Site Plans

Issued for Special Permit Application

Date Issued May 9, 2017

Latest Issue May 9, 2017

Northland/ Needham Street Development

156 Oak Street
Temporary Parking

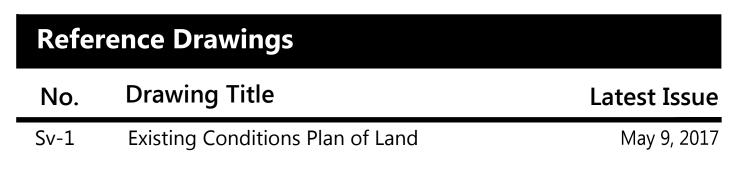
156 Oak Street Newton, MA

Owner/Applicant

Northland Oak Street, LLC/
Northland Tower Road Investors, LLC
2150 Washington Street
Newton, MA 02462



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C-6	Grading and Drainage Plan	May 9, 2017			
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CURTIS R. QUITZAU CIVIA NO. 42488

Legend						
Exist.	Prop.		Exist.	Prop.		
		DDODEDTY LINE		The second secon	CONCRETE	
		PROPERTY LINE			HEAVY DUTY PAVEMENT	
		PROJECT LIMIT LINE RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS	
		·	KONTOKON		RIPRAP	
		EASEMENT	<u> </u>		CONSTRUCTION EXIT	
		BUILDING SETBACK			CONSTRUCTION EXIT	
10+00	10+00	PARKING SETBACK BASELINE	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION	
			26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION	
		CONSTRUCTION LAYOUT	132.75 ×	132.75 ×	SPOT ELEVATION	
		ZONING LINE	45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION	
		TOWN LINE	- 🔷	+	BORING LOCATION	
		LIMIT OF DISTURBANCE			TEST PIT LOCATION	
<u>&</u>		WETLAND LINE WITH FLAG	○ MW	→ ^{MW}	MONITORING WELL	
		FLOODPLAIN				
BLSF		BORDERING LAND SUBJECT	———UD ——— 12"D	——UD—— 12″D—►	UNDERDRAIN	
		TO FLOODING		6″RD →	DRAIN	
BZ		WETLAND BUFFER ZONE	6"RD 12"S	12"S	ROOF DRAIN	
NDZ		NO DISTURB ZONE	FM	FM	SEWER	
200'RA		200' RIVERFRONT AREA			FORCE MAIN	
		GPAVEL BOAD	—— OHW ——	—— OHW ——	OVERHEAD WIRE	
		GRAVEL ROAD	6"W	6"W	WATER	
BB	BB	EDGE OF PAVEMENT BITUMINOUS BERM	4"FP	——4"FP——	FIRE PROTECTION	
BC	BC			——2"DW——	DOMESTIC WATER	
