

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING IN SEPTEMBER OF 2022 AND RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE MASSACHUSETTS LAND COURT, THE SUFFOLK COUNTY AND NORFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE APPLICANT IS PROPOSING TO SUBDIVIDE THE EXISTING LOT (20,000 SQUARE FEET) AT 107 READVILLE STREET (PARCEL No. 18-12256-000) INTO TWO LOTS, LOT 1 (10,000 SQUARE FEET) AND LOT 2 (10,000 SQUARE FEET).

THE EXISTING 2-FAMILY DWELLING WILL BE RAZED AND A NEW 2-FAMILY HOUSE IS PROPOSED FOR LOT 1. SEE PLANS PREPARED BY AD ARCHITECT FOR A TWO-FAMILY RESIDENCE AT 107 READVILLE STREET, UNITS 107A, AND 107B, 109A IN HYDE PARK.

THE PROPOSED EIGHT (8) BEDROOMS FOR THE TWO-FAMILY DWELLING WILL GENERATE APPROXIMATELY 880 GALLONS OF SEWERAGE PER DAY.

THERE IS AN EXISTING CURB CUT FOR THE SITE. THE CURB CUT WILL BE USED AS ACCESS TO THE DRIVEWAY FOR LOT 1 AS SHOWN ON THIS PLAN.

THE PROJECT WAS SUBMITTED TO THE CITY OF BOSTON 'COBUCS' PROGRAM ON OCTOBER 28, 2022 TO THE PUBLIC WORKS DEPARTMENT. READVILLE STREET IS LISTED AS GUARANTEED STREET FROM THE NEPONSET VALLEY PARKWAY TO COMO STREET THROUGH SEPTEMBER 18, 2025. CONTACT: MARK CARDARELLI (mark.cardarelli@boston.gov) (617.635.4951)

THE EXISTING IMPERVIOUS AREA IS 4,465 SQUARE FEET AND THE PROPOSED IMPERVIOUS AREA IS 4,479 SQUARE FEET. AN INCREASE OF 14 SQUARE FEET. THE PROPOSED INFILTRATION SYSTEM MUST HAVE A MINIMUM STORM WATER STORAGE CAPACITY OF 272 SQUARE FEET (2783 GALLONS).

CONSTRUCTION NOTES

ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY THE BOSTON WATER AND SEWER COMMISSION (BWSC), THE BOSTON PUBLIC WORKS DEPARTMENT (PWD), THE BOSTON TRAFFIC AND PARKING DEPARTMENT (BTD) OR ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.

THE CONTRACTOR SHALL FILE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THE PROJECT AND ANY ASBUILT PLANS REQUIRED BY THE CONTROLLING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE TO RECORD THIS INFORMATION. THE CONTRACTOR SHALL PROVIDE THE FIELD NOTES TO THE PROJECT ENGINEER OR LAND SURVEYOR TO BE USED FOR THE PREPARATION OF ANY REQUIRED ASBUILT PLANS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND APPROVED BY THE CONTROLLING AUTHORITY.

THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES DURING CONSTRUCTION. ALL WORK SHALL CONFORM TO CURRENT U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.

THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES TO PREVENT IMPACT ON WATER BODIES, BORDERING VEGETATED WETLANDS, CITY DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

ANY PROPOSED GAS, ELECTRIC, STEAM, TELEPHONE, CABLE OR OTHER UTILITY LINES ARE TO BE LOCATED AND SIZED BY OTHERS. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

ALL NEW CONSTRUCTION WILL REQUIRE A ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT BEFORE FILING FOR A GENERAL SERVICE APPLICATION.

THE PROPOSED BUILDING AND SITE IMPROVEMENTS WILL REQUIRE AN INFILTRATION SYSTEM TO CAPTURE A STORMWATER VOLUME ACROSS THE LOT EQUIVALENT TO NO LESS THAN 1.0 INCH ACROSS THE IMPERVIOUS AREA PROPOSED ACROSS THE LOT.

