

# 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

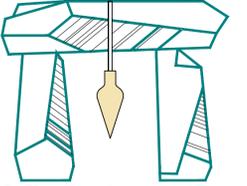
### SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMOLITION
- 4 PROPOSED LAYOUT
- 5 PROPOSED GRADING
- 6 PROPOSED UTILITIES
- 7 CONSTRUCTION DETAILS
- 8 CONSTRUCTION DETAILS

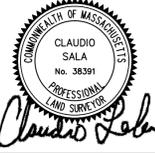


REVISIONS		
NO.	DATE	COMMENT





**& 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.
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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.

SOIL TEST PIT DATA:

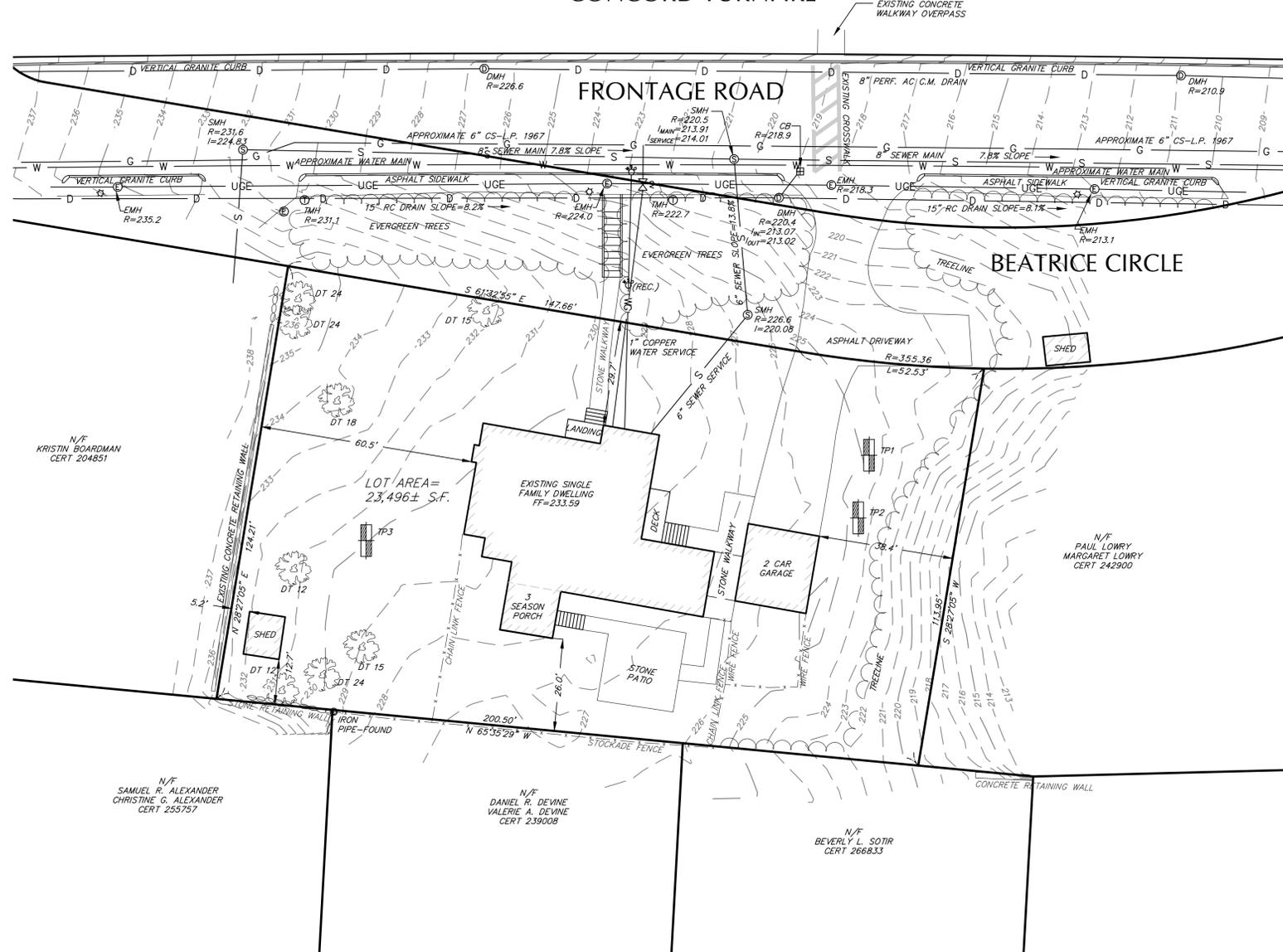
TEST PIT	1	2	3
GRD. EL.	225.0	224.7	229.8
GW. EL.	NGWO	NGWO	NGWO
0"	FILL, SANDY LOAM, 10YR3/2 Granular, Very Friable	FILL, SANDY LOAM, 10YR3/4 Massive, Friable	Ap, SANDY LOAM, 10YR3/3 Granular, Very Friable
10"	FILL, SANDY LOAM, 10YR3/4 Massive, Friable	FILL, SANDY LOAM, 10YR3/4 Massive, Friable	Bw, SANDY LOAM, 10YR4/6 Massive, Friable
48"	Apb, SANDY LOAM, 10YR3/2 Granular, Very Friable	Apb, SANDY LOAM, 10YR3/2 Granular, Very Friable	C <sub>3</sub> , FINE LOAMY SAND, 5Y5/2 Massive, Friable Some gravel
54"	Bw, SANDY LOAM, 10YR4/6 Massive, Friable	Bw, SANDY LOAM, 7.5YR4/4 Massive, Friable	C <sub>26</sub> , FINE LOAMY SAND, 5Y5/2, Massive, Firm Very gravelly
88"	R, Ledge	R, Ledge	99"

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

- ▽ INDICATES ESTIMATED SEASONAL HIGH GROUND WATER
- ▽ INDICATES OBSERVED GROUND WATER



CONCORD TURNPIKE



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
  - GRADE
  - SPOT GRADE
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - TEST PIT
  - HAND HOLES FOR UTILITIES
  - LIGHT POLE
  - FIRST FLOOR

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN  
 91 BEATRICE CIRCLE  
 BELMONT, MASS.

