

Site Plans

Issued for	Special Permit
Date Issued	July 22, 2021
Latest Issue	July 22, 2021

Riverside Center

275 Grove Street
Newton, MA



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	July 22, 2021
C2.00	Proposed Site Plan	July 22, 2021
C3.00	Proposed Layout and Materials Plan	July 22, 2021
C4.00	Site Details	July 22, 2021
C5.00	Possible MBTA Connection	July 22, 2021
L-1.00	Planting Plan	July 22, 2021

Reference Drawings

No.	Drawing Title	Latest Issue
SHEET 1-2	Existing Conditions Plan	June 17, 2021

Owner/Applicant

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

Assessor's Map: 43029 Lot: 0024





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

Legend table with columns: Exist., Prop., and descriptions for various site features like property lines, pavements, curbs, and utilities.

Abbreviations

Abbreviations table with columns: General and Utility, listing codes for items like ABAN (Abandon), ACR (Accessible Curb Ramp), and CB (Catch Basin).

Notes

- Notes 1-13 detailing construction requirements, safety protocols, and site management instructions.

Utilities

- Notes 14-20 detailing utility specifications, including catch basins, manholes, and pipe materials.

Layout and Materials

- Notes 1-6 detailing layout and material specifications for curbs, pavements, and site boundaries.

Demolition

- Notes 1-5 detailing demolition procedures, including removal of existing structures and utilities.

Erosion Control

- Notes 1-5 detailing erosion control measures, including silt fences, catch basins, and sedimentation control.

Existing Conditions Information

- Notes 1-2 detailing existing conditions, including property lines and topography.

Document Use

- Notes 1-5 detailing document use, including professional service requirements and electronic versions.

Riverside Center
275 Grove street
Newton, Massachusetts

Revision table with columns: No., Revision, Date, Appr.

Designed by VGT Checked by CPN
Issued for Date

Special Permit 7/22/2021

Not Approved for Construction
Drawing Title
Legend and
General Notes

Professional Engineer seal for CONOR P. NAGLE, CIVIL, No. 46302, dated 08/05/2021. Sheet 1 of 6. Project Number 15366.00.



101 Walnut Street
PO Box 9151
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Parking Requirements:

LABORATORY	193,351 SF	x	1 SPACES /	1,000	=	193 SPACES
	483* EMP	x	1 SPACES /	4 EMP	=	121 SPACES
OFFICE	20,000 SF	x	1 SPACES /	250	=	80 SPACES
	206,257 SF	x	1 SPACES /	333	=	619 SPACES
TOTAL PARKING REQUIRED						= 1,013 SPACES

* ESTIMATED BASED ON 400 SF PER EMPLOYEE

Parking Summary Chart

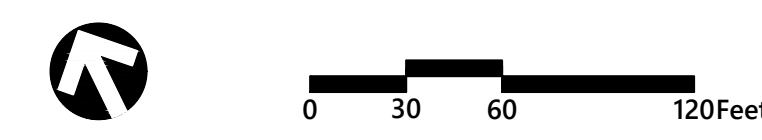
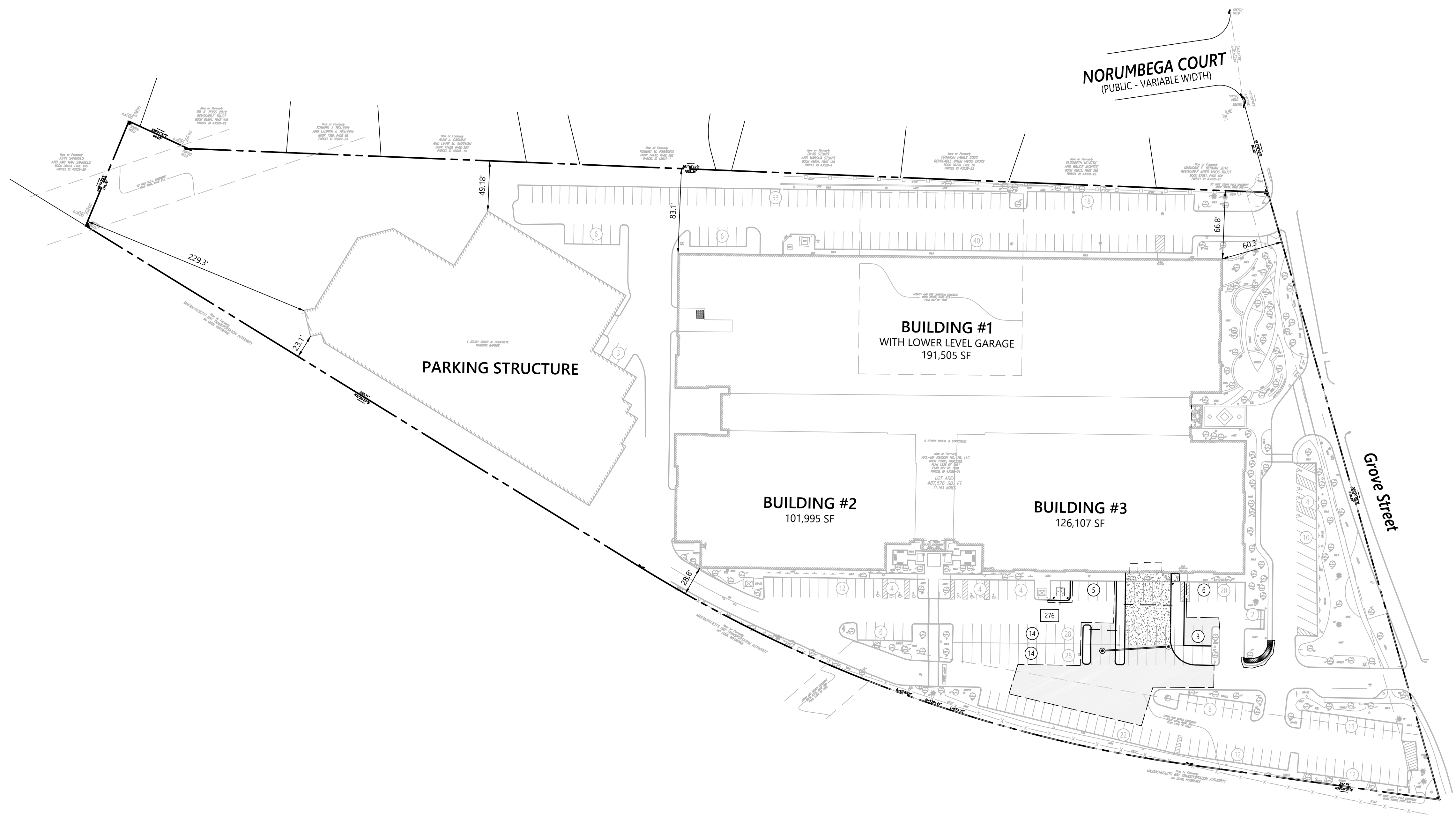
Description	Size		Spaces	
	Required	Provided	Required	Existing
PARKING STRUCTURE SPACES				
STANDARD SPACES	9 x 18	9 x 19	1,080	1,080
STANDARD ACCESSIBLE SPACES *	12 x 19	13 x 19	5	5
VAN ACCESSIBLE SPACES	12 x 19	13 x 19	1	1
BUILDING #1 WITH LOWER LEVEL GARAGE SPACES				
STANDARD SPACES	9 x 18	9 x 19	124	124
STANDARD ACCESSIBLE SPACES *	12 x 19	13 x 19	5	5
VAN ACCESSIBLE SPACES	12 x 19	13 x 19	1	1
SURFACE SPACES				
STANDARD SPACES	9 x 18	9 x 19	997	301
STANDARD ACCESSIBLE SPACES *	12 x 19	8 x 19	14	8
VAN ACCESSIBLE SPACES	12 x 19	8 x 19	2	4
TOTAL SPACES			1,013***	1,529
LOADING BAYS**			4	4

* 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

Zoning District(S):	Business 4 (BU4)		
Overlay District(S):	N/A		
Zoning Regulation Requirements	Required*	Existing	Provided
MINIMUM LOT AREA	25,000 SF	487,576 SF	487,576 SF
FRONT YARD SETBACK	Lesser of 1/2 Building Height or Average	60.3 Feet	60.3 Feet
SIDE YARD SETBACK	Greater of 1/2 Building Height or 15'	23.1 Feet	23.1 Feet
REAR YARD SETBACK	Greater of 1/2 Building Height or 15'	229.3 Feet	229.3 Feet
MAXIMUM FLOOR AREA RATIO	2.25	1.72	1.72
MAXIMUM BUILDING HEIGHT	60 Feet	68.50 Feet	84.17 Feet
INTERIOR PARKING LANDSCAPING PERCENTAGE	5.0 %	8.0 %	14.0 %

* Zoning regulation requirements as specified in Newton Zoning Ordinance Chapter 30 December 31, 2017 (Updated 02-28-2020)



