

# PROPOSED SITE PLAN DOCUMENTS

FOR

## THE GARDNER SCHOOL PROPOSED EARLY EDUCATION FACILITY

LOCATION OF SITE:  
739 PLEASANT STREET, TOWN OF WEYMOUTH  
NORFOLK COUNTY, MASSACHUSETTS  
MAP #35, BLOCK #446, LOT #3

### REFERENCES

ALTA/NSPS LAND TITLE SURVEY;  
CONTROL POINT ASSOCIATES, INC.  
352 TURNPIKE ROAD  
SOUTHBOROUGH MA, 01772  
DATE: 07/18/2023  
REVISED: 09/20/2023

GEOTECHNICAL INVESTIGATION REPORT;  
WHITSTONE ASSOCIATES, INC.  
352 TURNPIKE ROAD  
SOUTHBOROUGH MA, 01772  
DATE: 06/26/2023  
REVISED: 08/16/2023

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/05/2023	PERMIT SET	MJW AWP



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### PERMIT SET

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PROJECT No.: MAA23001.00  
DRAWN BY: SBB/MJW  
CHECKED BY: AWP  
DATE: 08/09/2023  
CAD ID: MAA23001.00-SPPD-1A

### PROJECT:

### PROPOSED SITE PLAN DOCUMENTS

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MAP: #35 BLOCK: #446 LOT: #3  
739 PLEASANT STREET,  
TOWN OF WEYMOUTH,  
NORFOLK COUNTY,  
MASSACHUSETTS

### BOHLER

352 TURNPIKE ROAD  
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Phone: (508) 480-9900

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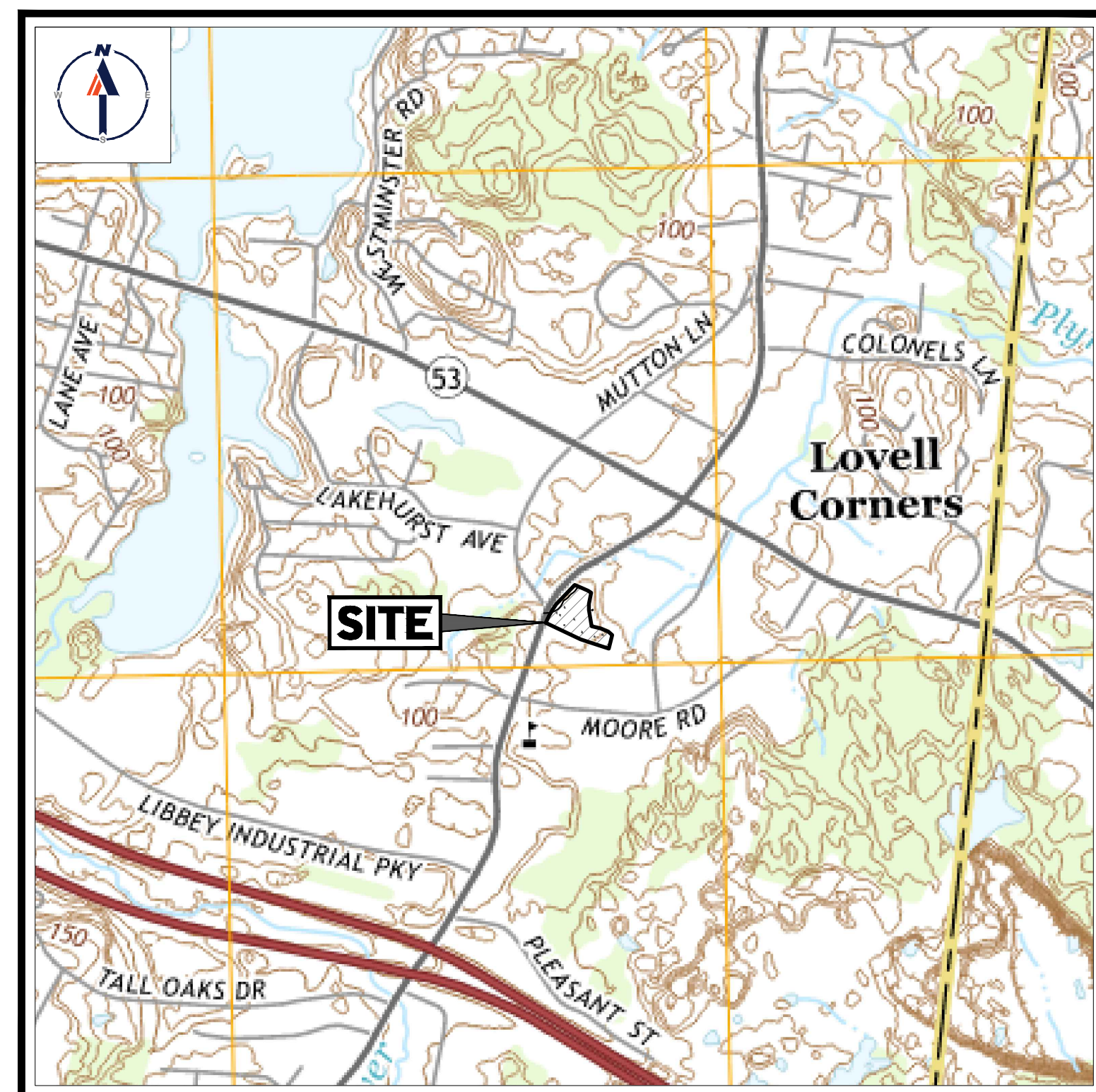
SHEET TITLE:

### COVER SHEET

SHEET NUMBER:

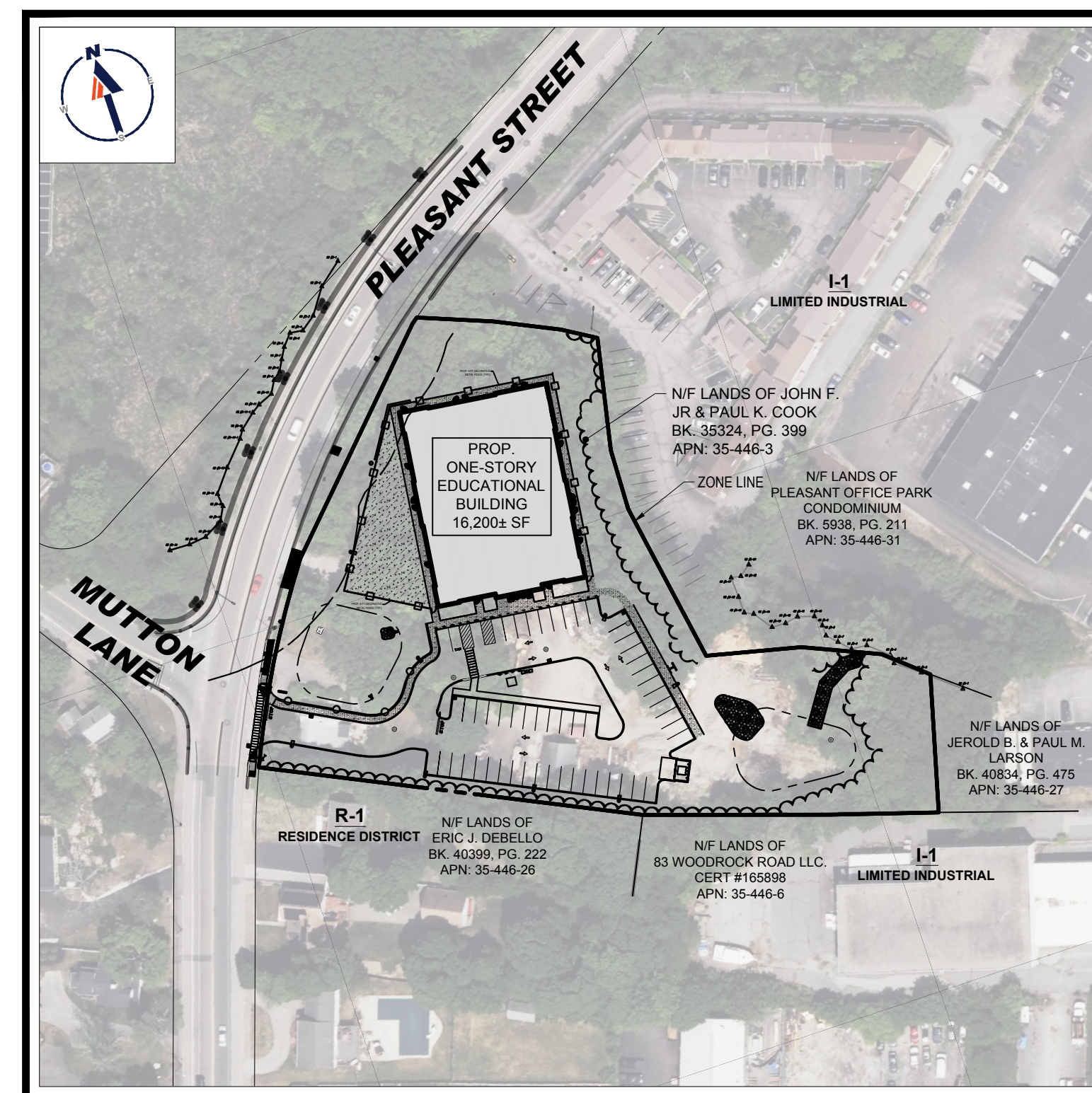
C-101

REVISION 1 - 10/05/2023



USGS MAP

SCALE: 1" = 1,000'  
SOURCE: USGS WEYMOUTH MA  
QUADRANGLE 2015



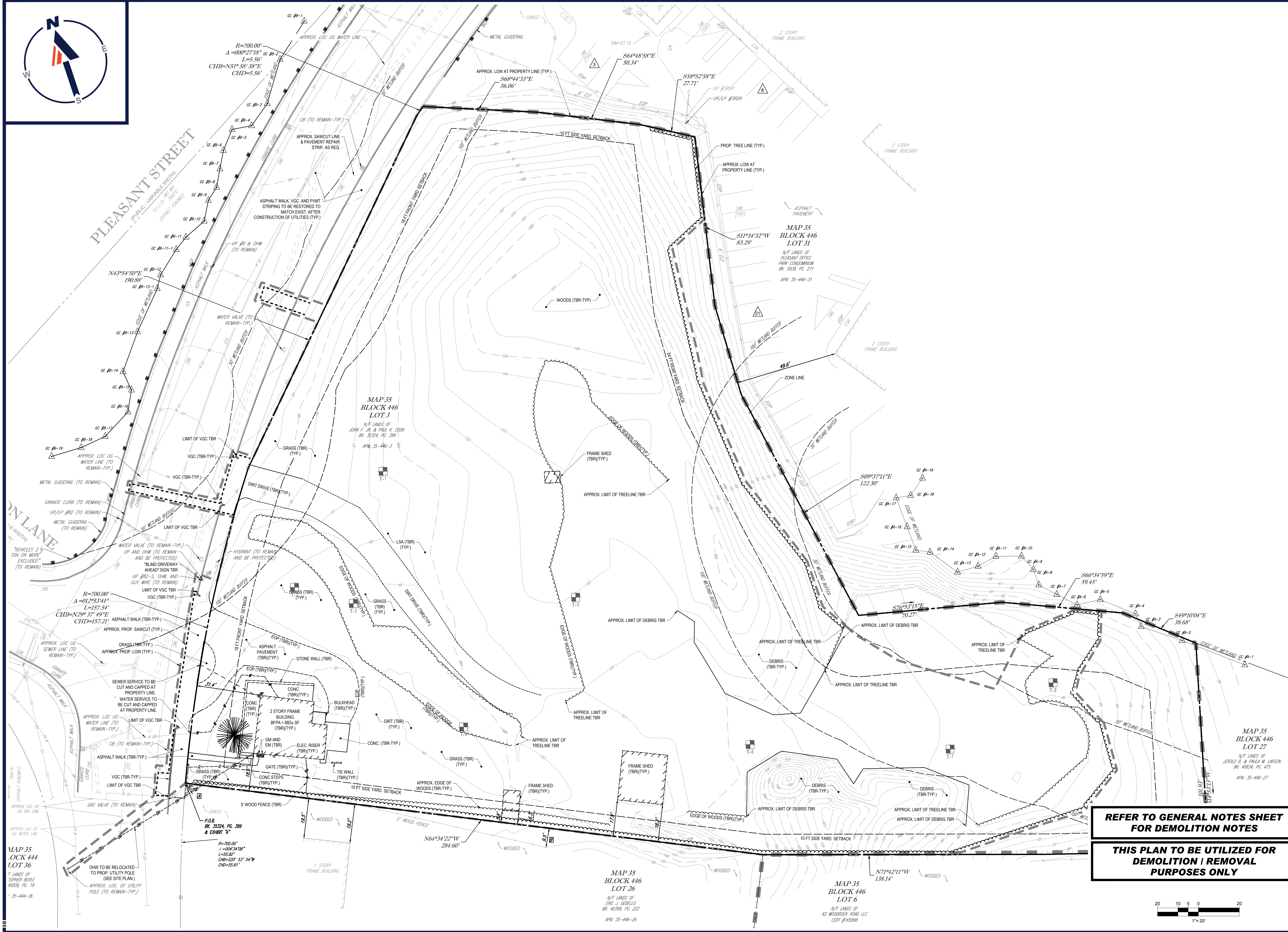
SITE MAP

SCALE: 1" = 100'  
SOURCE: MICROSOFT AERIAL  
IMAGERY

PREPARED BY







**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

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1	10/05/2023	PERMIT SET	MJW	AWP

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PROJECT No.: MAA230001.00  
 DRAWN BY: SBB/MJW  
 CHECKED BY: AWP  
 DATE: 08/09/2023  
 CAD ID: MAA230001.00-SPD-1A

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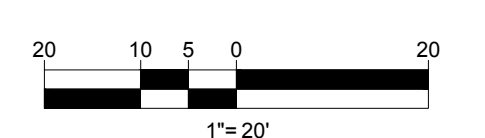
www.BohlerEngineering.com

**J.G. BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 No. 41697  
 EXPIRES 12/31/2024

**REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION / REMOVAL PURPOSES ONLY**



SHEET TITLE:  
**DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

REVISION 1 - 10/05/2023

P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\CIVIL\SITE PLAN\MAA230001.00-SPD-1A.dwg - LAYOUT: C-201.DEMO

MAP 35  
 BLOCK 446  
 LOT 36  
 7/2 LANDS OF  
 TOPPER BOTTLE  
 40003, PG. 19  
 APN: 35-446-36

P.O.B.  
 BK. 35324, PG. 399  
 & EXHIBIT 'A'

