

**TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION**

**TO BE COMPLETED BY STAFF**

Case Number: 3297

Town Clerk Stamp

Submittal Accepted: \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: \_\_\_\_\_  
Signature of Principal Planner or Director

**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

**PROJECT / PROPERTY STREET ADDRESS:** 110 Main St., 559 Washington St.

Assessor's Map Sheet, Block, & Lot: Sheet 29, Block 329, Lots 10, 12, 15 & 21

Zoning District: Business B-1 Overlay District: N/A

**OWNER OF RECORD (S)** (print & sign): RK Associates, LLC

(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 50 Cabot Street, Suite 200, Needham, MA 02494

Norfolk County Registry of Deeds Book and Page No. Book 25088, Page 177

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

**NAME OF APPLICANT (S)** (print & sign): BJ's Wholesale Club, Inc.

Applicant's Address: 25 Research Dr., P.O. Box 6230, Westborough, MA 01581

Contact Information: Email \_\_\_\_\_ Phone \_\_\_\_\_

Check if you are an: owner(s) ☐ lessee(s) ☐ optionee (s) ☒

**NAME & AFFILIATION OF REPRESENTATIVE:**

Address: Gregory F. Galvin, Esq.

Contact Information: Email ggalvin@gregorygalvin.com Phone 781-340-5335

**NAME OF ENGINEER AND / OR ARCHITECT:** Bohler Engineering

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Gregory F. Galvin 6/16/16  
Applicant / Petitioner - Date (sign & print)

**NATURE OF REQUEST**

Application is for: ☒ Special Permit \_\_\_\_\_ Variance \_\_\_\_\_ Other: Extension Non-Conforming Use

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

Article VII Sec. 120-24(A); Art. XIII Sec. 120-40; Art. XVI Sec. 120-64.3

*The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.*

**PETITIONER'S DESCRIPTION AND NARRATIVE:**

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

The locus is a retail shopping mall and the subject space is a vacant lot that was the subject of approval in BZA Case #3010 in 2008.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

The applicant is seeking to construct a service station for the sale of gasoline and related products

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Article VII, Sec. 120-24(A), Special Permit

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

Case #3010, October 16, 2008

5. Any other additional information as relevant to the Variance or Special Permit:

## ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use		Shopping Plaza	Shopping Plaza
Lot Area / Size (Sq. Ft.)	65,340	599,059	599,059
Dwelling Units	N/A	N/A	N/A
Frontage (ft.)	100'	>100'	>100'
Lot Width (ft.)	100'	>100'	>100'
Front Yard Setback (ft.)	30'	>500'	>500'
Front Yard Setback (ft.) – corner lots	N/A	N/A	N/A
Side Yard Setback (ft.)	10'	>10'	>10'
Side Yard Setback (ft.)	N/A	N/A	N/A
Rear Yard Setback (ft.)	10'	>10'	>10'
Height (ft.) & # of Stories	N/A	N/A	N/A
Lot Coverage	50%	<50%	<50%
Off-Street Parking Spaces	4	4	4
Off-Street Loading Spaces	N/A	N/A	N/A
Parking Setback	N/A	N/A	N/A
Accessory Structure Setback	N/A	N/A	N/A
Landscaping	15'	15'	15'
Floor Area Ratio	N/A	N/A	N/A
Signage	See Attachment		
Other:			

## SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

### SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

The site is located at the rear of several retail businesses with appropriate access and exit. There will be adequate directional signage and assistance.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

The use is in a heavy retail business zone and at the same time behind 3 to 4 existing buildings

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

The applicant will properly operate the business as it is well experienced in operating service stations. The business will not be self service and limited reason for customers to exit their vehicles. All sight lines exceed any required distances.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

The applicant will have adequate employees to service all customers. All fueling will occur at times of lowest volume of customers.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

The service station brings another service to the many BJ's customers.

**SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS**

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use  
(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")**

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

**EXTENSION OR CHANGE FINDINGS OF FACT:**

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

The existing non-conforming sign on Washington St., will be larger by extending the height (no greater than 25') to account for the gas business and pricing of product.

2. Indicate how long the nonconforming aspects of the structure have been in existence:

Predate existing Zoning and a modification occurred in BZA Case 3176 in Nov. 14, 2012

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

Unknown

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

The applicant will not seek an extension of the Main Street sign. The Washington Street sign will only increase the current non-conformity by 5.333 feet.

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

N/A

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

The structure being extended is the non-conforming sign on Washington Street.

## VARIANCE APPLICATION

To be completed for Variance applications only.

### VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

N/A

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

N/A

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

N/A

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

N/A

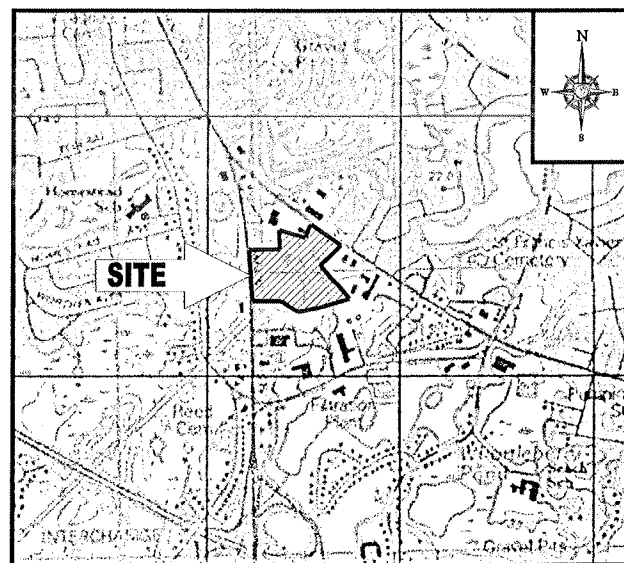
NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.



FOR:  
PROPOSED

**BJ's GAS**

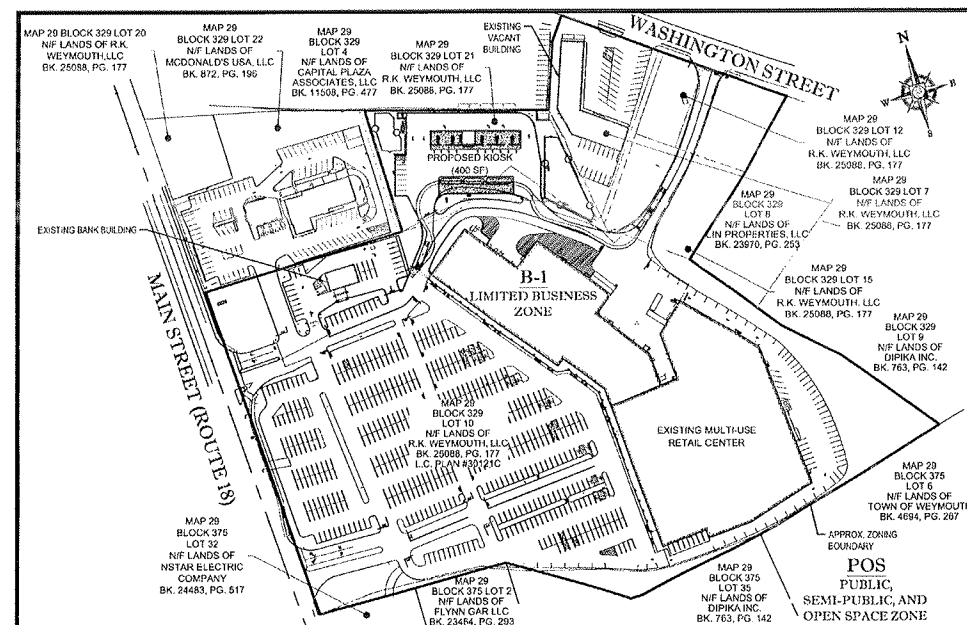
LOCATION OF SITE:  
110-140 MAIN STREET  
TOWN OF WEYMOUTH  
NORFOLK COUNTY,  
MASSACHUSETTS 02188  
MAP# 29, BLOCK# 329, LOT# 10 & 21



LOCATION MAP

SCALE: 1"=1000'

PLAN REFERENCE: WEYMOUTH USGS QUADRANGLE



**AREA PLAN**  
SCALE: 1"=150'

<i>SHEET TITLE</i>	<i>SHEET NUMBER</i>
COVER SHEET	1 OF 17
GENERAL NOTES SHEET	2 OF 17
DEMOLITION PLAN	3 OF 17
OVERALL SITE PLAN	4 OF 17
SITE PLAN	5 OF 17
GRADING & DRAINAGE PLAN	6 OF 17
UTILITY PLAN	7 OF 17
SOIL EROSION & SEDIMENT CONTROL PLAN	8 OF 17
SOIL EROSION CONTROL NOTES & DETAILS SHEET	9 OF 17
LANDSCAPE PLAN	10 OF 17
LANDSCAPE NOTES & DETAILS SHEET	11 OF 17
LIGHTING PLAN	12 OF 17
CONSTRUCTION DETAIL SHEET	13 OF 17
CONSTRUCTION DETAIL SHEET	14 OF 17
CONSTRUCTION DETAIL SHEET	15 OF 17
ALTA / ACSM SURVEY (BY OTHERS)	1 OF 2
ALTA / ACSM SURVEY (BY OTHERS)	2 OF 2

## SHEET INDEX

REVIEWS			
REV	DATE	COMMENT	BY
1	3/15/16	LAYOUT REVIEWS	MN
2	5/5/16	REVIEWS PER CLIENT COMMENTS	SJA
3	8/17/16	PER TRAFFIC COMMENTS	SJA
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PERMIT  
SET

PROJECT No.:	W151102
DRAWN BY:	SJM
CHECKED BY:	JGS/MNB
DATE:	02/16/16
SCALE:	AS NOTED
CAD I.D.:	W151102SS3

PROJECT: SITE  
DEVELOPMENT  
PLANS  
—FOR—

**BJ's GAS**

LOCATION OF SITE  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 329, LOTS 10 & 21  
NORFOLK COUNTY  
WEYMOUTH, MA 02188


**BOHLER**  
ENGINEERING

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

A circular professional engineer seal for William D. Goebel. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS". Inside the ring, at the top, is "W.D. GOEBEL" and at the bottom is "PROFESSIONAL ENGINEER". In the center, it says "WILLIAM D. GOEBEL CIVIL ENGINEER". Below the seal, there are several lines of text listing various state licenses and their numbers: "MASSACHUSETTS REG. #2644-0386", "NEW YORK LICENSE NO. 074784-1", "FLORIDA LICENSE NO. 65222", "CONNECTICUT PROFESSIONAL ENGINEER NO. 18584", and "NEW HAMPSHIRE PROFESSIONAL ENGINEER NO. 10280". At the very bottom, it says "MARITIME LAW FIRM, P.C. 9490".

