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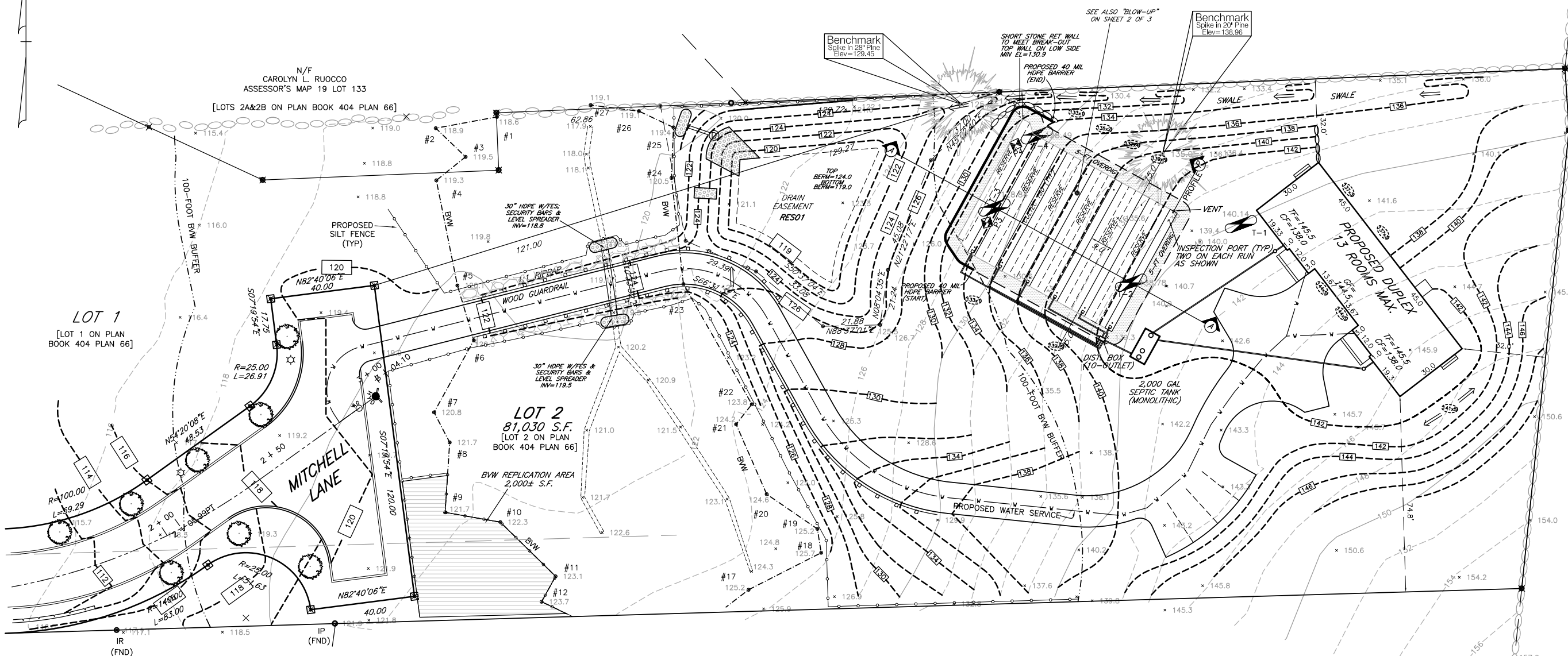
N/F
MANUEL K. GAFANHAO & DENISE K. GAFANHAO
ASSESSOR'S MAP 19 LOT 131A

N/F
CAROLYN L. RUOCCO
ASSESSOR'S MAP 19 LOT 133
[LOTS 2A&2B ON PLAN BOOK 404 PLAN 66]

LOT 1
[LOT 1 ON PLAN
BOOK 404 PLAN 66]

LOT 2
81,030 S.F.
[LOT 2 ON PLAN
BOOK 404 PLAN 66]

COMMONWEALTH OF
MASSACHUSETTS
ASSESSOR'S
MAP 20 LOT 20B



N/F
JOSEPH B. HOLT, MARYANN HOLT, ANDREA L. HOLT
& DANA S. MIGNEAULT
ASSESSOR'S MAP 19 LOT 135

NO CHANGES ARE TO BE MADE IN THE FIELD WITHOUT THE APPROVAL
OF THE MIDDLETON BOARD OF HEALTH AND THE DESIGN ENGINEER.
THIS PLAN IS DESIGNED IN CONFORMANCE WITH THE 310 CMR 15.00 (TITLE 5)
AND THE MIDDLETON BOARD OF HEALTH SUPPLEMENTAL REGULATIONS TO 310 CMR 15.00
TOPOGRAPHIC FEATURES FROM ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.

N/F
CHARLES FARAGI, JR. & GLORIA A. FARAGI
ASSESSOR'S MAP 19 LOT 137

- NOTES:
- 1.) ELEVATIONS ARE BASED ON NGVD 1929.
 - 2.) WETLAND RESOURCES SHOWN WERE DELINEATED BY HAYES ENGINEERING, INC. AND CONFIRMED BY THE MIDDLETON CONSERVATION COMMISSION IN AN ORDER OF RESOURCE AREA DELINEATION ISSUED FEBRUARY 16, 2005 (SEE DEP FILE NO. 222-538).
 - 3.) SEE ALSO ORDER OF CONDITIONS ISSUED ON OCTOBER 26, 2006 FOR MITCHELL LANE DEP FILE NO. 222-581 FOR DETAILS ON STORMWATER MANAGEMENT AREA AND BVM REPLICATION AREA PLANTING AFFECTING LOT 2.

OWNER:
D.O.B. REALTY, INC.
154 BROADWAY
SOMERVILLE, MA. 02145
ASSESSOR'S MAP 19 LOT 134
DEED REF: BOOK 26070 PAGE 95
PLAN REF: PLAN NO. 38 OF 1949
PLAN REF: PLAN BOOK 404 PLAN 66

ZONE: R-1b
MIN. LOT AREA: 40,000 S.F.
MIN. LOT FRONTAGE: 125'
MIN. LOT WIDTH: 165' (THRU BUILDING)
MIN. LOT WIDTH: 93.75' (TO BUILDING)

MIN. SETBACKS:
FRONT=25' (OR 50' FROM C)
SIDE=30'
REAR=30'

Plan of Land in
MIDDLETON, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20'

February 5, 2009

Showing Proposed Duplex Home - Lot 2 Mitchell Lane

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

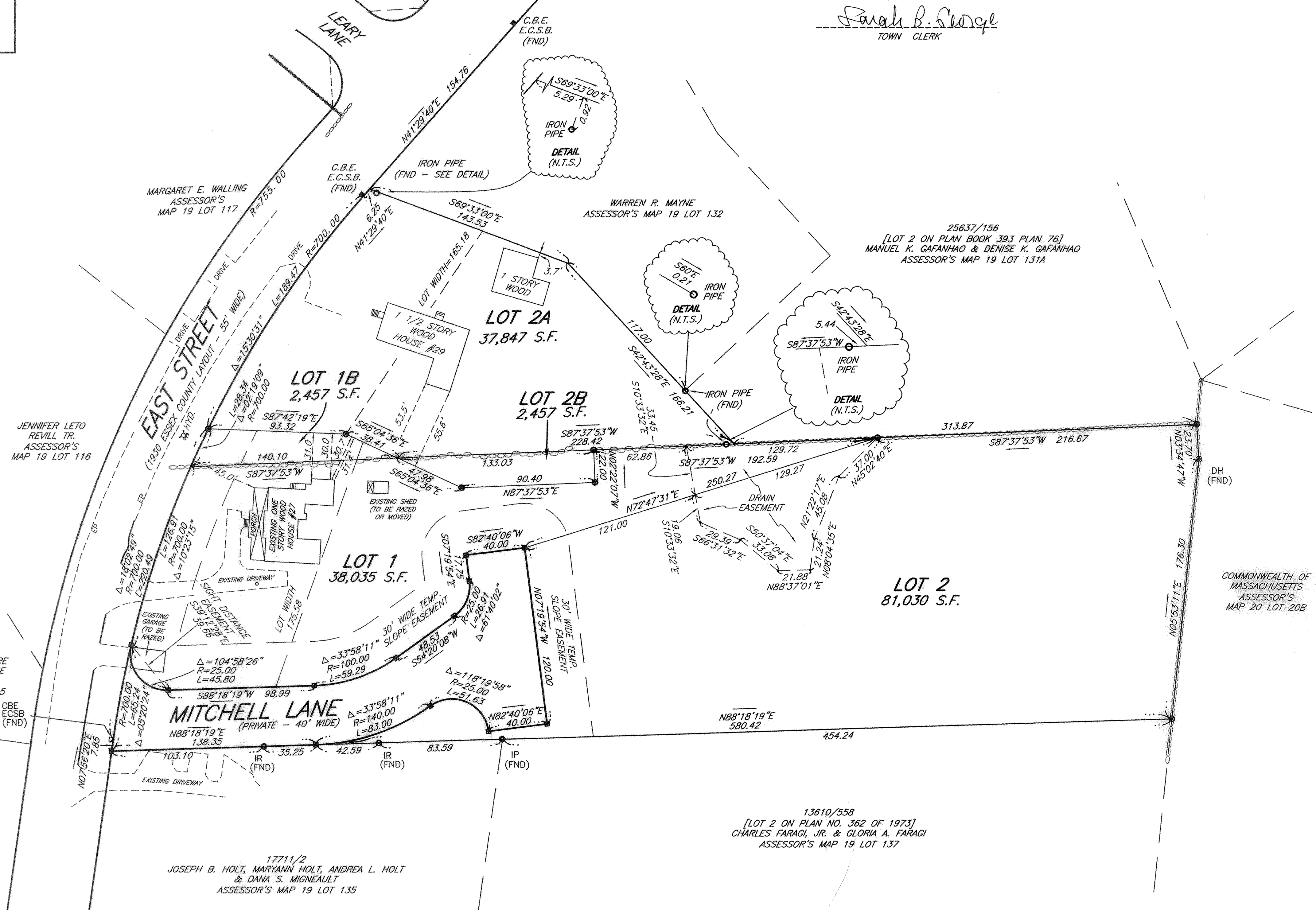
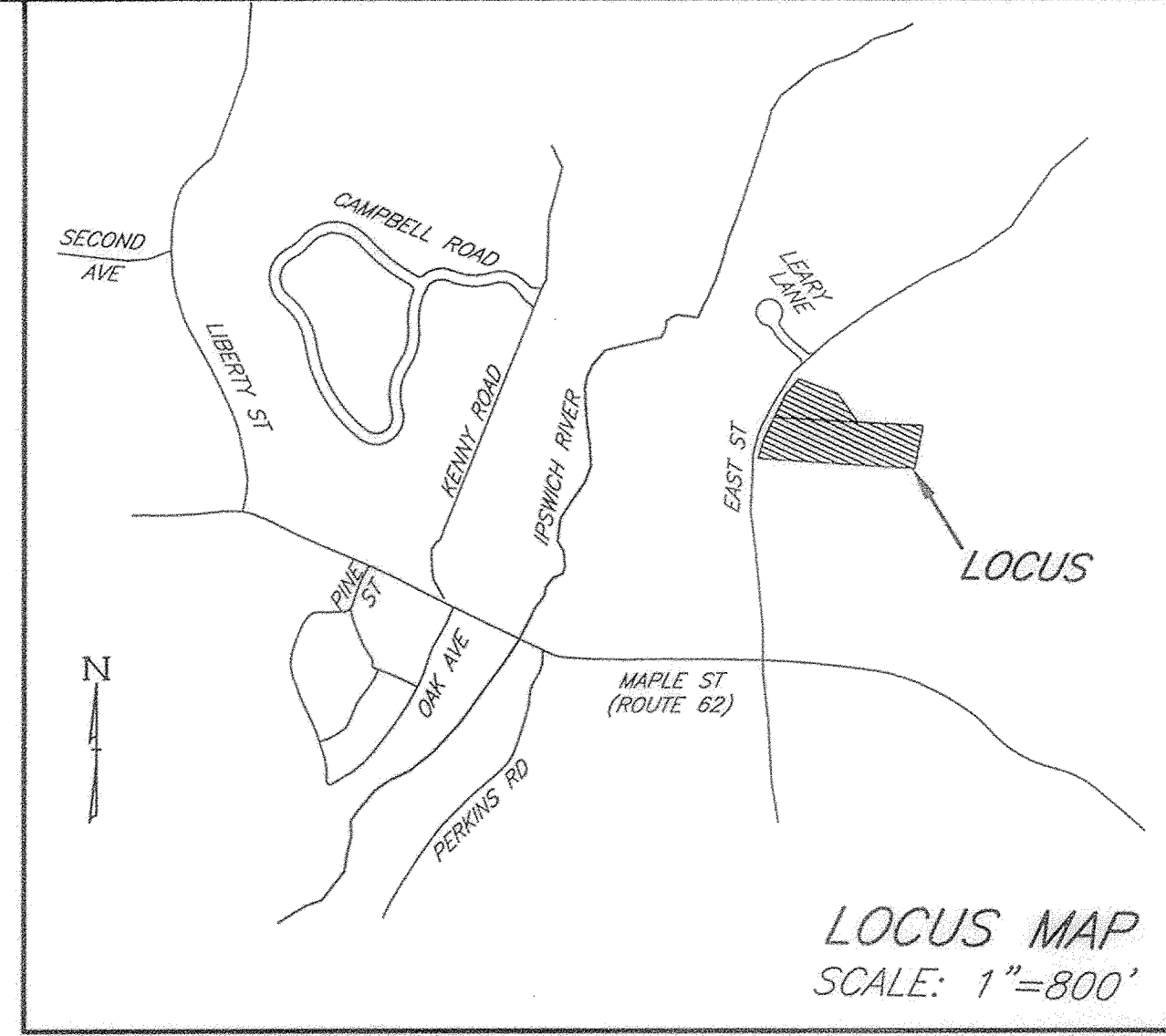
Thomas F. Winslow
HAYES ENGINEERING, INC.

