PRELIMINARY PLAN

FOR

COBBLER'S RIDGE

OPEN SPACE-RESIDENTIAL DEVELOPMENT

72 EAST MAIN STREET
MERRIMAC, MASSACHUSETTS

APPLICANT:

PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

TABLE OF DIMENSIONAL REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL (AR)

	REQUIRED	EXISTING
LOT AREA	87,120 SF	3,374,000± SF
FRONTAGE	200 FT	166± FT
LOT WIDTH	180 FT	74± FT
BUILDING HEIGHT	30 FT	– FT
	2.5 STORIES	– STORIES
COVERAGE	25%	–%
SETBACKS		
FRONT	50 FT	– FT
SIDE	30 FT	– FT
PRESERVE EX. WOODS	25%	–

OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)

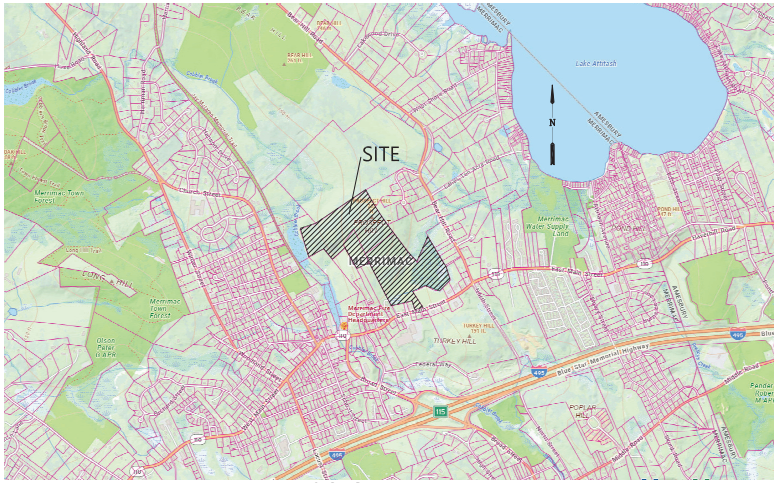
	REQUIRED	
LOT AREA	21,780 SF	21,875 SF
FRONTAGE	100 FT	104.74'
COVERAGE	40%	<40%
SETBACKS		
FRONT	20 FT	>20 FT
SIDE	10 FT	>10 FT
REAR	10 FT	>10 FT

NOTES:

1. ACCORDING TO FEMA FLOOD PLANE MAP 25009C0103G WITH AN EFFECTIVE DATE OF JULY 8, 2025 A PORTION OF THE PROPERTY IS LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE.

2. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE WATER RESOURCES PROTECTION OVERLAY DISTRICT.

3. BOUNDARY, TOPOGRAPHY, AND WETLANDS ARE TAKEN FROM GIS. ON THE GROUND SURVEY HAS NOT YET BEEN PERFORMED BY THIS OFFICE.



LOCUS
SCALE: 1" = 500'±

SHEET INDEX

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OPEN SPACE AREA CALCULATIONS

TOTAL LOT SIZE= 3,374,000 S.F.
TOTAL OPEN SPACE=1,777,225 S.F.
TOTAL WETLAND/FLOODPLAIN= 266,750 S.F.

1,777,225 S.F.
3,374,000 S.F. = 52.7% OPEN SPACE > 50% MIN. (SEC. 15.9)

266,750 S.F.
1,777,225 S.F. = 15.0% = 15% (SEC 15.9.7.)

1,344,863 S.F.
1,777,225 S.F.= 75.7% > 60% (SEC 15.9.2)

15.9.7 NOT MORE THAN 15% OF THE COMMON OPEN SPACE IN AN OSRD MAY BE LOCATED IN A FLOOD PLAIN OR CONSIST OF WETLANDS.

15.9.2 AT LEAST 60% OF THE COMMON OPEN SPACE SHALL BE LINKED AS A UNIT, WITH LINKS AT LEAST 100' WIDE. THIS CRITERIA HAS BEEN MET.

BASE DENSITY: DETERMINATION OF DEVELOPMENTAL CAPACITY

TOTAL NUMBER OF LOTS = TOTAL ACREAGE (SF) – .5X WETLANDS – AREAS WITH STEEP SLOPE – .1X TOTAL ACRES / 87,120 SF

32.1 = 3,374,000 (SF) – .5(675,775 SF) – 239,715 SF – .1(77,456 AC) / 87,120 SF

THEREFORE 32 LOTS MAX PROPOSING 31 LOTS

WAIVER REQUESTS

DESIGN

4.3.10.1 THE MAXIMUM CENTERLINE GRADE FOR STREET
REQUIRED: 8% PROPOSED 10%

SUBMISSION

3.3.2	DRAWING PLAN ON MYLAR
3.3.2.20	MEMORANDUM BY TRAFFIC ENGINEER
3.3.2.21	TRAFFIC ANALYSIS
3.3.2.22	RDA FILED ANRAD FILE #045-0331
3.3.2.23	STAKING CENTERLINE & LIMITS OF GRADING
4.3.10.6	CUT OR FILL IN EXCESS OF TEN FEET

PERMITTING PLANS
NOT FOR CONSTRUCTION

REGISTRY USE ONLY

APPROVED BY THE TOWN OF MERRIMAC PLANNING BOARD
DATE

DRW:	DSG:	CHK:	DESCRIPTION	DATE

COVER SHEET

COBBLER'S RIDGE
72 EAST MAIN STREET
in
MERRIMAC, MA
Prepared For
PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite I
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Website: www.marchionda.com

DATE: 10/20/2026
M. & A. NO.: 849-16 | SCALE: NO SCALE
SHEET 1 OF 23

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NOTES:
1. THE LOCATION OF EXISTING PIPES, CONDUITS, AND OTHER UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE CORRECT AND ARE SHOWN BASED ON CONTRACTOR'S RECORDS, INFORMATION AVAILABLE AT THE MUNICIPAL DEPARTMENT, AND THE BEST APPROXIMATION OF THE ACTUAL LOCATION FROM A FIELD SURVEY. CALL DIGSAFE PRIOR TO ANY EXCAVATIONS.
2. RESOURCE AREAS DELINEATED BY DAGLOW ASSOCIATES, INC. ON JULY 10, 2026.

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EXISTING CONDITIONS A

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Engineering and Planning Consultants
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Suite I
Stoneham, MA 02180
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M. & A. NO.: 849-16 | SCALE: 1"=80'
SHEET 2 OF 23
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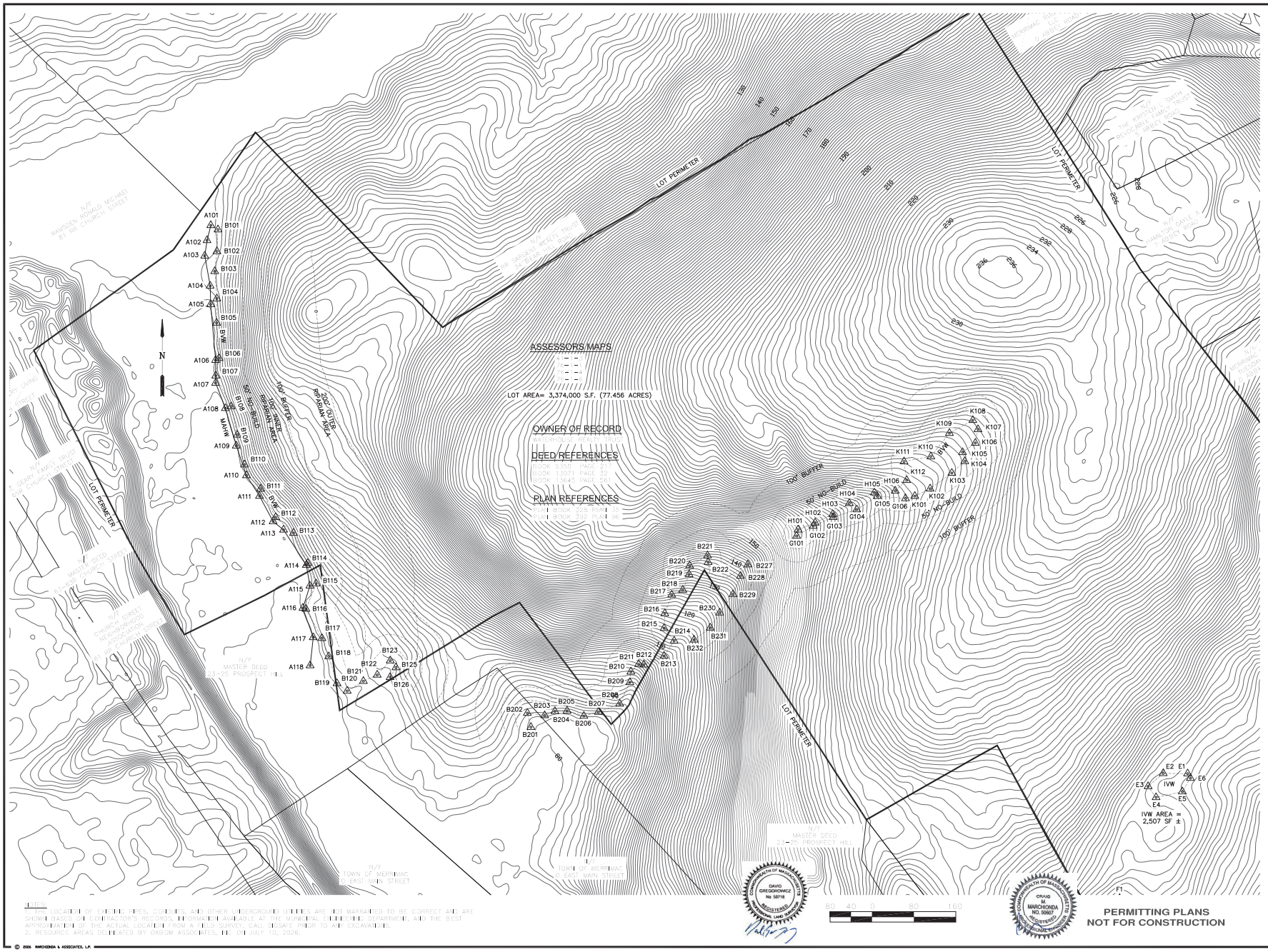

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2. RESOURCE AREAS DELINEATED BY OXBOW ASSOCIATES, INC. ON JULY 10, 2026.

