

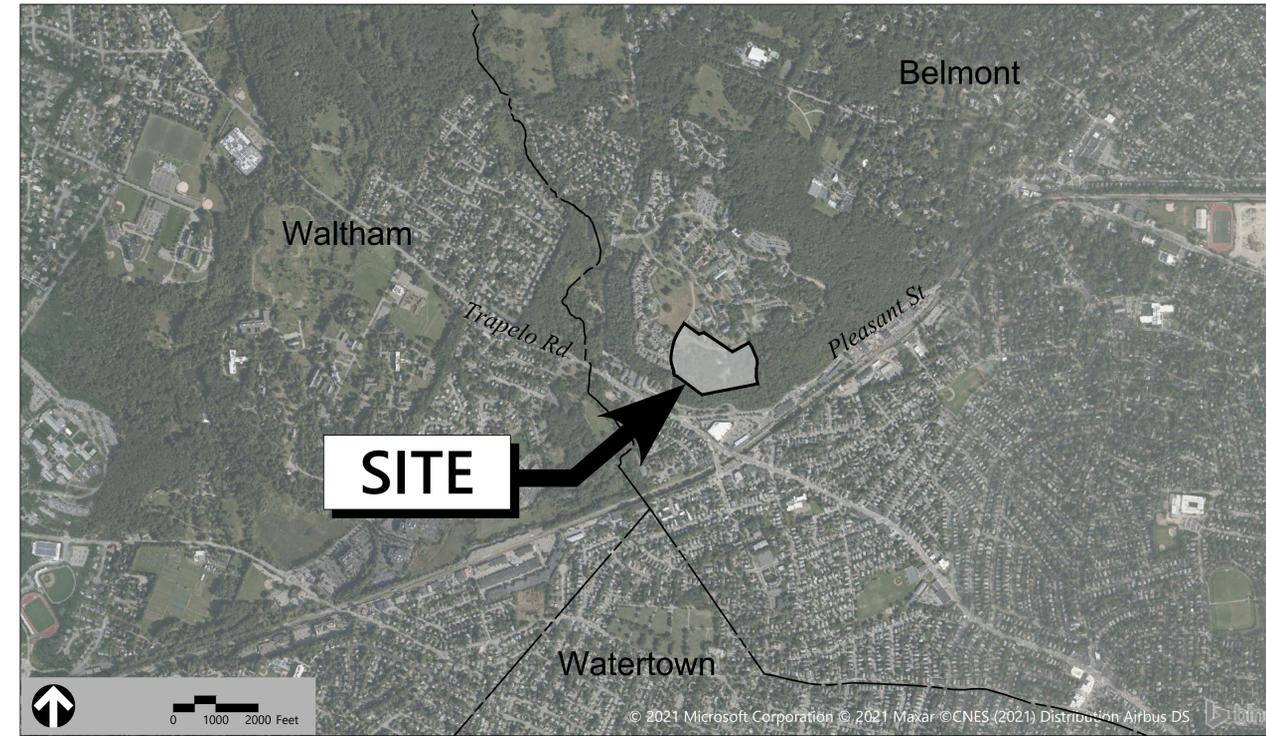
Site Plans

Issued for	Local Approvals
Date Issued	April 16, 2021
Latest Issue	March 1, 2022

The Residences at Bel Mont

McLean District Zone III

Olmsted Drive
Belmont, Massachusetts



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

McLean Hospital Corp
115 Mill Street
Belmont MA, 02478

Applicant

Northland Residential Corporation
80 Beharrell Street, Suite e
Concord, MA 01742

Assessor's ID: Map: 59 Lot: 11-6

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	March 1, 2022
C2.00	Index Plan	March 1, 2022
C3.00-3.04	Layout and Materials Plan	March 1, 2022
C4.01-4.04	Grading and Drainage Plan	March 1, 2022
C5.01-5.04	Utility Plan	March 1, 2022
C6.01	Sewer and Drainage Profiles	March 1, 2022
C7.01	Erosion and Sediment Control Plan	March 1, 2022
C8.00	Fire Truck and Traffic Circulation Plan	March 1, 2022
C9.01-9.03	Site Details	March 1, 2022

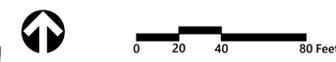
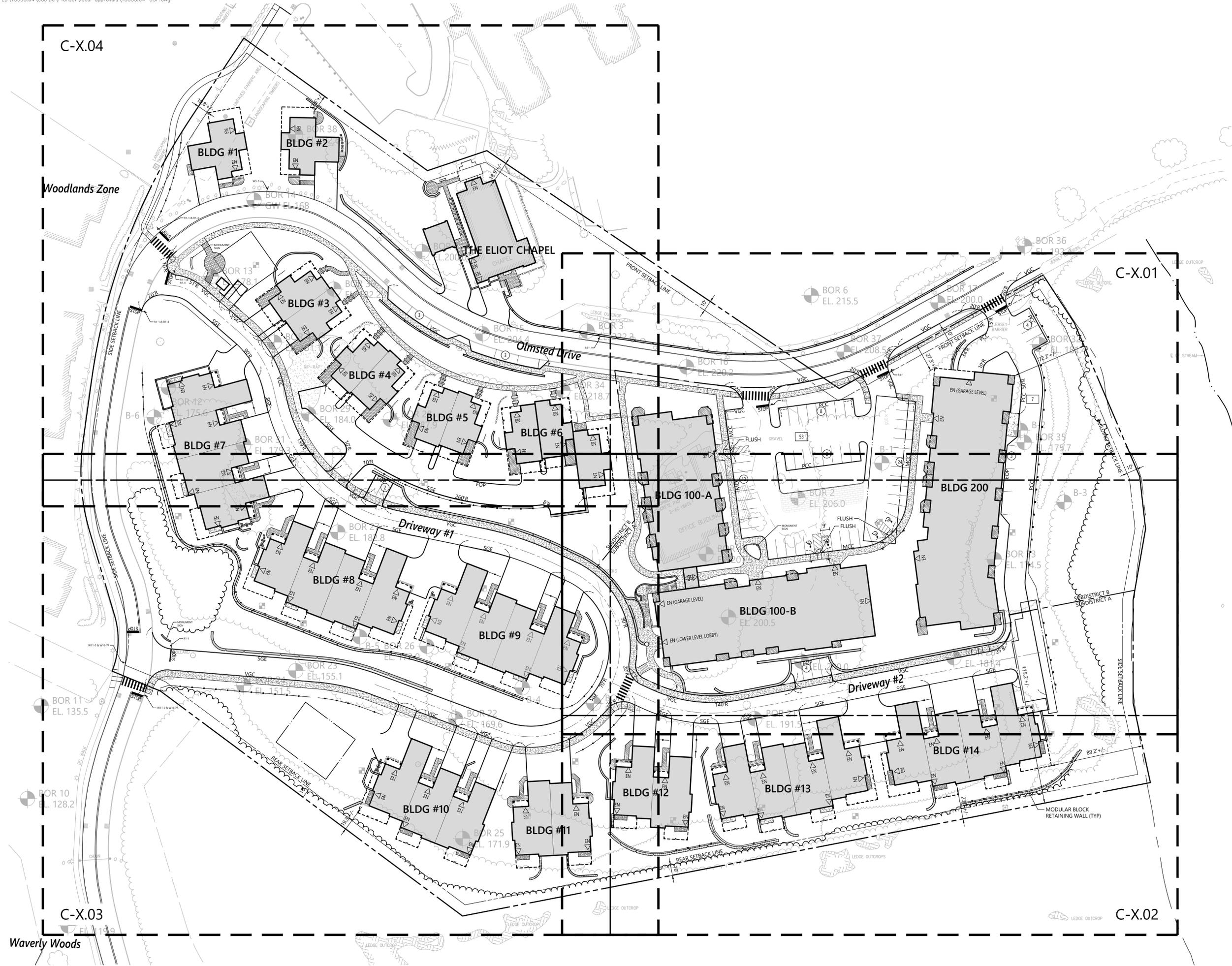
Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	April 13, 2021





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

No.	Revision	Date	App'd
1	Response to Peer Review Comments	September 23, 2021	
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Designed by: JRB
Checked by:
Issued for: Local Approvals
Date: April 16, 2021

Not Approved for Construction
Drawing Title: **Index Plan**



Sheet **C2.00** of 2
Project Number: 13555.04

Saved Friday, December 17, 2021 12:30:29 PM DHOUSAN Plotted Thursday, March 3, 2022 11:21:41 AM Genevieve Burke



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Zoning Summary Chart

Zoning District:	McLean Senior Living		Subdistrict B	
	Required*	Provided	Required*	Provided
MINIMUM FRONT SETBACK	10 Feet	17.5 Feet	10 Feet	27.3 Feet
MINIMUM SIDE SETBACK	10 Feet	15.2 Feet	10 Feet	72.2 Feet
MINIMUM REAR SETBACK	10 Feet	19.3 Feet	10 Feet	175.2 Feet
MAXIMUM STORIES	2.5	2.5	5	4
MAXIMUM BUILDING HEIGHT	36 Feet	<36 Feet	N/A	N/A
MAXIMUM BUILDING HEIGHT ABOVE OVERALL AVERAGE GRADE**	N/A	N/A	68 Feet	64.3 Feet
MAXIMUM BUILDING HEIGHT ABOVE HIGH SIDE AVERAGE GRADE**	N/A	N/A	58 Feet	58 Feet
MAXIMUM LOT COVERAGE	30 %	23.4 %	40 %	31.0 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60 %	53.1 %	70 %	65.5 %
MINIMUM OPEN SPACE	40 %	46.9 %	30 %	34.5 %

* Zoning regulation requirements as specified in the Belmont Zoning Ordinance, amendment to the McLean zoning district August 26, 2020.
**Per section 6B.3.2.3, for the purposes of determining the height of the building in Subdistrict B, if and only if the lowest floor of the building is used for parking, then an alternative height limit shall be applied.

