DEWING ROAD

LARA LANE

SALEM STREET

HORSESHOE DRIVE

WINCHESTER DRIVE

LOT 1

LOT 2
WINDSOR ESTATES
611,219 S.F.

#525 SALEM STREET
"SENIOR CENTER"

RES 01
RES 02
RES 03
RES 04
RES 05
RES 06
RES 07
RES 08
RES 09

AS BUILT CB #1
CONC. COVER
EL.=130.57
12" RCP INV. OUT=128.72

AS BUILT CB #2
CONC. COVER=130.6
12" RCP INV. OUT=128.74

AS BUILT DMH
CONC. COVER=130.40
12" INV.'S IN=128.4
12" INV. OUT=128.25

AS BUILT CB #4
CONC. COVER
EL.=130.96
12" RCP INV. OUT=128.16

AS BUILT CB #3
CONC. COVER EL.=130.89
12" RCP INV. OUT=128.09

AS BUILT DMH
CONC. COVER EL.=131.15
12" INV.'S IN=128.0 (CB'S)
12" INV. IN=127.66 (DMH)
15" INV. OUT=127.75

AS BUILT DMH
CONC. COVER EL.=130.57
15" INV.'S=127.57

AS BUILT STORMCEPTOR #1
R=134.55
15" INV. IN=127.34
15" RCP INV. OUT=127.31

AS BUILT
15" RCP FES
INV.=126.67

AS BUILT
18" RCP FES
INV.=130.99

AS BUILT
12" RCP FES
INV.=131.85

AS BUILT INFILTRATION BASIN
(RES 06)
TOP OF BERM = 135.0
BOTTOM OF BASIN = 130.0
CONTROL STRUCTURE
R=135.1
18" INV. IN=131.09
5" ORIFICE @ EL. 131.17
TOP WEIR @ EL. 133.44
12" INV. OUT=128.84

AS BUILT DETENTION BASIN
(RES 04)
TOP OF BERM = 135.0
BOTTOM OF BASIN = 131.0
HEADWALL W/12" RCP INV. IN=131.90

AS BUILT STORMCEPTOR #2
R=135.19
12" PVC INV. IN=132.34
12" PVC INV. OUT=132.22

AS BUILT CB #5
R=137.3
12" PVC INV. OUT=133.41

AS BUILT CB #6
R=137.3
12" PVC INV. OUT=133.17

AS BUILT
R=139.7

AS BUILT INFILTRATION BASIN
(RES 05)
TOP OF BERM = 127.7
BOTTOM OF BASIN = 124.0

AS BUILT
18" RCP FES
INV.=124.44

AS BUILT
12" RCP FES
INV.=127.66

AS BUILT
12" RCP FES
INV.=130.98

AS BUILT
12" RCP
FES INV.=120.59

TOP VCC
EL.=120.54

TOP VCC
EL.=125.72

AS BUILT CONTROL
STRUCTURE
R=128.0
18" RCP INV. IN=124.49
(2) 8" ORIFICE @ EL. 125.08
6" ORIFICE @ EL. 124.53
TOP WEIR @ EL. 125.72
12" RCP INV. OUT=121.47

EXISTING CONC.
HEADWALL W/
12" CI PIPE
INV=126.6±

AS BUILT DMH
R=136.60
12" PVC INV.'S IN=132.74
12" PVC INV. OUT=132.70

AS BUILT
R=144.4

AS BUILT CB'S
R= 145.1
12" HDPE
INV.=141.48

AS BUILT CB'S
R=143.3
12" RCP
INV.=141.1

AS BUILT DMH
R= 145.0
12" HDPE INV.'S IN=141.1
12" HDPE INV. OUT=140.6

AS BUILT CB
R= 147.1

AS BUILT
R=145.5

AS BUILT CB'S
R=145.5

AS BUILT DMH
R=130.5

AS BUILT CB's
R=130.7

AS BUILT DMH
R=138.2

AS BUILT CB's
R=138.6

AS BUILT
24" HDPE
INV.=127.09

AS BUILT
24" HDPE
INV.=126.99

AS BUILT
12" RCP
INV.=130.58

AS BUILT
12" RCP
INV.=127.27

AS BUILT
12" HDPE
INV.=133.36

AS BUILT SUBSURFACE
STORMWATER
MANAGEMENT AREA
(114) BRENTWOOD
STORMTANK
36" MODELS W/8
INSPECTION PORTS

AS BUILT CONTROL STRUCTURE
R=130.51
18" RCP INV. IN = 127.21
3" ORIFICE @ EL. 127.21
(3) 8" ORIFICE @ EL. 128.22
12" RCP INV. OUT = 127.36
TOP OF BAFFLE @ EL. 129.1