CLERK'S CERTIFICATION ON THE PLAN

DATE: JANUARY 10, 2007

I, Sarah B. George, CLERK OF THE TOWN OF MIDDLETON, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE 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.

Sarah B. George
TOWN CLERK



REQUESTED WAIVERS:

- SECTION VIII.B.6 & APPENDIX-PAGE vii, WHICH REQUIRES BITUMINOUS SIDEWALKS TO BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS, AND IN PLACE THEREOF, PERMIT NO SIDEWALKS AND ALLOW A 2:1 SIDESLOPE TO THE BACK EDGE OF CURB.
- APPENDIX-PAGE ii, WHICH REQUIRES 26-FOOT WIDTH OF PAVEMENT WITH 2-1/2 INCHES OF FINISH PAVEMENT AND APPROPRIATE CURBING, AND, IN PLACE THEREOF, ALLOW A 20-FOOT WIDE PAVED TRAVEL WAY WITH CURBING DUE TO THE LOW IMPACT OF ONE ADDITIONAL HOME.
- SECTION VIII.B.1.a, WHICH REQUIRES CUL DE SACS HAVE A TURNAROUND PROPERTY LINE DIAMETER OF 120 FEET, AND, IN PLACE THEREOF, ALLOW A HAMMERHEAD TURN-AROUND.
- SECTION VIII.B.3.b, WHICH REQUIRES A LEVELING AREA NOT TO EXCEED 3% FOR 64 FEET FROM THE BEGINNING OF THE INTERSECTION AND A MAXIMUM GRADE OF 9% FOR MINOR STREETS, AND IN PLACE THEREOF, ALLOW A LEVELING AREA OF 3% FOR 46 FEET AND A MAXIMUM GRADE OF 10% DUE TO THE LOW IMPACT OF ONLY ONE ADDITIONAL SINGLE FAMILY HOME.
- SECTION VIII.C.2.i & APPENDIX-PAGE iii, WHICH REQUIRES A MINIMUM OF 3-FEET OF COVER OVER CLASS III CONCRETE DRAINAGE PIPE, AND ALLOW THE APPLICANT TO USE A MINIMUM OF 2.5- FEET OF COVER OVER CLASS V CONCRETE DRAINAGE PIPE.

LOT NOTES:

- LOTS 1 & 1B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT. (TOTAL AREA = 40,492 S.F., OR 0.93 ACRES).
- LOTS 2A & 2B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT. (TOTAL AREA = 40,304 S.F., OR 0.92 ACRES).

- ⊕ - DENOTES IRON PIPE TO BE SET BY OWNER UNLESS OTHERWISE NOTED.
- ⊞ - DENOTES STONE BOUND TO BE SET BY OWNER UNLESS OTHERWISE NOTED.



LEGEND OF ABBREVIATIONS

- 23823/74 - BOOK/PAGE DEED REFERENCE RECORDED AT THE ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
- (PB 393 PL 76 - PLAN BOOK 393 PLAN 76) OR PLAN NO. 776 OF 1961 PLANS RECORDED AT THE ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
- MAP 19 LOT 134 - TOWN OF MIDDLETON ASSESSOR'S MAP & LOT NUMBER
- FND - FOUND
- EP - EDGE OF PAVEMENT
- C.B.E. - CENTER BACK EDGE
- E.C.S.B. - ESSEX COUNTY STONE BOUND

NOTES:

- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC., A PERIMETER DETERMINATION BY DONOHUE AND PARKHURST, INC. DATED JANUARY 14, 2002, AND A PLAN BY HAYES ENGINEERING INC. DATED NOVEMBER 1, 2006, RECORDED AT THE ESSEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 403, PLAN 65.
- ELEVATIONS SHOWN ARE BASED UPON NGVD.
- PROPERTY IS NOT LOCATED IN THE CONSERVANCY DISTRICT.
- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250094 0002 B. EFF DATE: NOV. 5, 1980.
- MITCHELL LANE TO BE MAINTAINED AS A PRIVATE WAY.
- SEE ALSO PLANNING BOARD COVENANT RECORDED HEREWITH.

CURRENT OWNERSHIPS:

- D.O.B. REALTY, INC.
DEED REFERENCE: BOOK 26070, PAGE 95
PLAN REFERENCE: LAND ON PLAN NO. 38 OF 1949
#154 BROADWAY
SOMERVILLE, MASS. 02145
ASSESSOR'S MAP 19 LOT 134
(#27 EAST STREET, MIDDLETON, MASS.)
(LOTS 1, 2B, 2 & MITCHELL LANE ON THIS PLAN)
- CAROLYN L. RUOCCO
DEED REFERENCE: BOOK 23823, PAGE 74
PLAN REFERENCE: LOT 2 ON PLAN NO. 776 OF 1961
#29 EAST STREET
MIDDLETON, MASS. 01949
ASSESSOR'S MAP 19 LOT 133
(#29 EAST STREET, MIDDLETON, MASS.)
(LOTS 2A & 1B ON THIS PLAN)

ZONE: R-1b

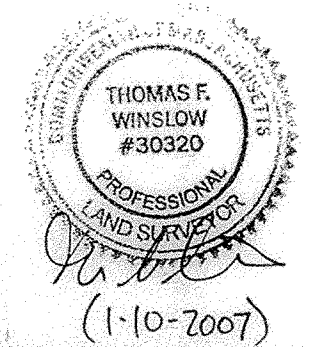
- MIN. LOT AREA: 40,000 S.F.
- MIN. LOT FRONTAGE: 125'
- MIN. LOT WIDTH: 165' (THRU BUILDING)
- MIN. LOT WIDTH: 93.75' (TO BUILDING)
- MIN. SETBACKS:
FRONT=25' (OR 50' FROM Ⓞ)
SIDE=30'
REAR=30'

REVISIONS	
OCTOBER 25, 2006	
NOVEMBER 6, 2006	
NOVEMBER 30, 2006	
JANUARY 10, 2007	

DEFINITIVE PLAN
MITCHELL LANE
MIDDLETON, MASS.

APPLICANT: CONSTRUCTION MANAGERS & DEVELOPERS LLC
154 BROADWAY
SOMERVILLE, MA. 02145
SCALE: 1" = 40'

ENGINEER: HAYES ENGINEERING, INC.
603 SALEM STREET
WAKEFIELD, MASS. 01880
DATE: SEPTEMBER 7, 2006

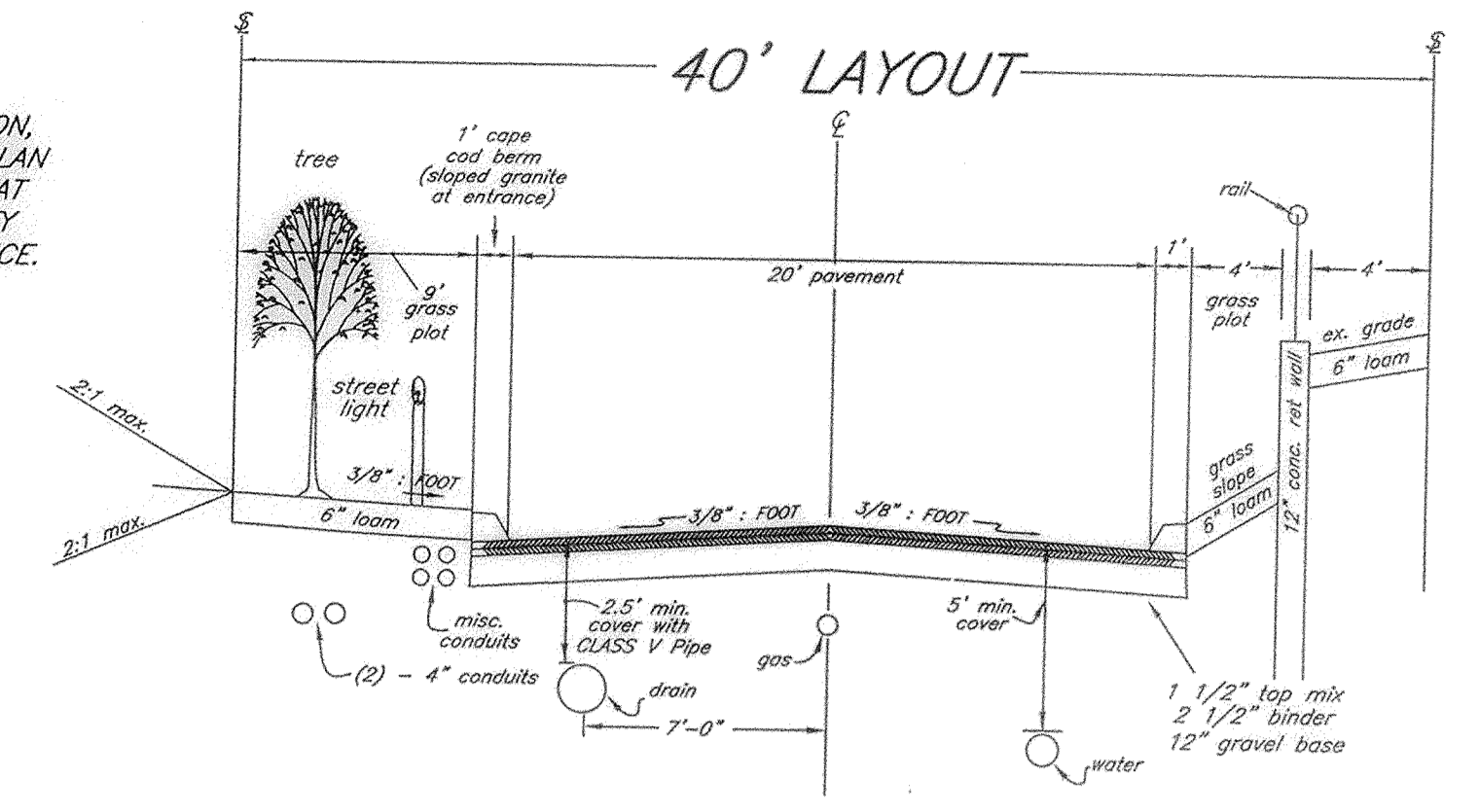


MIDDLETON PLANNING BOARD	APPLICATION FILED _____
	FINAL PLAN FILED _____
	HEARING DATE _____
	PLAN APPROVED _____
	PLAN SIGNED _____

CLERK'S CERTIFICATION ON THE PLAN
DATE: January 10, 2007

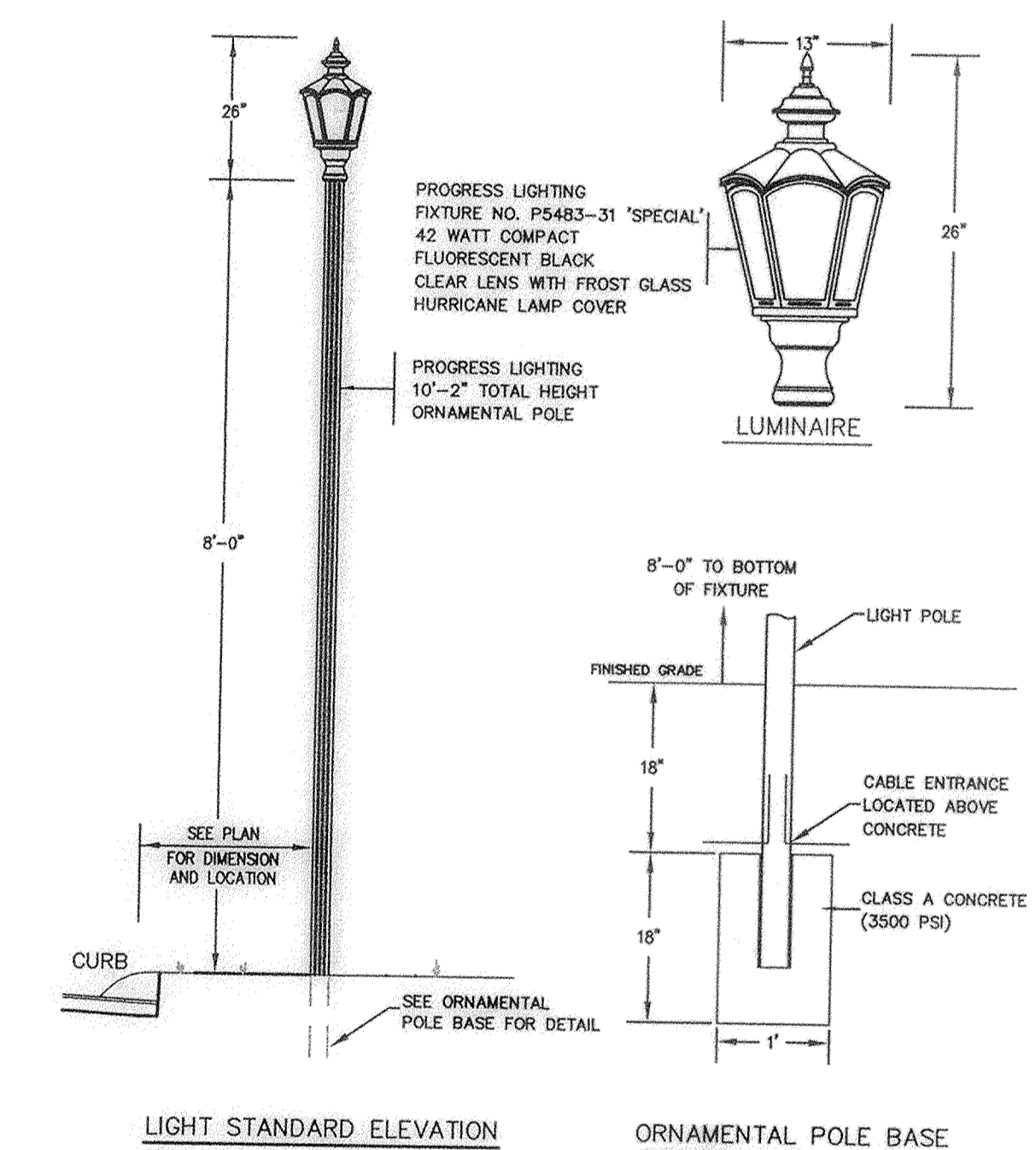
I, Sarah B. George, CLERK OF THE TOWN OF MIDDLETON, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Sarah B. George
TOWN CLERK



