### **PROPERTY OWNER:** ZONING UR-B **DRAWING LIST** SITE ARMANDO PLATA 22 MONTVALE STREET MAXIMUM HEIGHT 11 LANDRY ROAD AO. VICINITY MAP AND GENERAL INFO MEDFORD, MA 02155 ALLOWED: 35 FT C1. SITE PLAN MAXIMUM HEIGHT ARCHITECT: T1. TOPOGRAPHIC MAP PROPOSED: 27 FT ARMANDO PLATA 11 LANDRY ROAD T2. SLOPE CALCS PLAN **HEIGHT - STORIES: 2** MEDFORD, MA 02155 phone 646 241 7707 L1. LANDSCAPE PLAN OFF STREET PARKING SPACES PROVIDED: 2 L2. LANDSCAPE PLAN NOTES LOT AREA: 7750 S.F A1. LOWER LEVEL PLAN **PROJECT ADDRESS:** LOT FRONTAGE: 107.75 FT A2. UPPER LEVEL PLAN 22 MONTVALE STREET MELROSE, MA 02176 A3. FRONT ELEVATION - (NE) LOT DEPTH: 100 FT A4. LEFT ELEVATION - (SE) FRONT YARD: 20 FT A5. RIGHT ELEVATION - (NW) **|**|8 PROJECT DESCRIPTION: 22 **REAR YARD: 15 FT NEW SINGLE** A6. REAR ELEVATION - (SW) 16 **FAMILY RESIDENCE** SIDE YARDS: 10 FT A7. SECTION 1 MONTVALE STREET ALLOWED COVERAGE: 50% MAX **TOTAL FLOOR AREA** A8. SECTION 2 PROPOSED COVERAGE: 18% 1360 SQ FT - UPPER LEVEL 21 715 SQ FT - LOWER LEVEL 2075 SQ FT - TOTAL AREA DECK AREA = 75 SQ FTTYPE OF CONSTRUCTION: V STEEL & WOOD CONSTRUCTION WATER METER INSTALLED WILL INCLUDE RADIO-READ TECHNOLOGY PER CITY'S STANDARD. **VICINITY MAP** NTS

