

RECEIVED
TOWN CLERK
BELMONT, MA

2021 JAN -4 PM 5:11

CASE NO. 21-01

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 19, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Mr. Robert Webb, to construct a two-story office building and associated 12 parking spaces at 347 Pleasant Street located in Local Business III (LBIII) Zoning District for Design and Site Plan Review under Section 7.3 of the zoning By-Law. §7.3.2 a) of the By-Law allows construction of buildings that exceed 2500 square feet floor area or the creation of more than 6 parking spaces by Design and Site Plan Review by the Planning Board. The proposed building area is 4,027 square feet with associated 12 parking spaces.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD

RECEIVED
TOWN CLERK
BELMONT, MA



2021 JAN -4 PM 5:1 Town of Belmont
Planning Board

**APPLICATION FOR DESIGN AND SITE PLAN
REVIEW**

Date: 11/18/2020

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 347 PLEASANT ST. Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for CONSTRUCTION OF A 4,027 sq.ft., 2 STORY DENTAL OFFICE WITH 12 PARKING SPACES.

Currently, PLEASANT ST. DENTAL EXISTS NEXT DOOR @ 363 PLEASANT ST. on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner
Print Name
Address

Sarah E. Richardson
SARAH E. RICHARDSON, DMD
363 PLEASANT ST. BELMONT, MA.
ALSO A RESIDENT @ 295 SCHOOL ST, BELMONT
617-484-2245

Daytime Telephone Number



Sarah E. Richardson, DMD

November 20, 2020

Statement of Purpose:

- The project consists of the construction of a custom 4,027 S.F. building with a basement and 12 parking spaces on a +/- 8,100 S.F. lot that will be accessed from Pleasant Street.

Statement of Potential Impacts on Abutters:

- This new custom building has a redundant effect as the new location is directly next to the current place of business. Traffic flow should remain the same.

Hours of Operation

Monday – Friday (Memorial Day to Labor Day)

7am – 5pm Monday through Thursday

7am – 1pm Friday

Monday – Saturday (September – end of May)

7am – 5pm Monday through Thursday

7am – 1pm Friday

8 am - 1pm Saturday

Deliveries

FedEx, UPS: 8am – 5pm Monday – Friday

Trash Pick-Up

Fridays: approximately 8am every other week

Signage (Pending Approval)

Street level

Building mounted

Number of Employees

Varies by day but less than 10 at peak of operation (at least 3 walk to work)

Sincerely,

Sarah E. Richardson, DMD

A handwritten signature in blue ink that reads "Sarah E. Richardson". The signature is fluid and cursive, with a long, sweeping underline.

10/22/2020

OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

Ara Yogurtian
Assistant Director
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900
Telephone: (617) 993-2650 Fax: (617) 993-2651

Dear Ara Yogurtian,

I, Robert Webb, land owner of Belmont Seat Cover Company, 347 Pleasant Street, Belmont, MA 02478 hereby authorize Sarah Richardson, DMD, representative and owner of Pleasant Street Dental, 363 Pleasant Street, Belmont, MA 02478 to make application for Design and Site Plan Review to construct a new Dental Office at 347 Pleasant Street, Belmont, MA 02478. The proposal includes a 4,027 square foot commercial building and 12 parking spaces.

Sincerely,

A handwritten signature in black ink, appearing to be 'RW', with a long horizontal flourish extending to the right.

Robert Webb
Belmont Seat Cover Company
347 Pleasant Street
Belmont, MA 02478
(617)484-6663
webrjo@aol.com



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

June 29, 2020

Mr. Robert Webb
347 Pleasant Street
Belmont, MA 02478

RE: Denial to Construct Two-Story Office Building

Dear Mr. Webb:

The Office of Community Development is in receipt of your building permit application to construct a two-story office building and associated parking at 347 Pleasant Street located in a Local Business III (LBIII) Zoning District.

Your application can not be approved because Section 7.3.2 a) of the Zoning By-Law requires Design and Site Plan Review from the Planning Board for new commercial buildings greater than 2,500 square feet and the creation of more than 6 parking spaces. Your proposal includes a 4,027 square foot commercial building and 12 parking spaces and therefore requires Design and Site Plan Review from the Planning Board.

If you choose to apply for Design and Site Plan Review, please call the Office of Community Development at (617)-993-2666 to schedule an appointment with Jeffrey Wheeler, Senior Planner, in order to begin this process.

Sincerely,

Ara Yogurtian
Assistant Director,
Office of Community Development

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 347 Pleasant Street

Zone: LB-III

Surveyor Signature and Stamp: *[Signature]*

Date: 9/18/20

F0

	REQUIRED	EXISTING	PROPOSED
Lot Area	NONE	8,119 SQ. FT.	8,119 SQ. FT.
Lot Frontage	20 FEET	77.5 FEET	77.5 FEET
Lot Area Ratio	1.05	0.23	0.64
Coverage	35%	23%	34%
Open Space	N/A	N/A	N/A
Front Setback	10 FEET	45 FEET	10 FEET
Side Setback	0 FEET	9.5 FEET	7.5 FEET
Rear Setback	0 FEET	11.2 FEET	12.0 FEET
Yard Setback	20 FEET	19.6 FEET	44 FEET
Building Height	28 FEET	11 FEET	28 FEET
Stories	2 STORIES	1 STORY	2 STORIES
½ Story Calculation			

NOTES:



NOTES:

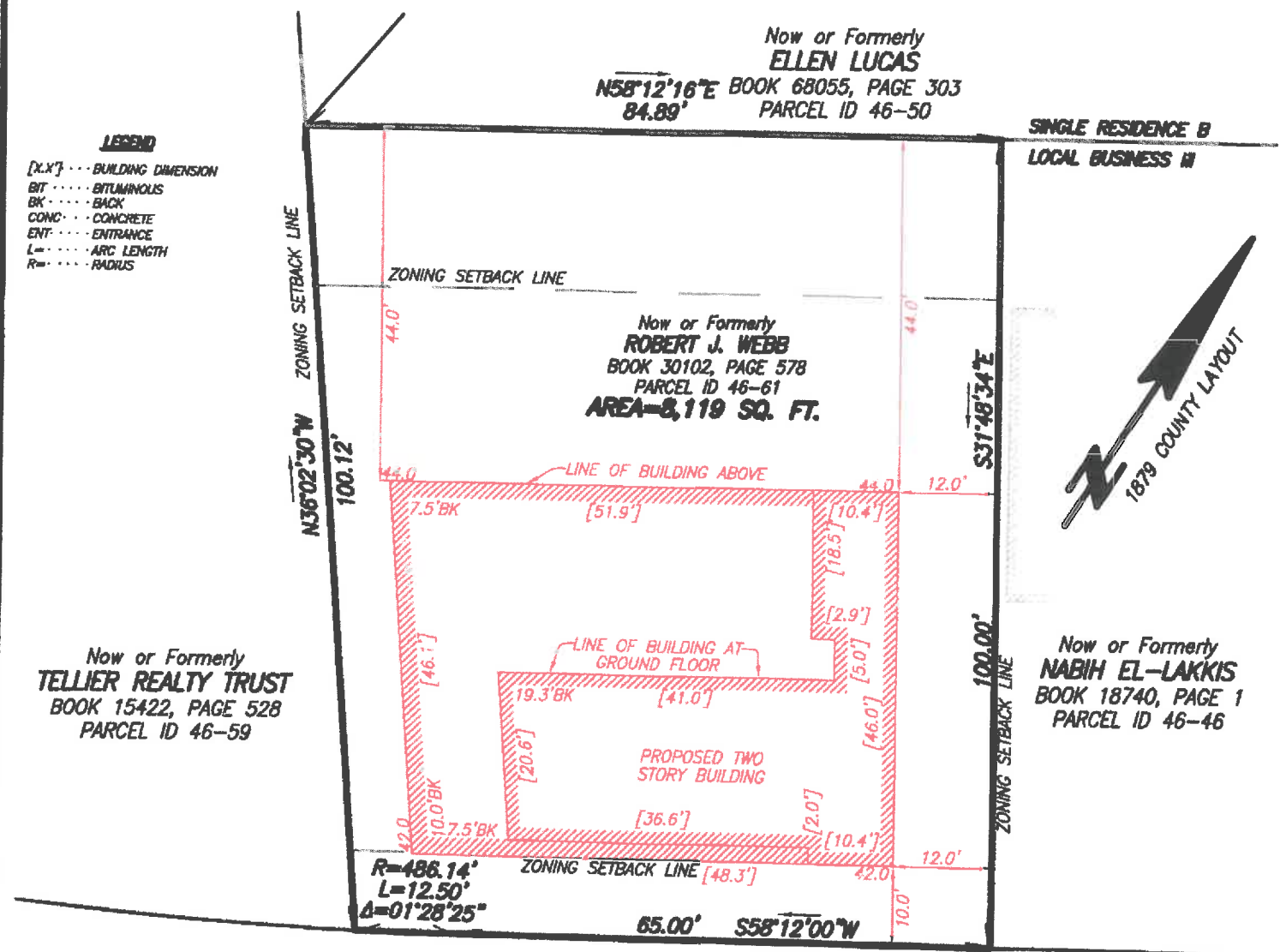
1. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0418E, TOWN OF BELMONT, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
2. THE PROPOSED BUILDING, BUILDING SQUARE FOOTAGE, AND EXISTING AND PROPOSED INFORMATION SHOWN IN THE ZONING TABLE ARE BASED ON A PLAN PREPARED BY WDA DESIGN GROUP ENTITLED "PRELIMINARY LAYOUT & MATERIALS PLAN", DATED JANUARY 30, 2020.
3. NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

