

**LEGEND:**

	EXISTING CONTOUR
	EDGE OF WETLANDS
	EXISTING EDGE OF WOODS
	EXISTING WATER
	EXISTING GAS
	EXISTING DRAIN
	EXISTING SEWER
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONTOUR
	PROPOSED SEWER
	PROPOSED DRAINAGE
	PROPOSED WATER
	PROPOSED HAY BALES
	PROPOSED EDGE OF WOODS
	SLOPED GRANITE EDGING
	POST AND RAIL FENCE
	PROPOSED WOOD GUARDRAIL
	PROPOSED CHAINLINK FENCE
	PROPOSED LAMP POST

# Definitive Subdivision Plan WILLIAM WOOD WAY Andover, Massachusetts

ANDOVER  
PLANNING BOARD

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

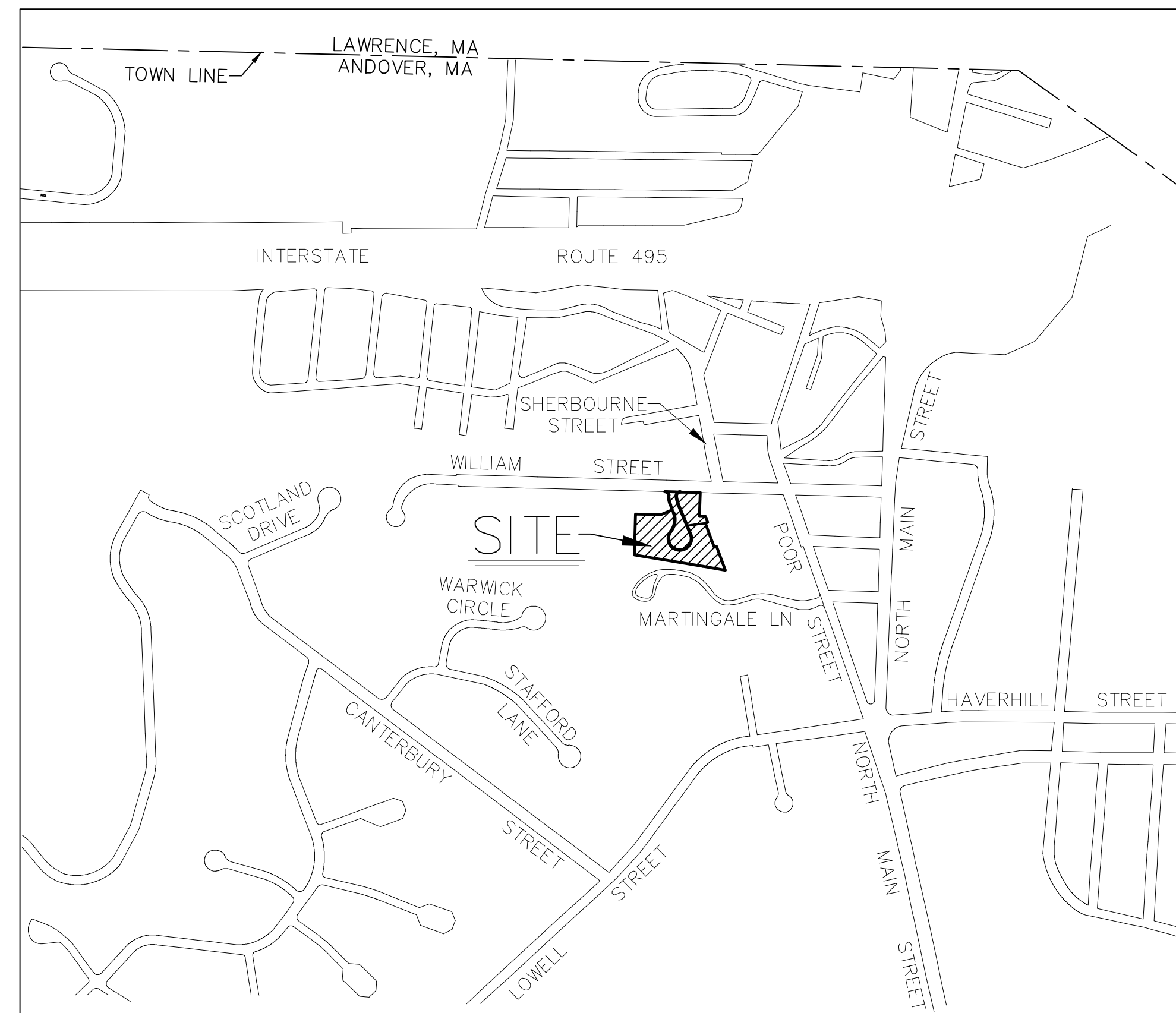
DATE OF ENDORSEMENT: \_\_\_\_\_

**NOTE:**

- ALL DEEDS FROM THE OWNER OF THE SUBDIVISION SHALL RESERVE THE FEE IN ALL STREETS OR WAYS SHOWN ON THE SUBDIVISION PLAN, SUCH FEE TO BE RETAINED BY THE DEVELOPER UNTIL CONVEYED TO THE TOWN.
- A DRAINAGE AND UTILITY EASEMENT TO THE TOWN OF ANDOVER COVERS THE ENTIRETY OF PARCEL A.

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ANDOVER PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**REFERENCE PLANS:**  
PLANS ON FILE AT THE ESSEX COUNTY REGISTRY OF DEEDS, NORTHERN DISTRICT.

- PLAN 18223
- PLAN 12135
- PLAN 15713
- PLAN 15767
- PLAN 10454
- PLAN 879

**DEED REFERENCE:**  
BOOK 16195 PAGE 272  
BOOK 3586 PAGE 172  
BOOK 3276 PAGE 183

**ASSESSORS REFERENCE:**  
LOT 52 LOT 106

**OWNER OF RECORD:**  
STEVEN B. & ELIZABETH LEED  
22 WILLIAM STREET  
ANDOVER, MA 01810

## Drawing Sheet Index

Number	Drawing Title	Original Submittal Date	Revised Date
1 of 8	Cover Sheet	2/1/2022	9/29/2022
2 of 8	Definitive Subdivision Plan	2/1/2022	9/29/2022
3 of 8	Existing Conditions & Demo Plan	2/1/2022	9/29/2022
4 of 8	Layout & Grading Plan	2/1/2022	9/29/2022
5 of 8	Utility Plan	2/1/2022	9/29/2022
6 of 8	Plan & Profile	2/1/2022	9/29/2022
7 of 8	Site Details	2/1/2022	9/29/2022
8 of 8	Erosion & Sediment Control	2/1/2022	9/29/2022

*LOCUS MAP 1"=600'*

I CERTIFY THAT THE PREPARATION AND DESIGN OF THESE PLANS AND ALL WORK SHOWN ON THESE PLANS IS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND, TO MY KNOWLEDGE, COMPLIES WITH THE RULES AND REGULATIONS OF THE ANDOVER PLANNING BOARD.

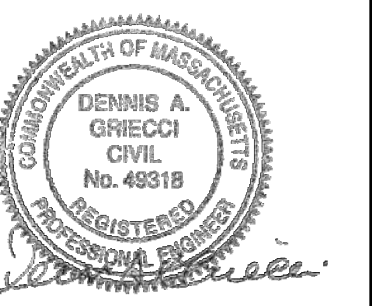
*Dennis A. Giese* 8/18/2022  
PROFESSIONAL ENGINEER DATE

2	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	SEPT. 29, 2022
1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022
Revision No.	Revision Description	Date

**DEFINITIVE SUBDIVISION  
COVER  
WILLIAM WOOD WAY  
ANDOVER, MASS.**

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

**andover  
consultants  
inc.**  
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828



Reg. Professional Engineer  
0 30 60 90 120 Ft.  
0 8 16 32 Meter

# WILLIAM STREET

(PUBLIC - 60' WIDE)

FOR REGISTRY USE ONLY

## ANDOVER PLANNING BOARD

DATE OF APPLICATION: \_\_\_\_\_  
 DATE OF HEARING: \_\_\_\_\_  
 DATE OF APPROVAL: \_\_\_\_\_  
 DATE OF ENDORSEMENT: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAN CONFORM TO THE DEFINITION OF LOT AREA AS DEFINED IN THE ANDOVER ZONING BY-LAW. I ALSO CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF MASSACHUSETTS.

REG. PROF. LAND SURVEYOR

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

- NOTE:
- ALL DEEDS FROM THE OWNER OF THE SUBDIVISION SHALL RESERVE THE FEE IN ALL STREETS OR WAYS SHOWN ON THE SUBDIVISION PLAN, SUCH FEE TO BE RETAINED BY THE DEVELOPER UNTIL CONVEYED TO THE TOWN.
  - A DRAINAGE AND UTILITY EASEMENT TO THE TOWN OF ANDOVER COVERS THE ENTIRETY OF PARCEL A.

REFERENCE PLANS:  
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ASSESSORS REFERENCE:  
 LOT 52 LOT 106

OWNER OF RECORD:  
 STEVEN B. & ELIZABETH LEED  
 22 WILLIAM STREET  
 ANDOVER, MA 01810

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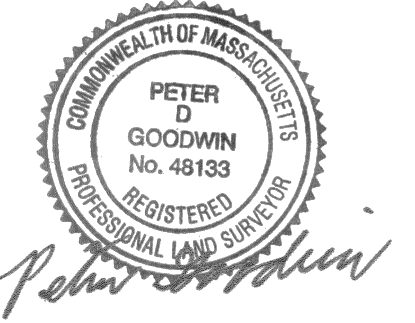
Revision No.	Revision Description	Date
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### DEFINITIVE SUBDIVISION PLAN WILLIAM WOOD WAY ANDOVER, MASS.

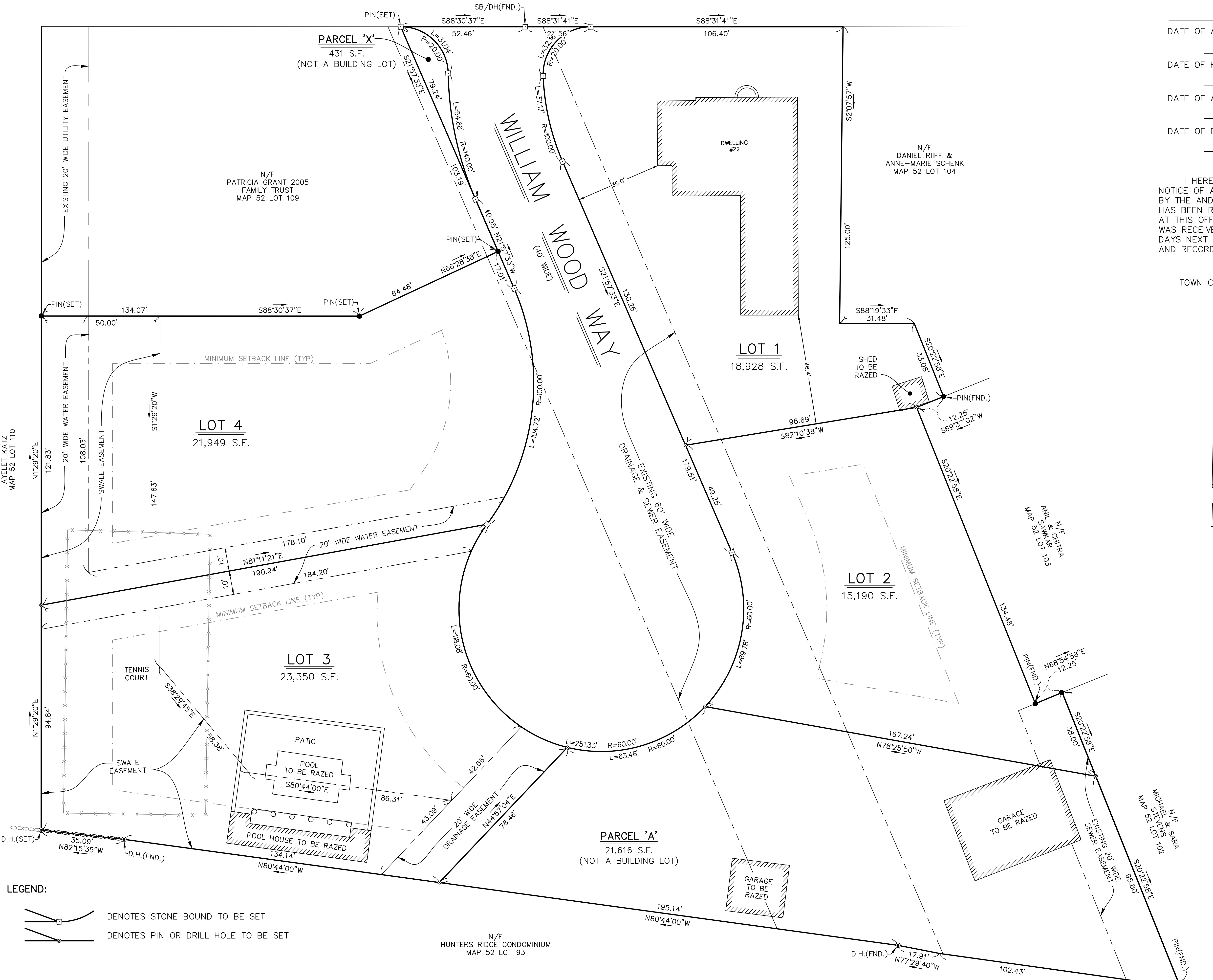
PREPARED FOR: STEVEN LEED  
 DATE: FEBRUARY 1, 2022  
 SCALE: 1"=20'