ARCHITECTURE Armando Plata AIA PE LEED AP BD+C Ag23studio@gmail.com

11 Landry Road Medford, MA 02155 (646)241 7707

MELROSE RESIDENCE

APRIL 3, 2020

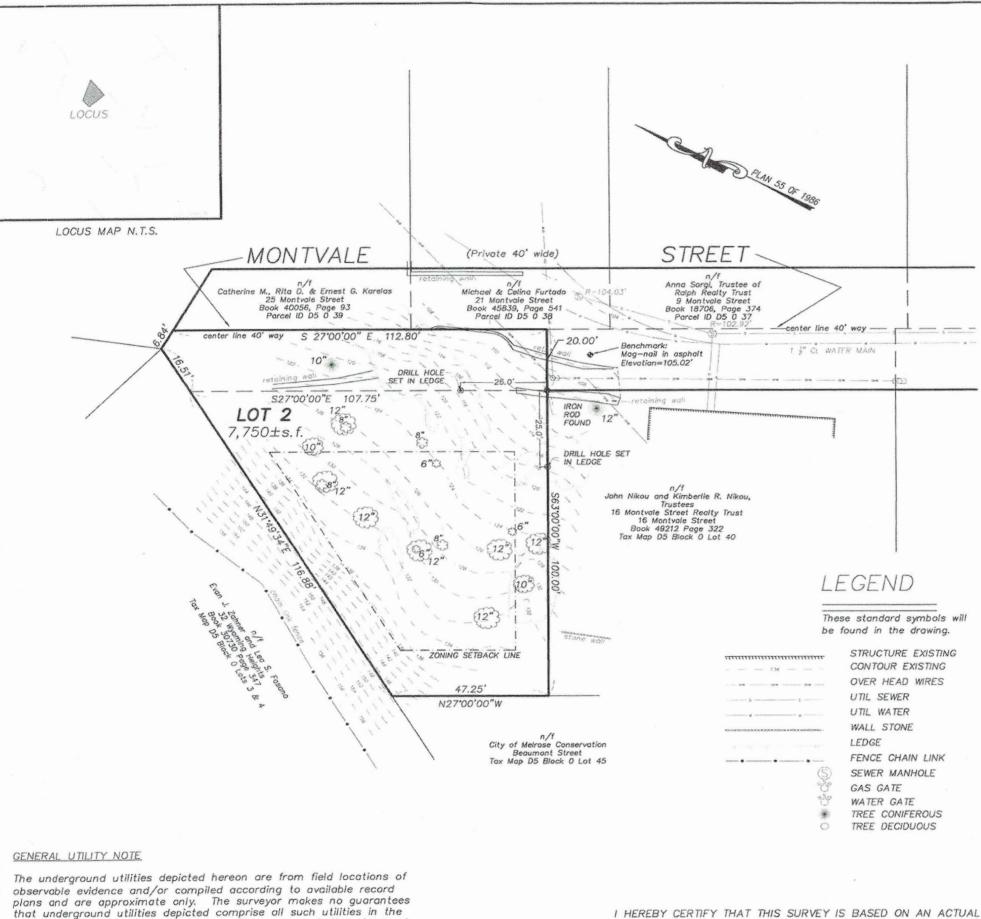
NTS

20 REV JANUARY 11, 2024

Α0

22 MONTVALE STREET MELROSE MA 02176

VICINITY MAP AND GENERAL INFO



plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

FIELD SURVEY BY OTTE & DWYER, INC.-LAND SURVEYORS ON MARCH 5, 2020.

> PROFESSIONAL LAND SURVEYOR FOR OTTE & DWYER, INC.

### GENERAL NOTES

OWNER OF RECORD: ARMANDO PLATA

11 LANDRY ROAD, MEDFORD, MA 02155

DEED REFERENCE: BOOK 74163, PAGE 106 PLAN REFERENCE: PLAN NO. 55 OF 1986

TAX MAP REFERENCE: MAP D5 BLOCK O LOT 40A

DATUM REFERENCE: NAVD 88

NOTE: OWNERSHIP ON A PRIVATE WAY EXTENDS TO THE CENTERLINE.

### CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A UR-B ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING
MINIMUM FRONT YARD (FT.)	20'	NA
MINIMUM SIDE YARD (FT.)	10'	NA
MINIMUM REAR YARD (FT.)	15*	NA
MAXIMUM BUILDING AREA (%)	50%	0%

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAPS No. 25017C0429E AND 2501C0433E, DATED JUNE 4, 2010, THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X" (OUTSIDE OF 0.2% CHANCE).

> EXISTING CONDITIONS PLAN OF LAND

## O MONTVALE STREET (LOT 2) MELROSE, MASS. 02176

PREPARED FOR

ARMANDO PLATA

## OTTE & DWYER, INC. LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET P.O. BOX 982

SAUGUS, MA 01906 (781)233 - 8155

SCALE: 1"=20'

