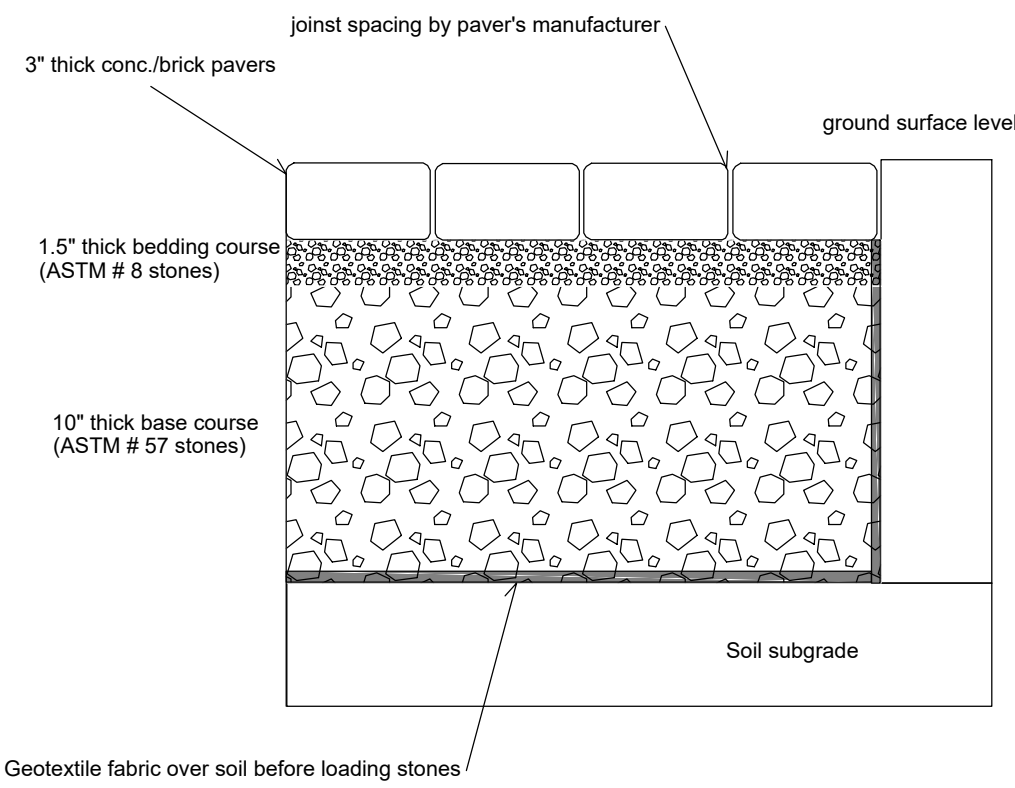
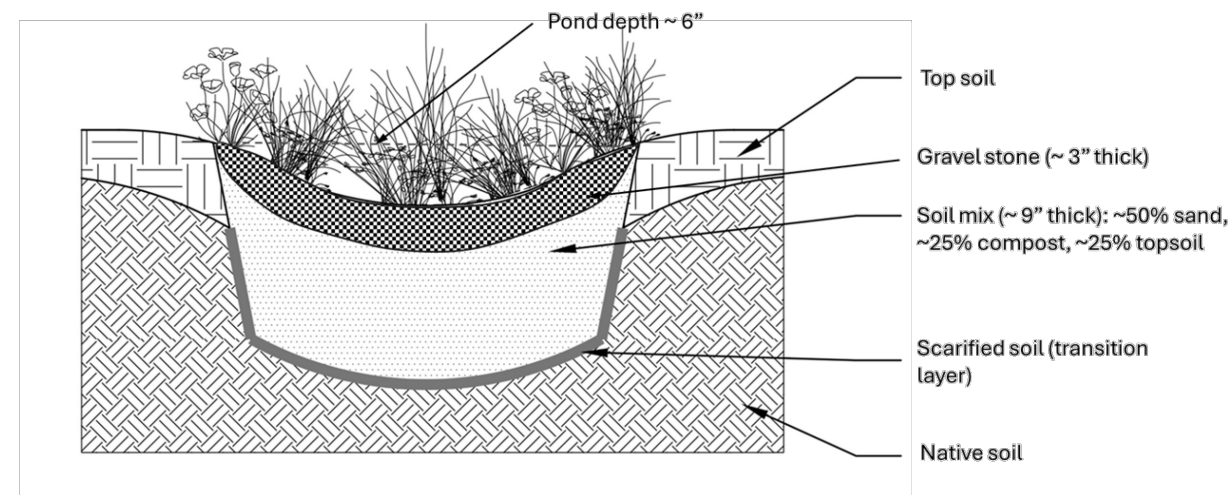


