

EXISTING CONDITIONS PLAN OF LAND
#5-#27 HOLLAND STREET
SOMERVILLE, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
JANUARY 7, 2016
PHONE: (617)357-9740
www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS



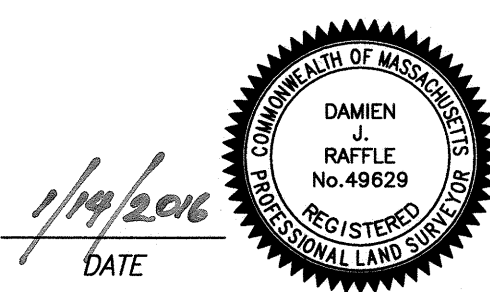
SCALE: 1"=10'

RESEARCH PRF	F. CHIEF AB/DS	PROJ MGR DJR	APPROVED	SHEET NO. 1 OF 1
CALC PRF	CADD DJR/DCH	FIELD CHECKED	ORD FILE 14709-SUB	JOB NO. 14709
FILENAME: S:\PROJECTS\14700s\14709\DWG\14709-EC2.dwg				

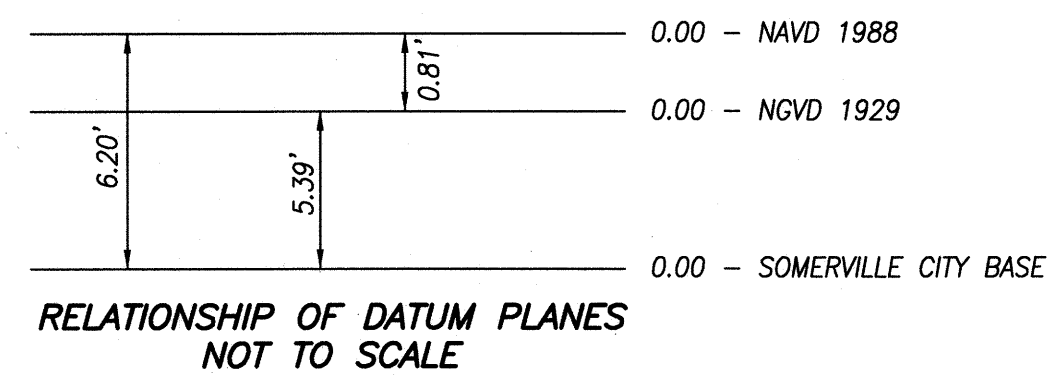
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND
THE LATEST PLANS AND DEEDS OF RECORD.

FOR FELDMAN LAND SURVEYORS

Damen J. Raffle
DAMIEN J. RAFFLE, PLS (MA# 49629)
djr@feldmansurveyors.com



DATE



REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 90 PLAN 39
BOOK 165 PLAN 42
BOOK 178 PLAN 94

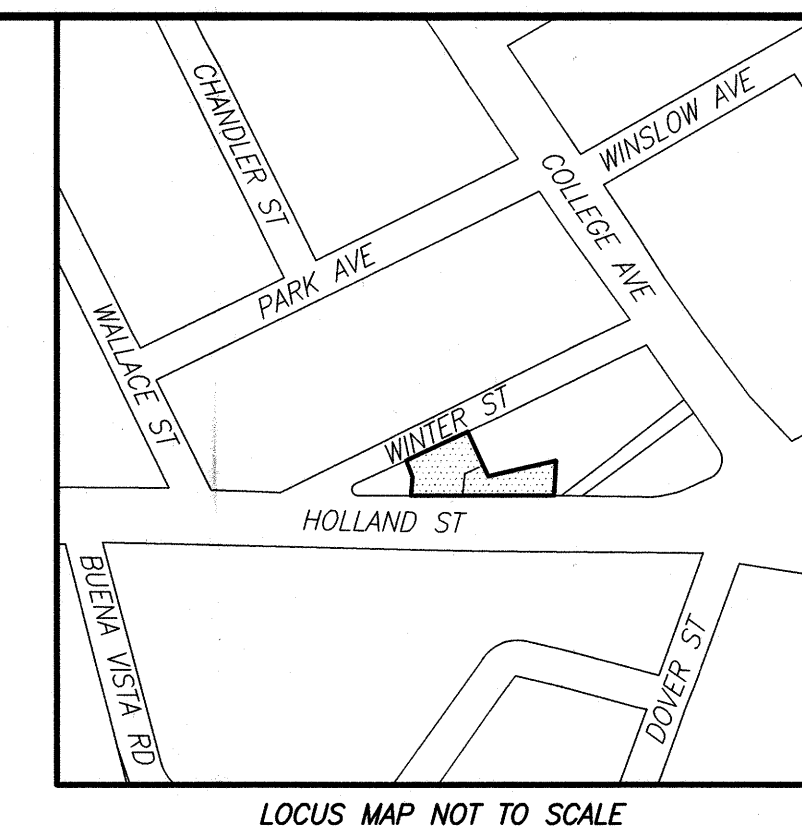
NOTES:

- BENCH MARK INFORMATION:
TEMPORARY BENCH MARKS SET:
TBM 1: X-CUT SET ON CATCH BASIN RIM, LOCATED APPROXIMATELY 38' WEST
OF THE WESTERLY CURB LINE OF HOLLAND STREET, AS SHOWN HEREON.
ELEVATION = 31.81
TBM 2: X-CUT SET ON THE LEFT FRONT BONNET BOLT OF HYDRANT,
LOCATED IN FRONT OF NO. 9 HOLLAND STREET, AS SHOWN HEREON.
ELEVATION = 34.65
- ELEVATIONS REFER TO SOMERVILLE CITY BASE.
- ELEVATIONS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) AND CONVERTED
TO SOMERVILLE CITY BASE.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- CABLE LINE RUNNING DOWN HOLLAND STREET NOT PLOTTABLE FROM RECORD
INFORMATION.
- UTILITY INFORMATION SHOWN 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 SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING
FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE
CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE 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.

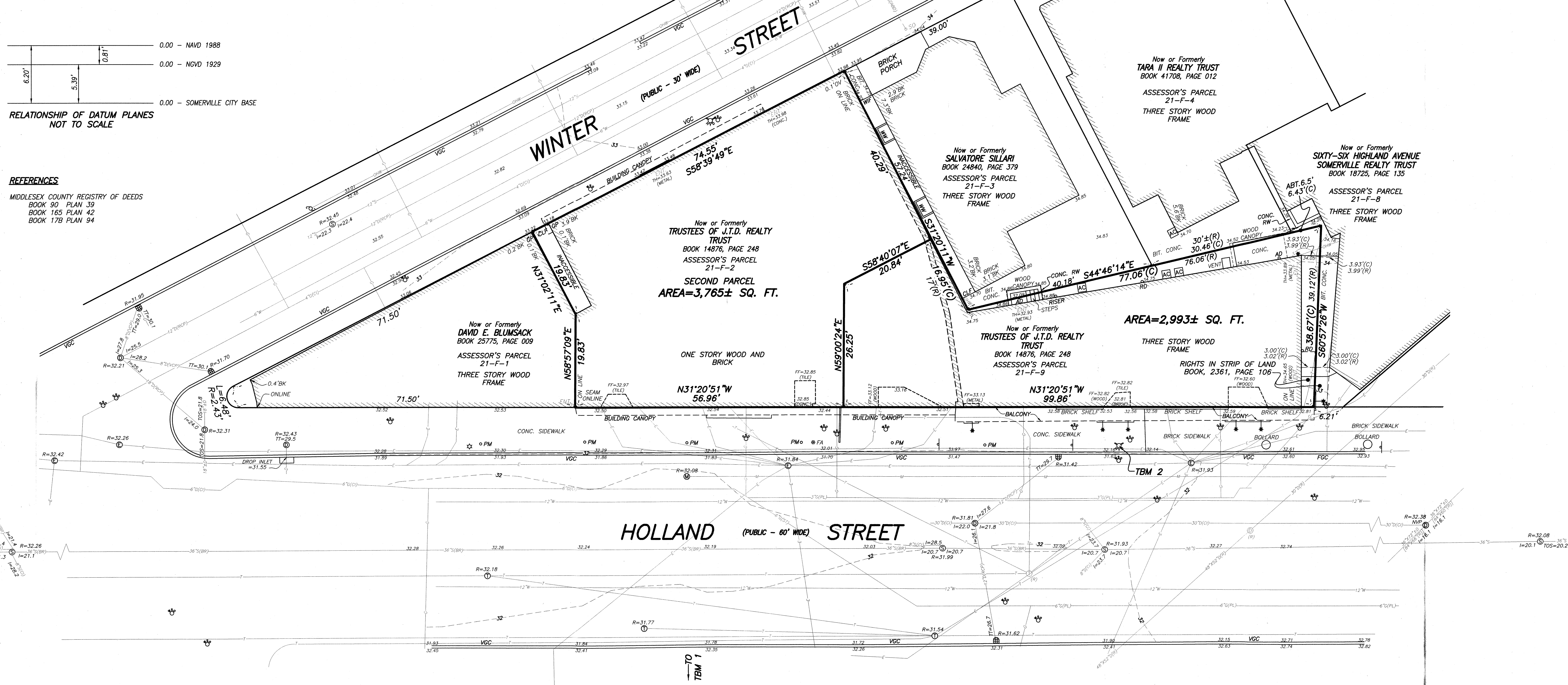
