

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: _____

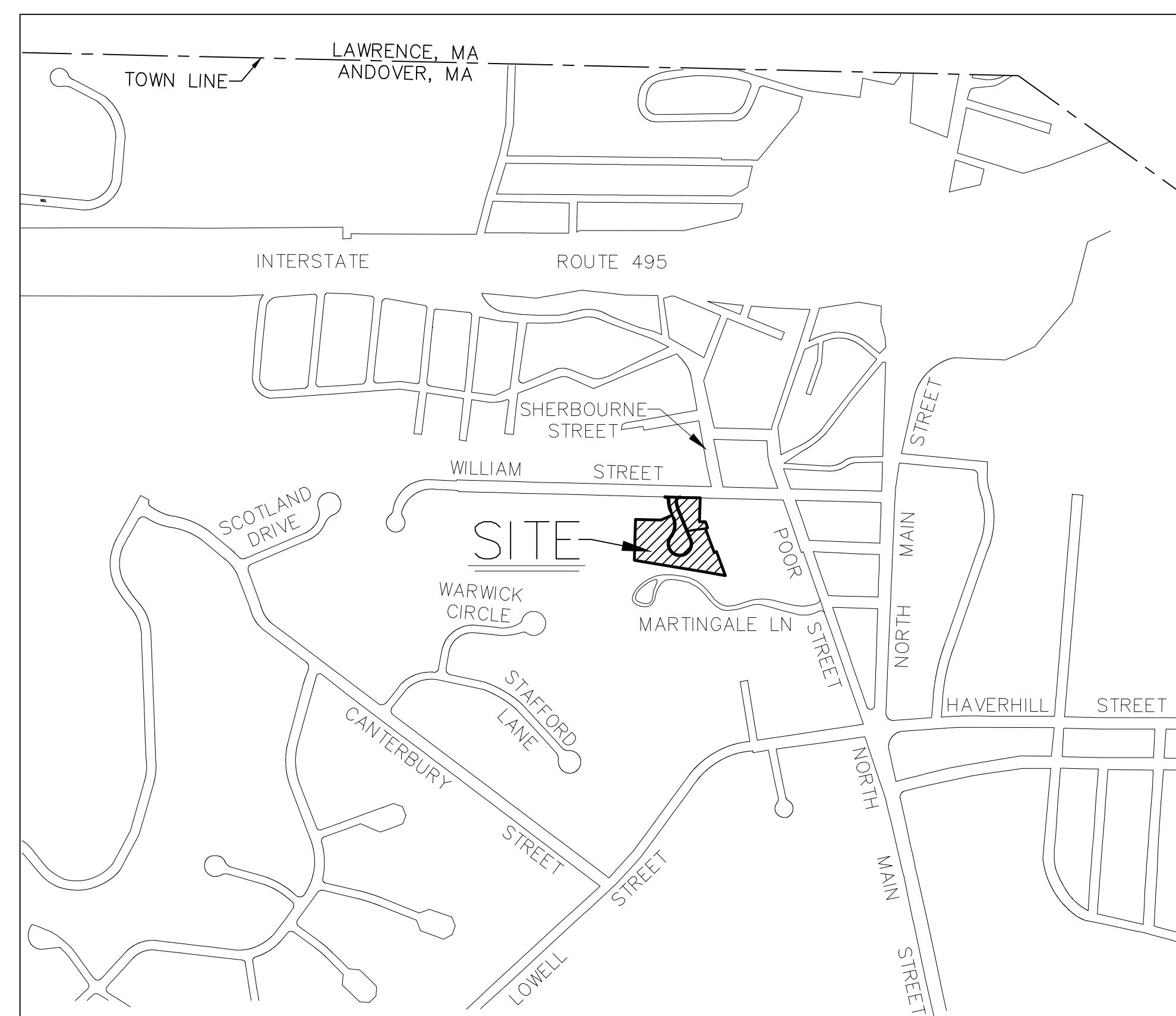
DATE OF APPROVAL: _____

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	10/28/2022
2 of 8	Definitive Subdivision Plan	2/1/2022	10/28/2022
3 of 8	Existing Conditions & Demo Plan	2/1/2022	10/28/2022
4 of 8	Layout & Grading Plan	2/1/2022	10/28/2022
5 of 8	Utility Plan	2/1/2022	10/28/2022
6 of 8	Plan & Profile	2/1/2022	10/28/2022
7 of 8	Site Details	2/1/2022	10/28/2022
8 of 8	Erosion & Sediment Control	2/1/2022	10/28/2022

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. Grieco 8/18/2022
PROFESSIONAL ENGINEER DATE

3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
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.**

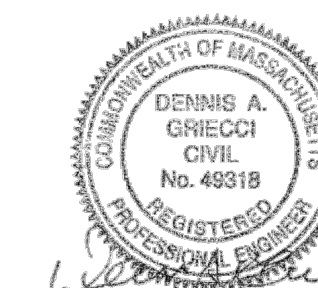
PREPARED FOR: STEVEN LEED
DATE: FEBRUARY 1, 2022
SCALE: 1"=30'

**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 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.

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.
 - STREET TREES SHALL BE PLANTED THREE FEET OUTSIDE OF THE RIGHT-OF-WAY AT INTERVALS OF 35 FEET ALONG THE PERIMETER OF THE ROADWAY. (24 TREES)

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

3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
2	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	SEPT. 29, 2022
1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022

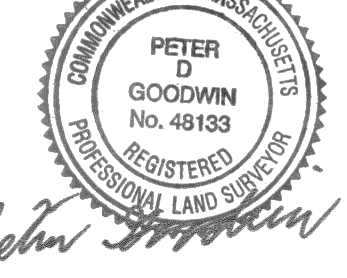
Revision No.	Revision Description	Date
--------------	----------------------	------

DEFINITIVE SUBDIVISION PLAN WILLIAM WOOD WAY ANDOVER, MASS.

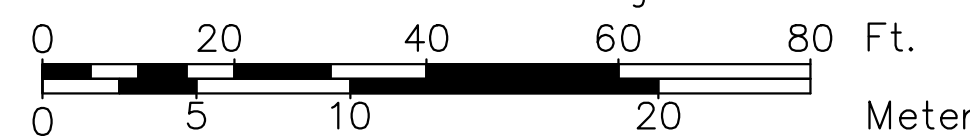
PREPARED FOR: STEVEN LEED
 DATE: FEBRUARY 1, 2022
 SCALE: 1"=20'



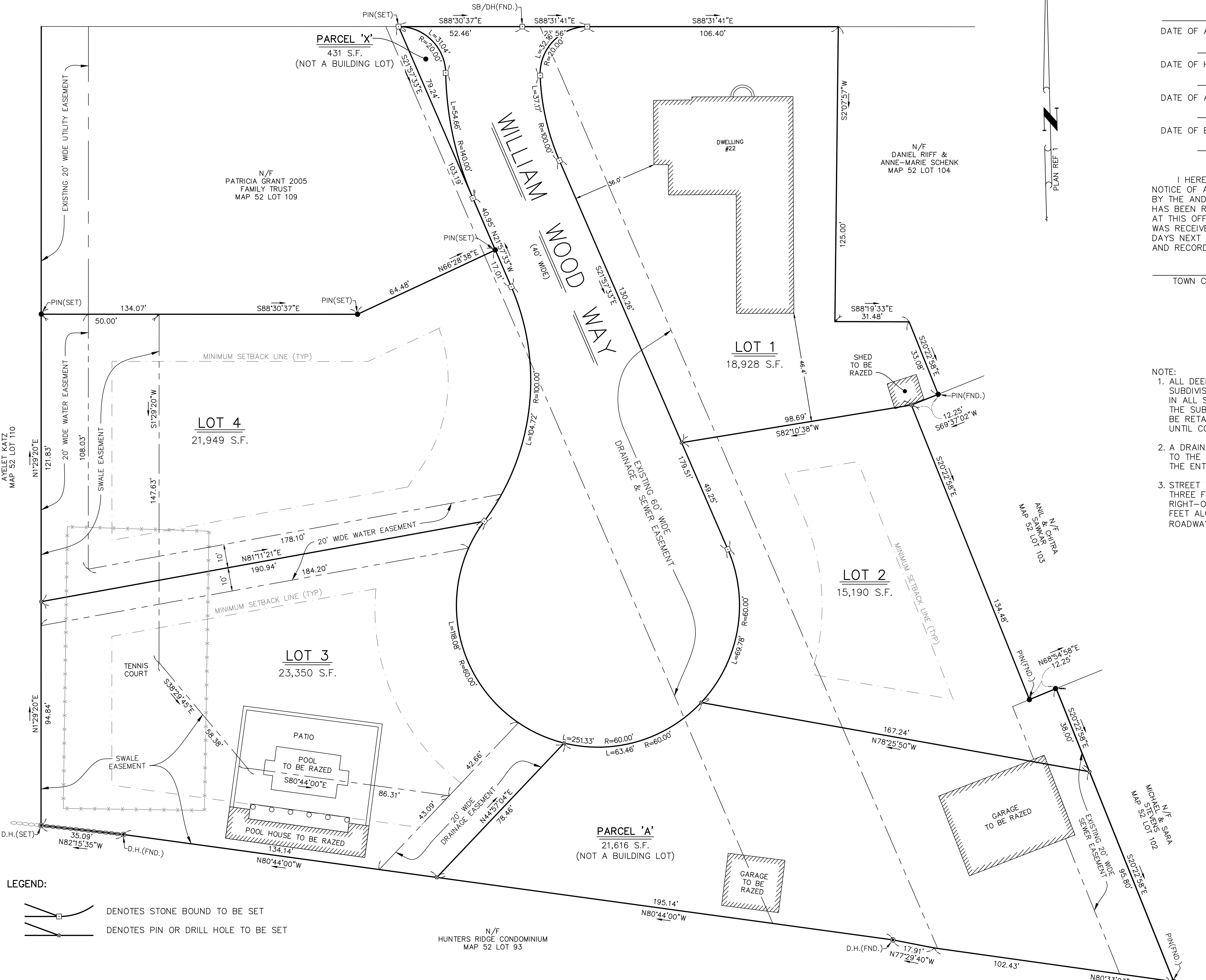
andover consultants inc.
 1 East River Place
 Methuen, Mass. 01844
 Telephone: 978-687-3828



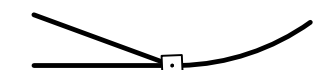
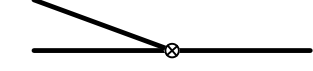
Peter D. Goodwin
 Reg. Prof. Land Surveyor

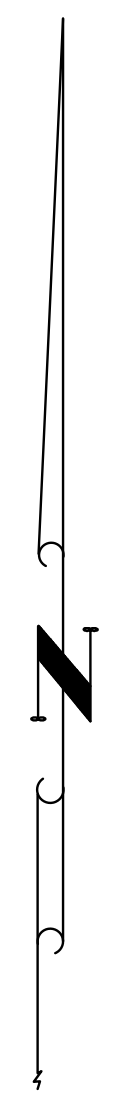
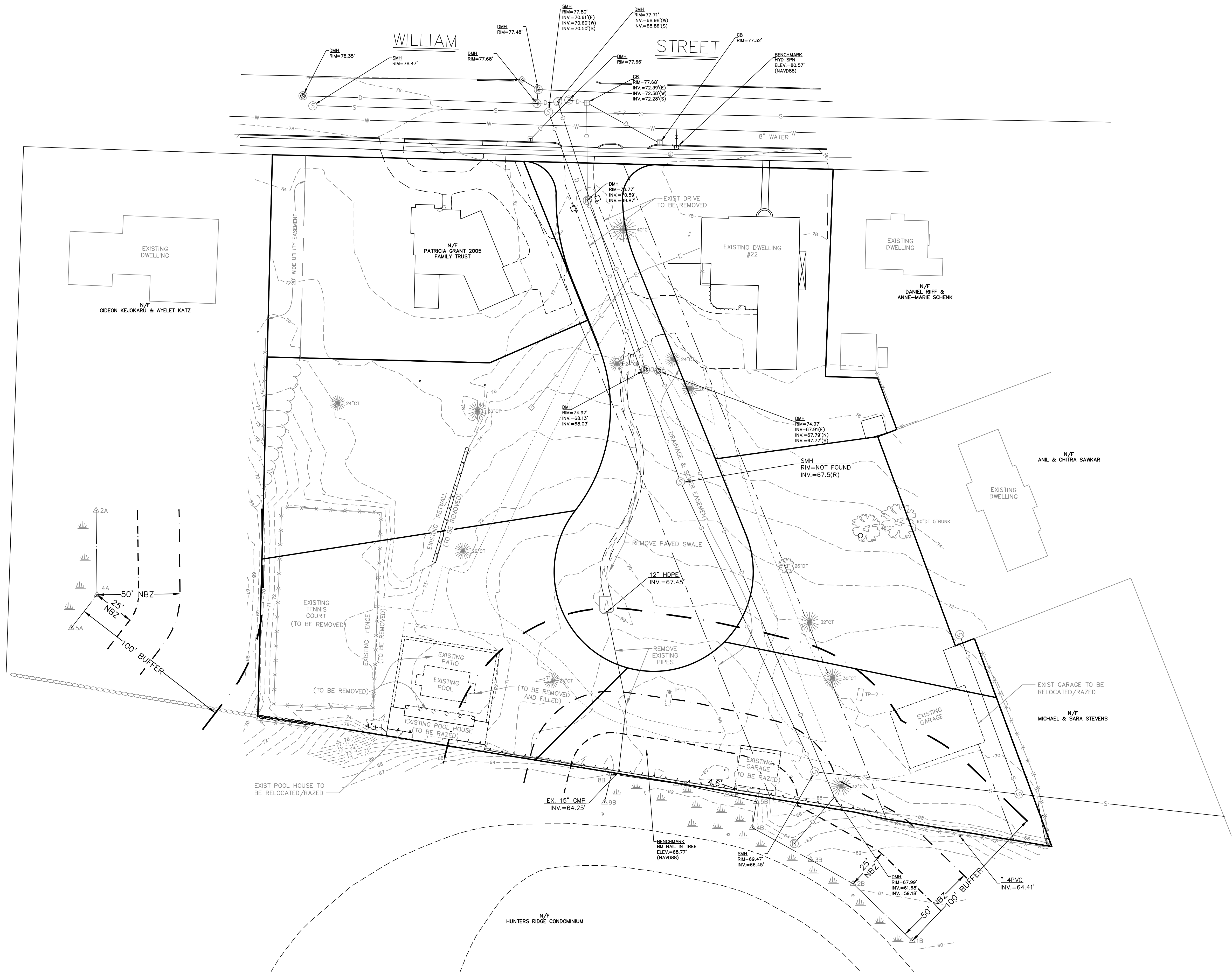


