

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

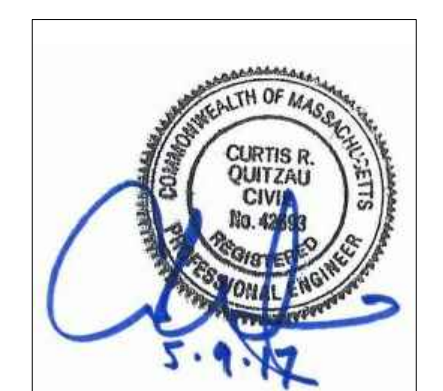
Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend And General Notes	May 9, 2017
C-2	Area Plan	May 9, 2017
C-3	Zone Change Plan	May 9, 2017
C-4	Demolition Plan	May 9, 2017
C-5	Site Plan	May 9, 2017
C-6	Grading and Drainage Plan	May 9, 2017
C-7	Site Details	May 9, 2017

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	May 9, 2017

Assessor's Map: 51
Lot: 5, 5A, 6





101 Walnut Street
PO Box 9151
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617.924.1770

Legend

- ZONING DISTRICT BOUNDARY
- PROJECT SITE PARCEL
- PARCELS TO BE REZONED



Northland/Needham Street Development

156 Oak Street Temporary Parking

Needham Street
Newton, Massachusetts

No.	Revision	Date	Appr.

Designed by _____ Checked by _____

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Special Permit May 9, 2017

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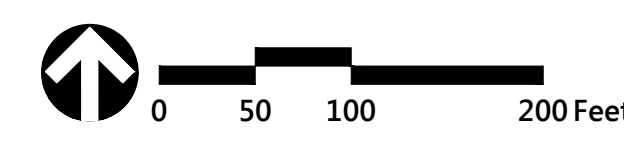
Area Plan



C-2

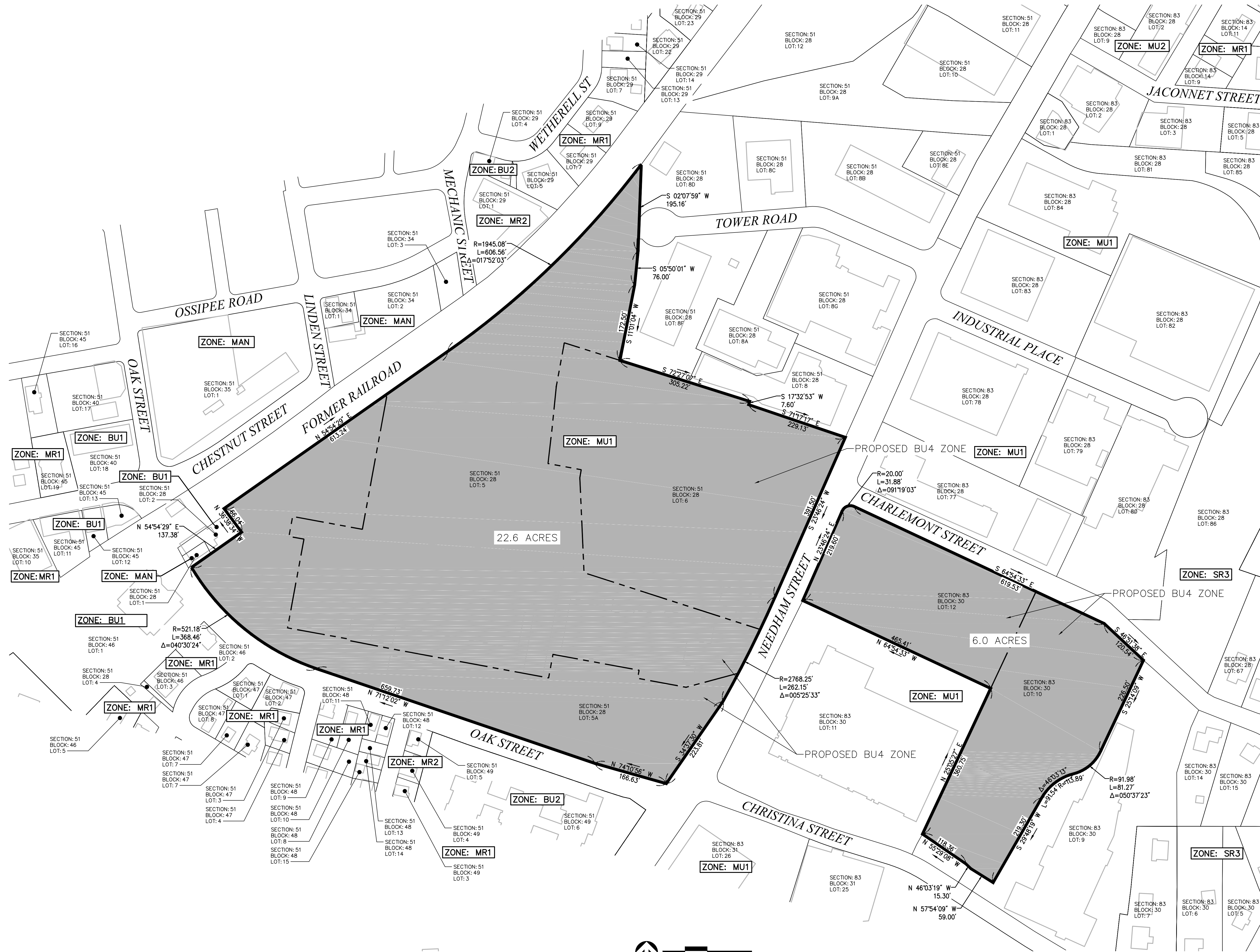
Sheet 2 of 7

Project Number 12239.00





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156 Oak Street Temporary Parking

Needham Street
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Zone Change Plan

