

ZONING:

ZONING REQUIREMENTS: IA - INDUSTRIAL A

	ALLOWABLE	EXISTING
MINIMUM LOT SIZE (S.F.)	N/A	N/A
MAXIMUM GROUND COVERAGE	80 %	60.5%
MINIMUM LANDSCAPED AREA	10 %	4.7%
FLOOR AREA RATIO (F.A.R.)	2.0	0.6
MAXIMUM HEIGHT (FT)	50	19
MINIMUM FRONT YARD (FT)	N/A	N/A
MINIMUM SIDE YARD (FT)	N/A	N/A
MINIMUM REAR YARD (FT)	N/A	N/A
MINIMUM FRONTAGE (FT)	N/A	N/A

REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING DEEDS, PLANS AND OTHER DOCUMENTS RECORDED AT THE MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS, CITY OF SOMERVILLE ENGINEERING DEPARTMENT, AND THE MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION PLAN ARCHIVE:

MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS:

DEEDS:
 DEED BOOK 9050 PAGE 3
 DEED BOOK 10165 PAGE 371
 DEED BOOK 11667 PAGE 45
 DEED BOOK 15387 PAGE 493
 DEED BOOK 46908 PAGE 127
 L.C. BOOK 597 PAGE 52
 L.C. BOOK 1315 PAGE 7

PLANS:
 PLAN 1625 OF 1957
 PLAN 190 OF 1959
 L.C. PLAN 1321B

CITY OF SOMERVILLE ENGINEERING DEPARTMENT:

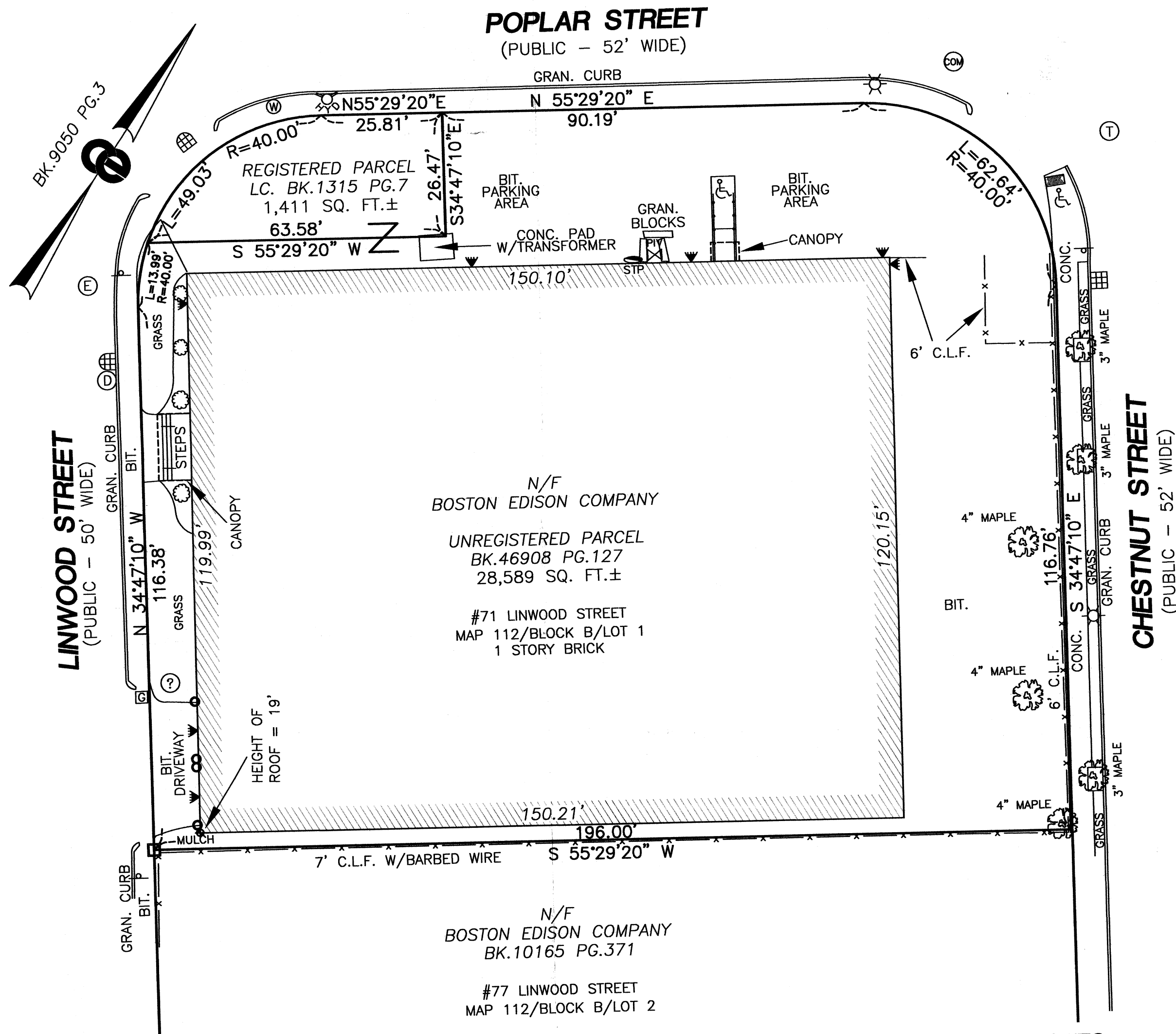
"CITY OF SOMERVILLE STREET ACCEPTANCE PLAN - CHESTNUT STREET, JOY STREET, LINWOOD STREET, POPLAR STREET", DATED MARCH 15, 1966.