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DAVID GREGORKIEWICZ No. 58718 REGISTERED PROFESSIONAL LAND SURVEYOR

CRAIG M. MARCHIONDA NO. 50667 REGISTERED PROFESSIONAL ENGINEER

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NO.	DESCRIPTION	BY	DATE
1			

EXISTING CONDITIONS B

COBBLER'S RIDGE
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DRACUT, MA 01826

Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-8121
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SHEET 3 OF 23
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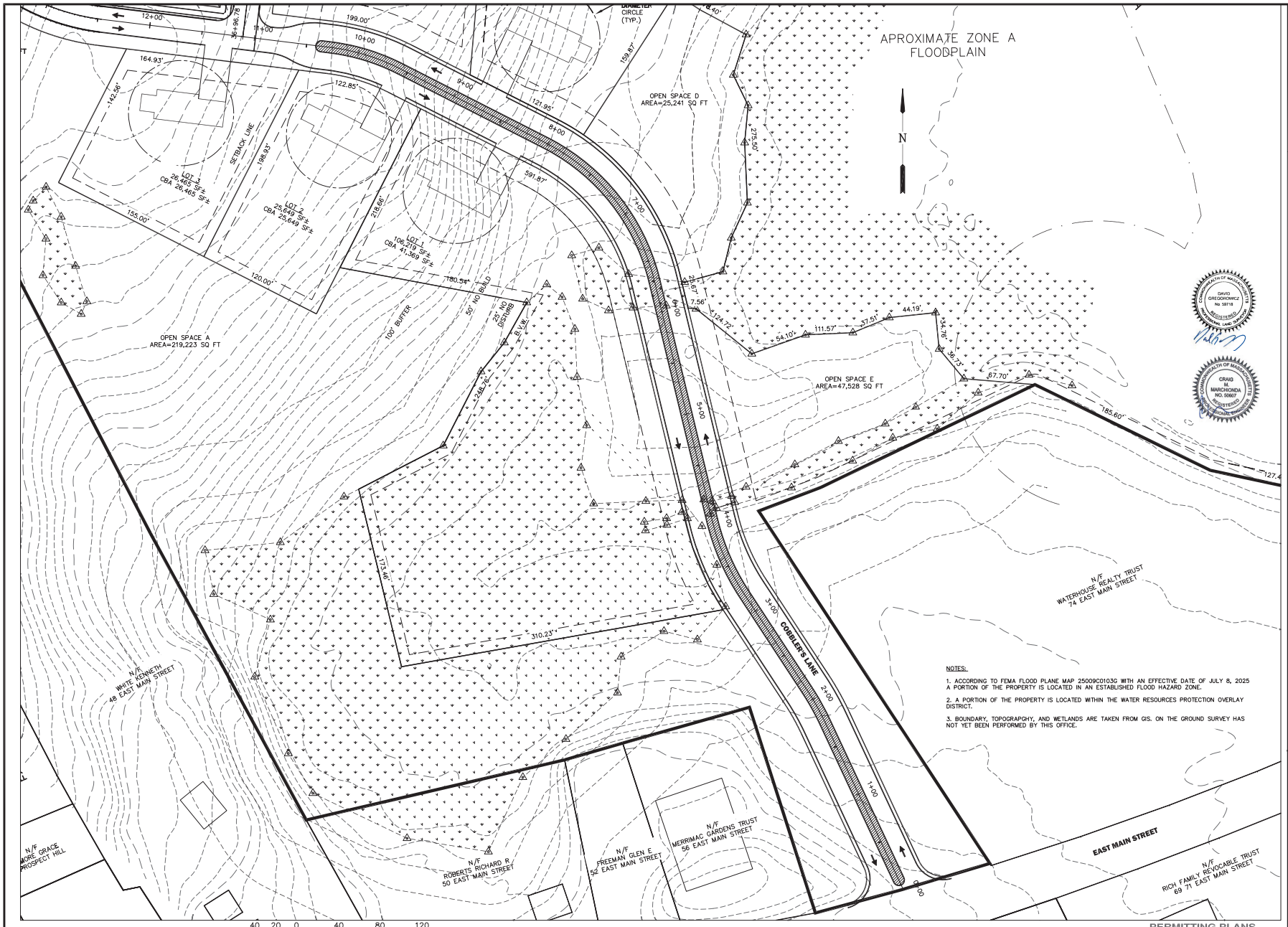

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PRELIMINARY PLAN A

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Stoneham, MA 02180
TEL: (781) 438-6121
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PRELIMINARY PLAN B

COBBLER'S RIDGE
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PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
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Stoneham, MA 02180
TEL: (781) 438-6121
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Website: www.marchionda.com

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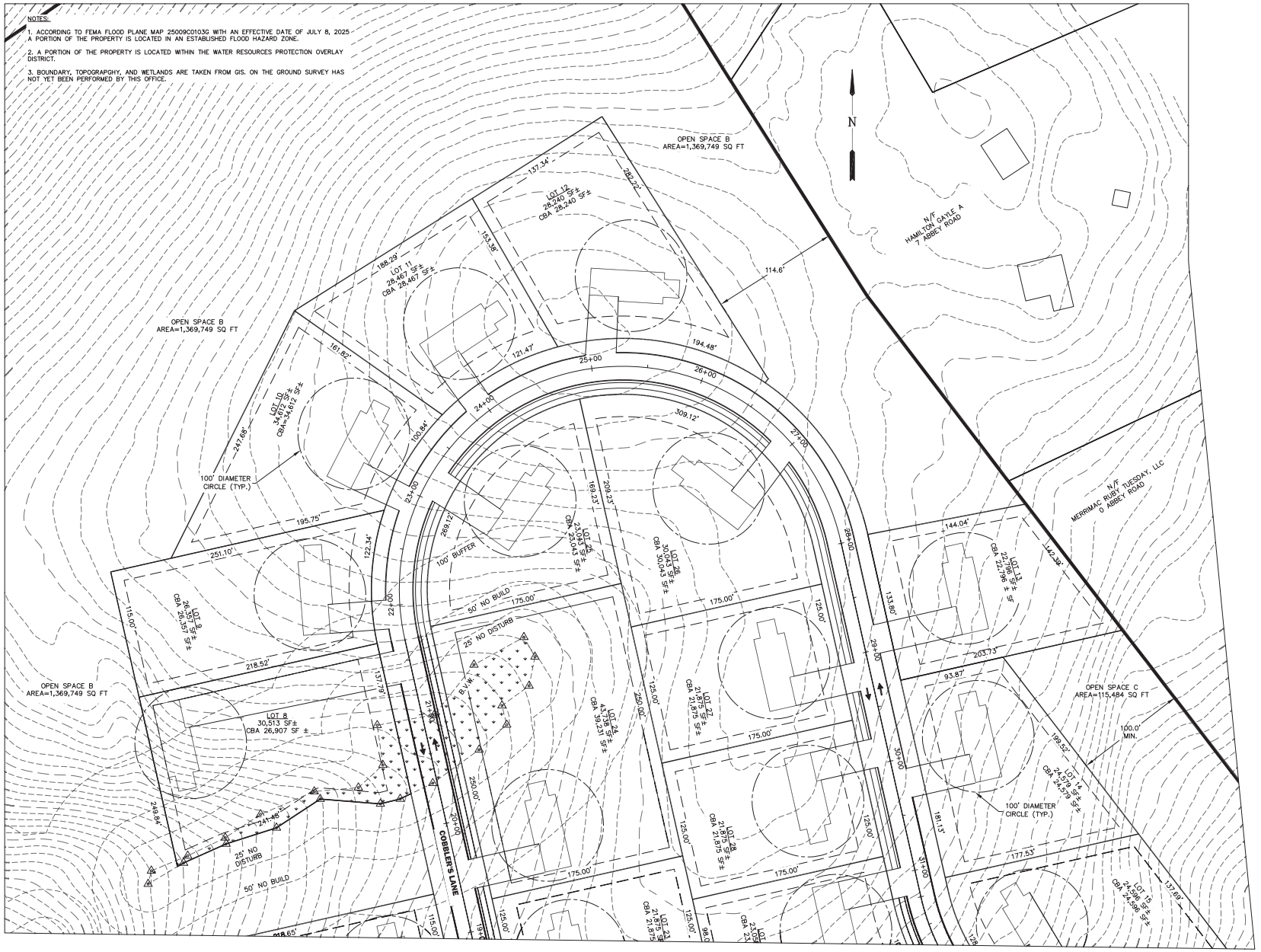

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PRELIMINARY PLAN C

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Marchionda
& Assodiates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Website: www.marchionda.com

