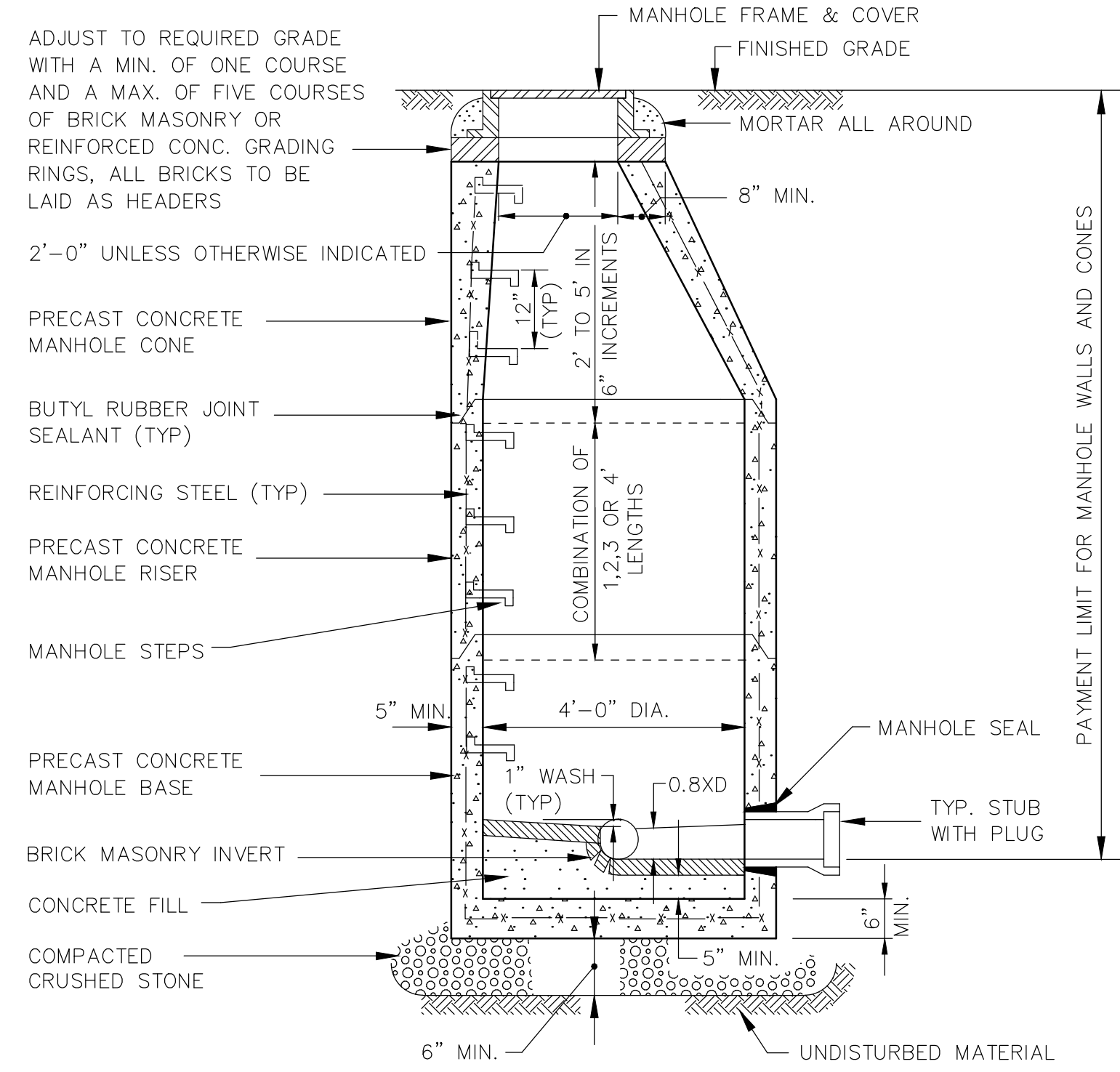


