1. Locke Street Subdivision - Subdivision Plan & 36 Dunster Lane Defin Plan

    Documents:

        STAMPED AND SIGNED SUBDIVISION PLAN.PDF
        36 DUNSTER LANE DEFIN PLAN SET.PDF

"Being a majority of the Winchester Planning Board
Approved under the Subdivision Control Law

Approved: _____

Endorsed: _____

_____

_____"

LOT CLOSURE TABLES

Lot name: A

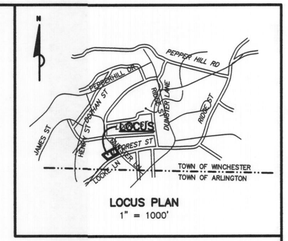
North: 1244.0081 East: 1722.6945
Line Course: S 69-31-51 W Length: 113.01
North: 1204.4881 East: 1616.8205
Line Course: S 36-58-00 E Length: 99.78
North: 1124.7819 East: 1676.8256
Line Course: N 69-31-51 E Length: 88.65
North: 1155.7636 East: 1759.8793
Line Course: N 22-50-59 W Length: 95.76
North: 1244.0081 East: 1722.6945

Perimeter: 397.20 Area: 9,647 sq.ft. 0.22 acres

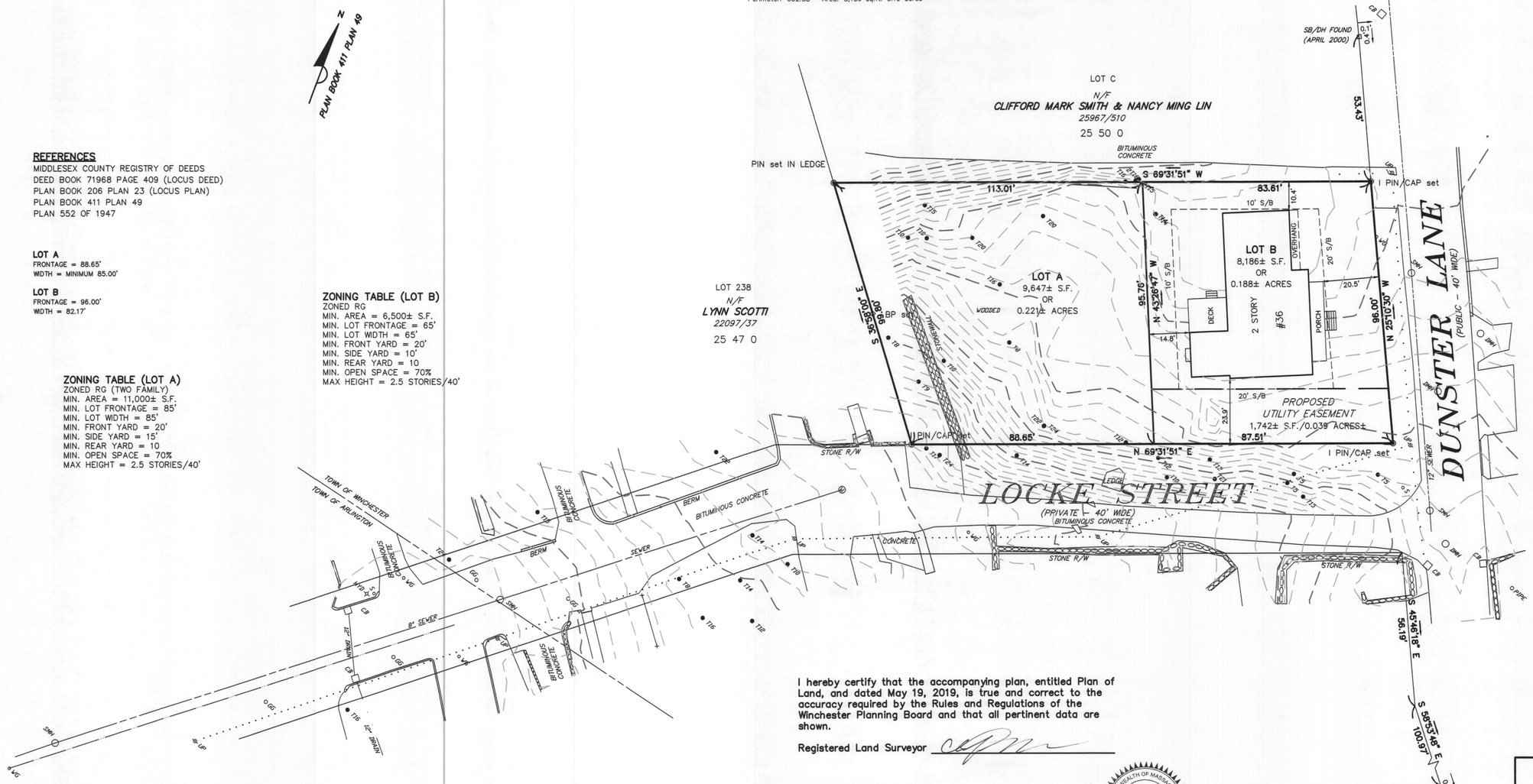
Lot name: B

North: 1186.3660 East: 1841.8628
Line Course: N 25-10-30 W Length: 96.00
North: 1273.2472 East: 1801.0259
Line Course: S 69-31-51 W Length: 83.61
North: 1244.0081 East: 1722.6945
Line Course: S 22-50-59 E Length: 95.76
North: 1155.7636 East: 1759.8793
Line Course: N 69-31-51 E Length: 87.51
North: 1186.3660 East: 1841.8628

Perimeter: 362.88 Area: 8,186 sq.ft. 0.19 acres



LOCUS PLAN
1" = 1000'



PLAN BOOK 411 PLAN 49

REFERENCES
MIDDLESEX COUNTY REGISTRY OF DEEDS
DEED BOOK 71968 PAGE 409 (LOCUS DEED)
PLAN BOOK 206 PLAN 23 (LOCUS PLAN)
PLAN BOOK 411 PLAN 49
PLAN 552 OF 1947

LOT A
FRONTAGE = 88.65'
WIDTH = MINIMUM 85.00'

LOT B
FRONTAGE = 96.00'
WIDTH = 82.17'

ZONING TABLE (LOT A)
ZONED RG (TWO FAMILY)
MIN. AREA = 11,000± S.F.
MIN. LOT FRONTAGE = 85'
MIN. LOT WIDTH = 85'
MIN. FRONT YARD = 20'
MIN. SIDE YARD = 15'
MIN. REAR YARD = 10
MIN. OPEN SPACE = 70%
MAX HEIGHT = 2.5 STORIES/40'

ZONING TABLE (LOT B)
ZONED RG
MIN. AREA = 6,500± S.F.
MIN. LOT FRONTAGE = 65'
MIN. LOT WIDTH = 65'
MIN. FRONT YARD = 20'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 10
MIN. OPEN SPACE = 70%
MAX HEIGHT = 2.5 STORIES/40'

I hereby certify that notice of approval of this plan by the Winchester Planning Board was received and recorded _____ at this office, and no appeal was received during the twenty (20) days next after such receipt and recording of said notice."