DAVID GREGKOWICZ No 50718 REGISTERED PROFESSIONAL LAND SURVEYOR

CRAIG M. MARCHIONDA NO. 50607 REGISTERED PROFESSIONAL ENGINEER

DATE: 10/20/2026
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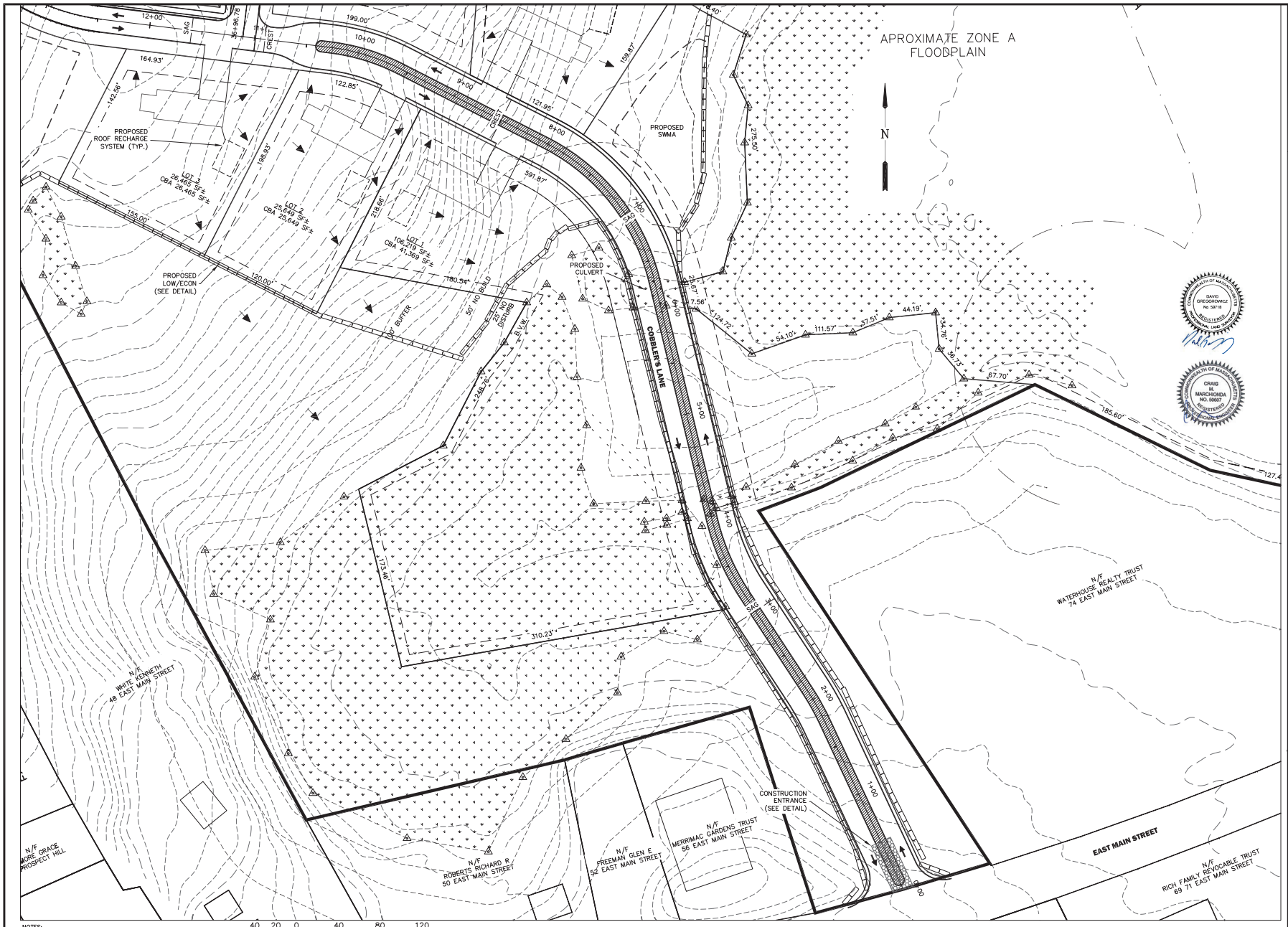

NOTES:

1. DRAINAGE STRUCTURES NOT SHOWN FOR CLARITY.

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SURFACE DRAINAGE PLAN A

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Prepared For
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PO BOX 31
DRACUT, MA 01826

Marchionda
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Engineering and
Planning Consultants
62 Montvale Avenue
Suite I
Stoneham, MA 02180
TEL: (781) 438-6121
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SURFACE DRAINAGE PLAN B

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& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
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Stoneham, MA 02180
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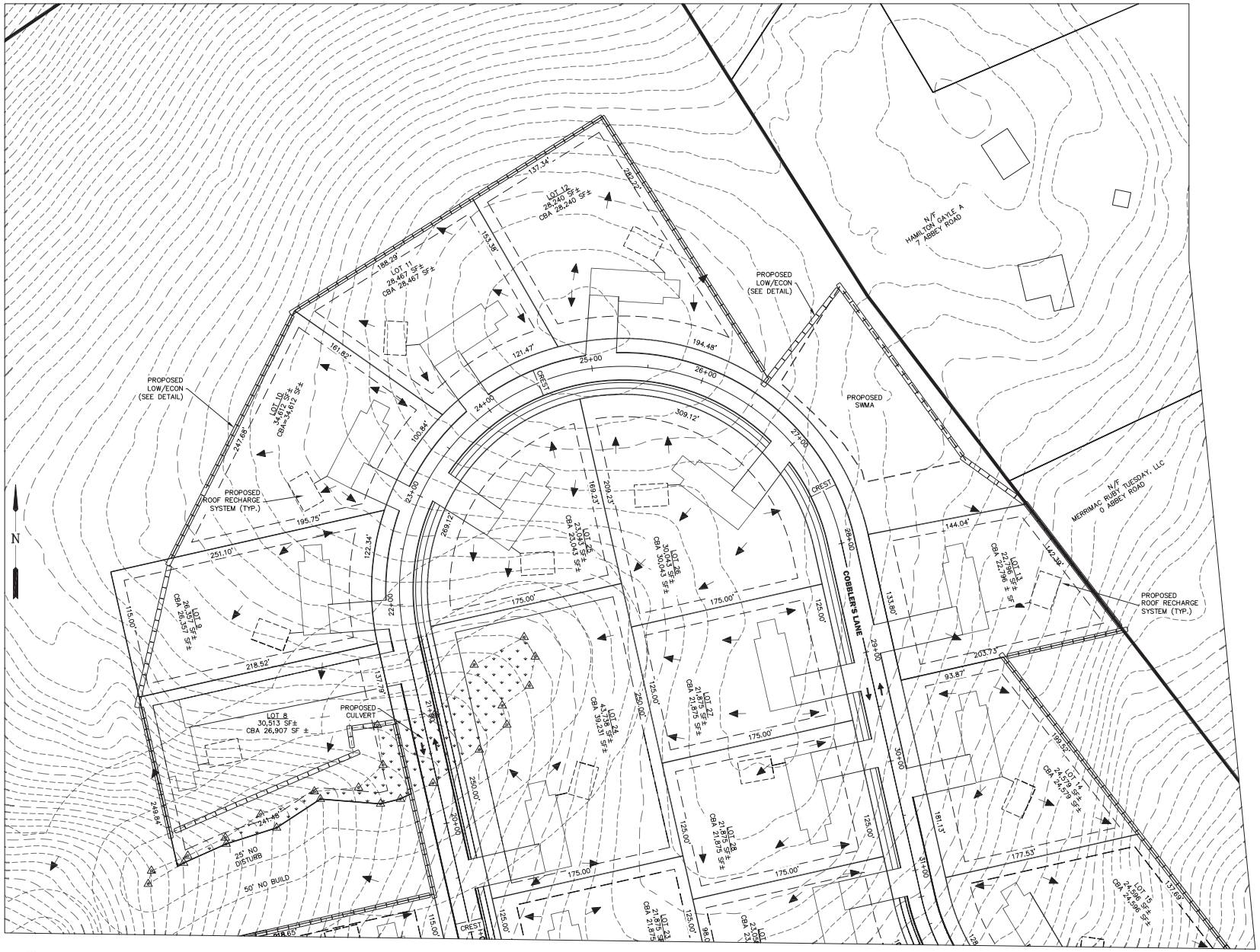

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SURFACE DRAINAGE PLAN C

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72 EAST MAIN STREET
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PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

DAVID GREGKOWICZ No. 52718 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

CRAIG M. MARCHIONDA NO. 50607 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
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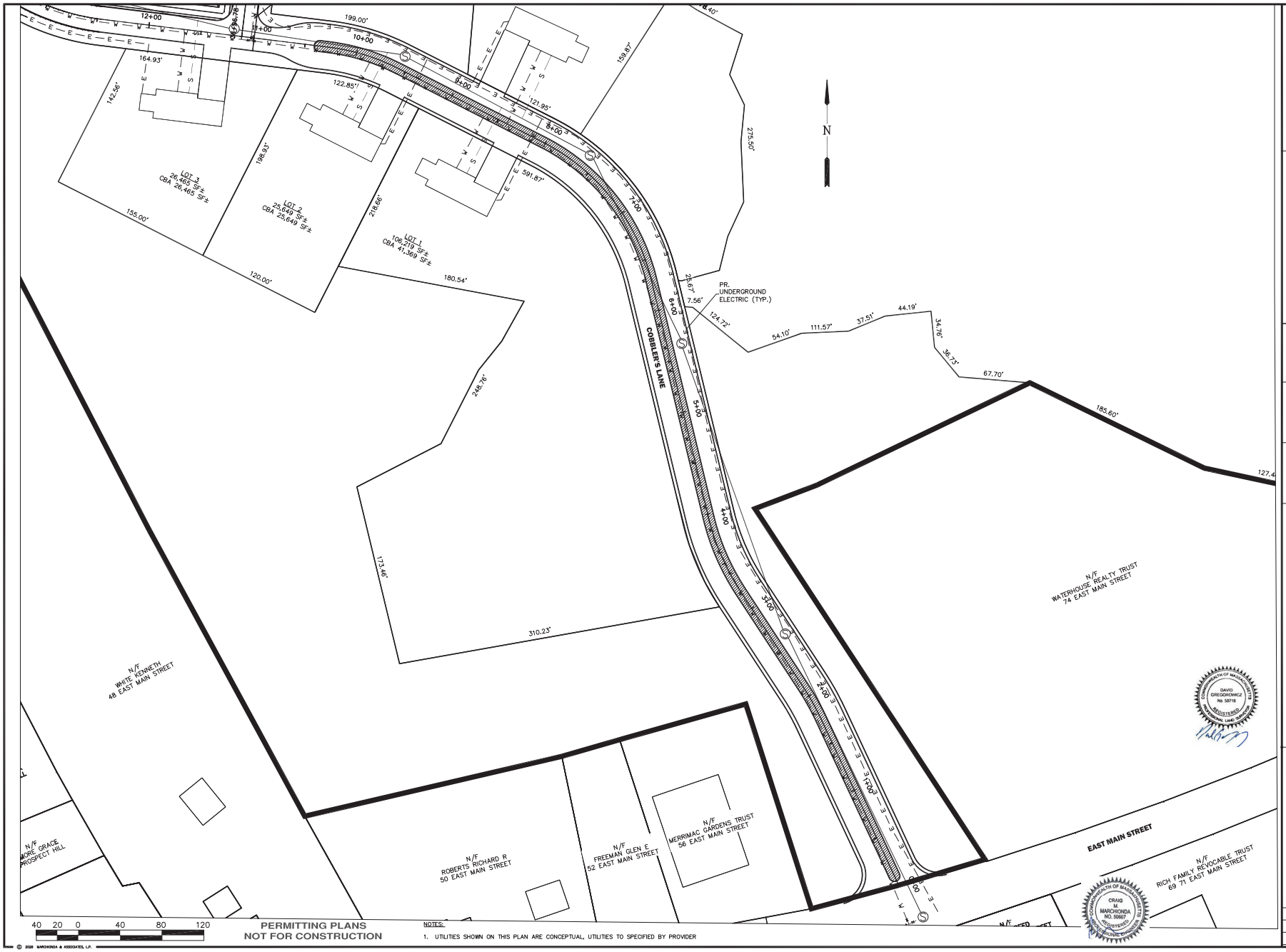

