CONSTRUCTION NOTES

1. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION.
2. CONTRACTOR TO MEET ALL TOWN OF ARLINGTON REQUIREMENTS FOR AS-BUILT CERTIFICATION.
3. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE 72 HOURS PRIOR TO EXCAVATION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION NEAR EXISTING UTILITIES.
4. CONTRACTOR SHOULD IMPLEMENT EROSION AND SEDIMENTATION CONTROL IF NECESSARY TO PREVENT STORMWATER POLLUTION ONTO THE CITY DRAINAGE SYSTEM.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CITY PERMITS TO PERFORM THE WORK.

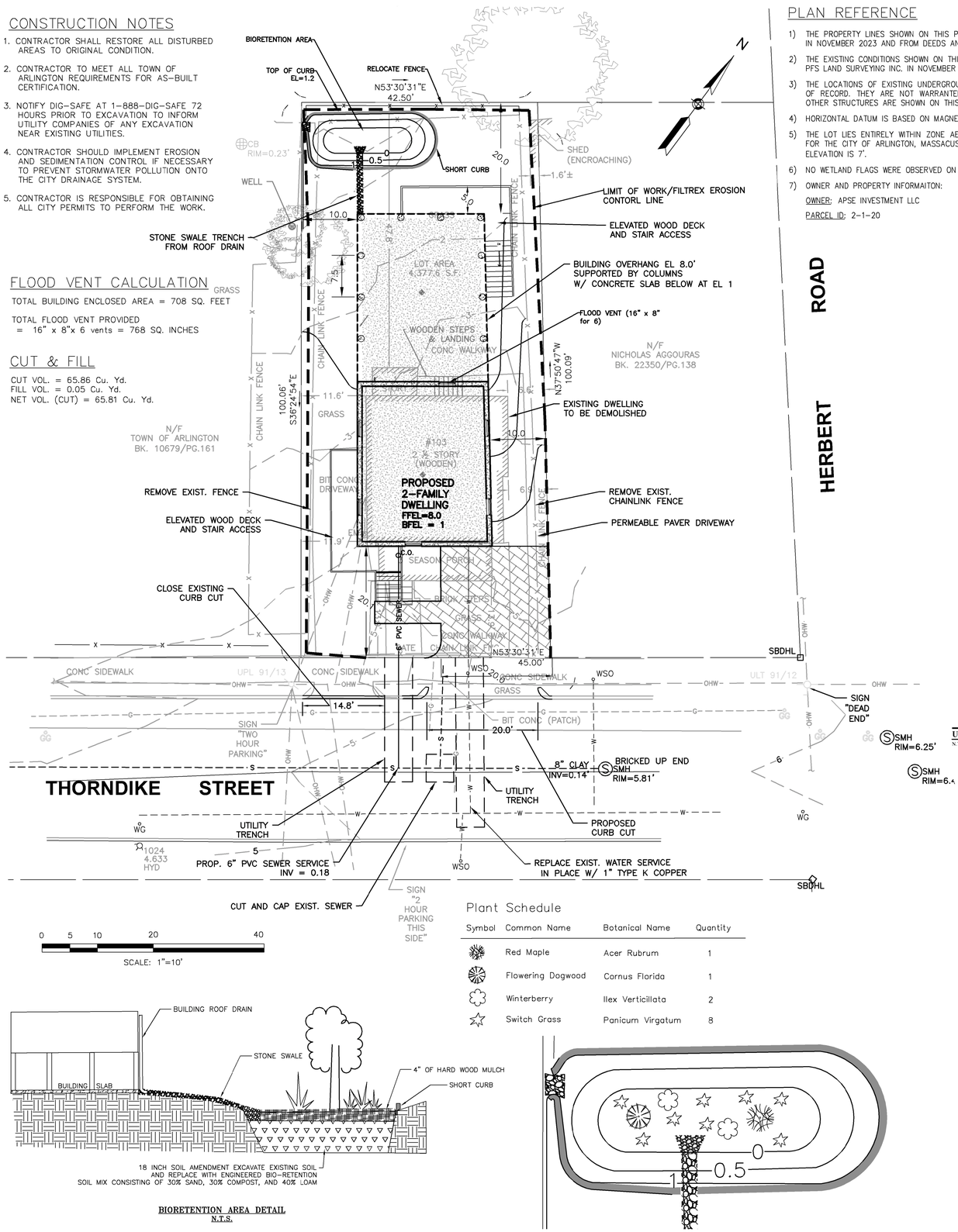
FLOOD VENT CALCULATION

TOTAL BUILDING ENCLOSED AREA = 708 SQ. FEET

TOTAL FLOOD VENT PROVIDED
= 16" x 8"x 6 vents = 768 SQ. INCHES

CUT & FILL

CUT VOL. = 65.86 Cu. Yd.
FILL VOL. = 0.05 Cu. Yd.
NET VOL. (CUT) = 65.81 Cu. Yd.



Plant Schedule

Symbol	Common Name	Botanical Name	Quantity
	Red Maple	Acer Rubrum	1
	Flowering Dogwood	Cornus Florida	1
	Winterberry	Ilex Verticillata	2
	Switch Grass	Panicum Virgatum	8

BIORETENTION AREA DETAIL
N.T.S.

