

THE ENTIRE PROPERTY FALLS WITHIN THE 100 YEAR FLOOD PLAIN AT 913.00'

KEY MAP

LOCUS MAP

**LAKESHORE DISTRICT ZONING SETBACKS (LESS THAN 12% SLOPES)**

LOCATION	REQUIREMENT	EXISTING	PROPOSED
AREA	2 ACRES	0.28 ACRES	0.28 ACRES
FRONTAGE	200'	100'	100'
FRONT SETBACK	15'	119.58'	84.51'
SIDE SETBACK	15'	16.51'	16.15'
REAR SETBACK	15'	20.56'	27'
MAX HEIGHT	35'	<35'	<35'
MAX LAND COVERAGE	20%	9%	17%

PREVIOUSLY LAKE SHORE LOT PRIOR TO MAY 3RD, 1988 SHALL HAVE SETBACK REQUIREMENTS OF 15 FEET FRONT, SIDE, AND REAR.

**GENERAL NOTES:**

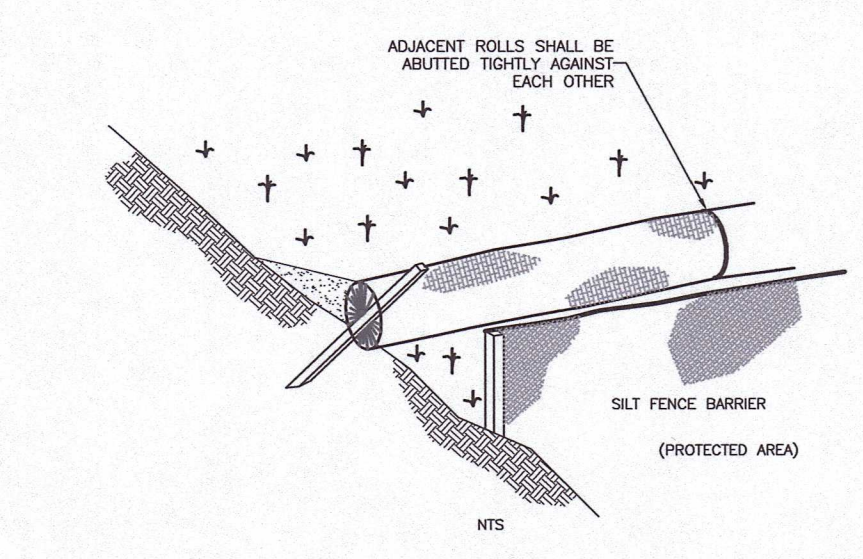
CONTOUR INTERVAL IS 1" REFERENCED TO A NGVD 1929 911.65'.  
 CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.  
 ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.  
 THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.  
 ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.  
 CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.  
 PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM BEK ASSOCIATES BOUNDARY SURVEY AND MONUMENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.  
 TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 7, 2020  
 WETLAND DELINEATION PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 7, 2020  
 THE EXISTING 10-YEAR FLOODPLAIN ELEVATION IS 911.5' AND THE EXISTING 100-YEAR FLOODPLAIN IS 913' ACCORDING TO FEMA FLOOD MAPS MA250030005B DATED JUNE 15, 1981