_____ _____
Town Clerk, Winchester, Ma Date

I hereby certify that the accompanying plan, entitled Plan of Land, and dated May 19, 2019, is true and correct to the accuracy required by the Rules and Regulations of the Winchester Planning Board and that all pertinent data are shown.

Registered Land Surveyor _____

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
CLIFFORD E. ROBER
NO. 33189
REGISTERED
PROFESSIONAL LAND SURVEYOR

_____ 5/19/2020
CLIFFORD E. ROBER DATE

CONTOURS BASED ON NAVD 1988.

SHEET C-3

APPLICANT: MICHAEL DIMARTINO

OWNER: LOTS A & B
#36 DUNSTER LANE
PARCEL ID – 25 48 0
DUNSTERLOCKE, LLC
71968/409

PLAN OF LAND
IN
WINCHESTER, MA
(MIDDLESEX COUNTY)
SCALE: 1"= 20' DATE: MAY 13, 2019
REVISED: JANUARY 30, 2020

0 20 40 60 90 ft

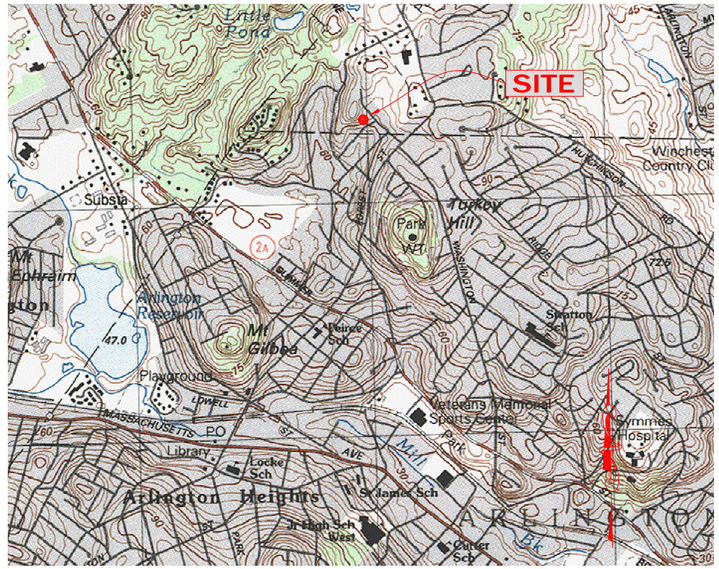
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5643PL5.DWG

DEFINITIVE SUBDIVISION PLANS

36 DUNSTER LANE
WINCHESTER, MASSACHUSETTS
JANUARY 24, 2020

SHEET INDEX

TITLE SHEET	C-1
EXISTING CONDITIONS	C-2
LOT LAYOUT PLAN	C-3
GRADING & UTILITIES	C-4
CONSTRUCTION DETAILS	C-5
CONSTRUCTION DETAILS	C-6



LOCUS

SCALE: 1"=1000'±

LEGEND OF PROPOSED SYMBOLS & ABBREVIATIONS

- FINISH GRADE CONTOUR — 100
- TESTHOLE — TH-A1
- PROPOSED EROSION CONTROL BARRIER
- PROPOSED MODULAR BLOCK RETAINING WALL
- PROPOSED CAST IN-PLACE RETAINING WALL
- PROPOSED SPOT GRADE — x212.0
- PROPOSED FLARED END STRUCTURE
- PROPOSED RIP RAP SLOPE
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)
- PROPOSED DRAIN LINE — D
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED SEWER MANHOLE AND SEWER LINE — S
- PROPOSED SEWER SERVICE — S
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER MAIN — W
- PROPOSED WATER SERVICE — W
- TOP OF FOUNDATION ELEVATION — TF=109.00
- PROPOSED TREE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE FLOW ARROW
- PROPOSED CENTERLINE — CL
- PROPOSED FOOTING DRAIN — FD
- PROPOSED ELECTRIC — E
- PROPOSED GAS MAIN — G
- PROPOSED GAS MAIN — G
- PROPOSED UNDER DRAIN — UD
- PROPOSED STOCKADE FENCE — X X
- PROPOSED WOODEN RAIL

NOTE:
LEGEND MAY INCLUDE SYMBOLS THAT DO NOT APPEAR IN THIS PLAN SET.

LEGEND OF EXISTING SYMBOLS & ABBREVIATIONS

- EXISTING MAJOR CONTOUR — 100
- EXISTING MINOR CONTOUR
- EXISTING UNDERGROUND ELECTRIC — UE
- EXISTING DRAIN LINE — D
- EXISTING SEWER LINE — S
- EXISTING WATER MAIN — W
- EXISTING GAS MAIN — G G
- EXISTING GAS VALVE
- EXISTING DRAIN MANHOLE — D
- EXISTING CATCH BASIN
- EXISTING YARD DRAIN
- EXISTING SEWER MANHOLE — S
- EXISTING ELECTRIC MANHOLE — E
- EXISTING TELEPHONE/CABLE MANHOLE — T
- EXISTING WATER GATE — W
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE — OHW
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING SPOT GRADE — 63x1
- EXISTING DWELLING
- EXTENT OF 100' BUFFER ZONE
- EXTENT OF NO DISTURB/NO BUILD ZONES
- EXTENT OF WETLAND RESOURCE AREA

GENERAL NOTES

1. OWNER OF RECORD; DUNSTER LOCKE, LLC, 42 JAMES STREET, ARLINGTON, MASSACHUSETTS 02474
2. APPLICANT; DUNSTER LOCKE, LLC, 42 JAMES STREET, ARLINGTON, MASSACHUSETTS 02474
3. PROPERTY DEED REFERENCE: S.M.D.R.O.D. BOOK 71988 PAGE 409
4. SITE ADDRESS; 36 DUNSTER LANE
5. PROPERTY FALLS WITHIN THE WINCHESTER ZONING DISTRICT "RG"
6. ASSESSORS INFORMATION; ASSESSORS MAP/PARCEL ID – 25 48 0
7. THERE ARE NO WETLANDS WITHIN 100' OF THE PROPOSED CONSTRUCTION.
8. THE PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA

CONSTRUCTION NOTES:

1. SEE ARCHITECTURAL PLANS FOR FURTHER BUILDING DIMENSIONS AND DETAILS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND ANY OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL REQUIREMENTS.
3. ALL WALLS GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. FALL PROTECTION SHALL BE PROVIDED AS REQUIRED BY BUILDING CODE.
4. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ARE SHOWN FOR REPRESENTATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED UTILITY PERMIT(S) ARE OBTAINED AND SHALL BE RESPONSIBLE FOR NOTIFYING DIGSAFE PRIOR TO ANY EXCAVATIONS.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY OR OTHER CONFLICT SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR WITHOUT DELAY, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
8. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) SHALL RECEIVE A MINIMUM OF FOUR INCHES LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND/OR CORRECTIVE ACTION IF SUCH OCCURS.
11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL CONSTRUCTION ACTIVITIES IN SUCH A MANNER THAT SEDIMENTATION FROM WATER , WIND, OR DIRECT DEPOSIT WILL NOT AFFECT REGULATORY PROTECTED AREAS.
14. ROADWAY CONSTRUCTION MATERIALS AND METHODS SHOULD MEET TOWN OF WINCHESTER REQUIREMENTS AS DESCRIBED IN THE TOWN OF WINCHESTER STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS DATED; SEPTEMBER 2018.

