

Site Plans

Issued for	Special Permit Review
Date Issued	March 7, 2023
Latest Issue	March 7, 2023

Special Permit

Driveway Width Greater than
25-feet (Section 5.4)

55 First Avenue
Waltham, MA

Parcel Addresses:
76 & 86 West Street and
45, 71 & 85 First Avenue

Owner

King First West Owner LLC
800 Boylston Street
Suite 2400
Boston, MA 02199

Assessor's Map: 29
Lot: 002 006, 002 007,
002 0015, 002 0016

Assessor's Map: 30
Lot: 003 0002



Sheet Index		
No.	Drawing Title	Latest Issue
C 1.00	Abutter's Plan	Mar. 7, 2023
C 2.00	Plot Plan	Mar. 7, 2023
C 3.00	Proposed Driveway Plan 1st Avenue	Mar. 7, 2023
C 3.01	Proposed Driveway Plan 1st Avenue	Mar. 7, 2023
C 3.02	Proposed Driveway Plan West Street	Mar. 7, 2023
C 4.00	Grading and Drainage Plan	Mar. 7, 2023
C 5.00	Utility Plan	Mar. 7, 2023
Reference Drawings		
Sv-1	Existing Conditions Plan in Waltham, Mass	March 24, 2022



Civil and Transportation Engineering

VHB
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

**DIMELLA
SHAFFER**

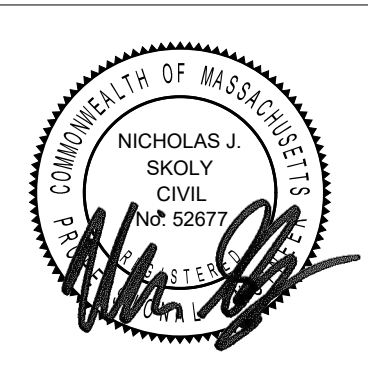
Architect
DiMella Shaffer Associates, Inc.
24 Farnsworth St
Boston, MA 02210
617.426.5004

**LEMON
BROOKE**

Landscape Architect
Lemon Brooke
56D Winthrop Street
Concord, MA 01742
978.849.3185

SPECIAL PERMIT
PLAN TO ACCOMPANY PETITION OF
KING FIRST WEST OWNER LLC
FOR SPECIAL PERMIT AT
76 & 86 WEST STREET AND
45, 71 & 85 FIRST AVENUE,
WALTHAM, MASSACHUSETTS

CITY COUNCIL ORDER NO. _____ APPROVED _____
DISAPPROVED _____



Notes

General

1. ALL OWNED AND ABUTTING PROPERTIES ARE ZONED COMMERCIAL (C)



DIMELLA
SHAFFER

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55 First Avenue

Waltham, MA			
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Designed by	Checked by
DSH	NJS
Issued for	Date
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Not Approved for Construction

Drawing Title

Abutter's Plan

Drawing Number



C 1.00

Sheet 1 of 7

Project Number 15507.00

R029 002 0010
92 WEST STREET
J & J BROTHERS RLTY. CO LLC
92 WEST ST
WALTHAM, MA 02451

R029 002 0011
101 WEST STREET
NEW ENGLAND TELEPHONE CO
C/O DUFF AND PHELPS
PO BOX 2629
ADDISON , TX 7501

R029 002 0012
130 WEST STREET
ENS WALTHAM LLC
C/O NGRID PROP. TAX DP
40 SYLVAN RD
WALTHAM, MA 02451

R029 002 0014
101 FIRST AVE
IRG WALTHAM LIMITED
PARTNERSHIP
PO BOX 380828
CAMBRIDGE, MA 02238

R038 002 0002
200 WEST STREET
BOSTON PROPERTIES LIMITED
TAX DEPT
800 BOYLSTON ST STE-1900
BOSTON, MA 02199

R029 001 0003 001
60 SYLVAN ROAD
ARE-MA REGION NO. 82 HOLDING
C/O ALEXANDRIA RE EQUITIES
26 NORTH EUCLID AVE
PASADENA, CA 91101

R029 001 0003 002
40 SYLVAN ROAD
ARE-MA REGION NO. 82 HOLDINGS LLC
P.O. BOX 847
CARLSBAD, CA 92018

R030 004 0005
100 FIRST AVE
H D DEVELOPMENT OF MARYLAND INC
C/O THE HOME DEPOT, USA INC
PROPERTY TAX DEPT. RE#2674
P.O BOX 105842
ATLANTA, GA 30348-5842

R030 004 0006
60 FIRST AVE
60 FIRST REALTY ASSOCIATES
DE LLC
116 HUNTINGTON AVE, STE-600
BOSTON, MA 02116

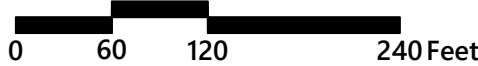
R029 002 002
70 WEST STREET
TW CONROY 2 LLC
C/O CONROY DEVELOPMENT CORP
104 PAGE ST, STE-2
STOUGHTON, MA 02702