**LEGEND**

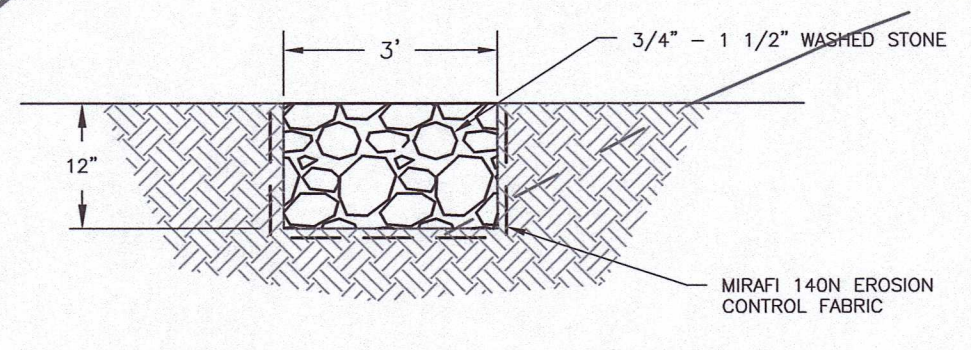
- 98 --- EXISTING CONTOURS
- --- APPROXIMATE PROPERTY LINE
- --- EDGE OF MOW
- --- EXISTING GRAVEL DRIVEWAY
- --- EXISTING STRUCTURES
- --- PROPOSED STRUCTURES
- --- OHW --- OVER HEAD WIRES
- --- MEAN ANNUAL HIGH WATERLINE
- X --- EXISTING FENCE
- --- ZONING SETBACKS
- --- BUFFER ZONE
- --- SILT FENCE W/STAKED STRAW WATTLES
- --- PROPOSED STONE DRIP EDGE
- --- EDGE OF TREELINE(CANOPY)
- ⊙ --- EXISTING WELL
- ⊙ --- IRON PIPE
- ⊙ --- EXISTING SEWER MANHOLE
- ⊕ --- NGVD DATUM
- ⊙ --- DECIDUOUS TREE
- ⊙ --- CONIFEROUS TREE
- ⊙ --- PROPOSED 5-6' TALL RED OSIER DOGWOOD

**CONSTRUCTION NOTES:**

1. EROSION CONTROL SILTFENCE TO BE INSTALLED AND MAINTAINED BY CONTRACTOR PRIOR TO THE START OF WORK.
2. EROSION CONTROL SILTFENCE TO REMAIN IN PLACE UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
3. ALL DISTURBED AREAS ARE TO BE REGRADED, SEEDED AND MULCHED AT THE COMPLETION OF WORK IN THAT AREA.
4. ALL MATERIALS AND EQUIPMENT ARE TO BE STORED WITHIN THE LIMITS OF THE SILTFENCE.
5. SILTFENCE TO SERVE AS THE LIMIT OF WORK AREA.
6. NO EQUIPMENT IS TO BE FUELED OR FUEL STORED WITHIN 100-FT. OF RESOURCE AREA WITHOUT PRIOR CONSENT FROM CONSERVATION COMMISSION.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND ALL APPLICABLE STATE AND LOCAL, BY-LAWS.
8. ALL MATERIALS TO BE STOCKPILED ON SITE OVERNIGHT SHALL BE TARPED OR COVERED BY OTHER APPROVED METHOD.



STRAW WATTLE SILT FENCE BARRIER DETAIL (NO SCALE)