Parking Summary Chart

Description	Subdistrict A		Subdistrict B		Total
	Required	Provided	Required	Provided	
STANDARD SPACES	9 x 18	9 x 18	238	80	230
STANDARD ACCESSIBLE SPACES	8 x 18	8 x 18	6	4	7
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1	2
TOTAL SPACES			245	80	239

NOTES:
• 12 GUEST SPACES AND 1 MAIL KIOSK SPACE PROVIDED FOR SUBDISTRICT A USE

Parking Requirements:

FLATS	110 UNIT	x	1.5 SPACES	/	1 UNIT	=	165 SPACES
DUPLEX/TOWNHOME	38 UNIT	x	2 SPACES	/	1 UNIT	=	76 SPACES
CHAPEL	2 UNIT	x	2 SPACES	/	1 UNIT	=	4 SPACES
TOTAL PARKING REQUIRED							245 SPACES



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Olmsted Drive
Belmont, Massachusetts

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Drawing Title: **Layout and Materials Plan**



C3.00

Sheet 3 of 21

Project Number: 13555.04



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Key
Not To Scale

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	18"	9"	
R2-1	24"	30"	



0 10 20 40 Feet

The Residences at Bel Mont
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Belmont, Massachusetts

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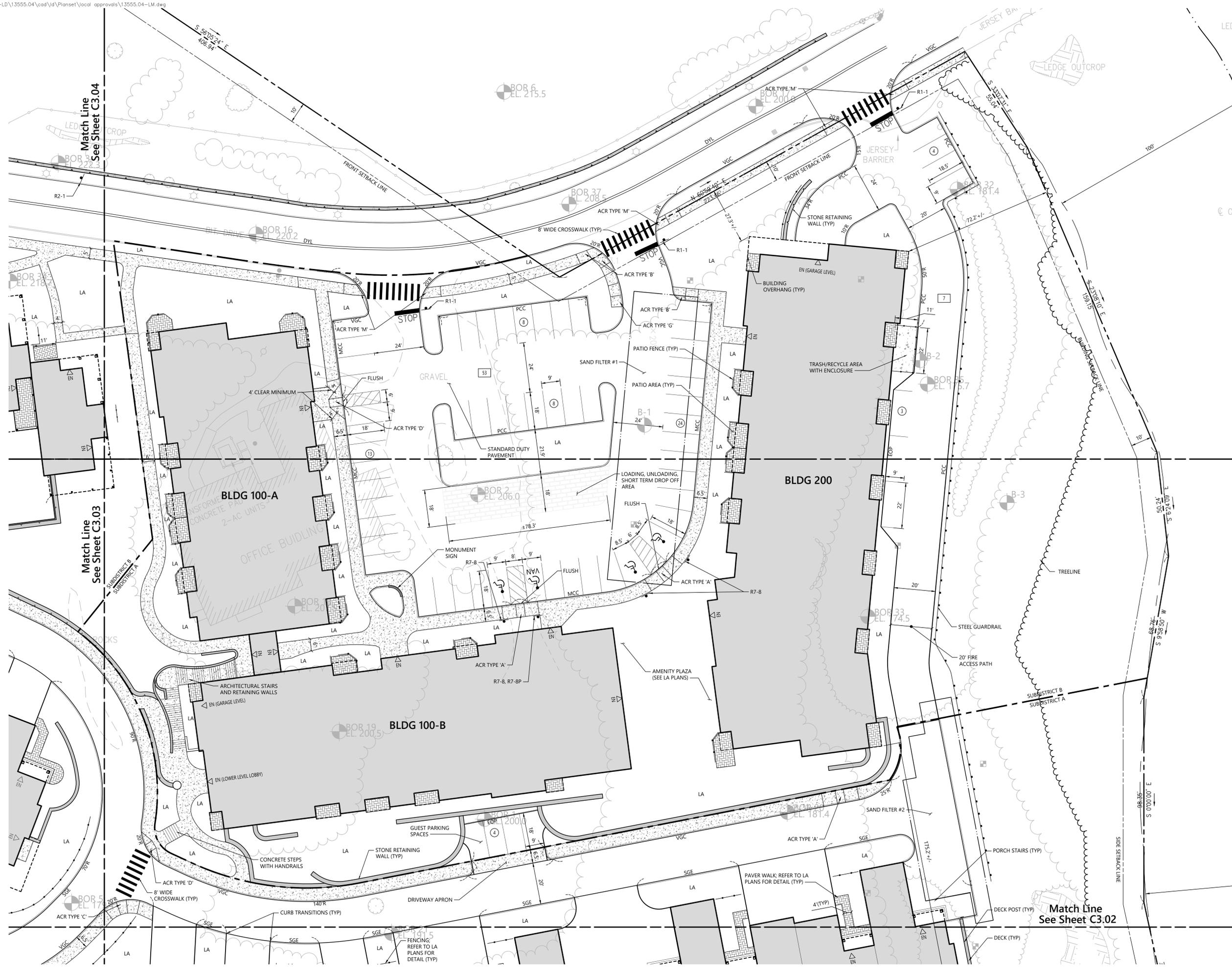
Not Approved for Construction
Layout and Materials Plan



C3.01

Sheet 4 of 21

Project Number
13555.04



Match Line
See Sheet C3.04

Match Line
See Sheet C3.03

Match Line
See Sheet C3.02



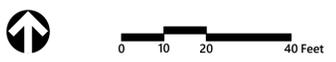
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Not To Scale

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R7-8	12"	18"	RESERVED PARKING
R7-8P	18"	9"	VAN ACCESSIBLE



The Residences at Bel Mont
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Belmont, Massachusetts

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Not Approved for Construction
Drawing Title: **Layout and Materials Plan**



Sheet **C3.02** of _____

5 of 21

Project Number: 13555.04



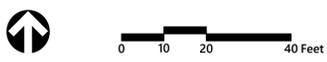
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Key
Not To Scale

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R7-8	12"	18"	
R1-3P	18"	6"	
W3-1	30"	30"	
R2-1	24"	30"	



The Residences at Bel Mont
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Layout and Materials Plan

Drawing Number: **C3.04**
Sheet 7 of 21
Project Number: 13555.04



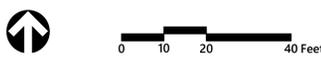
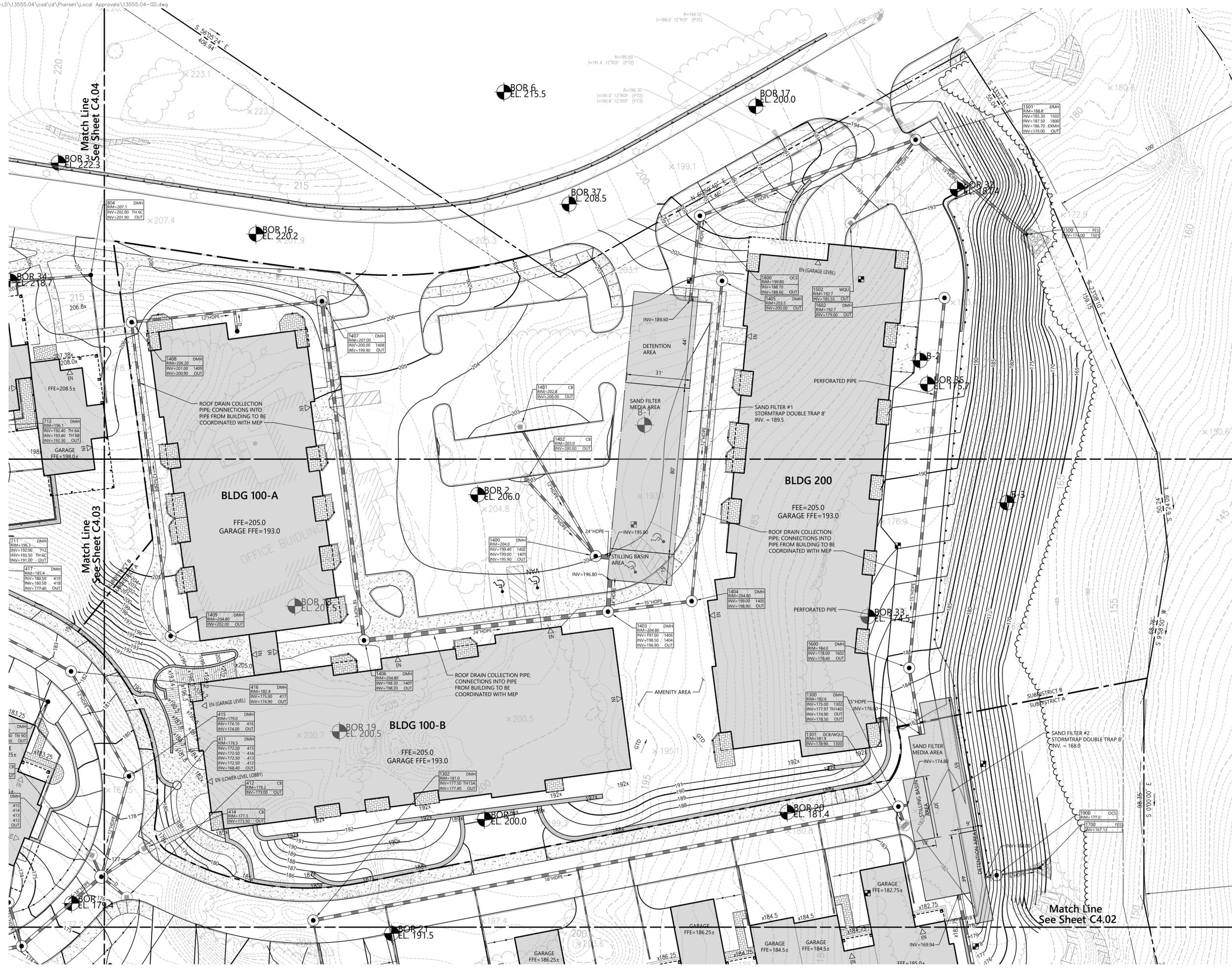

