

MINER/CALDWELL RESIDENCE

399 LOWELL ROAD
CONCORD, MA 01742

PREPARED FOR:
JULIA MINER, AIA
EAST SIDE STUDIO ARCHITECTS

399
LOWELL
ROAD

Concord, Massachusetts 01742

ASSESSORS:
Tax Map 7G, Block 1673

PREPARED FOR:
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EAST SIDE STUDIO
ARCHITECTS

2 Lexington Road
Concord, Massachusetts 01742

**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

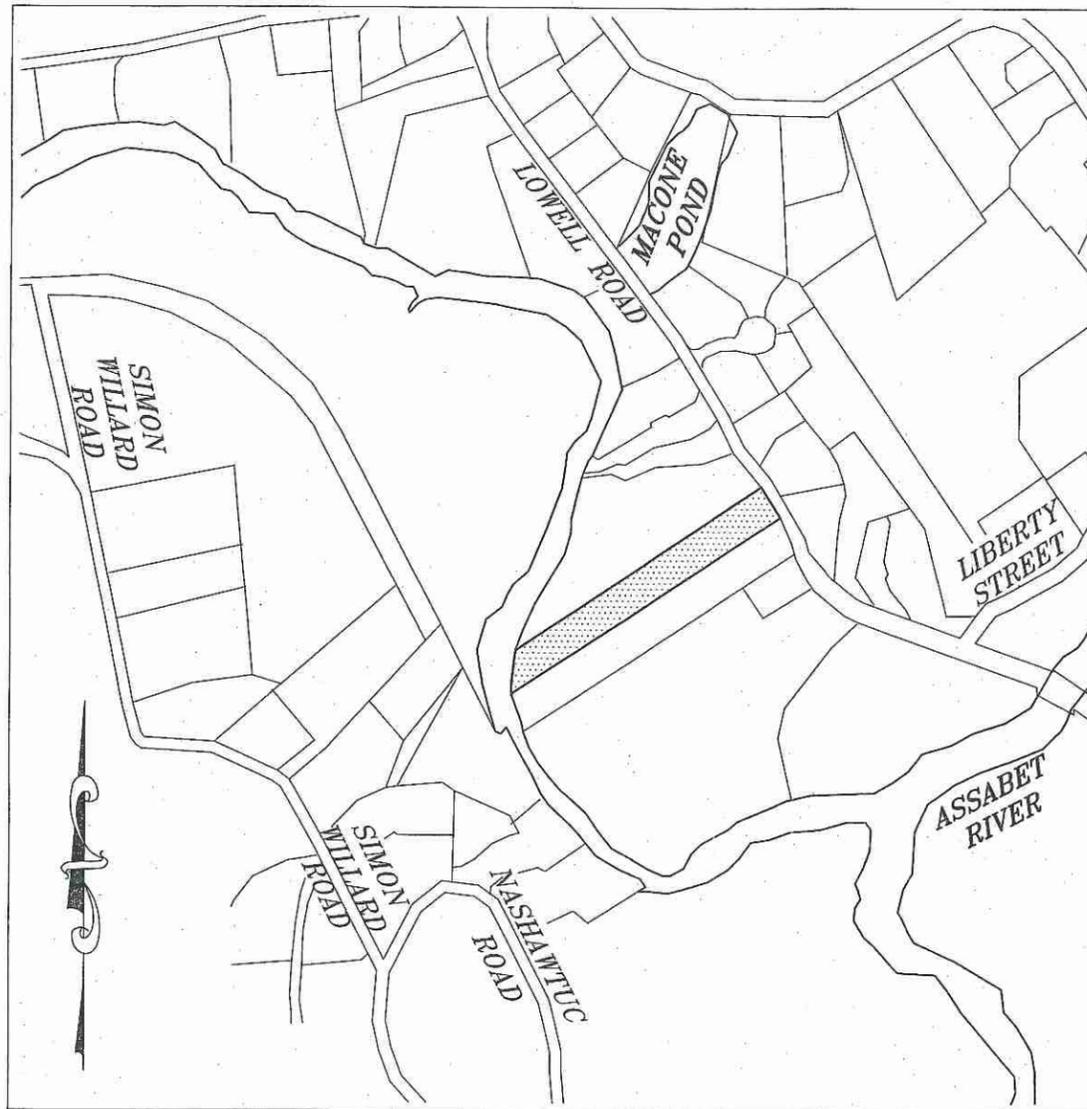
Wetland Scientists

34 Chelmsford Street, Chelmsford, MA 01824
Voice (978) 244-0110, Fax (978) 244-1133
www.HancockAssociates.com



LEGEND

EXISTING		PROPOSED
---234---	SURFACE CONTOUR	---100---
---x---x---	FENCE	---x---x---
~~~~~	EDGE OF WOODED AREA	~~~~~
---S---	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	---S---
---D---	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, & MANHOLE	---D---
---W---	WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	---W---
---G---	GAS MAIN WITH SIZE & GATE VALVE	---G---
---OHW---	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	---OHW---
---MA---	POLE WITH TRAFFIC CONTROL MAST ARM	---MA---
---O---	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	---O---
---C---	UNDERGROUND TRAFFIC CONTROL CONDUIT	---C---
232.6	SPOT ELEVATION	93.2
☆	LIGHT POLE SIGN	☆
▲	BENCHMARK	▲
■	CATCH BASIN	■
□	DRILL HOLE IN STONE BOUND	□
□	CONCRETE BOUND WITH NO DRILL HOLE	□
□	STONE BOUND WITH NO DRILL HOLE	□
⊙	DRAIN MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
(F)	FOUND	
(R)	RECORD	
(H)	HELD	
RCP	REINFORCED CONCRETE PIPE	RCP
○	IRON PIPE	○
