

# MILTON HILL DEVELOPMENT PROPOSED DEFINITIVE SUBDIVISION 34 MILTON HILL ROAD MILTON, MASSACHUSETTS MAY 23, 2022



LOCATIONAL MAP IMAGE FROM 2022 AERIAL PHOTO  
1" = 200'

## SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 CONSTRUCTION MANAGEMENT
- 4 PRELIMINARY SUBDIVISION PLAN SHEET 1
- 5 PRELIMINARY SUBDIVISION PLAN SHEET 2
- 6 SITE LAYOUT
- 7 SITE GRADING
- 8 UTILITIES
- 9 ROAD PROFILE
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS

## APPLICANT

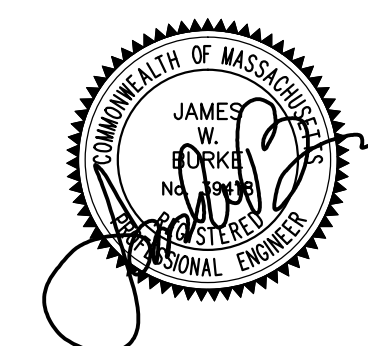
JOSHUA D. WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

## CIVIL/SURVEY

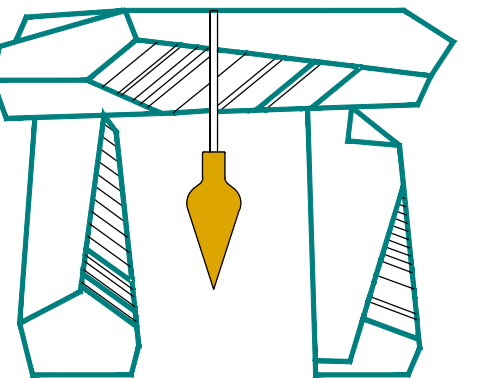
DECELLE-BURKE-SALA & ASSOCIATES, INC.  
1266 FURNACE BROOK PARKWAY  
SUITE 401  
QUINCY, MA 02169



REVISIONS		
NO.	DATE	COMMENT
1.	6/6/2022	LOCATIONAL MAP

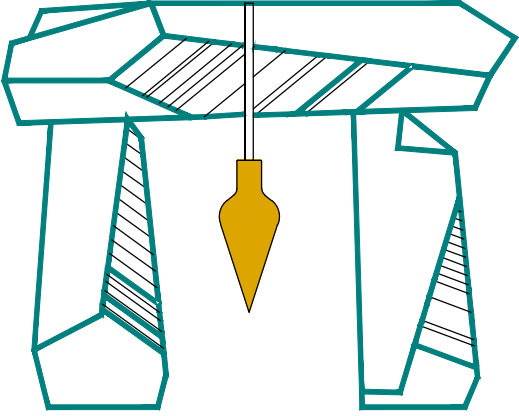


DeCelle-Burke-Sala

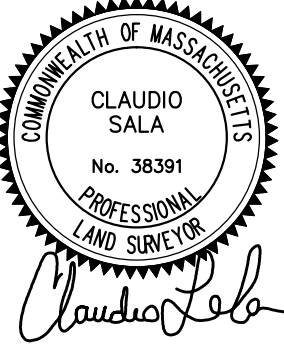


& Associates, Inc.  
1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100(o) 617-405-5101(f)  
Project No. 2022.02





**& Associates, Inc.**  
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[www.decelle-burke-sala.com](http://www.decelle-burke-sala.com)



CLAUDIO SALA, PLS DATE

GENERAL NOTES:

- LOCUS: ASSESSORS MAP F BLOCK 8 LOT 9
- RECORD OWNER: JOSEPH P. & DIANE E. GROGAN  
DEED REFERENCE: BOOK 39906 PAGE 540  
PLAN REFERENCE: PLAN 301 OF 1946 (LOT A & 3)
- THIS PLAN IS THE RESULT OF AN ON THE GROUND  
SURVEY PERFORMED BY THIS OFFICE DURING JANUARY 2022.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE  
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AND SHOULD BE CONSIDERED APPROXIMATE. THE  
CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY  
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ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY  
COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM  
SERVICE.
- DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF  
MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL  
-888-344-7233. THE ENGINEER DOES NOT GUARANTEE  
THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE  
STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF  
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THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND  
DEPTHS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR  
TO THE START OF CONSTRUCTION.
- THE LOT SHOWN LIES WITHIN SPECIAL FLOOD HAZARD  
ZONE AE (L11) AS DELINEATED ON FIRM 25021C0068F,  
DATED JUNE 9, 2014.
- WETLANDS SHOWN DELINEATED BY ECOTEC, INC. ON  
JANUARY 27, 2022.
- PARCEL IS ZONED RESIDENCE A.

IN. LOT AREA = 40,000 S.F.  
IN. FRONTAGE = 150 FT.  
IN. FRONT YARD = 30 FT.  
IN. SIDE YARD = 15 FT.  
IN. REAR YARD = 30 FT.

## PROJECT TITLE &amp; LOCATION:

MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

## PLAN TITLE:

## EXISTING CONDITIONS

PREPARED FOR:

JOSHUA D WILD  
74 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

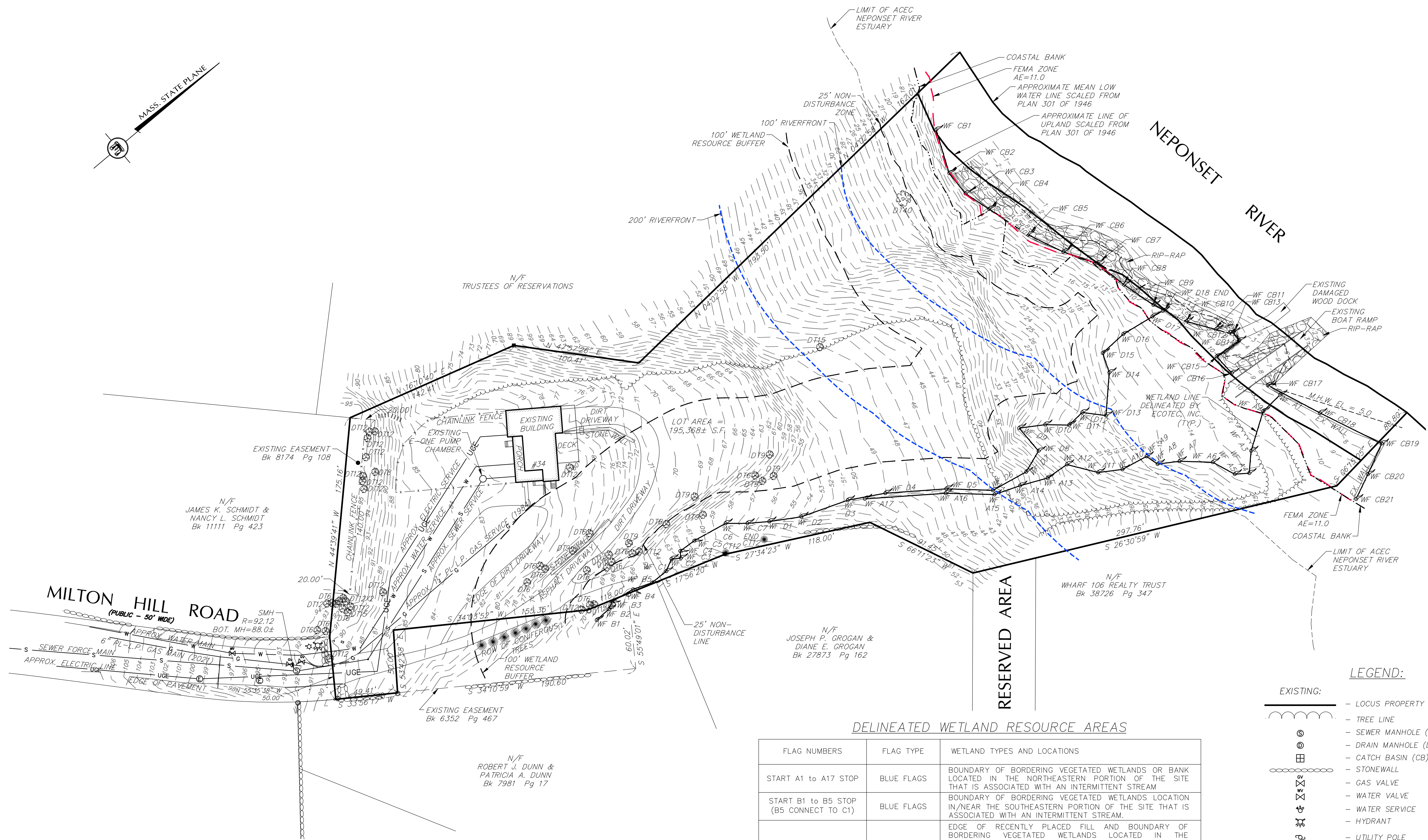
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REVISED:

JOB NUMBER: 2022.002

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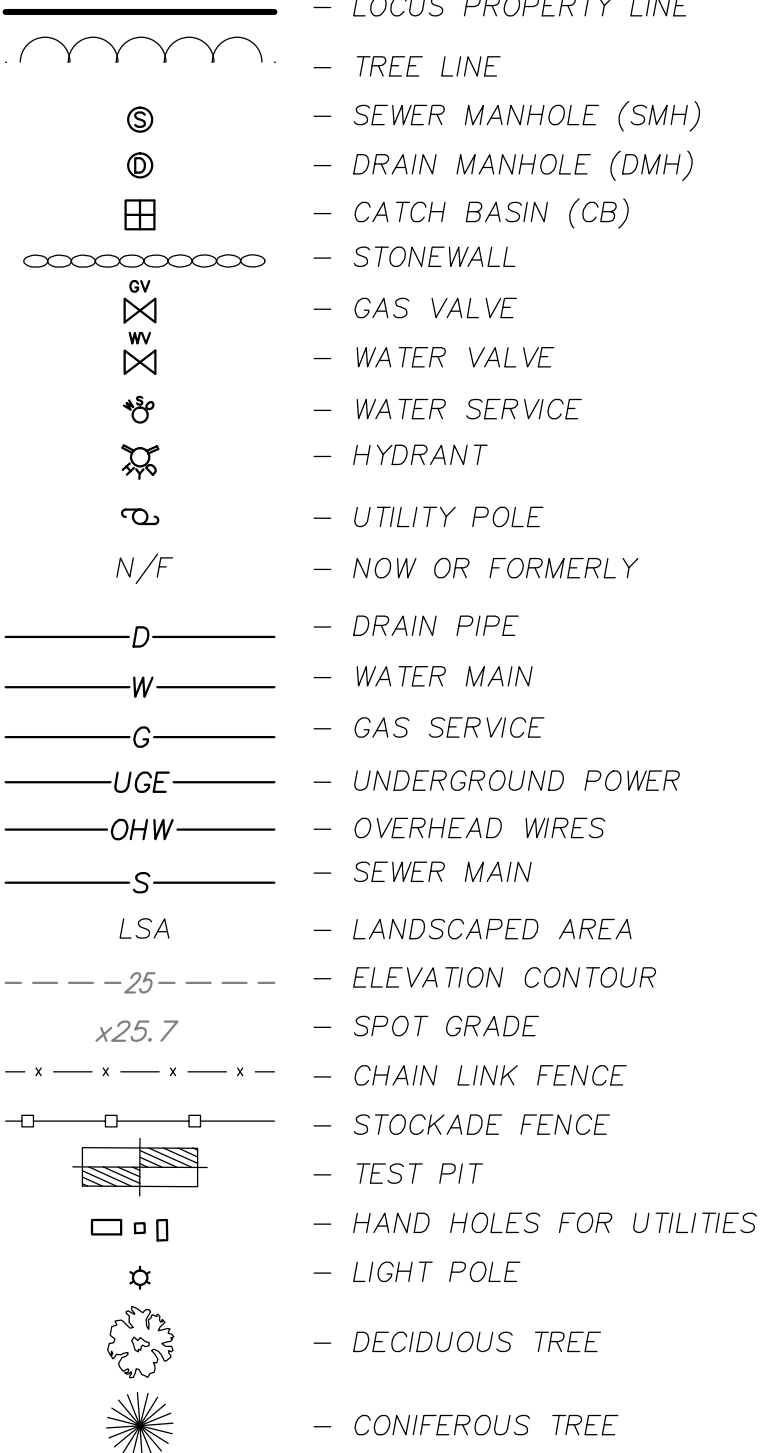
## DELINEATED WETLAND RESOURCE AREAS

FLAG NUMBERS	FLAG TYPE	WETLAND TYPES AND LOCATIONS
START A1 to A17 STOP	BLUE FLAGS	BOUNDARY OF BORDERING VEGETATED WETLANDS OR BANK LOCATED IN THE NORTHEASTERN PORTION OF THE SITE THAT IS ASSOCIATED WITH AN INTERMITTENT STREAM
START B1 to B5 STOP (B5 CONNECT TO C1)	BLUE FLAGS	BOUNDARY OF BORDERING VEGETATED WETLANDS LOCATION IN/NEAR THE SOUTHEASTERN PORTION OF THE SITE THAT IS ASSOCIATED WITH AN INTERMITTENT STREAM.
START C1 to C7 STOP (C7 CONNECT TO D1)	PINK FLAGS	EDGE OF RECENTLY PLACED FILL AND BOUNDARY OF BORDERING VEGETATED WETLANDS LOCATED IN THE SOUTHEASTERN PORTION OF THE SITE THAT IS ASSOCIATED WITH AN INTERMITTENT STREAM. THIS AREA HAS BEEN RECENTLY CLEARED/ALTERED/FILLED/ AND THE ACTUAL BVW BOUNDARY MAY BE LOCATED UNDER THE FILL MATERIAL. FURTHER EVALUATION MAY NEED TO BE DONE WHEN FILL IS REMOVED TO DETERMINE BVW BOUNDARY IN THIS AREA.
START D1 to D18 STOP (D1 CONNECT TO C7)	BLUE FLAGS	BOUNDARY OF BORDERING VEGETATED WETLANDS OR BANK LOCATED IN THE CENTRAL PORTION OF THE SITE THAT IS ASSOCIATED WITH AN INTERMITTENT STREAM.
CB20 TO CB21 (CB16 STOP AT WEST SIDE OF BOAT RAMP CB17 START AT EAST SIDE OF BOAT RAMP)	RED FLAGS	POSSIBLE LANDWARD BOUNDARY OF SALT MARSHES AT THE TOE OF SLOPE/WALL. THIS AREA CONTAINS PHRAGMITES AND MAY QUALIFY AS A SALT MARSH IF IT EXTENDS LANDWARD UP TO THE HIGHEST TIDE LINE, THAT IS THE SPRING TIDE OF THE YEAR (TIDE OF GREATEST AMPLITUDE DURING THE APPROXIMATE 14--DAY TIDAL CYCLE).
CB1 TO CB21	RED FLAGS	TOP OF COASTAL BANK. THIS DELINEATION ASSUMES THAT THE SLOPE BELOW THE FLAGS IS GREATER THAN OR EQUAL TO 4:1 AND THAT THE LIMIT OF LAND SUBJECT TO COASTAL STORM FLOWAGE IS NOT ABOVE THE FLAGS. PROFILES OF THE BANK MAY BE NECESSARY TO DETERMINE/CONFIRM THE DELINEATED BOUNDARY IN ACCORDANCE WITH THE DEP WETLANDS PROGRAM POLICY 92-1: COASTAL BANKS.

