

# SITE DEVELOPMENT PLANS

## FOR NEWTON NEXUS NEWTON, MA

JANUARY 9, 2015

SHEET INDEX					
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS	
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5	GRADING PLAN				
6	SEWER & DRAINAGE PLAN				
7	UTILITY & UTILITY ABANDONMENT PLAN				
8	DETAIL SHEET				
9	DETAIL SHEET				



LOCATION MAP

### OWNER/APPLICANT:

WELLFORD ASSOCIATES  
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:

ALLEVATO ARCHITECTS, INC.  
31 HAYWARD STREET  
FRANKLIN, MA 02038

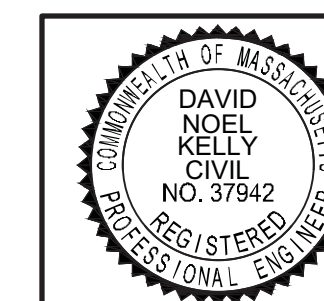
### LANDSCAPE ARCHITECT:

SHADLEY ASSOCIATES, P.C.  
1730 MASSACHUSETTS AVENUE  
LEXINGTON, MA 02420

### TRAFFIC ENGINEER:

STANTEC  
55 GREEN MOUNTAIN DRIVE  
SOUTH BURLINGTON, VT 05403

*David Noel Kelly*  
David Noel Kelly  
2015.01.12  
11:26:46 -05'00'



SCALE	DISK REF. NO.
DATE	DRAWN BY
SHEET	CHKD BY
PLAN NO.	APPD BY

131, 141-143, 151-153, 165, 173  
& 181 NEEDHAM ST. NEWTON, MA  
**KELLY ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING CONSULTANTS  
0 CAMPANELLI DRIVE · BRAINTREE MA · 02184  
PHONE: 781 843 4333 FAX: 781 843 0028

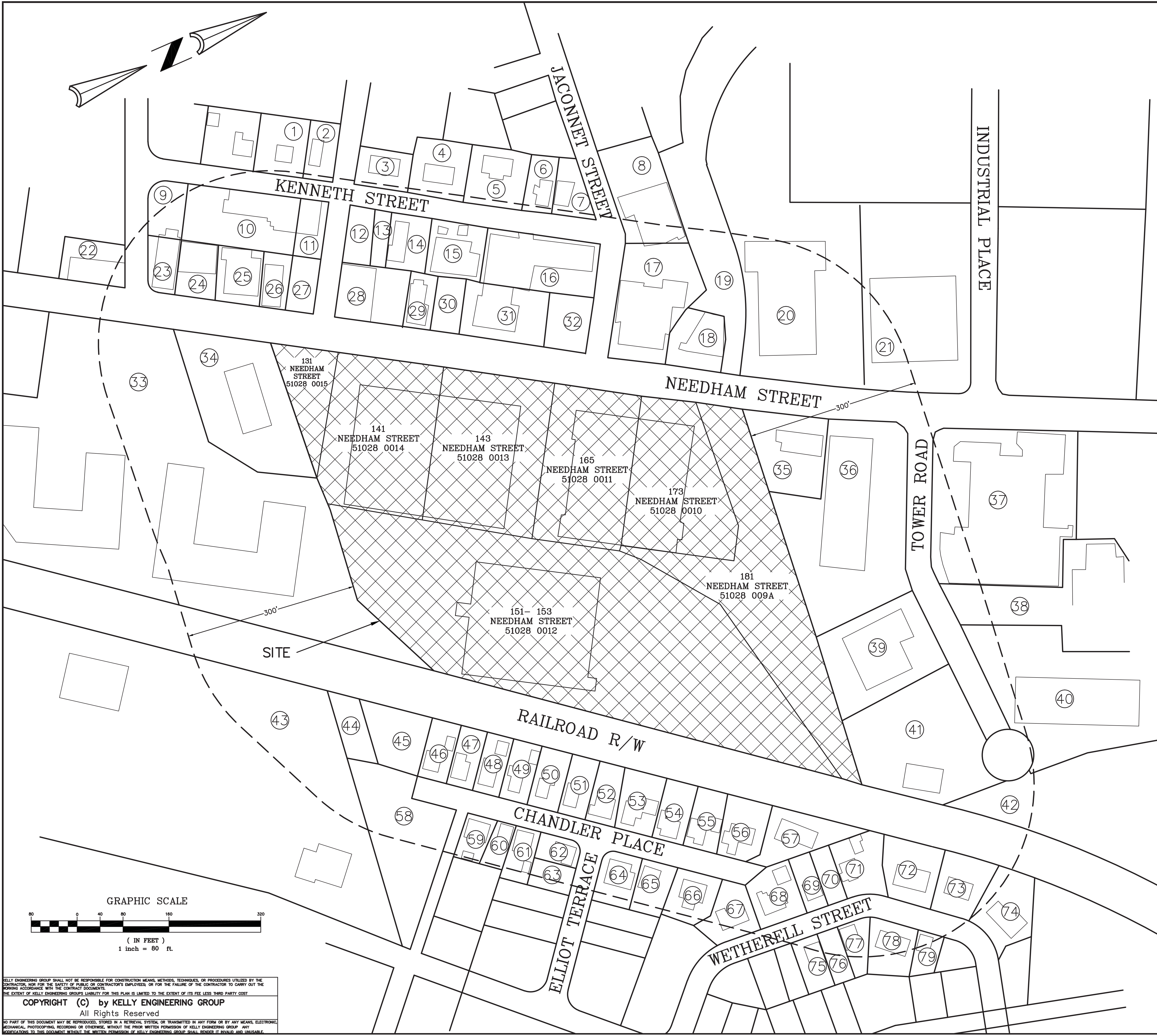
SHEET NO.  
**1**

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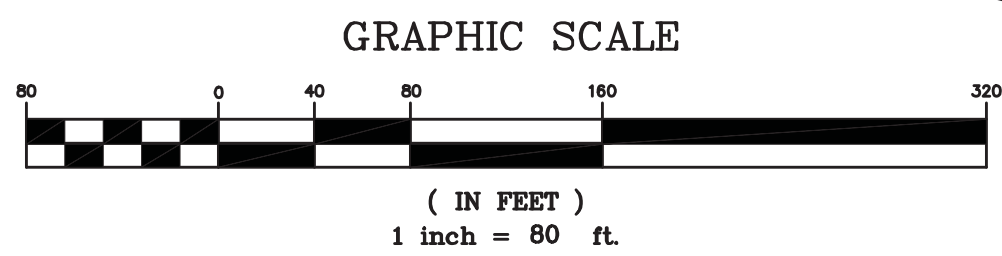
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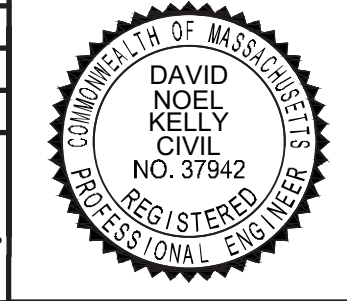


#	PARCEL ID	N/F
1	83015 0009	KWAN DAVID Y
2	83015 0008	KASAI KUNIIHIKO
3	83014 0013	WONG KING T & LINDA L TRS
4	83014 0012	YIP RAYMOND
5	83014 0011	DEODATO JOSEPH
6	83014 0010	SANCHEZ CONNIE
7	83014 0009	COMPAGNONE JOSEPH TR
8	83028 0003	SALETT SEYMOUR TR
9	83012 0002	CTO NEEDHAM LLC
10	83012 0003	WALCOTT CORP
11	83012 0004	WALCOTT CORP
12	83013 0001	DAGATA FILOMENA TR
13	83013 0002	DAGATA FILOMENA TR
14	83013 0003	DAGATA FILOMENA TR
15	83013 0004	WIGGIN ERMA N TR
16	83013 0005	RECCO JOHN JR TR
17	83028 0002	NEEDHAM CHESTNUT RLTY LLC
18	83028 0001	180 NEEDHAM STREET LLC
19	83028 0081	188 NEEDHAM STREET LTD PARTNERSHIP
20	83028 0084	188 NEEDHAM ST LTD PTRNSHP
21	83028 0083	210 NEEDHAM ST LTD PTRNSHP
22	83011 0023	SUMMERFIELD MARTIN A
23	83012 0001	CTO NEEDHAM LLC
24	83012 0008	TERRAZZINO SAMUEL TR
25	83012 0007	112 NEEDHAM ST LLC
26	83012 0006	WALCOTT CORP
27	83012 0005	WALCOTT CORP
28	83013 0013	DRUCKER C GERARD & WILLIAM B TRS
29	83013 0012	138 NEEDHAM ST LLC
30	83013 0011	138 NEEDHAM ST LLC
31	83013 0010	RECCO JOHN JR TR
32	83013 0009	RECCO JOHN JR TR
33	51028 0017	AVALON UPPER FALLS LLC
34	51028 0016	MCDONALDS REAL ESTATE CO
35	51028 0008E	SIGNORE LLC
36	51028 0008B	201 NEEDHAM ST LLC
37	51028 0008G	JPMCC 2007-CIBC19 NEEDHAM RETL LLC
38	51028 0008A	AGY PROPERTIES LLC
39	51028 0008C	APT LENDING LLC
40	51028 0008F	BIGELOW OIL CO INC
41	51028 0008D	TOWER ROAD INC
42	51028 0005	NORTHLAND TOWER ROAD
43	51029 0037	CITY OF NEWTON
44	51029 0036	CITY OF NEWTON
45	51029 0034	CITY OF NEWTON
46	51029 0033	HE HAO RAN
47	51029 0032	VISCO LAWRENCE J & JEAN F
48	51029 0031	BODOZIAN STEPHEN & JUNE
49	51029 0030	LI KIN WING
50	51029 0029	YANG JUN
51	51029 0028	PRENDERGAST MARY D TR
52	51029 0027	HART JOHN T
53	51029 0026	PENZO MICHAEL A & JEANINE A
54	51029 0025	HART JOHN T & TERRI L
55	51029 0024	COHEN GILAH F
56	51029 0023	POUTAS JOHN J & KATHALEEN A
57	51029 0022A	ZHU YE
58	51029 0035	CITY OF NEWTON
59	51030 0005	RASOOL FAHEEN
60	51030 0006	SWEENEY STEVEN M & SUSAN JB
61	51030 0007	PRESTERA ESTHER & JOSEPH
62	51030 0008	POWERS SYLVIA WOOL
63	51030 0009	POWERS SYLVIA WOOL
64	51029 0019	KANTAR JONATHAN A
65	51029 0020	LO WAIHUNG STEVEN
66	51029 0021	SPINK DAVID W & PAULA M
67	51029 0016	DEMICHELE HENRY A & DOROTHY M TRS
68	51029 0015	SOCKOL AARON & LOIS F TRS
69	51029 0014	BALKUS ELLEN
70	51029 0013	BALKUS ELLEN
71	51029 0012	ASHCHIAN ROSE & KARLO TRS T/C
72	51029 0009	MALKASIAN MARTIN MANUEL
73	51029 0007	MELNICK PATRICIA A
74	51029 0005	CUNNINGHAM KENNETH E TR
75	51031 0013	TRAINI ROSEMARY
76	51031 0014	TRAINI ROSEMARY
77	51031 0015	KAZARIAN DANIEL & MAUREEN
78	51031 0016	FENG JIANWEN
79	51031 0018	LEONE RITA

David Noel Kelly  
2015.01.12  
11:27:14 -05'00'



SCALE 1" = 80'	DATE 01/09/15	REV	DATE	REVISION	BY
SHEET 2 OF 9	PLAN NO. 075-M-LUCUS	<b>CROSSPOINT ASSOCIATES, INC.</b> 131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST. NEWTON, MASSACHUSETTS			
DISK REF NO. F:\P\2013-075	DRAWN BY C.J.L.	<b>LOCUS PLAN</b> <b>KELLY ENGINEERING GROUP</b> CIVIL ENGINEERING CONSULTANTS 40 PEARL STREET · BRAintree MA · 02184 PHONE: 781 843 4333 FAX: 781 843 0028			
CHKD BY DAM	APPD BY DNK	SHEET NO. <h1 style="font-size: 48px; margin: 0;">2</h1>			

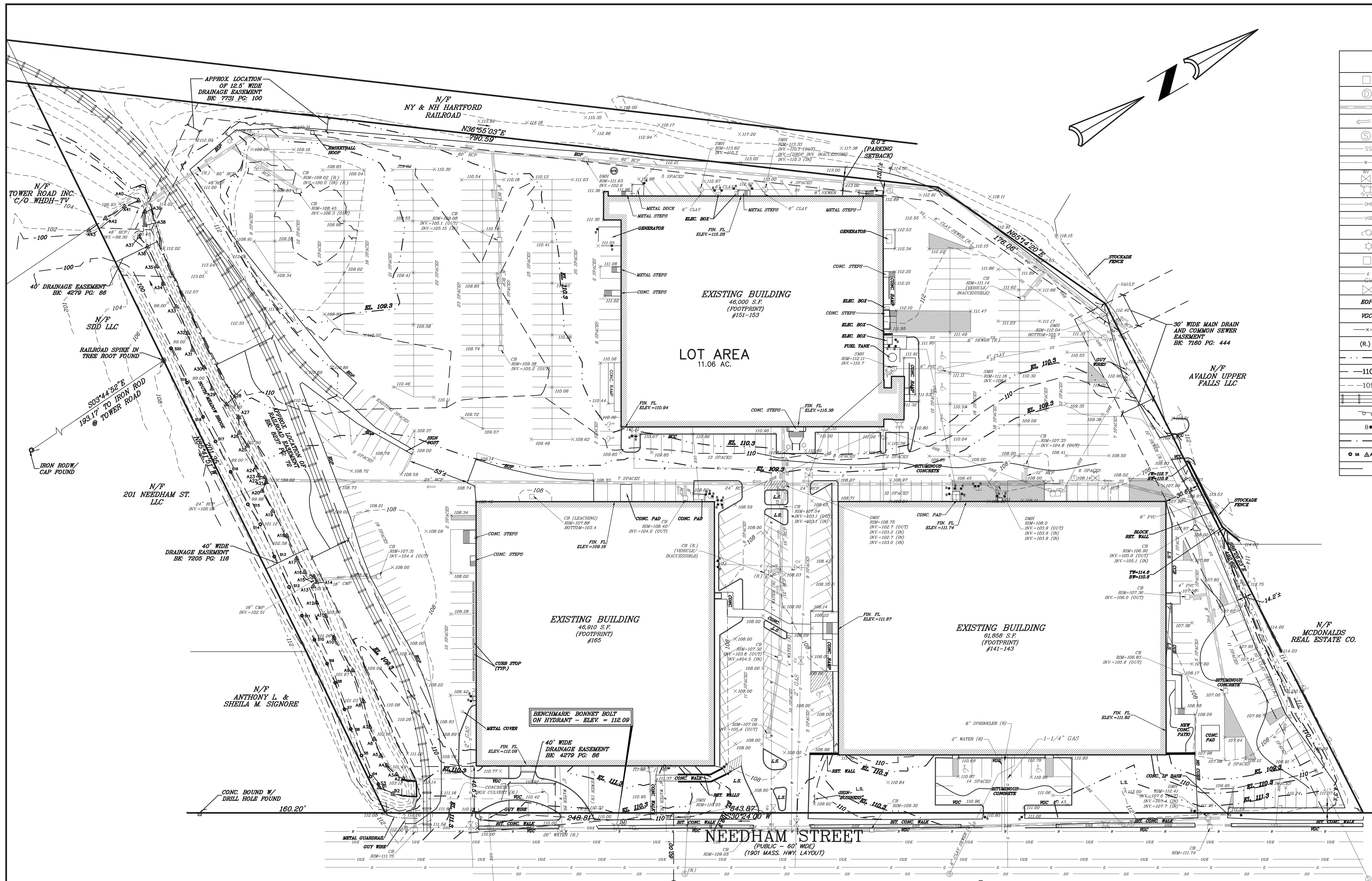


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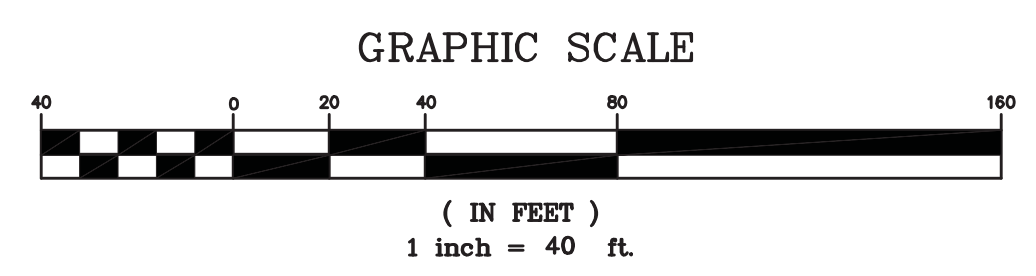
LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAINLINE
	DRAINAGE FLOW
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	OVERHEAD ELECTRIC
	TRANSFORMER
	UTILITY POLE
	LIGHT POLE
	GAS METER
	GAS LINE
	GAS VALVE
	EDGE OF PAVEMENT - NO CURB
	VERTICAL GRANITE CURB
	GUARDRAIL
	RECORD LOCATION
	FLOOD PLAIN LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	RAILROAD TRACKS
	SIGN
	BOLLARD
	EDGE OF WETLANDS
	WETLAND FLAG
	EASEMENT

