

LEGEND:

EOG	EDGE OF GRAVEL
EOL	EDGE OF LAWN
TP	TEST PIT
HYD	HYDRANT
SMH	SEWER MANHOLE
EOG	EDGE OF GRAVEL
EOL	EDGE OF LAWN
DMH	DRAIN MANHOLE
P	CONIFEROUS TREE
T	DECIDUOUS TREE
WG	WATER GATE
HP	HIGH POINT
SF	SILT FENCE
E	UNDERGROUND ELECTRIC
S	SEWER MAIN
W	WATER MAIN
---	EXISTING CONTOUR
x80.5	EXISTING SPOT ELEVATION

NOTES:

- EAGLEBROOK ENGINEERING & SURVEY, LLC (EES) PERFORMED A TOPOGRAPHIC SURVEY ON JANUARY 4, 2023. EES DID NOT PERFORM A PROPERTY LINE SURVEY
- THE PROPERTY LINES AND EASEMENT LINES ARE ONLY APPROXIMATE AND ARE BASED ON PLANS PROVIDED BY THE TOWN OF LYNNFIELD. THE HORIZONTAL DATUM IS BASED ON THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE DATUMS WERE ESTABLISHED BY GPS OBSERVATIONS USING A LEICA GS14 ANTENNA AND THE SMARTNET RTK NETWORK.
- EES WAS PROVIDED WITH AS BUILT PLANS FOR THE TOCCI LIFE COMPLEX FOR THE SEWER AND ELECTRIC BY THE TOWN OF LYNNFIELD.



EAGLEBROOK

EAGLEBROOK ENGINEERING & SURVEY, LLC

491 MAPLE STREET, SUITE 304
DANVERS, MASS. 01923
TEL: (978) 777-0494

KING RAIL CLUBHOUSE
LOCATED IN
LYNNFIELD, MASSACHUSETTS
PREPARED FOR
BECHTEL FRANK ERICKSON
1723 MASSACHUSETTS AVENUE
LEXINGTON, MA.

STAMP:

DATE:
MARCH 31, 2023

REVISIONS:

NO.	DESCRIPTION:	DATE:

DRAWN BY: MJJ

CHECKED BY: KCK

SCALE: AS NOTED

PROJECT NO. 22-037

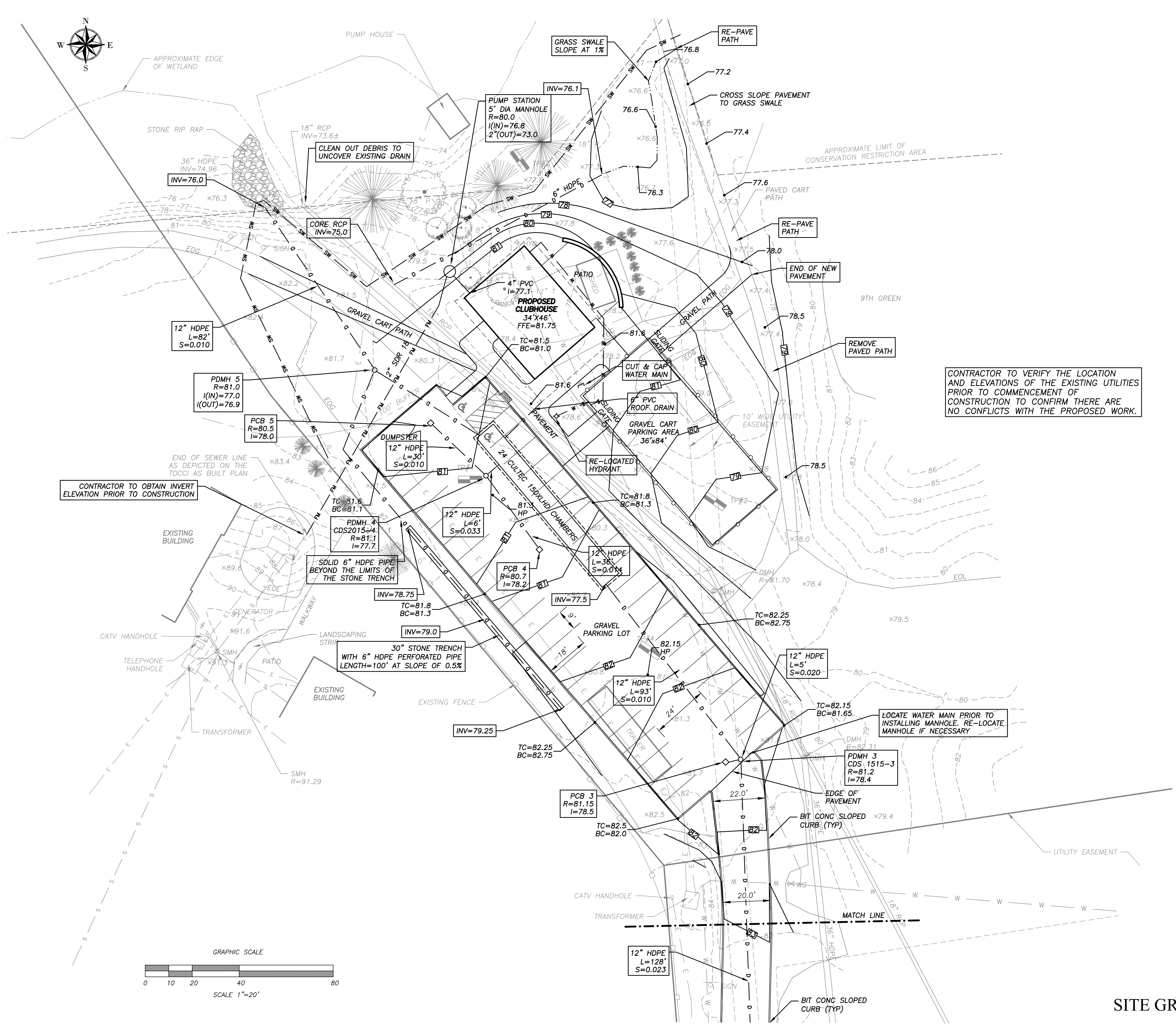
TITLE:

**EXIST
PLAN**

C-1

SHEET No. 1 OF 5

SITE DEMOLITION PLAN



LEGEND:

FFE	FINISHED FLOOR ELEVATION
TC	TOP CURB
BC	BOTTOM CURB
BIT CONC	BITUMINOUS CONCRETE
PCB	PROPOSED CATCH BASIN
PDMH	PROPOSED DRAIN MANHOLE
I	INVERT
R	RIM
SF	SILT FENCE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION

CONTRACTOR TO VERIFY THE LOCATION AND ELEVATIONS OF THE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION TO CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED WORK.

CONTRACTOR TO OBTAIN INVERT ELEVATION PRIOR TO CONSTRUCTION

LOCATE WATER MAIN PRIOR TO INSTALLING MANHOLE. RE-LOCATE MANHOLE IF NECESSARY

- NOTES:**
- THE CONTRACTOR TO VERIFY THE LOCATION AND INVERT OF THE EXISTING SEWER STUB PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE DESIGN ENGINEER IF THE STUB IS NOT LOCATED BASED ON THE AS BUILT PLANS.
 - THE CONTRACTOR TO LOCATE THE EXISTING WATER MAIN AND OTHER UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION, TO VERIFY THAT THERE ARE NO CONFLICTS WITH THE PROPOSED UTILITIES.
 - THE EXISTING STORAGE SHED TO BE RE-LOCATED BASED ON THE DIRECTIONS PROVIDED BY THE TOWN OF LYNNFIELD.
 - ALL ELECTRIC PANELS FOR THE SEWER PUMP(S) SHALL BE HOUSED INSIDE THE BUILDING. THE PUMP(S) SHALL BE EQUIPPED WITH A HIGH WATER ALARM LOCATED INSIDE THE BUILDING WHICH IS POWERED BY A CIRCUIT SEPARATE FROM THE CIRCUIT TO THE PUMP(S).