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UTILITY PLAN A

COBBLER'S RIDGE
72 EAST MAIN STREET

in

MERRIMAC, MA

Prepared For
PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
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SHEET 10 OF 23

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UTILITY PLAN B

COBBLER'S RIDGE
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Planning Consultants
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Suite I
Stoneham, MA 02180
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SHEET 11 OF 23

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DRW:	DSG:	CHK:	NO.	DESCRIPTION	DATE

UTILITY PLAN C

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SHEET 12 OF 23

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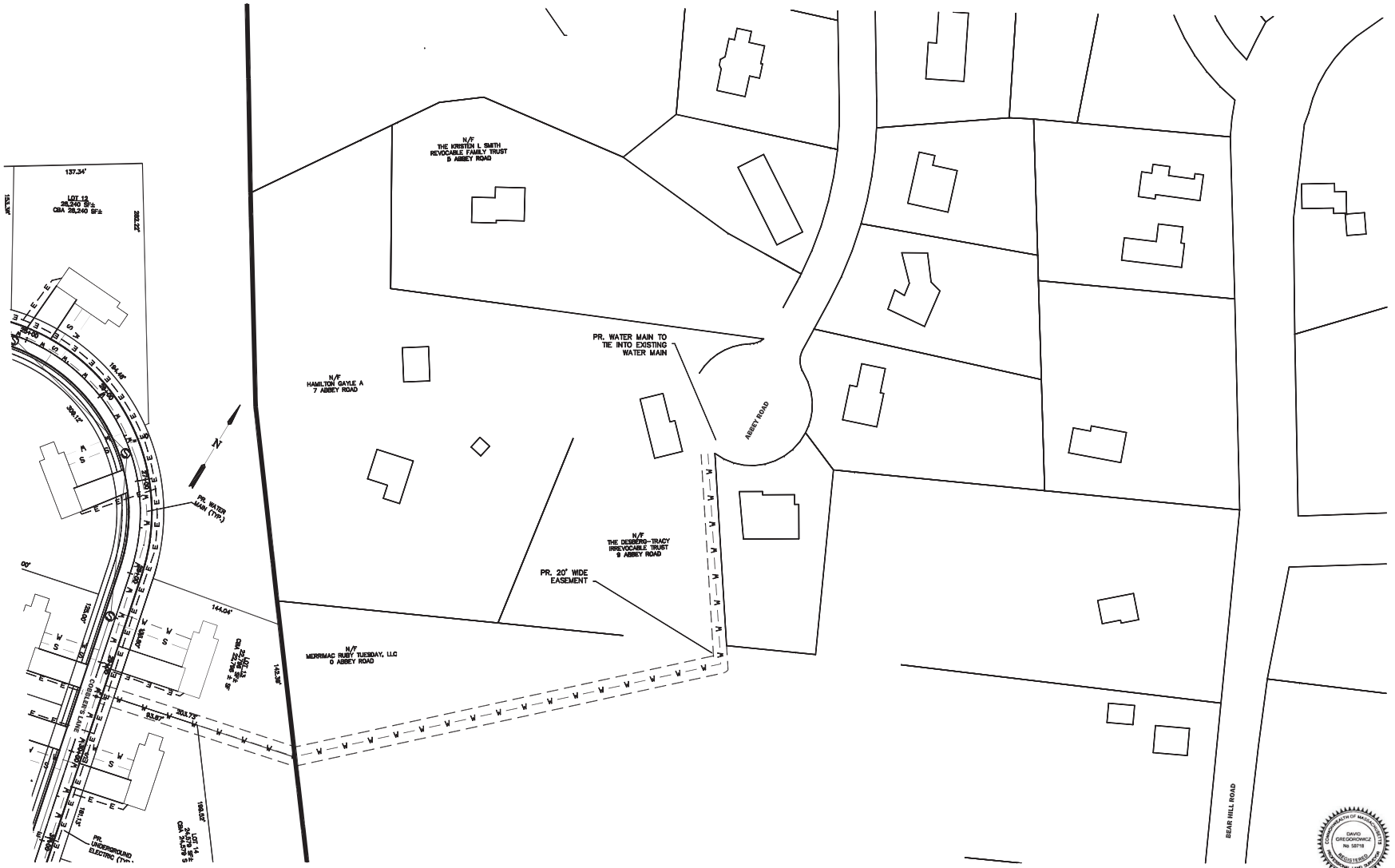

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REV.	DESCRIPTION	DATE	CHK:	DSG:	DRW:

UTILITY PLAN D

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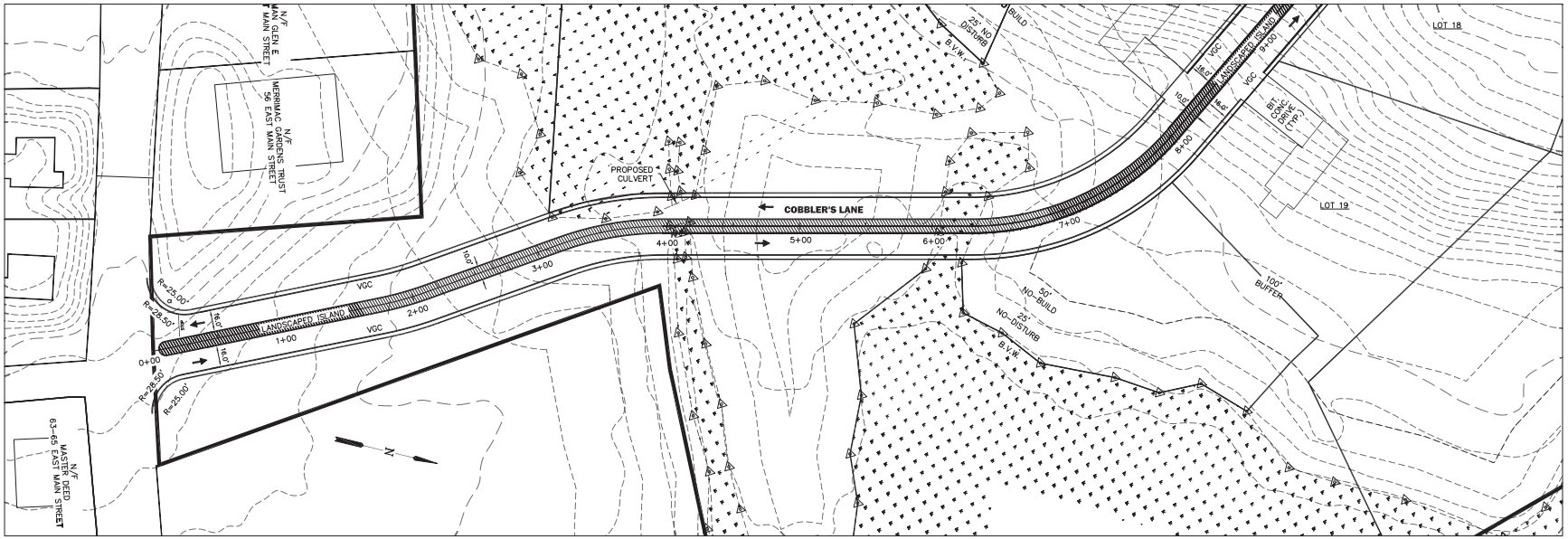

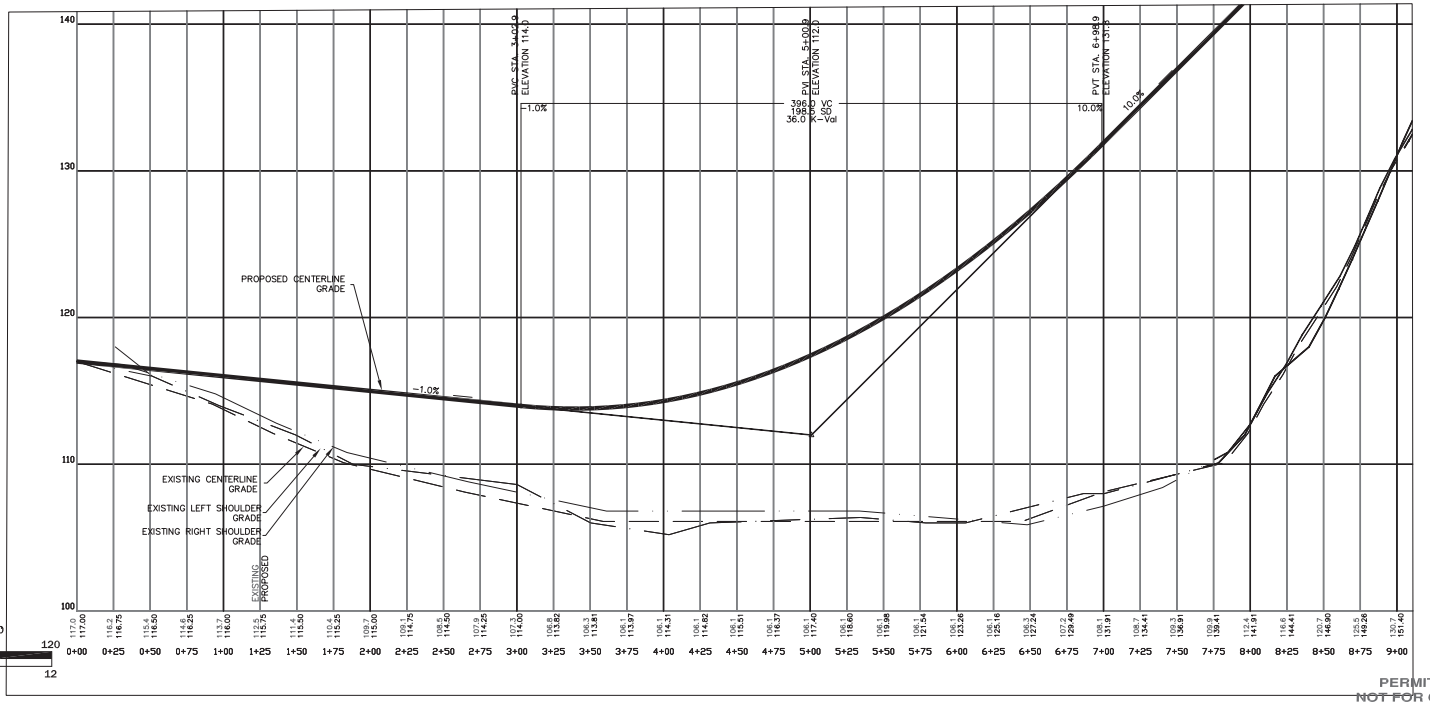

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PLAN & PROFILE A

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Stoneham, MA 02180
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SHEET 14 OF 23