1 East River Place  
 Methuen, Mass. 01844  
 Telephone: 978-687-3828



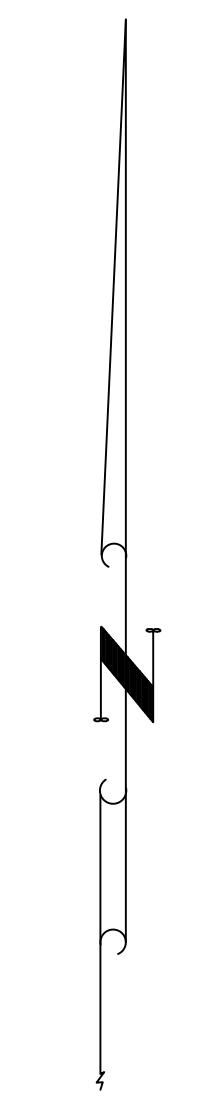
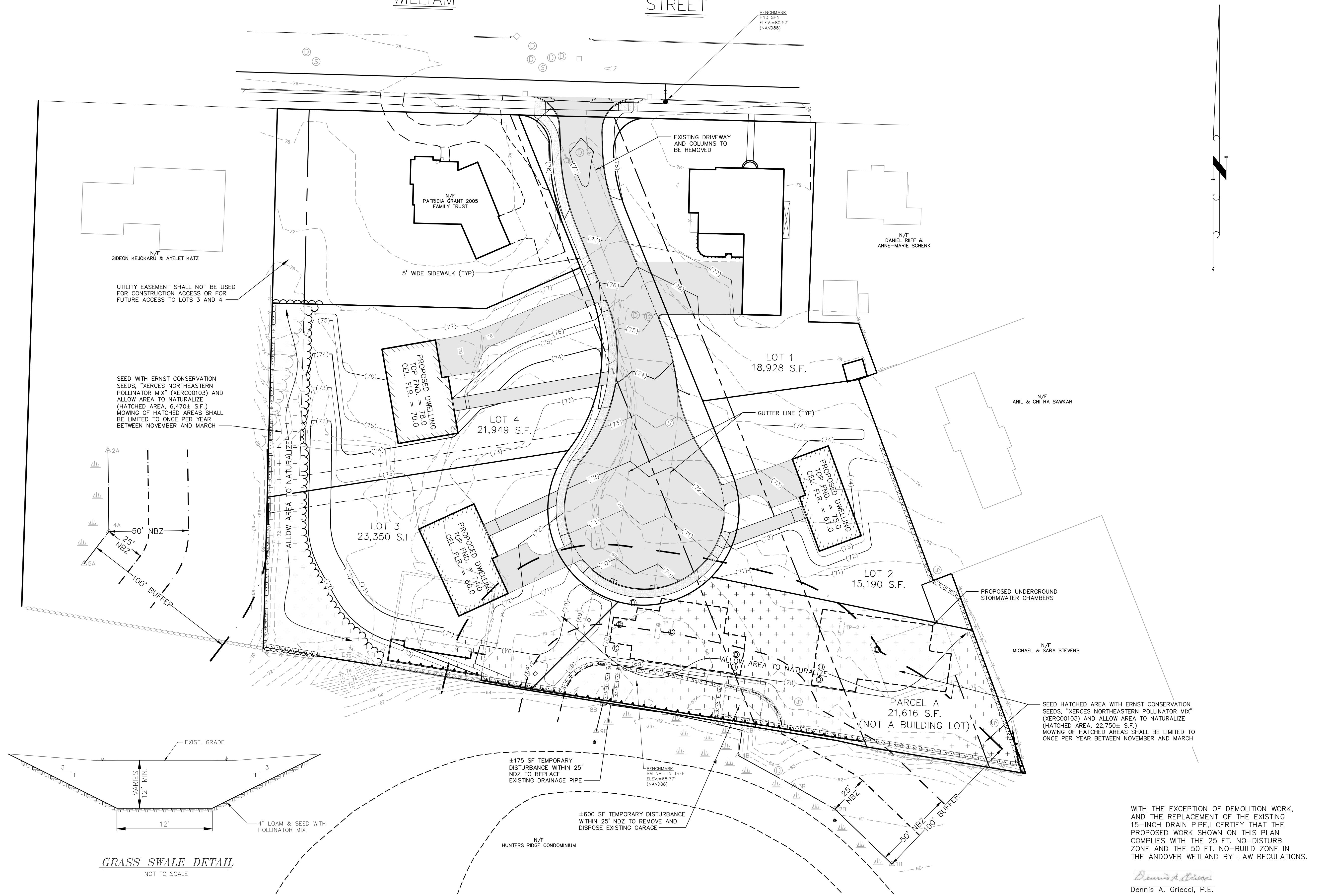
Peter D. Goodwin  
 Reg. Prof. Land Surveyor



- LEGEND:
- DENOTES STONE BOUND TO BE SET
  - DENOTES PIN OR DRILL HOLE TO BE SET



# WILLIAM STREET



2	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	SEPT. 29, 2022
1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022

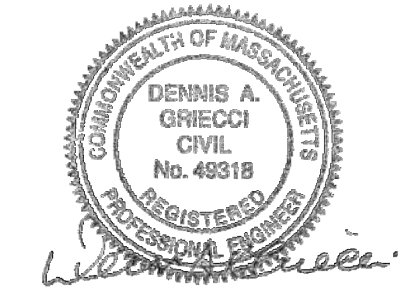
Revision No.	Revision Description	Date
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## DEFINITIVE SUBDIVISION LAYOUT & GRADING PLAN WILLIAM WOOD WAY ANDOVER, MASS

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

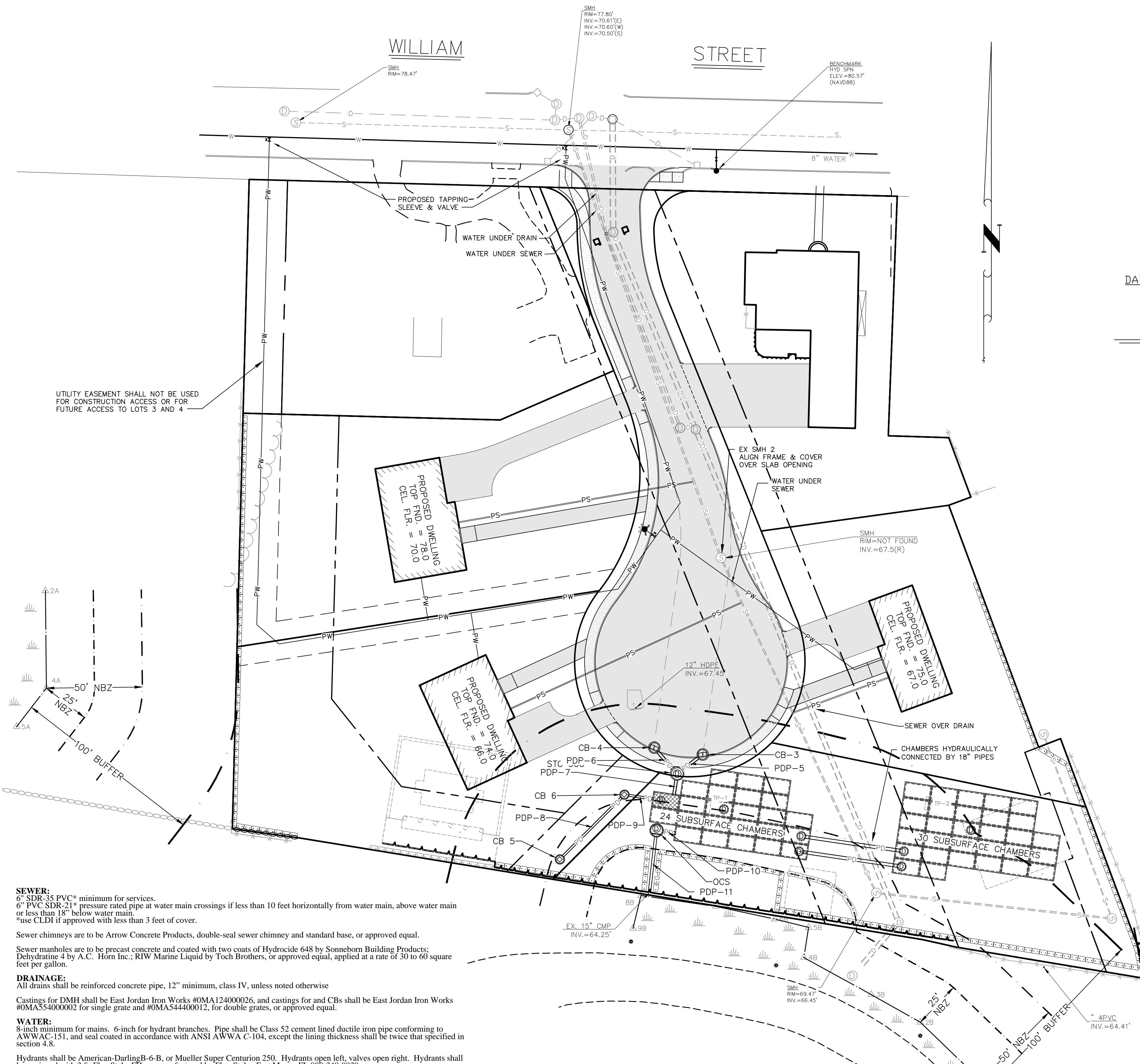


1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828  
Reg. Professional Engineer



WITH THE EXCEPTION OF DEMOLITION WORK, AND THE REPLACEMENT OF THE EXISTING 15-INCH DRAIN PIPE, I CERTIFY THAT THE PROPOSED WORK SHOWN ON THIS PLAN COMPLIES WITH THE 25 FT. NO-DISTURB ZONE AND THE 50 FT. NO-BUILD ZONE IN THE ANDOVER WETLAND BY-LAW REGULATIONS.

*Dennis A. Griecci*  
Dennis A. Griecci, P.E.