TYPICAL ROADWAY CROSS-SECTION
(NOT TO SCALE)

ORNAMENTAL LIGHTING FIXTURE

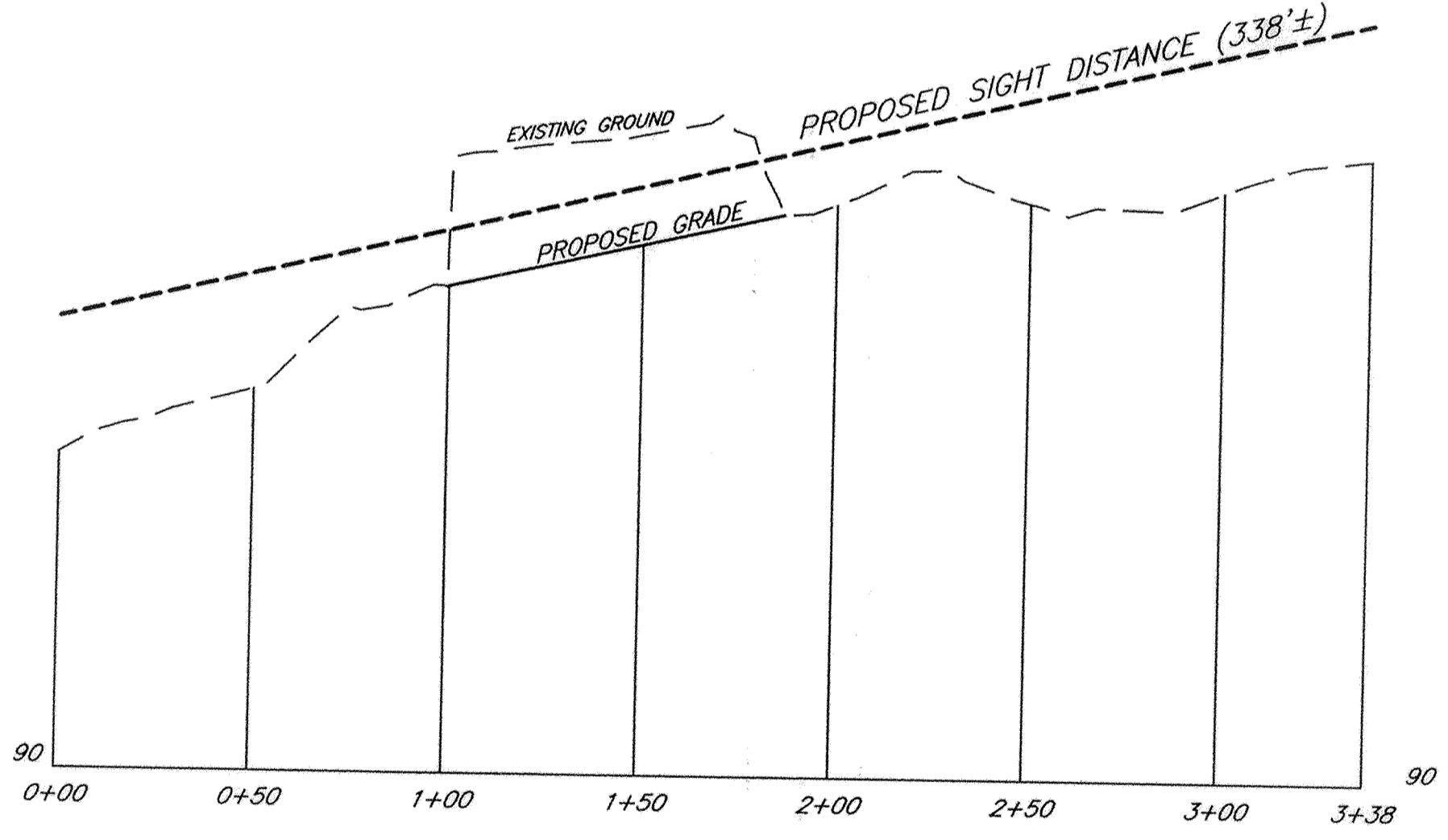
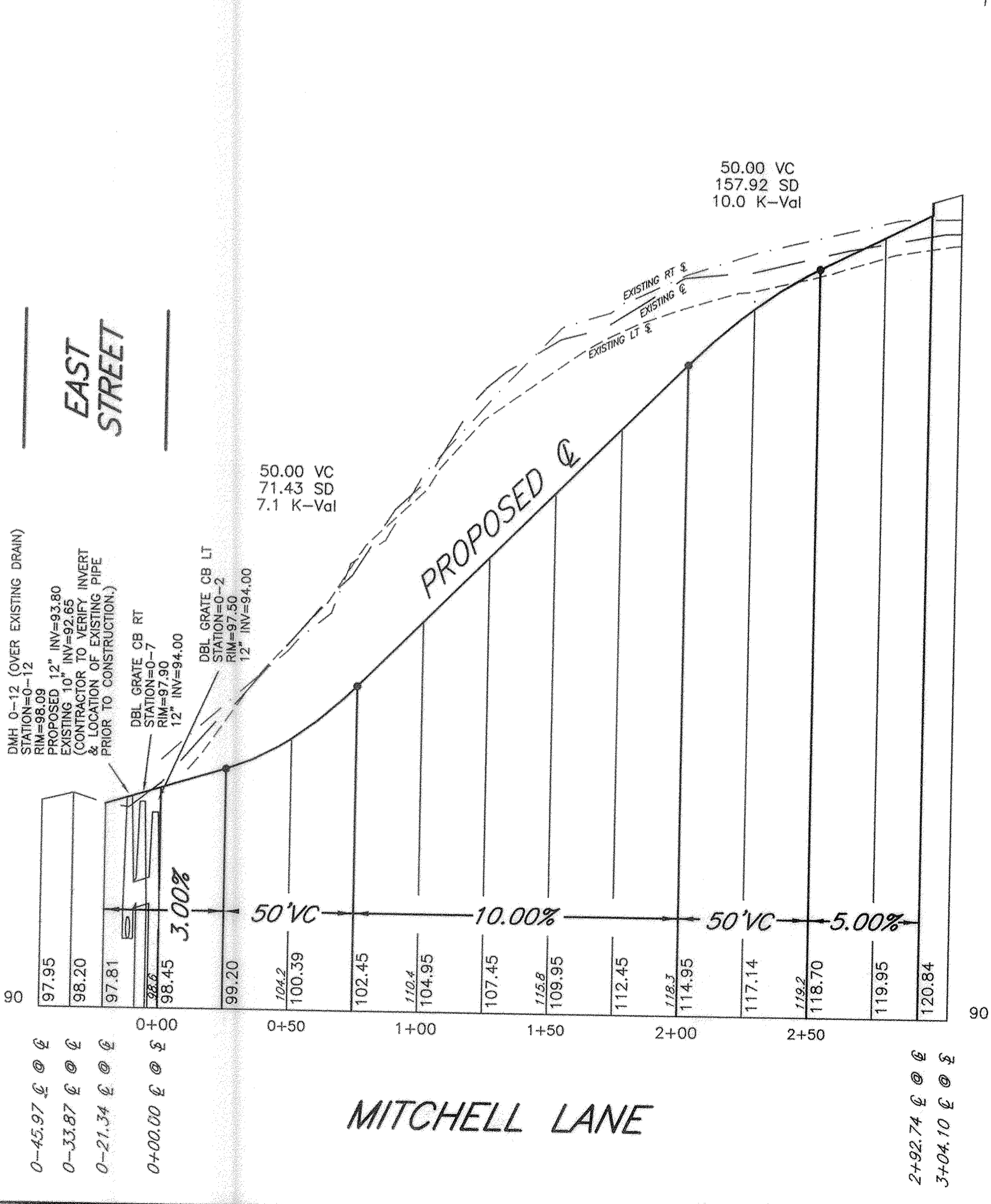
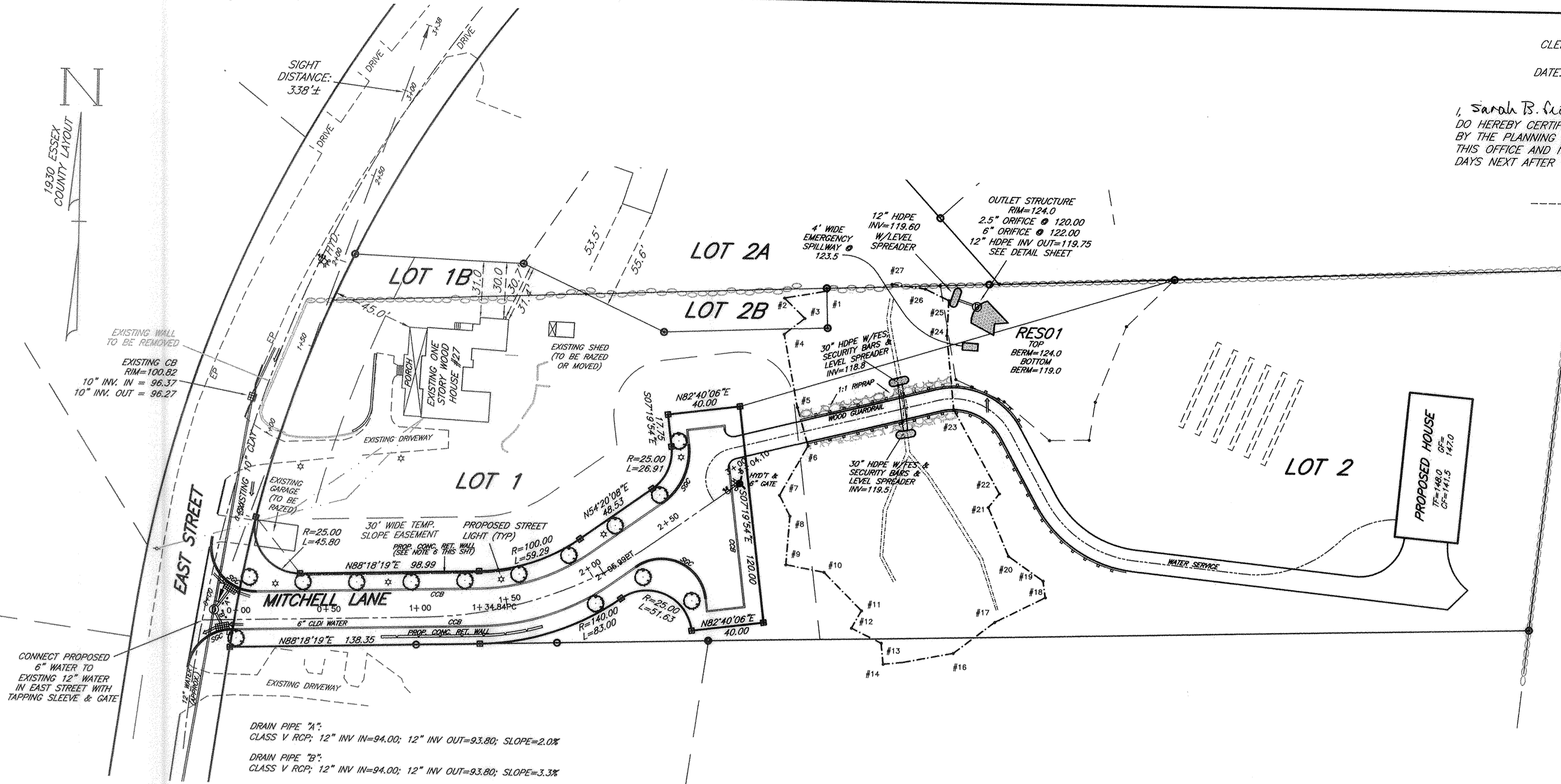
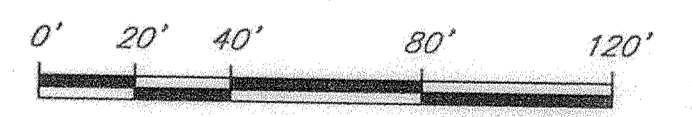


LIGHT STANDARD ELEVATION ORNAMENTAL POLE BASE

LIGHTING FIXTURE SCHEDULE						
KEY	DESCRIPTION	LAMP TYPE	# LAMPS	MOUNTING	MANUFACTURER*	CATALOG #
☆	13" DIRECT BURIED STEEL POLE (1 PIECE), CAST ALUMINUM POST LANTERN, CLEAR SHATTER-RESISTANT ACRYLIC PANELS, FULLY FROSTED GLASS SHADE, BLACK FINISH	42W	38	8'0" TO BOTTOM OF LAMP	PROGRESS LIGHTING "SPECIAL" FIXTURE	P5483-31 13" BLACK POLE

* OR APPROVED EQUAL

⊕ - DENOTES IRON PIPE TO BE SET BY OWNER UNLESS OTHERWISE NOTED.
⊖ - DENOTES STONE BOUND TO BE SET BY OWNER UNLESS OTHERWISE NOTED.



