NOTE: PROPOSED DECK IS NOT COVERED, IT IS CONSIDERED OPEN SPACE USUABLE.

DIMENSIONAL SETBACKS

EXISTING	PROPOSED ADDITION	REQUIRED
FRONT= 22.8	FRONT= 19.0'	FRONT= 25.0
SIDE= 7.6'/9.7'	SIDE= 7.8'/10.8'	SIDE= 10'
REAR= 23.8'	REAR= 21.3'	REAR= 20.0'

OWNER OF RECORD

JACKIE LEE

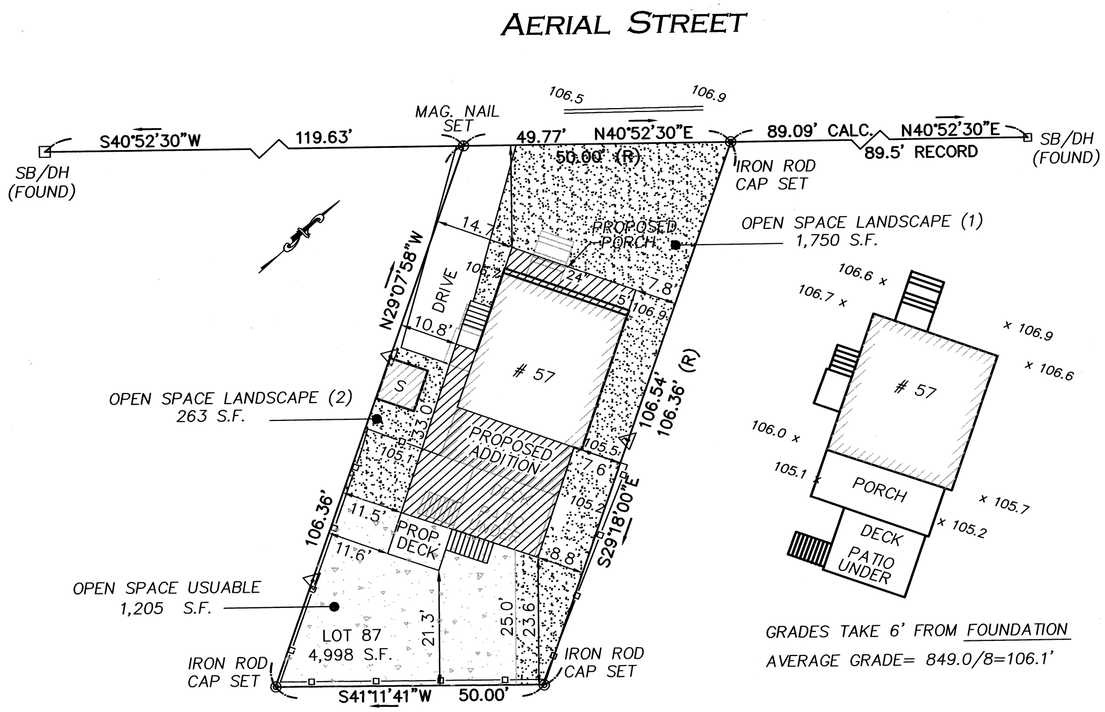
BOOK 64567 PAGE 409 M.S.R.D.