CC	CC	BITUMINOUS CURB	3"G	——-G——	GAS	
	CG	CONCRETE CURB	——Е——	——E——	ELECTRIC	
		CURB AND GUTTER	STM	——— STM——	STEAM	
CC	ECC	EXTRUDED CONCRETE CURB	T	—T—	TELEPHONE	
CC	MCC PCC	MONOLITHIC CONCRETE CURB	——FA——	——FA——	FIRE ALARM	
<u>CC</u>		PRECAST CONC. CURB	CATV	—— CATV——	CABLE TV	
SGEVGC	SGE VGC	SLOPED GRAN. EDGING		=	CATCH BASIN	
VGC		VERT. GRAN. CURB			DOUBLE CATCH BASIN	
		LIMIT OF CURB TYPE	==		GUTTER INLET	
		SAWCUT		•	DRAIN MANHOLE	
(///////		DUT DING	=TD=		TRENCH DRAIN	
	74	BUILDING	I	r	PLUG OR CAP	
] ⊲EN	BUILDING ENTRANCE	CO	co •	CLEANOUT	
	J LD	LOADING DOCK	>	•	FLARED END SECTION	
•	•	BOLLARD		\checkmark	HEADWALL	
D	D	DUMPSTER PAD				
0		SIGN	<u> </u>	<u> </u>	SEWER MANHOLE	
	=	DOUBLE SIGN	CS ⊚	CS ●	CURB STOP & BOX	
		STEEL GUARDRAIL	₩V ⑥	₩V •	WATER VALVE & BOX	
		WOOD GUARDRAIL	TSV	TSV	TAPPING SLEEVE, VALVE & BOX	
		·· ·	← ◆	•	SIAMESE CONNECTION	
		PATH	HYD HYD	HYD HYD	FIRE HYDRANT	
		TREE LINE	WM	WM ⊡	WATER METER	
× ×	-x x	WIRE FENCE	PIV	PIV	POST INDICATOR VALVE	
	•	FENCE	(WATER WELL	
-0	-	STOCKADE FENCE	GG	GG O	GAS GATE	
000000		STONE WALL	⊙ GM	O GM ⊡	GAS METER	
		RETAINING WALL				
		STREAM / POND / WATER COURSE	E FM	● ^{EMH}	ELECTRIC MANHOLE	
	··	DETENTION BASIN	EM ⊡	EM ⊡	ELECTRIC METER	
0 0 0 0 0 0 0 0 0 0 0 0		HAY BALES	\$	*	LIGHT POLE	
×	×	SILT FENCE	\bigcirc	● ^{TMH}	TELEPHONE MANHOLE	
· <:::::> ·	C::::::>	SILT SOCK / STRAW WATTLE	Т	T	TRANSFORMER PAD	
			_	<u> </u>		
4		MINOR CONTOUR	-0-	•	UTILITY POLE	
<u> </u>	20	MAJOR CONTOUR	O-	•	GUY POLE	
10	10	PARKING COUNT	Ţ	<u> </u>	GUY WIRE & ANCHOR	
-	©10	COMPACT PARKING STALLS	HH ⊡ PR	HH © PR	HAND HOLE	
DYL	DYL	DOUBLE YELLOW LINE	PB ⊡	PB ⊡	PULL BOX	
SL	SL		Matc	chline	MATCHINE	
		STOP LINE		<u> </u>	MATCHLINE	