AS BUILT INFILTRATION
BASIN
(RES 03)
TOP OF BERM = 130.5
BOTTOM OF BASIN = 126.5

AS BUILT CB #13
R= 141.8
12"HDPE
INV.=138.20

AS BUILT DMH
R= 142.8
12"HDPE INV. IN=137.73
12"HDPE INV. IN=137.58
12"HDPE INV. OUT=137.68

AS BUILT
STORMCEPTOR #4
R= 143.6
12"HDPE INV. IN=133.52
12"HDPE INV. OUT=133.42

AS BUILT 36" HDPE
INV. = 126.31

AS BUILT CB #12
R= 141.9
12"HDPE INV. OUT=138.21

AS BUILT DETENTION
BASIN (RES 09)
CULVERT INV. = 129.00

AS BUILT CONTROL
STRUCTURE
R=135.9
10"PVC INV. IN=127.15
36"HDPE INV. OUT=126.95

AS BUILT INFILTRATION BASIN
(RES 02)
TOP OF BERM = 132.5
BOTTOM OF BASIN = 129.0

AS BUILT SUBSURFACE
STORMWATER MANAGEMENT AREA
(340) BRENTWOOD STORMTANK
18" MODELS W/10 INSPECTION
PORTS

AS BUILT SOIL
ABSORPTION SYSTEM
(4) 2'WX2'DX36'L TRENCHES

APPROXIMATE LOCATION OF CULTEC RECHARGE AREA (RES 08)

APPROXIMATE LOCATION OF CULTEC RECHARGE AREA (RES 07)

APPROXIMATE LOCATION OF ROOF RECHARGE AREA

APPROXIMATE LOCATION OF CULTEC RECHARGE AREA (RES 01)

APPROXIMATE LOCATION OF ROOF RECHARGE AREA

APPROXIMATE LOCATION OF CULTEC RECHARGE AREA (TYP.)

APPROXIMATE LOCATION OF ROOF RECHARGE AREA

APPROXIMATE LOCATION OF CULTEC RECHARGE AREA (TYP.)

APPROXIMATE LOCATION OF ROOF RECHARGE AREA (TYP.)

EXISTING BUILDING BUILDING 1
UNITS 15 & 16
(PHASE I)

EXISTING BUILDING BUILDING 2
UNITS 13 & 14
(PHASE I)

EXISTING BUILDING BUILDING 3
UNITS 20 & 21
(PHASE II)

EXISTING BUILDING BUILDING 4
UNITS 7 & 8
(PHASE III)

EXISTING BUILDING BUILDING 5
UNITS 17, 18 & 19
(PHASE IV)

EXISTING BUILDING BUILDING 6
UNITS 22, 23 & 24
(PHASE V)

EXISTING BUILDING BUILDING 7
UNITS 9, 10 & 11
(PHASE VI)

EXISTING BUILDING BUILDING 8
UNITS 25, 26 & 27
(PHASE VII)

EXISTING BUILDING BUILDING 9
UNITS 28 & 29
(PHASE VIII)

EXISTING BUILDING BUILDING 10
UNITS 5 & 6
(PHASE IX)

EXISTING BUILDING BUILDING 11
UNITS 31, 32 & 33
(PHASE X)

EXISTING BUILDING BUILDING 12
UNITS 36, 37 & 38
(PHASE XI)

EXISTING BUILDING BUILDING 13
UNITS 1 & 2
(PHASE XII)

EXISTING BUILDING BUILDING 14
UNITS 3 & 4
(PHASE XII)

EXISTING BUILDING BUILDING 15
UNITS 34 & 35
(PHASE XIII)

EXISTING BUILDING BUILDING 16
UNITS 39, 40 & 41
(PHASE XIV)

EXISTING BUILDING BUILDING 17
UNITS 42 & 43
(PHASE XV)

EXISTING BUILDING BUILDING 18
UNITS 12 & 44
(PHASE XVI)

EXISTING GUARD
HOUSE/MAILROOM

ACCESS &
UTILITY
EASEMENT

LANDSCAPE
EASEMENT

10' SLOPE EASEMENT

20' SLOPE EASEMENT

SEPTIC AREA

WETLAND
REPLICATION AREA

EXISTING BORDERING
VEGETATED WETLAND

IRON ROD SET
ALONG 25'
BUFFER ZONE
(TYP.)

