

91 Beatrice Circle
Belmont

Application for Site Eligibility



Submitted to MassHousing
May 2020



Comprehensive Land Holdings

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Comprehensive Permit Site Approval Application/Rental****

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Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<http://www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html> and
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

Jessica Malcolm, Acting Manager of Comprehensive Permit Programs
MassHousing, One Beacon Street, Boston, MA 02108

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Please be sure to answer ALL questions. Indicate “N/A”, “None” or “Same” when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: _____

Municipality: _____

Address of Site: _____

Cross Street (if applicable): _____

Zip Code: _____

Tax Parcel I.D. Number(s) (Map/Block/Lot): _____

Name of Proposed Development Entity (typically a single purpose entity): _____

Entity Type: Limited Dividend Organization _____ Non-Profit* _____ Government Agency _____

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes ___ No ___

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): _____

Applicant's Web Address, if any: _____

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ___ No ___ If yes, please explain: _____

Primary Contact Information (required)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (if any): _____

Street Address: _____

City/Town/Zip: _____

Telephone (office and cell) and Email: _____

Secondary Contact Information (required)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (if any): _____

Street Address: _____

City/Town/Zip: _____

Telephone (office and cell) and Email: _____

Additional Contact Information *(optional)*

Name of Individual: _____

Relationship to Applicant: _____

Name of Company *(if any)*: _____

Street Address: _____

City/Town/Zip: _____

Telephone *(office and cell)* and Email: _____

Anticipated Construction Financing: MassHousing____ NEF Bank ____

If NEF Bank, Name of Bank: _____

Anticipated Permanent Financing: MassHousing____ NEF Bank ____

If NEF Bank, Name of Bank: _____

Total Number of Units _____ # Affordable Units _____ # Market Rate Units _____

Age Restricted? Yes/No _____ If Yes, 55+ or 62+? _____

Brief Project Description (150 words or less):

Required Attachments Relating to Section 1

1.1 Location Map

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 2: EXISTING CONDITIONS / SITE INFORMATION (also see Required Attachments listed at end of Section 2)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Name of Proposed Project: _____

Buildable Area Calculations **Sq. Feet/Acres** (enter “0” if applicable—do not leave blank)

Total Site Area	
Wetland Area (per MA DEP)	
Flood/Hazard Area (per FEMA)	
Endangered Species Habitat (per MESA)	
Conservation/Article 97 Land	
Protected Agricultural Land (i.e. EO 193)	
Other Non-Buildable (Describe)	
Total Non-Buildable Area	
Total Buildable Site Area	

Current use of the site and prior use if known: _____

Is the site located entirely within one municipality? Yes ___ No ___

If not, in what other municipality is the site located? _____

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) _____

Current zoning classification and principal permitted uses: _____

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? _____

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment		
Wastewater - public sewer		
Storm Sewer		
Water-public water		
Water-private well		
Natural Gas		
Electricity		
Roadway Access to Site		
Sidewalk Access to Site		
Other		

Describe surrounding land use(s): _____

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities		
Schools		
Government Offices		
Multi-Family Housing		
Public Safety Facilities		
Office/Industrial Uses		
Conservation Land		
Recreational Facilities		
Houses of Worship		
Other		

List any public transportation near the Site, including type of transportation and distance from the site:

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints."

Are there any easements, rights of way or other restrictions of record affecting the development of the site? _____

Is there any evidence of hazardous, flammable or explosive material on the site? _____

Is the site, or any portion thereof, located within a designated flood hazard area? _____

Does the site include areas designated by Natural Heritage as endangered species habitat? _____

Are there documented state-designated wetlands on the site? _____

Are there documented vernal pools on the site? _____

Is the site within a local or state Historic District or listed on the National Register or Historic Places? _____

Has the site or any building(s) on the site been designated as a local, state or national landmark? _____

Are there existing buildings and structures on site? _____

Does the site include documented archeological resources? _____

Does the site include any known significant areas of ledge or steep slopes? _____

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground)
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas
- j. Existing Site entries and egresses

Provide one (1) set of full size (30"x40") plans along with one (1) set of 11x17 reproductions and one (1) set of 8.5x11 reproductions. Please note that MassHousing cannot accept USB flash drives.

2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the site (such as those available online) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

2.3 Site/Context Photographs

Please provide photographs of the site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including available narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

2.5 By-Right Site Plan *(if available)*

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the site without any consideration being given to its potential for development under Chapter 40B.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: _____

Project Type (mark both if applicable): New Construction _____ Rehabilitation _____ Both _____

Total Number of Dwelling Units: _____

Total Number of Affordable Units: _____

Number of 50% AMI Affordable Units: _____

Number of 80% AMI Affordable Units: _____

Number of Market Rate Units: _____

Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Percentage of Units with 3 or More Bedrooms*: _____

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

Number of Handicapped Accessible Units: _____ Market Rate: _____ Affordable: _____

Gross Density (units per acre): _____

Net Density (units per buildable acre): _____

Residential Building Information

Building Type and Style <i>(single family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type

Will all features and amenities available to market unit residents also be available to affordable unit residents?
If not, explain the differences.

Parking

Total Parking Spaces Provided: _____

Ratio of Parking Spaces to Housing Units: _____

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: _____

Parking and Paved Areas: _____

Usable Open Space: _____

Unusable Open Space: _____

Lot Coverage: _____

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No _____

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1" =200', and should show

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one (1) set of 8.5"x11" reproductions. Please note that MassHousing cannot accept USB flash drives.

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called [Approach to Chapter 40B Design Reviews](#) prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form *(see attached form)*

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: _____

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Grantee/Buyer is (check one):

Applicant _____ Development Entity _____ Managing General Partner of Development Entity _____

General Partner of Development Entity _____ Other (explain) _____

Are the Parties Related? _____

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): _____

Purchase Price: _____

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes _____ No _____

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control (required)

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement, agreements to purchase easements) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 5: FINANCIAL INFORMATION – Site Approval Application Rental 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: _____

Initial Capital Budget *(please enter “0” when no such source or use is anticipated)*

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	
Private Equity	Tax Credit Equity	
Private Equity	Developer Fee Contributed or Loaned	
Private Equity	Developer Overhead Contributed or Loaned	
Other Private Equity		
Public/Soft Debt		
Subordinate Debt		
Permanent Debt		
Permanent Debt		
Construction Debt	<i>For informational purposes only, not to be included in Sources total</i>	
Additional Source <i>(please identify)</i>		
Additional Source <i>(please identify)</i>		
Total Sources		\$

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value <i>(to be determined by MassHousing commissioned appraisal)</i> plus reasonable carrying costs.	

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual)	
Actual Acquisition Cost: Land	_____
Actual Acquisition Cost: Buildings	_____
Subtotal Acquisition Costs	_____
Construction Costs–Building Structural Costs (Hard Costs)	
Building Structure Costs	_____
Hard Cost Contingency	_____
Subtotal – Building Structural Costs (Hard Costs)	_____
Construction Costs–Site Work (Hard Costs)	
Earth Work	_____
Utilities: On Site	_____
Utilities: Off-Site	_____
Roads and Walks	_____
Site Improvement	_____
Lawns and Planting	_____
Geotechnical Condition	_____
Environmental Remediation	_____
Demolition	_____
Unusual Site Conditions/Other Site Work	_____
Subtotal –Site Work (Hard Costs)	_____
Construction Costs–General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	_____
Builder's Overhead	_____
Builder's Profit	_____
Subtotal – General Conditions Builders Overhead and Profit (Hard Costs)	_____
General Development Costs (Soft Costs)	
Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	_____
Marketing and Initial Rent Up <i>(include model units, if any)</i>	_____
Real Estate Taxes <i>(during construction)</i>	_____
Utility Usage <i>(during construction)</i>	_____
Insurance <i>(during construction)</i>	_____
Security <i>(during construction)</i>	_____
Inspecting Engineer	_____

Budgeted

General Development Costs (Soft Costs) – Continued

Fees to Others	_____
Construction Loan Interest	_____
Fees to Construction Lender	_____
Fees to Permanent Lender	_____
Architecture/Engineering	_____
Survey, Permits, etc.	_____
Clerk of the Works	_____
Construction Manager	_____
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	_____
Environmental Engineer	_____
Legal	_____
Title (<i>including title insurance</i>) and Recording	_____
Accounting and Cost Certification (<i>incl. 40B</i>)	_____
Relocation	_____
40B Site Approval Processing Fee	_____
40B Technical Assistance/Mediation Fund Fee	_____
40B Land Appraisal Cost (<i>as-is value</i>)	_____
40B Final Approval Processing Fee	_____
40B Subsidizing Agency Cost Certification Examination Fee	_____
40B Monitoring Agent Fees	_____
MIP	_____
Credit Enhancement	_____
Letter of Credit Fees	_____
Other Financing Fees: Tax Credit Allocation Fee	_____
Other Financing Fees	_____
Development Consultant	_____
Other Consultants (<i>describe</i>) _____	_____
Other Consultants (<i>describe</i>) _____	_____
Syndication Costs	_____
Soft Cost Contingency	_____
Other Development (Soft) Costs	_____
Subtotal – General Development Costs (Soft Costs)	_____

Developer Fee and Overhead

Developer Fee	_____
Developer Overhead	_____
Subtotal – Developer Fee and Overhead	_____

Capitalized Reserves

Development Reserves	_____
Initial Rent-Up Reserves	_____
Operating Reserves	_____
Net Worth Account	_____
Other Capitalized Reserves	_____
Subtotal – Capitalized Reserves	_____

Summary of Subtotals

Item	Budgeted
Acquisition: Land	_____
Acquisition: Building	_____
Building Structural Costs (Hard Costs)	_____
Site Work (Hard Costs)	_____
General Conditions, Builder's Overhead, Profit (Hard Costs)	_____
Developer Fee and Overhead	_____
General Development Costs (Soft Costs)	_____
Capitalized Reserves	_____
Total Development Costs (TDC)	_____
Summary	
Total Sources	_____
Total Uses (TDC)	_____

Projected Developer Fee and Overhead*: _____

Maximum Allowable Developer Fee and Overhead**: _____

Projected Developer Fee and Overhead equals ____% of Maximum Allowable Fee and Overhead

* Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.

** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the Maximum Allowable Developer Fee and Overhead. If you have questions regarding this calculation, please contact MassHousing.

Initial Unit/Rent Schedule

Affordable Units @ 80% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

Affordable Units @ 50% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

Describe utility allowance assumptions (*utilities to be paid by tenants*):

Market Rate Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					

Initial Rental Operating Pro-Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lender:	
Annual Rate		
Term		
Amortization		
Lender Required Debt Service Coverage Ratio		
Gross Rental Income		
Other Income (utilities, parking)		
Less Vacancy (Market Units)	5% (vacancy rate)	
Less Vacancy (Affordable Units)	5% (vacancy rate)	
Gross Effective Income		
Less Operating Expenses	Per Unit:	
Net Operating Income		
Less Permanent Loan Debt Service		
Cash Flow		
Debt Service Coverage		

Describe "other income": _____

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	
Assumed Maximum Operating Expense/Unit*	Number of Units:	

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development.

NOTE: Binding Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Rental Comparables (required)

Please provide a listing of market rents being achieved in properties comparable to the proposed project.

5.3 Market Study (if requested)

MassHousing may require a market study for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Name of Proposed Project: _____

Development Team

Developer/Applicant: _____

Development Consultant (if any): _____

Attorney: _____

Architect: _____

Contractor: _____

Lottery Agent: _____

Management Agent: _____

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering		
Local Permitting		
Financing Package		
Construction Management		
Other		

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii), the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the “Applicant Entities”): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, “Managing Entities” shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities which have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

"Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;*
- (ii) approve the appointment of a property manager; and/or*
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.*

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

1. Applicant

Name of Applicant: _____

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):

State in which registered/formed: _____

List **all** Managing Entities of Applicant (*you must list at least one*): _____

List **all** Principals and Controlling Entities of Applicant and (*unless the Managing Entity is an individual*) its Managing Entities (*use additional pages as necessary*):

List **all** Affiliates of Applicant and its Managing Entities (*use additional pages as necessary*):

2. Proposed Development Entity

Name of Proposed Development Entity: _____

Entity Type *(limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):*

State in which registered/formed: _____

List **all** Managing Entities of Proposed Development Entity *(you must list at least one):*

List **all** Principals and Controlling Entities of Proposed Development Entity and *(unless the Managing Entity is an individual)* its Managing Entities *(use additional pages as necessary):*

List **all** Affiliates of Proposed Development Entity and its Managing Entities *(use additional pages as necessary):*

Certification and Acknowledgment

I hereby certify on behalf of the Applicant, *under pains and penalties of perjury*, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Is there pending litigation with respect to any of the Applicant Entities? **Yes** ___ **No** ___

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? **Yes** ___ **No** ___

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? **Yes** ___ **No** ___

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? **Yes** ___ **No** ___

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? **Yes** ___ **No** ___

Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? **Yes** ___ **No** ___

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? **Yes** ___ **No** ___

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? **Yes** ___ **No** ___

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: _____

Name: _____

Title: _____

Date: _____

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

Please attach resumes for principal team members and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

6.2 Applicant Entity 40B Experience

Please identify every Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Applicant's Certification

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: _____

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: _____

Date copy of complete application sent to chief elected office of municipality: _____

Date notice of application sent to DHCD: _____

Fees *(all fees should be submitted to MassHousing)*

MassHousing Application Processing Fee (\$2500) Payable to MassHousing: _____

Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership: _____

a. Base Fee:
(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000) _____

b. Unit Fee *(all projects)* \$50 per Unit: _____

Total TA/Mediation Fee *(Base Fee plus Unit Fee)*: _____

Land Appraisal Cost

You will be required to pay for an “as-is” market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Required Attachments Relating to Section 7

- 7.1 Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2 Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the chief elected official of municipality (may be submitted after the application is submitted to MassHousing)
- 7.3 Copy of notice of application sent to DHCD
- 7.4 Check made out to MassHousing for Processing Fee (\$2500)
- 7.5 Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee
- 7.6 W-9 (Taxpayer Identification Number)

Application Checklist

The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

* Applications missing any of the documents indicated by an asterisk will not be processed by MassHousing until MassHousing receives the missing item(s).

- * Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the complete application package
- * Location Map
- Tax Map
- * Directions to the Proposed Site
- * Existing Conditions Plan
- Aerial Photographs
- Site/Context Photographs
- * Documentation Regarding Site Characteristics/Constraints
- * By Right Site Plan, if applicable
- * Preliminary Site Layout Plan(s)
- * Graphic Representations of Project/Preliminary Architectural Plans
- * Narrative Description of Design Approach
- * Tabular Zoning Analysis
- Sustainable Development Principles Evaluation Assessment Form
- * Evidence of site control (*documents and any plans referenced therein*)
- Land Disposition Agreement, if applicable
- * NEF Lender Letter of Interest
- Market Rental Comparables
- Market Study, if required by MassHousing
- * Development Team Qualifications
- Applicant's Certification (*any required additional sheets*)
- Narrative describing prior contact (*if any*) with municipal officials
- * Evidence that a copy of the application package has been received by the chief elected official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- Copy of notification letter to DHCD
- * Fees payable to MassHousing and Massachusetts Housing Partnership (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*).

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: _____

Project Number: _____

Program Name: _____

Date: _____

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

If New Construction:

- Contributes to revitalization of town center or neighborhood
- Walkable to:
 - (a) transit
 - (b) downtown or village center
 - (c) school
 - (d) library
 - (e) retail, services or employment center
- Located in municipally-approved growth center

Explanation (Required)

Optional - Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Check "X" below if applicable

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

Explanation (Required)

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings)
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Creates affordable housing in middle to upper income area and/or meets regional need
- Creates affordable housing in high poverty area
- Promotes diversity and social equity and improves the neighborhood
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Explanation **(Required)**

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands
- Environmental remediation or clean up
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)
- Eliminates or reduces neighborhood blight
- Addresses public health and safety risk
- Cultural or Historic landscape/existing neighborhood enhancement
- Other (discuss below)

Explanation **(Required)**

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

Check "X" below *if applicable*

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

Explanation **(Required)**

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" below *if applicable*

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit and other services
- Other (discuss below)

Explanation **(Required)**

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike and ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Explanation **(Required)**

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

Check "X" below if applicable

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

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- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike and ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Explanation **(Required)**

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

Check "X" below if applicable

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Explanation **(Required)**

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

Check "X" below if applicable

- Energy Star or equivalent*
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Other (discuss below)

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation **(Required)**

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

Check "X" below if applicable

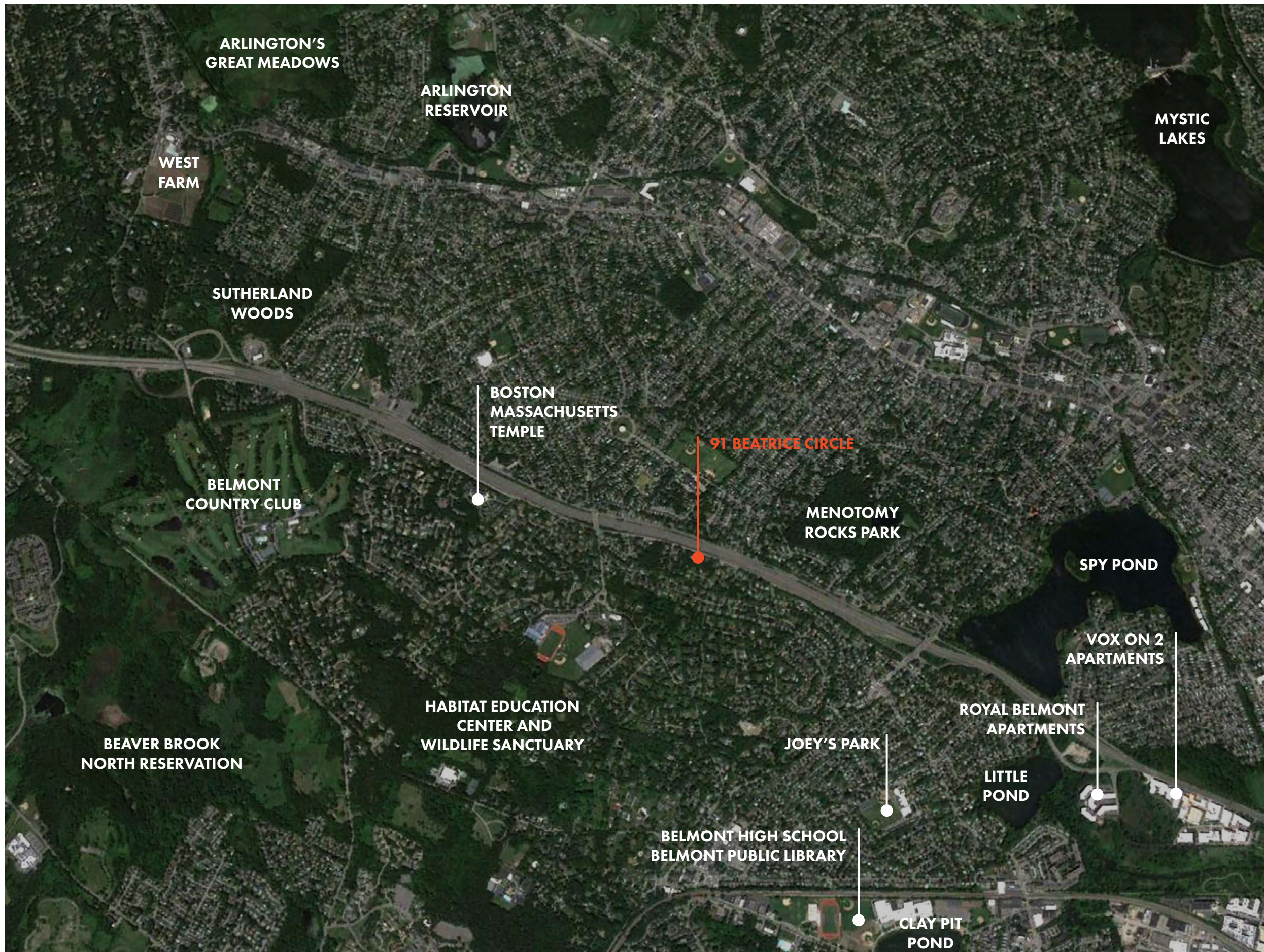
- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

Explanation **(Required)**

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854.1880 or gwatson@masshousing.com

B. Application Requirements and Attachments

Section 1

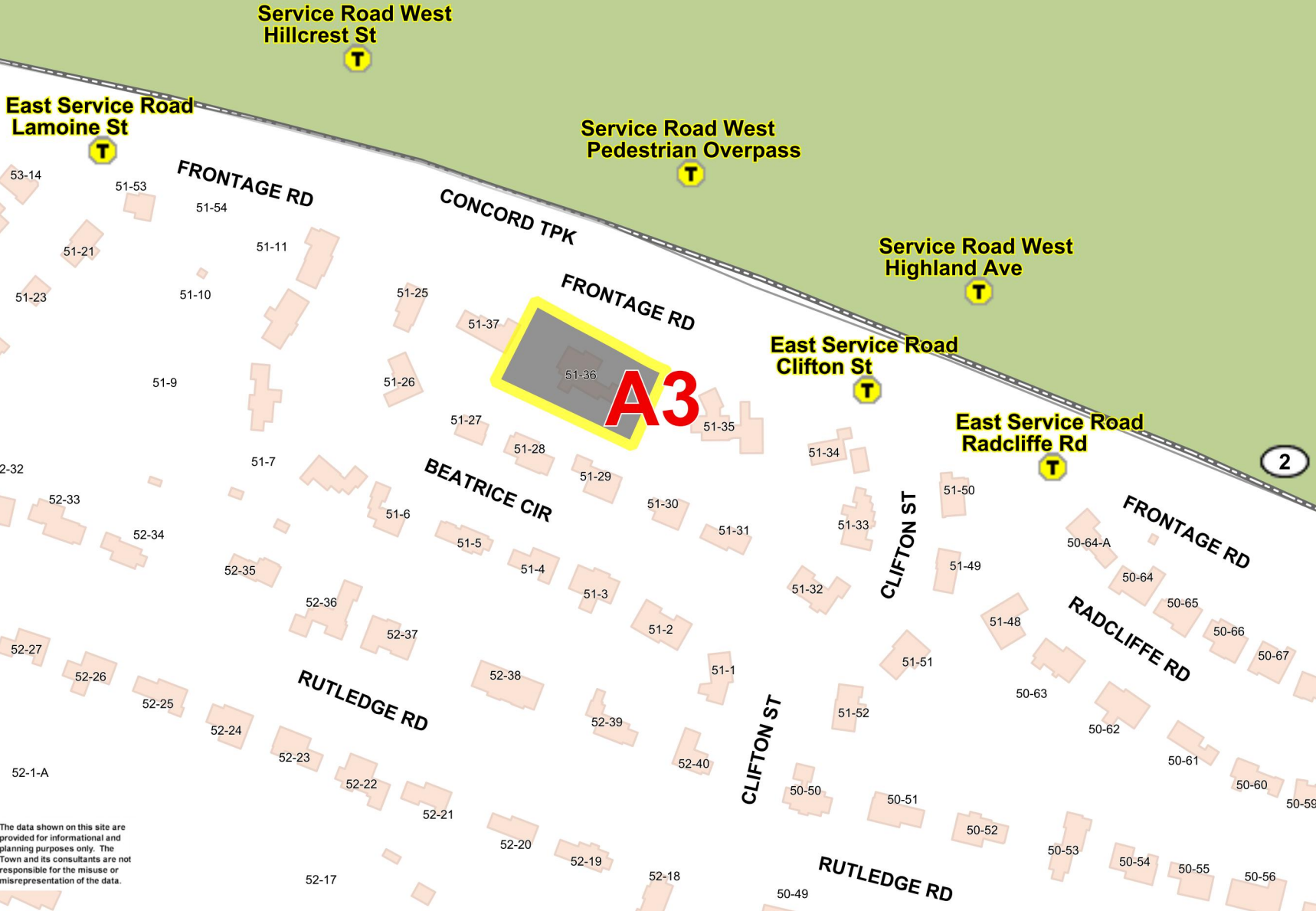




BUS ROUTE
62/76/78/84

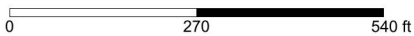






- Commuter Rail
- Bus Stops
- Bus Routes
- Crosswalks
- Town-Owned Buildings
- McLean Buildings
- BUILDINGS
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