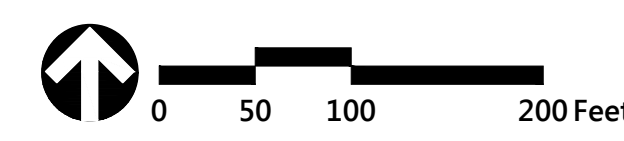


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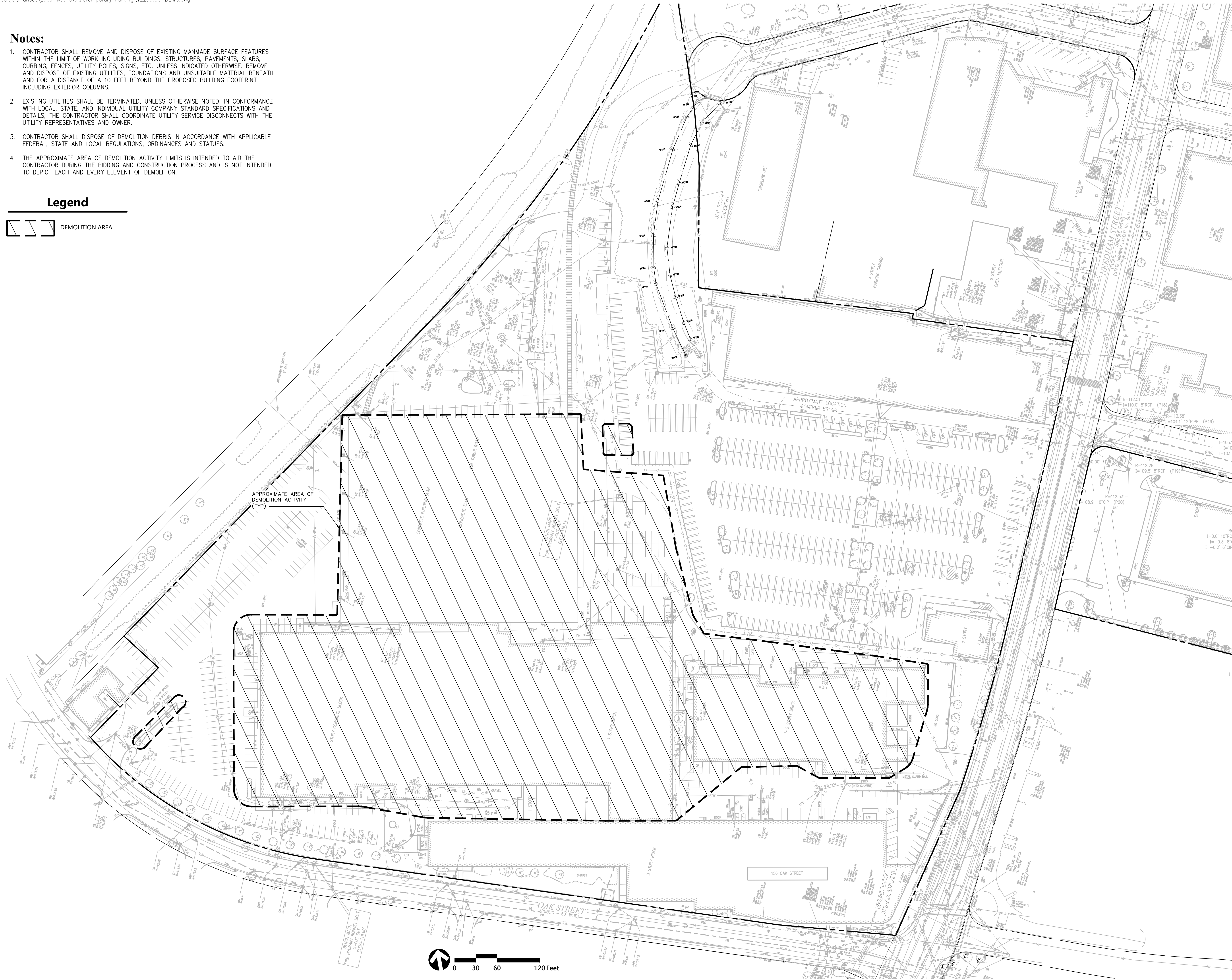
Saved Monday, May 08, 2017 10:53:55 AM jRALPHS Plotted Monday, May 08, 2017 2:20:43 PM Ralphs, Jon



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 STATUTES.
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.

Legend



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Not Approved for Construction
 Drawing Title
Demolition Plan
 Drawing Number



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Zoning Summary Chart

Zoning Regulation Requirements	Non-Accessory		Accessory
	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	x	1 SPACES / 250 SF	=	80 SPACES
	152,000 SF	x	1 SPACES / 333 SF	=	457 SPACES
TOTAL PARKING REQUIRED = 537 SPACES					