ZONING CLASSIFICATION

HYDE PARK NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 2F-5000
ARTICLE 67 - TABLE C

DIMENSIONAL REQUIREMENTS

	REQUIRED	LOT 1	LOT 2
TWO-FAMILY LOT AREA	5,000 SF	10,000 SF	10,000 SF
FRONTAGE	50 FT	50.0 FT	50.0 FT
LOT WIDTH	50 FT	50.0 FT	50.0 FT
FRONT HOUSE	27 FT (MODAL)	27 FT	27 FT
FRONT PORCH	19 FT (MODAL)	22 FT	22 FT
SIDE YARD	10 FT	10.25 FT	10.25 FT
REAR YARD	40 FT	99.66 FT	99.66 FT
F.A.R.	0.5	0.405	0.405
HEIGHT	35	SEE ARCH. PLANS	SEE ARCH. PLANS
STORIES	2.5		
OPEN SPACE	1,750 SF	5,211 SF	5,211 SF
PARKING SPACES	2 PER UNIT	4 SPACES	4 SPACES

FRONT YARD MODAL STUDY (HOUSE)

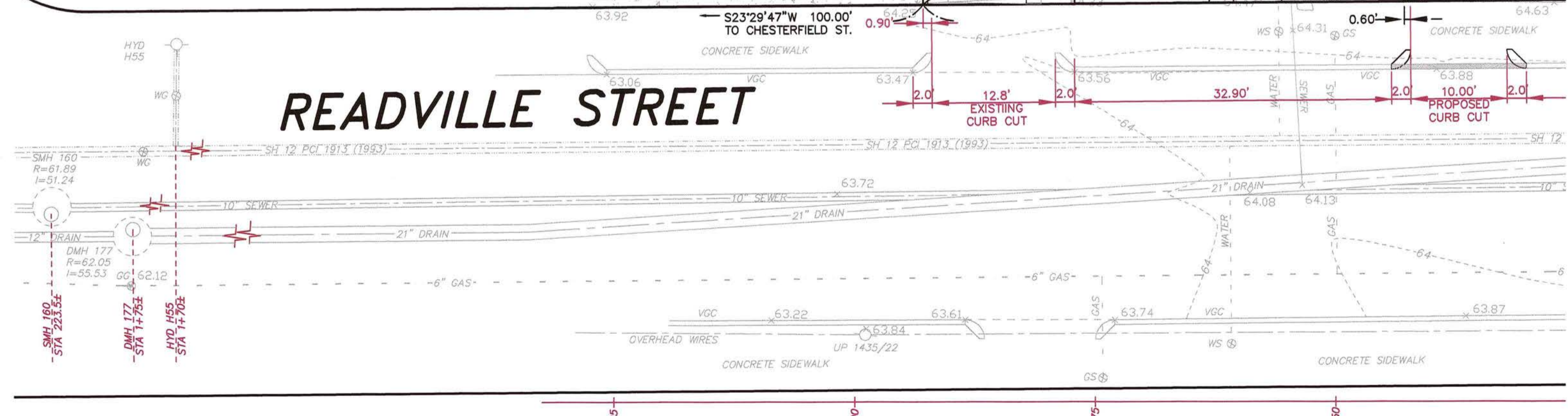
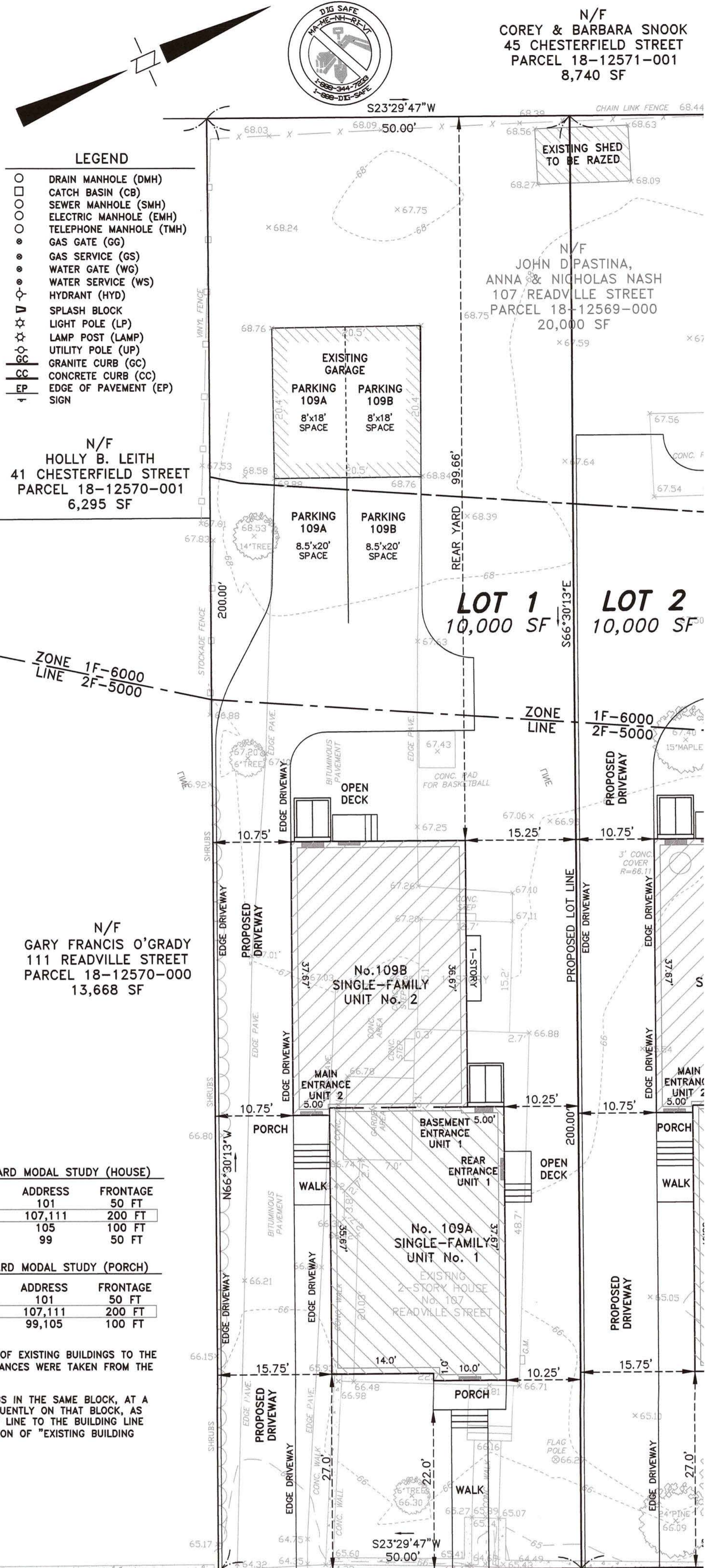
SETBACK	ADDRESS	FRONTAGE
21 FT	101	50 FT
26 FT	107,111	200 FT
28 FT	105	100 FT
29 FT	99	50 FT

