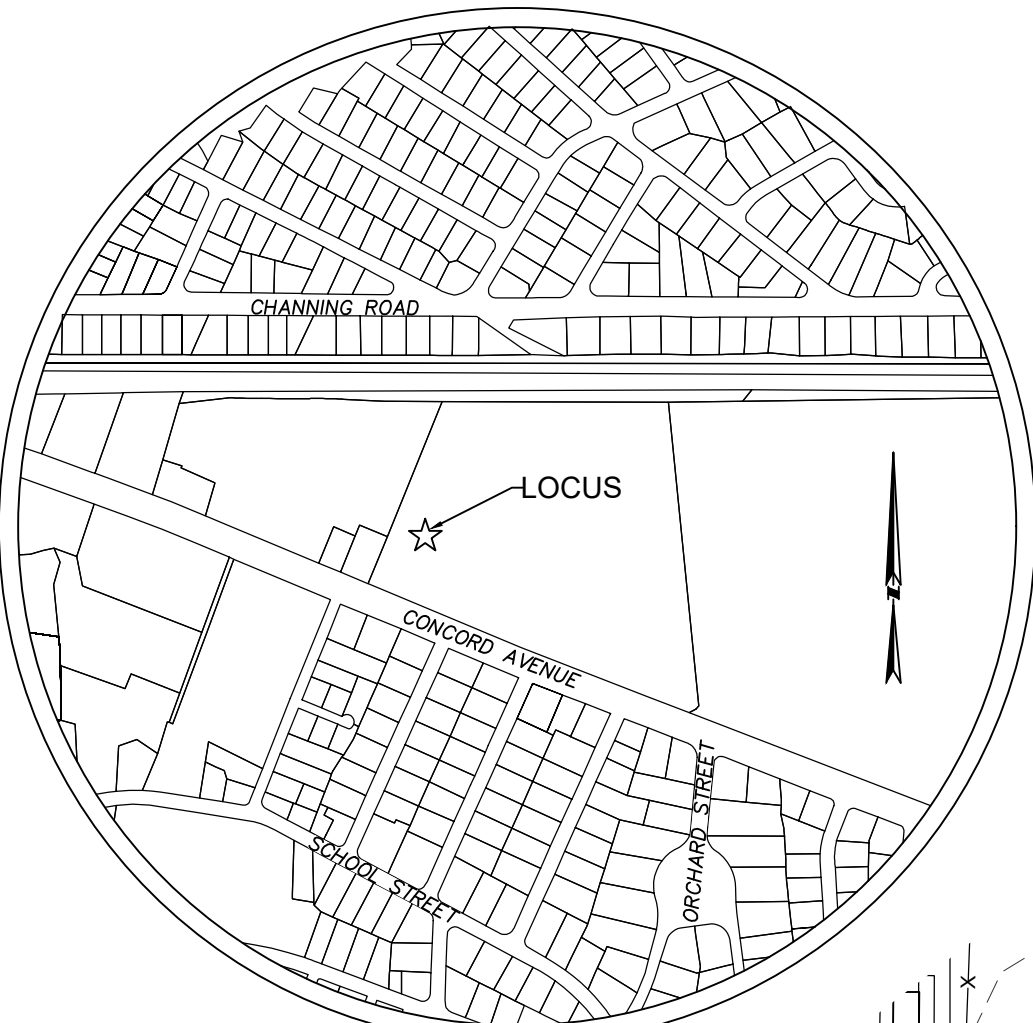
