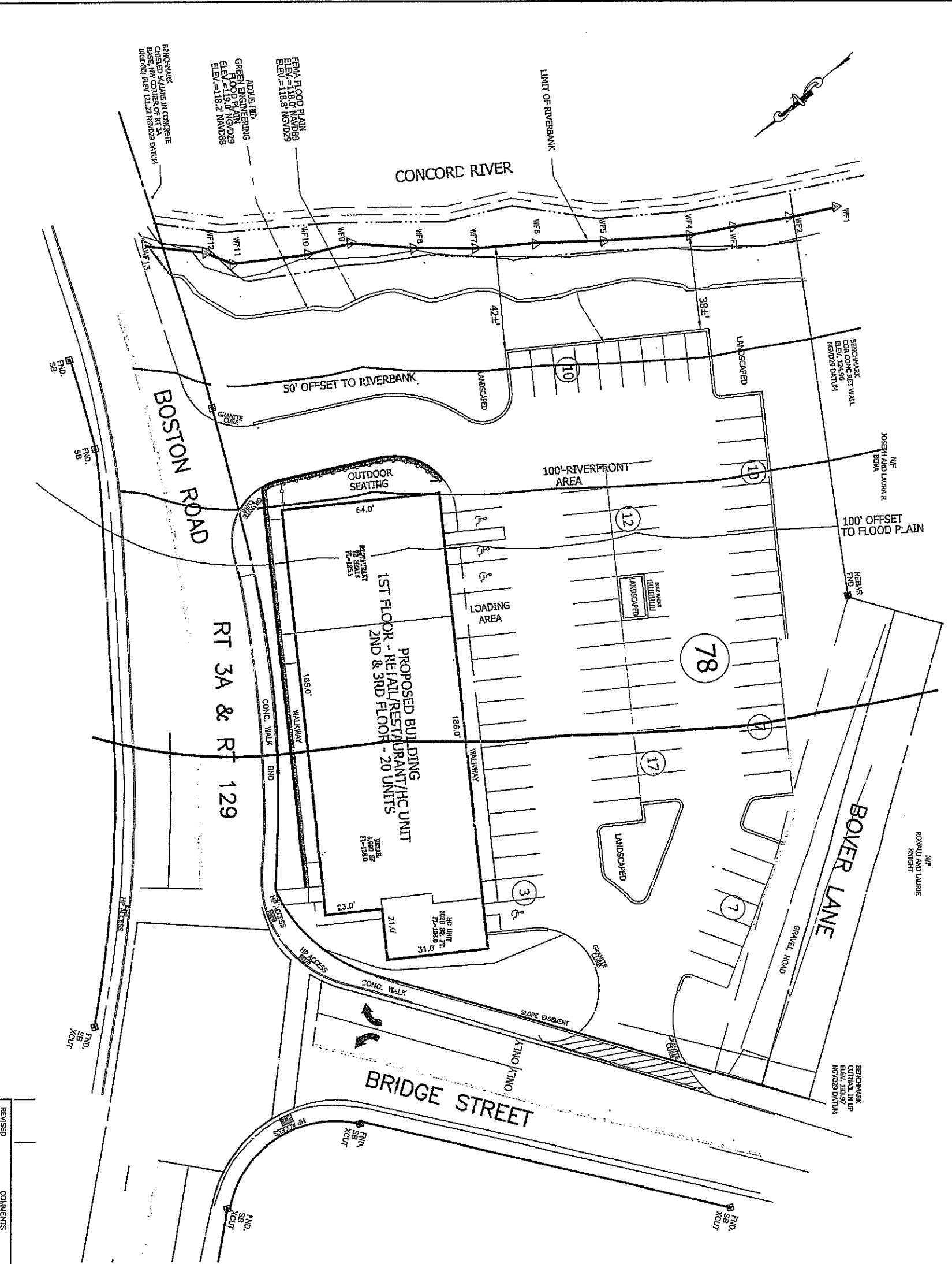
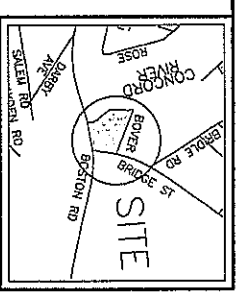


CONCORD SHORES IN BILLERICA, MASS.