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Key
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Not Approved for Construction
Grading and Drainage Plan



C4.01

Sheet 8 of 21

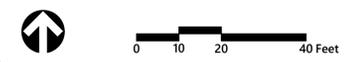
Project Number
13555.04



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The Residences at Bel Mont
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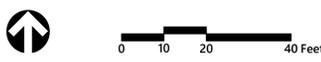
Not Approved for Construction
Drawing Title:
**Grading and
Drainage Plan**
Drawing Number:
C4.02



Project Number:
13555.04



Key
Not To Scale



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

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Issued for: _____ Date: _____
Local Approvals April 16, 2021

Not Approved for Construction
Drawing Title: **Grading and Drainage Plan**



Sheet **C4.03** of 10 21
Project Number: 13555.04



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Key
Not To Scale

Inset
1"=20'



Match Line
See Sheet C4.01

Match Line
See Sheet C4.03



0 10 20 40 Feet

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

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Not Approved for Construction
Drawing Title: **Grading and Drainage Plan**



C4.04

Sheet **11** of **21**

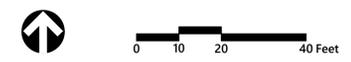
Project Number
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Key
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The Residences at Bel Mont McLean District Zone 3 Olmsted Drive Belmont, Massachusetts

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Local Approvals
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Utility Plan



C5.01

Sheet **12** of **21**

Project Number
13555.04

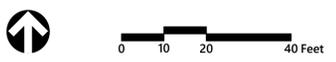


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Key
Not To Scale

NOTE:
1. ALL TOWNHOUSE UNITS TO RECEIVE WATER, GAS AND ELECTRICAL SERVICE CONNECTIONS FROM MAIN UTILITIES IN ROADWAY. LOCATIONS OF SERVICES AND METERS TO BE COORDINATED WITH UTILITY PROVIDER.



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

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Designed by: JRB
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Not Approved for Construction

Drawing Title:
Utility Plan



C5.02

Sheet 13 of 21

Project Number: 13555.04



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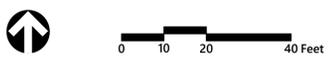


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Key
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NOTE:
 1. ALL TOWNHOUSE UNITS TO RECEIVE WATER, GAS AND ELECTRICAL SERVICE CONNECTIONS FROM MAIN UTILITIES IN ROADWAY. LOCATIONS OF SERVICES AND METERS TO BE COORDINATED WITH UTILITY PROVIDER.



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 Drawing Title: **Utility Plan**

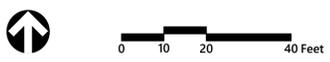
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 Sheet **14** of **21**
 Project Number: **13555.04**

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Key
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NOTE:
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Issued for: **Local Approvals** Date: **April 16, 2021**

Not Approved for Construction
Drawing Title: **Utility Plan**



C5.04
Sheet **15** of **21**
Project Number: **13555.04**



Woodlands Zone

DETECTION SYSTEM #1
STORMTRAP DOUBLETRAP 10"
VOLUME = 18,900± CF
IN=164.0

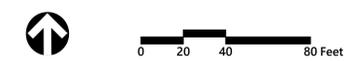
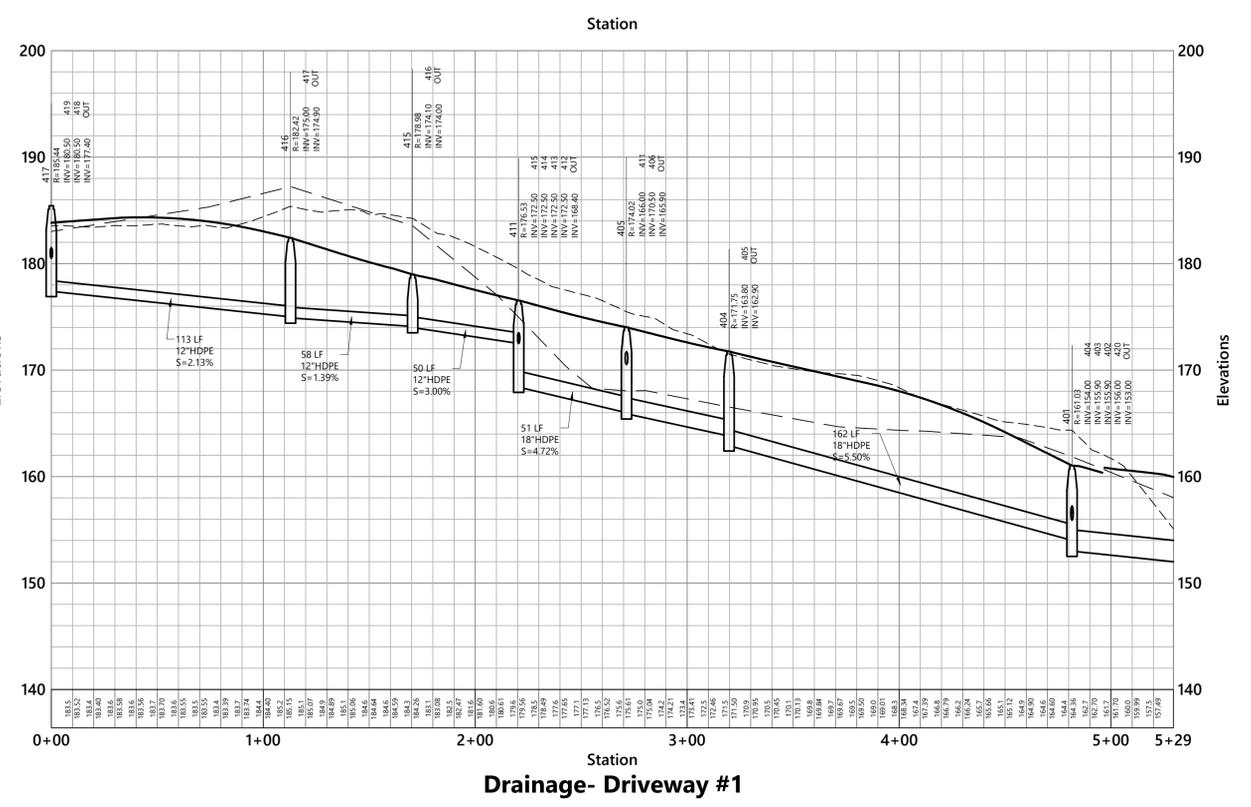
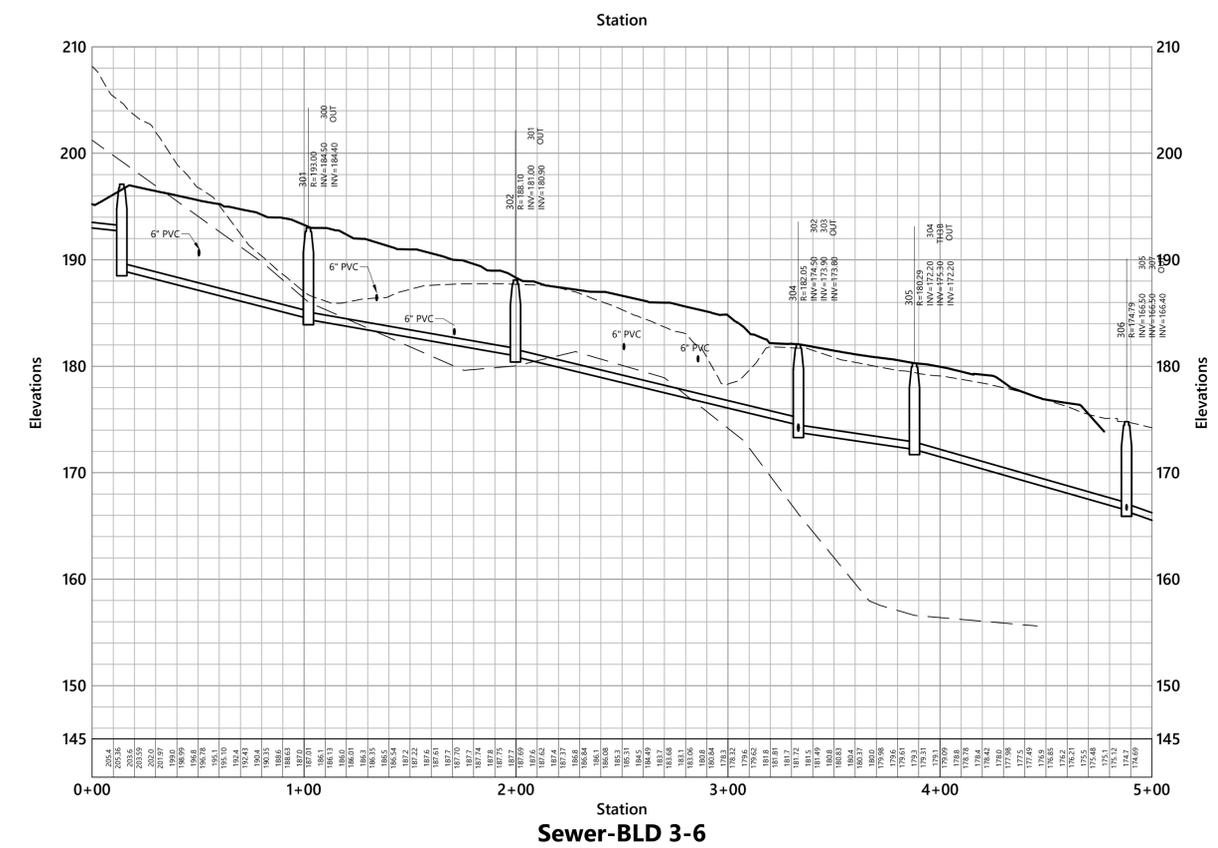
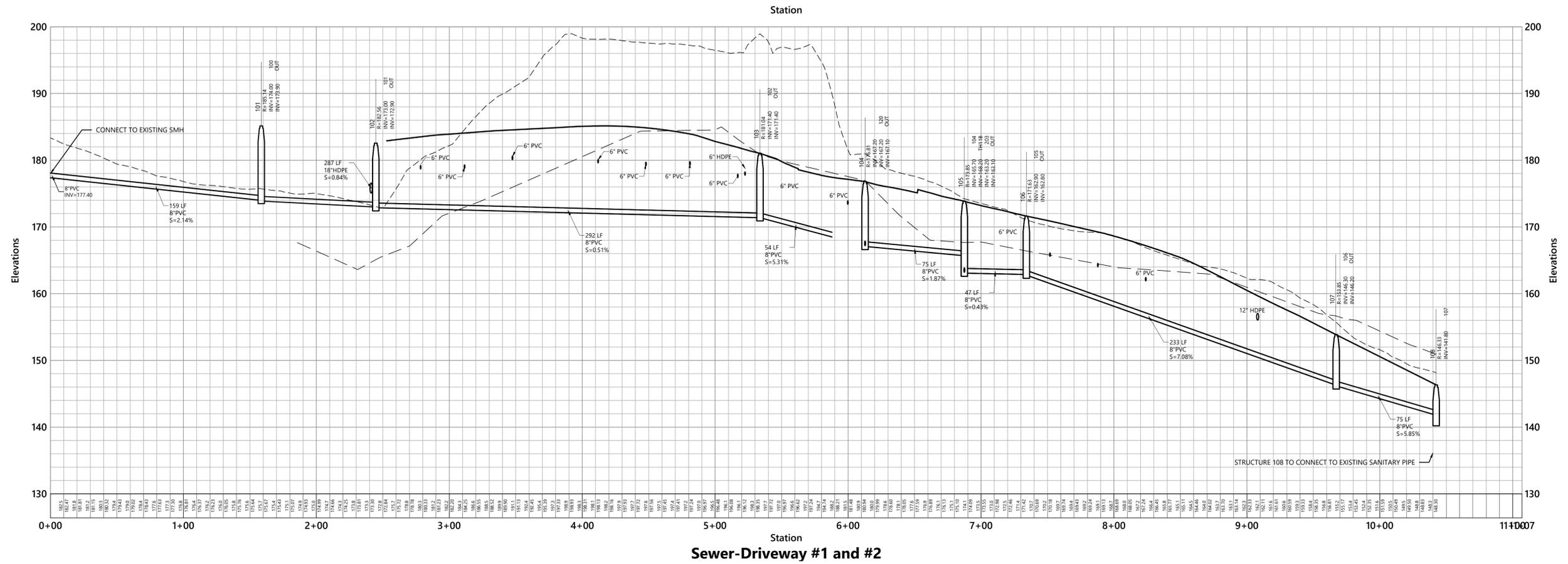
REMOVE EXISTING
CATCH BASIN AND
PIPE PLUG EXISTING
15" RCP OUT

