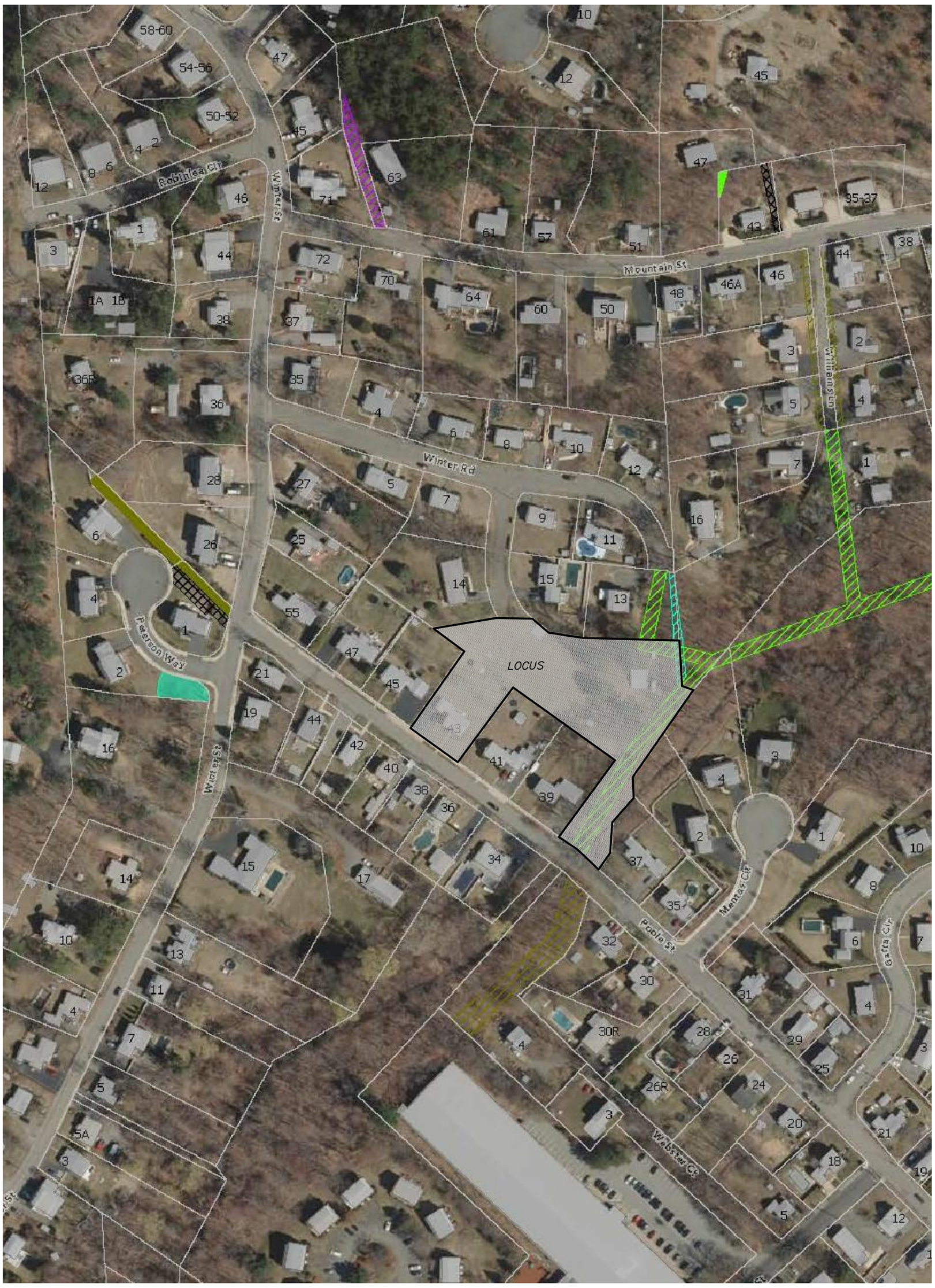
43 POOLE STREET
DEFINITIVE SUBDIVISION



RECORD OWNER:

OLIVER C. & DOROTHY M. GALANTE
BK.10193 PG.55
PARCEL 12-4-26
ZONING DISTRICT: R-1

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"

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

_____ _____
CITY CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW

WOBURN PLANNING BOARD

_____
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_____

DATE:_____

REVISIONS:

PLAN INDEX

SHEET 1 OF 6: LOCUS PLAN
SHEET 2 OF 6: EXISTING CONDITIONS PLAN
SHEET 3 OF 6: PROPERTY RIGHTS PLAN
SHEET 4 OF 6: SITE CONSTRUCTION PLAN
SHEET 5 OF 6: UTILITIES PLAN & PROFILE
SHEET 6 OF 6: CONSTRUCTION DETAILS PLAN

LOCUS PLAN
43 POOLE STREET
IN
WOBURN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