FRONT YARD MODAL STUDY (PORCH)

SETBACK	ADDRESS	FRONTAGE
16 FT	101	50 FT
19 FT	107,111	200 FT
23 FT	99,105	100 FT

THE FRONT YARD MODAL STUDY IS BASED ON FIELD MEASUREMENTS FROM THE FACE OF EXISTING BUILDINGS TO THE STREET LINE (BACK OF SIDEWALK) ALONG MAPLEWOOD STREET. THE FRONT YARD DISTANCES WERE TAKEN FROM THE DEEDS TO EACH PROPERTY.

BUILDING LINE. THE LINE IN CONFORMITY WITH THE ALIGNMENT OF EXISTING BUILDINGS IN THE SAME BLOCK, AT A DISTANCE FROM THE STREET LINE EQUAL TO THE YARD DEPTH OCCURRING MOST FREQUENTLY ON THAT BLOCK, AS MEASURED BY LOT WIDTHS ALONG THE STREET LINE. THE DISTANCE FROM THE STREET LINE TO THE BUILDING LINE SHALL BE CALCULATED IN ACCORDANCE WITH THE METHOD DESCRIBED IN THE DEFINITION OF "EXISTING BUILDING ALIGNMENT".



APPLICANT:
MR. FLORRIE MAHONY
11 HILTON STR
HYDE PARK, MA 02126

CONTACT:
MR. FLORRIE MAHONY
617-593-5072

DEED REFERENCE:
SUFFOLK REGISTRY
BK 32664 PG 55

PLAN REFERENCE:
SUFFOLK REGISTRY
BK 413 PG 184

ASSESSOR'S PARCEL
No. 18-12569-000



REVISIONS

BUILDING PERMIT PLAN
107 READVILLE STREET
BOSTON, MASS.
(HYDE PARK - 02136-2048)

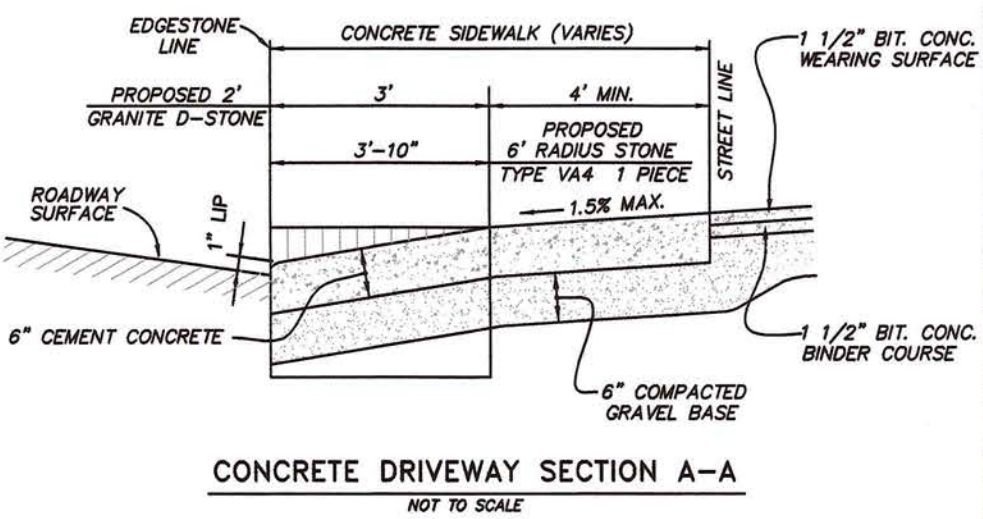
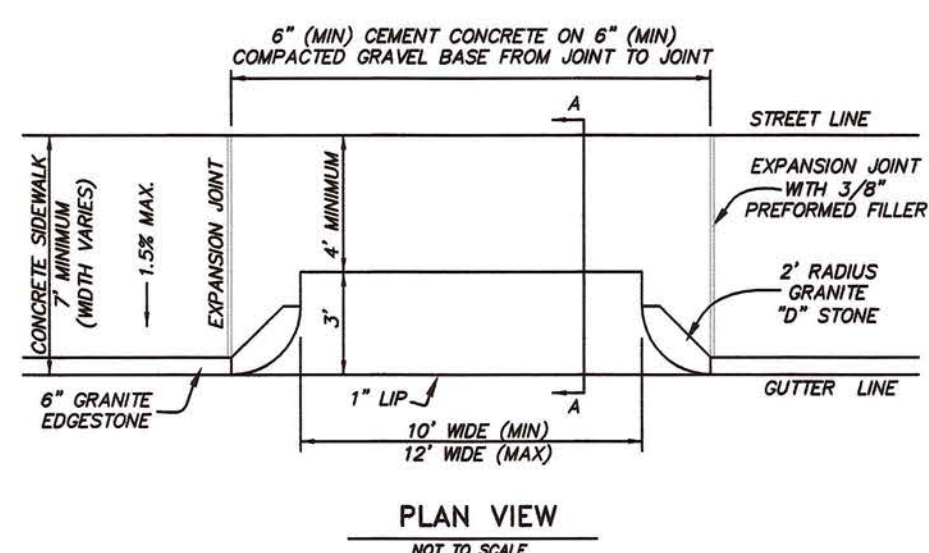
SCALE: 1"=10' SEPTEMBER 18, 2022

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

SHEET No. 1 OF 2 7077-15

PWD USE ONLY



TYPICAL RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE

CONDITIONS OF THE CURB CUT PERMIT

THE PERMITEE AGREES TO SAVE AND HOLD HARMLESS THE CITY OF BOSTON FROM ALL LIABILITY ARISING FROM THE CONSTRUCTION ASSOCIATED WITH PERMIT.

THIS PERMIT IS NON-TRANSFERABLE.

THIS PERMIT IS CONDITIONAL AND ONLY BECOMES VALID UPON THE ISSUANCE OF A USE OF PREMISES PERMIT BY THE CITY OF BOSTON INSPECTION SERVICES DEPARTMENT ("ISD") FOR THE SAME PLAN SUBMITTED WITH THIS PERMIT. THIS PERMIT IS NOT VALID IF THE PLAN ASSOCIATED WITH THE USE OF PREMISES PERMIT HAS BEEN ALTERED IN ANY WAY FROM THE PLAN SUBMITTED WITH THIS PERMIT.

