

NOTES

LOTS 1A, 2A & 2B IS A REVISED DIVISION PLAN ORIGINALLY RECORDED AS PLAN 55 OF 2015.
LOT 1 AS SHOWN ON PLAN 55 OF 2015 IS OWNED BY CLARK STREET REALTY TRUST.
LOT 2 IS ERIK & TAINA RHODIN.

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS
DEED BOOK 65143 PAGE 318 (LOCUS DEED)
PLAN 55 OF 2015 (LOCUS PLAN)
PLAN 650 OF 1928
PLAN 194 OF 1932
PLAN 233 OF 1947
PLAN 554 OF 1953
PLAN 476 OF 1963
PLAN 367 OF 1981
PLAN 437 OF 1987
PLAN 924 OF 2002
PLAN BOOK 157 PLAN 17
PLAN BOOK 230 PLAN 46
LAND COURT PLAN 11113-A

I HEREBY CERTIFY THAT:

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

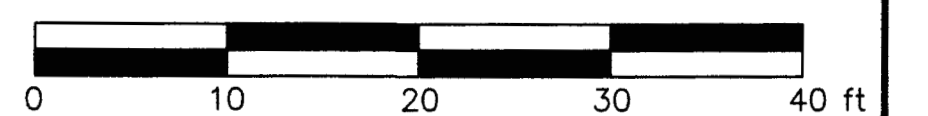
CLIFFORD E. ROBER

DATE

OWNER: ERIK & TAINA RHODIN

PLAN OF LAND IN BELMONT, MA (MIDDLESEX COUNTY)

SCALE: 1"= 10' DATE: APRIL 28, 2020



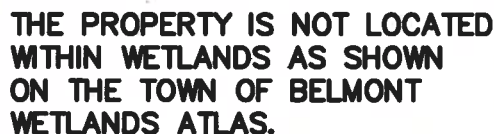
ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
1660PL10.DWG



83.0 – PROPOSED ELEVATION

(PRIVATE WAY)
BITUMINOUS CONCRETE



ZONING DISTRICT: GR (GENERAL RESIDENCE)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	20'	—	33.3'
SIDE SETBACK:	10'	—	10.0'
REAR SETBACK:	20'	—	20.2'
MAXIMUM LOT COVERAGE:	30%	—	27.4%
MINIMUM OPEN SPACE:	40%	—	62.6%
LOT FRONTAGE:	50.00'	50.22'	

LOT 2A

**OWNER: CLARK STREET REALTY TRUST
65143/320**

ASSESSORS MAP 30 — PART PARCEL 58B

TOTAL LOT AREA: 5,143± S.F.



