

Comprehensive Permit Plans

Needham Mews Residential Development

692 & 744 Greendale Avenue - Needham, MA

One Grant Street
 Framingham, MA 01701
 PHONE: (508) 903-2000 FAX: (508) 903-2001



TETRA TECH

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APPLICANT:

GREENDALE AVENUE VENTURE LLC
 C/O MILL CREEK RESIDENTIAL TRUST, LLC
 15 NEW ENGLAND INDUSTRIAL PARK
 BURLINGTON, MA 01803
 TEL: 781-685-4698

PROJECT LOCATION:

692 & 744 Greendale Avenue
 Needham, MA

PROJECT ATTORNEY:

GOULSTON & STORRS
 400 ATLANTIC AVENUE
 BOSTON, MA 02110
 TEL: 617-482-1776

Tt PROJECT No.:

143-82806-13003

ARCHITECT:

THE ARCHITECTURAL TEAM
 50 COMMANDANT'S WAY AT ADMIRAL'S HILL
 CHELSEA, MA 02150
 TEL: 617-889-4402

LANDSCAPE ARCHITECT:

STANTEC
 141 PORTLAND STREET
 BOSTON, MA 02114
 TEL: 617-523-8103

TRAFFIC ENGINEER:

VANASSE & ASSOCIATES, INC.
 10 NEW ENGLAND BUSINESS CENTER DRIVE
 ANDOVER, MA 01810
 TEL: 978-474-8800

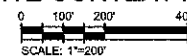


DATE: APRIL 12, 2013

REVISED: 9-16-13 ZBA Submission Set



SITE CONTEXT MAP



EXISTING		PROPOSED	
210XZ3	SPOT GRADE	140X50	
	TOP OF WALL ELEVATION	123.5TW	
	BOTTOM OF WALL ELEVATION	120.0BW	
-136	CONTOUR	136	
CB	CONCRETE BOUND		
SB	STONE BOUND		
DH	DRILL HOLE		
*	LIGHT POLE	□	
-C-	UTILITY POLE		
WV	WATER VALVE	W	
ST	DRAIN LINE	SD	
SS	SEWER LINE	SS	
G	GAS LINE	G	
	UNDERGROUND ELECTRIC	ET/C	
W	WATER LINE	W	
OE	OVERHEAD WIRES	OE	
CB	CATCH BASIN	CB	
▷	FLARED END OUTLET		
DMH	DRAIN MANHOLE	DMH	
SMH	SEWER MANHOLE	SMH	
↑	HYDRANT	↑	
GG	GAS GATE		
MW	MONITORING WELL		
TP	TEST PIT		
B	BOLLARD		
VGC	VERTICAL GRANITE CURB	VGC	
CC	CONCRETE CURB	CC	

- DRAWING LIST:**
- COVER SHEET
 - C-1 PLOT PLAN
 - C-2 LAYOUT PLAN
 - C-3 GRADING & DRAINAGE PLAN
 - C-4 UTILITY PLAN
 - C-5 LIGHTING PLAN
 - C-6 EROSION & SEDIMENT CONTROL PLAN
 - C-7 DETAIL SHEET
 - C-8 DETAIL SHEET
 - C-9 DETAIL SHEET
 - C-10 DETAIL SHEET
 - C-11 DETAIL SHEET

ZONING ANALYSIS: DISTRICT - SINGLE RESIDENCE A		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	43,560 S.F.	262,175 S.F.
MINIMUM LOT FRONTAGE	150'	616'
FRONT SETBACK	30'	19.0'
SIDE SETBACK	25'	47.9'
REAR SETBACK	15'	51.8'
MAXIMUM F.A.R.	NO REQUIREMENT	1.91
MAXIMUM % LOT COVERAGE	NO REQUIREMENT	33%
MAXIMUM STORIES	2 1/2	BLDG A,B - 4 Townhouse - 2
MAXIMUM HEIGHT	35' (ROOF RIDGE ELEV. TO AVERAGE GRADE)	BLDG A - 72 BLDG B - 67.5 Townhouse - 32