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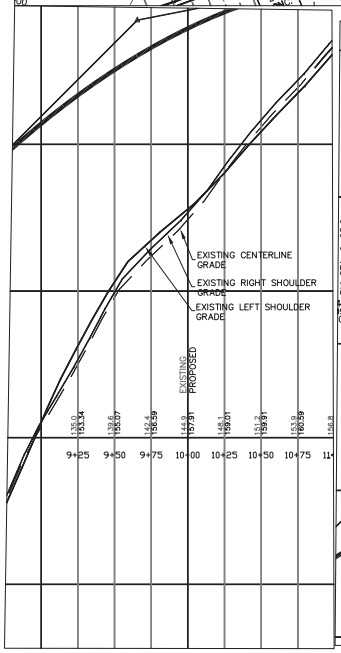

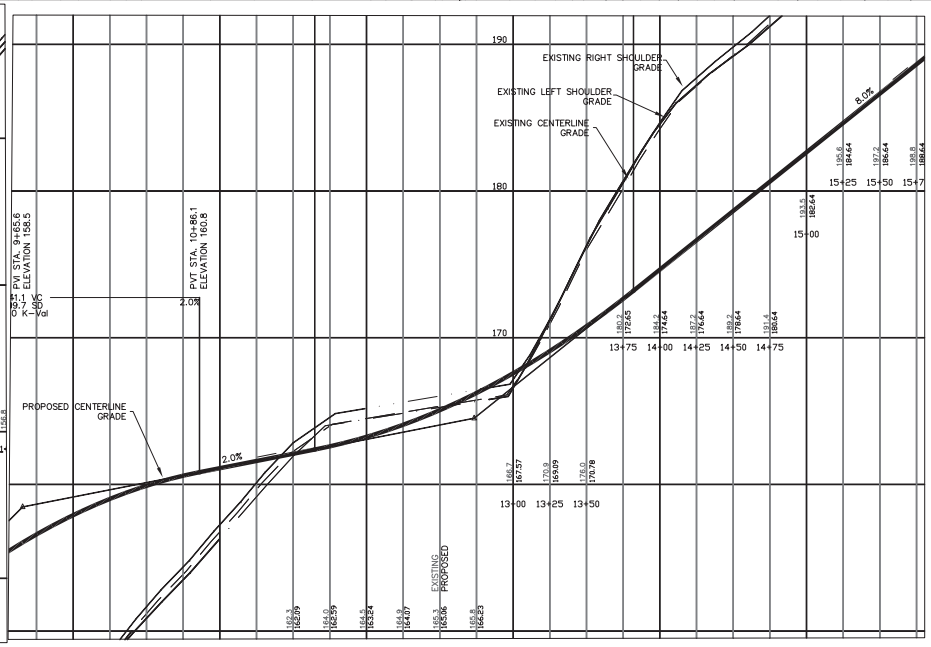

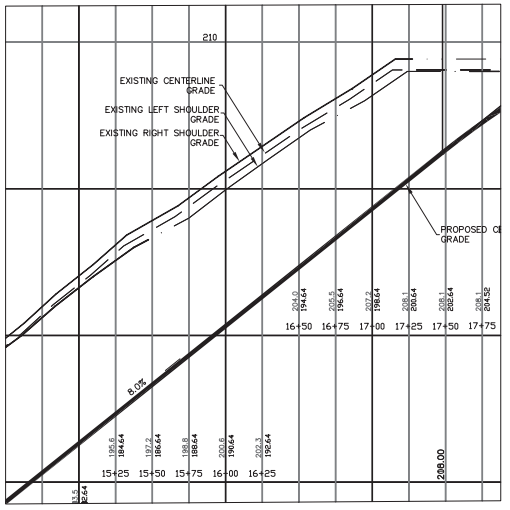

HORIZONTAL SCALE: 1" = 40

40 20 0 40 80 120

4 2 0 4 8 12

VERTICAL SCALE: 1" = 4'

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DAVID GREGOROWICZ No. 39718 REGISTERED PROFESSIONAL LAND SURVEYOR

CRAIG A. MARCHIONDA NO. 50607 REGISTERED PROFESSIONAL ENGINEER

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DRW:	DSG:	CHK:	DESCRIPTION	DATE	REV.

PLAN & PROFILE B

COBBLER'S RIDGE
72 EAST MAIN STREET
in
MERRIMAC, MA
Prepared For
PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

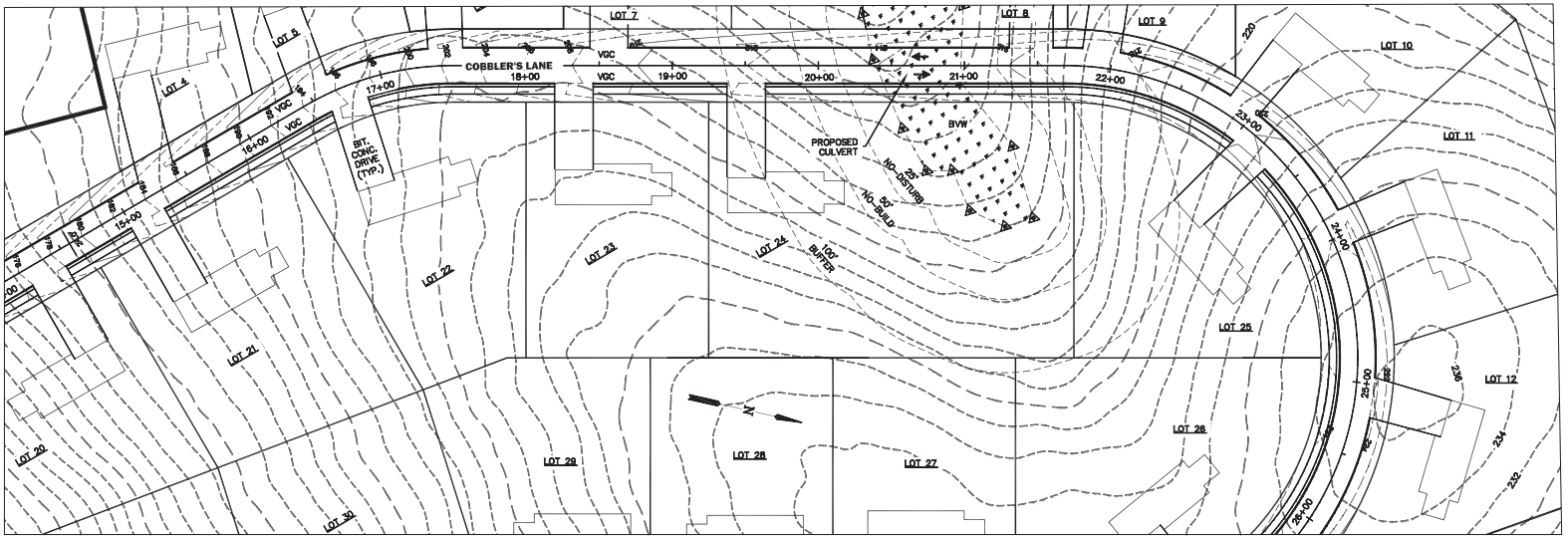
Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Website: www.marchionda.com

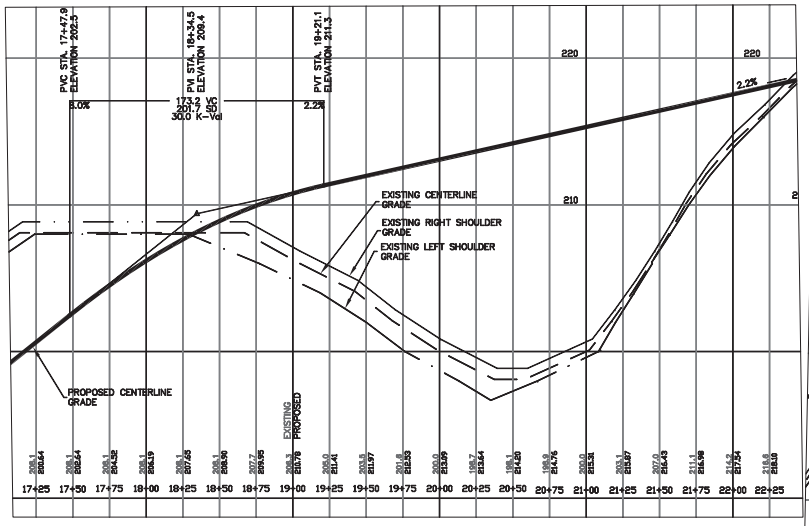
DATE: 10/20/2026

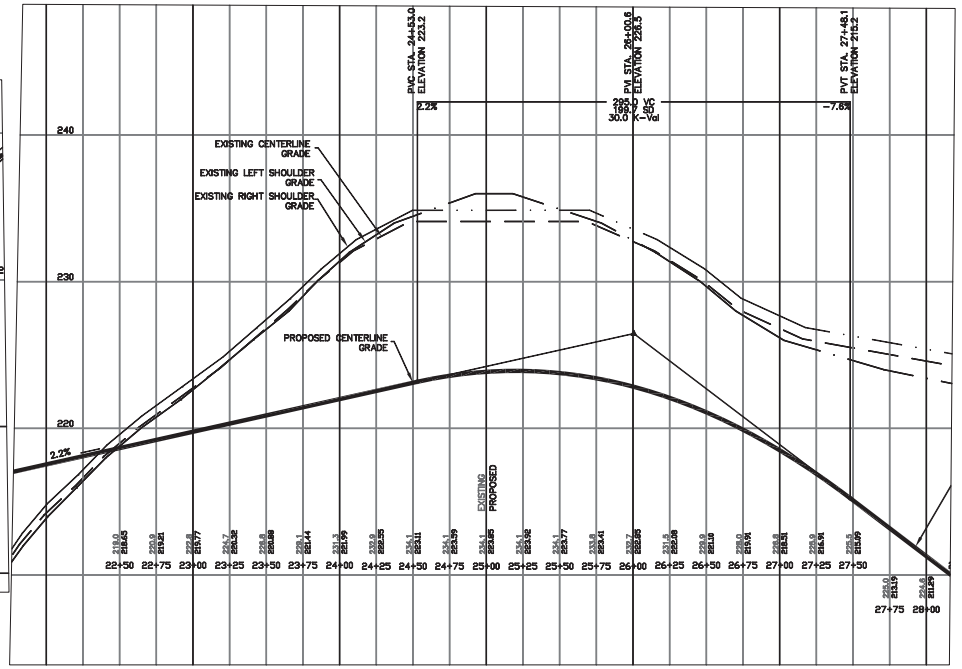
M. & A. NO.: 849-16 | SCALE: 1"=40'

