SEE DETAIL

SPY POND

POND ELEV=2.0 (AT TIME OF TEST PITS)

FLAG-1

FLAG-2 S57°10'24"E

CONCRETE AND BITUMINOUS BANK

WETLAND RESTORATION AREA 278±S.F.

WF-7 SB CTR

WF-6

FLAG-3

42.15'

35.15'

BANK FLAGS

12" FILTREXX SOXX

BORDERING EDGE OF VEGETATED WETLANDS

WF-5

FLAG-4

EL.=5.44' FLOOD LINE

8' WIDE WALKING PATH

N49°49'03"E

CHAIN LINK FENCE

BOUCHER FAMILY TRUST
BK. 31315 PG. 438
PAR 012.0-0004-0002.0

PROPOSED SILTFENCE 12" FILTREXX SOXX

20' SETBACK

DRIP EDGE

PROPOSED 12"HIGH FREE STANDING STONE WALL (NO MORTAR)

LIMIT OF WORK

25' WETLAND BUFFER

N51°27'21"E 68.20'

BENJAMIN A. FERBER & AIMEE K. DONOFRIO
BK. 58512 PG. 357
PAR 012.0-0004-0003.0

PROPOSED ROOF DRAIN SYSTEM A 2 ROWS - 2 CHAMBERS PER ROW BOTTOM OF STONE ELEV.=7.0

S50°52'49"E 19.55'

EXISTING SEWER

S50°52'49"E 82.83'

132.46'

SMH

50' WETLAND BUFFER

LOT 2
8,784±S.F.

CONC. PAD TO BE REMOVED

LOT 1
- BOUCHER FAMILY TRUST
BK. 31315 PG. 438
PAR 012.0-0004-0002.0

N75°52'21"E

DECK 8.00'

5.75'

4.24'

PROPOSED RETAINING WALL 12 15

100' WETLAND BUFFER

10' SETBACK

N77°31'24"E

PROPOSED SEWER 16

55.83'

PROPOSED HOUSE

CONC. DRIVEWAY

FER

CONC. RETAINING WALL 17 18

10' WIDE SEWER EASEMENT

104.47'

25' SETBACK

102.15'

EXISTING SEWER

CONC. RETAINING WALL

PERMEABLE PROPOSED DRIVEWAY

STOCK PILE AREA

YEWS

WALKWAY

PROPOSED WATER

ROOFED PORCH 4.50' 16.00'

22.00'

14.3'

15.17'

2.83'

21.00'

N65°24'16"E 72.69'

AVGERAGE GRADE
19+19+11+12=61
61/4=15.25

PETER M. MUSIAL & MONIKA MUSIAL-SIWEK
BK. 59763 PG. 282
PAR 012.0-0004-0001.A

62.00'

31.00'

69.00'

S12°07'53"E

PROPOSED STONE APRON (4"-6" MINUS STONE)

CONC. CURB

EDGE OF PAVEMENT

SBDH

SPY POND LANE

EXISTING WATER

EXISTING SEWER

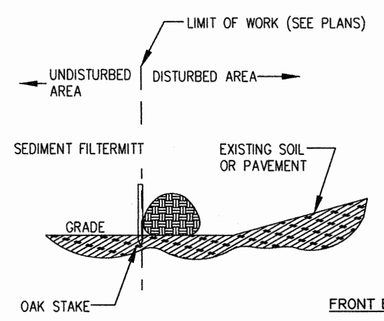
SMH EL=17.06

DETAIL

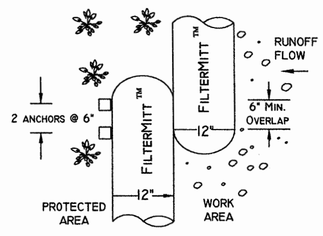
1"=4'

NO.	SYMBOL	SPECIES	HEIGHT	SIZE
(10)		= SWEET PEPPERBUSH (CLETHRA ALNIFOLIA)	3'-4'HIGH	#5C
(10)		= ARROWWOOD (VIBURNUM RECOGNITUM)	3'-4'HIGH	#5C
(10)		= SILKY DOGWOOD (CORNUS AMOMUM)	3'-4'HIGH	#5C
(5)		= WITCH HAZEL (HAMAMELIS VIRGINIANA)	6'-8'HIGH	#5C
(3)		= SHADBUSH (AMELANCHIER CANADENSE)	4'-6'HIGH	#5C
(30)		= LOWBUSH BLUEBERRY (VACCINIUM ANGUSTIFOLIA)	12"HIGH	#4C

