

# MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

## PLAN AND PROFILE OF BELMONT COMMUNITY PATH - PHASE 1 BELMONT COMPONENT OF THE MASS CENTRAL RAIL TRAIL

### IN THE CITY/TOWN OF BELMONT MIDDLESEX COUNTY PRELIMINARY RIGHT OF WAY PLANS

FEDERAL AID PROJECT NO. XXXXXX

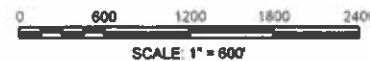
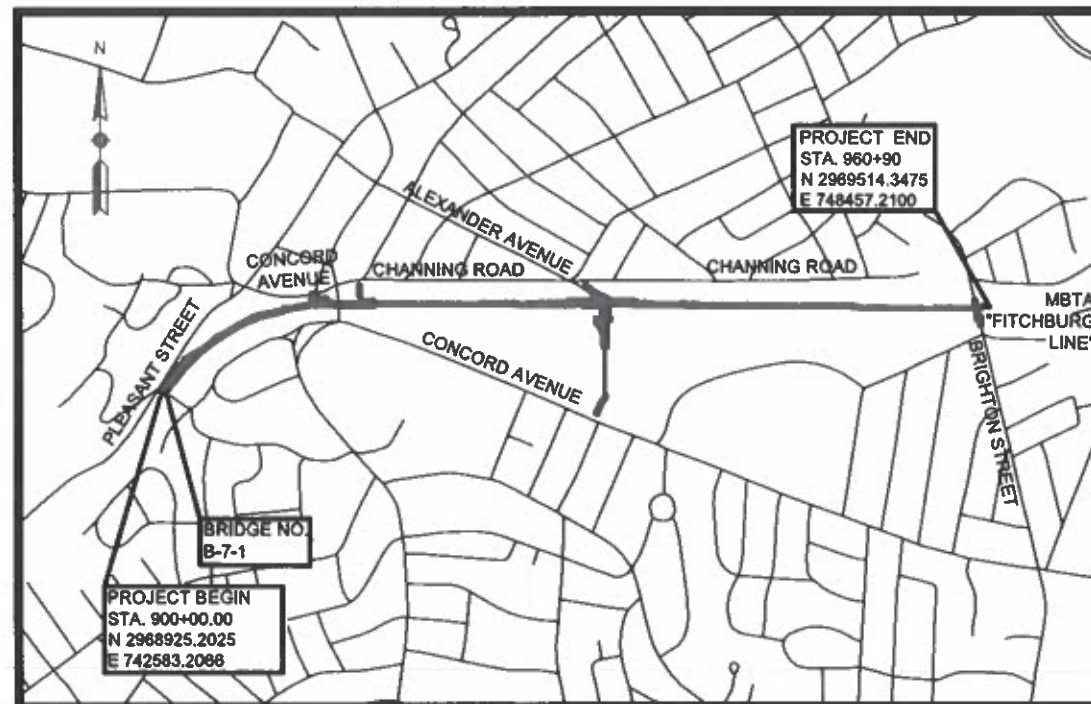
BELMONT COMMUNITY PATH - PHASE 1 BELMONT COMPONENT OF THE MCRT			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	1	40
PROJECT FILE NO.		909204	
PRELIMINARY RIGHT OF WAY TITLE SHEET & INDEX			

INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	LEGEND, ABBREVIATIONS AND PROJECT DESCRIPTION
3-9	TYPICAL SECTIONS
10-21	CRITICAL PROFILES
22-23	PARCEL SUMMARY SHEETS
25-27	LOCATION PLANS
28-40	PROPERTY PLANS

THESE PLANS ARE SUPPLEMENTED BY THE OCTOBER 2017 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1988 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

#### BASE MAP NOTES

- THE SURVEY BASE PLAN WAS PREPARED BY NITSCH ENGINEERING COMPANY IN SEPTEMBER 2019 THROUGH MAY 2021.  
  
DUE TO CONSTRUCTION ACTIVITY, THE EXISTING FEATURES SOUTH OF THE MBTA RAILROAD AND OVER PROPERTY OF THE BELMONT MIDDLE AND HIGH SCHOOL, ARE BASED ON PROPOSED CONDITIONS AND DO NOT REPRESENT ACTUAL AS-BUILT LOCATIONS.
- THE MOST RECENT SITE VISIT WAS COMPLETED IN APRIL 2021 TO VERIFY THAT THE EXISTING CONDITIONS SHOWN ON THE PLAN ARE THE CURRENT CONDITIONS IN THE FIELD.
- THE LAYOUT AND PROPERTY LINES SUBMITTED ON THE PLAN WERE COMPILED FROM RECORD DEEDS, PLANS AND FIELD SURVEYS CERTIFIED BY MARK E. VIOLETTE, A PLS IN DIRECT CHARGE AND SUPERVISION OF THE SURVEY BASEMAP.
- THE OWNERS HAVE BEEN CHECKED AND UPDATED AS OF AUGUST 14, 2023.
- THE PREQUALIFIED SURVEYOR UNDER THE S3 CATEGORY IS PARTICIPATING IN THE DEVELOPMENT OF THE ROW PLANS. NITSCH ENGINEERING HAS VERIFIED LAYOUT BASELINES AND SIDELINES, VERIFIED MUNICIPAL LAYOUTS, VERIFIED ABUTTERS PROPERTY LINES ARE CREATED BASED ON RECORD DEEDS AND PLANS, VERIFIED CURRENT ABUTTERS OWNERSHIP INFORMATION, VERIFIED EXISTING PERMANENT EASEMENTS, AND VERIFIED ANY OTHER ELEMENTS IN THE SURVEY BASE PLAN THAT AFFECTS DISPOSITIONS AND LAND ACQUISITIONS.
- ABUTTERS PROPERTY LINES SHOWN WERE COMPILED FROM RECORD DEEDS AND PLANS, ARE FOR GENERAL REFERENCE ONLY AND DO NOT REPRESENT AN ACTUAL ON THE GROUND SURVEY OF THE ENTIRE PARCEL. AREAS SHOWN WERE DERIVED FROM RECORD DEEDS, PLANS OR MUNICIPAL ASSESSORS PROPERTY RECORD CARDS AND ARE APPROXIMATE.



LENGTH OF PROJECT = 0,077.06 FEET = 1.150 MILES

THE LAYOUT LINES, AS REPRESENTED ON THE PRELIMINARY RIGHT OF WAY PLANS, ARE BASED UPON AN INSTRUMENT SURVEY THAT MEETS 250 CMR 6.00 AND ARE SUITABLE TO BE USED FOR A RECORDABLE PLAN AND MEET THE STANDARDS SET FORTH IN BOTH 250 CMR 6.01 AND 6.02.