CROSSWALK

ACCESSIBLE CURB RAMP

VAN-ACCESSIBLE PARKING

ACCESSIBLE PARKING

Ca::-: '	Abbreviations
General ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	
ВВ	BITUMINOUS BERM
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
	VERTICAL GRANITE CURB
Utility	
СВ	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE

POLYVINYLCHLORIDE PIPE

REINFORCED CONCRETE PIPE

TAPPING SLEEVE, VALVE AND BOX

PAVED WATER WAY

RIM ELEVATION

SEWER MANHOLE

UNDERGROUND

UTILITY POLE

Notes

APPROPRIATE PERMITS.

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE [##] INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.

LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO
- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - A. WATER PIPES SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
 - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE
 - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE 3' FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Erosion Control

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC., AND FROM DEEDS AND PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. DURING
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD OF 1988.

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



PO Box 9151 Watertown, MA 02471 617.924.1770

Northland/Needham **Street Development**

156 Oak Street **Temporary Parking**

Needham Street Newton, Massachusetts

Designed by	Checked by

Not Approved for Construction

Special Permit

Legend and **General Notes**



May 9, 2017





Legend

ZONING DISTRICT

PROJECT SITE PARCEL

617.924.1770

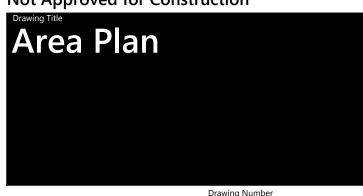
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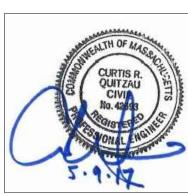
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Needham Street Newton, Massachusetts

May 9, 2017 **Special Permit**

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12239.00



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Northland/Needham Street Development

156 Oak Street Temporary Parking

Needham Street Newton, Massachusetts

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C-3Sheet of 3 7

12239.00

May 9, 2017

Notes:

- 1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF A 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- 2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS, THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES AND OWNER.
- 3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUES.
- 4. THE APPROXIMATE AREA OF DEMOLITION ACTIVITY LIMITS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION.

