Site Plans

Issued forSpDate IssuedJuLatest IssueJu

Special Permit July 22, 2021 July 22, 2021

Riverside Center

275 Grove Street Newton, MA

Owner/Applicant

Alexandria Real Estate Equities, Inc. 400 Technology Square Suite 101 Cambridge, MA 02139

Assessor's Map: 43029 Lot: 0024

No. C1.00 C2.00

C3.00 C4.00 C5.00

L-1.00



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•	Drawing Title	Latest Issue
00	Legend and General Notes	July 22, 2021
00	Proposed Site Plan	July 22, 2021
00	Proposed Layout and Materials Plan	July 22, 2021
00	Site Details	July 22, 2021
00	Possible MBTA Connection	July 22, 2021
00	Planting Plan	July 22, 2021

Refere	nce Drawings
No.	Drawing Title
SHEET 1-2	Existing Conditions Plan

Latest Issue

June 17, 2021



COM.

101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770



VHB Project : 15366.00 - Riverside Center Issued for : Special Permit 7/22/2021 Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	$ \begin{array}{c} & & & \\ & & & & \\ & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & $		CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT		83073830	RIPRAP
			52052520		CONSTRUCTION EXIT
		BUILDING SETBACK		222 222 222 222 222 222 222 222 222 22	
10+00	10+00	PARKING SETBACK	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
		BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			
		ZONING LINE	132.75 $ imes$ 45.0 TW $_{ imes}$	132.75 ×	SPOT ELEVATION
		TOWN LINE	38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
			- 🔶	\bullet	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
<u> </u>		WETLAND LINE WITH FLAG	€ ^{MW}	^{MW} ^{MW} ^{MW} ^{MW}	MONITORING WELL
		FLOODPLAIN			
		BORDERING LAND SUBJECT		UD	UNDERDRAIN
BLSF		TO FLOODING	12"D	12″D →	DRAIN
		WETLAND BUFFER ZONE	6"RD	6″RD►	ROOF DRAIN
NDZ		NO DISTURB ZONE	1 <u>2</u> "S	1 <u>2</u> "S	SEWER
000/04			FM	FM	FORCE MAIN
200'RA-		200' RIVERFRONT AREA	OHW	—— ОН Ш	OVERHEAD WIRE
		GRAVEL ROAD			
EOP	EOP	EDGE OF PAVEMENT	6"\W		WATER
BB	BB		4"FP	4"FP	FIRE PROTECTION
		BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	BC	BITUMINOUS CURB		G	GAS
CC		CONCRETE CURB	——————————————————————————————————————	——E——	ELECTRIC
	CG	CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	T	T	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	—— FA	—— FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB			
SGE	SGE		CATV	CATV	CABLE TV
		SLOPED GRAN. EDGING			CATCH BASIN CONCENTRIC
VGC	VGC	VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
K.			_		DOUBLE CATCH BASIN ECCENTRIC
(.		BUILDING			GUTTER INLET
		BUILDING ENTRANCE	D	ullet	DRAIN MANHOLE CONCENTRIC
	Ξ	LOADING DOCK	D	$\textcircled{\bullet}$	DRAIN MANHOLE ECCENTRIC
			=TD=		TRENCH DRAIN
0	•	BOLLARD	Ľ	Ľ	PLUG OR CAP
D	D	DUMPSTER PAD	co	co	CLEANOUT
-0-	•	SIGN		•	FLARED END SECTION
	-	DOUBLE SIGN			
				\smile	HEADWALL
<u> </u>	T	STEEL GUARDRAIL	S	$\textcircled{\bullet}$	SEWER MANHOLE CONCENTRIC
	e	WOOD GUARDRAIL	S	Ŏ	SEWER MANHOLE ECCENTRIC
		PATH	© ©	CS	CURB STOP & BOX
\sim		TREE LINE	WV	WV	WATER VALVE & BOX
	.		TSV	TSV	TAPPING SLEEVE, VALVE & BOX
、×	-~ <u>*</u>			•• *	FIRE DEPARTMENT CONNECTION
0	• •	FENCE	HYD ©	HYD ©	
)O		STOCKADE FENCE	WM	WM	
	$\infty \infty \infty \infty$	STONE WALL	⊡ PIV	⊡ PIV	WATER METER
		RETAINING WALL			POST INDICATOR VALVE
		STREAM / POND / WATER COURSE	\odot	\odot	WATER WELL
· ·		DETENTION BASIN	GG	GG O	GAS GATE
	· · · · · · · · · · · · · · ·	HAY BALES	GM	O GM ⊡	GAS METER
	×	SILT FENCE	0		
X			E	● ^{EMH}	ELECTRIC MANHOLE
< ·	· c::::> ·	SILT SOCK / STRAW WATTLE	- EM	EM ⊡	ELECTRIC METER
	—— 4 ——	MINOR CONTOUR	¢	±	LIGHT POLE
4	20	MAJOR CONTOUR		Ţ ₩H	
			1		TELEPHONE MANHOLE
20		PARKING COUNT	Т	T	TRANSFORMER PAD
	(10)			—	
20	(10) (10)	COMPACT PARKING STALLS		-	UTILITY POLE
20	_		-0-		
	C10 DYL	DOUBLE YELLOW LINE	-0-	•-	GUY POLE
	©10) 			•- ↓	GUY POLE GUY WIRE & ANCHOR
DYL	C10 DYL	DOUBLE YELLOW LINE		1	GUY WIRE & ANCHOR
	©10) DYL SL	DOUBLE YELLOW LINE	O ↓ □ ₽B	L HH D PB	GUY WIRE & ANCHOR HAND HOLE
	©10) 	DOUBLE YELLOW LINE STOP LINE CROSSWALK	O− ↓ ⊞		GUY WIRE & ANCHOR

