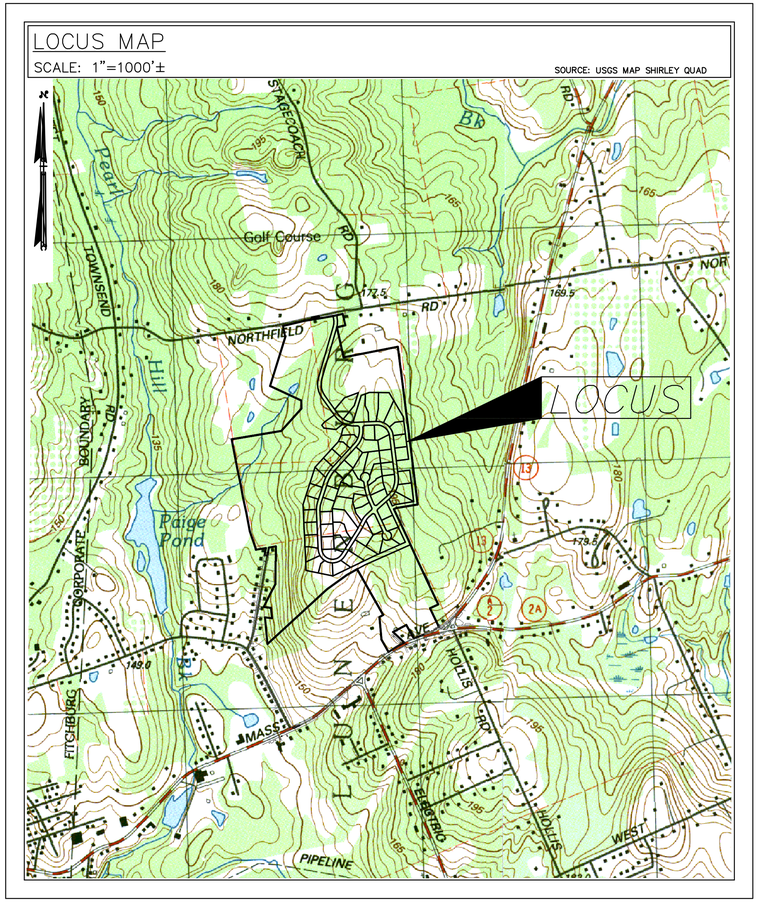
HIGHFIELD VILLAGE - DEFINITIVE SUBDIVISION PLAN

OFF

NORTHFIELD ROAD
LUNENBURG, MASSACHUSETTS

September 14, 2015



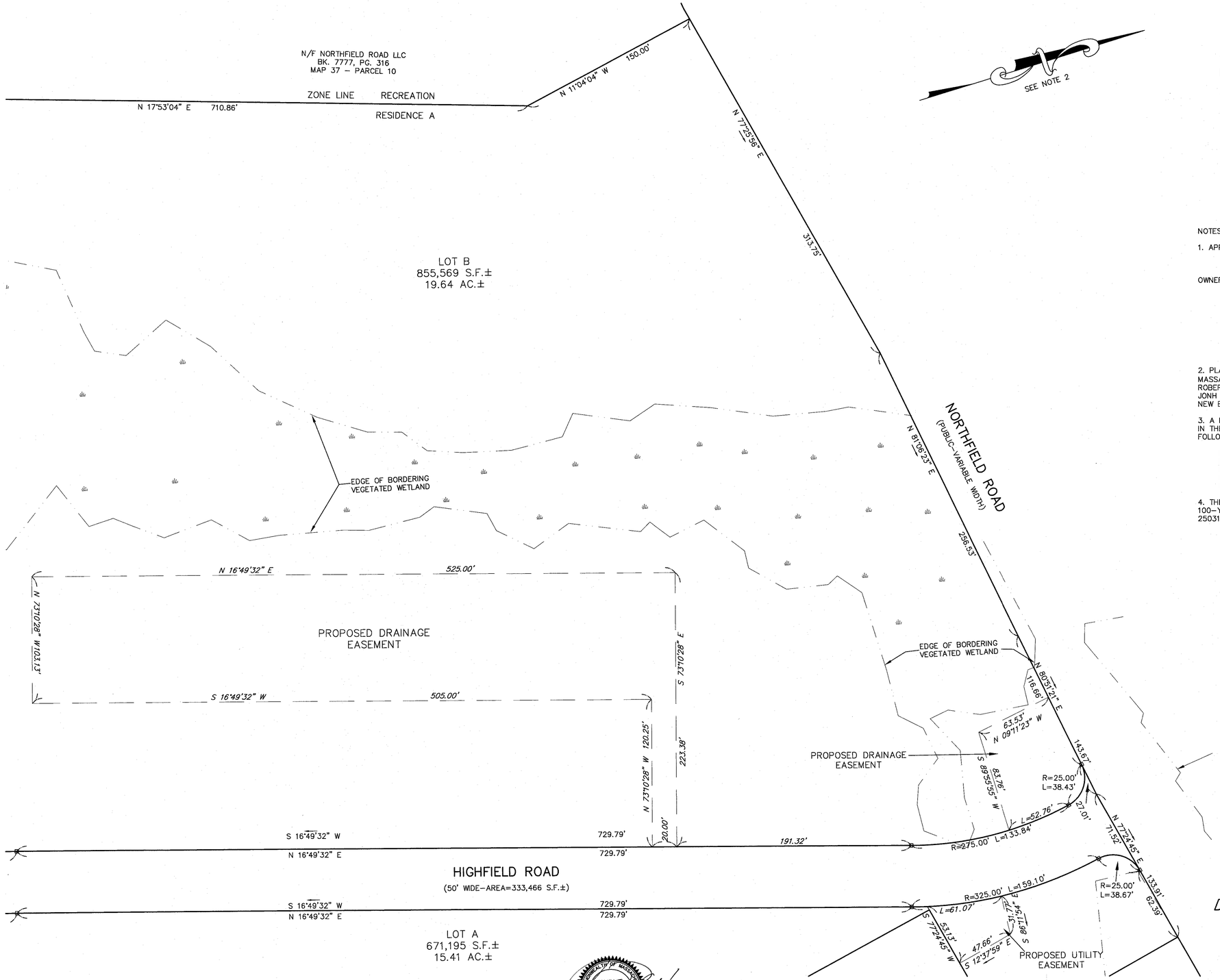
OWNER/APPLICANT
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

ENGINEER & SURVEYOR
WHITMAN & BINGHAM ASSOCIATES, LLC.
510 MECHANIC STREET
LEOMINSTER, MA 01453
TEL. (978) 537-5296
FAX (978) 537-1423

NO.	DATE	DESCRIPTION
1	12/29/15	ALL SHEETS

ASSESSORS' MAP 37, PARCEL 9
MAP 57, PARCEL 31

PLAN INDEX	
SUBDIVISION PLAN OF LAND	D1 – D11
INDEX PLAN	I1 – I1
STREET PLAN AND PROFILES	T1 – T7
GRADING AND EROSION CONTROL PLANS	G1 – G7
UTILITY PLANS	U1 – U12
CROSS-COUNTRY PROFILES	CC1 – CC6
STREET TREE PLAN	P1 – P1
CONSTRUCTION DETAILS & NOTES	N1 – N4



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1. APPLICANT: JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

OWNERS: LUNENBURG NOMINEE TRUST,
ROBERT A. LEVERONE, TRUSTEE
880 WINTER STREET, SUITE 340
WALTHAM, MA 02451
BK. 1539, P. 21

JOHN E. & DAVID SALIBA
227 LEWIS WHARF
BOSTON, MA 02110
BK. 4630, P. 224

2. PLAN REFERENCE: PLAN OF LAND IN LUNENBURG, MASSACHUSETTS, SCALE 1"=200', DATED AUGUST 29, 2015, OWNERS: ROBERT A. LEVERONE, TRUSTEE OF LUNENBURG NOMINEE TRUST & JONH E. & DAVID SALIBA, PREPARED BY BRUCE K. KINSMAN, P.L.S., NEW ENGLAND ENGINEERING.

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TOWN OF LUNENBURG CLERK DATE

COMMONWEALTH OF MASSACHUSETTS
JAMES E. BINGHAM
#37566
REGISTERED PROFESSIONAL LAND SURVEYOR
9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

SEPTEMBER 14, 2015

40 0 40 80

WHITMAN & BINGHAM ASSOCIATES, LLC
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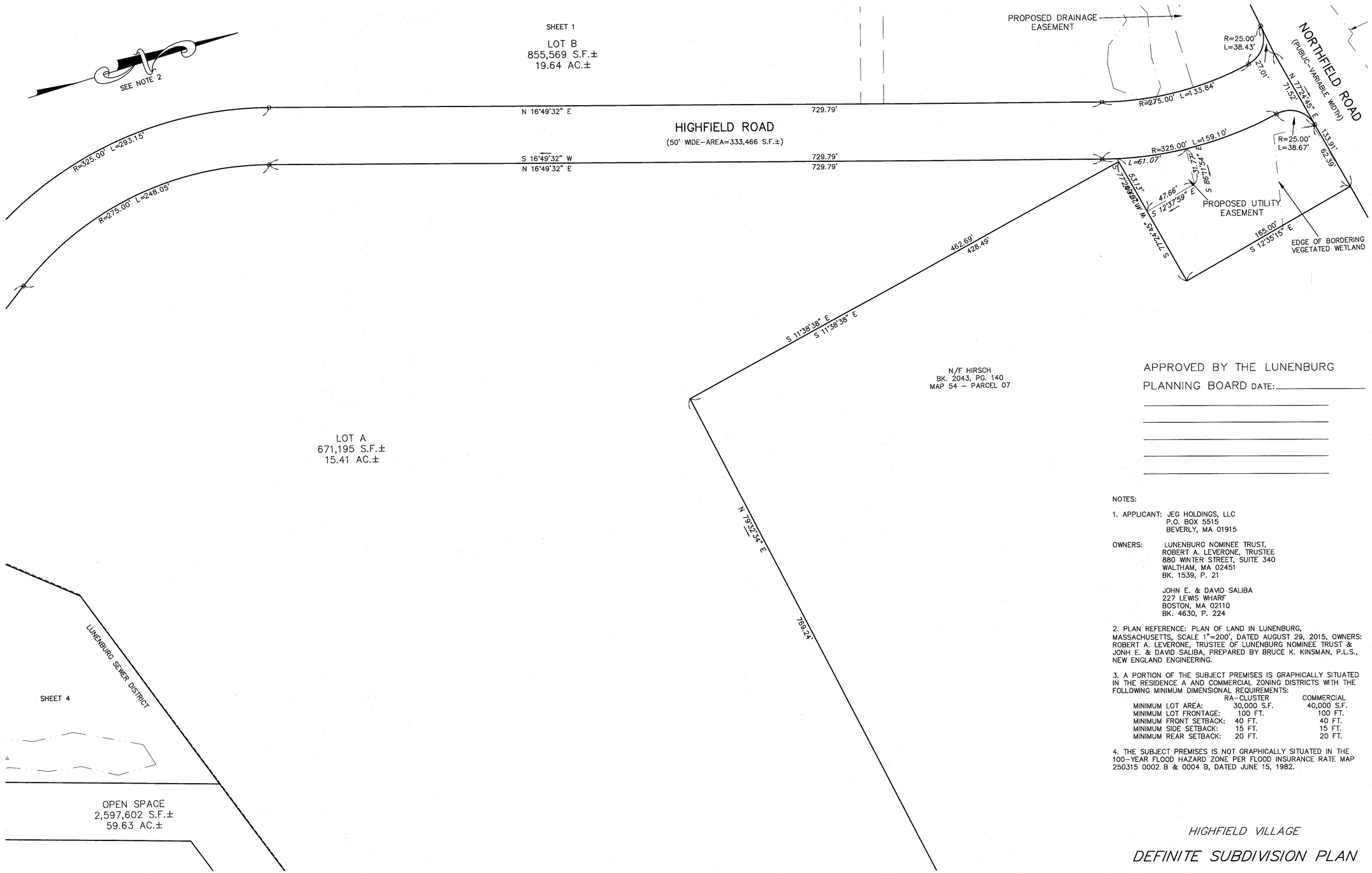
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453



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#37566
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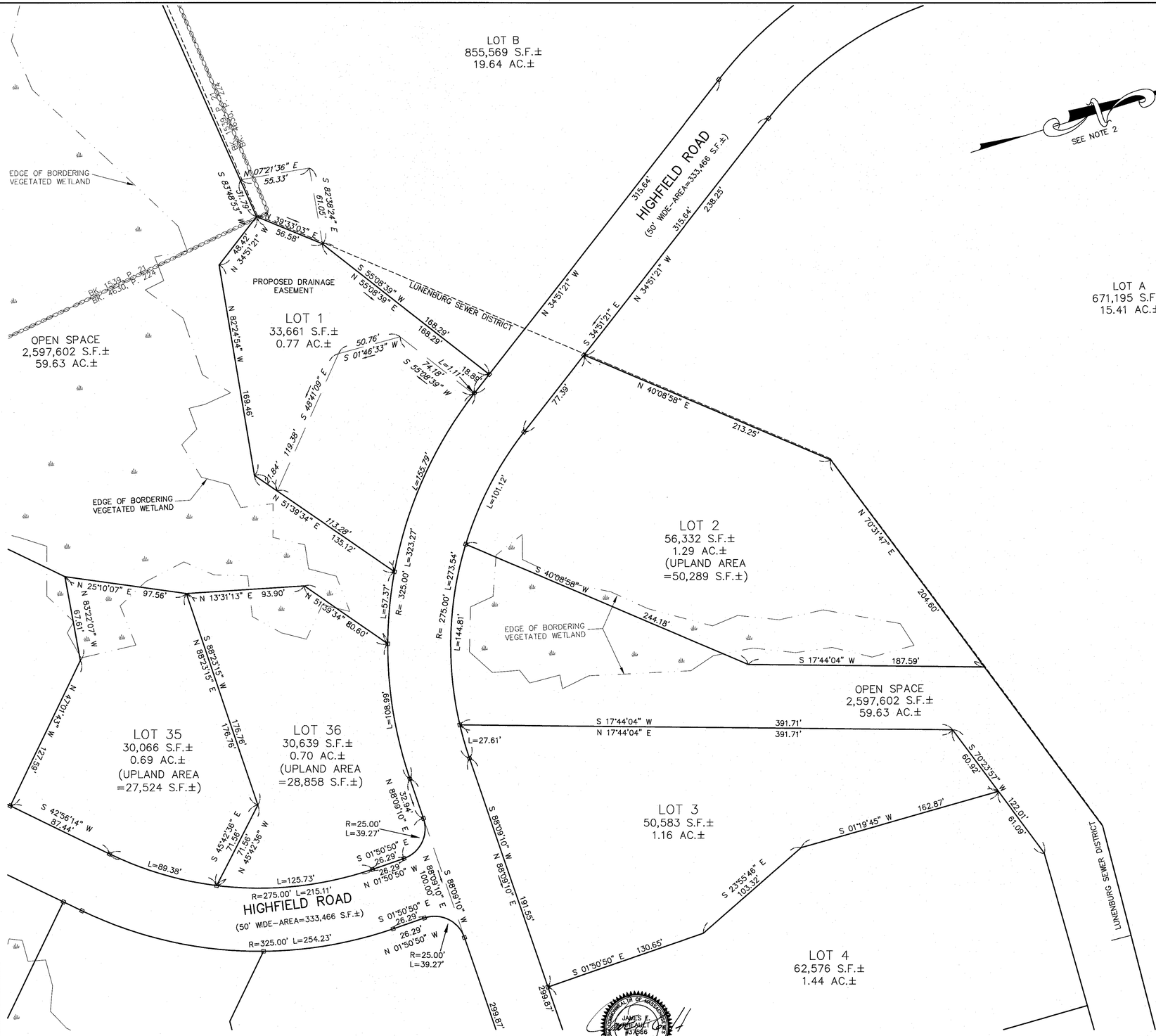
31-D-32



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COMMONWEALTH OF MASSACHUSETTS
JAMES E. WHITMAN JR.
37666
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/14/2015

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IN LUNENBURG, MA

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SEPTEMBER 14, 2015

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510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453

LOT 35
30,066 S.F.±
0.69 AC.±
(UPLAND AREA
=27,524 S.F.±)

LOT 36
30,639 S.F.±
0.70 AC.±
(UPLAND AREA
=28,858 S.F.±)

456.56'

HIGHFIELD ROAD
(50' WIDE–AREA=333,466 S.F.±)

R=25.00'
L=39.27'

R=275.00' L=215.11'

26.29'
N 01°50'50" W

N 88°09'10" E
100.00'

S 88°09'10" W

S 01°50'50" E
26.29'

26.29'
N 01°50'50" W

R=325.00' L=254.23'

L=105.05'

R=25.00'
L=39.27'

LOT 64
35,509 S.F.±
0.82 AC.±
(UPLAND AREA
=33,951 S.F.±)

N 42°58'17" E
16.38'

L=149.18'

N 47°01'43" W
120.22'

EDGE OF BORDERING
VEGETATED WETLAND

S 47°01'43" E
61.45'

N 47°01'43" W
61.45'

N 88°09'10" E
299.87'

LOT 37
32,551 S.F.±
0.75 AC.±

N 51°29'37" E

S 51°29'37" W
238.60'
233.78'

PROPOSED 20' WIDE
SEWER EASEMENT

S 87°09'57" W
133.43'

S 87°09'57" E
173.71'

LOT 65
46,360 S.F.±
1.06 AC.±
(UPLAND AREA
=43,140 S.F.±)

S 01°50'50" E
208.72'

N 01°50'50" W
208.72'

N 88°09'10" E
35.16'

S 83°35'17" W
233.04'

N 83°35'17" E

LOT 46
46,800 S.F.±
1.07 AC.±

BK. 4630, PG. 224
BK. 1539, P. 21

LOT 38
31,110 S.F.±
0.71 AC.±

S 06°24'43" E
146.64'

S 64°06'43" W
178.83'

N 64°06'43" E
178.83'

L=238.79'

R=175.00' L=260.95'

PROPOSED 20' WIDE
SEWER EASEMENT

S 83°35'17" W
309.03'

N 83°35'17" E
303.28'

LOT 39
30,029 S.F.±
0.69 AC.±

L=22.16'

S 83°35'17" W
170.00'

170.00'

10.00'

10.00'

S 06°24'43" E
184.17'

LOT 40
30,090 S.F.±
0.69 AC.±

HIGHFIELD ROAD
(50' WIDE–AREA=333,466 S.F.±)

L=131.22'

S 83°35'17" W
170.00'

S 06°24'43" E
177.00'

572.69'

S 82°39'26" W
170.62'

LOT 41
30,090 S.F.±
0.69 AC.±

N 06°24'43" W

S 06°24'43" E

572.69'

LOT 8
30,146 S.F.±
0.69 AC.±

LOT 7
31,731 S.F.±
0.73 AC.±

S 06°26'24" E
63.73'

S 06°26'24" E
178.00'

N 83°35'17" W
121.40'

S 83°35'17" E
121.40'

R=225.00' L=335.50'

L=103.05'

S 30°10'25" W
103.26'

N 30°10'25" E
103.26'

260.13'

S 29°47'22" E

OPEN SPACE
2,597,602 S.F.±
59.63 AC.±

SEE NOTE 2

N/F SMITH
BK. 4394, PG. 287
MAP 54 – PARCEL 05

LOT 3
50,583 S.F.±
1.16 AC.±

N 88°09'10" E

S 70°23'57" W
80.92'

122.01'
61.09'

N 01°19'45" E
162.87'

LUNENBURG SEWER DISTRICT

N 01°50'50" W
130.65'

103.32'
N 23°55'45" W

LOT 4
62,576 S.F.±
1.44 AC.±

S 88°09'10" W
299.67'

S 88°40'15" E
125.49'

S 88°40'15" E
147.94'

S 01°19'45" W
N 01°19'45" E
226.18'
226.18'

S 10°58'05" W
N 10°58'05" E
179.33'
179.33'

S 88°09'10" W
9.96'

L=101.24'

LOT 5
66,497 S.F.±
1.53 AC.±

S 29°47'22" E
127.34'

S 25°16'22" W
N 25°16'22" E
339.74'
339.74'

LOT 6
50,752 S.F.±
1.17 AC.±

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227 LEWIS WHARF
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JAMES E. McCAULEY #37566 REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS

9/14/2015

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HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

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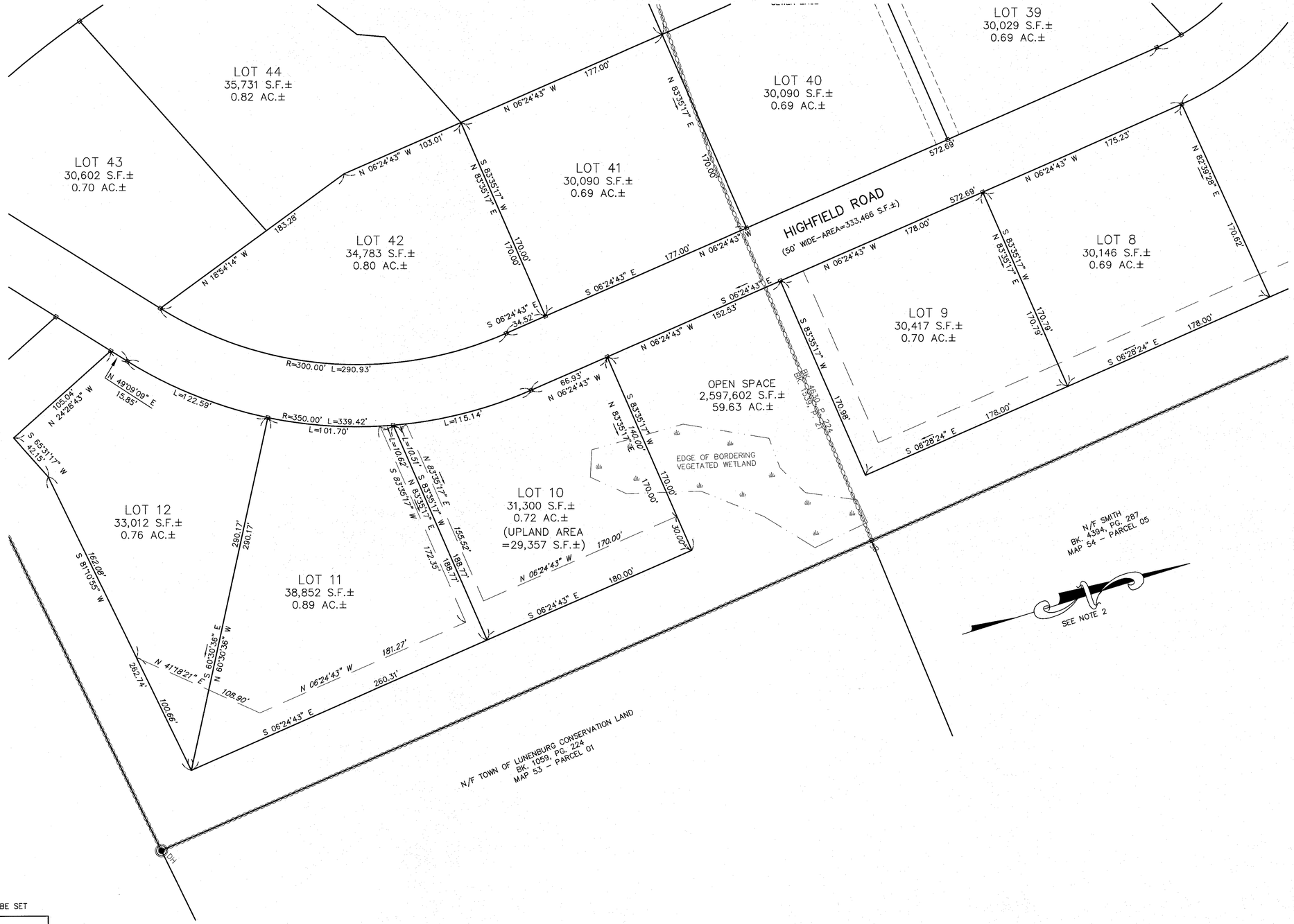

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COMMONWEALTH OF MASSACHUSETTS
JAMES H. QUIRK III
37506
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/14/2015

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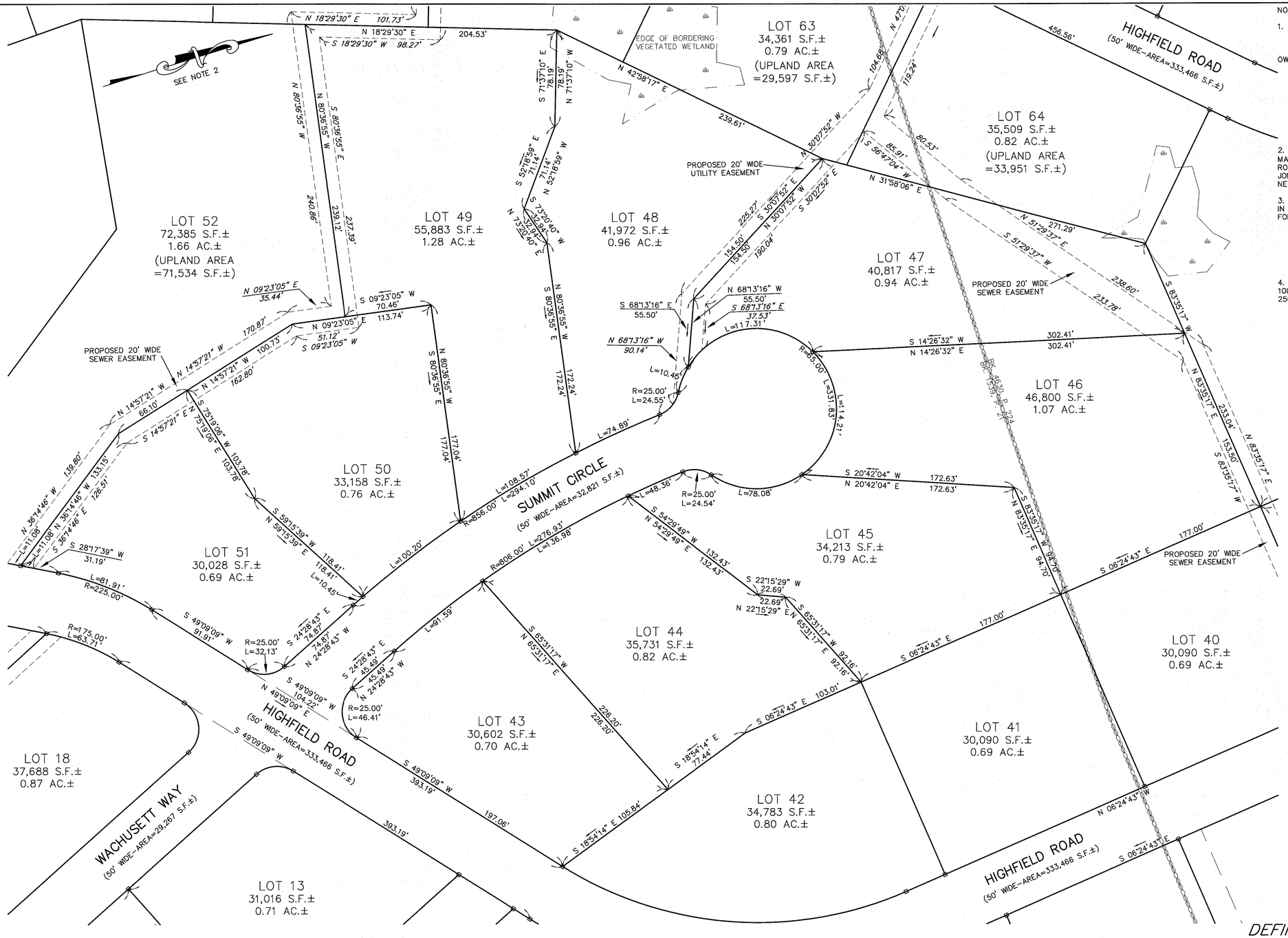

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COMMONWEALTH OF MASSACHUSETTS
JAMES E. BONCEWICZ
37548
REGISTERED PROFESSIONAL LAND SURVEYOR