BIT	BITUMINOUS	○	SEWER MANHOLE	D	DRAIN
BK	BACK	○	DRAIN MANHOLE	E	ELECTRIC
CONC	CONCRETE	○	ELECTRIC MANHOLE	G	GAS
CLF	CHAIN LINK FENCE	○	TELEPHONE MANHOLE	OHW	OVERHEAD WIRES
ENT	ENTRANCE	○	MBTA MANHOLE	M	MBTA
FFE	FINISH FLOOR ELEVATION	○	MANHOLE	S	SEWER
FGC	FLUSH GRANITE CURB	○	HYDRANT	T	TELEPHONE
I	INVERT ELEVATION	○	WATER SHUT OFF/WATER GATE	W	WATER
NVP	NO VISIBLE PIPES	○	GAS SHUT OFF/GAS GATE	S(ABD)	ABANDONED
OV	OVER	○	CATCH BASIN	12"D(C)	PIPE SIZE AND MATERIAL
R	RIM ELEVATION	○	D-FRAME CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
(R)	RECORD	○	UTILITY POLE	VCP	VITRIFIED CLAY PIPE
RW	RETAINING WALL	○	WALK LIGHT	CI	CAST IRON
SQ. FT.	SQUARE FEET	○	SHUT OFF (UNKNOWN)	BR	BRICK
TBM	TEMPORARY BENCH MARK	○	SIGN		
TH	THRESHOLD	○	AD	AREA DRAIN	
TOS	TOP OF SEDIMENT	○	PM	PARKING METER	
TT	TOP OF TRAP	○	FA	FIRE ALARM	
VCC	VERTICAL GRANITE CURB	○	RD	ROOF DRAIN	
WIF	WROUGHT IRON FENCE	○	GP	GATE POST	
WW	WINDOW WELL	○			

