

(PUBLIC - VARIABLE WIDTH)  $\iff^{TWO\ WAY}_{TRAFFIC}$ (ASPHALT ROADWAY)



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**REVISIONS** 

REV DATE COMMENT

1 04/24/2025 LOT LINE REVISIONS

SPM

Know what's **below.**Call before you dig.

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 M211074

 DRAWN BY:
 JJW

 CHECKED BY:
 SPM

 DATE:
 03/04/2022

 CAD I.D.:
 M211074-X-TTB

PROJECT:

PROPOSED PLOT PLANS

—— FOR ———

MARK DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

MAP: 70, BLOCK: D, LOT: 5 & 27 299 BROADWAY, CITY OF SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS 02145

BOHLER/

45 FRANKLIN STREET, 5th FLOOR BOSTON, MA 02110 Phone: (617) 849-8040

www.BohlerEngineering.com

SHEET TITLE:

OVERALL PLOT PLAN

SHEET NUMBER

C-001

REVISION 1 - 04/24/2025



## SITE INFORMATION

APPLICANT:
 MARK DEVELOPMENT, LLC
 275 GROVE STREET, SUITE 2-150
 NEWTON, MA 02466

2. OWNER:
COHEN JAMES ET AL TRUSTEES
C/O COMAR REAL ESTATE TRUST
89 WINCHESTER STREET
BROOKLINE, MA 02466

N45°06'44"W

S60°53'37"E \_ 32.96'

S60°53'37"E 116.92'

N34°55'16"E 110.91'

> *N55°14'29"W* 39.85'

NEIGHBORHOOD RESIDENCE (NR) ZONE

30 FT SIDE SETBACK (4-6 STORIES)

PROP. MIXED-USE BUILDING

(BUILDING A)

5-STORIES (69'-10" HEIGHT)

28,478± SF (FOOTPRINT)

MID-RISE 6 .

N29°46'18"E

136.52'

N29°46'01"E <sub>-</sub> 12.89' 95.66'

PROP. LOT 1 (±40,731 SF)

MAP 70, BLOCK D, LOTS 5 & 27)

N/F LANDS OF

299 BROADWAY PROPERTY

OWNER LLC

BK. 82861, PG. 450

BK. 82094, PG. 63;

