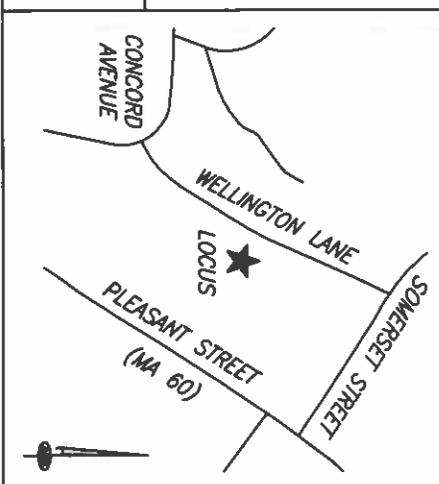


BENCHMARK #1  
NAIL IN UP 2  
ELEV=151.92

BENCHMARK #2  
NAIL IN 20" CEDAR  
ELEV=124.44

27 WELLINGTON LN.  
BELMONT, MA  
57-12  
AREA=9,063 S.F.  
0.20 ACRES



LOCUS MAP  
SCALE: 1" = 500'

TOWN OF BELMONT, MASSACHUSETTS DIMENSIONAL REGULATIONS:  
SINGLE RESIDENCE A (SR-A)  
(APPROVED JANUARY 7, 2021)

REQUIRED	EXISTING
MIN. LOT AREA	25,000 S.F.
MIN. LOT FRONTAGE	125'
MIN. LOT AREA PER DWELLING UNIT	--
MAX. FLOOR AREA RATIO	20%
MAX. LOT COVERAGE	50%
MIN. OPEN SPACE	30'
MIN. FRONT SETBACK	15'
MIN. SIDE SETBACK	40'
MIN. REAR SETBACK	45.0'
MAX. BUILDING HEIGHT	36/2.5 STORIES
	2 STORIES

ZONING DISTRICT: SINGLE RESIDENCE A (SR-A)  
MACRIS HISTORIC AREAS: BLM/CG & BLM/CY  
MACRIS HISTORIC BUILDING: BLM.203

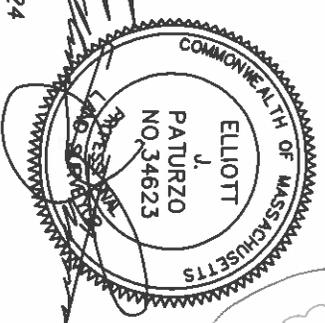
**A.S. Elliott & Associates**  
Professional Land Surveyors  
P.O. BOX 85 ~ HOPEDALE, MA 01747  
(508) 634-0236  
www.aselliott.com

**Existing Conditions Plan of Land**  
PREPARED FOR: SCOTT HENDERSON, PE  
LOCATION: 27 WELLINGTON LANE  
BELMONT, MASSACHUSETTS

JOB #2411090 ASSESSOR'S REFERENCE: MAP 57, BLOCK 12

I CERTIFY THAT THE SUBJECT DWELLING LIES IN ZONE "X" AS SHOWN ON MAP NUMBER 25017C0418E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND ON SEPTEMBER 27, 2024.



