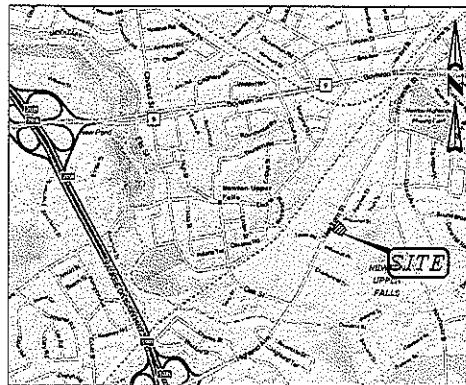


# SITE DEVELOPMENT PLANS

FOR  
180, 188 & 210 NEEDHAM ST.  
NEWTON, MA

APRIL 10, 2015

SHEET INDEX		CONSTRUCTION REVISIONS			
SHEET No.	DESCRIPTION	DATE	BY	REVISION	REVISION
1	COVER SHEET				
2	VICINITY PLAN				
3	EXISTING CONDITIONS PLAN				
4	OVERALL LAYOUT & ZONING PLAN				
5	LAYOUT & LANDSCAPING PLAN				
6	SITE PLAN				
7	DETAIL SHEET				
8	DETAIL SHEET				



LOCATION MAP

## OWNER/APPLICANT:

CP NEEDHAM ST LLC  
C/O CROSSPOINT ASSOCIATES, INC.  
300 THIRD AVENUE, SUITE 2  
WALTHAM, MA 02451

## CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC.  
0 CAMPANELLI DRIVE  
BRAINTREE, MA 02184

## ARCHITECT:

FORM + PLACE  
797 Washington Street,  
Suite 3  
Newtonville MA 02460

## TRAFFIC ENGINEER:

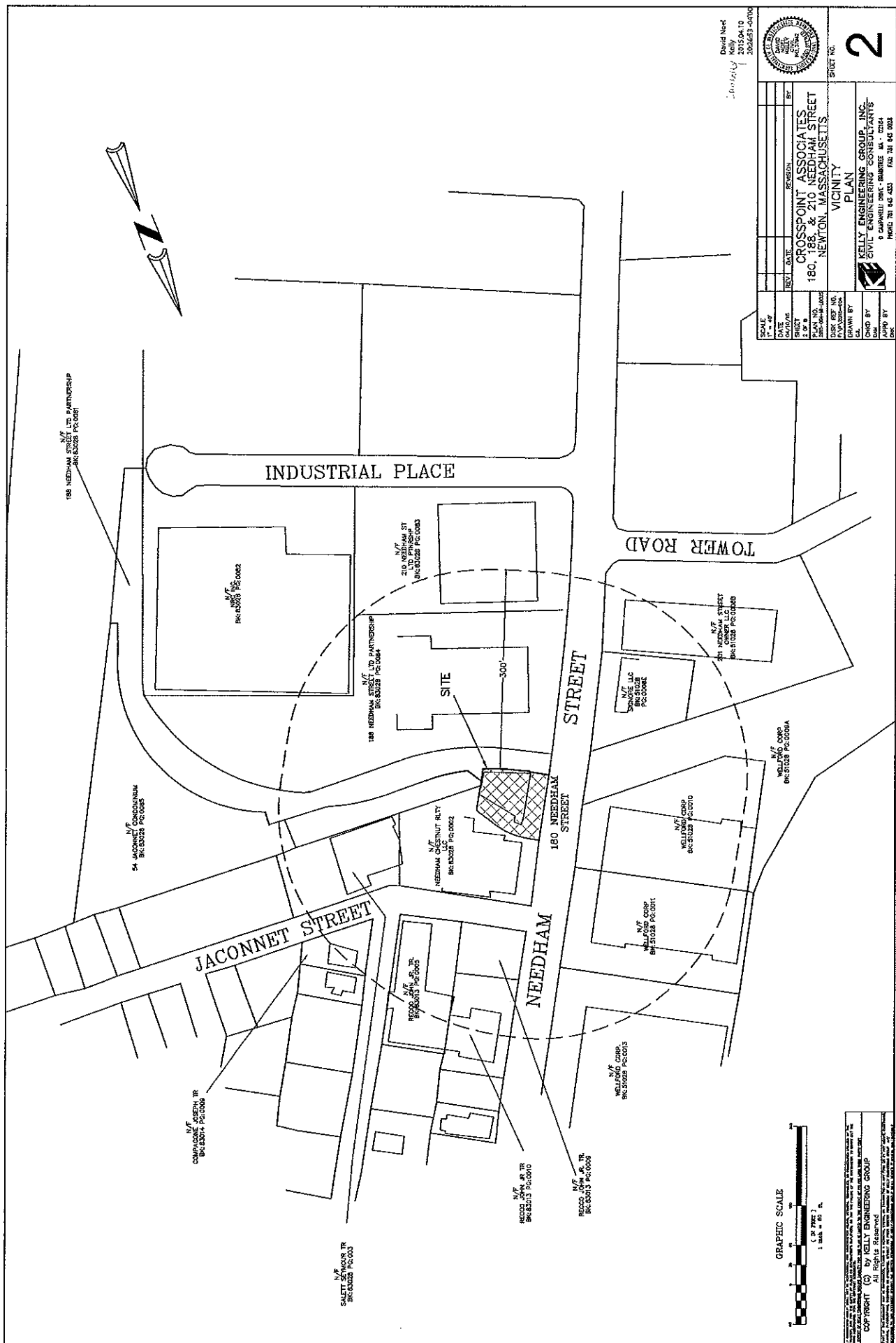
STANTEC  
55 GREEN MOUNTAIN DRIVE  
SOUTH BURLINGTON, VT 05403

David Noel  
Kelly  
2015.04.10  
2025:37 -04'00'

	SCALE N/A	DISK REF NO. R.P. 2015-004	180, 188 & 210 NEEDHAM ST. NEWTON, MA	SHEET NO. <b>1</b>
	DATE 04/10/15	DRAWN BY EA		
	SHEET 1 OF 8	CHKD BY DAM		
	PLAN NO. 2015-004-1000	APRD BY DAM		

