

PLEASANT STREET DENTAL, BELMONT MA



Google Earth

©2020 Google

100 ft

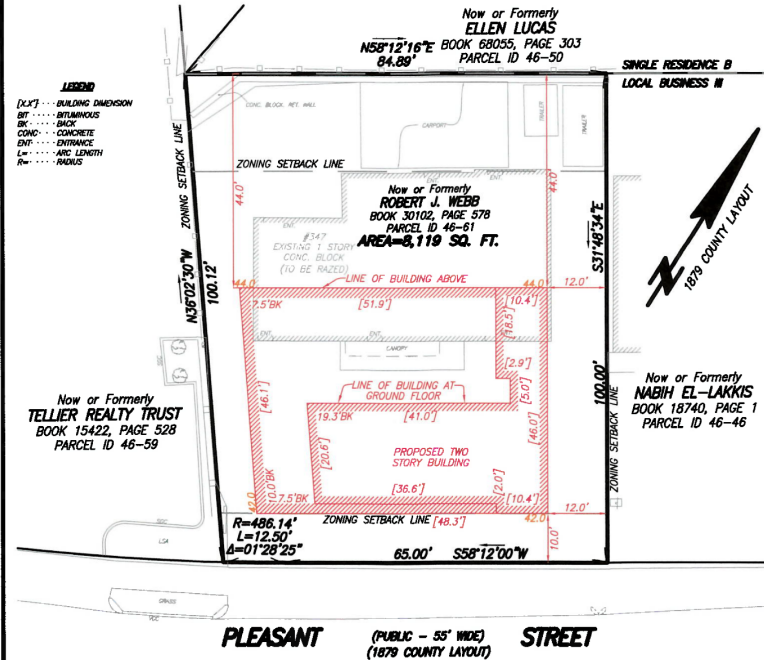