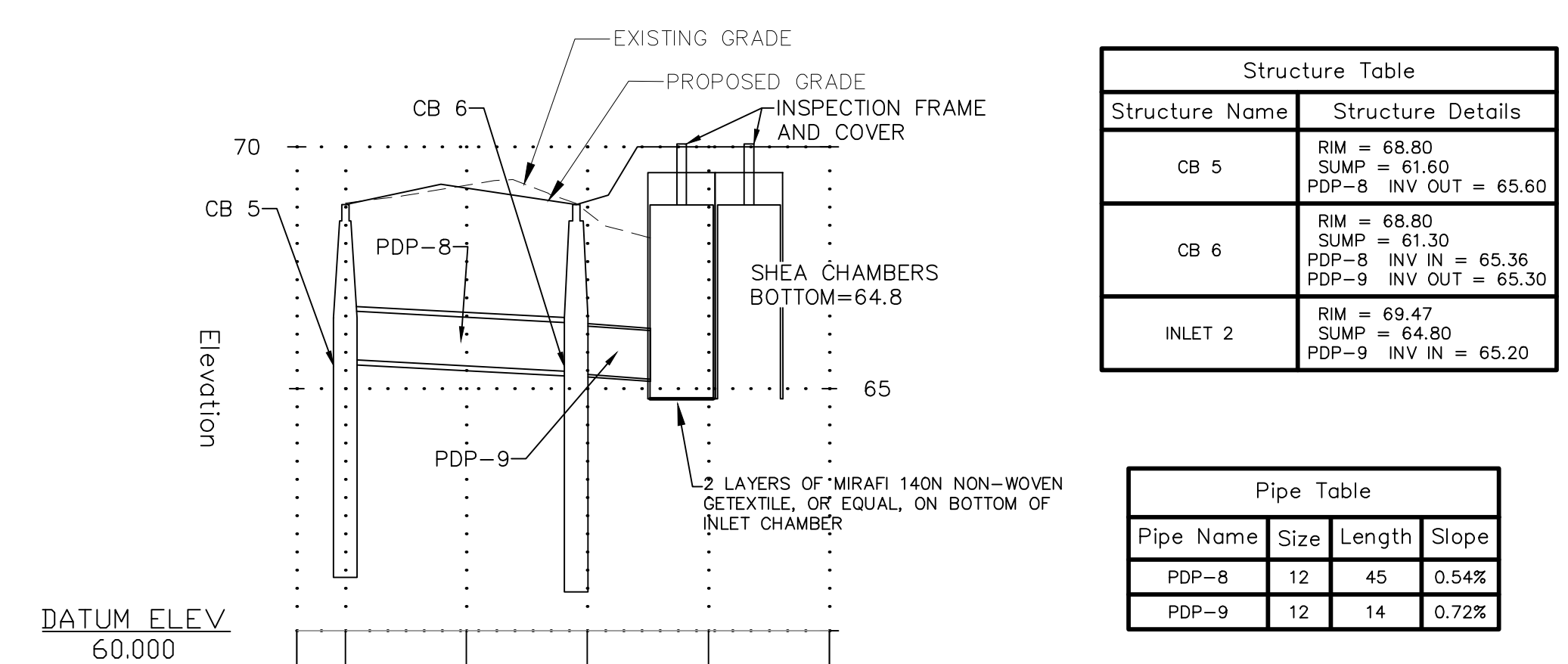


**PLAN**  
SCALE: 1"=30' HORIZ.

**SEWER:**  
6" SDR-35 PVC\* minimum for services.  
6" PVC-SDR-21\* pressure rated pipe at water main crossings if less than 10 feet horizontally from water main, above water main or less than 18" below water main.  
\*use CLDI if approved with less than 3 feet of cover.  
Sewer chimneys are to be Arrow Concrete Products, double-seal sewer chimney and standard base, or approved equal.  
Sewer manholes are to be precast concrete and coated with two coats of Hydroside 648 by Sonneborn Building Products; Dehydratine 4 by A.C. Horn Inc.; RIW Marine Liquid by Toch Brothers, or approved equal, applied at a rate of 30 to 60 square feet per gallon.

**DRAINAGE:**  
All drains shall be reinforced concrete pipe, 12" minimum, class IV, unless noted otherwise  
Castings for DMH shall be East Jordan Iron Works #0MA12400026, and castings for and CBs shall be East Jordan Iron Works #0MA55400002 for single grate and #0MA544400012, for double grates, or approved equal.

**WATER:**  
8-inch minimum for mains. 6-inch for hydrant branches. Pipe shall be Class 52 cement lined ductile iron pipe conforming to AWWAC-151, and seal coated in accordance with ANSI AWWA C-104, except the lining thickness shall be twice that specified in section 4.8.  
Hydrants shall be American-Darling B-6-B, or Mueller Super Centurion 250. Hydrants open left, valves open right. Hydrants shall be equipped with 3 ft. Flex Stake FH, as manufactured by Flex-Stake, Fort Myers, FL 800-348-9839.  
1" Type K Copper, minimum, for new house services. 1/2"-2" services, Type K Copper in town right-of-way. Services greater than 40 ft. for 2", and greater than 60 ft. for 1", may request for approval to install Blue CTS HDPE tubing AWWA C901, with tracer wire on the homeowner side. HDPE services must transition back to copper 10 feet outside the dwelling and into building to meter location; all fittings before the water meter must be flared, threaded, or mechanical joint.  
Water service boxes are to be buffalo style.  
Water main fittings shall be ductile iron fittings conforming to AWWA C-153 mechanical joint, restrained with MEGALUG Series 1100 mechanical joint restraint, by EBBA Iron Inc. or equal. Mains must be restrained before and after fittings (bends, tees, etc.) according to restrained joint table (available from the Andover Engineering Division).  
Gate valves shall be full wall ductile iron body, bronze mounted, parallel seat, bronze double disk, non-rising stem type, conforming to AWWA C-500; or resilient seat, ductile iron body type, conforming to AWWA C-509 /C-515 by American Flow Control, Mueller, or U.S. Pipe.  
Tapping sleeves shall be full body mechanical joint tapping sleeve only, stainless steel tapping sleeves are not acceptable.  
Valve boxes shall be cast iron, two-piece, sliding type with a top flange and a minimum inside diameter of 51/4". Boxes shall have the word "WATER" clearly cast into the cover.  
Chlorinated water shall be discharged in accordance with current AWWA C651 standards.



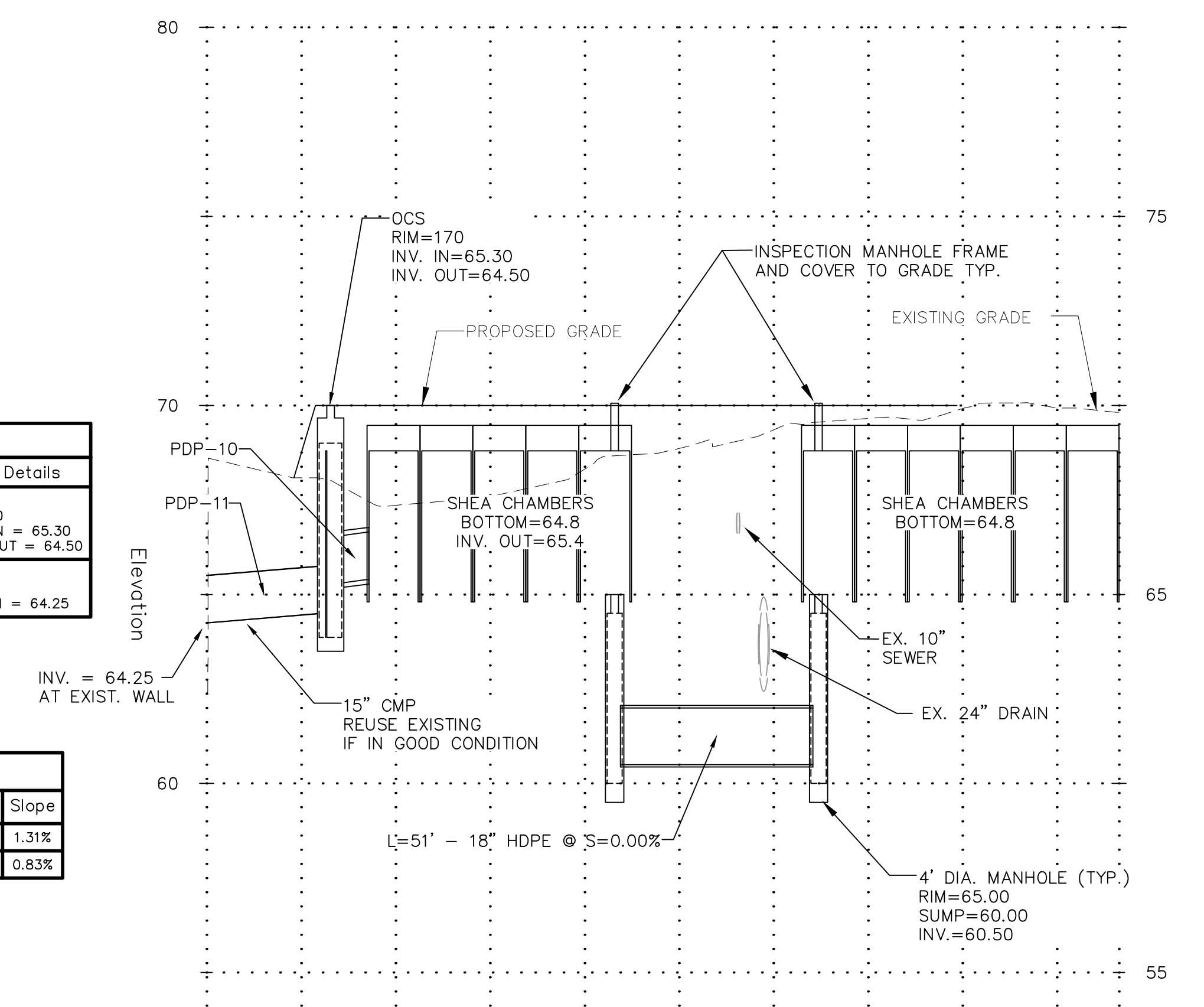
**PROFILE - SWALE END DRAINAGE SYSTEM**  
SCALE: 1"=30' HORIZ., 1"=3' VERT.

Structure Table	
Structure Name	Structure Details
CB 5	RIM = 68.80 SUMP = 61.60 PDP-8 INV OUT = 65.60
CB 6	RIM = 68.80 SUMP = 61.30 PDP-8 INV IN = 65.36 PDP-9 INV OUT = 65.30
INLET 2	RIM = 69.47 SUMP = 64.80 PDP-9 INV IN = 65.20

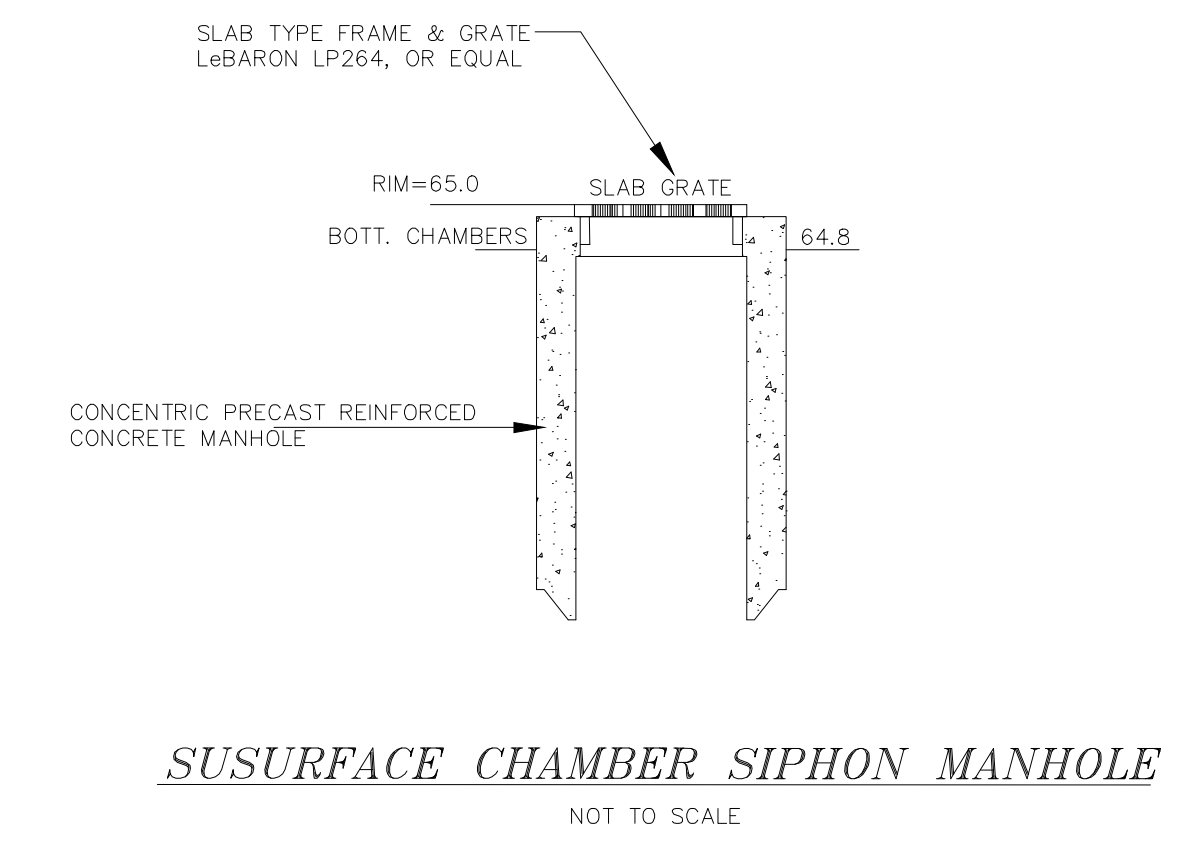
Pipe Table			
Pipe Name	Size	Length	Slope
PDP-8	12	45	0.54%
PDP-9	12	14	0.72%

