

**Locus Map**  
(NOT TO SCALE)

**Zoning**

THE ENTIRE SITE LIES WITHIN BUSINESS ZONE 2 (BU-2) WITH A SPECIAL PERMIT FOR DIMENSIONAL WAIVERS TO CONSTRUCT ELDERLY HOUSING AS DEFINED BY ZONING REVIEW MEMORANDUM, DATED FEBRUARY 27, 2017 BY THE CITY OF NEWTON DEPARTMENT OF PLANNING & DEVELOPMENT AND APPROVED BY CITY OF NEWTON COUNCIL ORDER DATED OCTOBER 16, 2017. DIMENSIONAL REQUIREMENTS PER THE ZONING MEMORANDUM/SPECIAL PERMIT ARE:

|                                 | REQUIRED/<br>ALLOWED | APPROVED BY<br>SPECIAL PERMIT | AS-BUILT        |
|---------------------------------|----------------------|-------------------------------|-----------------|
| LOT SIZE                        | 10,000 S.F.          | 66,909 S.F.                   | NO CHANGE       |
| FRONTAGE                        | 80 FEET              | 575 FEET                      | NO CHANGE       |
| FRONT YARD SETBACK (WASHINGTON) | 3.65 FEET            | 12.4 FEET                     | 12.8 FEET (+5') |
| FRONT YARD SETBACK (HOVEY)      | 10 FEET              | 8.7 FEET                      | 9.2 FEET (+6')  |
| SIDE YARD SETBACK               | 24 FEET              | 31.3 FEET                     | 31.2 FEET (-1') |
| REAR YARD SETBACK               | 24 FEET              | 43.9 FEET                     | 43.8 FEET (-1') |
| BUILDING HEIGHT                 | 48 FEET              | 47.2 FEET                     | 47.3 FEET       |
| BUILDING STORIES                | 4 STORIES            | 4 STORIES                     | NO CHANGE       |
| F.A.R.                          | 2.0                  | 1.15                          | NO CHANGE       |

**Record Owner**

PARCEL IV  
431 WASHINGTON ST LLC  
431 WASHINGTON STREET, 29 HOVEY ST & HOVEY ST  
NEWTON, MASS.  
MAP 12 BLOCK 6 LOTS 3, 4 & 5  
BOOK 50316, PAGE 482

GROUND LEASE  
SUNRISE OF NEWTON PROPCO, LLC.  
BOOK 72245 PAGE 227

**Plan References**

REGISTRY OF DEEDS  
PLAN BOOK 135, PAGE 24  
PLAN BOOK 4321, PAGE END  
PLAN BOOK 4820, PAGE END  
PLAN BOOK 4954, PAGE END  
PLAN 1139, PLAN YEAR 1930  
PLAN 664, PLAN YEAR 1984  
PLAN 1487, PLAN YEAR 1984  
PLAN 332, PLAN YEAR 1986