VIEW FROM SIMMONS AVE



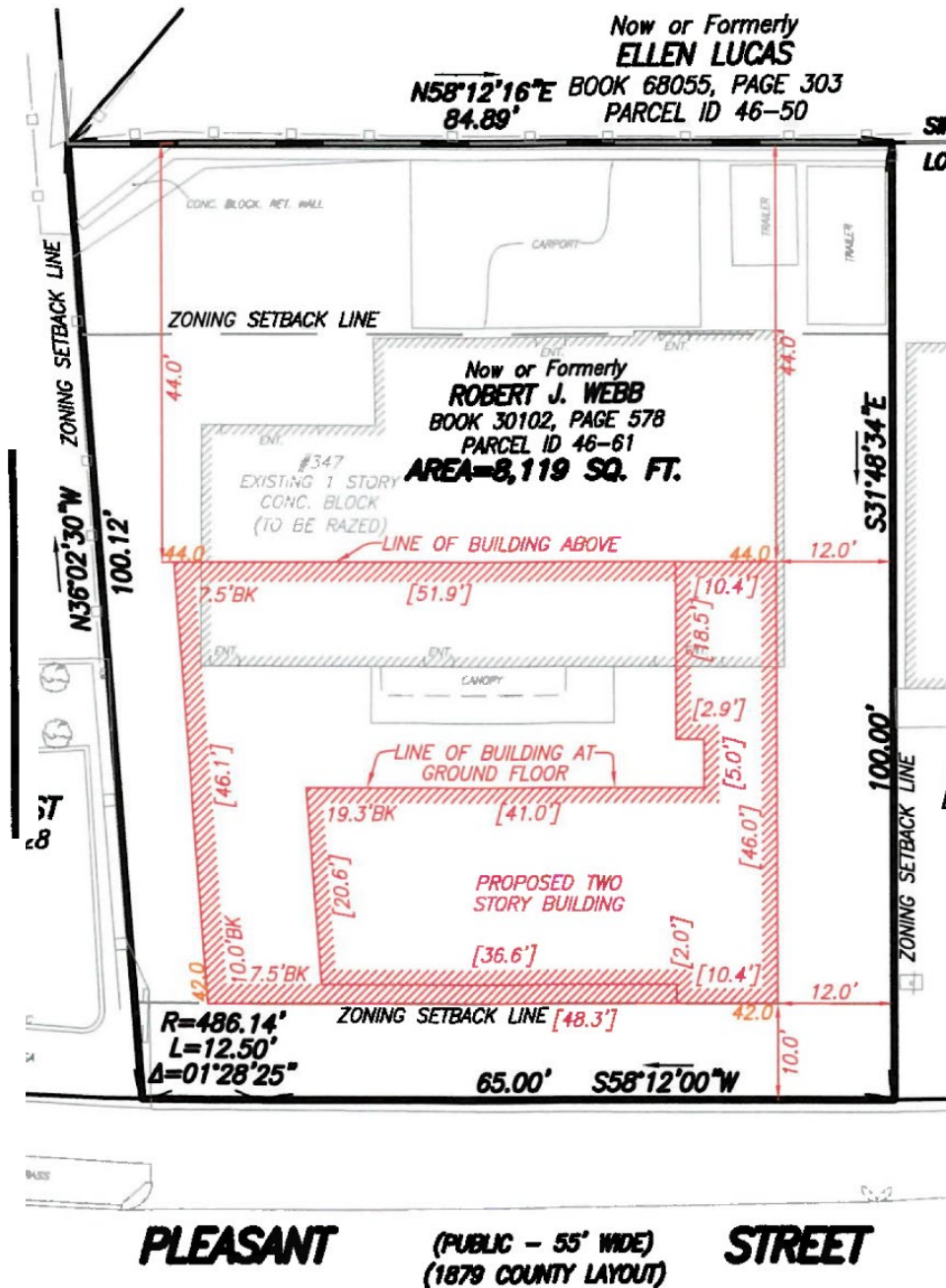
DRONE FOOTAGE FROM ~20'-0" ABOVE PAVEMENT (1/09/2021 1:50pm)

