

UTILITY NOTES:

- ALL EXISTING SITE FEATURES SHALL BE RETAINED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO DETERMINE THE EXACT LOCATION OF WATER, SEWER AND GAS SERVICES.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE TOWN OF WINTHROP. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINTHROP D.F.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
- ALL UTILITY WORK WITHIN ANY RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
- ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
- DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.).
- ALL EXISTING SERVICE CONNECTIONS SHALL BE CUT AND CAPPED AT THEIR RESPECTIVE MAINS. DURING DEMOLITION, THE CONTRACTOR MAY CUT AND CAP THE UTILITIES AT THE PROPERTY LINE PROVIDED THEY ARE CUT AND CAPPED AT THE MAIN DURING THE INSTALLATION OF THE PROPOSED UTILITIES.

LEGEND

- WV WATER VALVE
GV GAS VALVE
CB CATCH BASIN
SM SEWER MANHOLE
FH FIRE HYDRANT
UP UTILITY POLE
X 21.98 EXISTING SPOT ELEVATION
+ 14.50 PROPOSED SPOT ELEVATION

GENERAL NOTES:

OWNER OF RECORD: 5 FREMONT STREET, LLC

DEED REFERENCE: BOOK 23602 PAGE 192

PLAN REFERENCE: BOOK 8589 PAGE 142
BOOK 2343 PAGE END

TAX MAP REFERENCE: MAP 36 LOT 61

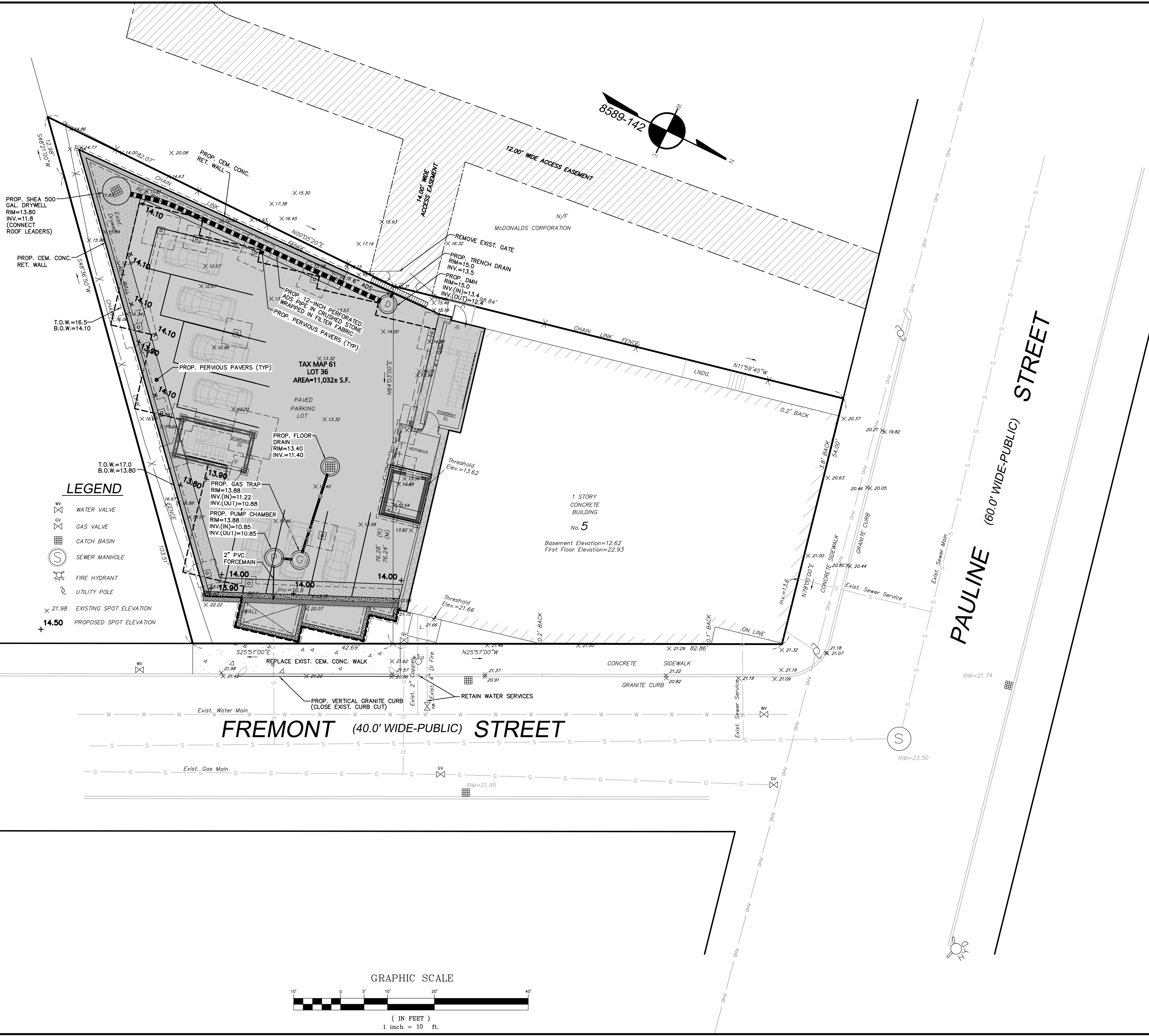
DATUM REFERENCE: RM 5-USC&G DISK, STAMPED 48-D SET IN GRANITE CURB ON NORTH SIDE OF INTERSECTION OF WINTHROP STREET, PAULINE STREET & HERMON STREET, IN FRONT OF TOWN HALL ELEVATION=36.93 (U.S.G.S. NGVD)

THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY BY BOSTON SURVEY, INC. ON MARCH 14, 2006.