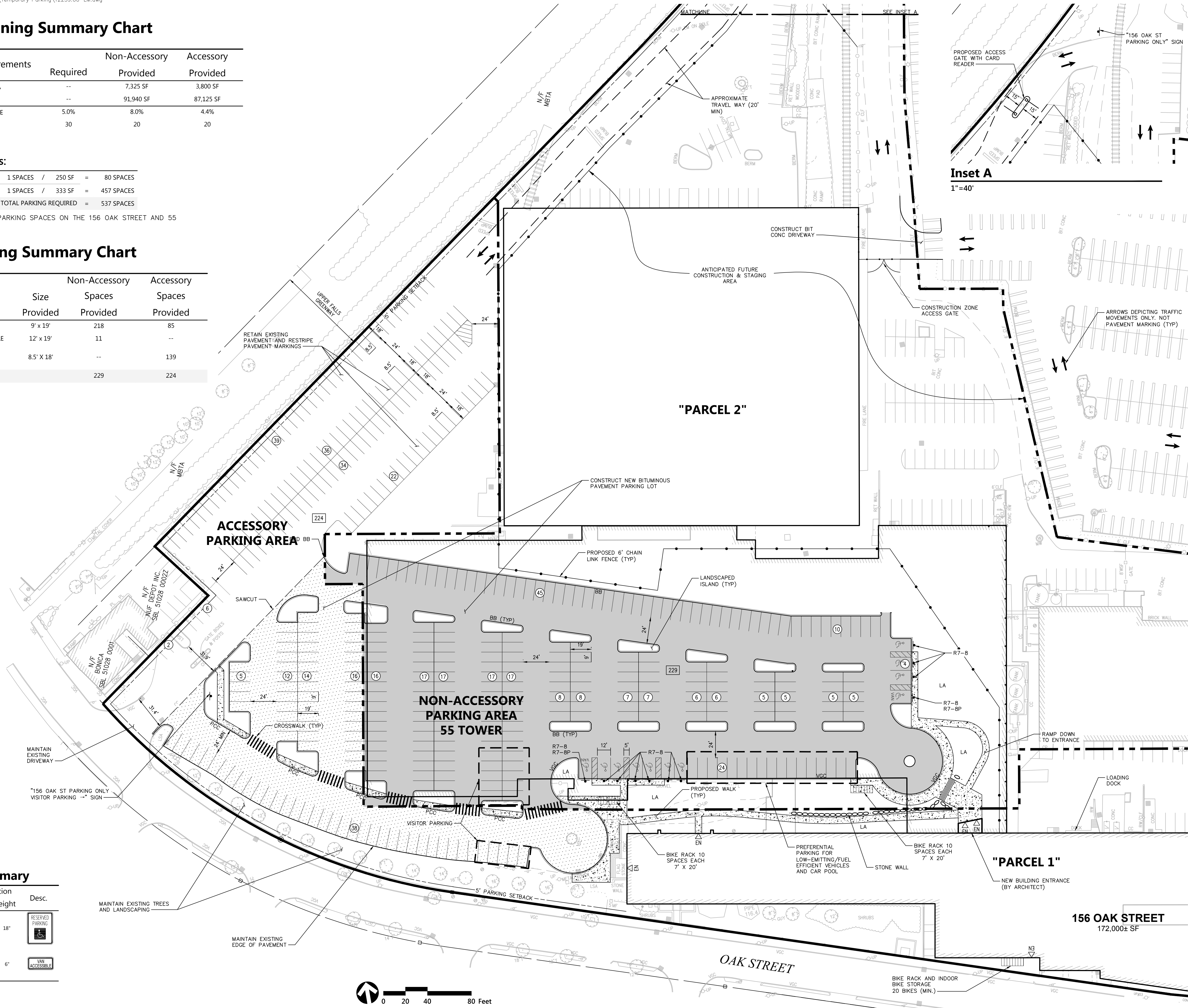
- THERE ARE 477 EXISTING PARKING SPACES ON THE 156 OAK STREET AND 55 TOWER ROAD PARCELS.

Parking Summary Chart

Description	Size Provided	Non-Accessory Spaces		Accessory Spaces
		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

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE



Inset A
1"=40'



