

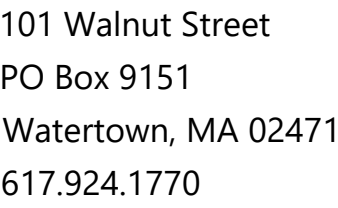
McLean Zone 3 | The Residences at Bel Mont

Planning Board Meeting

September 9, 2021







- ① DRAIN MANHOLE
- ⌘ CATCH BASIN
- Ⓢ SEWER MANHOLE
- ⓔ ELECTRIC MANHOLE
- Ⓣ TELEPHONE MANHOLE
- Ⓜ MUNICIPAL LIGHT MANHOLE
- ⦿ MANHOLE

- HAND
 WATER
 FIRE HYDRANT
 GAS
 BOLLARD
 TRAFFIC SIGNAL
 PEDESTRIAN SIGNAL
 STREET SIGN
 LIGHT POLE
 UTILITY POLE
 GUY WIRE
 MONITORING WELL
 FLOOD LIGHT
 WELL
 MARSH
 DOOR/ENTRANCE
 FINISHED FLOOR ELEVATION
 COUL NOT OPEN
 NO PIPES VISIBLE
 DOUBLE YELLOW LINE
 DASHED WHITE LINE
 SINGLE WHITE LINE
 LANDSCAPED AREA
 EDGE OF PAVEMENT
 CONCRETE CURB
 VERTICAL GRANITE CURB
 SLOPED GRANITE EDGE
 BITUMINOUS BERM
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 METAL GUARDRAIL
 WOOD GUARDRAIL
 WOOD FENCE
 CHAIN LINK FENCE
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 SEWER LINE
 OVERHEAD WIRE
 UNDERGROUND ELECTRIC
 TELEPHONE LINE
 GAS LINE
 WATER LINE
 STONE WALL
 TREE LINE
 100-FOOT BUFFER ZONE
 100-FOOT RIVER FRONT AREA
 200-FOOT RIVER FRONT AREA
 LIMIT MEAN ANNUAL HIGH WATER
 VEGETATED WETLAND BOUNDARY

115 Mill Street
Belmont, Massachusetts

[illegible]

May 27, 2016

Drawing Number



Sv-1

Sheet 1 of 1

Project Number
13555.00

Record Owner

- 1) THE PROPERTY LIES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY, 2016 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON APRIL 15, 2016 AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN MAY, 2016.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017000414E, EFFECTIVE DATE JUNE 4, 2010.
- 6) THE LOT LIES WITHIN THE MCLEAN SENIOR LIVING SUBDISTRICT AS SHOWN ON THE "ZONING DISTRICT MAP OF BELMONT, MASSACHUSETTS" BASED ON THE ON-LINE GIS INFORMATION.
- 7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

McLEAN HOSPITAL CORPORATION
115 MILL STREET
BELMONT, MASS.

BOOK 14084, PAGE 272
MAP 59, BLOCK 11, LOT 6



PARCEL
AREA = 558,885 SQ. FT.
(12.830 ACRES)

-VEHICULAR
ACCESS EASEMENT



Northland Residential Belmont

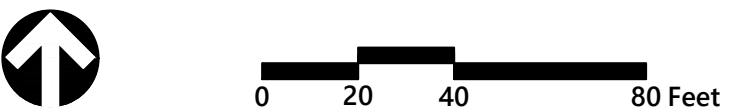
Belmont, MA | July 20, 2021 | 20073 | © The Architectural Team, Inc.



NORTHLAND
RESIDENTIAL

RYAN ASSOCIATES





**The Residences at Bel Mont
McLean District Zone 3**
Olmsted Drive
Belmont, Massachusetts

No.	Revision	Date	Appr.

