

ZONING SUMMARY - AGRICULTURAL / RESIDENTIAL - WHATELY, MA

REGULATION REQUIREMENTS	TOWN REGULATIONS	REQUIRED	PROPOSED
LOT AREA	40,000 SQ FT	60,000 SQ FT	56,835 SQ FT
LOT FRONTAGE	175 FT	250 FT	631 FT
FRONT SETBACK	50 FT	50 FT	50 FT (EXISTING)
SIDE SETBACK	20 FT	20 FT	~106 FT (EXISTING)
REAR SETBACK	20 FT	20 FT	~300 FT (EXISTING)
IMPERVIOUS AREA	----	<30% OF SITE	13.8% (13,855 SQ FT)
GREEN / OPEN SPACE	----	>70% OF SITE	86.2% (86,560 SQ FT)
BUILDING COVERAGE	----	<30% OF SITE	4.6% (4,590 SQ FT)
TOTAL DISTURBED AREA	<43,560 SQ FT	<43,560 SQ FT	~42,000 SQ FT
DRIVEWAY AISLE WIDTH	12 FT (MIN)	12 FT (MIN)	12 FT
PARKING SPACES	18 SPACES	22 SPACES	23 SPACES
ADA PARKING SPACES	1 SPACE	1 SPACE	1 SPACE
PARKING SPACE SIZE	8.5' X 18'	9' X 18'	9' X 18'
LANDSCAPING	TBD	TBD	TBD

(THE ENTIRETY OF THE SITE CAN BE CLASSIFIED AS "UPLAND" FROM THE NEIGHBORING WETLANDS)

GENERAL NOTES

THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL AND STATE APPROVALS AND/OR PERMITS PRIOR TO THE BEGINNING OF ANY SITE IMPROVEMENTS. THE DEVELOPER/CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE LOCAL AND STATE AGENCIES.

THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE BEST AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO BEGINNING ANY CONSTRUCTION THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AND HAVE ALL UTILITIES MARKED ON THE GROUND.

ALL LINES AND POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. ALL DIMENSIONING ARE TAKEN TO BACK OF CURB FOR DRIVE ISLES & PARKING AREAS. THE SITE CONTRACTOR SHALL COORDINATE ELECTRIC, TELEPHONE AND CABLE SERVICES WITH THE LOCAL UTILITY COMPANIES AND THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES TO THE CONNECTION POINT AT THE FRONT OF THE BUILDING FOR EACH STRUCTURE.

LIGHT LOCATIONS SHOWN ON LAYOUT PLAN ARE FOR REFERENCE PURPOSES ONLY. A LIGHTING PLAN SHALL BE DONE BY A LICENSED ELECTRICIAN OR QUALIFIED PROFESSIONAL. LIGHT POSTS SHOULD BE COORDINATED BY CONTRACTOR BASED OFF PHOTOMETRIC PLANS.

ALL DIMENSIONING WITHIN THE DRIVEWAYS AND CURBED AISLES ILLUSTRATE THE WIDTH OF THE TRAVELED WAY FROM THE TOE OF THE CURB TO THE TOE OF THE CURB. NO DIMENSIONING ON THE SITE PLANS ARE INTENDED TO ILLUSTRATE THE BACK OF THE CURB DIMENSIONING. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER.

ALL AREAS DISTURBED BY CONTRACTOR SHALL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTE. ALL NEW SURFACE TO MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS LINE AND GRADE

TO THE EDGE OF THE ROADWAY, AS APPLICABLE, THE SUBGRADE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY, AND THE PAVEMENT REPLACED IN MULTIPLE COURSES TO MATCH THE EXISTING DEPTH OF PAVEMENT (4-INCHES MIN.) WITH A MAXIMUM COURSE THICKNESS OF 2-INCHES. ALL DISTURBED SUBGRADE AREAS ARE TO BE RECONSTRUCTED WITH A MINIMUM OF 12-INCHES OF PROCESSED GRAVEL COMPACTED IN 2 EQUAL LIFTS. AFTER COMPACTION, ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT ARE TO BE SEALED WITH A 4-INCH MINIMUM WIDTH ELASTIC, RUBBERIZED ASPHALTIC MEMBRANE TAPE.

ALL SAW CUT PAVEMENT SHALL BE JOINTED AND SEALED. ALL AREAS WHERE THE EXISTING ROADWAY PAVEMENT WILL BE DISTURBED; SUCH AS AT THE NEW DRIVEWAY ENTRANCES, AND AT ANY STRUCTURE MODIFICATIONS, THE PAVEMENT IS TO BE SAWCUT TO ITS FULL DEPTH BACK A MINIMUM OF 1-FOOT BEYOND THE EDGE OF DISTURBANCE, PARALLEL OR PERPENDICULAR

THE SITE HAS BEEN CONFIGURED FOR A WB-50 VEHICLE CONFIGURATION AND CAN SUCCESSFULLY BE NAVIGATED BY LAYING OUT THE PROPER TURNING RADIUS ON THE SITE