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Legend

- ACCESSORY SPACES CONFORMING
- ACCESSORY (EXISTING) SPACES NON-CONFORMING
- NON-ACCESSORY SPACES CONFORMING

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Special Permit

Not Approved for Construction
Drawing Title: **Site Plan**

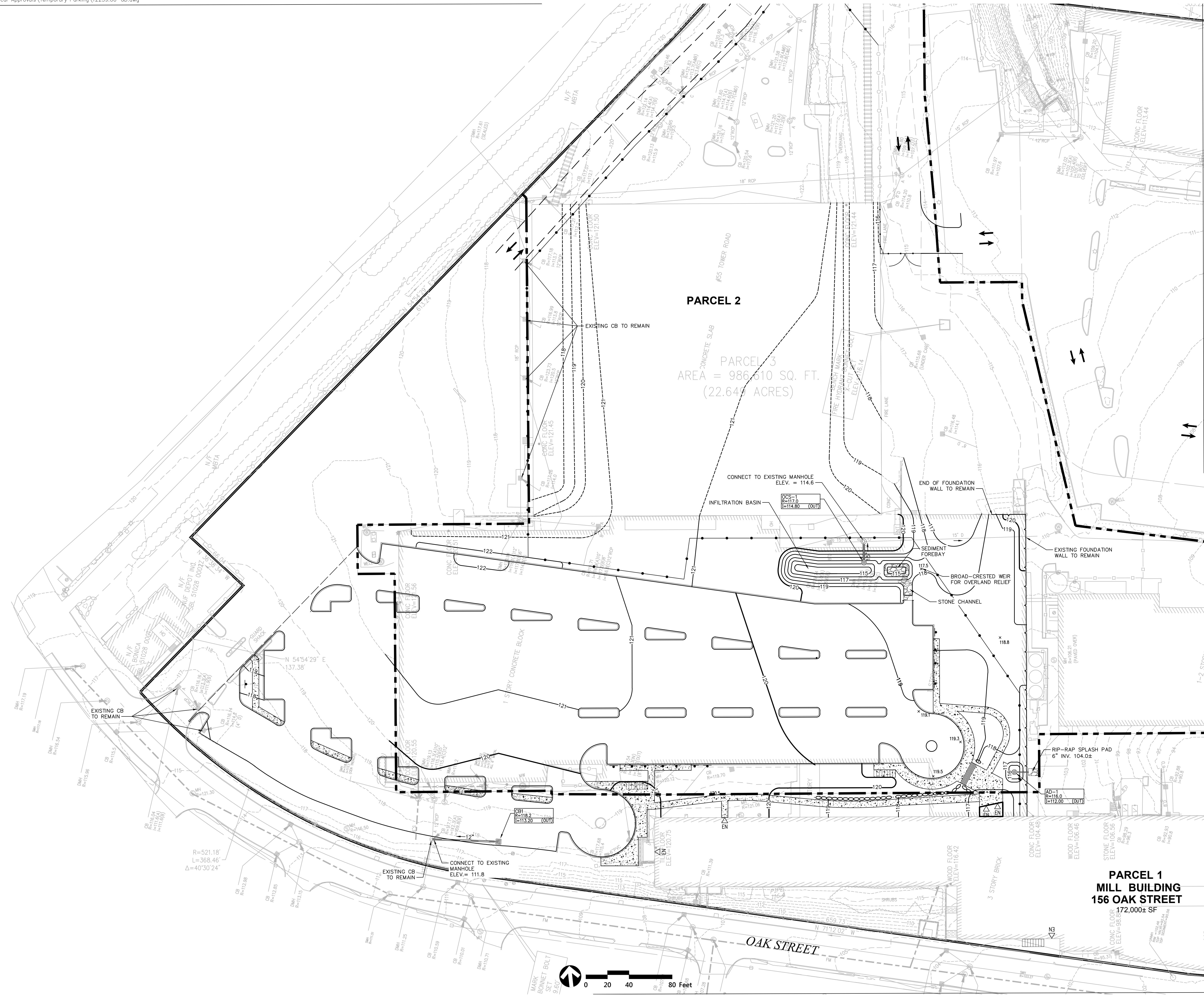
Drawing Number: _____



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Drawing Title: **Grading and Drainage Plan**

Parcel 1
MILL BUILDING
156 OAK STREET
172,000± SF

Parcel 2
AREA = 986,610 SQ. FT.
(22.64± ACRES)

Parcel 3
CONCRETE SLAB

Scale: 0 20 40 80 Feet

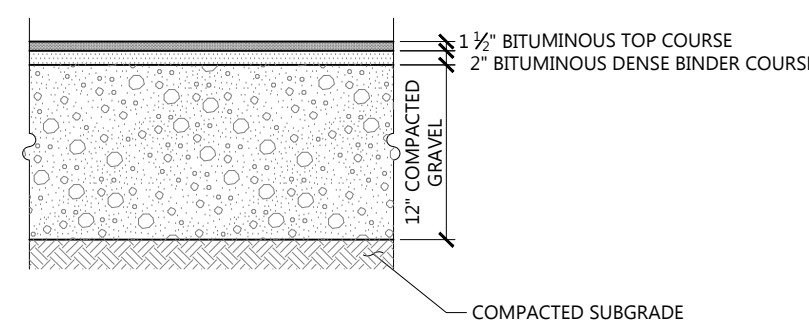
North Arrow

Professional Seal: CURTIS R. QUITZAU CIVIL ENGINEER

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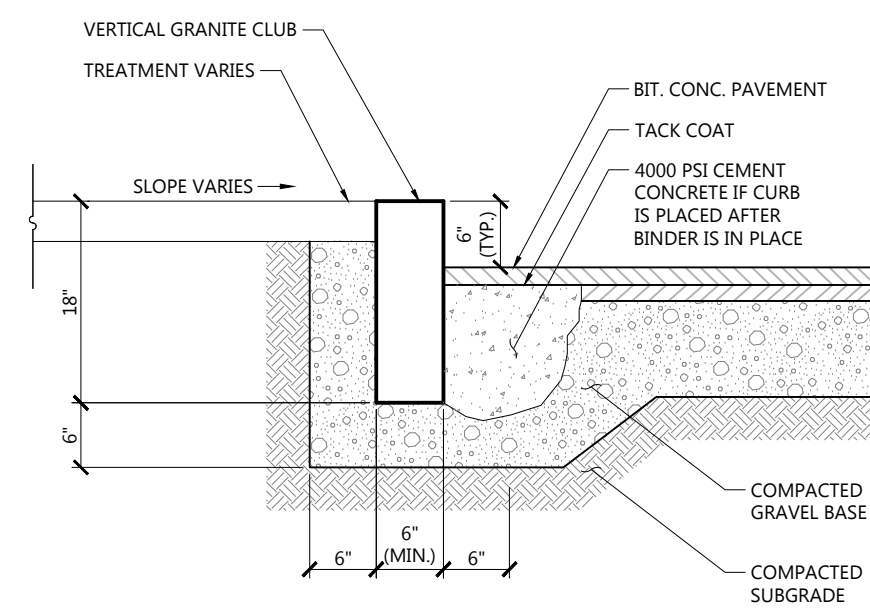
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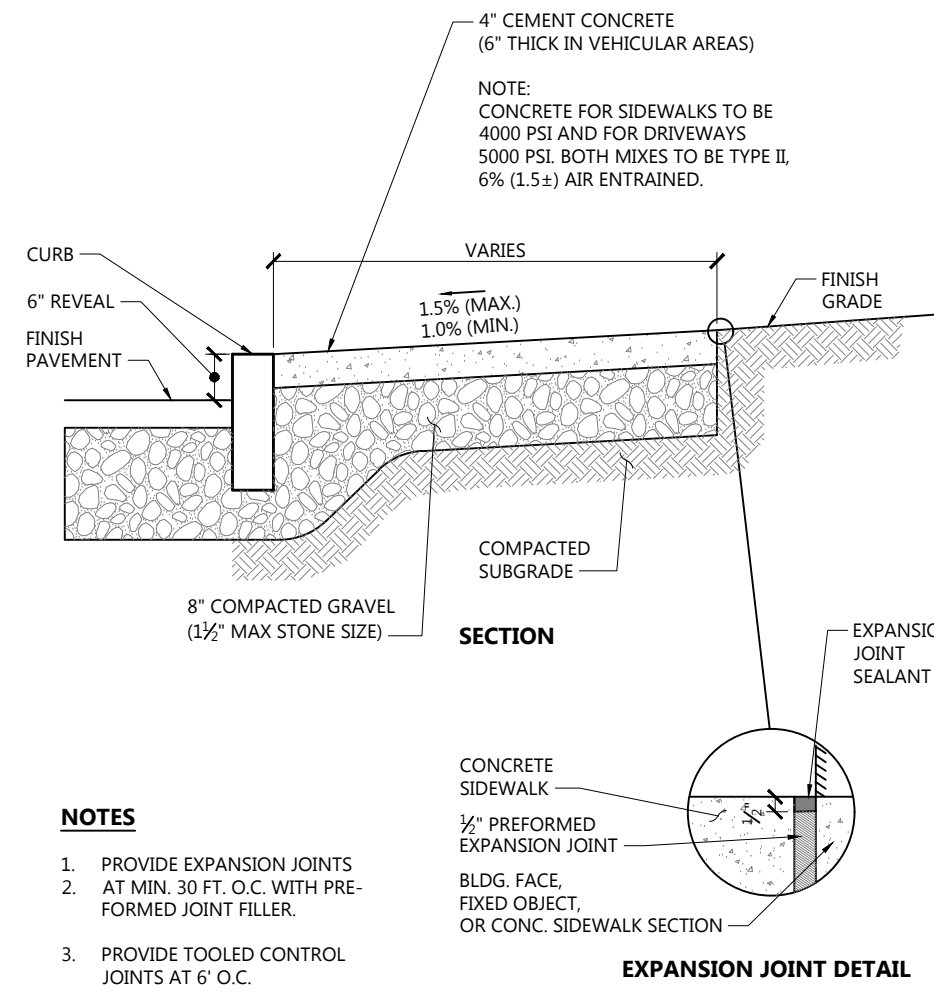
STANDARD DUTY FLEXIBLE PAVEMENT

