

FRONT ELEVATION - FACING OAKLEY ROAD

SCALE: 1" = 5'



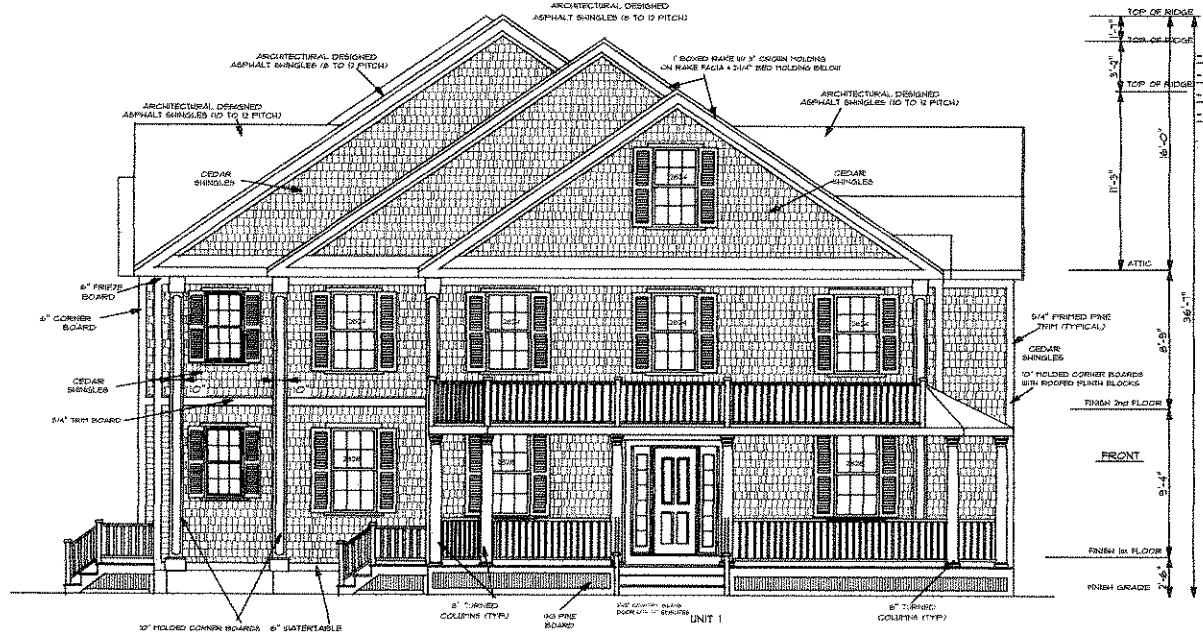
RENDERING: CORNER OF BELMONT ST. & OAKLEY ROAD

JULY 28, 2009 REVISIONS

- CHANGE ROOF LINES TO INCLUDE FRONT HIP DORMERS
- GARAGE DOORS - ARCHED CARRIAGE HOUSE DOORS
- FRONT DOOR CHANGES TO TRADITIONAL COUNTRY DOORS
- ALL CEDAR SHINGLE EXTERIOR
- SECOND FLOOR RAILING DESIGN

LEFT SIDE ELEVATION - FACING BELMONT STREET

SCALE: 1" = 5'



AUGUST 31, 2009 REVISIONS

- CHANGE UNIT 1 FRONT ENTRANCE TO FACE BELMONT STREET
- ADD FULL FRONT PORCH ON BELMONT STREET WITH 8" TURNED COLUMN
- ADD SECOND FLOOR RAILING SYSTEM
- USE ALL CEDAR SHINGLE SIDING TOWARDS BELMONT STREET

SEPTEMBER 15, 2009

- USE OF TURNED COLUMNS ON ALL ROOFED PORCHES
- ADD 2ND FLOOR OCTAGONAL BAY IN 12 OAKLEY ROAD
- MODIFY ALL ROOFED PORCHES TO OCTAGONAL DESIGN
- ADD CROWN MOLDING AND BED MOLDING TO ALL BOX RAKE FACIA
- MODIFY CORNER BOARDS TO 10" MOLDED BOARDS WITH ROOFED PLINTH BLOCKS
- ADD FRONT GABLE ROUND WINDOW

