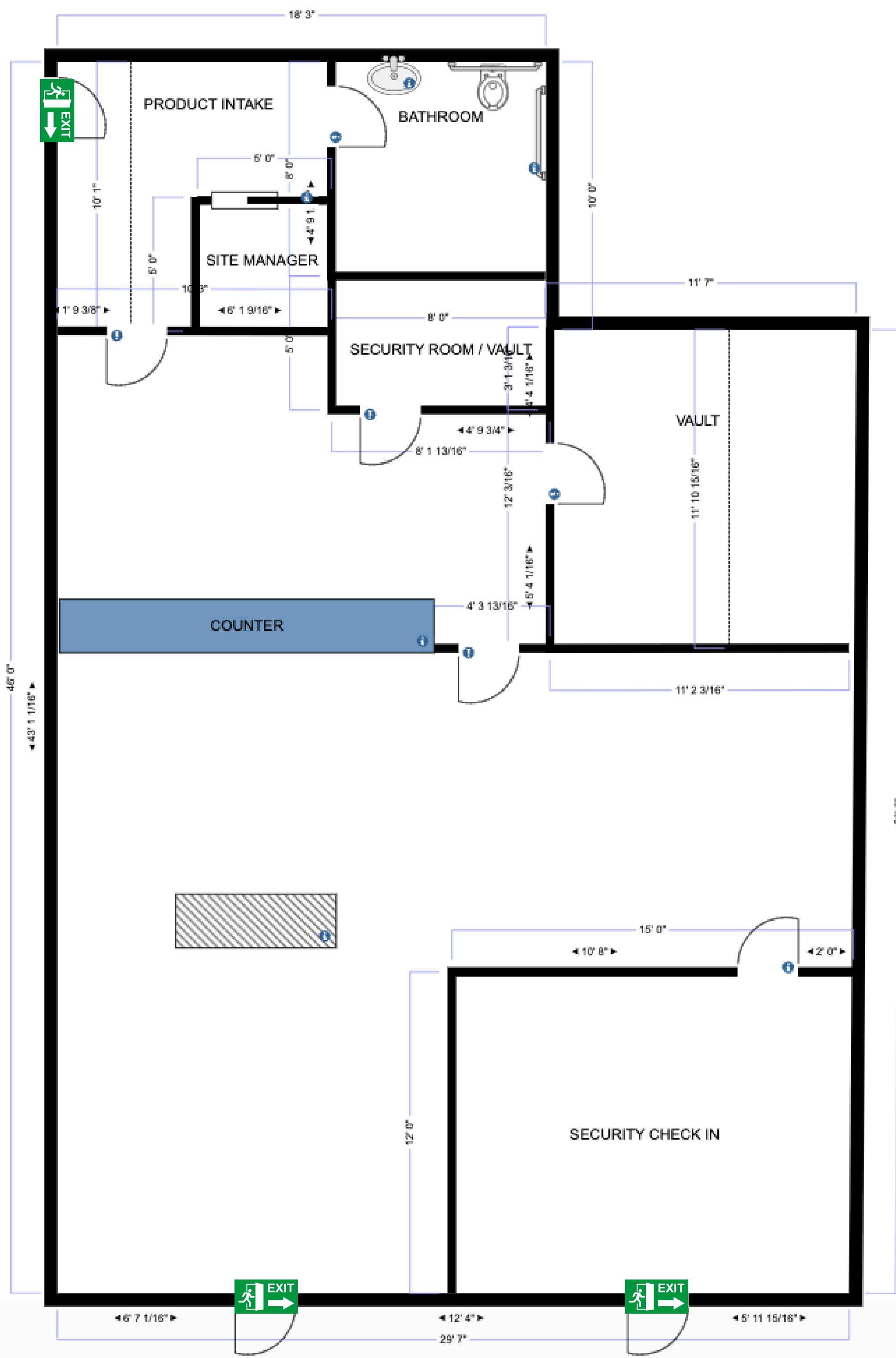


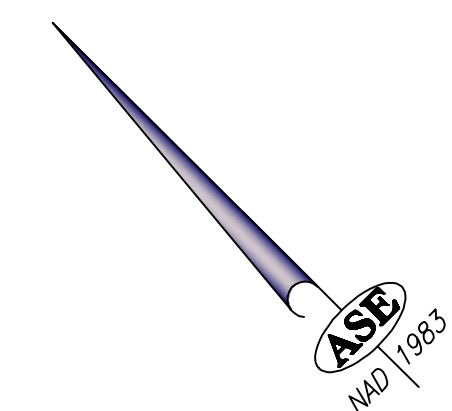


PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION





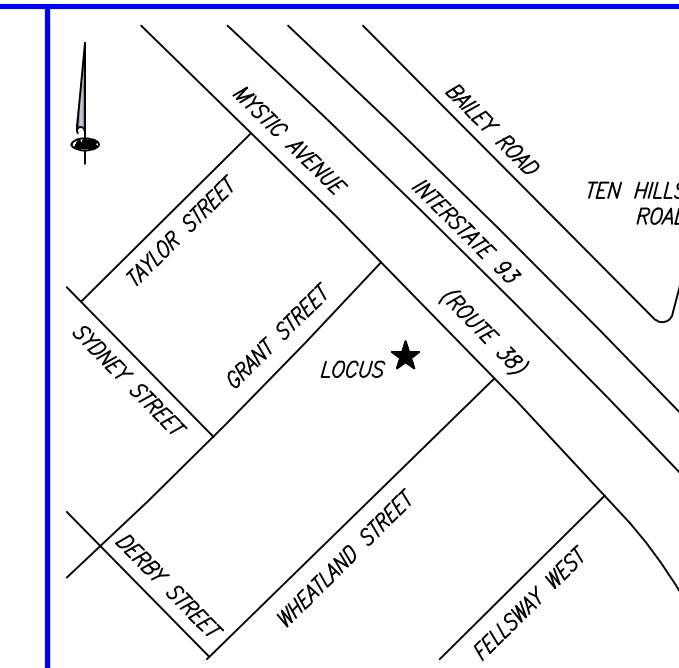
Mystic

(April 14, 1908 State Highway Layout No. 1174)

(Public ~ 66' Wide)