PLAN REFERENCE

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023 AND FROM DEEDS AND PLANS OF RECORD.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023.
3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4) HORIZONTAL DATUM IS BASED ON MAGNETIC NORTH. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
5) THE LOT LIES ENTIRELY WITHIN ZONE AE (WITHOUT BASE FLOOD ELEVATION) (BFE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ARLINGTON, MASSACUSETTS, COMMUNITY PANEL NUMBER 25017C0419E, EFFECTIVE DATE JUNE 4, 2010. THE FLOOD ELEVATION IS 7'.
6) NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.
7) OWNER AND PROPERTY INFORMAITON:

OWNER: APSE INVESTMENT LLC

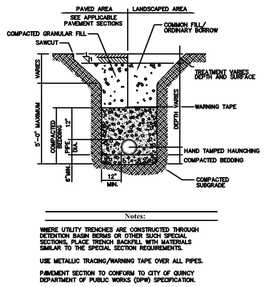
PARCEL ID: 2-1-20

ROAD

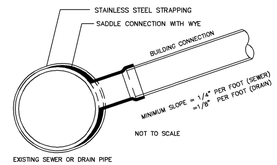
HERBERT



TREE PROTECTION EXAMPLE
N.T.S.



Utility Trench
N.T.S.



NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE 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.
6. TO BE USED IF AN EXISTING WYE IS NOT FOUND.

SEWER CONNECTION DETAIL
NOT TO SCALE

SADDLE CONNECTION DETAIL
N.T.S.

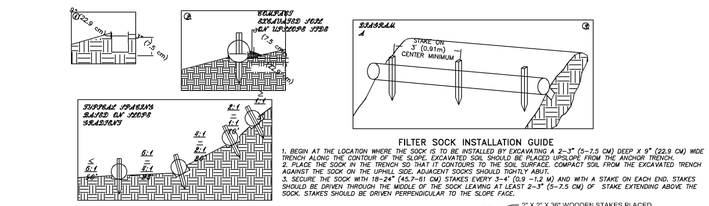
FLOOD STORAGE VOLUME EL 7'

	EXISTING	PROPOSED
EL -1-0	0	68
EL 0-1	192.2	260.2
EL 1-2	1,200.5	1,961.5
EL 2-3	2,025.5	2375
EL 3-4	2,672.5	2,740.4
EL 4-5	3,320.5	3,329.6
EL 5-6	3676.6	3,677.6
EL 6-7	3,676.6	3,677.6

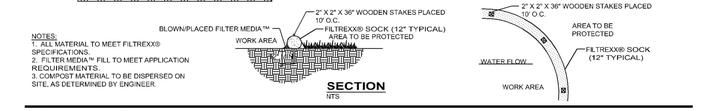
DIMENSIONAL REQUIREMENTS

ZONING R-2	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	4,377 SF	4,377 SF
MIN LOT AREA PER D.U.	---	N/A	N/A
MIN. LOT FRONTAGE	60 FT	45* FT	45* FT
MIN. YARD - FRONT	20 FT	13.9 FT	20.0 FT
MIN. YARD - SIDE	10 FT	6.9 FT	10.0 FT
MIN. YARD - REAR	20 FT	47.8 FT	20.0 FT
MAX. BUILDING HEIGHT	35FT/2.5ST	2.5 ST	2.5 ST
MAX. FLOOR AREA RATIO	---	N/A	N/A
MIN. LANDSCAPE OPEN SPACE	10%	76.4%	48.4%
MIN. USABLE OPEN SPACE	30%	76.4%	68.7%
MAX. LOT COV. (BUILDING & DRIVE)	35%	23.6%	32.2%

* EXISTING NONCONFORMING



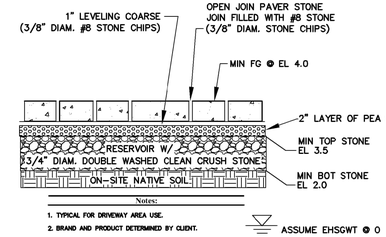
FILTER SOCK INSTALLATION GUIDE
1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.



Filtrex Erosion Control
NTS

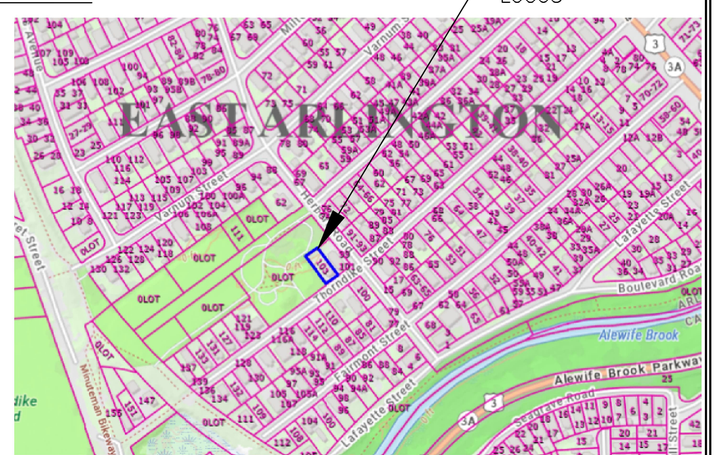
DRAINAGE AREAS

EXISTING		PROPOSED	
BUILDING	665 SF	BUILDING	1410 SF
3 SEASON PORCH	139 SF	DRIVEWAY (PERM. PAVERS)	850 SF
BACK PORCH	40 SF		
SIDE WALKWAY	207 SF		
DRIVEWAY	369 SF		
FRONT WALKWAY	79 SF		
TOTAL IMPERVIOUS	1,499	TOTAL IMPERVIOUS	1410 SF



Notes:
1. TYPICAL FOR DRIVEWAY AREA USE.
2. BRAND AND PRODUCT DETERMINED BY CLIENT.

Permeable Pavers Pavement Section
N.T.S.



CHI Y MAN
CIVIL
NO. 45441
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

08/07/2024

REVISIONS:		
NO.:	COMMENTS:	DATE:

SITE LAYOUT PLAN
103 THORNDIKE STREET
ARLINGTON, MASSACHUSETTS

DRAWN BY: ZLD
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 6-10-2024

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
CONSERVATION COMM.

SHEET
C-1