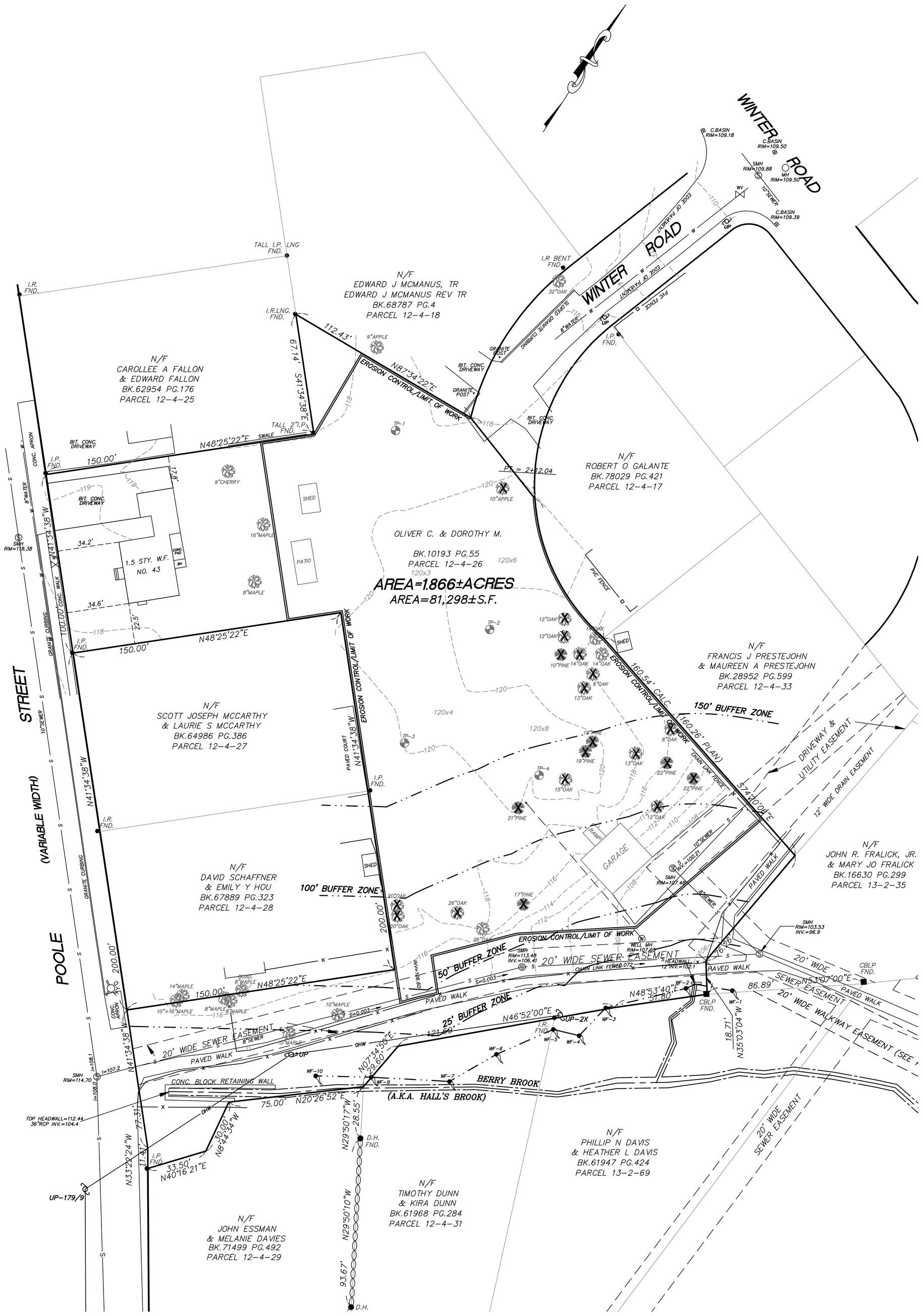
43 POOLE STREET, LLC

SCALE: 1"= 100' DATE: JANUARY 23, 2023

FEET 100 0 50 100 200 400

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

SHEET No. 1 OF 6



NOTES:

UTILITIES SHOWN ARE FROM FIELD INSPECTION AND PLANS OF RECORD. UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION BY CALLING DIG SAFE AT 888–DIG SAFE AND THE WOBURN DEPARTMENT OF PUBLIC WORKS 781–897–5980 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS:

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CITY CLERK DATE

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WOBURN PLANNING BOARD

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DATE:_____

EXISTING CONDITIONS PLAN
43 POOLE STREET
IN
WOBURN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
43 POOLE STREET, LLC