**OWNER OF RECORD:**  
WELLSFORD CORP.  
C/O MOYNIHAN PATRICK J.  
CROSSPOINT ASSOCIATES, INC.

**DEED REFERENCE:**  
DEED BK: 013229 PG: 0645

- NOTES:**
- 1.) THIS PLAN IS BASED UPON A FIELD INSTRUMENT SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC. THE AREA BETWEEN THE BUILDINGS REPRESENTS DESIGN INFORMATION SUPPLEMENTED BY INFORMATION FROM AN AERIAL IMAGE FOR WORK PERFORMED AFTER THE FIELD SURVEY.
  - 2.) ELEVATIONS ARE BASED UPON NATIONAL GEODESIC VERTICAL DATUM (NGVD) OF 1929.
  - 3.) BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF LAND IN NEWTON, MA, MIDDLESEX COUNTY (S.D.), 153 NEEDHAM STREET, PREPARED FOR: CROSSPOINT ASSOCIATES, INC., SCALE: 1"=40', DATED AUGUST 31, 1999", DRAWN BY PERIMETER LAND SERVICES, INC., 41 MEETINGHOUSE LN., SAGAMORE BEACH, MA 02562.
  - 4.) UNDERGROUND UTILITIES ARE BASED UPON RECORD INFORMATION PROVIDED TO US BY THE CLIENT.
  - 5.) THE SUBJECT PARCEL IS SHOWN IN THE CITY OF NEWTON ASSESSOR'S RECORDS AS LOTS 9A AND 10-15, INCLUSIVE, IN SECTION 51, BLOCK 2B.
  - 6.) FLOOD ELEVATIONS SHOWN WERE OBTAINED FROM THE FLOOD INSURANCE STUDY (FIS) PROFILE FOR THE SOUTH MEADOW BROOK. ELEVATIONS WERE CONVERTED FROM NAVD83, AS SHOWN IN THE FIS, TO NGVD29.

Steven M. Horsfall  
2015.01.12  
10:44:49 -05'00'



SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 01/09/15				
SHEET 3 OF 9	CROSSPOINT ASSOCIATES, INC.			
PLAN NO. XREF-EX00	131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST. NEWTON, MASSACHUSETTS			
DISK REF NO. F:\P\2013-075	EXISTING CONDITIONS PLAN			
DRAWN BY JPM	KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS			
CHKD BY SMH	0 CAMPANELLI DRIVE · BRAINTREE MA · 02184			
APPD BY SMH	PHONE: 781 843 4333 FAX: 781 843 0028			
	SHEET NO.			<b>3</b>

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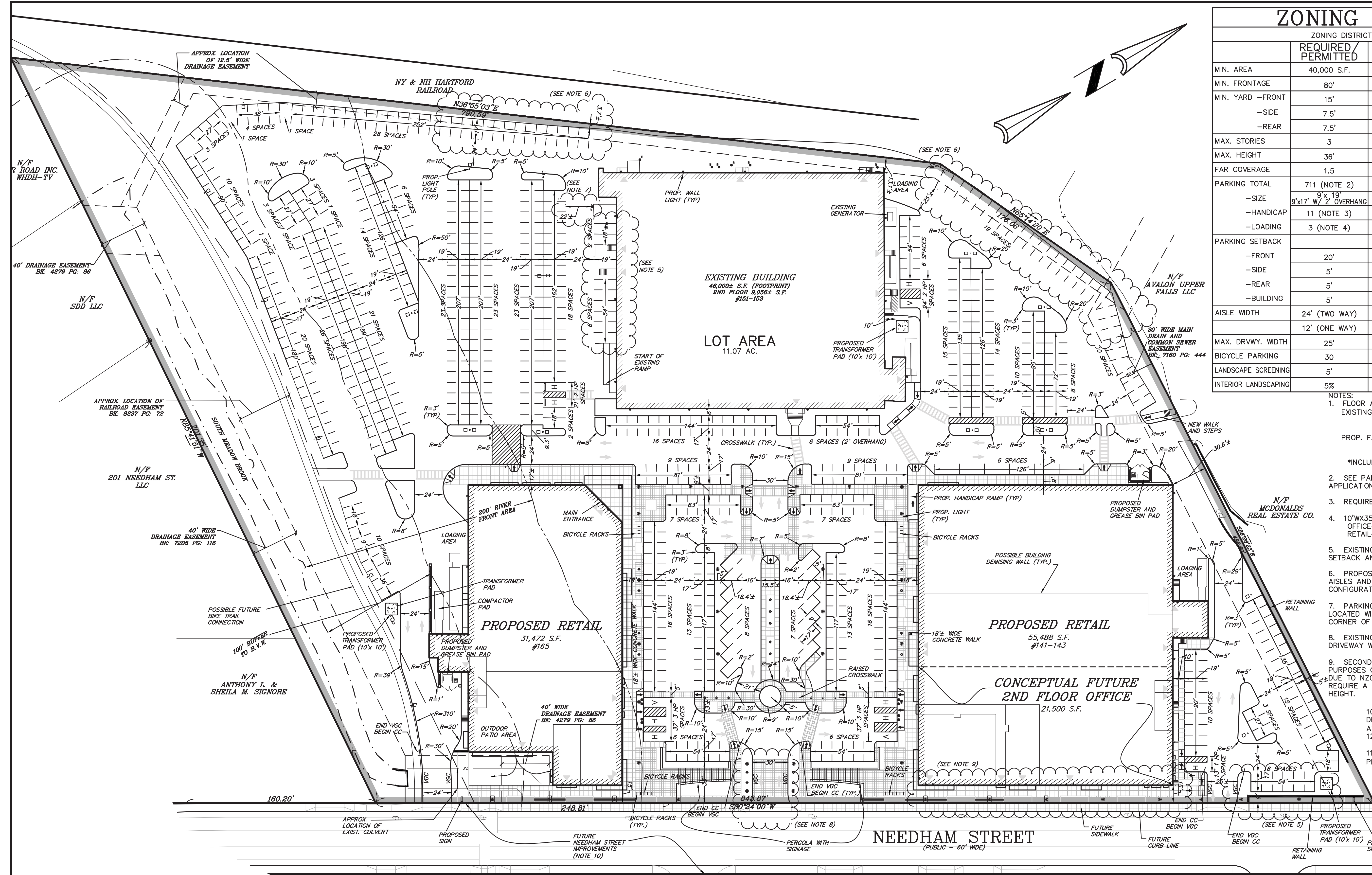
# ZONING LEGEND

ZONING DISTRICT: MIXED USE 1

	REQUIRED/PERMITTED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	40,000 S.F.	11.06 AC.	11.06 AC.	YES
MIN. FRONTAGE	80'	844'±	844'±	YES
MIN. YARD - FRONT	15'	40.5'	15' (NOTE 9)	YES
-SIDE	7.5'	30.6'±	30.6'±	YES
-REAR	7.5'	13.1'±	13.1'±	YES
MAX. STORIES	3	2	2	YES
MAX. HEIGHT	36'	<36'	36'	YES
FAR COVERAGE	1.5	0.34 (NOTE 1)	0.34 (NOTE 1)	YES
PARKING TOTAL	711 (NOTE 2)	488	518	SPECIAL PERMIT
-SIZE	9'x19' W/ 2' OVERHANG	VARIES	9'x19' OVERHANG 8'x21' PARALLEL	YES
-HANDICAP	11 (NOTE 3)	9	11	YES
-LOADING	3 (NOTE 4)	3±	3±	YES
PARKING SETBACK				
-FRONT	20'	4.3'±	9'± (NOTE 5)	NON EXISTING CONFORMING
-SIDE	5'	14.2'±	0'± (NOTE 6)	SPECIAL PERMIT
-REAR	5'	8'±	3.7'± (NOTE 6)	SPECIAL PERMIT
-BUILDING	5'	0'±	0'± (NOTE 5)	NON EXISTING CONFORMING
aisle width				
24' (TWO WAY)	22'±	22'± (NOTE 7)		NON EXISTING CONFORMING
12' (ONE WAY)	16'±	>12'		YES
MAX. DRVWY. WIDTH	25'	53'±	30' (NOTE 8)	NON EXISTING CONFORMING
BICYCLE PARKING	30	NA	30	YES
LANDSCAPE SCREENING	5'	0'	0' (NOTE 5 & 6)	NON EXISTING CONFORMING
INTERIOR LANDSCAPING	5%	<5%	>5%±	YES

- NOTES:
- FLOOR AREA RATIO:  
EXISTING FAR: (61,858 S.F. + 55,056 S.F. + 46,910 S.F.)/11.06 AC = 0.34±  
PROP. FAR: (76,988 S.F.\* + 55,056 S.F. + 31,472± S.F.)/11.06 AC = 0.34±  
\*INCLUDES CONCEPTUAL FUTURE SECOND STORE OFFICE
  - SEE PARKING CALCULATIONS ATTACHED WITH SPECIAL PERMIT APPLICATION.
  - REQUIRED HANDICAP STALLS: 2% OF STALLS
  - 10'WX35'LX12'H LOADING SPACES REQUIRED:  
OFFICE - 76,556 S.F. = 1 SPACE  
RETAIL - 88,960 S.F. = 2 SPACES
  - EXISTING PARKING SPACES ARE LOCATED WITHIN FRONT YARD SETBACK AND AGAINST BUILDING.
  - PROPOSED PARKING SPACES ARE LOCATED ALONG EXISTING DRIVE AISLES AND EDGE OF PAVEMENT FOR MORE EFFICIENT PARKING CONFIGURATION.
  - PARKING AISLES ARE 24' WIDE WITH EXCEPTION OF EXISTING AISLE LOCATED WITHIN LOADING AREA AND BOLLARD TO THE SOUTHWEST CORNER OF 151-153 NEEDHAM ST.
  - EXISTING NONCONFORMING DRIVEWAY WIDTH WILL BE REDUCED. DRIVEWAY WIDTH WILL BECOME LESS NONCONFORMING.
  - SECOND FLOOR OFFICE SHOWN FOR FUTURE PLANNING/INFORMATIONAL PURPOSES ONLY. SECOND FLOOR OFFICE IS NOT PROPOSED AT THIS TIME DUE TO N20 SECTION 30-15, TABLE 3, FOOTNOTE 9 WHICH WOULD REQUIRE A 36 FOOT SETBACK FOR A 2 STORY BUILDING OF 36 FEET HEIGHT.
  - AS SHOWN ON PLANS ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION, HIGHLAND AVENUE/NEEDHAM STREET..." 25% SUBMITTED BY FST DATED 12-2013.
  - FOR WORK OUTSIDE OF CURB LIMITS (MATERIALS, FINISHES, PLANTER BOXES, ETC.) SEE PLAN BY LANDSCAPE ARCHITECT.

NOTE: ALL CURBING IS CONCRETE CURB (CC). VERTICAL GRANITE CURB (VGC) IS TO BE USED AT THE ENTRANCE OF THE PROPERTY.

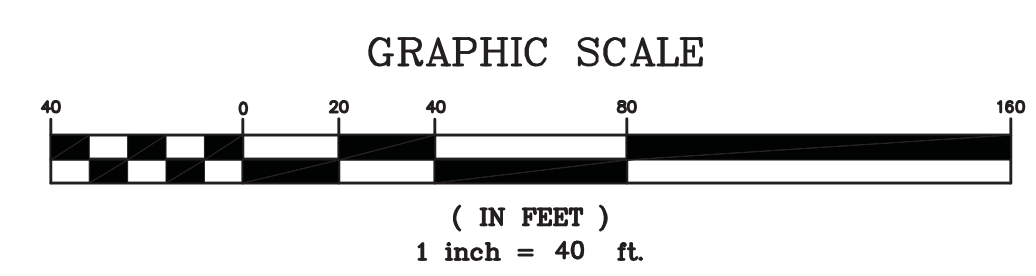


### EXISTING LEGEND

---	EDGE OF WETLANDS
---	100' BUFFER TO B.V.W.
---	200' RIVERFRONT AREA
---	PROPERTY LINE
---	EASEMENT

### PROPOSED LEGEND

H	HANDICAP SPACE
V	VAN HANDICAP SPACE
↘	HANDICAP RAMP
⊙	UTILITY POLE
→	TRAFFIC FLOW
□	PARKING LOT LIGHT POLE
•	PEDESTRIAN LIGHT POLE
•	BUILDING LIGHT
•	BOLLARD
•	LIGHT COLUMN



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SCALE: 1" = 40'

DATE: 01/09/15

SHEET: 4 OF 9

PLAN NO.: 2013-075-LA00

DISK REF NO.: F:\P\2013-075

DRAWN BY: C.J.L.

