

LOCUS NOT TO SCALE

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
- THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
- ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHENEVER SANITARY SEWERS PASS BELOW WATER MAINS OR DRAIN LINES. OTHERWISE, WATER SERVICE, DRAIN LINES AND SEWER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE FOR A MINIMUM OF TEN (10) FEET FROM THE CROSSING POINT. WHERE SEWER LINES PASS ABOVE WATER OR DRAIN LINES, THEY SHALL ALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE.

SEWAGE PUMP AND VALVE

- THE PUMP SHALL BE A CRANE MODEL OGP2022L SUBMERSIBLE GRINDER PUMP. THE PUMP MOTOR SHALL BE 2 H.P., 60HZ, SINGLE PHASE WITH 1-1/4" NPT BOLT-ON MOVEABLE DISCHARGE CONNECTION OR APPROVED EQUAL.
- THE PUMP MANUFACTURER SHALL SUPPLY GRINDER PUMP STATION WITH GUIDE RAILS, LIFTING CHAINS, BALL VALVES, FLOAT SWITCHES, HIGH LEVEL ALARM SYSTEM, AND ALL NECESSARY MOUNTING HARDWARE AND COMPONENTS FOR COMPLETE INSTALLATION INSIDE THE WET WELL. INSTALLATION OF THE PUMP AND CONTROL WIRING SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

PUMP ALARM PANEL

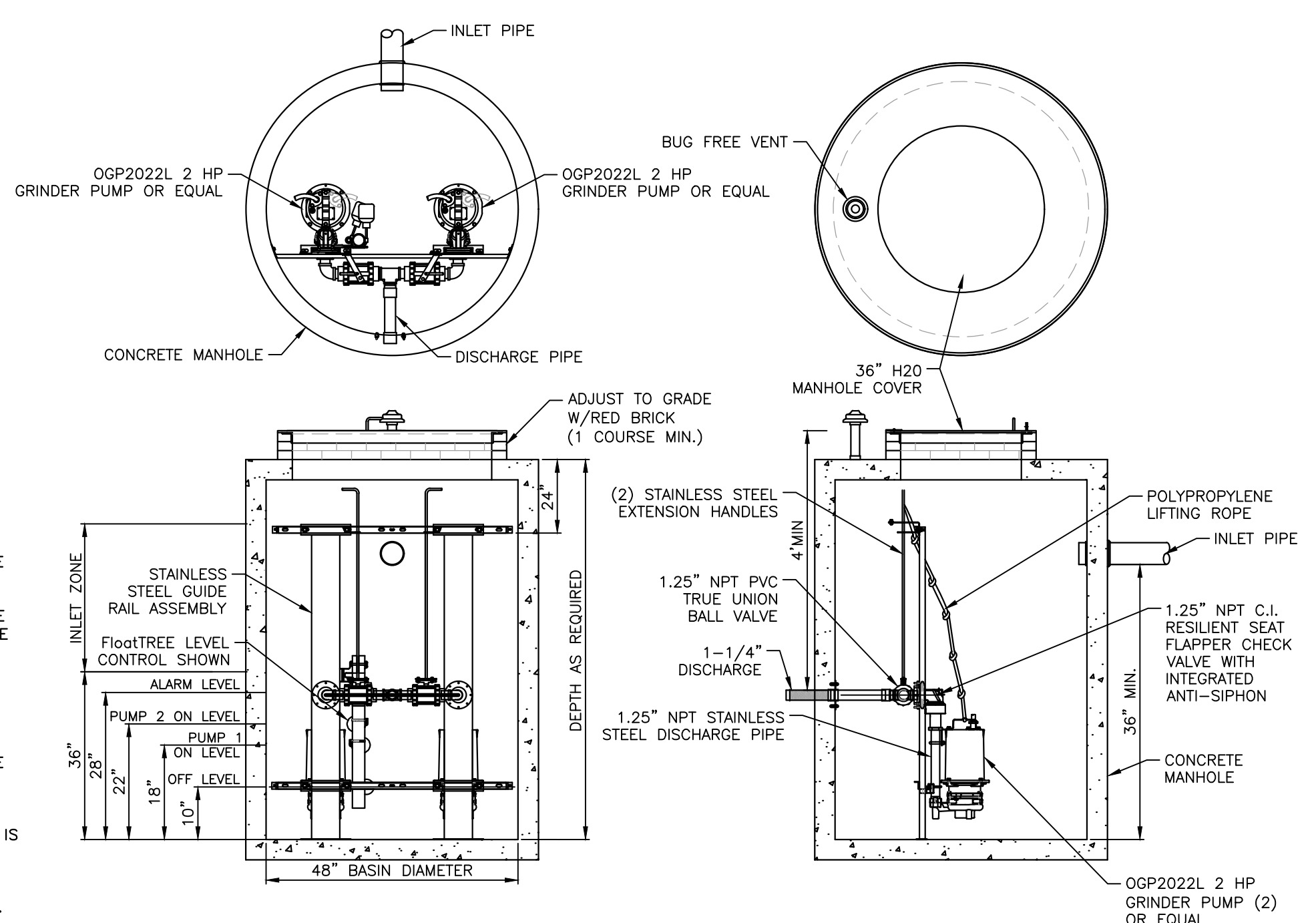
- DUPLEX CONTROL PANEL SHALL BE MODEL 1550 OR EQUAL ALARM PANEL WITH STANDARD OPTIONS MOUNTED IN NEMA 4X FIBERGLASS ENCLOSURE WITH THE FOLLOWING COMPONENTS:
 - 90db ALARM HORN WITH PUSHBUTTON SILENCE.
 - HIGH WATER ALARM LIGHT.
 - 25 AMP PUMP CIRCUIT BREAKER & 3 AMP ALARM CIRCUIT BREAKER.
 - PADLOCKABLE LATCH(S).
 - 240 VOLT SINGLE PHASE SERVICE
 - GENERATOR RECEPTACLE WITH AUTOMATIC TRANSFER SWITCH
 - NEMA CODE L 14-30P FLANGED LOCKING RECEPTACLE
 - 125/250 VOLT, 3 POLE, 4 WIRE
- ALL CONTROL PANEL EQUIPMENT AND OPTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION AND SHIPMENT.
- ALARM CIRCUIT SHALL BE INDEPENDENT OF THE PUMP POWER CIRCUIT AND SHALL BE ACTIVATED BY HIGH WATER LEVEL IN WET WELL.

