

Owner:
 R4 Partners LLC
 1 Hollis Street, Suite 220
 Wellesley, MA 02482
 Phone: 617-504-0943

Designer:
 Mark Iacocca
 PO Box 3852
 Manchester, NH 03105-3852
 Phone: 655.212.1758
 E-mail: miacocca1@gmail.com

NOTES:



① FRONT ELEVATION
 1/4" = 1'-0"

REVISION SCHEDULE		
No.	Description	Date

PROJECT NAME:
**38 WINDSOR RD
 FRONT ELEVATION**

PROJECT NUMBER:
 DATE: 5-8-19
 DRAWN: Author
 CHECKED BY: Checker

A-01-1

SCALE: 1/4" = 1'-0"

Owner:
 R4 Partners LLC
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Designer:
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 Phone: 855.212.1758
 E-mail: macoccaf@gmail.com

NOTES:



① RIGHT ELEVATION
 1/4" = 1'-0"

REVISION SCHEDULE		
No.	Description	Date

PROJECT NAME:
**38 WINDSOR RD
 RIGHT ELEVATION**

PROJECT NUMBER:
 DATE: 5-8-19

DRAWN by: Author
 CHECKED BY: Checker

A-01-2

SCALE: 1/4" = 1'-0"

Owner:
 R4 Partners LLC
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Designer:
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 Phone: 855.212.1758
 E-mail: macocca1@gmail.com

NOTES:



1 REAR ELEVATION
 1/4" = 1'-0"

REVISION SCHEDULE:		
No.	Description	Date

PROJECT NAME:
**38 WINDSOR RD
 REAR ELEVATION**

PROJECT NUMBER:
 DATE: 5-8-19
 DRAWN by: Author
 CHECKED BY: Checker

A-01-3

SCALE: 1/4" = 1'-0"

Owner:
 RM Partners LLC
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Designer:
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 E-mail: miacocca1@gmail.com

NOTES



LINE REPRESENTS TOP OF 48" RETAINING WALL
 OMITTED IN THIS LOCATION FOR DRAWING CLARITY

① LEFT ELEVATION
 1/4" = 1'-0"

REVISION SCHEDULE		
No.	Description	Date

PROJECT NAME:
**38 WINDSOR RD
 LEFT ELEVATION**

PROJECT NUMBER:
 DATE: 5-8-19

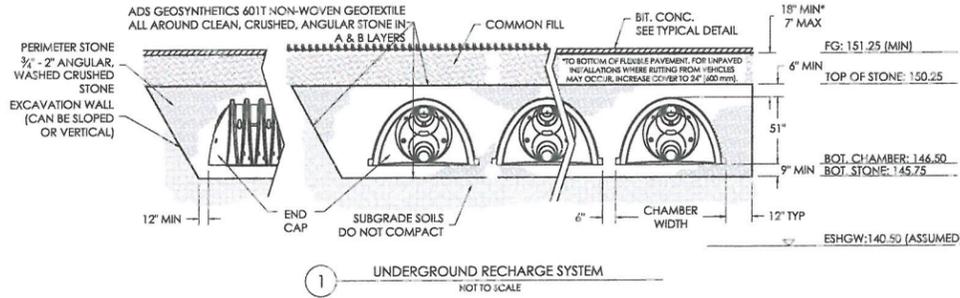
DRAWN BY: Author
 CHECKED BY: Checker

A-01-4

SCALE: 1/4" = 1'-0"

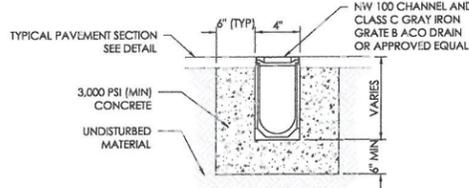
CHAMBER NOTES:

- CHAMBERS SHALL BE STORMTECH CHAMBER MC-3500 OR EQUAL.
- CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

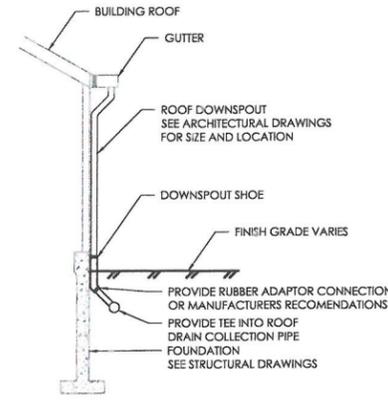


SYSTEM ELEVATIONS

RECHARGE SYSTEM 1
 FG: 151.25 (MIN)
 TOP OF STONE: 150.25
 6\"/>

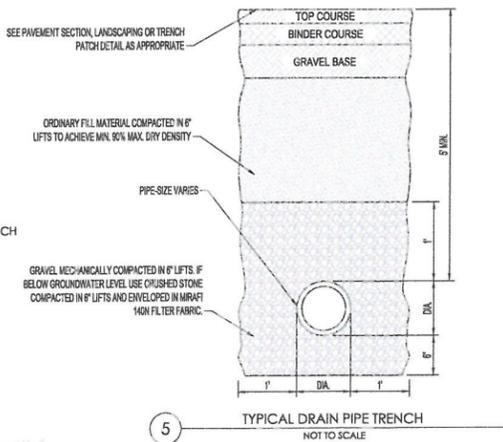
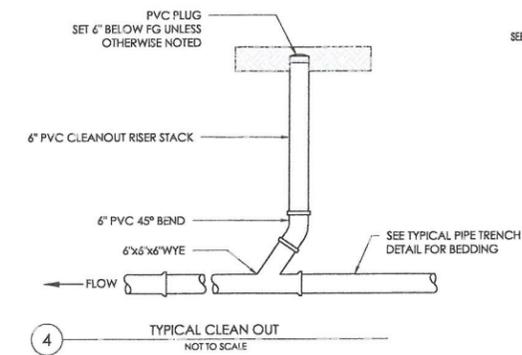


- NOTES:**
- PROVIDE PRE-SLOPED TRENCH SECTION DEPTH AS REQUIRED TO FACILITATE FLOW TO OUTLET.
 - TRENCH DRAIN SLOPED 1/8\"/>



LEGEND

---	PROPERTY LINE
- - - -	PROPERTY SETBACK
---	EXISTING BUILDING
---	EXISTING WATER SERVICE
---	EXISTING SEWER SERVICE
---	EXISTING CONTOUR LINE
---	PROPOSED BUILDING
---	PROPOSED RETAINING WALL
---	PROPOSED CONTOUR MAJOR LINE
---	PROPOSED CONTOUR MINOR LINE
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER
---	PROPOSED DRAIN LINE
---	PROPOSED GAS
---	PROPOSED UNDERGROUND CHAMBERS
---	PROPOSED DETENTION SYSTEM LIMITS
○	PROPOSED DRAIN MANHOLE
○	PROPOSED CATCH BASIN
○	PROPOSED SEWER MANHOLE
○	PROPOSED CLEAN OUT
○	PROPOSED HYDRANT
○	PROPOSED WATER SHUT OFF VALVE
○	PROPOSED SPOT GRADE
○	DOWNSPOUT



EARTHWORK SUMMARY

THE FOLLOWING REPRESENTS APPROXIMATE EARTHWORK CALCULATIONS PREPARED UTILIZING AUTODESK CIVIL 3D, WITH ADDITIONAL MANUAL ADJUSTMENTS WHEN NECESSARY FOR MAJOR SITE COMPONENTS SUCH AS BUILDINGS, PAVEMENT AREAS, ETC.

TOTAL CUT: 3,036 CUBIC YARDS
 TOTAL FILL: 148 CUBIC YARDS
 NET: 2,888 CUBIC YARDS - EXPORT

NOTE TO CONTRACTOR:
 CONTRACTOR SHALL BE RESPONSIBLE FOR INDEPENDENTLY CONFIRMING QUANTITIES AND INCLUDE ALL EARTHWORK IN BASE PRICING.

STORMWATER SUMMARY

EXISTING IMPERVIOUS AREA: 3,807 SF
 PROPOSED IMPERVIOUS AREA: 7,131 SF
 NET: 3,324 SF INCREASE

RECHARGE CHAMBERS HAVE BEEN SIZED BASED ON HYDROLOGIC CALCULATIONS TO CAPTURE AND REDUCE RUNOFF FLOWS AND VOLUMES. SEE STORMWATER REPORT DATED FEBRUARY 19, 2019.

STORM:	EXISTING (CFS / CF)	PROPOSED (CFS / CF)
2-YR	0 / 111	0 / 14
10-YR	0.13 / 1,010	0.04 / 493
50-YR	0.68 / 2,818	0.32 / 1,794
100-YR	1.01 / 3,613	0.70 / 2,825

STORAGE VOLUME PROVIDED:
 RECHARGE SYSTEM: 1,777 CF

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY FIELD RESOURCES DATED JANUARY 11, 2019. SCREENED IMAGES SHOW EXISTING CONDITIONS.
- WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. PRIOR TO THE START OF ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.

