

Site Plans

Issued for	Zoning Review
Date Issued	January 15, 2019
Latest Issue	September 10, 2019

Riverside Mixed-Use Redevelopment Grove Street Newton, Massachusetts

Owner

Massachusetts Bay Transportation Authority
150 Causeway Street
Boston, MA 02114

Applicant

Mark Development, LLC
57 River Street
Suite 106
Wellesley, MA 02481

Assessor's Map: 42
Lot: 3 & 4



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A-10.04	Building 10 Top Level Plan	September 6, 2019



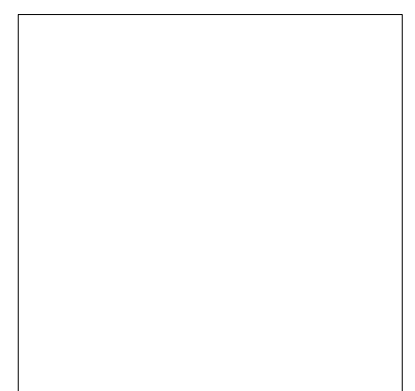
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Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No.	Revision	Date	Aspd.

Designed by _____ Checked by _____
Issued for _____ Date _____
Zoning Review September 10, 2019

Not Approved for Construction

Legend

Legend		Legend		Legend	
Exist.	Prop.	Exist.	Prop.	Exist.	Prop.
PROPERTY LINE	PROPERTY LINE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
PROJECT LIMIT LINE	PROJECT LIMIT LINE	HEAVY DUTY PAVEMENT	HEAVY DUTY PAVEMENT	HEAVY DUTY PAVEMENT	HEAVY DUTY PAVEMENT
RIGHT-OF-WAY/PROPERTY LINE	RIGHT-OF-WAY/PROPERTY LINE	BUILDINGS	BUILDINGS	BUILDINGS	BUILDINGS
EASEMENT	EASEMENT	RIPRAP	RIPRAP	RIPRAP	RIPRAP
BUILDING SETBACK	BUILDING SETBACK	CONSTRUCTION EXIT	CONSTRUCTION EXIT	CONSTRUCTION EXIT	CONSTRUCTION EXIT
PARKING SETBACK	PARKING SETBACK	TOP OF CURB ELEVATION	TOP OF CURB ELEVATION	TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
BASELINE	BASELINE	BOTTOM OF CURB ELEVATION	BOTTOM OF CURB ELEVATION	BOTTOM OF CURB ELEVATION	BOTTOM OF CURB ELEVATION
CONSTRUCTION LAYOUT	CONSTRUCTION LAYOUT	SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
ZONING LINE	ZONING LINE	TOP & BOTTOM OF WALL ELEVATION	TOP & BOTTOM OF WALL ELEVATION	TOP & BOTTOM OF WALL ELEVATION	TOP & BOTTOM OF WALL ELEVATION
TOWN LINE	TOWN LINE	BORING LOCATION	BORING LOCATION	BORING LOCATION	BORING LOCATION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE	TEST PIT LOCATION	TEST PIT LOCATION	TEST PIT LOCATION	TEST PIT LOCATION
WETLAND LINE WITH FLAG	WETLAND LINE WITH FLAG	MONITORING WELL	MONITORING WELL	MONITORING WELL	MONITORING WELL
FLOODPLAIN	FLOODPLAIN	UNDERDRAIN	UNDERDRAIN	UNDERDRAIN	UNDERDRAIN
BORDERING LAND SUBJECT TO FLOODING	BORDERING LAND SUBJECT TO FLOODING	DRAIN	DRAIN	DRAIN	DRAIN
WETLAND BUFFER ZONE	WETLAND BUFFER ZONE	ROOF DRAIN	ROOF DRAIN	ROOF DRAIN	ROOF DRAIN
NO DISTURB ZONE	NO DISTURB ZONE	SEWER	SEWER	SEWER	SEWER
200' RIVERFRONT AREA	200' RIVERFRONT AREA	FORCE MAIN	FORCE MAIN	FORCE MAIN	FORCE MAIN
GRAVEL ROAD	GRAVEL ROAD	OVERHEAD WIRE	OVERHEAD WIRE	OVERHEAD WIRE	OVERHEAD WIRE
EDGE OF PAVEMENT	EDGE OF PAVEMENT	WATER	WATER	WATER	WATER
BITUMINOUS BERM	BITUMINOUS BERM	FIRE PROTECTION	FIRE PROTECTION	FIRE PROTECTION	FIRE PROTECTION
BITUMINOUS CURB	BITUMINOUS CURB	DOMESTIC WATER	DOMESTIC WATER	DOMESTIC WATER	DOMESTIC WATER
CONCRETE CURB	CONCRETE CURB	GAS	GAS	GAS	GAS
CURB AND GUTTER	CURB AND GUTTER	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
EXTRUDED CONCRETE CURB	EXTRUDED CONCRETE CURB	STEAM	STEAM	STEAM	STEAM
MONOLITHIC CONCRETE CURB	MONOLITHIC CONCRETE CURB	TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE
PRECAST CONC. CURB	PRECAST CONC. CURB	FIRE ALARM	FIRE ALARM	FIRE ALARM	FIRE ALARM
SLOPED GRAN. EDGING	SLOPED GRAN. EDGING	CABLE TV	CABLE TV	CABLE TV	CABLE TV
VERT. GRAN. CURB	VERT. GRAN. CURB	CATCH BASIN CONCENTRIC	CATCH BASIN CONCENTRIC	CATCH BASIN CONCENTRIC	CATCH BASIN CONCENTRIC
LIMIT OF CURB TYPE	LIMIT OF CURB TYPE	CATCH BASIN ECCENTRIC	CATCH BASIN ECCENTRIC	CATCH BASIN ECCENTRIC	CATCH BASIN ECCENTRIC
SAWCUT	SAWCUT	DOUBLE CATCH BASIN CONCENTRIC	DOUBLE CATCH BASIN CONCENTRIC	DOUBLE CATCH BASIN CONCENTRIC	DOUBLE CATCH BASIN CONCENTRIC
BUILDING	BUILDING	DOUBLE CATCH BASIN ECCENTRIC	DOUBLE CATCH BASIN ECCENTRIC	DOUBLE CATCH BASIN ECCENTRIC	DOUBLE CATCH BASIN ECCENTRIC
BUILDING ENTRANCE	BUILDING ENTRANCE	GUTTER INLET	GUTTER INLET	GUTTER INLET	GUTTER INLET
LOADING DOCK	LOADING DOCK	DRAIN MANHOLE CONCENTRIC	DRAIN MANHOLE CONCENTRIC	DRAIN MANHOLE CONCENTRIC	DRAIN MANHOLE CONCENTRIC
BOLLARD	BOLLARD	DRAIN MANHOLE ECCENTRIC	DRAIN MANHOLE ECCENTRIC	DRAIN MANHOLE ECCENTRIC	DRAIN MANHOLE ECCENTRIC
DUMPSTER PAD	DUMPSTER PAD	TRENCH DRAIN	TRENCH DRAIN	TRENCH DRAIN	TRENCH DRAIN
SIGN	SIGN	PLUG OR CAP	PLUG OR CAP	PLUG OR CAP	PLUG OR CAP
DOUBLE SIGN	DOUBLE SIGN	CLEANOUT	CLEANOUT	CLEANOUT	CLEANOUT
STEEL GUARDRAIL	STEEL GUARDRAIL	FLARED END SECTION	FLARED END SECTION	FLARED END SECTION	FLARED END SECTION
WOOD GUARDRAIL	WOOD GUARDRAIL	HEADWALL	HEADWALL	HEADWALL	HEADWALL
PATH	PATH	SEWER MANHOLE CONCENTRIC	SEWER MANHOLE CONCENTRIC	SEWER MANHOLE CONCENTRIC	SEWER MANHOLE CONCENTRIC
TREE LINE	TREE LINE	SEWER MANHOLE ECCENTRIC	SEWER MANHOLE ECCENTRIC	SEWER MANHOLE ECCENTRIC	SEWER MANHOLE ECCENTRIC
WIRE FENCE	WIRE FENCE	CURB STOP & BOX	CURB STOP & BOX	CURB STOP & BOX	CURB STOP & BOX
FENCE	FENCE	WATER VALVE & BOX	WATER VALVE & BOX	WATER VALVE & BOX	WATER VALVE & BOX
STOCKADE FENCE	STOCKADE FENCE	TAPPING SLEEVE, VALVE & BOX	TAPPING SLEEVE, VALVE & BOX	TAPPING SLEEVE, VALVE & BOX	TAPPING SLEEVE, VALVE & BOX
STONE WALL	STONE WALL	SIAMESE CONNECTION	SIAMESE CONNECTION	SIAMESE CONNECTION	SIAMESE CONNECTION
RETAINING WALL	RETAINING WALL	FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
STREAM / POND / WATER COURSE	STREAM / POND / WATER COURSE	WATER METER	WATER METER	WATER METER	WATER METER
DETENTION BASIN	DETENTION BASIN	POST INDICATOR VALVE	POST INDICATOR VALVE	POST INDICATOR VALVE	POST INDICATOR VALVE
HAY BALES	HAY BALES	WATER WELL	WATER WELL	WATER WELL	WATER WELL
SILT FENCE	SILT FENCE	GAS GATE	GAS GATE	GAS GATE	GAS GATE
SILT SOCK / STRAW WATTLE	SILT SOCK / STRAW WATTLE	GAS METER	GAS METER	GAS METER	GAS METER
MINOR CONTOUR	MINOR CONTOUR	ELECTRIC MANHOLE	ELECTRIC MANHOLE	ELECTRIC MANHOLE	ELECTRIC MANHOLE
MAJOR CONTOUR	MAJOR CONTOUR	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER	ELECTRIC METER
PARKING COUNT	PARKING COUNT	LIGHT POLE	LIGHT POLE	LIGHT POLE	LIGHT POLE
COMPACT PARKING STALLS	COMPACT PARKING STALLS	TELEPHONE MANHOLE	TELEPHONE MANHOLE	TELEPHONE MANHOLE	TELEPHONE MANHOLE
DOUBLE YELLOW LINE	DOUBLE YELLOW LINE	TRANSFORMER PAD	TRANSFORMER PAD	TRANSFORMER PAD	TRANSFORMER PAD
STOP LINE	STOP LINE	UTILITY POLE	UTILITY POLE	UTILITY POLE	UTILITY POLE
CROSSWALK	CROSSWALK	GUY POLE	GUY POLE	GUY POLE	GUY POLE
ACCESSIBLE CURB RAMP	ACCESSIBLE CURB RAMP	GUY WIRE & ANCHOR	GUY WIRE & ANCHOR	GUY WIRE & ANCHOR	GUY WIRE & ANCHOR
ACCESSIBLE PARKING	ACCESSIBLE PARKING	HAND HOLE	HAND HOLE	HAND HOLE	HAND HOLE
VAN-ACCESSIBLE PARKING	VAN-ACCESSIBLE PARKING	PULL BOX	PULL BOX	PULL BOX	PULL BOX
MATCHLINE	MATCHLINE	MATCHLINE	MATCHLINE	MATCHLINE	MATCHLINE

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	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
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	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	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
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE



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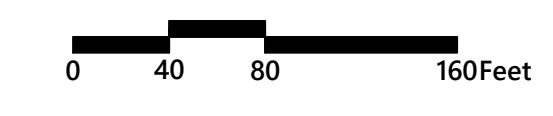


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Legend

- ZONING DISTRICT BOUNDARY
- DEVELOPMENT PARCEL BOUNDARY
- PARCELS TO BE REZONED



Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
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Zoning Review September 10, 2019