APPROXIMATE AREA OF DEMOLITION ACTIVITY

Legend





101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770

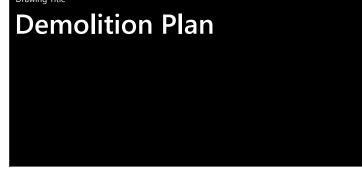
Northland/Needham Street Development

156 Oak Street **Temporary Parking**

Needham Street Newton, Massachusetts

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Zoning Summary Chart

Zoning Pogulation Poguiroments		Non-Accessory	Accessory
Zoning Regulation Requirements	Required	Provided	Provided
INTERIOR PARKING LANDSCAPE AREA		7,325 SF	3,800 SF
TOTAL PARKING AREA		91,940 SF	87,125 SF
INTERIOR LANDSCAPING PERCENTAGE	5.0%	8.0%	4.4%
BICYCLE PARKING FACILITIES	30	20	20

Parking Requirements:

OFFICE	20,000 SF	Χ	1 SPACES	/	250 SF	=	80 SPACES
	152,000 SF	Х	1 SPACES	/	333 SF	=	457 SPACES
			TOTAL PARKI	NG F	REQUIRED	=	537 SPACES

THERE ARE 477 EXISTING PARKING SPACES ON THE 156 OAK STREET AND 55 TOWER ROAD PARCELS.

Parking Summary Chart

		Non-Accessory	Accessory
	Size	Spaces	Spaces
Description	Provided	Provided	Provided
STANDARD CONFORMING SPACES	9' x 19'	218	85
STANDARD CONFORMING ACCESSIBLE SPACES	12' x 19'	11	
NON-CONFORMING SPACES	8.5' X 18'		139
TOTAL SPACES		229	224

PARKING ONLY" SIGN PROPOSED ACCESS
GATE WITH CARD
READER **Inset A** 1"=40'

- CONSTRUCTION ZONE



Watertown, MA 02471 617.924.1770

Legend

ACCESSORY SPACE
CONFORMING

 CONFORMING
ACCESSORY (EXISTING) SPAC
NON-CONFORMING

CONFORMING

- ARROWS DEPICTING TRAFFIC MOVEMENTS ONLY. NOT

Northland/Needham **Street Development**

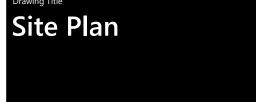
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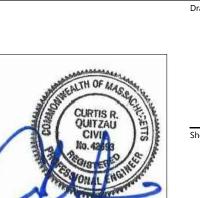
Needham Street Newton, Massachusetts

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Issued for	Data

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Sign Summary

M.U.T.C.D. Specification Width Height R7-8 12"

MAINTAIN EXISTING DRIVEWAY

"156 OAK ST PARKING ONLY VISITOR PARKING →" SIGN

MAINTAIN EXISTING EDGE OF PAVEMENT -

MAINTAIN EXISTING TREES AND LANDSCAPING

RETAIN EXISTING PAVEMENT AND RESTRIPE

ACCESSORY
PARKING AREAD BB

- CROSSWALK (TYP)

NON-ACCESSORY

PARKING AREA

55 TOWER

OAK STREET

TRAVEL WAY (20'

ANTICIPATED FUTURE CONSTRUCTION & STAGING AREA

"PARCEL 2"

/— LANDSCAPED ISLAND (TYP)

229

CONSTRUCT NEW BITUMINOUS PAVEMENT PARKING LOT

— PROPOSED 6' CHAIN LINK FENCE (TYP)

CONSTRUCT BIT CONC DRIVEWAY -

STONE WALL

5 5

— PREFERENTIAL
PARKING FOR
LOW-EMITTING/FUEL
EFFICIENT VEHICLES
AND CAR POOL

- BIKE RACK 10 SPACES EACH 7' X 20'

BIKE RACK AND INDOOR BIKE STORAGE 20 BIKES (MIN.)