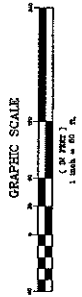
**KELLY ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING CONSULTANTS  
0 CAMPANELLI DRIVE - BRAINTREE MA - 02184  
PHONE: 781 843 4333 FAX: 781 843 3028

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David Neer  
Kelly  
2015.04.10  
202453-0100

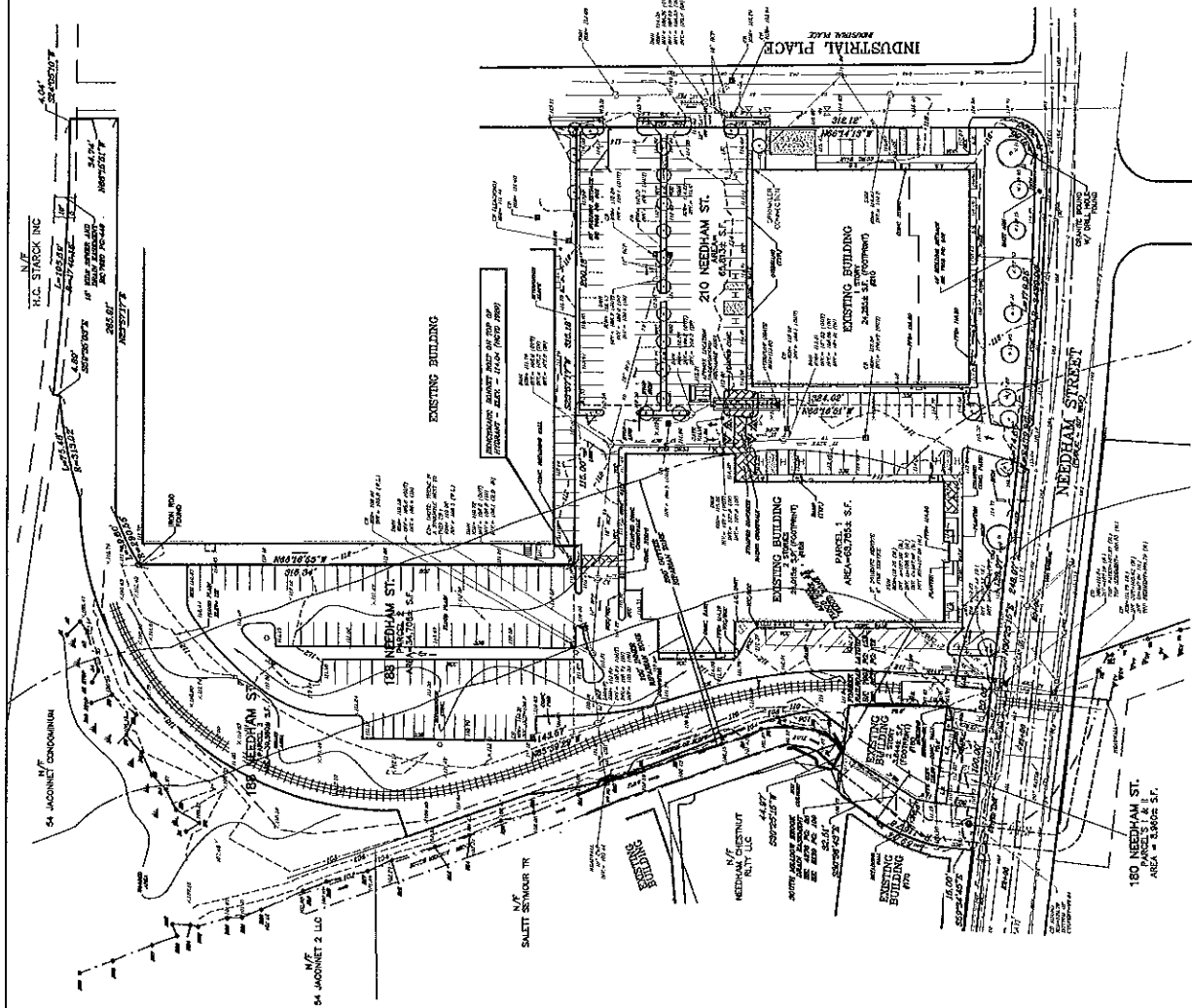
SCALE	DATE	BY
1" = 50'	04/10/15	REVISION
SHEET		
CROSSPOINT ASSOCIATES		
180, 188 & 210 NEEDHAM STREET		
NEWTON, MASSACHUSETTS		
VICINITY PLAN		
SHEET NO. 2		
KELLY ENGINEERING GROUP, INC.		
5 GARDNER STREET SUITE 101		
NEEDHAM, MASSACHUSETTS 02454		
PHONE: 781 845 4333 FAX: 781 845 0838		



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5 GARDNER STREET SUITE 101  
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PHONE: 781 845 4333 FAX: 781 845 0838



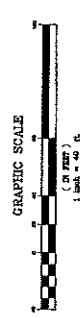
LOCUS  
MAP TO SITE



LEGEND	
1	EXISTING BUILDING
2	PROPOSED BUILDING
3	PROPOSED DRIVE
4	PROPOSED DRIVE
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6	PROPOSED DRIVE
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**PLAN REVISIONS:**  
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SCALE: 1" = 40' (OR FEET)  
 DATE: 08/14/08  
 SHEET NO. 3  
 PROJECT: CROSSPOINT ASSOCIATES  
 180, 188 & 210 NEEDHAM STREET  
 NEWTON, MASSACHUSETTS  
 EXISTING CONDITIONS  
 PLAN  
 KELLY ENGINEERING GROUP, INC.  
 8 CHARLETTOWN SQUARE, SUITE 200  
 CHARLETTOWN, MASSACHUSETTS 02129  
 PHONE: 781.543.4333 FAX: 781.543.6028



GRAPHIC SCALE  
 1" = 40' (OR FEET)  
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## ZONING LEGEND 180 NEEDHAM ST.

