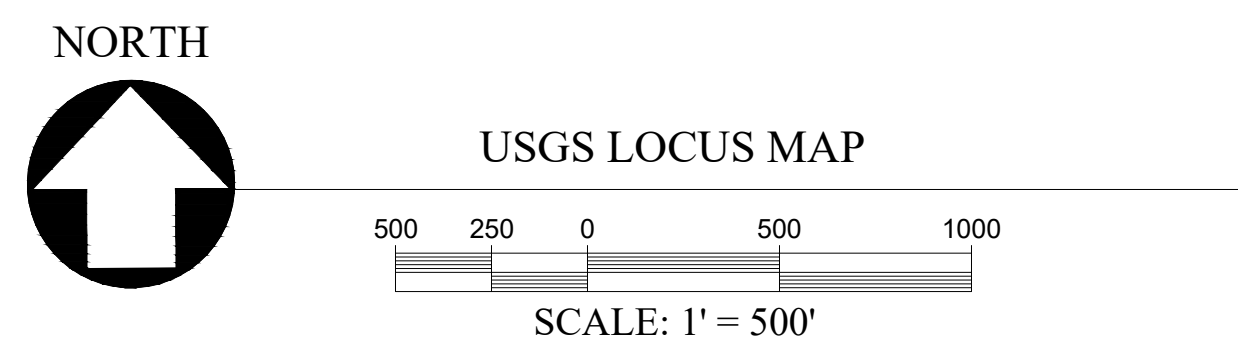
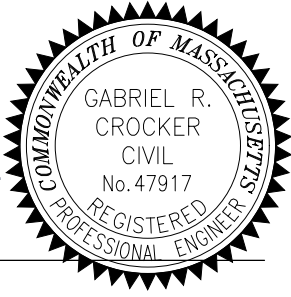

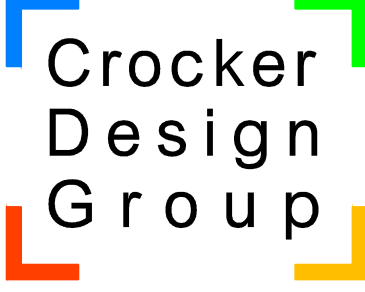


809 MAIN STREET, WEYMOUTH, MA 02190



HAWK DESIGN, INC.
39 PLEASANT ST.
SAGAMORE, MA 02561
508-833-8800

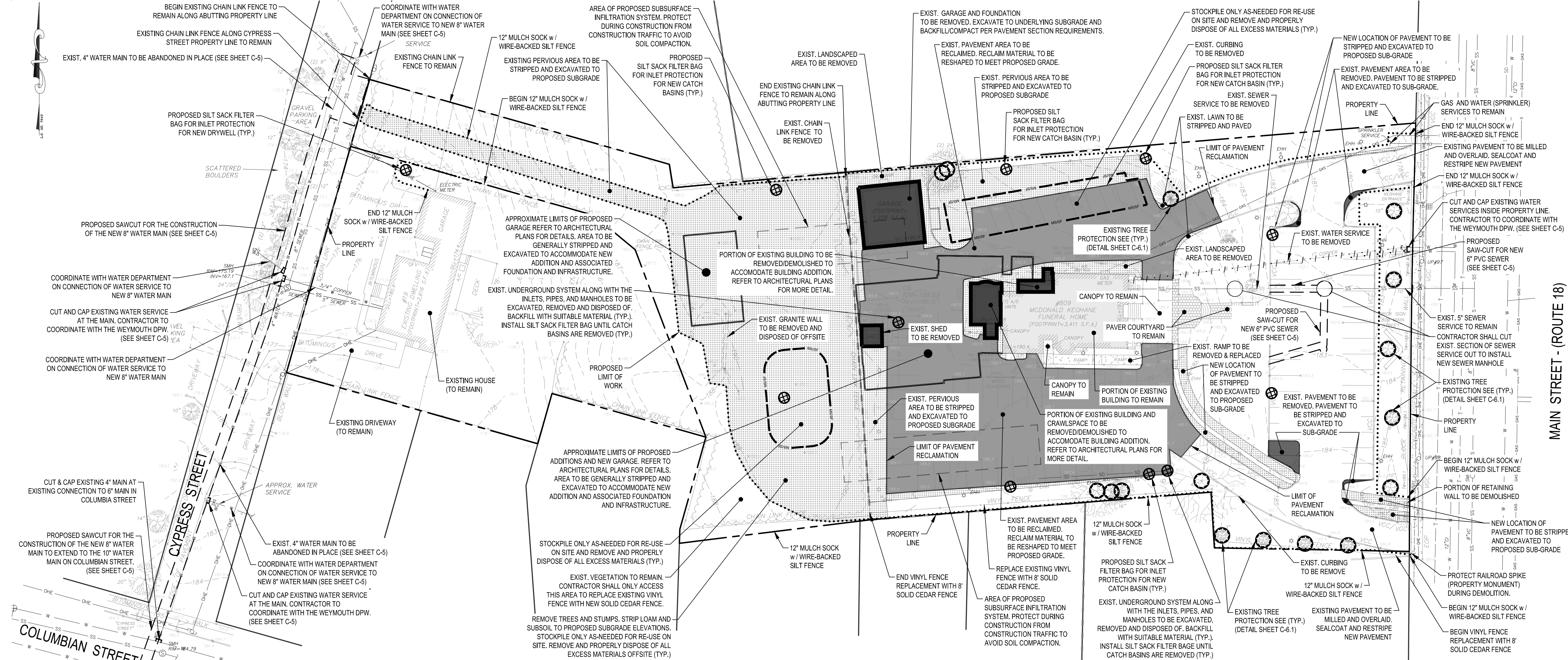
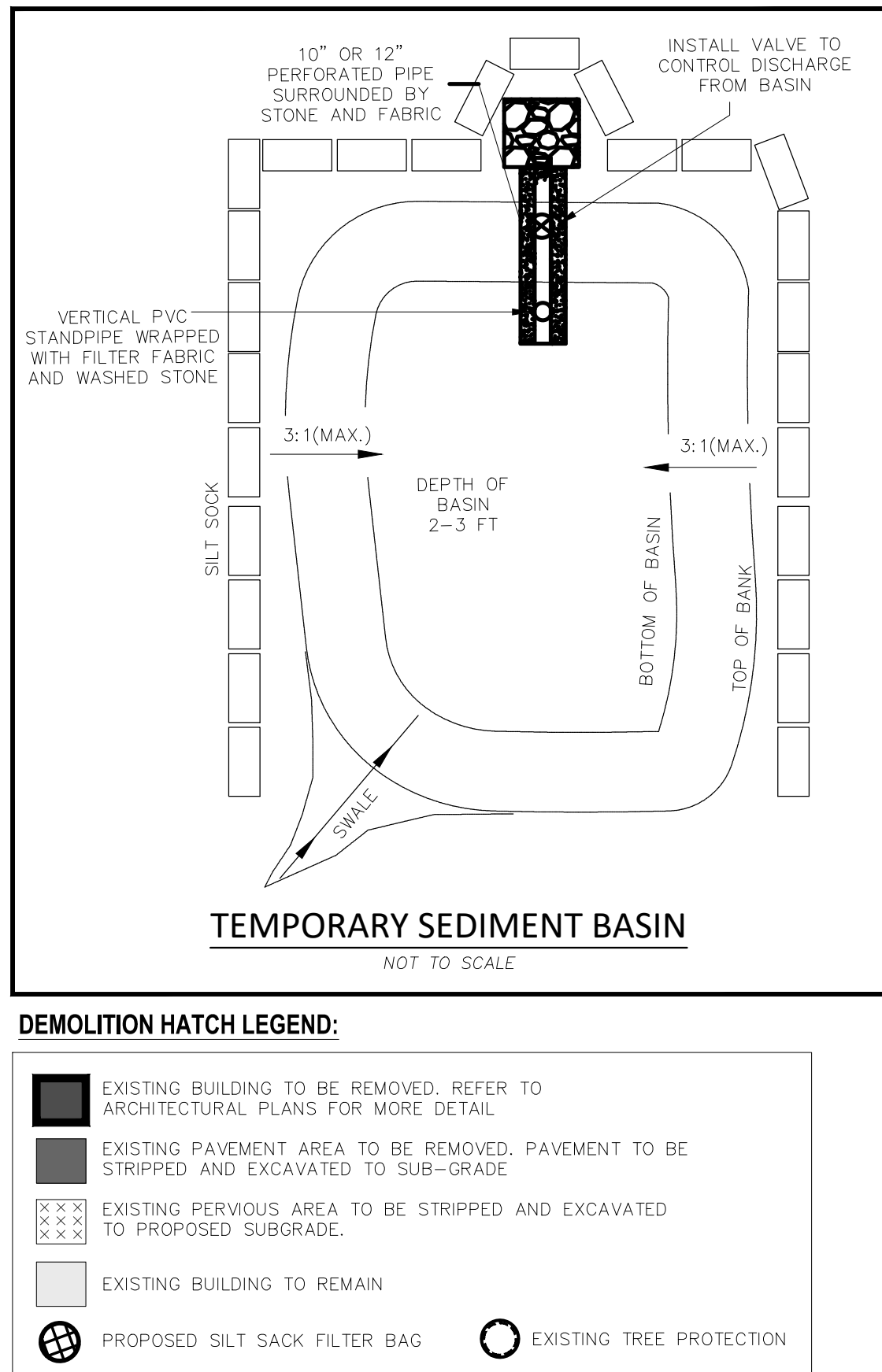
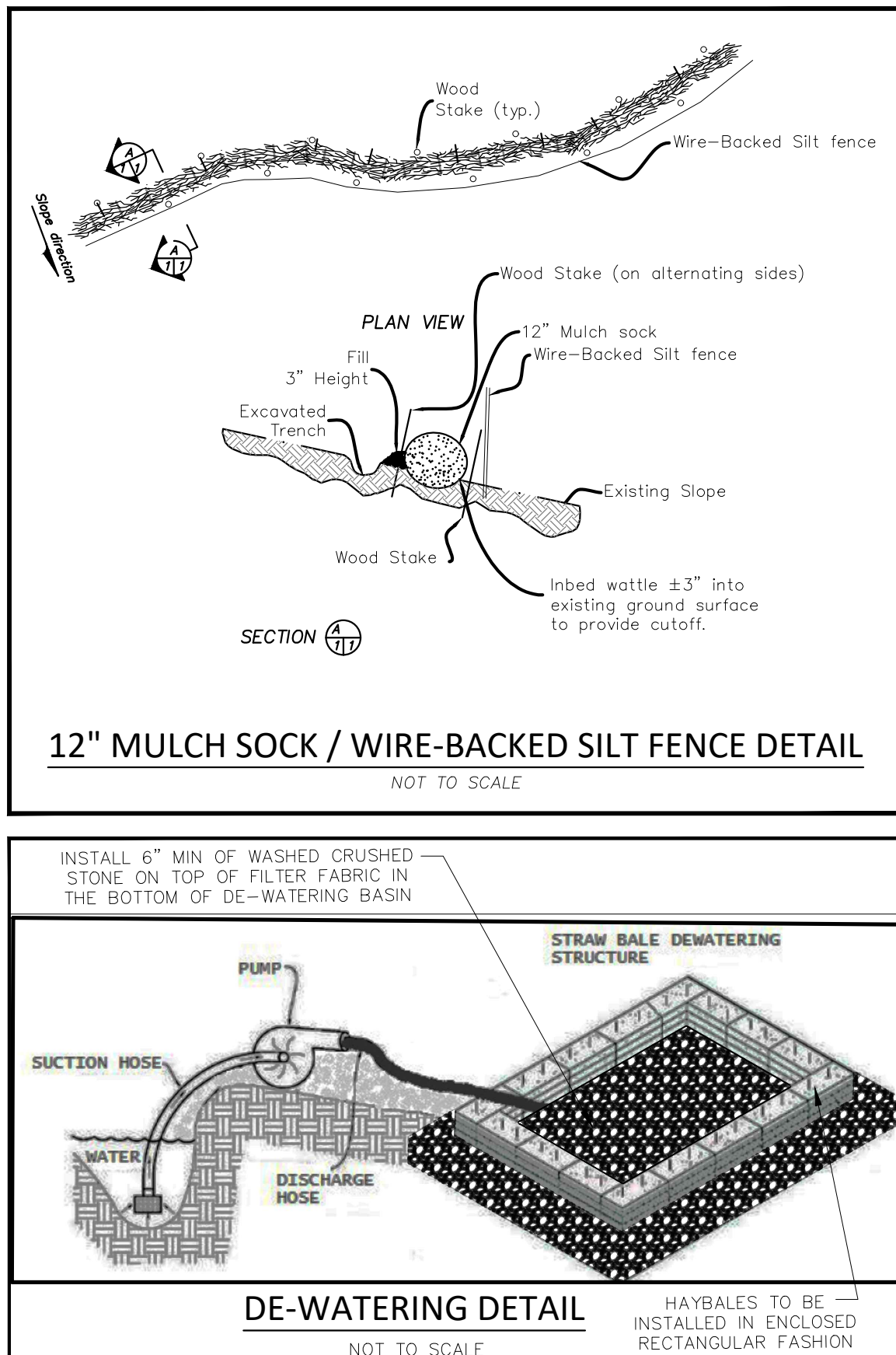
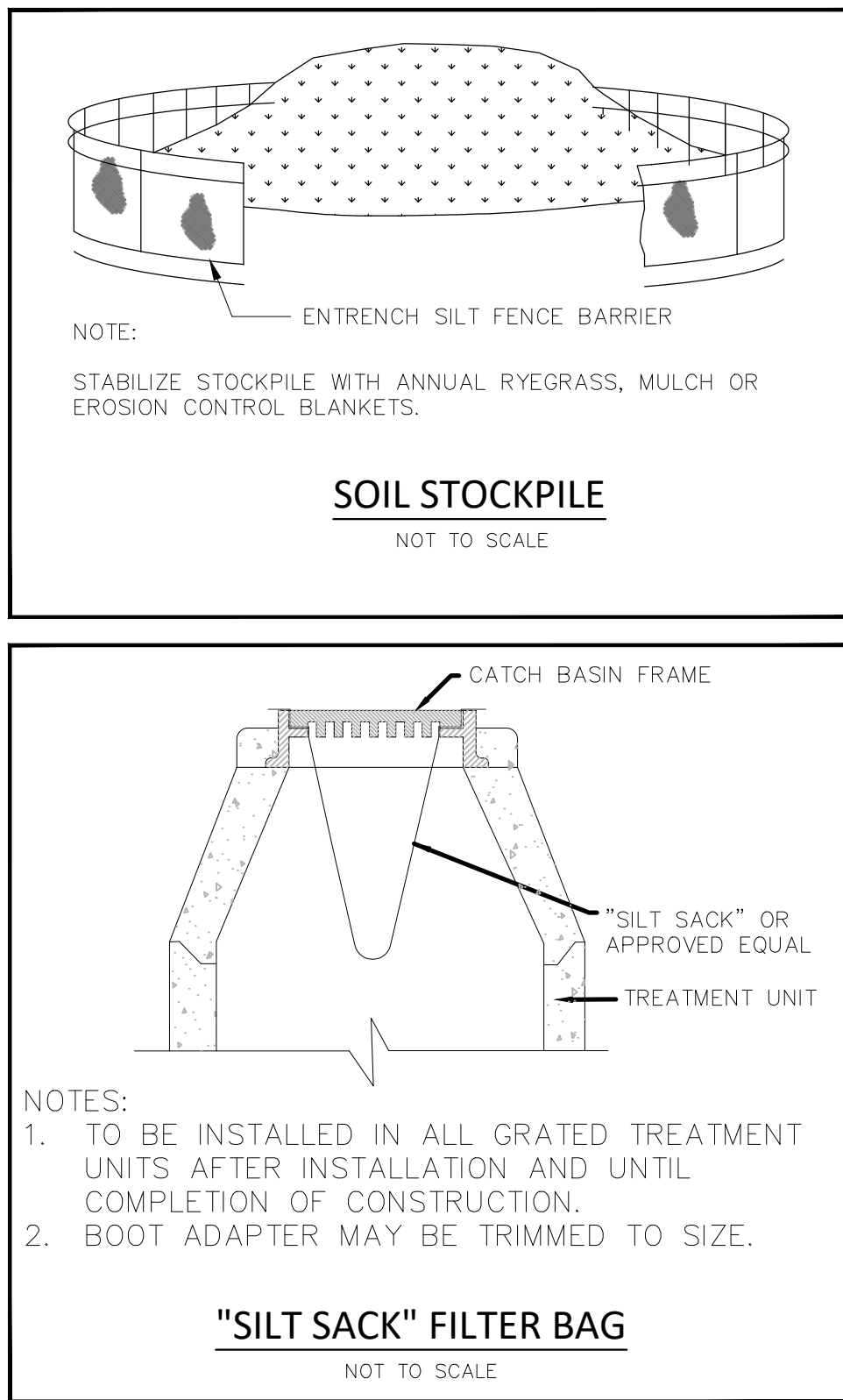
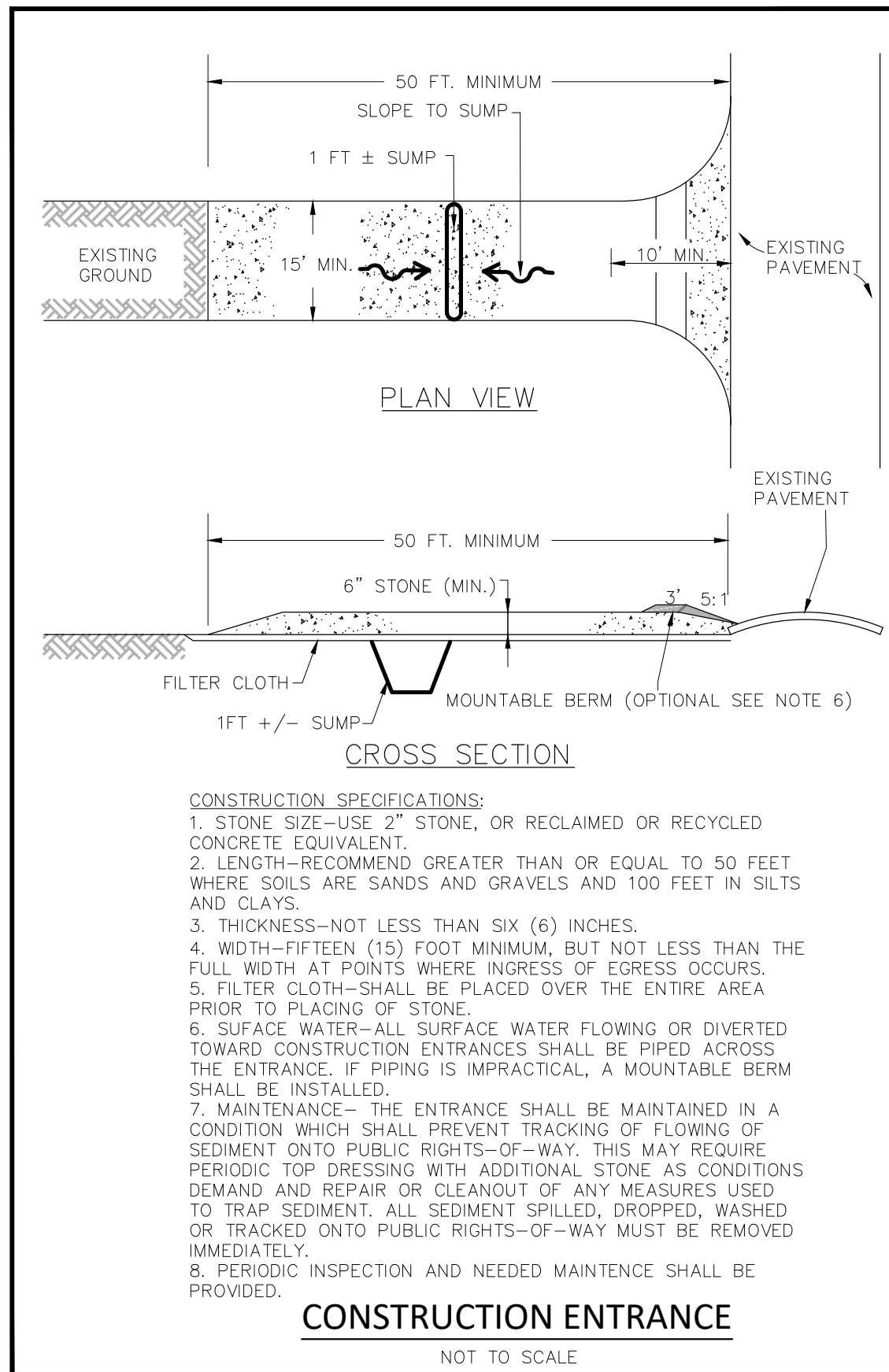
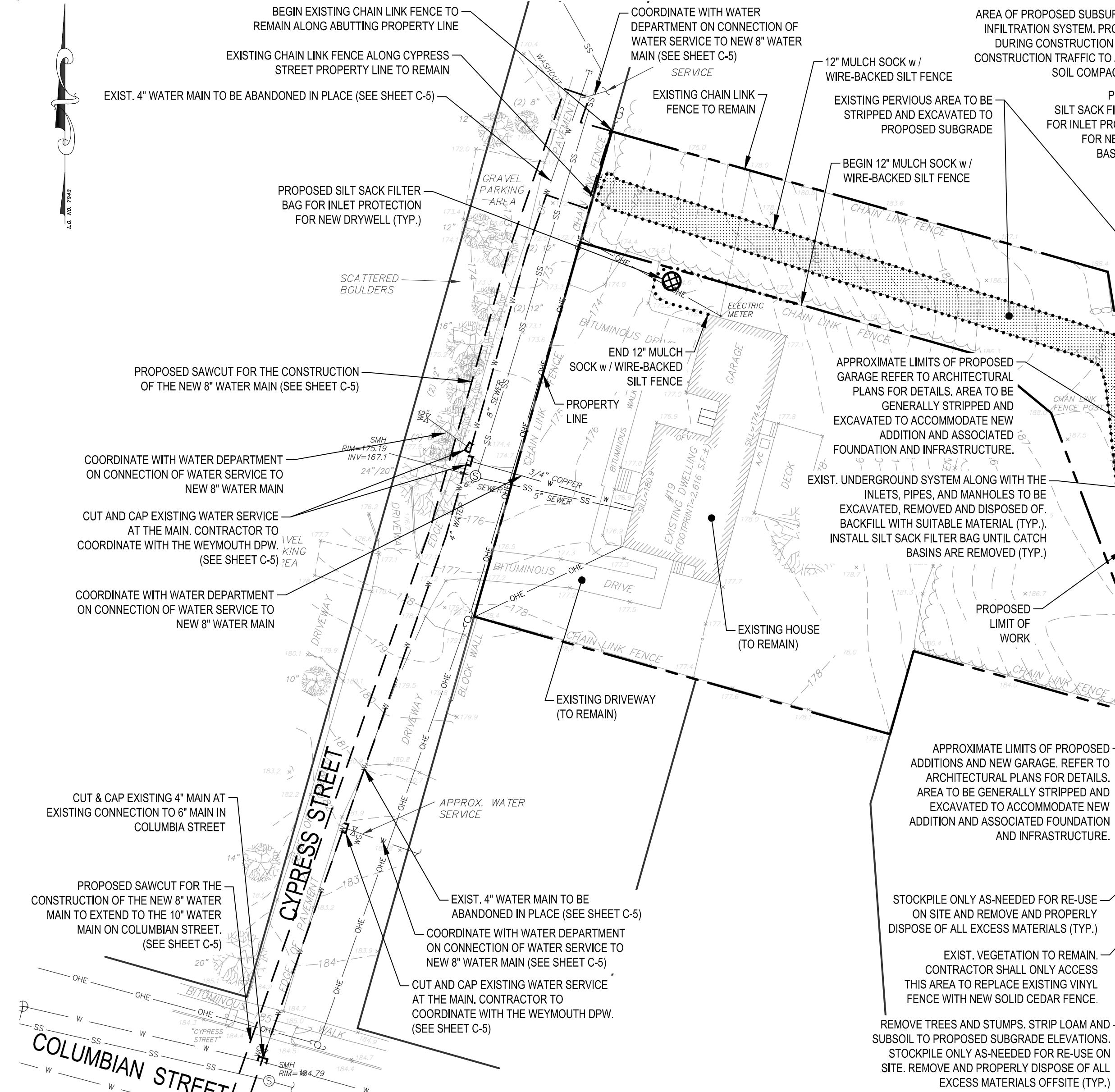
7-24-23	ZBA SUBMISSION		4
10-12-22	ZBA HEARING COMMENTS		3
8-24-22	ZBA HEARING COMMENTS		2
4-8-22	ADDRESS ENGINEERING COMMENTS		1
Date	Description		No.
Revisions			
  GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917			
 <div style="float: right; text-align: right;"> 2 SHARP STREET, UNIT A HINGHAM, MA 02043 P: 781-919-0808 </div>			
Project <div style="text-align: center;"> MCDONALD-KEOHANE FUNERAL HOME - SOUTH 809 MAIN STREET WEYMOUTH, MA 02190 </div>			
Prepared for <div style="text-align: center;"> MCDONALD KEOHANE FUNERAL HOME, INC. 785 HANCOCK STREET QUINCY, MA 02170 </div>			
Drawing Title <div style="text-align: center; font-size: 2em; font-weight: bold;">COVER SHEET</div>			
Project No. 100-060		Drawing No.	
Date 02 / 04 / 2022		<div style="font-size: 4em; font-weight: bold; text-align: center;">C-1</div>	
Scale AS NOTED			
Drawn By CM / JM			
Approved By GRC			