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

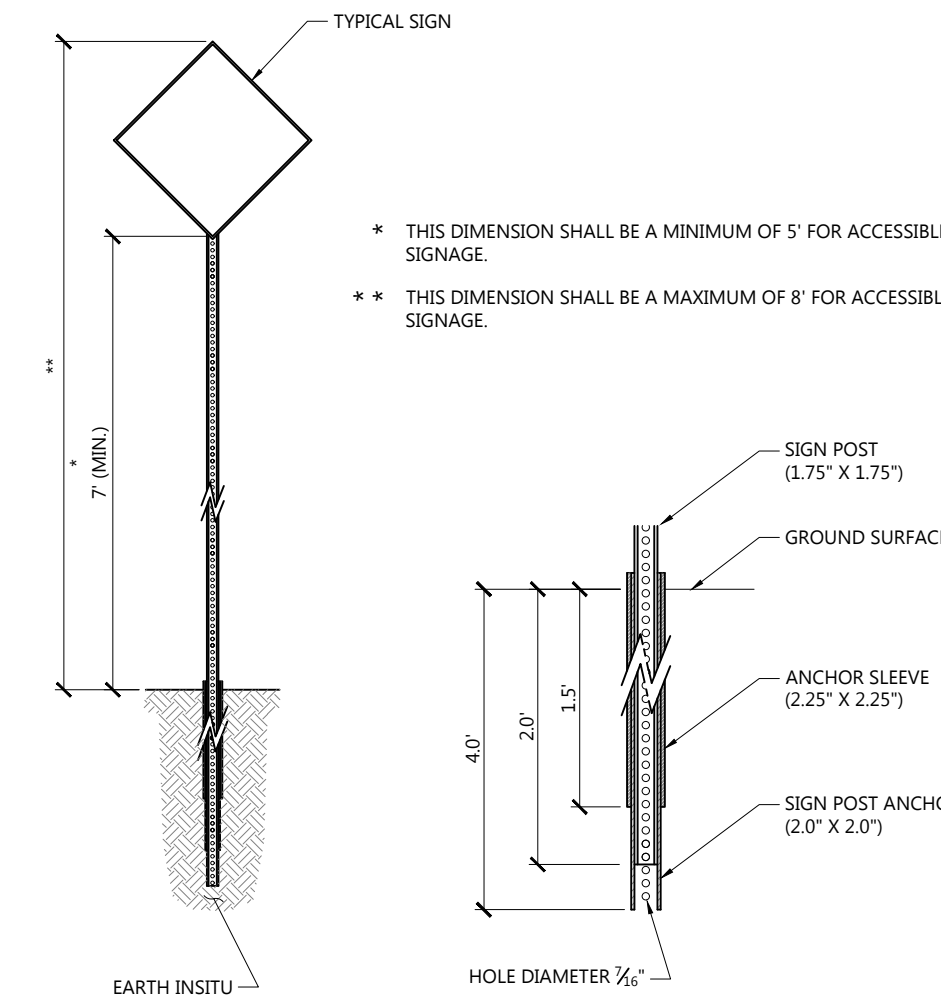
Bituminous Concrete Pavement Section 1/16
N.T.S. Source: VHB LD_430