FORCE MAIN CONSTRUCTION NOTES:

- TO PREVENT FREEZING A MINIMUM COVER OF FOUR FEET SHALL BE PROVIDED OVER FORCE MAIN.
- THE BACKFILL AROUND PIPE SHALL CONSIST OF SAND, GRAVEL OR NATIVE MATERIAL IF FREE OF ORGANIC DEBRIS, FROZEN EARTH AND STONES OR COBBLES OVER 3 INCHES IN SIZE. ALL BACKFILL SHALL BE PROPERLY COMPACTED TO PREVENT SETTLEMENT AND THE CREATION OF VOIDS.
- PROVIDE AUTOMATIC AIR RELIEF VALVES AT THE CROWNS OF ALL RELATIVE HIGH POINTS IN THE FORCE MAIN WHERE AIR MAY BE TRAPPED.
- PROVIDE CLEANOUTS AT 300' INTERVALS.
- FORCE MAIN SHALL BE PRESSURE TESTED FOLLOWING INSTALLATION AND SHALL FOLLOW A REGULAR PRESSURE TESTING SCHEDULE IN ACCORDANCE WITH XYLEM INC. AND TOWN OF NANTUCKET'S DPW STANDARDS.

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC AND SUPPLEMENTED WITH RECORD INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0089 G (EFFECTIVE DATE JUNE 9, 2014).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



DUPLEX SEWER PUMP SYSTEM
NOT TO SCALE

LEGEND

- CTV — CABLE TV UTILITY (APPROX. LOCATION)
- CB/DH — CONCRETE BOUND W/DRILL HOLE
- HYDRANT — HYDRANT
- FM — SEWER FORCE MAIN (APPROX. LOCATION)
- 35.9 x — SPOT ELEVATION
- T — TELEPHONE UTILITY (APPROX. LOCATION)
- WG — WATER GATE
- W — WATER MAIN (APPROX. LOCATION)
- W — WATER METER
- E — ELECTRIC UTILITY
- CO — SEWER CLEAN OUT
- FM — SEWER FORCE MAIN
- S — SEWER SERVICE

OWNER & APPLICANT:

J & M REALTY HOLDINGS, LLC.
10 INDUSTRY ROAD
NANTUCKET, MA 02554

TITLE REFERENCE:
L.C. CERTIFICATE NO. 28932

PLAN REFERENCE:
L.C.C. PLAN NO. 36712-F (LOT 29)

SITE LOCATION:
TICCOMA WAY
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 67, PARCEL 57 (PART OF)

ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 20 (R-20)

LOT AREA	REQUIRED	PROPOSED
20,000 S.F.	20,249 S.F.	
LOT FRONTAGE	75 FT.	167.00 FT.
FRONT YARD SETBACK	30 FT.	30.5 FT.
REAR YARD SETBACK	10 FT.	21.2 FT.
SIDE YARD SETBACK	10 FT./5 FT.	10.5 FT.
MAX GROUND COVER RATIO	12.5%	11.0%

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
WELLHEAD PROTECTION
MA DEP ZONE II