DESIGNER'S CERTIFICATE

"I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED; "DEFINITIVE SUBDIVISION PLAN 36 DUNSTER ROAD" AND DATED; JAN. 22, 2020 IS TRUE AND CORRECT TO ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN.

JOHN A. BARROWS, P.E. MA 40052 DATE

TOWN CLERK CERTIFICATION

"I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE WINCHESTER PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK, WINCHESTER, MA DATE

PERMITTING PLANS

NOT FOR CONSTRUCTION

REGISTRY USE ONLY

BEING A MAJORITY OF THE WINCHESTER PLANNING BOARD APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED DATE

ENDORSED DATE

DRW: DSG: CHK: DESCRIPTION DATE REV.

PLAN & PROFILE

DEFINITIVE SUBDIVISION
36 DUNSTER LANE
WINCHESTER, MASSACHUSETTS

DRAWN FOR
DUNSTER LOCKE, LLC
42 JAMES STREET
ARLINGTON, MA 02474

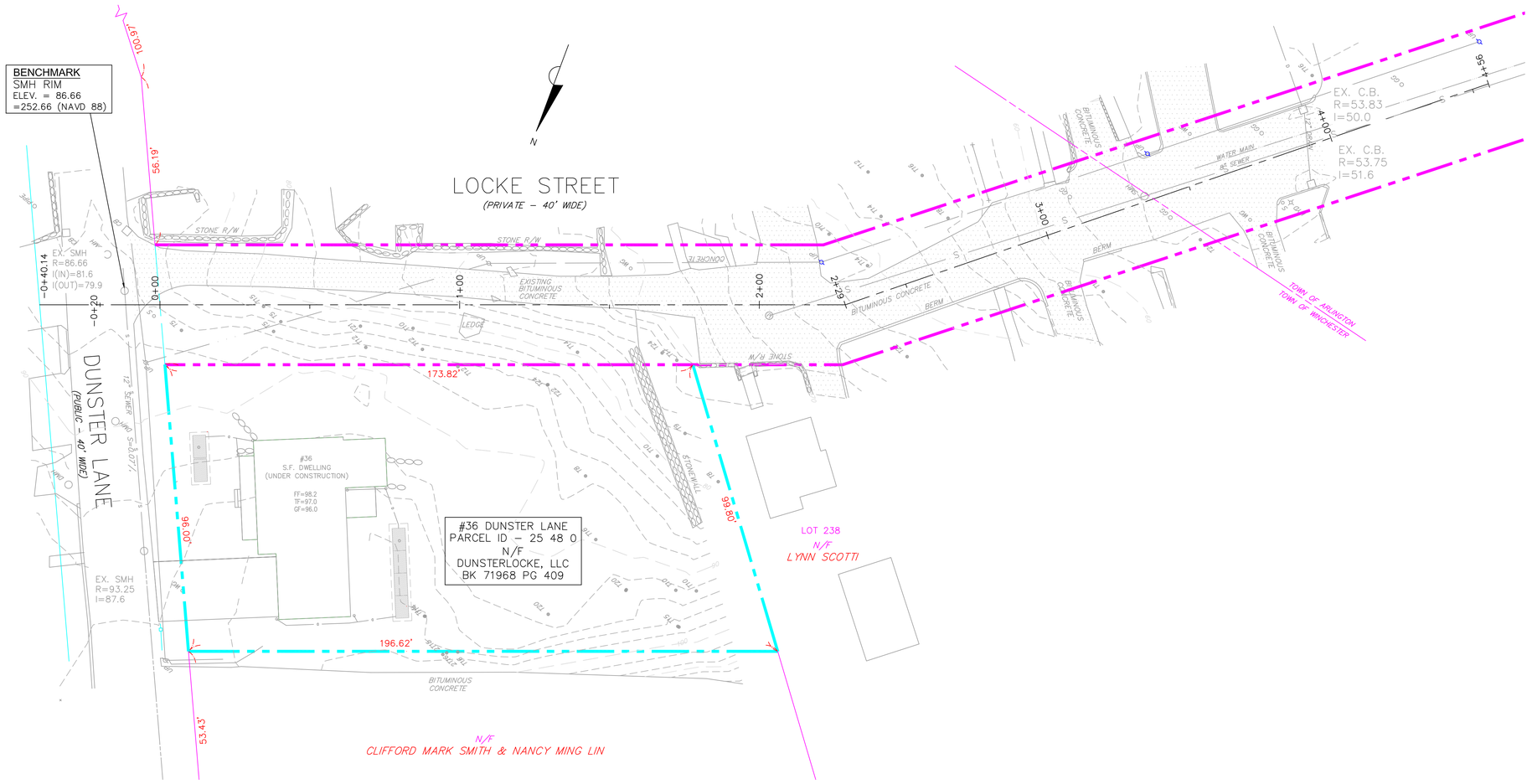
Salem Village Consulting, LLC
90 PINE STREET
DANVERS, MA 01923
(978)204-2390

DATE: JANUARY 24, 2020

...\Winchester\Dunster lane 36\Locke St\Defin Plans\Title Sheet.DWG

SCALE: AS SHOWN'

SHEET C-1



SITE PLAN
SCALE: 1"=20'

20 10 0 20 40 60

GENERAL UTILITY NOTES:

1. THE LOCATION OF EXISTING UTILITIES INCLUDING PIPES, CONDUITS, MANHOLES, POLES, AND OTHER UTILITY FEATURES AS SHOWN ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT OR COMPLETE. **CONTRACTOR SHALL VERIFY UTILITIES AND NOTIFY DIGSAFE AND THE TOWNS OF WINCHESTER AND ARLINGTON WATER & SEWER DEPT'S. PRIOR TO ANY EXCAVATIONS.**

2. EXISTING CONDITIONS BASED ON TOPOGRAPHIC PLAN PREPARED BY: ROBER SURVEY, DATED: OCT. 16, 2019, REV.; MAY 16, 2019.

DESIGNER'S CERTIFICATE

"I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED; "DEFINITIVE SUBDIVISION PLAN 36 DUNSTER ROAD" AND DATED; JAN. 22, 2020 IS TRUE AND CORRECT TO ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN.