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN FFE	FOUNDATION FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	
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
Utility	
СВ	CATCH BASIN
СМР	CORRUGATED METAL PIPE
СО	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
GT HDPE	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE
GT HDPE HH	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE
GT HDPE HH HW	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL
GT HDPE HH HW HYD	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT
GT HDPE HH HW HYD INV	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION
GT HDPE HH HW HYD INV I=	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION
GT HDPE HH HW HYD INV I= LP	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE
GT HDPE HH HW HYD INV I=	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION
GT HDPE HH HW HYD INV I= LP MES PIV	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION
GT HDPE HH HW HYD INV I= LP MES PIV PWW	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE
GT HDPE HH HW HYD INV I= LP MES PIV PWW	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY
GT HDPE HH HW HYD INV I= LP MES PIV PWW	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE
GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R=	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE
GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R=	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE
GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM=	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION
GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH TSV	GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE REINFORCED CONCRETE PIPE RIM ELEVATION RIM ELEVATION SEWER MANHOLE

UTILITY POLE UP

Notes

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- 5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- 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 APPROPRIATE PERMITS.
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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 EXPENSE.
- 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 ADDITIONAL COST TO OWNER.
- 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.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS 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 INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED 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.
- 3. 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.
- 6. 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 DUCTILE IRON PIPE (DIP) CLASS 52
 - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE)
 - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- 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

Demolition

- - REPRESENTATIVES.

WORK

Erosion Control

- TO PREVENT EROSION.

Existing Conditions Information

- Document Use

- 3

FEATURES.

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 VGC WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.

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 LAND 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.

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 ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 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

3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE

5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

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.

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY WSP, AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY WSP, DURING JUNE 2021.

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 88.

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.

2. 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.

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



101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770

Riverside Center

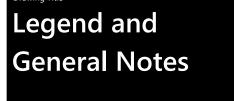
275 Grove street Newton, Massachusetts

No.	Revision	Date	Appvd.
Design	ned by	Checked by	
5	Í VGT	· · · · · · · · · · · · · · · · · · ·	CPN

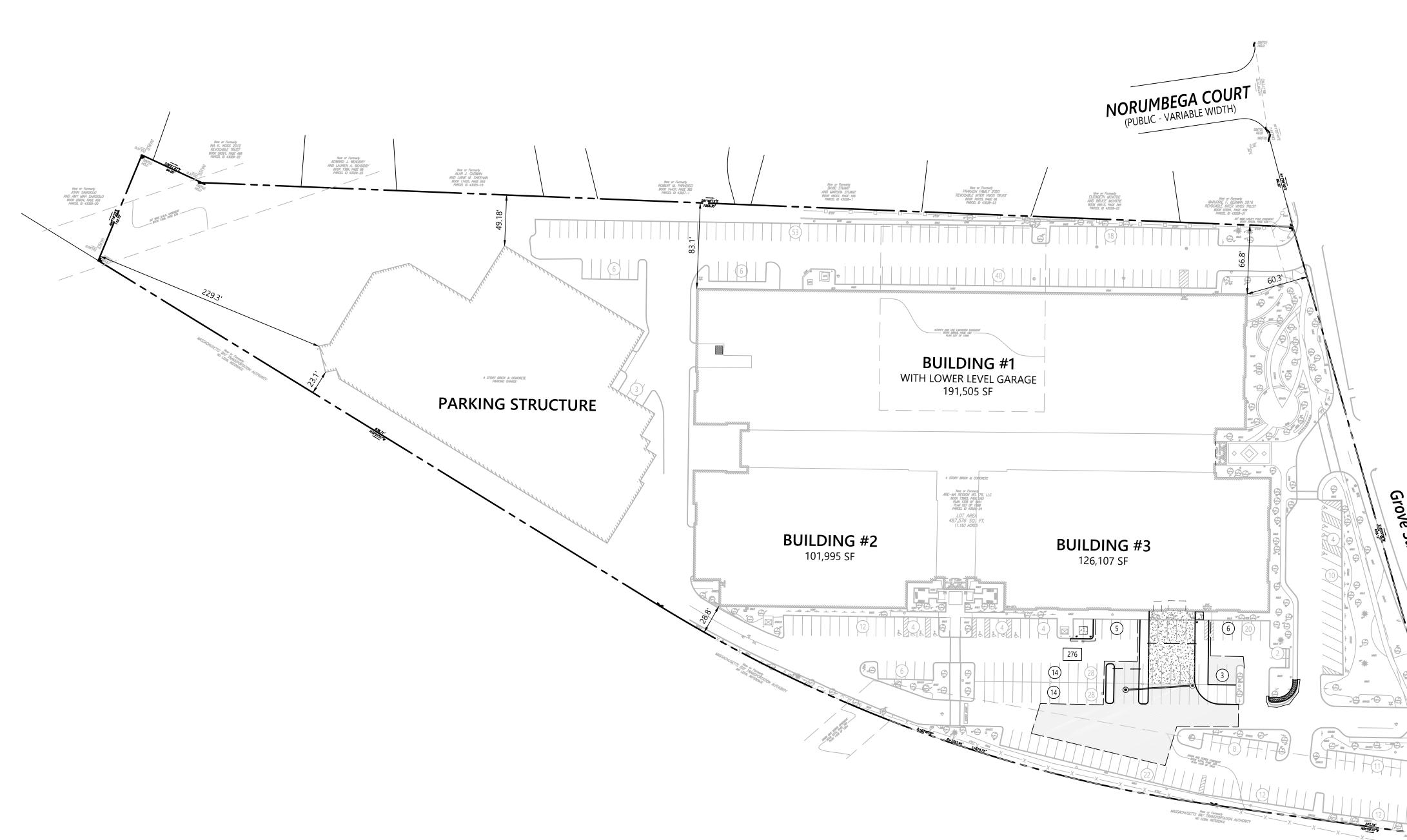
Special Permit

Date 7/22/2021

Not Approved for Construction







Parking Red	quirements:							Parking Summar	y Chart
LABORATORY	193,351 SF	х	1 SPACES	/	1,000	=	193 SPACES		C.
	483* EMP	x	1 SPACES	/	4 EMP	=	121 SPACES		Size
OFFICE	20,000 SF	х	1 SPACES	/	250	=	80 SPACES		Dom
	206,257 SF	x	1 SPACES	/	333	=	619 SPACES	Description	Requ
			TOTAL PARKI	ING F	REQUIRED	=	1,013 SPACES	PARKING STRUCTURE SPACES	
* ESTIMATED	BASED ON 400 S	F P	ER EMPLOYEE					STANDARD SPACES	9 x 1

