

# SUBDIVISION PLAN OF LAND IN MELROSE, MASSACHUSETTS

SCALE: 1"=40' DATE: DECEMBER 4, 2019

BEING A SUBDIVISION OF LOTS 1 THRU 12 AS SHOWN ON LC PLAN 3986B

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN FEBRUARY 1, 2018 AND DECEMBER 4, 2019.

EDM ACCURACY ±(3 MM + 2 PPM) = (0.0098 FT + 2 PPM)  
 TRAVERSE PRECISION (RAW) = 1:43,066  
 LINEAR ERROR OF CLOSURE (RAW) = 0.06 FEET  
 DIRECTIONAL ERROR OF CLOSURE = N89°E

DATE: DECEMBER 4, 2019  
 \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR

CLERKS CERTIFICATION ON THE PLAN  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 CLERK OF THE CITY OF MELROSE, DO  
 HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY  
 THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS  
 OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY  
 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

### LEGEND OF ABBREVIATIONS

- DH - DRILL HOLE
- SBDH - STONE BOUND DRILL HOLE
- CBDH - CONCRETE BOUND DRILL HOLE
- IP - IRON PIPE
- RR SPK - RAILROAD SPIKE
- (R) - RECORD
- (FD) - FOUND
- N.T.S. - NOT TO SCALE

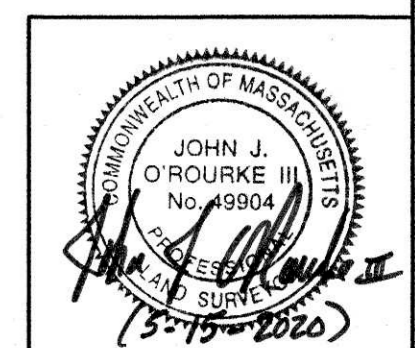
### ZONE: SR-A

- MINIMUM LOT AREA: 15,000 S.F.
- MINIMUM LOT FRONTAGE: 100 FEET
- MINIMUM LOT WIDTH: 100 FEET
- MINIMUM LOT DEPTH: 90 FEET
- MAXIMUM COVERAGE: 35%
- MINIMUM OPEN SPACE: 50%
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MINIMUM FRONT YARD: 25 FEET
- MINIMUM SIDE YARD: 15 FEET
- MINIMUM REAR YARD: 40 FEET

### LIST OF WAIVERS REQUESTED

1. SECTION V.A.1.f WHICH REQUIRES CENTER LINE RADIUS OF CURVED STREETS NOT TO BE LESS THAN ONE HUNDRED (100) FEET, AND IN PLACE THEREOF, PERMIT CENTER LINE RADIUS OF NINETY (90) FEET AND NINETY FIVE (95) FEET ALONG PORTIONS OF PATRICK'S PLACE.
2. SECTION V.A.1.g WHICH REQUIRES THAT NO STREET INTERSECTS ANY OTHER STREET AT LESS THAN SIXTY (60) DEGREES, AND IN PLACE THEREOF, PERMIT AN INTERSECTION ANGLE AS SHOWN ON PLAN BETWEEN PATRICK'S PLACE AND MAPLE TERRACE.
3. SECTION V.A.1.h WHICH REQUIRES THAT STREET LINES AT INTERSECTIONS BE CUT BACK AND CONNECTED WITH A RADIUS OF NOT LESS THAN TWENTY (20) FEET, AND IN PLACE THEREOF, PERMIT A RADIUS OF 10.81 FEET AT THE INTERSECTION OF PATRICK'S PLACE AND MAPLE TERRACE.
4. SECTION V.A.2.a WHICH REQUIRES THE MINIMUM WIDTH OF STREET RIGHT-OF-WAY TO BE FIFTY (50) FEET, AND IN PLACE THEREOF, PERMIT A RIGHT-OF-WAY WIDTH OF FORTY (40) FEET FOR PATRICK'S PLACE AND A PORTION OF HILLSIDE PARK AS SHOWN ON PLAN.
5. SECTION V.A.3.a WHICH REQUIRES THAT GRADES OF NON-PRINCIPAL STREETS BE NO GREATER THAN TEN (10) PERCENT AND THAT WHERE THE GRADE OF A STREET EXCEEDS SIX (6) PERCENT AT AN INTERSECTION, ESPECIALLY WITH A PRINCIPAL STREET, THE SUBDIVIDER SHALL REDUCE THE GRADE FOR A REASONABLE DISTANCE FROM SUCH INTERSECTION, AND IN PLACE THEREOF, PERMIT A GRADE OF TWELVE (12) PERCENT FOR PORTIONS OF PATRICK'S PLACE AND FOURTEEN (14) PERCENT (14.5) PERCENT FOR HILLSIDE PARK AS SHOWN ON PLAN.
6. SECTION V.A.4.a WHICH REQUIRES CUL-DE-SAC STREETS NOT TO EXCEED 500 FEET IN LENGTH, AND IN PLACE THEREOF, PERMIT A LENGTH OF 651.84 FEET TO THE CENTER OF THE CUL DE SAC.
7. SECTION V.I.B.3 WHICH REQUIRES A MINIMUM WIDTH OF ROADWAYS BETWEEN CURB LINES OF 32 FEET, AND IN PLACE THEREOF, PERMIT A WIDTH OF 24 FEET FOR PATRICK'S PLACE AND HILLSIDE PARK AS SHOWN ON PLAN.

☐ - DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

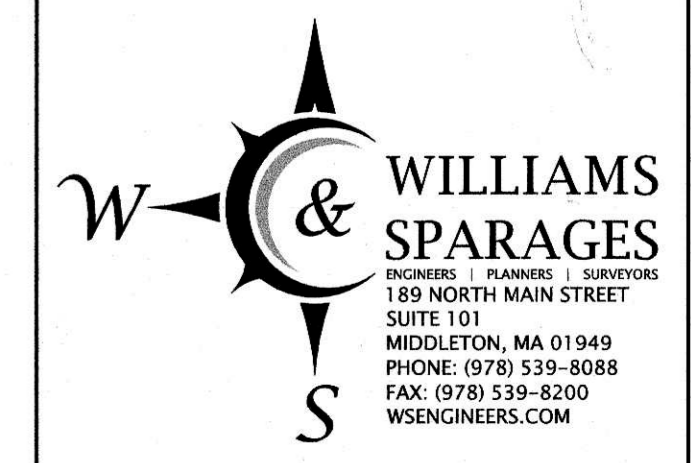


NO.	REVISION	DATE
3	PLAN SET INDEX	5/13/2020
2	NO CHANGES TO THIS SHEET	3/11/2020
1	ADDED CONSTRUCTION DETAILS & REVISED STORMWATER	2/20/2020

## MODIFIED DEFINITIVE PLAN HILLSIDE PARK MELROSE, MA

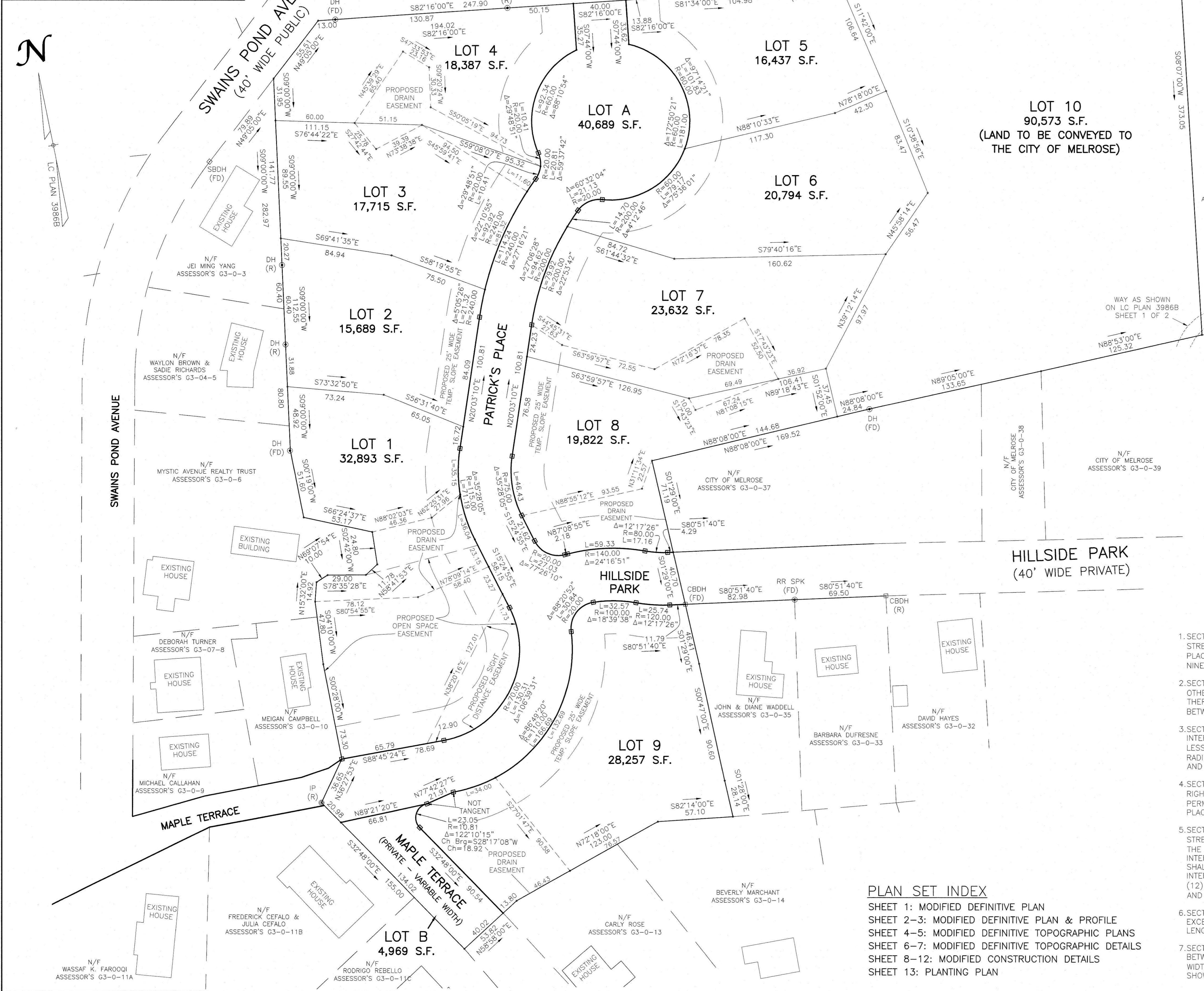
**OWNER & APPLICANT:**  
 O SWAINS POND AVENUE  
 REALTY TRUST  
 142 HAGGETT'S POND ROAD  
 ANDOVER, MA 01810

**PROJECT LOCUS:**  
 O SWAINS POND AVENUE  
 MELROSE, MA 02176  
 ASSESSOR'S ID:  
 PARCEL 1: G3-0-36  
 PARCEL 2: G3-0-36A



0' 20' 40' 80'  
 SCALE: 1"=40'  
 DECEMBER 4, 2019

PLAN SHEET 1 OF 1  
 SHEET 1 OF 13

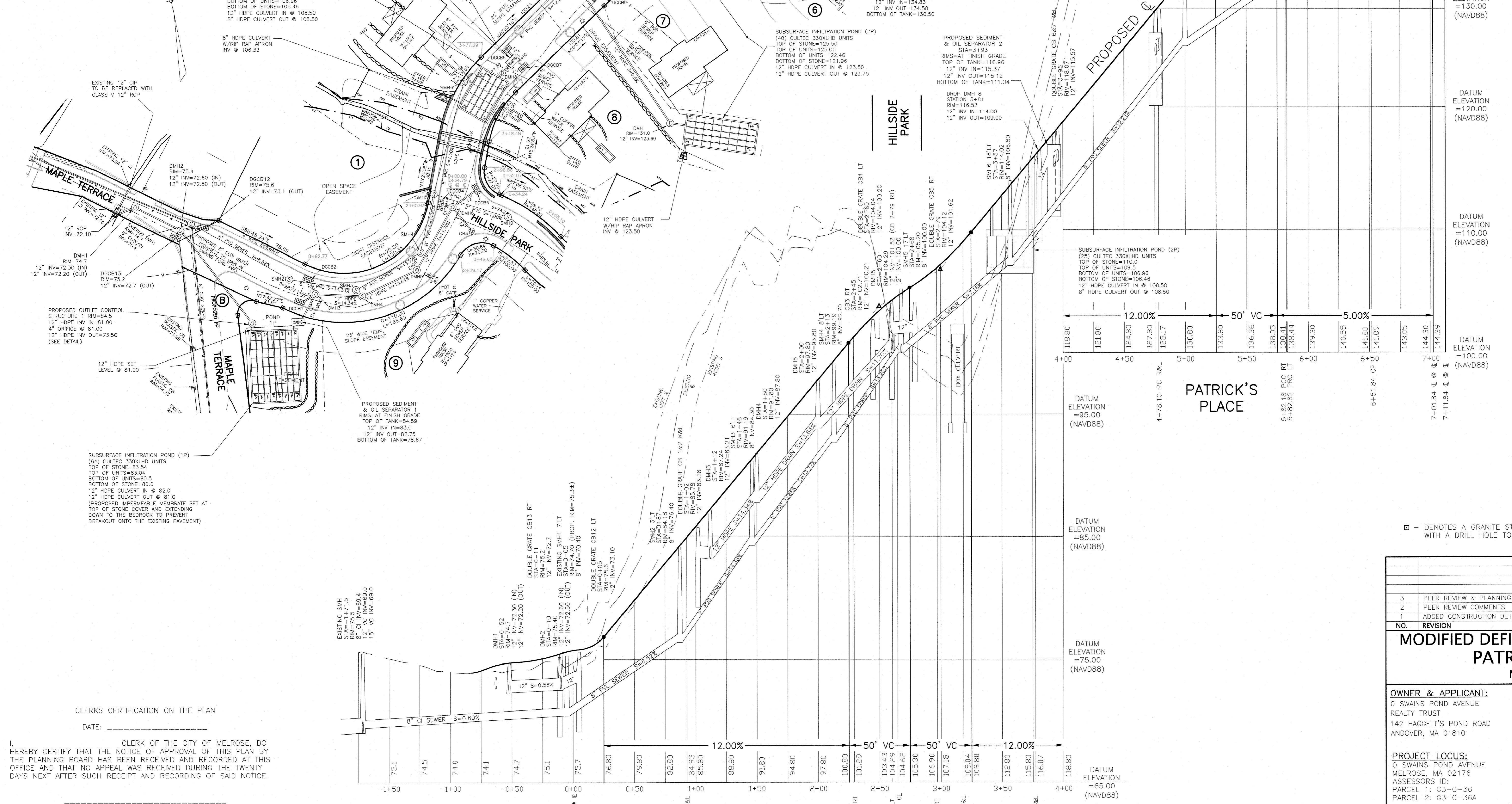
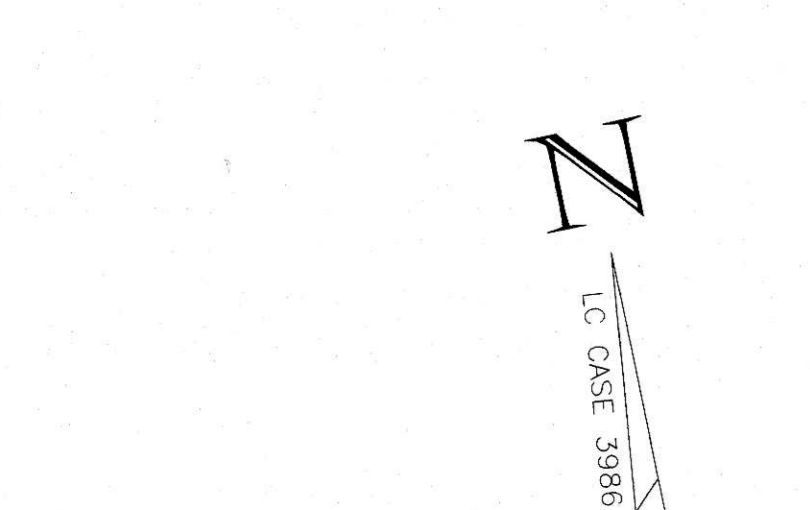


### PLAN SET INDEX

- SHEET 1: MODIFIED DEFINITIVE PLAN
- SHEET 2-3: MODIFIED DEFINITIVE PLAN & PROFILE
- SHEET 4-5: MODIFIED DEFINITIVE TOPOGRAPHIC PLANS
- SHEET 6-7: MODIFIED DEFINITIVE TOPOGRAPHIC DETAILS
- SHEET 8-12: MODIFIED CONSTRUCTION DETAILS
- SHEET 13: PLANTING PLAN

**BENCHMARKS: (NAVD 88)**

- #1) TOP DRILL HOLE IN LEDGE (NORTH OF LOT 5)  
- ELEV. = 157.11
- #2) TOP DRILL HOLE LOT 10 (BEHIND LOT 8)  
- ELEV. = 138.40 (SEE TOPO PLAN FOR LOCATION)
- #3) TOP MAG NAIL SET IN BERM AT INTERSECTION OF MAPLE TERRACE AND SWAINS POND AVENUE - ELEV. = 75.45 (SEE TOPO PLAN FOR LOCATION)



CLERKS CERTIFICATION ON THE PLAN  
DATE: \_\_\_\_\_  
I, \_\_\_\_\_ CLERK OF THE CITY OF MELROSE, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

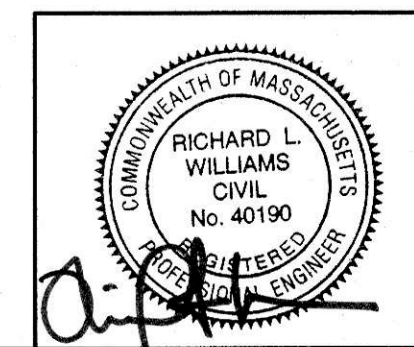
CITY CLERK

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARGES LLC

MELROSE PLANNING BOARD

DATE: \_\_\_\_\_



□ - DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

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**MODIFIED DEFINITIVE PLAN & PROFILE**  
**PATRICK'S PLACE**  
MELROSE, MA

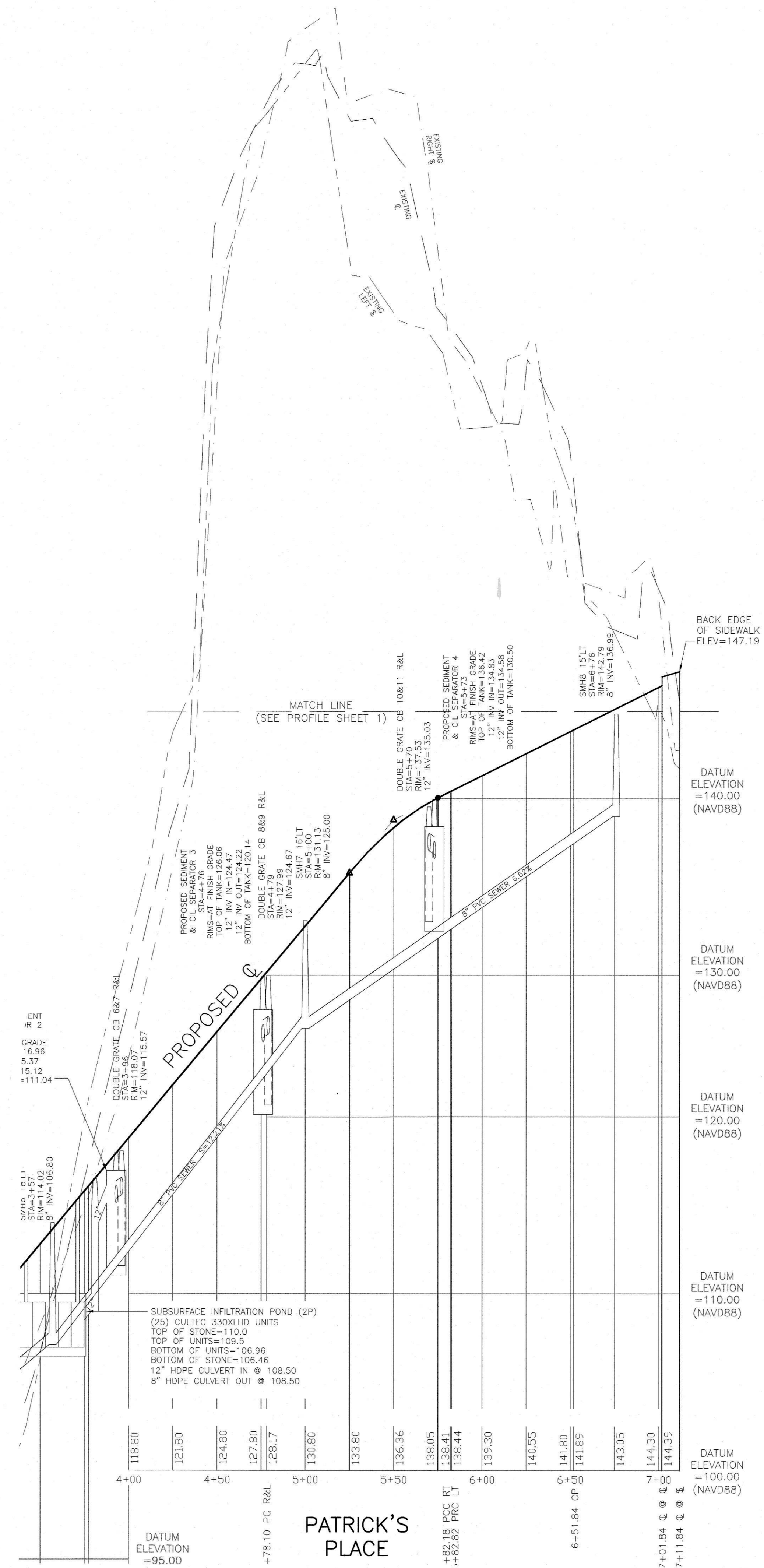
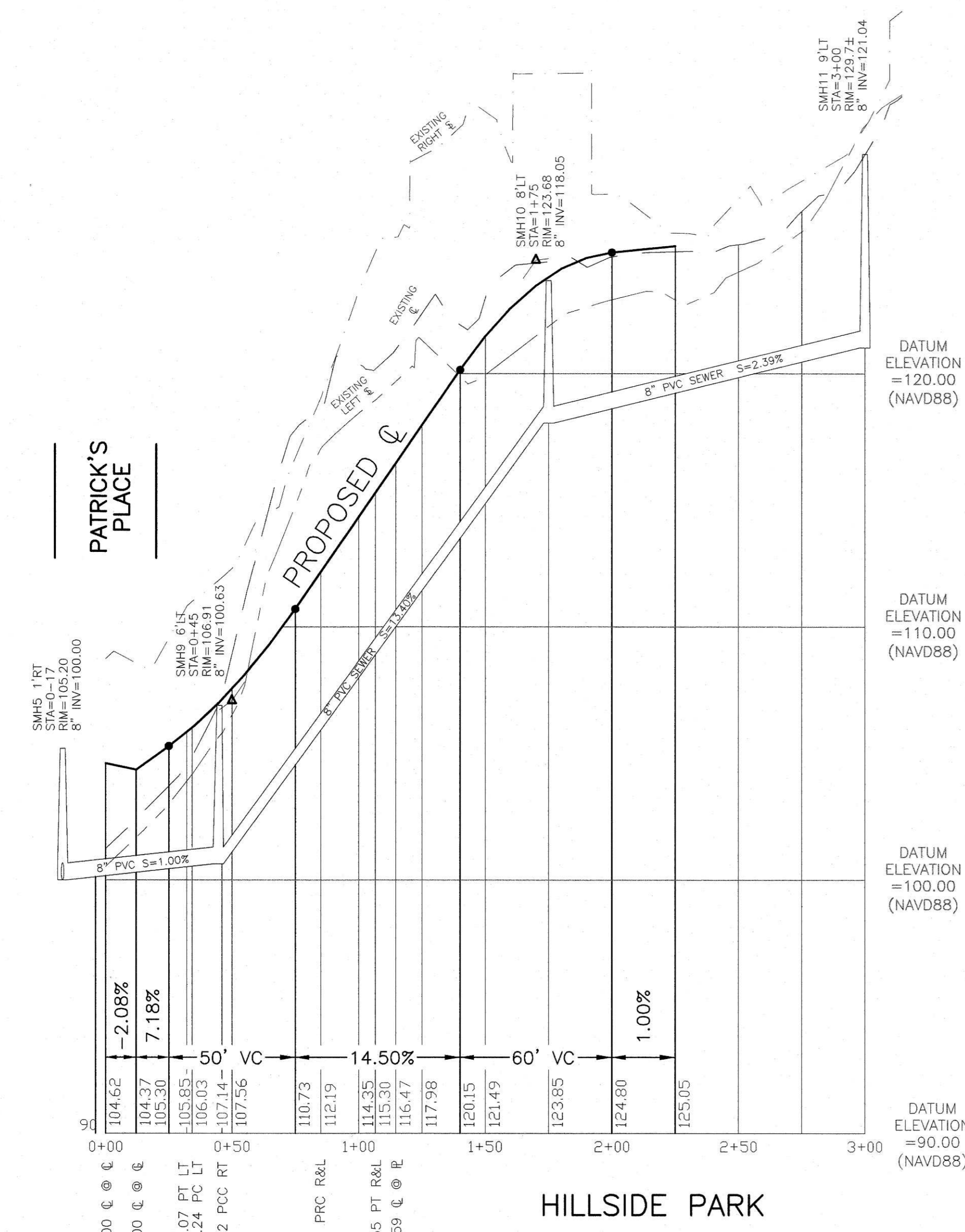
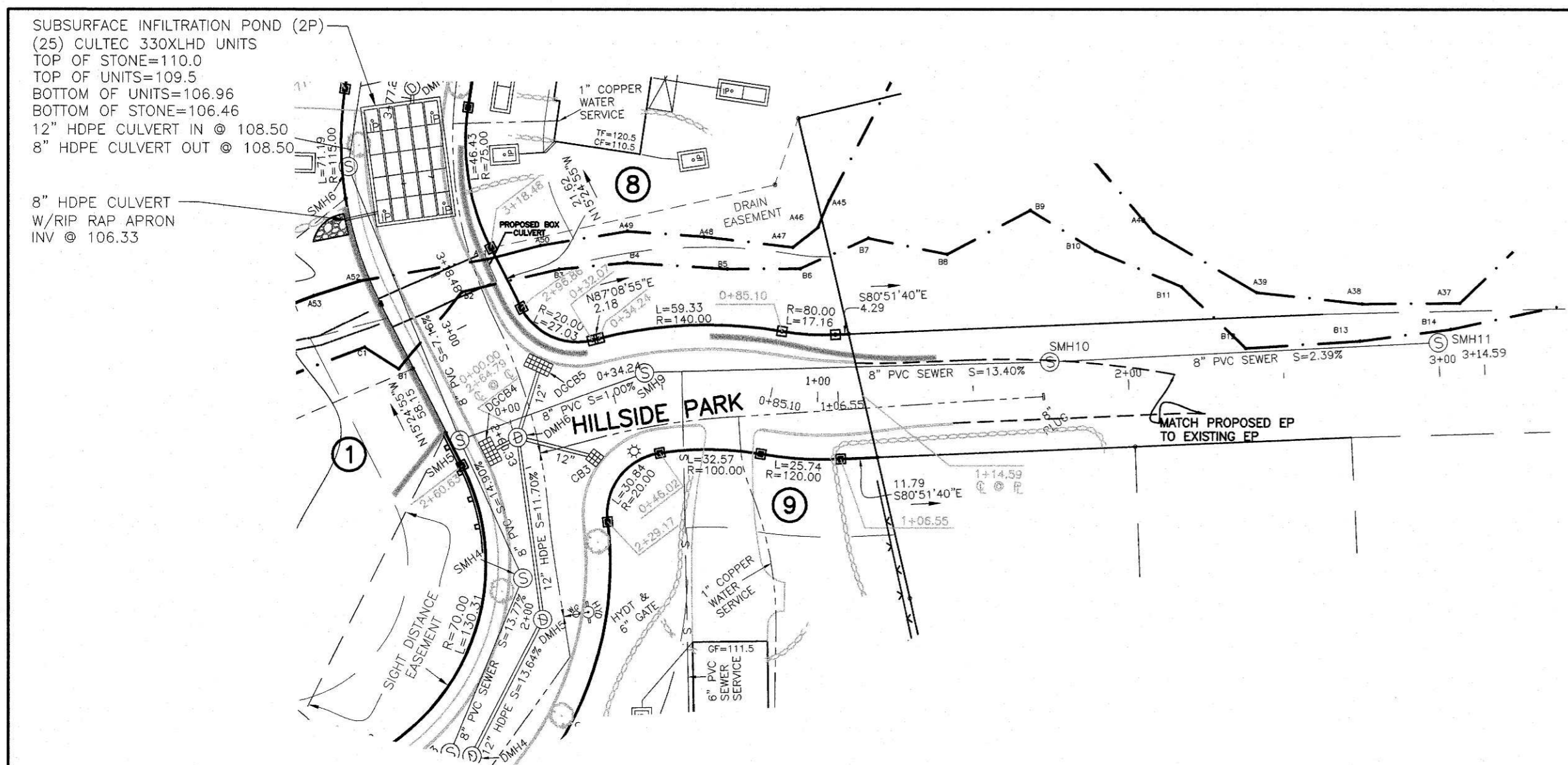
**OWNER & APPLICANT:**  
O SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

**PROJECT LOCUS:**  
O SWAINS POND AVENUE  
MELROSE, MA 02176  
ASSESSOR'S ID: \_\_\_\_\_  
PARCEL 1: G3-0-36  
PARCEL 2: G3-0-36A



0' 20' 40' 80'  
SCALE: 1"=40'(HOR) & 4'(VERT)  
DECEMBER 4, 2019

PROFILE SHEET 1 OF 2  
SHEET 2 OF 13



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WILLIAMS & SPARGES LLC

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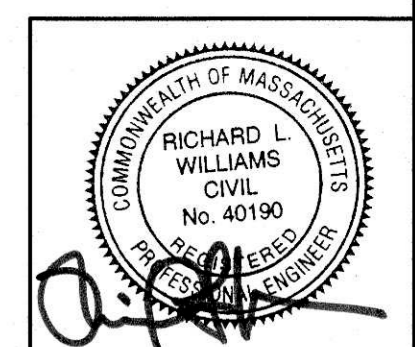
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\_\_\_\_\_  
CITY CLERK