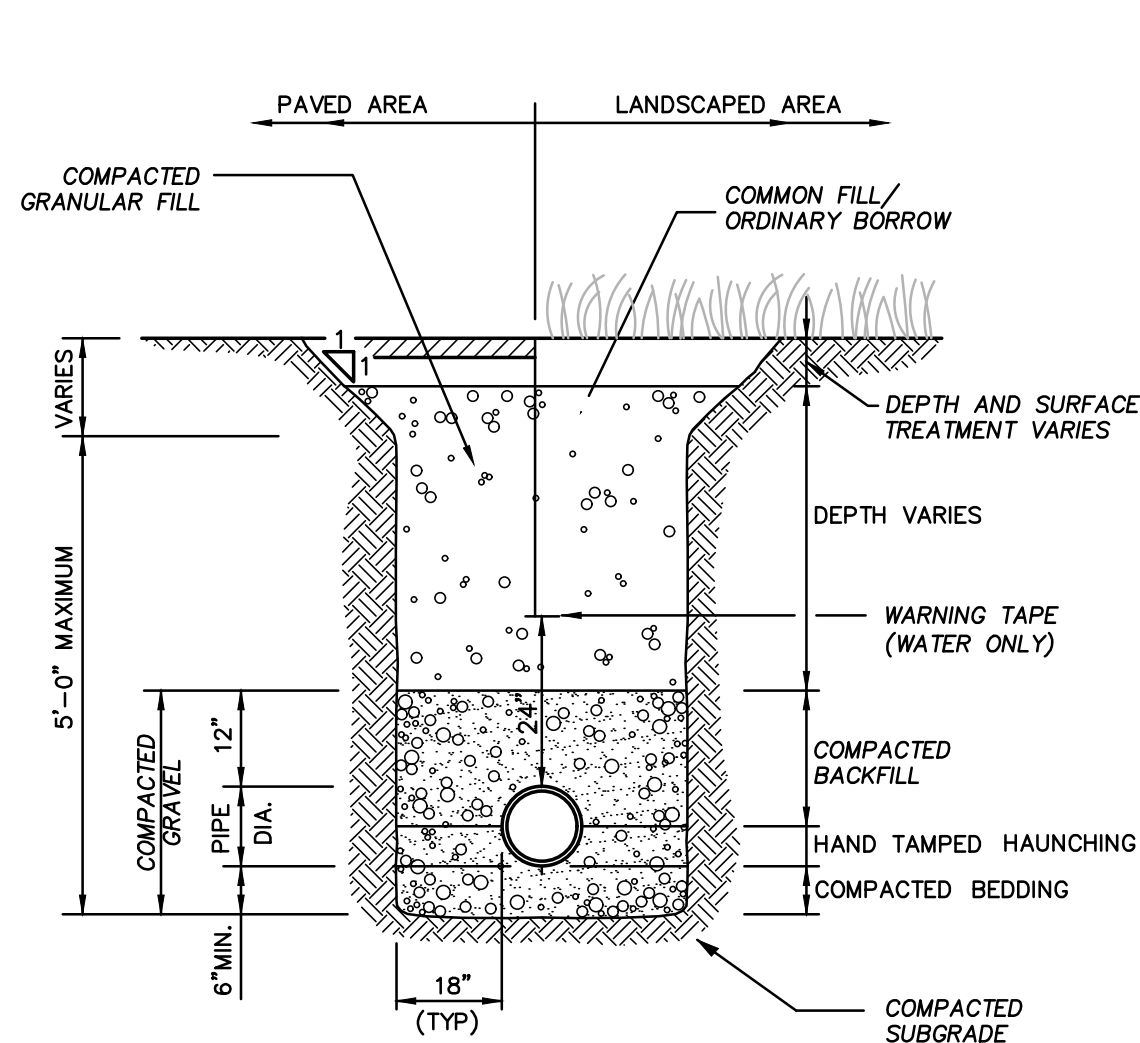
ACCORDING TO THE F.E.M.A. MAP FOR SUFFOLK COUNTY, MAP No. 25025C0038U, DATED MARCH 16, 2016 THE SUBJECT PROPERTY FALLS IN AN AREA CLASSIFIED AS ZONE "X" (NOT IN FLOOD).