	Size		Spaces			Zoning District(S):	Business 4 (BU4)		
	JIZE		Spaces			Overlay District(S):	N/A		
Description	Required	Provided	Required	Existing	Provided	Zoning Regulation Requirements	Required*	Existing	Provided
PARKING STRUCTURE SPACES						MINIMUM LOT AREA	25,000 SF	487,576 SF	487,576 SF
STANDARD SPACES	9 x 18	9 x 19		1,080	1,080	FRONT YARD SETBACK	Lesser of ½ Building Height or Average	60.3 Feet	60.3 Feet
STANDARD ACCESSIBLE SPACES *	12 x 19	13 x 19		5	5	SIDE YARD SETBACK	Greater of ½ Building	23.1 Feet	23.1 Feet
VAN ACCESSIBLE SPACES	12 x 19	13 x 19		1	1	SIDE TAKD SEIDACK	Height or 15'		
BUILDING #1 WITH LOWER LEVEL GARAGE SPACES						REAR YARD SETBACK	Greater of ½ Building Height or 15'	229.3 Feet	229.3 Feet
STANDARD SPACES	9 x 18	9 x 19		124	124	MAXIMUM FLOOR AREA RATIO	2.25	1.72	1.72
STANDARD ACCESSIBLE SPACES *	12 x 19	13 x 19		5	5		60 Feet	68.50 Feet	84.17 Feet
VAN ACCESSIBLE SPACES	12 x 19	13 x 19		1	1	INTERIOR PARKING LANDSCAPING	5.0 %	8.0 %	14.0 %
SURFACE SPACES						PERCENTAGE			
STANDARD SPACES	9 x 18	9 x 19	997	301	264	* Zoning regulation requirements as specified in Newt 02-28-2020)	on Zoning Ordinance Chapter	30 December 31, 201	7 (Updated
STANDARD ACCESSIBLE SPACES *	12 x 19	8 x 19	14	8	8				
VAN ACCESSIBLE SPACES	12 x 19	8 x 19	2	4	4				
TOTAL SPACES			1,013***	1,529	1,492				
LOADING BAYS**			4	4	6				

* ADA/STATE/LOCAL REQUIREMENTS

** LOADING BAYS: BAY FOR LAND USE (IN SF) PER SECTION 5.1.12 OF THE ZONING ORDINANCE *** REQUIRED TOTAL STANDARD SPACES FOR SURFACE AND GARAGE COMBINED

Zoning Summary Chart



101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770





Riverside Center

275 Grove street Newton, Massachusetts

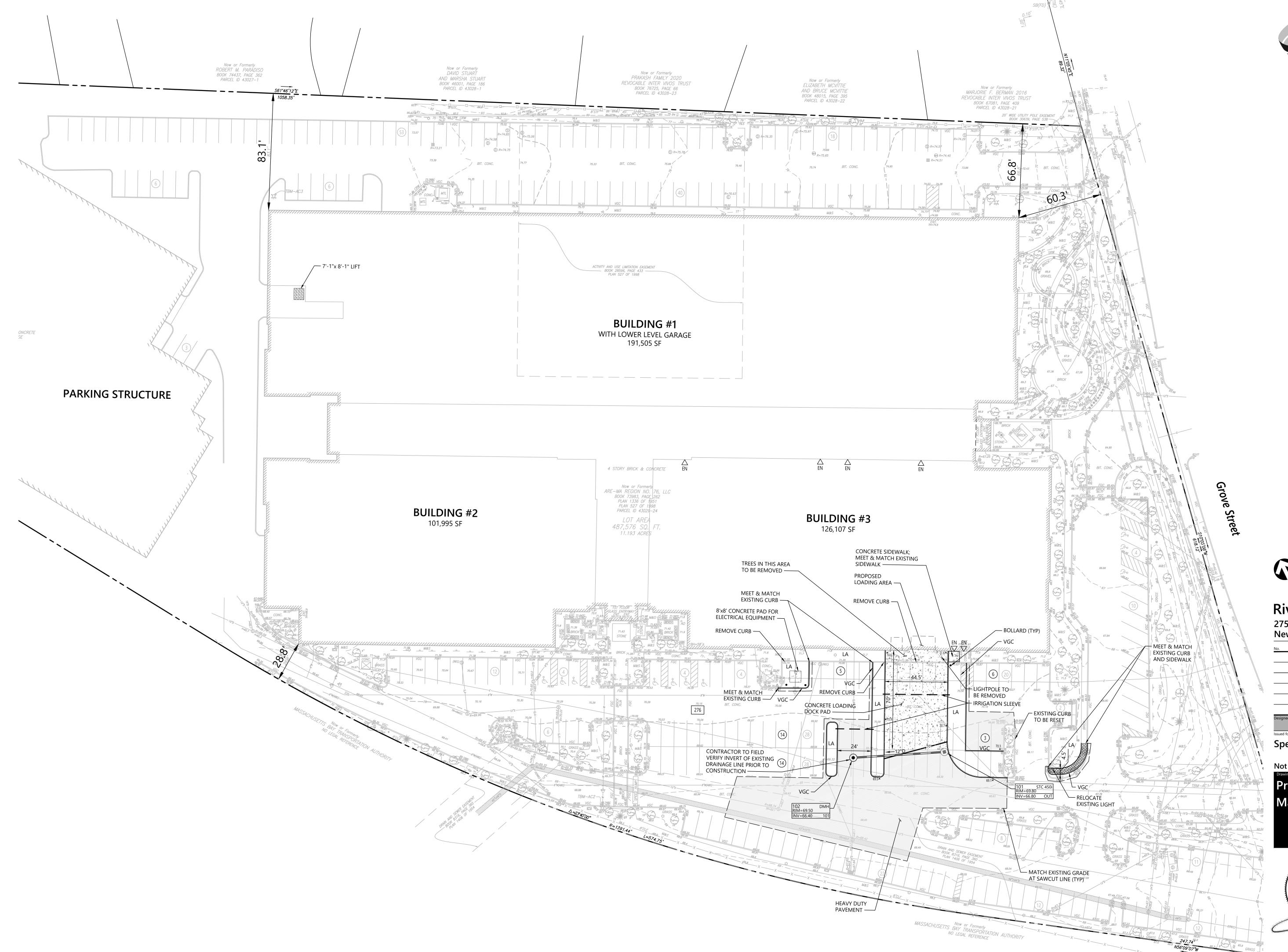
Date	Appvd.
Checked by	_
	CPN
Date	
7/2	22/2021
	Checked by Date