PLAN TITLE:

EXISTING CONDITIONS

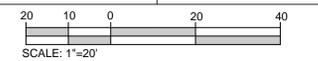
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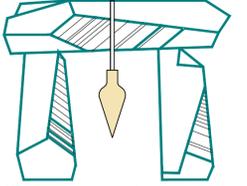
91 BEATRICE CIRCLE LLC  
 c/o REGNANTE STERIO  
 401 EDGEWATER PL, SUITE 630  
 WAKEFIELD, MA 01880

DATE: NOVEMBER 4, 2020

REVISED:

JOB NUMBER: 19.085 SHEET 2 OF 8





JAMES W BURKE, P.E.

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 51 BLOCK LOT 36  
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- PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

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 BELMONT, MASS.

PLAN TITLE:

DEMOLITION

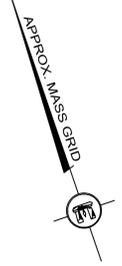
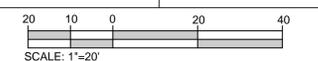
PREPARED FOR:

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DATE: NOVEMBER 4, 2020

REVISED:

JOB NUMBER: 19.085 SHEET 3 OF 8



DEMOLITION & CONSTRUCTION NOTES:

THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE AROUND THE SITE PRIOR TO THE DEMOLITION ON SITE.

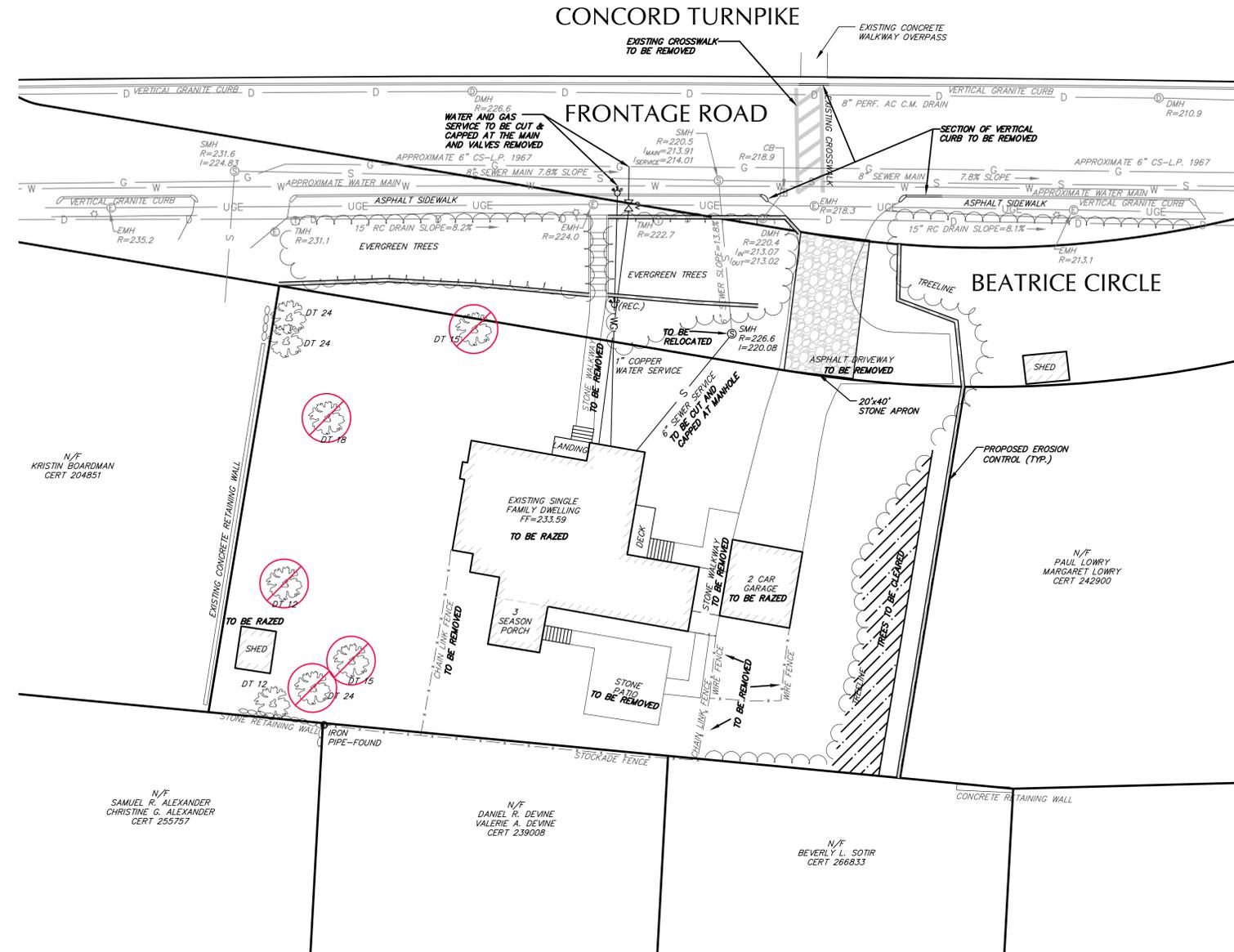
A WATER TRUCK SHALL BE ON-SITE DURING THE DEMOLITION PROCESS TO MINIMIZE FUGITIVE DUST.

A CRUSHED STONE APRON SHALL BE CONSTRUCTED AS SHOWN TO MINIMIZE TRUCK TIRES LEAVING SEDIMENT ON THE ROADWAYS.

ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

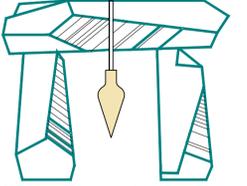
THE SITE AND THE CRUSHED STONE APRON SHALL BE GRADED TO PREVENT ANY SITE RUNOFF FROM FLOWING OFF SITE.

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:
	- 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	
	- GRADE	
	- 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	
	- EROSION CONTROL	



JAMES W BURKE, P.E.