R029 002 002A
70 WEST STREET
TW CONROY 2 LLC
C/O CONROY DEVELOPMENT CORP
104 PAGE ST, STE-2
STOUGHTON, MA 02702

R029 002 0001
600 WINTER ST
SP 600 WINTER OWNER LLC
41 SEYON ST S-200
WALTHAM, MA 02453

R030 003 0001
1 FIRST AVE
TW CONROY 2 LLC
C/O CONROY DEVELOPMENT CORP
104 PAGE ST, STE-2
STOUGHTON, MA 02702

R030 004 0007
550 WINTER ST
RLJ EM WALTHAM, LLC
C/O RLJ LODGING TRUST
3 BETHESDA METRO #1000
BETHESDA, MD 20814





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55 First Avenue

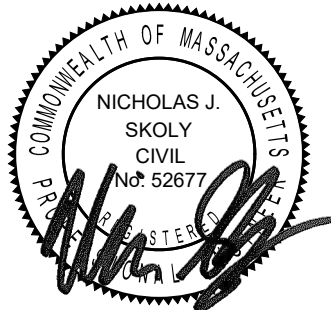
Waltham, MA

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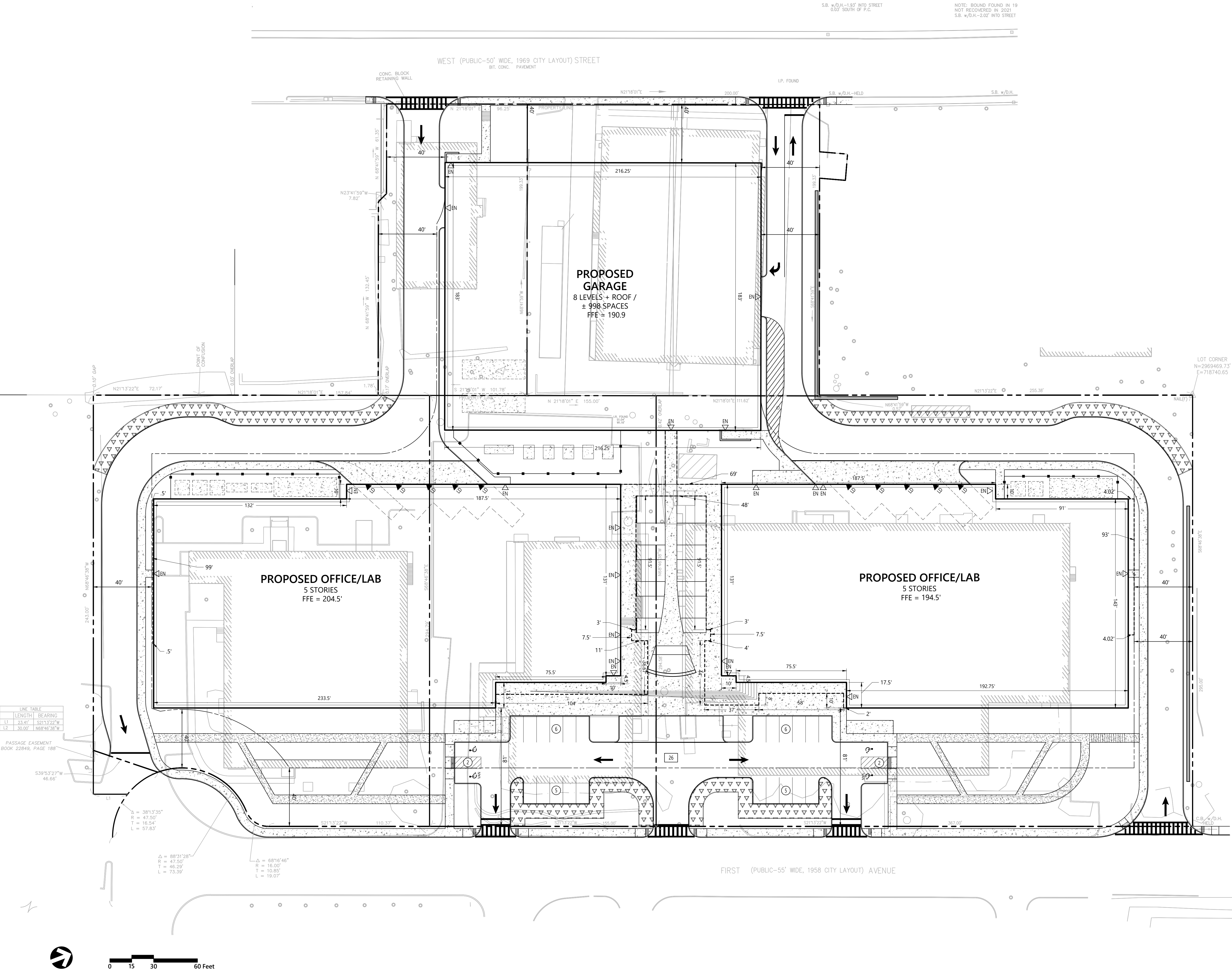
Drawing Title
Plot Plan



C 2.00

Sheet 2 of 7

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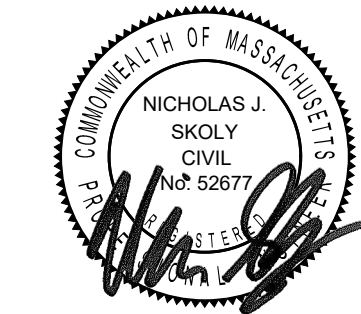
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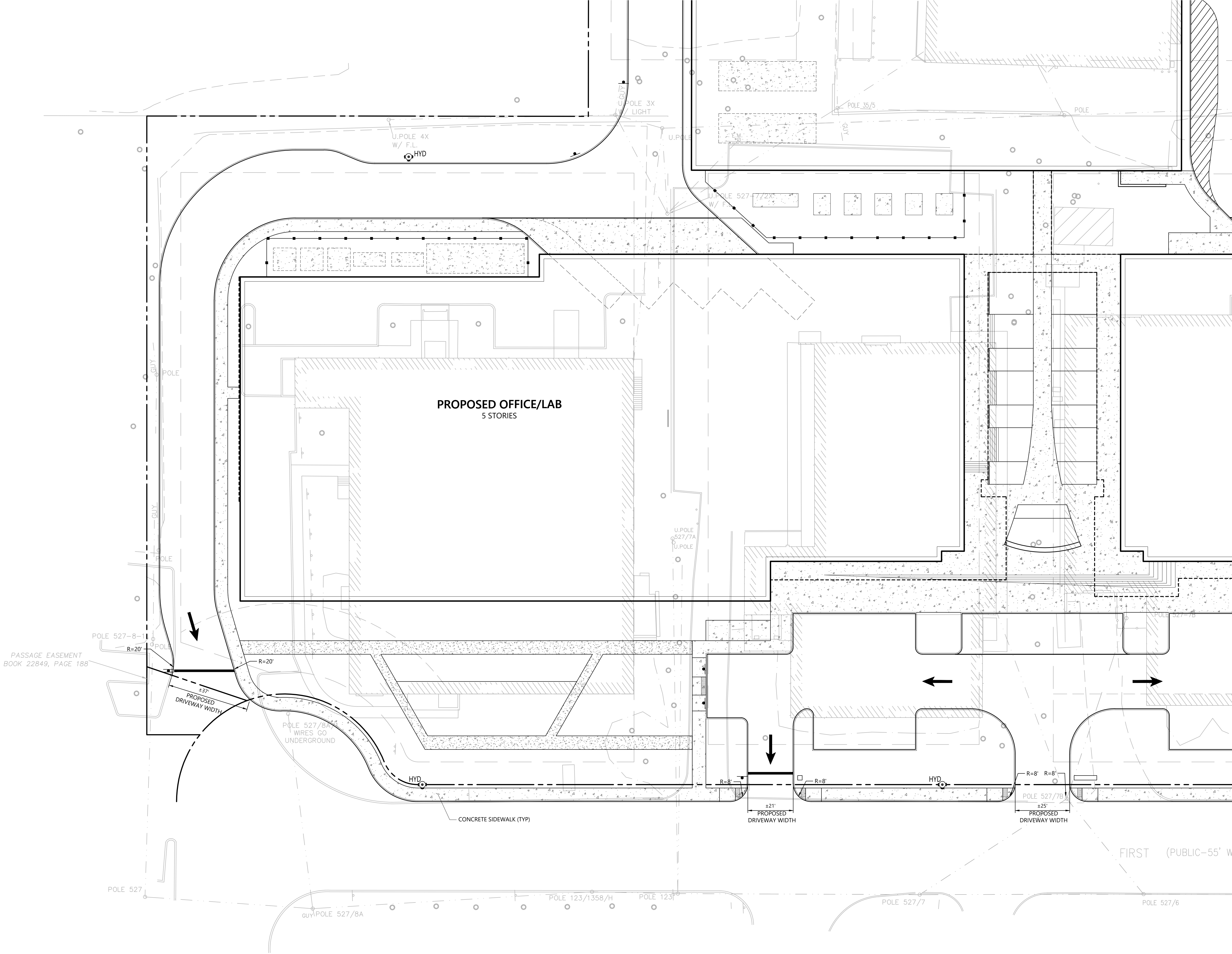
Drawing Title
Proposed Driveway Plan
1st Avenue