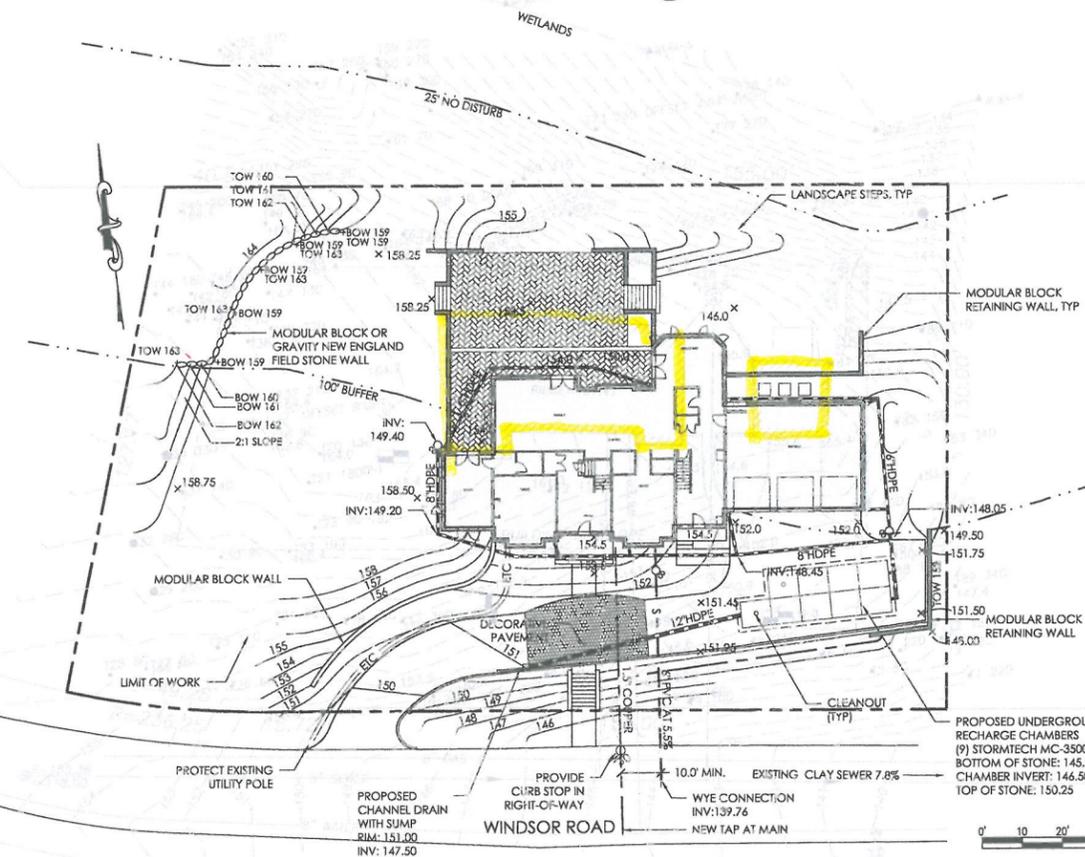
GRADING AND UTILITY NOTES:

- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- REFER TO ARCHITECTURAL PLAN FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
- WATER SERVICE LINES SHALL BE TYPE K COPPER. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM.
- CONTRACTOR SHALL PROVIDE ALL FITTINGS, BENDS, RESTRAINTS, THRUST BLOCKS, AND OTHER APPURTENANCES NECESSARY FOR INSTALLATION OF WATER SERVICE WHETHER SPECIFICALLY NOTED OR NOT.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- THE TOWN OF WELLESLEY ENGINEERING DEPARTMENT MAY REQUIRE INSPECTION OF THE DRAINAGE SYSTEM FOR THE PROPERTY. NOTIFY ENGINEERING A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION OF DRAINAGE COMPONENTS.
- THE SUBGRADE OF THE PROPOSED RECHARGE SYSTEM SHALL BE INSPECTED BY THE DESIGN ENGINEER OF RECORD AND TOWN OF WELLESLEY ENGINEERING.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE RECHARGE SYSTEM WITH SWING TIES TO PERMANENT STRUCTURES LOCATING THE EXTENTS OF THE CHAMBER SYSTEM AND ALL CLEANOUT AND ACCESS POINTS.
- THE TOWN OF WELLESLEY ENGINEERING DEPARTMENT MAY REQUIRE INSPECTION OF THE DRAINAGE SYSTEM FOR THE PROPERTY. NOTIFY ENGINEERING A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION OF DRAINAGE COMPONENTS.
- THE SUBGRADE OF THE PROPOSED RECHARGE SYSTEM SHALL BE INSPECTED BY THE DESIGN ENGINEER OF RECORD AND TOWN OF WELLESLEY ENGINEERING.
- THE CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE STORMWATER RECHARGE SYSTEM WITH SWING TIES TO EACH CORNER OF THE SYSTEM, CLEAN OUTS, AND OTHER POINTS OF ACCESS INTO THE SYSTEM.

SOIL TEST DATA:

DEPTH/ELEV	TEST PIT / SOIL TYPE	HORIZ.	COLOR	DEPTH/ELEV	TEST PIT / SOIL TYPE	HORIZ.	COLOR	DEPTH/ELEV	TEST PIT / SOIL TYPE	HORIZ.	COLOR
EG: 163.50	TP-1			EG: 156.0	TP-2			EG: 150.50	TP-3		
10\"/>											

TEST NOTES:
 SOIL EVALUATOR: TIMOTHY POWER, PE. SE152
 DATE OF TESTING: 01.25.2019



CONSULTANT:
SINGLE FAMILY HOUSE
 38 WINDSOR ROAD, WELLESLEY, MA
 CLIENT/APPLICANT:
R4 PARTNERS, LLC
 1 HOLLIS ST, SUITE 220, WELLESLEY, MA

PROJECT:
 1:04-29-2018 ENGINEERS COMMENTS
 REV:
 SEAL:

ISSUED FOR LARGE HOUSE REVIEW
 MARCH 8, 2019
PROPOSED SITE PLAN
 SCALE: AS NOTED
 JOB NO: 018-001
 FILE: 018-001-GLD.WG
 DRAWN: TJP
 CHECKED: TJP
 SHEET NO:
C101