CHKD BY: DAM

APPD BY: DNK

REV DATE REVISION BY

**CROSSPOINT ASSOCIATES, INC.**  
 131, 141-143, 151-153, 173, & 181 NEEDHAM ST.  
 NEWTON, MASSACHUSETTS

**LAYOUT AND ZONING PLAN**

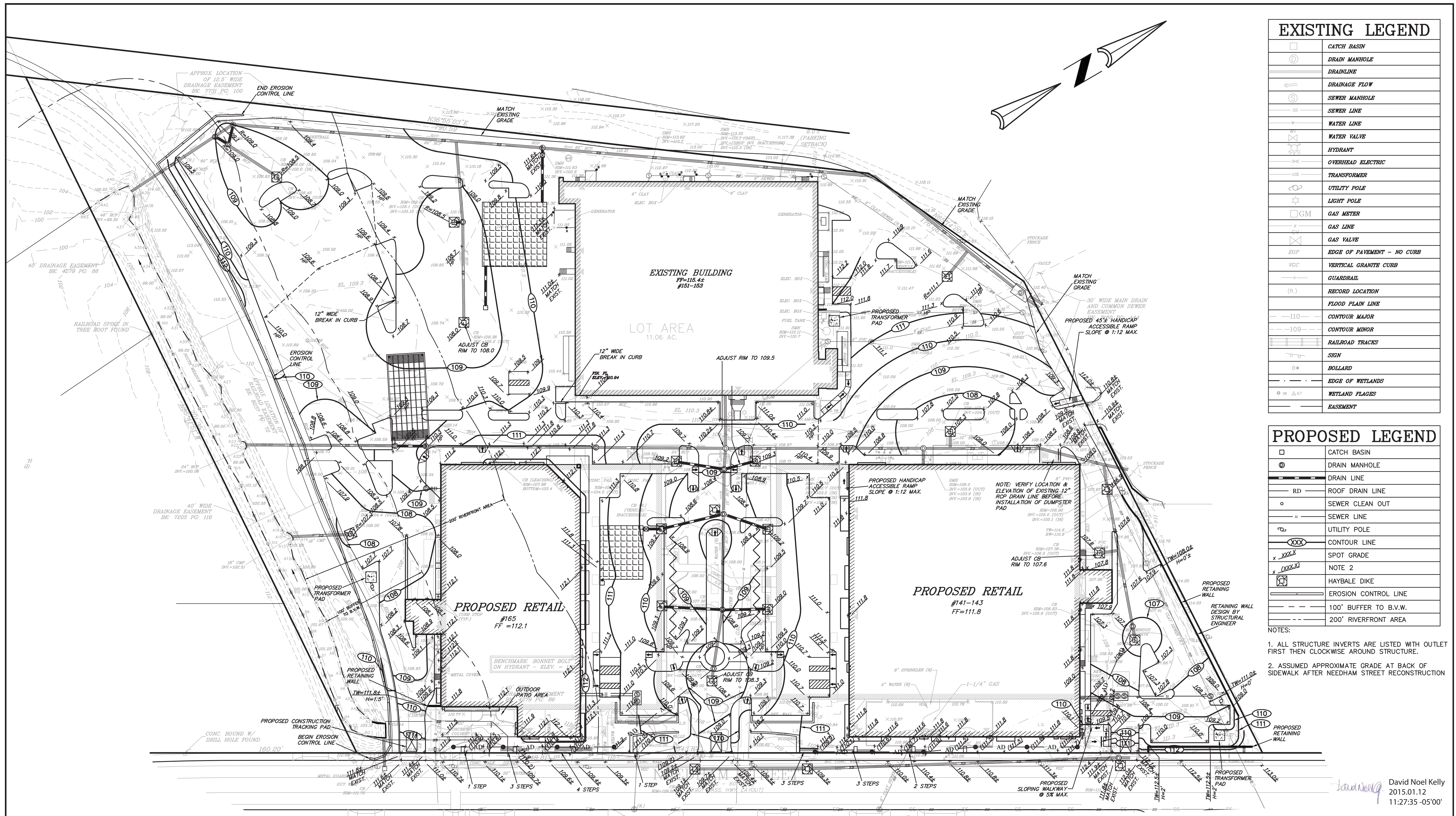
**KELLY ENGINEERING GROUP, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 0 CAMPANELLI DRIVE • BRAINTREE MA • 02184  
 PHONE: 781 843 4333 FAX: 781 843 0028

DAVID NOEL KELLY  
 2015.01.12  
 11:31:47 -05'00'

DAVID NOEL KELLY  
 CIVIL ENGINEER  
 NO. 37942  
 REGISTERED PROFESSIONAL ENGINEER

SHEET NO. **4**

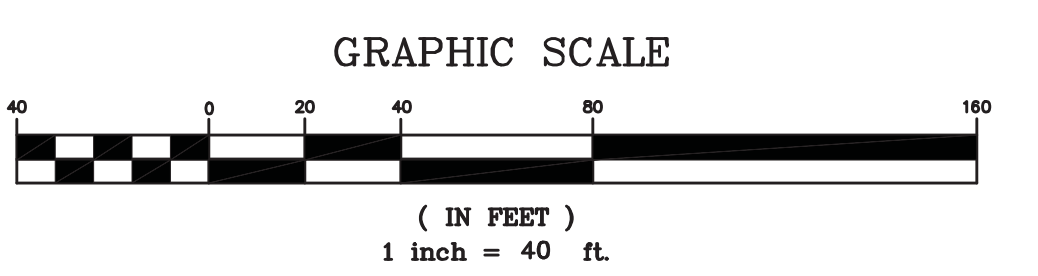




EXISTING LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAINLINE
	DRAINAGE FLOW
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	OVERHEAD ELECTRIC
	TRANSFORMER
	UTILITY POLE
	LIGHT POLE
	GAS METER
	GAS LINE
	GAS VALVE
	EDGES OF PAVEMENT - NO CURB
	VERTICAL GRANITE CURB
	GUARDRAIL
	RECORD LOCATION
	FLOOD PLAIN LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	RAILROAD TRACKS
	SIGN
	BOLLARD
	EDGES OF WETLANDS
	WETLAND FLAGES
	EASEMENT

PROPOSED LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	ROOF DRAIN LINE
	SEWER CLEAN OUT
	SEWER LINE
	UTILITY POLE
	CONTOUR LINE
	SPOT GRADE
	NOTE 2
	HAYBALE DIKE
	EROSION CONTROL LINE
	100' BUFFER TO B.V.W.
	200' RIVERFRONT AREA

NOTES:  
 1. ALL STRUCTURE INVERTS ARE LISTED WITH OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.  
 2. ASSUMED APPROXIMATE GRADE AT BACK OF SIDEWALK AFTER NEEDHAM STREET RECONSTRUCTION



SCALE 1" = 40'	DATE 01/09/15	REV	DATE	REVISION	BY
SHEET 5 OF 9	<b>CROSSPOINT ASSOCIATES, INC.</b> 131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST. NEWTON, MASSACHUSETTS				
PLAN NO. 2013-075-GD00					
DISK REF NO. F:\P\2013-075	<b>GRADING PLAN</b>				
DRAWN BY C.J.L.					
CHKD BY B.G.L.	<b>KELLY ENGINEERING GROUP, INC.</b> CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLI DRIVE • BRAintree MA • 02184 PHONE: 781 843 4333 FAX: 781 843 0028				
APPD BY DNK					



SHEET NO.  
**5**

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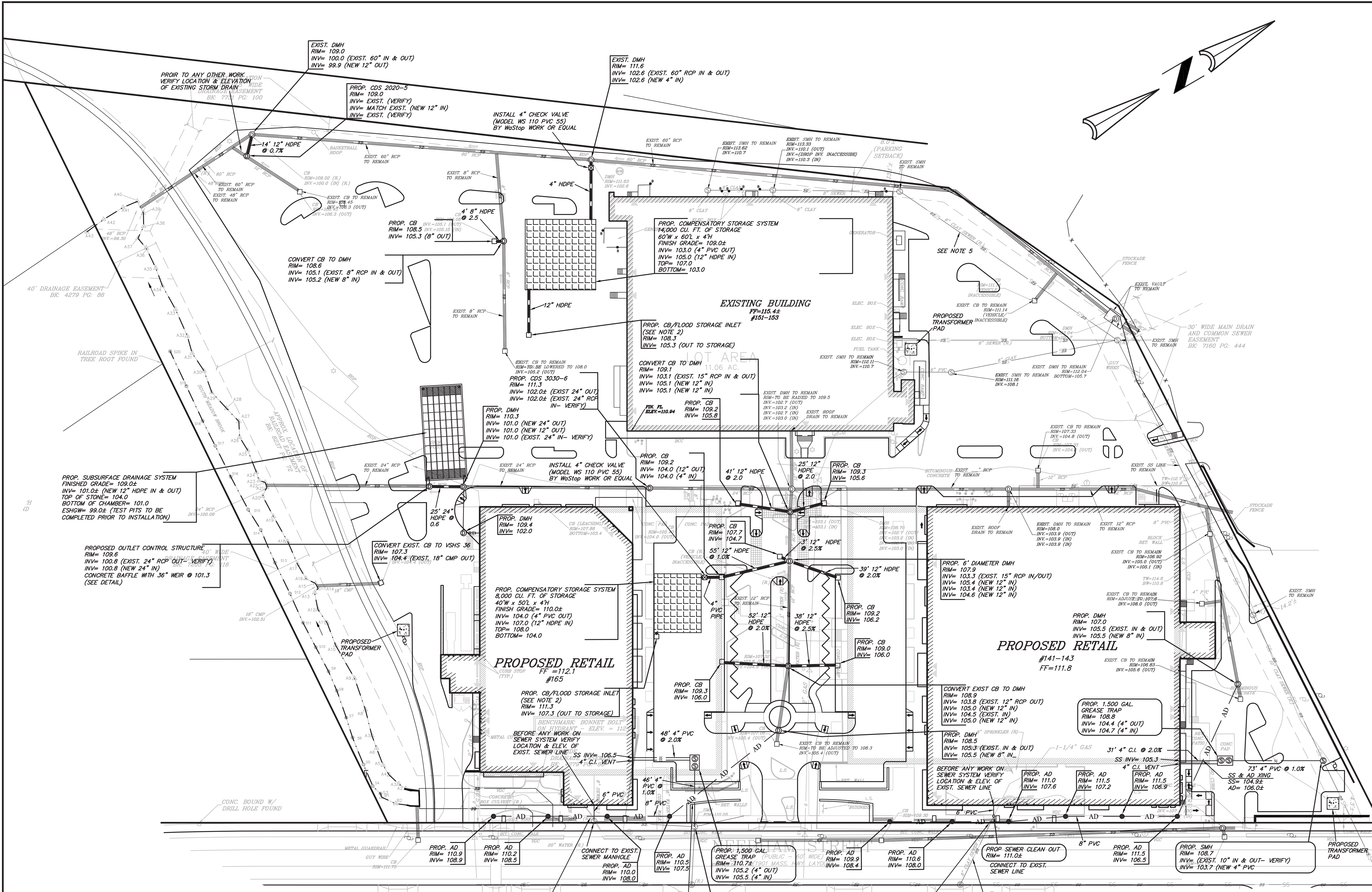
**EXISTING LEGEND**

	CATCH BASIN
	DRAIN MANHOLE
	DRAINLINE
	DRAINAGE FLOW
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	OVERHEAD ELECTRIC
	TRANSFORMER
	UTILITY POLE
	LIGHT POLE
	GAS METER
	GAS LINE
	GAS VALVE
	EDGES OF PAVEMENT - NO CURB
	VERTICAL GRANITE CURB
	GUARDRAIL
	RECORD LOCATION
	RAILROAD TRACKS
	SIGN
	BOLLARD
	EDGE OF WETLANDS
	WETLAND FLAG
	EASEMENT

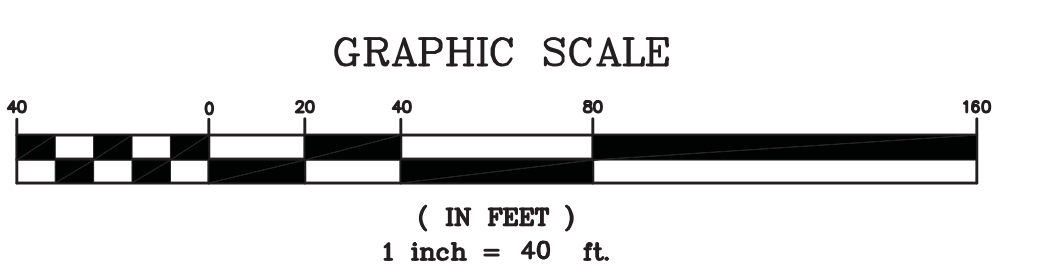
**PROPOSED LEGEND**

	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	ROOF DRAIN LINE
	CHECK VALVE
	SEWER MANHOLE
	SEWER CLEAN OUT
	SEWER LINE
	UTILITY POLE

- NOTES:
1. ALL STRUCTURE INVERTS ARE LISTED WITH OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.
  2. INLET TO BE SET 0.1' ABOVE SURROUNDING GRADE SO THAT DRAINAGE IS DIRECTED AWAY FROM INLET.
  3. ALL CURBING, PADS, PAVEMENT ETC. WITHIN THE LIMIT OF WORK NOT SHOWN TO REMAIN SHALL BE REMOVED.
  4. ALL EXISTING INLET, WATER VALVES AND OTHER UTILITY APPURTENANCE FINISH TO REMAIN SHALL BE ADJUSTED TO MATCH FINISH GRADE.
  5. PRIOR TO ANY WORK, VERIFY LOCATION & ELEVATION OF EXIST. SEWER SYSTEM. ALL EXIST. SEWER LINES TO REMAIN SHALL BE TELEVIEWED & DETERMINE IF REPAIRS OR SPLITTING IS NECESSARY.