SHEET TITLE:

COVER SHEET

SHEET NUMBER: 1

REV 3 - 06/17/2016

PREPARED BY \_\_\_\_\_



# BOHLER

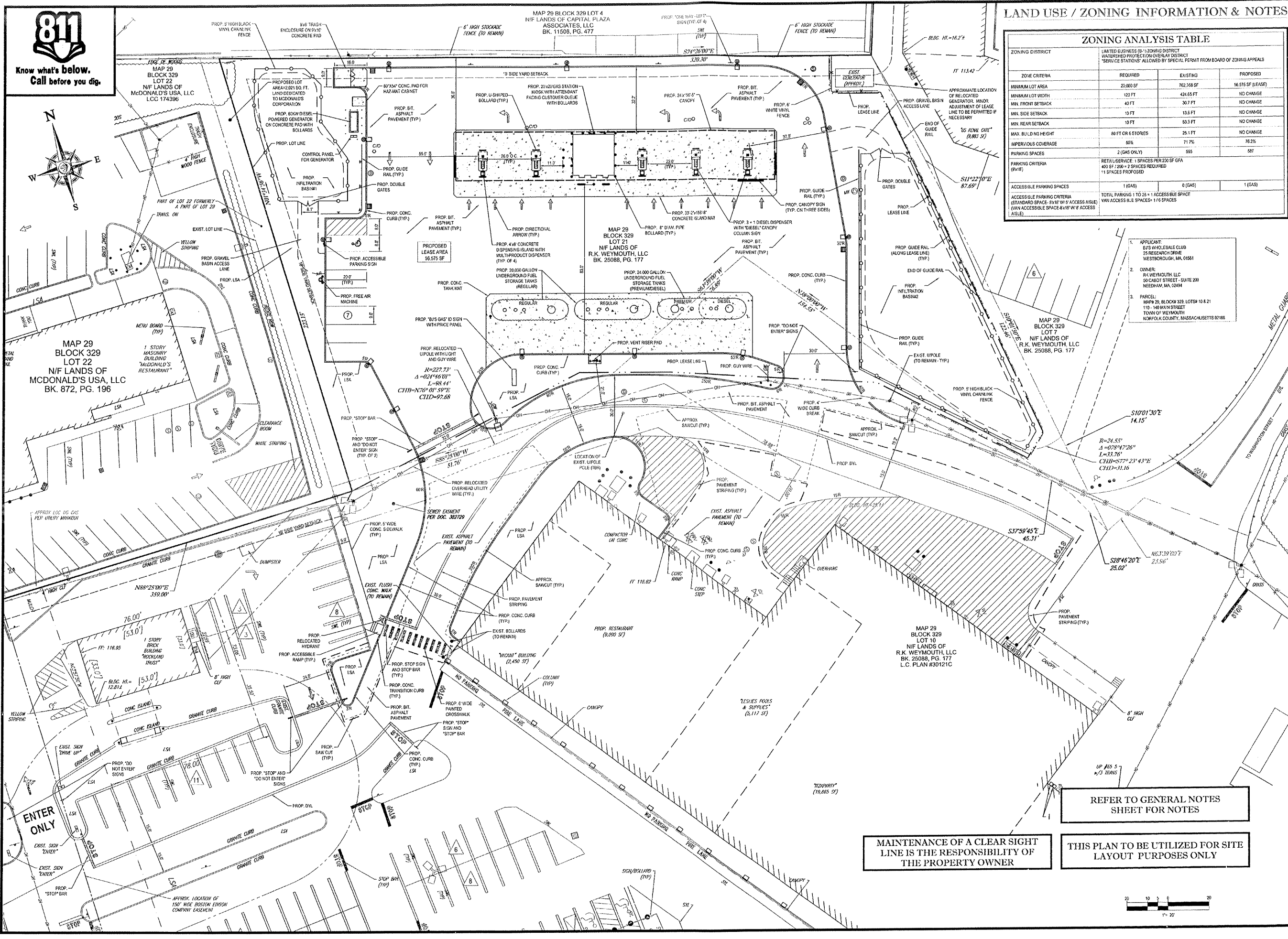
## ENGINEERING











LAND USE / ZONING INFORMATION & NOTES

ZONING ANALYSIS TABLE			
LIMITED BUSINESS (B-1) ZONING DISTRICT			
WATERSHED PROTECTION OVERLAY DISTRICT			
SERVICE STATIONS ALLOWED BY SPECIAL PERMIT FROM BOARD OF ZONING APPEALS			
ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	762,508 SF	16,575 SF (LEASE)
MINIMUM LOT WIDTH	120 FT	424.65 FT	NO CHANGE
MIN. FRONT SETBACK	40 FT	30.7 FT	NO CHANGE
MIN. SIDE SETBACK	10 FT	13.6 FT	NO CHANGE
MIN. REAR SETBACK	10 FT	53.3 FT	NO CHANGE
MAX. BUILDING HEIGHT	80 FT OR 5 STORIES	25.1 FT	NO CHANGE
IMPERVIOUS COVERAGE	50%	71.7%	76.2%
PARKING SPACES	2 (GAS ONLY)	565	587
PARKING CRITERIA (9+18)	RETAIL/SERVICE: 1 SPACE PER 200 SF GFA 400 SF 1200 + 2 SPACES REQUIRED 1 SPACES PROPOSED		
ACCESSIBLE PARKING SPACES	1 (GAS)	0 (GAS)	1 (GAS)
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 5'x10' w/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8'x18' w/ 8' ACCESS AISLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES: 1/6 SPACES		

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NEW YORK, NY  
NEW JERSEY  
NEW HAMPSHIRE  
MASSACHUSETTS  
CONNECTICUT  
VIRGINIA  
NORTH CAROLINA  
SOUTH CAROLINA  
FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY
1	3/15/16	LAYOUT REVISIONS	MNB
2	5/8/16	REVISIONS PER CLIENT COMMENTS	SJM
3	6/17/16	PER TRAFFIC COMMENTS	SJM
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**PERMIT SET**

PROJECT NO.: W151102  
DRAWN BY: SJM  
CHECKED BY: JSM/MS  
DATE: 02/16/16  
SCALE: AS NOTED  
CAD ID: W151102SS3

**SITE DEVELOPMENT PLANS FOR**

**Bj's GAS**

LOCATION OF SITE  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 329, LOTS 10 & 21  
NORFOLK COUNTY  
WEYMOUTH, MA 02188

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
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Fax: (508) 480-9080  
www.BohlerEngineering.com

**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
MASSACHUSETTS  
LICENSED PROFESSIONAL ENGINEER  
NEW HAMPSHIRE  
NEW JERSEY  
FLORIDA