ZONING DISTRICT

TAX MAP 114 BLOCK 7 LOT 12
R1 RESIDENCE

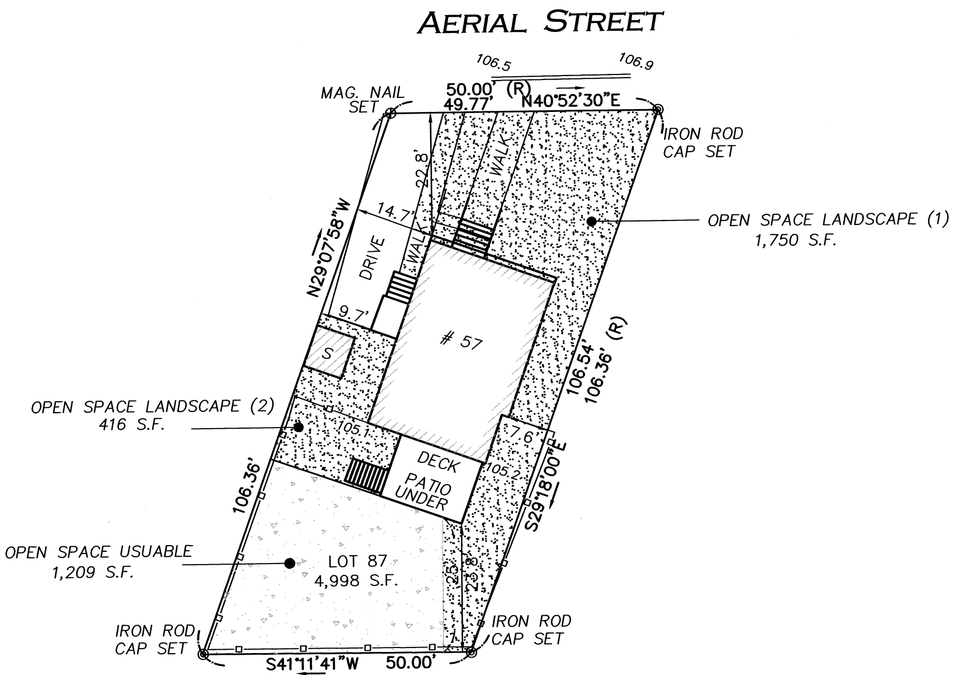
PLAN REFERENCES

PLAN # 1037 OF 1930



GRADES TAKE 6' FROM FOUNDATION

AVERAGE GRADE= 849.0/8=106.1'



PROPOSED OPEN SPACE

(USUABLE) 1,205 S.F + (LANDSCAPED) 2,013 S.F.=3,218 S.F.
3,218/4,998 S.F x 100% =64.4%

PROPOSED OPEN SPACE (USUABLE)

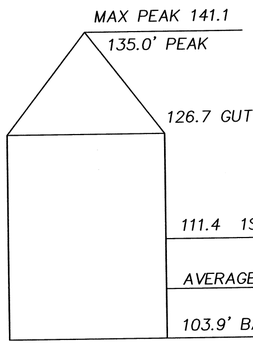
1,205 S.F./4998 S.F.x100%=24.1%

PROPOSED OPEN SPACE (LANDSCAPED)

2,013 S.F./4998 S.F.x100%=40.3%

EXISTING LOT COVERAGE

(HOUSE,PORCH,DECK,STOOPS) 1,117 S.F. +
(SHED) 64 S.F.=1,181 S.F. 1,181/4,998 S.F=23.6%



ELEVATIONS BASED ON ASSUMED DATUM.

DETAIL

EXISTING OPEN SPACE

(USUABLE) 1,209 S.F + (LANDSCAPED) 2,166 S.F.=3,375 S.F.
3,375/4,998 S.F x 100% =67.5%

EXISTING OPEN SPACE (USUABLE)

1,209 S.F./4998 S.F.x100%=24.2%

EXISTING OPEN SPACE (LANDSCAPED)

2,166 S.F./4998 S.F.x100%=43.3%

PROPSED LOT COVERAGE

(HOUSE) 649 S.F. + (SHED) 64 S.F.
+ (PROP. PORCH) 120 S.F.+ (PROP. ADDITION)
626 S.F.+ (PROP. DECK) 80 S.F. + (SIDE DECK)
16 S.F.=1,555 S.F. 1,555/4,998 S.F=31.1%

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY.

COMMONWEALTH OF MASSACHUSETTS
EDWARD J FARRELL No. 34613
REGISTERED PROFESSIONAL LAND SURVEYOR

EDWARD J. FARRELL P.L.S. DATE 10-4-24

CALULATED BY: EDWARD RATCLIFFE L.S.I.T.

PLOT PLAN
57 AERIAL STREET
ARLINGTON, MASS.

SCALE: 1" = 20' OCTOBEER 4, 2024

Prepared By

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