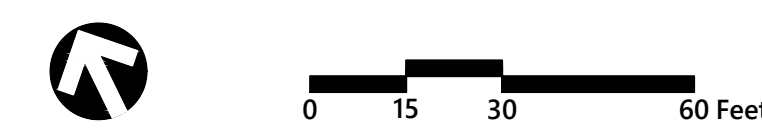
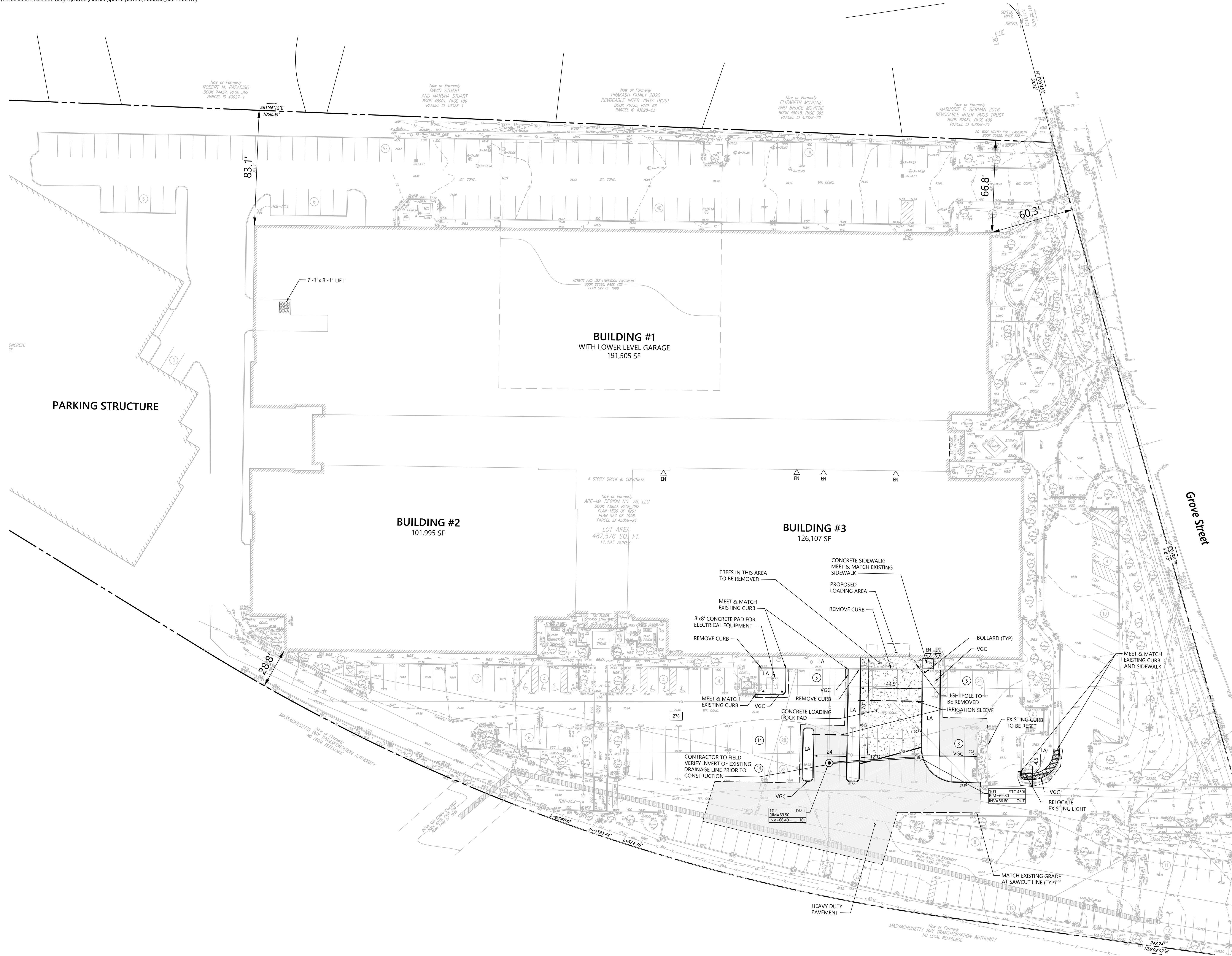
Riverside Center
275 Grove street
Newton, Massachusetts

No.	Revision	Date	App'd.

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

Not Approved for Construction
Drawing Title: Proposed Site Plan
Drawing Number: C2.00

Professional Engineer Seal for CONOR P. NAGLE, CIVIL ENGINEER, No. 46302, State of Massachusetts. Includes project number 15366.00 and sheet number 2 of 6.



Riverside Center
275 Grove street
Newton, Massachusetts

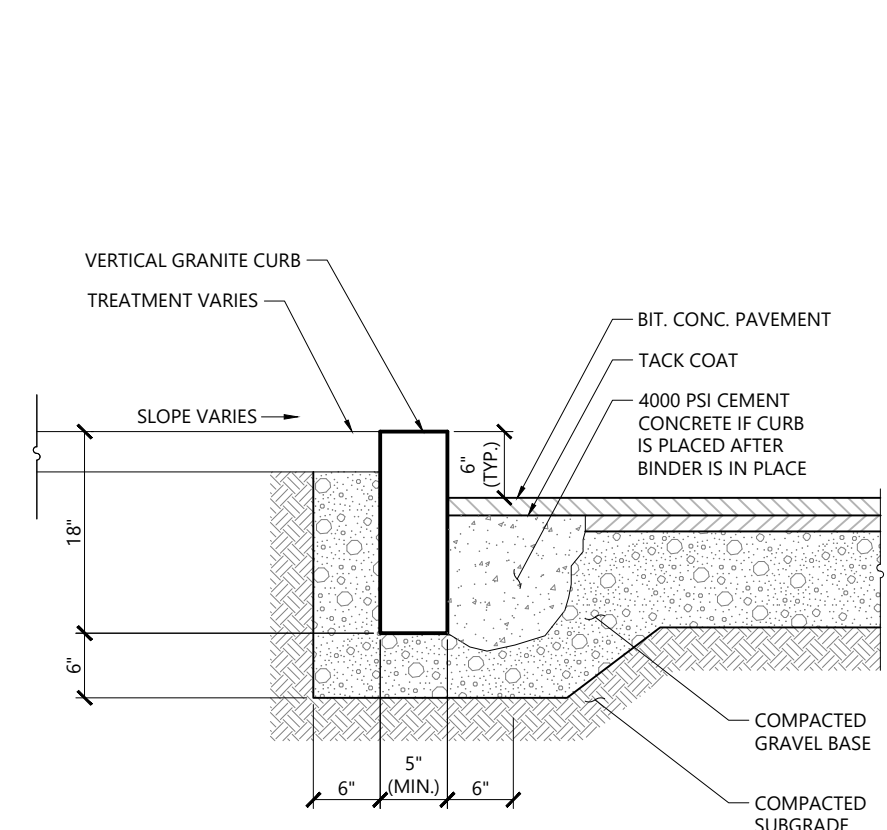
No.	Revision	Date	App'd.

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

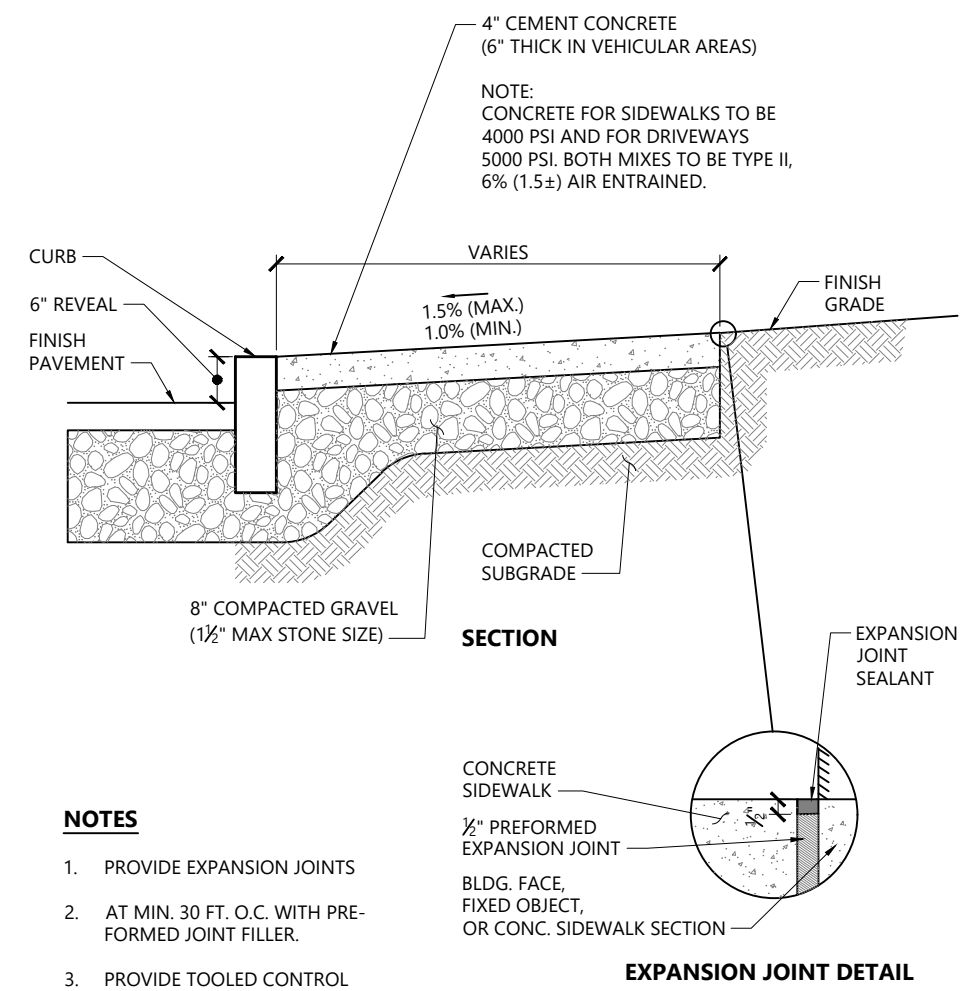
Not Approved for Construction
Proposed Layout and Materials Plan

Drawing Number: **C3.00**
 Sheet 3 of 6
 Project Number: 15366.00
 Date: 08/05/2021
 Engineer: CONOR P. NAGLE, CIVIL ENGINEER, No. 48302
 Project Number: 15366.00

