

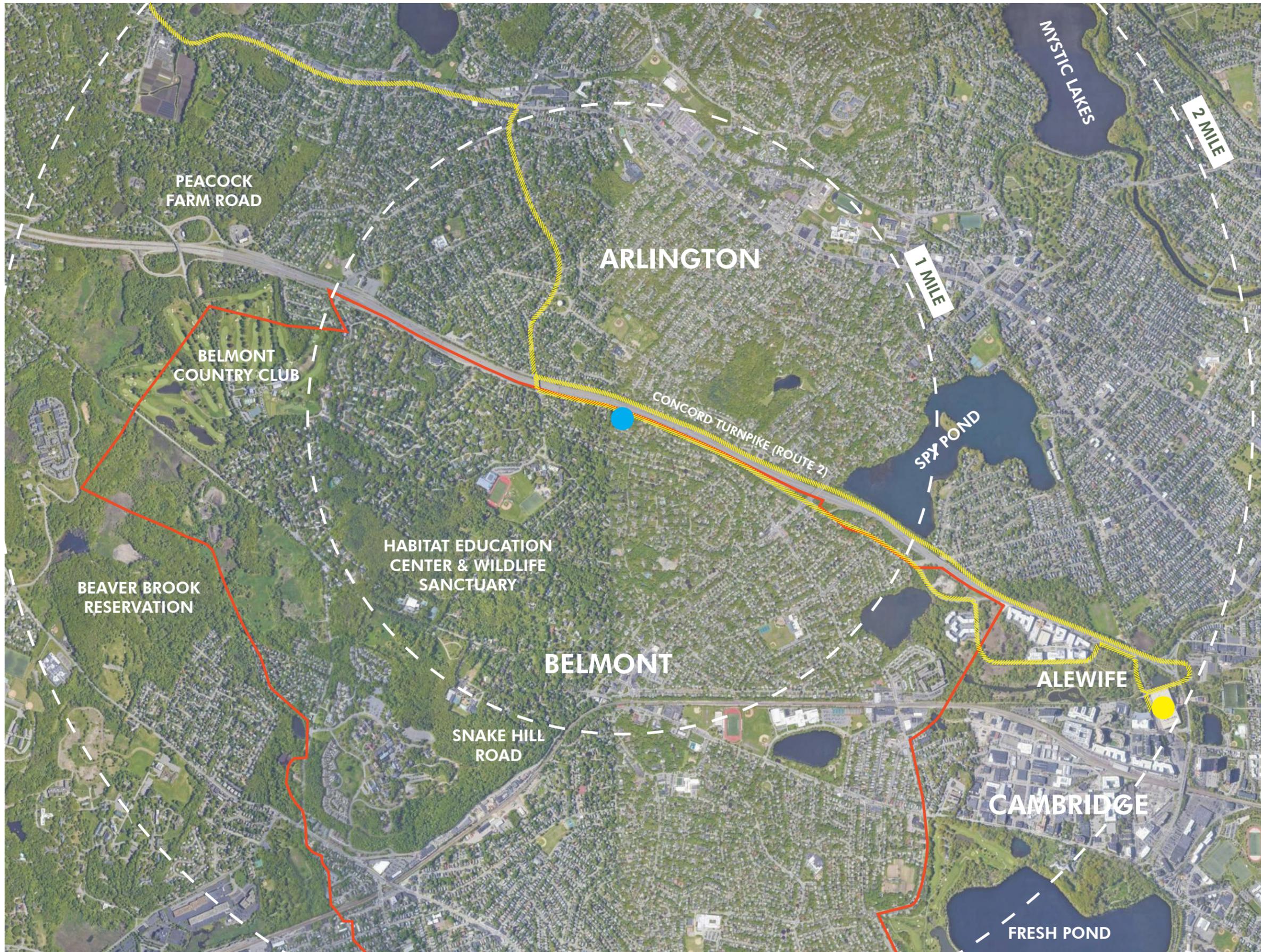
An aerial photograph of Belmont, Massachusetts, showing a dense residential area with streets and green spaces. The image is dark and serves as a background for the text.

91 BEATRICE CIRCLE

BELMONT, MA

ARCHITECTURAL DESIGN PRESENTATION

JUNE 10, 2021





LDS BOSTON TEMPLE

PARK CIRCLE WATER TOWER

ROBBINS FARM PARK

MENOTOMY ROCKS PARK

62/76 BUS TO ALEWIFE
78 BUS TO HARVARD

BELMONT HILL SCHOOL

CONCORD TURNPIKE (ROUTE 2)





ARCHITECTURE

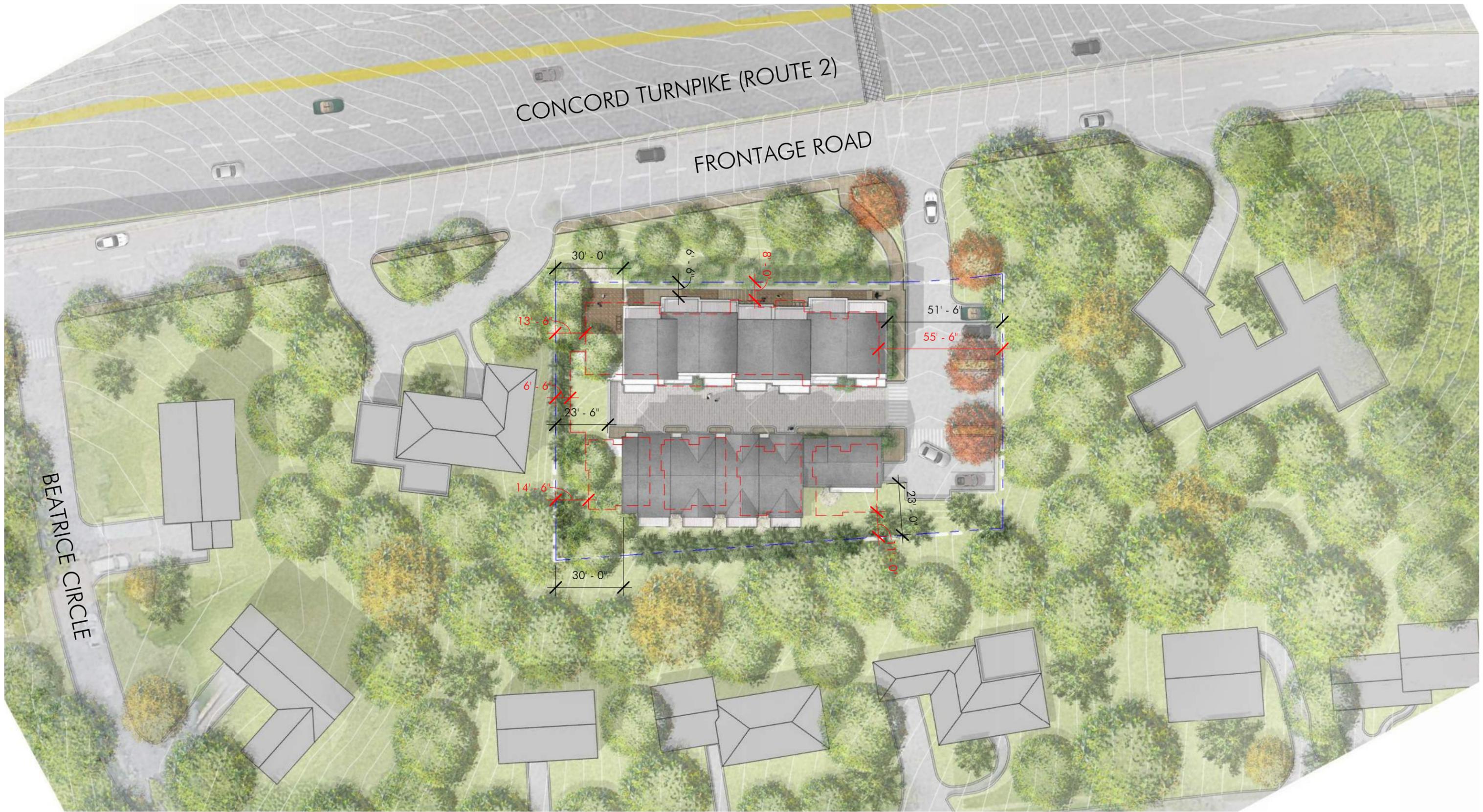
SUMMARY OF REVISIONS

INCREASED SETBACKS

CONSOLIDATED DETACHED SINGLE-FAMILY HOMES AT REAR OF SITE INTO SECOND ROW OF TOWNHOUSES

RELOCATED END TOWNHOUSE UNIT AT NORTHWEST OF SITE TO REAR

SHIFTED DEVELOPMENT FOOTPRINT TO EAST AND NORTH



SUMMARY OF REVISIONS

INCREASED SETBACKS

RECONFIGURED ENTRY SEQUENCE

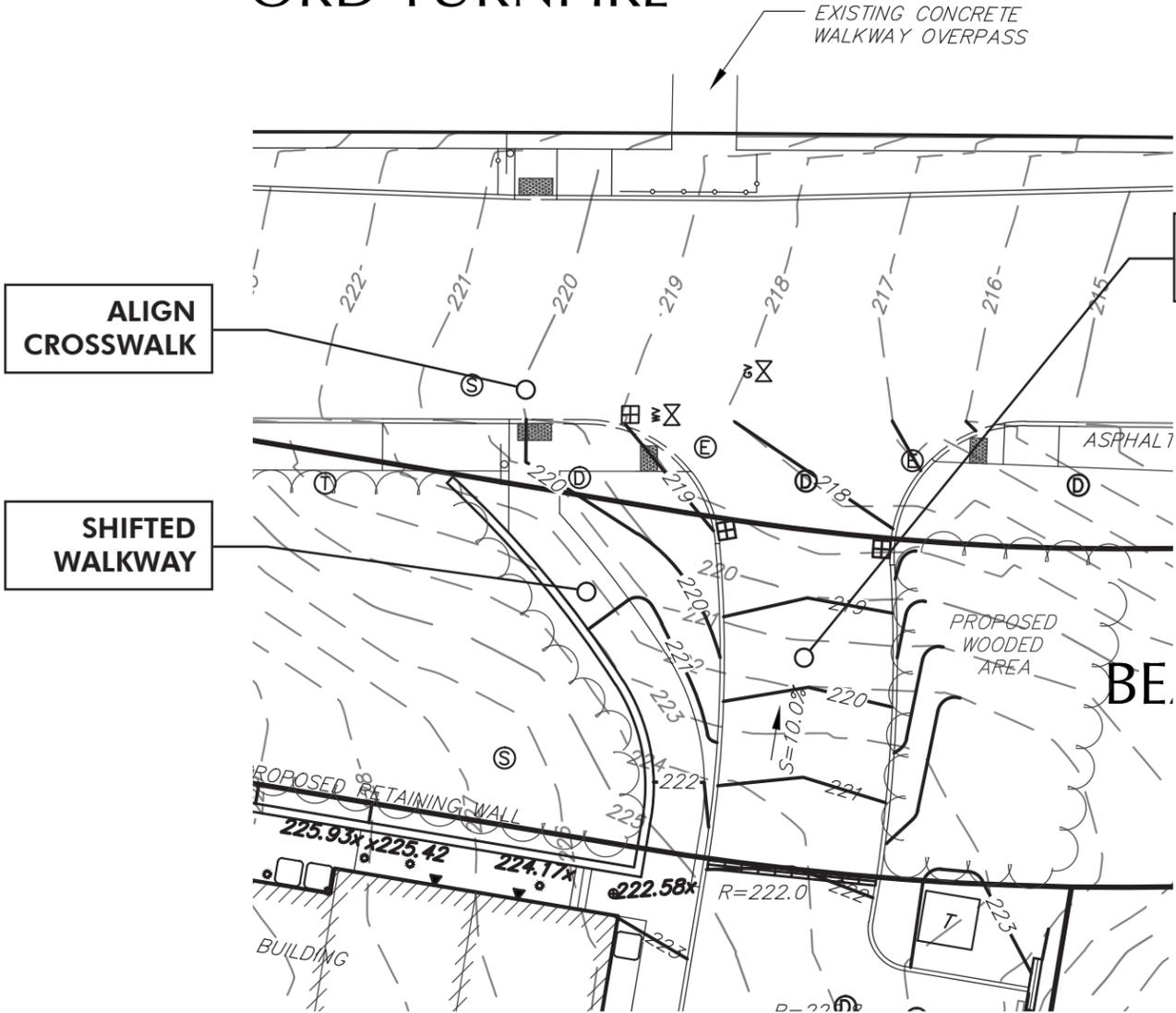
DRIVEWAY ROTATED TO MEET ROAD AT PERPENDICULAR ANGLE AND SLOPE REDUCED

WALKWAY SHIFTED UP THE SITE TO REDUCE AMOUNT OF DROP AND MAKE ACCESSIBLE

EXISTING VEGETATION AT CORNER CUT BACK TO IMPROVE VISIBILITY

PROPOSED RELOCATION OF EXISTING CROSSWALK TO ALIGN WITH NEW WALKWAY AND AVOID CONFLICT WITH DRIVEWAY CURB CUT

ORD TURNPIKE



REDUCED DRIVEWAY SLOPE

INCREASED VISIBILITY



SUMMARY OF REVISIONS

INCREASED SETBACKS

RECONFIGURED ENTRY SEQUENCE

PROGRAMMED OPEN SPACE

THE INCREASED SETBACKS CREATE MORE USABLE OPEN SPACE FOR AMENITIES SUCH AS A CHILDREN'S PLAY AREA, A SHARED PATIO SPACE AND SECURE BIKE STORAGE



SHARED PATIO AREA

PLAY AREA

SHADED PARKING

SECURE BIKE STORAGE

PRIVATE DECKS AND PATIOS

SUMMARY OF REVISIONS

INCREASED SETBACKS

RECONFIGURED ENTRY SEQUENCE

PROGRAMMED OPEN SPACE

UTILITIES AND SERVICES

THE MORE EFFICIENT SITE LAYOUT ALLOWS ADEQUATE SPACE FOR FUNCTIONAL SERVICES SUCH AS TRASH/RECYCLING COLLECTION, SNOW STORAGE, GROUND-MOUNTED HVAC AND ELEC EQUIPMENT AND UTILITY ROOMS



