

ACTUAL FIELD SURVEY PERFORMED BY NORWOOD ENGINEERING CO., AUGUST, 2011.

SEE PLAN ENTITLED, "DIVISION OF LAND PLAN, 59 WYMAN STREET, MASS. (JAMAICA PLAIN 02130-1904)" DATED OCTOBER 3, 2011. ASSESSOR'S PARCEL No. 2555 WAS SUBDIVIDED INTO THREE (3) LOTS A (3,000 SF), LOT B (7,000 SF) AND LOT C (5,000 SF).

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATION ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. TO BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT IN ADVANCE OF ANY EXCAVATION.

BENCHMARKS (BASED ON BWSC RECORDS)

REFERENCE BENCHMARK:
TBM DRILLHOLE (BWSC G.I.S. MAPS) LOCATED IN FRONT OF 66 WYMAN STREET ELEVATION=78.29 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK "H20"
X-CUT BONNET NUT OF BWSC HYDRANT H20 LOCATED IN FRONT OF 48 WYMAN STREET - ELEVATION=83.86 (BCB)

CONSTRUCTION BENCHMARK "UP65/7"
SPIKE IN UTILITY POLE No. 65/7 LOCATED IN FRONT OF 59 WYMAN STREET - ELEVATION=82.70 (BOSTON CITY BASE)

ZONING CLASSIFICATION:
JAMAICA PLAIN NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 3F-5000
NEIGHBORHOOD DESIGN OVERLAY DISTRICT
ZONING CODE ARTICLE 55 - TABLE E

ZONING TABULATION: LOT A

USE:	REQUIRED	PROPOSED
1-FAMILY	3,000 SF	3,000 SF
FRONTAGE	40 FT	40.0 FT
LOT WIDTH	40 FT	40.0 FT
FRONT SETBACK	15 FT	15.0 FT
SIDE SETBACK	7-10-17 FT	7-10-17 FT
REAR SETBACK	20 FT	20.0 FT
STORIES	3.0	2.0
F.A.R.	0.6	0.575
OPEN SPACE	750 SF	1,633 SF

ZONING TABULATION: LOT B

USE:	REQUIRED	PROPOSED
3-FAMILY	7,000 SF	7,000 SF
FRONTAGE	40 FT	61.6 FT
LOT WIDTH	40 FT	61.6 FT
FRONT SETBACK	15 FT	18.5 FT
SIDE SETBACK	7-10-17 FT	10-15-25 FT
REAR SETBACK	20 FT	16.6 FT
STORIES	3.0	2.5
F.A.R.	0.6	0.582
OPEN SPACE	1,750 SF	3,341 SF

ZONING TABULATION: LOT C

USE:	REQUIRED	PROPOSED
2-FAMILY	5,000 SF	5,000 SF
FRONTAGE	40 FT	48.4 FT
LOT WIDTH	40 FT	48.4 FT
FRONT SETBACK	15 FT	15.0 FT
SIDE SETBACK	7-10-17 FT	7.5-10.65-18.15 FT
REAR SETBACK	20 FT	20.0 FT
STORIES	3.0	3.0
F.A.R.	0.6	0.599
OPEN SPACE	1,250 SF	1,438 SF

① EXISTING FRONT AND REAR YARD SETBACKS

- LEGEND**
- DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - ▽ FLARED END SECTION (FES)
 - SEWER MANHOLE (SMH)
 - ELECTRIC MANHOLE (EMH)
 - TELEPHONE MANHOLE (TMH)
 - GAS GATE (GG)
 - GAS SERVICE (GS)
 - WATER GATE (WG)
 - WATER SERVICE (WS)
 - HYDRANT (HYD)
 - SPLASH BLOCK
 - LIGHT POLE (LP)
 - PROPOSED LAMP POST (LAMP)
 - UTILITY POLE (UP)
 - UTILITY POLE w/ LIGHT (UP/LP)
 - HAND HOLE (HH)
 - VERTICAL GRANITE CURB (GC)
 - SLOPED GRANITE EDGING (SGE)
 - BITUMINOUS CONCRETE BERM (BB)
 - CAPE COD BERM (CCB)
 - PRECAST CONCRETE CURB (CC)
 - EDGE OF PAVEMENT (EP)
 - SIGN