ROBERT OBEAR - PROPOSED REDEVELOPMENT EXISTING SCHOOL BUILDING
219 CHRISTIAN LANE
WHATELY MASSACHUSETTS

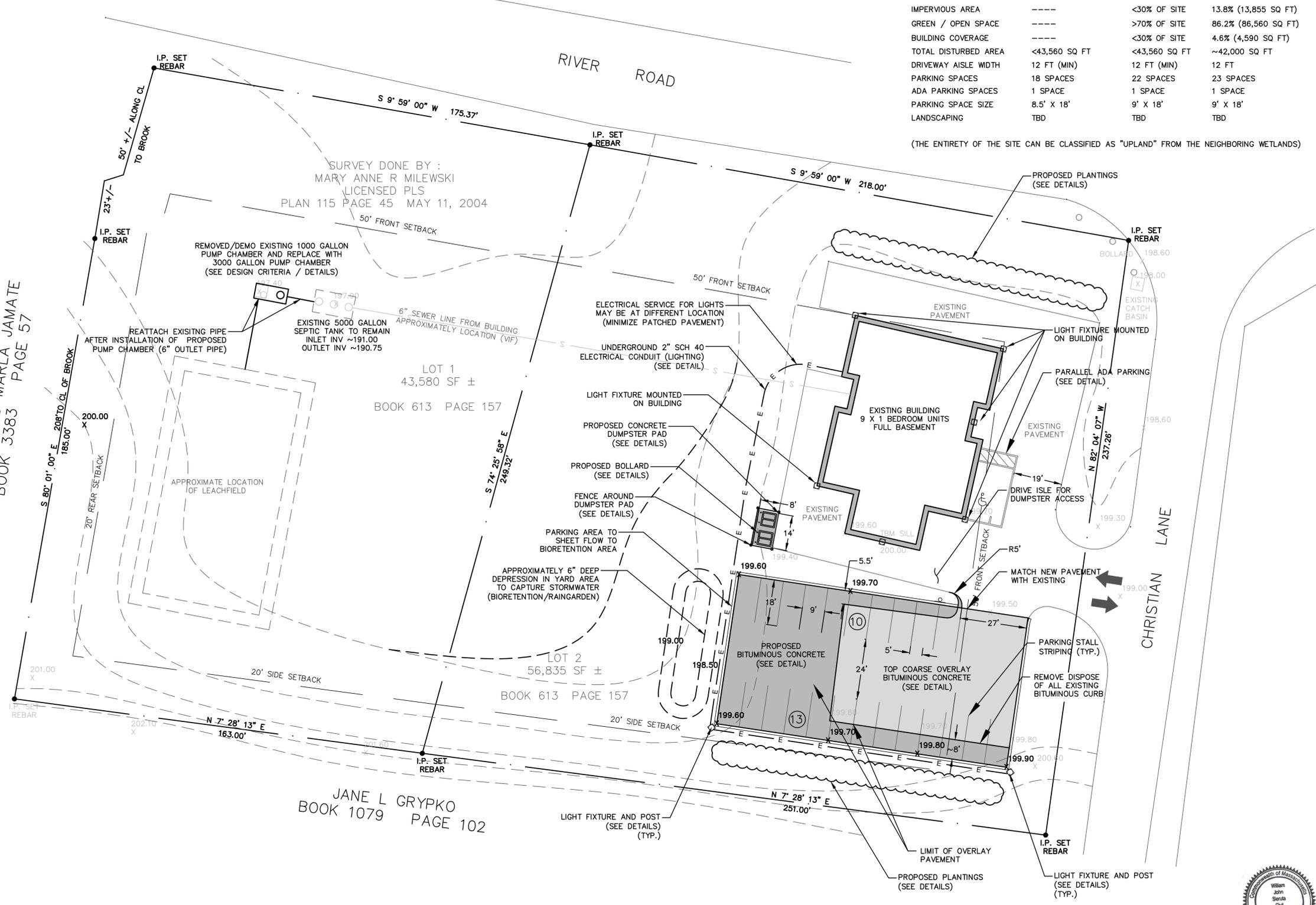
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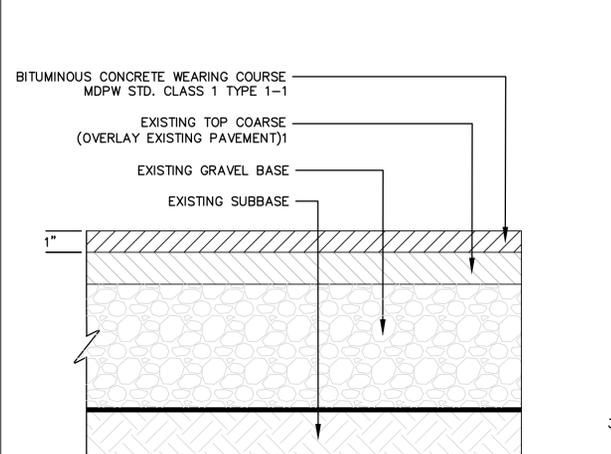
PROJECT: ROBERT OBEAR
219 CHRISTIAN LANE
DATE: APRIL 5, 2023
SCALE: 1"=20'
SHEET: U1.0



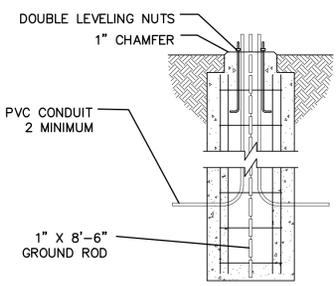
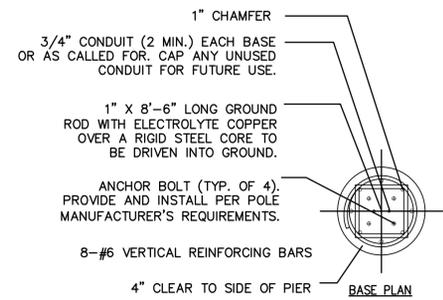
THOMAS V AND MARLA JAMATE
BOOK 3383 PAGE 57