C 3.00

Sheet 3 of 7

Project Number
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PASSAGE EASEMENT
BOOK 22849, PAGE 188

±37'
PROPOSED
DRIVEWAY WIDTH

POLE 527/8A
WIRES GO
UNDERGROUND

HYD

CONCRETE SIDEWALK (TYP)

±21'
PROPOSED
DRIVEWAY WIDTH

HYD

±25'
PROPOSED
DRIVEWAY WIDTH

FIRST (PUBLIC-55' W



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55 First Avenue

Waltham, MA

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DSH	NJS

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Drawing Title

Proposed Driveway Plan

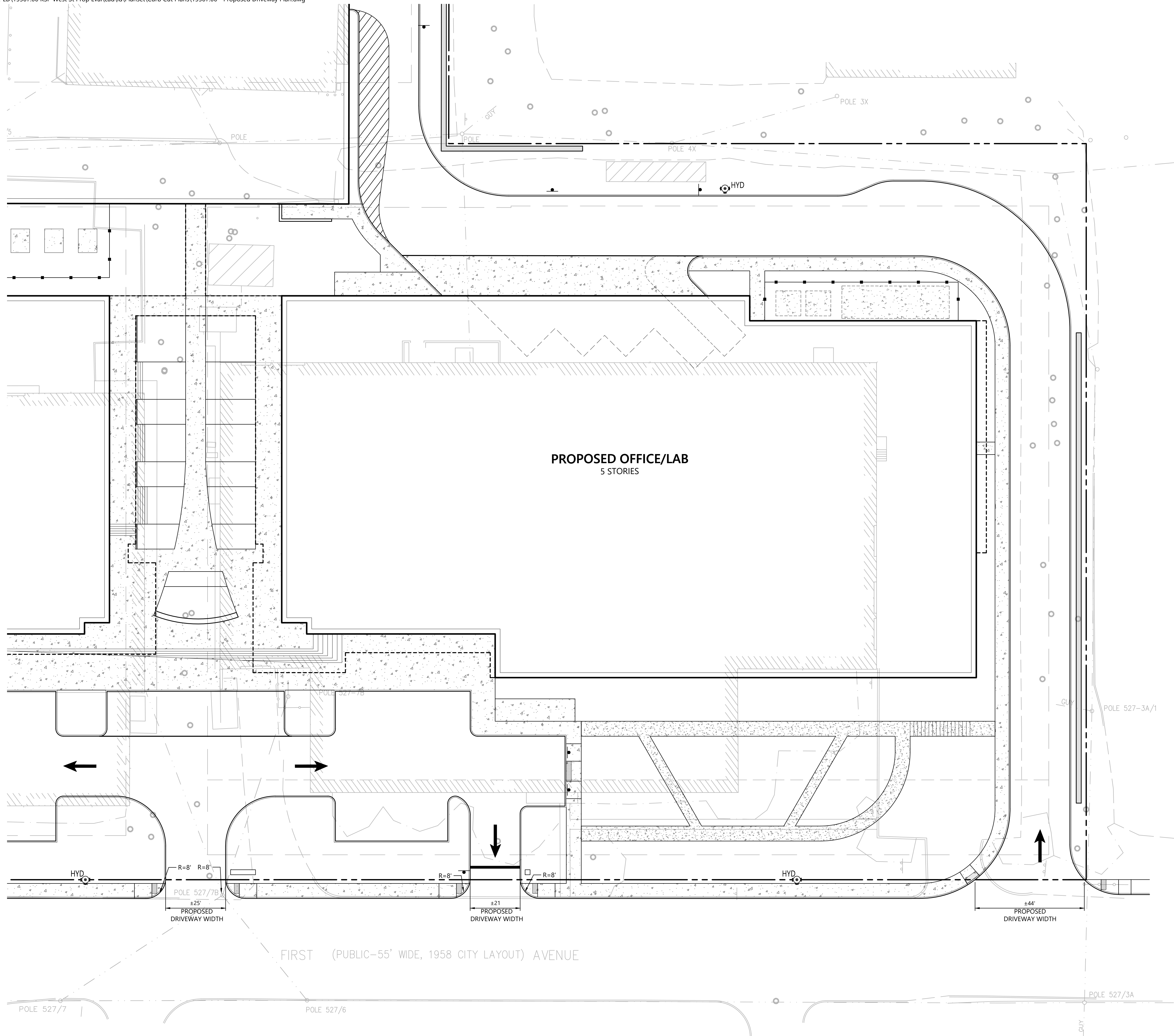
1st Avenue

Drawing Number

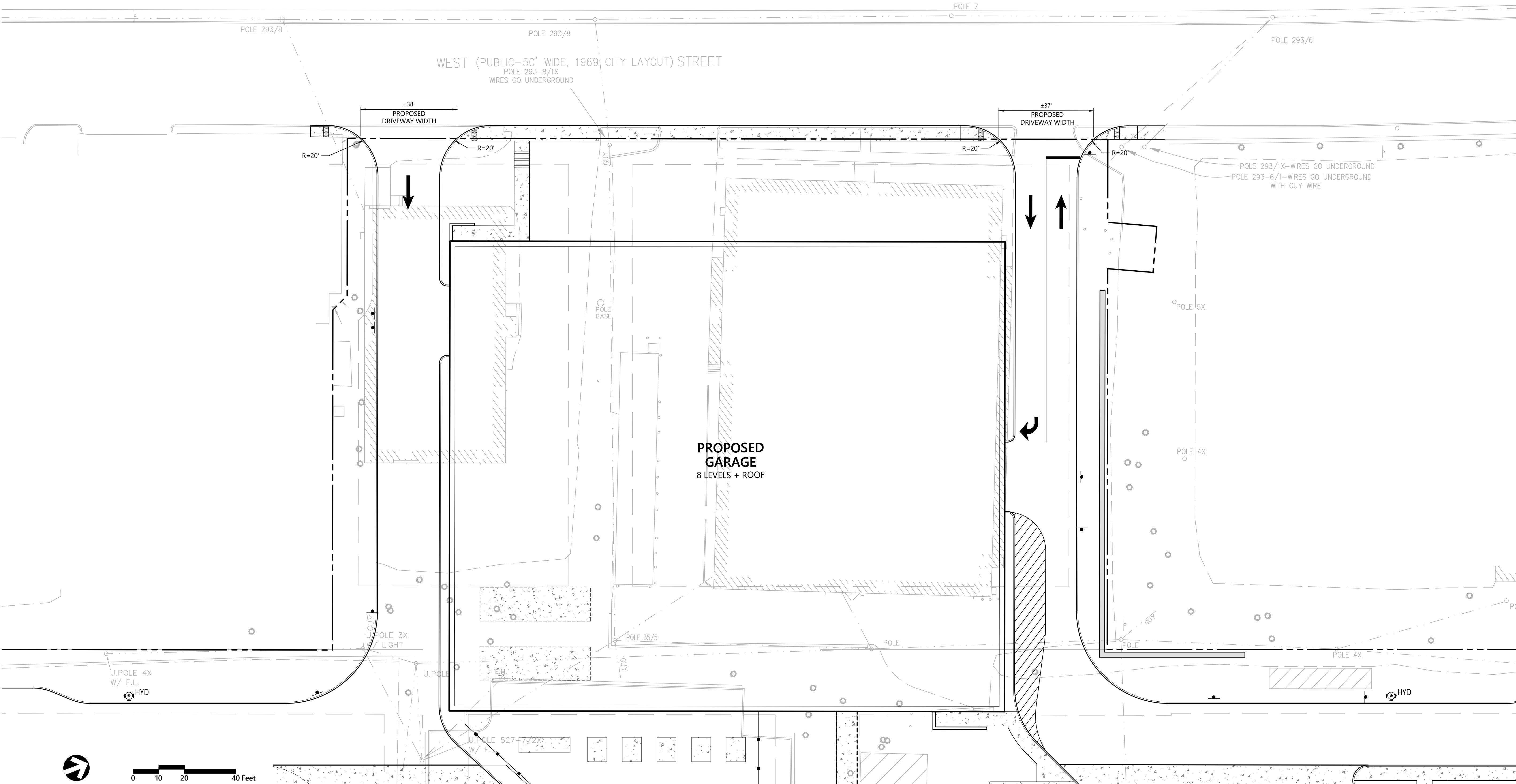
C 3.01

Sheet of
----- 7

Project Number
15507.00



A horizontal number line is shown with tick marks at 0, 10, 20, and 40. The word "Feet" is written at the end of the line. Three black rectangular bars are placed above the line: the first bar spans from 0 to 10, the second bar spans from 10 to 20, and the third bar spans from 20 to 40.