SHEET 15 OF 23

H:\PROJECTS\849-16\PLANS\PRELIMINARY\P&P.DWG







HORIZONTAL SCALE: 1" = 40

40 20 0 40 80 120

VERTICAL SCALE: 1" = 4'

4 2 0 4 8 12

PERMITTING PLANS
NOT FOR CONSTRUCTION

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PLAN & PROFILE C

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DATE: 10/20/2026
M. & A. NO.: 849-16 | SCALE: 1"=40'
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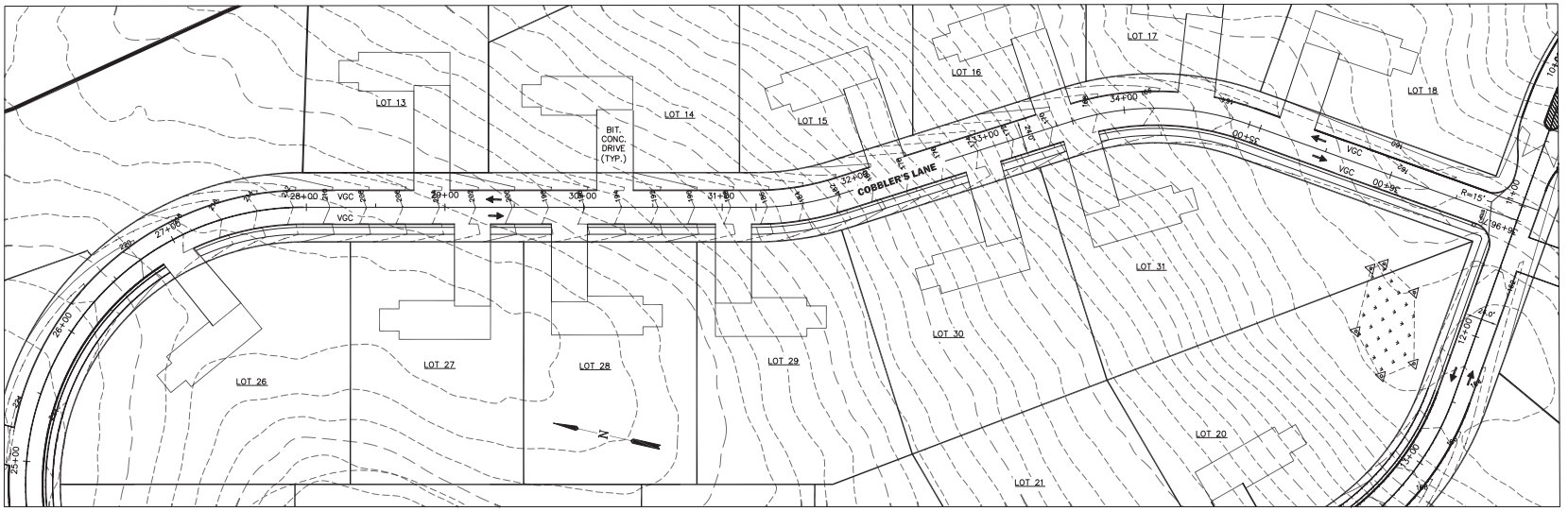

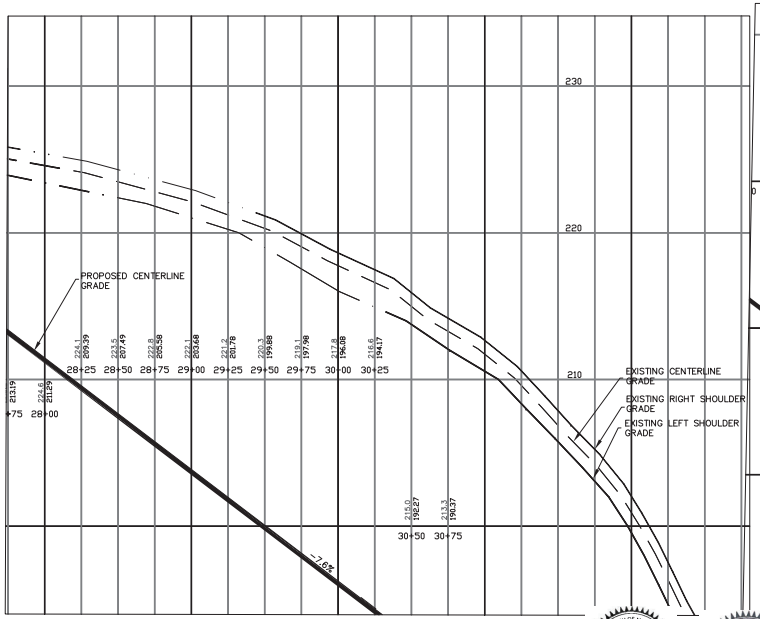

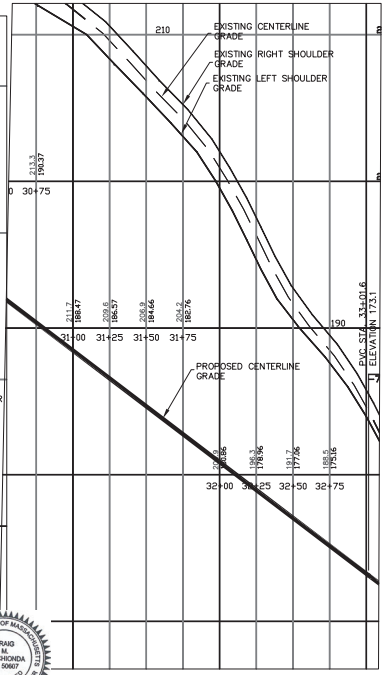

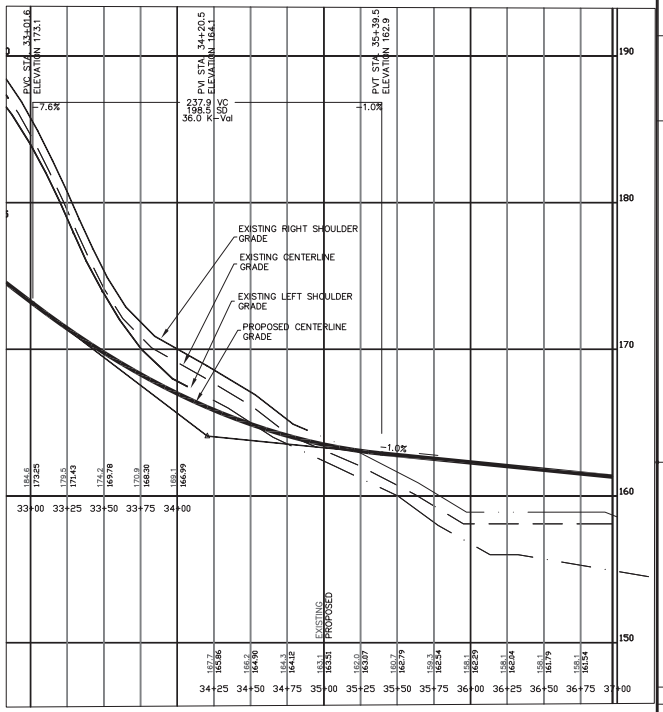

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HORIZONTAL SCALE: 1" = 40
40 20 0 40 80 120
VERTICAL SCALE: 1" = 4'
4 2 0 4 8 12

