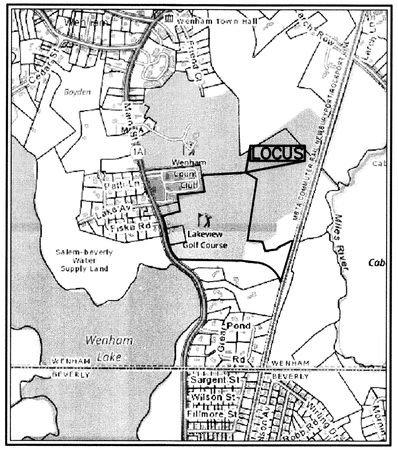
PERMIT SITE PLAN
FLEXIBLE DEVELOPMENT

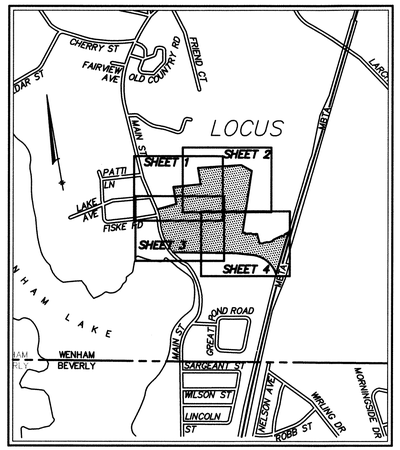


LOCATION MAP
SCALE: 1"=1000'

Wenham Pines
56/60 MAIN STREET
WENHAM, MASSACHUSETTS 01984

FOR

WENHAM PINES LLC



LOCUS MAP
SCALE: 1"=1000'

OWNER:

ESTATE OF WILLIAM J. FLYNN
5 BARKER ROAD
BOXFORD, MASSACHUSETTS 01921

APPLICANT:

WENHAM PINES LLC
6 KIMBALL LANE
LYNNFIELD, MASSACHUSETTS 01940

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RYAN ASSOCIATES
(LANDSCAPE ARCHITECT)

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L-1.1.....SITE PLAN
L-1.2.....SITE PLAN
L-1.3.....SITE PLAN
L-2.0.....PLANTING AND MATERIALS ENTRY
L-2.1.....PLANTING AND MATERIALS UNITS 2/4 AND 6/8
L-3.0.....LIGHTING PLAN
L-4.0.....MANAGEMENT PLAN
L-4.1.....MANAGEMENT PLAN
L-4.2.....MANAGEMENT PLAN
L-5.0.....IRRIGATION PLAN
L-6.0.....DETAILS
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SHEET 10..... DEMOLITION PLAN
SHEET 11-13..... LAYOUT AND MATERIALS PLAN
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SHEET 18-19..... ROADWAY AND UTILITY PROFILE
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SHEET 27..... EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 28..... TEST PIT LOG
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GRAZADO VELLECO ARCHITECTS
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H-A1..... PROPOSED FLOOR PLANS
H-A2..... PROPOSED ELEVATIONS
H-A3..... PROPOSED ELEVATIONS
H-A4..... PROPOSED GARAGE

