

REFERENCES

NORFOLK COUNTY REGISTRY OF DEEDS
RECORDED PLANS
NO. 324 of 1993 PLAN BOOK 413
NO. 372 of 1992 PLAN BOOK 406
NO. 772 of 1990 PLAN BOOK 395
NO. 418 of 1990 PLAN BOOK 392
NO. 377 of 1974 BOOK 5039/244
NO. 18 of 1974 BOOK 5010/175
NO. 2913 PLAN BOOK 61

YEAR BUILT

ABOUT 1992

BUILDING HEIGHTS

EXISTING DWELLING 20'

EXISTING GARAGE 19'

PROPOSED GARAGE 25'

RANDOLPH ASSESSORS DATA

PARCEL ID 73 - A - 012.4

ZONE

RH RES HIGH DENSITY DISTRICT

OWNER / PETITIONERS

James Washington, Jr. and Monica L. Fox
15 Fern Ave. Randolph, MA 02368

DEED REFERENCES

BK. 13908/125 Parcel 68A Recorded plan no. 772 of 1990
BK. 8434/85 Lot 35A Recorded plan no. 418 of 1990

PLAN REFERENCES

Recorded plan no. 772 of 1990
Recorded plan no. 418 of 1990

LOT COVERAGE AREA CALCULATIONS

EXIST. IMPERVIOUS SURFACES

driveway pavement 60 sf.
front walk 66 sf.
conc. pad 23 sf.
149 sf.

149/13,033 = .01 x 100 = 1%

EXISTING STRUCTURES

exist. garage 496 sf.
exist. deck 279 sf.
exist. dwelling 1375 sf.
2150 sf.

2150/13,033 = .16 x 100 = 16%

PROP. IMPERVIOUS SURFACES

exist. 149 sf.
conc. apron 168 sf.
317 sf.

317/13,033 sf. = 0.02 x 100 = 2%

PROPOSED STRUCTURES

exist. deck/dwelling 1654 sf.
deck expansion 144 sf.
prop. garage 672 sf.
2470 sf.

2470/13,033 = 0.19 x 100 = 19%

COMBINED LOT COVERAGE STRUCTURES and IMPERVIOUS SURFACES
21%

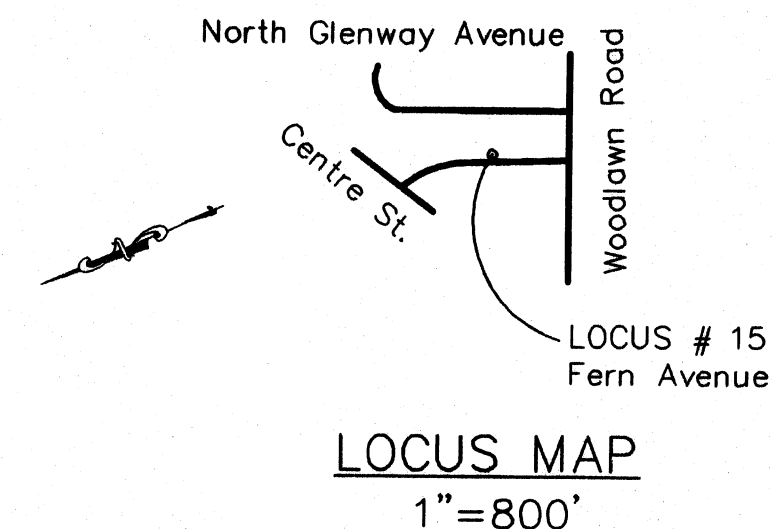
14 North Glenway Avenue
Parcel ID 73-A-012.1

2009 OCT 13 A 10:20

12 North Glenway Avenue
Parcel ID 73-A-012.2

N/F Richard H. Washington, Trustee of
The Richard H. Washington Trust
Deed 23806/254
Plan 413/324

N/F Richard H. Washington, Trustee of
The Washington Randolph Trust
Deed 23806/244



APPROVED RANDOLPH ZONING BOARD OF APPEALS

CHMN.

DATE

ZONING BOARD FILE NO.

I, _____ CLERK OF THE TOWN OF RANDOLPH, MASS. HEREBY CERTIFY THAT THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE RANDOLPH BOARD OF APPEALS HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

RECEIVED IN THE OFFICE OF THE TOWN CLERK OF RANDOLPH, MASS.