9/14/2015

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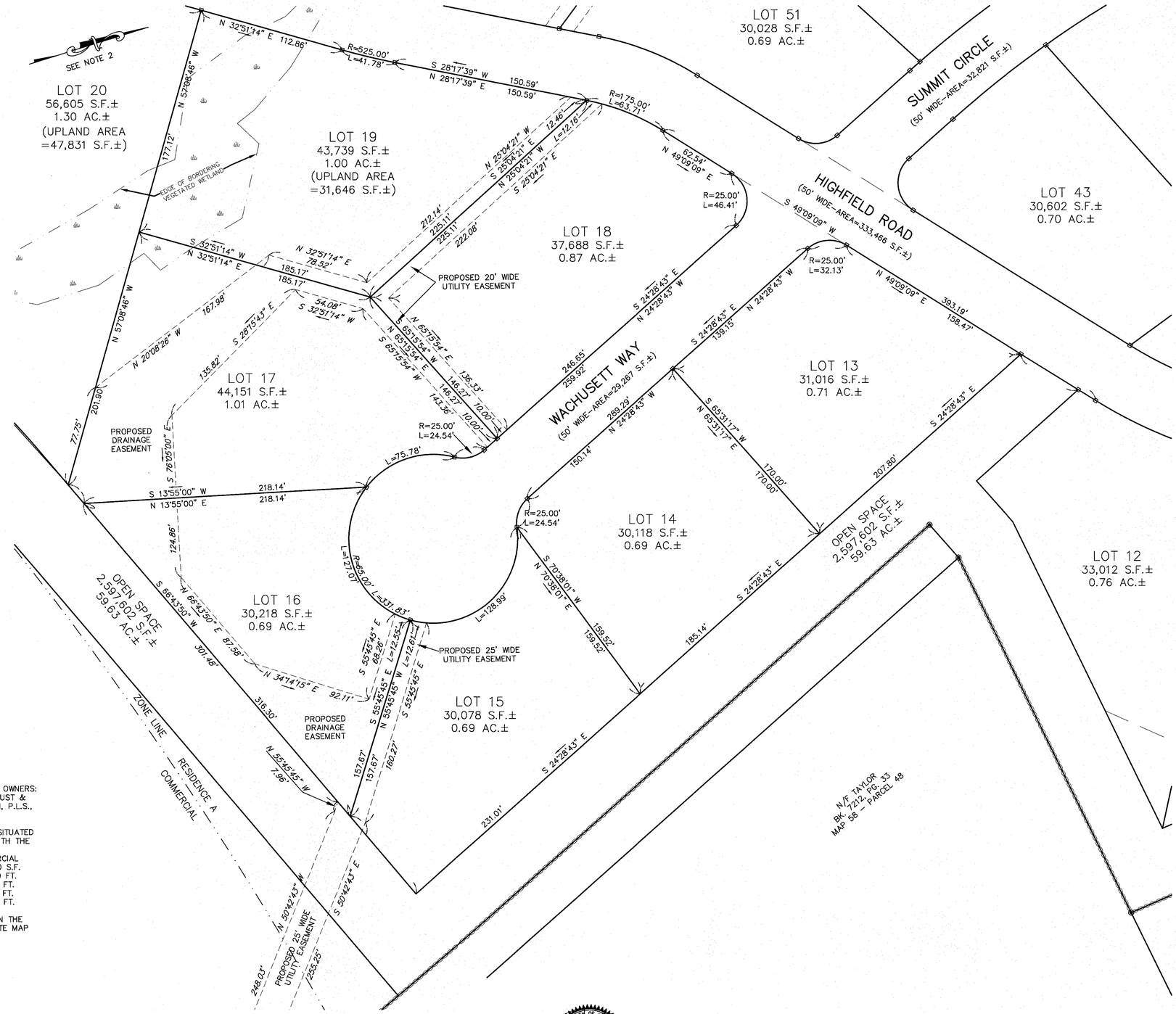

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I HEREBY CERTIFY THAT NO NOTICE OF APPEALS WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER THE RECEIPT AND RECORDING OF THE NOTICE FROM THE LUNENBURG PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

TOWN OF LUNENBURG CLERK DATE

COMMONWEALTH OF MASSACHUSETTS
JAMES B. BREAULT
#37582
REGISTERED
PROFESSIONAL LAND SURVEYOR

9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

APPROVED BY THE LUNENBURG PLANNING BOARD DATE: _____

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

SEPTEMBER 14, 2015

40 0 40 80

WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453

LOT 24
38,267 S.F.±
0.88 AC.±

LOT 23
31,241 S.F.±
0.72 AC.±

LOT 22
30,336 S.F.±
0.70 AC.±

LOT 21
38,378 S.F.±
0.88 AC.±

LOT 20
56,605 S.F.±
1.30 AC.±
(UPLAND AREA
=47,831 S.F.±)

LOT 19
43,739 S.F.±
1.00 AC.±
(UPLAND AREA
=31,646 S.F.±)

LOT 18
37,688 S.F.±
0.87 AC.±

LOT 17
44,151 S.F.±
1.01 AC.±

LOT 58
30,100 S.F.±
0.69 AC.±

LOT 57
30,100 S.F.±
0.69 AC.±

LOT 56
30,463 S.F.±
0.70 AC.±

LOT 55
30,481 S.F.±
0.70 AC.±

LOT 54
42,929 S.F.±
0.99 AC.±

LOT 53
69,001 S.F.±
1.58 AC.±
(UPLAND AREA
=59,298 S.F.±)

LOT 52
72,385 S.F.±
1.66 AC.±
(UPLAND AREA
=71,534 S.F.±)

OPEN SPACE
2,597,602 S.F.±
59.63 AC.±

HIGHFIELD ROAD
(50' WIDE–AREA=333,466 S.F.±)

WACHUSETT WAY
(50' WIDE–AREA=29,267 S.F.±)

ZONE LINE
RESIDENCE A
COMMERCIAL

SEE NOTE 2

EDGE OF BORDERING VEGETATED WETLAND

PROPOSED 20' WIDE SEWER EASEMENT

PROPOSED 20' WIDE UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

NOTES:

1. APPLICANT: JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

OWNERS: LUNENBURG NOMINEE TRUST,
ROBERT A. LEVERONE, TRUSTEE
880 WINTER STREET, SUITE 340
WALTHAM, MA 02451
BK. 1539, P. 21

JOHN E. & DAVID SALIBA
227 LEWIS WHARF
BOSTON, MA 02110
BK. 4630, P. 224

2. PLAN REFERENCE: PLAN OF LAND IN LUNENBURG, MASSACHUSETTS, SCALE 1"=200', DATED AUGUST 29, 2015, OWNERS: ROBERT A. LEVERONE, TRUSTEE OF LUNENBURG NOMINEE TRUST & JONH E. & DAVID SALIBA, PREPARED BY BRUCE K. KINSMAN, P.L.S., NEW ENGLAND ENGINEERING.

3. A PORTION OF THE SUBJECT PREMISES IS GRAPHICALLY SITUATED IN THE RESIDENCE A AND COMMERCIAL ZONING DISTRICTS WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:

	RA–CLUSTER	COMMERCIAL
MINIMUM LOT AREA:	30,000 S.F.	40,000 S.F.
MINIMUM LOT FRONTAGE:	100 FT.	100 FT.
MINIMUM FRONT SETBACK:	40 FT.	40 FT.
MINIMUM SIDE SETBACK:	15 FT.	15 FT.
MINIMUM REAR SETBACK:	20 FT.	20 FT.

4. THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100–YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 250315 0002 B & 0004 B, DATED JUNE 15, 1982.

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TOWN OF LUNENBURG CLERK DATE

APPROVED BY THE LUNENBURG PLANNING BOARD DATE: _____

JAMES E. [illegible]
#37566
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

SEPTEMBER 14, 2015

40 0 40 80

WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453

EDGE OF BORDERING VEGETATED WETLAND

EDGE OF BORDERING VEGETATED WETLAND

OPEN SPACE
2,597,602 S.F.±
59.63 AC.±

PROPOSED UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT

LOT 29
32,737 S.F.±
0.75 AC.±

LOT 28
31,855 S.F.±
0.73 AC.±

LOT 27
31,850 S.F.±
0.73 AC.±

LOT 26
31,473 S.F.±
0.72 AC.±

LOT 25
30,893 S.F.±
0.71 AC.±

LOT 24
38,267 S.F.±
0.88 AC.±

LOT 23
31,241 S.F.±
0.72 AC.±

LOT 60
30,147 S.F.±
0.69 AC.±

LOT 59
30,100 S.F.±
0.69 AC.±

LOT 58
30,100 S.F.±
0.69 AC.±

LOT 57
30,100 S.F.±
0.69 AC.±

LOT 56
30,463 S.F.±
0.70 AC.±

LOT 55

LOT 54
42,929 S.F.±
0.99 AC.±

LOT 53
69,001 S.F.±
1.58 AC.±
(UPLAND AREA
=59,298 S.F.±)

LOT 52
72,385 S.F.±
1.66 AC.±
(UPLAND AREA
=71,534 S.F.±)

HIGHFIELD ROAD
(50' WIDE-AREA=333,466 S.F.±)

N 69°13'47" W 116.26'
N 02°02'43" W 75.15'
22.65'
29.50'
N 18°29'30" E 136.41'
S 87°57'17" W 60.23'
84.11'
S 02°02'43" E
S 54°43'48" W 67.12'
50.00'
N 60°57'17" E
S 87°57'17" W
182.64'
S 71°30'30" E 137.37'
N 71°30'30" W 182.00'
100.08'
10.00'
S 18°29'30" W 40.03'
L=21.24'
L=104.21'
R=350.00' L=125.45'
N 02°02'43" W 175.00'
S 02°02'43" E 153.77'
533.49'
R=300.00' L=107.53'
N 18°29'30" E 83.75'
N 02°02'43" W 15.00'
S 02°02'43" E 38.19'
S 18°29'30" W 106.94'
N 02°02'43" W 163.68'
64.96'
S 87°57'17" W 20.00'
S 02°02'43" E
204.71'
S 87°57'17" W 30.00'
S 02°02'43" E 25.25'
N 87°57'17" E 182.00'
S 87°57'17" W 132.00'
S 02°02'43" E 165.00'
N 02°02'43" W 212.27'
N 02°02'43" W 115.83'
N 77°43'35" W 172.32'
S 65°47'56" W
N 65°47'56" E 218.90'
L=91.88'
N 79°27'25" W 125.84'
S 79°27'25" E 125.84'
S 02°02'43" E 191.10'
N 02°02'43" W 175.00'
S 02°02'43" E 175.00'
N 02°02'43" W 168.49'
L=6.51'
S 87°57'17" W 171.86'
S 15°47'22" W 134.10'
S 53°33'03" W 69.74'
L=98.02'
L=112.78'
R=200.00 L=506.50'
R=150.00 L=379.87'
L=373.36'

NOTES:

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JOHN E. & DAVID SALIBA
227 LEWIS WHARF
BOSTON, MA 02110
BK. 4630, P. 224

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	RA–CLUSTER	COMMERCIAL
MINIMUM LOT AREA:	30,000 S.F.	40,000 S.F.
MINIMUM LOT FRONTAGE:	100 FT.	100 FT.
MINIMUM FRONT SETBACK:	40 FT.	40 FT.
MINIMUM SIDE SETBACK:	15 FT.	15 FT.
MINIMUM REAR SETBACK:	20 FT.	20 FT.

4. THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100–YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 250315 0002 B & 0004 B, DATED JUNE 15, 1982.

APPROVED BY THE LUNENBURG PLANNING BOARD DATE: _____

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TOWN OF LUNENBURG CLERK DATE

COMMONWEALTH OF MASSACHUSETTS
JAMES E. KAULT
27566
REGISTERED
SURVEYOR AND SURVEYOR
9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

SEPTEMBER 14, 2015

40 0 40 80

WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453

EASEMENT

PROPOSED DRAINAGE EASEMENT

N 18°29'30" E 175.00'

PROPOSED UTILITY EASEMENT

S 18°29'30" W 180.00'

S 54°43'48" W 67.12'

N 71°30'30" W 182.00'

S 71°30'30" E 137.37'

N 77°30'30" W 10.00'

S 18°29'30" W 10.00'

N 18°29'30" E 10.00'

LOT 30
31,850 S.F.±
0.73 AC.±

S 71°30'30" E 44.63'

N 71°30'30" W 182.00'

S 71°30'30" E 182.00'

N 18°29'30" E

S 79°04'27" E 111.65'

S 79°04'27" E 83.81'

235.89'

PROPOSED UTILITY EASEMENT

N 56°36'45" E 207.10'

N 56°36'45" E 147.46'

LOT 31
34,813 S.F.±
0.80 AC.±
(UPLAND AREA
=27,940 S.F.±)

S 18°29'30" W 175.00'

N 18°29'30" E 297.55'

S 18°29'30" W 82.51'

L=61.66'

N 74°42'38" E 34.06'

L=33.08'

S 74°42'38" E 152.42'

R=525.00' L=224.31'

S 43°07'42" W 19.13'

HIGHFIELD ROAD
(50' WIDE-AREA=333,466 S.F.±)

S 18°29'30" W 297.55'

N 18°29'30" E 175.00'

R=475.00' L=209.94'

L=196.82'

N 18°29'30" E 38.79'

LOT 60
30,147 S.F.±
0.69 AC.±

N 71°30'30" W 172.00'

LOT 61
30,100 S.F.±
0.69 AC.±

N 71°30'30" W 162.00'

S 71°30'30" E 10.00'

N 71°30'30" W 172.00'

S 71°30'30" E 10.00'

S 71°30'30" E 182.00'

LOT 62
33,902 S.F.±
0.78 AC.±
(UPLAND AREA
=23,922 S.F.±)

N 18°29'30" E 101.73'

S 18°29'30" W 175.00'

S 18°29'30" W 104.53'

S 18°29'30" W 98.27'

N 80°36'55" W 240.86'

S 80°36'55" E 237.39'

LOT 52
72,385 S.F.±
1.66 AC.±
(UPLAND AREA

LOT 49
55,883 S.F.±
1.28 AC.±

LOT 48
41,972 S.F.±
0.96 AC.±

N 45°10'44" E

S 45°10'44" E

N 42°58'17" E 172.50'

PROPOSED DRAINAGE EASEMENT

S 42°58'17" W

LOT 32
33,241 S.F.±
0.76 AC.±
(UPLAND AREA
=32,436 S.F.±)

N 47°01'43" W

S 47°01'43" E

N 42°58'17" E 175.00'

279.31'

182.05'

182.05'

EDGE OF BORDERING VEGETATED WETLAND

N 42°58'17" E 134.94'

LOT 33
31,859 S.F.±
0.73 AC.±

S 61°42'12" W 64.17'

S 47°01'43" E

N 47°01'43" W

S 47°01'43" E

182.05'

182.05'

81.44'

N 47°01'43" W 10.00'

10.00'

182.05'

182.05'

LOT 34
30,768 S.F.±
0.71 AC.±
(UPLAND AREA
=29,402 S.F.±)

S 83°22'07" E 67.16'

S 47°01'43" E 127.59'

S 42°58'17" W 175.00'

456.56'

N 42°58'17" E 456.56'

246.31'

OPEN SPACE
2,597,602 S.F.±
59.63 AC.±

BK. 1539 P. 21
BK. 4630 P. 224

BK. 1539 P. 21
BK. 4630 P. 224

L=6.12'

N 42°58'17" E

S 42°58'17" W 193.88'

S 47°01'43" E

N 47°01'43" W

171.98'

171.98'

PROPOSED 20' WIDE UTILITY EASEMENT

EDGE OF BORDERING VEGETATED WETLAND

LOT 63
34,361 S.F.±
0.79 AC.±
(UPLAND AREA
=29,597 S.F.±)

S 42°58'17" W 180.00'

N 47°01'43" E 10.00'

S 47°01'43" W 10.00'

N 47°01'43" E 104.68'

S 47°01'43" W 119.24'

S 47°01'43" E

N 30°07'52" W 168.11'

168.11'

N 56°47'04" E 80.53'

S 56°47'04" W 85.91'

S 31°58'06" W 250.92'

LOT 64
35,509 S.F.±
0.82 AC.±
(UPLAND AREA
=33,951 S.F.±)

PROPOSED 20' WIDE UTILITY EASEMENT

S 30°07'52" E 225.27'

190.04'

N 51°29'37" E

S 51°29'37" W

EDGE OF BORDERING VEGETATED WETLAND

S 47°01'43" E 120.22'

LOT 47

NOTES:

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P.O. BOX 5515
BEVERLY, MA 01915

OWNERS: LUNENBURG NOMINEE TRUST,
ROBERT A. LEVERONE, TRUSTEE
880 WINTER STREET, SUITE 340
WALTHAM, MA 02451
BK. 1539, P. 21

JOHN E. & DAVID SALIBA
227 LEWIS WHARF
BOSTON, MA 02110
BK. 4630, P. 224

2. PLAN REFERENCE: PLAN OF LAND IN LUNENBURG, MASSACHUSETTS, SCALE 1"=200', DATED AUGUST 29, 2015, OWNERS: ROBERT A. LEVERONE, TRUSTEE OF LUNENBURG NOMINEE TRUST & JONH E. & DAVID SALIBA, PREPARED BY BRUCE K. KINSMAN, P.L.S., NEW ENGLAND ENGINEERING.

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	RA-CLUSTER	COMMERCIAL
MINIMUM LOT AREA:	30,000 S.F.	40,000 S.F.
MINIMUM LOT FRONTAGE:	100 FT.	100 FT.
MINIMUM FRONT SETBACK:	40 FT.	40 FT.
MINIMUM SIDE SETBACK:	15 FT.	15 FT.
MINIMUM REAR SETBACK:	20 FT.	20 FT.

4. THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 250315 0002 B & 0004 B, DATED JUNE 15, 1982.

APPROVED BY THE LUNENBURG PLANNING BOARD DATE: _____

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TOWN OF LUNENBURG CLERK DATE

COMMONWEALTH OF MASSACHUSETTS
JAMES E. [illegible]
#37586
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

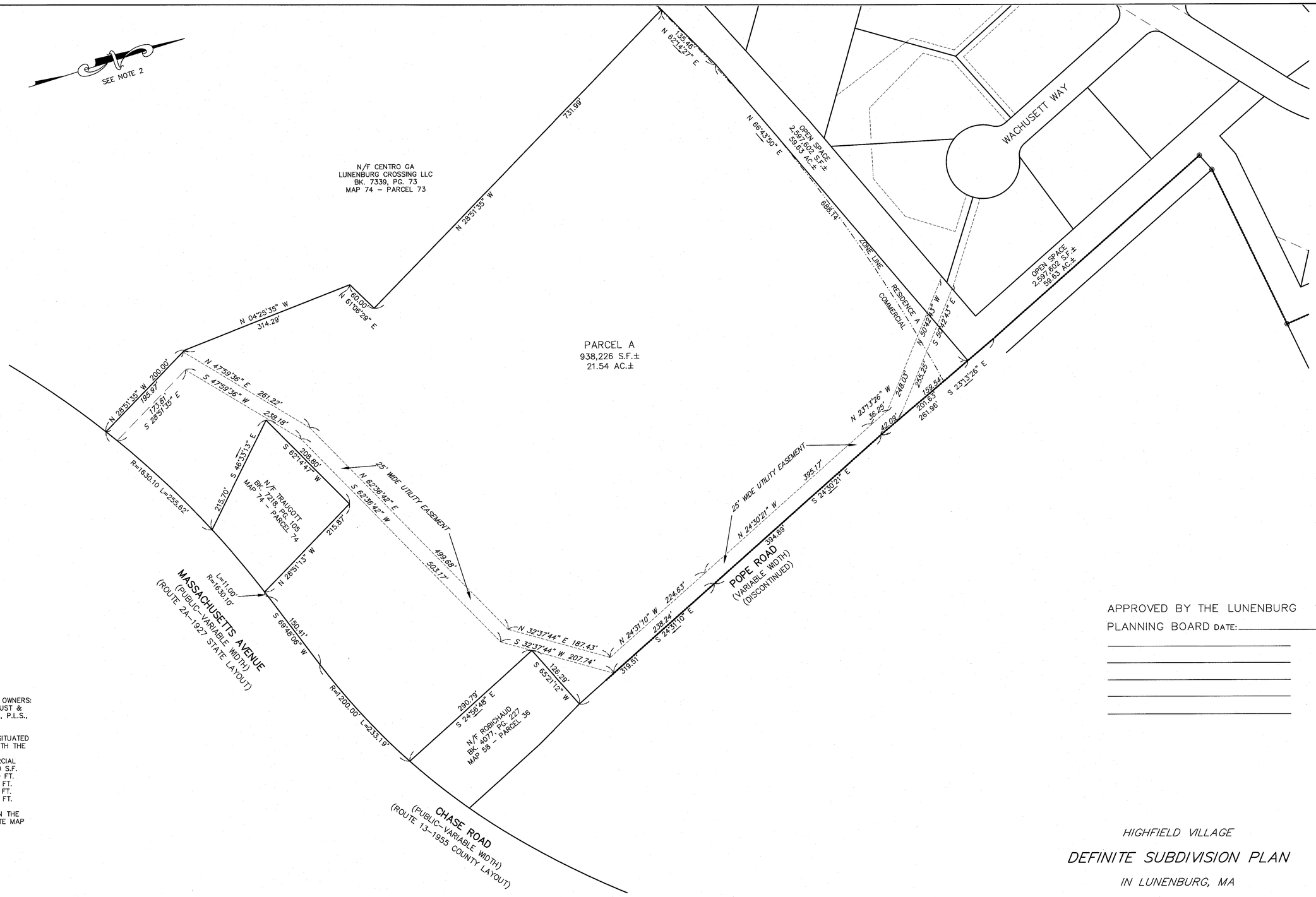
PREPARED FOR

JEG HOLDINGS LLC

SEPTEMBER 14, 2015

40 0 40 80

WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453



NOTES:

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BEVERLY, MA 01915

OWNERS: LUNENBURG NOMINEE TRUST,
ROBERT A. LEVERONE, TRUSTEE
880 WINTER STREET, SUITE 340
WALTHAM, MA 02451
BK. 1539, P. 21

JOHN E. & DAVID SALIBA
227 LEWIS WHARF
BOSTON, MA 02110
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MINIMUM FRONT SETBACK:	40 FT.	40 FT.
MINIMUM SIDE SETBACK:	15 FT.	15 FT.
MINIMUM REAR SETBACK:	20 FT.	20 FT.

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TOWN OF LUNENBURG CLERK DATE

COMMONWEALTH OF MASSACHUSETTS
JAMES E. BEAULIEU
#37566
REGISTERED PROFESSIONAL LAND SURVEYOR

9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

APPROVED BY THE LUNENBURG PLANNING BOARD DATE:

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

SEPTEMBER 14, 2015

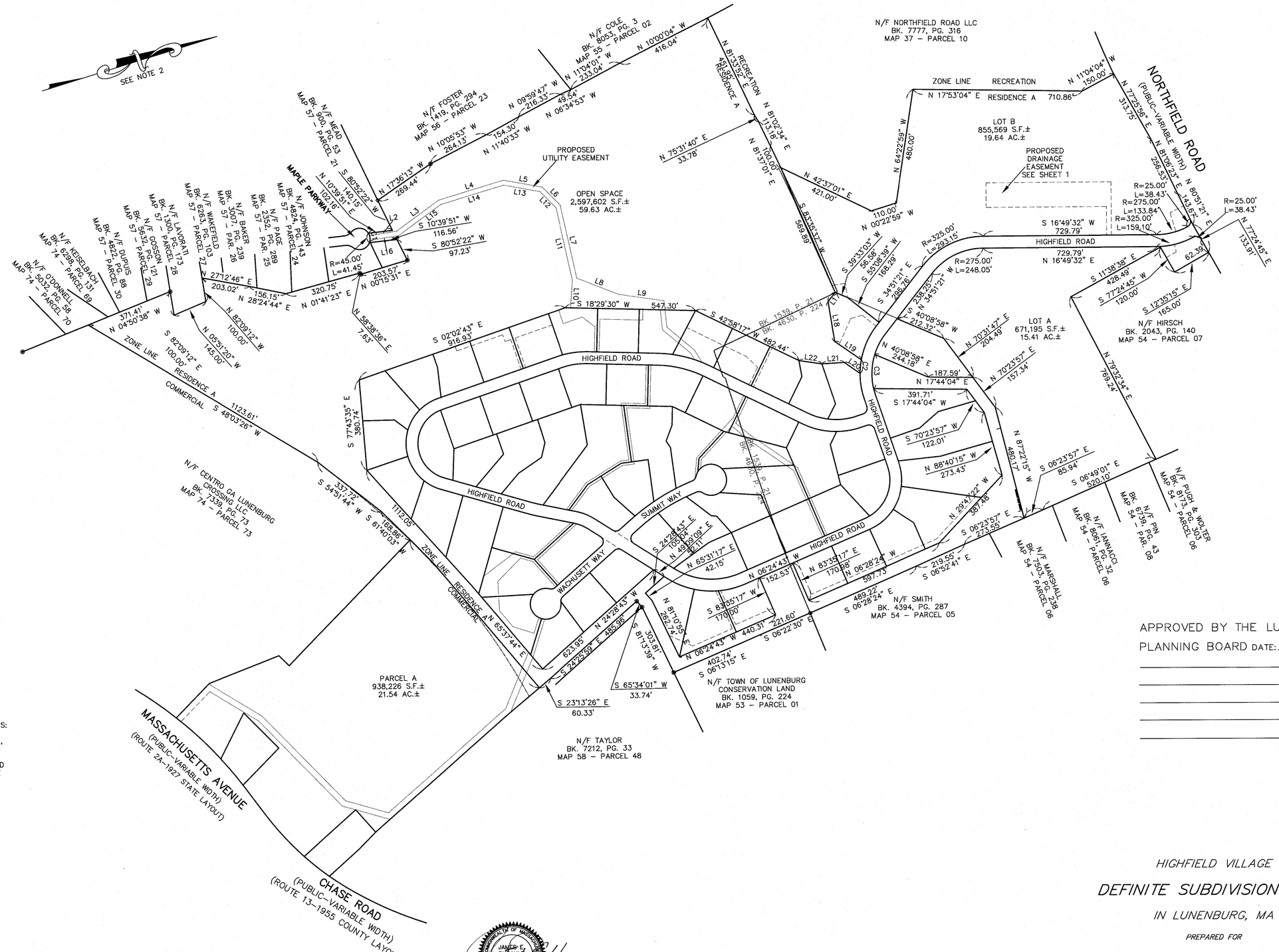
80 0 80 160

WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453

31–D–32

LINE TABLE		
LINE	LENGTH	BEARING
L2	114.69	N08°00'41"E
L3	218.75	N19°16'37"W
L4	284.65	N00°09'40"E
L5	165.92	N27°18'11"E
L6	107.68	N62°03'54"E
L7	313.37	S85°35'58"E
L8	188.83	S38°20'33"W
L9	192.37	N25°10'30"E
L10	116.26	N69°13'47"W
L11	311.46	S85°35'58"E
L12	95.62	N62°03'54"E
L13	154.83	N27°18'11"E
L14	276.39	N00°09'40"E
L15	220.18	N19°16'37"W
L16	120.70	N08°00'41"E
L17	48.42	N34°51'21"W
L18	169.46	N82°24'54"W
L19	135.12	N51°39'34"E
L20	80.60	N51°39'34"E
L21	93.90	N13°31'13"E
L22	97.56	N25°10'07"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	20.20	45.00
C2	57.37	325.00
C3	144.81	275.00



NOTES:

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BK. 1539, P. 21

JOHN E. & DAVID SALIBA
227 LEWIS WHARF
BOSTON, MA 02110
BK. 4630, P. 224

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4. THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100–YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 250315 0002 B & 0004 B, DATED JUNE 15, 1982.

⊡ DENOTES BOUND TO BE SET

I HEREBY CERTIFY THAT NO NOTICE OF APPEALS WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER THE RECEIPT AND RECORDING OF THE NOTICE FROM THE LUNENBURG PLANNING BOARD OF THE APPROVAL OF THIS PLAN.