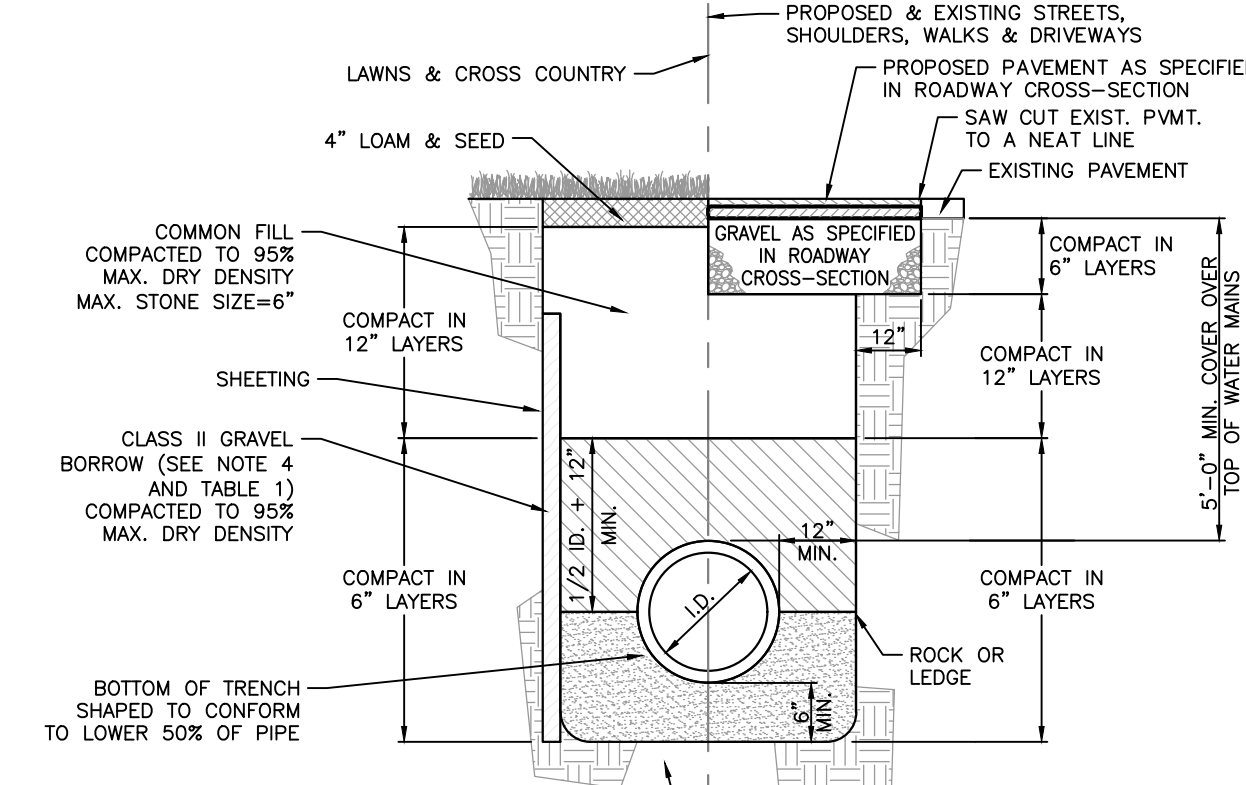
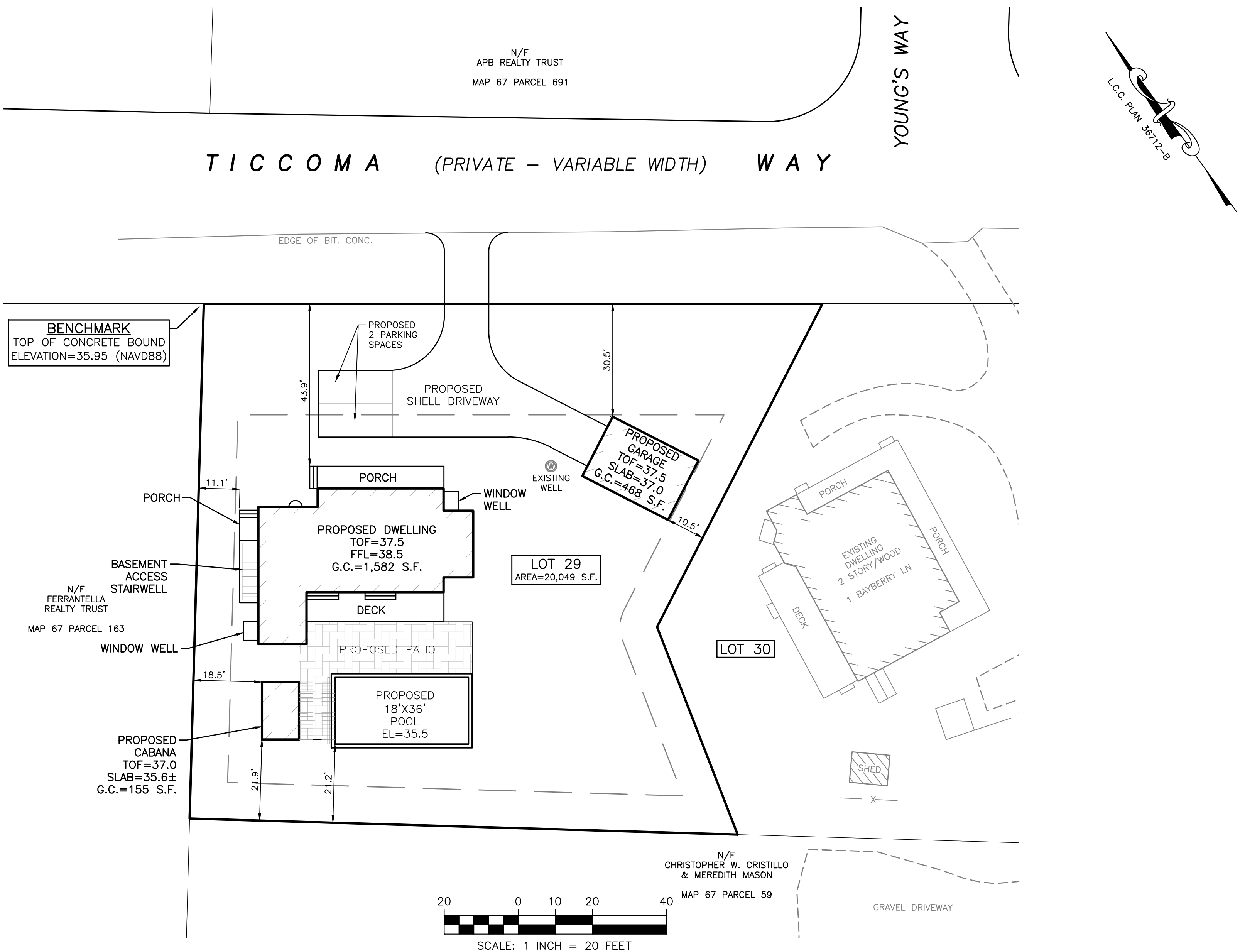
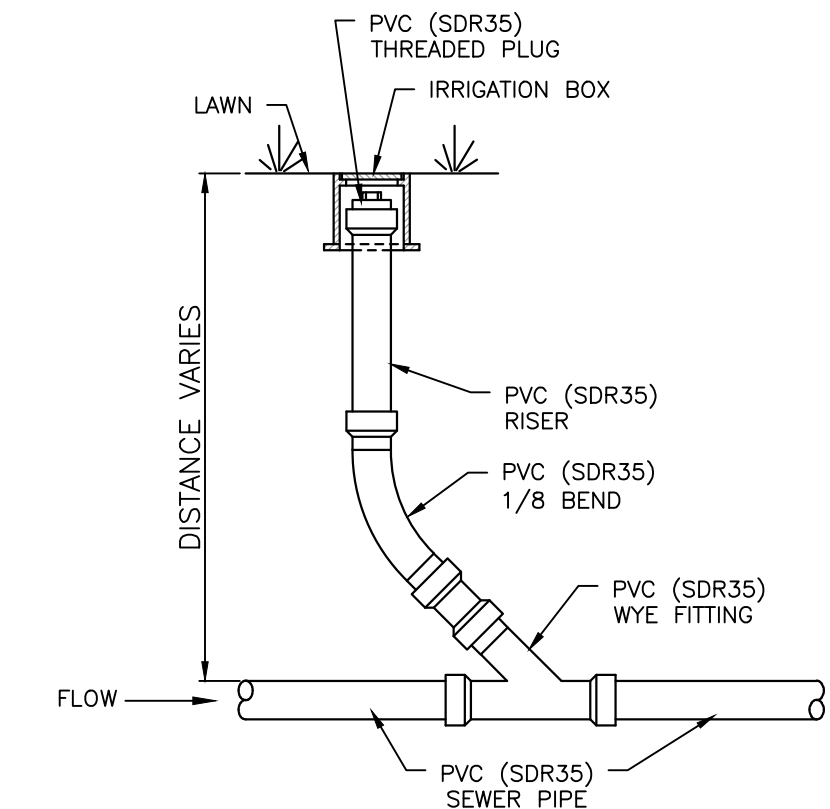


TABLE 1

NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

- NOTES:
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
 - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2" INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
 - CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
 - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



SITE DESIGN ENGINEERING, LLC.
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MIDDLEBORO, MA 02346
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WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION

PLAN REVISIONS

DATE: FEBRUARY 9, 2023

DRAWN BY: DCM/SKD COMPS. BY: DCM CHECK BY: DCM

PROJECT NO: 20032

ISSUED FOR: PERMITTING

PROPOSED SITE PLAN
TICCOMA WAY
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 67, PARCEL 57 (PART OF)
PREPARED FOR:
J & M REALTY HOLDINGS, LLC.

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DRAWING TITLE:

SITE PLAN

SCALE: 1" = 20'

SHEET NO. 1 OF 1