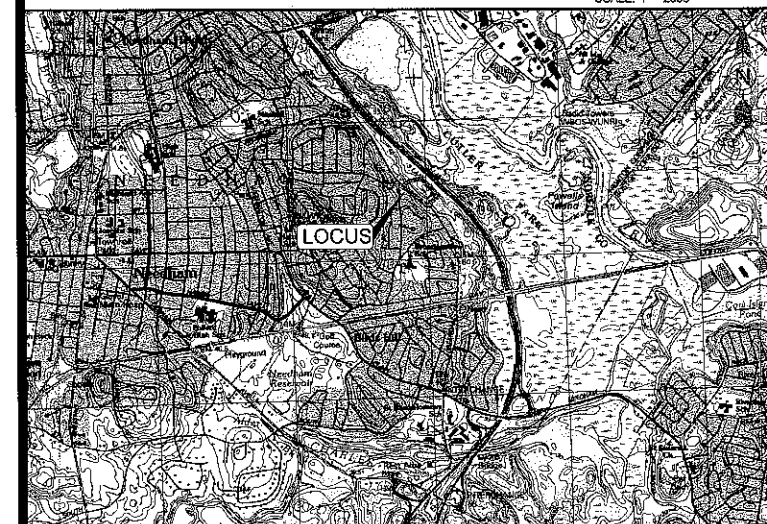
UNIT DENSITY SUMMARY	
NUMBER OF UNITS	268
LOT AREA (ACRES)	6.02
UNITS/ACRE	44.5

LOT COVERAGE SUMMARY		
ITEM	AREA (SF)	% OF LOT AREA
TOTAL SITE AREA	262,175	N/A
PROVIDED BUILDING AREA	85,696	33%
PROVIDED DRIVEWAY & PARKING AREAS	66,733	25.4%
PROVIDED SIDEWALK AREA	8,591	3.3%
PROVIDED OPENSAPCE	93,543	36%

PARKING SUMMARY - 268 DWELLING UNITS	
	PARKING RATIO
REQUIRED NUMBER OF PARKING SPACES	1.5 SPACES PER DWELLING UNIT (SEE NOTE 1)
PROVIDED NUMBER OF PARKING SPACES	1.7 SPACES PER DWELLING UNIT = 458 SPACES
REQUIRED NUMBER OF BIKE STORAGE AREAS	1 PER 20 PARKING SPACES = 23
PROVIDED NUMBER OF BIKE STORAGE AREAS	24

- NOTES:**
- (1) SECTION 5.1.2 REQUIRED PARKING OF THE ZONING BYLAW DOES NOT PROVIDE A REQUIRED NUMBER OF SPACES FOR MULTIFAMILY USES. SECTION 5.1.4 OFF-STREET PARKING REQUIREMENTS FOR MULTI-FAMILY STRUCTURES REQUIRES 1.5 SPACES PER DWELLING UNIT FOR MULTIFAMILY USES IN AN THE APARTMENT DISTRICT.
 - (2) PARKING SPACE DIMENSIONS PROVIDED:
 90 DEGREE STANDARD SPACES 9'x18'
 PARALLEL STANDARD SPACES 9'x22'
 90 DEGREE HANDICAP SPACES 13'x18'
 PARALLEL HANDICAP SPACES 14'x22'
 - (3) ADEQUATE OFF-STREET LOADING FACILITIES AND SPACE WITH UNIMPEDED ACCESS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5.1.3(b).

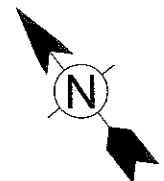
USGS MAP:



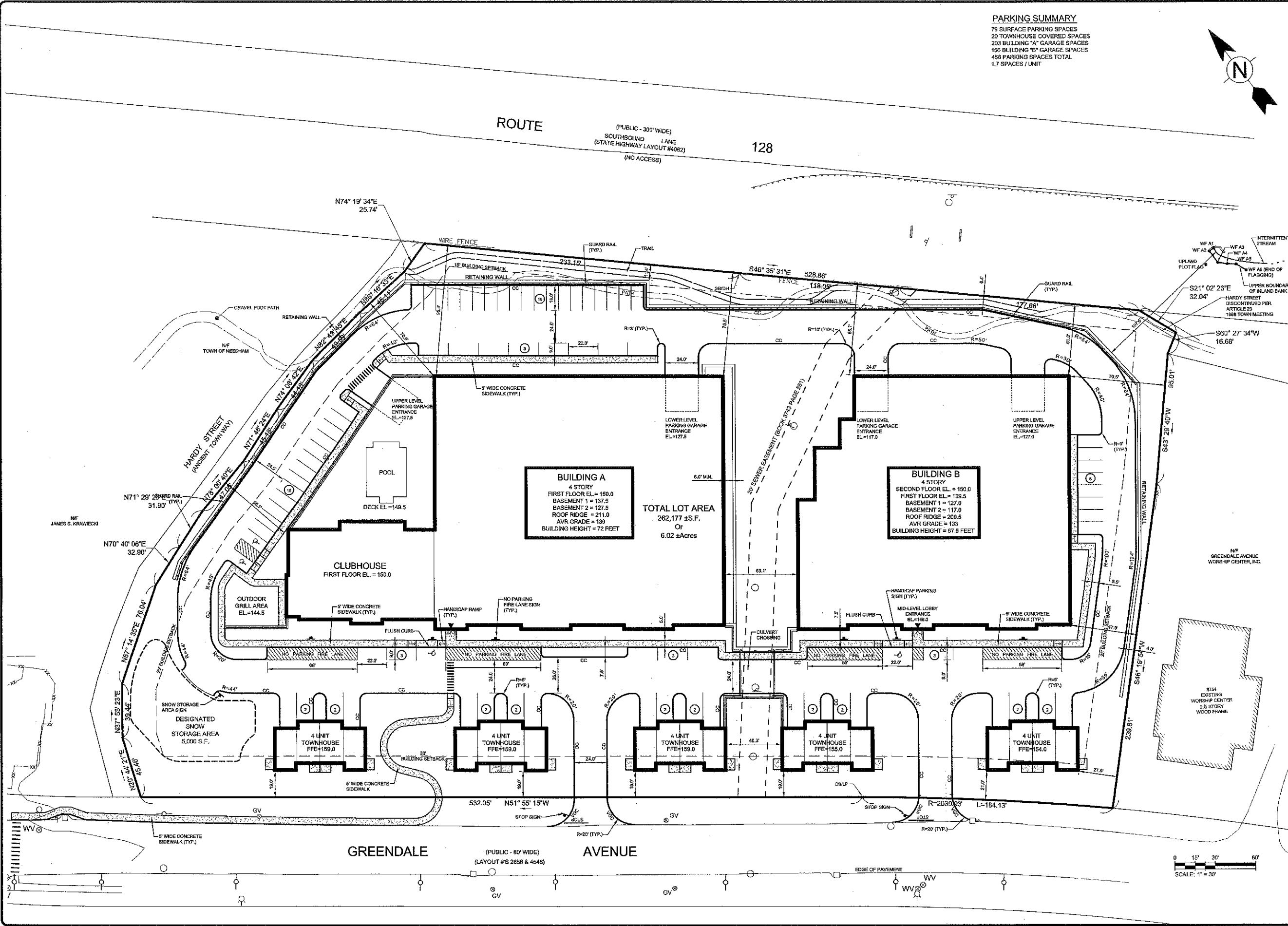
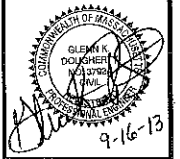
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Greendale Avenue - Needham, MA

PARKING SUMMARY
 79 SURFACE PARKING SPACES
 20 TOWNHOUSE COVERED SPACES
 203 BUILDING "A" GARAGE SPACES
 156 BUILDING "B" GARAGE SPACES
 458 PARKING SPACES TOTAL
 1.7 SPACES / UNIT



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MARK	DATE	DESCRIPTION
1	4/12/13	Site Development Plans
2	9/16/13	25A Submission Set

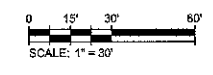
Client: Greendale Avenue Ventures, LLC
 Proj. Loc.: Needham, Massachusetts
 Comprehensive Permit Plans
 692 & 744 Greendale Avenue - Needham, Massachusetts

Project No.: 143-82806-13003
 Designed By: G.K.D.
 Drawn By: J.L.P.
 Checked By: R.D.A.

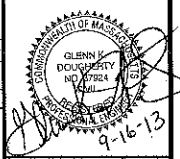
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9/16/2013 3:28:00 PM - P:\82806\143-82806-13003\CADD\SETFILES\C-2 LAYOUT PLAN.DWG - PAPPAS, J.D.