- RPT 105953 (#55)
- RPT 105954 (#61-6A)

REVISIONS

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OWNER/APPLICANT:
59 WYMAN STREET DEVELOPMENT, LLC
16 PARKSIDE DRIVE
JAMAICA PLAIN, MA 03130

DEED REFERENCE:
SUFFOLK REGISTRY OF DEEDS
BOOK 48550 - PAGE 283

ASSESSOR'S REFERENCE:
WARD 10 - PARCEL 2555
ASSESSOR'S MAP No. 10020

PLAN REFERENCE:
SUFFOLK REGISTRY OF DEEDS
BOOK 2059 - PAGE 93
BOOK 29805 - PAGE 47
BOOK 29178 - PAGE 238
BOOK 24309 - PAGE 182
BOOK 8950 - PAGE 15
BOOK 6686 - PAGE 146
BOOK 2273 - PAGE 329
BOOK 1683 - PAGE 426

BWSC RECORD PLANS:
BWSC G.I.S. MAPS
PLAN No. ROX-16
PLAN No. Z112-85
PLAN No. Z112-86

CITY FIELD NOTES:
BOOK 1350 - PAGE 140
BOOK 1245 - PAGE 52
BOOK 316 - PAGE 72

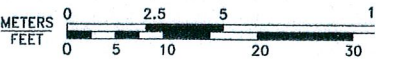
CITY PLANS:
LAYOUT L-2119
LAYOUT L-2252
PLAN K-755

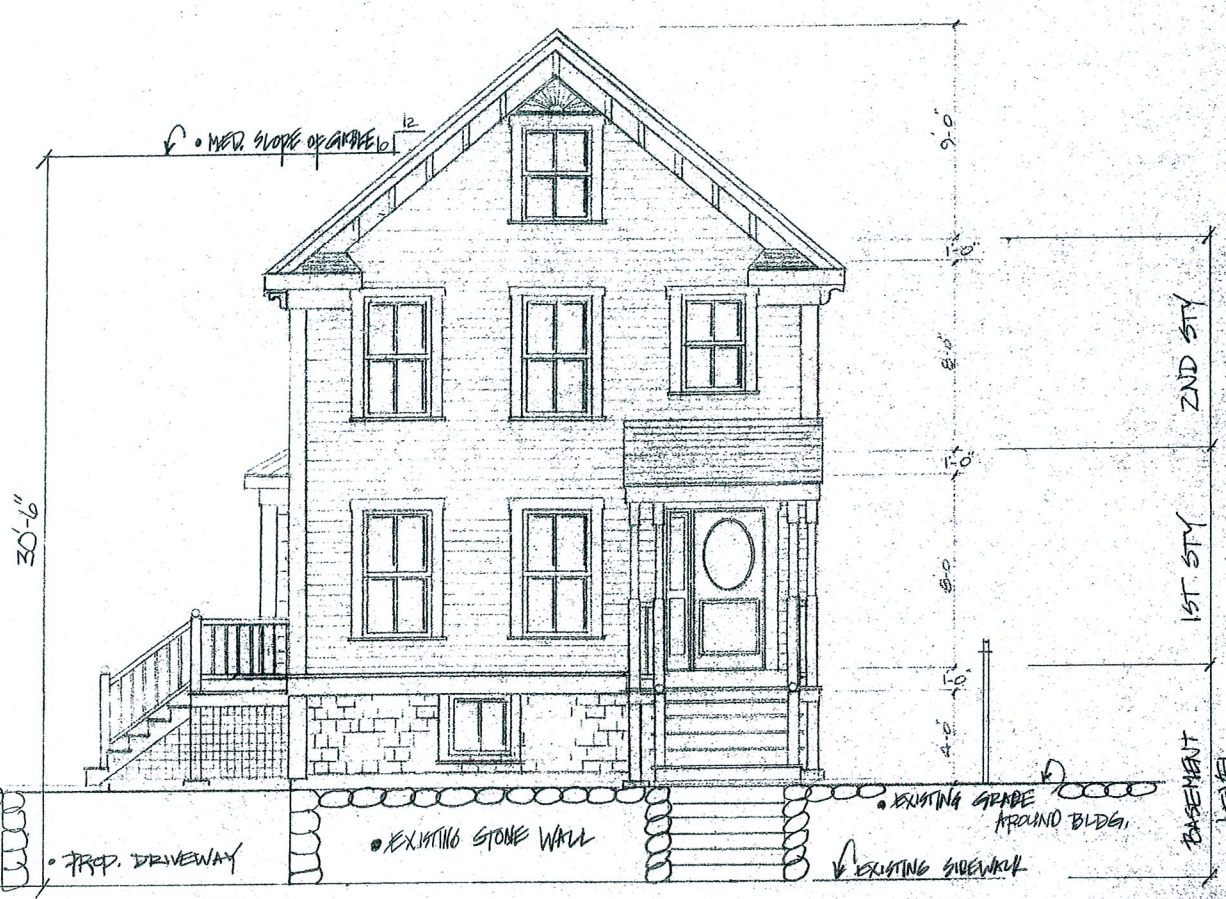
CONTACT:
MR. GARY MARTELL
HORIZONS DEVELOPMENT, LLC
3 REAR MARLIN STREET
WEST ROXBURY, MA 03132
(P) 617-877-4127