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

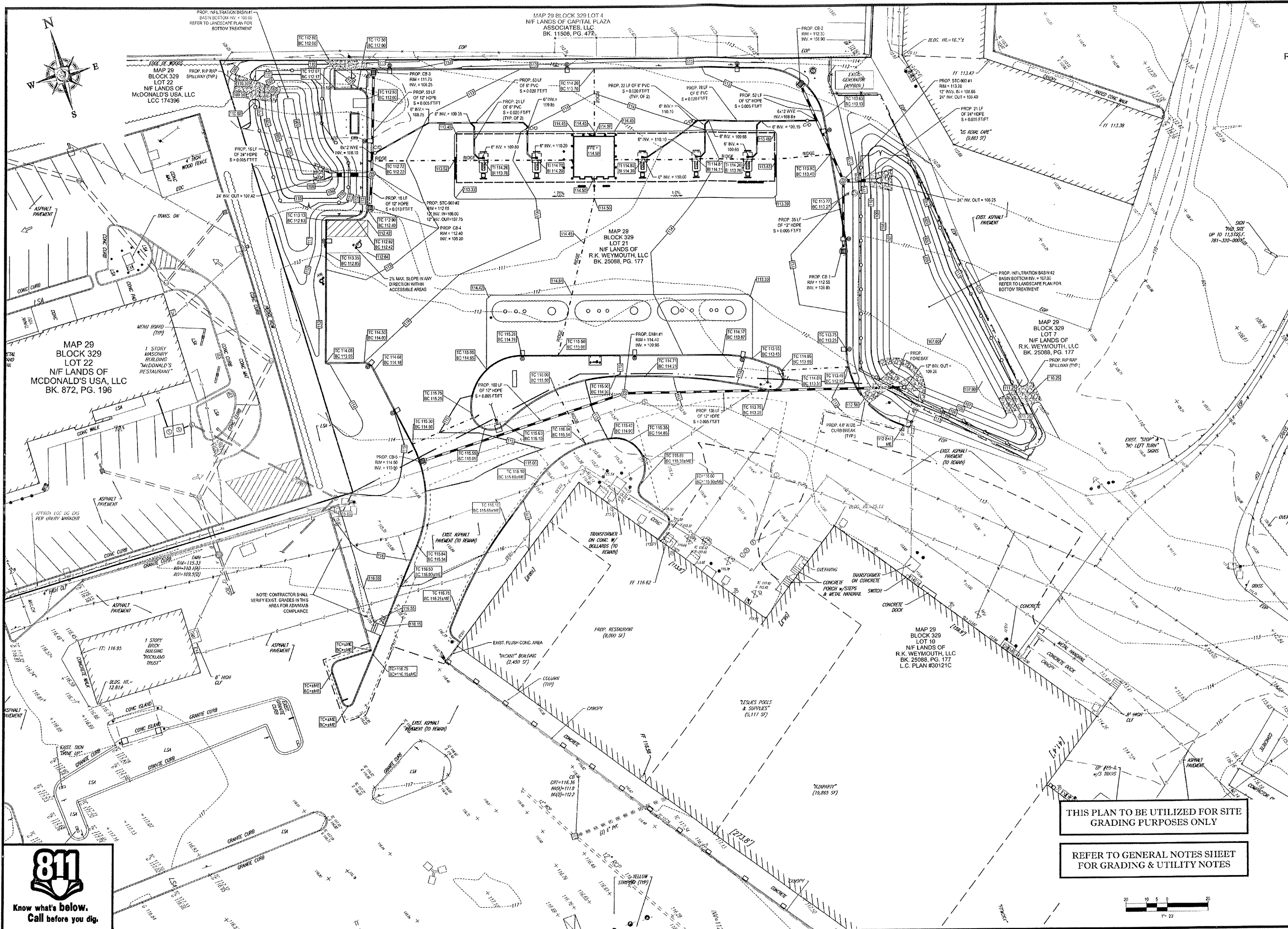
**5**

REV 3 - 05/17/2016

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR NOTES



**BOHLER ENGINEERING**

LAND SURVEYING

PROGRAM MANAGEMENT

SUSTAINABLE DESIGN

LANDSCAPE ARCHITECTURE

PERMITTING SERVICES

TRANSPORTATION SERVICES

NEW HAMPSHIRE

MAINE

MASSACHUSETTS

NEW JERSEY

NEW YORK

PENNSYLVANIA

RHODE ISLAND

SOUTH CAROLINA

VIRGINIA

WISCONSIN

ILLINOIS

INDIANA

MICHIGAN

MINNESOTA

NEBRASKA

NEVADA

OHIO

OKLAHOMA

OREGON

UTAH

WASHINGTON

WYOMING

REVISIONS			
REV	DATE	COMMENT	BY
1	3/15/16	LAYOUT REVISIONS	KMB
2	5/6/16	REVISIONS PER CLIENT COMMENTS	SJM
3	6/17/16	PER TRAFFIC COMMENTS	SJM
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PERMIT SET

PROJECT NO:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

CAD LID:

W151102

SJM

JOS/KMB

02/16/16

AS NOTED

W15102583

PROJECT SITE DEVELOPMENT PLANS FOR

**Bj's GAS**

LOCATION OF SITE  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 329, LOTS 10 & 21  
NORFOLK COUNTY  
WEYMOUTH, MA 02188

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**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
MASSACHUSETTS REG. NO. 1044  
NEW YORK LICENSE NO. 30748-1  
FLORIDA LICENSE NO. 69202

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NUMBER: 6

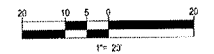
REV 3 - 06/17/2016

**811**

Know what's below.  
Call before you dig.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

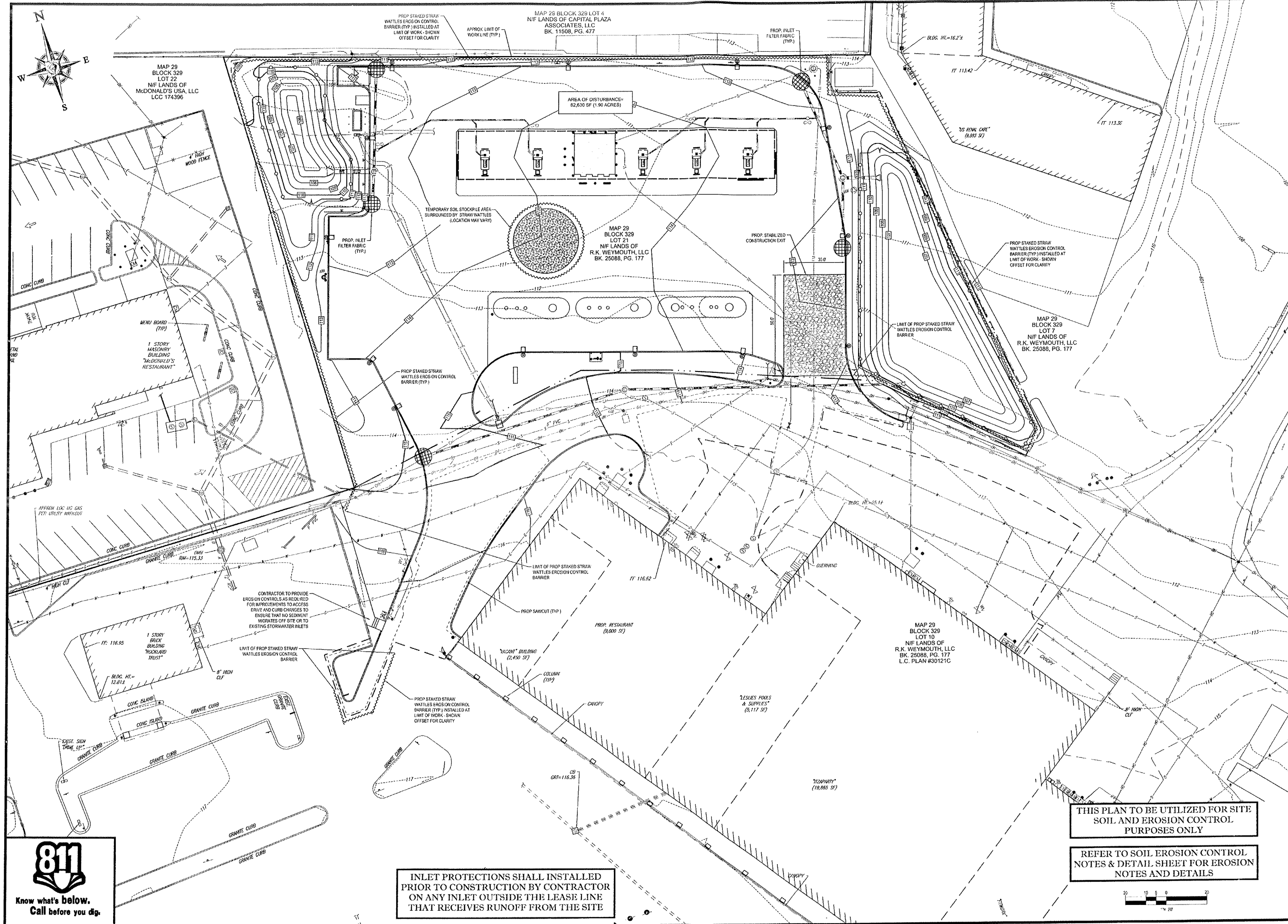
REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES











**BOHLER ENGINEERING**

LAND SURVEYING, CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, EROSION CONTROL, TRAFFIC CONTROL, SIGNAGE, AND MORE.

OFFICES: BOSTON, MA; NEW YORK, NY; PHILADELPHIA, PA; PITTSBURGH, PA; RICHMOND, VA; TAMPA, FL; WASHINGTON, DC; WYOMING, WY.

REVISIONS			
REV	DATE	COMMENT	BY
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**PERMIT SET**

PROJECT No: W151102  
DRAWN BY: SJM  
CHECKED BY: JGS/MNB  
DATE: 02/16/16  
SCALE: AS NOTED  
CAD ID: W151102SS3

**SITE DEVELOPMENT PLANS FOR**

**BJ's GAS**

LOCATION OF SITE  
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**W.D. COEBEL**

PROFESSIONAL ENGINEER  
MASSACHUSETTS REG. NO. 10354  
NEW YORK LICENSE NO. 021784-1  
FLORIDA LICENSE NO. 68252

SHEET TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**8**

REV 3 - 02/17/2016

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

INLET PROTECTIONS SHALL INSTALLED PRIOR TO CONSTRUCTION BY CONTRACTOR ON ANY INLET OUTSIDE THE LEASE LINE THAT RECEIVES RUNOFF FROM THE SITE

**811**

Know what's below.  
Call before you dig.

