

BEECH STREET

ZONING DISTRICT:	GR (GENERAL RESIDENCE)		
FRONT SETBACK:	REQ. 10.0'	EXISTING 11.6'	PROP. —
SIDE SETBACK:	10'	5.7'	—
REAR SETBACK:	20'	30.6'	—
MAXIMUM LOT COVERAGE:	30%	43.6%	—
MINIMUM OPEN SPACE:	40%	18.6%	—
LOT FRONTAGE:		45.33'	—

TOTAL LOT AREA: 4,327± S.F.

THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

PREPARED FOR: 160 BEECH STREET LLC
CERT. 241114
ASSESSORS MAP 27 — PARCEL 9



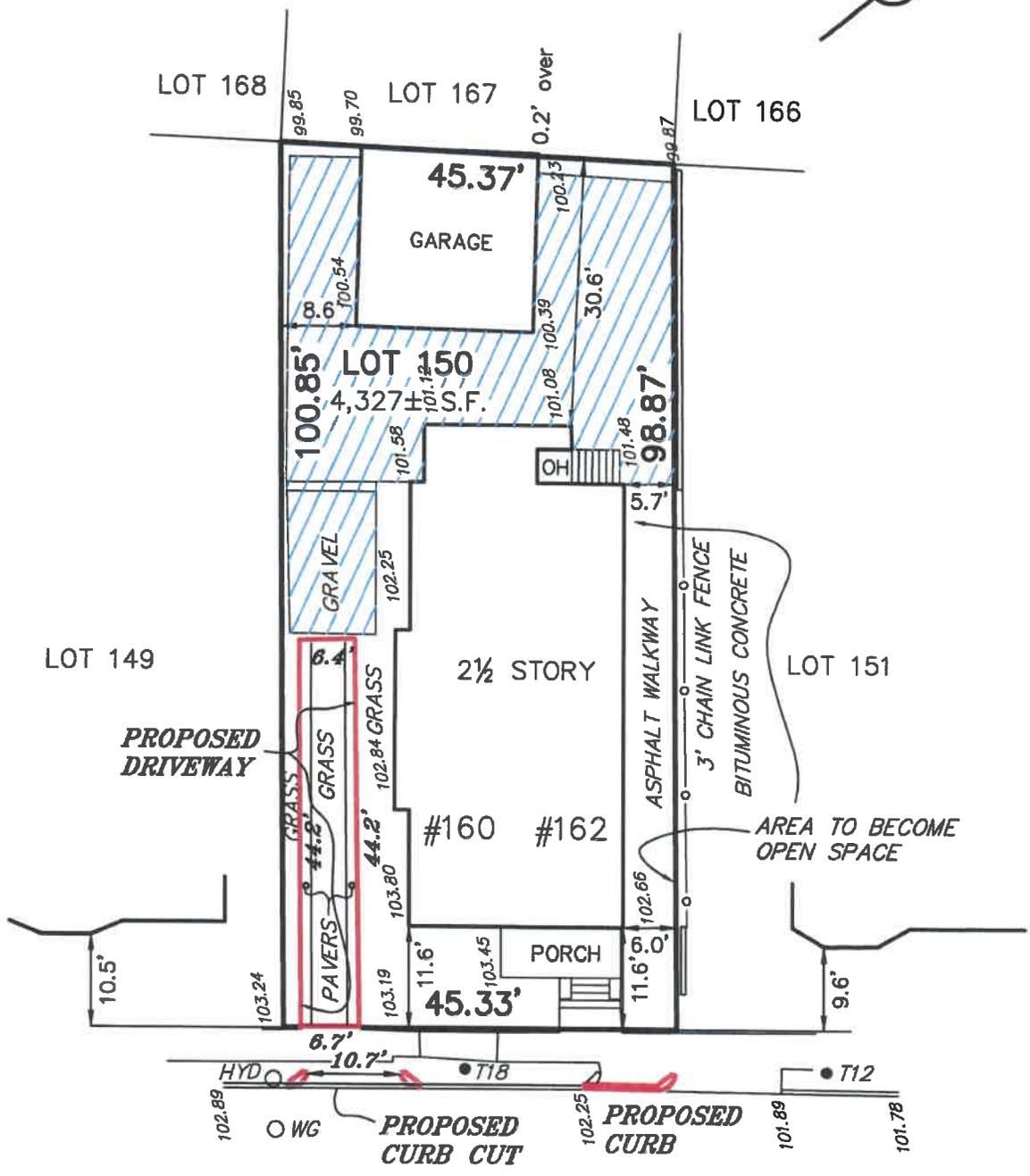
Scott Lynch
SCOTT LYNCH, PLS **DATE** 10/4/2022

EXISTING CONDITIONS PLAN
#160-162 BEECH STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 10/4/2022



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 7143EC1.DWG



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PROPOSED PLOT PLAN
#160-162 BEECH STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 10/4/2022



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1072 MASSACHUSETTS AVENUE
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Scott Lynch
SCOTT LYNCH, PLS

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DATE