ZONING DISTRICT: M2D USE 1			
REQUIRED PERMITTED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	40,000 SF.	SAME	MIN. CONFORMANCE
MIN. FRONTAGE	25'	150'	YES
MIN. YARD FRONT	23.4' (NOTE 2)	34.1'	SAME
-SIDE	7.5'	0.4' (NOTE 3)	MIN. CONFORMANCE
-REAR	7.5'	(NOTE 4)	MIN. CONFORMANCE
MAX. STORIES	3	2	YES
MAX. HEIGHT	36'	23.6' (NOTE 5)	SAME
MAX. HEIGHT	36'	0.6' (NOTE 6)	YES
MAX. HEIGHT	36'	3' (NOTE 7)	WALKER
PARKING TOTAL	1.5	3 (NOTE 8)	YES
-SIDE	0.8' (NOTE 9)	VARIABLES	YES
-REAR	0.7' (NOTE 10)	9' x 21' (PARALLEL)	WALKER
-FRONT	1 (NOTE 11)	1 (NOTE 12)	WALKER
PARKING SETBACK	5'	0'	MIN. CONFORMANCE
-FRONT	5'	0'	YES
-SIDE	5'	15.2'	0' (NOTE 10)
-REAR	5'	50.2'	19.2'
-BUILDING	5'	0'	17.2' (NOTE 11)
MAX. DRIVY. WIDTH	20'	0'	YES
MAX. DRIVY. WIDTH	20'	100.2'	20'
MAX. DRIVY. WIDTH	20'	100.2'	20'
BICYCLE PARKING	1 (NOTE 12)	NA	YES
LANDSCAPE SCREENING	5'	0'	MIN. CONFORMANCE
INTERIOR LANDSCAPING	5%	2%	YES

### ZONING NOTES

- LOT AREA IS EXISTING NON-CONFORMING.
- FOR BUILDINGS GREATER THAN 1 STORY, FRONT SETBACK EQUALS THE BUILDING HEIGHT.
- SOUTH SIDE YARD SETBACK IS EXISTING NON-CONFORMING. THE SETBACK SHOWN DOES NOT INCLUDE THE PROPOSED BUILDING CANOPY.
- EXISTING BUILDING ENCROACHES ONTO ADJUTING PROPERTY AT REAR YARD BY 0.3'.  
 5. BUILDING HEIGHT = HEIGHT OF BUILDING + FINISHED FLOOR ELEVATION - AVERAGE GRADE ADJACENT TO AVERAGE GRADE PLANE CALCULATION WITHOUT ATTACHED WITH SPECIAL PERMIT APPLICATION.  
 = 22.7 + 112.34 - 11.7
- FLOOR AREA RATIO: EXISTING & PROPOSED FRA: 7,688 SF./6,041 SF. = 0.86  
 APPLICABLE REGULATORY CODE CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION. REGULATORY CODE CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION FOR 180 NEEDHAM ST. FOR PARKING CASBMENT.  
 8. REQUIRED HANDICAP STALLS: 2% OF STALLS. HANDICAP PARKING PROVIDED ON ADJACENT PROPERTY.  
 9. OFFICE/RETAIL = 7,688 SF. = 1 SPACE.  
 10. OCCUPANCY LOADING SPACES REQUIRED:  
 11. ASBLE WORTH IS EXISTING NON-CONFORMING AND WILL BECOME LESS NON-CONFORMING BY CONVERTING PARKING SPACES TO PARALLEL SPACES. VEHICLE TURNAROUND AREA IS PROPOSED TO IMPROVE FORCE MANEUVERABILITY.  
 12. 1 (2X7) BICYCLE SPACE PER 10 PARKING SPACES.

## PARKING LEGEND 188 & 210 NEEDHAM ST.

ZONING DISTRICT: M2D USE 1			
REQUIRED PERMITTED	EXISTING	PROVIDED	COMPLIANCE
PARKING TOTAL	(NOTE 1)	288 (NOTE 1)	YES
-SIDE	507.7' x 9' 6"	VARIES	(NOTE 2)
-LOADING	8	11	YES
-FRONT	2	2	YES
-REAR	14 (NOTE 4)	SAME	MIN. CONFORMANCE
-SIDE	1' (NOTE 5)	40'	WALKER
-REAR	5'	5'	YES
-BUILDING	24' (THRU WAY)	24'	SAME
MAX. DRIVY. WIDTH	20'	20'	YES
MAX. DRIVY. WIDTH	20'	20'	YES
BICYCLE PARKING	30 (NOTE 4)	NA	30
LANDSCAPE SCREENING	5'	5'	WALKER
INTERIOR LANDSCAPING	5%	5%	YES

### ZONING NOTES

- FOR REQUIRED PARKING, SEE PARKING CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION. PARKING TO BE PROVIDED FOR 180 NEEDHAM ST. PER PARKING CASBMENT.
- PROPOSED PARKING SPACES ARE 9'x17' WITH 2' OVERHANG AND 6'x21' PARALLEL SPACES.
- 10 WAYS LOADING SPACES REQUIRED.
- IT IS ASSUMED THAT FOR INDUSTRIAL PLACE AND NEEDHAM ST. ARE FRONT YARDS. BACKSET LINE ADJUTING TO ADJACENT CONDOMINIUM IS REAR YARD, AND ALL OTHER YARDS ARE SIDE YARDS.
- PROPOSED PARALLEL SPACES TO THE NORTH OF THE PROPERTY ARE 2' FROM SIDE YARD.
- 1 (2X7) BICYCLE SPACE FOR 10 PARKING SPACES. MAINTAIN 30 BICYCLE SPACES.