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REGISTRY USE ONLY

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APPROVED DATE

ENDORSED DATE

DRW:	DSG:	CHK:	DESCRIPTION	DATE

EXISTING CONDITIONS

DEFINITIVE SUBDIVISION
36 DUNSTER LANE
WINCHESTER, MASSACHUSETTS

DRAWN FOR

DUNSTER LOCKE, LLC
42 JAMES STREET
ARLINGTON, MA 02474

Salem Village Consulting, LLC
90 PINE STREET
DANVERS, MA 01923
(978)204-2390

DATE: JANUARY 24, 2020

...\Winchester\Dunster lane 36\Locke St\Defin Plans\Locke St Improv Plan.DWG

SCALE: 1"=20'

SHEET C-2

"Being a majority of the Winchester Planning Board
Approved under the Subdivision Control Law

Approved: _____

Endorsed: _____

_____

_____

LOT CLOSURE TABLES

Lot name: A

North: 1244.0081 East: 1722.6945
Line Course: S 69-31-51 W Length: 113.01
North: 1204.4881 East: 1616.8205
Line Course: S 36-58-00 E Length: 99.78
North: 1124.7619 East: 1676.8256
Line Course: N 69-31-51 E Length: 88.65
North: 1155.7636 East: 1759.8793
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North: 1244.0081 East: 1722.6945

Perimeter: 397.20 Area: 9,647 sq.ft. 0.22 acres

Lot name: B

North: 1186.3660 East: 1841.8628
Line Course: N 25-10-30 W Length: 96.00
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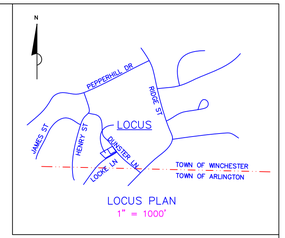

LOCUS PLAN
1" = 1000'

N
PLAN BOOK 411 PLAN 49

REFERENCES
MIDDLESEX COUNTY REGISTRY OF DEEDS
DEED BOOK 71968 PAGE 409 (LOCUS DEED)
PLAN BOOK 206 PLAN 23 (LOCUS PLAN)
PLAN BOOK 411 PLAN 49
PLAN 552 OF 1947

LOT A
FRONTAGE = 88.65'
WIDTH = MINIMUM 85.00'

LOT B
FRONTAGE = 96.00'
WIDTH = 82.17'

ZONING TABLE (LOT A)
ZONED RG (TWO FAMILY)
MIN. AREA = 11,000± S.F.
MIN. LOT FRONTAGE = 85'
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MIN. OPEN SPACE = 70%
MAX HEIGHT = 2.5 STORIES/40'

ZONING TABLE (LOT B)
ZONED RG
MIN. AREA = 6,500± S.F.
MIN. LOT FRONTAGE = 65'
MIN. LOT WIDTH = 65'
MIN. FRONT YARD = 20'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 10
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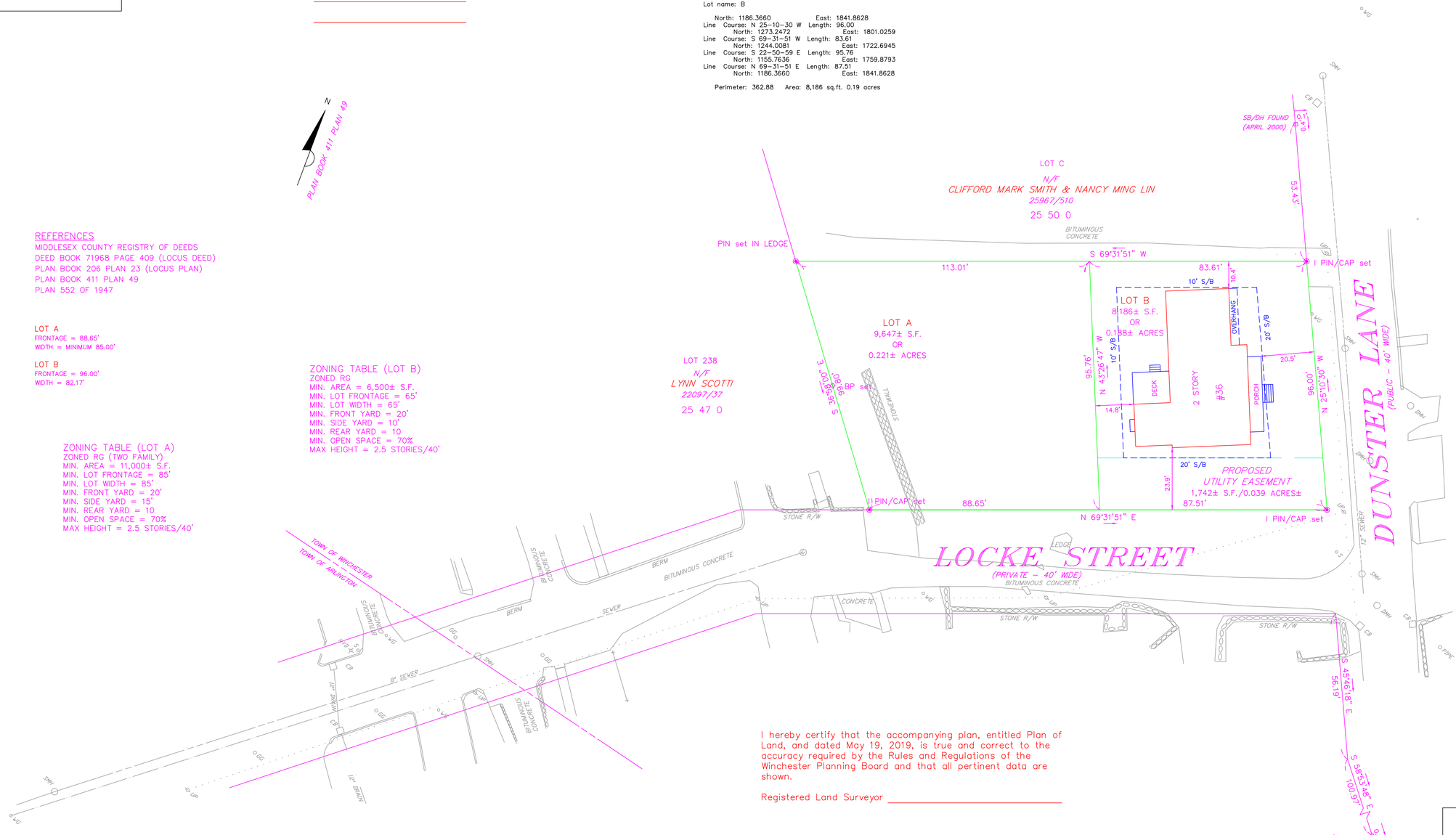

I hereby certify that notice of approval of this plan by the Winchester Planning Board was received and recorded _____ at this office, and no appeal was received during the twenty (20) days next after such receipt and recording of said notice."

_____ _____
Town Clerk, Winchester, Ma Date

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Registered Land Surveyor _____