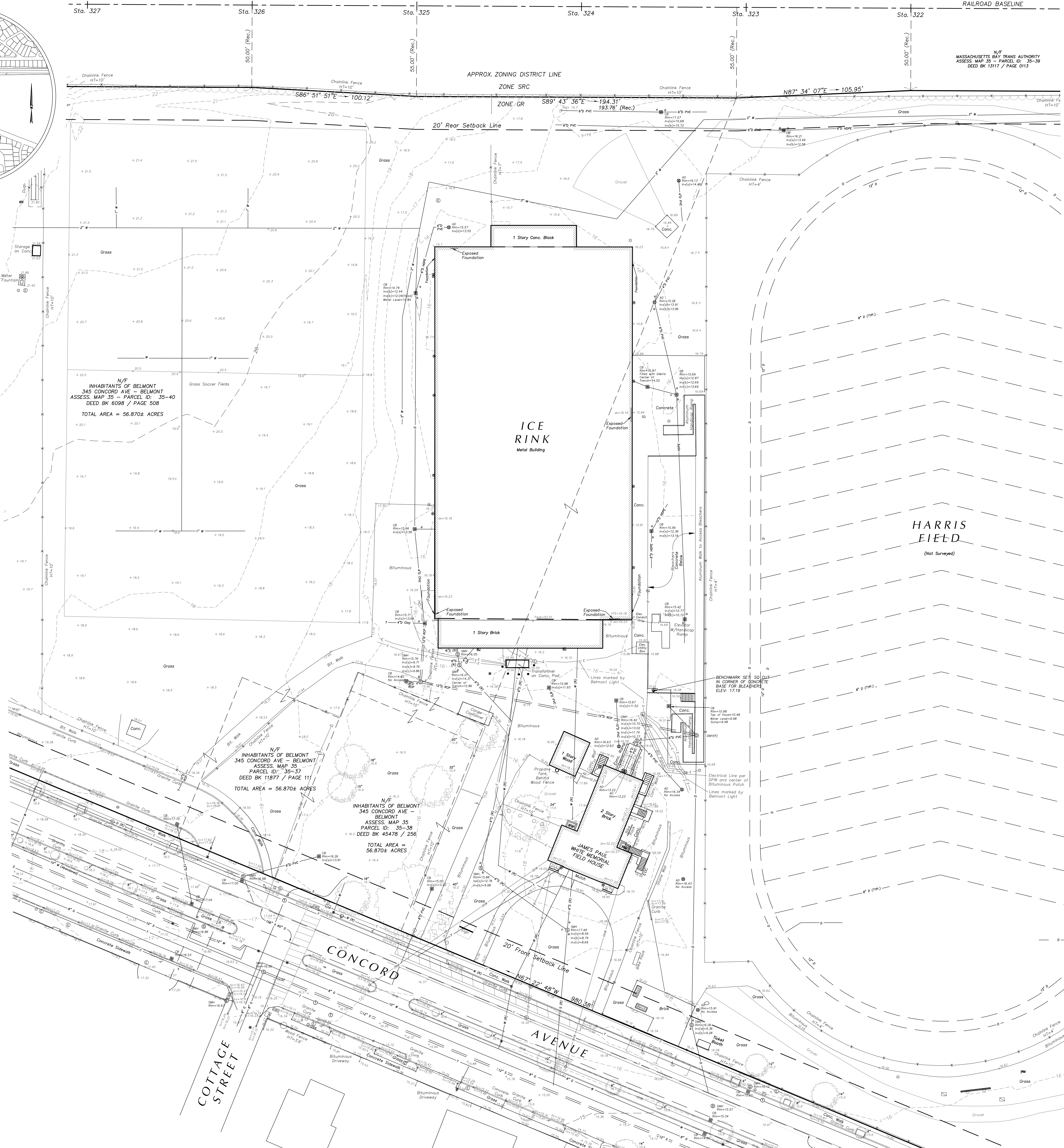