11/15/24

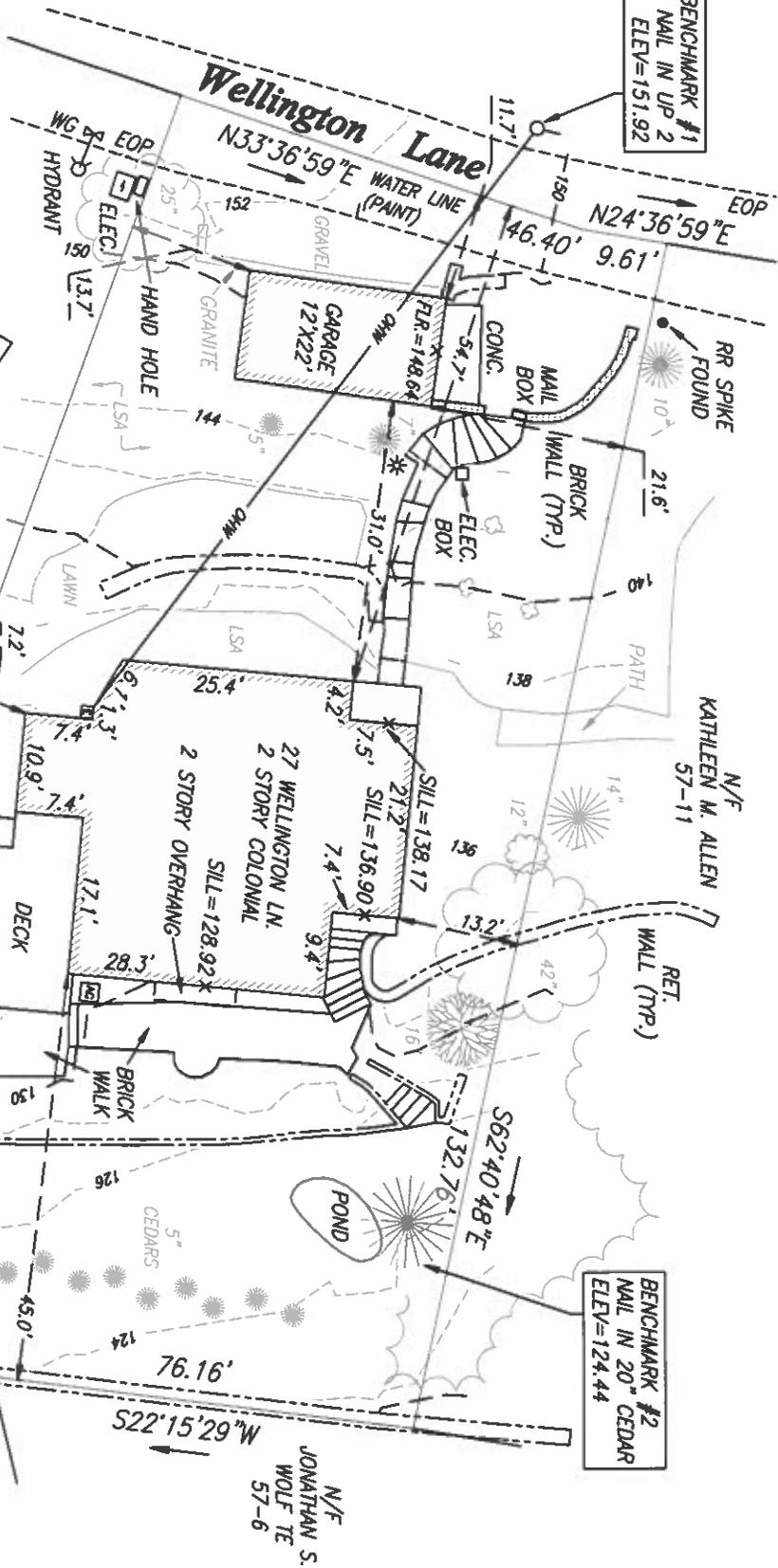
PROFESSIONAL LAND SURVEYOR

DATE

1" = 20' (1:240)



DATE: SEPTEMBER 27, 2024  
SCALE: 1" = 20' SHEET 1 OF 2



**NOTES**

1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
3. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
4. HORIZONTAL LOCATIONS SHOWN ON SHEET 1 REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD 83), ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88).
5. TOWN OF BELMONT ASSESSOR'S MAP 57, BLOCK 12 ARE LOCATED WITHIN MASSACHUSETTS CULTURAL RESOURCE INFORMATION SYSTEM (MACRIS) HISTORIC AREAS BLM.CG AND BLM.CY "PLEASANT STREET HISTORIC DISTRICT", AND CONTAINS MACRIS HISTORIC INVENTORIED BUILDING BLM.203 "HAMMETT BARN".