JANE L GRYPKO
BOOK 1079 PAGE 102



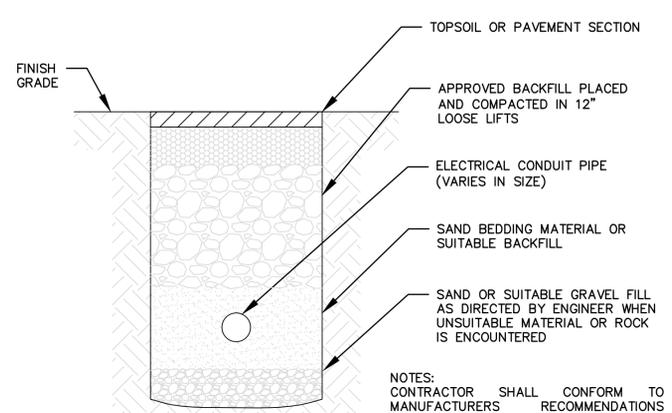


1 OVERLAY BITUMINOUS CONCRETE PAVING (EXISTING PARKING)
(NOT TO SCALE)



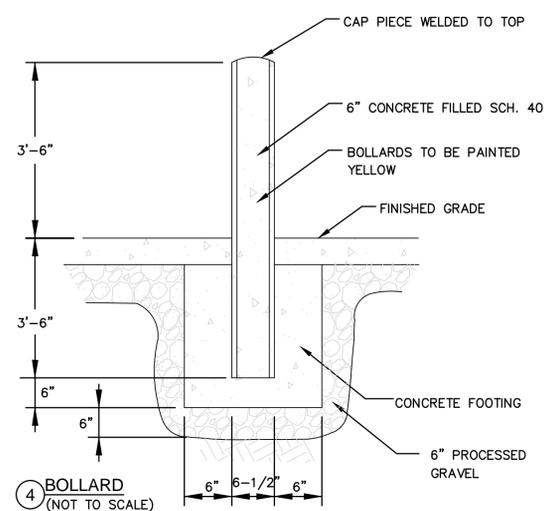
2 LIGHT POST FOOTING
(NOT TO SCALE)

NOTES:
LIGHT POST SHALL NOT EXCEED 20 FT IN HEIGHT (MAX 25 FT PER CHAPTER 171 OF THE WHATLEY ZONING REQUIREMENTS. CONTRACTOR SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS DURING THE INSTALLATION OF ELECTRICAL CONDUIT AND FIXTURES. DETAIL SHOW FOR ILLUSTRATIVE PURPOSES ONLY. INSTALLATION OF ELECTRICAL LINES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY.

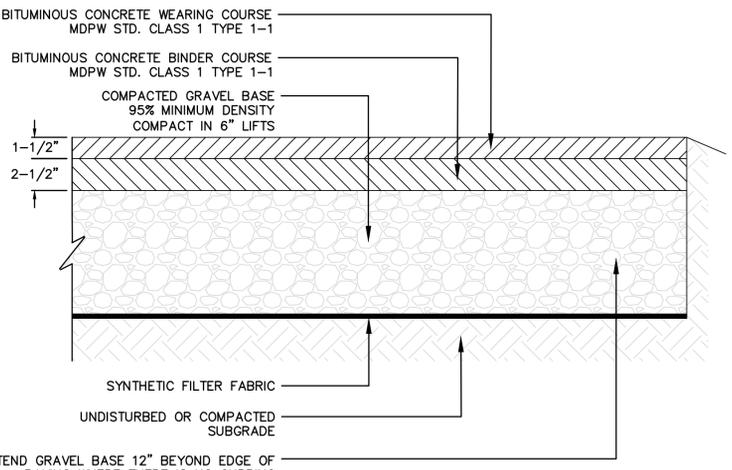


3 ELECTRICAL TRENCH DETAIL
(NOT TO SCALE)

NOTES:
CONTRACTOR SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS DURING THE INSTALLATION OF UTILITY PIPE. DETAIL SHOW FOR ILLUSTRATIVE PURPOSES ONLY. INSTALLATION OF ELECTRICAL LINES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY.

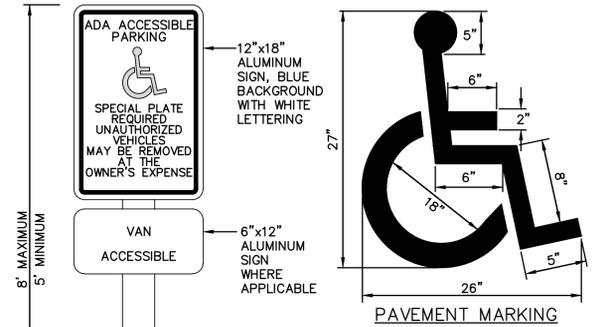


4 BOLLARD
(NOT TO SCALE)



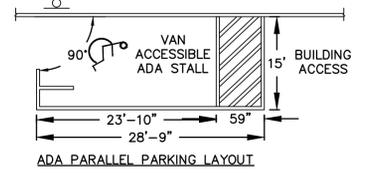
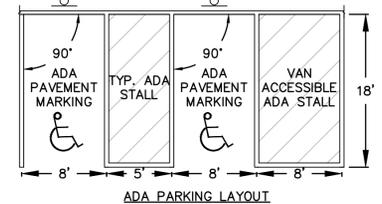
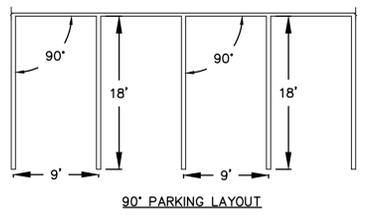
5 PROPOSED BITUMINOUS CONCRETE PAVING
(NOT TO SCALE)

