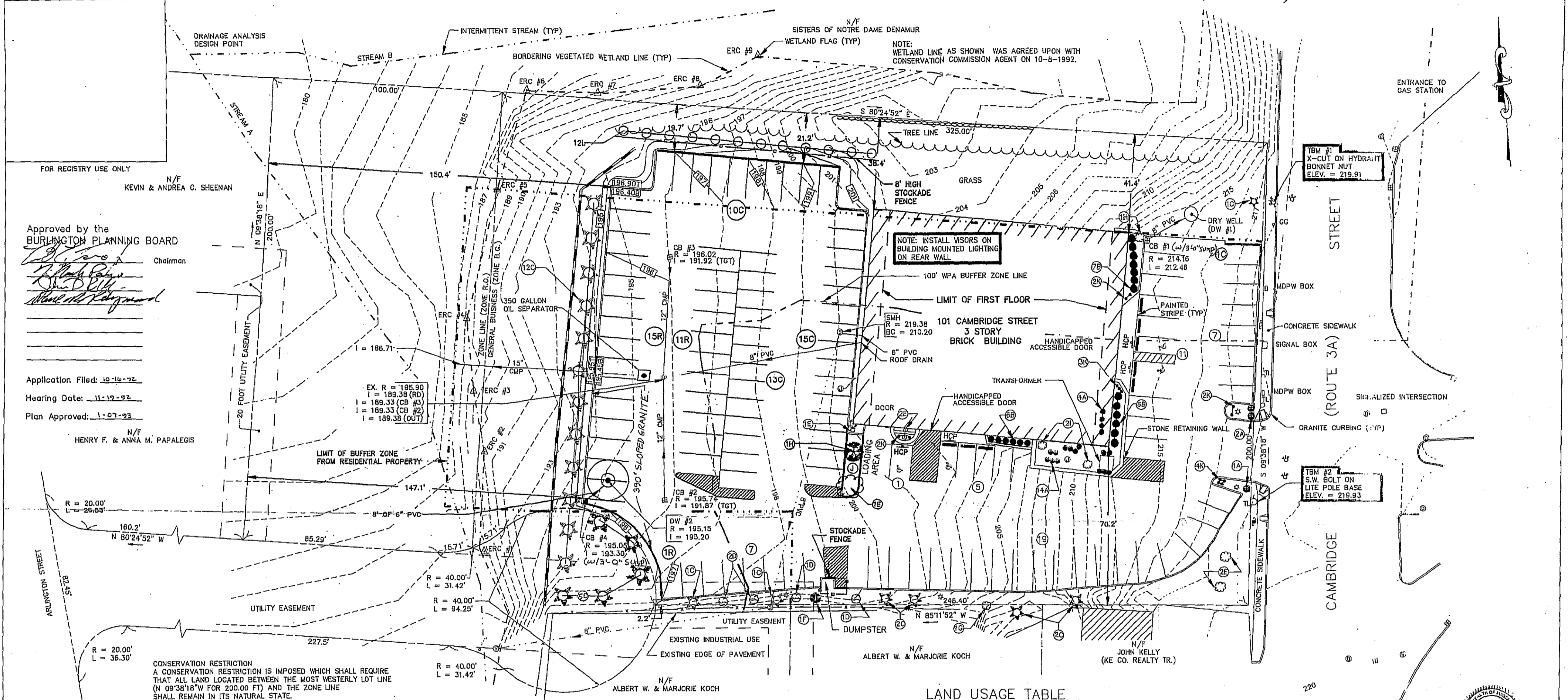


Approx location of Site 310



FOR REGISTRY USE ONLY

N/F
KEVIN & ANDREA C. SHEENAN

Approved by the
BURLINGTON PLANNING BOARD

Chairman

Application Filed: 10-16-92
Hearing Date: 11-12-92
Plan Approved: 1-07-93

N/F
HENRY F. & ANNA M. PAPALEGIS

EX. R = 195.90
L = 189.38 (RD)
I = 189.33 (CB #3)
I = 189.33 (CB #2)
I = 189.38 (OUT)

CONSERVATION RESTRICTION
A CONSERVATION RESTRICTION IS IMPOSED WHICH SHALL REQUIRE THAT ALL LAND LOCATED BETWEEN THE MOST WESTERLY LOT LINE (N 09°38'18" W FOR 200.00 FT) AND THE ZONE LINE SHALL REMAIN IN ITS NATURAL STATE.

LEGEND

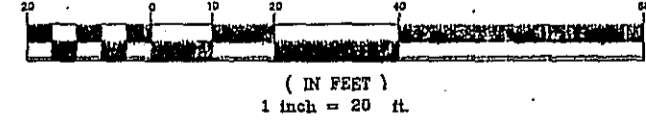
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
BUILDING LINE	BUILDING LINE
CONTOUR	CONTOUR
CHAIN LINK FENCE	CHAIN LINK FENCE
GAS LINE	GAS LINE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
DRAIN LINE	DRAIN LINE
OVERHEAD WIRES	OVERHEAD WIRES
SEWER MANHOLE	SEWER MANHOLE
DRAIN MANHOLE	DRAIN MANHOLE
CATCH BASIN	CATCH BASIN
WATER GATE	WATER GATE
MDPW BOX	MDPW BOX
UTILITY POLE	UTILITY POLE
UTILITY LIGHT POLE	UTILITY LIGHT POLE
LIGHT POLE	LIGHT POLE
HYDRANT	HYDRANT
INVERT	INVERT
RIM	RIM
TOT	TOT
BC	BC
CG	CG
OTL	OTL
127.4	127.4
HCP	HCP
HAYBALES	HAYBALES