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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.
  - FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTS PLAN TITLED "91 BEATRICE CIRCLE, BELMONT, MA, PEL SUBMISSION" DATED AUGUST 11, 2020 BY EMBARC.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN  
 91 BEATRICE CIRCLE  
 BELMONT, MASS.

PLAN TITLE:

PROPOSED LAYOUT

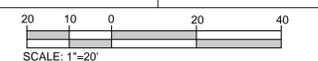
PREPARED FOR:

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

DATE: NOVEMBER 4, 2020

REVISED:

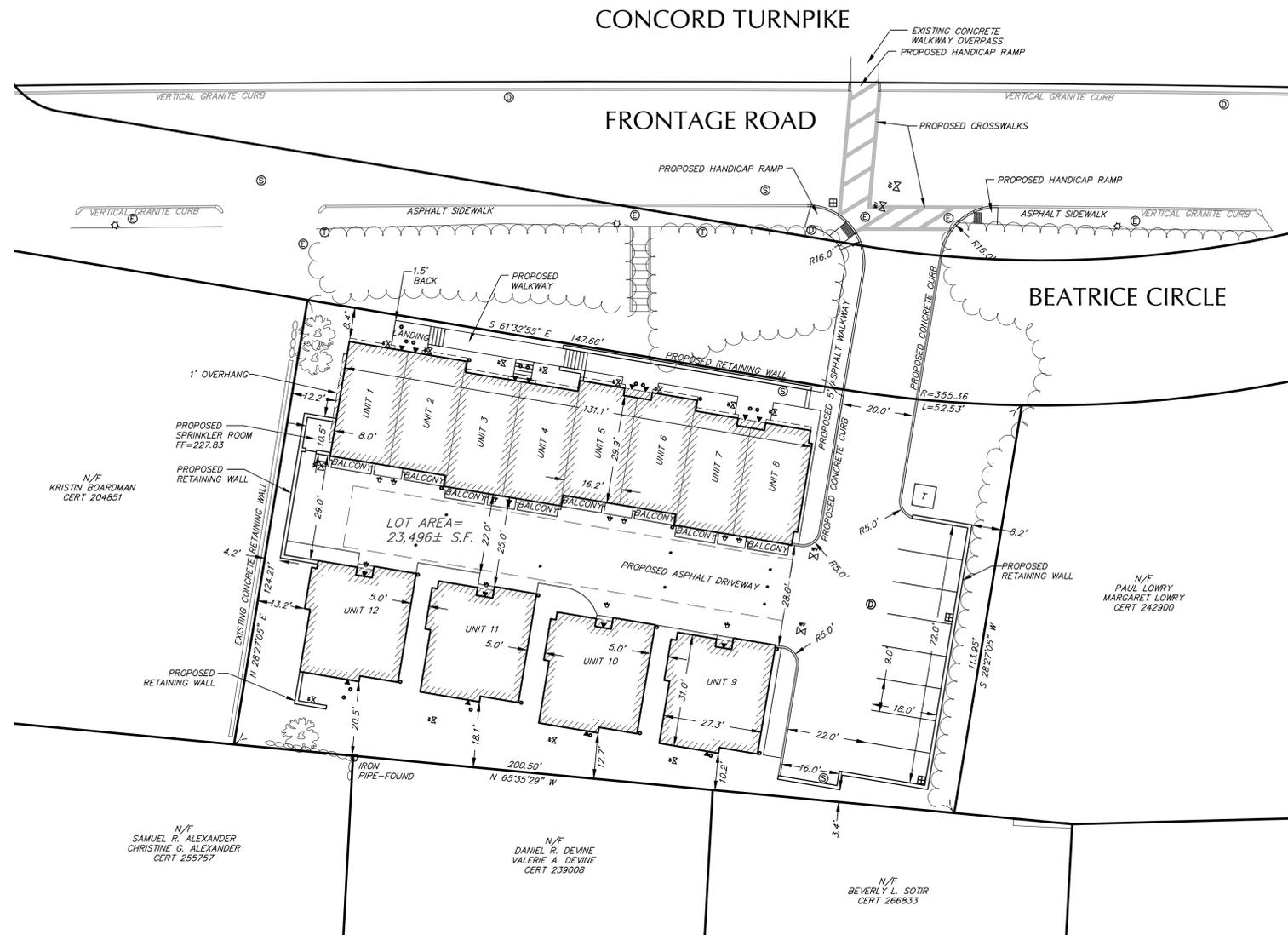
JOB NUMBER: 19.085 SHEET 4 OF 8



ZONING DISTRICT: SR-A			
DIMENSIONAL REQUIREMENTS	EXISTING	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'	8.4'
SIDE	15	38.4'	12.2'
REAR	40	26.0'	11.0'
MAXIMUM LOT COVERAGE	20%	14.5%	33.0%
MINIMUM OPEN SPACE	50%	81.4%	34.3%

LEGEND:

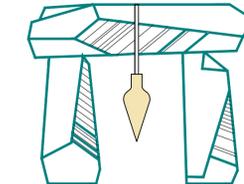
EXISTING:	PROPOSED:



APPROX. MASS GRID



DeCelle-Burke-Sala



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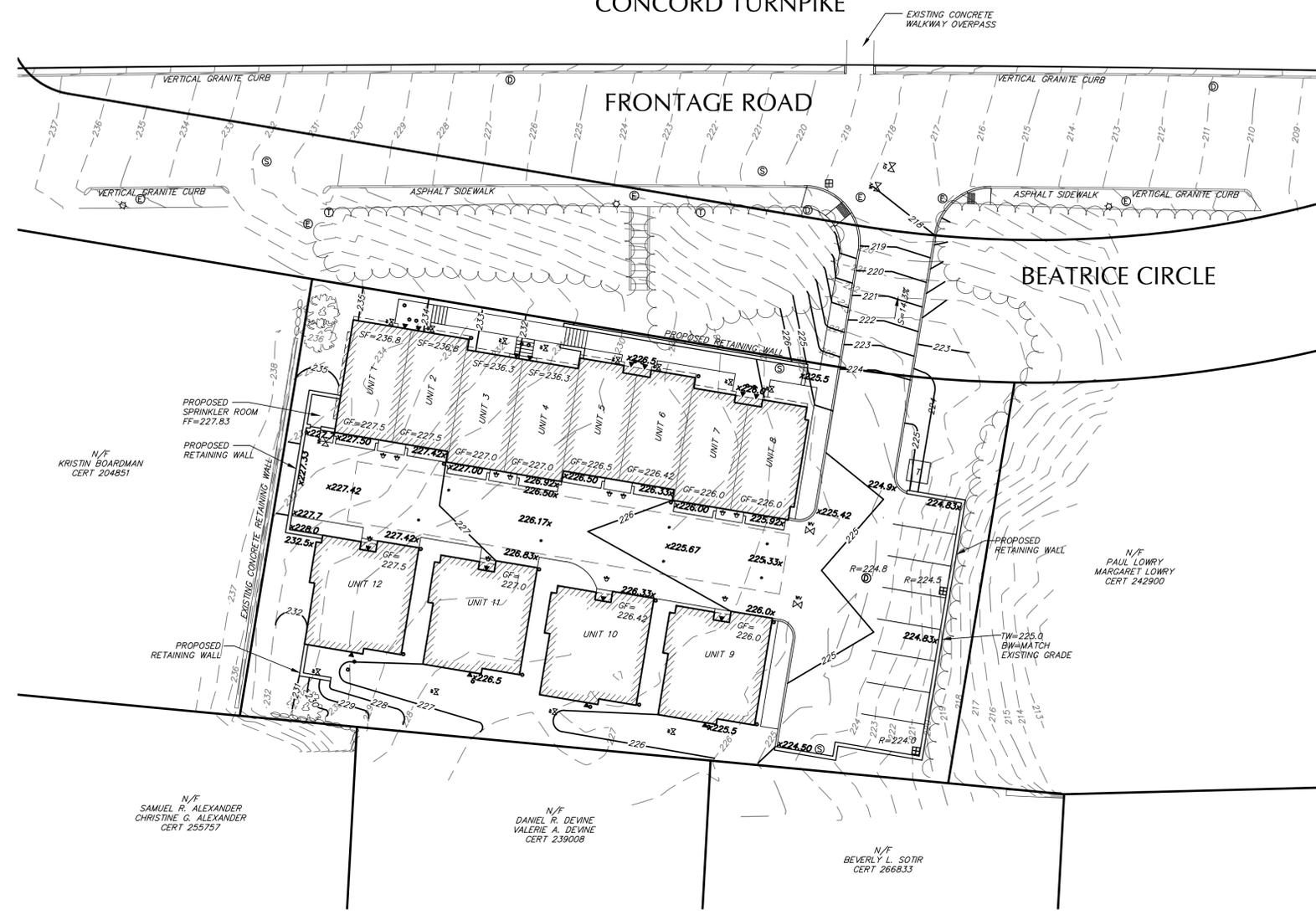
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CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE



LEGEND:

EXISTING:	PROPOSED:

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 91 BEATRICE CIRCLE  
 BELMONT, MASS.

PLAN TITLE:

PROPOSED GRADING

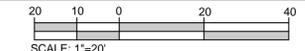
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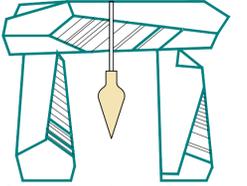
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DATE: NOVEMBER 4, 2020

REVISED:

JOB NUMBER: 19.085 SHEET 5 OF 8

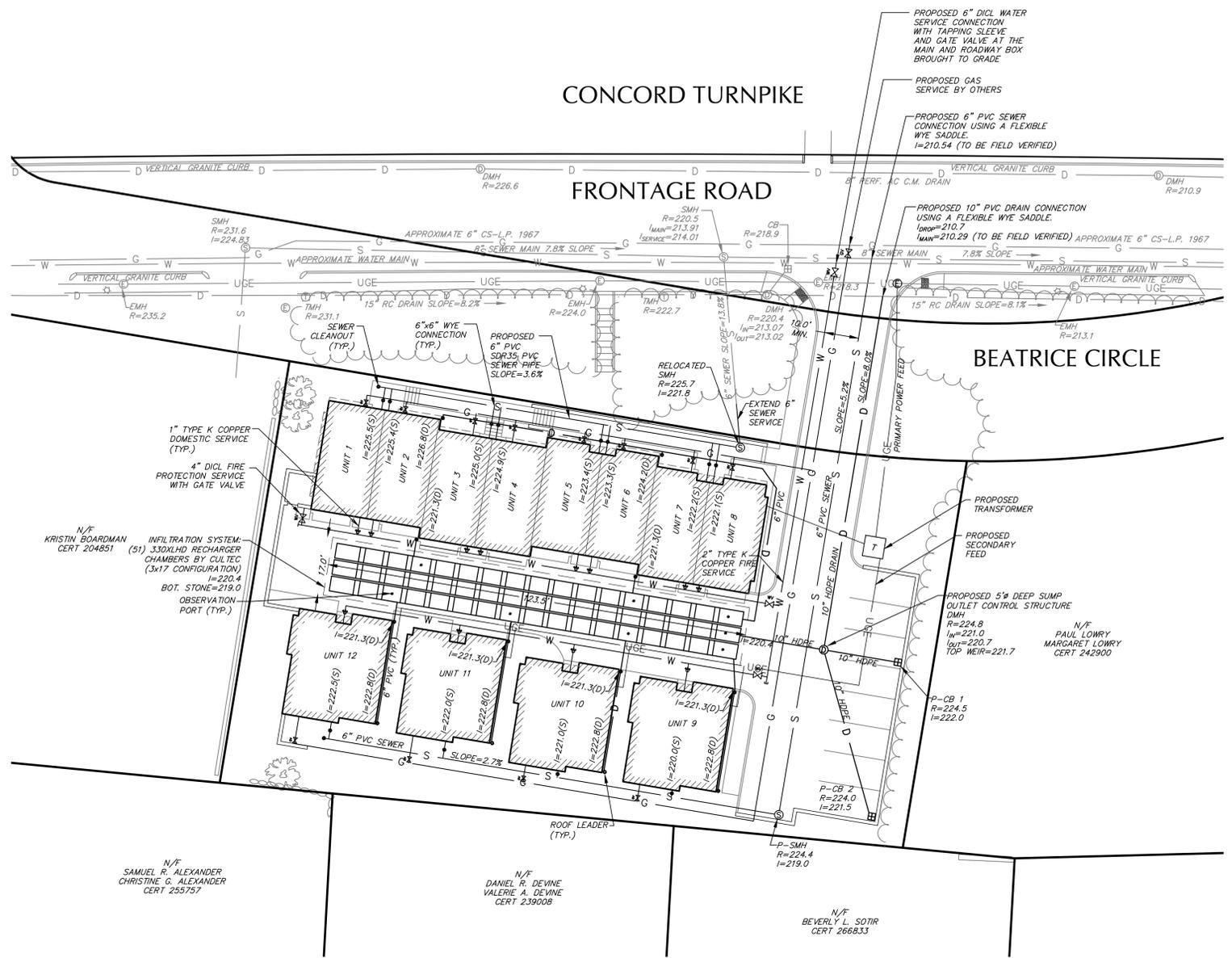




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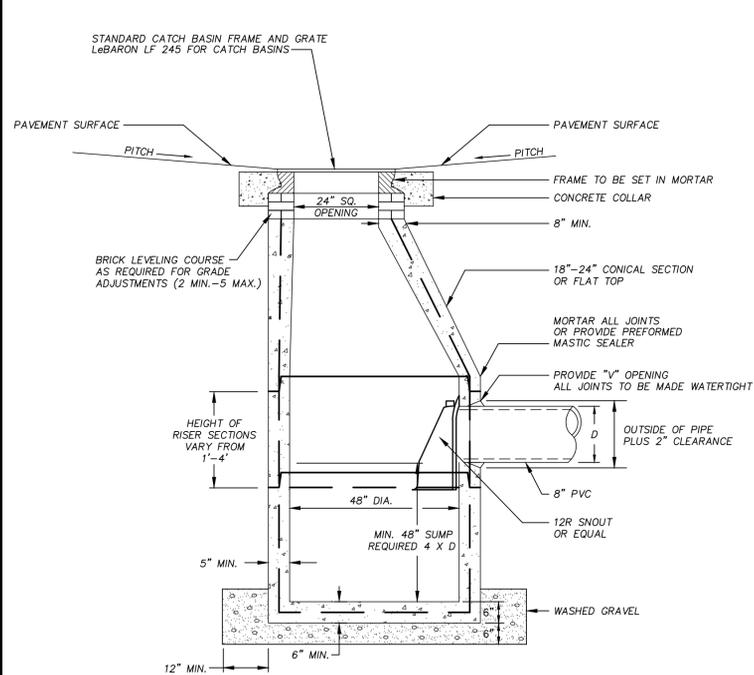
PLAN TITLE:  
**PROPOSED UTILITIES**

PREPARED FOR:  
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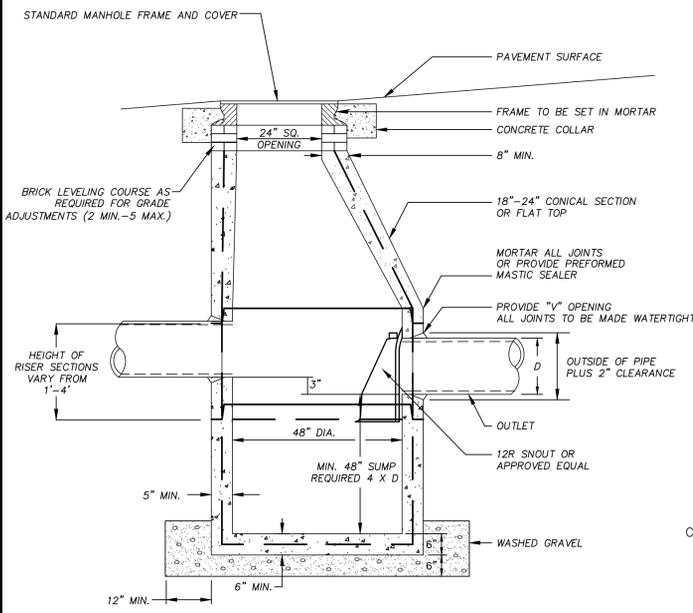
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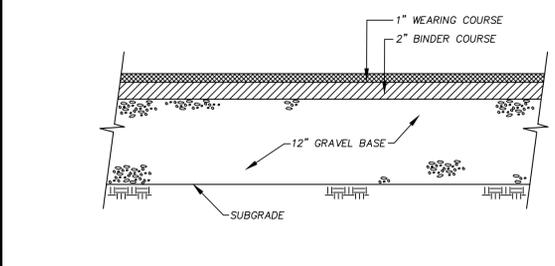
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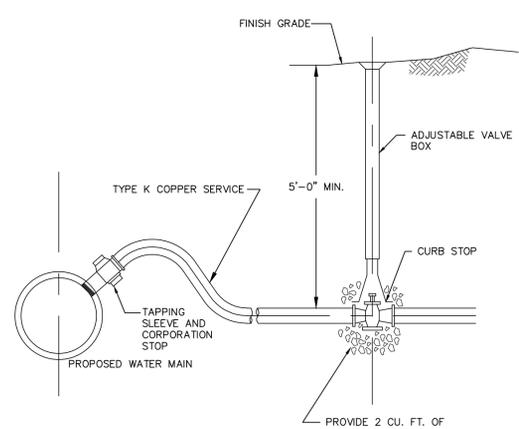
**PRECAST CONCRETE CATCH BASIN**  
NOT TO SCALE



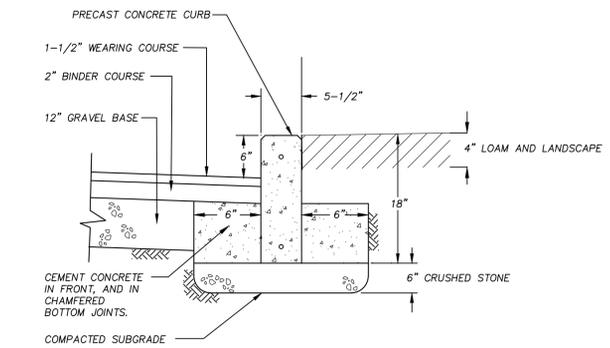
**DEEP SUMP DRAIN MANHOLE**  
NOT TO SCALE