Match Line
See Sheet C5.03

Match Line
See Sheet C5.01



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 Date: **April 16, 2021**

Not Approved for Construction
 Drawing Title: **Sewer and Drain Profiles**



C6.01
 Sheet 16 of 21
 Project Number: 13555.04

THIS BASE PLAN ILLUSTRATES THE MINIMUM PERIMETER EROSION & SEDIMENTATION CONTROLS. THE SWPPP OPERATOR SHALL UPDATE THIS PLAN THROUGHOUT THE DURATION OF CONSTRUCTION TO SHOW THE LOCATIONS OF PROPOSED/CONSTRUCTED EBS CONTROLS DEEMED NECESSARY TO MEET THE REQUIREMENTS OF THE NPDES CGP.

EROSION AND SEDIMENTATION CONTROL TECHNIQUES

THE EROSION AND SEDIMENTATION CONTROLS SHOWN HEREON ARE PERIMETER MEASURES ONLY AND ARE PROVIDED AS A STARTING POINT FOR CONTRACTOR'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS REQUIRED TO PROVIDE ADDITIONAL INTERIM EROSION AND SEDIMENTATION CONTROLS, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW. THE CONTRACTOR SHALL MANAGE EROSION AND SEDIMENTATION DURING CONSTRUCTION TO PREVENT IMPACTS TO RESOURCE AREAS, ROADWAYS, AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION.

CATCH BASIN PROTECTION

NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT

A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION

STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION, VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO SEEDING OR SOILING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

TEMPORARY SEDIMENT BASINS

TEMPORARY SEDIMENT BASINS WILL BE DESIGNED EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES (DEPENDENT ON GRADING) THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. THESE TEMPORARY BASINS WILL BE LOCATED BASED ON CONSTRUCTION NEEDS AS DETERMINED BY THE CONTRACTOR AND OUTLET DEVICES WILL BE DESIGNED TO CONTROL VELOCITY AND SEDIMENT. POINTS OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION. AT A MINIMUM, SEDIMENTATION BASINS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE STORAGE FOR THE VOLUME OF RUNOFF GENERATED FROM A 2-YR, 24-HR DESIGN STORM, OR AT LEAST 3,000 CUBIC FEET OF STORAGE PER ACRE DRAINING TO THE BASIN.

STOCKPILE MANAGEMENT

SLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. STRAW BALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOE OF SLOPE.

DUST CONTROL

TREAT EXPOSED SURFACES TO REDUCE AND CONTROL DUST AS NECESSARY TO COMPLY WITH THE NPDES CGP REQUIREMENTS.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MAINTENANCE (THROUGHOUT CONSTRUCTION)

THE SITE CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DEGRADED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

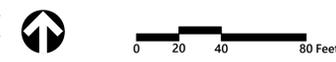
INFILTRATION AREA PROTECTION DURING CONSTRUCTION

FOR THE LONG-TERM FUNCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S), CARE SHALL BE TAKEN IN THE INFILTRATION AREAS DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):

1. INFILTRATION AREAS SHALL NOT BE USED AS TEMPORARY CONSTRUCTION SEDIMENTATION BASINS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. IF INFILTRATION AREAS ARE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, THEN THE SOILS SHALL BE EXCAVATED A MINIMUM OF 2' FROM THE TEMPORARY BASIN BOTTOM TO REMOVE CLOGGED SOILS.
2. STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THE INFILTRATION BASIN(S)/STRUCTURE(S) DURING CONSTRUCTION.
3. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE OF THE INFILTRATION AREAS.
4. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S) SHALL ENSURE THAT THE SOIL AT THE BOTTOM OF THE EXCAVATION IS NOT COMPACTED OR SMEARED.
5. THE PERIMETER OF THE INFILTRATION AREAS SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF THE AREA FOR ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION ABILITY OF THE SYSTEM.



101 Walnut Street
 PO Box 9151
 Watertown, MA 02471
 617.924.1770



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

No.	Revision	Date	Appr'd.
1	Response to Peer Review Comments	September 23, 2021	
2	Response to Peer Review Comments	October 9, 2021	
3	Revised Design Permit Set	March 1, 2022	

Designed by: JRB
 Checked by: _____
 Issued for: _____
 Date: April 16, 2021

Local Approvals

Not Approved for Construction

**Erosion and Sediment
 Control Plan**



Drawing Number
C7.01
 Sheet 17 of 21
 Project Number
 13555.04



Woodlands Zone

Waverly Woods

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

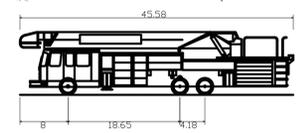
No.	Revision	Date	App'd
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Designed by: **JRB** Checked by: _____
Issued for: _____ Date: **April 16, 2021**

Local Approvals

Not Approved for Construction

Fire Truck and Traffic Circulation Plan



Boston Aerial Tower
Overall Length 45.58ft
Overall Width 8.00ft
Overall Body Height 10.43ft
Min Body Ground Clearance 0.86ft
Track Width 8.00ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 25.90°

45,580ft
8,000ft
10,432ft
0.862ft
8,000ft
6.00s
25.90°

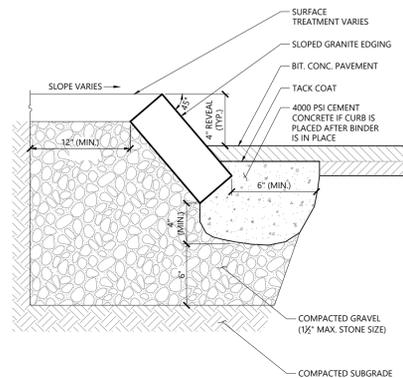


C8.00

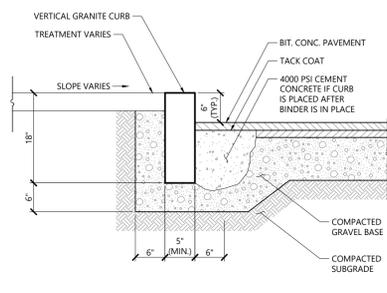
Sheet 18 of 21
Project Number 13555.04



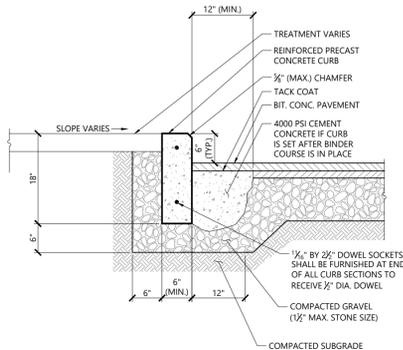
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