0 20 40 60 80 Ft.
 0 5 10 20 Meter



LEGEND:

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



- NOTES:**
1. WETLAND BOUNDARIES WERE FLAGGED BY NORSE ENVIRONMENTAL SERVICES, INC. IN JUNE 2021.
 2. NO NATURALLY OCCURRING SLOPE EXCEEDING 35% HAS A WIDTH OF 10 FEET OR GREATER ON THE PROPERTY. NO NATURALLY OCCURRING SLOPE EXCEEDING 25% HAS A WIDTH OF 30 FEET OR GREATER ON THE PROPERTY.

3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
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
EXISTING CONDITIONS & DEMO PLAN
WILLIAM WOOD WAY
ANDOVER, MASS**

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

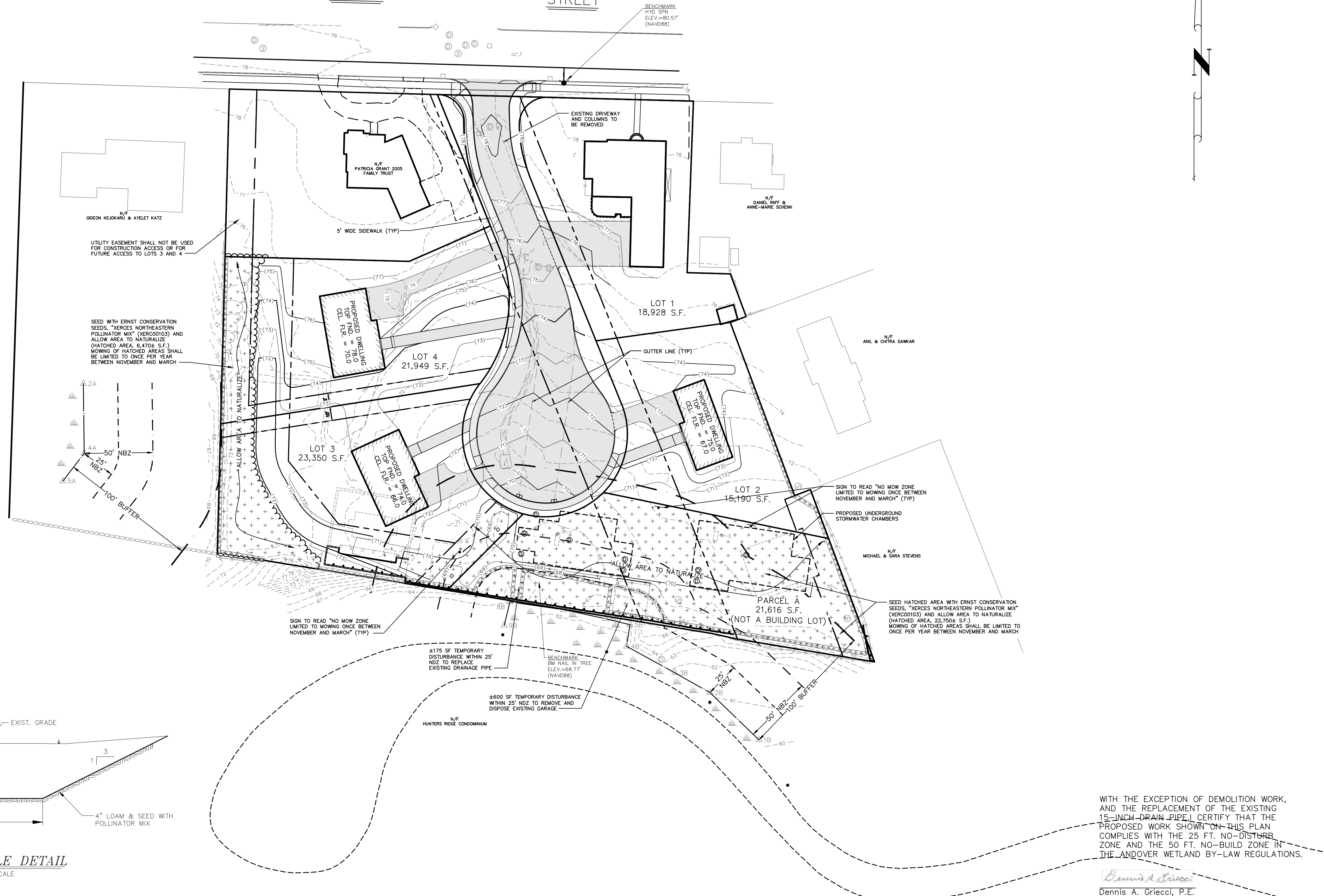


1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828 Reg. Professional Engineer

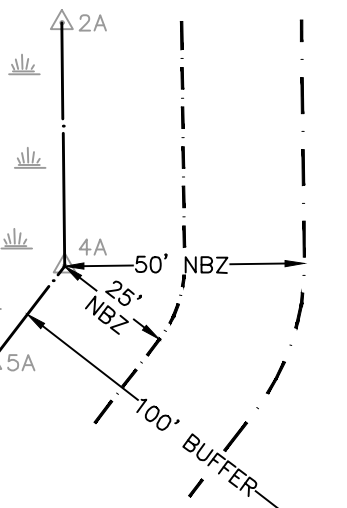


WILLIAM STREET

WILLIAM STREET



SEED WITH ERNST CONSERVATION SEEDS, "KERCES NORTHEASTERN POLLINATOR MIX" (XER000103) AND ALLOW AREA TO NATURALIZE (HATCHED AREA, 6,470± S.F.) MOWING OF HATCHED AREAS SHALL BE LIMITED TO ONCE PER YEAR BETWEEN NOVEMBER AND MARCH



SIGN TO READ "NO MOW ZONE LIMITED TO MOWING ONCE BETWEEN NOVEMBER AND MARCH" (TYP)

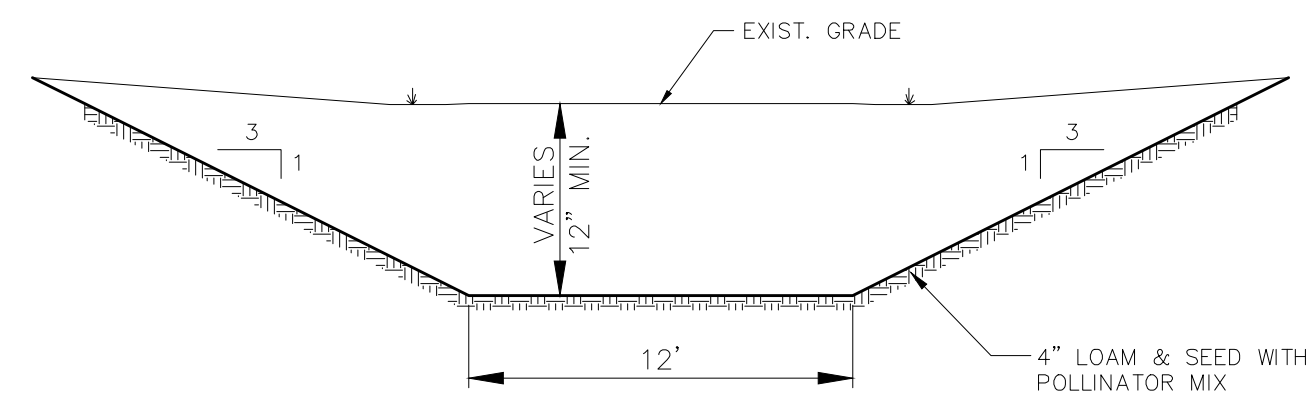
±175 SF TEMPORARY DISTURBANCE WITHIN 25' NDZ TO REPLACE EXISTING DRAINAGE PIPE

±600 SF TEMPORARY DISTURBANCE WITHIN 25' NDZ TO REMOVE AND DISPOSE EXISTING GARAGE

SIGN TO READ "NO MOW ZONE LIMITED TO MOWING ONCE BETWEEN NOVEMBER AND MARCH" (TYP)

PROPOSED UNDERGROUND STORMWATER CHAMBERS

SEED HATCHED AREA WITH ERNST CONSERVATION SEEDS, "KERCES NORTHEASTERN POLLINATOR MIX" (XER000103) AND ALLOW AREA TO NATURALIZE (HATCHED AREA, 22,750± S.F.) MOWING OF HATCHED AREAS SHALL BE LIMITED TO ONCE PER YEAR BETWEEN NOVEMBER AND MARCH



GRASS SWALE DETAIL
NOT TO SCALE

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.

3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
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

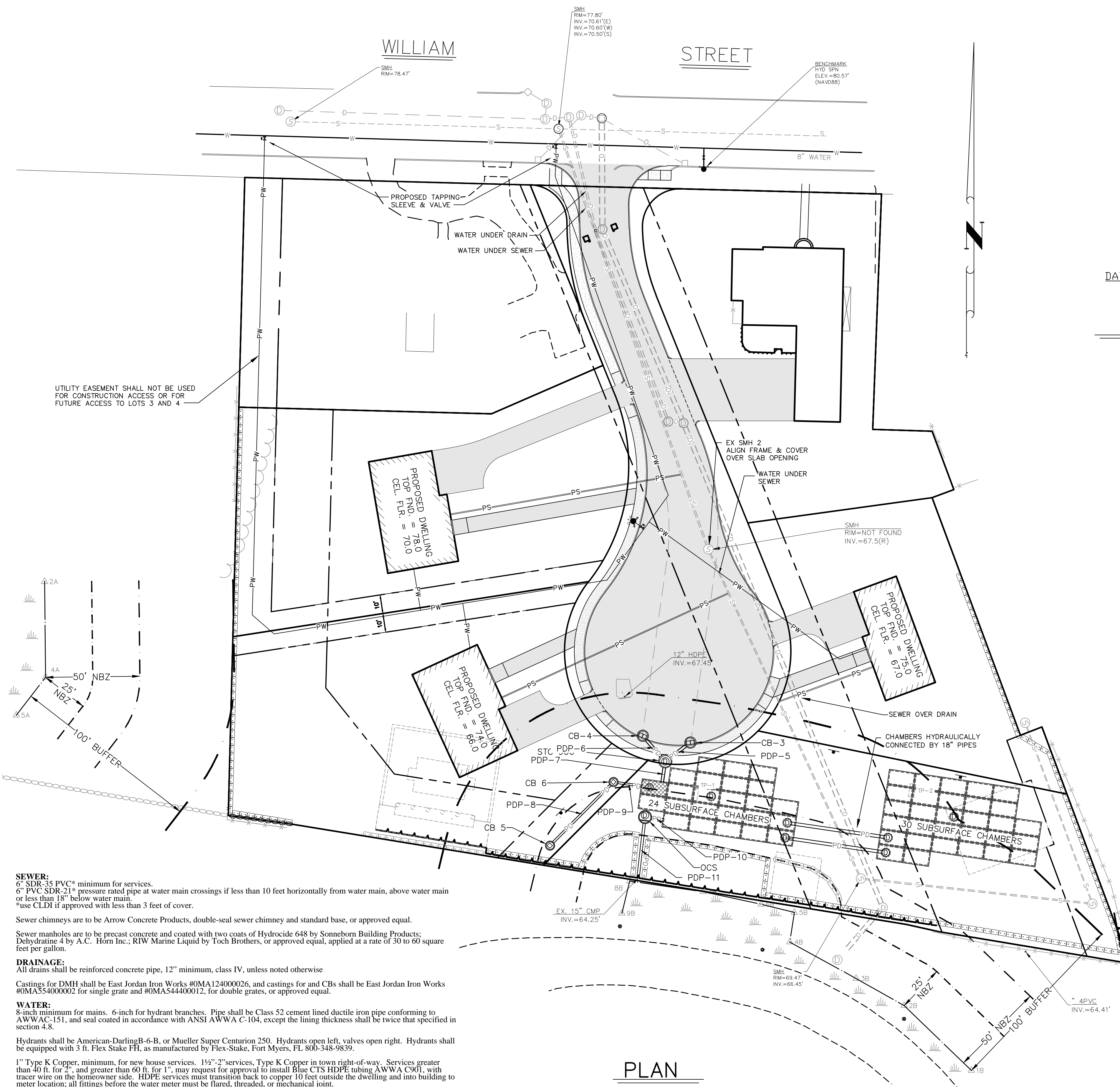
DEFINITIVE SUBDIVISION LAYOUT & GRADING PLAN WILLIAM WOOD WAY ANDOVER, MASS

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





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 Hydroxide 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 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.