GENERAL NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
5. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
6. RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING, OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
7. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED, IN ACCORDANCE WITH OWNER REQUIREMENTS.
8. IN CERTAIN INSTANCES, IN ORDER TO DESIGN GRAVITY FLOW IMPROVEMENTS, ENGINEER MUST RELY ON PIPE INVERT ELEVATIONS OBTAINED AT ACCESSIBLE STRUCTURES AND/OR RECORD PIPE SLOPE DATA OBTAINED FROM LOCAL AUTHORITIES. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY GRADES (VIA POTHOLING OR OTHER METHODS) OF EXISTING GRAVITY FLOW UTILITIES INTENDED TO SERVE SITE AND BUILDINGS, INCLUDING SANITARY SEWER AND STORM DRAINS. THIS WORK IS NECESSARY TO ENSURE THAT ADEQUATE SLOPE EXISTS TO ALLOW FLOW OF SEWER SERVICES AND DRAINAGE SYSTEMS TO EXISTING UTILITY MAINS OR TO THEIR FINAL RUNOFF DESTINATION. SHOULD SITE CONDITIONS DIFFER FROM DESIGN ELEVATIONS SHOWN HEREON, CONTRACTOR SHALL SEEK DIRECTION FROM ENGINEER PRIOR TO PROCEEDING WITH WORK.
9. A GEOTECHNICAL REPORT SPECIFIC TO THIS DEVELOPMENT HAS NOT BEEN PREPARED. CONTRACTOR SHALL CONSULT WITH OWNER REGARDING SUBSURFACE CONDITIONS PRIOR TO CONSTRUCTION.
10. ALL SUBSURFACE CABLE CONDUIT SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH REQUIREMENTS AND/OR RECOMMENDATIONS OF THE APPROPRIATE UTILITY COMPANY AND THE TOWN OF WENHAM DEPARTMENT OF PUBLIC WORKS.
11. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 (MEAN SEA LEVEL OF 1929).
12. CONTRACTOR SHALL NOTIFY TOWN OF WENHAM WATER DEPARTMENT AS TO CONSTRUCTION SCHEDULE FOR VERIFICATIONS OF WATER MAIN LOCATIONS ALONG MAIN STREET.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STAKING OF PROPERTY LINES IN VICINITY OF PROPOSED WORK.
14. PAVEMENT ON MAIN STREET SHALL BE SAW-CUT AND NEATLY JOINTED TO NEW PAVEMENT. MAIN STREET SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
15. BLOW-OFF FOR HYDRANTS FROM 8" WATER MAIN WILL CONSIST OF AN 8"X6" REDUCER TO A 6" GATE VALVE TO HYDRANT.
16. UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES. OTHER UNDER-GROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE, AND ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK, AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION, DEMOLITION, OR CONSTRUCTION
17. TEST PITS SHALL BE EXCAVATED AT ANY LOCATION WHERE THERE IS AN EXISTING UTILITY THAT IS BEING CROSSED BY ANY PROPOSED UTILITY, TO DETERMINE ACTUAL ELEVATIONS AND ADJUST TO MATCH EXISTING. THE CONTRACTOR/DEVELOPER WILL HAVE ALL FIELD REVISIONS APPROVED BY THE APPROPRIATE REPRESENTATIVE FROM THE TOWN OF WENHAM.
18. INDIVIDUAL UTILITY CONNECTIONS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL LOCATIONS SHALL BE ADJUSTED FOR ACTUAL HOUSE DESIGN AND LAYOUT.
19. ANY AND ALL TRENCH WORK PERFORMED IN MAIN STREET SHALL COMPLY WITH THE FINAL MASSACHUSETTS DOT HIGHWAY DIVISION ACCESS PERMIT.
20. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
21. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SUBDIVISION IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
22. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
23. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
24. ANY SILT FENCE AND/OR HAYBALES SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN THE BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
25. CONTRACTOR SHALL LOCATE THE EXISTING WATER MAIN AND GAS MAIN IN MAIN STREET PRIOR TO INSTALLATION OF THE PROPOSED WATER AND GAS CONNECTIONS.
26. ALL DRAINAGE PIPE SHALL BE CLASS V REINFORCED CONCRETE PIPE UNLESS SPECIFIED OTHERWISE. ALL PIPE 24" IN DIAMETER OR LESS SHALL BE BELL AND SPIGOT TYPE.
27. UNLESS OTHERWISE STATED, ALL WATER WORKS SHALL MEET THE MINIMUM REQUIREMENTS OF THE MOST RECENT EDITION OF THE "UNIFORM STATE PLUMBING CODE." CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY SUCH CONFLICTS IMMEDIATELY.
28. SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO THE RULES AND REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD, COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY.
29. STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
30. A SUFFICIENT NUMBER OF FIRE ALARM TELEGRAPH BOXES SHALL BE INSTALLED BY THE CONTRACTOR. THE TYPE, NUMBER AND LOCATION TO BE DETERMINED IN WRITING BY THE CHIEF OF THE FIRE DEPARTMENT.
31. SOIL CONDITIONS HAVE BEEN EVALUATED AND DETERMINED TO BE SUITABLE FOR ROAD CONSTRUCTION.
32. ALL UNITS SHALL BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM APPROVED BY THE WENHAM BOARD OF HEALTH.
33. ELECTRIC SYSTEM SHALL BE DESIGNED BY WENHAM ELECTRIC DEPARTMENT ONCE THE SUBDIVISION IS APPROVED.
34. THE SIGHT DISTANCE ALONG MAIN STREET EXCEEDS 500' IN BOTH DIRECTIONS.
35. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE WENHAM WATER DEPARTMENT'S "STANDARD SPECIFICATIONS FOR WATER MAIN EXTENSIONS"' DATED DECEMBER 8, 2004.
36. EACH "UNIT" SHALL HAVE A SEPARATE WATER MAIN CONNECTION, CURB STOP AND METER.
37. ALL WATER LINES SHALL BE A MINIMUM OF EIGHTEEN INCHES OF VERTICAL SEPARATION ABOVE SEWER LINES AT ALL AREAS WHERE WATER AND SEWER CROSS. THERE SHALL BE A MINIMUM OF TEN FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IN ALL AREAS.
38. ALL LANDSCAPE IRRIGATION SHALL BE PROVIDED BY A SEPARATE, PRIVATE WELL ONSITE. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN STRICT ACCORDANCE WITH MASSACHUSETTS WATER RESOURCES COMMISSION'S "GUIDE TO LAWN AND LANDSCAPE WATER CONSERVATION", MAY 2002
39. RETAINING WALLS ABOVE 4' TALL WILL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER AND APPROVED BY THE WENHAM BUILDING DEPARTMENT.
40. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
41. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS
42. EACH OF THE NEWLY PROPOSED TOWNHOUSE UNITS WILL HAVE AN AREA THAT IS LARGE ENOUGH TO ACCOMMODATE 6 CARS, I.E. 2 IN THE GARAGE AND 4 IN THE DRIVEWAY

LEGEND

EXISTING		PROPOSED
12"RCP	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN MANHOLE & FLARED END	SD DMH
W	WATER MAIN AND VALVE	W
G	NATURAL GAS LINE AND VALVE	G
	PROPERTY LINE	
	EASEMENT LINE	
55.36' N120°46'23"E	BEARING & DISTANCE ALONG BOUNDARY	55.36' N120°46'23"E
<< 249.56' >>	TOTALED BOUNDARY FRONTAGE	<< 249.56' >>
#2	ELEVATION BENCH MARK	
	STONE WALL	
	RETAINING WALL	
	WOOD FENCE	
	EDGE OF GRAVEL OR DIRT ROAD	
	EDGE OF PAVEMENT	
	CURB	
× 92.6	SPOT ELEVATION	93.3 F.G.
92	ELEVATION CONTOUR	92
WFA9	LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)	
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	
	EDGE OF WOODS OR BRUSH (DRIP LINE)	
	FIRE HYDRANT	
12"M	PROMINENT DECIDUOUS TREE WITH SIZE AND SPECIES	12"M
18"P	PROMINENT CONIFEROUS TREE WITH SIZE AND SPECIES	18"P
	SILT FENCE	
TP-1 95.2	TEST PIT WITH ELEVATION	
PT6	PERCOLATION TEST	
	GUARDRAIL	
	TO BE REMOVED	(TBR)
	STORMWATER ROOF INFILTRATION	
	FOUNDATION DRAIN	FD
	LIMIT OF WORK	
	TREES TO BE REMOVED	X

OPERATION AND MAINTENANCE (O & M) PLAN:

AS REQUIRED, THE O & M PLAN TYPICALLY HAS PROCEDURES TO MINIMIZE STORMWATER POLLUTION FROM HIGH IMPACT ACTIVITY AND INCLUDES THE FOLLOWING:

1. PROVIDE GOOD HOUSE KEEPING PROCEDURES IN AND AROUND THE PROPOSED DRAINS, THE EXISTING WETLAND AREAS AND THE PROPOSED DETENTION BASINS.