TOWN OF LUNENBURG CLERK DATE

9/14/2015

I CERTIFY THAT THIS PLAN MEETS WITH REGULATIONS OF REGISTERS OF DEEDS

APPROVED BY THE LUNENBURG PLANNING BOARD DATE:

HIGHFIELD VILLAGE

DEFINITE SUBDIVISION PLAN

IN LUNENBURG, MA

PREPARED FOR

JEG HOLDINGS LLC

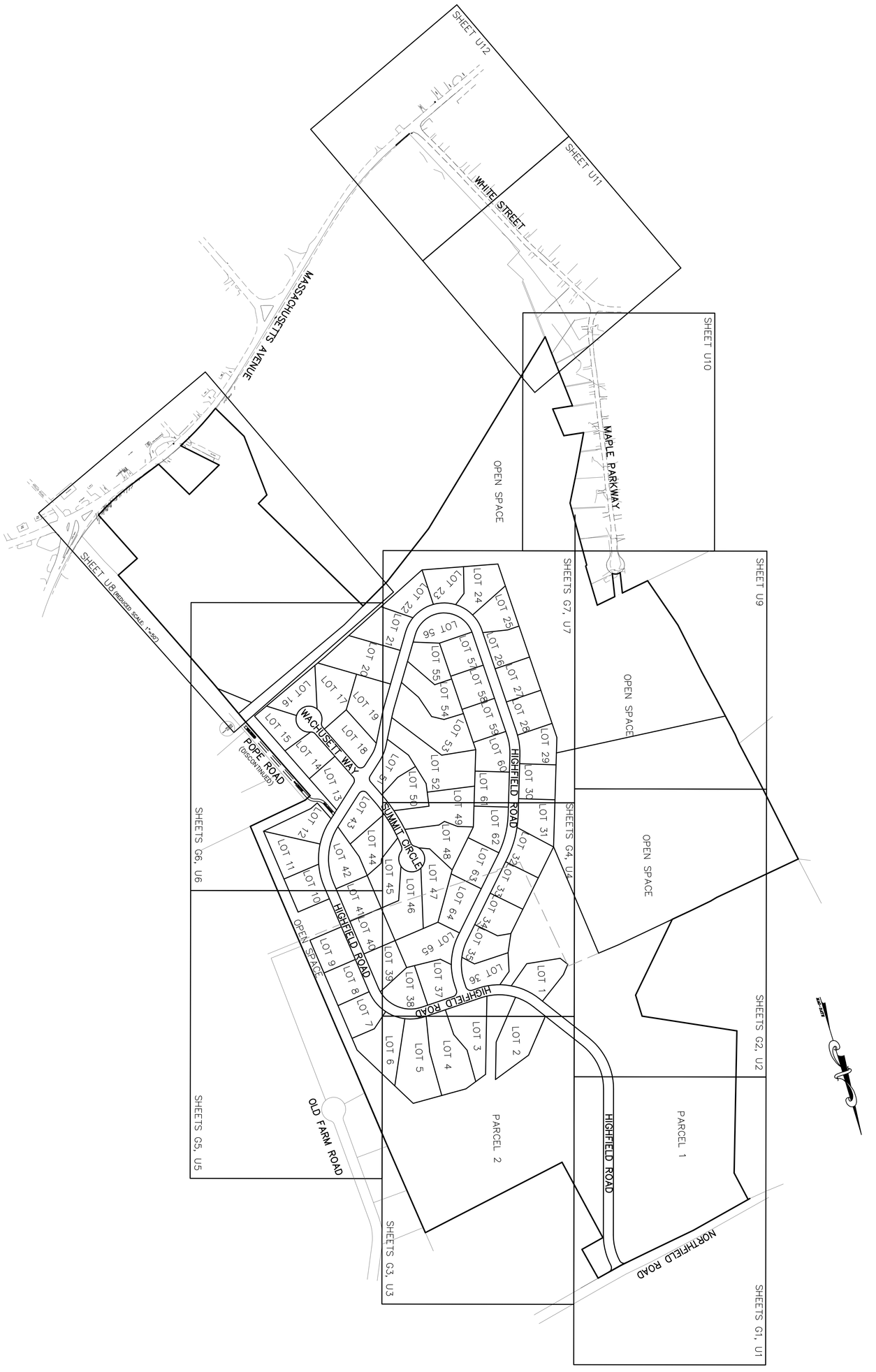
SEPTEMBER 14, 2015

200 0 200 400

WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453

SHEET D12 OF D12

31–D–32



WHITMAN & BINGHAM
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FAX: (978) 537-1425

BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

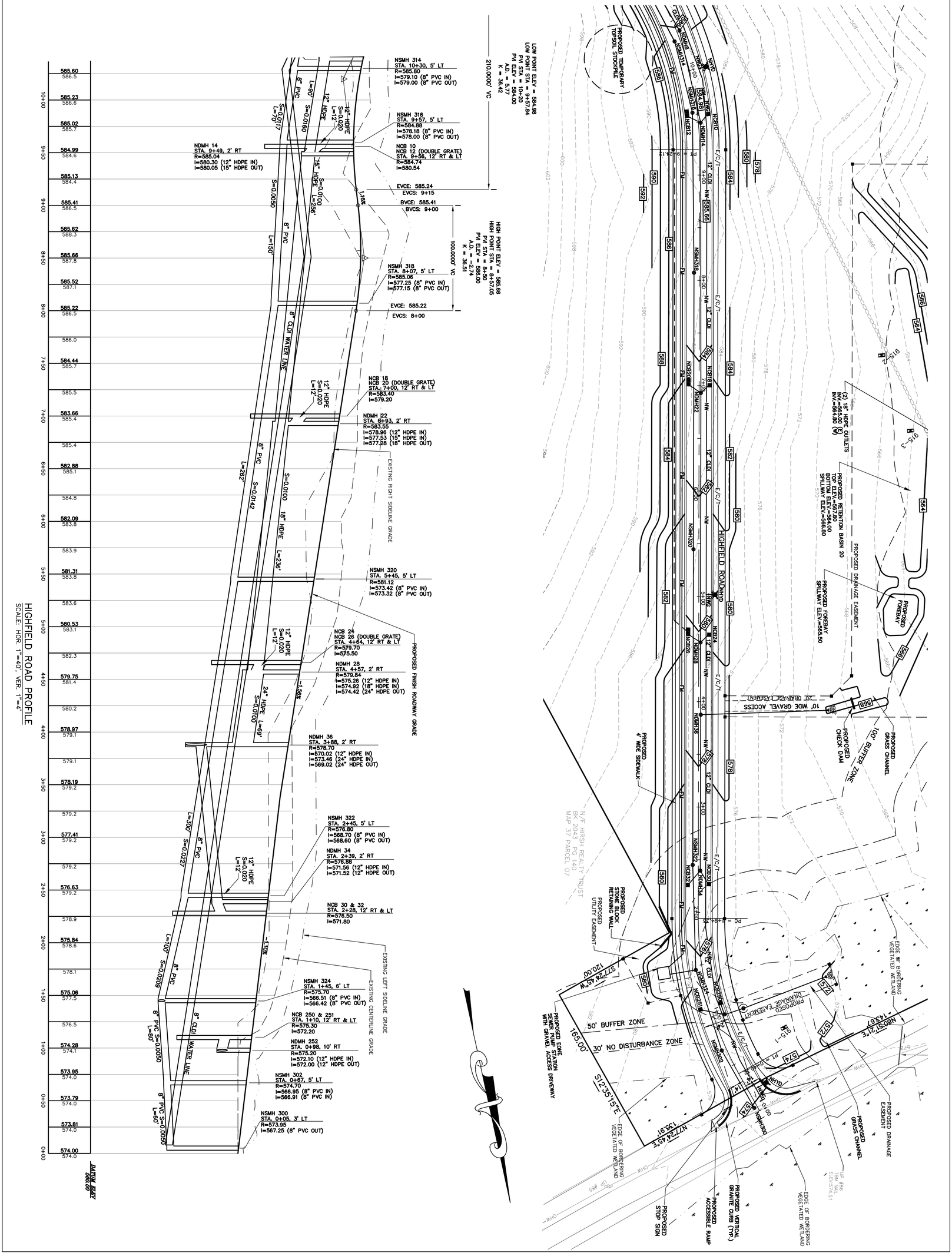
INDEX SHEET
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=250'
SHEET NUMBER: I1 OF I1	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

STREET PLAN AND PROFILE #1

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: T1 OF T7	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
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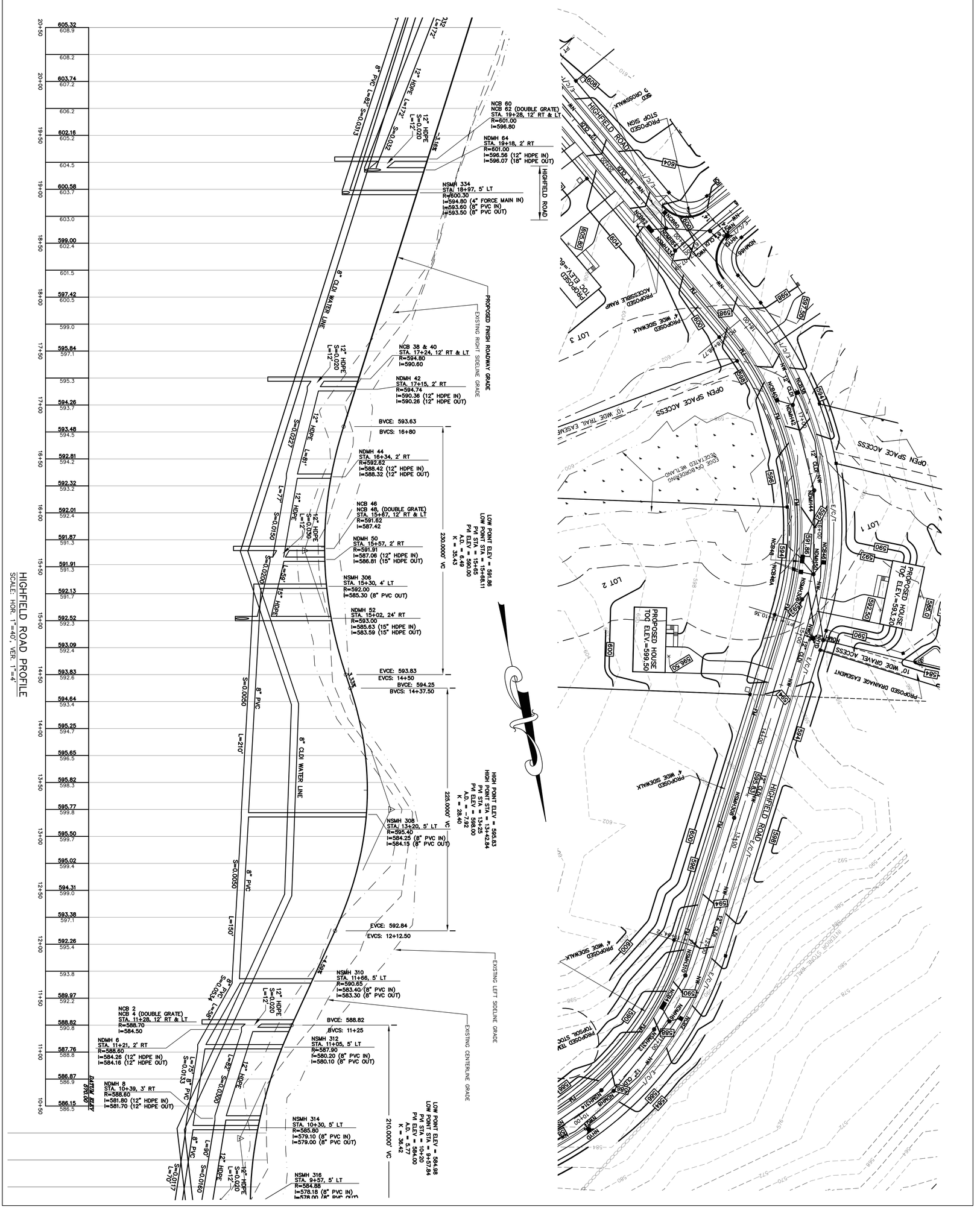

WHITMAN & BINGHAM ASSOCIATES
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BRIAN F. MILISCI
CIVIL
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REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

STREET PLAN AND PROFILE #2
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: T2 OF T7	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
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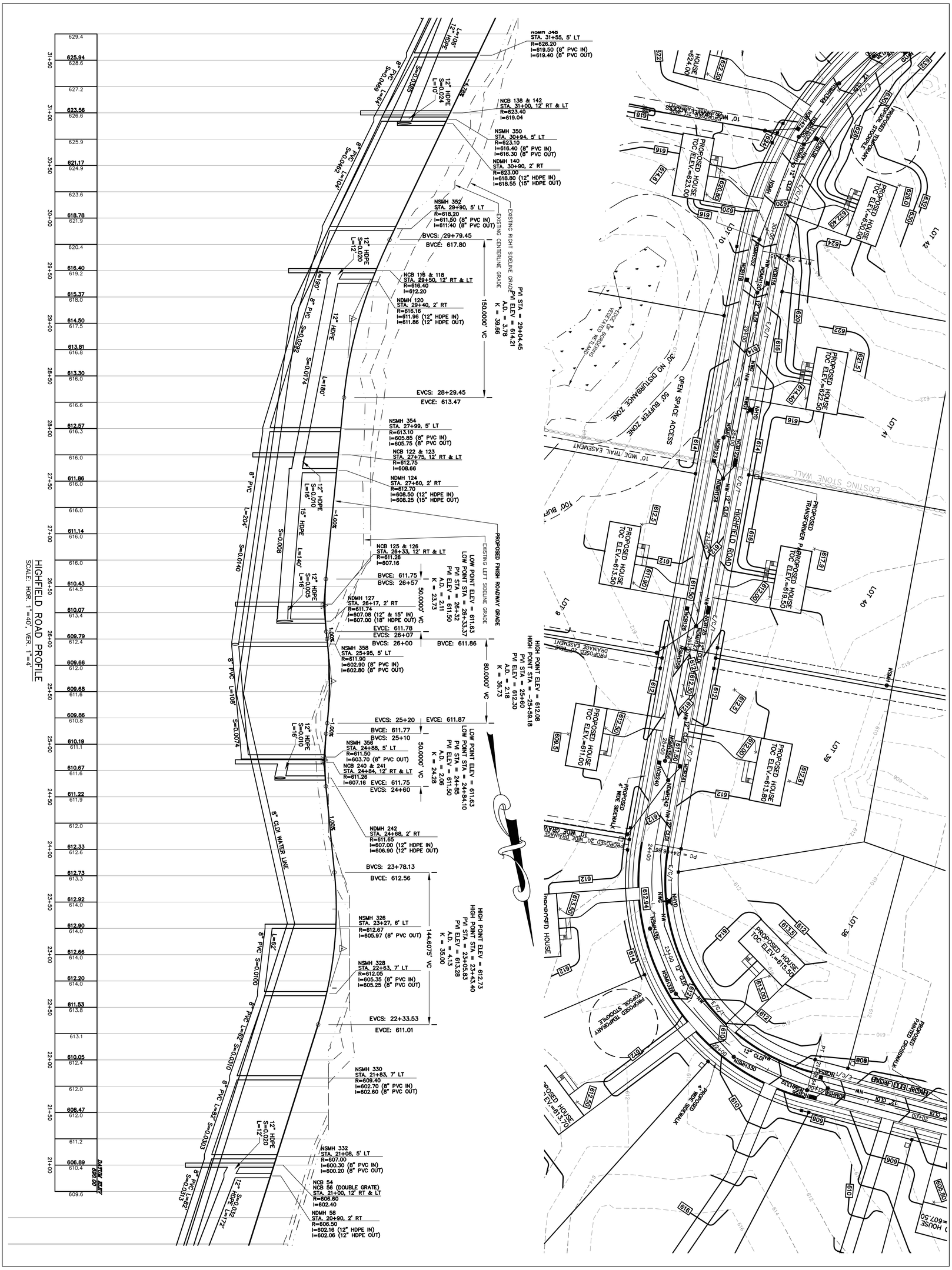

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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

STREET PLAN AND PROFILE #3
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
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COMPS: 9798	PLAN NUMBER: 31-D-32
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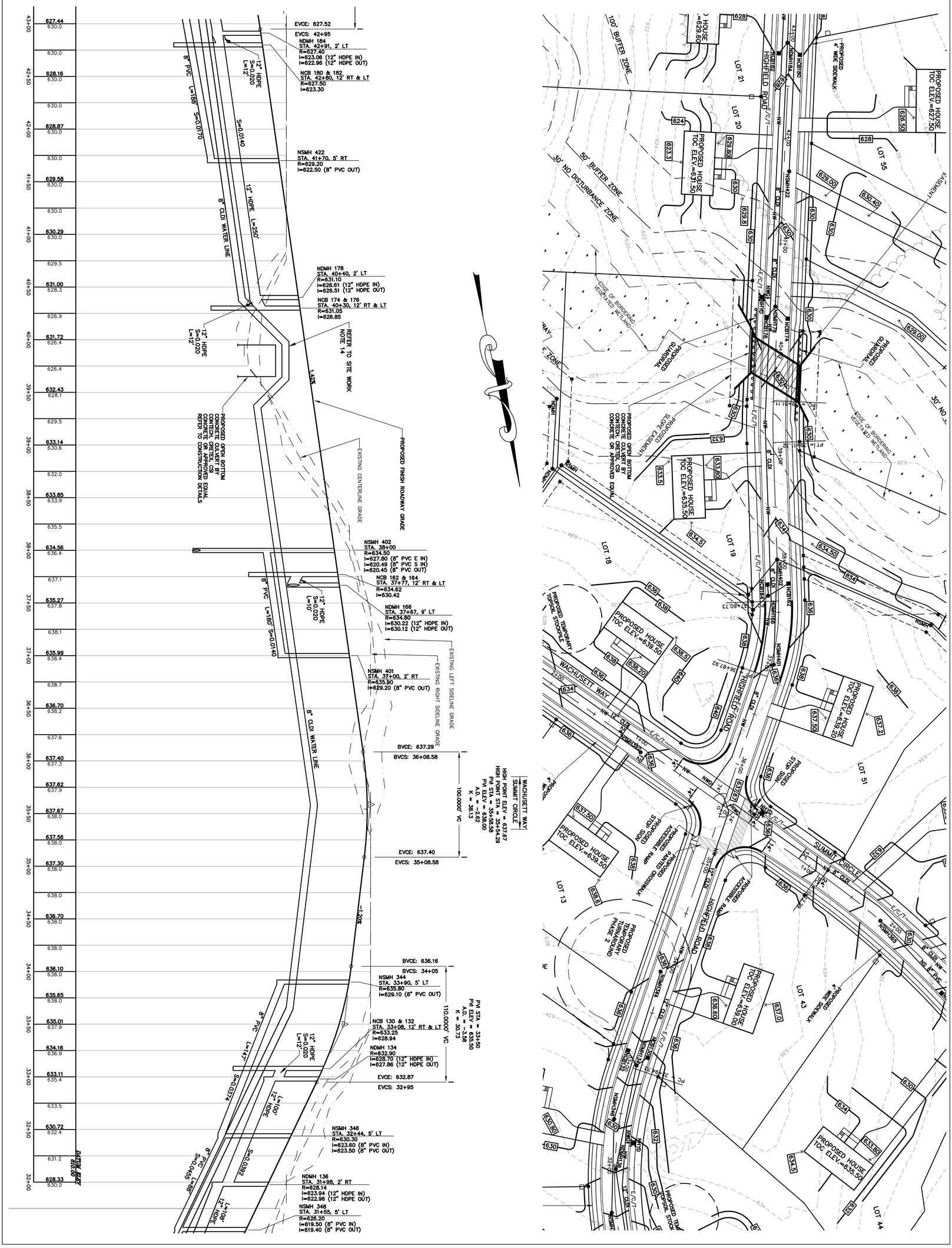

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BRIAN F. MILISCI CIVIL No. 38102 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

STREET PLAN AND PROFILE #4

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: T4 OF T7	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

STREET PLAN AND PROFILE #5
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: T5 OF T7	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
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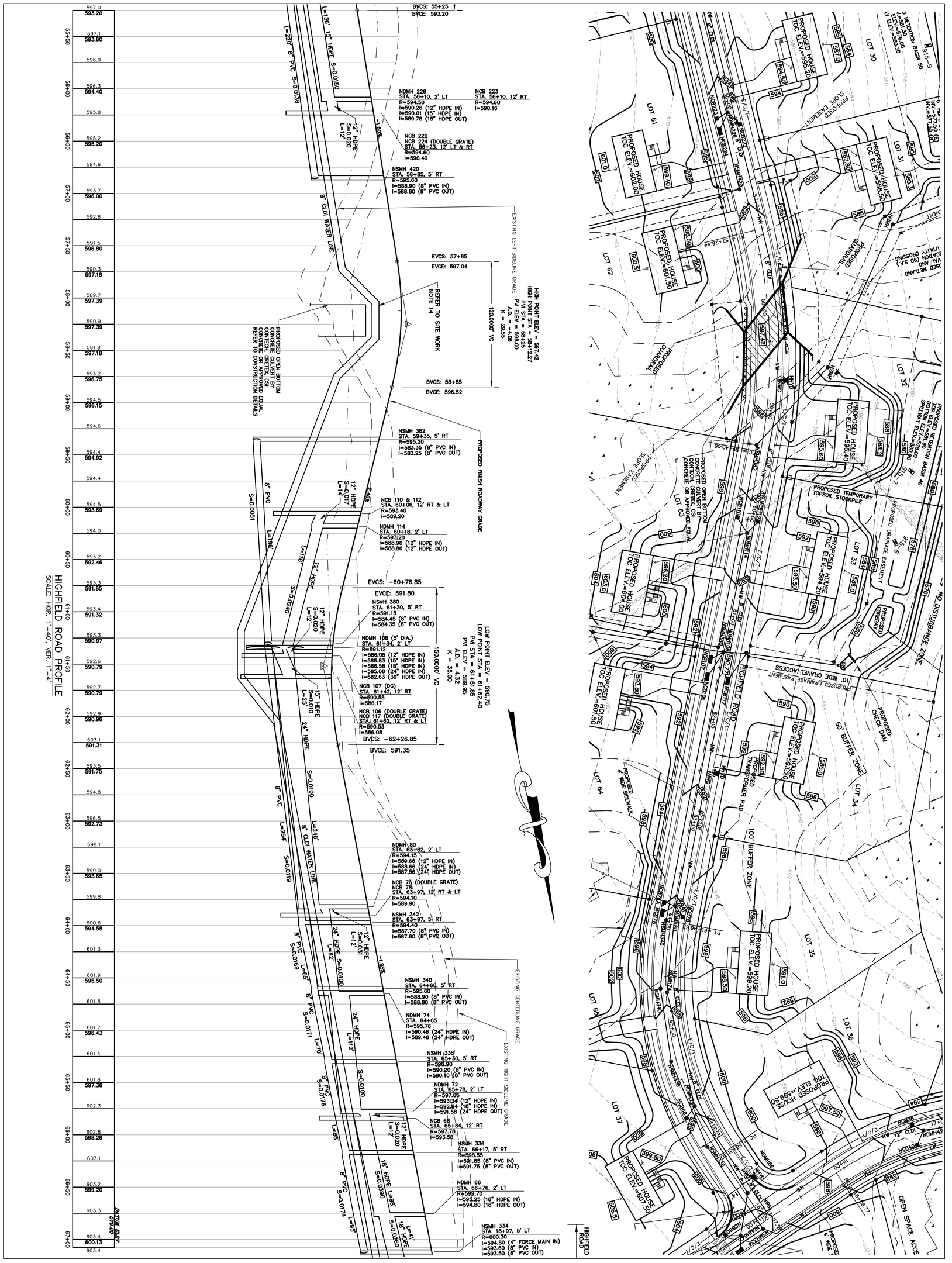

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BRIAN F. MILISCI
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No. 38102
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

STREET PLAN AND PROFILE #6
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
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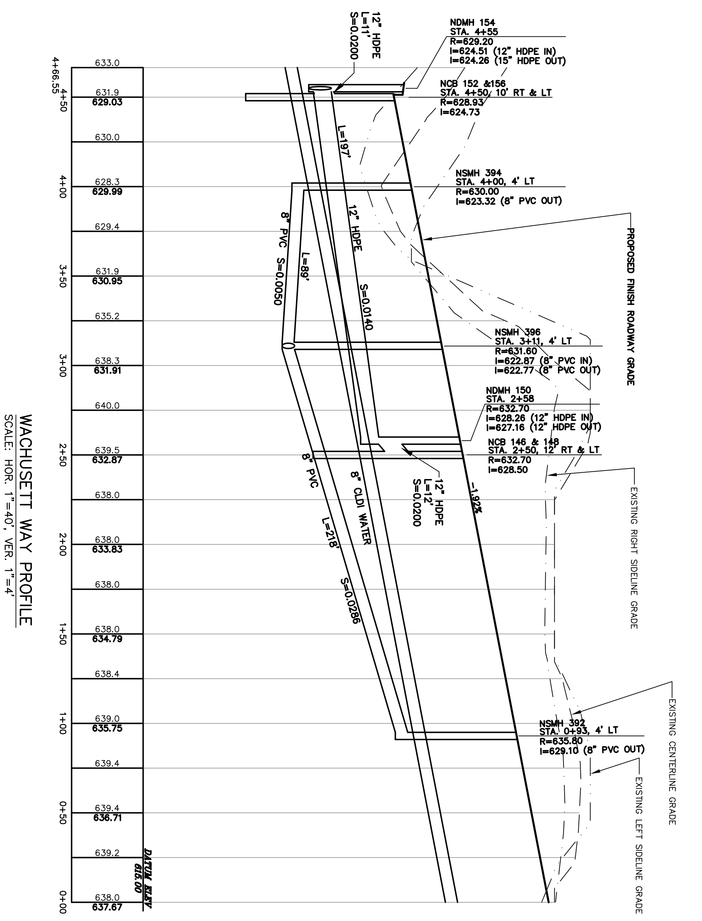

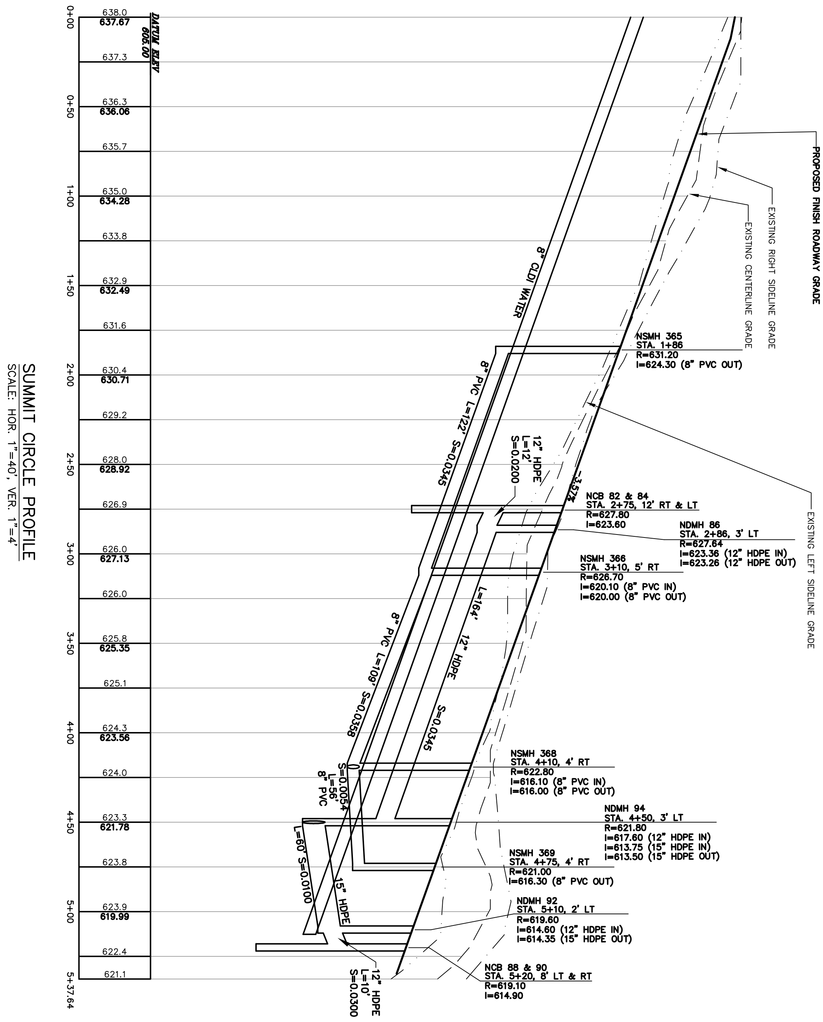

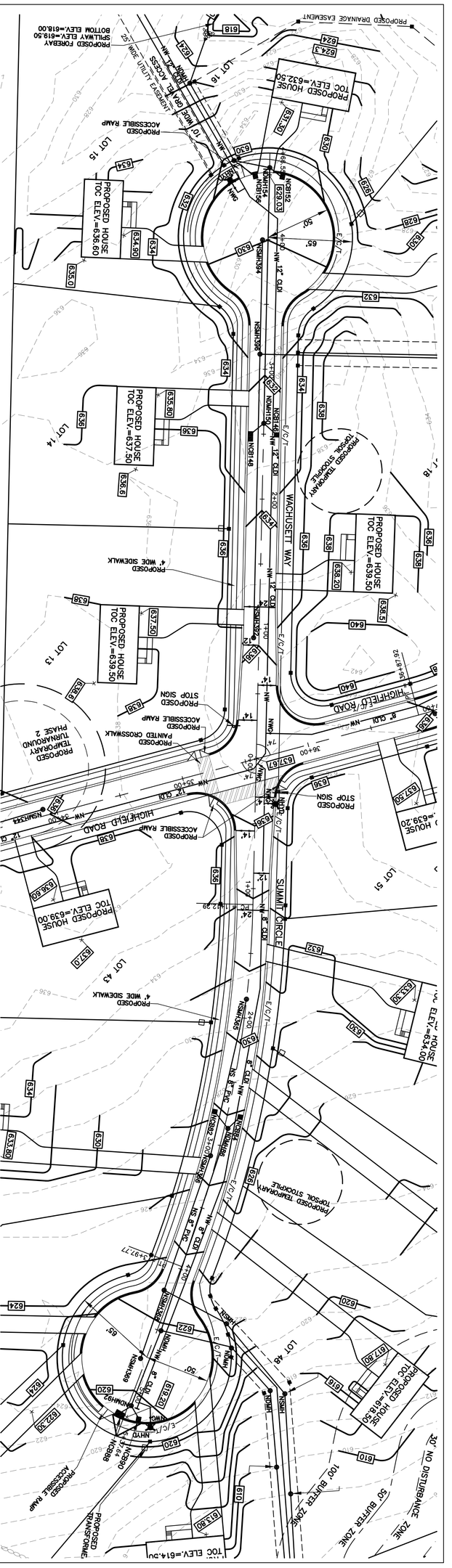

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BRIAN F. MILISCI
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REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