LEGEND

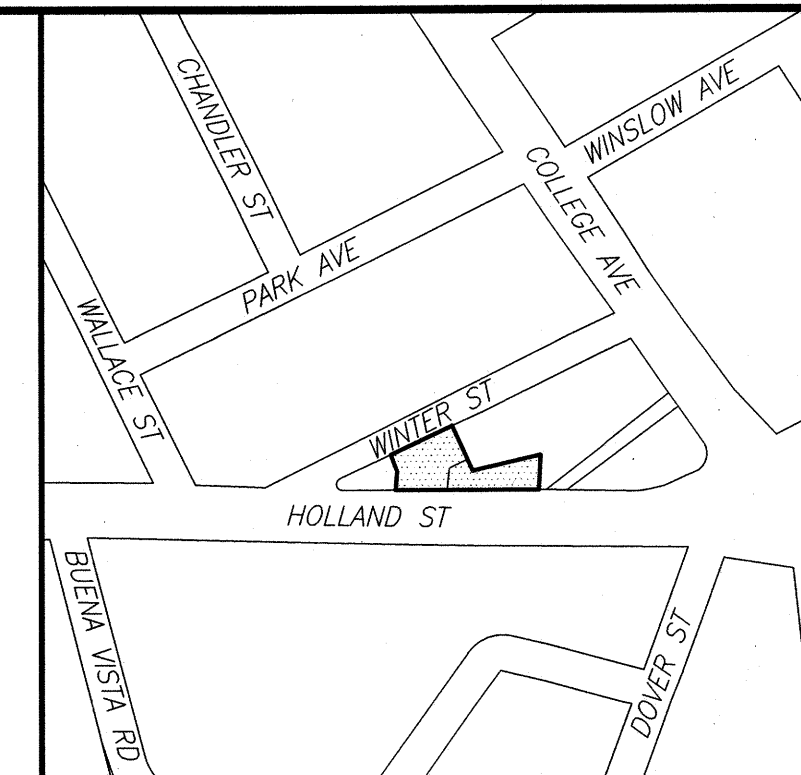
○	SEWER MANHOLE	D	DRAIN
○	DRAIN MANHOLE	E	ELECTRIC
○	ELECTRIC MANHOLE	G	GAS
○	TELEPHONE MANHOLE	OHW	OVERHEAD WIRES
○	MBTA MANHOLE	M	MBTA
○	MANHOLE	S	SEWER
○	HYDRANT	T	TELEPHONE
○	WATER SHUT OFF/WATER GATE	W	WATER
○	GAS SHUT OFF/GAS GATE	S(ABD)	ABANDONED
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○	SHUT OFF (UNKNOWN)	BR	BRICK
○	SIGN		
○	AD	AREA DRAIN	
○	PM	PARKING METER	
○	FA	FIRE ALARM	
○	RD	ROOF DRAIN	
○	GP	GATE POST	



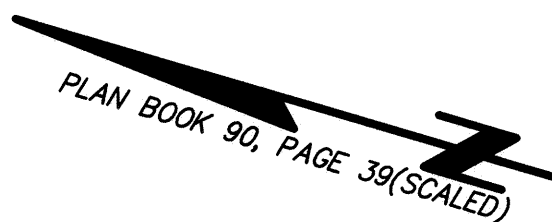
PLAN BOOK 90, PAGE 39 (SCALED)