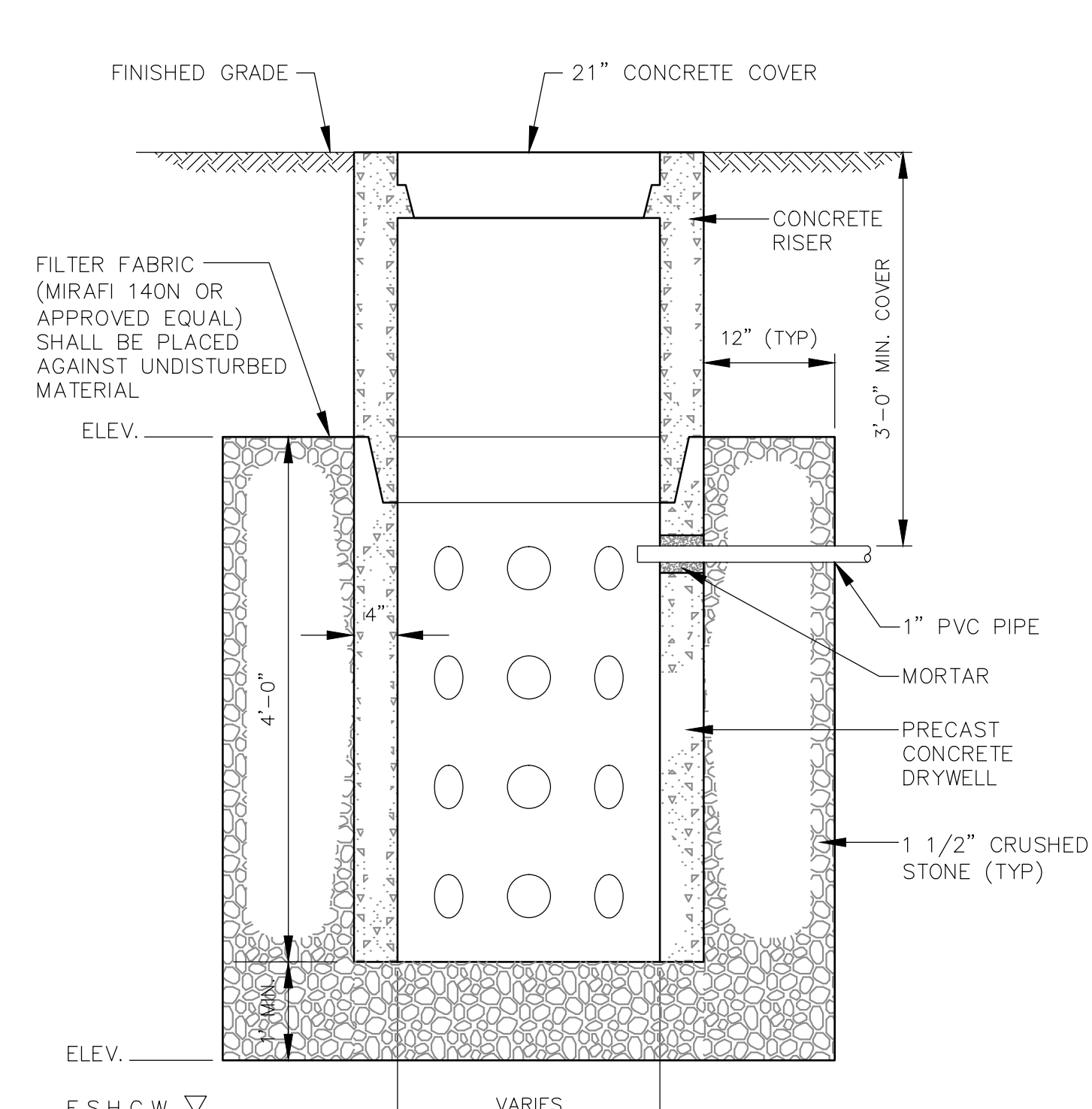
4'-0" DIA. MANHOLE PLAN

N.T.S.