STREET PLAN AND PROFILE #7
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
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COMPS: 9798	PLAN NUMBER: 31-D-32
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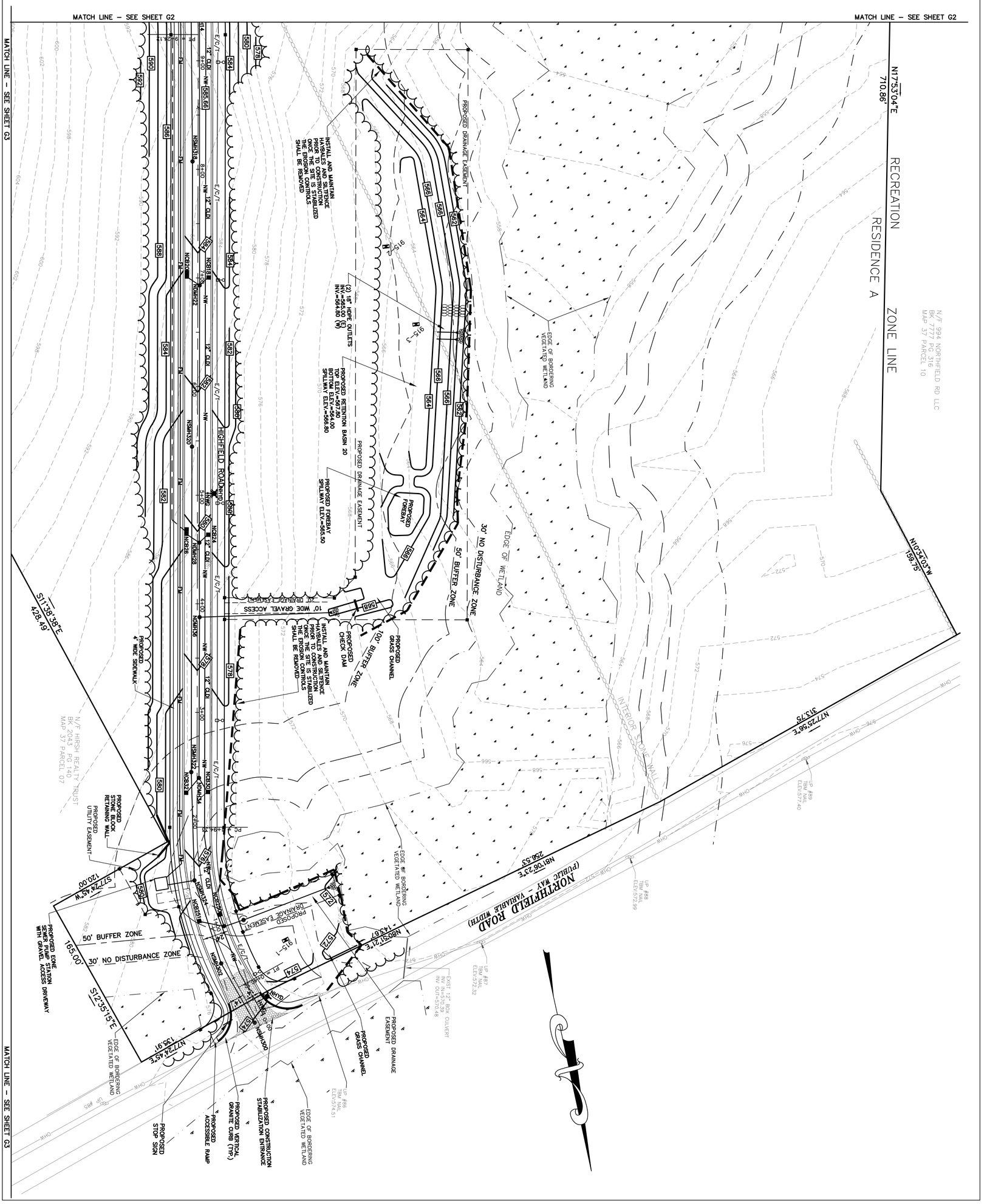

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BRIAN F. MILISCI
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No. 38102
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COMMONWEALTH OF MASSACHUSETTS

GRADING AND EROSION CONTROL PLAN #1

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

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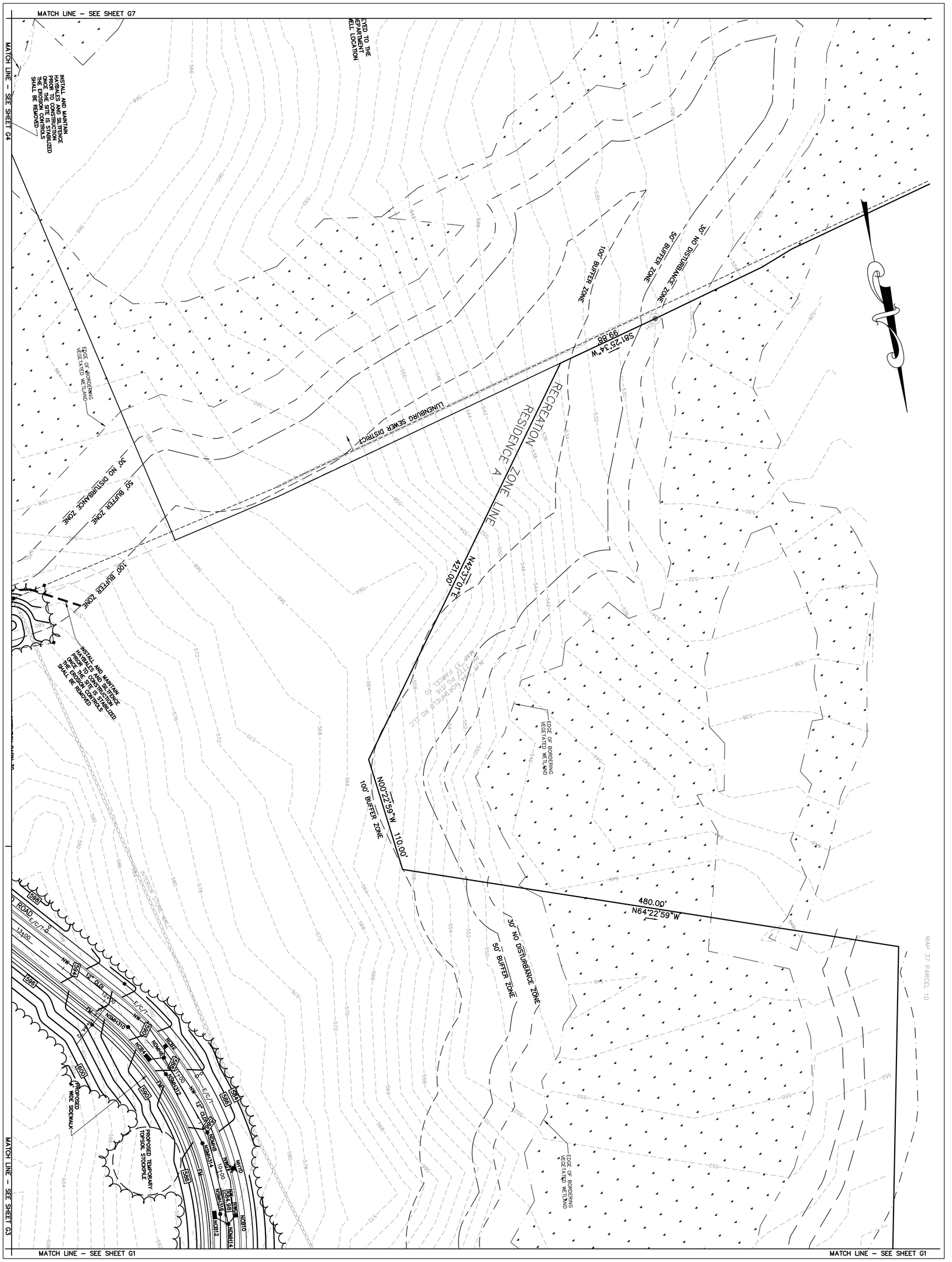

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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
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REGISTERED PROFESSIONAL ENGINEER

GRADING AND EROSION CONTROL PLAN #2

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: G2 OF G7	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

GRADING AND EROSION CONTROL PLAN #3

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

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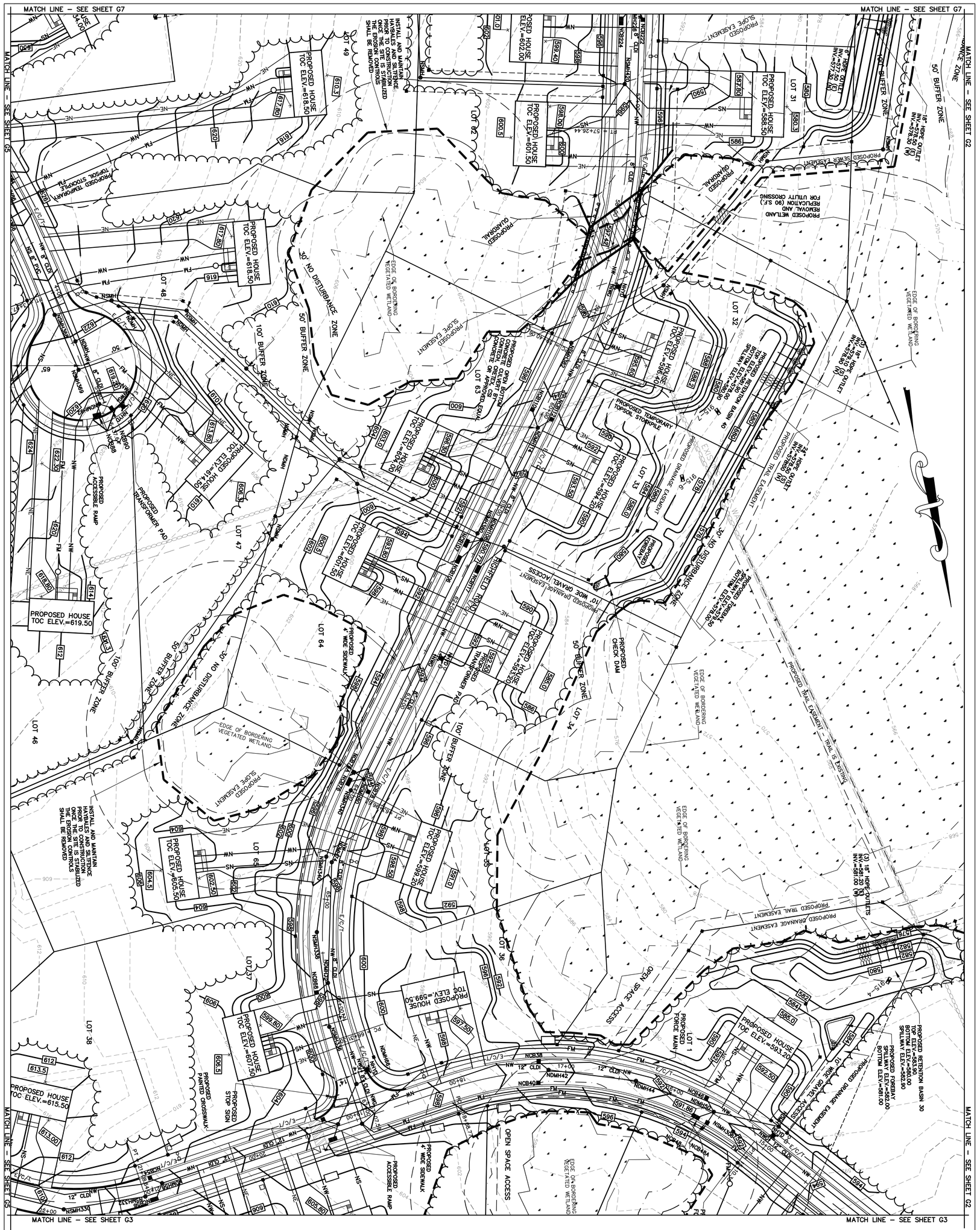

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LEOMINSTER, MASSACHUSETTS 01453
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BRIAN F. MILISCI CIVIL No. 38102 REGISTERED PROFESSIONAL ENGINEER

GRADING AND EROSION CONTROL PLAN #4

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

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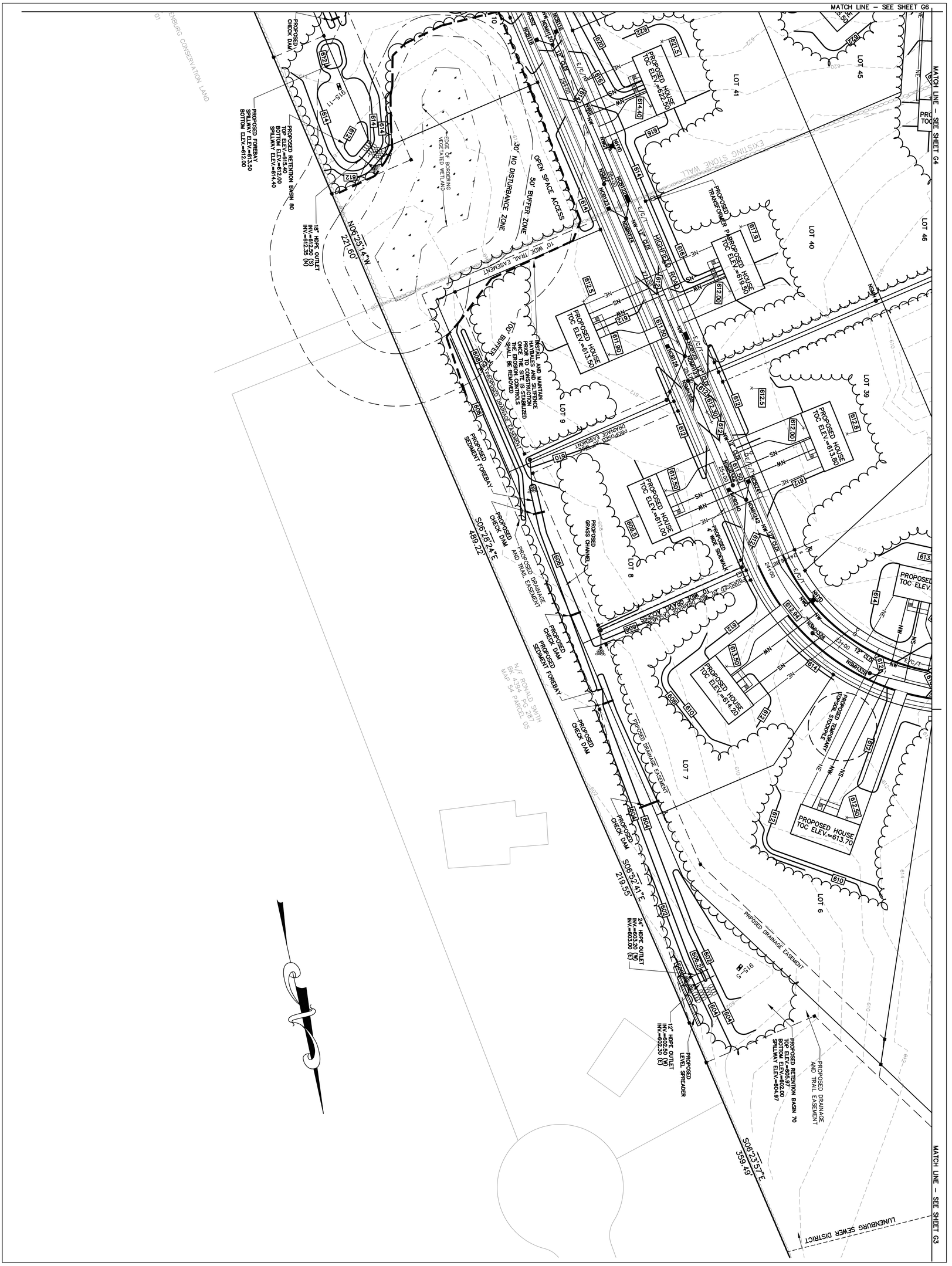

WHITMAN & BINGHAM
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BRIAN F. MILISCI
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REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

GRADING AND EROSION CONTROL PLAN #5

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
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COMPS: 9798	PLAN NUMBER: 31-D-32
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COMPS: 9798	PLAN NUMBER: 31-D-32	
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):	

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

GRADING AND EROSION CONTROL PLAN #6
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
TEL. (978) 537-5296
FAX. (978) 537-1423

CHECKED BY: BFM	SCALE: 1"=40'	JOB NUMBER: 13510	PLAN NUMBER: 31-D-32	FIELD BOOK REF(S):
DRAWN BY: MFP	DATE: 9/14/15	SHEET NUMBER: G7 OF G7	COMPS: 9798	PLAN REF(S): BY OTHERS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

GRADING AND EROSION CONTROL PLAN #7

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

WHITMAN & BINGHAM ASSOCIATES
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LEOMINSTER, MASSACHUSETTS 01453
TEL (978) 537-5296
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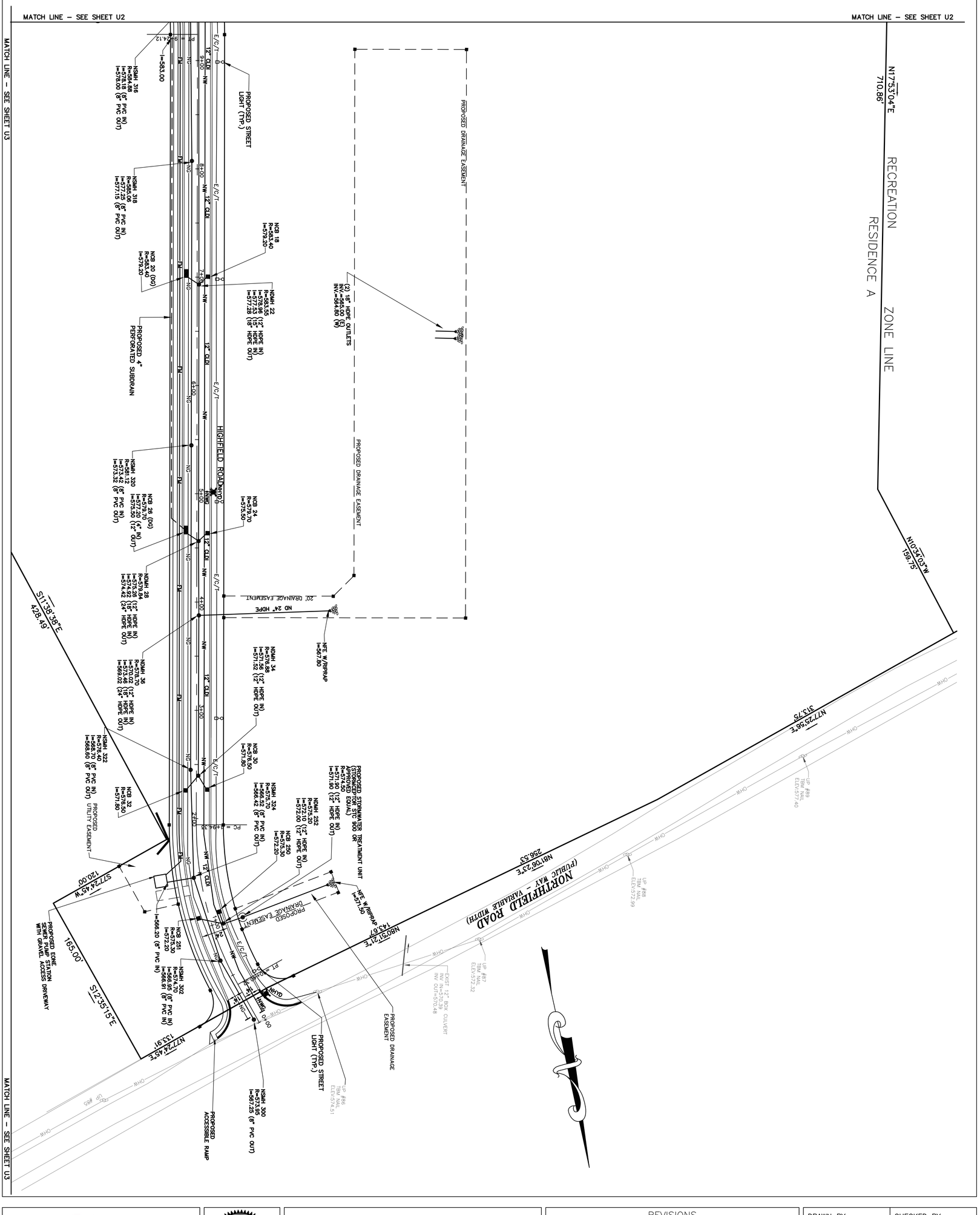

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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

UTILITY PLAN #1
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
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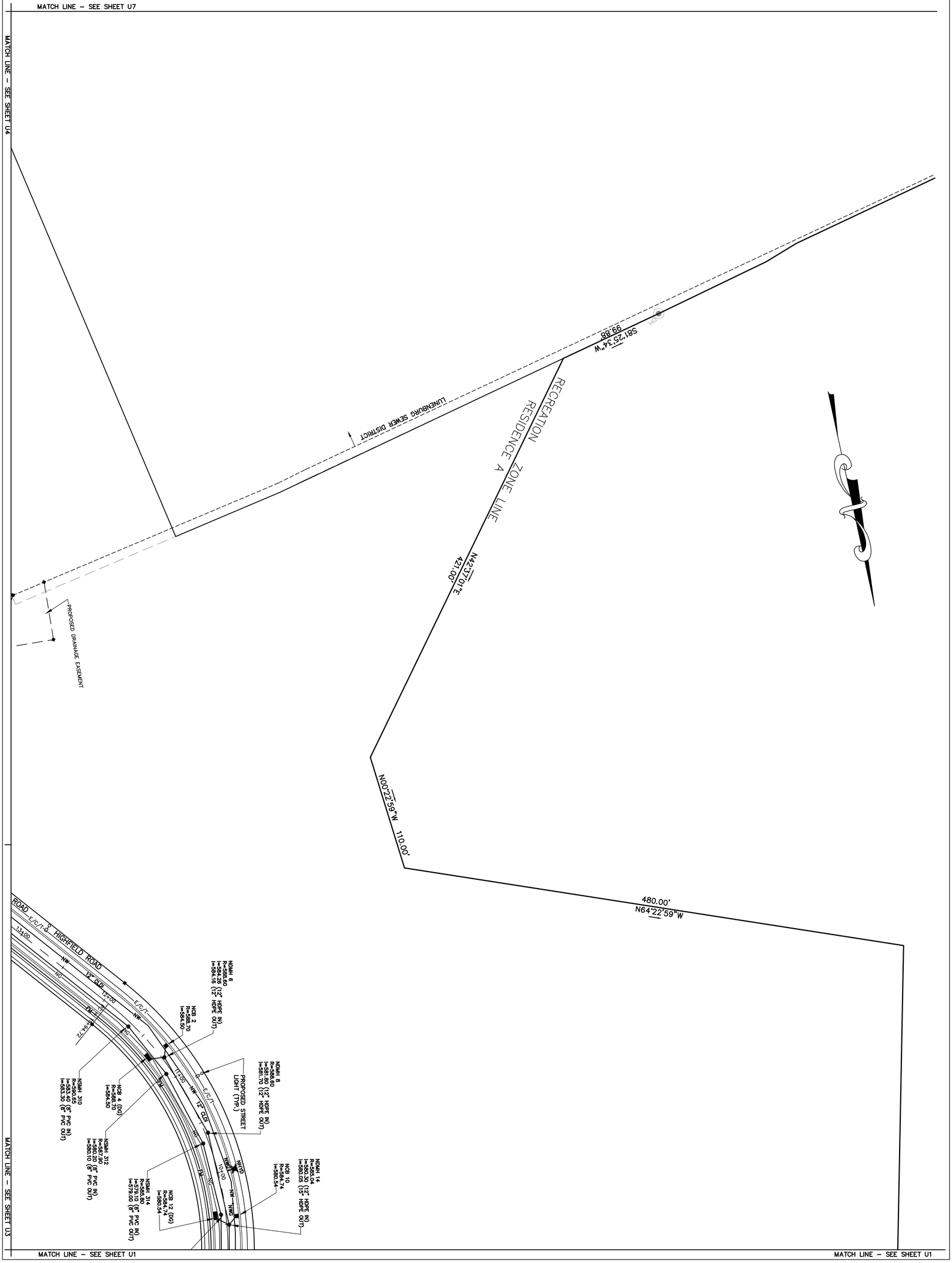
DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U1 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

MATCH LINE – SEE SHEET U7

MATCH LINE – SEE SHEET U4



MATCH LINE – SEE SHEET U3

MATCH LINE – SEE SHEET U1

MATCH LINE – SEE SHEET U1

WHITMAN & BINGHAM
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BRIAN F. MILISCI
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No. 38103
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

UTILITY PLAN #2
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
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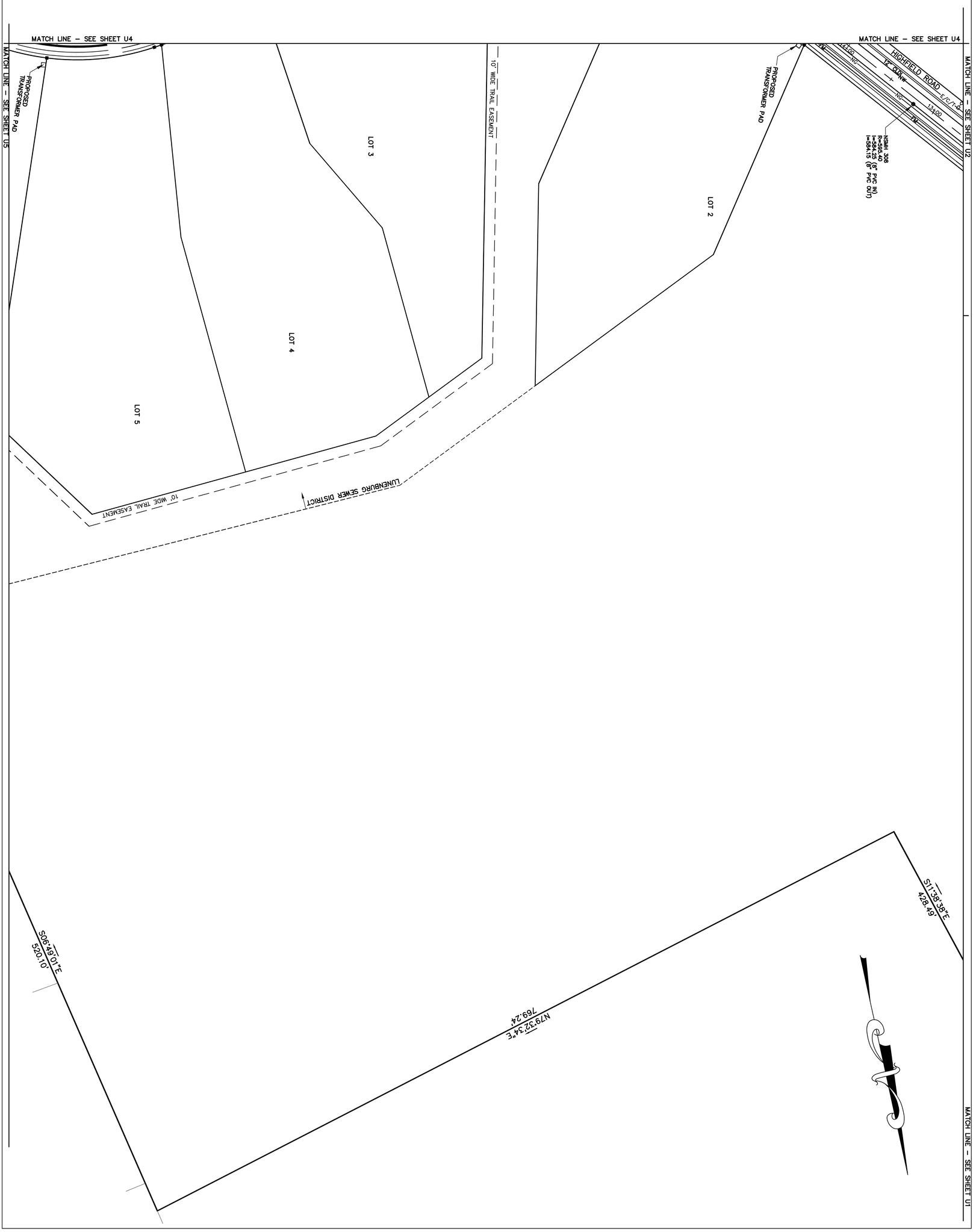

