

LEGEND

EXIST.	PROP.	DESCRIPTION
○	○	DRAIN MANHOLE
○	○	CATCH BASIN
○	○	SEWER MANHOLE
○	○	ELECTRIC MANHOLE
○	○	MANHOLE
○	○	WATER GATE
○	○	FIRE HYDRANT
○	○	GAS GATE
○	○	STREET SIGN
○	○	ELECTRIC BOX
○	○	TRAFFIC SIGNAL
○	○	FLOOD LIGHT
○	○	PARKING METER
○	○	DRAINAGE LINE
○	○	SEWER LINE
○	○	OVERHEAD WIRE
○	○	UNDERGROUND ELECTRIC
○	○	WATER LINE
○	○	GAS LINE
○	○	TELEPHONE LINE
○	○	EDGE OF PAVEMENT
○	○	BITUMINOUS CURB
○	○	GRANITE CURB
○	○	STEEL GUARD RAIL
○	○	CHAIN LINK FENCE
○	○	PROPERTY LINE
○	○	TREE LINE
○	○	PROP. PARKING COUNT
○	○	PROP. CURB
○	○	PROP. VERT. GRAN. CURB
○	○	PROP. CONCRETE CURB
○	○	PROP. CONC. PMT.
○	○	PROP. DUMPER
○	○	N.S.F. NET SQUARE FEET
○	○	G.S.F. GROSS SQUARE FEET
○	○	S.W. SLOPED GRANITE EDGING
○	○	CROSSWALK
○	○	TRANSFORMER PAD
○	○	TRANSFORMER PAD

SPGA SUBMISSION CHECKED BY
Inspection Service Division
City of Somerville

NOTE:
EXISTING CONDITIONS AND PROPERTY LINE
INFORMATION WERE TAKEN FROM A PLAN
ENTITLED "EXISTING CONDITIONS PLAN"
PREPARED BY VANASSE HANGEN BRUSTLIN,
INC. DATED JUNE 11, 1991.

MISC. REVISIONS FOR
VARIANCE APPL. 8/27/91 1.1.1
MISC. REVISIONS FOR
BUILDING PERMIT APPL. 7/8/91 1.1.2
NO. REVISION DATE APPD.