- NOTES:**
1. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700418E, TOWN OF BELMONT, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
 2. THE PROPOSED BUILDING, BUILDING SQUARE FOOTAGE, AND EXISTING AND PROPOSED INFORMATION SHOWN IN THE ZONING TABLE ARE BASED ON A PLAN PREPARED BY WDA DESIGN GROUP ENTITLED "PRELIMINARY LAYOUT & MATERIALS PLAN", DATED JANUARY 30, 2020.
 3. NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.



ZONING INFORMATION
ZONING DISTRICT: LOCAL BUSINESS III

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	8,119 SQ.FT.	8,119 SQ.FT.
MINIMUM FRONTAGE	20 FEET	77.5 FEET	77.5 FEET
MINIMUM FRONT YARD	10 FEET	45 FEET	10 FEET
MINIMUM SIDE YARD	0 FEET	9.5 FEET	7.5 FEET
MINIMUM REAR YARD	20 FEET	19.6 FEET	44 FEET
MAXIMUM LOT COVERAGE	35%	23%	34%
MAXIMUM FAR	1.05	0.23	0.64
MINIMUM OPEN SPACE	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	28 FEET	11 FEET	24 FEET
	2 STORIES	1 STORY	2 STORIES

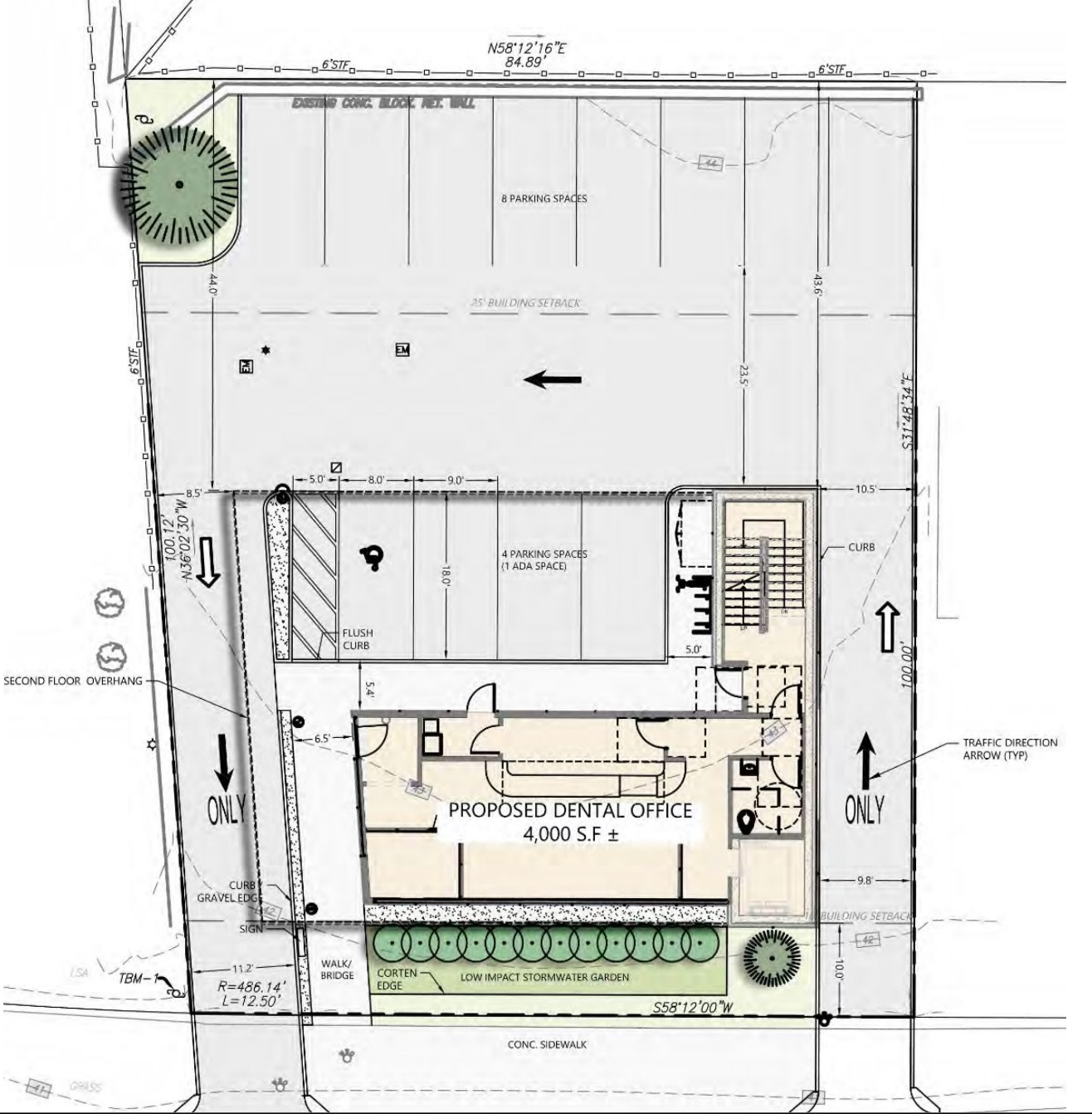




Rain Garden with granite edge, steel grate bridge, red sprite holly and switchgrass