## PARKING LEGEND 180, 188, & 210 NEEDHAM ST.

ZONING DISTRICT: M2D USE 1			
REQUIRED PERMITTED	EXISTING	PROVIDED	COMPLIANCE
PARKING TOTAL	(NOTE 1)	244	288 (NOTE 1)
-SIDE	507.7' x 9' 6"	VARIES	817.7' x 9' 6" (MINIMUM)
-LOADING	8	12	12
-FRONT	2	2	YES

### NOTES

- FOR REQUIRED PARKING, SEE PARKING CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION. PARKING TO BE PROVIDED FOR 180 NEEDHAM ST. PER PARKING CASBMENT.

### EXISTING LEGEND

---	LINE OF WELDLAND
---	PROPERTY LINE
---	EASEMENT

### PROPOSED LEGEND

H	HANDICAP SPACE
V	HANDICAP RAMP
---	TRAFFIC FLOW

### GENERAL NOTES

- FOR WORK OUTSIDE OF 0.86 RATIO (MATERIALS, FINISHES, PLANTER BOXES ETC) SEE PLANS BY FORM & PLACE.

David Ned Kelly  
2015.04.10  
2015.04.10  
2015.04.10

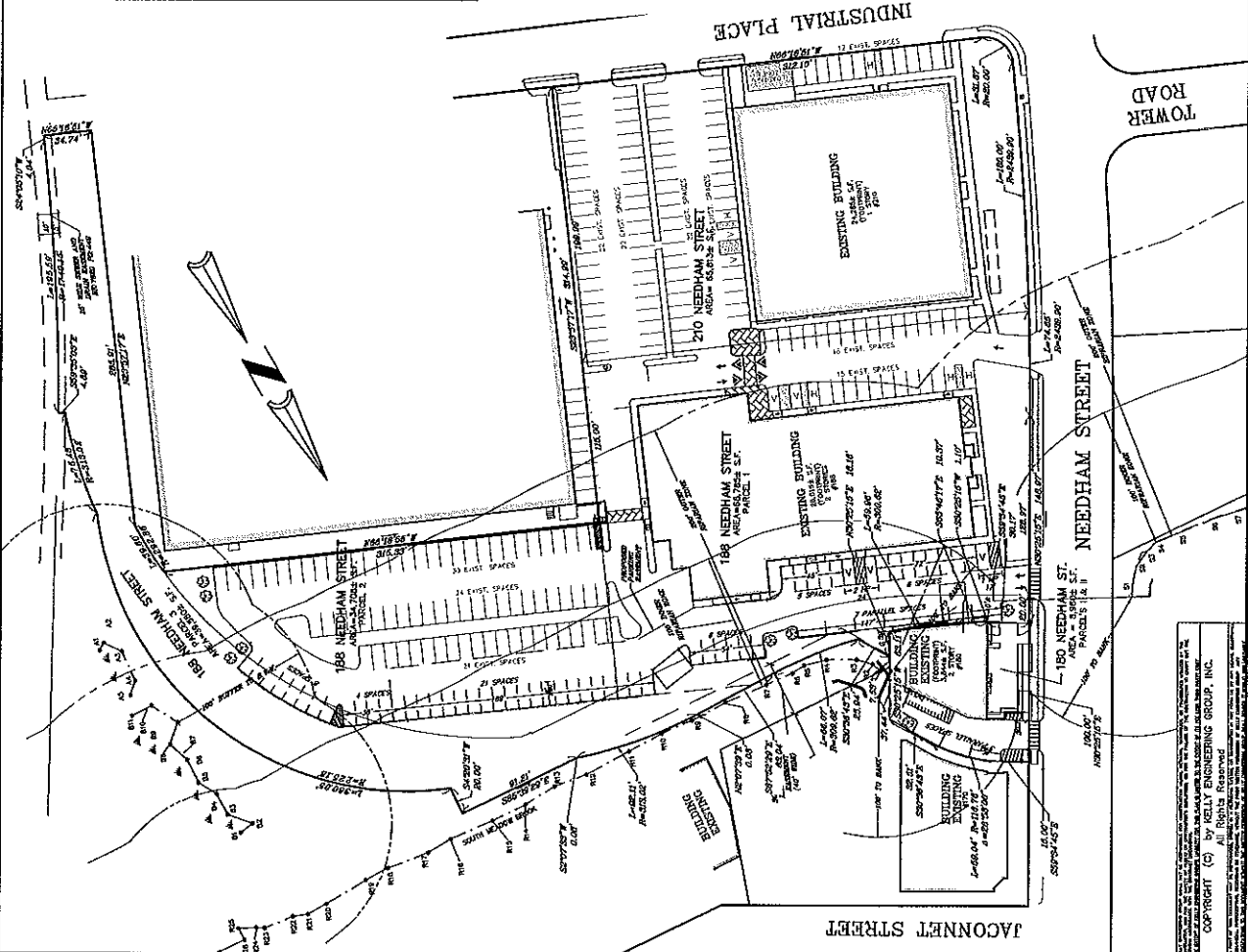


CROSSPOINT ASSOCIATES  
180, 188 & 210 NEEDHAM STREET  
NEWTON, MASSACHUSETTS

## OVERALL LAYOUT & ZONING PLAN

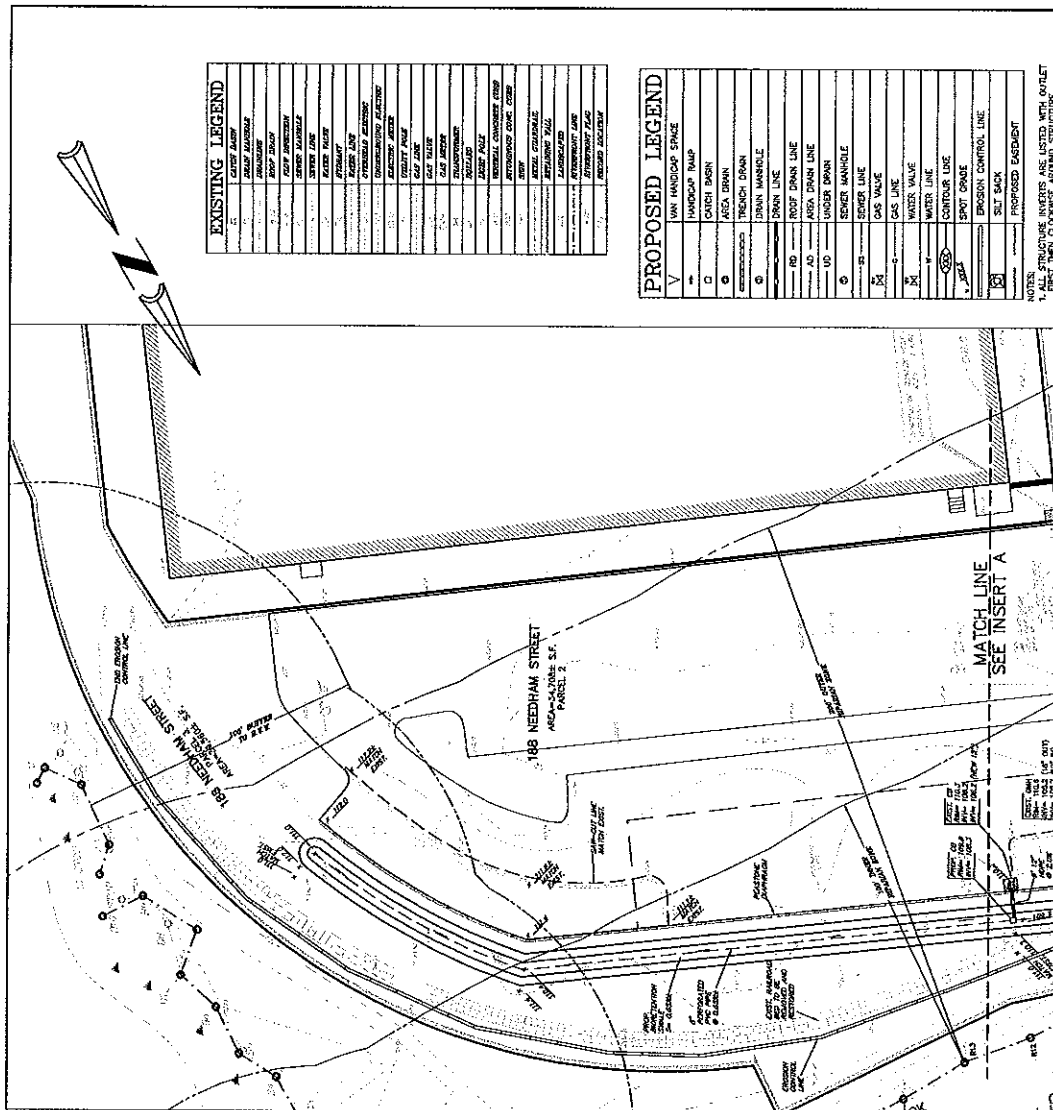
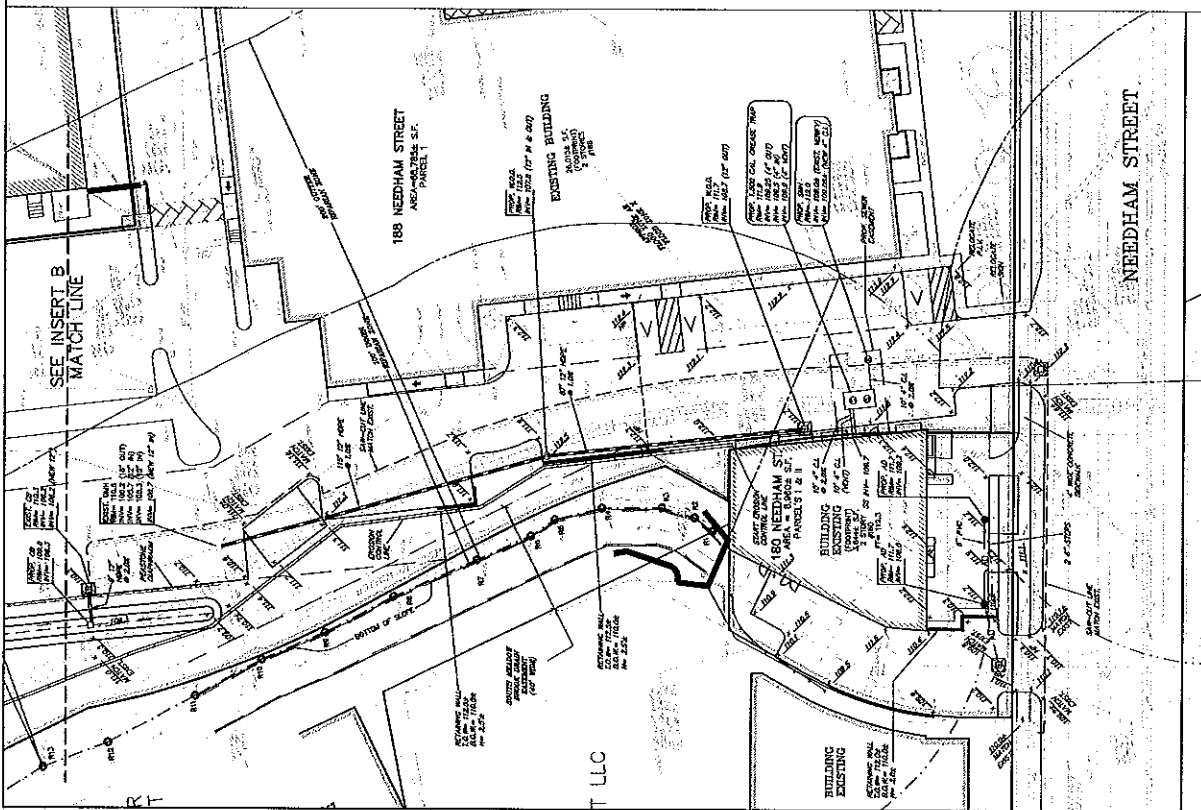
KELLY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING CONSULTANTS  
100 STATE STREET, SUITE 200  
ROSLINDALE, MASSACHUSETTS 02126  
PHONE: 781.843.6533 FAX: 781.843.9888