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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

UTILITY PLAN #3
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
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BEVERLY, MA 01915

REVISIONS			
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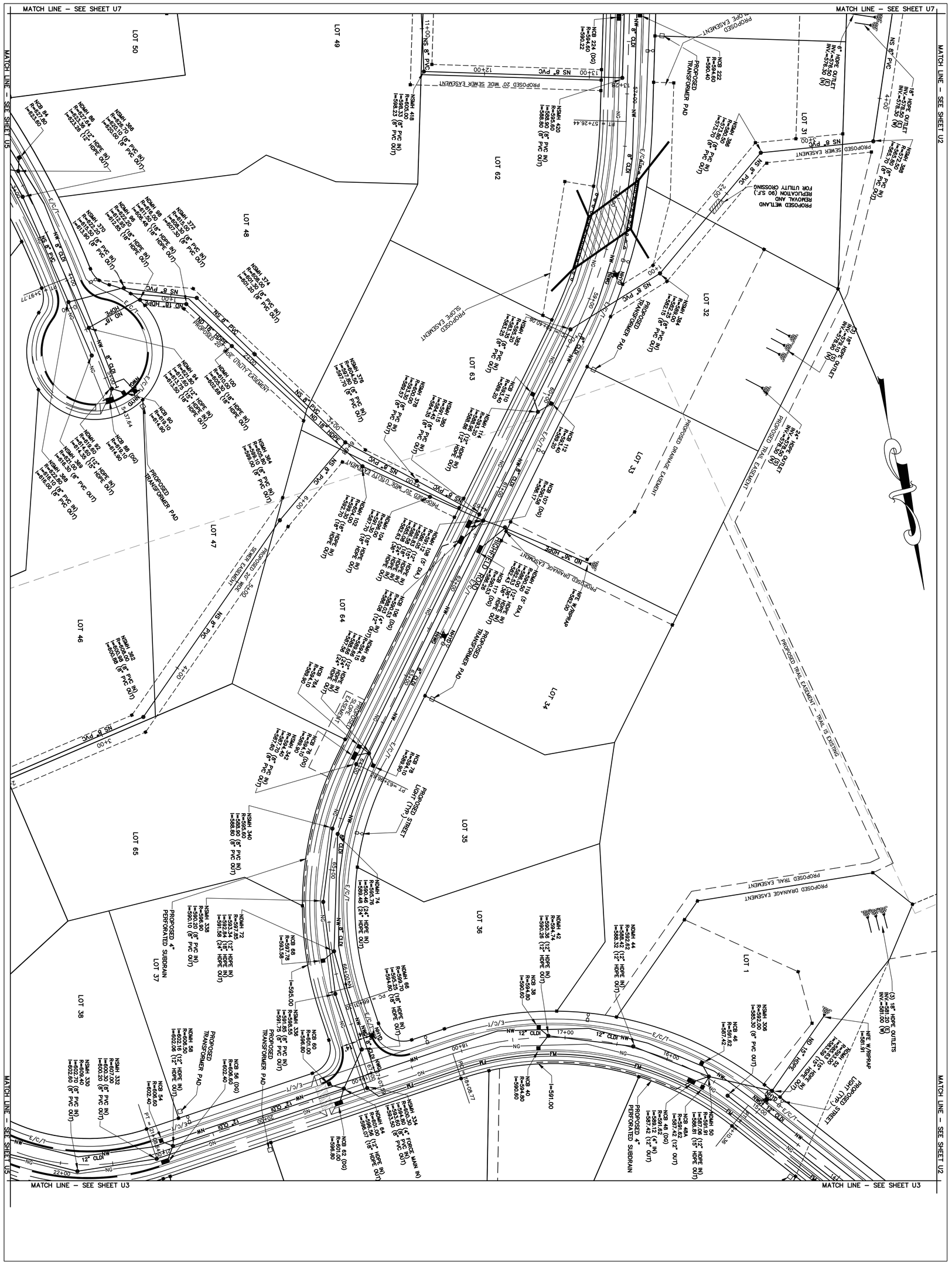
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U3 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
TEL. (978) 537-5296
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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

UTILITY PLAN #4

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U4 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

MATCH LINE – SEE SHEET U4

MATCH LINE – SEE SHEET U3

MATCH LINE – SEE SHEET U6

LOT 45

LOT 46

LOT 39

LOT 38

LOT 40

LOT 41

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

HIGHFIELD ROAD

PROPOSED TRANSFORMER PAD

PROPOSED STREET LIGHT (TYP.)

PROPOSED TRANSFORMER PAD

PROPOSED TRANSFORMER PAD

PROPOSED 20' WIDE SEWER EASEMENT

PROPOSED 20' WIDE DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE AND TRAIL EASEMENT

10' WIDE TRAIL EASEMENT

LUNENBURG SEWER DISTRICT

PROPOSED LEVEL SPREADER

12" HDPE OUTLET
INV.=602.50 (W)
INV.=602.30 (E)

24" HDPE OUTLET
INV.=603.20 (W)
INV.=603.00 (E)

18" HDPE OUTLET
INV.=612.50 (S)
INV.=612.35 (N)

NSMH 354
R=613.10
I=605.85
I=605.75 (8" PVC OUT)

NSMH 360
R=611.80
I=601.80 (8" PVC IN)
I=601.70 (8" PVC OUT)

NSMH 358
R=611.90
I=602.90 (8" PVC IN)
I=602.80 (8" PVC OUT)

NSMH 326
R=612.67
I=605.97 (8" PVC OUT)

NSMH 328
R=612.05
I=605.35 (8" PVC IN)
I=605.25 (8" PVC OUT)

NDMH 124
R=612.70
I=608.50 (12" HDPE IN)
I=608.25 (15" HDPE OUT)

NDMH 242
R=611.55
I=607.00 (12" HDPE IN)
I=606.90 (12" HDPE OUT)

NDMH 243
R=612.00
I=606.50 (12" HDPE IN)
I=606.28 (12" HDPE OUT)

NDMH 128
R=612.00
I=606.90 (18" HDPE IN)
I=606.76 (18" HDPE OUT)

NDMH 127
R=611.74
I=607.08 (12" HDPE IN)
I=607.08 (15" HDPE IN)
I=607.00 (18" HDPE OUT)

NDMH 129
R=610.54
I=606.04 (18" HDPE IN)
I=606.00 (18" HDPE OUT)

NDMH 244
R=608.00
I=604.84 (12" HDPE IN)
I=604.80 (12" HDPE OUT)

NDMH 120
R=611.16
I=611.96 (12" HDPE IN)
I=611.86 (12" HDPE OUT)

NCB 116
R=616.40
I=612.20

NCB 118
R=616.40
I=612.20

NCB 122 (DG)
R=612.75
I=608.66

NCB 123
R=612.75
I=608.66

NCB 125 (DG)
R=611.26
I=607.16

NCB 126
R=611.26
I=607.16

NCB 240
R=611.26
I=607.16

NCB 241
R=611.26
I=607.16

NFE W/RIPRAP
I=604.65

NFE W/RIPRAP
I=605.90

S06°23'57"E
359.49'

S06°52'41"E
219.55'

S06°28'24"E
489.22'

N06°25'14"W
221.60'

CHECKED BY: BFM	SCALE: 1"=40'
DRAWN BY: MFP	DATE: 9/14/15
SHEET NUMBER: U5 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

UTILITY PLAN #5
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MUSSO
No. 49102
REGISTERED PROFESSIONAL ENGINEER

WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
430 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
TEL. (978) 537-7900
FAX. (978) 537-1423

MATCH LINE – SEE SHEET U7

MATCH LINE – SEE SHEET U4

MATCH LINE – SEE SHEET U5

LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 51 LOT 50 LOT 45 LOT 44 LOT 43 LOT 42

SUMMIT CIRCLE

WACHUSETT WAY

HIGHFIELD ROAD

GRAVEL ACCESS DRIVE

POPE ROAD (DISCONTINUED)

PROPOSED STREET LIGHT (TYP.)

PROPOSED TRANSFORMER PAD

PROPOSED SLOPE EASEMENT

PROPOSED 25' WIDE UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED BOLLARD GATE

APPROXIMATE LOCATION OF EXISTING WATER TOWER

RESIDENCE A ZONE LINE

NDMH 178 R=631.10 I=628.81 (12" HDPE IN) I=628.51 (12" HDPE OUT)

NCB 176 R=631.05 I=628.85

NCB 174 I=626.85

NSMH 402 R=634.50 I=627.80 (8" PVC E IN) I=620.49 (8" PVC S IN) I=620.45 (8" PVC OUT)

NCB 162 R=634.62 I=630.42

NDMH 166 R=634.60 I=630.22 (12" HDPE IN) I=630.12 (12" HDPE OUT)

NSMH 401 R=635.60 I=629.50 (8" PVC OUT)

NCB 164 R=634.62 I=630.42

NDMH 168 R=635.60 I=629.92 (12" HDPE IN) I=629.82 (12" HDPE OUT)

NSMH 400 R=636.00 I=630.73 (8" PVC IN) I=630.69 (8" PVC OUT)

NSMH 399 R=630.00 I=621.90 (8" PVC IN) I=621.78 (8" PVC OUT)

ND 12" HDPE

NS 8" PVC

NDMH 170 R=630.00 I=623.90 (12" HDPE IN) I=623.40 (12" HDPE OUT)

NDMH 172 R=626.80 I=619.94 (12" HDPE IN) (12" HDPE OUT)

HWE W/RIPRAP I=618.00

NCB 146 R=632.70 I=628.50

NSMH 392 R=635.80 I=629.10 (8" PVC OUT)

NSMH 344 R=635.80 I=629.10 (8" PVC OUT)

NCB 148 (DS) R=632.70 I=628.50

NDMH 150 R=632.70 I=628.26 (12" HDPE IN) I=627.16 (12" HDPE OUT)

NSMH 396 R=631.60 I=622.67 (8" PVC IN) I=622.71 (8" PVC OUT)

NSMH 394 R=630.00 I=623.32 (8" PVC OUT)

NCB 152 R=628.93 I=624.73

NDMH 154 R=629.20 I=624.57 (12" HDPE IN) I=624.28 (15" HDPE OUT)

NCB 156 R=628.93 I=624.73

NDMH 158 R=629.55 I=624.37 (12" HDPE IN) I=624.00 I=623.90 (15" HDPE OUT)

NDMH 160 R=626.00 I=622.55 (15" HDPE IN) I=622.45 (15" HDPE OUT)

HWE W/RIPRAP I=621.75

ND 15" HDPE

12" HDPE OUTLET INV=614.80 (SE)

24" HDPE OUTLET INV=615.00 (NE) INV=614.80 (SE)

6" HDPE OUTLET INV=617.00 (NE) INV=616.80 (SE)

NSMH 355 R=631.70 I=624.50 (8" PVC OUT)

NCB 82 R=627.80 I=623.60

NDMH/C/T

NWO

NSMH 346 R=630.30 I=623.60 (8" PVC IN) I=623.50 (8" PVC OUT)

NCB 130 R=633.25 I=628.94

NSMH 348 R=626.20 I=619.50 I=619.40 (8" PVC OUT)

NCB 139 R=624.40 I=619.04

NDMH 140 R=623.00 (12" HDPE IN) I=618.60 I=618.55 (15" HDPE OUT)

NCB 132 R=633.25 I=628.94

NDMH 134 R=632.90 I=628.70 (12" HDPE IN) I=627.86 (12" HDPE OUT)

NDMH 136 R=623.14 I=623.94 I=622.96 (12" HDPE IN) (12" HDPE OUT)

NSMH 352 R=618.20 I=611.50 (8" PVC IN) I=611.40 (8" PVC OUT)

NSMH 350 R=623.10 I=616.40 I=616.30 (8" PVC IN) (8" PVC OUT)

PROPOSED TRANSFORMER PAD NCB 142 R=623.50 I=619.20

NDMH 144 R=623.50 I=618.92 I=618.20 I=618.10 (15" HDPE IN) (15" HDPE OUT)

NS 15" HDPE

NFE W/RIPRAP I=617.00

S24°28'43"E 485.96'

S65°31'17"W 33.74'

S81°10'55"W 303.81'

N06°15'59"W 402.74'

S23°16'10"E 59.93'

N23°16'10"W 145.97'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP
CHECKED BY: BFM
DATE: 9/14/15
SCALE: 1"=40'
SHEET NUMBER: U6 OF U12
JOB NUMBER: 13510
COMPS: 9798
PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS
FIELD BOOK REF(S):

UTILITY PLAN #6
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS BRIAN F. MAY 49102 CIVIL REGISTERED PROFESSIONAL ENGINEER

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FAX. (978) 537-1423

MATCH LINE – SEE SHEET U10

MATCH LINE – SEE SHEET U9

MATCH LINE – SEE SHEET U4

MATCH LINE – SEE SHEET U6

MATCH LINE – SEE SHEET U6

MATCH LINE – SEE SHEET U4

(2) 18" HDPE OUTLETS
INV.=578.50 (E)
INV.=578.30 (W)

8" HDPE OUTLET
INV.=576.00 (E)
INV.=575.70 (N)

PROPOSED TRAIL EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED UTILITY EASEMENT

NSMH 448
R=576.50
I=569.80 (8" PVC IN)
I=569.70 (8" PVC OUT)

NS 8" PVC

NSMH 390
R=571.00
I=564.30 (8" PVC IN)
I=564.20 (8" PVC OUT)

NFE W/RIPRAP
I=582.00

NSMH 446
R=584.00
I=577.30 (8" PVC IN)
I=577.20 (8" PVC OUT)

NS 30" HDPE

PROPOSED UTILITY EASEMENT

NS 8" PVC

NDMH 236 (5' DIA.)
R=588.00
I=582.34 (30" HDPE IN)
I=582.30 (30" HDPE OUT)

NDMH 231
R=593.33
I=588.66 (15" HDPE IN)
I=588.62 (15" HDPE OUT)

NSMH 442
R=593.20
I=586.50 (8" PVC IN)
I=586.40 (8" PVC OUT)

NCB 232 (DG)
R=592.43
I=588.23

NDMH 234 (5' DIA.)
R=593.20
I=587.99 (12" HDPE IN)
I=583.24 (24" HDPE IN)
I=582.74 (30" HDPE OUT)

NHYD

NWG

NW

8" CLDI

NG

PROPOSED TRANSFORMER PAD

PROPOSED STREET LIGHT (TYP.)

NDMH 220
R=590.00
I=584.80 (24" HDPE IN)
I=582.48 (24" HDPE OUT)

NDMH 218
R=588.50
I=583.35 (12" HDPE IN)
I=583.30 (24" HDPE IN)
I=582.42 (24" HDPE OUT)

NCB 216
R=587.85
I=583.60

NDMH 210
R=602.60 (12" HDPE IN)
I=598.31 (18" HDPE IN)
I=597.30 (18" HDPE OUT)
I=596.80 (24" HDPE OUT)

NCB 206
R=602.75
I=598.55

NDMH 214
R=597.30
I=593.18 (12" HDPE IN)
I=592.80 (15" HDPE IN)
I=592.50 (24" HDPE OUT)

NCB 227 (DG)
R=593.35
I=588.90

NCB 229
R=593.23
I=588.86

NCB 228 (DG)
R=592.43
I=587.95

NCB 233
R=592.53
I=587.95

NSMH 440
R=594.20
I=587.50 (8" PVC IN)
I=587.40 (8" PVC OUT)

NSMH 444
R=592.50
I=585.80 (8" PVC IN)
I=585.70 (8" PVC OUT)

PROPOSED TRANSFORMER PAD

NDMH 230 (5' DIA.)
R=592.83
I=587.74 (15" HDPE IN)
I=583.36 (24" HDPE OUT)

NDMH 226
R=594.50
I=590.26 (12" HDPE IN)
I=590.01 (15" HDPE IN)
I=589.78 (15" HDPE OUT)

NCB 223
R=594.60
I=590.16

NSMH 416
R=607.00
I=600.30 (8" PVC IN)
I=600.20 (8" PVC OUT)

NS 8" PVC

PROPOSED 20' WIDE SEWER EASEMENT

NSMH 428
R=624.50
I=617.80 (8" PVC IN)
I=617.70 (8" PVC OUT)

NSMH 406
R=626.20
I=618.76 (8" PVC IN)
I=618.66 (8" PVC OUT)

NSMH 404
R=630.50
I=619.67 (8" PVC IN)
I=619.57 (8" PVC OUT)

NS 8" PVC

PROPOSED 20' WIDE SEWER EASEMENT

NS 8" PVC

NSMH 454
R=608.40
I=601.70 (8" PVC IN)
I=601.60 (8" PVC OUT)

NDMH 204
R=606.20
I=601.50 (15" HDPE IN)
I=600.48 (18" HDPE OUT)

NDMH 202
R=609.90
I=604.60 (12" HDPE IN)
I=604.55 (15" HDPE IN)
I=602.74 (18" HDPE OUT)

NCB 200
R=609.50
I=605.04

NDMH 196
R=612.50
I=608.28 (15" HDPE IN)
I=608.23 (15" HDPE OUT)

NSMH 432
R=612.00
I=605.30 (8" PVC IN)
I=605.20 (8" PVC OUT)

NCB 198
R=609.50
I=605.04

NSMH 436
R=605.90
I=599.20 (8" PVC IN)
I=599.10 (8" PVC OUT)

NSMH 438
R=599.75
I=594.05 (8" PVC IN)
I=592.95 (8" PVC OUT)

NCB 212 (DG)
R=597.85
I=595.35 (4" IN)
I=593.40 (15" HDPE)

NCB 213
R=597.80
I=593.40

NCB 208 (DG)
R=602.75
I=598.60

I=602.50

PROPOSED 4" PERFORATED SUBDRAIN

NDMH 194
R=617.50
I=613.30 (12" HDPE IN)
I=609.85 (15" HDPE OUT)

NCB 192
R=618.00
I=613.54

NCB 190
R=618.00
I=613.54

NSMH 430
R=615.30
I=608.60 (8" PVC IN)
I=608.50 (8" PVC OUT)

NSMH 428
R=618.40
I=611.70 (8" PVC IN)
I=611.60 (8" PVC OUT)

NSMH 426
R=623.00
I=618.30 (8" PVC IN)
I=618.20 (8" PVC OUT)

NDMH 184
R=627.40
I=623.06 (12" HDPE IN)
I=622.96 (12" HDPE OUT)

NCB 180
R=627.50
I=623.30

NDMH 188
R=626.50
I=618.10 (12" HDPE IN)
I=618.08 (12" HDPE OUT)

NSMH 424
R=628.00
I=619.30 (8" PVC IN)
I=619.20 (8" PVC OUT)

NDMH 186
R=626.08
I=621.88 (12" HDPE IN)
I=621.54 (12" HDPE OUT)

NCB 182
R=627.50
I=623.30

NSMH 422
R=629.20
I=622.50 (8" PVC OUT)

PROPOSED SLOPE EASEMENT

PROPOSED STREET LIGHT (TYP.)

PROPOSED TRANSFORMER PAD

HIGHFIELD ROAD

LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61

DRAWN BY: MFP	CHECKED BY: BFM			
DATE: 9/14/15	SCALE: 1"=40'			
SHEET NUMBER: U7 OF U12	JOB NUMBER: 13510			
COMPS: 9798	PLAN NUMBER: 31-D-32			
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):			

REVISIONS

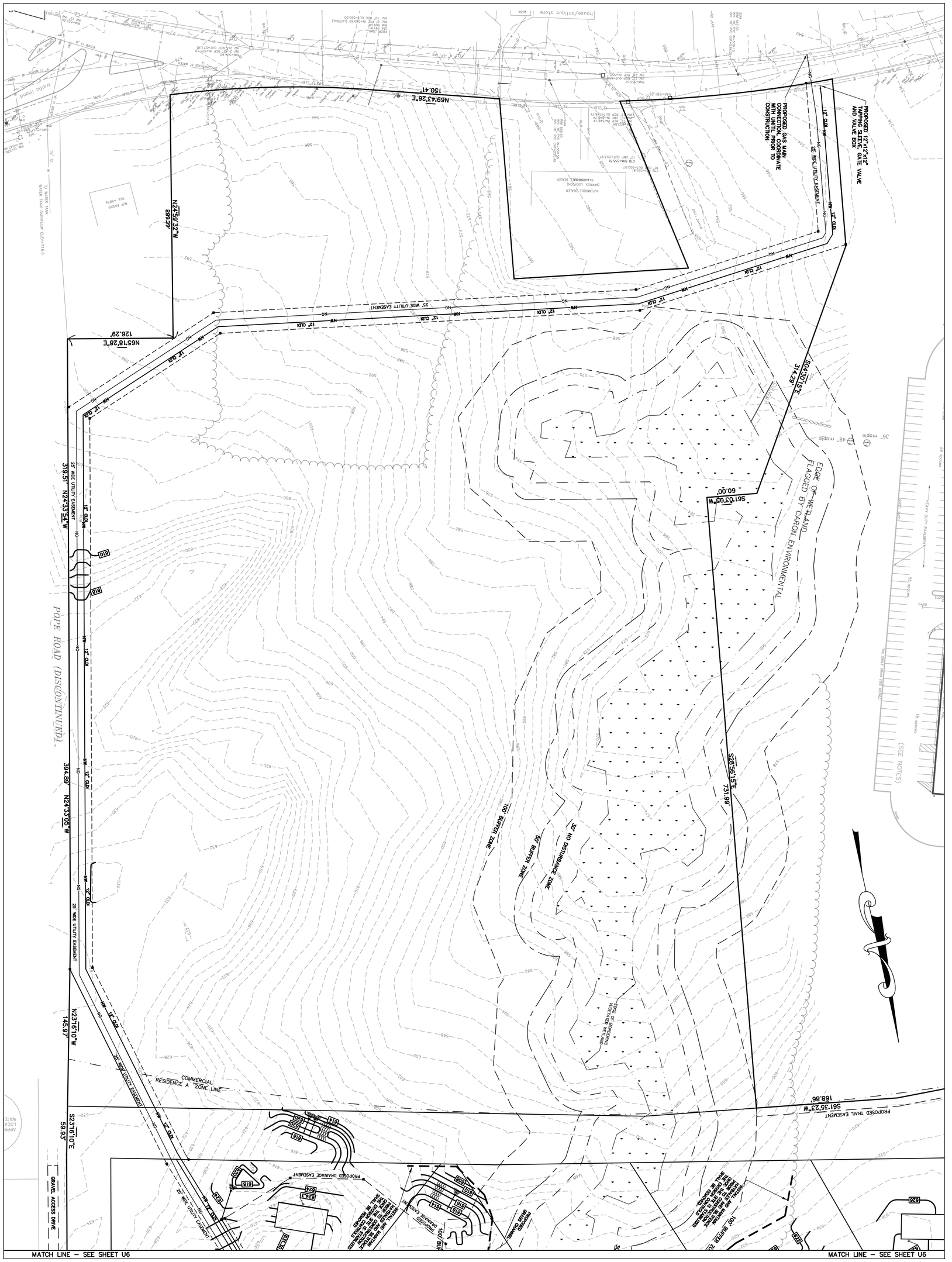
NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

UTILITY PLAN #7
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MUSO
No. 38102
REGISTERED PROFESSIONAL ENGINEER

WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
TEL. (978) 537-5269
FAX. (978) 537-1423



WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
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FAX. (978) 537-1423

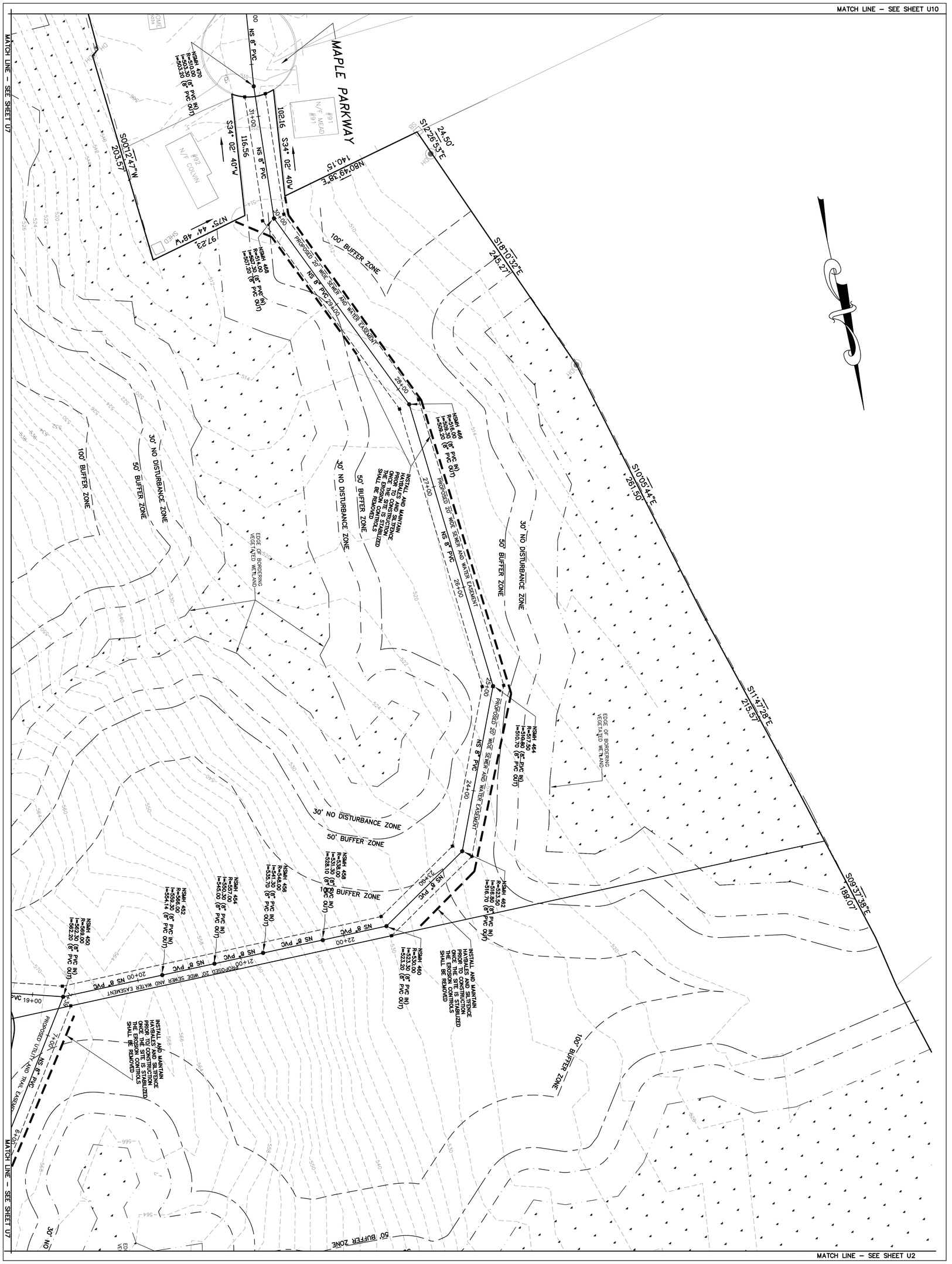
BRIAN F. MILISCI CIVIL No. 38102 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