Designed by	Checked by
JRB	
Issued for	Date
Local Approvals	April 16, 2021

Not Approved for Construction

Drawing Title

**Fire Truck and
Traffic Circulation Plan**

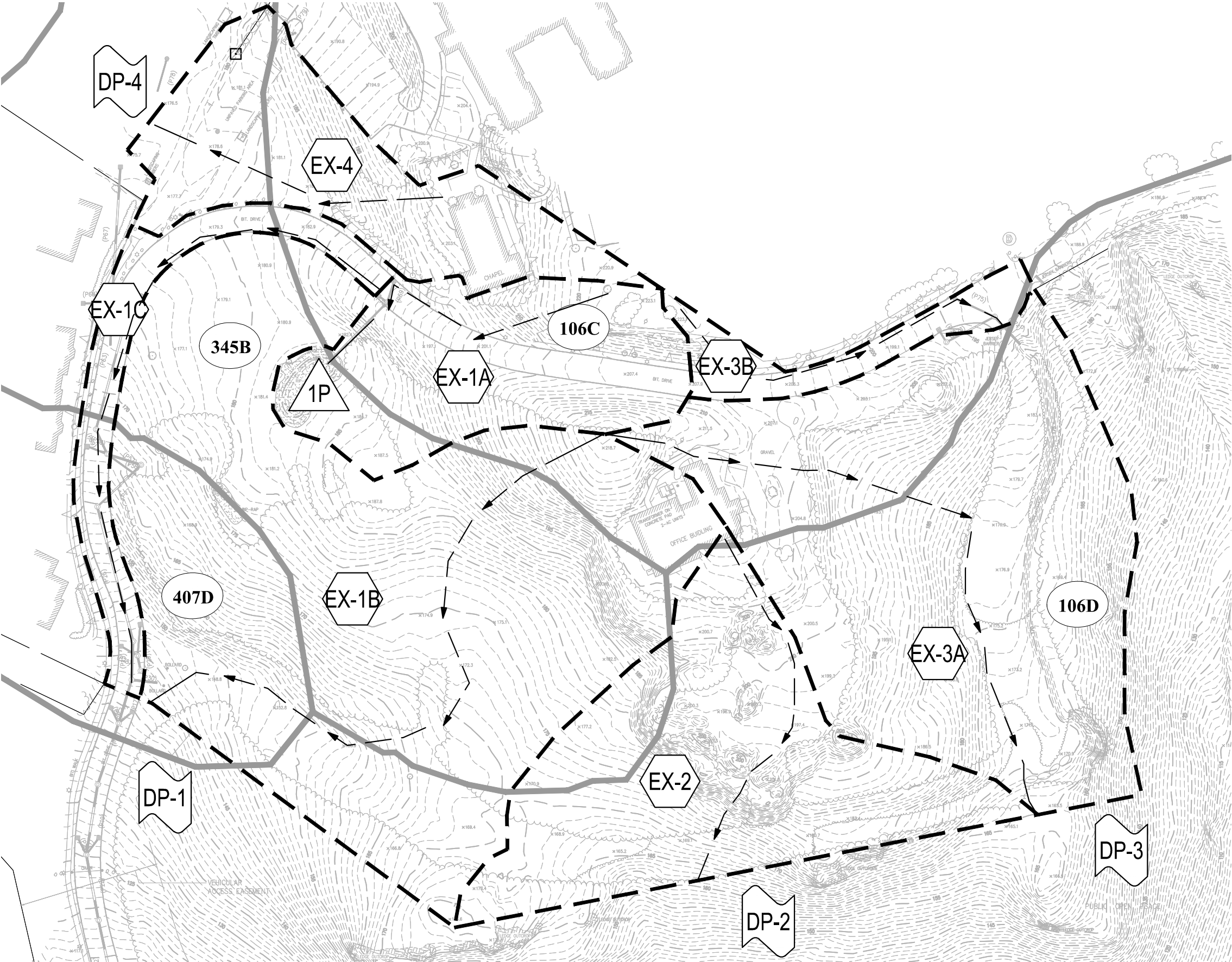
Sheet **C8.00** of 18 21

Project Number
13555.04

Seal: COMMONWEALTH OF MASSACHUSETTS, CURTIS R. QUTZAU, CIVIL, No. 84293, EXPIRES 06/30/2025

Diagram of a fire truck with dimensions: 45.58 (Overall Length), 8 (Overall Width), 18.65 (Overall Body Height), 4.18 (Min. Body Ground Clearance), 8 (Track Width), 6.00s (Lock-to-lock time), 25.90° (Max Steering Angle (Virtual)).