LAND DEVELOPMENT PLAN
59 WYMAN STREET
BOSTON, MASS.
(JAMAICA PLAIN 02130-1904)

SCALE: 1"=10'
OCTOBER 13, 2011
NORWOOD ENGINEERING CO., IN
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 020
PHONE: 781-762-0143 FAX 781-762-85





• PROGRESS PRINT FOR ZONING ANALYSIS:
 WYMAN AT JAMAICA PLAIN, MA
 PROPOSED SINGLE-FAM 1,793 S.F. GROSS FLOOR AREA
 (SEE ATE ENGR. PLAN FOR ZONING ANALYSIS) 3-F 5000
 • NEIGHBORHOOD OVERLAY DIST. THIS PROPOSAL SUBJECT TO BRA DESIGN REVIEW!

LEVEL [45+0% BELOW GRADE]

• APPLICANT DEVELOPER:
 JOHN SULLIVAN FOR HORIZON DEVELOPMENT, LLC
 16 PARKSIDE DRIVE JAMAICA PLAIN, MA 02130

FRONT ELEVATION

DATE: 07/22/2020
 SCALE: 1/8"=1'-0"
 DWG: EXHIBIT 200
 PLAN: 200000
 REV: 1/1/20

#55 WYMAN STREET
 JAMAICA PLAIN, MA 02130

ASPHALT ROOF SHINGLES
1X8-1X12 RAFTERS
1X10 FRIeze SD
1X8 CASING TYP
HARDEN-PLANK 2" X 12"

2" X 12 SHIMMS TYP
10'-0"