NOTES:
DEPTH OF BASE MATERIAL MAY BE INCREASED IF UNSUITABLE OR UNSTABLE CONDITIONS ARE ENCOUNTERED IN THE FIELD

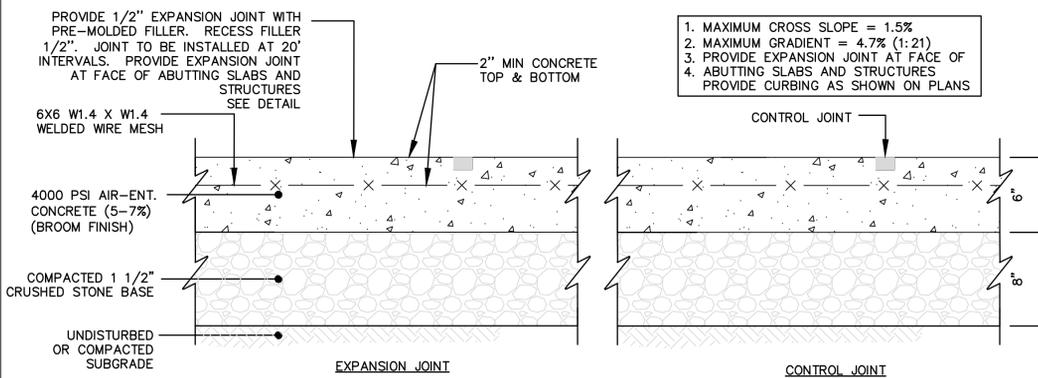


6 ADA ACCESSIBLE PARKING SIGNAGE
(NOT TO SCALE)

NOTES:
ALL ADA ACCESSIBLE PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD. SIGNS SHALL BE LOCATED BY THE CONTRACTOR IN A LOCATIONS WHERE THEY CANNOT BE OBTAINED BY VEHICLE PARKED IN THE SPACE.
CONTRACTOR SHALL PROVIDE ALL STRIPING ON SITE. STRIPING SHOWN ON CIVIL PLANS IS FOR REFERENCE PURPOSES ONLY

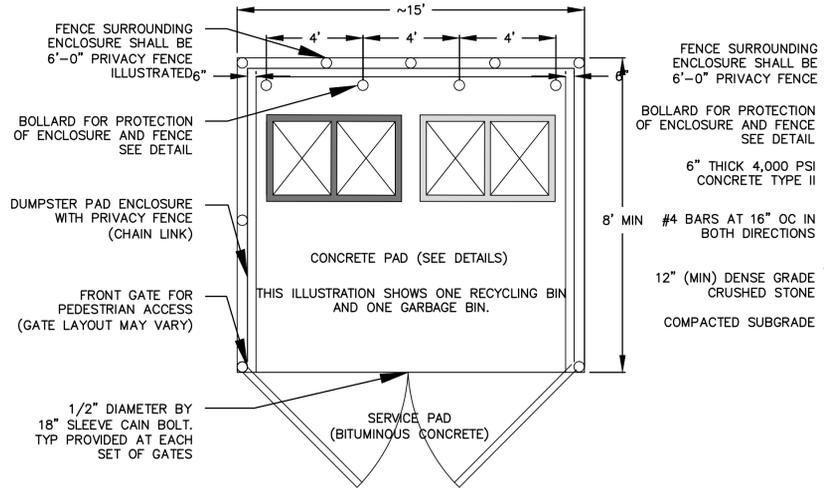


7 VARIOUS PARKING STALL LAYOUTS
(NOT TO SCALE)

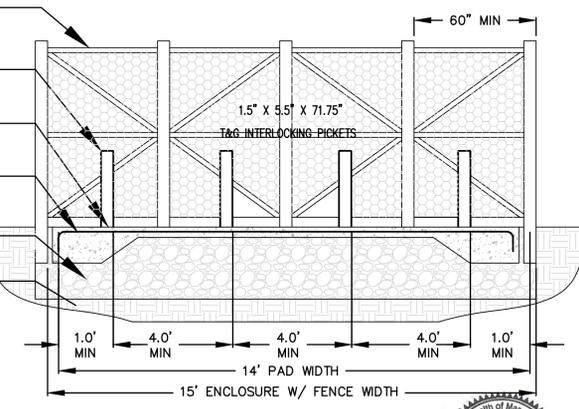


8 CONCRETE SIDEWALK
(NOT TO SCALE)

1. MAXIMUM CROSS SLOPE = 1.5%
2. MAXIMUM GRADIENT = 4.7% (1:21)
3. PROVIDE EXPANSION JOINT AT FACE OF ABUTTING SLABS AND STRUCTURES
4. ABUTTING SLABS AND STRUCTURES PROVIDE CURBING AS SHOWN ON PLANS



9 DUMPSTER PAD AND FENCE DETAIL (PLANVIEW)
(NOT TO SCALE)



10 6-INCH PRIVACY FENCE (DUMPSTER PAD)
(NOT TO SCALE)

GENERAL NOTES

THESE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSIONS, ERRORS OR DISCREPANCIES APPEAR THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER.

ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE TOWN OF WHATLEY FRANKLIN COUNTY, COMMONWEALTH OF MASSACHUSETTS AND OSHA.

ALTERNATE MANUFACTURERS FOR MATERIALS SHOWN ON THESE PLANS MAY BE USED ONLY UPON WRITTEN APPROVAL BY THE DESIGN ENGINEER. ALTERNATE MANUFACTURERS WILL NOT BE APPROVED IF THE USE OF THEIR EQUIPMENT REQUIRES DESIGN CHANGES.

IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER AND THE APPROVING AGENCIES SHALL BE NOTIFIED IN WRITING AND THEIR APPROVAL OBTAINED PRIOR TO CONSTRUCTION.

NO RAINWATER LEADER OR ANY DRAIN OTHER THAN SANITARY SEWAGE LINES SHALL DISCHARGE OR BE CONNECTED TO THE SANITARY SYSTEM. NO INDUSTRIAL WASTE SHALL BE DISCHARGED INTO THE SANITARY SYSTEM.

THE INSTALLER SHALL CONTACT THE WHATLEY BOARD OF HEALTH PRIOR TO THE START OF CONSTRUCTION AND CONFORM TO ALL INSPECTION REQUIREMENTS OF THE WHATLEY BOARD OF HEALTH BEFORE, DURING AND AFTER CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY CODES IN THE CONSTRUCTION OF THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM

B. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.

NO WATER SUPPLY LINES ARE TO BE CONSTRUCTED WITHIN 10 FEET OF THE LEACHING AREA OR SEPTIC TANK.

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE DESIGN ENGINEER IMMEDIATELY IF CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN.

ALL STONE TO BE DOUBLE WASHED STONE FREE OF ALL SILT AND FINES

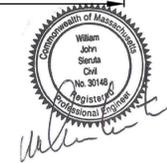
ALL TOP AND SUBSOIL TO BE REMOVED 5 FT IN ALL DIRECTIONS AND REPLACED WITH SELECT SAND FILL PER 310 CMR 15.255

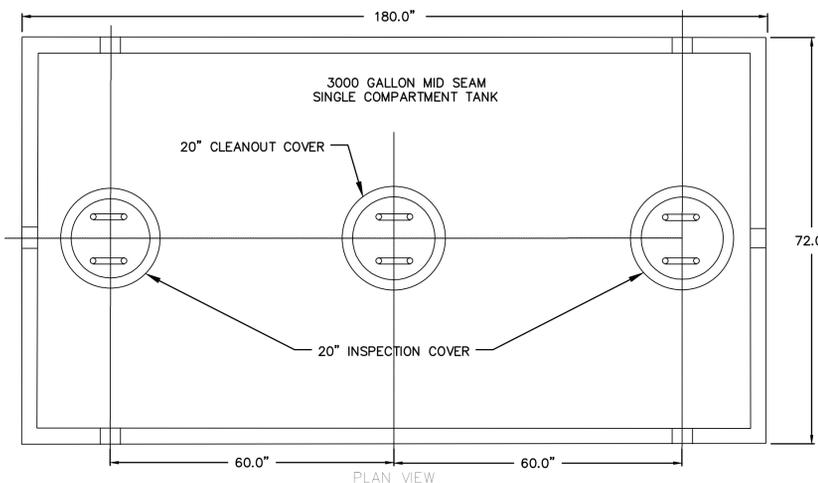
THE BUILDING SEWER SHALL BE CONSTRUCTED OF FOUR (4) INCH DIAMETER, SCH 40 PVC PIPE EQUIPPED WITH WATERTIGHT JOINTS. THE BUILDING SEWER SHALL BE LAID IN A STRAIGHT LINE, ON A COMPACTED FIRM BASE, AT A CONTINUOUS GRADE PER PLANS

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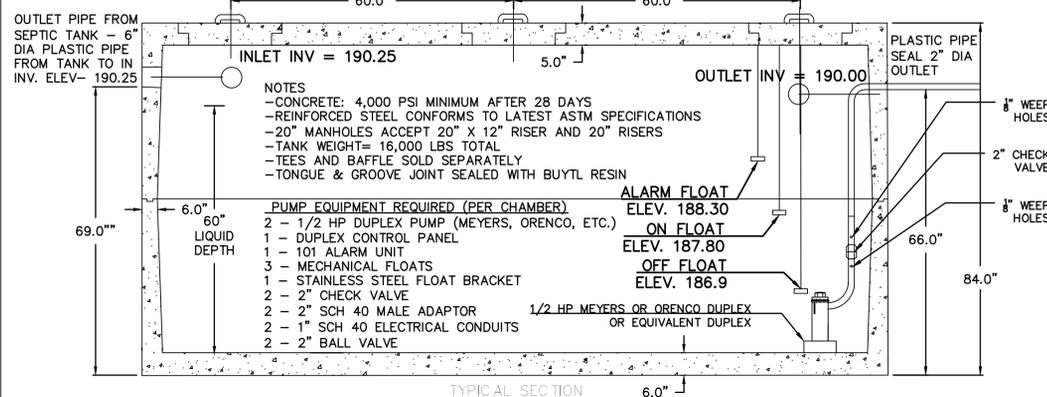