DAVID GREGOROWICZ
COMMONWEALTH OF MASSACHUSETTS
No. 59718
REGISTERED PROFESSIONAL LAND SURVEYOR

CRAIG M. MARCHIONDA
COMMONWEALTH OF MASSACHUSETTS
NO. 50607
REGISTERED PROFESSIONAL ENGINEER

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PLAN & PROFILE D

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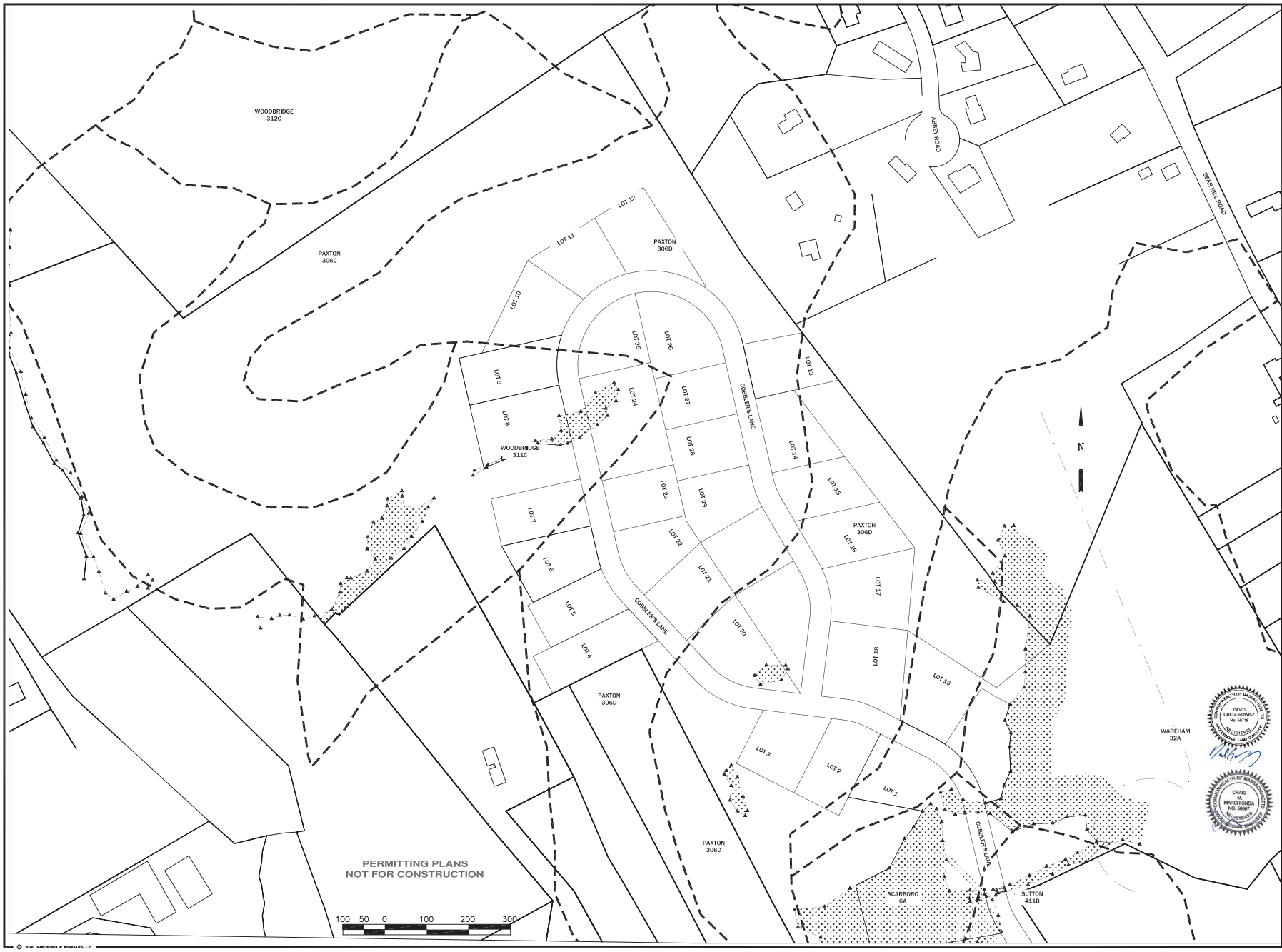

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SOIL PLAN

COBBLER'S RIDGE
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DRACUT, MA 01826

DAVID GREGOROWICZ
No. 50718
REGISTERED
PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS

CRAIG M. MARCHIONDA
NO. 50607
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

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Engineering and
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Suite I
Stoneham, MA 02180
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M. & A. NO.: 849-16 SCALE: 1"=100'
SHEET 18 OF 23

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NOTES:

1. THE PHASING SHOWN ON THIS PLAN ARE CONCEPTUAL, PHASING TO BE DETERMINED BY CONTRACTOR

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PHASING PLAN A

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PHASE 1
PHASE 2
PHASE 3
OPEN SPACE
100.0' MIN.
100.2'
100' BUFFER
B.V.W.
25' NO DISTURB
50' NO BUILD
SETBACK LINE
N
LOT 1
106,078 SF±
CBA 41,369 SF±
LOT 2
25,649 SF±
CBA 25,649 SF±
LOT 3
26,465 SF±
CBA 26,465 SF±
LOT 16
24,598 SF±
CBA 24,598 SF±
LOT 17
31,853 SF±
CBA 31,853 SF±
LOT 18
35,869 SF±
CBA 35,869 SF±
LOT 19
53,945 SF±
CBA 36,240 SF±
LOT 28
21,875 SF±
CBA 21,875 SF±
LOT 29
21,058 SF±
CBA 21,058 SF±
LOT 30
26,670 SF±
CBA 26,670 SF±
LOT 31
29,023 SF±
CBA 28,791 SF±
LOT 32
27,067 SF±
CBA 27,067 SF±
LOT 33
22,961 SF±
CBA 22,961 SF±
LOT 34
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CBA 21,704 SF±
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CBA 26,402 SF±
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21,400 SF±
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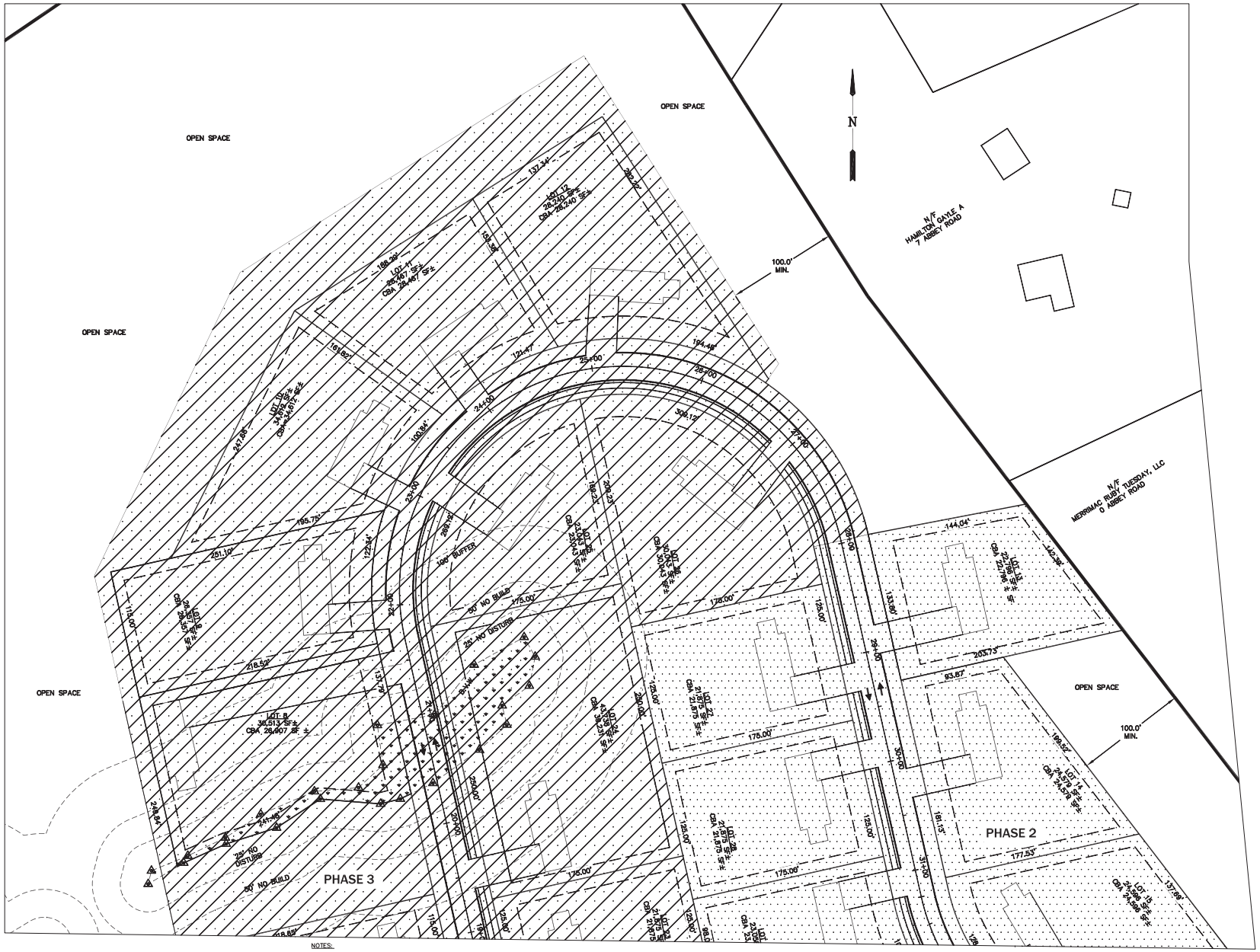
LOT



40 20 0 40 80 120

NOTES:

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PHASING PLAN C

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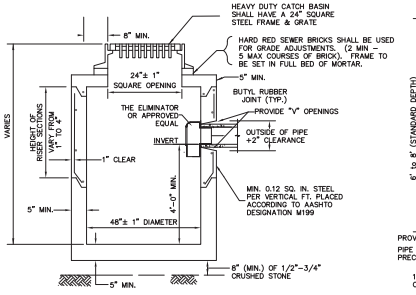
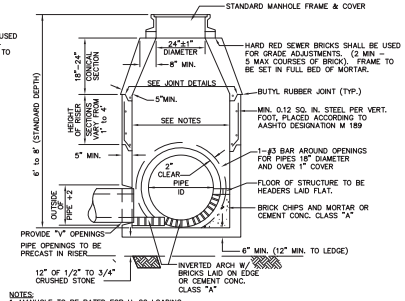


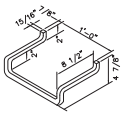
NOTES:
1. CATCH BASINS TO BE RATED FOR H-20 LOADING.
2. "FLAT TOP" SECTION TO BE USED AS NECESSARY

PRECAST CONCRETE CATCH BASIN DETAIL
N.T.S.



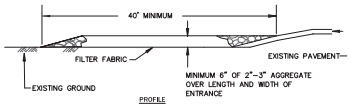
NOTES:
1. MANHOLE TO BE RATED FOR H-20 LOADING.
2. MANHOLES SHALL BE 4-FOOT DIAMETER UNLESS OTHERWISE REQUIRED TO ACCOMODATE THE CONFIGURATION OF OR THE NUMBER OF PIPES ENTERING AND DISCHARGING THE STRUCTURE. MANHOLES SHALL BE 6-FOOT DIAMETER WHERE THE PIPE DIAMETER IS 24" OR GREATER.

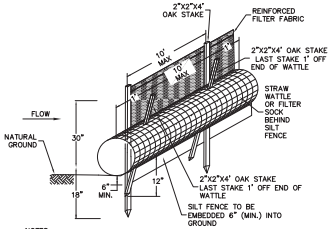
PRECAST CONCRETE DRAIN MANHOLE DETAILS
N.T.S.