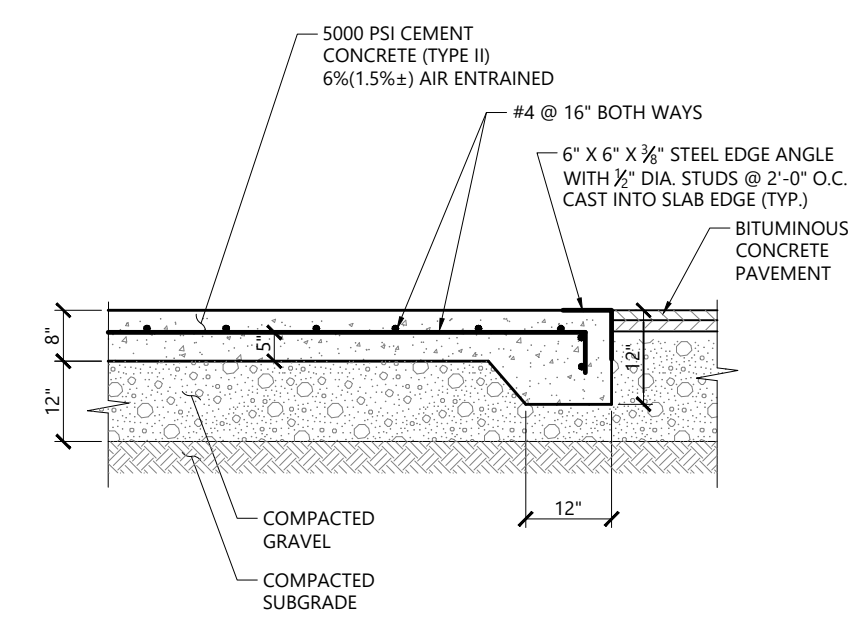
Saved Thursday, July 29, 2021 5:44:45 PM VGUZMANTANG Plotted Thursday, July 29, 2021 5:48:31 PM Vanessa Guzman Tang



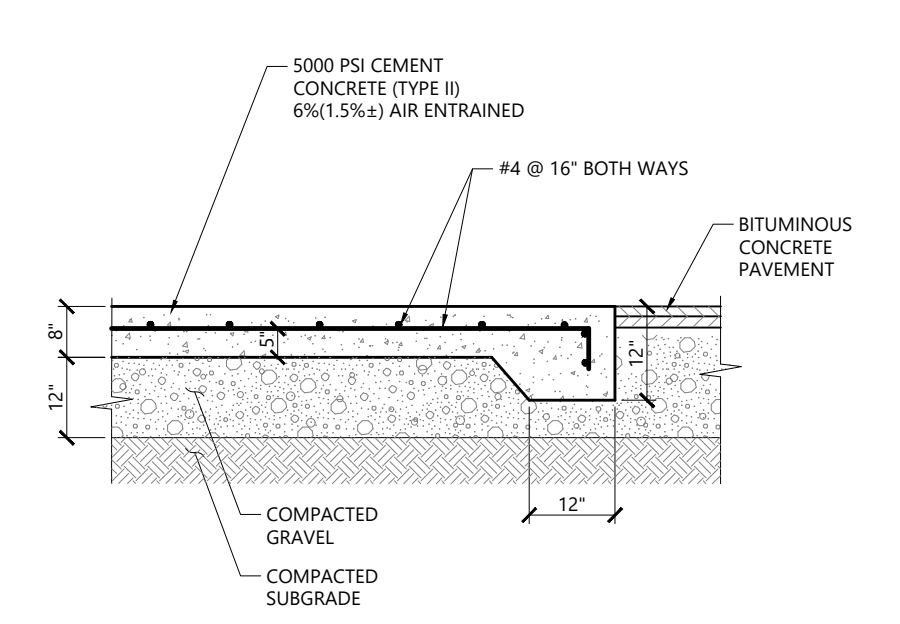
Vertical Granite Curb (VGC) 1/16
N.T.S. Source: VHB LD_402



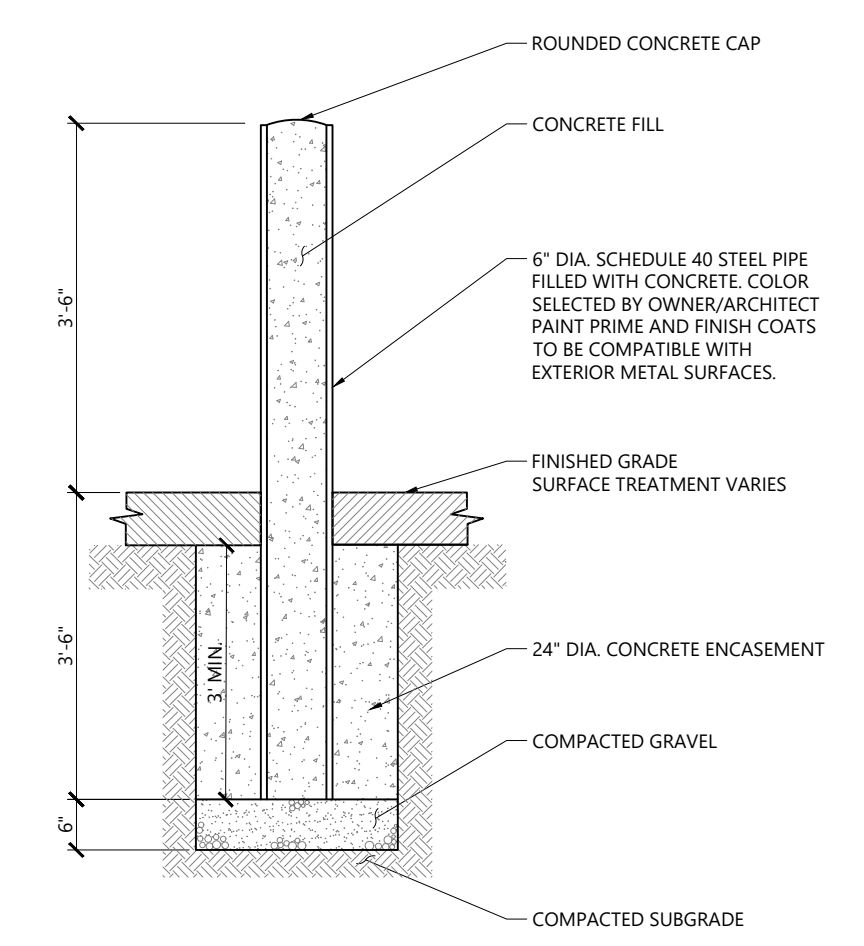
Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420



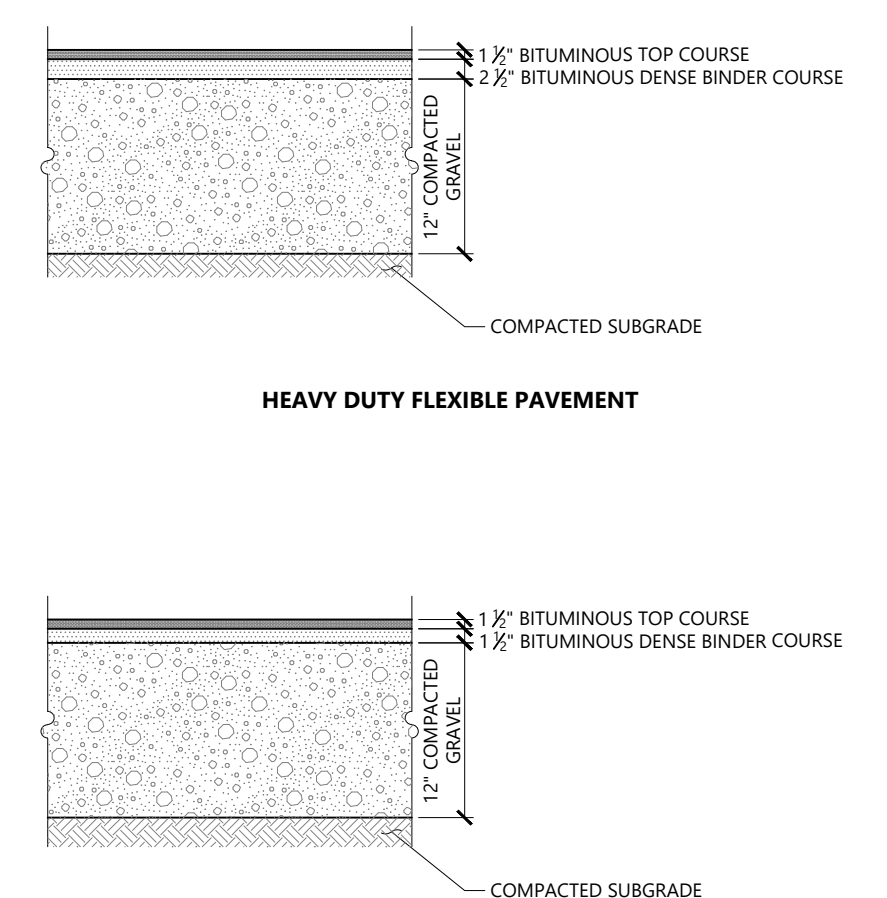
Loading Dock Pad 1/16
N.T.S. Source: VHB LD_715