GENERAL UTILITY NOTE

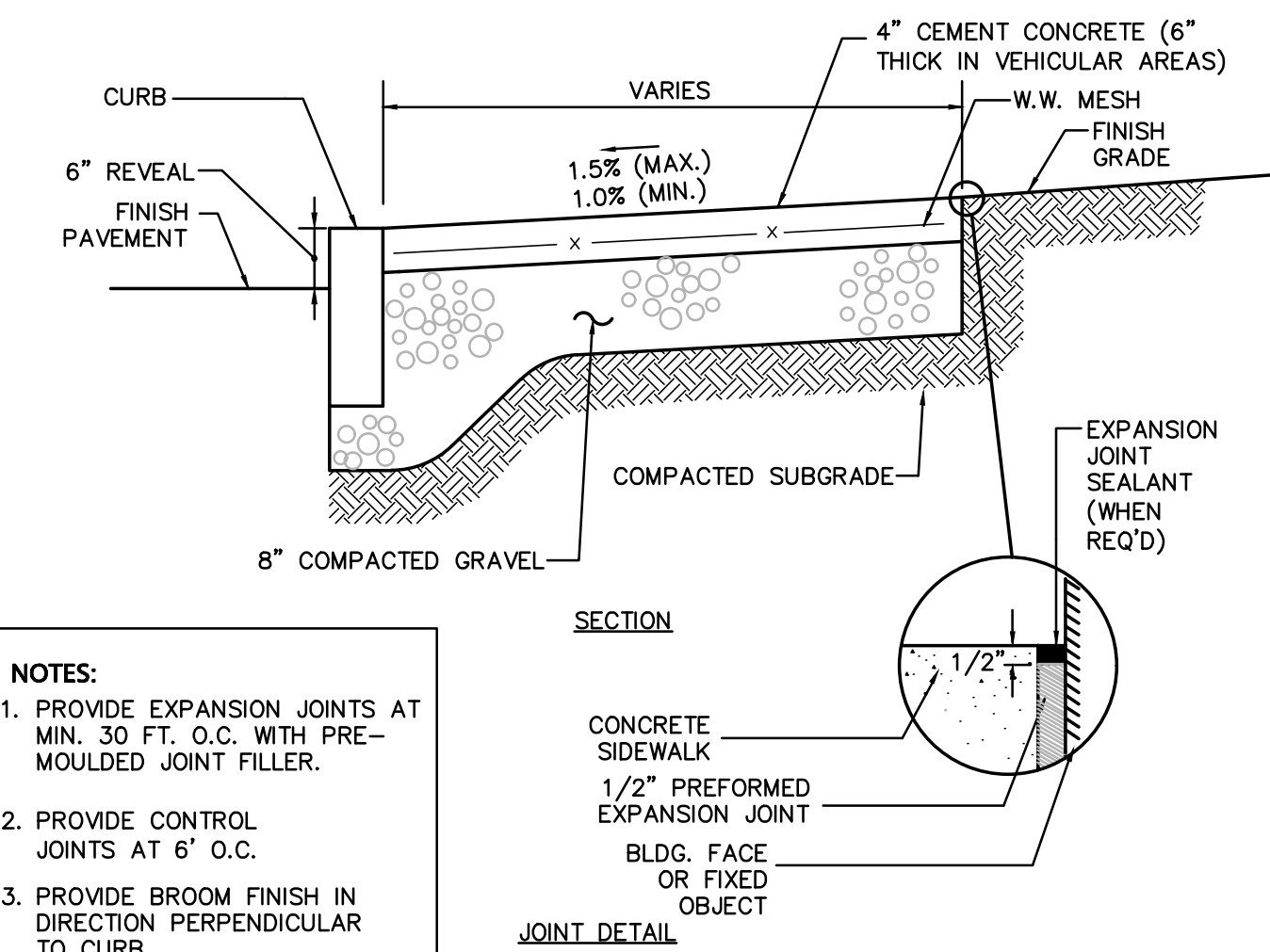
The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Olte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.



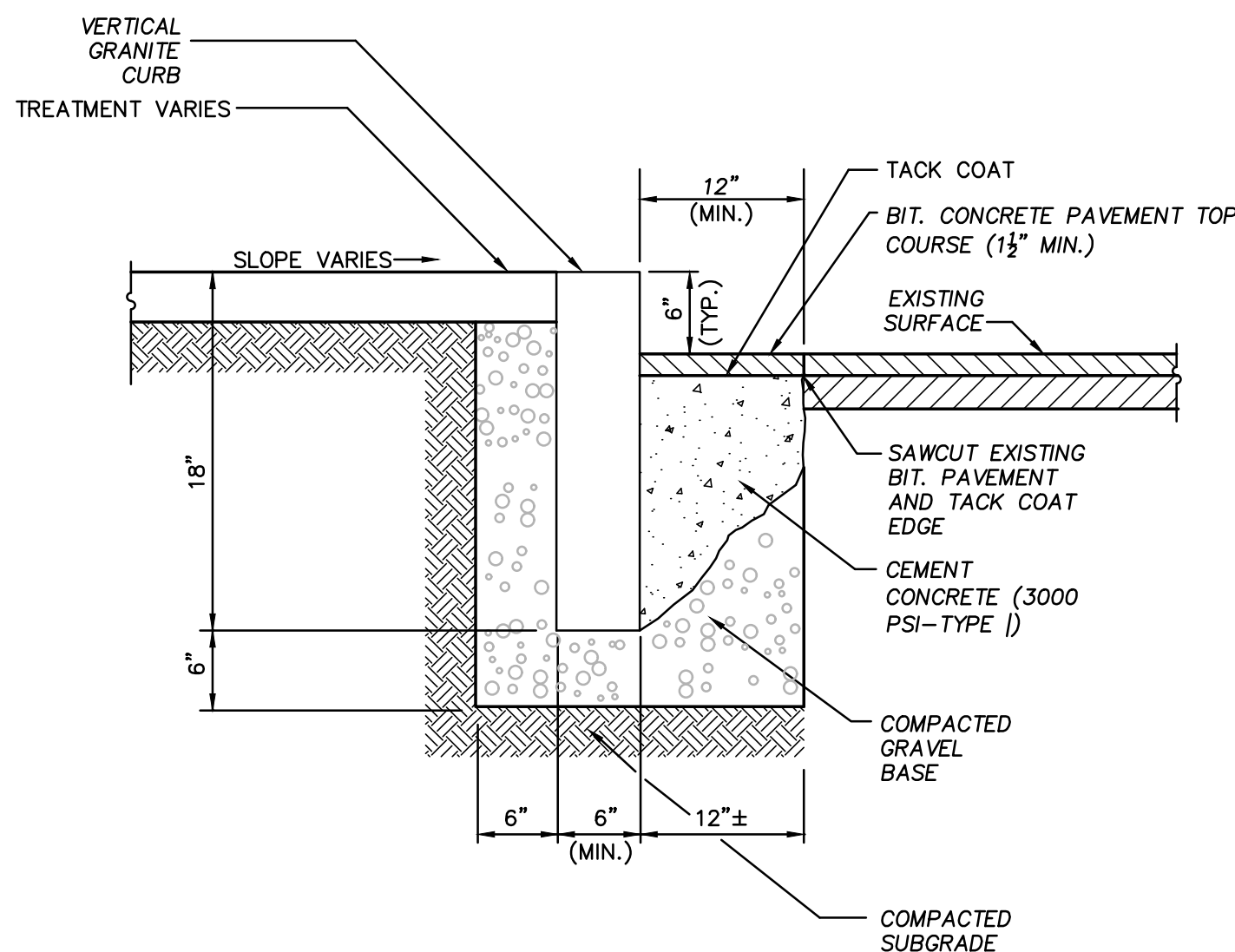
APPLICANT:		PROJECT:		PREPARED BY:	
5 Fremont Street, LLC		Proposed Site Plan		Engineering Alliance, Inc.	
5 Fremont Street Winthrop, MA		54 Pauline Street (5 Fremont Street) (Tax Map 36 Lot 61) Winthrop, Massachusetts		Civil Engineering & Land Planning Consultants 194 Central Street Saugus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0020	
DRAWING TITLE:		DATE: September 8, 2021		DATE	
Grading & Utility		DWG FILE NAME: 21-63403.dwg		DESCRIPTION OF REVISION	
C-2		DESIGN BY: Calvin Reach			
		CHECKED BY: Richard A. Salvo, P.E.			