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Drawing Title

Proposed Driveway Plan
West Street

SEAL OF THE COMMONWEALTH OF MASSACHUSETTS

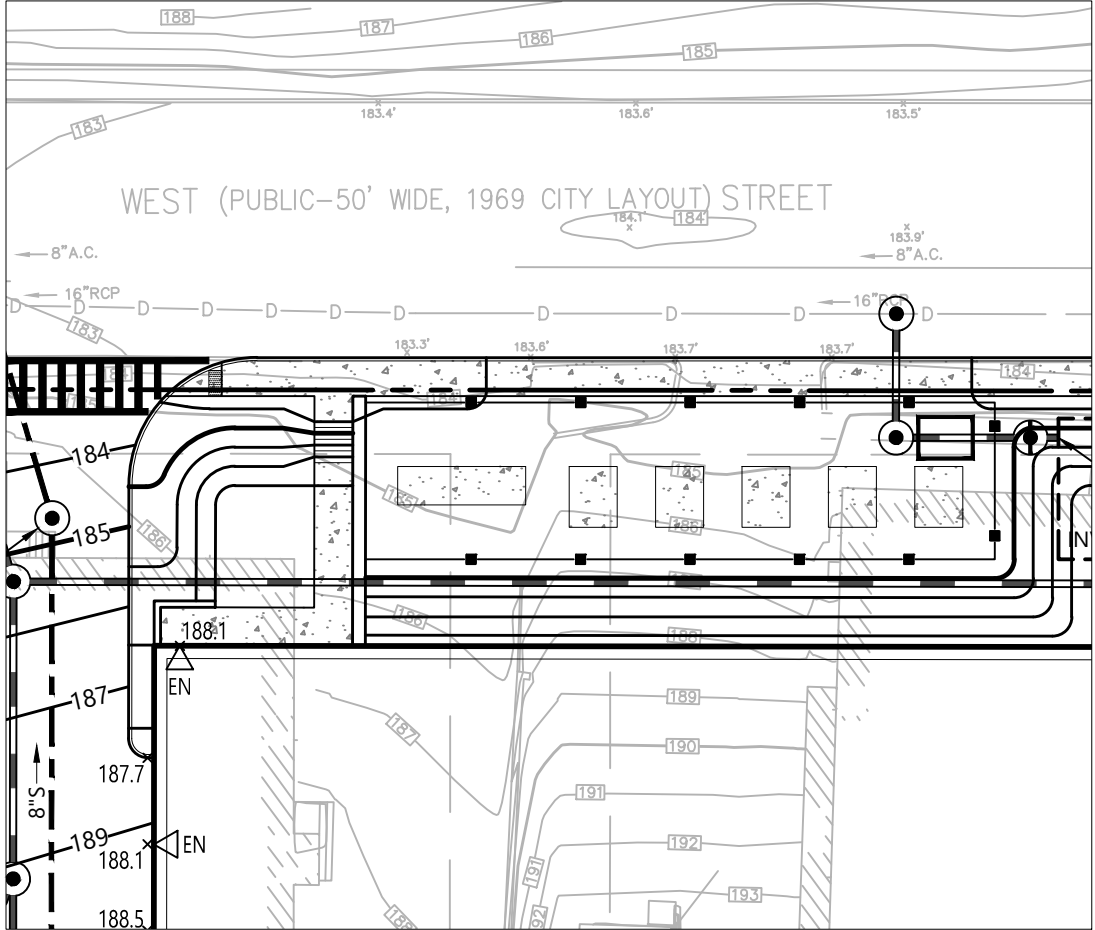
NICHOLAS J. SKOLY
CIVIL
No. 52677

[Signature]

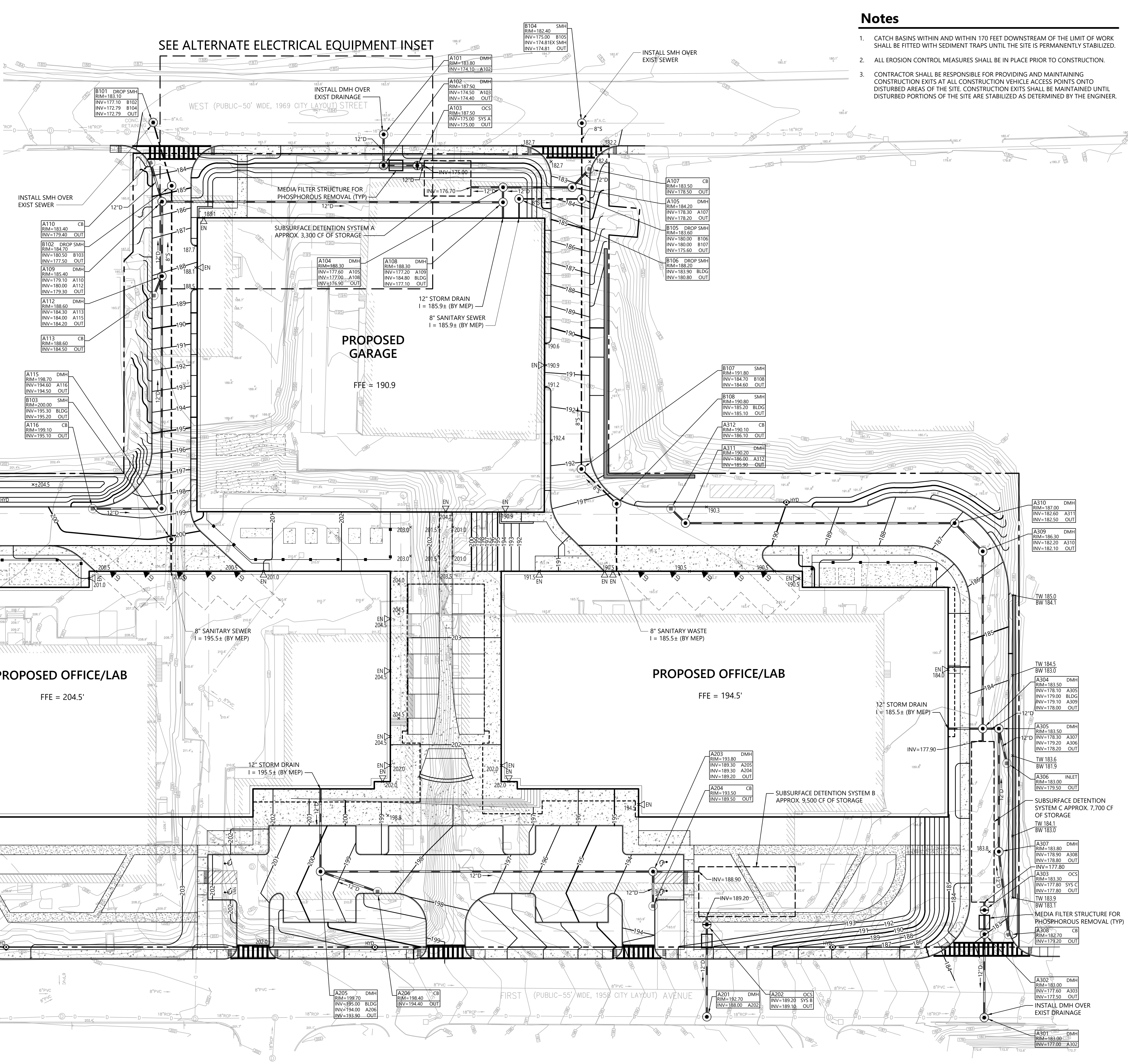
C 3.02

Sheet 5 of 7

Project Number
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ALTERNATE ELECTRICAL EQUIPMENT INSET



Notes

- CATCH BASINS WITHIN AND WITHIN 170 FEET DOWNSTREAM OF THE LIMIT OF WORK SHALL BE FITTED WITH SEDIMENT TRAPS UNTIL THE SITE IS PERMANENTLY STABILIZED.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CONSTRUCTION EXITS AT ALL CONSTRUCTION VEHICLE ACCESS POINTS ONTO DISTURBED AREAS OF THE SITE. CONSTRUCTION EXITS SHALL BE MAINTAINED UNTIL DISTURBED PORTIONS OF THE SITE ARE STABILIZED AS DETERMINED BY THE ENGINEER.