SPRINKLER ROOM

TRASH / RECYCLING

ELECTRICAL TRANSFORMER

SNOW STORAGE AREA

HVAC EQUIPMENT

SUMMARY OF REVISIONS

INCREASED SETBACKS

RECONFIGURED ENTRY SEQUENCE

PROGRAMMED OPEN SPACE

UTILITIES AND SERVICES

REDUCED BEDROOM COUNT

BEDROOM COUNT REDUCED FROM 48 TO 40

4-BED DETACHED HOMES NOW 3-BED TOWNHOUSES AND
GARDEN LEVEL BEDROOMS NOW BASEMENT SPACES

- ▲ SITE ENTRY
- ▲ GARAGE ENTRY
- ▲ UNIT ENTRY



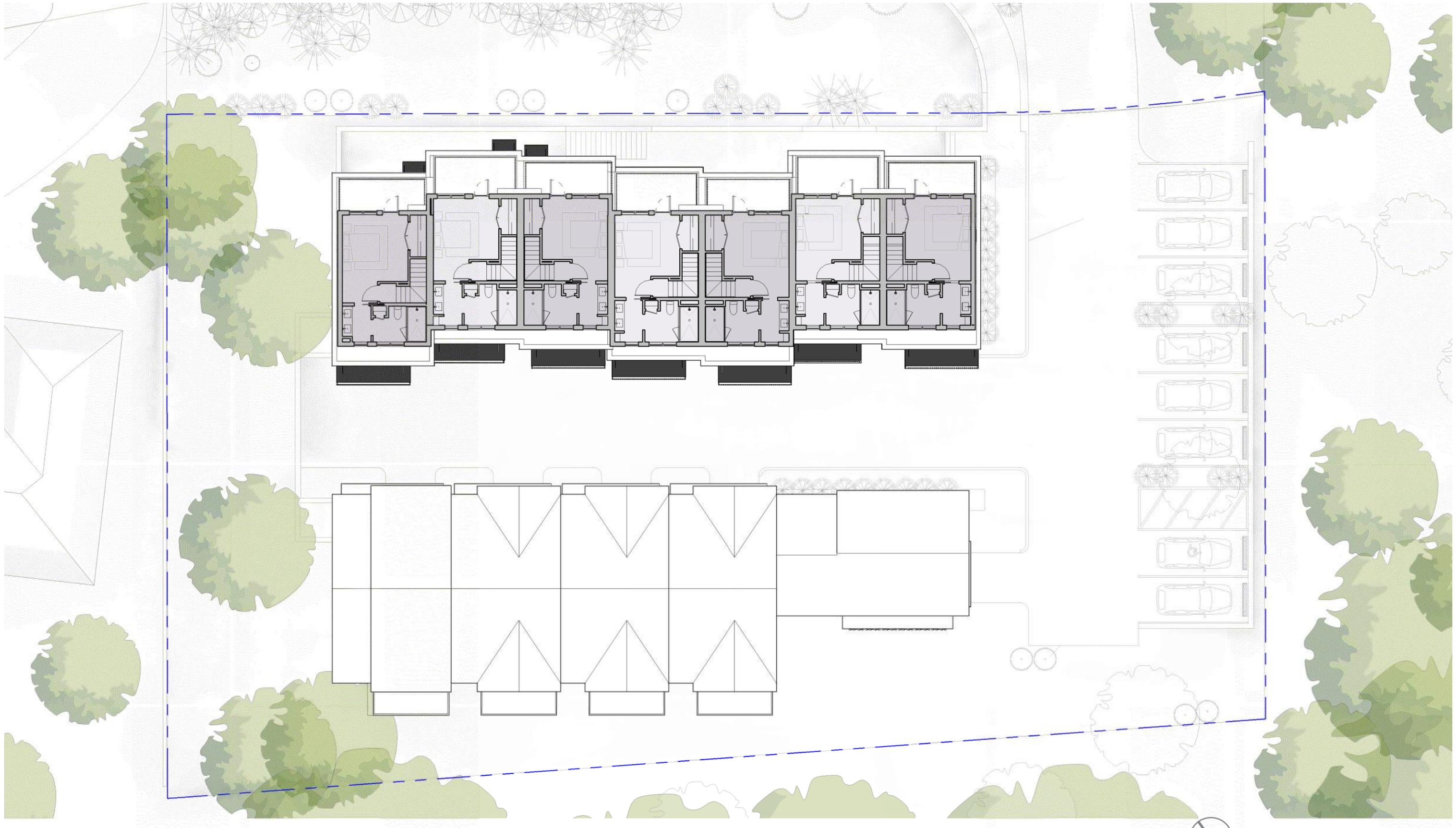
- 20
- 19
- 18
- 17
- 16
- 15
- 14
- 13

FENCE ALONG PROP. EDGE

- ▲ SITE ENTRY
- ▲ GARAGE ENTRY
- ▲ UNIT ENTRY









69 PINEHURST ROAD | CLARENCE HOWLETT HOUSE



60 SNAKE HILL ROAD



15 SNAKE HILL ROAD



40 PEACOCK FARM ROAD



40 PEACOCK FARM ROAD



PEACOCK FARM ROAD



50 SNAKE HILL ROAD



LEXINGTON, MA





IRONSPOT MASONRY



FIBER CEMENT
CLAPBOARD SIDING
LIGHT GRAY



FIBER CEMENT
SHINGLE SIDING
DARK BLUE



CEDAR SHIPLAP SIDING
NATURAL FINISH



FIBER CEMENT
CLAPBOARD SIDING
MEDIUM GRAY



FIBER CEMENT
SHINGLE SIDING
DARK GREEN



BOARD AND BATTEN
VERTICAL
DARK GRAY





MODERN WOOD CANOPY



MODERN PREFAB METAL BALCONY



MODERN TRANSLUCENT GARAGE DOOR