MANHOLE STEP DETAILS
N.T.S.

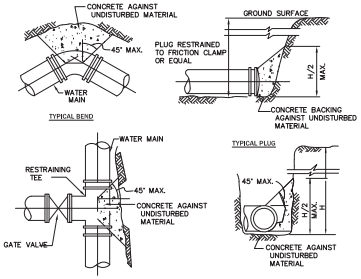
DRAINAGE NOTES
1. ALL DRAIN LINES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE). UNLESS NOTED
2. ALL FIELD CUTTING OF PIPE SHALL BE DONE IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
3. ALL MANHOLE AND CATCH BASIN FRAMES SHALL BE H–20 COVERS.
4. ALL MANHOLE FRAMES TO HAVE A MIN. 2 COURSES OF BRICK AND MORTAR UNDERNEATH UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER.





NOTES:
1. STAKES TO BE SET AT MAXIMUM 10' INTERVALS. ALTERNATE WATTLE/SOCK STAKES AND SILT FENCE STAKES SO THAT STAKE INTERVALS ARE 5'.
2. WATTLES/SOCKS TO BE STAKED 1' OFF EITHER END.
3. STRAW WATTLES/FILTER SOCKS TO BE 18"(MIN).
4. IF WATTLES/SOCKS ARE MANUFACTURED WITH NON–BIODEGRADEABLE NETTING, THEN NETTING SHALL BE REMOVED AND DISPOSED OF PROPERLY PRIOR TO JOB COMPLETION.

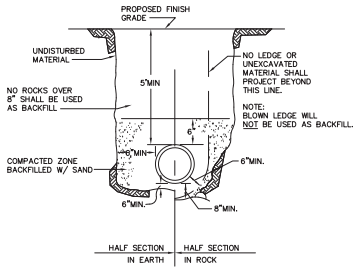
EROSION CONTROL BARRIER DETAIL
N.T.S.



NOTE:
CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 1 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

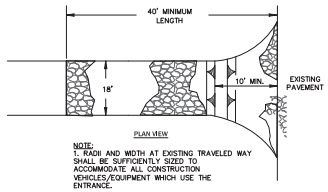
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL
N.T.S.



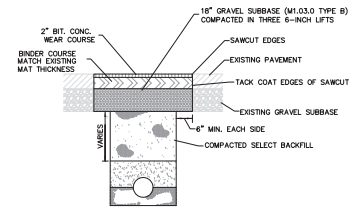
NOTES:
1. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL EVERY 200 FT AND AT ALL JUNCTIONS (ONE ON EACH LEG OF THE JUNCTION) – SEE DETAIL.
2. BEDDING AND BACKFILL SHOWN ON THIS DETAIL REPRESENT MINIMUM REQUIREMENTS AND SHALL BE ADJUSTED IF NECESSARY TO MEET PIPE MANUFACTURER'S REQUIREMENTS.

WATER SERVICE TRENCH DETAIL
N.T.S.

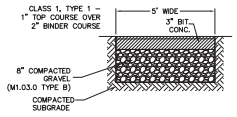


NOTE:
1. RADII AND WIDTH AT EXISTING TRAVELED WAY SHALL BE SUFFICIENTLY SIZED TO ACCOMMODATE ALL CONSTRUCTION VEHICLES/EQUIPMENT WHICH USE THE ENTRANCE.

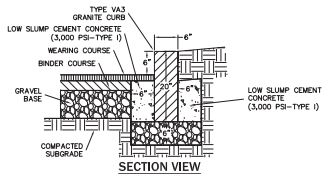
CONSTRUCTION ENTRANCE/TRACKING PAD
N.T.S.



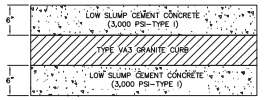
TYPICAL TRENCH & PAVEMENT PATCH DETAIL
N.T.S.



TYPICAL BITUMINOUS CONCRETE SIDEWALK SECTION
N.T.S.

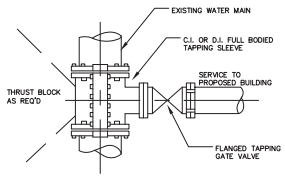


SECTION VIEW



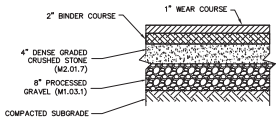
NOTES:
1. THE CONSTRUCTION METHODS, INSTALLATION AND MATERIAL SPECIFICATIONS OF THE CURBING SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LATEST REVISION MASS. HIGHWAY DEPT. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AS AMENDED.

VERTICAL GRANITE CURB DETAIL
N.T.S.



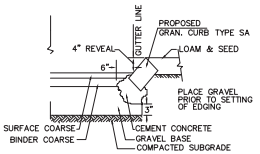
NOTE:
1. TAPPING SLEEVE AND VALVE SHALL BE USED TO MAKE CONNECTIONS TO EXISTING WATER MAIN IN COREY STREET.
2. PIPE SIZE AND MATERIAL FOR FIRE SERVICE TO BE DETERMINED BY OTHERS.

SERVICE CONNECTION DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.

NOTES:
1. THIS DETAIL PROVIDES A MINIMUM STANDARD FOR SIDEWALK CONSTRUCTION.
2. GROOVE JOINTS1" DEEP WITH ¼" RADII REQUIRED IN THE SIDEWALK AT 5' INTERVALS. GROOVE JOINTS SHALL HAVE A HORIZONTAL GAP OF LESS THAN ¼" FOR ADA COMPLIANCE.
3. ONE ½" EXPANSION JOINT SHALL BE REQUIRED AT 40' INTERVALS. A ½" SHALL BE INSTALLED WHERE SIDEWALK JOINS ANY RIGID STRUCTURE. EXPANSION JOINT FILLER STRIP SHALL BE FLUSH WITH THE SIDEWALK SURFACE TO PROVIDE A SMOOTH, ADA COMPLIANT SURFACE.
4. FLAT WORK WITHIN THE MAIN STREET OR COREY STREET RIGHT OF WAYS SHALL BE IN CONFORMANCE WITH CITY OF MELROSE STANDARDS.
5. WHERE EXISTING CONCRETE SIDEWALK IS DISTURBED OR REMOVED, IT SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH THIS DETAIL OR MATCH THE EXISTING SIDEWALK SECTION, WHICHEVER IS MORE STRINGENT.



SLOPED GRANITE CURB (SGC) DETAIL
NOT TO SCALE

DAVID GREGORIOWICZ No. 58718 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

CRAIG M. MARCHIONDA NO. 50607 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

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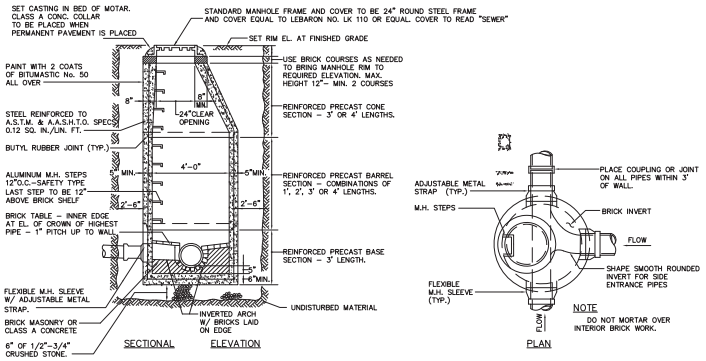
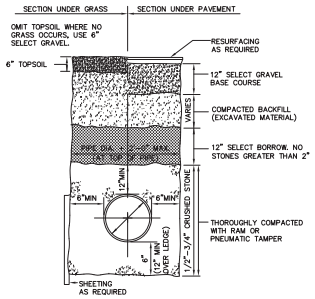
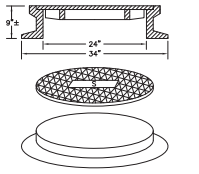


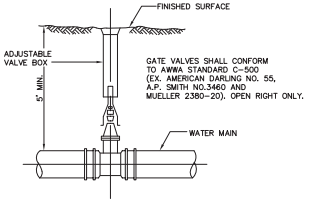
TYPICAL SEWER PRECAST CONCRETE MANHOLE
N.T.S.



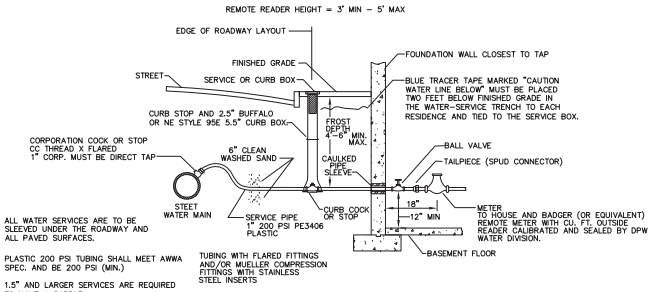
TYPICAL SEWER SERVICE TRENCH DETAIL
N.T.S.



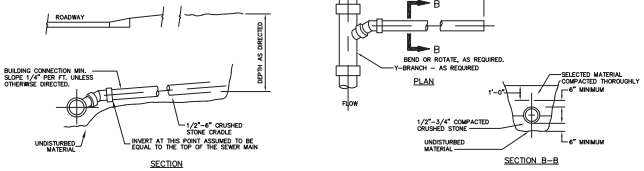
SEWER MANHOLE FRAME & COVER
N.T.S.



TYPICAL GATE VALVE
N.T.S.



TYPICAL WATER SERVICE CONNECTION
N.T.S.



TYPICAL BUILDING SEWER CONNECTION
N.T.S.





PERMITTING PLANS
NOT FOR CONSTRUCTION

REGISTRY USE ONLY

APPROVED BY THE TOWN OF MERRIMAC PLANNING BOARD

DATE

DRW:	DSG:	CHK:	DATE	DESCRIPTION	REV.

DETAILS

COBBLER'S RIDGE
72 EAST MAIN STREET
in
MERRIMAC, MA
Prepared For
PREMIER PROPERTY GROUP
PO BOX 31
DRACUT, MA 01826

Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438–6121
FAX: (781) 438–9654
Website: www.marchionda.com

DATE: 10/20/2026
M. & A. NO.: 849–16 | SCALE: NO SCALE
SHEET 23 OF 23
H:\PROJECTS\849–16\PLANS\PRELIMINARY\DETAIL SHEET.DWG

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