3. PARCEL:
MAP 70, BLOCK D, LOTS 5 & 27
299 BROADWAY
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

LOT WIDTH (MIN.)   MR4: 30 FT   MR6: 30 FT   MR6: 118.0 FT   YES   MR6: 30 FT   MR6: 30 FT   MR6: 118.0 FT   YES   MR6: 30 FT   MR6: 118.0 FT   YES   MR6: 30 FT   MR6: 30 FT   MR6: 118.0 FT   YES   MR6: 30 FT   MR6: 10.0 FT   MR6	ZONI	ING ANALYSIS TABLE	N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED	
DVERLAY DISTRICT	ZONING DISTRICT	MID-RISE 4 (MR-4); MID-RISE 6 (MR-6); NEIGHBORHOOD RES	SIDENCE (NR) (W) - WAIVER REQUESTED	:
REQUIRED PERMIT	OVERLAY DISTRICT	HALF MILE WALKSHED (TRANSIT AREA); PEDESTRIAN STRE		
LOT WIDTH (MIN.)		LAND PLATTING (SUBDIVISION PLAN APPROVAL)		
MR6: 30 FT   MR6: 31 FT   MR6: 115.0 FT   YES	ZONE CRITERIA	REQUIRED*	PROPOSED	COMPLIAN
MR6: 100%   MR6: 71%   YES	LOT WIDTH (MIN.)	MR6: 30 FT	MR6: 118.0 FT	YES
MR6: 15%   MR6: 26%   YES	LOT COVERAGE (MAX.)	MR6: 100%	MR6: 71%	YES
SETBACK (MIN. / MAX.)	OPEN SPACE (MIN.)	MR6: 15%		YES
MR6: SEE NOTE (3)   MR6: 1.5 FT (ABUTTING NON-NR)   YES		MR6: 2 FT / 15 FT	MR6: 2.1 FT	YES
MR6: SEE NOTE (7)   MR6: N/A   NO   NR: 20 FT   MR4: 200 FT   MR4. 200 SF   MR4. 2.601 SF   MR6: 30,000 SF   MR6: 4.55 GN   ST   MR6: 6.5TORIES   MR6: 30,000 SF   MR6: 4.55 GN   ST   MR6: 6.5TORIES   MR6: 30,000 SF   MR6: 4.55 GN   ST   MR6: 6.5TORIES   MR6: 4.55 GN   MR4: 50.8 FT   MR6: 5	SIDE SETBACK (MIN.)	MR6: SEE NOTE (3)	MR6: 1.5 FT (ABUTTING NON-NR)	YES
MR6: 200 FT (MAX.)	REAR SETBACK (MIN.)	MR6: SEE NOTE (7)	MR6: N/A	NO
MR6: 30,000 SF   MR6: 25,861 SF   YES	BUILDING WIDTH	MR6: 200 FT (MAX.)	MR4/MR6: 124.7 FT	YES
MR6: 3-STORIES (MIN.) / 6-STORIES (MAX.)   MR6: 6-STORIES   YES	BUILDING FLOOR PLATE (MAX.)	MR6: 30,000 SF		YES
MR6: 80 FT   MR4: 50.8 F1   YES	NUMBER OF STORIES	MR6: 3-STORIES (MIN.) / 6-STORIES (MAX.)	MR6: 6-STORIES	YES
(MIN.) (COMMERCIAL SPACE)         MR6: 18 FT NR: N/S         MR4: 26.3 FT MR6: 13.3 FT         NO           GROUND STORY HEIGHT (MIN.) (RESIDENTIAL SPACE)         MR4: 14 FT MR4: 14 FT MR4: 15 FT MR4: 15 FT MR4: 15 FT NO         MR4: 18 FT MR4: 15 FT MR4: 15 FT NO         NO           GROSS STORY ENTRANCE SPACING (MAX.)         MR4: N/S MR6: 30 FT MR6: 63.7 FT NO         MR6: 63.7 FT NO	BUILDING HEIGHT (MAX.)	MR6: 80 FT		YES
(MIN.) (RESIDENTIAL SPACE)         MR6: 18 FT NO         MR4/MR6: 15 FT         NO           GROSS STORY ENTRANCE SPACING (MAX.)         MR4: N/S MR6: 30 FT         MR6: 63.7 FT         NO		MR6: 18 FT		NO
SPACING (MAX.) MR6: 30 FT MR6: 63.7 FT NO		MR6: 18 FT MR4/MR6: 15 FT		NO
			MR6: 30 FT MR6: 63.7 FT	

## NOTEC:

BICYCLE SHORT-TERM PARKING SPACES (MIN.)

BICYCLE LONG-TERM PARKING SPACES (MIN.)

SHORT-TERM BICYCLE

LONG-TERM BICYCLE

PARKING SPACE CRITERIA STD: 2 FT x 6 FT SPACE

PARKING SPACE CRITERIA

STD: 2 FT x 6 FT SPACE (MIN.)

\*ZONING REQUIREMENTS FOR THE NEIGHBORHOOD RESIDENCE DISTRICT ARE IN REFERENCE TO THE DETACHED HOUSE REQUIREMENTS (SOMERVILLE ZONING ORDINANCE SECTION 3.1.8).

USE/CATEGORY: A - FOOD & BEVERAGE; B - HOUSEHOLD LIVING RESIDENTIAL; C - COMMERCIAL/RETAIL

B: 0.1 SPACE PER DU
C: 1 SPACE PER 2,500 SF

USE/CATEGORY: A - FOOD & BEVERAGE; B - HOUSEHOLD LIVING RESIDENTIAL; C - COMMERCIAL/RETAIL

B: 1.0 SPACE PER DU C: 1 SPACE PER 10,000 SF

(ALL USES WITHIN TRANSIT AREA)

(ALL USES WITHIN TRANSIT AREA)

BICYCLE PARKING REQUIREMENTS: A: 1 SPACE PER 5,000 SF

BICYCLE PARKING REQUIREMENTS: A: 1 SPACE PER 1,000 SF

\*\*\*MINIMUM AND MAXIMUM BUILDING DEPTHS ARE 28 FT AND 48 FT, RESPECTIVELY.
\*\*\*\*WHEN TWENTY (20) OR MORE LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A MINIMUM OF TEN PERCENT (10%) OF THE SPACES MUST BE THREE (3)

FEET BY EIGHT (8) FEET IN SIZE.