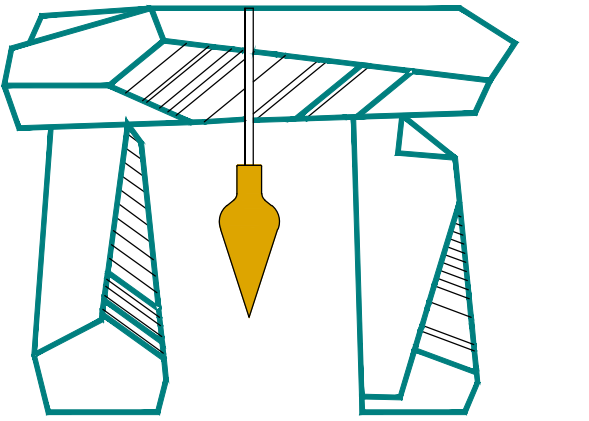
\*TABLE TAKEN FROM "WETLAND FLAGGING MEMORANDUM, 34 MILTON HILL ROAD, MILTON, MASSACHUSETTS" BY ECOTEC, INC., DATED JANUARY 28, 2022.

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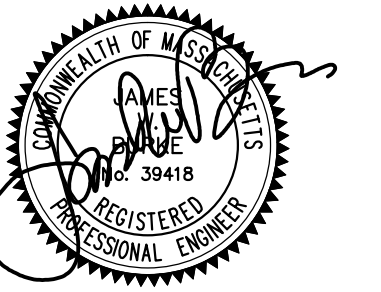
EXISTING:







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7-405-5100 (o) 617-405-5101 (f)  
[www.decelle-burke-sala.com](http://www.decelle-burke-sala.com)



AMES W. BURKE, P.E. DATE

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MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

## PLAN TITLE:

## CONSTRUCTION MANAGEMENT

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

REVISED:

REVISED:

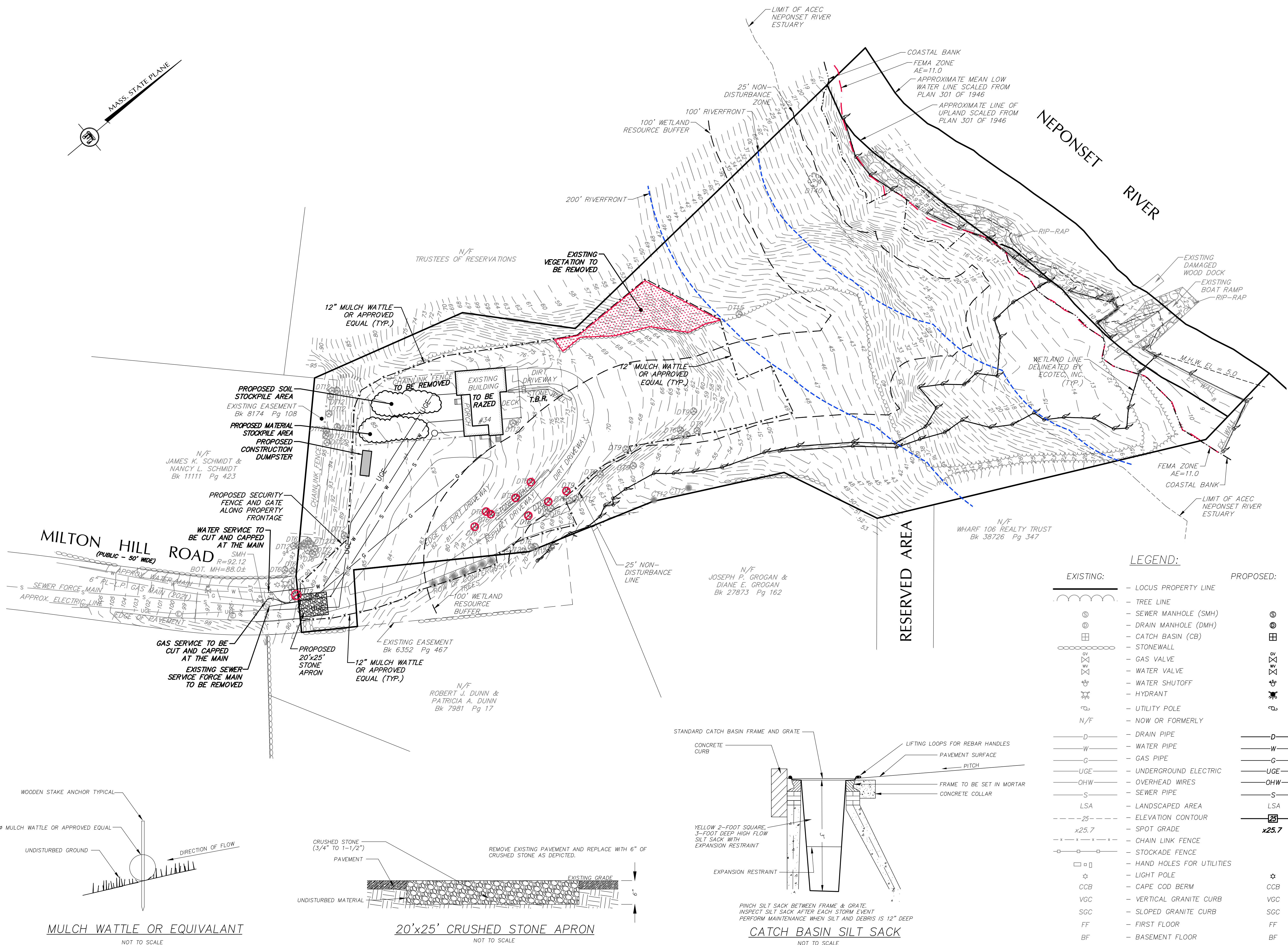
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JOB NUMBER: 2022.002

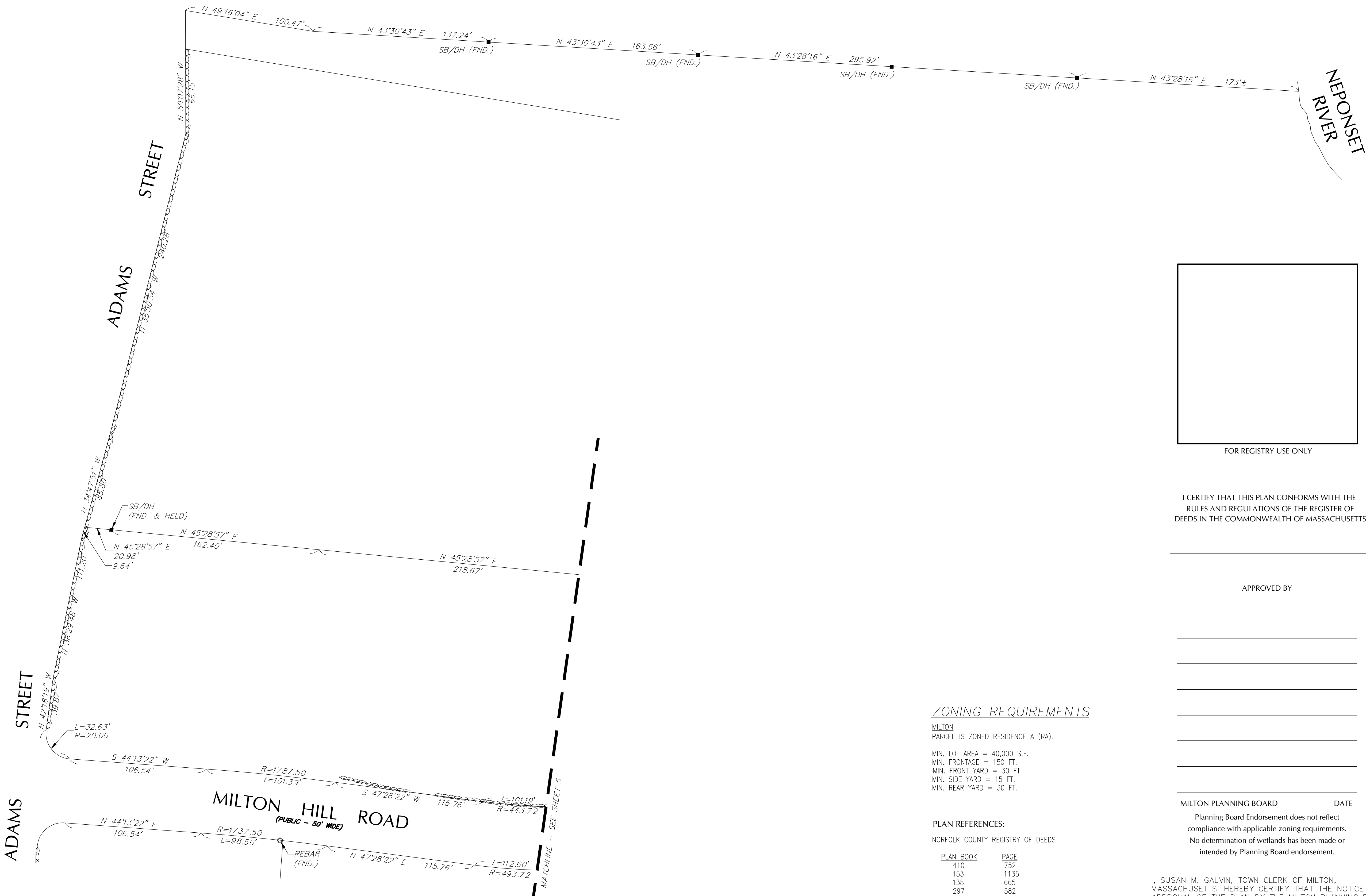
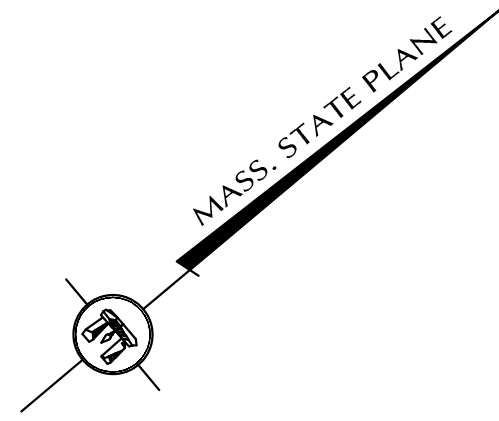
SHEET 3 OF 11

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SCALE: 1" = 40'







LEGEND:

- EXISTING:
- N/F
  - SB/DH FND
  - CB/DH FND
  - DH/FND
  - PIPE/FND
  - LOCUS PROPERTY LINE
  - NOW OR FORMERLY
  - STONE BOUND W/ DRILL HOLE FOUND
  - CONCRETE BOUND W/ DRILL HOLE FOUND
  - DRILL HOLE FOUND
  - PIPE FOUND

ZONING REQUIREMENTS

MILTON  
PARCEL IS ZONED RESIDENCE A (RA).

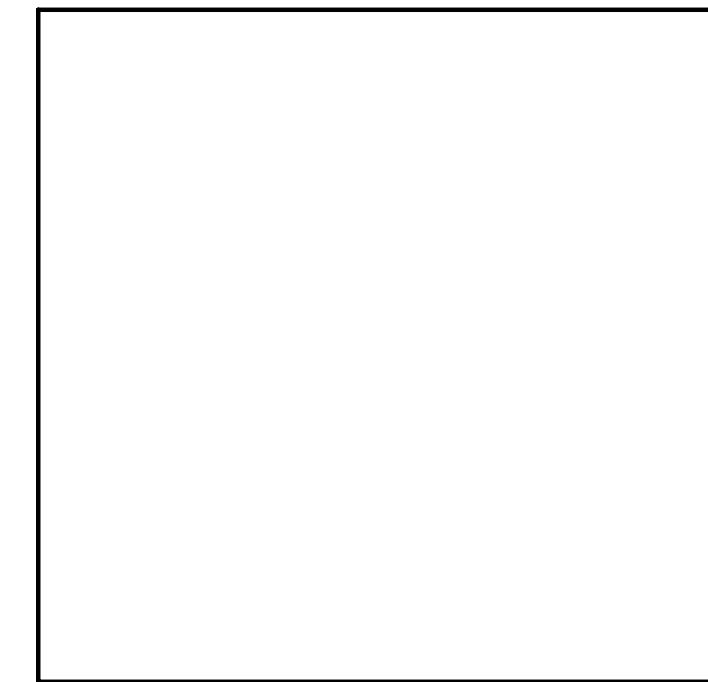
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PLAN REFERENCES:

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PLAN BOOK	PAGE
410	752
153	1135
138	665
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DEED BOOK	PAGE
2599	43
2946	58
897	489
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2169	54



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE  
RULES AND REGULATIONS OF THE REGISTER OF  
DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

APPROVED BY

MILTON PLANNING BOARD DATE  
Planning Board Endorsement does not reflect  
compliance with applicable zoning requirements.  
No determination of wetlands has been made or  
intended by Planning Board endorsement.