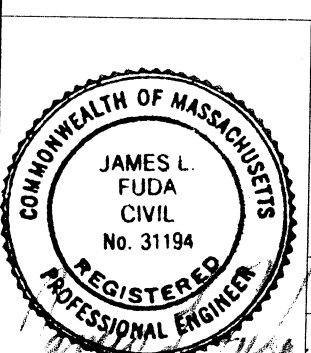
DESIGNED BY: DRAWN BY: CHECKED BY:
APPROVED BY: DATE: MAY 15, 1991

PROJECT TITLE:
HOME DEPOT

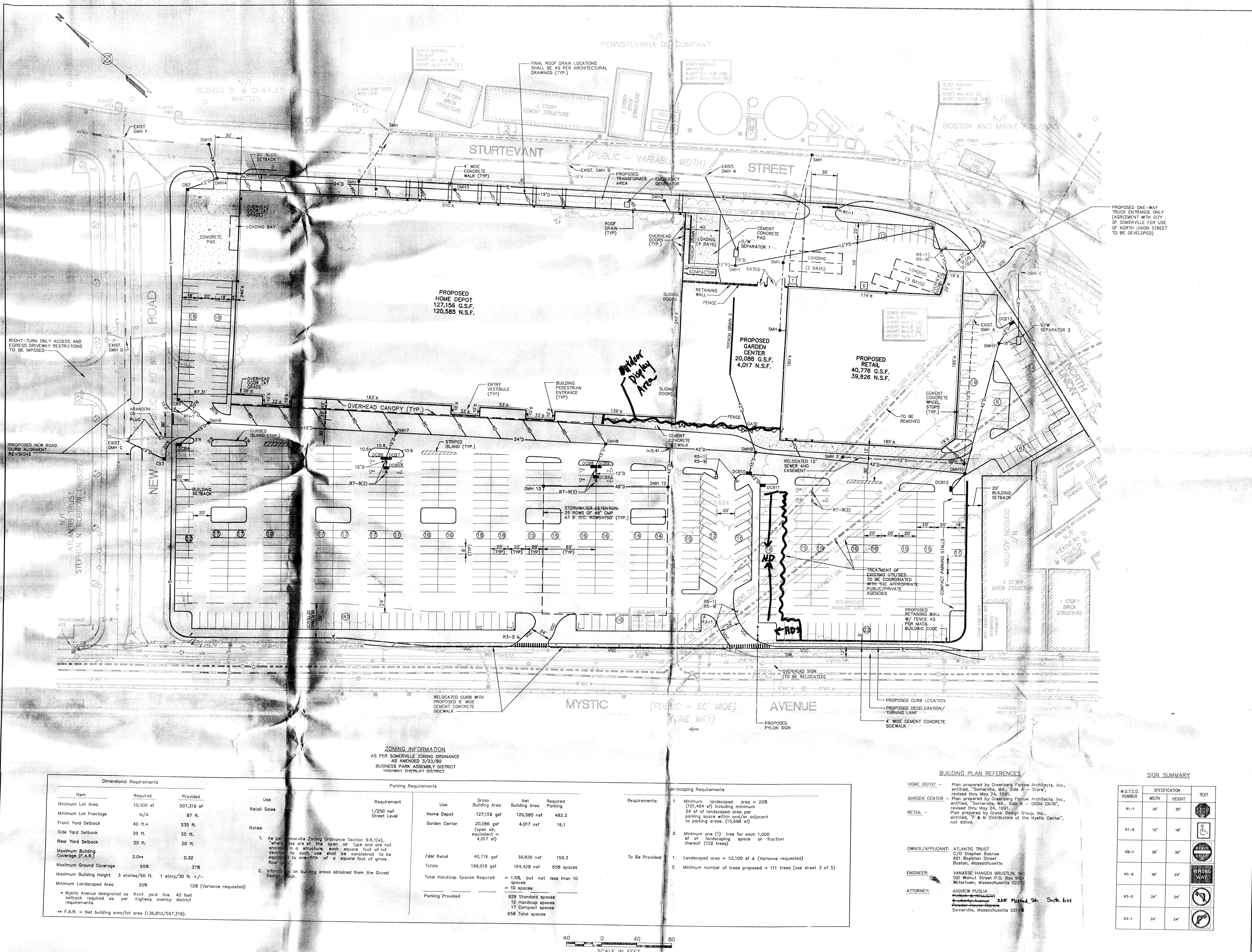
**SOMERVILLE,
MASSACHUSETTS**

**VARIANCE
APPLICATION**

**PRELIMINARY
LAYOUT, MATERIALS,
& UTILITIES PLAN**



SHEET 1 OF 5
JOB NO. 2916.26
VHB Cod 2916LMU.dwg



ZONING INFORMATION

AS PER SOMERVILLE ZONING ORDINANCE
AS AMENDED 1/23/90
BUSINESS PARK ASSEMBLY DISTRICT
HIGHWAY OVERLAY DISTRICT

Item	Required	Provided
Minimum Lot Area	10,000 sf	507,319 sf
Minimum Lot Frontage	N/A	97 ft.
Front Yard Setback	40 ft.	235 ft.
Side Yard Setback	20 ft.	20 ft.
Rear Yard Setback	20 ft.	20 ft.
Maximum Building Coverage (F.A.R.)	2.0**	0.32
Maximum Ground Coverage	65%	37%
Maximum Building Height	3 stories/50 ft.	1 story/30 ft. +/-
Minimum Landscaped Area	20%	10% (Variance requested)

* Mystic Avenue designated as front yard line, 40 foot setback required as per Highway Overlay District requirements.

** F.A.R. = Net building area/lot area (136,810/507,319).

Use	Requirement	Use	Gross Building Area	Net Building Area	Required Parking
Retail Sales	1/250 nsf Street Level	Home Depot	127,156 gsf	120,585 nsf	482.3
		Garden Center	20,086 gsf (open air equivalent = 4,017 sf)	4,017 nsf	16.1
		F&M Retail	40,776 gsf	39,828 nsf	159.3
		Totals	188,018 gsf	164,428 nsf	658 spaces
		Total Handicap Spaces Required	= 1.5%, but not less than 10		
		Parking Provided		629 Standard spaces 12 Handicap spaces 17 Compact spaces	658 Total spaces

Requirements:	Landscaping Requirements
1. Minimum landscaped area = 20% (101,464 sf) including minimum 24 sf of landscaped area per parking space within and/or adjacent to parking areas (15,596 sf)	1. Minimum landscaped area = 20% (101,464 sf) including minimum 24 sf of landscaped area per parking space within and/or adjacent to parking areas (15,596 sf)
2. Minimum one (1) tree for each 1,000 sf of landscaping space or fraction thereof (102 trees)	2. Minimum one (1) tree for each 1,000 sf of landscaping space or fraction thereof (102 trees)
To Be Provided:	1. Landscaped area = 52,100 sf ± (Variance requested)
	2. Minimum number of trees proposed = 111 trees (see sheet 3 of 5)

BUILDING PLAN REFERENCES

HOME DEPOT - Plan prepared by Greenberg Farrow Architects, Inc., entitled, "Somerville, MA, Side A - Store", revised thru May 24, 1991.
GARDEN CENTER - Plan prepared by Greenberg Farrow Architects, Inc., entitled, "Somerville, MA, Side B - GDN CNTR", revised thru May 24, 1991.
RETAIL - Plan prepared by Greenberg Farrow Architects, Inc., entitled, "F & M Distributors at the Mystic Center", not dated.
OWNER/APPLICANT: ATLANTIC TRUST
C/O Stephen Babin
661 Boylston Street
Boston, Massachusetts
ENGINEER: VANASSE HANGEN BRUSTLIN, INC.
101 Walnut Street P.O. Box 9151
Watertown, Massachusetts 02272
ATTORNEY: ANDREW PUGLIA
245 North St. Suite 601
Somerville, Massachusetts 02143