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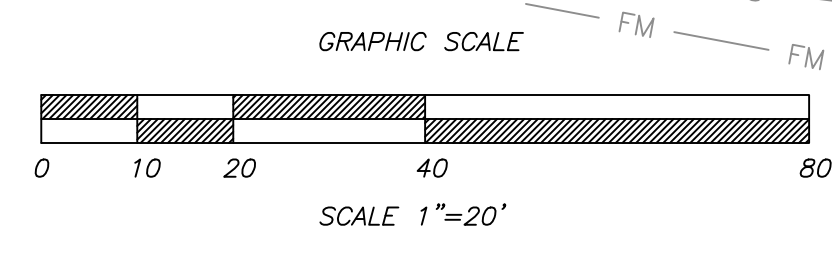
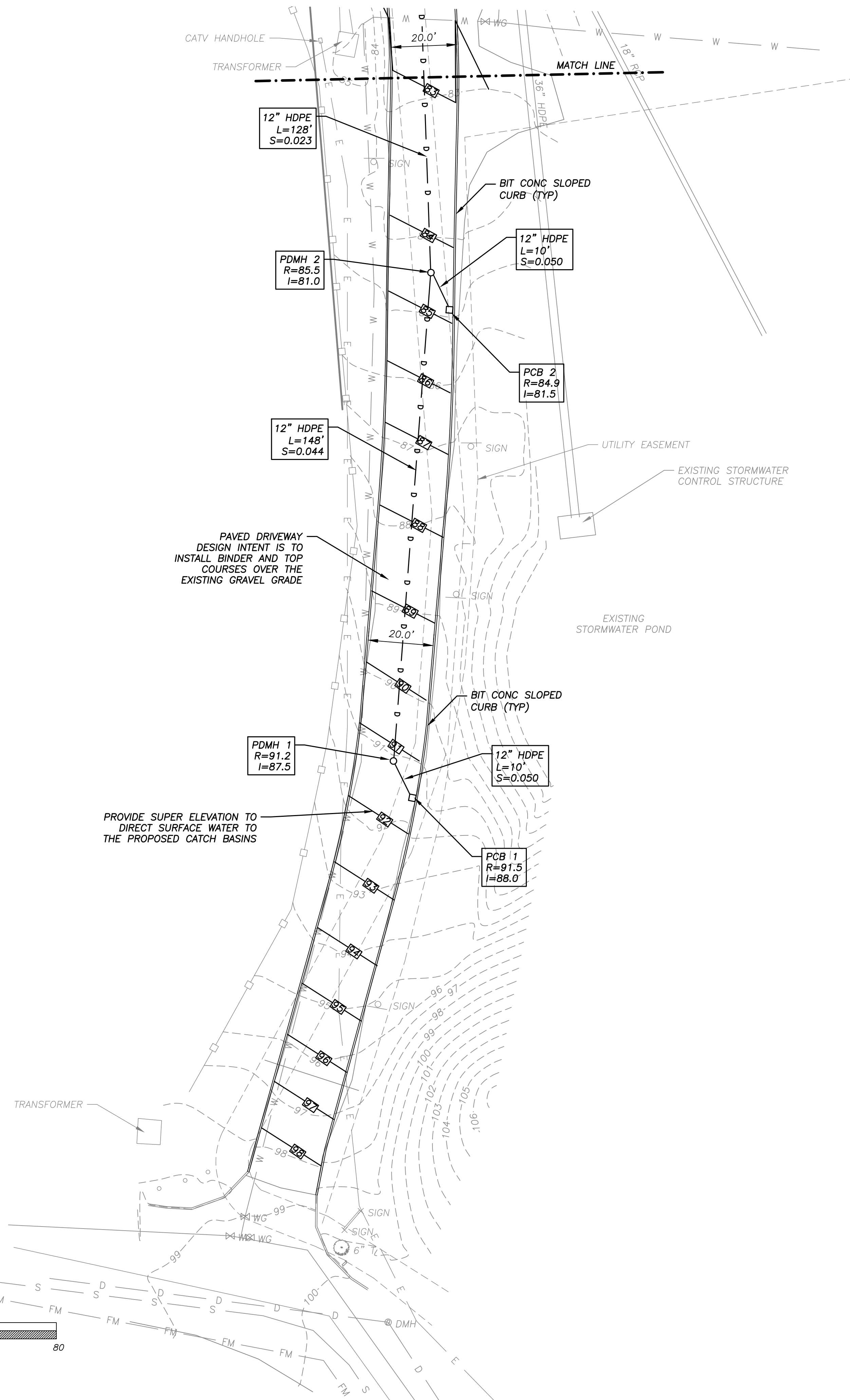
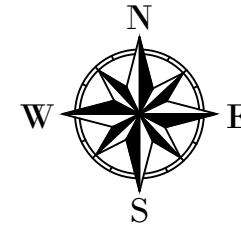
DRAWN BY: MJJ
CHECKED BY: KCK
SCALE: AS NOTED

PROJECT NO. 22-037

TITLE:
SITE PLAN
C-2

SHEET No. 2 OF 5

SITE GRADING & UTILITY PLAN



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SCALE: AS NOTED

PROJECT NO. 22-037

TITLE:
SITE PLAN
C-3

SHEET No. 3 OF 5

SITE GRADING & UTILITY PLAN
SEE SHEET C-2 FOR NOTES AND LEGEND



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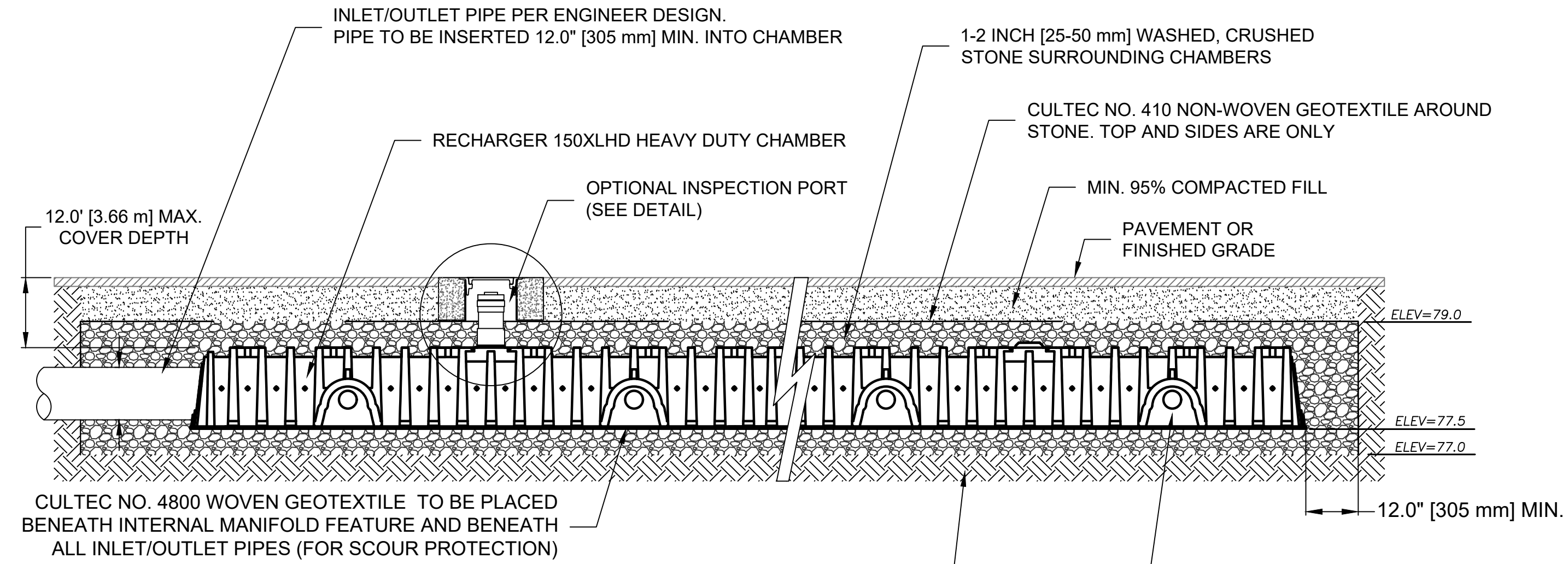
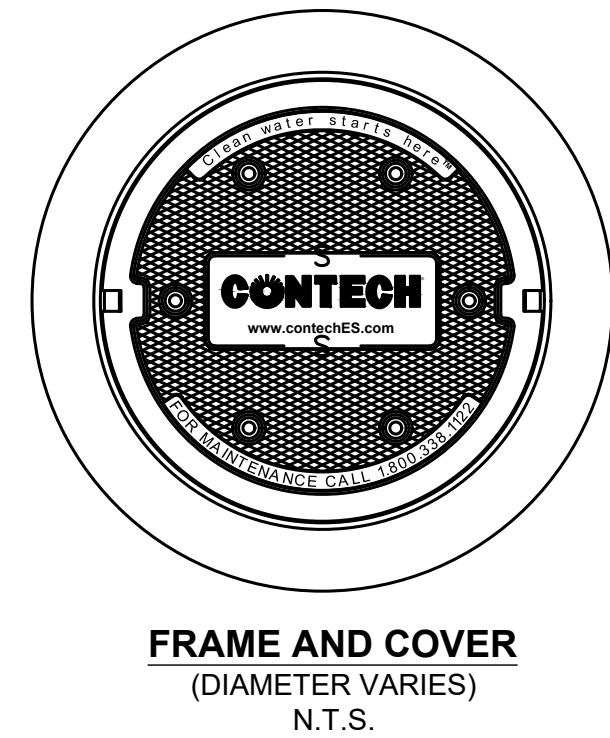
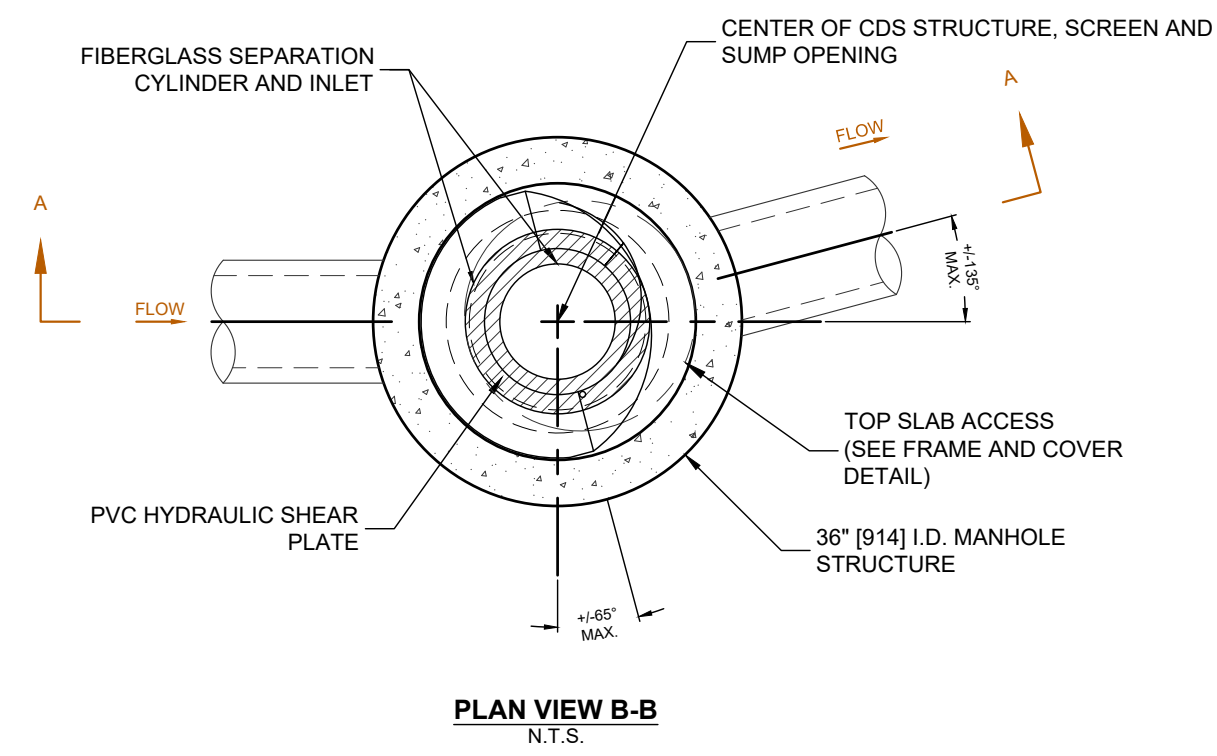
PROJECT NO. 22-037