UNLESS OTHERWISE NOTED, THIS PERMIT AUTOMATICALLY EXPIRES 18 MONTHS FROM THE DATE OF THE ISSUANCE UNLESS EXTENDED IN WRITING BY THE CHIEF ENGINEER OF THE PUBLIC WORKS DEPARTMENT. AN EXTENSION MAY BE GRANTED AFTER A REQUEST IS MADE IN WRITING AND THE APPROPRIATE FEES ARE PAID PRIOR TO THE 30 DAYS PRIOR TO THE EXPIRATION DATE OF THE PERMIT.

THE PROPOSED SIDEWALK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR).

ALL WORK DONE UNDER THIS PERMIT SHALL COMPLY WITH WRITTEN REQUIREMENTS OR DIRECTIONS WHICH MAY BE ISSUED BY THE COMMISSIONER OF PUBLIC WORKS RELATING TO THE PARTICULAR PROJECT. IF ANY OF THE CONDITIONS OF THIS PERMIT ARE VIOLATED, THIS PERMIT MAY BE REVOKED BY THE COMMISSIONER OF PUBLIC WORKS.

THE WORK, MATERIALS, PLANS AND SPECIFICATIONS SHALL BE AVAILABLE AT ALL TIMES FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF THE CITY OF BOSTON.

DRIVEWAY APRONS(S) CONSTRUCTED UNDER THIS PERMIT ARE FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS ADJACENT TO THE RIGHT OF WAY. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE CONSTRUCTION OF A DRIVEWAY, A PERMIT FROM THE CITY OF BOSTON PARKS & RECREATION DEPARTMENT IS REQUIRED FOR THE REMOVAL, AND/OR PLANTING OF ANY TREES ON OR ALONG A PUBLIC WAY. THE OPENING FOR THE DRIVEWAY MUST BE AT LEAST FIVE FEET AWAY FROM ANY TREE, POLE, STREET LIGHT, OR OTHER EXISTING APPURTENANCES. CONTACT (617) 635-4500 TO BE DIRECTED TO THE PARKS DEPARTMENT.

THE RELOCATION AND/OR ADJUSTMENT OF ANY PUBLIC OR PRIVATE UTILITY SHALL BE THE RESPONSIBILITY OF THE PERMITEE PRIOR TO ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

COORDINATE THE RELOCATION OF ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR SIGNALIZATION DEVICES WITH THE TRANSPORTATION DEPARTMENT. CONTACT (617) 635-4500 FOR THE TRANSPORTATION DEPARTMENT.

CONSTRUCTION MATERIALS AND EQUIPMENT MUST NOT BE STORED OR PARKED ON THE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED AS A CONDITION OF THIS PERMIT.

PRIOR TO THE RELEASE OF THIS PERMIT, COMPLETE REPAIR (RESTORATION OF RIGHT OF WAY) SHALL BE MADE OF ANY AND ALL DAMAGES DONE TO THE EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY CAUSED BY CONSTRUCTION OPERATIONS ON THIS SITE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SODDED. PROPER PRECAUTIONS MUST BE TAKEN TO KEEP EXISTING ROADWAYS FREE OF MUD, DEBRIS AND OTHER OBSTRUCTIONS.

THE PROPOSED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THIS PERMIT, SUBJECT TO THE PROVISIONS OF THE MASSACHUSETTS GENERAL LAWS, THE ORDINANCES OF THE CITY OF BOSTON, AND ALL APPLICABLE REGULATIONS, STANDARDS, SPECIFICATIONS AND INSPECTION AND CONTROL OF THE COMMISSIONERS OF THE DEPARTMENT OF PUBLIC WORKS, INSPECTION SERVICES DEPARTMENT AND TRANSPORTATION DEPARTMENT.



PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING IN SEPTEMBER OF 2022 AND RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE MASSACHUSETTS LAND COURT, THE SUFFOLK COUNTY AND NORFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-817-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE APPLICANT IS PROPOSING TO SUBDIVIDE THE EXISTING LOT (20,000 SF) AT 107 READVILLE STREET (PARCEL NO. 18-12256-000) INTO TWO LOTS, LOT 1 (10,000 SF) AND LOT 2 (10,000 SF).