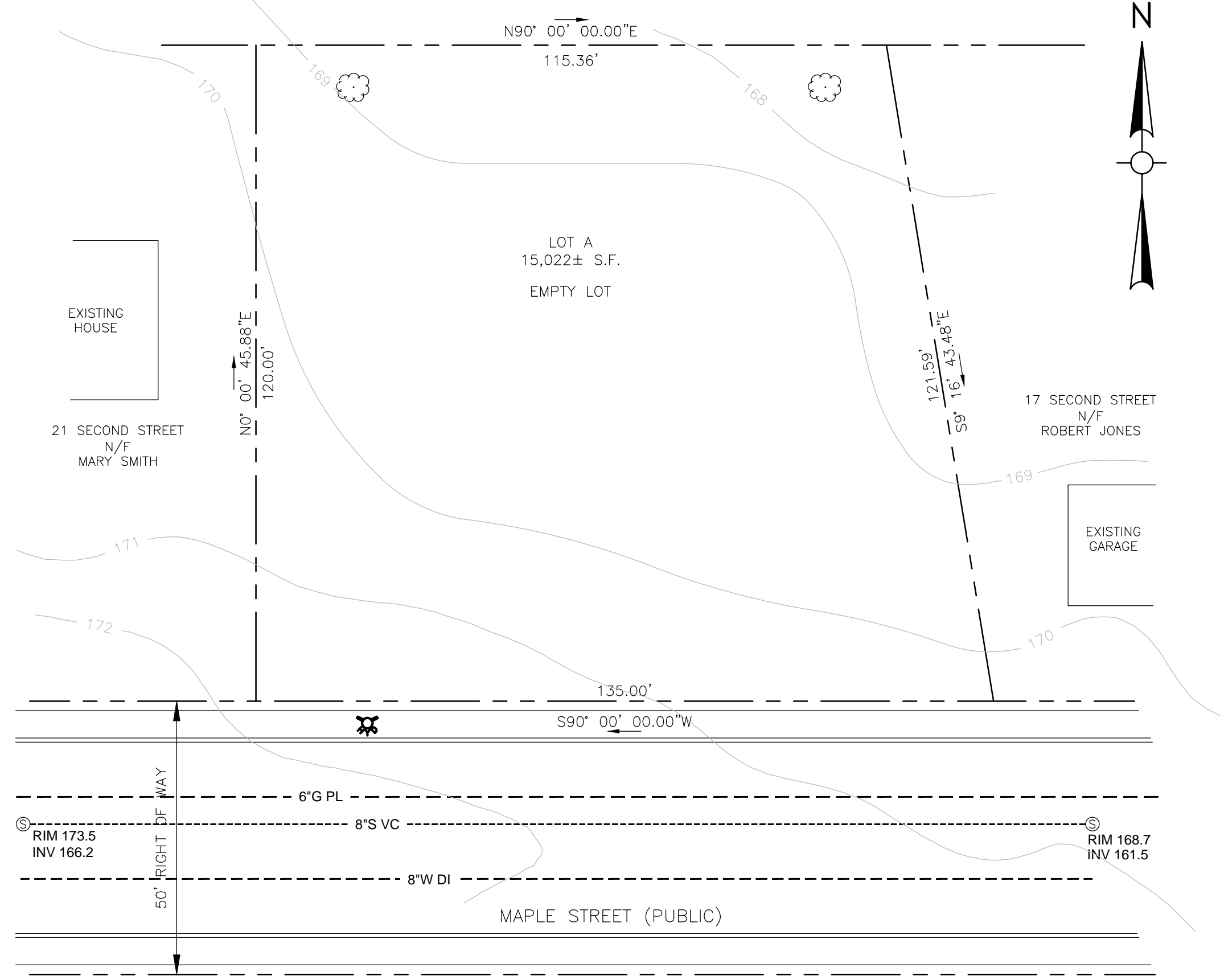
4'-0" DIA. PRECAST CONCRETE MANHOLE DETAIL

N.T.S.