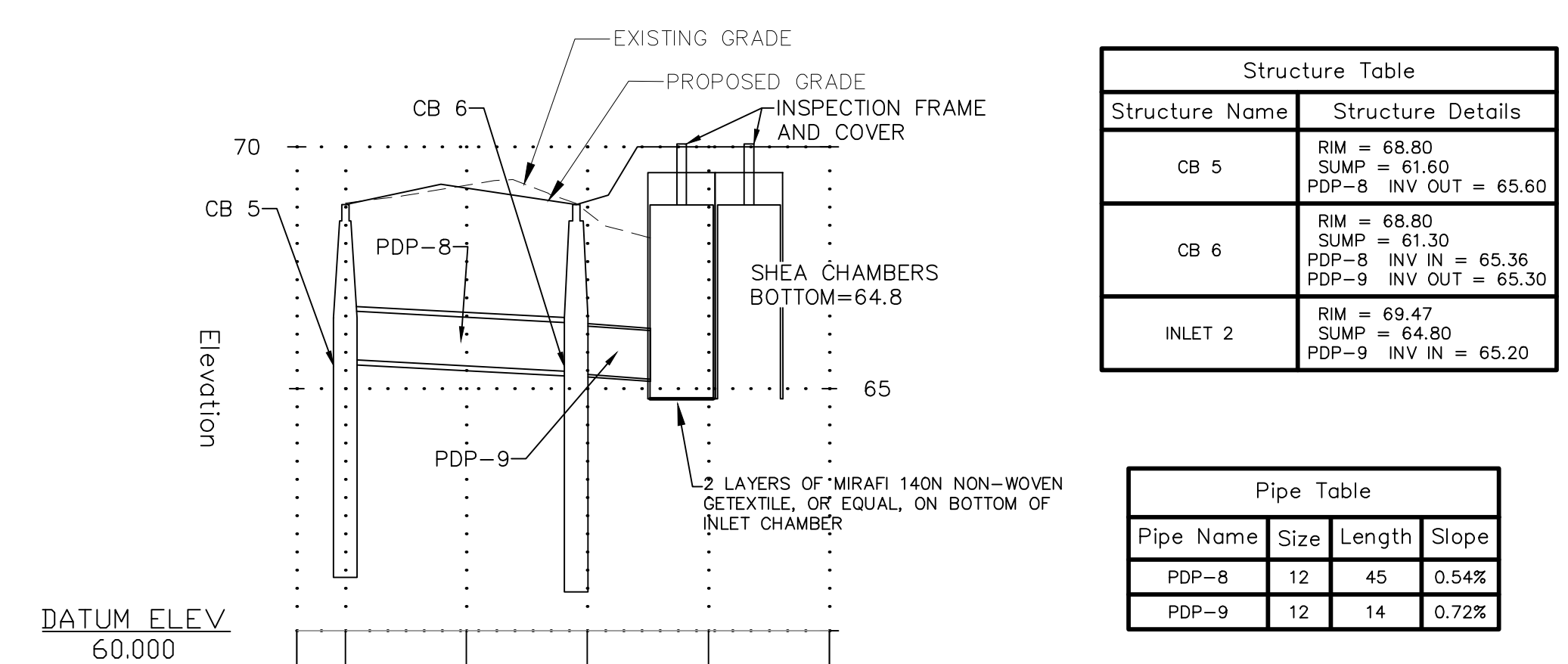
Water main fittings shall be ductile iron fittings conforming to AWWA C-153 mechanical joint, restrained with MEGALUG Series 1100 mechanical joint restraint, by EBBA Iron Inc. or equal. Mains must be restrained before and after fittings (bends, tees, etc.) according to restrained joint table (available 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.

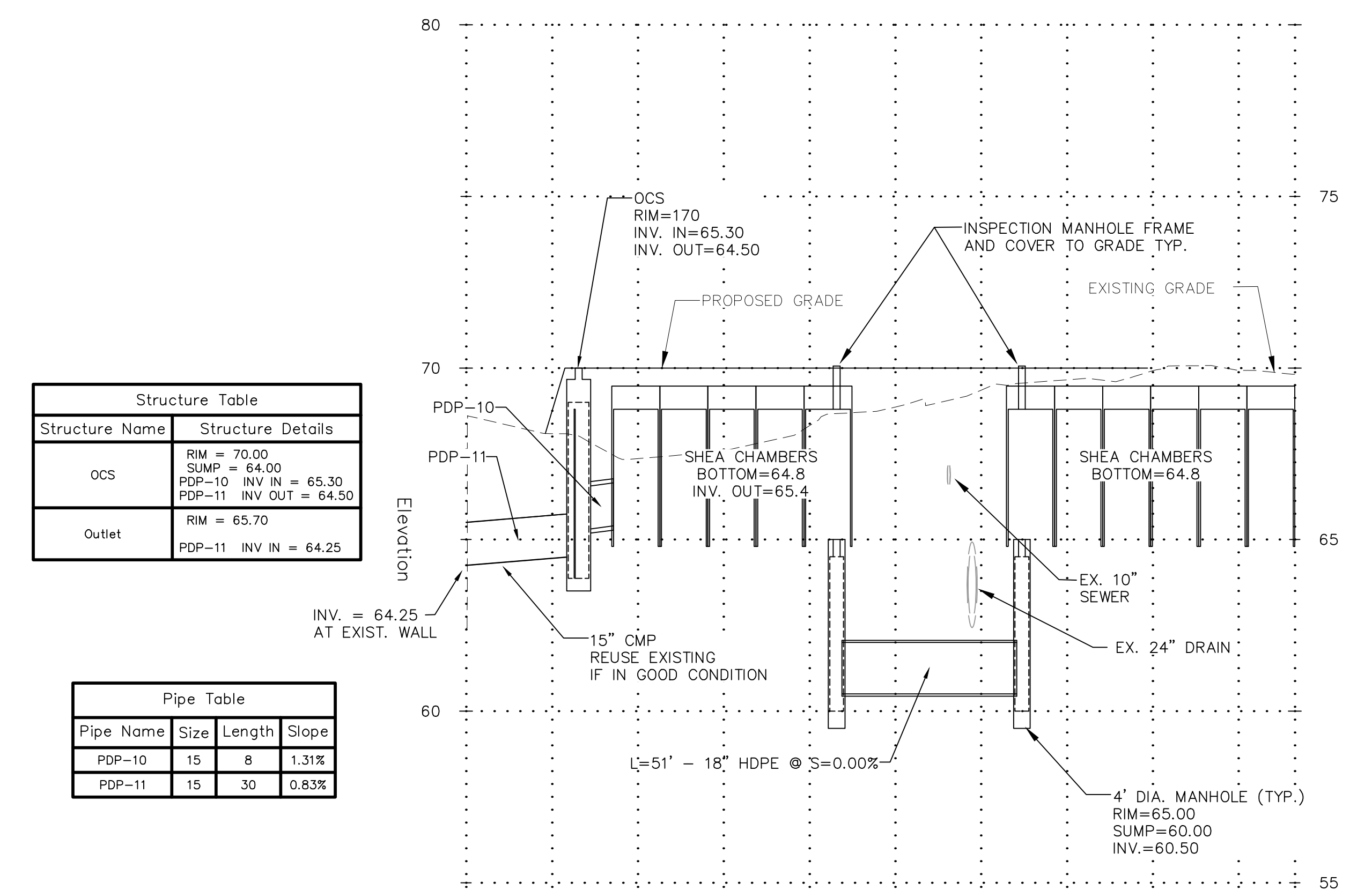
Tapping sleeves shall be full body mechanical joint tapping sleeve only, stainless steel tapping sleeves are not acceptable.

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.

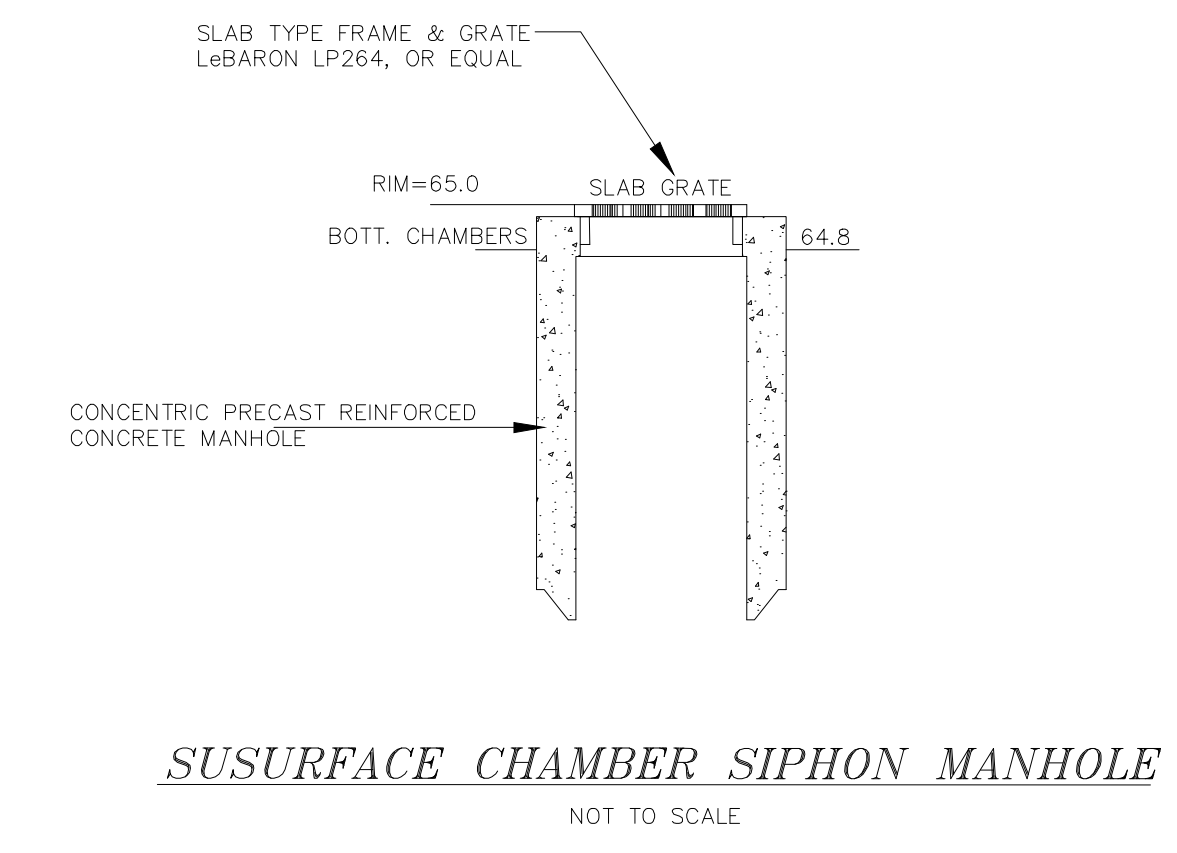
Chlorinated water shall be discharged in accordance with current AWWA C651 standards.