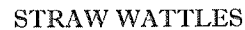
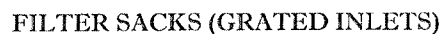
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTIVE CONSTRUCTION WILL BE LEFT "IN AN UNGRADED OR UNDEVELOPED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 18 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF FINAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS PRIOR TO ANY STREAM EVIDENCE (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE STREAM OR DRAINAGE AREA ABOVE THEM. SUCH BARRIERS SHALL BE USED TO ANCHOR HILLSIDE IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAVE APPLIES TO ALL SLOPES GREATER THAN 8%.
- INSTALL SITUATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SITUATION BARRIER DETAILS FOR PROPER INSTALLATION. SITUATION BARRIER WILL REMAIN IN PLACE PER NOTE 4S.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSTREAM ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FURROW, USE TEMPORARY MULCH (POPCAST) SEEDING MAY BE ATTEMPTED AS WELL TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEED OR DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FURROW TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ON TO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIFESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TEST IS NOT FEASIBLE ON CHALK OR VARIABLE SITES, OR WHERE TIME IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 60 LBS PER ACR OR 18 LBS A 1000 SF OF 10-20-20 OR EQUIVALENT. APPLY 100 LBS/TONNE EQUIVALENT (EQUIVALENT TO 50% CALC AND 50% MAGNESIUM DOLOMITE) AT A RATE OF 3 TONS PER ACR (138 LBS PER 1,000 SF)
  - FOLLOWING SEED BED PREPARATION, TOPSOILS AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 41% CRENSHAW RED FESCUE, 5% REDTOP, AND 43% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 41% CRENSHAW RED FESCUE, 44% CRENSHAW RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.0 LBS PER 1000 SF LAWN QUALITY SO MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS GUARD, OR RMB PLUS WILL BE USED ON FIBER MULCH FOR FIBER CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 50 FEET AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY FLOWED.

LOCATION/ PROTECT AREA	MATERIAL STRAW	LENGTH RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDED OR CHOPPED CORNSTALKS STRAW (ANG-FORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 1:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

MULCH ANCHORING  
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD. BLOCK), MULCH NETTING (AS PER MANUFACTURER), WOOD CELLULOSE FIBER (750 LBS/ACRE)  
CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT D.S.K. WEETING FOR SMALL AREAS AND ROAD  
DITCHES MAY BE PERMITTED.

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED ONE DAY PRIOR TO ANY SNOWFALL.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED IS STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF "10 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL THE TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINALLY GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WINTER MONTHS ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM DROPS ON BY THE APPLICATION OF MULCH. MULCH SHALL NOT BE LEFT UNEXPOSED OVER THE WATER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW CITIES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALEETS OF 6" OR 8" STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
  - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH A SLOPE GREATER THAN 3%. FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%.
  - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO FURTHER PLANTING.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED
- INSTALLATION OF STABILIZED CONSTRUCTION EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BATTLES) (AS SHOWN)
- INSTALLATION OF OFF SITE INLET PROTECTION (AS NECESSARY TO PREVENT SEDIMENT BUILD UP)
- DEVOLUTION OF EXISTING SITE PAVEMENT AND ADJUTENIES (SEE DEVOLUTION PLAN)
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES AND GROUND STORAGE TANKS
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION ON ON SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF KIOSK CANOPY
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZER, SEED AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

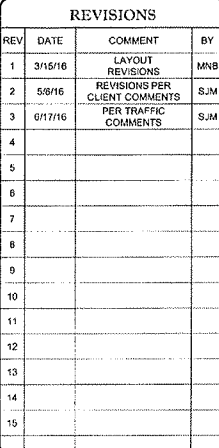


**MAINTENANCE NOTES:**

1. INSPECT STABILIZED CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD AND SEDIMENT DISPOSAL AREA WEEKLY OF AFTER EVERY MAJOR RAIN STORM EVENT.
2. WASH WATER (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP. SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS.
3. EXCESSIVELY MUD-CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

1. REMOVE THE PAVED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER ALEET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS
5. THE WIDTH, "W", OF THE FILTER BAG SHALL MATCH THE INSIDE WIDTH OF THE GRAVEL ALEET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRAVEL ALEET BOX.

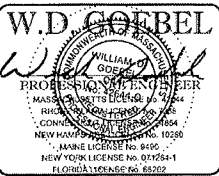
N.T.S.



PROJECT No.:	W151102
DRAWN BY:	SJM
CHECKED BY:	JGS/MNB
DATE:	02/16/16
SCALE:	AS NOTED
CAD I.D.:	W151102SS3

**BJ's GAS**

**LOCATION OF SITE**  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 329, LOTS 10 & 21  
NORFOLK COUNTY  
WEYMOUTH, MA 02188



## 9

REV 3 - 06/17/2016





## LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:  
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOOING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS  
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.  
B. TOPSOIL - NATURAL, FRUITABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDING OR SOOING IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.  
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN AND OF GOOD SEED.  
II. SOO SHALL BE STRONGLY ROOTED, WEED AND DISEASE FREE WITH A UNIFORM THICKNESS. SOO INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOO IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES DETAILS.

E. FERTILIZER  
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.  
FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.  
II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL  
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).  
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.  
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.  
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED.  
V. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.  
VI. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.  
VII. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.  
VIII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.  
IX. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES  
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.  
C. SITE PREPARATIONS  
I. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.  
II. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION  
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.  
B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIBILITY FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.  
6. SOIL MODIFICATIONS  
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.  
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.  
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0.  
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 45% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.  
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 65%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING  
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.  
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").  
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.  
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING  
A. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.  
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.  
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.B]):  
I. 20 POUNDS YRD POWER OR APPROVED SOIL CONDITIONER/FERTILIZER  
II. 50 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER  
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING  
A. INSURE THAT IT IS FEASIBLE. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.  
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.  
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-HIDEORADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.  
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:  
I. PLANTS: MARCH 15 TO DECEMBER 15  
II. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:  
ACER RUBRUM  
BETULA VARIETIES  
CARPINUS VARIETIES  
CRATAEGUS VARIETIES  
KOELBUTERA  
LIRIODENDRON TULIPIFERA  
PLATANUS X ACERIFOLIA  
POPULUS VARIETIES  
PRUNUS VARIETIES  
PYRUS VARIETIES  
QUERCUS VARIETIES  
TILIA TOMENTOSA  
ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
I. 1 PART PEAT MOSS  
II. 1 PART COMPOSTED COW MANURE BY VOLUME  
III. 3 PARTS TOPSOIL BY VOLUME  
IV. 21 GRAVLS NITRO-FORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:  
A) 2 TABLETS PER 1 GALLON PLANT  
B) 3 TABLETS PER 5 GALLON PLANT  
C) 4 TABLETS PER 15 GALLON PLANT  
D) LARGER PLANTS: 4 TABLETS PER 1/2" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.  
J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.  
K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

L. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.  
N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.  
10. TRANSPLANTING (WHEN REQUIRED)  
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.  
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.  
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING  
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE  
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

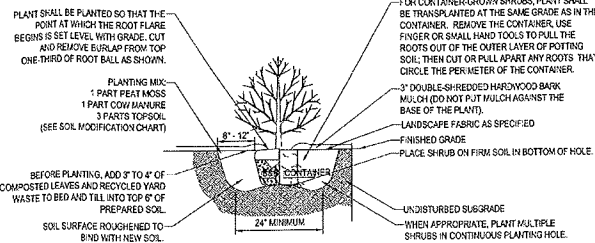
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWN SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP  
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.  
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

14. MAINTENANCE (ALTERNATIVE BID)  
A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR OR ANY REQUEST THAT REQUESTS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MAINTAINED TO THE APPROVAL OF THE OWNER/OPERATOR.



## SHRUB PLANTING DETAIL

N.T.S.

## HYDROSEED SPECIFICATIONS

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:
  - PERENNIAL RYEGRASS 12 LB/1000 SQ FT
  - KENTUCKY BLUEGRASS 1 LB/1000 SQ FT
  - RED FESCUE 12 LB/1000 SQ FT
  - SPREADING FESCUE 12 LB/1000 SQ FT
  - FERTILIZER (16-32-16) 2 LB/1000 SQ FT
  - LIQUID LIME 1 GAL/500 GAL
  - TANK TACKIFIER 55 LB/800 GAL
  - TANK FIBER MULCH 50 LB/1000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

## RESTORATION SEED MIX SPECIFICATIONS

SEED MIX SHALL BE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX" FOR DETENTION BASINS AND MOIST SITES" AS PREPARED BY:

NEW ENGLAND WETLAND PLANTS, INC.  
820 WEST STREET  
AMHERST, MA 01002

APPLICATION RATE: 35 LBS/ACRE (1 LB/250 SF)

SPECIES MIX: Virginia Wild Rye, (Elymus virginicus), Creeping Red Fescue, (Festuca rubra), Little Bluestem, (Schizachyrium capillare), Big Bluestem, (Andropogon gerardii), Fox Sedge, (Carex lasiocarpa), Switch Grass, (Panicum virgatum), Rough Fescue, (Agrostis scabra), New England Aster, (Aster novae-angliae), Boneset, (Eupatorium perfoliatum), Grass Leaved Goldenrod, (Euthamia graminifolia), Green Broomrape, (Sisyrinchium albidum), Blue Vervain, (Verbena hastata), Soft Rush, (Juncus effusus), Wood Grass, (Sporobolus corymbosus).