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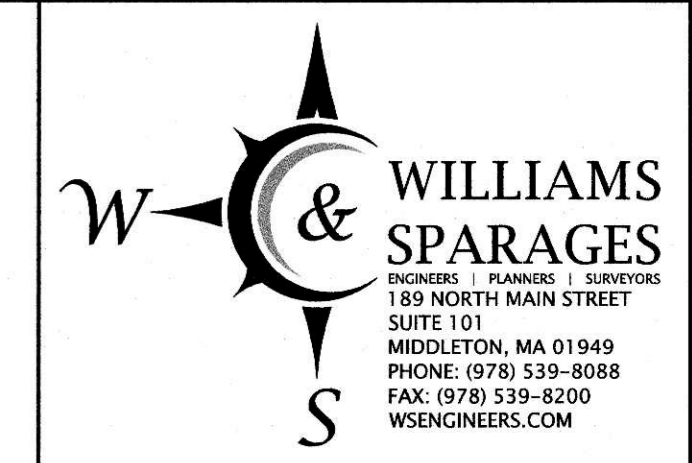


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**MODIFIED DEFINITIVE PLAN & PROFILE  
HILLSIDE PARK & PATRICK'S PLACE  
MELROSE, MA**

**OWNER & APPLICANT:**  
O SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

**PROJECT LOCUS:**  
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MELROSE, MA 02176  
ASSESSORS ID:  
PARCEL 1: G3-0-36  
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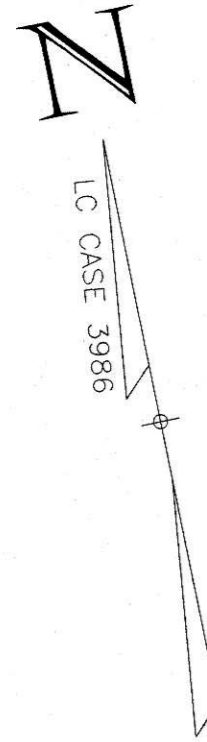


0' 20' 40' 80'  
SCALE: 1"=40'(HOR) & 4'(VERT)  
DECEMBER 4, 2019

PROFILE SHEET 2 OF 2  
SHEET 3 OF 13

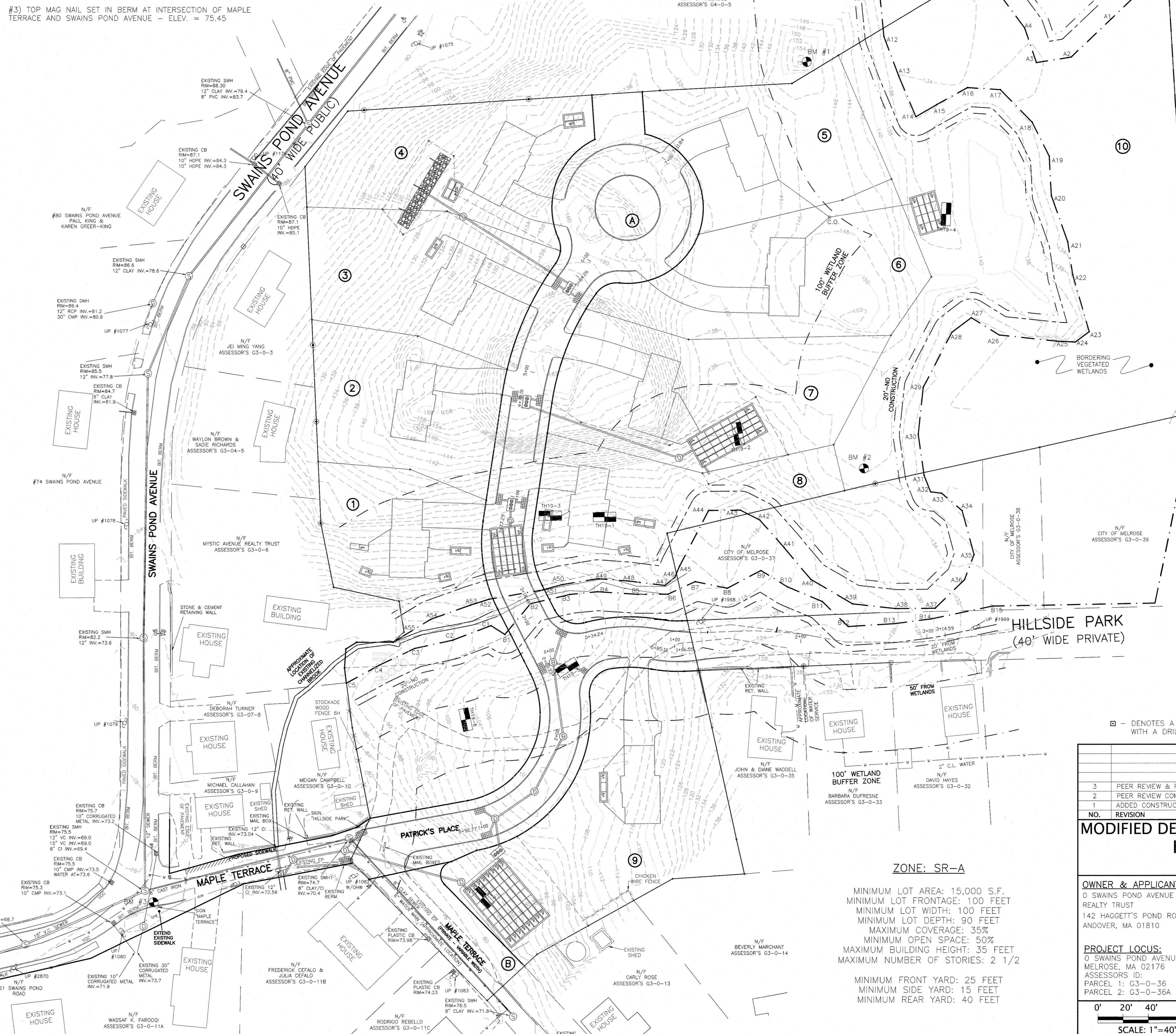
**LEGEND**

- SMH
- DMH
- CATCH BASIN
- HYDRANT
- UTILITY POLE
- WATER SHUT OFF
- PROPOSED BOUND
- EXISTING SPOT ELEVATION
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EDGE OF BVW
- SILTATION CONTROL (& LIMIT OF WORK)
- GUARD RAIL
- CHAIN LINK FENCE
- STOCKADE FENCE
- LIGHT POLE
- VITRIFIED CLAY
- CORRUGATED METAL
- REINFORCED CONCRETE PIPE
- TOP OF FOUNDATION
- GARAGE FLOOR
- CELLAR FLOOR
- EDGE OF PAVEMENT



**BENCHMARKS: (NAVD 88)**

- #1) TOP DRILL HOLE IN LEDGE (NORTH OF LOT 5) - ELEV. = 157.11
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CITY CLERK

**NOTES:**

1. PORTIONS OF MAPLE TERRACE WILL BE RECONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED SUBDIVISION PLAN ENTITLED "DEFINITIVE SUBDIVISION COLUCCI ESTATE MELROSE, MASSACHUSETTS" PREPARED BY EDWARD J. FARRELL, PLS, DATED MAY 4, 1998 AND REVISED THROUGH OCTOBER 10, 1998.
2. WETLAND RESOURCE FLAGS LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC ON FEBRUARY 2, 2018 AND MAY 11, 2018.
3. TOPOGRAPHY SHOWN IS BASED ON THE NAVD88 DATUM.
4. PERIMETER SHOWN IS TAKEN FROM LAND COURT PLAN NUMBER 3986B.
5. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF ACTUAL FIELD SURVEYS BY WILLIAMS AND SPARAGES IN 2018 AND 2019 COMBINED WITH AERIAL IMAGERY AND INFORMATION PROVIDED BY THE CITY OF MELROSE.
6. PROPOSED CATCH BASIN CASCADE GRATES TO BE DEPRESSED 1" MINIMUM.
7. PROPOSED BUILDING HEIGHT NOT TO EXCEED 35 FEET OR 2 1/2 STORIES.
8. ROADWAY IMPROVEMENTS TO EXTEND TO INTERSECTION OF 3 MAPLE TERRACE AND HEMENWAY AVENUE.

LOT NUMBER	BUILDING COVERAGE	OPEN SPACE
1	8.2%	83%
2	10.9%	78%
3	9.6%	81%
4	9.3%	82%
5	10.4%	82%
6	8.2%	82%
7	7.2%	86%
8	8.6%	85%
9	6.0%	86%

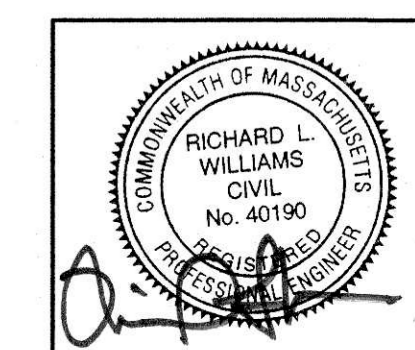
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC

CITY OF MELROSE ASSESSOR'S G3-0-43

MELROSE PLANNING BOARD

DATE: \_\_\_\_\_



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**MODIFIED DEFINITIVE TOPOGRAPHIC PLAN  
HILLSIDE PARK  
MELROSE, MA**

**OWNER & APPLICANT:**  
0 SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

**PROJECT LOCUS:**  
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ASSESSORS ID:  
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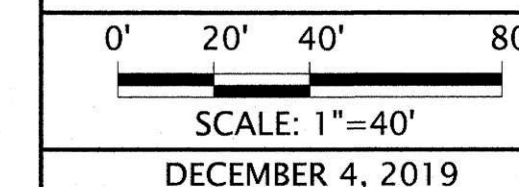
**TOPO SHEET 1 OF 2**

**SHEET 4 OF 13**

**ZONE: SR-A**

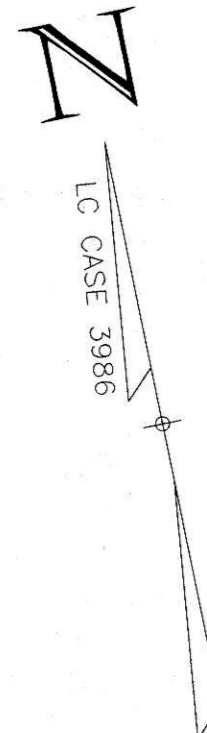
MINIMUM LOT AREA: 15,000 S.F.  
MINIMUM LOT FRONTAGE: 100 FEET  
MINIMUM LOT WIDTH: 100 FEET  
MINIMUM LOT DEPTH: 90 FEET  
MAXIMUM COVERAGE: 35%  
MINIMUM OPEN SPACE: 50%  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM NUMBER OF STORIES: 2 1/2

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**LEGEND**

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WILLIAMS & SPARAGES LLC

CITY OF MELROSE ASSESSOR'S G3-0-43

MELROSE PLANNING BOARD

DATE: \_\_\_\_\_

CLERKS CERTIFICATION ON THE PLAN

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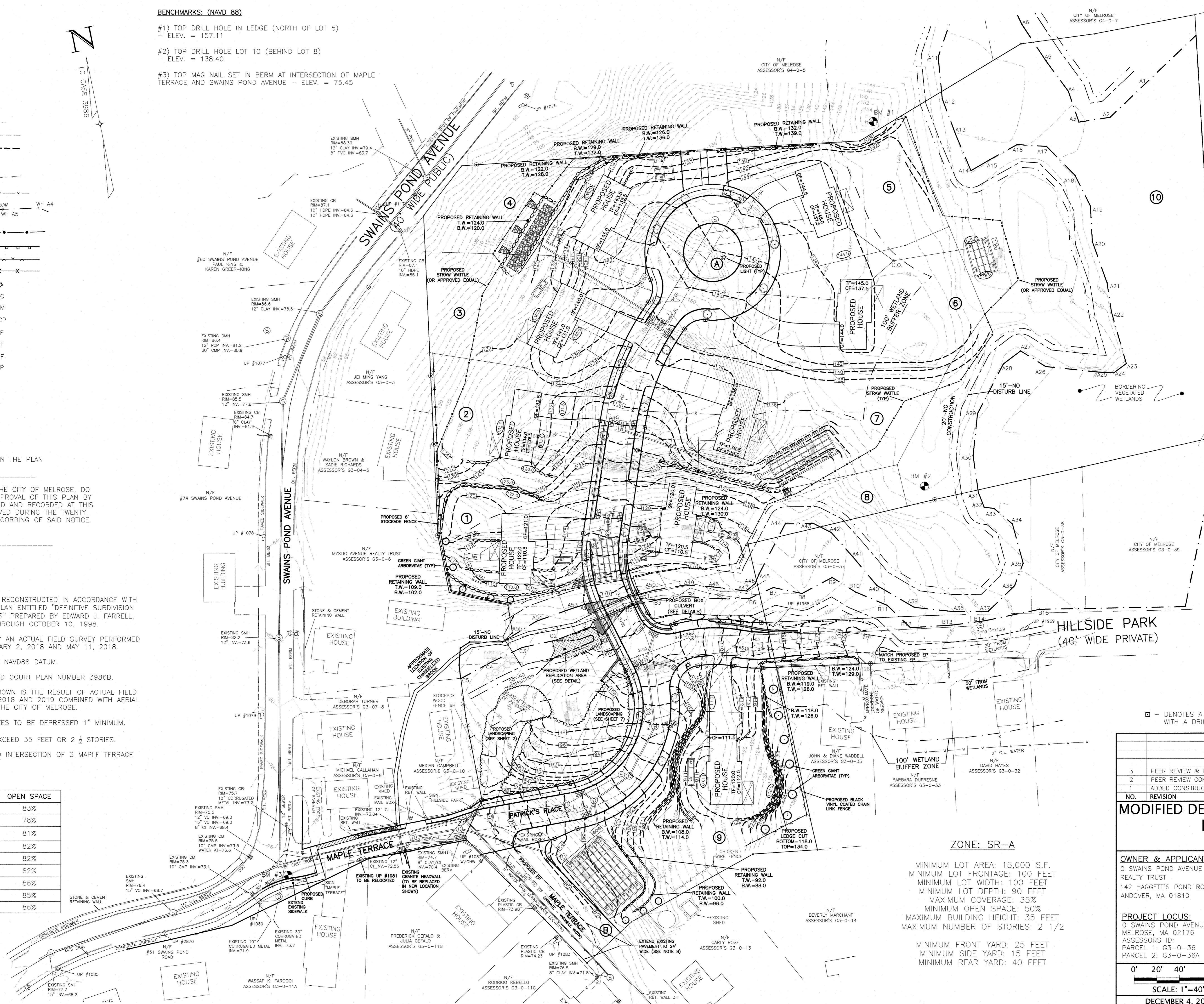
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CITY CLERK

**NOTES:**

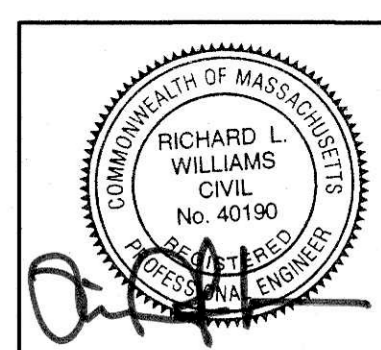
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HILLSIDE PARK  
MELROSE, MA**

**OWNER & APPLICANT:**  
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REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

**PROJECT LOCUS:**  
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ASSESSORS ID:  
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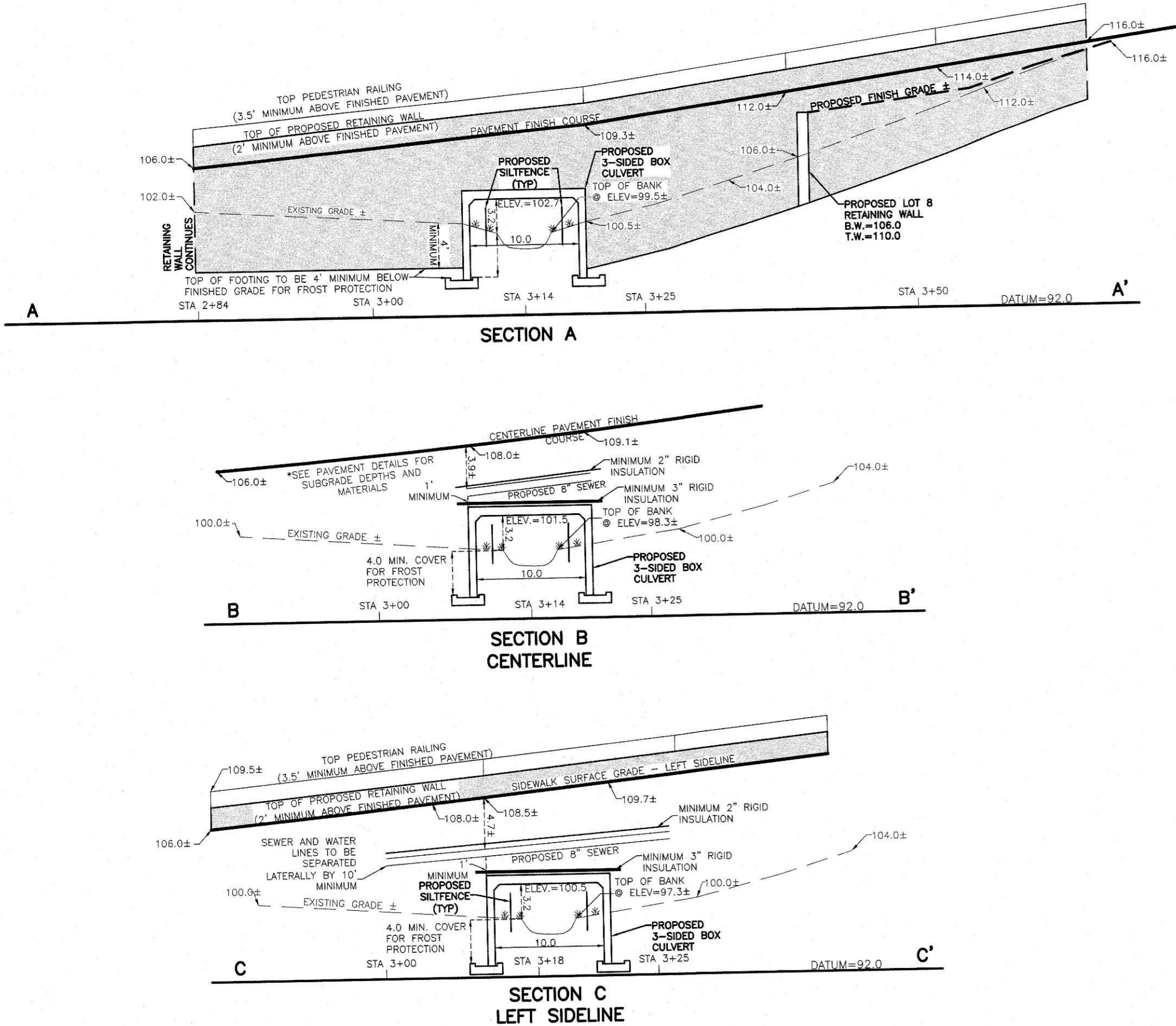
**TOPO SHEET 2 OF 2  
SHEET 5 OF 13**

**ZONE: SR-A**

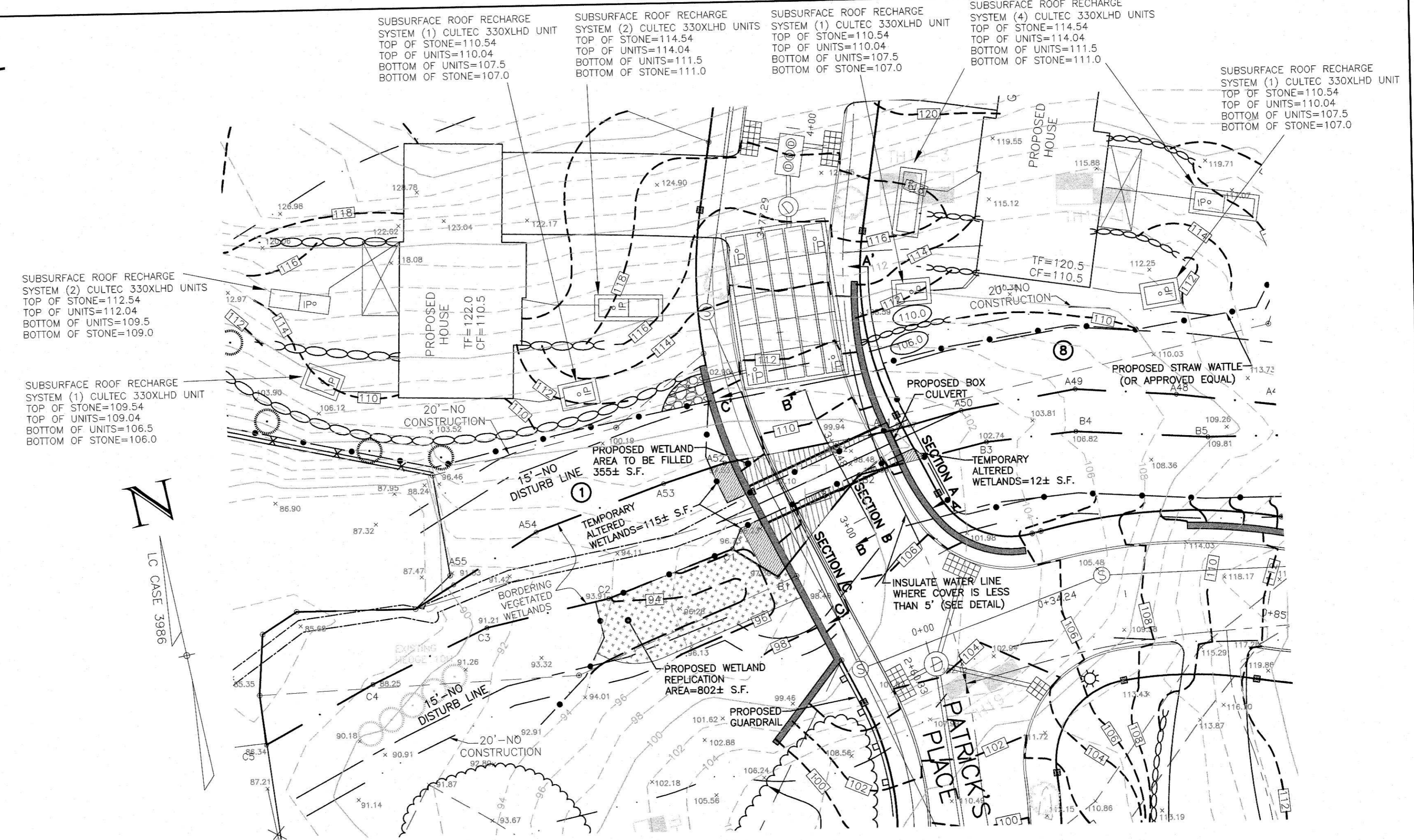
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P:\MELROSE\2020\Hillside Park\Drawings\Titleblock\_EC.dwg, DT: G. Jambas

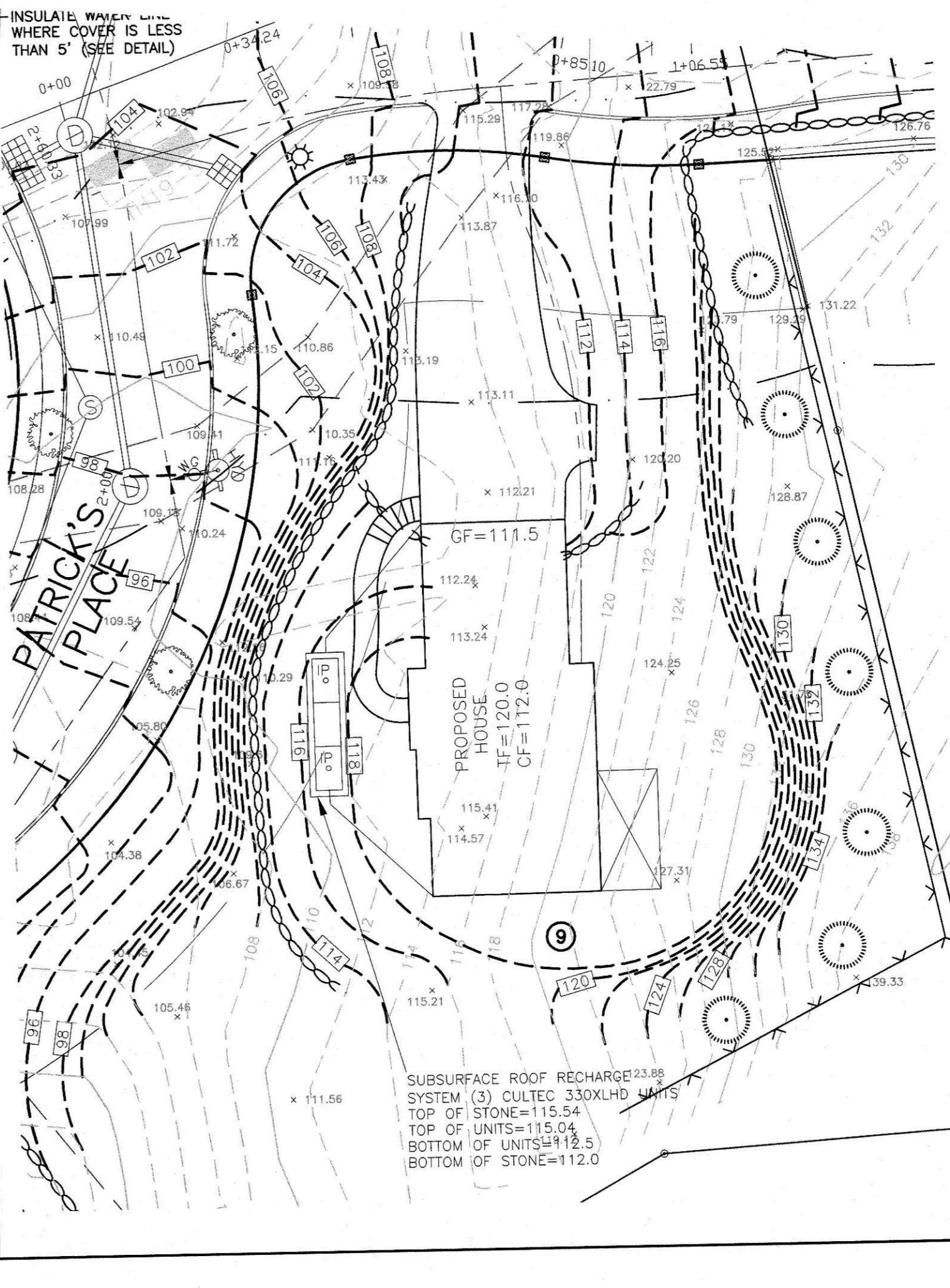
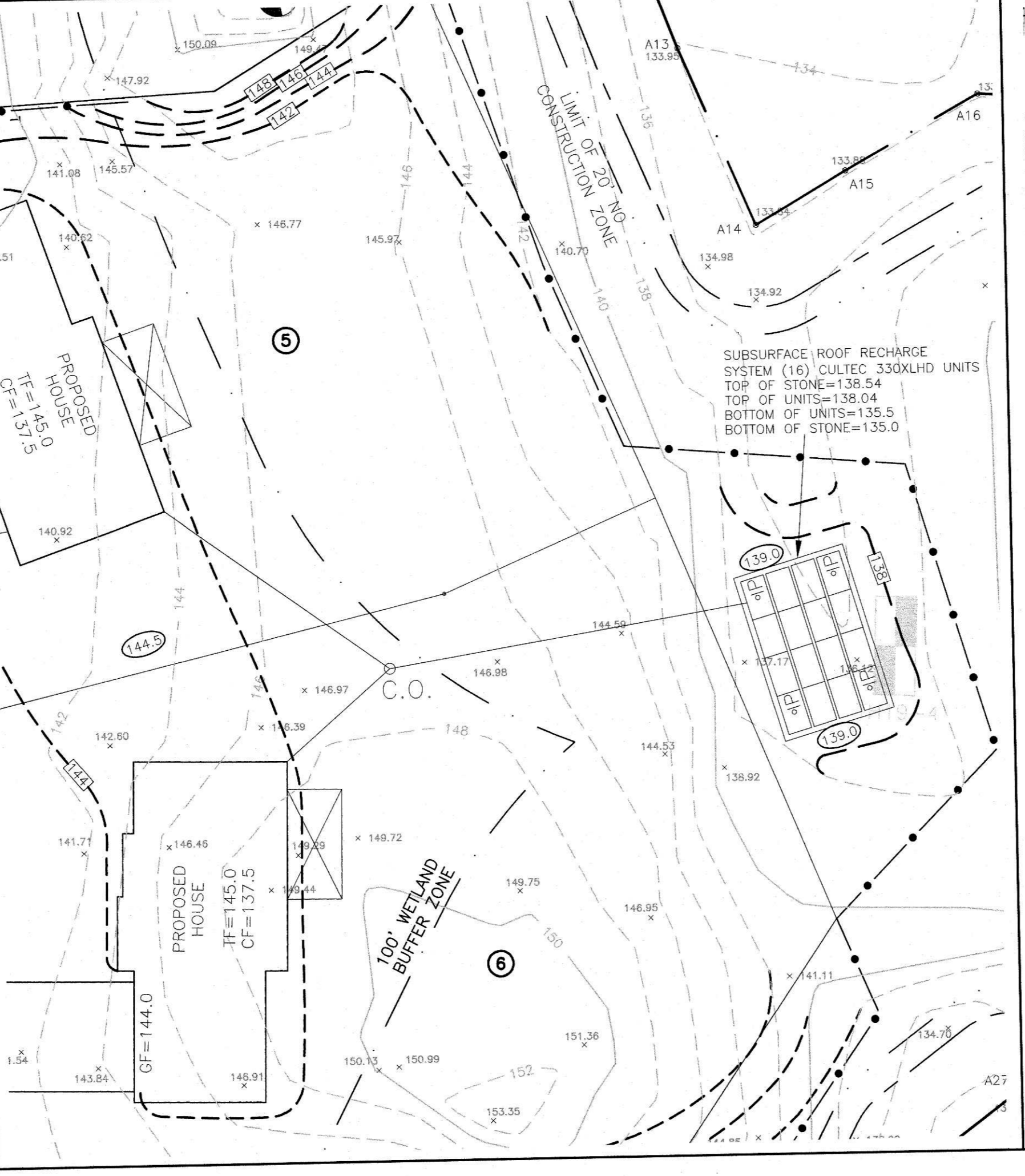
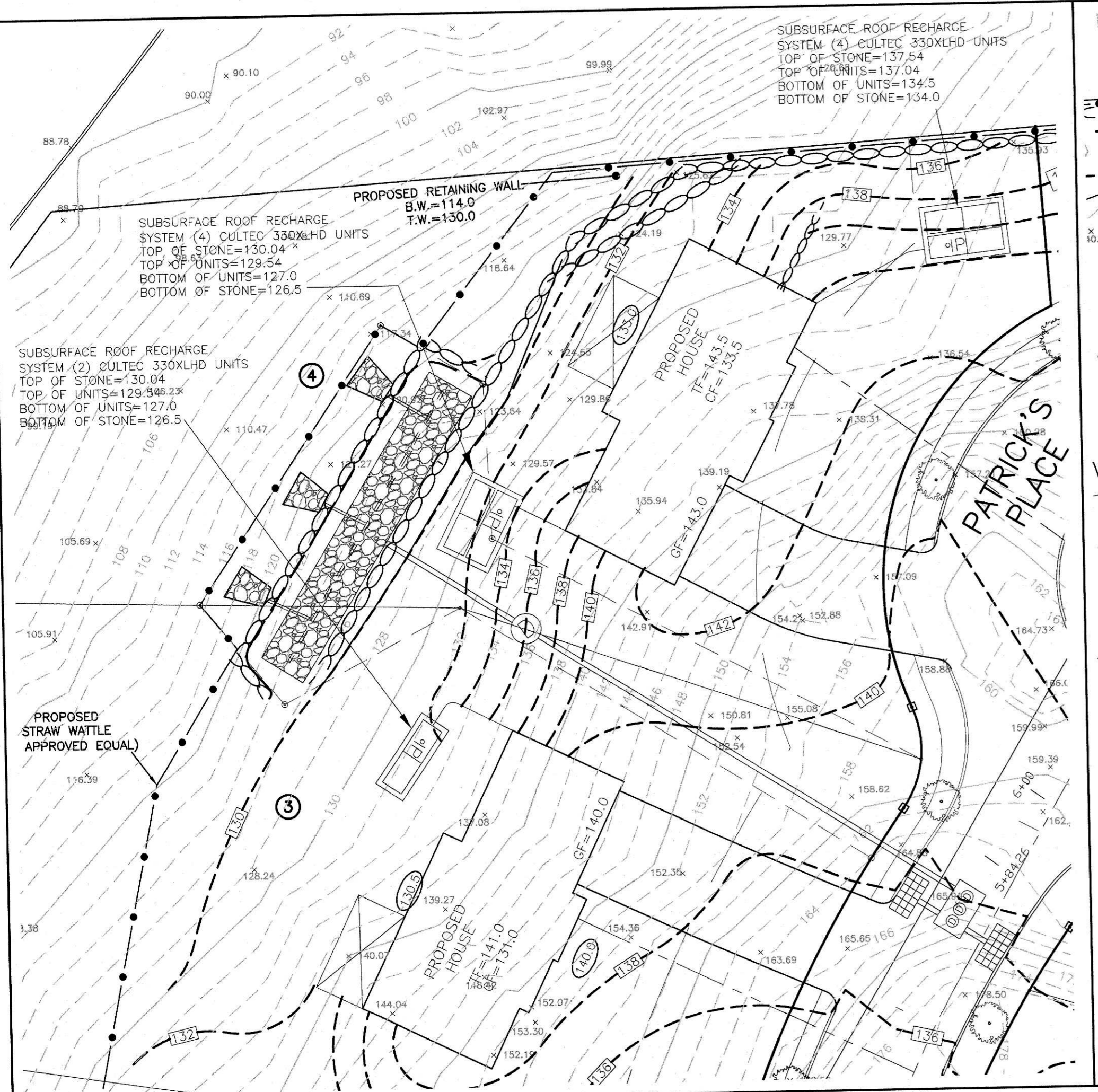


**CULVERT WETLAND CROSSING SECTION DETAILS**  
 SCALE: 1"=10' HORIZONTAL  
 1"=10' VERTICAL



**CULVERT WETLAND CROSSING PLAN DETAIL**  
 SCALE: 1"=20'

NOTES:  
 1. WATER LINE TO BE INSULATED WITH A MINIMUM OF 2" OF RIGID INSULATION IN LOCATIONS WITH LESS THAN 5' OF COVER AND WITHIN 20' OF CULVERT CROSSING.  
 2. SEE PLANTING PLAN FOR ADDITIONAL INFORMATION ABOUT WETLAND REPLICATION AREA.