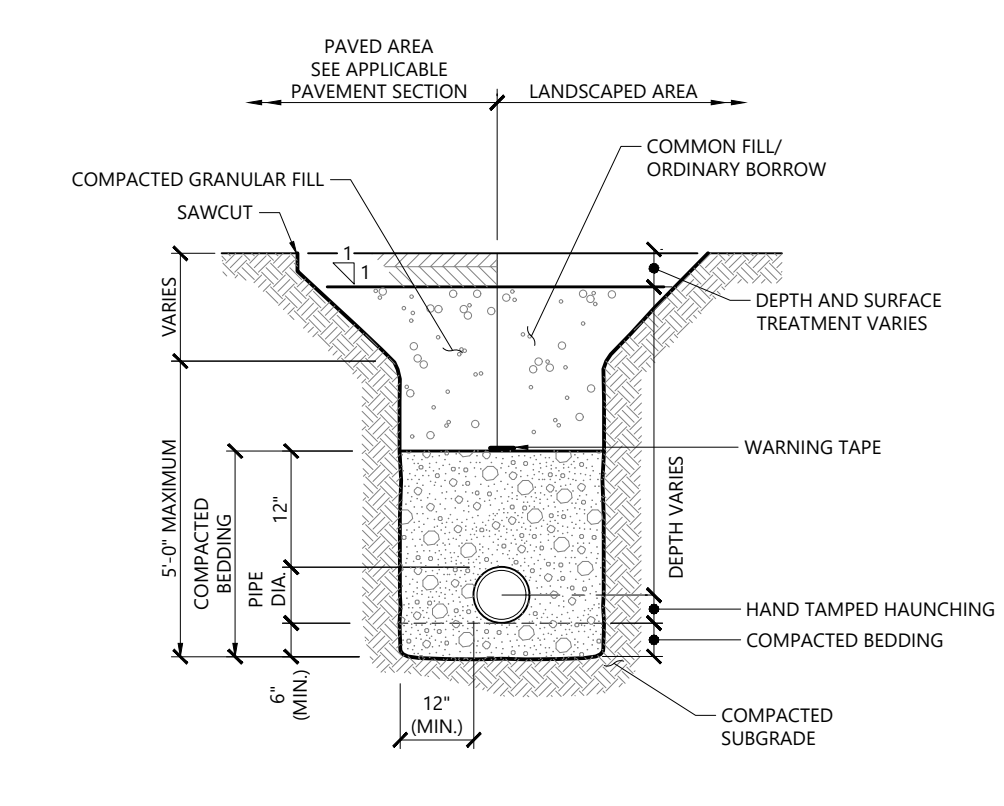
Concrete Pad for Electrical Equipment 1/16
N.T.S. Source: VHB REV LD_711



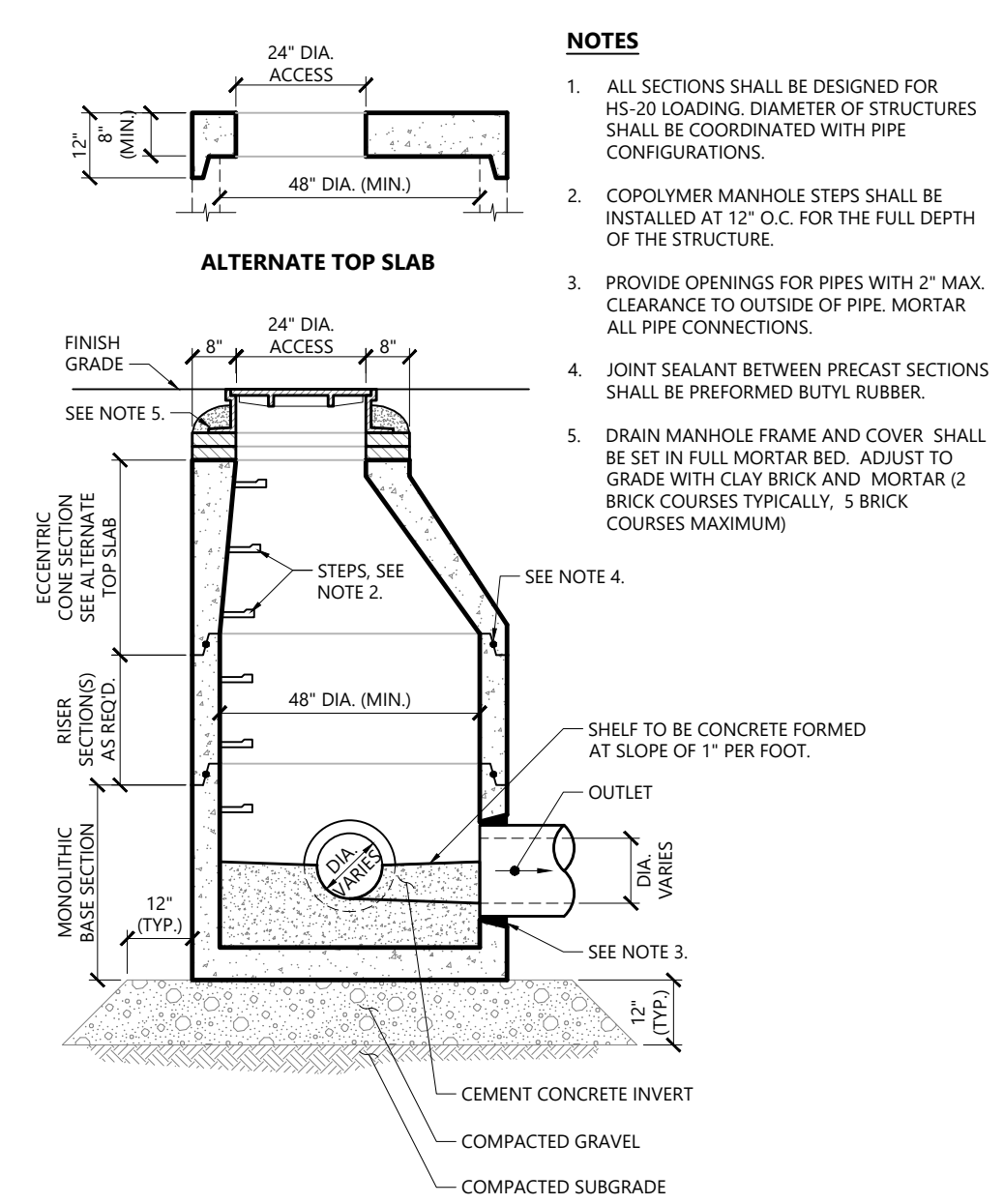
Bollard 9/17
N.T.S. Source: VHB LD_700



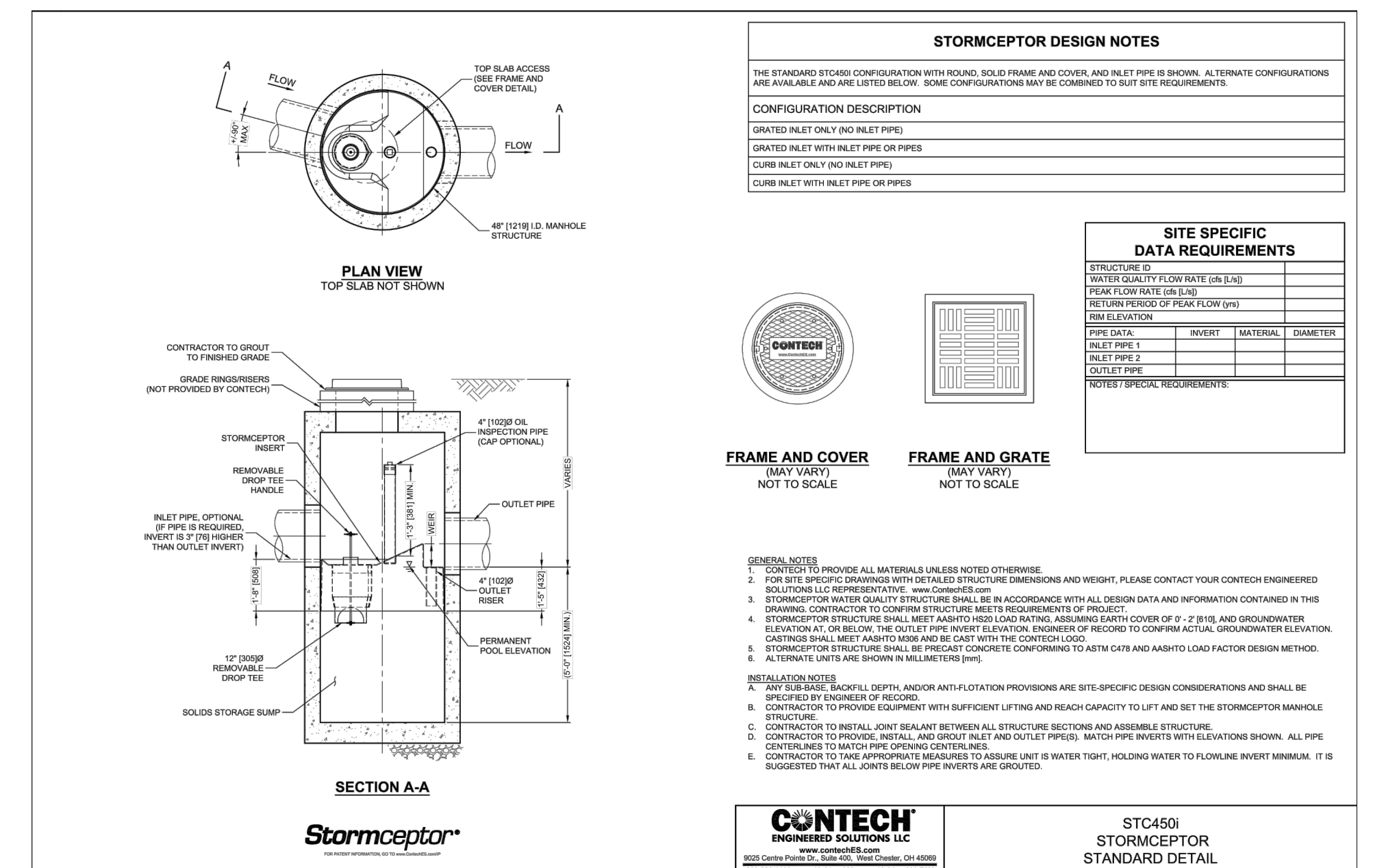
Bituminous Concrete Pavement Sections 1/16
N.T.S. Source: VHB LD_430