**REFERENCES**

DEED REF: MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT) BOOK 82730, PAGE 244

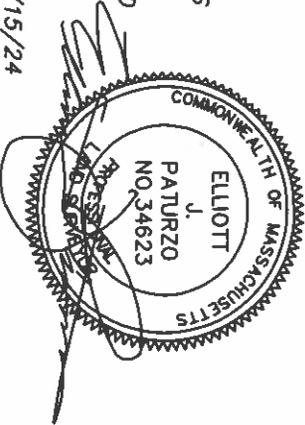
PLAN REF: PLAN ENTITLED "PLAN SHOWING PLEASANT STREET HISTORIC DISTRICT, BELMONT, MASS.," PREPARED BY THE TOWN ENGINEER, DATED MAY 6, 1975, PLAN NUMBER 916 OF 1976, SHEET 2 OF 2

PLAN ENTITLED "PLAN OF LAND IN BELMONT, MASS.," PREPARED BY FRED A. JOYCE - SURVEYOR, DATED JUNE 28, 1962, PLAN NUMBER 896 OF 1962

PLAN ENTITLED "PLAN OF LAND IN BELMONT, MASS.," PREPARED BY MCCLINTOCK & WOODFALL, CONSULTANTS & CIVIL ENGINEERS, DATED MAY 29, 1924, DEED BOOK 19181, PAGE 448

**LEGEND**

- SBDH ... STONE BOUND DRILL HOLE
- ⊙ RR SPIKE ... RAILROAD SPIKE
- DH ... DRILL HOLE
- EOP ... EDGE OF PAVEMENT
- WP ... WATER GATE
- UP ... UTILITY POLE
- OHW ... OVERHEAD WIRES
- ⊠ ... ELECTRIC METER
- \* ... LAMP POST
- ⊙ SMH ... SEWER MANHOLE
- ⊠ CI ... CAST IRON
- ⊠ LSA ... AIR CONDITIONING UNIT
- ... LANDSCAPED AREA (MULCH)
- ... SHRUB
- ... OAK TREE (SIZE SHOWN)
- ... CRABAPPLE TREE (SIZE SHOWN)
- ... CEDAR TREE (SIZE SHOWN)
- ... TOWN OF BELMONT MAP-BLOCK 57-12



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON THE GROUND ON SEPTEMBER 27, 2024.

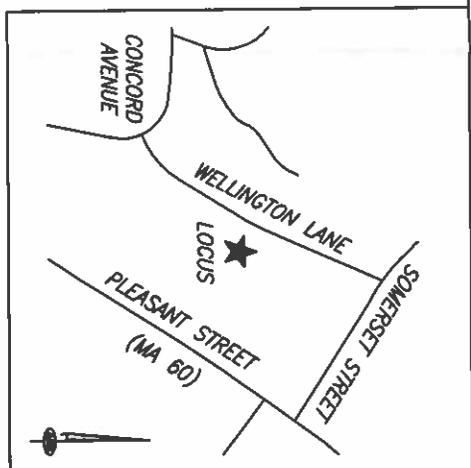
PROFESSIONAL LAND SURVEYOR DATE 11/15/24

**LOT COVERAGE CALCULATION:**

HOUSE	1,217 S.F.
2 STORY OVERHANG	18 S.F.
COVERED ENTRANCE	32 S.F.
GARAGE	+ 261 S.F.
<b>TOTAL LOT COVERAGE</b>	<b>1,528 S.F.</b>
<b>TOTAL LOT AREA</b>	<b>+ 9,063 S.F.</b>
<b>LOT COVERAGE PERCENTAGE</b>	<b>0.17 (17%)</b>

**OPEN SPACE CALCULATION:**

<b>TOTAL LOT AREA</b>	<b>9,063 S.F.</b>
HOUSE	- 1,217 S.F.
GARAGE	- 261 S.F.
DRIVEWAY	- 262 S.F.
<b>TOTAL OPEN SPACE</b>	<b>7,323 S.F.</b>
<b>TOTAL LOT AREA</b>	<b>+ 9,063 S.F.</b>
<b>OPEN SPACE PERCENTAGE</b>	<b>0.81 (81%)</b>



**LOCUS MAP**  
SCALE: 1" = 500'

ZONING DISTRICT: SINGLE RESIDENCE A (SRA)  
MACRIS HISTORIC AREAS: BLM.CG & BLM.CY  
MACRIS HISTORIC BUILDING: BLM.203

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**Existing Conditions Plan of Land**  
PREPARED FOR: SCOTT HENDERSON, PE  
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JOB #2411090 ASSESSOR'S REFERENCE: MAP 57, BLOCK 12

DATE: SEPTEMBER 27, 2024  
SCALE: 1" = 20' SHEET 2 OF 2