- ABBREVIATIONS**
- U/E UNDERGROUND ELECTRIC
 - H/WL HEADWALL
 - CL/F CHAIN LINK FENCE
 - LP LIGHT POLE
 - W WATER
 - S SEWER
 - G GAS

- LEGEND**
- EXISTING
 - STONE BOUND/DRILL HOLE
 - ⊕ FIRE HYDRANT
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ WATER SHUT OFF
 - ⊙ WATER GATE
 - ⊙ GAS GATE
 - ⊙ UTILITY POLE
 - ⊙ CATCH BASIN
 - ⊙ DOUBLE CATCH BASIN
 - ⊙ FLARED END SECTION
 - ⊙ CONTOUR
 - ⊙ RIVERBANK FLAG
 - PROPOSED
 -



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SHEET 2	EXISTING CONDITIONS
SHEET 3	SITE GRADING PLAN
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SHEET 5	ORNBARGE PROFILES
SHEET 6	LANDSCAPING PLAN
SHEET 7	DETAIL SHEET 1
SHEET 8	DETAIL SHEET 2

ZONING TABLE
ZONE: GENERAL BUSINESS, MIXED USE OVERLAY ZONING DISTRICT-ZONE B
USE: RESTAURANT, RETAIL, RESIDENTIAL

MAXIMUM BUILDING COVERAGE	50%	REQUIRED	15.1%	PROVIDED	
MINIMUM GREEN SPACE	20%	REQUIRED	5.5%	PROVIDED	
FRONT YARD SETBACK	N/A	REQUIRED	7 FT.	PROVIDED	
SIDE YARD SETBACK	N/A	REQUIRED	118 FT.	PROVIDED	
REAR YARD SETBACK	N/A	REQUIRED	N/A-CORNER LOT	PROVIDED	
MAX. BUILDING HEIGHT	45 FT.	REQUIRED	45 FT.	PROVIDED	
MAXIMUM STORIES	3	REQUIRED	3	PROVIDED	
LOT AREA - 77,050 SF	MAX 12/UNITS PER ACRE	21 UNITS			
1.763 ACRES	21.2 UNITS MAXIMUM				

PARKING TABLE

USE	AMOUNT	REQUIRED	PROVIDED
RESIDENTIAL	21 UNITS	1.5 SPACES/UNIT = 31.5 (32) SPACES	33 SPACES
RESTAURANT	4,000 SF	1 SPACE/200 SF = 20 SPACES	20 SPACES
EMPLOYEES ON W.K. SHIFT	9 EMPLOYEES	1 SPACE/EMPLOYEE = 9 SPACES	9 SPACES
MINIMUM 6% WALK	14,444.4	1 SPACE/4.4 WALK = 16 SPACES	16 SPACES
TOTAL		33 + 20 + 9 + 16 = 78 SPACES	78 SPACES