OCTOBER 9, 2009

- MOVE UNIT 1 & 2 GARAGES & DRIVEWAY TO REAR
- ADD UNIT 1 & 2 1ST FLOOR HIP-ROOFED BAYS IN FRONT
- MODIFY UNIT 2 & 3 FRONT ENTRANCES WITH ARCHED ENTRANCEWAY & SIDE FACING DOORS
- ELIMINATE STAIRS & ENTRY FROM 6 OAKLEY TO OAKLEY ROAD

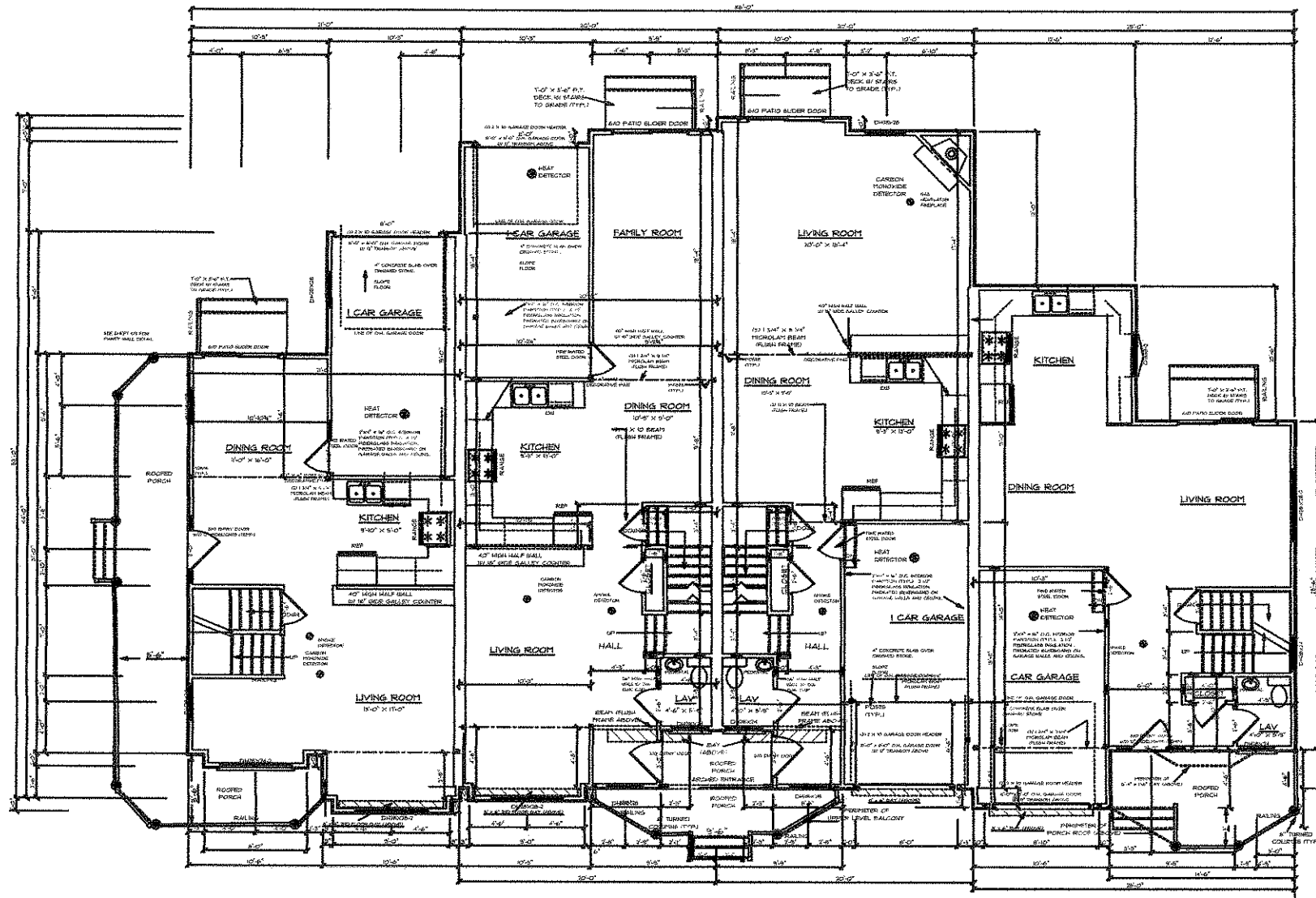


PROPOSED PLAN FOR: PARCEL D 6 - 12 OAKLEY ROAD BELMONT, MASSACHUSETTS	
LOT 1 - UNITS 1 & 2	LOT 2 - UNITS 1 & 2
FRONT & LEFT ELEVATIONS & RENDERINGS	
SCALE: 1/8"=1'-0"	DATE: APRIL 9, 2009
	REVISED: JULY 29, AUGUST 31, SEPT. 15 & OCTOBER 9, 2009
NORTH SHORE CONSTRUCTION & DEVELOPMENT, INC.	13 OF 21

6-12 OAKLEY ROAD, BELMONT, MASS.

FIRST FLOOR PLAN - 2 REAR GARAGES - 10/9/09

SCALE: 1" = 5'



