

- 5.4 2f. Lot and Easement Areas:
- 5.4 2g. Lot Frontage and Lot Width: **As can be seen on Sheet S2 a small portion of the required 80% box extends beyond the property line on each lot.**
- 5.4 2h. Lot Designation as “Not Buildable”:
- 5.4.2i. Lot Numbers and Addresses: **The data is provided but not in the form designated in the rules and regulations**
- 5.4 2 j. Location of Streets and Ways:
- 5.4 2k. Location of Existing Structures:
Not all structures shown 50 feet beyond property line
- 5.4 2. 1 Location of Features:
- 5.4 2 m. Zoning District(s):
Zoning district not shown but referenced on cover sheet
- 5.4 2. n. References to Other Permits, Variances **No reference on the plans to variances required.**
- 5.4 2 o. Deed References
- 5.4 2 p. North Point: **A north arrow appears on both the survey plan and the engineering plan but differ in direction. Only the engineering plan references the North arrow to the Mass coordinate system**
- 5.4 2 q. Calculations Package

5.4 3. Grading, Drainage, and Utilities Plan: The grading, drainage, and utilities plan shall be prepared as follows:

- 5.4 3. a. Scale:
Provided at 10 scale
- 5.4 3. b. Boundaries
- 5.4.3c. Existing Contours and Elevations:
- 5.4.3d. Proposed Contours:
- 5.4.3e. Streets and Ways:
- 5.4.3f. Location of Features:
- 5.4.3g. Location of Existing Structures:

- 5.4.3h. Wells and/or Septic Systems:
- 5.4.3i Groundwater Test Pits
Test Pits provided at rain garden only. Data is contained in stormwater report not on the subdivision plans
- 5.4.3j. Water and Stormwater Features:
- 5.4.3k. Wetlands:
- 5.4.3l. Floodplains; **Data provided in stormwater report**
- 5.4.3m. Utilities:
Existing and proposed Elec, cable and phone not shown
- 5.4.3n. Benchmarks:
Two benchmarks shown are off the property
- 5.4.3o. Street Trees:
- 5.4.3p. Erosion Control:
- 5.4.3q. Stocking and Disposal Areas:
Stockpile areas not shown
- 5.4.3r. Stump Burials:
Stump burial not proposed
- 5.4.3s. Borrow Materials:
No Borrow pits on site
- 5.4.3t. Earth Removal:
Removal of materials addressed on cover sheet
- 5.4.3u. Fill Notation:
Fill materials not discussed
- 5.4.3v. Health Department Notation:
Statement not on plan

5.4.4. Street Plan and Profile

- 5.4.4a. Scale:

5.4.4.b. Contents of Street Plan: The street plan shall show the following information:

- 5.4.4b1. Bearings and distances of all tangents along the center line and the right-of-way;
Information not provided
- 5.4.4b2. Radii, arc length and central angle of all curves along the center line and right-of-way;
- 5.4.4b3. Points of intersection of all tangents (pi's), with tangent lengths, of all center line curves;
- 5.4.4b 4. Stations shall be clearly marked at 50' intervals along the street centerline and at points of curvature and tangency (pc's and pt's) of

all curves. Where the centerline intersects itself or other proposed streets, the point of intersection shall be clearly marked with a station equation;

PC's and PT's not provided

- 5.4.4b5. Existing and proposed lot lines intersecting the right-of-way with the frontage and lot numbers shown;
- 5.4.4b 6. Bearings and distances of all lines of existing and proposed easements;
Easements not shown
- 5.4.4b 7. Existing and proposed pavements, including dimensions of all streets, sidewalks, handicapped ramps, driveways and parking areas;
- 5.4.4b 8. Existing and proposed curbs and berms and identification of the materials;
- 5.4.4b 9. Existing and proposed drainage facilities with pipe sizes and materials including catch basins, manholes, culverts, headwalls, detention and/or retention basins, and outlet pipes/structures with rim and invert elevations, as applicable;
- 5.4.4b 10. Existing and proposed water mains with sizes and materials including hydrants, gates and appurtenances;
- 5.4.4b 11. Existing and proposed sewer mains with sizes and materials including manholes with rim and invert elevations;
- 5.4.4b 12. Existing and proposed gas mains;
- 5.4.4b 13. All other existing and proposed, above and below ground, utilities including electric, telephone, cable TV, poles, conduits, transformers and appurtenances;
- 5.4.4b 14. Existing and proposed street trees; and
- 5.4.4b 15. Two (2) permanent benchmarks shall be shown on the plan for each street. Benchmarks shall be identified with sufficient data to readily determine their location and elevation in the field. **None provided on site. Proposed to**

be provided on Condominium plan

5.4.4.c. Contents of Street Profile: The street profile shall show the following information:

- 5.4.4c 1. Existing centerline profile drawn with a fine dashed line and the existing elevations labeled at 50' intervals;
- 5.4.4c 2. Existing left and right, right-of-way profiles drawn in fine lines - dot dash for left and dot dot dash for right;
Not Provided
- 5.4.4c 3. Proposed centerline profile drawn in solid line with proposed

stations and elevations labeled at 50' intervals and at points of vertical curvature, gradient intersection, and tangency (pvc, pvi, and pvt). Where the center line intersects itself or other proposed streets, the point of inter-section shall be clearly marked with the existing and proposed elevation and station equation;

- 5.4.4c 4. Gradient lines shall be labeled with the rate of grade expressed as a percent;
- 5.4.4c 5. Lengths of all vertical curves shall be labeled including applicable sight distances as prescribed in the Design Standards for Streets, Section 6.8;
- 5.4.4c 6. Existing and proposed drainage facilities including drainage lines, catch basins, manholes, culverts, headwalls, outlet pipes/ structures shall be drawn in solid lines showing pipe sizes, pipe slopes, rim and invert elevations. Stations and offsets shall be indicated for all catch basins, manholes, and culverts, headwalls and outlet pipes/structures;
None existing or proposed
- 5.4.4c 7. Existing and proposed water mains shall be drawn in solid lines showing pipe sizes, depths of cover, laterals to hydrants and station and offset(s) to hydrants;
- 5.4.4c 8. Existing and proposed sewer mains and manholes shall be drawn in solid lines showing pipe sizes, pipe slopes, rim and invert elevations, and station and offsets to manholes; and
Stations and offsets not provided
- 5.4.4c 9. Vertical clearances
Vertical clearances not provided.

5.4.5. Typical sections, details, and notes:

- 5.4.5 a. Scale
- 5.4.5 b. Features of Streets:
- 5.4.5 c. Retention and Detention Basins:
- 5.4.5 d. Drain Lines, Swales, and Ditches:
- 5.4.5 e. Drainage Structures:
- 5.4.5 f. Manholes:
- 5.4.5 g. Hydrants:
- 5.4.5 h. Curbing:
- 5.4.5 i. Accessibility:

- 5.4.5 j. Guardrails:
- 5.4.5 k. Erosion/Sedimentation:
- 5.4.5 l. Other Utilities:
- 5.4.5 m..Notes:

5.5 STORM WATER MANAGEMENT REPORT

- 5.5 report
Needs correction

5.6 ENVIRONMENTAL AND COMMUNITY IMPACT ANALYSIS

Environmental report not required for two lot project