Structure Table	
Structure Name	Structure Details
OCS	RIM = 70.00 SUMP = 64.00 PDP-10 INV IN = 65.30 PDP-11 INV OUT = 64.50
Outlet	RIM = 65.70 PDP-11 INV IN = 64.25

Pipe Table			
Pipe Name	Size	Length	Slope
PDP-10	15	8	1.31%
PDP-11	15	30	0.83%



**PROFILE - SUBSURFACE SYSTEM**  
SCALE: 1"=30' HORIZ., 1"=3' VERT.



**SUSURFACE CHAMBER SIPHON MANHOLE**  
NOT TO SCALE

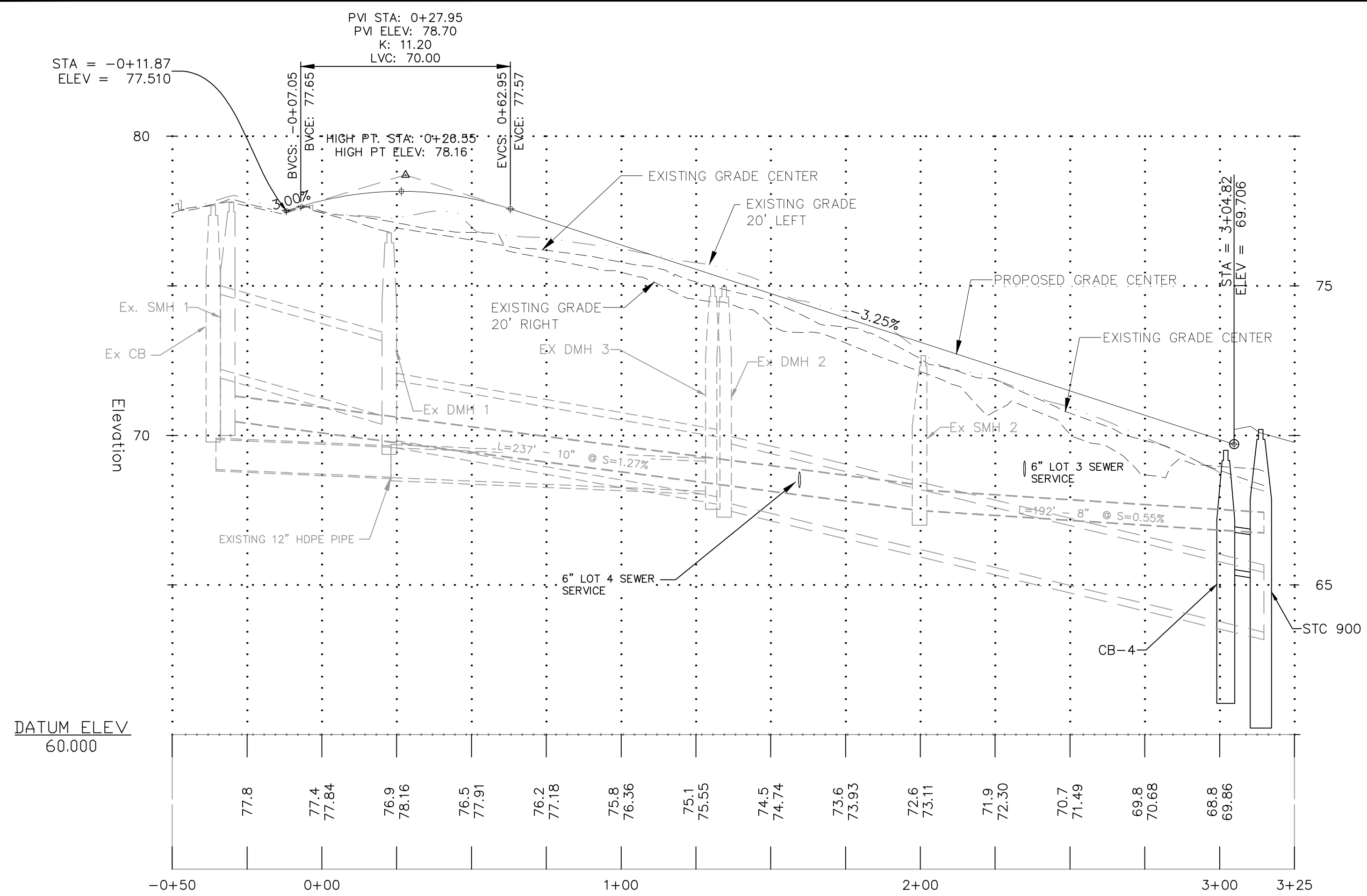
Revision No.	Revision Description	Date
2	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	SEPT. 29, 2022
1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022

**DEFINITIVE SUBDIVISION  
UTILITY PLAN  
WILLIAM WOOD WAY  
ANDOVER, MASS**

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

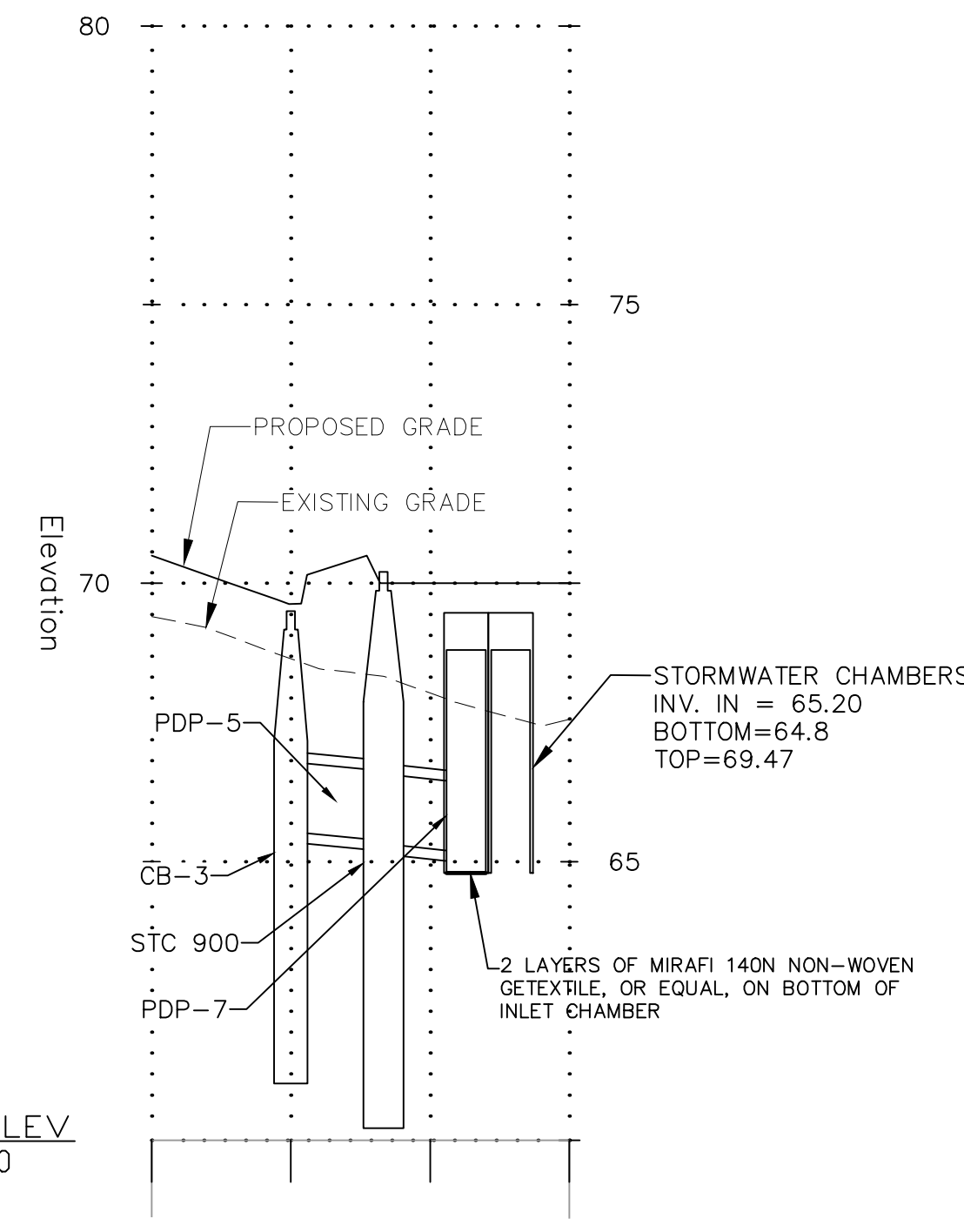
**andover consultants inc.**  
 1 East River Place  
 Methuen, Mass. 01844  
 Telephone: 978-687-3828  
 Reg. Professional Engineer

0 30 60 90 120 Ft.  
 0 8 16 32 Meter



**PROFILE – WILLIAM WOOD WAY**

SCALE: 1"=30' HORIZ., 1"=3' VERT.

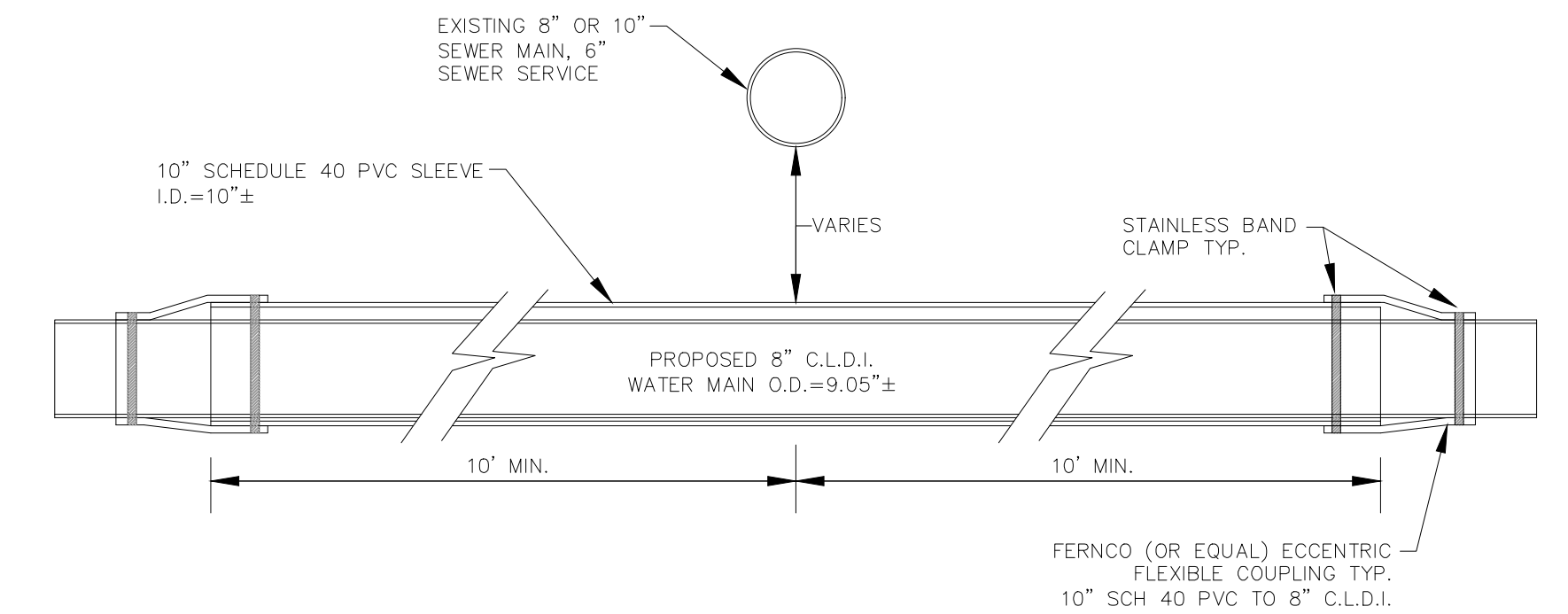


**PROFILE – CB 3 to SUBSURFACE**

SCALE: 1"=30' HORIZ., 1"=3' VERT.