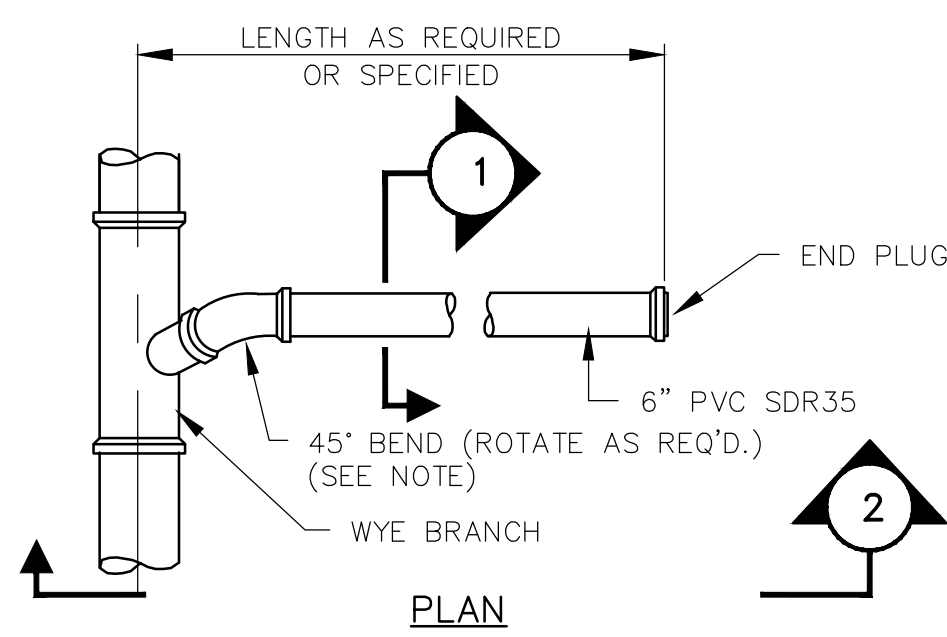
PRECAST DRY WELL

N.T.S.

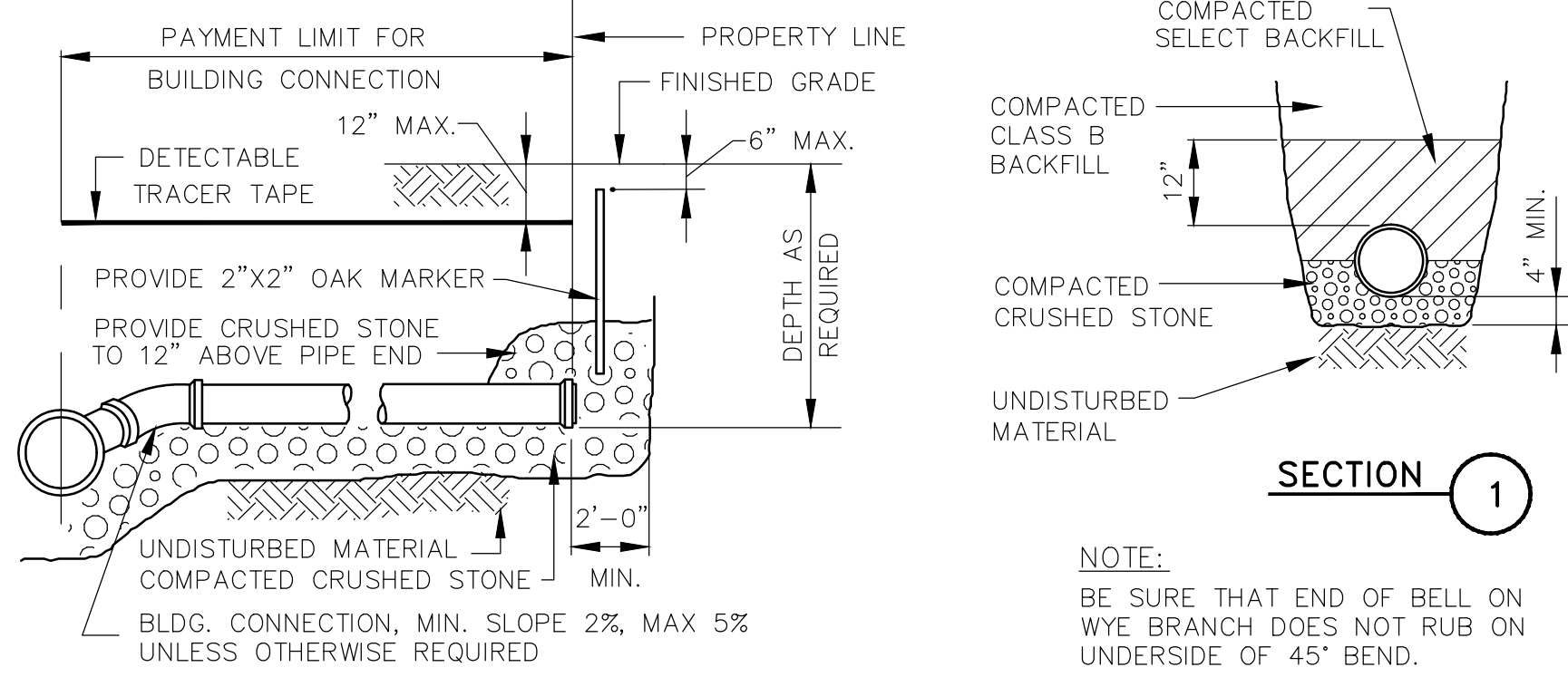


EXISTING CONDITION

SCALE: 1"=20'