ZONING INFORMATION

ZONING DISTRICT: LOCAL BUSINESS III

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	8,119 SQ.FT.	8,119 SQ.FT.
MINIMUM FRONTAGE	20 FEET	77.5 FEET	77.5 FEET
MINIMUM FRONT YARD	10 FEET	45 FEET	10 FEET
MINIMUM SIDE YARD	0 FEET	9.5 FEET	7.5 FEET
MINIMUM REAR YARD	20 FEET	19.6 FEET	44 FEET
MAXIMUM LOT COVERAGE	35%	23%	34%
MAXIMUM FAR	1.05	0.23	0.64
MINIMUM OPEN SPACE	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	28 FEET	11 FEET	24 FEET
		2 STORIES	1 STORY
			2 STORIES

LEGEND
 [D.X'] ... BUILDING DIMENSION
 BIT ... BITUMINOUS
 BK ... BACK
 CONC ... CONCRETE
 ENT ... ENTRANCE
 L ... ARC LENGTH
 R ... RADIUS



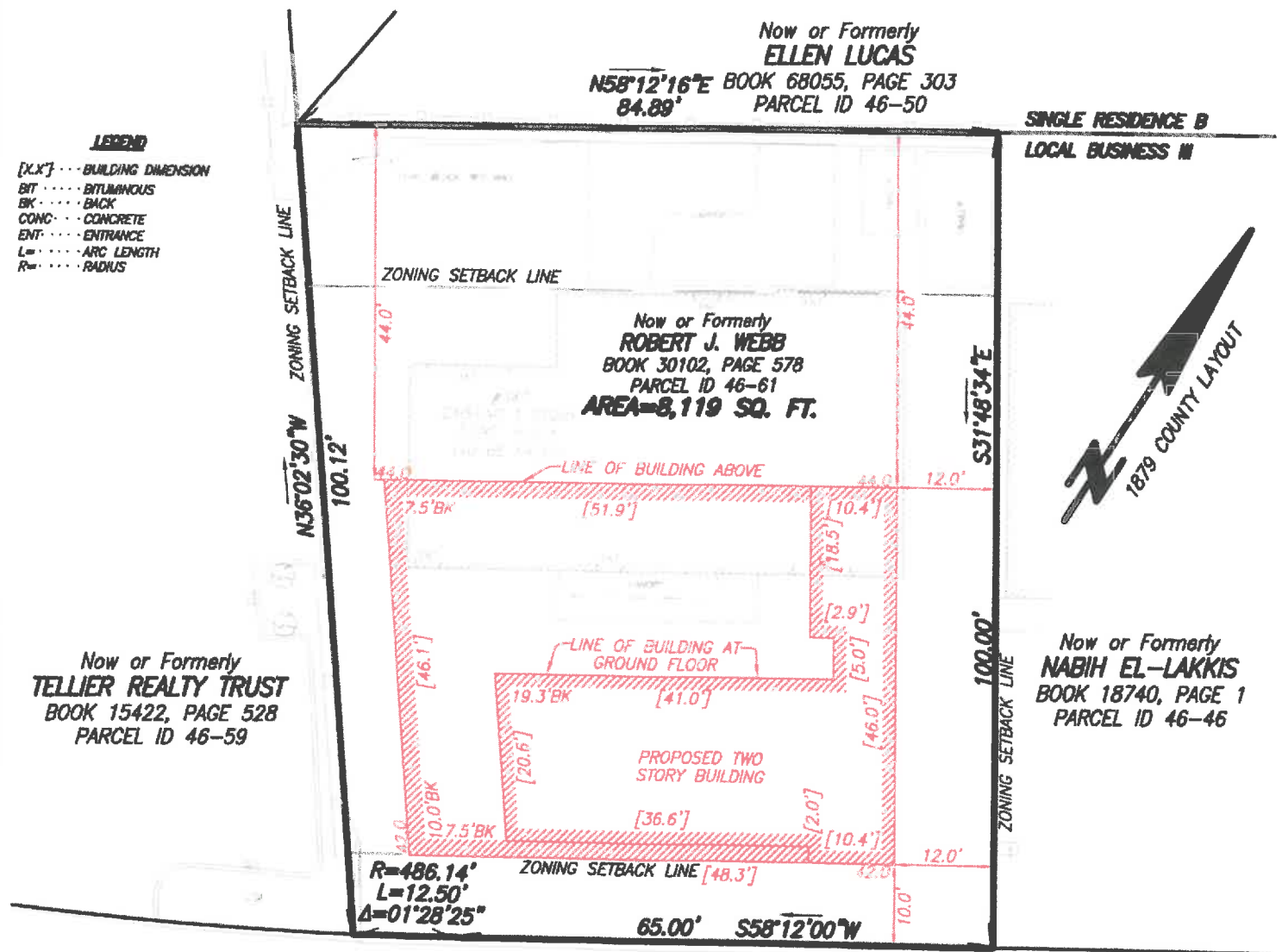
NOTES:

1. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0418E, TOWN OF BELMONT, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
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MINIMUM OPEN SPACE	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	28 FEET 2 STORIES	11 FEET 1 STORY	24 FEET 2 STORIES



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

[Signature]
 TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE 10/13/20
 TRA@FELDMANSURVEYORS.COM