STANDARD	REQUIRED	PROVIDED
HANDICAPPED	74	74
COMPACT	4	4
TOTAL SPACES	0	0
TOTAL SPACES	78	78

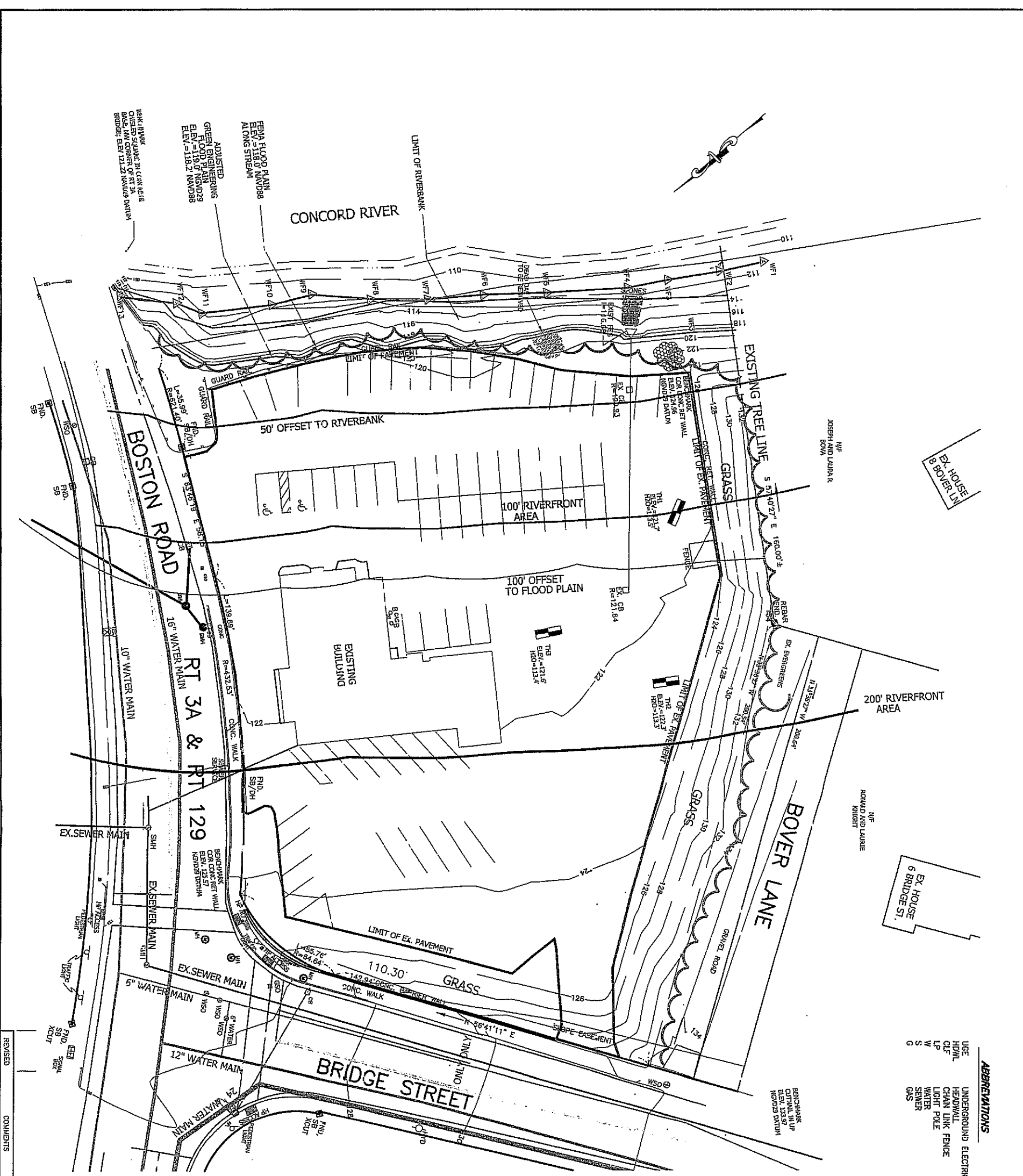


SITE PLAN
CONCORD SHORES
IN
BILLERICA, MASS.