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



Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_315



Stormceptor 1/16
N.T.S. Source: Contech

Riverside Center
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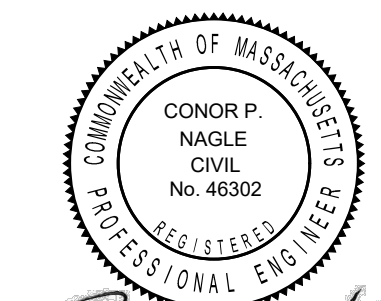
Designed by VGT Checked by CPN
Issued for _____ Date _____

Special Permit 7/22/2021

Not Approved for Construction

Site Details

Drawing Number _____



C4.00

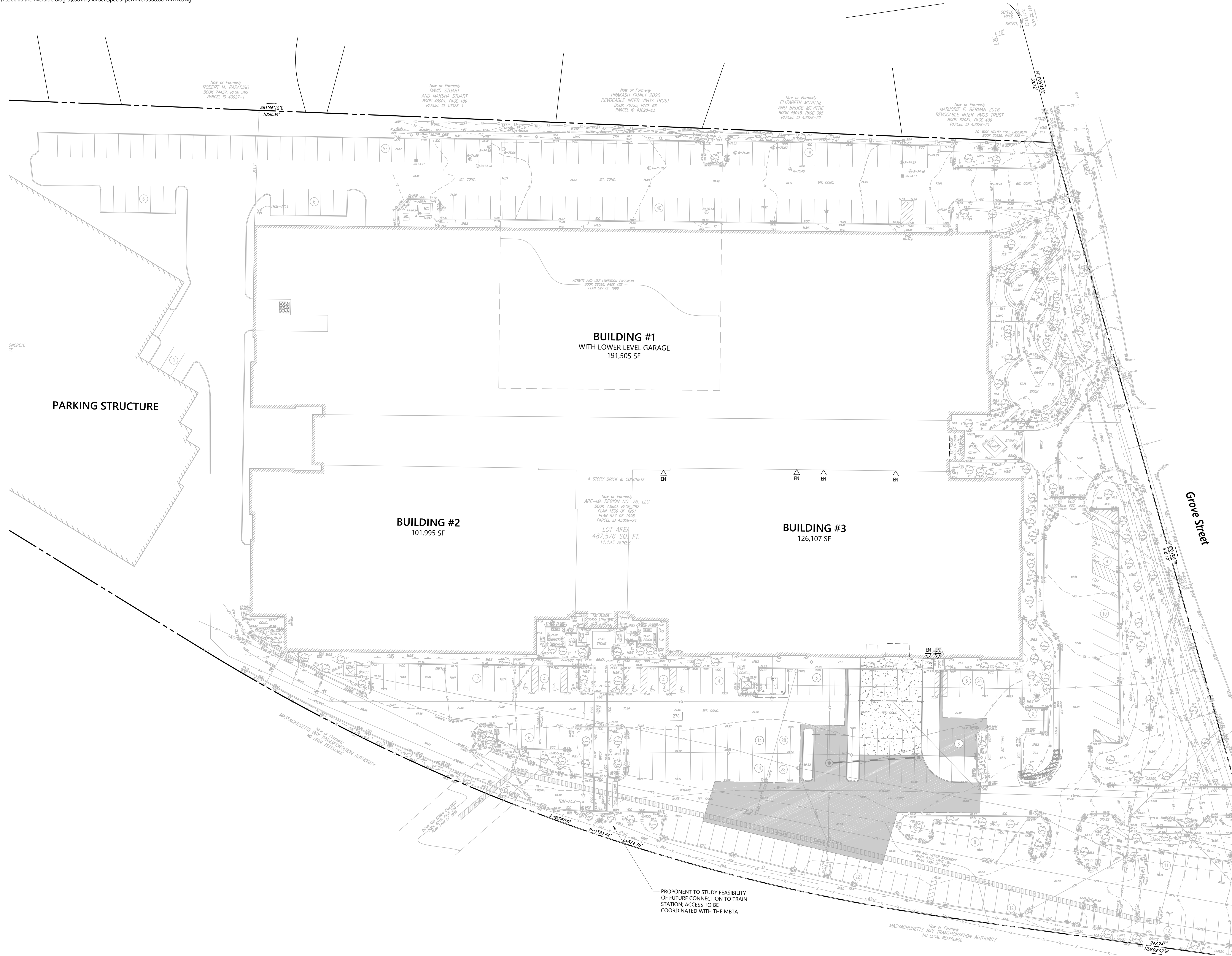
Sheet 4 of 6

Project Number 15366.00

08/05/2021



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Grove Street



0 15 30 60 Feet

Riverside Center
275 Grove street
Newton, Massachusetts

No.	Revision	Date	Aspt.

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

Not Approved for Construction
Drawing Title
Possible MBTA Connection

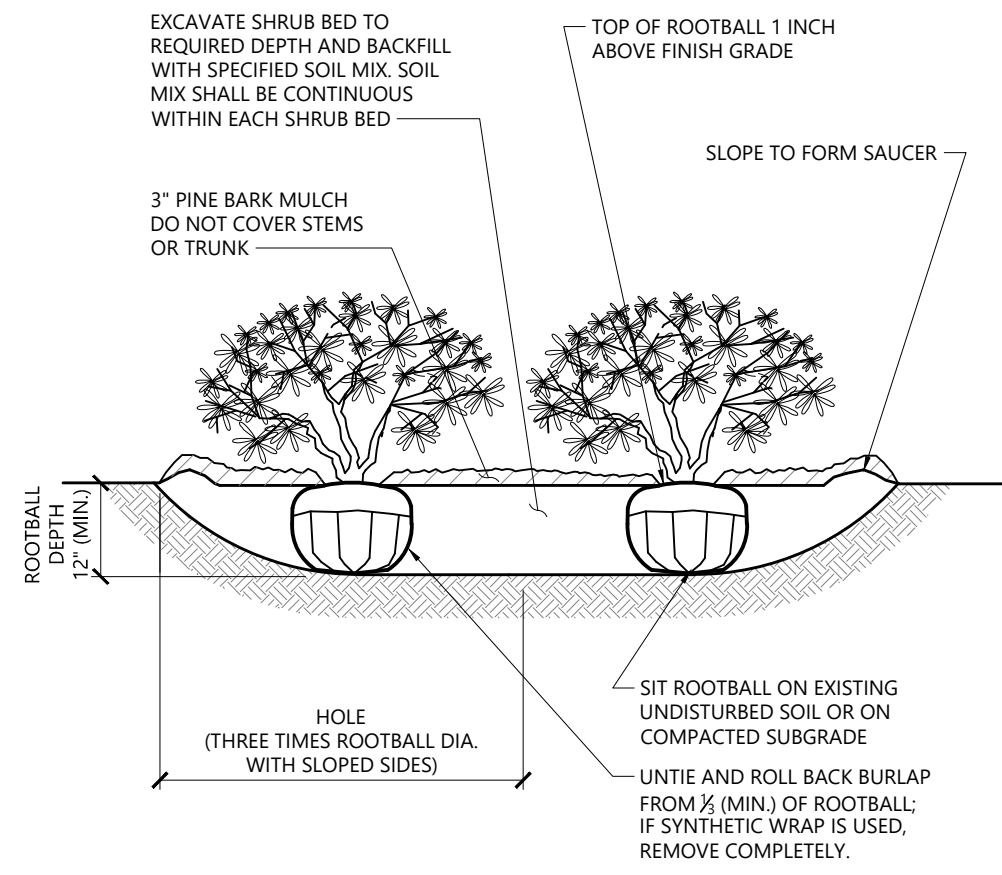
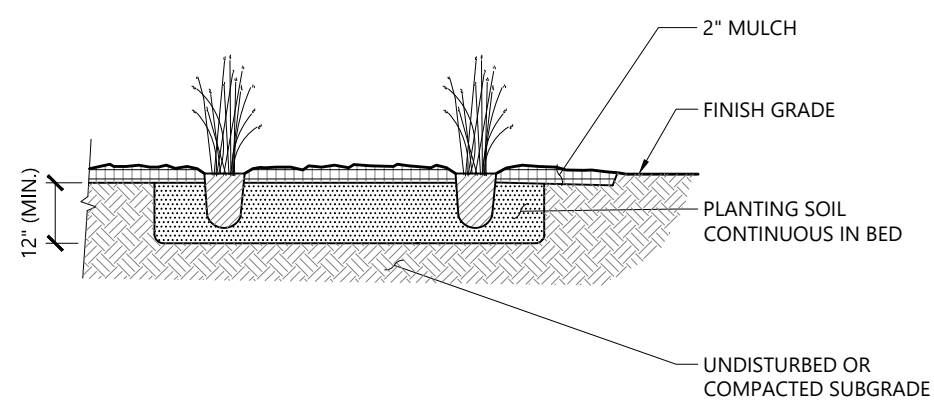
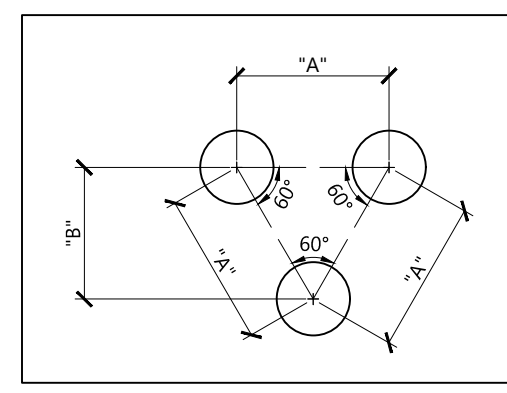
Drawing Number
C5.00

Sheet 5 of 6

Project Number
15366.00

08/05/2021

PLANT SPACING	
PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.