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Assessment Date: January 1, 2019

Print This Page

FY 2020 Tax Rate for Belmont, MA: \$11

Parcel Information:

Location: [91 BEATRICE CIR](#)
 Parcel ID: 51-36- -
 Class: 101 1-Family
 Type: Residential
 Lot Size: 23,463
 Census: 0
 Zoning: SA
 Survey #: 0

Assessed Values

	2020 Market Value
Land	\$728,000
Building	\$343,000
Other	\$2,000
Total	\$1,073,000

Assessment History

Year	Total Value
2020	\$1,073,000
2019	\$999,000
2018	\$945,000
2017	\$873,000
2016	\$957,000
2015	\$905,000
2014	\$822,000
2013	\$822,000
2012	\$803,000
2011	\$789,000
2010	\$818,000
2009	\$739,000
2008	\$756,000
2007	\$793,000
2006	\$769,000
2005	\$726,000
2004	\$701,000
2003	\$630,000
2002	\$539,000
2001	\$472,000
2000	\$423,000

Owner Information

Name: COMPREHENSIVE LAND HOLDINGS LLC

Address: 2476 NORTH ESSEX AVE
 HERNANDO, FL 34442

Notes: Faces Route 2 and Access Road

Building Information

Area	Lower	First	Second	Third	Area
Main	None	None	None	None	2,505
A1	None	Frame Garage	None	None	462
A2	None	Open Frame Porch	None	None	96
A3	None	1s Frame	None	None	195
A4	None	Open Frame Porch	None	None	36
A5	None	Mason Stoop/Terrace	None	None	48
A6	None	Open Mason Porch	None	None	50



Frame	Wood	Basement	Full
Style	Ranch	Heating	Central Air
Stories	1.00	Heat Sys	Hot Water
Ext Walls	Brick	Fuel Type	Gas
Rooms	7	Attic	None
Beds	4	Condition	Good
Full Bath	2	Grade	B-
Half Bath	1	Traffic	Highway
Extra Fix		Fireplaces	2
Rec Room	20 x20		
Fin Bsmt	none	Year Built	1948
Bsmt Gar	none	Year Remod	1948
Stacks	1	TLA	2,700

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Patio - Stone/Tile	1	1990	22	20	C	Average	1

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Above Street	Public	Road	Public	Sidewalk	Yes	Landscaping	
				Gas	No		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SA	14	23463	1	Highway

Inspection Information

Date	Inspector	Entry
7/14/2016	GS	Entrance & Signature Gained
5/18/2009		Occupant Not At Home
8/16/2002	RJG	Entrance & Signature Gained
6/1/1984	TWN	Est. For Misc. Reasons (See Notes)

Permit Information

Date	% Comp	Value	Notes
9/21/2017	100	\$33,860.00	renov 2 bathrms no structural, \$30K 11/16 6" open cellulose attic, \$3,860
11/30/2012	100	\$8,000.00	finish work done by previous contractor w/o a permit "rear porch enclosure"
9/30/2002	100	\$20,000.00	Renov kitch.

Sales Information

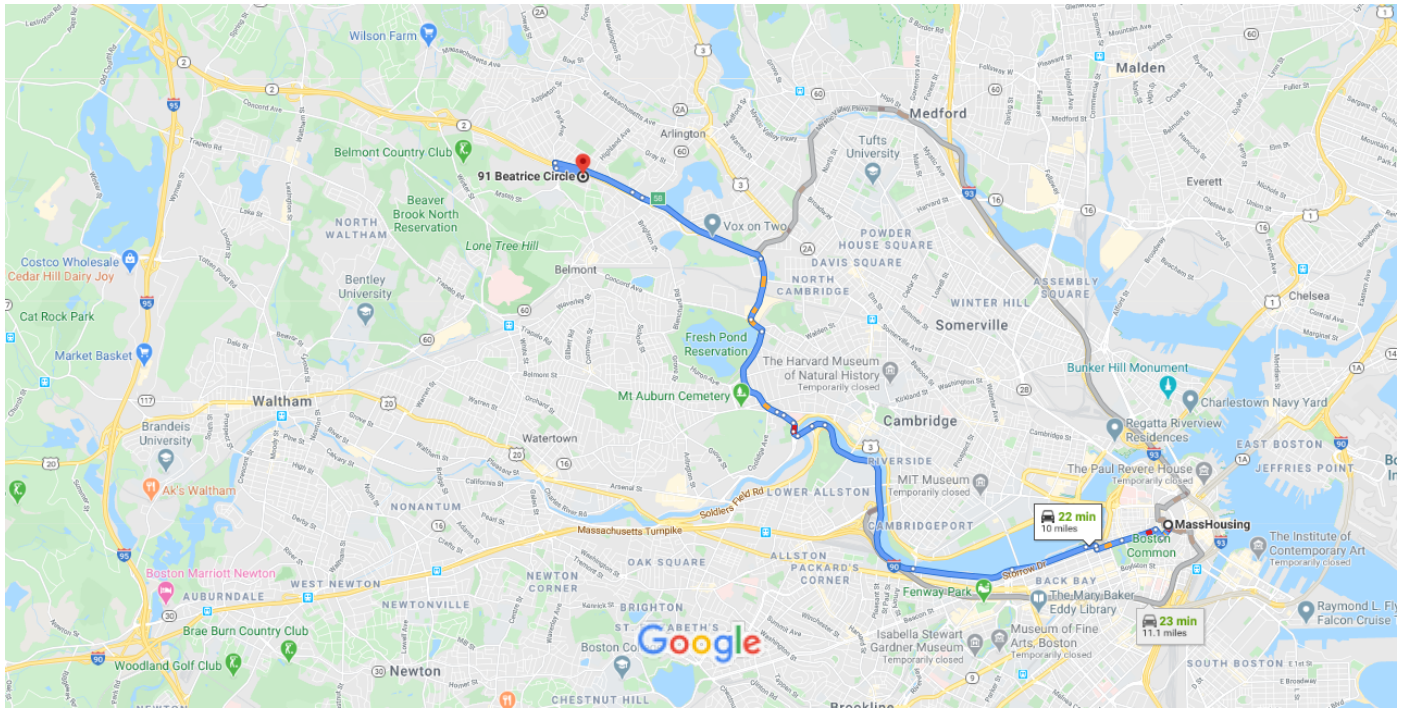
Date	Price	Vol	Page	Seller	Valid Code
11/6/2019	\$1,400,000	1551	124	NARAYAN TE MAHESH	Valid
7/9/2019	\$1,175,000	1546	89	WEEKLY TE KEVIN	Valid
8/30/2017	\$1,010,000	1514	117	MADDEN DOREEN M LEMAY	Valid
5/7/2013	\$1	1434	16	GALLIEN TE JOHN P	H. court order
8/27/2001	\$609,000	1241	154	HINTLIAN JR ETAL TRS ARAM H	Valid
3/22/1991	\$1	1079	061	HINTLIAN ANNE	F. convenience
1/1/1900	\$0	00428	0457		none

Disclaimer



MassHousing, Beacon Street, Boston, MA to 91 Beatrice Cir, Belmont, MA 02478

Drive 10.0 miles, 22 min



Map data ©2020

1 mi

MassHousing

1 Beacon St, Boston, MA 02108

Get on Storrow Dr from Beacon St

- 7 min (1.0 mi)
- ↑ 1. Head east on Beacon St toward Freedom Trail
157 ft
- ↪ 2. Turn right onto Tremont St
0.1 mi
- ↪ 3. Turn right onto Park St
0.1 mi
- ↶ 4. Turn left onto Beacon St
0.4 mi
- ↪ 5. Use any lane to turn slightly right to stay on Beacon St
0.3 mi
- ↪ 6. Turn right onto Berkeley St
203 ft
- ⬆ 7. Use the left lane to take the Storrow Drive W ramp
0.1 mi

Follow Storrow Dr and Soldiers Field Rd to Eliot Bridge. Take the exit toward MA-2/US-3/Arlington/Fresh Pond Pkwy from Soldiers Field Rd



- 6 min (3.9 mi)
- 0.8 mi
- 1.0 mi
- 2.0 mi
- 0.1 mi

Take Gerrys Landing Rd, Fresh Pond Pkwy and Alewife Brook Pkwy to MA-2 W/Concord Turnpike in Cambridge





- 7 min (2.4 mi)
- 0.2 mi
- 305 ft
- 0.1 mi
- 0.1 mi
- 400 ft
- 1.0 mi
- 0.2 mi
- 0.6 mi

Follow MA-2 W to Concord Turnpike in Arlington. Take exit 58 from MA-2 W/Concord Turnpike

- 2 min (1.5 mi)

-  20. Use any lane to turn slightly left onto MA-2 W/Concord Turnpike
1.4 mi
-  21. Take exit 58 toward Park Ave/Arlington
0.1 mi

Continue on Concord Turnpike. Drive to Hinckley Way in Belmont

-  22. Merge onto Concord Turnpike
0.8 mi
-  23. Turn left onto Park Ave
292 ft
-  24. Turn left at the 1st cross street onto Hinckley Way
 Destination will be on the right
0.3 mi

91 Beatrice Cir

Belmont, MA 02478

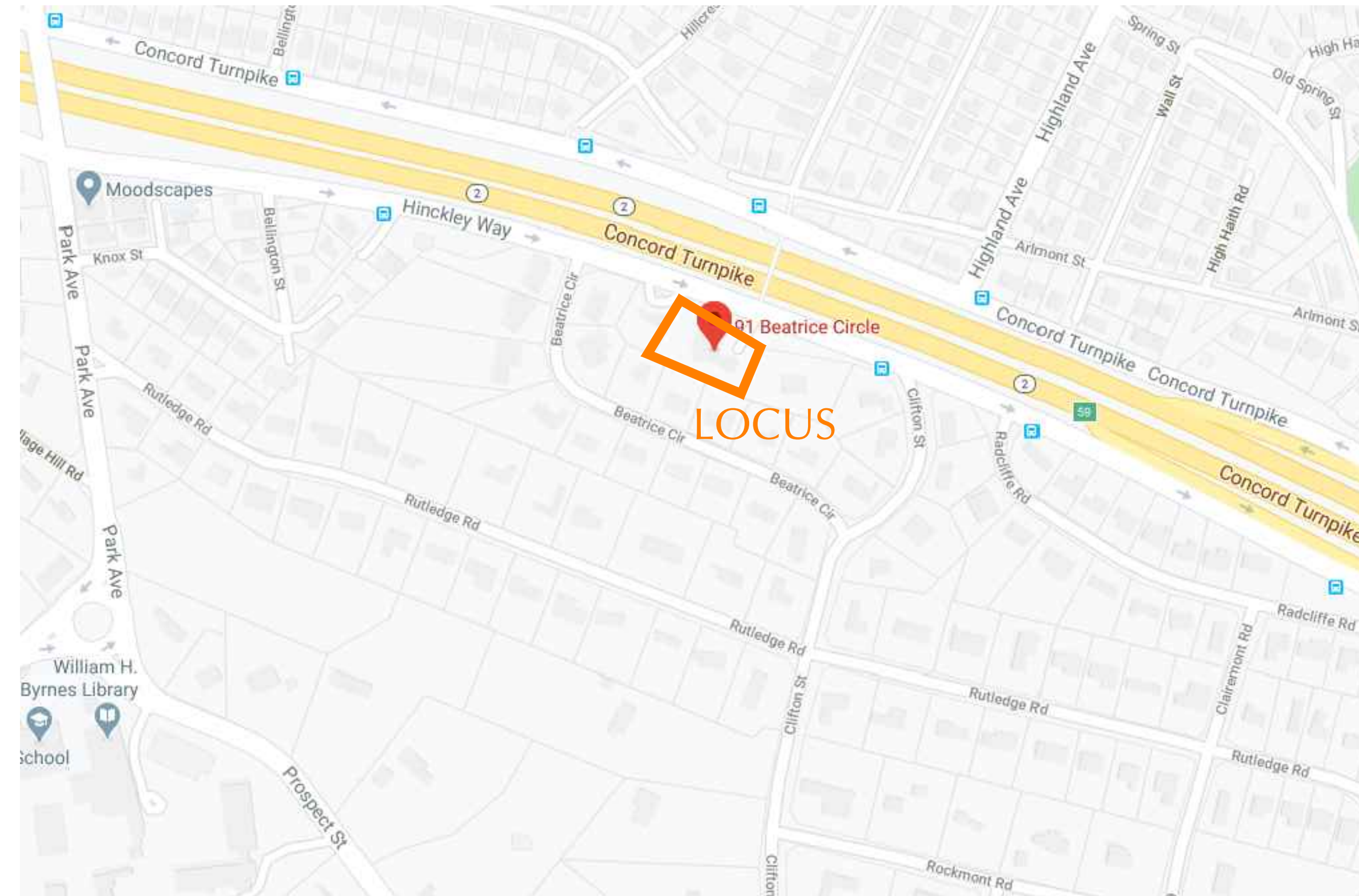
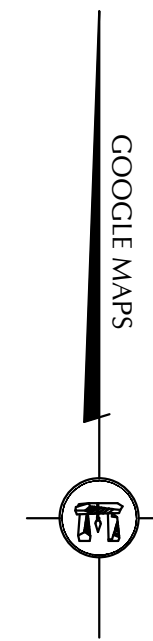
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Section 2

PROPOSED SITE PLAN

91 BEATRICE CIRCLE BELMONT, MASSACHUSETTS

APRIL 27, 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

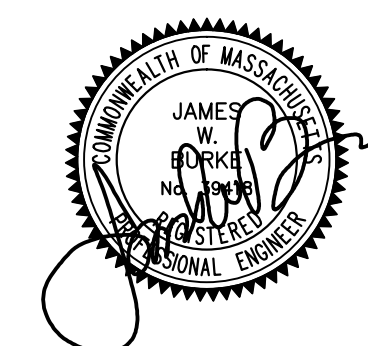
MDM TRANSPORTATION
CONSULTANTS, INC.
20 LORD ROAD SUITE 280
MARLBOROUGH, MA 01752

CIVIL/SURVEY

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

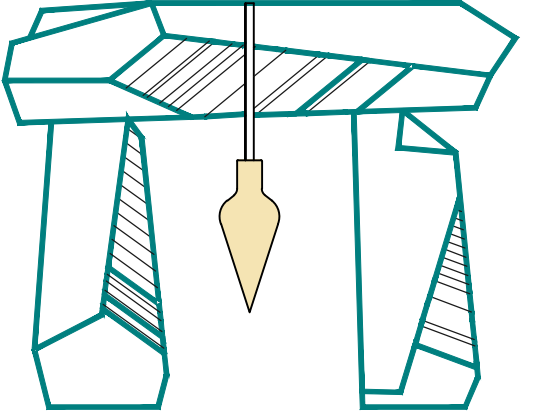
SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 CONSTRUCTION MANAGEMENT
- 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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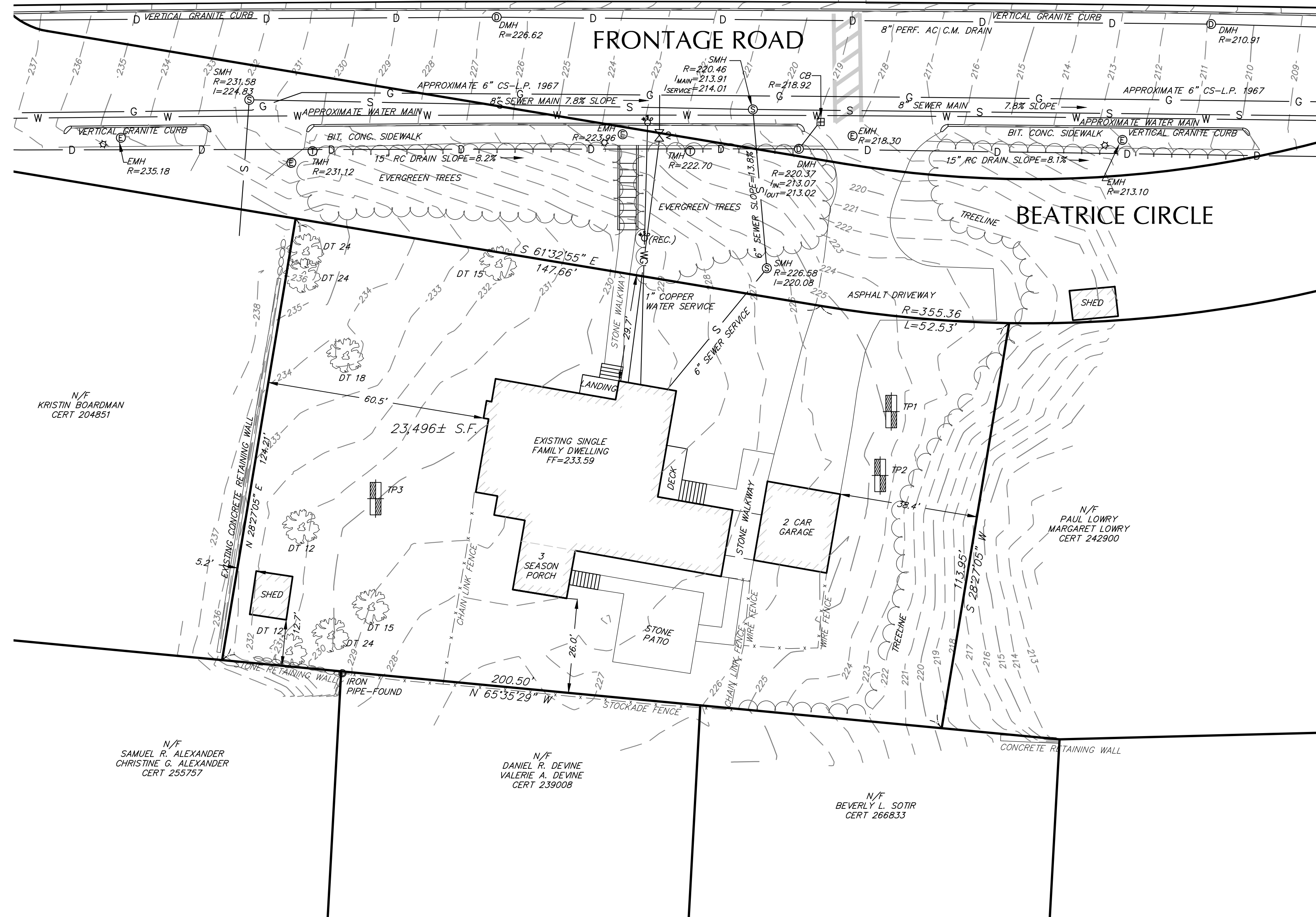
SOIL TEST PIT DATA:

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
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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
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 - HAND HOLES FOR UTILITIES
 - LIGHT POLE
 - FIRST FLOOR

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

EXISTING CONDITIONS

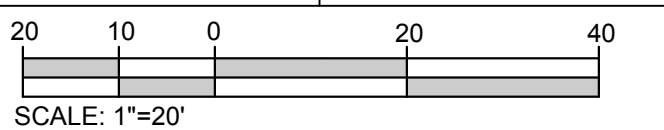
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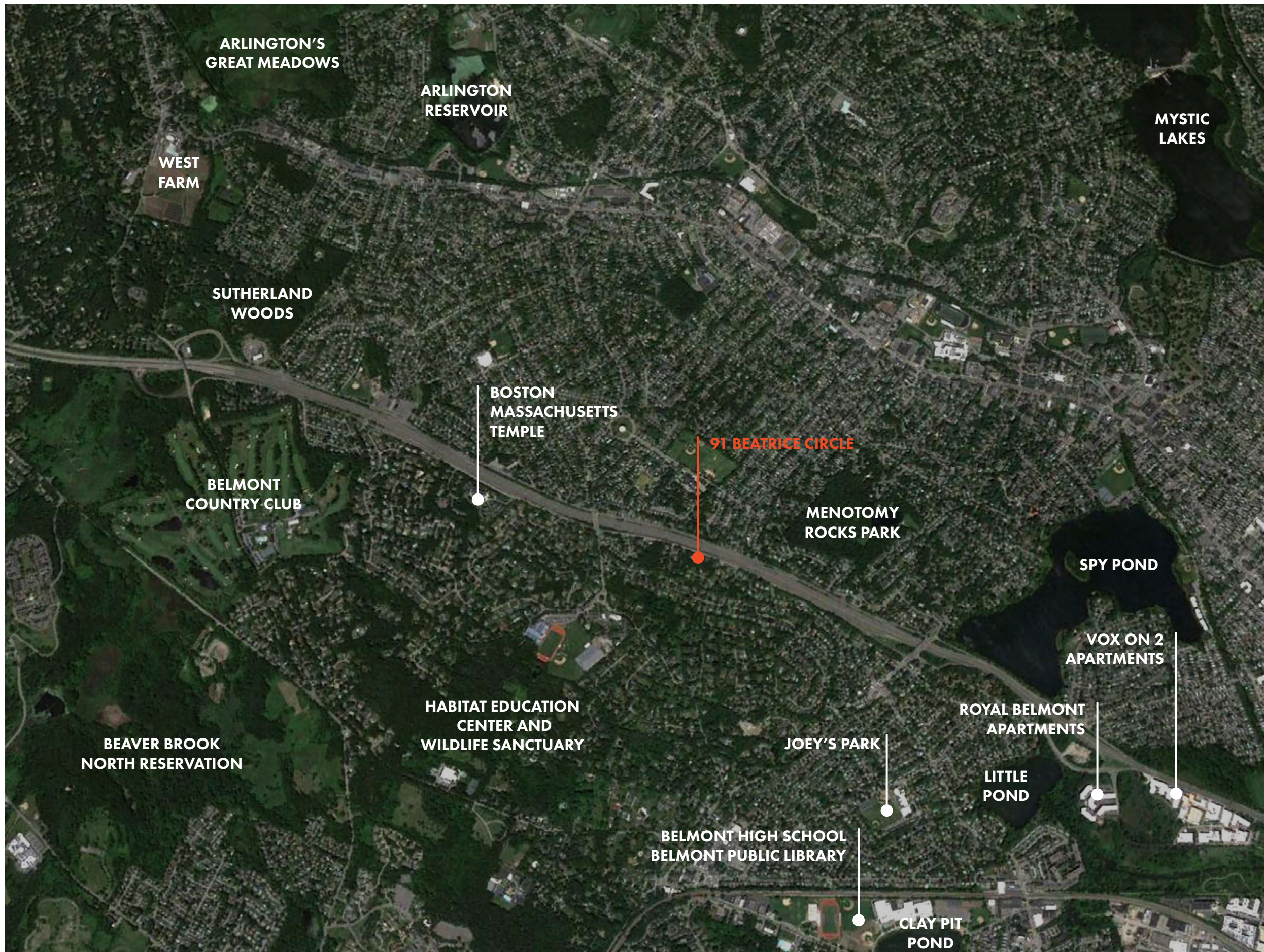
91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: APRIL 27, 2020