OWNER/APPLICANT:
GOLF, LLC
20 FELTON STREET
WALTHAM, MA 02453

279 BOSTON ROAD
Dresser, Williams and Way, Inc.
572 BOSTON RD. UNIT 5 BILLERICA, MA
SEPTEMBER 22, 2022
SCALE: 1"=20'

REVISIONS
COMMENTS
SHEET 1 OF 8

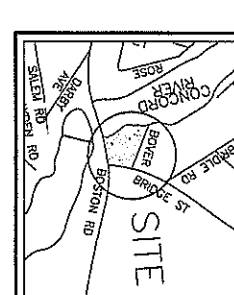


ABBREVIATIONS

UG	UNDERGROUND
HW	HEADWALL
CL	CHAIN LINK
LP	FENCE
W	WATER
S	SEWER
C	GAS

LEGEND

EXISTING		PROPOSED	
□	STONE BOUND/DRILL HOLE	■	STONE BOUND/DRILL HOLE
⊕	FIRE HYDRANT	⊕	FIRE HYDRANT
⊙	SEWER MANHOLE	⊙	SEWER MANHOLE
⊗	DRAIN MANHOLE	⊗	DRAIN MANHOLE
⊖	WATER SHUT OFF	⊖	WATER SHUT OFF
⊘	WATER GATE	⊘	WATER GATE
⊙	GAS GATE	⊙	GAS GATE
⊕	UTILITY POLE	⊕	UTILITY POLE
⊖	CATCH BASIN	⊖	CATCH BASIN
⊗	DOUBLE CATCH BASIN	⊗	DOUBLE CATCH BASIN
⊘	FLARED END SECTION	⊘	FLARED END SECTION
⊖	CONTOUR	⊖	CONTOUR
⊖	RIVERBANK FLAG	⊖	RIVERBANK FLAG



OWNER/APPLICANT:
GOLF, LLC
20 FELTON STREET
WALTHAM, MA 02453

REVISIONS
COMMENTS
SHEET 2 OF 8

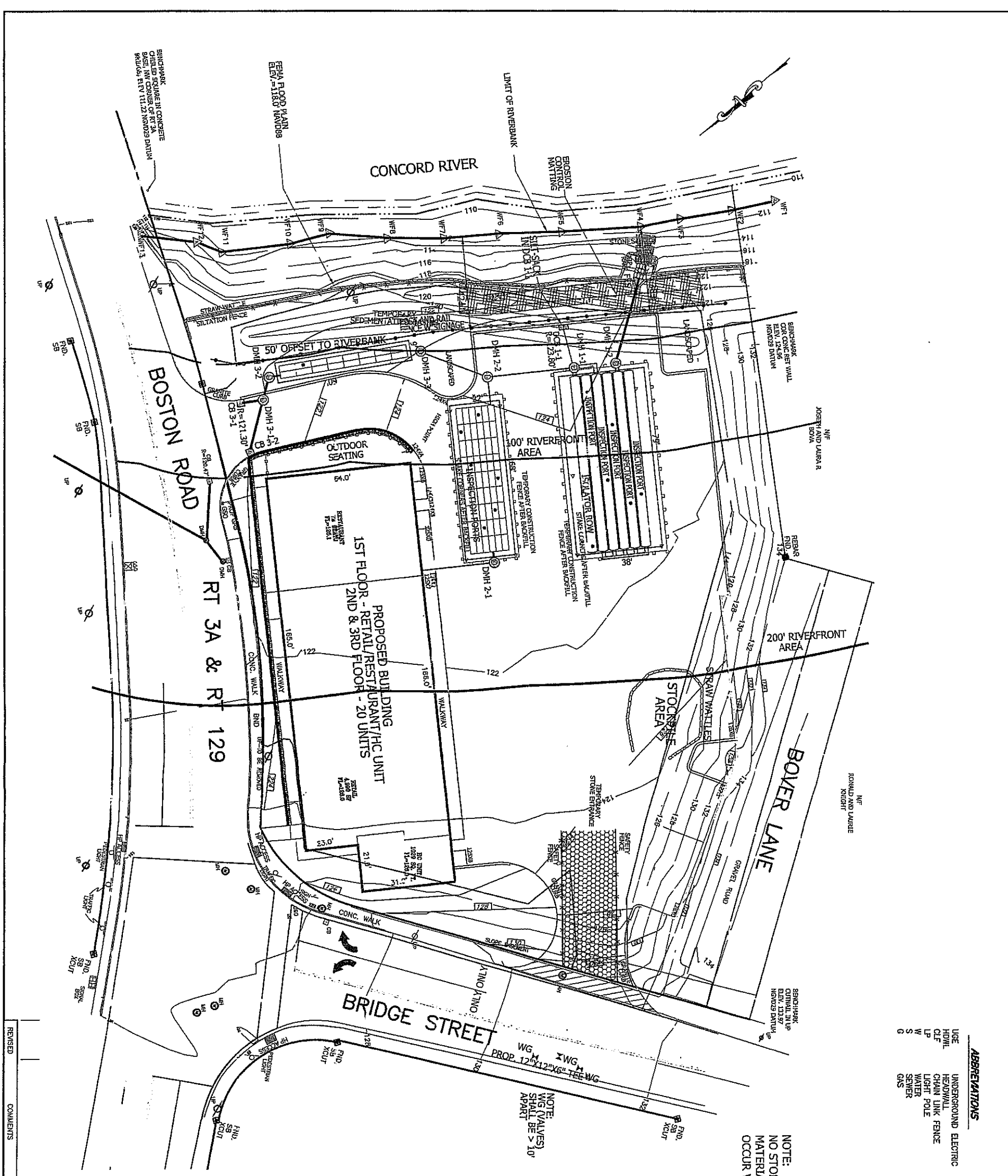
279 BOSTON ROAD
IN
BILLERICA, MASS.