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
LAND SURVEYING  
LANDSCAPE DESIGN  
SUSTAINABLE DESIGN  
TRANSPORTATION  
PAVEMENT DESIGN  
ENVIRONMENTAL ENGINEERING  
WATER RESOURCES ENGINEERING  
GEOTECHNICAL ENGINEERING  
STRUCTURAL ENGINEERING  
ELECTRICAL ENGINEERING  
MECHANICAL ENGINEERING  
PLUMBING ENGINEERING  
HVAC ENGINEERING  
FIRE ENGINEERING  
POLLUTION ENGINEERING  
SOIL REMEDIATION ENGINEERING  
WASTE MANAGEMENT ENGINEERING  
HAZARDOUS WASTE ENGINEERING  
ENVIRONMENTAL IMPACT STATEMENT ENGINEERING  
ENVIRONMENTAL MONITORING ENGINEERING  
ENVIRONMENTAL RESTORATION ENGINEERING  
ENVIRONMENTAL SCIENCE ENGINEERING  
ENVIRONMENTAL TOXICOLOGY ENGINEERING  
ENVIRONMENTAL HEALTH ENGINEERING  
ENVIRONMENTAL RISK ENGINEERING  
ENVIRONMENTAL POLICY ENGINEERING  
ENVIRONMENTAL LAW ENGINEERING  
ENVIRONMENTAL ECONOMICS ENGINEERING  
ENVIRONMENTAL ETHICS ENGINEERING  
ENVIRONMENTAL PHILOSOPHY ENGINEERING  
ENVIRONMENTAL RELIGION ENGINEERING  
ENVIRONMENTAL ARTS ENGINEERING  
ENVIRONMENTAL LITERATURE ENGINEERING  
ENVIRONMENTAL HISTORY ENGINEERING  
ENVIRONMENTAL GEOGRAPHY ENGINEERING  
ENVIRONMENTAL CLIMATE ENGINEERING  
ENVIRONMENTAL ENERGY ENGINEERING  
ENVIRONMENTAL MATERIALS ENGINEERING  
ENVIRONMENTAL CHEMISTRY ENGINEERING  
ENVIRONMENTAL PHYSICS ENGINEERING  
ENVIRONMENTAL MATHEMATICS ENGINEERING  
ENVIRONMENTAL STATISTICS ENGINEERING  
ENVIRONMENTAL DATA ENGINEERING  
ENVIRONMENTAL MODELING ENGINEERING  
ENVIRONMENTAL SIMULATION ENGINEERING  
ENVIRONMENTAL ANALYSIS ENGINEERING  
ENVIRONMENTAL SYNTHESIS ENGINEERING  
ENVIRONMENTAL DESIGN ENGINEERING  
ENVIRONMENTAL CONSTRUCTION ENGINEERING  
ENVIRONMENTAL OPERATION ENGINEERING  
ENVIRONMENTAL MAINTENANCE ENGINEERING  
ENVIRONMENTAL REPAIR ENGINEERING  
ENVIRONMENTAL REPLACEMENT ENGINEERING  
ENVIRONMENTAL UPGRADE ENGINEERING  
ENVIRONMENTAL RENOVATION ENGINEERING  
ENVIRONMENTAL RESTORATION ENGINEERING  
ENVIRONMENTAL REHABILITATION ENGINEERING  
ENVIRONMENTAL REUSE ENGINEERING  
ENVIRONMENTAL RECYCLING ENGINEERING  
ENVIRONMENTAL REDUCTION ENGINEERING  
ENVIRONMENTAL PREVENTION ENGINEERING  
ENVIRONMENTAL PROTECTION ENGINEERING  
ENVIRONMENTAL PROMOTION ENGINEERING  
ENVIRONMENTAL EDUCATION ENGINEERING  
ENVIRONMENTAL RESEARCH ENGINEERING  
ENVIRONMENTAL INNOVATION ENGINEERING  
ENVIRONMENTAL LEADERSHIP ENGINEERING  
ENVIRONMENTAL INFLUENCE ENGINEERING  
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ENVIRONMENTAL CHANGE ENGINEERING  
ENVIRONMENTAL TRANSFORMATION ENGINEERING  
ENVIRONMENTAL EVOLUTION ENGINEERING  
ENVIRONMENTAL REPRODUCTION ENGINEERING  
ENVIRONMENTAL GROWTH ENGINEERING  
ENVIRONMENTAL DEVELOPMENT ENGINEERING  
ENVIRONMENTAL PROGRESS ENGINEERING  
ENVIRONMENTAL SUCCESS ENGINEERING  
ENVIRONMENTAL WELL-BEING ENGINEERING  
ENVIRONMENTAL HAPPINESS ENGINEERING  
ENVIRONMENTAL PEACE ENGINEERING  
ENVIRONMENTAL LOVE ENGINEERING  
ENVIRONMENTAL HOPE ENGINEERING  
ENVIRONMENTAL FAITH ENGINEERING  
ENVIRONMENTAL CHARITY ENGINEERING  
ENVIRONMENTAL KINDNESS ENGINEERING  
ENVIRONMENTAL PATIENCE ENGINEERING  
ENVIRONMENTAL HUMILITY ENGINEERING  
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ENVIRONMENTAL MERCY ENGINEERING  
ENVIRONMENTAL GENTLENESS ENGINEERING  
ENVIRONMENTAL MILDNESS ENGINEERING  
ENVIRONMENTAL SWEETNESS ENGINEERING  
ENVIRONMENTAL BENEVOLENCE ENGINEERING  
ENVIRONMENTAL GOODNESS ENGINEERING  
ENVIRONMENTAL BEAUTY ENGINEERING  
ENVIRONMENTAL GLORY ENGINEERING  
ENVIRONMENTAL HONOR ENGINEERING  
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ENVIRONMENTAL IMAGINATION ENGINEERING  
ENVIRONMENTAL CREATIVITY ENGINEERING  
ENVIRONMENTAL INVENTION ENGINEERING  
ENVIRONMENTAL DISCOVERY ENGINEERING  
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ENVIRONMENTAL WISDOM ENGINEERING  
ENVIRONMENTAL UNDERSTANDING ENGINEERING  
ENVIRONMENTAL COMPASSION ENGINEERING  
ENVIRONMENTAL EMPATHY ENGINEERING  
ENVIRONMENTAL SYMPATHY ENGINEERING  
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ENVIRONMENTAL MISERICORDY ENGINEERING  
ENVIRONMENTAL PITY ENGINEERING

REVISIONS				
REV	DATE	COMMENT	BY	
1	3/15/16	LAYOUT REVISIONS	MNS	
2	5/6/16	REVISIONS PER CLIENT COMMENTS	SJM	
3	6/17/16	PER TRAFFIC COMMENTS	SJM	
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## PERMIT SET

PROJECT No: W151102  
DRAWN BY: SJM  
CHECKED BY: JGSM/NMS  
DATE: 02/16/16  
SCALE: AS NOTED  
CAD ID: W151102SS3

## PROJECT: SITE DEVELOPMENT PLANS FOR

**Bj's GAS**

LOCATION OF SITE  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 328, LOTS 10 & 21  
NORFOLK COUNTY  
WEYMOUTH, MA 02188

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9350  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**M.J. MRVA**

REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS  
NO. 1359

## LANDSCAPE NOTES & DETAILS SHEET

SHEET NUMBER:  
**11**

REV 3 - 06/17/2016





## LIGHTING NOTES:

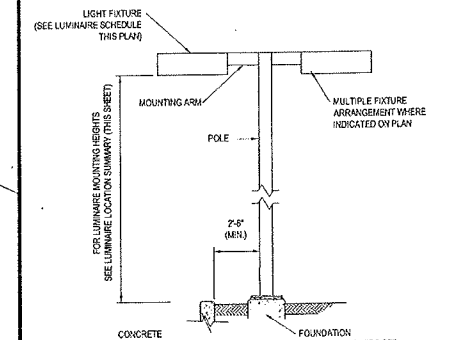
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING IF NECESSARY AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCES FROM WITHIN THE BUILDING, AND TRIMMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

## NUMERIC SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG MIN	MAX MIN
AREA SUMMARY	ILLUMINANCE	FC	4.81	48.0	0.0	NA	NA

## LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	9	SINGLE	10071	1.00	XAMU-34LED-128-SS-OW-UE-18S - 22' MOUNTING HEIGHT
B	20	SINGLE	8711	1.00	CRUS-SCLED-LW-OW-UE-16' MOUNTING HEIGHT



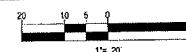
## AREA LIGHT DETAIL

N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCAL CWS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CANNELS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR  
LIGHTING PURPOSES ONLY



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
SUSTAINABLE DESIGN

LANDSCAPE ARCHITECTURE  
TRANSPORTATION  
PLANNING  
NORTHERN VIRGINIA  
CENTRAL VIRGINIA  
SOUTHERN VIRGINIA  
PHILADELPHIA, PA  
LEHIGH VALLEY, PA  
NEW ENGLAND  
NEW YORK, NY  
NEW JERSEY  
NEW MEXICO  
NEW YORK, NY  
BALTIMORE, MD  
RENO, NV  
SOUTH BEND, IN  
SOUTH DAKOTA  
SOUTH CAROLINA  
TAMPA, FL  
CHICAGO, IL  
COLUMBUS, OH  
DENVER, CO  
HOUSTON, TX  
LOS ANGELES, CA  
MINNEAPOLIS, MN  
PORTLAND, OR  
SAN ANTONIO, TX  
SAN JOSE, CA  
SEATTLE, WA  
SPRINGFIELD, IL  
WASHINGTON, DC  
WICHITA, KS  
WYOMING

## REVISIONS

REV	DATE	COMMENT	BY
1	3/15/16	LAYOUT REVISIONS	MNS
2	5/9/16	REVISIONS PER CLIENT COMMENTS	SJM
3	6/17/16	PER TRAFFIC COMMENTS	SJM
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## PERMIT SET

PROJECT No.: W1511022  
DRAWN BY: SJM  
CHECKED BY: JGS/MNS  
DATE: 02/16/16  
SCALE: AS NOTED  
CAD ID: W1511022SS3

## SITE DEVELOPMENT PLANS FOR

**BIG GAS**

LOCATION OF SITE  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 329, LOTS 10 & 21  
NORFOLK COUNTY  
WEYMOUTH, MA 02188

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-8980  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**W.D. GOEBEL**