PLAN

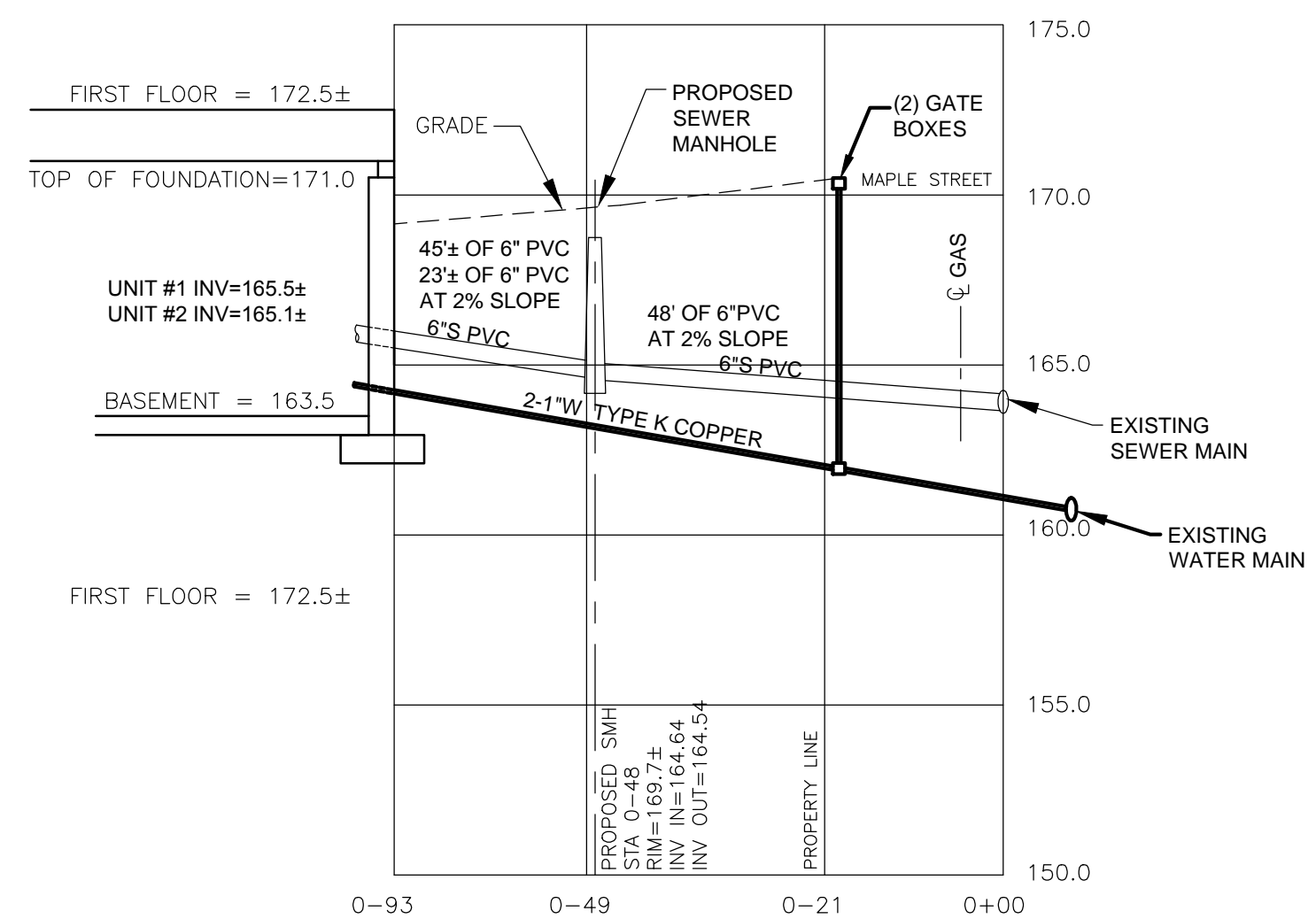


SECTION 1

SECTION 2

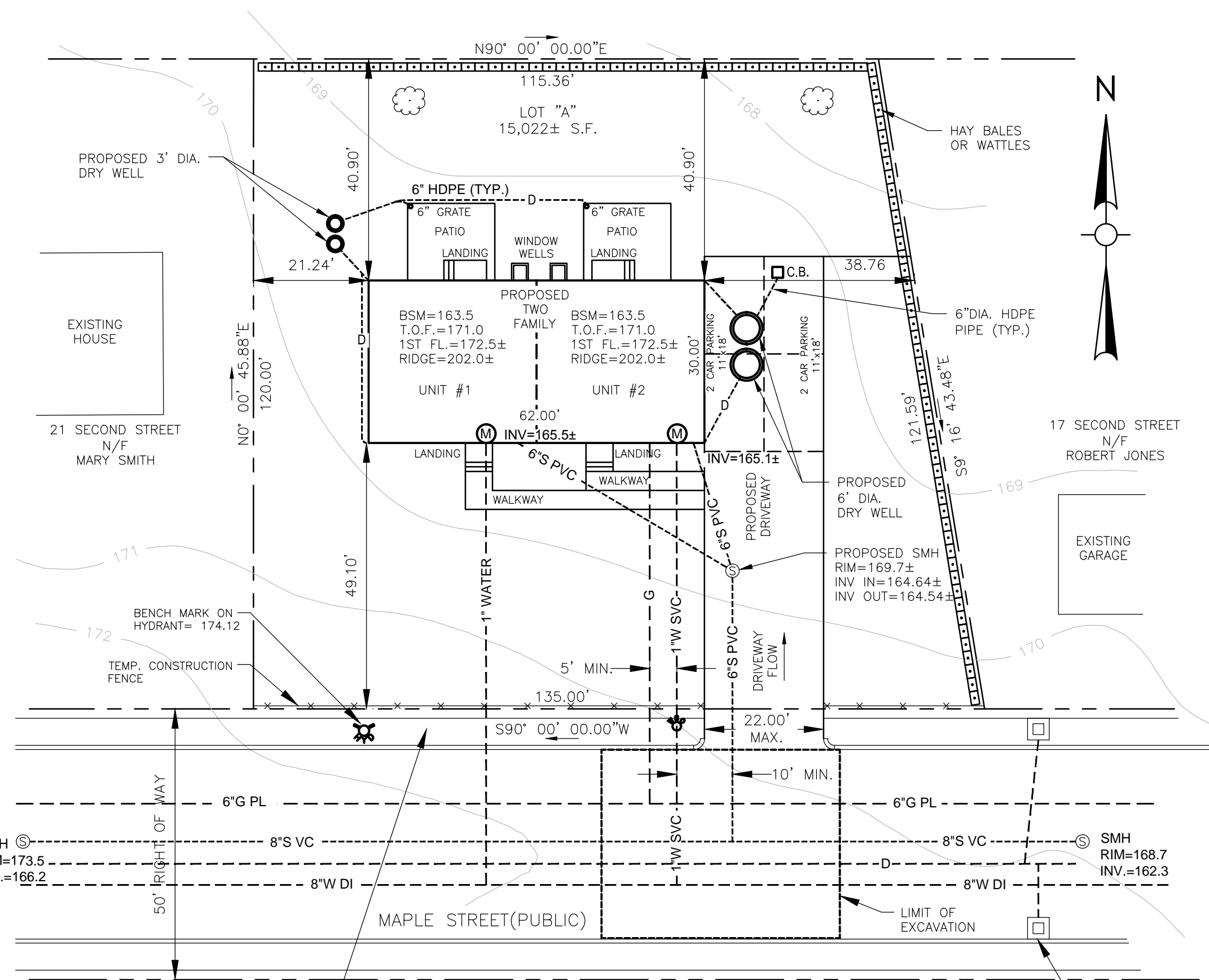
TYPICAL BUILDING CONNECTION DETAIL

N.T.S.



PROPOSED WATER AND SEWER PROFILE PER UNIT

N.T.S.

