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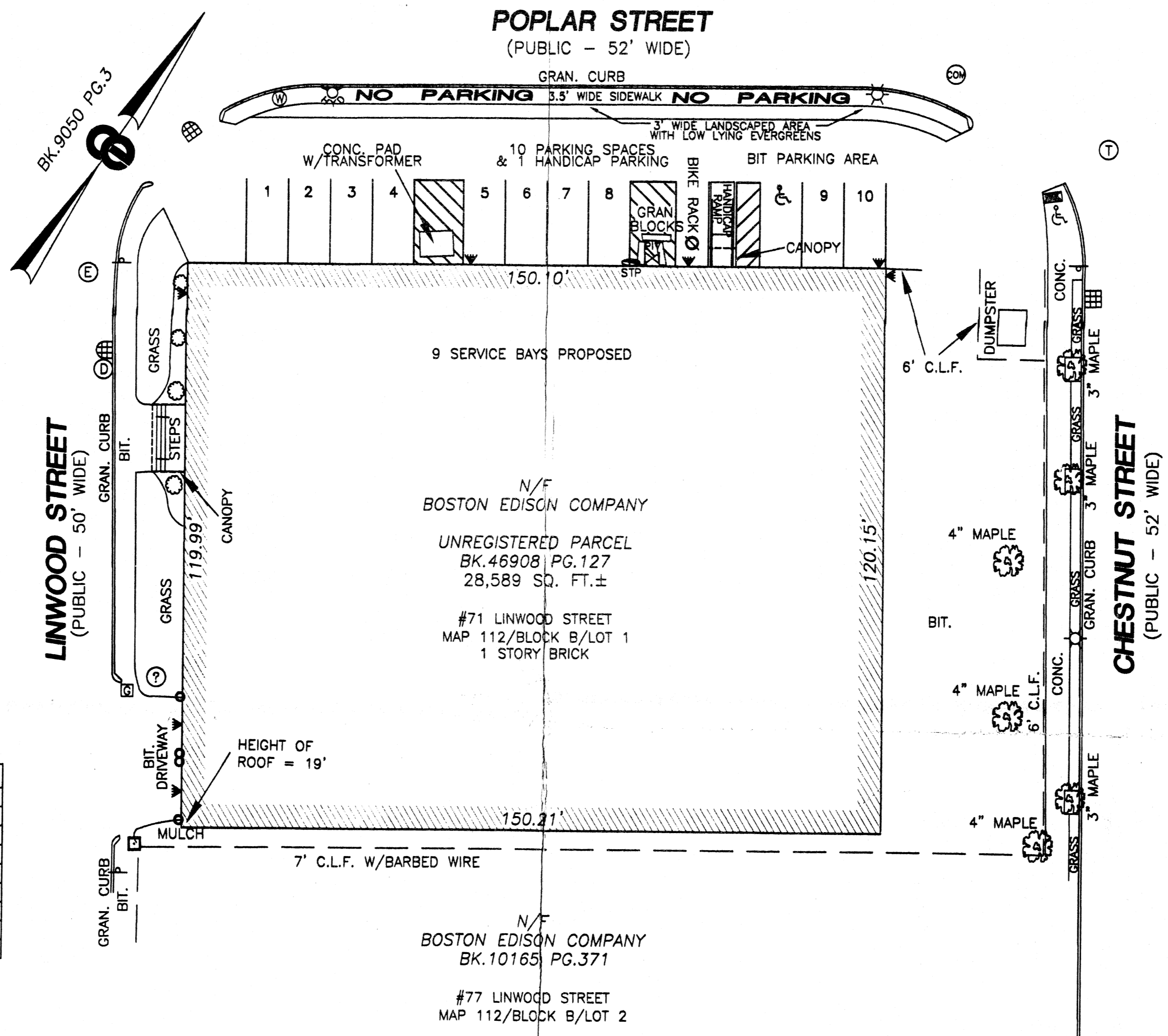
City of Somerville  
ZONING BOARD OF APPEALS