2. DO A VISUAL INSPECTION PERIODICALLY AT EACH OF THESE STORMWATER COLLECTION POINTS.

3. MOST CATCH BASINS HAVE A STORAGE AREA AT THE BOTTOM TO TRAP SEDIMENT AND DEBRIS. ONCE THE BASIN IS HALF FULL OF SEDIMENT IT MUST BE CLEANED AND THE SEDIMENT REMOVED FROM THE STRUCTURE EITHER BY VACUUM EQUIPMENT OR MANUAL LABOR.

PROJECT NAME:

WENHAM PINES

56 & 60 Main Street
Wenham, MA 01984

APPLICANT:

WENHAM PINES LLC.

6 Kimball Lane
Lynnfield, MA 01940

OWNER:

ESTATE OF WILLIAM J. FLYNN

5 Barker Road
Boxford, MA 01921

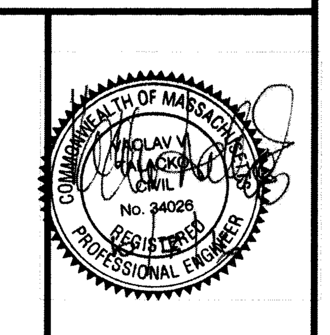
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	JPC	RAT	10/5/16	PLANNING BOARD COMMENTS

DATE: 7/19/2016	DESIGN BY: RAT
SCALE: AS SHOWN	DRAWN BY: RD
APPRVD. BY: VVT	CHECK BY: RAT

NOTES, REFERENCES, AND LEGEND

PLOT DATE: Oct 10, 2016 6:00 pm
PATH: F:\Civil 3D Projects\19400\DWG\

DWG: 19400C1 160930.dwg

LAYOUT: NOTES

SHEET: 2 OF 36

PROJECT NO.: 19400

ASSESSORS:

MAP 27, LOTS 36 & 44

REFERENCES:

DEED BOOK 5892, PAGE 439
DEED BOOK 5892, PAGE 444
DEED BOOK 5892, PAGE 445
DEED BOOK 5982, PAGE 446
PLAN BOOK 139, PLAN 79
PLAN BOOK 123, PLAN 28
PLAN BOOK 141, PLAN 20
PLAN BOOK 1457, PLAN 201
PLAN BOOK 1352, PLAN 363
PLAN BOOK 820, PLAN 16
PLAN BOOK 375, PLAN 13
PLAN BOOK 376, PLAN 44
PLAN BOOK 376, PLAN 45
PLAN BOOK 1980, PLAN 16
1897 STATE HIGHWAY LAYOUT (LAYOUT NO. 232)
1932 STATE HIGHWAY LAYOUT ALTERATION (LAYOUT NO. 2950)
PLAN ENTITLED "TOPOGRAPHIC SITE PLAN, LAKEVIEW GOLF CLUB, 56 & 60 MAIN STREET, WENHAM, MA," BY DONOHOE AND PARKHURST, INC., AND DATED AUGUST 4, 2008.

RECORD OWNER:

WILLIAM J. FLYNN

LEGEND

234	SURFACE CONTOUR	× 232.6	SPOT ELEVATION
	STONE WALL	12"M	PROMINENT DECIDUOUS TREE
	METAL GUARDRAIL	18"P	PROMINENT CONIFEROUS TREE
	EDGE OF PAVEMENT		LIGHT POLE
	CHAIN LINK FENCE		TYPICAL SHRUB
	WOOD FENCE	205.24	MONITORING WELL WITH TOP METAL CASING EL.
26.75 / 26.25	CURB WITH TOP AND BOTTOM CURB ELEVATION	RCP	REINFORCED CONCRETE PIPE
	EDGE OF WOODED AREA	CI	CAST IRON
W 6"CI	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	CMP	CORRUGATED METAL PIPE
GV 10"DI	GAS MAIN WITH SIZE & GATE VALVE	ASB.	ASBESTOS PIPE
#181 OHW	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	VC	VITRIFIED CLAY
	RETAINING WALL	PVC	POLYVINYL CHLORIDE
	STONE RETAINING WALL	SMH	SEWER MANHOLE
	HEDGE LINE	DMH	DRAIN MANHOLE
208.8 WFA2	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION	CB	CATCH BASIN
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE		BOLLARD
	LIMIT OF 200-FOOT RIVER FRONT BUFFER ZONE		SIGN
	LIMIT OF 400-FOOT "ZONE A" FROM 310 CMR 22.00		MANHOLE (UNKNOWN UTILITY)
	LIMIT OF 100-YEAR FLOOD PLAIN	(2L)	TWO LIMBED
	EDGE OF GRAVEL ROAD	(R)	RECORD
	OBSERVED HIGH WATER	(C)	CALCULATED
	EDGE OF WATER	(R/H)	RECORD AND HELD
		(M)	FIELD MEASURED
		DH	DRILL HOLE
		DHCB	DRILL HOLE IN CONCRETE BOUND
		DHSB	DRILL HOLE IN STONE BOUND
		I.PIPE	IRON PIPE
		SB	STONE BOUND
		I.ROD	IRON ROD
		MHB	MASS HIGHWAY BOUND
		EPLP	ESCUTCHEON PIN IN A LEAD PLUG
		ECSB	ESSEX COUNTY STONE BOUND
		CTR. BK.	CENTER BACK

TREE ABBREVIATIONS

M	MAPLE
O	OAK
P	PINE
C	CEDAR
LIN	LINDEN
CH	CHERRY
E	ELM
S	SPRUCE
HIC	HICKORY
SYC	SYCAMORE

NOTES:

1) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

2) THE ELEVATIONS SHOWN HERON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

3) THIS PLAN IS PREPARED FROM INFORMATION PROVIDED BY DONOHOE AND PARKHURST, INC. AND VERIFIED AND SUPPLEMENTED VIA FIELD SURVEY PERFORMED BY HANCOCK ASSOCIATES.