UNIT 1 6 - 8 OAKLEY ROAD UNIT 2

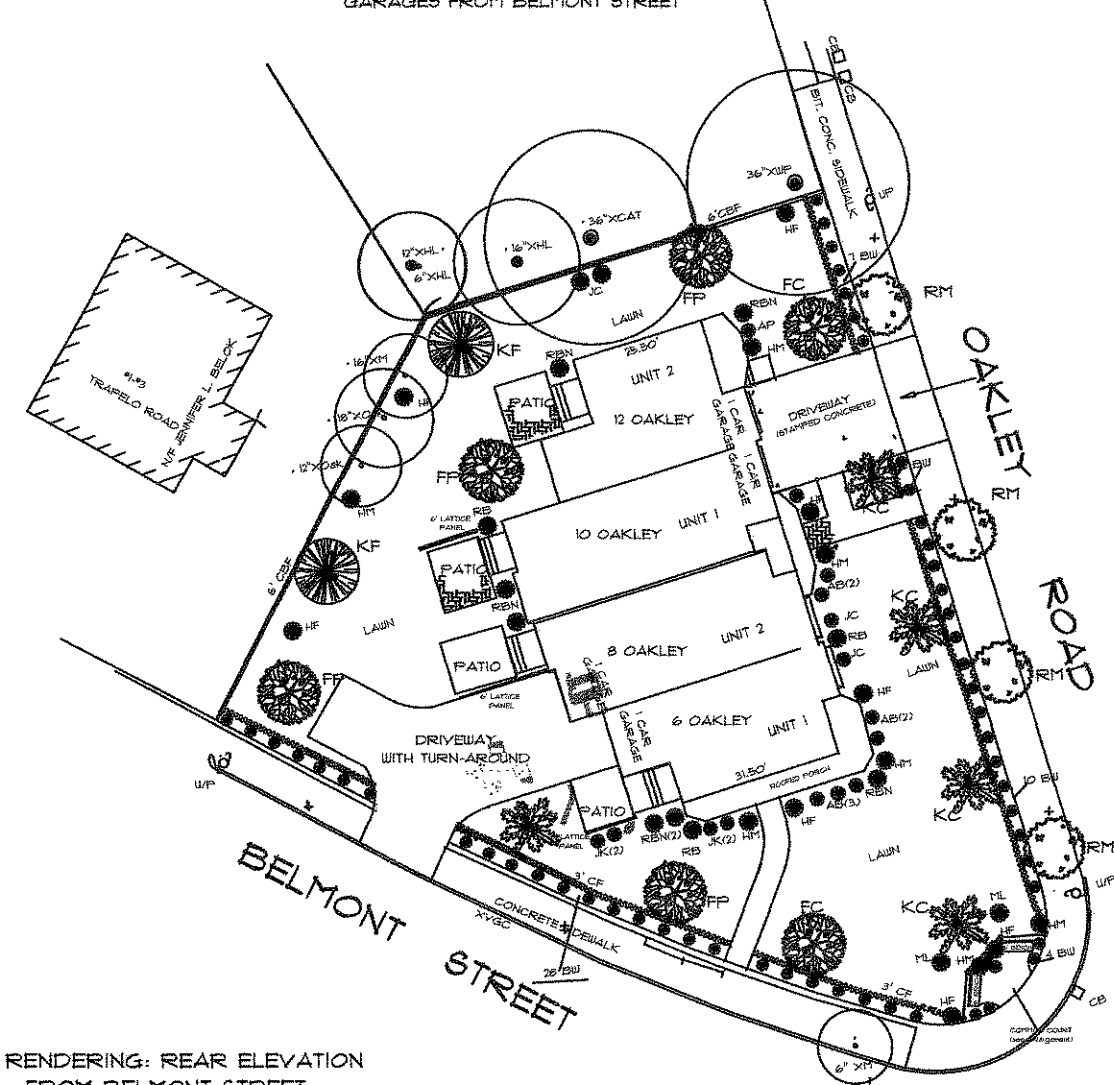
UNIT 1 10 - 12 OAKLEY ROAD UNIT 2

RENDERING:  
OAKLEY ROAD



PARCEL D - LANDSCAPE PLAN

REVISED WITH UNITS 1 & 2 REAR GARAGES FROM BELMONT STREET



RENDERING: REAR ELEVATION  
FROM BELMONT STREET



PROPOSED PLAN FOR: PARCEL D	
6 - 12 OAKLEY ROAD	
BELMONT, MASSACHUSETTS	
LOT 1 - UNITS 1 & 2	LOT 2 - UNITS 1 & 2
FIRST FLOOR PLAN, LANDSCAPE & RENDERINGS	
SCALE: 1/8" = 1'-0"	DATE: APRIL 9, 2009
	REVISED: JULY 28, AUGUST 31,
	SEPT. 15 & OCTOBER 9, 2009
NORTH SHORE CONSTRUCTION & DEVELOPMENT, INC.	13(A) OF 21

**LEGEND:**

- 240 TWO FOOT CONTOUR
- SPOT GRADE
- DECIDUOUS TREE (> 6" DIA.)
- UTILITY POLE
- SEWER MANHOLE
- SEWER MAIN
- COMPAILED SEWER SERVICE
- COMPAILED WATER MAIN
- COMPAILED WATER SERVICE
- DRAIN MANHOLE
- CATCHBASIN
- DRAIN LINE
- BIT. BITUMINOUS
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- BB BIT. BERM

**ZONING SUMMARY TABLE:**

PARCEL	SUB-DISTRICT	UNITS	LOT AREA REQUIRED	LOT AREA PROVIDED	% LOT COVERAGE PERMITTED (MAX)	% LOT COVERAGE PROVIDED	% OPEN SPACE REQUIRED (MIN)	% OPEN SPACE PROVIDED