SITE PLAN
EXISTING CONDITIONS

Dresser, Williams and Woy, Inc.
572 BOSTON RD. UNIT 5
BILLERICA, MA
TELEPHONE NO. (978) 663-6410
Professional Engineers & Land Surveyors

SCALE: 1"=20'
SEPTEMBER 22, 2022

JOB NO. 2988



ABBREVIATIONS

USE	UNDERGROUND ELECTRIC
HOWL	HEADWALL
CLF	CHAIN LINK FENCE
LP	LIGHT POLE
W	WATER
S	SEWER
G	GAS

LEGEND

EXISTING	PROPOSED
□	STONE BOUND/DRILL HOLE
○	FIRE HYDRANT
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	WATER SHUT OFF
⊙	WATER GATE
⊙	GAS GATE
⊙	UTILITY POLE
⊙	CATCH BASIN
⊙	DOUBLE CATCH BASIN
⊙	FLARED END SECTION
⊙	CONTOUR
⊙	100' RIVERBANK FLAG
⊙	150' RIVERBANK FLAG

NOTE:
NO STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN THE 100' BUFFER ZONE

PROPOSED CONSTRUCTION SEQUENCE

1. PRE-CONSTRUCTION MEETING WITH CONSERVATION COMMISSION AND TOWN OFFICIALS
2. INSTALL EROSION CONTROL, SILTATION FENCE AND WAFFLES
3. DEMOLISH EXISTING BUILDING
4. REMOVE EXISTING PAVEMENT, GUARD RAIL AND REMAINING WALLS
5. REMOVE EXISTING CATCH BASINS AND DRAINAGE OUTLET PIPE
6. CONSTRUCT TEMPORARY STONE ENTRANCE
7. INSTALL EROSION CONTROL MATTING
8. CONSTRUCT TEMPORARY SEDIMENTATION BASIN
9. CONSTRUCT BUILDING FOUNDATION
10. INSTALL UTILITIES TO FOUNDATION
11. CONSTRUCT BUILDING
12. CONSTRUCT DRAINAGE SYSTEMS
13. CONSTRUCT PAVED PARKING AREAS
14. INSTALL LANDSCAPING
15. LOAM AND SEED REMAINING DISTURBED AREAS
16. COMPLETE BUILDING
17. OBTAIN CERTIFICATE OF COMPLIANCE AS PER ORDER OF CONDITIONS

RIVERFRONT TABLE

EXISTING RIVERFRONT AREA	SQ. YARD	0-100 FT	100-200 FT	TOTAL
IMPERVIOUS AREA	4,200± SF	11,000± SF	20,800± SF	35,800± SF
PERVIOUS AREA	9,400± SF	1,200± SF	1,800± SF	12,400± SF
TOTAL AREA	14,600± SF	12,200± SF	42,600± SF	47,000± SF

