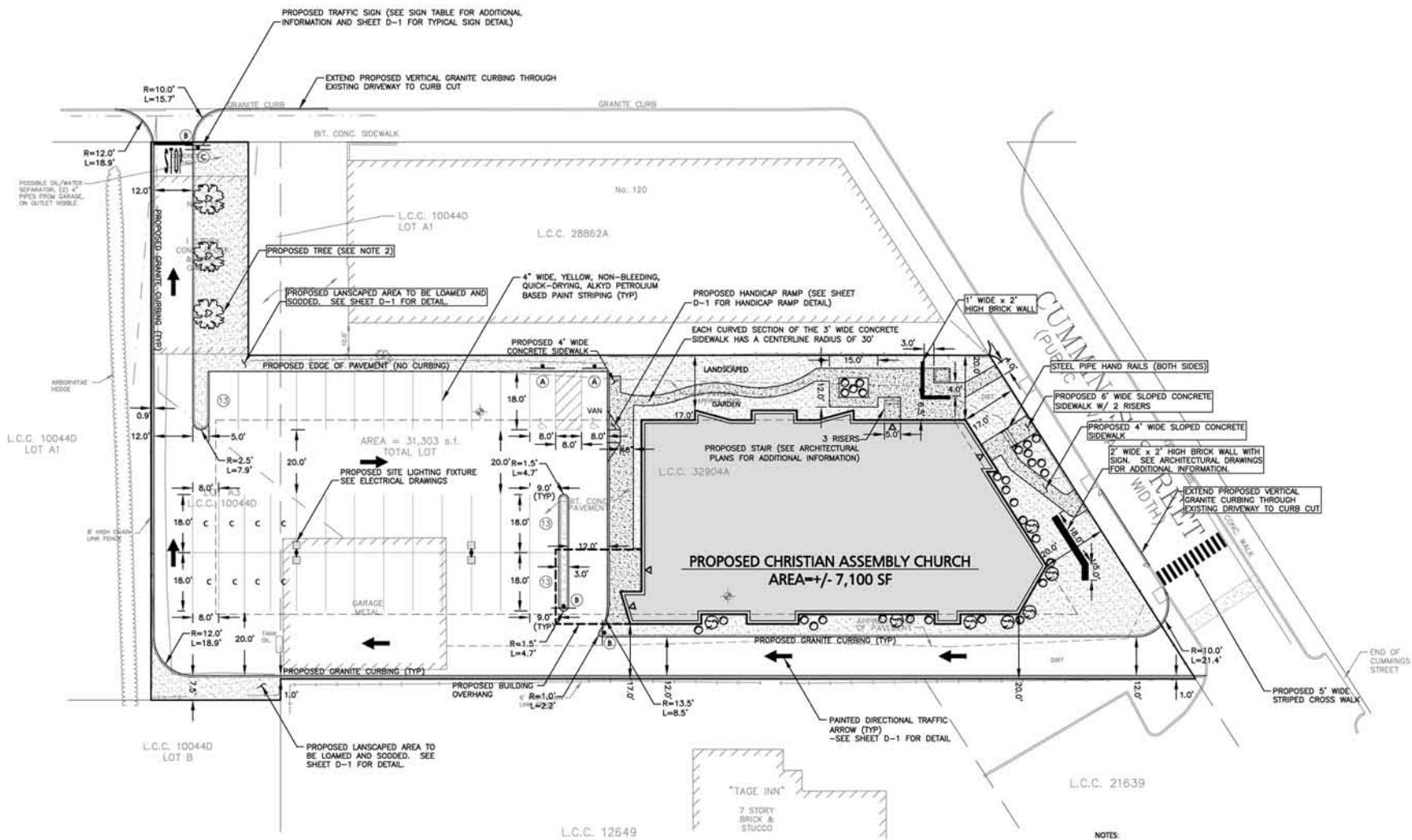




MIDDLESEX AVE
(PUBLIC - 80' WIDE)

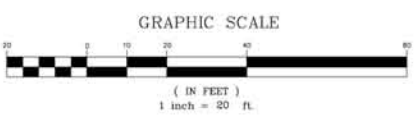


LEGEND - PRELIMINARY LAYOUT PLAN	
PROPERTY LINE	
PROPOSED STRIPING	
BUILDING	
PARKING COUNT	
SIGN DESIGNATION	
CONCRETE SIDEWALK	
SOD	
PROPOSED VERTICAL GRANITE CURBING	
HANDICAP PARKING	
PROPOSED TRAFFIC SIGN	
8x18' COMPACT PARKING STALL DESIGNATION	
DIRECTIONAL TRAFFIC ARROW	
PROPOSED LIGHTING LOCATION	
PROPOSED DOORWAY LOCATION	
PROPOSED TREE/SHRUB	