I, SUSAN M. GALVIN, TOWN CLERK OF MILTON,  
MASSACHUSETTS, HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THE PLAN BY THE MILTON PLANNING BOARD  
HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO  
APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT  
AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

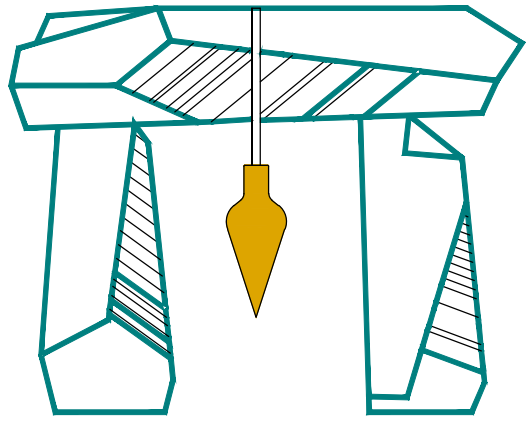
TOWN CLERK'S SIGNATURE

DATE

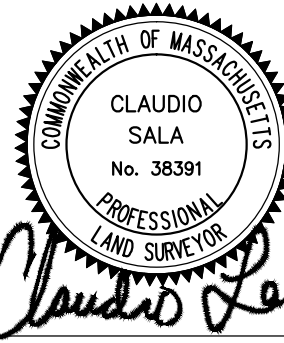
OWNED BY:

JOSEPH P. DIANE & DIANE E. GROGAN  
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CLAUDIO SALA, PLS

DATE

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PROJECT TITLE & LOCATION:

MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

PLAN TITLE:

DEFINITIVE SUBDIVISION PLAN  
SHEET 1

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

REVISED:

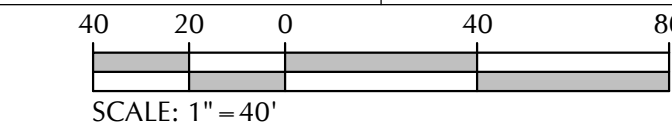
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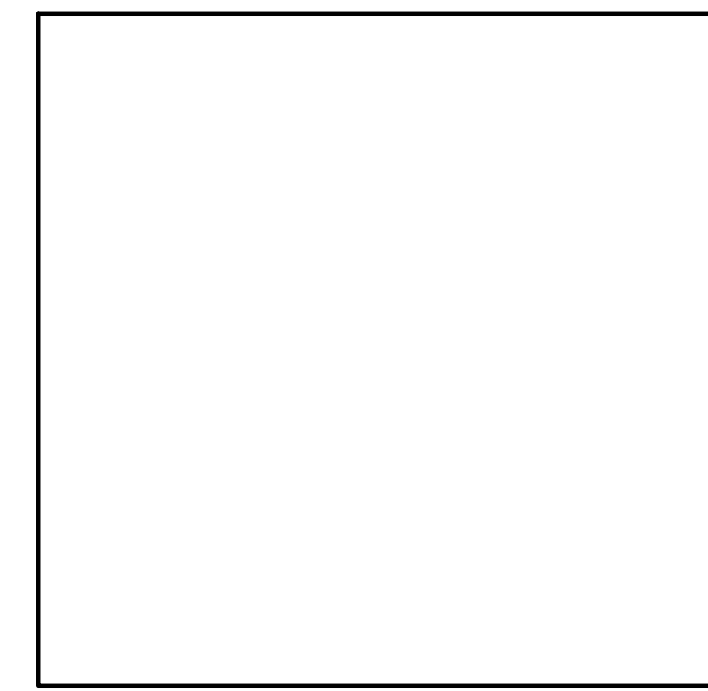
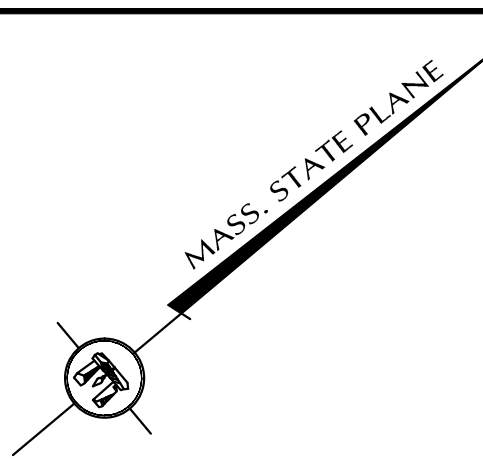
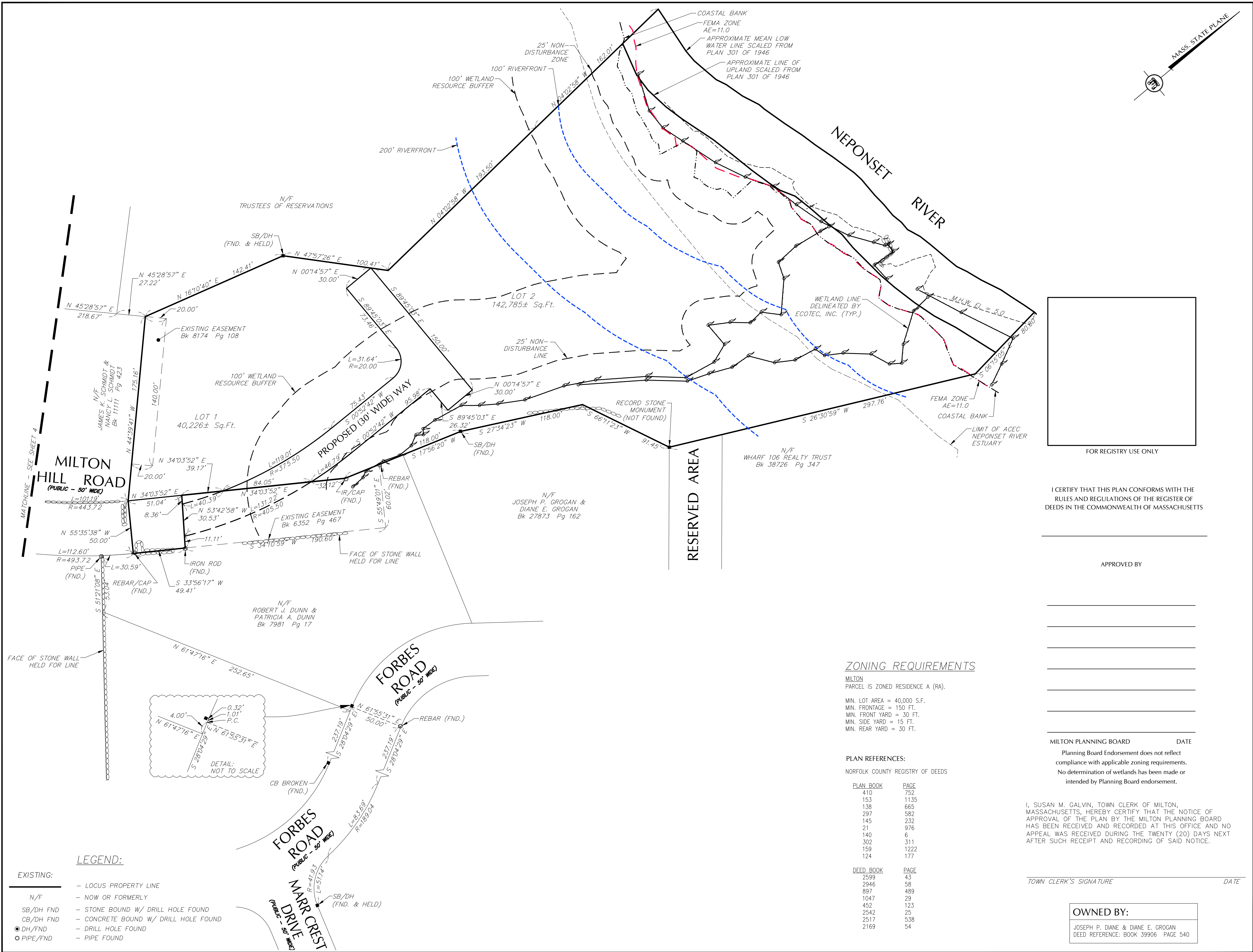
REVISED:

JOB NUMBER: 2022.002

SHEET 4 OF 11







I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

APPROVED BY

MILTON PLANNING BOARD DATE  
Planning Board Endorsement does not reflect compliance with applicable zoning requirements. No determination of wetlands has been made or intended by Planning Board endorsement.

ZONING REQUIREMENTS

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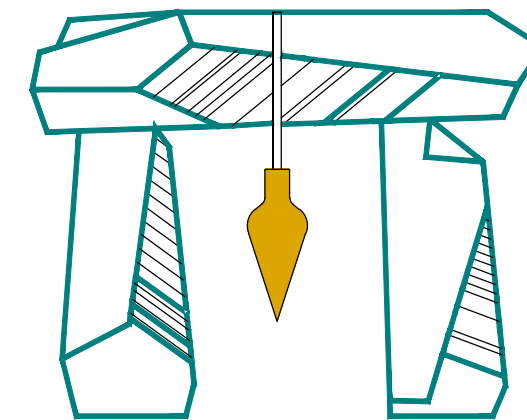
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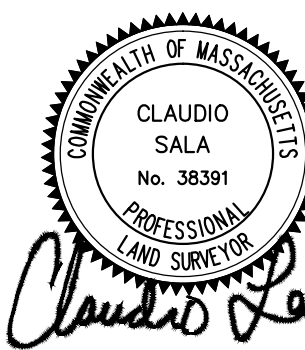
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PROPOSED DEFINITIVE SUBDIVISION  
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MILTON, MASS.

PLAN TITLE:

DEFINITIVE SUBDIVISION PLAN  
SHEET 2

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

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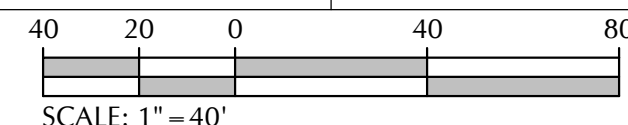
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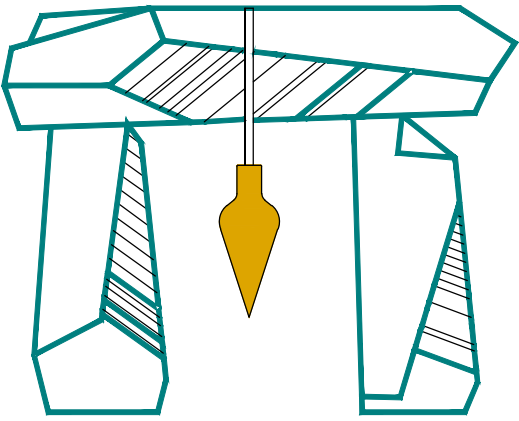
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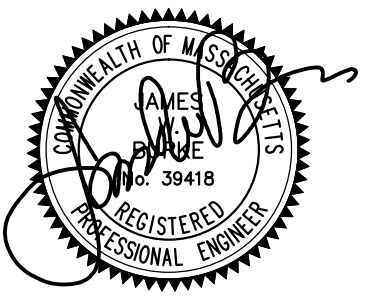
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PLAN TITLE:

SITE LAYOUT PLAN

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

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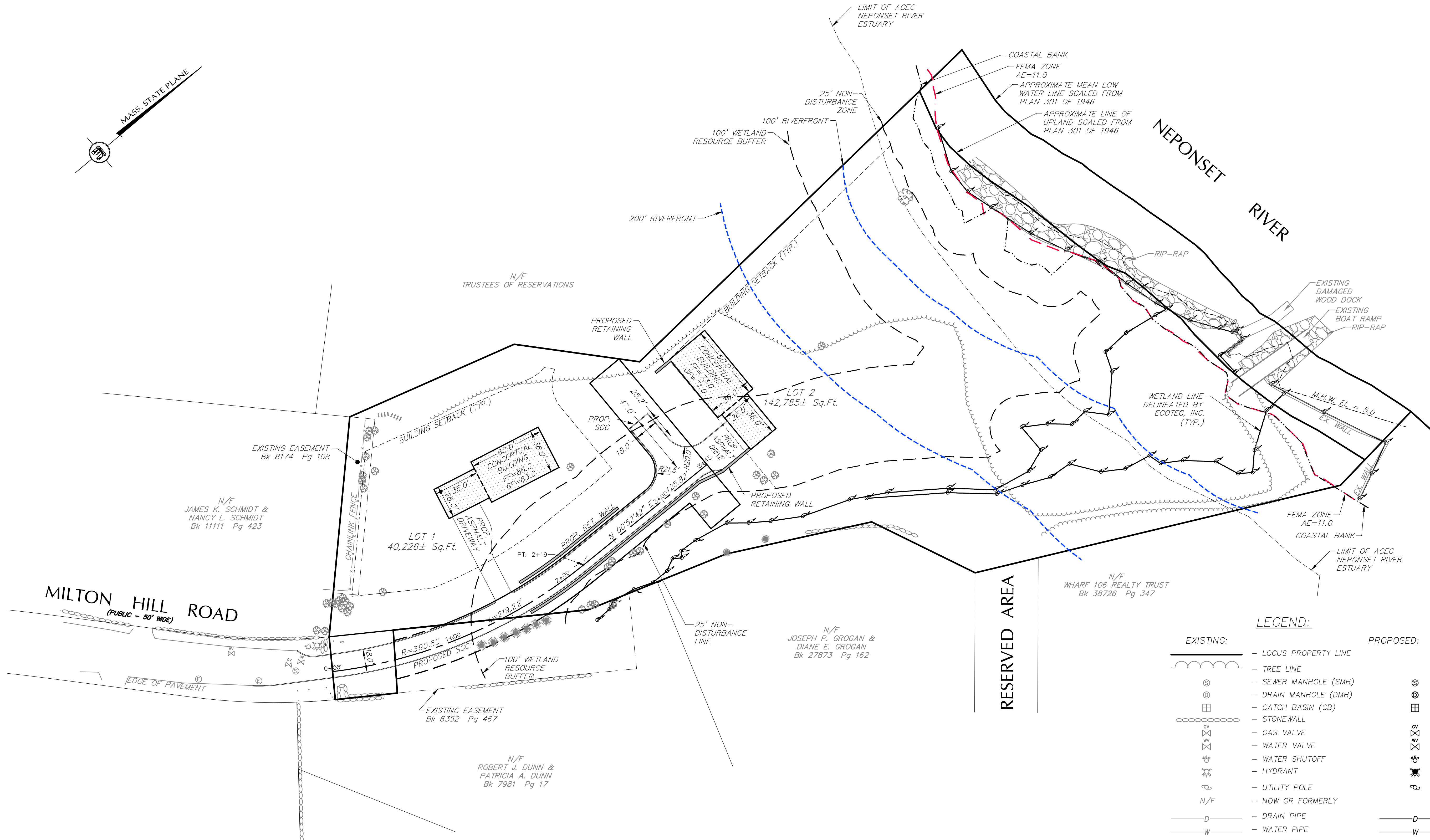
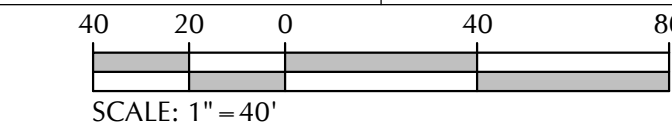
REVISED:

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JOB NUMBER: 2022.002

SHEET 6 OF 11



LEGEND:

EXISTING:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER PIPE
- GAS PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- SEWER PIPE
- LANDSCAPED AREA
- ELEVATION CONTOUR
- SPOT GRADE
- CHAIN LINK FENCE
- STOCKADE FENCE
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- CAPE COD BERM
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FIRST FLOOR
- BASEMENT FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- EROSION CONTROL

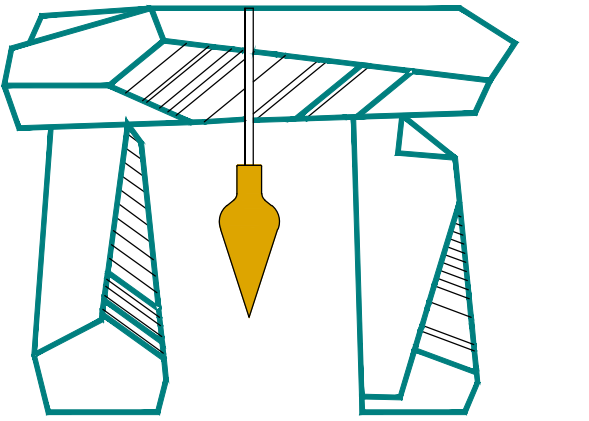
PROPOSED:

- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SHUTOFF
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
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- WATER PIPE
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- SLOPED GRANITE CURB
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- BASEMENT FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- EROSION CONTROL

POINT COORDINATES FOR ROAD CENTERLINE USING HORIZONTAL DATUM NAD-83  
(DATUM CORRELATES WITH MASSGIS AND TOWN OF MILTON HORIZONTAL DATUMS)

STATION	NORTH COORDINATE	EAST COORDINATE
0+00	2921812.8617	774715.3251
2+19	2922019.8036	774778.4383
3+45	2922145.6109	774780.3670





COMMONWEALTH OF MASSACHUSETTS  
JAMES R. BLAKE  
No. 39418  
REGISTERED  
PROFESSIONAL ENGINEER

GENERAL NOTES:

LOCUS: ASSESSORS MAP F BLOCK 8 LOT 9

RECORD OWNER: JOSEPH P. & DIANE E. GROGAN  
DEED REFERENCE: BOOK 39906 PAGE 540  
PLAN REFERENCE: PLAN 301 OF 1946 (LOT A & 3)

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 THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND  
 DEPTHS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR  
 TO THE START OF CONSTRUCTION.