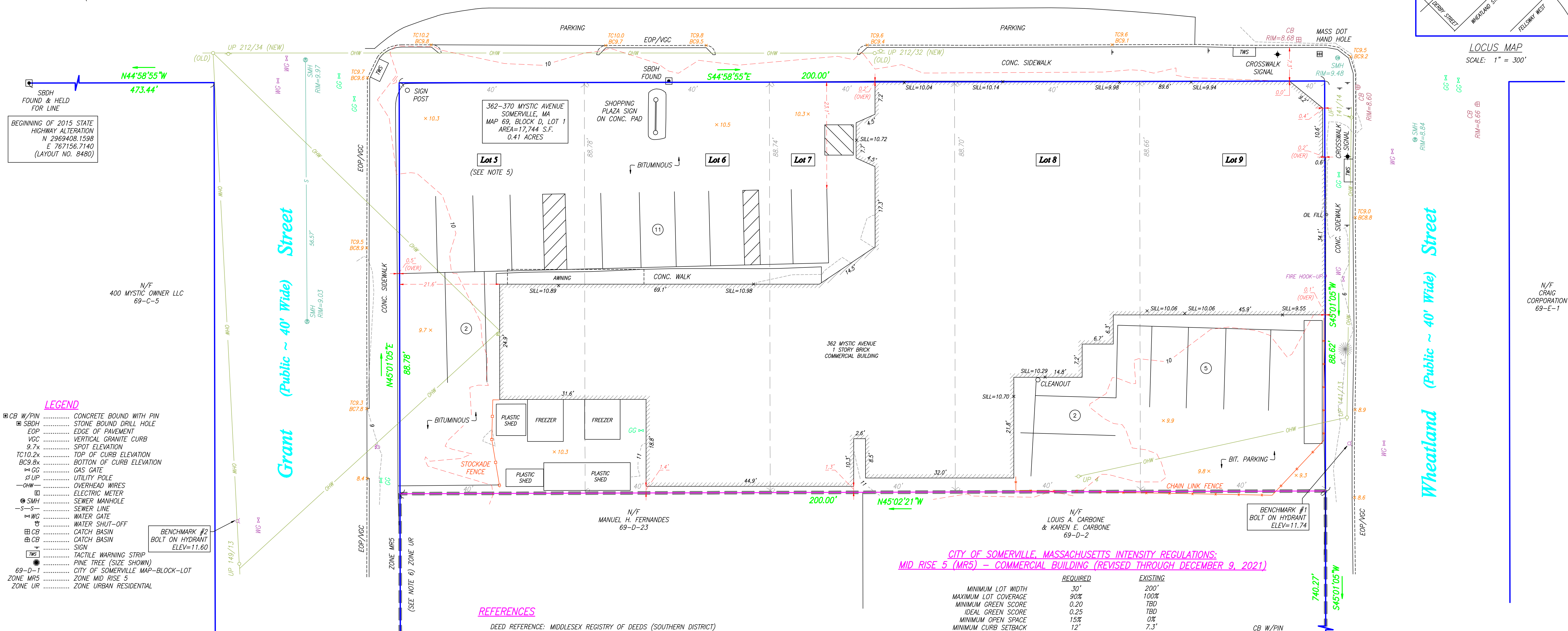
(Route 38)

Avenue



LOCUS MAP

SCALE: 1" = 300



REFERENCES

DEED REFERENCE: MIDDLESEX REGISTRY OF DEEDS (SOUTHERN DISTRICT),
BOOK 71059, PAGE 304

PLAN REFERENCES: PLAN ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF LAND OF ROAD IN THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION", DATED NOVEMBER 4, 2015, LAYOUT NUMBER 8480

PLAN ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS.," PREPARED BY WENDELL H. MASON, PROFESSIONAL LAND SURVEYOR, DATED NOVEMBER 15, 1995, PLAN NUMBER 1329 OF 1999, PLAN BOOK 30897, PAGE 477

PLAN ENTITLED "PLAN OF LOTS IN SOMERVILLE OWNED BY THE HEIRS OF EDWARD FOOTE", PREPARED BY CHARLES D. ELLIOT, ENGINEER, DATED SEPTEMBER 10, 1900. PLAN BOOK 160. PLAN 17

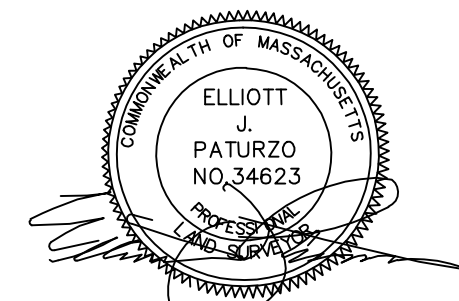
STATE HIGHWAY LAYOUT NUMBER 1174, MYSTIC AVENUE, DATED APRIL 14, 1908

PLAN ENTITLED "PLAN OF BUILDING LOTS IN SOMERVILLE, MASS. OWNED BY
RUFUS B. STICKNEY", PREPARED BY GEO. A. KIMBALL, CIVIL ENGINEER, DATED
FEBRUARY 18, 1888. PLAN BOOK 54, PLAN 39

REVISIONS

DATE	DESCRIPTION

FIELD: DMD
CALCS: EJP/SMI
DRAWN BY: SMI
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 2411066