MAP 35  
 BLOCK 446  
 LOT 26  
 1/2 LANDS OF  
 STRE. J. BEBELLO  
 BK. 40392, PG. 222  
 APN: 35-446-26

MAP 35  
 BLOCK 446  
 LOT 6  
 1/2 LANDS OF  
 83 WOODROCK ROAD LLC  
 CERT #163898

MAP 35  
 BLOCK 446  
 LOT 27  
 1/2 LANDS OF  
 JEROLD B. & PAULA M. LARSON  
 BK. 40834, PG. 475  
 APN: 35-446-27



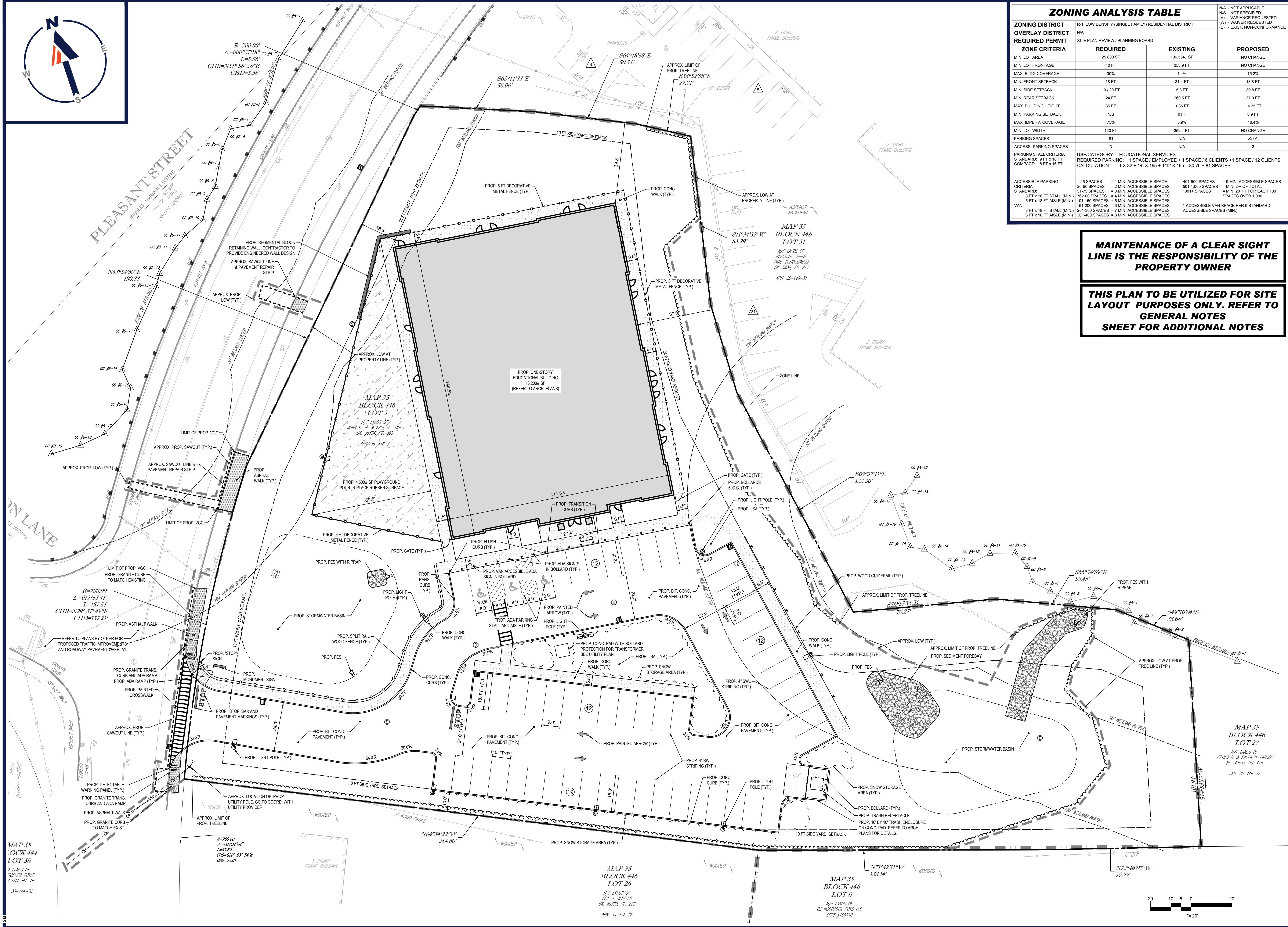
ZONING ANALYSIS TABLE			
ZONING DISTRICT	R-1: LOW DENSITY (SINGLE FAMILY) RESIDENTIAL DISTRICT		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN REVIEW / PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	25,000 SF	106,554 SF	NO CHANGE
MIN. LOT FRONTAGE	40 FT	353.9 FT	NO CHANGE
MAX. BLDG COVERAGE	30%	1.4%	15.2%
MIN. FRONT SETBACK	18 FT	31.4 FT	18.8 FT
MIN. SIDE SETBACK	10 / 20 FT	5.8 FT	39.8 FT
MIN. REAR SETBACK	24 FT	260.5 FT	37.0 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MIN. PARKING SETBACK	N/A	0 FT	8.9 FT
MAX. IMPERV. COVERAGE	75%	3.9%	46.4%
MIN. LOT WIDTH	120 FT	352.4 FT	NO CHANGE
PARKING SPACES	81	N/A	55 (V)
ACCESS. PARKING SPACES	3	N/A	3
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: EDUCATIONAL SERVICES REQUIRED PARKING: 1 SPACE / EMPLOYEE + 1 SPACE / 6 CLIENTS + 1 SPACE / 12 CLIENTS CALCULATION: 1 X 32 + 116 X 195 + 112 X 195 = 80.75 = 81 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 5 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000	= 9 MIN. ACCESSIBLE SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

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TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	10/05/2023	PERMIT SET	MJW AWP

**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 ADDITIONAL NOTES**



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DRAWN BY: SBB/MJW  
CHECKED BY: AWP  
DATE: 08/09/2023  
CAD ID: MAA230001.00-SPPD-1A

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www.BohlerEngineering.com

**J.G. BOHLER ENGINEERING**  
REGISTERED PROFESSIONAL ENGINEER  
No. 41697  
RESIDENTIAL ENGINEERING

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

REVISION 1 - 10/05/2023

P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\CIVIL\MAP 35 BLOCK 446 LOT 31 SITE PLAN\1A-301 SITE PLAN.dwg



**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.**

**THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

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 SITE CIVIL AND CONSULTING ENGINEERING  
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 CHECKED BY: AWP  
 DATE: 08/09/2023  
 CAD I.D.: MAA230001.00-SPFD-1A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

