

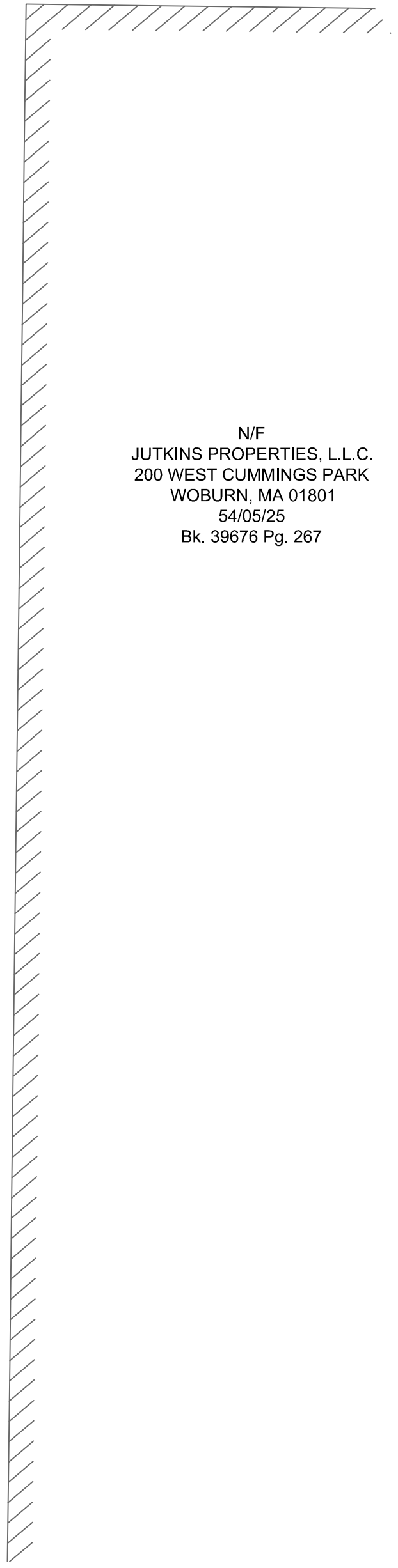
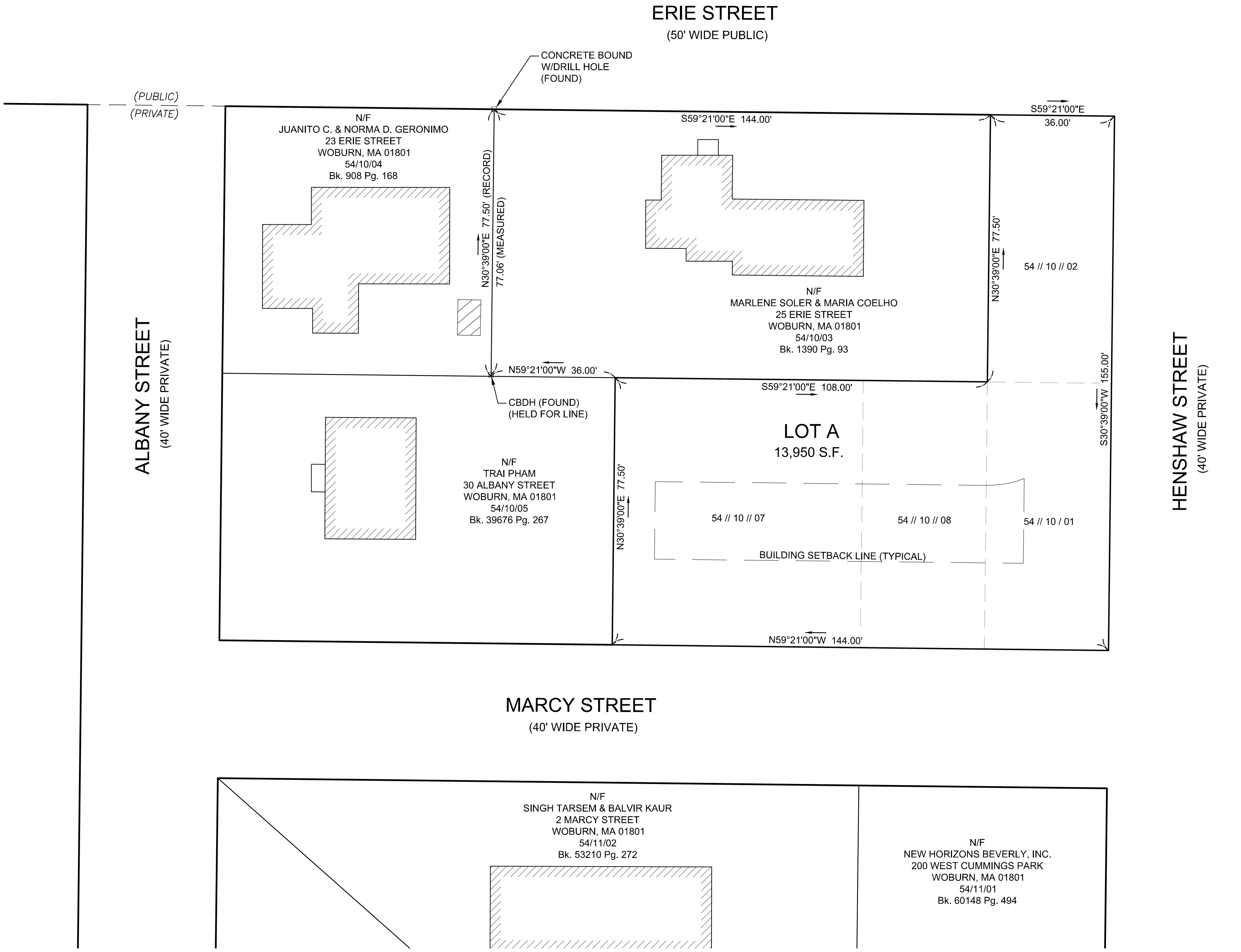
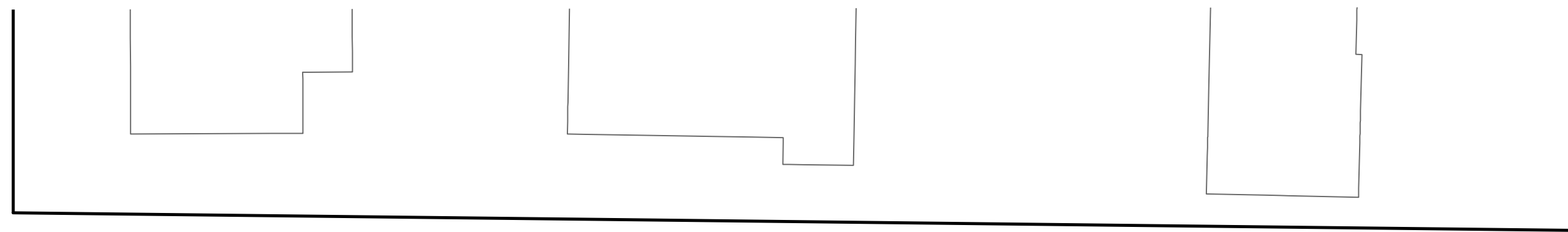
GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH THE CONSTRUCTION SPECIFICATIONS AND DETAILS FOR THE EXTENSION OF THE PAVED ROADWAY WITHIN MARCY STREET.
2. ASSESSOR'S PARCELS 57//10//01, 57//10//02, 57//10//07, AND 57//10//08 ARE TO BE COMBINED TO FORM 1 BUILDING LOT WITH A TOTAL AREA OF 13,950 S.F.
3. ADDITIONAL INFORMATION REGARDING THIS APPLICATION IS PROVIDED IN A "DEVELOPMENT SUMMARY REPORT" PREPARED BY ALAN ENGINEERING, L.L.C. DATED OCTOBER 6, 2023.
4. TOPOGRAPHIC FEATURES WERE PROVIDED ELECTRONICALLY BY THE CITY OF WOBURN ENGINEERING DEPARTMENT. ELEVATIONS ARE BASED ON NAVD 1988.
5. UTILITY INFORMATION WAS PROVIDED ELECTRONICALLY BY THE WOBURN ENGINEERING DEPARTMENT AND SUPPLEMENTED WITH AS BUILT PLANS OF RECORD.
6. THE CONTRACTOR IS REQUIRED TO CONTACT DIGSAFE TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO PERFORMING ANY EXCAVATION ACTIVITIES.
7. THE PROPOSED HOUSE LOT IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