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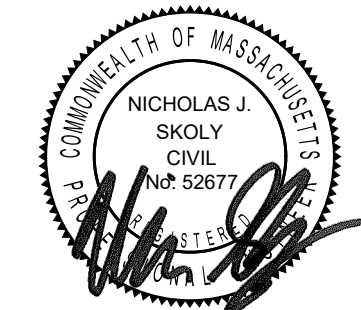
Waltham, MA

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Grading and
Drainage Plan



Drawing Number
C 4.00

Sheet 6 of 7

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15507.00



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Utility Plan

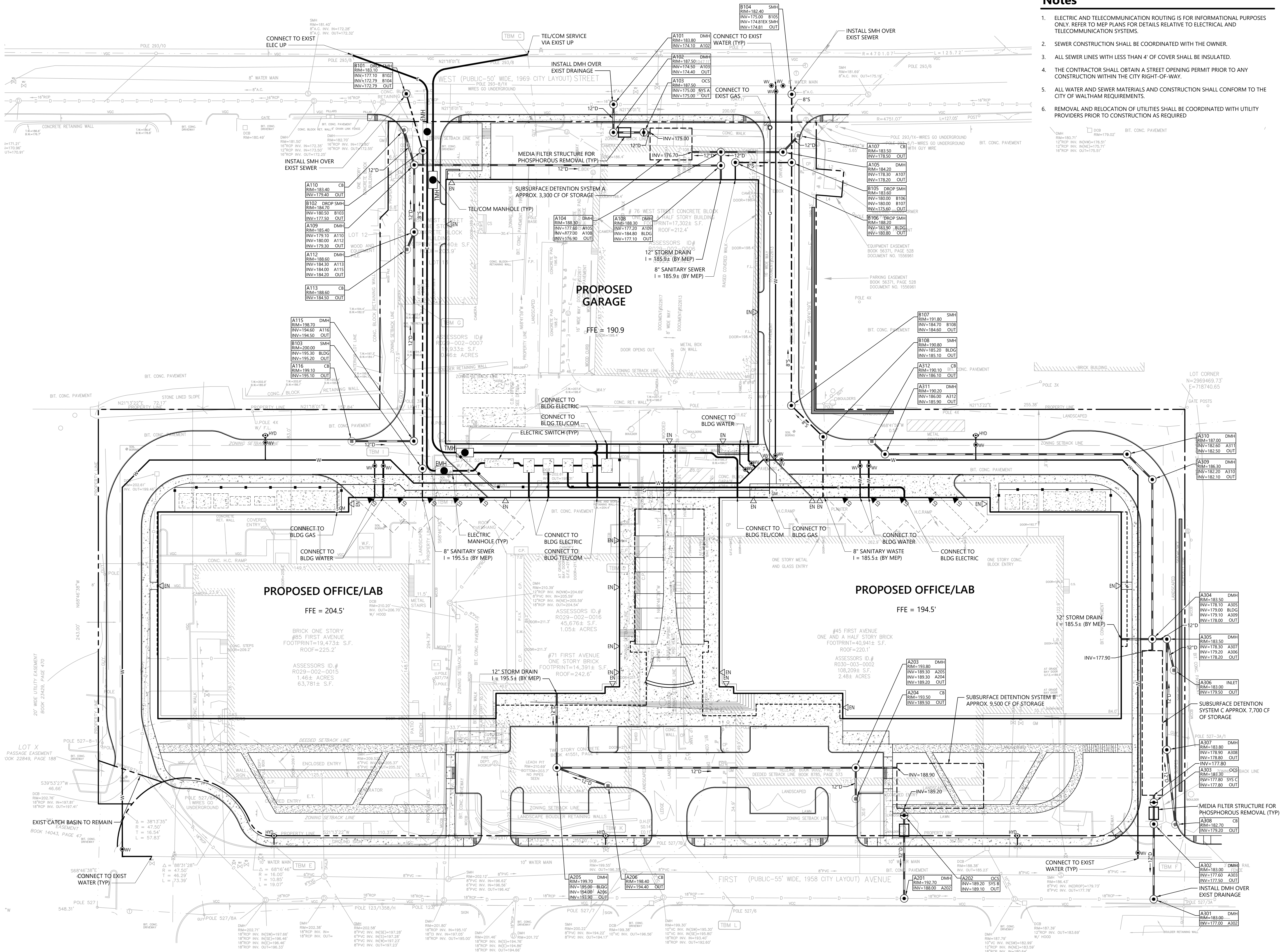
Drawing Number

C 5.00

Sheet 7 of 7

Project Number
15507.00

1. ELECTRIC AND TELECOMMUNICATION ROUTING IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO MEP PLANS FOR DETAILS RELATIVE TO ELECTRICAL AND TELECOMMUNICATION SYSTEMS.
2. SEWER CONSTRUCTION SHALL BE COORDINATED WITH THE OWNER.
3. ALL SEWER LINES WITH LESS THAN 4' OF COVER SHALL BE INSULATED.
4. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
5. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF WALTHAM REQUIREMENTS.
6. REMOVAL AND RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO CONSTRUCTION AS REQUIRED