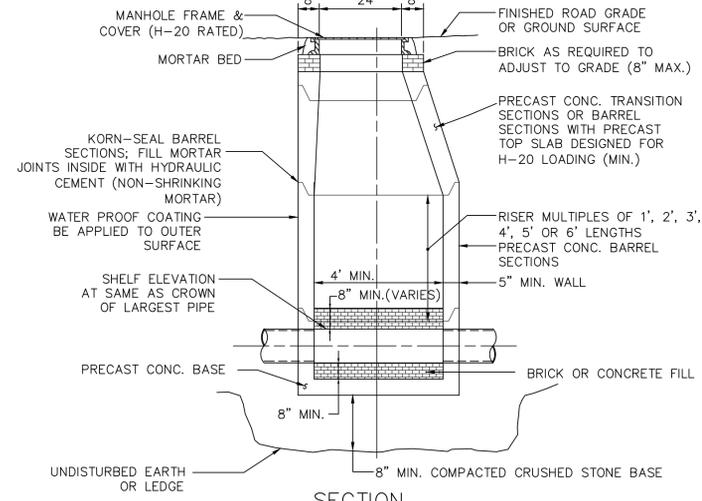
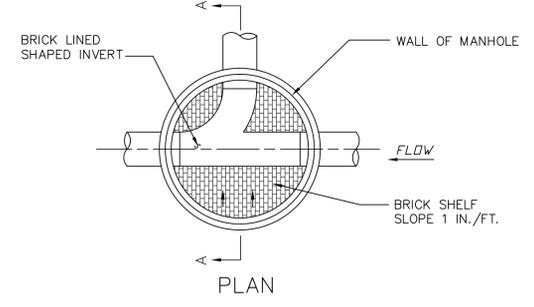
**PAVEMENT SECTION**  
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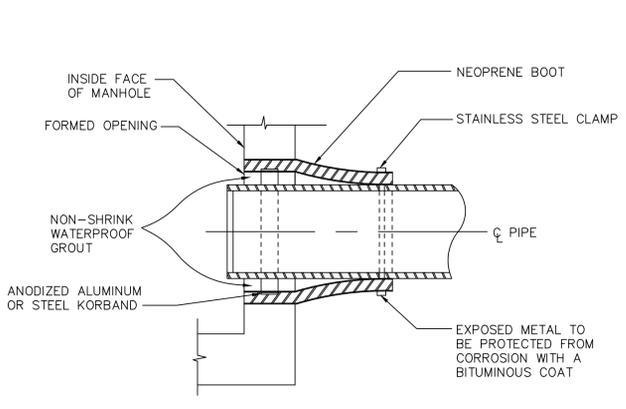
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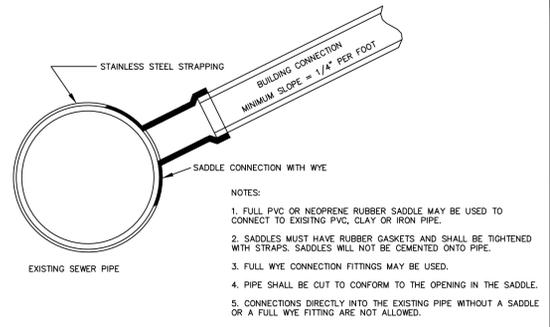
**PRECAST CONCRETE CURB**  
NOT TO SCALE



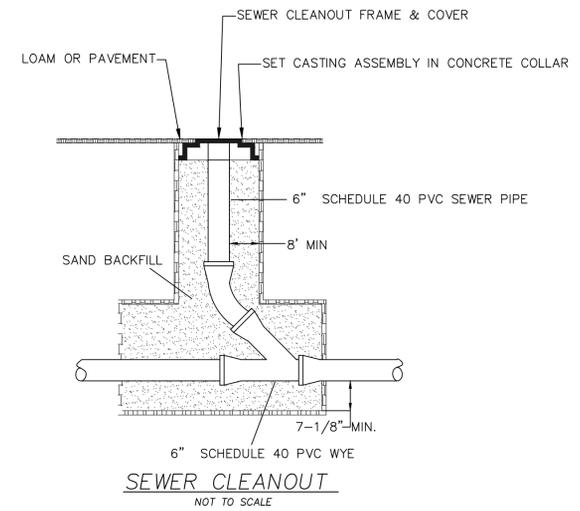
**TYPICAL PRECAST SEWER MANHOLE**  
NOT TO SCALE



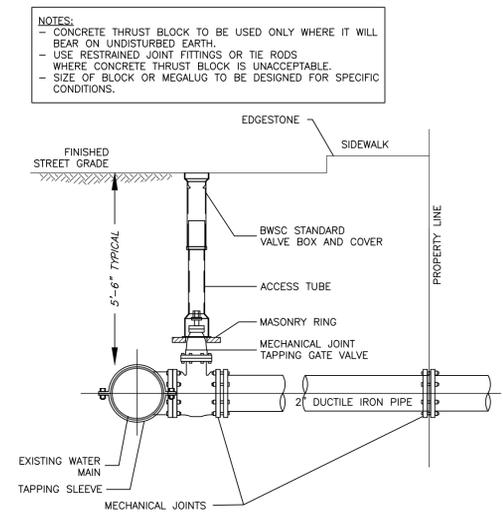
**NEOPRENE BOOT CONNECTION**  
NOT TO SCALE



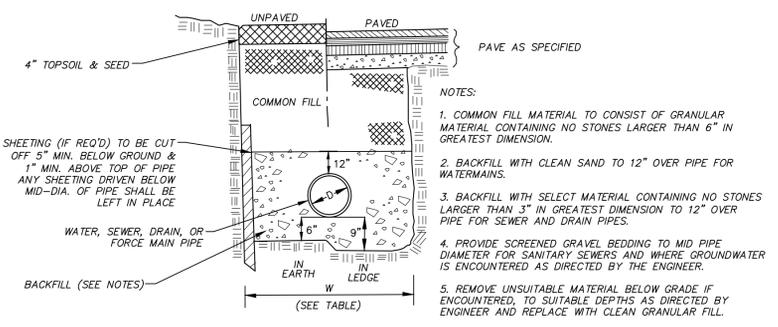
**SEWER SADDLE CONNECTION**  
NOT TO SCALE