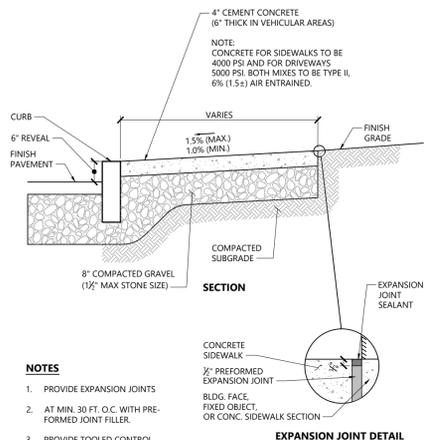
Sloped Granite Edging (SGE) 1/16
N.T.S. Source: VHB LD_401



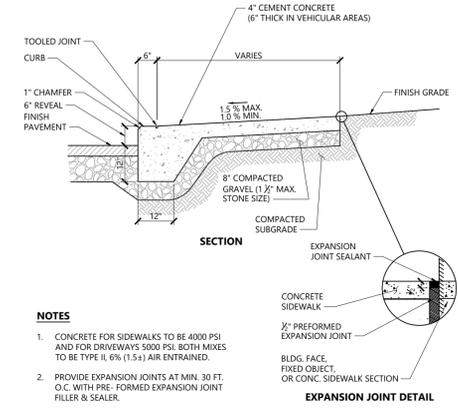
Vertical Granite Curb - Type VB (VGC-VB) 3/19
N.T.S. Source: VHB LD_402B



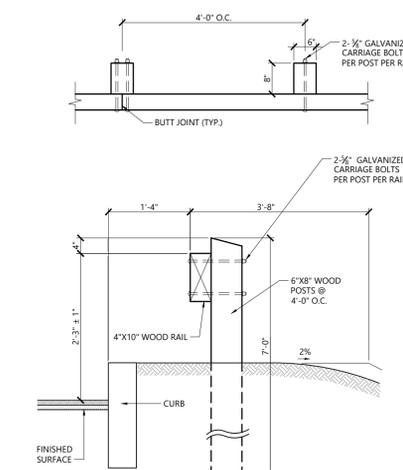
Precast Concrete Curb (PCC) 1/16
N.T.S. Source: VHB LD_404



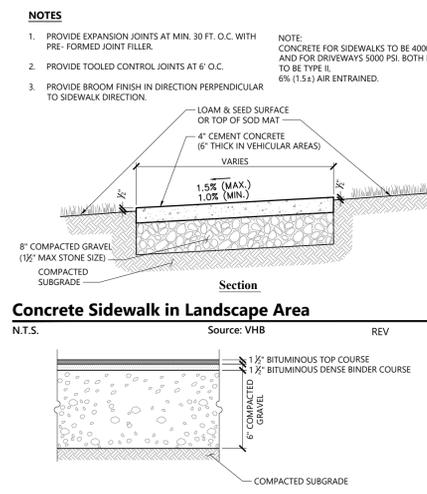
Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420



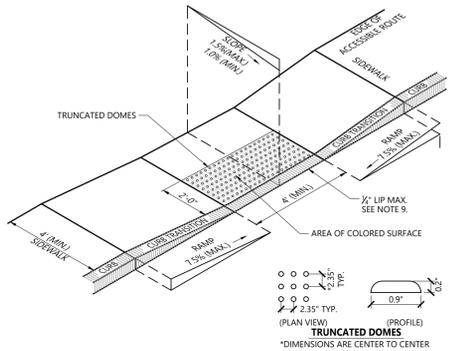
Monolithic Concrete Curb (MCC) & Sidewalk 1/16
N.T.S. Source: VHB LD_421



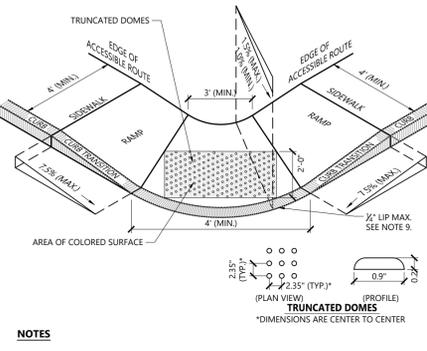
Wood Guardrail 1/16
N.T.S. Source: VHB LD_450



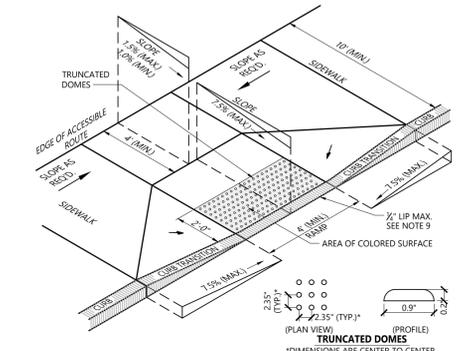
Concrete Sidewalk in Landscape Area 1/16
N.T.S. Source: VHB REV LD_426



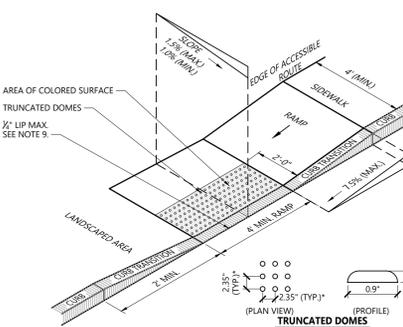
Accessible Curb Ramp (ACR) Type 'A-D' 1/16
N.T.S. Source: VHB LD_500



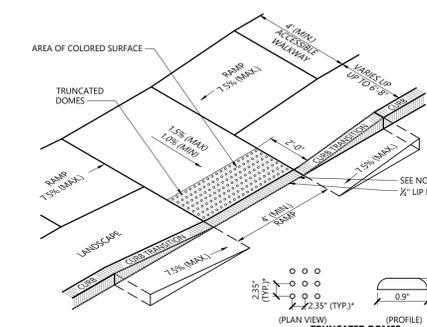
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N.T.S. Source: VHB LD_502



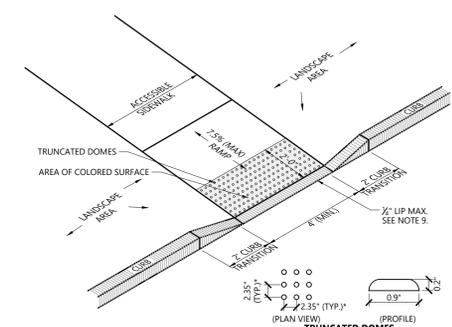
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N.T.S. Source: VHB LD_503



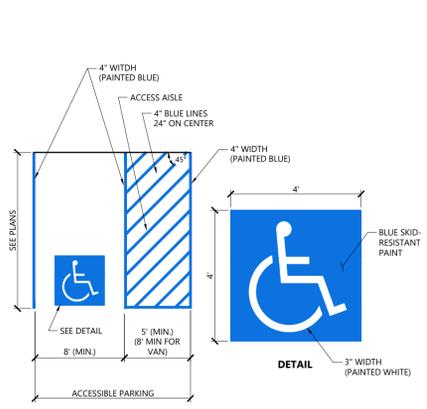
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N.T.S. Source: VHB LD_506



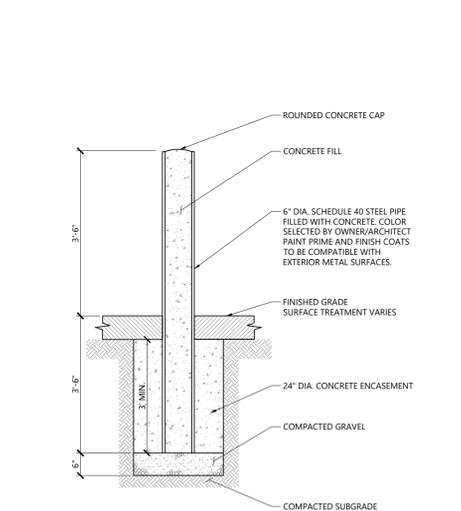
Accessible Curb Ramp (ACR) Type 'I-D' 1/16
N.T.S. Source: VHB LD_508



Accessible Curb Ramp (ACR) Type 'M-D' 1/16
N.T.S. Source: VHB LD_512



Accessible Parking Space 1/16
N.T.S. Source: VHB LD_552B



Bollard 9/17
N.T.S. Source: VHB LD_700

- NOTES**
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
 2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

- NOTES**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

- NOTES**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
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 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

- NOTES**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
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 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Saved Thursday, January 13, 2022 7:23:47 AM GBURKE Plotted Thursday, March 3, 2022 11:35:08 AM Genevieve Burke

