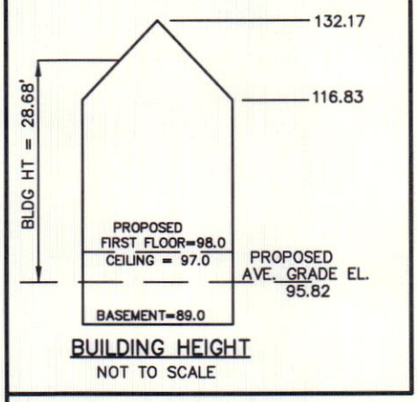
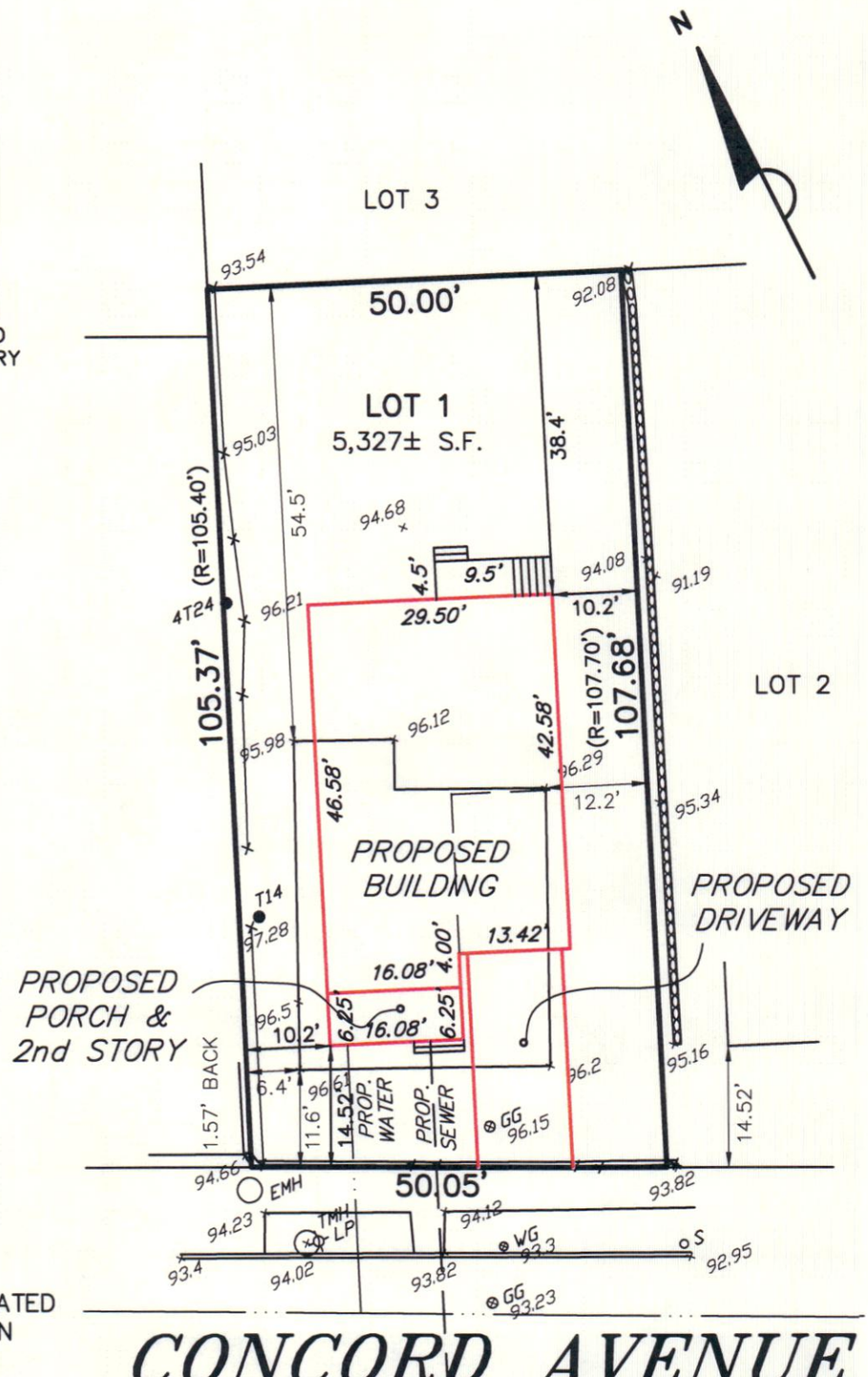


