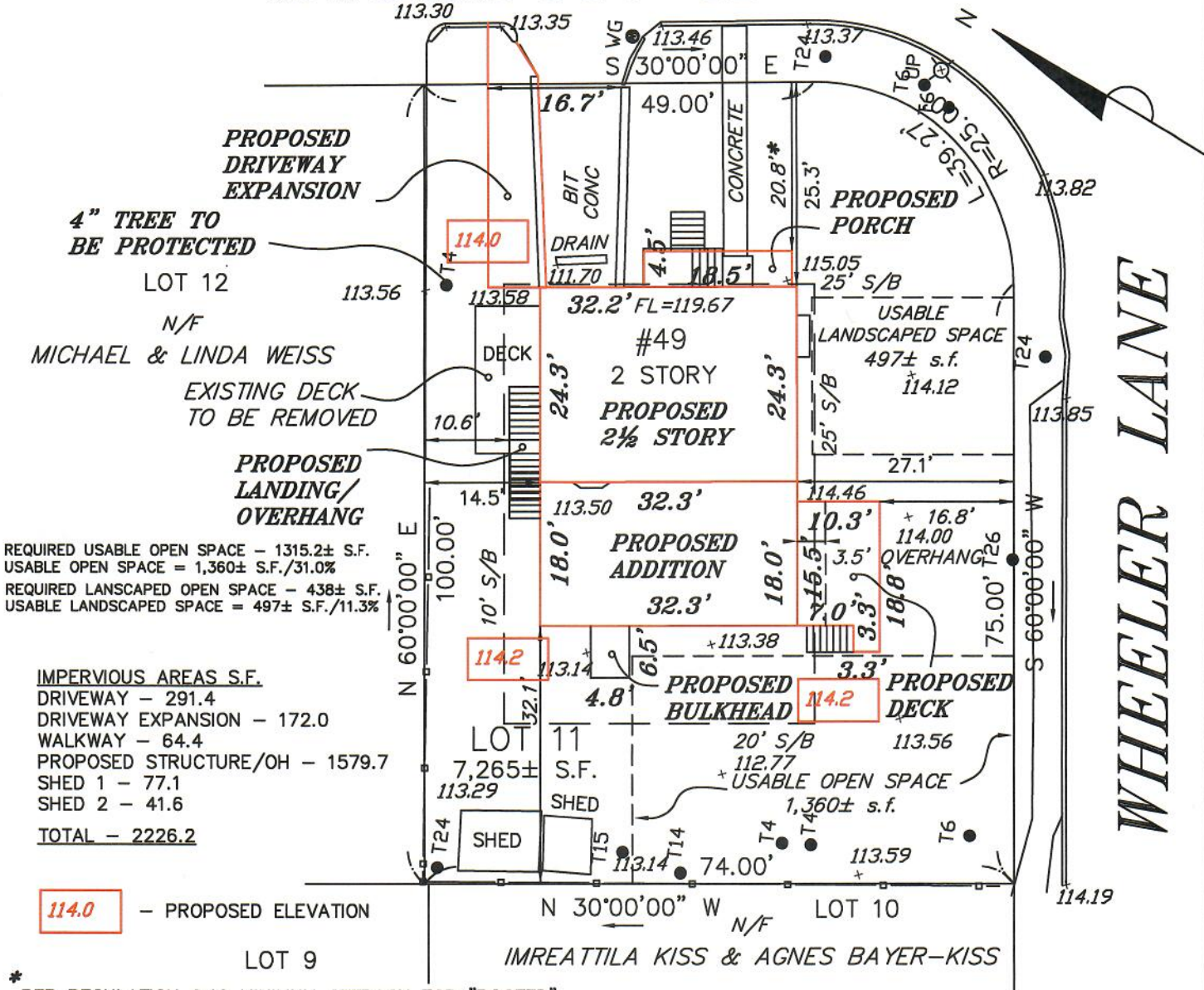


DICKSON AVENUE

WG
SMH



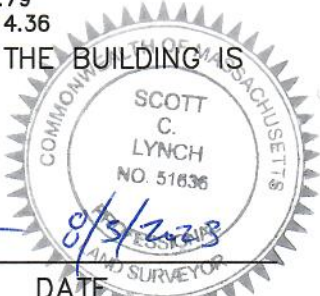
REQUIRED USABLE OPEN SPACE - 1315.2± S.F.
 USABLE OPEN SPACE = 1,360± S.F./31.0%
 REQUIRED LANSCAPED OPEN SPACE - 438± S.F.
 USABLE LANSCAPED SPACE = 497± S.F./11.3%

IMPERVIOUS AREAS S.F.
 DRIVEWAY - 291.4
 DRIVEWAY EXPANSION - 172.0
 WALKWAY - 64.4
 PROPOSED STRUCTURE/OH - 1579.7
 SHED 1 - 77.1
 SHED 2 - 41.6
TOTAL - 2226.2

114.0 - PROPOSED ELEVATION

* PER REGULATION 6.19 MINIMUM SETBACK FOR "ROOFED" STRUCTURES TO FRONT LOT LINE = 25.0'.
 EXISTING IMPERVIOUS = 1,299± S.F.
 PROPOSED IMPERVIOUS = 2,226.2± S.F.
 TOP CURB ELEVATION = 113.6
 EXISTING HEIGHT = 23.0'
 PROPOSED PEAK = 148.6'
 PROPOSED HEIGHT = 35.0'
 EXISTING AVERAGE GRADE = 113.79
 PROPOSED AVERAGE GRADE = 114.36

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



Scott Lynch
 SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

OWNER: SUDHIR VERMA & REA SETYA

PROPOSED PLOT PLAN
 #49 DICKSON AVENUE
 IN
ARLINGTON, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 8/3/2023

ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 7327PP4.DWG