8.15.23  
DATE Mark Violette  
NAME, PLS #

DATE	DESCRIPTION	REV #
08-15-23	25% DESIGN NEW PARCEL: XX-BP-18	1
08-12-23	20% DESIGN ALTERED PARCELS: XX-BP-18, XX-TE-2, XX-TE-4, XX-TE-10 DELETED PARCELS: XX-TE-20	2
12-22-2022	20% DESIGN NEW PARCELS: XX-TE-23, XX-TE-24, XX-TE-25, XX-TE-26, XX-BP-13, XX-BP-14, XX-BP-15, XX-BP-16, XX-BP-17 ALTERED PARCELS: XX-TE-17, XX-TE-18, XX-BP-5 XX-BP-8 DELETED PARCELS: XX-BP-11	1
10-28-2021	INITIAL SUBMISSION	0

<p>ROW Plans Prepared by</p> <p><b>Nitsch Engineering</b></p> <p>www.nitscheng.com 370 MAIN STREET, SUITE 850 Worcester, MA 01608 T: (508) 365-1034</p>	<p>APPROVED</p> <p>_____ CHIEF ENGINEER</p> <p>_____ DATE</p>
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PROJECT TOTALS			
AFFECTED PROPERTIES	FEE TAKINGS	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
20	0	17	25

COMMUNITY PATH - PHASE 1  
BELMONT COMPONENT OF THE MCRT

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	22	40
PROJECT FILE NO.		609204	

PRELIMINARY RIGHT OF WAY  
PARCEL SUMMARY SHEET  
SHEET 1 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL PROPERTY AREA (S.F.)	FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	REMARKS	LAND RESTRICTION FROM THE DEED		
			DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAKEN		EASEMENT							TOTAL TAKEN	REMAINING
							CITY	STATE	TYPE	AREA							
XX-BP-1	28,29	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113								1,116,530	567	Between Pleasant and Brighton Streets	SHARED USE PATH, RIP RAP (MAX 1:1), CLEARING & GRUBBING, RET WALLS, TREE REMOVAL, GRADING (MAX 3:1), LOAM & SEED	NO REFERENCE	
XX-BP-3	29,30	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											TREE REMOVAL, CHAIN LINK FENCE, TIMBER RAIL, LOAM & SEED		
XX-BP-5	30	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											SHARED USE PATH, REM CC WALL, TIMBER RAIL		
XX-BP-7	30,31,32,33, 34,35,36,37,38	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											SHARED USE PATH, LOAM & SEED, GRASS SWALE, CHAIN LINK FENCE, RIP RAP (MAX 1:1), CLEARING & GRUBBING, SLIDING GATE		
XX-BP-12	30,31	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY (BRIDGE) (OWNER UNKNOWN CONCORD ROAD)	13117	113											SHARED USE PATH, LOAM & SEED, RET EXIST BRIDGE ABUTMENT		
XX-BP-13	39	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											PEDESTRIAN RAIL AND GATE		
XX-BP-14	39	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											TRAFFIC EQUIPMENT		
XX-BP-15	39	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											RAILROAD SIGNAL EQUIPMENT		
XX-BP-16	39	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											PEDESTRIAN RAIL AND GATE, SIGNAL		
XX-TE-1	28,29,30, 31,32,33	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13117	113											LOAM & SEED, GRADING (MAX 3:1), CLEARING & GRUBBING, TREE REMOVAL		
XX-TE-17	34	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13177	113											LOAM AND SEED, TEMP CONST FENCE		
XX-TE-18	34	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13177	113											LOAM AND SEED, TEMP CONST FENCE		
XX-TE-20	35,36,37, 38,39	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13177	113											LOAM & SEED, TEMP CONST FENCE, REM MULCH, REM EXIST ABAN RAIL, GRADING (MAX 3:1)		
XX-TE-24	39	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	13177	113											SIDEWALK RECONSTRUCTION, LOAM & SEED		
XX-BP-2	28	HOROSHI & NAOMI OKUGAWA	62586	531								13,700	215	722 Pleasant Street	RETAINING WALL, FENCE, LOAM & SEED	NO REFERENCE	
XX-TE-2	28	HOROSHI & NAOMI OKUGAWA	62586	531											CLEARING & GRUBBING, HMA DRIVEWAY RECONSTRUCTION, LOAM & SEED, TREE REMOVAL		
XX-BP-4	29	INHABITANTS OF BELMONT (SELECT BOARD)	9580	164								6,710	0	450 Concord Avenue	SHARED USE PATH, TIMBER RAIL, CHAIN LINK FENCE, REMOVE SHED, LOAM & SEED	NO REFERENCE	
XX-TE-3	29	INHABITANTS OF BELMONT (SELECT BOARD)	9580	164											LOAM & SEED, GRADING (MAX 3:1)		
XX-TE-4	29	INHABITANTS OF BELMONT (SELECT BOARD)	9580	164											LOAM & SEED, R&R GRANITE CURB, DRIVEWAY RECONSTRUCTION		
XX-BP-9	29,30,31	INHABITANTS OF BELMONT (SELECT BOARD)	11844	495								5,429	115	438-440 Concord Avenue	SHARED USE PATH, TREE REMOVAL, TEMP TREE PROTECTION, TIMBER RAIL, LOAM & SEED	NO REFERENCE	
XX-TE-5	30	INHABITANTS OF BELMONT (SELECT BOARD)	11844	495											LOAM & SEED, GRADING (MAX 3:1)		
XX-TE-22	29,30	INHABITANTS OF BELMONT (SELECT BOARD)	11844	495											TREE REMOVAL, LOAM & SEED, GRADING (MAX 3:1)		

COMMUNITY PATH - PHASE 1  
BELMONT COMPONENT OF THE MCRT

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	23	40
PROJECT FILE NO.		609204	