PARKING TABLE

USE	AREA	MINIMUM		MAXIMUM		10% INCREASE
		REQUIRED	SPACES	REQUIRED	SPACES	
OFFICE	14,246 S.F.	2.5/1000 S.F.	36	3/1000 S.F.	43	47
RETAIL/BUSINESS	6,521 S.F.	4/1000 S.F.	27	4.5/1000 S.F.	30	33
MEDICAL (O.P.)	7,769 S.F.	5/1000 S.F.	39	5/1000 S.F.	39	43
TOTAL	28,536 S.F.		102		112	123

	EXISTING	PROPOSED
COMPACT	30	46
REGULAR	59	66
HANDICAPPED	3	4
TOTAL	92	116

GRAPHIC SCALE



LAND USAGE TABLE
BG (GENERAL BUSINESS)

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA (WITH WETLANDS)	10,000 S.F.	88,300 S.F.	88,300 S.F.	NO
LOT AREA (WITH OUT WETLANDS)	10,000 S.F.	75,700 S.F.	75,700 S.F.	NO
LOT FRONTAGE (MIN)	100 FT.	200 FT.	200 FT.	NO
FRONT YARD (MIN)	15 FT.	59.7 FT.	59.7 FT.	NO
SIDE YARD (NORTH) (MIN)	15 FT.	38.4 FT.	38.4 FT.	GRANTED 10-6-92
SIDE YARD (SOUTH) (MIN)	15 FT.	70.2 FT.	70.2 FT.	NO
REAR YARD	15 FT.	262.5 FT.	262.5 FT.	NO
YARD ADJOINING RESIDENTIAL DISTRICT (20% AVG. DEPTH)				
SIDE (NORTH) (MIN)	40 FT.	38.4 FT.	19.7 FT.	GRANTED 10-6-92
SIDE (SOUTH) (MIN)	40 FT.	3.4 FT.	2.2 FT.	GRANTED 10-6-92
REAR (MIN)	87 FT.	150.5 FT.	147.1 FT.	NO
BUILDING TO GROUND RATIO (MAX)	33.33%	16.2%	16.2%	NO
BUILDING HEIGHT (MAX)	30 FT.	28'-10"	28'-10"	NO
IMPERVIOUS SURFACE (MAX)	60%	48%	54%	NO

LANDSCAPING TABLE

SYMBOL	NAME	EXISTING	PROPOSED	TOTAL
A	EVERGREEN SHRUB	21	-	21
B	RHOODODENDRON	19	-	19
C	WHITE PINE TREE	19	5	24
D	ELM TREE	4	1	5
E	DOGWOOD TREE	5	1	6
F	ASPEN TREE	1	-	1
G	BLACK CHERRY TREE	1	-	1
H	JAPANESE MAPLE TREE	1	1	2
I	PAPER BIRCH TREE	2	-	2
J	JUNIPER	G.C.	15	15+
K	AZALEAS	13	-	13
L	ARBORVITAE (6'-8" HIGH)	-	12	12

LANDSCAPING NOTES:
1. G.C. = GROUND COVER
2. PROPOSED TREES TO HAVE A CALIPER OF AT LEAST 2".
3. PROPOSED SHRUBS TO BE BETWEEN 18" & 24".

DEED & PLAN REFERENCES:
"SITE PLAN BURLINGTON, MA" PREPARED BY RAYMOND ENGINEERING SERVICE DATED 9-25-94.
"PLAN OF LAND IN BURLINGTON, MASS." PREPARED BY NORTHEASTERN ENGINEERING ASSOCIATES DATED 7-23-57.
"SUBDIVISION OF LAND PIMENTEL CAMBRIDGE ROAD BURLINGTON, MASS" PREPARED BY GEO. W. OLSON DATED 3-21-42.
BOOK 15301 PAGE 283 BOOK 16009 PAGE 584
BOOK 16009 PAGE 583 BOOK 18300 PAGE 249

NOTES:
- PROPERTY LINE BEARINGS AND DISTANCES OBTAINED FROM A PLAN ENTITLED "PLAN OF LAND ON CAMBRIDGE ST BURLINGTON, MA" PREPARED BY ALBERT A. ROWANO SCALE: 1" = 30' DATED NOVEMBER 13, 1992.
- THE LOCATION OF ALL UNDER GROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES AND ON THE COMPILATION OF INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS.
- ABUTTOR NAMES ARE TAKEN FROM CURRENT TOWN OF BURLINGTON'S ASSESSORS RECORDS.
- ELEVATIONS REFER TO USGS DATUM OF 1929.
- ERC # DENOTES WETLAND FLAGS AS PROVIDED BY ENVIRONMENTAL RESEARCH CORP.

REV.	DATE	DESCRIPTION
5.	1-05-93	MISC. REVISIONS
4.	10-29-92	OIL SEPARATOR
3.	10-7-92	WETLAND LINE & DRY WELL #2
2.	9-10-92	ERC WETLAND LINE
1.	7-29-92	HAYBALE LINE

PROJECT NO. 887-03 DATE: 6-10-1992
DISK NO. 800 DWG. NAME: 88703
DR/WR BY: KJK DESIGN BY: BAR CHECKED BY: JAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES

CIVIL ENGINEERS LAND SURVEYORS
400 WEST CUMMINGS PARK SUITE 5050 WOBURN, MA 01801
(617) 935-6889 FAX: (617) 935-2889

PROPOSED IMPROVEMENTS
FOR
101 CAMBRIDGE STREET
IN
BURLINGTON, MA

PREPARED FOR:
ST. THOMAS REALTY FUND, INC.

SHEET No.
C-2