UTILITY PLAN #8
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=50'
SHEET NUMBER: U8 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



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REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
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FAX. (978) 537-1423

BRIAN F. MILISCI CIVIL No. 38102 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

UTILITY PLAN #9
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U9 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

WHITMAN & BINGHAM ASSOCIATES
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LEOMINSTER, MASSACHUSETTS 01453
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BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

UTILITY PLAN #10
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U10 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

MATCH LINE – SEE SHEET U12

MATCH LINE – SEE SHEET U10

WHITMAN & BINGHAM ASSOCIATES
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LEOMINSTER, MASSACHUSETTS 01453
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FAX. (978) 537-1425

BRIAN F. MUSICI CIVIL No. 38103 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

UTILITY PLAN #11
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U11 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

UTILITY PLAN #12
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
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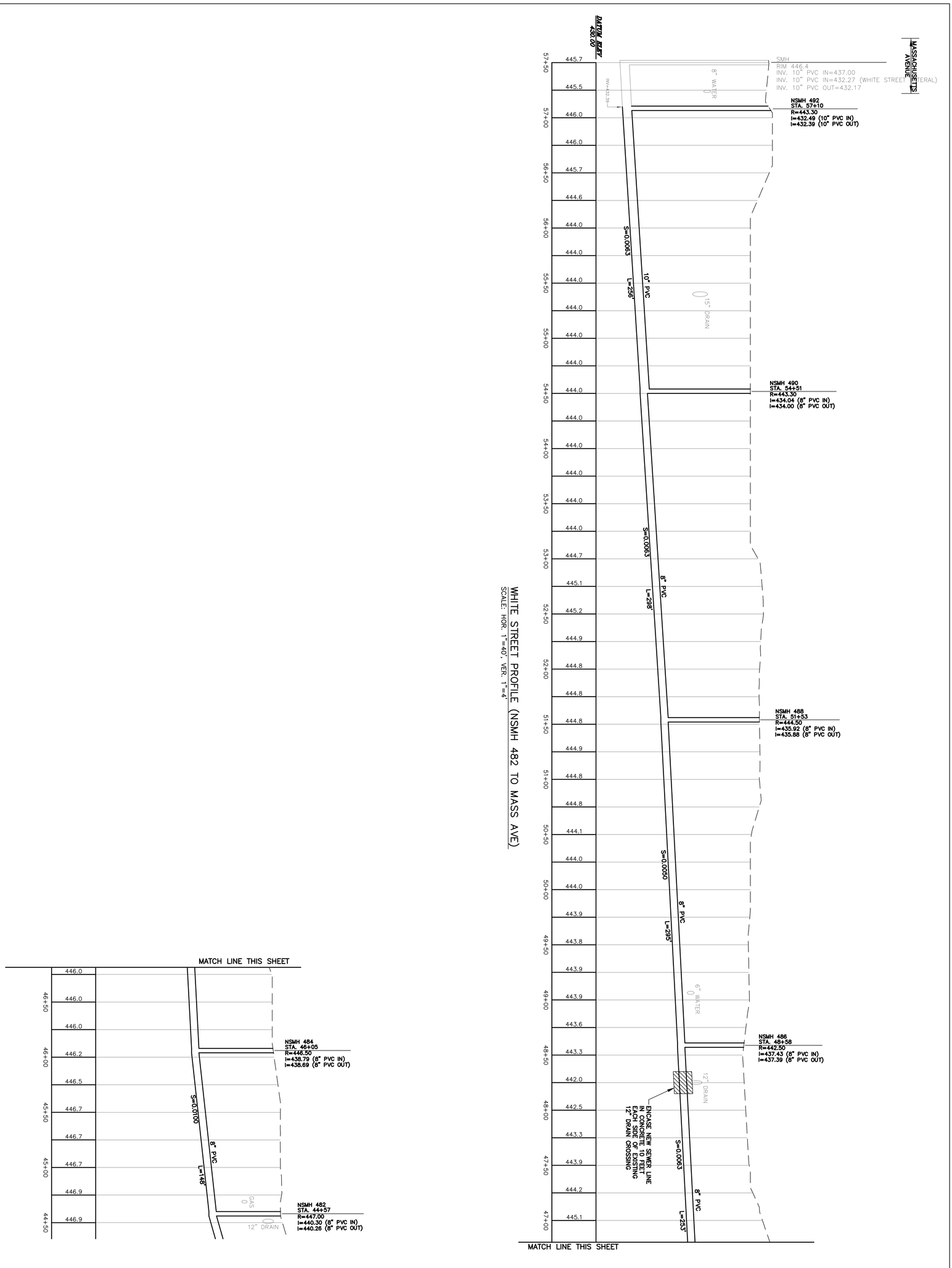
COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: U12 OF U12	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



WHITMAN & BINGHAM
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LEOMINSTER, MASSACHUSETTS 01453
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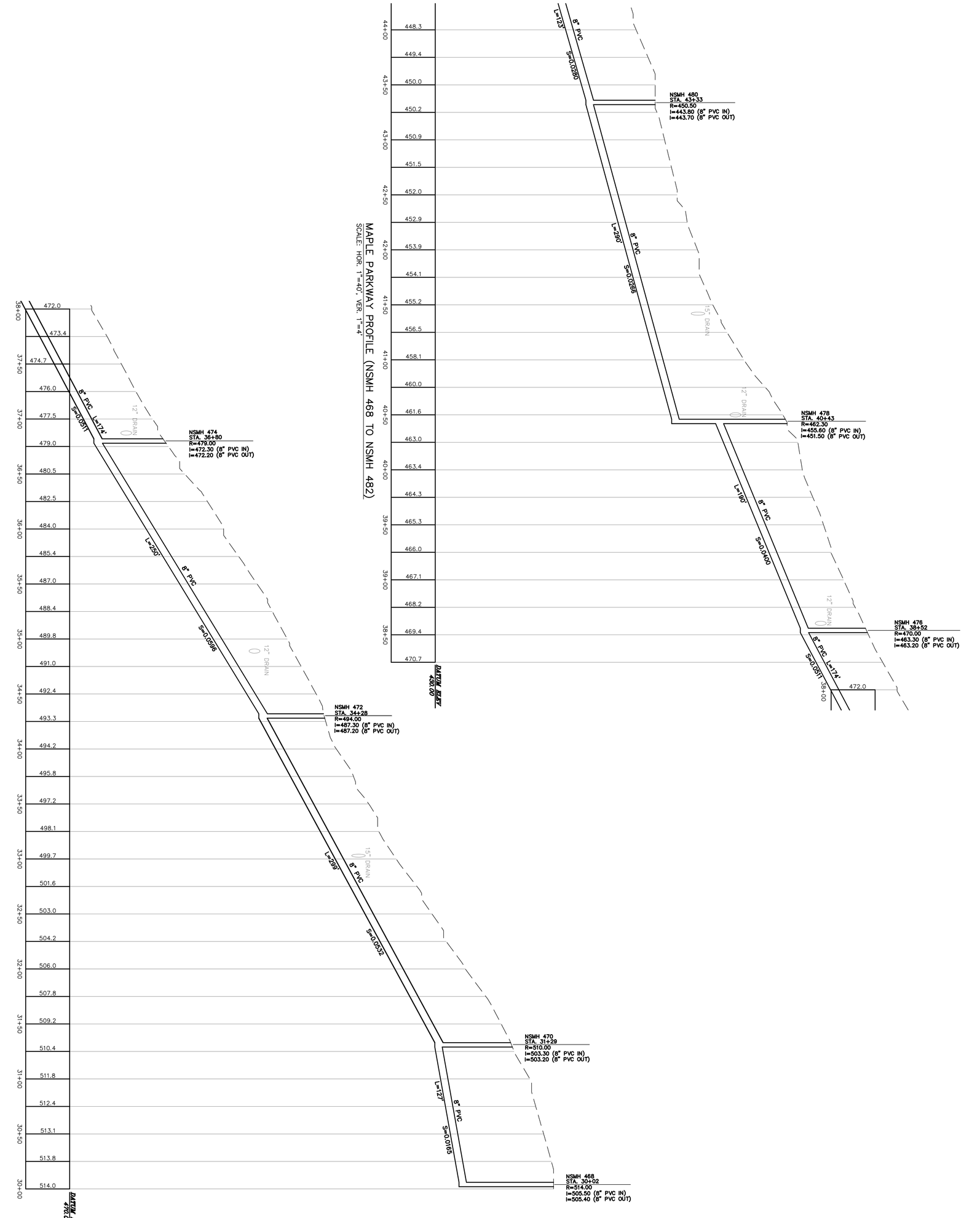
COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

CROSS-COUNTRY PROFILE #1
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: CC1 OF CC6	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



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BRIAN F. MILISCI CIVIL No. 38102 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

CROSS-COUNTRY PROFILE #2

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

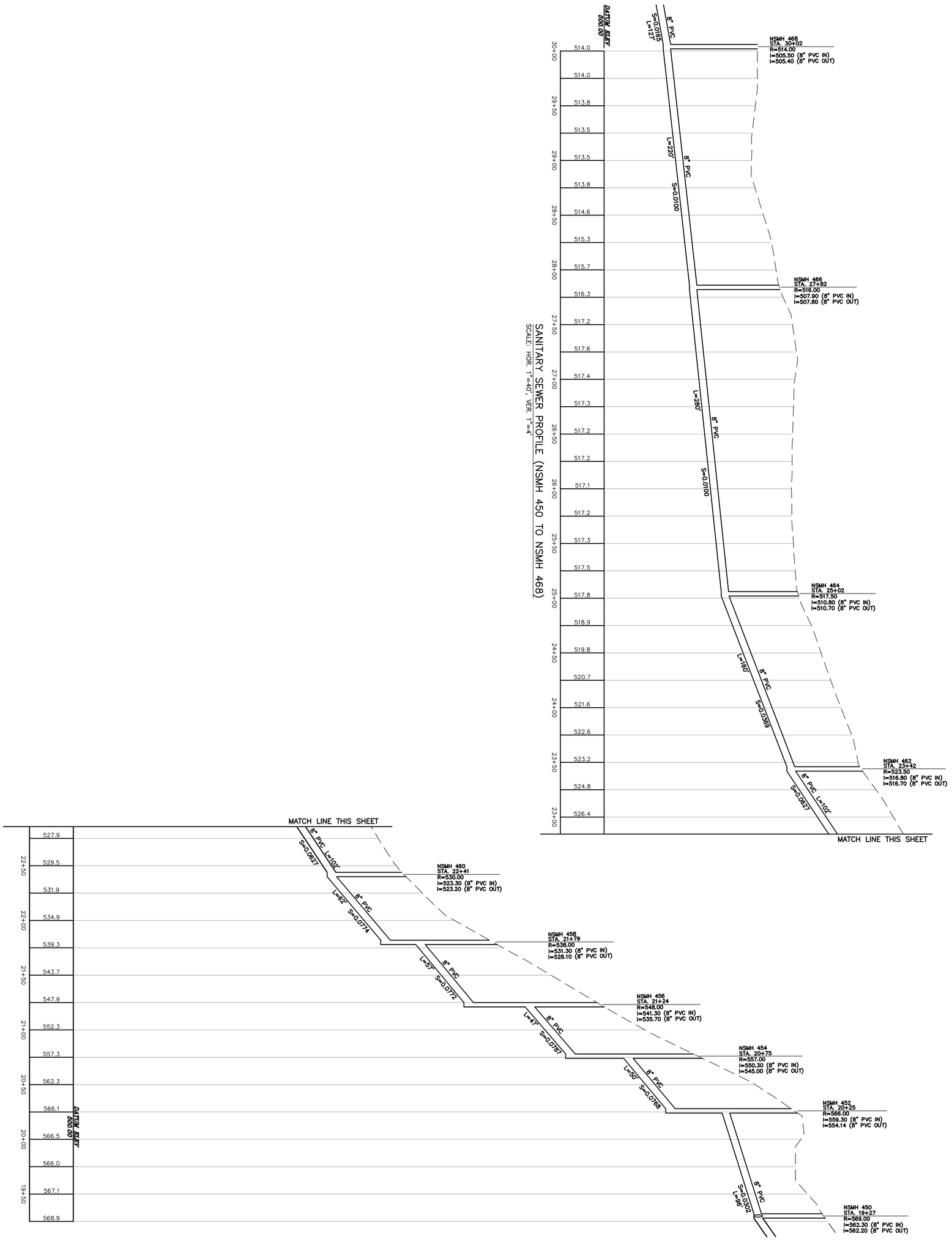
PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: CC2 OF CC6	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



WHITMAN & BINGHAM ASSOCIATES
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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

CROSS-COUNTRY PROFILE #3

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
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COMPS: 9798	PLAN NUMBER: 31-D-32
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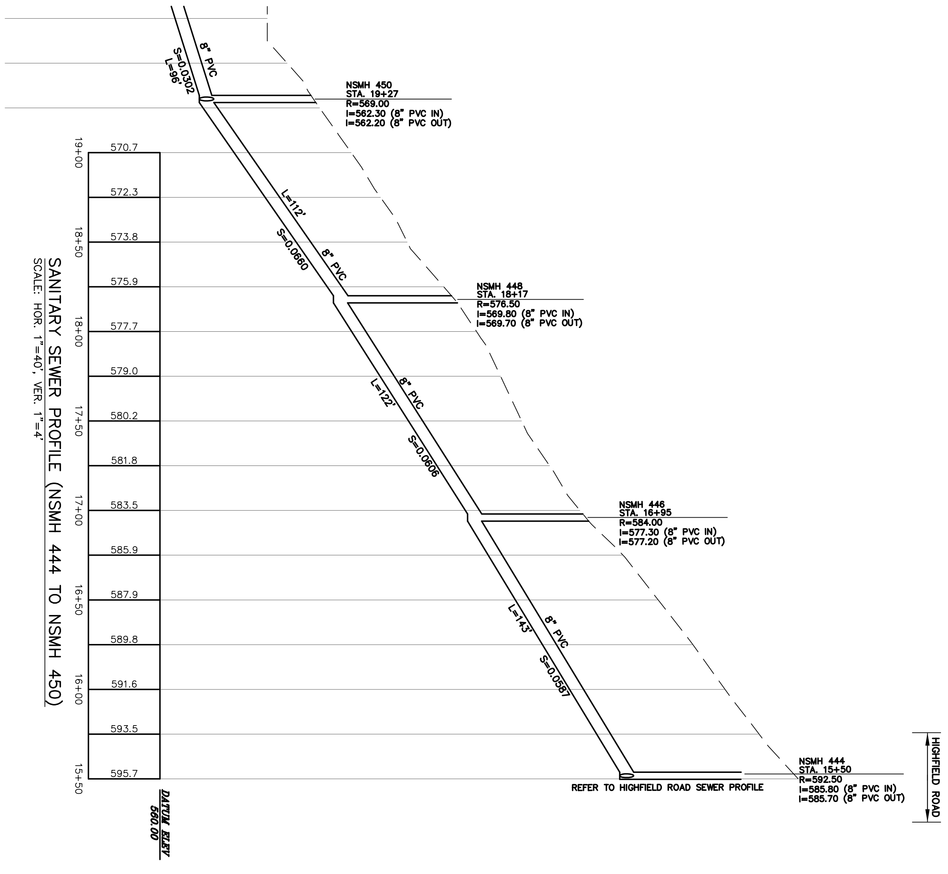

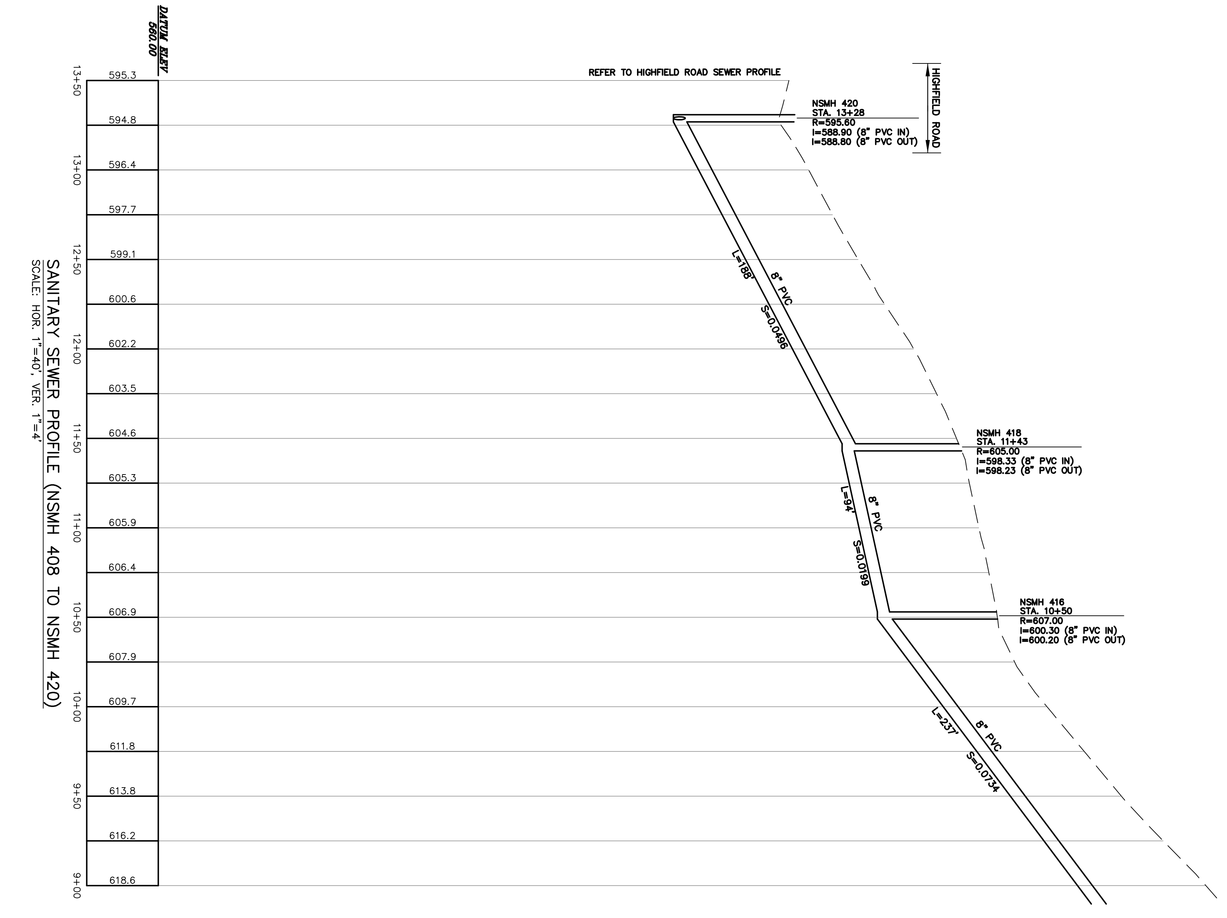

WHITMAN & BINGHAM
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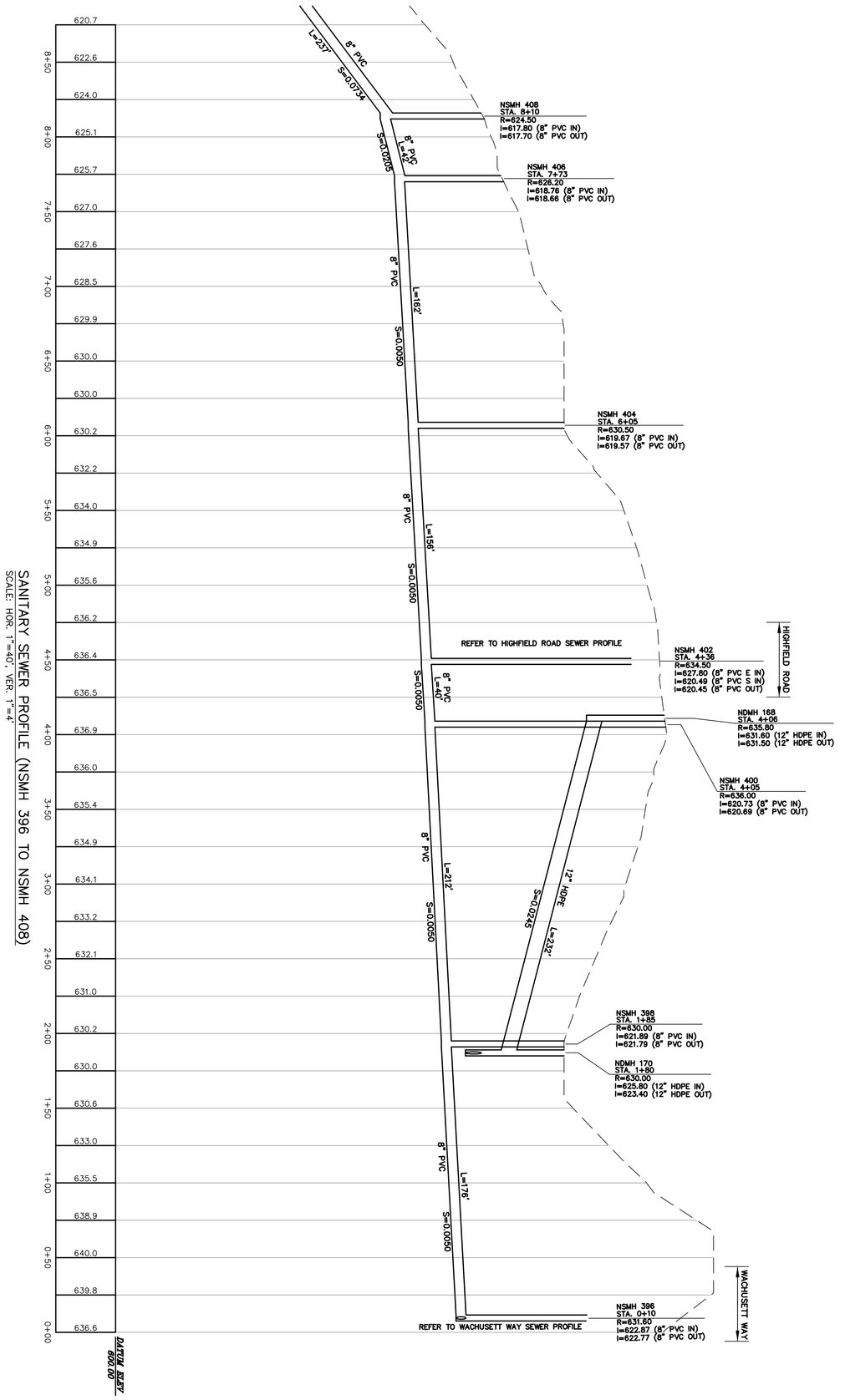
COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

CROSS-COUNTRY PROFILE #4
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: CC4 OF CC6	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

CROSS-COUNTRY PROFILE #5

AT

HIGHFIELD VILLAGE

IN

LUNENBURG, MA

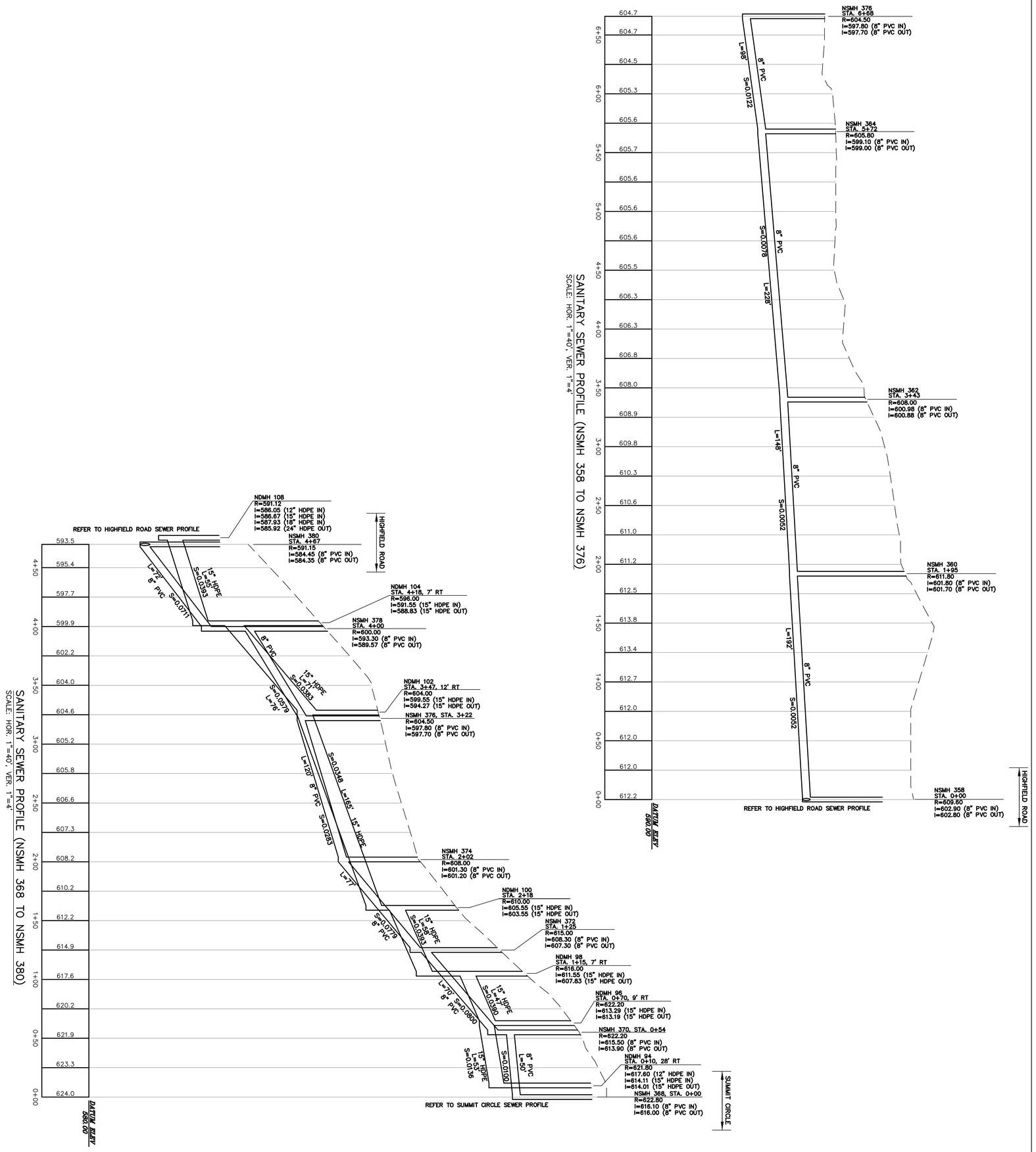
PREPARED FOR:

JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: CC5 OF CC6	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



WHITMAN & BINGHAM ASSOCIATES
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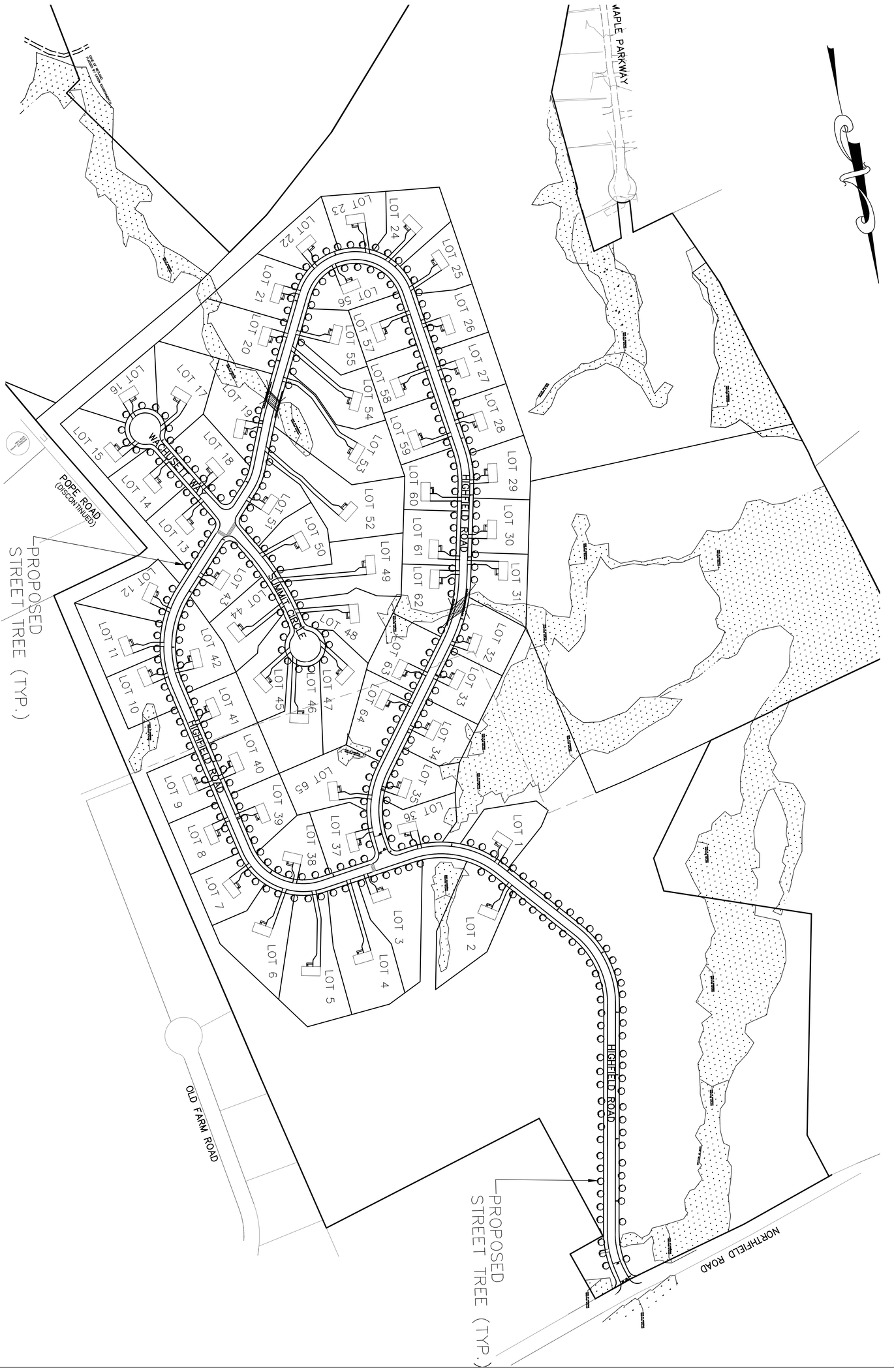
COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

CROSS-COUNTRY PROFILE #6
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=40'
SHEET NUMBER: CC6 OF CC6	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):



WHITMAN & BINGHAM
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COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MILISCI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

STREET TREE PLAN
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

REVISIONS			
1	PER ENGINEERING COMMENTS	12/29/15	MFP
NO.	DESCRIPTION	DATE	BY

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: 1"=150'
SHEET NUMBER: P1 OF P1	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

CONSTRUCTION NOTES

GENERAL

1.) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM VARIOUS SOURCES WHICH INCLUDE PLANS OF RECORD AND AN ON-THE-GROUND SURVEY BY KENT OLDFIELD.

