

11615 COUNTY LAYOUT OF APPLETON STREET

KELLY ANN O'CONNOR &
ELIZABETH M. O'CONNOR
DEED BOOK 22935, PAGE 44
PLAN BOOK 265, PLAN 23

MORRISON FAMILY
REALTY TRUST
DEED BOOK 56187, PAGE 544
PLAN BOOK 265, PLAN 23

BRIAN L. FAULL & KAREN T. WACHS
DEED BOOK 63888, PAGE 88
PLAN NO. 309 OF 1949

MATTHEW THOMAS &
JESSICA ANN PELLETIER
DEED BOOK 76057, PAGE 226
PLAN BOOK 286, PLAN 49

ASSESSORS:

MAP 178, BLOCK 2, LOT 7.B

ZONING:

RESIDENCE 1 ZONE DISTRICT (R1)

REFERENCES:

DEED BOOK 63516, PAGE 579
PLAN NO. 309 OF 1949

RECORD OWNER:

BRIAN AND ELIZABETH CROWLEY

NOTES:

1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.

2) LOT D AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0412E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

3) THE LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

4) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES ON NOVEMBER 23, 2021.

5) EXISTING LOT COVERAGE BY BUILDINGS IS 873±SF (14%). PROPOSED LOT COVERAGE BY BUILDINGS IS 1328±SF (22%).

6) EXISTING BUILDING HEIGHT ABOVE AVERAGE FINISHED GRADE IS 23.3'. PROPOSED HEIGHT OF ADDITION NOT TO EXCEED EXISTING BUILDING HEIGHT.

VALENTINE (50' WIDE) ROAD

LEGEND

---	102	---	SURFACE CONTOUR
---	---	---	EDGE OF PAVEMENT
---	86.75	---	CURB WITH TOP AND BOTTOM CURB ELEVATION
---	86.25	---	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES
UP 709/7	---	---	SPOT ELEVATION
---	100.7	---	PROMINENT DECIDUOUS TREE WITH SIZE
---	24" DEC	---	LIGHT POLE
---	---	---	GAS VALVE
---	---	---	ELECTRIC METER
---	VBC	---	VERTICAL BITUMINOUS CURB
---	AC	---	AIR CONDITIONER

ELEVATION BENCH MARKS

DATUM: ASSUMED (SEE NOTE 1)

NO.	DESCRIPTION	ELEV.
1	UTILITY POLE 709/7 - CUT SPIKE SET 1' RG	100.73'
2	30" DEC TREE - CUT SPIKE SET 1' RG	104.22'



PROFESSIONAL LAND SURVEYOR

PLOT PLAN
OF LAND

49 VALENTINE ROAD, ARLINGTON, MASS.
PREPARED FOR: ELIZABETH CROWLEY

HANCOCK

Survey Associates, Inc.
34 CHELMSFORD ST, CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133

SCALE: 1" = 20'

0 10 20 40

CHK. BY:

GGG

DATE:

6/23/22

JOB NO.

25617