DEPARTMENT OF CONSERVATION AND RECREATION:

"PERIMETER & STREET LINE MAP, LINWOOD-JOY PROJECT AREA, URBAN REDEVELOPMENT SECTION, SOMERVILLE HOUSING AUTHORITY, SOMERVILLE, MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS", REVISED JANUARY 11, 1955.

"COMMONWEALTH OF MASSACHUSETTS, METROPOLITAN DISTRICT COMMISSION, PARKS DIVISION, MSGR. MCGRATH HIGHWAY, SOMERVILLE, PLAN OF LANDS TO BE CONVEYED TO THE SOMERVILLE HOUSING AUTHORITY, URBAN REDEVELOPMENT SECTION", SCALE 1"=20'. JULY 2, 1957.

ELEC FILE# 21020032-20-010\DWG\PL3-10.dwg



LEGEND

- GRANITE BOUND W/DRILL HOLE
- STANDPIPE
- SIGN - 1 POST
- DECIDUOUS TREE (12"-18" DIAM., 3"-12" DIAM.)
- CATCH BASIN SQUARE
- CATCH BASIN D-SHAPE
- DRAIN MANHOLE
- HYDRANT
- GAS GATE SQUARE
- ELECTRIC MANHOLE
- COMMUNICATION MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- WATER GATE
- POST INDICATOR VALVE
- LIGHT FLOOD
- LIGHT POLE
- BOLLARD
- HANDICAP RAMP/PARKING SPACE
- DETECTABLE WARNING TILE
- BIT. BITUMINOUS
- BR. BRICK
- CONC. CONCRETE
- GRAN. GRANITE
- SQ. FT. SQUARE FEET
- N/F. NOW OR FORMERLY
- C.L.F. CHAIN LINK FENCE
- HANDRAIL
- CHAIN LINK/WIRE FENCE

PLAN NOTES:

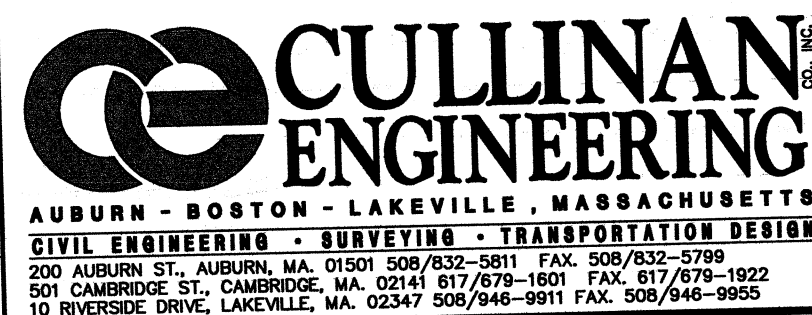
THIS PLAN WAS PREPARED FROM A FIELD SURVEY PERFORMED BY CULLINAN ENGINEERING ON SEPTEMBER 16, 2010.

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS, AND PLANS OF RECORD, AND IS THE RESULT OF AN "ON THE GROUND SURVEY" AND THE LOCATION OF THE EXISTING BUILDING IS AS SHOWN.



Wayne Harrison
 PROFESSIONAL LAND SURVEYOR
 9/22/10
 DATE



DATE	ISSUE	REVISION	DESCRIPTION	APP.
CERTIFIED PLOT PLAN PREPARED FOR THE HERB CHAMBERS COMPANIES 71 LINWOOD STREET SOMERVILLE, MASSACHUSETTS				
0 1 2 3 INCHES 0 20 40 60 FEET		SCALE 1"=20' DATE SEPT. 22, 2010	RES. RJP PLT. RJP	FLD. NS DWN. RJP
		PLAN NUMBER 21020032-PL3-10	CMP. RJP CHK. AWH	SHEET 1 OF 1