TITLE:

DETAIL
PLAN

C-4

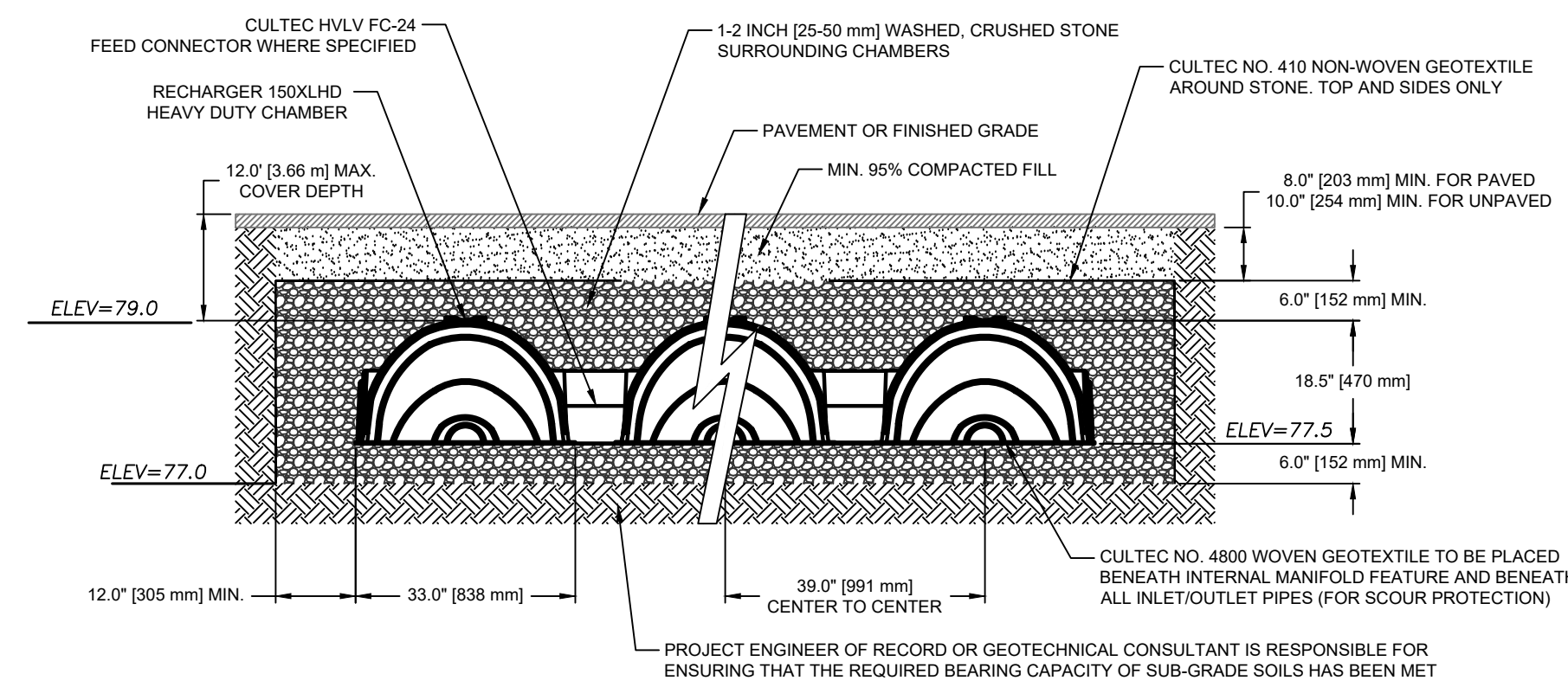
SHEET No. 4 OF 5



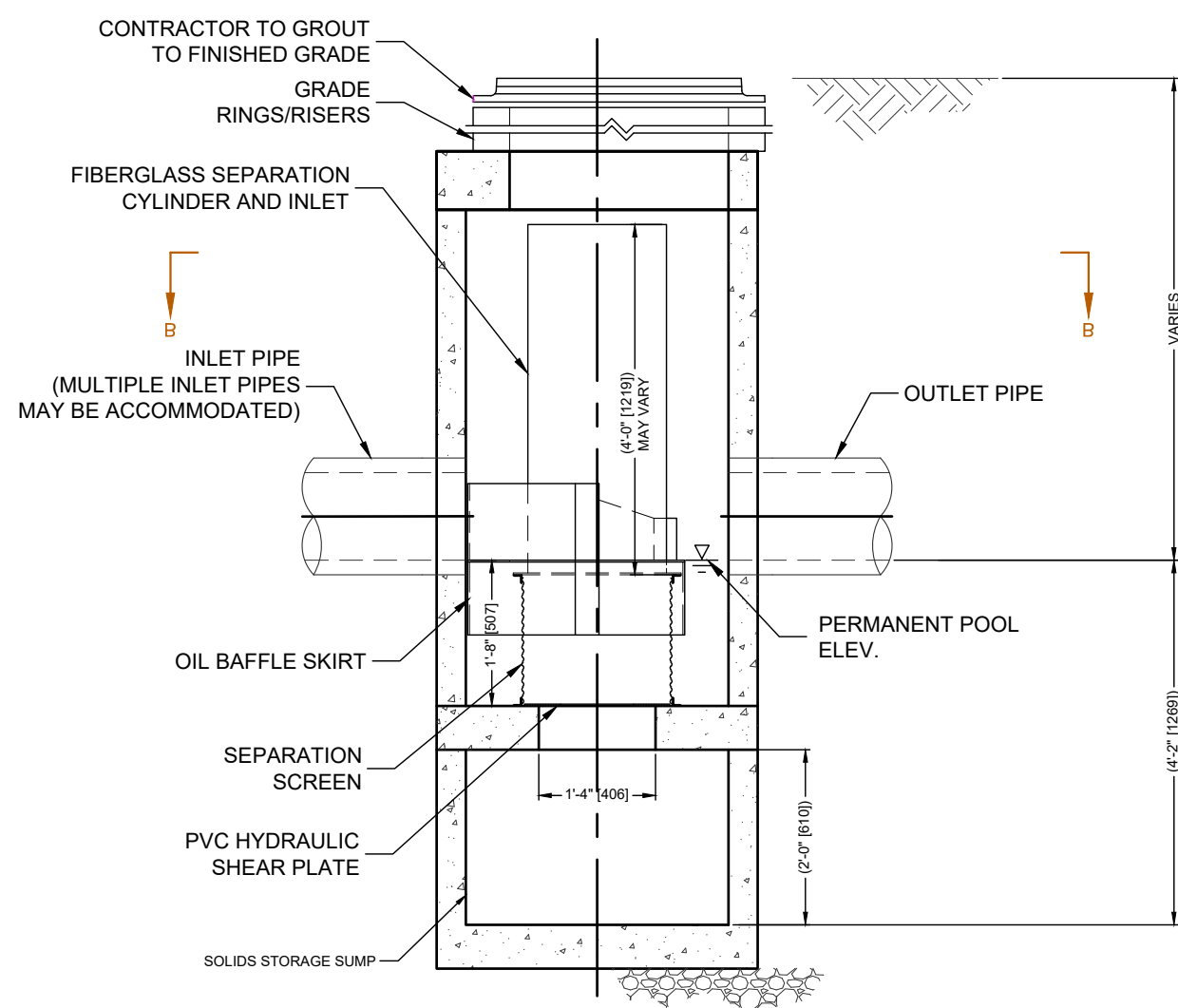
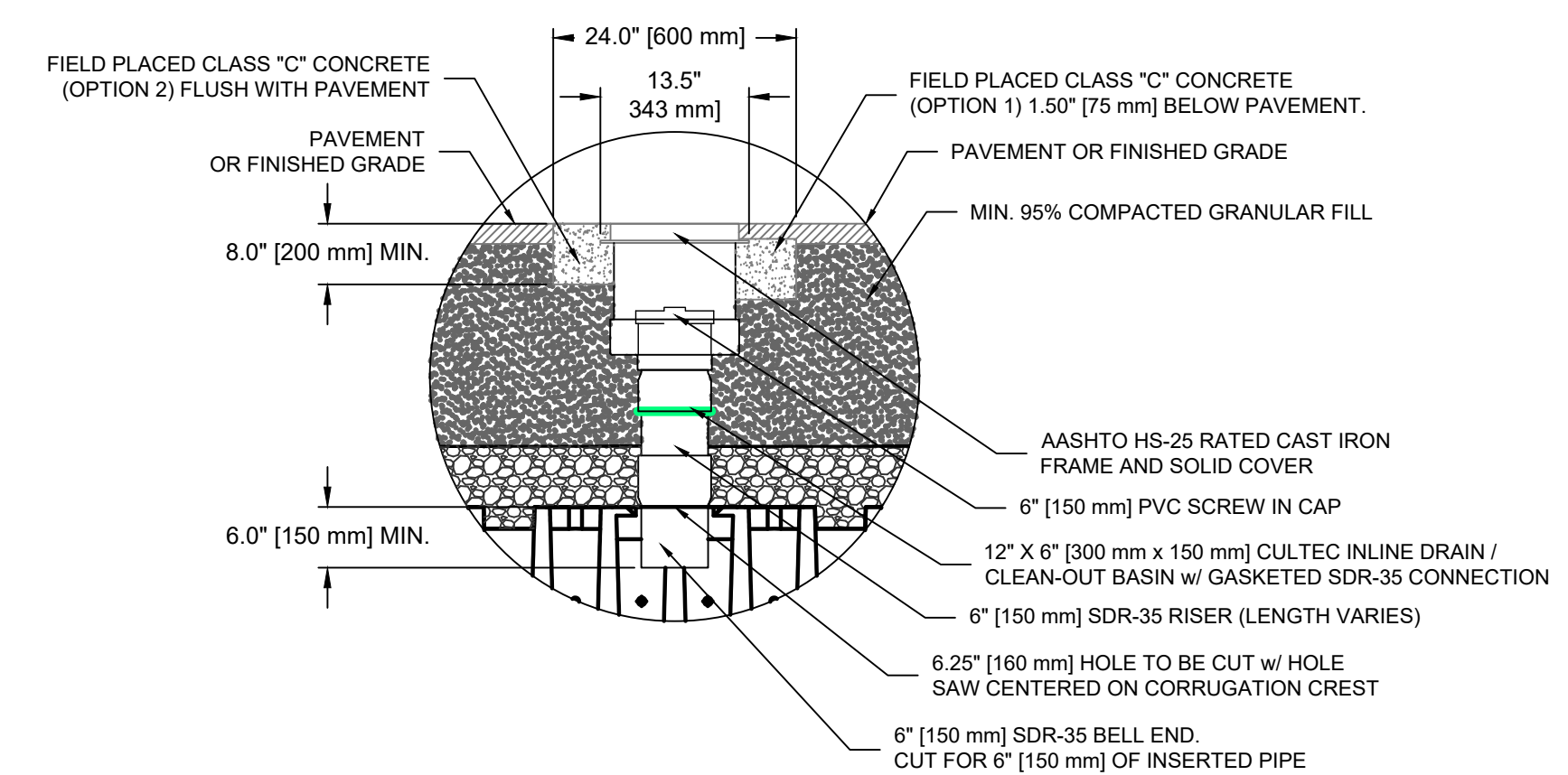
PROJECT ENGINEER OF RECORD OR GEOTECHNICAL CONSULTANT IS RESPONSIBLE FOR ENSURING THAT THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS HAS BEEN MET