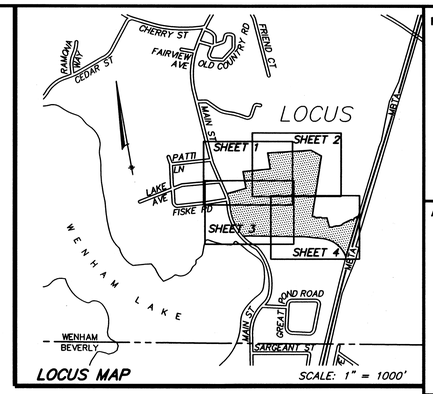
4) 36" WATER MAIN SHOWN HEREON FROM PLAN BOOK 136, PLAN 79.

5) LOCATION OF WENHAM LAKE SHOWN HEREON FROM PLAN ENTITLED "SALEM-BEVERLY WATER SUPPLY BOARD, NO. 5, ANNOTATED BY T. KNOWLTON, P.E".

6) THE LOCATION OF THE 400 FOOT ZONE A FROM THE BANK OF THE WENHAM LAKE RESERVOIR AS DEPICTED ON THIS PLAN IS DETERMINED BY FIELD SURVEY. THE LOCATION WAS DETERMINED FROM OBSERVED TOP OF DAM ELEVATION OF 34.65' (NGVD29) AND TOPOGRAPHY AT RESERVOIRS BANK.

7) TEMPORARY BENCH MARKS TO BE ESTABLISHED PRIOR TO THE START OF CONSTRUCTION

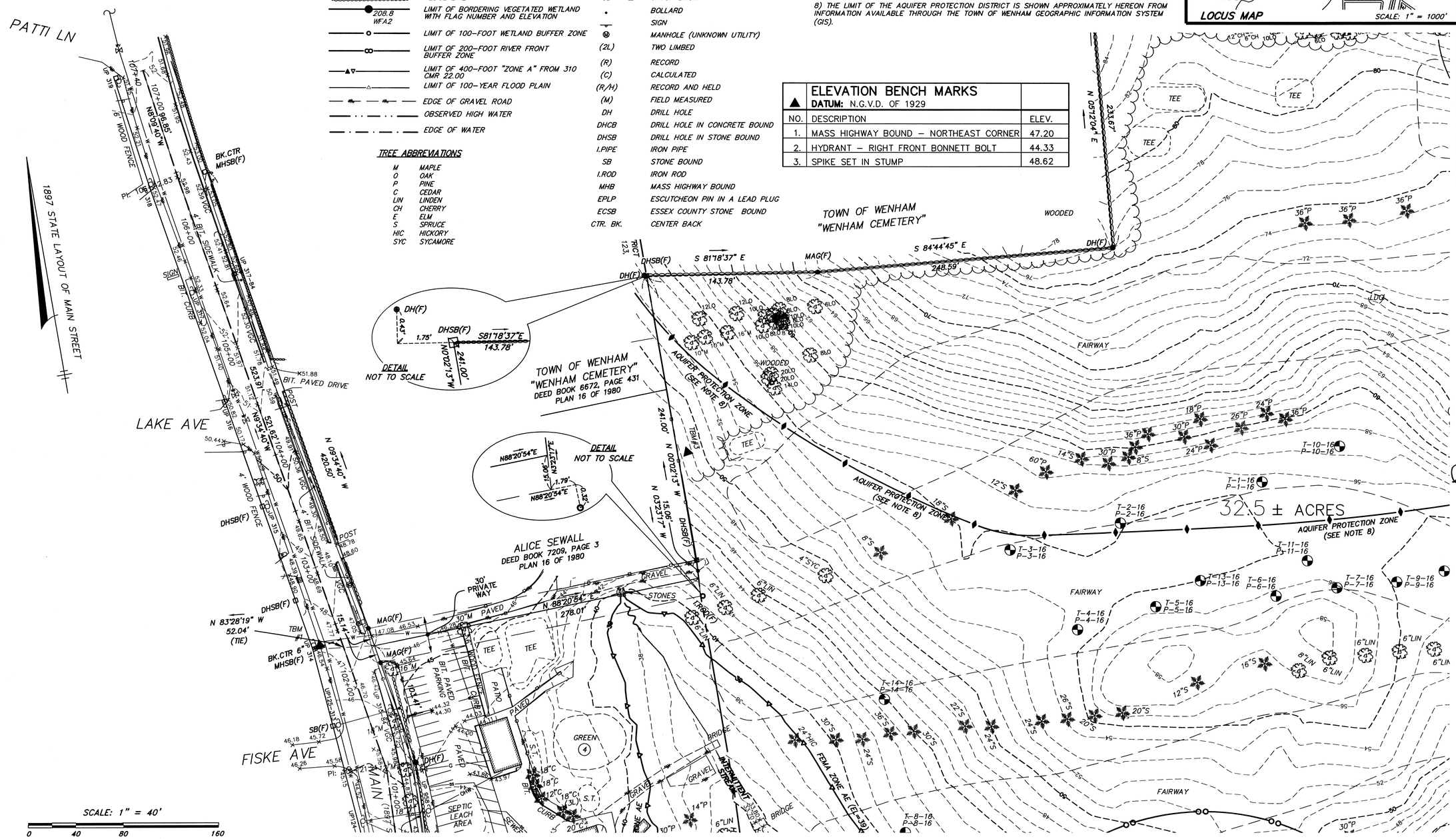
8) THE LIMIT OF THE AQUIFER PROTECTION DISTRICT IS SHOWN APPROXIMATELY HEREON FROM INFORMATION AVAILABLE THROUGH THE TOWN OF WENHAM GEOGRAPHIC INFORMATION SYSTEM (GIS).