MARCH 9, 2020 REV: 6-8-2020 ADD WATER UTIL

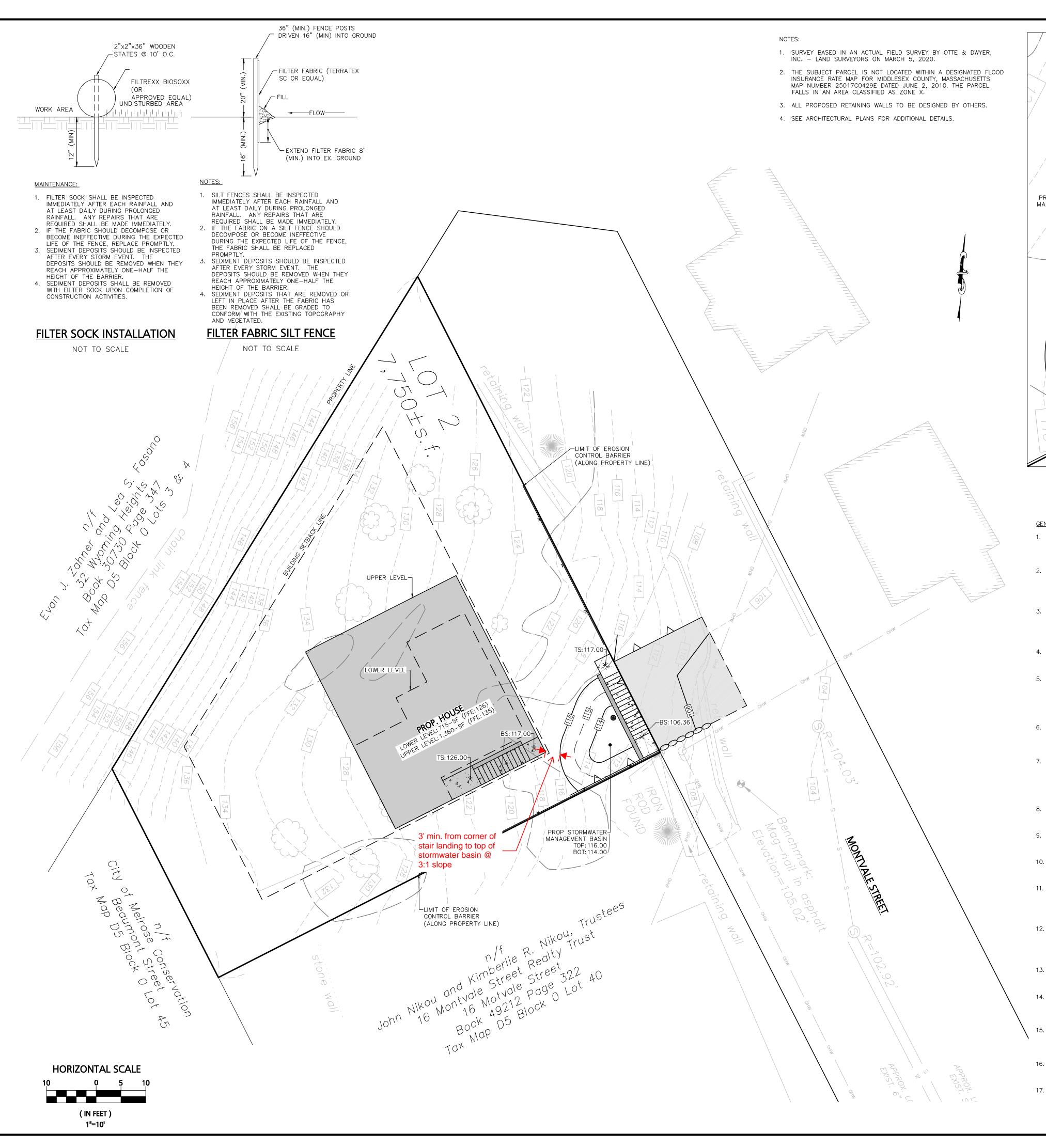
REV: 1-13-2022 TO SHOW OWNERSHIP TO CENTER LINE OF PRIVATE WAY AND ABUTTERS ACROSS THE PRIVATE

