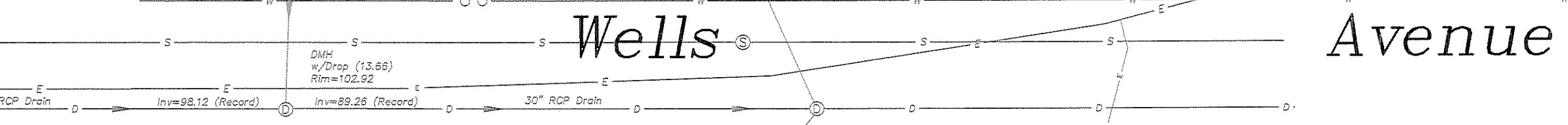
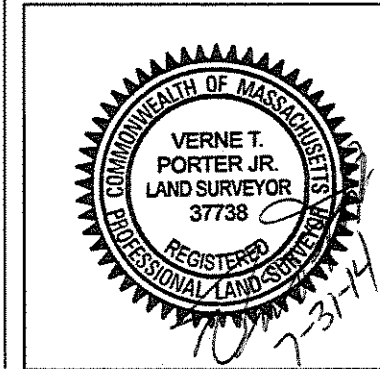
145 Wells Avenue
 Newton, Massachusetts
 Existing Conditions Plan

Scale: 1"=20' June 6, 2014
 VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 13026
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 2 of 3

REVISIONS	
DATE	DESCRIPTION
7-31-14	MISCELLANEOUS



Nahanton Woods Condominium

Mount Ida College

Van Roosen Road

WISWELL Road

Saw Mill Brook Parkway

Walsh Road

Commonwealth of Massachusetts
Department of Conservation and Recreation

Lot E-1
1.98 Acres

#145
Existing Building

Commonwealth of Massachusetts
Department of Conservation and Recreation

Note:
See proposed conditions plan for site details.

Wells Avenue

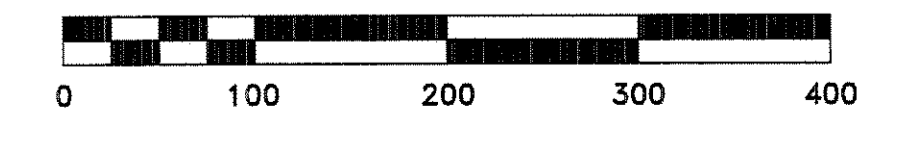
Wells Avenue

To Nahanton Street

Commonwealth of Massachusetts
Department of Conservation and Recreation



145 Wells Avenue, Newton, MA	
Section 84 - Block 34 - Lot 2G	
Area Plan	
Scale: 1"=100'	May 2, 2013
VERNE T. PORTER JR., PLS	
Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Project: 13026 - 91/16	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Sheet 3 of 3

Revised: 7-31-14 (Final Parking)

