0 20 40
10 30
SCALE: 1" = 20'

N

*PROPOSED USABLE OPEN SPACE INCLUDES PART OF THE FRONT OPEN PORCH

CERTIFIED PLOT PLAN
296 WASHINGTON ST
ARLINGTON, MA.
(MIDDLESEX COUNTY)

ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD(WASH ST)	25	27.2	23.0
FRONT YARD (GAY)	25	26.8	15.5 PORCH/16.2 ADDITION
REAR YARD	20% LOT WIDTH (18.4)	17.1	15.3 ADDITION
SIDE YARD	10	22.3	22.3
MIN LANDSCAPE OPEN SPACE% S.F. LANDSCAPE OPEN SPACE	10% 727 s.f.	65.0% 4,275 s.f.	64.0% 4,653 s.f.
MIN USABLE OPEN SPACE % S.F. USABLE OPEN SPACE	30% 2,181 s.f.	42.5% 3,090 s.f.	36.6% * 2,658 s.f.
MAX LOT COVERAGE %	35%	17.5%	21.7%
PARKING SPACES	1	1	1

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: SHEA CRONIN & AMY FARRELL

TITLE REFERENCE: BK 62973 PG 330

PLAN REFERENCE: PLAN 1441 OF 1957

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: VILLANDRY CONTRACTING

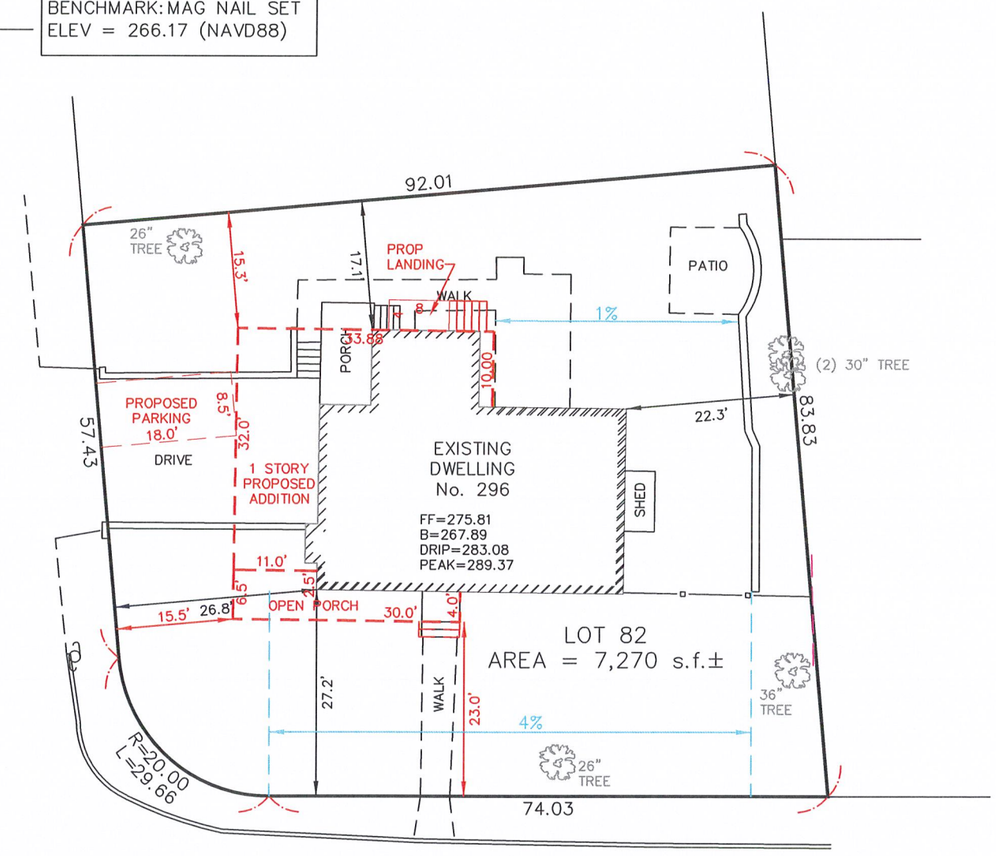
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 30, 2023
DATE OF PLAN: DECEMBER 14, 2023
DATE OF PLAN: JULY 9, 2024 (ELEV & TREES)

07/09/2024
RICHARD J. MEDE, JR. P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

BENCHMARK: MAG NAIL SET
ELEV = 266.17 (NAVD88)



PREPARED BY:

MEDFORD ENGINEERING & SURVEY

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

VILLANDRY CONTRACTING

DRAWN	CHECKED	FILE No.
CAV	RJM	22149

CERTIFIED PLOT PLAN
296 WASHINGTON ST
ARLINGTON, MA.
(MIDDLESEX COUNTY)