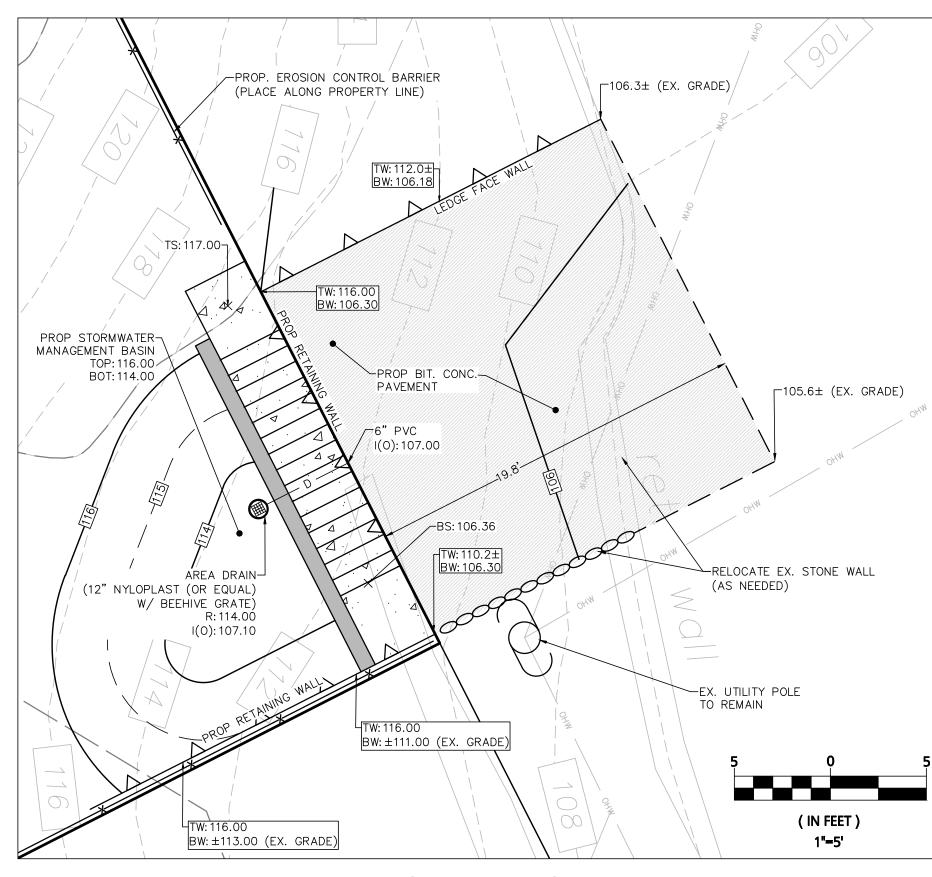




JN. 12554

This map or plat is not valid without the seal and signature of the responsible surveyor.





## DRIVEWAY DETAIL

### GENERAL EROSION CONTROL NOTES

- 1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICE AS SHOWN ON THE PLAN. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN EFFECTIVE CONDITION DURING CONSTRUCTION. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
- 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER, CALCIUM CHLORIDE, AND/OR CRUSHED STONE OR COARSE GRAVEL.
- 4. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESODDED, RESEEDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
- 5. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY—ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER
- 6. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
- 7. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- 8. STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. THE MATERIALS USED IN MULCHING SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION M6.04.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
- 9. IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- 10. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES AND VOLUME TWO OF THE MASSACHUSETTS STORMWATER MANAGEMENT HANDBOOK.
- 11. WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF—SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
- 12. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
- 13. NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED.
- 14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. REPETITIVE TREATMENTS SHOULD BE APPLIED AS
- 15. REPAIRS OR REPLACEMENT OF DRAINAGE STRUCTURES, RIP RAP CHANNELS, OR OTHER ELEMENTS OF THE FACILITY SHOULD BE DONE WITHIN 14 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- 16. IMMEDIATELY PRIOR TO THE END OF CONSTRUCTION OR ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL INSPECT ALL ON—SITE STORMWATER MANAGEMENT FACILITIES AND CLEAN AND FLUSH AS NECESSARY.
- 17. THE GENERAL CONTRACTOR OR NOMINEE WILL BE THE PARTY RESPONSIBLE FOR THE INSPECTION, MAINTENANCE, AND REQUIRED DOCUMENTATION OF ALL STORM WATER STRUCTURES AS OUTLINED

FOR REGISTRY USE ONLY

THIS PLAN WAS PREPARED IN ACCORDANCE WITH TH RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

APPROVED BY THE CITY OF MELROSE
PLANNING BOARD

\_\_\_\_

CERTIFICATE OF ACTION

DATE OF ENDORSEMENT

01/12/24 ADD STEPS
01/09/24 REV. TO SITE PLAN
08/30/23 UPDATED SITE PLAN
06/16/21 REV. PER CITY COMMENTS
05/25/21 REV. PER CITY COMMENTS
04/20/21 REV. PER CITY COMMENTS
DATE DESCRIPTION
REVISIONS

PREPARED FOR:

# ARMANDO PLATA

11 LANDRY ROAD MEDFORD, MA 02155

PROJECT:

22 MONTVALE STREET

MELROSE, MA 02176

DATE ISSUED: SEPTEMBER 20, 2020

PROJECT #: 20-10201

PREPARED BY: MAC



PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

CIVIL DESIGN
Consultants, Inc.
SURVEY DESIGN PERMITTING CONSTRUCTION ADMINISTRATION

Tel: (978) 416-0920

Fax: (978) 416-7865

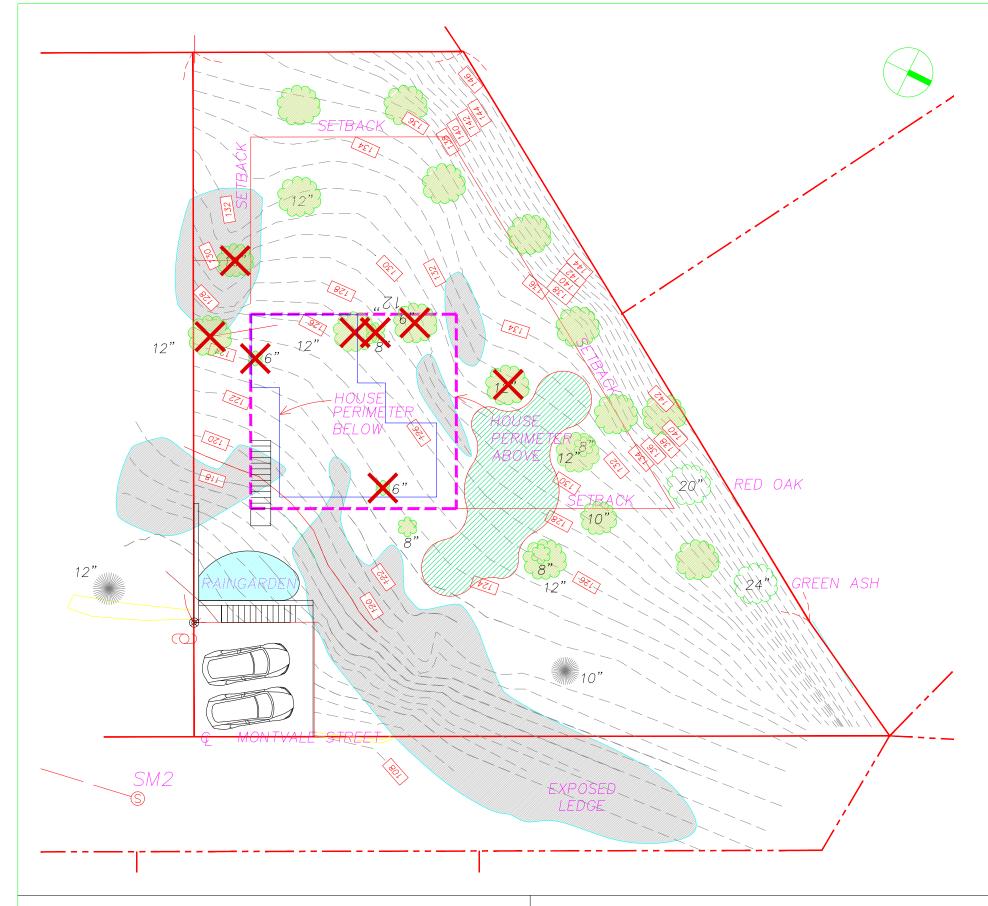
344 North Main Street Andover, MA 01810

DRAWING TITLE:

SITE PLAN

DRAWING #:

**C**-'



### TREES:



Norway Maples Acer platanoides



Eight (8) Norway Maples *Acer platanoides* Ranging in caliper from 6" to 12" to be removed and stumps ground where possible.

Removed Norway Maples will be replaced with the following native tree species observed on site:

- 1) Red Maple Acer rubrum
- 2) Hickory *Carya*
- 3) Grey Birch Betula populifolia
- 4) Black Cherry Prunus serotina

### NOTES:

Due to the dense canopy of Norway maples, forest diversity is starting to decline because the excess shade they create inhibits the regeneration of sugar maples and other native seedlings. The shallow root system makes growing difficult for other native shrubs and wildflowers in the understory. Other species of flora and fauna, such as insects and birds, may indirectly be affected due to the change in resource diversity and availability.