TOWN CLERK

DATE

PLAN OF LAND

PREPARED FOR JAMES WASHINGTON, Jr. and MONICA L. FOX
SHOWING A PROPOSED GARAGE and DECK EXPANSION
15 FERN AVENUE
RANDOLPH, MASSACHUSETTS

SCALE: 1" = 20' DATE: 9/9/09 DRAWN: DGR CALC: DGR PLAN NO 091746

DON ROSA

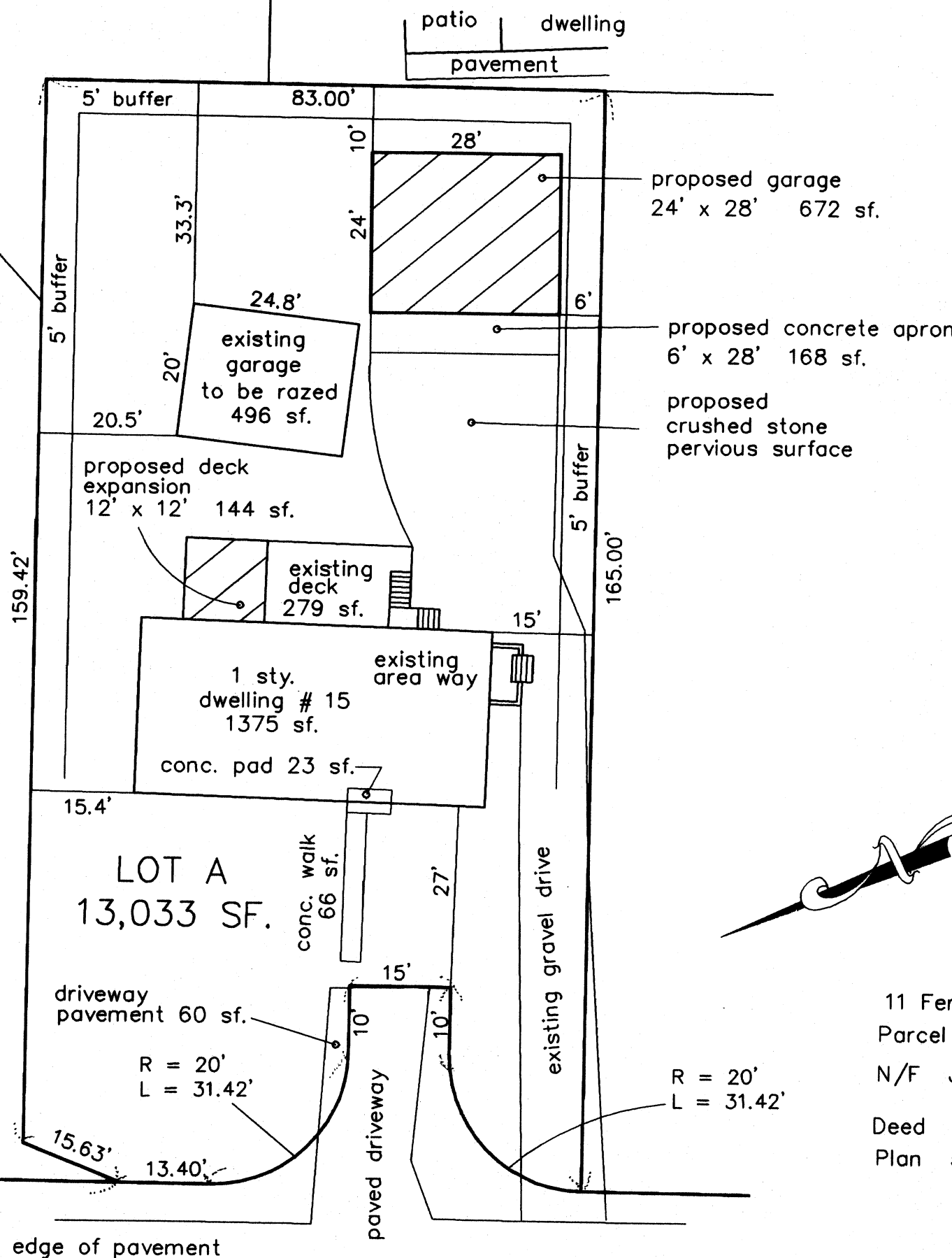
PROFESSIONAL LAND SURVEYOR

54 LIBERTY STREET
RANDOLPH, MA.
(781) 986-4768

19 Fern Avenue
Parcel ID 73-A-025

N/F Richard H. Washington,
Trustee of The 19 Fern Avenue Trust
Deed 23806/238
Plan 413/324

