

Ian Jessen and Eliza Hatch
36 Peabody Rd.
Arlington, MA 02476

Arlington Conservation Commission
730 Massachusetts Ave. Annex
Arlington, MA 02476

RE: 36 Peabody Rd. Backyard Hardscape Modifications

Dear Commissioners,

We're pleased to share our project's progress so far. The vast bulk of the hardscaping is complete. Construction without power machinery has been an immense amount of work for the crew, but has gone smoothly. Our contractor has demonstrated attention to the order of conditions and we have maintained open communication with the town conservation agent and all other stakeholders.

As the hardscaping has been installed, the need for specific modifications to the plans has become apparent. Three areas of steeper than expected slopes necessitate additional, critical stabilization. Those areas are the planting zone above the small patio, the planting zone below the lowest walkway, and a small area above the walkway nearest to the existing yew tree. In approaching the conservation agent for administrative approval of these modifications, she suggested the increase to impervious surfaces due to the additional wall necessitates commission approval, as per the OOC.

Our landscape architect has recently visited the site and confirmed that the hardscaping was installed as per the approved plans. Nevertheless, the resulting gradients in these areas exceed the expectations of the plans, as based on the original site survey. Both our architect and contractor agree that the resulting gradients in these three areas are untenable.

Attached is a proposed new hardscaping plan denoting impervious surfaces. The additional impervious surfaces (as compared to the original approved plan) are shown in red, annotated with the area amounts. The total additional proposed surface is 106 sq ft, entirely comprised of wall for stability. Every effort was made to minimize the total amount of additional wall and its impact to the planned planting zones, while addressing the most concerning grades.

We look forward to your review and discussion and are happy to address any questions.

Sincerely,
Ian Jessen and Eliza Hatch