David Noel  
Kelly  
2015.01.12  
11:27:56 -05'00"



SCALE	1" = 40'
DATE	01/09/15
SHEET	6 OF 9
PLAN NO.	2013-075-SD00
DISK REF NO.	F:\P\2013-075
DRAWN BY	C.J.L.
CHKD BY	B.G.L.
APPD BY	DNK

REV	DATE	REVISION	BY

**CROSSPOINT ASSOCIATES, INC.**  
131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST.  
NEWTON, MASSACHUSETTS

**SEWER & DRAINAGE PLAN**

**KELLY ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING CONSULTANTS  
0 CAMPANELLI DRIVE • BRAintree MA • 02184  
PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO. **6**

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR FOR THE SAFETY OF PUBLIC OR FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDING TO THE CONTRACT DOCUMENTS.  
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

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**EXISTING LEGEND**

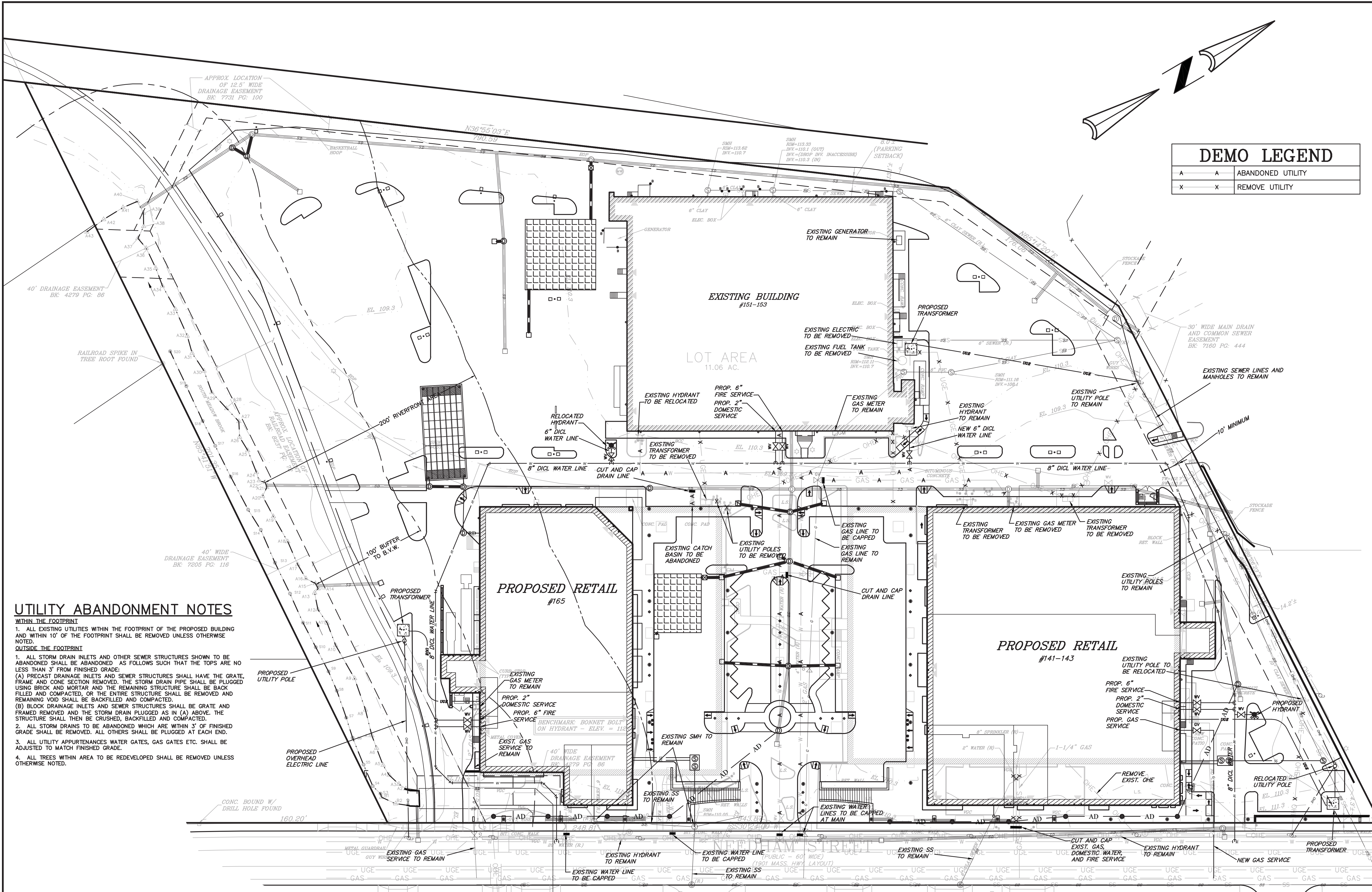
	CATCH BASIN
	DRAIN MANHOLE
	DRAINLINE
	DRAINAGE FLOW
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	OVERHEAD ELECTRIC
	TRANSFORMER
	UTILITY POLE
	LIGHT POLE
	GAS METER
	GAS LINE
	GAS VALVE
	EDGE OF PAVEMENT - NO CURB
	VERTICAL GRANITE CURB
	GUARDRAIL
	RECORD LOCATION
	FLOOD PLAIN LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	RAILROAD TRACKS
	SIGN
	BOLLARD
	EDGE OF WETLANDS
	WETLAND FLAGES
	EASEMENT
	PROPERTY LINE

**DEMO LEGEND**

A	ABANDONED UTILITY
X	REMOVE UTILITY

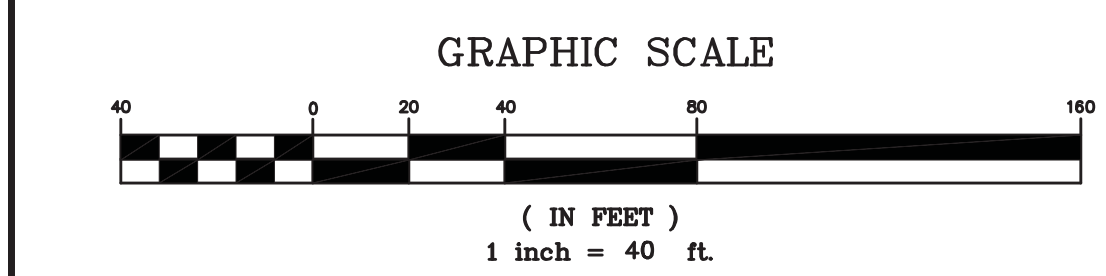
**PROPOSED LEGEND**

	CATCH BASIN
	DRAIN MANHOLE
	6" DIA. DRAIN MANHOLE
	DRAIN LINE
	ROOF DRAIN LINE
	SEWER CLEAN OUT
	SEWER LINE
	GAS VALVE
	GAS LINE
	HYDRANT
	WATER VALVE
	WATER LINE
	UTILITY POLE
	PARKING LOT LIGHT POLE
	PEDESTRIAN LIGHT POLE
	BUILDING LIGHT
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	100' BUFFER TO B.V.W.
	200' RIVERFRONT AREA



**UTILITY ABANDONMENT NOTES**

- WITHIN THE FOOTPRINT**
1. ALL EXISTING UTILITIES WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING AND WITHIN 10' OF THE FOOTPRINT SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- OUTSIDE THE FOOTPRINT**
1. ALL STORM DRAIN INLETS AND OTHER SEWER STRUCTURES SHOWN TO BE ABANDONED SHALL BE ABANDONED AS FOLLOWS SUCH THAT THE TOPS ARE NO LESS THAN 3" FROM FINISHED GRADE.
    - (A) PRECAST DRAINAGE INLETS AND SEWER STRUCTURES SHALL HAVE THE GRATE, FRAME AND CONE SECTION REMOVED. THE STORM DRAIN PIPE SHALL BE BACK FILLED USING BRICK AND MORTAR AND THE REMAINING STRUCTURE SHALL BE BACK FILLED AND COMPACTED, OR THE ENTIRE STRUCTURE SHALL BE REMOVED AND REMAINING VOID SHALL BE BACKFILLED AND COMPACTED.
    - (B) BLOCK DRAINAGE INLETS AND SEWER STRUCTURES SHALL BE GRATE AND FRAMED REMOVED AND THE STORM DRAIN PLUGGED AS IN (A) ABOVE. THE STRUCTURE SHALL THEN BE CRUSHED, BACKFILLED AND COMPACTED.
  2. ALL STORM DRAINS TO BE ABANDONED WHICH ARE WITHIN 3' OF FINISHED GRADE SHALL BE REMOVED. ALL OTHERS SHALL BE PLUGGED AT EACH END.
  3. ALL UTILITY APPURTENANCES WATER GATES, GAS GATES ETC. SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
  4. ALL TREES WITHIN AREA TO BE REDEVELOPED SHALL BE REMOVED UNLESS OTHERWISE NOTED.



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SCALE	1" = 40'
DATE	01/09/15
SHEET	7 OF 9
PLAN NO.	2013-075-UT00
DISK REF NO.	F:\P\2013-075
DRAWN BY	C.J.L.
CHKD BY	B.G.L.
APPD BY	DNK