THE LOT SHOWN LIES WITHIN SPECIAL FLOOD HAZARD  
ONE AE (EL 11) AS DELINEATED ON FIRM 25021C0068F,  
DATED JUNE 9, 2014.

WETLANDS SHOWN DELINEATED BY ECOTEC, INC. ON  
JANUARY 27, 2022.

PARCEL IS ZONED RESIDENCE A.

IN. LOT AREA = 40,000 S.F.  
IN. FRONTAGE = 150 FT.  
IN. FRONT YARD = 30 FT.  
IN. SIDE YARD = 15 FT.  
IN. REAR YARD = 30 FT.

PROJECT TITLE & LOCATION:

MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

# SITE GRADING PLAN

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

REVISED:

REVISED:

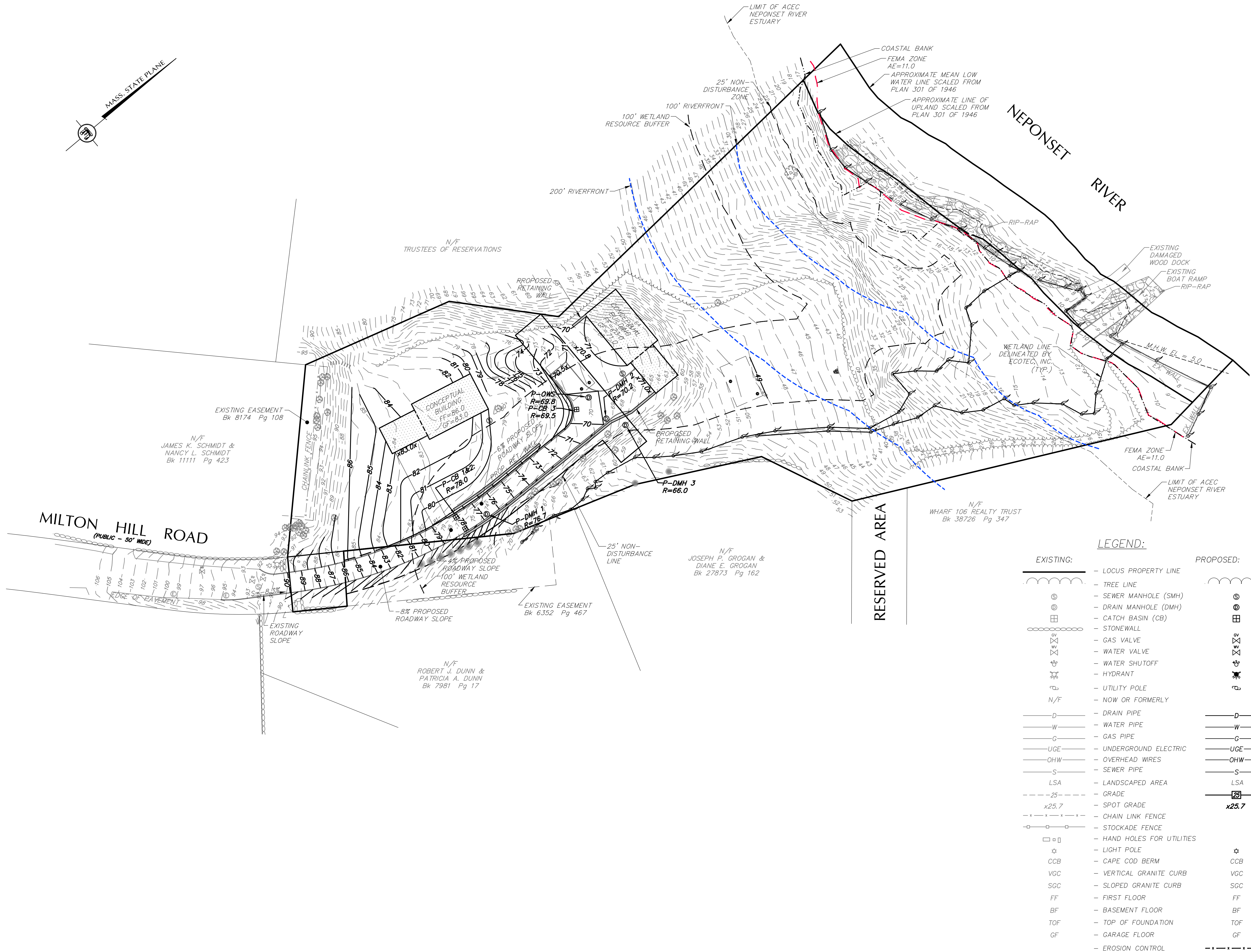
REVISED:

JOB NUMBER: 2022.002

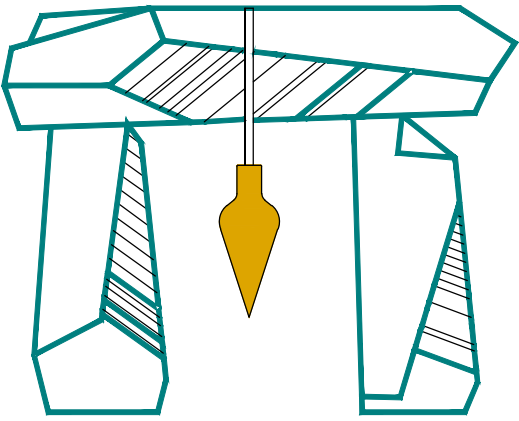
SHEET 7 OF 11

40 20 0 40 80

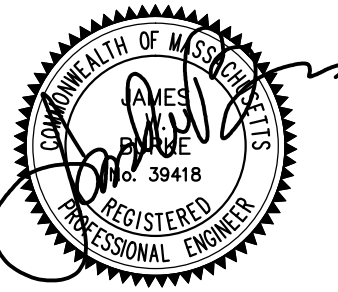
SCALE: 1" = 40'







& Associates, Inc.  
1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100 (o) 617-405-5101 (f)  
www.decelle-burke-sala.com



JAMES W. BURKE, P.E.

DATE

GENERAL NOTES:

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PROJECT TITLE & LOCATION:

MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

PLAN TITLE:

UTILITY PLAN

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

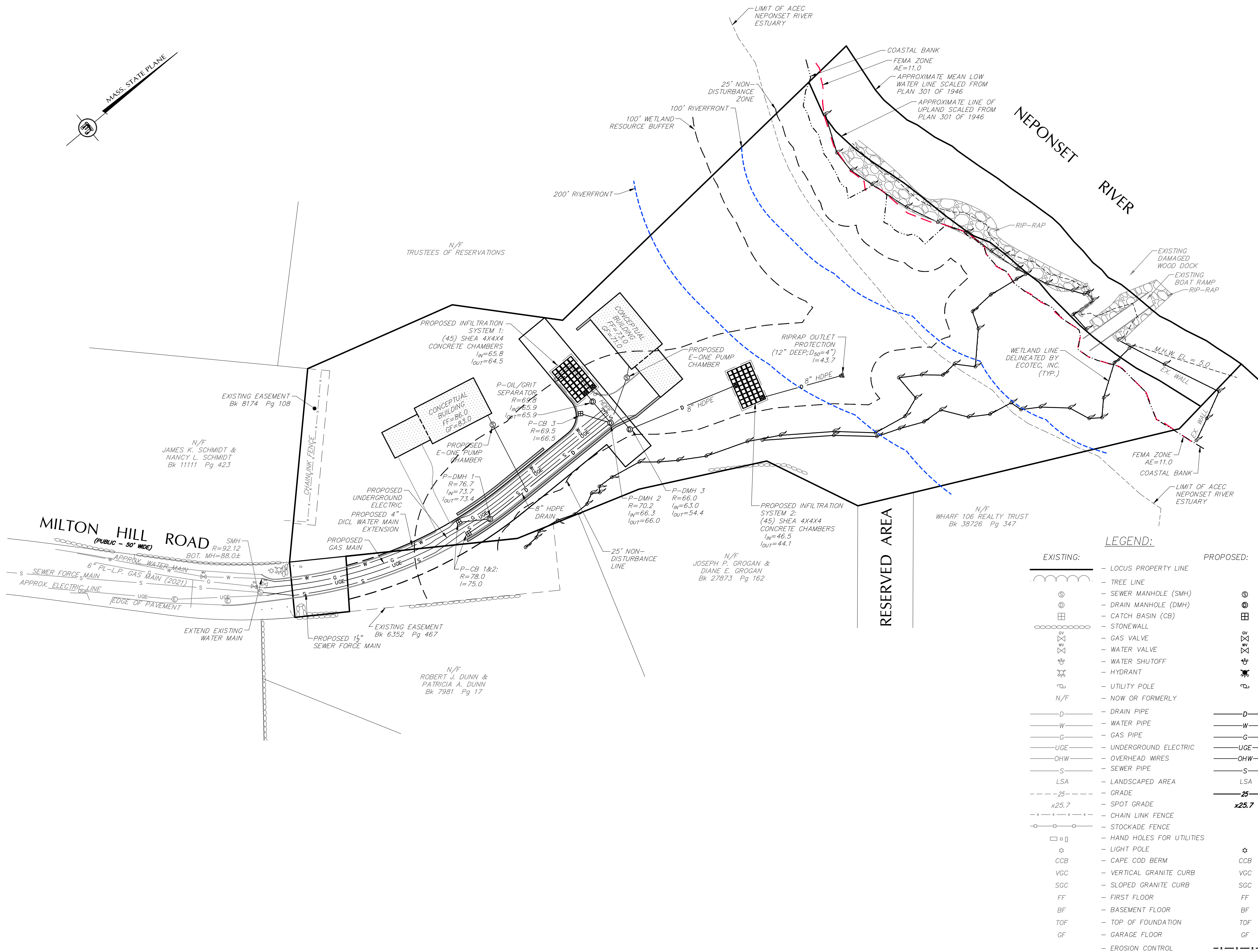
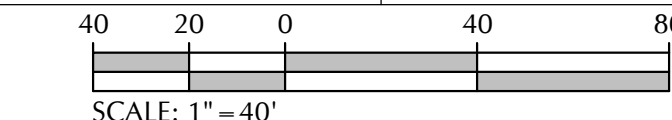
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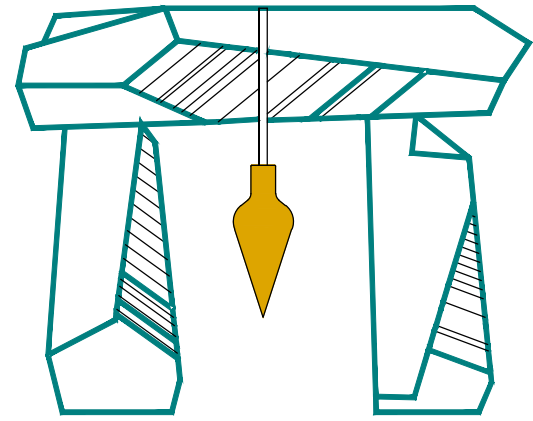
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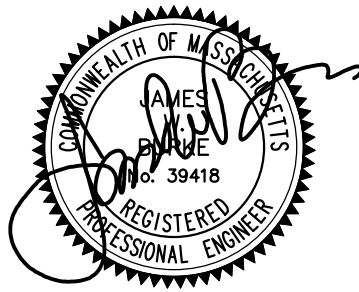
SHEET 8 OF 11







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JAMES W. BURKE, P.E. DATE

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PROJECT TITLE & LOCATION:

MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

PLAN TITLE:

ROAD PROFILE PLAN

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

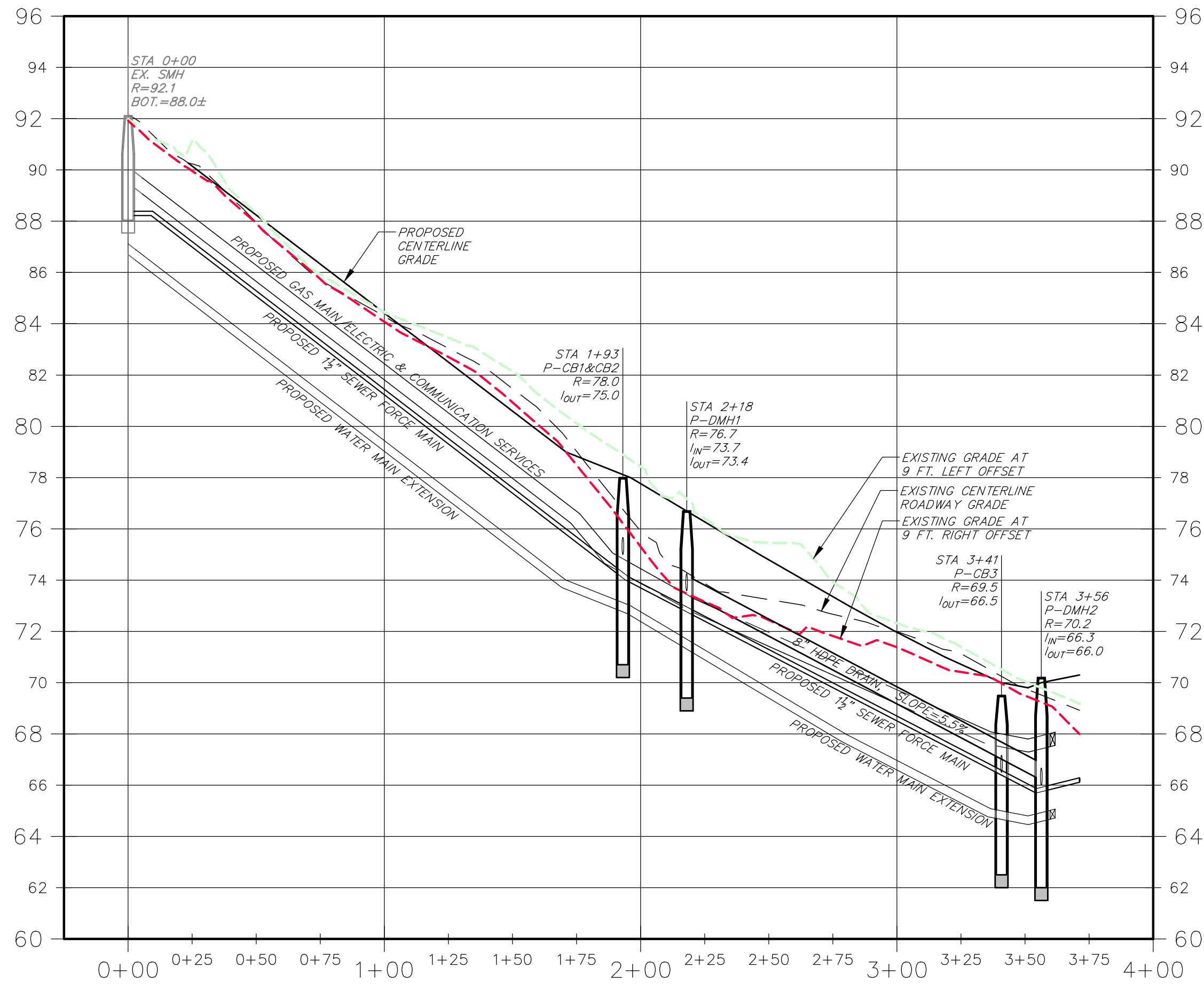
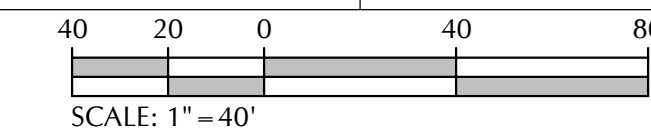
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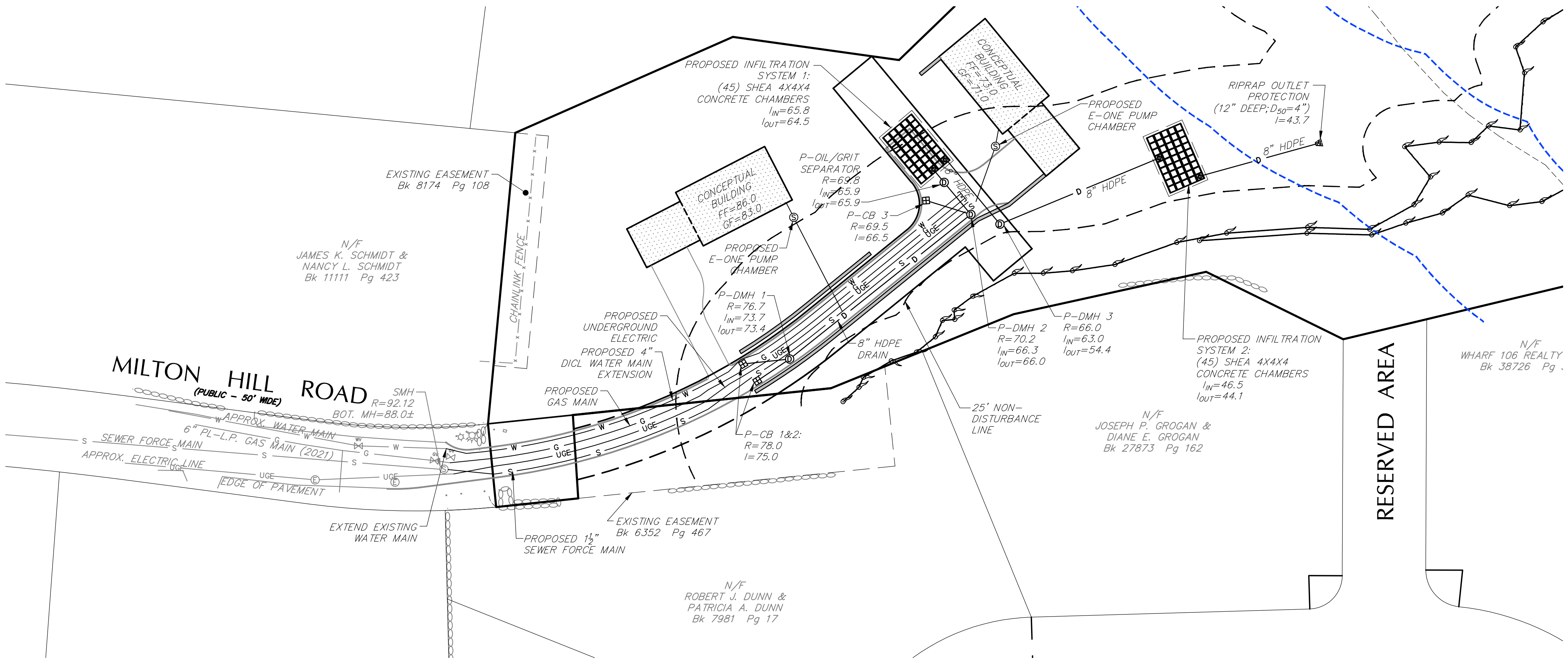
REVISED:

JOB NUMBER: 2022.002 SHEET 9 OF 11

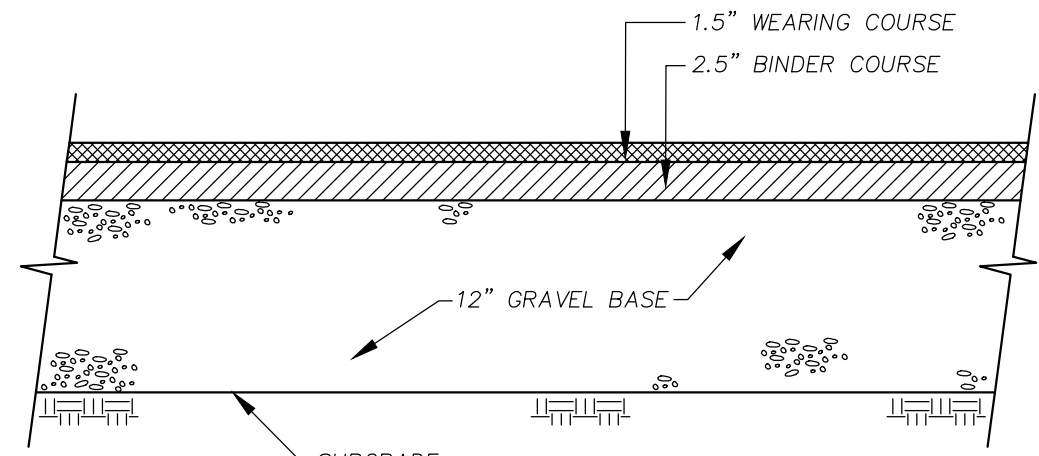


PROPOSED ROAD PROFILE

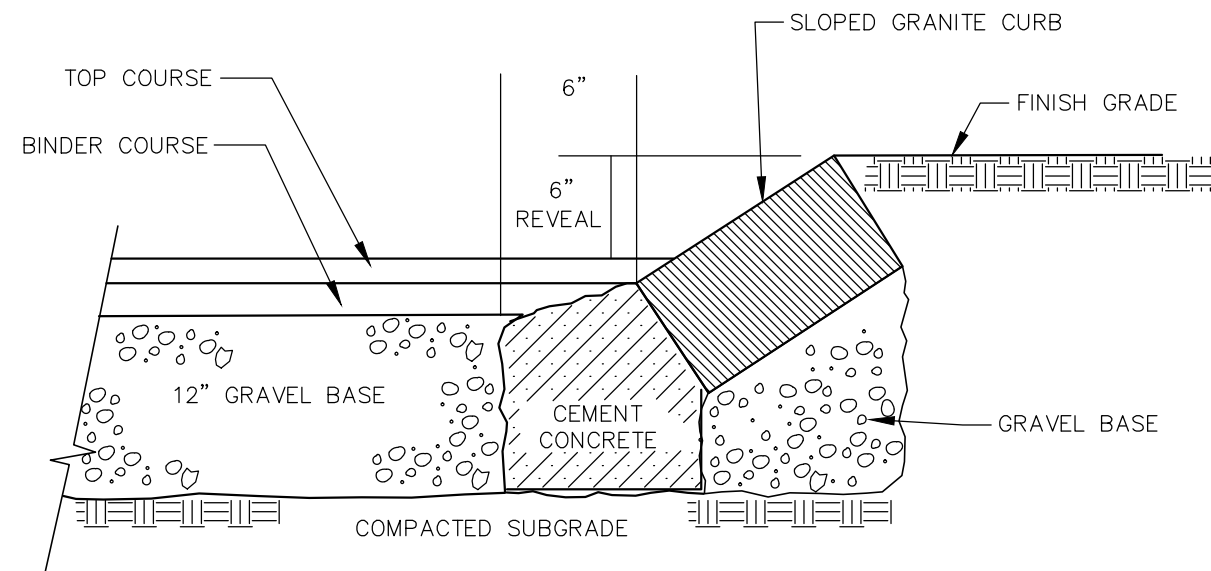
VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=40'