SIGHT DISTANCE PROFILE
SCALE: 1"=40' HOR & 4' VERT

NOTES:


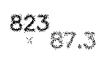




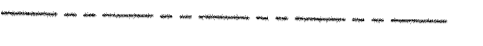

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- ELEVATIONS SHOWN ARE BASED UPON NGVD.
- PROPERTY IS NOT LOCATED IN THE CONSERVANCY DISTRICT.
- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250094 0002 B. EFF DATE: NOV. 5, 1980.
- MITCHELL LANE TO BE MAINTAINED AS A PRIVATE WAY.
- ALL PROPOSED STRUCTURAL RETAINING WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. WALL DESIGNS SHALL INCORPORATE FENCING/RAILS IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE.
- PROPOSED CATCH BASINS, DRAIN MANHOLE AND PIPING UNDER ROADWAY SHALL BE REINFORCED CONCRETE PIPE. DRAINAGE PIPING FOR THE PROPOSED DRIVEWAY CULVERT AND SMALL STORMWATER MANAGEMENT AREA SHALL BE SMOOTH INTERIOR WALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE.
- ALL ACCUMULATED SEDIMENT FROM THE PROPOSED CATCH BASINS AND DRAIN MANHOLE SHALL BE REMOVED AT THE END OF THE ROADWAY CONSTRUCTION PROJECT. A FINAL INSPECTION REPORT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS.

ZONE: R-1b
MIN. LOT AREA: 40,000 S.F.
MIN. LOT FRONTAGE: 125'
MIN. LOT WIDTH: 165' (THRU BUILDING)
MIN. LOT WIDTH: 93.75' (TO BUILDING)
MIN. SETBACKS:
FRONT=25' (OR 50' FROM E)
SIDE=30'
REAR=30'

OWNER:
D.O.B. REALTY, INC.
154 BROADWAY
SOMERVILLE, MA 02145
ASSESSOR'S MAP 19 LOT 1.34
DEED REF: BOOK 26070 PAGE 95
PLAN REF: PLAN NO. 38 OF 1949

REVISIONS		DEFINITIVE PLAN & PROFILE MITCHELL LANE MIDDLETON, MASS.	
OCTOBER 25, 2006		APPLICANT:	ENGINEER:
NOVEMBER 6, 2006		CONSTRUCTION MANAGERS & DEVELOPERS LLC	HAYES ENGINEERING, INC.
NOVEMBER 30, 2006		154 BROADWAY	603 SALEM STREET
JANUARY 10, 2007		SOMERVILLE, MA 02145	WAKEFIELD, MASS. 01880
		SCALE: 1" = 40' (HOR) & 4' (VERT)	DATE: SEPTEMBER 7, 2006
MIDDLETON PLANNING BOARD		APPLICATION FILED _____	
		FINAL PLAN FILED _____	
		HEARING DATE _____	
		PLAN APPROVED _____	
		PLAN SIGNED _____	

LEGEND

- CATCH BASIN 
- EXISTING SPOT ELEVATION  823.87.3
- PROPOSED SPOT ELEVATION  90.0
- EXISTING CONTOUR  90
- PROPOSED CONTOUR  84
- PROPOSED LOT CORNER MARKER 
- PROPOSED SILTATION CONTROL 
- PROPOSED WATER LINE 

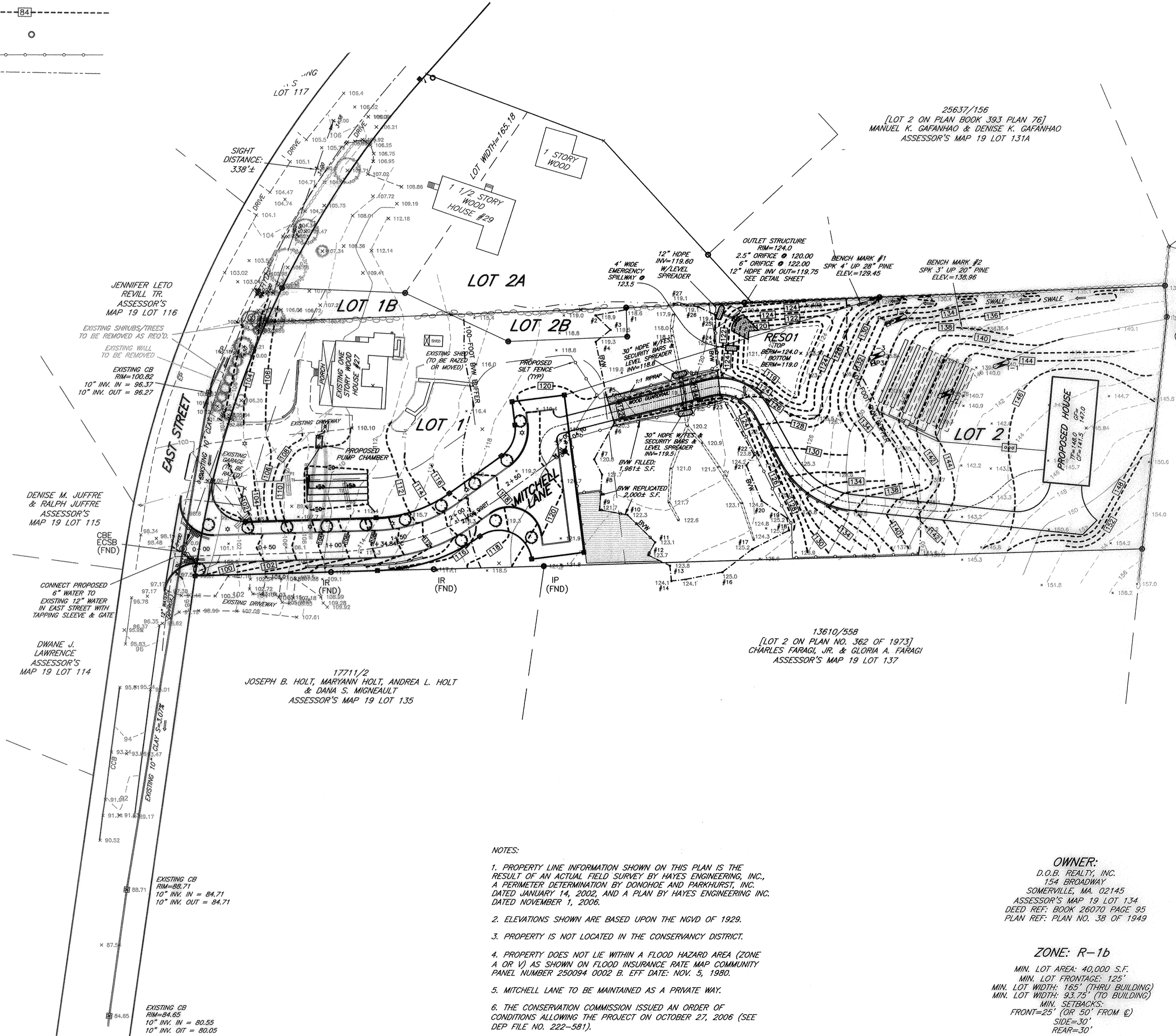
CLERK'S CERTIFICATION ON THE PLAN

DATE: JANUARY 10, 2007

I, Sarah B. George, CLERK OF THE TOWN OF MIDDLETON, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE 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.

Sarah B. George
TOWN CLERK

1930 ESSEX COUNTY LAYOUT



25637/156
[LOT 2 ON PLAN BOOK 393 PLAN 76]
MANUEL K. GAFANHAO & DENISE K. GAFANHAO
ASSESSOR'S MAP 19 LOT 131A

JENNIFER LETO
REVILL JR.
ASSESSOR'S
MAP 19 LOT 116



DENISE M. JUFFRE
& RALPH JUFFRE
ASSESSOR'S
MAP 19 LOT 115

DWANE J.
LAWRENCE
ASSESSOR'S
MAP 19 LOT 114

17711/2
JOSEPH B. HOLT, MARYANN HOLT, ANDREA L. HOLT
& DANA S. MIGNEAULT
ASSESSOR'S MAP 19 LOT 135

13610/558
[LOT 2 ON PLAN NO. 362 OF 1973]
CHARLES FARAGI, JR. & GLORIA A. FARAGI
ASSESSOR'S MAP 19 LOT 137

COMMONWEALTH OF
MASSACHUSETTS
ASSESSOR'S
MAP 20 LOT 20B

-  - DENOTES IRON PIPE TO BE SET BY OWNER UNLESS OTHERWISE NOTED.
-  - DENOTES STONE BOUND TO BE SET BY OWNER UNLESS OTHERWISE NOTED.



0' 20' 40' 80' 120'

NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC., A PERIMETER DETERMINATION BY DONOHOE AND PARKHURST, INC. DATED JANUARY 14, 2002, AND A PLAN BY HAYES ENGINEERING INC. DATED NOVEMBER 1, 2006.
2. ELEVATIONS SHOWN ARE BASED UPON THE NGVD OF 1929.
3. PROPERTY IS NOT LOCATED IN THE CONSERVANCY DISTRICT.
4. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250094 0002 B. EFF DATE: NOV. 5, 1980.
5. MITCHELL LANE TO BE MAINTAINED AS A PRIVATE WAY.
6. THE CONSERVATION COMMISSION ISSUED AN ORDER OF CONDITIONS ALLOWING THE PROJECT ON OCTOBER 27, 2006 (SEE DEP FILE NO. 222-581).

OWNER:

D.O.B. REALTY, INC.
154 BROADWAY
SOMERVILLE, MA, 02145
ASSESSOR'S MAP 19 LOT 134
DEED REF: BOOK 26070 PAGE 95
PLAN REF: PLAN NO. 38 OF 1949

ZONE: R-1b

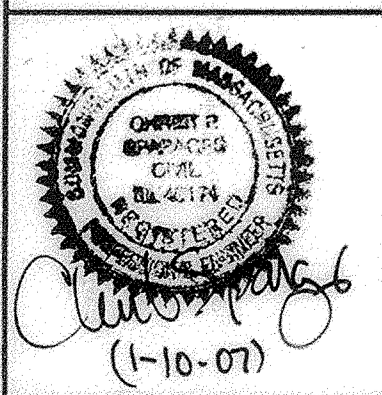
MIN. LOT AREA: 40,000 S.F.
MIN. LOT FRONTAGE: 125'
MIN. LOT WIDTH: 165' (THRU BUILDING)
MIN. LOT WIDTH: 93.75' (TO BUILDING)
MIN. SETBACKS:
FRONT=25' (OR 50' FROM @)
SIDE=30'
REAR=30'

REVISIONS
OCTOBER 25, 2006
NOVEMBER 6, 2006
NOVEMBER 30, 2006
JANUARY 10, 2007

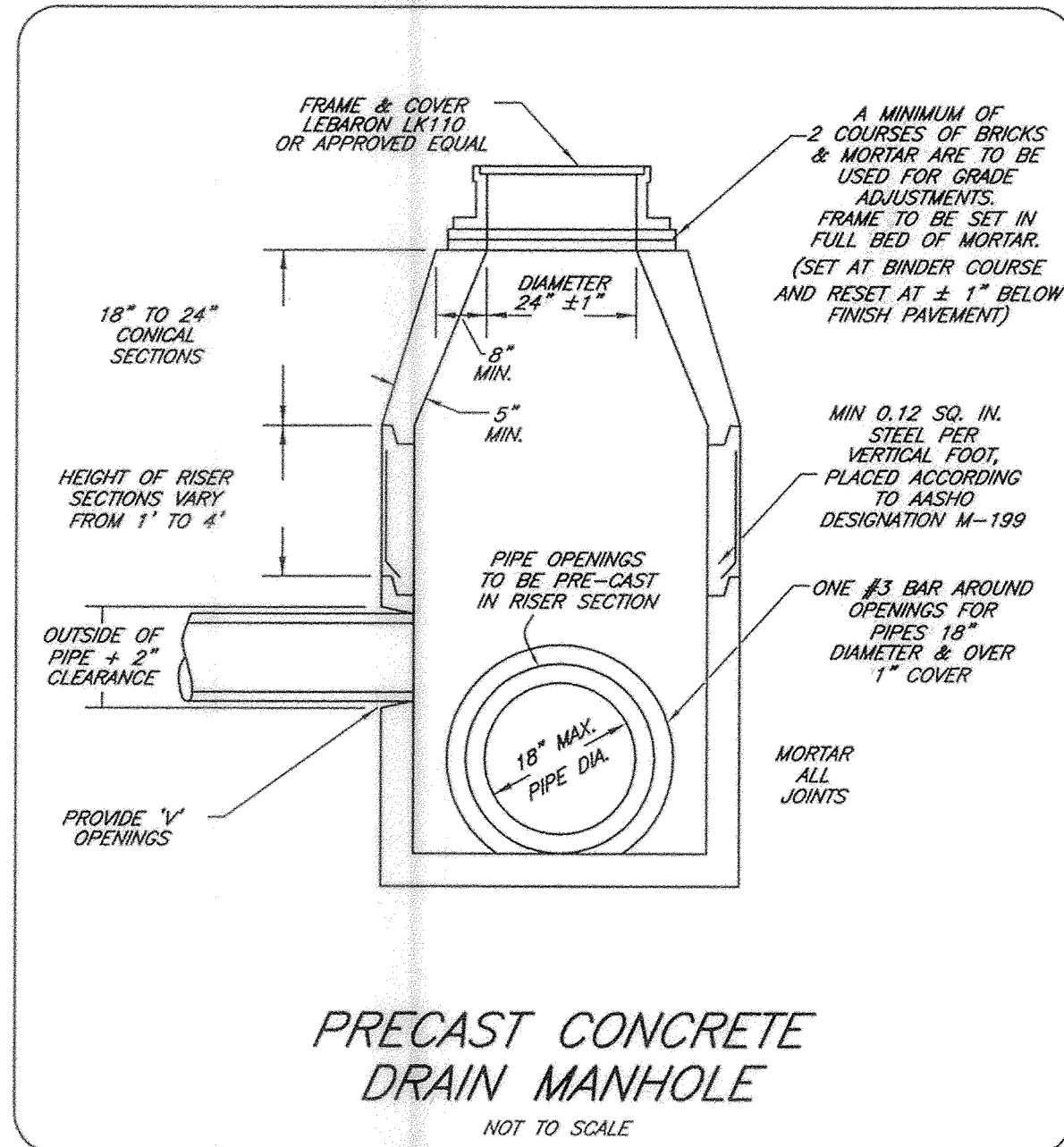
TOPOGRAPHIC PLAN
MITCHELL LANE
MIDDLETON, MASS.

