

**IMPERVIOUS AREAS:**

ITEM:	EXISTING:	PROPOSED:
HOUSE	894 S.F.	2,122 S.F.
PORCH	146 S.F.	142 S.F.
SHED	100 S.F.	-
DECK *	476 S.F.	-
WALKWAY	168 S.F.	260 S.F.

TOTAL: 1,784 S.F. 2,524 S.F.  
 INCREASE OF 740 S.F. IN PROP. CONDITION  
 \* HAS CONCRETE BENEATH

**BENCHMARK CHART:**

BM #	DESCRIPTION	ELEV.
1	PK NAIL	100.00' *

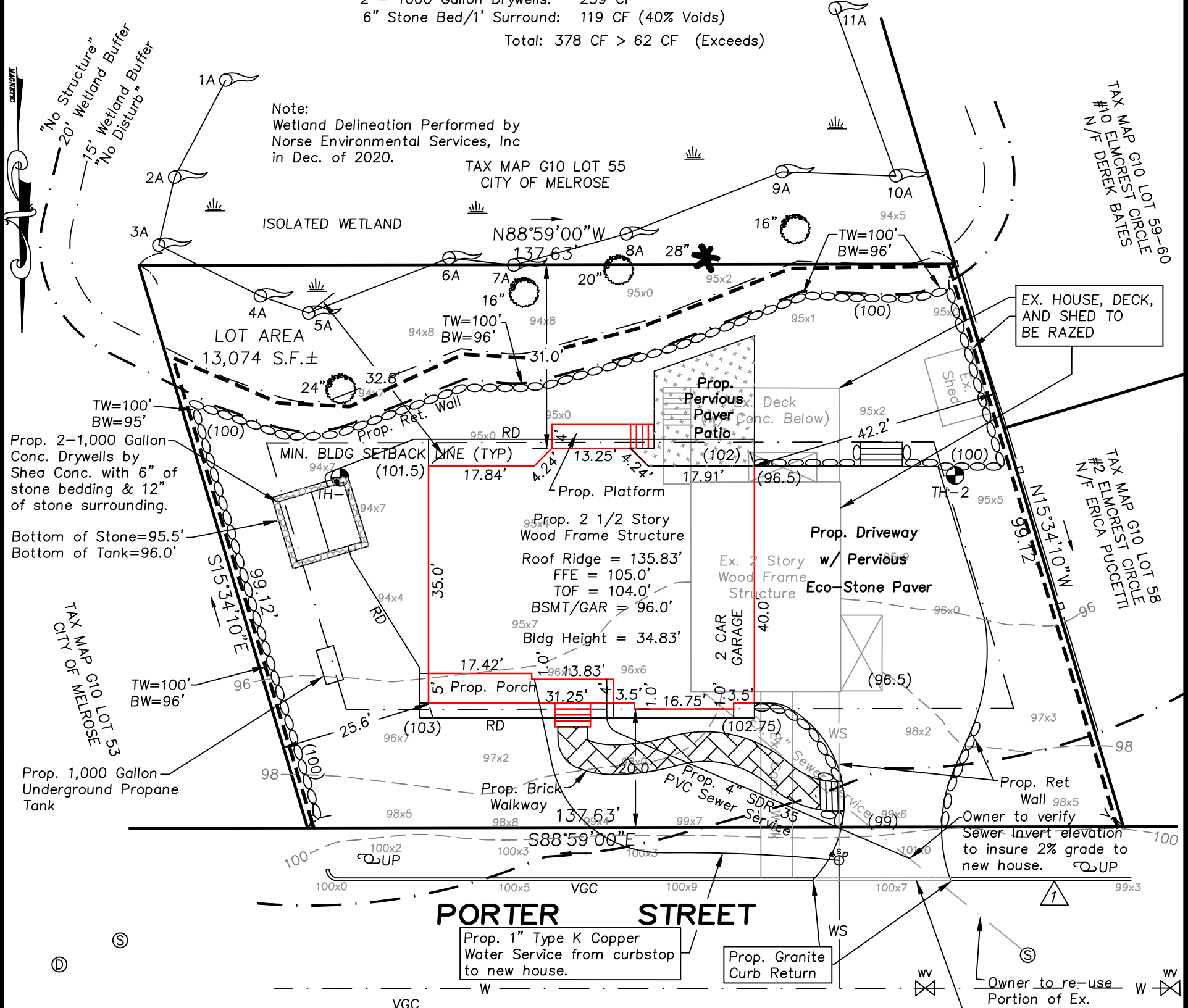
\* ASSUMED DATUM

**STORMWATER CALCULATIONS:**

INFILTRATE 1" OF RUNOFF FROM CONTRIBUTING IMPERVIOUS AREAS  
 NET INCREASE: 740 S.F.  
 1" RUNOFF X 740 S.F. X (1"/12) = 62 CF (Required)  
 Provided:  
 2 - 1000 Gallon Drywells: 259 CF  
 6" Stone Bed/1' Surround: 119 CF (40% Voids)  
 Total: 378 CF > 62 CF (Exceeds)

**LEGEND:**

- 96X7 EX. SPOT GRADE
- BIT. BITUMINOUS
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- PROP. 12" DIA. MULCH SOXX
- TH-1 SOIL TESTHOLE
- (103) PROP. SPOT GRADE
- RD PROP. 4" HDPE ROOF DRAIN



**AVG. SITE GRADE**

AVG. FINISHED GRADE @ 4 BLDG CORNERS: 101.0'

**SOIL DEEP HOLES:**

Soil Testpits were excavated on 12/26/20 and witnessed by John D. Sullivan III, PE.

TH-1 (ELEV=94.7')  
 0-5" HOR A SL 10 YR 3/3  
 5"-16" HOR Bw SL 10 YR 6/8  
 16"-82" C LAYER SL 2.5 Y 6/4  
 WATER WEEPING @ 16" (ELEV=93.3')

TH-2 (ELEV=95.5')  
 0-6" HOR A SL 10 YR 3/3  
 6"-18" HOR Bw SL 10 YR 6/8  
 18"-76" C LAYER SL 2.5 Y 6/4  
 WATER WEEPING @ 30" (ELEV=93.0')

**ZONING INFORMATION:**

ZONING DISTRICT : SRB  
 MIN. BLDG. SETBACKS:  
 FRONT : 20 FEET  
 SIDE : 12 FEET  
 REAR : 30 FEET

**ASSESSOR INFORMATION:**

MAP G10 PARCEL 54  
 DEED REFERENCE:  
 BOOK: 76069 PAGE: 349  
 OWNER INFORMATION:  
 THE MAGNOLIA GROUP, LLC  
 6 PATRIOT WAY  
 MELROSE, MA 02176



**PLOT PLAN OF LAND #357 PORTER STREET MELROSE, MASS.**

**PREPARED BY:**

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DATE: 12/23/20 SCALE: 1"=20'