BB	BITUMINOUS BERM	BB
CI	CAST IRON	CI
DI	DUCTILE IRON	DI
CPP	CORRUGATED PLASTIC PIPE	CPP
PVC	POLYVINYL CHLORIDE	PVC
SG	SLOPED GRANITE CURB	SG
VG	VERTICAL GRANITE CURB	VG
CSW	CONCRETE SIDEWALK	CSW
UP	UTILITY POLE	UP
⊗	FIRE HYDRANT	⊗
LSA	LANDSCAPE AREA	LSA
WF	WETLANDS FLAG	WF
WV	WATER VALVE	WV
GV	GAS VALVE	GV
FF	FIRST FLOOR ELEVATION	FF
BP	TACTILE PAD	BP
P	PORCH	P
DE	DECK	DE



**ASSESSORS:**  
PORTION OF MAP 7G, BLOCK 1673

**RECORD OWNER:**  
JOHN T. CALDWELL & JULIA H. MINER

**REFERENCES:**  
DEED BOOK 63996, PAGE 35  
PLAN 1477 OF 1949  
PLAN 1476 OF 1949  
1908 COUNTY LAYOUT OF LOWELL ROAD

**ZONING:**  
RESIDENCE A (RA)

**SHEET INDEX:**  
SHEET 1: TITLE SHEET  
SHEET 2: PROPOSED SITE PLAN

**DIMENSIONAL REQUIREMENTS:**  
REQUIRED (RESIDENCE A)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	187,500±SF	187,500±SF
MIN. FRONTAGE	150'	150'	150'
MIN. LOT WIDTH	120'	150'	150'
MIN. FRONT YARD	40'	77±'	77±'
MIN. SIDE YARD	15'	25'	25'
MIN. REAR YARD	30'	1090'±	1030'±
MAX. HEIGHT	35'	<35'	<35'

**FILE COPY**

**RECEIVED**  
OCT - 7 2020

**REGULATORY NOTES:**  
TRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.  
TRACTOR SHALL MAKE HIM OR HERSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND REGULATIONS IMPOSED BY PERMITS AND APPROVALS, ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.

**VICINITY MAP**  
SCALE: 1"=500'

**APPLICANT:**  
JULIA MINER, AIA

**CIVIL ENGINEER/SURVEYOR:**  
HANCOCK ASSOCIATES

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 10/06/20 DRAWN BY: JCR  