CLIFFORD ROBER, PLS

DATE _____

**PROPOSED PLOT PLAN
CLARK LANE
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1"= 20'

DATE: 4/28/2020



ROBER SURVEY

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

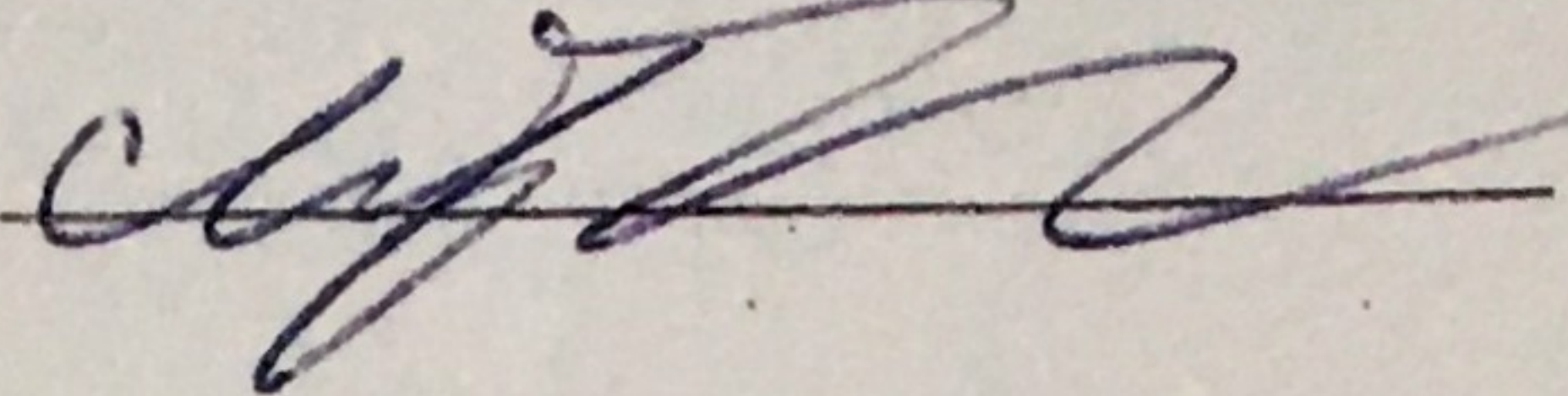
DWG. NO. 1660PP6C.DWG

Zoning Compliance Check List

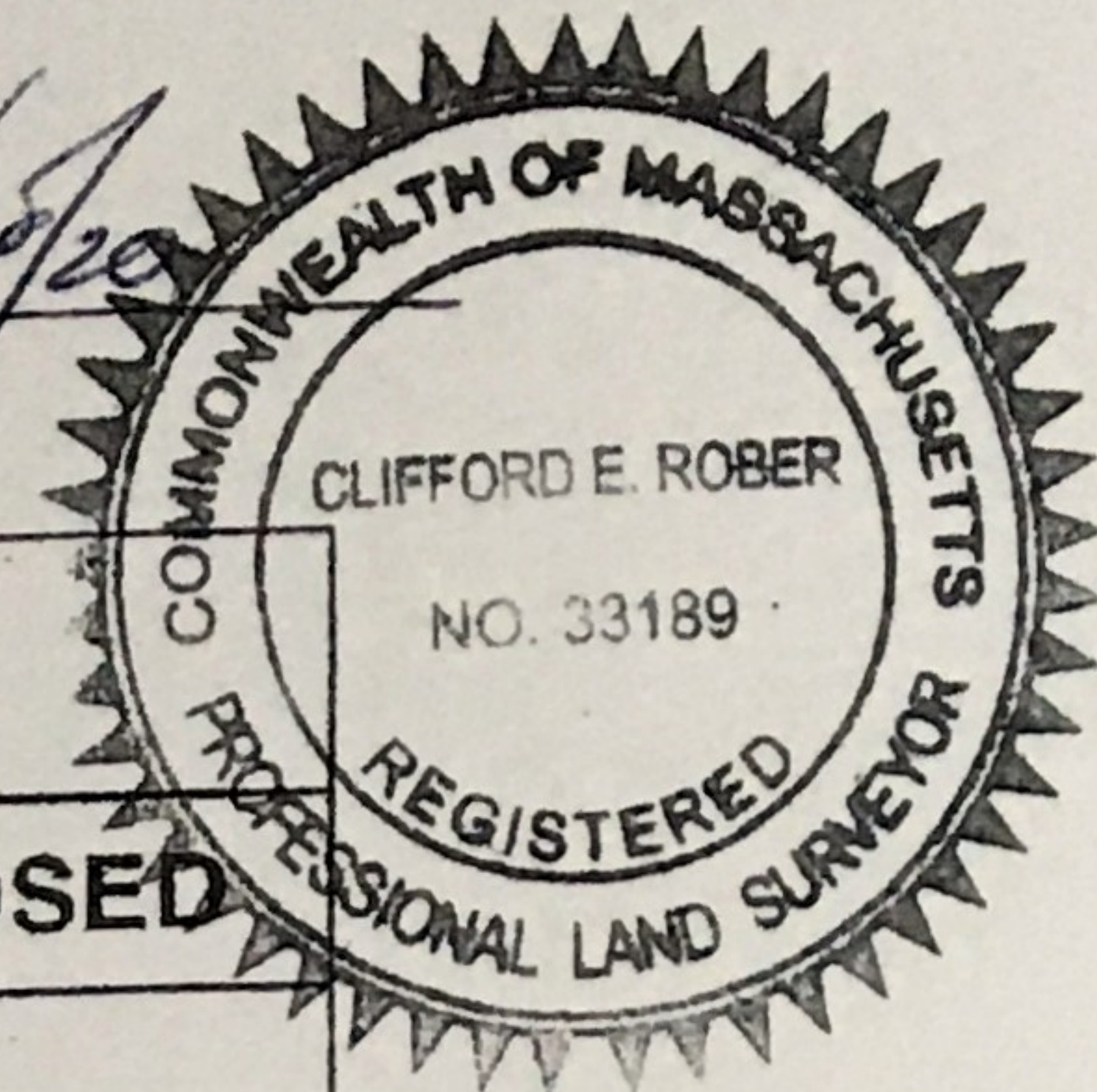
Properties Located within the GR Zoning Districts