SIGN SUMMARY

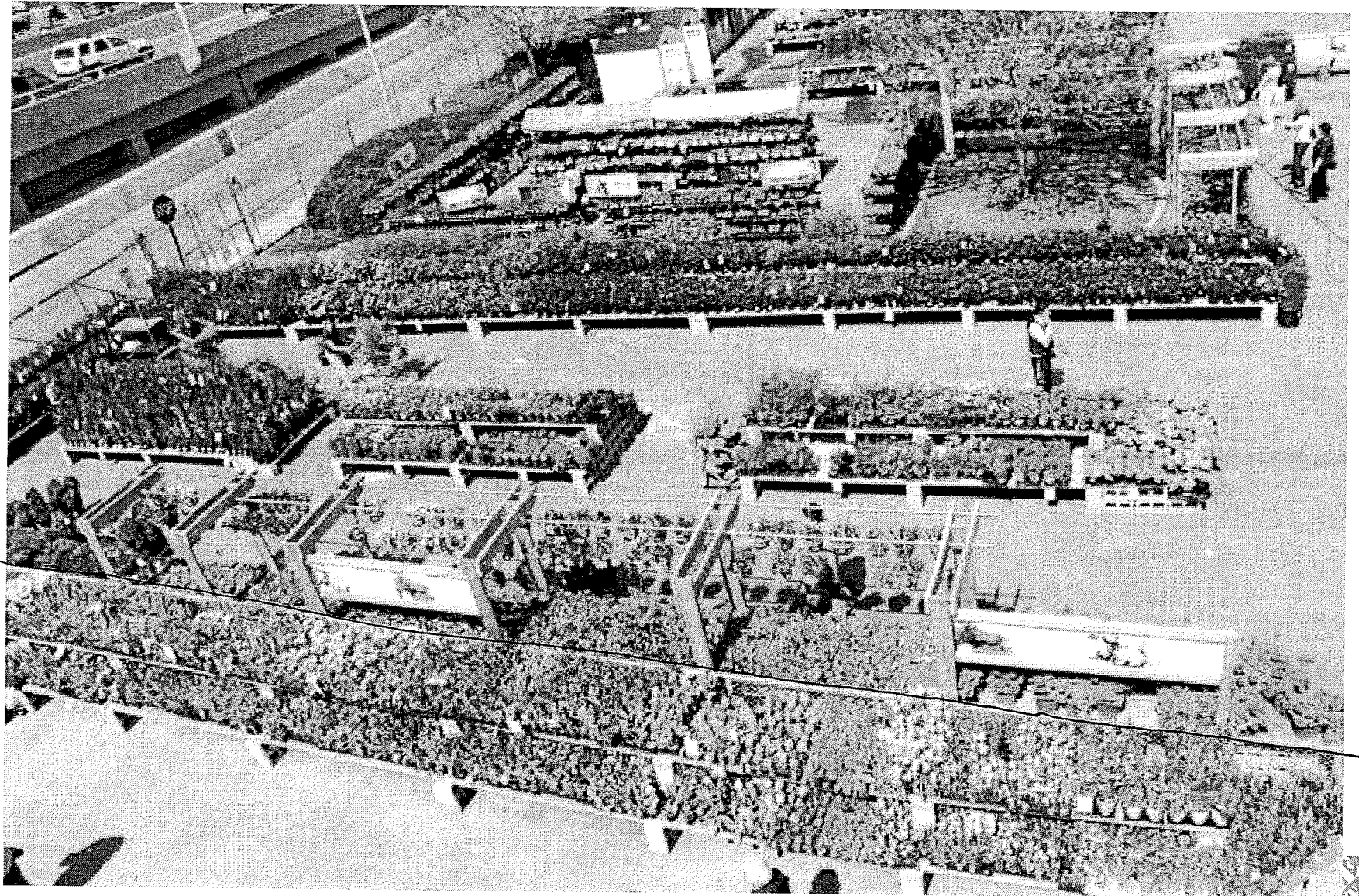
M.U.T.C.D. NUMBER	SPECIFICATION	TEXT
R1-1	30"	STOP
R7-8	12"	ONE WAY
R5-1	30"	STOP
R5-9	36"	STOP
R3-2	24"	STOP
R3-1	24"	STOP

40 0 40 80
SCALE IN FEET

75 Mystic Ave

1991-49

Corrals



Example in Outlined Area → Single Row of 8' Tables