Not Approved for Construction

Proposed Site Plan

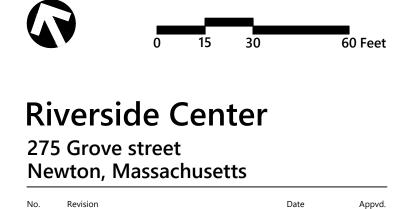
Drawing Number

CONOR P. NAGLE CIVIL No. 46302	C2.00
No. 46302	Sheet of 26
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08/05/2021 🜔	Project Number 15366.00



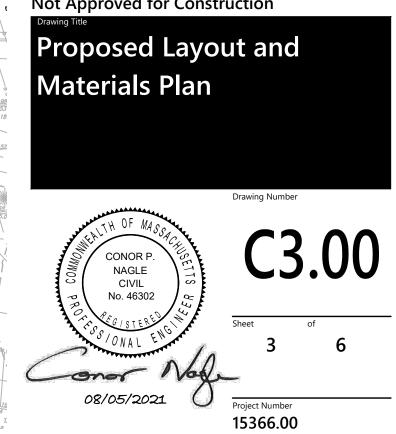


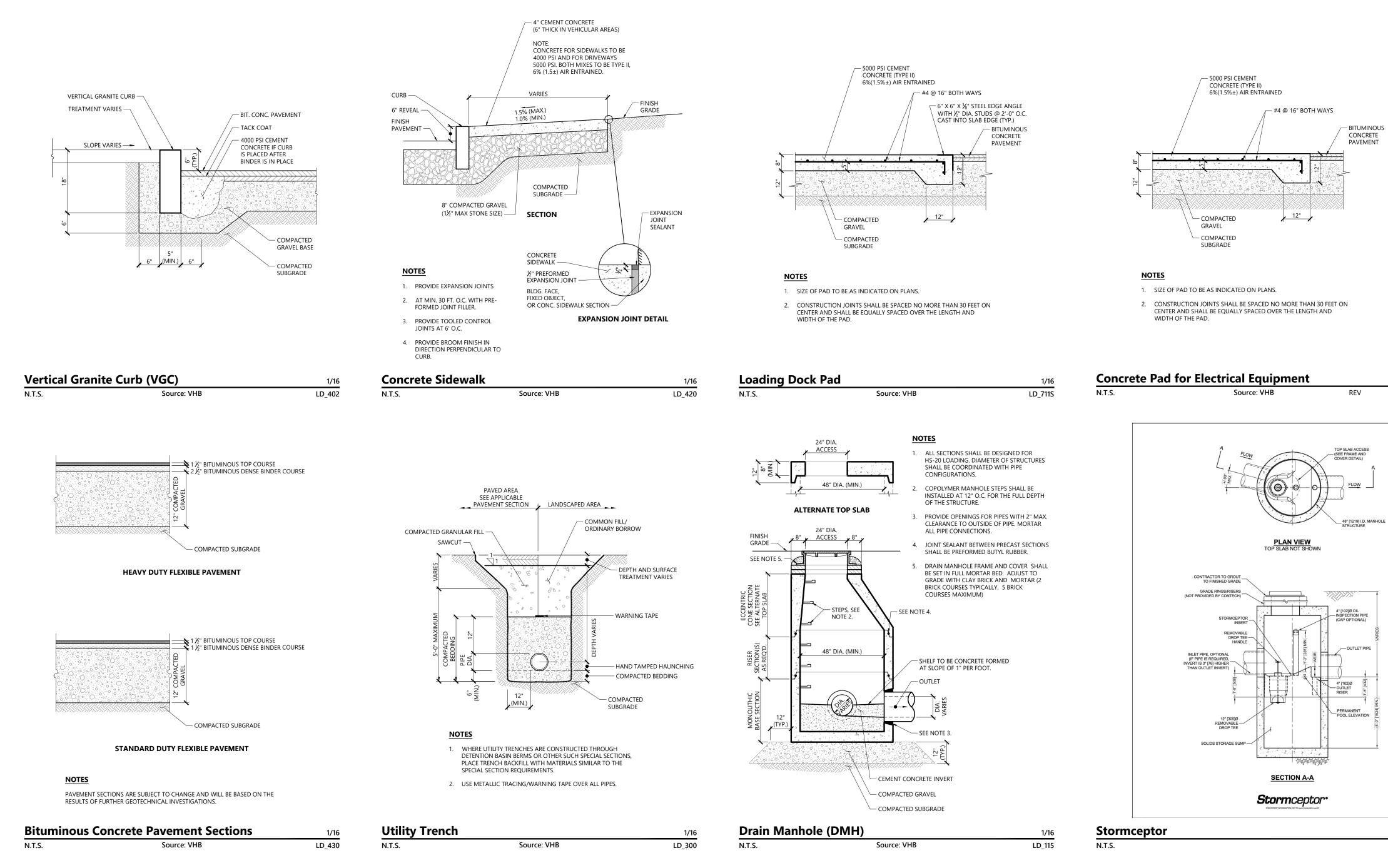
PO Box 9151 Watertown, MA 02471 617.924.1770