(1) MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32 FT; SIDE OR REAR DRIVEWAY ACCESS - 32 FT; FRONT DRIVEWAY

(2) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT
 (3) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT

(4) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 5 FT; SIDE OR REAR DRIVEWAY ACCESS - 5 FT; FRONT DRIVEWAY ACCESS - 3 FT
 (5) MINIMUM SUM OF SIDE SETBACKS REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT; SIDE OR REAR DRIVEWAY ACCESS - 10 FT; FRONT

(6) MINIMON OF SIDE OF TRACKS REQUIREMENT BETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT, SIDE OF REAR DRI

(7) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTIRG AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT

(8) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA

(5) MINIMUM GROSS FLOOK AREA FER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING - 850 SF - 1,500 SF - 1,500 SF - 1,500 SF - 1,125 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF - 1,125 SF; LOT AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 6,500 SF - 1,125 SF; LOT AREA >= 6,500 SF - 850 SF; NET ZERO READY BUILDING - 650 SF; 100% AFFORDABLE HOUSING - 650 SF

AND CONSULTING ENGINEERING LAND SURVEYING

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LAND SURVEY
PROGRAM MANAG
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REV	DATE	COMMENT	DRAWN
11.2	DAIL	COMMENT	CHECKE
1	04/24/2025	LOT LINE REVISIONS	JJV
'	04/24/2023	EOT EINE REVISIONS	SPN
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03/04/2022 M211074-X-TTB

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PROJECT No.: M21107-DRAWN BY: JJV

DATE: CAD I.D.: PROJECT:

CHECKED BY:

PROPOSED PLOT

**PLANS** 

MARK

PROPOSED

**DEVELOPMENT, LLC** 

DEVELOPMENT

MAP: 70, BLOCK: D, LOT: 5 & 27
299 BROADWAY,
CITY OF SOMERVILLE,
MIDDLESEX COUNTY,
MASSACHUSETTS 02145

BOHLER/

**45 FRANKLIN STREET, 5th FLOOR BOSTON, MA 02110**Phone: (617) 849-8040

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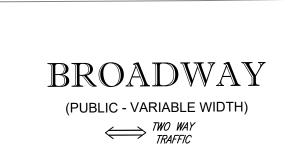
SHEET TITLE:

PLOT PLAN (LOT 1)

SHEET NUMBER

C-100

REVISION 1 - 04/24/2025



(ASPHALT ROADWAY)