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC

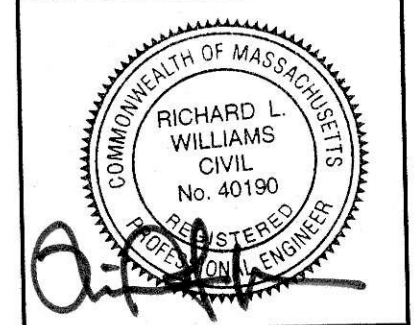
MELROSE PLANNING BOARD

DATE: \_\_\_\_\_

ZONE: SR-A

MINIMUM LOT AREA: 15,000 S.F.  
 MINIMUM LOT FRONTAGE: 100 FEET  
 MINIMUM LOT WIDTH: 100 FEET  
 MINIMUM LOT DEPTH: 90 FEET  
 MAXIMUM COVERAGE: 35%  
 MINIMUM OPEN SPACE: 50%  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MAXIMUM NUMBER OF STORIES: 2 1/2  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM SIDE YARD: 15 FEET  
 MINIMUM REAR YARD: 40 FEET

□ - DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

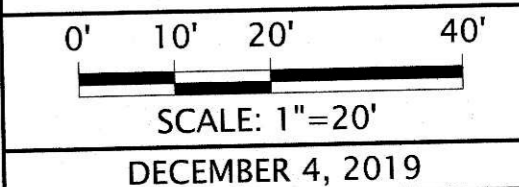


3	PEER REVIEW & PLANNING BOARD COMMENTS	5/13/2020
2	PEER REVIEW COMMENTS	3/11/2020
1	ADDED CONSTRUCTION DETAILS & REVISED STORMWATER	2/20/2020
NO.	REVISION	DATE

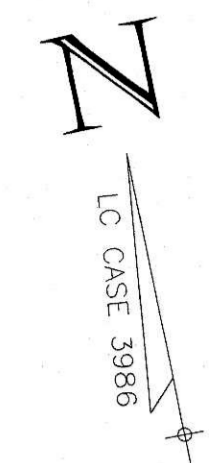
**MODIFIED DEFINITIVE TOPOGRAPHIC DETAILS**  
**HILLSIDE PARK**  
 MELROSE, MA

**OWNER & APPLICANT:**  
 0 SWAINS POND AVENUE  
 REALTY TRUST  
 142 HAGGETT'S POND ROAD  
 ANDOVER, MA 01810

**PROJECT LOCUS:**  
 0 SWAINS POND AVENUE  
 MELROSE, MA 02176  
 ASSESSORS ID:  
 PARCEL 1: G3-0-36  
 PARCEL 2: G3-0-36A



**TOPO DETAIL SHEET 1 OF 2**  
**SHEET 6 OF 13**



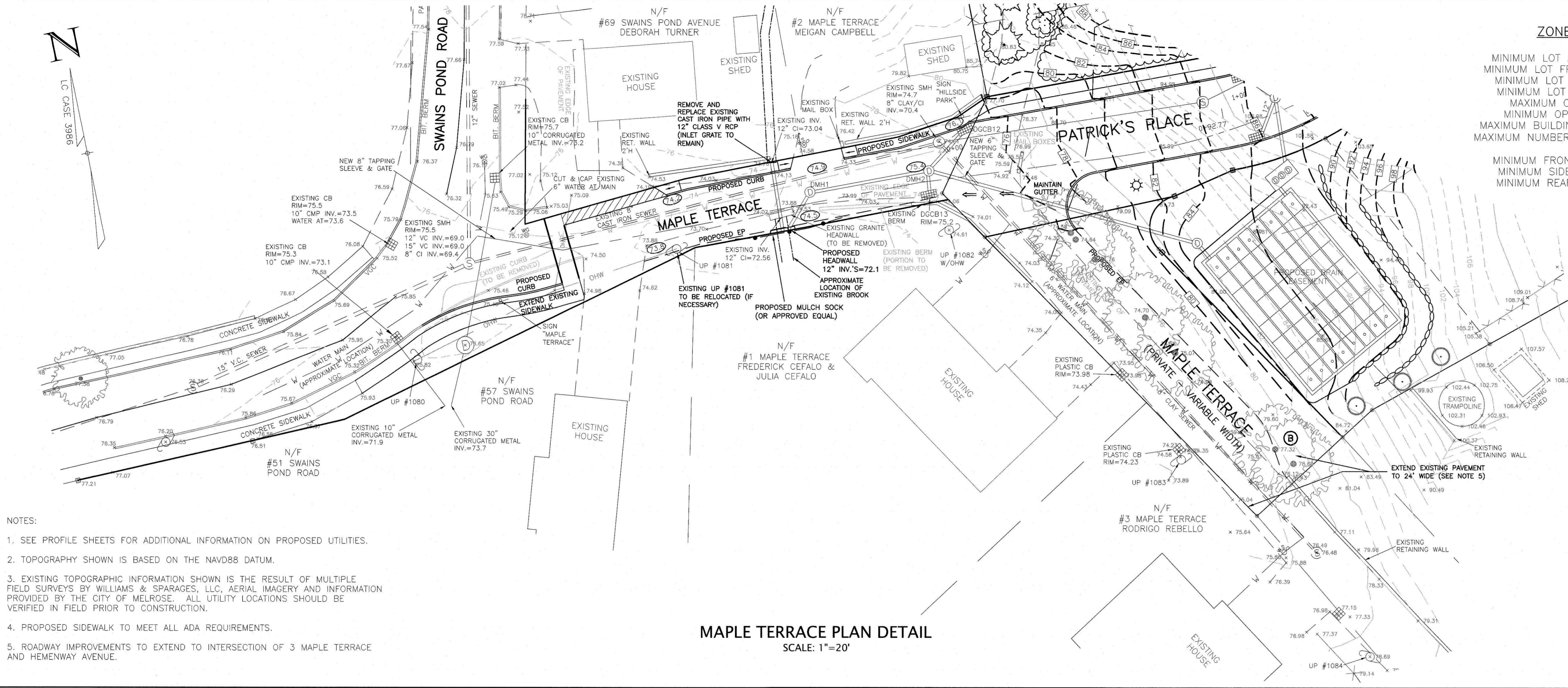
**ZONE: SR-A**  
 MINIMUM LOT AREA: 15,000 S.F.  
 MINIMUM LOT FRONTAGE: 100 FEET  
 MINIMUM LOT WIDTH: 100 FEET  
 MINIMUM LOT DEPTH: 90 FEET  
 MAXIMUM COVERAGE: 35%  
 MINIMUM OPEN SPACE: 50%  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MAXIMUM NUMBER OF STORIES: 2 1/2  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM SIDE YARD: 15 FEET  
 MINIMUM REAR YARD: 40 FEET

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARGES LLC

MELROSE PLANNING BOARD

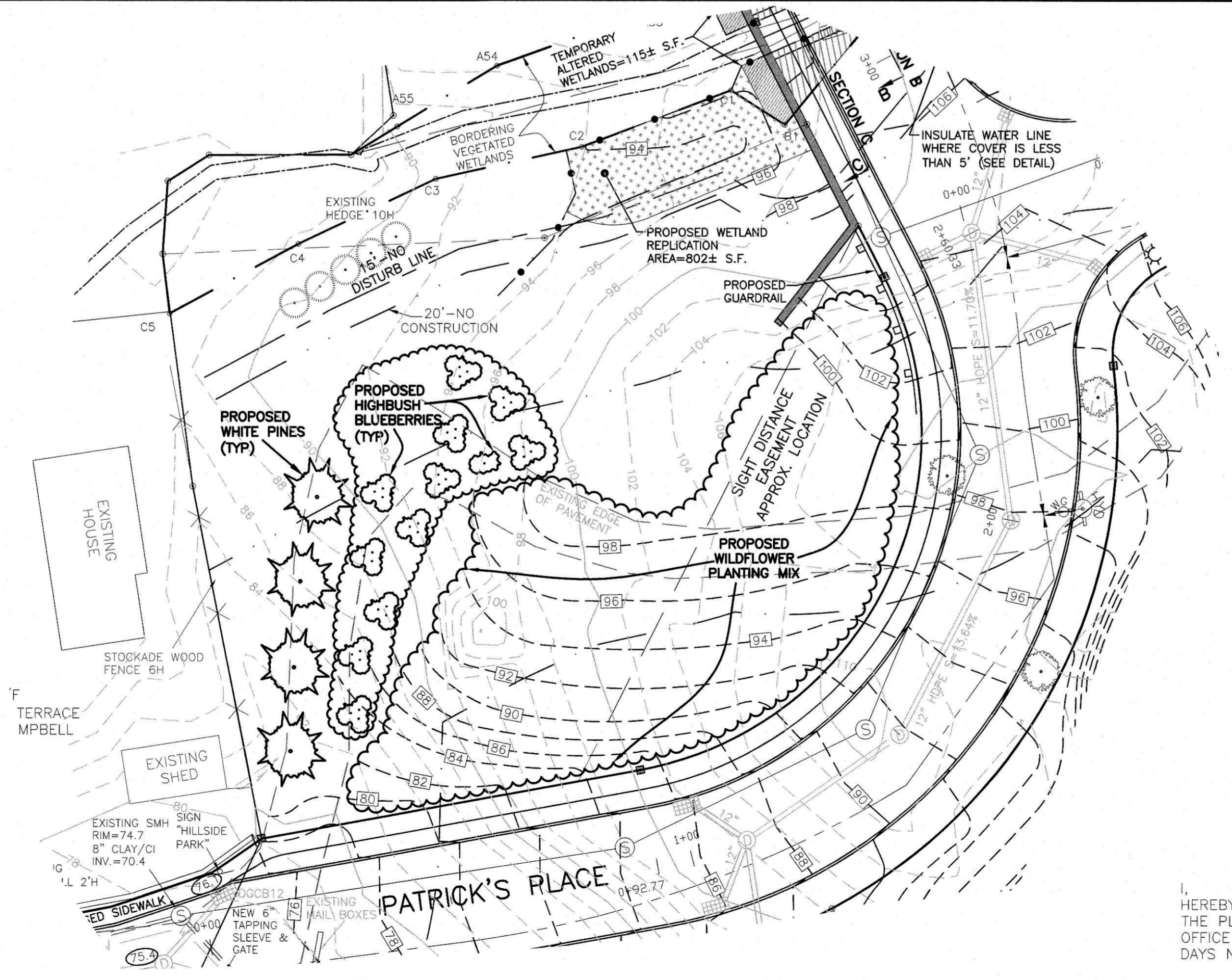
DATE: \_\_\_\_\_



- NOTES:
1. SEE PROFILE SHEETS FOR ADDITIONAL INFORMATION ON PROPOSED UTILITIES.
  2. TOPOGRAPHY SHOWN IS BASED ON THE NAVD88 DATUM.
  3. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF MULTIPLE FIELD SURVEYS BY WILLIAMS & SPARGES, LLC, AERIAL IMAGERY AND INFORMATION PROVIDED BY THE CITY OF MELROSE. ALL UTILITY LOCATIONS SHOULD BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
  4. PROPOSED SIDEWALK TO MEET ALL ADA REQUIREMENTS.
  5. ROADWAY IMPROVEMENTS TO EXTEND TO INTERSECTION OF 3 MAPLE TERRACE AND HEMENWAY AVENUE.

**MAPLE TERRACE PLAN DETAIL**  
 SCALE: 1"=20'

- NOTES:
1. PROPOSED Highbush Blueberry planting area to be seeded with MA STATE SLOPE MIX AT A RATE OF 35LB/ACRE OR APPROVED EQUAL.
  2. PROPOSED Wildflower planting area to be seeded with MESIC TO DRY NATIVE POLLINATOR MIX FROM ERNST CONSERVATION SEEDS OR APPROVED EQUAL AT A RATE OF 20LB/ACRE.



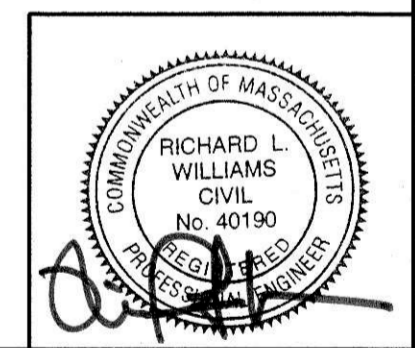
**LOT 1 OPEN SPACE PLAN DETAIL**  
 SCALE: 1"=20'

CLERKS CERTIFICATION ON THE PLAN  
 DATE: \_\_\_\_\_

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CITY CLERK

□ - DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

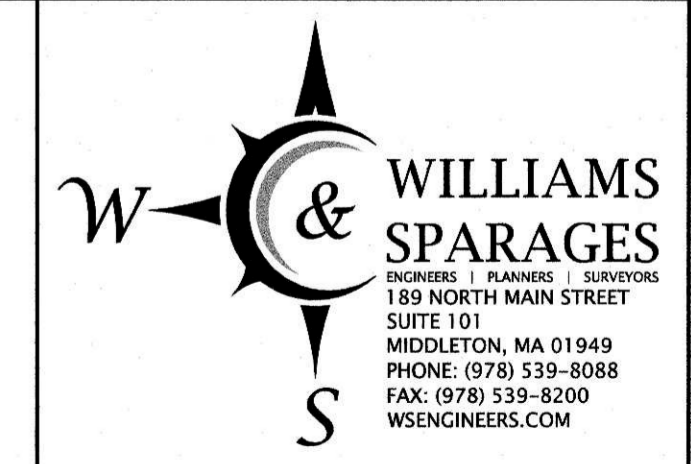


NO.	REVISION	DATE
3	PEER REVIEW & PLANNING BOARD COMMENTS	5/13/2020
2	PEER REVIEW COMMENTS	3/11/2020
1	ADDED CONSTRUCTION DETAILS & REVISED STORMWATER	2/20/2020

**MODIFIED DEFINITIVE TOPOGRAPHIC DETAILS**  
**HILLSIDE PARK**  
 MELROSE, MA

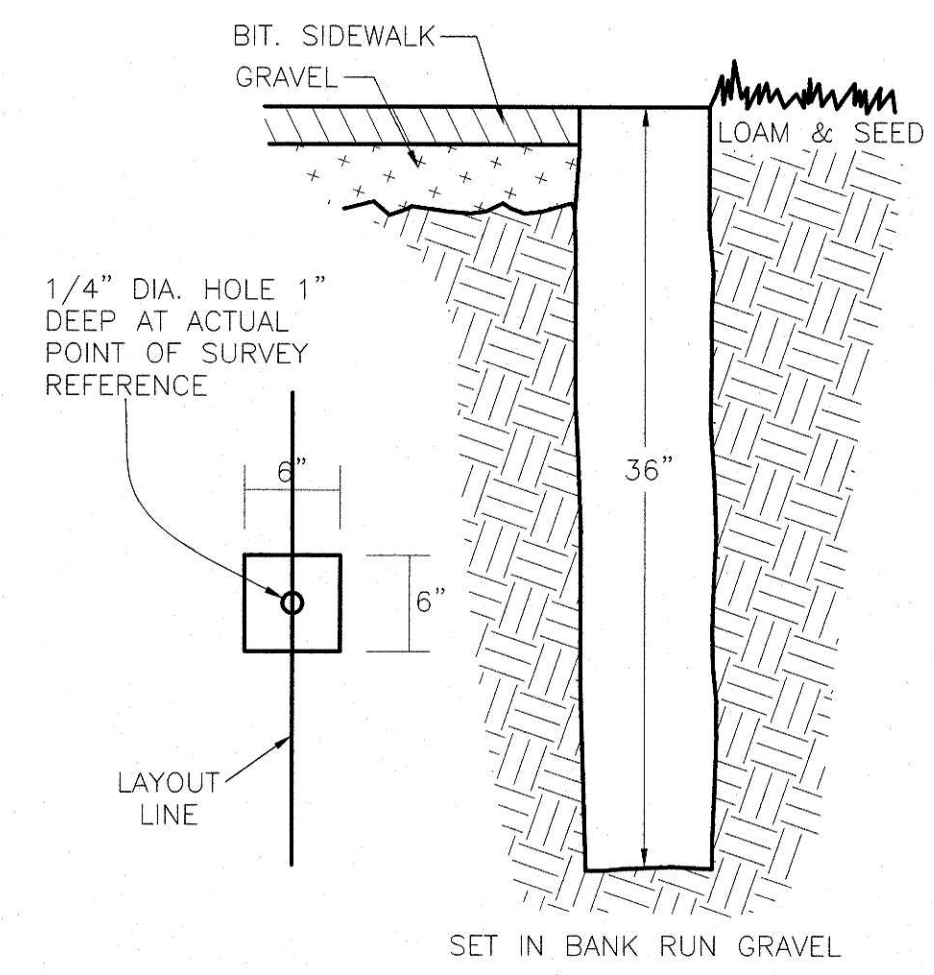
**OWNER & APPLICANT:**  
 0 SWAINS POND AVENUE  
 REALTY TRUST  
 142 HAGGETT'S POND ROAD  
 ANDOVER, MA 01810

**PROJECT LOCUS:**  
 0 SWAINS POND AVENUE  
 MELROSE, MA 02176  
 ASSESSORS ID:  
 PARCEL 1: G3-0-36  
 PARCEL 2: G3-0-36A

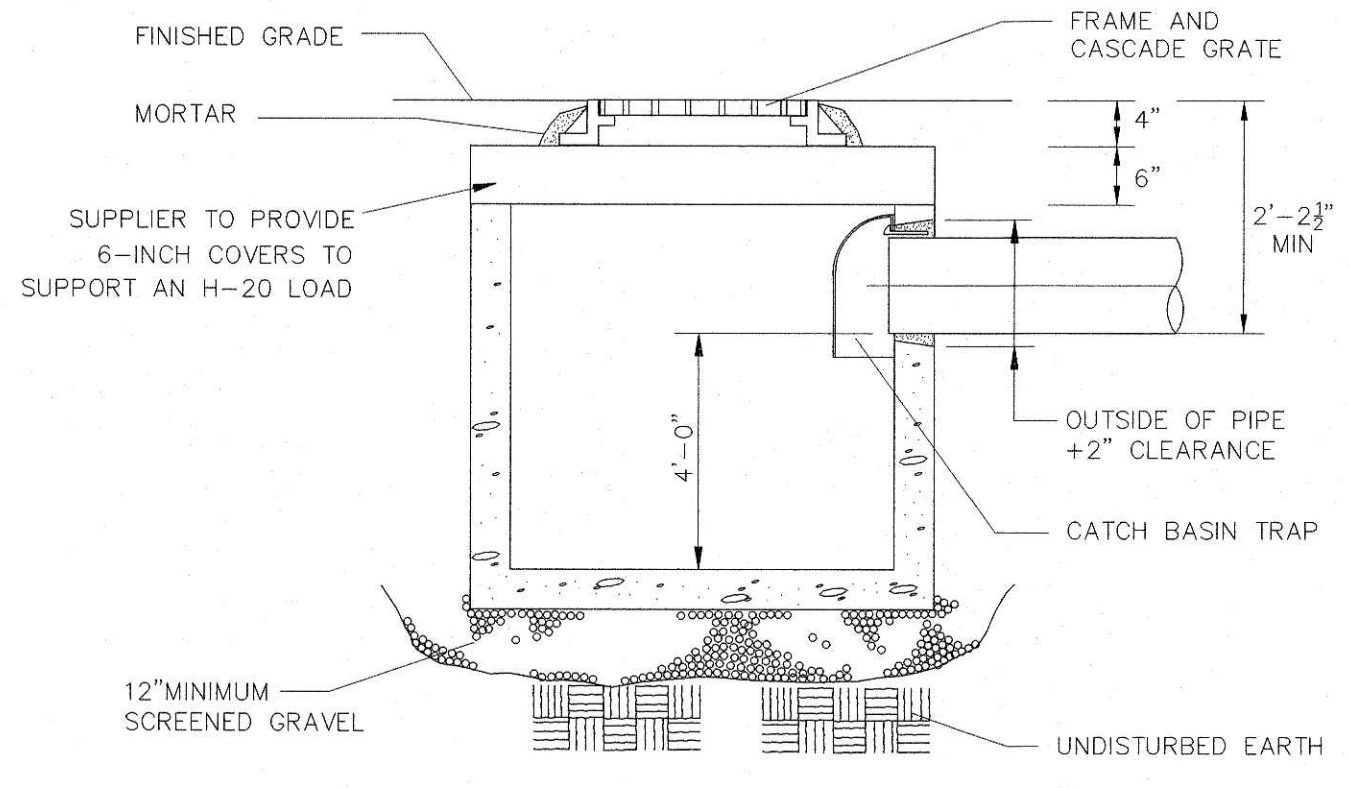


0' 10' 20' 40'  
 SCALE: 1"=20'  
 DECEMBER 4, 2019

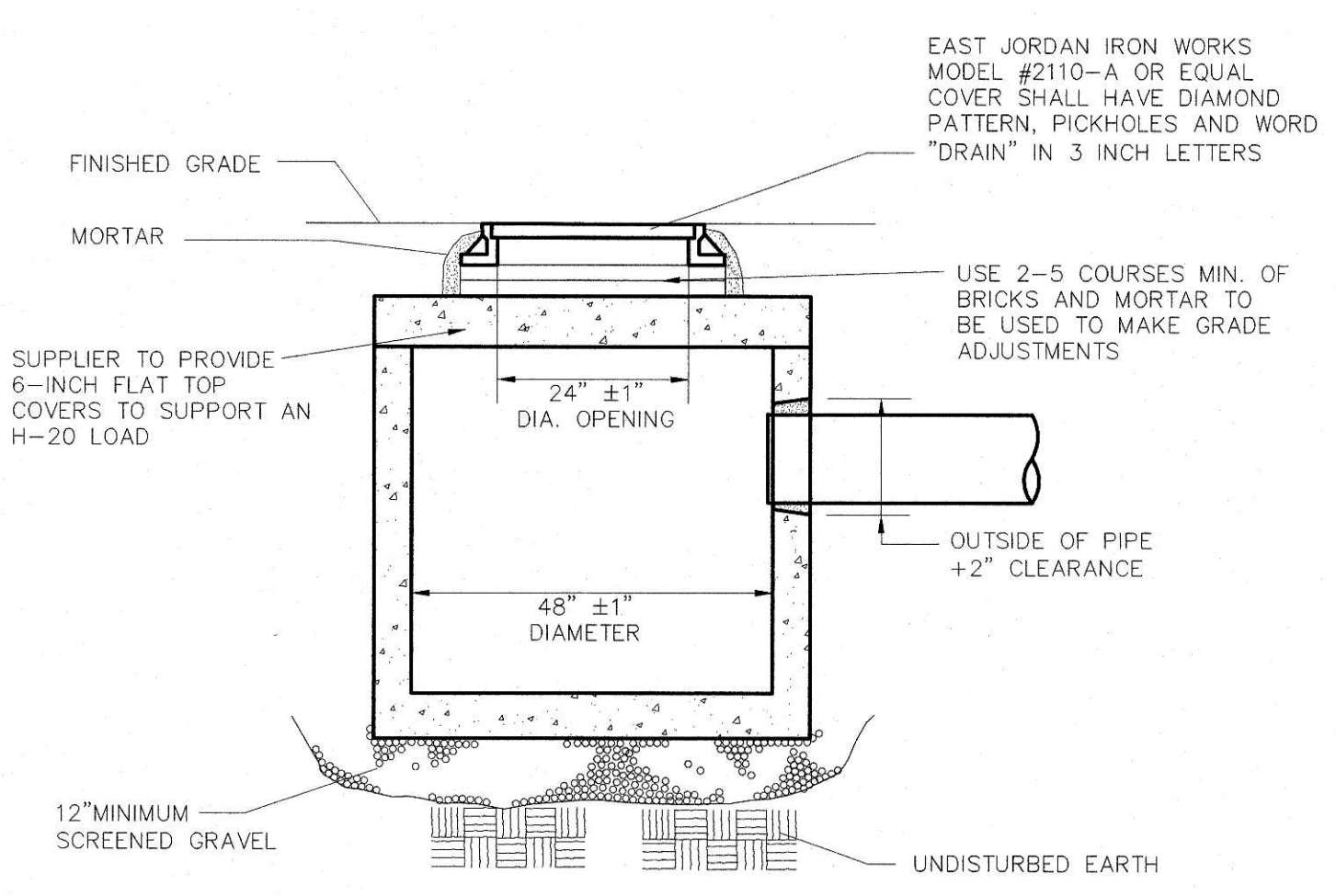
**TOPO DETAIL SHEET 2 OF 2**  
**SHEET 7 OF 13**



