

SCOTT LYNCH, PLS



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 80801PP5.DWG



SCALE: 1" = 20' DATE: 3/29/2022

PROPOSED PLOT PLAN
#196-198 BEECH STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

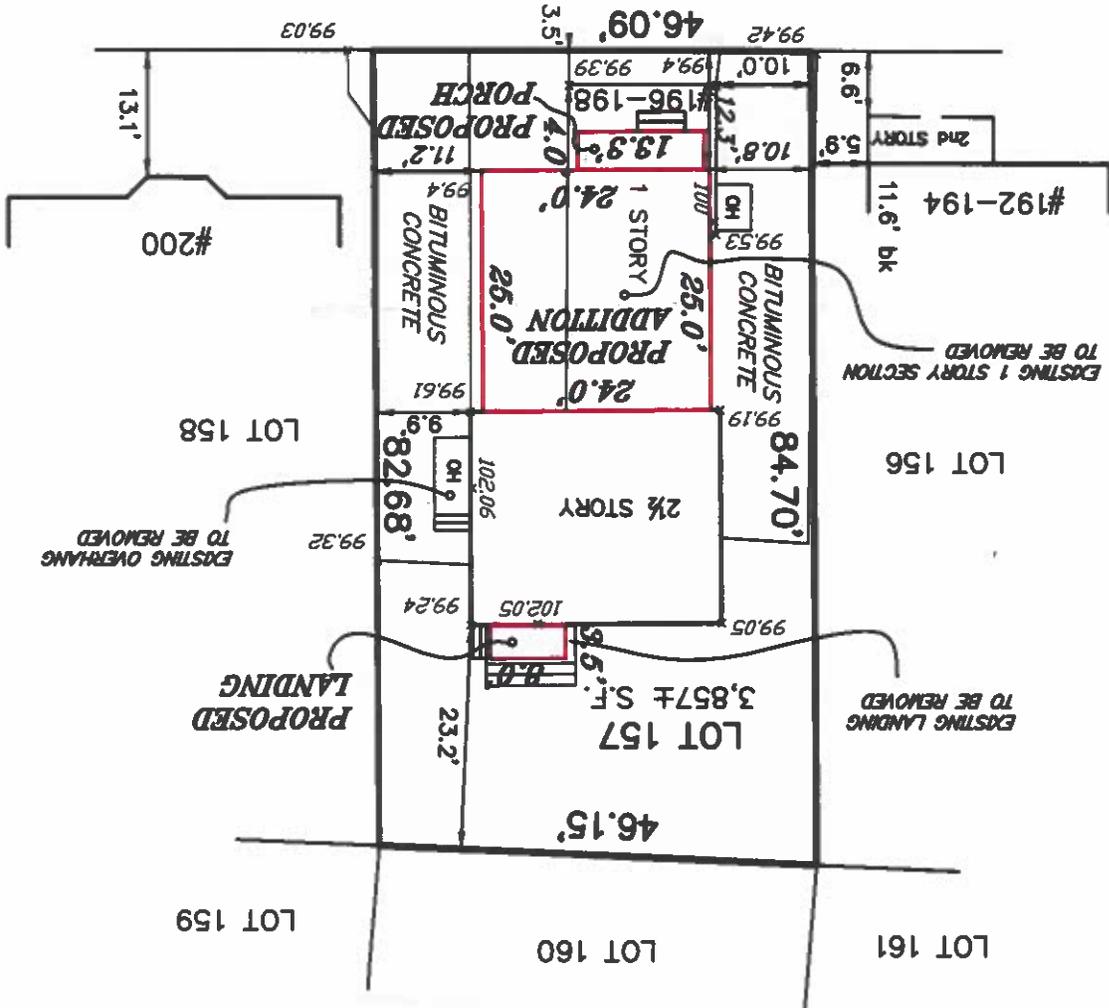
TOTAL LOT AREA: 3,857± S.F.

FRONT SETBACK:	9.85'
SIDE SETBACK:	10' 10.1' (FNDN) 10.8'
REAR SETBACK:	16.74'
MAXIMUM LOT COVERAGE:	30%
MINIMUM OPEN SPACE:	40%
LOT FRONTAGE:	46.09'
FRONT SETBACK:	9.85'
SIDE SETBACK:	10' 10.1' (FNDN) 10.8'
REAR SETBACK:	16.74'
MAXIMUM LOT COVERAGE:	30%
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THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

OWNER: ARA & SOSSY YOGURTAN
CERT. 221509
ASSESSORS MAP 29 - PARCEL 4

BEECH STREET



75.19% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