Boston Aerial Tower
Overall Length 45.580ft
Overall Width 8.000ft
Overall Body Height 10.432ft
Min. Body Ground Clearance 0.862ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 25.90°



Legend

SYMBOLS



DESIGN POINT



DRAINAGE AREA DESIGNATION

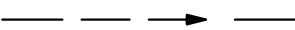


POND

LINETYPES



DRAINAGE AREA BOUNDARY



TIME OF CONCENTRATION FLOW LINE



SOIL TYPE BOUNDARY

SCS SOIL CLASSIFICATIONS



NARRAGANSETT-HOLLIS-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES, HSG A



NARRAGANSETT-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 25 PERCENT SLOPES, HSG D



PITTTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG D



CHARLTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY STONY, HSG A



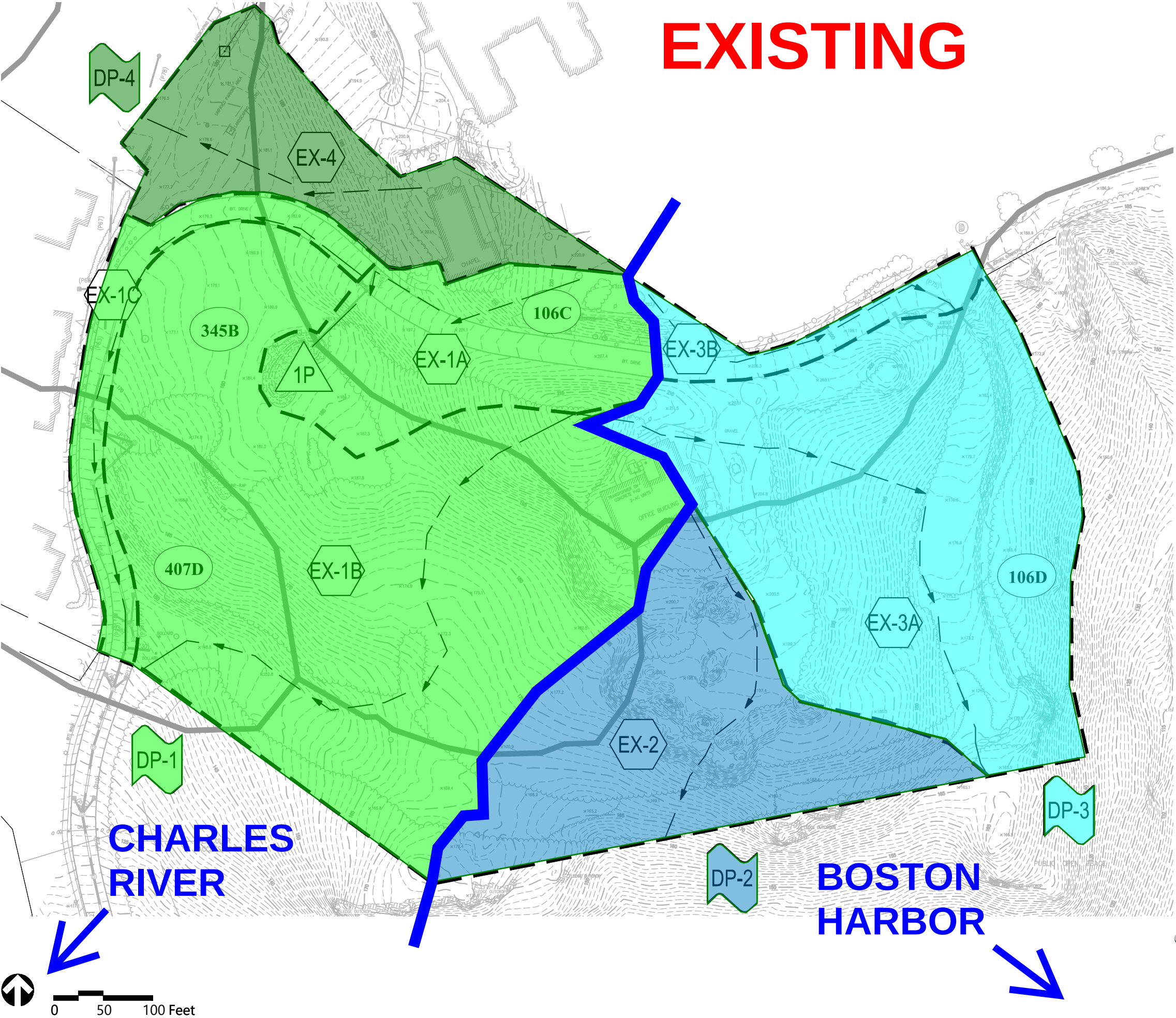
0 50 100 Feet



Existing Drainage Conditions
Residences at Bel Mont
Olmsted Drive
Belmont, MA

Figure 2

4/16/2021



EXISTING

Legend

SYMBOLS



DESIGN POINT



DRAINAGE AREA DESIGNATION

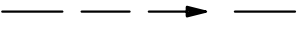


POND

LINETYPES



DRAINAGE AREA BOUNDARY



TIME OF CONCENTRATION FLOW LINE



SOIL TYPE BOUNDARY

SCS SOIL CLASSIFICATIONS



NARRAGANSETT-HOLLIS-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES, HSG A