APPLICANT: CONSTRUCTION MANAGERS & DEVELOPERS LLC
104 BROADWAY
SOMERVILLE, MA, 02145
SCALE: 1" = 40'

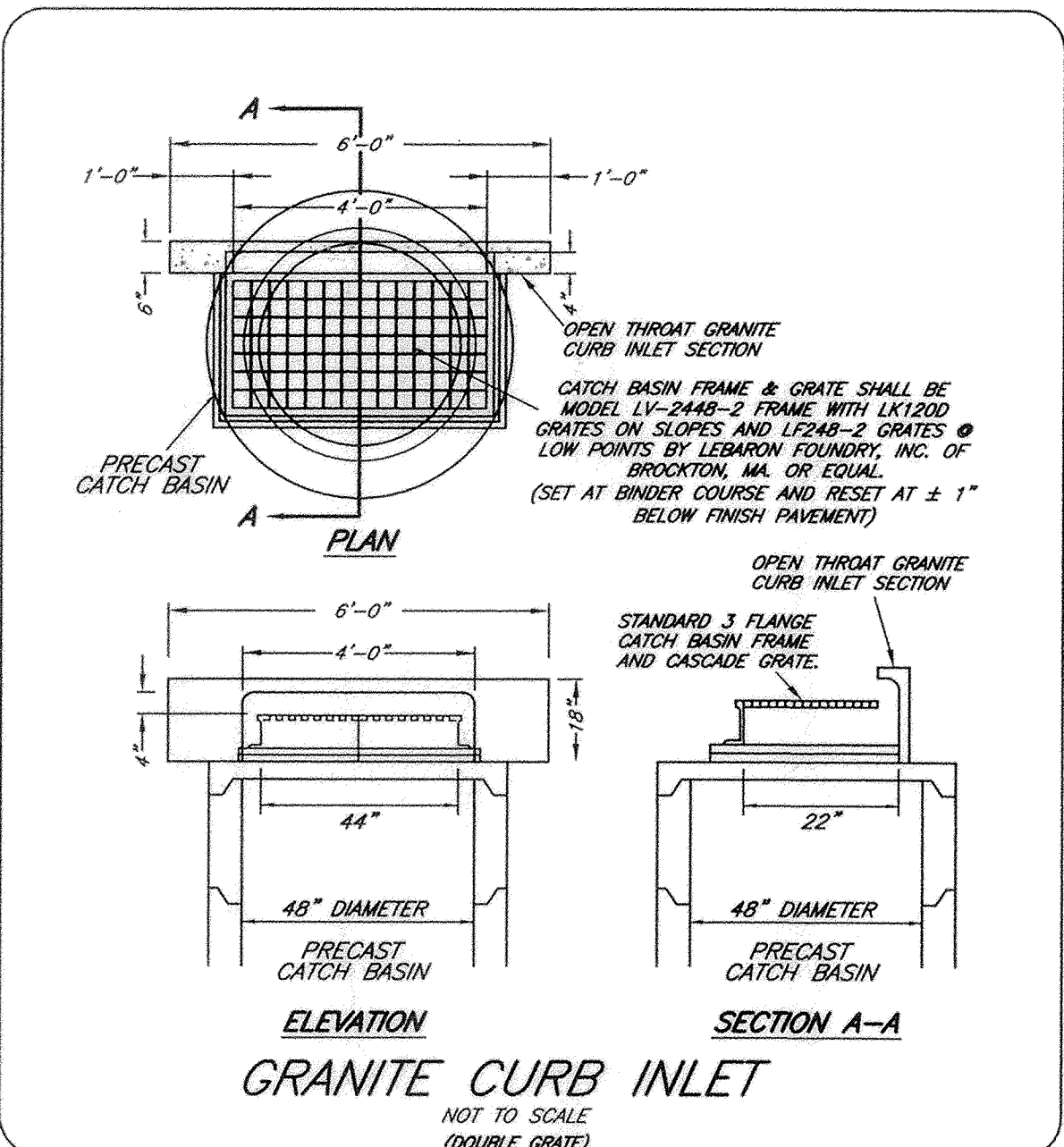
ENGINEER: HAYES ENGINEERING, INC.
803 SALEM STREET
WAKEFIELD, MASS. 01880
DATE: SEPTEMBER 7, 2006



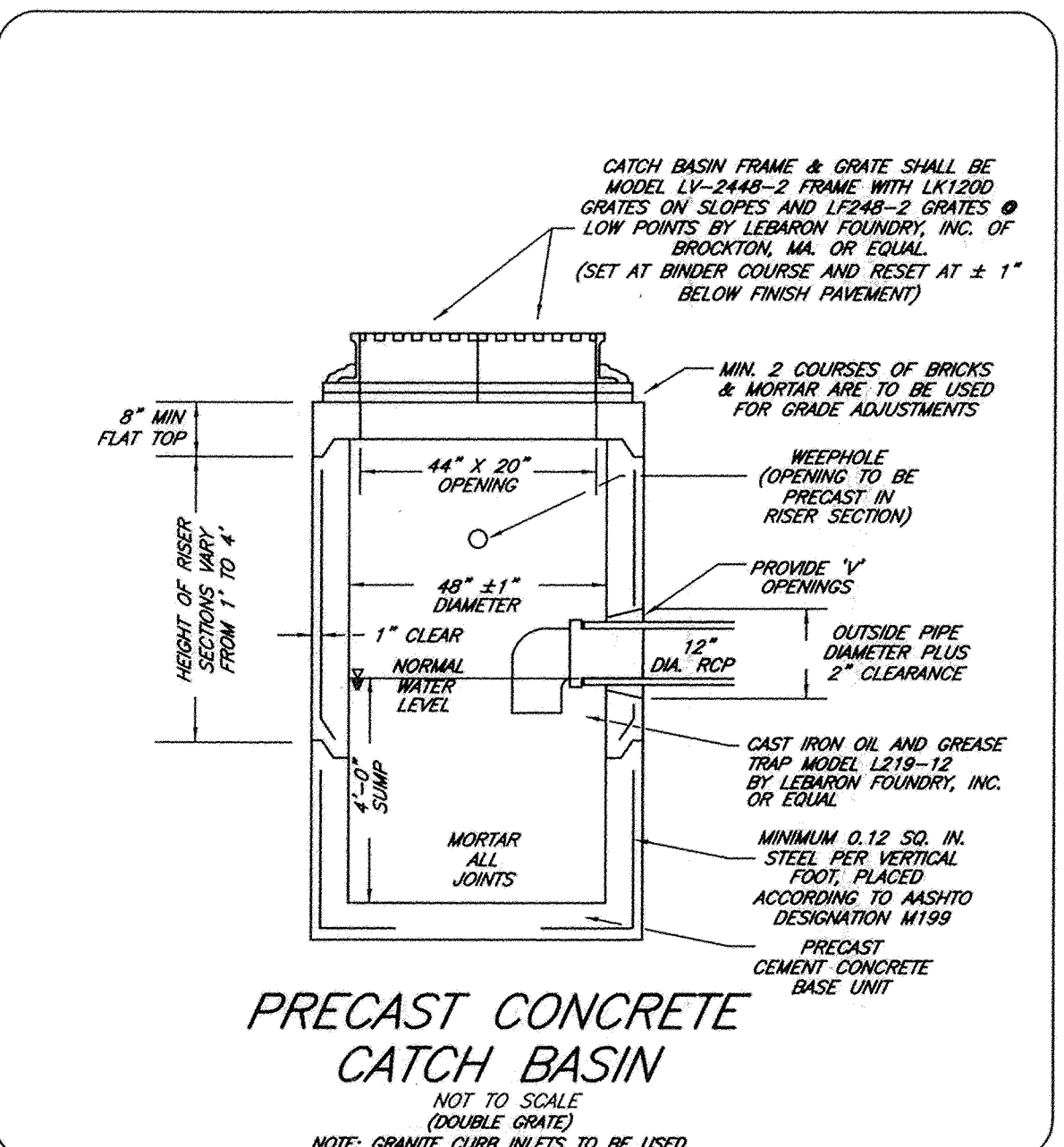
MIDDLETON PLANNING BOARD	APPLICATION FILED _____
_____	FINAL PLAN FILED _____
_____	HEARING DATE _____
_____	PLAN APPROVED _____
_____	PLAN SIGNED _____



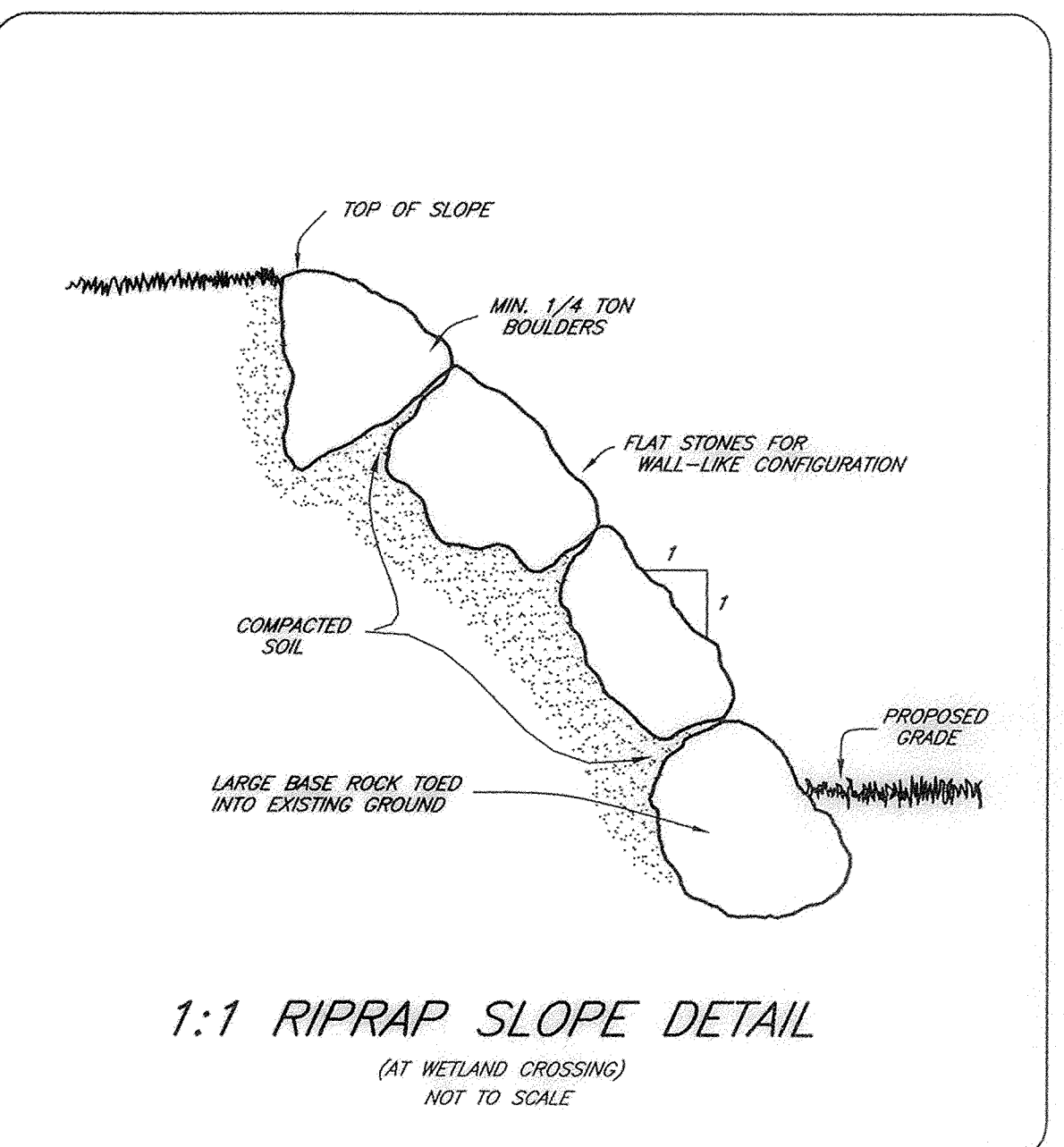
PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