SCALE: 1" = 20' CHECK BY: BGG

**TITLE SHEET**

PL01 DATE: Oct 07, 2020 7:45 am  
PATH: X:\2122-Lowell Rd-Concord\DWG\

**LEGEND**  
SEE TITLE SHEET

**NOTES:**

1) THE PROJECT SOURCE BENCHMARK IS MASSACHUSETTS GEODETIC SURVEY (MAGS) STATION AB26. SAID BENCHMARK IS A MASS DEPARTMENT OF PUBLIC WORKS STANDARD BENCHMARK DISC STAMPED "AB26-139.434" SET IN TOP OF BUTTRESS ON THE NORTHWEST SIDE OF THE STEPS AT THE MAIN ENTRANCE TO FIRST PARISH CHURCH ON LEXINGTON ROAD IN CONCORD CENTER. THE ELEVATION OF SAID BENCHMARK IS 138.685' AND IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

2) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN OF CONCORD ENGINEERING DEPARTMENT AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES, REVISED BY THE CONCORD NATURAL RESOURCES COMMISSION, AND LOCATED VIA AN ON-THE-GROUND INSTRUMENT SURVEY.

4) THE LIMIT OF FEMA ZONE AE IS AN ELEVATION DEFINED LINE AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0378F, HAVING AN EFFECTIVE DATE OF JULY 7, 2014 AND IS SHOWN HEREON AS ELEVATION 121' (NAVD88).

5) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN MAY OF 2018 (REVISED WET FLAGS LOCATED IN JULY OF 2018-SEE NOTE 3). TOPOGRAPHIC DETAIL SHOWN HEREON IS LIMITED TO THE AREA OF PROPOSED WORK, BEING ONLY A PORTION OF ASSESSORS MAP 7G, BLOCK 1673.

**ASSESSORS:**  
PORTION OF MAP 7G, BLOCK 1673

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1908 COUNTY LAYOUT OF LOWELL ROAD

**ZONING:**  
RESIDENCE A (RA)

SITE:

#399  
**LOWELL ROAD**  
Concord, Massachusetts

PREPARED FOR:

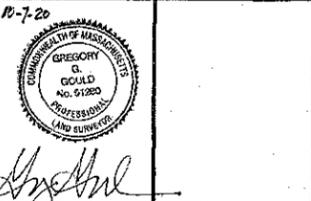
**JULIA MINER**

40 Stow Street #202  
Concord, Massachusetts 01742

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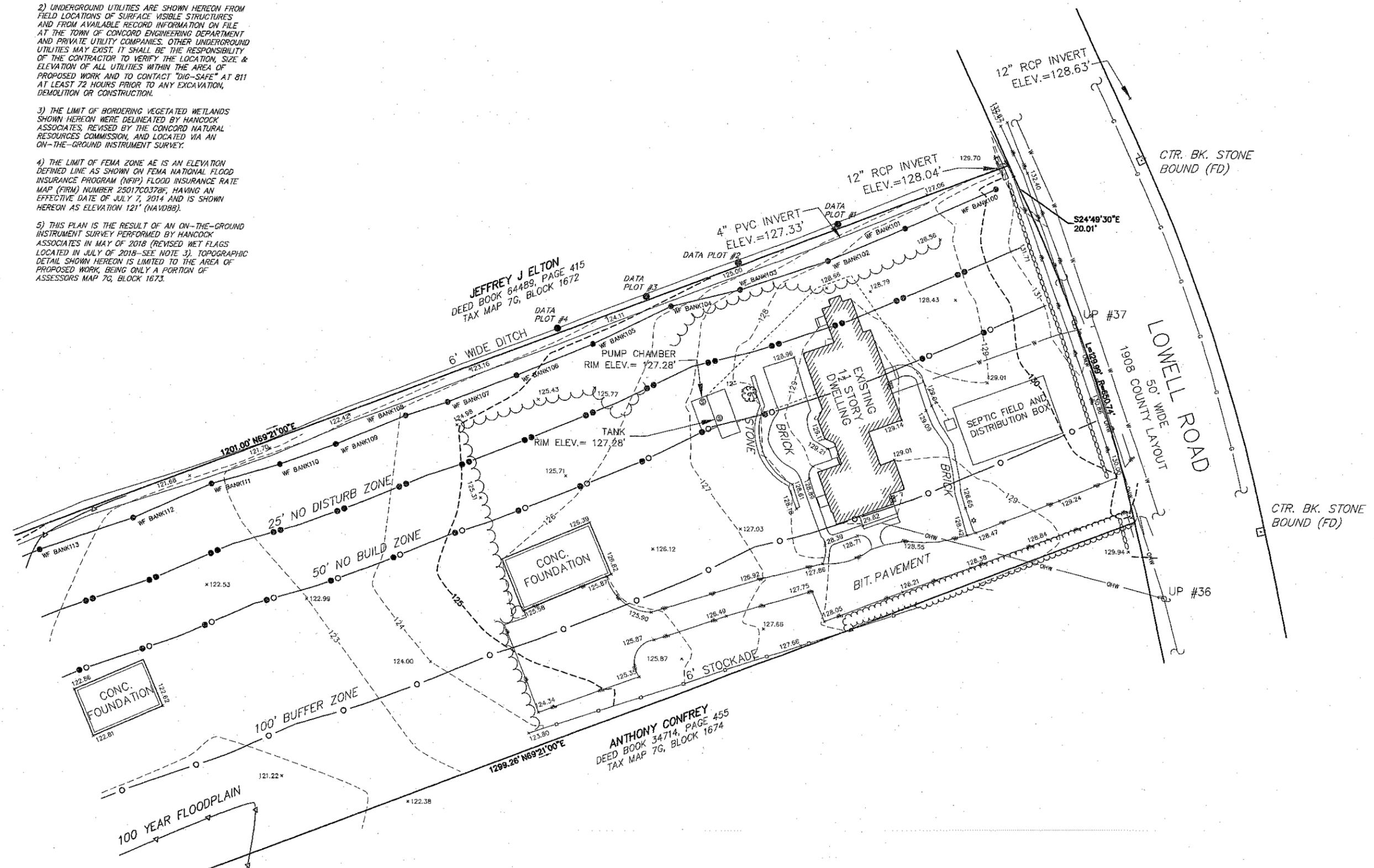


NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2.	JCR	GGG	10/07/20	ADJUSTED SCALE
1.	JCR	GGG	07/23/18	NRC REVISIONS

DATE: 6/19/18 DRAWN BY: JCR  
SCALE: 1" = 30' CHECK BY: GGG

**LIMITED EXISTING CONDITIONS PLAN OF LAND IN CONCORD, MASSACHUSETTS**

1908 COUNTY LAYOUT



JEFFREY J ELTON  
DEED BOOK 84489, PAGE 415  
TAX MAP 7G, BLOCK 1672

ANTHONY CONFREY  
DEED BOOK 34714, PAGE 455  
TAX MAP 7G, BLOCK 1674

**NOTES:**

1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL SITE GRADING.
2. SEE ARCHITECTURAL PLAN BY EAST SIDE STUDIO ARCHITECTS, ENTITLED "MINER-CALDWELL, 399 LOWELL ROAD, CONCORD" AND DATED 09/22/20, FOR FIRST FLOOR ELEVATIONS AND OTHER DETAILS REGARDING THE PROPOSED GARAGE AND MUDROOM.

**EROSION AND SEDIMENT CONTROL NOTES**

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED STRAW BALES, FILTER FENCES, HYDROSEEDING AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G. INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S MUST BE MAINTAINED.

IN DEVELOPING THE PROJECT, CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS NARRATIVE ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

**LANDSCAPING/SEEDING**

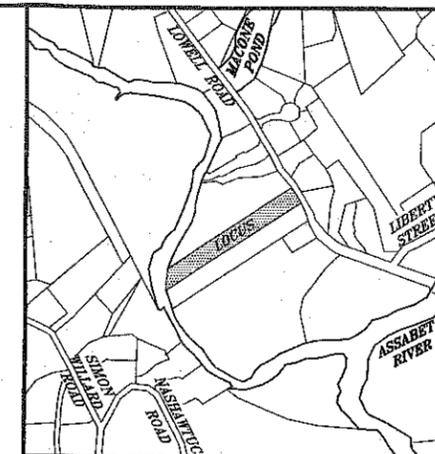