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



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



Revision No.	Revision Description	Date
3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
2	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	SEPT. 29, 2022
1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022

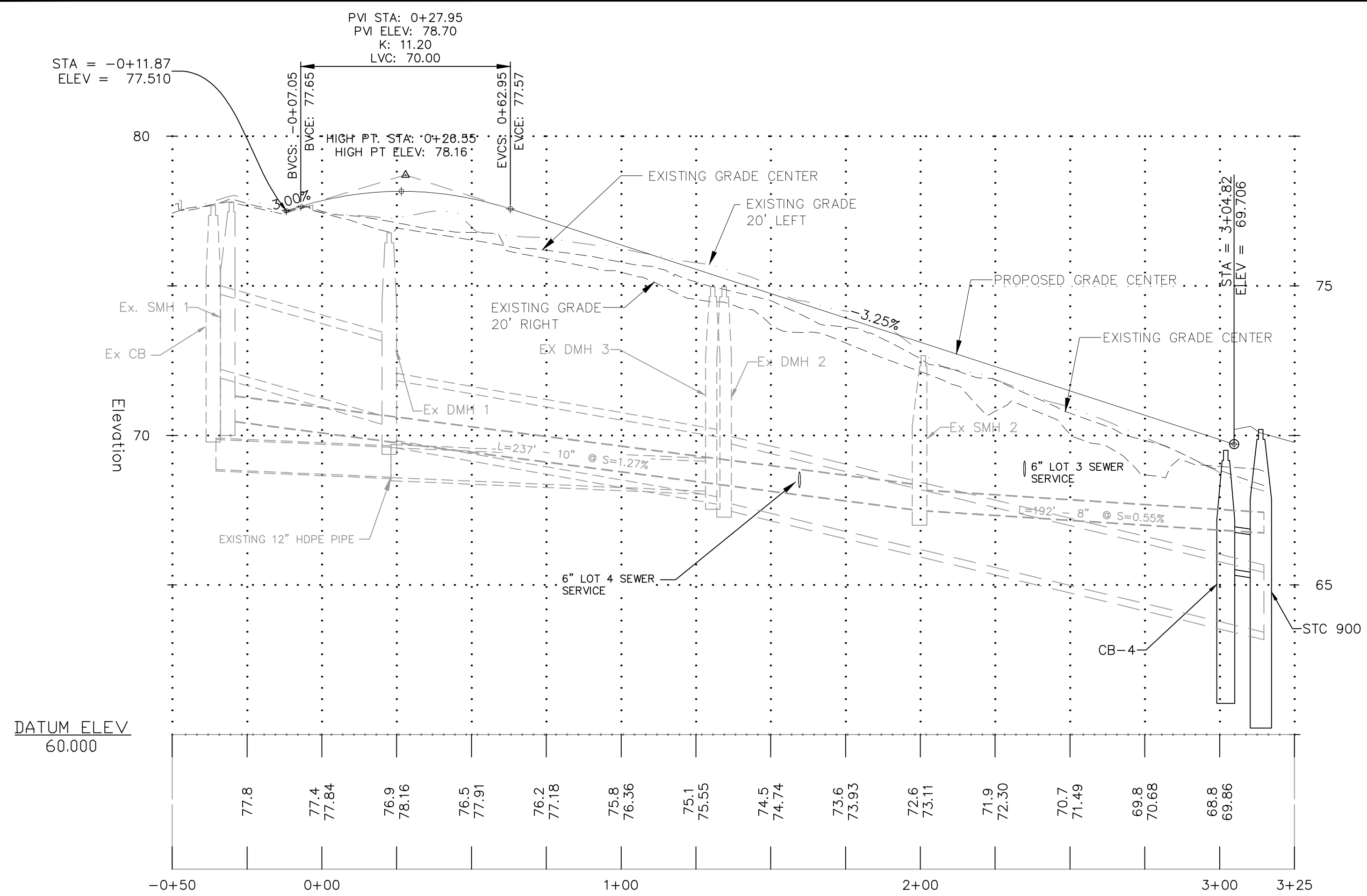
DEFINITIVE SUBDIVISION UTILITY PLAN
WILLIAM WOOD WAY
ANDOVER, MASS

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

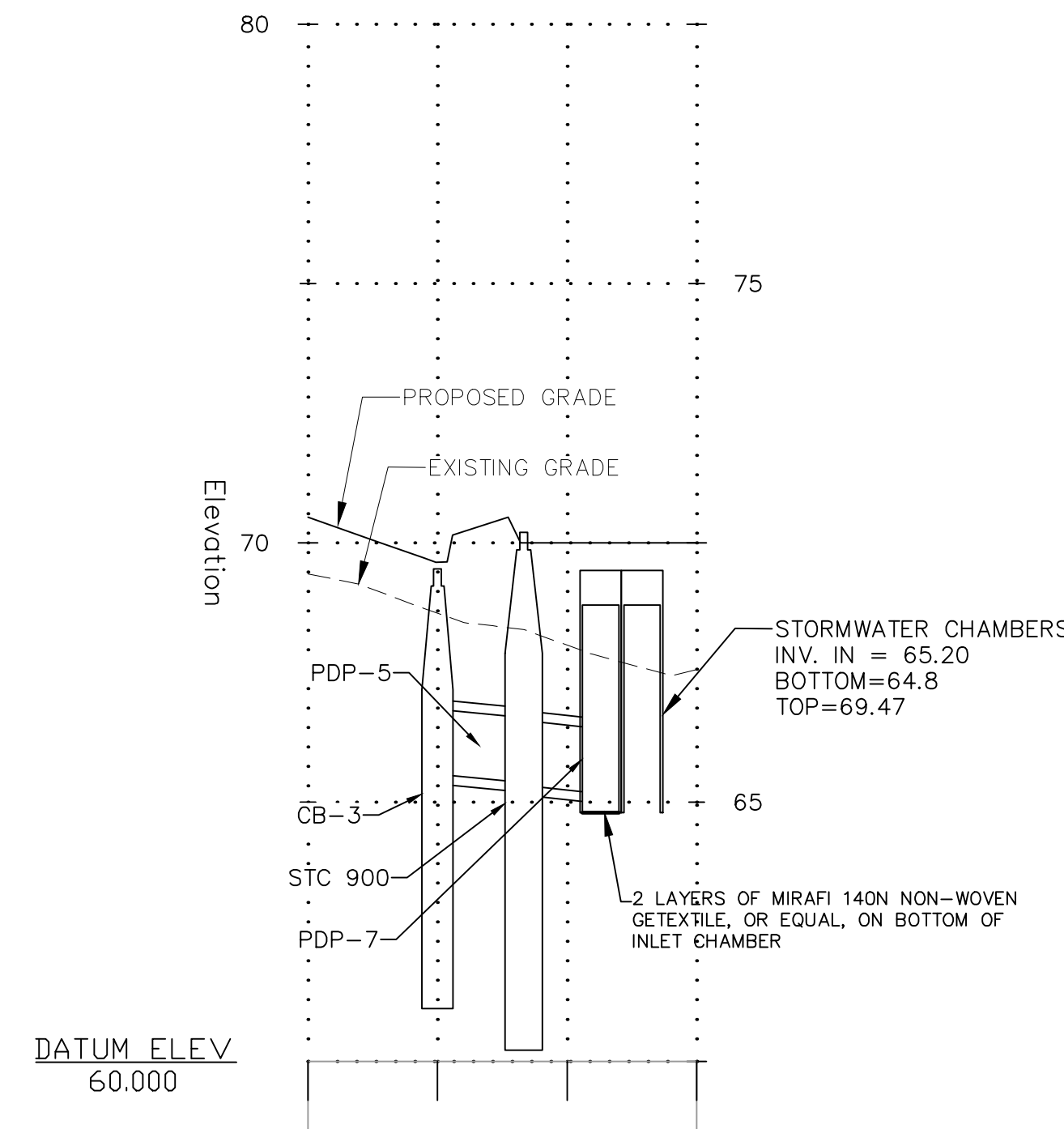
Reg. Professional Engineer
DENNIS A. DENIECCI
CIVIL
No. 45518
REGISTERED PROFESSIONAL ENGINEER

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



PROFILE - WILLIAM WOOD WAY

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

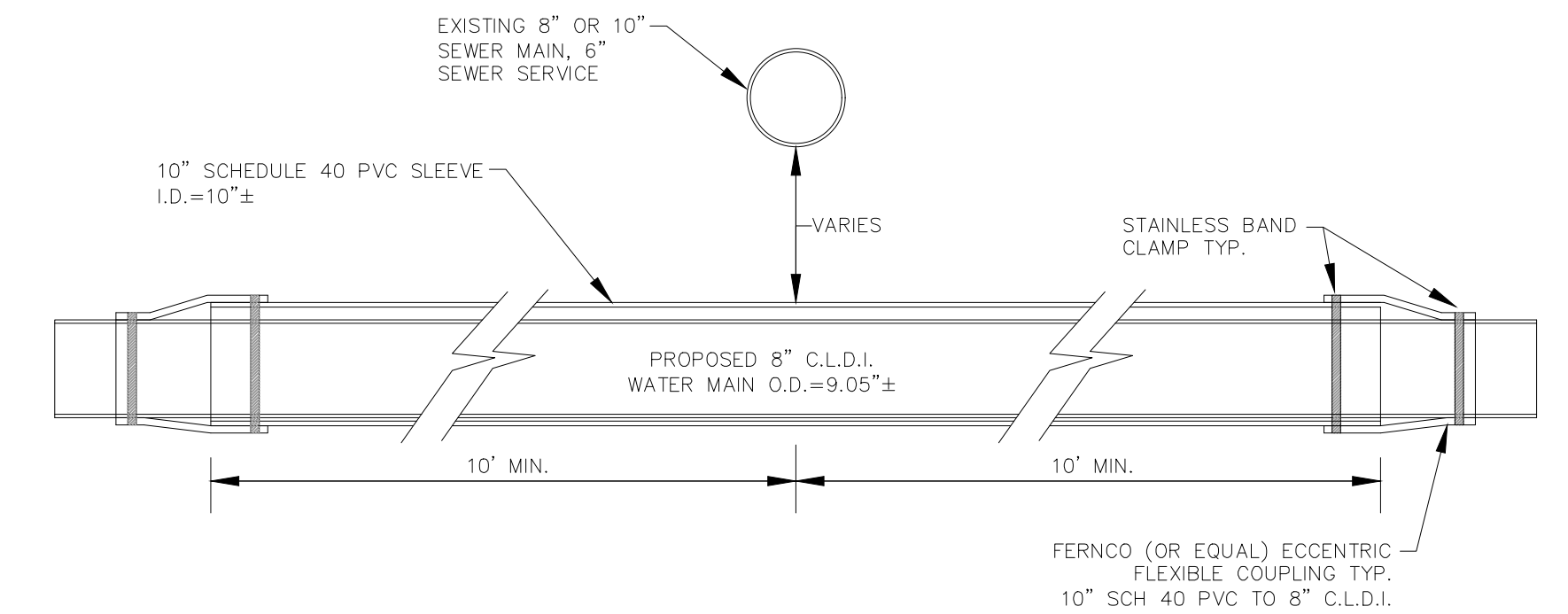


PROFILE - CB 3 to SUBSURFACE

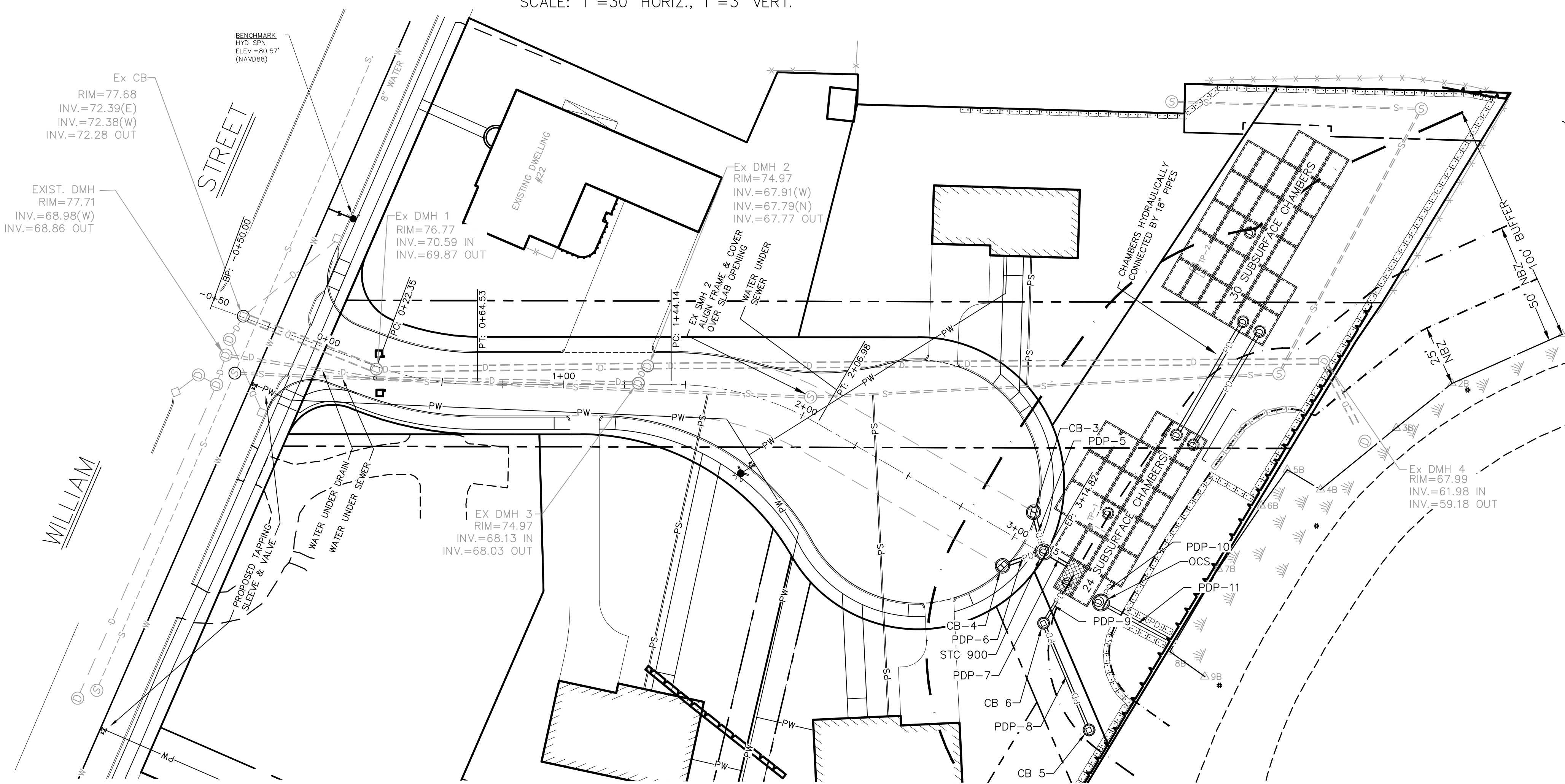
SCALE: 1"=30' HORIZ., 1"=3' VERT.