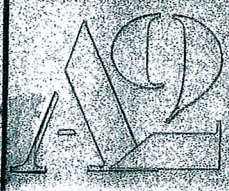


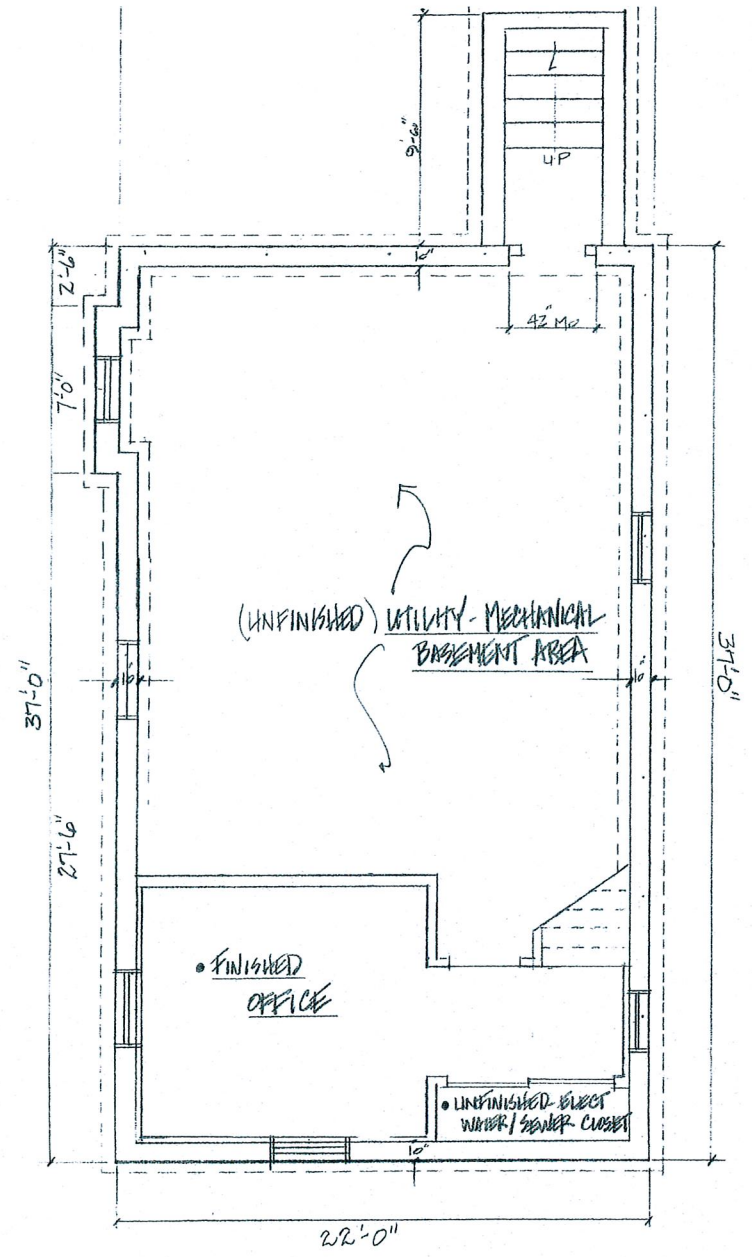
LEFT SIDE ELEVATION

LEFT SIDE ELEVATION

DATE 29 DEC 2016
SCALE 1/4" = 1'-0"
DRAWN BY E.H. WEDMANS
PLAN 28-01-06

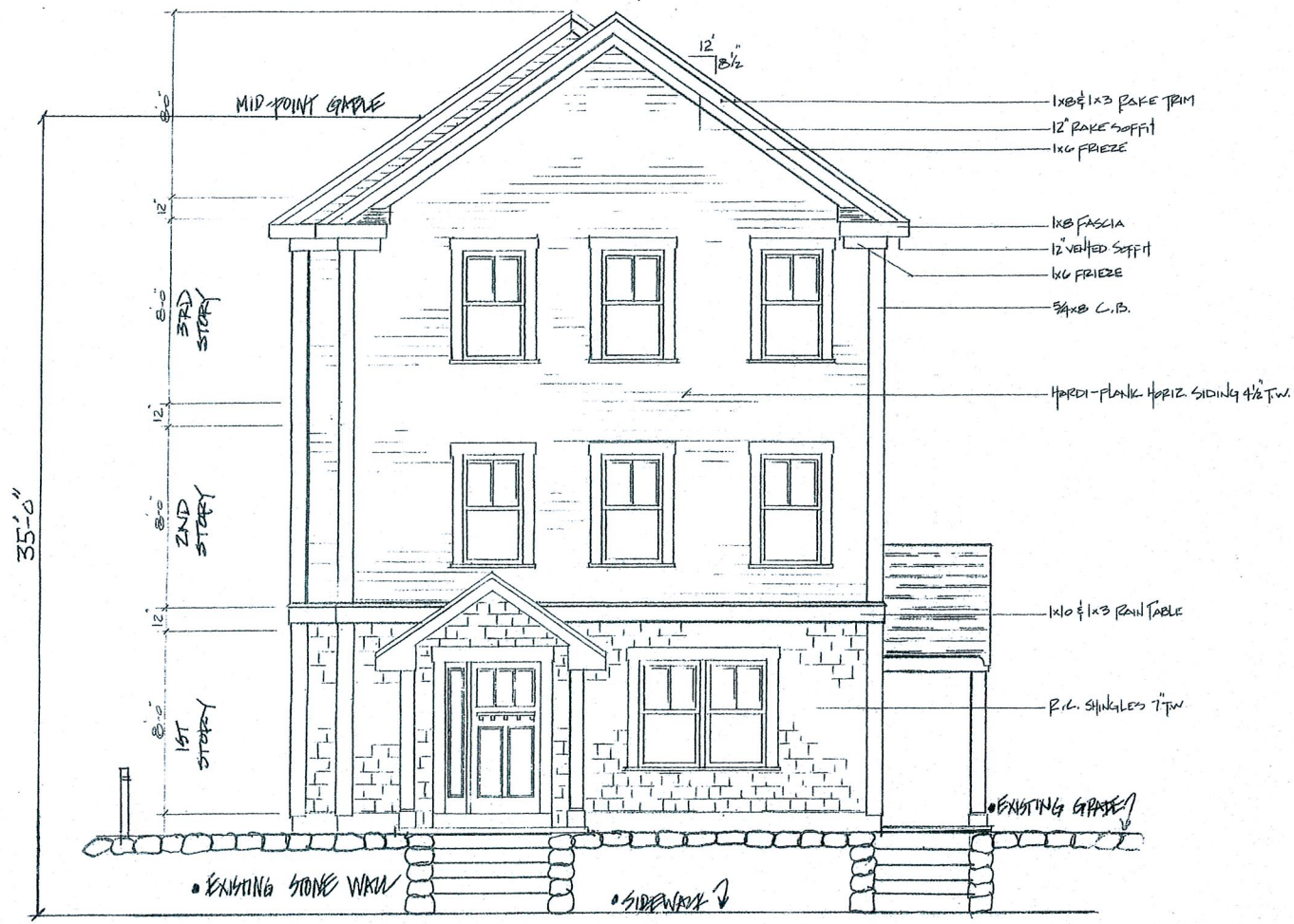
PROJECT: SINGLE FAMILY DWELLING
#55 WYMAN STREET
JAMAICA PLAN, MA 02130





Foundation Plan 1/4" = 1'-0"
 • FINISHED FLOOR AREA: 200 S.F.

<p><u>FOUNDATION PLAN</u></p>
<p>DATE: 27 DEC 2008 SCALE: 1/4" = 1'-0" DWG: E.H. YEAP/PA'S PLAN: 2246-00 REV: BOJAN 2011</p>
<p>PROPOSED SINGLE FAMILY DWELLING # 515 WYMAN STREET JAMAICA BAY, MA 01930</p>



3-F-5000
 NEIGHBORHOOD DESIGN OVERLAY DISTRICT
 [THIS PROPOSAL IS SUBJECT TO BRA DESIGN REVIEW]

PROGRESS PRINT FOR ZONING ANALYSIS:

61-A AND 61-B WYMAN STREET
 JAMAICA PLAIN, MA 02130

PROPOSED TWO-UNIT RESIDENCE

- GROSS FLOOR AREA: 2,997 SF.