GENERAL NOTES:

1) PROTECTIONS

- A.) PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
- B.) PROTECT EXISTING IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY. NO WORK PROPOSED OUTSIDE OF PROJECT AND PROPERTY LIMITS.
- C.) RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
- D.) CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 2) UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES UNLESS OTHERWISE SPECIFIED HEREIN.
- 3) ALL SLOPES, UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION INTO WETLAND RESOURCE AREAS, ABUTTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2H:1V SLOPES. SLOPES MAY NOT EXCEED 2H:1V. CONTRACTOR SHALL FOLLOW SWPPP REQUIREMENTS. SWPPP TO BE PREPARED IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION BY ENGINEER.
- 4) ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE." CDG ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.
- 5) RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
- 6) ***DIG SAFE NOTE ***
IN ACCORDANCE WITH MGL, CH. 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- 7) LOCATION OF UNDERGROUND UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED ON A COMBINATION OF ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND RECORD PLAN COMPLETIONS. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS SHALL BE PERFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION.
- 8) USE OF EXPLOSIVES
- A.) COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURERS WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, OR OTHER DISPOSITION OF EXPLOSIVES. UTILIZE SPECIAL PRECAUTIONS FOR PROPER USE OF EXPLOSIVES TO PREVENT HARM TO HUMAN LIFE AND DAMAGE TO SURFACE STRUCTURES. ALL UTILITY LINES OR OTHER SUBSURFACE STRUCTURES. DO NOT CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
- B.) BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE LOCAL FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR AND OTHER PERTINENT AGENCIES. PRIOR TO COMMENCEMENT OF WORK, ALL BLASTED ROCK OR OTHER EXCESS MATERIALS MUST BE REMOVED FROM THE SITE AND DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR.

9) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.



SCALE: 1" = 30'

Revisions	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

Date: 7-24-2023

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project: **MCDONALD-KEOHANE FUNERAL HOME - SOUTH**
809 MAIN STREET
WEYMOUTH, MA 02190

Prepared for: **MCDONALD KEOHANE FUNERAL HOME, INC.**
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title: **DEMOLITION AND EROSION CONTROL PLAN**

Project No.	100-060	Drawing No.	C-2
Date	02 / 04 / 2022		
Scale	1" = 30'		
Drawn By	CM / JM		
Approved By	GRC		

ZONING TABLE:

ZONING DISTRICT: MEDICAL SERVICE (MS) AND RESIDENTIAL (R-1)
EXISTING/PROPOSED USE: FUNERAL HOME

REQUIREMENT	REQUIRED (R-1)	REQUIRED (MS)	PROPOSED LOT 1 (MS/R-1)	PROPOSED LOT 2 (R-1)
MINIMUM LOT SIZE (SF)	25,000 SF	N/A	97,393± SF (2.24± AC)	25,694± SF (0.59± AC)
MINIMUM LOT WIDTH (FT)	120' / 40' FRONTAGE	60' / 60' FRONTAGE	246.04' (FRONTAGE)	135.0' (FRONTAGE)
MINIMUM FRONT YARD (FT)	18'	20'	162.7'	42.7'
MINIMUM SIDE YARD (FT)	10' (20' FROM OTHER DWELLINGS)	10'; 5' OF WHICH TO BE LANDSCAPED	52.4' / 15.0' (ACCESSORY)	11.7'
MINIMUM REAR YARD (FT)	24' OR 1/5 DEPTH OF LOT, WHICHEVER IS LESS	10'; 5' OF WHICH TO BE LANDSCAPED	N/A	71.7'
LOT COVERAGE*	MAX 30% FOR BUILDING	MAX 75%*	13.6% BUILDING / 56.2% PAVED (MS) 5.4% ACCESSORY GARAGE (R-1)	10.2%
MAXIMUM HEIGHT	2.5 STORIES / 35'	3 STORIES / 45'; WHICHEVER IS LESS	2 STORIES / 28.5' (CHAPEL) (MS) 1 STORY / 17.7' (ACCESSORY) (R-1)	2 STORIES
PARKING COUNT	N/A	N/A	100 SPACES + 4 GARAGE SPACES = 104 TOTAL	N/A

*75% FOR BUILDING AND PAVED AREAS; 25% MINIMUM FOR LANDSCAPING (MS)

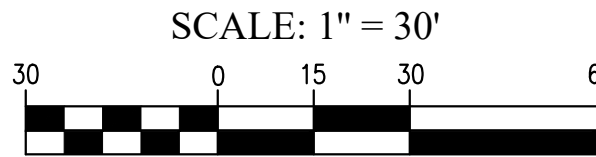
- THIS PLAN REFERENCES AN EXISTING CONDITIONS PLAN PREPARED BY CROCKER DESIGN GROUP DATED FEBRUARY 4, 2022.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
- DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
- THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE;" AND ACI 316R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRS'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 306.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- BITUMINOUS CONCRETE PAVEMENT: CLASS 1, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.

I HEREBY CERTIFY THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY.

SHANE M. BRENNER, P.L.S.



7/24/23
DATE



Date	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Crocker Design Group

Project
MCDONALD-KEOHANE FUNERAL HOME - SOUTH
809 MAIN STREET
WEYMOUTH, MA 02190

Prepared for
MCDONALD KEOHANE FUNERAL HOME, INC.
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title
SITE LAYOUT AND ZONING PLAN

Project No.	100-060	Drawing No.	C-3
Date	02 / 04 / 2022		
Scale	1"=30'		
Drawn By	CM / JM		
Approved By	GRC		



GRADING NOTES:

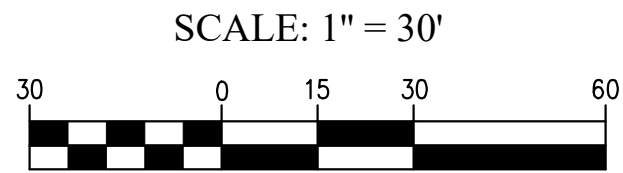
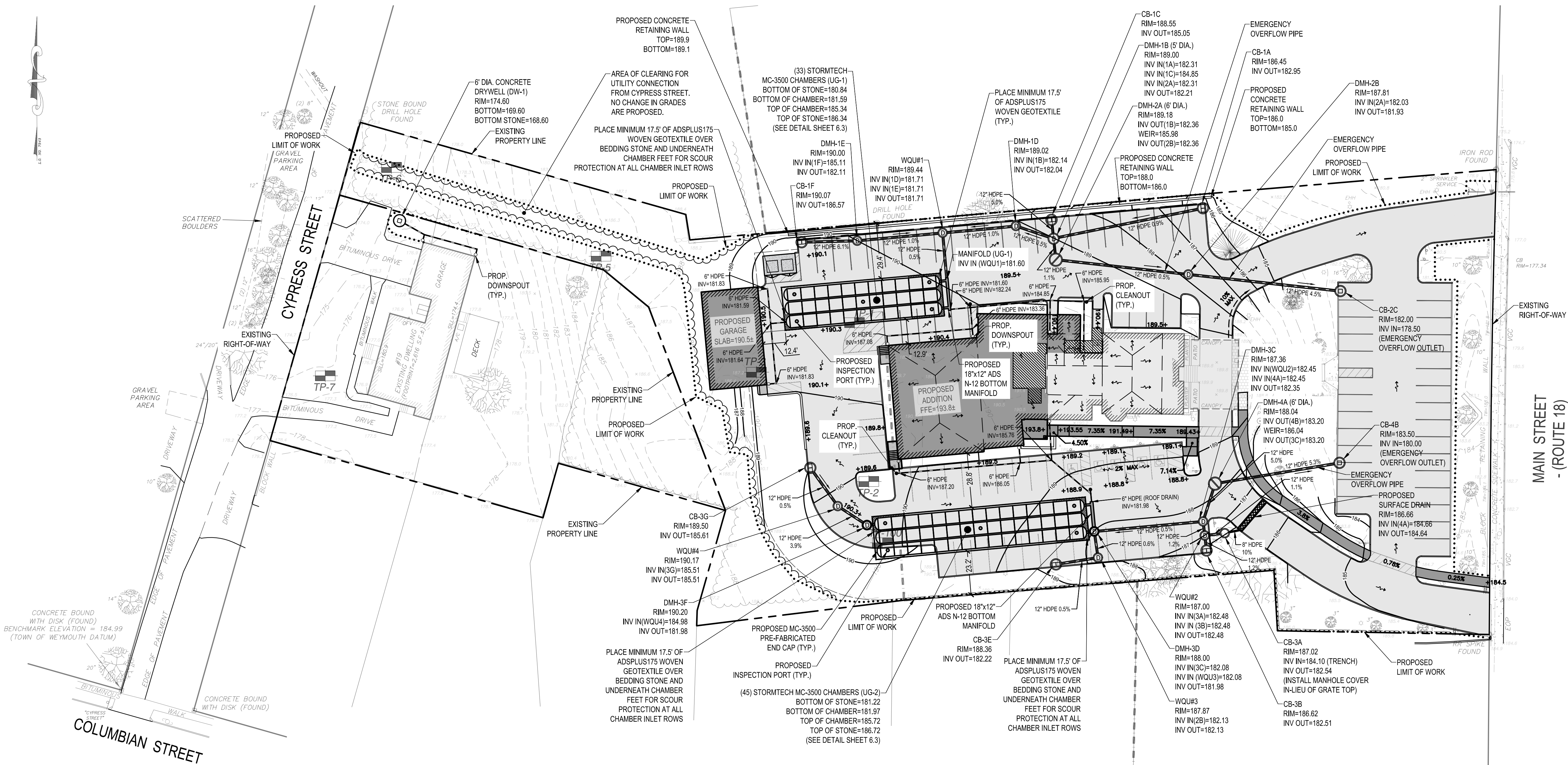
1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.

13. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

DRAINAGE NOTES:

1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
2. THE CONTRACTOR SHALL FILL ANY PRE-CAST TANKS (NOT INCLUDING MANHOLES OR CATCH BASINS) WITH WATER FOR LEAKAGE OBSERVATIONS BY THE ENGINEER OVER A PERIOD OF 24-HOURS. ANY LEAKS SHALL BE REPAIRED BY THE CONTRACTOR.
3. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEETS.
4. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
5. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
6. ALL ON-SITE DRAIN LINES SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
7. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
8. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
9. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL.

LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		PROPERTY LINE
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDELINE
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		GAS LINE/GATE
		WATER LINE/GATE
		HYDRANT
		UNDERGROUND TELECOM
		AREA LIGHT
		ELECTRICAL TRANSFORMER



Date	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

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Prepared for
MCDONALD KEOHANE FUNERAL HOME, INC.
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title
GRADING AND DRAINAGE PLAN

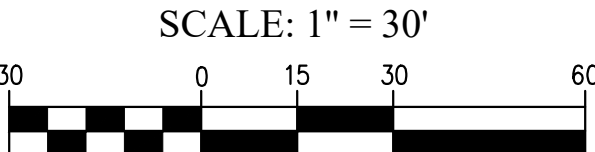
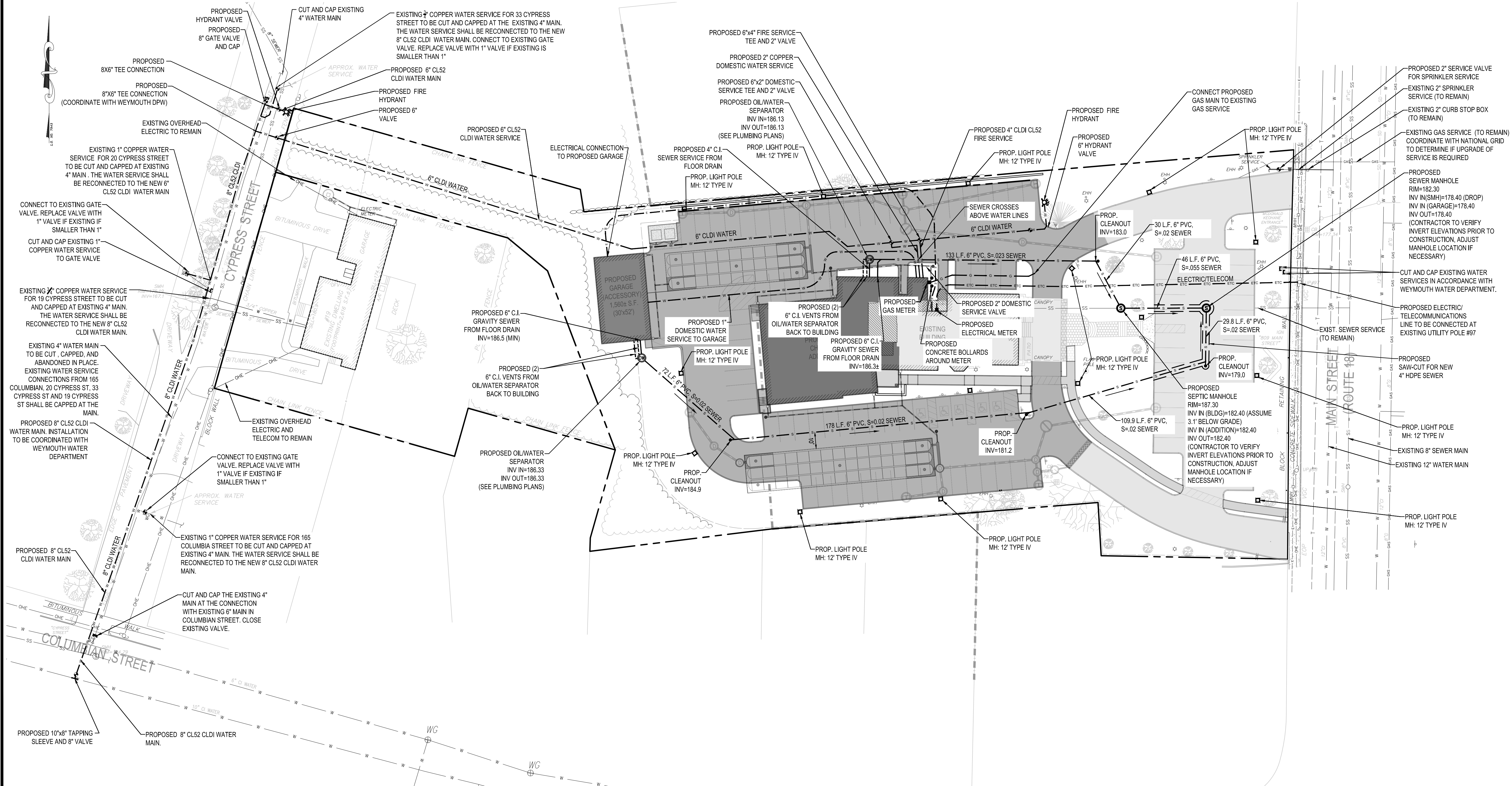
Project No. 100-060
Date 02 / 04 / 2022
Scale 1"=30'
Drawn By CM / JM
Approved By GRC

C-4

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ARCHITECT FOR RESOLUTION.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.
- THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED, DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
- ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NOTIFICATIONS REQUIRED FOR INSPECTIONS AND TESTING ASSOCIATED WITH SUCH.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS REGULATIONS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.
- ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.
- SIZES OF DOMESTIC AND FIRE WATER SERVICES TO BE DETERMINED BY PROJECT MEP ENGINEER AND FIRE PROTECTION ENGINEER.
- CONTRACTOR IS CAUTIONED THAT NOT EVERY FITTING ON THE WATER AND FIRE SERVICE ARE LABELED. TYPICAL FITTINGS ARE LABELED FROM TIME TO TIME, HOWEVER THE INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR PROVIDE A COMPLETE WORKING SYSTEM, INCLUSIVE OF ALL COMPONENTS NECESSARY TO CONSTRUCT, OPERATE AND MAINTAIN BOTH THE FIRE AND WATER SYSTEMS.
- LOCATION OF ELECTRICAL AND TELECOM SYSTEMS ARE APPROXIMATE. REFER TO FINAL ELECTRICAL SITE PLANS FOR DETAIL INFORMATION AND LOCATION OF ALL ELECTRIC, TELECOM, CABLE AND EQUIPMENTS.
- CONTROLLED DENSITY BACKFILL SHALL BE USED FOR TRENCH BACKFILL WITHIN PUBLIC AND PRIVATE RIGHT-OF-WAYS.

LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE (ROW)
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GUARDRAIL/GUIDESAIL
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		GAS LINE/GATE
		WATER LINE/GATE
		UNDERGROUND ELECTRIC
		STREET LIGHT
		HYDRANT
		SEWER SLEEVE
		WATER LOT SERVICE CONNECTION (CAP AND GATE VALVE)
		GAS LOT SERVICE CONNECTION (CAP AND GATE VALVE)



Date	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

Revisions

Gabriel R. Crocker
7-24-2023

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

MCDONALD-KEOHANE FUNERAL HOME - SOUTH

809 MAIN STREET
WEYMOUTH, MA 02190

Prepared for

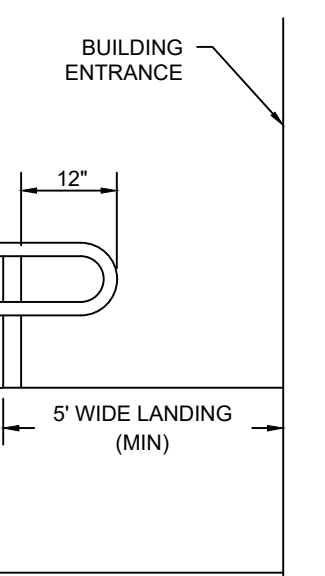
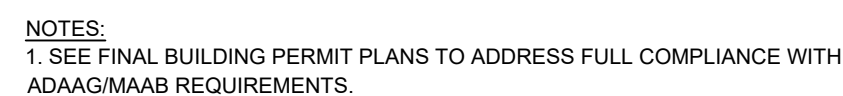
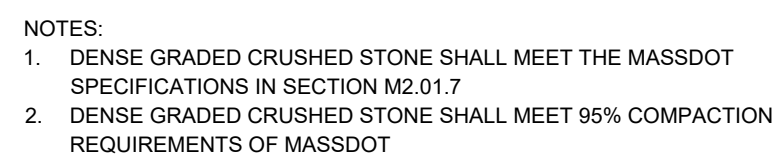
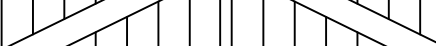
MCDONALD KEOHANE FUNERAL HOME, INC.

785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title

UTILITY PLAN

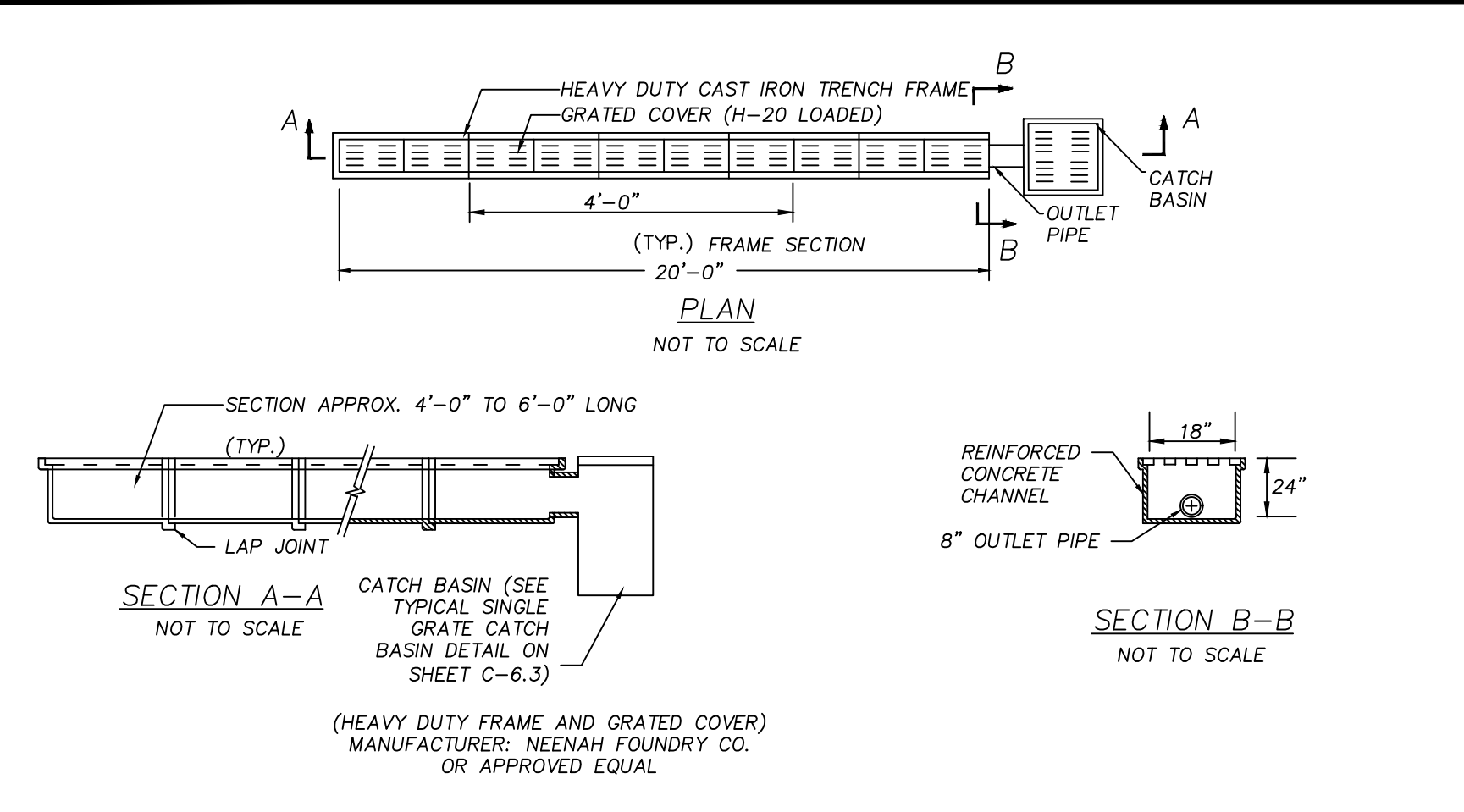
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Date	02 / 04 / 2022		
Scale	1"=30'		
Drawn By	CM / JM		
Approved By	GRC		



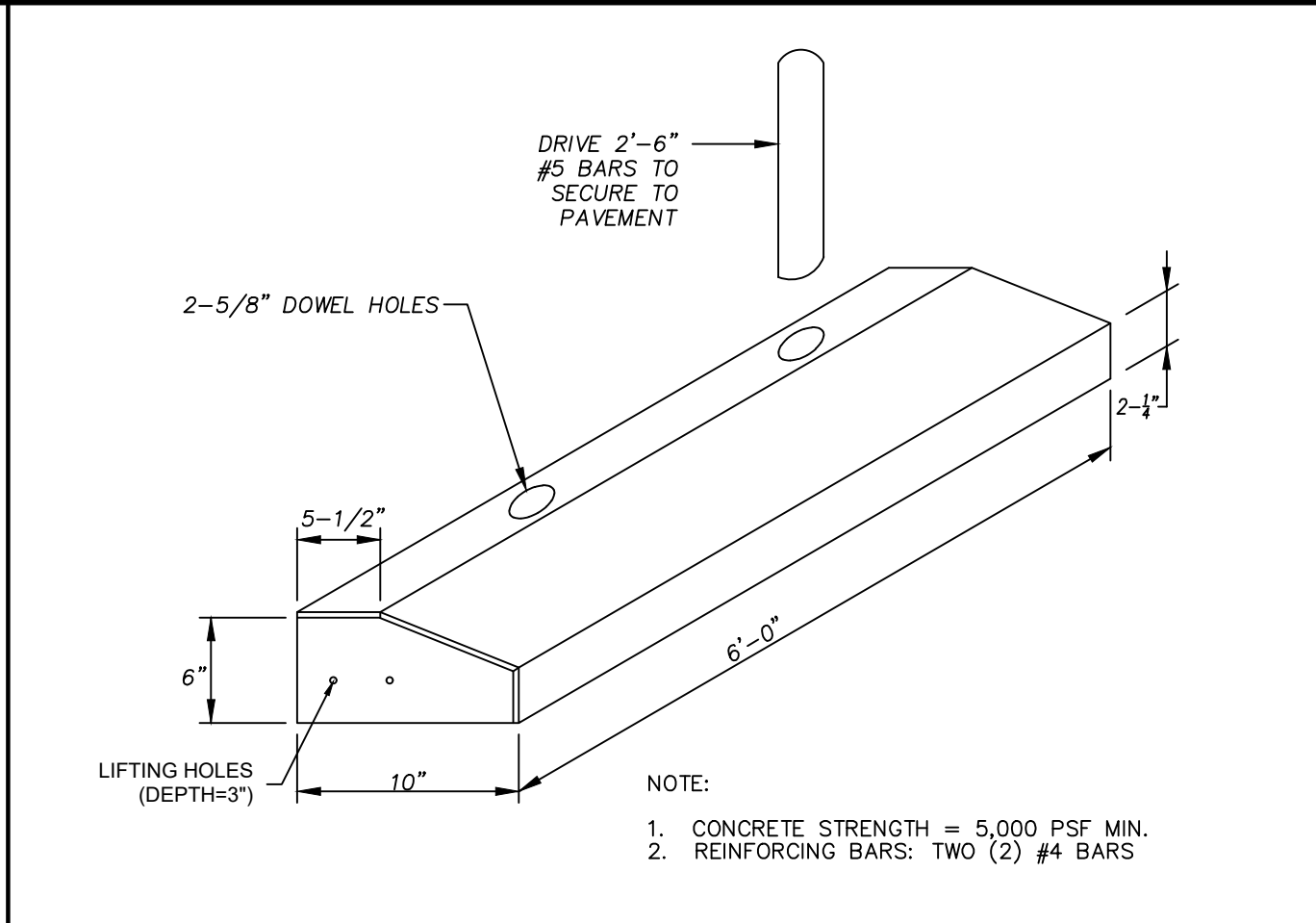
Revisions



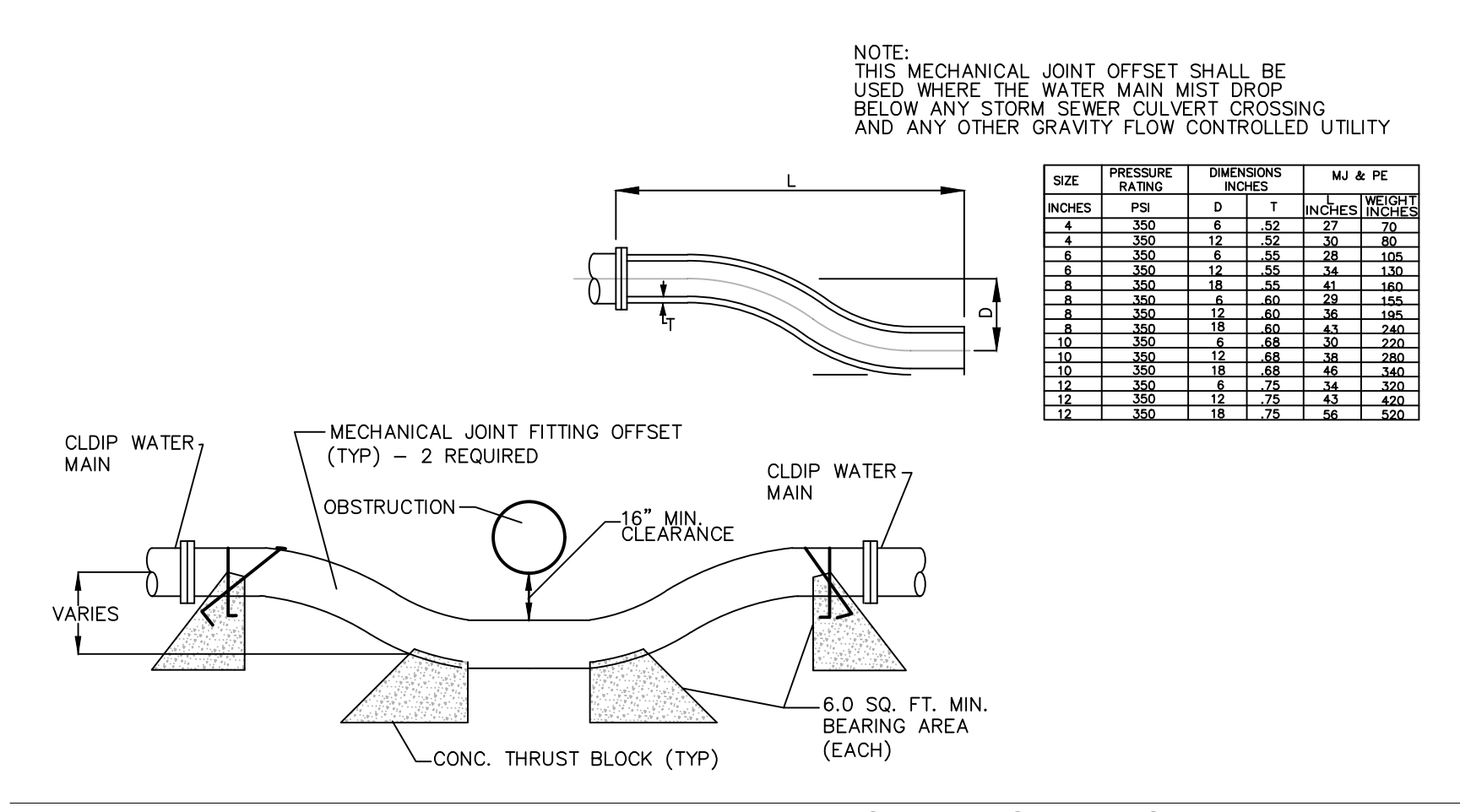
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Date	02 / 04 / 2022		
Scale	SEE PLAN		
Drawn By	CM / JM		
Approved By	GRC		