N55°14'39"W

15 FT PRIMARY/SECONDARY FRONT SETBACK (MAX.)

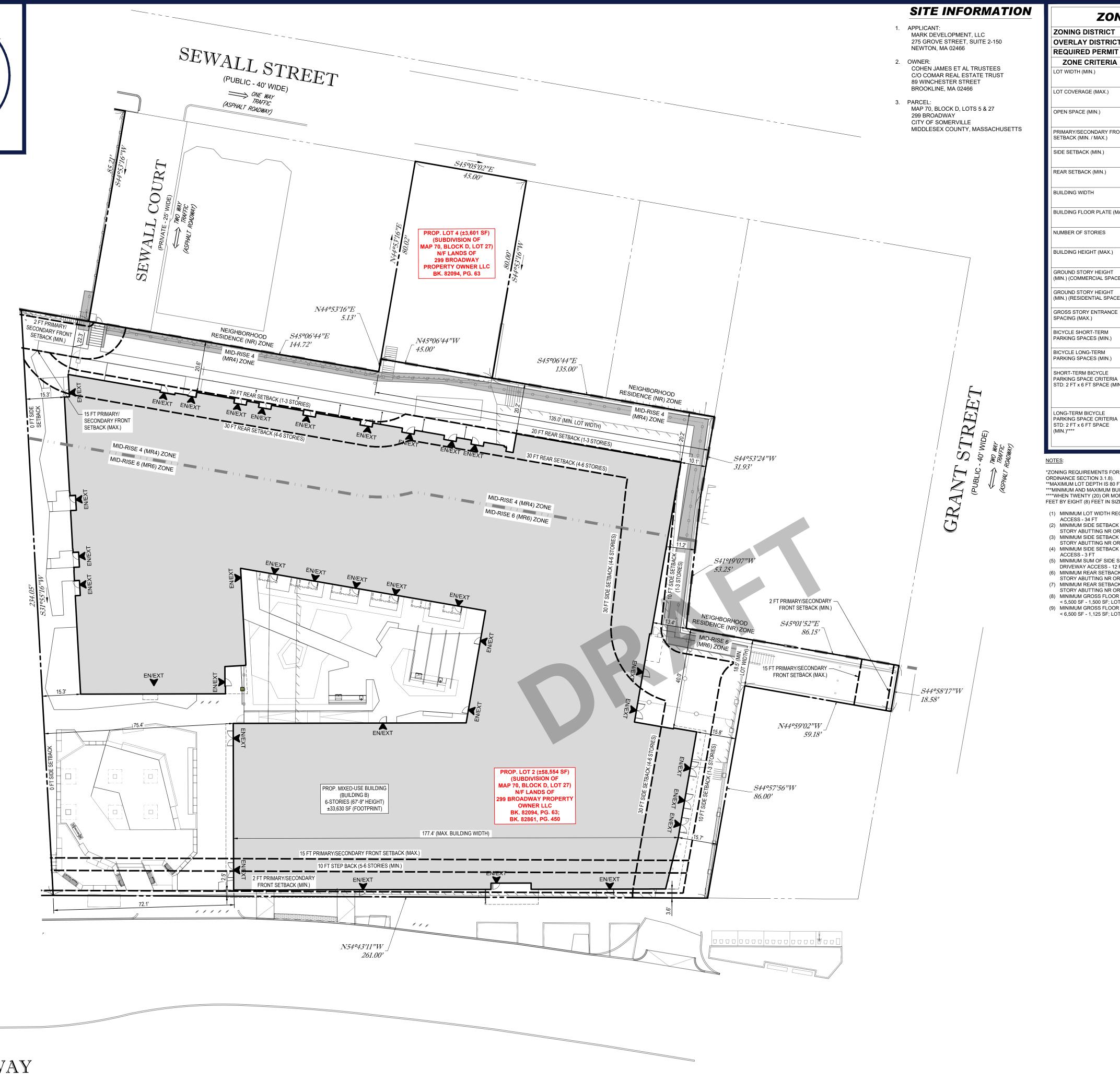
10 FT STEP BACK (5-6 STORIES (MIN.)

2 FT PRIMARY/SECONDARY FRONT SETBACK (MIN.)

118.0' (MIN. LOT WIDTH)