- 3-STORY

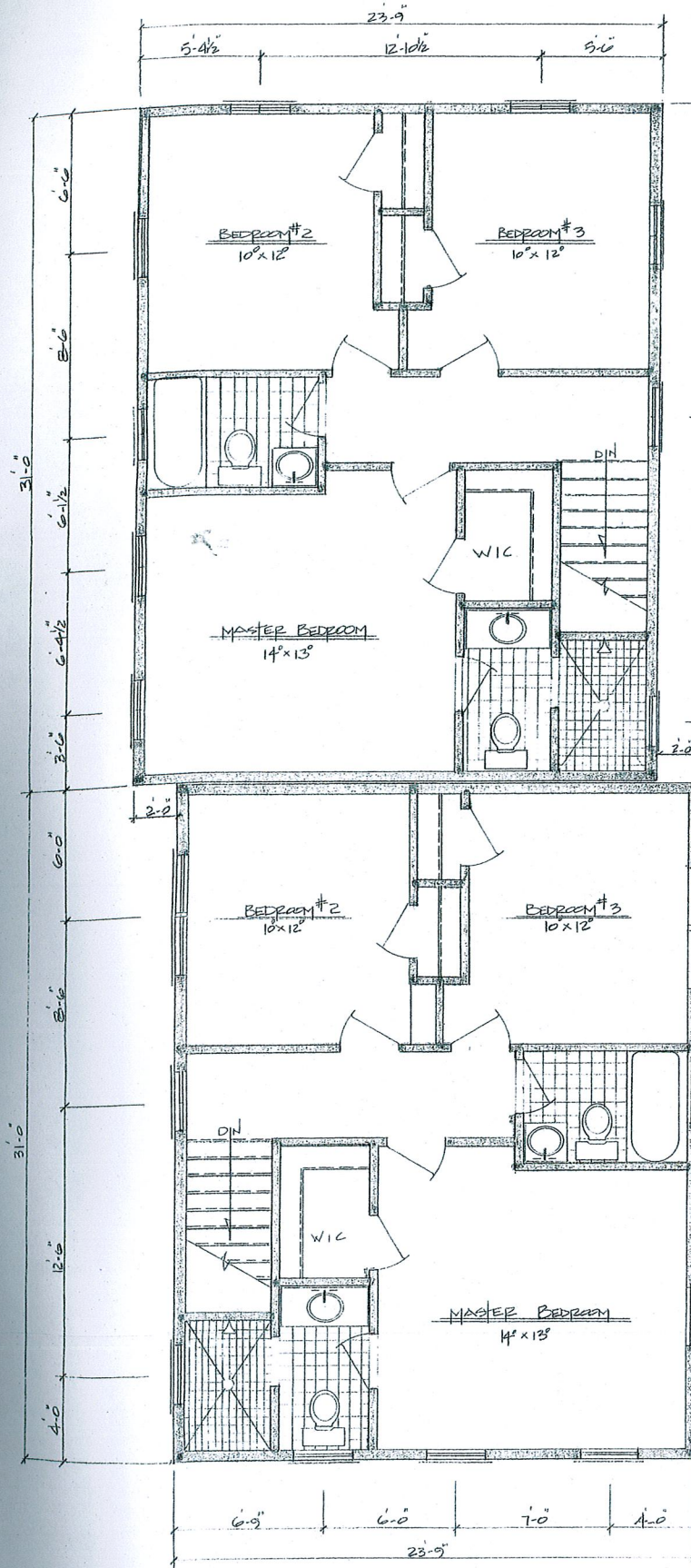
(SEE ATTACHED ENGINEERING - SITE PLAN FOR ZONING/TREE ANALYSIS)

APPLICANT: HORIZON DEVELOPMENT, LLC
 10 PARKSIDE DRIVE
 JAMAICA PLAIN, MA 02130
 (JOHN AND DOROTHEA SULEWAN)