PRELIMINARY RIGHT OF WAY  
PARCEL SUMMARY SHEET  
SHEET 2 OF 3

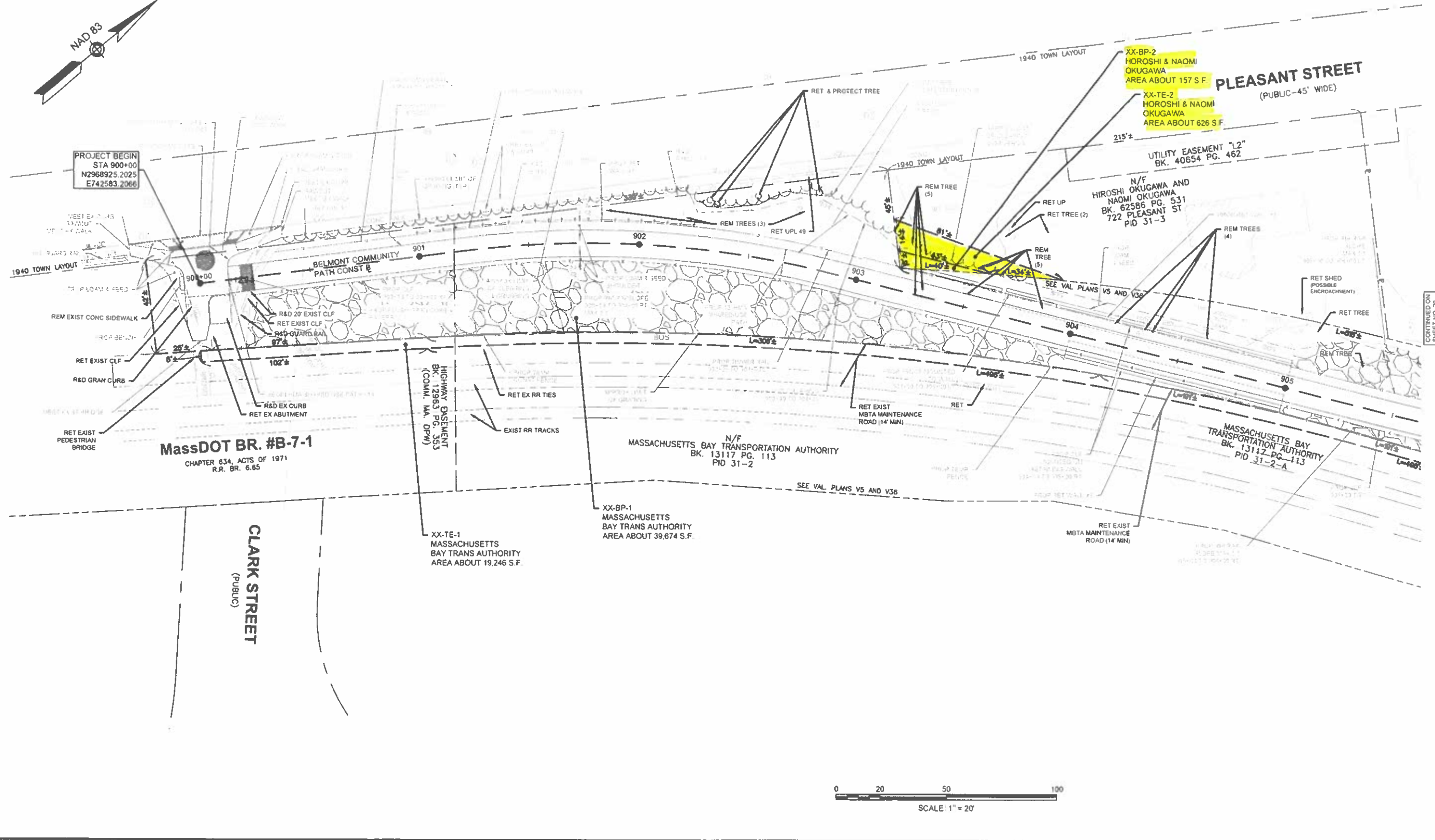
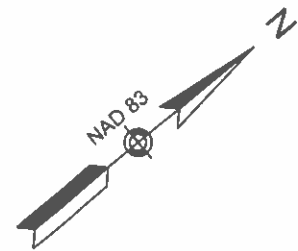
PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)						TOTAL PROPERTY AREA (S.F.)	FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	REMARKS	LAND RESTRICTION FROM THE DEED
			DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAKEN		EASEMENT		TOTAL TAKEN	REMAINING					
							CITY	STATE	TYPE	AREA							
XX-BP-10	30	INHABITANTS OF BELMONT (SELECT BOARD)	11844	495									11,584	292	434-436 Concord Avenue	SHARED USE PATH, HMA WALK, CC STAIRS, LOAM & SEED, TREE REMOVAL, TIMBER RAIL, CC PAD	NO REFERENCE
XX-TE-6	30	INHABITANTS OF BELMONT (SELECT BOARD)	11844	495												HMA WALK, LOAM & SEED, TEMP FENCE	
XX-TE-7	30	INHABITANTS OF BELMONT (SELECT BOARD)	11844	495												TREE PROTECTION LOAM & SEED, GRADING (MAX 3:1)	
XX-BP-6	30,31	RETAIL SITE PROCESSING, INC.	30134	597									15,624	226	7 Channing Road	SHARED USE PATH, LOAM & SEED, TREE REMOVAL, SHRUB REMOVAL, R&R LIGHT POST, REMOVE EXIST LIGHT, CC WALK, REMOVE EXIST WALL, CHAIN LINK FENCE	POSSIBLE AUL
XX-TE-8	30	RETAIL SITE PROCESSING, INC.	30134	597												LOAM & SEED, GRADING (MAX 3:1)	
XX-TE-9	30	RETAIL SITE PROCESSING, INC.	30134	597												LOAM & SEED, GRADING (MAX 3:1)	
XX-BP-8	34,40	INHABITANTS OF BELMONT (SCHOOL DEPARTMENT)	5183	20									529,600	977	221 Concord Avenue	SHARED USE PATH, CHAIN LINK FENCE, RETAINING WALL, LOAM & SEED	NO REFERENCE
XX-TE-19	34,40	INHABITANTS OF BELMONT (SCHOOL DEPARTMENT)	5183	20												LOAM & SEED, GRADING (MAX 3:1), TEMP CONSTRUCTION FENCE	
XX-TE-25	34,40	INHABITANTS OF BELMONT (SCHOOL DEPARTMENT)	5184	20												LOAM & SEED, GRADING (MAX 3:1), TEMP CONSTRUCTION FENCE	
XX-TE-10	30,31	17-19 CHANNING ROAD CONDOMINIUM	46787	385									6,160	55	17-19 Channing Road	TREE PROTECTION, LOAM & SEED, R&R FENCE, GRADING (MAX 3:1)	NO REFERENCE
XX-TE-11	31	DARIUSH P. DALILI & HIROMI DALILI	53545	590									6,160	55	23-25 Channing Road	PROP CLEARING & GRUBBING	NO REFERENCE
XX-TE-12	33,34	ROBERT ANTHONY COBUZZI	63573	517									6,339	69	145 Alexander Avenue	PROP CLEARING & GRUBBING	NO REFERENCE
XX-TE-13	34	DANIEL J. SCARFO	32066	246									6,872	184	159 Alexander Avenue	CLEARING & GRUBBING, RET WALL W/ MOUNTED CHAIN LINK FENCE, REM EXIST FENCE, LOAM & SEED, GRADING (MAX 3:1)	NO REFERENCE
XX-TE-14	34	PAUL HEALEY AND NANCY HEALEY	50802	115									10,354	336	145 Channing Road	CLEARING & GRUBBING, RET WALL W/ MOUNTED CHAIN LINK FENCE, LOAM & SEED, GRADING (MAX 3:1)	NO REFERENCE
XX-TE-15	34	KARA A. MORIN AND ROGELIO A.P. FUSSA	53096	515									6,825	97	153 Channing Road	CLEARING & GRUBBING	NO REFERENCE