**SEWER CLEANOUT**  
NOT TO SCALE

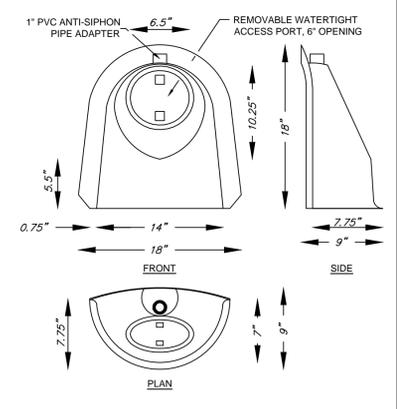


**6\"/>**



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

**TYPICAL TRENCH SECTIONS**  
NOT TO SCALE



**12R SNOUT**  
NOT TO SCALE

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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.

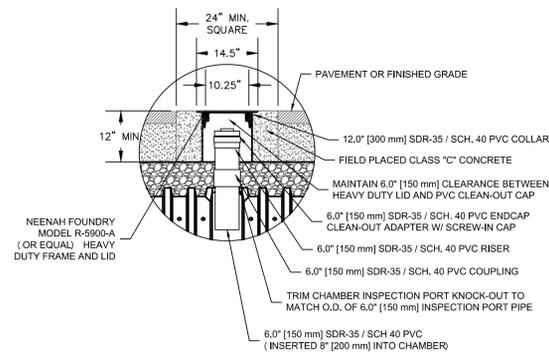
**PROJECT TITLE & LOCATION:**  
**PROPOSED SITE PLAN**  
91 BEATRICE CIRCLE  
BELMONT, MASS.

**PLAN TITLE:**  
**CONSTRUCTION DETAILS**

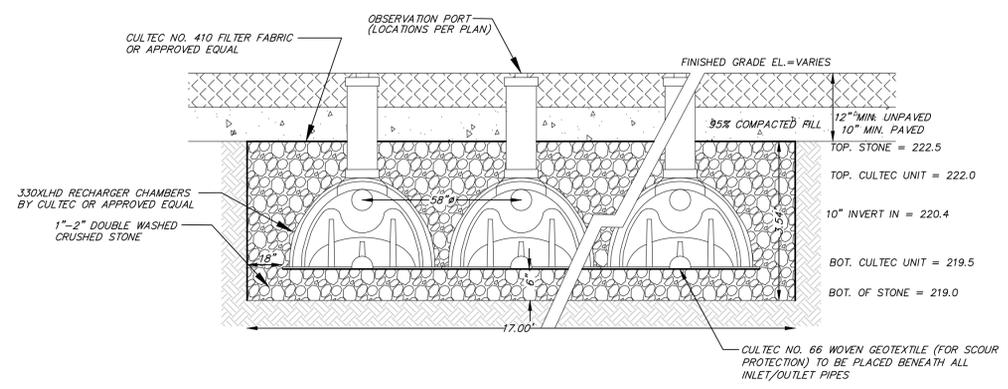
**PREPARED FOR:**  
91 BEATRICE CIRCLE LLC  
c/o REGNANTE STERIO  
401 EDGEWATER PL, SUITE 630  
WAKEFIELD, MA 01880

**DATE:** NOVEMBER 4, 2020  
**REVISED:**

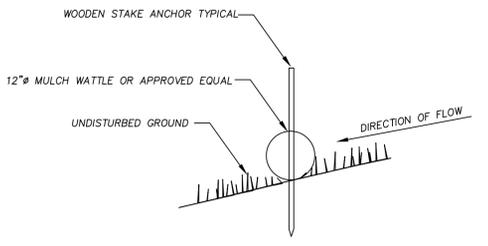
**JOB NUMBER:** 19.085 **SHEET 7 OF 8**



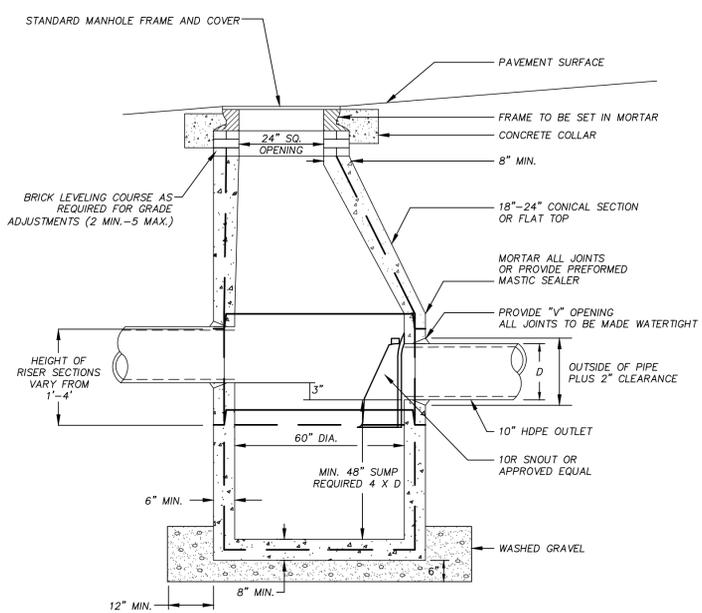
INSPECTION PORT UNDER PAVEMENT  
NOT TO SCALE