NARRAGANSETT-HOLLIS-ROCK OUTCROP COMPLEX, 15 TO 25 PERCENT SLOPES, HSG D



PITTSBURY SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG D



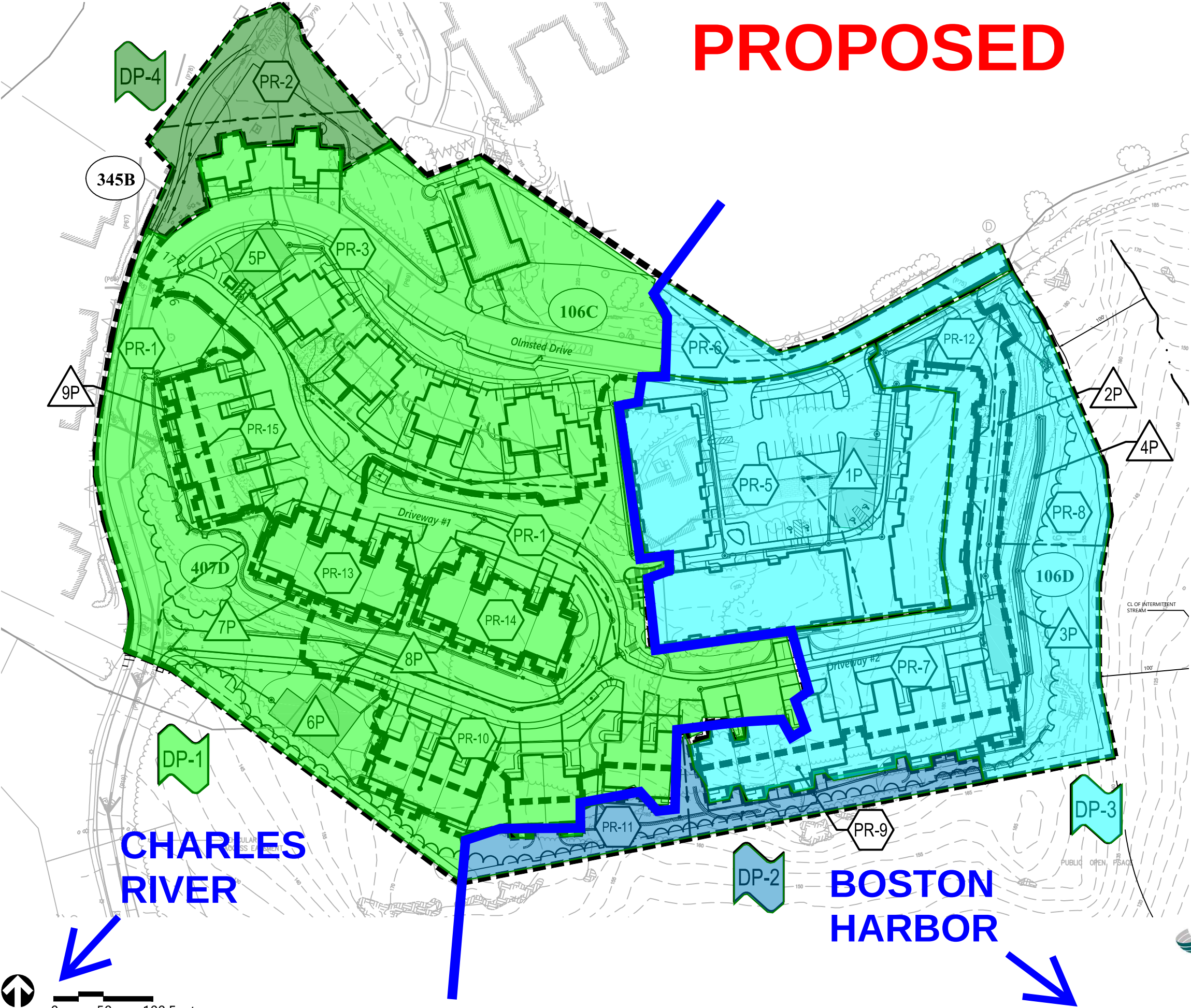
CHARLTON FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES, EXTREMELY STONY, HSG A