COMMUNITY PATH - PHASE 1  
BELMONT COMPONENT OF THE MCRT

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	24	40
PROJECT FILE NO.		609204	

PRELIMINARY RIGHT OF WAY  
PARCEL SUMMARY SHEET  
SHEET 3 OF 3

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL PROPERTY AREA (S.F.)	FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	REMARKS	LAND RESTRICTION FROM THE DEED		
			DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAKEN		EASEMENT							TOTAL TAKEN	REMAINING
							CITY	STATE	TYPE	AREA							
XX-TE-16	34	JOHN J. LeSHANE REVOCABLE TRUST	61138	171								8,349	81	159 Channing Road	CLEARING & GRUBBING	NO REFERENCE	
XX-TE-21	38,39	40-42 BRIGHTON STREET CONDOMINIUM	64963	304								63,850	70	40-42 Brighton Street	CLEARING & GRUBBING, SLIDING GATE, LOAM & SEED, GRADING (MAX 3:1), R&R CURB, HMA DRIVEWAY RECONSTRUCTION, INSTALL FENCE	NO REFERENCE	
XX-TE-23	39	HITTINGER STREET LLC			22822A	230586							176	113	30 BRIGHTON STREET	SIDEWALK RECONSTRUCTION, LOAM & SEED	NO REFERENCE
XX-BP-17	34	OWNER UNKNOWN												168	ALEXANDER AVENUE	SHARED USE PATH, RETAINING WALL, REM EXIST FENCE, LOAM & SEED	NO REFERENCE
XX-BP-18	31,32,33,34,35,36,37,38	BELMONT CITIZENS FORUM, INC.	51653	19										66	101A CHANNING ROAD	SHARED USE PATH, CLEARING & GRUBBING, GRADING (MAX3:1), DRAINAGE SWALE	NO REFERENCE



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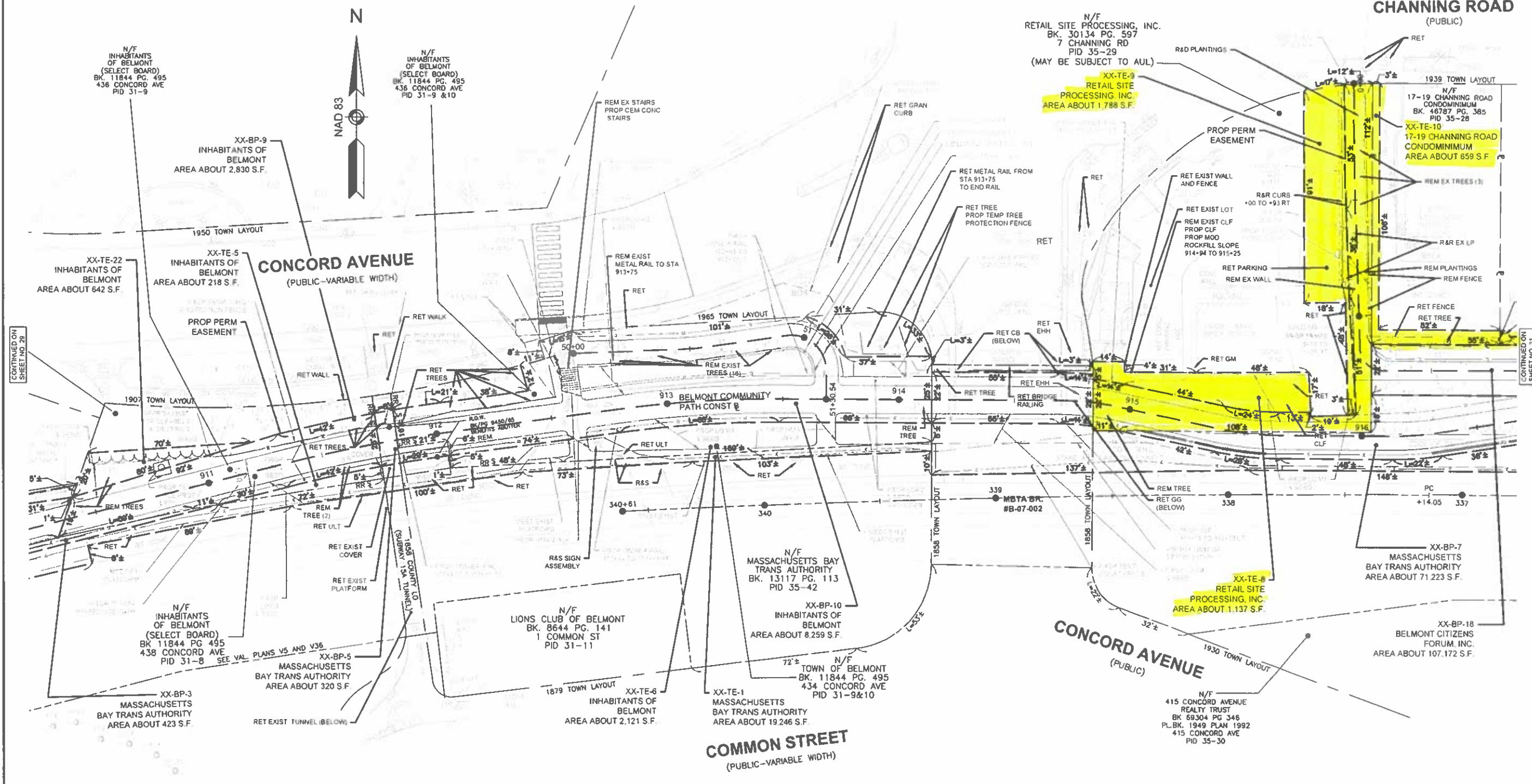
**BELMONT  
COMMUNITY PATH - PHASE 1  
BELMONT COMPONENT OF THE MCRT**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA		30	40

