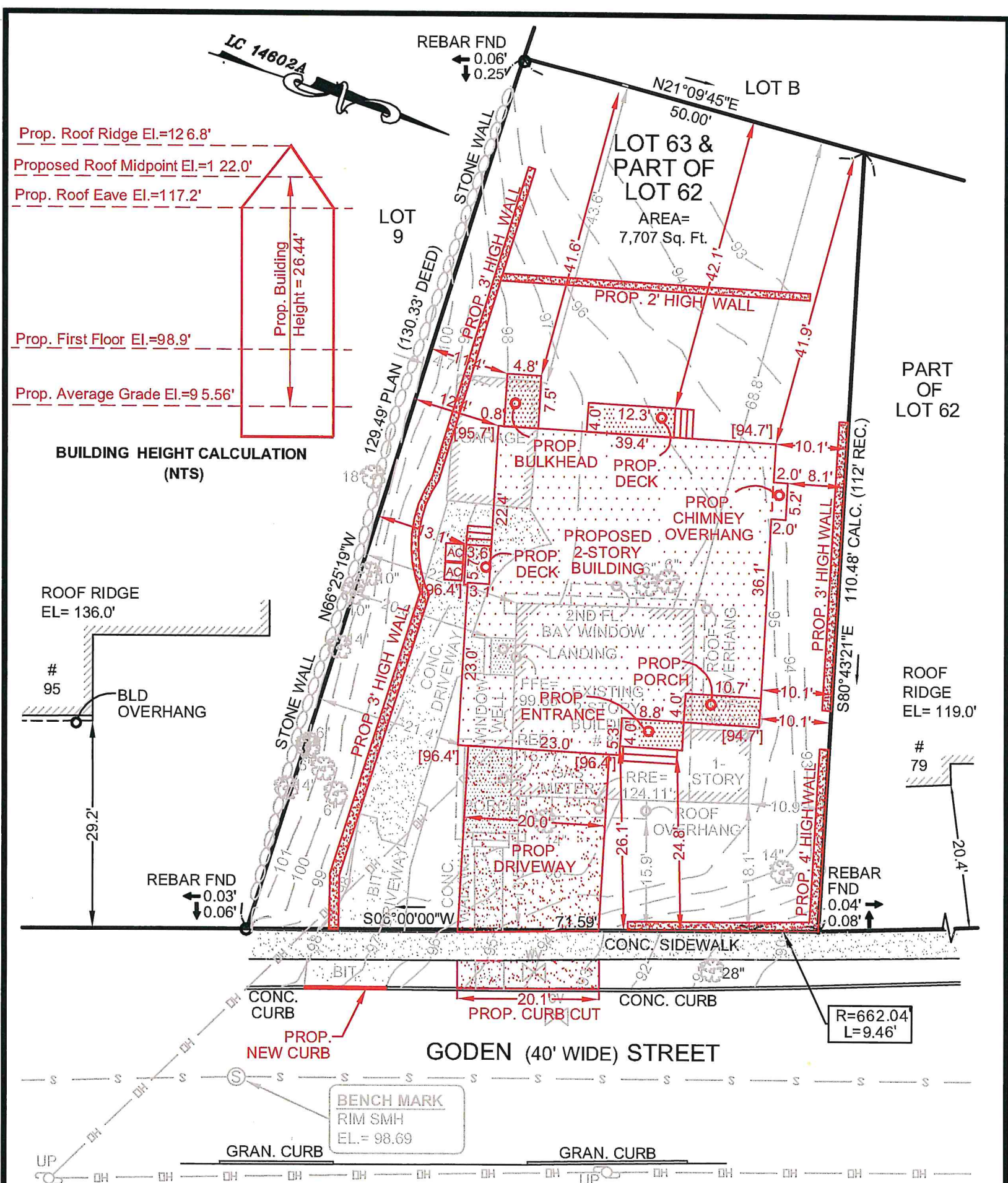




- NOTES:**
- * Deed Ref.: Book 77986, Page 445
 - * Assessors Ref.: Map 18, lot 185
 - * Plan Ref.: Plan Book 87, Plan 7
Plan Book 236, Plan 47
LC Plan 16245-A
LC Plan 16245-C
 - * Zone: SC
 - * Property is outside of flood zone based on Flood Insurance Rate Map for the town of Belmont #25017C 0418E, effective date June 4, 2010.
 - * Locus lot is not within the wetlands or wetland buffer zone.
 - * No other public shade trees are located within the limits of the property frontage of the subject property.
 - * Distances shown were measured from building clapboard.
 - * Elevations are shown in assumed datum.

	Setbacks			Lot Coverage	Open Space
	Front	Side	Rear		
Required	min. 24.8'	min. 10'	min. 30'	max. 25%	min. 50%