REVISED:

JOB NUMBER: 19.085 SHEET 2 OF 8







BUS ROUTE
62/76/78/84







A
VIEW OF EXISTING SITE - HINCKLEY ST. - FACING WEST



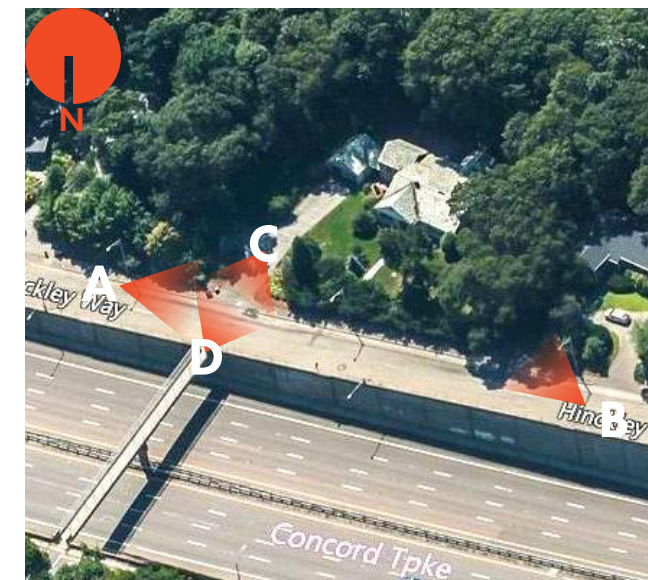
B
VIEW OF EXISTING SITE - HINCKLEY ST. - FACING EAST



C
VIEW OF PEDESTRIAN CROSSING FROM SITE - FACING NORTH



D
VIEW OF EXISTING SITE - HINCKLEY ST. - FACING SOUTH



EXISTING SITE CONDITIONS

EMBARC

A-0.4



E
VIEW OF STAIR ENTRY - FACING NORTH



F
VIEW OF EAST NEIGHBORING SITE - FACING EAST



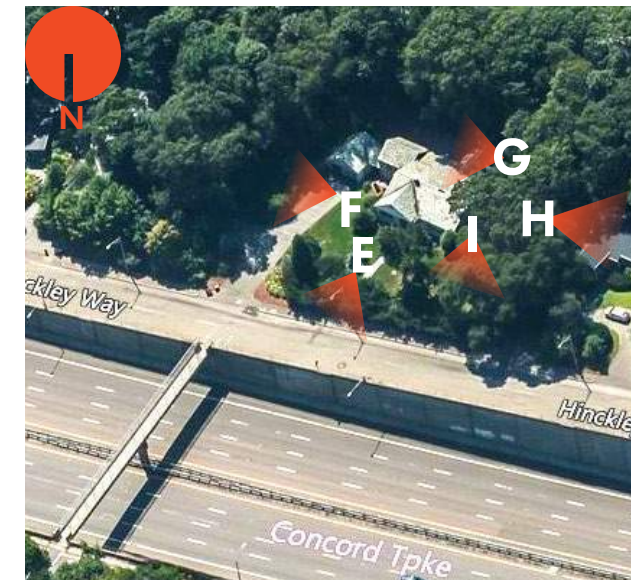
G
VIEW OF SOUTH NEIGHBORING SITE - FACING EAST



H
VIEW OF WEST NEIGHBORING SITE - FACING WEST



I
VIEW TOWARDS ROUTE 2 - FACING NORTH



EXISTING SITE CONDITIONS

EMBARC

A-0.5



RACHAEL RAYMOND HOUSE - DEMOLISHED



60 SNAKE HILL ROAD



BOSTON MASSACHUSETTS TEMPLE



BELMONT TOWN HALL



9 SUMMER LANE

CIVIL/SITE NARRATIVE

91 Beatrice Circle Belmont, Massachusetts

Comprehensive Land Holdings LLC is the owner of 91 Beatrice Circle in Belmont, Massachusetts by a deed recorded as Registered Land with the Middlesex County Registry of Deeds as Certificate No. 271959 (the "Subject Property") and a plan reference of Land Court Plan 2367-12. Once the comprehensive permit is granted and regulatory agreement executed, Comprehensive Land Holdings, LLC shall grant the Subject Property to 91 Beatrice Circle, LLC, a single purpose limited dividend organization under M.G. L. Chapter 40B.

The development site is comprised of one parcel of land totaling 23,496 square feet of land shown on Assessors Map 51 Lot 36, which is the subject of this M.G.L. Chapter 40B Project Eligibility Application. The site is currently improved with a one and one-half story single-family home with driveway access off Frontage Road and is zoned Single Residence A. The residential building has approximately a 2,730 square foot (s.f.) footprint with a 456 s.f. single story detached garage. The driveway extends from frontage road to the garage and provides for additional parking on-site.

The Subject Property is bounded by single-family homes to the east, west and south. Frontage Road, also known as Hinckley Way, is located to the north of the Subject Property. Frontage Road abuts Massachusetts' Route 2/Concord Turnpike. The Concord Turnpike is an eight-lane main thoroughfare providing service for commuter traffic for the City of Boston and the west and northwest communities of the Metro Boston region. Frontage Road is a one-way two lane road that travels east and provides access to the Concord Turnpike further east of the Subject Property. It also delineates the municipal boundary between Arlington and Belmont. Frontage Road is also on the MBTA bus routes #62, 76, 78, and 84, providing service to the MBTA's Red Line in Cambridge, Massachusetts.

The Subject Property has mature landscaping around the property and along Frontage Road. The site has rolling topography ranging in elevation from 236 on the west of the lot to elevation 218 on the east side of the lot. The majority of the lot surface topography rolls to the east and toward Frontage Road. Soils are mapped by the Natural Resources Conservation Service (NRCS) as a Charlton-Hollis Rock Complex consisting of shallow well-drained gravel and sand with ledge. Test pits were performed by this office confirming the mapping.

Public water and sewer with connections out to Frontage Road service the single-family home. Underground power and communications also service the home. There are no existing stormwater controls for the property. All existing stormwater flows over-ground to Frontage Road.

The proposed project includes razing the existing single-family home and garage, cutting and capping all service utilities and removing the paved driveway. The site grade will be lowered to elevation 224 and sixteen-(16) townhouse residential units in two buildings will be constructed. Slab on grade construction will be used to minimize the disturbance to any pockets of subsurface ledge that may exist. A central driveway providing access to the front of each unit with a slab on-grade garage is proposed to extend down to the existing curb cut on Frontage Road. Two retaining walls on either end of the site stabilize the site at a more level elevation for vehicular traffic and parking.

A ten (10) space surface parking lot is proposed to provide overflow parking for the development providing a total of twenty-six (26) spaces and a parking ratio of 1.63. A four-foot wide pedestrian walkway extends up the driveway from Frontage Road and wraps around the proposed buildings. The walkway also connects to an existing stairway that reaches down to Frontage Road.

New utilities will be brought on-site in the vicinity of the driveway from Frontage Road. New water supply, fire protection, sewage disposal, power, communications and gas shall be brought on the site underground. A 6" water supply pipe shall extend from the water main and provide individual domestic services for each townhouse unit and fire protection for each building. A new 6" PVC sewer pipe shall extend from the sewer main and connect to the proposed southerly building providing a separate service for each unit. The northerly building shall use an existing sewer manhole that serviced the old home and extend to each unit connecting separate service. The existing sewer connection from this manhole to the sewer main shall remain in service.

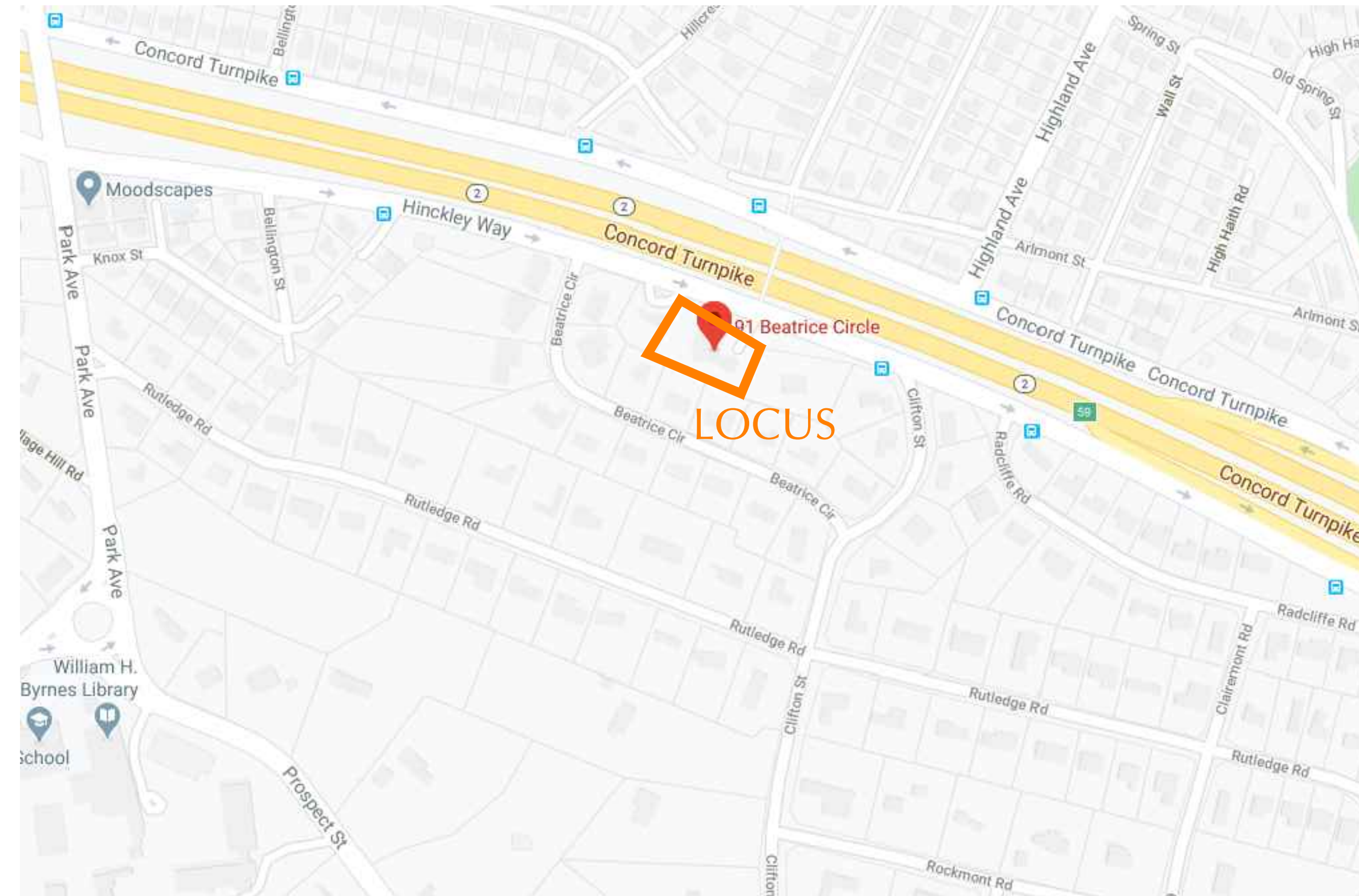
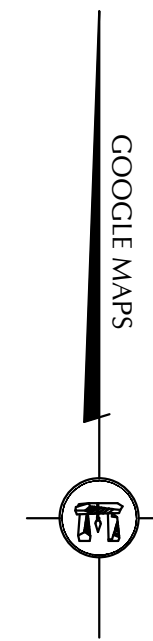
Currently no stormwater controls exist on the site. The proposed stormwater control system consists of a surface collection system that includes four deep sump catch basins, four deep sump manholes and three underground Cultec recharge systems and an overflow to the city system located at Frontage Road. The system provides local flood control, groundwater recharge capabilities and stormwater quality treatment. The system as proposed meets MassDEP Stormwater Management Standards and buffers flow off the property for the 2, 10, 25, and 100-year storm event.

Section 3

PROPOSED SITE PLAN

91 BEATRICE CIRCLE BELMONT, MASSACHUSETTS

APRIL 27, 2020



LOCUS AERIAL

IMAGE FROM 2020 GOOGLE MAP DATA

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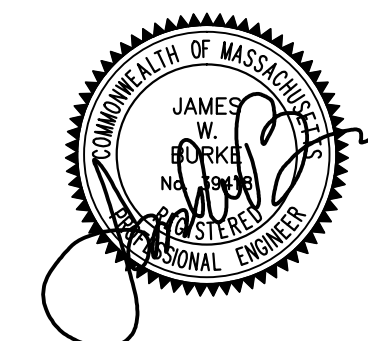
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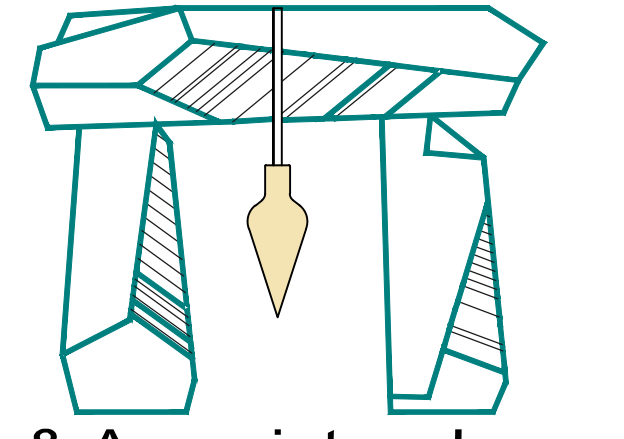
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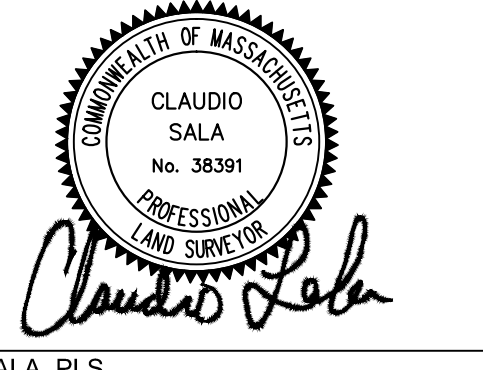


REVISIONS		
NO.	DATE	COMMENT





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CLAUDIO SALA, PLS

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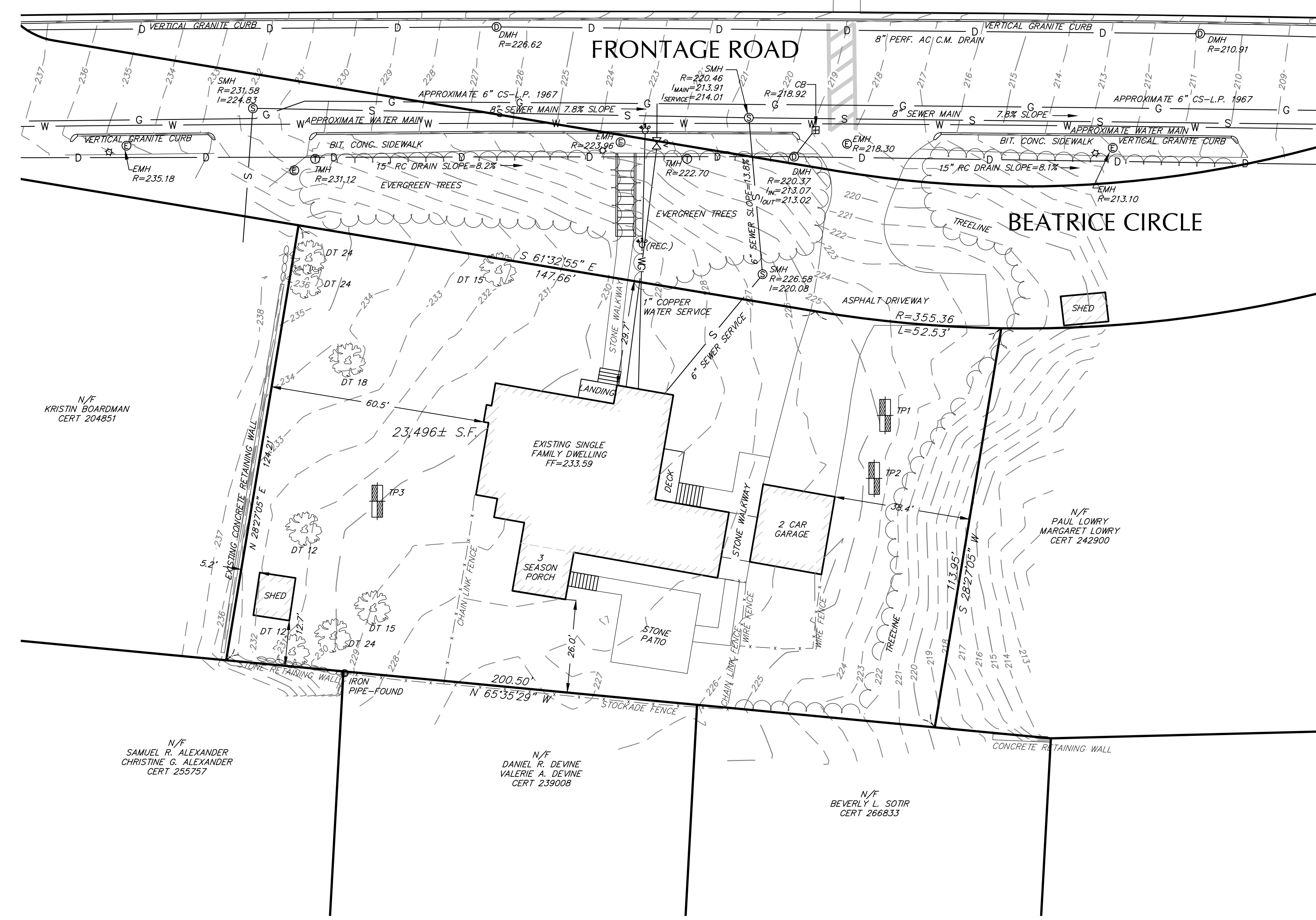
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CONCORD TURNPIKE



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PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

