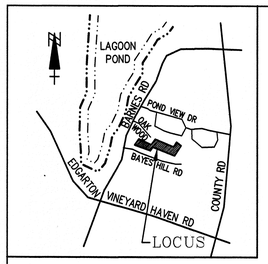
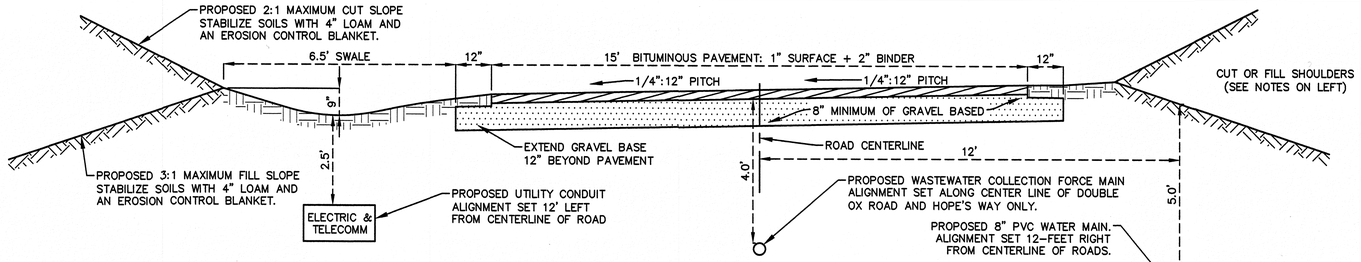


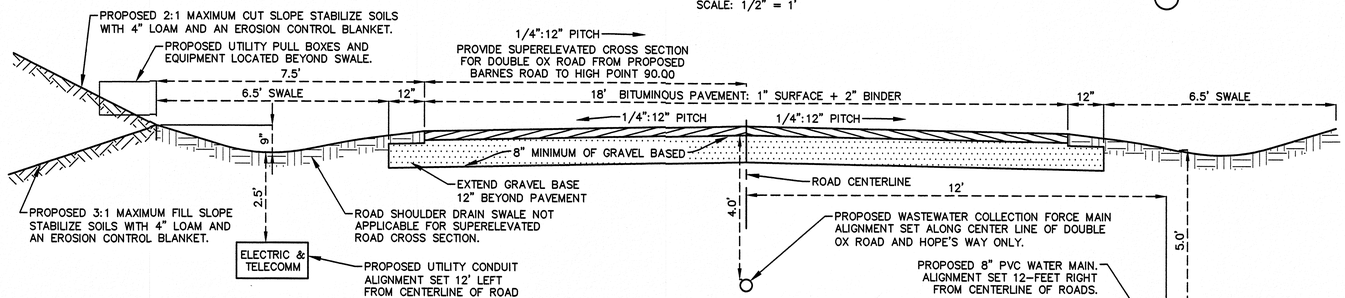
LOCUS MAP
NOT TO SCALE

LEGEND

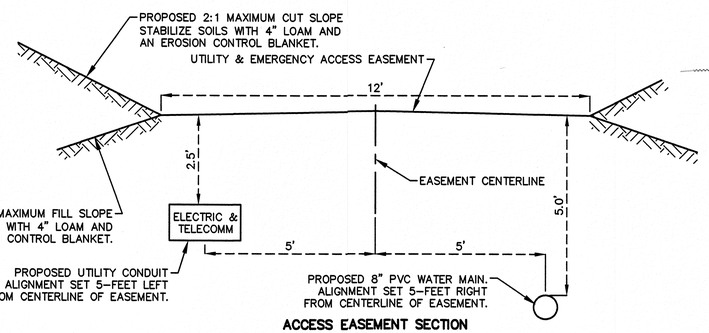
UTILITY POLE	
ELECTRIC & TELECOMM	UE
UTILITY DISTRIBUTION COMPONENTS/PULL BOXES	
SEWER LINE	SS
SEWER MANHOLE	
WATER SERVICE	
WATER VALVE	W
WATER LINE	W
FIRE HYDRANT	
PROPOSED SPOT GRADE	99.00
PROPOSED HIGH POINT	HP##
PROPOSED LOW POINT	LP##
PROPOSED GRADE	90
EXISTING SPOT GRADE	79.0x
EXISTING GRADE	90