PROJECT FILE NO. 609204

**PRELIMINARY RIGHT OF WAY  
PROPERTY PLAN  
SHEET 3 OF 13**

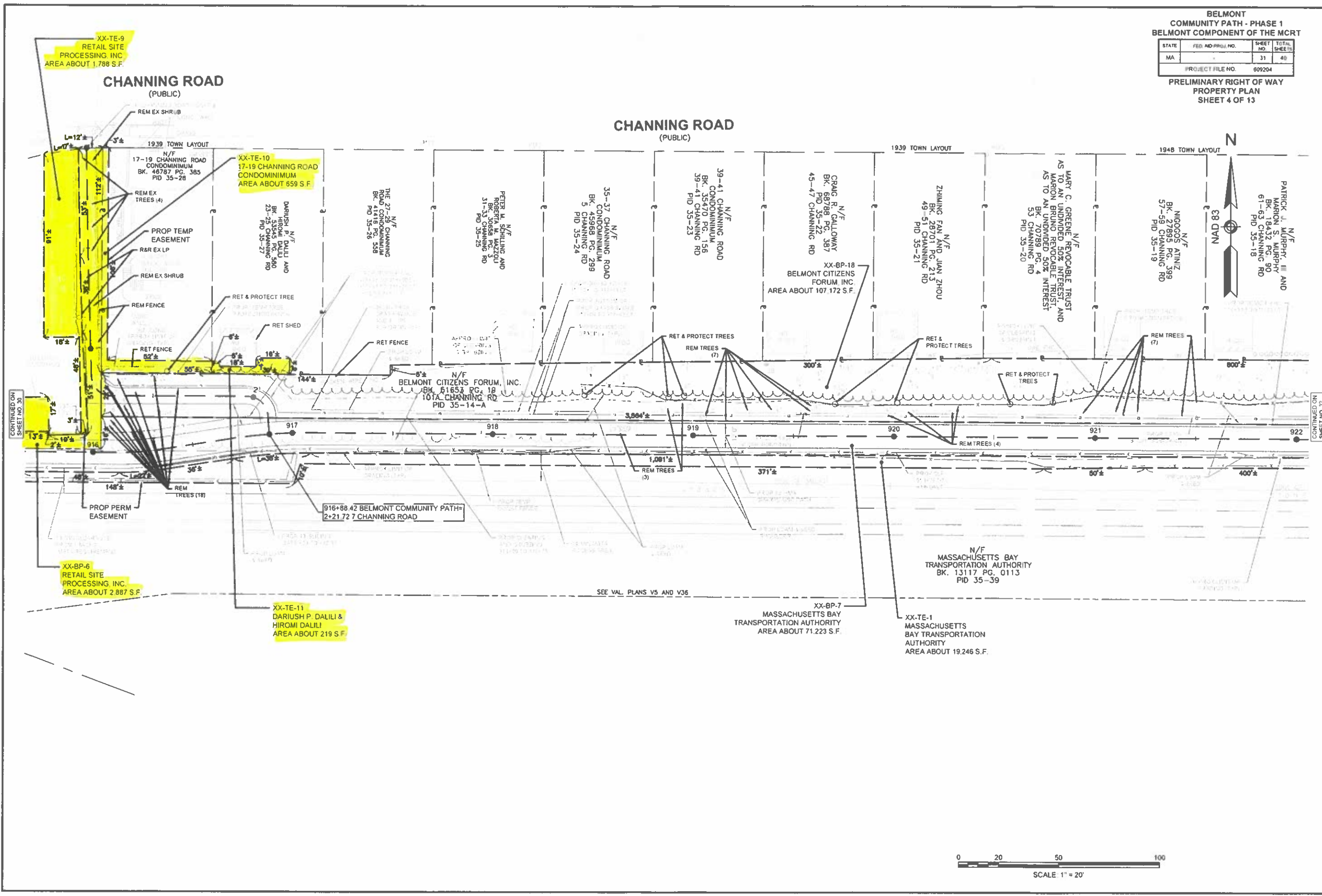
**CHANNING ROAD  
(PUBLIC)**



CONTINUED ON  
SHEET NO. 29

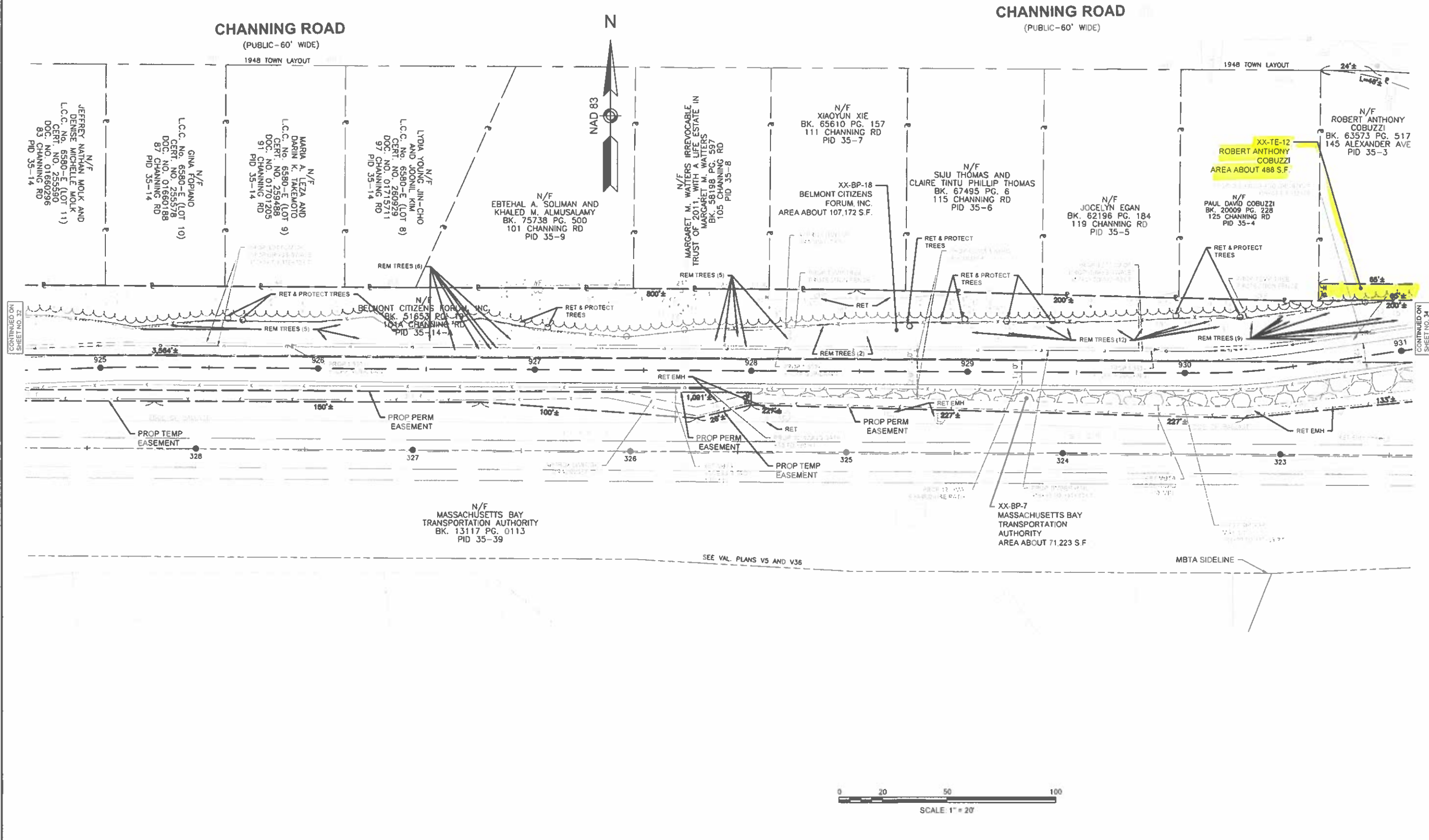
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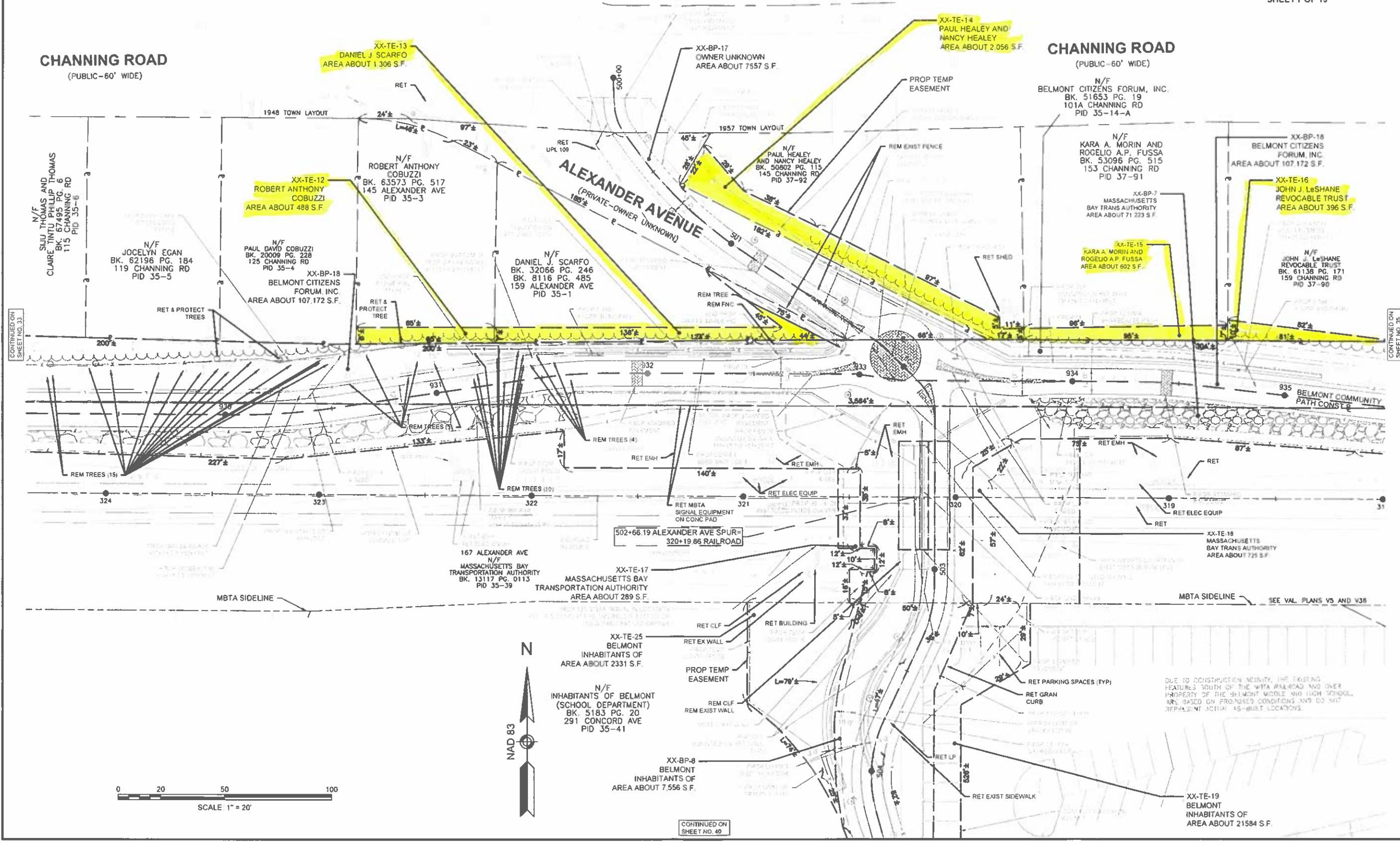
