LEGEND

SMH	Ⓢ
DMH	
CATCH BASIN	
HYDRANT	
UTILITY POLE	
WATER SHUT OFF	
PROPOSED BOUND	
EXISTING SPOT ELEVATION	× 130.62
EXISTING 10' CONTOUR	140
EXISTING 2' CONTOUR	135
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	202.2
PROPOSED WATER LINE	
EXISTING WATER LINE	
EDGE OF BVW	LIMIT OF BVW; WF A6; WF A5; WF A4
SILTATION CONTROL (& LIMIT OF WORK)	
GUARD RAIL	
CHAIN LINK FENCE	
STOCKADE FENCE	
LIGHT POLE	
VITRIFIED CLAY	VC
CORRUGATED METAL	CM
REINFORCED CONCRETE PIPE	RCP
TOP OF FOUNDATION	TF
GARAGE FLOOR	GF
CELLAR FLOOR	CF
EDGE OF PAVEMENT	EP

N

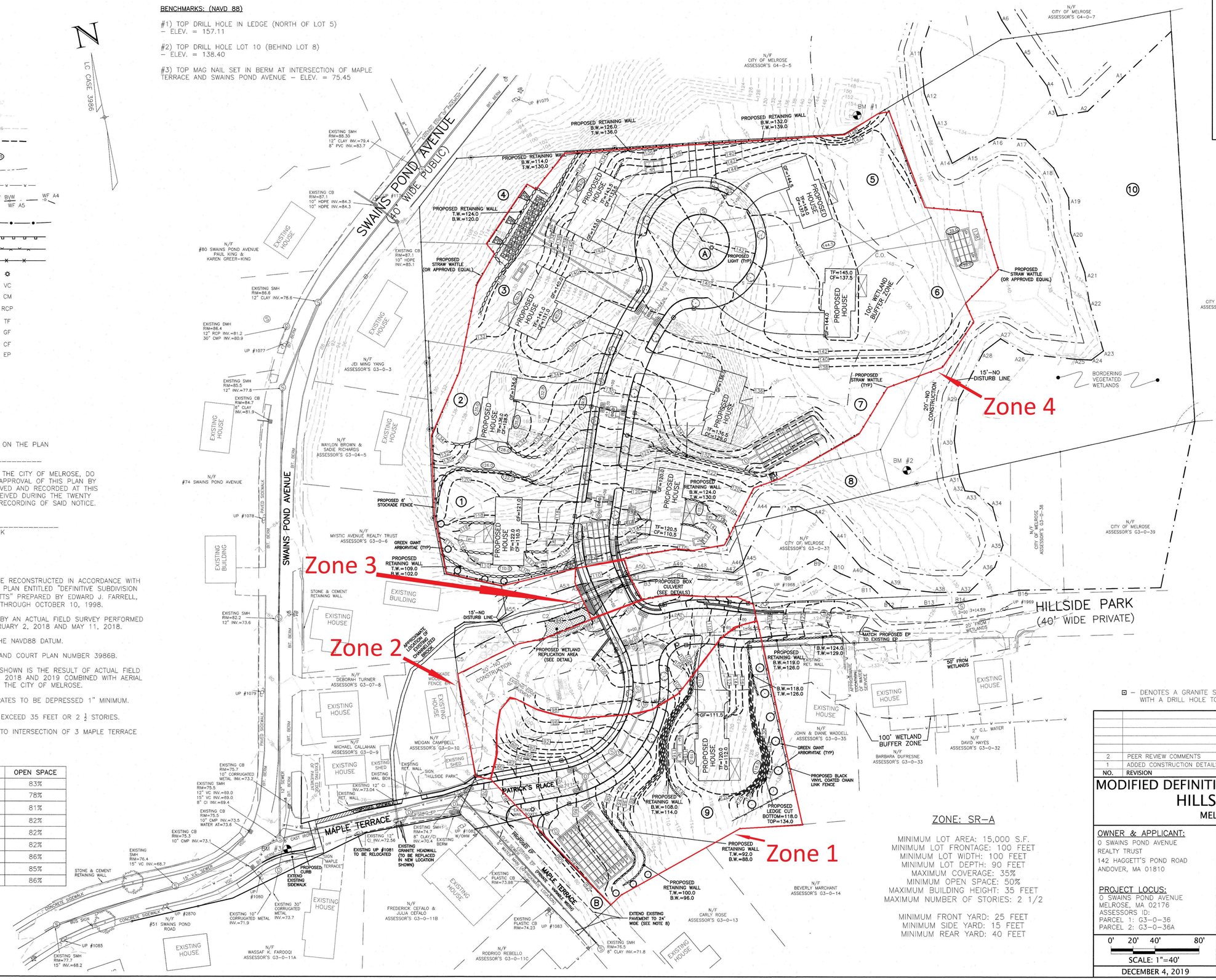
LC CASE 3986

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

#3) TOP MAG NAIL SET IN BERM AT INTERSECTION OF MAPLE TERRACE AND SWAINS POND AVENUE – ELEV. = 75.45



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

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 ½ 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

MELROSE PLANNING BOARD

_____

_____

_____

_____

_____

DATE: _____

⊡ – DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

COMMONWEALTH OF MASSACHUSETTS
RICHARD L. WILLIAMS
CIVIL
No. 40190
PROFESSIONAL ENGINEER

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

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

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:
0 SWAINS POND AVENUE
MELROSE, MA 02176
ASSESSORS ID:
PARCEL 1: G3–0–36
PARCEL 2: G3–0–36A

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

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

TOPO SHEET 1 OF 1

SHEET 4 OF 11

P:\MELR-0029 (Hillside Park)\Drawings\Hillside_K2.dwg, DT_pelitte