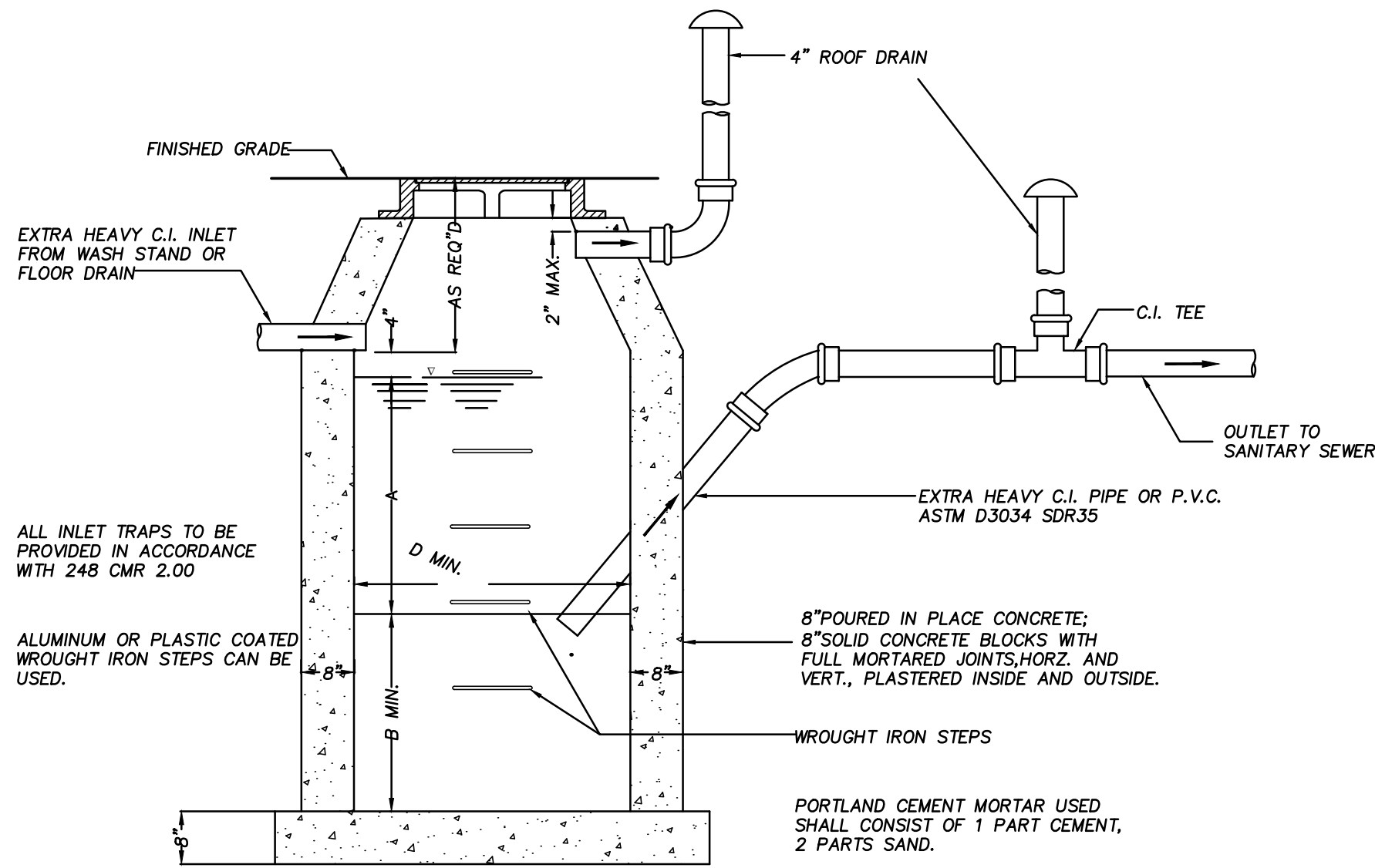
UTILITY TRENCH
NOT TO SCALE



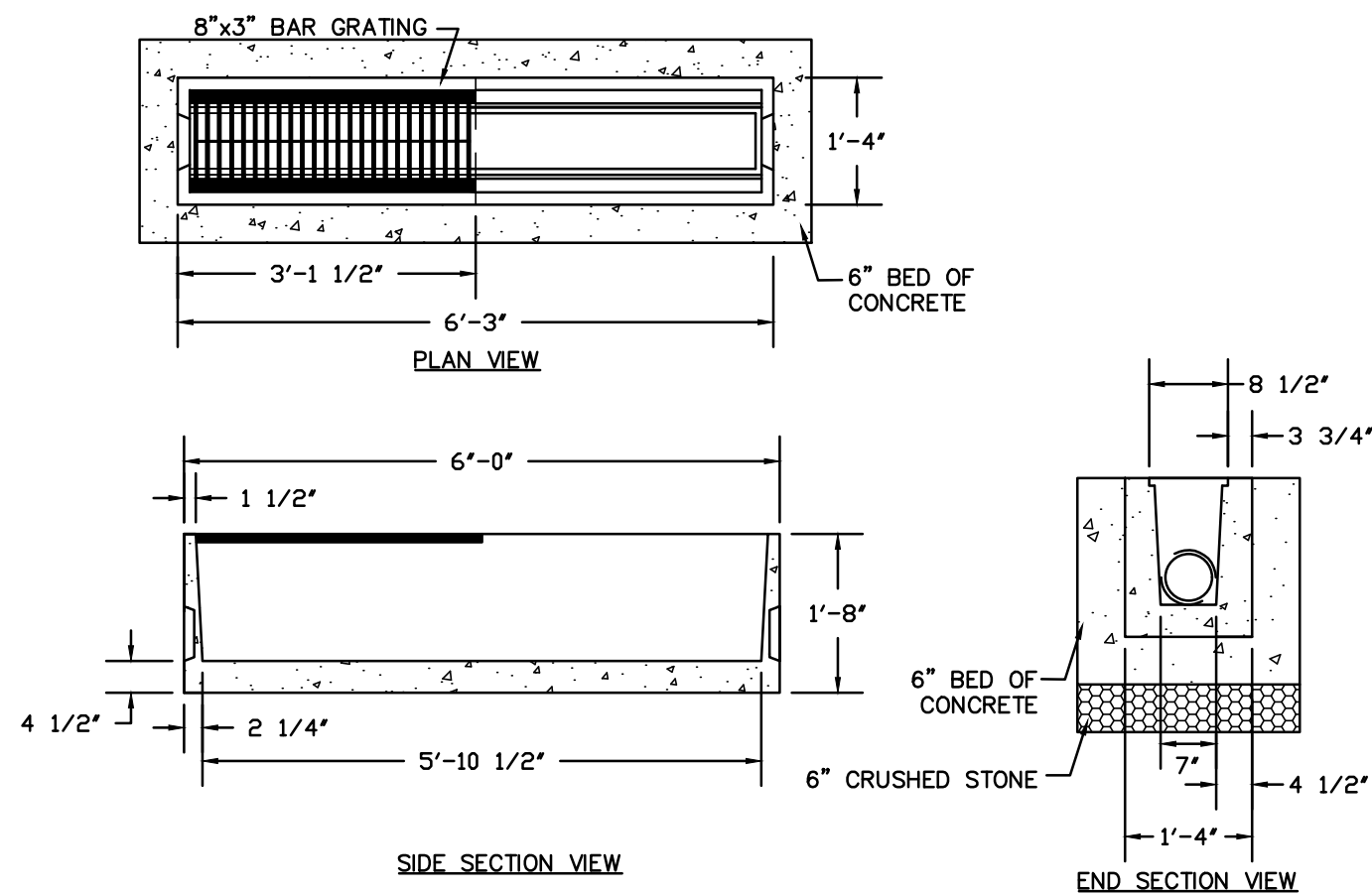
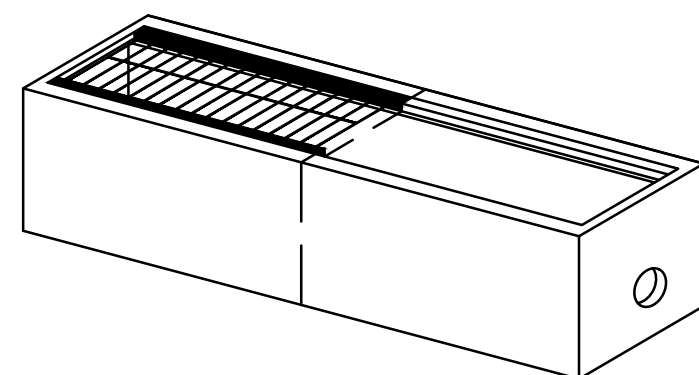
CONCRETE SIDEWALK
NOT TO SCALE