EXISTING CONDITIONS

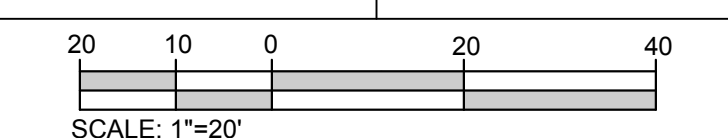
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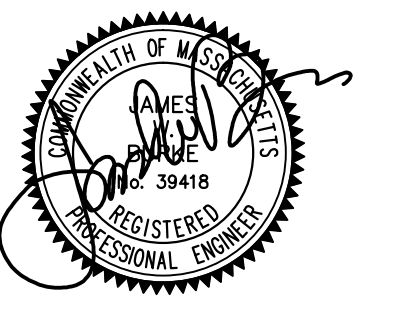
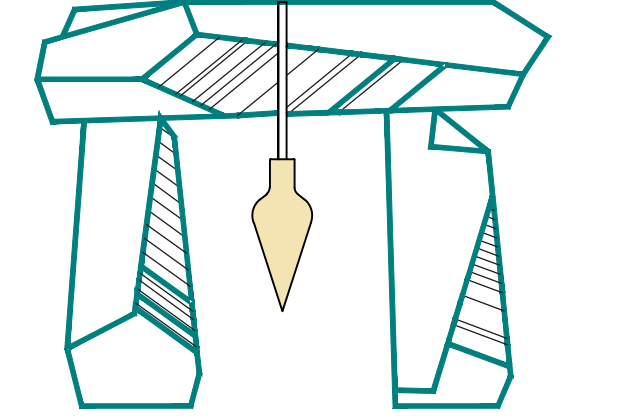
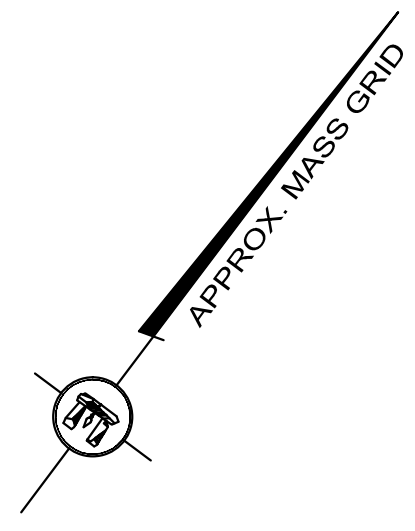
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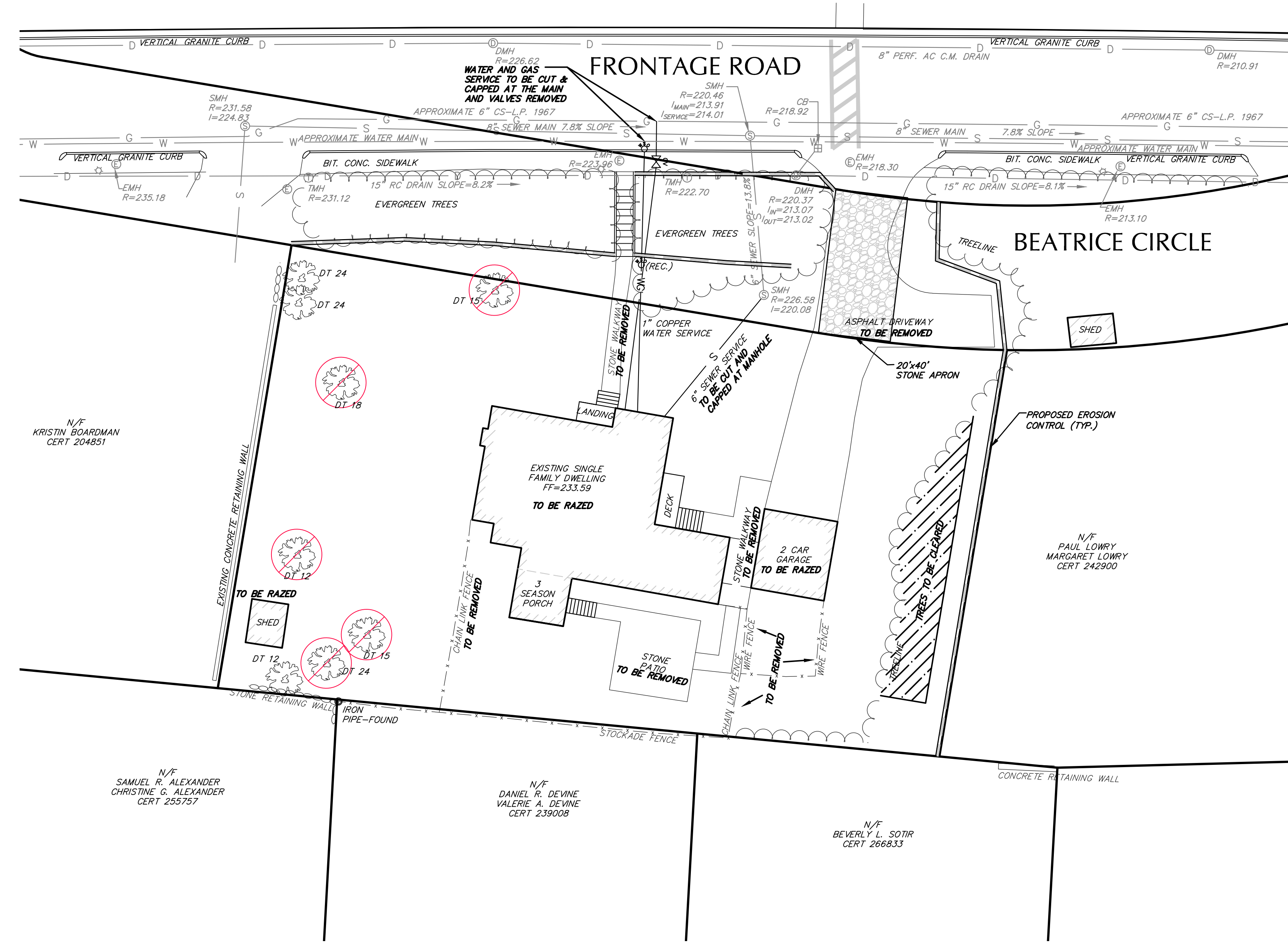


JAMES W BURKE, P.E.

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.

CONCORD TURNPIKE



LEGEND:

EXISTING:	PROPOSED:

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 RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
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 BELMONT, MASS.

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CONSTRUCTION MANAGEMENT

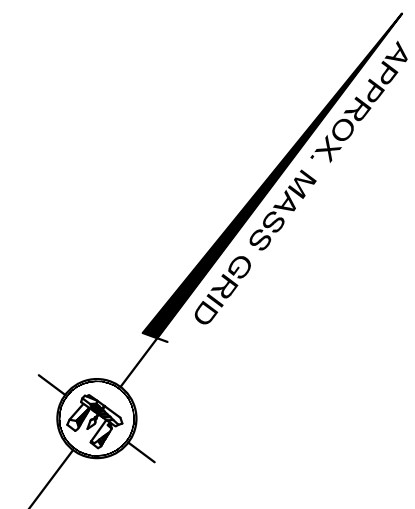
PREPARED FOR:

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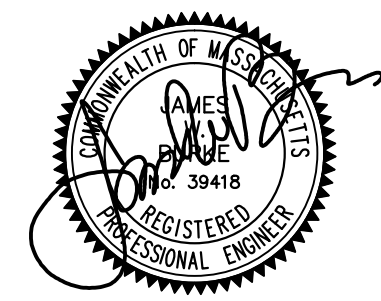
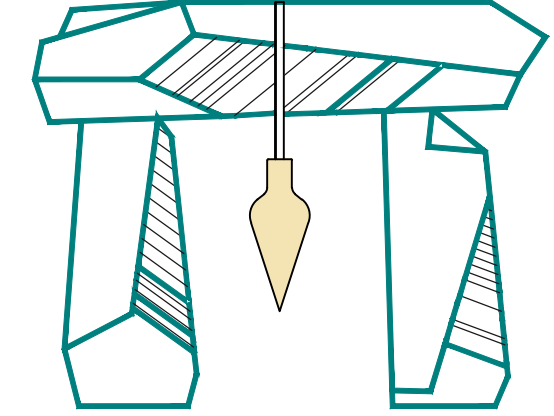
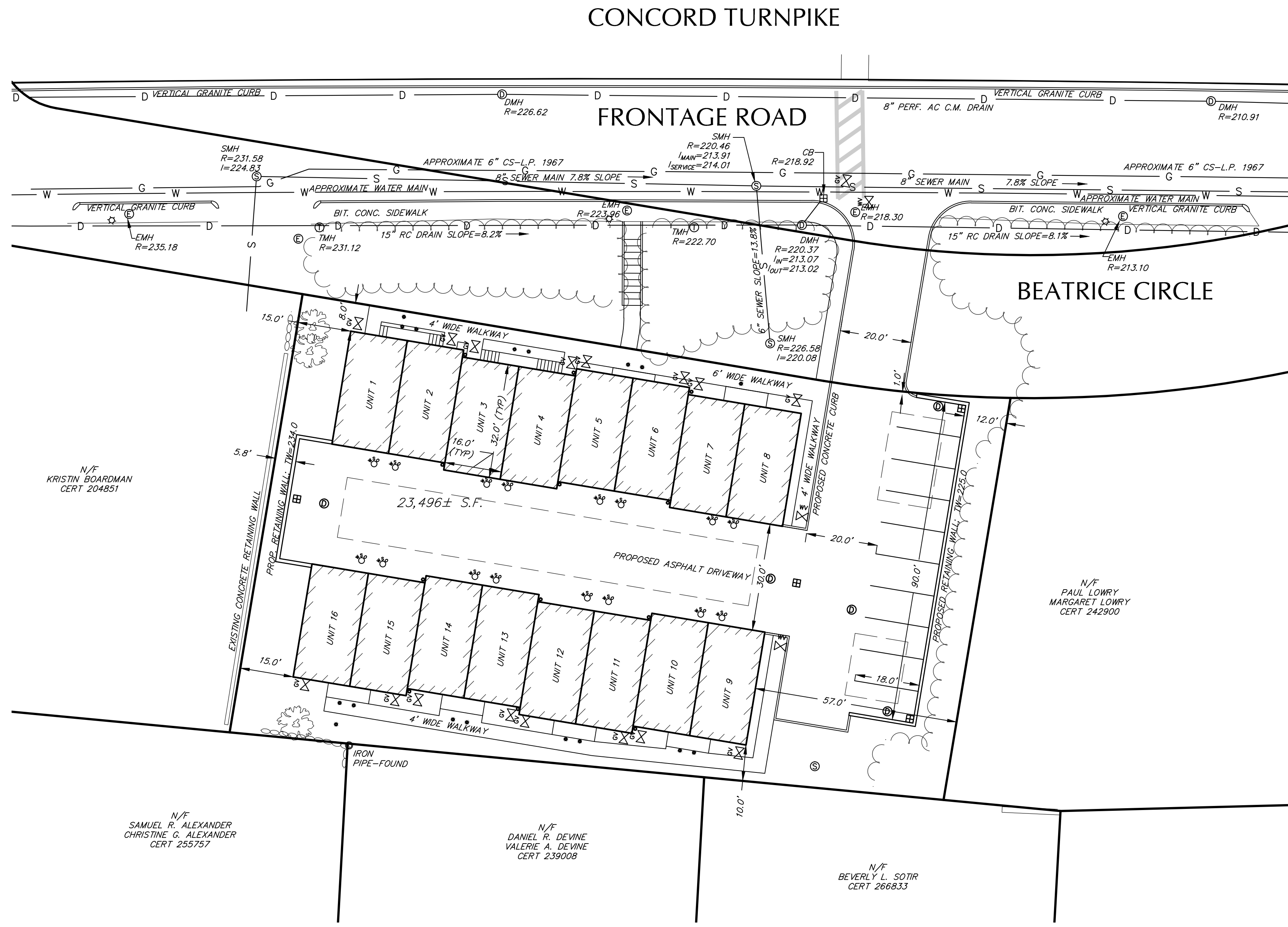
20 10 0 20 40
 SCALE: 1"=20'



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	8.0
SIDE	15	38.4	15.0
REAR	40	26.0	10.0
MAXIMUM LOT COVERAGE	20%	14.5%	36.5%
MINIMUM OPEN SPACE	50%	81.4%	28.6%

LEGEND:

EXISTING:	PROPOSED:



JAMES W BURKE, P.E.

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 BELMONT, MASS.

PLAN TITLE:

PROPOSED LAYOUT

PREPARED FOR:

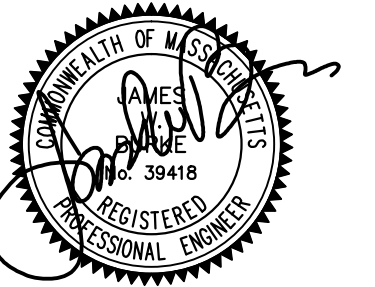
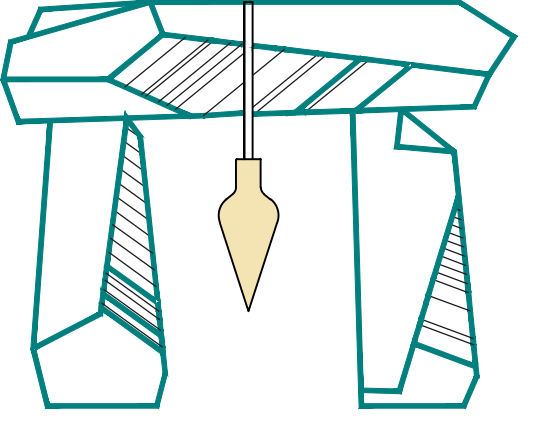
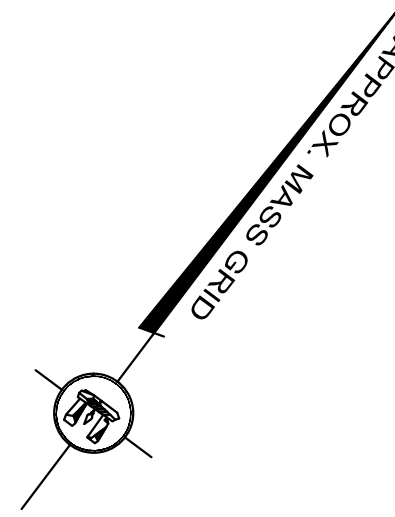
91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: APRIL 27, 2020

REVISED:

JOB NUMBER: 19.085 SHEET 4 OF 8



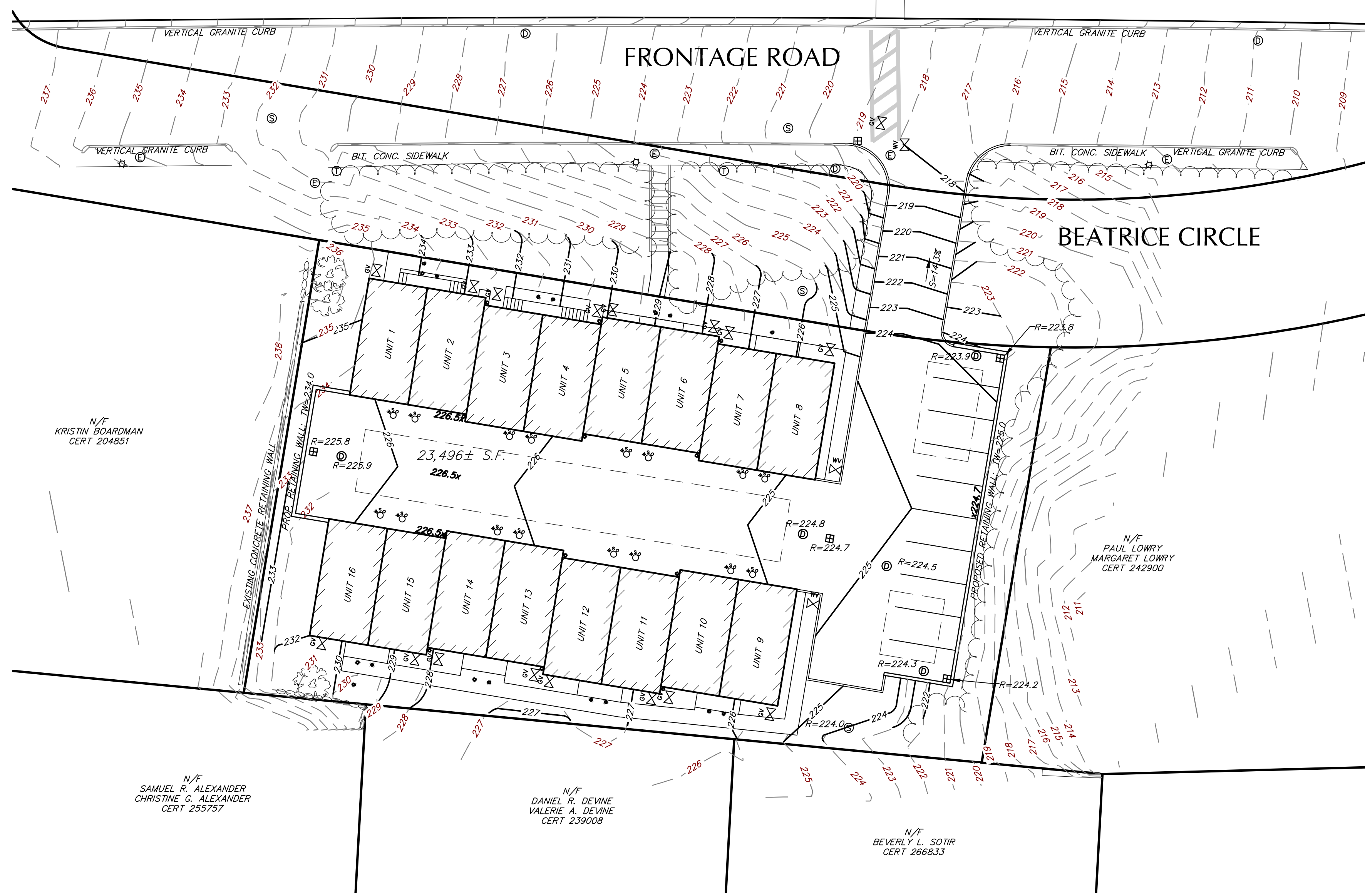


JAMES W. BURKE, P.E.

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.
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- PARCEL IS ZONED SR-A.

CONCORD TURNPIKE



LEGEND:

EXISTING:	PROPOSED:

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

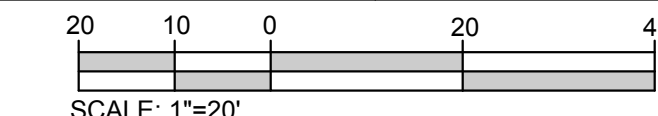
PROPOSED GRADING

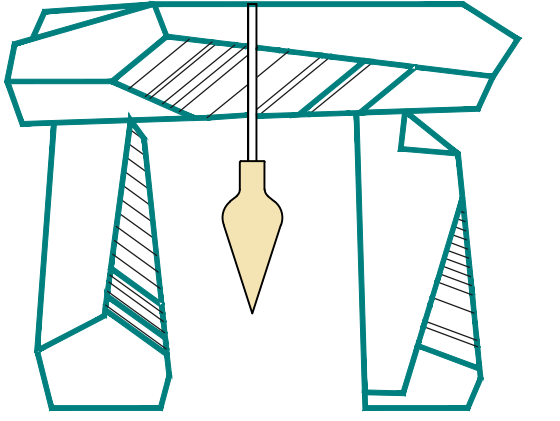
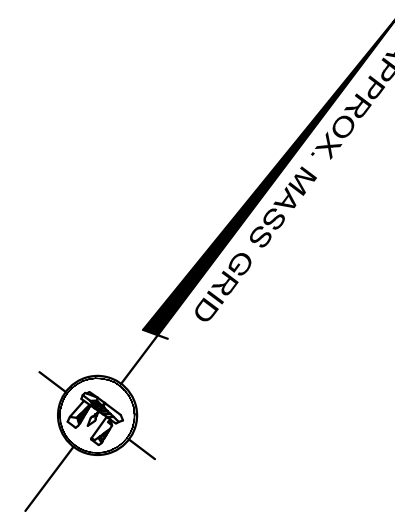
PREPARED FOR:
 91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

DATE: APRIL 27, 2020

REVISED:

JOB NUMBER: 19.085 SHEET 5 OF 8





JAMES W BURKE, P.E.

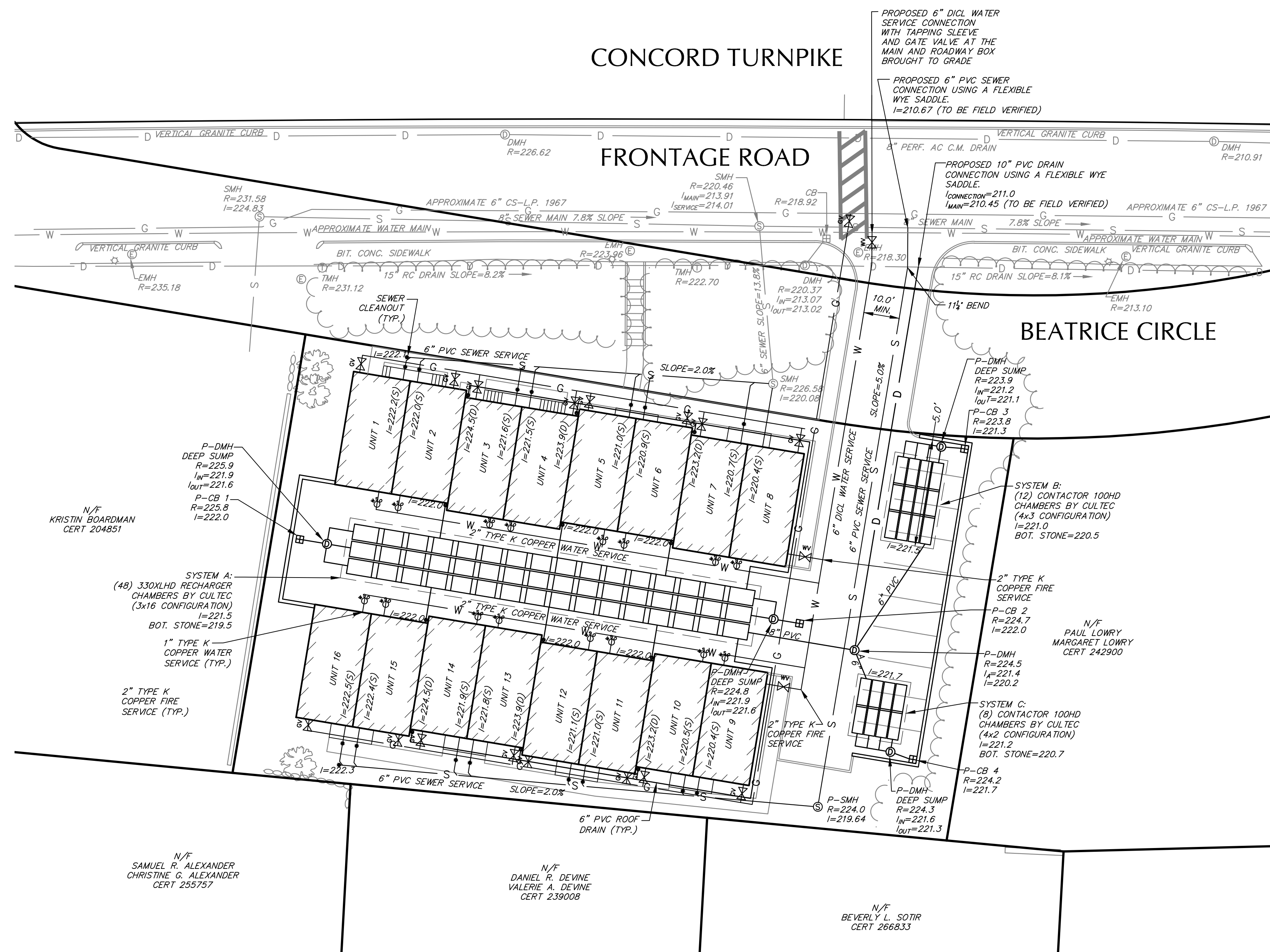
GENERAL NOTES:

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- PARCEL IS ZONED SR-A.

CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE



LEGEND:

EXISTING:	PROPOSED:

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
 91 BEATRICE CIRCLE
 BELMONT, MASS.