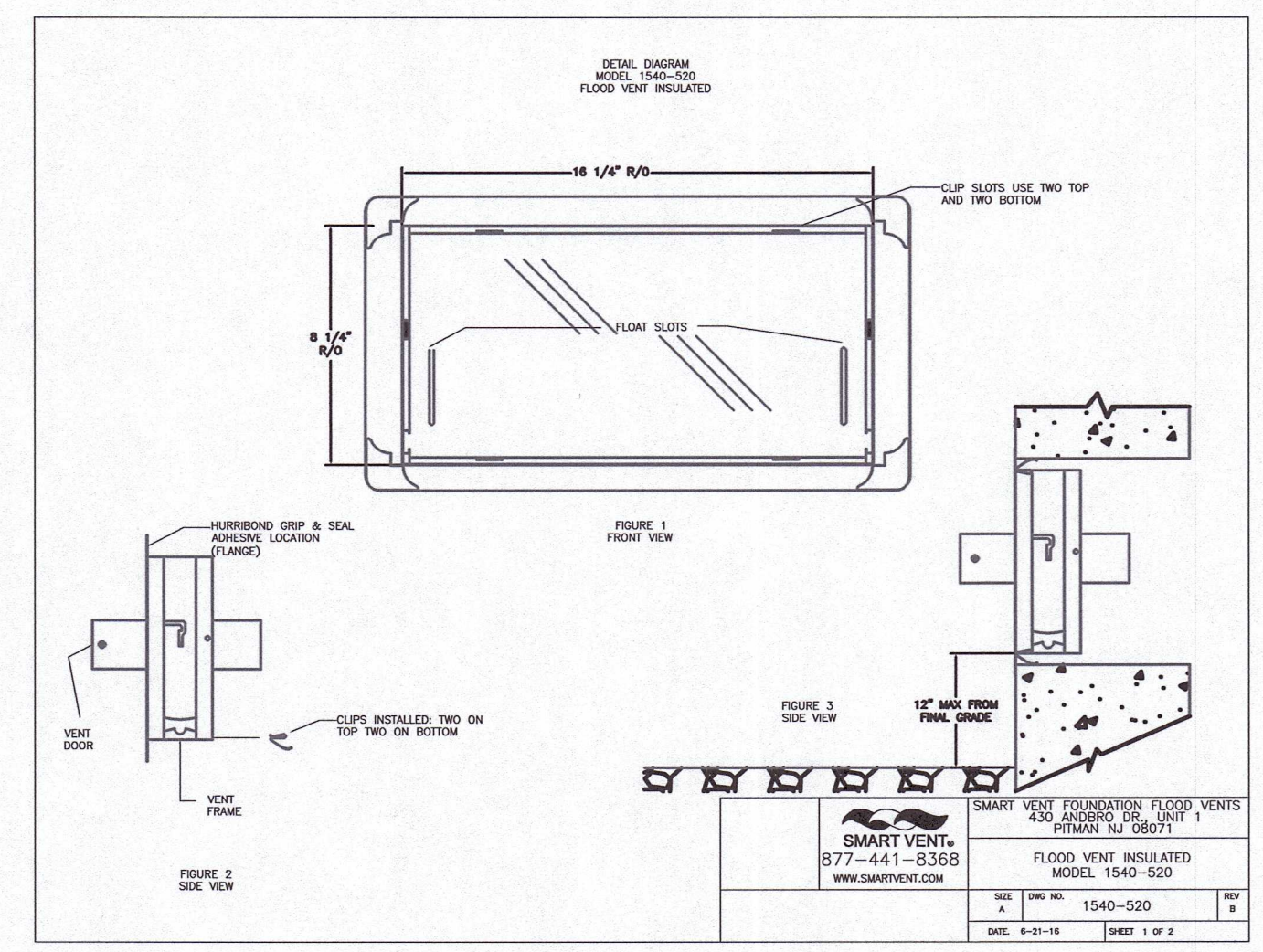


DRIP EDGE DETAIL N.T.S.

**COMPENSATORY STORAGE**

ELEVATION RANGE	EXISTING FILL(C.F.)	PROPOSED FILL(C.F.)
909-910	127.58	0
910-911	758.53	148.0
911-912	1207.43	148.0
912-913	1109.01	148.0

COMPENSATORY STORAGE CALCULATIONS FOR EXISTING HOUSE FOUNDATION APPROVED UNDER MA DEP FILE #WE 230-0319 NRES# #21-40006  
 PROPOSED HOUSE SHALL HAVE FLOODABLE OPENINGS NET GAIN IN FLOOD STORAGE 2,758.53 C.F.



**Smart VENT**  
 877-441-8368  
 www.smartvent.com

**INSTALLATION INSTRUCTIONS**

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLICE CUT)
2. PREPARE A CLEAN 18.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 1/2" ABOVE THE FINISHED FINISH.
3. APPLY A BEAD OF HERRINGBONE CRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING END OF THE CLIPS SHOULD BE ON THE OPPOSITE OF THE VENT FRAME.
6. COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS. COMPLETELY UNL THE FRAME IS FLUSH WITH THE WALL.
7. RE-CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRABBING THE BOTTOM OF DOOR (WITH FLOAT PING DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND REMOVE UNTIL IT IS LOCKED.
9. INSERT THE TOP STRIPS INTO THE TOP TWO STRIP SLOTS ABOUT TWO CLIPS.
10. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