ELEVATION BENCH MARKS

DATUM: N.G.V.D. OF 1929

NO.	DESCRIPTION	ELEV.
1.	MASS HIGHWAY BOUND – NORTHEAST CORNER	47.20
2.	HYDRANT – RIGHT FRONT BONNETT BOLT	44.33
3.	SPIKE SET IN STUMP	48.62



PROJECT NAME:

WENHAM PINES

56 & 60 Main Street
Wenham, MA 01984

APPLICANT:

WENHAM PINES LLC.

6 Kimball Lane
Lynnfield, MA 01924

OWNER:

ESTATE OF WILLIAM J. FLYNN

5 Barker Road
Boxford, MA 01921

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS GREGORY G. GOULD No. 51280 PROFESSIONAL LAND SURVEYOR 10/6/16

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	SRJ	RAT	10/6/16	ADDITIONAL TREE LOCATIONS

DATE:	7/19/2016	DESIGN BY:	
SCALE:	1" = 40'	DRAWN BY:	NCO
APPRVD. BY:		CHECK BY:	GGG

EXISTING CONDITIONS

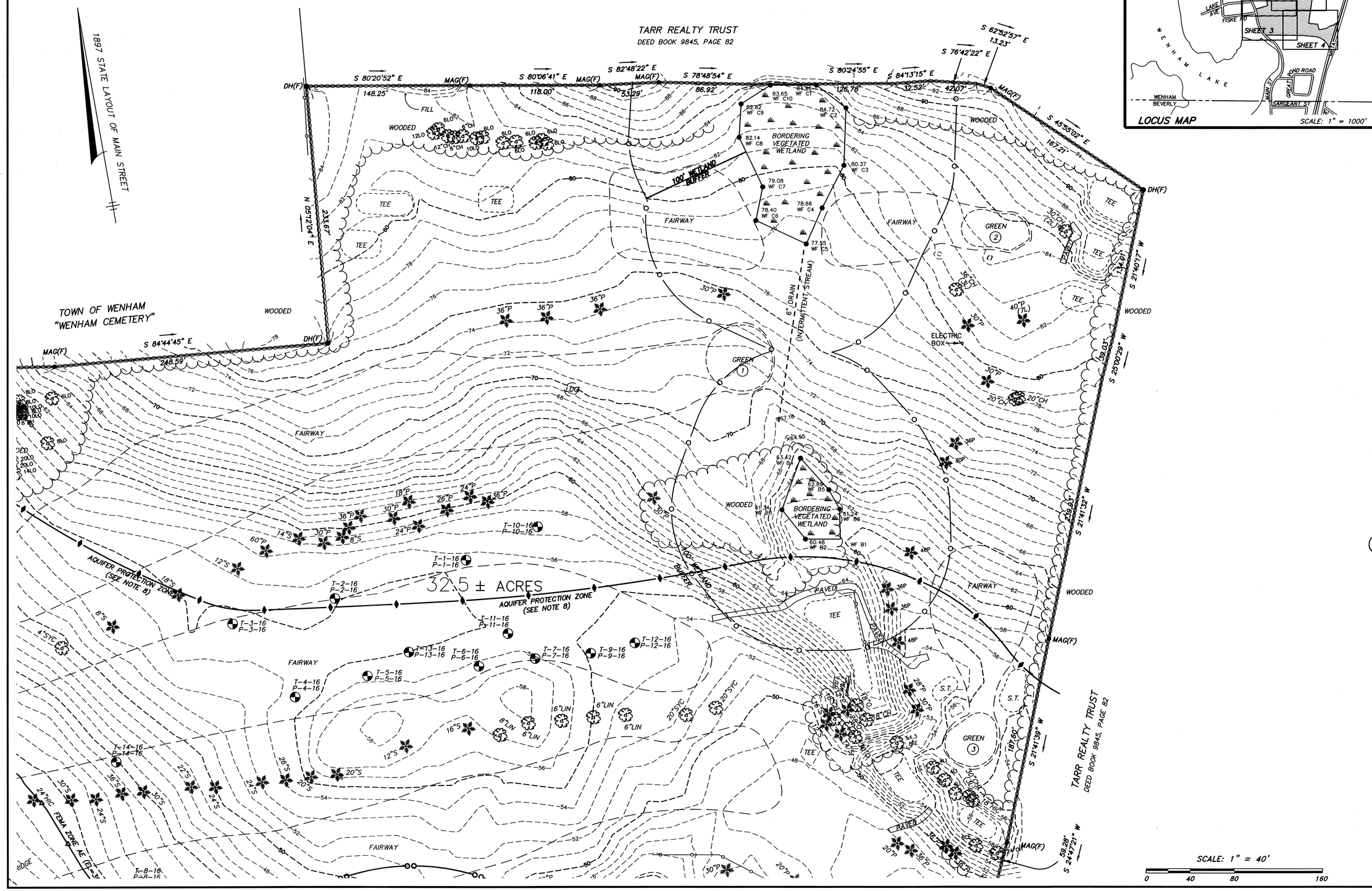
PLOT DATE: Oct 06, 2016 4:29 pm
PATH: F:\Civil 3D Projects\19400\DWG\

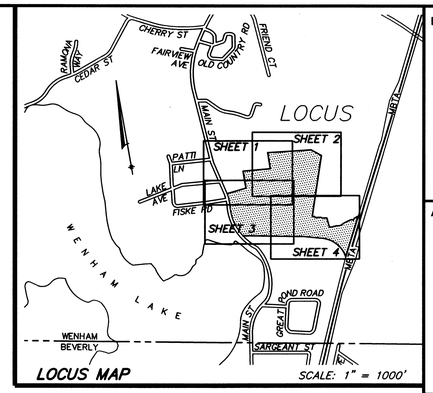
DWG:	19400ec(2).dwg
LAYOUT:	EC
SHEET:	3 OF 34
PROJECT NO.:	19400

EC-1

▲	ELEVATION BENCH MARKS DATUM: N.G.V.D. OF 1929	
NO.	DESCRIPTION	ELEV.
1.	MASS HIGHWAY BOUND – NORTHEAST CORNER	47.20
2.	HYDRANT – RIGHT FRONT BONNETT BOLT	44.33
3.	SPIKE SET IN STUMP	48.62

NOTE:
1) FOR LEGEND, NOTES & REFERENCES, SEE SHEET 1 OF 4.