LAND USAGE TABLE BUSINESS PARK ASSEMBLY ZONING DISTRICT (BPA)			
ITEM	REQUIRED	PROVIDED	VARIANCE/WAIVER REQUIRED
MINIMUM LOT SIZE	10,000 SF	31,303 SF	NO
MAXIMUM GROUND COVERAGE	65%	23%	NO
LANDSCAPED AREA (MIN. % OF LOT)	20%	21%	NO
FLOOR AREA RATIO	2.0	.346	NO
MAXIMUM HEIGHT (SEE NOTE 1)	50 FT	34 FT	NO
STEEPLE HEIGHT	UNLIMITED	54 FT	NO
MINIMUM SIDE YARD	20 FT	20 FT	NO
MINIMUM REAR YARD	20 FT	124 FT	NO
MINIMUM FRONT YARD	20 FT	20 FT	NO
PARKING SUMMARY			
STANDARD STALLS - 9 FTx18 FT (SEE NOTE 2)	29	29	NO
COMPACT STALLS - 8 FTx18 FT	8 (7.8)	8	NO
HANDICAP STALLS - 8 FTx18 FT	2	2	NO
PARKING TOTALS	39	39	NO
LANDSCAPING SUMMARY			
QUANTITY (SEE NOTE 3)	7 (6.6)	33	NO
PARKING AREA LANDSCAPING (SEE NOTE 4)	912 SF	1,430 SF	NO

NOTES:
 1. PER THE ORDINANCE, THE PROVISIONS GOVERNING THE HEIGHT OF BUILDINGS SHALL NOT APPLY TO CHURCH SPEARS, BELFRIES, CUPOLAS, DOMES, MONUMENTS, OBSERVATION TOWERS, SKY LIGHTS, FLAG POLES, OR OTHER ARCHITECTURAL ELEMENTS NORMALLY BUILT ABOVE THE ROOF NOT DEVOTED TO HUMAN OCCUPANCY. THESE PROVISIONS SHALL APPLY TO AERIALS, ANTENNAS, SATELLITE DISHES, VENTILATORS, AND PENTHOUSES HOUSING MECHANICAL EQUIPMENT.
 2. PARKING CALCULATIONS ARE BASED UPON A DESIGN OCCUPANCY OF 228 SEATS.
 3. QUANTITY OF REQUIRED LANDSCAPING (PER 10.3):
 ONE SHRUB / PER 1,000 SF OF REQUIRED LANDSCAPED AREA: 6,574 SF / 1,000 SF = 7 SHRUBS (6.5)

SIGN TABLE						
DESIGNATION SYMBOL	REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MEASURED TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
(A)	R7-8 (MODIFIED)		12" X 20"	7'-0"	GREEN & BLUE ON WHITE	YES
(B)	R5-1		24" X 24"	7'-0"	RED ON WHITE	YES
(C)	R1-1		24" X 24"	7'-0"	WHITE ON RED	YES



NOTES:
 1. ALL CURBING SHALL BE VERTICAL GRANITE WITH A 6" REVEAL UNLESS OTHERWISE NOTED.
 2. SEE LANDSCAPING DRAWING L1 FOR ACTUAL LOCATION, NUMBER AND SPECIES OF TREES, SHRUBS AND PLANTINGS. LANDSCAPING SHOWN ON THIS SHEET IS SCHEMATIC.
 3. SEE ELECTRICAL SITE PLAN E-7 FOR THE TYPES AND LOCATIONS OF SITE LIGHTING.

LAND SURVEY BY: Medford Engineering & Survey Angelo B. Veneziano - FE & PLS 15 Hill Street Medford, MA 02155 Phone (781) 396-4466 Fax (781) 396-8052	DATE:	DESCRIPTION OF REVISION:
SITE ENGINEERING BY: Engineering Alliance, Inc. Land Planning Consultants 198 Central Street Saugus, MA 01906 Phone (781) 291-1349 Fax (781) 417-0020	PROJECT NUMBER: 03-7801 SCALE: AS NOTED	DATE: SEPTEMBER 23, 2003 DWG FILE NAME: 03-7801.dwg
PROJECT: Christian Assembly Church 132 Middlesex Avenue Somerville, MA	CHECKED BY: JEH	DRAWING NUMBER:
PROPOSED LAYOUT PLAN		C-2