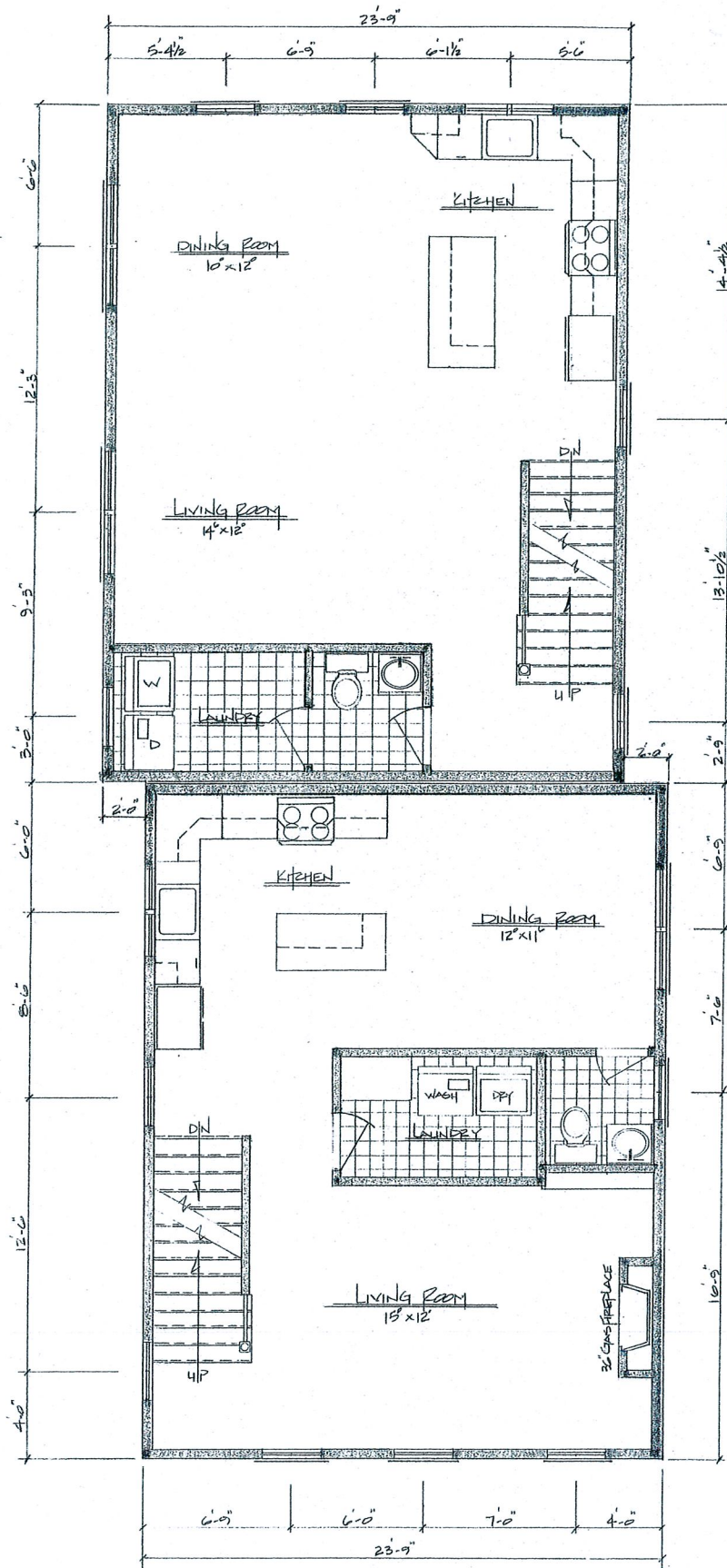
DATE: 21 Oct 2011
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 3145-11