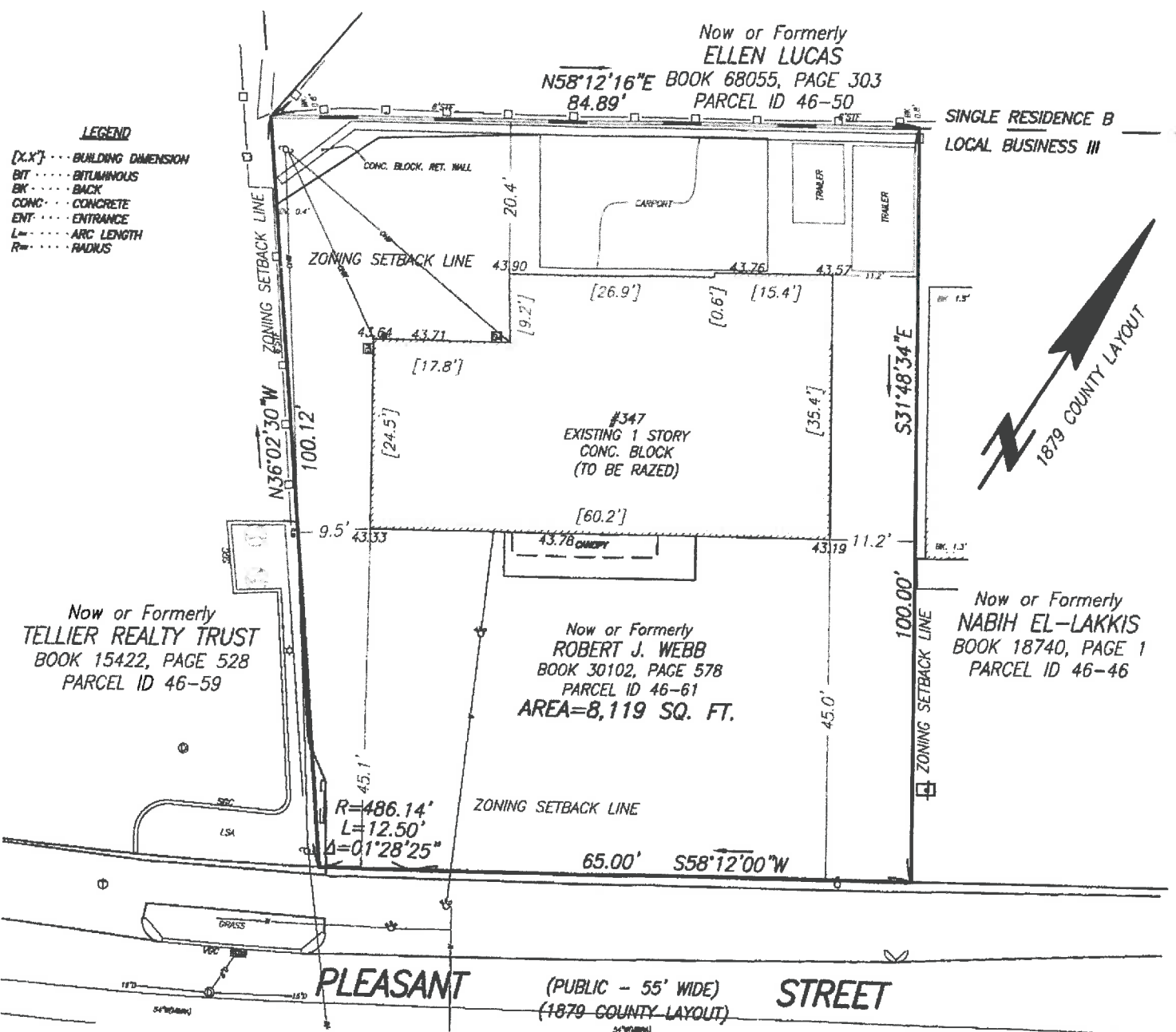
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ZONING DISTRICT: LOCAL BUSINESS III

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MINIMUM OPEN SPACE	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	28 FEET	11 FEET	24 FEET
		2 STORIES	1 STORY
			2 STORIES



EXISTING AVERAGE GRADE PLANE
 $(43.19+43.78+43.33+43.64+43.71+43.90+43.57)/7=43.59$

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

PLOT PLAN
 347 PLEASANT STREET
 BELMONT, MASS.

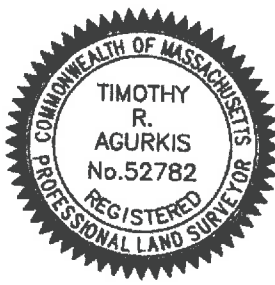
FELDMAN LAND SURVEYORS MARCH 26, 2020
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
 LAND SURVEYORS

20 0 10 20 40
 SCALE: 1"=20'

FIELD CHIEF TRA CADD MLW CHECKED TRA JOB NO. 17062
 FILENAME: S:\PROJECTS\170009\17062\DWG\17062-PLOTPLAN.dwg

[Signature]
 TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE 10/13/20
 TRA@FELDMANSURVEYORS.COM



OWNER: ROBERT J. WEBB
 LOC. HOUSE NO.: 347 PLEASANT STREET
 LOT NO.: 46-61
 APP. NO.:
 DATE: MARCH 26, 2020
 SCALE: 1"=20'

Area Schedule (Gross Building)