VERTICAL GRANITE CURB SET IN EXISTING PAVEMENT
NOT TO SCALE



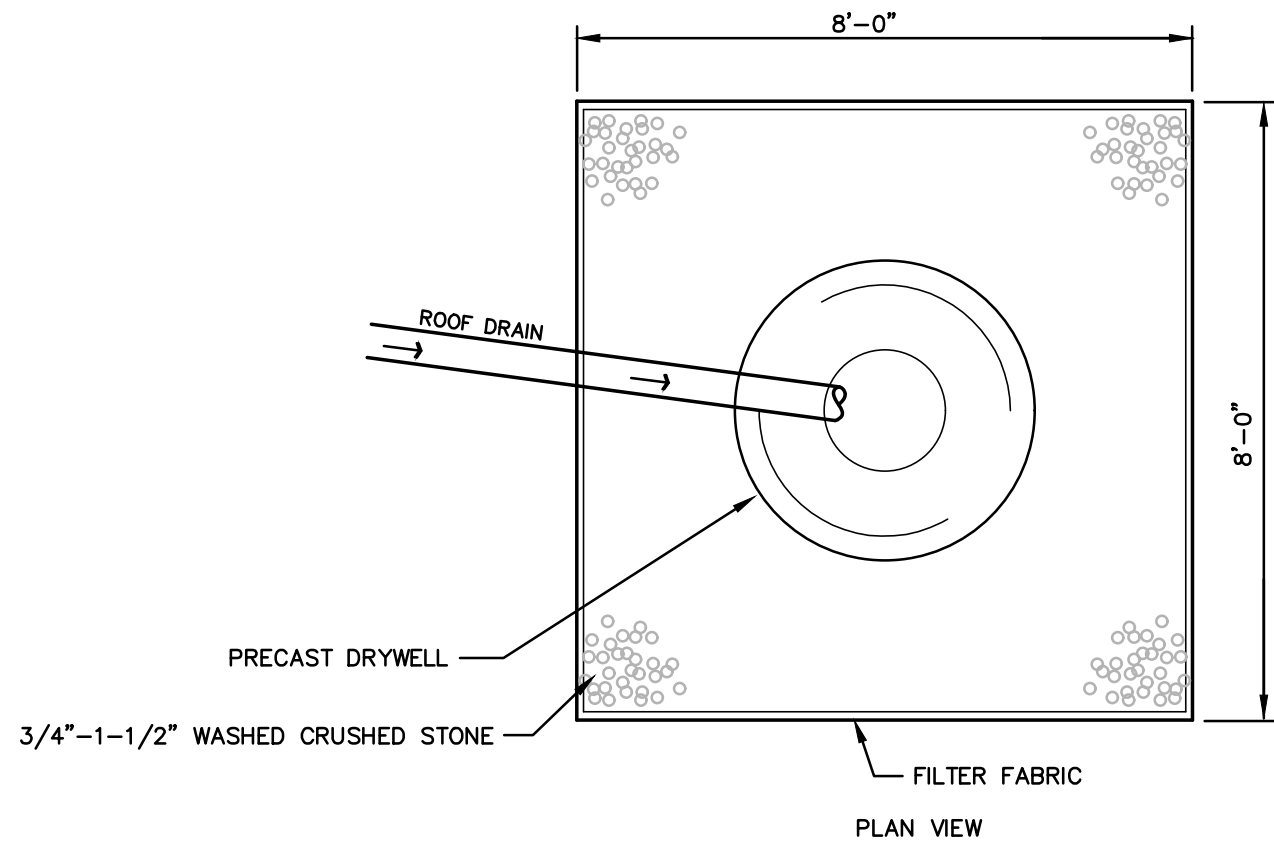
GAS TRAP
SCALE: N.T.S.



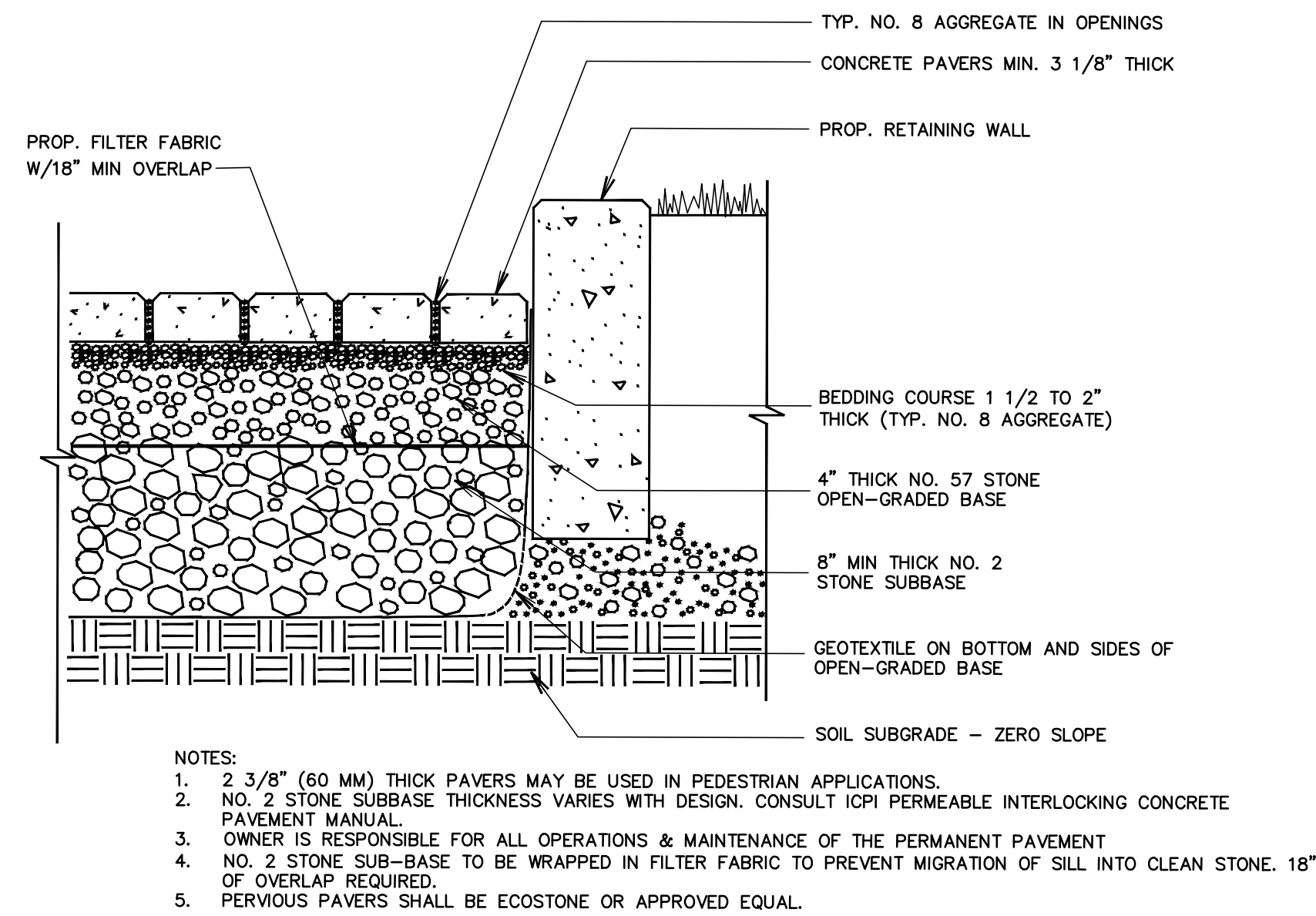
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. AVAILABLE IN 3" AND 6" SECTIONS.
 3. AVAILABLE IN END OR MIDDLE SECTIONS.
 4. CONFORMS TO H-20 LOADING.