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ZONING ANALYSIS TABLE  N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED  ZONING DISTRICT  MID BISE 4 (MB 4): MID BISE 6 (MB 6): NEICHBORHOOD RESIDENCE (MB)  (W) - WAIVER REQUESTED				
ZONING DISTRICT	(E) - EXIST. NON-CONFORMANCE			
OVERLAY DISTRICT		STREETS		
REQUIRED PERMIT	LAND PLATTING (SUBDIVISION PLAN APPROVAL)			
ZONE CRITERIA	REQUIRED*	PROPOSED	COMPLIA	
LOT WIDTH (MIN.)	MR4: 30 FT MR6: 30 FT NR: SEE NOTE (1)**	MR4: 135.0 FT MR6: 18.5 FT NR: N/A	YES	
LOT COVERAGE (MAX.)	MR4: 90% MR6: 100% NR: 60%	MR4: 50% MR6: 60% NR: N/A	YES	
OPEN SPACE (MIN.)	MR4: 15% MR6: 15% NR: N/S	MR4: 44% MR6: 34%	YES	
PRIMARY/SECONDARY FRONT SETBACK (MIN. / MAX.)	MR4: 2 FT / 15 FT MR6: 2 FT / 15 FT NR: 10 FT / 20 FT	MR4: 22.3 FT MR6: 2.5 FT NR: N/A	YES	
SIDE SETBACK (MIN.)	MR4: SEE NOTE (2) MR6: SEE NOTE (3) NR: SEE NOTES (4) & (5)	MR4: 10.1 FT (ABUTTING NR) MR6: 11.2 FT (ABUTTING NR) NR: N/A	YES	
REAR SETBACK (MIN.)	MR4: SEE NOTE (6) MR6: SEE NOTE (7) NR: 20 FT	MR4: 20.2 FT (ABUTTING NR) MR6: N/A NR: N/A	YES	
BUILDING WIDTH	MR4: 200 FT (MAX.) MR6: 200 FT (MAX.) NR: 22 FT / 28 FT (MIN. / MAX.)***	MR4/MR6: 177.4 FT NR: N/A	YES	
BUILDING FLOOR PLATE (MAX.	) MR4: 15,000 SF MR6: 30,000 SF NR: N/S	MR4: 6,845 SF MR6: 27,368 SF	YES	
NUMBER OF STORIES	MR4: 3-STORIES (MIN.) / 4-STORIES (MAX.) MR6: 3-STORIES (MIN.) / 6-STORIES (MAX.) NR: 2.5-STORIES (MAX.)	MR4: 3-STORIES (MIN.); 4-STORIES (MAX.) MR6: 3-STORIES (MIN.); 6-STORIES (MAX.) NR: N/A	YES	
BUILDING HEIGHT (MAX.)	MR4: 52 FT MR6: 80 FT NR: N/S	MR4: 60.7 FT MR6: 67.8 FT	YES	
GROUND STORY HEIGHT (MIN.) (COMMERCIAL SPACE)	MR4: N/S MR6: 18 FT NR: N/S	MR6: 16.8 FT	NO	
GROUND STORY HEIGHT (MIN.) (RESIDENTIAL SPACE)	MR4: 14 FT MR6: 18 FT NR: N/S	MR4/MR6: 13.0 FT	NO	
GROSS STORY ENTRANCE SPACING (MAX.)	MR4: N/S MR6: 30 FT NR: N/S	MR6: 54.4 FT	NO	
BICYCLE SHORT-TERM PARKING SPACES (MIN.)	27	27	YES	
BICYCLE LONG-TERM PARKING SPACES (MIN.)	205	205	YES	
SHORT-TERM BICYCLE PARKING SPACE CRITERIA STD: 2 FT x 6 FT SPACE (MIN.)	USE/CATEGORY: A - FOOD & BEVERAGE; B - HOUSEH (ALL USES WITHIN TRANSIT AREA)			
	BICYCLE PARKING REQUIREMENTS: A: 1 SPACE F B: 0.1 SPACE F C: 1 SPACE F	PER DU		

\*ZONING REQUIREMENTS FOR THE NEIGHBORHOOD RESIDENCE DISTRICT ARE IN REFERENCE TO THE DETACHED HOUSE REQUIREMENTS (SOMERVILLE ZONING ORDINANCE SECTION 3.1.8).

BICYCLE PARKING REQUIREMENTS: A: 1 SPACE PER 5,000 SF

\*\*\*MINIMUM AND MAXIMUM BUILDING DEPTHS ARE 28 FT AND 48 FT, RESPECTIVELY.

\*\*\*\*WHEN TWENTY (20) OR MORE LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A MINIMUM OF TEN PERCENT (10%) OF THE SPACES MUST BE THREE (3)
FEET BY EIGHT (8) FEET IN SIZE.

B: 1.0 SPACE PER DU

C: 1 SPACE PER 10,000 SF

(1) MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32 FT; SIDE OR REAR DRIVEWAY ACCESS - 32 FT; FRONT DRIVEWAY ACCESS - 34 F1

(2) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT

(3) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 0 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT

(4) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 5 FT; SIDE OR REAR DRIVEWAY ACCESS - 5 FT; FRONT DRIVEWAY

(5) MINIMUM SUM OF SIDE SETBACKS REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT; SIDE OR REAR DRIVEWAY ACCESS - 10 FT; FRONT

DRIVEWAY ACCESS - 12 FT

(6) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT (7) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT

 (8) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 5,500 SF - 1,500 SF; LOT AREA >= 5,500 SF - 1,125 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF
 (9) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA < 6,500 SF - 1,125 SF; LOT AREA >= 6,500 SF - 850 SF; NET ZERO READY BUILDING - 650 SF; 100% AFFORDABLE HOUSING - 650 SF

**REVISIONS** 

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	04/24/2025	LOT LINE REVISIONS	JJW
1	04/24/2025	LOT LINE REVISIONS	SPM



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03/04/2022 M211074-X-TTB

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PROJECT:

DATE: CAD I.D.:

PROPOSED PLOT **PLANS** 

MARK DEVELOPMENT, LLC

PROPOSED

DEVELOPMENT MAP: 70, BLOCK: D, LOT: 5 & 27 299 BROADWAY, CITY OF SOMERVILLE, MIDDLESEX COUNTY, **MASSACHUSETTS 02145** 

**BOHLER** 

45 FRANKLIN STREET, 5th FLOOR **BOSTON, MA 02110** Phone: (617) 849-8040

www.BohlerEngineering.com

SHEET TITLE:

**PLOT** PLAN (LOT 2)

C-200

**REVISION 1 - 04/24/2025** 

BROADWAY

(PUBLIC - VARIABLE WIDTH)  $\iff$  TWO WAY TRAFFIC (ASPHALT ROADWAY)



NEWTON, MA 02466

2. OWNER: COHEN JAMES ET AL TRUSTEES C/O COMAR REAL ESTATE TRUST 89 WINCHESTER STREET

BROOKLINE, MA 02466

3. PARCEL: MAP 70, BLOCK D, LOTS 5 & 27 299 BROADWAY CITY OF SOMERVILLE MIDDLESEX COUNTY, MASSACHUSETTS

SITE INFORMATION	TONINO ANALVOIO TABLE		N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED	
PPLICANT: MARK DEVELOPMENT. LLC	ZONING DISTRICT	MID-RISE 4 (MR-4); MID-RISE 6 (MR-6); NEIGHBORHOOD RESIDENCE (NR)	(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANO	
275 GROVE STREET, SUITE 2-150	OVERLAY DISTRICT	HALF MILE WALKSHED (TRANSIT AREA); PEDESTRIAN STREETS		
JEWTON MA 02466				

REQUIRED PERMIT	LAND PLATTING (SUBDIVISION PLAN APPROVAL)			
ZONE CRITERIA	REQUIRED*	PROPOSED	COMPLIANCE	
LOT WIDTH (MIN.)	MR4: 30 FT MR6: 30 FT NR: SEE NOTE (1)**	MR4: N/A MR6: N/A NR: 91.6 FT		
LOT COVERAGE (MAX.)	MR4: 90% MR6: 100% NR: 60%	MR4: N/A MR6: N/A NR: 0%	N/A	
OPEN SPACE (MIN.)	MR4: 15% MR6: 15% NR: N/S	MR4: N/A MR6: N/A	N/A	
PRIMARY/SECONDARY FRONT SETBACK (MIN. / MAX.)	MR4: 2 FT / 15 FT MR6: 2 FT / 15 FT NR: 10 FT / 20 FT	MR4: N/A MR6: N/A NR: N/A	N/A	
SIDE SETBACK (MIN.)	MR4: SEE NOTE (2) MR6: SEE NOTE (3) NR: SEE NOTES (4) & (5)	MR4: N/A MR6: N/A NR: N/A	N/A	
REAR SETBACK (MIN.)  MR4: SEE NOTE (6)  MR6: SEE NOTE (7)  NR: 20 FT		MR4: N/A MR6: N/A NR: N/A	N/A	
BUILDING WIDTH	MR4: 200 FT (MAX.) MR6: 200 FT (MAX.) NR: 22 FT / 28 FT (MIN. / MAX.)***	MR4: N/A MR6: N/A NR: N/A	N/A	
BUILDING FLOOR PLATE (MAX.)	MR4: 15,000 SF MR6: 30,000 SF NR: N/S	MR4: N/A MR6: N/A	N/A	
NUMBER OF STORIES	MR4: 3-STORIES (MIN.) / 4-STORIES (MAX.) MR6: 3-STORIES (MIN.) / 6-STORIES (MAX.) NR: 2.5-STORIES (MAX.)	MR4: N/A MR6: N/A NR: N/A	N/A	
BUILDING HEIGHT (MAX.)	MR4: 52 FT MR6: 80 FT NR: N/S	MR4: N/A MR6: N/A	N/A	
GROUND STORY HEIGHT (MIN.) (COMMERCIAL SPACE)	MR4: N/S MR6: 18 FT NR: N/S	MR4: N/A MR6: N/A NR: N/A	N/A	
GROUND STORY HEIGHT (MIN.) (RESIDENTIAL SPACE)	MR4: 14 FT MR6: 18 FT NR: N/S	MR4: N/A MR6: N/A	N/A	
GROSS STORY ENTRANCE SPACING (MAX.)	MR4: N/S MR6: 30 FT NR: N/S	MR4: N/A MR6: N/A	N/A	