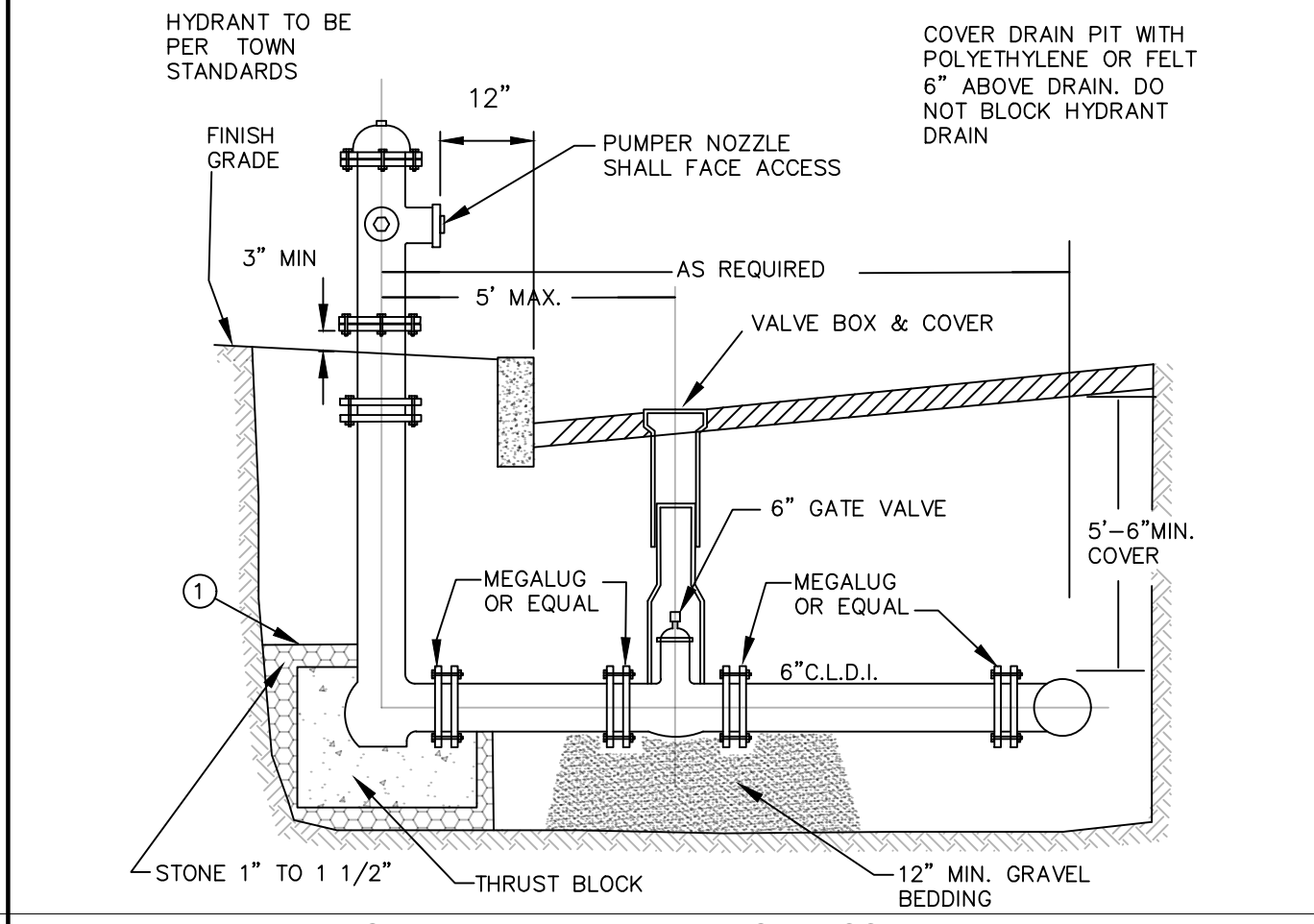
TRENCH DRAIN
NOT TO SCALE



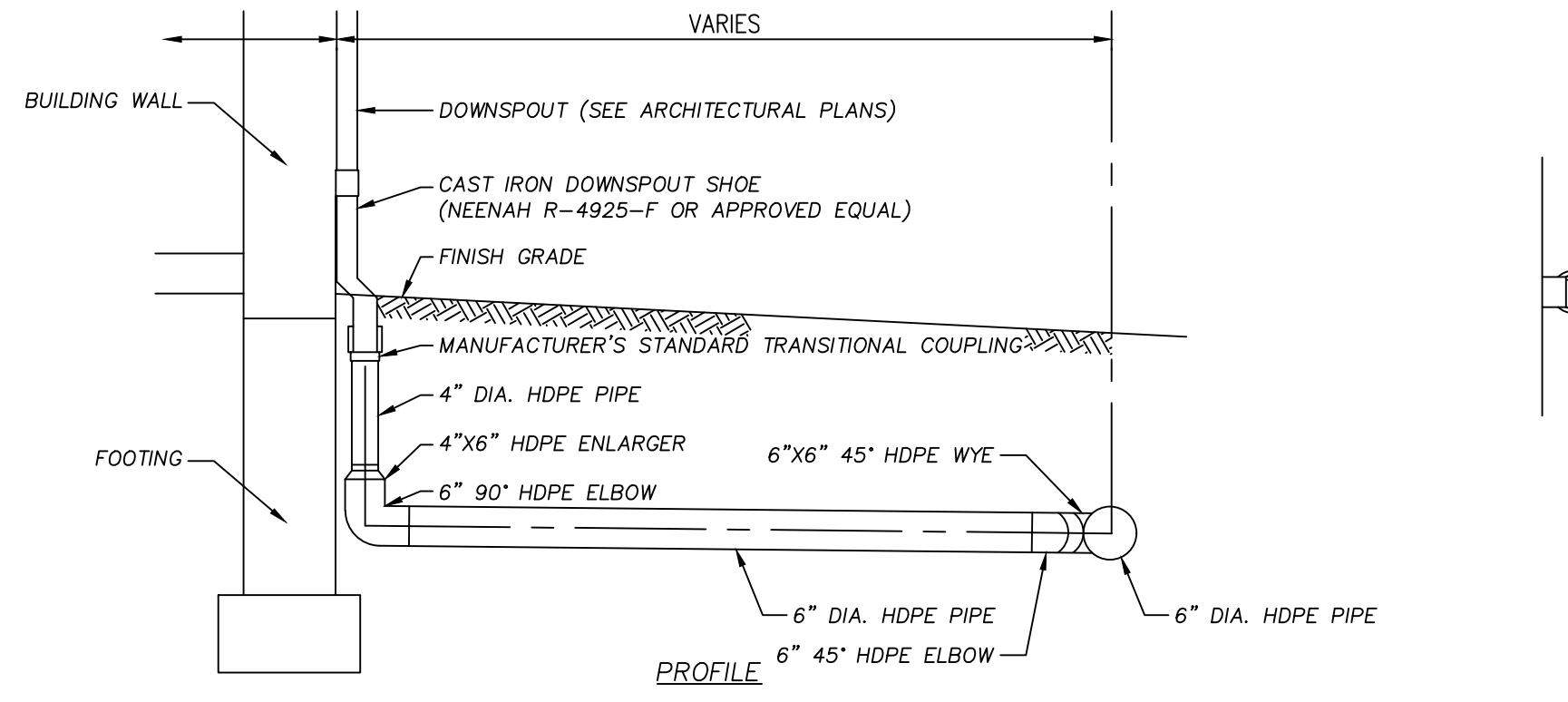
CONCRETE WHEEL STOP FOR HANDICAP PARKING SPACES
NOT TO SCALE



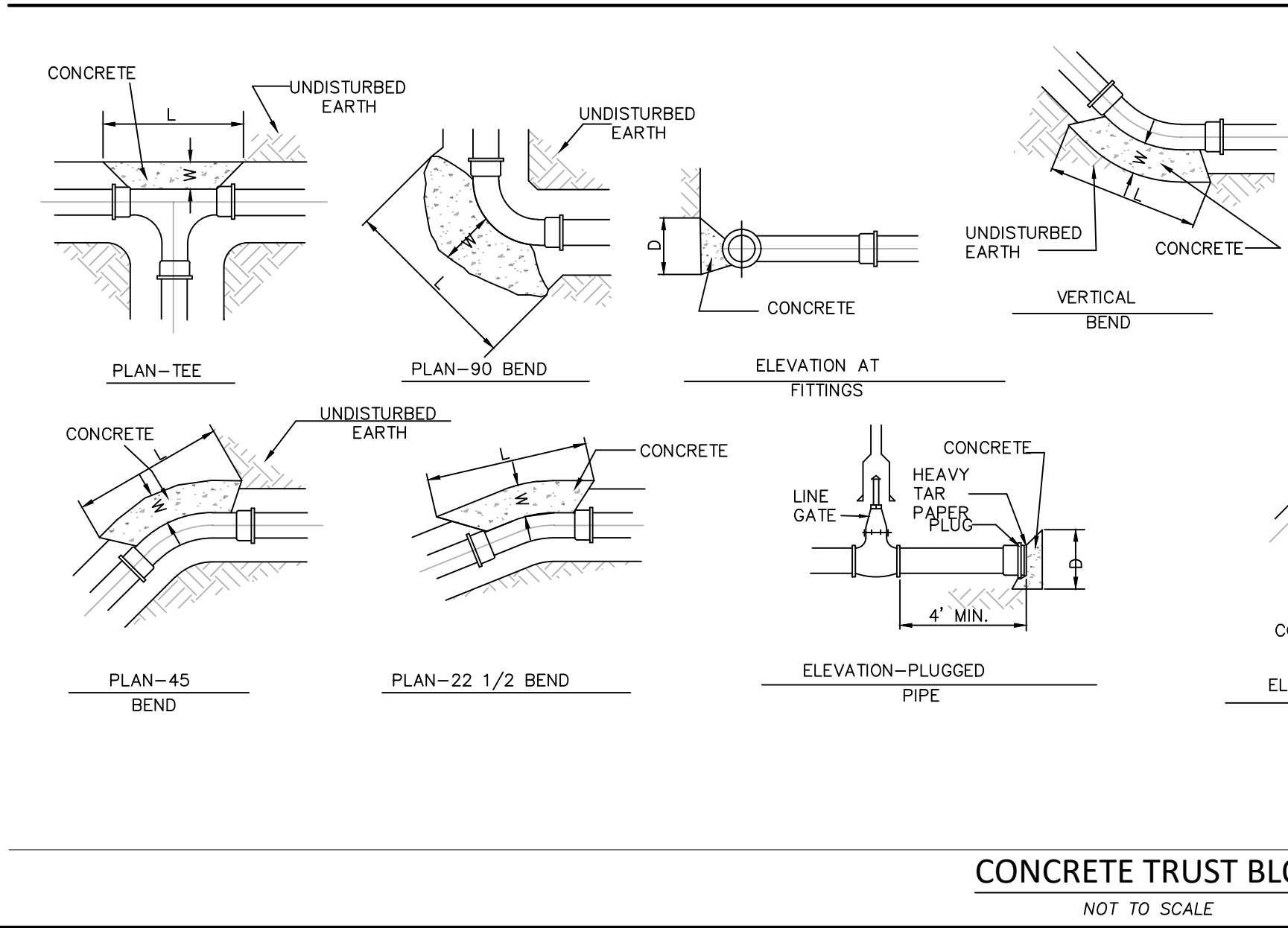
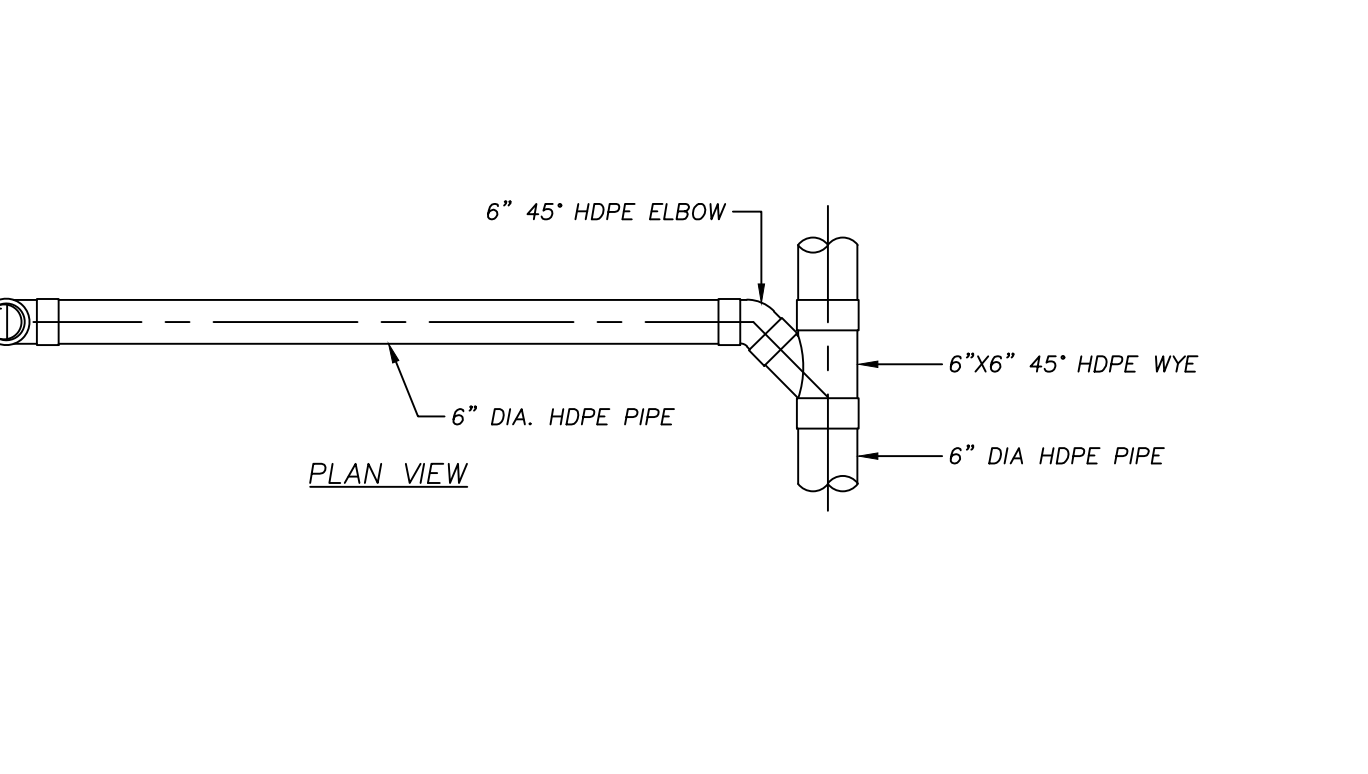
WATER MAIN LOWERING METHOD DETAIL
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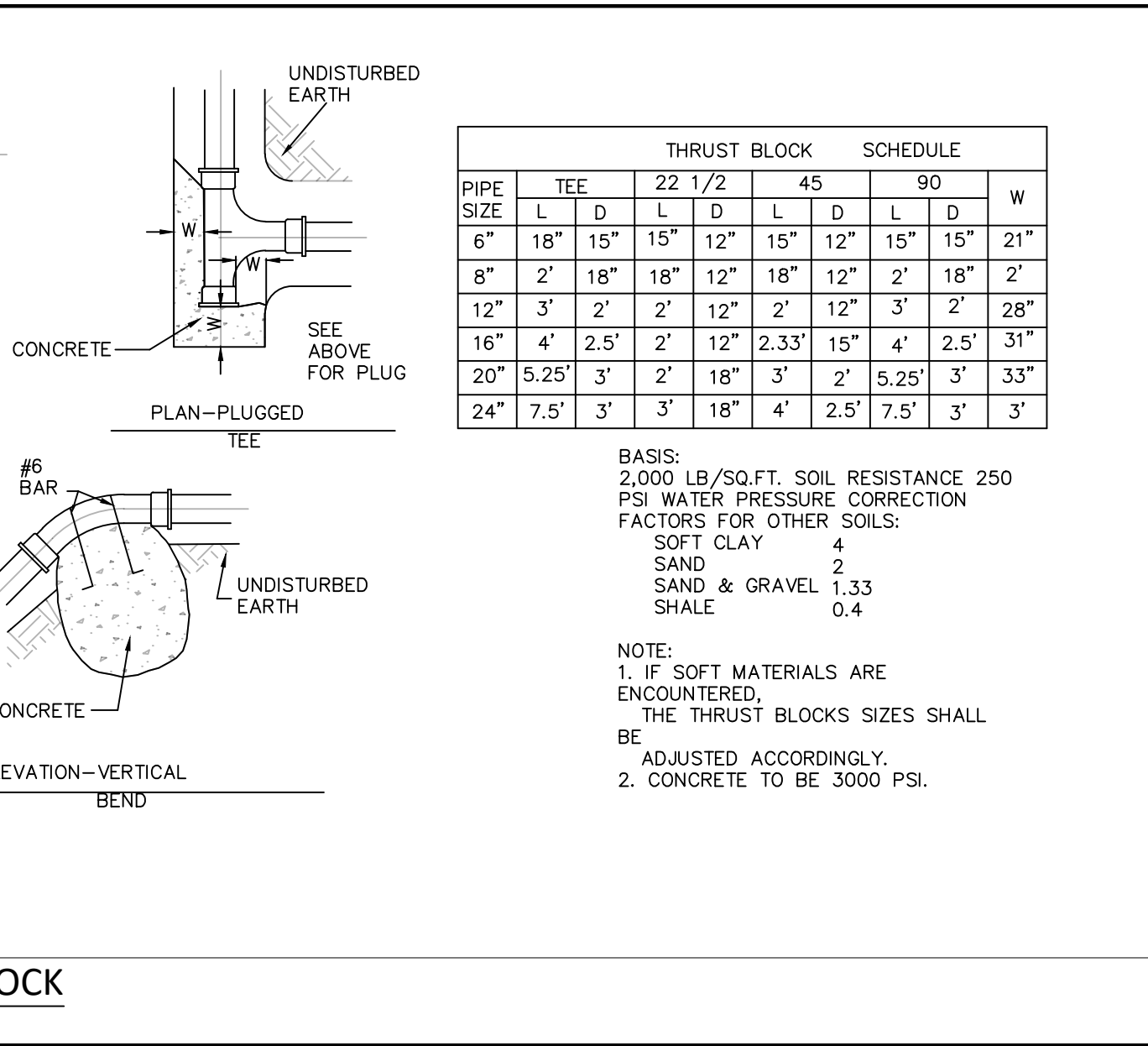
TYPICAL HYDRANT BRANCH ASSEMBLY
NOT TO SCALE