BUILDING HEIGHT
NOT TO SCALE

89.5% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



CONCORD AVENUE

THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

ZONING DISTRICT: GR (GENERAL RESIDENCE)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	14.52'	11.6'	14.52'
SIDE SETBACK:	10'	6.4'	10.2'
REAR SETBACK:	20'	54.5'	38.4'
MAXIMUM LOT COVERAGE:	30%	20.3%	27.5%
MINIMUM OPEN SPACE:	40%	79.7%	66.7%
LOT FRONTAGE:	50.00'		

TOTAL LOT AREA: 5,327± S.F.

OWNER: CREATING HOMES, LLC
66662/70
ASSESSORS MAP 22 – PARCEL 110

COMMONWEALTH OF MASSACHUSETTS
CLIFFORD E. ROBER NO. 33189
PROFESSIONAL LAND SURVEYOR

4/15/16
CLIFFORD E. ROBER, PLS DATE

PROPOSED PLOT PLAN
#55 CONCORD AVENUE
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 1/25/2016

0 20 40 60 ft

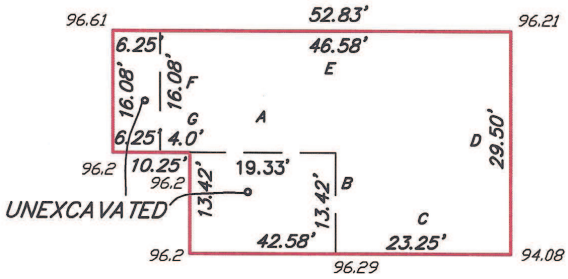
ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533
DWG. NO. 4734PP1.DWG

#55 CONCORD AVENUE

ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 4734PP1.DWG



CEILING = 97.0

BASEMENT=89.0

A

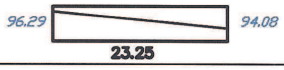
97.0 − 97.0 = 0
97.0 − 97.0 = 0
(0 + 0)/2 x 19.83 = 0

B

97.0 − 97.0 = 0
97.0 − 97.0 = 0
(0 + 0)/2 x 10.42 = 0

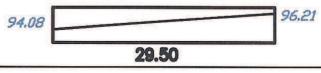
C

97.0 − 96.29 = 0.71
97.0 − 94.08 = 2.92
(0.71 + 2.92)/2 x 23.25 = 42.20



D

97.0 − 94.08 = 2.92
97.0 − 96.21 = 0.79
(2.92 + 0.79)/2 x 29.50 = 54.72

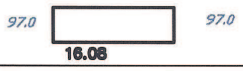


E

97.0 − 96.21 = 0.79
97.0 − 96.61 = 0.39
(0.79 + 0.39)/2 x 46.58 = 27.48

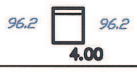
F

97.0 − 97.0 = 0
97.0 − 97.0 = 0
(0 + 0)/2 x 19.83 = 0



G

97.0 − 96.2 = 0.8
97.0 − 96.2 = 0.8
(0.8 + 0.8)/2 x 4.0 = 3.2



$$\frac{0 + 0 + 42.20 + 54.72 + 27.48 + 0 + 3.2}{(8.0 \times 152.17)} = \frac{127.60}{1217.36}$$

$$\frac{127.60}{1217.36} = 10.5\% \text{ OF FOUNDATION IS ABOVE GRADE}$$

$$\frac{[(96.2+96.2)/2 \times 10.25] + [(96.2+96.2)/2 \times 13.42] + [(96.2+94.08)/2 \times 42.58] + [(94.08+96.21)/2 \times 29.50] + [(96.21+96.61)/2 \times 52.83] + [(96.61+96.2)/2 \times 16.08]}{\text{PERIMETER}=164.67}$$

AVERAGE GRADE = 95.82