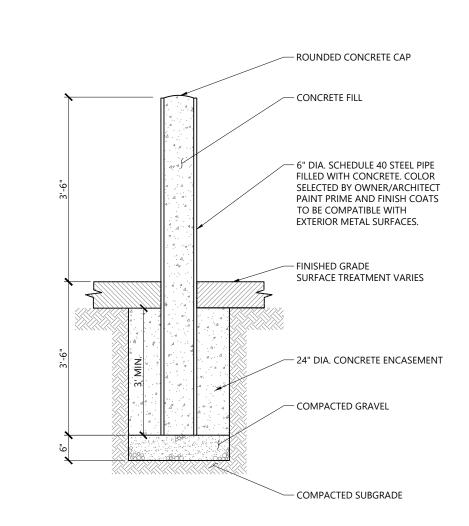


Designed by	Checked by
VGT	CPN
Issued for	Date
Special Permit	7/22/2021

Not Approved for Construction









101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770

1/16 Bollard LD_711 N.T.S. Source: VHB

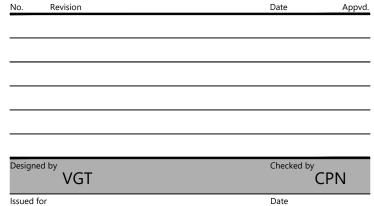
9/17 LD_700

ST	ORMCEPTOR DES	IGN NOTES			
THE STANDARD STC450I CONFIGURATION WITH F ARE AVAILABLE AND ARE LISTED BELOW. SOME				TE CONFIG	URATIONS
CONFIGURATION DESCRIPTION					
GRATED INLET ONLY (NO INLET PIPE)					
GRATED INLET WITH INLET PIPE OR PIPES					
CURB INLET ONLY (NO INLET PIPE)					
CURB INLET WITH INLET PIPE OR PIPES					
			TE SPECI REQUIRE		s
		STRUCTURE ID			
		WATER QUALITY FLOW PEAK FLOW RATE (cfs)	
		RETURN PERIOD OF PE			
		RIM ELEVATION	unger la		DIALETER
CONTECH		PIPE DATA: INLET PIPE 1	INVERT N	MATERIAL	DIAMETER
wassforestation		INLET PIPE 2			
		OUTLET PIPE	UIREMENTS:		
RAME AND COVER FRAM	E AND GRATE				
(MAY VARY)	ME AND GRATE (MAY VARY) OT TO SCALE				
(MAY VARY)	(MAY VARY) OT TO SCALE SS NOTED OTHERWISE. D STRUCTURE DIMENSIONS AND exh52.com SHALL BE IN ACCORDANCE WIT TURE MEETS REQUIREMENTS O SHTO HS20 LOAD RATING, ASSU INVERT ELEVATION. ENGINEER CAST WITH THE CONTECH LOG AST CONCRETE CONFORMING T RS [mm]. TH-FLOTATION PROVISIONS ARE SUFFICIENT LIFTING AND REAC STWEEN ALL STRUCTURE SECTIO	TH ALL DESIGN DATA AND PF PROJECT. MING EARTH COVER OF 0' OF RECORD TO CONFIRM O. ASTM C478 AND AASHTI SITE-SPECIFIC DESIGN CO H CAPACITY TO LIFT AND DNS AND ASSEMBLE STRU	INFORMATION (- 2' [610], AND G ACTUAL GROUI O LOAD FACTOF ONSIDERATIONS SET THE STORM JCTURE.	CONTAINED GROUNDWA NDWATER E R DESIGN M S AND SHAL MCEPTOR N	D IN THIS NTER ELEVATION. IETHOD. LL BE MANHOLE