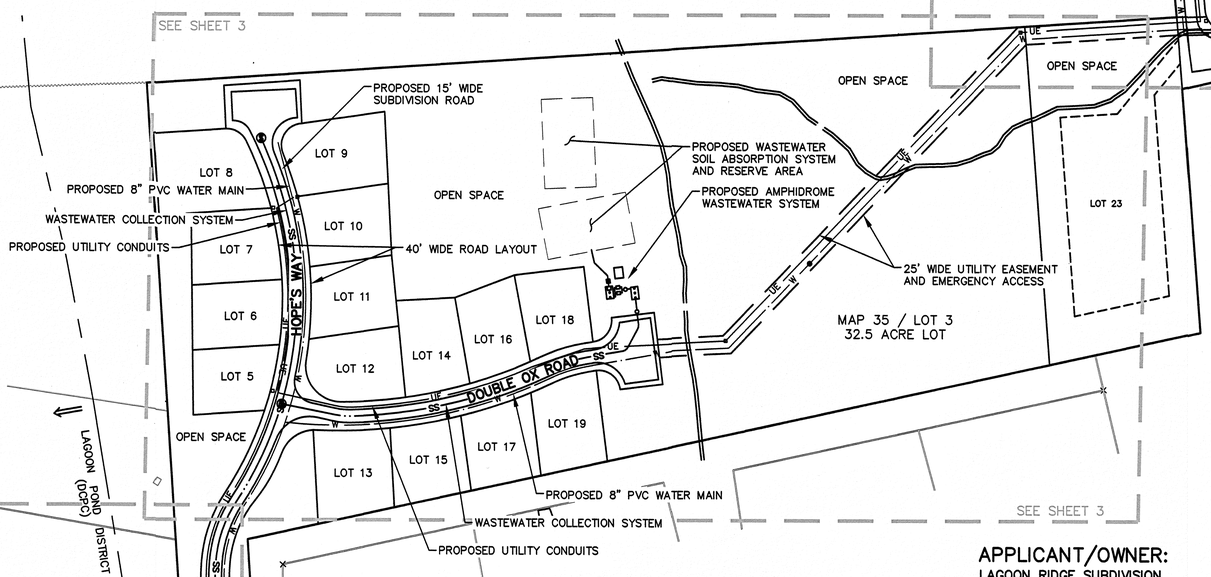
ROAD SECTION: SAGE'S WAY (SUPERELEVATED CROSS SLOPE)
(15' PAVEMENT WIDTH FOR 40' WIDE ROAD LAYOUT)
SCALE: 1/2" = 1'

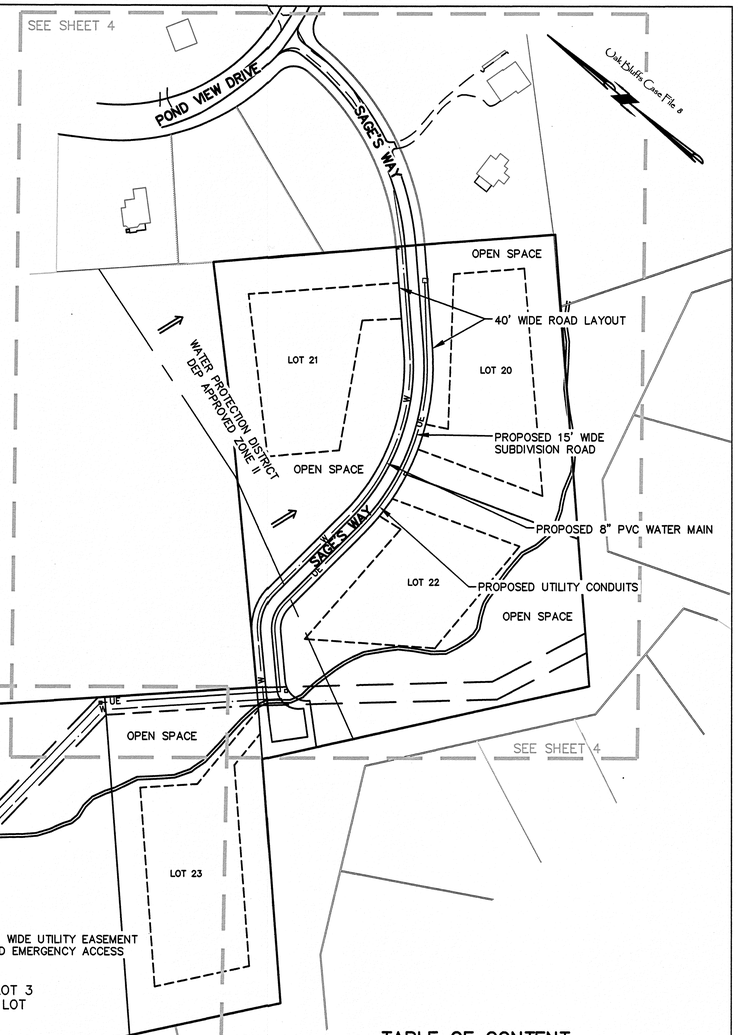


ROAD SECTION: DOUBLE OX ROAD AND HOPE'S WAY
(18' PAVEMENT WIDTH FOR 40' WIDE ROAD LAYOUT)
SCALE: 1/2" = 1'



ACCESS EASEMENT SECTION
(25' WIDE EASEMENT)
SCALE: 1/2" = 1'