THE EXISTING 2-FAMILY DWELLING WILL BE RAZED AND A NEW 2-FAMILY HOUSE IS PROPOSED FOR PROPOSED LOT 2. SEE PLANS PREPARED BY AD ARCHITECT FOR A TWO-FAMILY RESIDENCE AT 107 READVILLE STREET, UNITS 109A AND 109B IN HYDE PARK.

A 10-FOOT CURB CUT IS PROPOSED FOR THE SITE. THE CURB CUT WILL BE USED AS ACCESS TO THE DRIVEWAY FOR LOT 2 AS SHOWN ON THIS PLAN.

THE PROJECT WAS SUBMITTED TO THE CITY OF BOSTON "COBUCS" PROGRAM ON OCTOBER 28, 2022 TO THE PUBLIC WORKS DEPARTMENT. READVILLE STREET IS LISTED AS GUARANTEED STREET FROM THE NEPONSET VALLEY PARKWAY TO COMO STREET THROUGH SEPTEMBER 18, 2025. CONTACT: MARK CARDARELLI (mark.cardarelli@boston.gov) (617.635.4951)

SEE PLANS PREPARED BY AD ARCHITECT FOR A TWO-FAMILY RESIDENCES AT 107 AND 109 READVILLE STREET, UNITS 107A, 107B, 109A AND 109B IN HYDE PARK.

THE PROPOSED EIGHT (8) BEDROOMS FOR THE TWO-FAMILY DWELLING WILL GENERATE APPROXIMATELY 880 GALLONS OF SEWERAGE PER DAY.

THE EXISTING IMPERVIOUS AREA IS 233 SQUARE FEET AND THE PROPOSED IMPERVIOUS AREA IS 4,450 SQUARE FEET, AN INCREASE OF 4,217 SQUARE FEET. THE PROPOSED INFILTRATION SYSTEM MUST HAVE A MINIMUM STORM WATER STORAGE CAPACITY OF 270 SQUARE FEET (2768 GALLONS).

CONSTRUCTION NOTES

ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY THE BOSTON WATER AND SEWER COMMISSION (BWSC), THE BOSTON PUBLIC WORKS DEPARTMENT (PWD), THE BOSTON TRAFFIC AND PARKING DEPARTMENT (BTD) OR ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.

THE CONTRACTOR SHALL FILE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THE PROJECT AND ANY ASBUILT PLANS REQUIRED BY THE CONTROLLING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE TO RECORD THIS INFORMATION. THE CONTRACTOR SHALL PROVIDE THE FIELD NOTES TO THE PROJECT ENGINEER OR LAND SURVEYOR TO BE USED FOR THE PREPARATION OF ANY REQUIRED ASBUILT PLANS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND APPROVED BY THE CONTROLLING AUTHORITY.

THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES DURING CONSTRUCTION. ALL WORK SHALL CONFORM TO CURRENT U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.

THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES TO PREVENT IMPACT ON WATER BODIES, BORDERING VEGETATED WETLANDS, CITY DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

ANY PROPOSED GAS, ELECTRIC, STEAM, TELEPHONE, CABLE OR OTHER UTILITY LINES ARE TO BE LOCATED AND SIZED BY OTHERS. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

ALL NEW CONSTRUCTION WILL REQUIRE A ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTION SERVICES DEPARTMENT BEFORE FILING FOR A GENERAL SERVICE APPLICATION.

THE PROPOSED BUILDING AND SITE IMPROVEMENTS WILL REQUIRE AN INFILTRATION SYSTEM TO CAPTURE A STORMWATER VOLUME ACROSS THE LOT EQUIVALENT TO NO LESS THAN 1.0 INCH ACROSS THE IMPERVIOUS AREA PROPOSED ACROSS THE LOT.