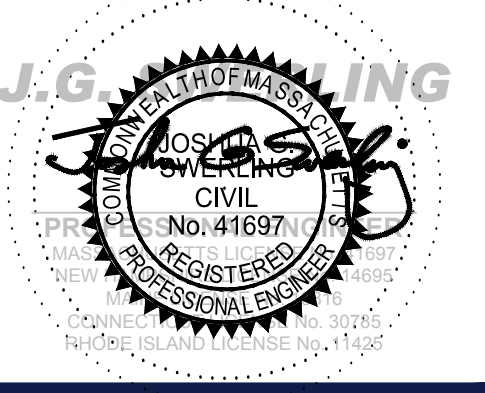


**PROPOSED EARLY EDUCATION FACILITY**

MAP: #35 BLOCK: #446 LOT: #3  
 739 PLEASANT STREET,  
 TOWN OF WEYMOUTH,  
 NORFOLK COUNTY,  
 MASSACHUSETTS

**BOHLER**

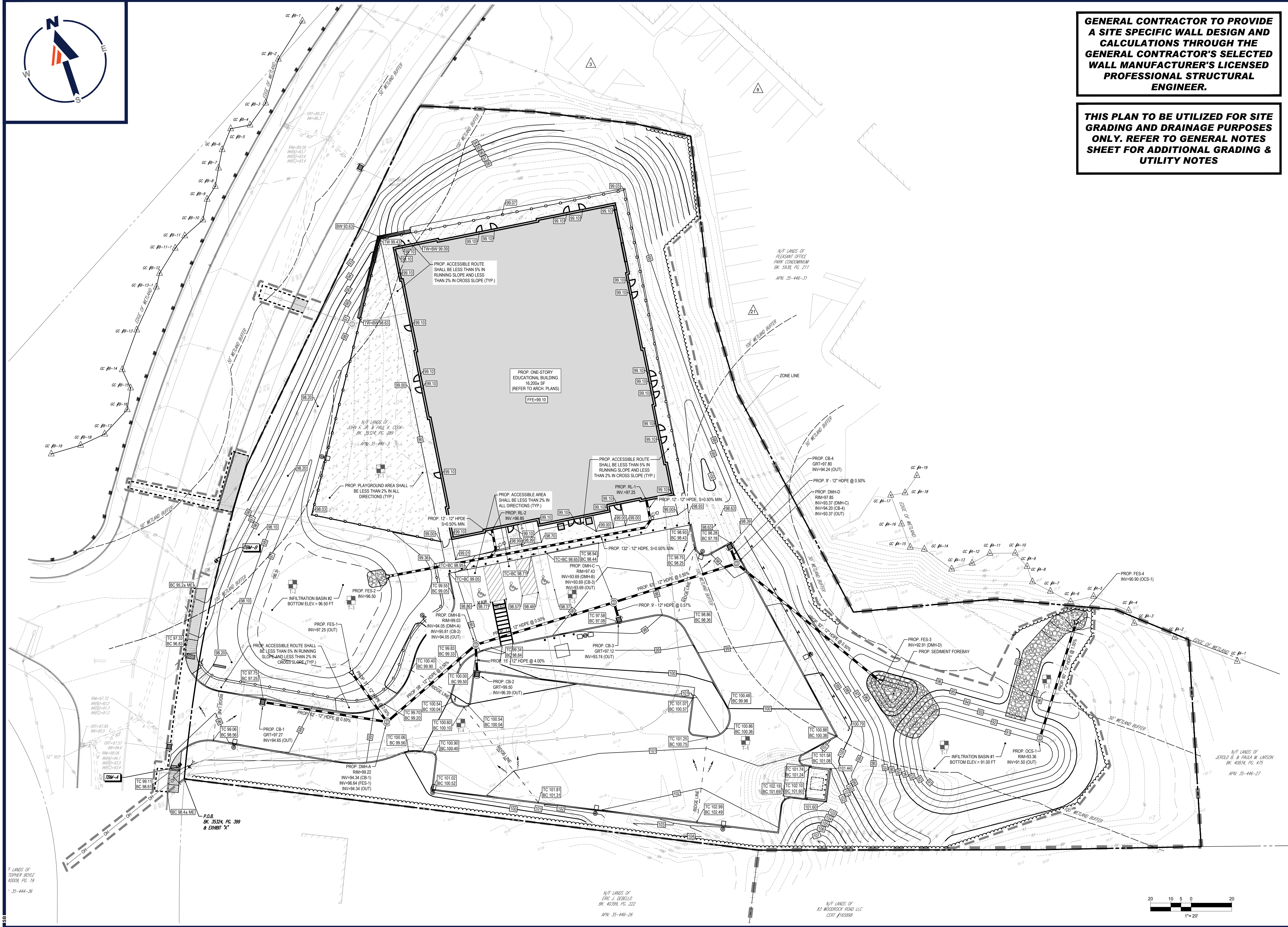
352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
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SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