BASEMENT - GROSS	1260 SF
LEVEL 1 - GROSS	1227 SF
LEVEL 2 - GROSS	2731 SF
TOTAL	5218 SF

STAMP

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

NOTES

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PROJECT TITLE

PLEASANT STREET DENTAL
 347 PLEASANT ST, BELMONT, MA

PACKAGE

Project Status

DRAWING TITLE

LOWER LEVEL

PROJECT NUMBER Project Number

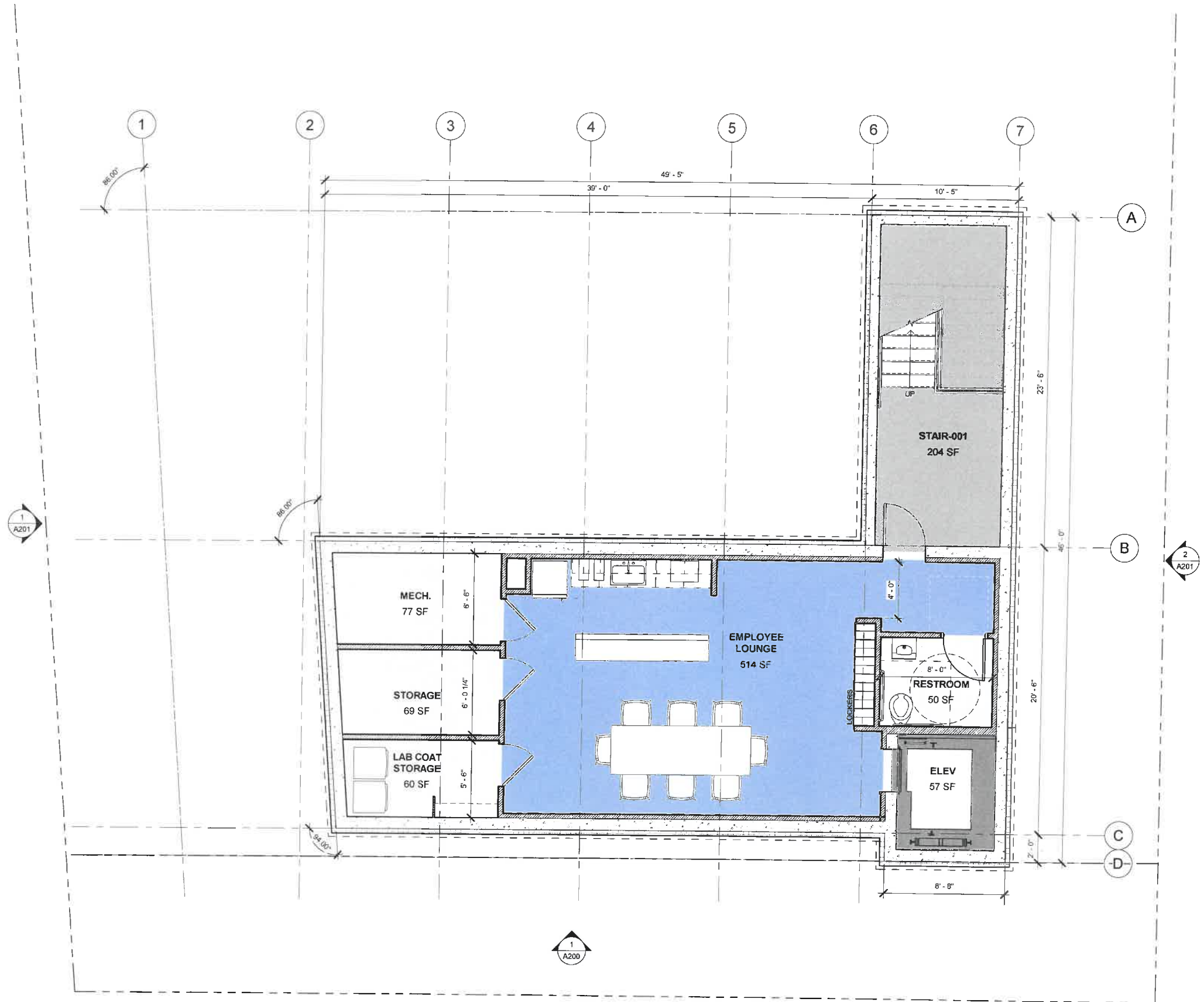
DATE Issue Date

DRAWN BY: Author

CHECKED BY: Checker

A100

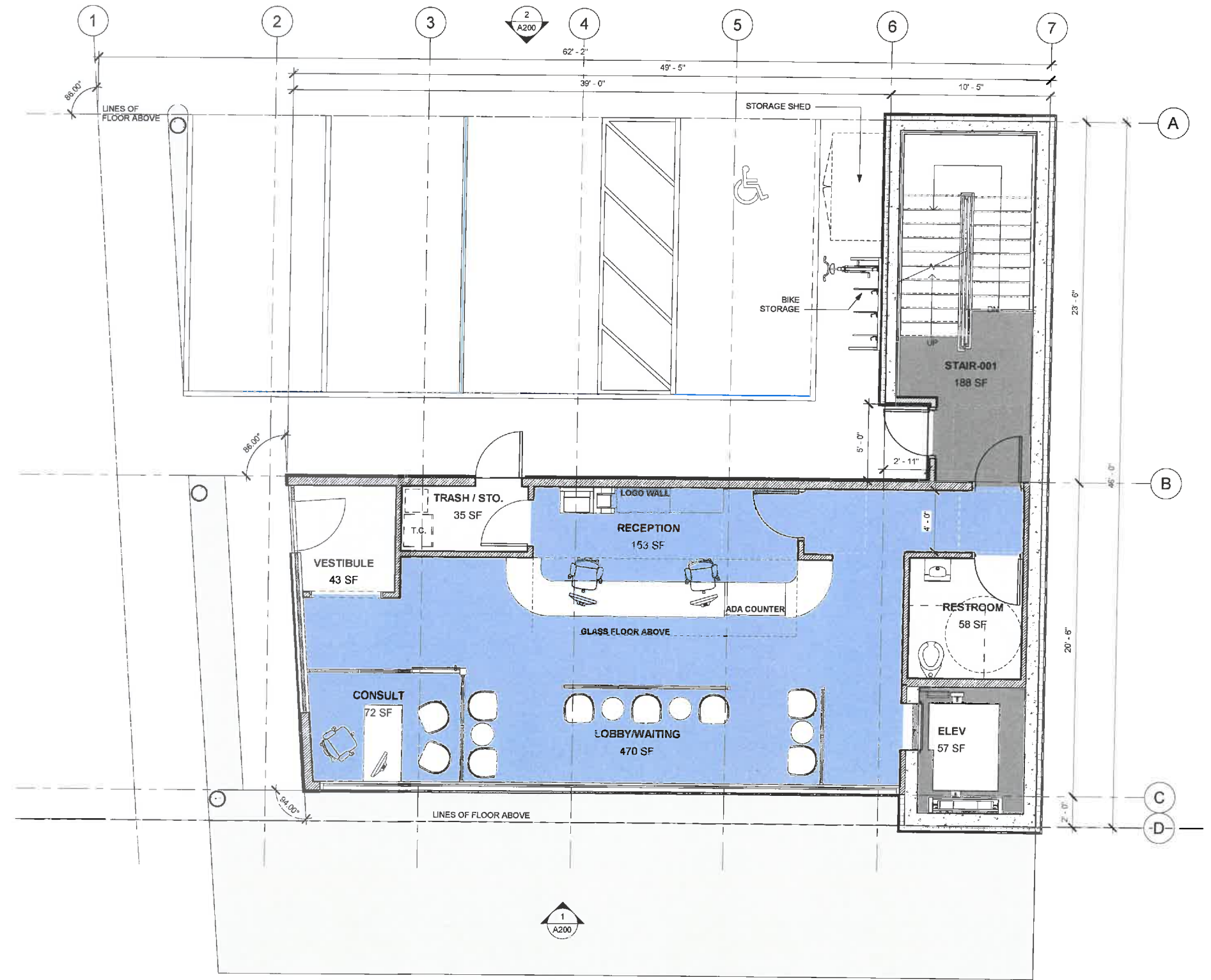
Scale 1/4" = 1'-0"



3 LOWER LEVEL
 1/4" = 1'-0"

Area Schedule (Gross Building)

BASEMENT - GROSS	1260 SF
LEVEL 1 - GROSS	1227 SF
LEVEL 2 - GROSS	2731 SF
TOTAL	5218 SF



1 FIRST FLOOR
 1/4" = 1'-0"

STAMP

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
PLEASANT STREET DENTAL
 347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

DRAWING TITLE
FIRST FLOOR PLAN

PROJECT NUMBER Project Number
 DATE Issue Date
 DRAWN BY: Author
 CHECKED BY: Checker

A101

Scale 1/4" = 1'-0"

Area Schedule (Gross Building)

BASEMENT - GROSS	1260 SF
LEVEL 1 - GROSS	1227 SF
LEVEL 2 - GROSS	2731 SF
TOTAL	5218 SF

STAMP

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
PLEASANT STREET DENTAL
 347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

DRAWING TITLE
SECOND FLOOR PLAN

PROJECT NUMBER Project Number

DATE Issue Date

DRAWN BY: Author

CHECKED BY: Checker

A102

Scale 1/4" = 1'-0"