PROFESSIONAL ENGINEER  
MASSACHUSETTS REG. NO. 12544  
NEW JERSEY REG. NO. 12544  
NEW YORK REG. NO. 12544  
NEW HAMPSHIRE REG. NO. 12544  
MAINE REG. NO. 12544  
NEW YORK LICENSE NO. 071224-1  
FLORIDA LICENSE NO. 52302

SHEET TITLE:

## LIGHTING PLAN

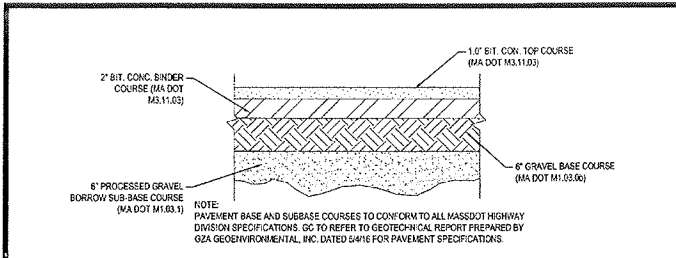
SHEET NUMBER:  
**12**

REV 3 - 09/17/2016



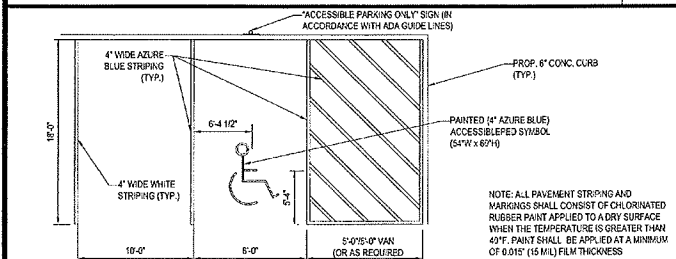
Know what's below.  
Call before you dig.





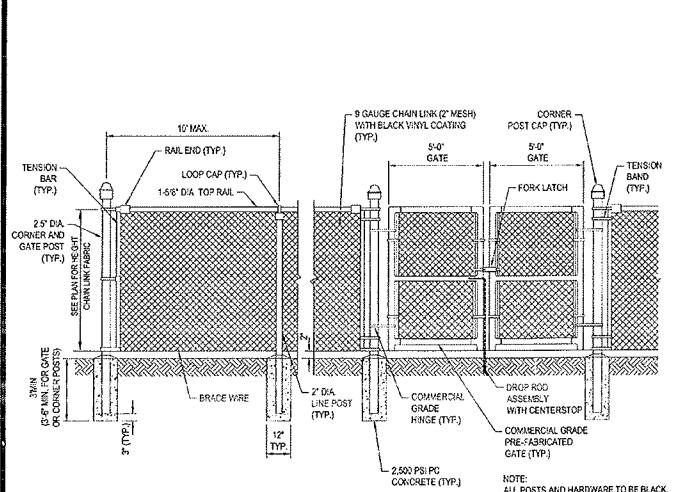
TYPICAL PAVEMENT SECTION

N.T.S.



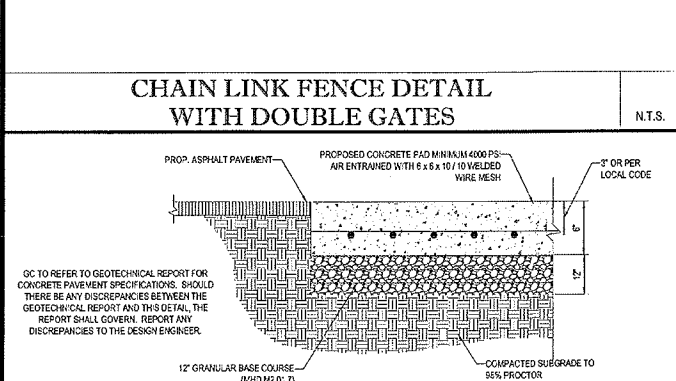
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



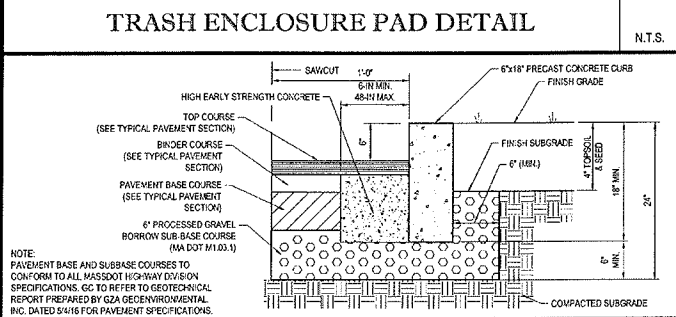
CHAIN LINK FENCE DETAIL WITH DOUBLE GATES

N.T.S.



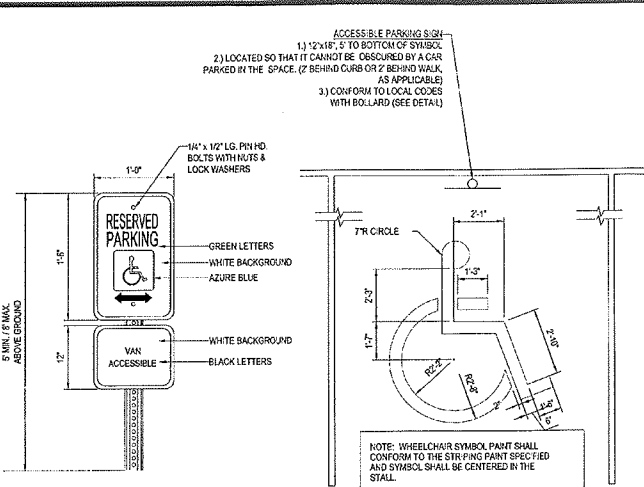
TRASH ENCLOSURE PAD DETAIL

N.T.S.



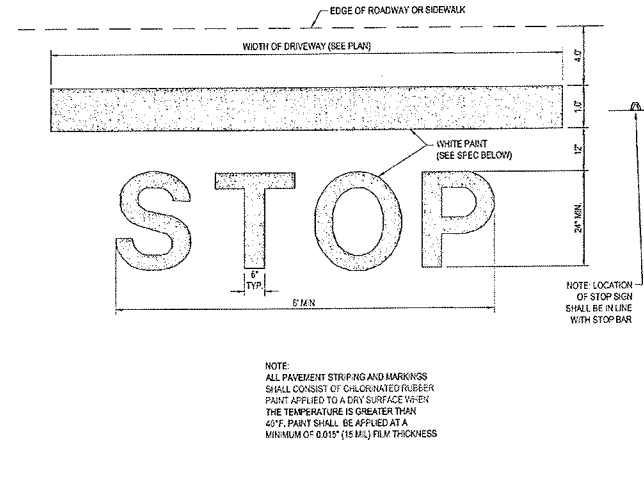
PRECAST CONCRETE CURB DETAIL

N.T.S.



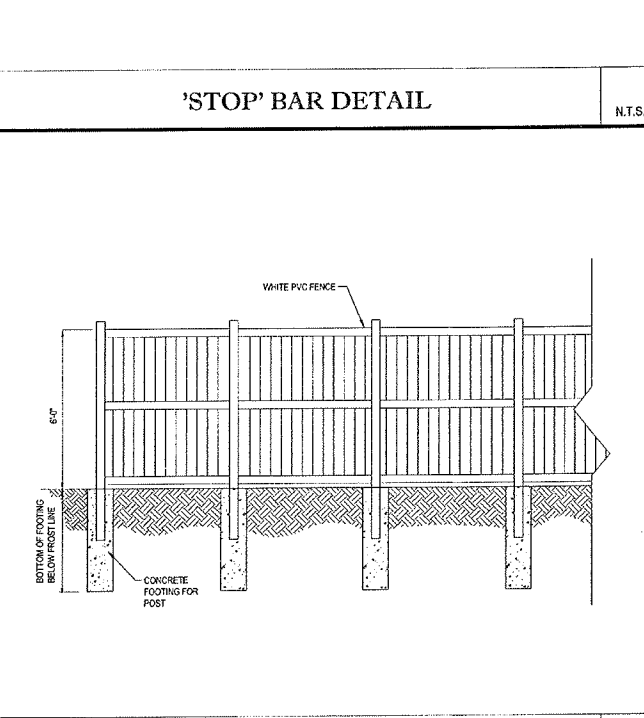
ACCESSIBLE PARKING SIGN AND STALL PAINTING DETAIL

N.T.S.



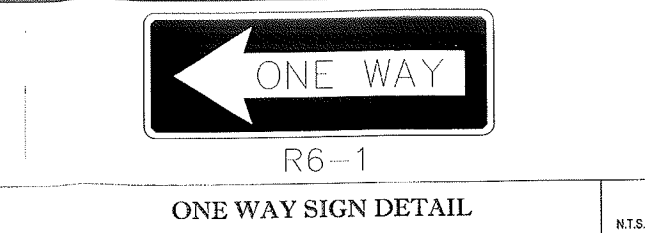
'STOP' BAR DETAIL

N.T.S.



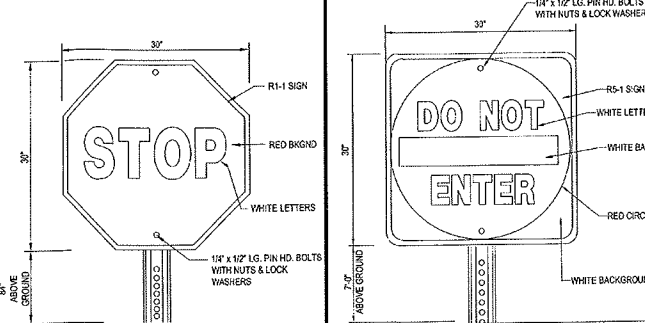
WHITE VINYL FENCE TRASH ENCLOSURE DETAIL

N.T.S.