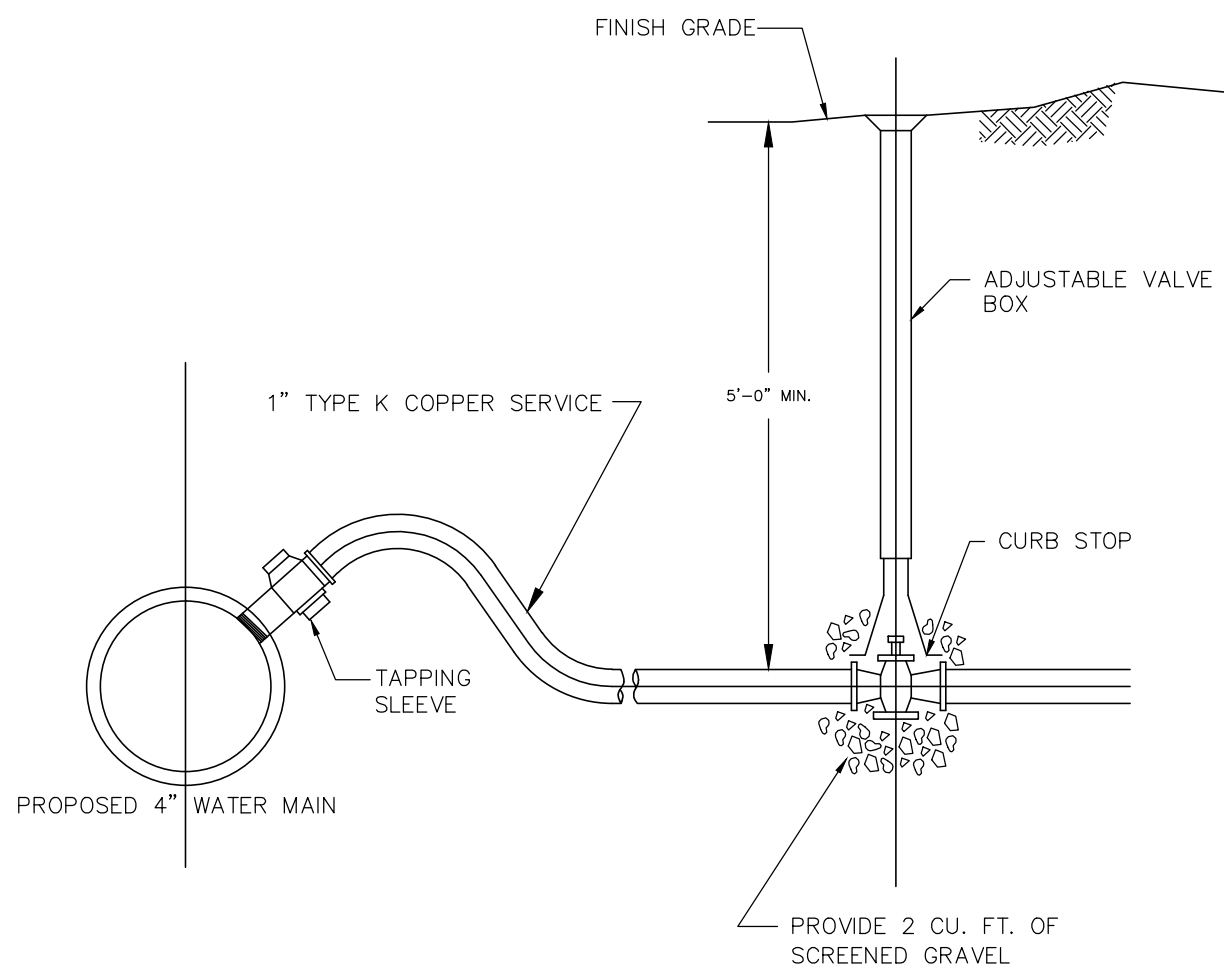




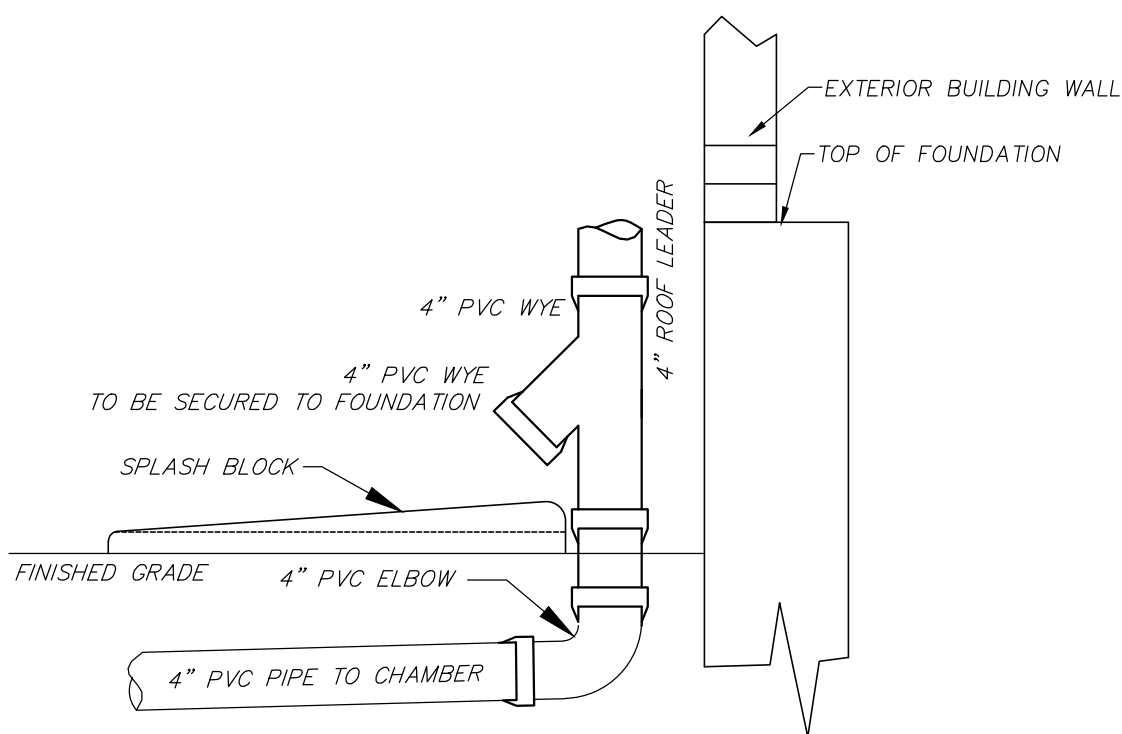
PAVEMENT SECTION  
NOT TO SCALE



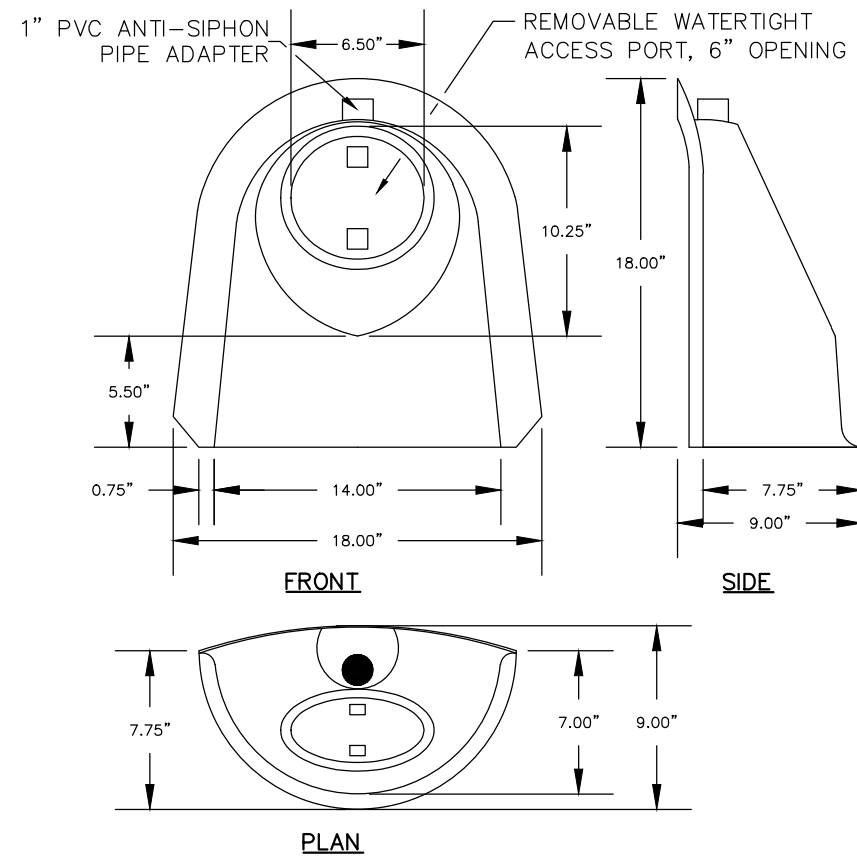
SLOPED GRANITE CURB  
NOT TO SCALE



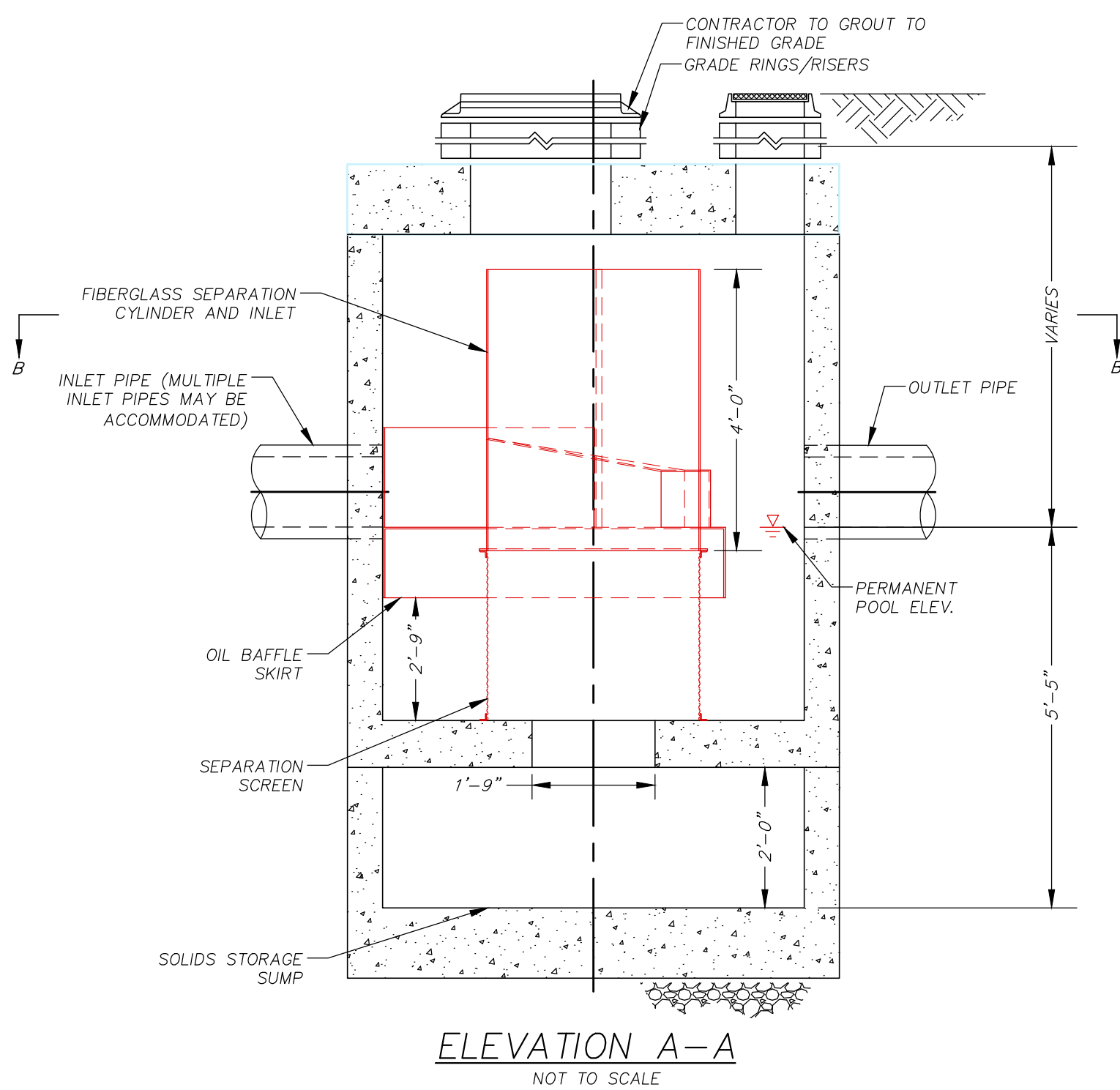
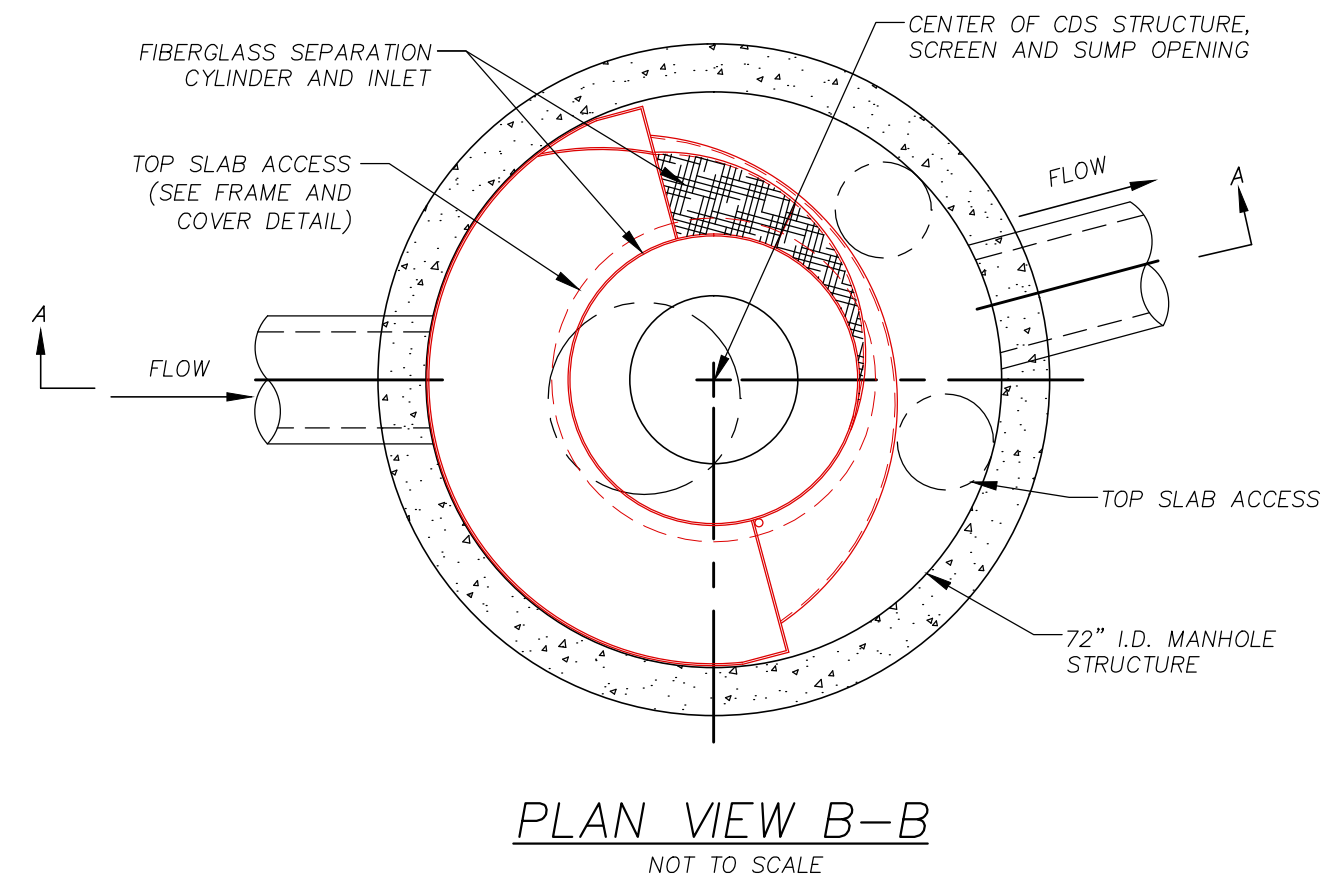
WATER SERVICE CONNECTION DETAIL  
NOT TO SCALE



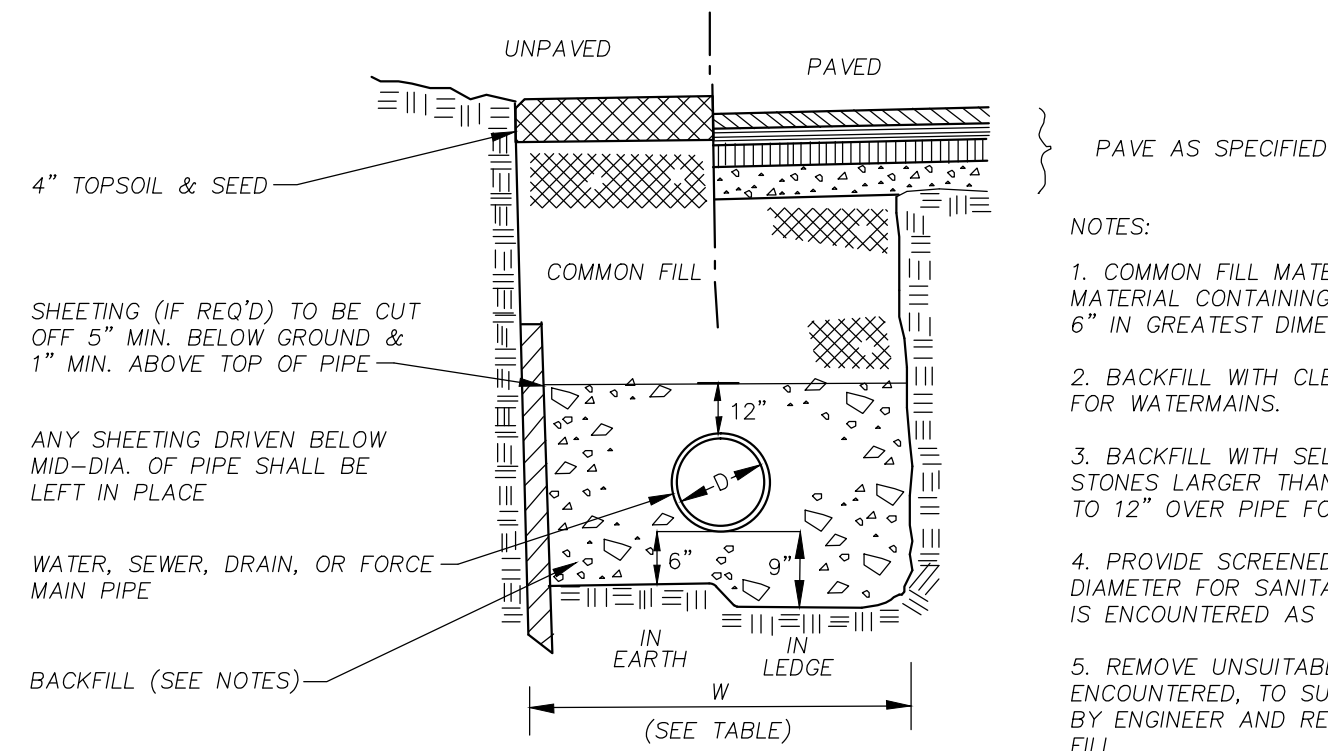
TYPICAL ROOF DRAIN W/ OVERFLOW  
NOT TO SCALE