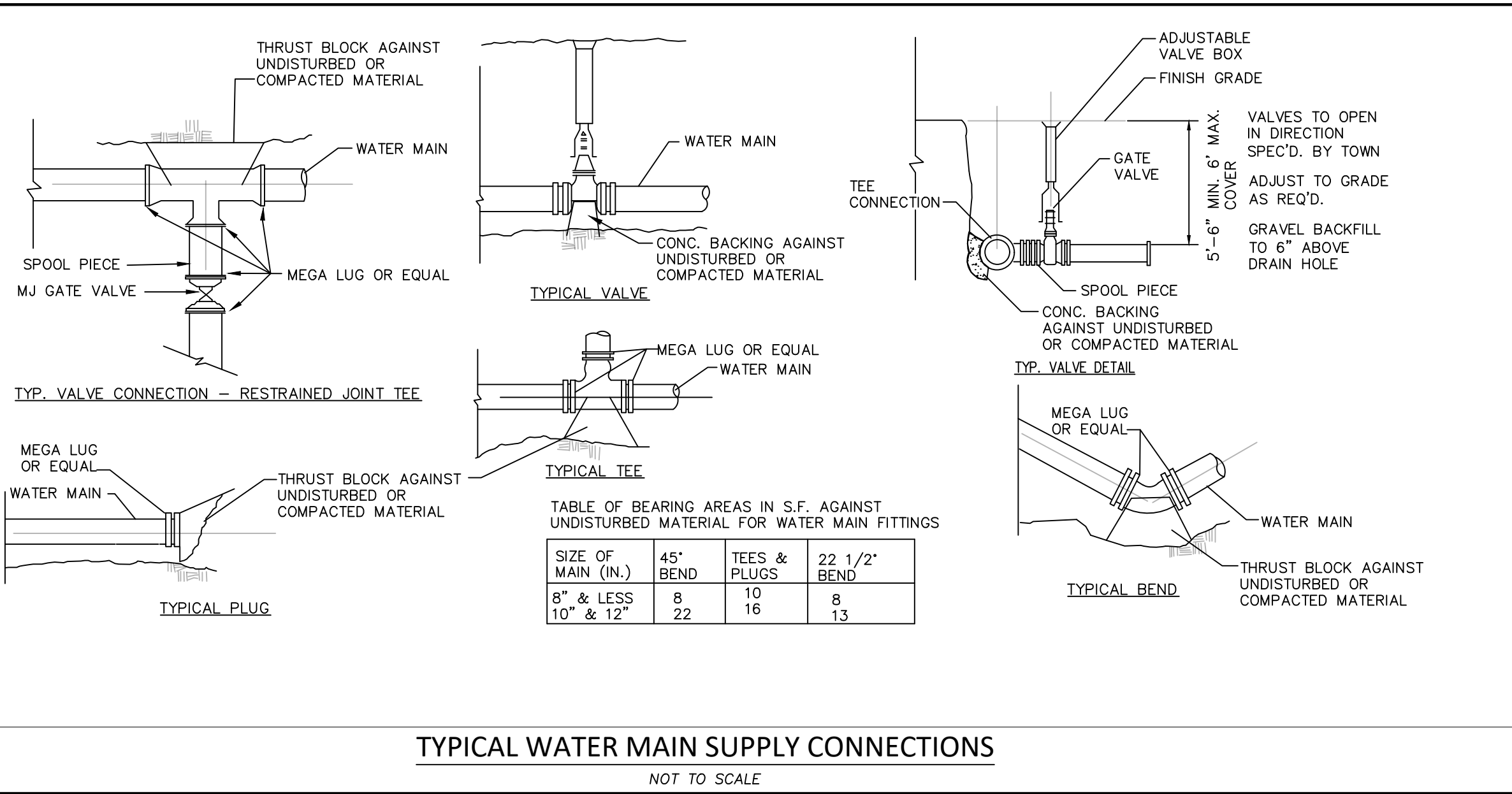
TYPICAL ROOF DRAIN
NOT TO SCALE



CONCRETE TRUST BLOCK
NOT TO SCALE



6' DIAMETER CONCRETE DRYWELL
NOT TO SCALE



TYPICAL WATER MAIN SUPPLY CONNECTIONS
NOT TO SCALE

Date	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

MCDONALD-KEOHANE
FUNERAL HOME - SOUTH
809 MAIN STREET
WEYMOUTH, MA 02190

Prepared for

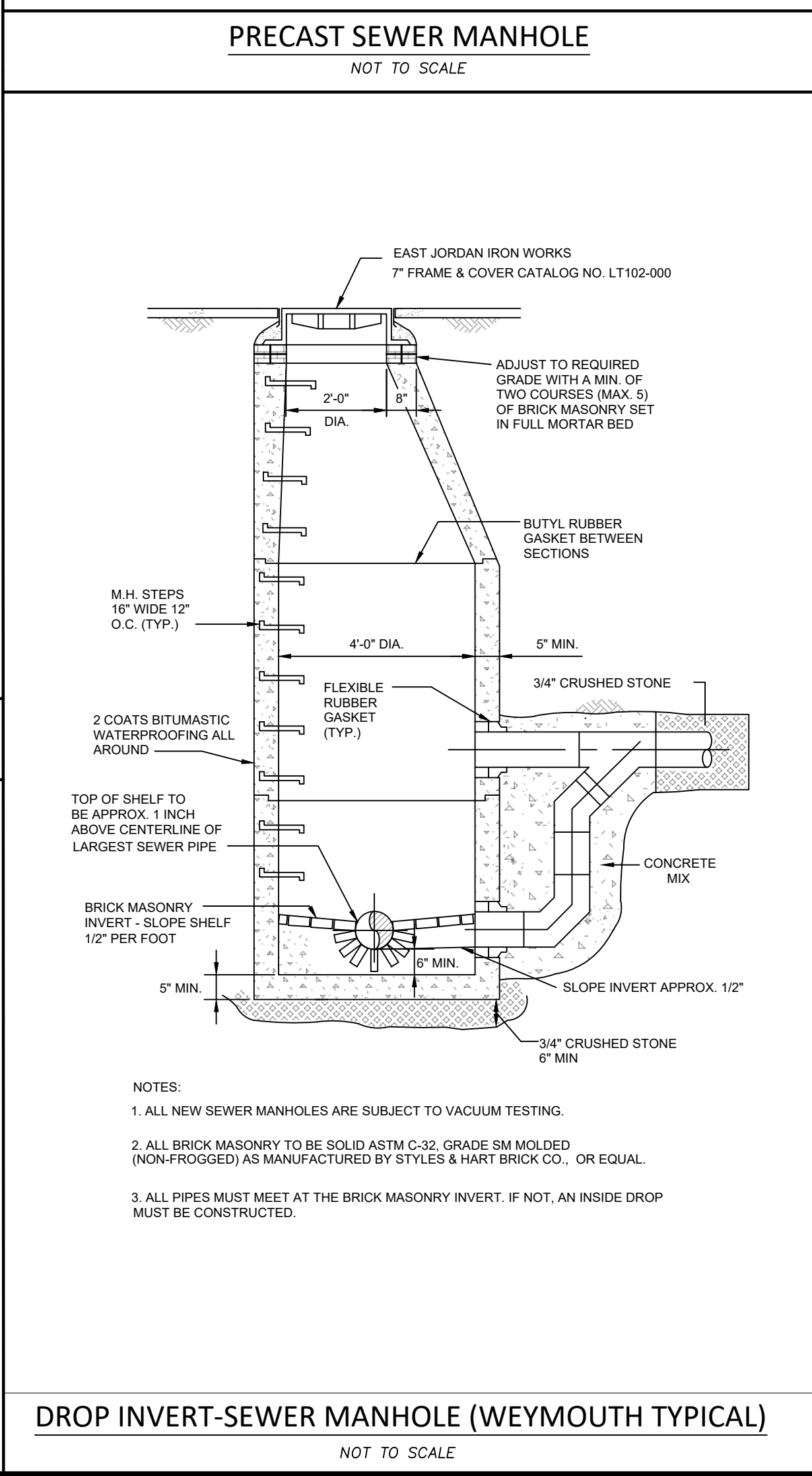
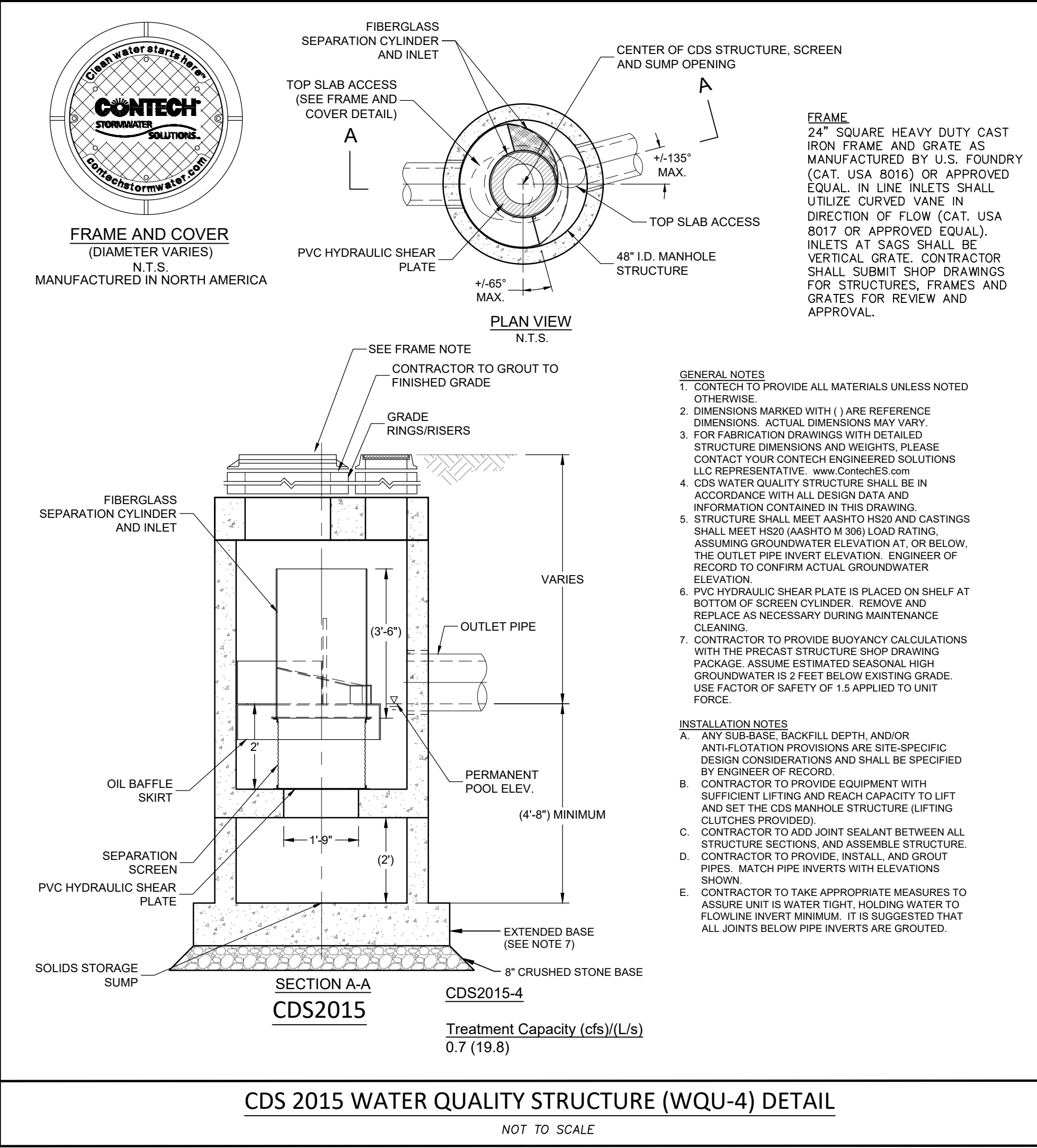
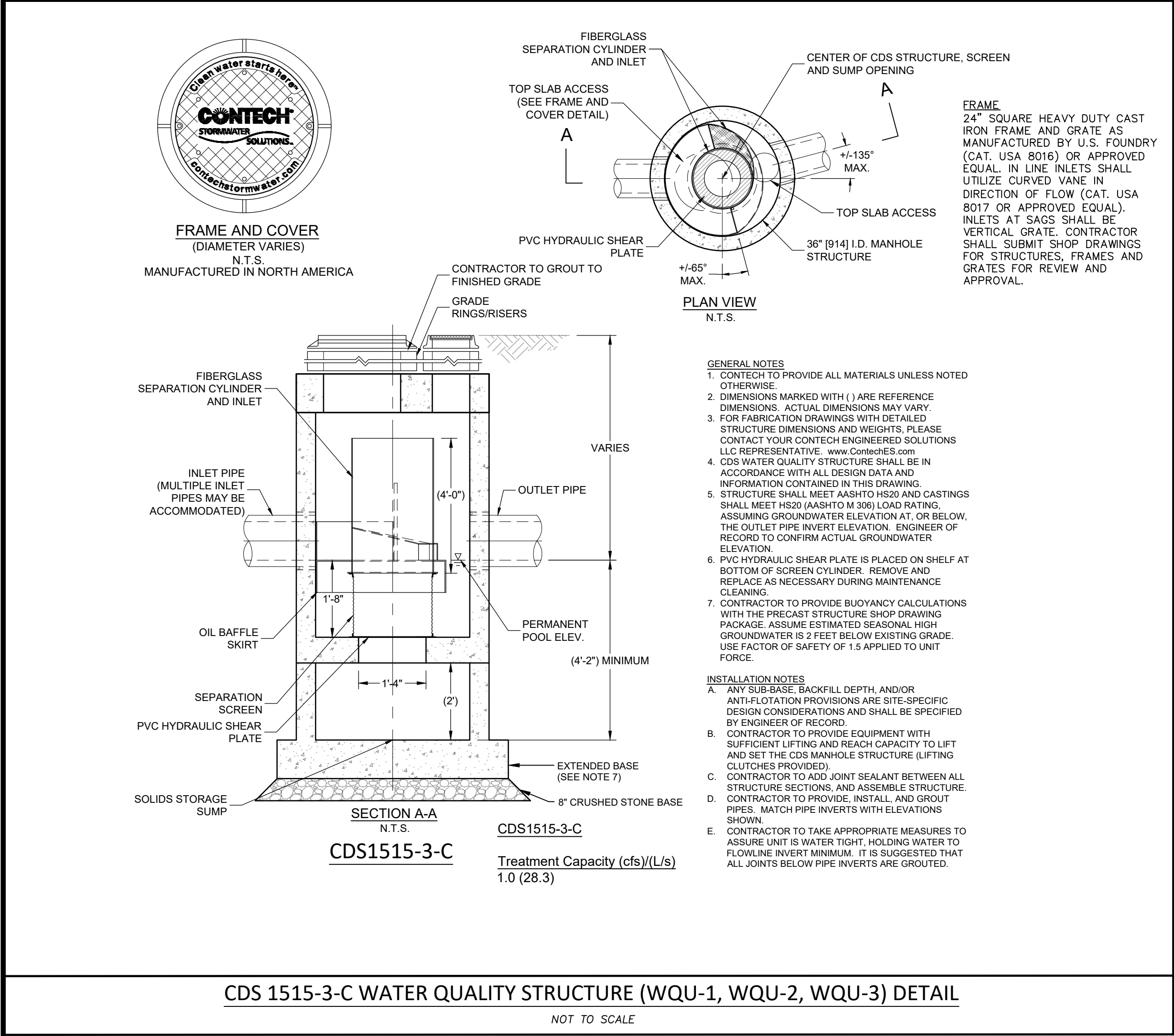
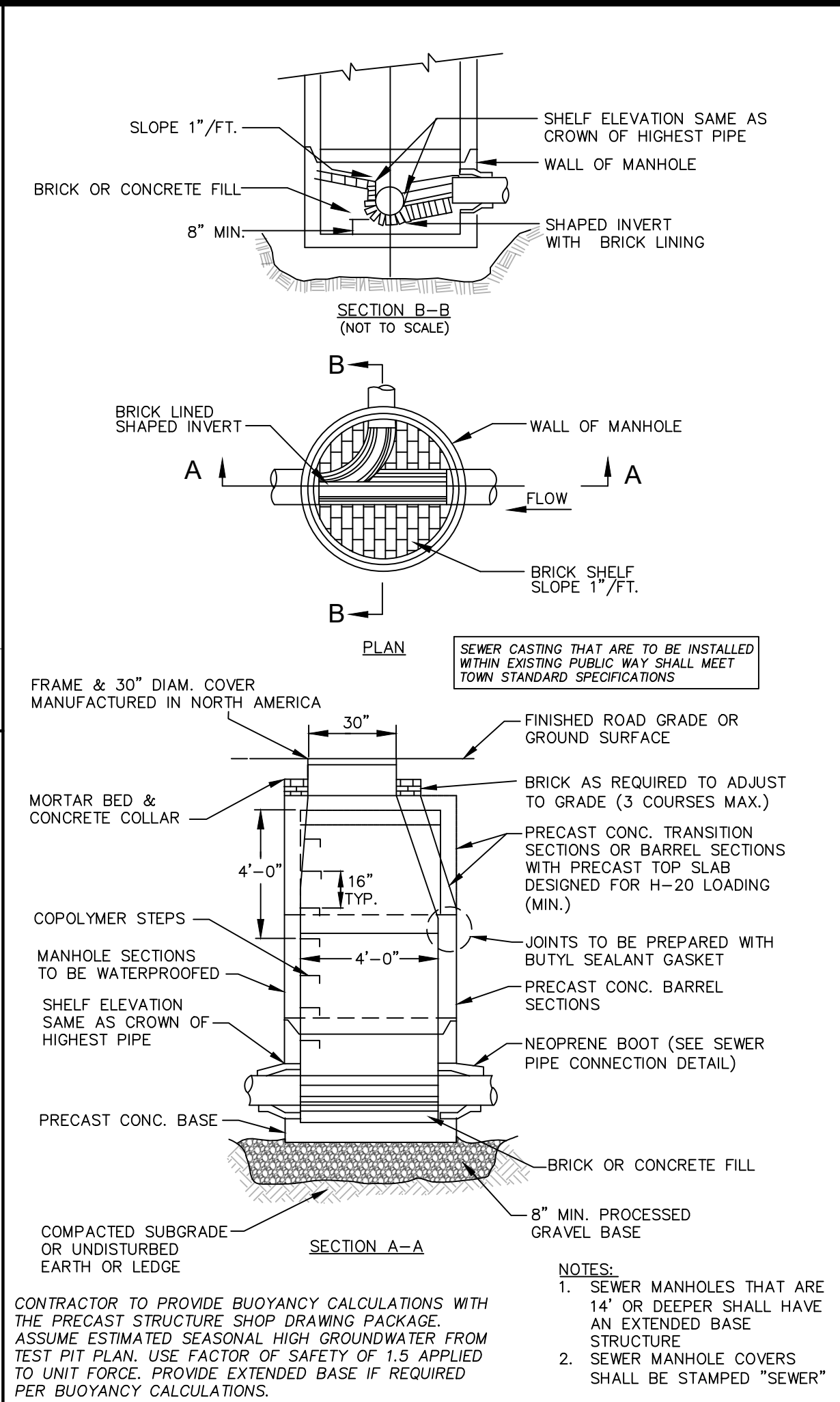
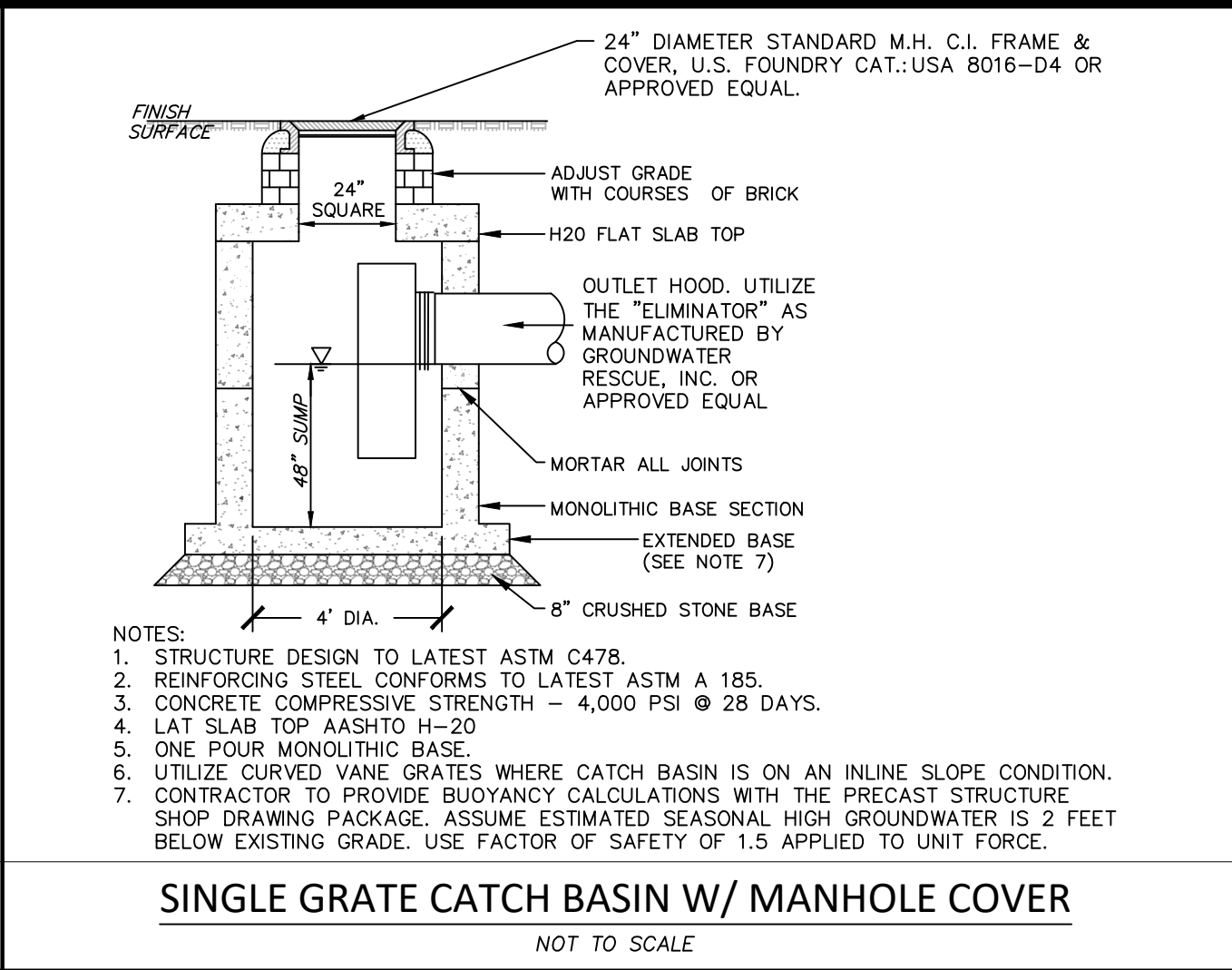
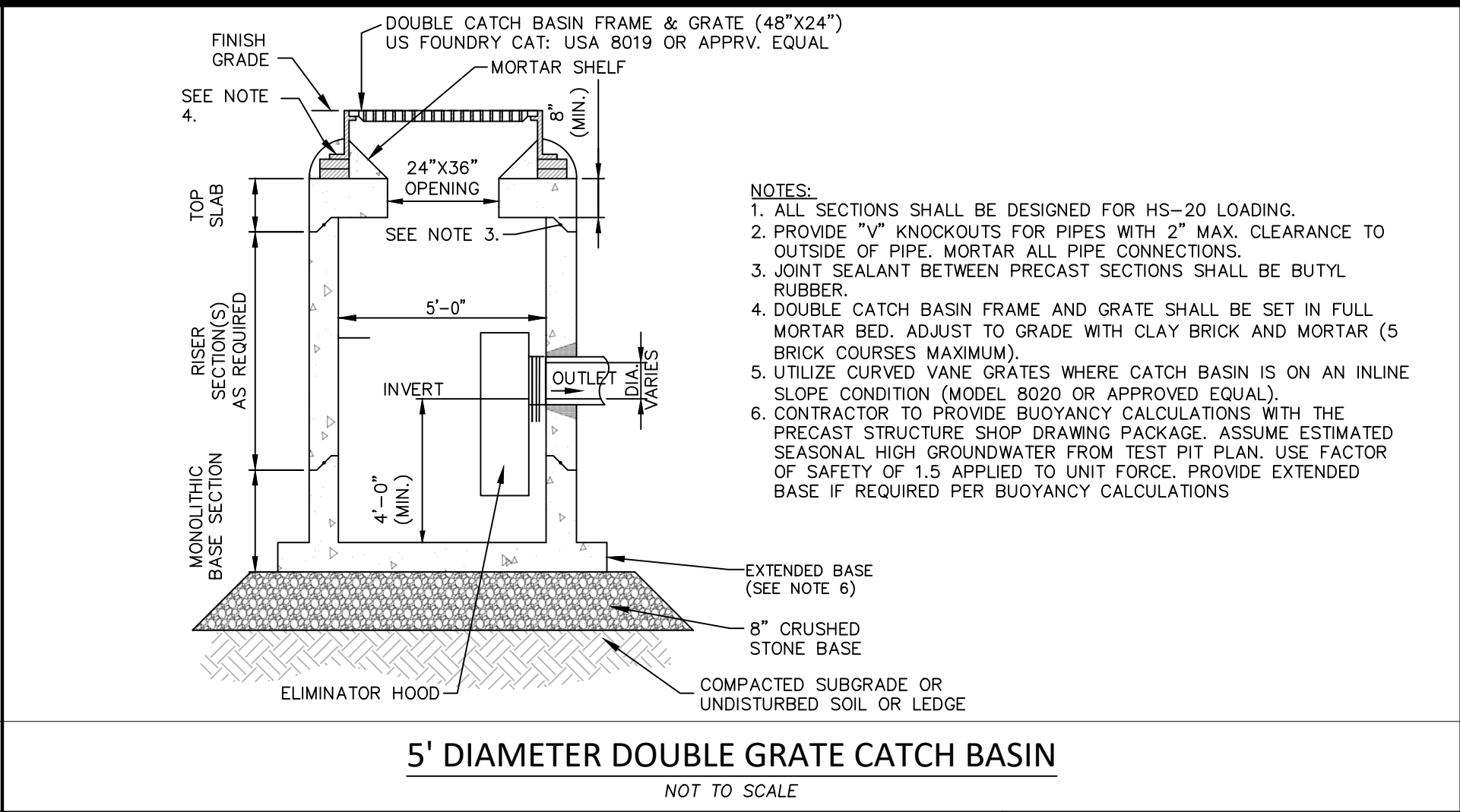
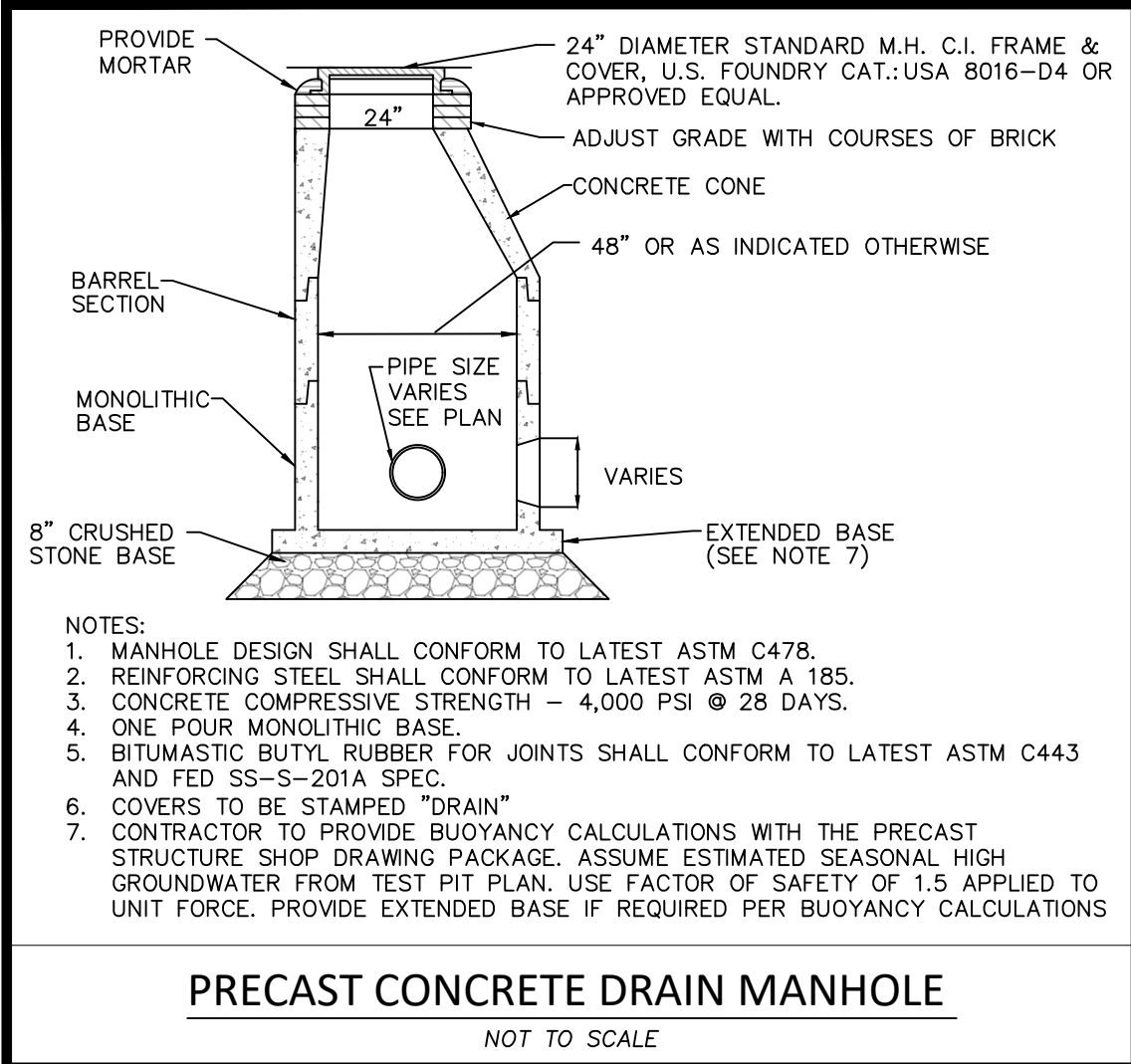
MCDONALD KEOHANE
FUNERAL HOME, INC.
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title

CONSTRUCTION
DETAILS

Project No. 100-060
Date 02/04/2022
Scale SEE PLAN
Drawn By CM/JM
Approved By GRC

C-6.2



7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1
Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

MCDONALD-KEOHANE FUNERAL HOME - SOUTH
809 MAIN STREET
WEYMOUTH, MA 02190

Prepared for

MCDONALD KEOHANE FUNERAL HOME, INC.
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title

CONSTRUCTION DETAILS

Project No.	100-060	Drawing No.	C-6.3
Date	02 / 04 / 2022		
Scale	SEE PLAN		
Drawn By	CM / JM		
Approved By	GRC		