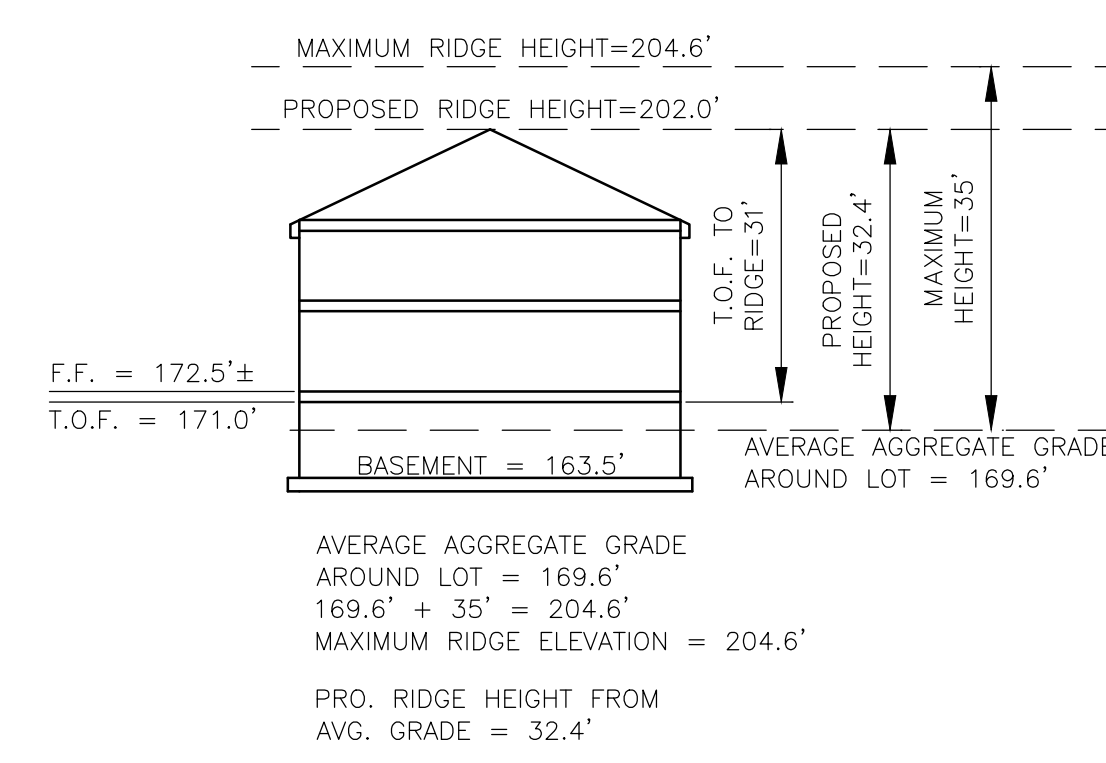


PROPOSED TWO-FAMILY HOUSE

SCALE: 1"=20'

- STANDARD NOTES:**
- HIGHWAY**
- CONCRETE MIX: 4,000 PSI CONCRETE, 3/4-INCH STONE, 2-1/2 LBS. LAMPBLACK PER CUBIC YARD.
 - ASPHALT PATCHES SHALL HAVE A MINIMUM DEPTH OF 5-INCHES, OR MATCH EXISTING ROAD DEPTH.
 - ALL CURBING AND SIDEWALK WORK SHALL BE INSPECTED BY THE DPW PRIOR TO POURING.
 - ALL WORK SHALL COMPLY WITH ADA REQUIREMENTS.
 - FLOWABLE FILL REQUIRED AS BACKFILL IN THE PUBLIC WAY.
- WATER AND SEWER**
- CUT AND CAP EXISTING WATER AND SEWER SERVICES AT THE MAIN PRIOR TO ANY BUILDING DEMOLITION.
 - USE OF FIRE HYDRANTS FOR DEMOLITION OR CONSTRUCTION IS NOT PERMITTED UNLESS APPROVED BEFOREHAND BY THE DEPARTMENT OF PUBLIC WORKS.
 - WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5- FEET.
 - A MINIMUM SEPARATION OF 5- FEET IS REQUIRED BETWEEN ALL UTILITIES.
- DRAINAGE AND STORMWATER MANAGEMENT**
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
 - THE ENGINEER-OF-RECORD SHALL WITNESS INSTALLATION OF ANY SUB-SURFACE INFILTRATION SYSTEM. IF SUB-SURFACE SOIL CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, THE DESIGN SHALL BE MODIFIED AND RESUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO CONTINUING INSTALLATION.
- AS-BUILT**
- UPON COMPLETION OF THE WORK, AS-BUILT DRAWINGS SHALL BE SUBMITTED IN BOTH PAPER AND ELECTRONIC FORMAT. THE DRAWINGS SHALL BE BASED UPON A FIELD SURVEY OF ACTUAL AS-BUILT LOCATIONS, AND SHALL BE STAMPED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS. THE AS-BUILT DRAWING SHALL DEPICT ALL BUILDINGS, PAVED SURFACES, TOPOGRAPHY, AND MAJOR LANDSCAPE FEATURES. WATER, SEWER, AND DRAINAGE FEATURES, AS WELL AS OTHER UNDERGROUND UTILITIES INSTALLED BY OTHERS, SHALL BE LOCATED ON THE PLAN, INCLUDING SIZE AND MATERIAL. ALL STORMWATER MANAGEMENT CONTROLS, BOTH STRUCTURAL AND NON-STRUCTURAL, DESIGNED TO MANAGE THE STORMWATER ASSOCIATED WITH THE COMPLETED SITE SHALL ALSO BE INCLUDED.