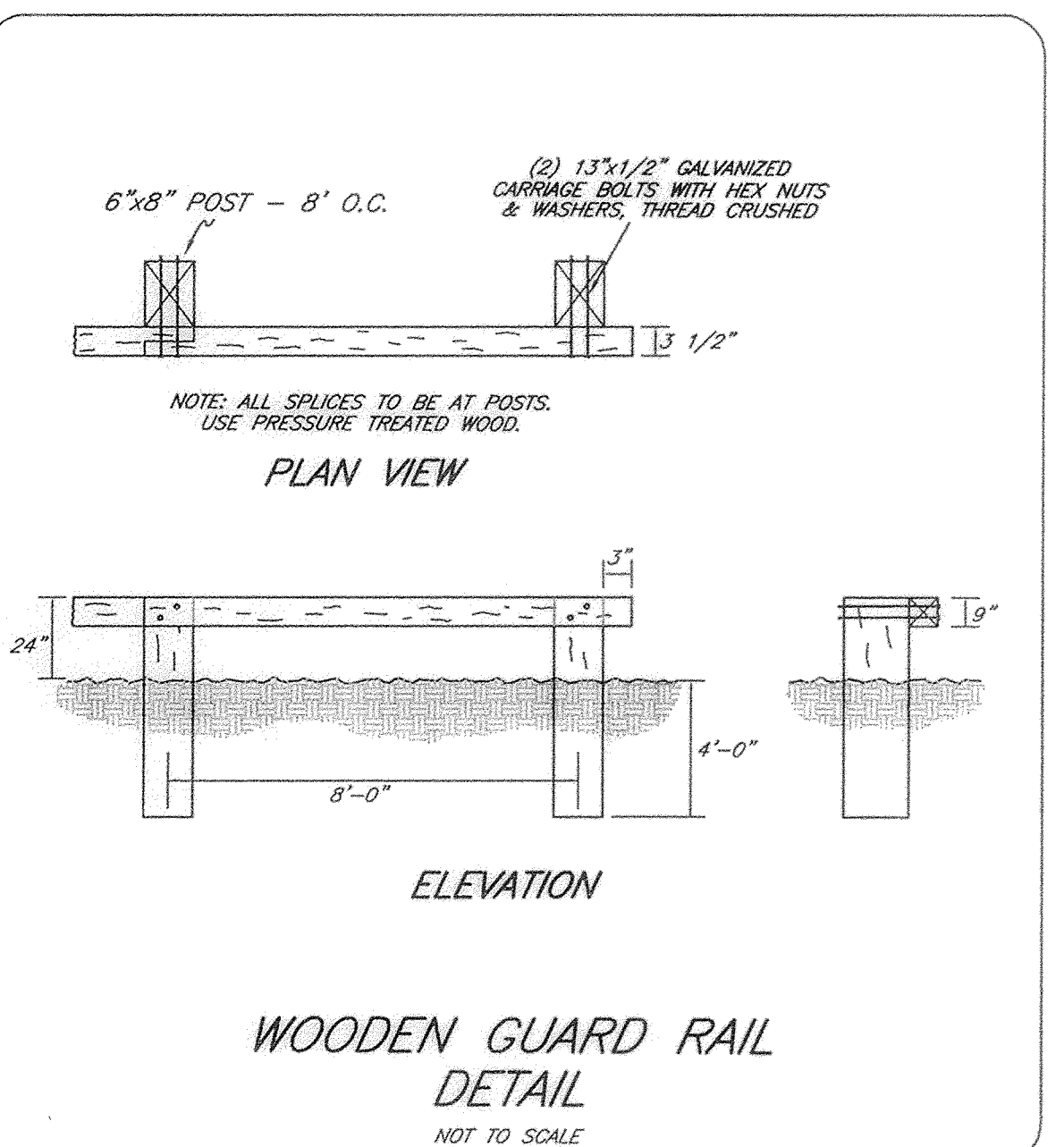
GRANITE CURB INLET
NOT TO SCALE (DOUBLE GRATE)



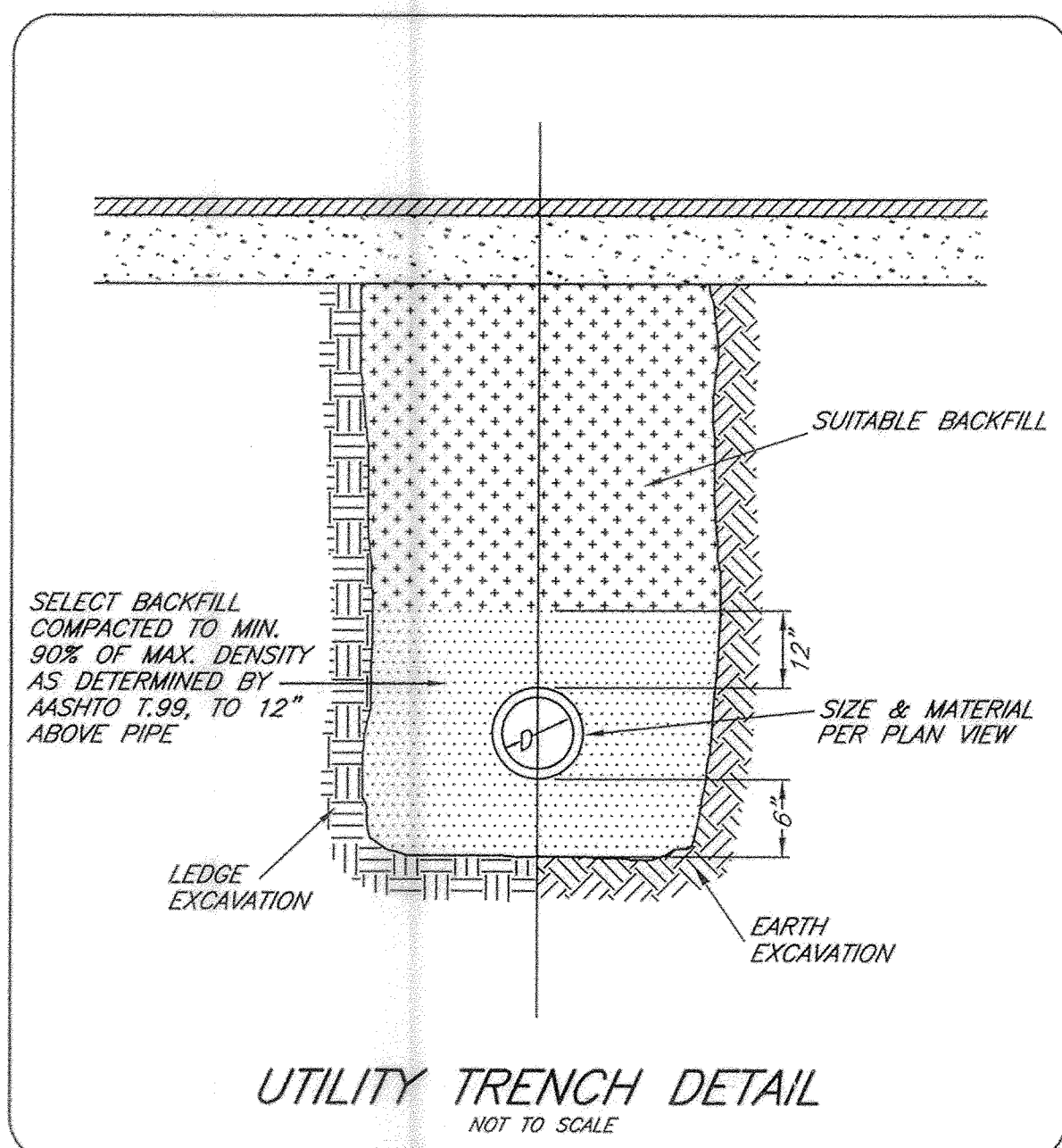
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE
NOTE: GRANITE CURB INLETS TO BE USED