1 SECOND FLOOR
 1/4" = 1'-0"

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
PLEASANT STREET DENTAL
 347 PLEASANT ST, BELMONT, MA

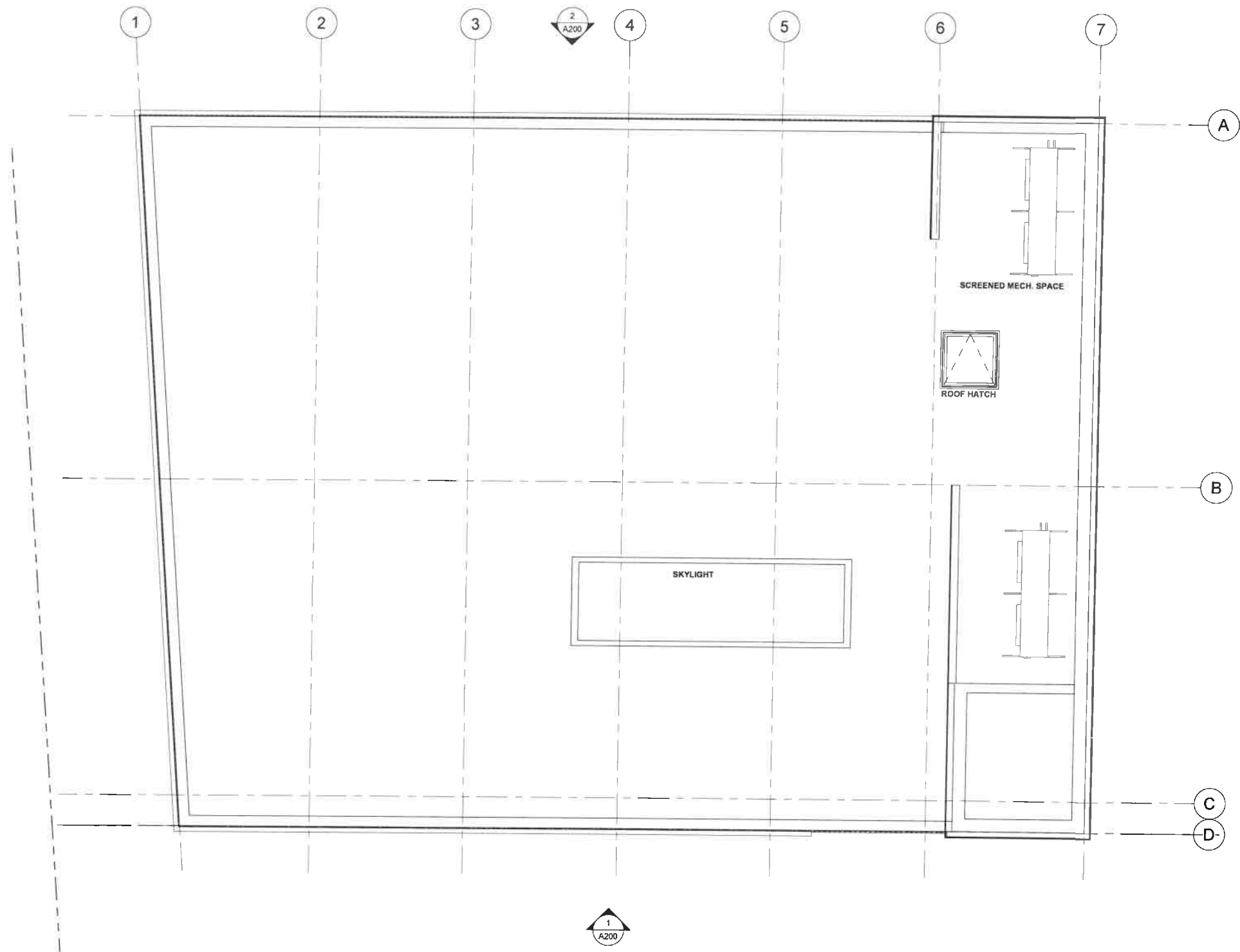
PHASE
Project Status

DRAWING TITLE
ROOF PLAN

PROJECT NUMBER Project Number
 DATE Issue Date
 DRAWN BY: Author
 CHECKED BY: Checker

A103

Scale 1/4" = 1'-0"



1 ROOF PLAN
 1/4" = 1'-0"

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
PLEASANT STREET DENTAL
 347 PLEASANT ST, BELMONT, MA

PHASE
Project Status

DRAWING TITLE
FRONT & REAR ELEVATION

PROJECT NUMBER Project Number

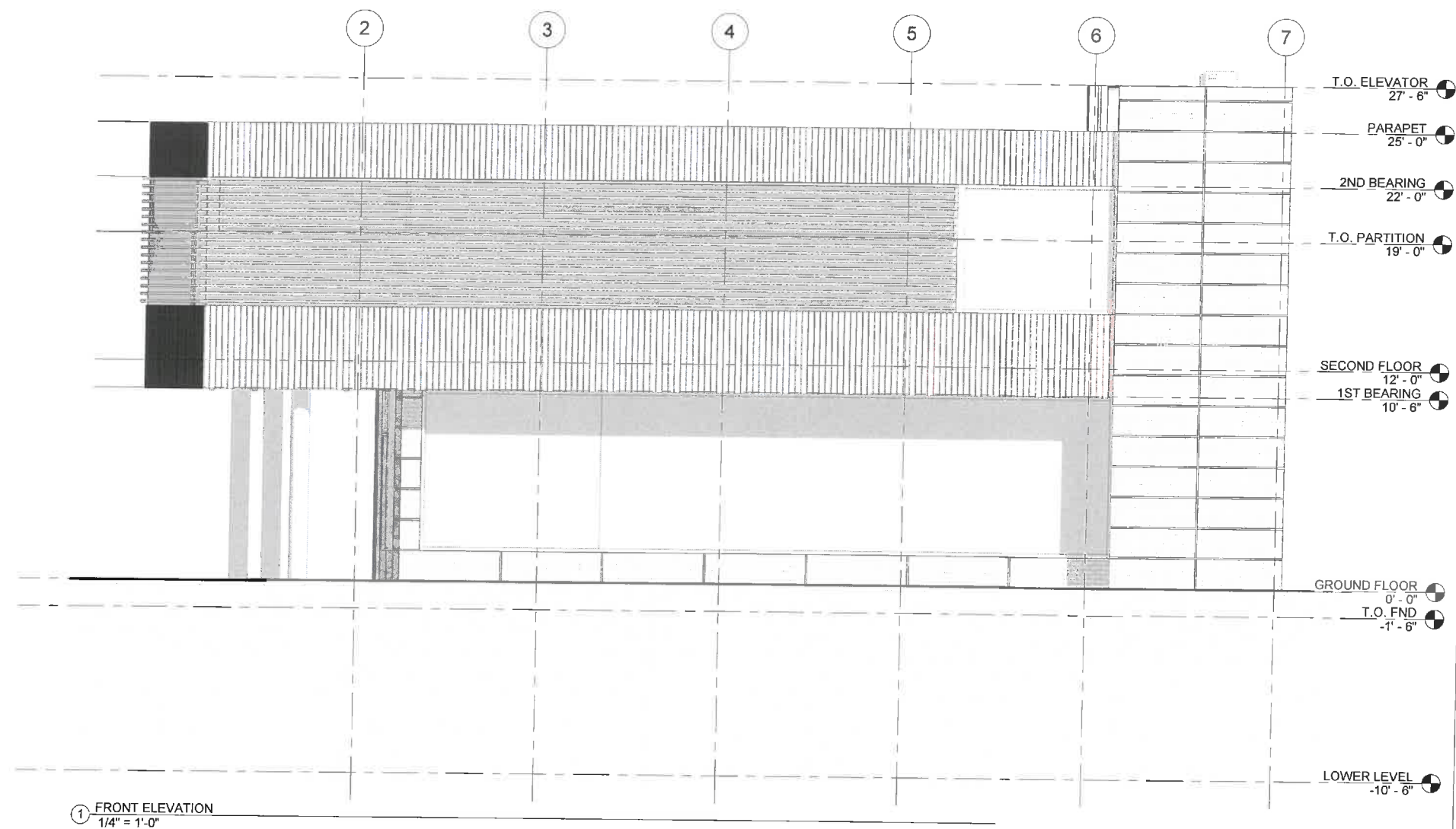
DATE Issue Date

DRAWN BY: Author

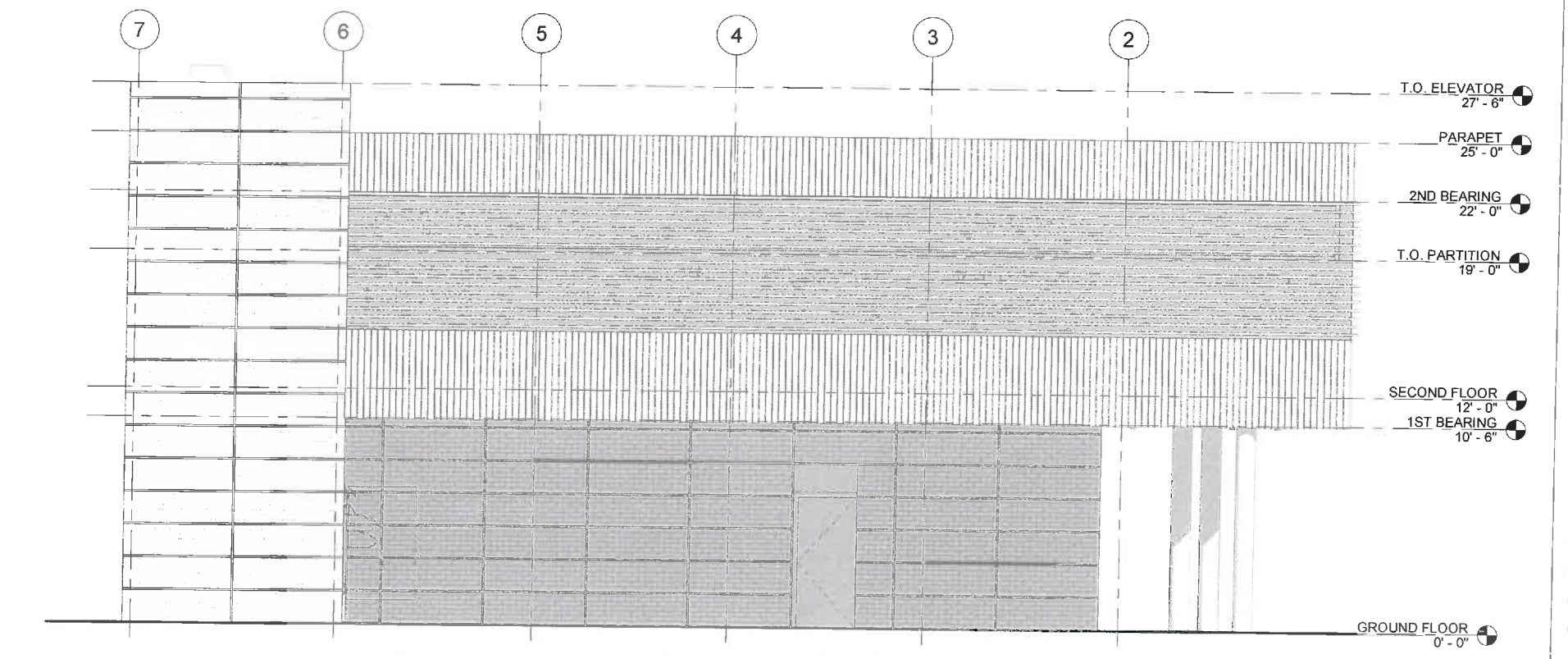
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A200