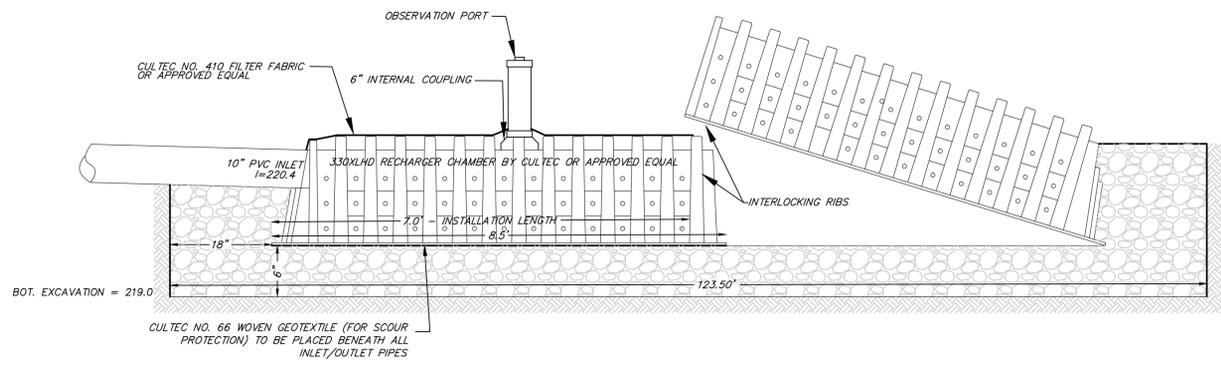
CULTEC CHAMBER TYPICAL SECTION  
NOT TO SCALE



MULCH WATTLE OR EQUIVALENT  
NOT TO SCALE



DEEP SUMP DRAIN MANHOLE  
NOT TO SCALE

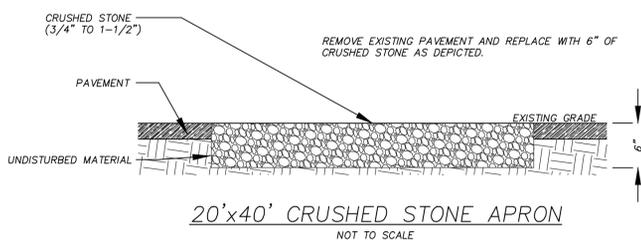


**OBSERVATION PORT INSTALLATION NOTES:**

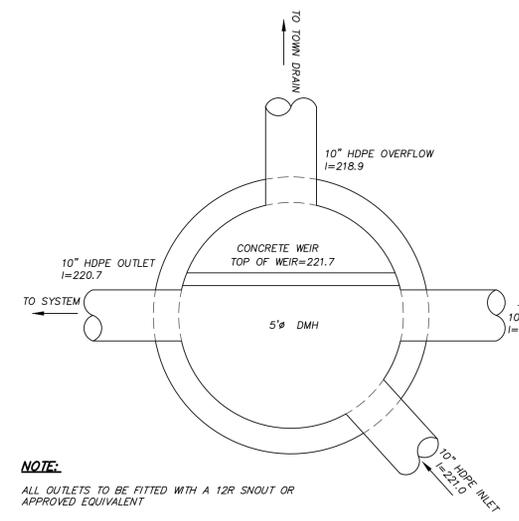
CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.  
INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.  
USE A 6" SCH. 40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.  
INSTALL A 6" SCH. 40 END CAP OR PLUG.  
BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

**CULTEC CHAMBER INSTALLATION NOTES:**

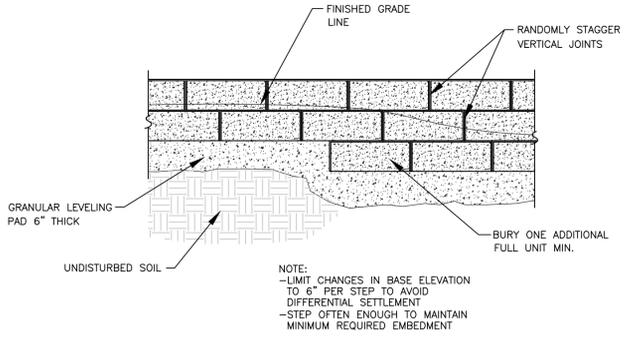
CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.  
CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT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



20'x40' CRUSHED STONE APRON  
NOT TO SCALE

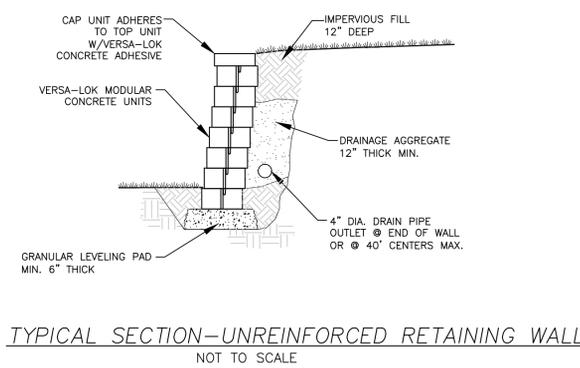


**NOTE:**  
ALL OUTLETS TO BE FITTED WITH A 12R SNOUT OR APPROVED EQUIVALENT

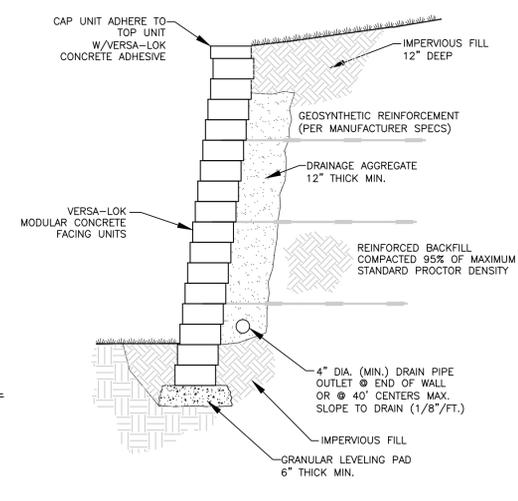


STEPPING BASE DETAIL  
NOT TO SCALE

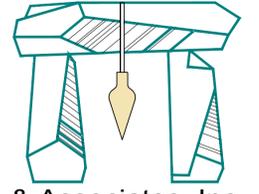
**CULTEC CHAMBER TYPICAL PROFILE**  
NOT TO SCALE



TYPICAL SECTION-UNREINFORCED RETAINING WALL  
NOT TO SCALE



TYPICAL SECTION-REINFORCED RETAINING WALL  
NOT TO SCALE



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



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 409 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.
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