EXPANDED RIVERFRONT AREA

IMPERVIOUS AREA	700± SF	9,600± SF	19,200± SF	29,500± SF
PERVIOUS AREA	11,900± SF	2,600± SF	1,600± SF	17,100± SF
TOTAL AREA	12,600± SF	12,200± SF	20,800± SF	47,600± SF

REDUCTION IN IMPERVIOUS AREA IN RIVERFRONT AREA = 6,700± SF



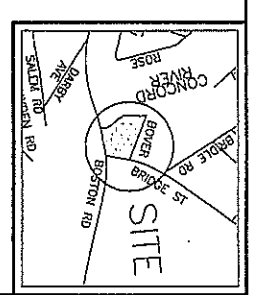
RIVERFRONT AREA FLAGGED BY GODDARD CONSULTING, LLC ON AUGUST 2, 2022

OWNER/APPLICANT:
GOLFO, LLC
20 FELTON STREET
WALTHAM, MA 02453

EROSION CONTROL PLAN
IN
BILLERICA, MASS.
279 BOSTON ROAD

SCALE: 1"=20'
SEPTEMBER 22, 2022

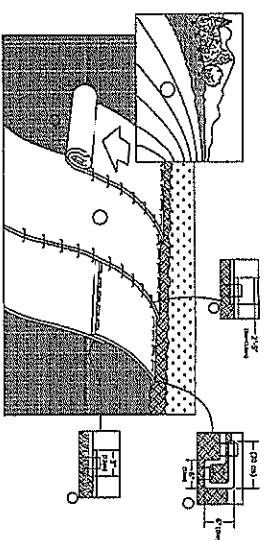
Dresser, Williams and Way, Inc.
572 BOSTON RD. UNIT 5 BILLERICA, MA
TELEPHONE NO. (617) 853-5440
BILLIC, DILLINGER@dwainc.com



REVISIONS

NO.	DATE	REVISION
1		ISSUED FOR PERMIT
2		REVISED COMMENTS

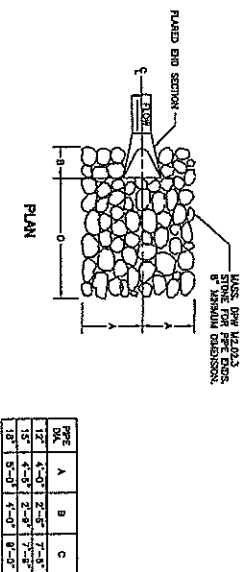
SHEET 4 OF 8



- INSTALLATION INSTRUCTIONS:**
- PREPARE SOIL BEFORE INSTALLING FLARED EROSION CONTROL. WORKERS SHOULD TYPICALLY PREPARE SOIL TO A MINIMUM OF 12" DEPTH. SOIL SHOULD BE PREPARED BY EQUAL PORTIONS AIR NECESSARY APPLICATION OF LIME, FERTILIZER, AND SOIL.
 - ASBESTOS AT THE TOP OF THE SLOPE IS APPROXIMATELY 12" DEEP. A 4" DEEP X 4" WIDE TRENCH WITH A SLOPE OF 1:1 OF STEEPNESS SHOULD BE MADE AT THE BOTTOM OF THE TRENCH. APPROXIMATELY 12" OF STEEPNESS SHOULD BE MADE AT THE BOTTOM OF THE TRENCH. APPROXIMATELY 12" DEEP TRENCHES SHOULD BE MADE AT THE BOTTOM OF THE TRENCH. APPROXIMATELY 12" DEEP TRENCHES SHOULD BE MADE AT THE BOTTOM OF THE TRENCH. APPROXIMATELY 12" DEEP TRENCHES SHOULD BE MADE AT THE BOTTOM OF THE TRENCH.
 - ROLL THE MATS DOWN OR UNROLL MANUALLY ACROSS THE SLOPE. MATS SHOULD BE UNROLLED WITH ATTENTION TO PLACING STEPS DOWN THE SLOPE. ALL MATS MUST BE INSTALLED WITHIN 12" OF THE EDGE OF THE SLOPE. ALL MATS MUST BE INSTALLED WITHIN 12" OF THE EDGE OF THE SLOPE. ALL MATS MUST BE INSTALLED WITHIN 12" OF THE EDGE OF THE SLOPE.
 - THE EDGE OF MATS MUST BE STAKED WITH APPROXIMATELY 1" X 4" OR 1" X 6" WOODEN STAKES WITH BRASS NAILS. STAKES SHOULD BE SPACED AT 10' INTERVALS ALONG THE ENTIRE LENGTH OF THE MATS.