**The Residences at Bel Mont
McLean District Zone 3**

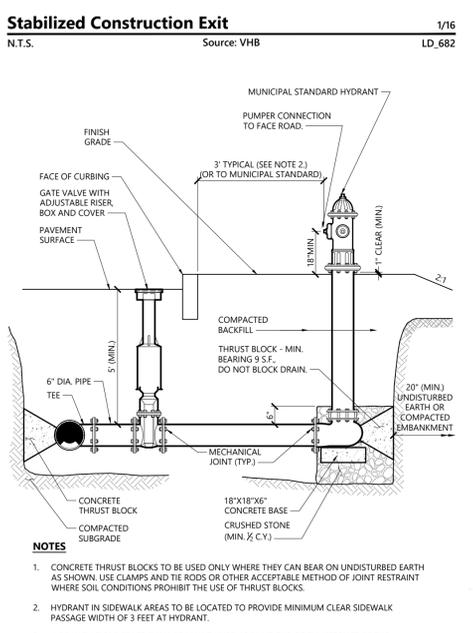
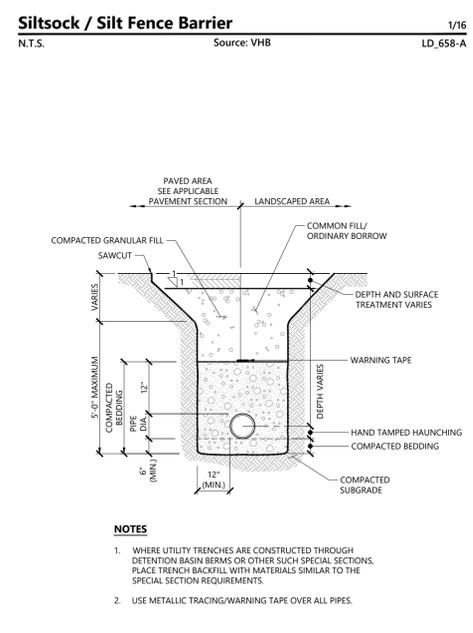
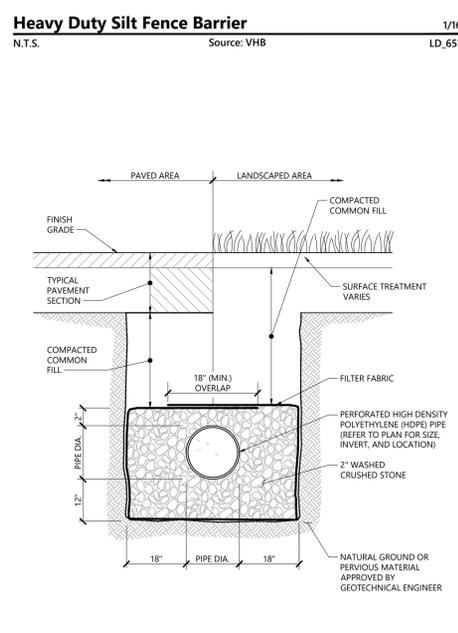
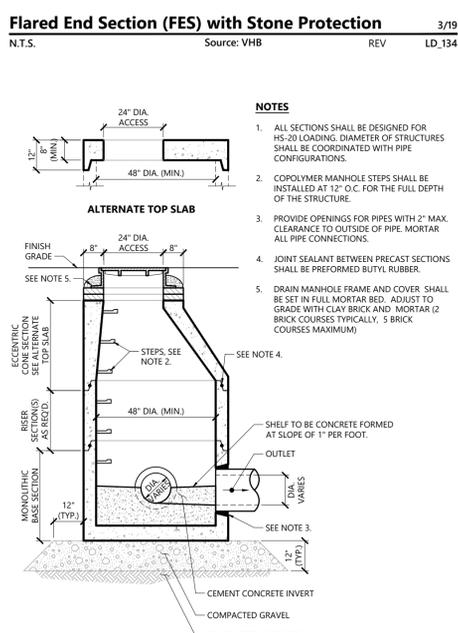
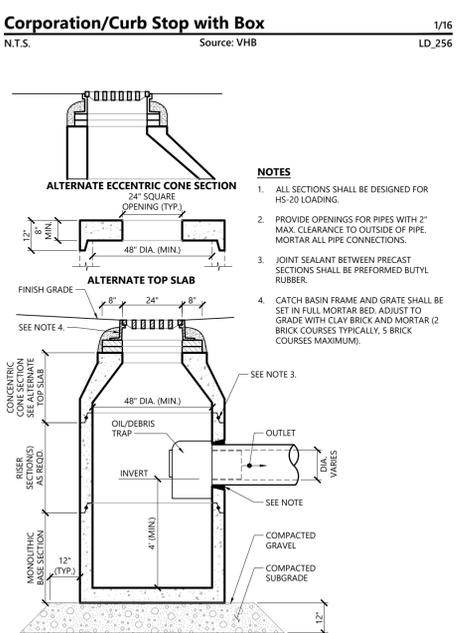
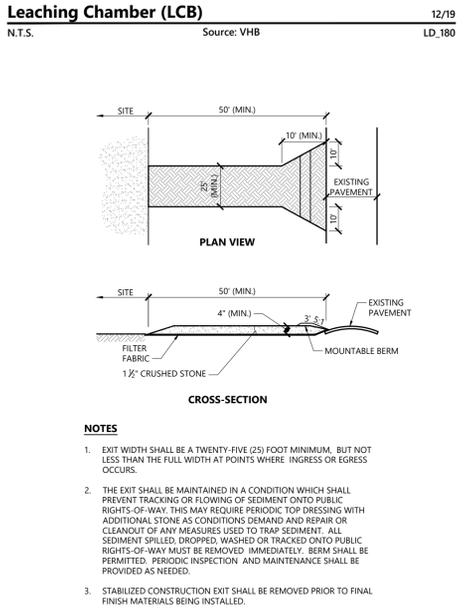
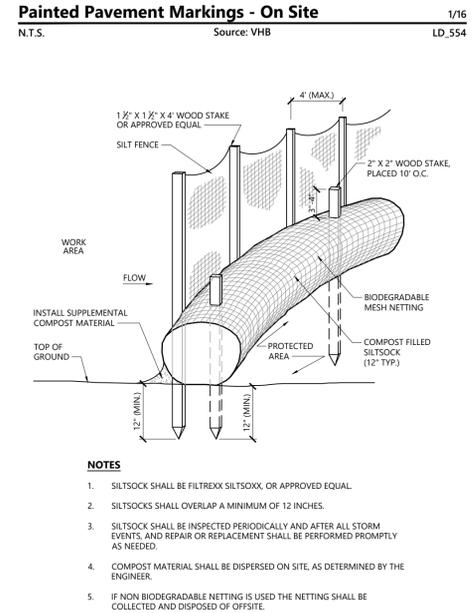
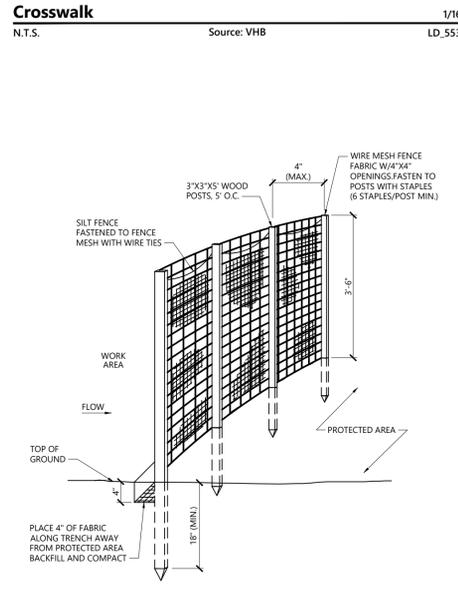
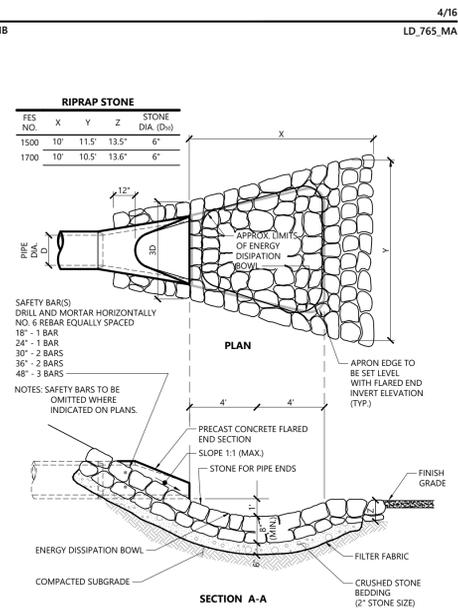
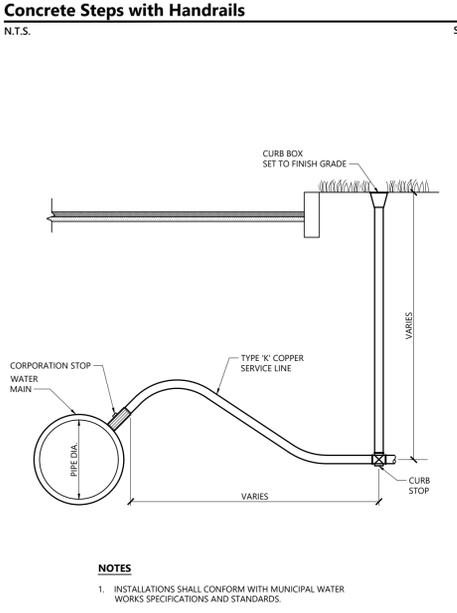
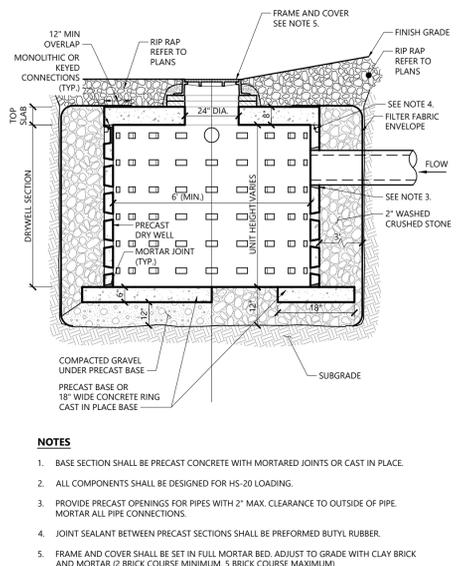
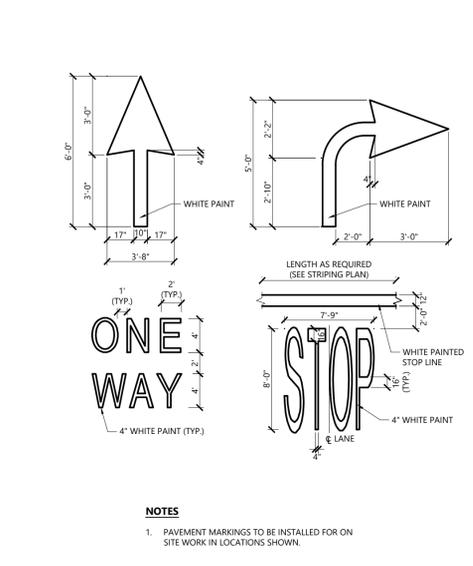
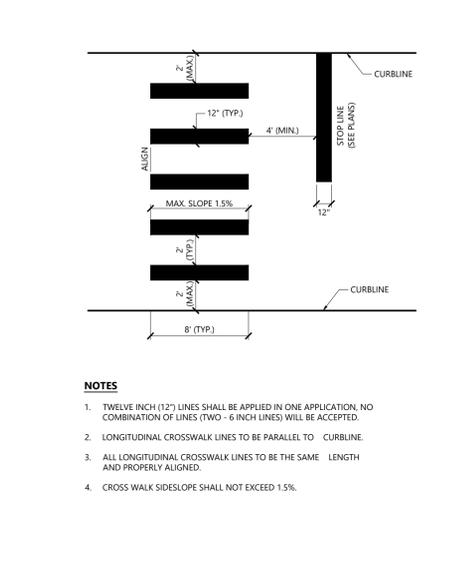
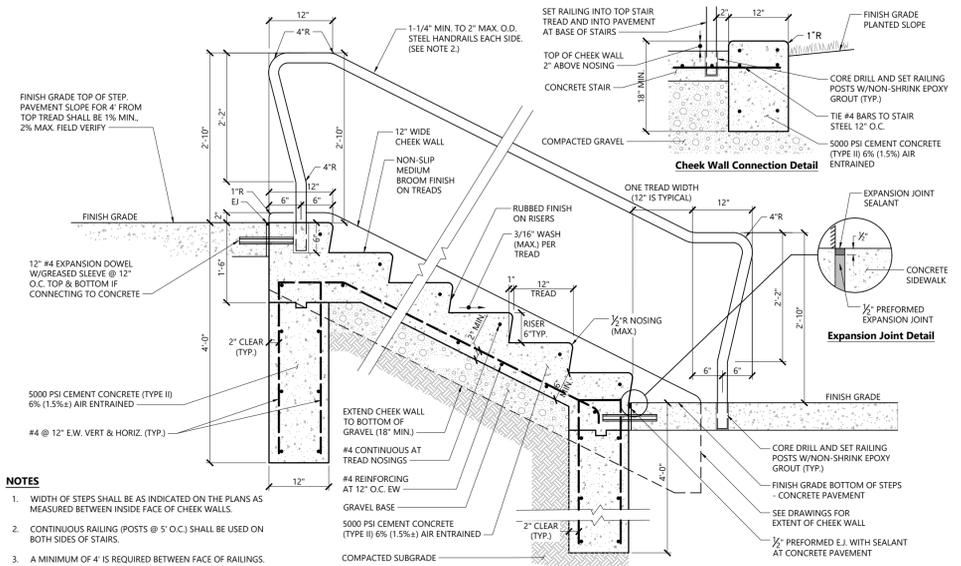
Olmsted Drive
Belmont, Massachusetts