- NOTES**
- LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Irrigation Notes

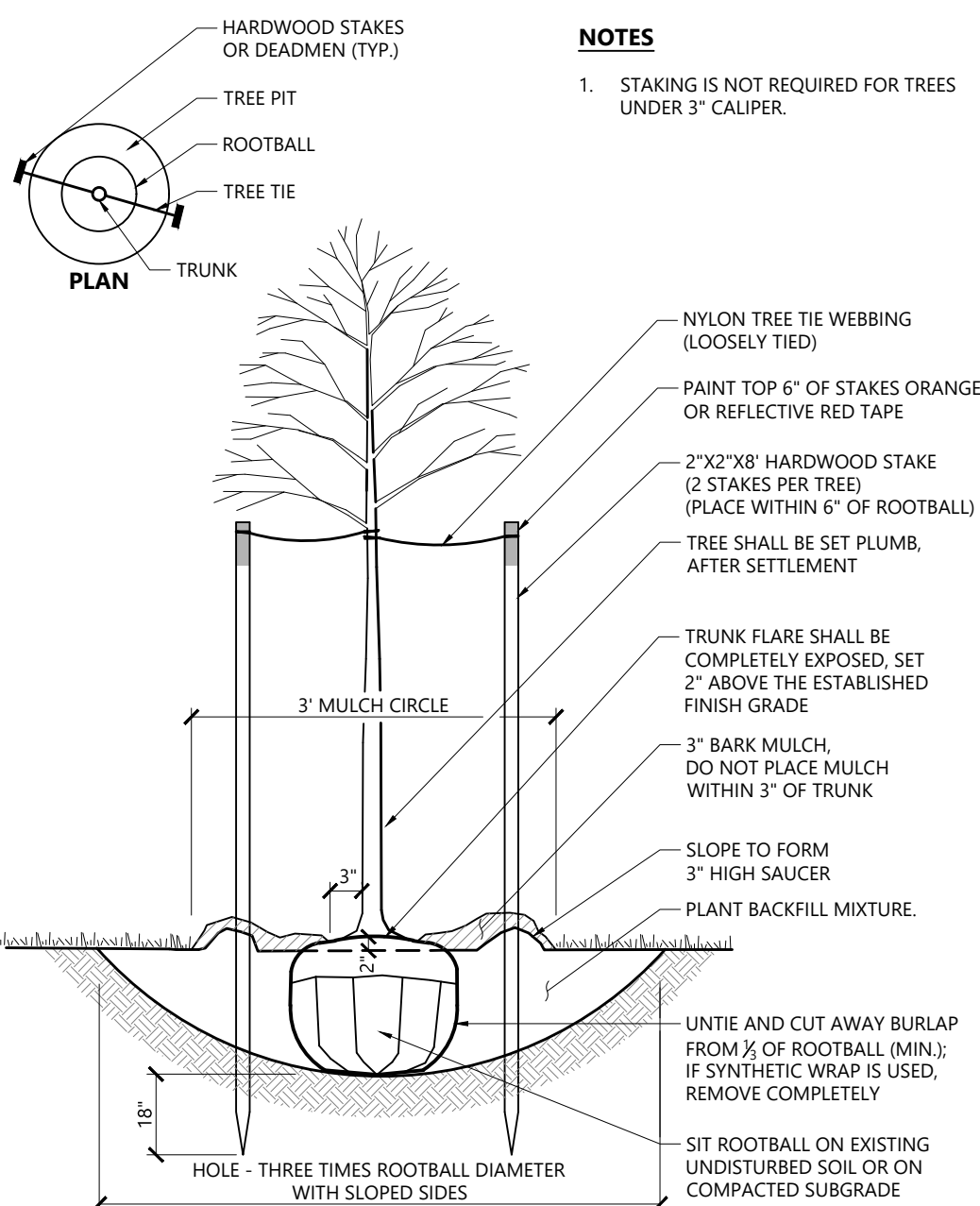
- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. NEW IRRIGATION SHALL TIE INTO EXISTING SITE IRRIGATION SYSTEM. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR AND IRRIGATION DESIGNER SHALL MEET WITH OWNER TO REVIEW EXISTING IRRIGATION HEAD MODELS, EXISTING CONTROLLER AND WATER SUPPLY, AND SHALL INCLUDE CONTROLLER EXPANSION MODULES OR OTHER ADJUSTMENTS TO EXISTING SYSTEM, IF REQUIRED, IN HIS BID.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Planting Notes

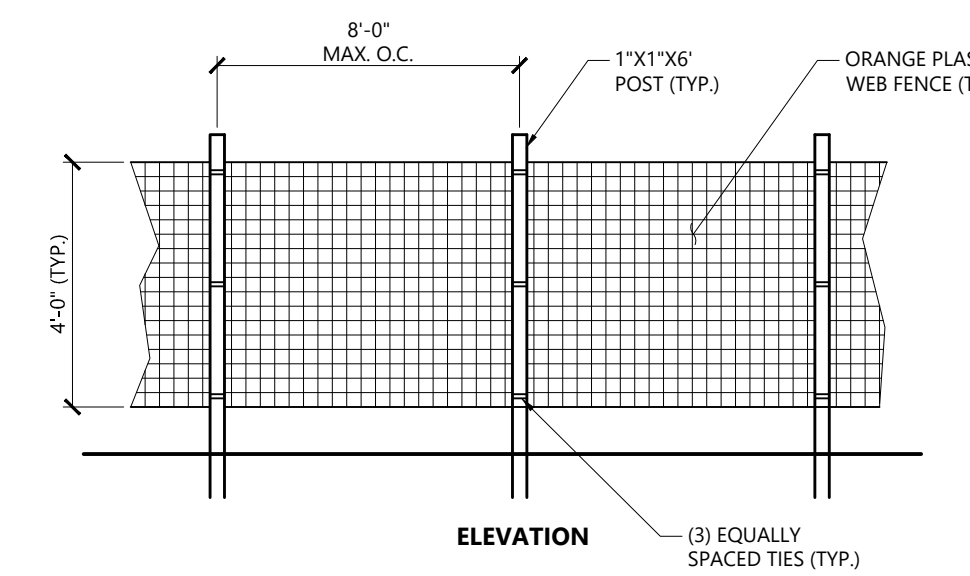
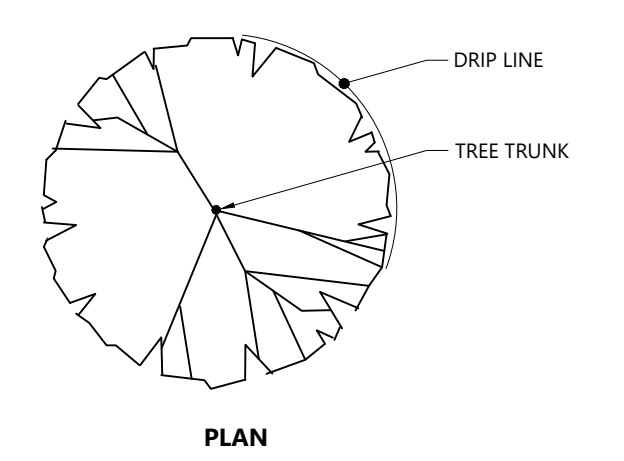
- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD. 618



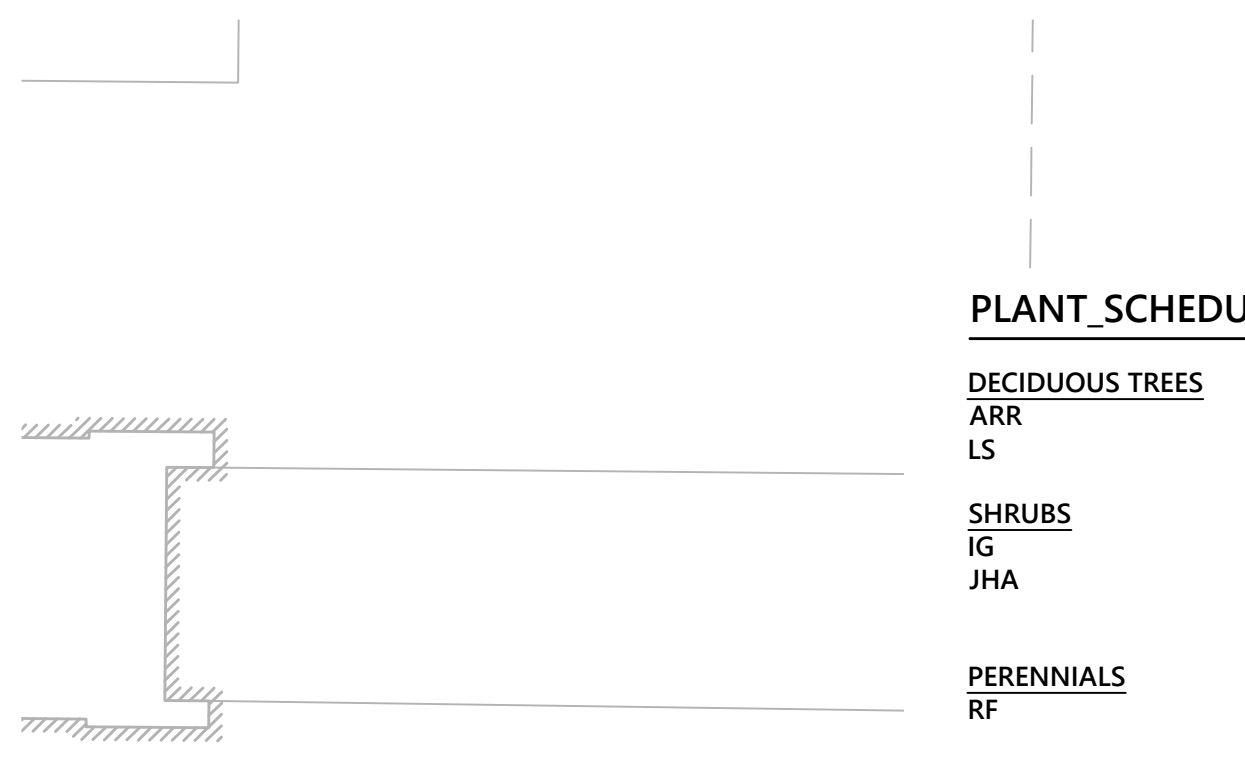
Tree Planting (For Trees Under 4" Caliper) 9/18
N.T.S. Source: VHB LD. 602