PLAN TITLE:

PROPOSED UTILITIES

PREPARED FOR:

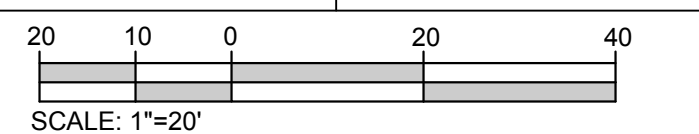
91 BEATRICE CIRCLE LLC
 c/o REGNANTE STERIO
 401 EDGEWATER PL, SUITE 630
 WAKEFIELD, MA 01880

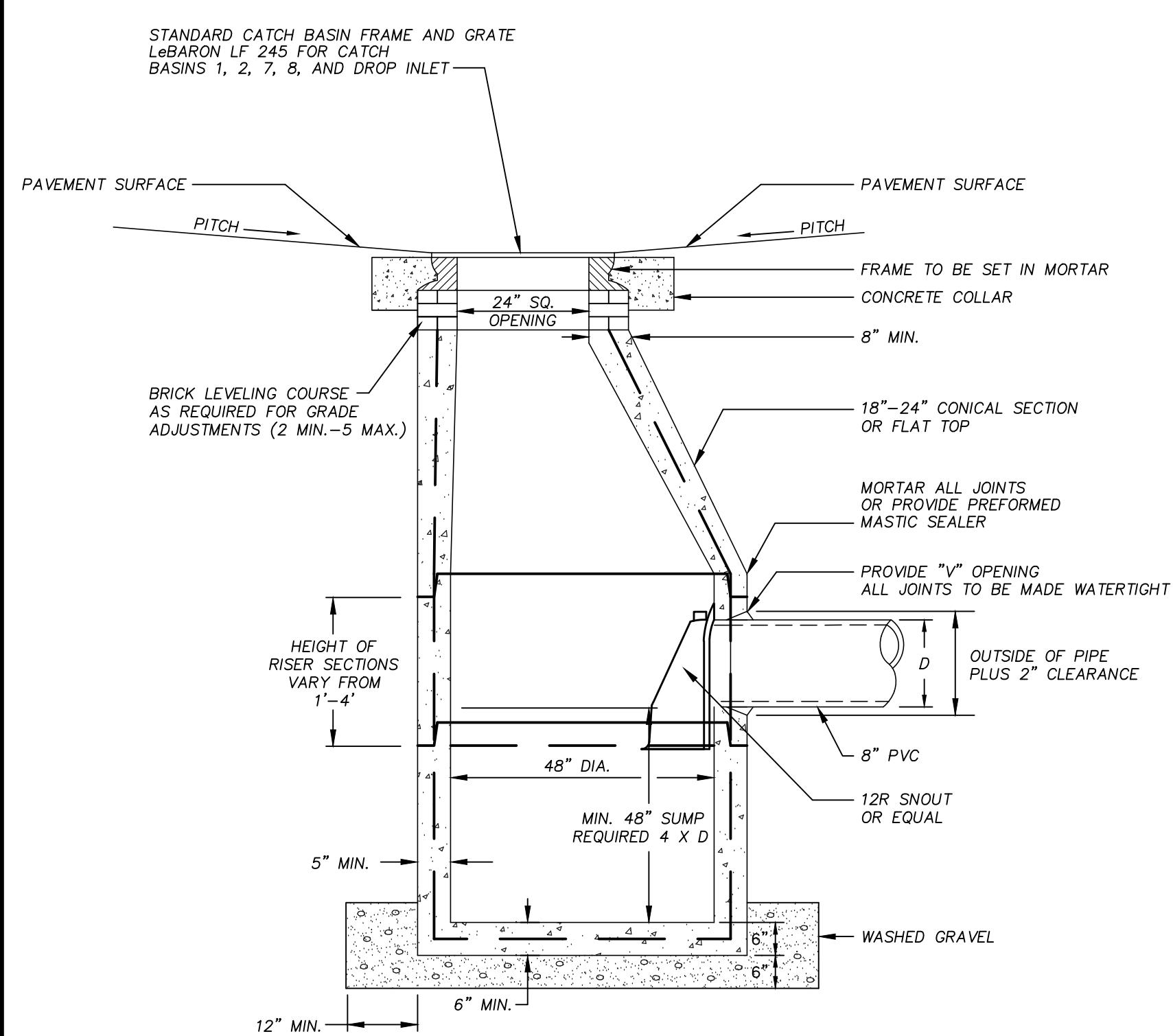
DATE: APRIL 27, 2020

REVISED:

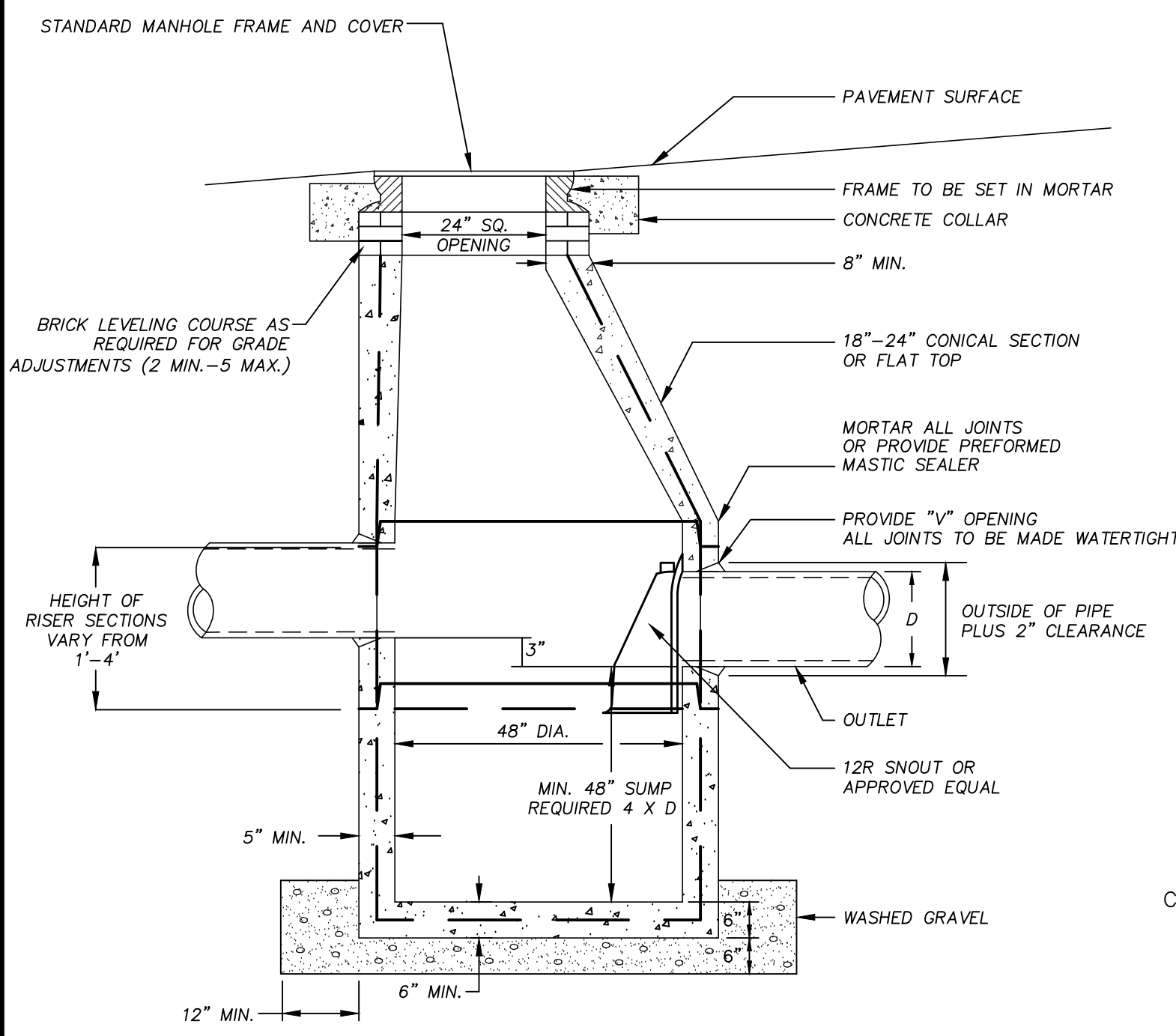
JOB NUMBER: 19.085

SHEET 6 OF 8

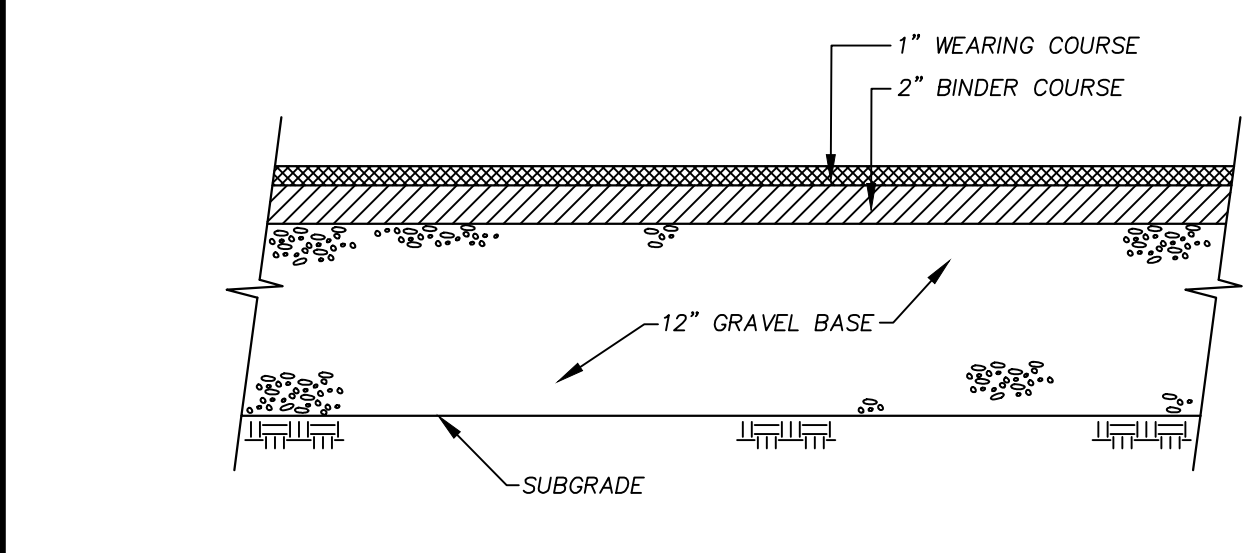




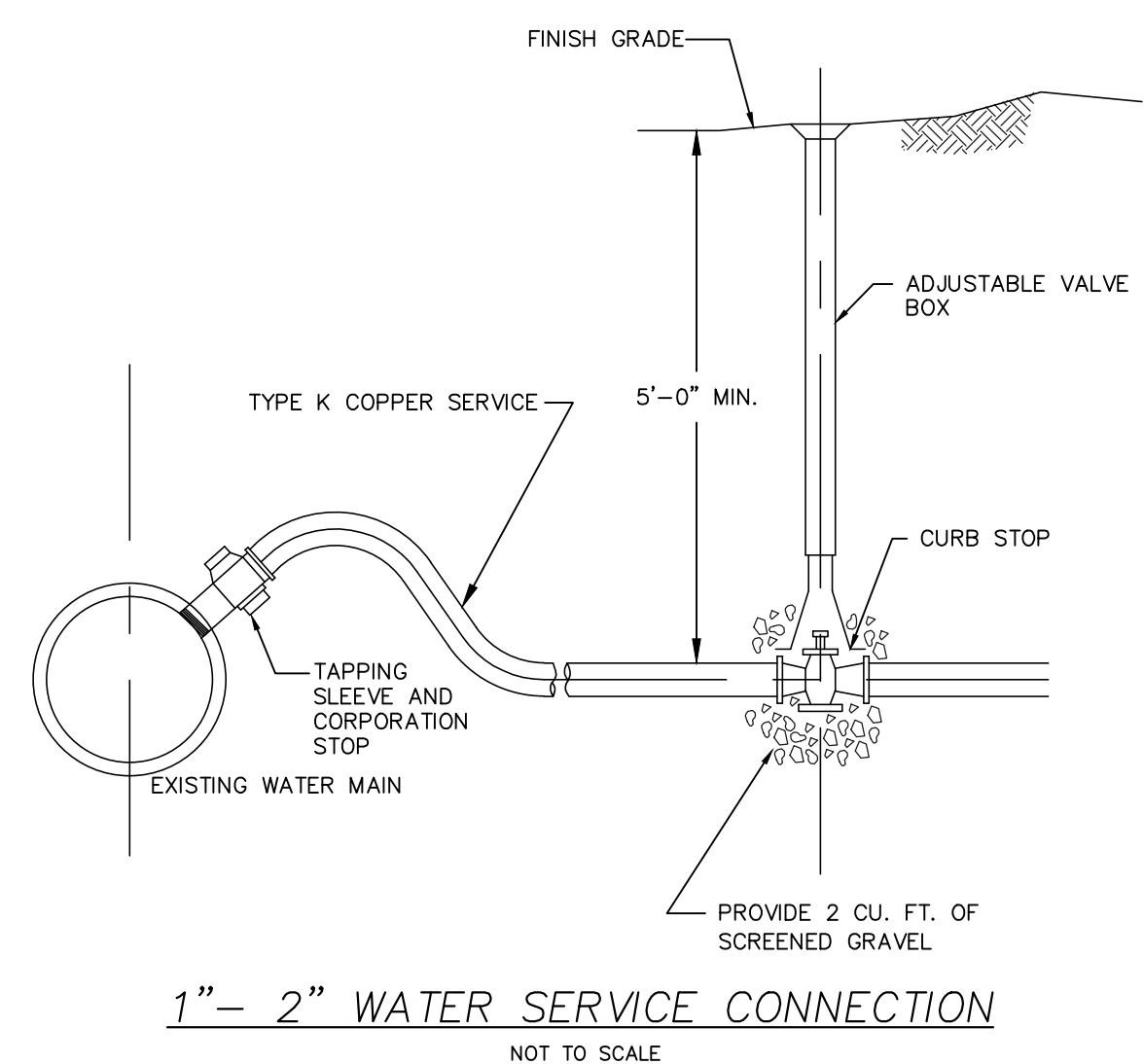
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



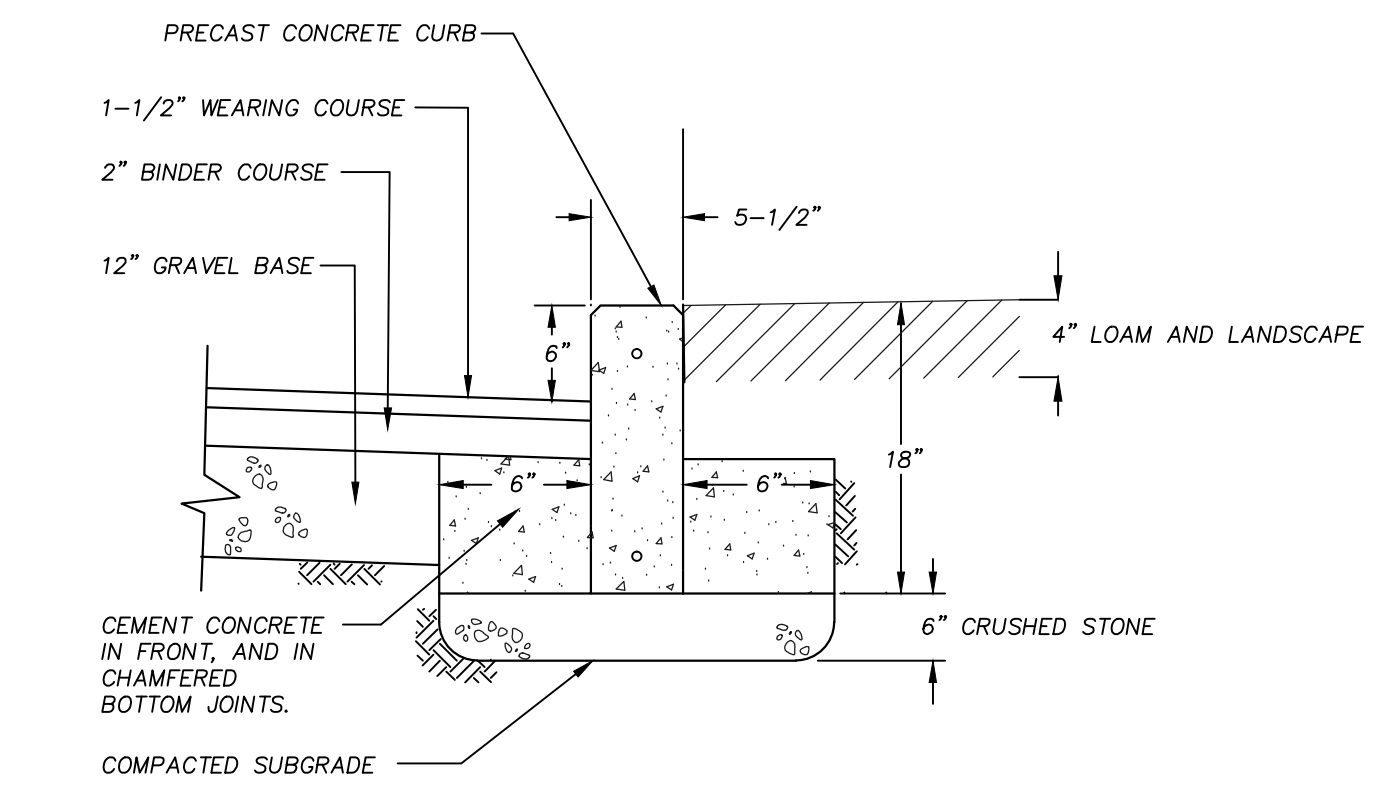
DEEP SUMP DRAIN MANHOLE
NOT TO SCALE



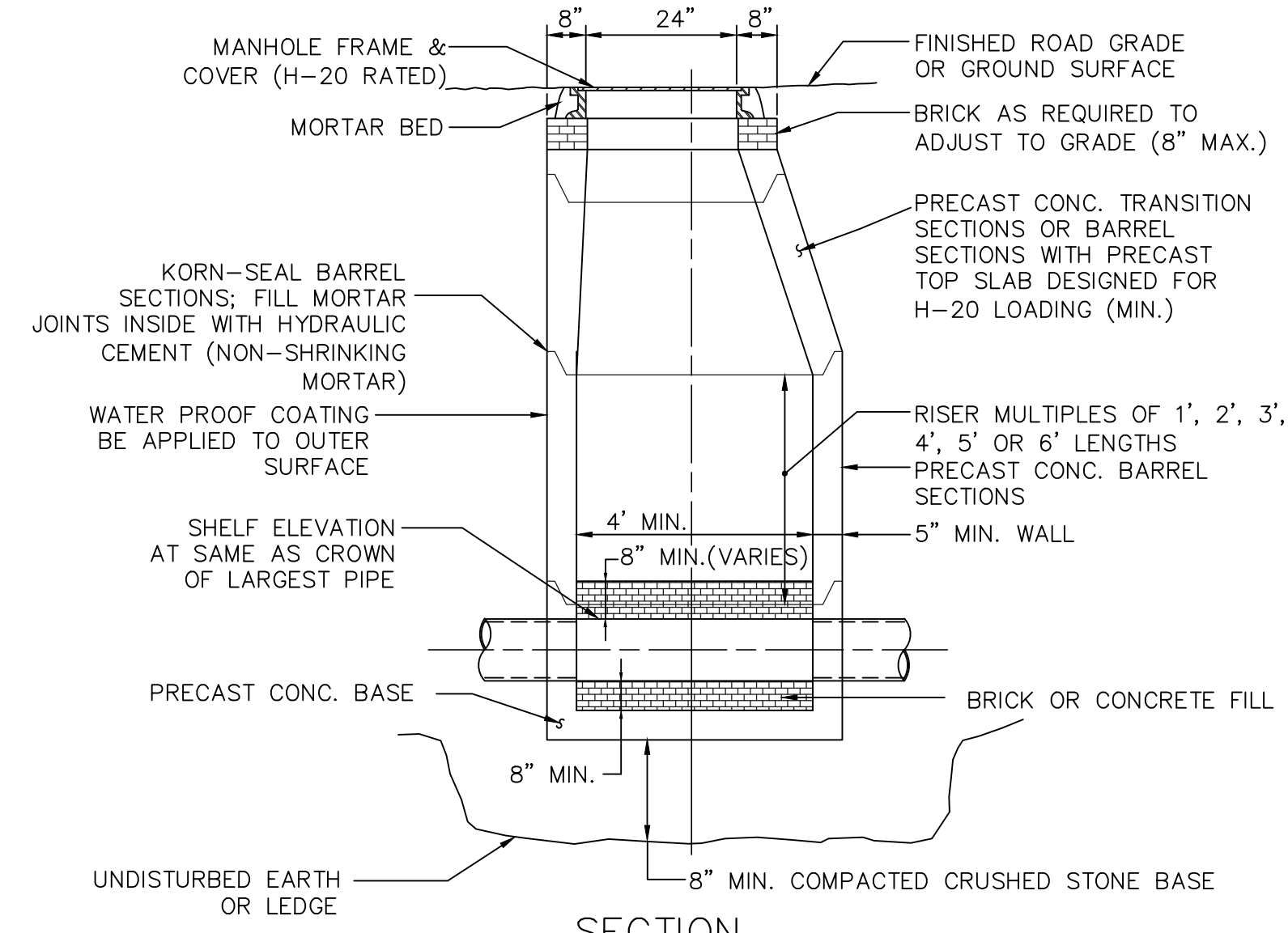
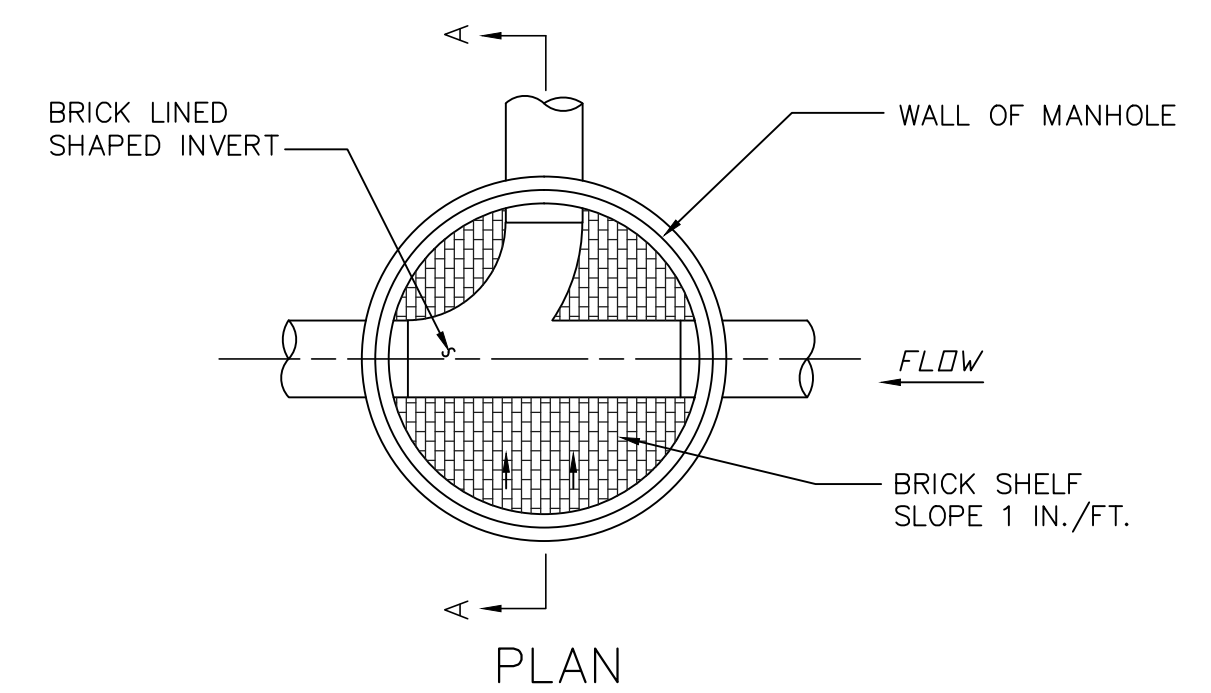
PAVEMENT SECTION
NOT TO SCALE