ASPHALT SHINGLES
BLACK



FIBER CEMENT
CLAPBOARD SIDING
WHITE



BOARD AND BATTEN
VERTICAL
MEDIUM GRAY

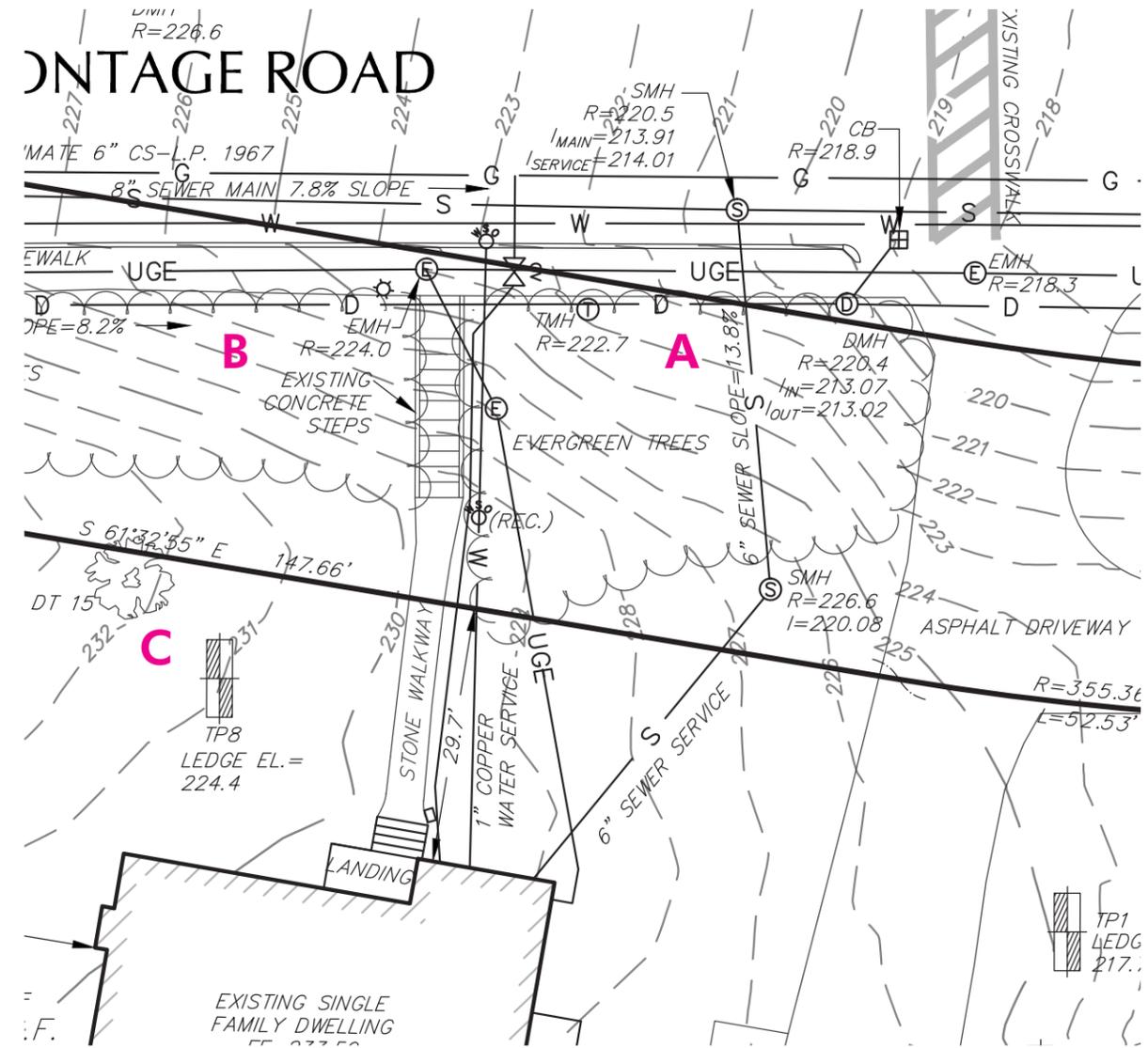


TRANSITIONAL METAL CANOPY

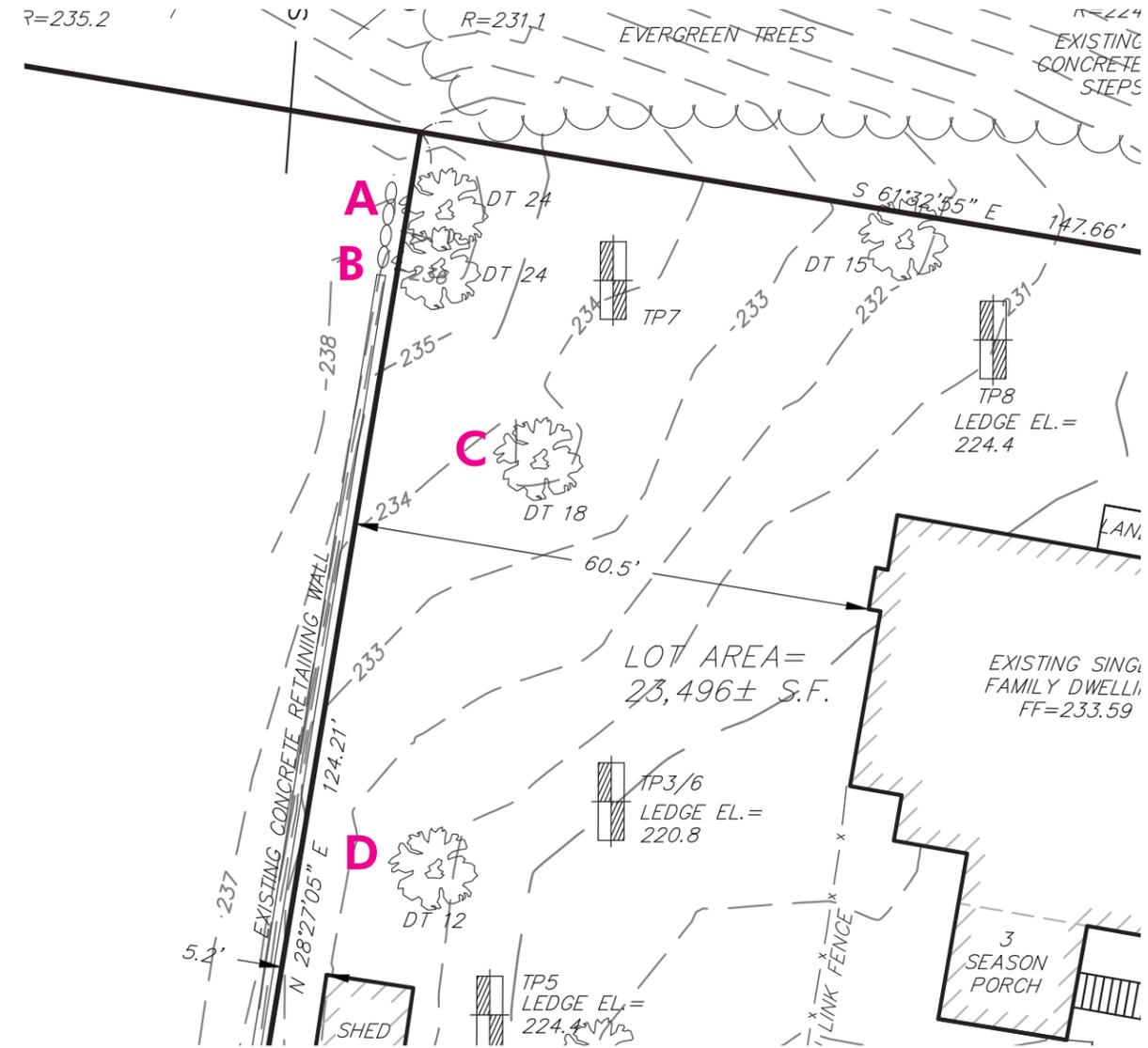








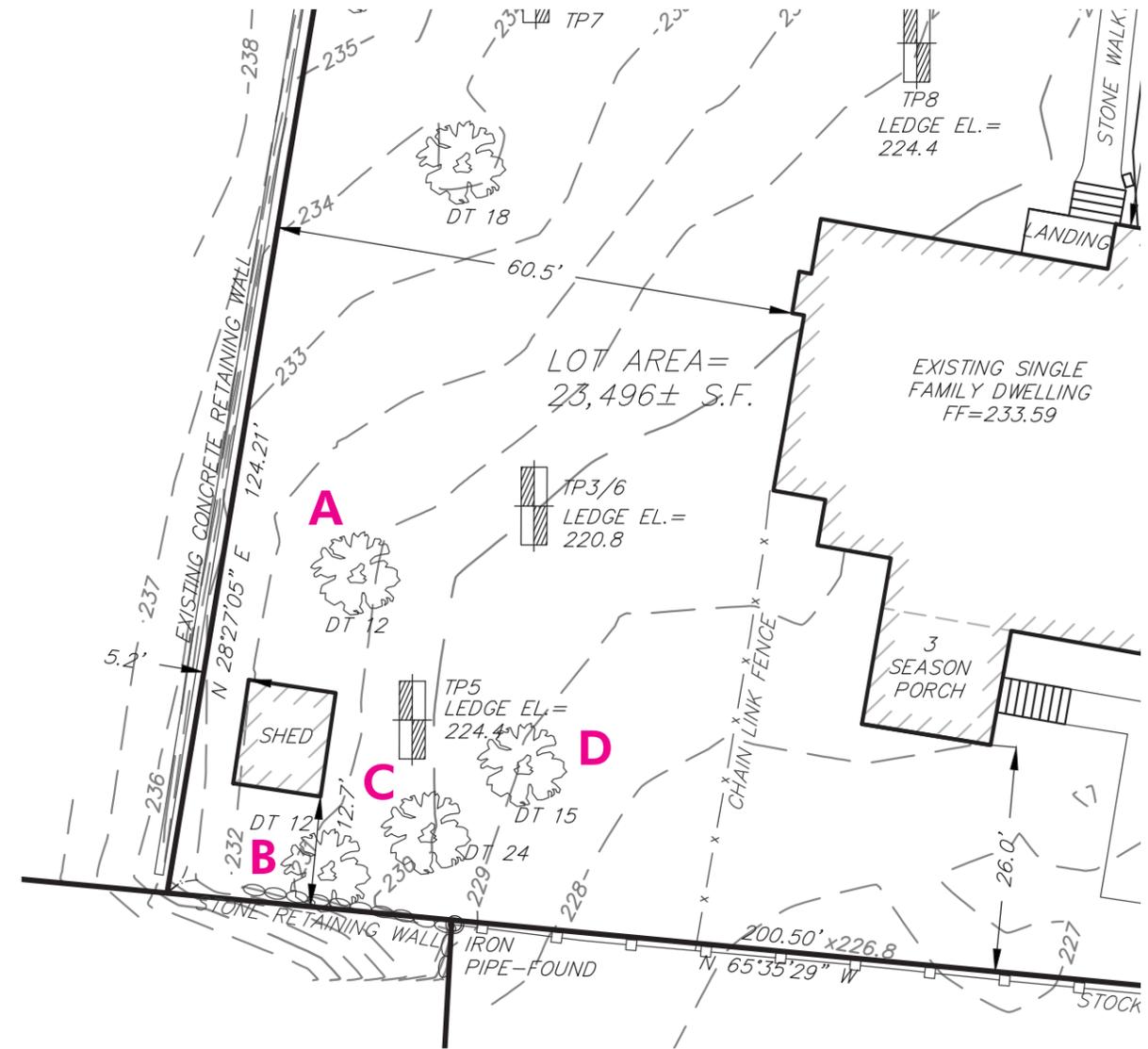






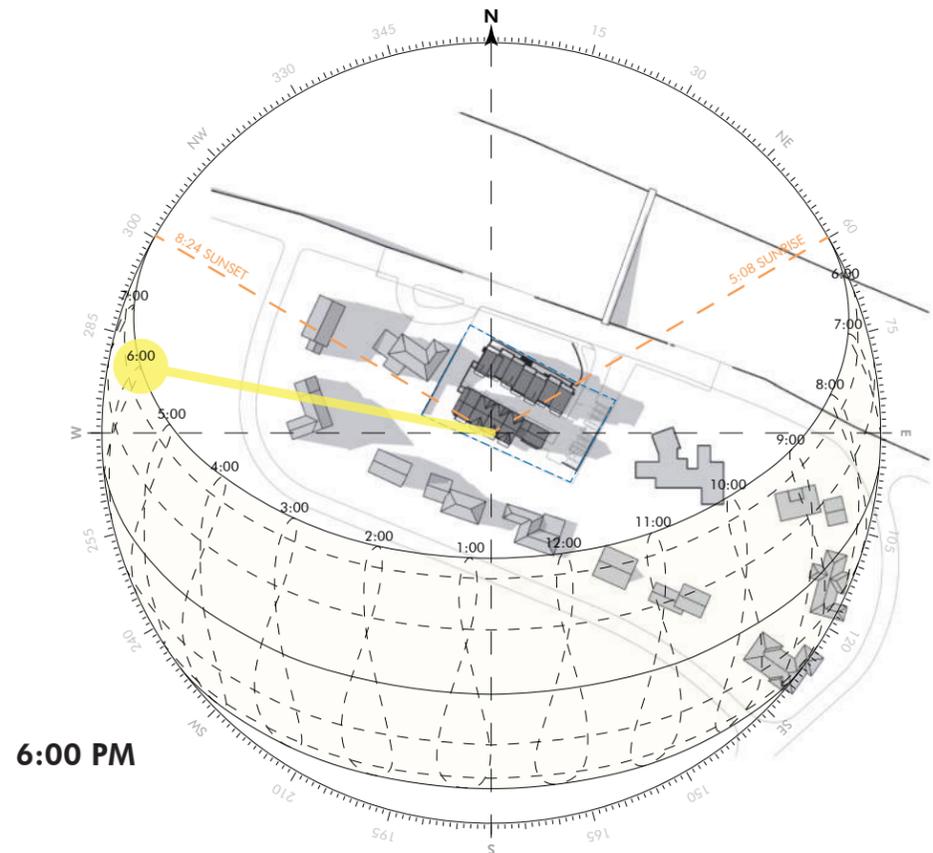
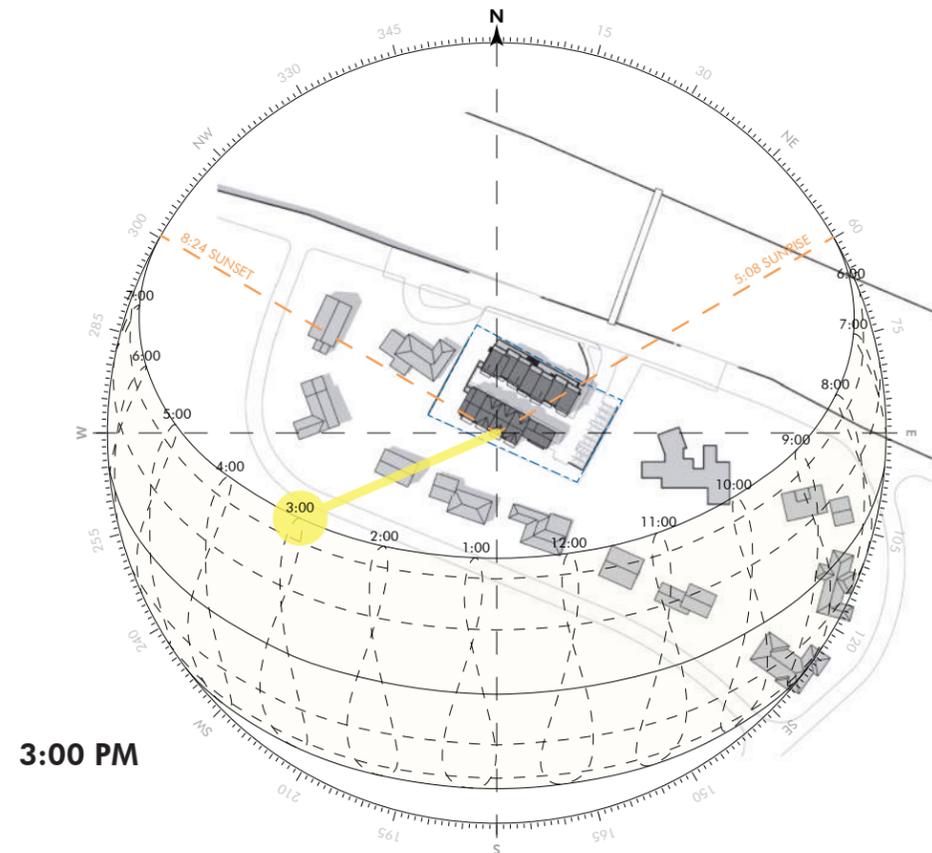
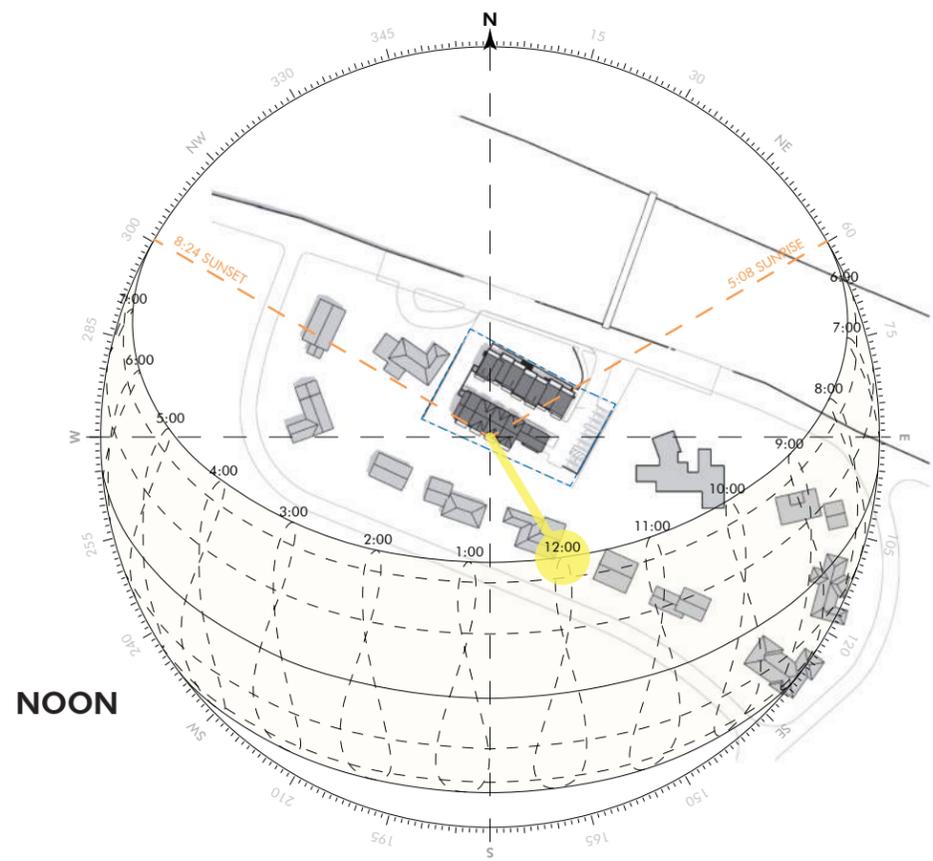
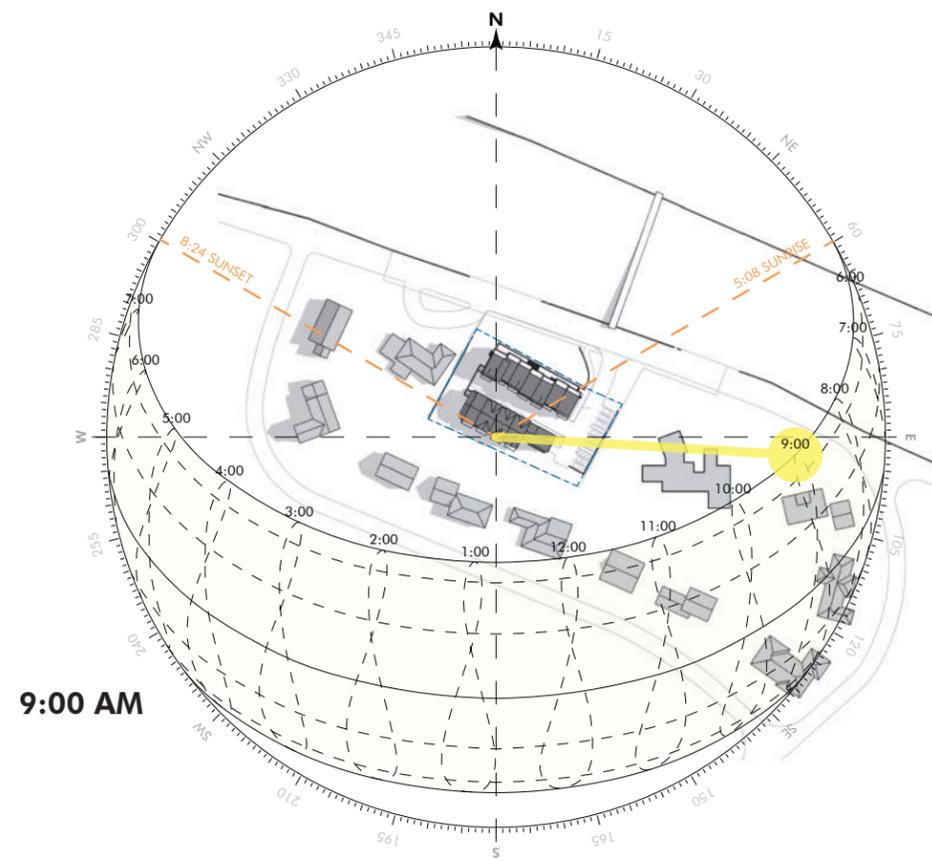




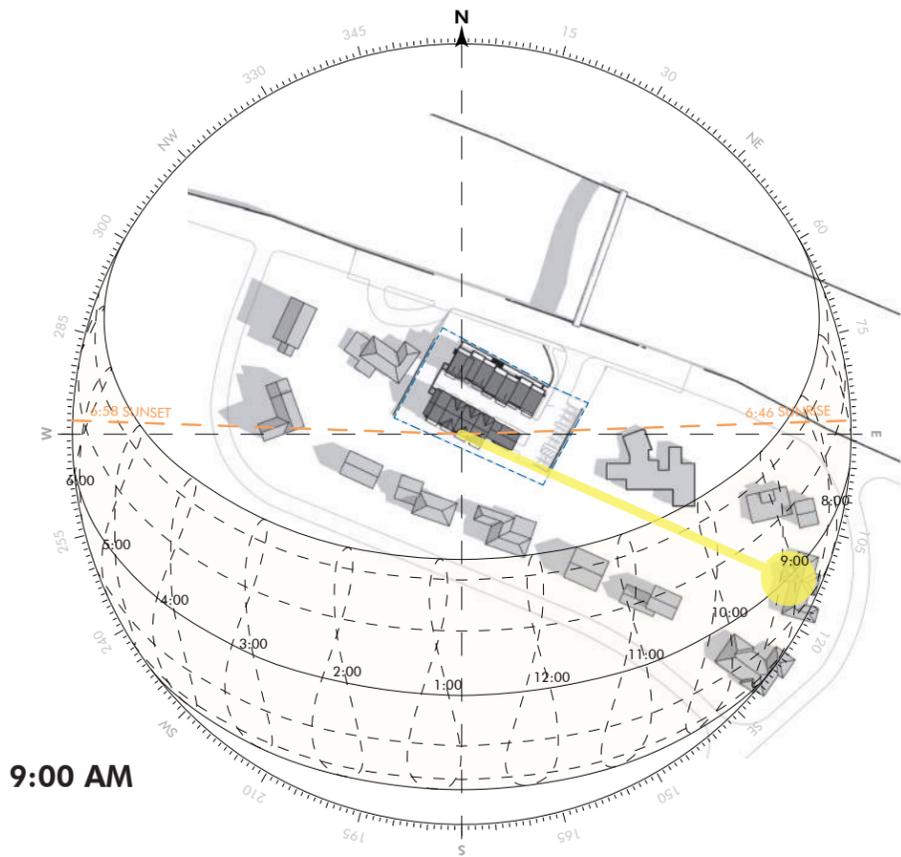




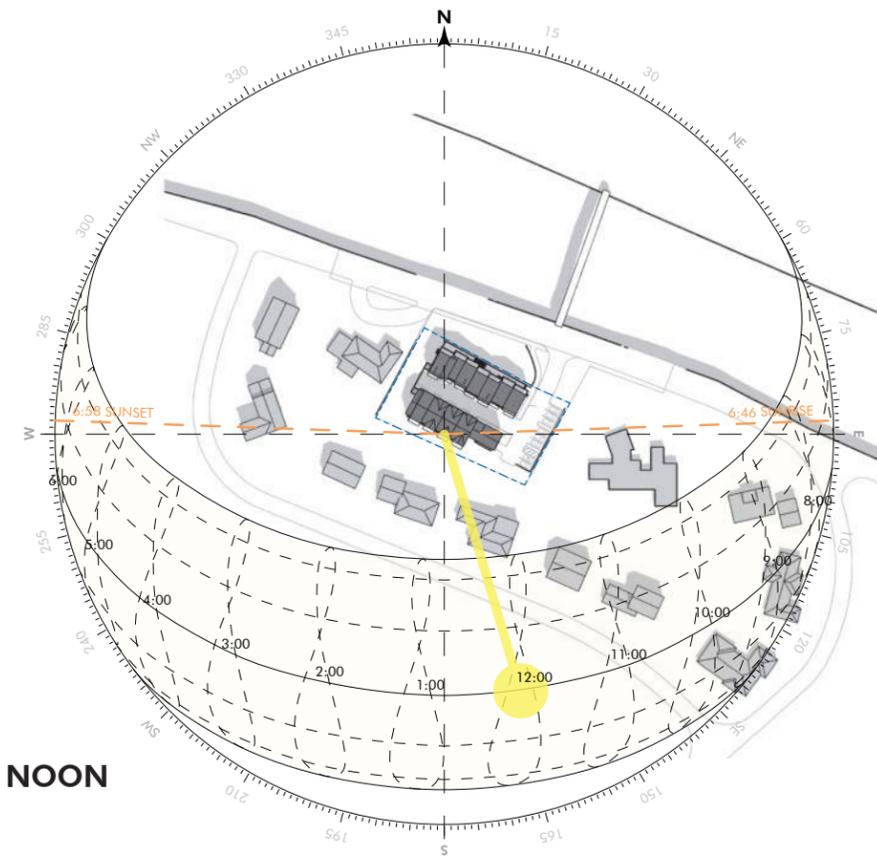




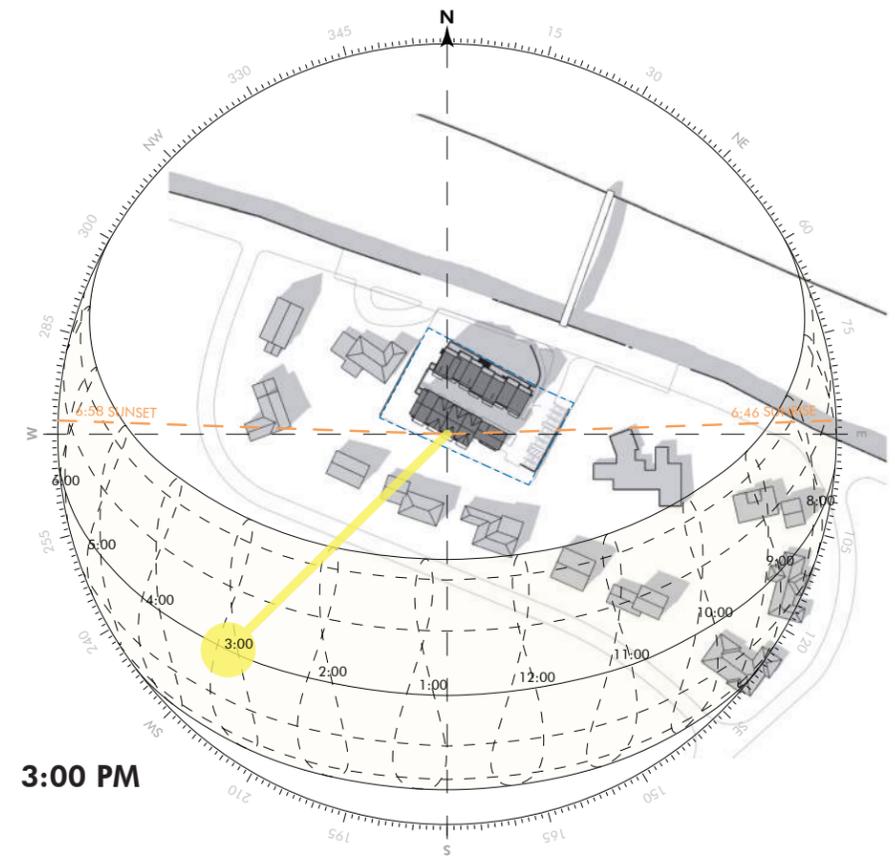
JUNE 21



9:00 AM

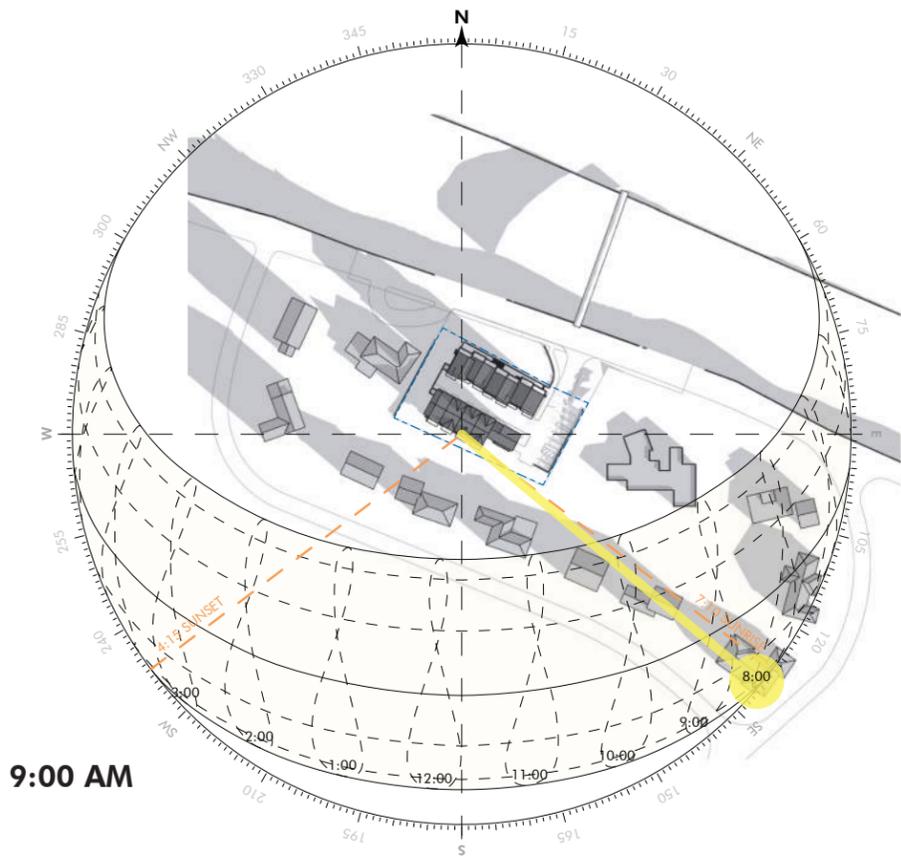


NOON

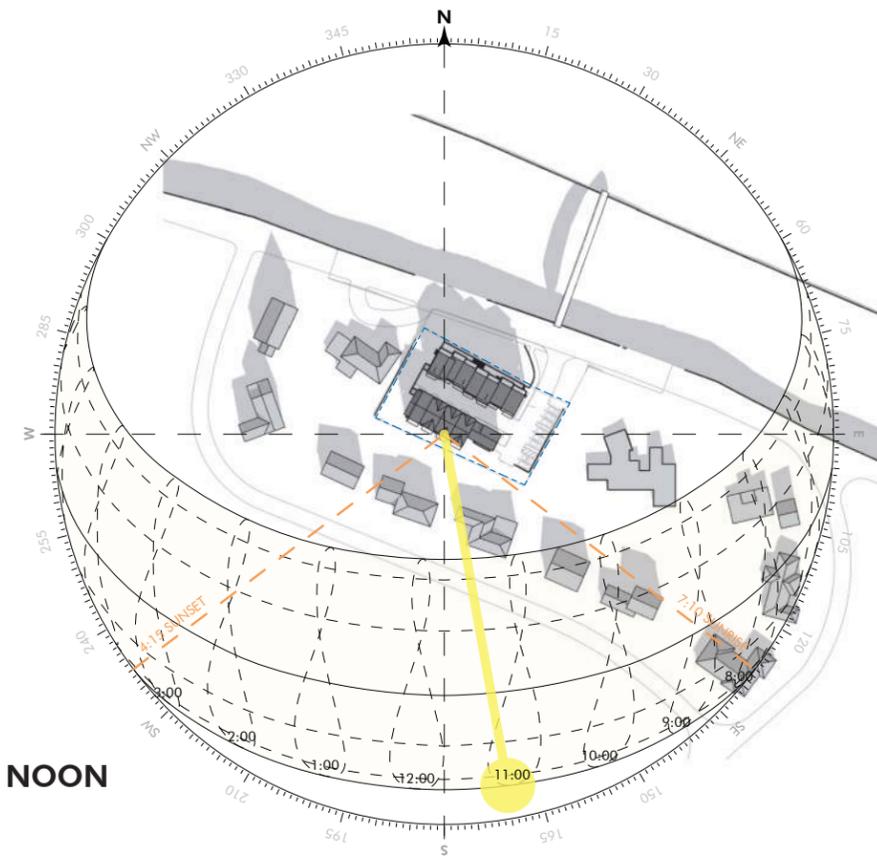


3:00 PM

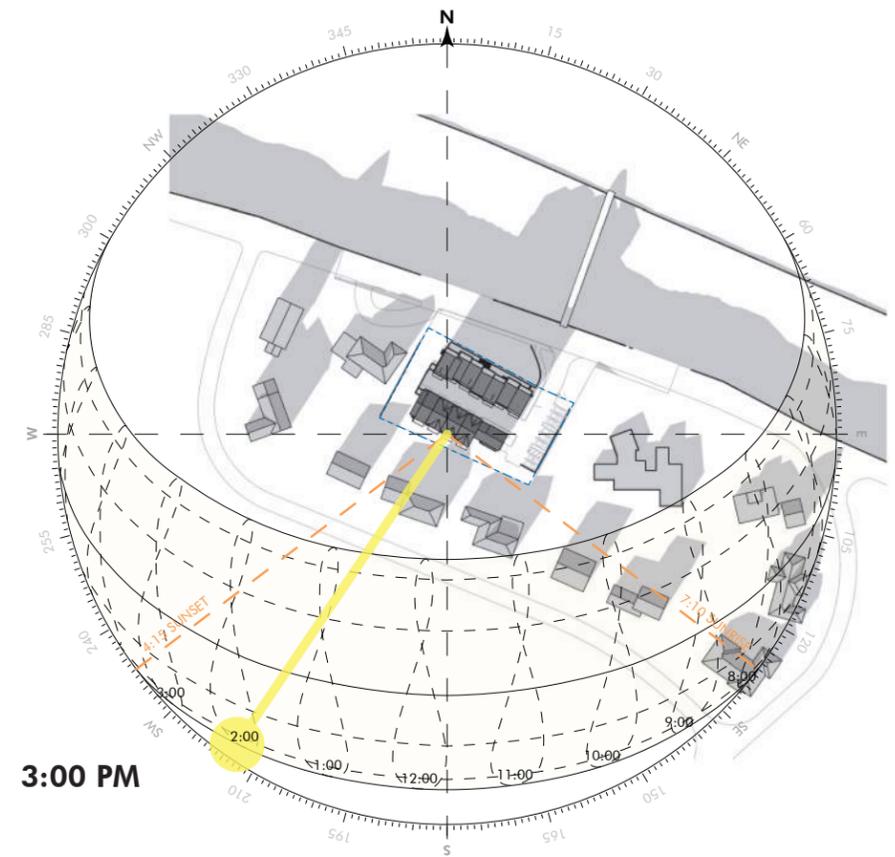
MARCH 21 / SEPTEMBER 21



9:00 AM



NOON



3:00 PM

DECEMBER 21

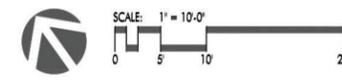
91 BEATRICE CIRCLE

Site Area	23,496
Total Building GSF	25,690
FAR	1.09
Total Footprint GSF	7,475
Site Coverage	32%
Building Height (Four Story Townhouse)	44 FT
Building Height (Three Story Townhouse)	35 FT 4 IN
Total Parking Spaces	20
In-Unit Garage Space	12
Surface Parking Spaces	8
Parking Ratio	1.67