REVISION 1 - 10/05/2023

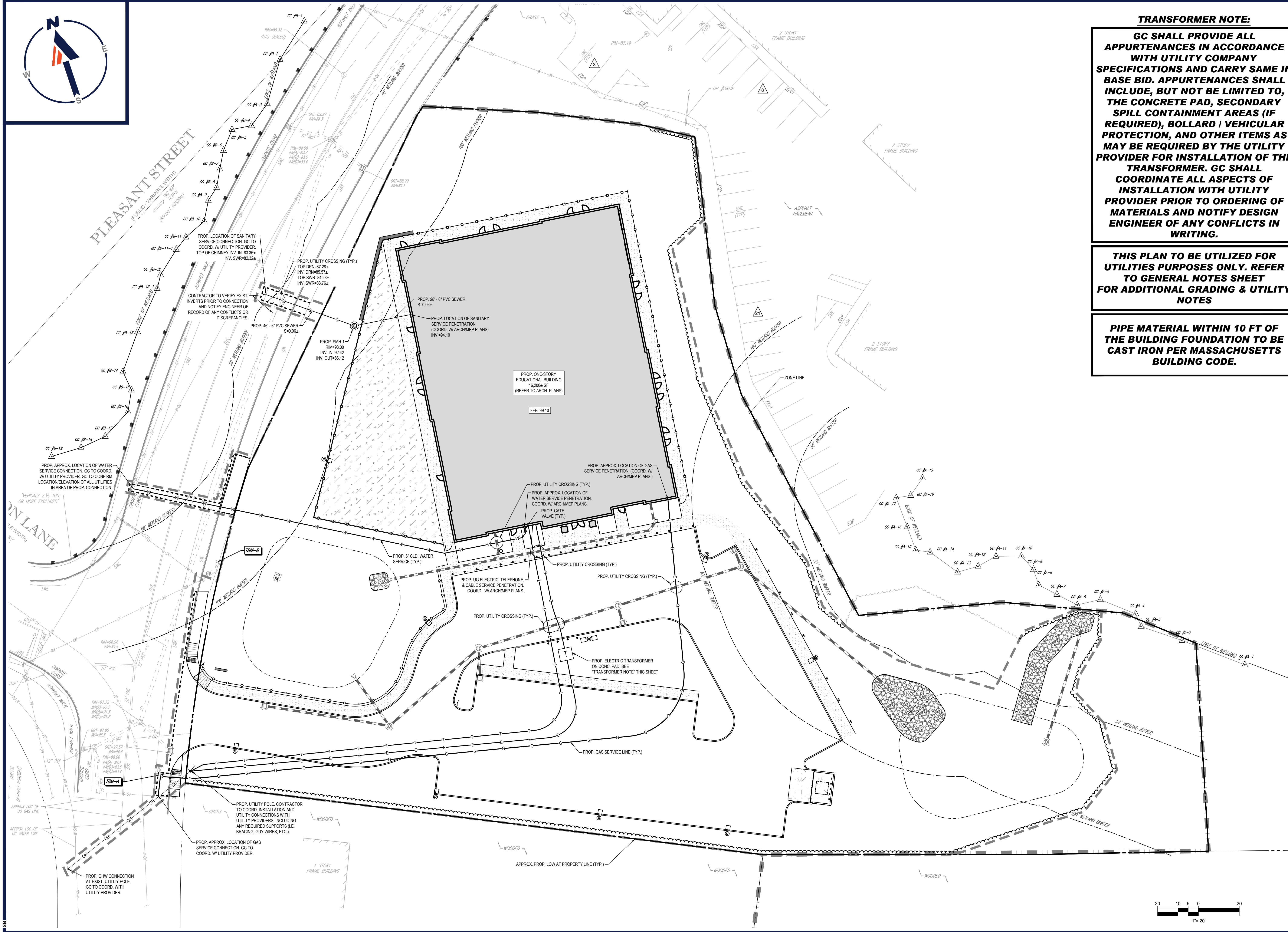


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N/F LANDS OF  
 TOPPER BOTTLE  
 BK. 40392, PG. 19  
 APN: 35-446-36

N/F LANDS OF  
 TRIC J. ZEBELLO  
 BK. 40392, PG. 222  
 APN: 35-446-26

N/F LANDS OF  
 83 WOODROCK ROAD LLC  
 CERT #163898



**TRANSFORMER NOTE:**  
 GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

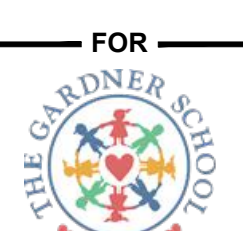
**PIPE MATERIAL WITHIN 10 FT OF THE BUILDING FOUNDATION TO BE CAST IRON PER MASSACHUSETTS BUILDING CODE.**