ZONING CLASSIFICATION

HYDE PARK NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 2F-5000
ARTICLE 67 - TABLE C

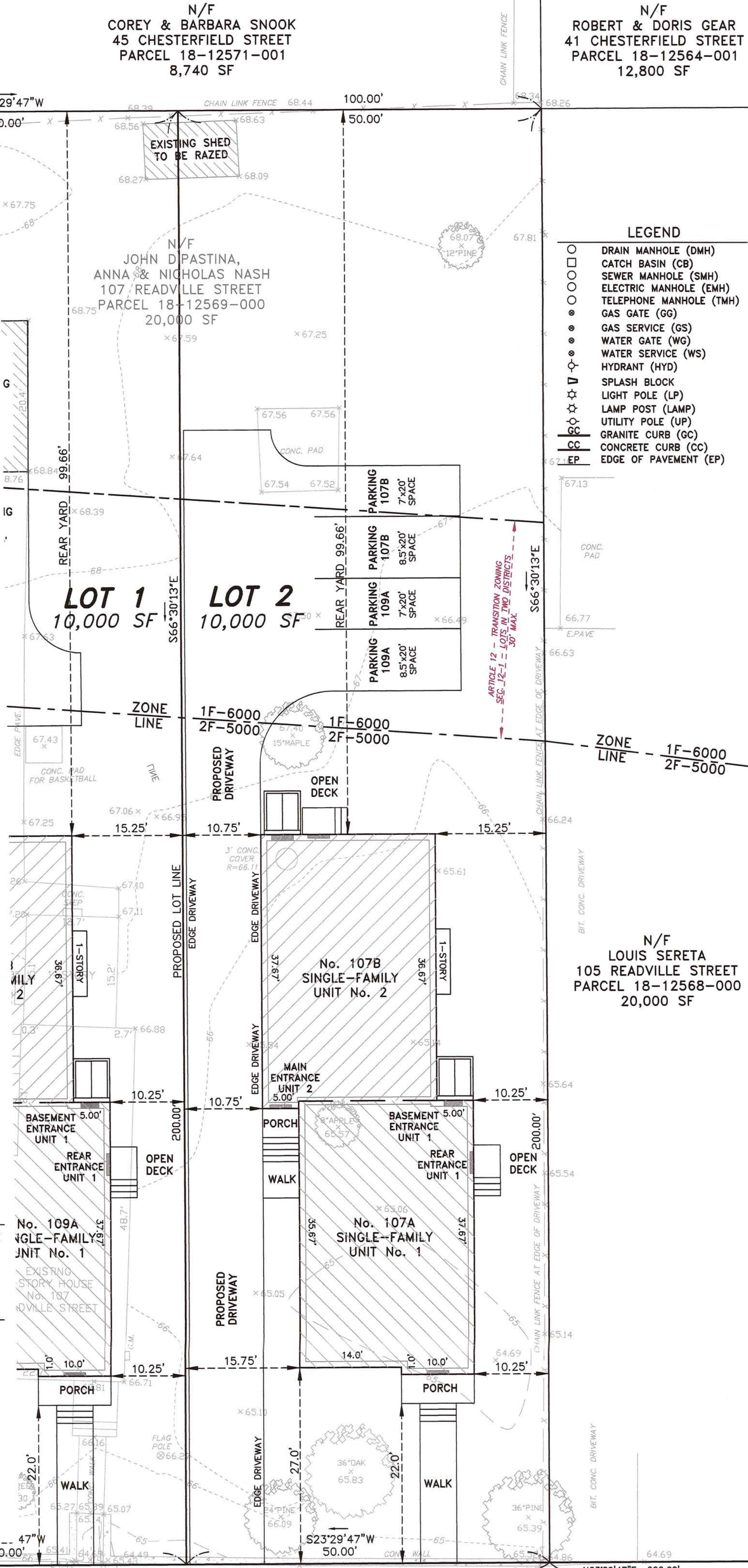
DIMENSIONAL REQUIREMENTS		FRONT YARD MODAL STUDY (HOUSE)	
TWO-FAMILY LOT AREA	5,000 SF	LOT 2	10,000 SF
FRONTAGE	50 FT	SETBACK	21 FT
LOT WIDTH	50 FT	ADDRESS	101
FRONT PORCH	27 FT (MODAL)	FRONTAGE	26 FT
FRONT PORCH	19 FT (MODAL)	FRONTAGE	107,111
SIDE YARD	10 FT	FRONTAGE	28 FT
REAR YARD	40 FT	FRONTAGE	105
F.A.R.	0.5	FRONTAGE	29 FT
HEIGHT	35	FRONTAGE	99
STORIES	2.5	FRONTAGE	50 FT
OPEN SPACE	1,750 SF	FRONTAGE	19 FT
PARKING SPACES	2 PER UNIT	FRONTAGE	107,111
		FRONTAGE	99,105
		FRONTAGE	100 FT

