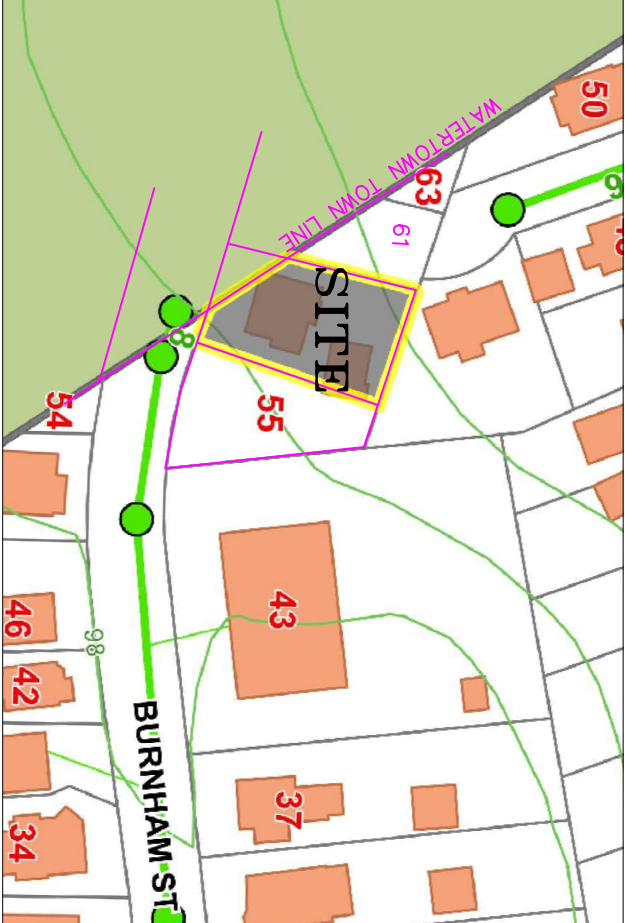


PLOT PLAN
59 BURNHAM ST.
BELMONT, MA



LOCUS PLAN
1"=100 FT

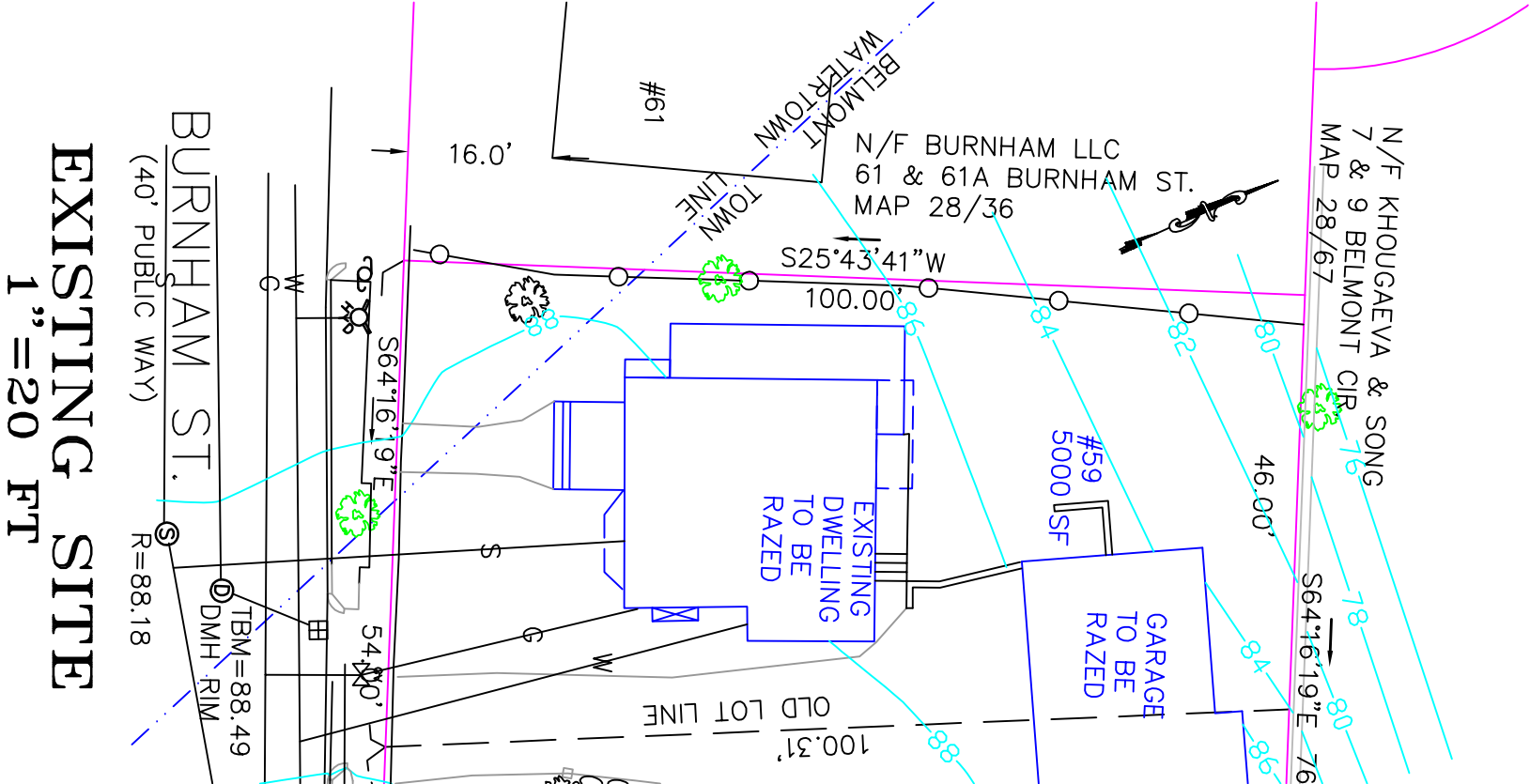
LEFT
FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16' + 20')/2 = 18.0 FT
COVERAGE
30% OF 4600 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 463 SF OR 10.1%
OPEN SPACE = 68.2%