Source: Contech

Riverside Center

275 Grove street Newton, Massachusetts



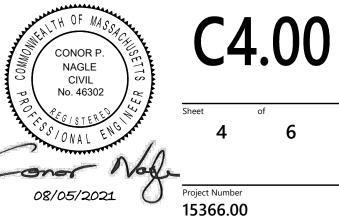
Special Permit

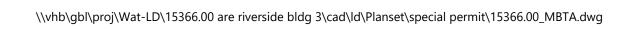
7/22/2021

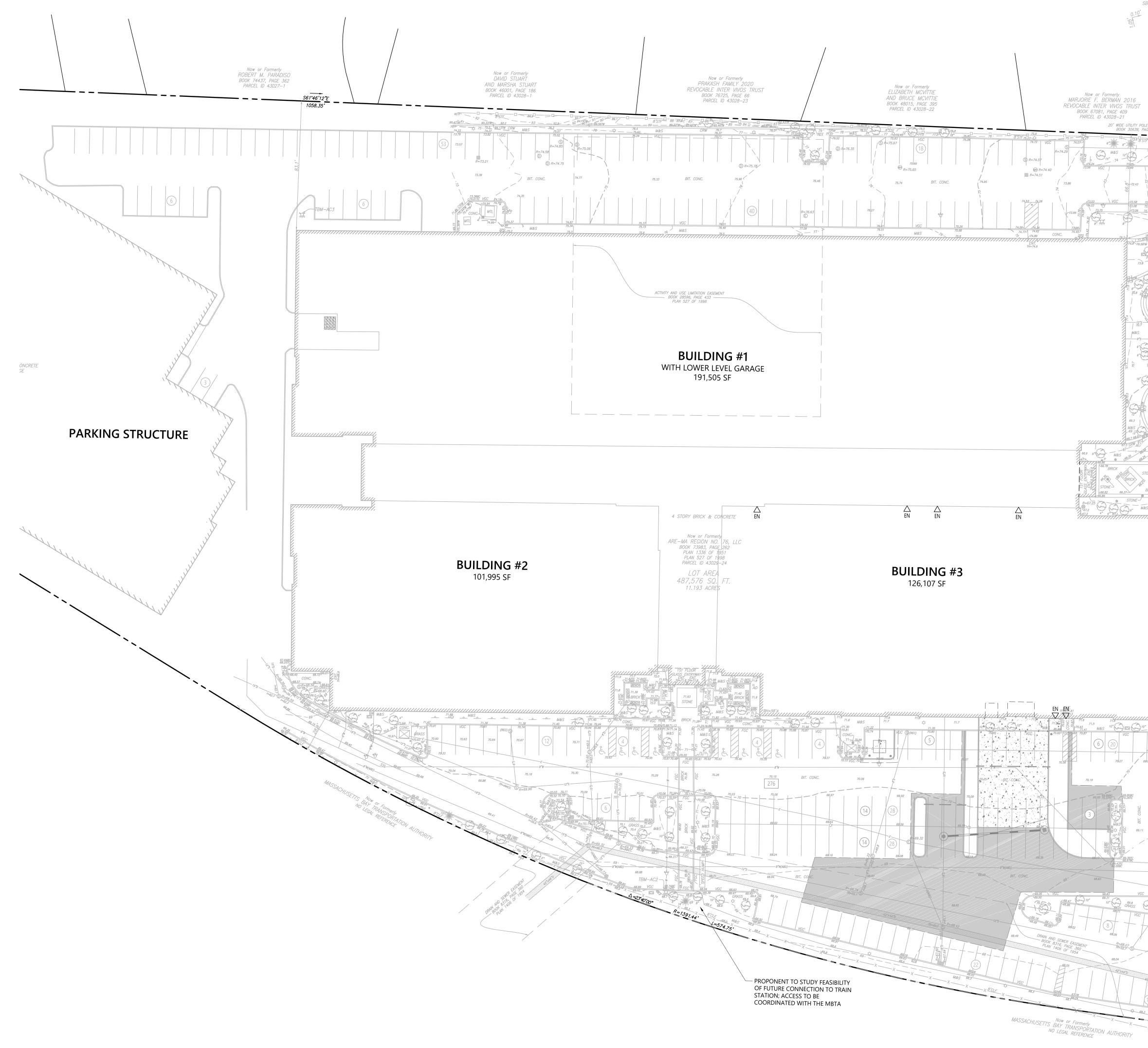
Not Approved for Construction

Site Details









SB(FD)

0.10

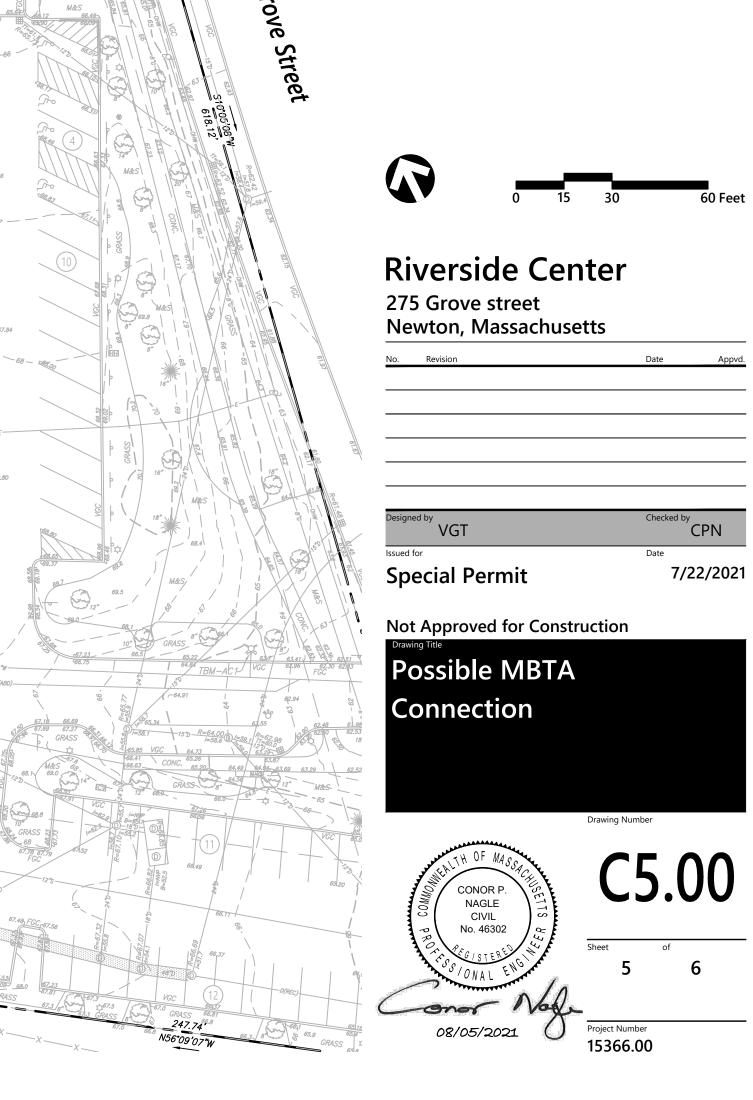
20' WIDE UTILITY POLE EASEMEN BOOK 30639, PAGE 538—

