

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

EXISTING HOUSE 1,208±S.F. + ADDITION 305±S.F.
 EXISTING SHED 51±S.F. + PORCH 83±S.F.
 EXISTING COVERAGE 1,259±S.F. PROPOSED 1647±S.F.

EXISTING LOT COVERAGE: 18.2%

EXISTING DRIVEWAYS & PARKING 393±S.F. 343±S.F.
EXISTING OPEN SPACE: 76.1%

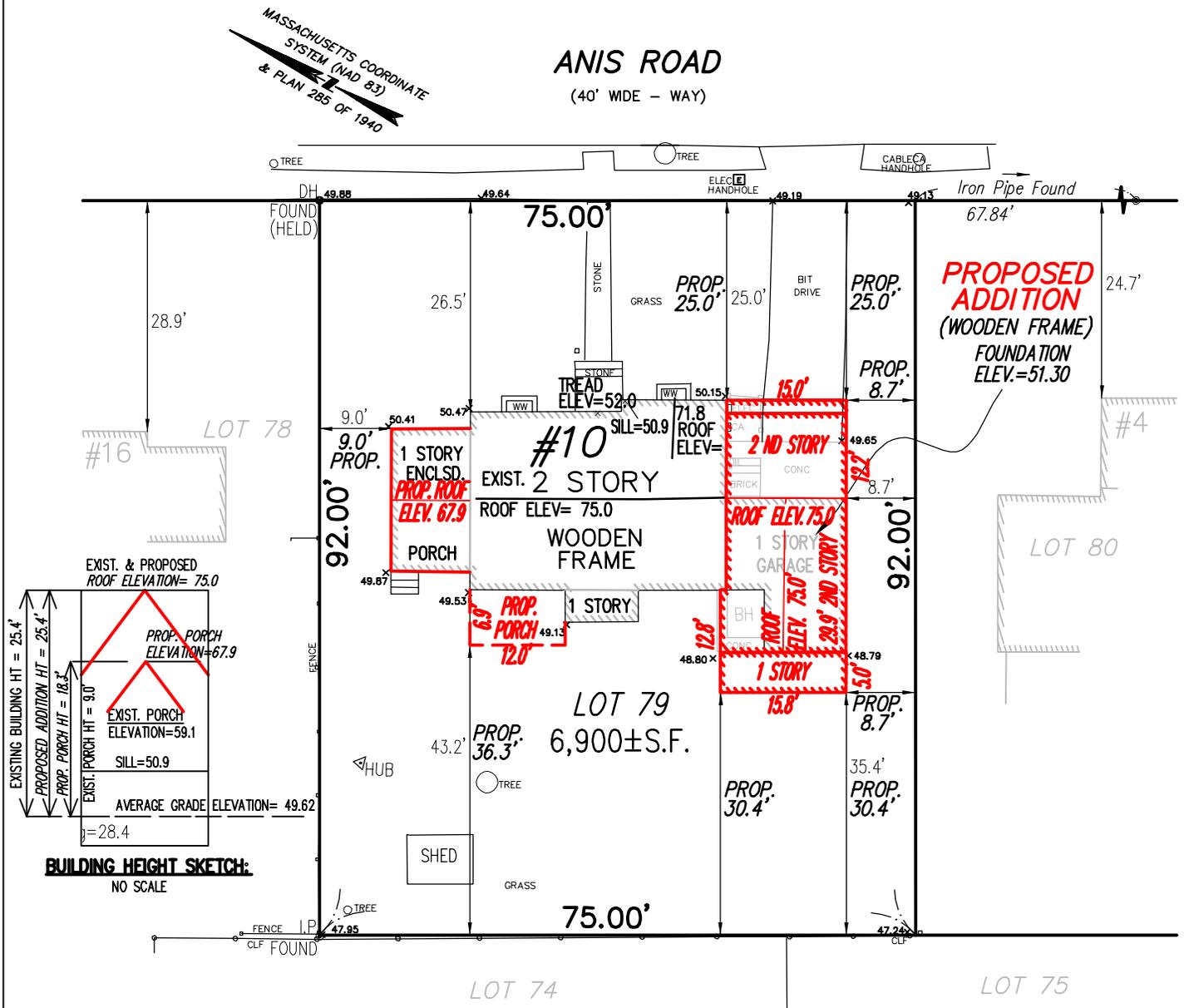
	REQUIRED	EXIST.	PROP.
FRONT SETBACK:	26.8' *	25.0'	25.0'
SIDE SETBACK:	10'	8.7'	8.7'
REAR SETBACK:	30'	35.4'	30.4'
MAXI. LOT COVERAGE:	25%	18.2%	23.9%
MIN. LOT OPEN SPACE:	50%	76.1%	71.2%

LEGEND

- BH BULKHEAD
- BIT BITUMINOUS
- CA CABLE TV
- CONC CONCRETE
- DH DRILL HOLE
- ELEV ELEVATION
- I.P. IRON PIPE
- S.F. SQUARE FEET(SQ.FT.)
- WW WINDOW WELL
- X12.34 SPOT ELEVATION

NOTE: PLAN IS FOR ZONING PURPOSES ONLY & NOT FOR CONSTRUCTION.
 SEE PLANS OF 7/4/16 BY NICHOLAS TROY PRESTON AIA,
 GOODNESS OF FIT, ADEQUACY OF DETAIL SOLE RESPONSIBILITY
 OF OWNER/CONTRACTOR.
 ALL OVERHANGS, UTILITIES, TREES, FENCES & LANDSCAPING
 ARE NOT SHOWN. NO ACCESS TO INTERIOR PROVIDED.

←1.2'→ **PROPOSED SETBACK**
 ←3.4'→ **EXISTING BUILDING SETBACK**



TO THE WILLIAM MURTHY & TOWN OF BELMONT;
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL
 KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT
 SURVEY OF THE PREMISES BY ME USING A LEICA TS 12
 TOTAL STATION ON JUNE 30 & JULY 27, 2016.

NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE
 OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY; EXCEPT
 AS SHOWN.

THE LOT IS NOT WITHIN WETLANDS OR WETLAND BUFFER ZONE.

ELEVATIONS SHOWN REFERS TO N.G.V.D. 1988.

THE PREMISES IS IN ZONE C & DOES NOT LIE IN AN AREA OF
 SPECIAL FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE
 RATE MAP #250 17C 0418E, EFFECTIVE JUNE 4, 2010.

(SETBACK TO AVG. ABUTTERS 8/5/16 DIRECTED BY A.H.J.)*
 THIS PLAN SUPERCEDES PLAN OF 7/21/16. (ROOF ELEV., PORCH SIZE REVISED 7/28/16.)

PROPOSED PLOT PLAN OF #10 ANIS ROAD BELMONT, MASS.

ASSESSORS MAP 9, PARCEL 93

Owner:	WILLIAM MURTHY
Loc. House No.:	DEED REFERENCE: BOOK 67547 PAGE 136
Lot No.:	#10
App. No.:	Lot 79
Date:	August 22, 2016
Scale:	1" = 20'

DENNY LAND SURVEYING & ENGINEERING
 51 PARK DRIVE (617) 437-7993 BOSTON, MASS.