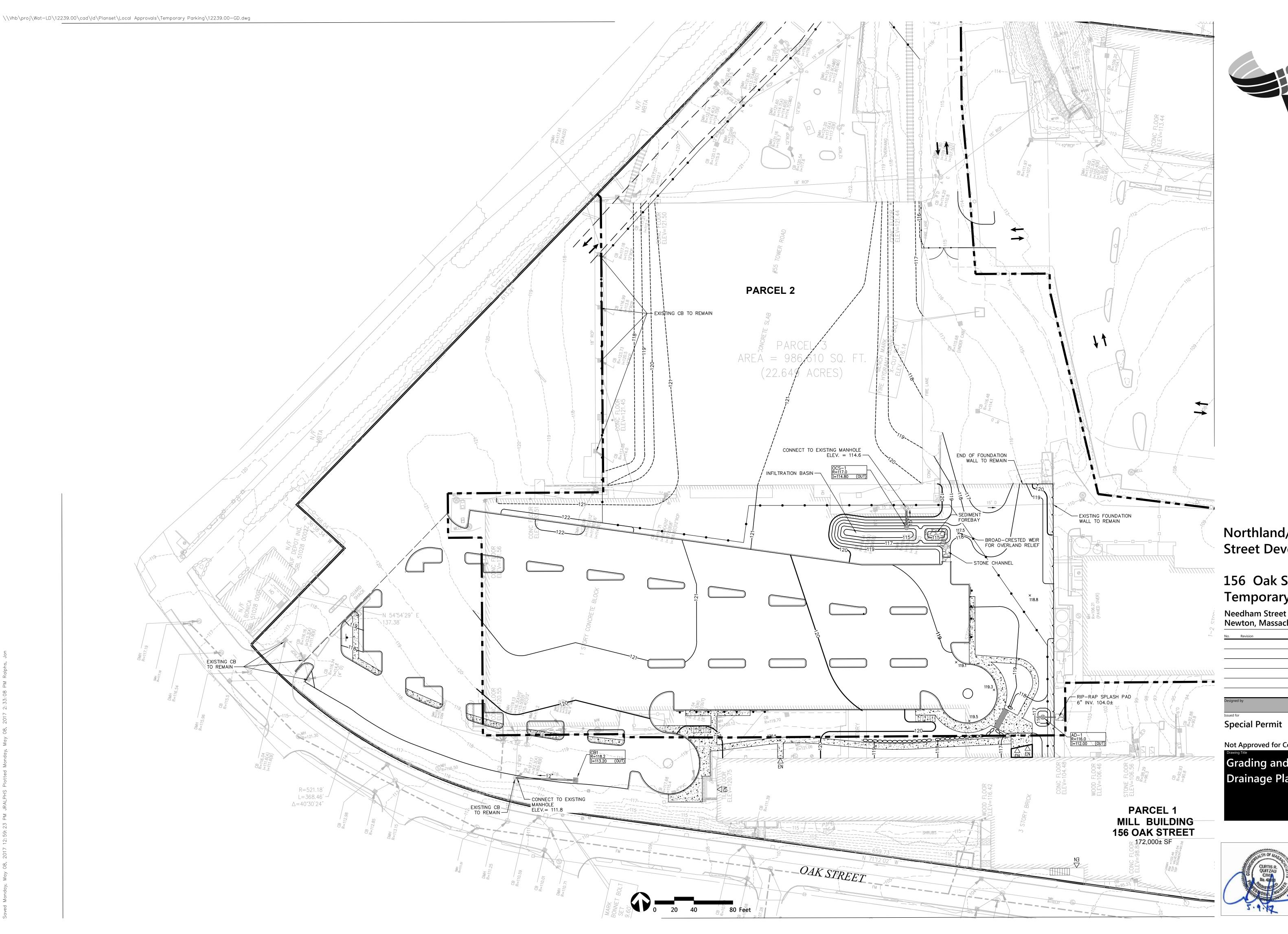
156 OAK STREET 172,000± SF

RAMP DOWN TO ENTRANCE

"PARCEL 1"

NEW BUILDING ENTRANCE
(BY ARCHITECT)

Project Number 12239.00





PO Box 9151

617.924.1770

Watertown, MA 02471

Northland/Needham Street Development

156 Oak Street **Temporary Parking**

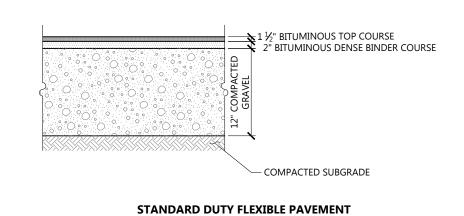
Needham Street Newton, Massachusetts

May 9, 2017

Not Approved for Construction

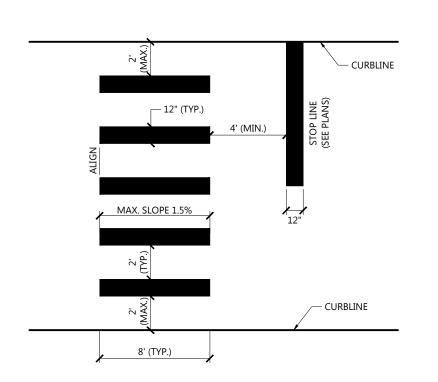
Grading and Drainage Plan





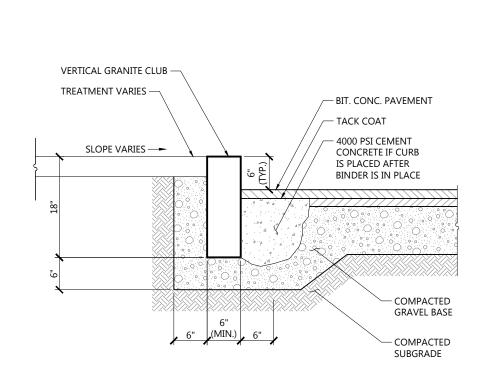
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Section LD_430