LOCUS MAP
not to scale

MASSACHUSETTS STATE PLANNING COMMISSION
NORTH AMERICAN DATUM OF 1983



NOTES:

- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANNING COMMISSION 1915 NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON SEPTEMBER 19, 2017. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON OCTOBER 21-21, 2017; DECEMBER 19, 2017; MARCH 12, 14-16, 19-21, 26-30, APRIL 2, 10-12, MAY 3, NOVEMBER 14-15, 19-21, AND 26-28 2018; AND MAY 22, 2023.
- UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DISSAFE 811 PRIOR TO ANY EXCAVATION.
- ADJUTERS NAMES REFER TO CURRENT TOWN OF BELMONT ASSESSORS' RECORDS.
- THE SUBJECT LAND AS SHOWN LIES PARTIALLY WITHIN:
 - 2. ZONE GRAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - AS SHOWN ON PARCEL 418 OF 656 FROM MIDDLESEX COUNTY, THE TOWN OF BELMONT, COMMUNITY NO. 250182, HAVING AN EFFECTIVE DATE OF JANUARY 1, 2018.
 - THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND WERE COMPILED FROM MASSGIS.
- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS:
 - Plan No. 309 of 1930
 - Plan No. 1208 of 1930
 - Plan No. 119 of 1934
 - Plan No. 255 of 1935
 - Plan No. 454 of 1935
 - Plan No. 114 of 1937
 - Plan No. 877 of 1938
 - Plan No. 221 of 1945
 - Plan No. 1174 of 1949
 - Plan No. 1992 of 1949
 - Plan No. 494 of 1953
 - Plan No. 1948 of 1953
 - Plan No. 1462 of 1955
 - Plan No. 1331 of 1956
 - Plan No. 1524 of 1959
 - Plan No. 1473 of 1962
 - Plan No. 1237 of 1963
 - Plan No. 1275 of 1965
 - Plan No. 1426 of 1965
 - Plan No. 773 of 1968
 - Plan No. 284 of 1968
 - Plan No. 929 of 1983
 - Plan No. 1053 of 2005
 - Plan Book 22 Page 8
 - Plan Book 105 Page 18
 - Plan Book 161 Page 7
 - Plan Book 200 Page 34
 - Plan Book 383 Page 7
 - Plan Book 405 Page 41
 - Plan Book 431 Page 1
 - Plan Book 442A Page 48
 - Plan Book 442A Page 58
 - Plan 2871 Page END
 - Plan 3477 Page END
 - Plan 3660 Page END
 - Plan 5157 Page END
 - Filed Plan 394
 - Filed Plan 395
 - Filed Plan 416
 - Filed Plan 418
 - Filed Plan 419
 - Filed Plan 747
 - County Layout of Concord Ave.
 - County Layout of Brighton St.
 - Land Court Case No. 16050
 - Land Court Case No. 16050
 - Land Court Case No. 22622A
 - Plan 3 HE-14 (Town of Belmont)
 - Street Plan 22 (Town of Belmont)
 - Street Plan 35 (Town of Belmont)
 - Street Plan 36 (Town of Belmont)
- THE CURRENT RECORD OWNER IS THE INHABITANTS OF BELMONT. SEE BOOK 5087 PAGE 570, BOOK 5181 PAGE 20, BOOK 5516 PAGE 487, BOOK 5516 PAGE 489, BOOK 5806 PAGE 522, BOOK 5516 PAGE 487, BOOK 5508 PAGE 508, BOOK 5806 PAGE 503, BOOK 6853 PAGE 406, BOOK 11877 PAGE 111, BOOK 45478 PAGE 256, AND CERTIFICATE OF TITLE NUMBER 43340 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH BEING PROVIDED TO THE SURVEYOR AND MY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- THE METEANDS SHOWN HERE ON WERE COMPILED FROM MASSGIS AND HAVE NOT BEEN DELINEATED OR LOCATED AS PART OF THIS SURVEY.
- THE SURVEYOR WAS NOT ABLE TO ACCESS THE MBTA RAILROAD RIGHT OF WAY TO RECOVER OR LOCATE ANY RAILROAD MONUMENTATION AS PART OF THIS SURVEY. THEREFORE THE RAILROAD BASELINE (CENTERLINE) SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE.
- THE STATUS OF ANY PRIVATE WAYS SHOWN ON THIS PLAN IS UNDETERMINED.
- FOR FULL SITE SURVEY, REFER TO PLAN ENTITLED "BELMONT MIDDLE AND HIGH SCHOOL EXISTING CONDITIONS PLAN, CONFORMED SET 02.06.2020" BY SAMIOTES CONSULTANTS, INC.

LEGEND

- CAATCHBASIN
- DRAIN MANHOLE
- AREA DRAIN
- ROOF DRAIN
- SEWER LEADER
- SEWER MANHOLE
- CLEAN OUT
- VENT
- WATER MANHOLE
- HYDRANT
- WATER GATE
- WATER SERVICE
- MONITORING WELL
- IRRIGATION CONTROL VALVE
- GAS MANHOLE
- GAS METER
- GAS GATE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- HANDHOLE
- TRANSFORMER
- COMMUNICATIONS MANHOLE
- CTV BOX
- TELEPHONE MANHOLE
- TELEPHONE BOX
- FIRE COMMUNICATIONS MANHOLE
- FIRE CALL BOX
- UNKNOWN MANHOLE
- SIGN
- BOLLARD
- POST
- GUY WIRE
- BORING
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- STUMP
- FLAGPOLE
- HANDICAP PARKING SPACE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- TELEPHONE LINE
- FIRE COMMUNICATIONS LINE
- OVERHEAD WIRE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF STEPS ELEVATION
- BOTTOM OF STEPS ELEVATION AT GRADE
- DOOR SILL ELEVATION
- FINISHED FLOOR ELEVATION
- WINDOW WELL
- DWS
- DETECTABLE WARNING STRIP
- INVERT NOT AVAILABLE
- EOP
- EDGE OF PAVEMENT
- EOG
- EDGE OF GRAVEL
- EOS
- EDGE OF STONE
- EOC
- EDGE OF CONCRETE
- OH
- OVERHANG
- BOULDER
- LA
- LANDSCAPED AREA
- HEDGELINE AND OVERGROWN VEGETATION

ZONING DATA

DISTRICT: GENERAL RESIDENCE (GR)

BUILDING SETBACK REQUIREMENTS

FRONT: 20 FEET
SIDE: 10 FEET
REAR: 20 FEET

MAX. BLDG. HEIGHT: 33 FEET
MAX. STORIES: 2-1/2

TGAS

THE GALANTE ARCHITECTURE STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



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DR

DANIEL FLEMING, P.E., No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

Project Number
2202

Project Title
Belmont Skating & Sports
Facility

297 Concord Ave.
Belmont, MA 02478

Drawing Title
Existing Conditions
Plan

Date/Issued For
6.6.2023

Issue

NOT FOR
CONSTRUCTION

Scale
1 inch = 20 ft.

Drawn By
RAG

Drawing Number

EX101

SHEET 1 OF 1

FILE:17155.00 BELMONT HS RINK.DWG