

LEGEND:

---10---	MAJOR CONTOURS
---11---	MINOR CONTOURS
—OHV—	OVERHEAD ELECTRIC
—W—	WATER LINE
—DS—	DOWNSPOUT
△ A1	WETLAND FLAG
---	LIMIT OF BORDERING VEGETATED WETLAND
---	RECORD LIMIT OF BORDERING VEGETATED WETLAND (1990)
---	25' SETBACK FROM WETLAND
---	50' SETBACK FROM WETLAND
---	100' BUFFER ZONE
---	LIMIT OF FEMA FLOODPLAIN
---	TREELINE

GENERAL NOTES:

1. THE EXISTING CONDITION DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. IN AUGUST 2023.
2. THE LOCATIONS OF ALL UNDERGROUND UTILITY INFORMATION AND LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF FIELD LOCATIONS AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. LOCATIONS OF ALL UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PROVIDER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

FLOOD NOTE:

- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEMA ZONE A AREA WITH 1% ANNUAL CHANCE OF FLOODING AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0392F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

RECORD OWNER:

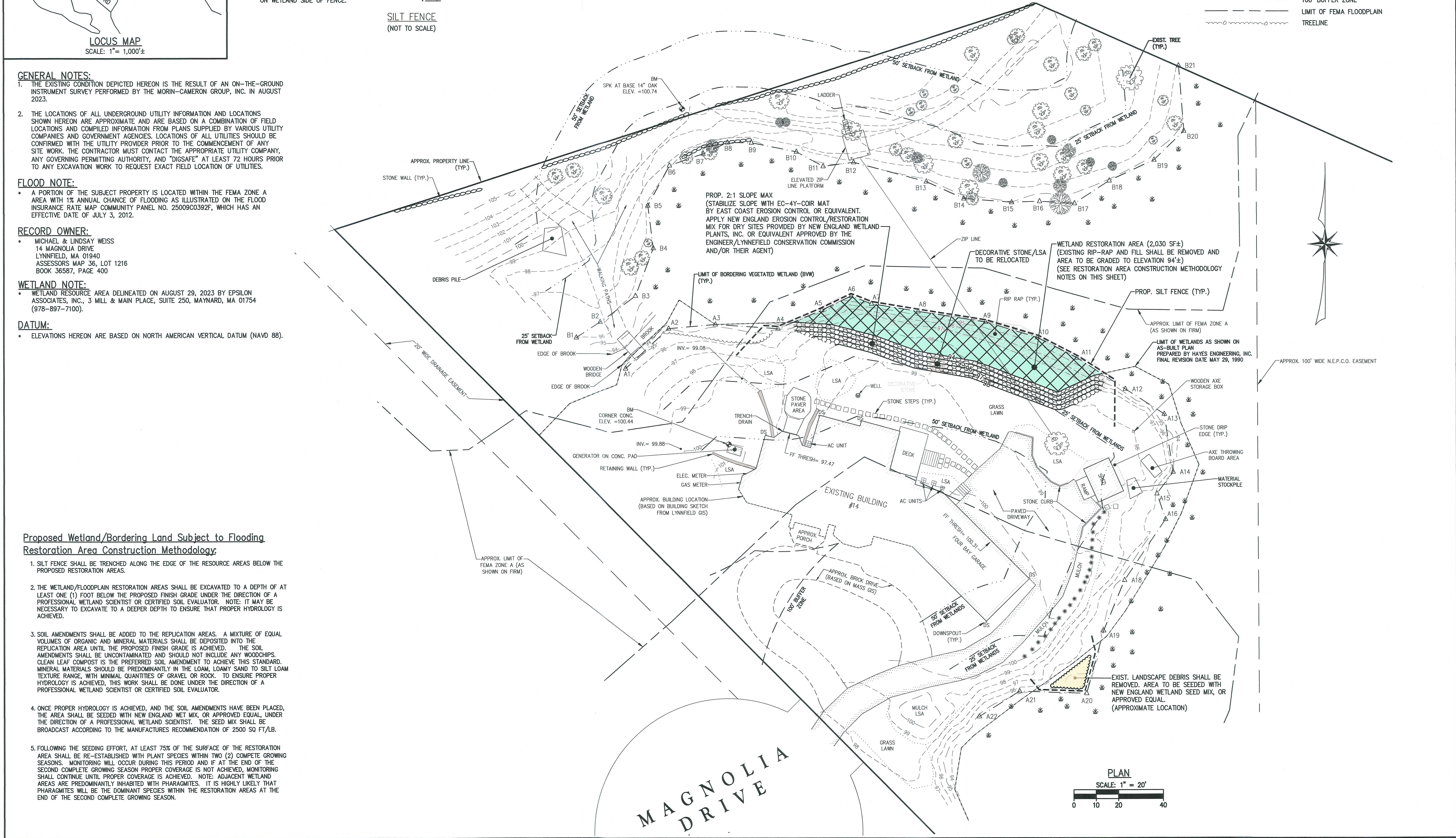
- MICHAEL & LINDSAY WEISS
14 MAGNOLIA DRIVE
LYNNFIELD, MA 01940
ASSESSOR'S MAP 36, LOT 1216
BOOK 36587, PAGE 400

WETLAND NOTE:

- WETLAND RESOURCE AREA DELINEATED ON AUGUST 29, 2023 BY EPSILON ASSOCIATES, INC., 3 MILL & MAIN PLACE, SUITE 250, MAYNARD, MA 01754 (978-897-7100).