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Area Plan

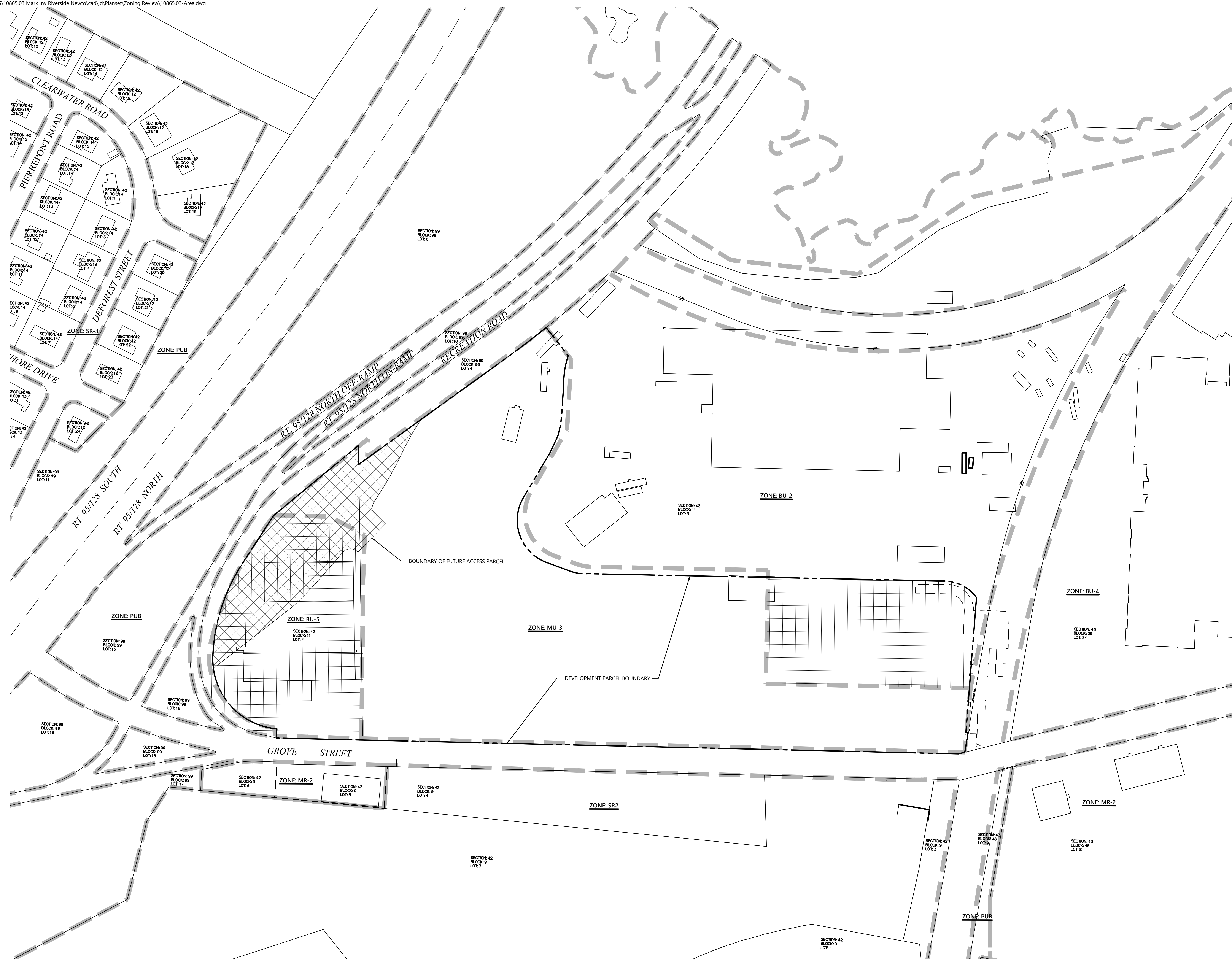
Drawing Number

C-2

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Project Number 10865.03

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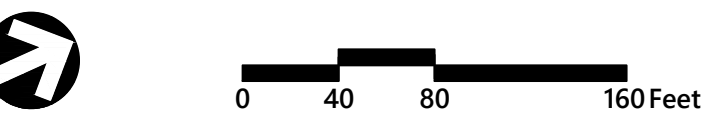
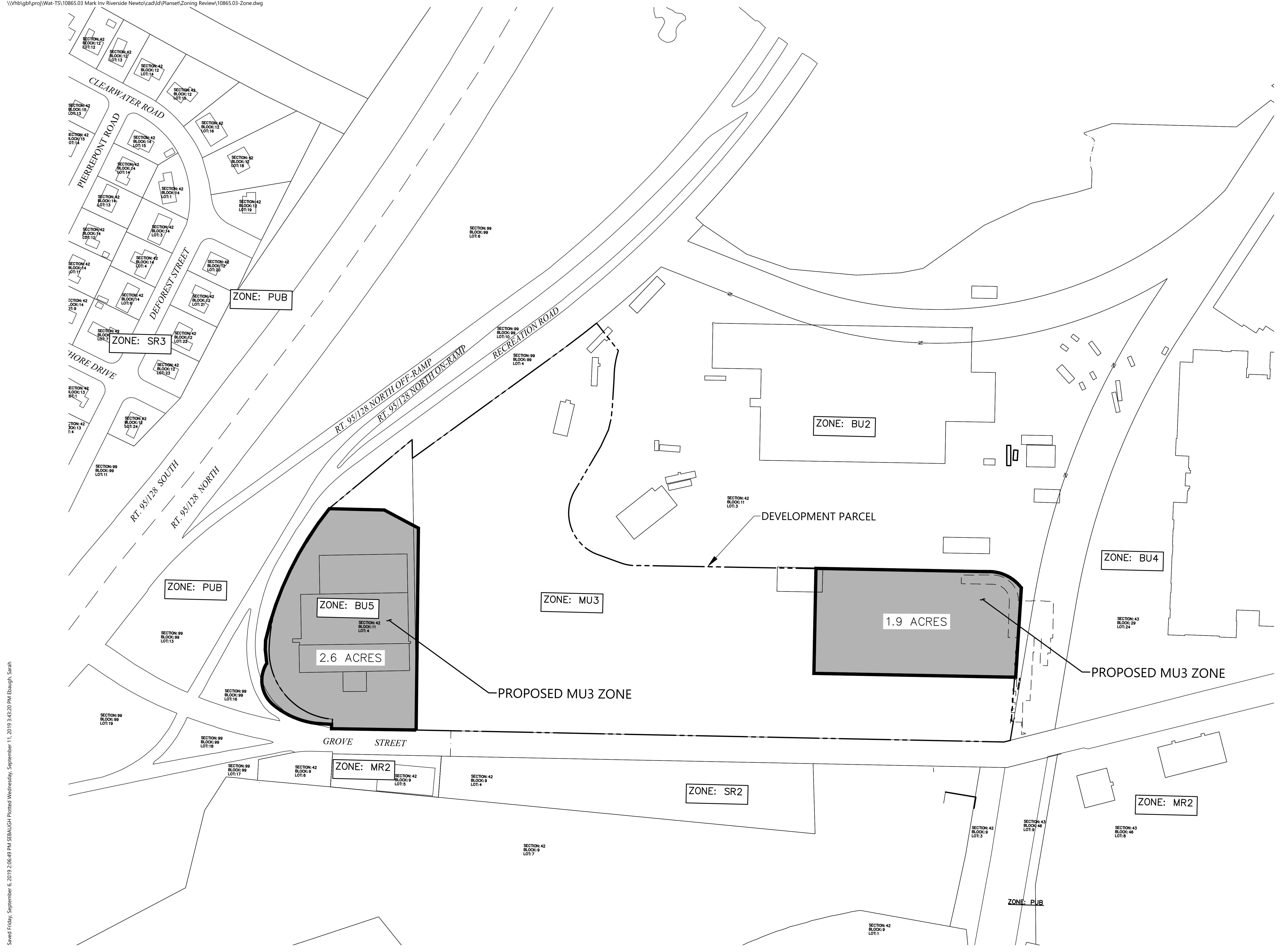
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Drawing Title
Zone Change Plan

Drawing Number

C-3

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Project Number
10865.03

Building Program Summary

	Residential Unit Count	Hotel Unit Count	Office GFA (SF)	Hotel GFA (SF)	Retail/Commercial GFA (SF)	Residential GFA (SF)	Parking GFA (SF)	MBTA GFA (SF)	Total GFA Without Parking GFA (SF)
BUILDING 1 GARAGE	---	---	---	---	---	---	203,688	7,500	7,500
BUILDING 1 OFFICE	---	---	361,833	---	4,500	---	---	---	366,333
BUILDING 2	---	154	---	79,683	---	---	---	---	79,683
BUILDINGS 3	---	---	161,676	---	---	---	83,675	---	161,676
BUILDING 4	109	---	---	---	3,668	121,709	---	---	125,377
BUILDING 5	55	---	---	---	---	65,729	---	---	65,729
BUILDING 6	69	---	---	---	15,903	73,854	---	---	89,758
BUILDING 7	62	---	---	---	10,620	71,456	---	---	82,076
BUILDING 8	81	---	---	---	3,378	66,677	---	2,500	72,555
BUILDING 9	---	---	---	---	---	26,107	---	---	26,107
BUILDING 10	148	---	---	---	---	157,067	204,842	---	157,067
TOTAL	524	154	523,509	79,683	64,176	556,492	927,957	10,000	1,233,861

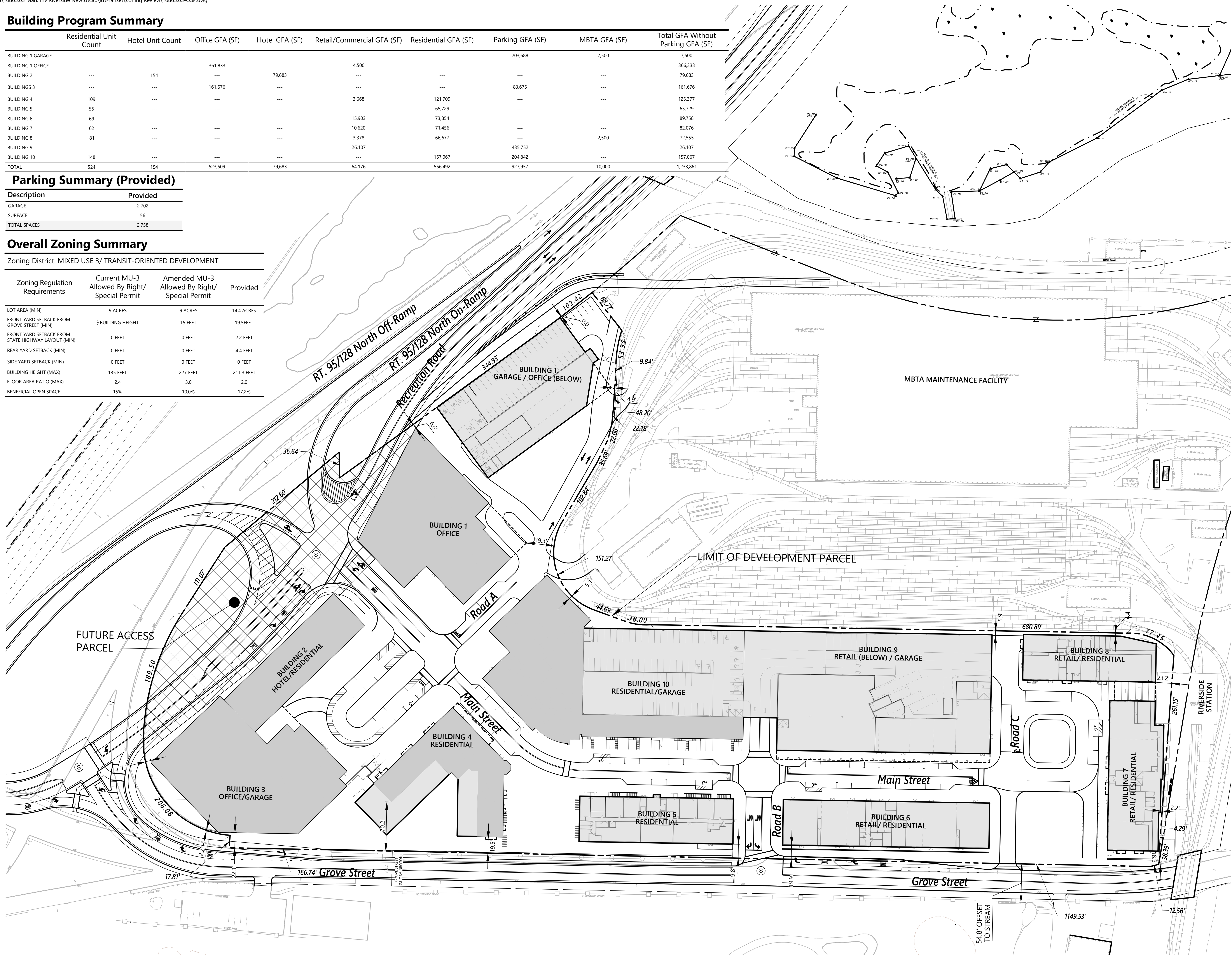
Parking Summary (Provided)

Description	Provided
GARAGE	2,702
SURFACE	56
TOTAL SPACES	2,758

Overall Zoning Summary

Zoning District: MIXED USE 3/ TRANSIT-ORIENTED DEVELOPMENT

Zoning Regulation Requirements	Current MU-3 Allowed By Right/Special Permit	Amended MU-3 Allowed By Right/Special Permit	Provided
LOT AREA (MIN)	9 ACRES	9 ACRES	14.4 ACRES
FRONT YARD SETBACK FROM GROVE STREET (MIN)	1/2 BUILDING HEIGHT	15 FEET	19.5 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT (MIN)	0 FEET	0 FEET	2.2 FEET
REAR YARD SETBACK (MIN)	0 FEET	0 FEET	4.4 FEET
SIDE YARD SETBACK (MIN)	0 FEET	0 FEET	0 FEET
BUILDING HEIGHT (MAX)	135 FEET	227 FEET	211.3 FEET
FLOOR AREA RATIO (MAX)	2.4	3.0	2.0
BENEFICIAL OPEN SPACE	15%	10.0%	17.2%



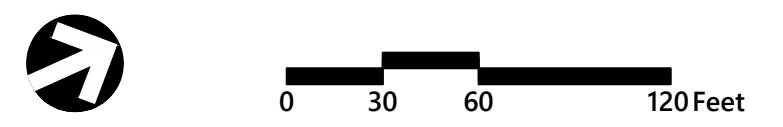
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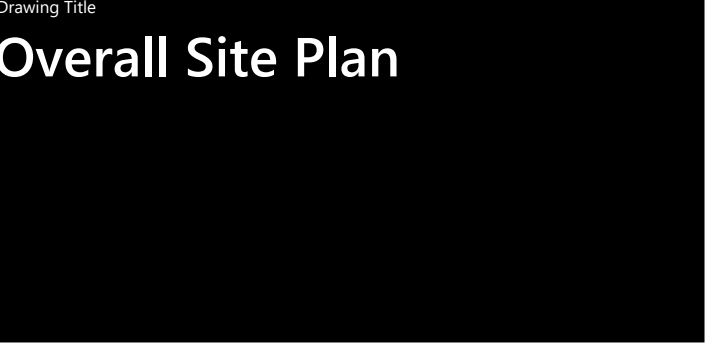
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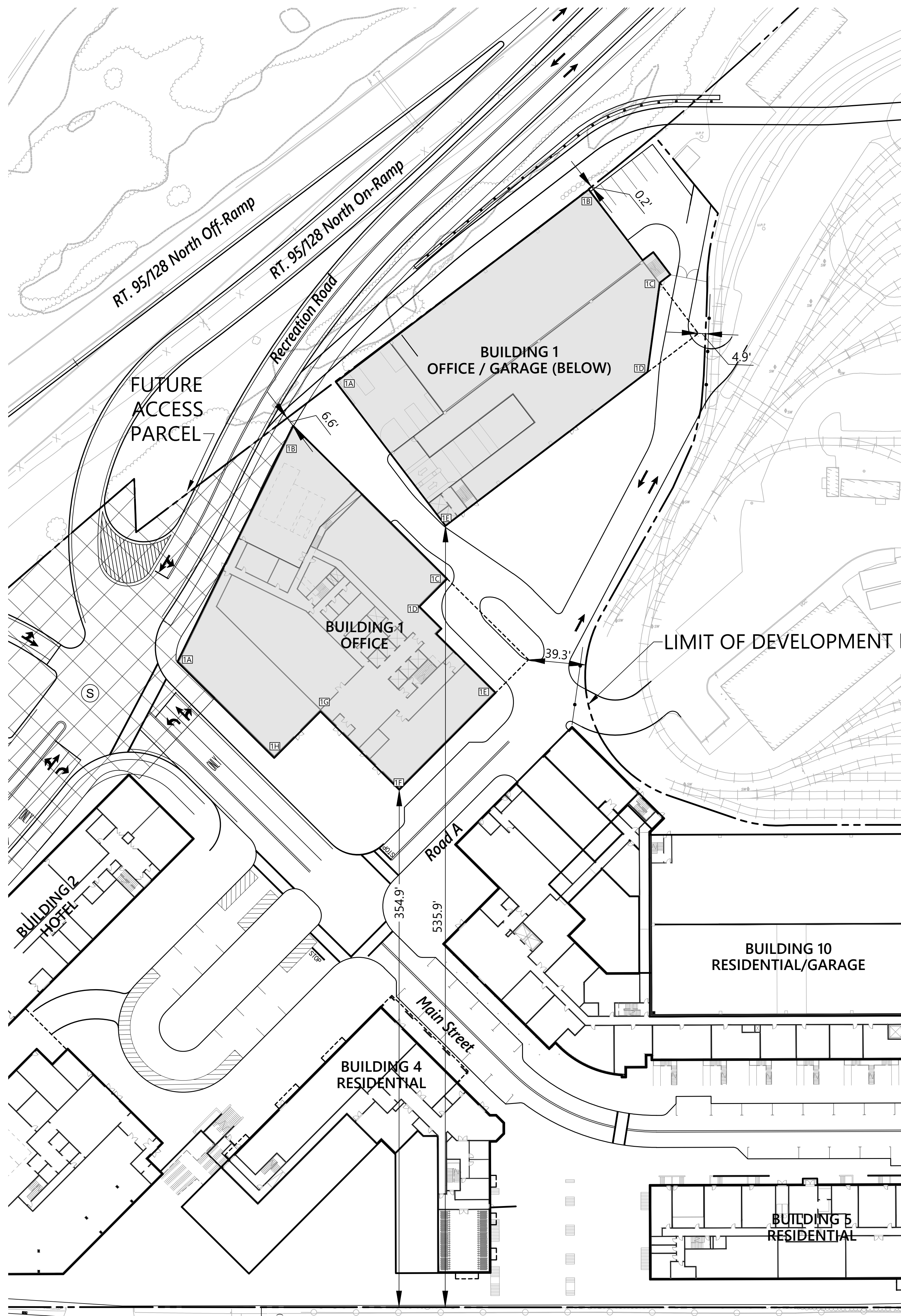
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C-4