A	CHURCH PARCELS & RECTORY	11 TH	31,944 S.F.	37,419 S.F.	38.18	29.30	41.8	56.80
C	SENIOR CENTER	1 SFH	LOT 1C - 5,445 S.F.	LOT 1C - 7,044 S.F.	25.0	23.84	50.0	68.66
		1 SFH	LOT 2C - 5,445 S.F.	LOT 2C - 6,125 S.F.	25.0	24.99	50.0	65.21
D	TRIANGLE	2 TH	LOT 1D - 7,260 S.F.	LOT 1D - 7,939 S.F.	30.0	26.30	50.0	64.21
		2 TH	LOT 2D - 7,260 S.F.	LOT 2D - 7,276 S.F.	30.0	26.91	50.0	61.79

TOTAL UNITS: 15 TH + 2 SFH

**TREE CERTIFICATION:**

I CERTIFY THAT ALL 12" CALIBER TREES OR LARGER ON THE SUBJECT PROPERTIES HAVE BEEN SURVEY LOCATED AND ARE SHOWN ON THE SITE PLAN. FURTHERMORE, NO PUBLIC OR PRIVATE TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.

*[Signature]* 10-9-09  
 JOHN D. SULLIVAN III, P.E. DATE:

**OFF-SITE IMPROVEMENTS:**

THE DEVELOPER SHALL PROVIDE NEW 4' WIDE CONCRETE SIDEWALKS, MINIMUM 3 FOOT WIDE TREE LAWN, AND TYPE VA-4 VERTICAL GRANITE CURBING ALONG THE FOLLOWING PORTIONS OF ROADWAY MEETING DPW STANDARDS:  
 OAKLEY ROAD (ALONG LOT FRONTAGE OF PARCEL A, C, AND D)  
 LAWDALE ROAD (ALONG LOT FRONTAGE OF PARCEL A AND C)

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIS SAFE AT 1-888-344-7233.