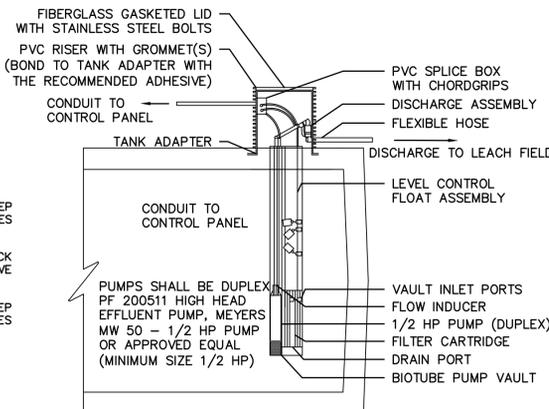
DESIGN CRITERIA FOR SEPTIC SYSTEM – (SEE LAYOUT PLANS)

USE: PROPOSED STRUCTURES – 9 X ONE BEDROOM UNITS
 FULL BASEMENT – NO GARBAGE DISPOSAL UNIT
 DESIGN FLOW: SHALL BE DETERMINED PER 310 CMR 15.203
 110 GALLONS PER BEDROOM PER UNIT
 110 GAL / BEDROOMS X 9 BEDROOMS = 990 GALLONS / DAY
 SEPTIC TANK: SHALL BE DETERMINED PER 310 CMR 15.223
 EXISTING TANK 5000 GALLONS / 200% = 2500 GALLON DAILY FLOW RATE
 2500 GALLON > 900 GALLON ; EXISTING TANK EXCEEDS CAPACITY REQ.
 MINIMUM TANK SIZE PERMITTED PER 310 CMR 15.223
 USE EXISTING TWO COMPARTMENT PRECAST CONCRETE TANK
 DIMENSIONS (L x W x H) = 17'-6" x 8'-0" x 7'-6" (TYPICAL)
 FROM BASE TO INLET INVERT IS 71" ON A TYPICAL 5000 GALLON TANK
 PUMP CHAMBER: SHALL BE DETERMINED PER 310 CMR 15.223
 REPLACE EXISTING 1000 GALLON SINGLE COMPARTMENT PUMP CHAMBER
 WITH PROPOSED 3000 GALLON SINGLE COMPARTMENT PUMP CHAMBER
 DIMENSIONS (L x W x H) = 15'-0" x 7'-0" x 7'-0" (TYPICAL)
 FROM BASE TO INLET INVERT IS 69" ON A TYPICAL 3000 GALLON TANK

6 IN FILTER W/ FOR OUTLET FROM SEPTIC TANK TO PROPOSED CHAMBER
 THIS WILL NEED TO BE VERIFIED DURING INSTALLATION OF PROP. PUMP CHAMBER

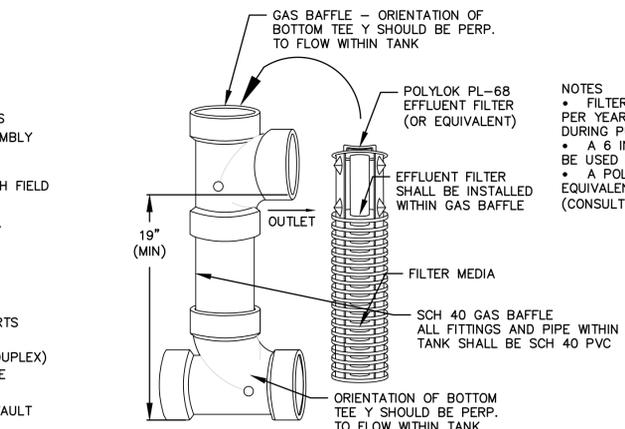


1 3000 GALLON SINGLE COMPARTMENT UNDERGROUND STORAGE TANK (PUMP CHAMBER)
 (NOT TO SCALE)

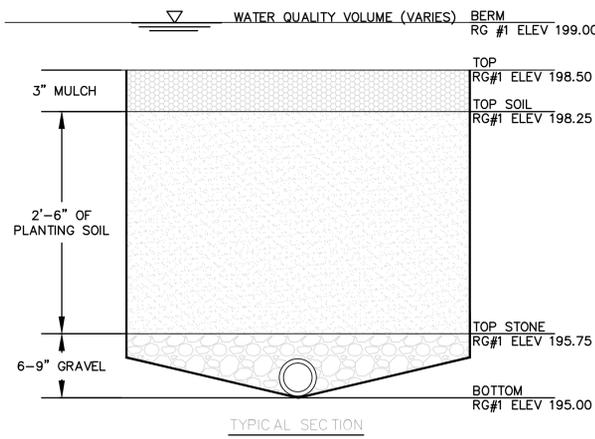
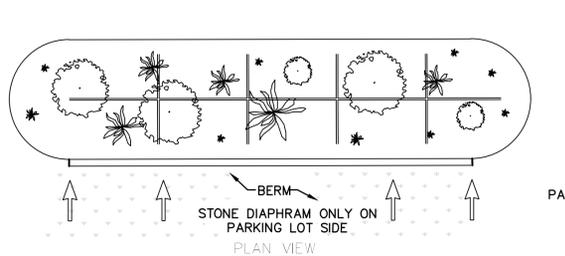