PROJECT NAME:

WENHAM PINES

56 & 60 Main Street
Wenham, MA 01984

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6 Kimball Lane
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5 Barker Road
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WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
GREGORY G. GOULD
No. 51280
PROFESSIONAL LAND SURVEYOR
10/7/16

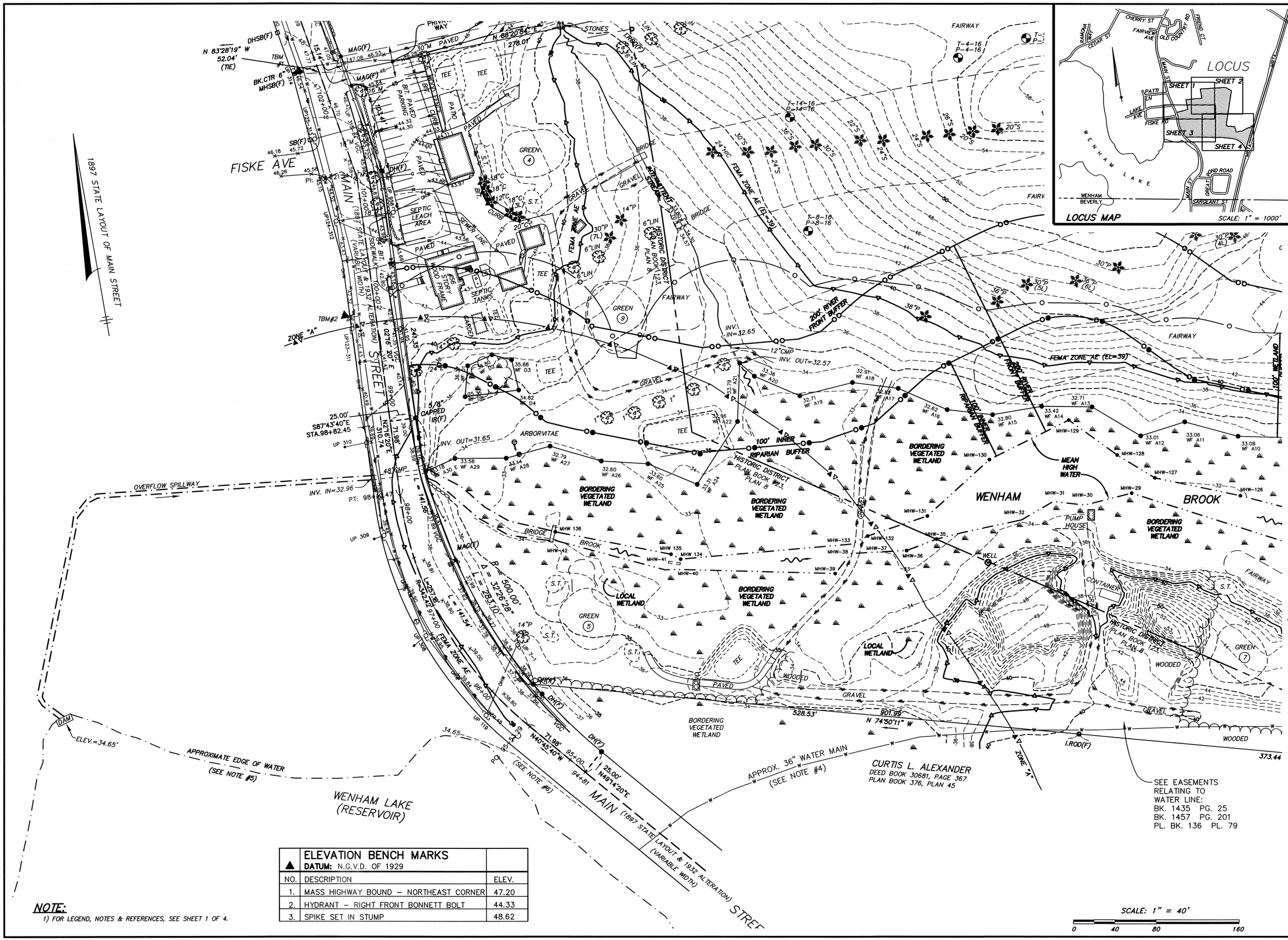
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	SRJ	RAT	10/6/16	ADDITIONAL TREE LOCATIONS

DATE:	7/19/2016	DESIGN BY:	
SCALE:	1" = 40'	DRAWN BY:	NCO
APPRVD. BY:		CHECK BY:	GGG

EXISTING CONDITIONS

PLOT DATE: Oct 06, 2016 4:31 pm
PATH: F:\Civil 3D Projects\19400\DWG\

DWG: 19400ec(2).dwg	EC-2
LAYOUT: EC	
SHEET: 4 OF 34	
PROJECT NO.:	19400



ELEVATION BENCH MARKS

DATUM: N.G.V.D. OF 1929

NO.	DESCRIPTION	ELEV.
1.	MASS HIGHWAY BOUND – NORTHEAST CORNER	47.20
2.	HYDRANT – RIGHT FRONT BONNETT BOLT	44.33
3.	SPIKE SET IN STUMP	48.62

NOTE:

1) FOR LEGEND, NOTES & REFERENCES, SEE SHEET 1 OF 4.

PROJECT NAME:

WENHAM PINES

56 & 60 Main Street
Wenham, MA 01984

APPLICANT:

WENHAM PINES LLC.