1. LANDSCAPING/SEEDING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS THAT SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRMAT OR SIMILAR PRODUCTS SHALL BE AVAILABLE ON-SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW FOR THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOODCHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED. CONTRACTOR SHALL CAREFULLY READ THE PERMIT DOCUMENTS FOR ANY OTHER RESTRICTIONS RELATED TO THE APPLICATIONS OF FERTILIZERS.
6. HYDROSEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5 LBS. PER 1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS OF TACKIFIER PER 500 GAL. OF WATER USED.

**PRE-CONSTRUCTION**

1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, STRAW WATTLES AND CRUSHED STONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR WITHIN THE PERMIT DECISIONS.

**PRELIMINARY SITE WORK**

1. MATERIALS SUCH AS GRAVEL TO BE REMOVED, SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON-SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN FOR MORE THAN THREE WEEKS.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALES SHALL BE CONSIDERED.



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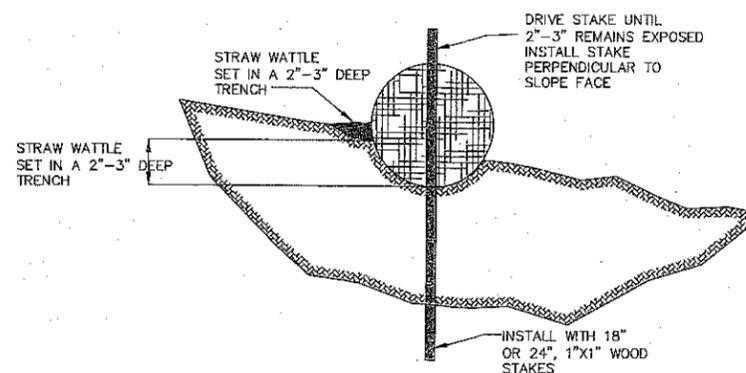
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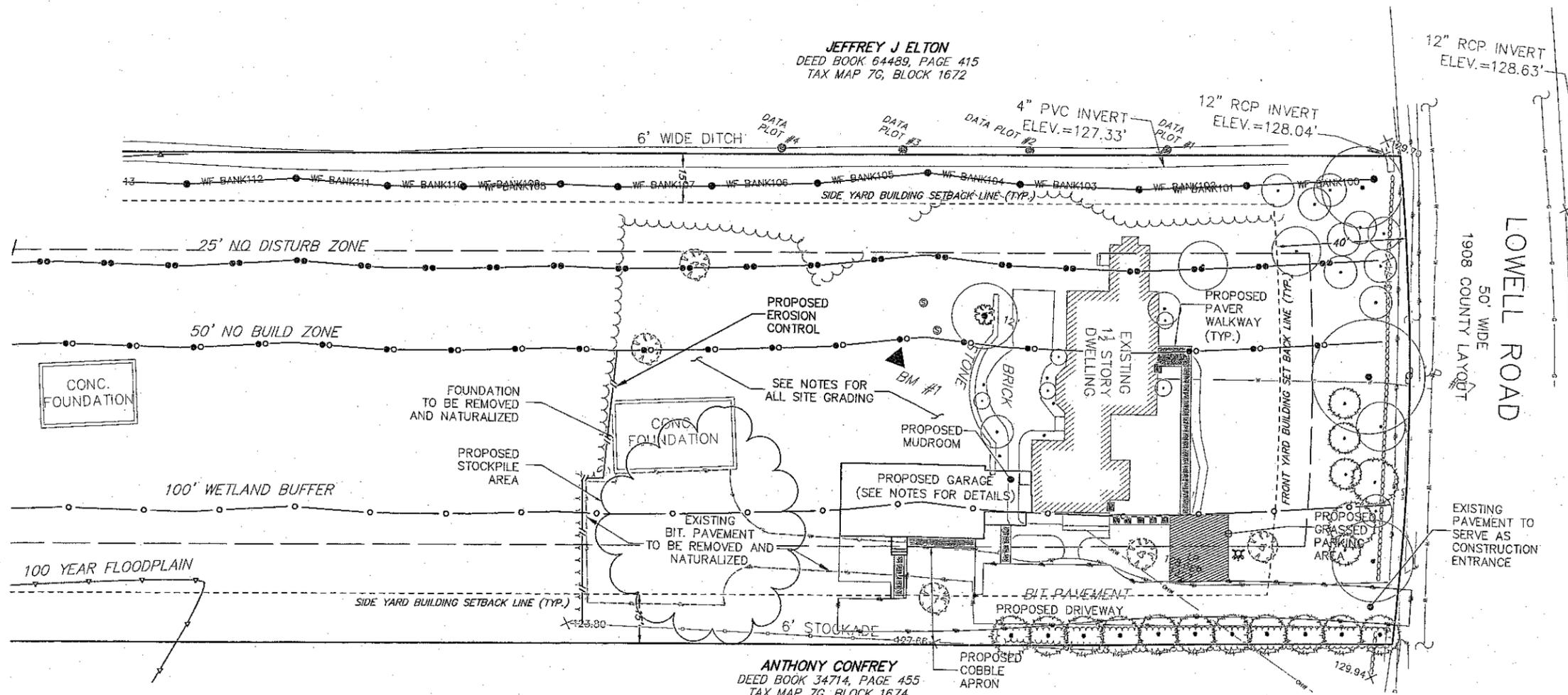
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STRAW WATTLE INSTALLATION  
NOT TO SCALE



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TAX MAP 7G, BLOCK 1672

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PROPOSED SITE LAYOUT  
SCALE: 1" = 20'

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**PROPOSED  
SITE PLAN**