LIMIT OF 25'
NO DISTURB ZONE

LIMIT OF 50'
NO BUILD ZONE

LIMIT OF 100'
BUFFER ZONE
TO BVW

BENCHMARK
TOP SPINDLE HYDRANT
EL.=141.63

BENCHMARK
TOP SPINDLE HYDRANT
EL.=152.39

BENCHMARK 3
TOP DRILL HOLE
EL.=133.48

DRILL
HOLE
FOUND

INSPECTION
PORT

PATIO

CONCRETE
RETAINING
WALL

BLOCK
RETAINING
WALL

ROOF
RECHARGE
AREA

ZONE EH

ZONE OP

ZONE RB

ZONE RM

N/F
EDWARD C. PIRES &
SUSAN A. PIRES
LC DOC. NO. 395413
[LOT 18 ON LC PLAN
3908-H]
ASSESSOR'S MAP 51, LOT
1955

N/F
FRANK J. MUCCI & DEBORAH S. MUCCI
LC DOC. NO. 379209
[LOT 17 ON LC PLAN 3908-H]
ASSESSOR'S MAP 51, LOT 1948

N/F
VINCENT SABELLA & RHOMAINE SABELLA
LC CERT. NO. 58320
[LOT 16 ON LC PLAN 3908-H]

N/F
KIM CHRISTIANSON & MIMI B.
CHRISTIANSON
LC CERT. NO. 69754

N/F
VRDM REALTY TRUST
LC DOC. NO. 430085
[LOT 6 ON LC PLAN 3908-G]
ASSESSOR'S MAP 51, LOT 2562

N/F
PHILIP F. LYNN & ALICE G. LYNN
LC CERT. NO. 28990
[LOT 7 ON LC PLAN 3908-G]
ASSESSOR'S MAP 51, LOT 2647

N/F
GORDON D. ATKINSON, JR. & ELAINE M. ATKINSON
LC CERT. NO. 29353
[LOT 8 ON LC PLAN 3908-G]
ASSESSOR'S MAP 51, LOT 2676

N/F
CHRISTOPHER R. MARKARIAN
LC CERT. NO. 60126
[LOT 9 ON LC PLAN 3908-G]
ASSESSOR'S MAP 55, LOT 521

N/F
CITY OF LYNN
ASSESSOR'S MAP 55
PARCEL 593

N/F ELAINE DEVEREAUX RAYMOND
17648/50
[PARCEL 2147 ON PLAN BOOK
353, PLAN 94]
ASSESSOR'S MAP 51, LOT 2147

N/F
WILLIAM E. HORRIGAN
16234/597
[LOT 3 ON PLAN BOOK 333,
PLAN 12]
ASSESSOR'S MAP 51, LOT 2816

N/F
ARNOLD P. RADWAY
18600/52
[LOT 4 ON PLAN BOOK 333, PLAN
12]
ASSESSOR'S MAP 51, LOT 2763

N/F
STEVEN RASO
16270/248
[LOT 5 ON PLAN BOOK 333, PLAN 12]
ASSESSOR'S MAP 51, LOT 2791

N/F
NABIL SAFWAN & KIRSCHE D.
SAFWAN
18484/274
[LOT 6 ON PLAN BOOK 333,
PLAN 12]
ASSESSOR'S MAP 51, LOT 636

N/F
JOSEPH PAGLIUCA &
MARIA PAGLIUCA
18827/139
[LOT 7 ON PLAN BOOK 333, PLAN 12]
ASSESSOR'S MAP 55, LOT 742

N/F
OFFICE CONDOMINIUM
CONCEPTS PARK
7806/554

DRAINAGE DETAIL
(RES02)

SCALE: 1" = 20'

AS BUILT CULVERT
INV. = 129.00

AS BUILT CONTROL
STRUCTURE
R=135.9
10"PVC INV. IN=127.15
36"HDPE INV. OUT=126.95

AS BUILT
RIPRAP

AS BUILT
36" HDPE
INV.=126.31

AS BUILT
RETAINING
WALL 7H

AS BUILT CB #14
R=134.8
12"CI
INV.=132.22

AS BUILT CB #15
R=134.8
12"CI INV.=132.20

IRON ROD
SET
(TYP.)