Permeable paver driveway layer structure:

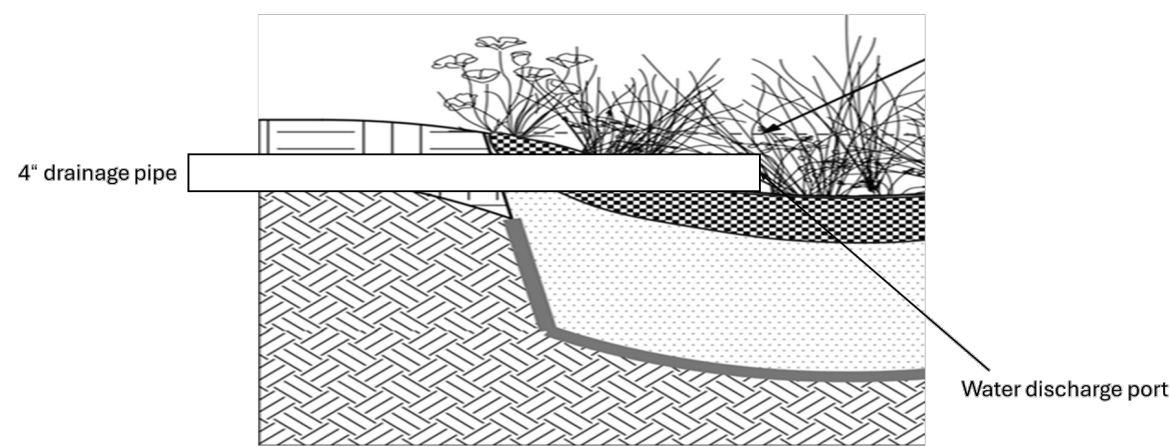


Cross-section view of rain garden with layers and depth
Total basin depth is ~ 18"

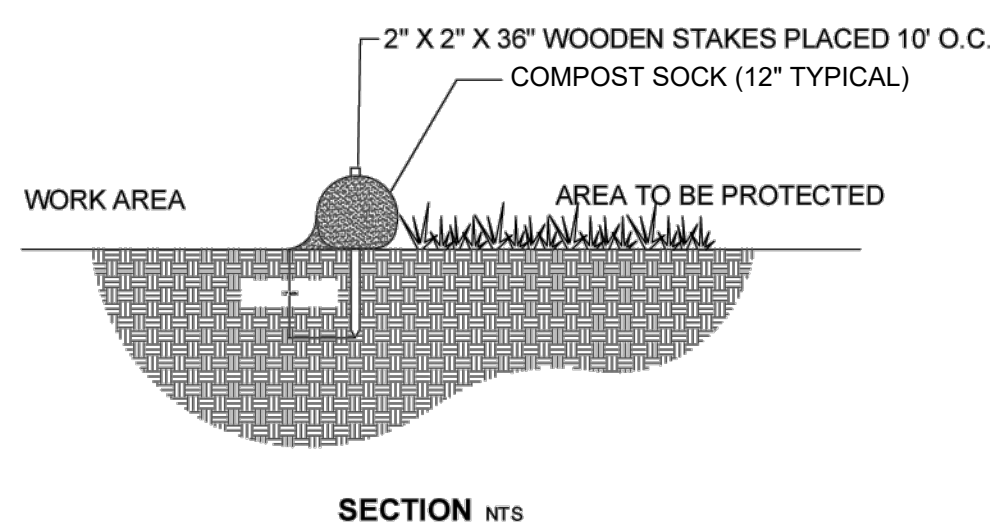


Drainage pipe discharge port:

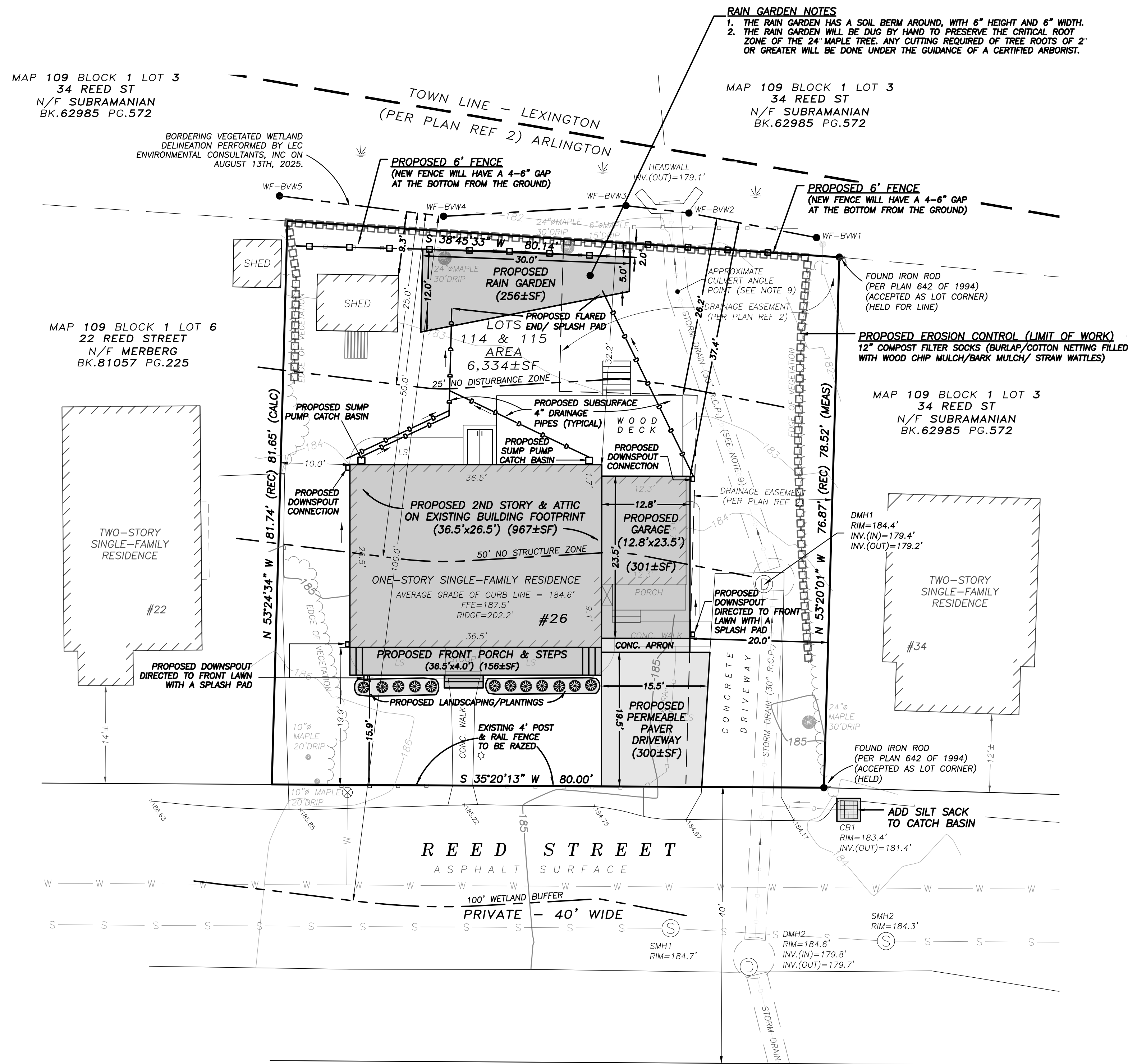
drainage pipe goes through gravel stone layer with discharge port sticking out of the gravel stone layer



COMPOST SOCK TYP.



SECTION nts

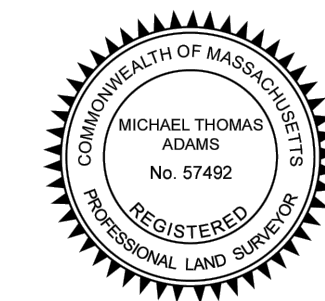


LEGEND:

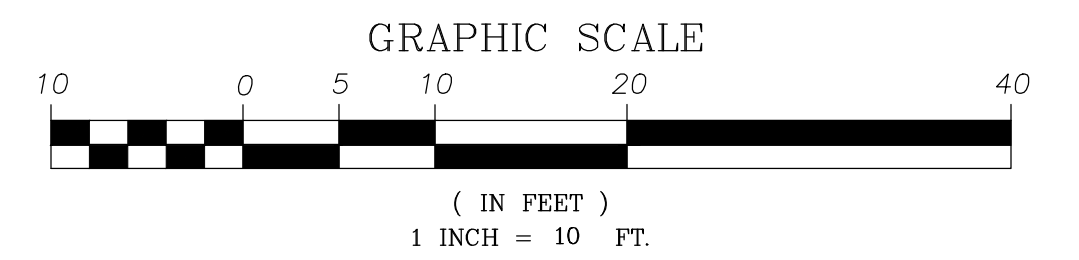
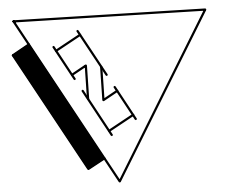
- ⊗ INDICATES GATE VALVE
- ☆ INDICATES LIGHT POLE
- SMH INDICATES SEWER MANHOLE
- DMH INDICATES DRAIN MANHOLE
- FFE INDICATES FINISH FLOOR ELEVATION
- INDICATES RECORD LOT LINE
- - - INDICATES RECORD EASEMENT LOCATION
- ○ ○ INDICATES WOOD FENCE
- +— INDICATES OVERHEAD POWERLINE
- W — INDICATES WATER LINE
- S — INDICATES SEWER LINE
- D — INDICATES DRAIN LINE
- LS — INDICATES LANDSCAPE AREA

