MASS GRID NAD 1983

General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. ON JANUARY 17, 2017 AND FROM DEEDS AND PLANS OF RECORD AND VERIFIED IN SEPTEMBER, 2021.
- 2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JANUARY, 2017, JANUARY, 2020, SEPTEMBER, 2021 AND DECEMBER, 2021.
- 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.
- 5. LOT ON STARK STREET LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2%ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (SHADED) (SPECIAL FLOOD HAZARD AREA, ELEV.=10) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SUFFOLK COUNTY,MASSACHUSETTS, MAP NUMBER 25025C0014J, EFFECTIVE DATE MARCH16, 2016.
- 6. LOT 4 LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCEFLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0039E, EFFECTIVE DATE JUNE 4, 2010 AND ZONE AE (SHADED) (SPECIAL FLOOD HAZARD AREA, ELEV.=10) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0014J, EFFECTIVE DATE MARCH 16, 2016.
- 7. LOT 1 LIES WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0039E, EFFECTIVE DATE JUNE 4, 2010
- 8. LOT 4 (IN BOSTON) LIES WITHIN THE LOCAL INDUSTRIAL DISTRICT (LI) AS SHOWN ON THE "CITY OF BOSTON, MASSACHUSETTS, CURRENT OFFICIAL ZONING MAP", DIMENSIONAL REQUIREMENTS FOR A (LI) AT THE TIME OF THIS SURVEY ARE:

	REQUIRE
MINIMUM LOT AREA	N/A
MINIMUM FRONTAGE	N/A
MINIMUM FRONT YARD SETBAC	KN/A
MINIMUM SIDE YARD SETBACK_	N/A
MINIMUM REAR YARD SETBACK	N/A
MAXIMUM BUILDING HEIGHT_	45 FEE

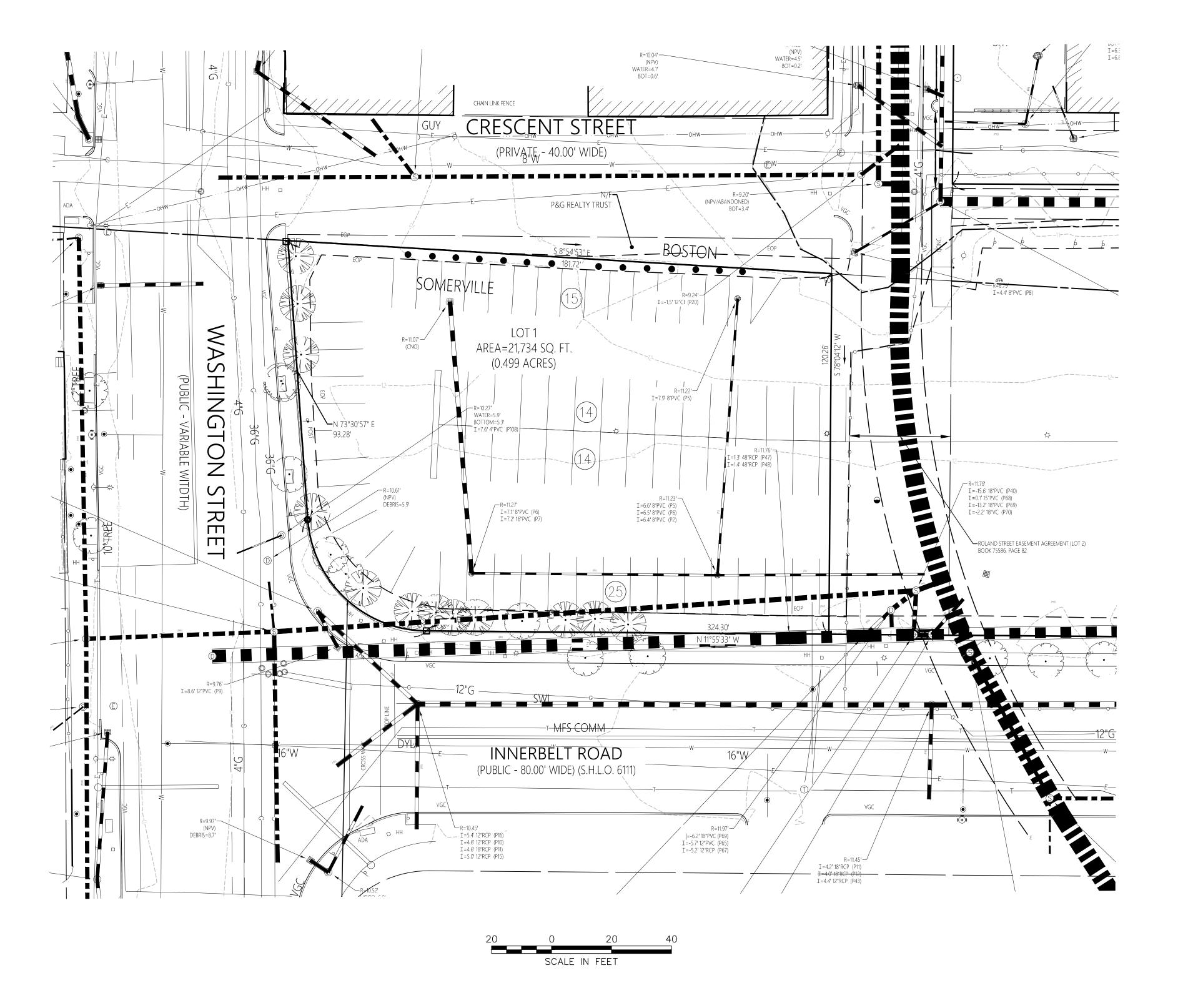
LOT 4 & LOT 1 (IN SOMERVILLE) LIES WITHIN THE INDUSTRIAL A DISTRICT (IA) AS SHOWN ON THE "CITY OF SOMERVILLE, MASSACHUSETTS, CURRENT OFFICIAL ZONING MAP", DATED NOVEMBER 26, 2013. DIMENSIONAL REQUIREMENTS FOR A (IA) AT THE TIME OF THIS SURVEY ARE:

	REQUIRED	REQUIRED**
MINIMUM LOT AREA	N/A	
MINIMUM FRONTAGE	N/A	
MINIMUM FRONT YARD SETBACK	N/A	12 FEET
MINIMUM SIDE YARD SETBACK	N/A	10 FEET
MINIMUM REAR YARD SETBACK	N/A	
MAXIMUM BUILDING HEIGHT	50 FEET	

**SEE DOCUMENTS LISTED IN TITLE NOTES EXCEPTIONS #14 & 15

LOT ON STARK STREET LIES WITHIN THE LOCAL INDUSTRIAL DISTRICT (LC) AS SHOWN ON THE "CITY OF BOSTON, MASSACHUSETTS, CURRENT OFFICIAL ZONING MAP", DIMENSIONAL REQUIREMENTS FOR A (LC) AT THE TIME OF THIS SURVEY ARE:

	REQUIF
MINIMUM LOT AREA	N/A
MINIMUM FRONTAGE	N/A
MINIMUM FRONT YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK	N/A
MINIMUM REAR YARD SETBACK	20 F
MAXIMUM BUILDING HEIGHT	45 FI





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Legend			
	DRAIN MANHOLE		
	CATCH BASIN		
S	SEWER MANHOLE		
E	ELECTRIC MANHOLE		
\bigcirc	TELEPHONE MANHOL		
\odot	MANHOLE		
HH □	HAND HOLE		
\odot	WATER GATE		
©	FIRE HYDRANT		
\bigcirc	GAS GATE		
*	BOLLARD w/LIGHT		
-	STREET SIGN		
\Diamond	LIGHT POLE		
-0-	UTILITY POLE		
0—	GUY POLE		
\sim	GUY WIRE		
	MONITORING WELL		
•	FLOOD LIGHT		
(()	WELL		

FINISHED FLOOR ELEVATION
CNO COULD NOT OPEN
NPV NO PIPES VISIBLE
DYL DOUBLE YELLOW LINE
DWL DASHED WHITE LINE
SYL SINGLE WHITE LINE

F.F.E.=45.27'

<u>سالد</u> MARSH

EOP LSA LANDSCAPED AREA

CC CONCRETE CURB

VGC VERTICAL GRANITE CURB

SGE SLOPED GRANITE EDGE

BB BITUMINOUS BERM

BC BITUMINOUS CURB

T T GUARD RAIL

C CHAIN LINK FENCE

SEWER LINE

OVERHEAD WIRE

E UNDERGROUND ELECTRIC

TELEPHONE LINE

GAS LINE

WATER LINE

STONE WALL

DRAINAGE LINE

TREE LINE

100'BZ 100-FT BUFFER ZONE

100-FT RIVER FRONT AREA

200'RA 200-FT RIVER FRONT AREA

LIMIT MEAN ANNUAL HIGH WATER

BF1-100 LIMIT OF BANK
WF1-100 VEGETATED WETLAND BOUNDARY

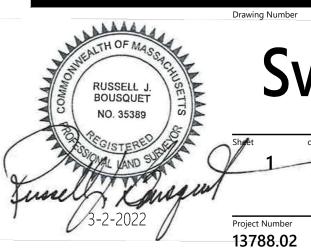
Paradigm Development

Roland Street Boston/Somerville, Massachusetts

No.	Revision	Date	Appvd
Design	ned by	Checked by	

December 4, 2021





ived Wednesday, March 2, 2022 5:18:11 PM RBOUSQUET Plotted Wednesday, March 2, 2022 5:25:33 PM Russell Bousqu