FRONT YARD MODAL STUDY (PORCH)

SETBACK	ADDRESS	FRONTAGE
16 FT	101	50 FT
19 FT	107,111	200 FT
23 FT	107,105	100 FT

THE FRONT YARD MODAL STUDY IS BASED ON FIELD MEASUREMENTS OF EXISTING BUILDINGS TO THE STREET LINE (BACK OF SIDEWALK) ALONG MAPLEWOOD STREET. THE FRONT YARD DISTANCES WERE TAKEN FROM THE DEEDS OF THE PROPERTY.

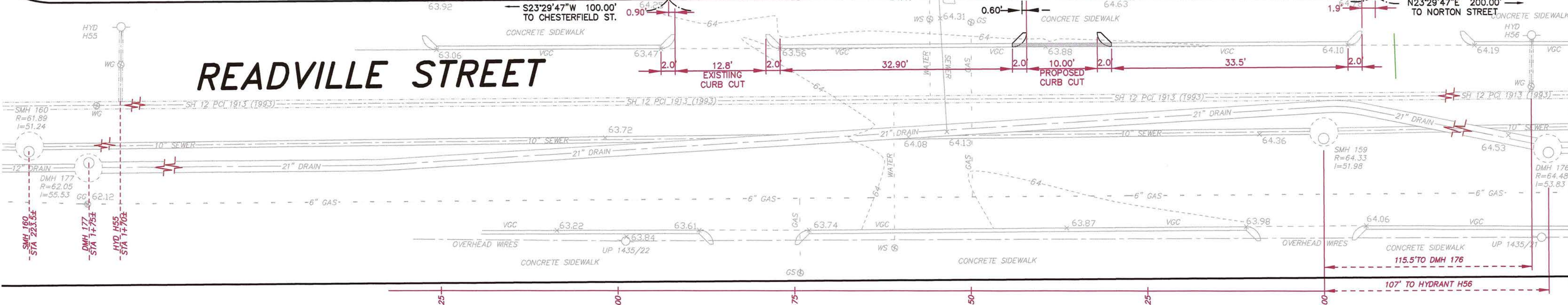
BUILDING LINE. THE LINE IN CONFORMITY WITH THE ALIGNMENT OF EXISTING BUILDINGS IN THE SAME BLOCK, AT A DISTANCE FROM THE STREET LINE EQUAL TO THE YARD DEPTH OCCURRING MOST FREQUENTLY ON THAT BLOCK, AS MEASURED BY LOT WIDTHS ALONG THE STREET LINE. THE DISTANCE FROM THE STREET LINE TO THE BUILDING LINE SHALL BE CALCULATED IN ACCORDANCE WITH THE METHOD DESCRIBED IN THE DEFINITION OF "EXISTING BUILDING ALIGNMENT".



LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- GAS GATE (GG)
- GAS SERVICE (GS)
- WATER GATE (WG)
- WATER SERVICE (WS)
- HYDRANT (HYD)
- SPLASH BLOCK
- LIGHT POLE (LP)
- LAMP POST (LAMP)
- UTILITY POLE (UP)
- GRANITE CURB (GC)
- CONCRETE CURB (CC)
- EDGE OF PAVEMENT (EP)

READVILLE STREET



APPLICANT:
MR. FLORRIE MAHONY
11 HILTON STREET
HYDE PARK, MA 02126

CONTACT:
MR. FLORRIE MAHONY
617-593-5072

DEED REFERENCE:
SUFFOLK REGISTRY
BK 32664 PG 55

PLAN REFERENCE:
SUFFOLK REGISTRY
BK 413 PG 184

ASSESSOR'S PARCEL
NO. 18-12569-000



REVISIONS

BUILDING PERMIT PLAN
107 READVILLE STREET
BOSTON, MASS.
(HYDE PARK - 02136-2048)

SCALE: 1"=10' SEPTEMBER 18, 2022

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781-762-0143 FAX 781-762-8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

SHEET No. 1 OF 2 7077-15