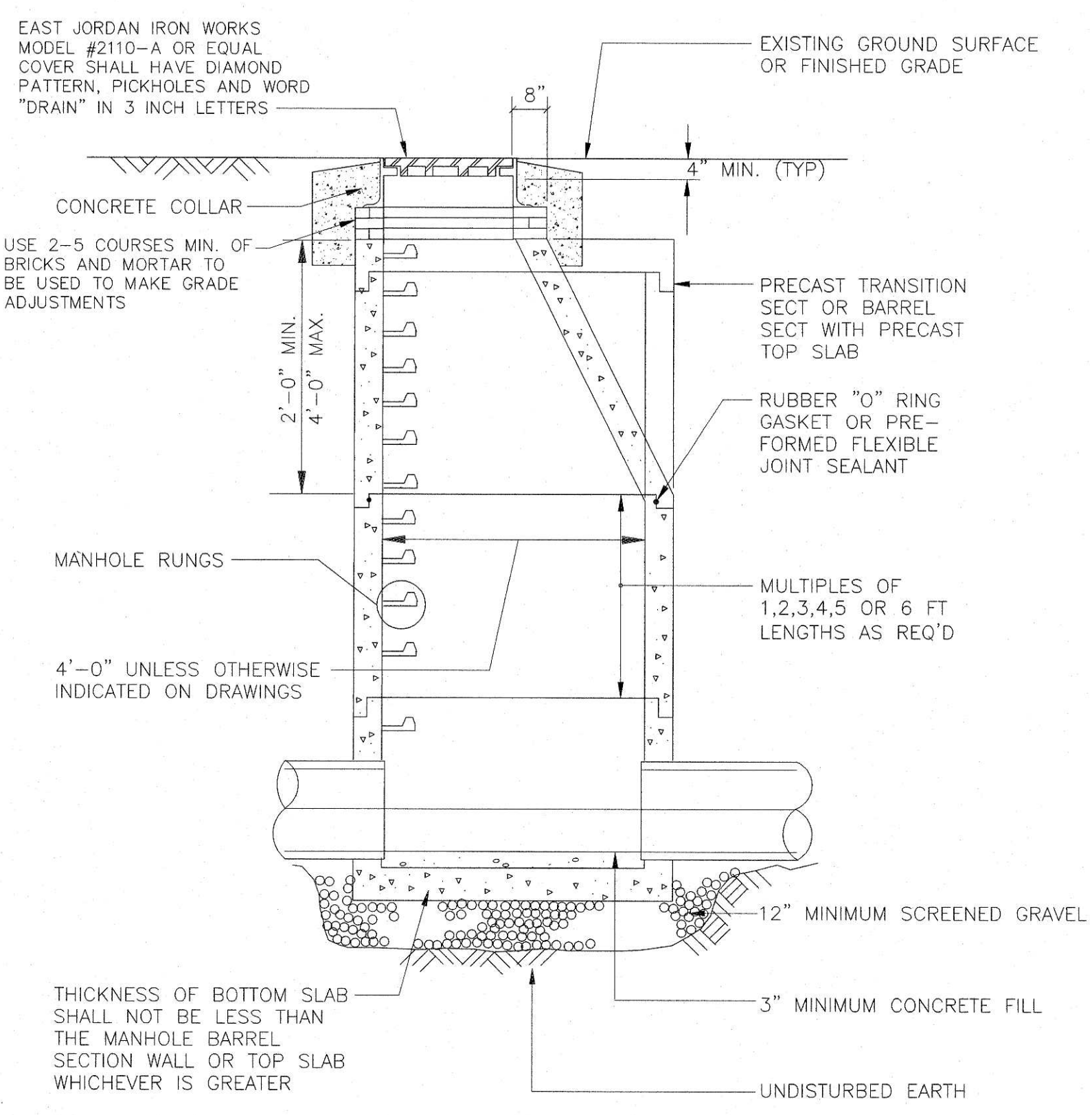
**GRANITE BOUND  
DETAIL**  
(NOT TO SCALE)



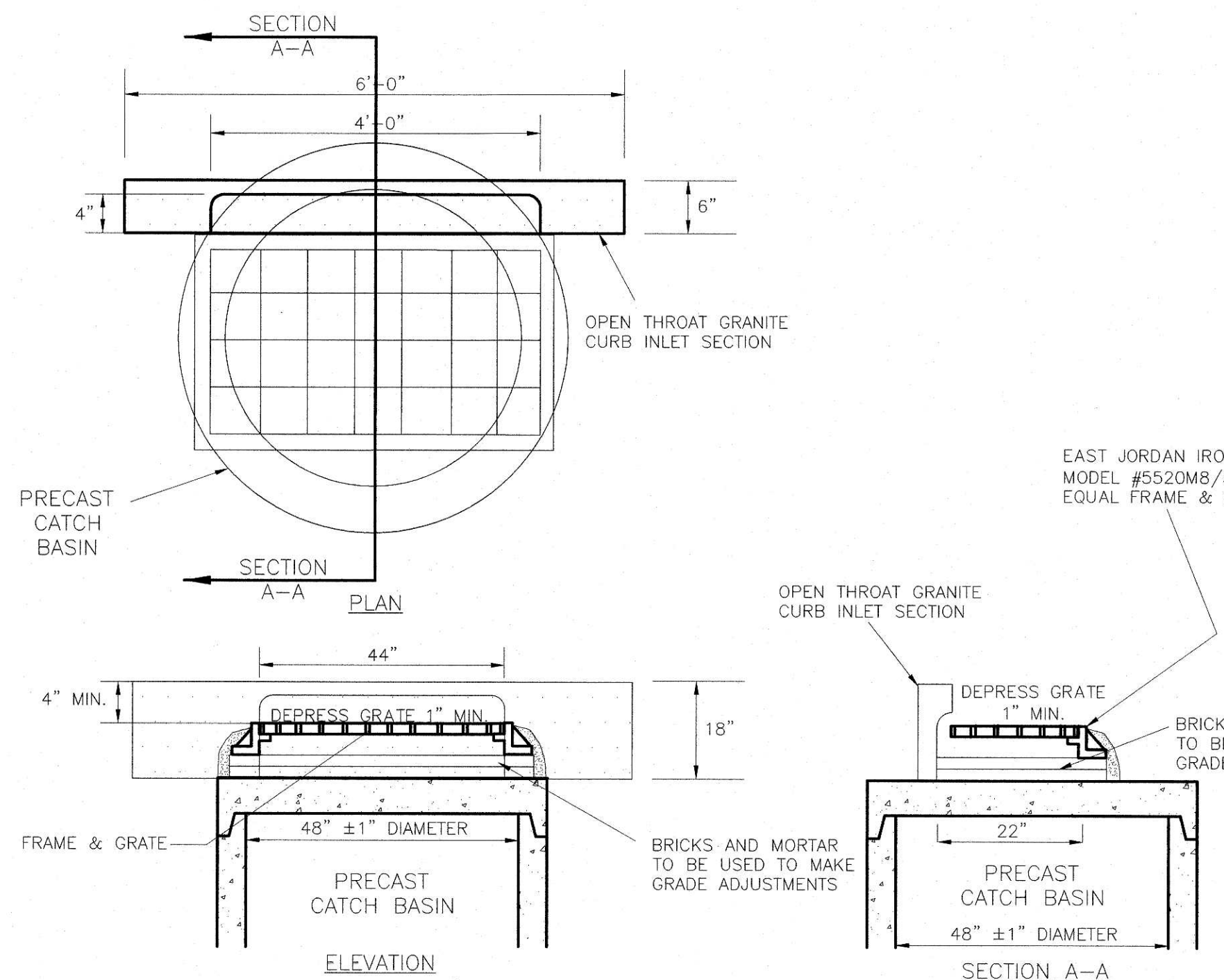
**PRECAST SHALLOW CATCH BASIN  
DETAIL**  
(NOT TO SCALE)  
NOTE: ALL CATCH BASIN GRATES ARE TO BE CASCADE GRATES.



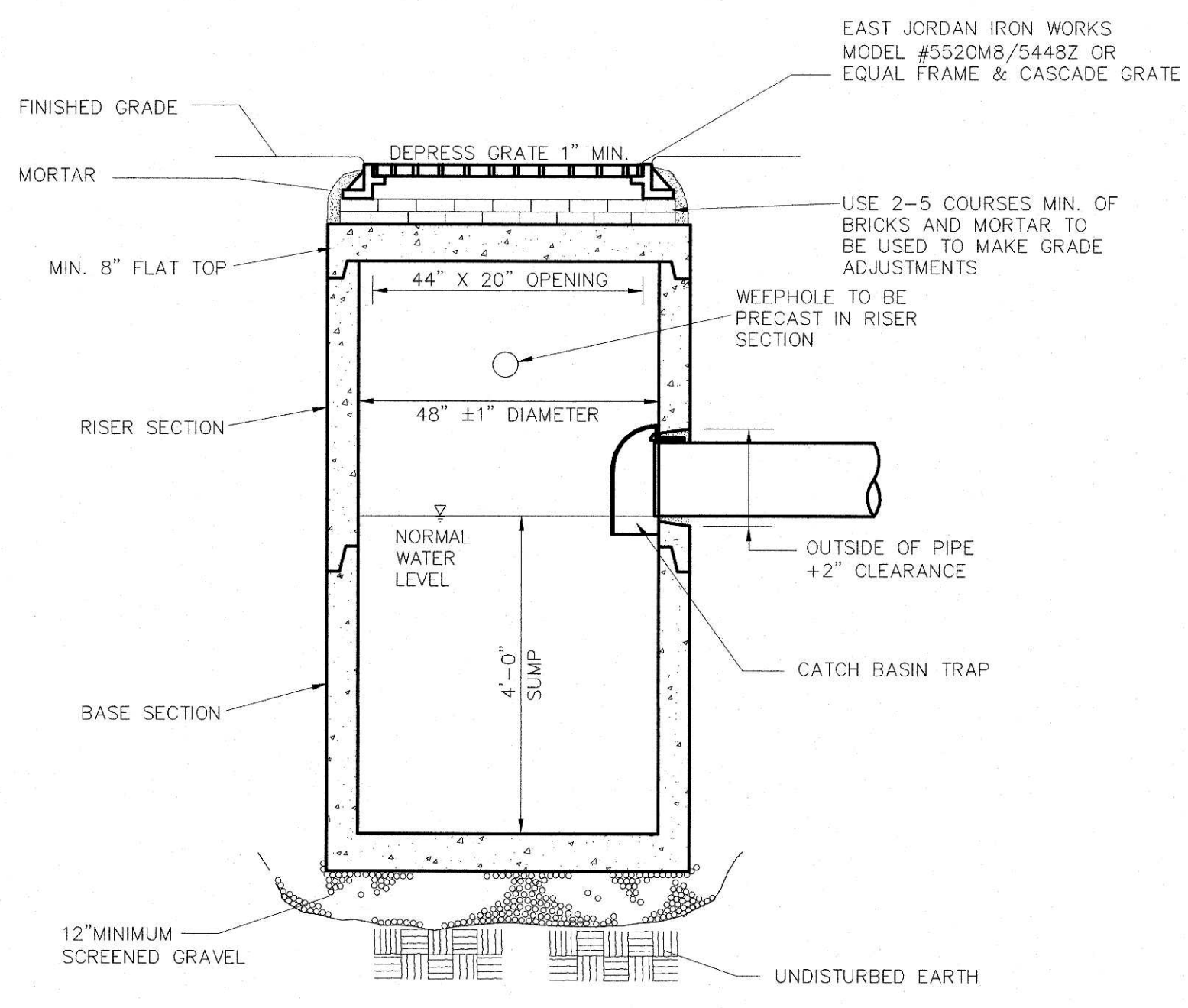
**PRECAST SHALLOW DRAIN MANHOLE  
DETAIL**  
(NOT TO SCALE)



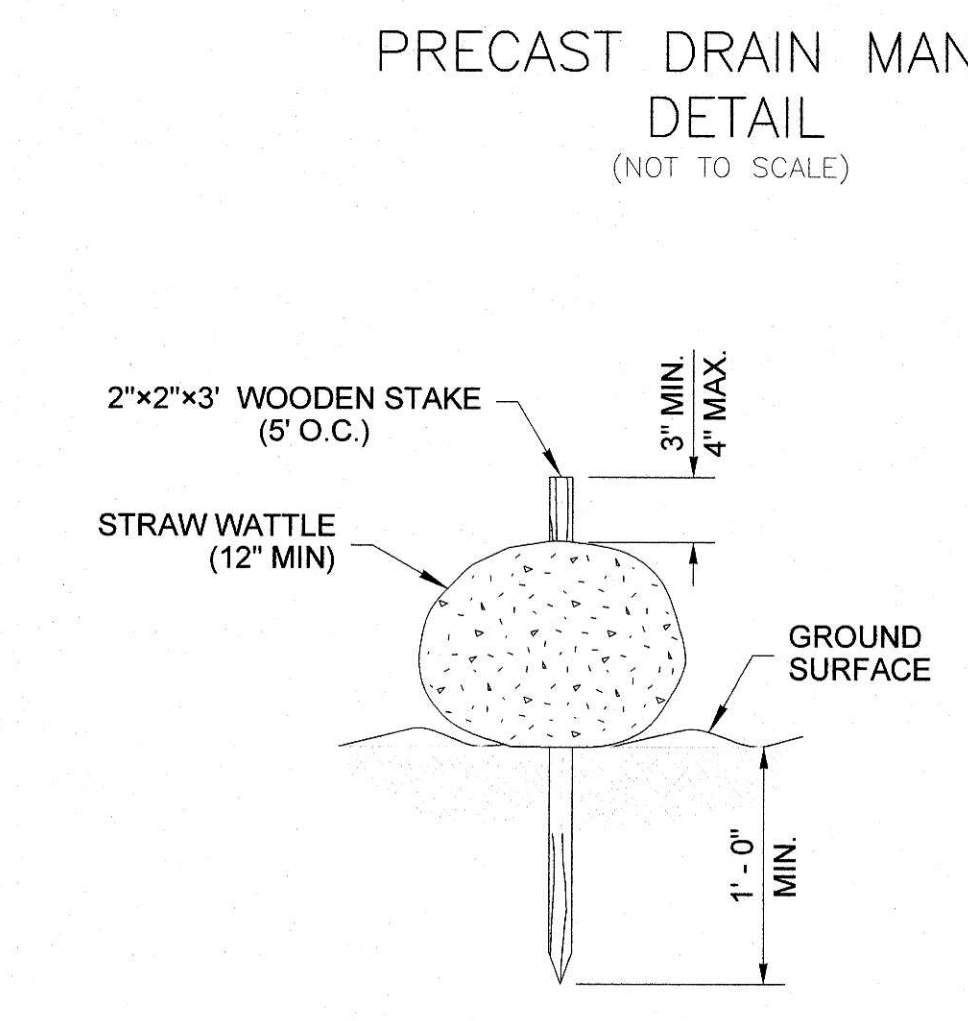
**PRECAST DRAIN MANHOLE  
DETAIL**  
(NOT TO SCALE)



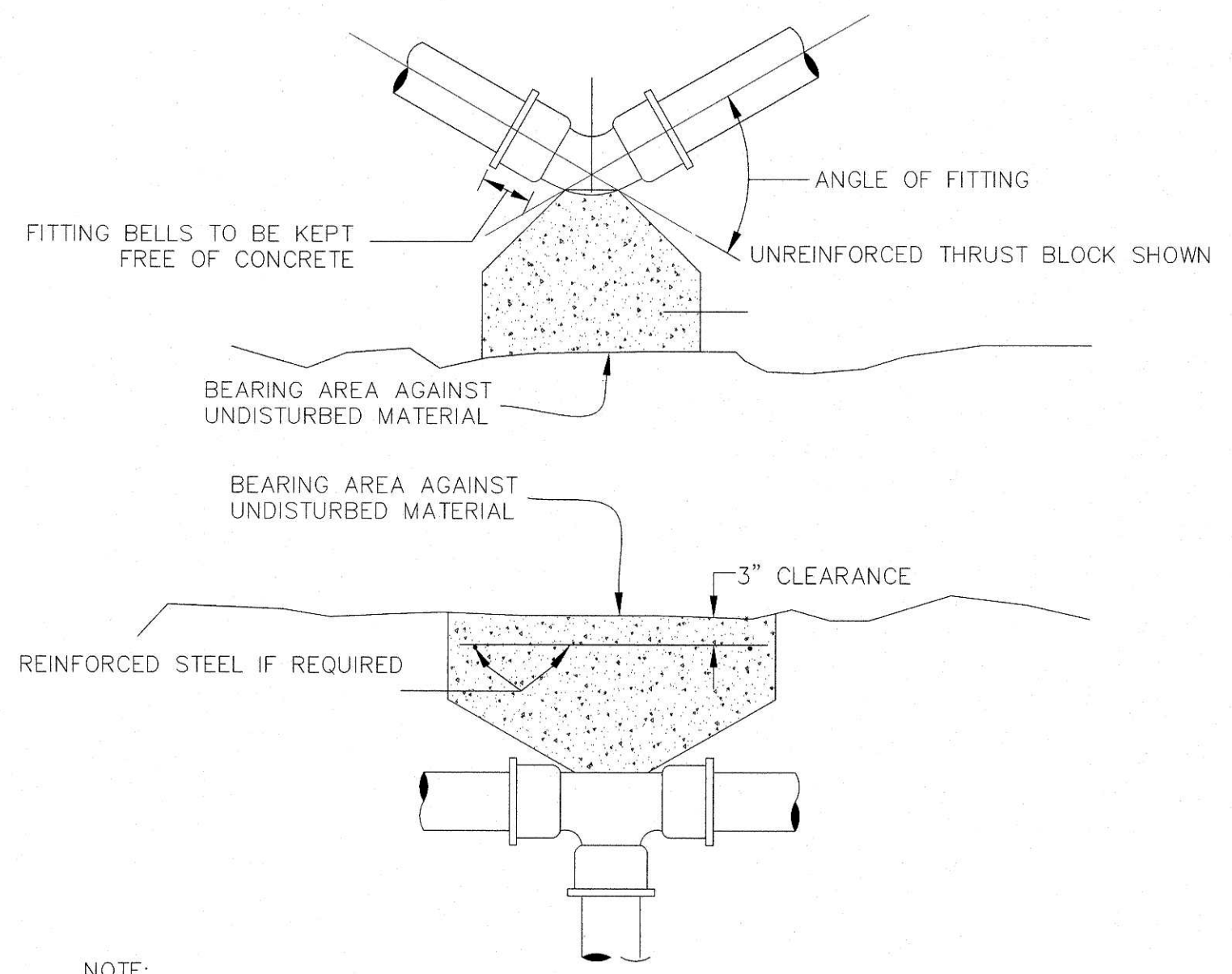
**GRANITE CURB INLET DETAIL**  
(NOT TO SCALE)  
DOUBLE GRATE  
NOTE: ALL CATCH BASIN GRATES ARE TO BE CASCADE GRATES.



**DOUBLE GRATE  
PRECAST CATCH BASIN  
DETAIL**  
(NOT TO SCALE)  
NOTE: ALL CATCH BASIN GRATES ARE TO BE CASCADE GRATES.



**STAKED STRAW WATTLE  
DETAIL**  
(NOT TO SCALE)



MINIMUM BEARING FACE AREA FOR CONCRETE THRUST BLOCK				
PIPE DIAMETER INCHES	6 in.	8 in.	10 in.	12 in.
HYDRANTS, PLUGS, CAPS, AND TEES (S.F.)	4	6	9	13
90° (S.F.)	8	12	19	26
45° (S.F.)	5	8	13	18
22 1/2° (S.F.)	3	5	7	10

**THRUST BLOCK DETAIL**  
(NOT TO SCALE)  
NOTE: THRUST BLOCKS TO BE 3000 P.S.I. CONCRETE PLACED AGAINST UNDISTURBED MATERIAL.

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARGES LLC

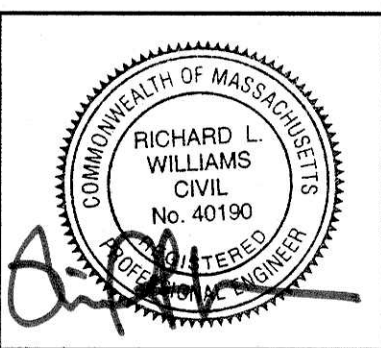
CLERK'S CERTIFICATION ON THE PLAN  
DATE: \_\_\_\_\_

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\_\_\_\_\_  
CITY CLERK

MELROSE  
PLANNING BOARD

DATE: \_\_\_\_\_



NO.	REVISION	DATE
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**MODIFIED CONSTRUCTION DETAILS  
HILLSIDE PARK  
MELROSE, MA**

**OWNER & APPLICANT:**  
O SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

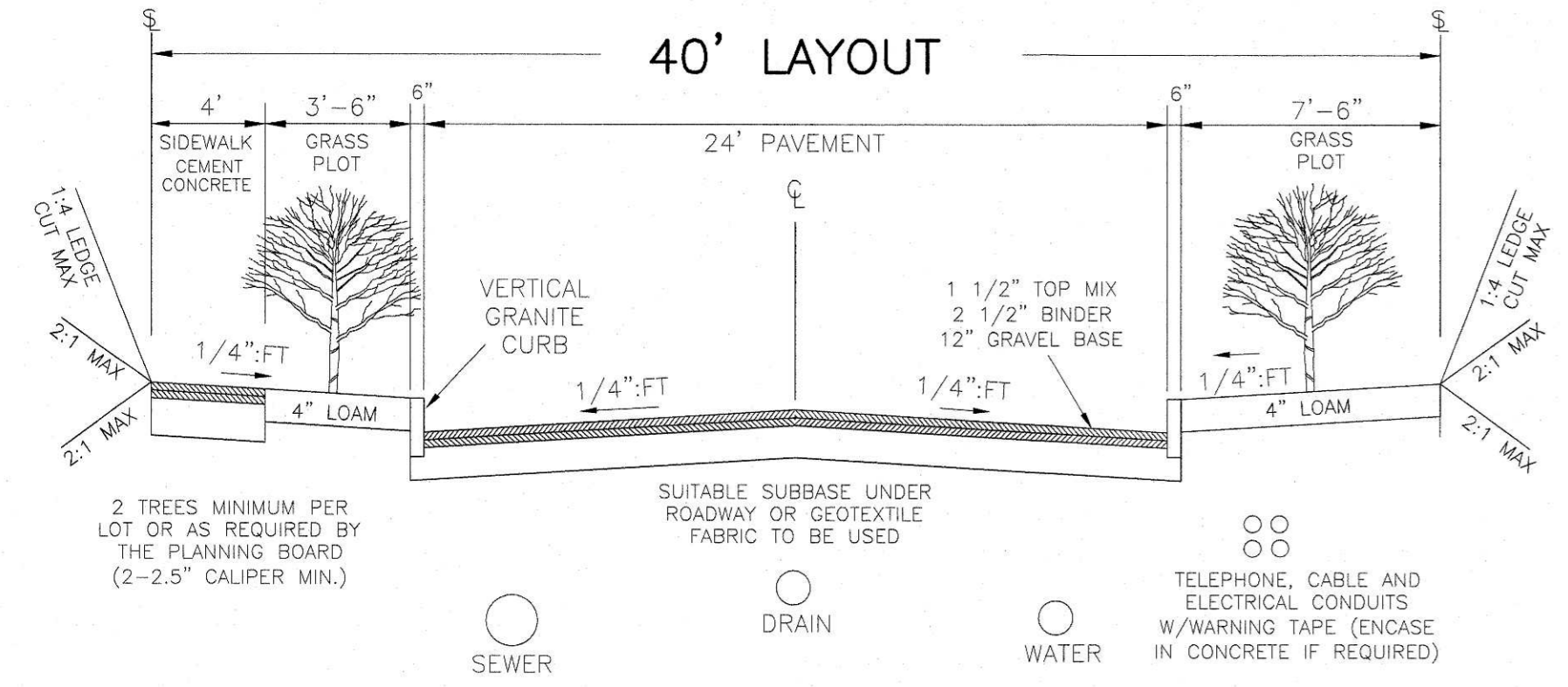
**PROJECT LOCUS:**  
O SWAINS POND AVENUE  
MELROSE, MA 02176  
ASSESSORS ID:  
PARCEL 1: G3-0-36  
PARCEL 2: G3-0-36A