9/12/24

PROFESSIONAL LAND SURVEYOR DATE

CITY OF SOMERVILLE, MASSACHUSETTS INTENSITY REGULATIONS:
MID RISE 5 (MR5) – COMMERCIAL BUILDING (REVISED THROUGH DECEMBER 9, 2021)

	<u>REQUIRED</u>	<u>EXISTING</u>
MINIMUM LOT WIDTH	30'	200'
MAXIMUM LOT COVERAGE	80%	100%
MINIMUM GREEN SCORE	0.20	TBD
IDEAL GREEN SCORE	0.25	TBD
MINIMUM OPEN SPACE	15%	0%
MINIMUM CURB SETBACK	12'	7.3'
PRIMARY FRONT SETBACK (MIN/MAX)	2'/15'	0.2' (OVER)
SECONDARY FRONT SETBACK (MIN/MAX)	2'/15'	0.2' (OVER)
MINIMUM SIDE SETBACK	0'	N/A
MINIMUM SIDE SETBACK ABUTTING AN ALLEY OR ROW	0'	N/A
MINIMUM SIDE SETBACK ABUTTING AN NON-NR OR LHD	0'	N/A
MINIMUM SIDE SETBACK ABUTTING NR OR LHD	10'	N/A
MINIMUM REAR SETBACK	1'	1.3'
MINIMUM REAR SETBACK ABUTTING AN ALLEY OR ROW	0'	N/A
MINIMUM REAR SETBACK ABUTTING AN NON-NR OR LHD	10'	TBD
MINIMUM 1ST STORY SETBACK ABUTTING NR OR LHD	20'	TBD
MINIMUM PRIMARY FRONT PARKING SETBACK	30'	23.1'
MINIMUM SECONDARY FRONT PARKING SETBACK	30'	0.5' (OVER)
MAXIMUM BUILDING WIDTH	200'	178.5'
MINIMUM PRIMARY FRONT FACADE BUILD OUT	80%	TBD
MINIMUM SECONDARY FRONT FACADE BUILD OUT	65%	TBD
MAXIMUM FLOOR PLATE	20,000 S.F.	9,199 S.F.
MINIMUM GROUND STORY HEIGHT	14'	TBD
MINIMUM UPPER STORY HEIGHT	10'	N/A
NUMBER OF STORIES (MIN/MAX)	3/5	
MAXIMUM BUILDING HEIGHT	70'	19.5'
ROOF TYPE	FLAT	FLAT/SLOPED

CB W/PIN
FOUND & HELD
AT INTERSECTION
OF THE NORTHERLY SIDE OF
JACQUES STREET
& THE NORTHERLY SIDE
OF WHEATLAND ST.

NOTES

1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
3. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
4. HORIZONTAL LOCATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE PARCEL SHOWN HEREON IS COMPRISED OF LOTS 5-9 AS SHOWN ON PLAN BY CHARLES D. ELLIOT, ENGINEER (PLAN BOOK 160, PLAN 17 - SEE PLAN REFERENCES).
6. LOCATION OF ZONE BOUNDARY LINE HAS BEEN TAKEN FROM THE CITY OF SOMERVILLE ONLINE GIS INTERACTIVE MAP (<https://gis.vgsi.com/SomervilleMAMap/>) AND IS SHOWN GRAPHICALLY.

ZONING DESIGNATION:

CITY OF SOMERVILLE ZONING DISTRICT
MID RISE 5 (MR5)

ASSESSOR'S REFERENCE:

MAP 69, BLOCK D, LOT 1

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON AUGUST 9, 2024, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X - 0.2% ANNUAL CHANCE FLOOD HAZARD" AS SHOWN ON MAP NUMBER 25017C0439E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

*Existing Conditions
Plan of Land*

362-370 MYSTIC AVENUE

SOMERVILLE, MASSACHUSETTS

PREPARED FOR: HAZE OF SOMERVILLE, LLC

SCALE: 1" = 10' DATE: AUGUST 9, 2024