AS BUILT
RETAINING
WALL 2'H

AS BUILT DMH
R=134.3
12"HDPE INV.=131.54
12"HDPE INV.=131.04
8"PVC INV.=130.87
6"PVC INV.=131.09

AS BUILT
LANDSCAPE
AREA

AS BUILT INFILTRATION BASIN
(RES 02)
TOP OF BERM = 132.5
BOTTOM OF BASIN = 129.0
12" HDPE FES INV. INLET=130.59

AS BUILT 4"
OUTLET IN FACE OF
WALL INV.=130.23

AS BUILT
STORMCEPTOR #5
R=135.1
12" CI INV.
IN=132.0
12" CI INV.
OUT=131.9

IRON ROD SET ALONG
25' BUFFER ZONE
(TYP.)

AS BUILT 4" OUTLET IN
FACE OF WALL INV.=130.23

AS BUILT 4" OUTLET IN
FACE OF WALL INV.=130.32

AS BUILT
4" OUTLET IN
FACE OF WALL
INV.=130.23

AS BUILT OUTLET
CONTROL STRUCTURE
R=132.4
18" HDPE INV. IN =129.21
6" ORIFICE @ EL. =130.18
6" ORIFICE @ EL. =129.41
8" ORIFICE @ EL. =130.04
12" HDPE INV. OUT =128.91
TOP OF BAFFLE = 130.8

AS BUILT OUTLET
12" HDPE FES
INV=128.80

AS BUILT 18" HDPE
OUTLET INV.=129.29

AS BUILT 6" OUTLET
IN FACE OF WALL INV.=130.19

AS BUILT SUBSURFACE
STORMWATER MANAGEMENT AREA
(340) BRENTWOOD STORMTANK
18" MODELS W/10 INSPECTION
PORTS

UNIT #36
F.F. ELEV.=134.5
G.F. ELEV.=134.0

UNIT #37
F.F. ELEV.=140.8
G.F. ELEV.=140.3

UNIT #38
F.F. ELEV.=140.82
G.F. ELEV.=140.32

NOTES:

1. ELEVATIONS LISTED REFERENCE THE NGVD OF 1929.
2. LOCATIONS OF THE ROOF RECHARGE AREAS SHOWN ON THIS PLAN LABELED "APPROXIMATE" AND ASSOCIATED CONNECTIVE PIPES ARE BASED ON RECORD DRAWINGS PROVIDED BY THE CONTRACTOR AND HAVE NOT BEEN LOCATED IN THE FIELD.

LEGEND OF SYMBOLS

- EXISTING CONTOUR
- AS BUILT CONTOUR
- AS BUILT WATER
- AS BUILT WATER GATE
- AS BUILT WATER SERVICE SHUT OFF
- AS BUILT HYDRANT
- AS BUILT DRAIN
- AS BUILT CATCH BASIN
- AS BUILT SEWER
- LIMIT OF BORDERING VEGETATED WETLAND
- LIMIT OF 25' BUFFER TO BORDERING VEGETATED WETLAND
- LIMIT OF 50' BUFFER TO BORDERING VEGETATED WETLAND
- APPROXIMATE LOCATION OF ROOF RECHARGE CONNECTIVE PIPE SYSTEM
- CONDOMINIUM UNIT NUMBER
- PROPOSED SNOW STORAGE AREA

CONC. = CONCRETE
FES = FLARED END SECTION
R = RIM
INV. = INVERT
EL. = ELEVATION (N.G.V.D 29)
N/F = NOW OR FORMERLY
HDPE = HIGH DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
CI = CAST IRON

"WINDSOR ESTATES CONDOMINIUM" AS AS BUILT PLAN IN LYNNFIELD, MA

0' 20' 40' 80'

SCALE: 1" = 40'

DATE: JANUARY 4, 2021
REV: JULY 29, 2021
"TO ACCOMPANY OPERATION AND MAINTENANCE PLAN"

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