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____
CLIFFORD E. ROBER DATE

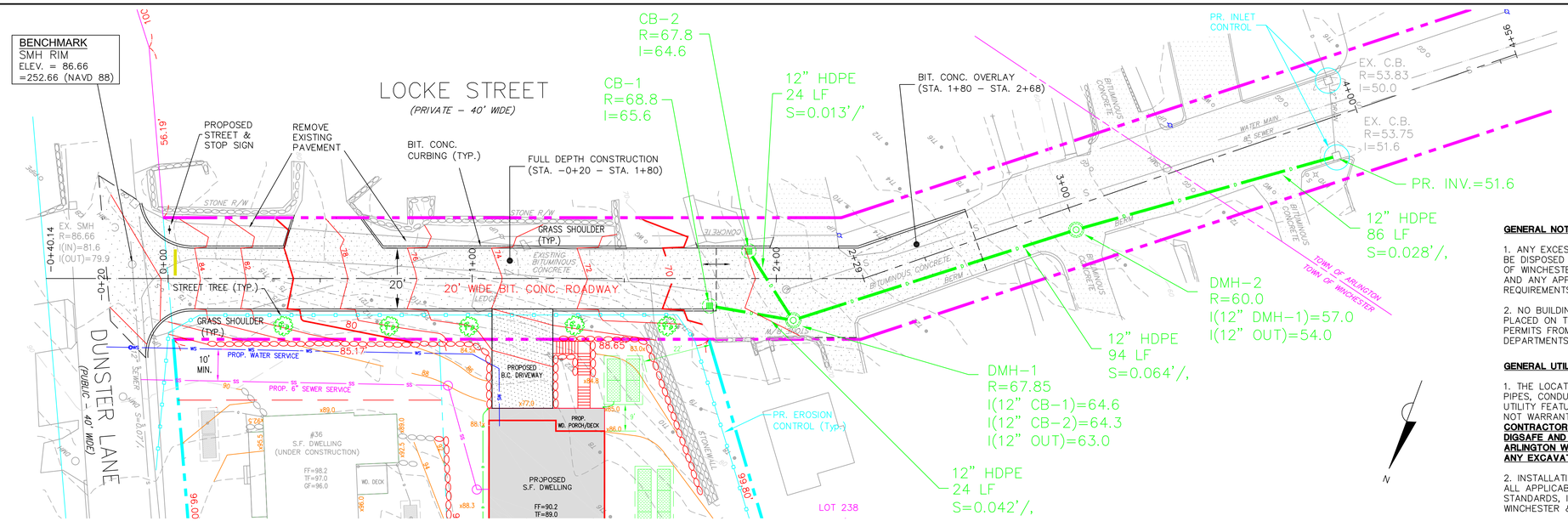
APPLICANT: MICHAEL DIMARTINO

OWNER: LOTS A & B
#36 DUNSTER LANE
PARCEL ID - 25 48 0
DUNSTERLOCKE, LLC
71968/409

PLAN OF LAND
IN
WINCHESTER, MA
(MIDDLESEX COUNTY)
SCALE: 1"= 20' DATE: MAY 13, 2019
REVISED: JANUARY 30, 2020

0 20 40 60 90 ft

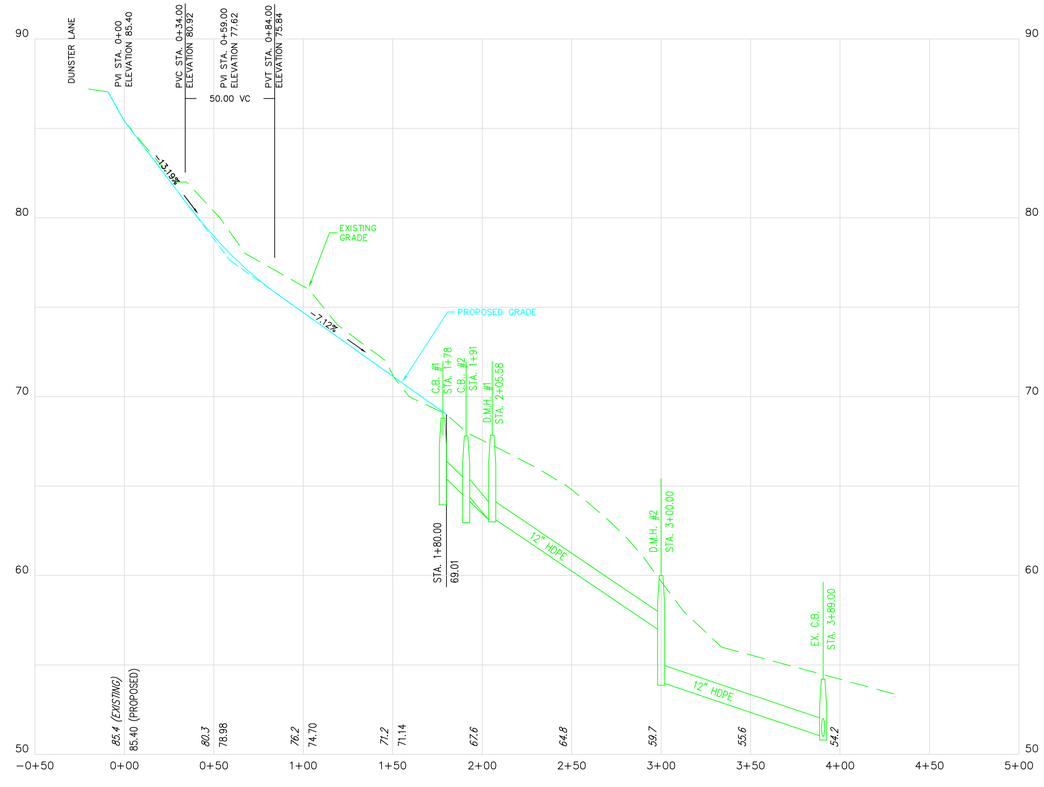
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5643PL5.DWG



LOCKE STREET PLAN

SCALE: 1"=20'

20 10 0 20 40 60

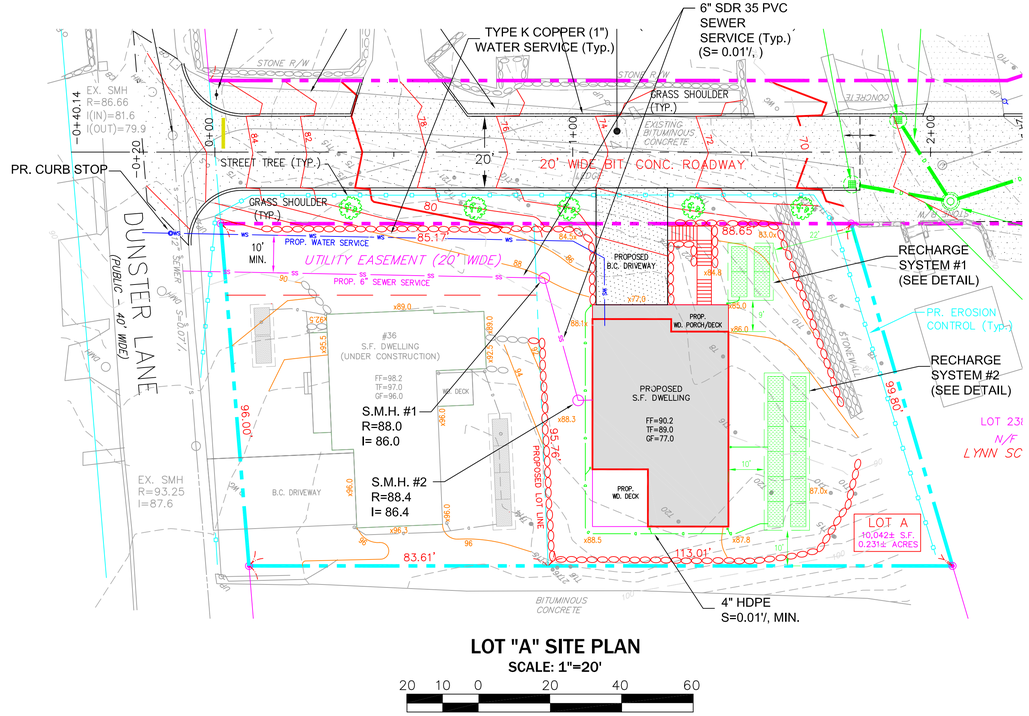


LOCKE STREET PROFILE

SCALE: HOR.: 1"=40'
VER.: 1"=4'

HOR. 40 20 0 40 80 120

VER. 4 2 0 4 8 12



LOT "A" SITE PLAN

SCALE: 1"=20'

20 10 0 20 40 60

DESIGNER'S CERTIFICATE

"I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED; "DEFINITIVE SUBDIVISION PLAN 36 DUNSTER ROAD" AND DATED; JAN. 22, 2020 IS TRUE AND CORRECT TO ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN.