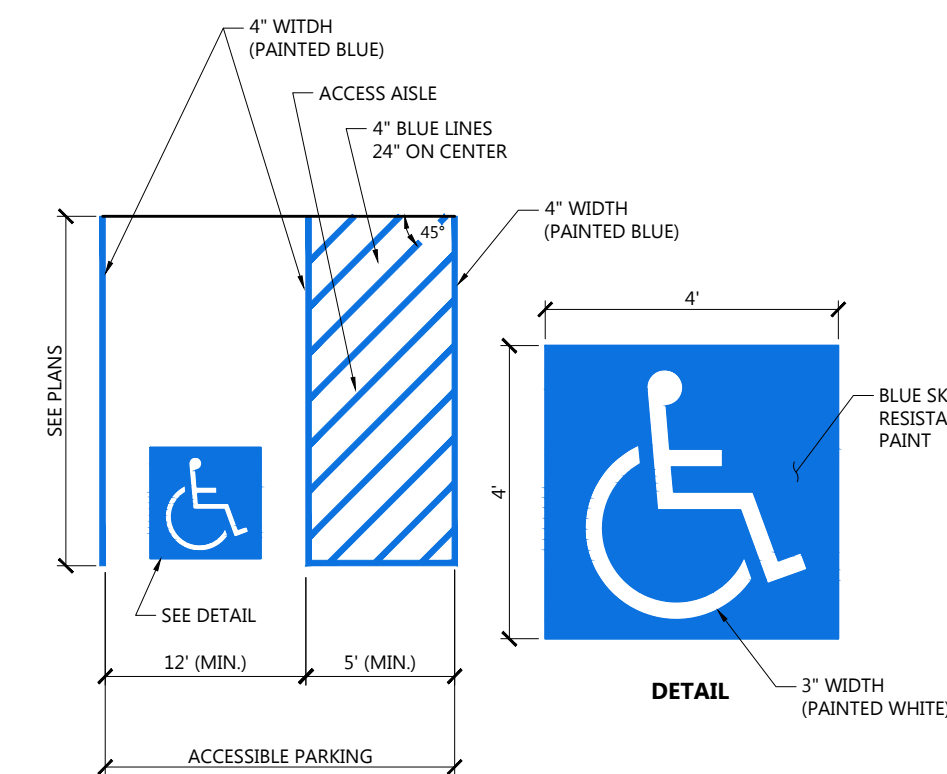
Vertical Granite Curb (VGC) 1/16
N.T.S. Source: VHB LD_402



Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420

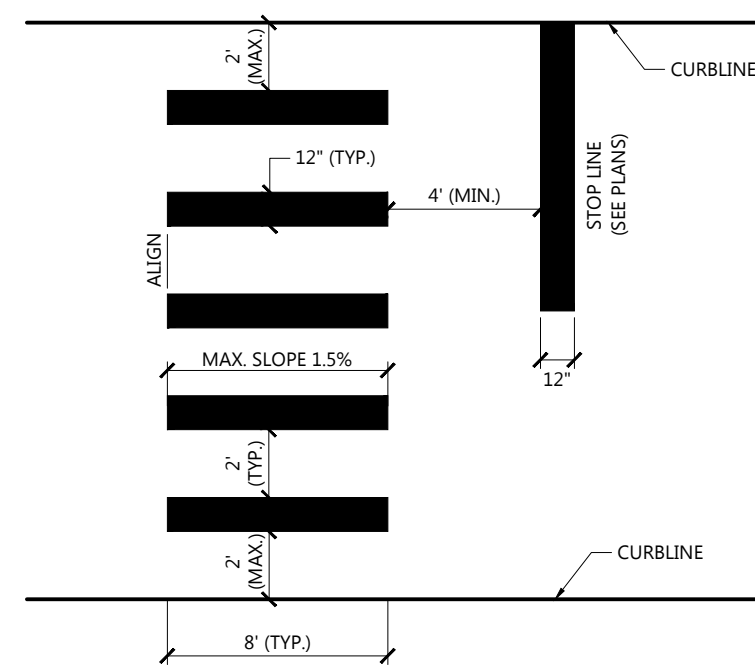


Sign Post - Type 'B' 1/16
N.T.S. Source: VHB LD_702



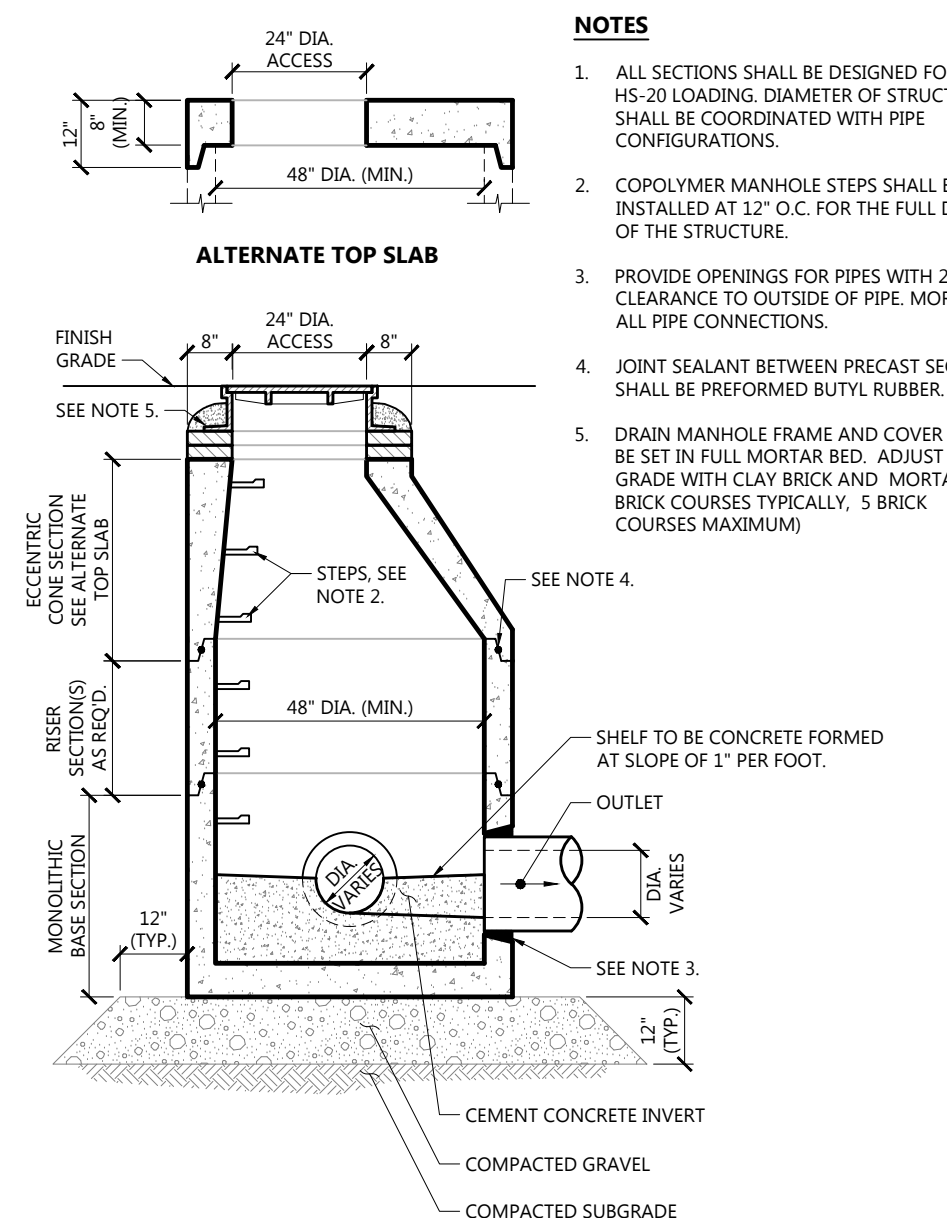
NOTES
1. ALL DIMENSIONS TO EDGES OF 4\"/>