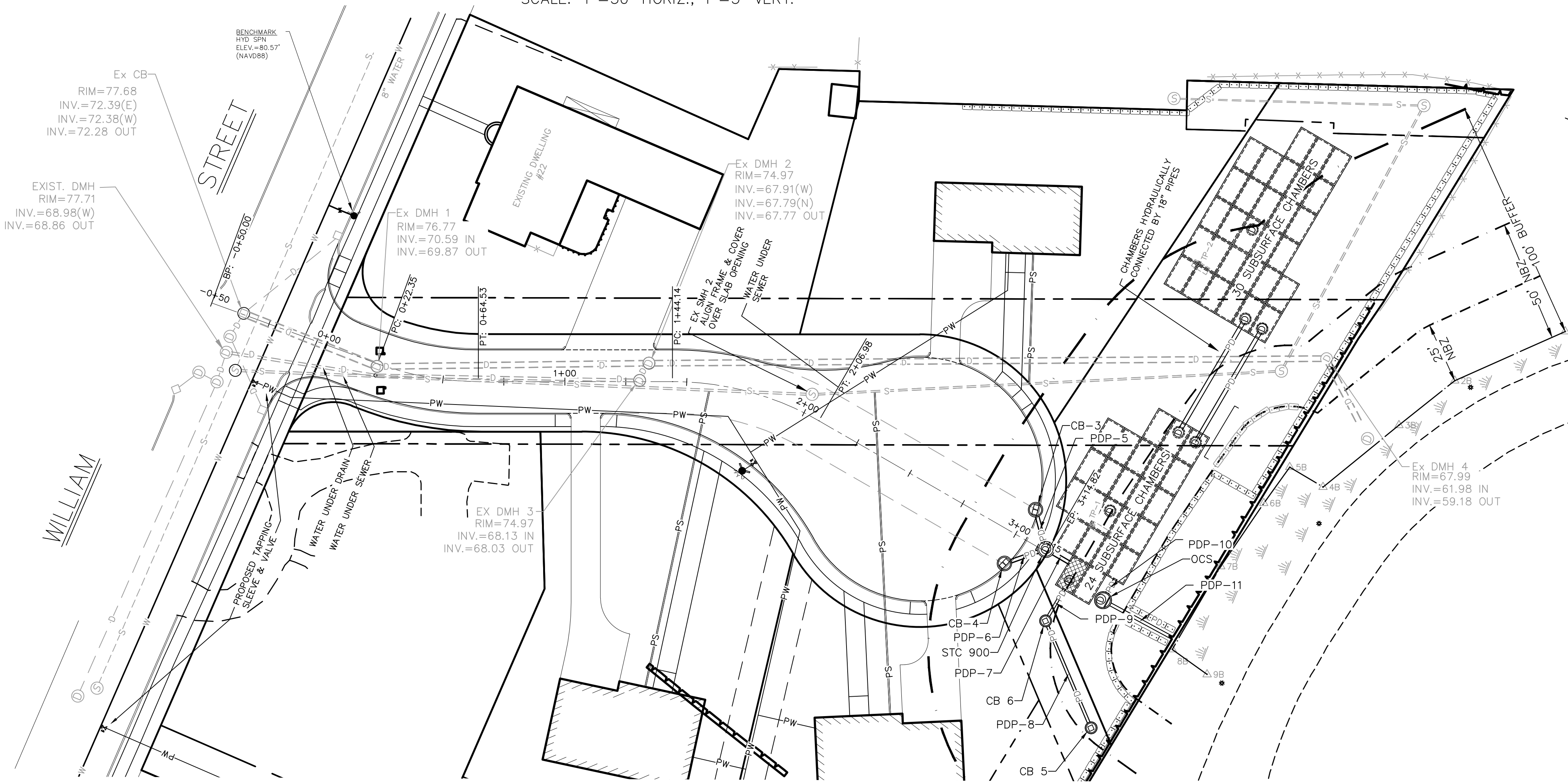
Structure Table	
Structure Name	Structure Details
CB-3	RM = 69.50 SUMP = 61.52 PDP-5 INV OUT = 65.52
CB-4	RM = 69.50 SUMP = 61.54 PDP-6 INV OUT = 65.54
INLET 1	RM = 70.10 SUMP = 64.80 PDP-7 INV IN = 65.20
STC 900	RM = 70.20 SUMP = 60.72 PDP-5 INV IN = 65.40 PDP-6 INV IN = 65.40 PDP-7 INV OUT = 65.30

Pipe Table			
Pipe Name	Size	Length	Slope
PDP-5	15	12	1.00%
PDP-6	15	14	1.00%
PDP-7	15	9	1.13%



**WATER CROSSING at SANITARY SEWER DETAIL**

NOT TO SCALE



**PLAN – WILLIAM WOOD WAY**

SCALE: 1"=30' HORIZ.

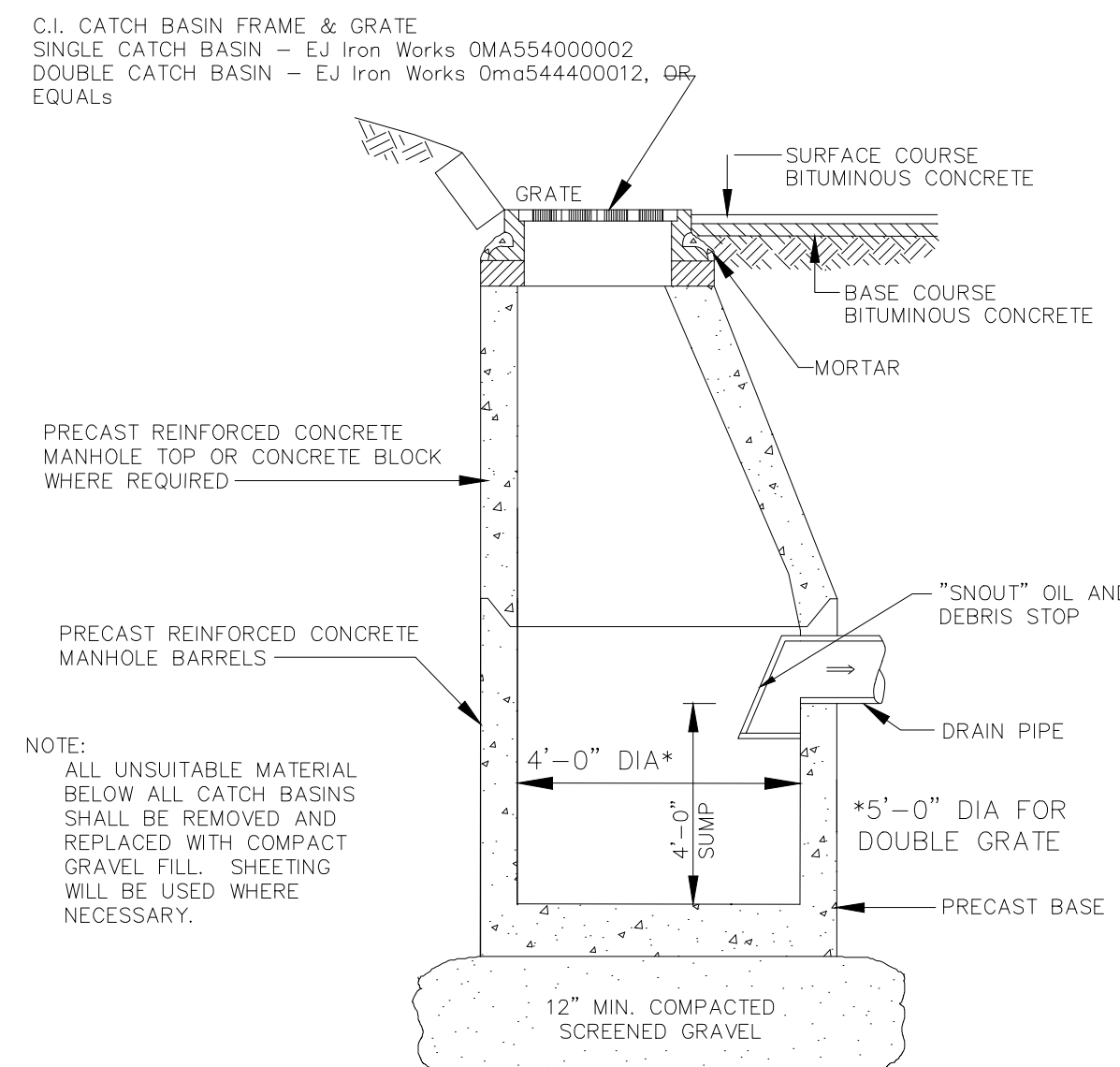
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**DEFINITIVE SUBDIVISION PLAN & PROFILE WILLIAM WOOD WAY ANDOVER, MASS**

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

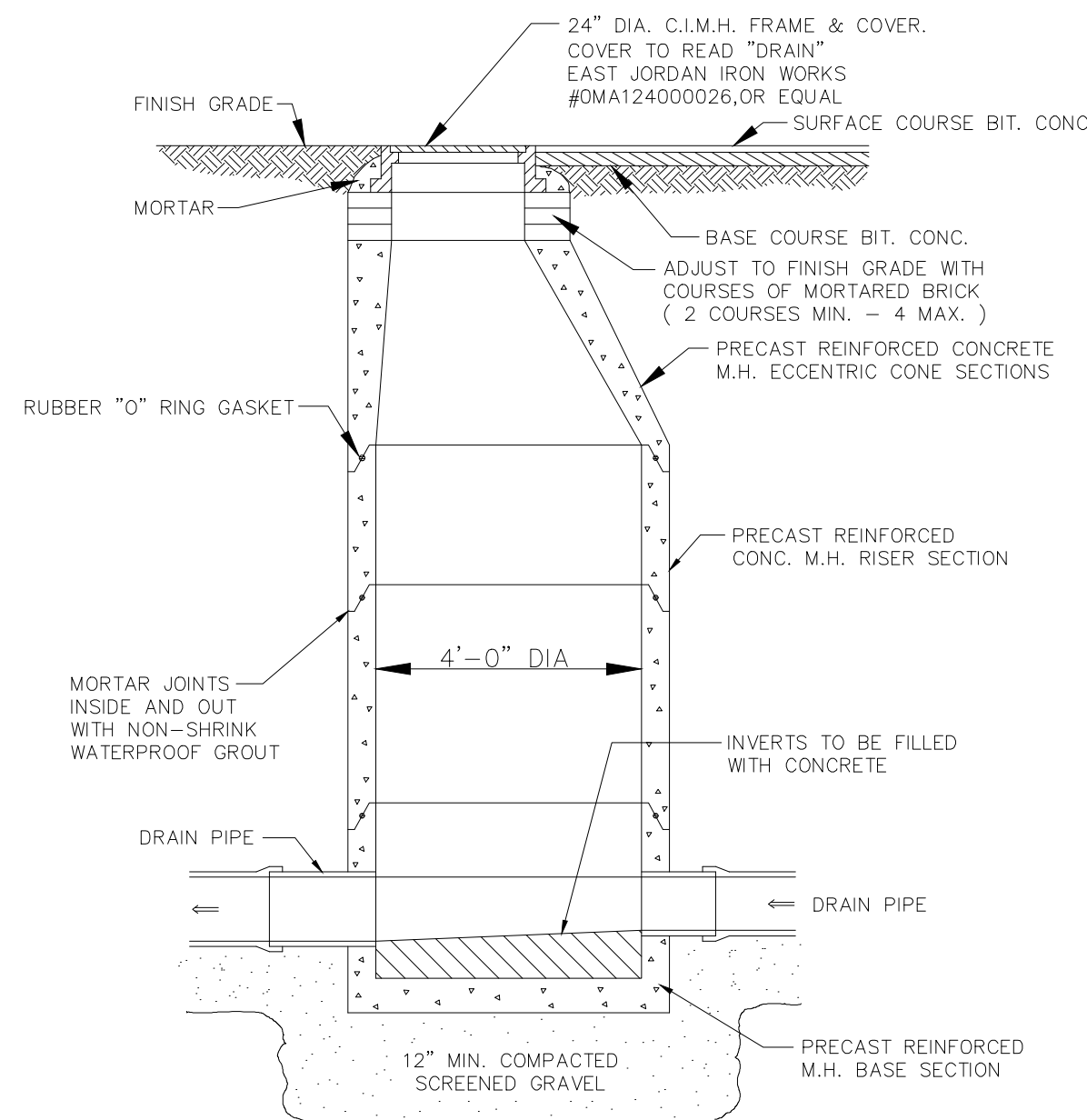
**andover consultants inc.**  
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828  
Reg. Professional Engineer

