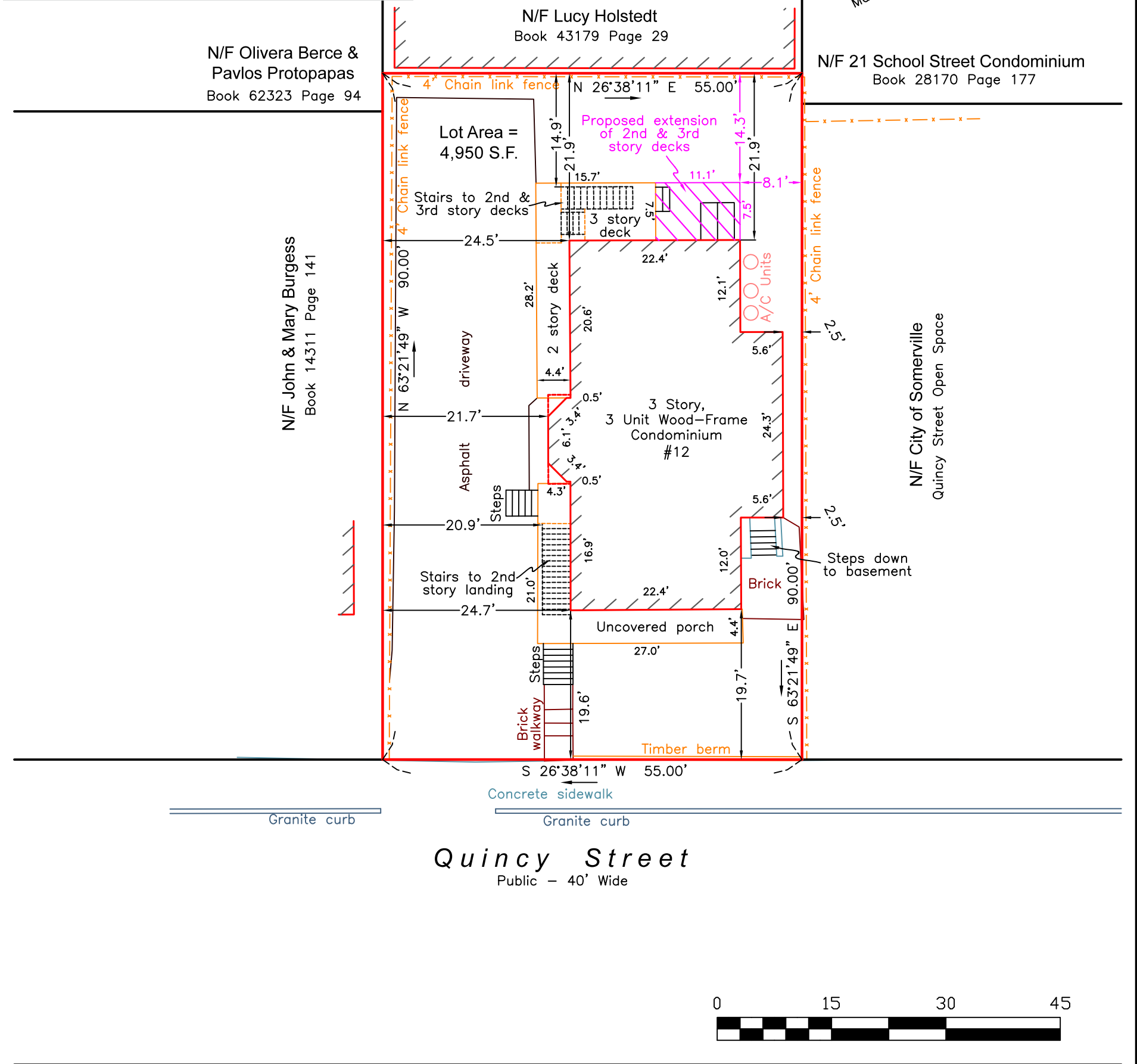
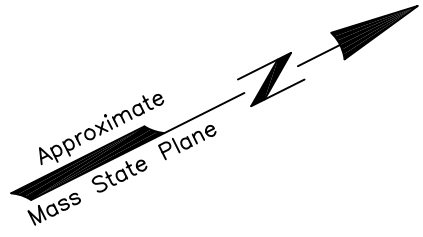
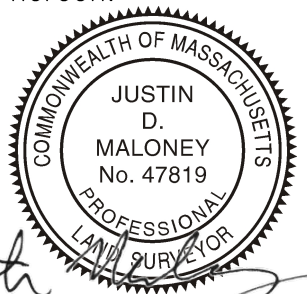


Zoning Calculations			
District: Residence B			
	Required	Existing	Proposed
Lot size	7,500	4,950	No change
Ground Coverage, max.	50%	33.7%	35.0%
Landscaped Area, min.	25%	29.6%	28.5%
Height, stories	3	3	No change
Front yard	15	19.6 ¹	No change
Side yard	10, sum 20 ²	2.5, sum 23.4 ³	No change
Rear yard	17.5 ⁴	14.9 ⁵	No change
Frontage	50	55.00	No change
Pervious Area, min.	35%	31.5%	30.3%
1. Excluding porch and 1st story steps.			
2. For a 3 story building.			
3. Excluding bay window, porch and 1st story steps.			
4. Shallow lot reduction applied.			
5. Measured to steps to upper stories.			



In my professional opinion, I certify to Wells & Company Builders and the City of Somerville that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0438E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

Proposed Plan of Land
in
Somerville, Massachusetts
Prepared For: Wells & Company Builders
Scale: 1" = 15' Date: May 14, 2018



PROFESSIONAL LAND SURVEYOR
DATE: 5/14/18



7 Walnut Road 617-744-9002
Somerville, MA 02145 maloneygeo.com

Master deed recorded at Middlesex Registry of Deeds, Book 46387 Page 29
Assessors Map 63, Block A, Lot 15
Zoning District: Residence B