(To be Completed by a Registered Land Surveyor)

Property Address: Lot 1 Clark Lane

Surveyor Signature and Stamp: 

Date: 4/25/2014



Per §4.2 of the Zoning By-Laws

		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,143					
Lot Frontage (feet)		50'		50.22'			
Lot Area/Unit (sq. ft./d.u.)		—					
Lot Coverage (% of lot)		30%				27.4%	
Open Space (% of lot)		40%				62.6%	
Setbacks: (feet)	➤ Front	20'				33.3	
	➤ Side/Side	10'	10'			10'	10'
	➤ Rear	20'				20.2'	
Building Height:	➤ Feet	33'				25.9'	
	➤ Stories	2 1/2					
1/2 Story (feet) (Per §1.4)	➤ Perimeter						
	➤ Area						
	➤ Length						

Per §6D of the Zoning By-Laws

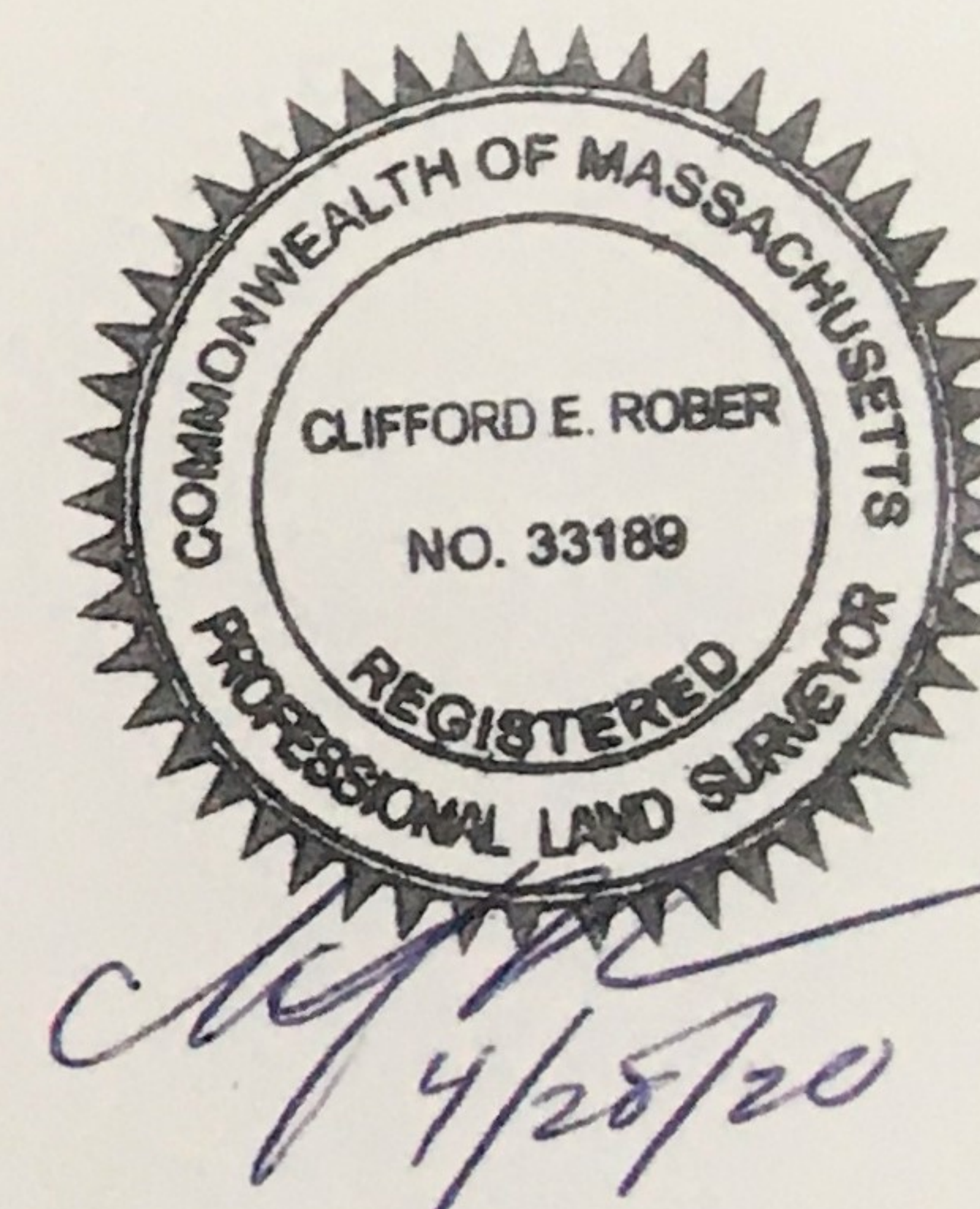
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street						
	➤ Setback						
Curb Cut							
HVAC:	➤ Front Yard						
	➤ Side/Rear Setbacks						