Existing Drainage Conditions
Residences at Bel Mont
Olmsted Drive
Belmont, MA

Figure 2

4/16/2021



Legend

SYMBOLS



DESIGN POINT



DRAINAGE AREA DESIGNATION



POND

LINETYPES



DRAINAGE AREA BOUNDARY



TIME OF CONCENTRATION FLOW LINE



SOIL TYPE BOUNDARY

SCS SOIL CLASSIFICATIONS

106C

NARRAGANSETT-HOLLIS-ROCK
OUTCROP COMPLEX, 3 TO 15
PERCENT SLOPES, HSG A

106D

NARRAGANSETT-HOLLIS-ROCK
OUTCROP COMPLEX, 15 TO 25
PERCENT SLOPES, HSG D

345B

PITSTOWN SILT LOAM, 3 TO 8
PERCENT SLOPES, HSG D

407D

CHARLTON FINE SANDY LOAM,
15 TO 25 PERCENT SLOPES,
EXTREMELY STONY, HSG A



Proposed Drainage Conditions
Residences at Bel Mont
Olmsted Drive
Belmont, MA

Figure 3

4/16/2021

PROPOSED EXPLORATION LOCATION ● B-X

OLD BORING AND
APPROXIMATE ELEVATION
BASED ON OLD REPORT

INFILTRATION SYSTEM
PROPOSED GRADE=204+/-
BOTTOM OF SYSTEM=191.5
BOTTOM OF STONE=191
EX GRADE=191-197

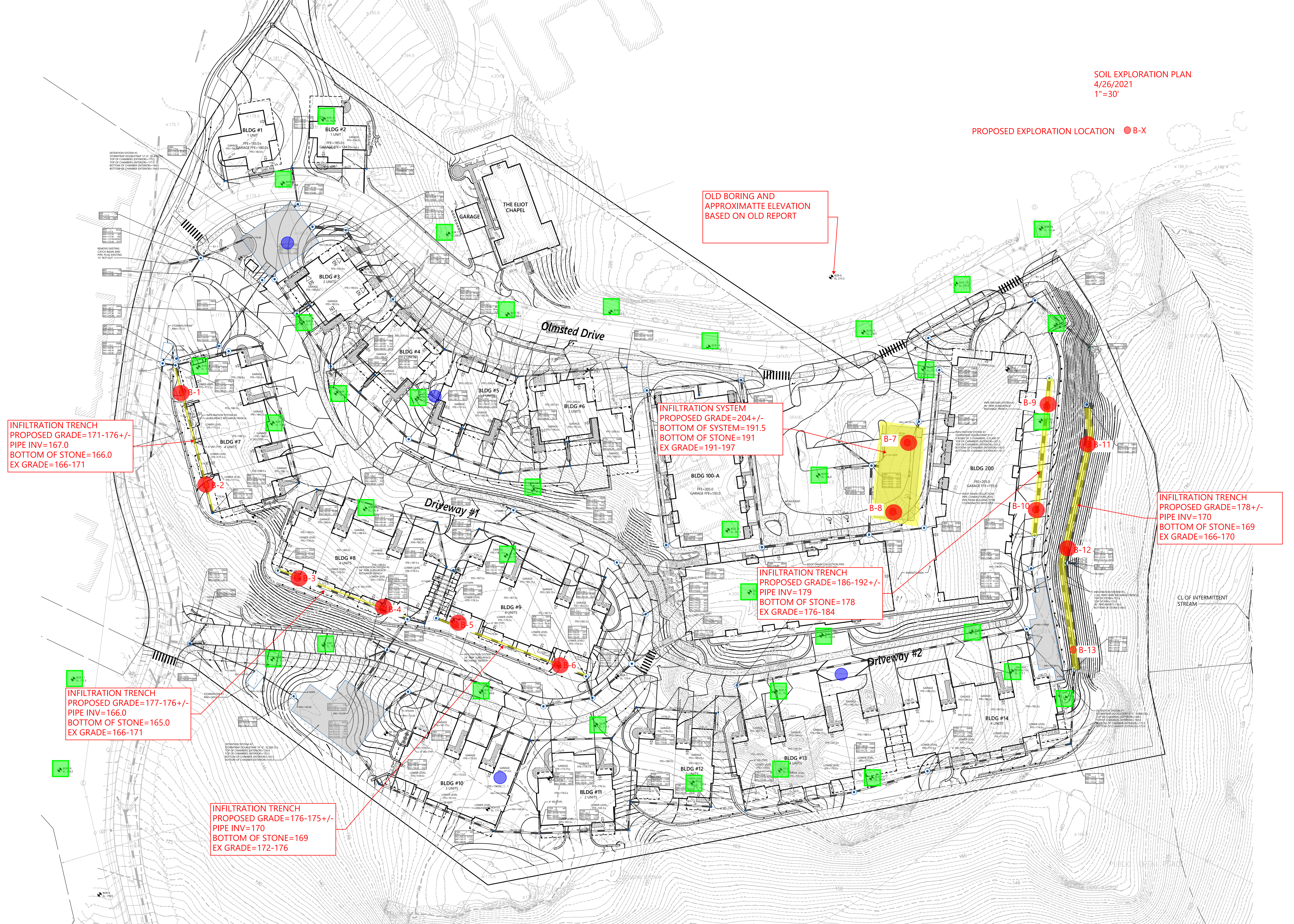
INFILTRATION TRENCH
PROPOSED GRADE=171-176+/-
PIPE INV=167.0
BOTTOM OF STONE=166.0
EX GRADE=166-171