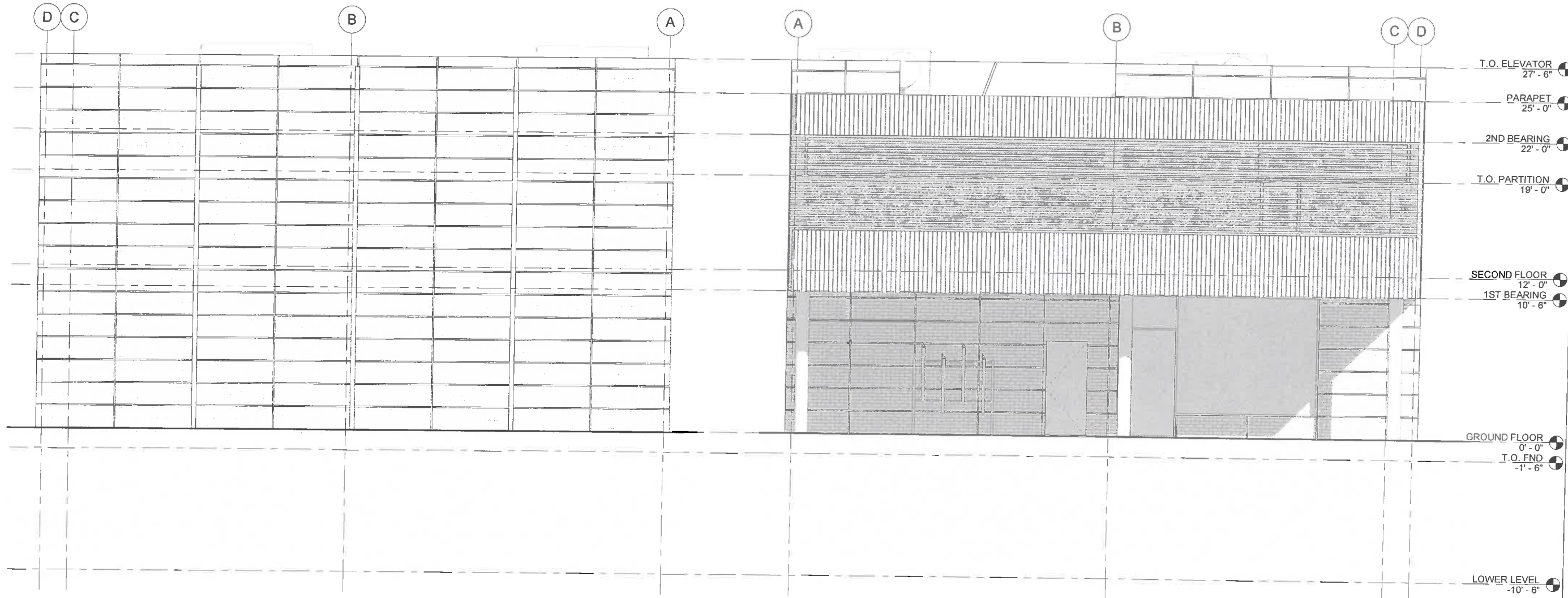
Scale 1/4" = 1'-0"



① FRONT ELEVATION
 1/4" = 1'-0"



② REAR ELEVATION
 1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

① LEFT ELEVATION
1/4" = 1'-0"

STAMP

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
PLEASANT STREET DENTAL
347 PLEASANT ST, BELMONT, MA

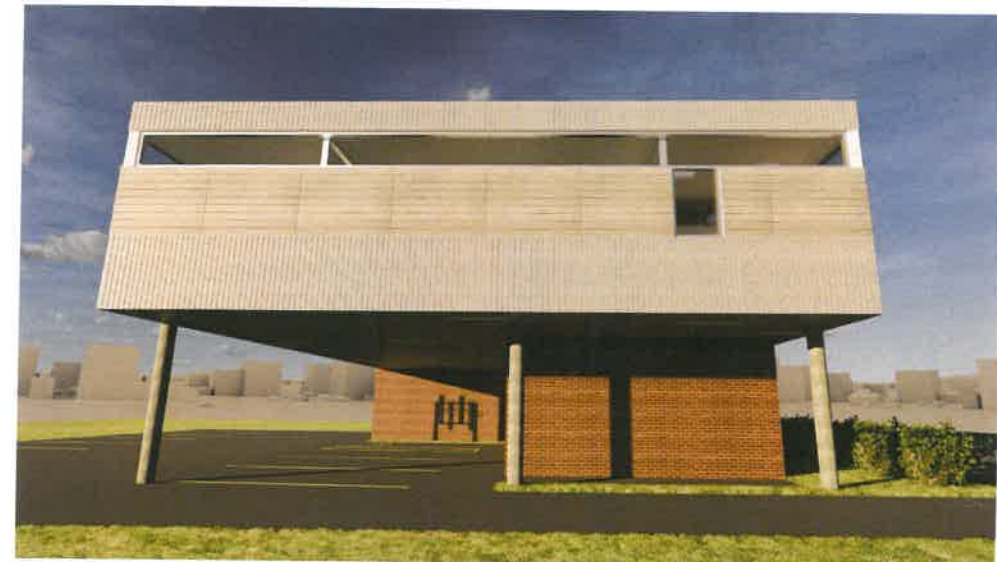
PHASE
Project Status

DRAWING TITLE
SIDE ELEVATIONS

PROJECT NUMBER Project Number
DATE Issue Date
DRAWN BY: Author
CHECKED BY: Checker

A201

Scale 1/4" = 1'-0"



TROIKA

STUDIOTROIKA.COM

15 Phoenix Center Street
 Boston, MA 02210
 t 857 991 1001

CONSULTANTS

STAMP

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2020-10-12

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PROJECT TITLE
PLEASANT STREET DENTAL
 347 PLEASANT ST, BELMONT, MA

PHASE
 Project Status

DRAWING TITLE
 3D MASSING

PROJECT NUMBER Project Number

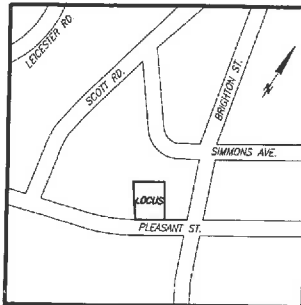
DATE Issue Date

DRAWN BY: Author

CHECKED BY: Checker

A202

Scale 12" = 1'-0"



LOCUS MAP - NOT TO SCALE

BOUNDARY DESCRIPTION PER COMMITMENT NO. 19-9899 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 21, 2019.