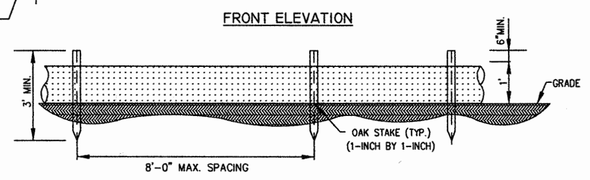
END ELEVATION



OVERLAP TOP VIEW



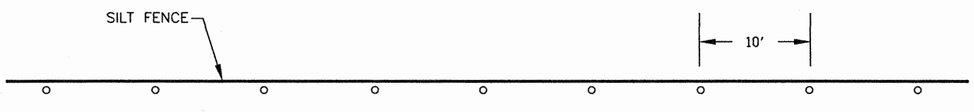
FRONT ELEVATION



EROSION CONTROL DETAIL

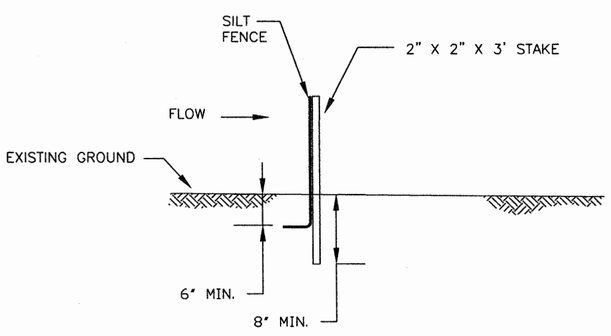
N.T.S.

A



A

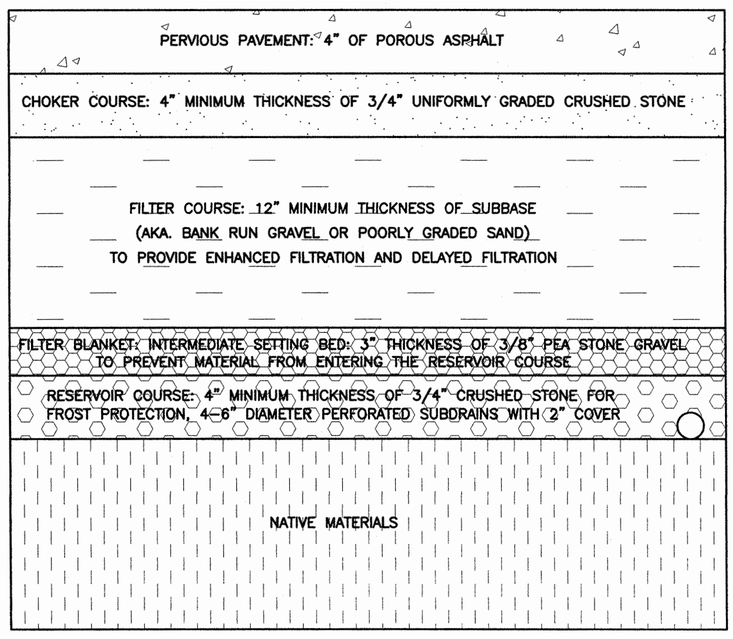
PLAN VIEW

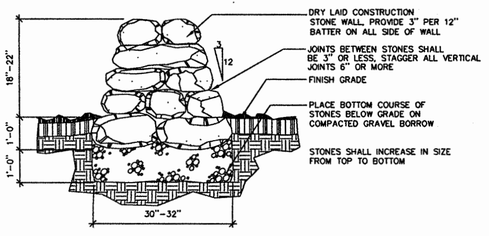


SECTION A-A

SILT FENCE PLAN

PERMEABLE PAVEMENT DETAIL





FREE STANDING STONEWALL DETAIL

N.T.S.

PROPOSED BASEMENT FLOOR=10.0
MIDPOINT=14.9
BASEMENT CEILING=19.75
PROPOSED FIRST FLOOR=21.0
EXISTING AVERAGE GRADE=15.25
PROPOSED ROOF HEIGHT = 34.75'
PROPOSED PEAK = 50.0
MAX. PEAK = 50.25
PROPOSED GARAGE FLR.=19.0
EXISTING BUILDING COVER= 18.2%
PROPOSED BUILDING COVER= 23.7%
EXISTING IMPERVIOUS = 2442 S.F.
PROPOSED IMPERVIOUS = 2065 S.F.
EXISTING IMPERVIOUS (100'BUFFER)= 298 S.F.
PROPOSED IMPERVIOUS (100'BUFFER)= 210 S.F.
AREA WITHIN 25'BUFFER ZONE=1129 S.F.

NOTES:
1) WATER SERVICE TO BE 1" TYPE "K" COPPER.
2) SEWER SERVICE TO BE 6" PVC.
3) WATER AND SEWER LATERALS SHALL BE 10' APART (min).
4) PROPOSED WATER TO BE CONNECTED TO EXISTING SERVICE.
5) PROPOSED SEWER TO BE CONNECTED TO EXISTING SERVICE.
6) LOT LOCATED IN FLOOD ZONE C. MAP 25017C0419E.
7) LAWN GRASS TO BE REMOVED FROM THE 0 TO 25 FOOT BUFFER ZONE AND THE AREA TOP DRESSED WITH A COMPOSTED LEAF LITTER MATERIAL, APPLIED TO A DEPTH OF 3-4 INCHES ACROSS THE RESTORATION AREA.

COMMONWEALTH OF MASSACHUSETTS
JAMES RICHARD KEENAN
No. 39751
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

PLANTING PLAN
IN
ARLINGTON, MASS.
SCALE: 1 IN. = 10 FT. MARCH 7, 2019

KEENAN SURVEY
8 WINCHESTER PLACE, SUITE 208
WINCHESTER, MASS. 01890
781-729-4213