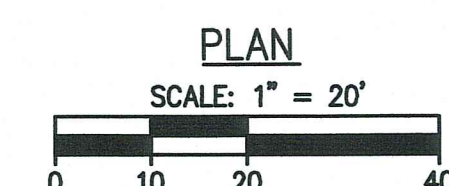
DATUM:

- ELEVATIONS HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88).

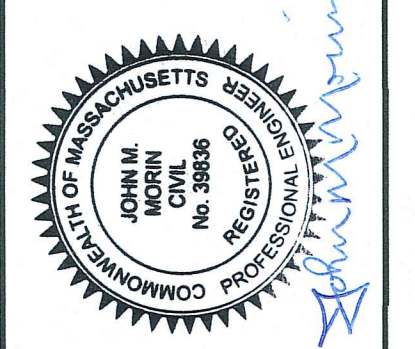


Proposed Wetland/Bordering Land Subject to Flooding Restoration Area Construction Methodology:

1. SILT FENCE SHALL BE TRENCHED ALONG THE EDGE OF THE RESOURCE AREAS BELOW THE PROPOSED RESTORATION AREAS.
2. THE WETLAND/FLOODPLAIN RESTORATION AREAS SHALL BE EXCAVATED TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE PROPOSED FINISH GRADE UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST OR CERTIFIED SOIL EVALUATOR. NOTE: IT MAY BE NECESSARY TO EXCAVATE TO A DEEPER DEPTH TO ENSURE THAT PROPER HYDROLOGY IS ACHIEVED.
3. SOIL AMENDMENTS SHALL BE ADDED TO THE REPLICATION AREAS. A MIXTURE OF EQUAL VOLUMES OF ORGANIC AND MINERAL MATERIALS SHALL BE DEPOSITED INTO THE REPLICATION AREA UNTIL THE PROPOSED FINISH GRADE IS ACHIEVED. THE SOIL AMENDMENTS SHALL BE UNCONTAMINATED AND SHOULD NOT INCLUDE ANY WOODCHIPS. 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 OR CERTIFIED SOIL EVALUATOR.
4. ONCE PROPER HYDROLOGY IS ACHIEVED, AND THE SOIL AMENDMENTS HAVE BEEN PLACED, THE AREA SHALL BE SEEDED WITH NEW ENGLAND WET MIX, OR APPROVED EQUAL, UNDER THE DIRECTION OF A PROFESSIONAL WETLAND SCIENTIST. THE SEED MIX SHALL BE BROADCAST ACCORDING TO THE MANUFACTURER'S RECOMMENDATION OF 2500 SQ FT/LB.
5. FOLLOWING THE SEEDING EFFORT, AT LEAST 75% OF THE SURFACE OF THE RESTORATION AREA SHALL BE RE-ESTABLISHED WITH PLANT SPECIES WITHIN TWO (2) COMPLETE GROWING SEASONS. MONITORING WILL OCCUR DURING THIS PERIOD AND IF AT THE END OF THE SECOND COMPLETE GROWING SEASON PROPER COVERAGE IS NOT ACHIEVED, MONITORING SHALL CONTINUE UNTIL PROPER COVERAGE IS ACHIEVED. NOTE: ADJACENT WETLAND AREAS ARE PREDOMINANTLY INHABITED WITH PHARAGMITES. IT IS HIGHLY LIKELY THAT PHARAGMITES WILL BE THE DOMINANT SPECIES WITHIN THE RESTORATION AREAS AT THE END OF THE SECOND COMPLETE GROWING SEASON.



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REVISIONS

NO.	DESCRIPTION	DATE
1	REPLACE PROP. RIP-RAP SLOPE WITH GRADED 2:1 SLOPE W/ SLOPE STABILIZATION	12/12/2023

SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: JMM
SCALE: AS NOTED
DATE: OCTOBER 26, 2023

SITE REDEVELOPMENT PLAN
IN
LYNNFIELD, MASSACHUSETTS
14 MAGNOLIA DRIVE
(ASSESSOR'S MAP 36, LOT 1216)
PREPARED FOR:
MICHAEL WEISS

SDP
DRAWING NO. **1 OF 1**