NOTES:
 DETAIL TAKEN FROM DIAGRAM FROM EXISTING SEPTIC SYSTEM
 DESIGN AND DESCRIPTIONS BY SUPPLIER. ALL WORK TO BE
 DONE BY LICENSED PROFESSIONAL. INSTALLATION SHALL
 CONFORM TO MANUFACTURERS RECOMMENDATIONS. DETAIL SHOW
 FOR ILLUSTRATIVE PURPOSES ONLY AND DETAIL MAY NOT
 REFLECT WHAT IS DONE IN THE FIELD

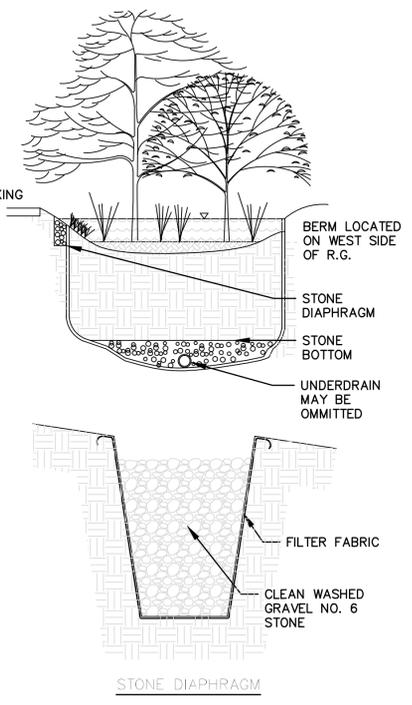
2 PUMP SETUP DETAIL
 (NOT TO SCALE)



5 GAS BAFFLE W/FILTER DETAIL
 (NOT TO SCALE)



3 BIORETENTION / RAINGARDEN DETAIL
 (NOT TO SCALE)



STONE DIAPHRAGM

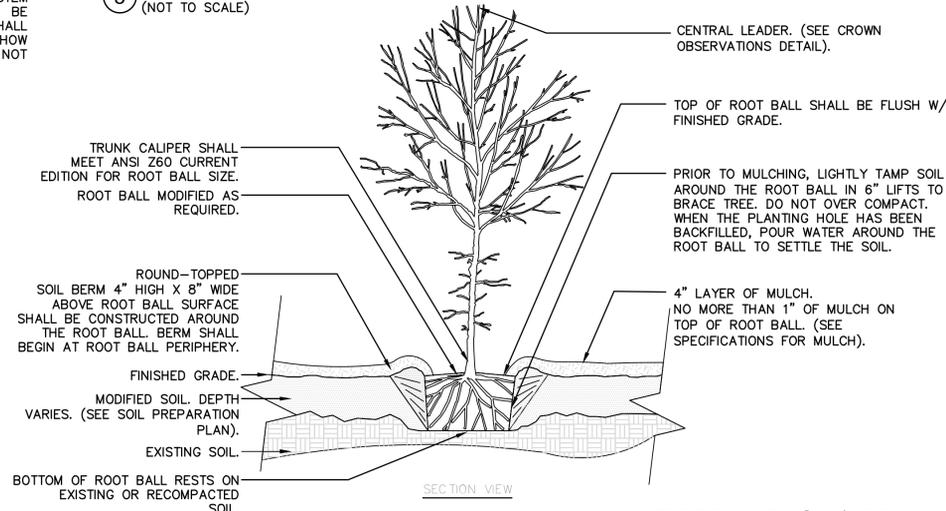
NOTES:
 1) COVER BOTTOM OF THE EXCAVATION WITH COURSE GRAVEL,
 OVER PEA GRAVEL OVER SAND. DO NOT USE FILTER FABRICS
 OR SAND CURTAINS
 2) SOIL MIX FOR BIORETENTION AREAS SHOULD BE A MIXTURE
 OF SAND AND COMPOST AND SOIL

PERCENT	SOIL TYPE
40%	SAND
20-30%	TOPSOIL
30-40%	COMPOST

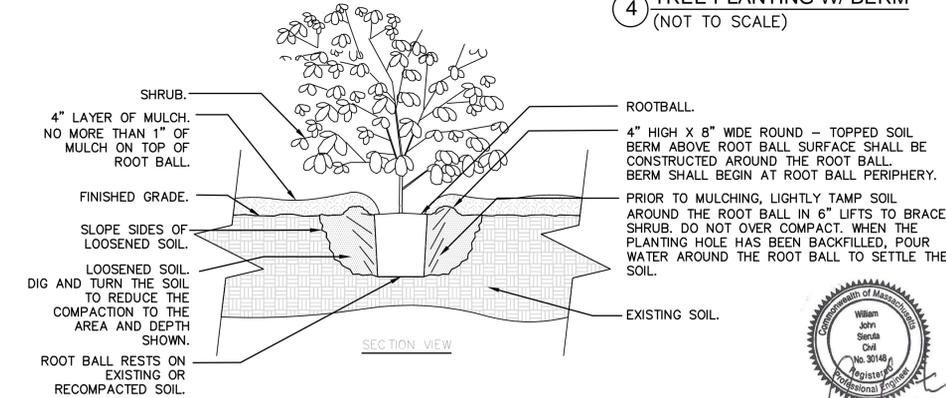
 3) SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS,
 ROTTS OR CLIALR OBJECTS LARGER THAN 2 INCHES. CLAY
 CONTENT SHOULD NOT EXCEED 5%
 4) SOIL pH SHOULD GENERALLY BE AROUND 5.5-6.5, A RANGE
 THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ADSORPTION
 OF NITROGEN, PHOSPHORUS, AND OTHER POLLUTANTS
 5) USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND
 MAXIMUM 500 PPM SOLUBLE SALTS
 6) THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT
 MEETS ASTM D 422

