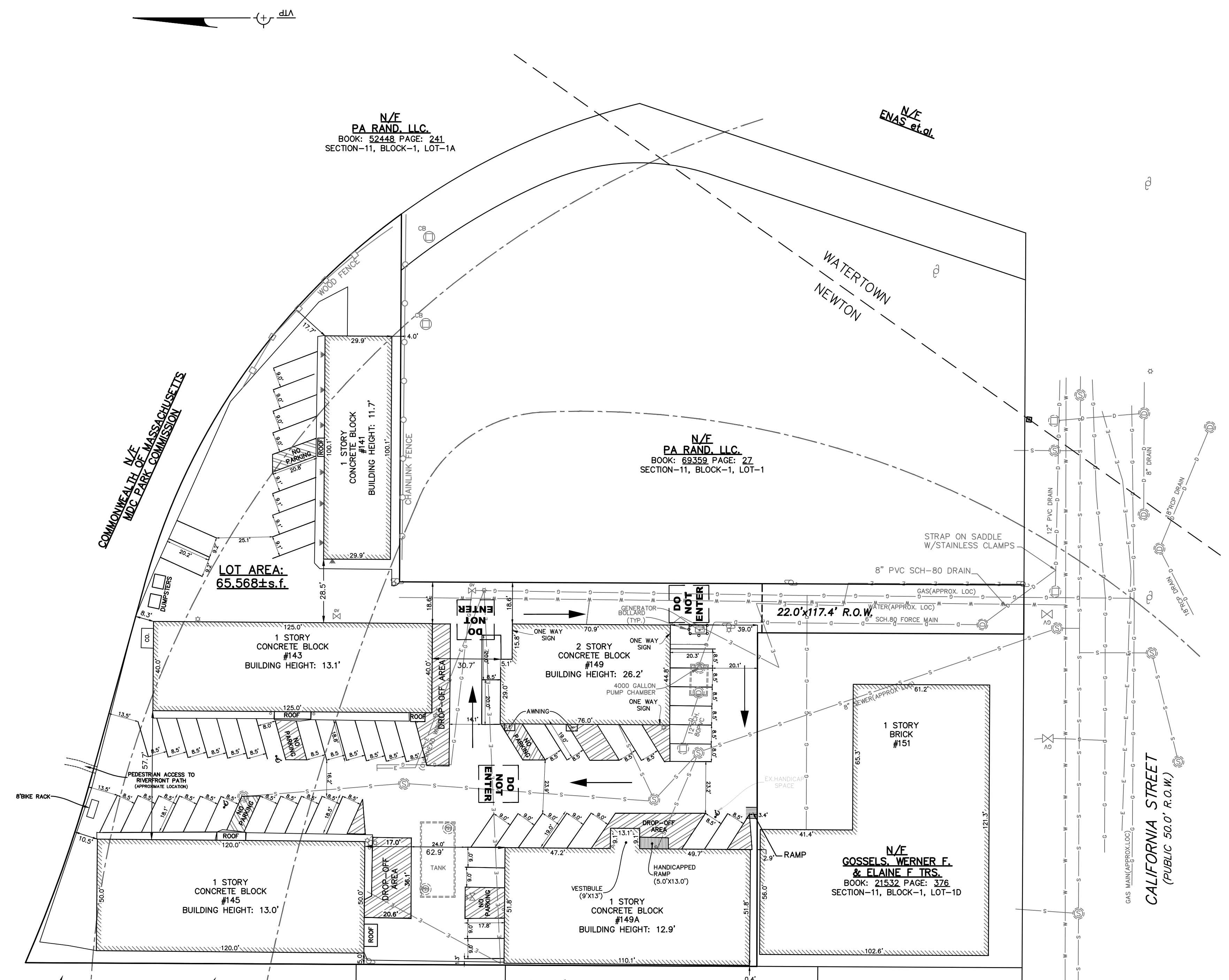


205177\_ob\_parking.dwg (2-2020)