REV	DATE	REVISION	BY

**CROSSPOINT ASSOCIATES, INC.**  
131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST.  
NEWTON, MASSACHUSETTS

**UTILITY AND UTILITY ABANDONMENT PLAN**

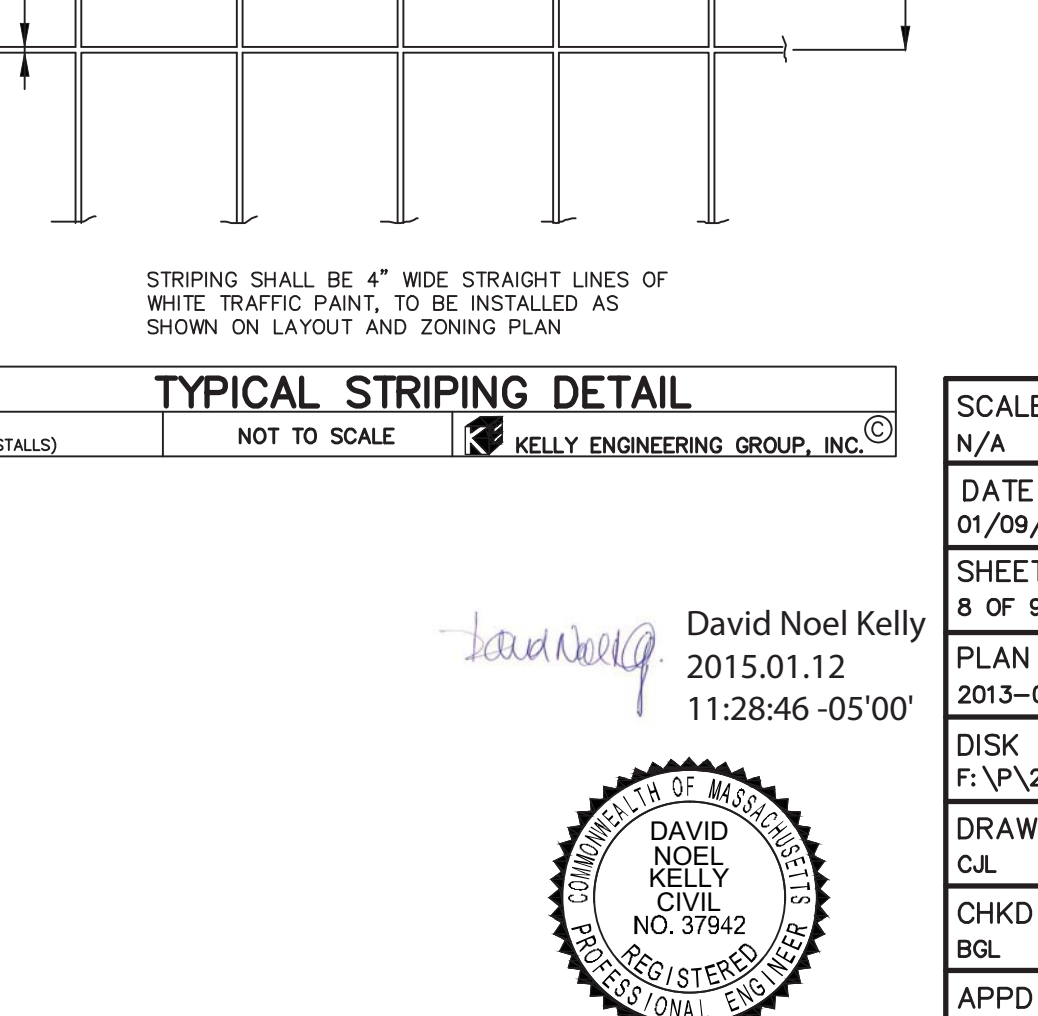
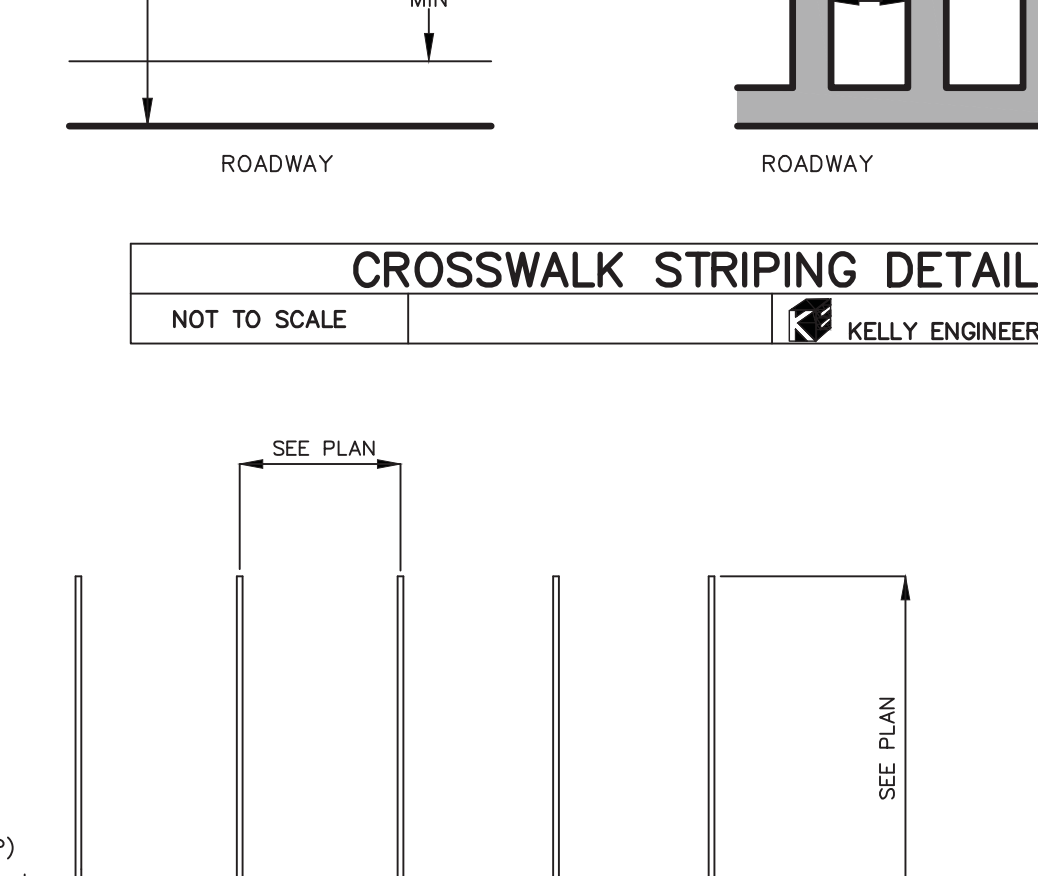
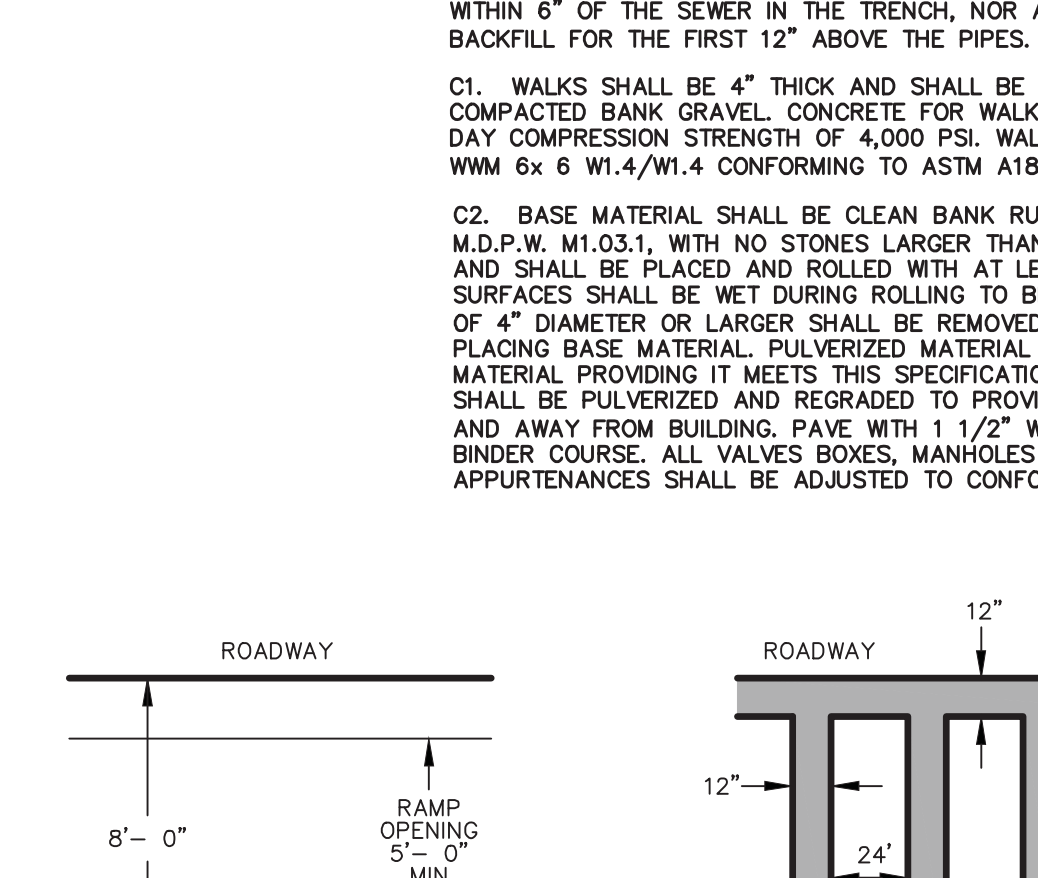
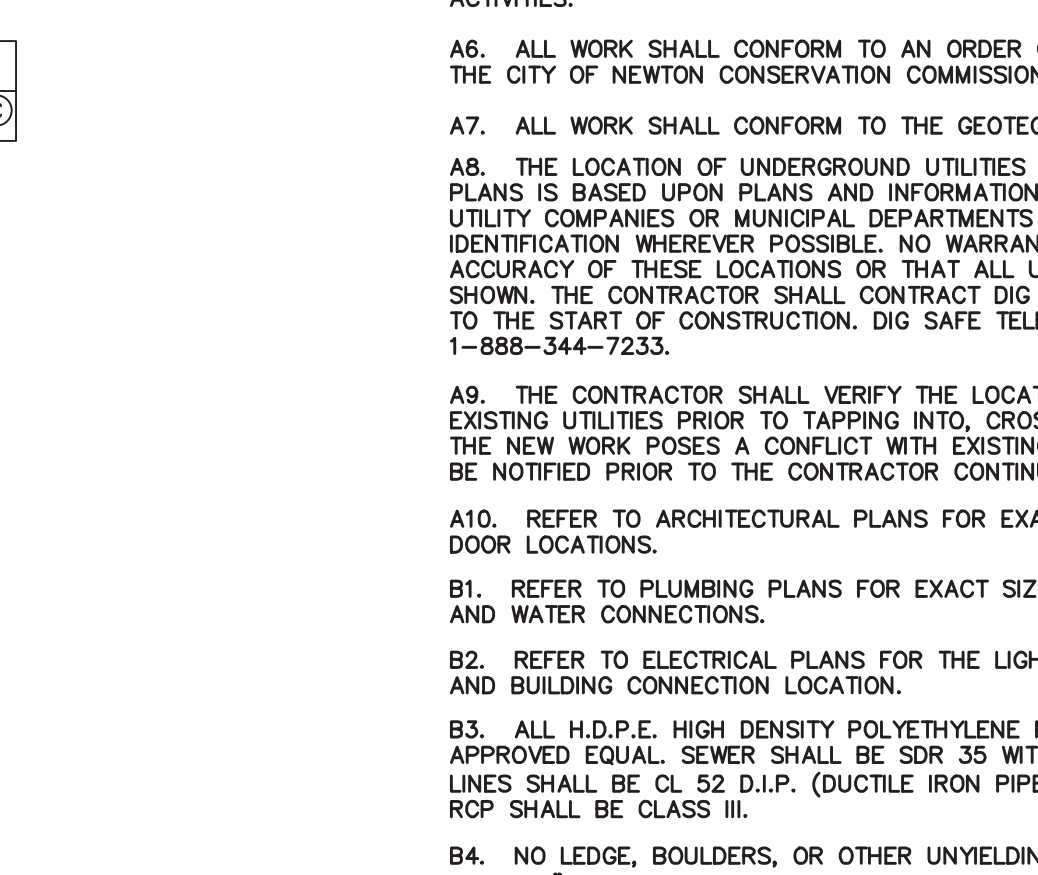
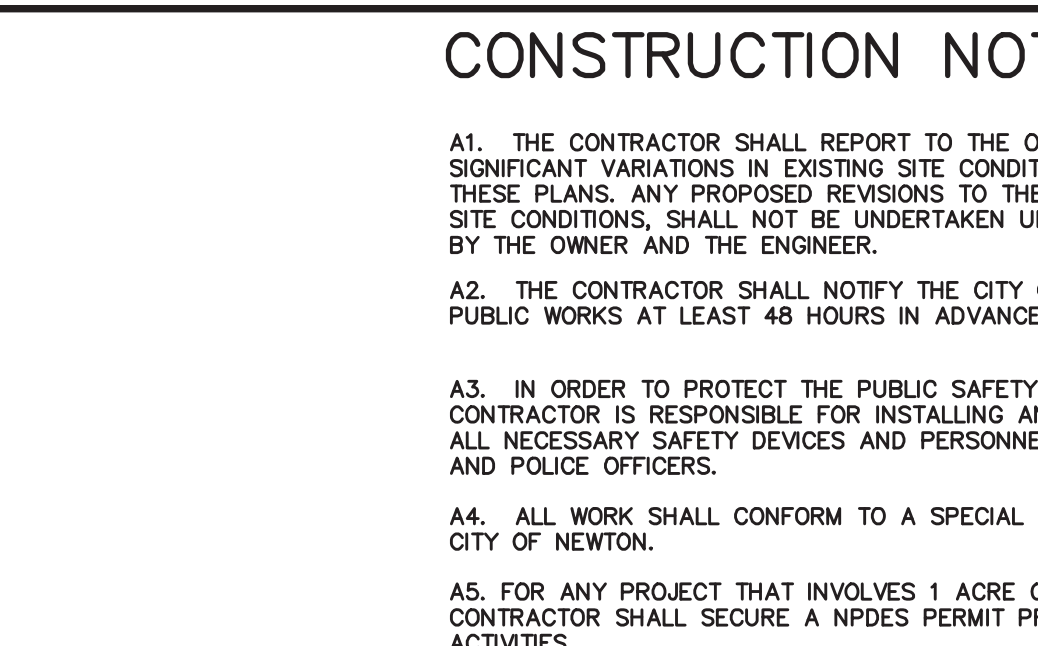
