NOTE: PROPOSED DECK IS NOT COVERED, IT IS CONSIDERED OPEN SPACE USUABLE.
LOT HAS LESS THAN 5% SLOPE. AVERAGE GRADE CALCULATED AT CURB.

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

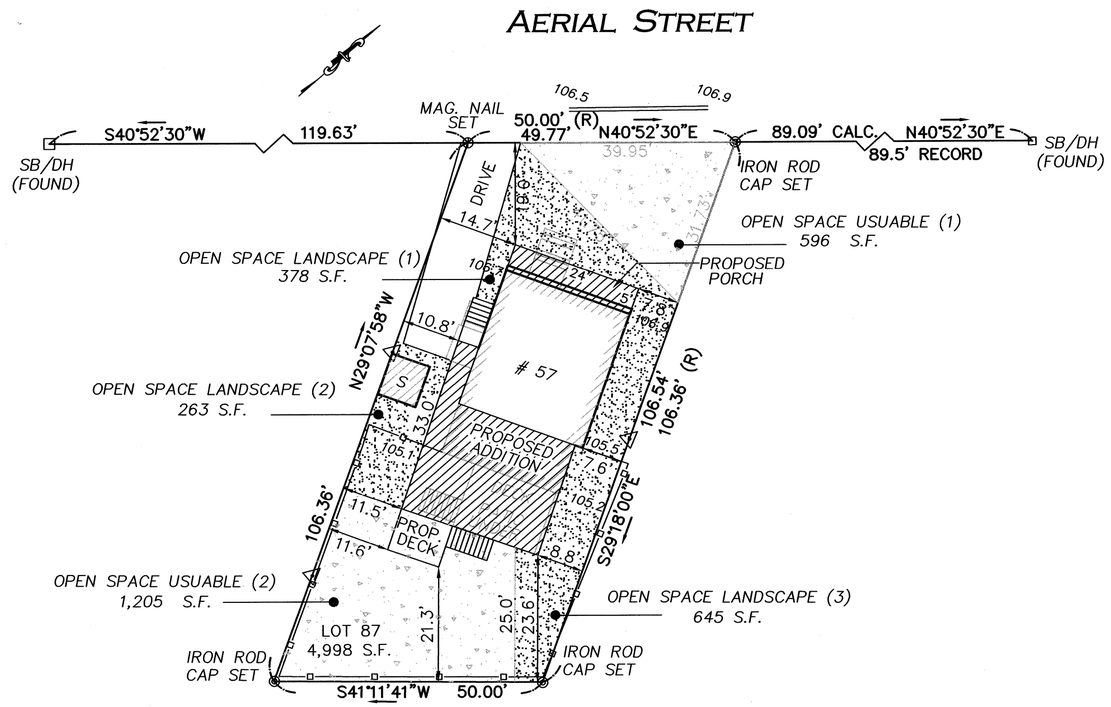
BOOK 64567 PAGE 409 M.S.R.D.

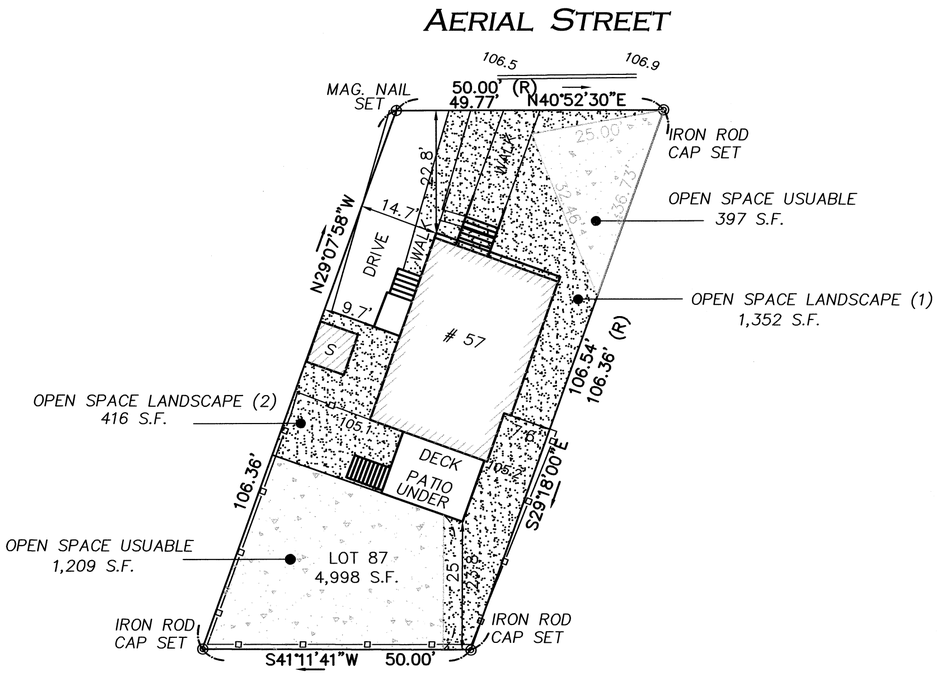
ZONING DISTRICT

TAX MAP 114 BLOCK 7 LOT 12
R1 RESIDENCE

PLAN REFERENCES

PLAN # 1037 OF 1930





PROPOSED OPEN SPACE

(USUABLE) 1,801 S.F + (LANDSCAPED) 1,286 S.F.=3,087 S.F.

PROPOSED OPEN SPACE (USUABLE)

PROPOSED GFA=4,186.5 S.F.
4,186.5 S.F. x 0.30=1,256 S.F. OPEN SPACE USABLE REQUIRED
1,801 S.F PROVIDED > 1,256 S.F. OK

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%

EXISTING OPEN SPACE

(USUABLE) 1,606 S.F + (LANDSCAPED) 1,768 S.F.=3,374 S.F.

EXISTING OPEN SPACE (USUABLE)

EXISTING GFA=2,046.7 S.F
2,046.7 S.F.x 0.30 =614 S.F. OPEN USABLE SPACE REQUIRED
1,606 S.F. PROVIDED > 614 S.F. OK

EXISTING LOT COVERAGE

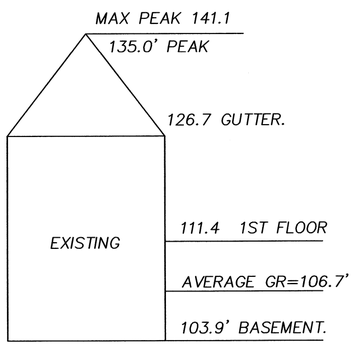
(HOUSE,PORCH,DECK,STOOPS) 1,117 S.F. +
(SHED) 64 S.F.=1,181 S.F. 1,181/4,998 S.F=23.6%

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 10-17-24

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



ELEVATIONS BASED ON ASSUMED DATUM.

DETAIL

PLOT PLAN
57 AERIAL STREET
ARLINGTON, MASS.

SCALE: 1" = 20' OCTOBER 17, 2024

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR
110 WINN STREET - SUITE 210 - WOBURN, MA.
(781)-933-9012