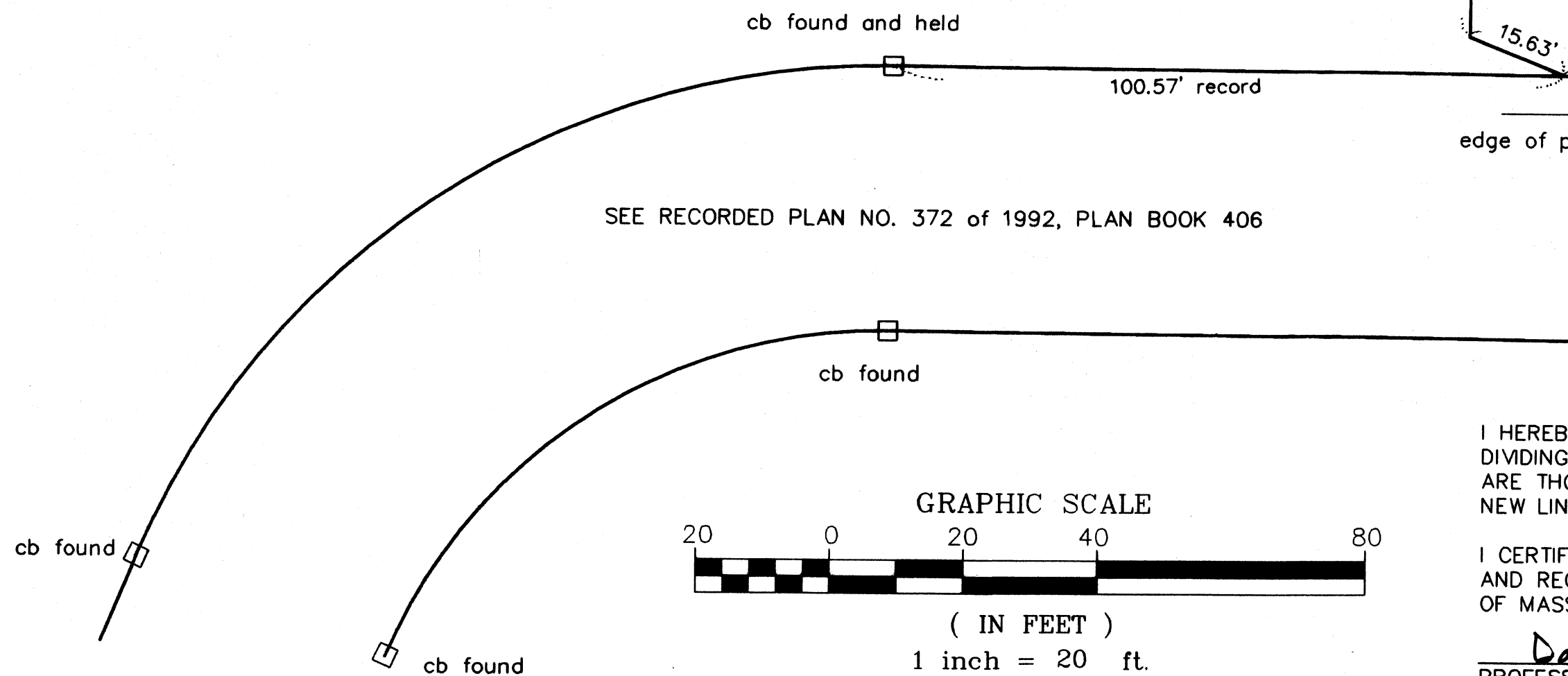
11 Fern Avenue
Parcel ID 73-A-012.5
N/F James Washington, Sr.
Deed 8434/84
Plan 395/772



FERN AVENUE

PUBLIC 40' WIDE

SEE RECORDED PLAN NO. 372 of 1992, PLAN BOOK 406



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Donald A. Rosa 9-28-09
PROFESSIONAL LAND SURVEYOR NO. 33609 DATE

