ARLINGTON, MASSACHUSETTS 53 LANSDOWNE ROAD PLOT PLAN

LeBlanc 161 Holten Street Survey Associates, Prepared By Inc.

Danvers, MA 01923 (978) 774-6012

June 30, 2023

Scale: 1"=20'

HOR. SCALE IN FEET 100

N58°47'49"W

64.52

Open Space

48'-0" Usable Open Space

<u> 10'-0" Side Setback</u>

S58°48'15"E 63.86

Usable

10'-0" Side Setback

Proposed House

Bulkhead

Exist Shed

 $12'-10\frac{1}{2}"$

Usable Open Spa 22'-0"

\$8% slope

Rear 12'-9" N30°20'45"E

located on a slope greater than 8% which is approximately 24%. 76% of the usable open space will be located on land less than a 8%

Usable Open Space Note: 336 SF of noted usable open area will be

10'-6<u>1</u>"

16'-6" 11'-6"

New Drive 18'-0"

Proposed 11-6" Front Setback

061 91

3/8 sq.ft.

-530.00,00,

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(Fnd-Held)-Iron Rod

0

70.01' S.B.D.H. (Held)

S30°00'00'

110.02

C. Porch

ZONING DISTRICT -R1

- REFERENCES: 1) Deed Book 69999 Page 544 2) Plan #138 Plan 15 3) Land Court Plan #39580A

Lot size 7,061

Open Space Landscape = 5,214 SF

9

Underground Gas Line

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Min 30% = 1,362 SFProposed GFA 4,539 SF Open Usable Space:

○¥ ⊚ LANSDOWNE ROAD



REVISED Proposed Site Plan

Scale : 1" = 20'

Senter Residence

53 Lansdowne Road, Arlington, MA Revised January 31, 2024