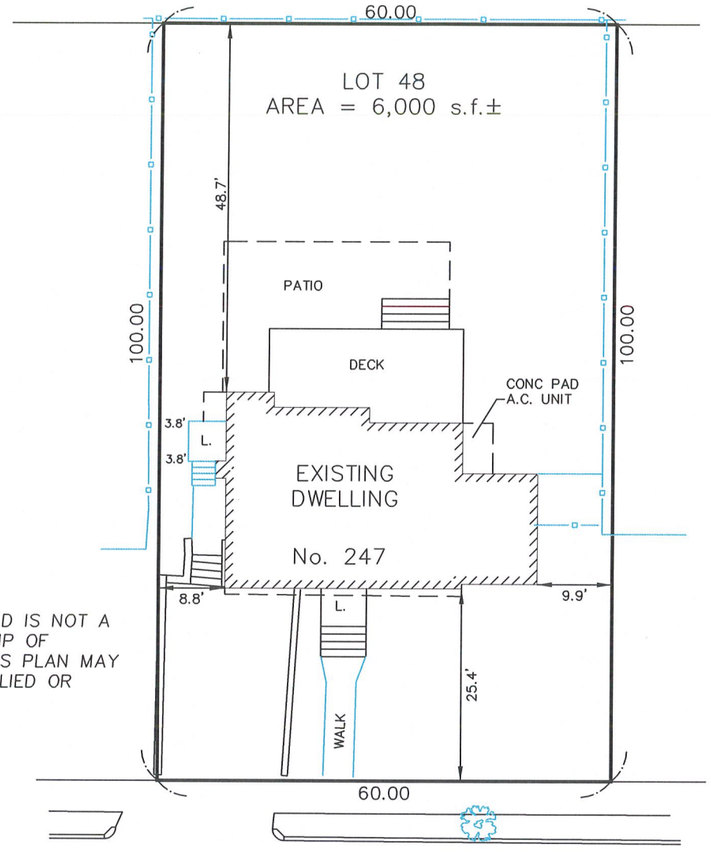
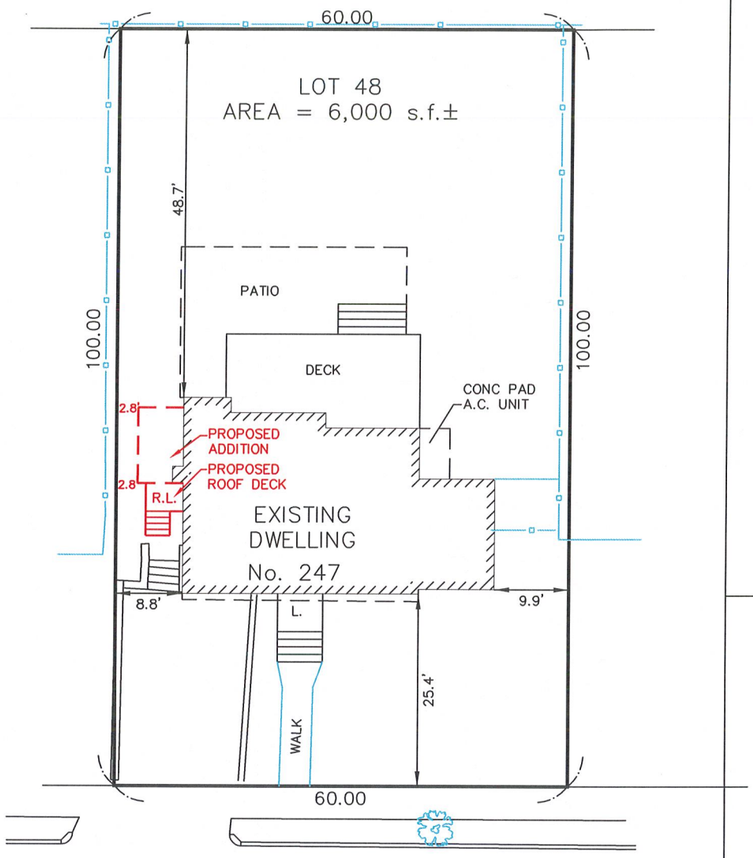



SCALE: 1" = 20'




WACHUSETT AVENUE

EXISTING




WACHUSETT AVENUE

PROPOSED

CURRENT OWNER: NATHAN DOOLEY & FRANCES COOLIDGE HAYES

TITLE REFERENCE: BK 72014 PG 122

PLAN REFERENCE: PLAN BK 192 PLAN 36

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: NATHAN DOOLEY & FRANCES COOLIDGE HAYES

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 20, 2024
DATE OF PLAN: NOVEMBER 20, 2024

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

11/20/2024

RICHARD J. MEDE, JR. P.L.S. DATE:

ZONE: R1

| | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| FRONT YARD | 25 | 25.4 | 25.4 |
| SIDE YARD | 10 | 8.8 | 2.8 |
| SIDE YARD | 10 | 9.9 | 9.9 |
| REAR YARD | 20 | 48.7 | 48.7 |
| MAX LOT COV% | 35% | 14.8% | 16.1% |
| MIN USABLE OPEN SPACE% | 30% | 53.3% | 53.3% |
| MIN LANDSCAPE OPEN SPACE% | 10% | 62.7% | 62.7% |

# CERTIFIED PLOT PLAN
# 247 WACHUSETTS AVE
# ARLINGTON, MA
# (MIDDLESEX COUNTY)

PREPARED BY:

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

PREPARED FOR: NATHAN DOOLEY-HAYES

| DRAWN | CHECKED | FILE No. |
|---|---|---|
| CAV | RJM | 22513 |