JOHN A. BARROWS, P.E. MA 40052 DATE

TOWN CLERK CERTIFICATION

"I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE WINCHESTER PLANNING BOARD WAS RECIEVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK, WINCHESTER, MA DATE

PERMITTING PLANS

NOT FOR CONSTRUCTION

GENERAL NOTES:

1. ANY EXCESS MATERIAL REMOVED FROM THE SITE BE DISPOSED IN A MANNER THAT MEETS THE TOWN OF WINCHESTER BOARD OF HEALTH REGULATIONS AND ANY APPLICABLE STATE AND FEDERAL REQUIREMENTS

2. NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON THE LOT WITHOUT THE APPLICABLE PERMITS FROM BOTH THE HEALTH AND BUILDING DEPARTMENTS.

GENERAL UTILITY NOTES:

1. THE LOCATION OF EXISTING UTILITIES INCLUDING PIPES, CONDUITS, MANHOLES, POLES, AND OTHER UTILITY FEATURES AS SHOWN ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT OR COMPLETE. **CONTRACTOR SHALL VERIFY UTILITIES AND NOTIFY DIGSAFE AND THE TOWNS OF WINCHESTER AND ARLINGTON WATER & SEWER DEPT'S. PRIOR TO ANY EXCAVATIONS.**

2. INSTALLATION OF UTILITIES SHALL CONFORM TO ALL APPLICABLE REGULATIONS, CODES, AND STANDARDS, INCLUDING THOSE OF THE TOWNS OF WINCHESTER & ARLINGTON.

3. THESE PLANS PROVIDE INFORMATION FOR EXTERIOR UTILITIES ONLY. UTILITIES INSIDE THE BUILDING TO BE DESIGNED AND SPECIFIED BY OTHERS.

REGISTRY USE ONLY

BEING A MAJORITY OF THE WINCHESTER PLANNING BOARD APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED DATE

ENDORSED DATE

DSG: CHK:

DRW:

REV.	DESCRIPTION	DATE

PLAN & PROFILE

DEFINITIVE SUBDIVISION
36 DUNSTER LANE
WINCHESTER, MASSACHUSETTS

DRAWN FOR
DUNSTER LOCKE, LLC
42 JAMES STREET
ARLINGTON, MA 02474

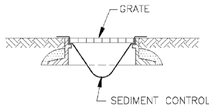
Salem Village Consulting, LLC
90 PINE STREET
DANVERS, MA 01923
(978)204-2390

DATE: JANUARY 24, 2020

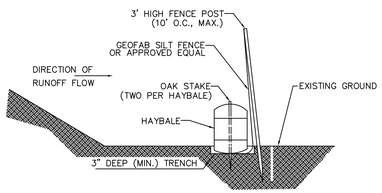
...\Winchester\Dunster lane 36\Locke St\Defin Plans\Locke St Improv Plan.DWG

SCALE: AS SHOWN'

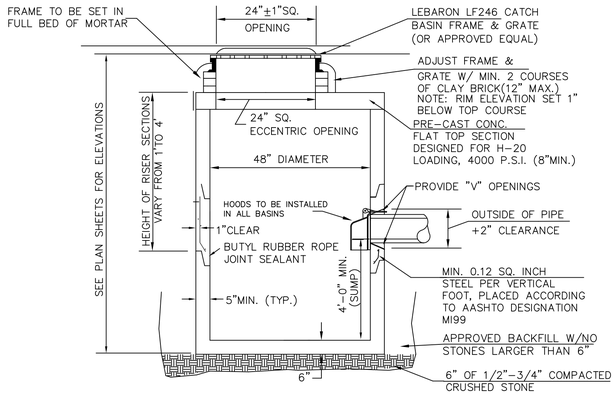
SHEET C-3



CATCH BASIN PROTECTION DETAIL
N.T.S.

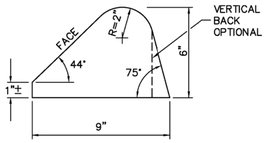


EROSION CONTROL/LIMIT OF WORK DETAIL
N.T.S.

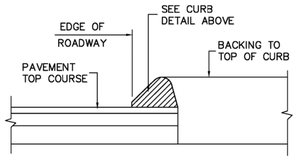


NOTES:
1. GRANITE INLET STONES SHALL BE PROVIDED FOR EACH CATCH BASIN ON THE PROPOSED STREET. INLET STONES SHALL BE 6' (MIN.) IN LENGTH.
2. A 6' (MIN.) SECTION OF GRANITE TRANSITION CURB SHALL BE USED ON EACH SIDE OF EACH INLET STONE.
3. CATCH BASIN HOODS ARE NOT ALLOWED

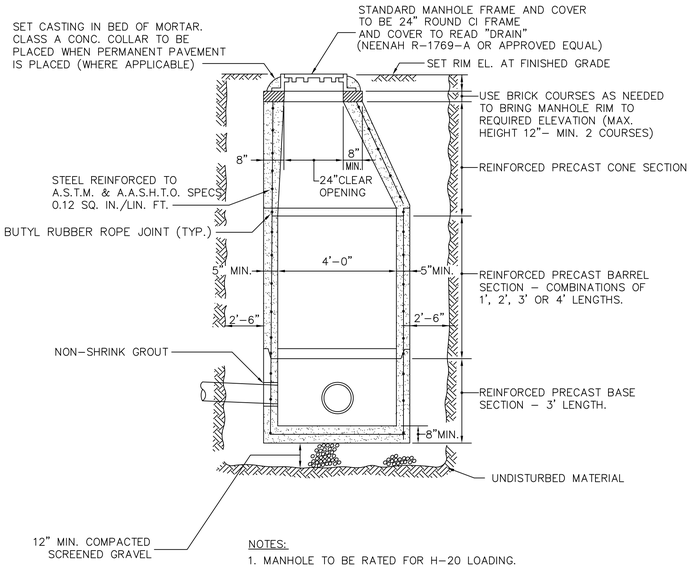
PRECAST CONCRETE CATCH BASIN
N.T.S.



CURB DETAIL
CURB IS TYPE-2 PER MASS.
DPW CONSTRUCTION STANDARDS

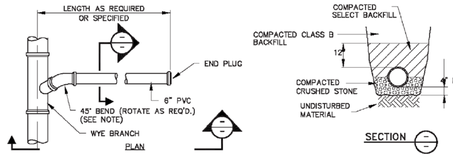


BITUMINOUS CONCRETE CURB
N.T.S.

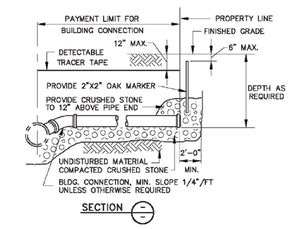


NOTES:
1. MANHOLE TO BE RATED FOR H-20 LOADING.