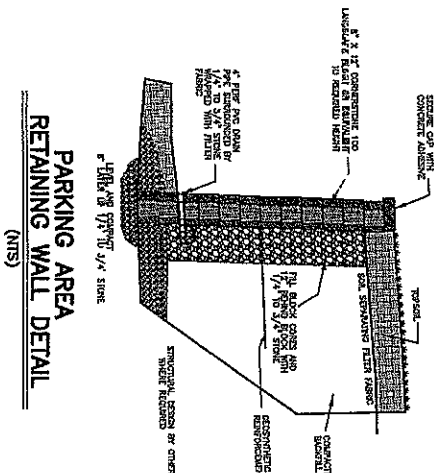
EROSION CONTROL MATTING

NOT TO SCALE



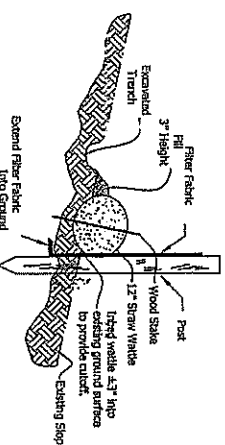
RIP RAP AT FLARED END SECTION

(NTS)



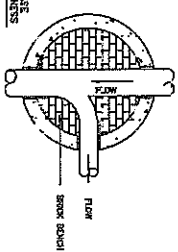
PARKING AREA RETAINING WALL DETAIL

(NTS)



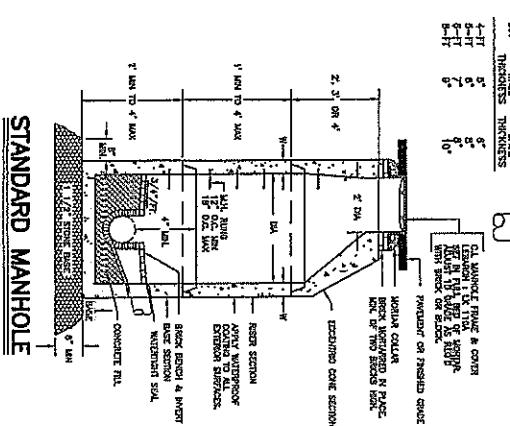
SILT FENCE/ STRAW WATTLE

(NTS)



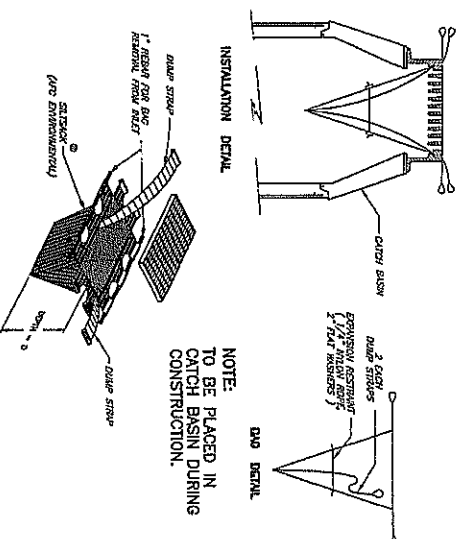
STANDARD MANHOLE

(NTS)