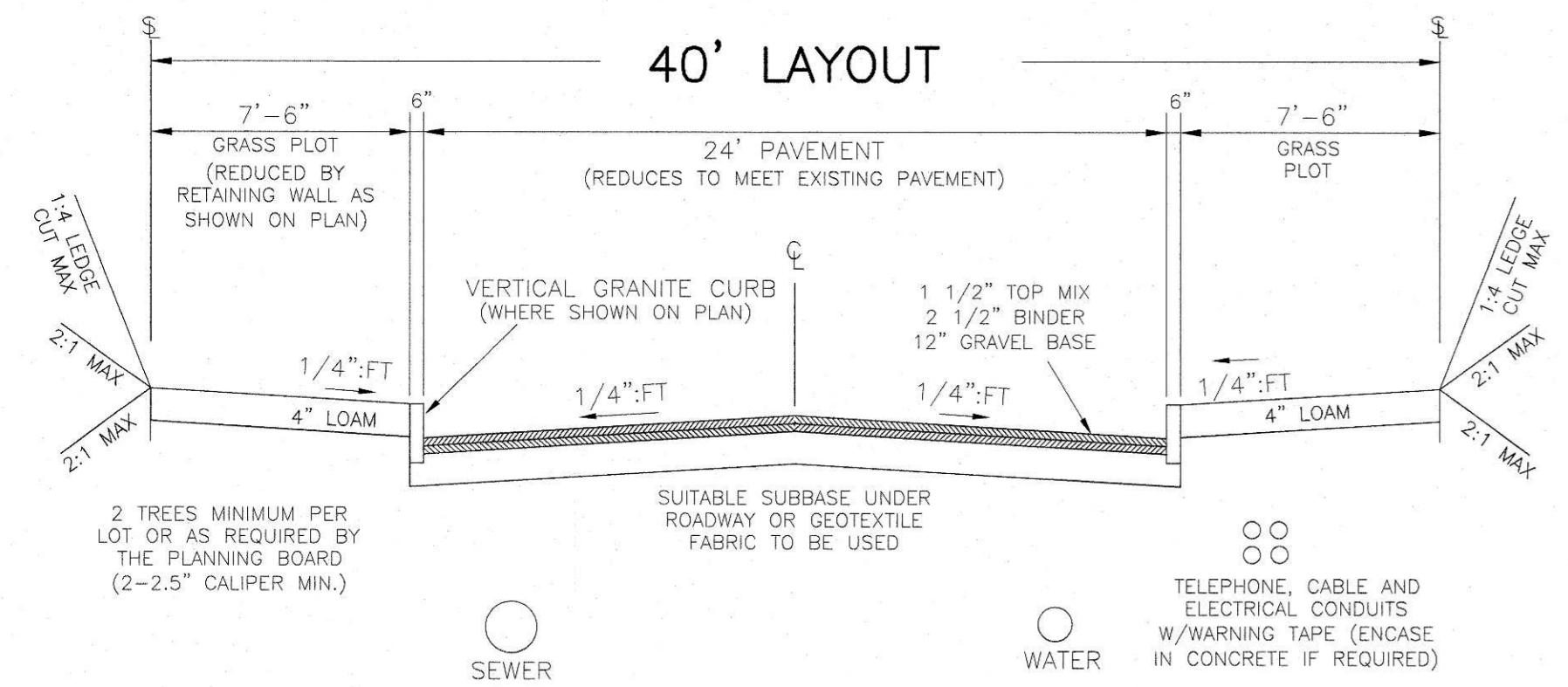
SCALE: AS SHOWN  
DECEMBER 4, 2019

DETAIL SHEET 1 OF 5  
SHEET 8 OF 13

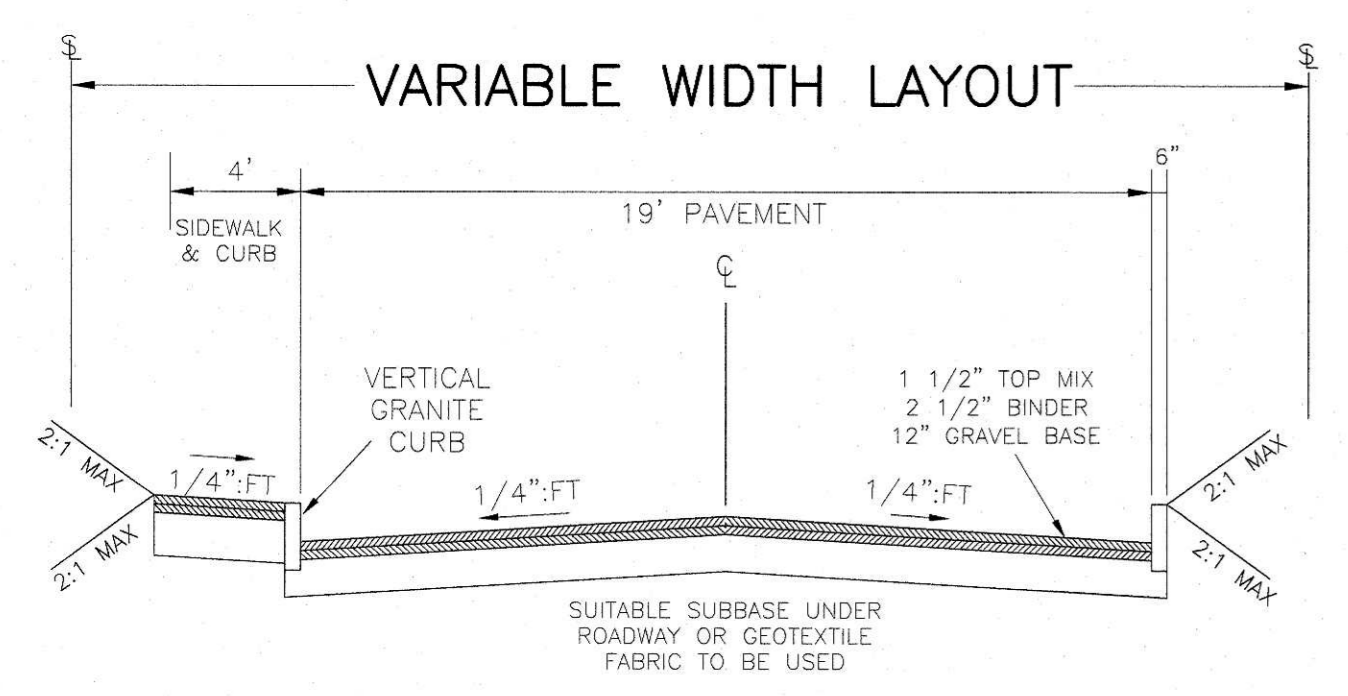




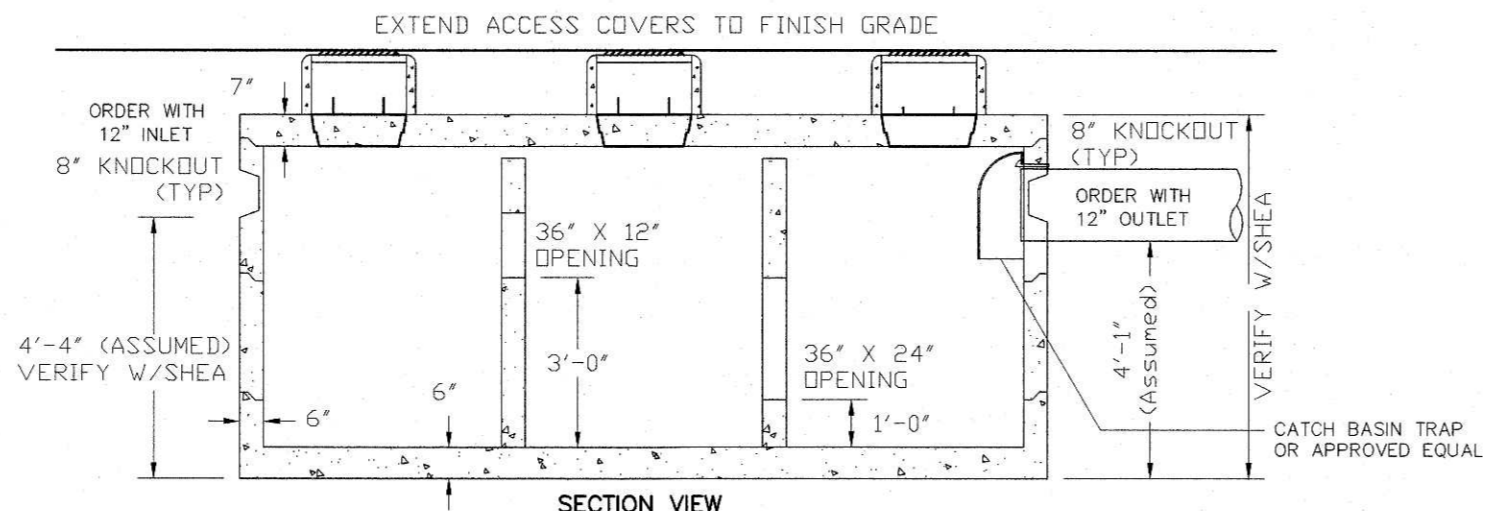
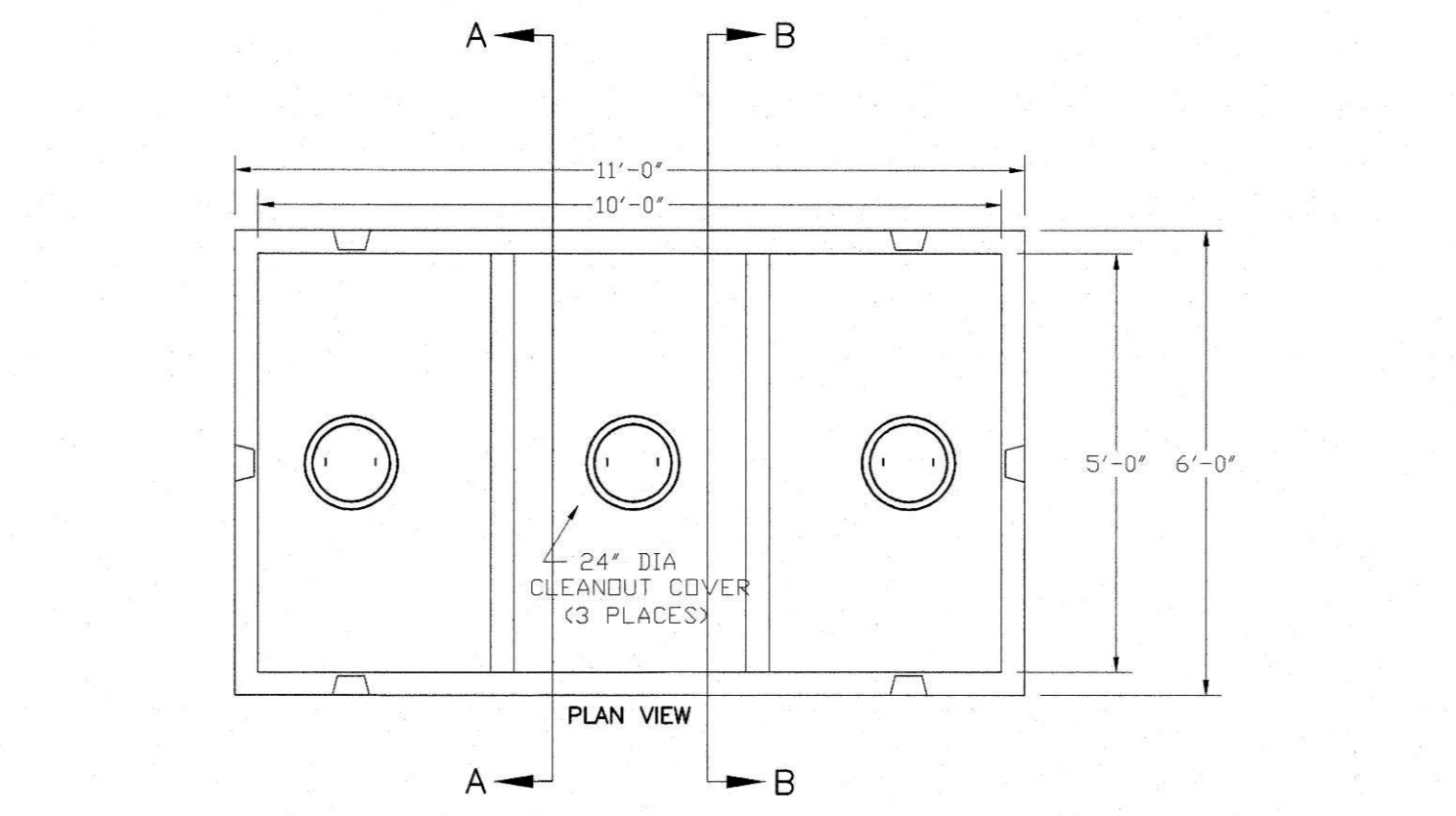
**TYPICAL ROADWAY CROSS SECTION  
PATRICK'S PLACE**  
(NOT TO SCALE)



**TYPICAL ROADWAY CROSS SECTION  
HILLSIDE PARK**  
(NOT TO SCALE)



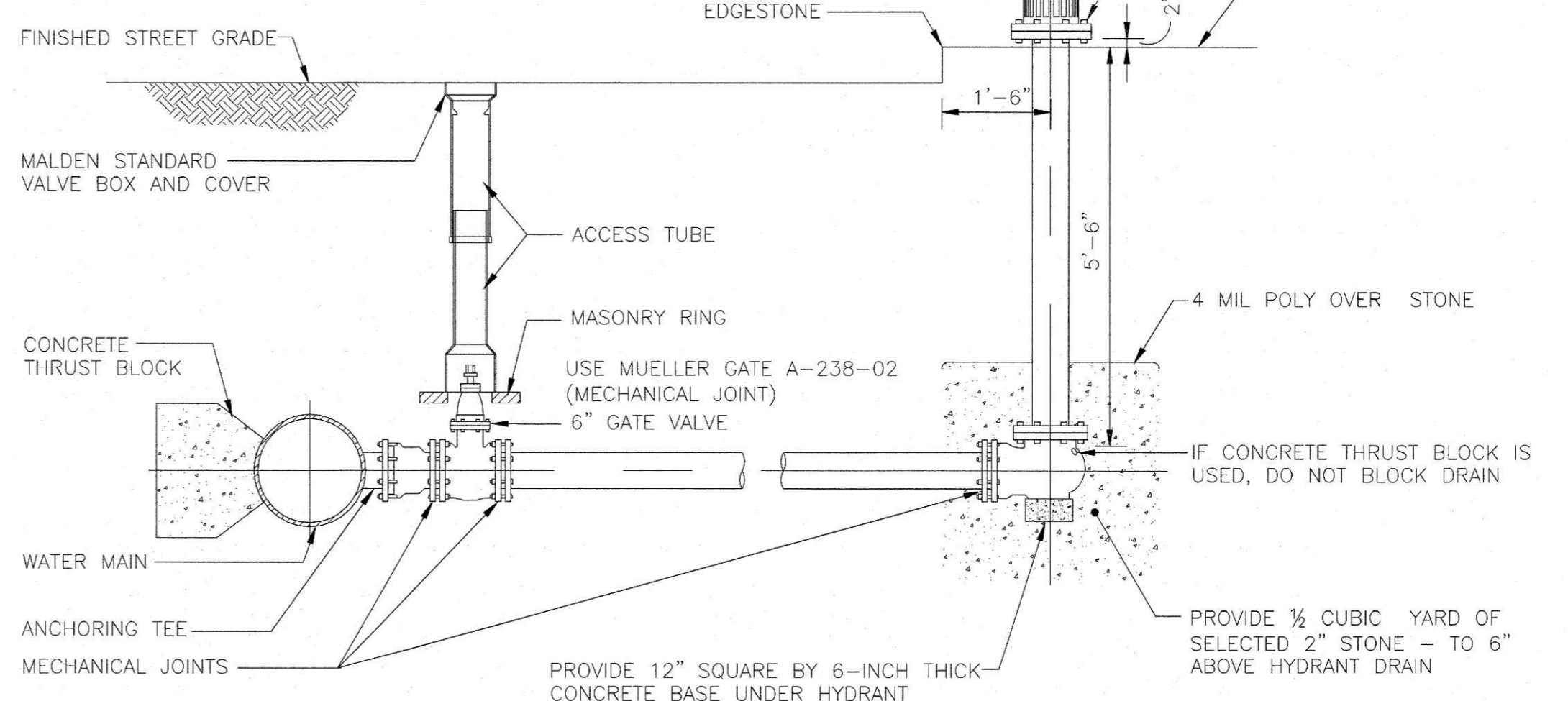
**TYPICAL ROADWAY CROSS SECTION  
MAPLE TERRACE**  
(NOT TO SCALE)



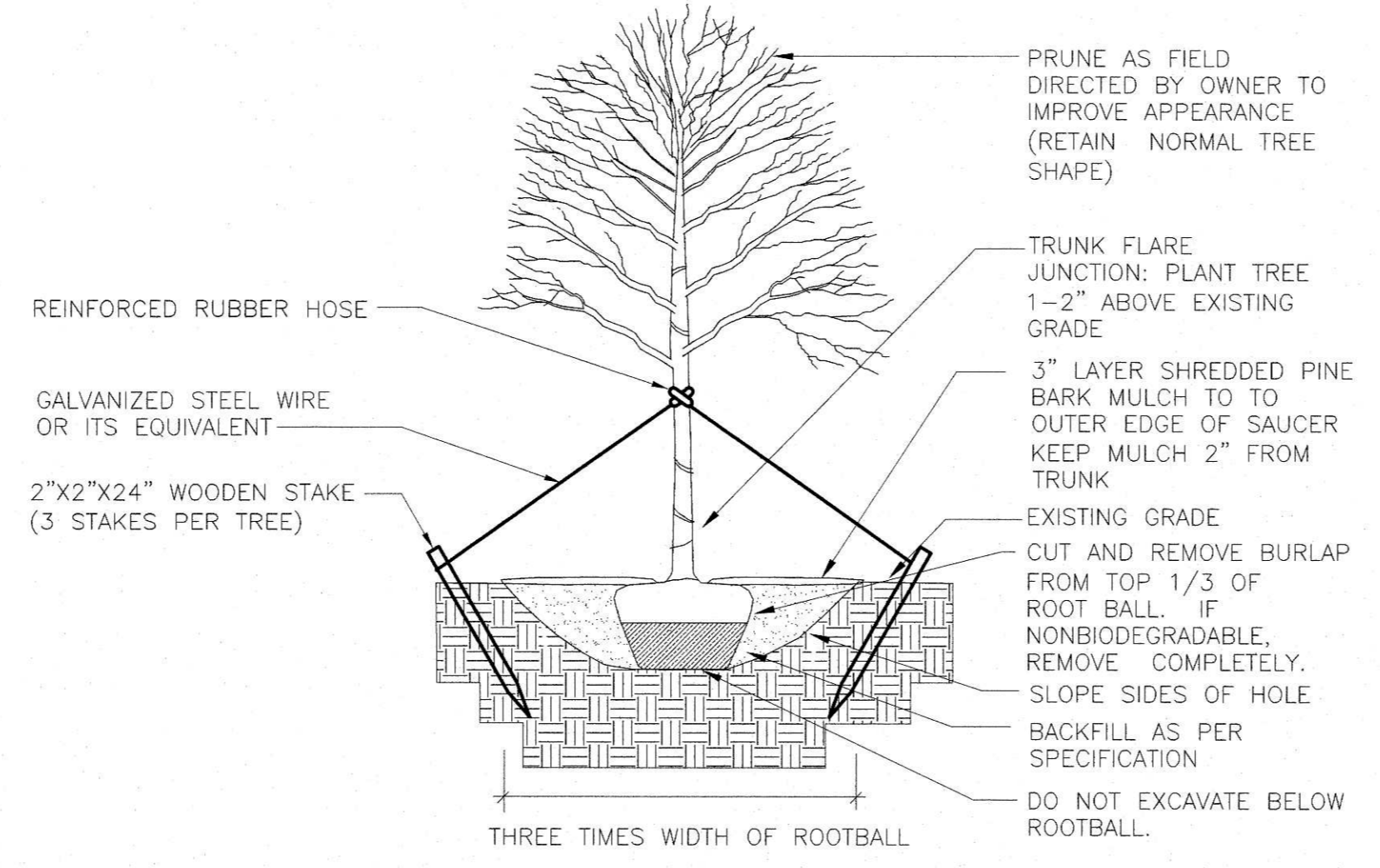
**SEDIMENT AND OIL SEPARATOR  
DETAIL**  
(NOT TO SCALE)

- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
  2. DESIGNED FOR H-20 LOADING. ALSO AVAILABLE IN H-10 LOADING WITH 3" WALL.
  3. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.

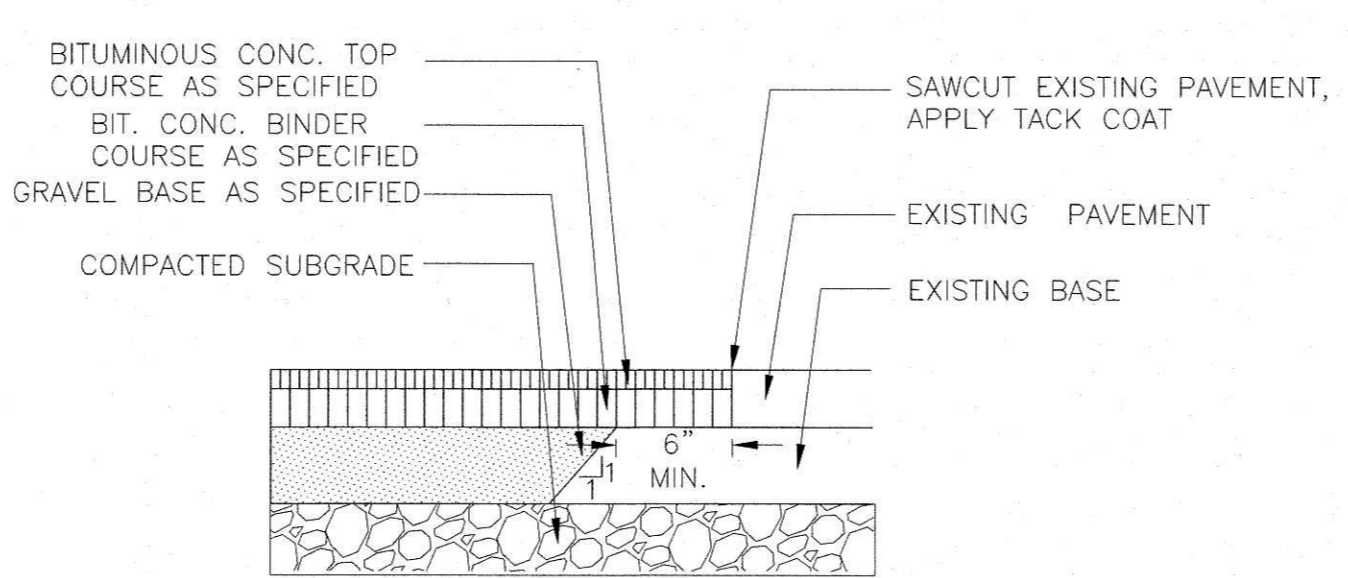
**TYPICAL FIRE HYDRANT  
CONNECTION FOR HIGH  
OR LOW SERVICE LINE  
DETAIL**  
(NOT TO SCALE)



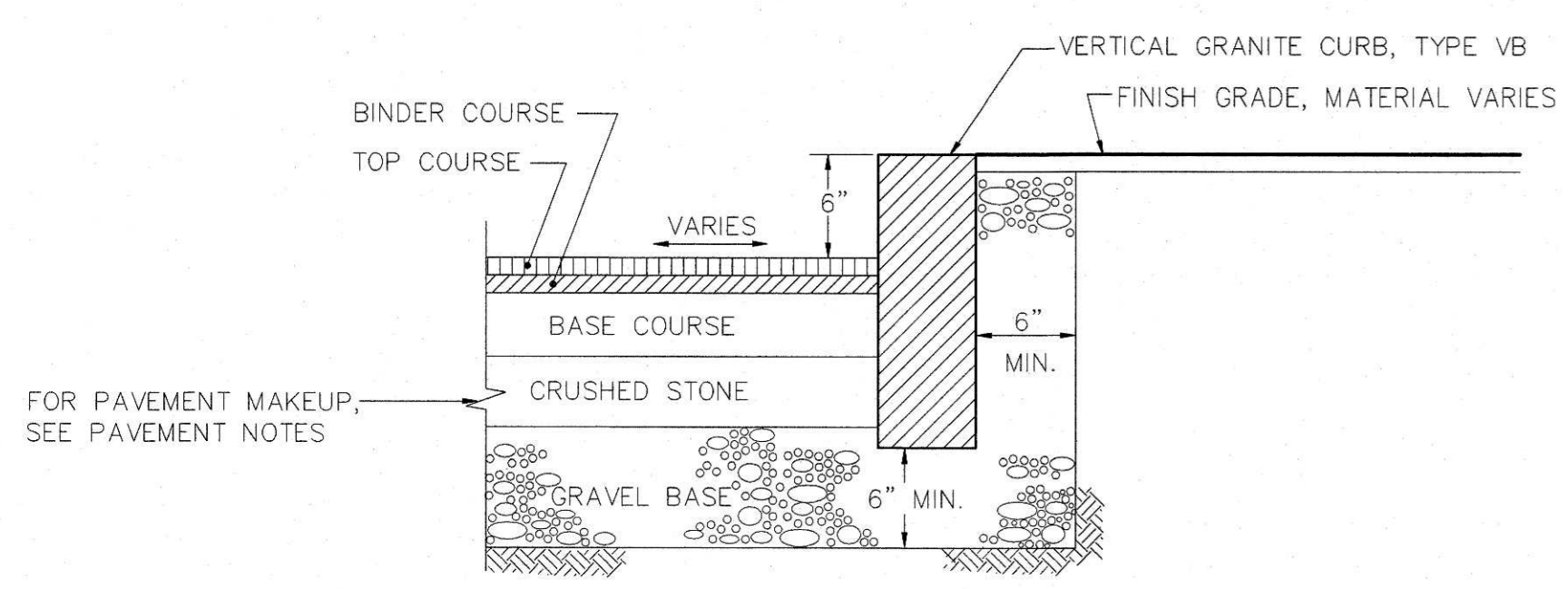
NOTE: CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE. THE SIZE OF BLOCK OR MEGALUG IS TO BE DESIGNED FOR 1.5 TIMES NORMAL OPERATING PRESSURE.



**DECIDUOUS TREE PLANTING  
DETAIL**  
(NOT TO SCALE)



**PAVEMENT MATCH  
DETAIL**  
(NOT TO SCALE)



**VERTICAL GRANITE CURB  
DETAIL**  
(NOT TO SCALE)

CLERKS CERTIFICATION ON THE PLAN  
DATE: \_\_\_\_\_

I, \_\_\_\_\_ CLERK OF THE CITY OF MELROSE, DO  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY  
THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS  
OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

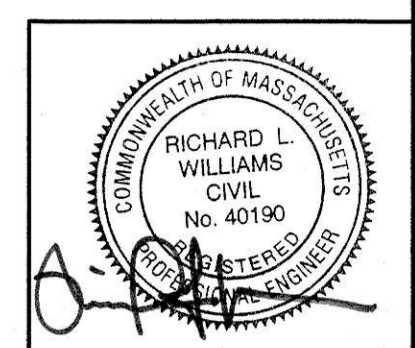
\_\_\_\_\_  
CITY CLERK

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WITH THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS IN  
PREPARING THIS PLAN.

WILLIAMS & SPARGES LLC

MELROSE  
PLANNING BOARD

DATE: \_\_\_\_\_



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**MODIFIED CONSTRUCTION DETAILS  
HILLSIDE PARK  
MELROSE, MA**

**OWNER & APPLICANT:**  
O SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

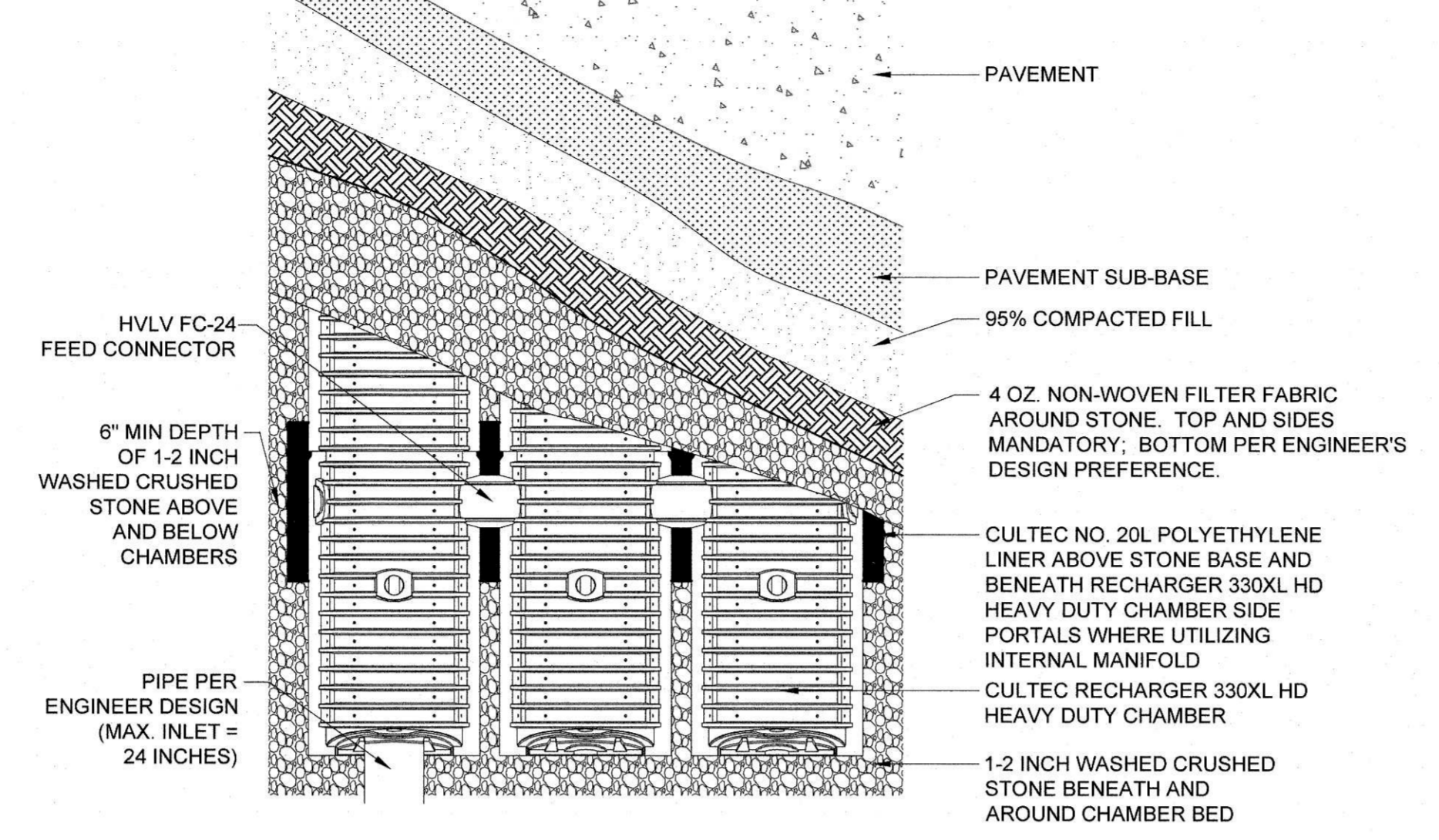
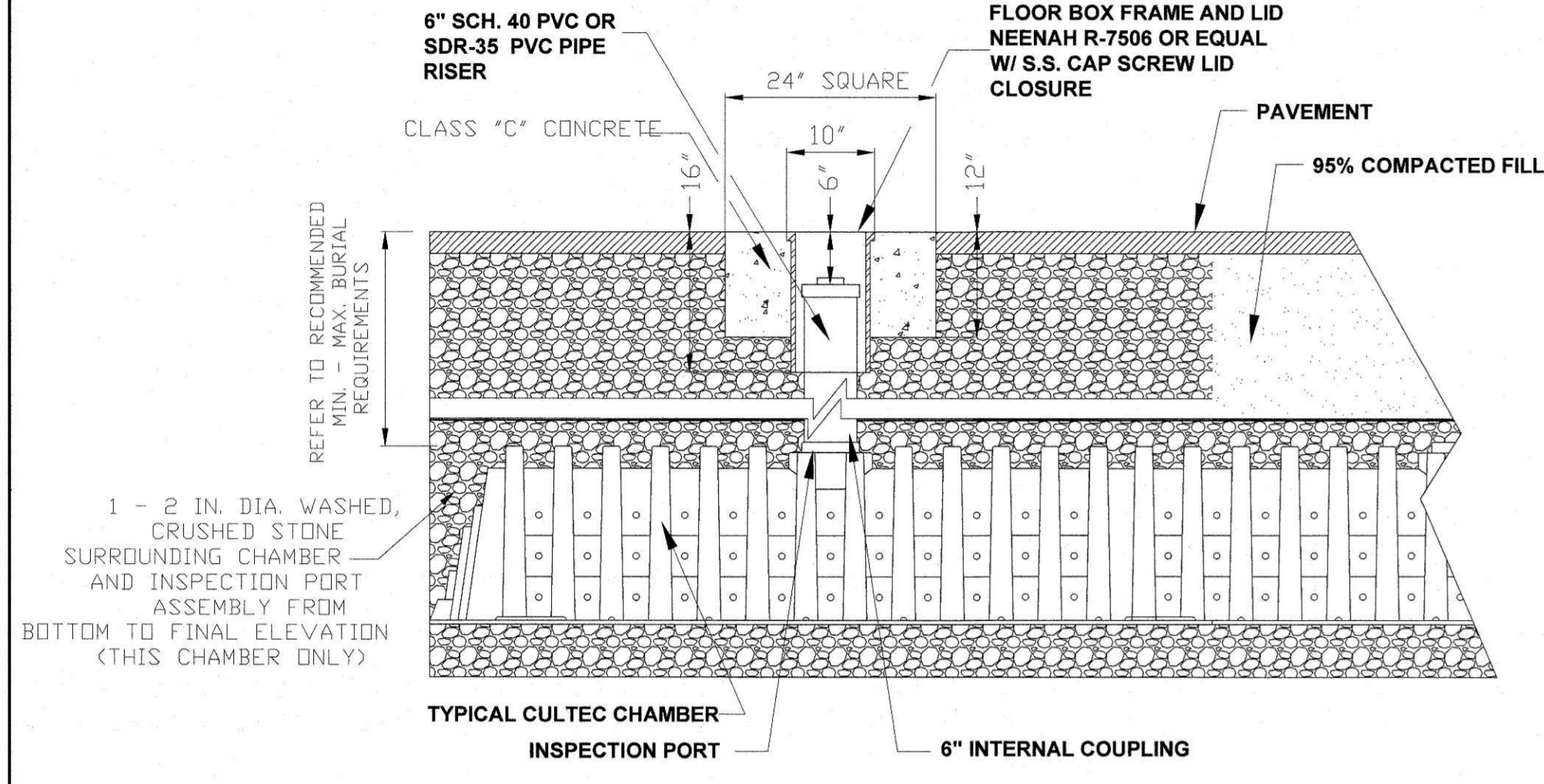
**PROJECT LOCUS:**  
O SWAINS POND AVENUE  
MELROSE, MA 02176  
ASSESSORS ID:  
PARCEL 1: G3-0-36  
PARCEL 2: G3-0-36A