WAIVERS

THE FOLLOWING WAIVERS FROM THE WOBURN PLANNING BOARD SUBDIVISION RULES AND REGULATIONS ARE BEING REQUESTED:

- SECTION: III.B.4.a: TO ALLOW A RIGHT OF WAY WIDTH OF 40 FEET.
- TABLE I (STREET CROSS-SECTION STANDARDS): TO NOT REQUIRE SIDEWALKS.
- SECTION: III.E.4: TO NOT LOOP THE EXISTING WATER MAIN.
- SECTION: III.L.: TO NOT REQUIRE A STREET LIGHT.
- SECTION: IV.G.4: TO NOT REQUIRE CURBING.
- TABLE: II (STREET DESIGN STANDARDS): TO NOT REQUIRE A CUL-DE-SAC.



CITY OF WOBURN
PLANNING BOARD APPROVAL

DATE: _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS. THIS IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP NOR TO ANY UNRECORDED EASEMENTS.

(Signature)
EDWARD J. PARISELL
No. 34613
REGISTERED
PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS LICENSED LAND SURVEYOR
(FOR ALAN ENGINEERING, L.L.C.)

10-17-23
DATE

THIS PLAN IS APPROVED SUBJECT TO A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN AND A RESTRICTIVE COVENANT, BOTH RECORDED HERewith.

I, _____, CLERK OF THE CITY OF WOBURN HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

ZONING CRITERIA

The subject parcel is in a Residence 2 (R-2) zoning district.
For Single Family Use:
Minimum Area: 12,000 s.f.
Minimum Frontage: 100'
Minimum Lot Width: 60'
Yard Setbacks:
Front: 25'
Side: 12'
Rear: 30'

PLAN REFERENCES:

M.S.R.D. BOOK 85, PLAN 49
LAND COURT PLAN 2895A
LAND COURT PLAN 5674A
LAND COURT PLAN 25273A
LAND COURT PLAN 38644A
M.S.R.D. PLAN 1482 OF 2005

DEED REFERENCES:

M.S.R.D. BOOK 47609, PAGE 327
M.S.R.D. BOOK 68334, PAGE 272, 273 & 275

RECORD OWNER:

COMMONWEALTH REALTY FOUNDATION, L.L.C.
200 WEST CUMMINGS PARK
WOBURN, MA 01801

ASSESSORS PARCEL IDs:

54 // 10 // 01; 54 // 10 // 02;
54 // 10 // 07; 54 // 10 // 08



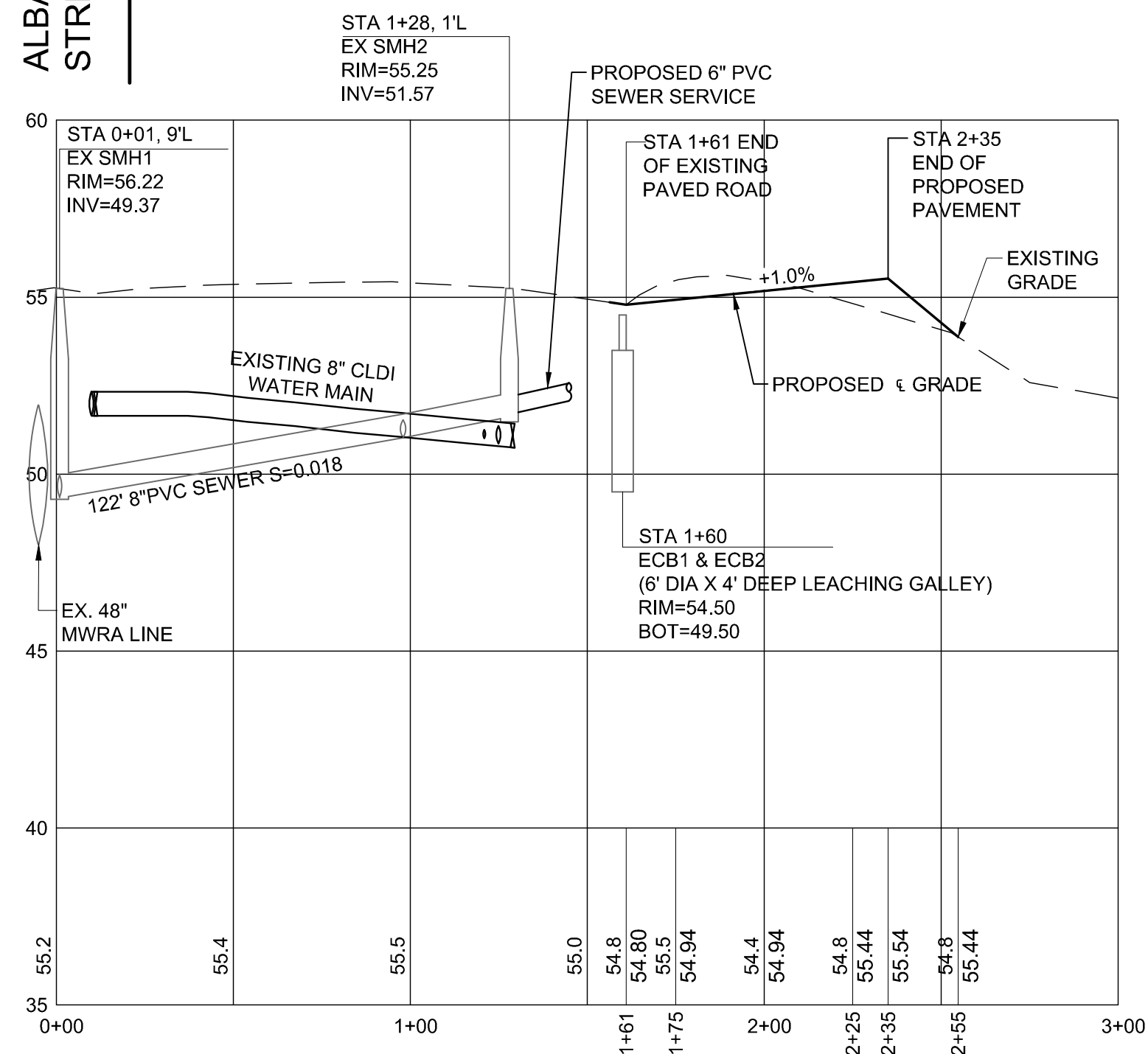
**DEFINITIVE SUBDIVISION
RIGHT OF WAY
AND LOT PLAN
MARCY STREET
WOBURN, MA 01801**

**ALAN
ENGINEERING, L.L.C.**
110 WINN STREET, SUITE 209
WOBURN, MA 01801
(781) 289-9789
alan.eng@verizon.net

PREPARED FOR:
COMMONWEALTH REALTY
FOUNDATION, L.L.C.
200 WEST CUMMINGS PARK
WOBURN, MA 01801

JOB NO: 1155 DWG NO: 1552
OCTOBER 17, 2023
SCALE: 1" = 20' **1 of 2**

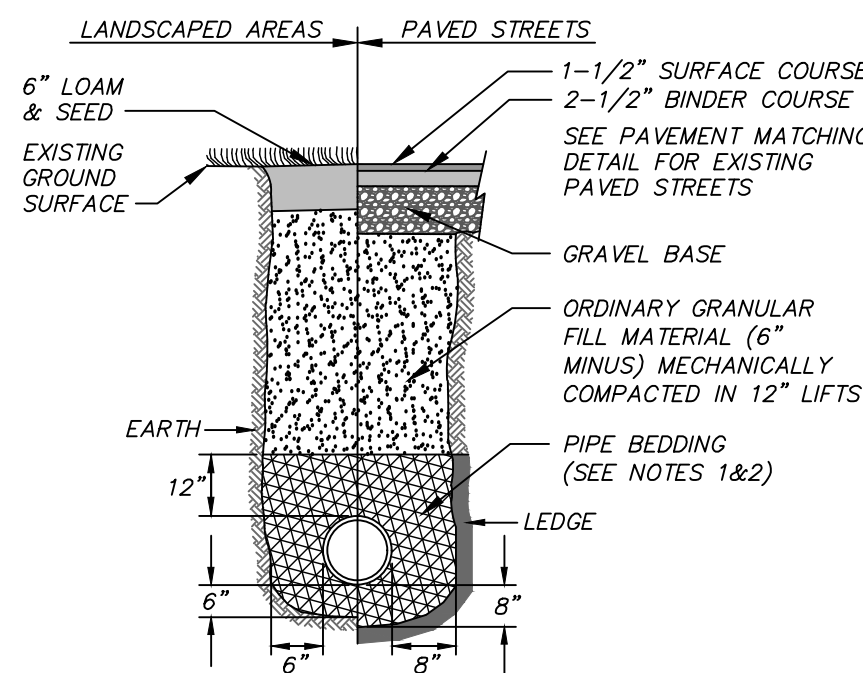
ALBANY STREET



PROFILE VIEW
SCALE: 1"=40' (HOR) & 4' (VERT)