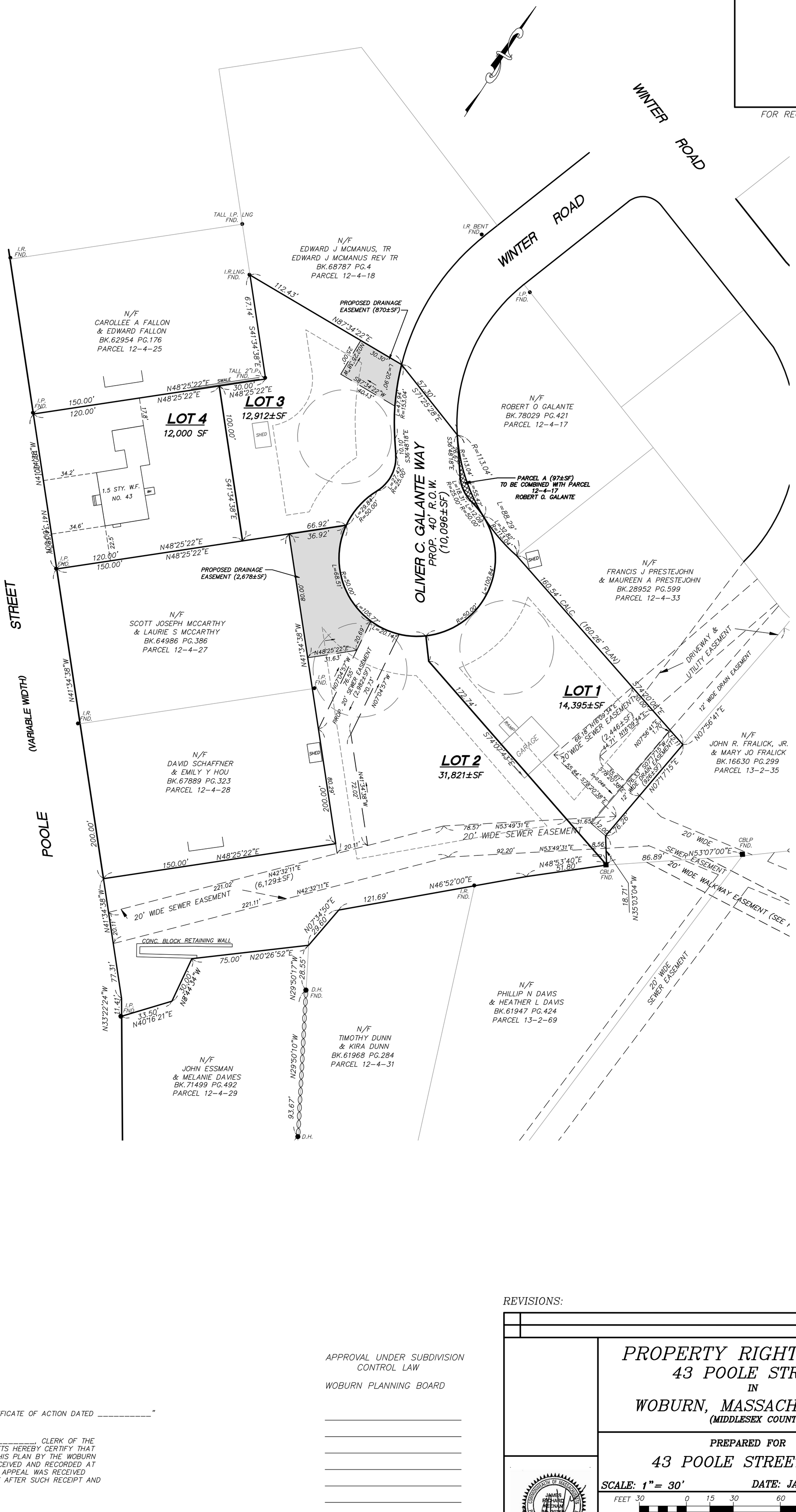
SCALE: 1"=30' DATE: JANUARY 23, 2023

FEET 30 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS
JAMES RICHARD KEENAN No. 30756
REGISTERED PROFESSIONAL LAND SURVEYOR

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

FOR REGISTRY USE ONLY



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CITY CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW

WOBURN PLANNING BOARD

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DATE:_____

REVISIONS:

COMMONWEALTH OF MASSACHUSETTS
JAMES RICHARD KEENAN
NO. 30751
REGISTERED PROFESSIONAL LAND SURVEYOR

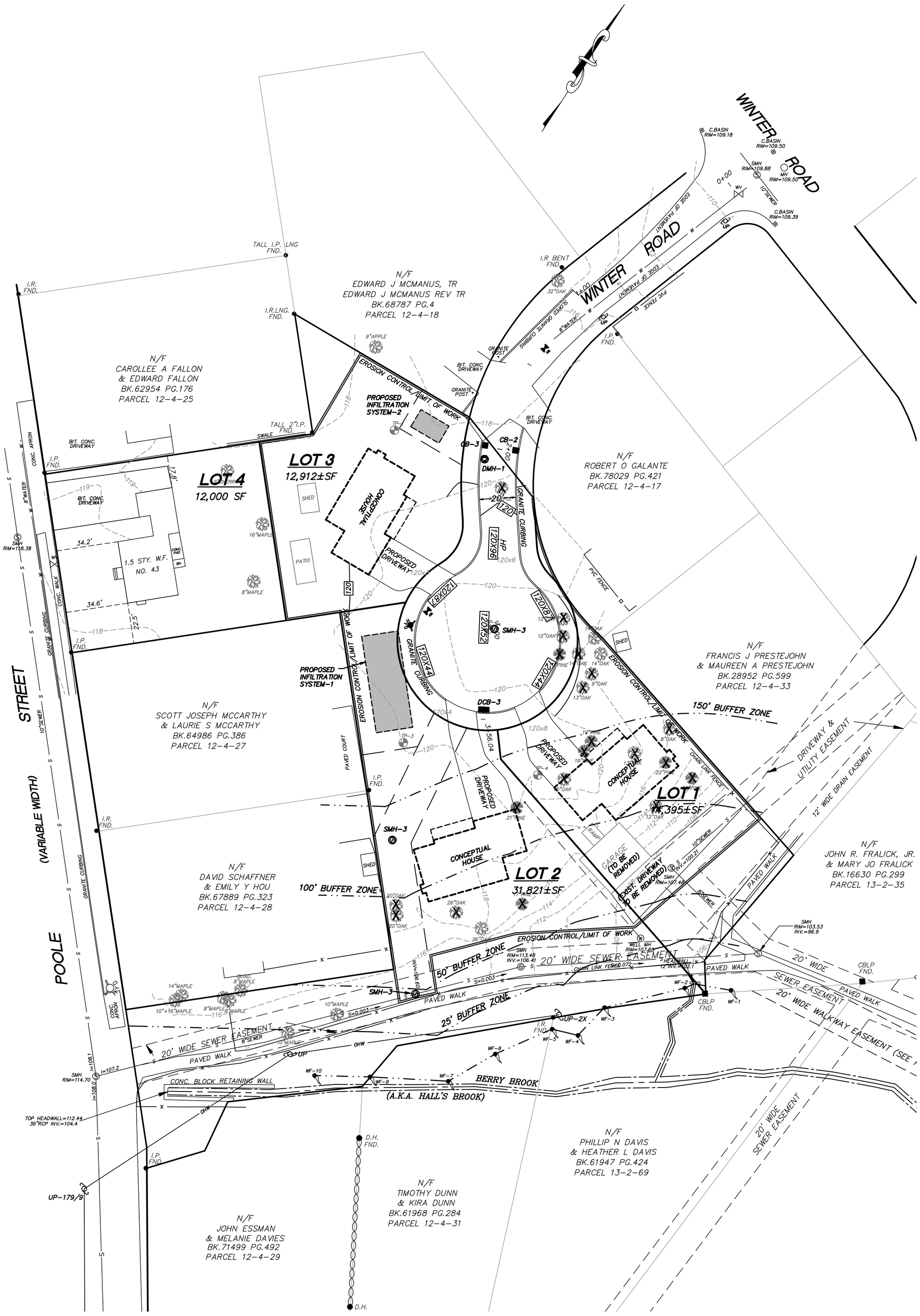
PROPERTY RIGHTS PLAN
43 POOLE STREET
IN
WOBURN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

43 POOLE STREET, LLC

SCALE: 1"= 30' **DATE: JANUARY 23, 2023**

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890



RESOURCE AREA NOTES:

TOTAL AREA WITHIN 25 FOOT BUFFER ZONE: 7,390±SF
TOTAL AREA WITHIN 50 FOOT BUFFER ZONE: 15,405±SF
TOTAL AREA WITHIN 100 FOOT BUFFER ZONE: 26,875±SF
TOTAL AREA WITHIN 150 FOOT BUFFER ZONE: 35,600±SF