SIDE PORTAL TO BE CUT IN FIELD TO ALLOW FOR HVLV FC-24 FEED CONNECTOR OR STORM PIPE AS NEEDED (SEE FIGURE 1). CUT SHALL BE WITHIN 1/4" [6 mm] TOLERANCE OF SIDE PORTAL TRIM GUIDELINE

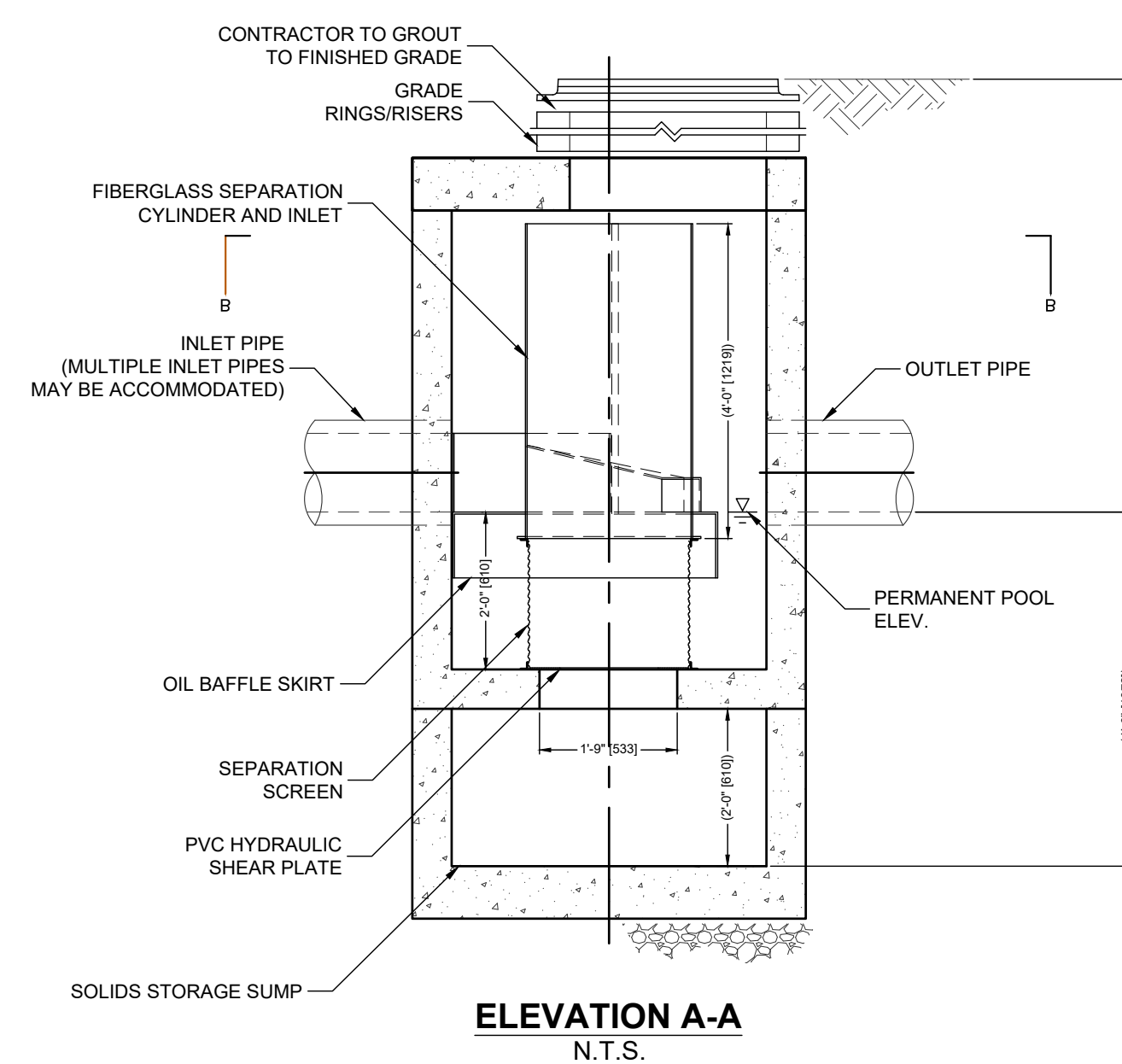
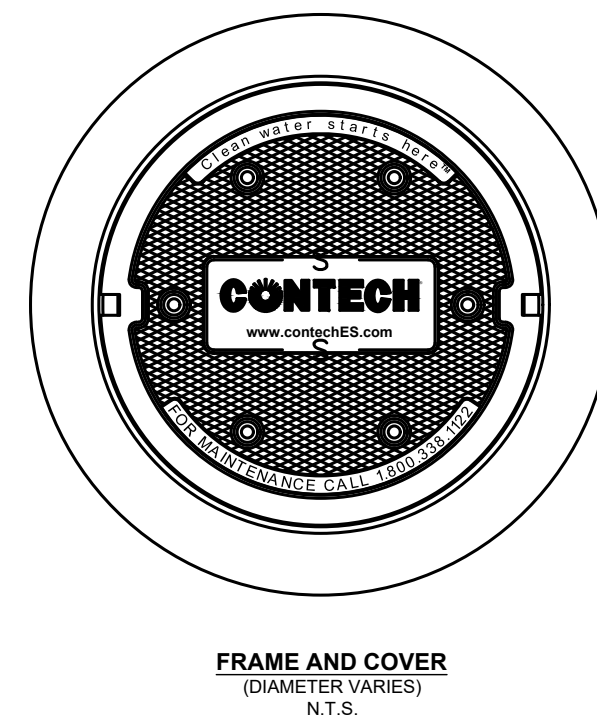
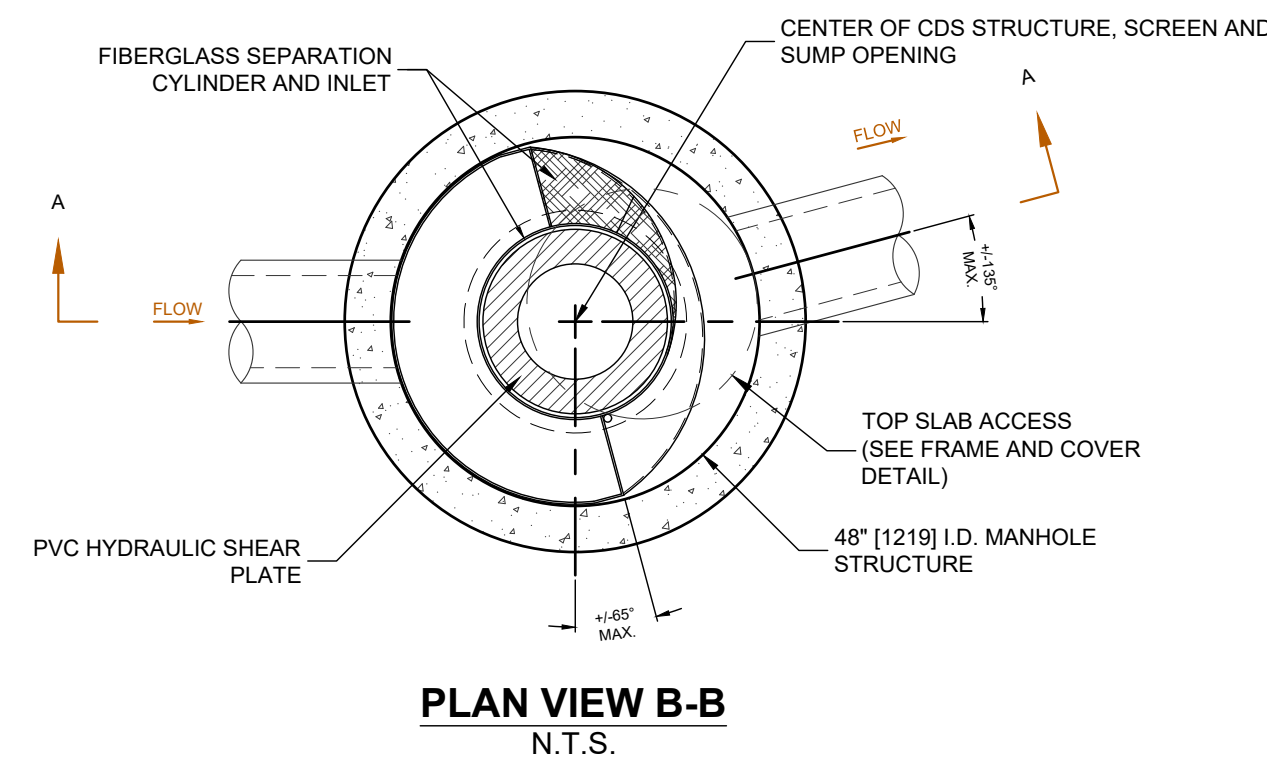
CROSS SECTION