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

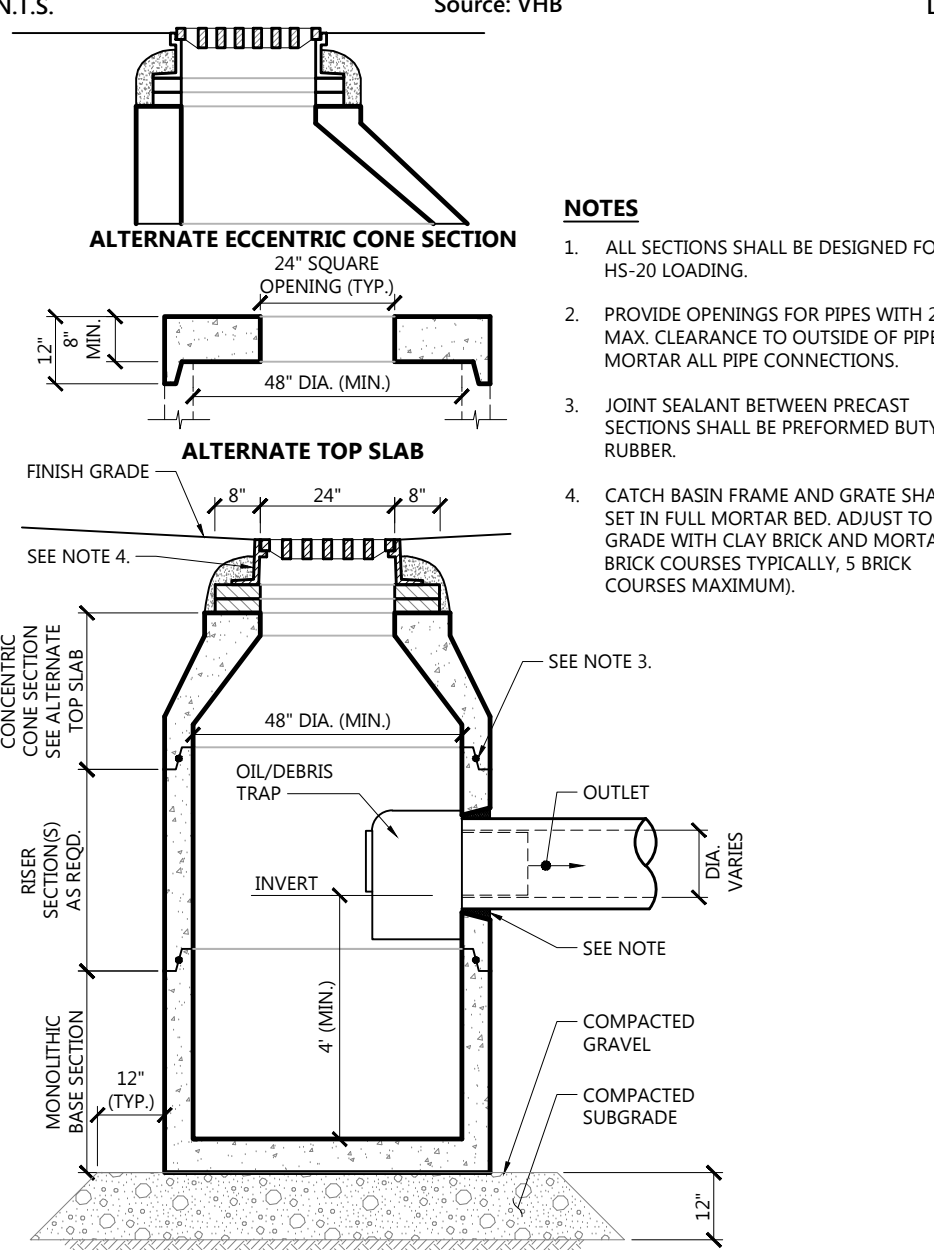


NOTES
1. TWELVE INCH (12\")