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



PLAN - WILLIAM WOOD WAY

SCALE: 1"=30' HORIZ.

Revision No.	Revision Description	Date
3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
2	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	SEPT. 29, 2022
1	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	AUG. 18, 2022

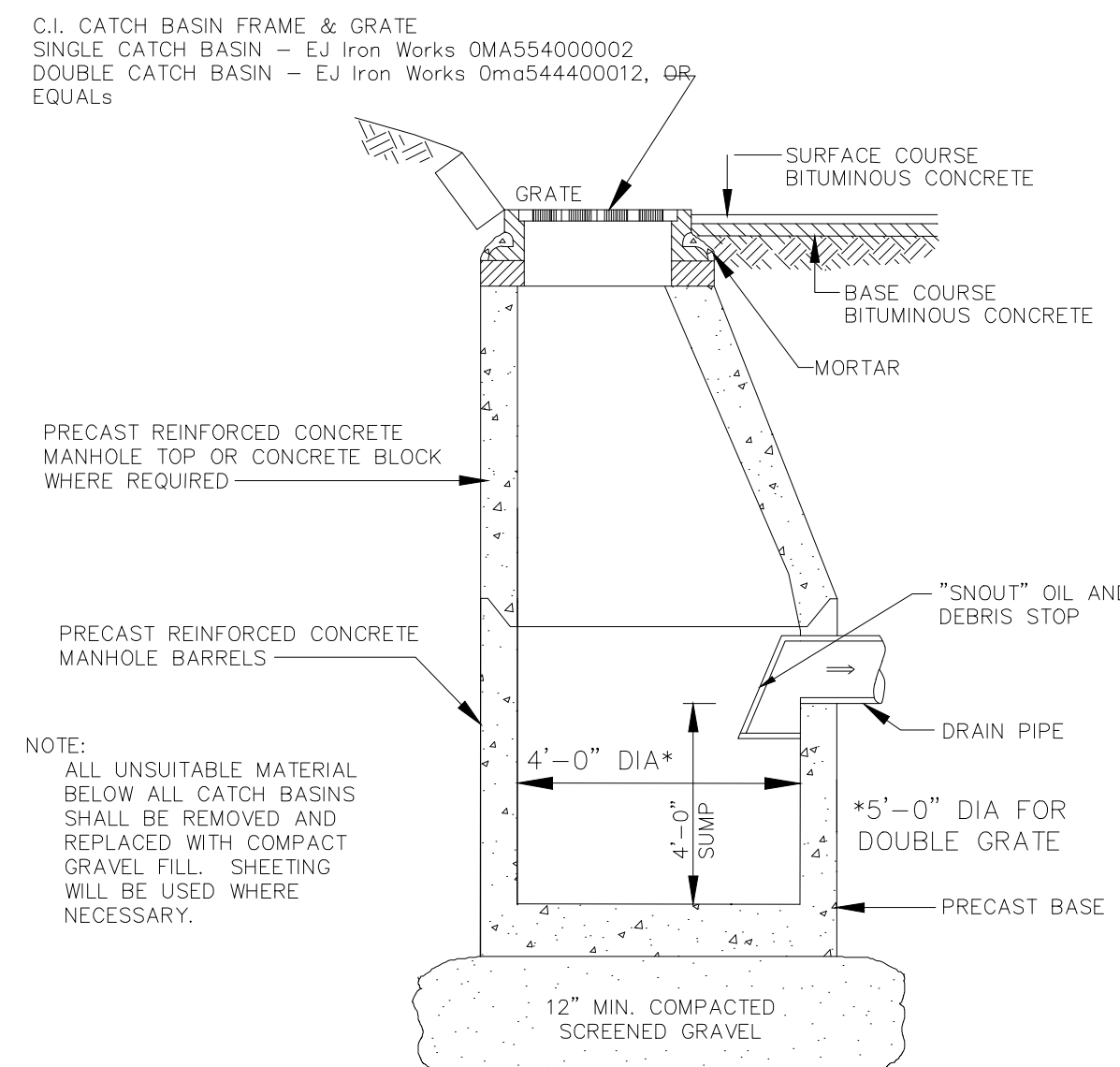
DEFINITIVE SUBDIVISION PLAN & PROFILE WILLIAM WOOD WAY ANDOVER, MASS

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

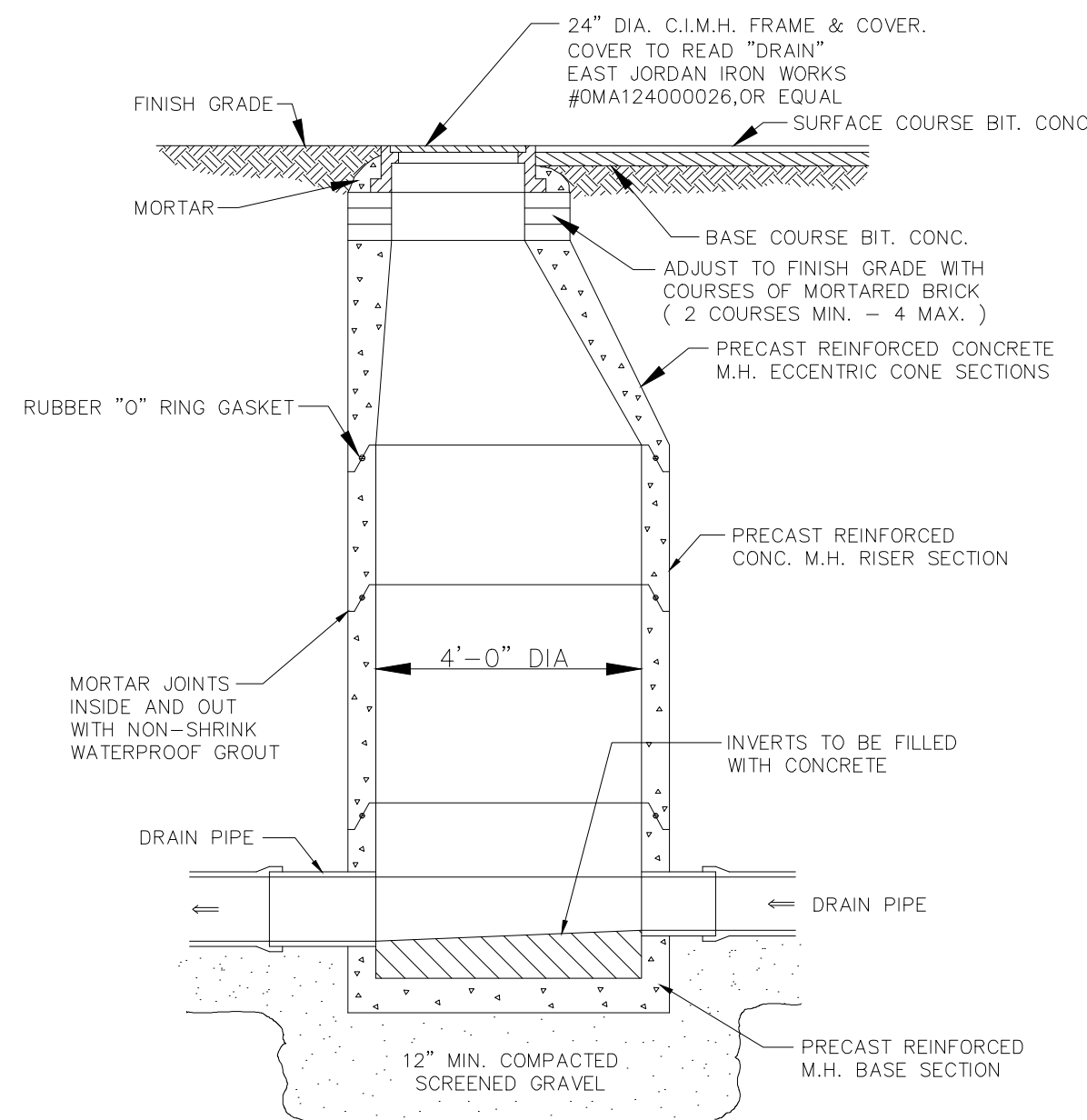
andover consultants inc.
1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828
Reg. Professional Engineer