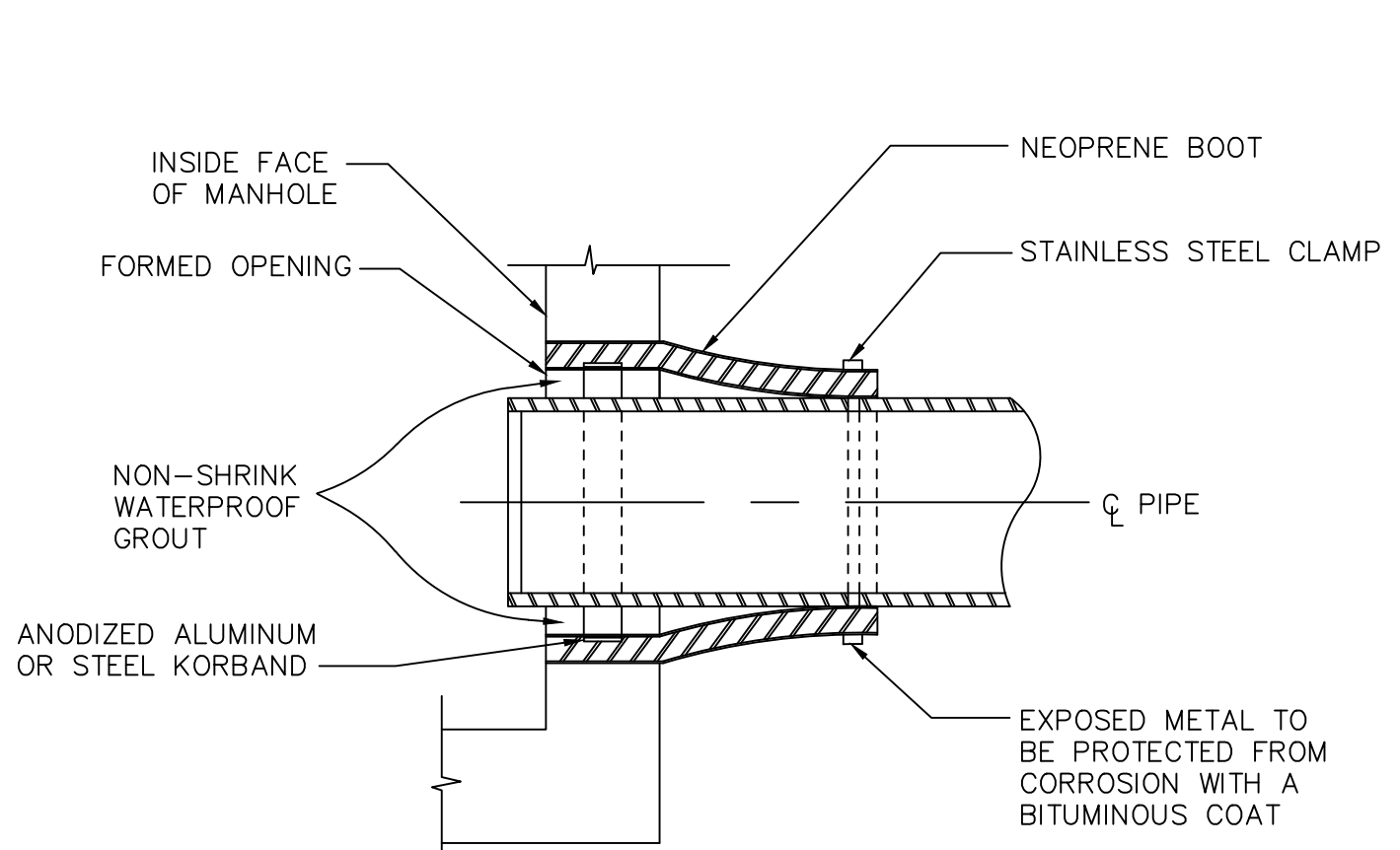
1" - 2" WATER SERVICE CONNECTION
NOT TO SCALE



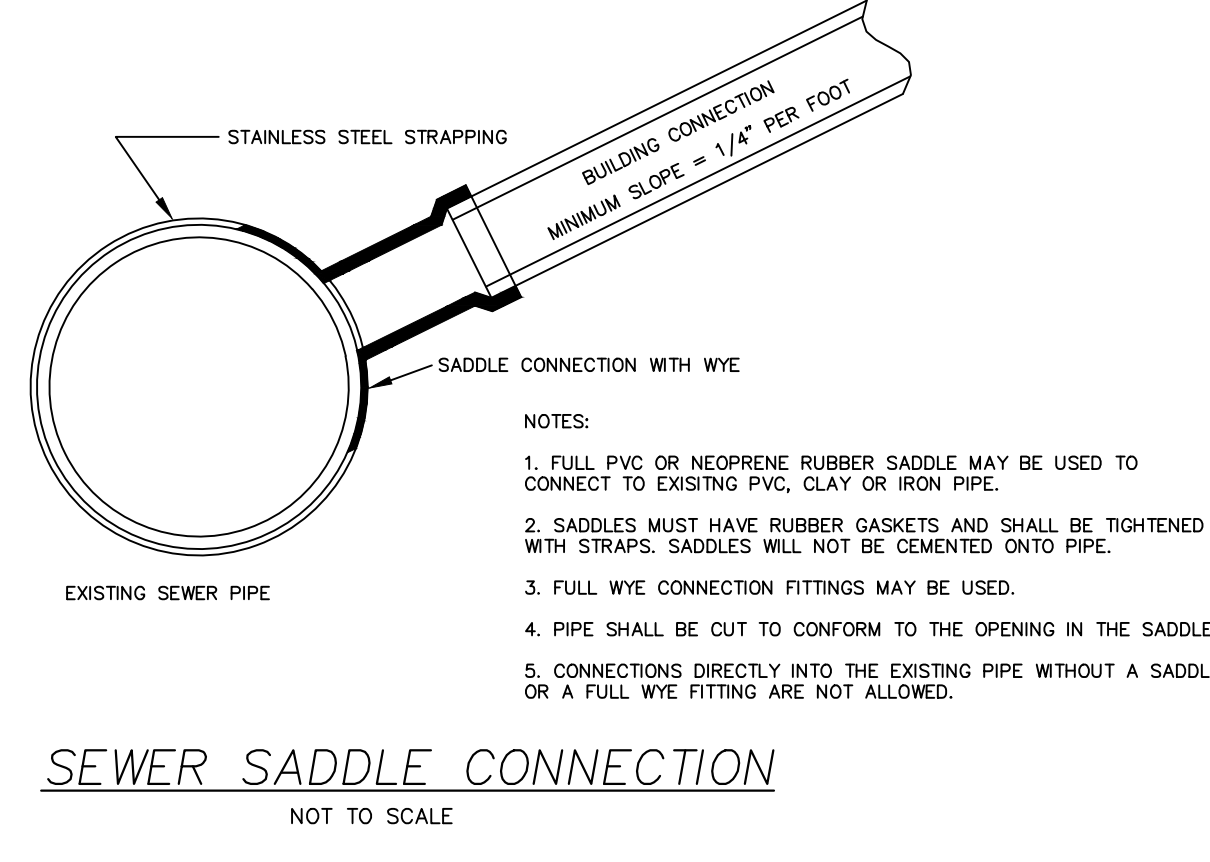
PRECAST CONCRETE CURB
NOT TO SCALE



TYPICAL PRECAST SEWER MANHOLE
NOT TO SCALE

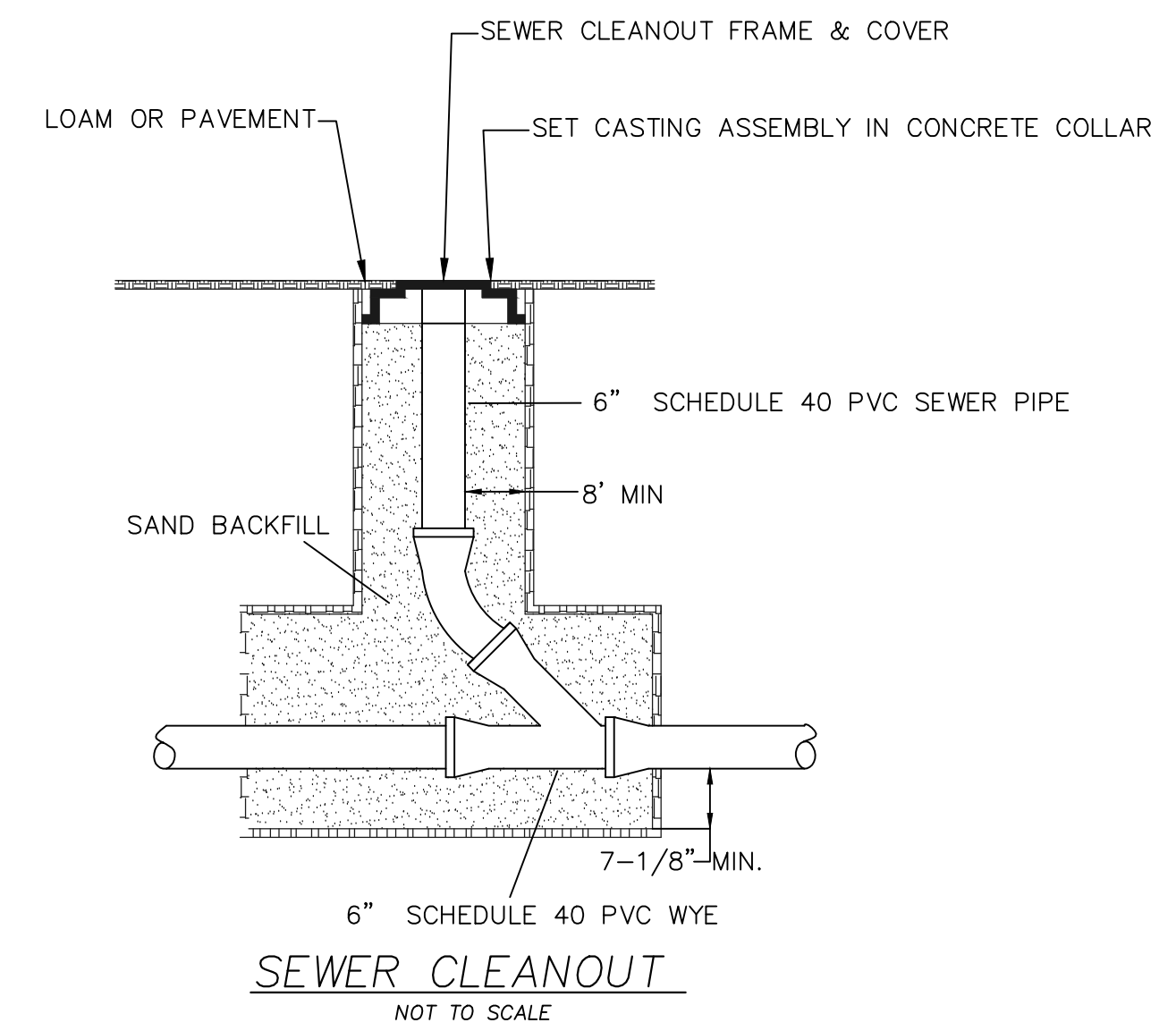


NEOPRENE BOOT CONNECTION
NOT TO SCALE

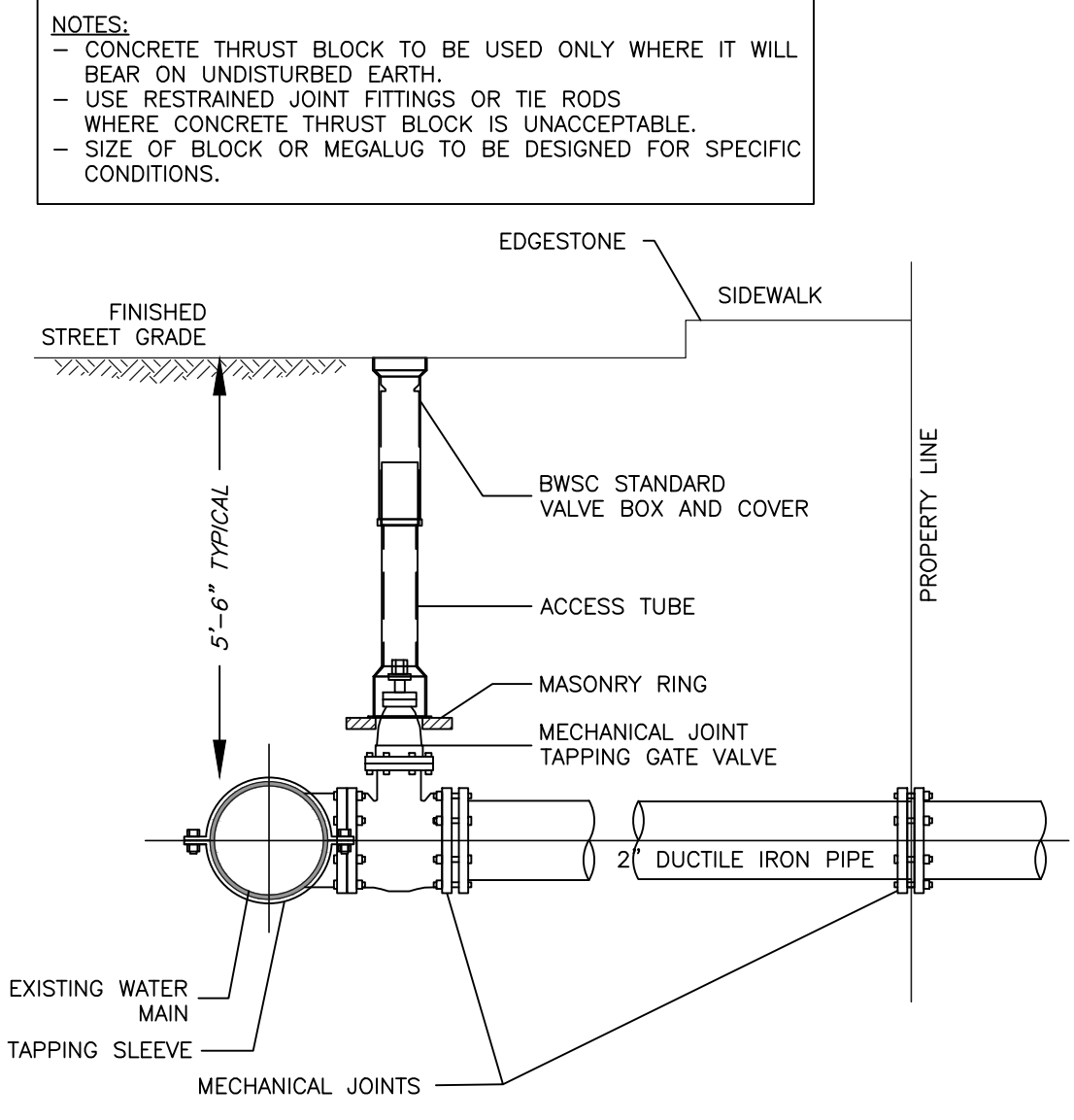


SEWER SADDLE CONNECTION
NOT TO SCALE

- NOTES:
1. FULL PVC OR NEOPRENE RUBBER SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

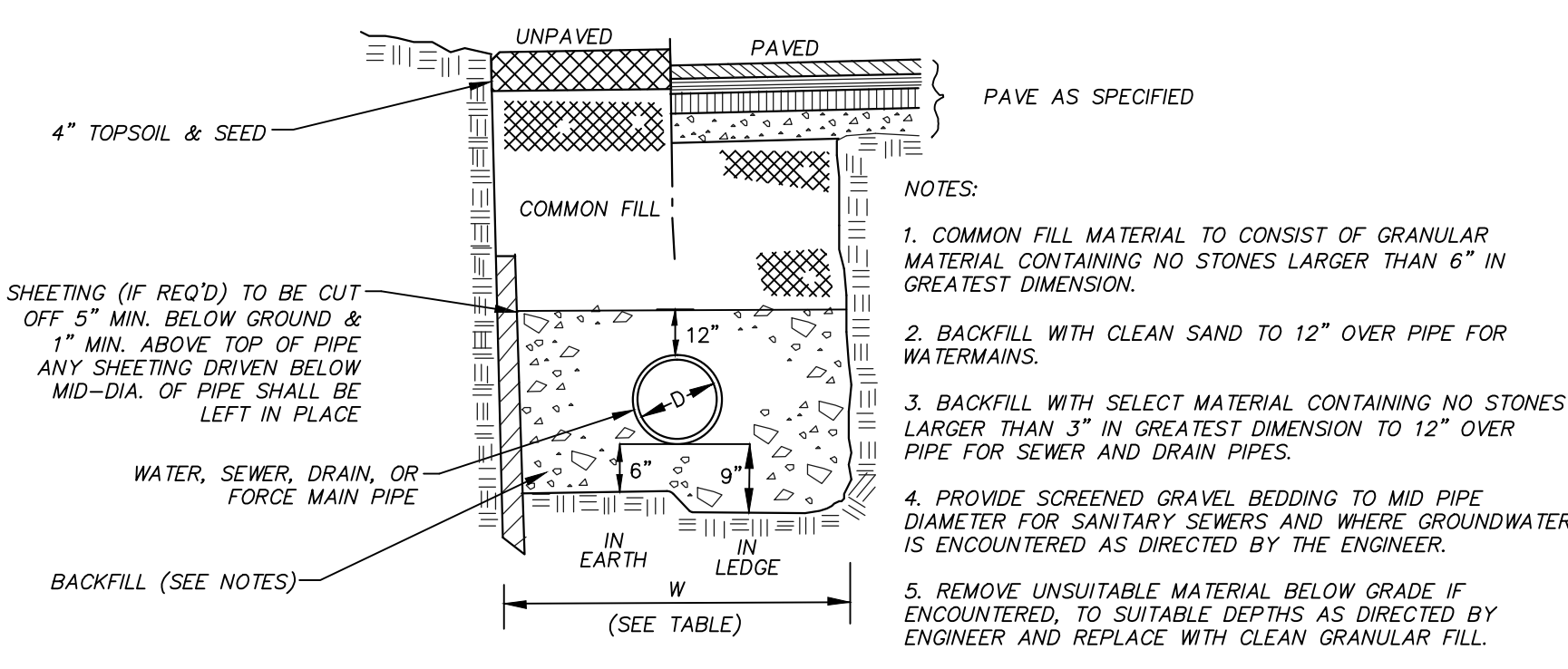


SEWER CLEANOUT
NOT TO SCALE



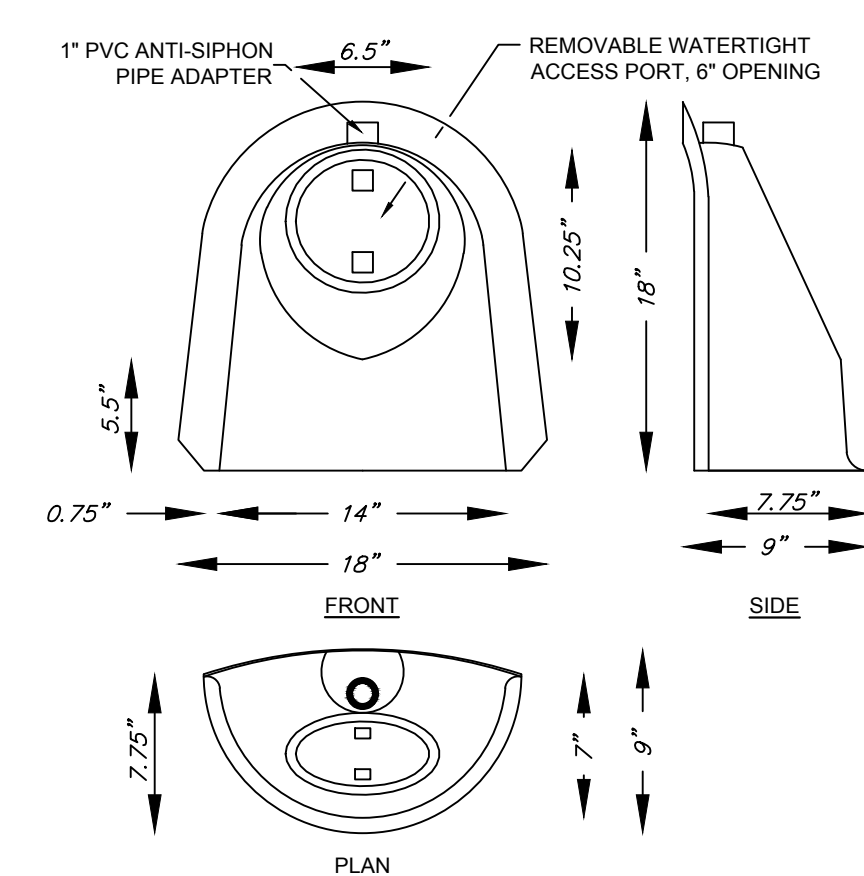
6" WATER SERVICE CONNECTION
NOT TO SCALE

- 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.



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

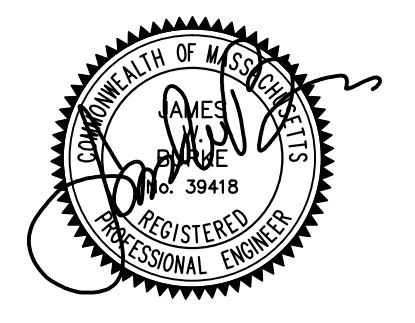
TYPICAL TRENCH SECTIONS
NOT TO SCALE



12R SNOUT
NOT TO SCALE

DeCelle-Burke-Sala

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



JAMES W BURKE, P.E.