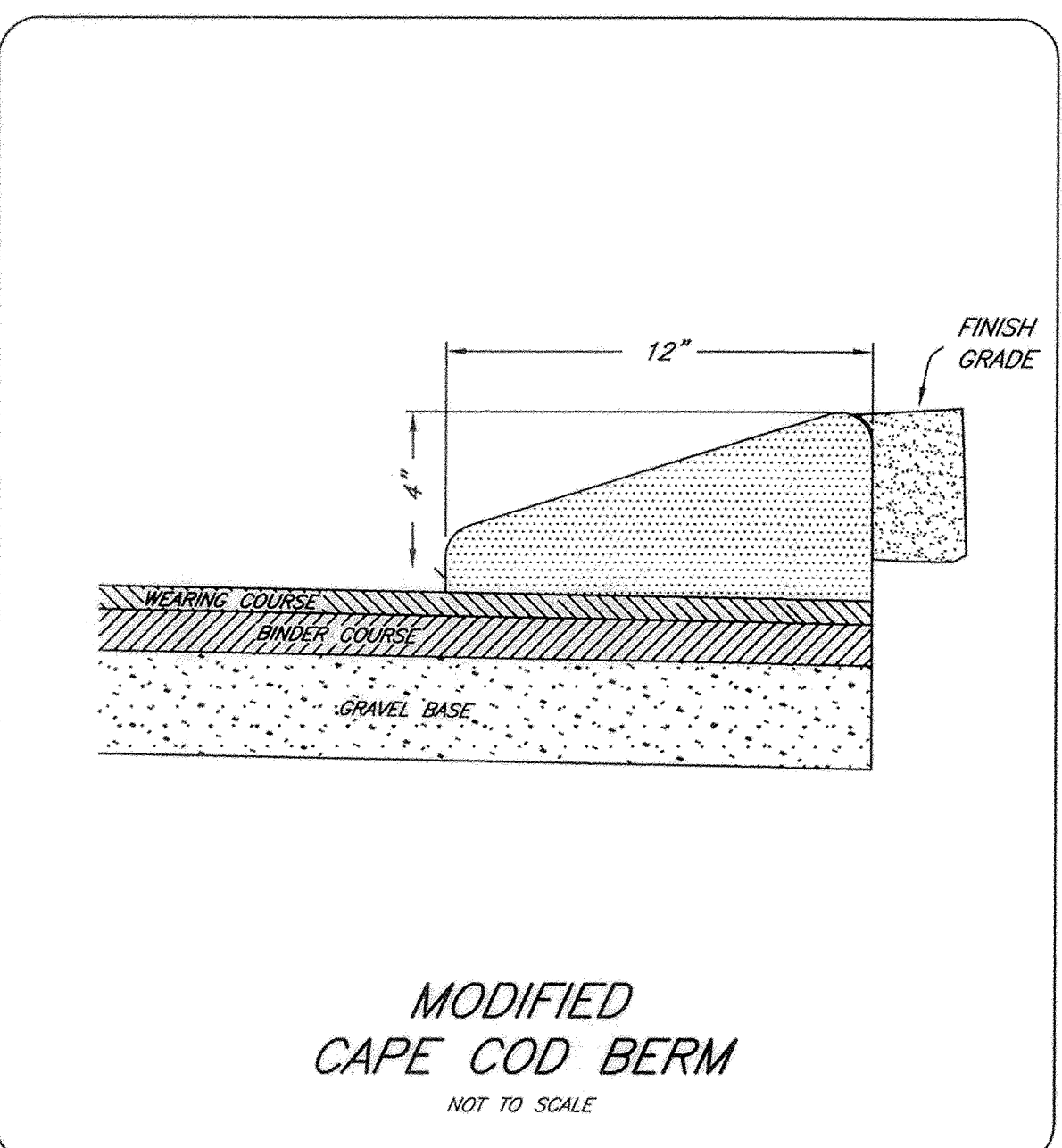
1:1 RIPRAP SLOPE DETAIL
(AT WETLAND CROSSING)
NOT TO SCALE



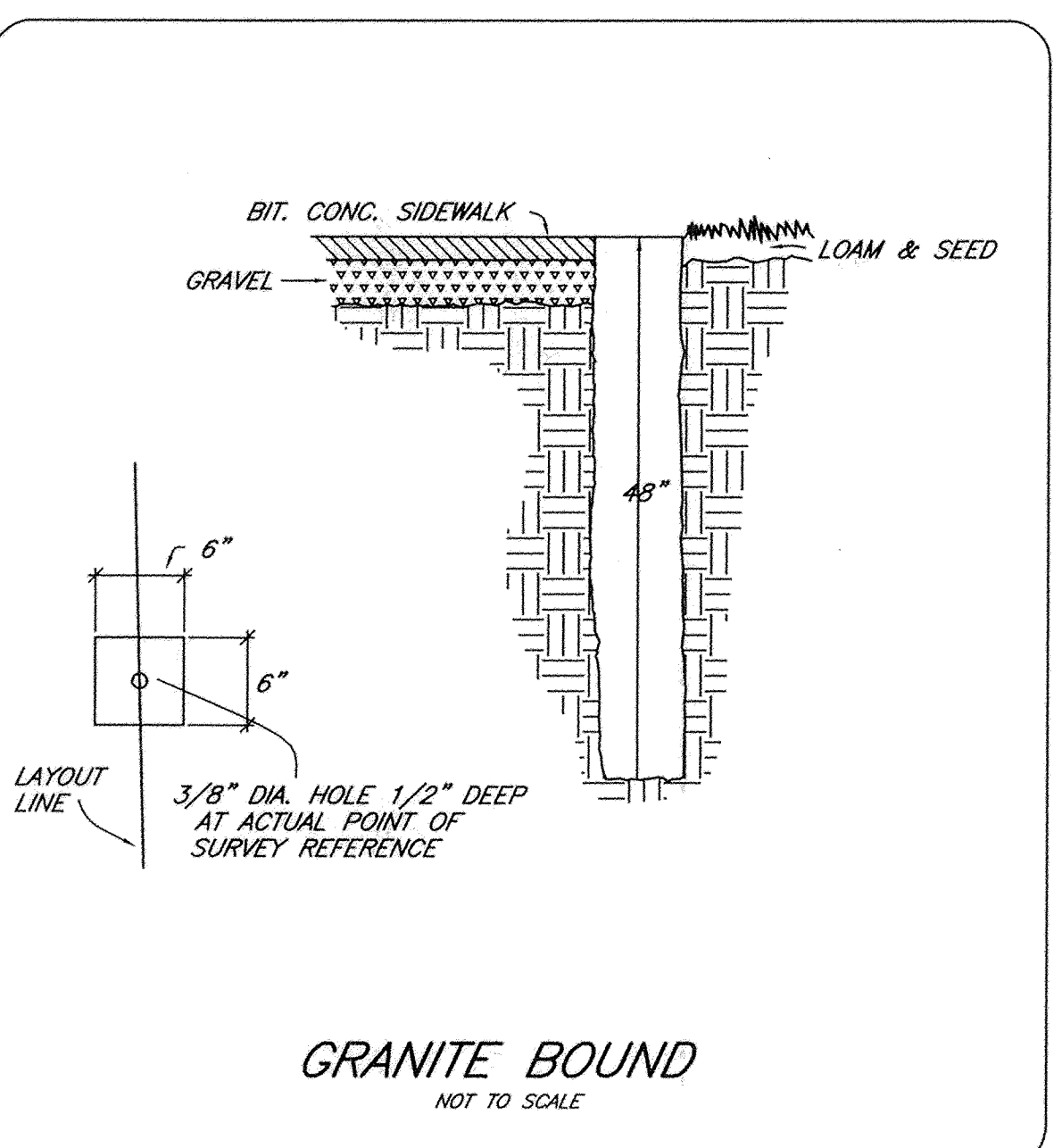
WOODEN GUARD RAIL DETAIL
NOT TO SCALE



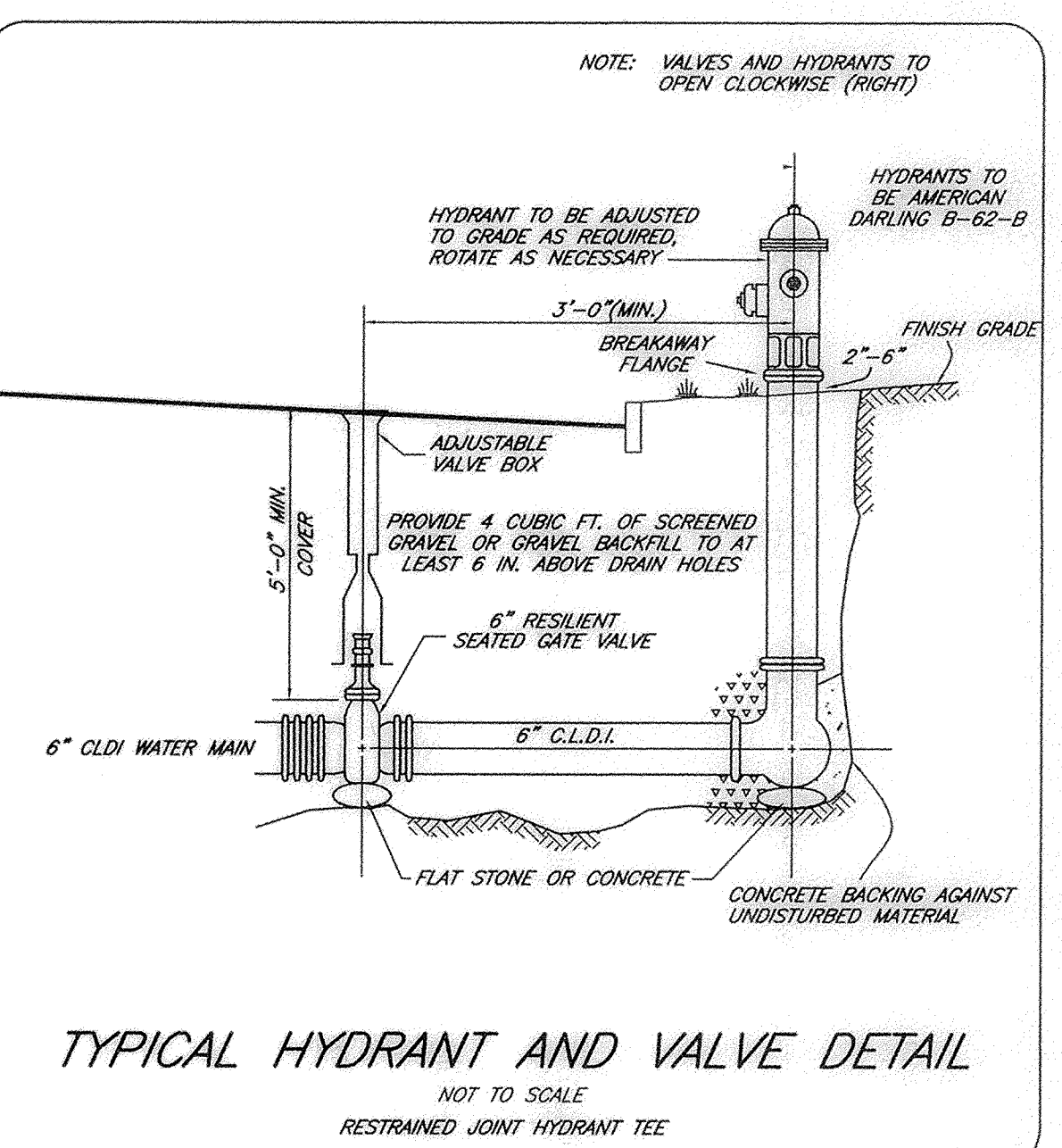
UTILITY TRENCH DETAIL
NOT TO SCALE



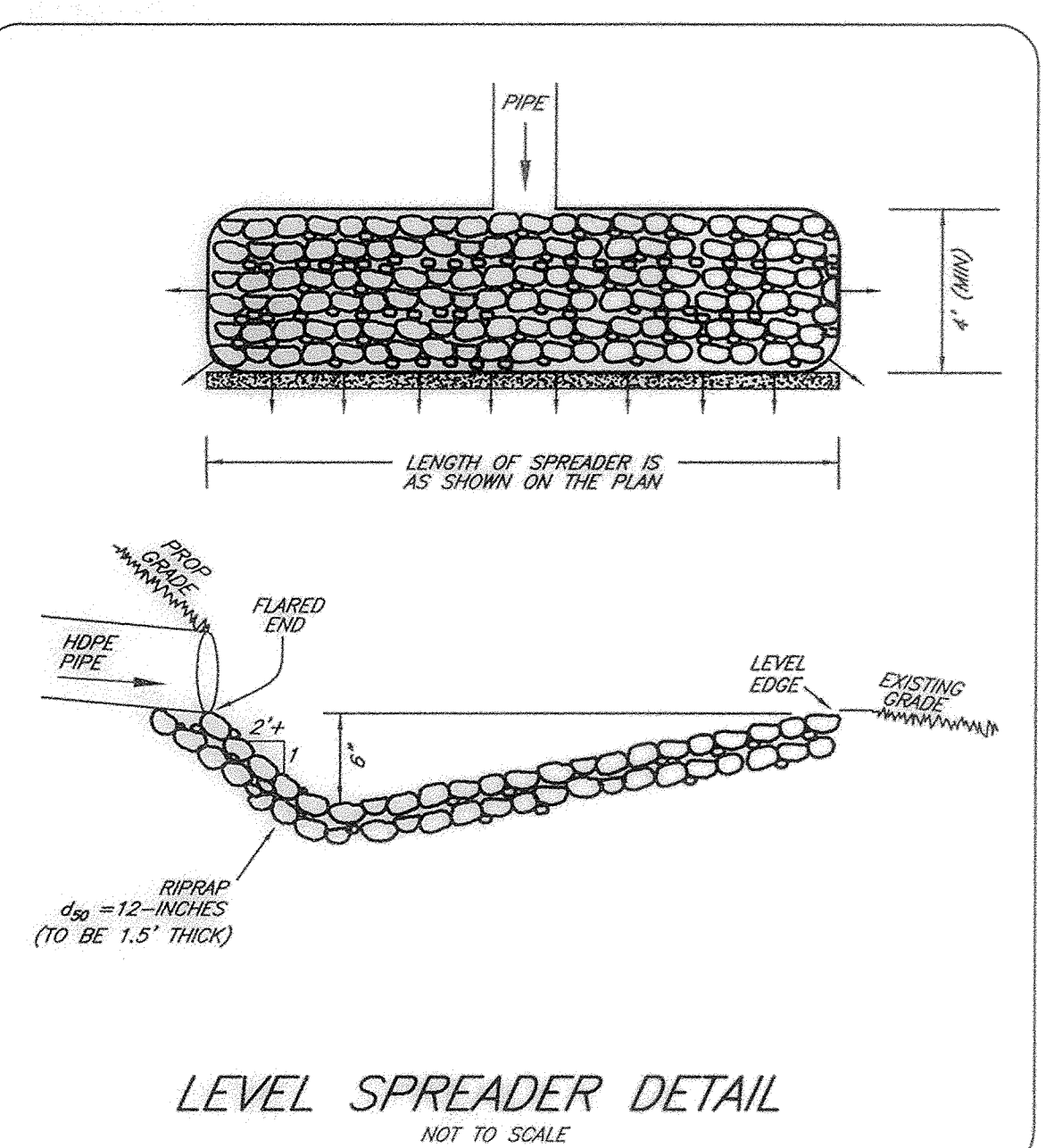
MODIFIED CAPE COD BERM
NOT TO SCALE



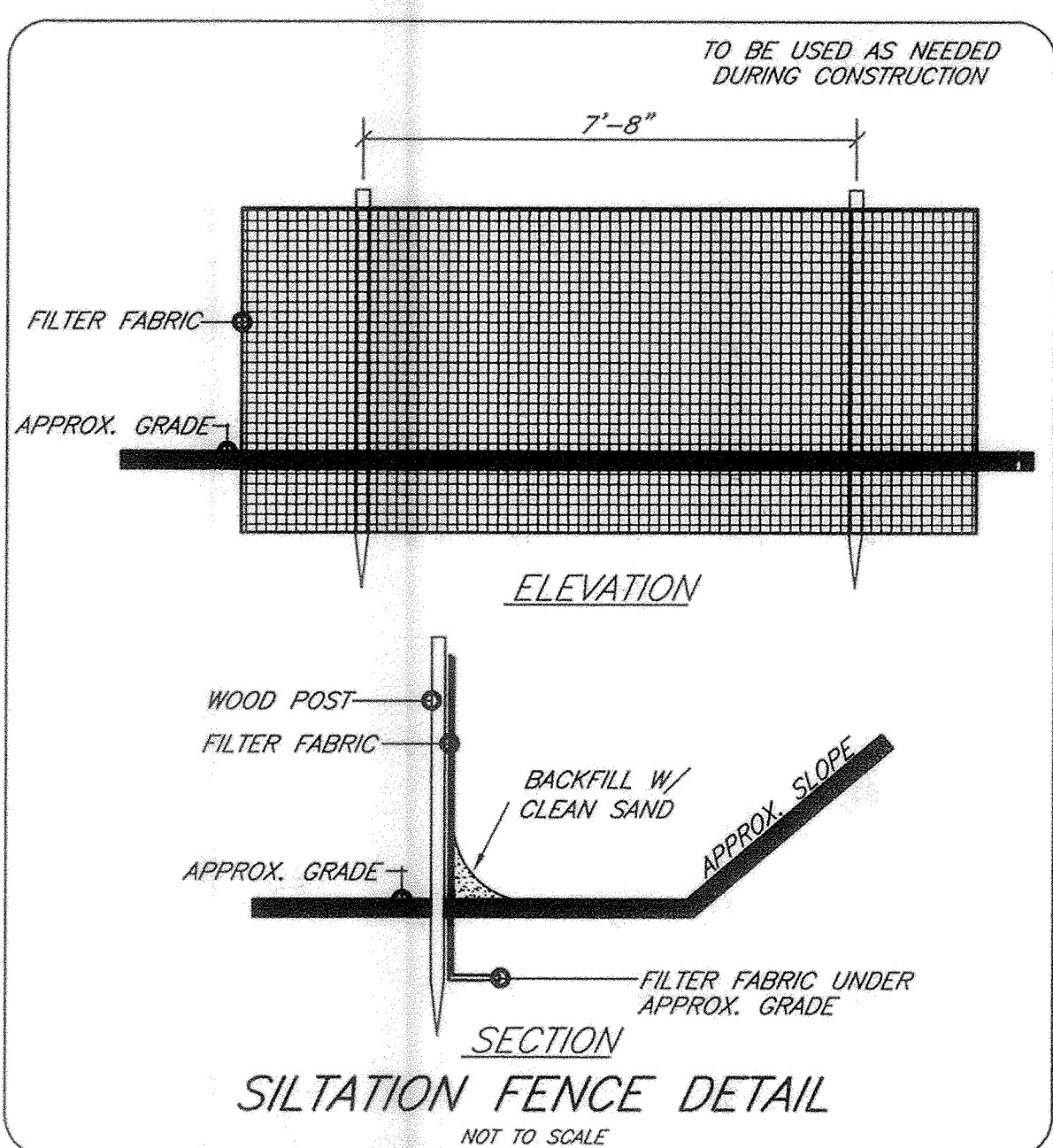
GRANITE BOUND
NOT TO SCALE



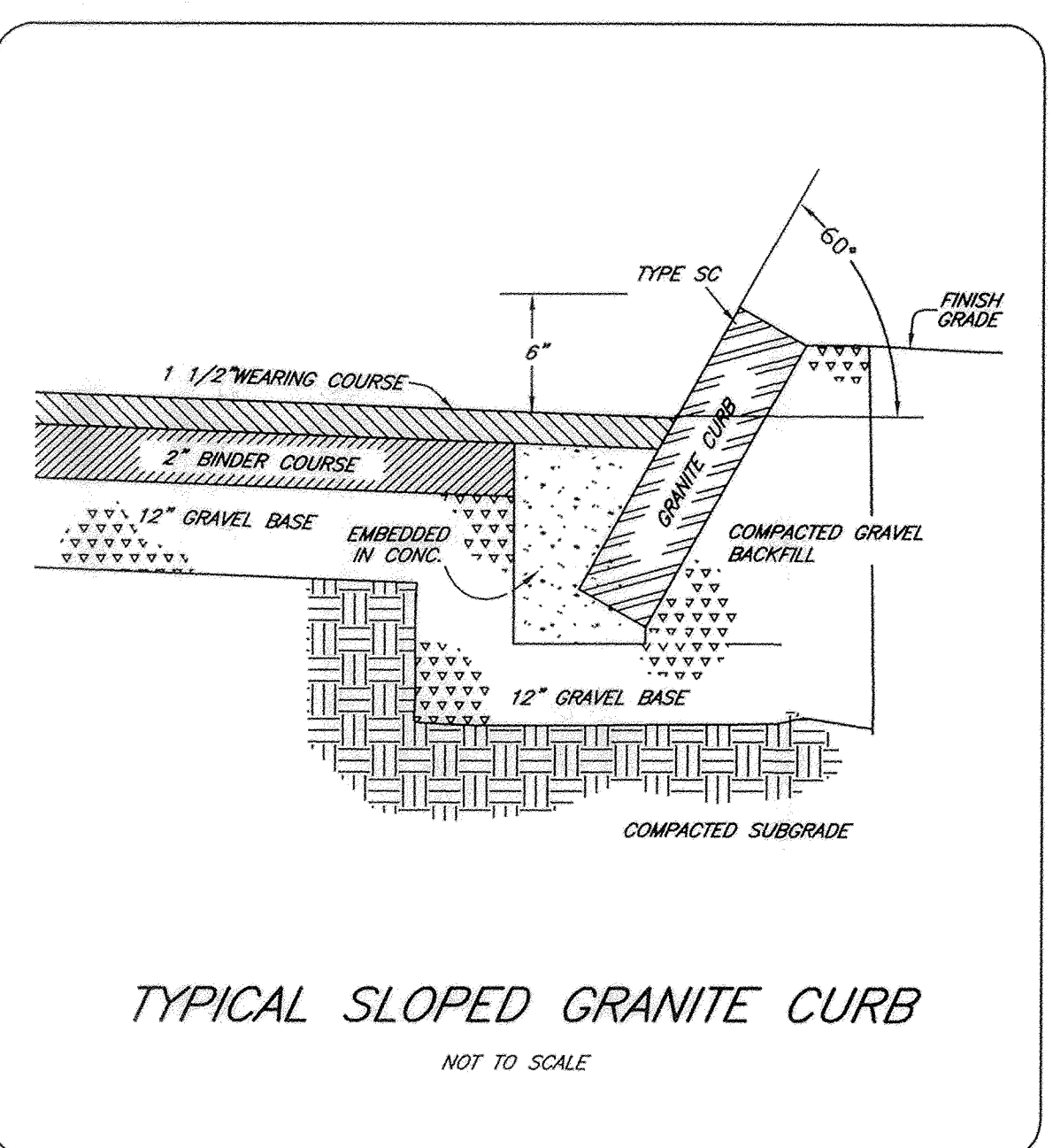
TYPICAL HYDRANT AND VALVE DETAIL
NOT TO SCALE
RESTRAINED JOINT HYDRANT TEE



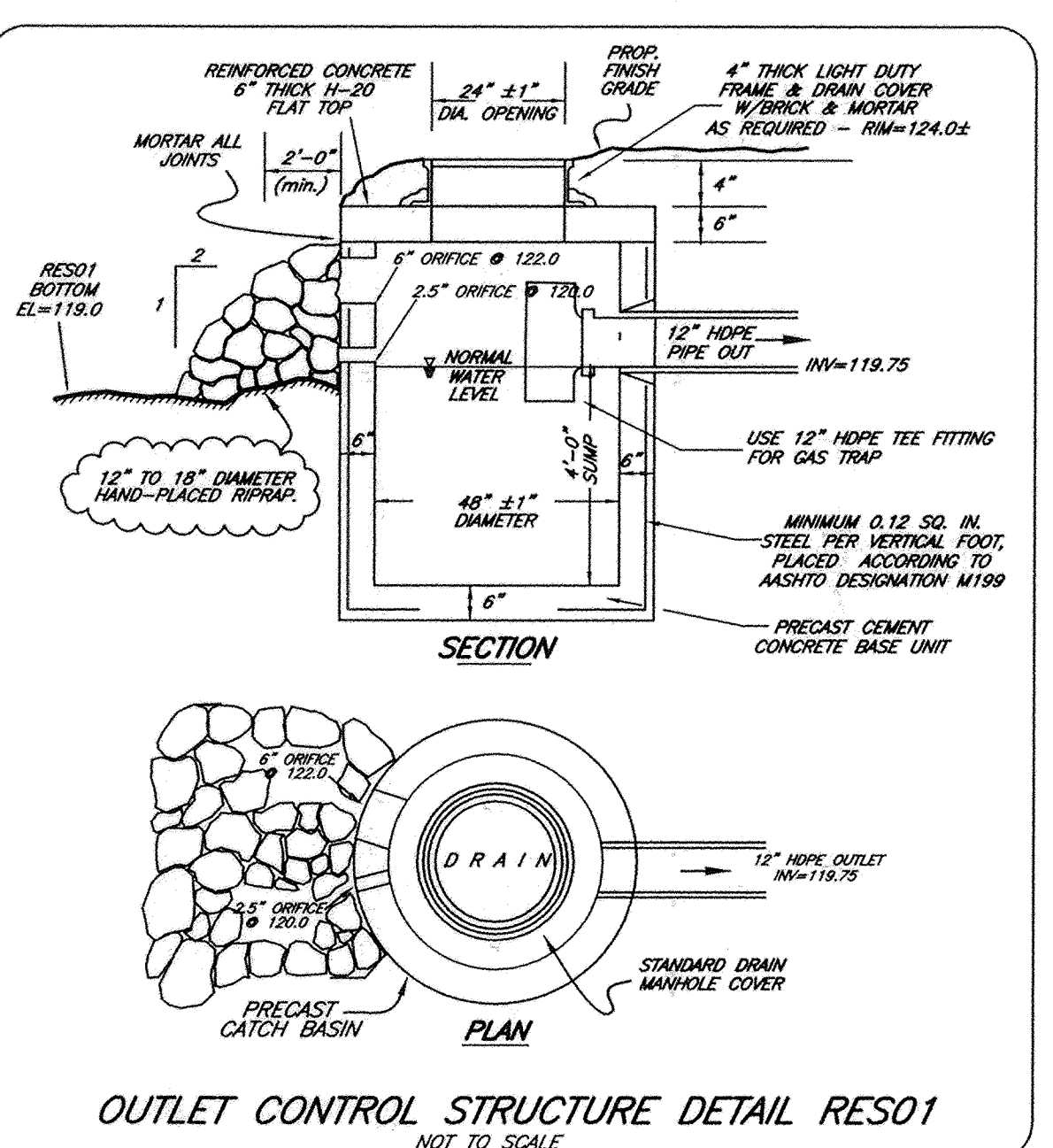
LEVEL SPREADER DETAIL
NOT TO SCALE



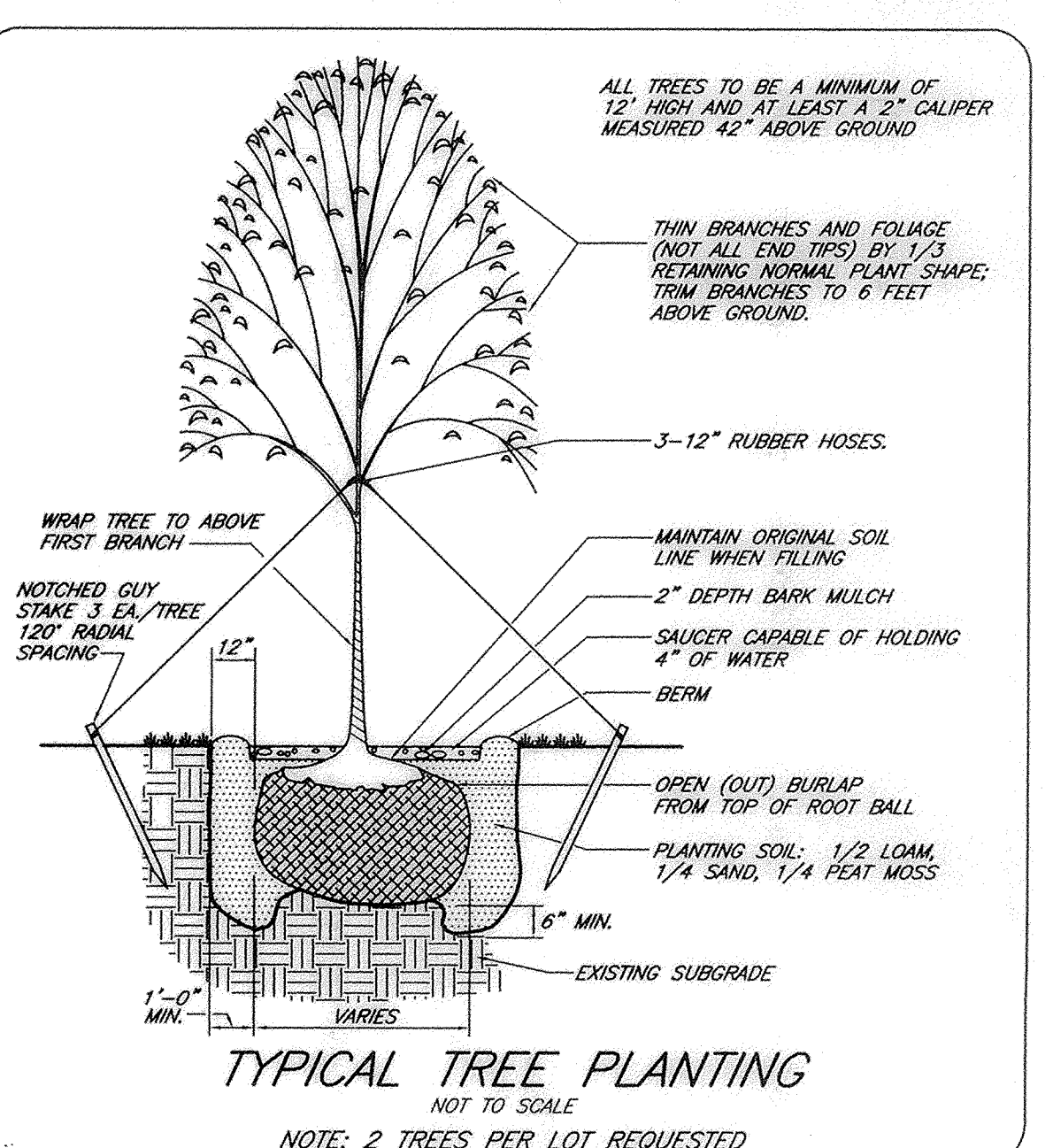
SILTATION FENCE DETAIL
NOT TO SCALE



TYPICAL SLOPED GRANITE CURB
NOT TO SCALE



OUTLET CONTROL STRUCTURE DETAIL RES01
NOT TO SCALE



TYPICAL TREE PLANTING
NOT TO SCALE
NOTE: 2 TREES PER LOT REQUESTED

CLERK'S CERTIFICATION ON THE PLAN
DATE: January 10, 2007
I, Sarah B. George CLERK OF THE TOWN OF MIDDLETON, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE 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.
Sarah B. George
TOWN CLERK

REVISIONS	DATE	DETAIL SHEET
OCTOBER 25, 2006		MITCHELL LANE
NOVEMBER 6, 2006		MIDDLETON, MASS.
NOVEMBER 30, 2006		
JANUARY 10, 2007		

APPLICANT: CONSTRUCTION MANAGERS & DEVELOPERS LLC 154 BROADWAY SOMERVILLE, MA 02145 SCALE: 1/4" = NOT TO SCALE	ENGINEER: HAYES ENGINEERING, INC. 603 SALEM STREET WAKEFIELD, MASS. 01880 DATE: SEPTEMBER 7, 2006
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MIDDLETON PLANNING BOARD	APPLICATION FILED _____
	FINAL PLAN FILED _____
	HEARING DATE _____
	PLAN APPROVED _____
	PLAN SIGNED _____