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Project Number
10865.03



Building 1 Garage Zoning Summary

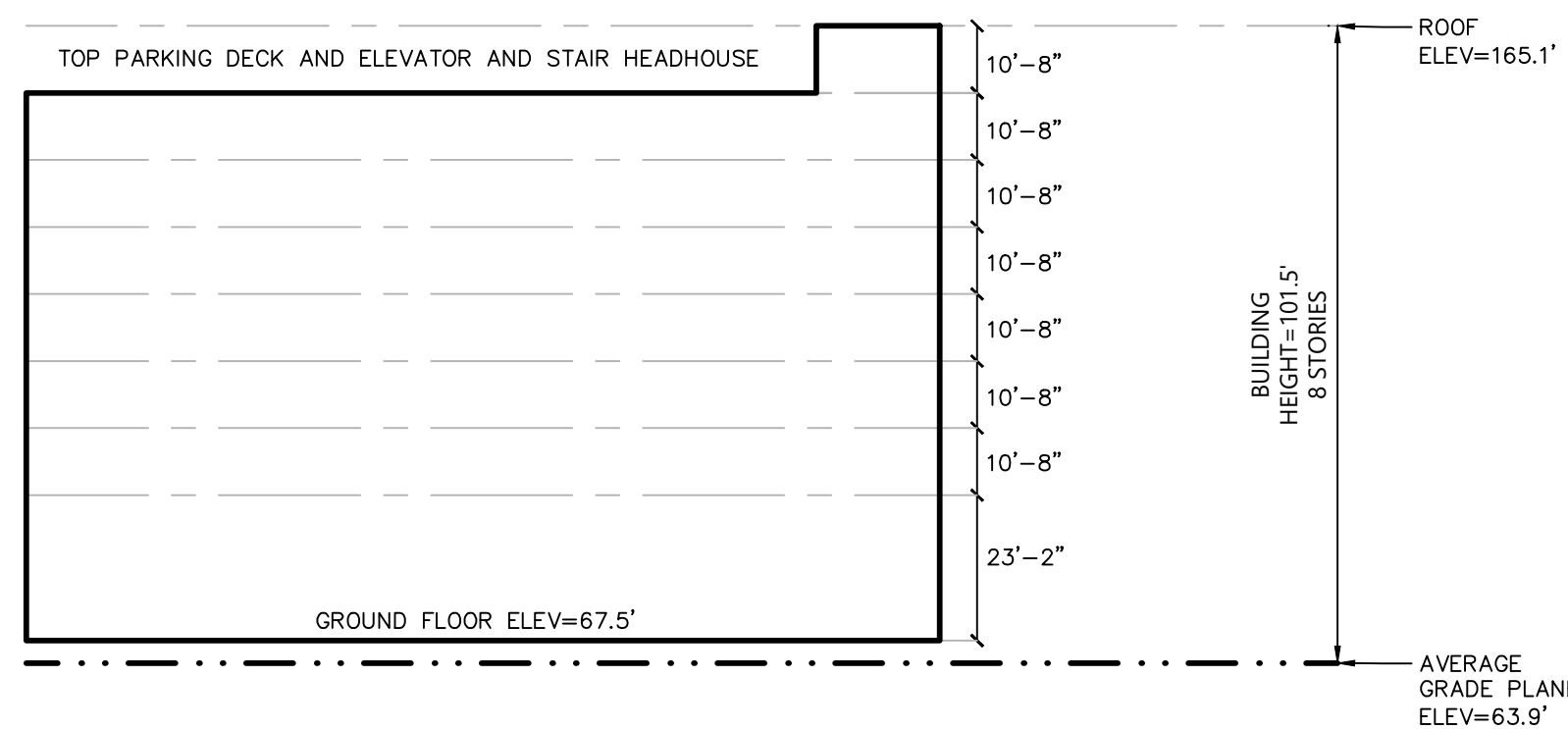
Zoning District: Mixed Use 3/ Transit-Oriented District

Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	↓ BUILDING HEIGHT	15 FEET	535.9 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	4.9 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	0.2 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	101.5 FEET

Building 1 Office Zoning Summary

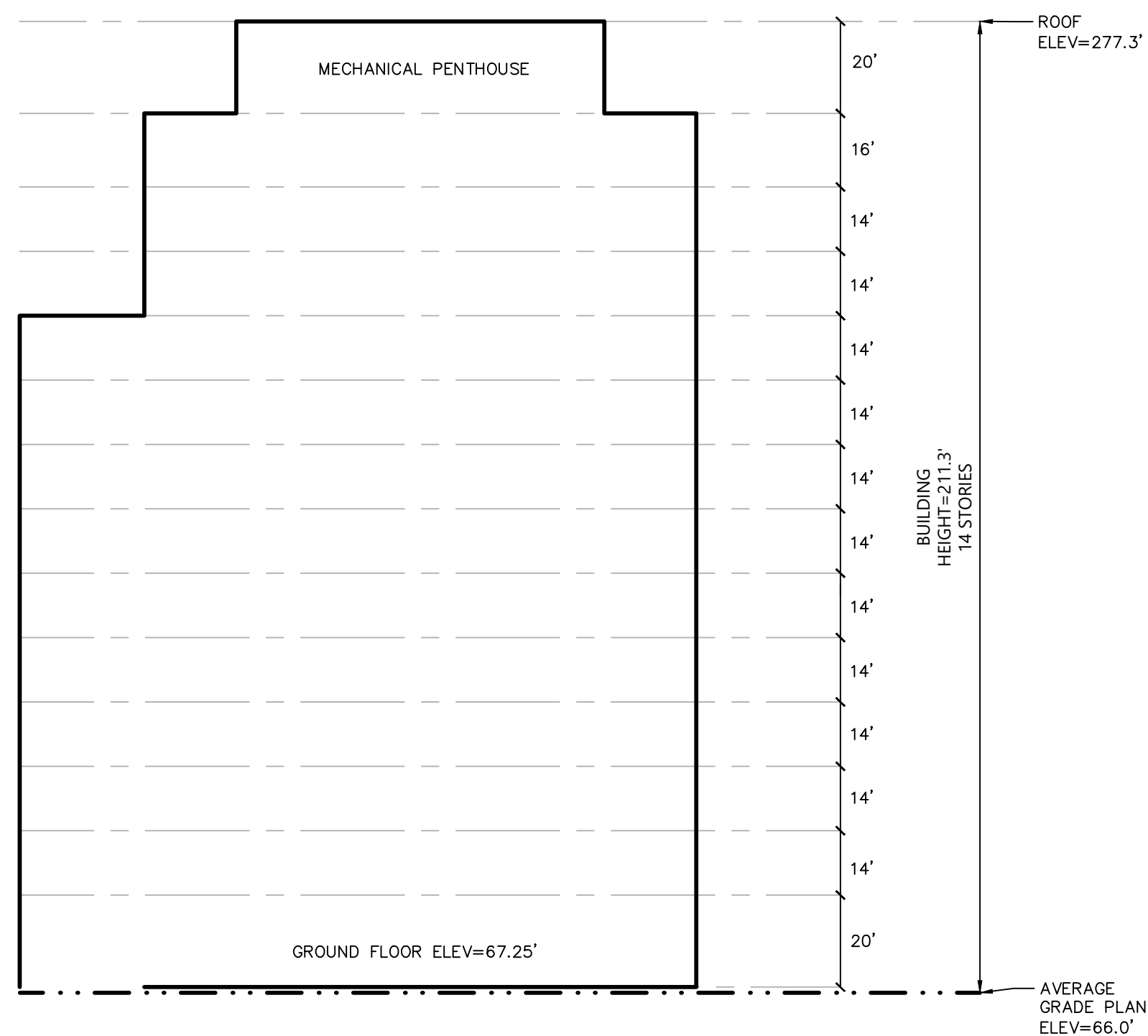
Zoning District: Mixed Use 3/ Transit-Oriented District

Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	↓ BUILDING HEIGHT	15 FEET	354.9 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	39.3 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	6.6 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	211.3 FEET



Building 1 Garage Height Detail

Not To Scale



Building 1 Office Height Detail

Not To Scale

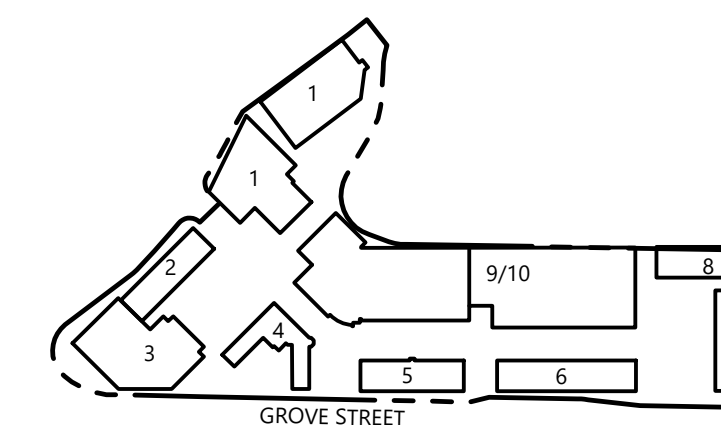


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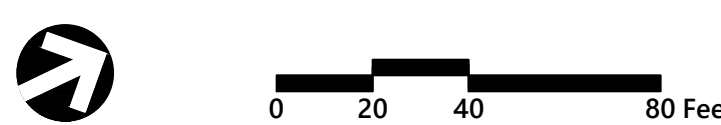
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Key

Not to Scale



Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No.	Revision	Date	App'd.

Designed by: SKE
Checked by: HGH
Issued for: Zoning Review
Date: September 10, 2019

Not Approved for Construction
Drawing Title: Zoning Assessment Plan
Building 1

Drawing Number

C-5.1

Sheet of
5 10

Project Number
10865.03

Building 5 Zoning Summary

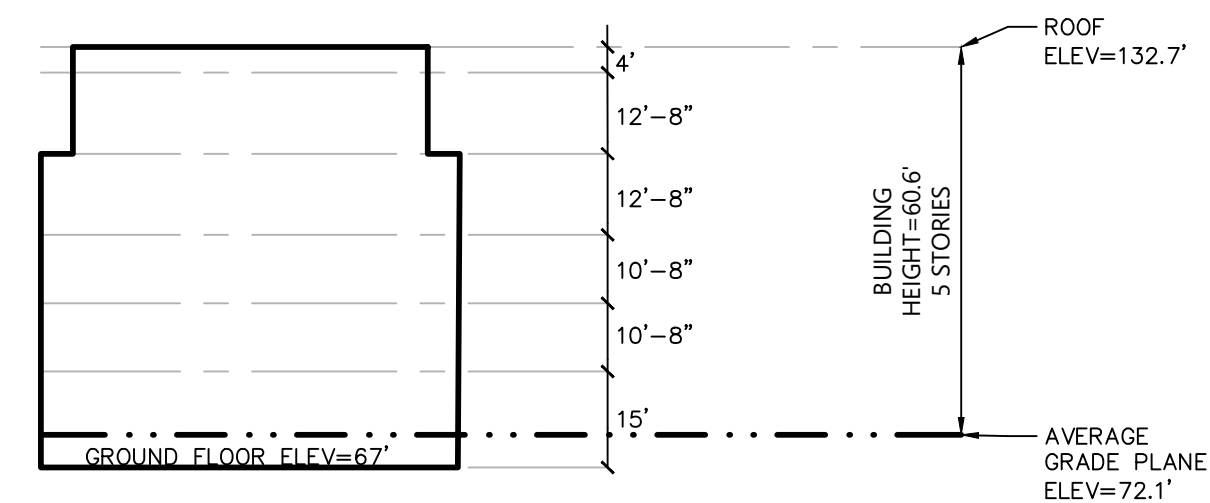
Zoning District: Mixed Use 3/ Transit-Oriented District

Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	½ BUILDING HEIGHT	15 FEET	19.8 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	242.4 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	610.2 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	60.6 FEET

Building 6 Zoning Summary

Zoning District: Mixed Use 3/ Transit-Oriented District

Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	½ BUILDING HEIGHT	15 FEET	19.9 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	246.2 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	244.1 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	69.9 FEET

