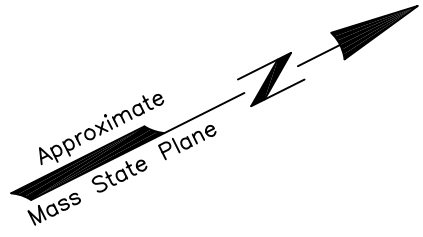


Zoning Calculations			
District: Residence B			
	Required	Existing	Proposed
Lot size	7,500	4,950	No change
Ground Coverage, max.	50%	33.7%	No change
Landscaped Area, min.	25%	29.6%	No change
Height, stories	3	3	No change
Front yard	15	19.6 ¹	No change
Side yard	10, sum 20 ²	2.5, sum 23.4 ³	No change
Rear yard	17.5 ⁴	14.9 ⁵	No change
Frontage	50	55.00	No change
Pervious Area, min.	35%	31.5%	No change
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.			



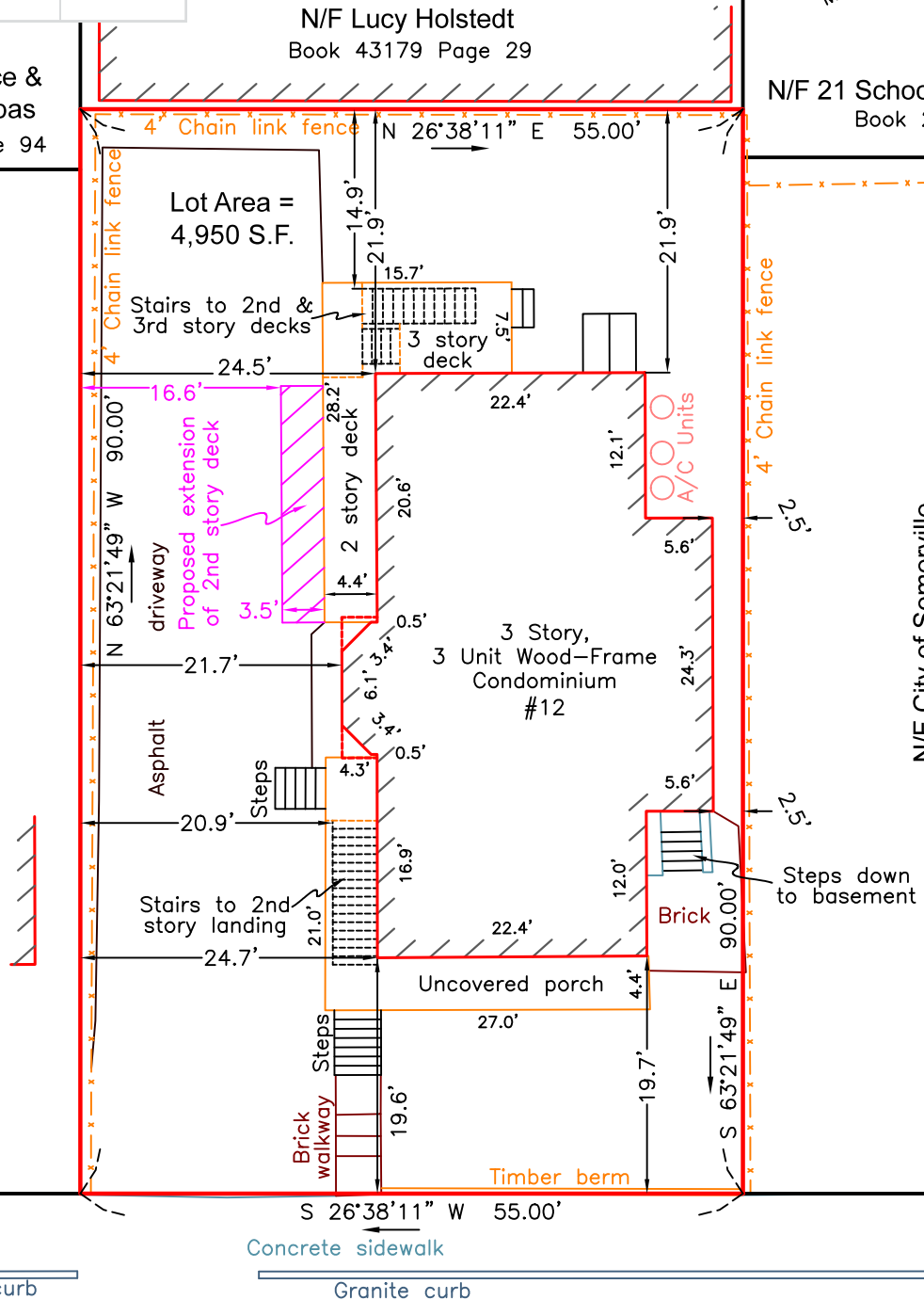
N/F Olivera Berce & Pavlos Protopapas
Book 62323 Page 94

N/F Lucy Holstedt
Book 43179 Page 29

N/F 21 School Street Condominium
Book 28170 Page 177

N/F John & Mary Burgess
Book 14311 Page 141

N/F City of Somerville
Quincy Street Open Space



Quincy Street
Public - 40' Wide

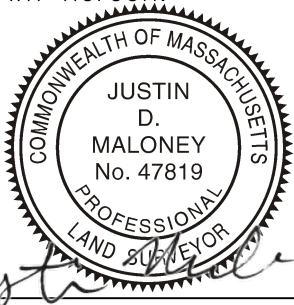


In my professional opinion, I certify to Wells & Company Builders and the City of Somerville that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area 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: November 28, 2018



PROFESSIONAL LAND SURVEYOR

DATE: 11/28/18



7 Walnut Road
Somerville, MA 02145

617-744-9002
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