PERCENT PASSING	SEIVE
100	2"
70-100	3/4"
50-80	1/4"
15-40	No. 40
0-3	No. 200

 7) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE
 ALLOWABLE SPECIES CHECKLIST SET FORTH IN VOLUME 2 –
 CHAPTER 2: STRUCTURAL BMP SPECIFICATIONS FOR THE
 MASSACHUSETTS STORMWATER HANDBOOK
 8) STONE DIAPHRAGM: USE CLEAN BANK-RUN
 GRAVEL, CONFORMING TO ASTM D 448, VARYING IN SIZE FROM
 1/8 INCH TO 3/8 INCH (NO. 6 STONE).
 9) PEA GRAVEL (STONE) DIAPHRAGM WILL BE USED TO
 PROVIDE PRETREATMENT FOR THE BIORETENTION AREAS, AS
 WELL AS GRASSED BUFFER AREAS



4 TREE PLANTING W/ BERM
 (NOT TO SCALE)



5 SHRUB PLANTING W/ BERM
 (NOT TO SCALE)

TABLE OF INVERTS (AREA I)		
DESCRIPTION	PIPE SIZE	INVERT
BUILDINGS (A1 OUT)	6" CAST IRON	VIF
SEPTIC TANK (IN)	6" SCH 40	190.75
SEPTIC TANK (OUT)	6" SCH 40	190.50
PUMP CHAMBER (IN)	6" SCH 40	190.25
PUMP CHAMBER (OUT)	2" SCH 40	190.00
ALARM FLOAT	-----	348.44
ON FLOAT	-----	348.34
OFF FLOAT	-----	348.59

GENERAL NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH 310 CMR 15.0 (TITLE V) S AND ALL OTHER LOCAL BOARD OF HEALTH REGULATIONS

FINISH GRADING TO BE AS SHOWN ON PLANVIEW. ALL DISTURBED AREAS TO BE LOAMED AND SEEDDED

THIS ASSUMES THAT THE DIMENSIONS OF THE PUMP CHAMBER AS SHOWN ON THIS SHEET. DIMENSIONS OTHER THAN THIS WILL REQUIRE THE PUMP DOWN TO BE RECALCULATED. CONTACT THE DESIGN ENGINEER IF A TANK WITH DIFFERENT DIMENSIONS IS USED.

PUMP / OFF FLOATS TO BE SET TO PUMP DOWN INCHES TO GET A DOSE EQUAL/GREATER THAN 990 GAL

ALARM CONTROLS TO BE ON SEPARATE CIRCUITS AND SET TO SOUND WHEN THE LIQUID LEVEL REACHES ABOVE THE SHOWN ELEVATIONS ON PLANS. THIS IS TRUE FOR ALL CONTROLS AND FLOATS FOR ALL PUMP CHAMBERS ON SITE.

INSPECT AND MAINTAIN COMPONENTS AS RECOMMENDED BY THE MANUFACTURER AND REQ'D BY 310 CMR 15.254(2)D PUMP SLUDGE FROM THE BOTTOM OF THE PUMP CHAMBER AT LEAST ONCE PER 3 YEARS OR WHEN PUMPING OCCURS

SEPTIC TANK TO HAVE INLET AND OUTLET TEES IN ACCORDANCE WITH 310 CMR 15.227 SECTION 5.0

PUMP CHAMBER TO BE SET LEVEL ON 6" DEEP FOUNDATION PAD OF WASHED STONE

ALL STONE TO DOUBLE WASHED STONE FREE OF ALL SILT AND FINES PER 310 CMR 15.247

ALL NEW PIPE JOINTS WITH TANK, CHAMBER AND DISTRIBUTION BOX TO BE ASPHALT ROPE SEALED OR SILICON CAULKING SEALED

ALL COMPONENTS OF SYSTEM TO BE MARKED WITH METALLIC TAPE AND STEEL PLATES

EFFLUENT FILTERS SHALL BE INSTALLED IN THE SEPTIC TANK IN THE OUTLET TEE (IF NONE EXIST)

OLD CHAMBER TO BE PUMPED AND CLEANED, CRUSHED AND SAND FILLED/REMOVED BEFORE INSTALLATION OF NEW TANK

THE SOIL PLACED AS BACKFILL OVER THE EXCAVATED AREAS SHALL BE A MINIMUM OF NINE (9) INCHES, EXCLUDING TOPSOIL, PLACED IN LIFTS AND SUFFICIENTLY COMPACTED TO PREVENT DEPRESSIONS DUE TO SETTLING WHICH MAY INTERCEPT OR COLLECT SURFACE WATER RUNOFF ABOVE THE SYSTEM. BACKFILL MUST BE CLEAN AND FREE OF STONES AND BOULDERS GREATER THAN SIX (6) INCHES IN SIZE.

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