Building Type	Area (GSF)	Footprint (GSF)
Four Story Townhouse (Units 1-7)		3,920
Floor 1 (7 Garage Parking Spaces included)	3,920	
Floor 2	4,145	
Floor 3	4,145	
Floor 4	2,865	
Total Building (GSF)	15,075	
Three Story Townhouse (Units 8-12)		3,555
Floor 1 (5 Garage Parking Spaces included)	3,555	
Floor 2	3,530	
Floor 3	3,530	
Total Building (GSF)	10,615	
TOTAL	25,690	7,475

Total Residential Units	12	Avg. Area
3 Bedroom (Three Story Townhouse)	5 (42%)	2,105
3 Bedroom (Four Story Townhouse)	3 (25%)	2,140
4 Bedroom (Four Story Townhouse)	4 (33%)	2,130

LANDSCAPE ARCHITECTURE





Columnar Sweet Gum



Pillar Pin Oak



Green Giant Red Cedar



Red Oak



Pennsylvania Carex



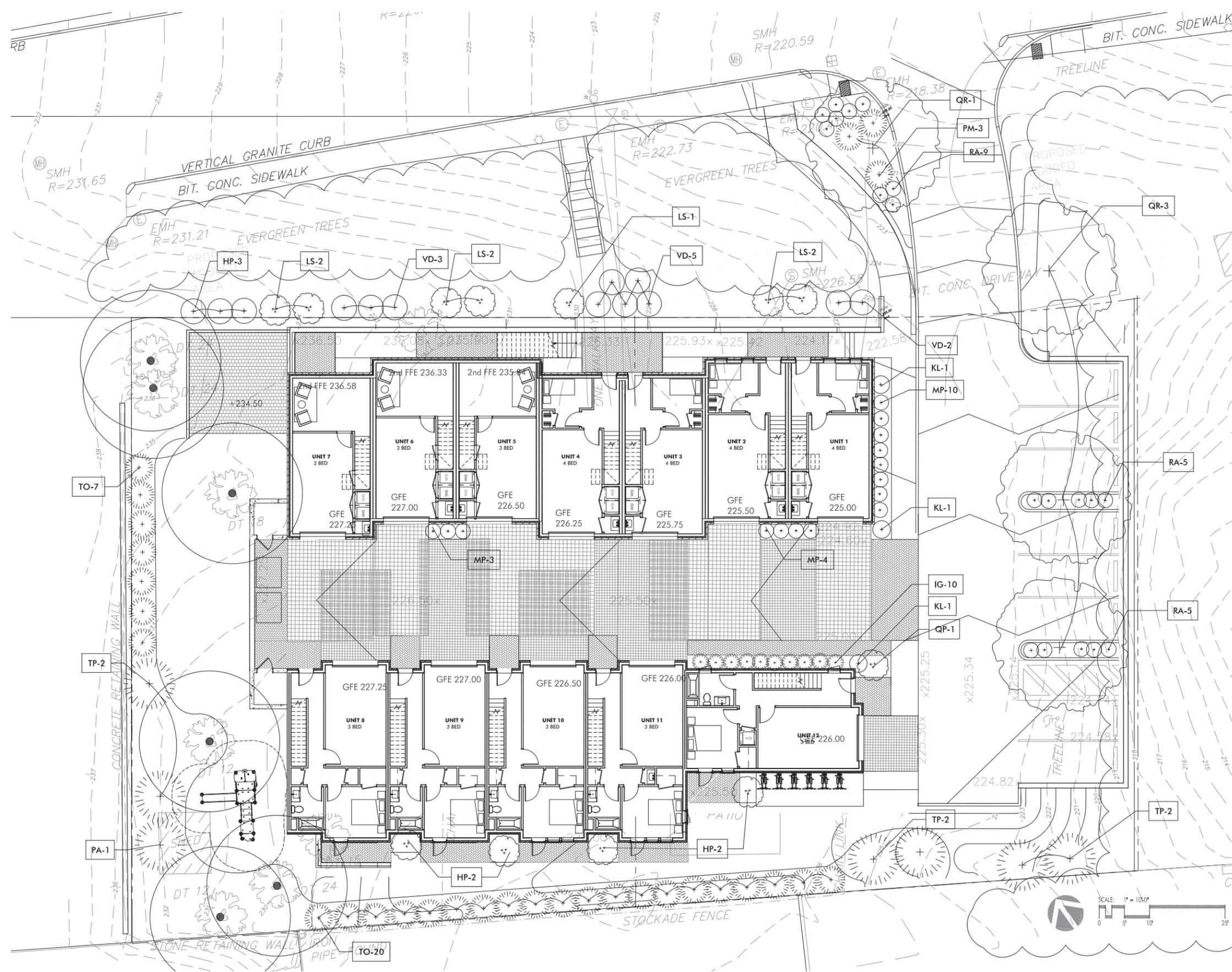
Vinca



Rhododendron



Mountain Laurel



PROPOSED PLANT LIST

SYMB	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES				
PA 1	<i>Picea abies</i>	Norway Spruce	7-8' ht.	b&b
TP 5	<i>Thuja plicata</i> 'Green Giant'	Green Giant Western Red Cedar	7-8' ht.	b&b
TO 27	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	7-8' ht.	b&b
LS 7	<i>Liquidambar styraciflua</i> 'Slend. Silhouette'	Slender Silhouette Sweetgum	2-2.5" cal.	b&b
QP 1	<i>Quercus palustris</i> 'Green Pillar'	Green Pillar Pin Oak	3-3.5" cal.	b&b
QR 4	<i>Quercus rubra</i>	Red Oak	2-2.5" cal.	b&b
SHRUBS				
HP 7	<i>Hydrangea paniculata</i> 'Grandiflora'	Pee Gee Hydrangea	7 gal.	
IG 10	<i>Ilex glabra</i> 'Densa'	Inkberry	5 gal.	
KL 3	<i>Kalmia latifolia</i>	Mountain Laurel	24" ht.	
MP 14	<i>Myrica pennsylvanica</i>	Northern Bayberry	24-36" ht.	
PM 3	<i>Pinus mugo</i> 'Pumila'	Dwarf Mugo Pine	5 gal.	
RA 19	<i>Rhus aromatica</i> 'Lo Gro'	Lo Gro Sumac	5 gal.	
VD 10	<i>Virburnum dentatum</i>	Arrowwood Viburnum	36" ht.	5 gal.
PERENNIALS & GRASSES				
cp 110	<i>Carex pennsylvanica</i>	Pennsylvania Carex	2" plug	12" o.c
ls 46	<i>Liriope spicata</i>	Lilyturf	2 gal	
vm 209	<i>Vinca minor</i>	Myrtle	2 gal	

CIVIL ENGINEERING

PROPOSED SITE PLAN

91 BEATRICE CIRCLE BELMONT, MASSACHUSETTS

NOVEMBER 4, 2020



LOCUS AERIAL

IMAGE FROM 2020 GOOGLE MAP DATA

APPLICANT

91 BEATRICE CIRCLE LLC
c/o REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

LEGAL

REGNANTE STERIO, LLP
401 EDGEWATER PLACE SUITE 630
WAKEFIELD, MA 01880

ARCHITECT

EMBARC STUDIO
60 K STREET
BOSTON, MA 02127

TRAFFIC

MDM TRANSPORTATION
CONSULTANTS, INC.
20 LORD ROAD SUITE 280
MARLBOROUGH, MA 01752

CIVIL/SURVEY

DECILLE-BURKE-SALA & ASSOCIATES, INC.
1266 FURNACE BROOK PARKWAY
SUITE 401
QUINCY, MA 02169

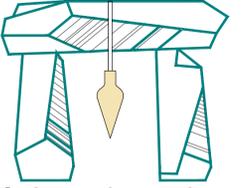
SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMOLITION
- 4 PROPOSED LAYOUT
- 5 PROPOSED GRADING
- 6 PROPOSED UTILITIES
- 7 SEWER PROFILE
- 8 PROPOSED DRAINAGE
- 9 CONSTRUCTION DETAILS
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS



NO.	DATE	COMMENT
1	4/19/2021	PEER REVIEW COMMENTS
2	6/1/2021	REVISED SITE DESIGN/PEER REVIEW





& Associates, Inc.
 1266 Furnace Brook Parkway #401
 Quincy, MA 02169
 617-405-5100 (o) 617-405-5101 (f)
 www.decelle-burke-sala.com



CLAUDIO SALA, PLS

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 51 BLOCK LOT 36
 RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
 DEED REFERENCE: CERTIFICATE #271959
 PLAN REFERENCE: LC PLAN 2367-12
- ELEVATIONS REFER TO NAVD-88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 408 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-00416E, DATED JUNE 4, 2010.
- PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

EXISTING CONDITIONS

PREPARED FOR:

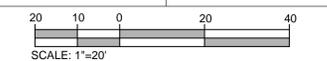
91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: NOVEMBER 4, 2020

REVISED: APRIL 19, 2021

REVISED: JUNE 1, 2021

JOB NUMBER: 19.085 SHEET 2 OF 11



SOIL TEST PIT DATA:

DATE: 12/5/2019
 TEST BY: KAMERON CAMPBELL, SE #14227

TEST PIT 1
GRD. EL. 225.0
GW. EL. NGWO
0" FILL, SANDY LOAM, 10YR3/2 Granular, Very Friable
10" FILL, SANDY LOAM, 10YR3/4 Massive, Friable
48" Aps, SANDY LOAM, 10YR3/2 Granular, Very Friable
54" Bw, SANDY LOAM, 10YR4/6 Massive, Friable
88" R, Ledge

TEST PIT 2
GRD. EL. 224.7
GW. EL. NGWO
0" FILL, SANDY LOAM, 10YR3/2 Granular, Very Friable
11" FILL, SANDY LOAM, 10YR3/4 Massive, Friable
41" Aps, SANDY LOAM, 10YR3/2 Granular, Very Friable
50" Bw, SANDY LOAM, 7.5YR4/4 Massive, Friable
60" R, Ledge

TEST PIT 3
GRD. EL. 229.8
GW. EL. NGWO
0" FILL, SANDY LOAM, 10YR3/3 Granular, Very Friable
12" Bw, SANDY LOAM, 10YR4/6 Massive, Friable
37" C ₃ FINE LOAMY SAND, 5Y5/2 Massive, Friable Some gravel
77" C ₂₈ FINE LOAMY SAND, 5Y5/2 Massive, Firm Very gravelly
99" R, Ledge

DATE: 05/12/2021
 TEST BY: KAMERON CAMPBELL, SE #14227

TEST PIT 4
GRD. EL. 223.5
GW. EL. NGWO
0" FILL, SANDY LOAM, 10YR3/2 Massive, Very Friable
10" FILL, SANDY LOAM, 2.5Y4/2 Massive, Friable
36" Aps, SANDY LOAM, 10YR3/2 Massive, Very Friable
42" Bw, SANDY LOAM, 10YR4/6 Massive, Friable
69" C, SANDY LOAM, 5Y4/2 Massive, Friable Gravelly(±30%) Cobbles(±10%)
110" R, Ledge

TEST PIT 5
GRD. EL. 230.3
GW. EL. NGWO
0" Aps, SANDY LOAM, 10YR3/2 Granular, Very Friable
12" Bw, SANDY LOAM, 10YR4/6 Massive, Friable
35" C ₂₈ SANDY LOAM, 5Y4/2 Massive, Firm Gravelly(±30%) Cobbles(±10%). Soil friable once removed from wall face
71" R, Ledge

SOIL TEST PIT DATA:

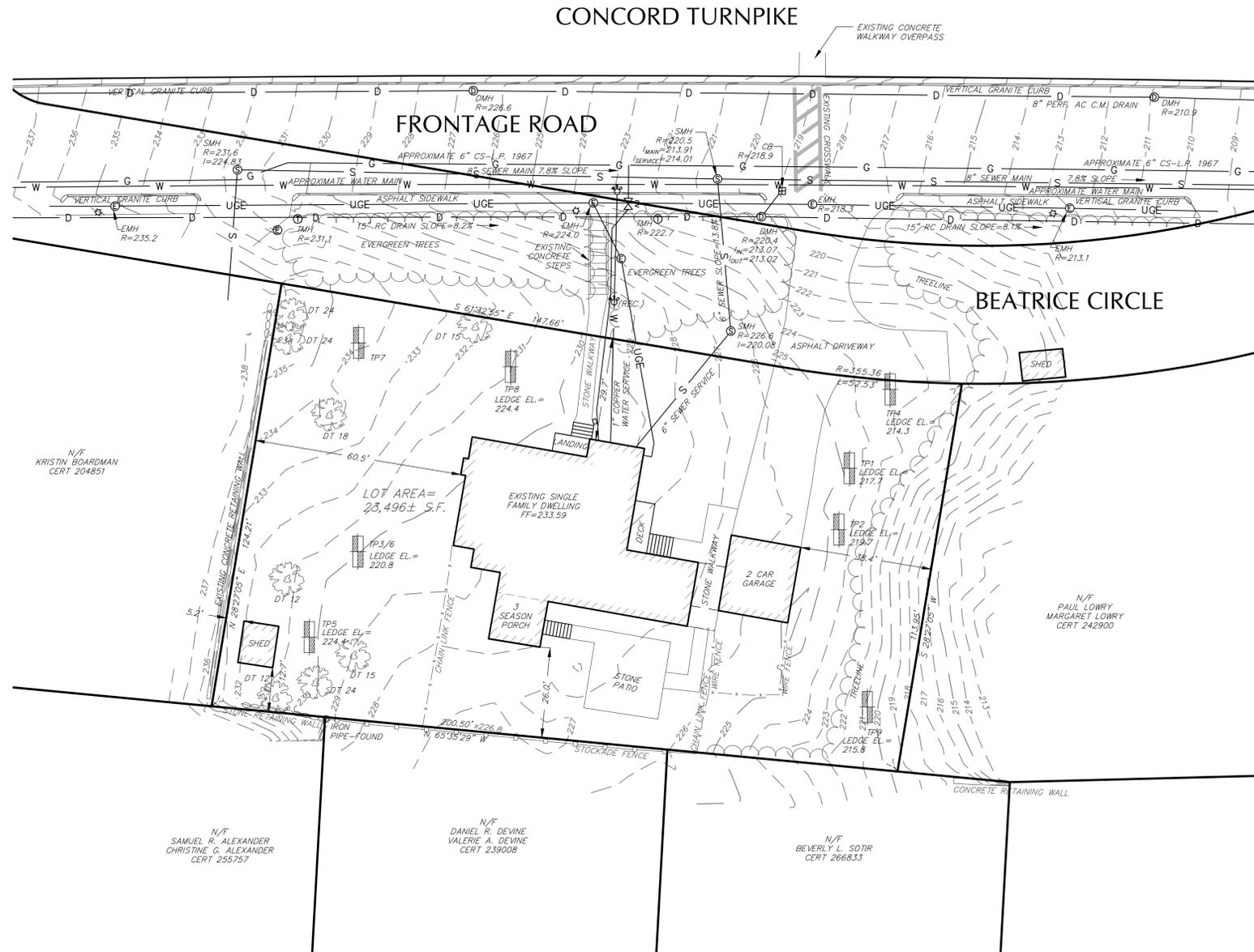
TEST PIT 6
GRD. EL. 229.8
GW. EL. NGWO
0" Aps, SANDY LOAM, 10YR3/2 Granular, Very Friable
12" Bw, SANDY LOAM, 10YR4/6 Massive, Friable
42" C ₃ SANDY LOAM, 5Y4/2 Massive, Friable Gravelly(±30%) grittier than C ₂
72" C ₂₈ SANDY LOAM, 5Y4/2 Massive, Firm Very gravelly(±40%) Cobbles(±10%) Soil friable once removed from wall face
107" R, Ledge

TEST PIT 7
GRD. EL. 234.2
GW. EL. NGWO
0" FILL, SANDY LOAM, 10YR3/2 Massive, Very Friable
10" FILL, SAND 2.5Y6/6 Single Grained, Loose
34" Aps, SANDY LOAM, 5Y4/2 Massive, Very Friable
37" Bw, SANDY LOAM, 10YR4/6 Massive, Friable
72" C, SANDY LOAM, 5Y4/2 Massive, Friable Gravelly(±30%) Cobbles(±10%)
144" R, Ledge

TEST PIT 8
GRD. EL. 231.0
GW. EL. NGWO
0" FILL, SANDY LOAM, 10YR3/2 Massive, Very Friable
24" Aps, SANDY LOAM, 10YR3/4 Massive, Very Friable
30" Bw, SANDY LOAM, 7.5YR4/4 Massive, Friable
*very gravelly throughout entire test pit
79" R, Ledge

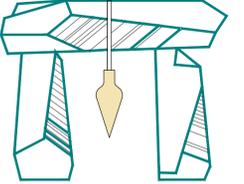
TEST PIT 9
GRD. EL. 220.8
GW. EL. NGWO
0" Aps, SANDY LOAM, 10YR3/2 Granular, Very Friable
12" Bw, SANDY LOAM, 10YR5/4 Massive, Friable
32" C, SANDY LOAM, 5Y5/2 Massive, Friable Gravelly(±30%) Cobbles(±10%)
60" R, Ledge

*No groundwater or any signs of groundwater observed in any of the test pits performed.