OBSERVATION PORT



CDS1515-3
PDMH 3



CDS2015-4
PDMH 4



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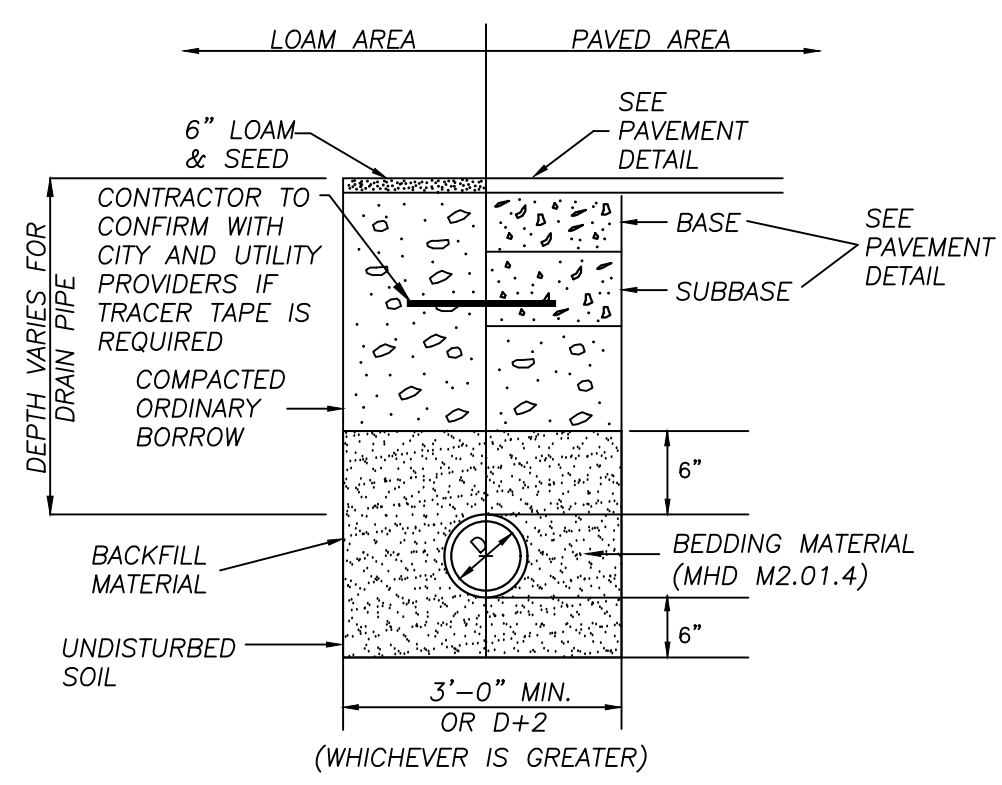
NO.	DESCRIPTION:	DATE:

DRAWN BY: MJJ CHECKED BY: KCK SCALE: AS NOTED

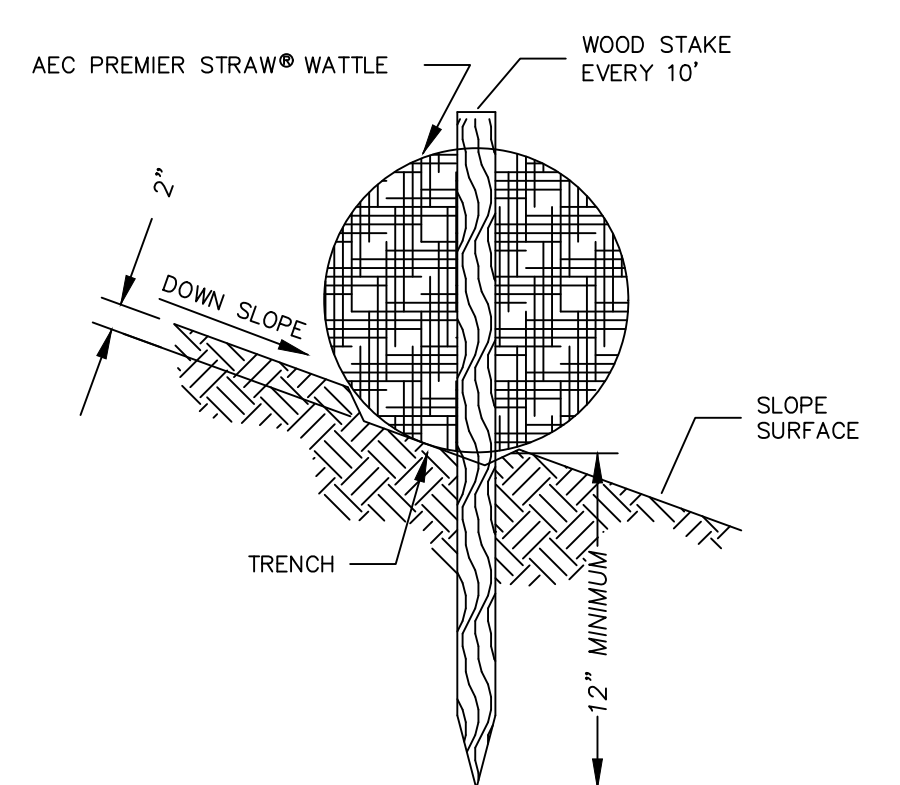
PROJECT NO. 22-037

TITLE: DETAIL PLAN C-5

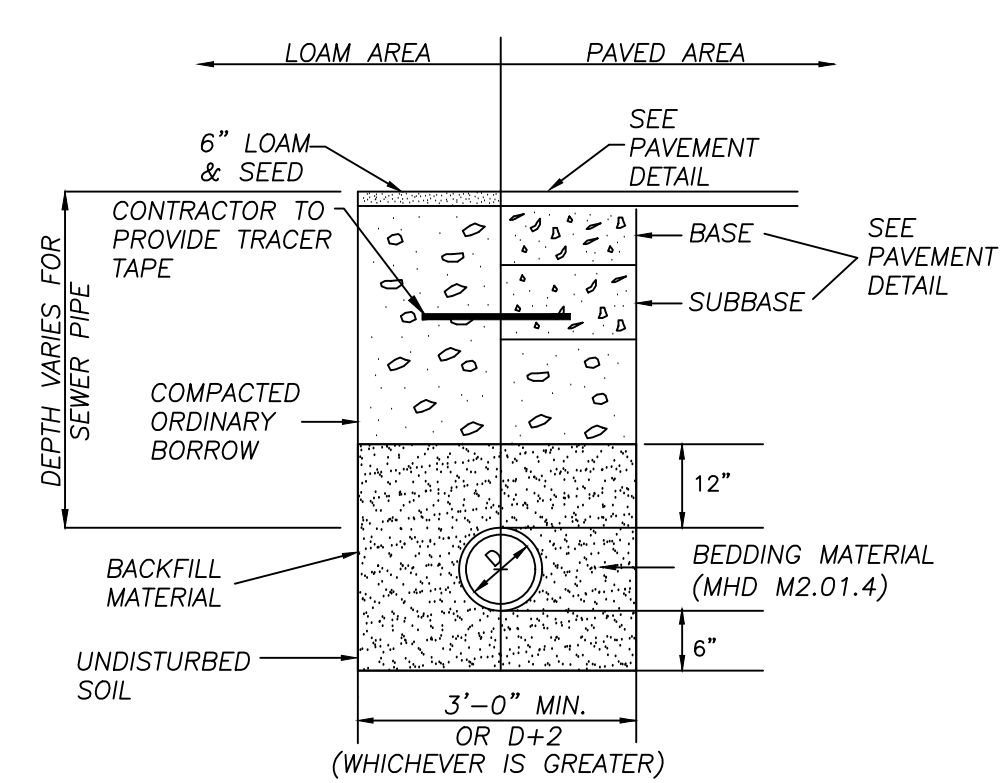
SHEET No. 5 OF 5



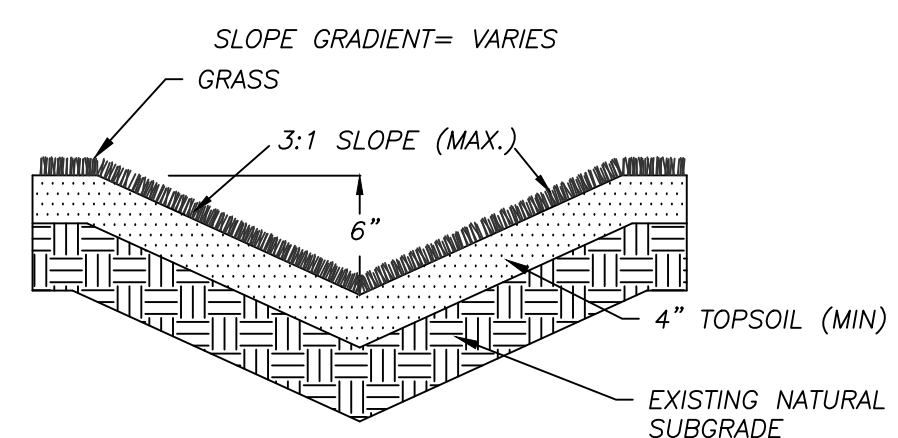
DRAINAGE TRENCH NOT TO SCALE



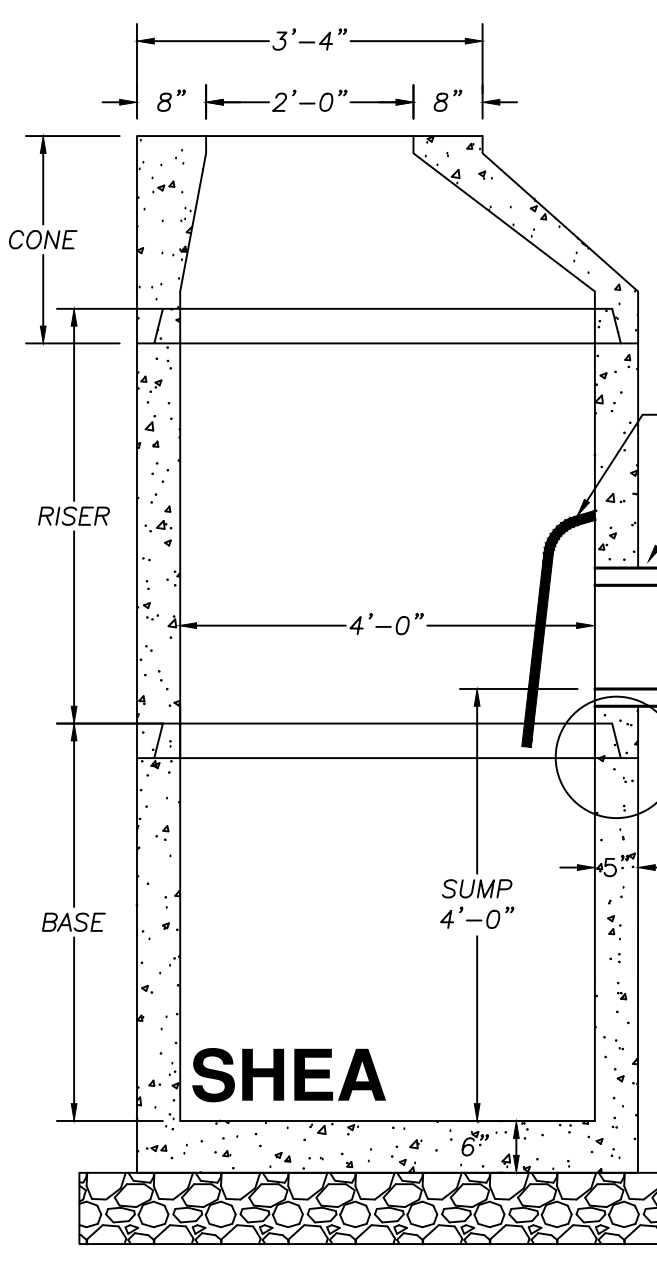
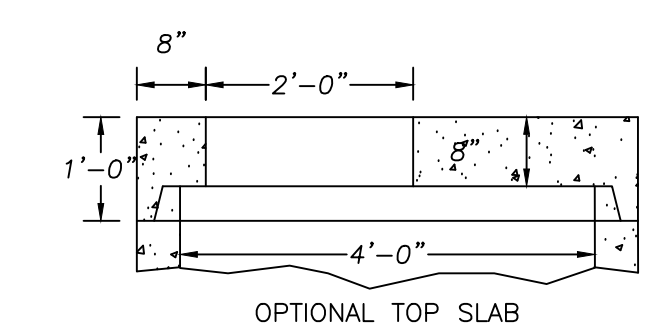
STRAW WATTLE NOT TO SCALE