PLAN REFERENCES

1. PLAN ENTITLED "SUBDIVISION PLAN OF LAND LOCATED IN ARLINGTON, MA" PREPARED BY P.J.F. & ASSOCIATES, DATED JUNE 20TH, 1994, RECORDED W/ THE MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 642 OF 1994.
2. PLAN ENTITLED "EASEMENT PLAN, REED'S BROOK, ARLINGTON, MA" PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. DATED JANUARY 29TH, 1998, RECORDED W/ THE MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 903 OF 2002.



Michael T. Adams
MICHAEL T. ADAMS, P.L.S. 57492



PROPERTY INFO:

ADDRESS: 26 REED STREET
OWNER: BOSINA LLC
ASSESSORS: MAP 109 BLOCK 1 LOT 4
DEED: MIDDLESEX SOUTH BK.84459 PG.370

ZONING DISTRICT - [R1]

	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 SF	6,334±SF	6,334±SF
FRONTAGE	75'	80.00'	80.00'
FRONT YARD	25'	19.9'	15.9'
SIDE YARD	10'	10.0'	10.0'
REAR YARD	15.37'	32.2'	32.2'
BLDG HEIGHT	35'(MAX)	17.6'	TBD*
LOT COVERAGE	35%(MAX)	18.8%	20.0%
OPEN SPACE	30%	66.9%	64.7%

YEAR BUILT: 1955
MIN. REAR YARD CALG = 20% LOT DEPTH
LOT DEPTH = 76.87'
20% LOT DEPTH = 15.37'

IMPERVIOUS AREAS

	EXISTING	PROPOSED
STRUCTURES		
BUILDING	1,190±SF	1,267±SF
SHED	96±SF	96±SF
WOOD DECK	310±SF	310±SF
PORCH	46±SF	156±SF
STOOP	22±SF	
HARDSCAPE		
WALKWAYS	100±SF	45±SF
DRIVEWAY	334±SF	334±SF
GARAGE APRON		25±SF
TOTAL LOT AREA	2,098±SF	2,233±SF
TOTAL LOT AREA	6,334±SF	6,334±SF
OPEN SPACE	4,236±SF	4,101±SF

PROPERTY NOTES:

1. FLOOD PLAIN NOTE: NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25017C0416F, WITH A DATE OF IDENTIFICATION OF JULY 8TH, 2025, FOR COMMUNITY NO. 250177, IN THE TOWN OF ARLINGTON, COUNTY OF SOUTHERN MIDDLESEX, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
2. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
4. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY M.T. ADAMS & ASSOCIATES, IN AUGUST & SEPTEMBER OF 2025.
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS ESTABLISHED BY RTK GPS SURVEY PROCEDURE USING NETWORK ROVER OBSERVATIONS ON CONTROL POINTS.
6. UTILITIES SHOWN FROM SURFACE LOCATIONS AND RECORDED UTILITY PLANS. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
7. M.T. ADAMS & ASSOCIATES, PLLC ARE NOT ZONING EXPERTS. ZONING TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT AND/OR ENGINEER TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. BASIS OF BEARINGS IS PLAN REF 2.
9. CULVERT ALIGNMENT BASED ON MANHOLE INVERT SHOTS, SURFACE OBSERVATIONS, AND HANDHELD METAL DETECTION. INTERMEDIATE BEND IS BURIED AND WAS NOT VERIFIED BY CCTV OR TEST PIT. USE CAUTION AND VERIFY IN THE FIELD PRIOR TO EXCAVATION.

NOTICE OF INTENT PLAN

For the exclusive use of:
TING YANG
26 REED STREET
ARLINGTON, MASSACHUSETTS 02474

M.T. ADAMS & ASSOCIATES
PRECISION SURVEY & MAPPING
163 Highland Ave. No. 1106, Needham, Massachusetts 02494
Phone: (978) 641-1727 www.masurveying.net

Date: 09-23-2025	Revised: 10-19-2025	Revised:
Scale: 1"=10'	Drawn by: M.T.A.	Sheet 1 of 1 Sheet
Drawing: Reed St 26 EC.dwg	A.P.N. 109-1-4	