**NOTES:**

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON JULY 11-13, 2008 BY SULLIVAN ENGINEERING GROUP, LLC.
- THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT "SINGLE RESIDENCE C"
- THE LOCUS PROPERTIES ARE DEPICTED AS LOTS 193A, 193, 198, & 179 ON TOWN OF BELMONT ASSESSOR'S MAP 3 AND LOT 1 ON ASSESSOR'S MAP 2.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIS SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED UPON AN ASSUMED DATUM.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.
- ABUTTING DWELLING STRUCTURES WERE NOT SURVEY LOCATED AND ARE INTENDED AS A GRAPHICAL REPRESENTATION ONLY. THE SIZE AND LOCATION OF THESE DWELLINGS WERE TAKEN FROM THE TOWN OF BELMONT ASSESSOR MAPS.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D	
4	10/9/09	CHANGES TO PARCEL D	JDS	JDS	
3	9/1/09	MISC. CHANGES	JDS	JDS	
2	8/12/09	MISC. CHANGES	JDS	JDS	
1	7/20/09	MISC. CHANGES	JDS	JDS	
	NO.	DATE	DESCRIPTION	BY	CHK'D

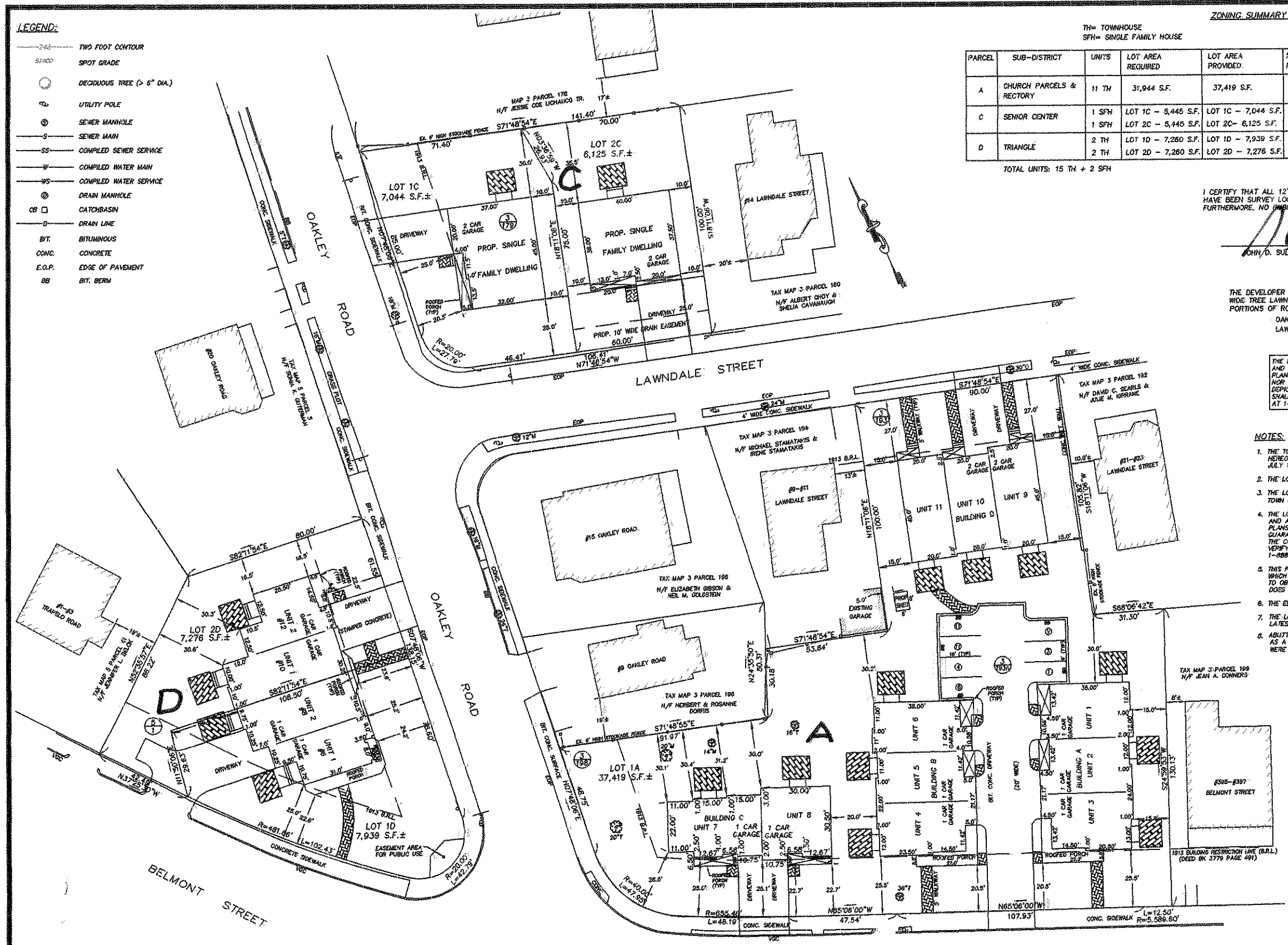
**"OUR LADY OF MERCY"**

PROPOSED SITE DEVELOPMENT PLAN  
 LOCATED IN  
**BELMONT, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

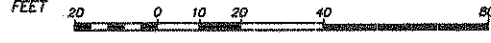
PREPARED FOR  
 NORTH SHORE CONSTRUCTION & DEVELOPMENT, INC.  
 SCALE: 1" = 20' DATE: APRIL 13, 2009