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

Revisions

C-6.4

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: DAVID NEWHALL S.E. #14226
SOIL TESTING WITNESSED BY: UNWITNESSED
DATE: NOVEMBER 24, 2020

TP-1	APPROX. GRADE EL. 189.5
EL. 188.2	A HORIZON LOAMY SAND 10YR 3/2 16"
EL. 186.8	B HORIZON LOAMY SAND 10YR 5/6 32"
EL. 185.2	B/C HORIZON LOAMY SAND 10YR 4/4 52"
EL. 176.5	C1 HORIZON SAND 2.5Y 6/2 156"

MOTTLING OBSERVED: NONE
WEEDING OBSERVED: NONE
E.S.H.G.W.: >156"

TP-2	APPROX. GRADE EL. 189.6
EL. 188.3	A HORIZON LOAMY SAND 10YR 3/2 16"
EL. 187.1	B HORIZON LOAMY SAND 10YR 5/6 30"
EL. 183.6	B/C HORIZON LOAMY SAND 10YR 4/4 72"
EL. 176.1	C1 HORIZON SAND 2.5Y 6/2 162"

MOTTLING OBSERVED: 120" (EL. 179.6)
WEEDING OBSERVED: NONE
E.S.H.G.W.: 120" (EL. 179.6)

TP-3	APPROX. GRADE EL. 189.0
EL. 185.3	FILL 44"
EL. 177.0	C1 HORIZON SAND 2.5Y 6/2 144"

MOTTLING OBSERVED: 132" (EL. 178.0)
WEEDING OBSERVED: NONE
E.S.H.G.W.: 132" (EL. 178.0)

TP-4	APPROX. GRADE EL. 186.5
EL. 182.5	FILL 48"
EL. 174.0	C1 HORIZON SAND 2.5Y 6/2 150"

MOTTLING OBSERVED: NONE
WEEDING OBSERVED: NONE
E.S.H.G.W.: >150"

TP-5	APPROX. GRADE EL. 186.2
EL. 188.3	A HORIZON LOAMY SAND 10YR 3/2 12"
EL. 187.1	B HORIZON LOAMY SAND 10YR 5/6 24"
EL. 183.6	C1 HORIZON SAND 2.5Y 5/3 150"

MOTTLING OBSERVED: NONE
WEEDING OBSERVED: NONE
E.S.H.G.W.: >150"

TP-6	APPROX. GRADE EL. 174.5
EL. 173.5	A HORIZON LOAMY SAND 10YR 3/2 12"
EL. 172.5	B HORIZON LOAMY SAND 10YR 5/6 24"
EL. 169.0	C HORIZON LOAMY SAND 10YR 4/4 66"
EL. 164.5	C2 HORIZON SAND 2.5Y 5/3 120"

MOTTLING OBSERVED: NONE
WEEDING OBSERVED: NONE
E.S.H.G.W.: >120"

TP-7	APPROX. GRADE EL. 176.4
EL. 173.5	A HORIZON LOAMY SAND 10YR 3/2 12"
EL. 172.5	B HORIZON LOAMY SAND 10YR 5/6 24"
EL. 169.0	C HORIZON LOAMY SAND 10YR 4/4 66"
EL. 166.4	C2 HORIZON SAND 2.5Y 5/3 120"

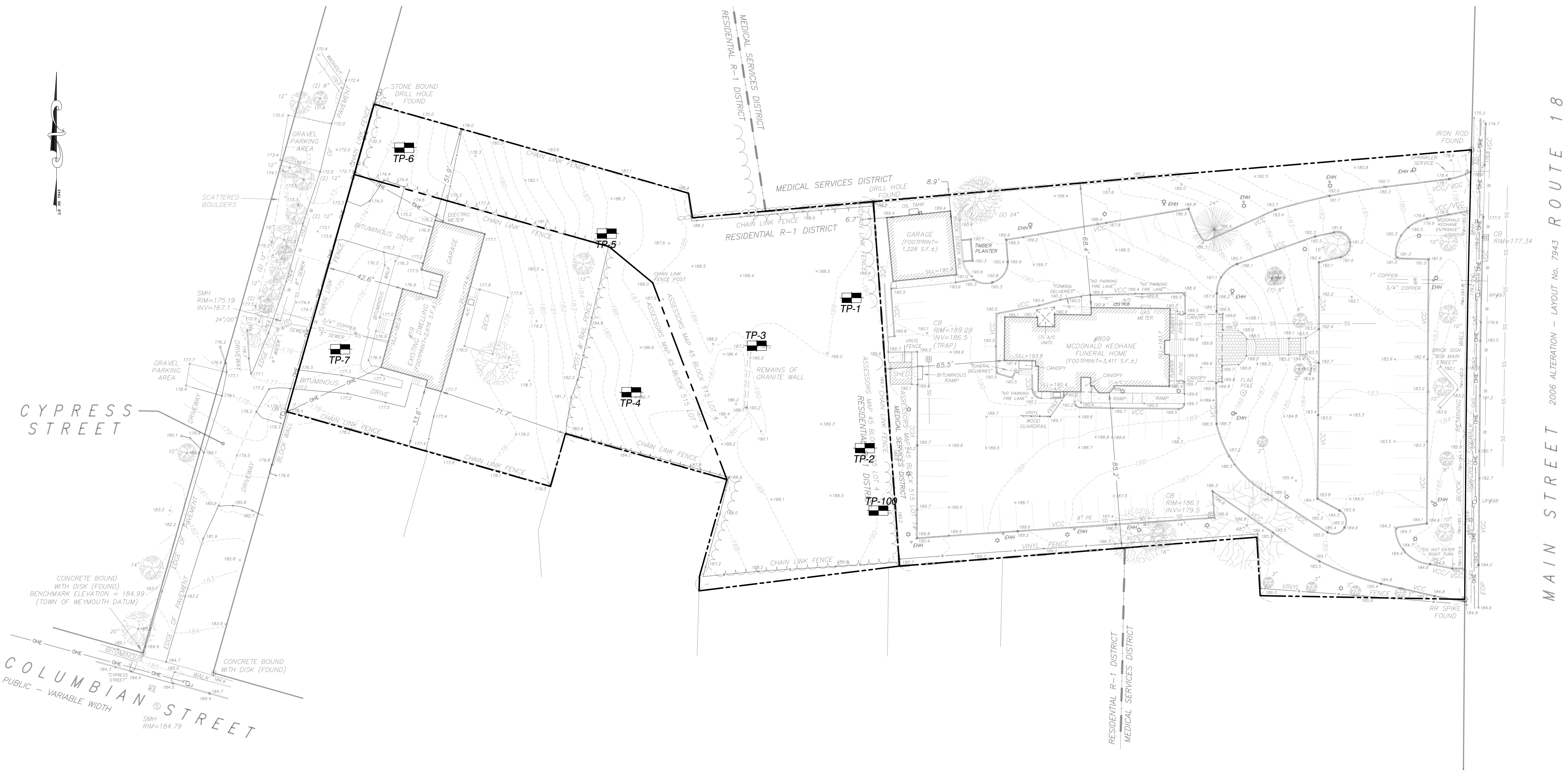
MOTTLING OBSERVED: NONE
WEEDING OBSERVED: NONE
E.S.H.G.W.: >120"

SOIL TEST DATA

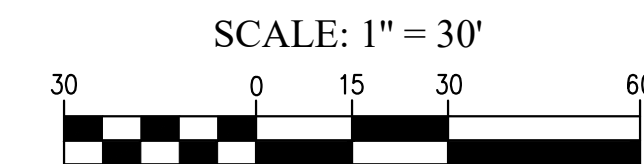
SOIL TESTING AND EVALUATION BY: TAYLOR CORSANO S.E. #14263
SOIL TESTING WITNESSED BY: UNWITNESSED
DATE: AUGUST 22, 2022

TP-100	APPROX. GRADE EL. 190.0
EL. 189.0	A/B HORIZON LOAM 7.5YR 2.5/2 12"
EL. 186.0	C1 HORIZON LOAMY SAND 7.5YR 5/4 48"
EL. 180.0	C2 HORIZON SAND W/ FINES 7.5YR 8/4 120"

MOTTLING OBSERVED: NONE
WEEDING OBSERVED: NONE
E.S.H.G.W.: >120"



MAIN STREET 2006 ALTERATION - LAYOUT No. 7943 ROUTE 18



Date	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

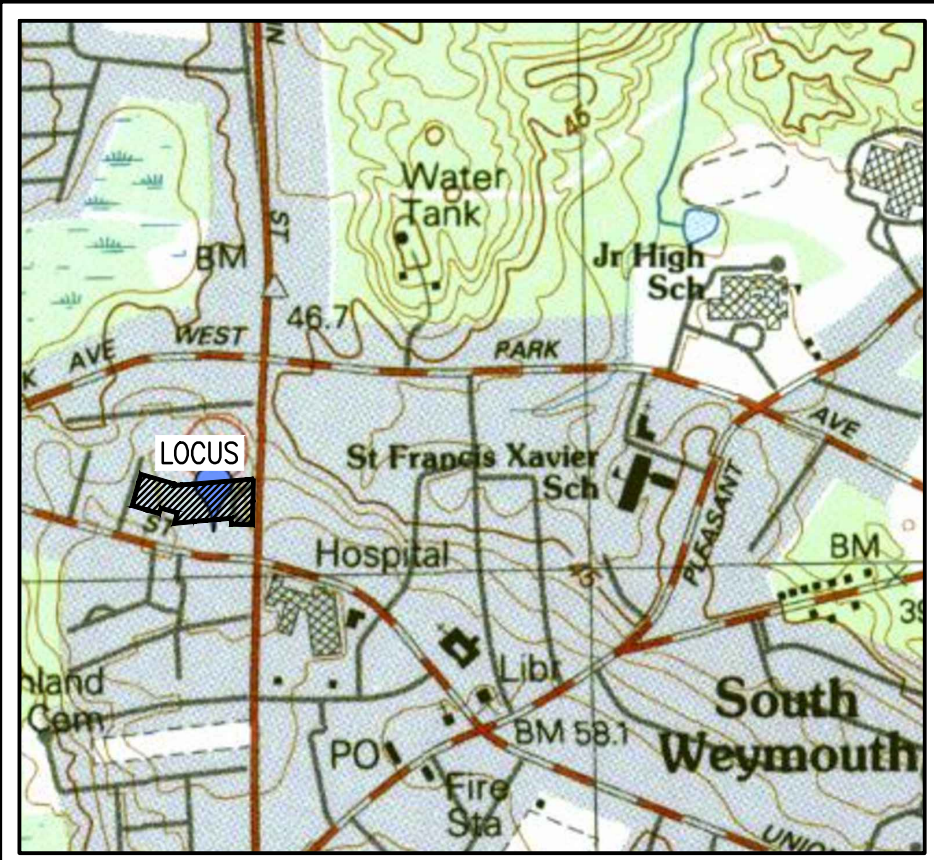
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
MCDONALD-KEOHANE FUNERAL HOME - SOUTH
809 MAIN STREET
WEYMOUTH, MA 02190

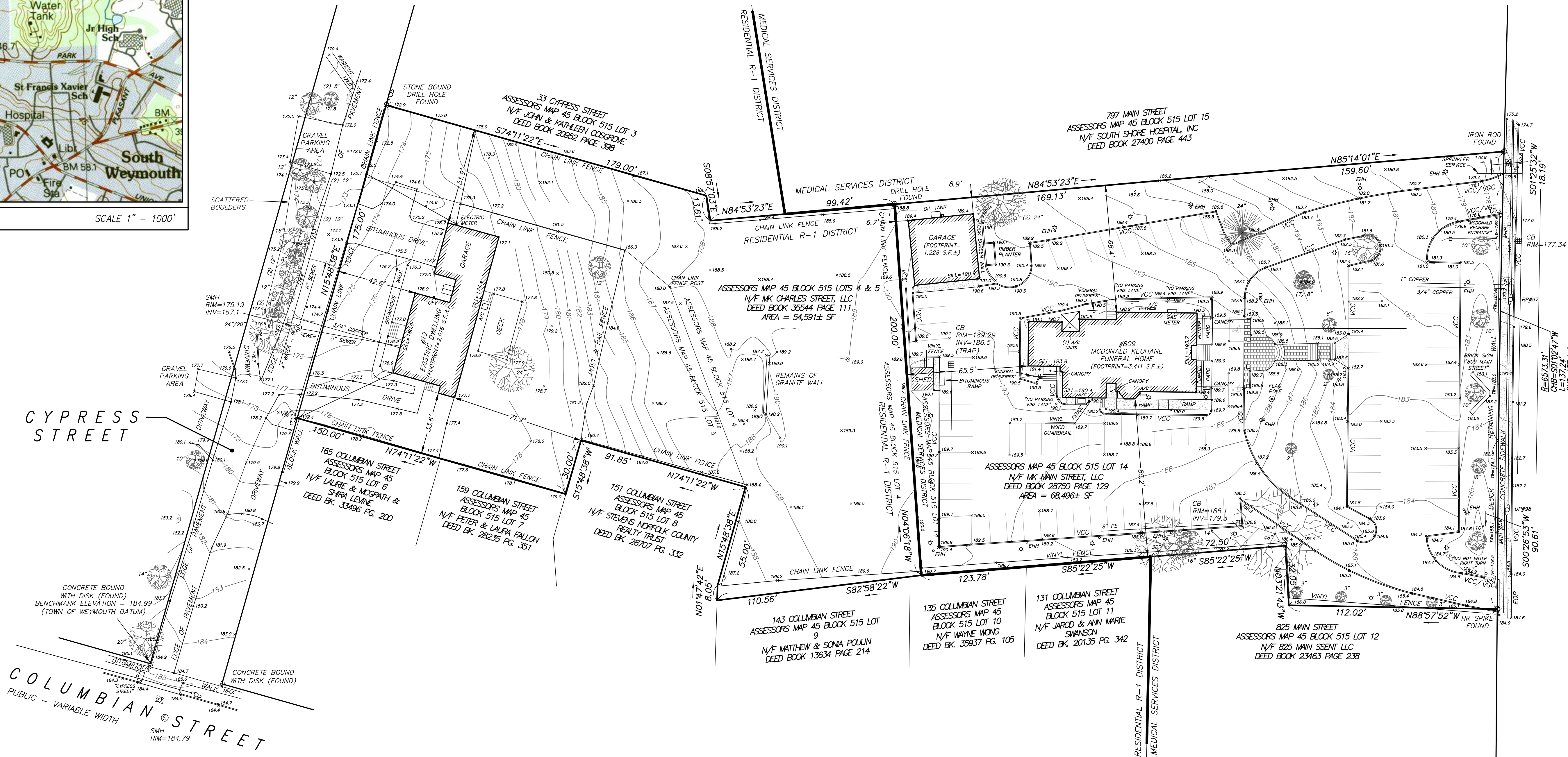
Prepared for
MCDONALD KEOHANE FUNERAL HOME, INC.
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title
TEST PIT PLAN

Project No.	100-060	Drawing No.	C-7
Date	02 / 04 / 2022		
Scale	SEE PLAN		
Drawn By	CM / JM		
Approved By	GRC		



LOCUS MAP SCALE 1" = 1000'



ROUTE 18
2006 ALTERATION - LAYOUT No. 7943



SYMBOL AND LINE LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	SIGN
	SEWER MANHOLE
	UTILITY POLE
	LIGHT POLE
	GAS GATE
	WATER GATE
	POLYETHYLENE PIPE
	SPOT ELEVATION
	ELECTRIC HANDHOLE
	MASS HIGHWAY HANDHOLE
	RISER POLE
	UTILITY POLE
	TOP OF WALL
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	VERTICAL CONCRETE CURB
	DRAIN LINE
	OVERHEAD ELECTRICAL
	GAS LINE
	SANITARY SEWER LINE
	WATER LINE
	CONTOUR LINE

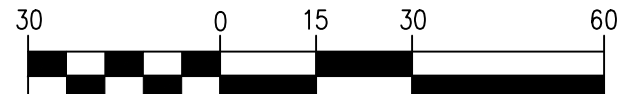
RECORD OWNERS:
MAP 45 BLOCK 515 LOTS 4
NO ADDRESS ASSIGNED
MK CHARLES STREET, LLC
785 HANCOCK STREET
QUINCY, MA 02170
DEED BOOK 35544 PAGE 111
LOT 4A - PLAN BOOK 4792 PAGE 200
LOT AREA = 28,894± S.F.
MAP 45 BLOCK 515 LOT 5
19 CYPRESS STREET
MK CHARLES STREET, LLC
785 HANCOCK STREET
QUINCY, MA 02170
DEED BOOK 35544 PAGE 111
LOT 4B - PLAN BOOK 4792 PAGE 200
LOT AREA = 25,697± S.F.
MAP 45 BLOCK 515 LOT 14
809 MAIN STREET
MK MAIN STREET LLC
785 HANCOCK STREET
QUINCY, MA 02170
DEED BOOK 28750 PAGE 129
LOT AREA = 68,496± S.F.
PLAN REFERENCES:
1. MAIN STREET - STATE HIGHWAY LAYOUT No. 7943 - PLAN No. 86 OF 2006 PLAN BOOK 556
2. PLAN BOOK 76 PAGE 3681
3. PLAN BOOK 1596 PAGE 356
4. PLAN No. 239 OF 1940 PLAN BOOK 2276 PAGE 284
5. PLAN No. 365 OF 1941 PLAN BOOK 2335 PAGE 318
6. PLAN No. 957 OF 1971 PLAN BOOK 4792 PAGE 200
7. PLAN No. 1063 OF 1973 PLAN BOOK 239
8. PLAN No. 92 OF 1977 PLAN BOOK 258
9. PLAN No. 835 OF 1979 PLAN BOOK 277
10. PLAN No. 88 OF 2010 PLAN BOOK 597

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF WEYMOUTH ASSESSORS DEPARTMENT.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY HOYT LAND SURVEYING DURING JANUARY OF 2019.
 - BEARING SYSTEM REFERENCES STATE HIGHWAY LAYOUT No. 7943.
 - ELEVATIONS SHOWN HEREON REFERENCED TO THE TOWN OF WEYMOUTH DATUM BASED ON RESULTS OF AN RTK GPS OBSERVATION SURVEY PERFORMED ON JANUARY 22, 2019. TO CONVERT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, SUBTRACT 6.63 FEET FROM ALL ELEVATIONS NOTED HEREON.
 - SUBJECT SITE IS IN THE "RESIDENTIAL R-1" AND THE "MEDICAL SERVICE MS" ZONING DISTRICT AS DEPICTED ON THE TOWN OF WEYMOUTH ZONING MAP.
 - BY GRAPHIC PLOTTING ONLY, SUBJECT SITE FALLS WITHIN THE ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25021C0237E, WITH AN EFFECTIVE DATE OF JULY 17, 2012, AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
 - WETLAND RESOURCE AREAS WERE NOT OBSERVED DURING THE SURVEY.
 - UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITAT OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
 - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
 - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT REGULATIONS (321 CMR 10)
 - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

WEYMOUTH TABLE 1		REQUIRED	REQUIRED
ZONING DISTRICT	RESIDENTIAL R-1		MEDICAL SERVICE MS
COUNTY, STATE	NORFOLK COUNTY, MA		NORFOLK COUNTY, MA
MINIMUM LOT AREA	25,000 S.F.		15,000 S.F.
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES		35 FEET / 3 STORIES *
MINIMUM LOT WIDTH	120 FEET		60 FEET
MINIMUM FRONT SETBACK	18 FEET		20 FEET
MINIMUM SIDE SETBACK	10 FEET (20 FEET OTHER STRUCTURES)		10 FEET **
MINIMUM REAR SETBACK	24 FEET OR 1/5 LOT DEPTH		10 FEET **
MAXIMUM LOT COVERAGE	30%		75% ***

* LESSER OF 6 STORIES OR 80 FEET BY SPECIAL PERMIT
** 10 FEET INCLUSIVE OF WALKWAYS & DRIVEWAYS, 5 FEET SHALL BE LANDSCAPED
*** 75% BUILDING & PAVED AREAS - 25% MINIMUM FOR LANDSCAPING