DENNIS A. DENEGRI
CIVIL
No. 45518
REGISTERED PROFESSIONAL ENGINEER

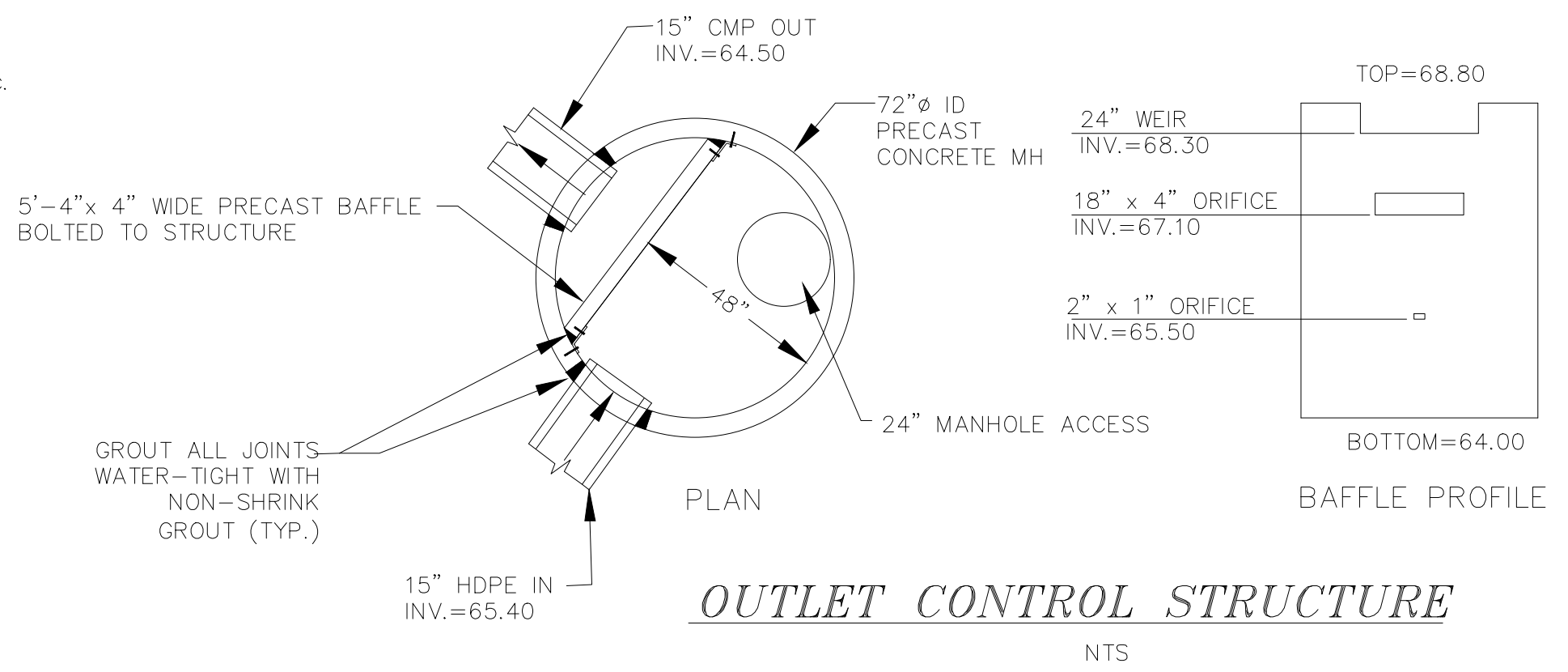
0 30 60 90 120 Ft.
0 8 16 32 Meter



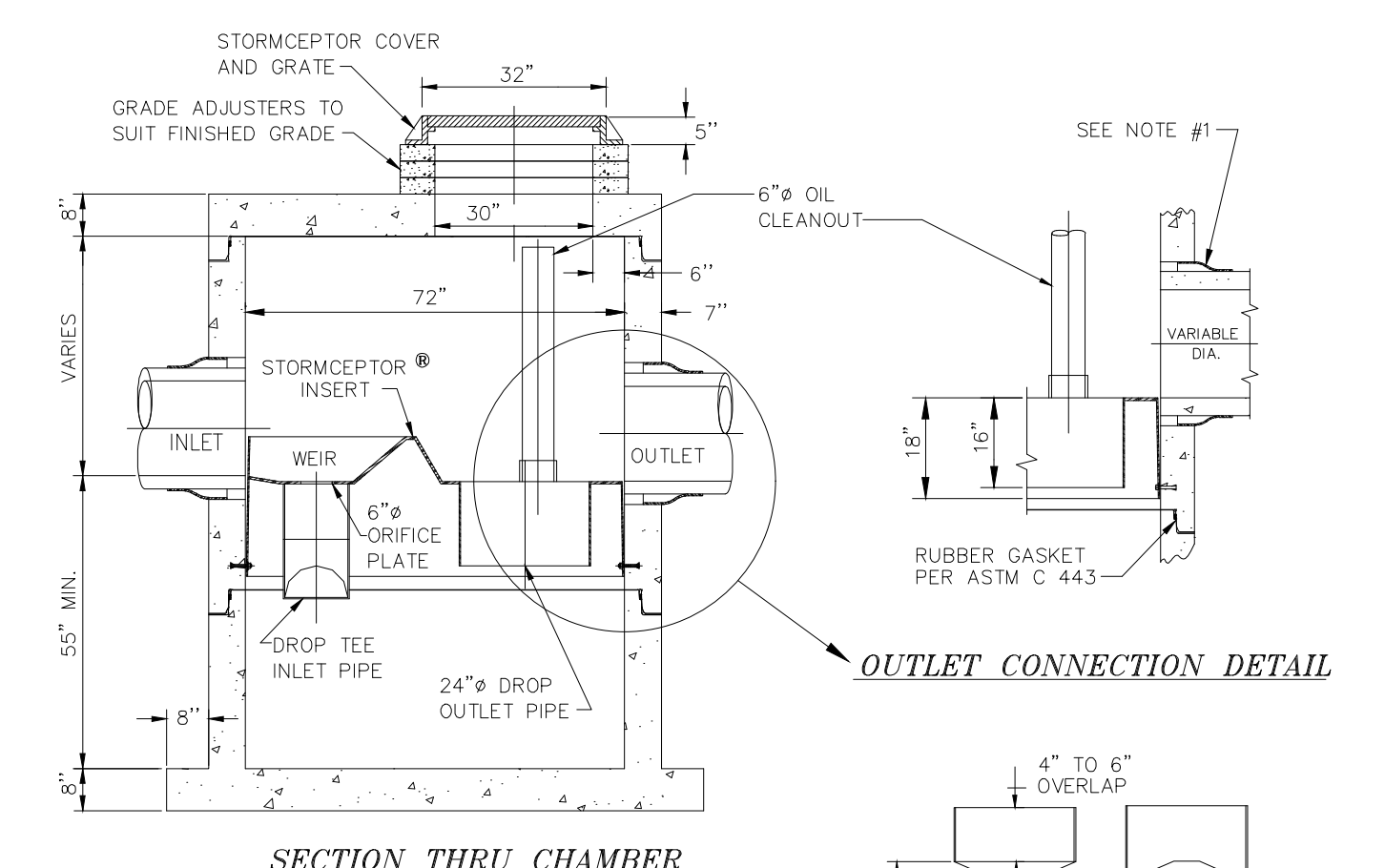
DEEP-SUMP HOODED CATCH BASIN (TYP.)
NOT TO SCALE



TYPICAL DRAIN MANHOLE DETAIL
NOT TO SCALE

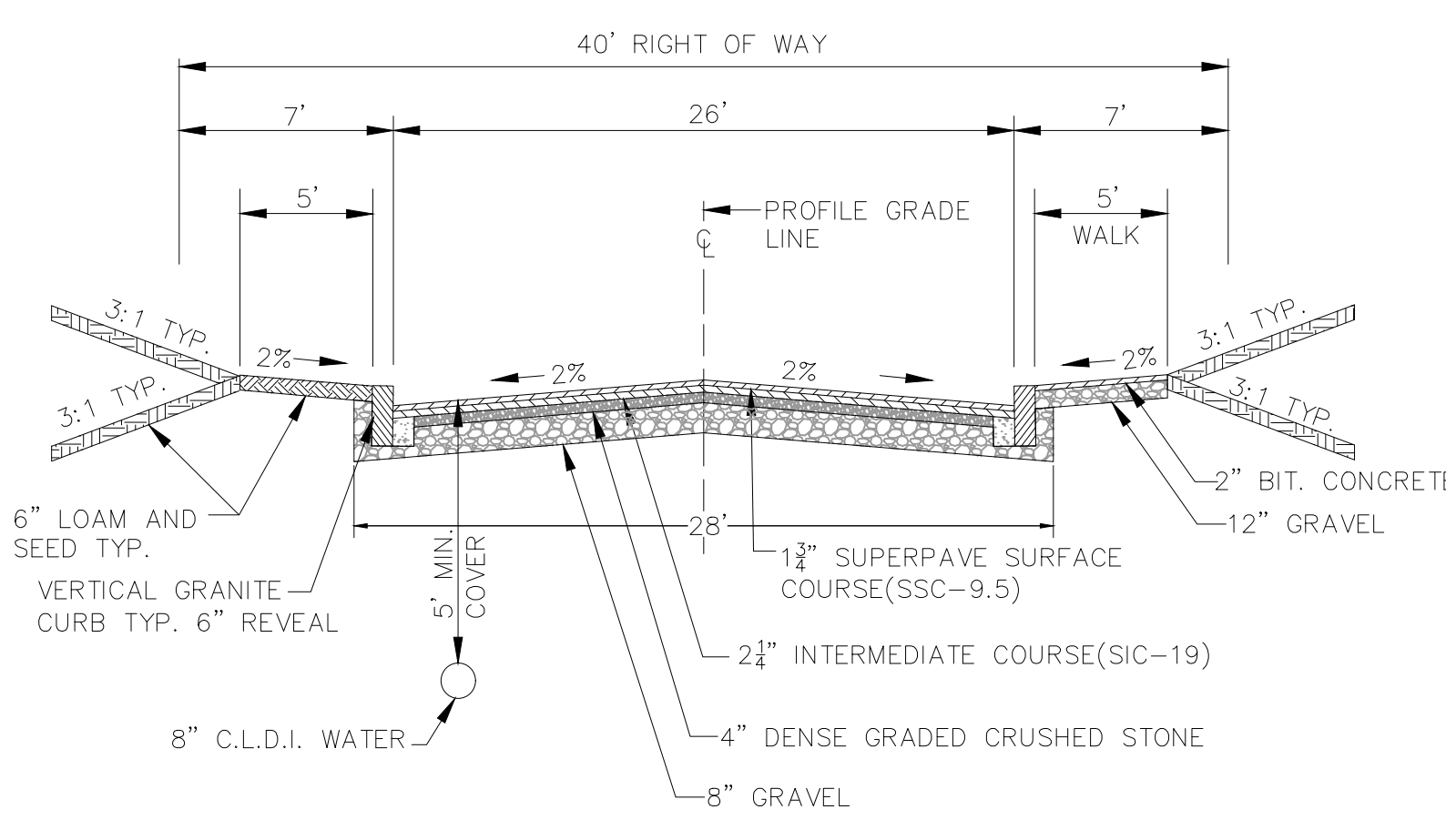


OUTLET CONTROL STRUCTURE
NTS

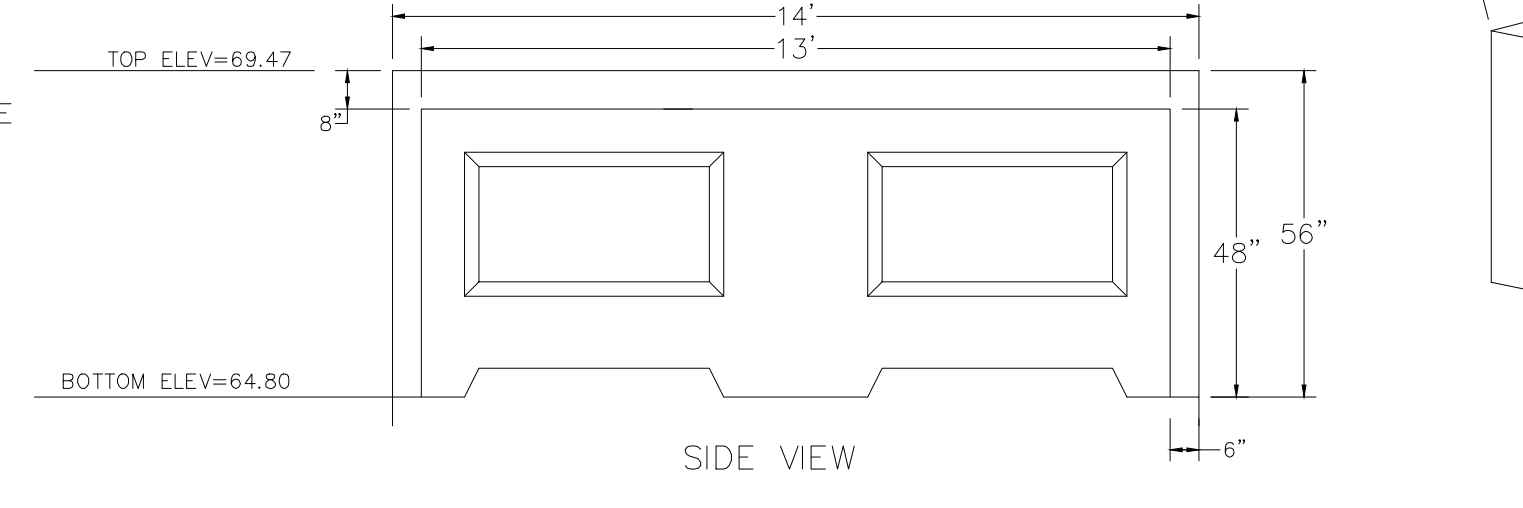


PRECAST CONCRETE STORMCEPTOR -STC 900
NTS

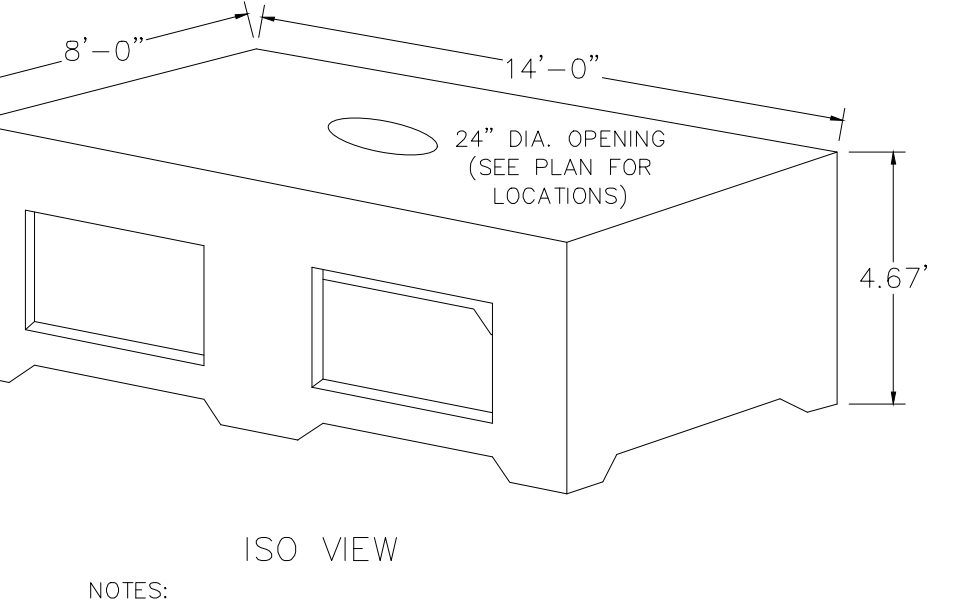
- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.