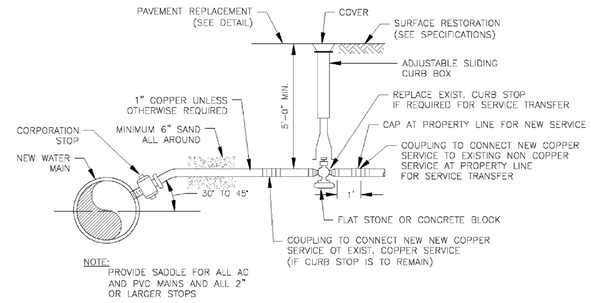
PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



NOTE:
BE SURE THAT END OF BELL ON WYE BRANCH DOES NOT RUB ON UNDERSIDE OF 45° BEND.

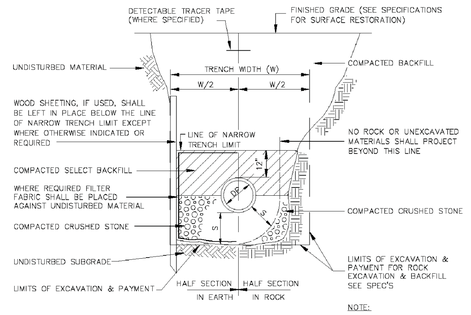


TYPICAL BUILDING CONNECTION DETAIL
N.T.S



NOTE:
PROVIDE SADDLE FOR ALL AC AND PVC MAINS AND ALL 2" OR LARGER STOPS

WATER SERVICE DETAIL
N.T.S.

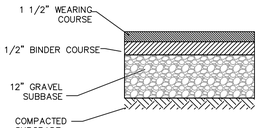


NOTE:
FOR W, DP, & S, SEE TABLE A

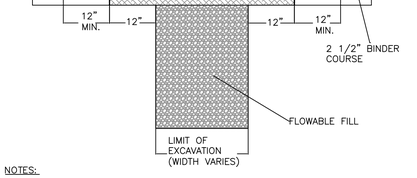
DEPTH TO INVERT	DIAMETER OF PIPE (DP)	MAXIMUM TRENCH WIDTH BELOW LINE OF NARROW TRENCH LIMIT (SHEETED OR UNSHEETED) (W)	MINIMUM CLEARANCE (S)
0-12'	TO 18"	5'	6"
0-12'	21"-24"	5'	7-1/2"
OVER 12'	TO 18"	7'	6"
OVER 12'	21"-24"	7'	7-1/2"

TABLE A

TRENCH DETAIL
(SEWER, FORCE MAIN, STORM DRAIN)
N.T.S.

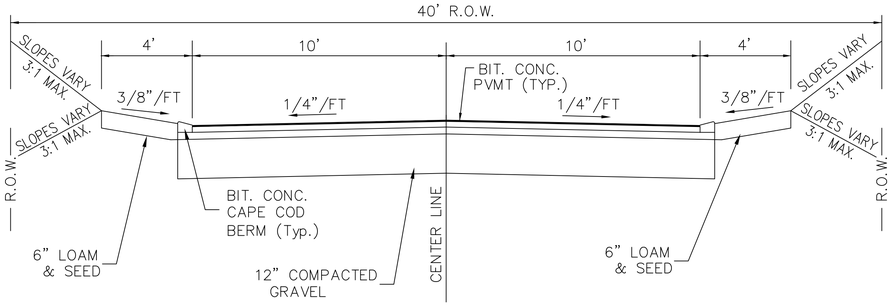


TYPICAL BITUMINOUS CONCRETE SECTION
N.T.S.



NOTES:
1. EXISTING SURFACE TO BE SAW CUT TO THE FULL DEPTH OF BINDER. THE CUTTING OPERATION SHALL NOT BE PERFORMED WITH ANY TYPE OF DIGGING/RIPPING EQUIPMENT.
2. BACK FILL TO BE COMPACTED TO 95%.
3. AFTER BACKFILL IS COMPLETE AND IMMEDIATELY PRIOR TO PAVING, THE EXCAVATION IS TO BE PROPERLY JETTED OR PUDDLED PER MASS DOT ENGINEERING DEPT SPECS.
4. IN ADDITION TO THE REQUIRED DIG SAFE NOTIFICATION, ALL UTILITY COMPANIES WHOSE SERVICES ARE LOCATED WITHIN OR ADJACENT TO THE WORK AREA SHALL BE NOTIFIED OF THE PROPOSED WORK AT LEAST 48 HOURS PRIOR TO COMMENCEMENT.

TYPICAL SAW CUT
N.T.S.



TYPICAL ROADWAY SECTION (40' R.O.W.)
N.T.S.

DESIGNER'S CERTIFICATE

"I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED; "DEFINITIVE SUBDIVISION PLAN 36 DUNSTER ROAD" AND DATED; JAN. 22, 2020 IS TRUE AND CORRECT TO ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN.

JOHN A. BARROWS, P.E. MA 40052 DATE

TOWN CLERK CERTIFICATION

"I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE WINCHESTER PLANNING BOARD WAS RECIEVED AND RECORDED _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK, WINCHESTER, MA DATE

PERMITTING PLANS

NOT FOR CONSTRUCTION

REGISTRY USE ONLY

BEING A MAJORITY OF THE WINCHESTER PLANNING BOARD APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED DATE

ENDORSED DATE

DRW:	DSG:	CHK:	DESCRIPTION	DATE

CONSTRUCTION DETAILS

DEFINITIVE SUBDIVISION
36 DUNSTER LANE
WINCHESTER, MASSACHUSETTS

DRAWN FOR
DUNSTER LOCKE, LLC
42 JAMES STREET
ARLINGTON, MA 02474

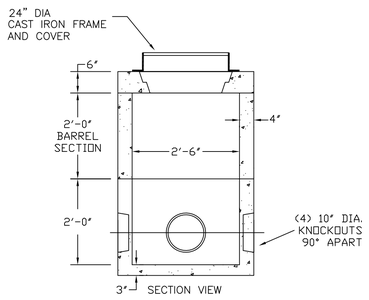
Salem Village Consulting, LLC
90 PINE STREET
DANVERS, MA 01923
(978)204-2390

DATE: JANUARY 24, 2020

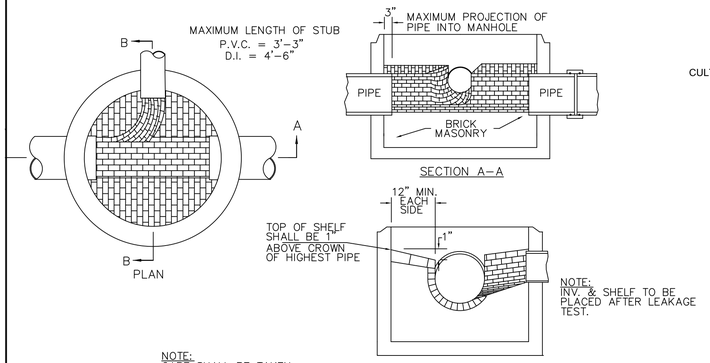
...\Winchester\Dunster lane 36\Locke St\Defin Plans\DETAIL.DWG

