

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2020 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. BETWEEN APRIL AND JULY, 2020.
- 3) 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.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) 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 SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0086G, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 6) THE LOT LIES ENTIRELY WITHIN THE NEIGHBORHOOD INSTITUTIONAL SUBDISTRICT (NI) WITH A GREENBELT PROTECTION OVERLAY DISTRICT AS SHOWN ON THE "CITY OF BOSTON ZONING MAP 8A - GREATER MATTAPAN NEIGHBORHOOD DISTRICT", DATED FEBRUARY 4, 2008. DIMENSIONAL REQUIREMENTS FOR A (NI) AT THE TIME OF THIS SURVEY ARE:

	REQUIRED
MINIMUM LOT SIZE	NONE
MINIMUM AREA PER DWELLING UNIT	_NONE
MINIMUM USABLE OPEN SPACE (S.F. PER DWELLING UNIT)	_50 S.F.
MINIMUM LOT WIDTH	_NONE
MINIMUM LOT FRONTAGE	_NONE
MINIMUM FRONT YARD SETBACK	_20 FEET
MINIMUM SIDE YARD SETBACK	NONE
MINIMUM REAR YARD SETBACK	NONE
MAXIMUM F.A.R	_2.0
MAXIMUM BUILDING HEIGHT	55 FEET

7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

50	0	50	10
	SCALE	IN FEET	



PO Box 9151 Watertown, MA 02471 617.924.1770

Legend

\bigcirc	DRAIN MANHOLE
Ś	
	ELECTRIC MANHOLE
-	TELEPHONE MANHOLE
Ō	MANHOLE
	HAND HOLE
۲	
	FIRE HYDRANT
	GAS GATE
*	
- 	LIGHT POLE
	UTILITY POLE
	GUY POLE
\smile	GUY WIRE
\bigcirc	MONITORING WELL
▶	FLOOD LIGHT
Ŵ	WELL
<u></u>	MARSH
	F.F.E.=45.27'
1	FINISHED FLOOR ELEVATION
	COULD NOT OPEN
	NO PIPES VISIBLE
	DOUBLE YELLOW LINE
	DASHED WHITE LINE SINGLE YELLOW LINE
	LANDSCAPED AREA
	EDGE OF PAVEMENT
	CONCRETE CURB
VGC SGE	VERTICAL GRANITE CURB
BB	SLOPED GRANITE EDGE
BC	BITUMINOUS BERM
	007.000
	CHAIN LINK FENCE DRAINAGE LINE
	SEWER LINE
	OVERHEAD WIRE
	UNDERGROUND ELECTRIC
	TELEPHONE LINE
— G ———	
	WATER LINE
000000	
100107	
100'BZ	100-FT BUFFER ZONE 100-FT RIVER FRONT AREA
	200-FT RIVER FRONT AREA
	LIMIT MEAN ANNUAL HIGH WATER
AF1-100	
BF1-100 WF1-100	LIMIT OF BANK VEGETATED WETLAND BOUNDARY
WT 1-100	

Shattuck Hospital

170 Morton Street

No.	Revision	Date	Appvd
		54.0	7.6614
Design	ed by	Checked by	
Issued	for	Date	

August 4, 2020

Record Owner

COMMONWEALTH OF MASSACHUSETTS MORTON STREET BOSTON, MASS. ASSESSORS PARCEL 1203487000 BOOK 6587, PAGE 470 CHAPTER 770 OF THE ACTS OF 1949

Plan References

K-330 FRANKLIN PARK & MORTON STREET L-5452 MORTON STREET L-5741 MORTON STREET L-5742 MORTON STREET L-5743 MORTON STREET L-5744 MORTON STREET L-8505 MORTON STREET L-8515 MORTON STREET L-8516 MORTON STREET S.H.L.O 8364 SHEET 17

Existing Conditions Plan of Land

Drawing Number



Project Number 14236.03