APPROVED

Date: 5/4/2011  
Case #: 20A 2010-70

**LEGEND**

- BICYCLE RACK
- GRANITE BOUND W/DRILL HOLE
- STANDPIPE
- SIGN - 1 POST
- DECIDUOUS TREE (12"-18" DIAM., 3"-12" DIAM.)
- CATCH BASIN SQUARE
- CATCH BASIN D-SHAPE
- DRAIN MANHOLE
- HYDRANT
- GAS GATE SQUARE
- ELECTRIC MANHOLE
- COMMUNICATION MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- WATER GATE
- POST INDICATOR VALVE
- LIGHT FLOOD
- LIGHT POLE
- BOLLARD
- HANDICAP RAMP/PARKING SPACE
- DETECTABLE WARNING TILE
- BIT. BITUMINOUS
- BR. BRICK
- CONC. CONCRETE
- GRAN. GRANITE
- SQ. FT. SQUARE FEET
- N/F. NOW OR FORMERLY
- C.L.F. CHAIN LINK FENCE
- HANDRAIL
- CHAIN LINK/WIRE FENCE



**ZONING:**

ZONING REQUIREMENTS: IA - INDUSTRIAL A

	ALLOWABLE	EXISTING
MINIMUM LOT SIZE (S.F)	N/A	N/A
MAXIMUM GROUND COVERAGE	80 %	60.5%
MINIMUM LANDSCAPED AREA	10 %	4.7%
FLOOR AREA RATIO (F.A.R.)	2.0	0.6
MAXIMUM HEIGHT (FT)	50	19
MINIMUM FRONT YARD (FT)	N/A	N/A
MINIMUM SIDE YARD (FT)	N/A	N/A
MINIMUM REAR YARD (FT)	N/A	N/A
MINIMUM FRONTAGE (FT)	N/A	N/A

**ON-SITE PARKING SPACES:**

TYPE OF USE	PARKING FACTOR MIN NUMBER OF PARKING SPACES NEEDED
MOTOR VEHICLE SERVICES (NEW) (9 PROPOSED SERVICE BAYS)	2 SPACES PER THE FIRST BAY 1 SPACE PER EACH ADDITIONAL BAY ( 10 TOTAL )

**PLAN NOTES:**

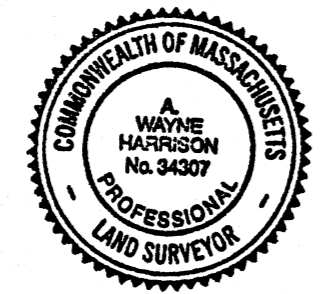
THIS PLAN WAS PREPARED FROM A FIELD SURVEY PERFORMED BY CULLINAN ENGINEERING ON SEPTEMBER 16, 2010.

DATE	ISSUE	REVISION	DESCRIPTION	APP.
04/25/11	3		REVISED WIDTH OF LANDSCAPED AREA TO 3 FEET	
03/30/11	2		1' WIDE LANDSCAPED AREA ADDED ALONG POPLAR STREET	

**PROPOSED ON-SITE PARKING PLAN**

PREPARED FOR  
THE HERB CHAMBERS COMPANIES  
**71 LINWOOD STREET**  
SOMERVILLE, MASSACHUSETTS

0 1 2 3 INCHES	SCALE 1"=20'	RES. RJP	FLD. NS	CMP. RJP
0 20 40 60 FEET	DATE JAN. 05, 2010	PLT. RJP	DWN. NS	CHK. AWH
		PLAN NUMBER 21020032-SK1-11	SHEET 1 OF 1	



4/27/11 *Wayne Harrison* 34307  
DATE PROFESSIONAL LAND SURVEYOR REGISTRATION NO.

**CULLINAN ENGINEERING**  
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