- NOTES:**
- THE PROPERTY IS CURRENTLY KNOWN AS LOT "A" ON MAPLE STREET.
 - DEED REFERENCE: BOOK XXXX, PAGE XXXX.
 - PLAN REFERENCE: PLAN NO. XXXX.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. XXXX, THE PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOODING.
 - ELEVATIONS REFERENCED ARE NATIONAL GEODETIC VERTICAL DATUM (NGVD), FORMERLY U.S. COAST AND GEODETIC SURVEY DATUM OF 1929.
 - BENCH MARK=174.12 LOCATED ON HYDRANT.
 - PROPOSED IMPERVIOUS: HOUSE, PAVEMENT, WALKS, PATIOS=4,289 S.F. OR 28.6%.
 - OPEN SPACE=11,492 S.F. OR 76.5%.
 - NO EXISTING IMPERVIOUS.
 - WATER SERVICE SHALL BE 1" TYPE K COPPER LINE SET IN SAND.
 - PVC SEWER PIPE SHALL BE SDR35 AND INSTALLED IN BED OF 3/4" STONE.
 - WATER SHUT OFF SHALL BE PLACED A MINIMUM OF 18" FROM PROPERTY LINE.
 - ACTUAL LOCATION OF WATER AND SEWER SHALL BE VERIFIED IN FIELD.
 - ACCORDING TO TOWN ARBORIST, NO PUBLIC TREES WERE IDENTIFIED IN PROJECT AREA.
 - SEE DRAINAGE REPORT FROM XXXX XXXX DATED X/XX/XXXX.
- ZONING DISTRICT "T" REQUIREMENTS:**
- | | REQUIRED | PROPOSED |
|---------------------|-----------|-------------------|
| LOT SIZE | = 5,000SF | = 15,022 SF TOTAL |
| FRONTAGE | = 50' | = 135.00' |
| FRONT SETBACK | = 15' | = 49.10' |
| SIDE SETBACK | = 12'-10" | = 21.24'-38.76' |
| REAR SETBACK | = 20' | = 40.90' |
| BUILDING COVERAGE | = 30% | = 12.4% |
| IMPERVIOUS COVERAGE | = 85% | = 28.6% |
| HEIGHT | = 35' | = 32.4' |
| STORIES | = 2.5 | = 2 |
| MIN. OPEN SPACE | = 15% | = 76.5% |
| F.A.R. | = .50 | = .25 |



AVERAGE AGGREGATE GRADE AROUND LOT

N.T.S.

LEGEND

- CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ CURB STOP
- D --- DRAIN
- G --- GAS
- S --- SEWER
- W --- WATER
- ⊙ HYDRANT
- ⊙ WATER METER

ABBREVIATIONS

- DI DUCTILE IRON
- VC VITRIFIED CLAY
- PL PLASTIC
- S.F. SQUARE FEET
- PVC POLYVINYL CHLORIDE
- INV INVERT
- SVC SERVICE

FIGURE 1
WATERTOWN, MASSACHUSETTS
CONSTRUCTION DETAILS
STANDARD DETAILS
MAY, 2015 SCALE: NOT TO SCALE

Weston & Sampson