- NOTES**
- INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16
N.T.S. Source: VHB LD. 610

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD. 601



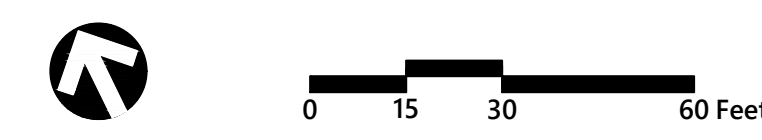
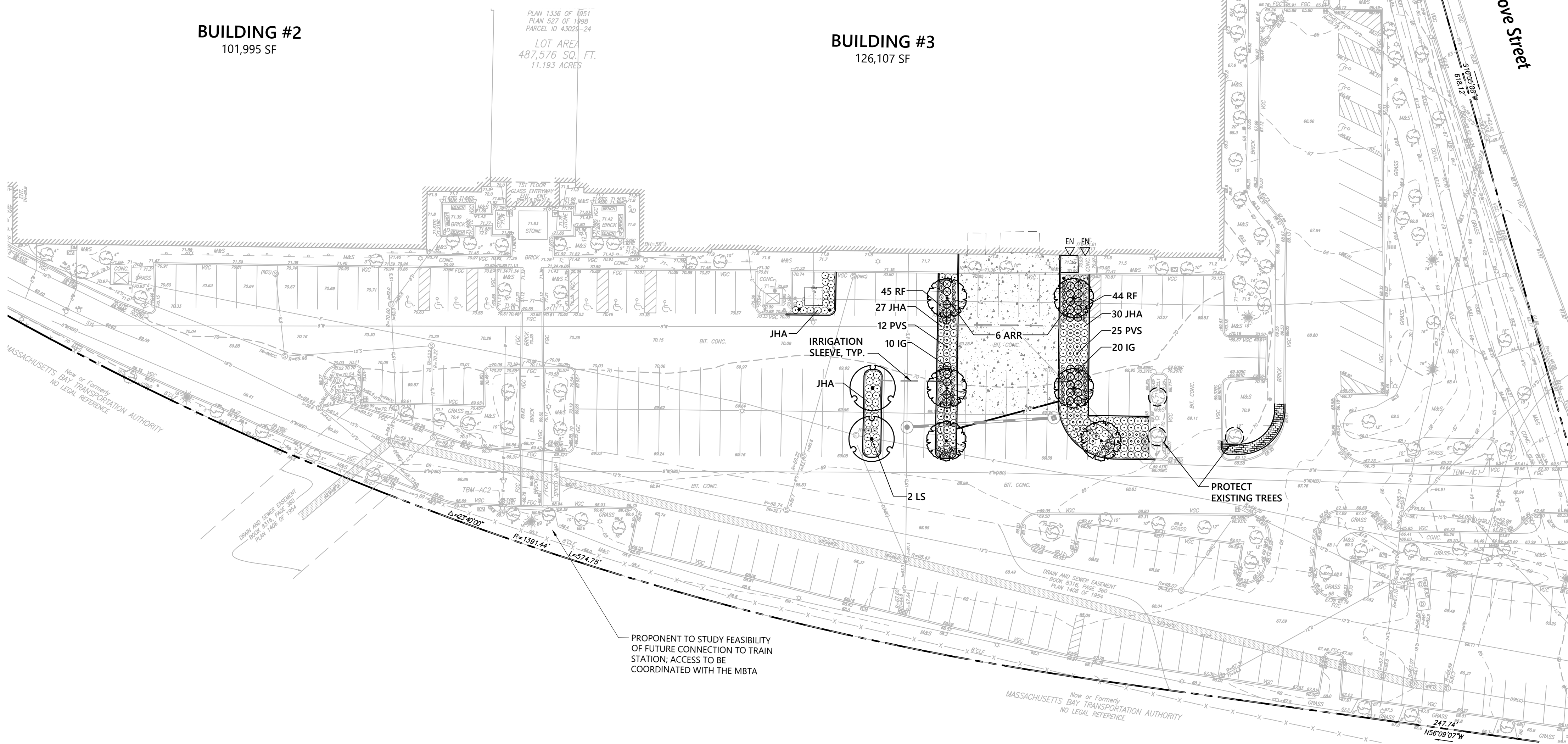
Building #2
101,995 SF

BUILDING #1
WITH LOWER LEVEL GARAGE
191,505 SF

BUILDING #3
126,107 SF

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARR	6	Acer rubrum Redpointe TM	Redpointe Red Maple	2 1/2 - 3" CAL.
LS	2	Liquidambar styraciflua	Sweetgum	2 1/2 - 3" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IG	30	Ilex glabra 'Shamrock'	Shamrock Inkberry	2 - 3' HT.
JHA	57	Juniperus horizontalis 'Andorra'	Andorra Juniper	18 - 24" SPD
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RF	89	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	#2 POT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PVS	37	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#2 POT



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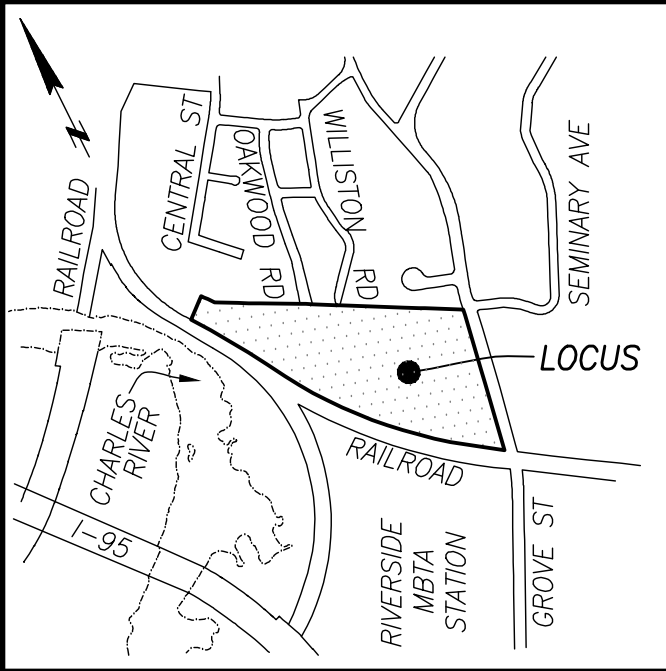
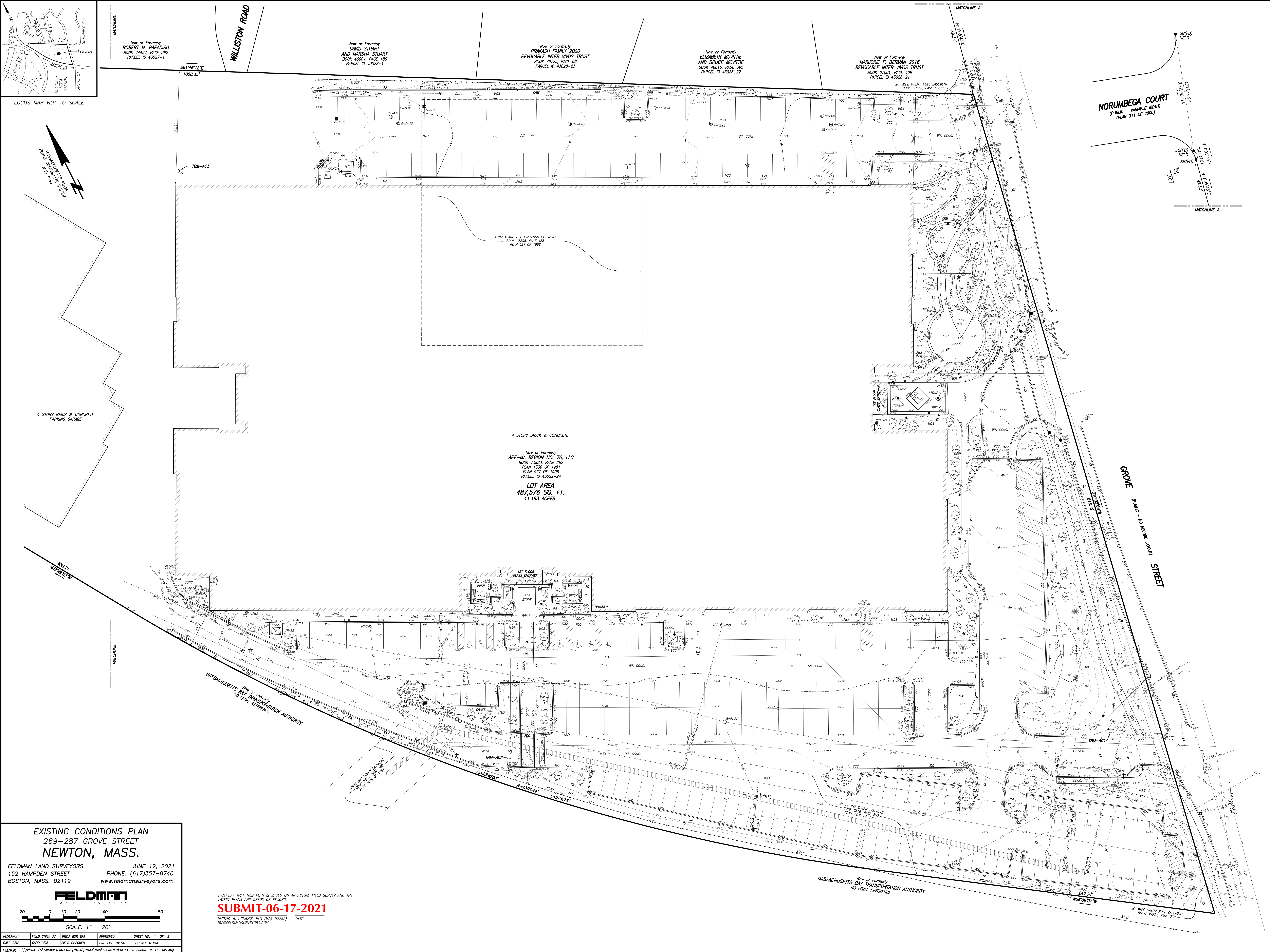
Designed by VGT Checked by CPN
Issued for _____ Date _____