LEGEND

A.C.	ASBESTOS CEMENT
AC	AIR CONDITIONER UNIT
BIT. CONC.	BITUMINOUS CONCRETE PAVEMENT
B.W.	BOTTOM WALL ELEVATION
CMP	CORRUGATED METAL PIPE
C.B.	CONCRETE BOUND
CI	CAST IRON
C.P.	CONCRETE PAD
C.S.	CONCRETE STEPS
CONC.	CONCRETE
	CURB
□	DRAIN CATCH BASIN
—D—	DRAIN LINE
⊙	DRAIN MANHOLE
→	DRAIN OUTFALL
D.H.	DRILL HOLE
D.H.N.	DOUBLE HEADED NAIL
DI	DUCTILE IRON PIPE
D	DUMPSITE
E	ELECTRIC LINE
E.T.	ELECTRIC TRANSFORMER
—F—	FENCE
F.P.	FLAG POLE
F.M.	FORCE MAIN
(F)	FOUND
G	GAS LINE
⊗	GAS GATE
⊕	GUARD POST
—	GUARD RAIL
⊗	HANDICAP PARKING SPACE
⊗	HYDRANT
INVERT	INVERT
IP	IRON PIPE
IR	IRON ROD
★	LIGHTPOST
L.B.	LOADING BAY
MB	MAILBOX
MCCB	MODIFIED CAPE COD BERM
NL	NAIL
⊙	NUMBER OF PARKING SPACES
⊙	OBSERVATION WELL
—	OVERHEAD WIRES
PIV	POST INDICATOR VALVE
POB	POINT OF BEGINNING
RET.	RETAINING
(S)	SET
—S—	SEWER LINE
⊙	SEWER MANHOLE
+	SIAMSE CONNECTION (FIRE)
SIGN	SIGN
SGC	SLOPED GRANITE CURB
x 209.2'	SPOT GRADE
S.B.	STONE BOUND
T.B.D.	TO BE DETERMINED
⊙	TELEPHONE MANHOLE
—T—	TELEPHONE LINE
T.W.	TOP WALL ELEVATION
⊙	UTILITY MANHOLE
OU.POLE	UTILITY POLE
VBC	VERTICAL BITUMINOUS CURB
VC	VITRIFIED CLAY PIPE
VCC	VERTICAL CONCRETE CURB
VGC	VERTICAL GRANITE CURB
W	WATER GATE
W/F	WATER LINE
W	WITH
W.F.	WOOD FRAMED

REFERENCES

MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS

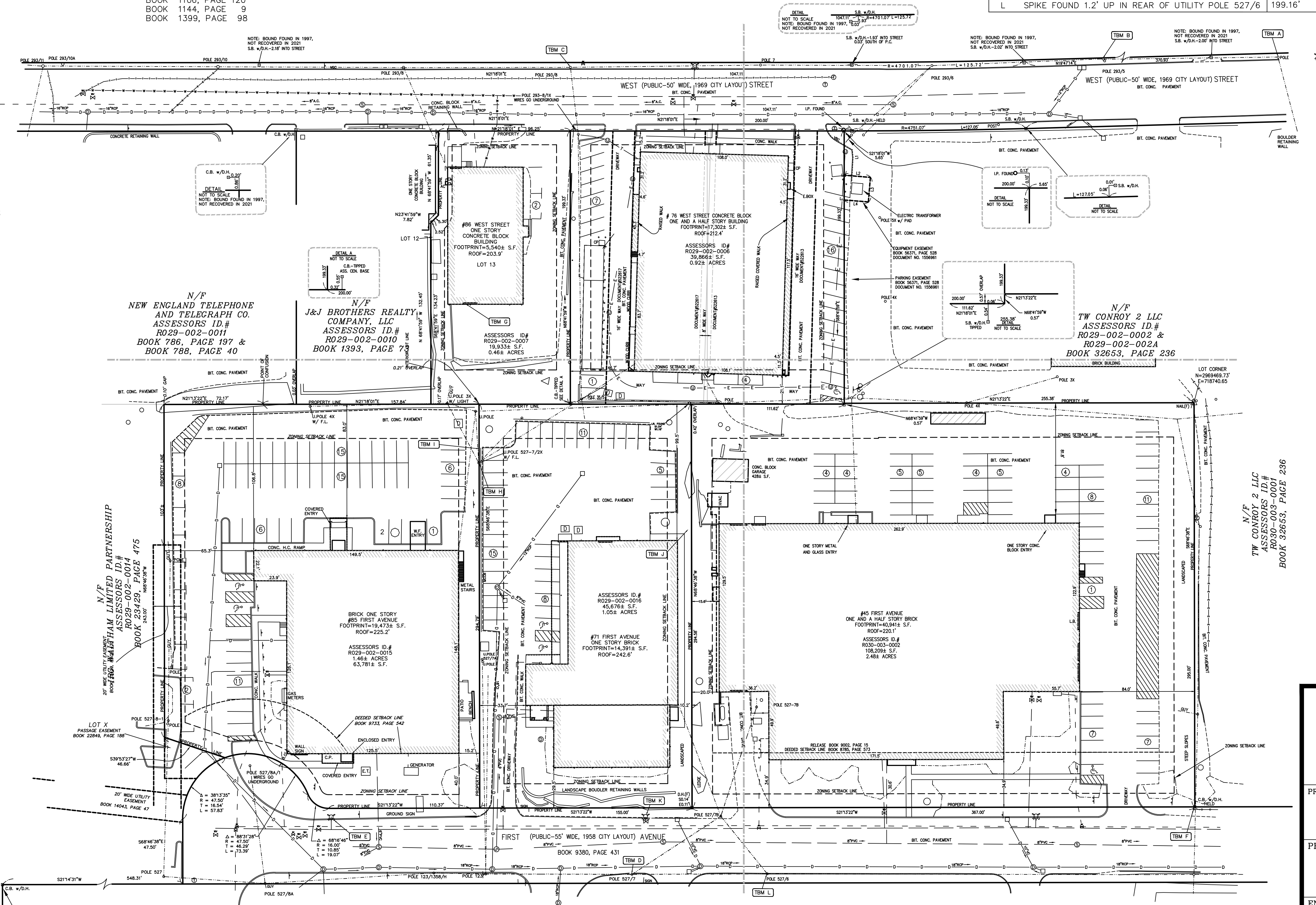
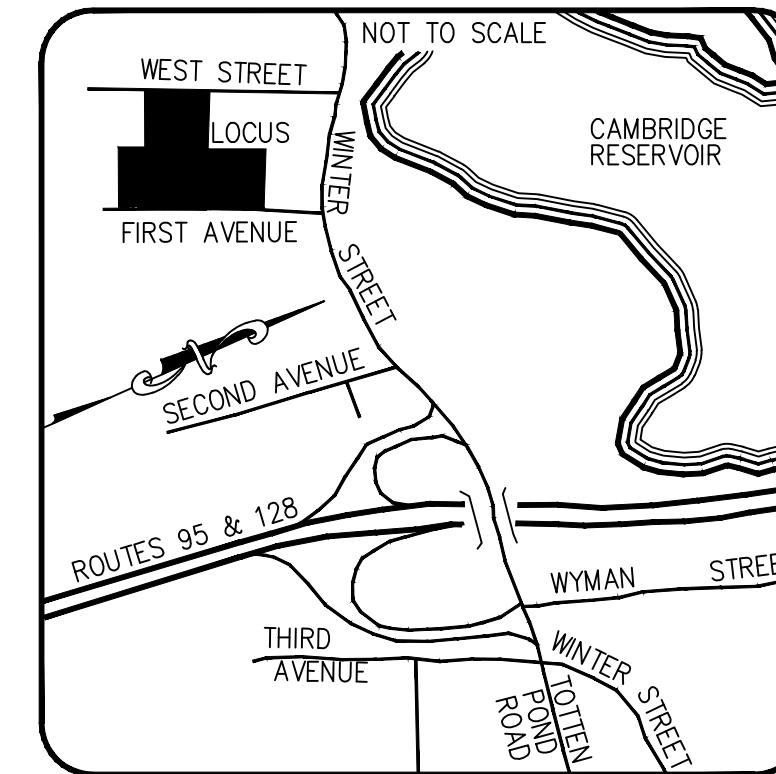
DEEDS:
 BOOK 8277, PAGE 372
 BOOK 8364, PAGE 325
 BOOK 8465, PAGE 506
 BOOK 8785, PAGE 573
 BOOK 9733, PAGE 542
 BOOK 11413, PAGE 54
 BOOK 13851, PAGE 432
 BOOK 14043, PAGE 47
 BOOK 16046, PAGE 94
 BOOK 19565, PAGE 304
 BOOK 21009, PAGE 565
 BOOK 22849, PAGE 188
 BOOK 23429, PAGE 468
 BOOK 23429, PAGE 475
 BOOK 25932, PAGE 267
 BOOK 522, PAGE 617
 BOOK 926, PAGE 37
 BOOK 1106, PAGE 120
 BOOK 1144, PAGE 9
 BOOK 1399, PAGE 98