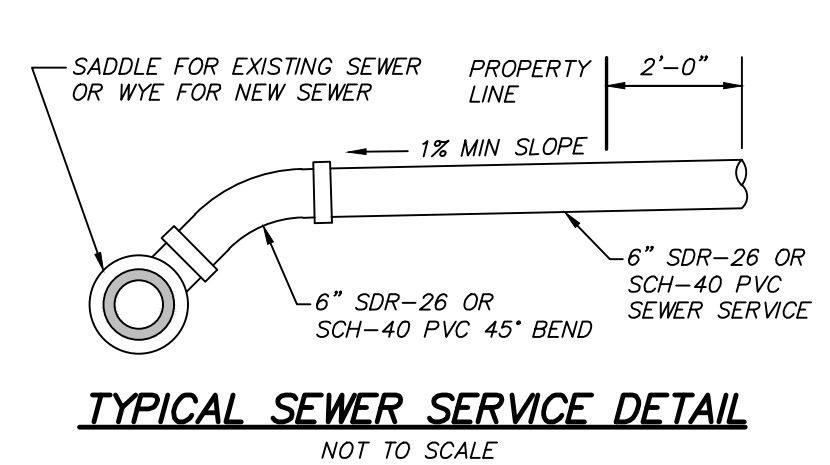
NOTES:

1. ALL UTILITIES SHOWN ARE TAKEN FROM RECORD PLANS AND FIELD OBSERVATION. CONTRACTOR SHALL CONTACT DIG-SAFE AND ALL NON-MEMBER UTILITY COMPANIES 72 HOURS PRIOR TO ANY EXCAVATION.
2. CONTRACTOR IS TO COORDINATE ALL UTILITY INSTALLATIONS AND CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.
3. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE WOBURN SUBDIVISION RULES AND REGULATIONS.
4. ALL STREET IMPROVEMENTS ARE TO BE COMPLETED IN ACCORDANCE WITH THIS PLAN. NO VARIATION FROM THE APPROVED PLAN IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE WOBURN PLANNING BOARD.
5. EXISTING UTILITY INFORMATION TAKEN FROM "INTERIM ASBUILT" DEFINITIVE SUBDIVISION PLAN OF ALBANY STREET EXTENSION WOBURN, MA, DATED DEC. 28, 2005 PREPARED BY MONUMENT ENGINEERING ASSOCIATES.