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED AT, AND NOW NUMBERED 347 PLEASANT STREET IN BELMONT, MIDDLESEX COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT 1 ON A PLAN ENTITLED "PLAN OF LOTS SECTION ONE PLEASANT-HEIGHTS BELMONT MASS." DATED MAY 1, 1931 BY ARNOLD G. CAREY, C.E. RECORDED WITH MIDDLESEX SOUTH DISTRICT DEES IN BOOK 5360, PAGE 414, BOUNDARY AND DESCRIBED AS FOLLOWS:

- SOUTHEASTERLY BY PLEASANT STREET BY TWO LINES MEASURING, RESPECTIVELY, SIXTY-FIVE (65) FEET AND TWELVE AND 50/100 (12.50) FEET;
 - SOUTHWESTERLY BY LAND OF OWNERS UNKNOWN, ONE HUNDRED AND 12/100 (100.12) FEET;
 - NORTHWESTERLY BY LOT 25 AS SHOWN ON SAID PLAN, EIGHTY-FOUR AND 89/100 (84.89) FEET; AND
 - NORTHEASTERLY BY LOT 2, AS SHOWN ON SAID PLAN, BEING OTHER LAND OWN OR FORMERLY OF DANIEL K. MACFAYDEN AND MARIE H. MACFAYDEN, ONE HUNDRED (100) FEET.
- CONTAINING 8118 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. 19-9899 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 21, 2019.

- 6 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF PLEASANT STREET AND THE ADJOINING STREETS AND WAYS. - (AS SHOWN HEREON)
- 7 WHILE EXCLUDED FROM COVERAGE UNDER THE POLICY, THE RECORDS OF THE REGISTRY DISCLOSE THE FOLLOWING MATTER:
DECISION OF THE TOWN OF BELMONT BOARD OF APPEALS RECORDED IN BOOK 33277, PAGE 243. - (NOT PLOTTABLE)

Now or Formerly
TELLIER REALTY TRUST
BOOK 15422, PAGE 528
PARCEL ID 46-59

Now or Formerly
ELLEN LUCAS
BOOK 68033, PAGE 303
PARCEL ID 46-50

Now or Formerly
NABH EL-LAKKIS
BOOK 18740, PAGE 1
PARCEL ID 46-46

Now or Formerly
ROBERT J. WEBB
BOOK 30102, PAGE 578
PARCEL ID 46-61

AREA=8,119 SQ. FT.

LIST OF POSSIBLE ENCROACHMENTS

- A NOW OR FORMERLY TELLIER REALTY TRUST
- B BIT. CONC. DRIVEWAY OVER 0.4'
- C OVERHEAD WIRES CROSS PROPERTY LINE

BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF BELMONT, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDELINE OF PLEASANT STREET, SAID POINT BEING S 58°12'00" W, A DISTANCE OF 75.11 FEET FROM A POINT OF CURVATURE FORMING THE INTERSECTION WITH THE WESTERLY SIDELINE OF BRIGHTON STREET. THENCE

CONTINUING S 58°12'00" W, BY SAID PLEASANT STREET, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE;

THENCE RUNNING BY SAID PLEASANT STREET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 486.14 FEET, A DELTA ANGLE OF 01°28'25" AND AN ARC LENGTH OF 12.50 FEET TO A POINT;

THENCE TURNING AND RUNNING N 35°02'30" E, BY LAND NOW OR FORMERLY OF TELLIER REALTY TRUST, A DISTANCE OF 100.12 FEET TO A POINT;

THENCE TURNING AND RUNNING N 58°12'16" E, BY LAND NOW OR FORMERLY OF ELLEN LUCAS, A DISTANCE OF 84.89 FEET TO A POINT;

THENCE TURNING AND RUNNING S 31°48'34" E, BY LAND NOW OR FORMERLY OF NABH EL-LAKKIS, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

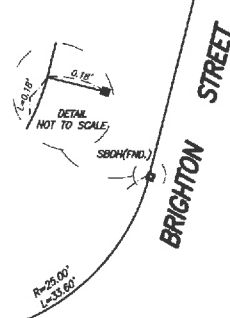
SAID PARCEL CONTAINING 8,119 SQUARE FEET.

NOTES:

- 1) BENCH MARK INFORMATION:
ELEVATIONS WERE ESTABLISHED BY GPS.
TEMPORARY BENCH MARKS SET:
TBM-1: SPIKE SET IN SOUTHERLY FACE OF UTILITY POLE AT THE BACK OF SIDEWALK ON THE NORTHWESTERLY SIDE OF PLEASANT STREET, AS SHOWN HEREON.
ELEVATION = 43.30
TBM-2: X-CUT SET IN THE RIGHT BOLT OVER MAIN OUTLET OF A HYDRANT AT THE INTERSECTION OF THE NORTHWESTERLY SIDELINE OF PLEASANT STREET AND THE SOUTHWESTERLY SIDELINE OF BRIGHTON AVENUE, AS SHOWN HEREON.
ELEVATION = 43.76
- 2) ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- 4) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0418E, TOWN OF BELMONT, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- 5) ZONING INFORMATION AS SHOWN HEREON WAS PROVIDED BY THE CLIENT IN A REPORT ENTITLED "ZONING 347 PLEASANT STREET", PREPARED BY STUDIO TROKA, 15 CHANNEL CENTER STREET, SUITE 104, BOSTON, MA 02210, BEING UNDATED.
- 6) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- 7) WATER LINE RECORDS WERE NOT AVAILABLE AT THE TIME OF SURVEY.
- 8) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- 9) BUILDING HEIGHT SHOWN HEREON IS CALCULATED FROM THE AVERAGE GRADE PLANE AND THE TOP OF ROOF.
- 10) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 11) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 12) THERE WERE NO STRIPED SURFACE PARKING SPACES OBSERVED ON LOCUS AT THE TIME OF SURVEY.
- 13) LOCUS HAS DIRECT ACCESS TO PLEASANT STREET, A PUBLIC WAY IN THE TOWN OF BELMONT.

LEGEND

- SM SEWER MANHOLE
- DM DRAIN MANHOLE
- TM TELEPHONE MANHOLE
- HYDRANT
- WFO WATER SHUT OFF/WATER GATE
- GS GAS SHUT OFF/GAS GATE
- CB CATCH BASIN
- UP UTILITY POLE
- EH ELECTRIC HANDHOLE
- P POST
- S SIGN
- EM ELECTRIC METER
- BF BOUND FOUND WITH DRILL HOLE
- EX EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
- BD BUILDING DIMENSION
- BFA BUILDING FOOTPRINT AREA
- BH BUILDING HEIGHT
- BIT BITUMINOUS
- BK BACK
- CONC CONCRETE
- DH DRILL HOLE
- ENT ENTRANCE
- FFE FINISH FLOOR ELEVATION
- FD FULL OF DEBRIS
- I INVERT ELEVATION
- L ARC LENGTH
- LSA LANDSCAPED AREA
- POB POINT OF BEGINNING
- R RADIUS OR RIM ELEVATION
- RET RETAINING
- SB STONE BOUND
- SOC SLOPED GRANITE CURB
- SQ SQUARE FEET
- STF STOCKADE FENCE
- TBM TEMPORARY BENCH MARK
- VGC VERTICAL GRANITE CURB
- D DRAIN
- G GAS
- M MBIA
- OHW OVERHEAD WIRES
- S SEWER



TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY & SARAH E. RICHARDSON:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 5, 2019.

FELDMAN LAND SURVEYORS

SUBMIT 11-14-19

TIMOTHY R. AGURKIS, PLS (MA# 52782) DATE
TRAB@FELDMANSURVEYORS.COM

ALTA/NSPS LAND TITLE SURVEY
347 PLEASANT STREET
BELMONT, MASS.