STONE

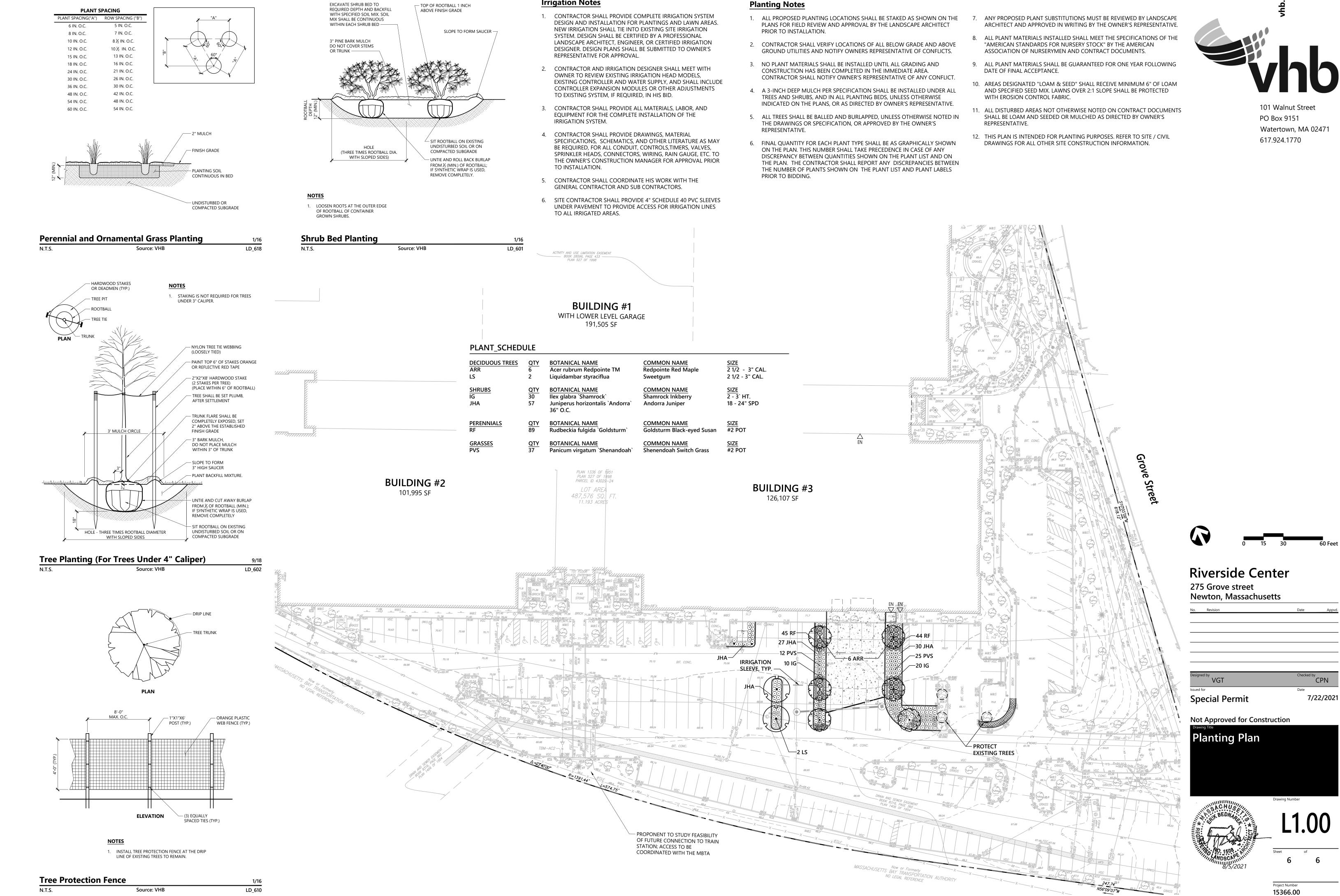
M&S



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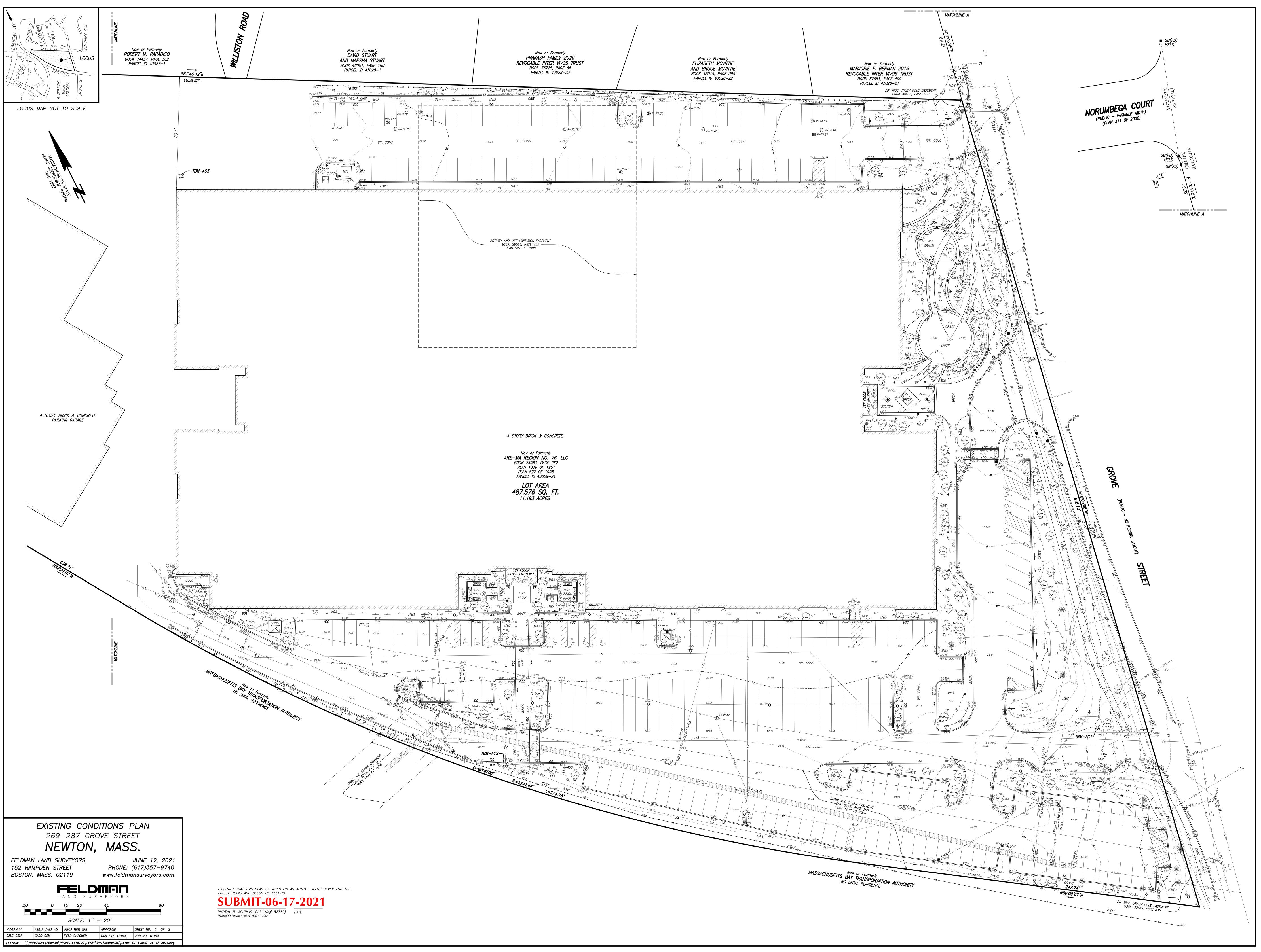