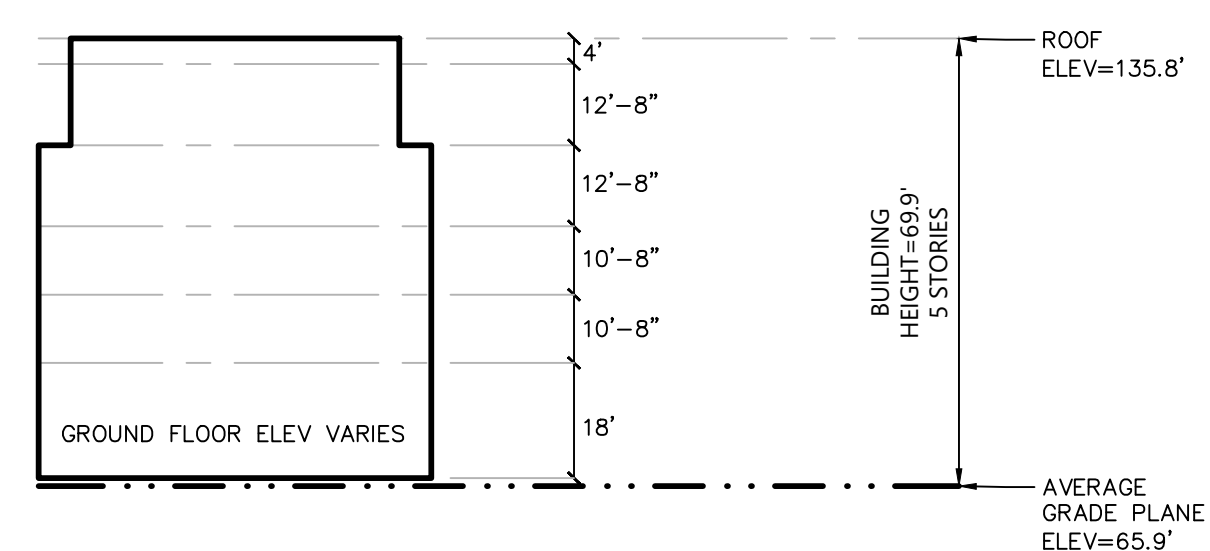


Building 5 Height Detail

Not To Scale

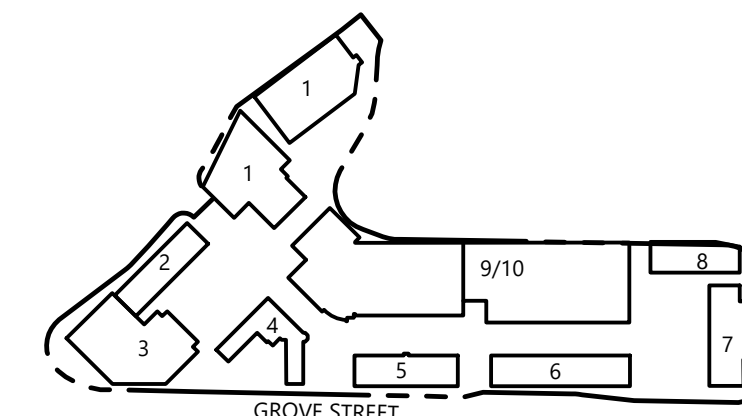
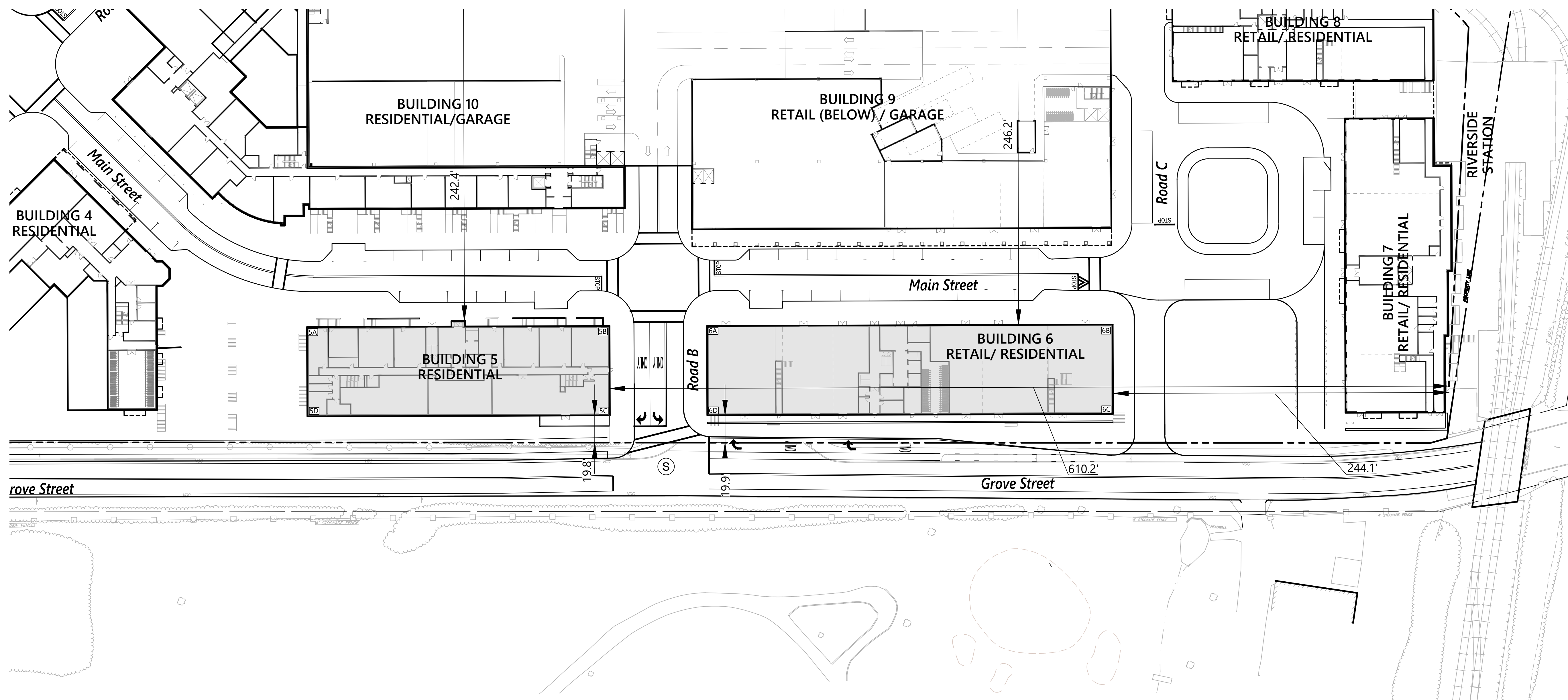
Weighted Average Grade Plane Calculation for Building 5						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
5A	5B	66.9	67.7	220.0	67.3	14,806
5B	5C	67.7	70.7	65.0	69.2	4,498
5C	5D	70.7	83.0	220.0	76.9	16,907
5D	5A	83.0	66.9	65.0	75.0	4,872
Total Avg Elevation x Length						41,083
Total Length						570.0
Average Mean Grade Elevation						72.1

Weighted Average Grade Plane Calculation for Building 6						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
6A	6B	67.7	62.6	295.0	65.2	19,219
6B	6C	62.6	63.2	65.0	62.9	4,089
6C	6D	63.2	70.0	295.0	66.6	19,647
6D	6A	70.0	67.7	65.0	68.9	4,475
Total Avg Elevation x Length						47,430
Total Length						720.0
Average Mean Grade Elevation						65.9

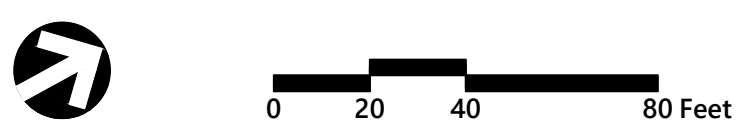


Building 6 Height Detail

Not To Scale



Key
Not to Scale



Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No.	Revision	Date	Aspd.

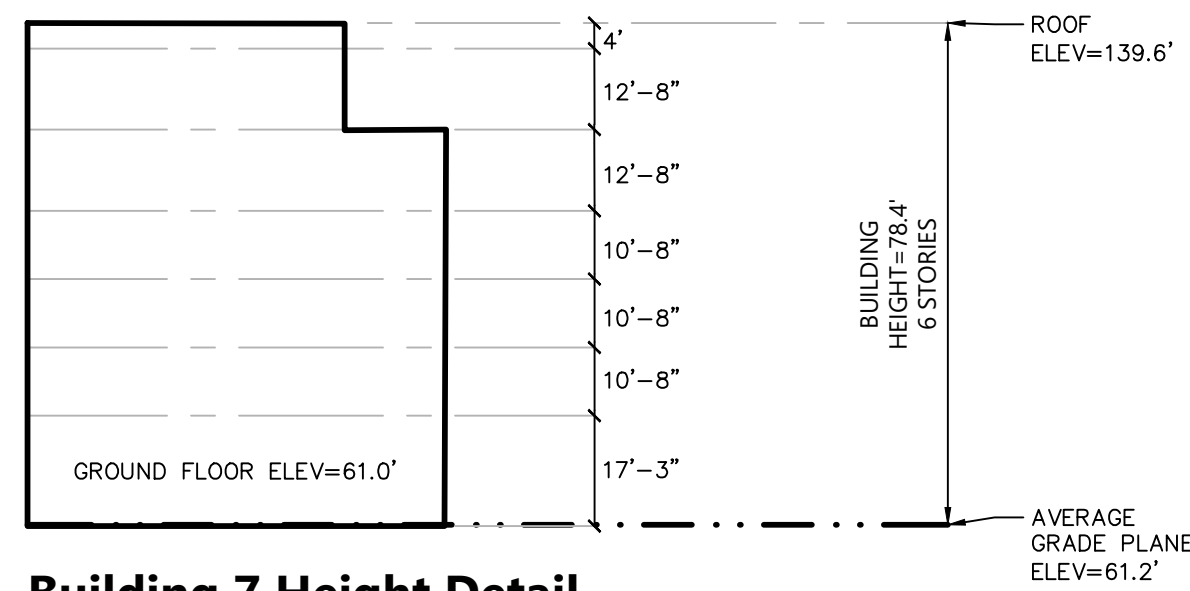
Designed by SKE
Checked by HGH
Issued for Zoning Review
Date: September 10, 2019

Not Approved for Construction
Drawing Title
**Zoning Assessment Plan
Building 5
& Building 6**