PREPARED BY  
**SULLIVAN ENGINEERING GROUP, LLC**  
 22 MOUNT VERNON ROAD  
 BOXFORD, MA 01921  
 (978) 352-7871

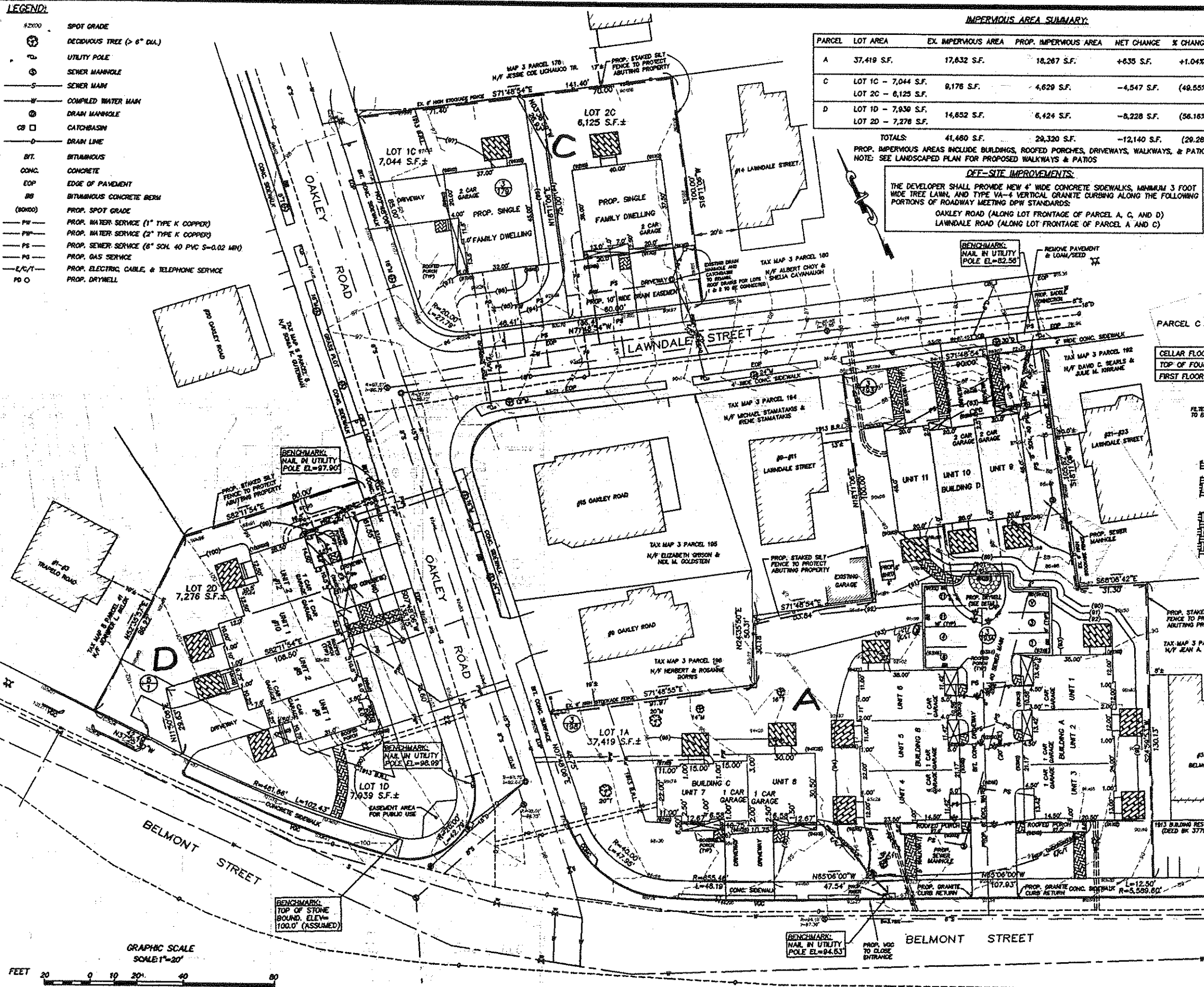
SHEET No. 4 OF 21



GRAPHIC SCALE  
 SCALE: 1" = 20'



- LEGEND:**
- ⊙ 2200 SPOT GRADE
  - ⊙ DECIDUOUS TREE (> 6" DIA.)
  - ⊙ UTILITY POLE
  - ⊙ SEWER MANHOLE
  - SEWER MAIN
  - COMPLED WATER MAIN
  - ⊙ DRAIN MANHOLE
  - ⊙ CATCHBASIN
  - DRAIN LINE
  - BT. BITUMINOUS
  - CONC. CONCRETE
  - EOP EDGE OF PAVEMENT
  - BS BITUMINOUS CONCRETE BERM
  - (SPOKED) PROP. SPOT GRADE
  - PW PROP. WATER SERVICE (1" TYPE K COPPER)
  - PW PROP. WATER SERVICE (2" TYPE K COPPER)
  - PS PROP. SEWER SERVICE (8" SCH. 40 PVC S=0.02 MN)
  - PG PROP. GAS SERVICE
  - E/C/T PROP. ELECTRIC CABLE & TELEPHONE SERVICE
  - PO O PROP. DRYWELL