**DENNIS A. GRIECO**  
CIVIL  
No. 45518  
REGISTERED PROFESSIONAL ENGINEER



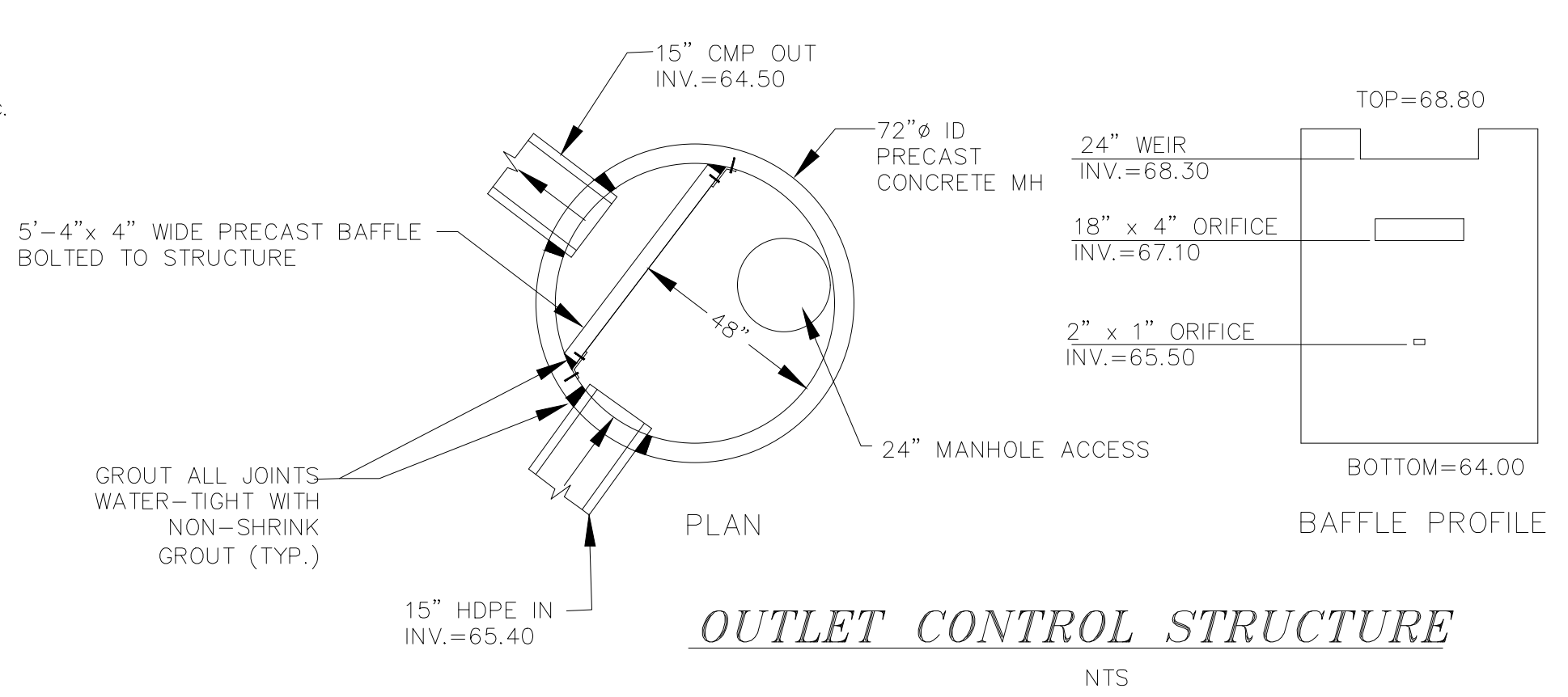
**DEEP-SUMP HOODED CATCH BASIN (TYP.)**

NOT TO SCALE



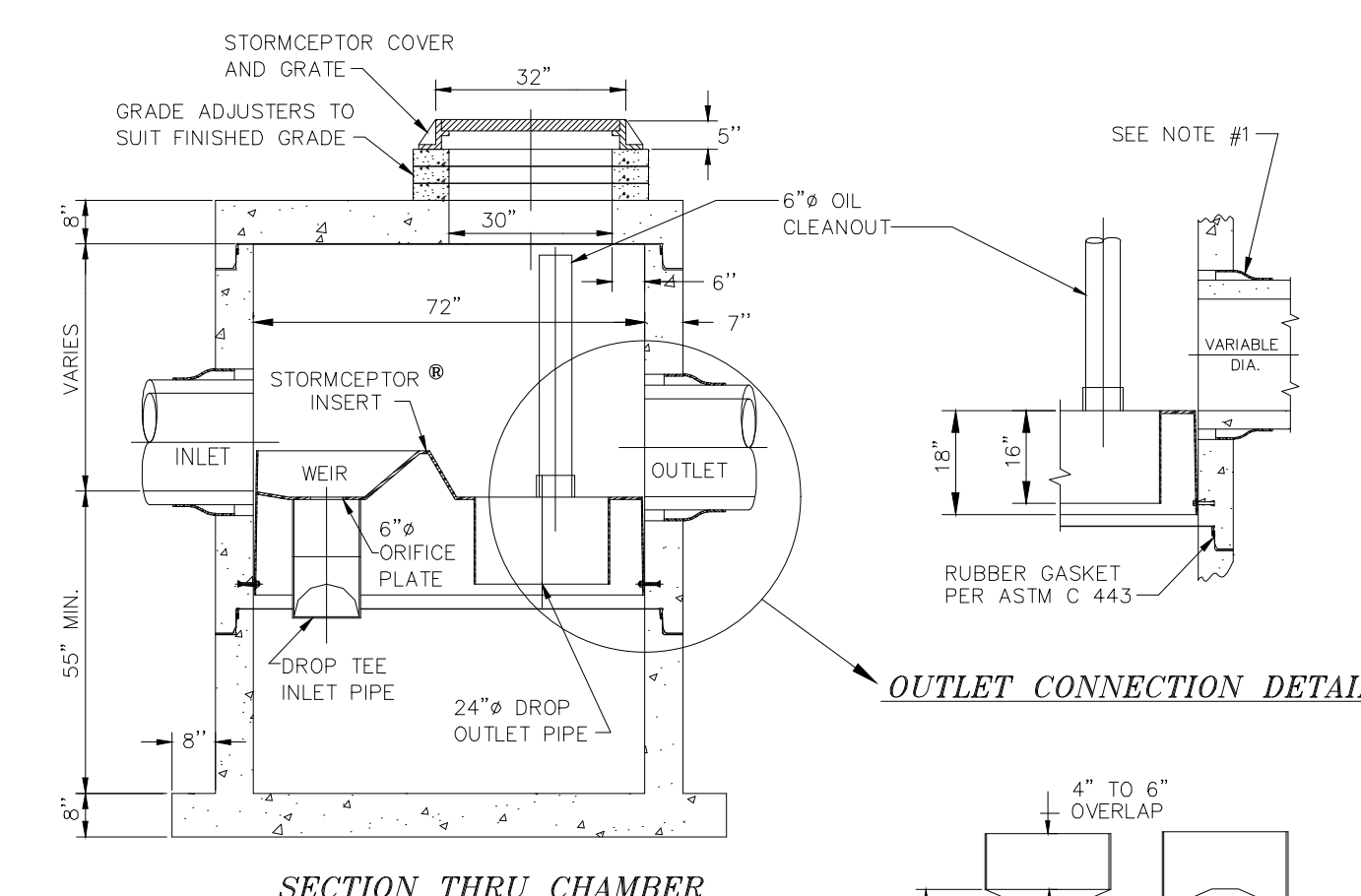
**TYPICAL DRAIN MANHOLE DETAIL**

NOT TO SCALE



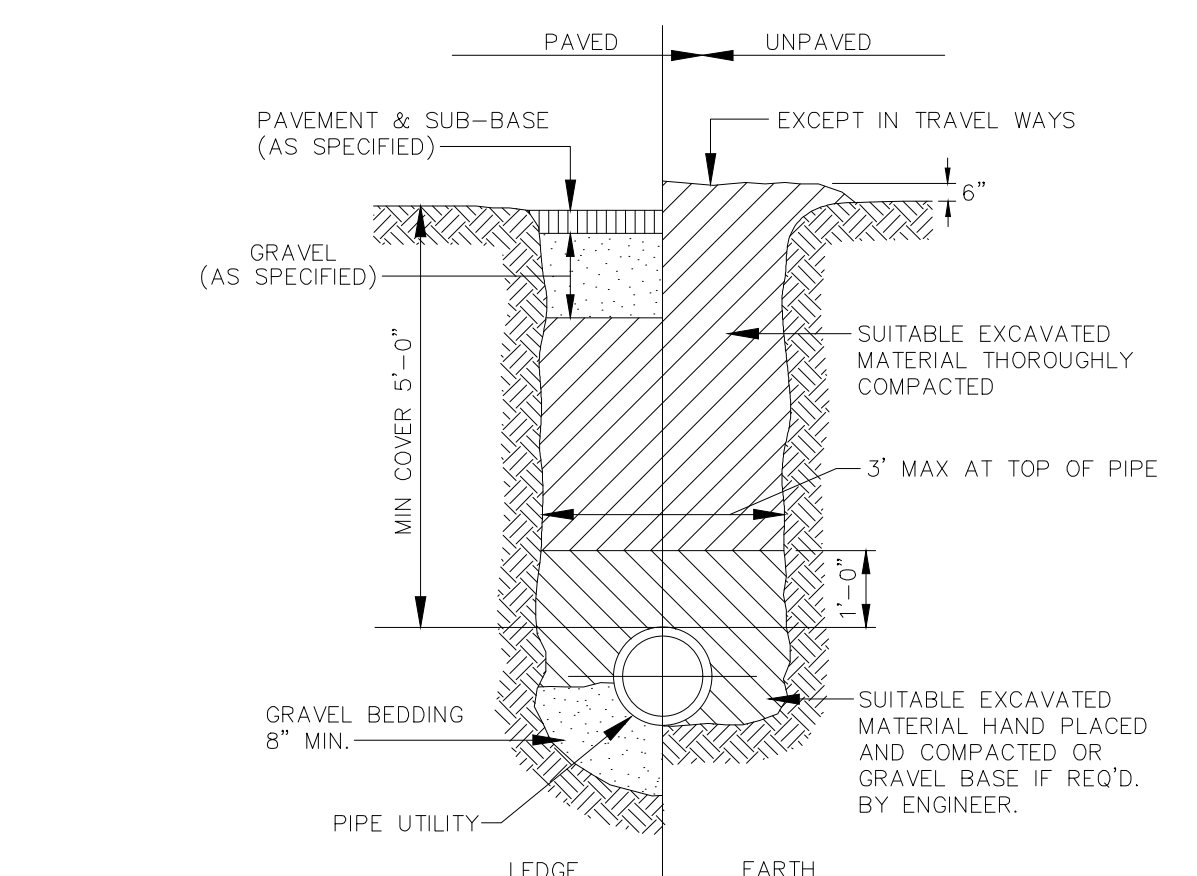
**OUTLET CONTROL STRUCTURE**

NTS