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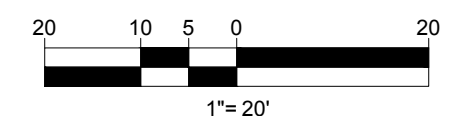
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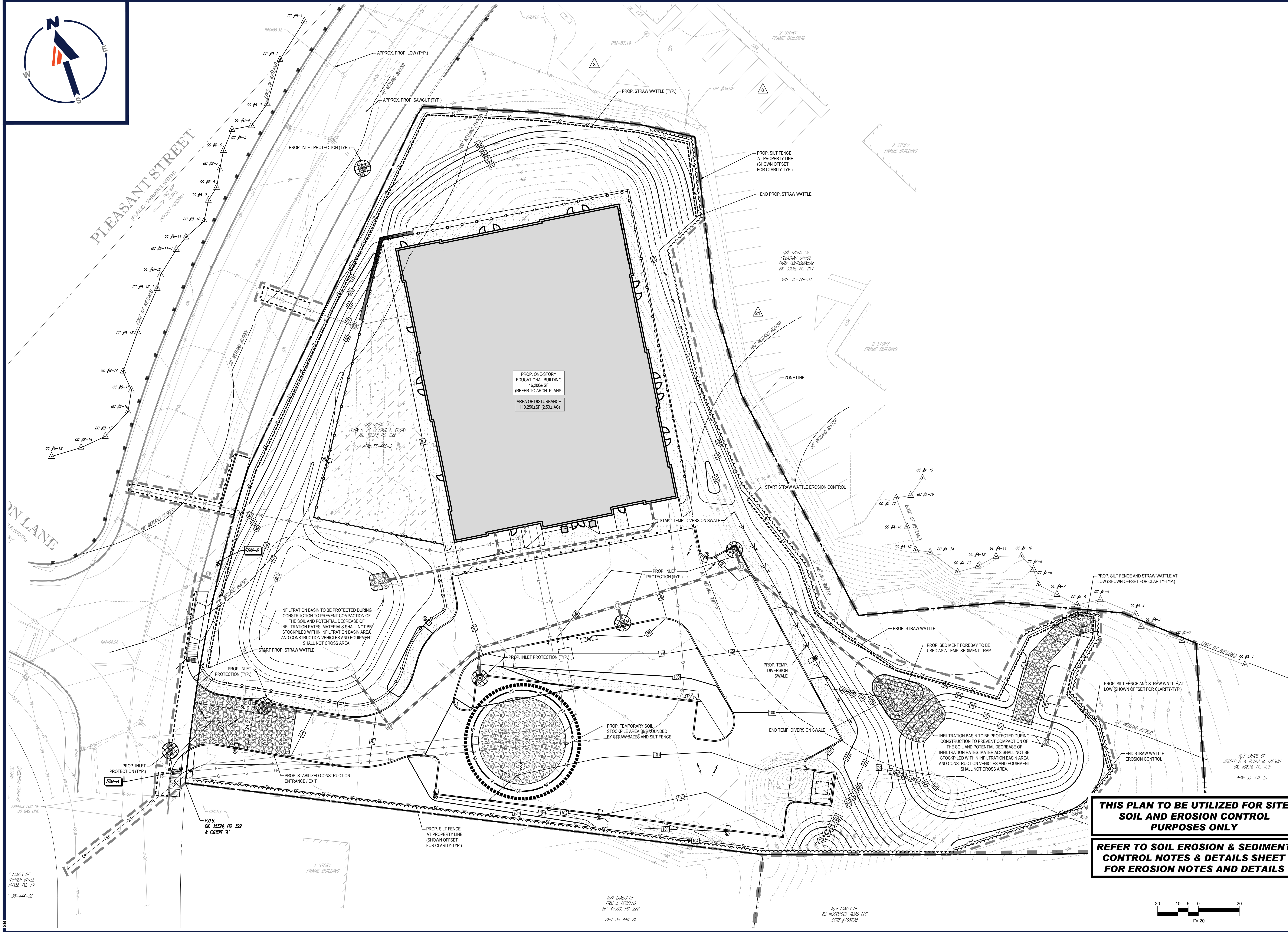
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 www.BohlerEngineering.com



J.G. BOHLER  
 CIVIL ENGINEER  
 No. 41697  
 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-501**  
 REVISION 1 - 10/05/2023





P:\2023\MAA23001.00\CADD\DRAWINGS\SEPLAN SITE PLAN\MAA23001.00-SPPD-1A.dwg - LAYOUT: C-601 ERD5  
 DATE: 08/09/2023 10:45:30 AM  
 PLOTTED: 08/09/2023 10:45:30 AM  
 PLOTTER: HP DesignJet T1200

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 SITE CIVIL AND CONSULTING ENGINEERING  
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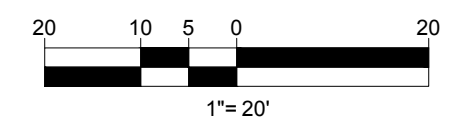
**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**REFER TO SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS SHEET FOR EROSION NOTES AND DETAILS**

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

SHEET NUMBER:  
**C-601**

REVISION 1 - 10/05/2023



**EROSION AND SEDIMENT CONTROL NOTES**

- 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 ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS INCLUDES WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- 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 SERVICABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. 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 UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- 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, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS; SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- 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 WORKED.

LOCATION PROTECTED AREA	MULCH	MULCH RATE (1000 SF)
WINDY AREA	SHREDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	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 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