SHEET NO. **4**



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 Project No. 180, 188 & 210 Needham Street  
 Date: 04/10/15  
 Scale: As Shown  
 Drawing No. 180, 188 & 210 Needham Street - Overall Layout & Zoning Plan - Sheet 4 of 4





EXISTING LEGEND	
1	EXISTING SANITARY
2	EXISTING STORM
3	EXISTING GAS
4	EXISTING WATER
5	EXISTING SLOPE
6	EXISTING ELEVATION
7	EXISTING PROPERTY LINE
8	EXISTING CURB
9	EXISTING DRIVE
10	EXISTING SIDEWALK
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PROPOSED LEGEND	
1	PROPOSED SANITARY
2	PROPOSED STORM
3	PROPOSED GAS
4	PROPOSED WATER
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NOTES:  
 1. ALL STRUCTURES AND UTILITIES ARE LISTED WITH OUTLET  
 FROM THEY EXISTENCE, PERMANENT STRUCTURE.

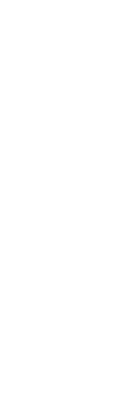
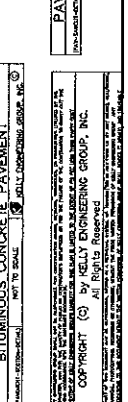
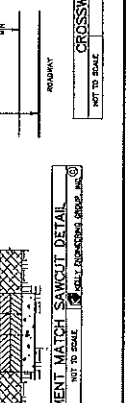
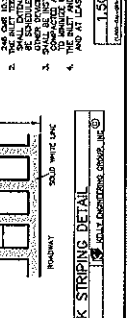
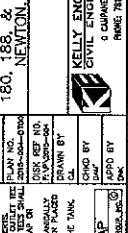
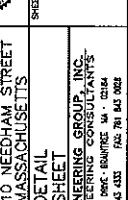
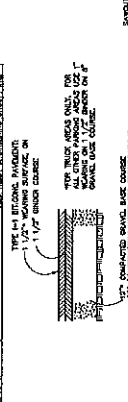
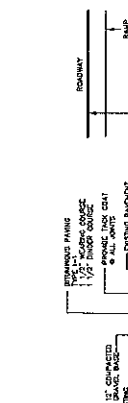
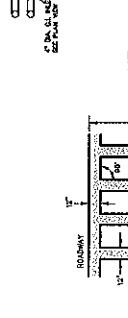
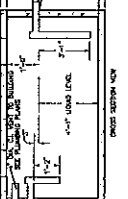
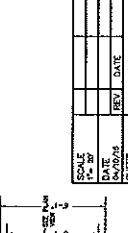
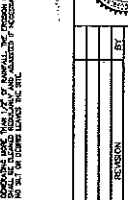
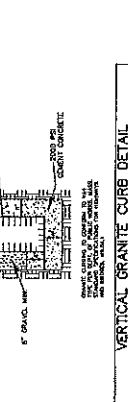
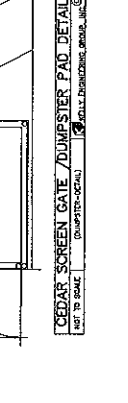
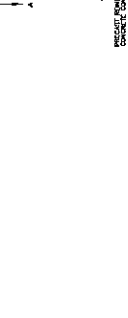
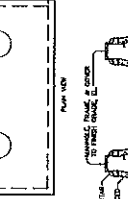
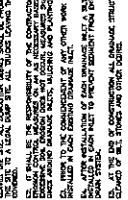
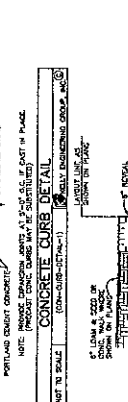
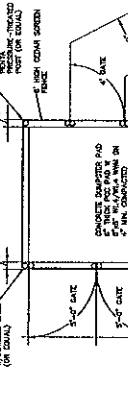
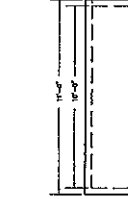
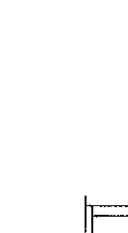
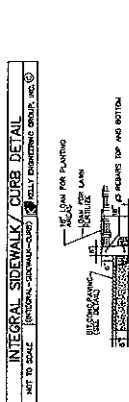
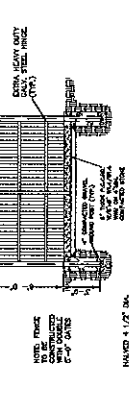
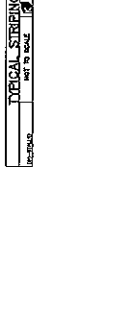
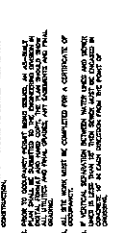
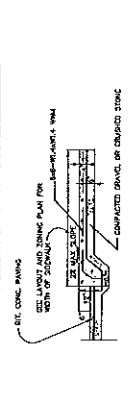
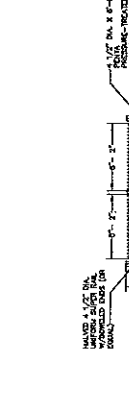
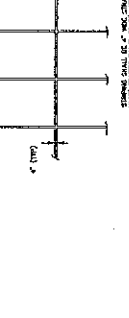
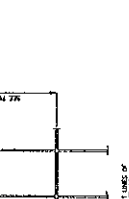
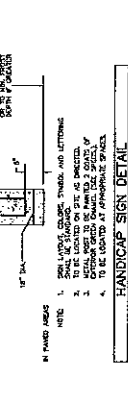
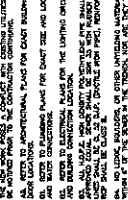
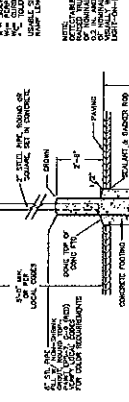
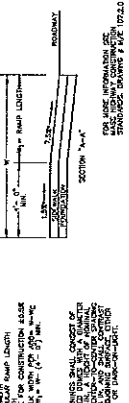
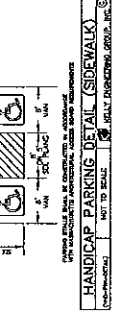
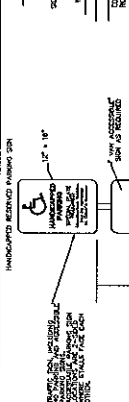
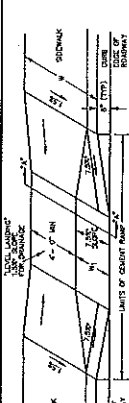
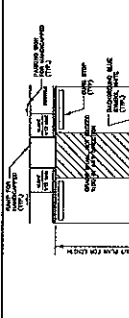
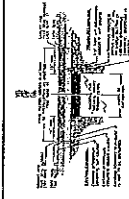
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AS SHOWN	10/15/10	REVISION
SHEET	NO. 100	NO. 100
PROJECT	CROSSPOINT ASSOCIATES 180, 198 & 210 NEEDHAM STREET NEEDHAM, MASSACHUSETTS	
DRWN BY	SITE PLAN	
CHKD BY	KELLY ENGINEERING GROUP, INC. 100 CHARLETTOWN SQUARE NEEDHAM, MASSACHUSETTS 02462 PHONE: 781.843.4533 FAX: 781.843.3025	
APPD BY	SHEET NO. 6	

