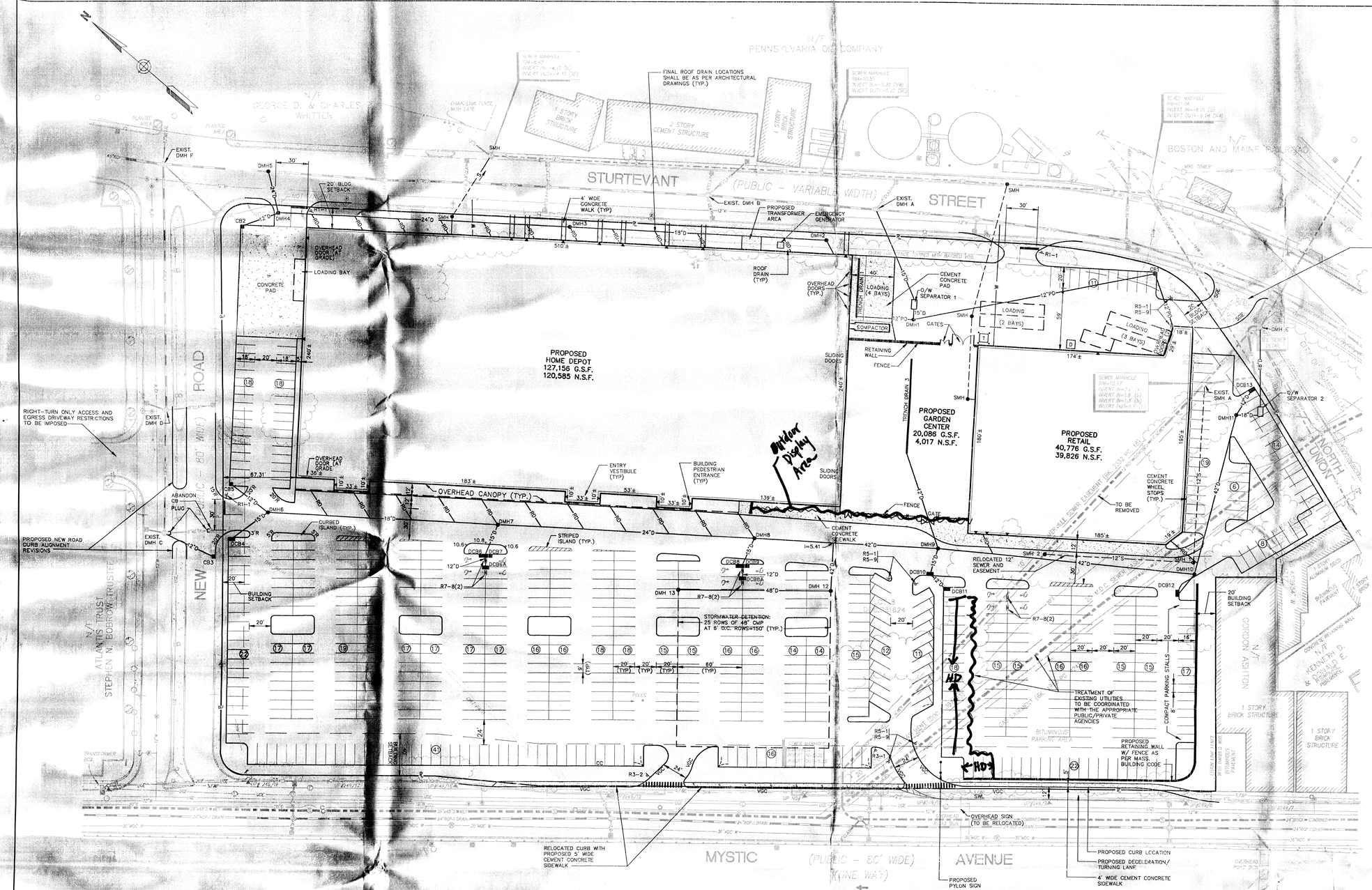

ZONING INFORMATION

AS PER SOMERVILLE ZONING ORDINANCE
AS AMENDED 3/23/90
BUSINESS PARK ASSEMBLY DISTRICT
HIGHWAY OVERLAY DISTRICT

Dimensional Requirements

Item	Required	Provided
Minimum Lot Area	10,000 sf	507,319 sf
Minimum Lot Frontage	N/A	97 ft.
Front Yard Setback	40 ft.*	235 ft.
Side Yard Setback	20 ft.	20 ft.
Rear Yard Setback	20 ft.	20 ft.
Maximum Building Coverage (F.A.R.)	2.0**	0.32
Maximum Ground Coverage	65%	37%
Maximum Building Height	3 stories/50 ft.	1 story/30 ft. +/-
Minimum Landscaped Area	20%	10% (Variance requested)

* Mystic Avenue designated as front yard line, 40 feet setback required as per highway overlay district requirements.

** F.A.R. = Net building area/lot area (136,810/507,319).

Parking Requirements

Use	Requirement
Retail Sales	1/250 nsf Street Level

Notes:

1. As per Somerville Zoning Ordinance Section 9.6.1(e), "where sales are of the open air type and are not enclosed in a structure, each square foot of lot devoted to such use shall be considered to be equivalent to one-fifth of a square foot of gross floor area".
2. Information on building areas obtained from the Grassi Design Group.