### NATIVE SHRUBS AND PERENNIALS (TO BE ADDED):



Approx. 400 SF

In addtion to the Norway Maples, the site also hosts a number of invasive shrub species along the eastern edge of the ledge including Japanese Knotweed *Fallopia japonica* and Asian Bittersweet *Celastrus orbiculatus*. Site will undergo clearing and mechanical removal of invasive species. Native perennials onsite including Lily of the Valley *Convallaria majalis*. Removed invasives will be replaced with the following native shrubs where soil depth to ledge of at least 10" allows:

- 1) Rosebay Rhododendron Rhododendron maximum
- 2) Mountain Laurel Kalmia latifolia
- 3) Smooth Arrowwood Viburnum dentatum var. lucidum
- 4) Northern spicebush *Lindera benzoin var. benzoin*
- 5) Winterberry *Ilex verticillata*

### STORMWATER MANAGMENT -- BIOSWALE/DRYWELL:



Bio-retention/raingarden Approx. 150 SF



Rip-rap/drywell NOT USED

Exact placement of Bio-swales/raingardens TBD based on further analysis of depth to ledge. Raingarden between the east side the proposed structure would capture runoff running downhill from the east/northeast. A bioswale or riprap drywell on the proposed structure's south side will capture runoff inside the property line. Bio-swale/raingarden planting examples include:

- 1) Switch Grass Panicum virgatum
- 2) Big Bluestem (Andropogon gerardii)
- 3) Winterberry *Ilex verticillata*
- 4) Inkberry *Ilex glabra*

DECEMBER 30, 2021 RE

REV. JANUARY 11, 2024

L1

1/8" = 1'-0"

ARCHITECTURE Armando Plata AIA PE LEED Ag23studio@gmail.com

#### NOTES:

The following is a description of the treatments for the removal of invasive plants:

Oriental bittersweet (Celastrus orbiculatus) -

Bittersweet is a vine that winds around other plants, the beach rose in this case, and eventually outcompetes it by shading out the supporting plant. The berries can be a winter food source for birds and the seeds are easily dispersed by birds to other locations. However, the berries are not as nutritional for the birds as native plant berries.

The base stems of the bittersweet could be cut in the spring and the top of the rooted stem swiped (individually painted) with an appropriate herbicide such as Roundup to kill the root system. Or just cut and the upper portion of the plant can be allowed to die back. It then can be more easily removed from the supporting plant. The roots could be dug out with hand tools and small sprouting seedlings should be able to be easily pulled out of the soil/ledge. It is important to do this work prior to the berries appearing on the vines to avoid spreading the seeds. All removed vines and seedlings should be bagged securely, removed from the site and disposed of properly. Annual surveillance and treatment for new sprouts is important for eradication.

Japanese knotweed (Polygonum cuspidatum) -

Japanese knotweed is particularly difficult to manage and remove. It has a tenacious root system and requires numerous cuttings and/or herbicide treatments during the growing season. Often cutting this plant encourages more sprouting from the root system, so continuing annual treatment is essential for control.

The plants can be dug out with hand tools but care should be taken as transferring the soil containing pieces of the root system may contaminate other areas. It is recommended that the first cutting be done in mid to late spring when the plant is first sprouting. This can be followed up with a treatment in mid-summer and again in early fall before the plant begins to die back. This process needs to be repeated for numerous years until the plant is completely removed. If the above process is not enough to eliminate the plants, cutting and brushing/swiping the cut stems individually with an appropriate herbicide two to three times during each growing season may eventually exhaust the root system from sending up more plants.

The cut upper stems of the plant should be spread on a tarp and dried before disposal to prevent any regeneration of the plant if it should come in contact with soil. All removed stems should be bagged securely, removed from the site and disposed of properly. Annual surveillance and treatment for new sprouts is important for eradication.



**MELROSE RESIDENCE** 

DECEMBER 30, 2021

L2

ARCHITECTURE Armando Plata AIA PE LEED Ag23studio@gmail.com