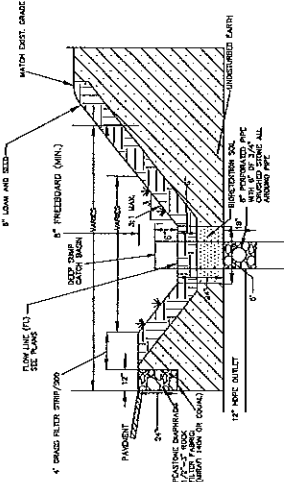
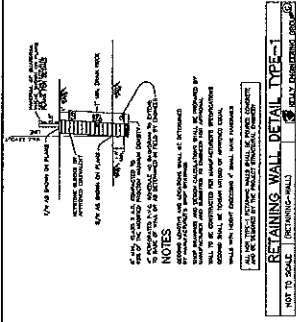
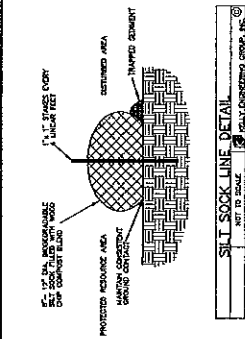
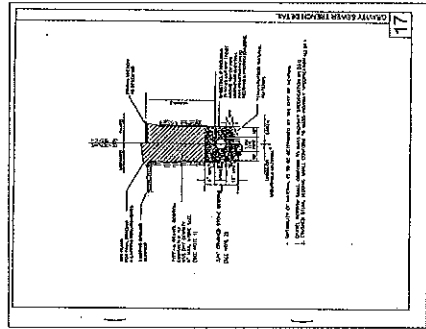
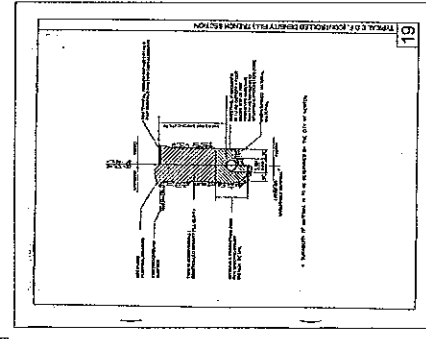
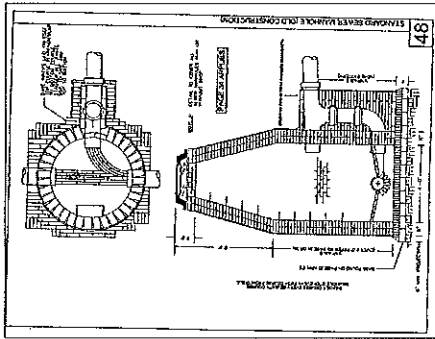
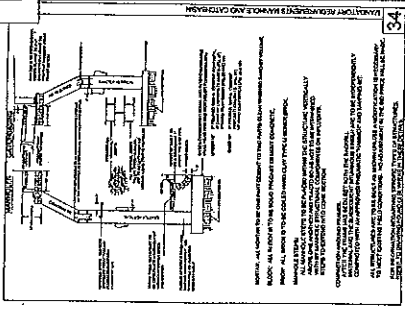
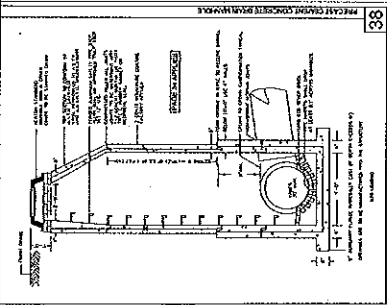
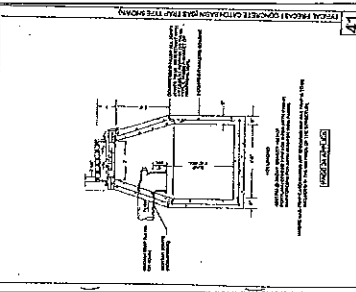