SCALE: AS SHOWN  
DECEMBER 4, 2019

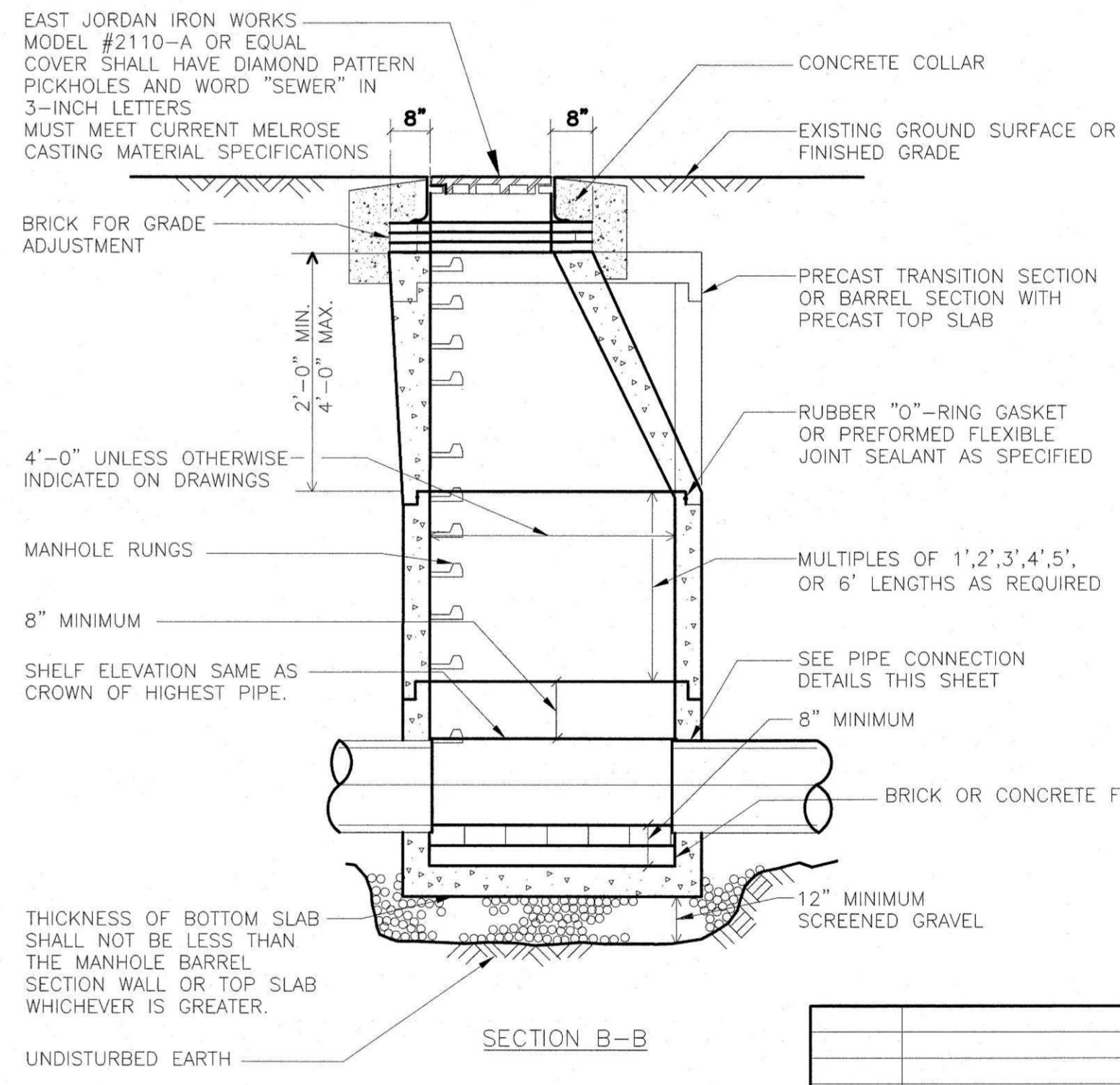
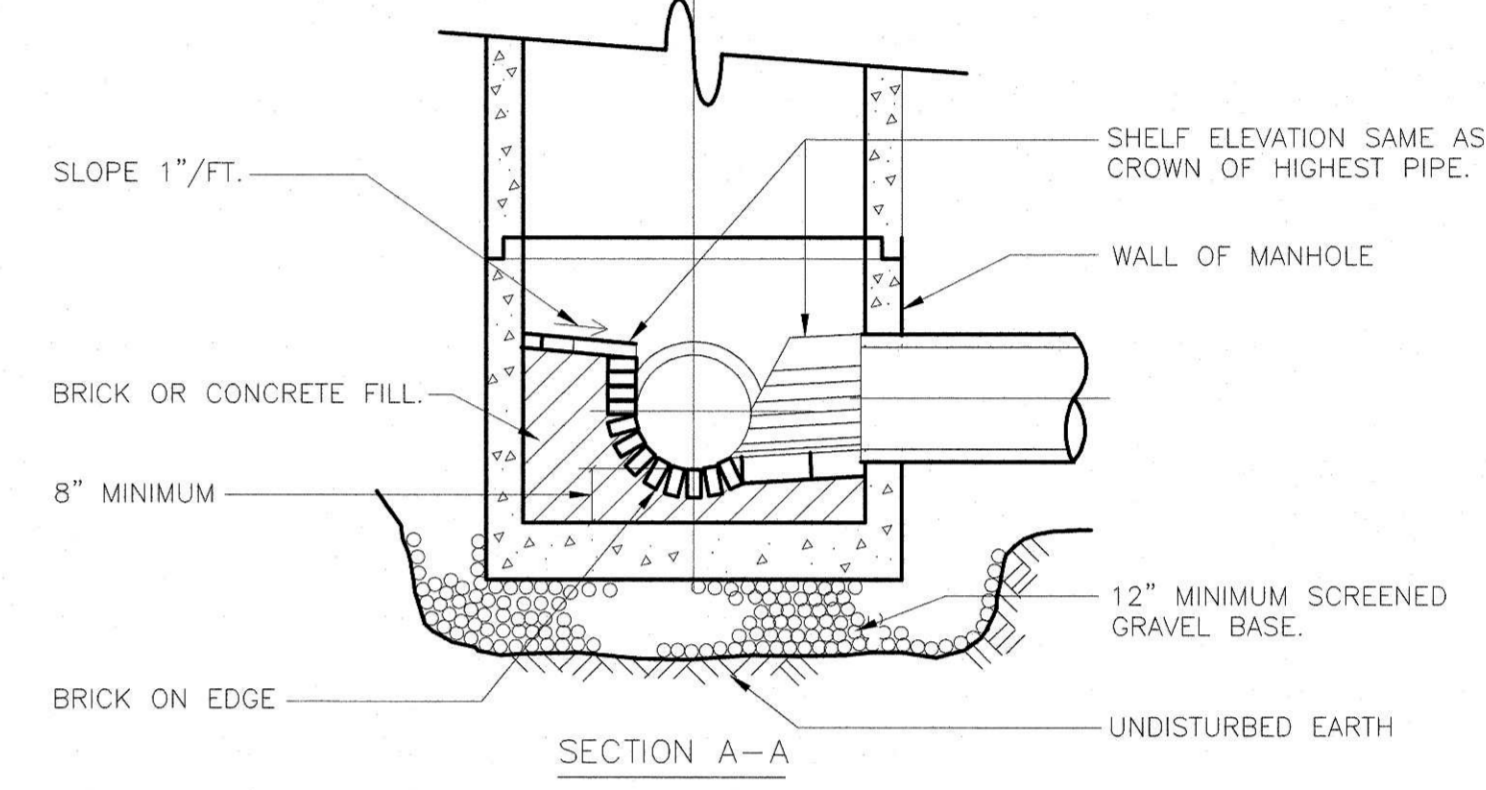
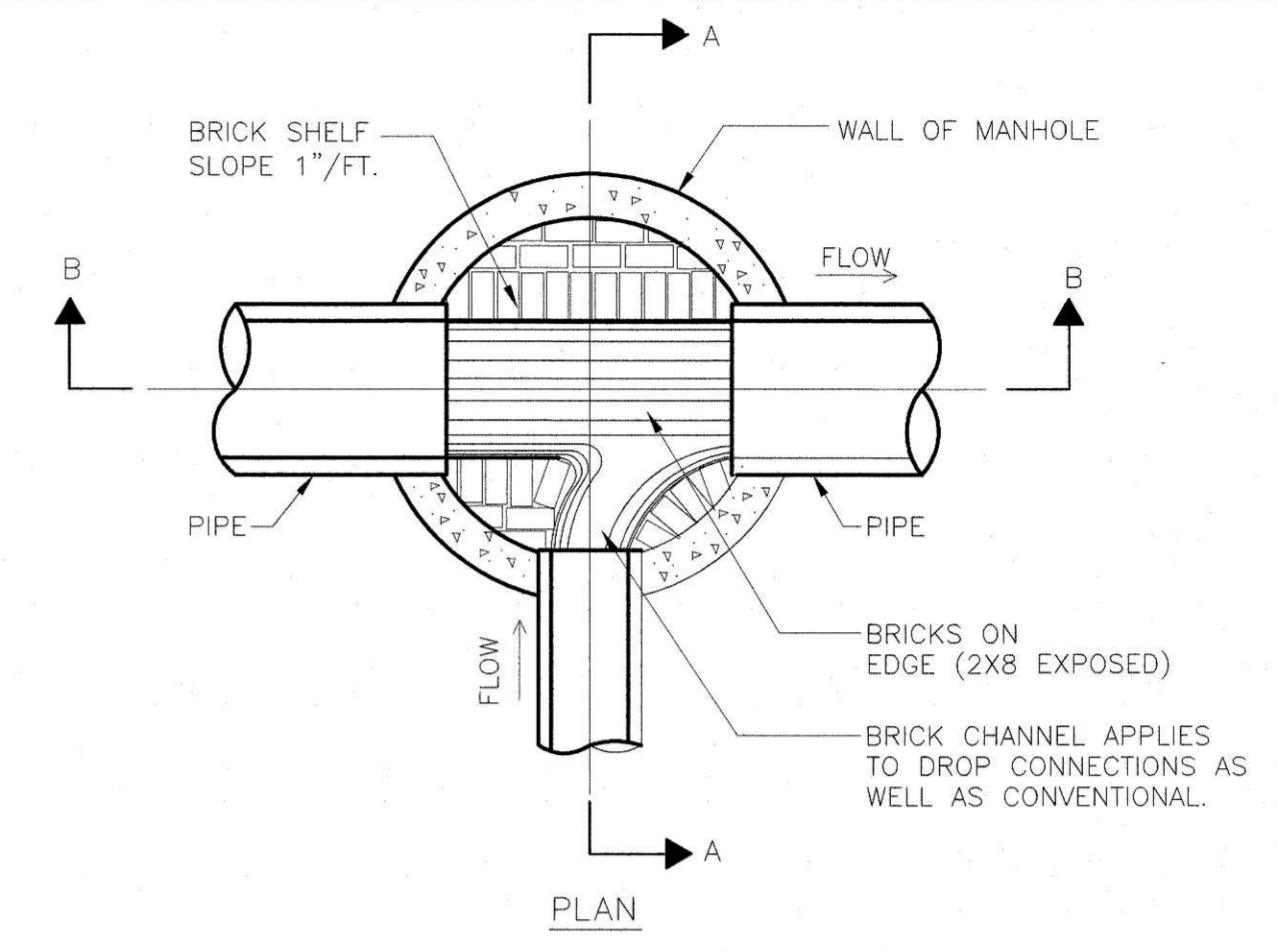
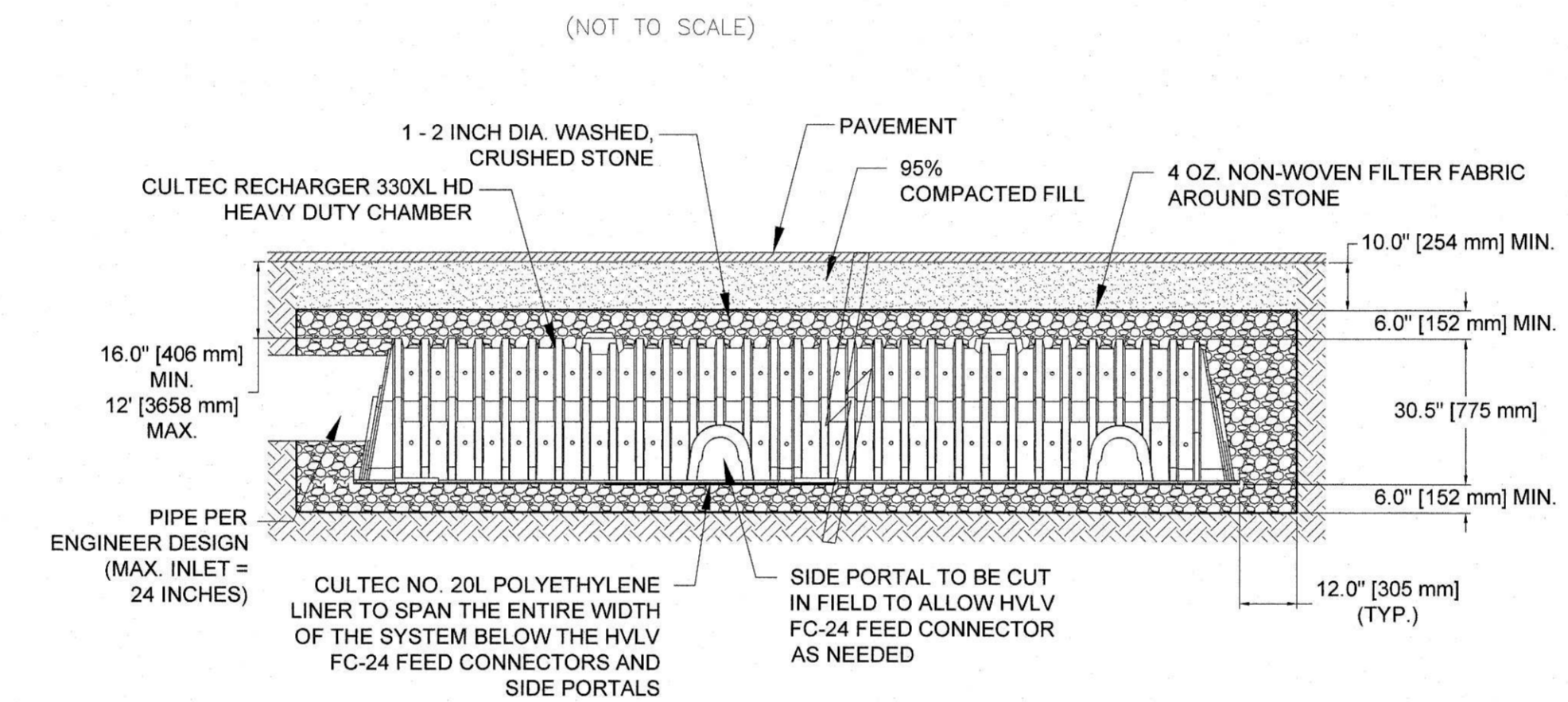


**DETAIL SHEET 2 OF 5**  
**SHEET 9 OF 13**

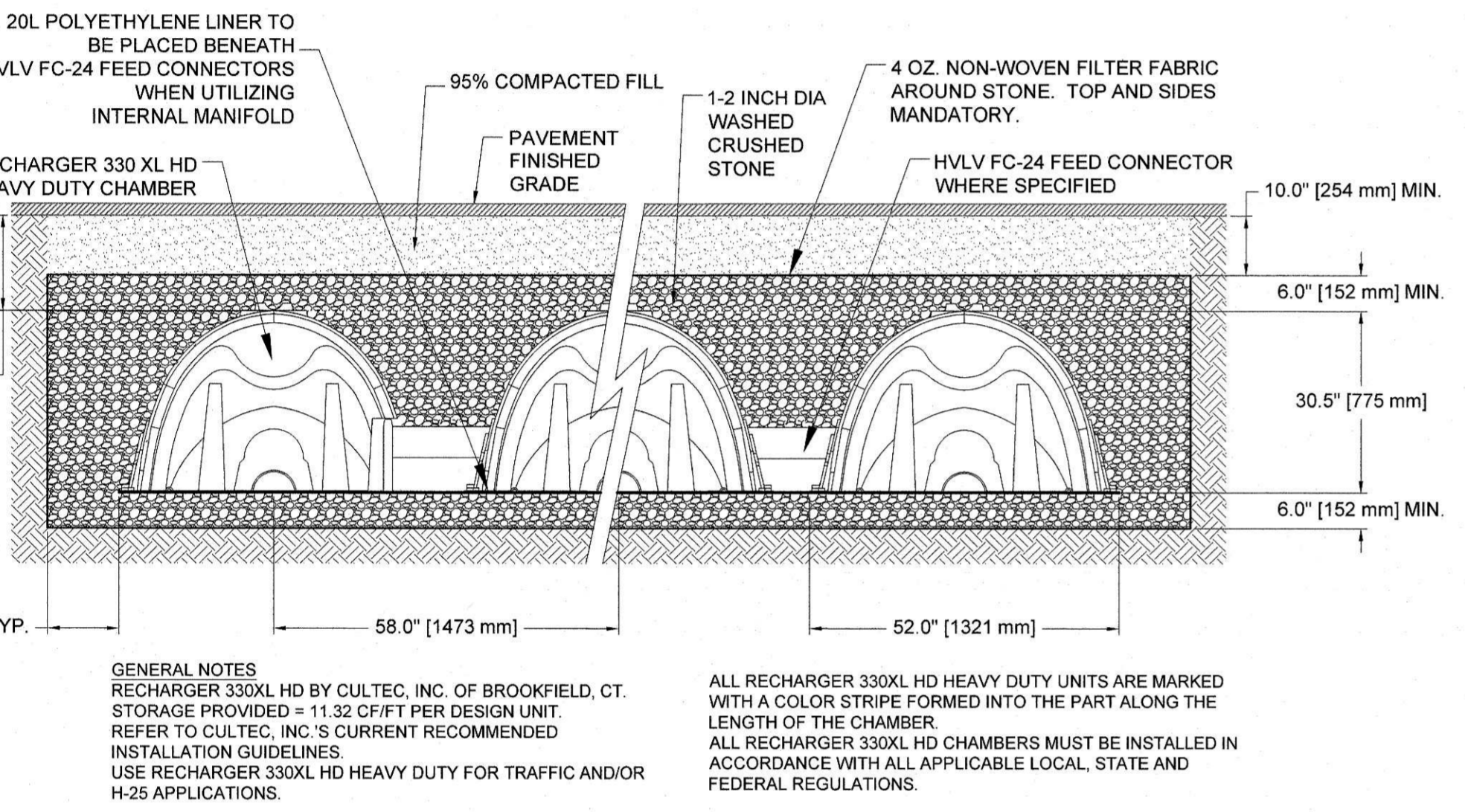
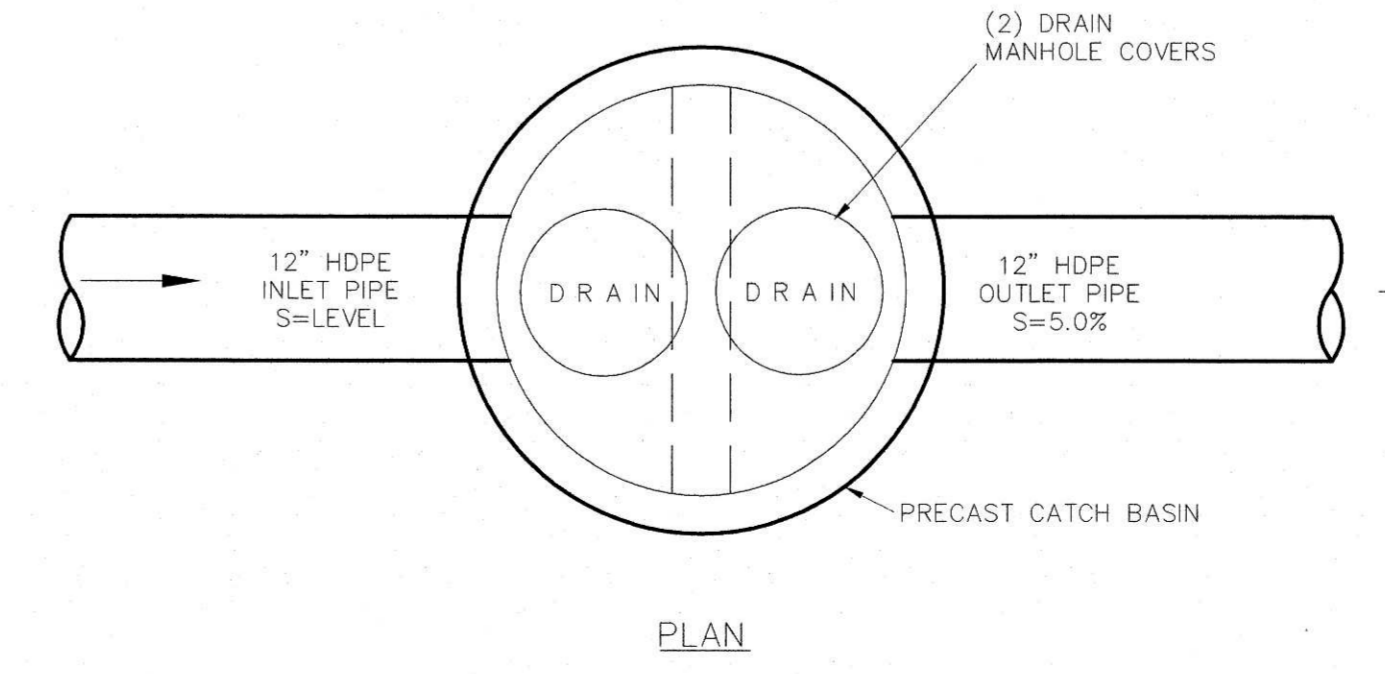
**TYPICAL H2O INSPECTION PORT DETAIL**



**CULTEC RECHARGER 330XL HD HEAVY DUTY PLAN VIEW**



**PRECAST SEWER MANHOLE DETAIL**

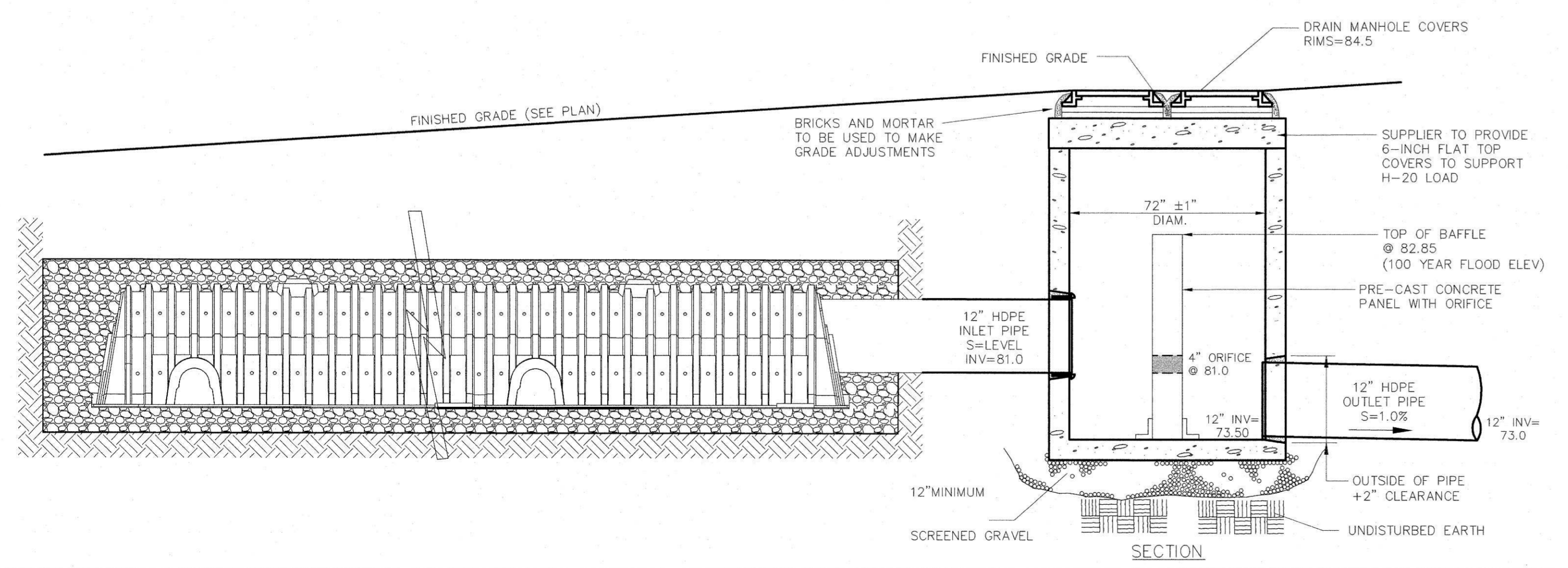


**CULTEC RECHARGER 330XL HD HEAVY DUTY TYPICAL CROSS SECTION**

**CULTEC INTERNAL MANIFOLD DETAIL**

NOTE: THE CULTEC MODEL SHOWN HERE MAY BE REPLACED WITH A SUITABLE EQUIVALENT APPROVED BY THE DESIGN ENGINEER.

**OUTLET CONTROL STRUCTURE DETAIL - SUBSURFACE INFILTRATION STRUCTURE 1P (LOT 9)**



CLERKS CERTIFICATION ON THE PLAN  
DATE: \_\_\_\_\_

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CITY CLERK

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WILLIAMS & SPARGES LLC

MELROSE PLANNING BOARD

DATE: \_\_\_\_\_

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**MODIFIED CONSTRUCTION DETAILS HILLSIDE PARK MELROSE, MA**

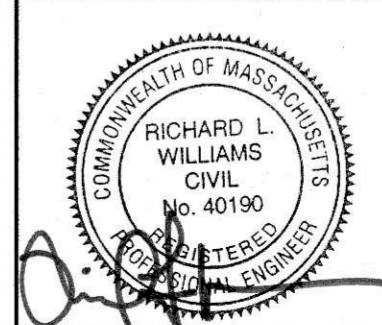
**OWNER & APPLICANT:**  
O SWAINS POND AVENUE REALTY TRUST  
142 HAGGETT'S POND ROAD ANDOVER, MA 01810

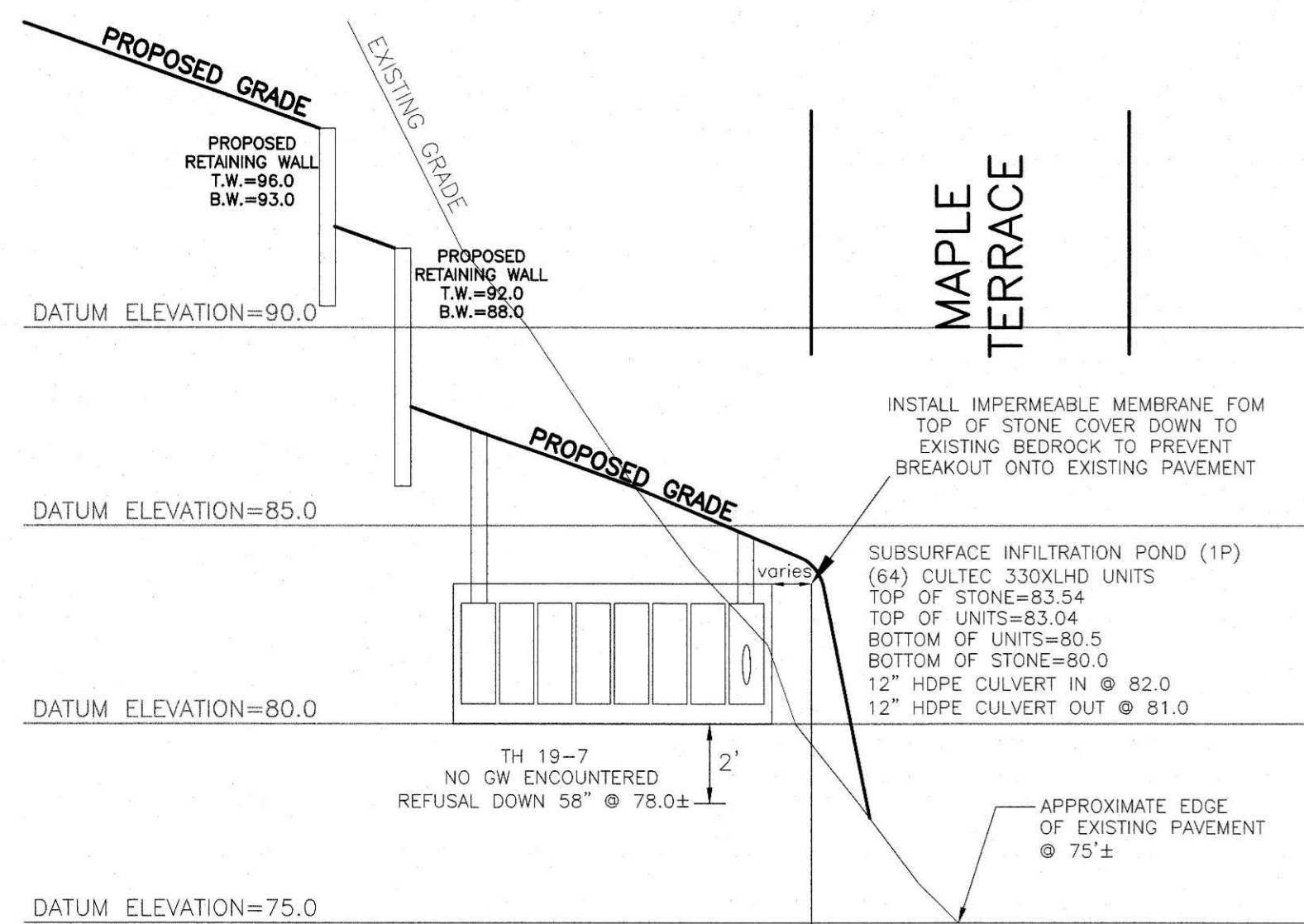
**PROJECT LOCUS:**  
O SWAINS POND AVENUE MELROSE, MA 02176  
ASSESSOR'S ID:  
PARCEL 1: G3-0-36  
PARCEL 2: G3-0-36A



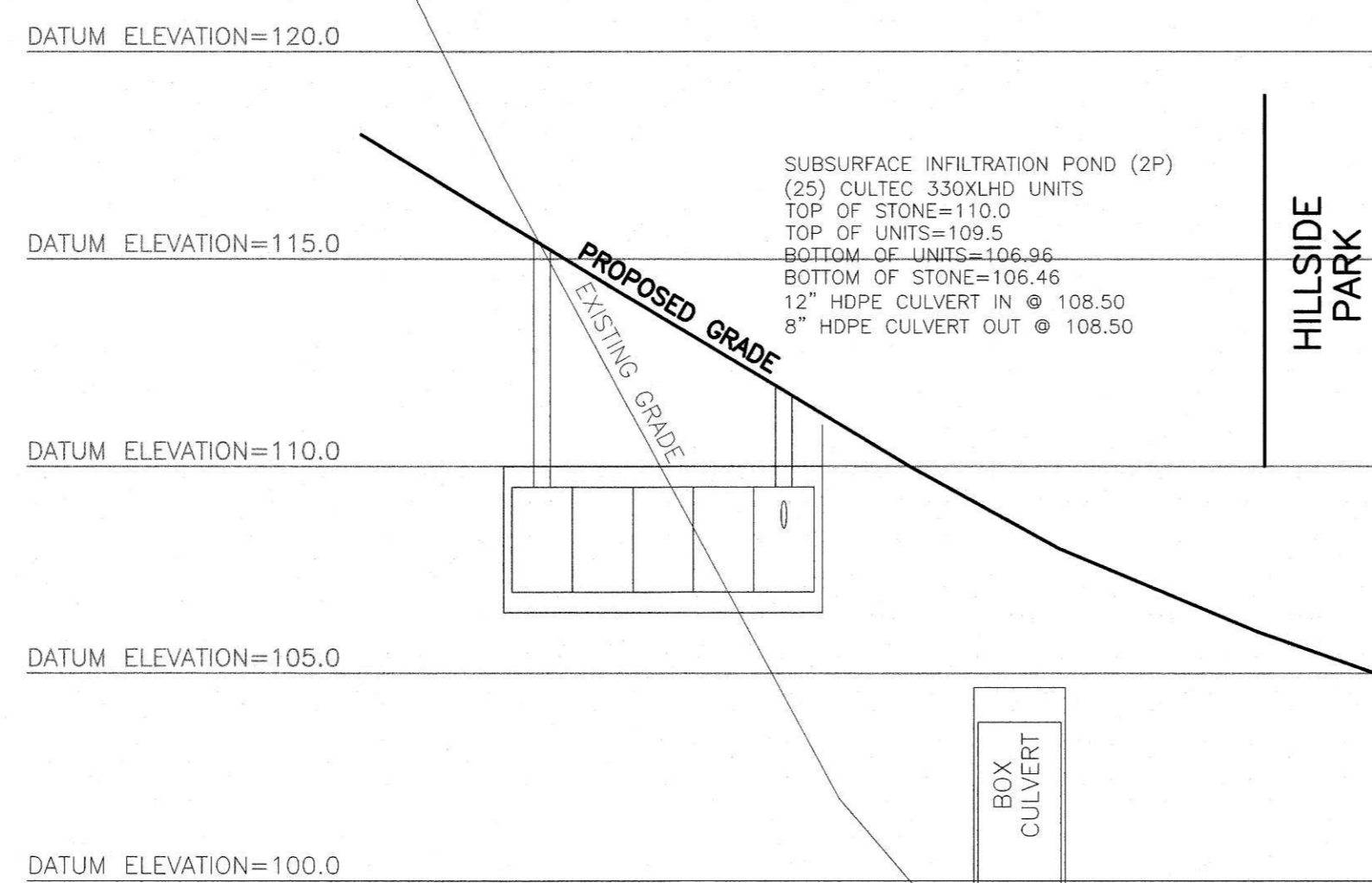
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DECEMBER 4, 2019