No.	Revision	Date	Appr'd.
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3	Revised Design Permit Set	March 1, 2022	

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

Not Approved for Construction
Drawing Title: **Site Details**
Drawing Number: _____

C9.01
Sheet of _____
19 of 21
Project Number: 13555.04



**The Residences at Bel Mont
McLean District Zone 3**

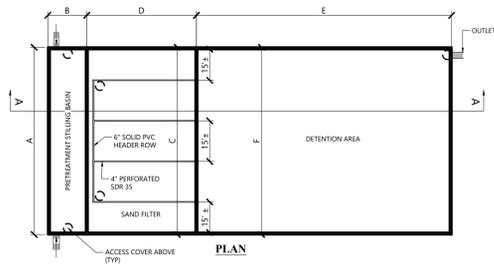
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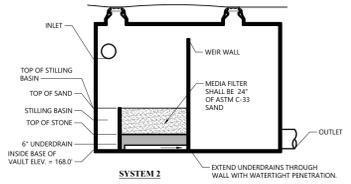
C9.02
Sheet 20 of 21
Project Number: 13555.04



- NOTES**
1. SYSTEM SHALL BE DESIGNED FOR H-20 LOADING.
 2. ALL IMPERVIOUS SURFACES MUST BE FINAL SURFACE COVER AND GRASS AND LANDSCAPING AREAS SHALL ESTABLISH GRASS AND VIGOROUS VEGETATIVE COVER PRIOR TO DIRECTING STORMWATER TO TREATMENT PRACTICE.
 3. THIS DETAIL IS SCHEMATIC. COORDINATE SYSTEM CONFIGURATION AND COMPONENTS WITH PROJECT ENGINEER AND STORMTRAP.
 4. BACKFILL SHALL BE PER STORMTRAP SPECIFICATIONS.
 5. FILTER FABRIC SHALL BE INSTALLED AROUND ZONE 2 BACKFILL REFER TO STORMTRAP DRAWINGS.
 6. SYSTEM SHALL BE MADE WATERPROOF PER MANUFACTURER'S SPECIFICATION.
 7. REFER TO DRAWINGS FOR ORIENTATION OF DESIGNATED SECTIONS.

SYSTEM DIMENSIONS

	STILLING BASIN AREA				SAND FILTER MEDIA AREA				DETENTION AREA		SYSTEM INVERT (D)	WEIR ELEVATION (H)	INTERIOR SYSTEM HEIGHT (F) (I)
	A (F)	B (F)	MIN AREA (SF)	C (F)	D (F)	MIN AREA (SF)	E (F)	F (F)	MIN VOL. (CF)				
SAND FILTER #1	15	30	360	80	30	2,000	44	30	12,015	189.5	195.3	8.0	
SAND FILTER #2	10	30	230	65	30	1,050	44	22	6,750	168.0	174.0	8.0	

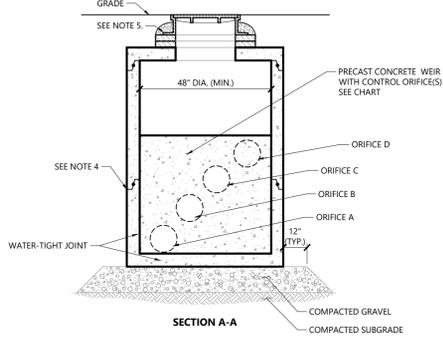


Subsurface Sand Filters

N.T.S. Source: VHB 9/21

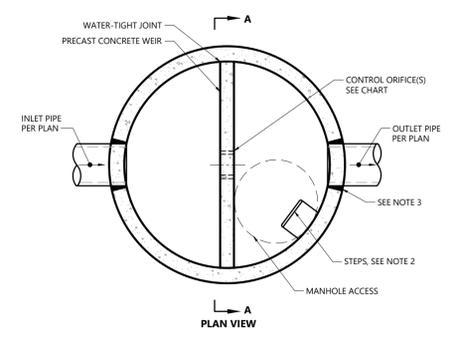
OUTLET STRUCTURE CHART

DETENTION BASIN	STRAIN NUMBER	TOP OF WEIR ELEVATION	DIMENSIONS ORIFICE A (INCH)		DIMENSIONS ORIFICE B (INCH)		DIMENSIONS ORIFICE C (INCH)		DIMENSIONS ORIFICE D (INCH)	
			INVERT	ORIFICE A	INVERT	ORIFICE B	INVERT	ORIFICE C	INVERT	ORIFICE D
SAND FILTER 1	1800	189.50	4	189.5	6	190.0	6	194.0	N/A	N/A
SAND FILTER 2	1900	177.00	4	168.0	6	168.5	4	171.0	N/A	N/A
DETENTION BASIN 1	2000	173.00	8	164.5	10	167.9	10	170.1	12	171.4
DETENTION BASIN 2	2100	152.00	6	145.5	N/A	N/A	N/A	N/A	N/A	N/A



Outlet Control Structure with Weir (OCS)