2.) TOPOGRAPHY SHOWN ON THESE PLANS IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY KENT OLDFIELD. ANY ALTERATIONS TO THE TOPOGRAPHY AFTER THIS DATE MAY NOT BE REFLECTED ON THIS PLAN. ALL ELEVATIONS REFER TO NGVD OF 1929.

3.) UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS D.P.W. SPECIFICATIONS OF HIGHWAYS AND BRIDGES AS LAST REVISED, THE TOWN OF LUNENBURG PUBLIC WORKS DEPT. AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

4.) *** D I G S A F E N O T E *** IN ACCORDANCE WITH MGL.CH 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS.) OR CALL "DIG SAFE" AT 811.

5.) EXISTING UTILITY ELEVATIONS AND LOCATIONS SHOWN SHALL BE CONSIDERED APPROXIMATE ONLY. ALL UTILITY ELEVATIONS AND LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REPAIRED/REPLACED AS NECESSARY IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AS SOON AS POSSIBLE.

6.) RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY, AT NO ADDITIONAL COST TO THE OWNER.

7.) ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED AS SOON AS POSSIBLE FOR STABILIZATION AND TO PREVENT EROSION. SLOPES OF 2:1 AND STEEPER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.

8.) TEST PITS SHALL BE PERFORMED IN THE AREAS WHERE CROSSING EXISTING UTILITIES IS TO BE PERFORMED PRIOR TO CONSTRUCTION TO VERIFY UTILITY DEPTHS. ADDITIONAL TEST PITS IN OTHER AREAS MAY BE REQUIRED AS DIRECTED BY ENGINEER OR LOCAL APPROVING AUTHORITY. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AT TIME OF TEST PITS.

9.) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.

10.) ANY DEVIATIONS i.e. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED THROUGH THEIR RESPECTIVE OFFICE(S) PRIOR TO CONSTRUCTION. WHITMAN & BINGHAM ASSOCIATES, LLC. ASSUMES NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR WORK COMPLETED WITHOUT REGARD TO THE ABOVE REQUIRED "FIELD CHANGE" PROCEDURE.

11.) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCES THAT MAY BE REQUIRED ON THIS PROJECT. ALL ORDERS OF CONDITIONS, STREET OPENING REQUIREMENTS, AND OTHER REQUIREMENTS UNDER PERMITTING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

12.) THESE PLANS CONTAINED HEREIN SHALL SUPERSEDE ANY AND ALL PREVIOUS DESIGNS PREVIOUSLY PREPARED FOR THE SUBJECT SITE.

13.) DAILY AND PROPER MAINTENANCE OF ALL DITCHES AND EXCAVATIONS ARE REQUIRED. TEMPORARY AND PERMANENT PATCH PER SPECIFICATIONS AND THESE PLANS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. UNDER NO CIRCUMSTANCES, ANY EXCAVATION OR DITCH SHALL BE LEFT UNCOVERED, NOT PROPERLY PATCHED, LEFT NOT MAINTAINED OR IN IMPROPER SURFACE CONDITION.

14.) DURING ROADWAY CONSTRUCTION BASINS SHALL BE USED AS SEDIMENTATION BASINS, EXCAVATE BASINS TO WITHIN ONE FOOT OF FINAL BOTTOM ELEVATION, DURING CONSTRUCTION THE SEDIMENTATION BASINS SHALL RECEIVE PERIODIC MAINTENANCE TO REMOVE DEPOSITED SILTS AND DEBRIS TO INSURE PROPER DRAINAGE AND SETTLING OF PARTICULATE MATTER. ONCE ROAD CONSTRUCTION IS COMPLETED THE BASIN BOTTOMS SHALL BE EXCAVATED TO FINISH BOTTOM ELEVATIONS. ADDITIONAL SEDIMENTATION BASINS WILL BE CONSTRUCTED AS NECESSARY DURING CONSTRUCTION. AN NPDES PERMIT WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE SUBMITTED PRIOR TO THE START OF CONSTRUCTION.

15.) ALL EXCESS MATERIALS I.E., SOIL, LEDGE, WATER, AND GENERAL DEBRIS, WILL BE REMOVED AND DISPOSED BY THE CONTRACTOR OFF SITE AT THE CONTRACTOR'S EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

16.) BORINGS AND DEEP HOLE TESTING SHALL BE PERFORMED ALONG THE NEW ROADWAYS PRIOR TO CONSTRUCTION TO DETERMINE THE PRESENCE OF LEDGE AND GROUNDWATER DEPTHS.

17.) ALL OUTLET PIPES ON THE INTERIOR OF THE RETENTION BASINS SHALL BE MITERED TO CONFORM TO THE FINISH GRADES.

18.) COORDINATE NEW GAS MAIN CONNECTION WITH FITCHBURG GAS AND ELECTRIC LIGHT COMPANY PRIOR TO CONSTRUCTION. ALL INDIVIDUAL HOME CONNECTION LOCATIONS WILL BE DETERMINED IN THE FIELD.

LEGEND

EXISTING	DESCRIPTION	NEW
○ DMH	DRAIN MANHOLE	● NDMH
○ EMH	ELECTRICAL MANHOLE	● NEMH
○ SMH	SEWER MANHOLE	● NSMH
□ CB	CATCH BASIN	■ NCB
□□ CB	CATCH BASIN/DOUBLE GRATE	■■ NCB (DG)
○ GG	GAS GATE	● NGG
○ WG	WATER GATE	● NWG
◇ HYD	HYDRANT	✦ NHYD
◇ UP	UTILITY POLE	◇ NUP
◁ FE	FLARED END	◀ NFE
◦ IP/DH	IRON PIPE OR DRILL HOLE	
⊠ TP	TEST PIT	
⊕ P	PERCOLATION TEST	
BIT. CONC.	BITUMINOUS CONCRETE	BIT. CONC.
433x6	SPOT GRADE	433.6
—433—	CONTOUR	—433—
— D —	DRAIN	— ND —
— E —	ELECTRIC	— NE —
— G —	GAS	— NG —
— S —	SEWER	— NS —
	FORCE MAIN	— FM —
— T —	TELEPHONE	— NT —
— W —	WATER	— NW —
—OHW—	OVERHEAD WIRE	
○○○○○	STONEWALL	
— x —	CHAIN LINK FENCE	
	TREE LINE	
PVC	POLYVINYL CHLORIDE	PVC
RCP	REINFORCED CONCRETE PIPE	RCP
CLDI	CEMENT LINED DUCTILE IRON	CLDI
HDPE	HIGH DENSITY POLYETHYLENE	HDPE
	STREET LIGHT	
	TOP OF CONCRETE	TOC
	CONCRETE BOUND	■
	BIT. CONC. DRIVEWAY	
	BIT. CONC. CURB	
	VERTICAL GRANITE CURB	
	ELECTRIC, CABLE & TELEPHONE	—E/C/T—

SITE WORK

1.) CONSTRUCTION ACTIVITY MAY TAKE PLACE ONLY DURING HOURS AS SPECIFIED BY THE APPROPRIATE OFFICIAL OF THE TOWN OF LUNENBURG.

2.) CAUTION – NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE/MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS OR NOT AT NO ADDITIONAL EXPENSE TO OWNER.

3.) FILL MATERIAL

A.) ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILL PLACEMENT.
B.) PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN LOOSE DEPTH AND COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO DENSITY EQUAL TO ORIGINAL ADJACENT GROUND, UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
C.) GRADE SURFACE TO MATCH ADJACENT GRADES AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES AFTER FILL PLACEMENT AND COMPACTION.
D.) ROADWAY FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS NOT EXCEEDING 6" IN LOOSE DEPTH AND COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR).

4.) FINISH GRADING
GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE OF DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUB GRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUB GRADE ELEVATIONS, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.

5.) THE CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEANUP OF THE PROJECT ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT. OPEN TRENCHES, DITCHES, EXCAVATIONS, ETC. SHALL NOT BE PERMITTED TO BE LEFT OPEN OVERNIGHT. CONTRACTOR WILL BACK FILL OR UTILIZED SUITABLE STEEL PLATES FOR THE SECURING OF THE PROJECT SITE PRIOR TO CEASING WORK IN THAT PARTICULAR SECTION OF THE PROJECT.

6.) APPROPRIATE TRAFFIC CONTROL i.e. SIGNAGE, BARRICADES, AND OTHER MEANS WILL BE SUPPLIED BY THE CONTRACTOR AND ACCORDING TO ALL FEDERAL, STATE AND LOCAL AGENCIES AT NO ADDITIONAL COST TO OWNER.

7.) UNDER NO CIRCUMSTANCES WILL ANY UTILITY, STRUCTURE, OR REPAIR BE BACK FILLED UNLESS INSPECTED AND APPROVED BY THE TOWN OF LUNENBURG OR ITS DESIGNATE. THIS WILL NOT RELEASE THE CONTRACTOR FROM ANY RESPONSIBILITY OR LIABILITY AS A RESULT OF PERFORMANCE TESTS THAT ARE REQUIRED AS PART OF THIS PROJECT.

8.) DUE TO THE POSSIBILITY OF DEEP TRENCHES, PROPER SHORING AND/OR THE USE OF TRENCH BOXES SHALL BE UTILIZED AS DIRECTED BY LOCAL, STATE, AND/OR FEDERAL REGULATORY AGENCIES TO PROVIDE FOR A SAFE WORKING ENVIRONMENT.

9.) ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLAN(S) WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED OR MOVED AS REQUIRED BY THE THE CONTRACTOR (SEE SITE WORK NOTE #2 AND GENERAL NOTE #5), AT NO ADDITIONAL COST TO THE OWNER.

10.) ALL DRAINAGE PIPE SHALL BE CORRUGATED EXTERIOR, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE (HDPE). UNLESS OTHERWISE SPECIFIED.

11.) USE OF EXPLOSIVES

A.) COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURER WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER DISPOSITION OF EXPLOSIVES. TAKE SPECIAL PRECAUTIONS FOR PROPER USE OF EXPLOSIVES TO PREVENT HARM TO HUMAN LIFE AND DAMAGE TO SURFACE STRUCTURES, ALL UTILITY LINES, OR OTHER SUBSURFACE STRUCTURES. DO NO CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
B.) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE TOWN OF LUNENBURG FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND/OR OTHER AGENCIES, PRIOR TO COMMENCEMENT OF WORK. FIRE DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BLASTING.
AT THE DISCRETION OF THE FIRE DEPARTMENT, BLASTING MAY NEED TO BE MONITORED WITH A INDEPENDENTLY SUPERVISED SEISMOGRAPH.
ALL BLASTED ROCK OR OTHER EXCESS MATERIALS WILL BE REMOVED DISPOSED OF PROPERLY EITHER OFF-SITE OR ON-SITE, AT NO ADDITIONAL COST TO THE OWNER.

12.) PROTECTIONS

A.) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
B.) PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
C.) RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
D.) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.

13.) ALL TOPSOIL SHALL BE STOCKPILED ON SITE IN THE DESIGNATED STOCKPILE AREAS PRIOR TO BEING RE-USED ON THE SITE. ALL SOIL IS TO BE RE-USED ON SITE.

14.) ALL WATER MAINS AND SERVICES SHALL BE LAID SO THAT THE TOP OF THE PIPE IS A MINIMUM OF 5' BELOW FINISH GRADE. WHERE WATER MAIN IS LAID WITH LESS THEN 5' OF COVER, AT CULVERT CROSSINGS ONLY, THE WATER MAIN SHALL BE INSULATED TO PREVENT FROM FREEZING. AT CROSSINGS WITH STORM DRAIN PIPE THE WATER LINE SHALL BE INSTALLED WITH 6" SEPARATION BELOW THE STORM DRAIN PIPE.

15.) NEW WATER MAINS SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY OR 18" VERTICALLY ABOVE EXISTING OR NEW SEWERS. WHERE THE SEPARATION IS LESS THAN STATED ABOVE, BOTH THE EXISTING OR NEW WATER MAIN AND/OR SERVICE, AND NEW SEWER MAIN SHALL BE CONSTRUCTED OF CLASS 150, OR GREATER, MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATERTIGHTNESS.

16.) DRIVEWAYS SHALL BE AT LEAST TEN (10) FEET WIDE AND HAVE A CURB RETURN AT THE ROADWAY OF TWO (2) FEET IN RADIUS AND SHALL HAVE AN OPENING OF AT LEAST SIXTEEN (16) FEET AT THE GUTTER LINE. DRIVEWAY OPENINGS SHALL NOT BE A LOCATED AT CATCH BASINS.

17.) ALL SINGLE FAMILY HOMES TO CONNECT TO SANITARY SEWER LINE IN PROPOSED ROADWAYS, IF HOUSE IS DOWNHILL FROM SEWER LINE THEN AN EONE RESIDENTIAL PUMP OR APPROVED EQUAL WILL BE USED TO CONNECT TO THE NEW SANITARY SEWER MAIN IN THE PROPOSED ROADWAY.

18.) ALL NEW STREET LIGHTS SHALL BE IN ACCORDANCE WITH THE TOWN OF LUNENBURG DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

LAND INFORMATION:

1. THE LAND SHOWN HEREON IS SITUATED IN THE RESIDENCE A ZONING DISTRICT. THE ZONING DIMENSIONAL REQUIREMENTS ARE SHOWN BELOW:

ITEM	RESIDENCE A DISTRICT	CLUSTER DEVELOPMENT
MINIMUM LOT AREA:	40,000 SQ. FT.	30,000 SQ. FT.
MINIMUM LOT FRONTAGE:	100 FEET	100 FEET
MINIMUM LOT WIDTH:	100 FEET	100 FEET
MINIMUM LOT WIDTH THRU BLDG	175 FEET	175 FEET
MINIMUM FRONT SETBACK:	40 FEET	40 FEET
MINIMUM SIDE SETBACK:	25 FEET	25 FEET
MINIMUM REAR SETBACK:	30 FEET	30 FEET

2. THE LAND SHOWN HEREON IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE, PER FLOOD INSURANCE RATE MAP 250315-0002B & 0004B, DATED JUNE 15, 1982.

3. WETLANDS ON THE SUBJECT SITE HAVE BEEN DELINEATED BY CHARLES CARON, CARON ENVIRONMENTAL CONSULTING.

ROADWAY INFORMATION:

ROADWAY TYPE: SECONDARY (HIGHFIELD ROAD 0+00 TO 18+90)
INTERMEDIATE (REMAINDER OF ROADWAYS)
RIGHT OF WAY WIDTH: 50'
TRAVELED WAY WIDTH: 24'
ROAD CROSS SLOPE: 1/4" PER FOOT

ROAD LENGTH: HIGHFIELD ROAD – 6,707 FT.
SUMMIT CIRCLE – 537 FT.
WACHUSETT WAY – 466 FT.

ROAD GRADES: 1.5% TO 5.5%

PHASING INFORMATION:

PHASE 1 – CONSTRUCT HIGHFIELD ROAD (STA. 0+00 TO 19+20 AND STA. 47+50 TO 67+00) INCLUDING ALL EROSION CONTROLS, UTILITIES AND HOUSE LOTS.
PHASE 2 – CONSTRUCT HIGHFIELD ROAD (STA. 19+20 TO 34+50) INCLUDING ALL EROSION CONTROLS, UTILITIES AND HOUSE LOTS.
PHASE 3 – CONSTRUCT SUMMIT CIRCLE, WACHUSETT WAY AND REMAINDER OF HIGHFIELD ROAD INCLUDING ALL EROSION CONTROLS, UTILITIES AND HOUSE LOTS.

GENERAL EROSION CONTROL NOTES
1. THE SITE PLAN DEPICTS THE REQUIRED SOIL EROSION CONTROL MEASURES THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
A. SOIL EROSION IS KEPT TO A MINIMUM.
B. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPERTY.
C. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.

2. THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR ALL SILTATION RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES OR WATER BODIES DURING CONSTRUCTION AS A RESULT OF THIS PROJECT.

3. LOAM AND SEED ALL DISTURBED AREAS AT THE EARLIEST TIME POSSIBLE. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE

4. INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE BUT NO LONGER THAN TWO DAYS. CLEAN AND RESET SILT FENCES WHICH ACCUMULATE SEDIMENT AND OTHER DEBRIS.

5. PROTECT AND STABILIZE ALL AREAS, INCLUDING STOCKPILE AREAS, NOT SCHEDULED FOR EROSION, PREVENTION OR STABILIZATION, BUT THAT SHOW SIGNS OF EROSION WITHIN 24 HOURS. NOTIFY ENGINEER OF ANY SIGNIFICANT EROSION PROBLEM.

6. TEMPORARILY SEED, WITHIN 24 HOURS, ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 3 DAYS WITH TEMPORARY SEED MIX. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 30.

7. FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH, REFER TO SILT FENCE DETAILS.

8. TEMPORARY GROUND COVER OR EROSIONS/SILTATION CONTROLS SHALL BE ESTABLISHED ON ANY UNBUILT LOT THAT WILL BE LEFT UNDISTURBED FOR MORE THAN 3 DAYS.

CONSTRUCTION SEQUENCE AND EROSION CONTROL
1. CONSTRUCTION FABRIC SILTATION FENCE ADJACENT TO WETLANDS AND AS DEPICTED .

2. CLEAR AND GRUB TO LIMITS OF CUT AND FILL.

3. CONSTRUCT AND STABILIZE PERIMETER SLOPES AND TREATMENT SWALES.

4. CONSTRUCT TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS. THE DETENTION AREA SHALL BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION.

5. THE SITE SUBCONTRACTOR SHALL MAINTAIN SEDIMENTATION AND EROSION CONTROL DEVICES THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION.

6. ALL SLOPES GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR COMPLETION.

7. ALL SWALES AND DITCHES WITH SLOPES EXCEEDING 5% SHALL BE TREATED WITH JUTE MATTING.

8. CONSTRUCT PAVED AREAS & ALL SIDE SLOPES AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.

9. CONSTRUCT TEMPORARY DIVERSION CHANNELS AS REQUIRED.

10. CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.

11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY.

12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13 REMOVE TEMPORARY CONTROL MEASURES WHEN 75% VEGETATION OR COMPLETE STABILIZATION IS ESTABLISHED AND PERMANENT EROSION AND SEDIMENT FACILITIES ARE INSTALLED AND ACCOMPLISH FINAL CLEAN UP.

14. ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS OR MULCH.

15. THE LENGTH OF TIME AN AREA CAN BE DISTURBED AND UNSTABILIZED IS 45 DAYS.

16. ALL DITCHES AND SWALES TO STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.

OPEN SPACE INFORMATION:

TOTAL AREA DESIGNATED AS OPEN SPACE = 59.63 AC.

AREA OF WETLAND WITHIN THE OPEN SPACE = 14.87 AC. (24.9%)

AREA OF LAND WITH A SLOPE IN EXCESS OF 15% IN THE OPEN SPACE = 16.58 AC. (27.8%)

TABULAR SUMMARY:

1. TOTAL AREA WHICH IS BEING SUBDIVIDED = 178.34 AC.
2. TOTAL AREA OF LAND FOR CLUSTER DEVELOPMENT = 120.10 AC.
2. TOTAL AREA OF LOTS = 55.62 AC.
3. TOTAL AREAS DEDICATED FOR STREET PURPOSES = 14.42 AC.
4. TOTAL AREA FOR PUBLIC USE = 59.63 AC.
5. TOTAL AREA RESERVED FOR OPEN SPACE = 59.63 AC.
6. TOTAL AREA OF WETLAND = 22.22 AC.

DRAWN BY: MFP
DATE: 9/14/15
SHEET NUMBER: N1 OF N5
COMPS: 9798
PLAN REF(S): BY OTHERS
CHECKED BY: BFM
SCALE: 1"=40'
JOB NUMBER: 13510
PLAN NUMBER: 31-D-32
FIELD BOOK REF(S):

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

CONSTRUCTION NOTES
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MUSSI
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

WHITMAN & BINGHAM ASSOCIATES
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530 MECHANIC STREET
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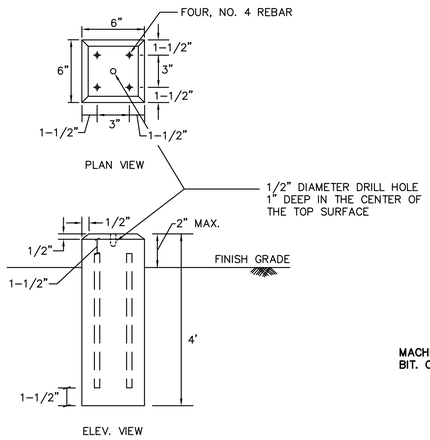
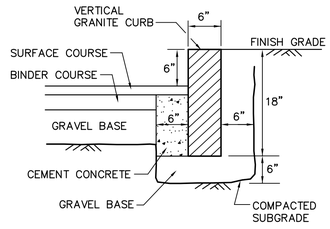


NOTES:

1. CONCRETE STRENGTH 4000 PSI AT 28 DAYS. DENSITY 150 PCF
2. CEMENT, PORTLAND TYPE I OR III PER ASTM C150–81.
3. ADMIXTURES, AIR & PLASTICIZERS PER ASTM C233–82.
4. AIR ENTRAINMENT 5%–7%.
5. SET BOUND FLUSH IN SIDEWALKS AND DRIVEWAYS.

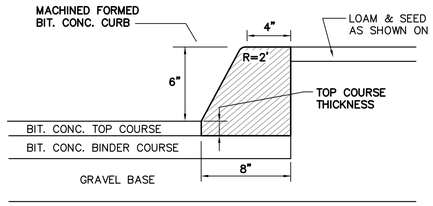
REINFORCED CONCRETE MONUMENT

NOT TO SCALE



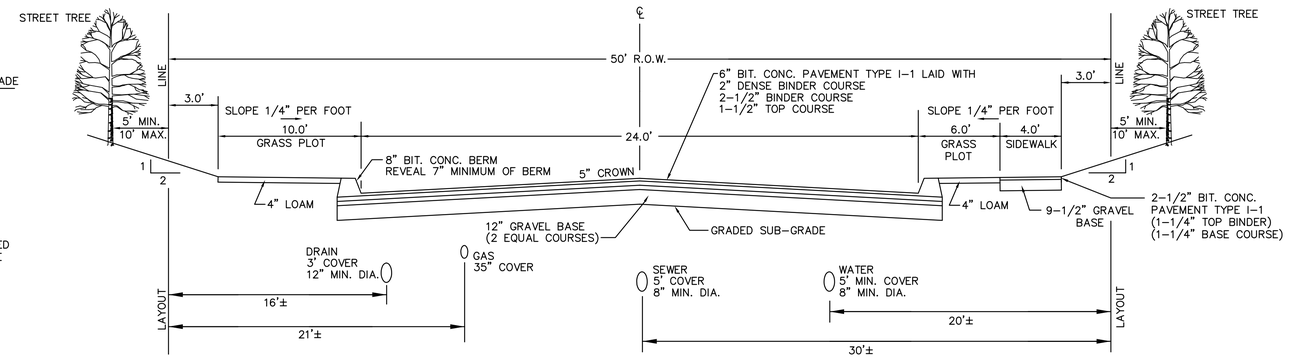
VERTICAL CURB DETAIL

NOT TO SCALE



BIT. CONC. CURB DETAIL

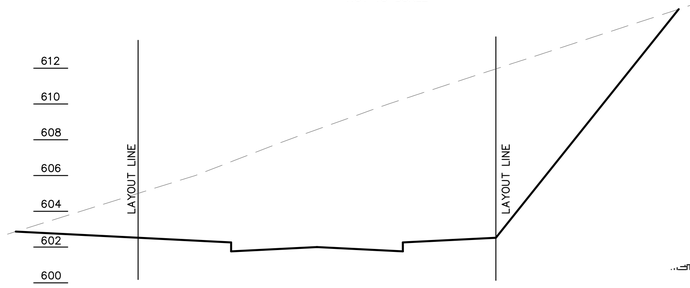
NOT TO SCALE



UTILITIES SHOWN IN A GENERAL MANNER

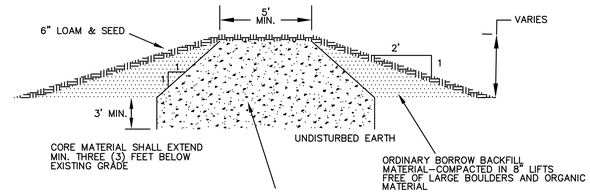
TYPICAL ROADWAY SECTION FOR 50 FOOT RIGHT OF WAY

NOT TO SCALE



HIGHFIELD ROAD – ROADWAY SECTION STATION 49+50

SCALE: HOR. 1"=10', VER. 1"=4'



NOTE: FOUNDATION FOR DAM CONSTRUCTION SHALL BE CLEARED OF ALL TOP SOIL, ROCKS, DEBRIS, STUMPS, ETC. TO A FIRM SURFACE. IN NO CASE SHALL THIS EXCAVATION BE LESS THAN 12 INCHES. SUBGRADE SHALL BE SCARIFIED AND MOISTENED TO A DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF FILL.

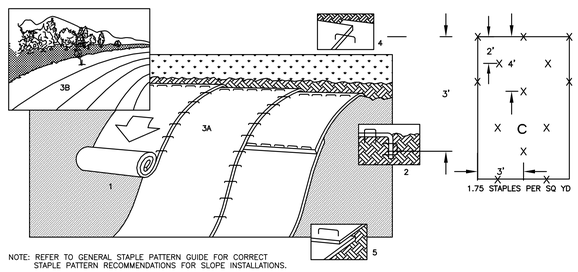
IMPERVIOUS CORE DETAIL

REQUIRED FOR STORMWATER BASIN CONSTRUCTION IN FILL

NO SCALE

EROSION CONTROL JUTE MATTING

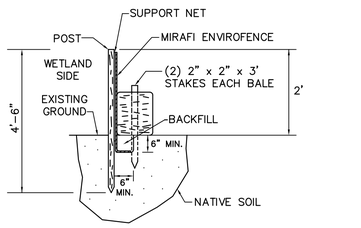
SLOPE INSTALLATION



STAPLE PATTERN GUIDE

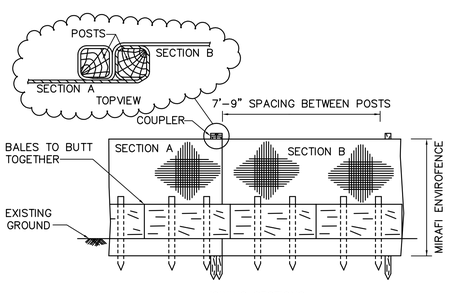
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



LAY THE TOE–IN FLAP OF FABRIC INTO THE UNDISTURBED BOTTOM OF TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. PLACE HAYBALES NEXT TO THE FILTER FABRIC.