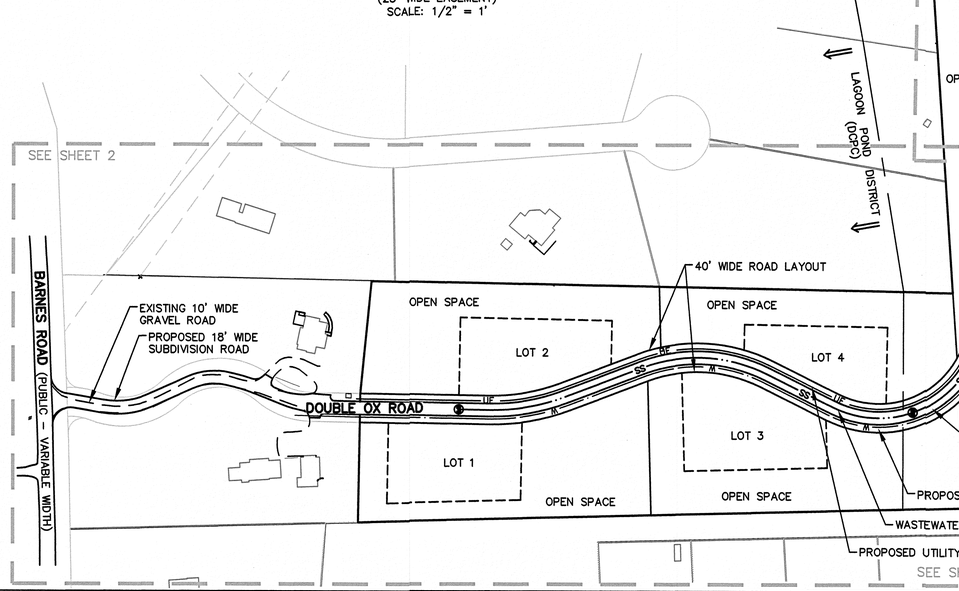


TABLE OF CONTENT

OVERALL PLAN	1 OF 5
UTILITY LAYOUT PLAN 1	2 OF 5
UTILITY LAYOUT PLAN 2	3 OF 5
UTILITY LAYOUT PLAN 3	4 OF 5
CONSTRUCTION DETAILS	5 OF 5

APPLICANT/OWNER:
LAGOON RIDGE SUBDIVISION
C/O DAVID DANIELSON
126 NASH HILL ROAD
HAYDENVILLE, MA 01039

GRAPHIC SCALE
100 50 0 100 300
(IN FEET)
1 inch = 100 ft.

UTILITIES NOTE:
1. CONTRACTOR SHALL CONTACT DIG-SAFE AND HAVE ALL UNDERGROUND UTILITIES WITHIN THE AREAS ADJACENT TO THE PROPOSED WORK MARKED PRIOR TO ANY EXCAVATION.
2. UNDERGROUND UTILITY ALIGNMENTS SHOWN ON THE PLANS DEPICT APPROXIMATE LOCATIONS AND ARE NOT A ACTUAL REPRESENTATION OF EXISTING CONDITIONS.
3. CONTRACTOR SHALL CAREFULY UNCOVER EXISTING SEPTIC FORCE MAIN IN THE VICINITY OF THE PROPOSED SYSTEM AND CONTACT ENGINEER IF THERE IS AN ALIGNMENT CONFLICT.

NOTES
1. ASSESSOR'S NUMBER: MAP 35/LOT 3
2. ZONING DISTRICT: RESIDENTIAL R3
   PROPERTY IS PARTIALLY LOCATED WITHIN LAGOON POND DISTRICT.
3. FLOOD HAZARD ZONES: X
4. BENCHMARK TO BE PROVIDED PRIOR TO CONSTRUCTION
5. TOPOGRAPHIC INFORMATION COMPILED FROM PLAN TITLED: GRADING AND UTILITY PLAN
   LAGOON RIDGE – LUPC 05.11.14 – MVC 09.02.14
   PREPARED BY: ROBERT M. FITZGERALD, PE
6. PROPERTY LINES AS COMPILES FROM:
   PLAN OF LAND IN OAK BLUFFS, MASSACHUSETTS
   SURVEYED FOR LAGOON RIDGE, LLC
   AUGUST 26, 2016 SCALE 1 in. = 80 ft.
   PREPARED BY: GREGORY MARCELLA, P.L.S.
7. PROPERTY IS PARTIALLY LOCATED IN A DEP APPROVED ZONE II.

NOTICE
Unless and until such time as the original (red) stamp of the responsible Professional Engineer, or Professional Land Surveyor appears on this plan:
(A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and
(B) this plan remains the property of Holmes & McGrath, Inc.

DATE	DESCRIPTION	Drawn	Checked
	REVISIONS		

PLAN OF PROPOSED UTILITIES FOR DOUBLE OX ROAD, HOPE'S WAY & SAGE'S WAY
PREPARED FOR
LAGOON RIDGE
FOR LOTS 1 THROUGH 23
IN
MAP 35/LOT 3 — OAK BLUFFS — MA

SCALE: 1" = 100' | DATE: NOV. 20, 2017

holmes and mcgrath, inc.
civil engineers and land surveyors
205 worcester court, suite A4 (508) 548-3564 (PHONE)
falmouth, ma. 02540 (508) 548-9672 (FAX)

DRAWN: RLR, LAC | CHECKED: TMS

JOB NO: 215299 | DWG. NO.: 88-5-57B | SHEET 1 OF 5

Lagoon Ridge\215299\215299utilities.dwg