ONE WAY SIGN DETAIL

N.T.S.

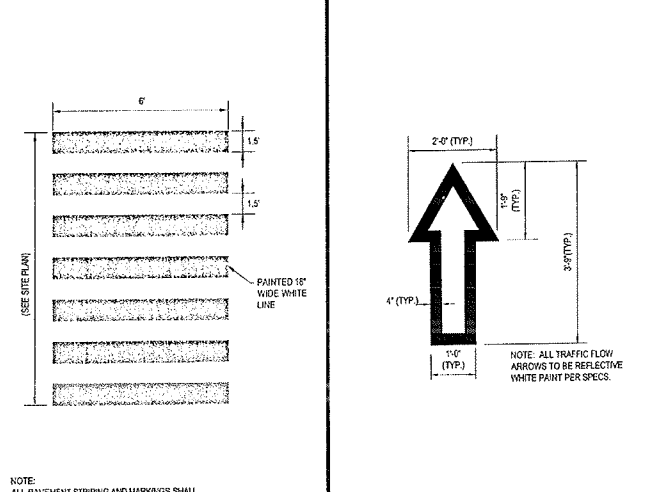


'STOP' SIGN

N.T.S.

'DO NOT ENTER' SIGN DETAIL

N.T.S.

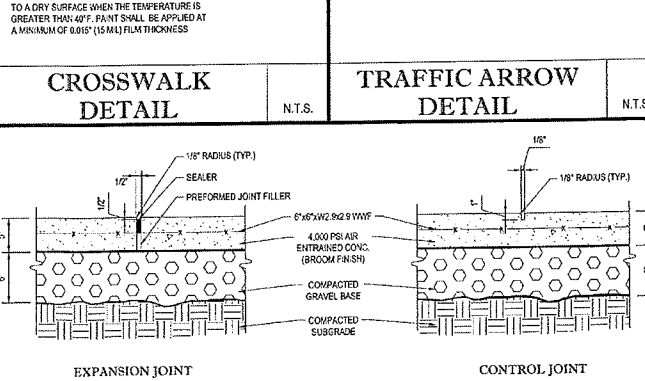


CROSSWALK DETAIL

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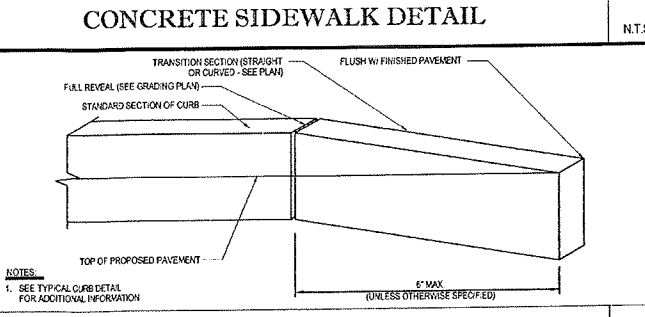
TRAFFIC ARROW DETAIL

N.T.S.



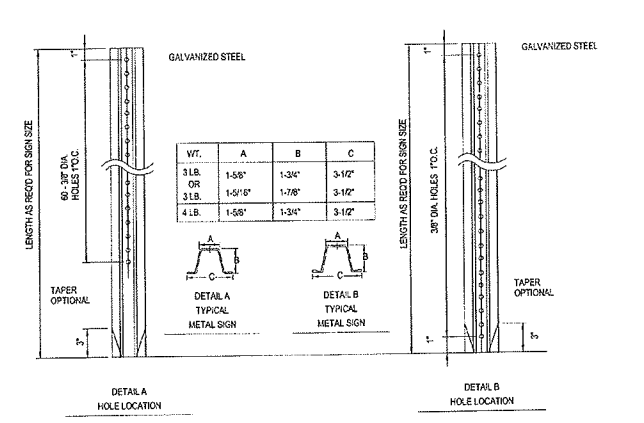
CONCRETE SIDEWALK DETAIL

N.T.S.



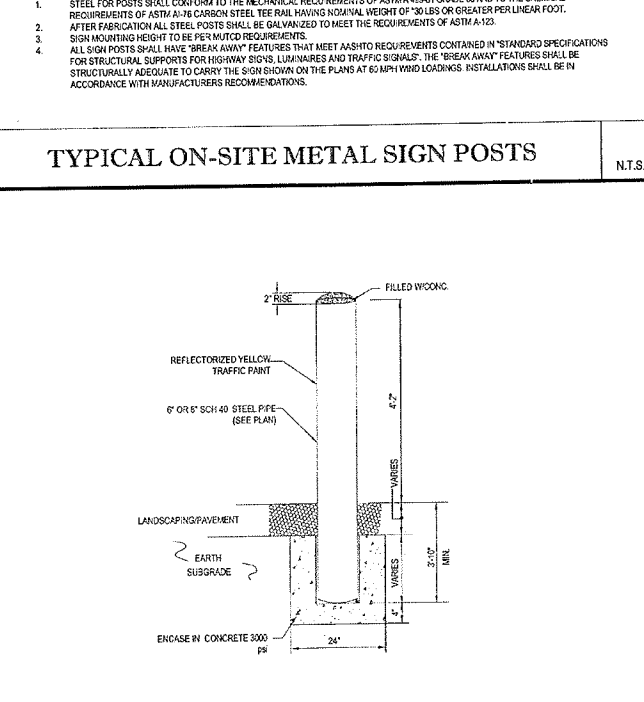
TRANSITION CURB DETAIL

N.T.S.



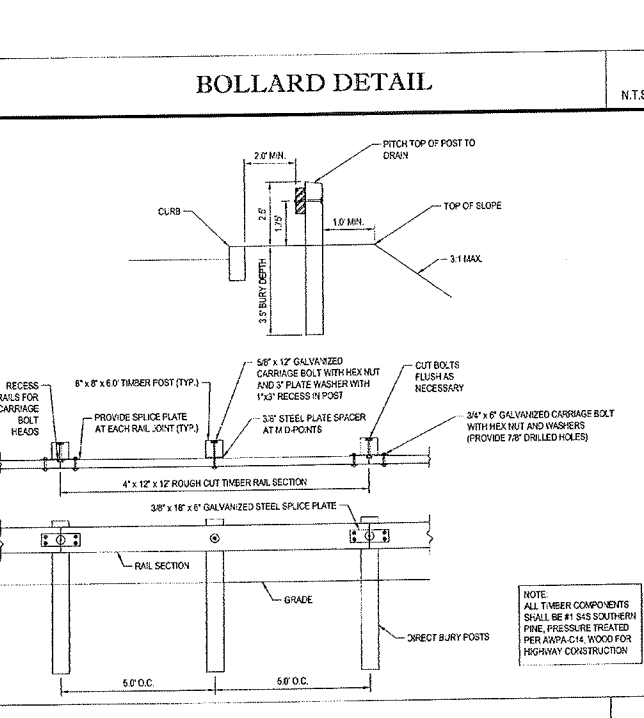
TYPICAL ON-SITE METAL SIGN POSTS

N.T.S.



BOLLARD DETAIL

N.T.S.



WOOD TIMBER GUIDE RAIL

N.T.S.

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REVISIONS

REV	DATE	COMMENT	BY
1	3/15/16	LAYOUT REVISIONS	MNB
2	5/6/16	REVISIONS PER CLIENT COMMENTS	SJM
3	6/17/16	PER TRAFFIC COMMENTS	SJM
4			
5			
6			
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11			
12			
13			
14			
15			

PERMIT SET

PROJECT NO: W151102

DRAWN BY: SJM

CHECKED BY: JOSHUA

DATE: 02/16/16

SCALE: AS NOTED

CAD ID: W151102SS3

PROJECT: SITE DEVELOPMENT PLANS FOR

**Bj's GAS**

LOCATION OF SITE

110 - 140 MAIN STREET

MAP# 29, BLOCK# 329, LOTS 10 & 21

NORFOLK COUNTY

WEYMOUTH, MA 02188

**BOHLER ENGINEERING**

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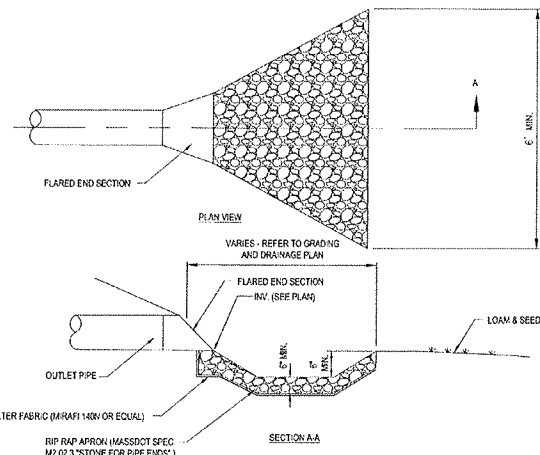
SHEET TITLE: CONSTRUCTION DETAIL SHEET

SHEET NUMBER: 13

REV 3 - 06/17/2016

REV 3 - 06/17/2016

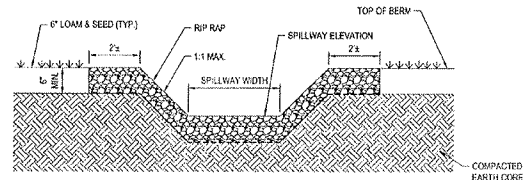
13175554-13175559 *Streptococcus* sp. 13175554, 13175555, 13175556, 13175557, 13175558, 13175559



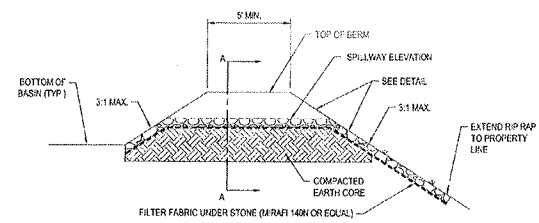
FLARED END SECTION DETAIL

N.T.S.

