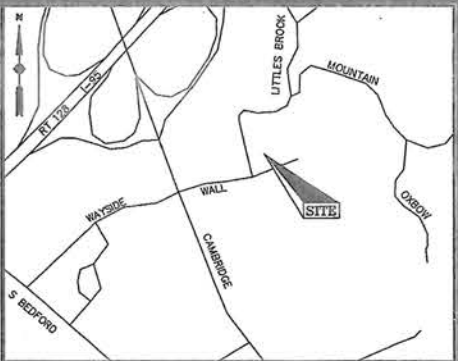




RECEIVED
 NOV 04 2018
 PLANNING DEPARTMENT

MAP 48 LOT 33-0
 25 WALL STREET
 NOW OR FORMERLY
 WNN MOUNTAIN REALTY TRUST
 100 E. & R. MORGAN TRUSTEES
 BOOK 46961 PAGE 46



LOCUS MAP
(N.T.S.)

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN AUGUST OF 2017.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD83.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.
4. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF THE TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S).

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

PLAN REFERENCES

1. PLAN ENTITLED 'PLAN OF LAND IN BURLINGTON, MASS., MASSACHUSETTS (MIDDLESEX COUNTY), PREPARED FOR AUBURN OXFORD TRUST', DATED NOVEMBER 23, 1999, PREPARED BY THE BSC GROUP, PLAN ON RECORD AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN No. 20 OF 2000.
2. PLAN ENTITLED 'EASEMENT PLAN OF LAND IN BURLINGTON, MASSACHUSETTS, PREPARED FOR THE GUTIERREZ COMPANY', DATED NOVEMBER 16, 2001, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. PLAN ON RECORD AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN No. 590 OF 2003.
3. PLAN ENTITLED 'DEFINITIVE SUBDIVISION PLAN OF LAND IN BURLINGTON, MASS., BURLINGTON OFFICE PARK', DATED OCTOBER 5, 1984, REVISED MAY 21, 1985, PREPARED BY SYMMES, MAHNI & MCKEE ASSOCIATES AND JOSEPH W. MOORE CO. PLAN ON RECORD AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN No. 809 OF 1985.
4. PLAN ENTITLED 'SUBDIVISION PLAN OF LAND IN BURLINGTON' DATED JUNE 20, 1985, PREPARED BY BSC PLAN ON RECORD AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS LAND COURT 34820B.
5. PLAN ENTITLED 'PLAN OF LAND IN BURLINGTON, MASS.' DATED FEBRUARY 27, 1957, PREPARED BY NORTHEASTERN ENGINEERING ASSOCIATES, PLAN ON RECORD AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN No. 1307 OF 1957.
6. PLAN ENTITLED 'REVISED PLAN OF LAND IN BURLINGTON, MASS.' DATED DECEMBER 28, 1959, PREPARED BY NORTHEASTERN ENGINEERING ASSOCIATES, PLAN ON RECORD AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS AS PLAN No. 335 OF 1960.

REVISION

DATE	DESCRIPTION
11/5/18	Site Development and Use Plan

SITE DEVELOPMENT AND USE PLAN

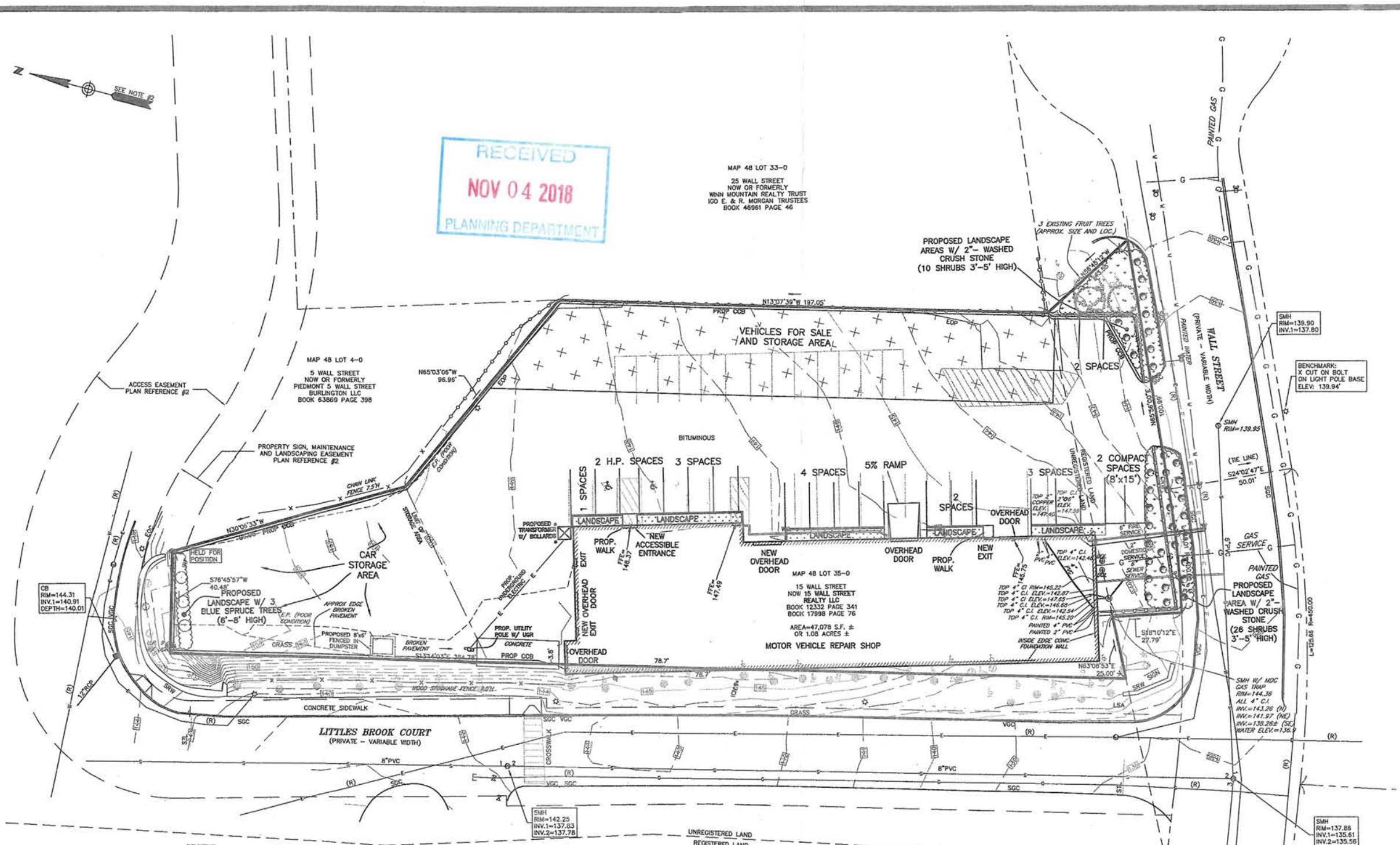
15 WALL STREET REALTY LLC
 BURLINGTON, MASSACHUSETTS
 REVISED BY HAYES ENGINEERING, INC.
 ENDORSED AS TO PARKING LAYOUT, ZONING TABLE, AND ADDITIONAL TOPOGRAPHIC INFORMATION FROM AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. DATED 11/15/2018