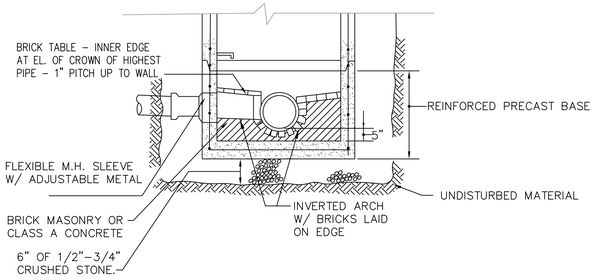
SCALE: AS SHOWN'

SHEET C-5



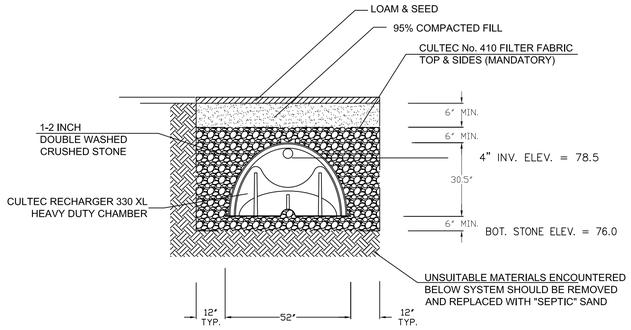
TYPICAL 30" DIA H-20
SEWER SERVICE MANHOLE
N.T.S.



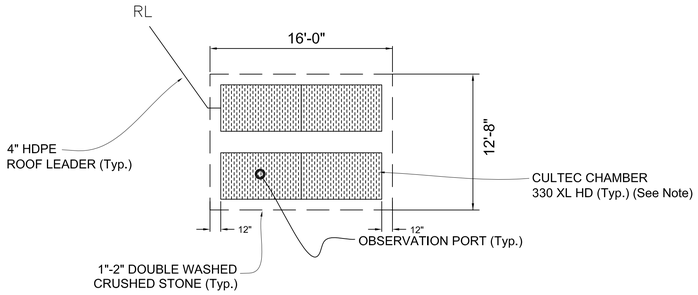


TYPICAL SEWER MANHOLE INVERT

NOT TO SCALE



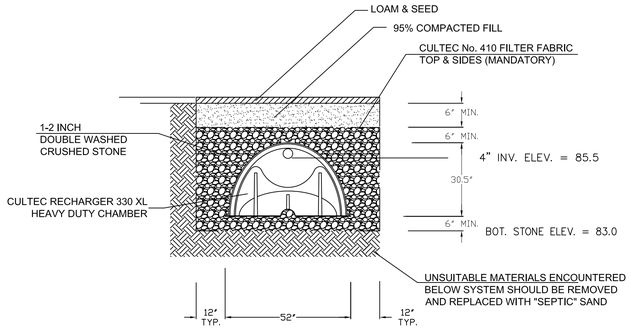
TYP. SECTION
(EACH ROW)



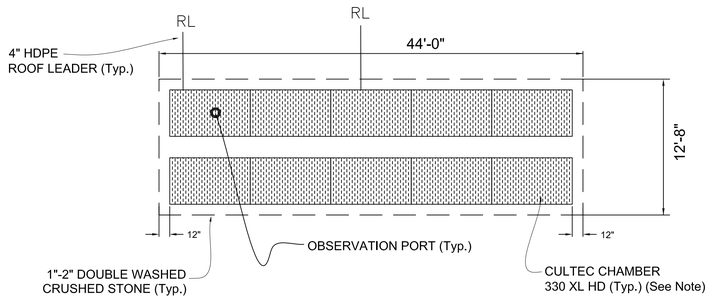
PLAN VIEW

STORMWATER RECHARGE AREA #1

NOTES:
1. RECHARGE AREA CONSISTS OF (4) FOUR 330 HD CULTEC CHAMBERS.
2. THE STORAGE VOLUME PROVIDED BY THE RECHARGE AREA = 447 C.F.
3. BOTTOM OF EXCAVATION SHOULD BE INSPECTED BY ENGINEER PRIOR TO SYSTEM INSTALLATION



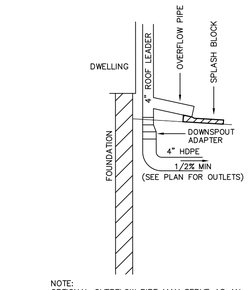
TYP. SECTION
(EACH ROW)



PLAN VIEW

STORMWATER RECHARGE AREA #2

NOTES:
1. RECHARGE AREA CONSISTS OF (12) TWELVE 330 HD CULTEC CHAMBERS.
2. THE STORAGE VOLUME PROVIDED BY THE RECHARGE AREA = 1,229 C.F.
3. BOTTOM OF EXCAVATION SHOULD BE INSPECTED BY ENGINEER PRIOR TO SYSTEM INSTALLATION



NOTE:
OPTIONAL OVERFLOW PIPE MAY SERVE AS AN ALTERNATE MEASURE TO PROVIDING OVERFLOW PIPES OUT OF RECHARGE CHAMBERS WHEN ELEVATIONS DO NOT PERMIT OVERFLOW FROM CHAMBER TO DAYLIGHT.

ROOF LEADER DETAIL WITH OPTIONAL
ALTERNATIVE TO RECHARGE SYSTEM OVERFLOW
N.T.S.

DESIGN CALCULATIONS :

100 YR STORM EVENT RAINFALL = 8.9" (CORNELL)

DESIGN VOLUME= "8.9 /12 X 2,108 S.F. = 1,564 C.F.

SYSTEM #1 & 2 CAPACITY PROVIDED = 1,676 C.F.

DRAW DOWN TIME (#1) = 447 C.F. / (1.02 "/HR /12) X(203 S.F.) = 25.9 HRS

DRAW DOWN TIME (#2) = 1,229 C.F. / (1.02 "/HR /12) X(557 S.F.) = 26.0 HRS

NOTES:
1. INFILTRATION RATE = 1.02 "/HR (RAWL'S RATE = SANDY LOAM)

DESIGNER'S CERTIFICATE

"I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED: "DEFINITIVE SUBDIVISION PLAN 36 DUNSTER ROAD" AND DATED: JAN. 22, 2020 IS TRUE AND CORRECT TO ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN.

JOHN A. BARROWS, P.E. MA 40052 DATE

TOWN CLERK CERTIFICATION

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TOWN CLERK, WINCHESTER, MA DATE

PERMITTING PLANS
NOT FOR CONSTRUCTION

REGISTRY USE ONLY

BEING A MAJORITY OF THE
WINCHESTER PLANNING BOARD
APPROVED UNDER THE SUBDIVISION
CONTROL LAW

APPROVED DATE

ENDORSED DATE

DRW:	DSG:	CHK:	DESCRIPTION	DATE

CONSTRUCTION DETAILS

DEFINITIVE SUBDIVISION
36 DUNSTER LANE
WINCHESTER, MASSACHUSETTS

DRAWN FOR

DUNSTER LOCKE, LLC
42 JAMES STREET
ARLINGTON, MA 02474

Salem Village Consulting, LLC
90 PINE STREET
DANVERS, MA 01923
(978)204-2390

DATE: JANUARY 24, 2020

...\Winchester\Dunster lane 36\Locke St\Defin Plans\DETAIL.DWG

SCALE: AS SHOWN'

SHEET C-5