1. LOCUS: ASSESSORS MAP 51 BLOCK LOT 36
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GENERAL REFERENCE: CERTIFICATE #271959
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5. PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

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

PLAN TITLE:

CONSTRUCTION DETAILS

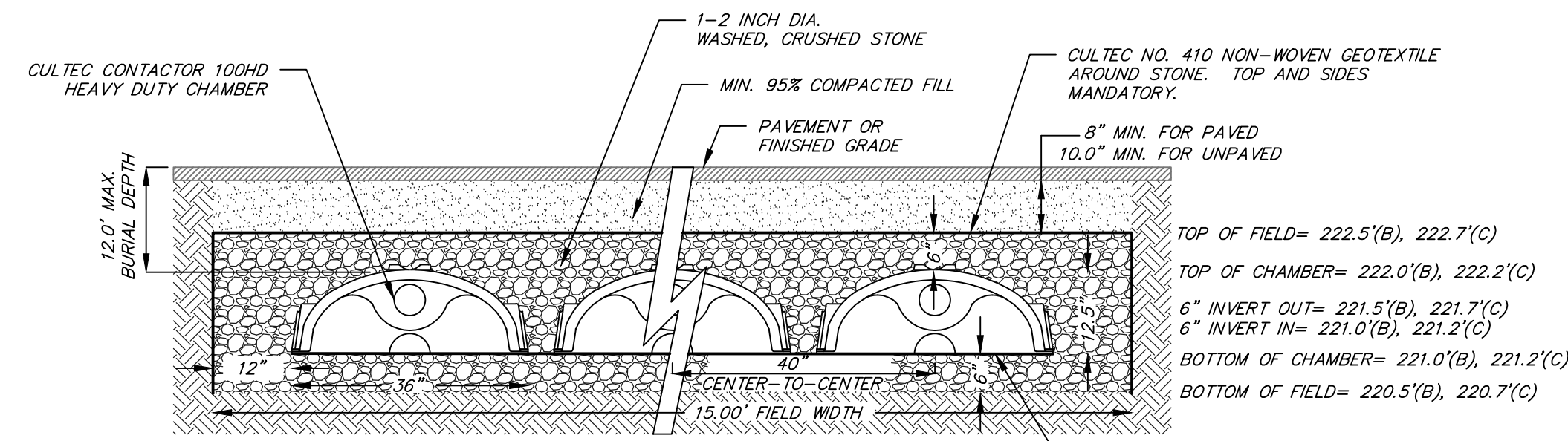
PREPARED FOR:

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

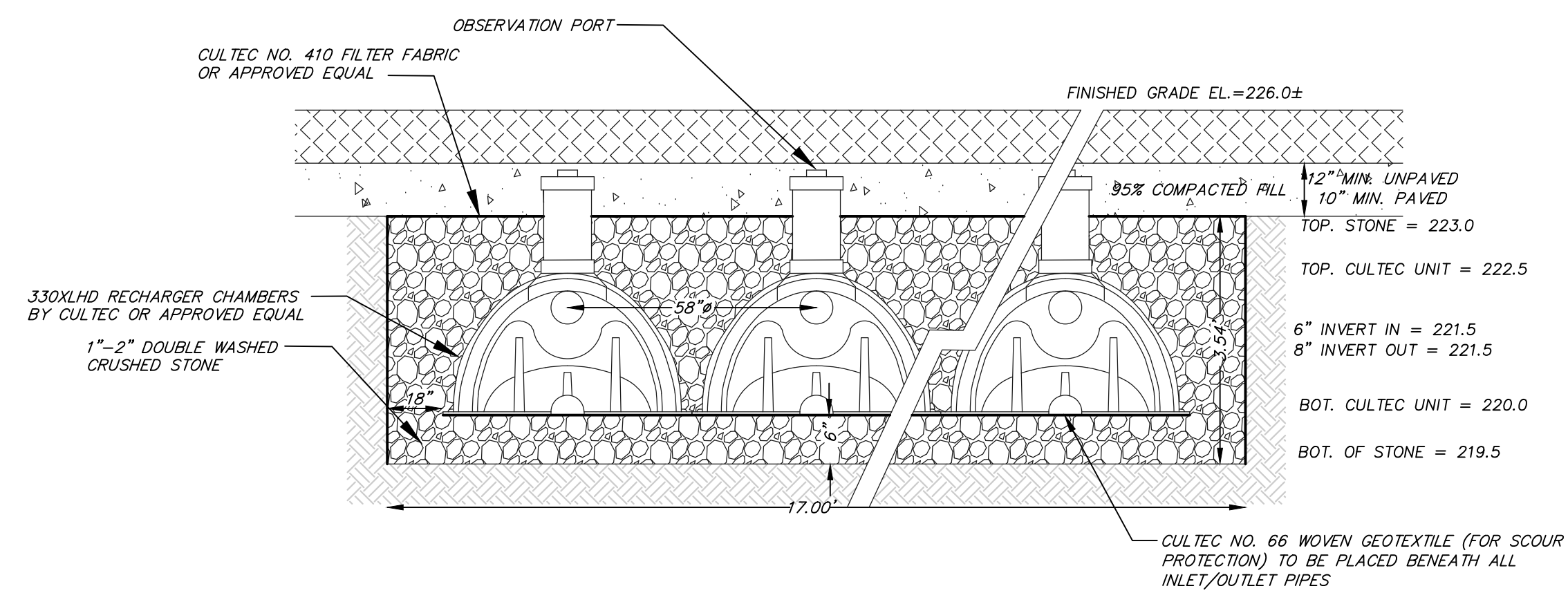
DATE: APRIL 27, 2020

REVISED:

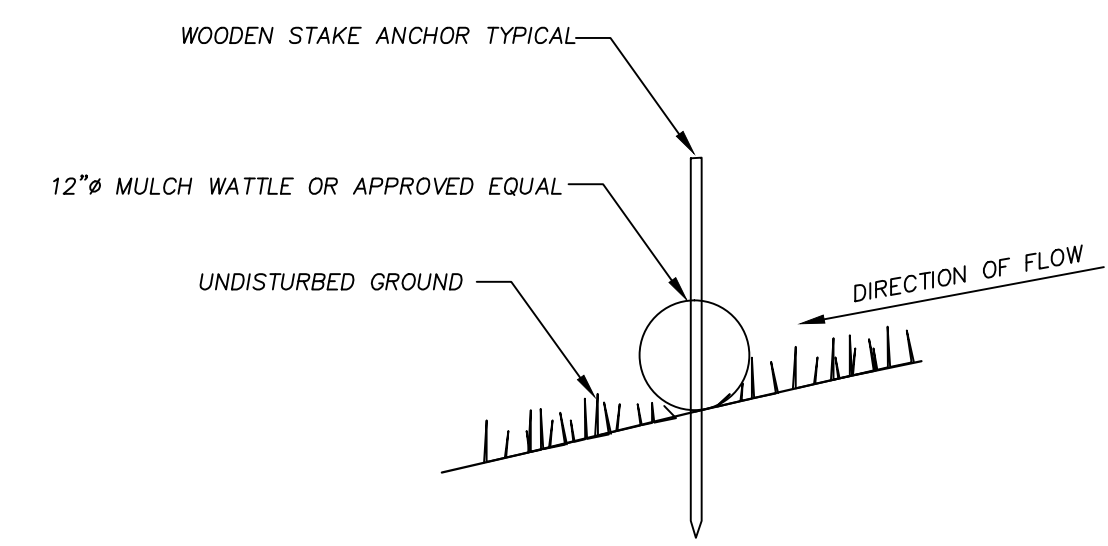
JOB NUMBER: 19.085 SHEET 7 OF 8



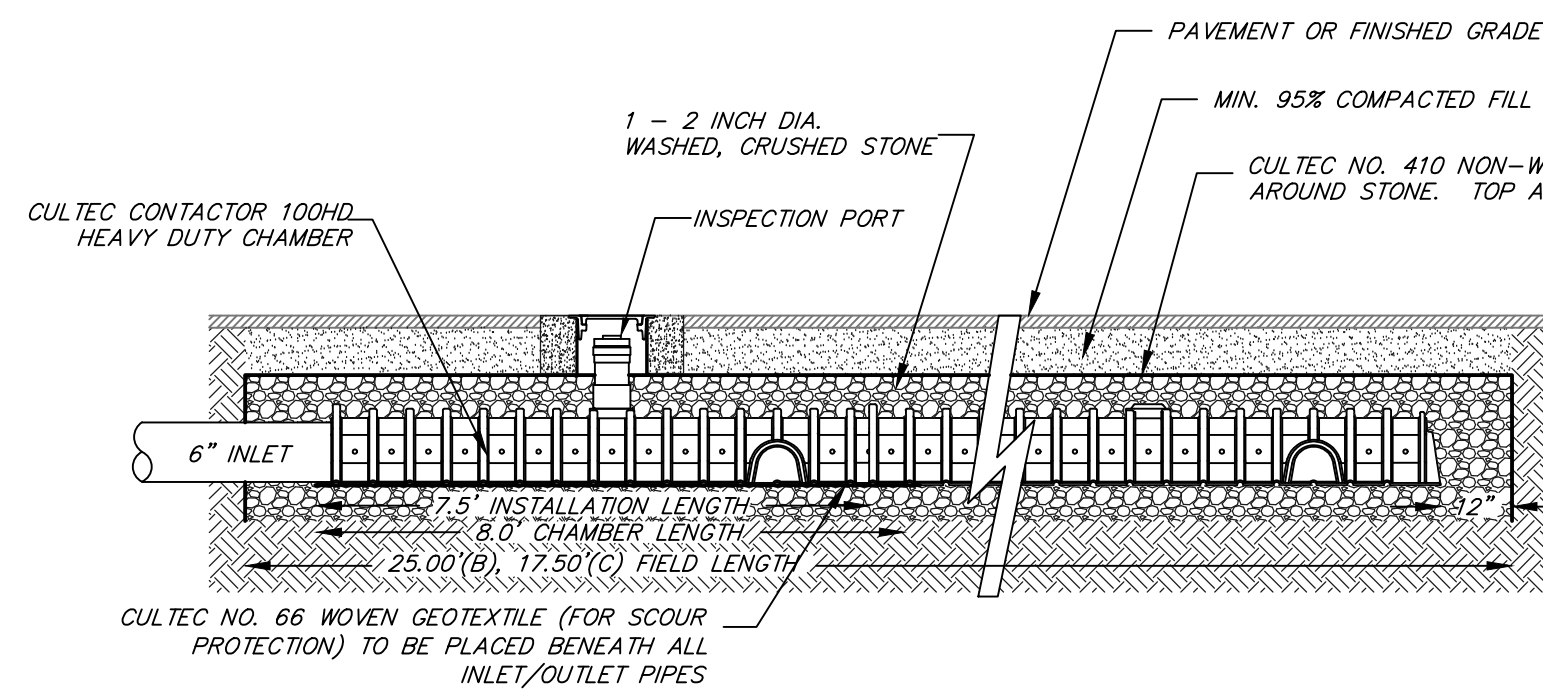
INFILTRATION SYSTEM B & C SECTION
NOT TO SCALE



CULTEC CHAMBER TYPICAL SECTION
NOT TO SCALE



MULCH WATTLE OR EQUIVALENT
NOT TO SCALE

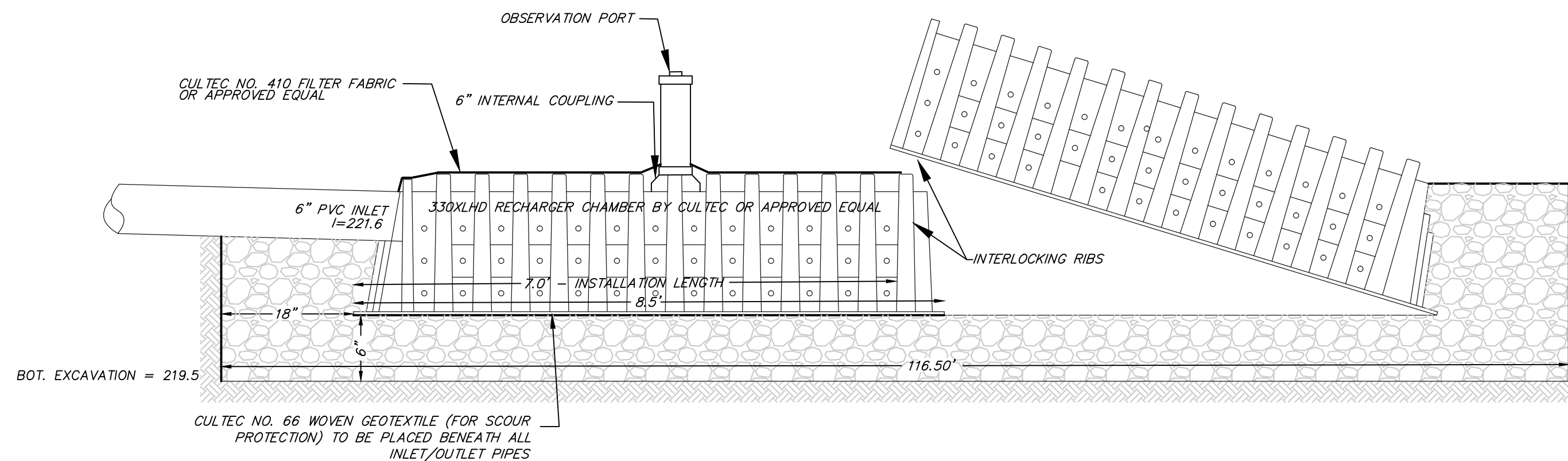


OBSERVATION PORT INSTALLATION NOTES:

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 AND ALONG THE SIDES 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.



OBSERVATION PORT INSTALLATION NOTES:

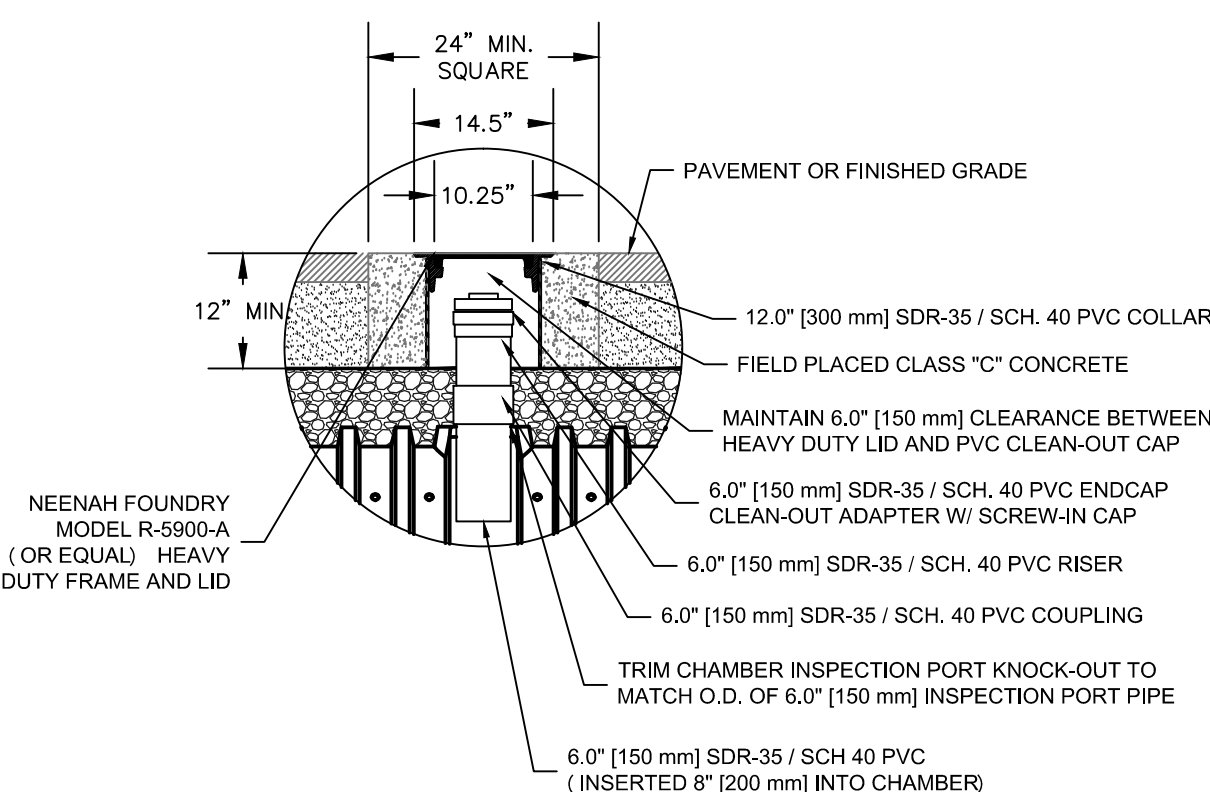
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CULTEC CHAMBER INSTALLATION NOTES:

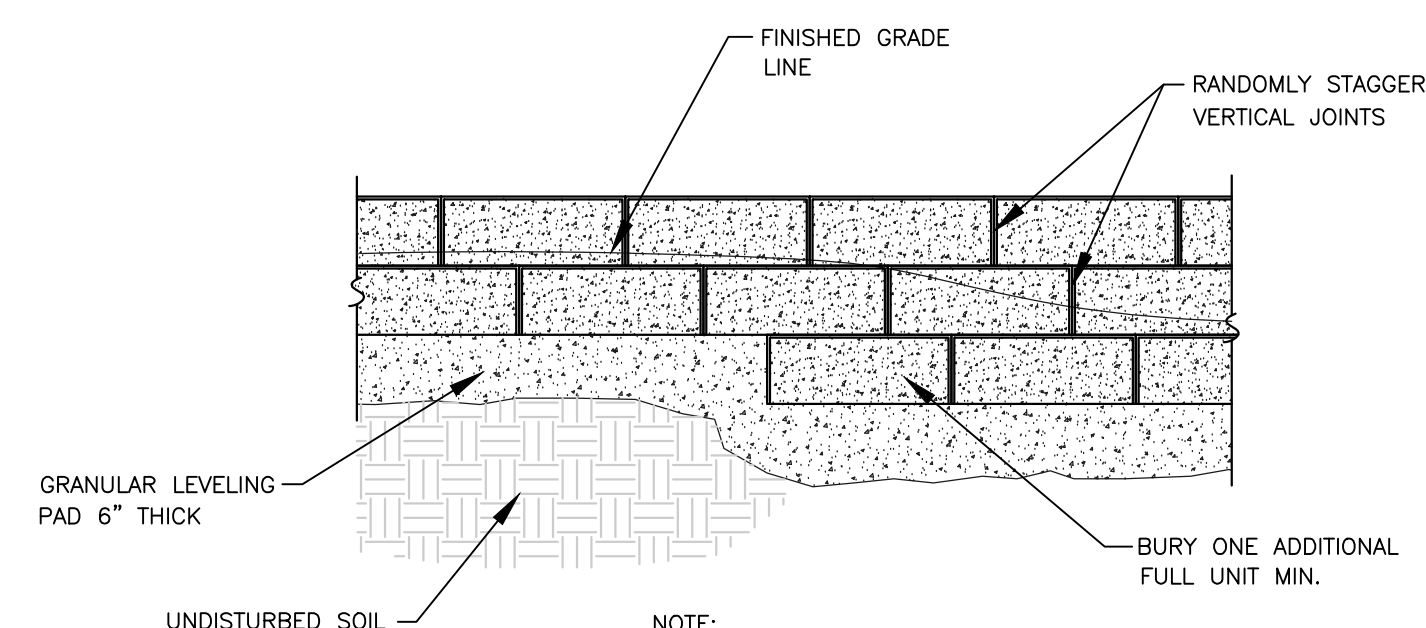
CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.
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INFILTRATION SYSTEM B & C PROFILE
NOT TO SCALE