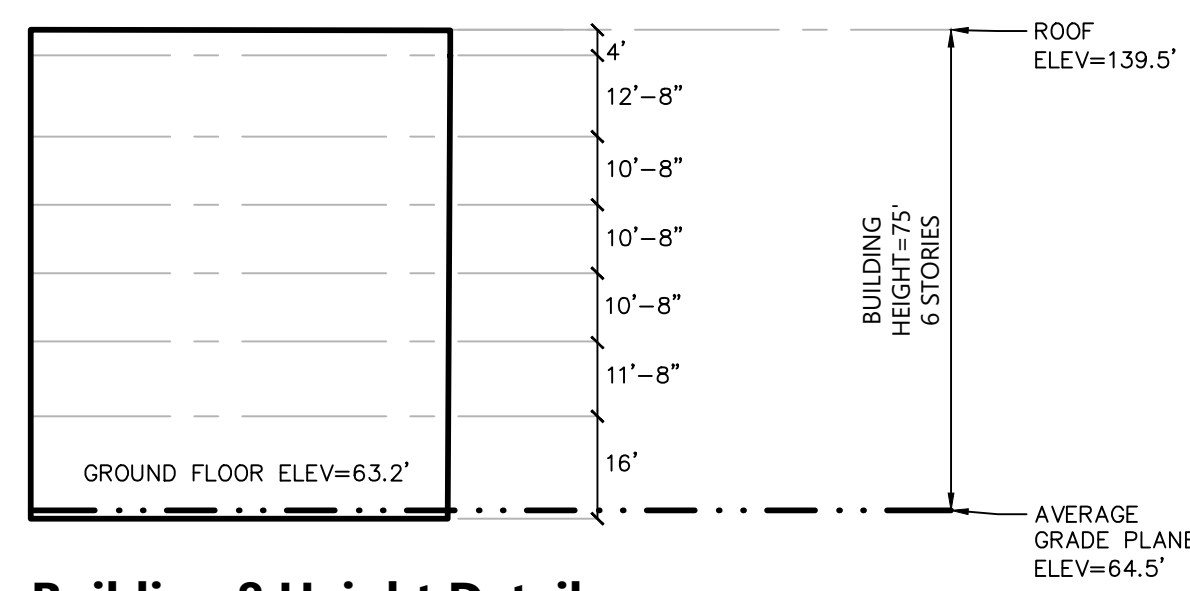
Drawing Number
C-5.3

Sheet 7 of 10

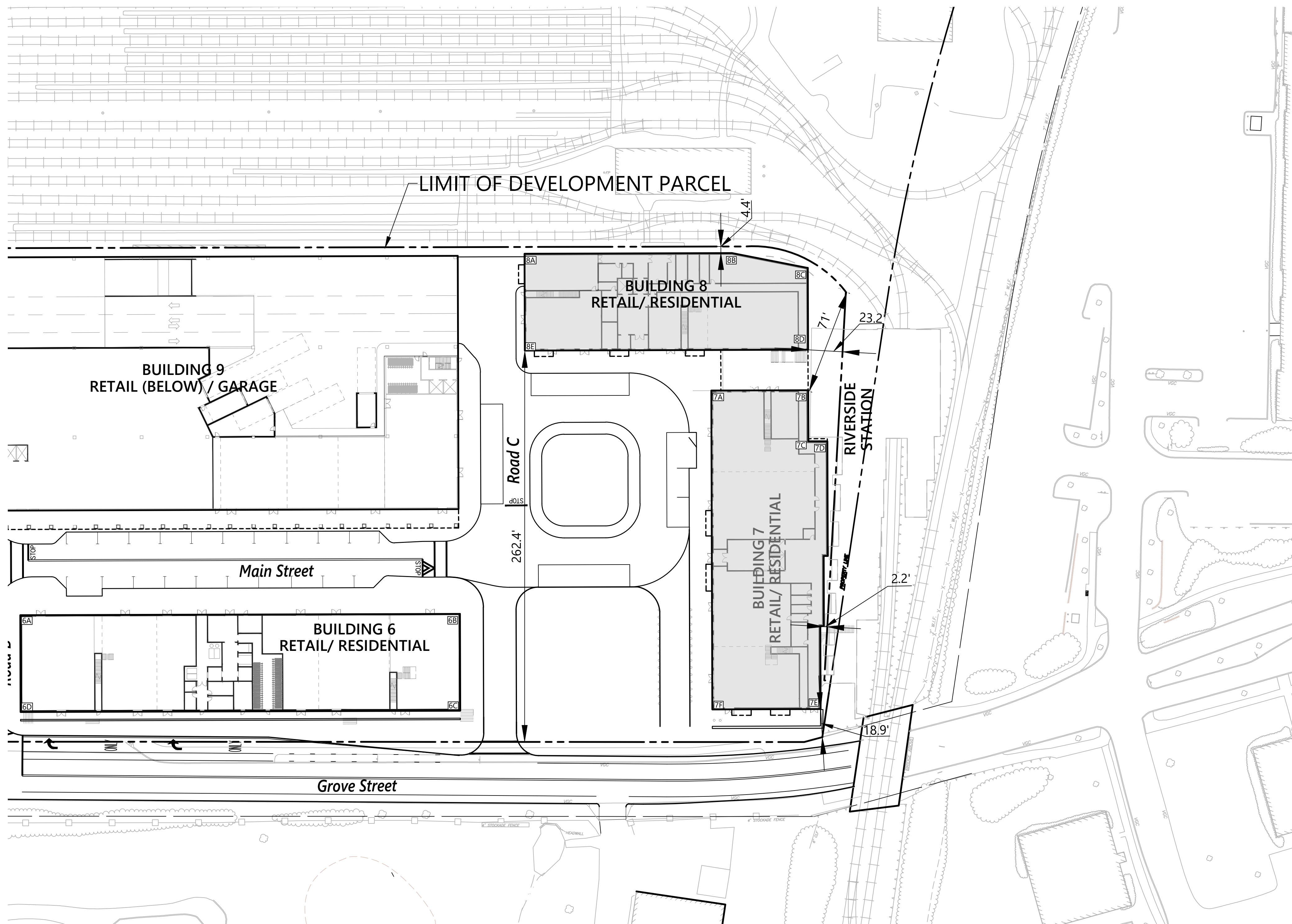
Project Number
10865.03



Building 7 Height Detail
Not To Scale



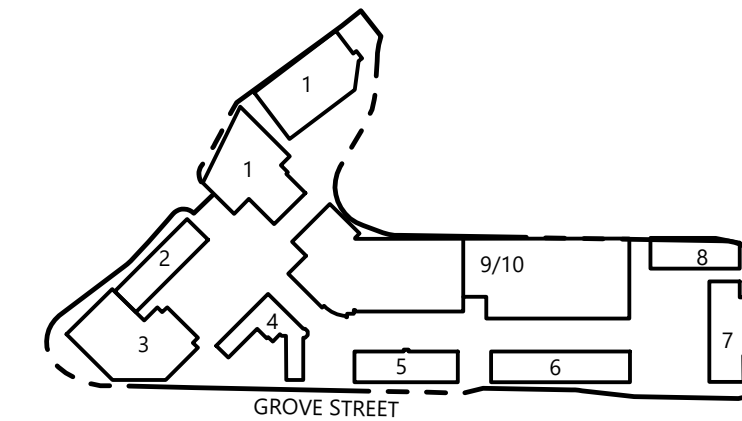
Building 8 Height Detail
Not To Scale



Building 7 Zoning Summary

Zoning District: Mixed Use 3/ Transit-Oriented District

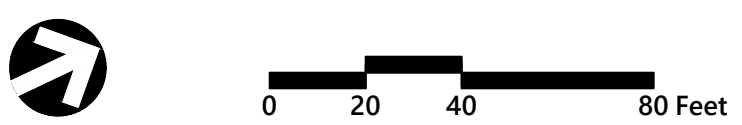
Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	½ BUILDING HEIGHT	15 FEET	18.9 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	71.0 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	2.2 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	78.4 FEET



Key
Not to Scale

Weighted Average Grade Plane Calculation for Building 7

Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
7A	7B	62.9	63.0	64.9	63.0	4,085
7B	7C	63.0	62.7	34.3	62.9	2,156
7C	7D	62.7	62.1	12.9	62.4	805
7D	7E	62.1	59.8	180.6	61.0	11,008
7E	7F	59.8	59.8	72.7	59.8	4,347
7F	7A	59.8	62.5	214.0	61.2	13,086
Total Avg Elevation x Length						35,487
Total Length						579.4
Average Mean Grade Elevation						61.2



Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No.	Revision	Date	Aspd.

Designed by: SKE
Checked by: GHG
Issued for: Zoning Review
Date: September 10, 2019

Not Approved for Construction
Drawing Title: Zoning Assessment Plan
Building 7 & Building 8

Drawing Number: C-5.4

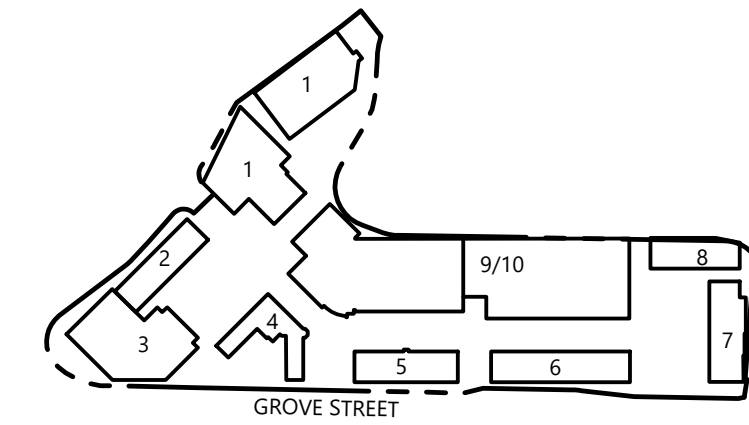
Building 8 Zoning Summary

Zoning District: Mixed Use 3/ Transit-Oriented District

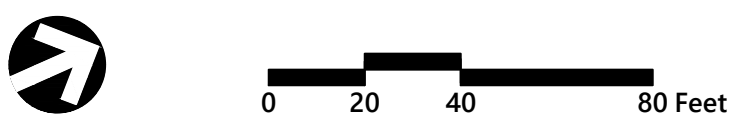
Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	½ BUILDING HEIGHT	15 FEET	262.4 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	4.4 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	23.2 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	75.0 FEET

Weighted Average Grade Plane Calculation for Building 8

Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
8A	8B	64.2	66.1	139.2	65.2	9,066
8B	8C	66.1	66.0	51.9	66.1	3,428
8C	8D	66.0	63.5	54.9	64.8	3,552
8D	8E	63.5	63.7	190.0	63.6	12,084
8E	8A	63.7	64.2	65.0	64.0	4,157
Total Avg Elevation x Length						32,287
Total Length						500.9
Average Mean Grade Elevation						64.5



Key
Not to Scale



Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No. Revision Date Aspd.

Designed by SKE Checked by GHG

Issued for Zoning Review Date September 10, 2019

Not Approved for Construction
Drawing Title
**Zoning Assessment Plan
Building 9
& Building 10**

Drawing Number

C-5.5

Sheet 9 of 10

Project Number
10865.03

Building 9 & Building 10 Zoning Summary

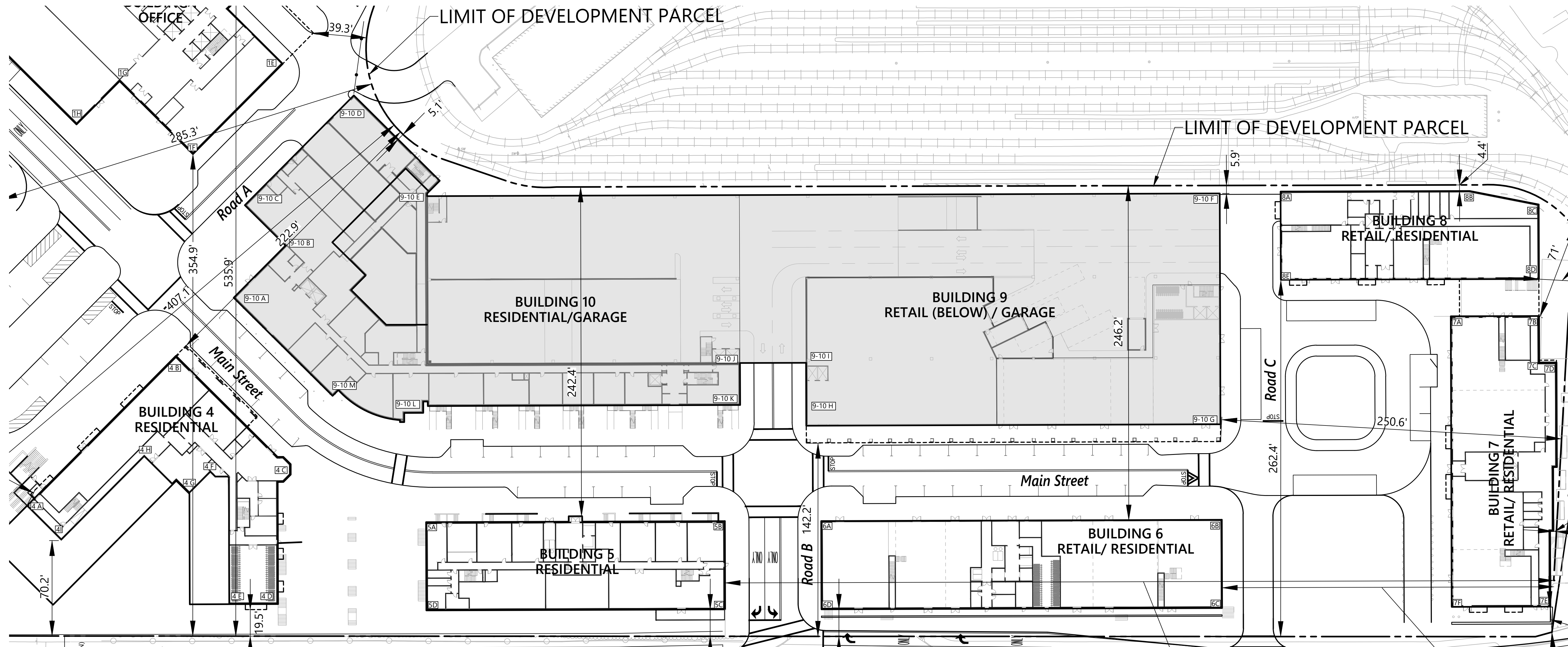
Zoning District: Mixed Use 3/ Transit-Oriented District

Zoning Regulation Requirements	Current MU-3 Allowed By Right/ Special Permit	Amended MU-3 Allowed By Right/ Special Permit	Provided
FRONT YARD SETBACK FROM GROVE STREET	1/2 BUILDING HEIGHT	15 FEET	142.2 FEET
FRONT YARD SETBACK FROM STATE HIGHWAY LAYOUT	0 FEET	0 FEET	N/A
REAR YARD SETBACK	0 FEET	0 FEET	5.1 FEET
SIDE YARD SETBACK	0 FEET	0 FEET	250.6 FEET
MAXIMUM BUILDING HEIGHT	135 FEET	230 FEET	103.8 FEET



Building 9 & Building 10 Height Detail

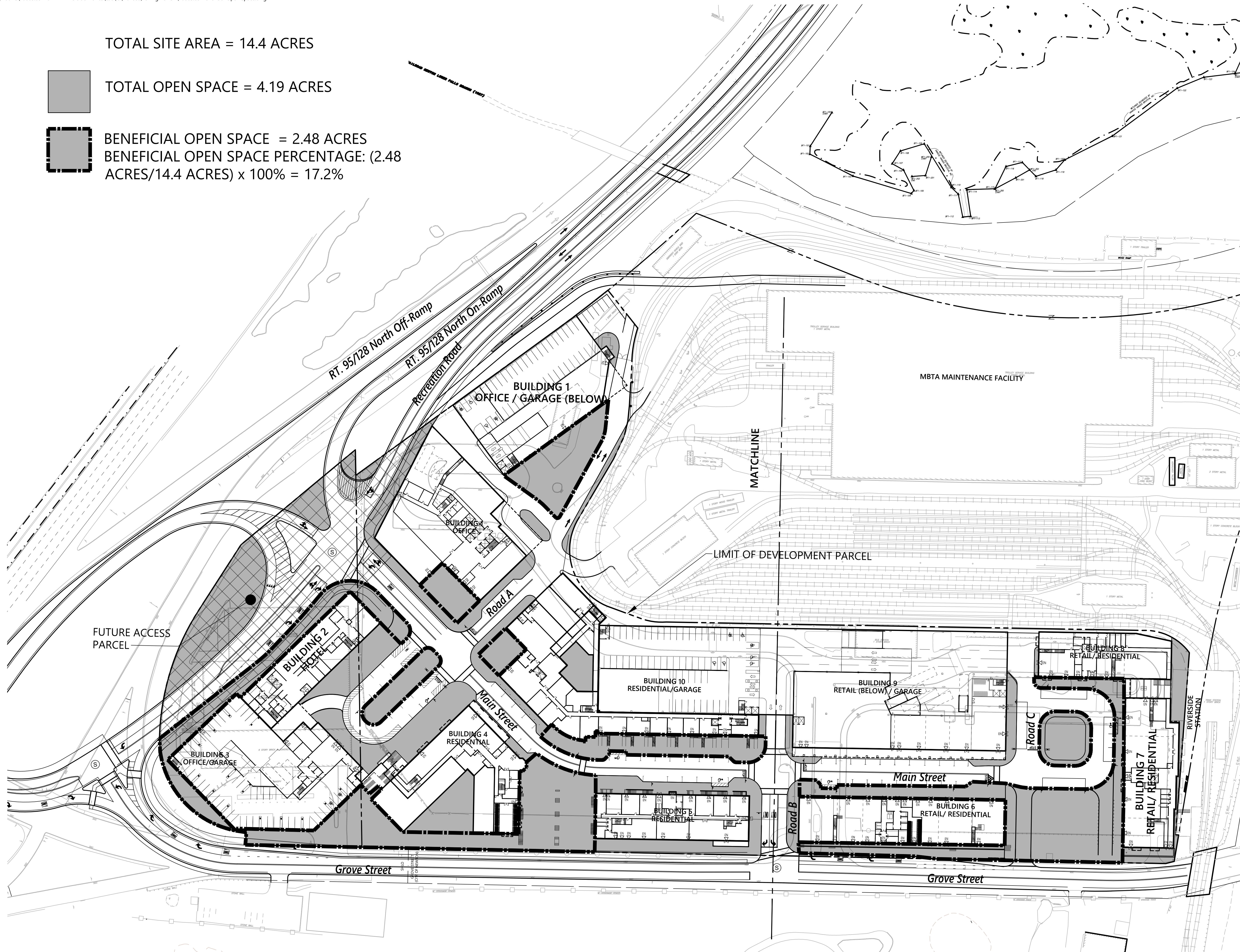
Not To Scale



TOTAL SITE AREA = 14.4 ACRES

TOTAL OPEN SPACE = 4.19 ACRES

BENEFICIAL OPEN SPACE = 2.48 ACRES
BENEFICIAL OPEN SPACE PERCENTAGE: (2.48 ACRES/14.4 ACRES) x 100% = 17.2%



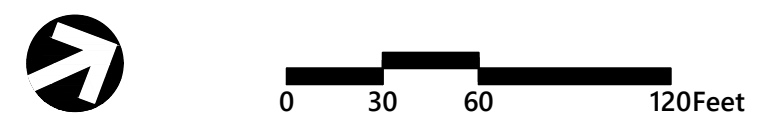
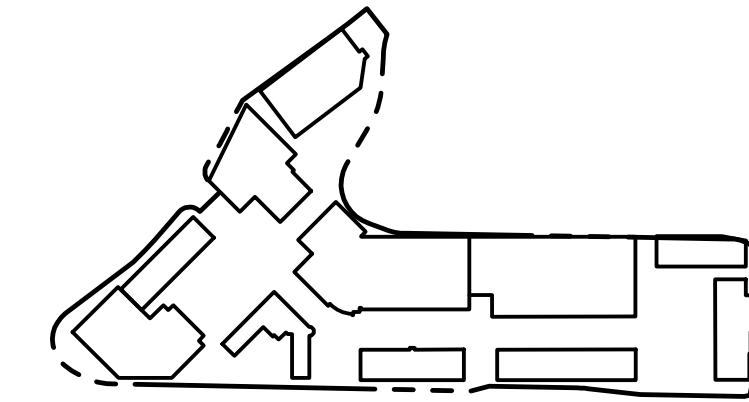
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



DAVID M. SCHWARZ ARCHITECTS
David M. Schwarz Architects, Inc.
1707 L St. NW
Suite #400
Washington, D.C. 20036
202.862.0777

City Planner/ Urban Designer

Speck & Associates LLC
1561 Beacon Street #3
Brookline, MA 02446
(202)236-0140



Riverside Mixed-Use Redevelopment

Grove Street
Newton, Massachusetts

No.	Revision	Date	App'd.