**LEGEND**

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- FIRE HYDRANT



**WAIVERS FOR PARKING LOTS GREATER THAN 5 STALLS:**

- 5.1.8.A.1 - NO PARKING IN ANY SETBACK FROM STREET OR SIDE LINES/MIN SETBACK OF 5 FEET
- 5.1.8.B.1 - MINIMUM WIDTH 9 FEET
- 5.1.8.B.2 - MINIMUM DEPTH OF 19 FEET FOR ANGLED STALLS
- 5.1.8.B.6 - END STALLS SHALL HAVE MANEUVERING SPACES OF 5 FEET DEEP/9FEET WIDE
- 5.1.8.C.1 - MINIMUM WIDTH OF AISLES FOR 2 WAY TRAFFIC OF 20 FEET
- 5.1.8.D.1 - ENTRANCE AND EXIT DW SHALL BE MINIMUM OF 20 FEET WIDE
- 5.1.8.D.2 - ENTRANCE AND EXIT DW SHALL ME MAX OF 25 FEET WIDE
- 5.1.9.A - LANDSCAPE SCREENING
- 5.1.9.B - INTERIOR LANDSCAPING
- 5.1.10 - LIGHTING, SURFACING AND MAINTENANCE OF PARKING FACILITIES
- 5.1.11 - BIKE PARKING FACILITIES
- 5.1.12 - OFF STREET LOADING FACILITIES

	EXISTING	PROPOSED	AS-BUILT
PARKING SPACES	65	54	54
HANDICAP SPACES	2	3	3
TOTAL	67	57	57

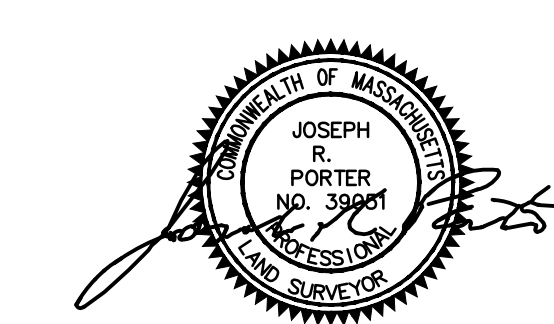
ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: MANUFACTURING	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000sq.ft.	65,568sq.ft.
LOT FRONTAGE	NONE	22.0'
FRONT SETBACK	15.0' OR (1)	39.0'
SIDE SETBACK	20.0' OR (2)	0.4' *
REAR SETBACK	20.0' (3)	8.3' *
BUILDING HEIGHT	24.0' / 36.0'	-
AVERAGE GRADE	-	-
LOT COVERAGE	NONE	-
OPEN SPACE	NONE	-

- \*NON-CONFORMING
- (1) MIN. FRONT SETBACK  
1/2 BLDG. HGT. OR AVERAGE FRONT SETBACK SEC 1.5.3
- (2) MIN. SIDE YARD  
(ABUTTING RES. OR PUBLIC DISTRICT) GREATER OF 20.0' OR 1/2 BUILDING HGT.  
(NOT ABUTTING RES. DISTRICT) 1/2 BUILDING HGT.
- (3) MIN. REAR YARD  
(ABUTTING RES. OR PUBLIC DISTRICT) GREATER OF 20.0' OR 1/2 BUILDING HGT.  
(NOT ABUTTING RES. DISTRICT) 1/2 BUILDING HGT.

N/E 28-30 RIVERDALE AVE LLC BOOK: 64554 PAGE: 509 SECTION-11, BLOCK-1, LOT-4  
 N/E RIVERDALE REAL ESTATE CORP BOOK: 30385 PAGE: 013 SECTION-11, BLOCK-1, LOT-3  
 N/E RIVERDALE REAL ESTATE CORP RIVERDALE REAL ESTATE CORP SECTION-11, BLOCK-1, LOT-1C  
 N/E STEVEN J. DONATO TR. BOOK: 1588Z PAGE: 126 SECTION-11, BLOCK-1, LOT-1B

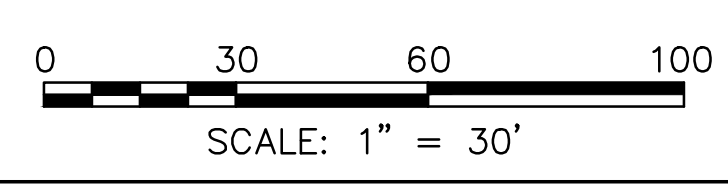
**SITE PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING AS-BUILT PARKING AT  
#141-149A CALIFORNIA STREET

SCALE: 1in.=30ft. DATE: JANUARY 4, 2021  
PROJECT: 205177



**VTP ASSOCIATES INC.**

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