LEGEND:

- EXISTING:**
- LOCUS PROPERTY LINE
 - TREE LINE
 - SEWER MANHOLE (SMH)
 - DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - STONEWALL
 - GAS VALVE
 - WATER VALVE
 - WATER SERVICE
 - HYDRANT
 - UTILITY POLE
 - NOW OR FORMERLY
 - DRAIN PIPE
 - WATER MAIN
 - GAS SERVICE
 - UNDERGROUND POWER
 - OVERHEAD WIRES
 - SEWER MAIN
 - LANDSCAPED AREA
 - SPOT GRADE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - TEST PIT
 - HAND HOLES FOR UTILITIES
 - LIGHT POLE
 - FIRST FLOOR



JAMES W BURKE, P.E.

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 51 BLOCK LOT 36
RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
DEED REFERENCE: CERTIFICATE #271959
PLAN REFERENCE: LC PLAN 2367-12
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- PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
91 BEATRICE CIRCLE
BELMONT, MASS.

PLAN TITLE:

DEMOLITION

PREPARED FOR:

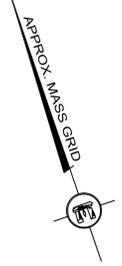
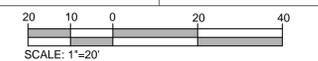
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DATE: NOVEMBER 4, 2020

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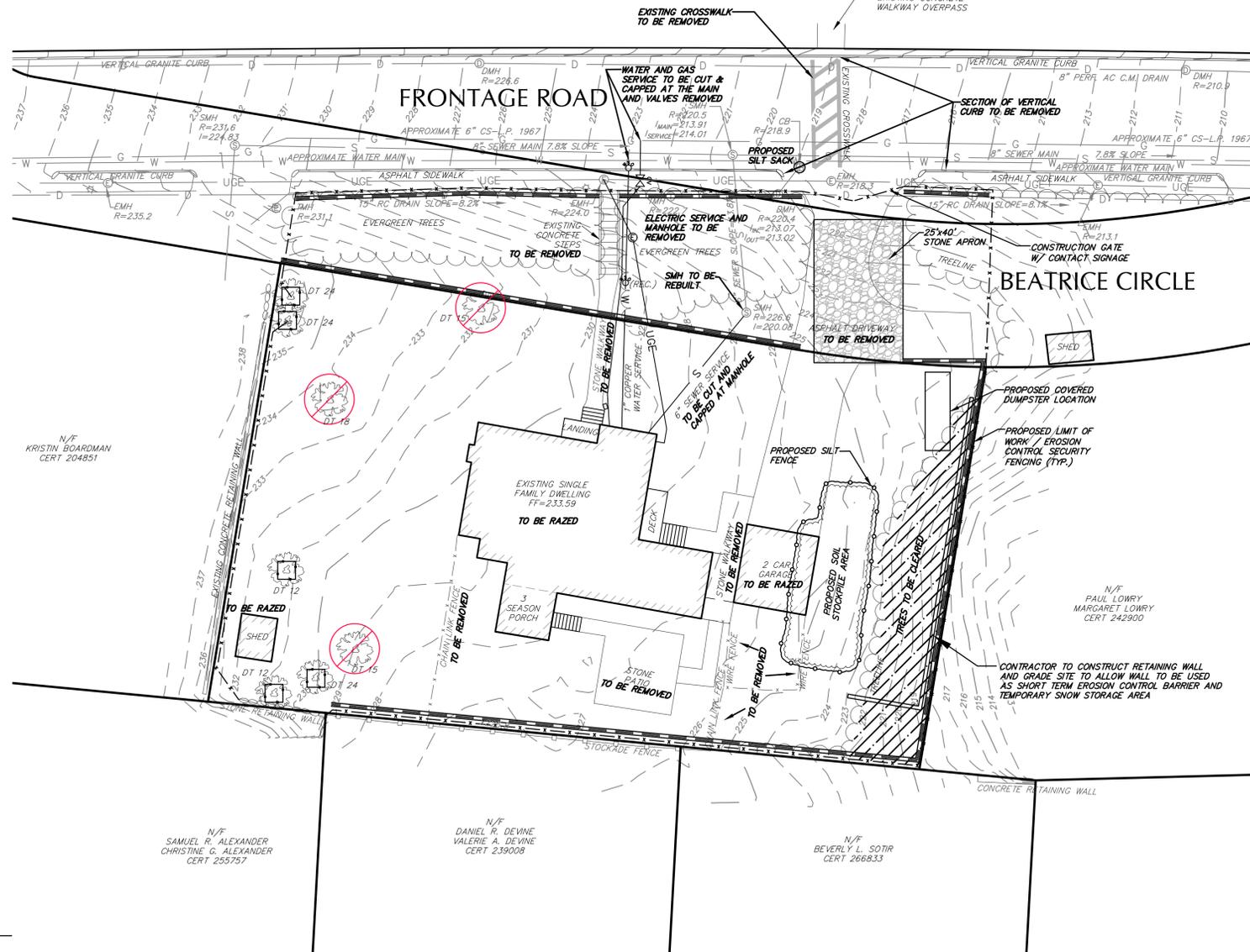
JOB NUMBER: 19.085 SHEET 3 OF 11



CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE

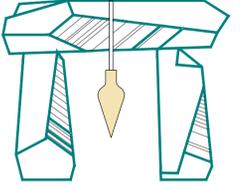


DEMOLITION & CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE AND EROSION CONTROL MEASURES AS SHOWN ON THE PLAN AROUND THE SITE PRIOR TO THE DEMOLITION ON SITE.
- A WATER TRUCK SHALL BE ON-SITE DURING THE DEMOLITION AND SITE WORK PROCESS TO MINIMIZE FUGITIVE DUST.
- A CRUSHED STONE APRON SHALL BE CONSTRUCTED AS SHOWN TO MINIMIZE TRUCK TIRES LEAVING SEDIMENT ON THE ROADWAYS.
- A COVERED DUMPSTER SHALL BE KEPT ON-SITE TO ELIMINATE ANY WIND BLOWN DEBRIS FROM BECOMING LITTER IN THE NEIGHBORHOOD.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR TO GRADE THE SITE AND USE TEMPORARY EROSION CONTROL BARRIERS PARALLEL WITH SITE CONTOURS TO MINIMIZE CHANNELIZING SURFACE RUNOFF. THE SITE AND THE CRUSHED STONE APRON SHALL BE GRADED TO PREVENT ANY CHANNELIZED RUNOFF FROM FLOWING OFF SITE.
- CONTRACTOR IS RESPONSIBLE TO CONTROL THE ON-SITE STORMWATER USING BEST MANAGEMENT PRACTICES TO PREVENT EROSION AND FLOODING IMPACTS.
- CONTRACTOR TO MANAGE ON-SITE SNOW BY STOCKPILING SNOW ALLOWING IT TO MELT IN A CONTROLLED MANNER WITHOUT IMPACTS TO THE ADJACENTS. IF THE SNOW VOLUME EXCEEDS THE STOCKPILE ALLOWANCE VOLUME THE CONTRACTOR SHALL REMOVE IT FROM THE SITE AND DISPOSE OF IT IN A LEGAL MANNER.
- CONSTRUCTION HOURS SHALL BE FROM 7:00AM TO 5:00PM MONDAY THROUGH FRIDAY, 8:00AM TO 4:00PM ON SATURDAYS. ALL CONSTRUCTION AND DELIVERIES ARE PROHIBITED SUNDAYS UNLESS APPROVED BY THE BUILDING COMMISSIONER.

LEGEND:

EXISTING:	PROPOSED:



JAMES W BURKE, P.E.

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 51 BLOCK LOT 36
- RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
 DEED REFERENCE: CERTIFICATE #271959
 PLAN REFERENCE: LC PLAN 2367-12
- ELEVATIONS REFER TO NAVD-88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 405 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-00416E, DATED JUNE 4, 2010.
- PARCEL IS ZONED SR-A.
- FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTS PLAN BY EM&RC.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

PROPOSED LAYOUT

PREPARED FOR:

91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: NOVEMBER 4, 2020

REVISED: APRIL 19, 2021

REVISED: JUNE 1, 2021

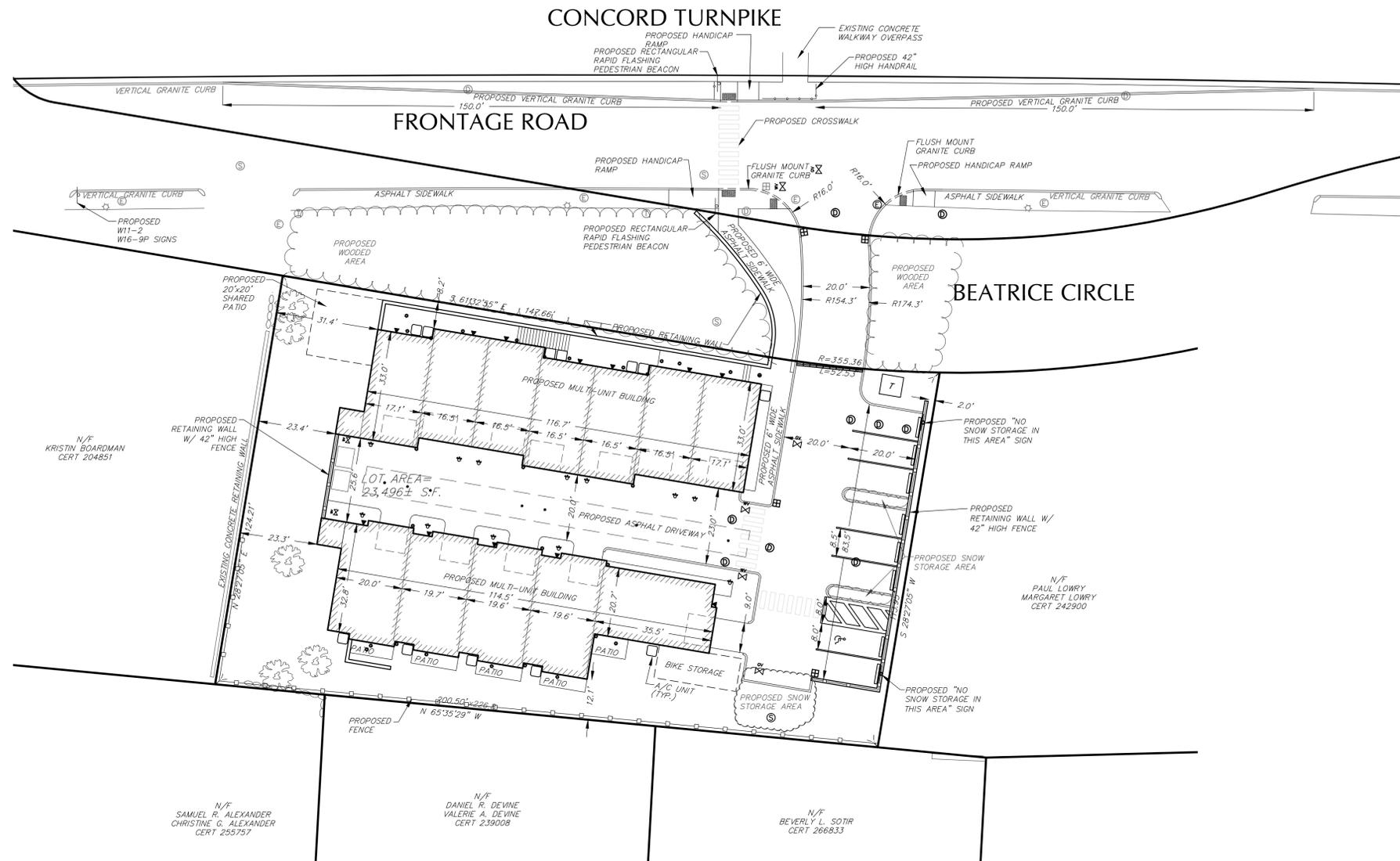
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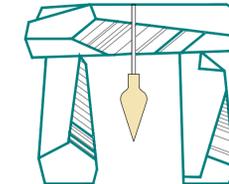


ZONING DISTRICT: SR-A			
DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED	PROPOSED
MINIMUM LOT AREA (SQ.FT.)	25,000	23,496	23,496
MINIMUM FRONTAGE (FT.)	125	200	200
MAX. BUILDING HEIGHT (FT.)	36		
MIN. SETBACKS (FT.)			
FRONT	30	29.7'	8.2'
SIDE	15	38.4'	23.3'
REAR	40	26.0'	12.1'
MAXIMUM LOT COVERAGE	20%	14.5%	29.9%
MINIMUM OPEN SPACE	50%	81.4%	54.5%

LEGEND:

EXISTING:		PROPOSED:
	- LOCUS PROPERTY LINE	
	- TREE LINE	
	- SEWER MANHOLE (SMH)	
	- DRAIN MANHOLE (DMH)	
	- CATCH BASIN (CB)	
	- STONEWALL	
	- GAS VALVE	
	- WATER VALVE	
	- WATER SERVICE	
	- HYDRANT	
	- UTILITY POLE	
	- NOW OR FORMERLY	
	- DRAIN PIPE	
	- WATER MAIN	
	- GAS SERVICE	
	- UNDERGROUND POWER	
	- OVERHEAD WIRES	
	- SEWER MAIN	
	- LANDSCAPED AREA	
	- SPOT GRADE	
	- CHAIN LINK FENCE	
	- CHAIN LINK FENCE	
	- TEST PIT	
	- HAND HOLES FOR UTILITIES	
	- LIGHT POLE	
	- FIRST FLOOR	
	- TOP OF FOUNDATION	
	- GARAGE FLOOR	
	- SECOND FLOOR	





JAMES W. BURKE, P.E.

GENERAL NOTES:

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- PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

**PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.**

PLAN TITLE:

PROPOSED GRADING

PREPARED FOR:

**91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880**

DATE: NOVEMBER 4, 2020

REVISED: APRIL 19, 2021

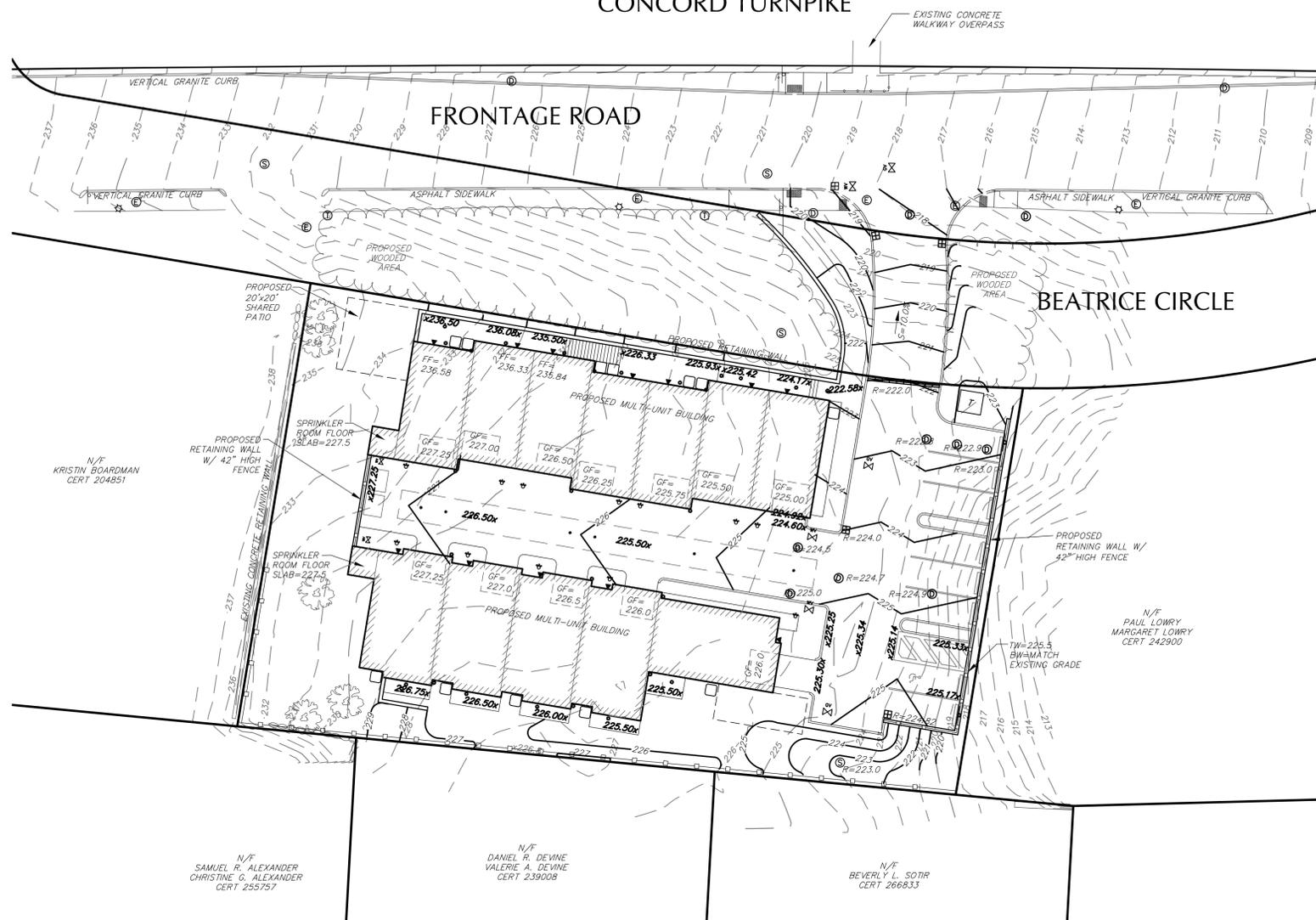
REVISED: JUNE 1, 2021

JOB NUMBER: 19.085

SHEET 5 OF 11



CONCORD TURNPIKE



LEGEND:

EXISTING:	PROPOSED:

N/F KRISTIN BOARDMAN
 CERT 204851

PROPOSED RETAINING WALL
 W/ 42" HIGH FENCE

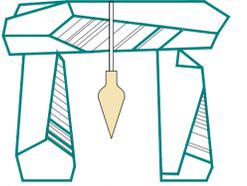
SPRINKLER ROOM FLOOR
 SLAB=227.5

N/F SAMUEL R. ALEXANDER
 CHRISTINE G. ALEXANDER
 CERT 255757

N/F DANIEL R. DEVINE
 VALERIE A. DEVINE
 CERT 239008

N/F BEVERLY L. SOTIR
 CERT 266833

N/F PALL LOWRY
 MARGARET LOWRY
 CERT 242900



JAMES W BURKE, P.E.