TRENCH DRAIN
NOT TO SCALE

INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	5'-0"	4'-0"	5'-6"	5'-6"	4'-6"	4'-0"
	3'-6"	3'-6"	4'-0"	6'-0"	6'-0"	4'-0"	3'-6"
	3'-6"	3'-6"	3'-0"	6'-0"	6'-0"	3'-0"	2'-6"
	3'-6"	3'-6"	2'-6"	6'-0"	6'-0"	2'-6"	2'-6"
6"	4'-0"	5'-0"	4'-6"	10"	5'-6"	7'-6"	6'-6"
	4'-0"	4'-0"	3'-6"		6'-0"	6'-0"	5'-6"
	4'-6"	4'-0"	3'-0"		6'-0"	6'-0"	5'-6"
	4'-6"	3'-6"	3'-0"		6'-0"	6'-0"	5'-6"
	5'-0"	3'-6"	3'-0"		6'-6"	6'-6"	4'-0"

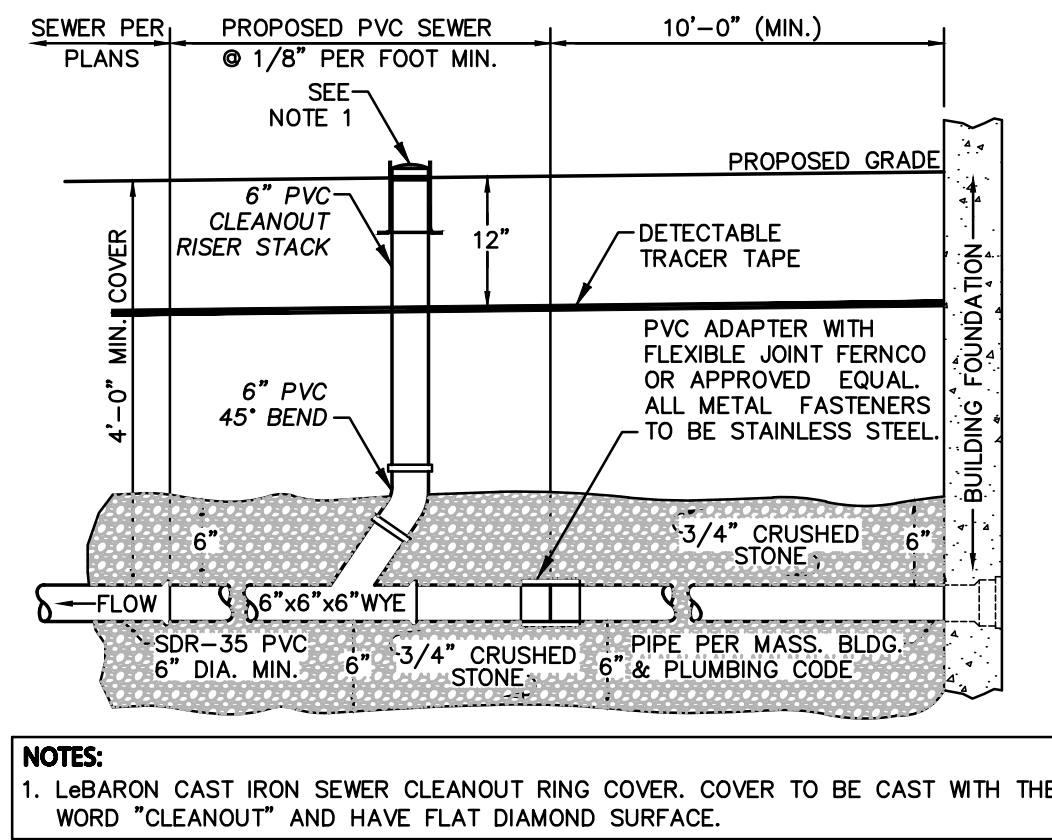


DRYWELL DETAIL
NOT TO SCALE

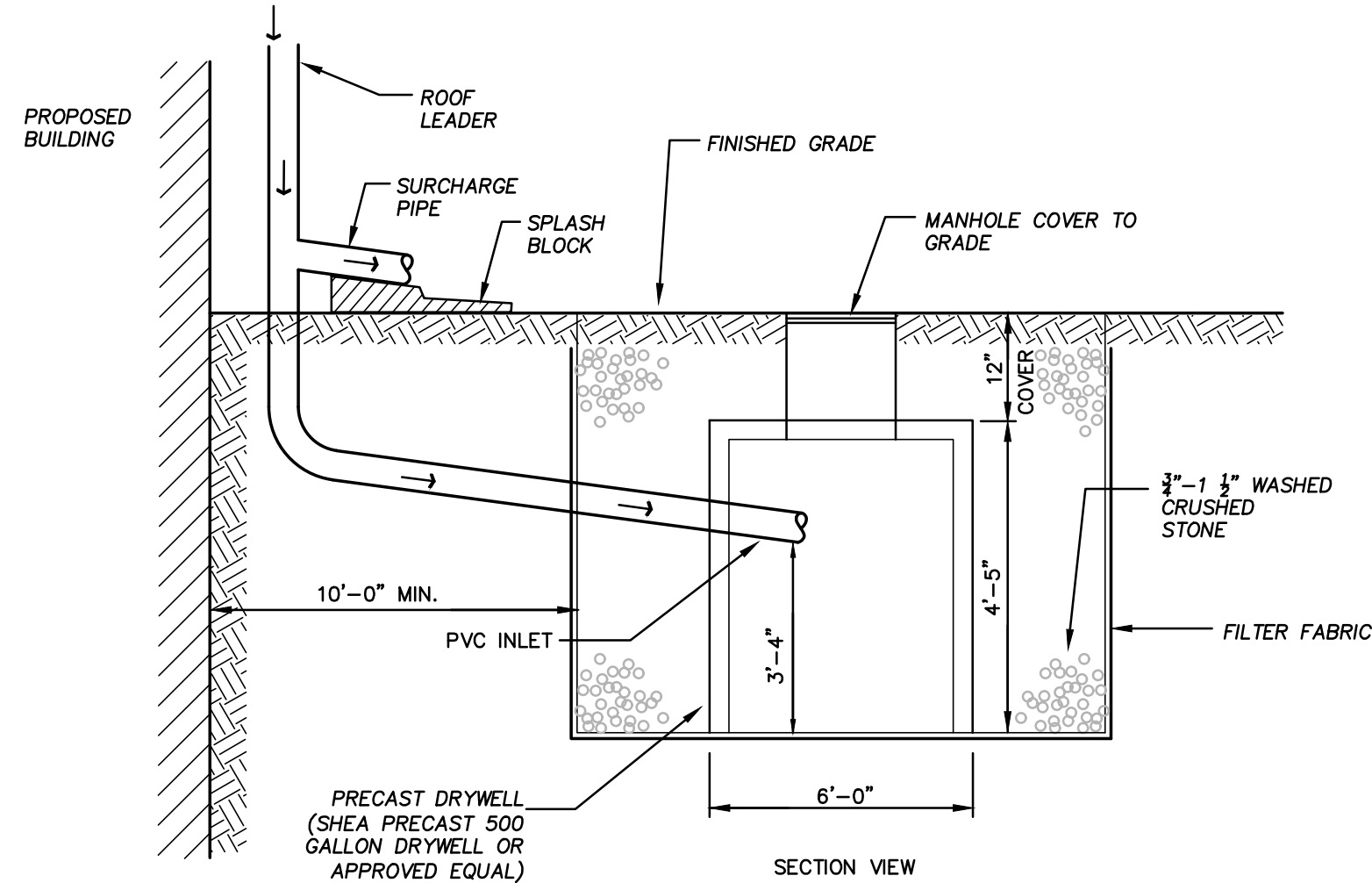


- NOTES:
1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 3. OWNER IS RESPONSIBLE FOR ALL OPERATIONS & MAINTENANCE OF THE PERMANENT PAVEMENT.