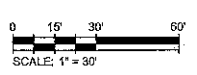
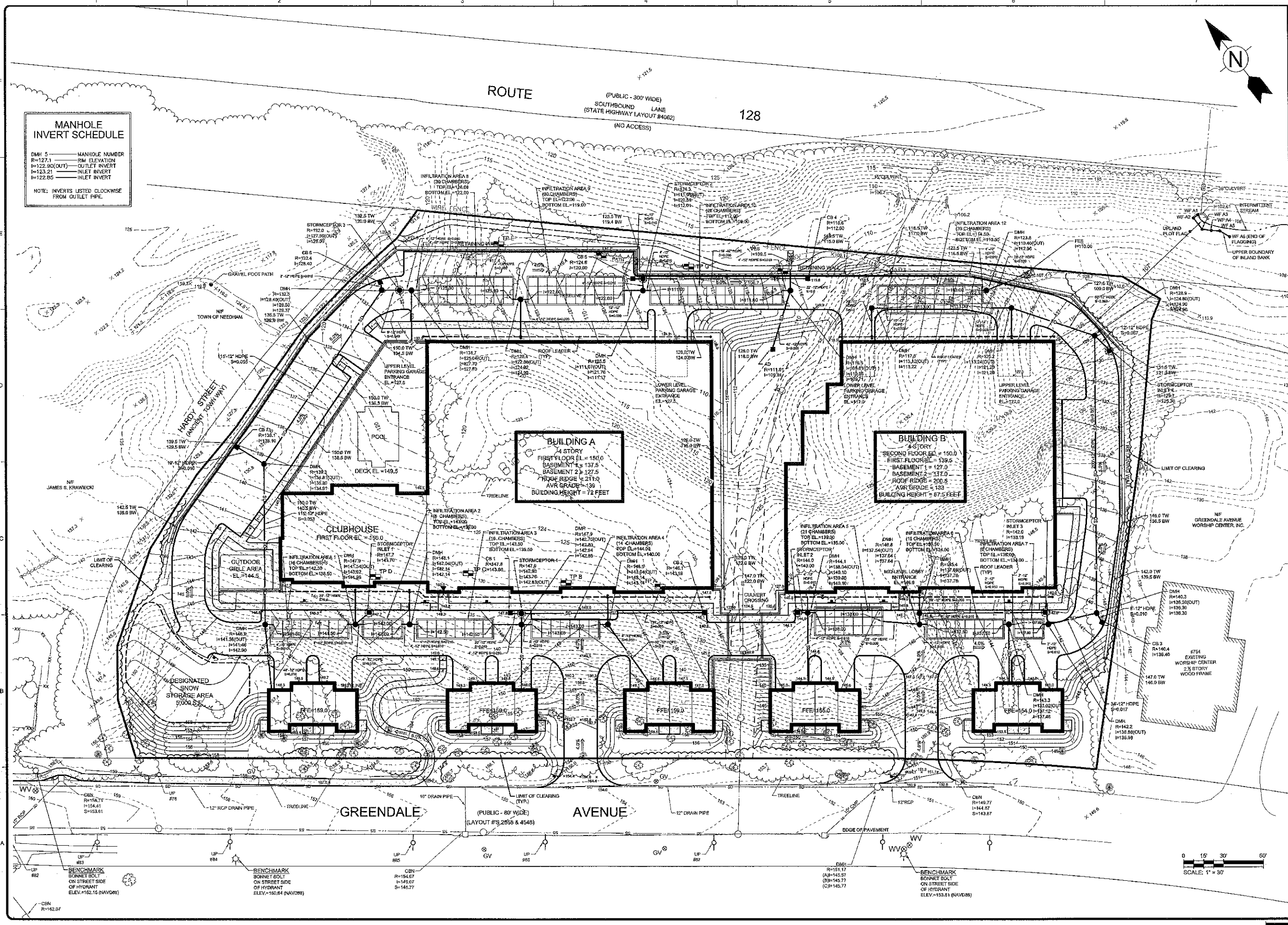
Bar Measures 1 Inch