**DETAIL SPECIFICATIONS:**  
 MATERIAL: STAINLESS STEEL  
 OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION

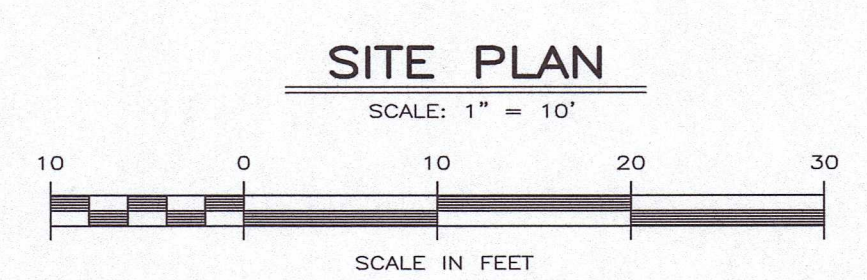
**INSTALLATION:**  
 SECURED BY 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE. HYDROSTATIC RESIST: 200 PSF PER VENT. REQUIREMENTS: MINIMUM OF 3 VENTS PER ENCLOSED AREA. MOUNTED ON AT LEAST TWO DIFFERENT WALLS. COLORS: STAINLESS (STANDARD). EXTERIOR POWDER COATED WHITE, WINE, GRAY, AND BLACK. (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY: SUPPORTING DOCUMENTS: FEMA 11.11.16, IAPWS 90.0003, ASCE 24-14, IBC EVALUATION # EPR-2017

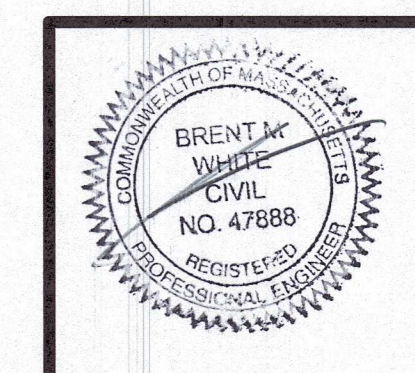
SMART VENT FOUNDATION FLOOD VENTS  
 MODEL 1540-520  
 PERMANENT (N) 08077  
 SMART VENT FOUNDATION FLOOD VENTS  
 MODEL 1540-520  
 PERMANENT (N) 08077  
 SHEET 1 OF 2

NOTE: PROPOSED SMART VENTS TO BE SET AT EL = 911.00

NOTE: NEIGHBORING PROPERTY LINES AND HOUSE LOCATIONS AS REPRESENTED ARE NOT FIELD SURVEYED AND THEREFORE ARE APPROXIMATED IN LOCATION



SITE PLAN SCALE: 1" = 10'



**PROPOSED SITE DEVELOPMENT PLAN**  
 for  
**DARREN & LISA MARINO**

30 PRESCOTT LANE TAX MAP #114 LOT #12 MONTEREY, MA

NO.	DESCRIPTION	BY	DATE
4	SHIFTED PROPOSED HOUSE 6' FORWARD & ADDED PROPOSED TIGHT TANK	RMJ	06/1/2023
3	ADDED NEIGHBORING PROPERTY LINES AND HOUSE LOCATIONS WITH DIMENSIONS	RMJ	04/5/2023
2	REVISED PROPOSED ADDITIONS	CJM	03/16/2023
1	ADDED PROPOSED WELL WITH SLURRY PIT	RMJ	2/28/2022

**WHITE ENGINEERING INC.**  
 CIVIL & ENVIRONMENTAL  
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 PHONE: (413) 443-8011 WEB: WHITEENGS.COM FAX: (413) 443-8012  
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 28, 2022  
 DRAWN: AJB/RMJ  
 CHECKED: BMW  
 SCALE: AS NOTED  
 SHEET NO: 21-10-01C  
 SHEET 1 OF 1