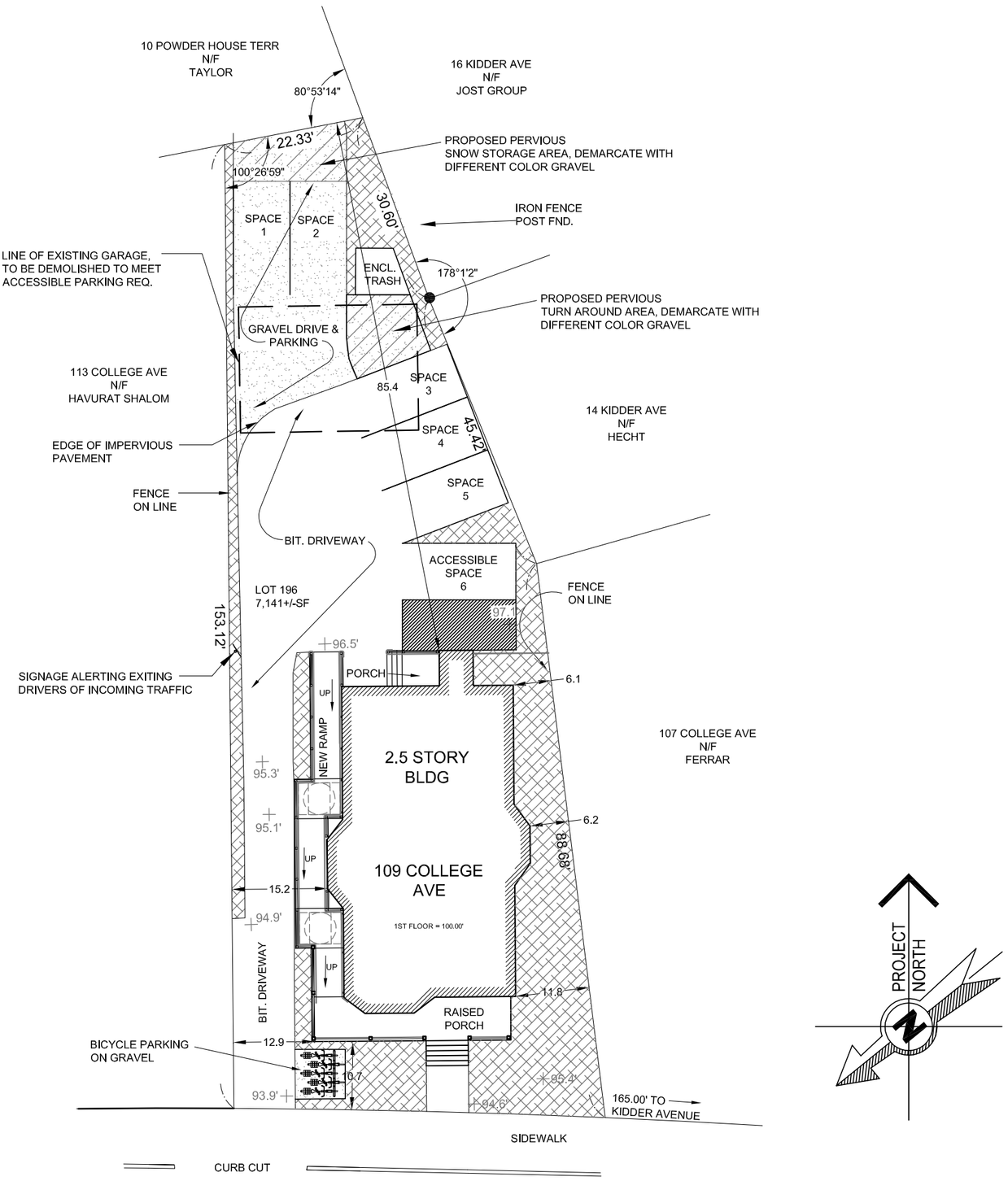

COLLEGE (60' PUBLIC) AVENUE

ZONING DISTRICT: RB (YELLOW)
MIN. LOT SIZE = 7500SF
SETBACKS:
FRONT = 15'
SIDE = 8'
REAR = 15'
MIN. FRONTAGE = 50'

LOT SIZE = 7,141SF

PROPOSED IMPERVIOUS = 4,205SF
PROPOSED PERVIOUS = 2,936SF
PROPOSED LANDSCAPED= 1,833SF

PERVIOUS PAVEMENT

LANDSCAPED AREA

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JULY 22 AND JULY 24, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. DATE

PROPOSED PLAN OF LAND

LOCATED AT

109 COLLEGE AVENUE
SOMERVILLE, MA

PREPARED FOR:
109 COLLEGE AVE L.L.C.

109 COLLEGE AVE.
SOMERVILLE, MA 02144

SCALE : 1 IN. = 20 FEET

REFERENCES:
DEED: BOOK 31704, PAGE 152
PLAN: PLAN BOOK 77, PLAN 44
PLAN: LAND COURT PLAN NO. 1023-A

ELEVATIONS BASED ON 1ST FLOOR
ASSUMED ELEVATION OF 100'.

OPEN SPACE = 42%

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