Special Permit 7/22/2021

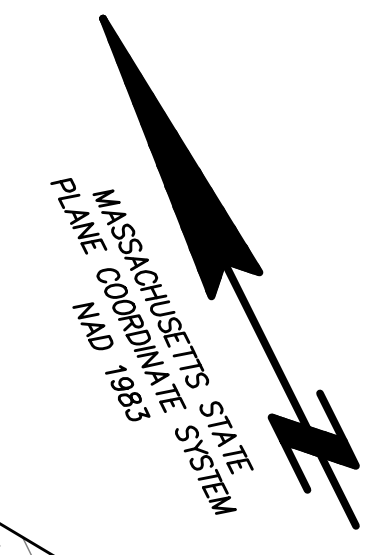
Not Approved for Construction

Planting Plan

Sheet **L1.00** of 6



LOCUS MAP NOT TO SCALE



4 STORY BRICK & CONCRETE
PARKING GARAGE

4 STORY BRICK & CONCRETE

Now or Formerly
ARE-MA REGION NO. 76, LLC
BOOK 3963, PAGE 262
PLAN 1338 OF 1951
PLAN 527 OF 1938
PARCEL ID 43029-24
LOT AREA
487,576 SQ. FT.
11.193 ACRES

Now or Formerly
ROBERT M. PARADISO
BOOK 74437, PAGE 352
PARCEL ID 43027-1

Now or Formerly
**DAVID STUART
AND MARSHA STUART**
BOOK 48001, PAGE 185
PARCEL ID 43028-1

Now or Formerly
**PRAKASH FAMILY 2020
REVOCABLE INTER VIVOS TRUST**
BOOK 76725, PAGE 95
PARCEL ID 43028-23

Now or Formerly
**ELIZABETH MCVITTE
AND BRUCE MCVITTE**
BOOK 48016, PAGE 395
PARCEL ID 43028-22

Now or Formerly
**MARJORIE F. BERMAN 2016
REVOCABLE INTER VIVOS TRUST**
BOOK 67081, PAGE 409
PARCEL ID 43028-21

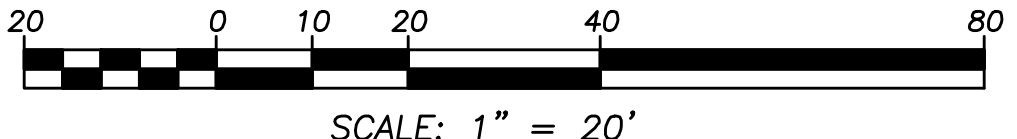
NORUMBEGA COURT
(PUBLIC - VARIABLE WIDTH)
(PLAN 311 OF 2000)

Now or Formerly
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
NO LEGAL REFERENCE

Now or Formerly
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
NO LEGAL REFERENCE

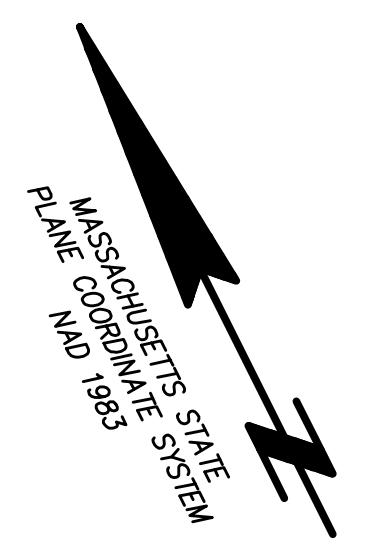
EXISTING CONDITIONS PLAN
269-287 GROVE STREET
NEWTON, MASS.

FELDMAN LAND SURVEYORS JUNE 12, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.
SUBMIT-06-17-2021
TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE
TR@FELDMANLANDSURVEYORS.COM

RESEARCH	FIELD CHIEF JS	PROJ MGR TR	APPROVED	SHEET NO. 1 OF 2
CADD CDM	CADD CDM	FIELD CHECKED	CRD FILE 18154	JOB NO. 18154
FILENAME: \\VPR031\BPS\Feldman\PROJECTS\181001\18154\DWG\SUBMIT\18154-CC-SUBMIT-06-17-2021.dwg				



- NOTES:**
- 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 METRA RAILROAD, FROM FELDMAN JOB #12503C. ELEVATION=61.64
TBM-KP2: RIGHT FRONT CORNER OF LOWER CONCRETE STEP AT ENTRANCE TO PARKSIDE TRAIN STATION, FROM FELDMAN JOB #12503C. ELEVATION=62.41
TEMPORARY BENCH MARKS SET:
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=66.19
TBM-AC2: X-CUT ON TOP RIGHT BOLT OVER MAIN HYDRANT OUTLET, AS SHOWN HEREON. ELEVATION=71.35
TBM-AC3: X-CUT ON TOP RIGHT BOLT OVER MAIN HYDRANT OUTLET AT THE NORTHWESTERLY CORNER OF THE BUILDING, AS SHOWN HEREON. ELEVATION=72.09
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - CONTOUR INTERVAL EQUALS ONE (1) FOOT.
 - 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 2501700324E, CITY OF NEWTON COMMUNITY NUMBER 20008, PANEL NUMBER 534, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 - BUILDING HEIGHT SHOWN HEREON IS CALCULATED FROM GRADE AND TO THE ROOF WHERE SHOWN.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
 - 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 AFORESAID 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 SAFE CALL CENTER AT 1-888-344-2333 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
 - 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.

LEGEND

⊙	SEWER MANHOLE	B	BOTTOM
⊕	DRAIN MANHOLE	BC	BOTTOM OF CURB
⊖	ELECTRIC MANHOLE	BBB	BIT. CONC. BERM
⊗	MANHOLE	BH	BUILDING HEIGHT
⊙	HYDRANT	BIT	BITUMINOUS
⊕	WATER SHUT OFF/WATER GATE	BW	BOTTOM OF WALL
⊖	GAS SHUT OFF/GAS GATE	CLF	CHAIN LINK FENCE
⊗	CATCH BASIN	CONC	CONCRETE
⊕	ROUND CATCH BASIN	CRW	CONCRETE RETAINING WALL
⊙	TRAFFIC SIGNAL	ENT	ENTRANCE
⊕	UTILITY POLE	FD	FOUND
⊖	LIGHT POLE	FPE	FINISH FLOOR ELEVATION
⊗	ELECTRIC MANHOLE	FCC	FLUSH GRANITE CURB
⊕	POST	IN	INVERT ELEVATION
⊖	BOLLARD	INACC	INACCESSIBLE
⊗	MAIL BOX	LSA	LANDSCAPED AREA
⊕	SIGN	M&S	MALCH & SHRUBS
⊖	AREA DRAIN	NVP	NO VISIBLE PIPES
⊗	STONE BOUND FOUND	R	RADIUS OR RIM ELEVATION
⊕	STAND PIPE/SIAMESE CONNECTION	(REC)	RECORD
⊖	SPIGOT	STL	SINGLE YELLOW LINE
⊗	TRANSFORMER	SQ. FT.	SQUARE FEET
⊕	VENT	SRW	STONE RETAINING WALL
⊖	GAS WATER	STF	STOCKADE FENCE
⊗	ELECTRIC METER	T	TOP
⊕	TRASH RECEPTACLE	TBM	TEMPORARY BENCH MARK
⊖	DISABLED PARKING SPACE	TC	TOP OF CURB
⊗	DECIDUOUS TREE	TH	THRESHOLD
⊕	CONIFEROUS TREE	TR	CENTERLINE OF TROUGH
⊖	BUSH	TT	TOP OF TRAP
⊗	SHRUB	TW	TOP OF WALL
⊕	HANDICAP RAMP	VCC	VERTICAL GRANITE CURB
⊖	GATE POST	WGR	WOOD GUARD RAIL
⊗	IRRIGATION CONTROL VALVE	D	DRAIN
		E	ELECTRIC
		G	GAS
		OW	OVERHEAD WIRES
		S	SEWER
		W	WATER
		AB	ABANDONED
		S(ABD)	METAL FENCE
		X	WOOD FENCE

EXISTING CONDITIONS PLAN
269-287 GROVE STREET
NEWTON, MASS.

FELDMAN LAND SURVEYORS JUNE 12, 2021
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1" = 20'

RESEARCH	FIELD CHIEF JS	PROJ. MGR. TR	APPROVED	SHEET NO. 2 OF 2
CALC. CEM	CADD CEM	FIELD CHECKED	CRD. FILE 18154	JOB NO. 18154

FILENAME: \\F0921801\Feldman\PROJECTS\18101\18154\DWG\SUBMITTED\18154-EC-SUBMIT-06-17-2021.dwg

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

SUBMIT-06-17-2021

TIMOTHY R. AGURKIS, PLS. (MA# 02782) DATE
TR@FELDMANSURVEYORS.COM