RESERVED FOR REGISTRY USE

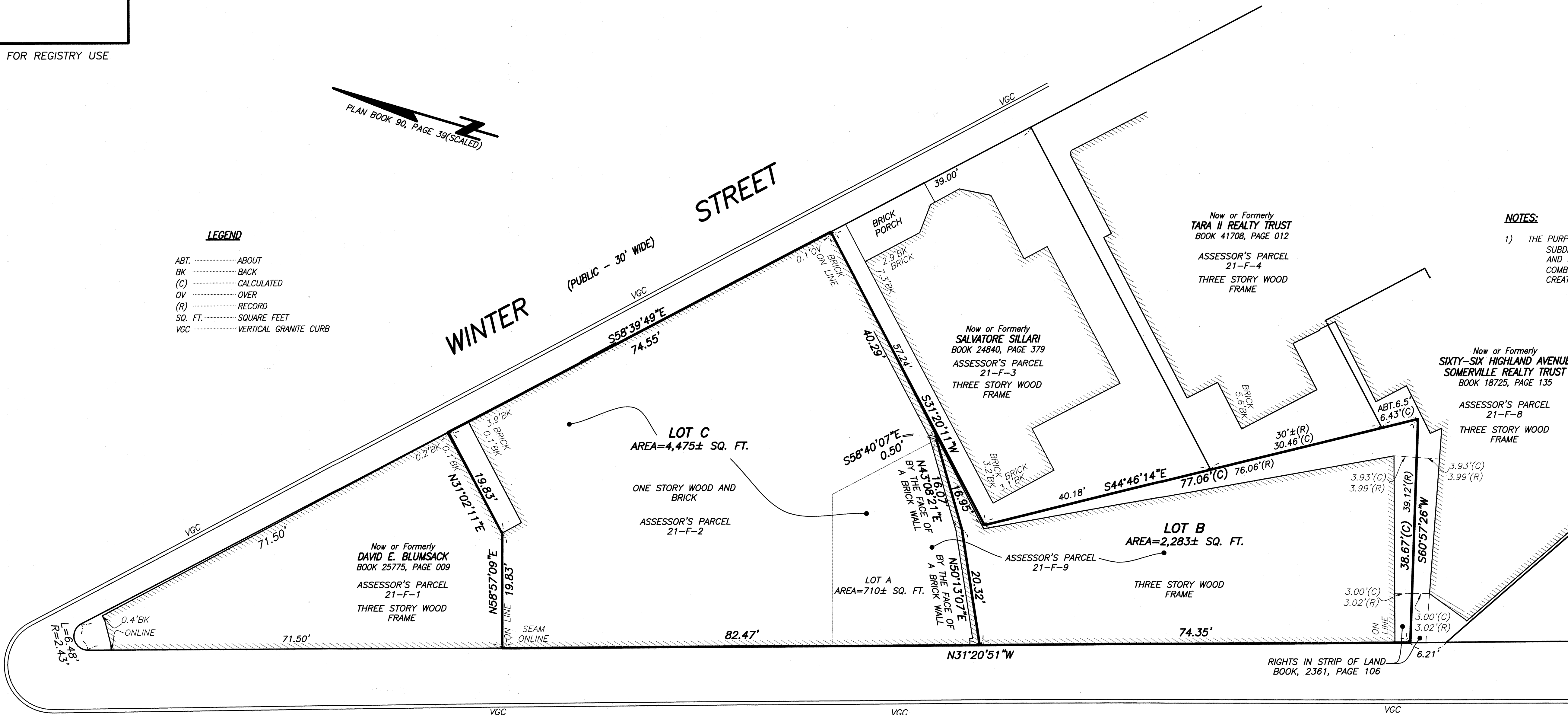


LOCUS MAP NOT TO SCALE



LEGEND

- ABT. ABOUT
BK BACK
(C) CALCULATED
OV OVER
(R) RECORD
SQ. FT. SQUARE FEET
VGC VERTICAL GRANITE CURB



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO:
SUBDIVIDE ASSESSOR'S PARCEL 21-F-9 (AREA=2,993±) INTO LOT A
AND B; AND
COMBINE ASSESSOR'S PARCEL 21-F-2 (AREA=3,765±) WITH LOT A TO
CREATE LOT C.

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 90 PLAN 39
BOOK 165 PLAN 42
BOOK 178 PLAN 94

OWNER OF RECORD

NOW OR FORMERLY
J.T.D. REALTY TRUST
BOOK 14876, PAGE 248

HOLLAND (PUBLIC - 60' WIDE) STREET

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS.

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

FOR FELDMAN LAND SURVEYORS

D. Rafferty
DAMIEN J. RAFFERTY, PLS (MA# 49629)
djr@feldmansurveyors.com

1/14/2016
DATE



CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD SUBDIVISION APPROVAL

DATE: _____

SUBDIVISION PLAN
#5-#27 HOLLAND STREET
SOMERVILLE, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
AUGUST 21, 2015
PHONE: (617)357-9740
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LAND SURVEYORS



SCALE: 1"=10'

RESEARCH PRF	FIELD CHIEF AB	PROJ MGR DJR	APPROVED <i>[Signature]</i>	SHEET NO. 1 OF 1
CALC PRF	CADD DJR	FIELD CHECKED	CRD FILE 14709	JOB NO. 14709
FILENAME: S:\PROJECTS\14700s\14709\DWG\14709-SUBD.dwg				