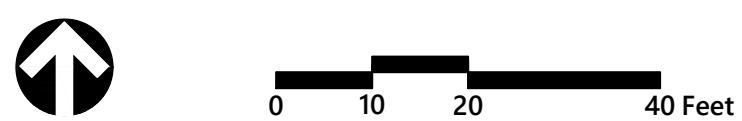
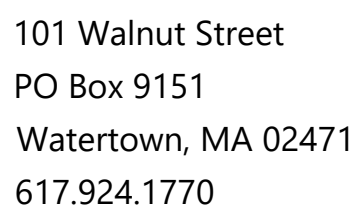
INFILTRATION TRENCH
PROPOSED GRADE=178+/-
PIPE INV=170
BOTTOM OF STONE=169
EX GRADE=166-170

INFILTRATION TRENCH
PROPOSED GRADE=186-192+/-
PIPE INV=179
BOTTOM OF STONE=178
EX GRADE=176-184

INFILTRATION TRENCH
PROPOSED GRADE=177-176+/-
PIPE INV=166.0
BOTTOM OF STONE=165.0
EX GRADE=166-171

INFILTRATION TRENCH
PROPOSED GRADE=176-175+/-
PIPE INV=170
BOTTOM OF STONE=169
EX GRADE=172-176





Olmsted Drive
Belmont, Massachusetts

No.	Revision	Date	Appvd.

Designed by	Checked by
JRB	

Local Approvals April 16, 2021

Not Approved for Construction

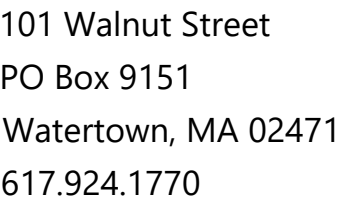
Grading and Drainage Plan

Drawing Number

C4.04

Sheet 11 of 21

Project Number
13555.04



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MUNICIPAL LIGHT MANHOLE
- ⑦ MANHOLE
- HH □ HANDHOLE
- WATER GATE
- ⊙ FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- ⊕ TRAFFIC SIGNAL LIGHT
- ⊖ PEDESTRIAN SIGNAL LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- (—) GUY WIRE
- MONITORING WELL
- ⬤ FLOOD LIGHT
- ⊙ WELL
- ▲ MARSH
- DOOR/ENTRANCE
- FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NP NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- LSA LANDSCAPED AREA
- EDGE OF PAVEMENT
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- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

McLean Hospital

115 Mill Street
Belmont, Massachusetts

[illegible]

May 27, 2016

Drawing Title

**Existing Conditions
Plan of Land**

Drawing Number

Sv-1

1 of 1

Project Number
13555.00

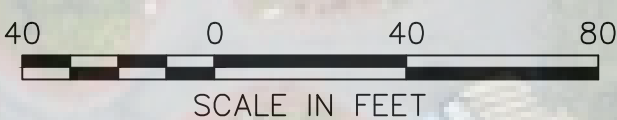
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115 MILL STREET
BELMONT, MASS.

BOOK 14084, PAGE 272
MAP 59, BLOCK 11, LOT 6



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ACCESS EASEMENT

McLean Zone 3 | The Residences at Bel Mont

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SITE/CIVIL Q & A
THANK YOU