SEWER TRENCH NOT TO SCALE

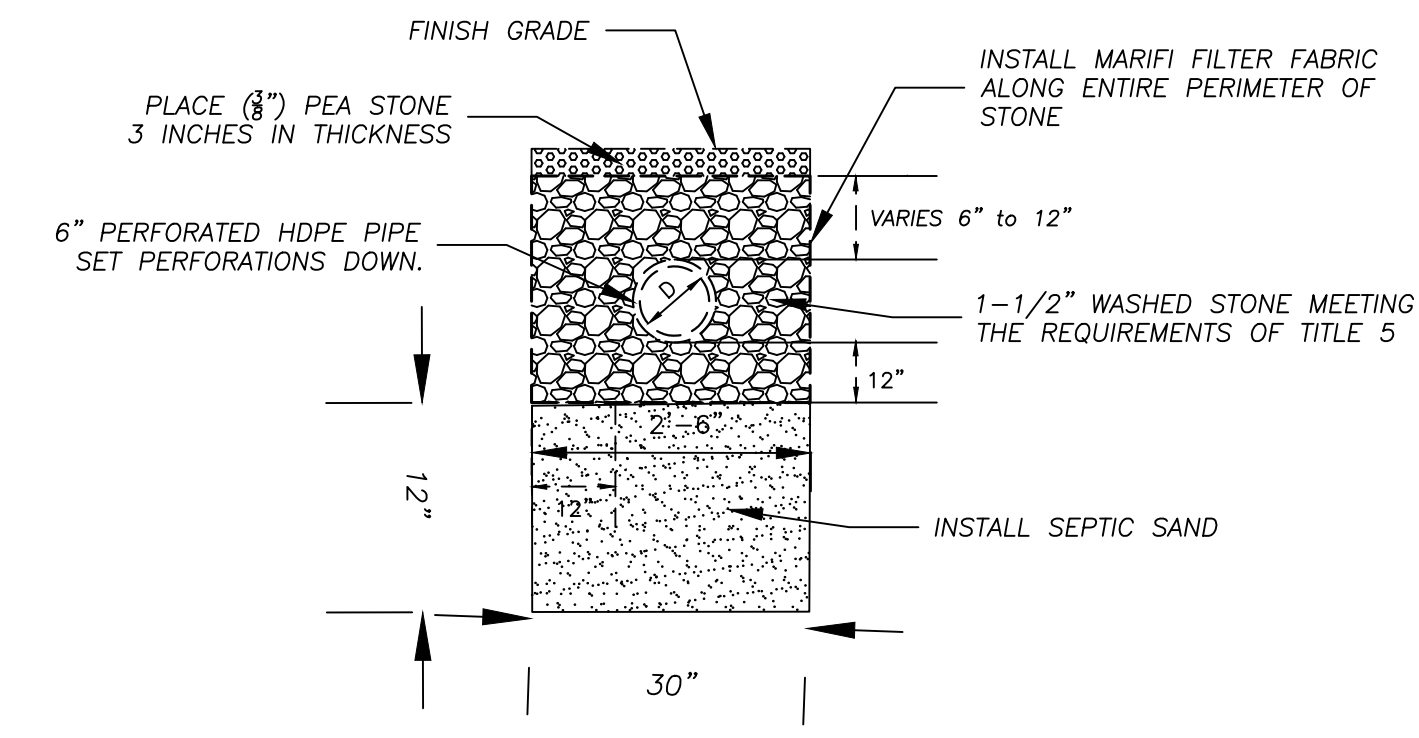


GRASSED SWALE (NOT TO SCALE)

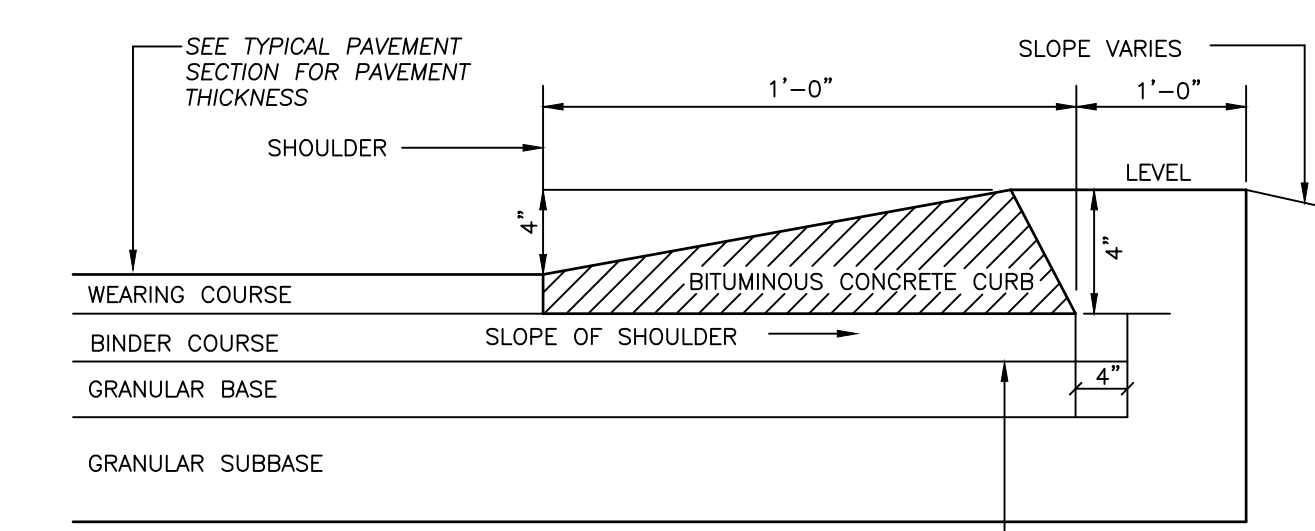


SHEA SECTION VIEW CATCHBASIN NOT TO SCALE

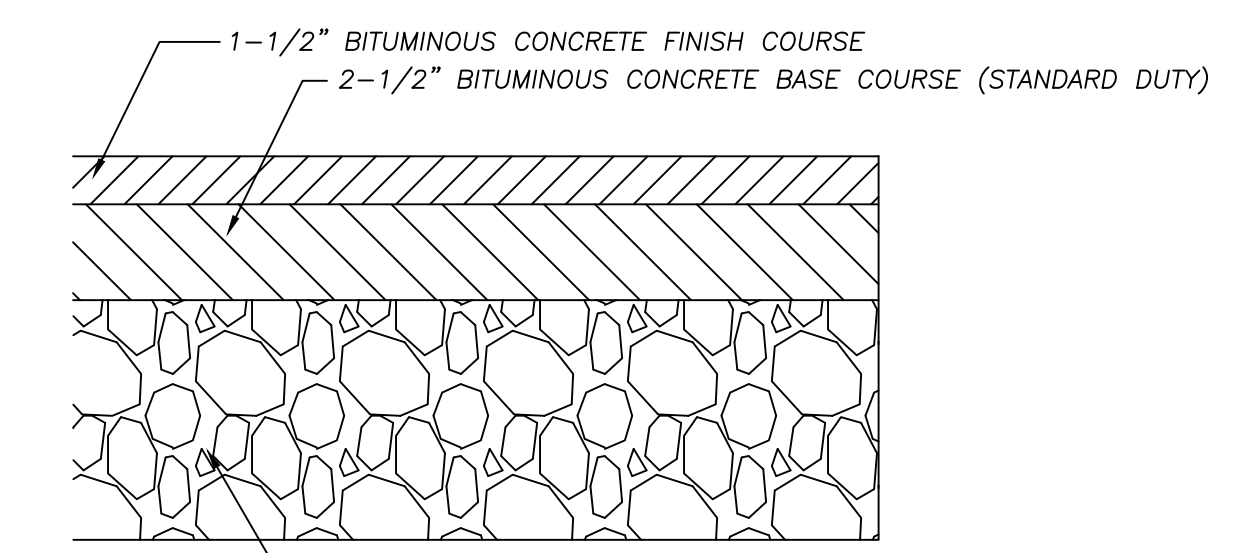
- NOTES:
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 - USE THE TOP SLAB WHERE ELEVATION DOES NOT ALLOW INSTALLATION OF THE CONE SECTION.
 - SET THE MANHOLE ON 6" OF CRUSHED STONE (M2.01.4)



STONE TRENCH NOT TO SCALE



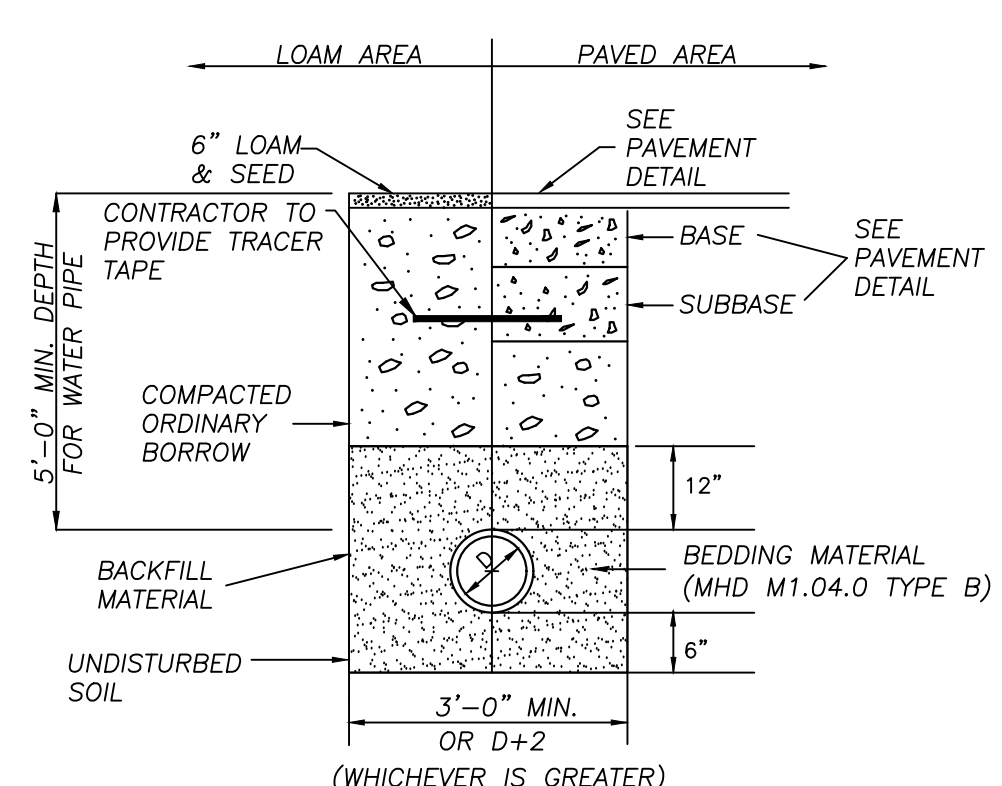
CAPE COD BERM NOT TO SCALE



PAVEMENT DETAIL NOT TO SCALE

12" COMPACTED GRAVEL BASE FOR DRIVEWAY
8" COMPACTED GRAVEL BASE FOR WALKWAYS

SIEVE SIZE	PERCENT PASSING
3"	100
1 1/2"	70-100
1/4"	50-85
NO. 4	30-60
NO 200	0-10



WATER TRENCH NOT TO SCALE

FLAT TOP

ITEM NO	WEIGHT
1 HOLE MH4-F14ID	1,620#
2 HOLE MH4-F14ID2H	930#

ECCENTRIC CONE

HEIGHT	ITEM NO	WEIGHT
1'-6"	MH4-18C4ID	1,335#
2'-0"	MH4-24C4ID	1,783#
2'-6"	MH4-30C4ID	2,231#
3'-0"	MH4-36C4ID	2,677#
4'-0"	MH4-60C4ID	3,425#