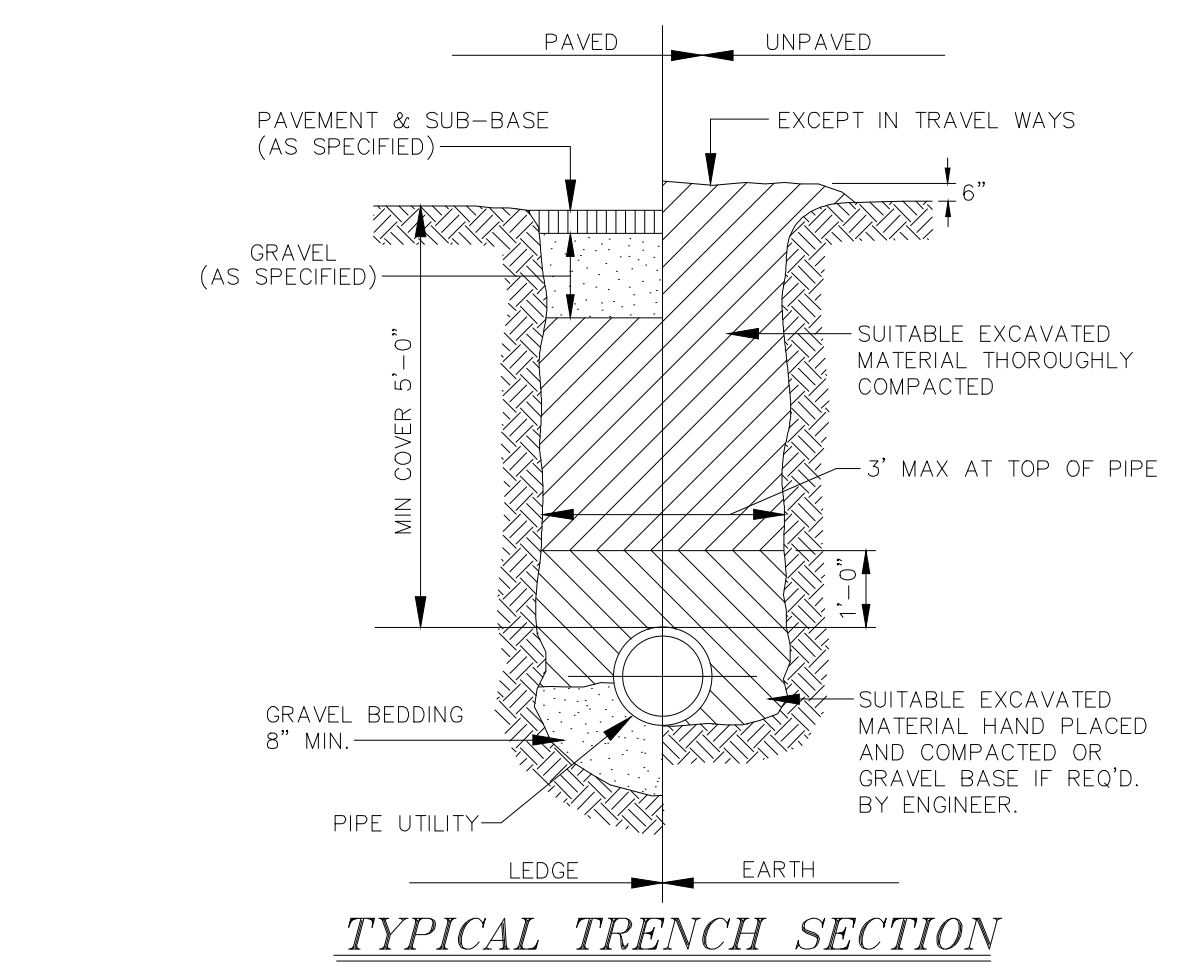
TYPICAL ROADWAY SECTION 40 FOOT RIGHT OF WAY
NOT TO SCALE



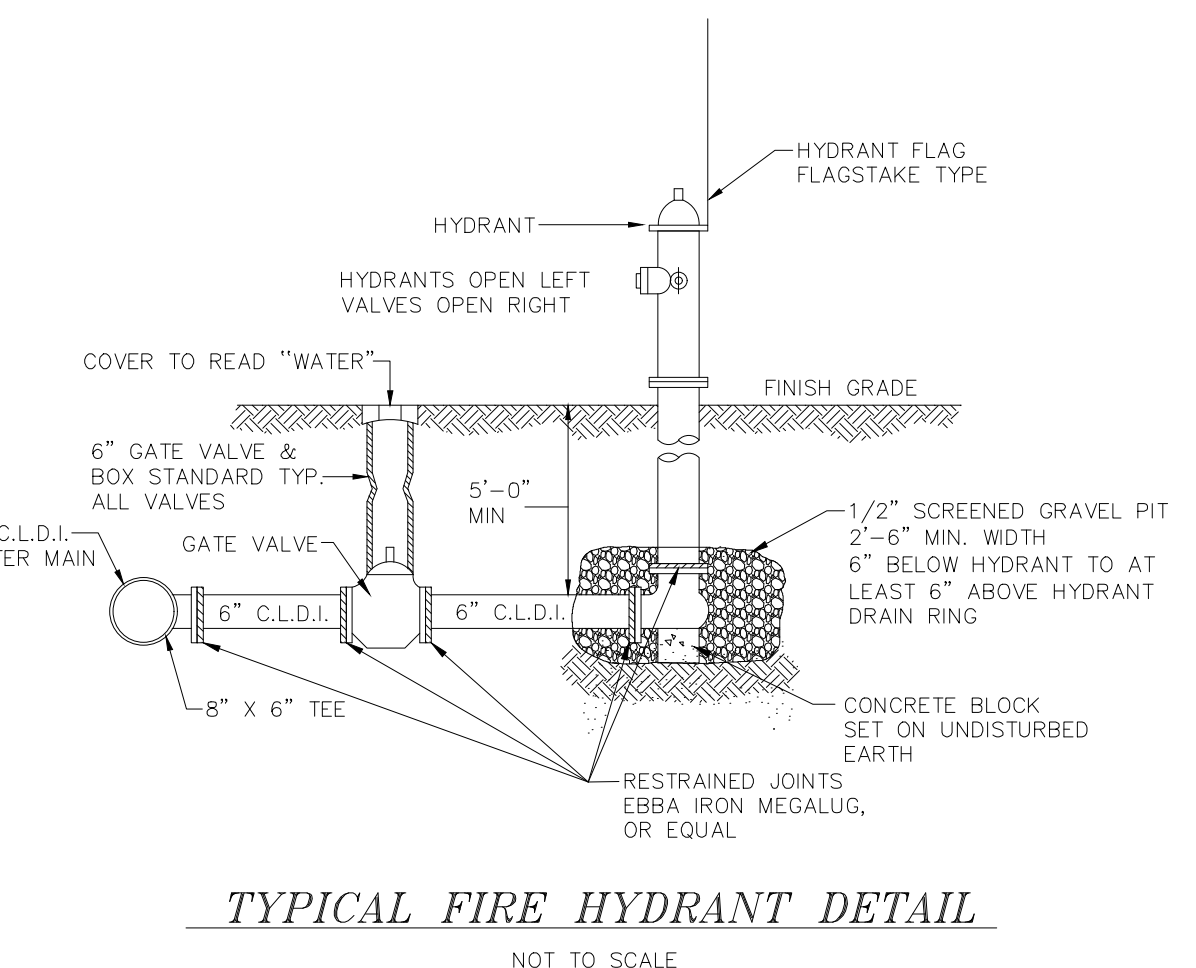
STORMWATER CHAMBER DETAIL
NOT TO SCALE



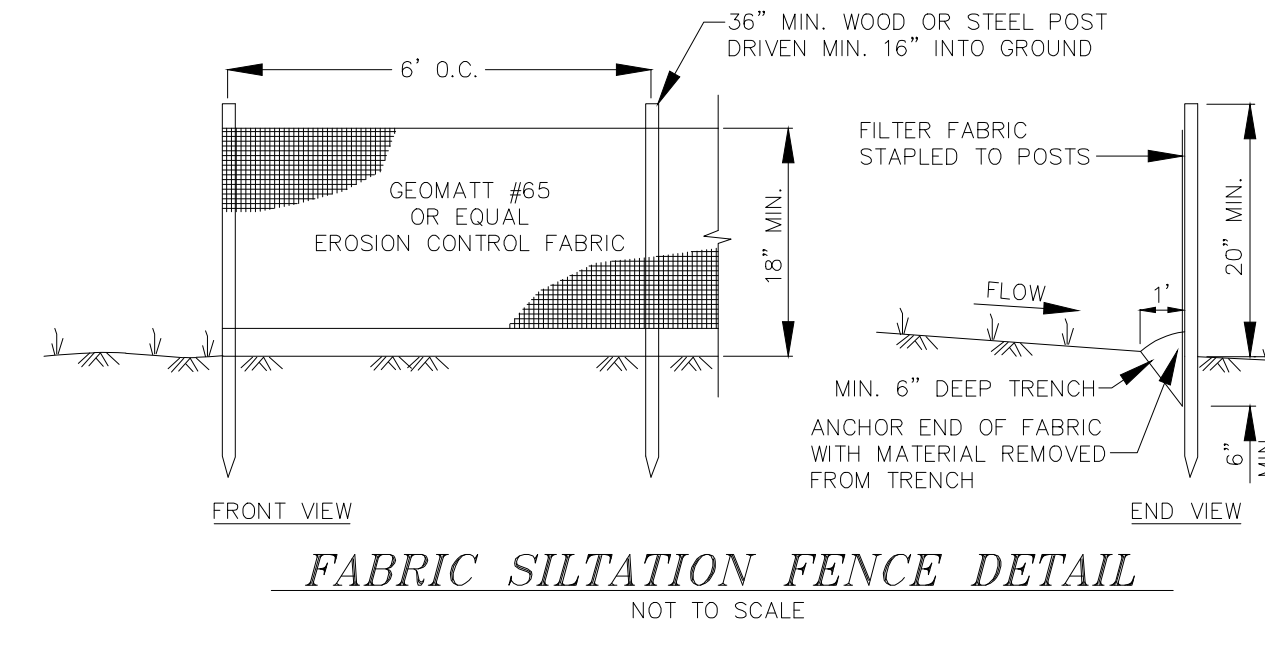
VERTICAL GRANITE CURB DETAIL
NOT TO SCALE



