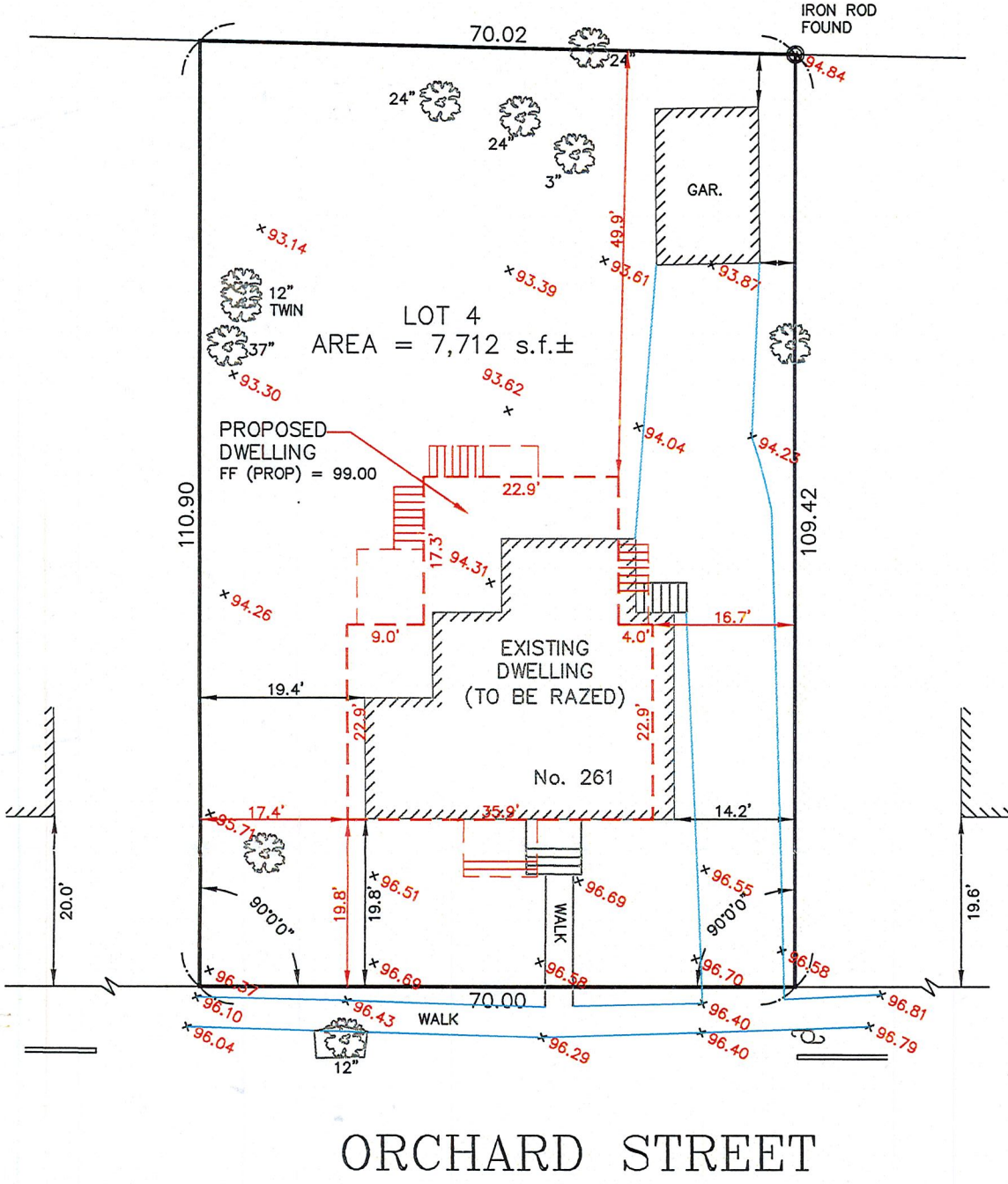
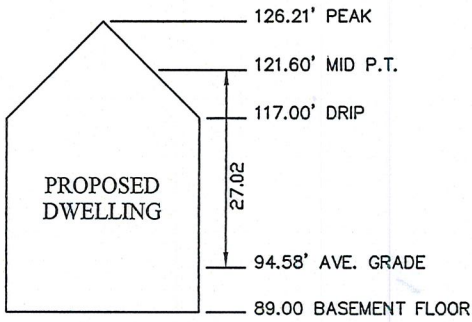


PREPARED BY:  
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**ZONED (SR-C)**

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 19.65'	19.8'	19.8'
SIDE: 10'	14.2'	16.7'
REAR: 30'	57.1'	49.9'
MAX. LOT COV.: 25%	15.15%	16.4%
MIN. OPEN SPACE: 50%	63.7%	62.4%



THE PROPERTY IS NOT LOCATED IN AN  
ESTABLISHED FLOOD HAZARD ZONE ACCORDING  
TO THE F.I.R.M. OF BELMONT.