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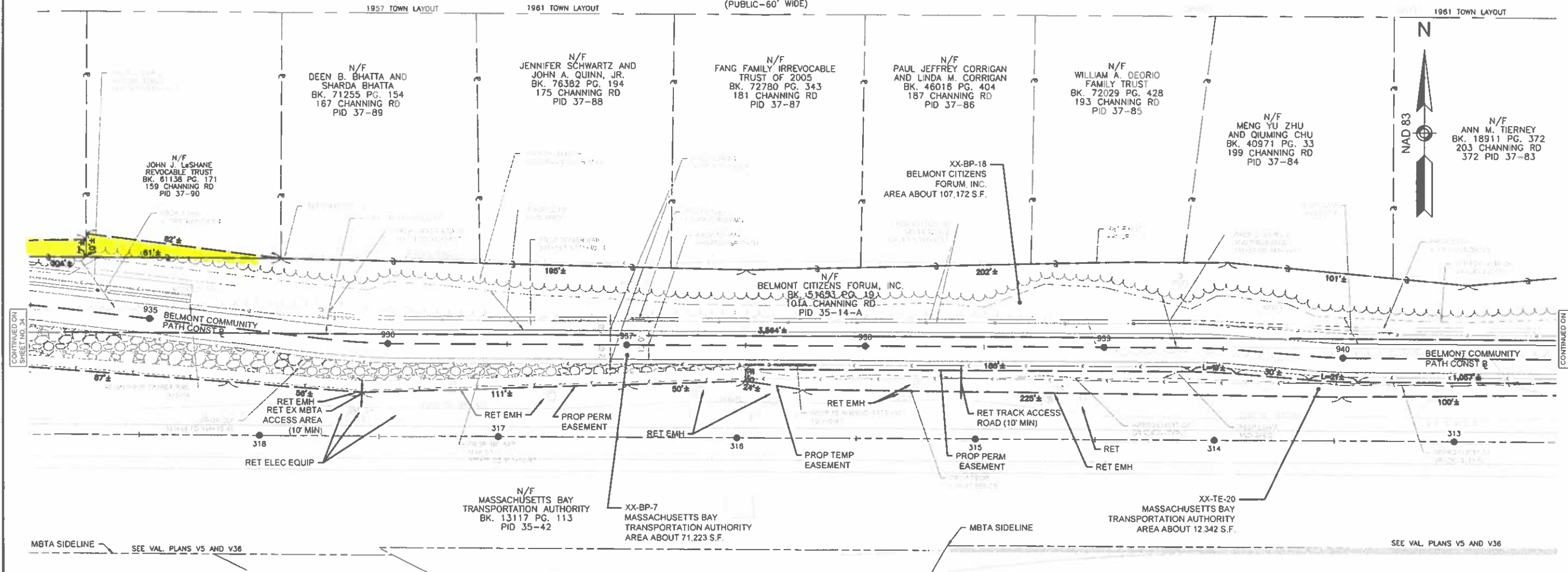
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DUE TO CONSTRUCTION ACTIVITY, THE EXISTING FEATURES SOUTH OF THE MBTA RAILROAD AND OVER PROPERTY OF THE SHIMMOT MIDDLE AND HIGH SCHOOLS ARE BASED ON PROPOSED CONDITIONS AND DO NOT REPRESENT ACTUAL AS-BUILT LOCATIONS.