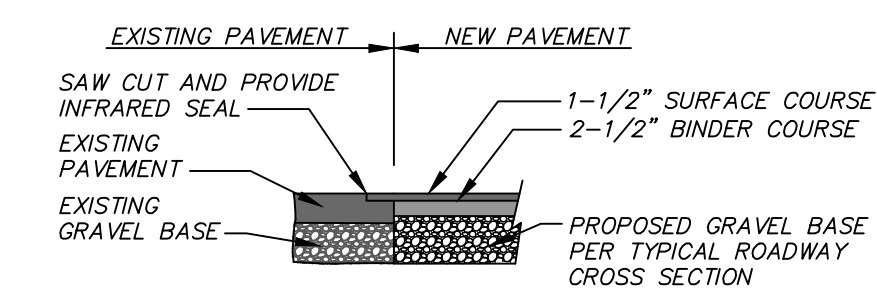


TYPICAL TRENCH SECTION
NOT TO SCALE

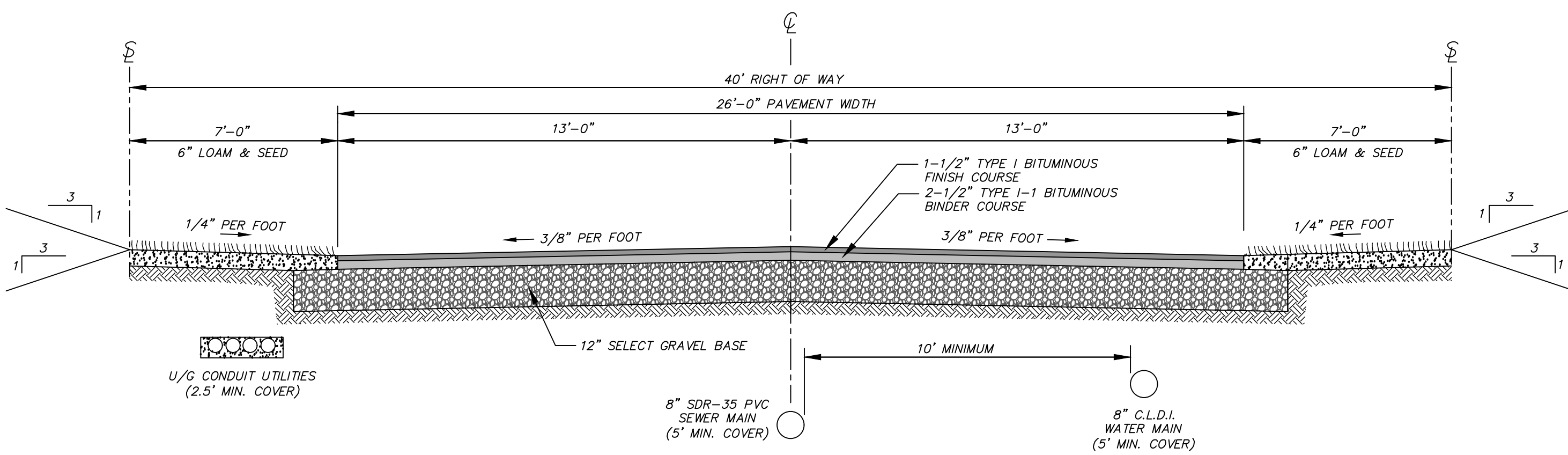
- NOTES:
1. PIPE BEDDING MATERIAL TO BE AS FOLLOWS:
 - FOR CLDI WATER MAINS USE SAND
 - FOR PVC AND HDPE PIPING USE 3/4" CRUSHED STONE
 - FOR RCP USE SUITABLE GRANULAR FILL (2" MINUS)
 2. FOR ANTI-SEEP COLLAR SUBSTITUTE BEDDING MATERIAL WITH BENTONITE FOR A DISTANCE OF 24 INCHES ALONG THE TRENCH.



TYPICAL SEWER SERVICE DETAIL
NOT TO SCALE



PAVEMENT MATCHING DETAIL
NOT TO SCALE



TYPICAL STREET CROSS SECTION
NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING BITUMINOUS CURB
- EXISTING WATER MAIN
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING UTILITY POLE
- PROPOSED PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED U/G CONDUITS

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DATE: _____

ERIE STREET
(50' WIDE PUBLIC)

ALBANY STREET
(40' WIDE PRIVATE)

HENSHAW STREET
(40' WIDE PRIVATE)

LOT A
13,950 S.F.

MARCY STREET
(40' WIDE - PRIVATE)

DRAINAGE & UTILITY PLAN
SCALE: 1" = 20'

GENERAL NOTES

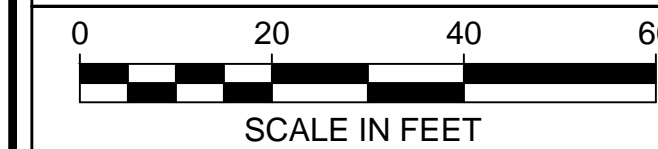
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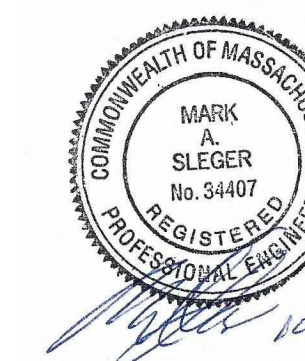
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SCALE IN FEET



DEFINITIVE SUBDIVISION
PLAN AND PROFILE
MARCY STREET
WOBURN, MA 01801

CITY OF WOBURN
PLANNING BOARD APPROVAL

ALAN
ENGINEERING, L.L.C.
 110 WINN STREET, SUITE 209
 WOBURN, MA 01801
 (781) 289-9789
 alan.eng@verizon.net

PREPARED FOR:
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JOB NO: 1155

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OCTOBER 17, 2023

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2 of 2