Designed by _____ Checked by _____

Issued for Zoning Review Date September 10, 2019

Not Approved for Construction

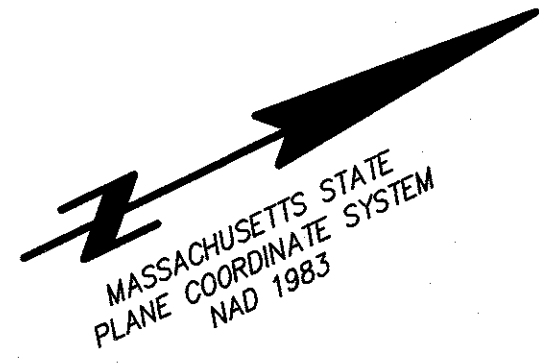
Drawing Title
Beneficial Open Space Plan

Drawing Number

C-6

Sheet 10 of 10

Project Number
10865.03

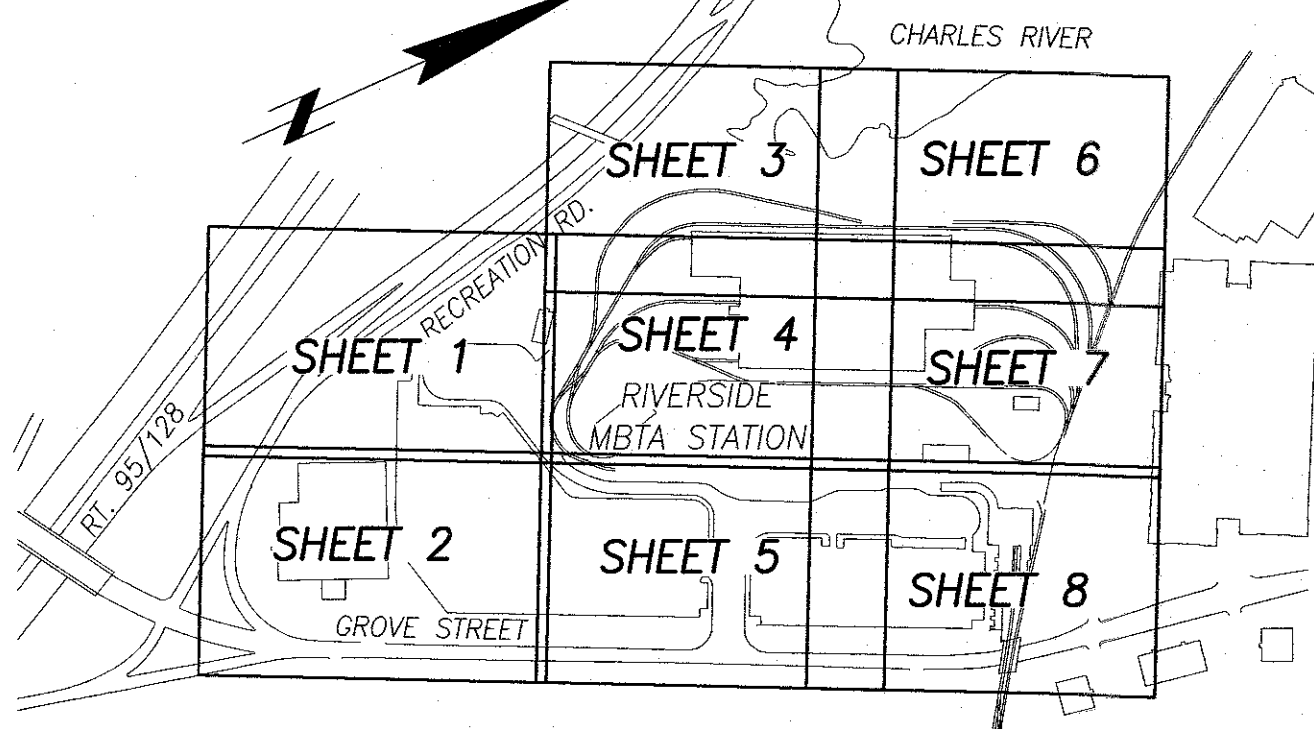
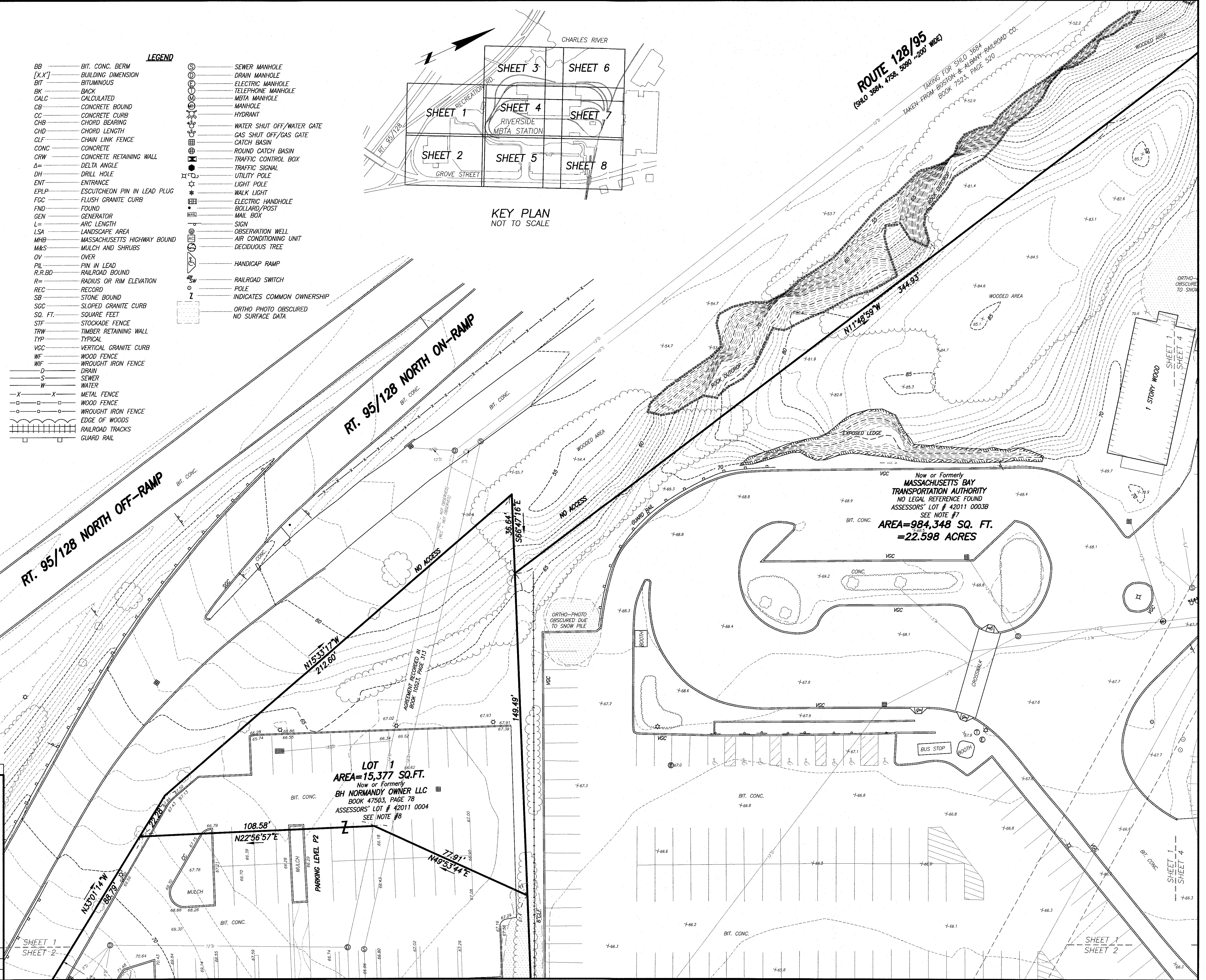
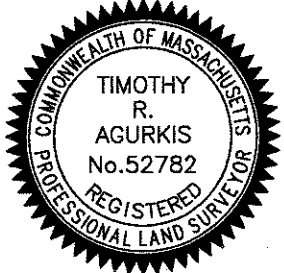


NOTES:

- ELEVATIONS ESTABLISHED BY GPS.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- THE PARCELS SHOWN HEREON LIE 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 MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700534E, CITY OF NEWTON COMMUNITY NUMBER 250208, PANEL NUMBER 0534E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION IS SHOWN ONLY ON LAND NOW OR FORMERLY OF BH NORMANDY OWNER, LLC AND 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 SAFE CALL CENTER AT 1-888-344-7233 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.
- PROPERTY LINE INFORMATION FOR LAND NOW OR FORMERLY MASSACHUSETTS BAY TRANSPORTATION AUTHORITY IS BASED ON AN ON-THE-GROUND SURVEY DATED MAY 14, 2009 (FLS JOB #12503). TOPOGRAPHICAL FEATURES ARE TAKEN FROM ORTHO PHOTOS DATED FEBRUARY 24, 2009 BY EASTERN TOPOGRAPHICS AND HAVE NOT BEEN UPDATED.
- PROPERTY LINE INFORMATION FOR LAND NOW OR FORMERLY BH NORMANDY OWNER, LLC, IS BASED ON AN ON-THE-GROUND SURVEY DATED APRIL 24, 2012 AND UPDATED ON MARCH 17, 2018 (FLS JOB #16093). TOPOGRAPHICAL FEATURES ARE BASED PARTIALLY ON AN ON-THE-GROUND SURVEY DATED APRIL 24, 2012 AND UPDATED ON MARCH 17, 2018 (FLS JOB #16093) AND ON ORTHO PHOTOS DATED FEBRUARY 24, 2009 BY EASTERN TOPOGRAPHICS AND HAVE NOT BEEN UPDATED.
- SEVERAL AREAS OF THE TRACKS WERE OCCUPIED BY TROLLEYS AT THE TIME OF SURVEY.

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

 11/2/19
 TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE
 TRA@FELDMANSURVEYORS.COM



ROUTE 128/95
 (SHLO 5884, 4758, 5890 -200' WIDE)
 TAKEN FROM: BOSTON & ALBANY RAILROAD CO. BOOK 7523, PAGE 520

Now or Formerly
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
 NO LEGAL REFERENCE FOUND
 ASSESSORS' LOT # 42011 0003B
 SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES

LOT 1
AREA=15,377 SQ.FT.
 Now or Formerly
BH NORMANDY OWNER LLC
 BOOK 47503, PAGE 78
 ASSESSORS' LOT # 42011 0004
 SEE NOTE #8

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT (FLS JOB#16093)

EXISTING CONDITIONS PLAN
 RIVERSIDE MBTA STATION & HOTEL INDIGO
 GROVE STREET
NEWTON, MASS.

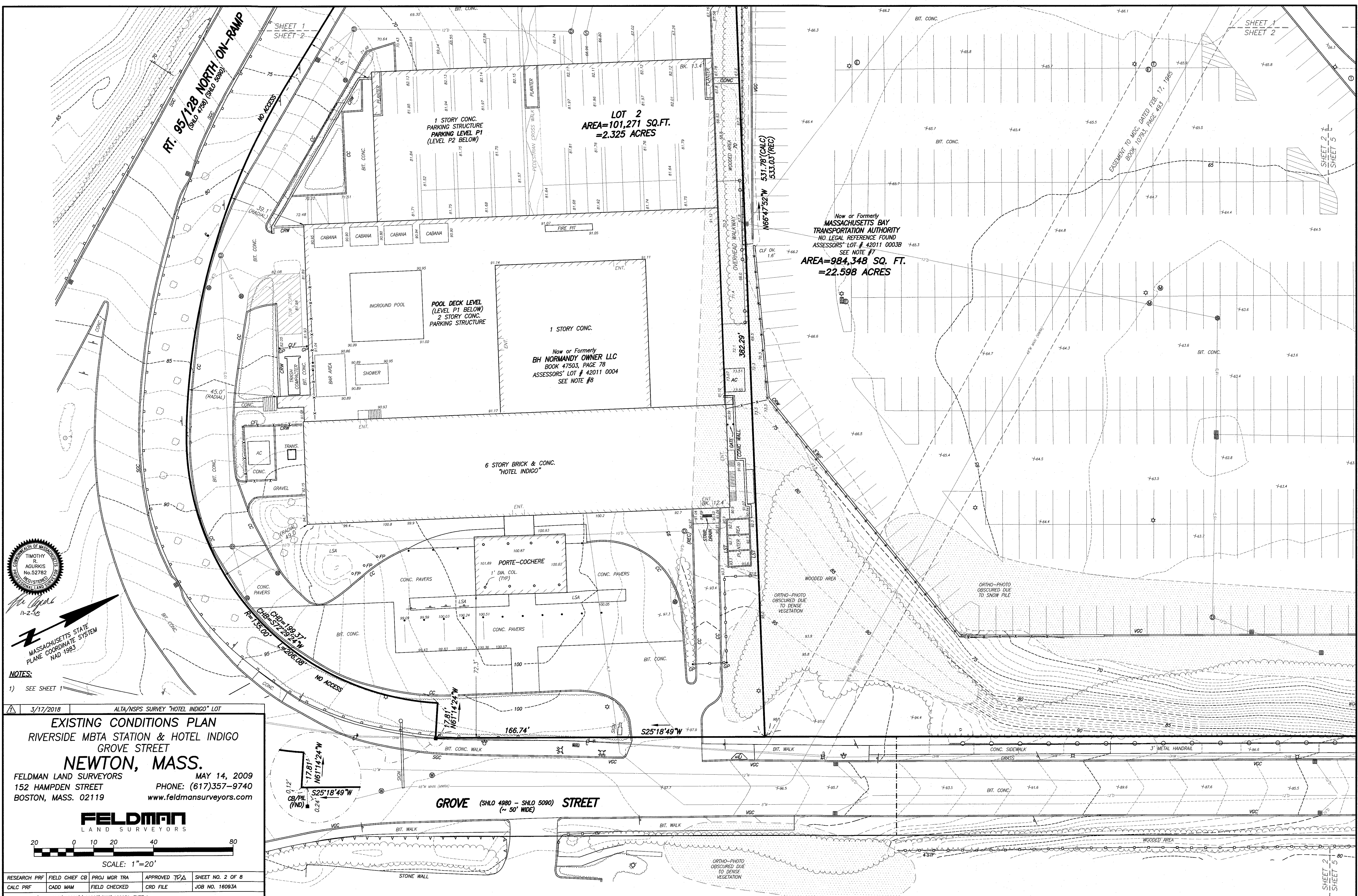
FELDMAN LAND SURVEYORS MAY 14, 2009
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