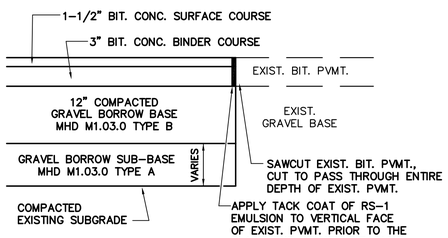
TOE–IN METHODS



JOINING SECTIONS

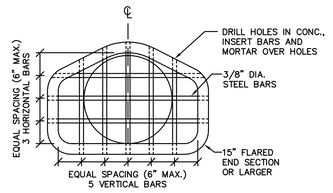
SILTATION CONTROL FENCE WITH HAYBALES DETAIL

NOT TO SCALE



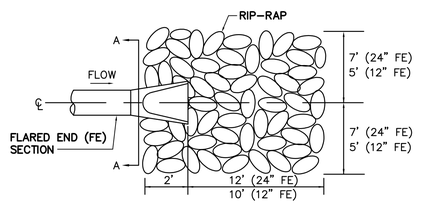
BIT. CONC. PAVEMENT DETAIL

NOT TO SCALE

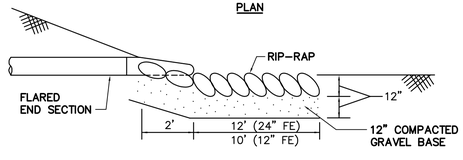


SECTION A–A

NOTE:
INSTALL STEEL OR HDPE GRATE AT FLARED END TO PREVENT ACCESS AND CLOGGING.



PLAN

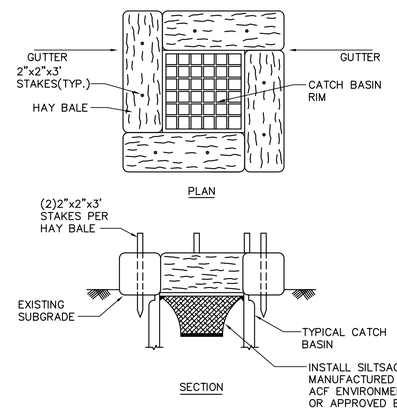


SECTION

Each stone shall weigh not less than 50 pounds nor more than 125 pounds, and at least 75% of the volume shall consist of stones weighing not less than 75 pounds each. The remainder of the stones shall be so graded that when placed with the larger stones, the entire mass will be compact.

RIP–RAP AT FLARED END SECTION

NOT TO SCALE



NOTE:
WHEN CONTENTS OF SILTSACK REACH HALF WAY UP BAG, REMOVE AND DISPOSE CONTENTS IN A LEGAL MANNER. IF BAG IS DAMAGED IN ANY WAY, DISPOSE OF AND REPLACE IMMEDIATELY.

CATCH BASIN INLET EROSION CONTROL

NOT TO SCALE

CHECKED BY: BFM	SCALE: AS NOTED	JOB NUMBER: 13510	PLAN NUMBER: 31-D-32	FIELD BOOK REF(S):
DRAWN BY: MFP	DATE: 9/14/15	SHEET NUMBER: N2 OF N5	COMPS: 9798	PLAN REF(S): BY OTHERS

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

CONSTRUCTION DETAILS #1
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MUSSO
No. 38102
REGISTERED PROFESSIONAL ENGINEER

WHITMAN & BINGHAM ASSOCIATES
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540 MECHANIC STREET
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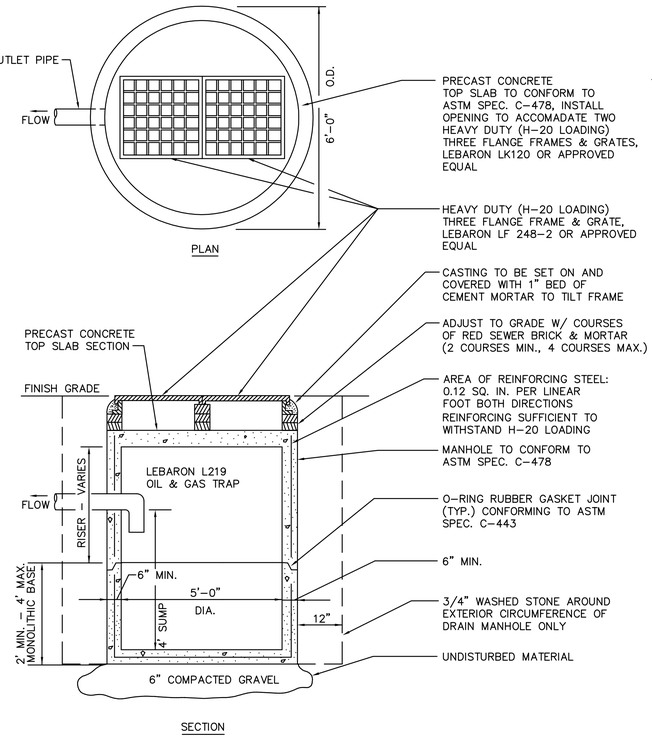
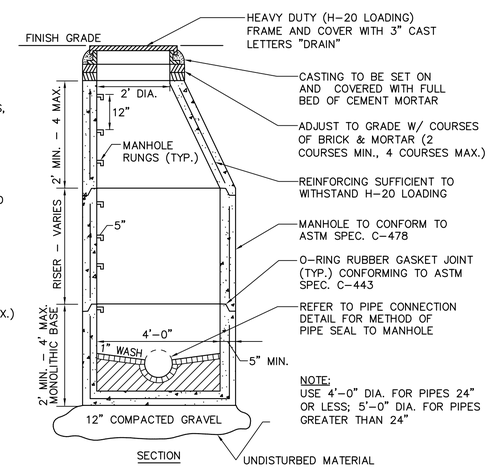


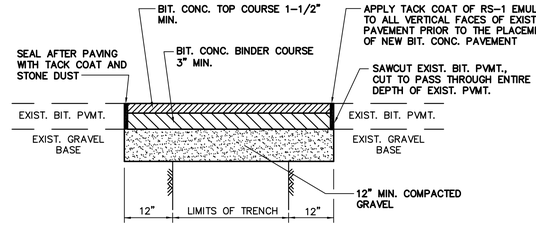
PRECAST REINFORCED CONCRETE CATCH BASIN WITH DOUBLE GRATE

NOT TO SCALE



PRECAST DRAIN MANHOLE

NOT TO SCALE

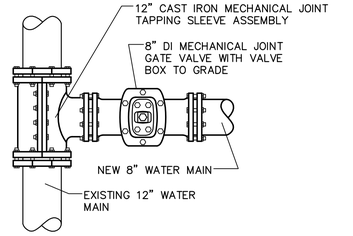


NOTES:

1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
2. ANY PAVEMENT PATCH APPLIED AT A WIDTH OF 6' OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER.

BIT. CONC. PAVEMENT PATCH DETAIL

NOT TO SCALE

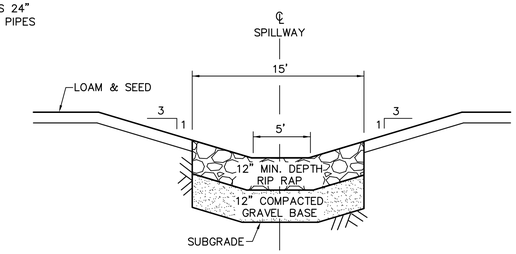


NOTES:

1. INSTALL TAPPING SLEEVE, VALVE AND VALVE BOX PER MANUFACTURERS RECOMMENDATIONS.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE MARLBOUROUGH DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

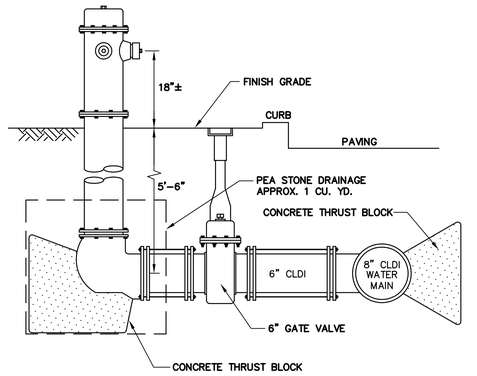
WET TAP DETAIL

NOT TO SCALE



RIP RAP SPILLWAY DETAIL

NOT TO SCALE



FIRE HYDRANT DETAIL

NOT TO SCALE

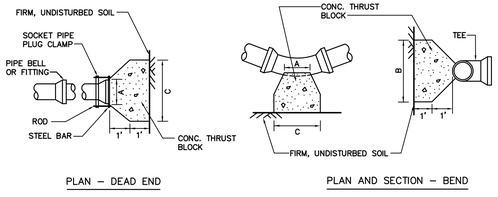
NOTES:

1. PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS, DEAD ENDS & TEES UNLESS OTHERWISE DIRECTED. CONCRETE FOR ALL THRUST BLOCKS SHALL BE PLACED AGAINST FIRM, UNDISTURBED SOIL. PROVIDE APPROVED ANCHOR HARNESS RODS & SOCKET CLAMPS AS SPECIFIED & IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS WHERE SOIL HAS BEEN DISTURBED OR THRUST BLOCKS CANNOT BE USED, AS DIRECTED BY THE ARCHITECT.
2. ALL SOCKET CLAMP METAL SHALL BE COATED WITH BLACK ASPHALTUM OR OTHER WATER DEPARTMENT APPROVED COATINGS.
3. CONCRETE THRUST BLOCKS POURED BEHIND 3-WAY TEE & HYDRANT SHOE TO BE USED WITH SOCKET CLAMPS.
4. NO CONCRETE SHALL COVER PIPE JOINTS, FITTING JOINTS, BOLTS OR HYDRANT DRAINS.

THRUST BLOCK SCHEDULE

SIZE OF PIPE PRODUCING THRUST

FITTING	12"			10"			8"			6"			4"		
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
22-1/2° BEND	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"
45° BEND	1'-0"	3'-0"	3'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"
90° BEND	1'-0"	4'-0"	4'-0"	1'-0"	4'-0"	4'-0"	1'-0"	3'-0"	3'-0"	1'-0"	3'-0"	3'-0"	1'-0"	2'-0"	2'-0"
12"x12"x4", 10"x10"x4", 8"x8"x4", 6"x6"x4", 4"x4"x4" TEES	1'-0"	4'-0"	4'-0"	1'-0"	3'-0"	3'-0"	1'-0"	3'-0"	3'-0"	1'-0"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"
12"x12"x6", 10"x10"x6", 8"x8"x6", 6"x6"x6" TEES	1'-6"	4'-0"	4'-0"	1'-6"	3'-0"	3'-0"	1'-6"	3'-0"	3'-0"	1'-6"	2'-0"	2'-0"	—	—	—
12"x12"x8", 10"x10"x8", 8"x8"x8" TEES	1'-6"	4'-0"	4'-0"	1'-6"	3'-0"	3'-0"	1'-6"	3'-0"	3'-0"	—	—	—	—	—	—
12"x12"x10", 10"x10"x10" TEES	2'-0"	4'-0"	4'-0"	2'-0"	3'-0"	3'-0"	—	—	—	—	—	—	—	—	—
12"x12"x12" TEES	2'-0"	4'-0"	4'-0"	—	—	—	—	—	—	—	—	—	—	—	—
PLUGS	2'-0"	4'-0"	4'-0"	2'-0"	3'-0"	3'-0"	1'-6"	3'-0"	3'-0"	1'-6"	2'-0"	2'-0"	1'-0"	2'-0"	2'-0"
HYDRANTS	2'-0"	4'-0"	4'-0"	2'-0"	4'-0"	4'-0"	1'-6"	3'-0"	3'-0"	1'-6"	3'-0"	3'-0"	1'-0"	2'-0"	2'-0"

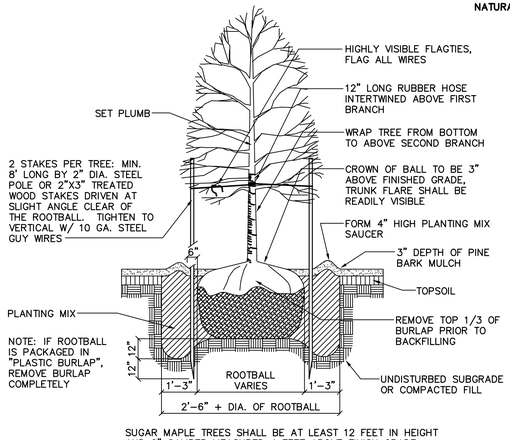


PLAN - DEAD END

PLAN AND SECTION - BEND

TYPICAL CONCRETE THRUST BLOCK DETAILS

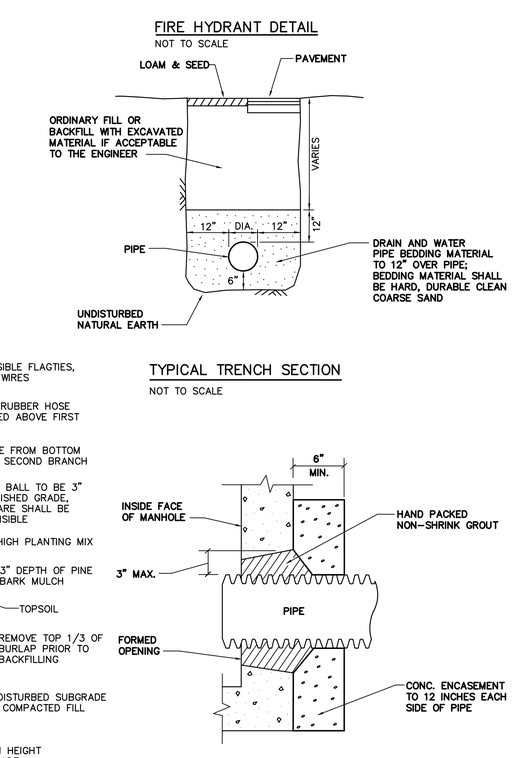
NOT TO SCALE



SUGAR MAPLE TREES SHALL BE AT LEAST 12 FEET IN HEIGHT AND 2" CALIPER MEASURED 4 FEET ABOVE FINISH GRADE.

DECIDUOUS TREE PLANTING

NOT TO SCALE

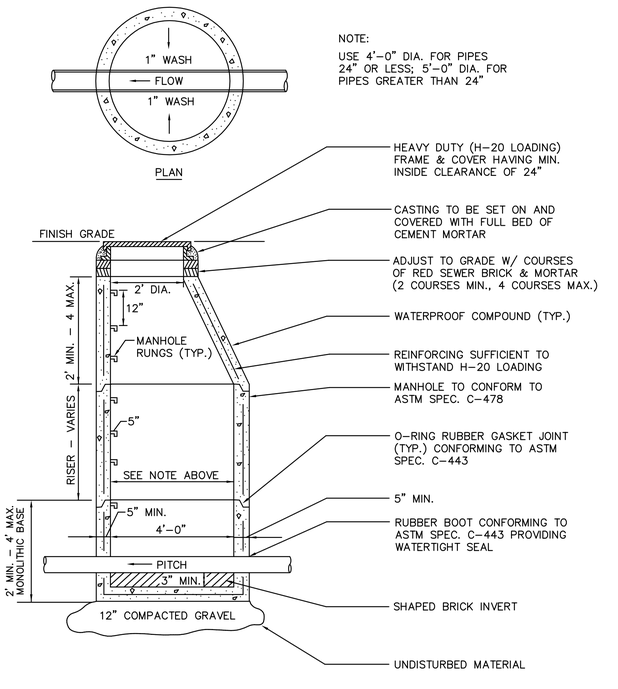


TYPICAL TRENCH SECTION

NOT TO SCALE

PIPE CONNECTION DETAIL

NOT TO SCALE



PRECAST SEWER MANHOLE

NOT TO SCALE

CHECKED BY: BFM	SCALE: 1"=40'	JOB NUMBER: 13510	PLAN NUMBER: 31-D-32	FIELD BOOK REF(S):
DRAWN BY: MFP	DATE: 9/14/15	SHEET NUMBER: N3 OF N5	COMPS: 9798	PLAN REF(S): BY OTHERS

REVISIONS

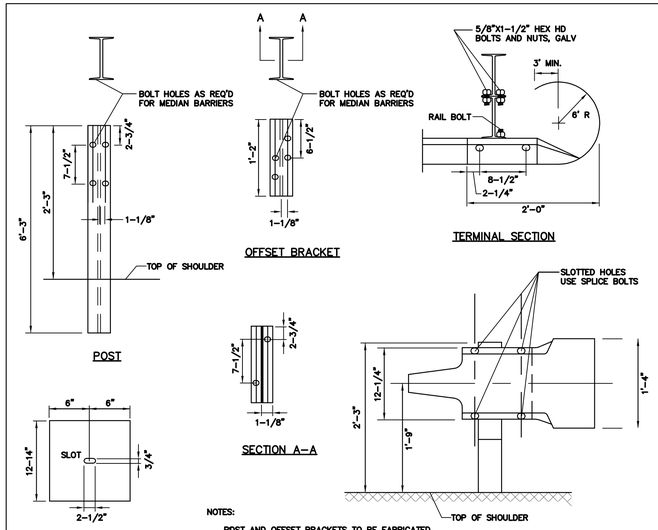
NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING COMMENTS	12/29/15	MFP

CONSTRUCTION DETAILS #2
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JOHN
XXXXXXXX
LUNENBURG, MA 01462

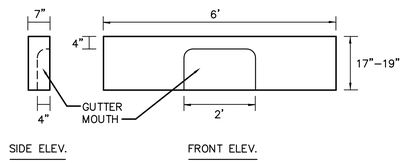
COMMONWEALTH OF MASSACHUSETTS
BRIAN F. MULSO
CIVIL
No. 38102
REGISTERED PROFESSIONAL ENGINEER

WHITMAN & BINGHAM ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
530 MECHANIC STREET
LEOMINSTER, MASSACHUSETTS 01453
TEL. (978) 537-5256
FAX. (978) 537-1423



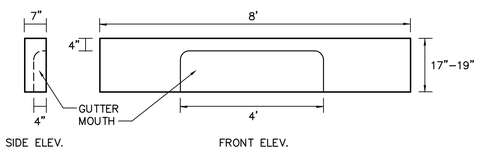
STEEL BEAM HIGHWAY AND GUARD RAIL TYPE SS

NOT TO SCALE



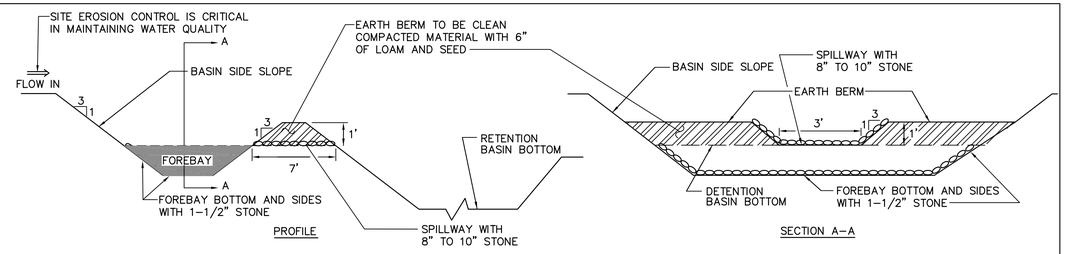
GRANITE CURB INLET DETAIL

NOT TO SCALE



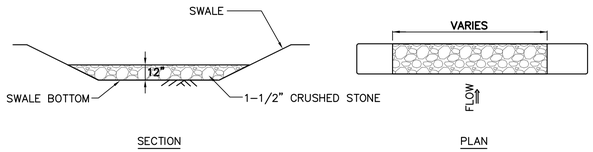
GRANITE CURB INLET FOR DOUBLE GRATE DETAIL

NOT TO SCALE



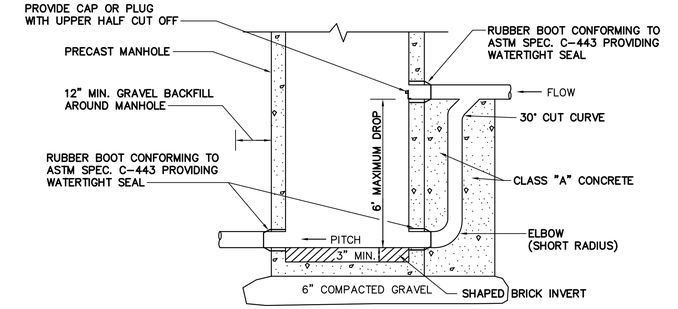
TYPICAL FOREBAY/BERM DETAIL

NOT TO SCALE



STONE CHECK DAM DETAIL

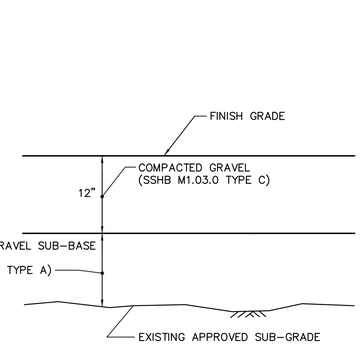
NOT TO SCALE



ALL SANITARY SEWER MANHOLE DROPS OVER 2 FEET SHALL BE EXTERNAL DROPS AS SHOWN ABOVE.

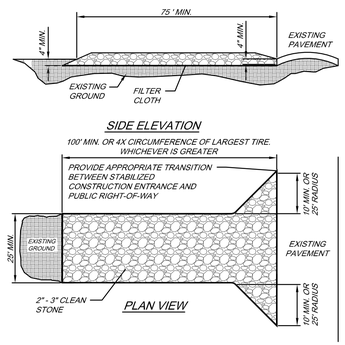
EXTERNAL DROP MANHOLE

NOT TO SCALE



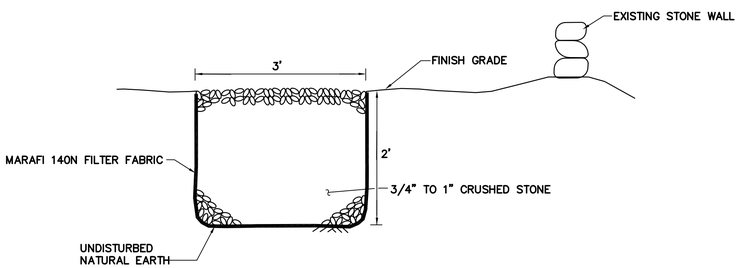
GRAVEL ACCESS CROSS SECTION

NOT TO SCALE



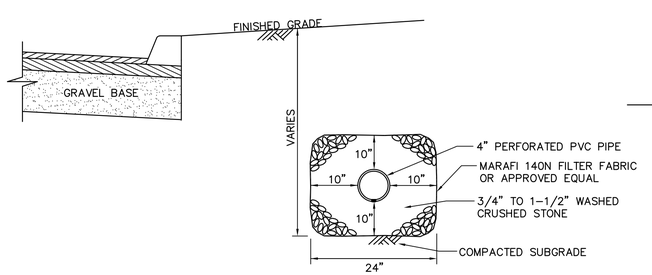
STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)



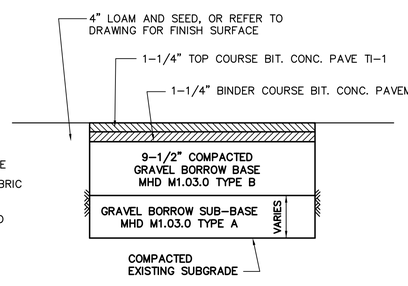
LEVEL SPREADER DETAIL

NOT TO SCALE



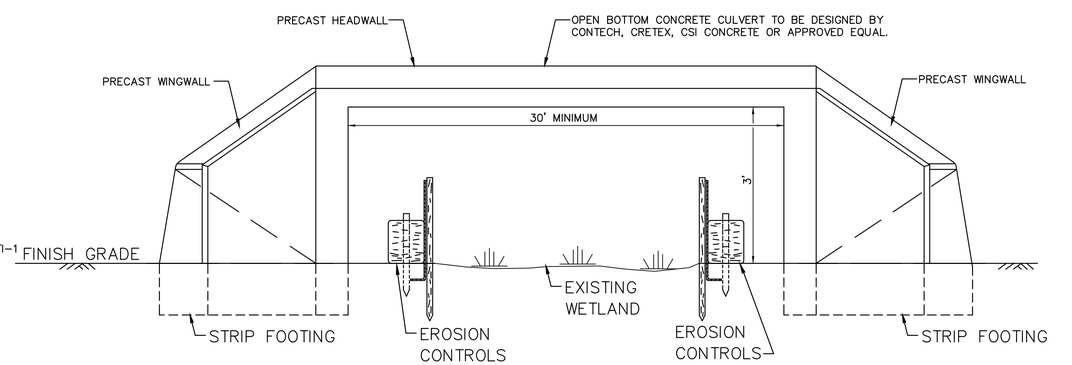
PERFORATED ROADWAY SUBDRAIN DETAIL

NOT TO SCALE



BIT. CONC. SIDEWALK DETAIL

NOT TO SCALE



STREAM CROSSING STANDARD

CULVERT STA. 39+75 – OPENNESS RATION = 1.64 FEET > 0.82 FEET REQUIRED
CULVERT STA. 58+25 – OPENNESS RATION = 1.55 FEET > 0.82 FEET REQUIRED

OPEN BOTTOM CONCRETE CULVERT ON STRIP FOOTING

NOT TO SCALE

CHECKED BY: BFM	SCALE: AS NOTED
DRAWN BY: MFP	DATE: 9/14/15
SHEET NUMBER: N4 OF N5	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

REVISIONS

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1	PER ENGINEERING COMMENTS	12/29/15	MFP

CONSTRUCTION DETAILS #3
AT
HIGHFIELD VILLAGE
IN
LUNENBURG, MA

PREPARED FOR:
JEG HOLDINGS, LLC
P.O. BOX 5515
BEVERLY, MA 01915

COMMONWEALTH OF MASSACHUSETTS — BRIAN F. MUSSO — No. 38102 — REGISTERED PROFESSIONAL ENGINEER

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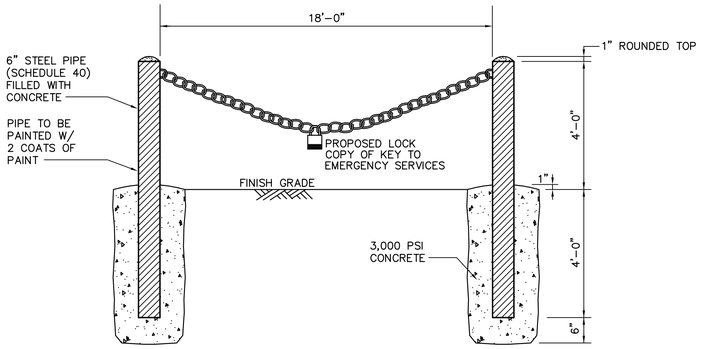
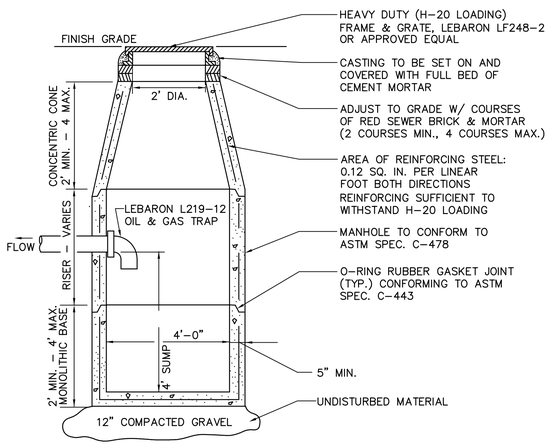


BOLLARD GATE DETAIL

NOT TO SCALE



PRECAST CATCH BASIN

NOT TO SCALE

DRAWN BY: MFP	CHECKED BY: BFM
DATE: 9/14/15	SCALE: AS NOTED
SHEET NUMBER: N5 OF N5	JOB NUMBER: 13510
COMPS: 9798	PLAN NUMBER: 31-D-32
PLAN REF(S): BY OTHERS	FIELD BOOK REF(S):

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