Rain Garden with corten steel edge, switch grass and blue flag iris





Dark American Arborvitae



Japanese White Pine



Slender Hinoki Cypress



Cape Breeze Dwarf Switchgrass



Red Sprite Holly



Periwinkle



Blue Flag Iris



Shadblow - Fall



Shadblow- Spring



Witchazel

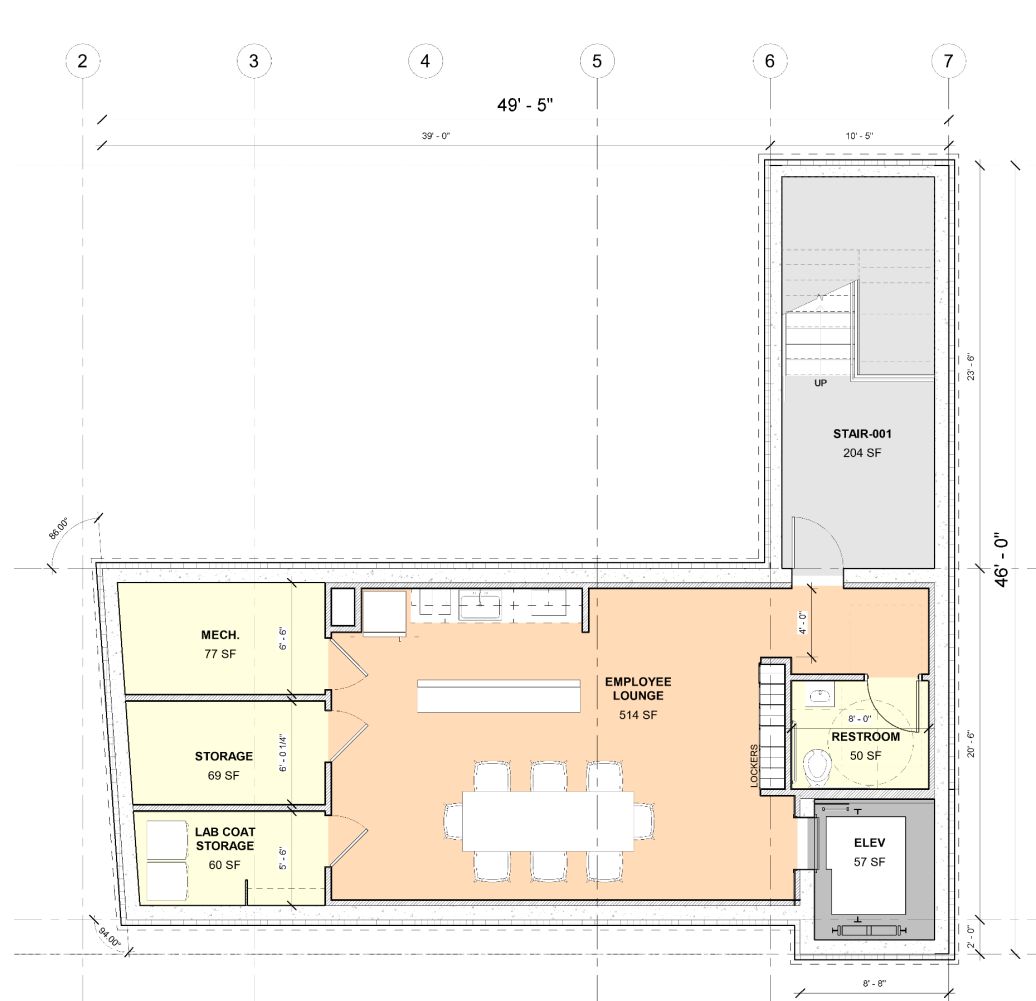


Slender European Hornbeam- Fall

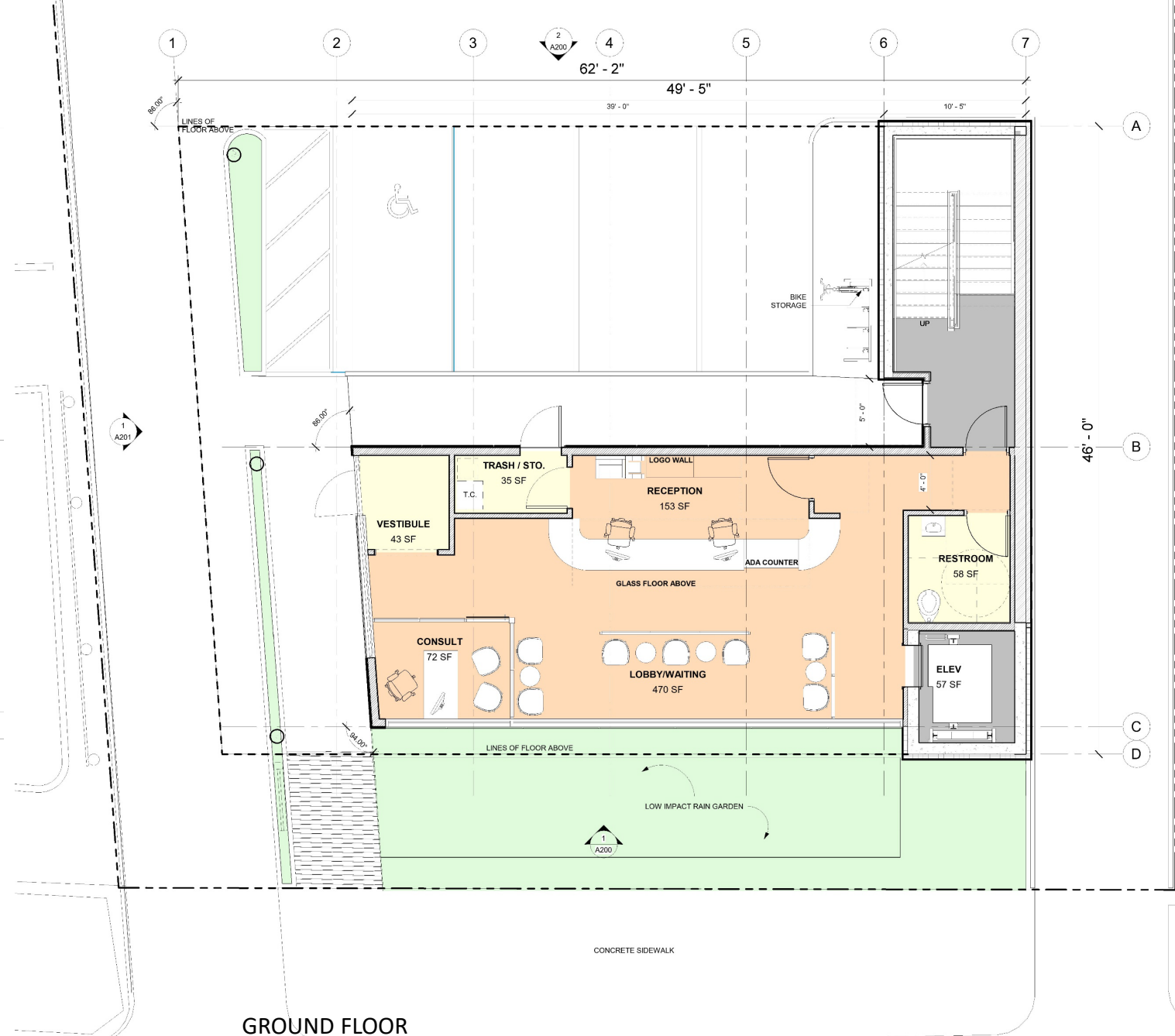
PLANT IMAGERY



31 EAST MAIN STREET WESTBOROUGH MA