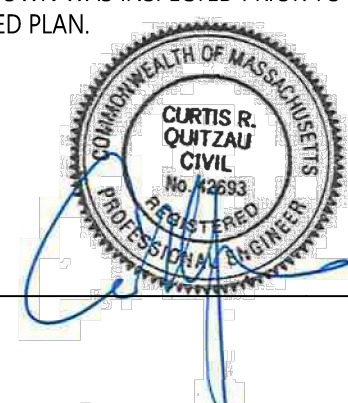
LAND COURT  
LC6406A

**General Notes**

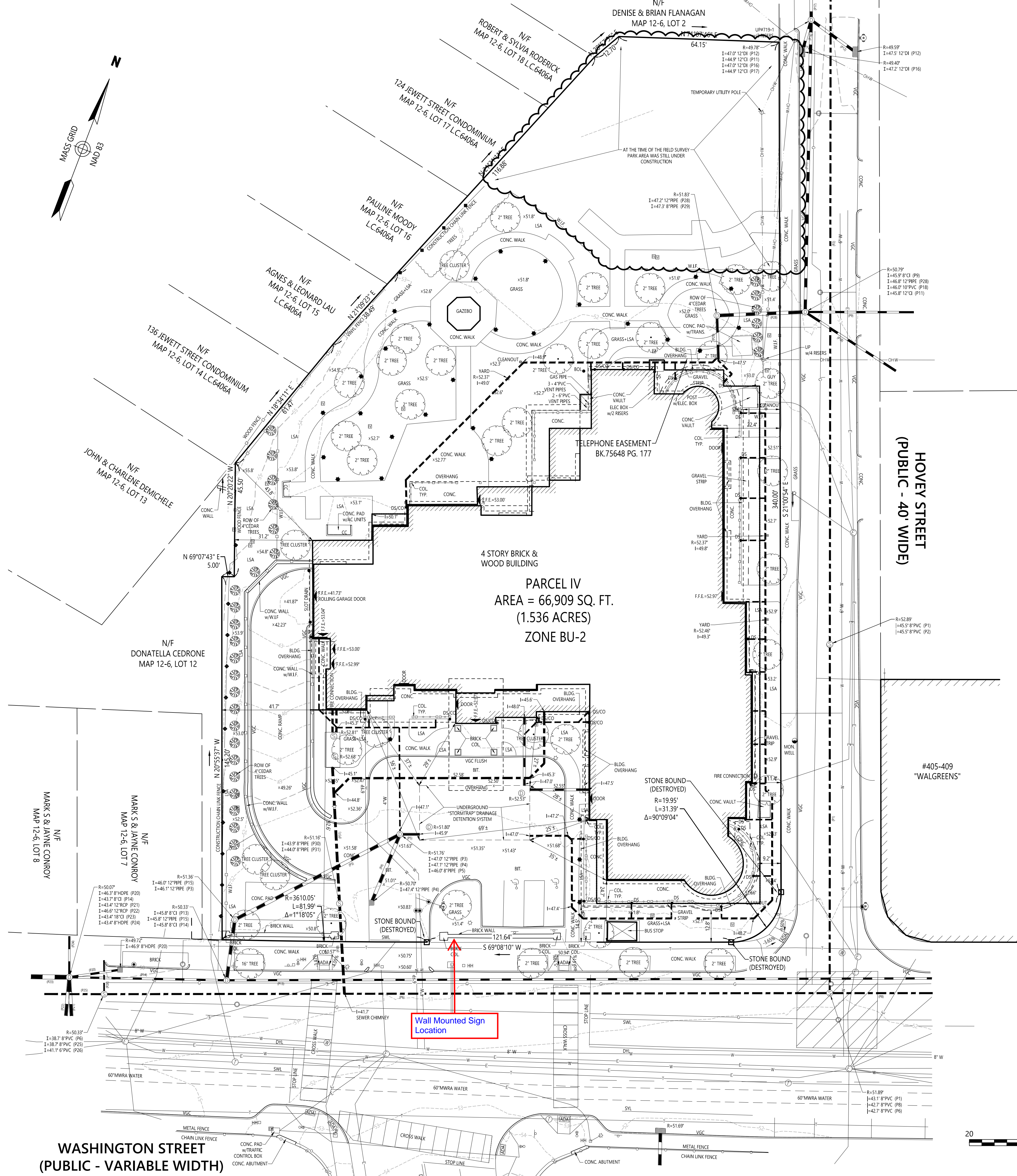
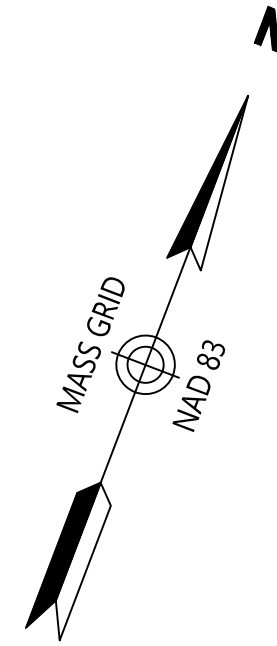
- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN SEPTEMBER, 2016 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JANUARY, 2021.
- 3) ADDITIONAL FIELD VERIFICATION OF BUILDING FACADE WAS COMPLETED BY VHB ON APRIL 21, 2021 USING A REFLECTORLESS TOTAL STATION. THIS FIELDWORK CONFIRMED EXTERIOR ARCHITECTURAL FLOOR PLAN LIMITS WAS WITHIN TENTHS OF DESIGN VERSUS AS-BUILT.
- 4) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 5) AS-BUILT ON-SITE UTILITIES SHOWN ON PLAN PROVIDED BY C. SPIRITO, INC. DATED JANUARY 27, 2021.
- 6) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 7) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0552E, EFFECTIVE DATE JUNE 4, 2010.
- 8) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 9) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

**Certification**

I CERTIFY THAT THE CONSTRUCTION SO SHOWN WAS INSPECTED PRIOR TO BACKFILL AND THAT ALL WORK CONFORMS WITH THE APPROVED PLAN.