Use	Gross Building Area	Net Building Area	Required Parking
Home Depot	127,156 gsf	120,585 nsf	482.3
Garden Center	20,086 gsf (open air, equivalent = 4,017 sf)	4,017 nsf	16.1
F&M Retail	40,776 gsf	39,826 nsf	159.3
Totals	188,018 gsf	164,428 nsf	658 spaces
Total Handicap Spaces Required		= 1.5% but not less than 10 spaces = 10 spaces	
Parking Provided		629 Standard spaces 12 Handicap spaces 17 Compact spaces 658 Total spaces	

Landscaping Requirements

Requirements:

1. Minimum landscaped area = 20% (101,464 sf) including minimum 24 sf of landscaped area per parking space within and/or adjacent to parking areas. (15,696 sf)
2. Minimum one (1) tree for each 1,000 sf of landscaping space or fraction thereof. (102 trees)

To Be Provided:

1. Landscaped area = 52,100 sf ± (Variance requested)
2. Minimum number of trees proposed = 111 trees (see sheet 3 of 5)

BUILDING PLAN REFERENCES

HOME DEPOT – Plan prepared by Greenberg Farrow Architects, Inc., entitled, "Somerville, MA., Side A – Store", revised thru May 24, 1991.

GARDEN CENTER – Plan prepared by Greenberg Farrow Architects, Inc., entitled, "Somerville, MA., Side B – GRDN CNTR", revised thru May 24, 1991.

RETAIL – Plan prepared by Gross Design Group, Inc., entitled, "F & M Distributors at the Mystic Center", not dated.

OWNER/APPLICANT: ATLANTIC TRUST
C/O Stephen Bobrow
661 Boylston Street
Boston, Massachusetts

ENGINEER: VANASSE HANGEN BRUSTLIN, INC.
101 Walnut Street P.O. Box 9151
Watertown, Massachusetts 02272

ATTORNEY: ANDREW PUGLIA
~~Pugliese & McGuigan~~
~~6 Liberty Avenue~~ 315 Medford St. Suite 601
~~Powder House Square~~
Somerville, Massachusetts 02143

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	TEXT
R1-1	30"	30"	STOP
R7-8	12"	18"	
R5-1	30"	30"	DO NOT ENTER
R5-9	36"	24"	WRONG WAY
R3-2	24"	24"	
R3-1	24"	24"	

VHB
Vanasse Hangen Brustlin, Inc.
Engineers, Planners and Scientists
101 Walnut St., P.O. Box 9151
Watertown, MA 02272
617 924 1770 FAX 617 924 2286

SOMERVILLE, MASS. ASSESSORS FIELD
6 3 53 (10 91)

LEGEND

EXIST.	PROP.	
ⓓ	■	DRAIN MANHOLE
■	■	CATCH BASIN
Ⓢ	Ⓢ	SEWER MANHOLE
Ⓔ	Ⓔ	ELECTRIC MANHOLE
Ⓣ	Ⓣ	TELEPHONE MANHOLE
○	○	MANHOLE
◉	◉	WATER GATE
⊕	⊕	FIRE HYDRANT
○	○	GAS GATE
		STREET SIGN
☆	☆	LIGHT POLE
□	□	ELECTRIC BOX
TS	TS	TRAFFIC SIGNAL
➤	➤	FLOOD LIGHT
		PARKING METER
D	D	DRAINAGE LINE
S	S	SEWER LINE
OHW	OHW	OVERHEAD WIRE
E	E	UNDERGROUND ELECTRIC
W	W	WATER LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
		EDGE OF PAVEMENT
		BITUMINOUS CURB
		GRANITE CURB
		STEEL GUARD RAIL
		CHAIN LINK FENCE
P	P	PROPERTY LINE
		TREE LINE
(6)	(6)	PROP. PARKING COUNT
		PROP. CURB
VGC	VGC	PROP. VERT. GRAN. CURB
CC	CC	PROP. CONCRETE CURB
		PROP. CONC. PVMT.
	D	PROP. DUMPSTER
	N.S.F.	NET SQUARE FEET
	G.S.F.	GROSS SQUARE FEET
	SWL	SOLID WHITE LINE
	SGE	SLOPED GRANITE EDGING
		CROSSWALK
	T	TRANSFORMER PAD
	RD	TRANSFORMER PAD

SPGA SUBMISSION CHECKED BY
Inspectional Service Division
City of Somerville

NOTE:
EXISTING CONDITIONS AND PROPERTY LINE INFORMATION WERE TAKEN FROM A PLAN ENTITLED, "EXISTING CONDITIONS PLAN" PREPARED BY VANASSE HANGEN BRUSTLIN, INC. DATED JUNE 11, 1991.

NO.	REVISION	DATE	APPVD.
1	MISC. REVISIONS FOR VARIANCE APPL.	8/27/91	
2	MISC. REVISIONS FOR BUILDING PERMIT APPL.	7/8/91	

DES'GNED BY | DRAWN BY | CHECKED BY
APPROVED BY
SCALE: 1"=40' | DATE: MAY 15, 1991

PROJECT TITLE
HOME DEPOT
SOMERVILLE, MASSACHUSETTS

ISSUED FOR
VARIANCE APPLICATION

DRAWING TITLE
PRELIMINARY LAYOUT, MATERIALS, & UTILITIES PLAN

COMMONWEALTH OF MASSACHUSETTS
JAMES L. FUDA
CIVIL
No. 31194
REGISTERED PROFESSIONAL ENGINEER

DRAWING NO.
SHEET 1 OF 5
JOB NO. 2916.26

VHB Cad 2916LMU.dwg

75 Mystic Ave 1991-49