6 Kimball Lane
Lynnfield, MA 01940

OWNER:

ESTATE OF WILLIAM J. FLYNN

5 Barker Road
Boxford, MA 01921

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
GREGORY G. GOULD
No. 51280
PROFESSIONAL LAND SURVEYOR
10/6/16

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	SRJ	RAT	10/6/16	ADDITIONAL TREE LOCATIONS

DATE:	7/19/2016	DESIGN BY:	
SCALE:	1" = 40'	DRAWN BY:	NCO
APPRVD. BY:		CHECK BY:	GGG

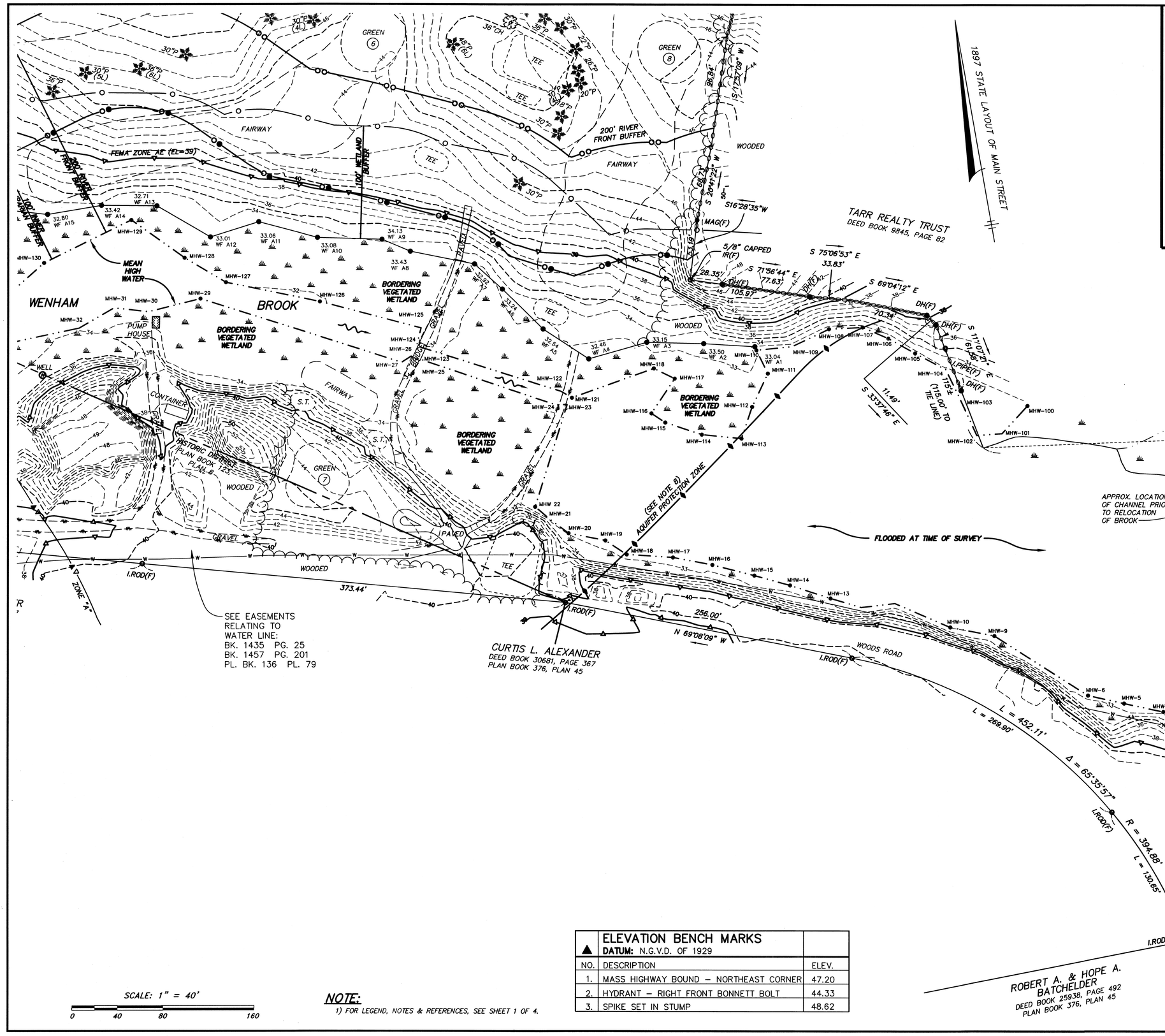
EXISTING CONDITIONS

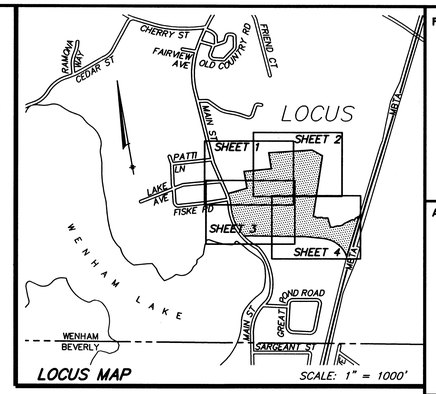
PLOT DATE: Oct 06, 2016 4:32 pm
PATH: F:\Civil 3D Projects\19400\DWG\

DWG: 19400ec(2).dwg
LAYOUT: EC
SHEET: 5 OF 34

EC-3

PROJECT NO.: 19400





▲ ELEVATION BENCH MARKS DATUM: N.G.V.D. OF 1929		
NO.	DESCRIPTION	ELEV.
1.	MASS HIGHWAY BOUND – NORTHEAST CORNER	47.20
2.	HYDRANT – RIGHT FRONT BONNETT BOLT	44.33
3.	SPIKE SET IN STUMP	48.62

SCALE: 1" = 40'

0 40 80 160

NOTE:

1) FOR LEGEND, NOTES & REFERENCES, SEE SHEET 1 OF 4.