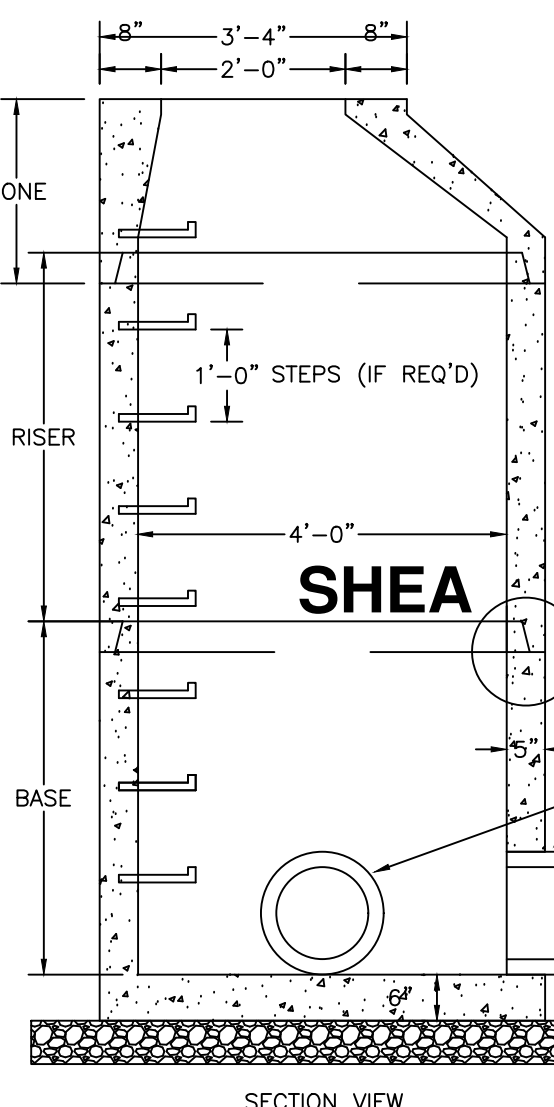
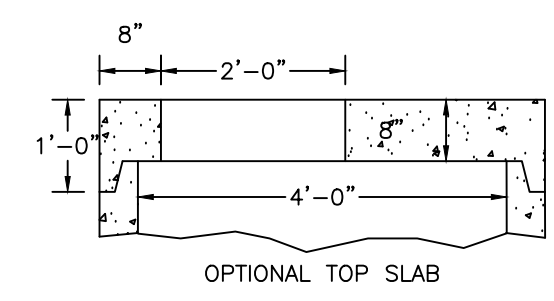
RISER SECTION

HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#

BASE SECTION

HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#

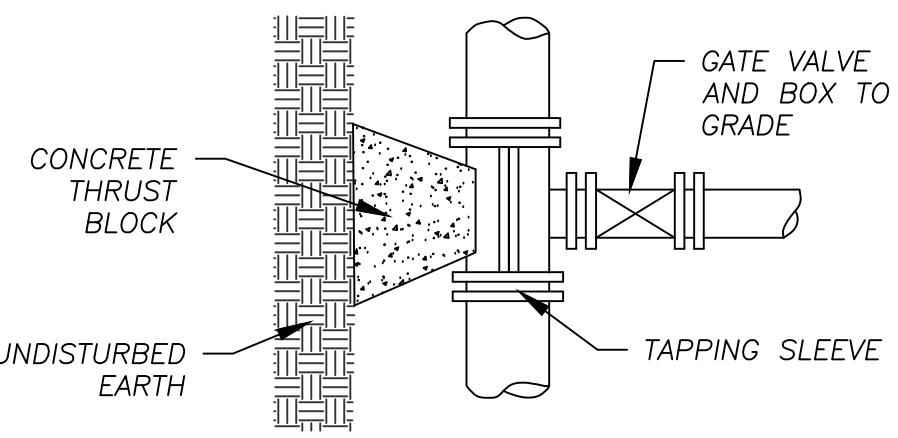
- NOTES:
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.



SHEA SECTION VIEW

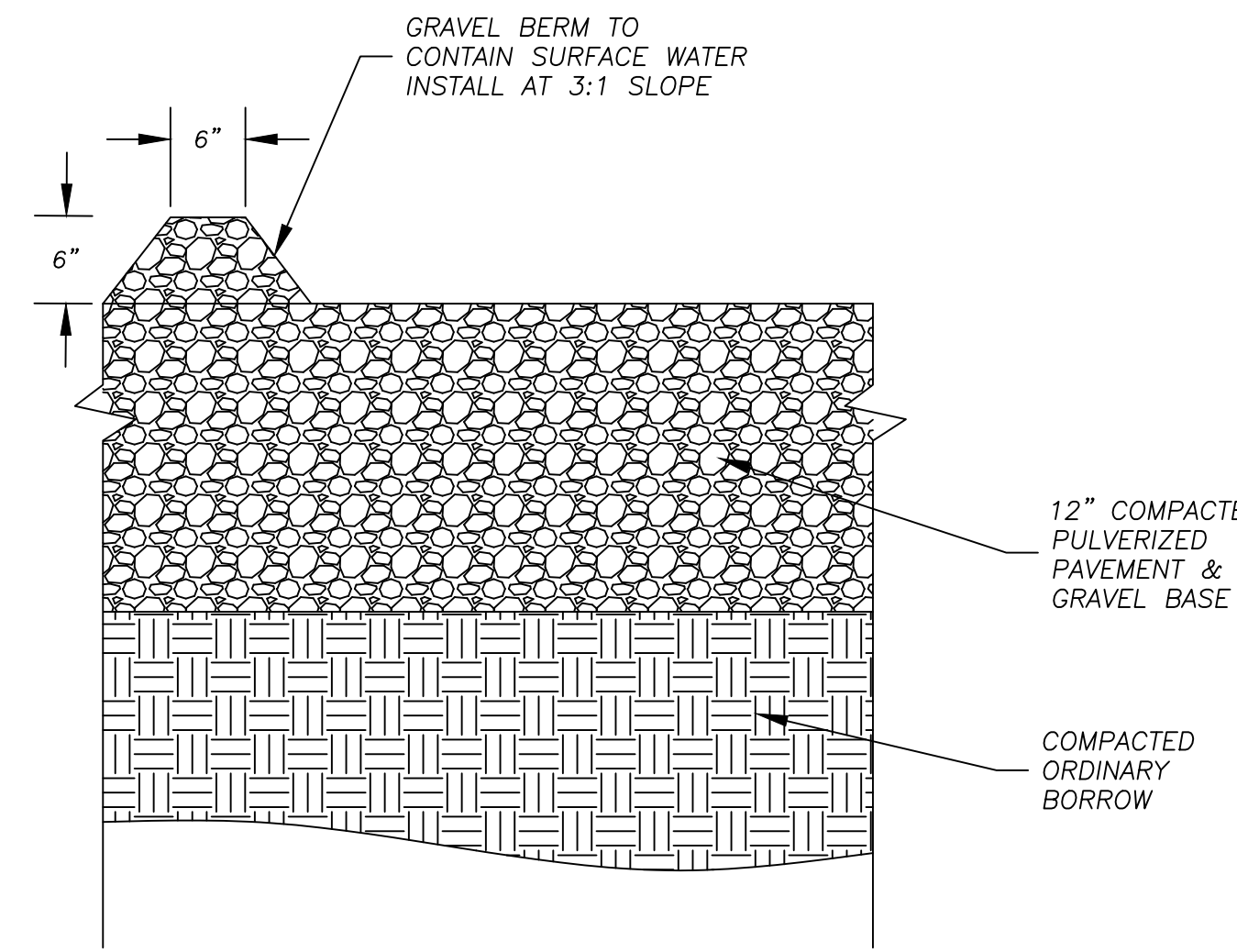
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 - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.

DRAIN MANHOLE 48" DIA



TAPPING SLEEVE & GATE VALVE NOT TO SCALE

5' DIAMETER MANHOLE PUMP CHAMBER



GRAVEL SURFACE DETAIL NOT TO SCALE