 4. NO. 2 STONE SUB-BASE TO BE WRAPPED IN FILTER FABRIC TO PREVENT MIGRATION OF SILL INTO CLEAN STONE. 18" OF OVERLAP REQUIRED.
 5. PERVIOUS PAVERS SHALL BE ECOSTONE OR APPROVED EQUAL.

PERVIOUS PAVER DETAIL



SANITARY SEWER SERVICE AT BUILDING
NOT TO SCALE



PREPARED BY:

PROJECT: Proposed Site Plan

54 Pauline Street (5 Fremont Street)

(Tax Map 36 Lot 61)
Winthrop, Massachusetts

PROJECT #: 21-63403

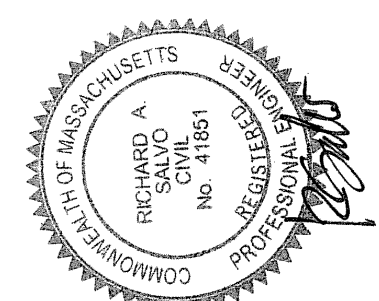
DATE: September 8, 2021

SCALE: AS NOTED

DWG FILE NAME: 21-63403.dwg

DESIGN BY: Calvin Reach

CHECKED BY: Richard A. Salvo, P.E.



APPLICANT: 5 Fremont Street, LLC

5 Fremont Street
Winthrop, MA

DRAWING TITLE: Construction Details

DWG. NO. C-3

DESCRIPTION OF REVISION

DATE