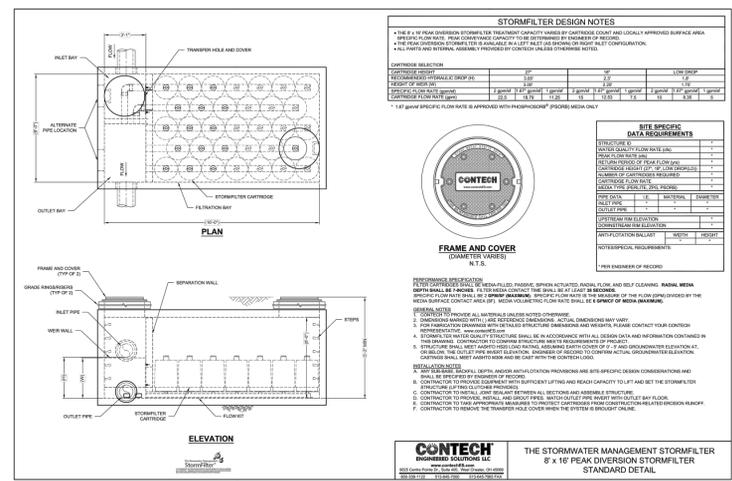
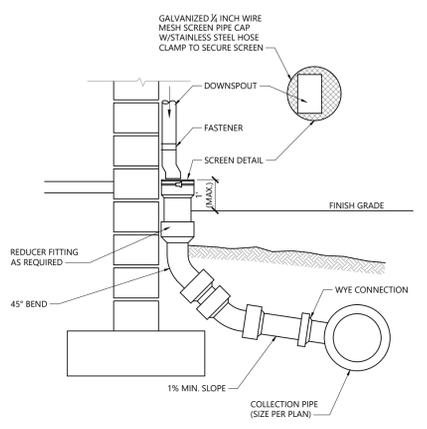
N.T.S. Source: VHB 3/20 LD.162A



- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Downspout Rain Leader

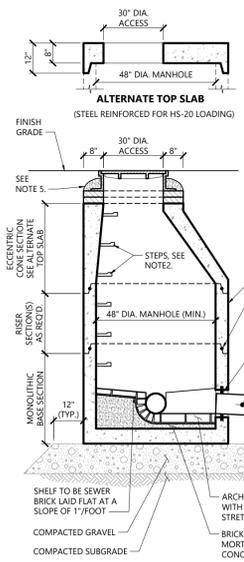
N.T.S. Source: VHB 1/16 LD.195



- NOTES**
1. STORMFILTERS SHALL CONTAIN PHOSPHOROUS MEDIA FILTRATION CARTRIDGES.

Stormfilter Vault

N.T.S. Source: Contech



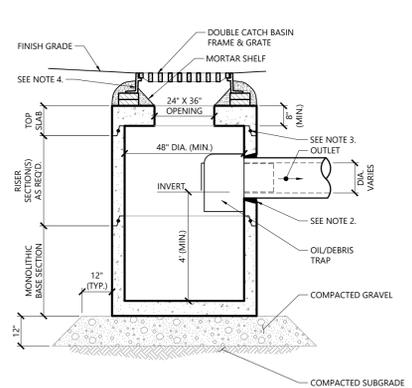
- NOTES**
1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Sanitary Sewer Manhole (SMH)

N.T.S. Source: VHB 1/16 LD.200

Water Quality Unit (WQU)

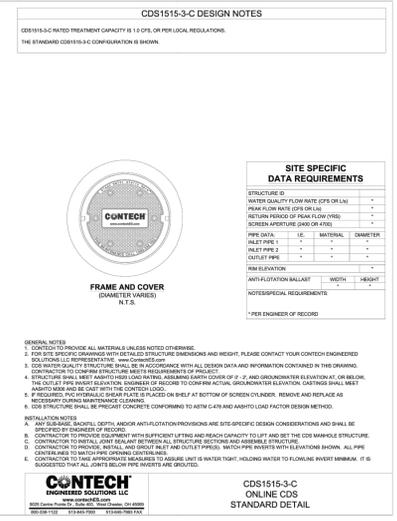
N.T.S. Source: Contech



- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Double Grate Catch Basin (DCB) with Oil/Debris Trap

N.T.S. Source: VHB LD.103



- NOTES**
1. INDIVIDUAL WATER QUALITY UNITS SHALL BE SIZED BY THE MANUFACTURER TO OBTAIN 80% TSS REMOVAL. CDS1515-3-C IS PROVIDED AS REPRESENTATIVE EXAMPLE.

Area Drain (AD)

N.T.S. Source: VHB 9/17 LD.197



- NOTES**
1. LANDSCAPE DRAINS SHALL BE NYLOPLAST 12" DRAIN BASIN, OR APPROVED EQUAL.
 2. GRATES SHALL BE NYLOPLAST, 12" DOME GRATE MODEL 1299CG, OR APPROVED EQUAL AS SHOWN ON PLANS.

**The Residences at Bel Mont
McLean District Zone 3**

Olmsted Drive
Belmont, Massachusetts

No.	Revision	Date	App'd.
1	Response to Peer Review Comments	September 23, 2021	
2	Response to Peer Review Comments	October 9, 2021	
3	Revised Design Permit Set	March 1, 2022	

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

Not Approved for Construction

Drawing Title
Site Details

Drawing Number
C9.03
Sheet 21 of 21
Project Number
13555.04



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

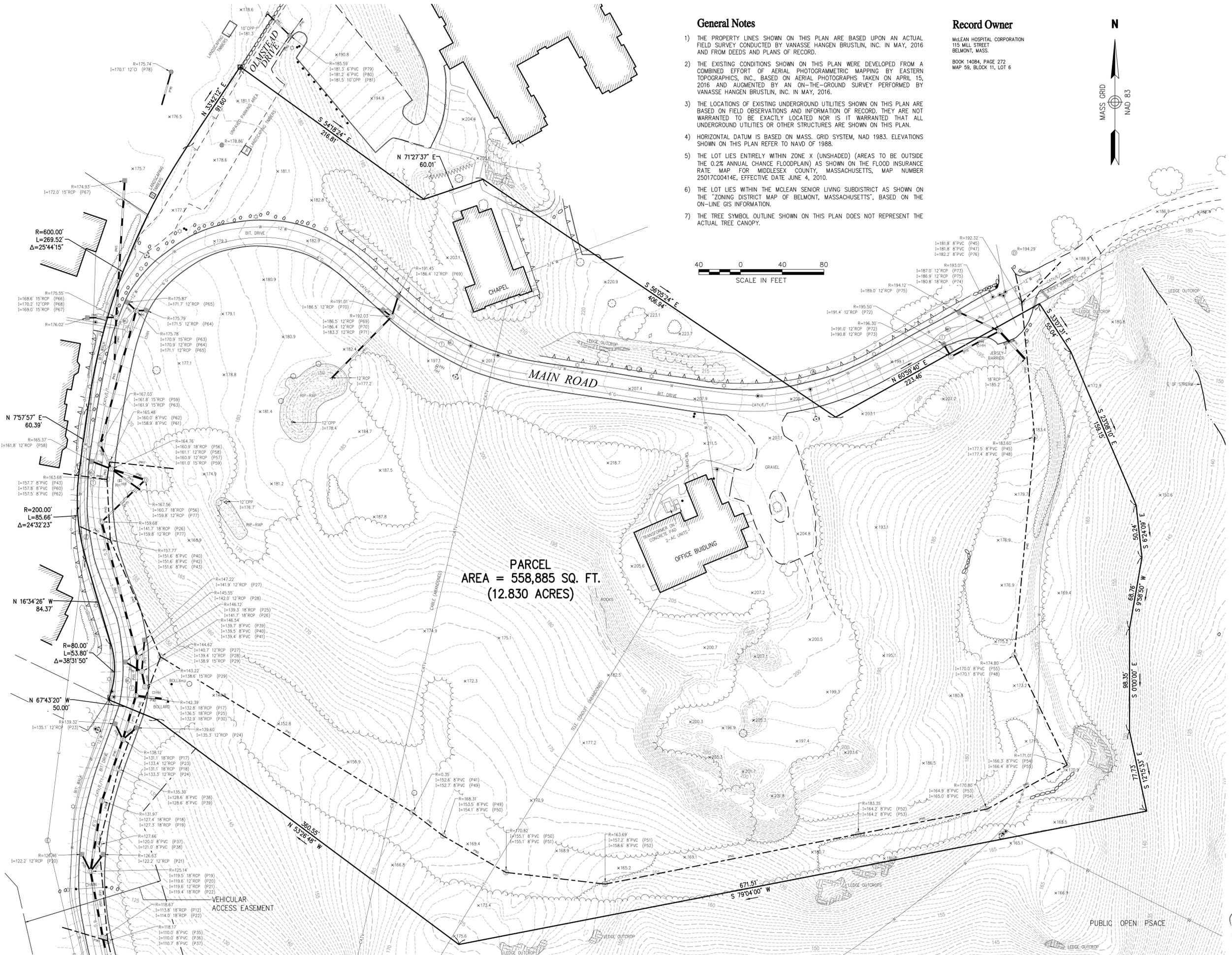
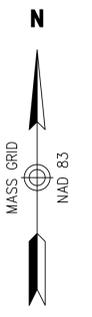
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MUNICIPAL LIGHT MANHOLE
- ⊙ MANHOLE
- ⊙ HANDHOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ TRAFFIC SIGNAL LIGHT
- ⊙ PEDESTRIAN SIGNAL LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ WELL
- ⊙ FLOOD LIGHT
- ⊙ MARSH
- ⊙ DOOR/ENTRANCE
- ⊙ FINISHED FLOOR ELEVATION
- ⊙ NO NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- LSA LANDSCAPED AREA
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- BITUMINOUS CURB
- BITUMINOUS BERM
- METAL GUARDRAIL
- WOOD GUARDRAIL
- WOOD FENCE
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100'-FT BUFFER ZONE
- 100'-FT RIVER FRONT AREA
- 200'-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

General Notes

- 1) THE PROPERTY LINES 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 25017C00414E, 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.

Record Owner

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)

McLean Hospital
115 Mill Street
Belmont, Massachusetts

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
 Issued for: _____ Date: **May 27, 2016**

Existing Conditions
Plan of Land

Drawing Title: Existing Conditions Plan of Land
 Drawing Number: _____

Sv-1
 Sheet 1 of 1
 Date: 4-13-2021
 Project Number: 13555.00