20 0 10 20 40 80
 SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF	CBJ	PROJ MGR	TRA	APPROVED TRA	SHEET NO. 1 OF 8
CADD PRF	CADD MAM		FIELD CHECKED	CRD FILE		JOB NO. 16093A

FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXIST.dwg



Now or Formerly
**MASSACHUSETTS BAY
 TRANSPORTATION AUTHORITY**
 NO LEGAL REFERENCE FOUND
 ASSESSORS' LOT # 42011 0003B
 SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES

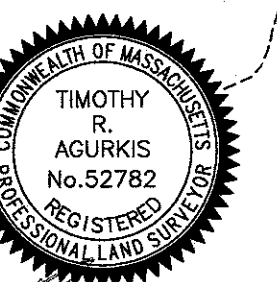
LOT 2
AREA=101,271 SQ. FT.
=2.325 ACRES

Now or Formerly
BH NORMANDY OWNER LLC
 BOOK 47503, PAGE 78
 ASSESSORS' LOT # 42011 0004
 SEE NOTE #8

6 STORY BRICK & CONC.
"HOTEL INDIGO"

POOL DECK LEVEL
(LEVEL P1 BELOW)
2 STORY CONC.
PARKING STRUCTURE

1 STORY CONC.
PARKING STRUCTURE
PARKING LEVEL P1
(LEVEL P2 BELOW)



MASSACHUSETTS STATE
 PLANE COORDINATE SYSTEM
 NAD 1983

NOTES:
 1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

EXISTING CONDITIONS PLAN
RIVERSIDE MBTA STATION & HOTEL INDIGO
GROVE STREET
NEWTON, MASS.

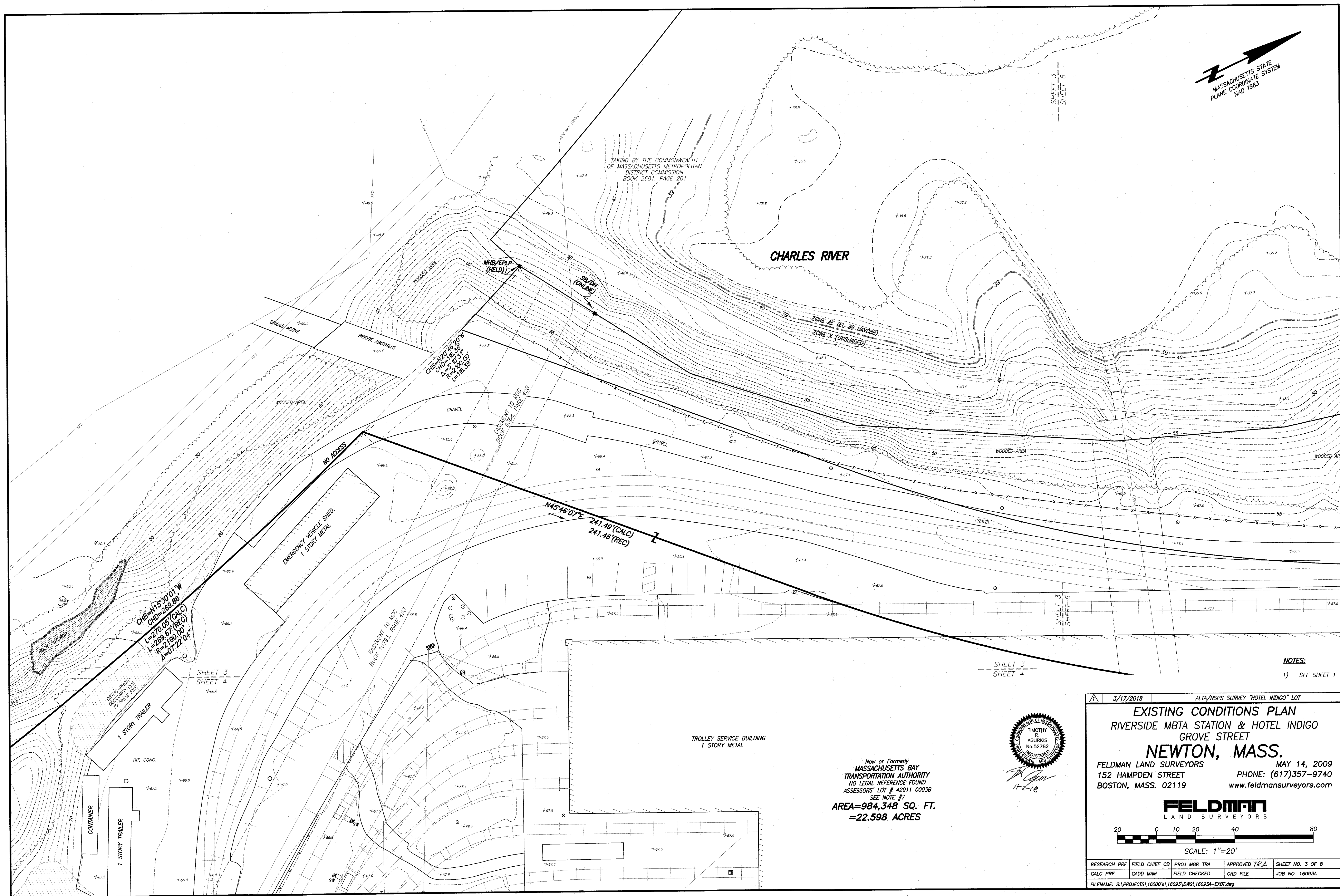
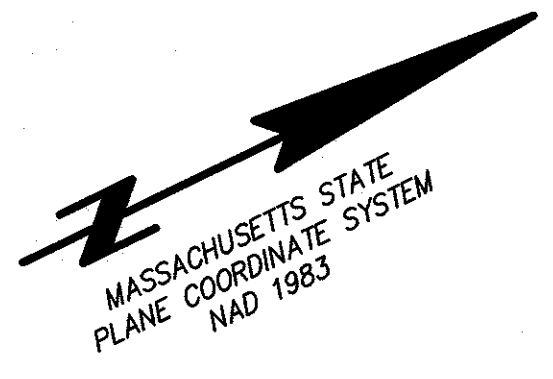
FELDMAN LAND SURVEYORS MAY 14, 2009
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TPA	SHEET NO. 2 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 18093A

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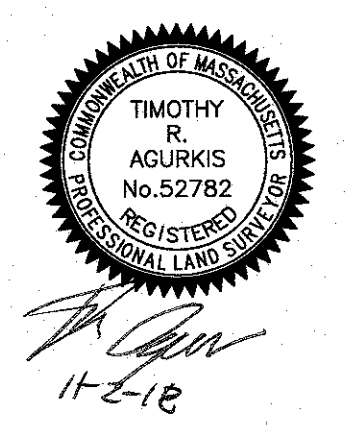


SHEET 3
SHEET 6

SHEET 3
SHEET 6

SHEET 3
SHEET 4

NOTES:
1) SEE SHEET 1



Now or Formerly
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
NO LEGAL REFERENCE FOUND
ASSESSORS' LOT # 42011 0003B
SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

EXISTING CONDITIONS PLAN
RIVERSIDE MBTA STATION & HOTEL INDIGO
GROVE STREET
NEWTON, MASS.

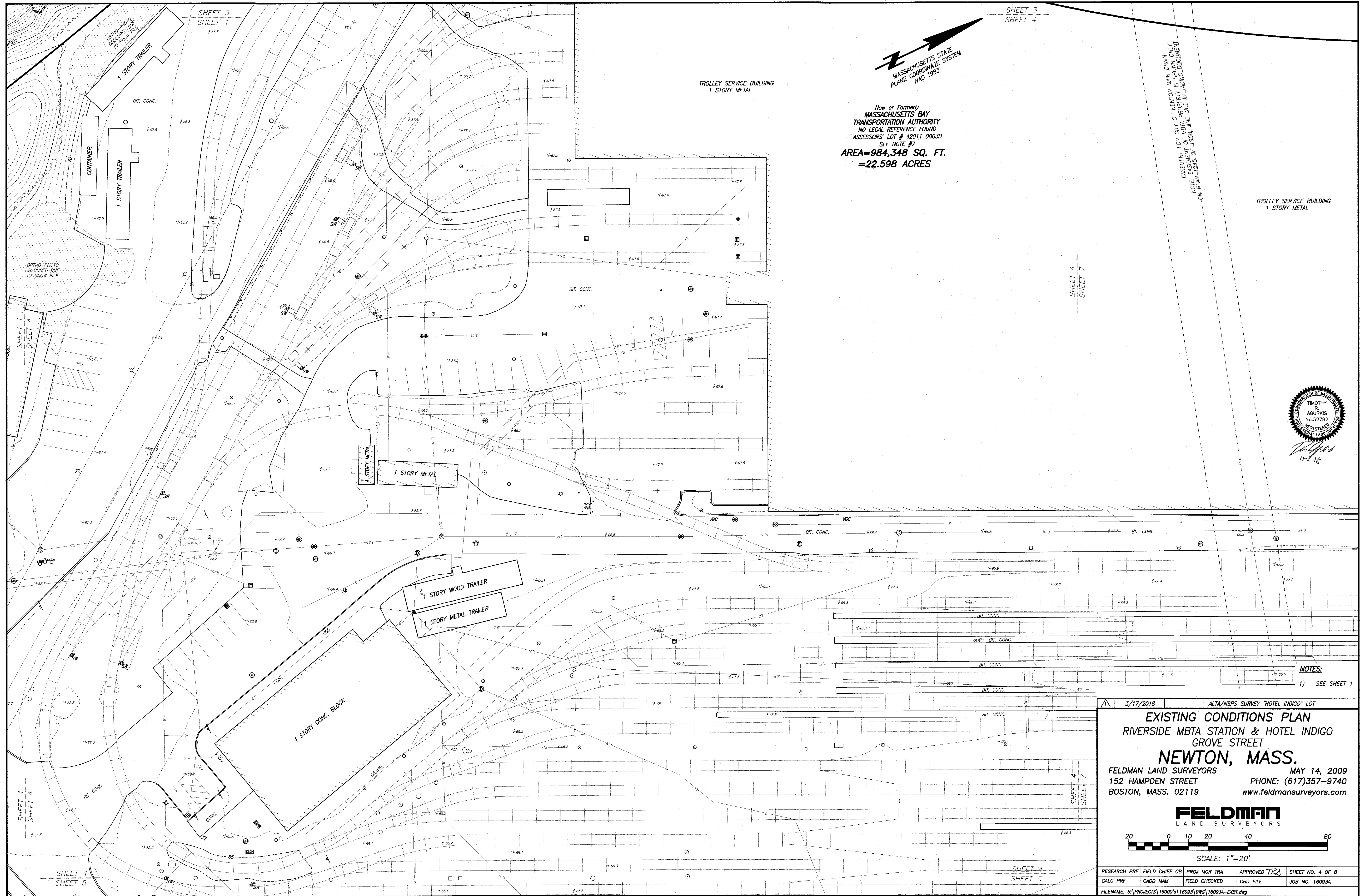
FELDMAN LAND SURVEYORS MAY 14, 2009
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

20 0 10 20 40 80
SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TRD	SHEET NO. 3 OF 8
CALC PRF	CADD MAN	FIELD CHECKED	CRD FILE	JOB NO. 16093A

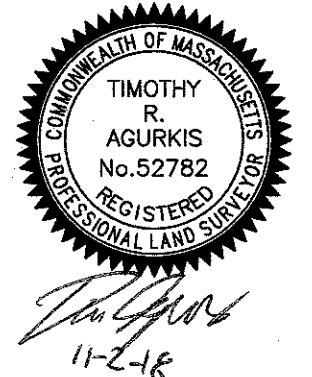
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MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
NAD 1983

Now or Formerly
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
NO LEGAL REFERENCE FOUND
ASSESSORS' LOT # 42011 0003B
SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES

EASEMENT FOR CITY OF NEWTON MAIN DRAIN
EASEMENT OF MBTA PROPERTY IS SHOWN ONLY
NOTE: EASEMENT OF 1955, AND NOT IN TAKING DOCUMENT
ON PLAN 1245-01



NOTES:
1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

EXISTING CONDITIONS PLAN
RIVERSIDE MBTA STATION & HOTEL INDIGO
GROVE STREET
NEWTON, MASS.