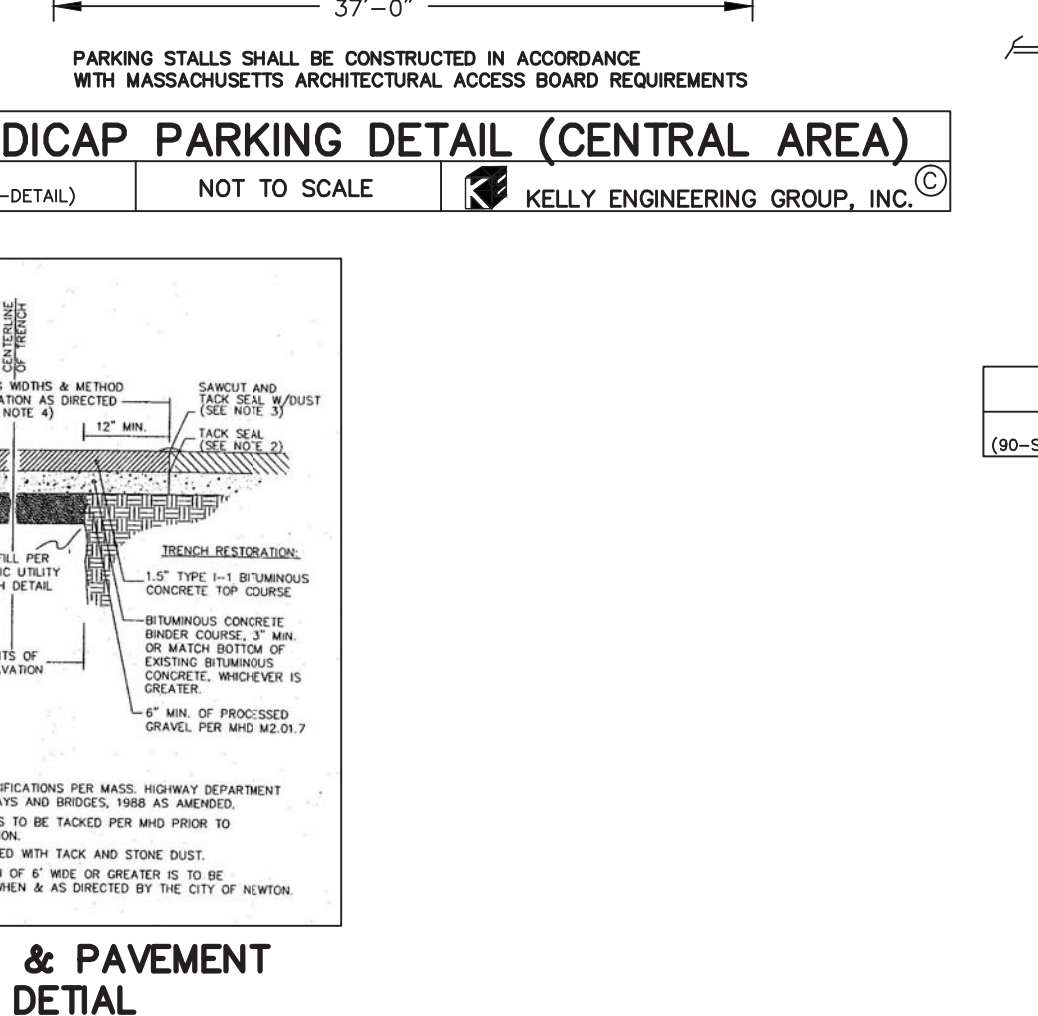
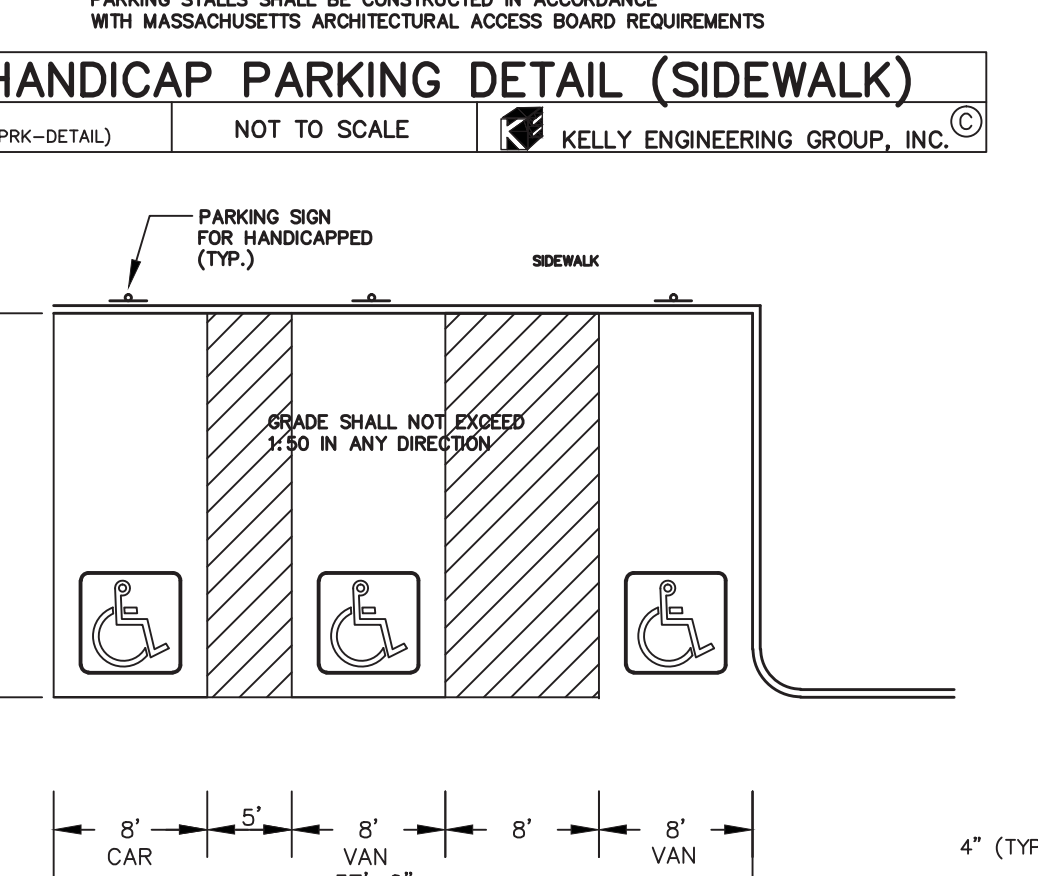
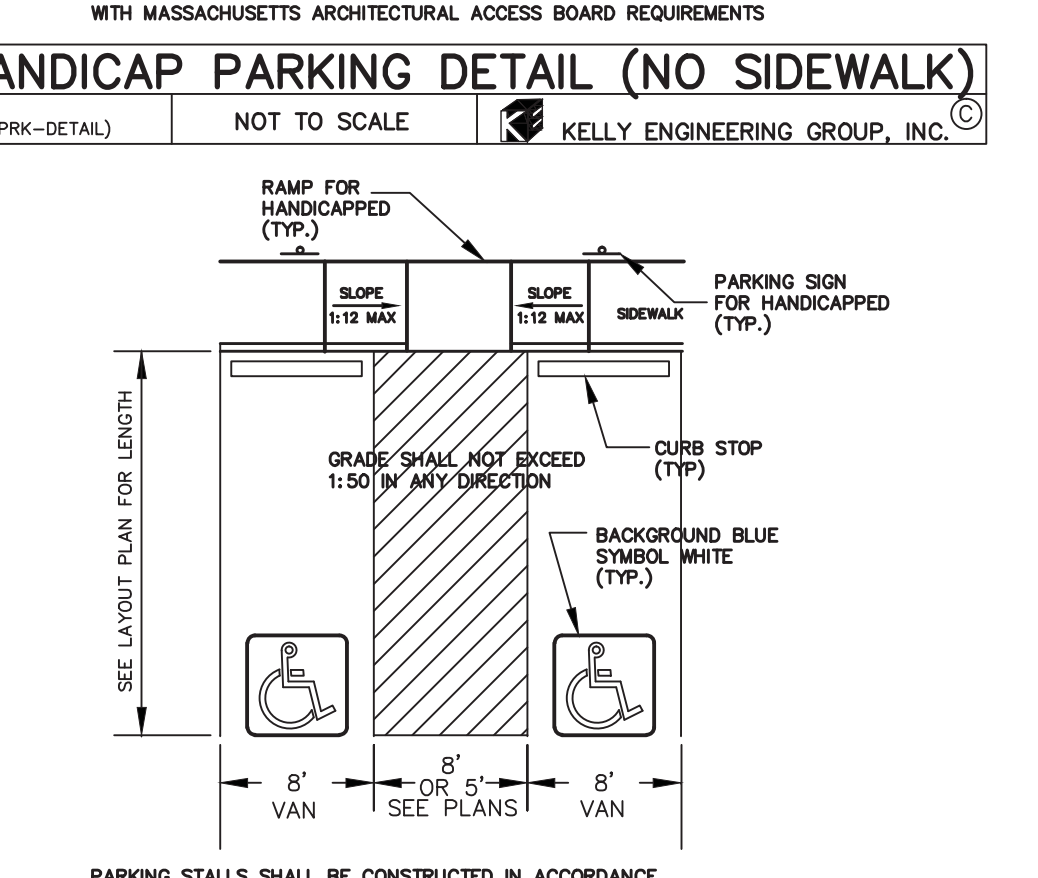
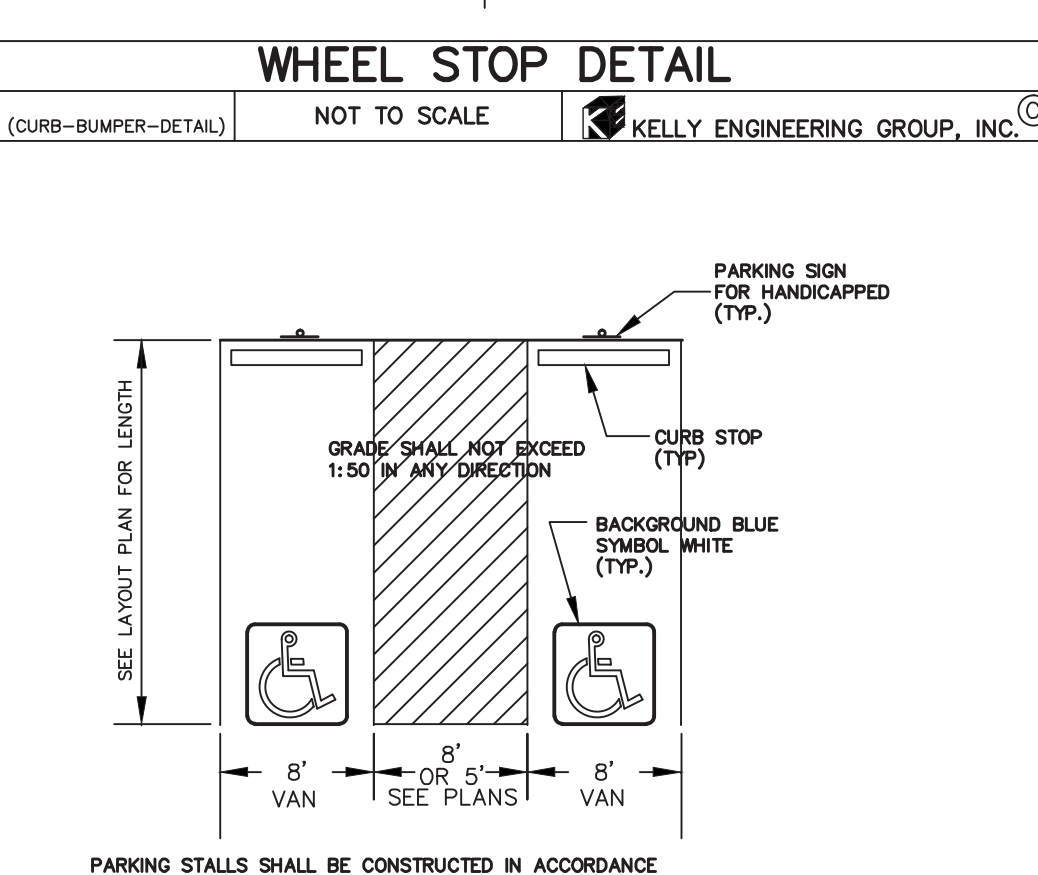
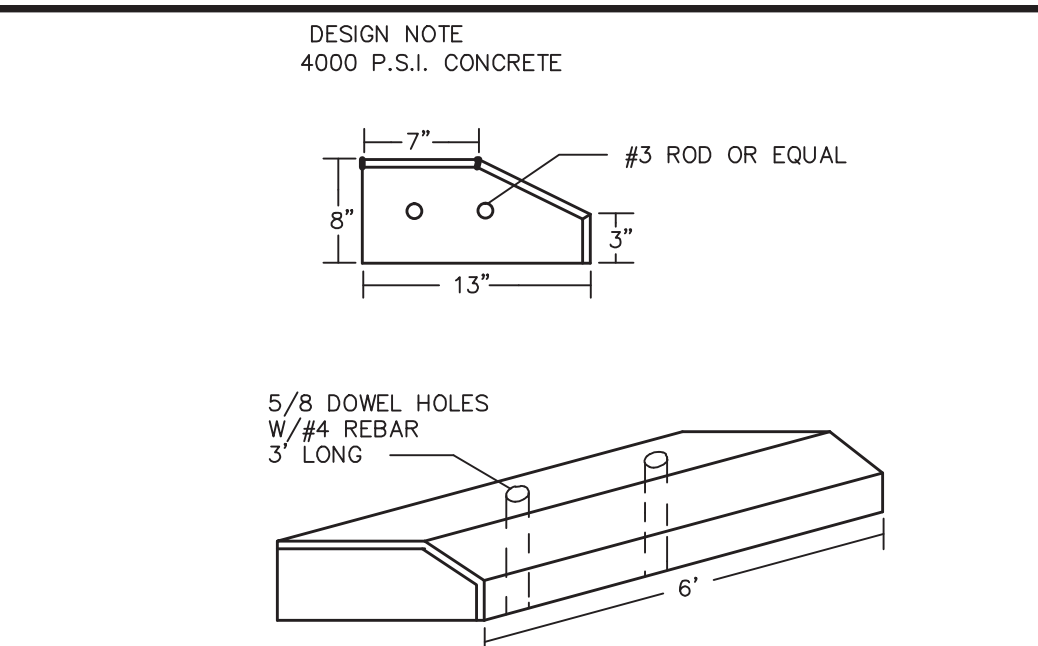
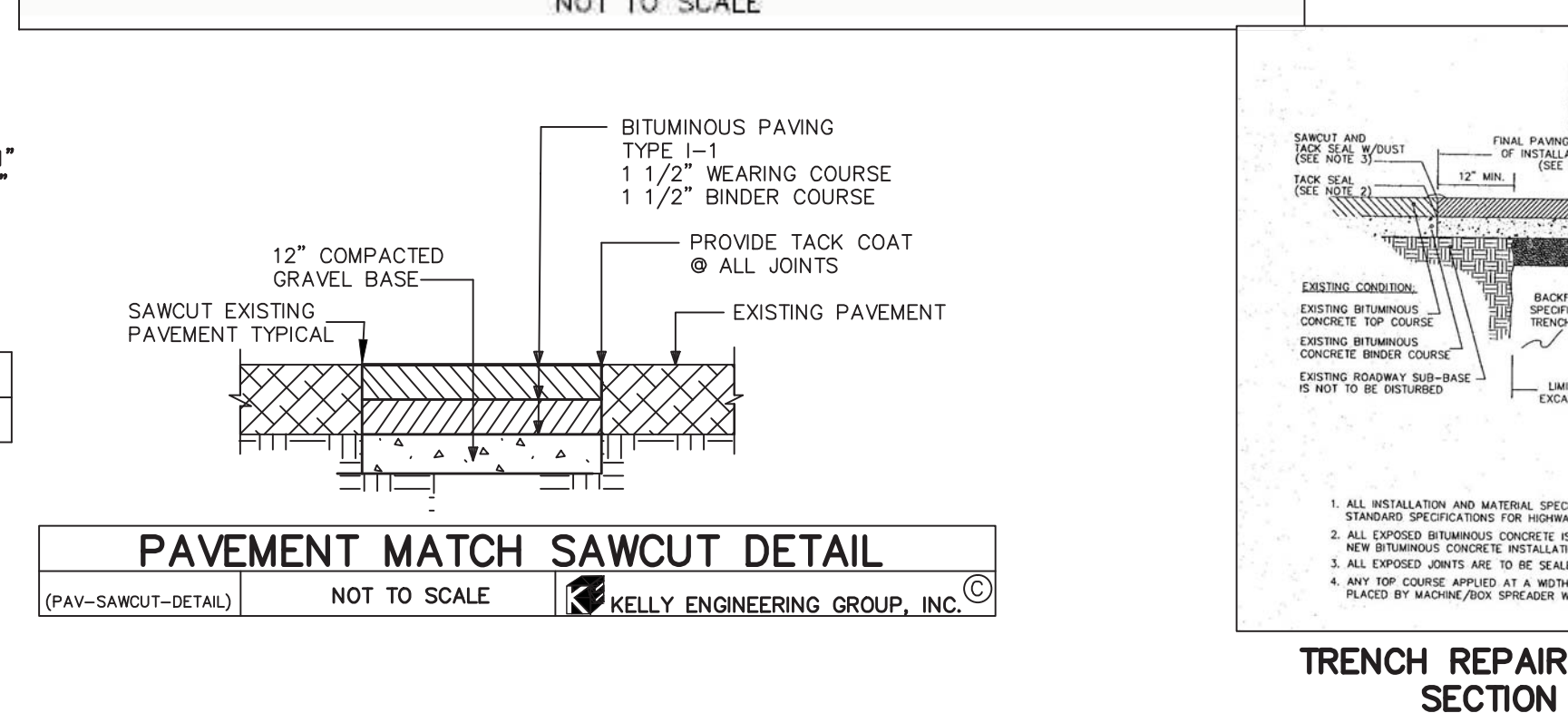
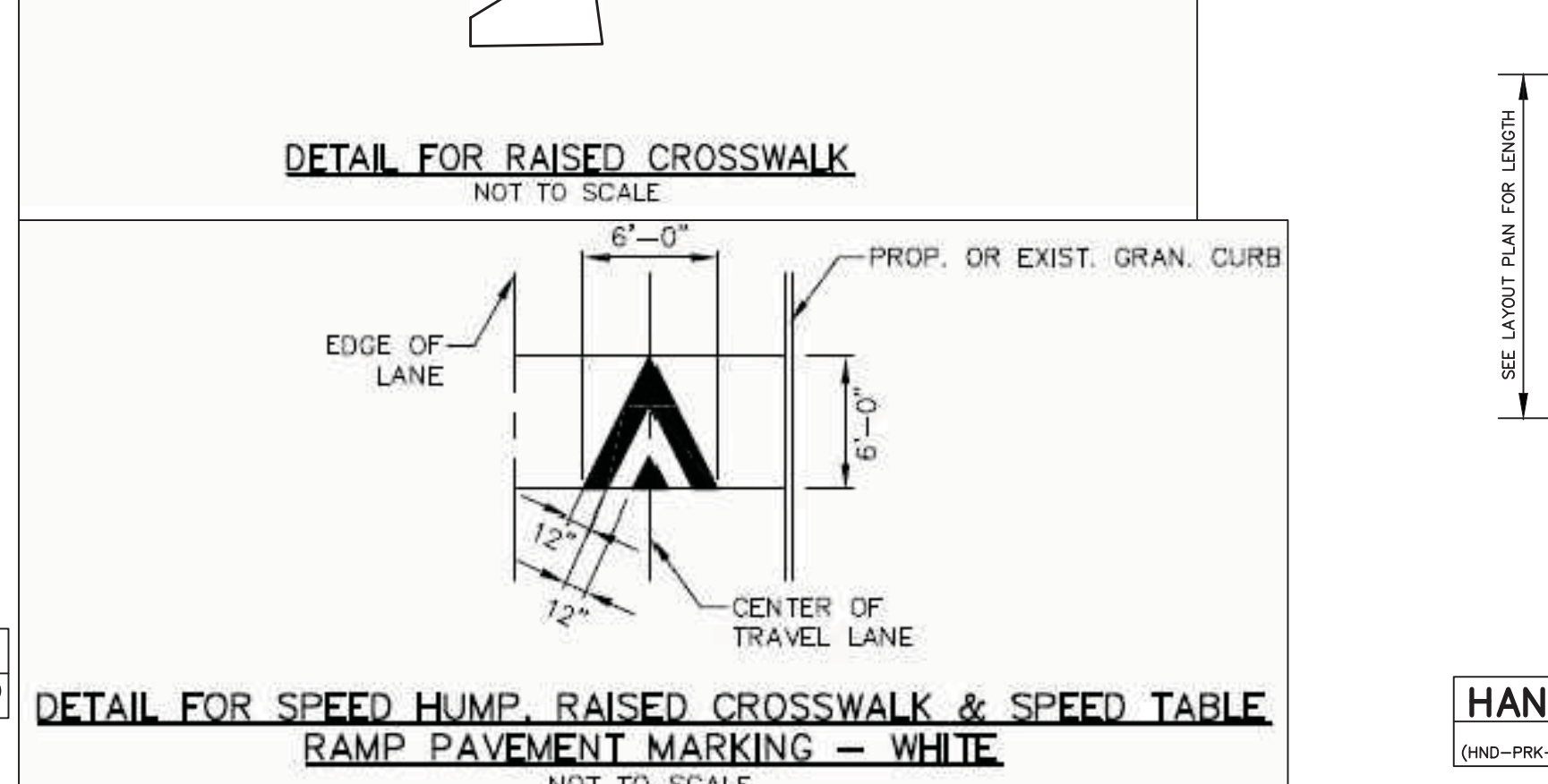
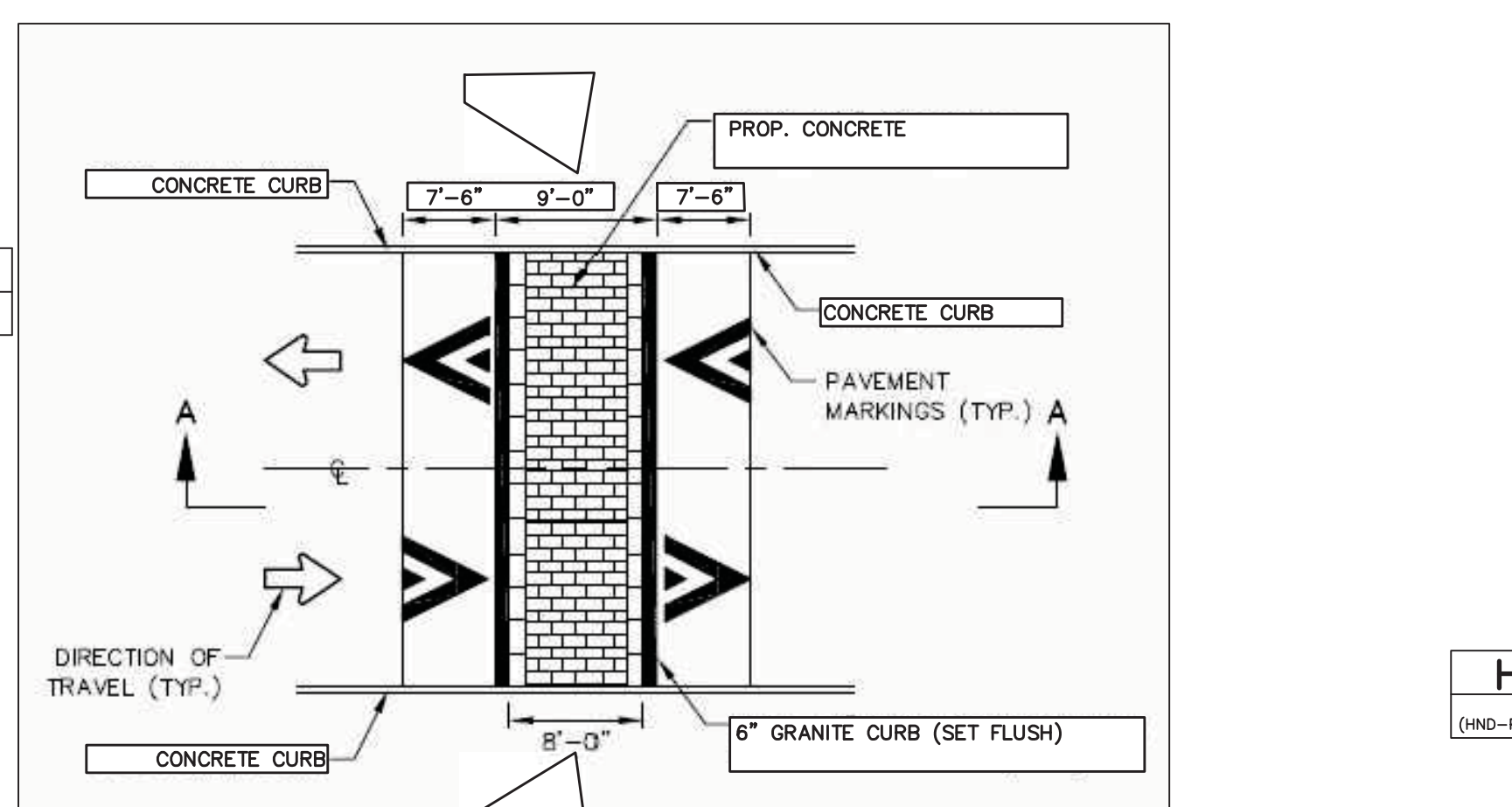
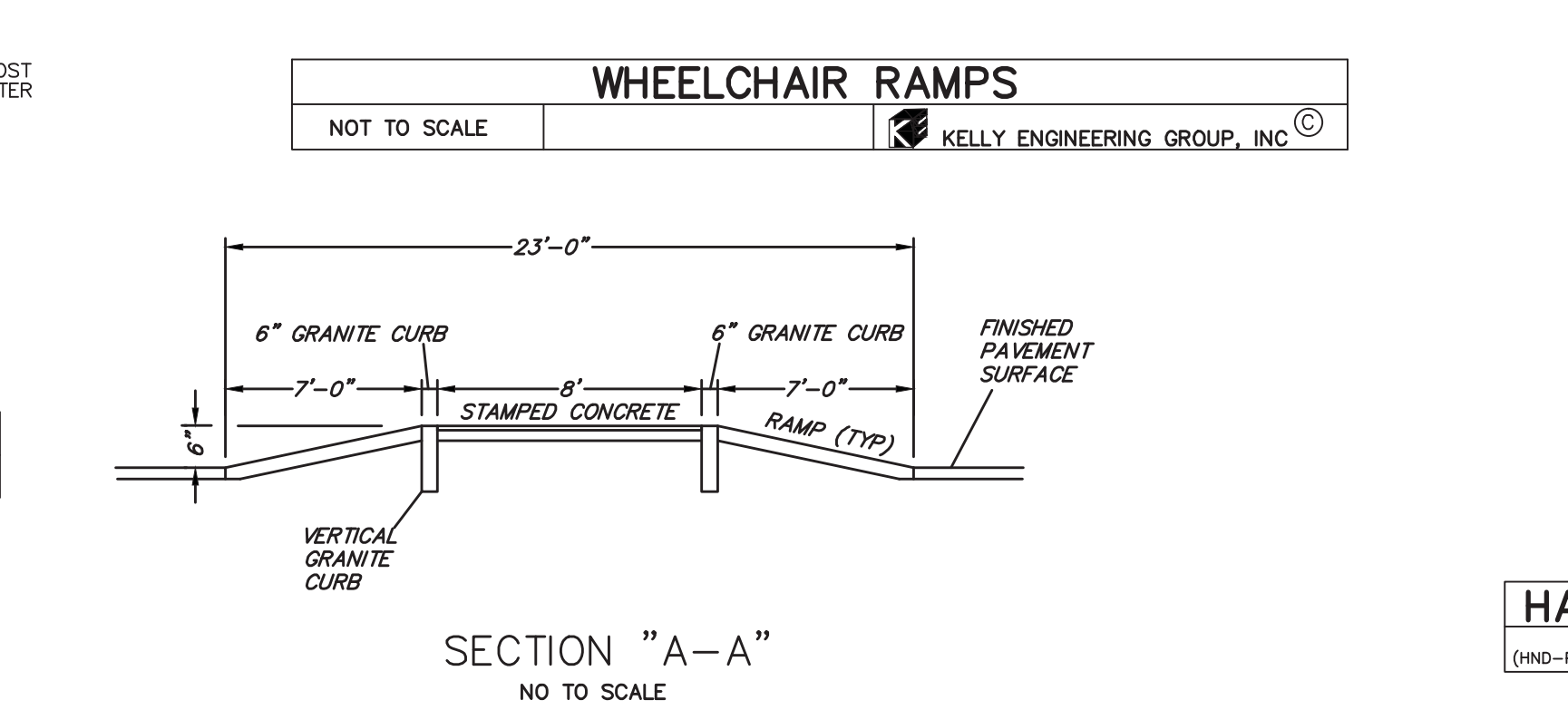
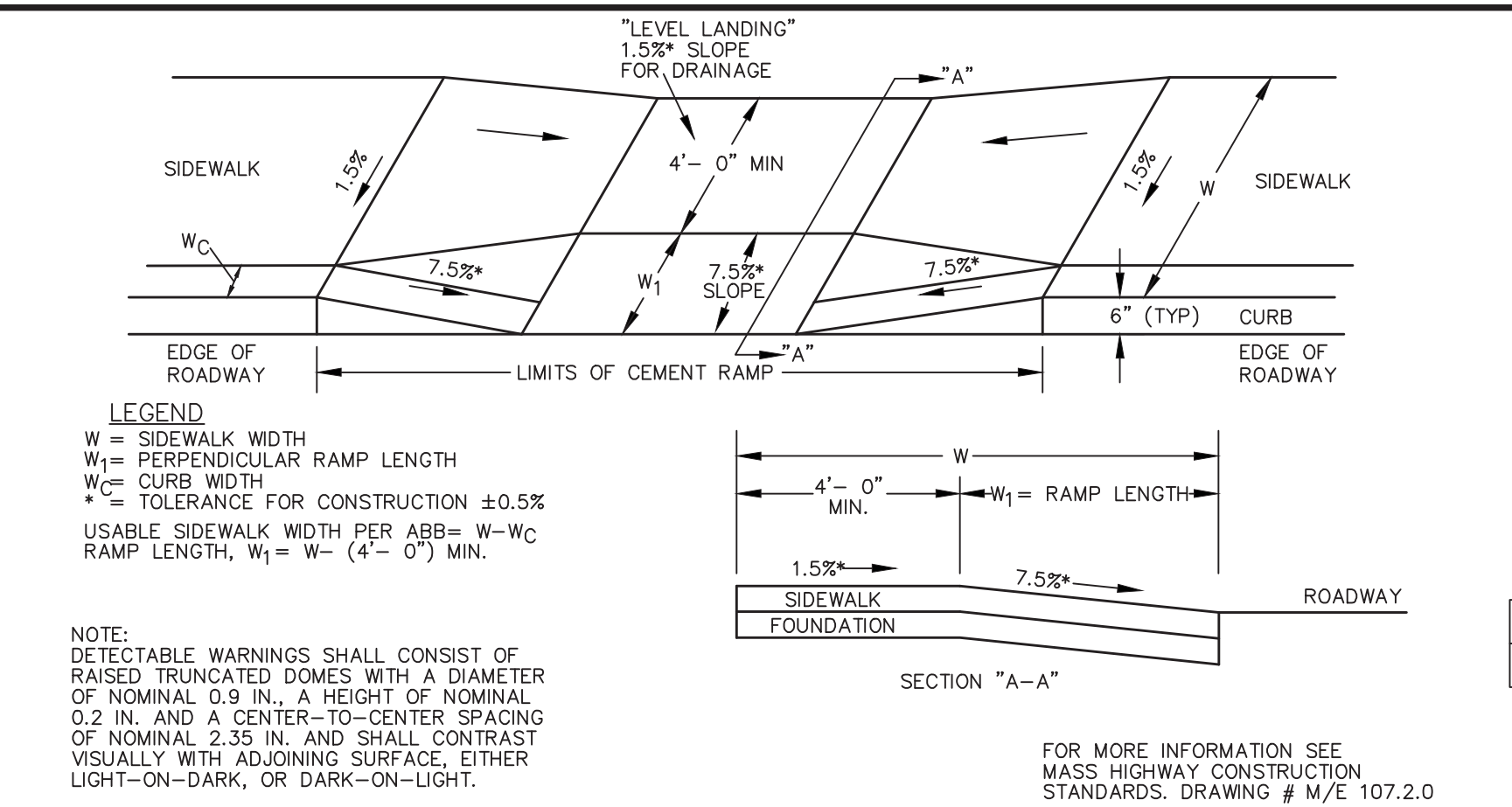