Existing	13.5'	21.4' ; 10.9'	68.8'	14.6% (1,129 SF)	77.6% (5,980 SF)
Proposed	24.8'	11.4';10.1'	41.6'	24.4% (1,877 SF)	69.0% (5,315 SF)

Proposed Site Plan

87 Goden Street

Belmont, MA 02478

Owner: Sylvia E. Perella, Tr.
& Lisa Perella, Tr.
Dosyli Revocable Trust

House No. 87
Lot No. 185
App. No. n/a
Date September 11, 2023
Scale 1 inch = 20 feet

Plan Prepared By:

LAND MAPPING INC.

10 Andrew Square,
South Boston, MA 02127
Tel. 857-544-3061

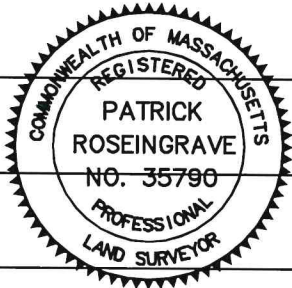


Patrick Roseingrave
Patrick Roseingrave Licence # 35790
Professional Land Surveyor

Zoning Compliance Check List
(Registered Land Surveyor)

Property Address: 87 GODEN STREET, BELMONT Zone: SC
Surveyor Signature and Stamp: Patrick Roseingrave Date: 09/11/2023