PROJECT NAME:

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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	SRJ	RAT	10/6/16	ADDITIONAL TREE LOCATIONS

DATE:	7/19/2016	DESIGN BY:	
SCALE:	1" = 40'	DRAWN BY:	NCO
APPRVD. BY:		CHECK BY:	GGG

EXISTING CONDITIONS

PLOT DATE: Oct 06, 2016 4:33 pm
PATH: F:\Civil 3D Projects\19400\DWG\

DWG:	19400ec(2).dwg
LAYOUT:	EC
SHEET:	6 OF 34
PROJECT NO.:	19400

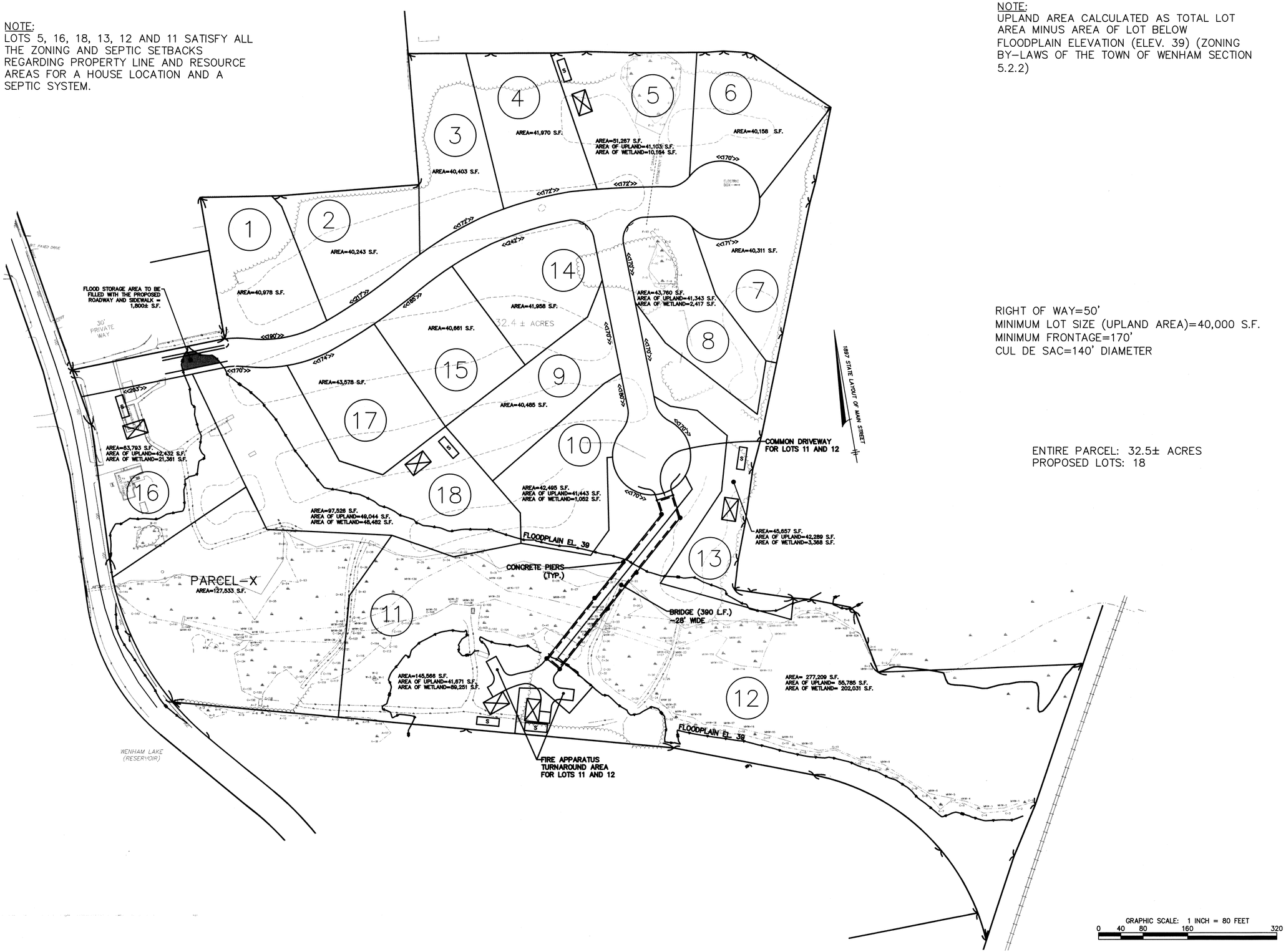
EC-4

NOTE:
LOTS 5, 16, 18, 13, 12 AND 11 SATISFY ALL THE ZONING AND SEPTIC SETBACKS REGARDING PROPERTY LINE AND RESOURCE AREAS FOR A HOUSE LOCATION AND A SEPTIC SYSTEM.

NOTE:
UPLAND AREA CALCULATED AS TOTAL LOT AREA MINUS AREA OF LOT BELOW FLOODPLAIN ELEVATION (ELEV. 39) (ZONING BY-LAWS OF THE TOWN OF WENHAM SECTION 5.2.2)

RIGHT OF WAY=50'
MINIMUM LOT SIZE (UPLAND AREA)=40,000 S.F.
MINIMUM FRONTAGE=170'
CUL DE SAC=140' DIAMETER

ENTIRE PARCEL: 32.5± ACRES
PROPOSED LOTS: 18



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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
6	JPC	RAT	10/5/16	PLANNING BOARD COMMENTS
5	JTL	RAT	9/28/16	LOT MODIFICATION
4	JPC	RAT	9/12/16	LOT MODIFICATION
3	TRD	RAT	7/8/16	LOT MODIFICATION
2	TRD	RAT	5/26/16	LOT MODIFICATION
1	JPC	RAT	3/14/16	PER PB COMMENTS

YIELD PLAN

PLOT DATE: Oct 10, 2016 6:01 pm
PATH: F:\Civil 3D Projects\19400\DWG\

DWG: 19400 YIELD PLAN 161010.dwg
LAYOUT: YIELD PLAN
SHEET: 7 OF 36
C-1
PROJECT NO.: 19400