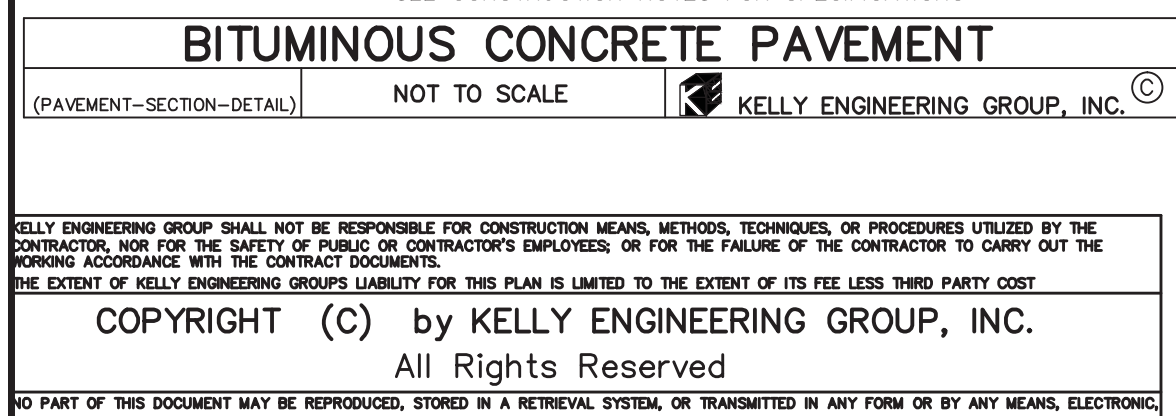
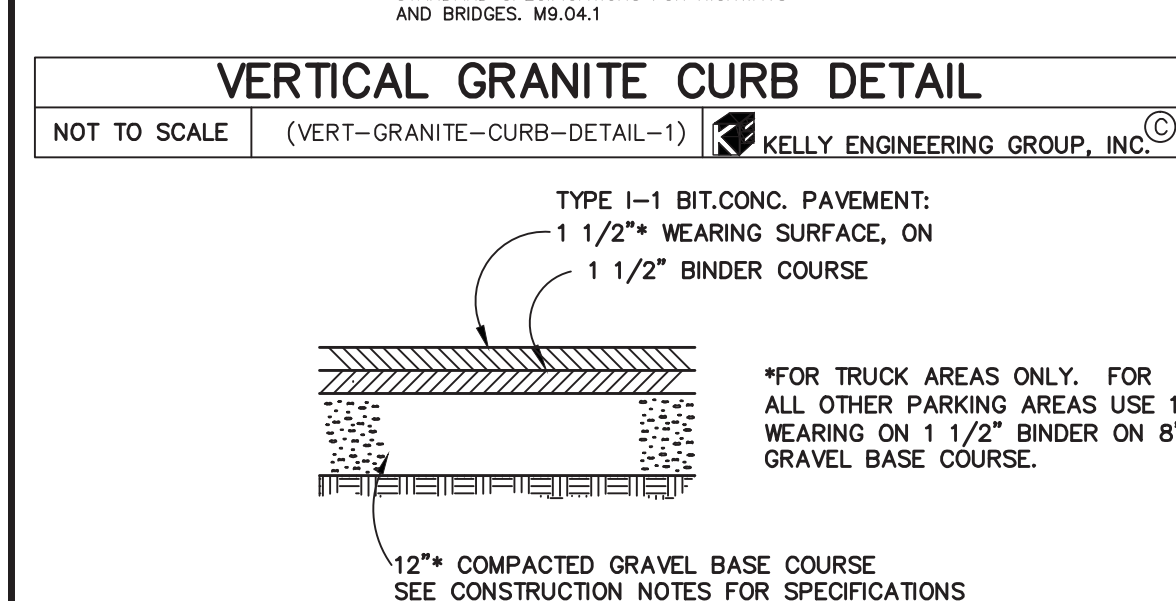
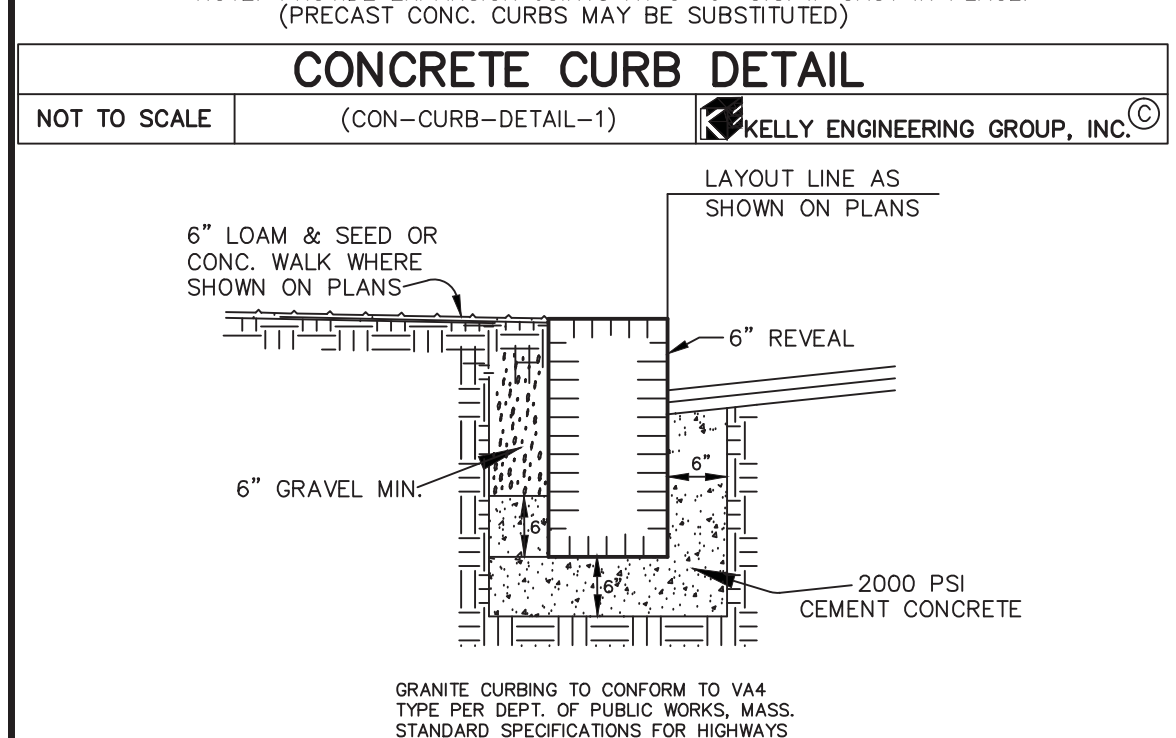
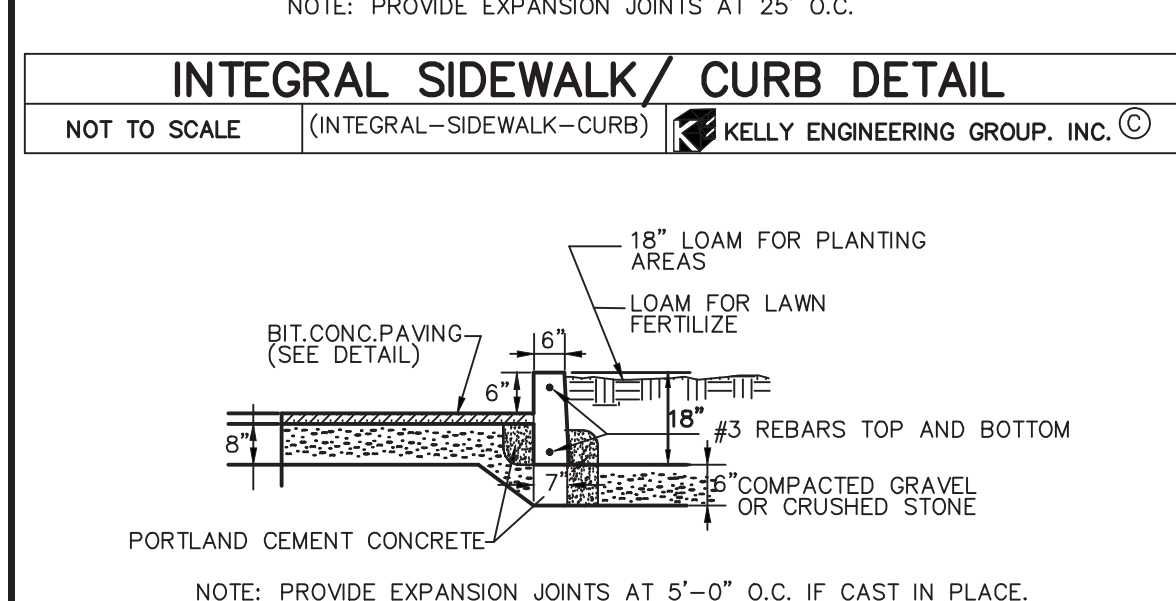
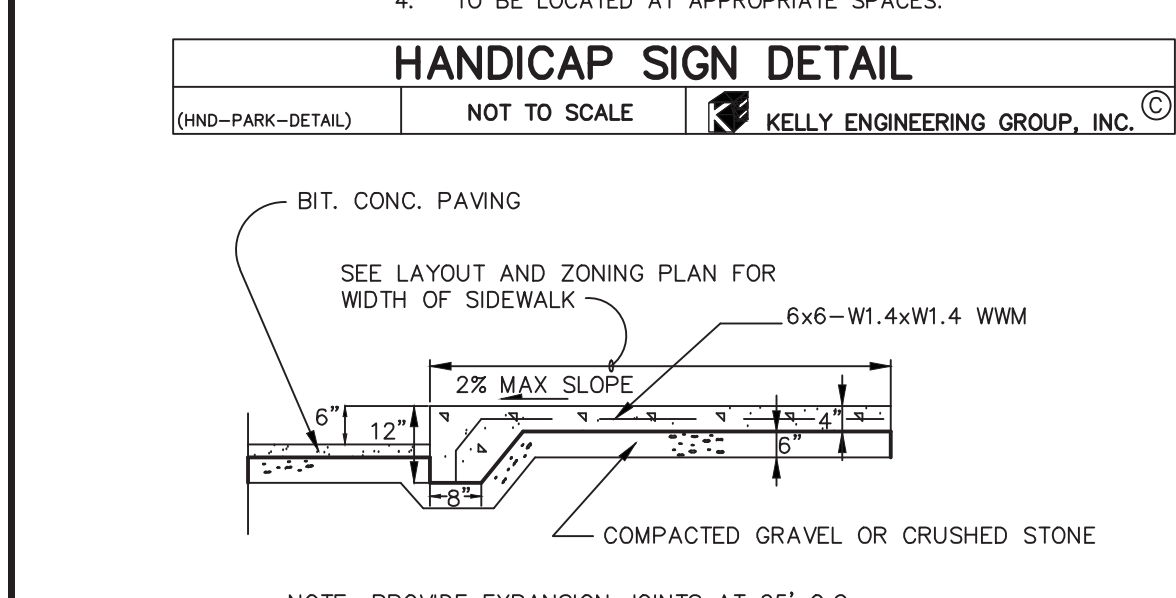
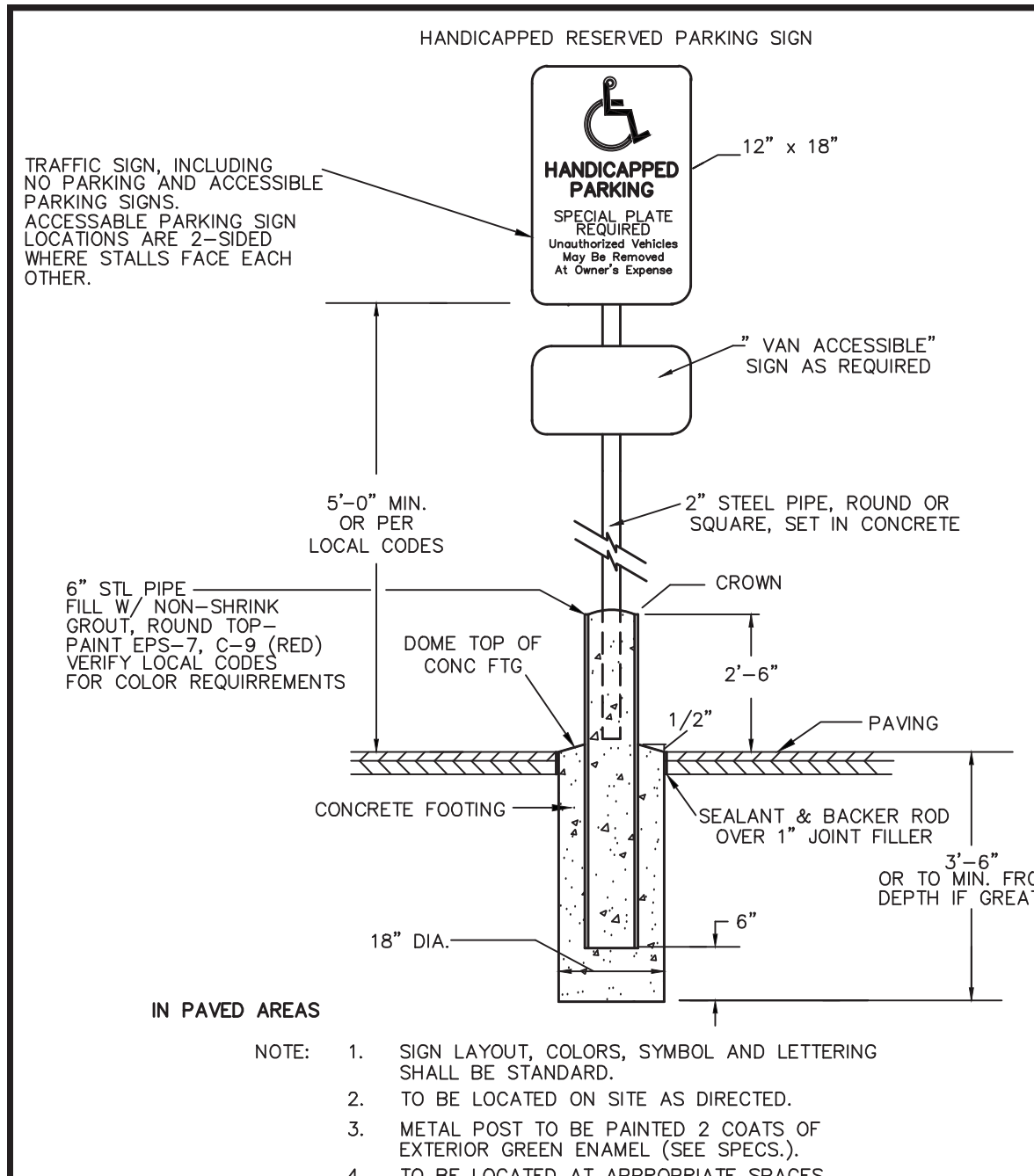
**KELLY ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING CONSULTANTS  
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PHONE: 781 843 4333 FAX: 781 843 0028