EXISTING IMPERVIOUS COVER; 6,160±SF
PROPOSED IMPERVIOUS COVER: 20,890±SF

EXISTING IMPERVIOUS COVER WITHIN 25' BUFFER ZONE: 960±SF
PROPOSED IMPERVIOUS COVER WITHIN 25' BUFFER ZONE: 960±SF

EXISTING IMPERVIOUS COVER WITHIN 50' BUFFER ZONE: 2,255±SF
PROPOSED IMPERVIOUS COVER WITHIN 50' BUFFER ZONE: 2,180±SF

EXISTING IMPERVIOUS COVER WITHIN 100' BUFFER ZONE: 4,480±SF
PROPOSED IMPERVIOUS COVER WITHIN 100' BUFFER ZONE: 2,710±SF

EXISTING IMPERVIOUS COVER WITHIN 150' BUFFER ZONE: 4,480±SF
PROPOSED IMPERVIOUS COVER WITHIN 150' BUFFER ZONE: 7,310±SF

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CITY CLERK DATE

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WOBURN PLANNING BOARD

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DATE:_____

NOTES:

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REVISIONS:

SITE CONSTRUCTION PLAN
43 POOLE STREET
IN
WOBURN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

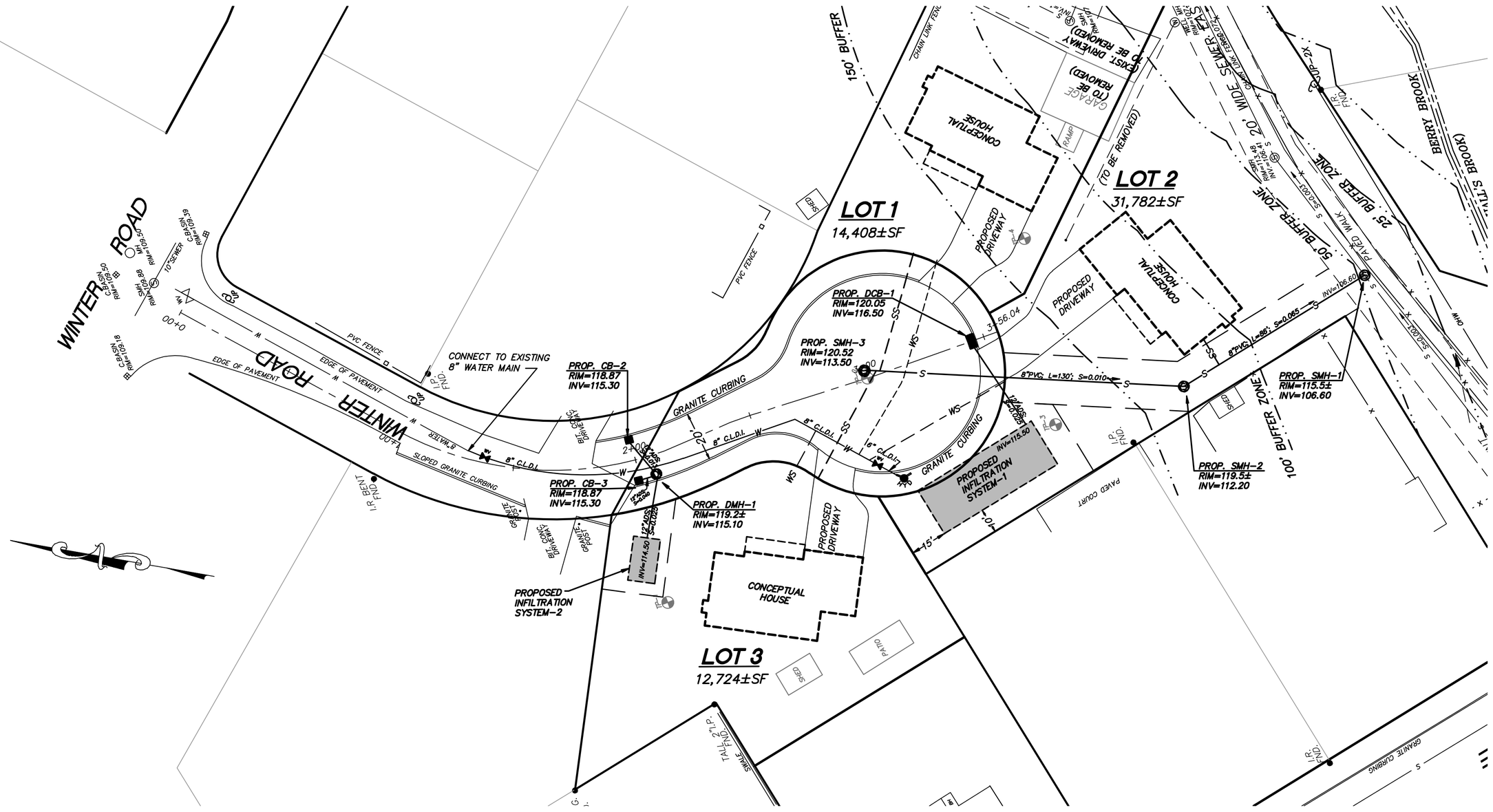
43 POOLE STREET, LLC

SCALE: 1"=30' DATE: JANUARY 23, 2023

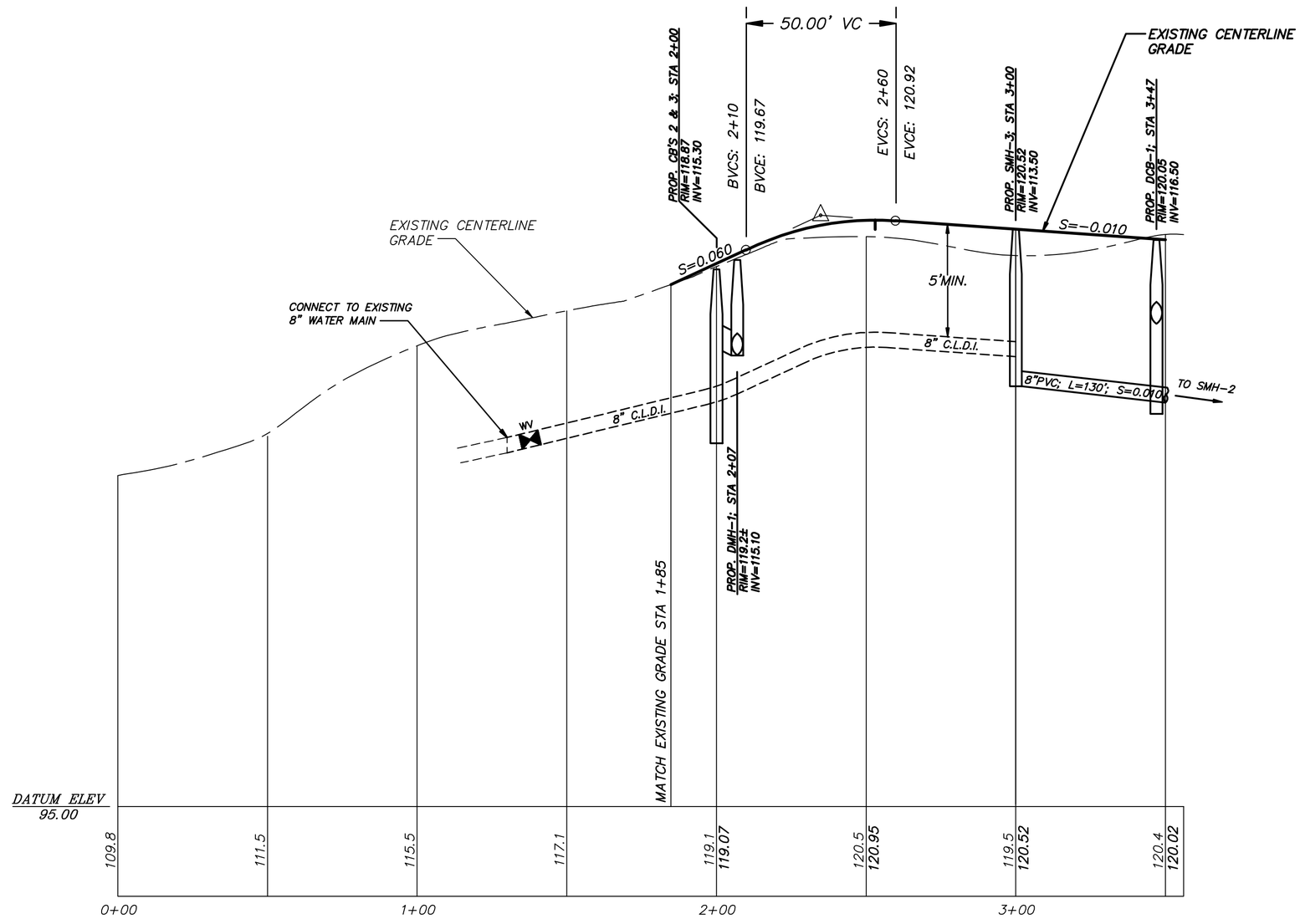
FEET 30 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS FREDERICK W. RUSSELL JR. CIVIL No. 36713 REGISTERED PROFESSIONAL ENGINEER

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

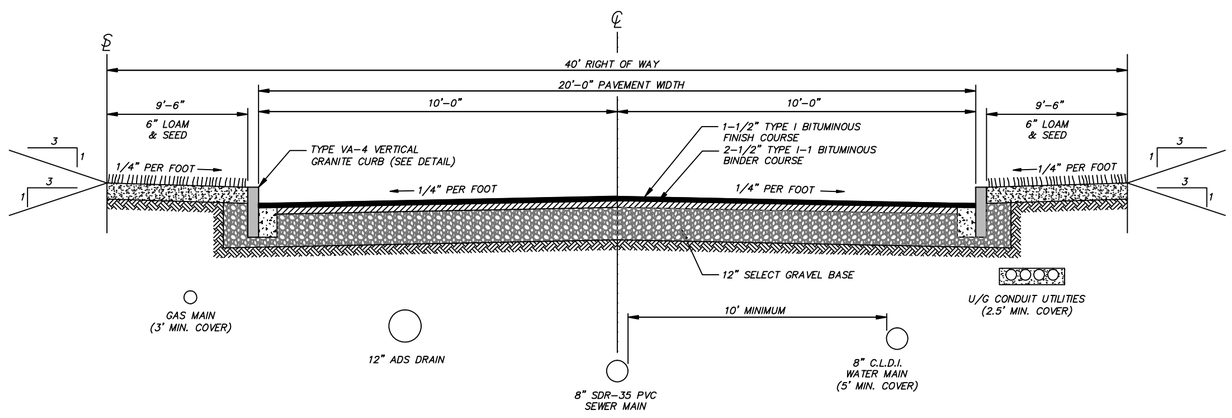


HIGH POINT ELEV = 120.96
HIGH POINT STA = 2+53
PVI STA = 2+35
PVI ELEV = 120.96



PROFILE

SCALE: 1"=30' HOR.
1"=4' VER.



TYPICAL STREET CROSS SECTION
NOT TO SCALE

NOTES:

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CITY CLERK DATE

APPROVAL UNDER SUBDIVISION CONTROL LAW

WOBURN PLANNING BOARD

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DATE:_____

REVISIONS:

UTILITIES PLAN & PROFILE
43 POOLE STREET
IN
WOBURN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

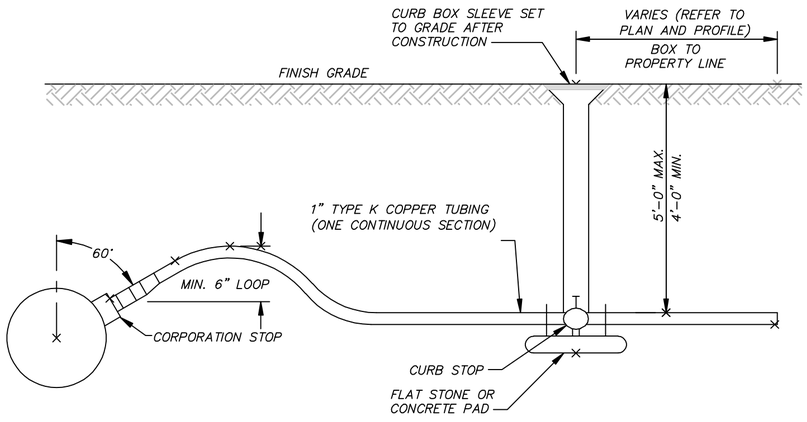
43 POOLE STREET, LLC

SCALE: 1"=30' **DATE: JANUARY 23, 2023**

FEET 30 0 15 30 60 120

COMMONWEALTH OF MASSACHUSETTS
FREDERICK M. RUSSELL JR.
CIVIL
No. 36713
REGISTERED PROFESSIONAL ENGINEER

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

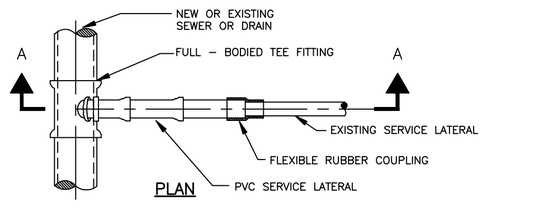


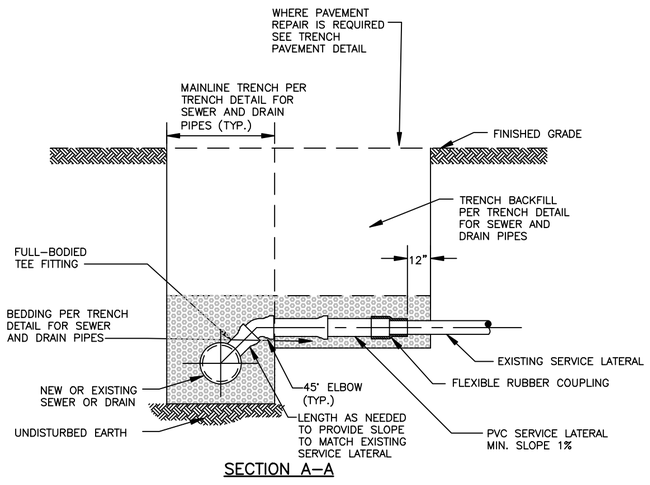
1" WATER SERVICE INSTALLATION

NOT TO SCALE

NOTES:

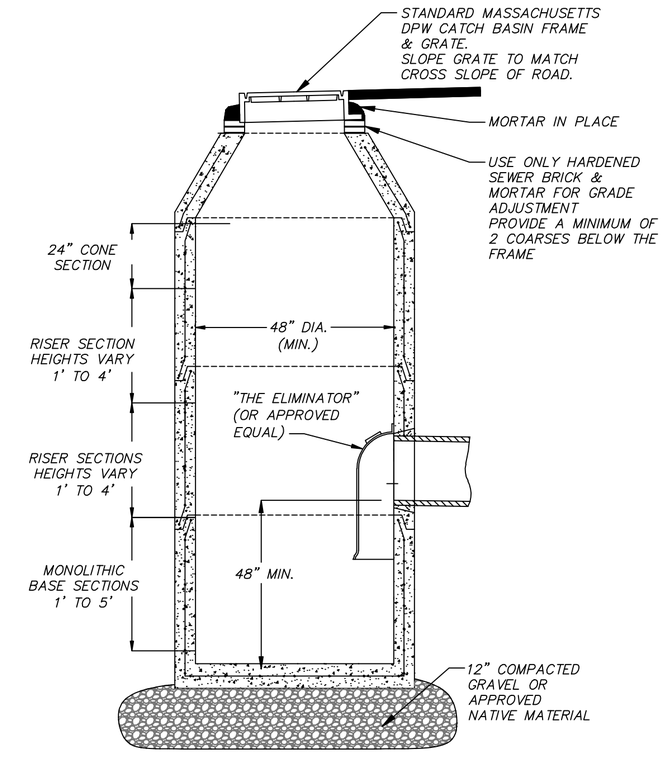
1. BACKFILL SHALL BE NATIVE MATERIAL COMPACTED TO A DENSITY OF NOT LESS THAN 90% RELATIVE COMPACTION.
2. SPECIAL ATTENTION MUST BE GIVEN TO BACKFILL AROUND WATER MAIN AND UNDER SERVICE PIPE.





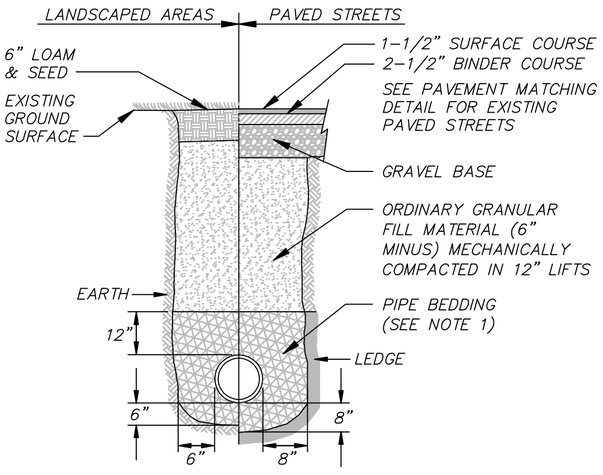
SEWER SERVICE CONNECTION

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

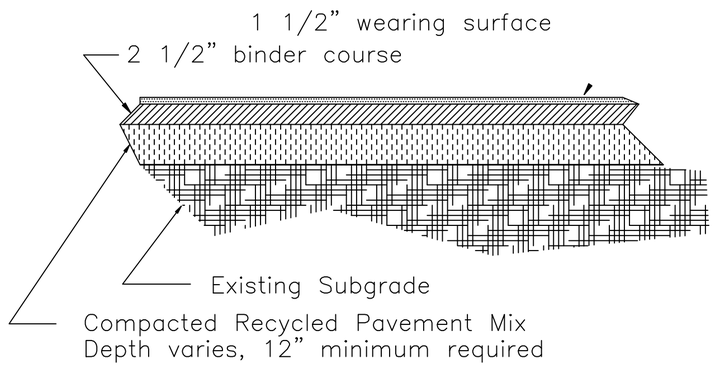


TYPICAL TRENCH SECTION

NOT TO SCALE

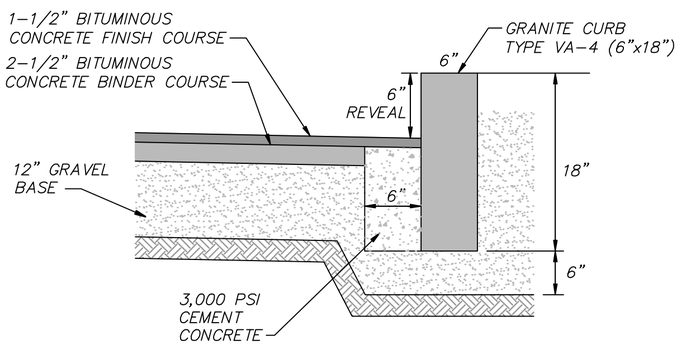
NOTES:
PIPE BEDDING MATERIAL TO BE AS FOLLOWS:

- FOR CLDI WATER MAINS AND COPPER TUBING USE SAND
- FOR PVC AND CPP PIPING USE 3/4" CRUSHED STONE
- FOR RCP USE SUITABLE GRANULAR FILL (2" MINUS)



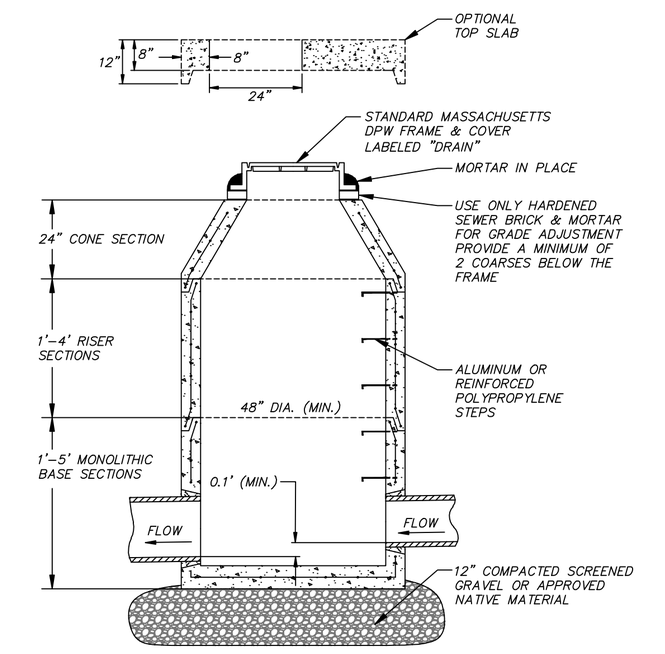
PAVEMENT DETAIL

NOT TO SCALE



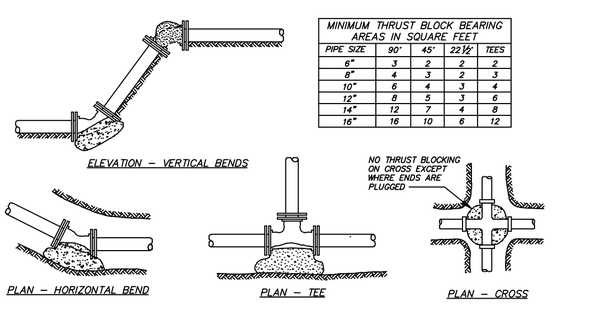
VERTICAL GRANITE CURB DETAIL

NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



MINIMUM THRUST BLOCK BEARING AREAS IN SQUARE FEET

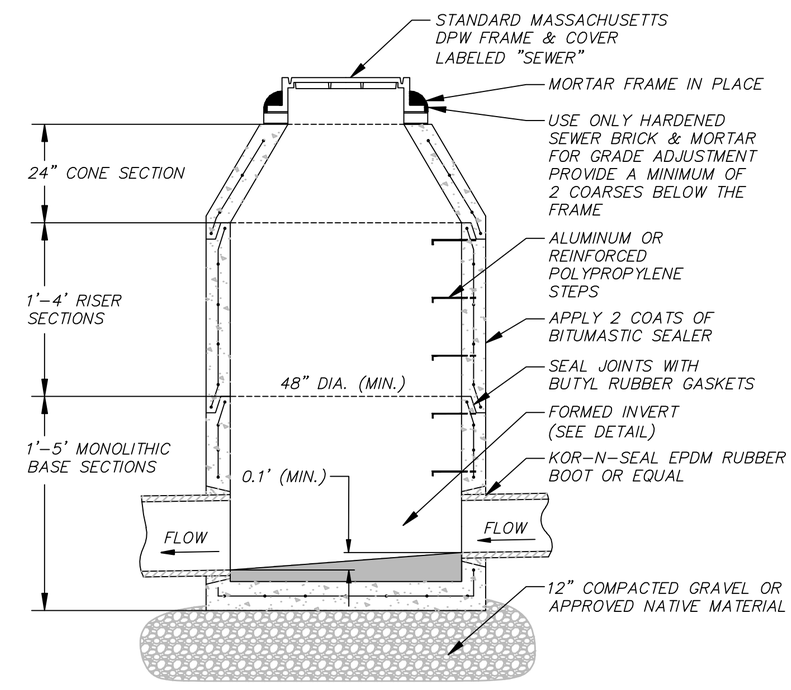
PIPE SIZE	90°	45°	22½°	TEES
6"	3	2	2	2
8"	4	3	2	3
10"	6	4	3	4
12"	8	5	3	6
14"	12	7	4	8
16"	16	10	6	12

NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE SPCIFICATIONS OF THE CITY OF WOBURN PUBLIC WORKS DEPARTMENT.
2. CONCRETE SHALL BE 3,000 PSI MINIMUM AT 28 DAYS.
3. THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH.
4. ALL FITTINGS (EXCEPT AS INDICATED) SHALL BE SUPPORTED AND ANCHORED IN CONCRETE AND WITH "MEGALUG JOINT RESTRAINTS" OR APPROVED EQUAL.
5. FOR FIRE HYDRANT THRUSTING SEE HYDRANT CONNECTION DETAIL.
6. POURED CONCRETE SHALL BE KEPT 6" CLEAR OF MECHANICAL JOINTS TO ALLOW FOR FUTURE REPAIR OR REMOVAL.
7. RETAINER GLANDS REQUIRED ON ALL BENDS (CLOW F–1058 OR EQUAL).
8. ALL MECHANICAL JOINT GLANDS SHALL BE WEDGE–ACTION LOCKING RESTRAINT TYPE.
9. BELL ENDS OF PUSH–ON PIPE WITHIN 30 FEET OF THE TERMINATION OF THE WATER MAIN OR EITHER SIDE OF A 90–DEGREE BEND SHALL BE MECHANICALLY RESTRAINED. (FIELD–LOC GASKETS, RODS AND RESTRAINT CLAMPS OF SET SCREW PLUG)
10. BRONZE CONDUCTIVITY WEDGES (2) SHALL BE INSTALLED AT EACH BELL JOINT.