PROPOSED RESIDENCES
 WYMAN STREET
 RESUNDALE MA

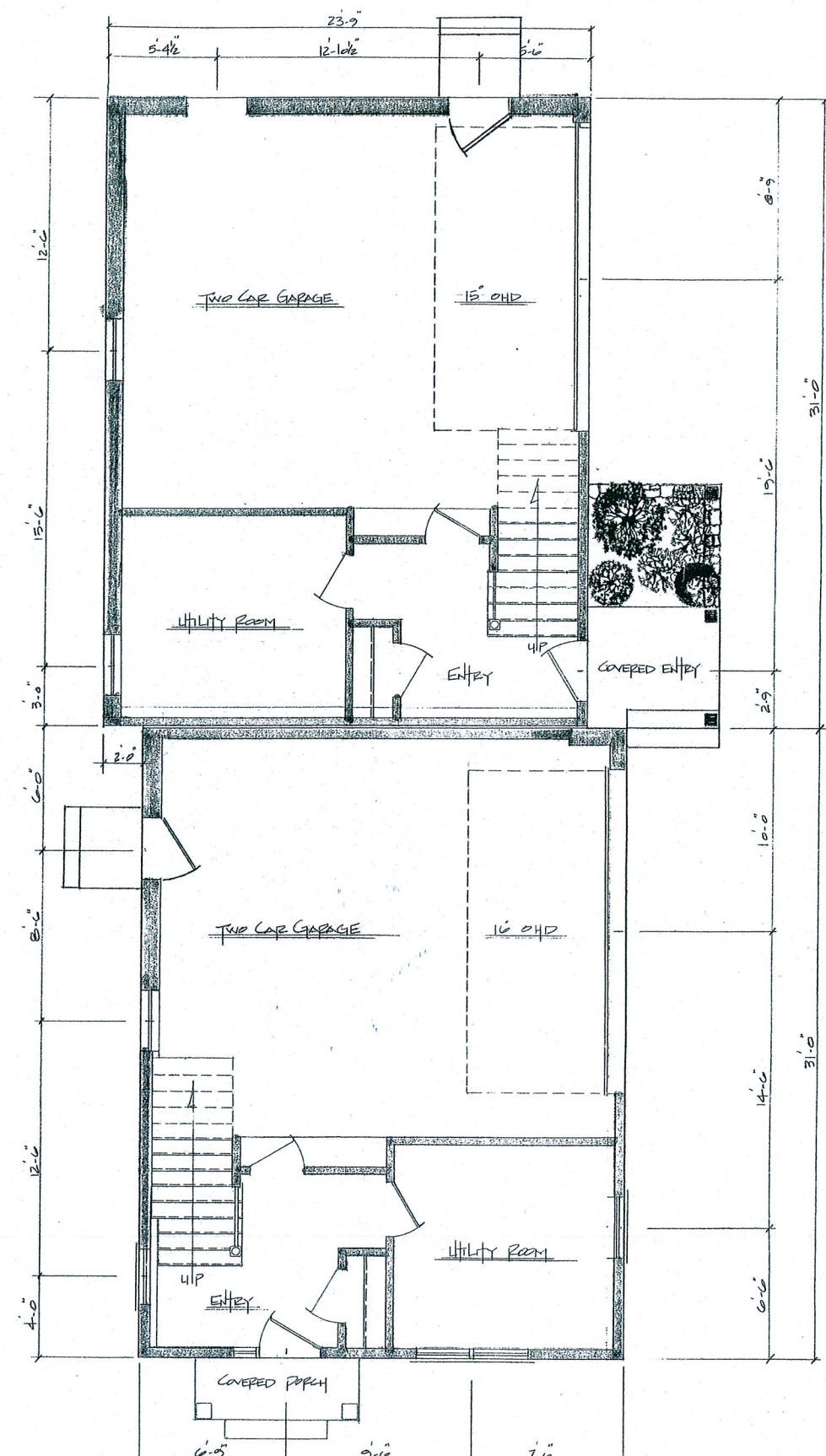
ELEVATIONS



SECOND FLOOR



FIRST FLOOR



ENTRY LEVEL

DATE: 21 OCT 2011
 SCALE: 1/4" = 1'-0"
 DWN: E.H. Yeomans
 PLAN: 3145-11

PROPOSED RESIDENCES
 # 61-61A WYMAN STREET
 ROSLINDALE, MA.

FLOOR PLANS



#55 WYMAN STREET



#61-61A WYMAN STREET



#59 WYMAN STREET

43
LENISTON ST.
ROSLINDALE
(SIMILAR TO
#65 WYMAN)



↗
77-77A
ORCHARD HILL RD.
J. PLAN
↙
("CONCEPTUALLY"
SIMILAR TO
#61-61A WYMAN)



15
LENISTON ST.
ROSLINDALE
(SIMILAR TO
#65 WYMAN)



* ABUTTING 61-61A WYMAN ST. (TO LEFT)



* ABUTTING # 55 WYMAN ST. (TO RT.)



* VIEW ACROSS FROM # 61-61A WYMAN ST.



* VIEW ACROSS FROM # 55 WYMAN ST.



* VIEW TOWARD CENTRE ST.



* HOUSE TO LEFT # 59 WYMAN ST.



* VIEW TOWARD CHESTNUT ST.