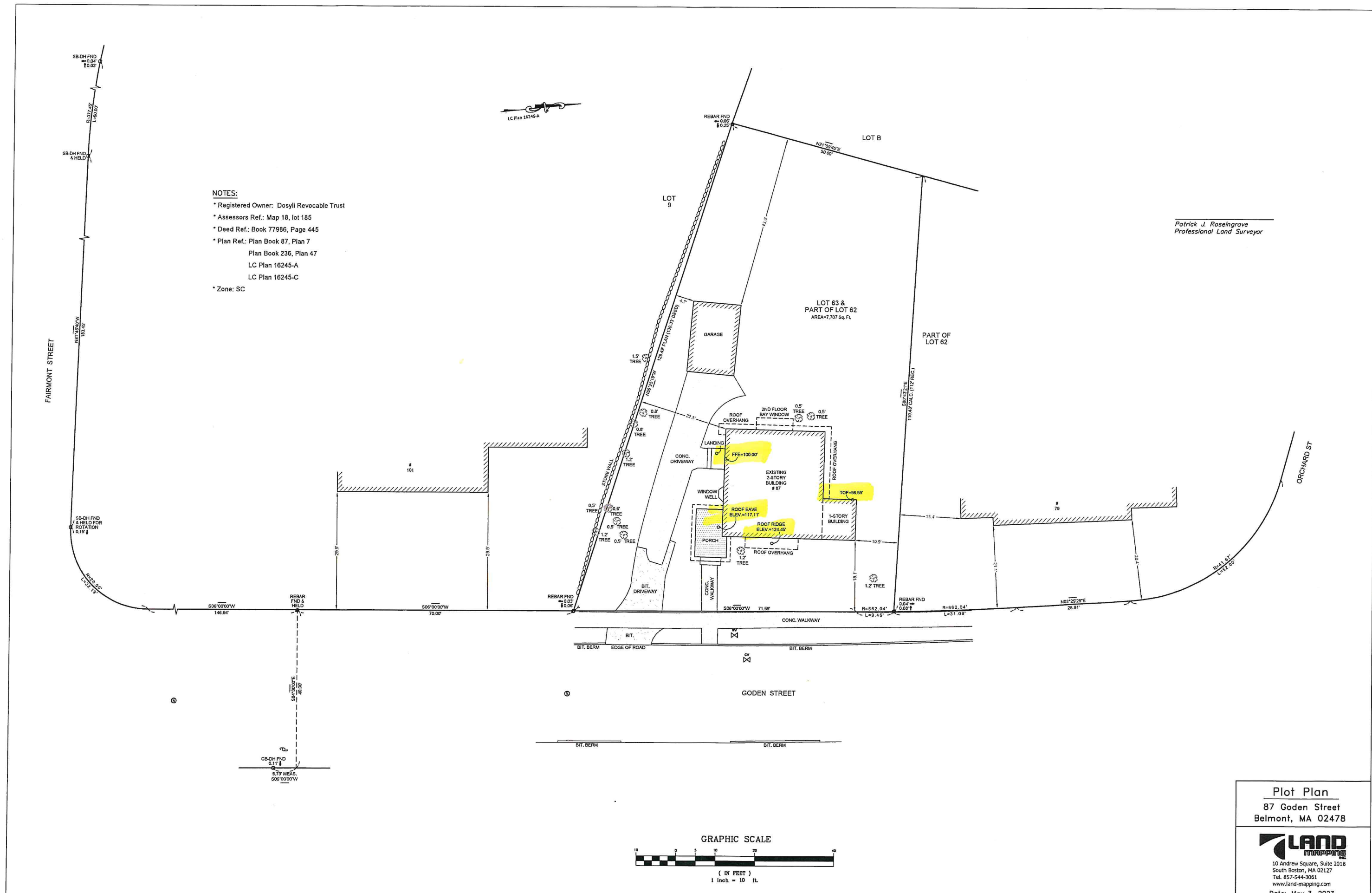
	REQUIRED	EXISTING	PROPOSED
Lot Area	MIN. 9,000 S.F.	7,707 S.F.	N/A
Lot Frontage	MIN. 75'	81.05'	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	MAX. 25%	14.6% (1,129 S.F.)	24.4% (1,877 S.F.)
Open Space	MIN. 50%	77.6% (5,980 S.F.)	69.0% (5,315 S.F.)
Front Setback	MIN 24.8'	13.5'	24.8'
Side Setback	MIN 10'	20.6'	11.4'
Side Setback	MIN 10'	10.9'	10.1'
Rear Setback	MIN 30'	68.8'	41.6'
Building Height	MAX. 33'	N/A	24.18'
Stories	MAX. 2.5	2	2
1/2 Story Calculation			



NOTES:	FRONT SETBACK CALCS:
	#95 FRONT SETBACK=29.2'
	#79 FRONT SETBACK=20.4'
	#87 FRONT SETBACK= (29.2+20.4')/2 = 24.8'

NOTES:
 * Registered Owner: Doyli Revocable Trust
 * Assessors Ref.: Map 18, lot 185
 * Deed Ref.: Book 77986, Page 445
 * Plan Ref.: Plan Book 87, Plan 7
 Plan Book 236, Plan 47
 LC Plan 16245-A
 LC Plan 16245-C
 * Zone: SC