FELDMAN LAND SURVEYORS NOVEMBER 5, 2019
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

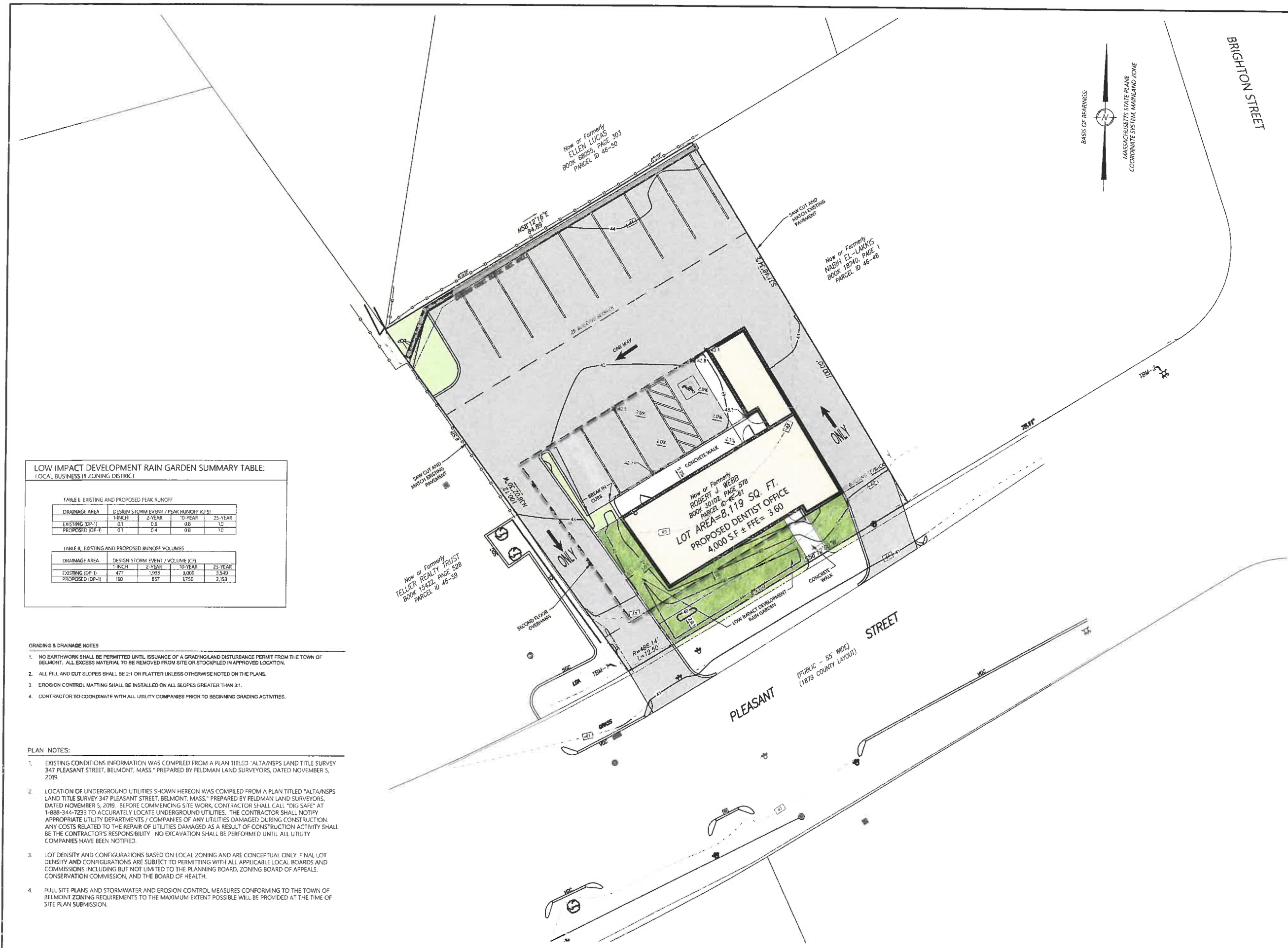
10 0 5 10 20 40
SCALE: 1" = 10'

REVISIONS	FIELD CHECK	FROM	APPROVED	SHEET NO. 1 OF 1
CALC TRA	CHAD TRA	FIELD CHECKED	CRD FILE 17062	JOB NO. 17062

FILENAME: S:\PROJECTS\17000\17062\DWG\17062-ALTA.dwg

ZONING CLASSIFICATION - "LOCAL BUSINESS III"

MINIMUM LOT SIZE	NONE
MINIMUM FRONTAGE	20 FEET
MINIMUM FRONT YARD	10 FEET
MINIMUM SIDE YARD	0 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM FLOOR AREA RATIO	1.05
MAXIMUM LOT COVERAGE	35%
MAXIMUM BUILDING HEIGHT	28 FEET/2 STORIES



LOW IMPACT DEVELOPMENT RAIN GARDEN SUMMARY TABLE:
LOCAL BUSINESS III ZONING DISTRICT

TABLE I. EXISTING AND PROPOSED PEAK RUNOFF

DRAINAGE AREA	DESIGN STORM EVENT / PEAK RUNOFF (CFS)			
	1-INCH	2-YEAR	10-YEAR	25-YEAR
EXISTING (DP-1)	0.1	0.6	0.8	1.0
PROPOSED (DP-1)	0.1	0.4	0.8	1.0

TABLE II. EXISTING AND PROPOSED RUNOFF VOLUMES

DRAINAGE AREA	DESIGN STORM EVENT / VOLUME (CF)			
	1-INCH	2-YEAR	10-YEAR	25-YEAR
EXISTING (DP-1)	477	1,993	3,095	3,543
PROPOSED (DP-1)	160	657	1,750	2,158

- GRADING & DRAINAGE NOTES**
- NO EARTHWORK SHALL BE PERMITTED UNTIL ISSUANCE OF A GRADING AND DISTURBANCE PERMIT FROM THE TOWN OF BELMONT. ALL EXCESS MATERIAL TO BE REMOVED FROM SITE OR STOCKPILED IN APPROVED LOCATION.
 - ALL FILL AND CUT SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED ON THE PLANS.
 - EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3:1.
 - CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO BEGINNING GRADING ACTIVITIES.

- PLAN NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY 347 PLEASANT STREET, BELMONT, MASS." PREPARED BY FELDMAN LAND SURVEYORS, DATED NOVEMBER 5, 2019.
 - LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WAS COMPILED FROM A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY 347 PLEASANT STREET, BELMONT, MASS." PREPARED BY FELDMAN LAND SURVEYORS, DATED NOVEMBER 5, 2019. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
 - LOT DENSITY AND CONFIGURATIONS BASED ON LOCAL ZONING AND ARE CONCEPTUAL ONLY. FINAL LOT DENSITY AND CONFIGURATIONS ARE SUBJECT TO PERMITTING WITH ALL APPLICABLE LOCAL BOARDS AND COMMISSIONS INCLUDING BUT NOT LIMITED TO THE PLANNING BOARD, ZONING BOARD OF APPEALS, CONSERVATION COMMISSION, AND THE BOARD OF HEALTH.
 - FULL SITE PLANS AND STORMWATER AND EROSION CONTROL MEASURES CONFORMING TO THE TOWN OF BELMONT ZONING REQUIREMENTS TO THE MAXIMUM EXTENT POSSIBLE WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.

LOCUS MAP
N.T.S.

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REV.	DATE	DESCRIPTION	INIT.
A		INITIAL ISSUE	

10/07/2020

PREPARED BY:
WDA DESIGN GROUP
31 EAST MAIN STREET - WESTBOROUGH, MA | 508.366.6552
WDA-DC.COM

OWNER:
ROBERT J. WEBB
347 Pleasant Street
Belmont, MA

PREPARED FOR:
PLEASANT ST. DENTAL
363 Pleasant Street
Belmont, MA

TITLE:
PRELIMINARY GRADING & DRAINAGE

347 PLEASANT STREET
Belmont, MA
(Middlesex County)

INITIAL DISCUSSION

SCALE: 1" = 10'

JOB NO: 1383.01 DATE: 10/07/2020
DWN. BY: GBS SHEET:
CHKD. BY: SCD

C3.00