**CHANNING ROAD**  
(PUBLIC-60' WIDE)

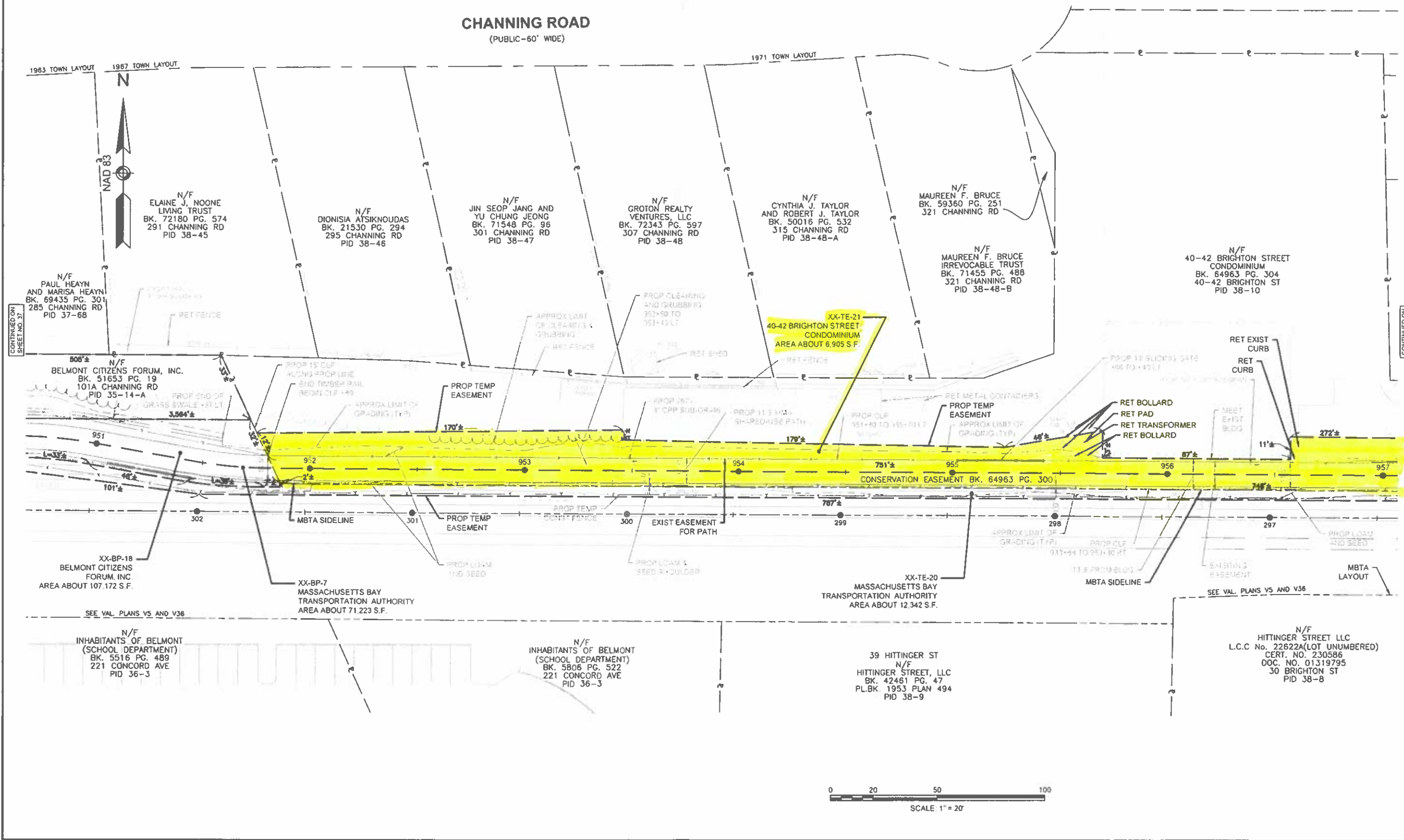


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**CHANNING ROAD**  
(PUBLIC-60' WIDE)