SIGNATURE \_\_\_\_\_ DATE 5/13/21



**WASHINGTON STREET**  
(PUBLIC - VARIABLE WIDTH)

**HOVEY STREET**  
(PUBLIC - 40' WIDE)

**Legend**

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- ⑦ HAND HOLE
- ⑧ WATER GATE
- ⑨ FIRE HYDRANT
- ⑩ GAS GATE
- ⑪ BOLLARD w/LIGHT
- ⑫ STREET SIGN
- ⑬ LIGHT POLE
- ⑭ UTILITY POLE
- ⑮ GUY POLE
- ⑯ GUY WIRE
- ⑰ MONITORING WELL
- ⑱ FLOOD LIGHT
- ⑲ WELL
- ⑳ MARSH
- ⑳ F.F.E.=45.27'
- ⑳ FINISHED FLOOR ELEVATION
- ⑳ CNO COULD NOT OPEN
- ⑳ NPV NO PIPES VISIBLE
- ⑳ DYL DOUBLE YELLOW LINE
- ⑳ DWL DASHED WHITE LINE
- ⑳ SYL SINGLE YELLOW LINE
- ⑳ LSA LANDSCAPED AREA
- ⑳ EDGE OF PAVEMENT
- ⑳ CONCRETE CURB
- ⑳ VERTICAL GRANITE CURB
- ⑳ SLOPED GRANITE EDGE
- ⑳ BITUMINOUS BERM
- ⑳ BITUMINOUS CURB
- ⑳ GUARD RAIL
- ⑳ CHAIN LINK FENCE
- ⑳ DRAINAGE LINE
- ⑳ SEWER LINE
- ⑳ OVERHEAD WIRE
- ⑳ UNDERGROUND ELECTRIC
- ⑳ TELEPHONE LINE
- ⑳ GAS LINE
- ⑳ WATER LINE
- ⑳ STONE WALL
- ⑳ TREE LINE
- ⑳ 100'RA 100-FT BUFFER ZONE
- ⑳ 100'RA 100-FT RIVER FRONT AREA
- ⑳ 200'RA 200-FT RIVER FRONT AREA
- ⑳ LIMIT MEAN ANNUAL HIGH WATER
- ⑳ LIMIT OF BANK
- ⑳ WFL100 VEGETATED WETLAND BOUNDARY

**Sunrise**  
431 Washington Street & 29 Hovey Street  
Newton, Massachusetts

| No. | Revision                                | Date    | Appvd. |
|-----|---|---------|--------|
| 1   | BUILDING FACADE SURVEY AND ZONING TABLE | 5/13/21 | CDR    |

Designed by \_\_\_\_\_ Checked by \_\_\_\_\_  
Issued for \_\_\_\_\_ Date \_\_\_\_\_  
February 3, 2021

**As-Built**  
**Plan of Land**

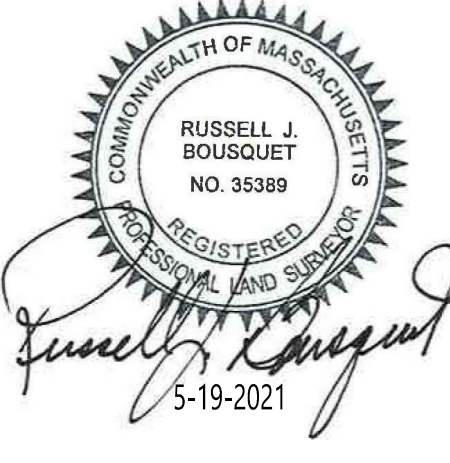
Drawing Number \_\_\_\_\_

**Sv-1**

1 of 1

Project Number 13677.00

5-19-2021



SCALE IN FEET

vhb.com  
**vhb**  
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PO Box 9151  
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