0 10 20 30 40

SCALE: 1" = 20'

N

★ *PROPOSED USABLE OPEN SPACE INCLUDES PART OF THE FRONT OPEN PORCH

ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD(WASH ST)	25	27.2	23.0
FRONT YARD (GAY)	25	26.8	15.5 PORCH/16.2 ADDITION
REAR YARD	20% LOT WIDTH (18.4)	17.1	15.3 ADDITION
SIDE YARD	10	22.3	22.3
MIN LANDSCAPE OPEN SPACE% S.F. LANDSCAPE OPEN SPACE	10% 727 s.f.	65.0% 4,275 s.f.	64.0% 4,653 s.f.
MIN USABLE OPEN SPACE % S.F. USABLE OPEN SPACE	30% 2,181 s.f.	42.5% 3,090 s.f.	36.6% ★ 2,658 s.f.
MAX LOT COVERAGE %	35%	17.5%	21.7%
PARKING SPACES	1	1	1

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: SHEA CRONIN & AMY FARRELL

TITLE REFERENCE: BK 62973 PG 330

PLAN REFERENCE: PLAN 1441 OF 1957

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: VILLANDRY CONTRACTING

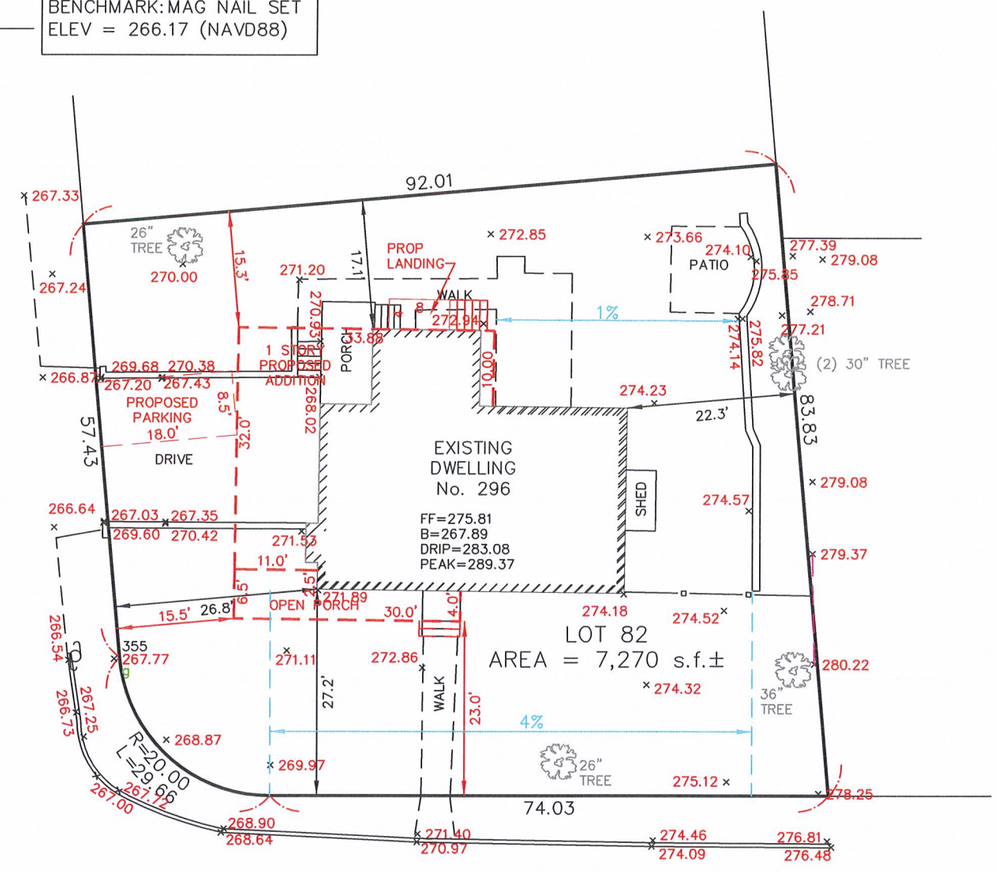
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 30, 2023
DATE OF PLAN: DECEMBER 14, 2023
DATE OF PLAN: JULY 9, 2024 (ELEV & TREES)

07/09/2024
RICHARD J. MEDE, JR. P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

BENCHMARK: MAG NAIL SET
ELEV = 266.17 (NAVD88)



PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR: VILLANDRY CONTRACTING

DRAWN	CHECKED	FILE No.
CAV	RJM	22149