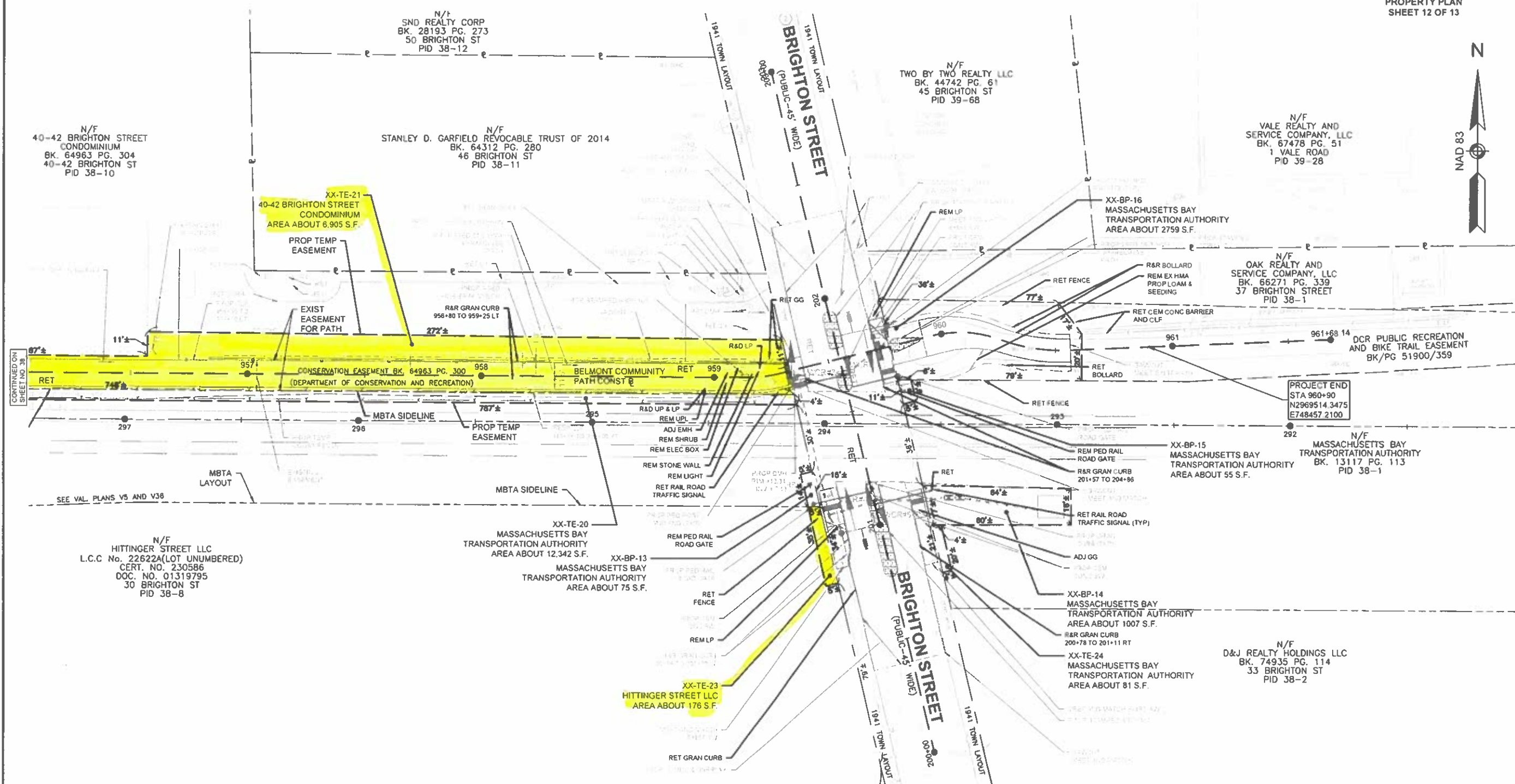
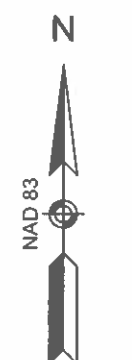
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**BELMONT  
COMMUNITY PATH - PHASE 1  
BELMONT COMPONENT OF THE MCRT**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	39	40

PROJECT FILE NO. 609204  
**PRELIMINARY RIGHT OF WAY  
PROPERTY PLAN  
SHEET 12 OF 13**



N/F  
40-42 BRIGHTON STREET  
CONDOMINIUM  
BK. 64963 PG. 304  
40-42 BRIGHTON ST  
PID 38-10

N/F  
SND REALTY CORP  
BK. 28193 PG. 273  
50 BRIGHTON ST  
PID 38-12

N/F  
STANLEY D. GARFIELD REVOCABLE TRUST OF 2014  
BK. 64312 PG. 280  
46 BRIGHTON ST  
PID 38-11

N/F  
TWO BY TWO REALTY LLC  
BK. 44742 PG. 61  
45 BRIGHTON ST  
PID 39-68

N/F  
VALE REALTY AND  
SERVICE COMPANY, LLC  
BK. 67478 PG. 51  
1 VALE ROAD  
PID 39-28

N/F  
OAK REALTY AND  
SERVICE COMPANY, LLC  
BK. 66271 PG. 339  
37 BRIGHTON STREET  
PID 38-1

PROJECT END  
STA 960+90  
N2969514.3475  
E748457.2100

N/F  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
AREA ABOUT 55 S.F.  
BK. 13117 PG. 113  
PID 38-1

N/F  
HITTINGER STREET LLC  
L.C.C No. 22622A(LOT UNNUMBERED)  
CERT. NO. 230586  
DOC. NO. 01319795  
30 BRIGHTON ST  
PID 38-8

XX-TE-20  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
AREA ABOUT 12,342 S.F.

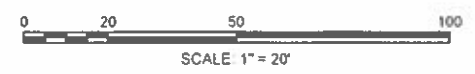
XX-BP-13  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
AREA ABOUT 75 S.F.

XX-TE-23  
HITTINGER STREET LLC  
AREA ABOUT 176 S.F.

XX-BP-14  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
AREA ABOUT 1007 S.F.

XX-TE-24  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
AREA ABOUT 81 S.F.

N/F  
D&J REALTY HOLDINGS LLC  
BK. 74935 PG. 114  
33 BRIGHTON ST  
PID 38-2



CONTINUED ON  
SHEET NO. 39

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