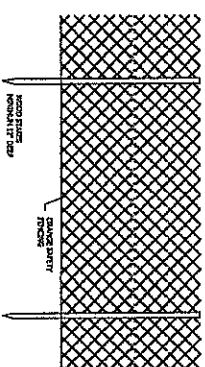


DETAIL INLET SEDIMENT CONTROL DEVICE

(NTS)

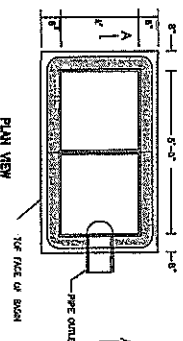


NOTE: TO BE PLACED IN CATCH BASIN DURING CONSTRUCTION.



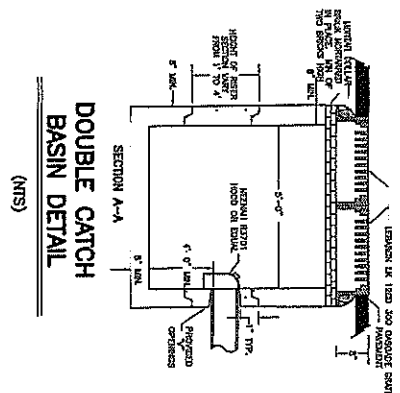
SAFETY FENCE DETAIL

NOT TO SCALE



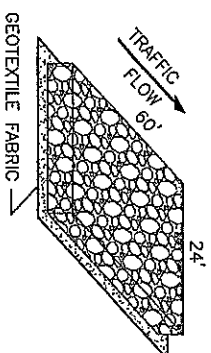
DOUBLE CATCH BASIN DETAIL

(NTS)

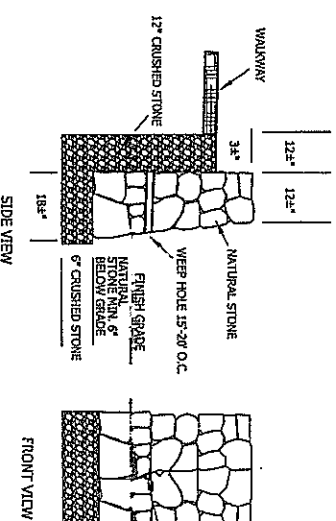


TEMPORARY STONE ENTRANCE

(NTS)

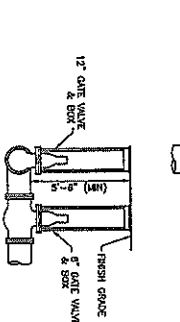


INSTALL SAFETY FENCE ON SIDES OF ENTRANCE



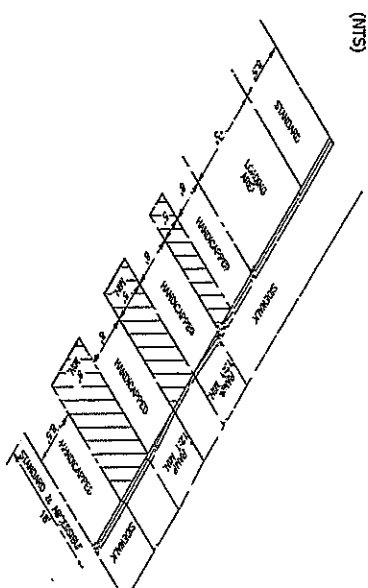
STONE RETAINING WALL DETAIL

(NTS)



WATER MAIN CONNECTION DETAIL

(NTS)



STANDARD PARKING DETAIL

(NTS)



OWNER/APPLICANT:
GOLFO, LLC
20 FELTON STREET
WALTHAM, MA 02453

SITE PLAN
DETAIL SHEET 2
IN
BILLERICA, MASS.
279 BOSTON ROAD
SCALE: 1"=20'
SEPTEMBER 22, 2022

Dresser, Williams and Woy, Inc.
572 BOSTON RD. UNIT 5
BILLERICA, MA
Telephone No. (978) 663-5610
E-Mail: DW@dwinc.com
Professional Engineers & Land Surveyors