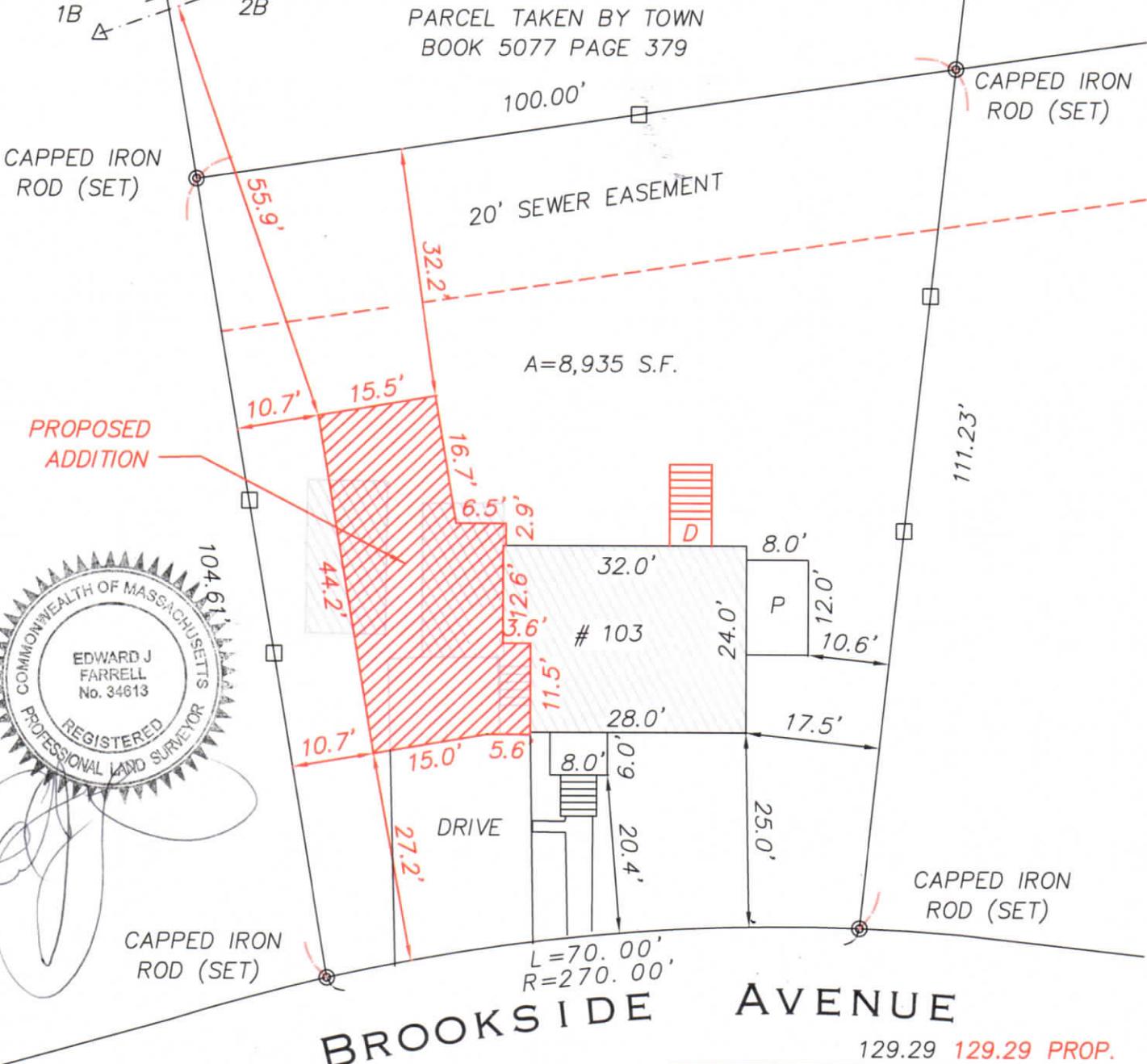


SITE DOES FALLS WITHIN ZONE X
 FEMA MAP # 25017C0414E
 DATED JUNE 4, 2010

BEAVER BROOK

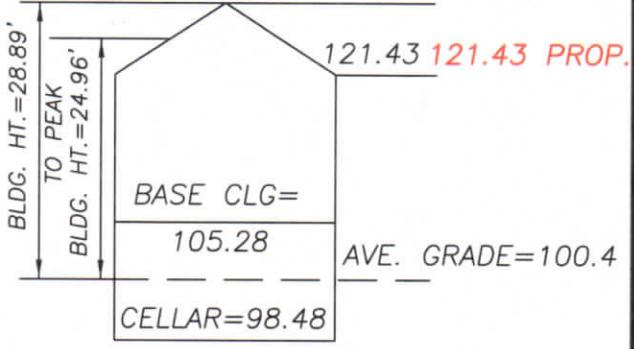


OWNER: KALEB SCOTT KEITHLEY &
 TAMMY LINN KEITHLEY
 LOCUS HOUSE # - 103 BROOKSIDE AVENUE
 LOCUS DEED - BOOK 28649 PAGE 50
 LOCUS PLAN - PLAN BOOK 394 PLAN 5
 LCC # 19998 A

ZONING DISTRICT= SRC

	REQ.	EXIST.	PROP.
MAX. LOT COVERAGE	25%	14.4%	19.2% *
MIN. OPEN SPACE	50%	78.3%	75.1% **
FRONT SETBACK	25'	20.4'	27.2'
SIDE SETBACK	10'	10.6'	10.7'
REAR SETBACK	30'	45.6'	32.2'
HEIGHT	36'	24.95'	24.95'

* HOUSE (725 S.F. + 48 S.F. STOOP + 96 S.F. PORCH + 834 S.F. ADDITION + 19 S.F. DECK) = 1722/8935=19.2%
 ** HOUSE (725 S.F. + 48 S.F. STOOP + 96 S.F. PORCH + 834 S.F. ADDITION + 19 S.F. DECK + 502 S.F. DRIVE)=2224/8935=24.9% OR 75.1%



BUILDING HEIGHT

27.8% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS A STORY

PLOT PLAN

103 BROOKSIDE AVENUE
 BELMONT MASS.

SCALE: 1" = 20' OCTOBER 25, 2022

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012