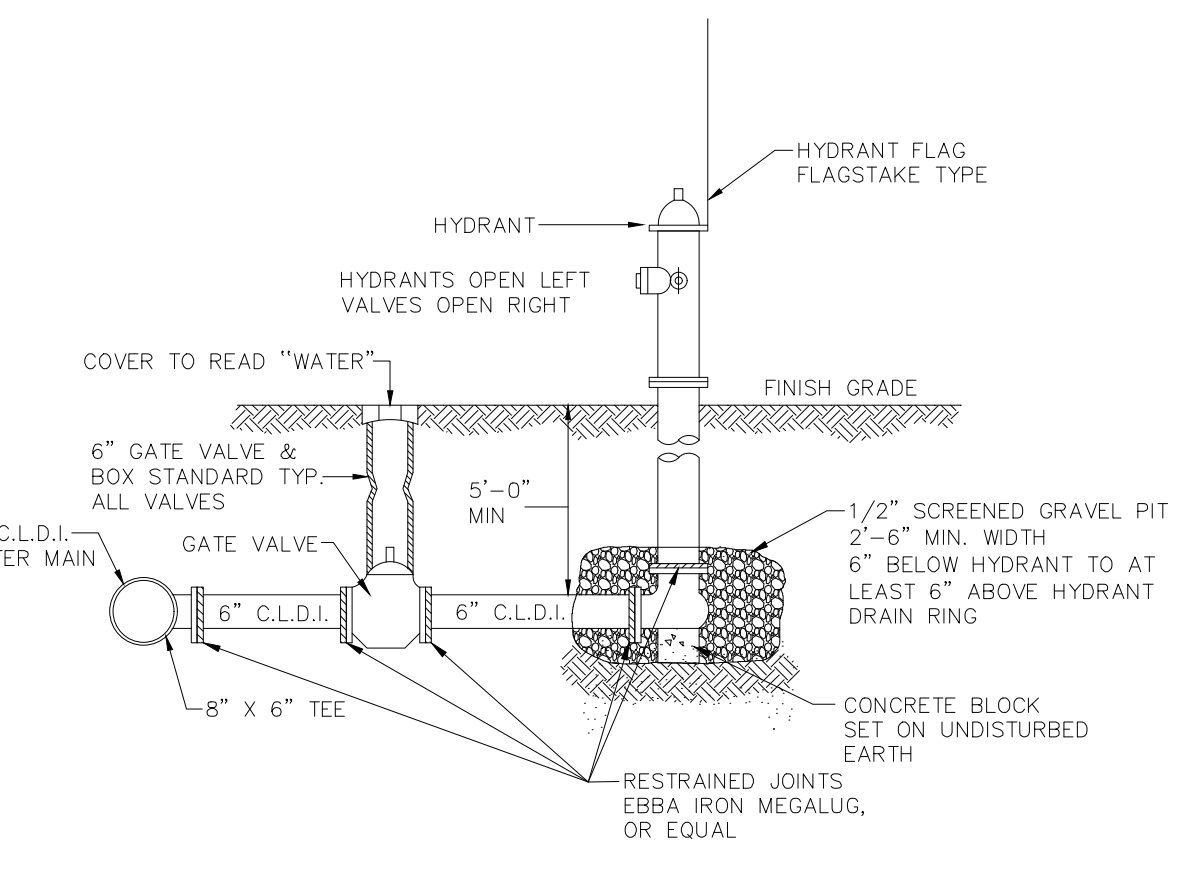
**PRECAST CONCRETE STORMCEPTOR -STC 900**

NTS



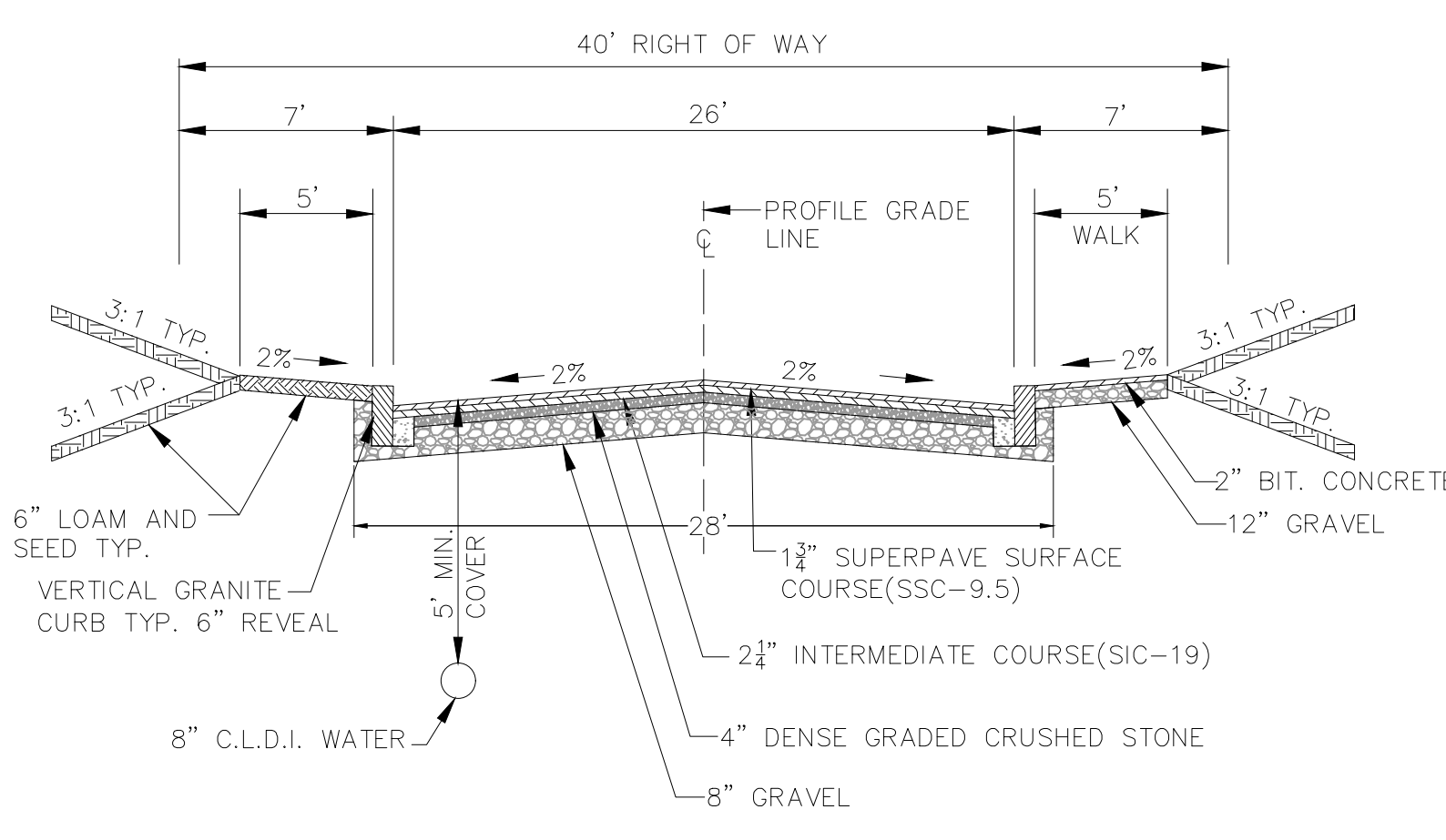
**TYPICAL TRENCH SECTION**

NOT TO SCALE



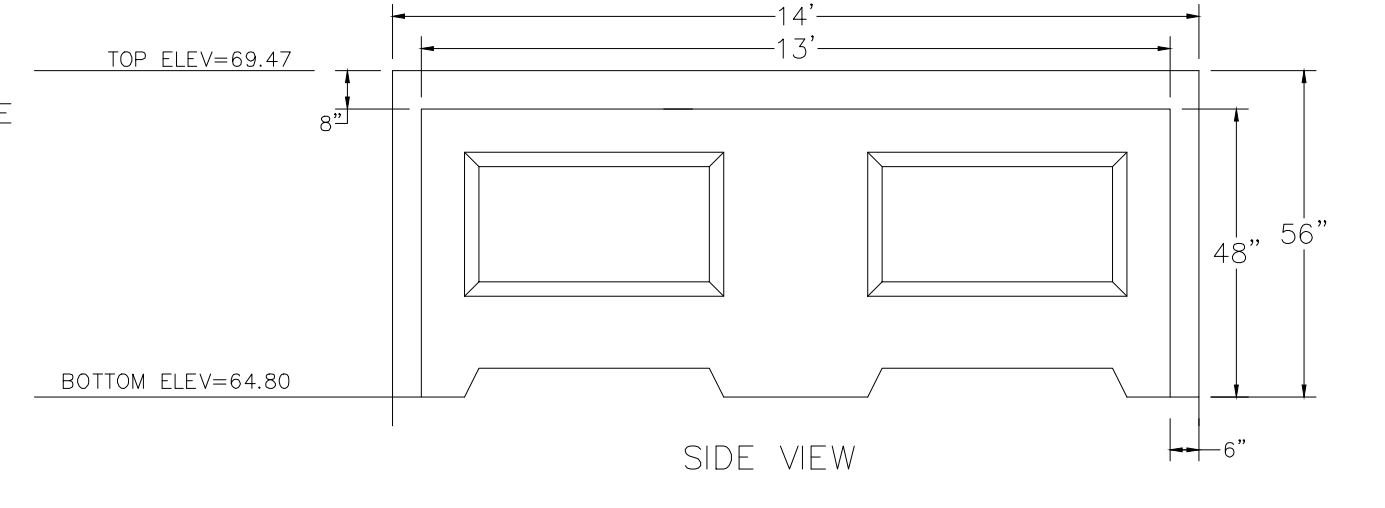
**TYPICAL FIRE HYDRANT DETAIL**

NOT TO SCALE



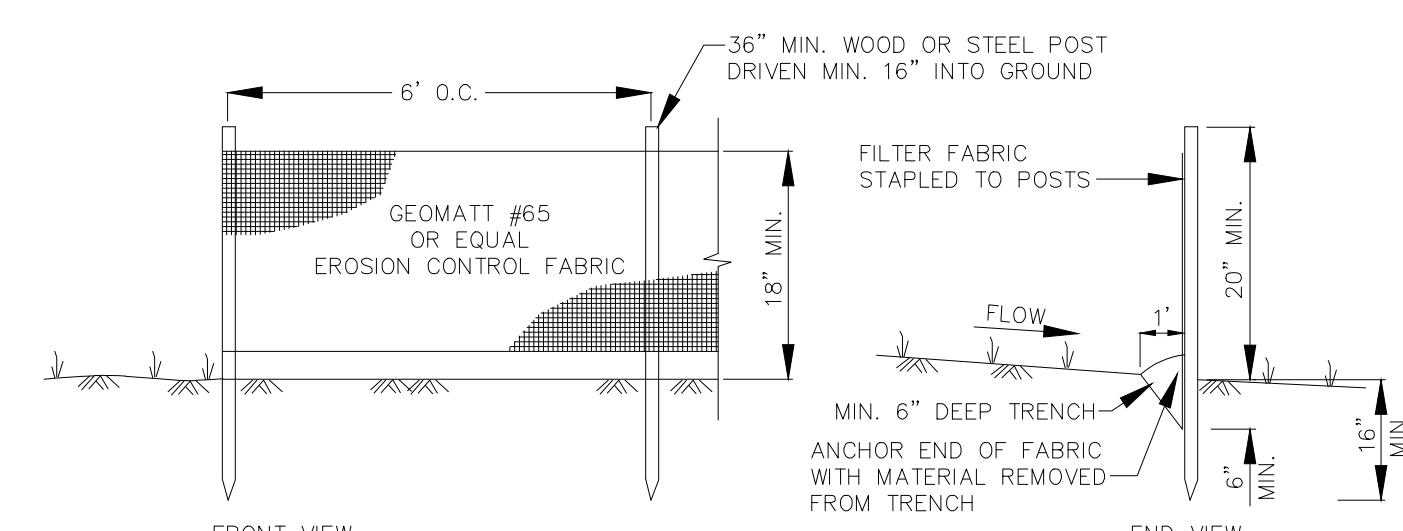
**TYPICAL ROADWAY SECTION 40 FOOT RIGHT OF WAY**