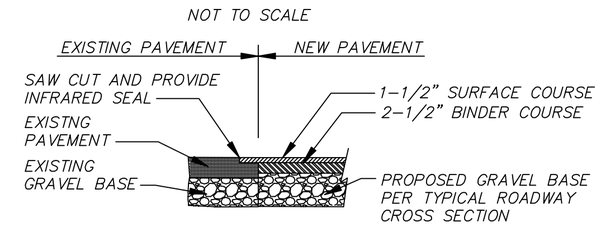
WATER MAIN DETAIL

NOT TO SCALE



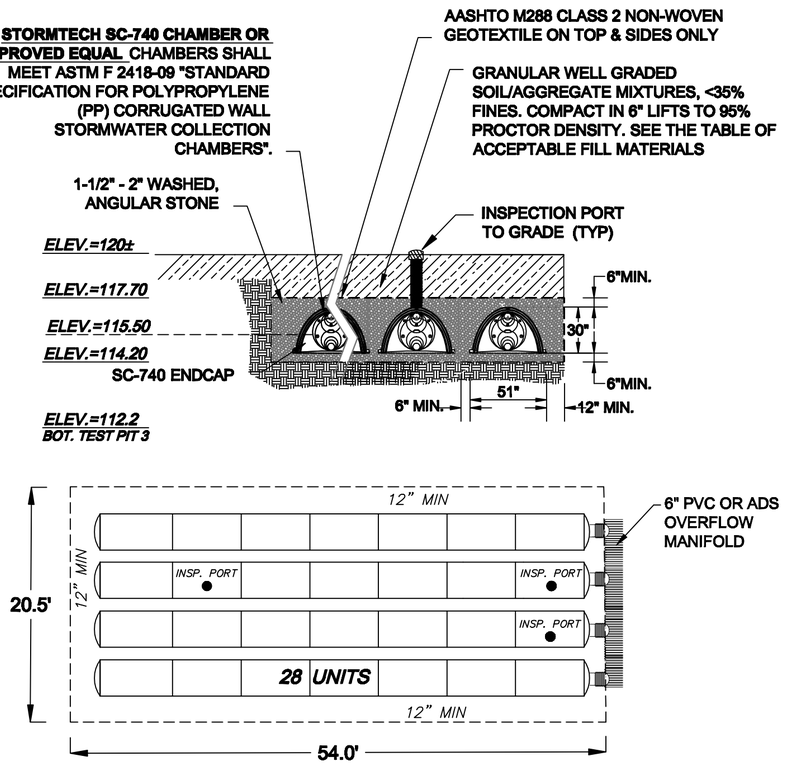
PRECAST CONCRETE SEWER MANHOLE

NOT TO SCALE



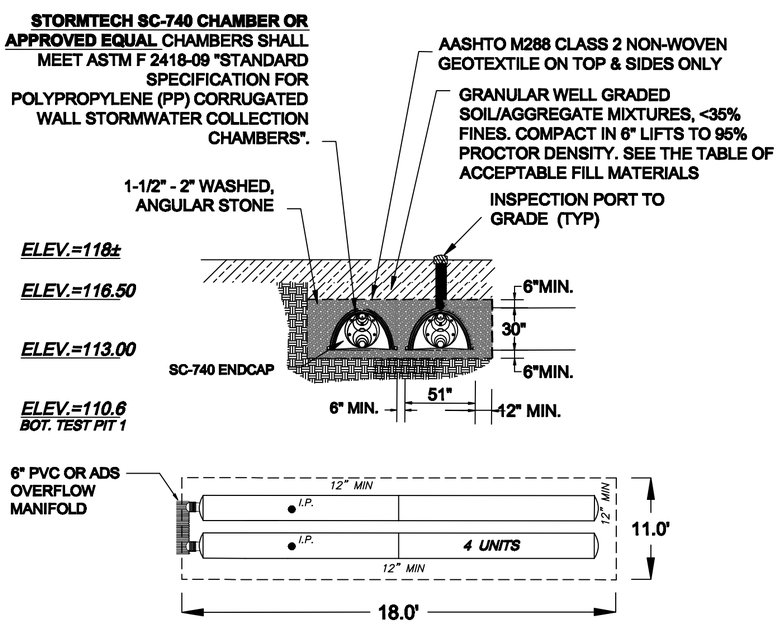
PAVEMENT MATCHING DETAIL

NOT TO SCALE



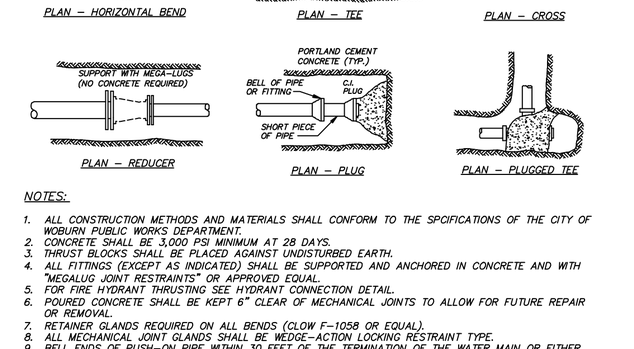
INFILTRATION–1 SYSTEM DETAIL

NOT TO SCALE



INFILTRATION–2 SYSTEM DETAIL

NOT TO SCALE



FIRE HYDRANT DETAIL

NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL LAW

WOBURN PLANNING BOARD

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DATE:_____

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CITY CLERK DATE

REVISIONS:

CONSTRUCTION DETAILS
43 POOLE STREET
IN
WOBURN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR

43 POOLE STREET, LLC

SCALE: NONE DATE: JANUARY 23, 2023

COMMONWEALTH OF MASSACHUSETTS FREDERICK W. RUSSELL JR. CIVIL No. 36713 REGISTERED PROFESSIONAL ENGINEER

KEENAN SURVEY
8 WINCHESTER PLACE
WINCHESTER, MA 01890

SHEET No. 6 OF 6