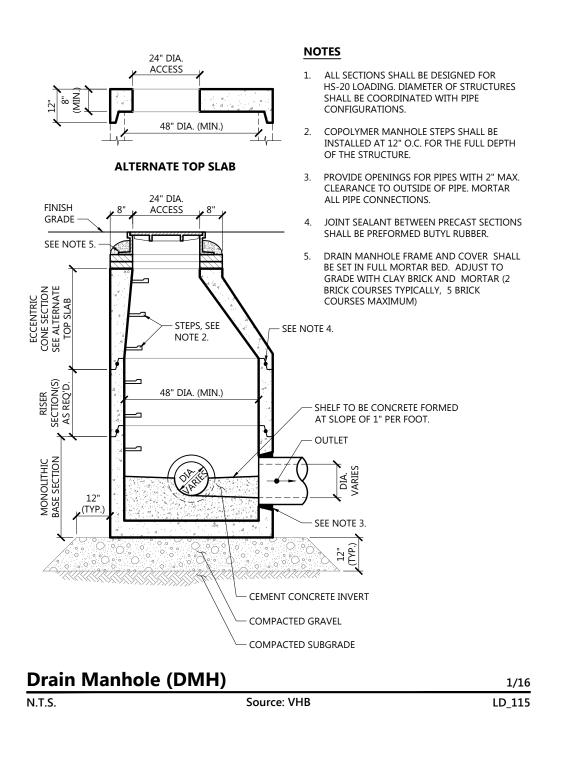


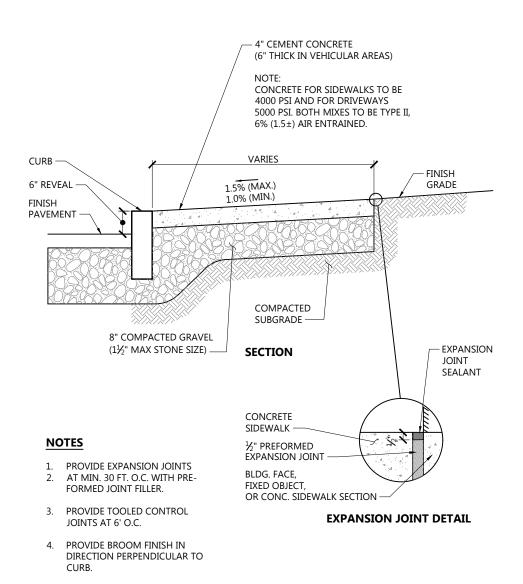
- 1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO 6 INCH LINES) WILL BE ACCEPTED.
- 2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
- 3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
- 4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