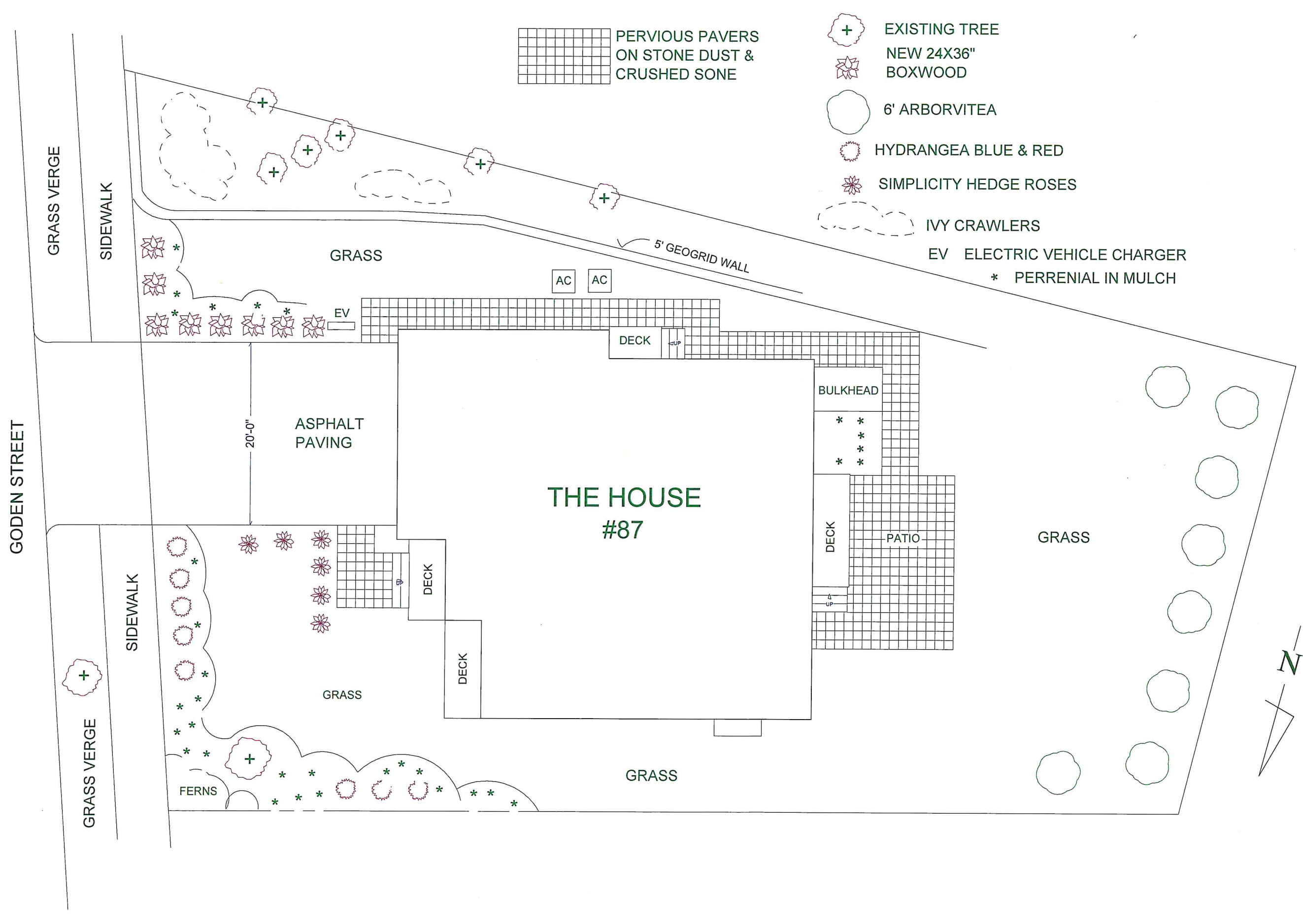
Patrick J. Roseingrave
 Professional Land Surveyor



Plot Plan
 87 Goden Street
 Belmont, MA 02478

LAND
 MAPPING
 INC.

10 Andrew Square, Suite 2018
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com
 Date: May 3, 2023



NEW RESIDENCE AT 87 GODEN STREET BELMONT MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	LANDSCAPING PLAN 1"=10'	6/15/23	L-1
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