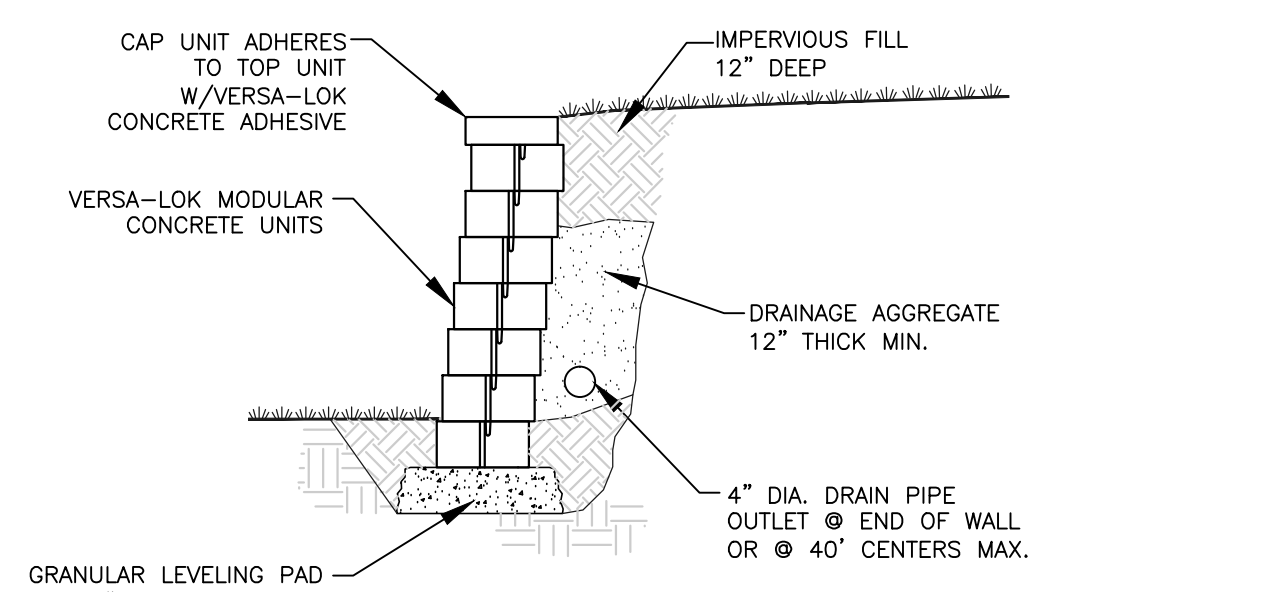
CULTEC CHAMBER TYPICAL PROFILE
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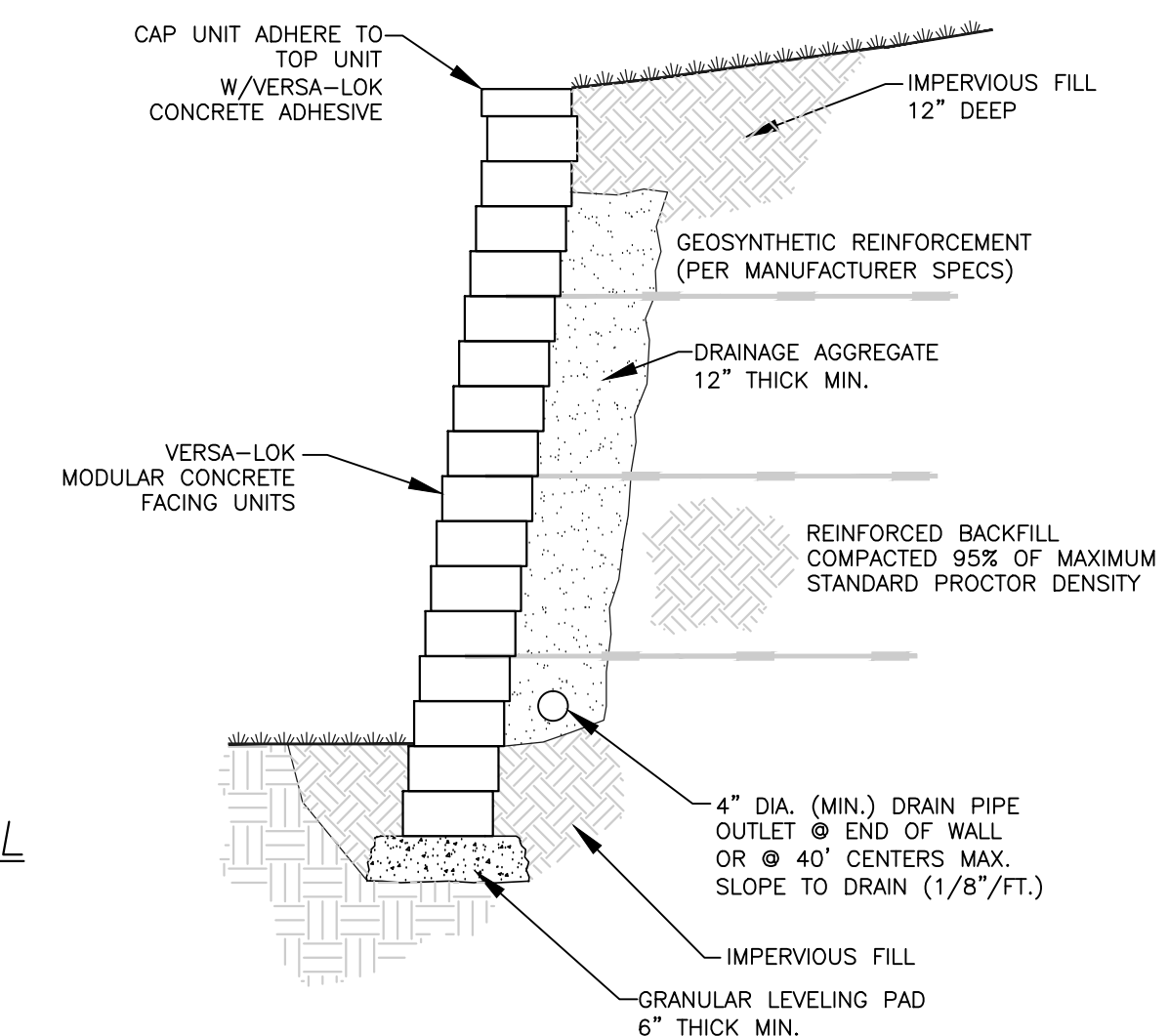
INSPECTION PORT UNDER PAVEMENT
NOT TO SCALE



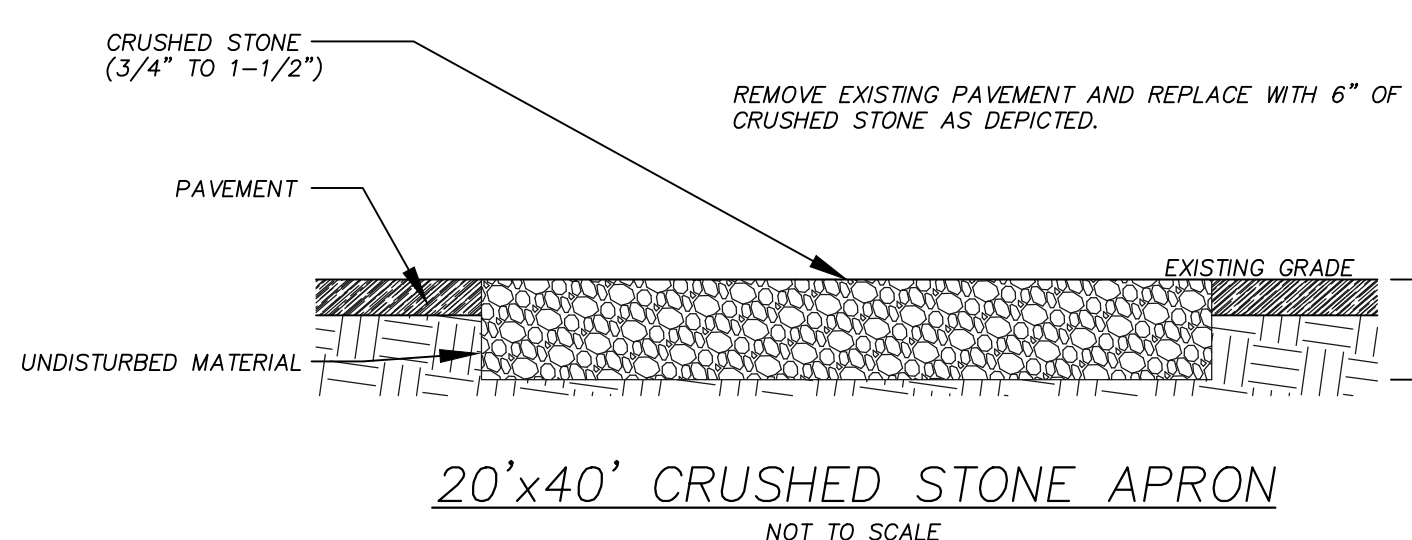
STEPPING BASE DETAIL
NOT TO SCALE



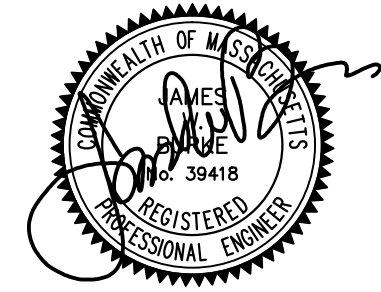
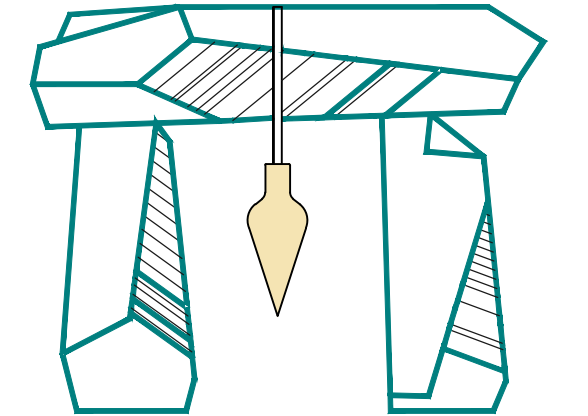
TYPICAL SECTION-UNREINFORCED RETAINING WALL
NOT TO SCALE



TYPICAL SECTION-REINFORCED RETAINING WALL
NOT TO SCALE



20'x40' CRUSHED STONE APRON
NOT TO SCALE



JAMES W BURKE, P.E.

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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 REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

DATE: APRIL 27, 2020

REVISED:

91 BEATRICE CIRCLE

BELMONT, MA

MAY 11, 2020

PEL SUBMISSION



91 BEATRICE CIRCLE		
UNITS	COUNT	SF
UNIT TYPE A (4-STORY)	8	1800 SF TYP.
UNIT TYPE B (3-STORY)	8	1480 SF TYP.
PARKING		
SURFACE PARKING	10	
GARAGE PARKING	16	
TOTAL PARKING	26	
PARKING RATIO	1.63	

PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 91 BEATRICE CIRCLE WILL REPLACE AN EXISTING RESIDENTIAL STRUCTURE AND ACCESSORY BUILDINGS WITH A MULTIFAMILY TOWNHOUSE RENTAL DEVELOPMENT CONSISTING OF 16 RENTAL UNITS

THE STRUCTURE WILL CONSISTS OF (1) ROW OF 4-STORY TOWNHOUSES AND (1) ROW OF 3-STORY TOWNHOUSE RESIDENTIAL DWELLING UNITS WITH THE VEHICLE ACCESS AISLE IN THE CENTER. THE UNITS WILL BE SLAB ON GRADE WITH A DEDICATED PARKING SPACE AND LAUNDRY UNITS INCLUDED WITHIN THE INDIVIDUAL UNITS. 10 ADDITIONAL PARKING SPACES ARE ALSO INCLUDED ON SITE.

SHEET LIST

ARCHITECTURAL

A000 COVER SHEET
 A001 SITE CONTEXT
 A002 EXISTING CONDITIONS
 A005 PROJECT AXON
 A010 ARCHITECTURAL SITE PLAN
 A011 SITE SECTIONS

A100 FIRST FLOOR PLAN
 A101 SECOND FLOOR PLAN
 A102 THIRD FLOOR PLAN
 A103 FOURTH FLOOR PLAN

A201 EXTERIOR ELEVATIONS
 A202 EXTERIOR ELEVATIONS

A400 ARCHITECTURAL RENDERING

A500 TYPICAL UNIT PLANS

CIVIL

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

ARCHITECT
EMBARC
 60 K STREET, 3RD FLOOR
 BOSTON, MA 02127
 ☎ 617.766.8330
 www.embarcstudio.com

OWNER
 SITE FEASIBILITY

CONSULTANTS

91 BEATRICE CIRCLE
 BELMONT, MA
 PEL SUBMISSION

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE: PEL SUBMISSION
 DATE: MAY 11, 2020
 PROJECT #: 20004
 SCALE: 1/8" = 1'-0"

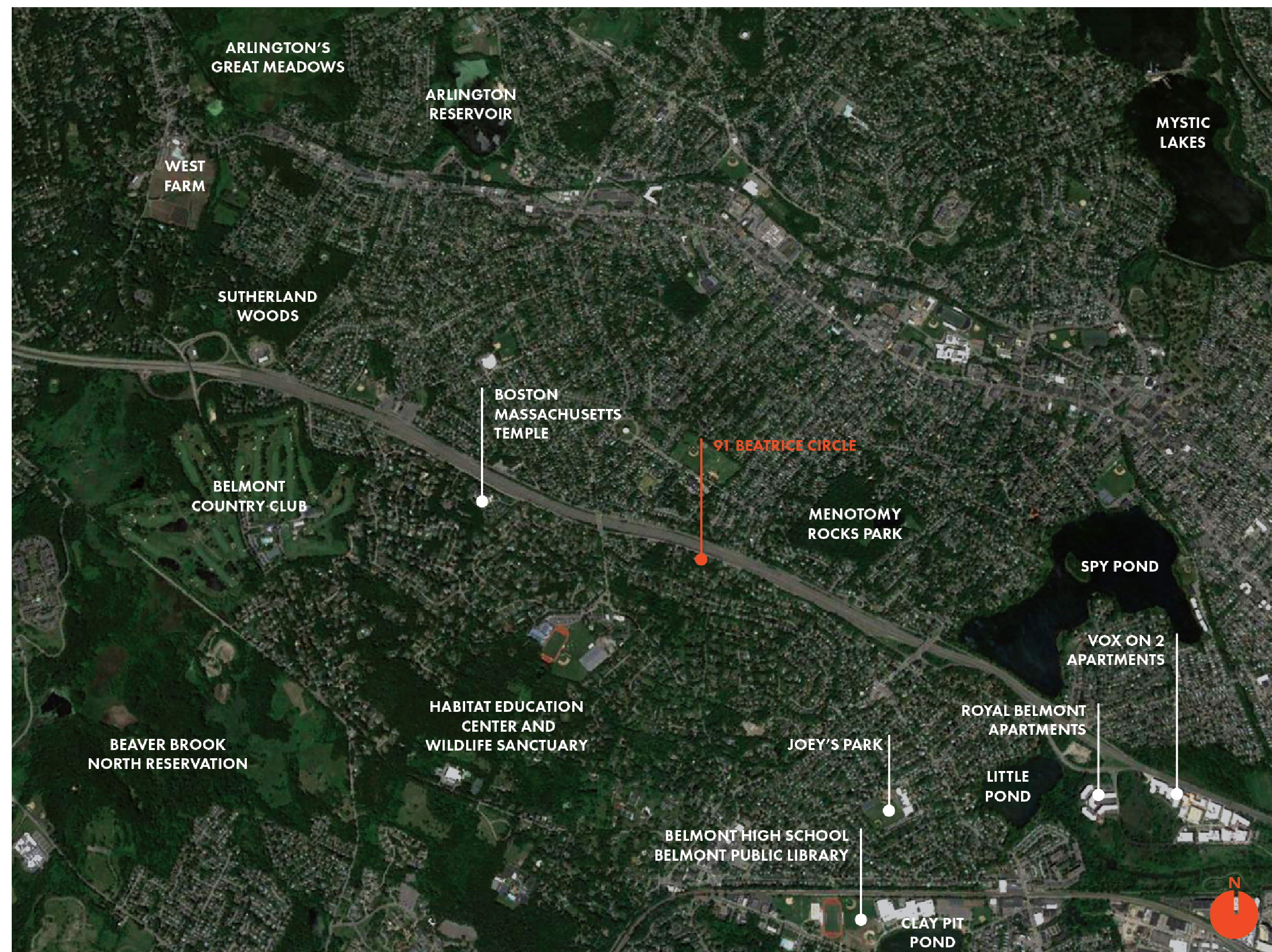
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COVER SHEET

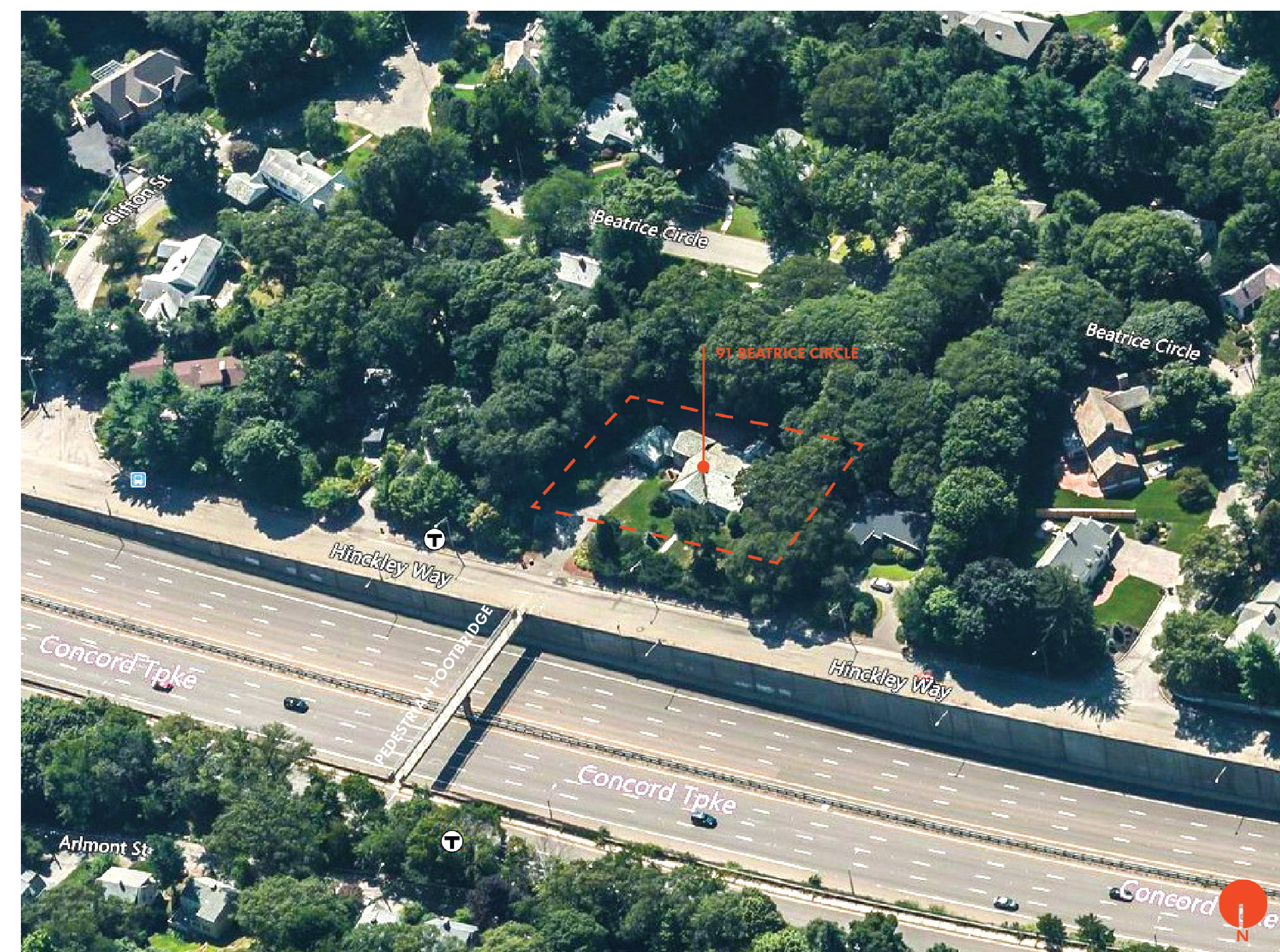
DRAWING NUMBER

A000

copyright: EMBARC STUDIO, LLC



TOWN CONTEXT



SITE AERIAL



LOCAL CONTEXT

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE:	PEL SUBMISSION
DATE:	MAY 11, 2020
PROJECT #:	20004
SCALE:	

DRAWING TITLE

SITE CONTEXT

DRAWING NUMBER

A001



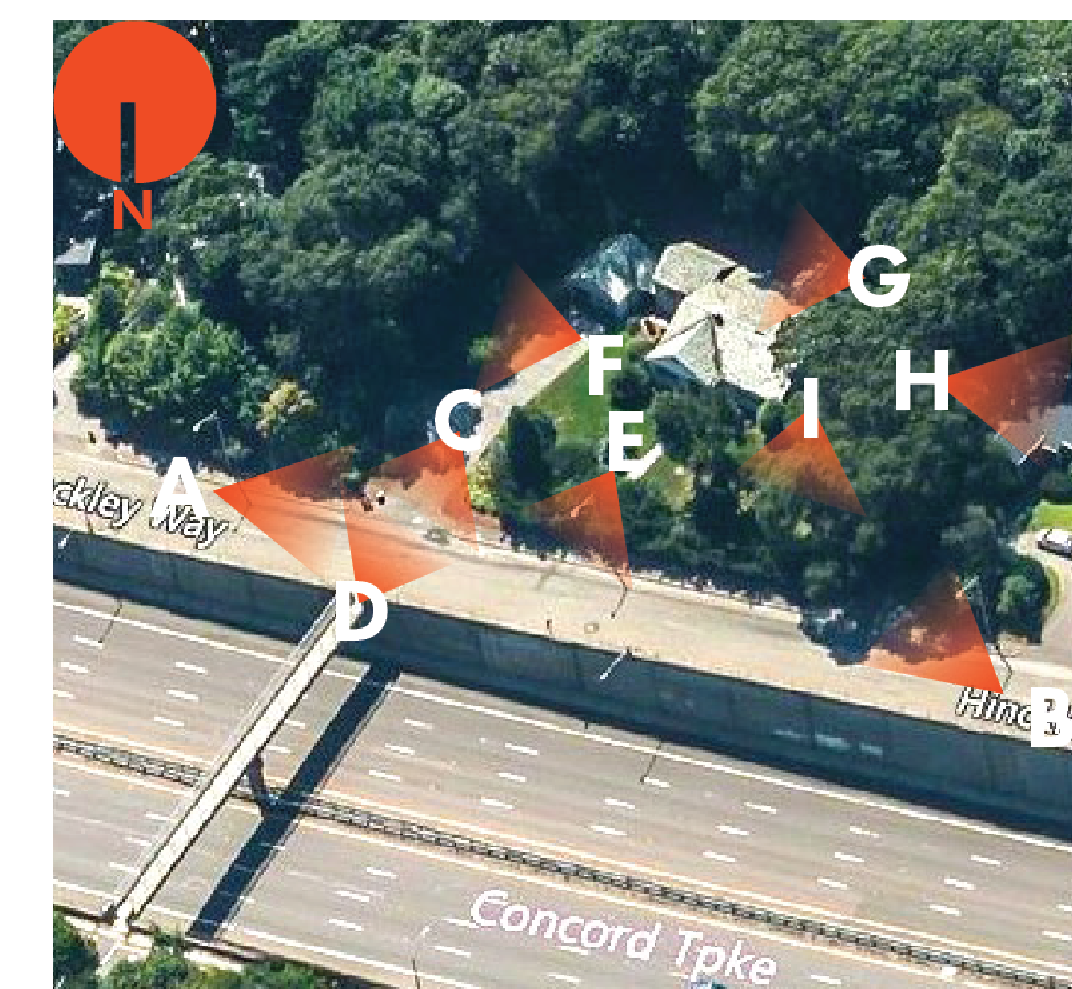
A VIEW OF EXISTING SITE - HINCKLEY ST. - FACING WEST



B VIEW OF EXISTING SITE - HINCKLEY ST. - FACING EAST



C VIEW OF PEDESTRIAN CROSSING FROM SITE - FACING NORTH



D VIEW OF EXISTING SITE - HINCKLEY ST. - FACING SOUTH



E VIEW OF STAIR ENTRY - FACING NORTH



F VIEW OF EAST NEIGHBORING SITE - FACING EAST



G VIEW OF SOUTH NEIGHBORING SITE - FACING EAST



H VIEW OF WEST NEIGHBORING SITE - FACING WEST



I VIEW TOWARDS ROUTE 2 - FACING NORTH

91 BEATRICE CIRCLE
 BELMONT, MA
PEL SUBMISSION

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: PEL SUBMISSION
 DATE: MAY 11, 2020
 PROJECT #: 20004
 SCALE: 1" = 100'

DRAWING TITLE

EXISTING
 CONDITIONS

DRAWING NUMBER

A002