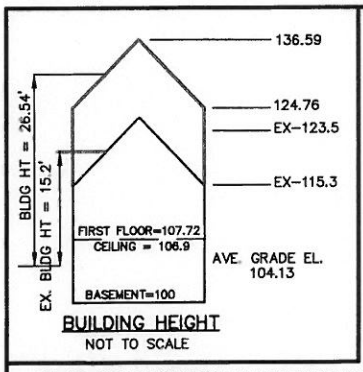
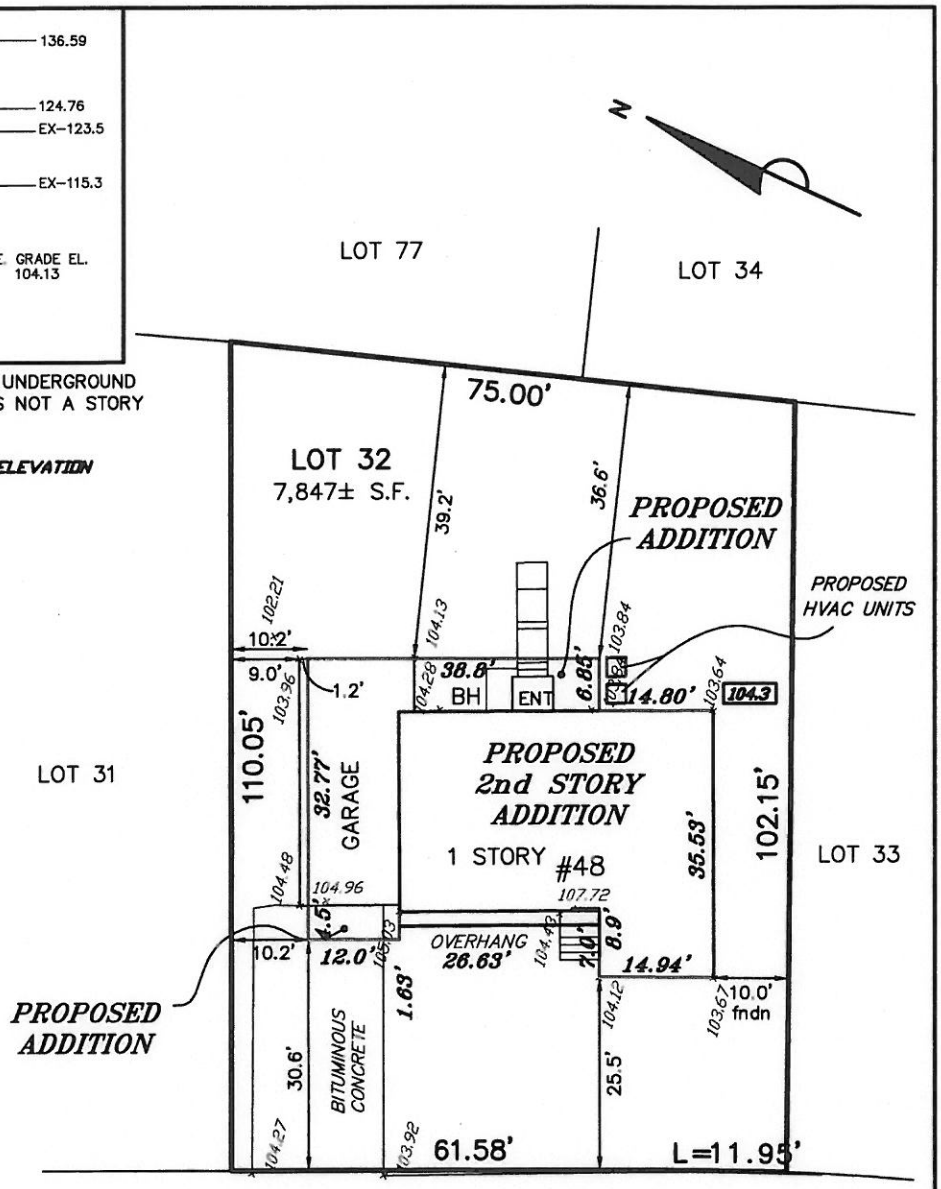


62.1% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY

104.3 - PROPOSED ELEVATION



THERE ARE NO STREET TREES

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

MIDDLECOT STREET

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	25.5'	25.5'
SIDE SETBACK:	10'	9.0'	10.0'
REAR SETBACK:	30'	39.2'	36.6'
MAXIMUM LOT COVERAGE:	25%	22.7%	25.0%
MINIMUM OPEN SPACE:	50%	69.4%	67.8%
LOT FRONTAGE:		73.53'	

TOTAL LOT AREA: 7,847± S.F.

PREPARED FOR: ARTHUR HARTYUNUN
L.C. CERT. 250280
ASSESSORS MAP 44 – PARCEL 67

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO. 51636
PROFESSIONAL LAND SURVEYOR

Scott Lynch 3/2/16

SCOTT C. LYNCH, PLS DATE

PROPOSED PLOT PLAN
#48 MIDDLECOT STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 1/7/2016

0 20 40 60 ft

ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4759PP1.DWG