WDA-DG.COM PH. 508.366.6552



LOWER LEVEL

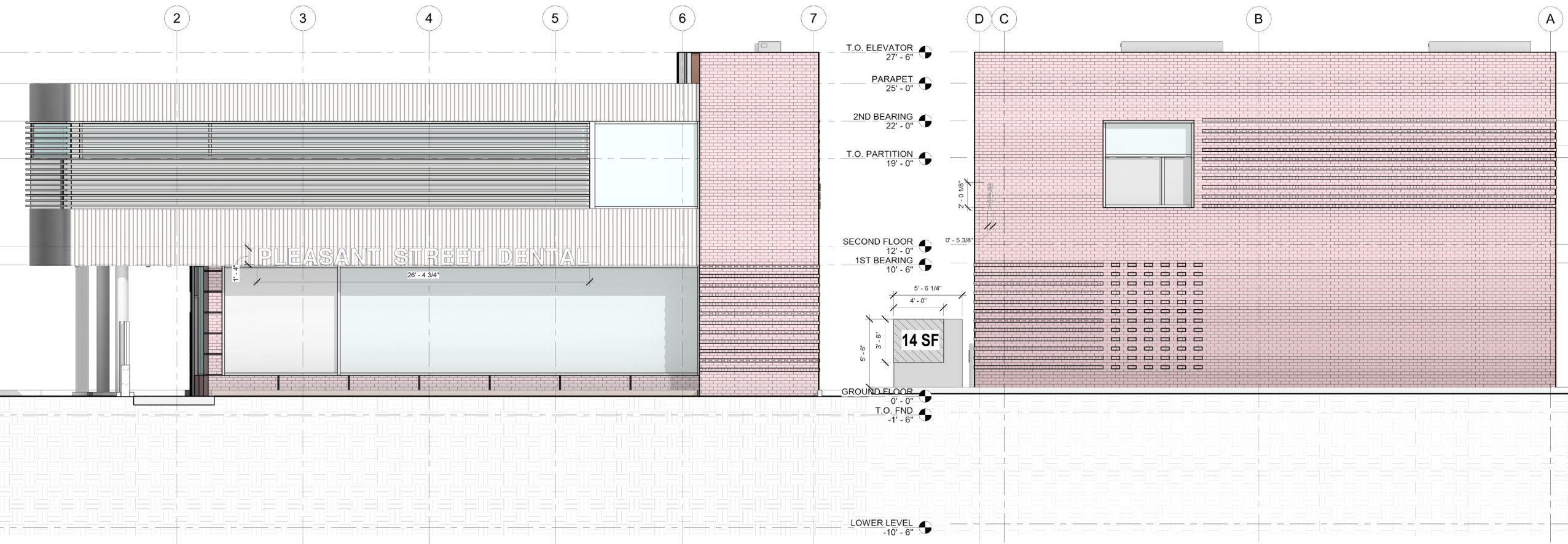


GROUND FLOOR



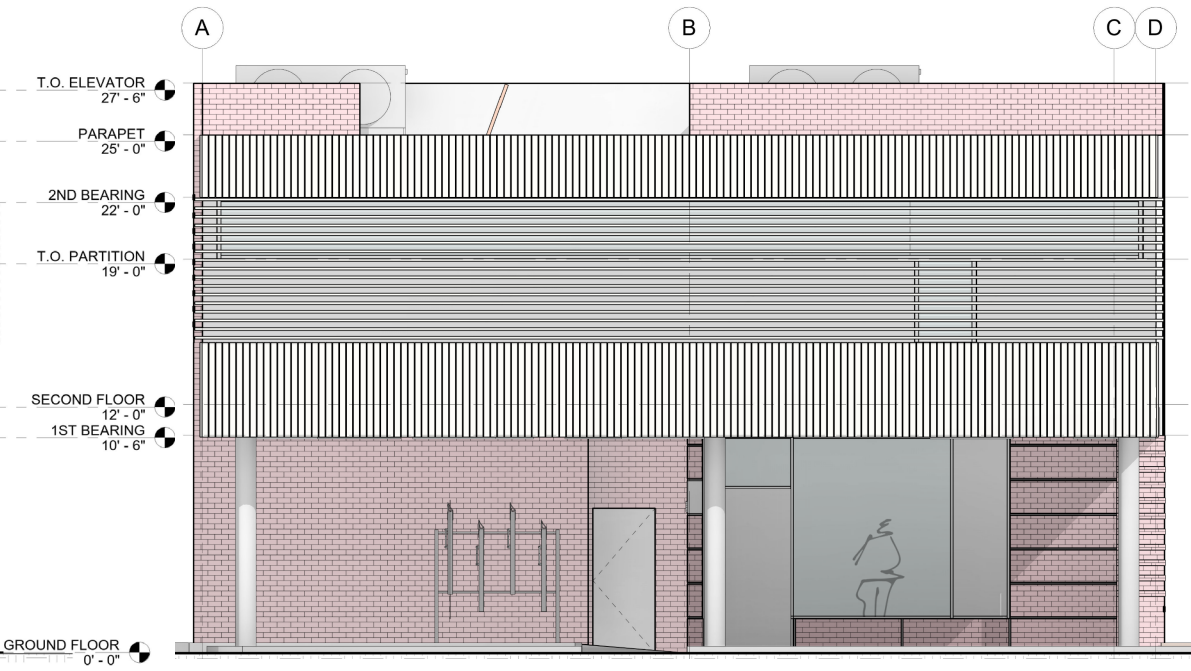
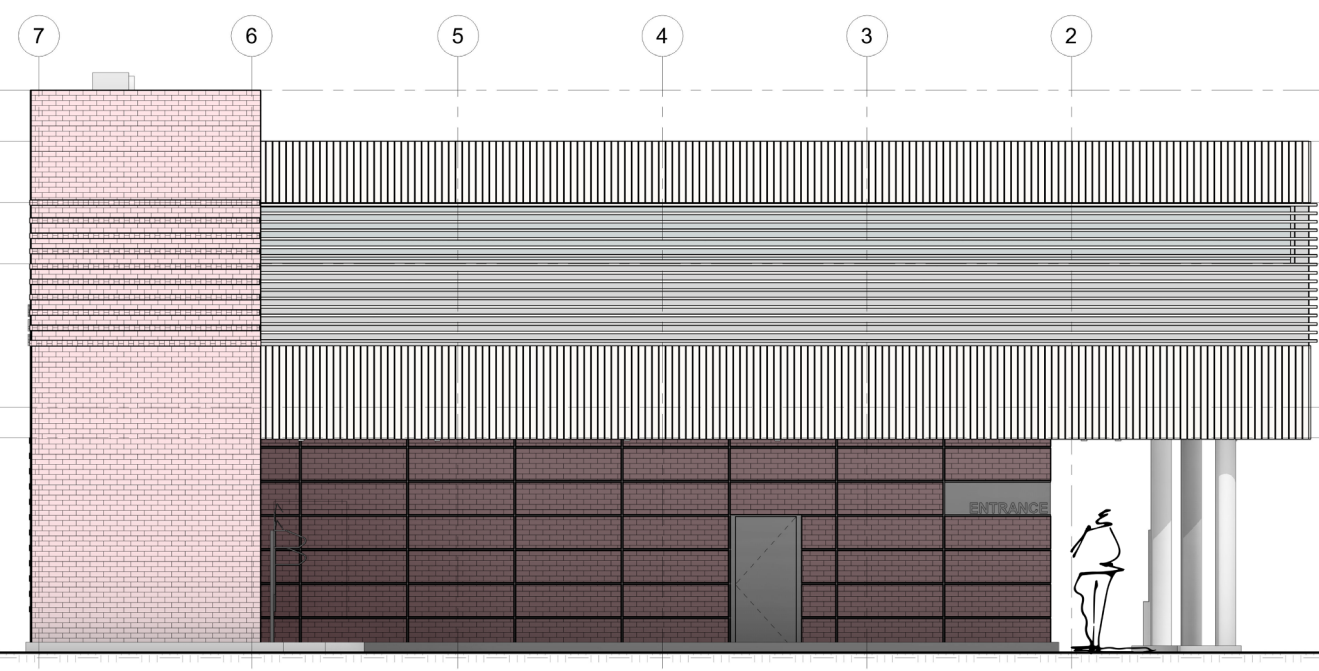
UPPER LEVEL

ROOF



FRONT (NORTH) ELEVATION

RIGHT (EAST) ELEVATION



REAR (SOUTH) ELEVATION

LEFT (WEST) ELEVATION



DECEMBER 21, 10:30am

TROIKA

PLEASANT STREET DENTAL
BELMONT, MA

PLANNING BOARD PRESENTATION
16 FEB 2021



June 21, 11:30am



June 21, 7:00pm