GENERAL NOTES:

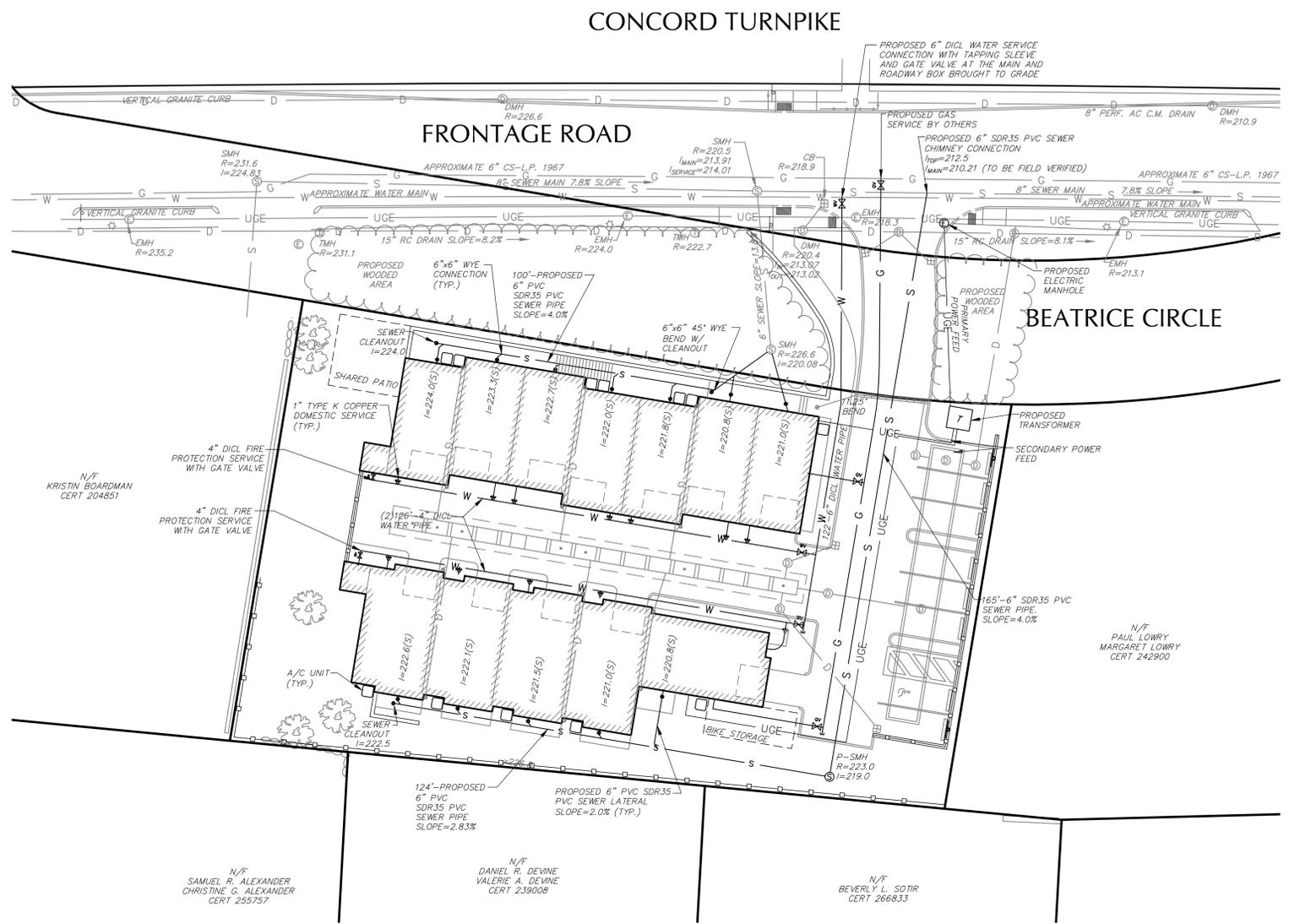
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- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-00416E, DATED JUNE 4, 2010.
- PARCEL IS ZONED SR-A.

DRAINAGE NOTES:

- ALL WATER SERVICES LESS THAN OR EQUAL TO 2" IN SIZE SHALL BE CONSTRUCTED OF TYPE K COPPER PIPING. ALL WATER SERVICES GREATER THAN 2" IN SIZE SHALL BE CONSTRUCTED OF CONCRETE LINED DUCTILE IRON PIPE.
- ALL SEWER PIPES SHOULD BE CONSTRUCTED OF 6" SDR35 PVC AND HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 8.0%.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ALL SEWER AND WATER CROSSINGS. IF 18" OF VERTICAL SEPARATION CANNOT BE OBTAINED THEN THE SEWER LINE SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM OF 10' ON EITHER SIDE OF THE CROSSING.
- ALL WATER SERVICES SHALL HAVE A MINIMUM COVER OF 4'-6".
- ALL SEWER PIPES SHALL HAVE A MINIMUM COVER OF 4'-0".
- ALL DRAIN PIPES SHALL HAVE A MINIMUM DEPTH OF 2'-0".
- ALL UTILITIES SHALL BE AS-BUILT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR PRIOR TO BEING BACKFILLED.
- A BENTONITE DAM SHALL BE PLACED EVERY 20' WITHIN THE EXCAVATION OF THE WATER SERVICES ALONG THE INFILTRATION SYSTEM TO MITIGATE THE FLOW OF GROUNDWATER THROUGH THE UTILITY TRENCH. (SEE DETAIL PROVIDED)

ANTICIPATED SEWER FLOW:

(4) 4-BEDROOM UNITS
 (8) 3-BEDROOM UNITS
 TOTAL= 40 BEDROOMS
 110 GPD/BEDROOM X 40 BEDROOMS = 4,400 GPD



CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE

LEGEND:

EXISTING:	PROPOSED:
— LOCUS PROPERTY LINE	— LOCUS PROPERTY LINE
— TREE LINE	— TREE LINE
— SEWER MANHOLE (SMH)	— SEWER MANHOLE (SMH)
— DRAIN MANHOLE (DMH)	— DRAIN MANHOLE (DMH)
— CATCH BASIN (CB)	— CATCH BASIN (CB)
— STONEWALL	— STONEWALL
— GAS VALVE	— GAS VALVE
— WATER VALVE	— WATER VALVE
— HYDRANT	— HYDRANT
— UTILITY POLE	— UTILITY POLE
N/F — NOW OR FORMERLY	N/F — NOW OR FORMERLY
D — DRAIN PIPE	D — DRAIN PIPE
W — WATER MAIN	W — WATER MAIN
G — GAS SERVICE	G — GAS SERVICE
UGE — UNDERGROUND POWER	UGE — UNDERGROUND POWER
OHW — OVERHEAD WIRES	OHW — OVERHEAD WIRES
S — SEWER MAIN	S — SEWER MAIN
LSA — LANDSCAPED AREA	LSA — LANDSCAPED AREA
-25 — GRADE	-25 — GRADE
x25.7 — SPOT GRADE	x25.7 — SPOT GRADE
x — CHAIN LINK FENCE	x — CHAIN LINK FENCE
— CHAIN LINK FENCE	— CHAIN LINK FENCE
— TEST PIT	— TEST PIT
□ — HAND HOLES FOR UTILITIES	□ — HAND HOLES FOR UTILITIES
⊙ — LIGHT POLE	⊙ — LIGHT POLE
FF — FIRST FLOOR	FF — FIRST FLOOR
TOF — TOP OF FOUNDATION	TOF — TOP OF FOUNDATION
GF — GARAGE FLOOR	GF — GARAGE FLOOR
— SECOND FLOOR	— SECOND FLOOR
— SEWER INVERT	I=220.0(S)
— DRAIN INVERT	I=220.0(D)

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

PROPOSED UTILITIES

PREPARED FOR:

91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

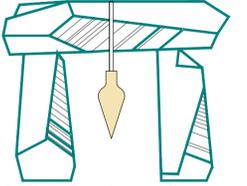
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REVISED: APRIL 19, 2021

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JOB NUMBER: 19.085 SHEET 6 OF 11



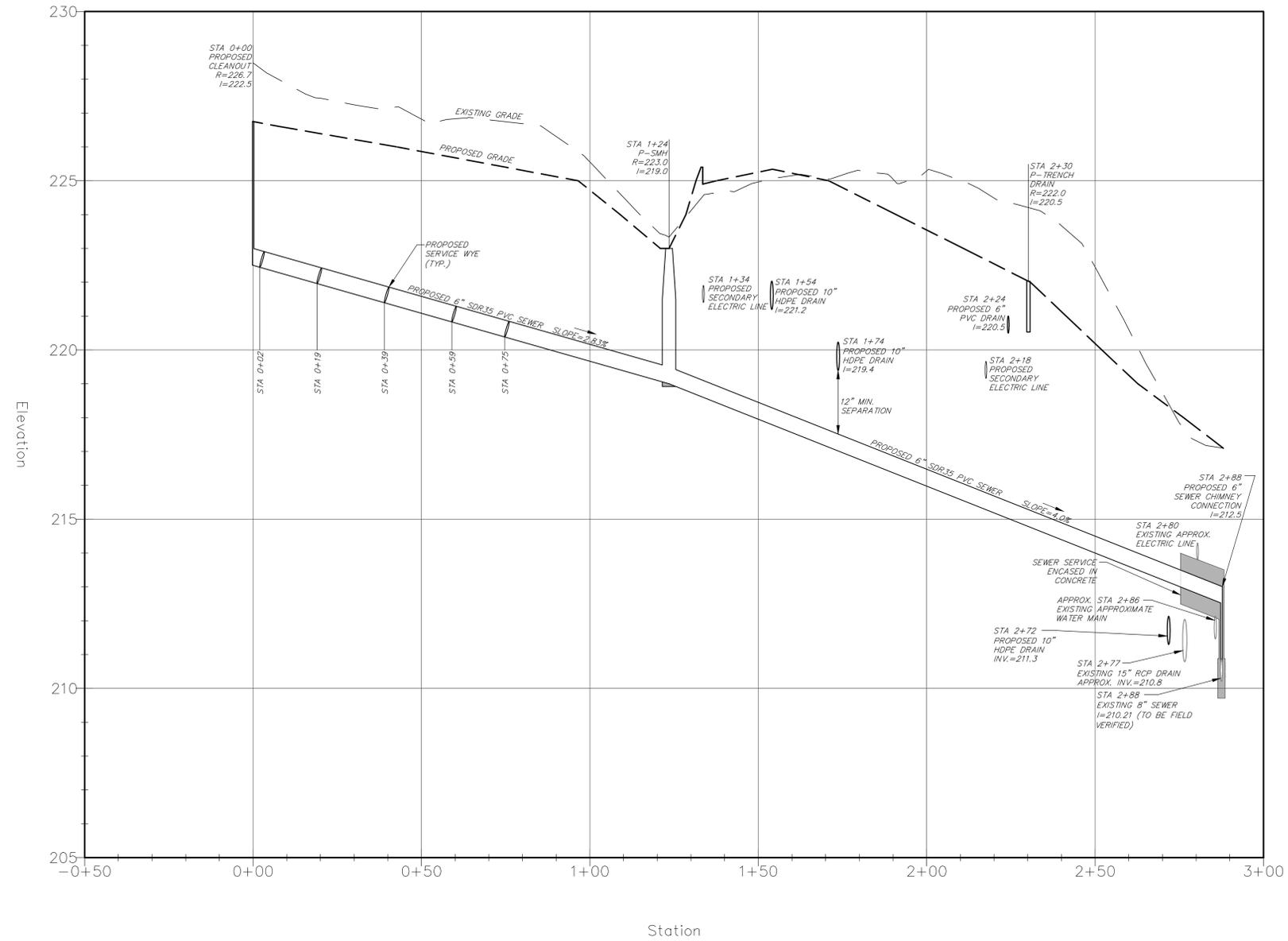


JAMES W BURKE, P.E.

GENERAL NOTES:

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- PARCEL IS ZONED SR-A.

Proposed Sewer Alignment Profile



HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'

EXISTING:		PROPOSED:	
	- LOCUS PROPERTY LINE		- SEWER MANHOLE (SMH)
	- TREE LINE		- DRAIN MANHOLE (DMH)
	- CATCH BASIN (CB)		- STONEWALL
	- GAS VALVE		- WATER SERVICE
	- WATER VALVE		- HYDRANT
	- UTILITY POLE		- SEWER MAIN
	- NOW OR FORMERLY		- WATER MAIN
	- DRAIN PIPE		- GAS SERVICE
	- WATER MAIN		- UNDERGROUND POWER
	- GAS SERVICE		- OVERHEAD WIRES
	- UNDERGROUND POWER		- SEWER MAIN
	- OVERHEAD WIRES		- LANDSCAPED AREA
	- SEWER MAIN		- SPOT GRADE
	- LANDSCAPED AREA		- CHAIN LINK FENCE
	- GRADE		- CHAIN LINK FENCE
	- SPOT GRADE		- TEST PIT
	- CHAIN LINK FENCE		- HAND HOLES FOR UTILITIES
	- TEST PIT		- LIGHT POLE
	- HAND HOLES FOR UTILITIES		- FIRST FLOOR
	- LIGHT POLE		- TOP OF FOUNDATION
	- FIRST FLOOR		- GARAGE FLOOR
	- TOP OF FOUNDATION		- SECOND FLOOR
	- GARAGE FLOOR		- SEWER INVERT
	- SECOND FLOOR		- DRAIN INVERT
	- SEWER INVERT		
	- DRAIN INVERT		

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

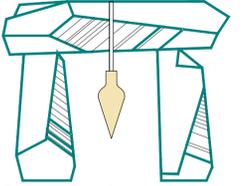
PLAN TITLE:
 PROPOSED SEWER PROFILE

PREPARED FOR:
 91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: NOVEMBER 4, 2020
 REVISED: APRIL 19, 2021
 REVISED: JUNE 1, 2021

JOB NUMBER: 19.085 SHEET 7 OF 11





JAMES W BURKE, P.E.

GENERAL NOTES:

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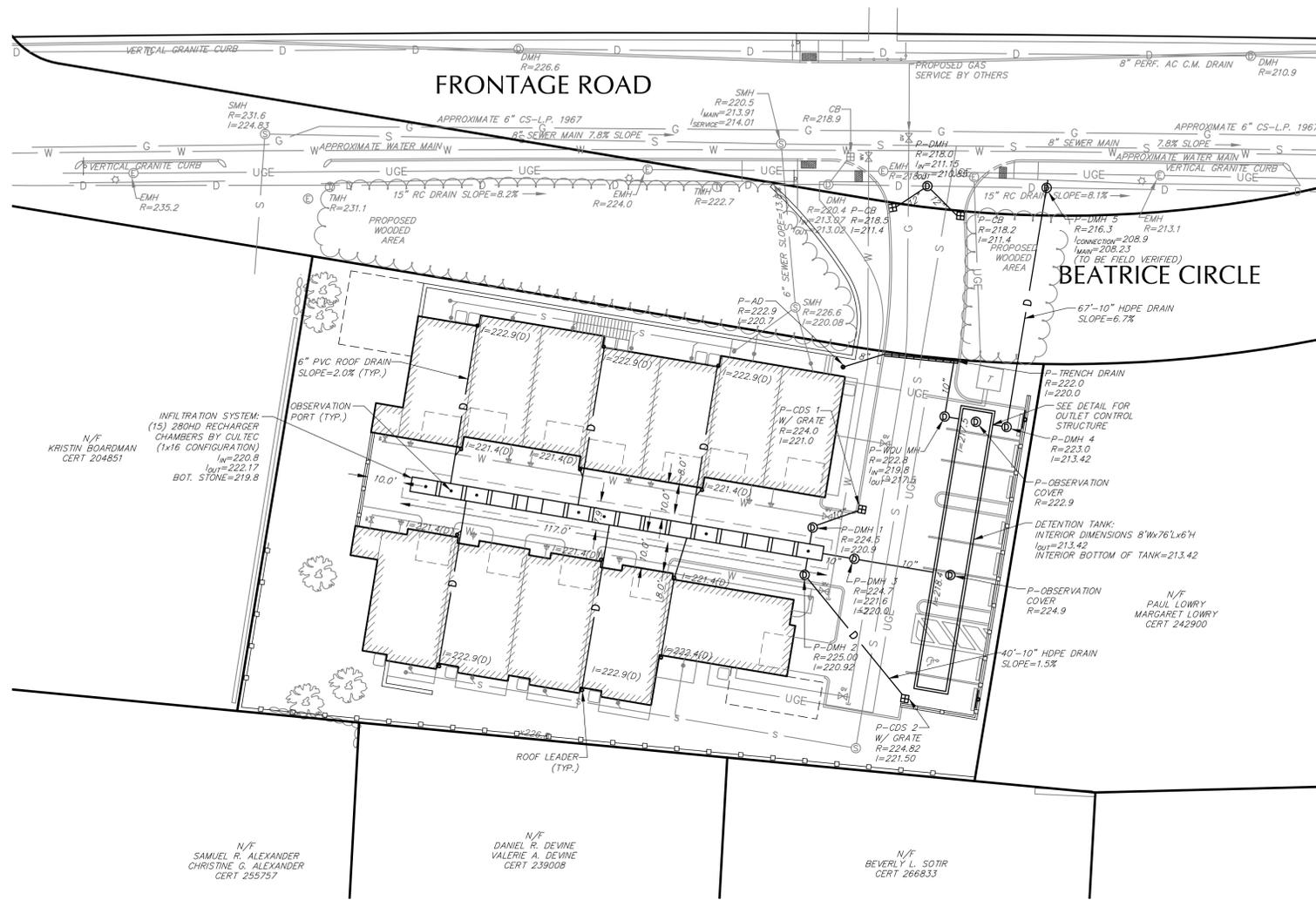
DRAINAGE NOTES:

- ALL DRAIN PIPES GREATER THAN OR EQUAL TO 10" IN SIZE SHALL BE CONSTRUCTED OF HDPE. ALL DRAIN PIPES LESS THAN 10" IN SIZE SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC.
- ALL DRAIN PIPES SHOULD HAVE A MINIMUM SLOPE OF 1.0% AND A MAXIMUM SLOPE OF 8.0%.
- A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN ALL UTILITY CROSSINGS.
- THE EXCAVATION FOR THE PROPOSED INFILTRATION SYSTEM SHALL BE INSPECTED AND SIGNED OFF BY THE DESIGN ENGINEER PRIOR TO THE INSTALLATION OF THE STRUCTURES.
- SILT SACKS SHALL BE INSTALLED IN THE CATCH BASINS AND TRENCH DRAIN AFTER THEY HAVE BEEN CONSTRUCTED TO PREVENT ANY CONSTRUCTION RELATED DEBRIS FROM ENTERING THE DRAINAGE SYSTEM.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE FLUSHED AND CLEANED PRIOR TO CONNECTING THEM TO THE PROPOSED INFILTRATION AND DETENTION SYSTEMS.
- THE DRAINAGE STRUCTURES AND PIPING SHALL BE AS-BUILT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR PRIOR TO BEING BACKFILLED.

CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE



LEGEND:

EXISTING:		PROPOSED:
	- LOCUS PROPERTY LINE	
	- TREE LINE	
	- SEWER MANHOLE (SMH)	
	- DRAIN MANHOLE (DMH)	
	- CATCH BASIN (CB)	
	- STONEWALL	
	- GAS VALVE	
	- WATER VALVE	
	- WATER SERVICE	
	- HYDRANT	
	- UTILITY POLE	
N/F	- NOW OR FORMERLY	
	- DRAIN PIPE	
	- WATER MAIN	
	- GAS SERVICE	
	- UNDERGROUND POWER	
	- OVERHEAD WIRES	
	- SEWER MAIN	
LSA	- LANDSCAPED AREA	
-25-	- GRADE	
x25.7	- SPOT GRADE	
x x x	- CHAIN LINK FENCE	
	- CHAIN LINK FENCE	
	- TEST PIT	
	- HAND HOLES FOR UTILITIES	
	- LIGHT POLE	
FF	- FIRST FLOOR	
TOF	- TOP OF FOUNDATION	
GF	- GARAGE FLOOR	
	- SECOND FLOOR	
	- SEWER INVERT	
	- DRAIN INVERT	

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

PROPOSED UTILITIES

PREPARED FOR:

91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
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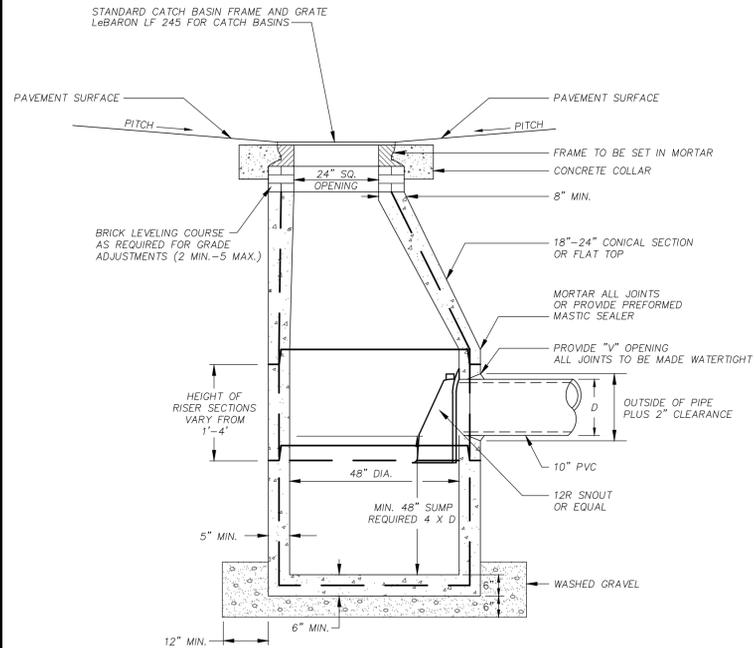
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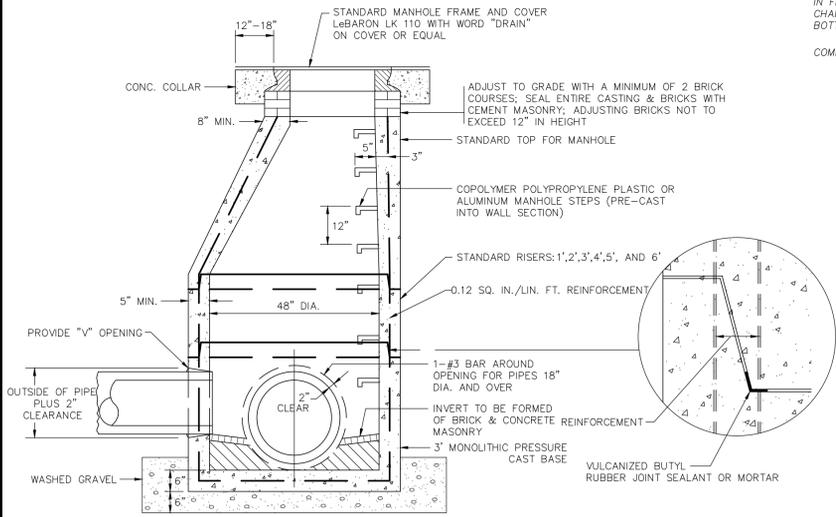
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JOB NUMBER: 19.085 SHEET 8 OF 11

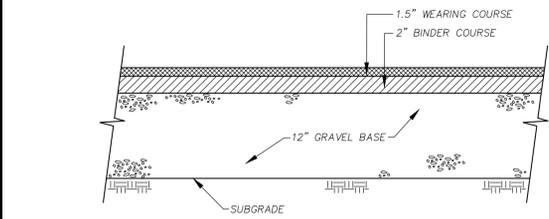




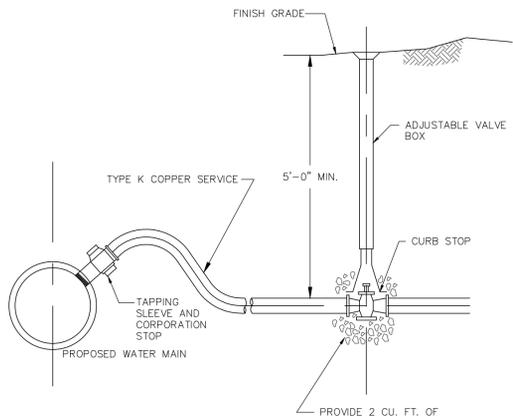
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



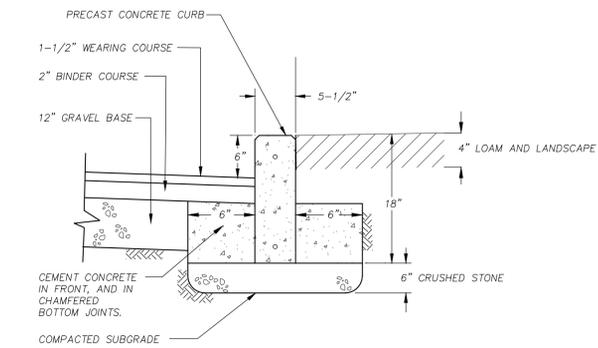
STANDARD PRE-CAST DRAIN MANHOLE
NOT TO SCALE



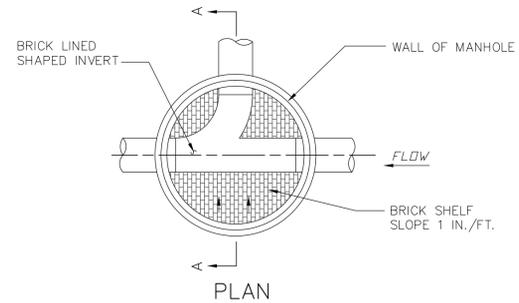
PAVEMENT SECTION
NOT TO SCALE



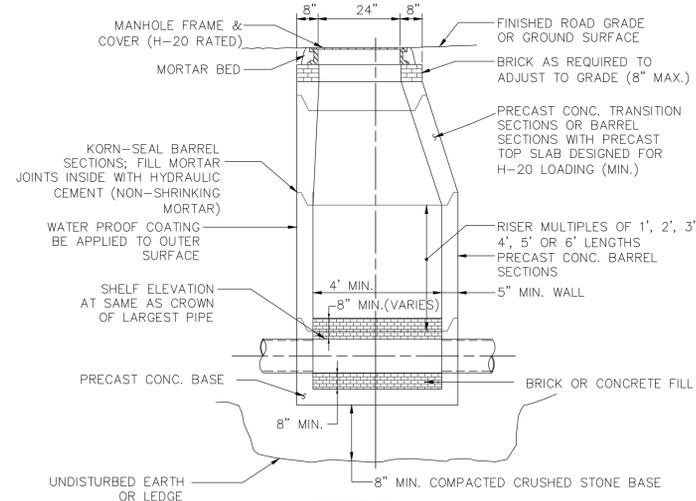
1" WATER SERVICE CONNECTION
NOT TO SCALE



PRECAST CONCRETE CURB
NOT TO SCALE

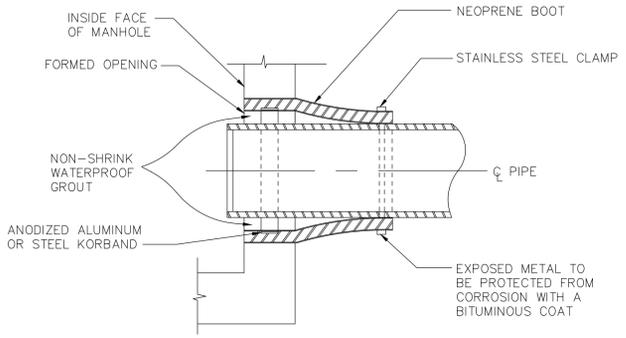


PLAN

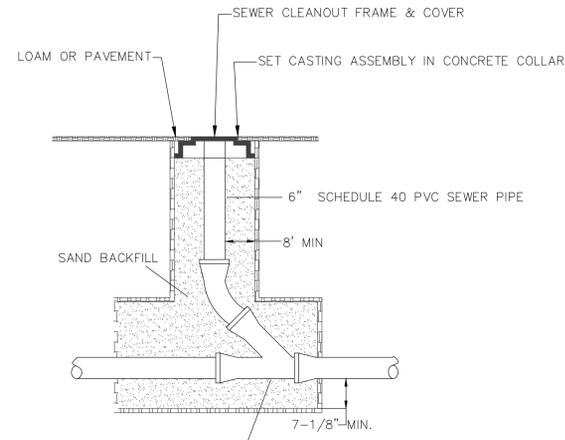


SECTION

TYPICAL PRECAST SEWER MANHOLE
NOT TO SCALE

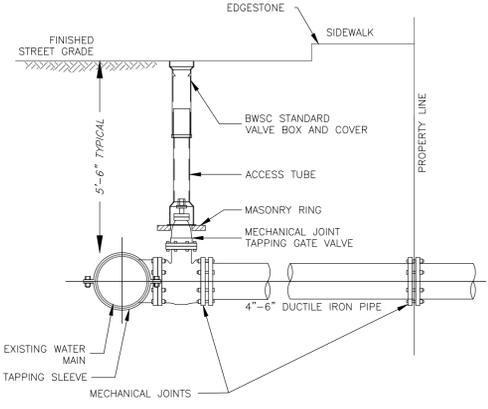


NEOPRENE BOOT CONNECTION
NOT TO SCALE

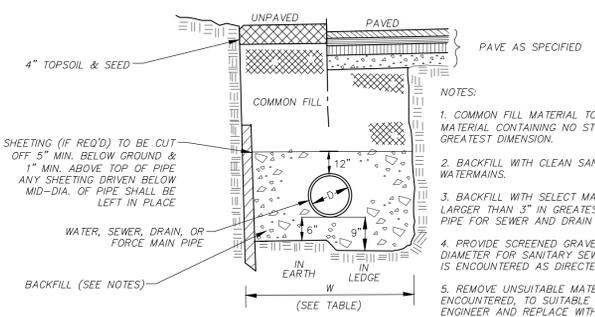


SEWER CLEANOUT
NOT TO SCALE

NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



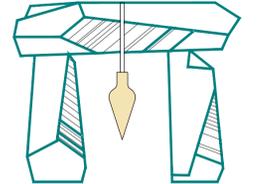
4"-6" WATER SERVICE CONNECTION
NOT TO SCALE



DIAMETER OF PIPE	TRENCH WIDTH	
	UNSHEETED	SHEETED
1" TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

NOTES:
1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

TYPICAL TRENCH SECTIONS
NOT TO SCALE



& Associates, Inc.
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Quincy, MA 02169
617-405-5100 (c) 617-405-5101 (f)
www.decelle-burke-sala.com



JAMES W BURKE, P.E.

GENERAL NOTES:

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- RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
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PLAN REFERENCE: LC PLAN 2367-12
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- PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
91 BEATRICE CIRCLE
BELMONT, MASS.

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

91 BEATRICE CIRCLE LLC
c/o REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

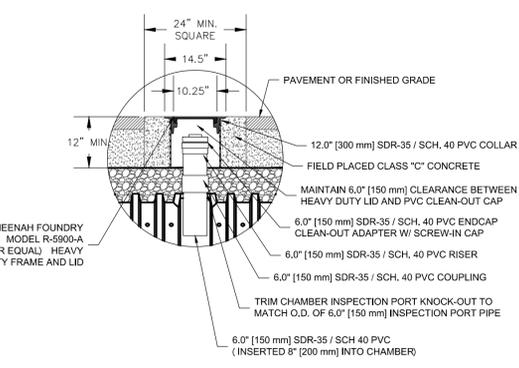
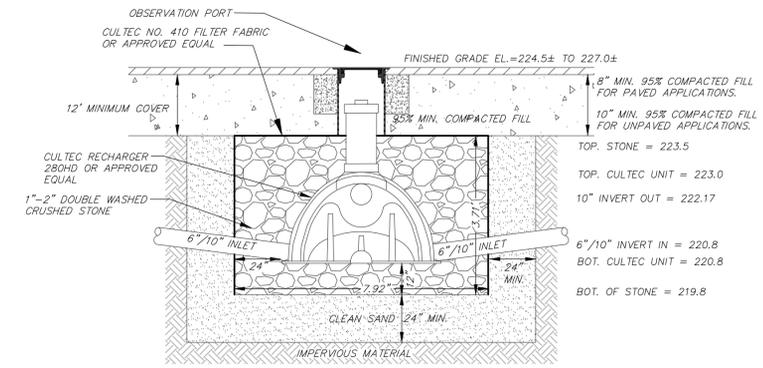
DATE: NOVEMBER 4, 2020

REVISED: APRIL 19, 2021

REVISED: JUNE 1, 2021

JOB NUMBER: 19.085

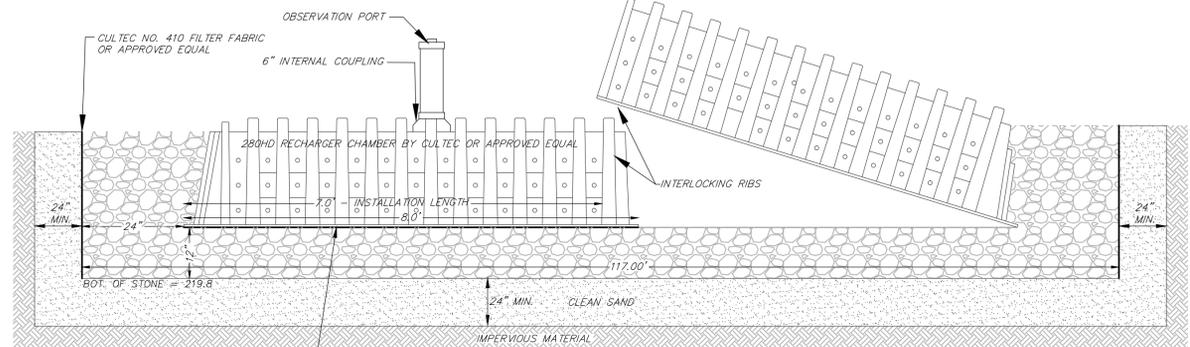
SHEET 9 OF 11



INSPECTION PORT UNDER PAVEMENT
NOT TO SCALE

NOTES:
 14" MINIMUM COVER OVER CHAMBERS REQUIRED FROM TOP OF CHAMBER TO BOTTOM OF PAVEMENT FOR PAVED APPLICATIONS.
 16" MINIMUM COVER OVER CHAMBERS REQUIRED FROM TOP OF CHAMBER TO BOTTOM OF LOAM FOR UNPAVED APPLICATIONS.
 CULTEC NO. 410 FABRIC OR APPROVED EQUAL TO BE LAID ON TOP AND SIDES OF SURROUNDING STONE.
 CULTEC NO. 4800 WOVEN GEOTEXTILE TO BE PLACED AT THE BOTTOM OF THE CHAMBER BENEATH EACH INLET AND TO EXTEND A MINIMUM OF 10' PAST THE INLET.
 ALL LEDGE TO BE REMOVED WITHIN 2' OF THE BOTTOM AND SIDES OF STONE AND 5' OF THE SIDE STONE AND BACKFILLED WITH CLEAN SAND.