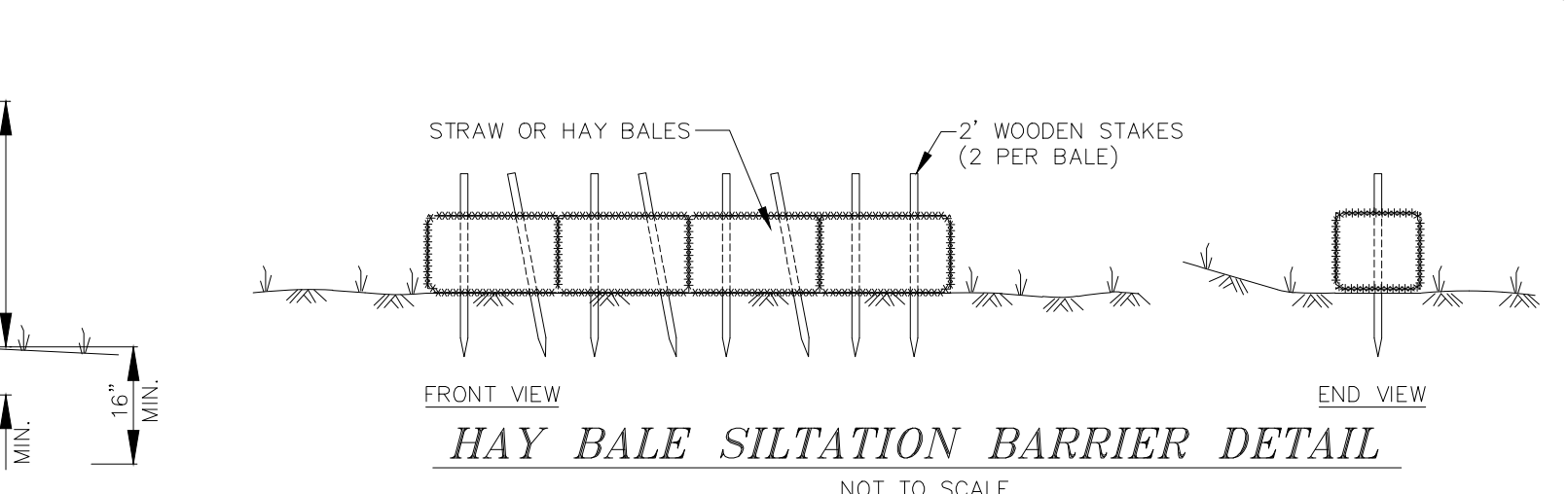
TYPICAL TRENCH SECTION
NOT TO SCALE



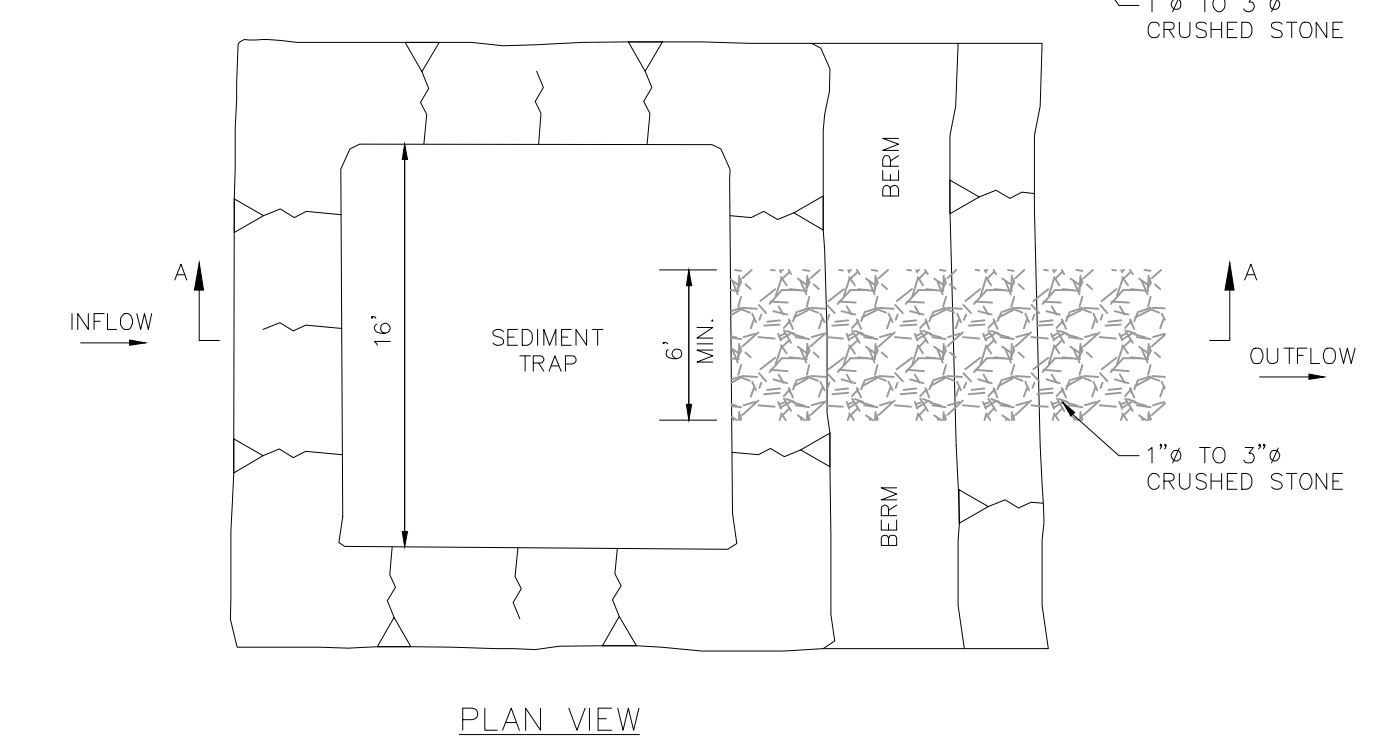
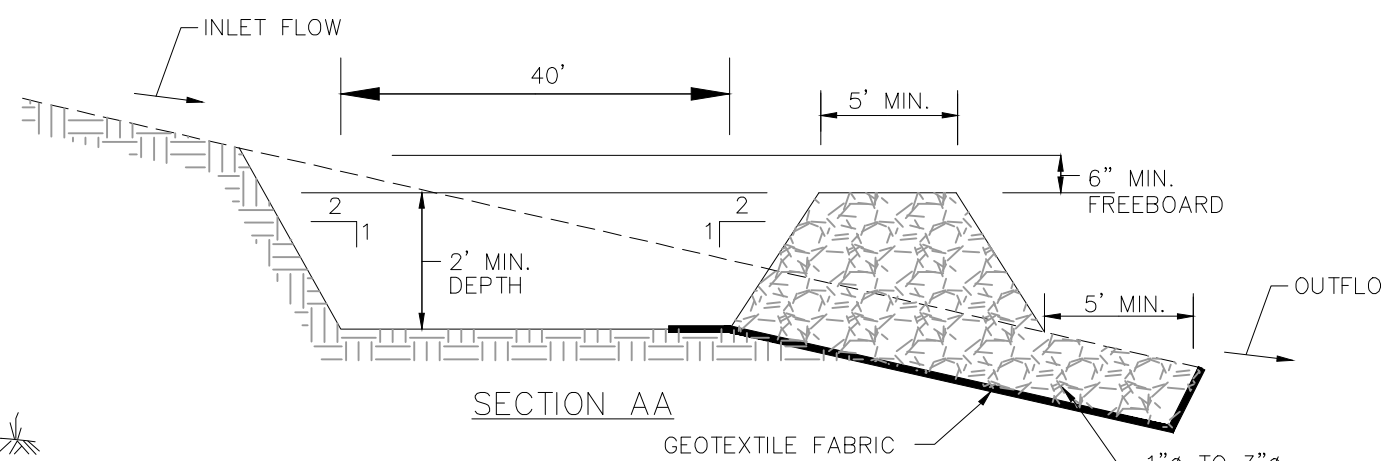
TYPICAL FIRE HYDRANT DETAIL
NOT TO SCALE



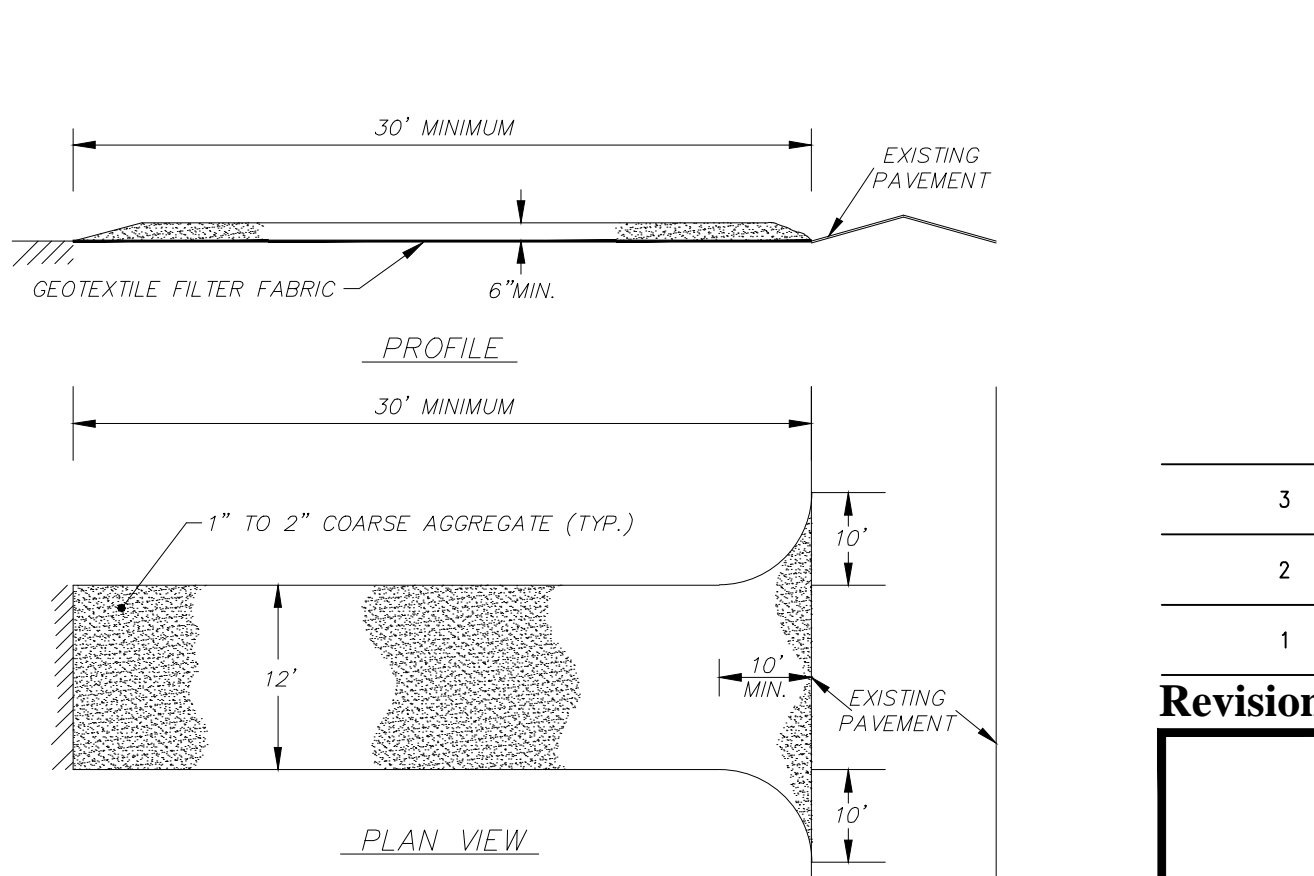
FABRIC SILTATION FENCE DETAIL
NOT TO SCALE



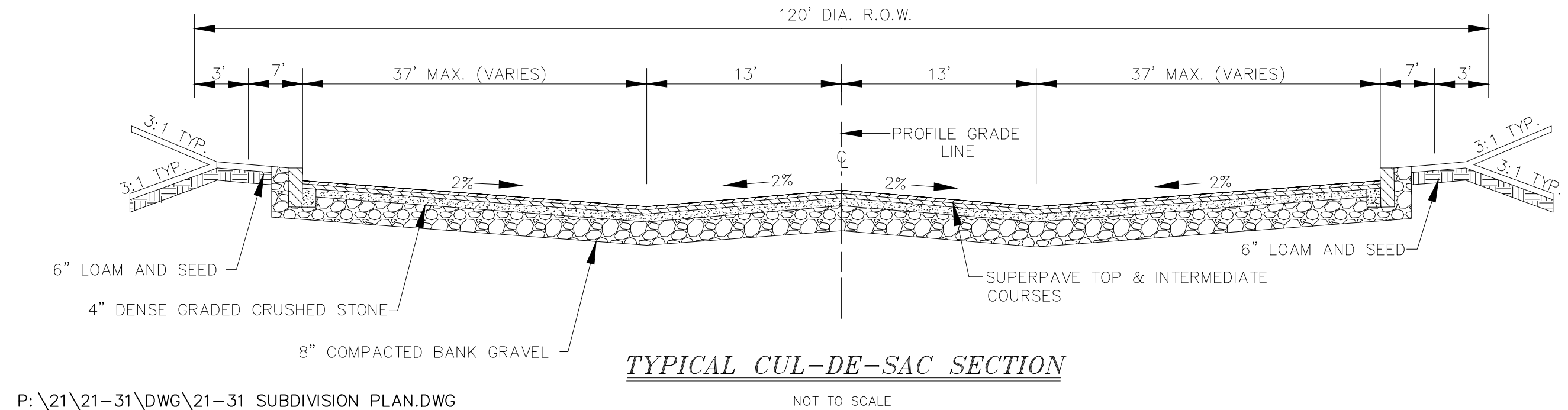
HAY BALE SILTATION BARRIER DETAIL
NOT TO SCALE



TEMPORARY SEDIMENT TRAP
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TYPICAL CUL-DE-SAC SECTION
NOT TO SCALE

- NOTE:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS, BY SHEA CONCRETE, OR EQUAL.
 2. DESIGNED FOR H-20 LOADING, MIN 12" COVER.
 3. END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.
 4. PROVIDE OPENING FOR 15" RCP AT INLET END, INV=43.80.
 5. PROVIDE OPENING FOR 15" RCP AT OUTLET END, INV=43.75.
 6. SEAL JOINT AROUND INLET & OUTLET PIPE WATER-TIGHT WITH NON-SHRINK GROUT.
 7. PROVIDE A RISER WITH DRAIN MANHOLE FRAME AND COVER TO GRADE FOR SYSTEM INSPECTION IN LOCATIONS AS SHOWN ON PLANS.
 8. FILL MATERIAL UNDER SYSTEM SHALL BE REMOVED TO NATIVE SOIL AND REPLACED WITH CLEAN SAND AND GRAVEL WITH AN INFILTRATION RATE GREATER THAN 2.41 INCHES/HOUR.
 9. NOTIFY THE ENGINEER WHEN BOTTOM GRADE IS AT 64.8 FOR INSPECTION OF THE BOTTOM PRIOR TO PLACING CHAMBERS.

Revision No.	Revision Description	Date
3	RESPONSE TO PEER REVIEW AND TOWN DEPTS. COMMENTS	OCT. 28, 2022
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 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

DENNIS A. ORNIECCI
CIVIL
No. 45518
REGISTERED PROFESSIONAL ENGINEER

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

