AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION SCALE: 1" = 20'MAP 19 BLOCK C LOT 7 N/F FRANCIS FARLEY & JEANINE JENKS MAP 19 BLOCK C LOT 19 BK 30126 PG 336 N/F JOSEPH FODERA BK 51912 PG 364 N27'01'24"W Yelling Charles Control of the Contr 100.00' MAP 19 BLOCK C LOT 20 N/F DICAMILLO ASSOCIATES LLC BK 69348 PG 305 (TO BE RAZED) EXISTING TREES —
TO BE PROTECTED TOTAL AREA = $11,032 \text{ s.f.}\pm$ LOT LINES TO BE REMOVED S27'01'24"E LOT 4 2<u>0.00</u>' EASMENT AREA (PLAN BK 54453 PG 98) 18.8 ENCLOSED PORCH MAP 19 BLOCK C LOT 3 N/F ATKINS EVON FOR LIFE BK 49027 PG 521 3 STORY 1 STORY CONC BLOCK/BRICK No. 722-724 BUILDING TO BE RAZED NAME OF THE PERSON OF THE PERS No. 718-720 Richard J Mede Jr S29°24'20"E NO. 36864 SBDH FOUND S29'24'20"E S29"19'35"E 4<u>0.0</u>3' 5<u>0.04</u>'

BROADWAY

FOR REGISTRY USE ONLY

*NOTE:

LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR

CURRENT ZONE: MR4 (MID-RISE 4)

	REQUIRED	PROPOSED
FRONT SETBACK	MIN 2'- MAX 15'	0.0
MIN. SIDE SETBACK	0' TO 30'	0.0
MIN. REAR SETBACK	0' TO 30'	0.0
MAX. LOT COV.%	90%	39.7%
MIN. LOT WIDTH	30'	80.0
MIN. OPEN SPACE %	15%	60.3%

APPROVED PER ARTICLES 10.1 AND 15 OF THE SOMERVILLE ZONING ORDINANCE

DANIEL BARTMAN, DIRECTOR OF PLANNING ON BEHALF OF THE SOMERVILLE PLANNING BOARD

DATE:

ENDORSEMENT OF THIS PLAN DOES NOT INDICATE COMPLIANCE WITH THE ZONING ORDINANCES OF THE CITY OF SOMERVILLE.

NOTE: THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 4, 5 & 6 ALL IN COMMON OWNERSHIPINTO ONE PARCEL HAVING A TOTAL AREA OF 11,032 s.f.± AND 80.06 FEET OF FRONTAGE ON BROADWAY AND 129.32 FEET OF FRONTAGE ON WILLOW AVENUE. EXISTING LOT LINES TO BE REMOVED

DEED REFERENCE: MSRD DEED BK. 58361 PG. 503 & 506

PLAN REFERENCE: END BK 3156

TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE CORNER BOARD.

SURVEYOR'S CERTIFICATION:

TO: JOSEPH FODERA

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

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE FIELD WORK WAS COMPLETED ON: APRIL 5, 2022 DATE OF PLAN: JUNE 16, 2025

07/09/2025

RICHARD J MEDE, JR. P.L.S.

DATE

ASSESSORS MAP 19 BLOCK C LOTS 4-6
SOMERVILLE
PLOT MERGER PLAN OF LAND
718-724 BROADWAY
SOMERVILLE, MASS.
(MIDDLESEX COUNTY)

PREPARED BY:



REVISION: JULY 09, 2025 DATE: JUNE 16, 2025

FIELD	DRAW	CALC.	CHECK	FILE No.
DN	CV	CV	RJM	21239