**IMPERVIOUS AREA SUMMARY:**

PARCEL	LOT AREA	EX. IMPERVIOUS AREA	PROP. IMPERVIOUS AREA	NET CHANGE	% CHANGE
A	37,419 S.F.	17,832 S.F.	18,287 S.F.	+635 S.F.	+1.04%
C	LOT 1C - 7,044 S.F.	8,176 S.F.	4,629 S.F.	-4,547 S.F.	(64.55%)
D	LOT 2C - 6,125 S.F.	14,852 S.F.	6,424 S.F.	-8,228 S.F.	(56.16%)
TOTALS:		41,460 S.F.	29,320 S.F.	-12,140 S.F.	(29.28%)

PROP. IMPERVIOUS AREAS INCLUDE BUILDINGS, ROOFED PORCHES, DRIVEWAYS, WALKWAYS, & PATIOS  
 NOTE: SEE LANDSCAPED PLAN FOR PROPOSED WALKWAYS & PATIOS

**DEF-SITE IMPROVEMENTS:**  
 THE DEVELOPER SHALL PROVIDE NEW 4" WIDE CONCRETE SIDEWALKS, MINIMUM 3 FOOT WIDE TREE LAWN, AND TYPE VA-4 VERTICAL GRANITE CURBING ALONG THE FOLLOWING PORTIONS OF ROADWAY MEETING DPW STANDARDS:  
 OAKLEY ROAD (ALONG LOT FRONTAGE OF PARCEL A, C, AND D)  
 LAWDALE ROAD (ALONG LOT FRONTAGE OF PARCEL A AND C)