BENCHMARKS

ELEVATION SHOWN IS BASED ON NAVD88 DATUM

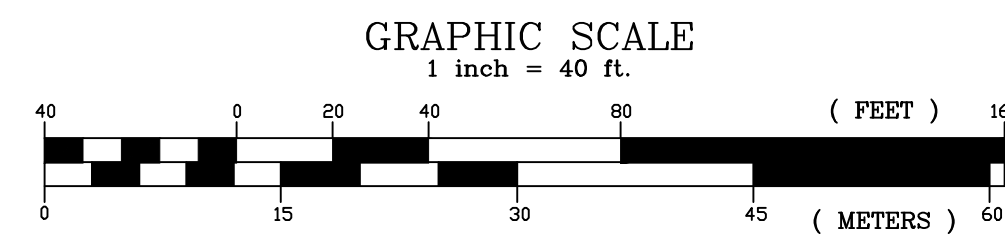
T.B.M.	DESCRIPTION	ELEVATION
A	D.H.N. 1' UP IN REAR OF UTILITY POLE	182.23'
B	D.H.N. 1' UP IN REAR OF UTILITY POLE 293/5	181.54'
C	D.H.N. 1' UP IN REAR OF UTILITY POLE 293/8	185.35'
D	D.H.N. 1' UP IN REAR OF UTILITY POLE	201.77'
E	"X" CUT ON HYDRANT BONNET BOLT	204.27'
F	LEAD PLUG IN CONCRETE BOUND	182.37'
G	CHISELED SQUARE IN GARAGE FLOOR	189.88'
H	D.H.N. 1' UP IN UTILITY POLE 527-7/2X	213.12'
I	MAG NAIL IN TOP END OF GUARD RAIL	214.73'
J	D.H.N. 1' UP IN 6" NORWAY MAPLE	211.32'
K	NORTH EAST BONNET BOLT ON HYDRANT	202.40'
L	SPIKE FOUND 1.2' UP IN REAR OF UTILITY POLE 527/6	199.16'

VICINITY MAP



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.L.S. # 37046



KEY SHEET

EXISTING CONDITIONS PLAN IN WALTHAM, MASS (MIDDLESEX COUNTY)

PREPARED FOR:
 KING STREET OPCO ACQUISITIONS
 800 BOYLSTON STREET, SUITE 1570
 BOSTON, MA 02199

PROPERTY OF:
 ATLANTIC WAL-LEX III LLC
 ATLANTIC-WALTHAM INVESTMENT II, LLC
 ATLANTIC-WALTHAM REALTY LLC
 205 NEWBURY STREET
 FRAMINGHAM, MA 01071

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 TELE.: (508)626-0063
 EMAIL: INFO@MWEENGINEERING.COM

SHEET 1 OF 5 DATE: MARCH 24, 2022
 CALC'D BY: PHA FIELD BK: 298, 559, 722 CAD FILE: KING_STREET_OPCO_TOPO_2022_GPS.DWG
 DRAFTER: PHA PROJECT: WAL_WST DWG FILE:

TREE LEGEND

CODE	DESCRIPTION
AE	AMERICAN ELM
AP	APPLE
BB	BLACK BIRCH
BC	BLACK CHERRY
BL	BLACK LOCUST
CA	CATALPA
CRAB	CRAB APPLE
CY	CHERRY
DW	DOGWOOD
EB	EUROPEAN BIRCH
HL	HONEY LOCUST
NM	NORWAY MAPLE
NS	NORWAY SPRUCE
PE	PEAR
PEACH	PEACH
PP	PITCH PINE
RC	RED CEDAR
RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SNAG	DEAD TREE
SM	SUGAR MAPLE
TOH	TREE OF HEAVEN
WO	WHITE OAK
WP	WHITE PINE

CLSTR CLUSTER
 DBL DOUBLE
 TRI TRIPLE
 QUAD QUADRUPLE

TREE LOCATION
 WP10
 TREE CODE
 TREE SIZE

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