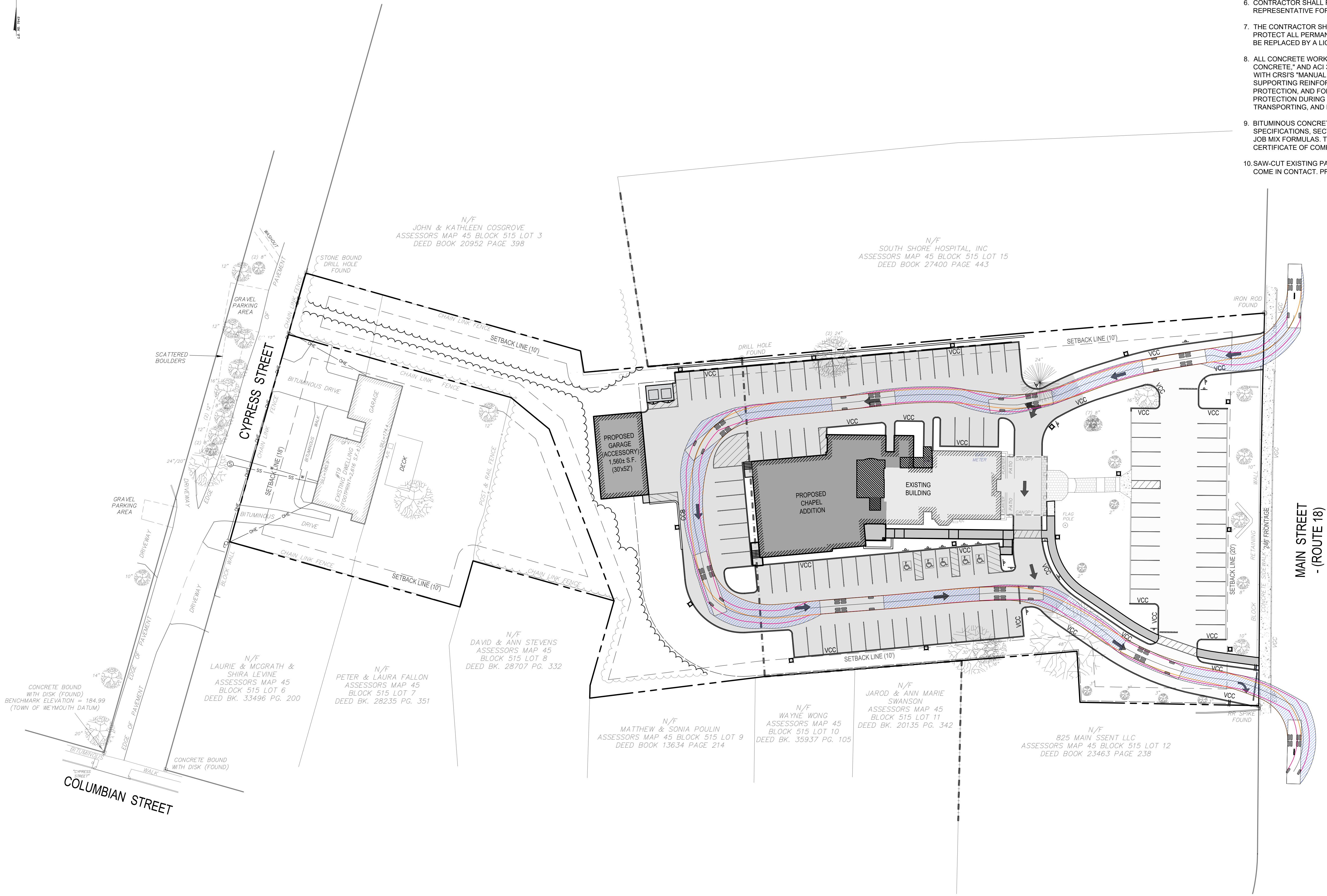


2 SHARP STREET,
HINGHAM,
MA 02043
P: 781-919-0808

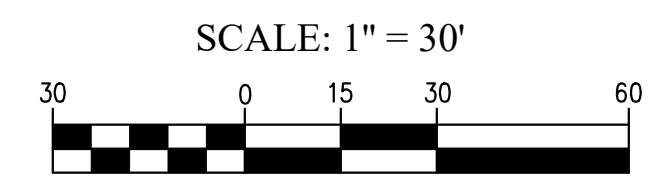
Project
809 MAIN STREET &
19 CYPRESS STREET
ASSESSORS MAP 45 BLOCK 515
LOTS 4, 5 & 14
WEYMOUTH, MA

Prepared for
MK MAIN STREET LLC
785 HANCOCK STREET
WEYMOUTH, MA

Project 809 MAIN STREET & 19 CYPRESS STREET ASSESSORS MAP 45 BLOCK 515 LOTS 4, 5 & 14 WEYMOUTH, MA	Prepared for MK MAIN STREET LLC 785 HANCOCK STREET WEYMOUTH, MA	Drawing Title EXISTING CONDITIONS PLAN			Project No.	100-060	Drawing No. 1 OF 1	
					Date	2/4/2022		
					Scale	1"=30'		
					Drawn By	SVP		
			No.	Description	Date	Approved By		SWB
			Revisions					



- GENERAL NOTES:**
1. THIS PLAN REFERENCES AN EXISTING CONDITIONS PLAN PREPARED BY CROCKER DESIGN GROUP DATED FEBRUARY 4, 2022.
 2. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
 3. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
 4. DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 5. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
 7. THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
 8. ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R, UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
 9. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
 10. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.



Date	Description	No.
7-24-23	ZBA SUBMISSION	4
10-12-22	ZBA HEARING COMMENTS	3
8-24-22	ZBA HEARING COMMENTS	2
4-8-22	ADDRESS ENGINEERING COMMENTS	1

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Gabriel R. Crocker
7-24-2023

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

MCDONALD-KEOHANE FUNERAL HOME - SOUTH
809 MAIN STREET
WEYMOUTH, MA 02190

Prepared for

MCDONALD KEOHANE FUNERAL HOME, INC.
785 HANCOCK STREET
QUINCY, MA 02170

Drawing Title

FIRE TRUCK TURNING PLAN

Project No.	100-060	Drawing No.	AT1
Date	02 / 04 / 2022		
Scale	1"=30'		
Drawn By	CM / JM		
Approved By	GRC		

McDONALD - KEOHANE FUNERAL HOME SOUTH

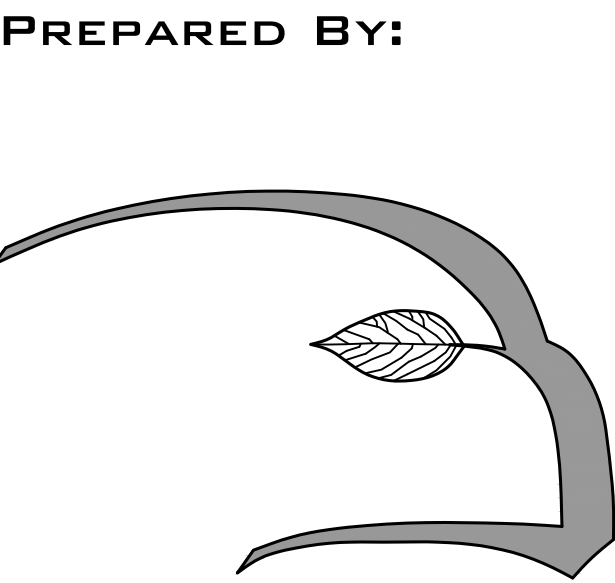
809 MAIN STREET
WEYMOUTH, MASSACHUSETTS

LANDSCAPE PERMIT SUBMISSION SET REVISION NO. 3

LIST OF DRAWINGS:

		SET DATE
L1.1	PLANTING PLAN	7/24/23
L1.2	PLANTING PLAN	7/24/23
L2.1	SITE LIGHTING PLAN	7/24/23
D1	PLANT SCHEDULE, PLANT & CONSTRUCTION DETAILS	7/24/23
D2	PLANTING NOTES	7/24/23

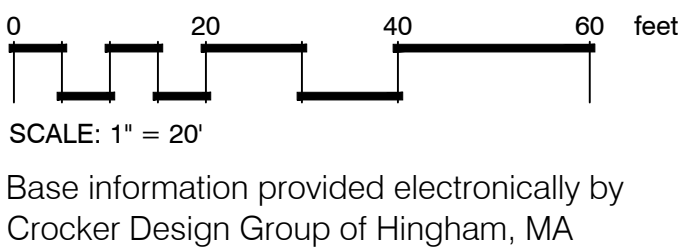
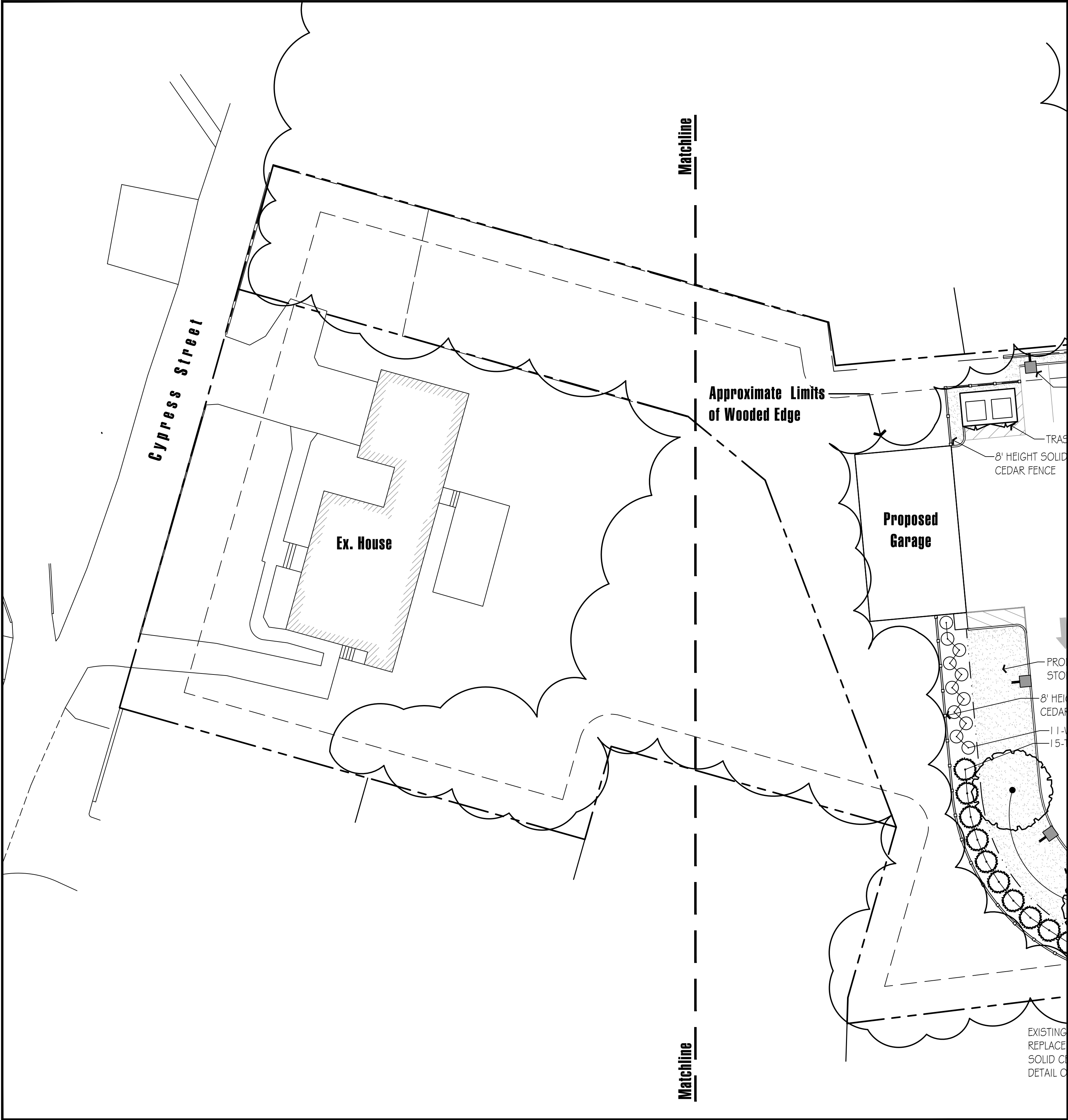
PREPARED FOR:
MK Main Street LLC.
785 Hancock Street
Quincy, MA 02170



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

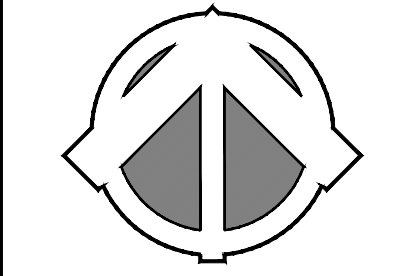
SCALE: 1" = 20'

Base information provided electronically by
Crocker Design Group of Hingham, MA




Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

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Date: 2/4/22

Revisions:

Num.	Date	Description
1.	8/22/22	Site Planting Plan Revisions
2.	10/12/22	Revise per site plan
3.	7/24/23	Revise planting per building entrance / accessible ramp revisions & parking

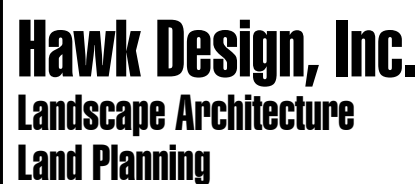
McDonald-Keohane Funeral Home
809 Main Street, Weymouth, MA 02190
Prepared for: MK Main Street, LLC, 785 Hancock St., Quincy, MA 02170

Drawn By: BNL Checked By: TM

**Planting Plan
& Plant Schedule**

Scale: 1" = 20'-0"

Sheet: **L1.2**



Sagamore, MA
508-833-8800
info@hawkdesigninc.com

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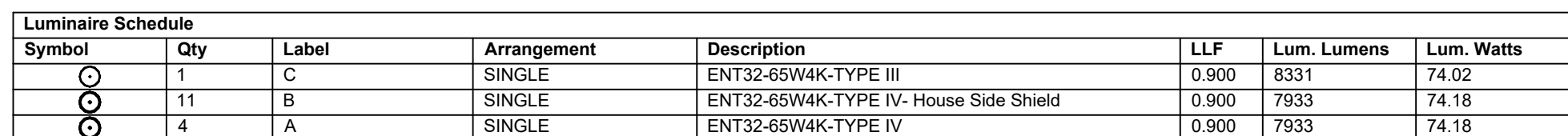
McDonald-Keohane Funeral Home
809 Main Street, Weymouth, MA 02190
Prepared for: MK Main Street, LLC, 785 Hancock St., Quincy, MA 02170

Drawn By: BNL	Checked By: TM
---------------	----------------

Site Lighting Photometric Plan

Scale: 1" = 30'-0"

Sheet: **L2.1**



Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
site_Planar	Illuminance	Fc	0.44	7.5	0.0	N.A.	N.A.	0

Existing Site Light Fixture

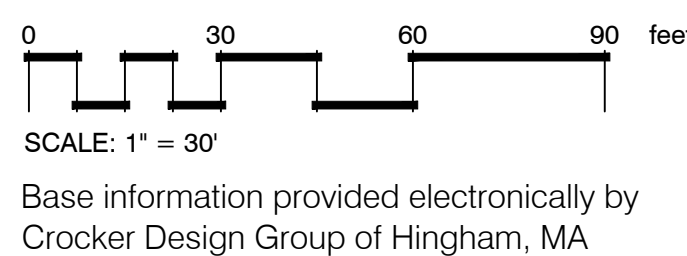
- 24 existing fixtures.
- Approximate 12'-13' mounting height.
- Spaced at approximately 40' on center along southern property line.
- Metal halide or high pressure sodium light that is inefficient by today's standards.
- Glass refractor inside the fixture distributes the maximum light output in all directions.
- Does not meet current dark sky compliance.
- No shields installed on lights to eliminate light spill beyond property lines

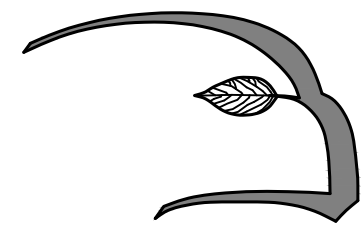
Proposed Site Light Fixture

- 16 proposed light fixtures spaced at approximately 85'-95' on center.
- 12' mounting height.
- Energy efficient 65W LED array mounted in the top of the fixture aimed down.
- Dark sky compliant fixture.
- House side shields used to eliminate light spill beyond the property lines.



Existing Site Light Fixture





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Landscape Architecture
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McDonald-Keohane Funeral Home

809 Main Street, Weymouth, MA 02190

Prepared for: MK Main Street, LLC, 785 Hancock St., Quincy, MA 02170

Drawn By: BNL Checked By: TM

**Plant Schedule,
Plant &
Construction Details**

Scale: As Noted

Sheet:

D1



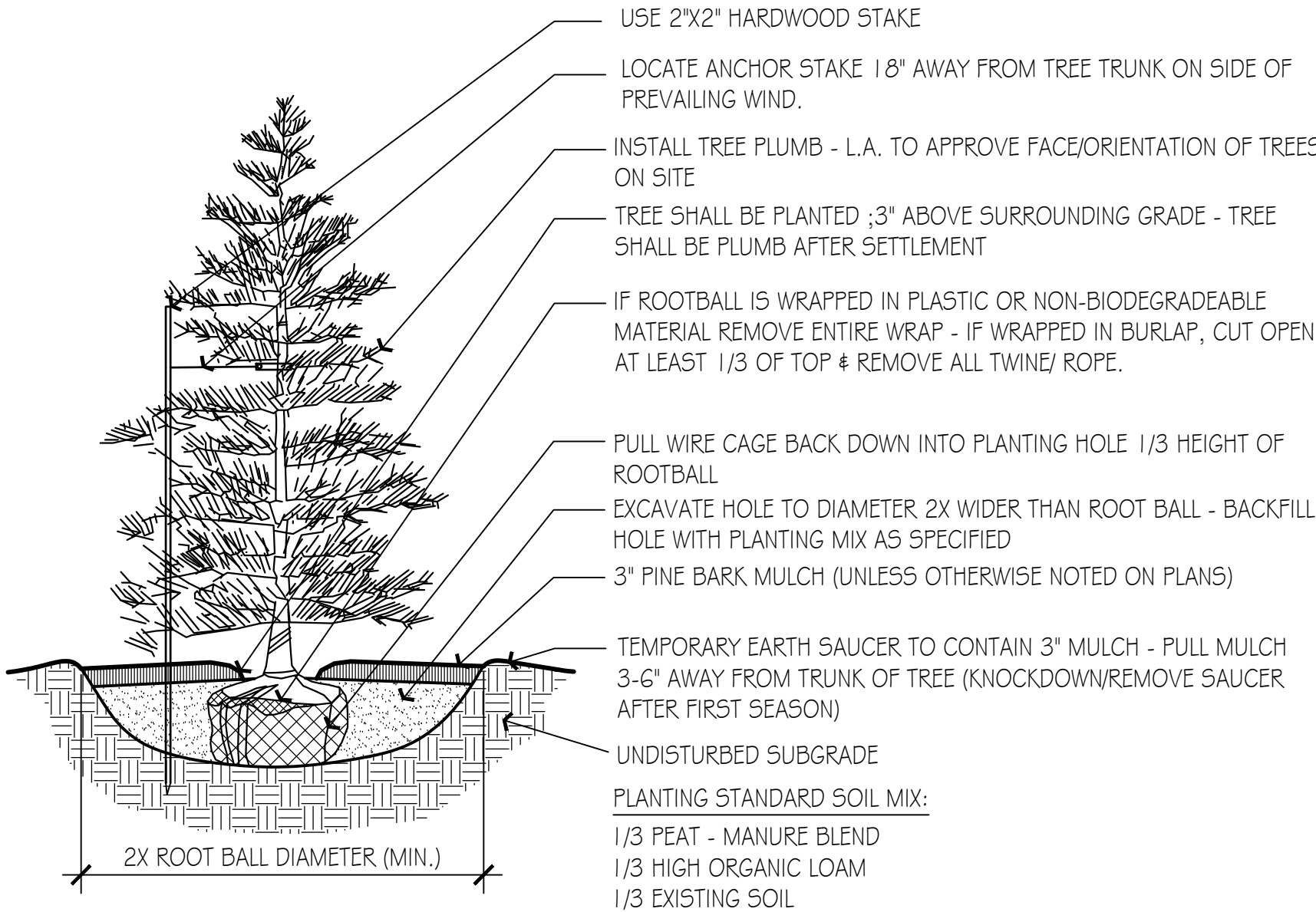
SCHEDULE OF TOPSOILS & ADDITIVES

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	1' 2"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	1' 2"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 1 00 SF.) GROUND BONE MEAL (50 LB. PER 1 00 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX"	1' 2"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL

PLANT SCHEDULE

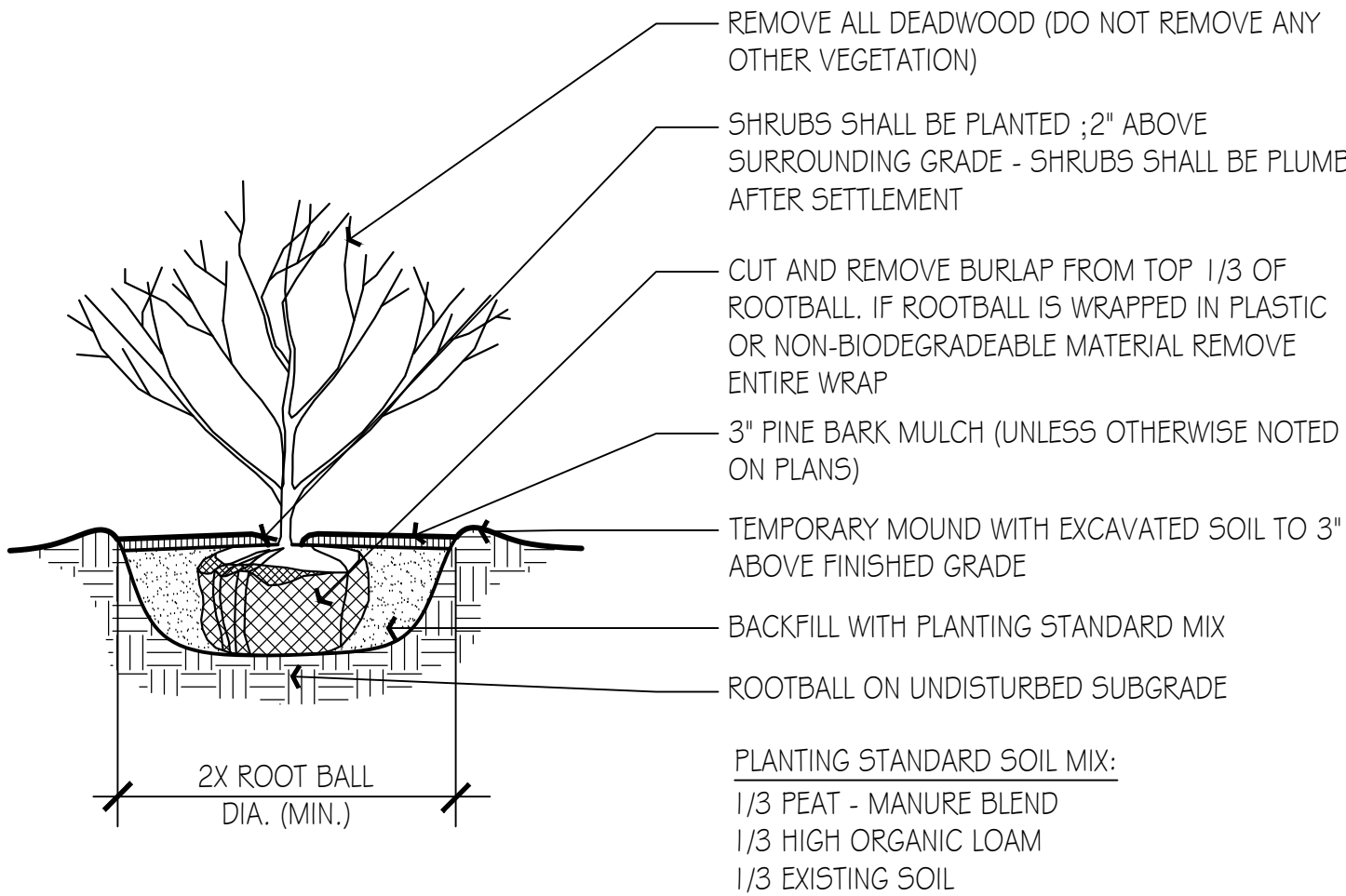
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
GT-S	1	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	B & B	3-3.5" CAL.	
PA-B	5	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B & B	3-3.5" CAL.	
PC-A	1	Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear	B & B	2-2.5"-CAL.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TO-EG	25	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B		7-8' HT.
TP-GG	15	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	B & B		7-8' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CM-ID	8	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	2 GAL		
HM-A	5	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	2 GAL		
HS-BB	3	Hibiscus syriacus 'Blushing Bride'	Blushing Bride Rose of Sharon	B & B		4-5' HT.
IC-BC	2	Ilex crenata 'Bennett's Compacta'	Bennett's Compact Holly	Cont.		2-2.5' HT.
IC-GL	7	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	Cont.		2-2.5' SPD.
IG-S	23	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.		2-2.5' HT.
IM-BP	1	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	B & B		5-6' HT.
P-BB	4	Pieris x 'Brouwer's Beauty'	Brouwer's Beauty Hybrid Pieris	Cont.		2-2.5' HT.
PA-H	22	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL		
PO-SW	4	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	B & B		3-4' HT.
PV-S	7	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 GAL		
RH-CW	5	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	B & B		2-2.5' HT.
RH-S	3	Rhododendron x 'Scintillation'	Scintillation Rhododendron	B & B		2-2.5' HT.
SJ-G	6	Spiraea japonica 'Goldmound'	Goldmound Japanese Spiraea	Cont.		18-24" HT.
TM-H	15	Taxus x media 'Hicksii'	Hicks Yew	B & B		3-4' HT
WF-S	11	Weigela florida 'Sunset'	My Monet Sunset Weigela	Cont.		18-24" SPD.
WF-WR	39	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	Cont.		2-2.5' HT.

3



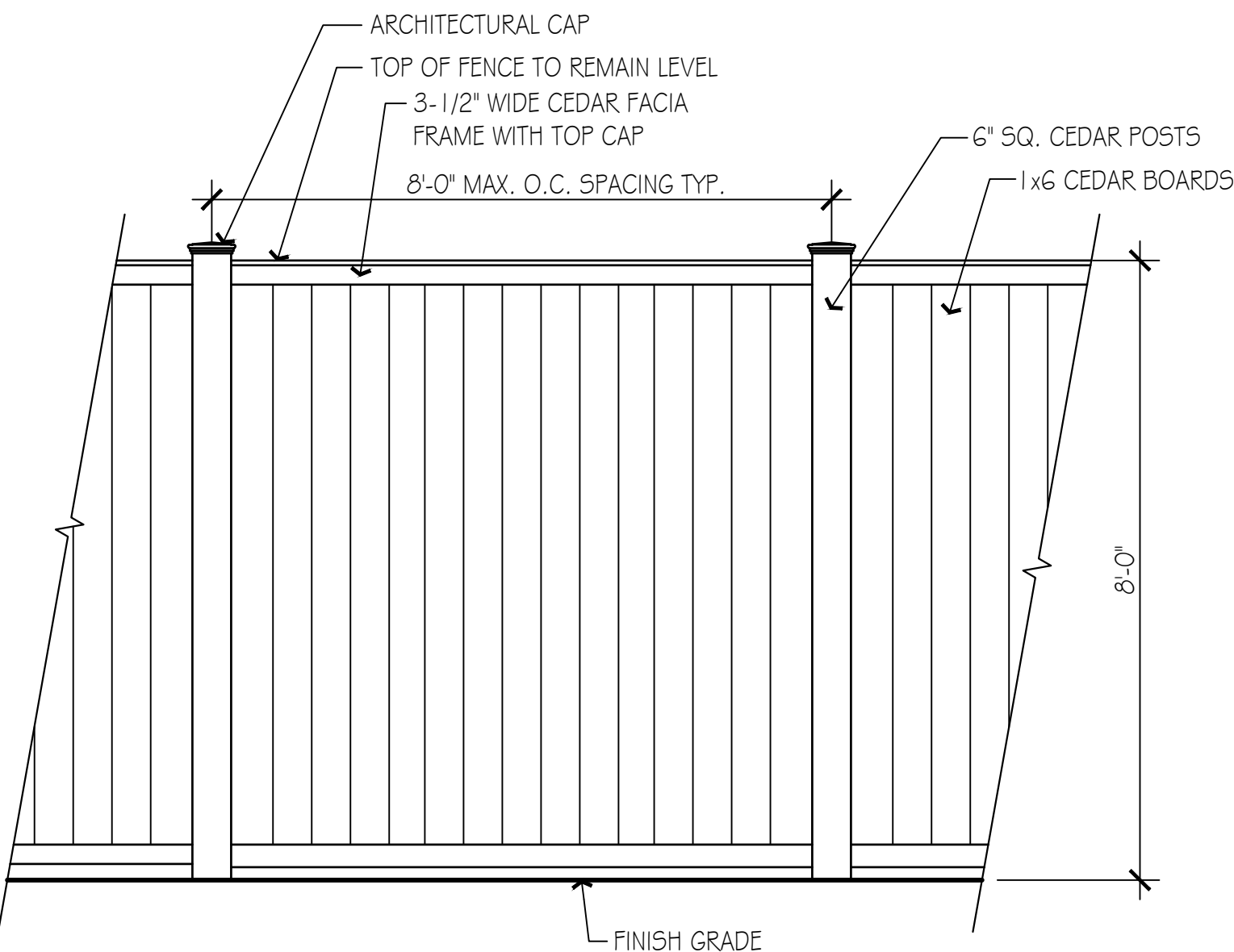
Evergreen Tree Planting

Not to Scale



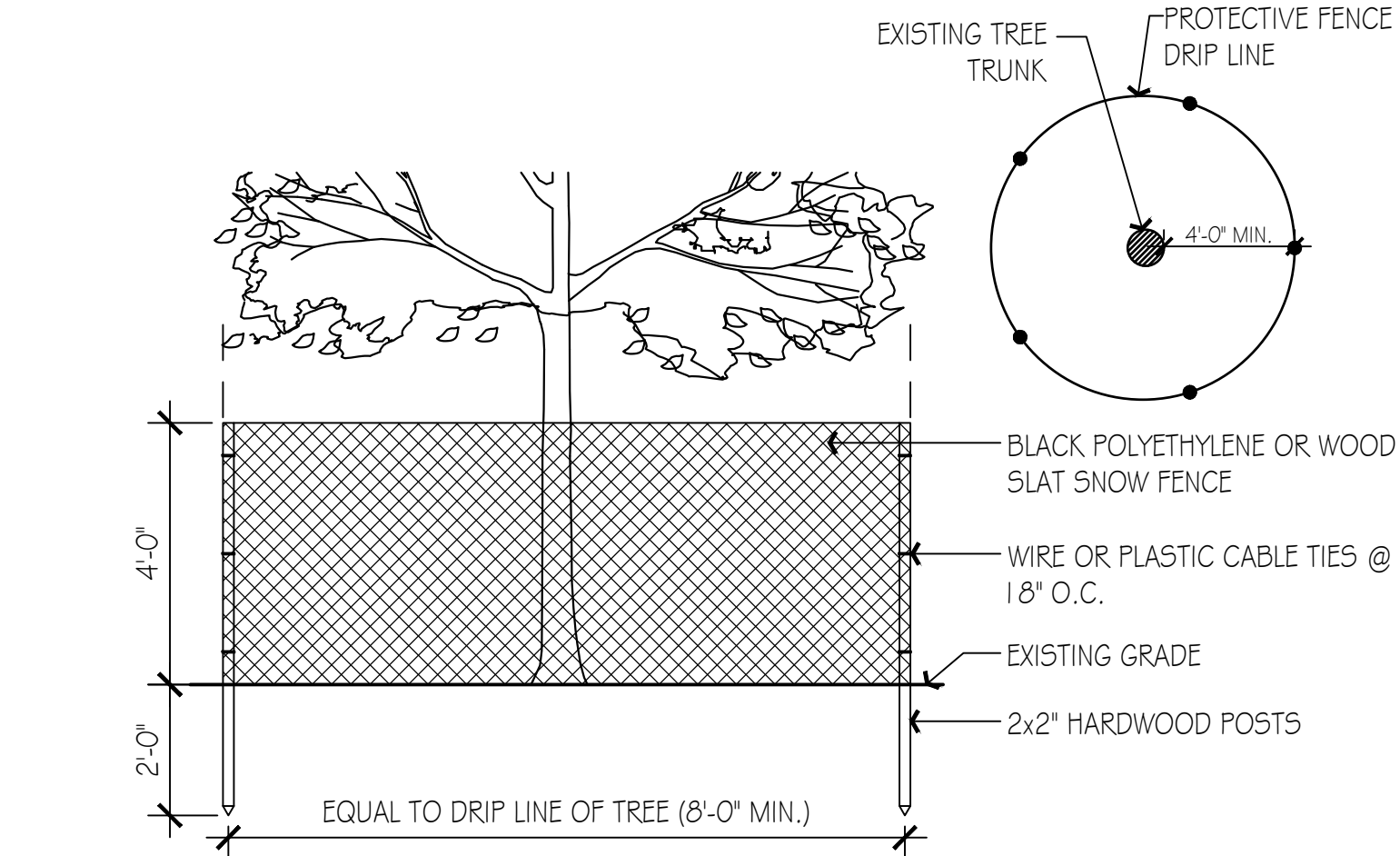
Shrub Planting

Not to Scale



8' Height Solid Cedar Fence Elevation

Not to Scale

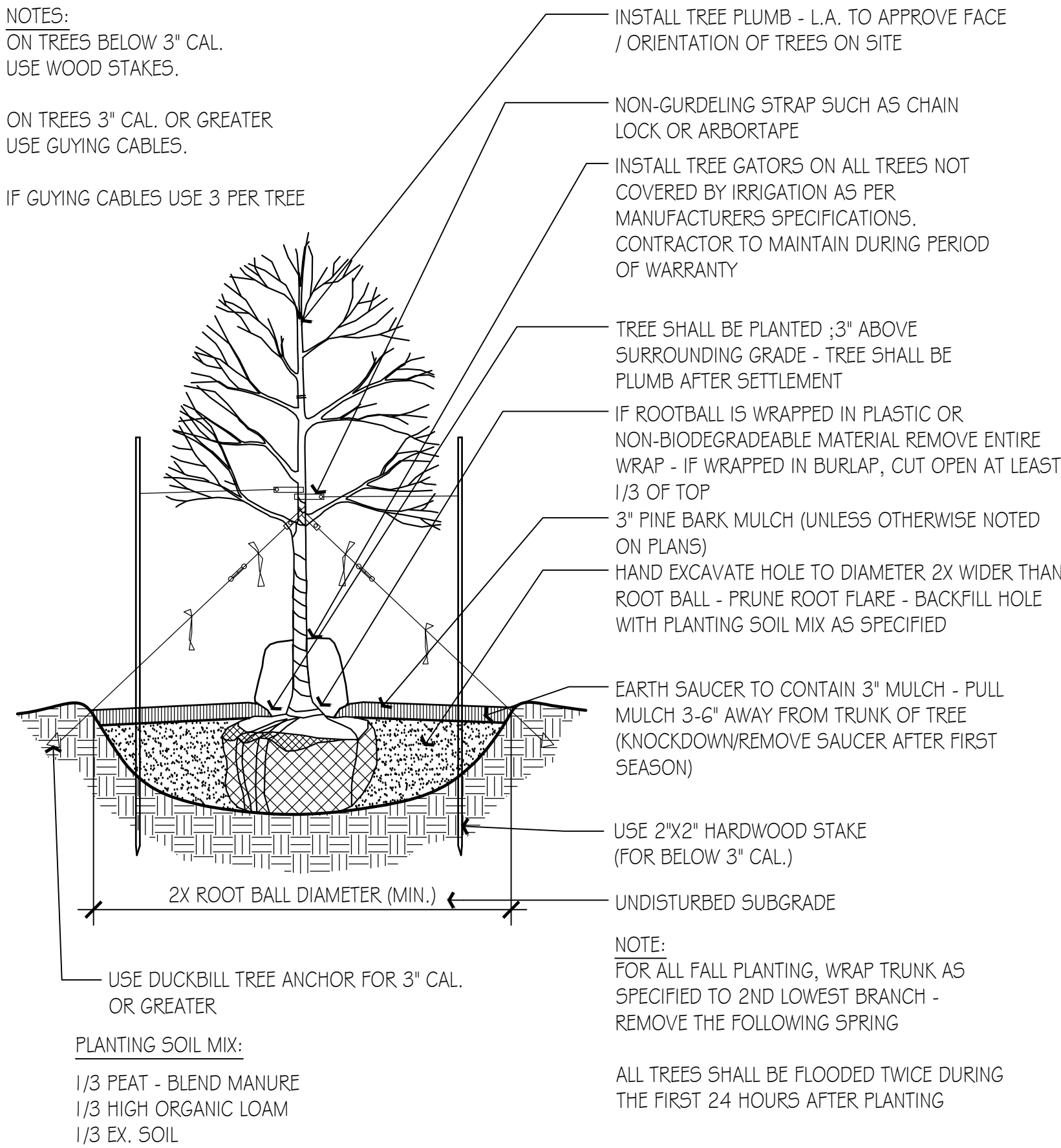


NOTES:

- PROTECTIVE FENCE TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
- NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
- DO NOT NAIL BOARDS OR FENCING TO TREES DURING CONSTRUCTION.
- ANY EXCAVATING WITHIN DRIFLINE MUST BE APPROVED BY LANDSCAPE ARCHITECT AND MUST BE HAND-DUG. CONTRACTOR SHALL NOT CUT ANY ROOTS AND/OR BRANCHES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- ROOTS EXPOSED AND/OR DAMAGED DURING GRADING & CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA AND TOPSOIL BE PLACED OVER THE ROOTS IMMEDIATELY. FEEDER ROOTS SHALL NOT BE CUT IN AN AREA INSIDE DRIP LINE OF THE TREE BRANCHES.
- ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
- INSPECT FENCE ON WEEKLY BASIS AND REPAIR DAMAGE IMMEDIATELY.

Existing Tree Protection

Not to Scale



Shade & Flowering Tree Planting

Not to Scale

General Landscape Notes:

- I. 1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.
- B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.
- I. 2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.
- B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- I. 3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- I. 4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- I. 5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.
- I. 6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- I. 7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.
- I. 8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- I. 9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
- I. 10) MINIMUM SIZES: ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.
- I. 11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- I. 12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- I. 13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.
- I. 14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.
- I. 15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.
- I. 16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

Planting Materials:

2. 1) PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.
- MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.
- MANURE - TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.
- HERBICIDE - A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- FERTILIZER - ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECEIVE A BROADCAST APPLICATION OF A 14-14-14 FERTILIZER AT 3 LB PER 100 SQ. FT. APPLY AS PER MANUFACTURER'S INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- TOPSOIL - ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.
- ANTI-DESICCANT - "WILT PRUF" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.
2. 2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.
2. 3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.
2. 4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.
- B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.
- C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.
2. 5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.
2. 6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.
2. 7) SOIL PERMABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. 8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.
- B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER, SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.
2. 9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
- B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.
- C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.
3. 10) BALLED AND BURLAPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.
- B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

Plant Installation Cont'd

3. 11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.
3. 12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.
3. 13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.
3. 14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.
3. 15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.
3. 16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.
3. 17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES.
- B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.
- C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.
3. 18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.
3. 19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.
3. 20) TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- Seeding and Sodding:
4. 1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET, SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.
4. 2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.
4. 3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
4. 4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 -3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.
4. 5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.
4. 6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

Maintenance:

5. 1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.
5. 2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.
5. 3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.
5. 4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.
5. 5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

Plant Material Guarantee:

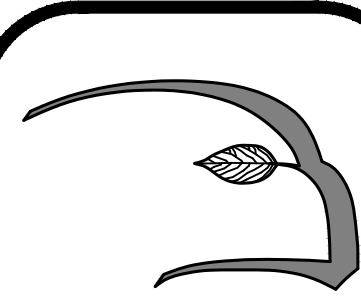
- *CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:
6. 1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).
6. 2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECT'S PLANT LIST.
6. 3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.
6. 4) REMOVAL OF TREES' SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.
6. 5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0
6. 6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

Irrigation Notes:

7. 1) ALL IRRIGATION SYSTEM COMPONENTS SHALL BE SUPPLIED BY REGIONALLY AUTHORIZED DISTRIBUTORS TO PROVIDE SINGLE SOURCE RESPONSIBILITY FOR WARRANTY SERVICE AND OPERATIONS TO CONFORM TO SPECIFICATIONS IN ALL RESPECTS.
7. 2) THE CONTRACTOR IS TO SUBMIT PLANS PREPARED BY A IRRIGATION SPECIALIST TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. 3) ALL LINE VOLTAGE TO CONTROLLER AND ASSOCIATED BREAKER, CONDUIT ETC TO BE PERFORMED BY A LICENSED ELECTRICIAN.
7. 4) ALL WIRES FOR RAIN SENSOR TO BE RUN IN SCHEDULE 40 PVC CONDUIT FOR APPLICATIONS IN EXPOSED AREAS UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
7. 5) SLEEVES TO BE COORDINATED, LOCATED AND INSTALLED UNDER ALL HARDSCAPE FEATURES SUCH AS WALKS, WALLS AND DRIVEWAYS. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONFLICT AND DISCREPANCIES.
7. 6) CONTRACTOR WILL REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (I.E. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM) AND PROVIDE NECESSARY DOCUMENTATION FOR OPERATION OF IRRIGATION SYSTEM.
7. 7) THE CONTRACOR IS TO PROVIDE WIRES FOR FUTURE EXPANSION IN 1/2" DIAMETER VALVE BOX AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CLIENT.
7. 8) UNLESS INDICATED OTHERWISE, ALL PLANT BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION. ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY HEADS. MODELS/TYPES T.I.B.D. AND VERIFIED BY LANDSCAPE ARCHITECT AND IRRIGATION CONTRACTOR

Site Cleanup:

8. 1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED. THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.
8. 2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.
8. 3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.
8. 4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

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Date: 2/4/22

Revisions:

Num.	Date	Description
1.	8/22/22	Site Planting Plan Revisions
2.	10/12/22	Revise per site plan
3.	7/24/23	Revise planting per building entrance / accessible ramp revisions & parking

McDonald-Keohane Funeral Home

809 Main Street, Weymouth, MA 02190
Prepared for: MK Main Street, LLC, 785 Hancock St., Quincy, MA 02170

Drawn By: BNL Checked By: TM

Planting
Notes

Scale: As Noted

Sheet: D2