 06/29/2022  
RICHARD J. MEDE, JR. — P.L.S. DATE:



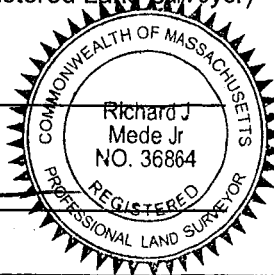
DEED REFERENCE: BK 1567 PG 42  
PLAN REFERENCE: 6851A

OWNER: ROBERT MCAULEY
HOUSE NO.: 641
LOC. LOT NO.: 4
APP. NO.:
DATE: JUNE 29, 2022
SCALE: 1" = 20'

## Zoning Compliance Check List

**Properties Located within the SR-C Districts**  
(To be Completed by a Registered Land Surveyor)

Property Address: 261 ORCHARD ST



Surveyor Signature and Stamp: [Signature] Date: 06/29/2022

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		9,000 <del>sf</del>		7,712 sf		7,712 sf	
Lot Frontage (feet)		75'		70'		70'	
Lot Coverage (% of lot)		25 %		15.15%		16.4 %	
Open Space (% of lot)		50 %		63.7%		62.4%	
Setbacks: (feet)	➤ Front (a)	19.65'		19.8'		19.8'	
	➤ Side/Side	10'	10'	19.4'	14.2'	17.4'	16.7'
	➤ Rear	30'		57.1'		49.9'	
Building Height:	➤ Midpoint (feet)	30		24.11'		27.02'	
	➤ Ridge (feet)	34		28.28'		31.63'	
	➤ Stories	2-1/2		2 1/2		2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)						
	➤ Area (60%)						
	➤ Length (75%)						
HVAC (b)	Prohibited in Front Yard and Side and Rear Setbacks and shall be screened						

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

(b) Includes all outdoor mechanical equipment and fuel storage systems.

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

% of EXPOSED FOUNDATION

261 ORCHARD STREET BELMONT

AVE BASEMENT CEILING ELEVATION – AVE BASEMENT FLOOR ELEVATION= TOTAL HEIGHT OF BASEMENT

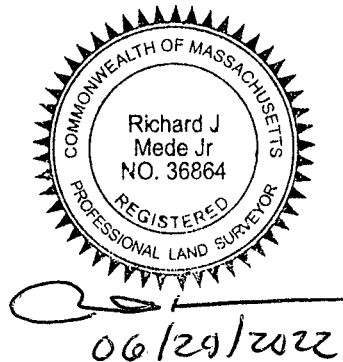
$$97.83' - 89.00' = 8.83'$$

AVERAGE GRADE ELEV. – BASEMENT FLOOR ELEV. =AMOUNT OF NON EXPOSED BASEMENT

$$94.58 - 89.00' = 5.58' (63.2\%)$$

BASEMENT CEILING ELEV. – AVERAGE GRADE ELEV. = AMOUNT OF EXPOSED BASEMENT

$$97.83' - 94.58' = 3.39' (36.8\%)$$



AVERAGE GRADE ELEVATION CALCULATIONS

261 ORCHARD STREET BELMONT

DWELLING LINE SEGMENT/TOTAL DWELLING FOUNDATION X AVERAGE ELEVATION =

1)  $35.9' / 152.6' = (0.23526) \times (96.09 + 96.76) / 2 = 22.685$

2)  $22.9' / 152.6' = (0.15007) \times (96.76 + 94.84) / 2 = 14.376$

3)  $4.0' / 152.6' = (0.02621) \times (94.84 + 94.84) / 2 = 02.486$

4)  $17.5' / 152.6' = (0.11468) \times (94.84 + 94.04) / 2 = 10.830$

5)  $22.9' / 152.6' = (0.15007) \times (94.04 + 93.50) / 2 = 14.070$

6)  $17.5' / 152.6' = (0.11468) \times (93.50 + 90.06) / 2 = 10.525$

7)  $9.0' / 152.6' = (0.05898) \times (90.06 + 90.06) / 2 = 05.312$

8)  $22.9' / 152.6' = (0.15007) \times (94.50 + 96.09) / 2 = 14.300$

AVERAGE GROUND ELEVATION..... = 94.58'