12R SNOUT OUTLET HOOD  
NOT TO SCALE



CDS-6 OIL/GRIT SEPARATOR  
NOT TO SCALE

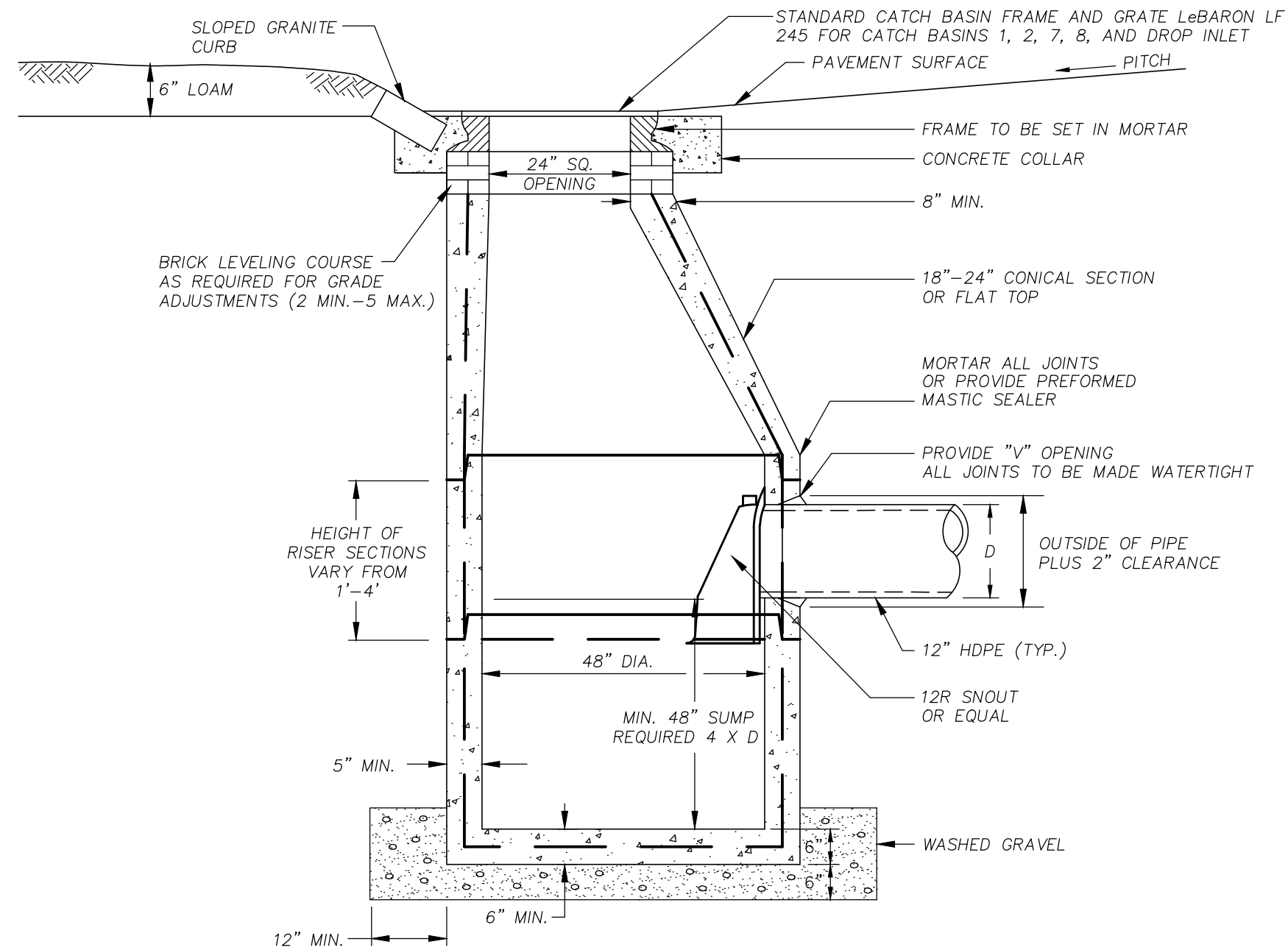


TRENCH WIDTH		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
1" TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

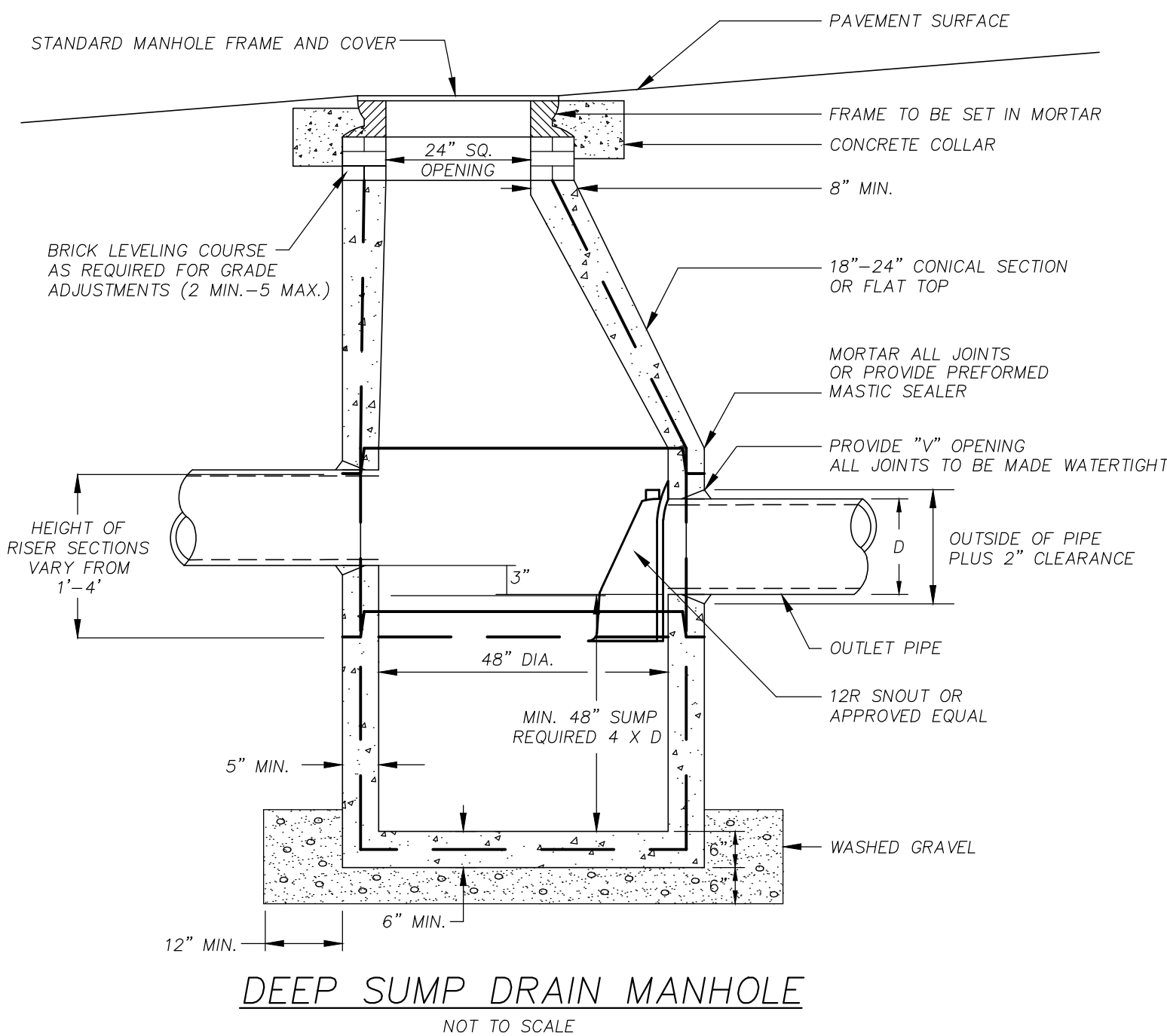
NOTES:

1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

TYPICAL TRENCH SECTIONS  
NOT TO SCALE

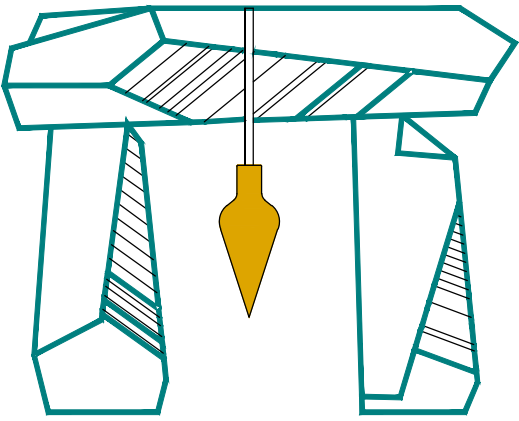


PRECAST CONCRETE CATCH BASIN  
NOT TO SCALE



DEEP SUMP DRAIN MANHOLE  
NOT TO SCALE

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JAMES W. BURKE, P.E.

DATE

GENERAL NOTES:

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PROJECT TITLE & LOCATION:

MILTON HILL DEVELOPMENT  
PROPOSED DEFINITIVE SUBDIVISION  
34 MILTON HILL ROAD  
MILTON, MASS.

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

JOSHUA D WILD  
174 DORCHESTER STREET  
BOSTON, MA 02127

DATE: MAY 28, 2022

REVISED:

REVISED:

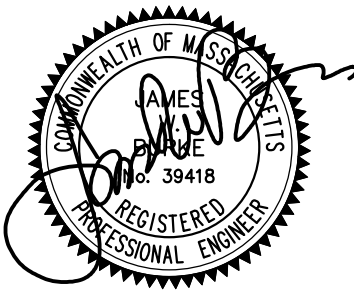
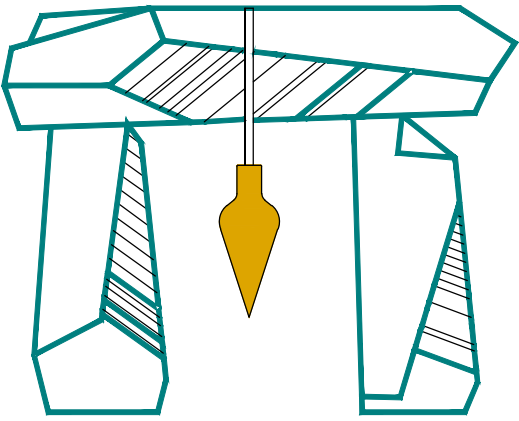
REVISED:

REVISED:

JOB NUMBER: 2022.002

SHEET 10 OF 11





JAMES W. BURKE, P.E. DATE

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34 MILTON HILL ROAD  
MILTON, MASS.

PLAN TITLE:

CONSTRUCTION DETAILS

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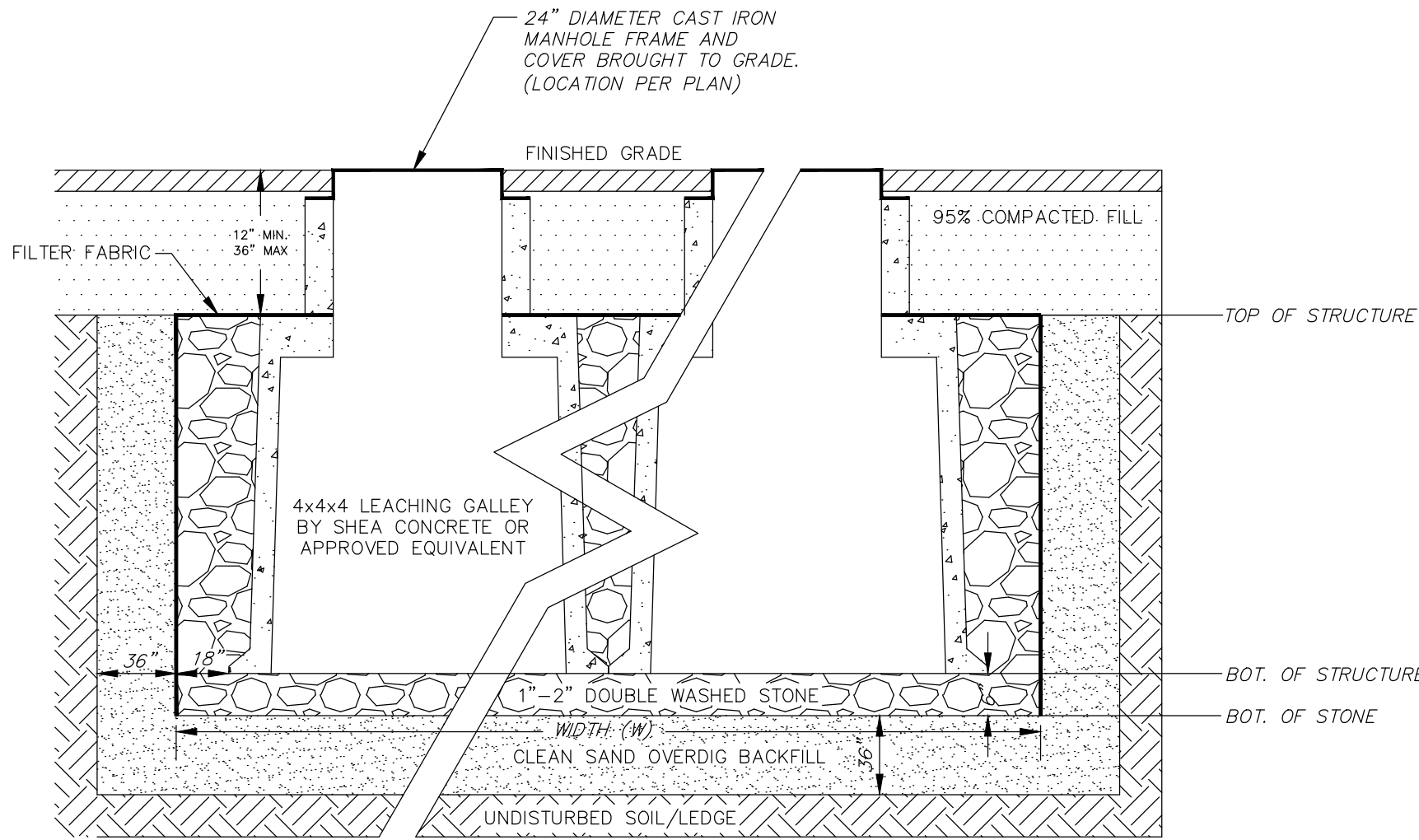
REVISED:

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SHEET 11 OF 11



INFILTRATION NOTES:

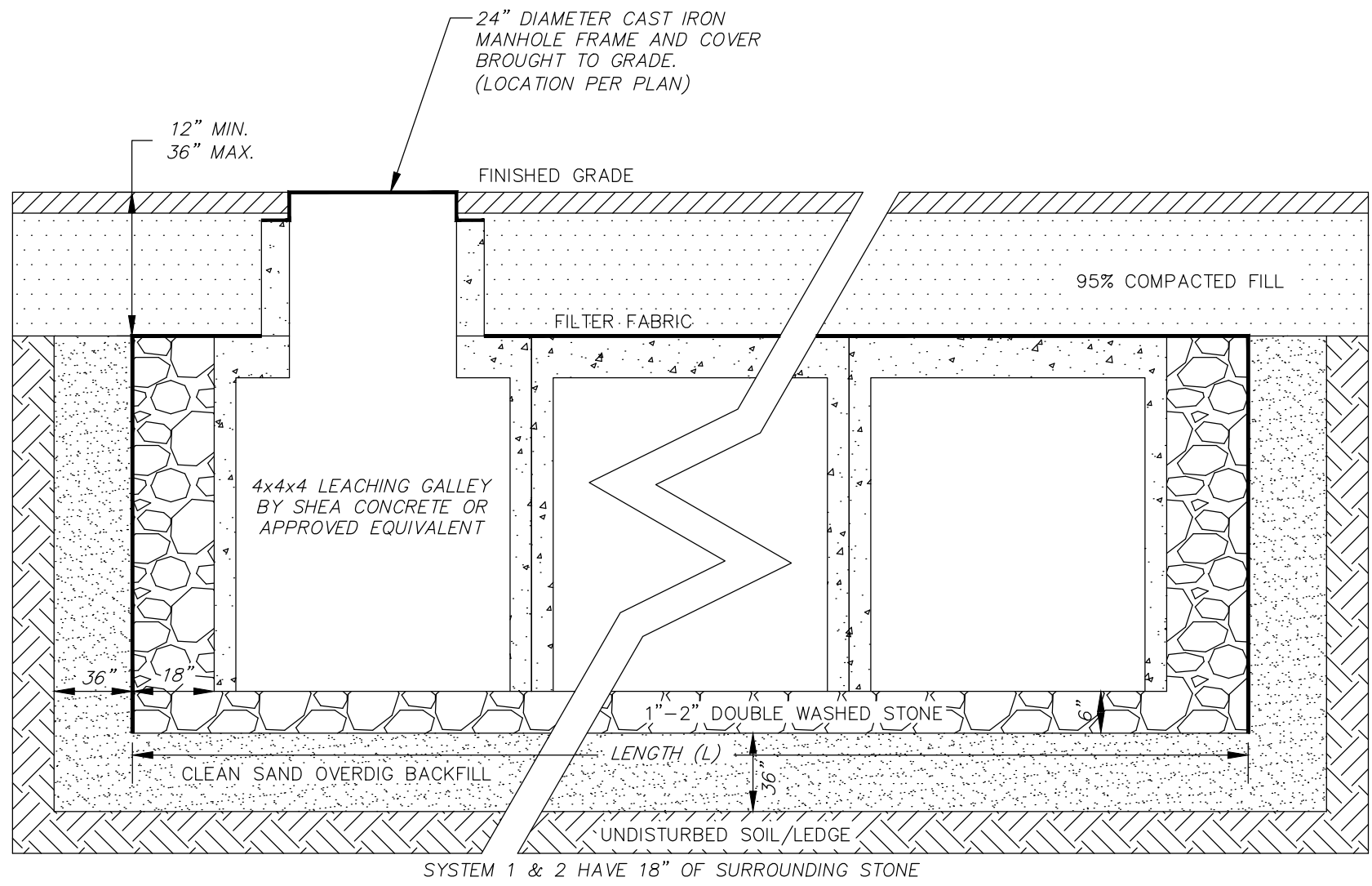
1. ALL LEDGE AND DELETERIOUS MATERIAL TO BE REMOVED WITHIN A MINIMUM OF 36 INCHES OF THE LIMIT OF STONE FOR THE INFILTRATION SYSTEMS. 36" MINIMUM BETWEEN LEDGE AND DELETERIOUS MATERIAL SHALL BE BACKFILLED WITH CLEAN SAND.
2. STRUCTURES TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR AN INSPECTION OF THE EXCAVATION FOR THE INFILTRATION SYSTEMS PRIOR TO INSTALLATION.
4. STONE SURROUNDING INFILTRATION STRUCTURES TO BE 1 TO 2 INCH DOUBLE WASHED STONE.

INFILTRATION SYSTEM 1 & 2 SECTION

NOT TO SCALE

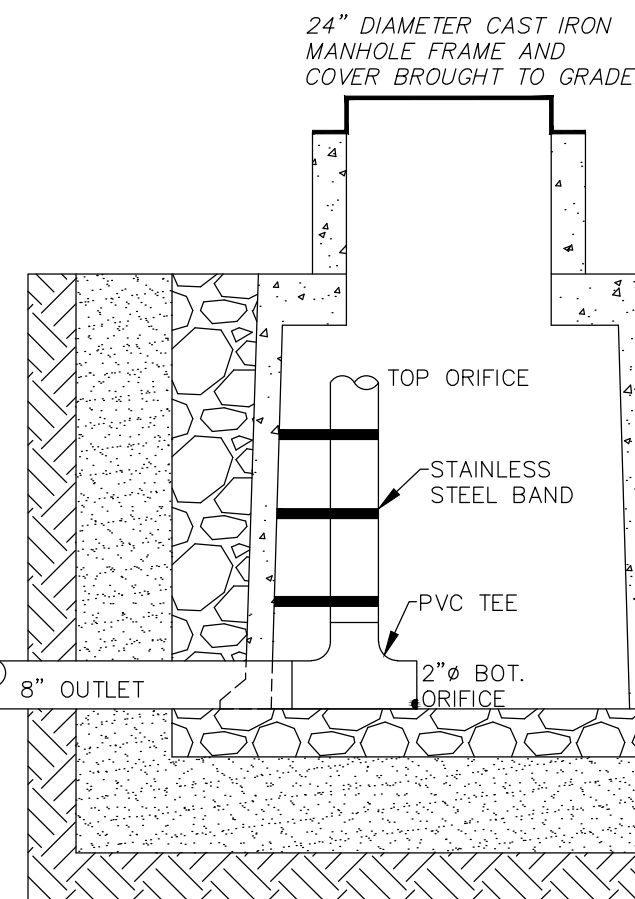
	SYSTEM 1	SYSTEM 2
# OF GALLIES	45	45
WIDTH OF FIELD (W) (FT.)	25.50'	25.50'
LENGTH OF FIELD (L) (FT.)	39.00'	39.00'
TOP OF STRUCTURE (ELEVATION)	68.70	48.00
INVERT OF 8" IN (ELEVATION)	65.80	46.50
INVERT OF 8" OUT (ELEVATION)	64.50	44.10
BOTTOM OF STRUCTURE (ELEVATION)	64.45	43.75
BOTTOM OF STONE (ELEVATION)	63.95	43.25

INFILTRATION SYSTEM 1 & 2 DIMENSION SCHEDULE



INFILTRATION SYSTEM 1 & 2 PROFILE

NOT TO SCALE

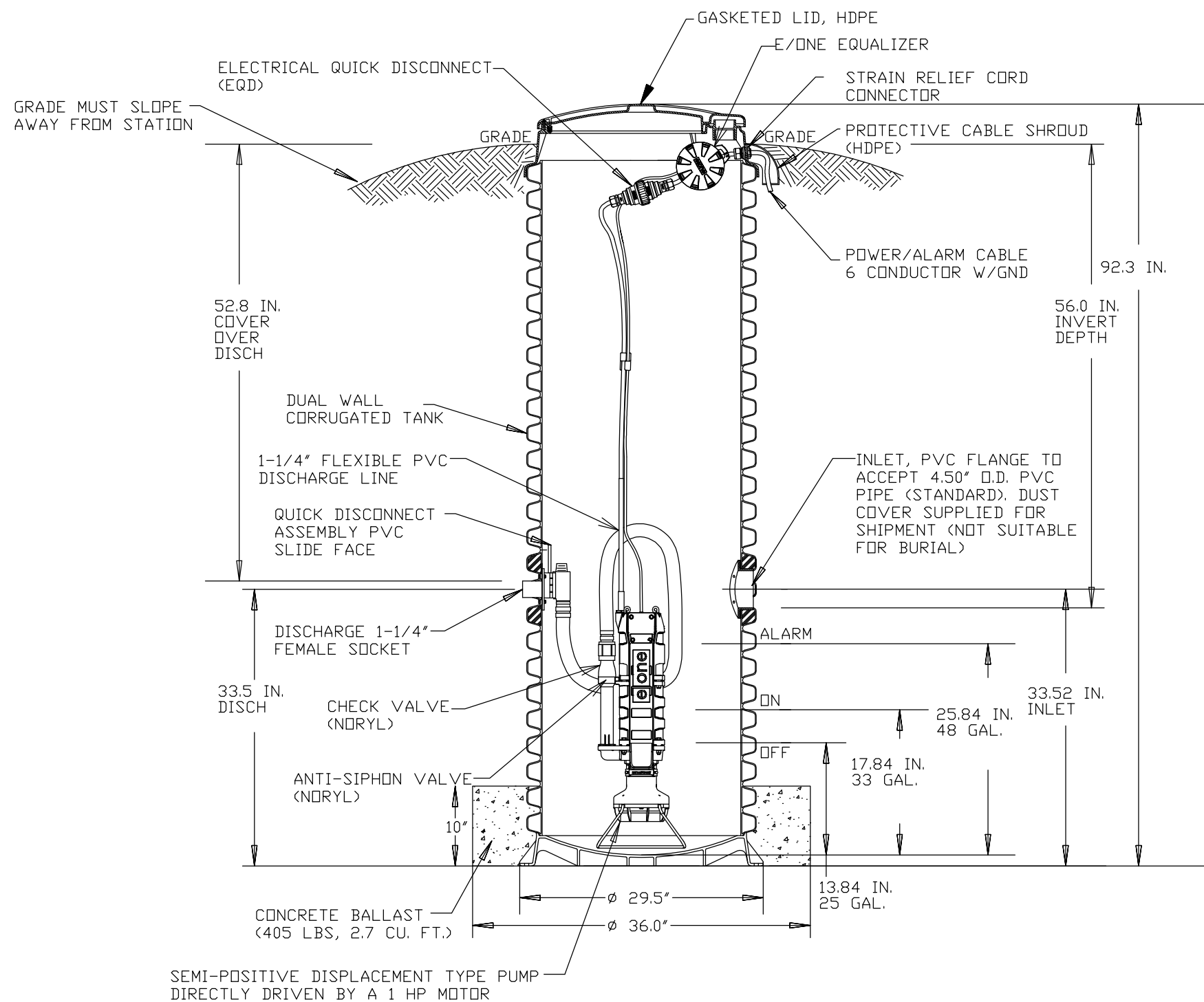


INFILTRATION SYSTEM 1 & 2 OUTLET DETAIL

NOT TO SCALE

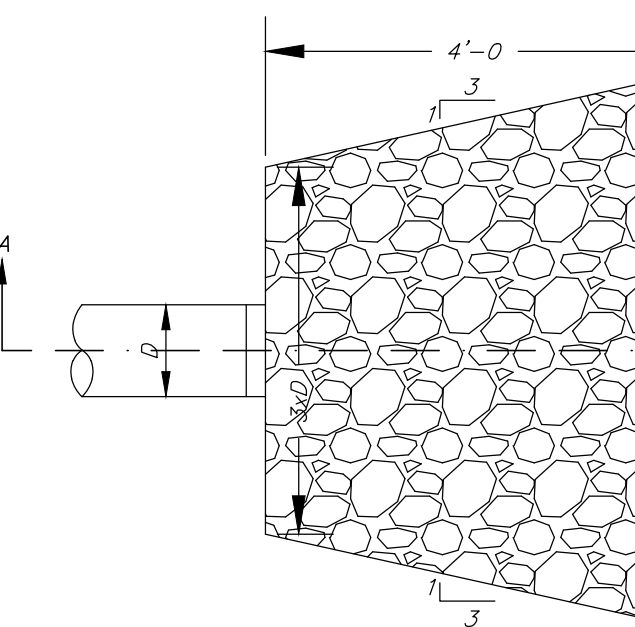
	SYSTEM 1	SYSTEM 2
8" (SYS. 1) 8" (SYS. 2) INVERT OUT	64.50	44.10
2" DIA. BOT. ORIFICE	64.50	44.10
4" DIA. ORIFICE	65.20	45.20
8" (SYS. 1) 8" (SYS. 2) TOP ORIFICE	67.50	47.20

INFILTRATION SYSTEM 1 & 2 OUTLET SCHEDULE

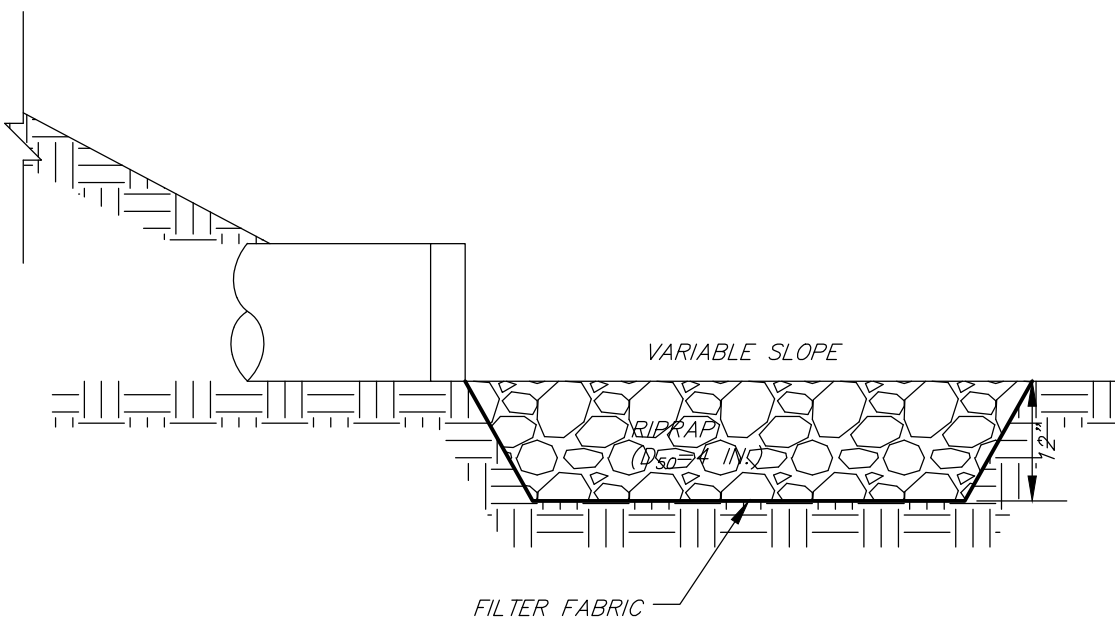


E-EJECTOR PUMP MODEL WH101-92

NOT TO SCALE



PLAN VIEW



SECTION A-A

RIP-RAP AT OUTLET

NOT TO SCALE