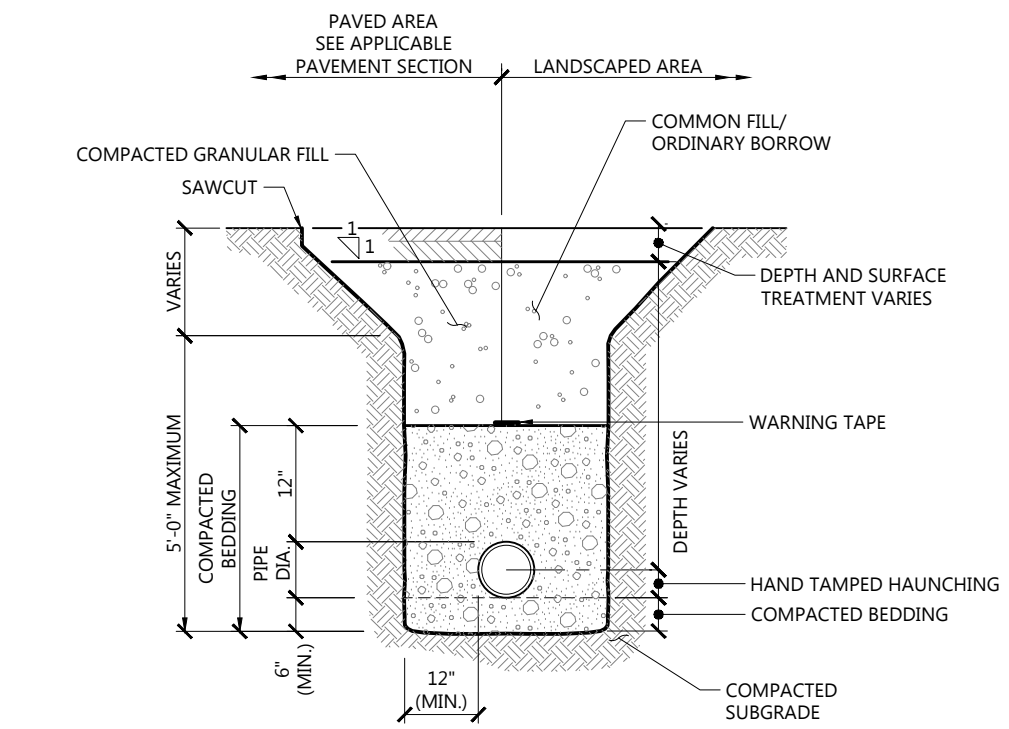
Crosswalk 1/16
N.T.S. Source: VHB LD_553



Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115



Catch Basin (CB) With Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_101



NOTES
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench 1/16
N.T.S. Source: VHB LD_300

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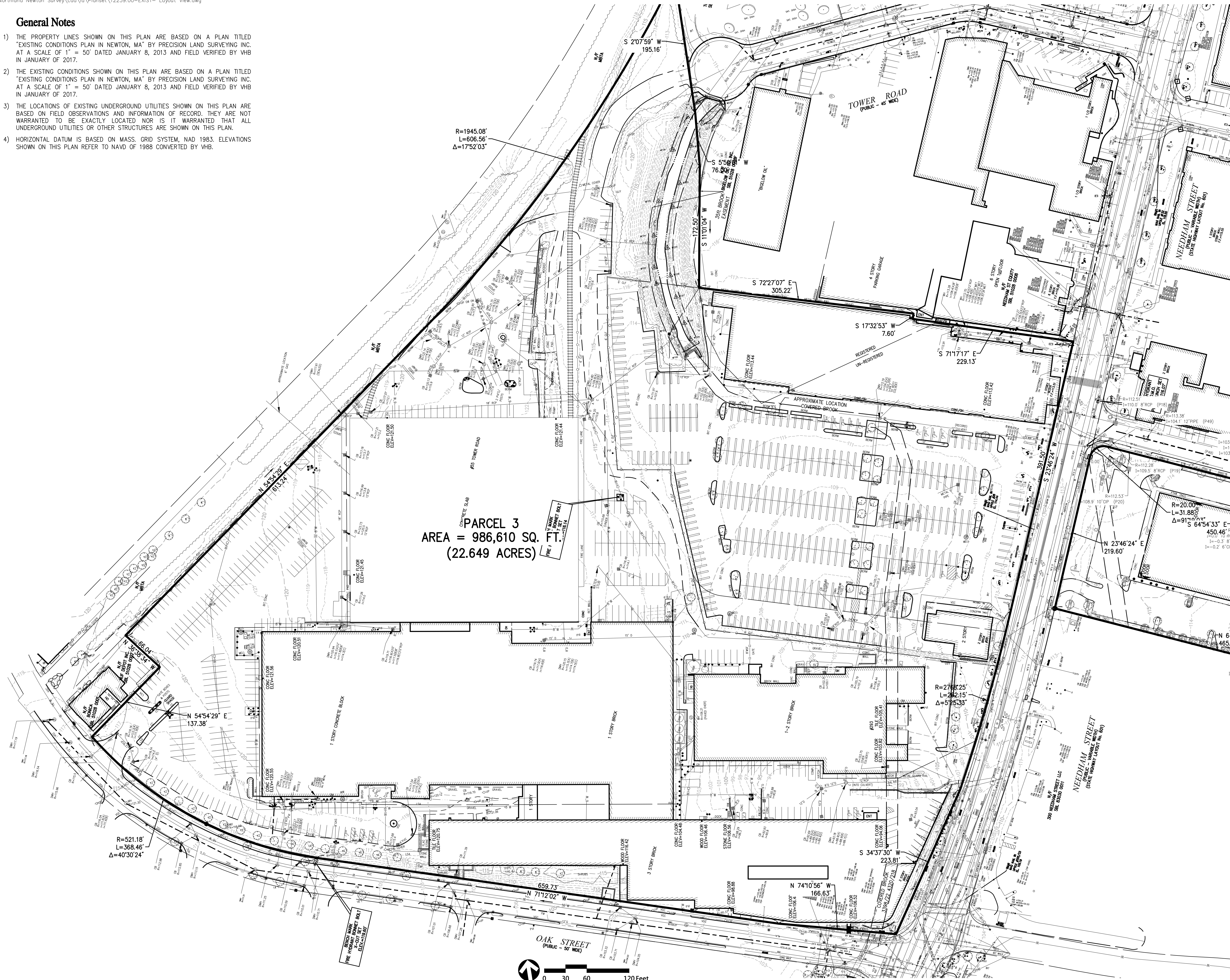
Not Approved for Construction
Drawing Title
Site Details 1



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General Notes

- 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.



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