DETAIL SHEET 3 OF 5  
SHEET 10 OF 13

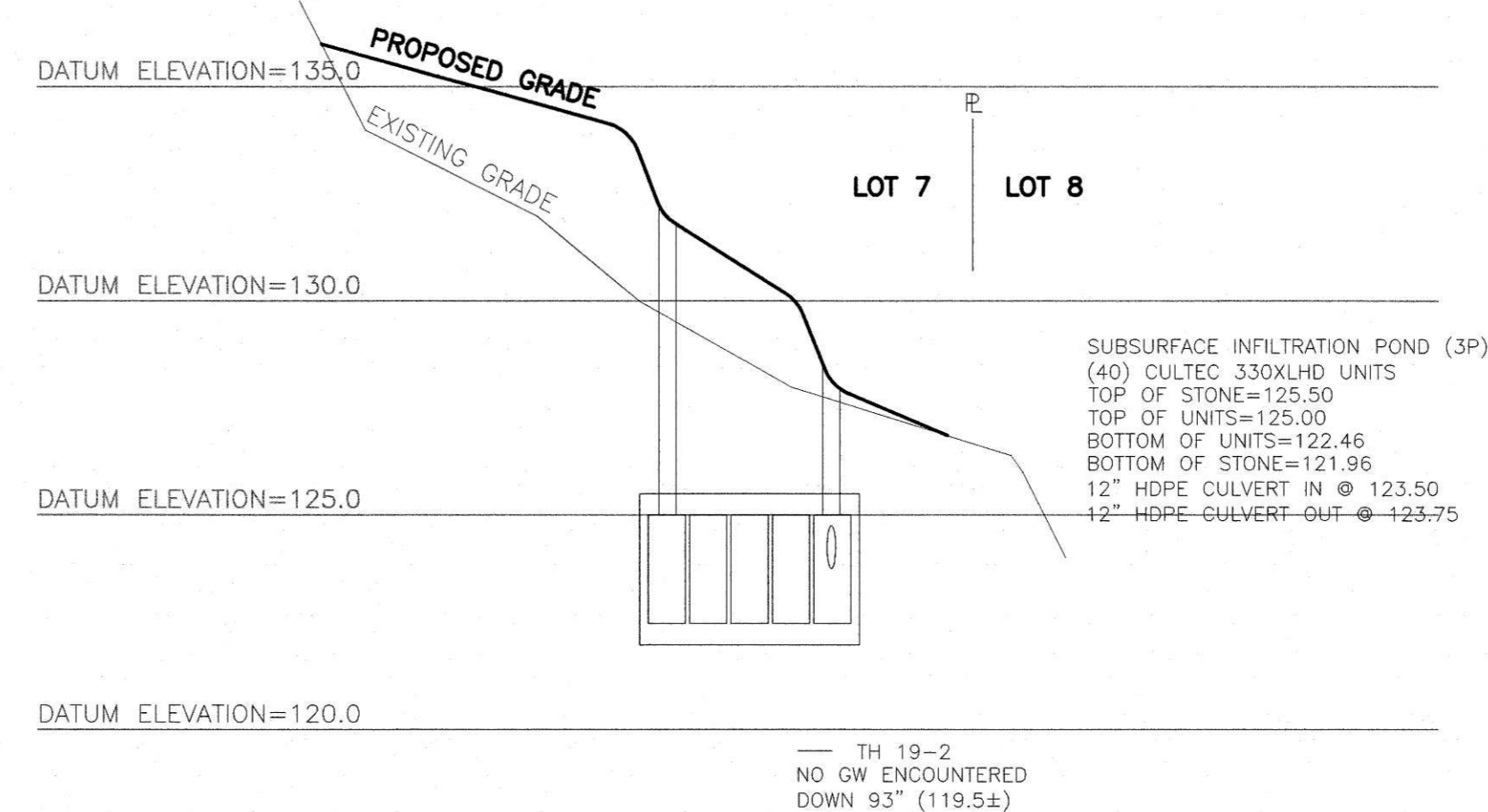




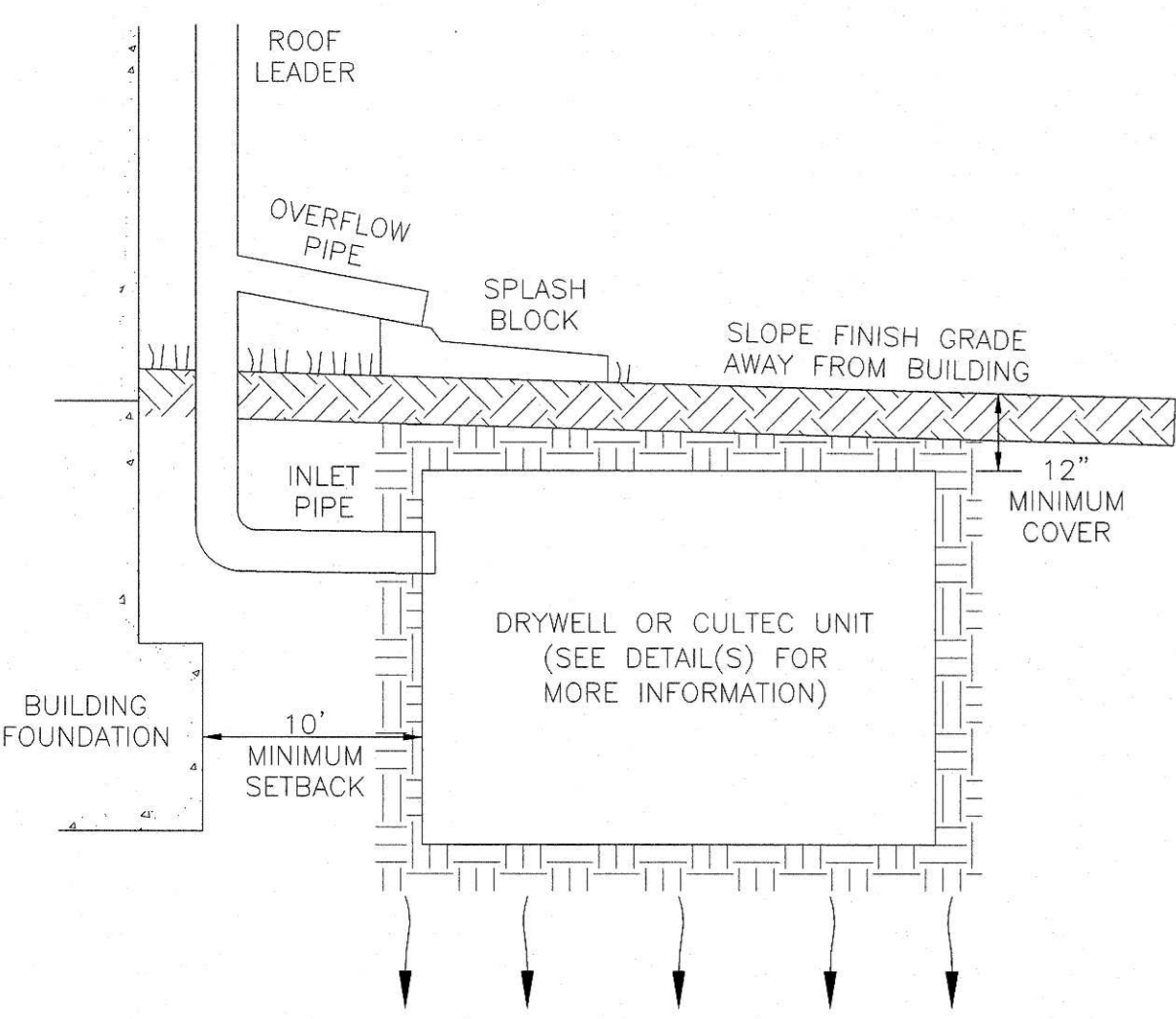
**POND 1P CROSS-SECTION**  
(SUBSURFACE INFILTRATION POND)  
SCALE: 1"=20' HOR  
1"=4' VERT



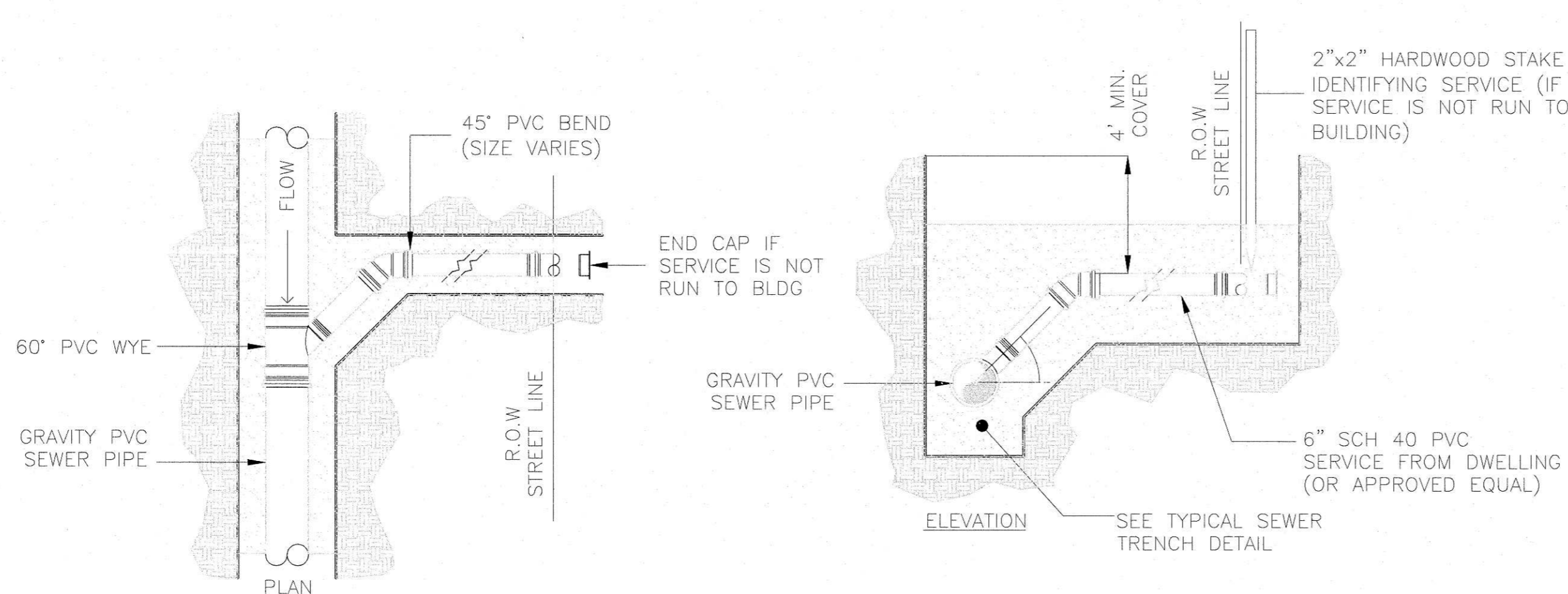
**POND 2P CROSS-SECTION**  
(SUBSURFACE INFILTRATION POND)  
SCALE: 1"=20' HOR  
1"=4' VERT



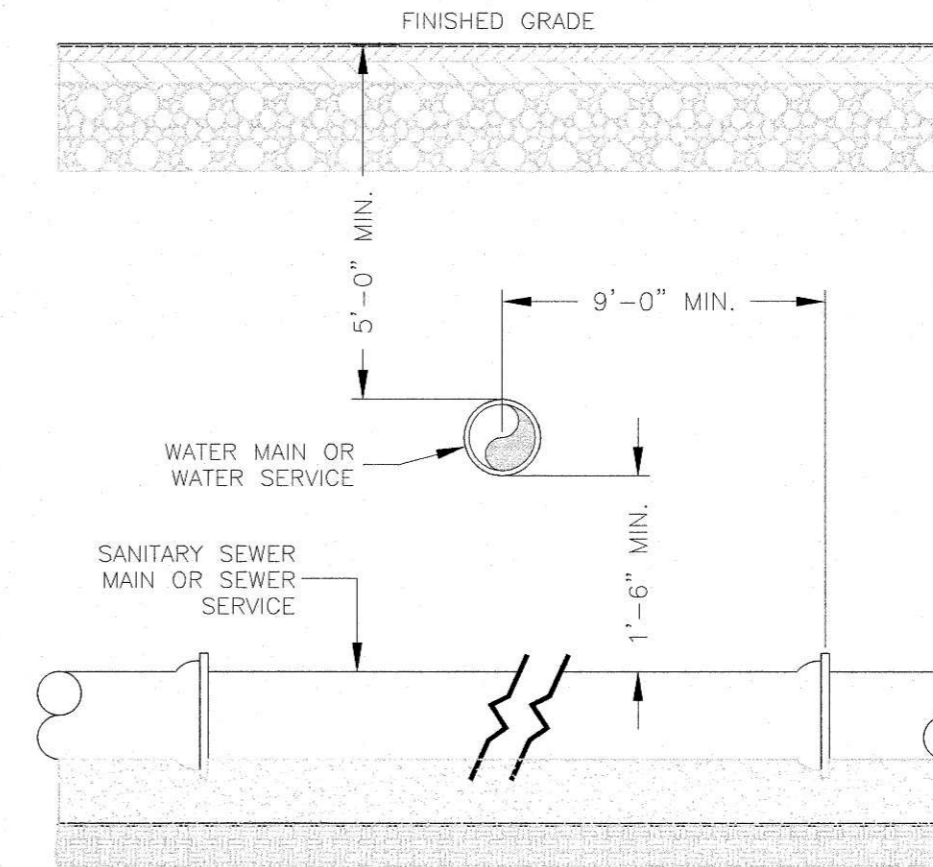
**POND 3P CROSS-SECTION**  
(SUBSURFACE INFILTRATION POND)  
SCALE: 1"=20' HOR  
1"=4' VERT



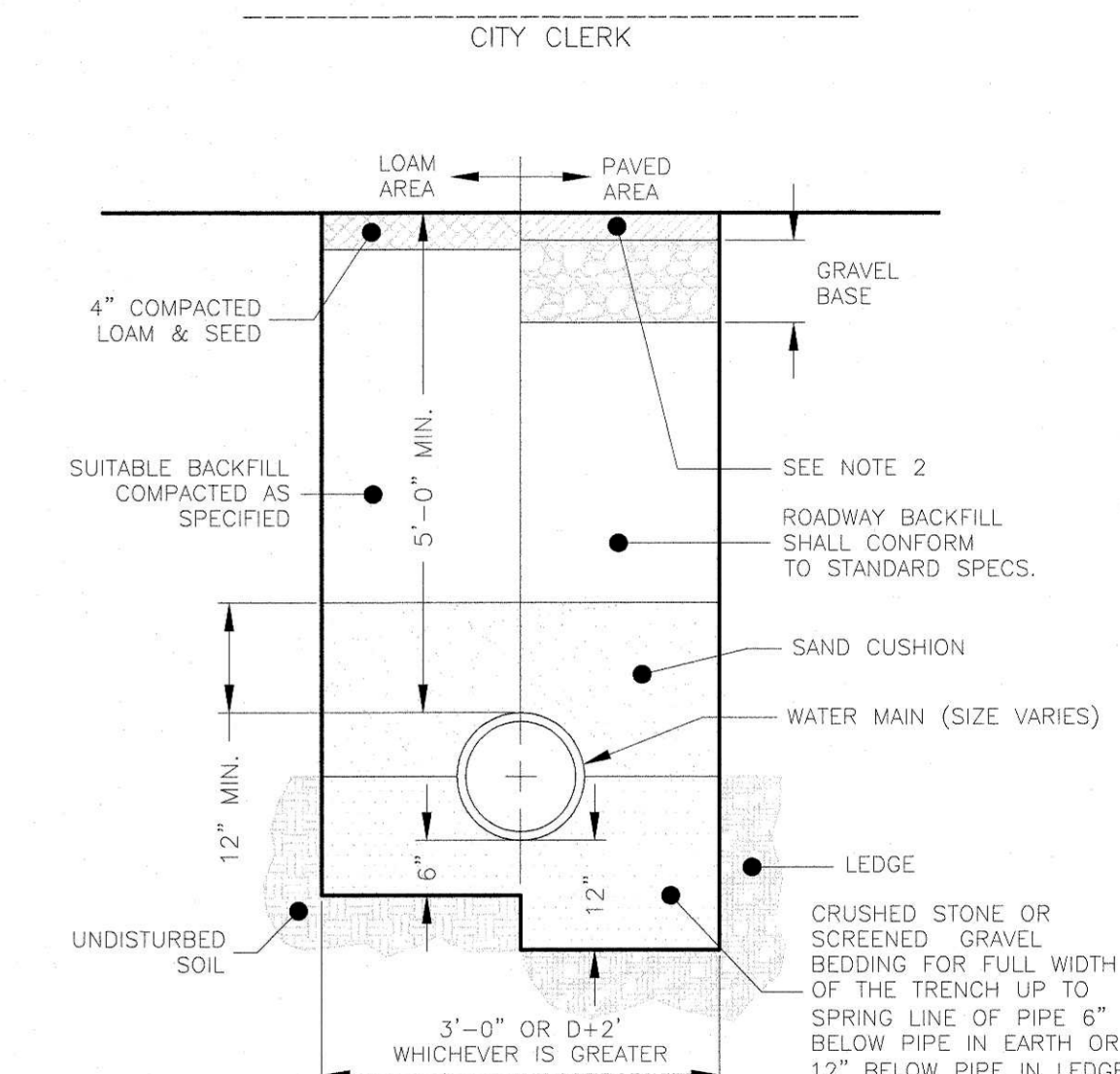
**PROPOSED ROOF LEADER OVERFLOW DETAIL**  
DETAIL N.T.S.



**SEWER SERVICE CONNECTION**  
(NOT TO SCALE)

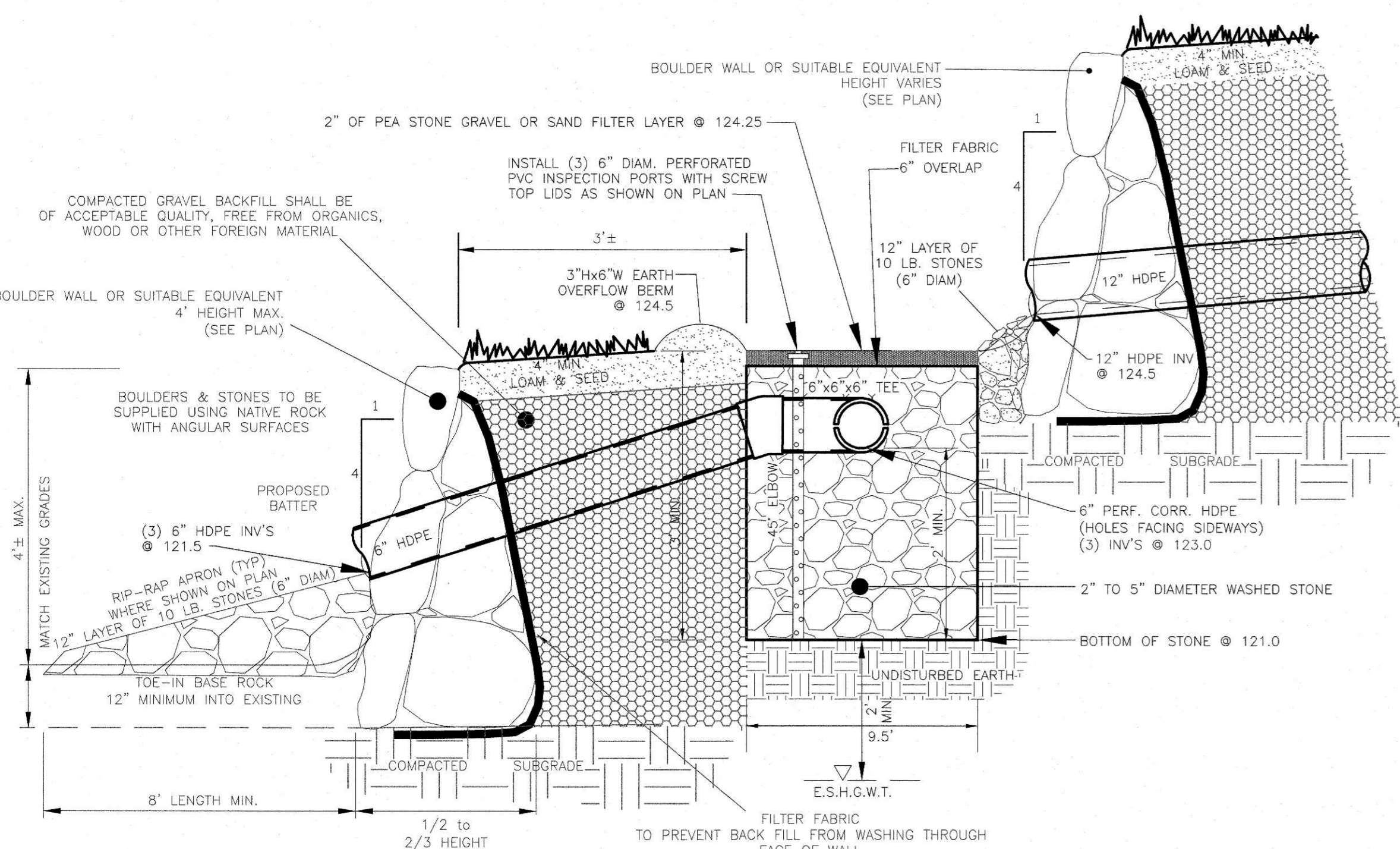


**WATER & SEWER CROSSING**  
(NOT TO SCALE)



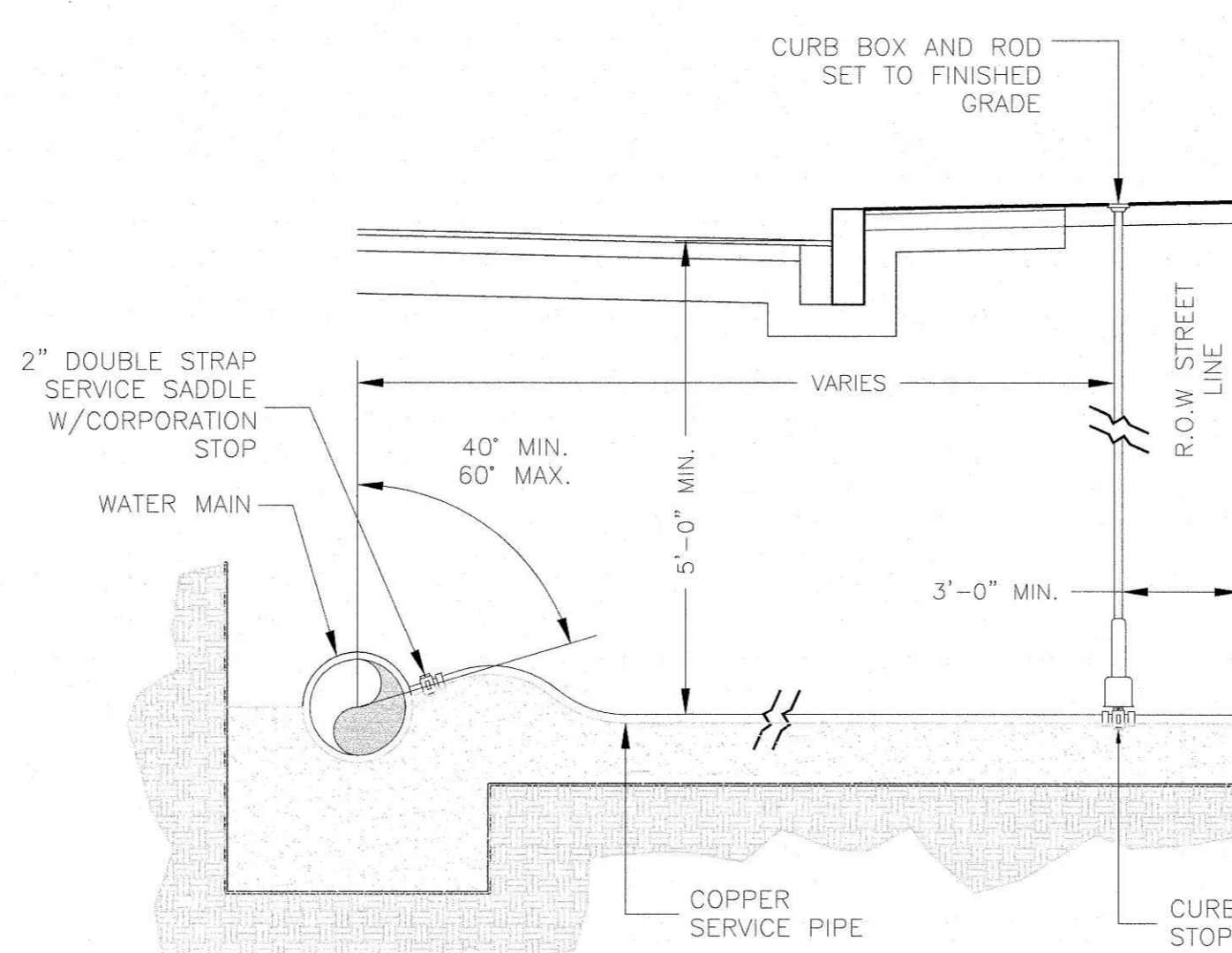
**WATER TRENCH**  
(NOT TO SCALE)

- NOTES:
- WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
  - IN LOCATIONS WHERE THE SEWER MAIN DOES NOT HAVE 48" OF COVER THE MAIN WILL BE INSULATED.



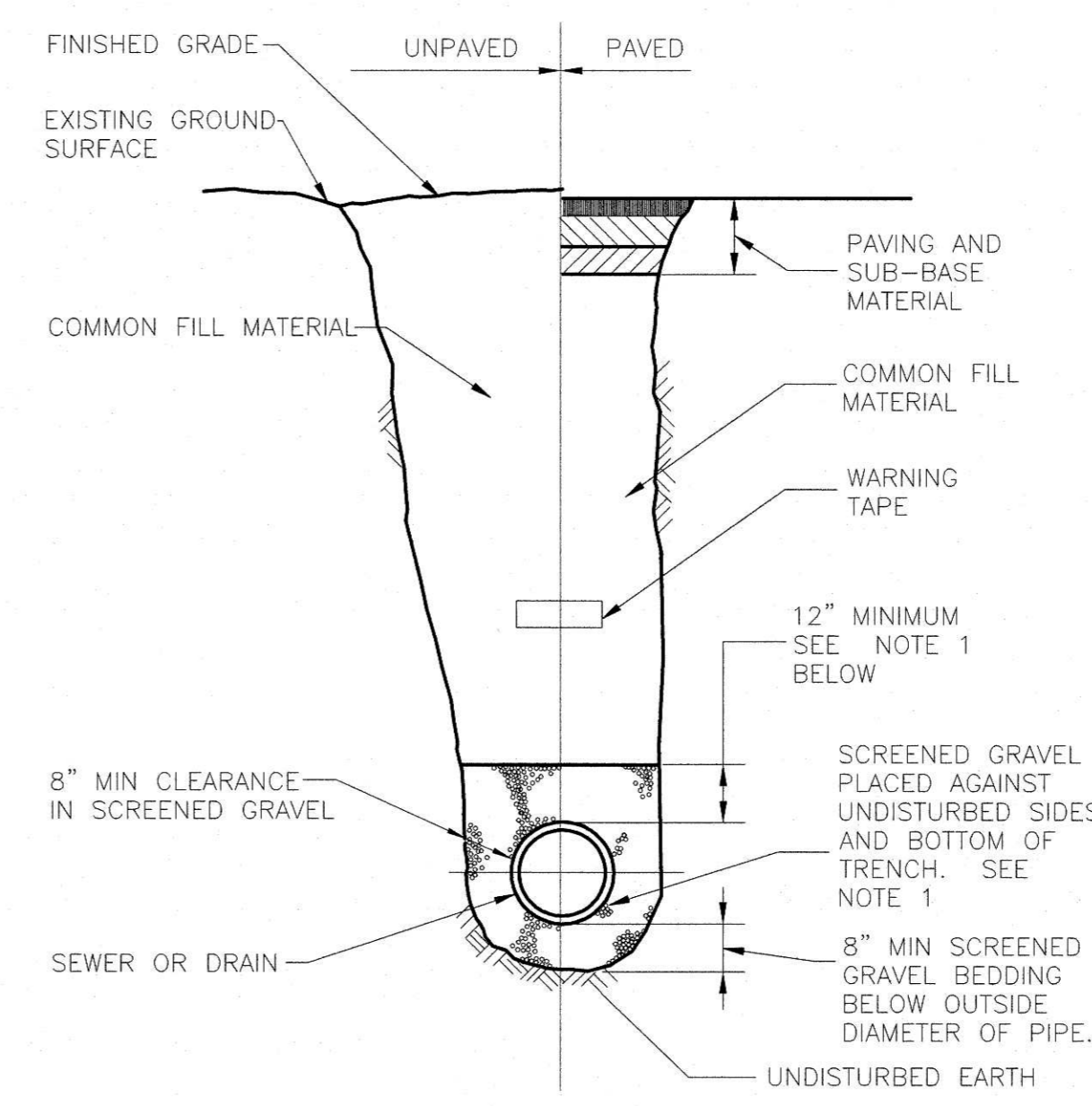
**INFILTRATION TRENCH (POND 4P) FOR ROADWAY DRAINAGE**  
(NOT TO SCALE)

NOTE: SEE PLAN VIEW FOR PROPOSED LOCATION.