NEEDHAM STREET  
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# CITY OF NEWTON NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS CONSTRUCTION CODE, THE MASSACHUSETTS ELECTRICAL CODE, THE MASSACHUSETTS PLUMBING CODE, THE MASSACHUSETTS MECHANICAL CODE, THE MASSACHUSETTS GAS CODE, THE MASSACHUSETTS FIRE CODE, THE MASSACHUSETTS BUILDING CODE, THE MASSACHUSETTS HEALTH CODE, THE MASSACHUSETTS ENVIRONMENTAL CODE, THE MASSACHUSETTS LAND USE AND ZONING REGULATIONS, THE MASSACHUSETTS HISTORIC PRESERVATION ACT, THE MASSACHUSETTS ANTI-TAKING STATUTE, THE MASSACHUSETTS PUBLIC WORKS ACT, THE MASSACHUSETTS PUBLIC EMPLOYEES RELATIONS ACT, THE MASSACHUSETTS LABOR RELATIONS ACT, THE MASSACHUSETTS EMPLOYMENT LAW, THE MASSACHUSETTS CONTRACTORS ACT, THE MASSACHUSETTS PROFESSIONAL REGULATION ACT, THE MASSACHUSETTS PROFESSIONAL ENGINEERING ACT, THE MASSACHUSETTS PROFESSIONAL ARCHITECTURE ACT, THE MASSACHUSETTS PROFESSIONAL LAND SURVEYING ACT, THE MASSACHUSETTS PROFESSIONAL ENGINEERING ACT, THE MASSACHUSETTS PROFESSIONAL ARCHITECTURE ACT, THE MASSACHUSETTS PROFESSIONAL LAND SURVEYING ACT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS CONSTRUCTION CODE, THE MASSACHUSETTS ELECTRICAL CODE, THE MASSACHUSETTS PLUMBING CODE, THE MASSACHUSETTS MECHANICAL CODE, THE MASSACHUSETTS GAS CODE, THE MASSACHUSETTS FIRE CODE, THE MASSACHUSETTS BUILDING CODE, THE MASSACHUSETTS HEALTH CODE, THE MASSACHUSETTS ENVIRONMENTAL CODE, THE MASSACHUSETTS LAND USE AND ZONING REGULATIONS, THE MASSACHUSETTS HISTORIC PRESERVATION ACT, THE MASSACHUSETTS ANTI-TAKING STATUTE, THE MASSACHUSETTS PUBLIC WORKS ACT, THE MASSACHUSETTS PUBLIC EMPLOYEES RELATIONS ACT, THE MASSACHUSETTS LABOR RELATIONS ACT, THE MASSACHUSETTS EMPLOYMENT LAW, THE MASSACHUSETTS CONTRACTORS ACT, THE MASSACHUSETTS PROFESSIONAL REGULATION ACT, THE MASSACHUSETTS PROFESSIONAL ENGINEERING ACT, THE MASSACHUSETTS PROFESSIONAL ARCHITECTURE ACT, THE MASSACHUSETTS PROFESSIONAL LAND SURVEYING ACT.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS CONSTRUCTION CODE, THE MASSACHUSETTS ELECTRICAL CODE, THE MASSACHUSETTS PLUMBING CODE, THE MASSACHUSETTS MECHANICAL CODE, THE MASSACHUSETTS GAS CODE, THE MASSACHUSETTS FIRE CODE, THE MASSACHUSETTS BUILDING CODE, THE MASSACHUSETTS HEALTH CODE, THE MASSACHUSETTS ENVIRONMENTAL CODE, THE MASSACHUSETTS LAND USE AND ZONING REGULATIONS, THE MASSACHUSETTS HISTORIC PRESERVATION ACT, THE MASSACHUSETTS ANTI-TAKING STATUTE, THE MASSACHUSETTS PUBLIC WORKS ACT, THE MASSACHUSETTS PUBLIC EMPLOYEES RELATIONS ACT, THE MASSACHUSETTS LABOR RELATIONS ACT, THE MASSACHUSETTS EMPLOYMENT LAW, THE MASSACHUSETTS CONTRACTORS ACT, THE MASSACHUSETTS PROFESSIONAL REGULATION ACT, THE MASSACHUSETTS PROFESSIONAL ENGINEERING ACT, THE MASSACHUSETTS PROFESSIONAL ARCHITECTURE ACT, THE MASSACHUSETTS PROFESSIONAL LAND SURVEYING ACT.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS CONSTRUCTION CODE, THE MASSACHUSETTS ELECTRICAL CODE, THE MASSACHUSETTS PLUMBING CODE, THE MASSACHUSETTS MECHANICAL CODE, THE MASSACHUSETTS GAS CODE, THE MASSACHUSETTS FIRE CODE, THE MASSACHUSETTS BUILDING CODE, THE MASSACHUSETTS HEALTH CODE, THE MASSACHUSETTS ENVIRONMENTAL CODE, THE MASSACHUSETTS LAND USE AND ZONING REGULATIONS, THE MASSACHUSETTS HISTORIC PRESERVATION ACT, THE MASSACHUSETTS ANTI-TAKING STATUTE, THE MASSACHUSETTS PUBLIC WORKS ACT, THE MASSACHUSETTS PUBLIC EMPLOYEES RELATIONS ACT, THE MASSACHUSETTS LABOR RELATIONS ACT, THE MASSACHUSETTS EMPLOYMENT LAW, THE MASSACHUSETTS CONTRACTORS ACT, THE MASSACHUSETTS PROFESSIONAL REGULATION ACT, THE MASSACHUSETTS PROFESSIONAL ENGINEERING ACT, THE MASSACHUSETTS PROFESSIONAL ARCHITECTURE ACT, THE MASSACHUSETTS PROFESSIONAL LAND SURVEYING ACT.





NOT TO SCALE  
BIOFILTER SWALE  
KELLY ENGINEERING GROUP, INC.

1. BIODIVERSITY ON THE SWALE SHOULD BE A MIXTURE OF SOFT GRASS, 30-50% TROPICAL, AND SOFTWOOD COMPONENT.
2. SWALE SHOULD BE 10-12\"/>

David Neal Kelly  
2015-2016

SCALE	DATE	REV	DATE	BY
SHEET NO. 8				
CROSSPOINT ASSOCIATES 180, 188, & 210 NEEDHAM STREET NEEDHAM, MASSACHUSETTS				
DETAIL SHEET				
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 8 SARGENT WARE SQUARE, SUITE 101 NEEDHAM, MASSACHUSETTS 02462 PHONE: 781.443.4333 FAX: 781.443.9028				

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