DAVID NOEL KELLY  
2015.01.12  
11:28:18 -05'00'

PROFESSIONAL ENGINEER

SHEET NO. **7**





# CONSTRUCTION NOTES

- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- ALL WORK SHALL CONFORM TO A SPECIAL PERMIT TO BE ISSUED BY THE CITY OF NEWTON.
- FOR ANY PROJECT THAT INVOLVES 1 ACRE OR MORE OF DISTURBANCE, THE CONTRACTOR SHALL SECURE A NPDES PERMIT PRIOR TO BEGINNING ANY GRADING ACTIVITIES.
- ALL WORK SHALL CONFORM TO AN ORDER OF CONDITIONS TO BE ISSUED BY THE CITY OF NEWTON CONSERVATION COMMISSION.
- ALL WORK SHALL CONFORM TO THE GEOTECHNICAL REPORT.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- REFER TO PLUMBING PLANS FOR EXACT BUILDING DIMENSION AND DOOR LOCATIONS.
- REFER TO ELECTRICAL PLANS FOR EXACT SIZE AND LOCATION OF SANITARY AND WATER CONNECTIONS.
- ALL H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL. SEWER SHALL BE SDR 35 WITH RUBBER RING JOINTS. WATER LINES SHALL BE CL 52 D.I.P. (DUCTILE IRON PIPE), REINFORCED CONCRETE PIPE RCP SHALL BE CLASS III.
- NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6' OF THE SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12' ABOVE THE PIPES.
- WALKS SHALL BE 4" THICK AND SHALL BE CONSTRUCTED ON 6" OF COMPACTED BANK GRAVEL. CONCRETE FOR WALKS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI. WALKS SHALL BE REINFORCED WITH W2 6x6 W1.4/W1.4 CONFORMING TO ASTM A184.
- BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL. PULVERIZED MATERIAL MAY BE USED AS BASE MATERIAL PROVIDING IT MEETS THIS SPECIFICATIONS. AREAS TO BE REPAVED SHALL BE PULVERIZED AND REGRADED TO PROVIDE POSITIVE FLOW TO DRAINAGE AND AWAY FROM BUILDING. PAVE WITH 1 1/2" WEARING COURSE ON 1 1/2" BINDER COURSE. ALL VALVES, BOXES, MANHOLES AND OTHER UTILITIES APURTENANCES SHALL BE ADJUSTED TO CONFORM TO FINAL GRADE.

- TRANSFORMER PAD SHALL BE INSTALLED PER PROVIDERS SPECIFICATIONS.
- PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGE", 1988 EDITION, SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
- DUMPSTER PAD SHALL BE 8" THICK REINFORCED CONCRETE SLAB WITH CONTROL JOINTS EVERY 10'. THE PAD SHALL BE CONSTRUCTED OVER 6" OF GRAVEL BASE. COMPACT TO 95% REINFORCEMENT SHALL BE W#6 @ W1.4 x W1.4 PLACED AT THE CENTER OF THE SLAB. THE FRONT END OF CONCREATOR PAD SHALL HAVE EMBEDDED A 6" x 6" x 3/8" STEEL ANGLE.
- ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS, BUT NOT PAVING INTO THE EXISTING PAVEMENT TO REMAIN AND TACK COAT THE JOINT.
- ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF 1 1/2" WEARING COURSE OVERLAYING A 1 1/2" BINDER COURSE OVERLAYING A 12" COMPACTED GRAVEL BASE COURSE.
- ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIME/STONE PER 1,000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE ORGANIC FORM.
- ALL LANDSCAPED AREAS TO BE LOAMED AND SEEDED SHALL HAVE THE FOLLOWING MIX:  
PERENNIAL RYE 25%  
KENTUCKY BLUE 25%  
CREEPING RED FESCUE OR PENNLAWN FESCUE 50%  
SEED AT THE RATE OF 5#/1,000 S.F.
- ALL AREAS INDICATED TO BE LOAMED AND SEEDED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEANUP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING AND PLANTING OF DISTURBED AREAS.
- PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.
- AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT SACK SHALL BE INSTALLED IN EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
- DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

SCALE	N/A
DATE	01/09/15
SHEET	8 OF 9
PLAN NO.	131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST.
DISK REF NO.	2013-075-DT00
DATE	2013-075-DT00
REVISION	
BY	
<b>CROSSPOINT ASSOCIATES, INC.</b>	
131, 141-143, 151-153, 165, 173, & 181 NEEDHAM ST.	
NEWTON, MASSACHUSETTS	
<b>DETAIL SHEET</b>	
CHKD BY	BGL
APP'D BY	DNK
<b>KELLY ENGINEERING GROUP, INC.</b>	
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DAVID NOEL KELLY  
REGISTERED PROFESSIONAL ENGINEER  
NO. 37942

FOR TRUCK AREAS ONLY. FOR ALL OTHER PARKING AREAS USE 1" WEARING ON 1 1/2" BINDER ON 8" GRAVEL BASE COURSE.

TYPE I-1 BIT.CONC. PAVEMENT:  
1 1/2" WEARING SURFACE, ON  
1 1/2" BINDER COURSE

12" COMPACTED GRAVEL BASE COURSE  
SEE CONSTRUCTION NOTES FOR SPECIFICATIONS

BITUMINOUS PAVING  
TYPE I-1  
1 1/2" WEARING COURSE  
1 1/2" BINDER COURSE

PROVIDE TACK COAT @ ALL JOINTS

EXISTING PAVEMENT

EXISTING BITUMINOUS CONCRETE TOP COURSE

EXISTING BITUMINOUS CONCRETE BINDER COURSE

EXISTING BITUMINOUS CONCRETE GRAVEL BASE COURSE

EXISTING ROADWAY SUB-BASE

EXISTING ROADWAY SUB-GRADE

12" MIN. OF PROPOSED GRAVEL FOR NEW ROADWAY

1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 AS AMENDED.

2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.

3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.

4. ANY NEW COURSE APPLIED AT A MIN. OF 4" W/6" OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN AS DIRECTED BY THE CITY OF NEWTON.

STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT AND ZONING PLAN.

DAVID NOEL KELLY  
2015.01.12  
11:28:46 -05'00'

1,500 GALLONS PRECAST GREASE TRAP  
(1,500-GAL-GRS-TRP) NOT TO SCALE

8



