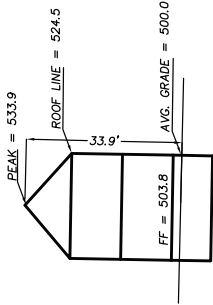


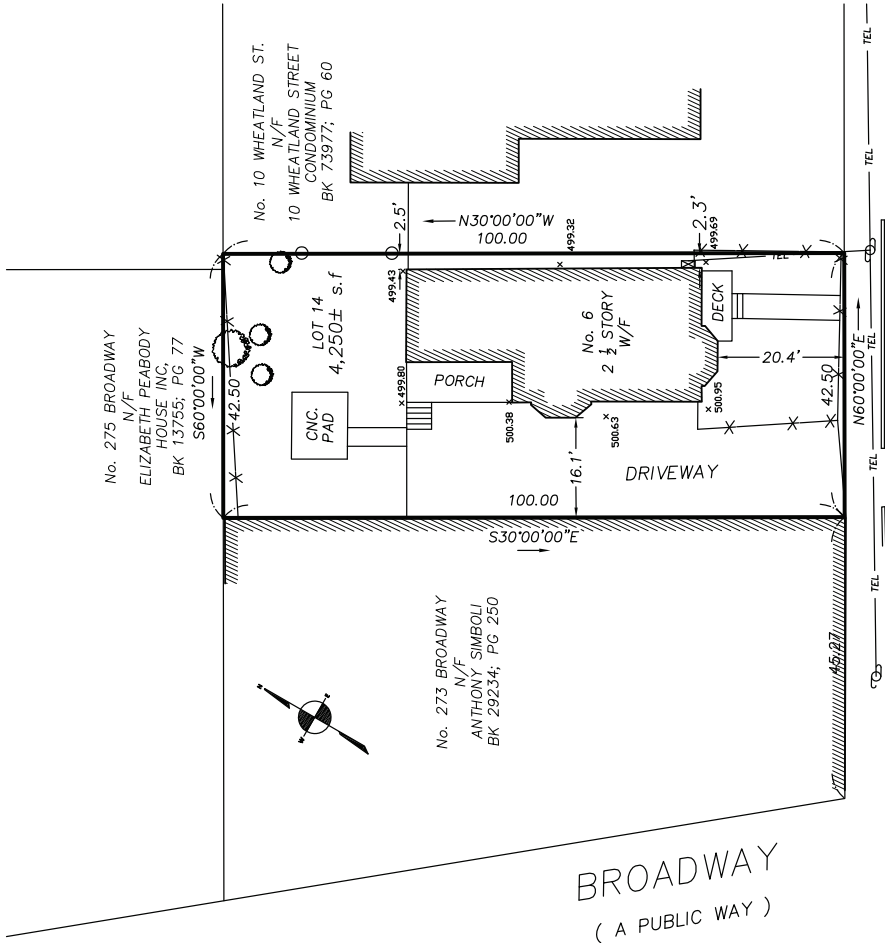
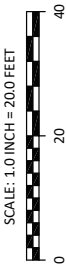
GEORGE C. COLLINS, P.L.S.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

HEIGHT SKETCH:
NOT TO SCALE



CERTIFIED PLOT PLAN

LOCATED AT
6 WHEATLAND STREET
SOMERVILLE, MA



WHEATLAND (40' WIDE PUBLIC WAY) STREET

BROADWAY
(A PUBLIC WAY)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 23, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0439E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
JOHN & PETER CHRISTOPHER
6 WHEATLAND ST.
SOMERVILLE, MA

DEED: BK 37094; PG 228
PLAN: PL BK 168; PL 66
PL BK 54; PL 39
PL BK 258; PL 23

NOTES:
PARCEL ID: 70/B/14//
ZONING: MR3

ZONING TABLE:	
DISTRICT:	MR3
LOT AREA:	4,250 s.f.
LOT FRONTAGE:	42.5'
LOT WIDTH:	42.5'
LOT COVERAGE:	22%
OPEN SPACE:	59%
FRONT SETBACK:	20.4'
REAR SETBACK:	2.3'
MAX. STORIES:	2.5

EXISTING	
LOT AREA:	4,250 s.f.
LOT FRONTAGE:	42.5'
LOT WIDTH:	42.5'
LOT COVERAGE:	22%
OPEN SPACE:	59%
FRONT SETBACK:	20.4'
REAR SETBACK:	2.3'
MAX. STORIES:	2.5

FIELD:	JH/TK
DRAFT:	JH
CHECK:	GCC
DATE:	12/28/24