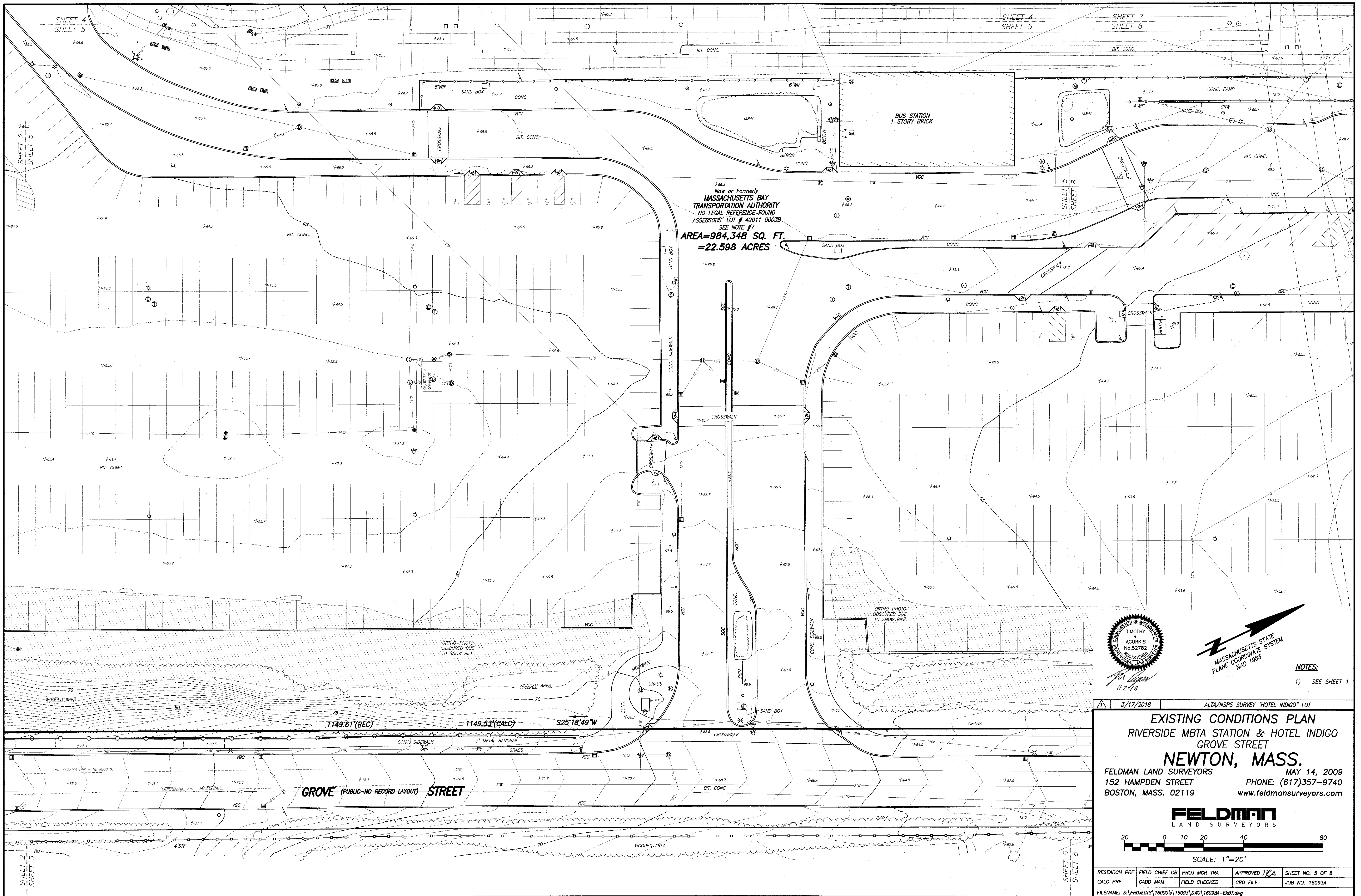
FELDMAN LAND SURVEYORS MAY 14, 2009
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

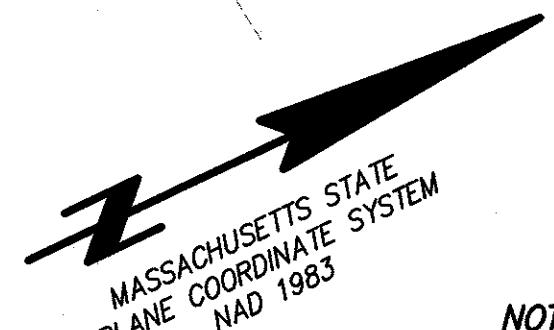
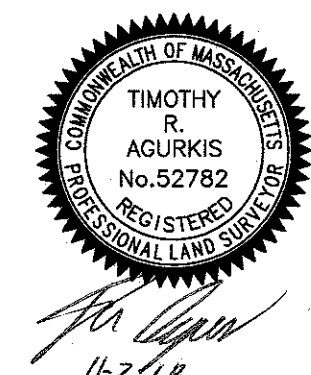
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SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TRS	SHEET NO. 4 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 16093A

FILENAME: S:\PROJECTS\16000\16093\DWG\16093A-EXBT.dwg



Now or Formerly
 MASSACHUSETTS BAY
 TRANSPORTATION AUTHORITY
 NO LEGAL REFERENCE FOUND
 ASSESSORS' LOT # 42011 0003B
 SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES



NOTES:
 1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

EXISTING CONDITIONS PLAN
 RIVERSIDE MBTA STATION & HOTEL INDIGO
 GROVE STREET
NEWTON, MASS.
 FELDMAN LAND SURVEYORS MAY 14, 2009
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

20 0 10 20 40 80
 SCALE: 1"=20'

RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TCA	SHEET NO. 5 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 16093A

FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXIST.dwg

SHEET 3
SHEET 6

MASSACHUSETTS STATE
PLANE COORDINATE SYSTEM
NAD 1983

CHARLES RIVER

ZONE AE (EL. 39 NAVD88)
ZONE AE (EL. 38 NAVD88)
ZONE AE (EL. 38 NAVD88)
ZONE X (UNSHADED)

ZONE AE (EL. 39 NAVD88)
ZONE X (UNSHADED)

R.R. BD

SB/DH

R.R. BD
(ONLINE)

BOOK 8525, PAGE 182
20.00' WIDE CITY OF NEWTON
DRAIN & COMMON SEWER EASEMENT

EASEMENT FOR CITY OF NEWTON
MAIN DRAIN & COMMON SEWER
BOOK 8525, PAGE 182

FLOW RIGHTS IN
RIVERBROOK

TAKING BY THE COMMONWEALTH
OF MASSACHUSETTS METROPOLITAN
DISTRICT COMMISSION
BOOK 2681, PAGE 201

WOODED AREA

WOODED AREA

WOODED AREA

1 STORY TRAILER

STEPS

ELECTRIC GENERATORS

WOOD RAMP

GRANT FROM PENN CENTRAL TO
MBTA OF INTEREST OF LAND
BOOK 12370, PAGE 158

73.21 (REC)
72.96 (CALC)
532-39' 08" E

$\Delta = 53^{\circ} 06' 23''$
 $R = 880.27'$
 $L = 797.37'$
 $CHB = N 97^{\circ} 42' 55'' E$
 $CHD = 769.13'$

Now or Formerly
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
NO LEGAL REFERENCE FOUND
ASSESSORS' LOT # 42011 0003B
SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES



EASEMENT FOR CITY OF NEWTON MAIN DRAIN
EASEMENT FOR MBTA PROPERTY IS SHOWN ONLY
NOTE: EASEMENT OF 1998, AND NOT IN TAKING DOCUMENT
ON PLAN 1245-01

TROLLEY SERVICE BUILDING
1 STORY METAL

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

EXISTING CONDITIONS PLAN
RIVERSIDE MBTA STATION & HOTEL INDIGO
GROVE STREET
NEWTON, MASS.

FELDMAN LAND SURVEYORS MAY 14, 2009
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=20'

RESEARCH PRF FIELD CHIEF CB PROJ MGR TRA APPROVED TRC SHEET NO. 6 OF 8
CALC PRF CADD MAN FIELD CHECKED CRD FILE JOB NO. 16093A
FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXBT.dwg

NOTES:
1) SEE SHEET 1

SHEET 6
SHEET 7

$\Delta=53^{\circ}06'23''$
 $R=980.27'$
 $L=797.37'$
 $CHB=N 89^{\circ}12'55''E$
 $CHD=769.13'$

Now or Formerly
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY
NO LEGAL REFERENCE FOUND
ASSESSORS' LOT # 42011 0003B
SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES

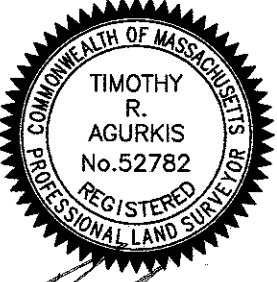
TROLLEY SERVICE BUILDING
1 STORY METAL

SHEET 4
SHEET 7



EASEMENT FOR CITY OF NEWTON MAIN DRAIN
PROPERTY OF MBTA PROPERTY IS SHOWN ONLY
NOTE: EASEMENT OF 1956, AND NOT IN TAKING DOCUMENT
ON-PLAN 1245-DE-1956

$\Delta=81^{\circ}39'$
 $L=887.25'$
 $L=887.25'$
 $R=887.25'$
 $\Delta=81^{\circ}39'$



11-2-18

NOTES:
1) SEE SHEET 1

3/17/2018 ALTA/NSPS SURVEY "HOTEL INDIGO" LOT

EXISTING CONDITIONS PLAN
RIVERSIDE MBTA STATION & HOTEL INDIGO
GROVE STREET
NEWTON, MASS.

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FELDMAN
LAND SURVEYORS

20 0 10 20 40 80
SCALE: 1"=20'

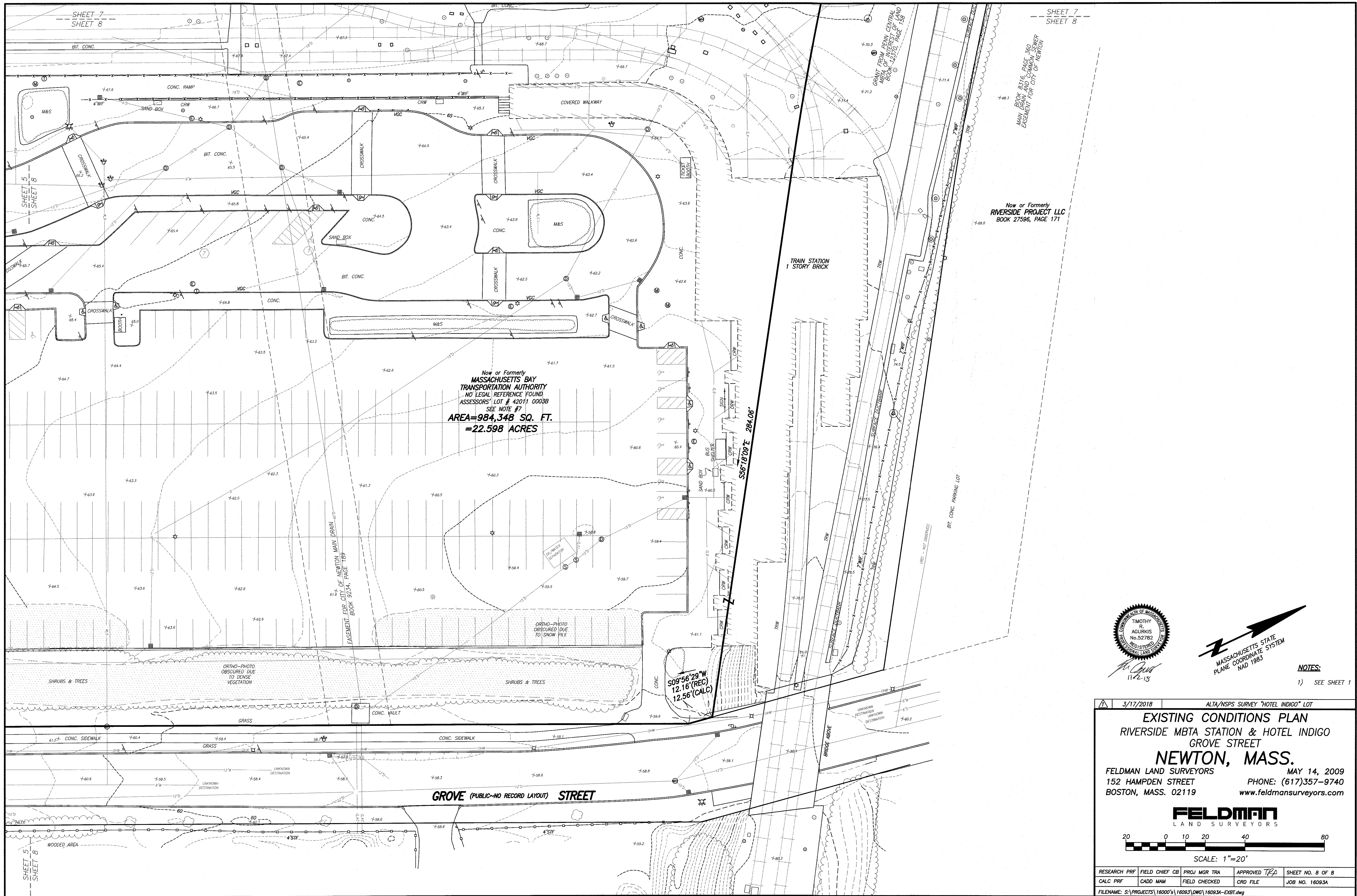
RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TPA	SHEET NO. 7 OF 8
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE	JOB NO. 16093A

FILENAME: S:\PROJECTS\16000's\16093\DWG\16093A-EXBT.dwg

SHEET 7
SHEET 8

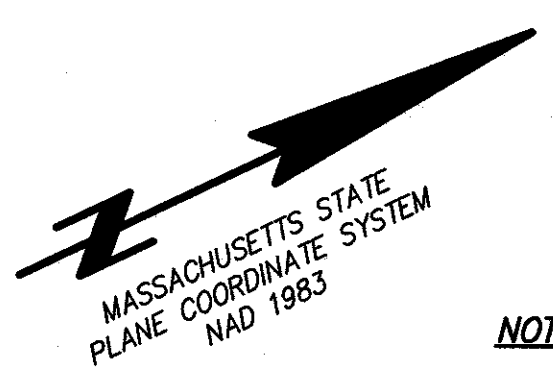
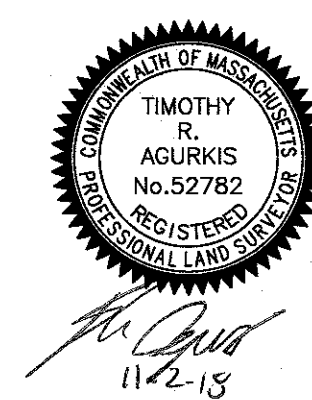
SHEET 4
SHEET 7

SHEET 7
SHEET 8



Now or Formerly
RIVERSIDE PROJECT LLC
 BOOK 27596, PAGE 171

Now or Formerly
**MASSACHUSETTS BAY
 TRANSPORTATION AUTHORITY**
 NO LEGAL REFERENCE FOUND
 ASSESSORS' LOT # 42011 0003B
 SEE NOTE #7
AREA=984,348 SQ. FT.
=22.598 ACRES



NOTES:
 1) SEE SHEET 1

3/17/2018		ALTA/NSPS SURVEY "HOTEL INDIGO" LOT	
EXISTING CONDITIONS PLAN			
RIVERSIDE MBTA STATION & HOTEL INDIGO			
GROVE STREET			
NEWTON, MASS.			
FELDMAN LAND SURVEYORS		MAY 14, 2009	
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FELDMAN			
LAND SURVEYORS			
SCALE: 1"=20'			
RESEARCH PRF	FIELD CHIEF CB	PROJ MGR TRA	APPROVED TRD
CALC PRF	CADD MAM	FIELD CHECKED	CRD FILE
S:\PROJECTS\16000's\16093\DWG\16093A-EXBT.dwg		SHEET NO. 8 OF 8	
		JOB NO. 16093A	