M2.02.3 RIP-RAP SHALL BE SOLID, DURABLE ROCK WHICH IS ANGULAR IN SHAPE. ROUNDED STONES, BOULDERS, SANDSTONE OR SIMILAR STONE OR RELATIVELY THIN SLABS WILL NOT BE ACCEPTABLE. EACH STONE SHALL WEIGH NOT LESS THAN 50 POUNDS NOT MORE THAN 125 POUNDS AND AT LEAST 75 % OF THE VOLUME SHALL CONSIST OF STONES NEIGHING NOT LESS THAN 12 POUNDS EACH. THE REMAINDER OF THE STONES SHALL BE SO GRADED THAT WHEN PLACED WITH THE LARGER STONES THE ENTIRE MASS WILL BE COMPACT.



SECTION A-A THROUGH SPILLWAY



EMERGENCY SPILLWAY DETAIL

N.T.S.

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REVISIONS				
REV.	DATE	COMMENT	BY	
1	3/15/16	LAYOUT REVISIONS	MNB	
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16				

PERMIT SET

PROJECT No.: W151102  
DRAWN BY: SJM  
CHECKED BY: JGSAMNB  
DATE: 02/16/16  
SCALE: AS NOTED  
CAD ID: W151102SS3

PROJECT: **SITE DEVELOPMENT PLANS FOR**

**BJ's GAS**

LOCATION OF SITE  
110 - 140 MAIN STREET  
MAP# 29, BLOCK# 329, LOTS 10 & 21  
NORFOLK COUNTY  
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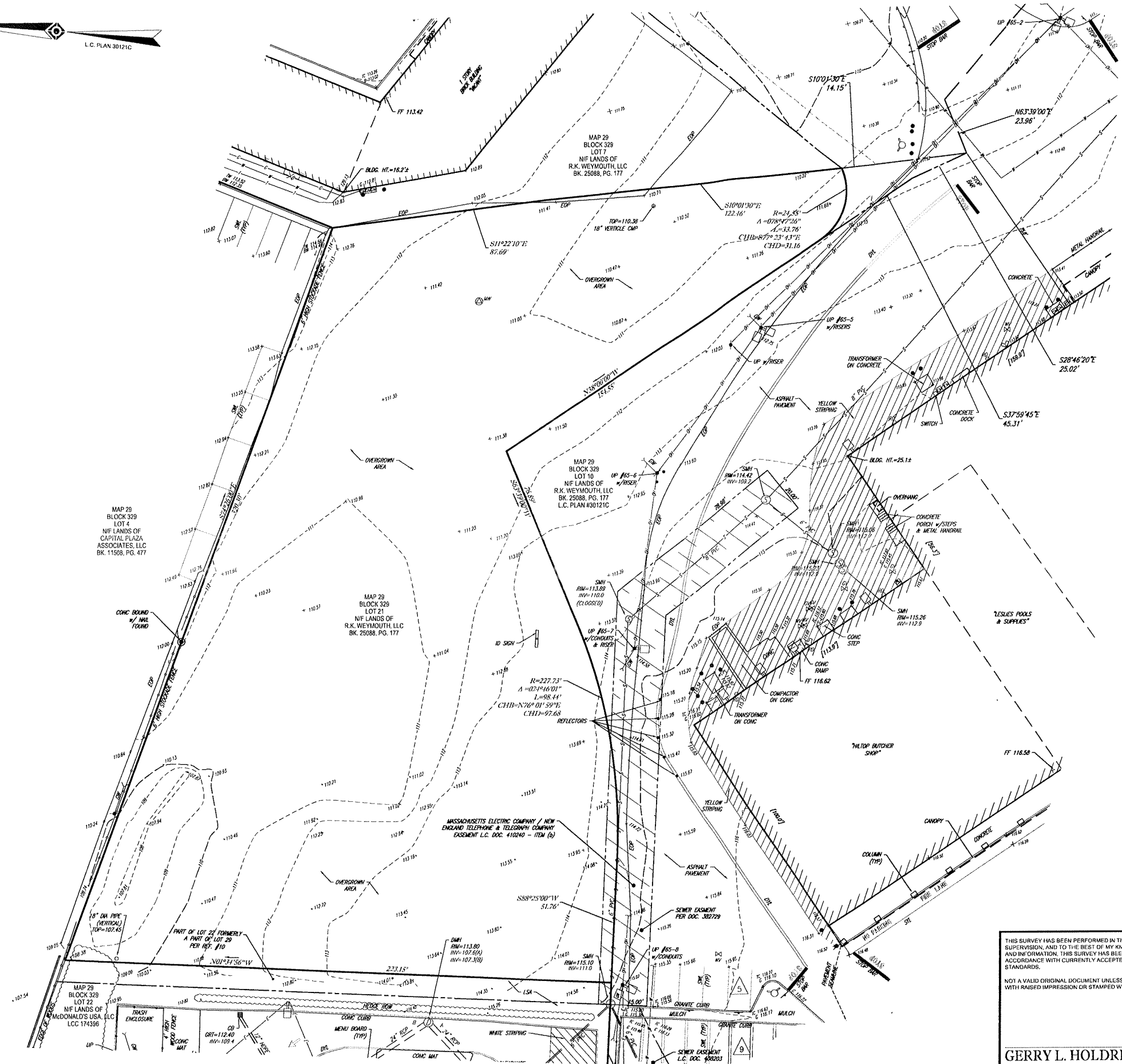
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CONNECTICUT LICENSE NO. 10101  
NEW HAMPSHIRE LICENSE NO. 10101  
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FLORIDA LICENSE NO. 52202

SHEET TITLE:  
**CONSTRUCTION DETAIL SHEET**

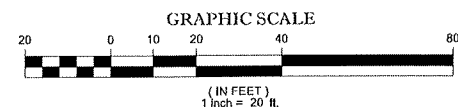
SHEET NUMBER:  
**15**

REV 3 - 06/17/2016





- LEGEND
- 124 --- EXISTING CONTOUR
  - 125 --- EXISTING SPOT ELEVATION
  - X 123.45 EXISTING TOP OF CURB ELEVATION
  - X 123.45 EXISTING TOP OF WALL ELEVATION
  - X 123.45 EXISTING TOP OF GUTTER ELEVATION
  - X 123.45 EXISTING TOP OF WALL ELEVATION
  - X 123.45 EXISTING BOTTOM OF WALL ELEVATION
  - X 123.45 EXISTING FINISHED FLOOR ELEVATION
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - GAS METER
  - ELECTRIC METER
  - OVERHEAD WIRES
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND WATER LINE
  - APPROX. LOC. UNDERGROUND TELEPHONE LINE
  - APPROX. LOC. UNDERGROUND SANITARY/SEWER LINE
  - UTILITY POLE
  - UTILITY POLE/LIGHT POLE
  - GUY WIRE
  - STREET LIGHT
  - TRAFFIC SIGNAL
  - MONITORING WELL
  - AREA LIGHT
  - SIGN
  - MAIL BOX
  - BOLLARD
  - PAINTED ARROWS
  - POST
  - UNDER GROUND
  - CHAIN LINK FENCE
  - DEPRESSED CURB
  - EDGE OF CONCRETE
  - EDGE OF PAVEMENT
  - LANDSCAPED AREA
  - METAL COVER
  - RAILROAD TIE WALL
  - TYPICAL
  - ① D.M.H. DRAINAGE/STORM MANHOLE
  - ② S.M.H. SANITARY/SEWER MANHOLE
  - ③ C.B. CATCH BASIN OR INLET
  - ④ D.T. DECIDUOUS TREE & TRUNK SIZE
  - ⑤ P.S.C. PARKING SPACE COUNT
  - S.W. SOLID WHITE LINE
  - S.Y. SOLID YELLOW LINE
  - D.Y. DOUBLE YELLOW LINE
  - H.T. HEIGHT
  - D.W. DASHED WHITE LINE
  - D.Y. DASHED YELLOW LINE
  - B.L.D.G. BUILDING
  - I.V. INVERT ELEVATION
  - G.R.T. GRATE ELEVATION
  - R.C.P. REINFORCED CONCRETE PIPE
  - P.V.C. POLYVINYL CHLORIDE
  - C.I. CAST IRON PIPE



SEE SHEET 1 OF 2 FOR NOTES, REFERENCES & OVERALL SITE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #45211

DATE

FIELD DATE 12-3-14 10-28-15	BOUNDARY & TOPOGRAPHIC SURVEY <b>BIG GAS</b> 110-140 MAIN STREET LOTS 7, 10, 12, 15, & 21, BLOCK 329, MAP 29 TOWN OF WEYMOUTH, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 14-06 15-01MA	
FIELD BOOK PG. 29-32 71-72	
FIELD CREW B.S.B. B.S.B.	<b>CONTROL POINT ASSOCIATES, INC.</b> 352 TURNPIKE ROAD SOUTH DORCHESTER, MA 01972 508.948.3000 - 508.948.3003 FAX
DRAWN J.M.B.	MANHATTAN, NY 646.780.6411 MT. LAUREL, NJ 609.851.3999 CHALFONTE, PA 215.712.9886 WARREN, NJ 908.668.0999
REVIEWED S.P.P.	APPROVED G.L.H.
SCALE 1"=20'	FILE NO. CM14223.02
	DWG. NO. 2 OF 2