Dec 2, 2018
 As per Site Development and Use Plan by Hayes Eng. Inc.
 Base Plan by: WSP

WSP USA Inc.
 155 Main Dunstable Rd, Suites 120 & 125
 Nashua, NH 03060
 603.595.7900

Drawn By	Date	Job No.
CG	SEPTEMBER 8, 2017	188710G
Surveyed By	Scale	Sheet No.
JL & DD	1" = 20'	1 OF 1
Checked By	Book No.	
DPP	N-288	



LEGEND

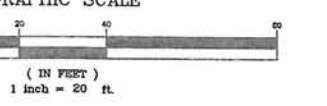
- STONE BOUND WITH DRILL HOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER GATE
- UTILITY WITH RISER AND TRANSFORMER
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB
- SIGN (SINGLE POSTED)
- POST
- LIGHT POLE
- BOLLARD
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- EOP EDGE OF PAVEMENT
- EOC EDGE OF CONCRETE
- WC WOOD CURB
- SGC SLOPED GRANITE CURB
- VOC VERTICAL GRANITE CURB
- LSA LANDSCAPED AREA
- STL STOP LINE
- FFE FINISHED FLOOR ELEVATION
- CRW CONCRETE RETAINING WALL
- WRW WOOD RETAINING WALL
- INV INVERT
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- (R) RECORD INFORMATION

LEGEND

- PROPERTY LINE
- REGISTERED LAND
- ABUTTERS LOT LINE
- EASEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- INTERMEDIATE CONTOURS
- INDEX CONTOURS

HAYES LEGEND OF SYMBOLS AND ABBREVIATIONS

- EDGE OF PAVEMENT
- CAPE COD BEAM
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- CATCH BASIN (CB)
- HYDRANT
- WATER SHUT OFF / GATE
- GAS GATE
- BOLLARD
- CONCRETE
- THRESHOLD
- GAS METER
- ELECTRIC METER
- UTILITY LINE / SERVICE
- (SEWER = S, DRAIN = D, WATER = W)
- (ELECTRIC = E, GAS = G, OVERHEAD WIRE = OHW)
- (NS = WATER SERVICE)
- FENCE
- UTILITY POLE / NUMBER



ZONING TABLE

ZONE	PD (PLANNED DEVELOPMENT DISTRICT) - AREA C	
	REQUIRED/ALLOWED	PROPOSED
DIMENSIONAL CONTROLS		
FRONT YARD SETBACK	25 ft.	6 ft.
SIDE YARD SETBACK	15 ft.	0 ft.
REAR YARD SETBACK	15 ft.	60 ft.
MIN. FRONTAGE	50 ft.	150 ft.
MIN. LOT AREA	20,000 s.f.	47,078 s.f.
MAX. BUILDING HEIGHT	40 ft. (3 Stories)	20 ft.±
MAX. F.A.R.	25%	24%

PARKING CALCULATIONS

MINIMUM REQUIRED PARKING = 17 spaces (14 Automotive and 3 office)
REQUIRED HANDICAPPED = 2 Handicapped
TOTAL SPACES PROVIDED: 20

NOTE: AREA OF BUILDING ENCROACHMENT IS IN DISPUTE

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SP15WallStr2.dwg