**WATER SERVICE CONNECTION**  
(NOT TO SCALE)

- NOTES:
- CORPORATIONS 1-1/2" DIA. AND GREATER SHALL BE INSTALLED USING A TAPPING SADDLE AND SHELL CUTTER.
  - WHERE WATER SERVICE MUST CROSS SEWER MAIN, MAINTAIN A MINIMUM 18" CLEARANCE ABOVE THE SEWER MAIN WHILE MAINTAINING A DEPTH OF 5'-0" BELOW SURFACE. TO MAINTAIN 18" OF CLEARANCE FROM SEWER, THE 5'-0" DEPTH MAY BE REDUCED BY INSTALLING A 2" LAYER OF RIGID FOAM INSULATION ABOVE THE WATER SERVICE FOR EVERY FOOT THE DEPTH IS REDUCED.
  - ACTUAL SERVICE LOCATIONS WILL BE DETERMINED IN FIELD TO SAVE SPECIMEN TREES.



**TRENCH FOR GRAVITY PIPE**  
(NOT TO SCALE)

1. FOR PIPES OTHER THAN PVC, SELECTED COMMON FILL MAY BE USED FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE

MELROSE PLANNING BOARD

DATE: \_\_\_\_\_

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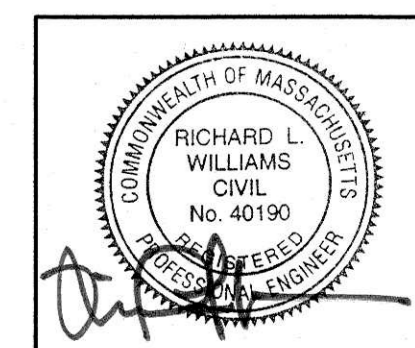
WILLIAMS & SPARGES LLC

CLERKS CERTIFICATION ON THE PLAN

DATE: \_\_\_\_\_

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CITY CLERK



NO.	REVISION	DATE
3	PEER REVIEW & PLANNING BOARD COMMENTS	5/13/2020
2	NO CHANGES TO THIS SHEET	3/11/2020
1	ADDED CONSTRUCTION DETAILS & REVISED STORMWATER	2/20/2020

**MODIFIED CONSTRUCTION DETAILS**  
**HILLSIDE PARK**  
MELROSE, MA

**OWNER & APPLICANT:**  
O SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

**PROJECT LOCUS:**  
O SWAINS POND AVENUE  
MELROSE, MA 02178  
ASSESSORS ID:  
PARCEL 1: G3-0-36  
PARCEL 2: G3-0-36A



SCALE: AS SHOWN  
DECEMBER 4, 2019

DETAIL SHEET 4 OF 5  
SHEET 11 OF 13

DATE: \_\_\_\_\_

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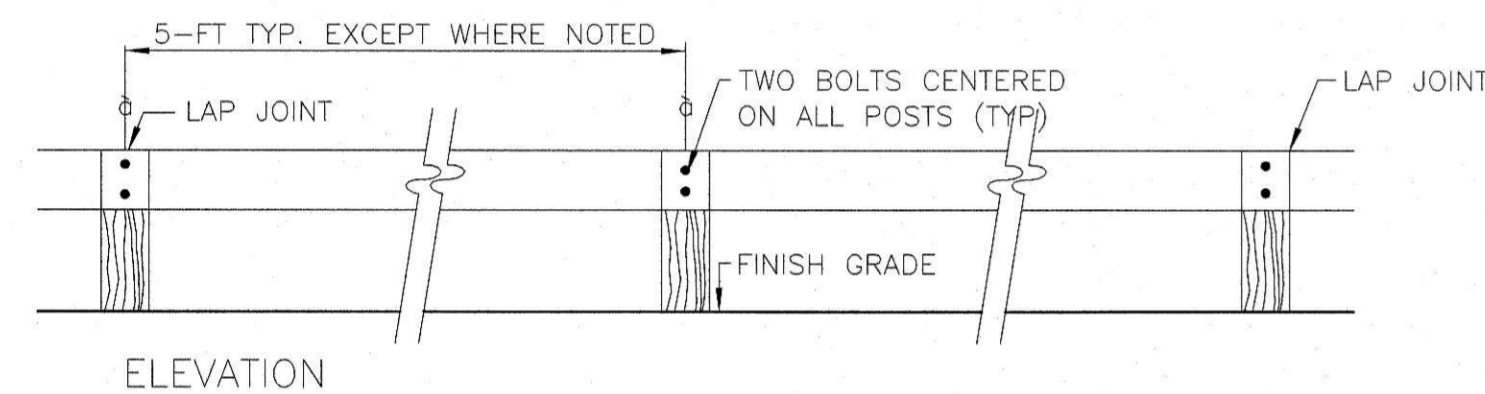
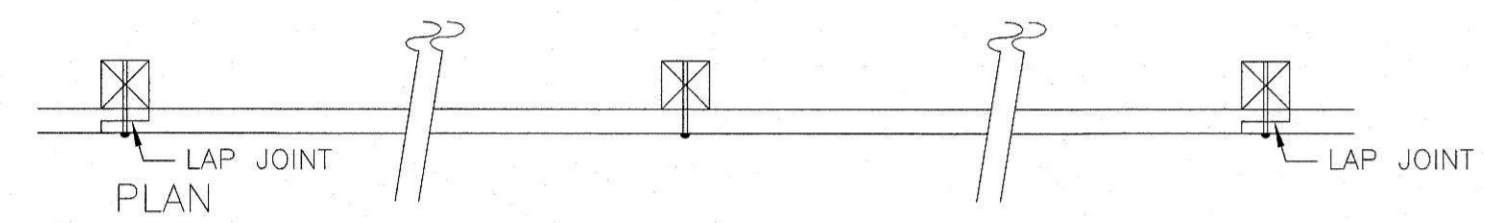
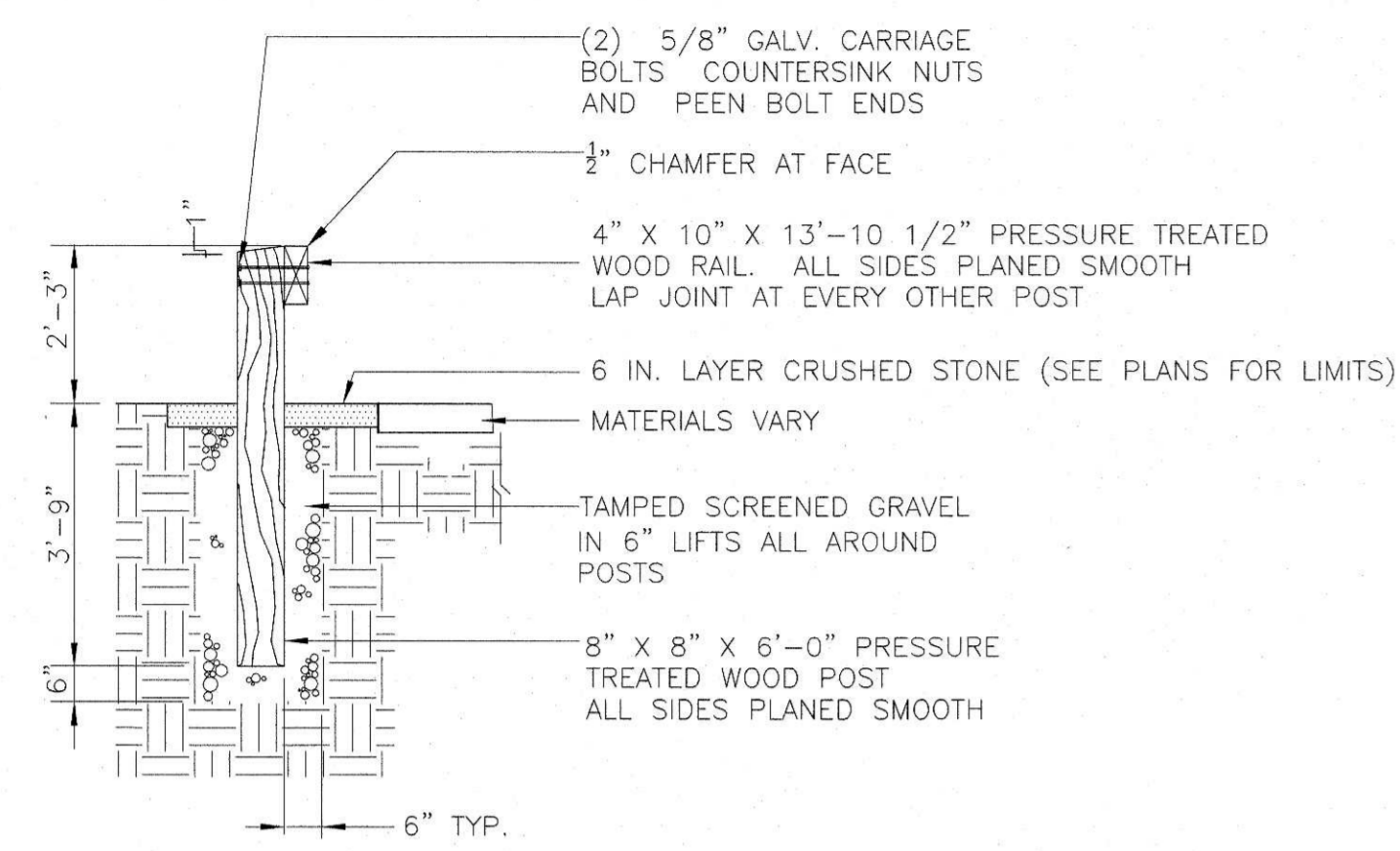
WILLIAMS & SPARGES LLC

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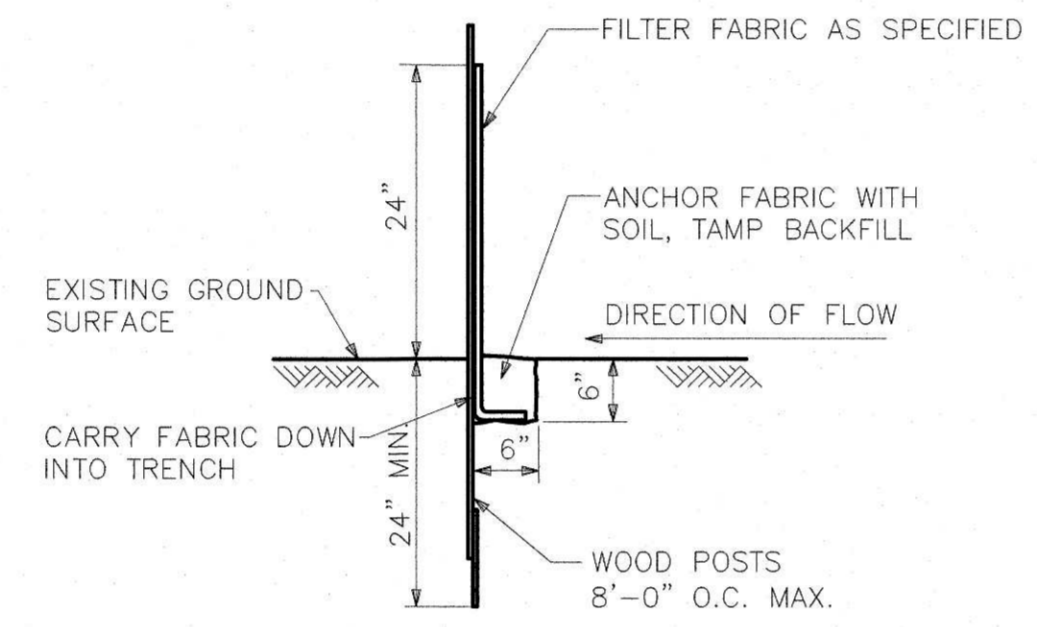
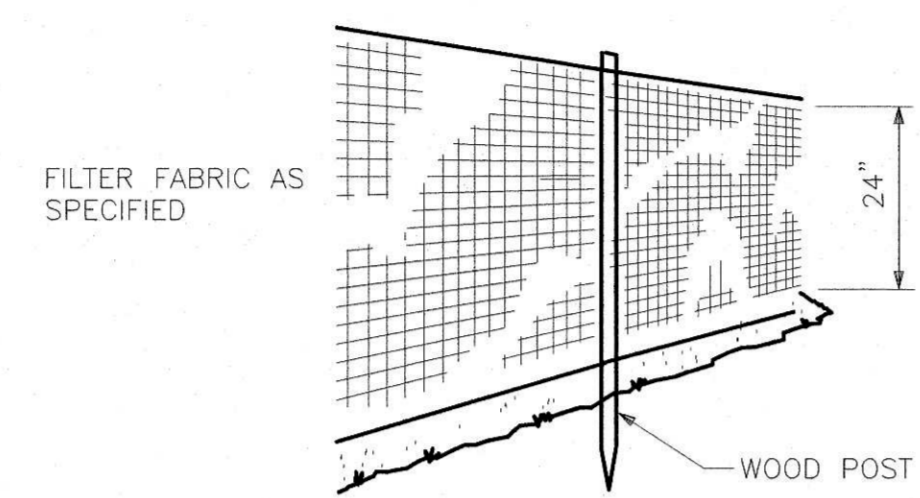
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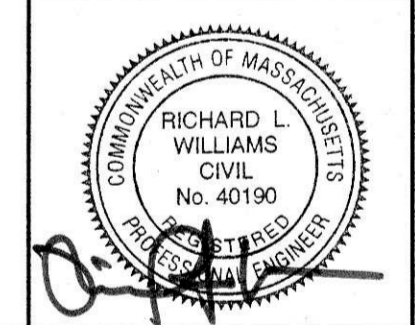
\_\_\_\_\_  
CITY CLERK



WOOD GUARDRAIL  
DETAIL  
(NOT TO SCALE)



SILTFENCE  
DETAIL  
(NOT TO SCALE)

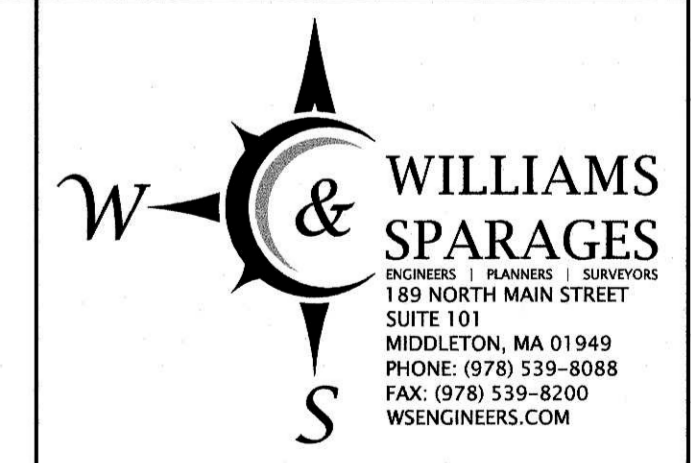


NO.	REVISION	DATE
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**MODIFIED CONSTRUCTION DETAILS  
HILLSIDE PARK  
MELROSE, MA**

**OWNER & APPLICANT:**  
0 SWAINS POND AVENUE  
REALTY TRUST  
142 HAGGETT'S POND ROAD  
ANDOVER, MA 01810

**PROJECT LOCUS:**  
0 SWAINS POND AVENUE  
MELROSE, MA 02176  
ASSESSORS ID:  
PARCEL 1: G3-0-36  
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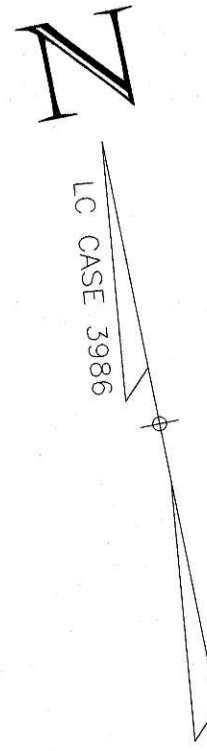
SCALE: AS SHOWN  
DECEMBER 4, 2019

DETAIL SHEET 5 OF 5  
SHEET 12 OF 13

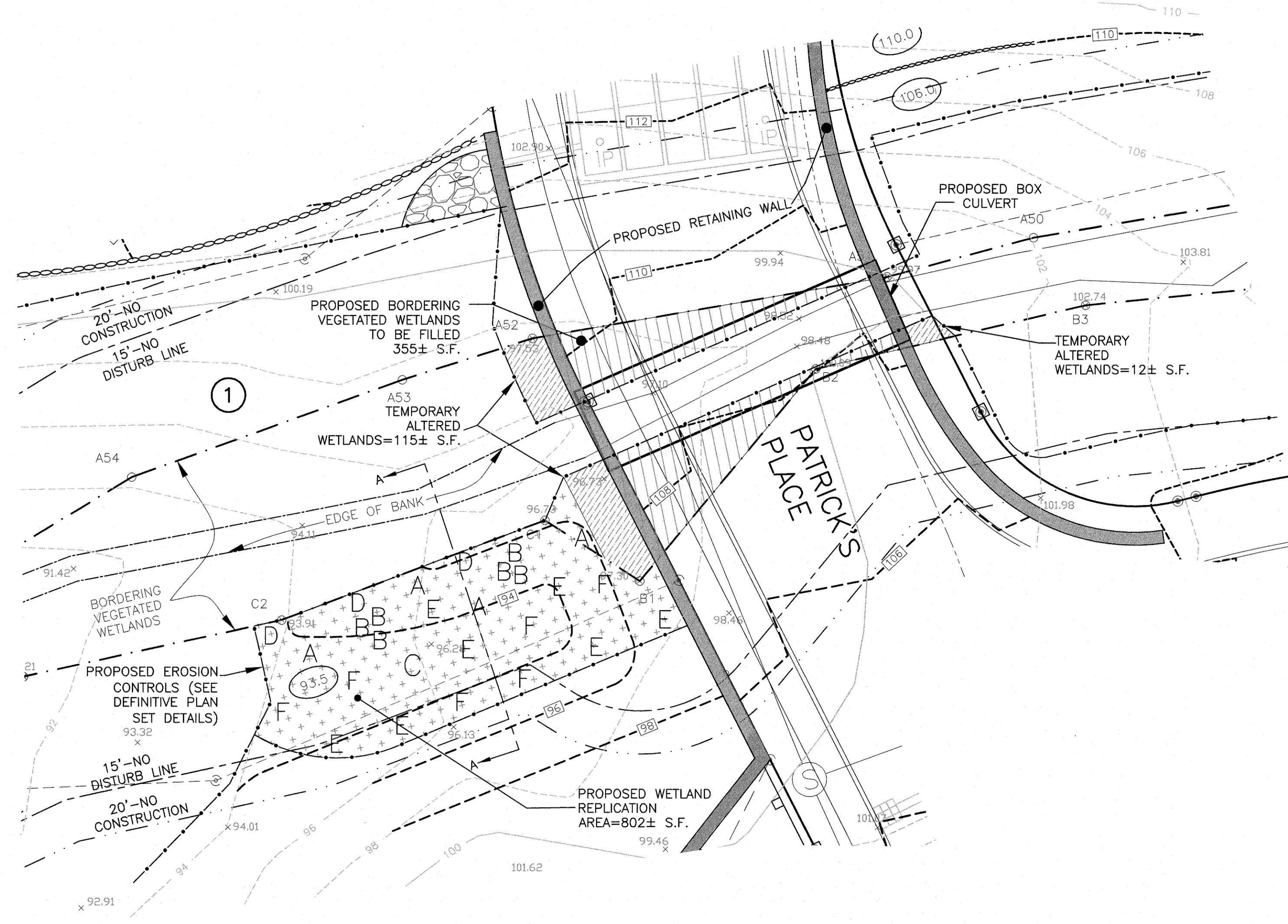
**REPLICATION AREA SPECIES LIST:**

- A. (4) - SWEET PEPPERBUSH (3'-4') CLETHRA ALNIFOLIA
- B. (6) - SENSITIVE FERN ONOCLEA SENSIBILIS
- C. (1) - RED MAPLE (4'-6') ACER RUBRUM
- D. (3) - SPECKLED ALDER (3'-4') ALNUS INCANA
- E. (7) - SILKY DOGWOOD (3'-4') CORNUS AMOMUM
- F. (6) - WINTERBERRY HOLLY (3'-4') ILEX VERTICILLATA

**SEED MIX:**  
 NEW ENGLAND WET MIX (WETLAND SEED MIX)  
 APPLICATION RATE: 1 LB/ 5,000 sq. ft.  
 AREA SHALL BE SCARIFIED USING A STEEL RAKE PRIOR TO SEEDING



**WETLAND REPLICATION/ENHANCEMENT AREA CONSTRUCTION METHODOLOGY**  
 SCALE: 1" = 10'

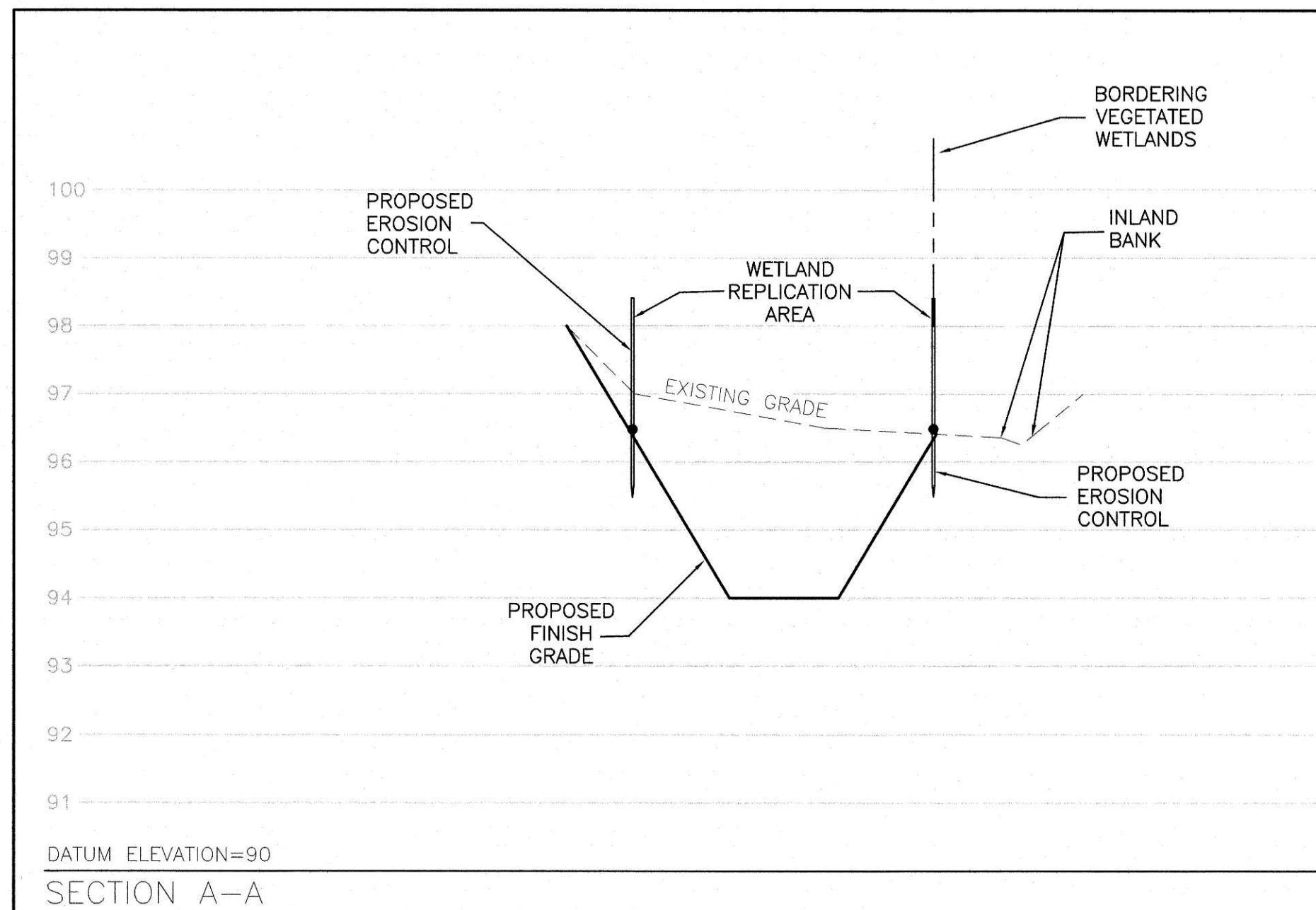


**WETLAND REPLICATION/ENHANCEMENT AREA CONSTRUCTION METHODOLOGY:**

1. TRENCHED SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF THE BORDERING VEGETATED WETLAND AND PROPOSED WETLAND REPLICATION/ENHANCEMENT AREA AS SHOWN ON THE PERMIT SITE PLAN TO PROTECT THE JURISDICTIONAL WETLAND RESOURCE AREAS DURING CONSTRUCTION. AN ADDITIONAL ROW OF TRENCHED SILT FENCE SHALL BE INSTALLED ALONG THE UPLAND EDGE OF THE REPLICATION/ENHANCEMENT AREA TO PROTECT THE NEWLY CONSTRUCTED WETLAND REPLICATION/ENHANCEMENT AREA DURING CONSTRUCTION.
2. THE WETLAND RESTORATION AREA SHALL BE EXCAVATED TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE PROPOSED FINISH GRADE UNDER THE DIRECTION OF A CERTIFIED SOIL EVALUATOR. NOTE: IT MAY BE NECESSARY TO EXCAVATE TO A DEEPER DEPTH TO INSURE THAT PROPER HYDROLOGY WILL BE ACHIEVED. EXISTING MATURE TREES SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE AS DETERMINED BY THE PROFESSIONAL WETLAND SCIENTIST AND/OR CONSERVATION AGENT.
3. SOIL AMENDMENTS AND/OR TRANSLOCATED MATERIAL FROM THE ALTERED BVW SHALL BE ADDED TO THE REPLICATION AREA. PORTIONS OF THE REPLICATION/ENHANCEMENT AREA WILL REQUIRE SOIL AMENDMENTS TO CREATE OR ADD TO AN EXISTING B-HORIZON. SOIL AMENDMENTS FOR THE B-HORIZON SHALL BE IN THE FINE SANDY LOAM TEXTURE RANGE AND SHALL BE APPROVED BY A LICENSED SOIL EVALUATOR BEFORE DEPOSITING INTO THE REPLICATION/ENHANCEMENT AREA. FOR THE O/A-HORIZON, A MIXTURE OF EQUAL VOLUMES OF ORGANIC AND MINERAL MATERIALS SHALL BE DEPOSITED INTO THE RESTORATION AREA UNTIL THE PROPOSED FINISH GRADE IS ACHIEVED. THE SOIL AMENDMENTS SHALL BE UNCONTAMINATED AND SHOULD NOT INCLUDE ANY WOODCHIPS WITH A PREFERENCE GIVEN TOWARDS REUSING EXCAVATED WETLAND SOILS. CLEAN LEAF COMPOST IS THE PREFERRED SOIL AMENDMENT TO ACHIEVE THIS STANDARD. MINERAL MATERIALS SHOULD BE PREDOMINANTLY IN THE LOAM, LOAMY SAND TO SILT LOAM TEXTURE RANGE, WITH MINIMAL QUANTITIES OF GRAVEL OR ROCK. TO ENSURE PROPER HYDROLOGY IS ACHIEVED THIS WORK SHALL BE DONE UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST AND CERTIFIED SOIL EVALUATOR.
4. ONCE THE PROFESSIONAL WETLAND SCIENTIST AND CERTIFIED SOIL EVALUATOR HAVE DETERMINED THAT PROPER HYDROLOGY IS ACHIEVED, AND THE SOIL AMENDMENTS ARE AT THE PROPER CONSISTENCY, THE AREA SHALL BE SEEDED WITH NEW ENGLAND WETLAND SEED MIX OR EQUAL. NOTE: IT MAY BE NECESSARY TO LOOSEN THE SOIL WITH A ROTOTILLER TO ACHIEVE A LOOSE TO FRIABLE SOIL CONSISTENCY.
5. FOLLOWING THE SEEDING EFFORT THE AREA SHALL BE PLANTED WITH THE SPECIES SPECIFIED USING HAND TOOLS UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST. SPECIES SHALL BE ACQUIRED FROM A NURSERY SPECIALIZING IN THE PROPAGATION OF WETLAND PLANTS.
6. FOLLOWING THE PLANTING EFFORT, AT LEAST 75% OF THE SURFACE OF THE REPLACEMENT AREA MUST BE RE-ESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES WITHIN TWO (2) GROWING SEASONS. MONITORING WILL OCCUR DURING THIS PERIOD AND SPECIES SHALL BE REPLACED UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST UNTIL AT LEAST 75% COVERAGE IS ACHIEVED. IF AT THE END OF THE SECOND COMPLETE GROWING SEASON PROPER COVERAGE IS NOT ACHIEVED, MONITORING SHALL CONTINUE UNTIL PROPER COVERAGE IS ACHIEVED. DURING THE MONITORING PERIOD INVASIVE SPECIES SHALL BE REMOVED BY HAND PULLING AND BE REMOVED FROM THE SITE.
7. DURING THE MONITORING PERIOD THE PROFESSIONAL WETLAND SCIENTIST SHALL HAND PULL ANY INVASIVE SPECIES THAT ARE OBSERVED WITHIN THE WETLAND REPLICATION/ENHANCEMENT AREA AND DISPOSE OF THEM OFFSITE.

**WETLAND REPLICATION/ENHANCEMENT AREA CROSS SECTION A-A**

HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 2'



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WILLIAMS & SPARAGES LLC

MELROSE PLANNING BOARD

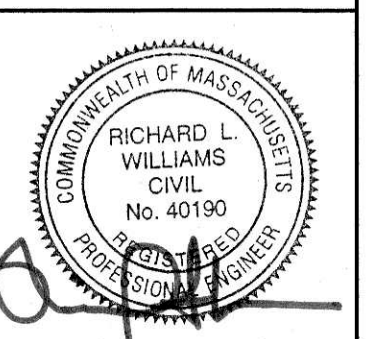
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2	CHANGED SHEET NUMBER	3/13/2020
1	ADDED CONSTRUCTION DETAILS & REVISED STORMWATER	2/20/2020
NO.	REVISION	DATE

**MODIFIED DEFINITIVE PLANTING PLAN**  
**HILLSIDE PARK**  
 MELROSE, MA

**OWNER & APPLICANT:**  
 O SWAINS POND AVENUE  
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 142 HAGGETT'S POND ROAD  
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SCALE: AS NOTED ON PLAN

PLANTING SHEET 1 OF 1

DECEMBER 4, 2019

SHEET 13 OF 13