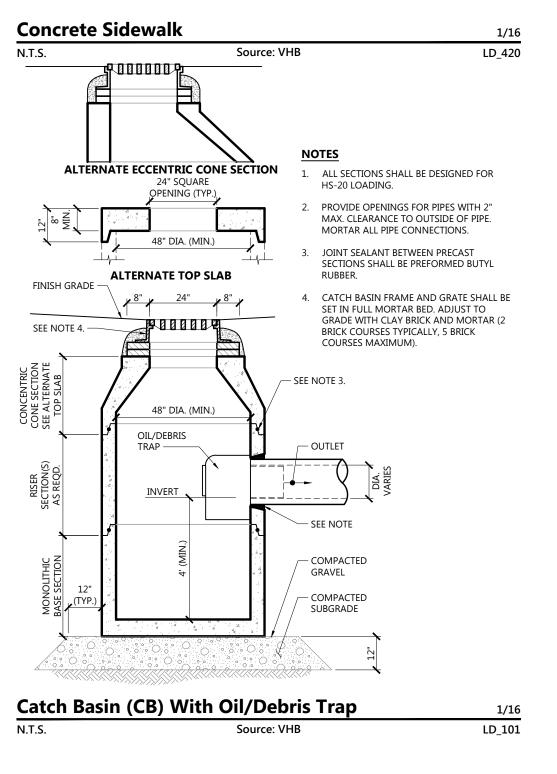


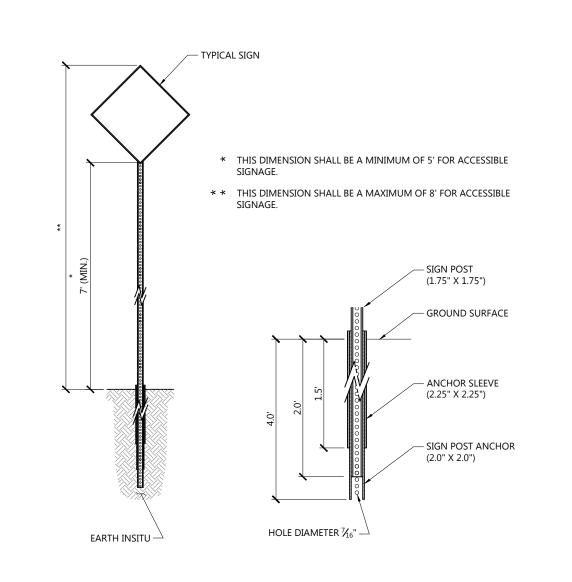




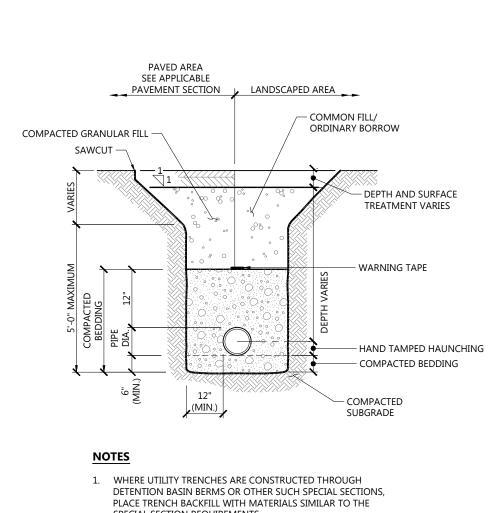






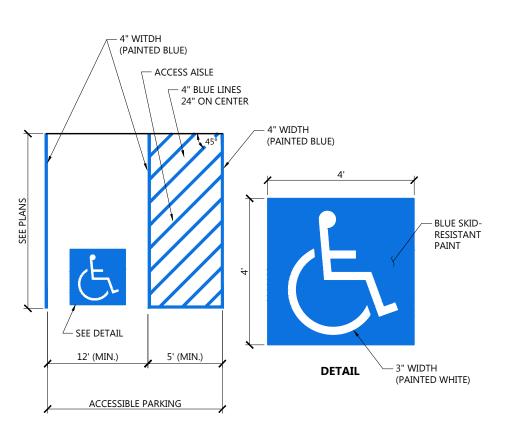






SPECIAL SECTION REQUIREMENTS. 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench 1/16 LD_300 Source: VHB



- 1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
- 2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF
- 3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
- 4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT

Accessible Pa	1/16	
N.T.S.	Source: VHB	LD_552B

Northland/Needham Street Development

101 Walnut Street

Watertown, MA 02471

PO Box 9151

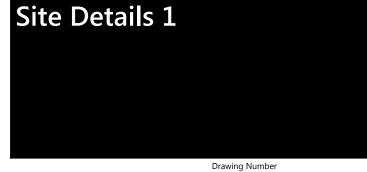
617.924.1770

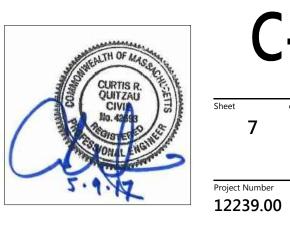
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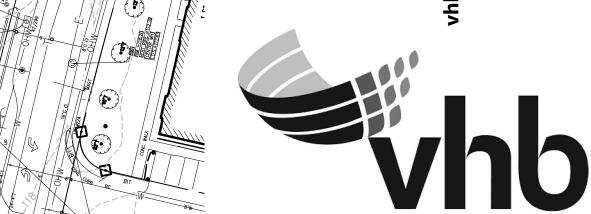
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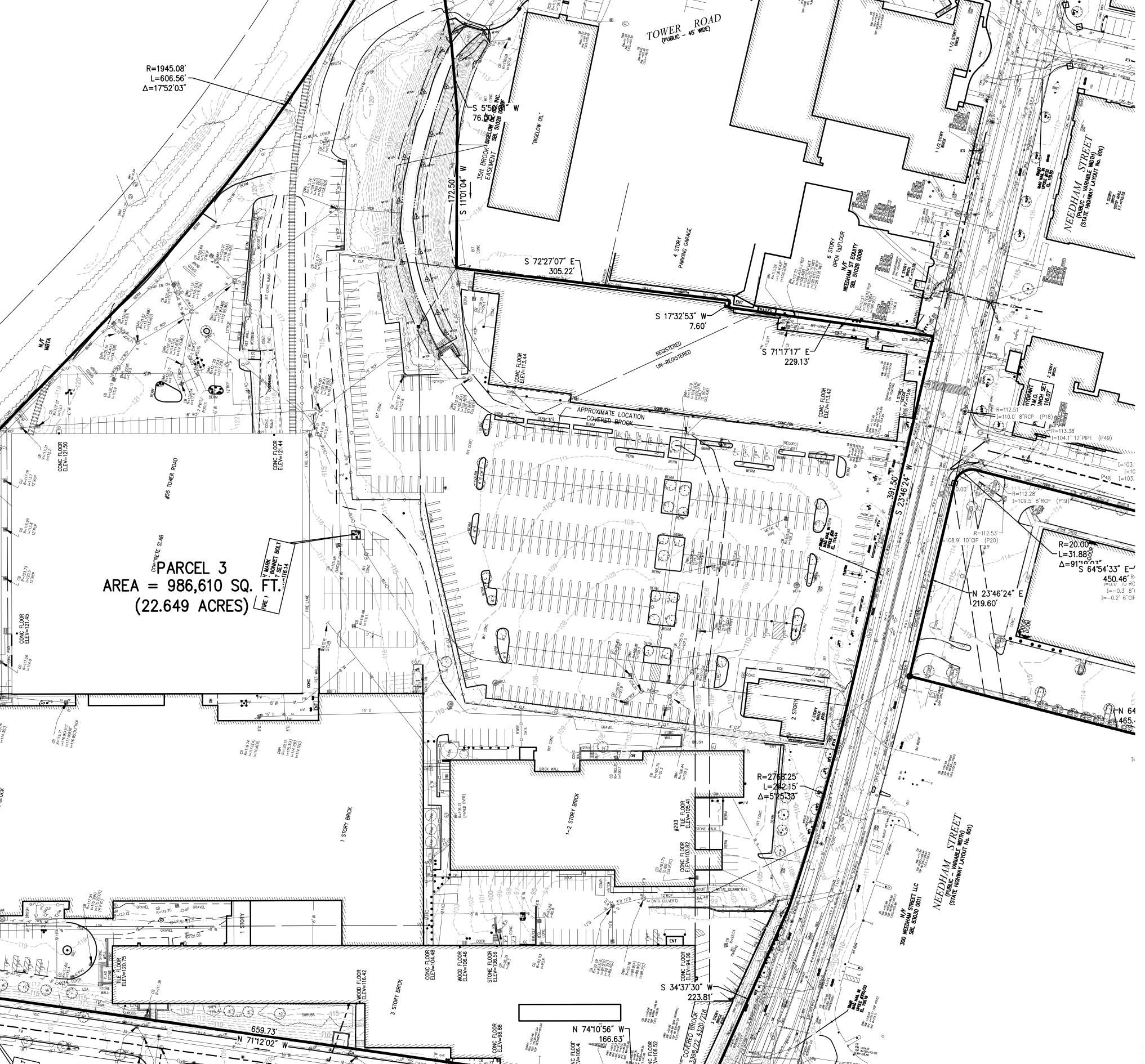


- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A PLAN TITLED "EXISTING CONDITIONS PLAN IN NEWTON, MA" BY PRECISION LAND SURVEYING INC. AT A SCALE OF 1" = 50' DATED JANUARY 8, 2013 AND FIELD VERIFIED BY VHB IN JANUARY OF 2017.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A PLAN TITLED "EXISTING CONDITIONS PLAN IN NEWTON, MA" BY PRECISION LAND SURVEYING INC. AT A SCALE OF 1" = 50' DATED JANUARY 8, 2013 AND FIELD VERIFIED BY VHB IN JANUARY OF 2017.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988 CONVERTED BY VHB.

R=521.18′ L=368.46′ Δ=40°30′24″



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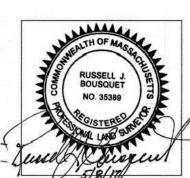
signed by Checked by

Special Permit

l Permit May 9, 2017

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Project Number 12239.00