ZONING DISTRICT: GR		
ZONING DIMENSIONS		
LOT REQUIREMENTS	REQUIRED	EXISTING
1. AREA (SF/DU) (2 FAMILY)	3500	9780
2. WIDTH (FT) (1 FAMILY)	45	46
3. DEPTH (FT)	---	---
4. FRONTAGE (FT)	70	117.3
5. FRONT SETBACK (BURNHAM) (FT)	18.0 (AVE)	23.5
6. SIDE SETBACK (FEET)	10	10.5
7. REAR SETBACK (FEET)	20	N/D
8. LOT DEPTH (100'±; 20%)	20	N/D
9. COVERAGE	30%	31.8%
10. OPEN SPACE	40%	68%
11. HEIGHT (FEET) MAX.	32	N/D
12. STORIES	2.5	2.5

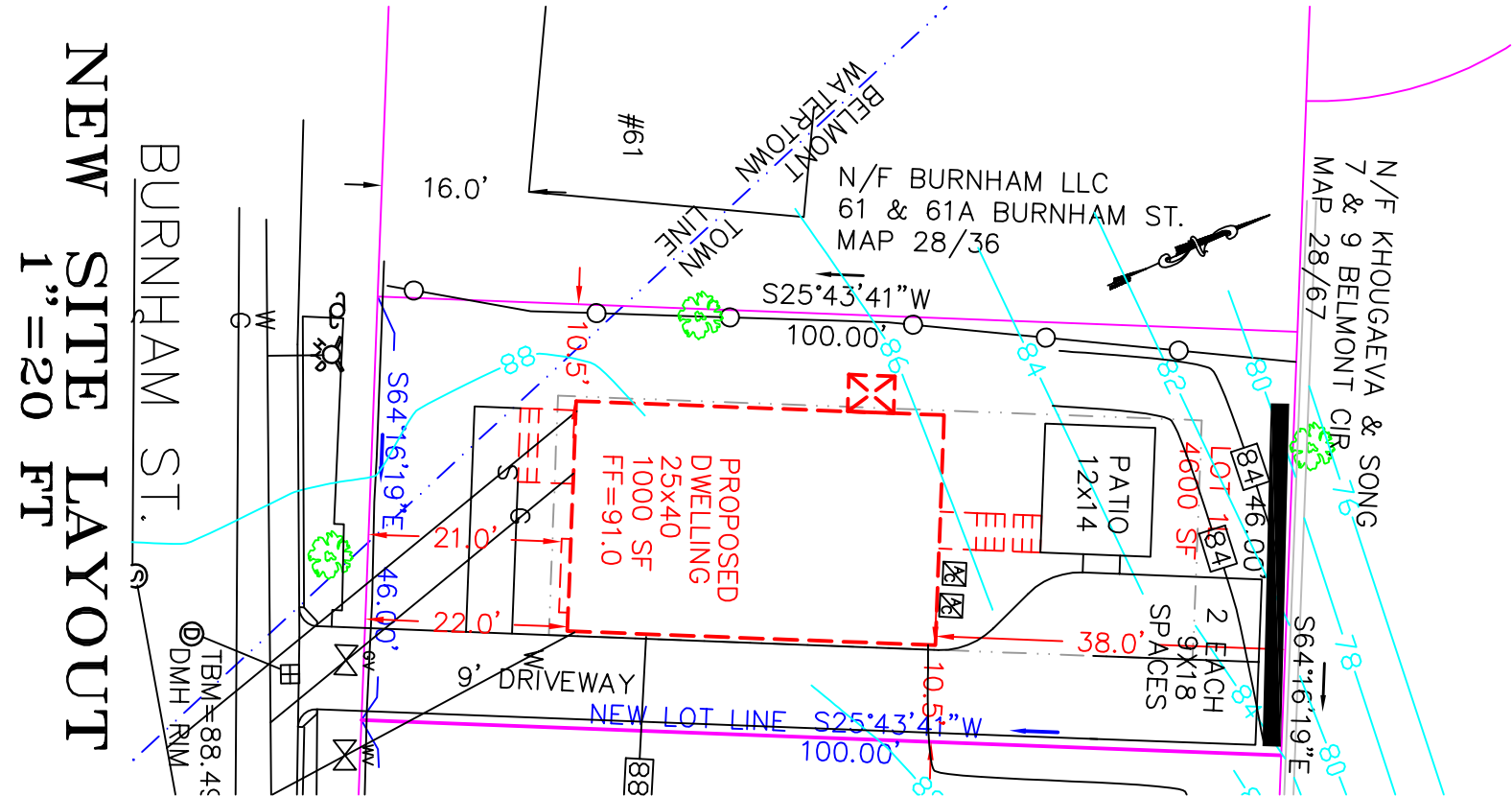
REFERENCE:
SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED,
BELMONT ASSESSORS MAP 28 PARCELS 37 & 38
WATEROWN ASSESSORS GIS ID 521/8/2P
PLAN DATED 21 OCT. 1906 BOOK 3197 END MSRD.
PLAN 540 OF 2010 MSRD.
DEED BOOK 68740 PAGE 184 MSRD.

NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY
FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO
ESTABLISH PROPERTY LINES.

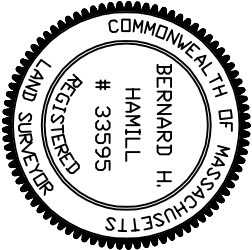
CERTIFICATION:
PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE
WITH THE TECHNICAL STANDARDS FOR FOUNDATION
INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS
ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.
A. THE BUILDING CONFORMS TO THE DIMENSIONAL
REQUIREMENTS OF THE ZONING BYLAW OF THE TOWN
OF BELMONT, MA. LOT IS GRANDFATHERED.
B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.
FEMA MAP #250170044E DATED 4 JUNE 2010.



EXISTING SITE
1"=20 FT

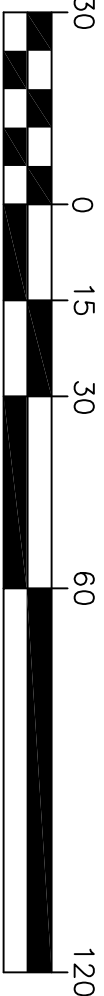


NEW SITE LAYOUT
1"=20 FT



Bernard H. Hamill

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DATE: 19 JAN. 2023

PREPARED FOR:

57-59 BURNHAM STREET LLC
166 CIRCLE DR.
WALTHAM, MA

PREPARED BY:

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