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
G	83.07	84	83.07	84	4.2	348.894	352.8	3.91
H	83.07	84	83.2	85.25	6	498.81	507.75	8.94
I	83.2	85.25	82.18	83	25.8	2133.402	2170.425	37.02
J	82.18	83	81.18	82.3	45.5	3716.44	3760.575	44.13
K	81.18	82.3	80.23	82.8	16	1291.28	1320.8	29.52
L	80.23	82.8	80.23	82.8	5	401.15	414	12.85
M	80.23	82.8	80.23	82.8	5.5	441.265	455.4	14.13
N	80.23	82.8	80.23	82.8	2.3	184.529	190.44	5.91
O	80.23	82.8	81.5	83	15.3	1237.235	1268.37	31.14
P	81.5	83	81.91	83	7.1	580.1055	589.3	9.19
Q	81.91	83	81.91	83.5	6	491.46	499.5	8.04
R	81.91	83.5	83.07	84	44.5	3670.805	3726.875	56.07
					183.2	14995.38	15256.24	260.86

Ceiling Height:	6.17
Basement Floor Elevation	77.25
Ceiling Elevation	83.42
Perimeter Total Length	183.20
Total Perimeter Square Foot	1130.34
Average Existing Grade	81.85
New Average Grade	83.28
Difference in Grade in feet	1.42