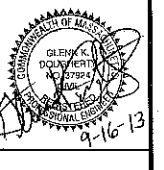
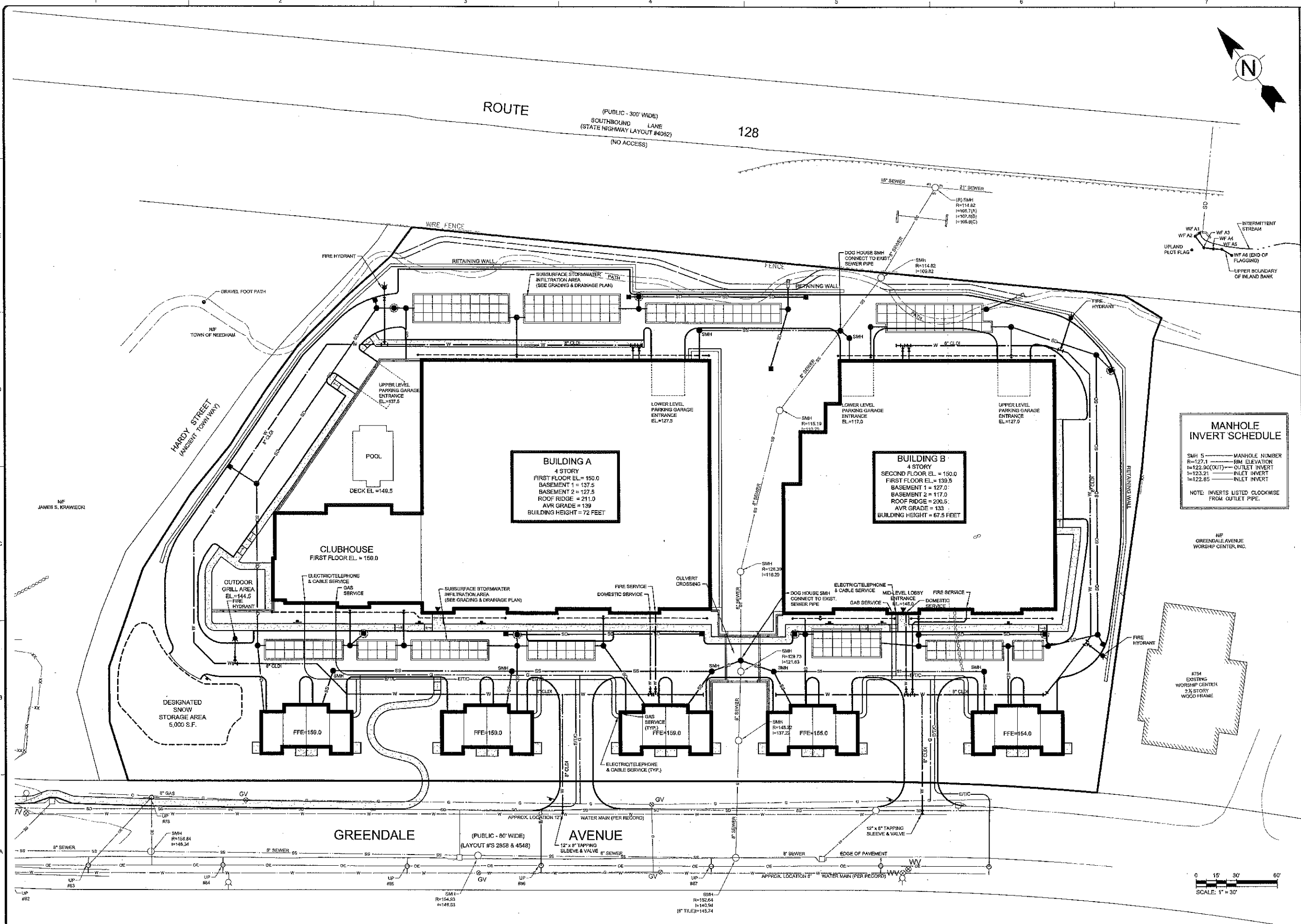
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1	4/12/13	Site Development Plans
2	9/16/13	25A Submission Set

Client: Greendale Avenue Ventures LLC
Project: Comprehensive Permit Plans
Prof. Loc.: Needham, Massachusetts
692 & 744 Greendale Avenue - Needham, Massachusetts

Project No.: 143-82606-13003
Designed By: G.K.D.
Drawn By: J.L.P.
Checked By: R.D.A.



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1	4/12/13	Site Development Plans
2	9/16/13	ZSA Submission Set

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