- NOTES:**
- THE TOPOGRAPHY, SITE DETAIL, & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON JULY 11-13, 2009 BY SULLIVAN ENGINEERING GROUP, LLC.
  - THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT "SINGLE RESIDENCE C"
  - THE LOCUS PROPERTIES ARE DEPICTED AS LOTS 183A, 183, 186, & 178 ON TOWN OF BELMONT ASSESSOR'S MAP 3 AND LOT 1 ON ASSESSOR'S MAP 5.
  - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
  - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - THE ELEVATIONS DEPICTED HEREON WERE BASED UPON AN ASSUMED DATUM.
  - THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.
  - ADJUTING DWELLING STRUCTURES WERE NOT SURVEY LOCATED AND ARE INTENDED AS A GRAPHICAL REPRESENTATION ONLY. THE SIZE AND LOCATION OF THESE DWELLINGS WERE TAKEN FROM THE TOWN OF BELMONT ASSESSOR MAPS.

**SCHEDULE OF BUILDING ELEVATIONS:**

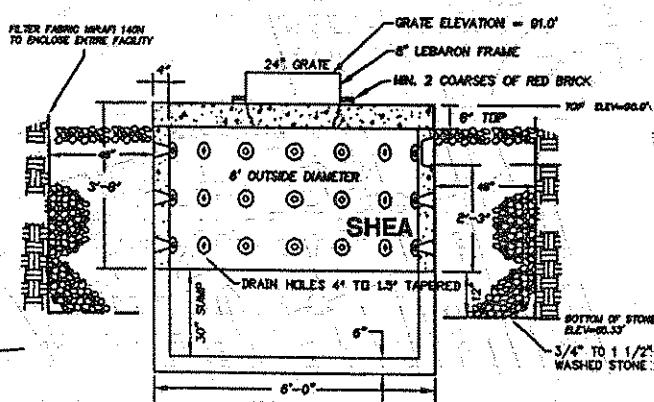
PARCEL A - 405 BELMONT STREET & 15 LAWDALE	BUILDING A		BUILDING B		BUILDING C		BUILDING D	
	CELLAR FLOOR	86.00'	86.75'	89.75'	82.75'	86.00'	86.75'	89.75'
TOP OF FOUNDATION	94.00'	94.75'	97.75'	90.75'	94.00'	94.75'	97.75'	90.75'
FIRST FLOOR	95.00'	95.75'	98.75'	91.75'	95.00'	95.75'	98.75'	91.75'

PARCEL C - 23 OAKLEY & 2 LAWDALE	LOT 1C		LOT 2C	
CELLAR FLOOR	90.75'	85.75'	93.75'	93.75'
TOP OF FOUNDATION	98.75'	93.75'	101.75'	101.75'
FIRST FLOOR	99.75'	94.75'	102.75'	102.75'

PARCEL D - 8/8 OAKLEY & 10/12 OAKLEY	LOT 1D		LOT 2D	
CELLAR FLOOR	93.75'	93.75'	93.75'	93.75'
TOP OF FOUNDATION	101.75'	101.75'	101.75'	101.75'
FIRST FLOOR	102.75'	102.75'	102.75'	102.75'



**PRECAST CONCRETE DRYWELL - 500 GALLON**  
 NOT TO SCALE

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
4	10/9/09	CHANGES TO PARCEL D	JDS	JDS
3	9/1/09	MISC. CHANGES	JDS	JDS
2	8/12/09	MISC. CHANGES	JDS	JDS
1	7/20/09	MISC. CHANGES	JDS	JDS

**"OUR LADY OF MERCY"**

**PROPOSED GRADING & UTILITY PLAN**  
 LOCATED IN  
**BELMONT, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

PREPARED FOR  
**NORTH SHORE CONSTRUCTION & DEVELOPMENT, INC.**  
 SCALE: 1" = 20' DATE: APRIL 13, 2009

PREPARED BY  
**SULLIVAN ENGINEERING GROUP, LLC**  
 22 MOUNT VERNON ROAD  
 BELFORD, MA 01821  
 (978) 862-7671