\*ZONING REQUIREMENTS FOR THE NEIGHBORHOOD RESIDENCE DISTRICT ARE IN REFERENCE TO THE DETACHED HOUSE REQUIREMENTS (SOMERVILLE ZONING ORDINANCE SECTION 3.1.8).

\*\*MAXIMUM LOT DEPTH IS 80 FT.

\*\*\*MINIMUM AND MAXIMUM BUILDING DEPTHS ARE 28 FT AND 48 FT, RESPECTIVELY.

(1) MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32 FT; SIDE OR REAR DRIVEWAY ACCESS - 32 FT; FRONT DRIVEWAY ACCESS - 34 FT
 (2) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 0 FT; 1ST - 3RD

STORY ABUTTING NR OR LHD - 10 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT (3) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 0 FT; 1ST - 3RD

STORY ABUTTING NR OR LHD - 10 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT (4) MINIMUM SIDE SETBACK REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 5 FT; SIDE OR REAR DRIVEWAY ACCESS - 5 FT; FRONT DRIVEWAY ACCESS - 3 FT
(5) MINIMUM SUM OF SIDE SETBACKS REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 10 FT; SIDE OR REAR DRIVEWAY ACCESS - 10 FT; FRONT

DRIVEWAY ACCESS - 12 FT (6) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 10 FT; 1ST - 3RD

STORY ABUTTING NR OR LHD - 20 FT; 4TH STORY ABUTTING NR OR LHD - 30 FT

(7) MINIMUM REAR SETBACK REQUIREMENT DETERMINED BY ABUTTER: ABUTTING AN ALLEY OR R-ROW - 0 FT; ABUTTING ANY NON-NR OR -LHD - 10 FT; 1ST - 3RD STORY ABUTTING NR OR LHD - 20 FT; 4TH - 6TH STORY ABUTTING NR OR LHD - 30 FT (8) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA

< 5,500 SF - 1,500 SF; LOT AREA >= 5,500 SF - 1,125 SF; NET ZERO READY BUILDING - 850 SF; 100% AFFORDABLE HOUSING - 850 SF (9) MINIMUM GROSS FLOOR AREA PER DWELLING UNIT DETERMINED BY LOT AREA AND/OR ENVIRONMENTAL OR AFFORDABLE HOUSING DESIGNATION: LOT AREA

< 6,500 SF - 1,125 SF; LOT AREA >= 6,500 SF - 850 SF; NET ZERO READY BUILDING - 650 SF; 100% AFFORDABLE HOUSING - 650 SF

**REVISIONS** 

Ш	REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	1	04/24/2025	LOT LINE REVISIONS	JJW SPM
_				



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PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: 03/04/2022 M211074-X-TTB

PROJECT:

PROPOSED PLOT **PLANS** 

MARK DEVELOPMENT, LLC

PROPOSED

DEVELOPMENT MAP: 70, BLOCK: D, LOT: 5 & 27 299 BROADWAY, CITY OF SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS 02145

**BOHLER** 

45 FRANKLIN STREET, 5th FLOOR BOSTON, MA 02110 Phone: (617) 849-8040

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SHEET TITLE:

**PLOT** PLAN (LOT 5)

C-500

**REVISION 1 - 04/24/2025** 