CULTEC CHAMBER TYPICAL SECTION
NOT TO SCALE

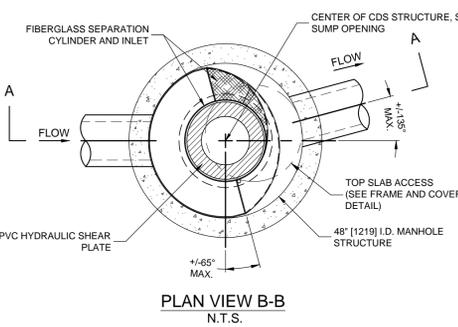


CULTEC CHAMBER TYPICAL PROFILE
NOT TO SCALE

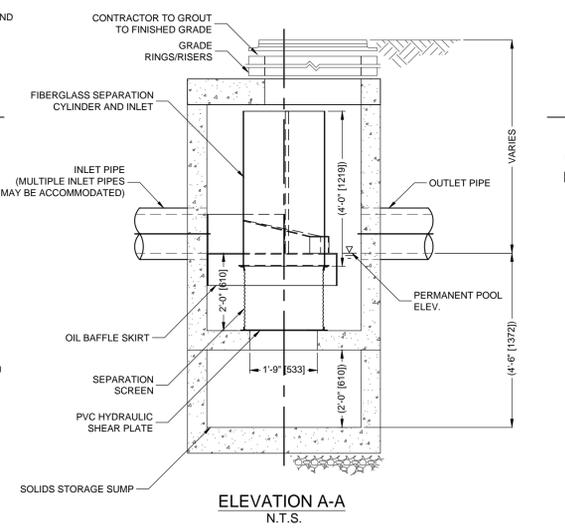
OBSERVATION PORT INSTALLATION NOTES:
 CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.
 INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.
 USE A 6" SCH.40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.
 INSTALL A 6" SCH.40 END CAP OR PLUG.
 BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:

CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.
 CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

GENERAL NOTES:
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET AASHTO H520 AND CASTINGS SHALL MEET H520 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

CDS2015-4-C BY CONTECH STANDARD DETAIL
NOT TO SCALE

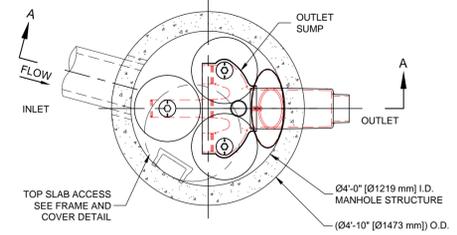
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES.
 Ø48" MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS. IF THE SITE CONDITIONS EXCEED 1.0 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

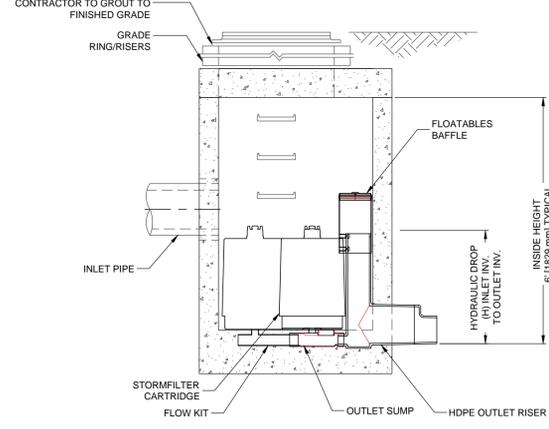
CARTRIDGE SELECTION	18"	23"
CARTRIDGE HEIGHT	18"	23"
RECOMMENDED HYDRAULIC DROP (H)	2 gpm/ft ²	1 gpm/ft ²
SPECIFIC FLOW RATE (gpm/ft ²)	15	7.5
CARTRIDGE FLOW RATE (gpm)		



SECTION A-A
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

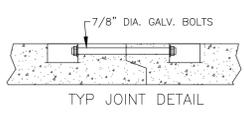


PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A

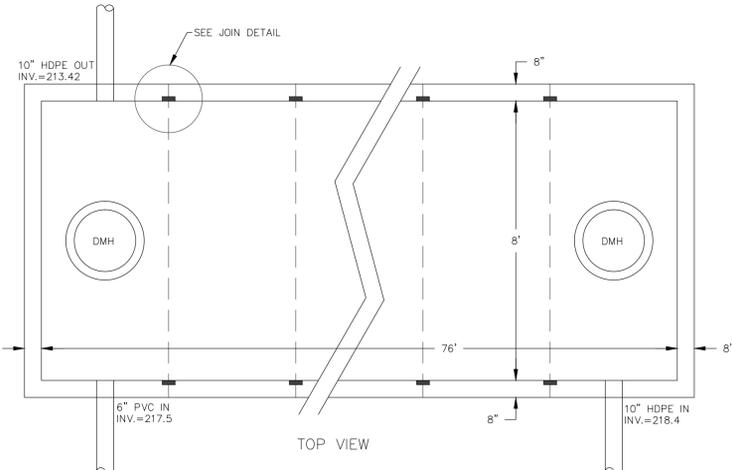


SECTION A-A

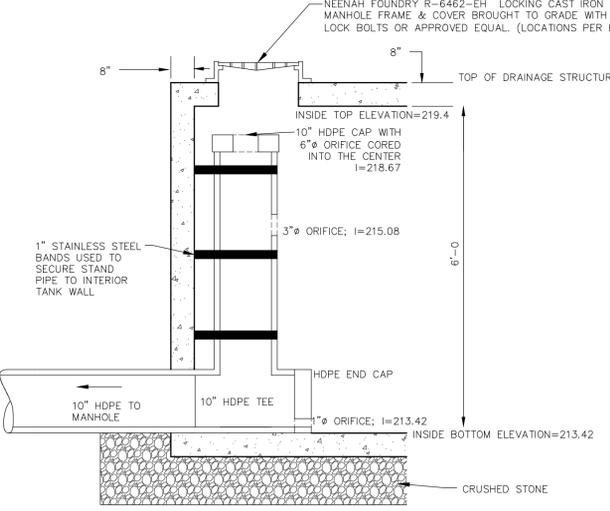
SFMH48 STORMFILTER WATER QUALITY UNIT
BY CONTECH STANDARD DETAIL
NOT TO SCALE



NOTES:
 1. CONCRETE: 5000 PSI MINIMUM AFTER 28 DAYS
 2. DESIGN PER ASTM C1433 BOX CULVERT
 3. ALL REINFORCEMENT PER ASTM A615
 4. DESIGNED FOR AASHTO HS-20 LOADING WITH 12" MIN TO 108" MAX COVER OVER CULVERT



TOP VIEW



SECTION VIEW
BOX CULVERT
NOT TO SCALE

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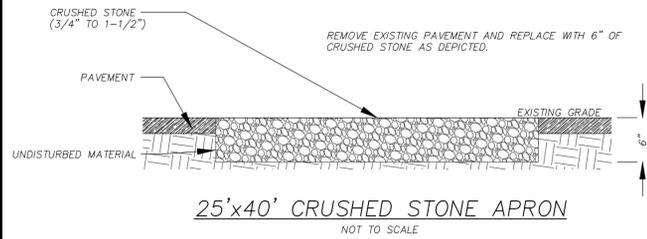
PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

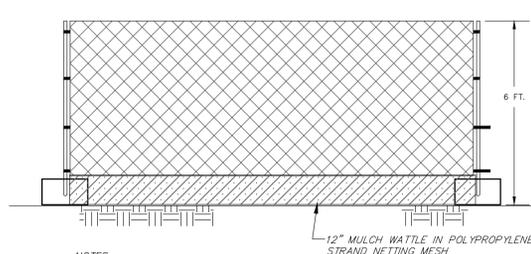
PLAN TITLE:
 CONSTRUCTION DETAILS

PREPARED FOR:
 91 BEATRICE CIRCLE LLC
 c/o REGNANTER STERIO
 401 EDGEMOUNT PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: NOVEMBER 4, 2020
 REVISED: APRIL 19, 2021
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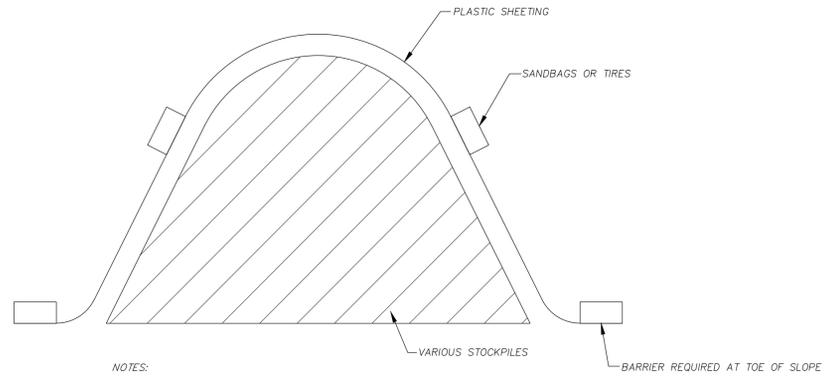


25'x40' CRUSHED STONE APRON
NOT TO SCALE



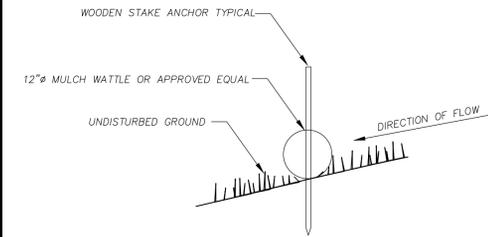
NOTES:
 1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
 2. BLOCKS TO BE SET 8" O.C.
 3. WATTLE TO BE WIRE TIED TO FENCING.

SECURITY FENCING W/ EROSION CONTROL
N.T.S.

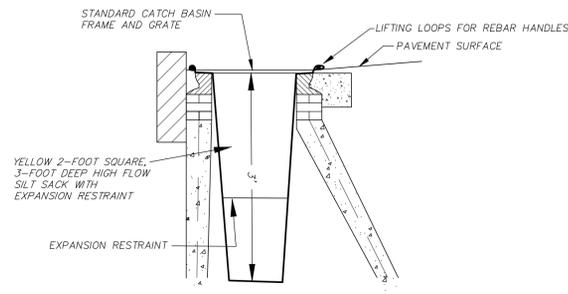


NOTES:
 1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
 2. BARRIER REQUIRED AT TOE OF SLOPE.
 3. COVERING MAINTAINED TIGHTLY IN PLACE USING SANDBAGS OR TIRES ON ROPE WITH A MAXIMUM 10' SPACING IN ALL DIRECTIONS.

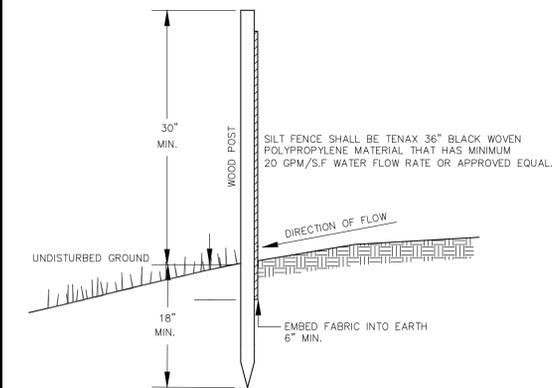
PLASTIC SHEETING OVER STOCKPILED MATERIALS
N.T.S.



MULCH WATTLE OR EQUIVALENT
NOT TO SCALE

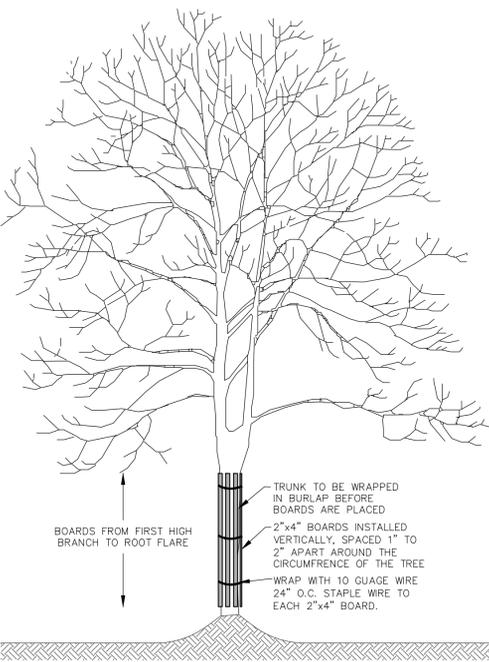


CATCH BASIN SILT SACK
N.T.S.

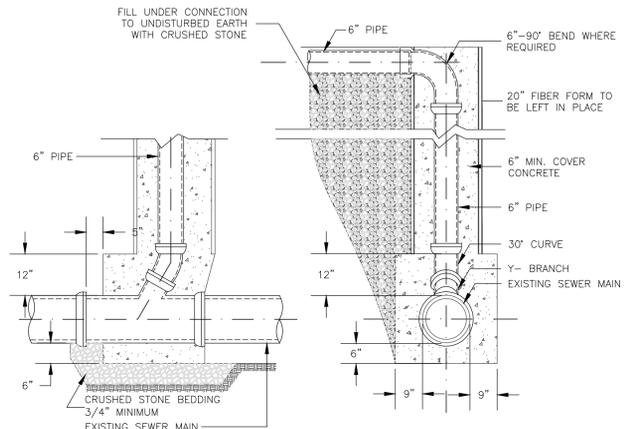


SPECIFICATIONS & INSTALLATION
 FABRIC SHALL CONSIST OF WOVEN POLYPROPYLENE, 36" IN WIDTH AND FASTENED TO HARDWOOD POSTS WITH THREE (3), ONE INCH (1") WIDE CROWN STAPLES.
 WOOD POSTS SHALL BE OF SOUND HARDWOOD, FORTY EIGHT INCHES (48") IN LENGTH WITH A MINIMUM CROSS SECTION OF 1.125 SQUARE INCHES. SOFTWOOD POSTS SHALL NOT BE USED.
 POSTS SHALL BE POSITIONED VERTICALLY AT A DISTANCE NOT TO EXCEED TEN FEET (10') ON CENTER FOR THE ENTIRE LENGTH OF THE SILT FENCE.
 SOIL SHALL BE TRENCHED TO ALLOW SIX INCHES (6") OF THE SILT FENCE FABRIC TO FALL BELOW GRADE. POSTS SHALL BE DRIVEN A MINIMUM OF EIGHTEEN INCHES (18") BELOW NATURAL GRADE TO ALLOW SIX INCHES (6") OF MATERIAL TO EXTEND INTO THE TRENCH. TRENCH SHALL BE BACKFILLED TO ORIGINAL GRADE, LEAVING A MINIMUM OF SIX INCHES (6") OF FABRIC BELOW FINISH GRADE. IF THE SILT FENCE IS INSTALLED ON A SLOPE, THE POSTS SHALL BE POSITIONED ON THE DOWNWARD SIDE. IF THE SILT FENCE IS INSTALLED ON A LEVEL SITE, THE POSTS SHALL BE INSTALLED TO THE OUTSIDE OF THE WORK SITE.
 CONNECTION/JOINING OF SILT FENCES SHALL BE COMPLETED BY TIGHTLY OVERLAPPING THE ENDS OF THE ROLLS A MINIMUM OF TWELVE INCHES (12") OR BY OVERLAPPING THE END POSTS AND SECURING THE TWO POSTS TOGETHER TIGHTLY WITH PLASTIC WIRE TIES AND/OR STEEL BAILING WIRE.

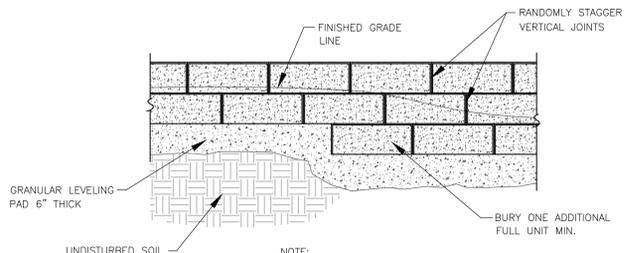
SILT FENCE DETAIL FOR TEMPORARY SOIL STOCKPILE AREA
N.T.S.



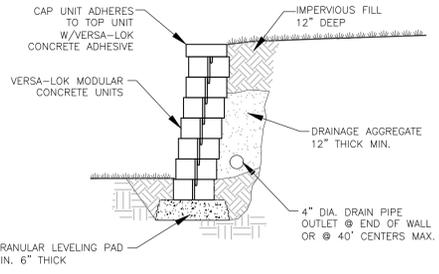
TREE PROTECTION DETAIL
NOT TO SCALE



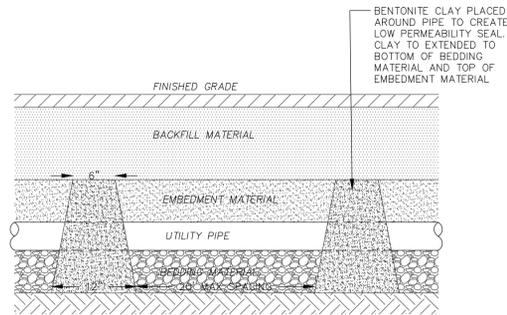
SEWER CHIMNEY CONNECTION
N.T.S.



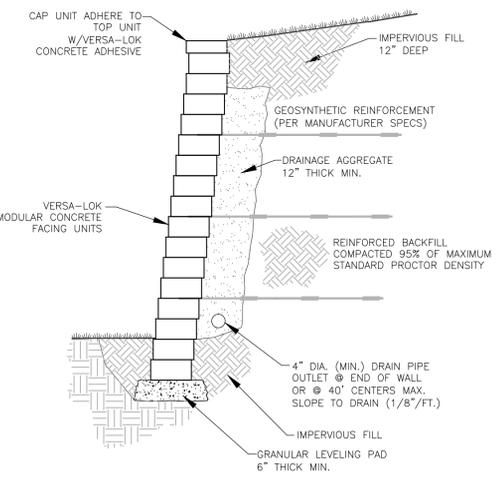
STEPPING BASE DETAIL
NOT TO SCALE



TYPICAL SECTION—UNREINFORCED RETAINING WALL
NOT TO SCALE



LOW PERMEABILITY TRENCH PLUG
N.T.S.



TYPICAL SECTION—REINFORCED RETAINING WALL
NOT TO SCALE

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