NOT TO SCALE



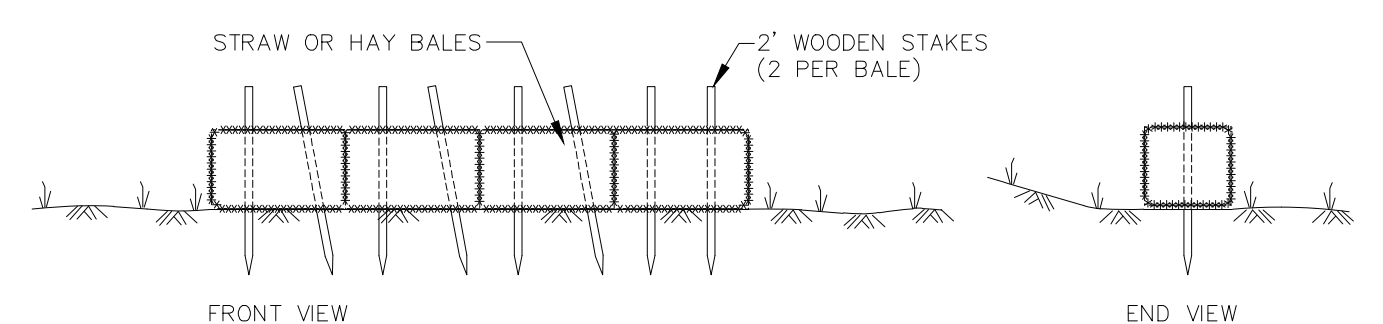
**STORMWATER CHAMBER DETAIL**

NOT TO SCALE



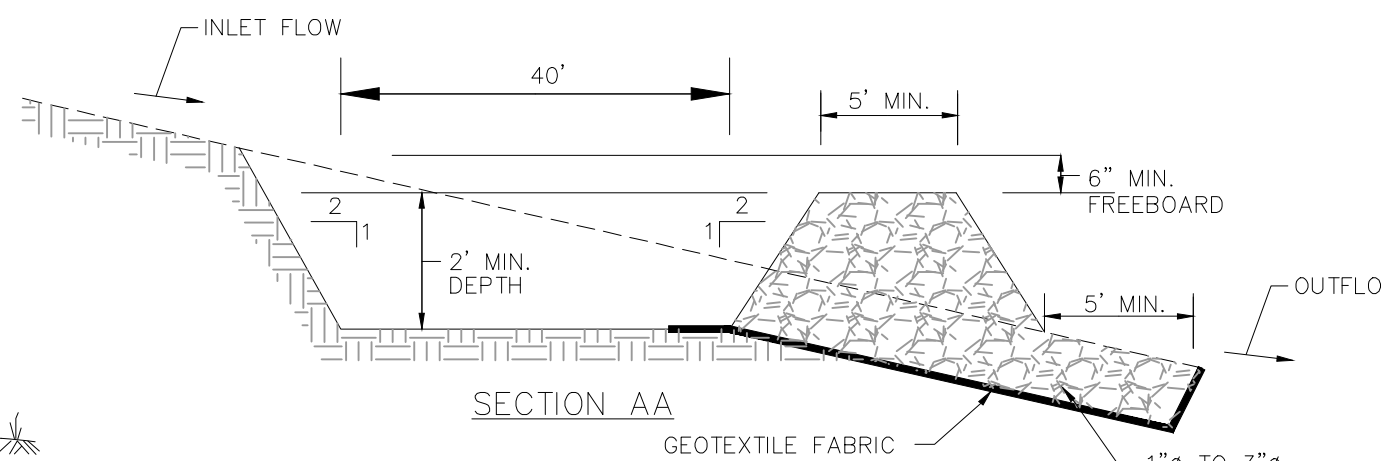
**FABRIC SILTATION FENCE DETAIL**

NOT TO SCALE

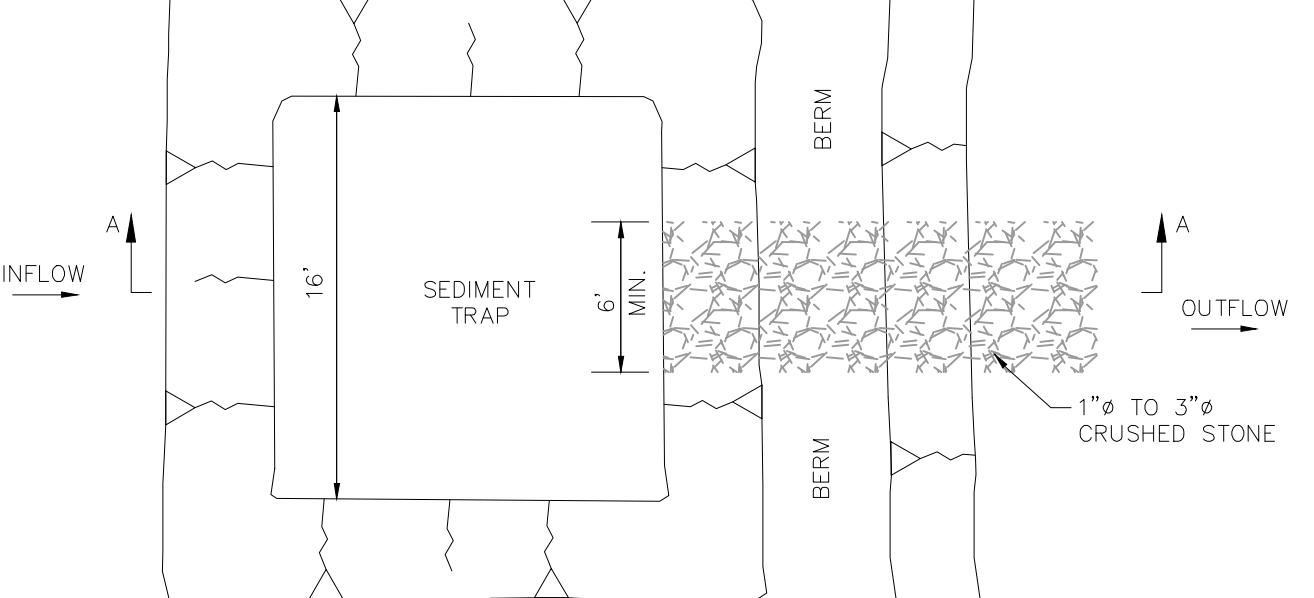


**HAY BALE SILTATION BARRIER DETAIL**

NOT TO SCALE

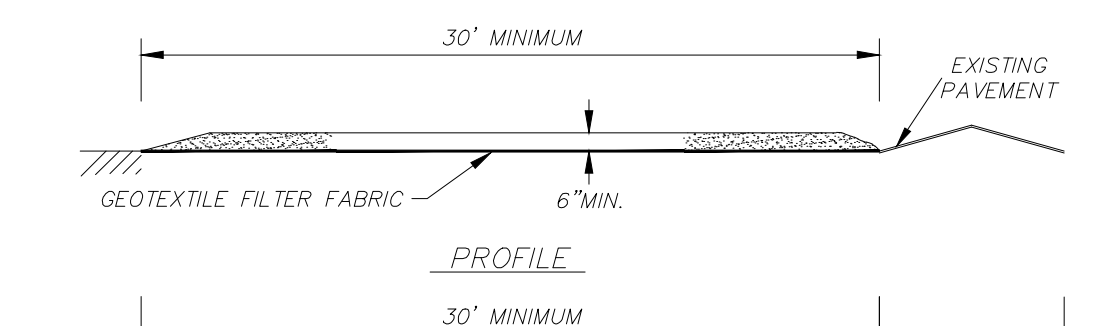


**SECTION AA**



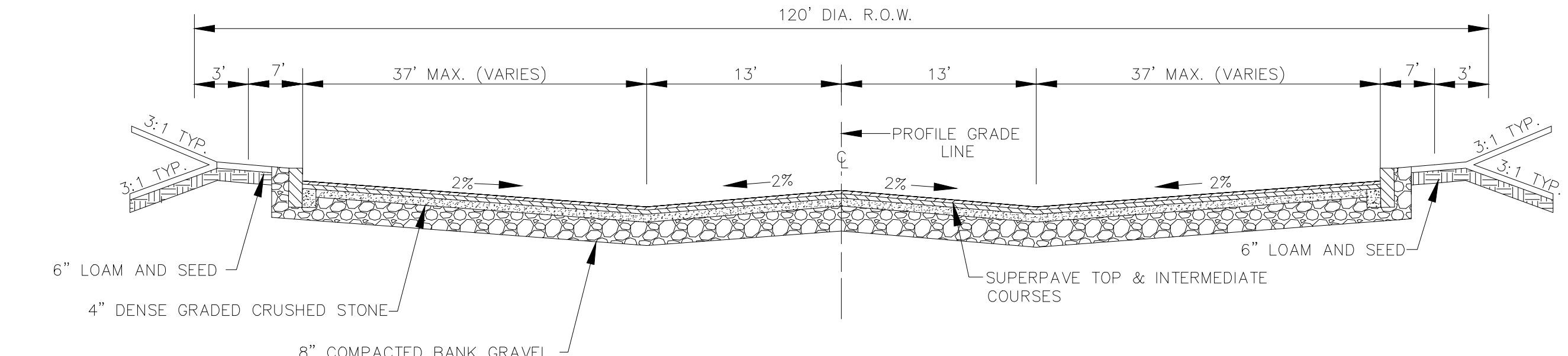
**TEMPORARY SEDIMENT TRAP**

NOT TO SCALE



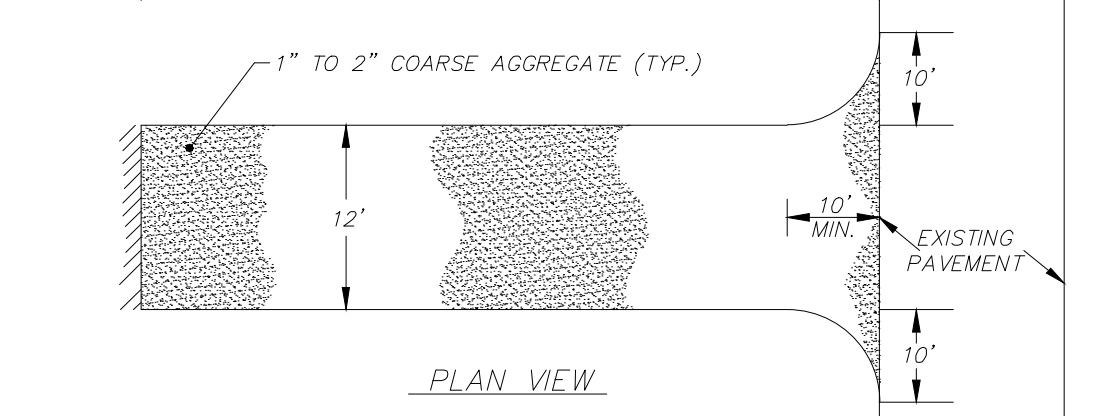
**VERTICAL GRANITE CURB DETAIL**

NOT TO SCALE



**TYPICAL CUL-DE-SAC SECTION**

NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE DETAIL**

NOT TO SCALE

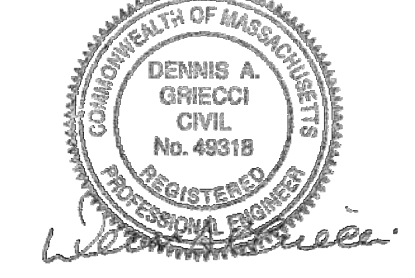
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1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022

**Revision No. Revision Description Date**

**DEFINITIVE SUBDIVISION SITE DETAILS WILLIAM WOOD WAY ANDOVER, MASS**

PREPARED FOR: STEVEN LEED  
DATE: FEBRUARY 1, 2022  
SCALE: 1"=30'

**andover consultants inc.**  
1 East River Place  
Methuen, Mass. 01844  
Telephone: 978-687-3828



Reg. Professional Engineer