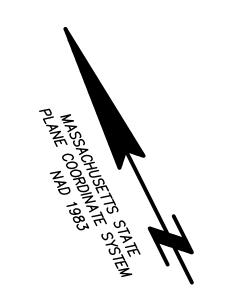
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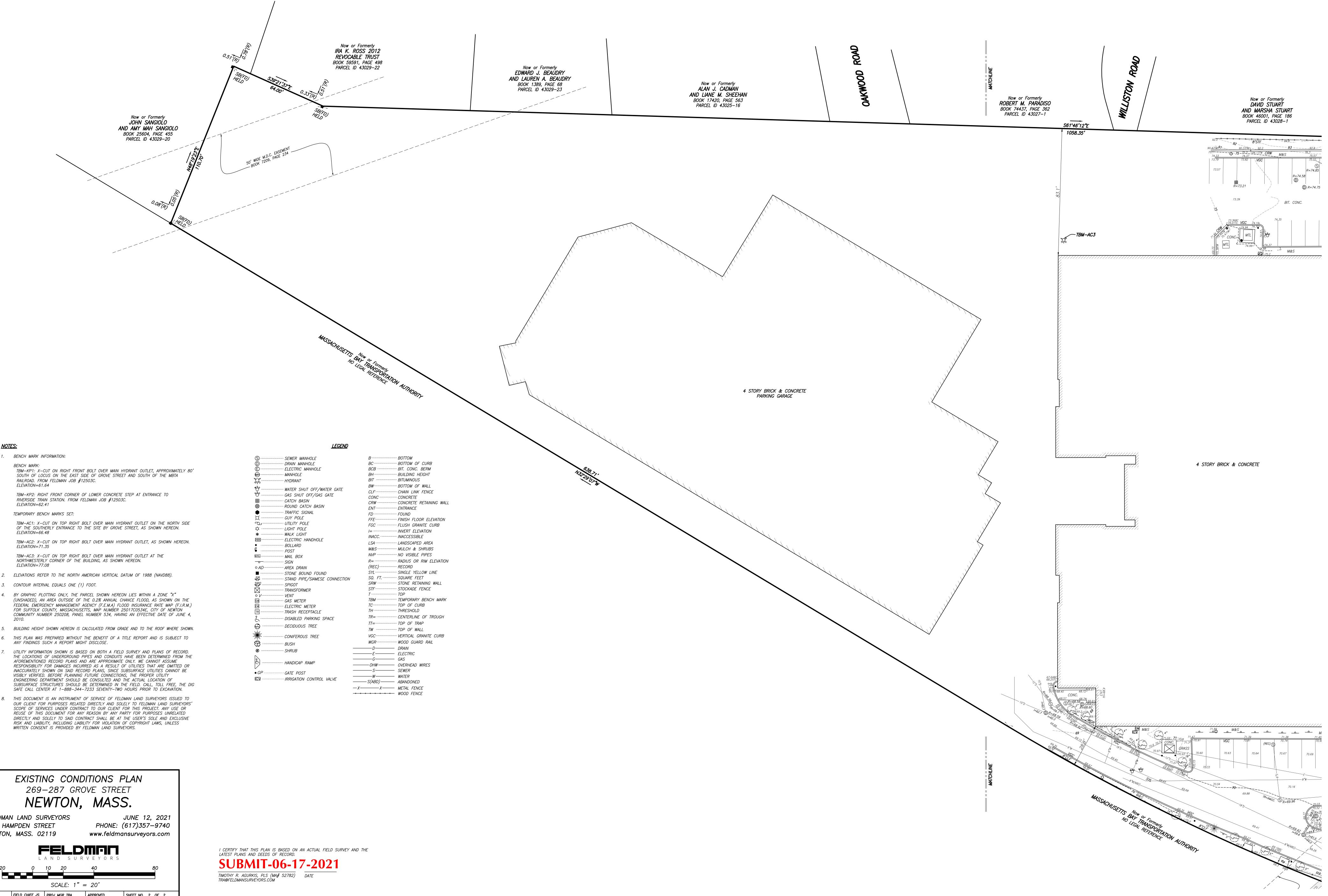


Irrigation Notes









<u>NOTES:</u>

- 1. BENCH MARK INFORMATION:
- BENCH MARK: TBM-KP1: X-CUT ON RIGHT FRONT BOLT OVER MAIN HYDRANT OUTLET, APPROXIMATELY 80' SOUTH OF LOCUS ON THE EAST SIDE OF GROVE STREET AND SOUTH OF THE MBTA RAILROAD. FROM FELDMAN JOB #12503C. ELEVATION=61.64
- TBM-KP2: RIGHT FRONT CORNER OF LOWER CONCRETE STEP AT ENTRANCE TO RIVERSIDE TRAIN STATION. FROM FELDMAN JOB #12503C. ELEVATION=62.41
- TBM-AC1: X-CUT ON TOP RIGHT BOLT OVER MAIN HYDRANT OUTLET ON THE NORTH SIDE OF THE SOUTHERLY ENTRANCE TO THE SITE BY GROVE STREET, AS SHOWN HEREON. ELEVATION=66.48
- TBM—AC3: X—CUT ON TOP RIGHT BOLT OVER MAIN HYDRANT OUTLET AT THE
- ELEVATION=77.08
- 3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0534E, CITY OF NEWTON COMMUNITY NUMBER 250208, PANEL NUMBER 534, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- 5. BUILDING HEIGHT SHOWN HEREON IS CALCULATED FROM GRADE AND TO THE ROOF WHERE SHOWN. 6. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG
- 8. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