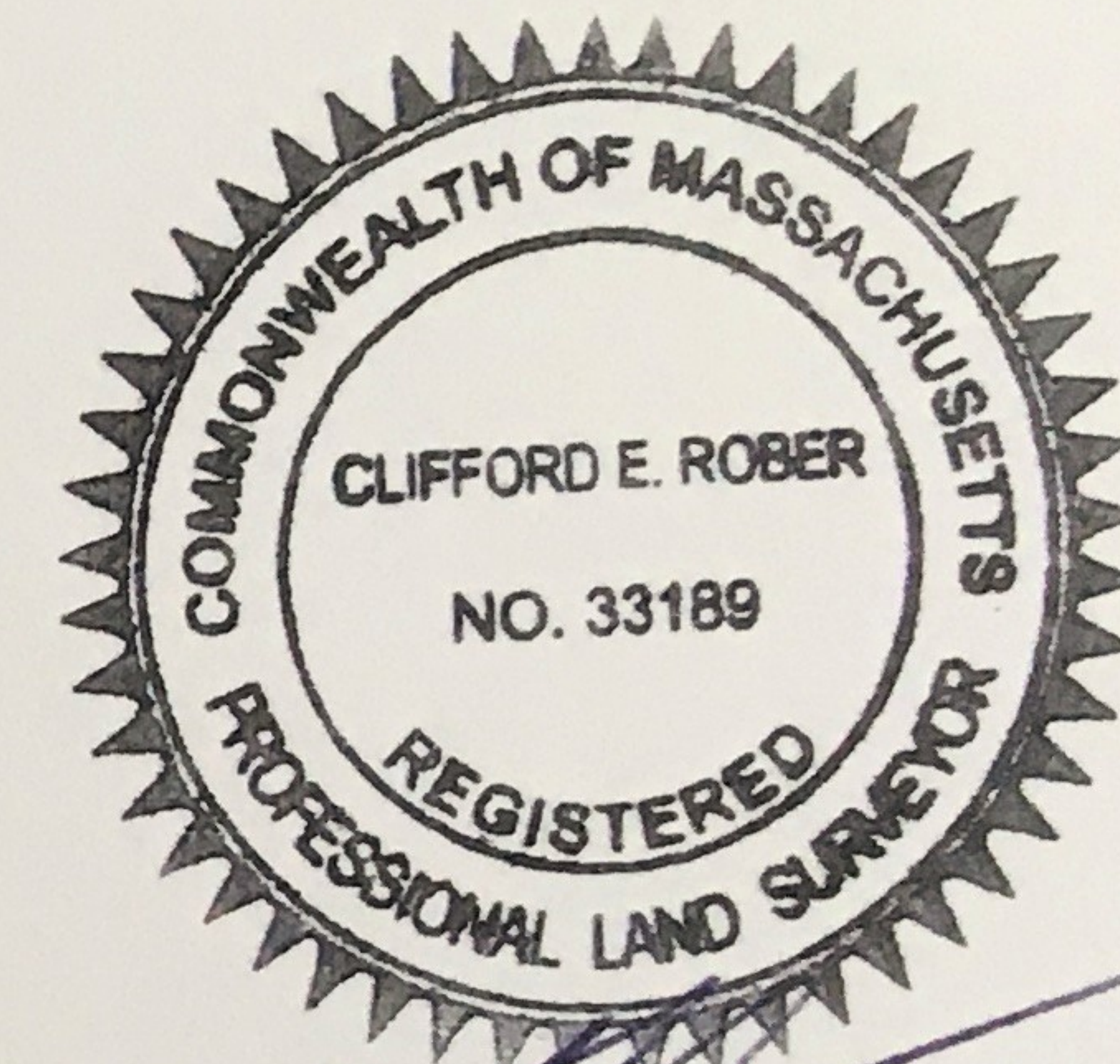
% Covered using Avg Grade 97.67%



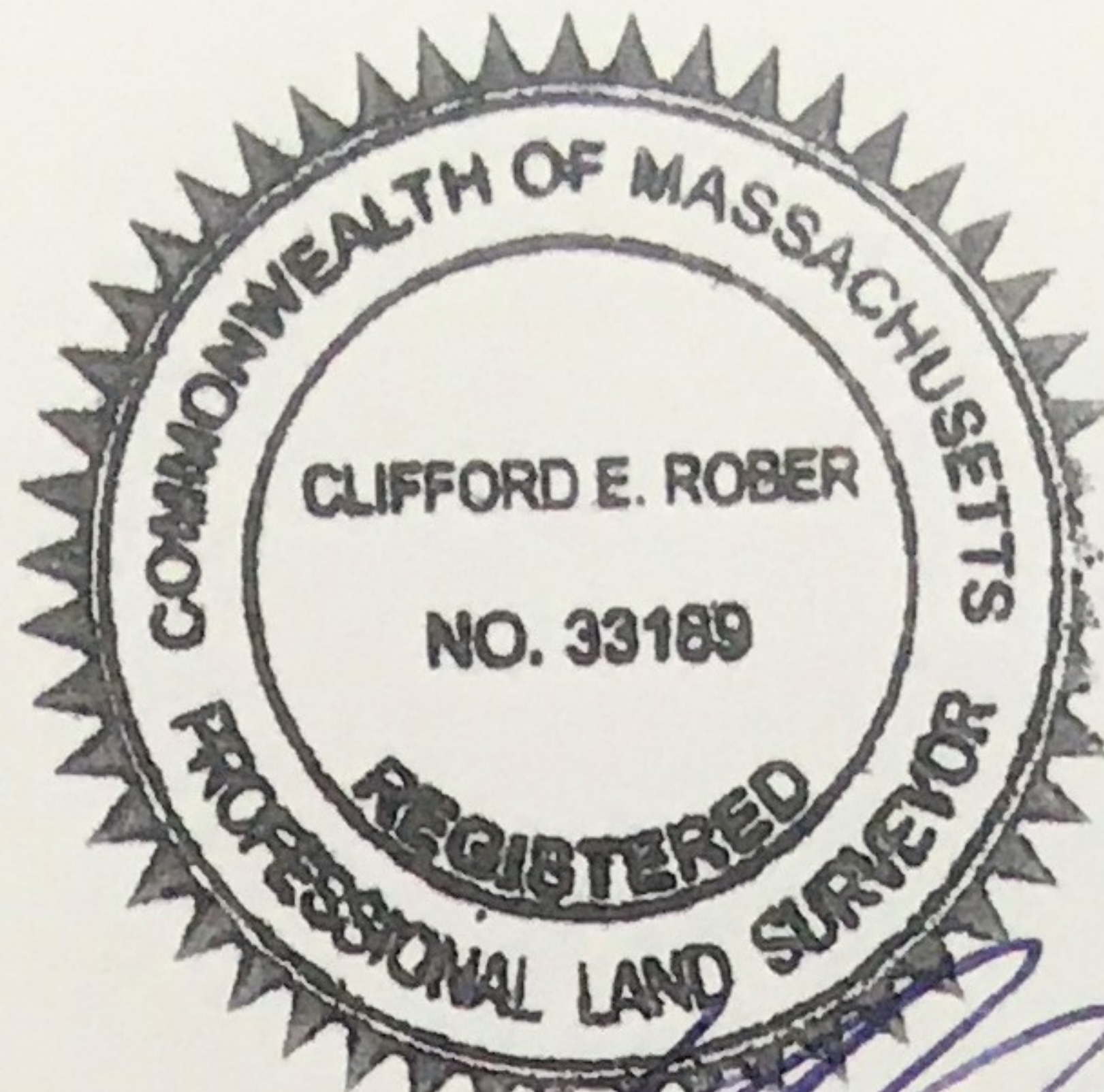
Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	83.42	84	84	4.20	6.17	25.91	0.00	100.00%
B	83.42	84	85.25	6.00	6.17	37.02	0.00	100.00%
C	83.42	85.25	83	25.80	6.17	159.19	0.00	100.00%
D	83.42	83	83.6	24.8	6.17	153.016	2.976	98.06%
E	83.42	83.6	83.75	30	6.17	185.1	0	100.00%
F	83.42	83.75	84	18.8	6.17	115.996	0	100.00%
	83.42			109.60	6.17	676.23	2.98	99.50%

Ceiling Height:	6.17	<- enter
Basement Floor Elevation	77.25	<- enter
Ceiling Elevation	83.42	
Perimeter Total Length	109.60	
Total Perimeter Square Foot	676.23	
Exposed Square Footage	2.98	
% Covered	99.50%	<- result

North	South	East	West
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00



Clifford E. Rober
4/28/20



R1660C

4/28/20

Lot 1 Clark Lane

83.0

81.5
15.3'
14.5'
80.23
5.5

82.8

82.3

83.5

81.91

14.0'
5.0'

16.0'
NO BASEMENT
GARAGE

81.18

44.5'

83.03

18.80'

30.00'

45.5'

81.52

24.80'

84.0

83.07

4.2'

6.0'

25.8'

82.18

83.0

83.25
85.25