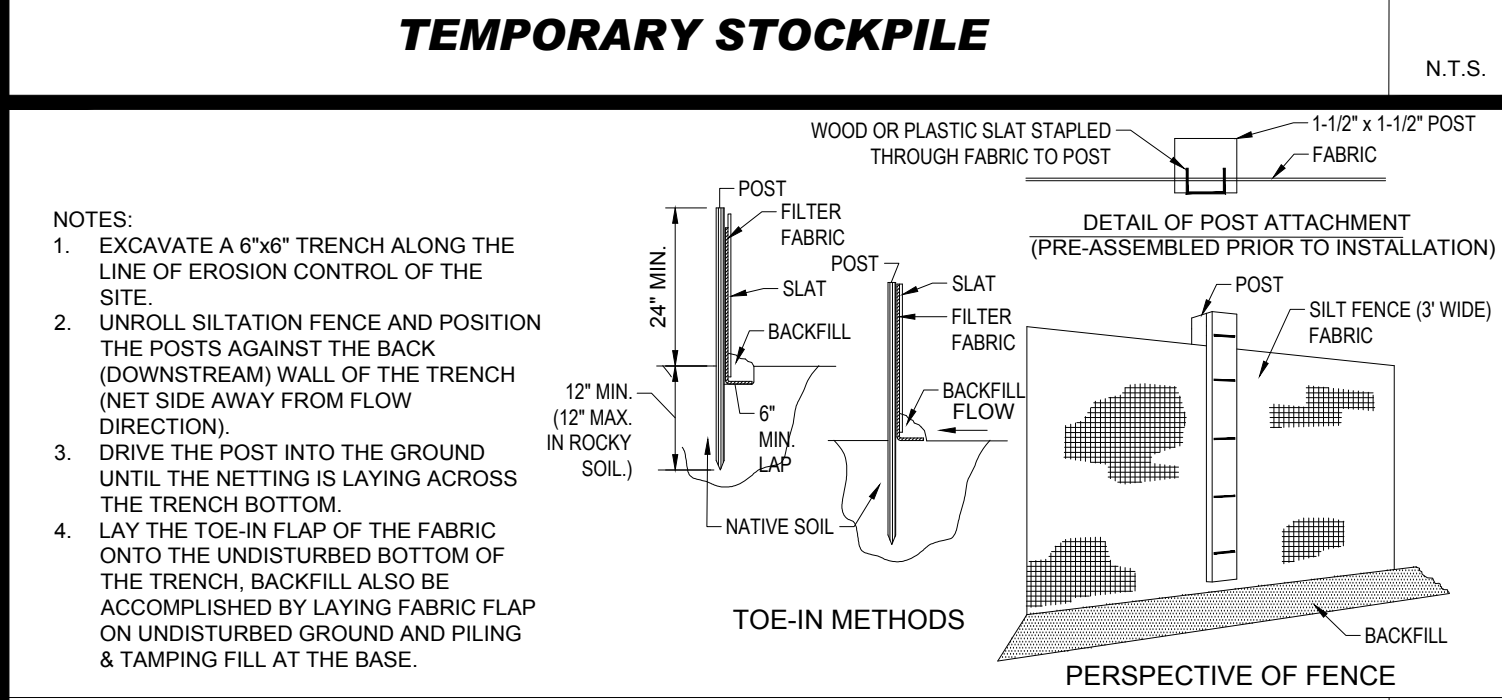
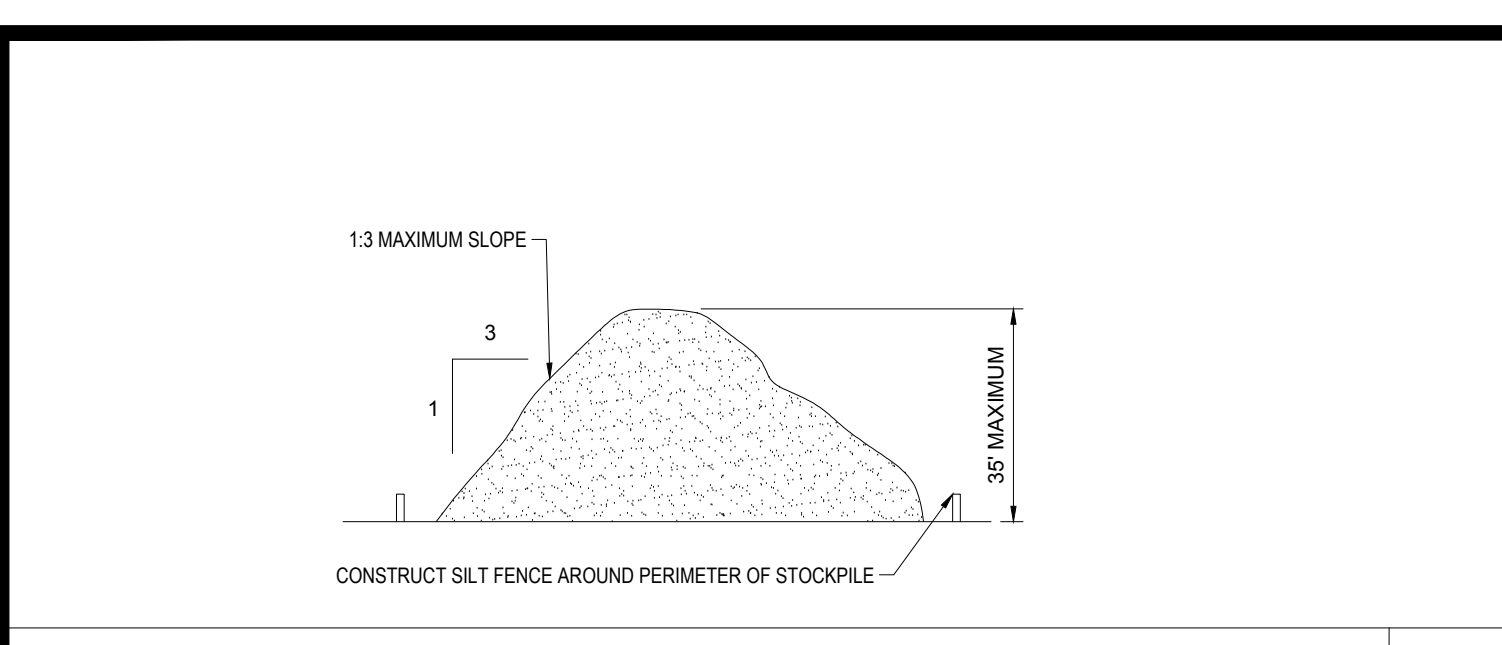
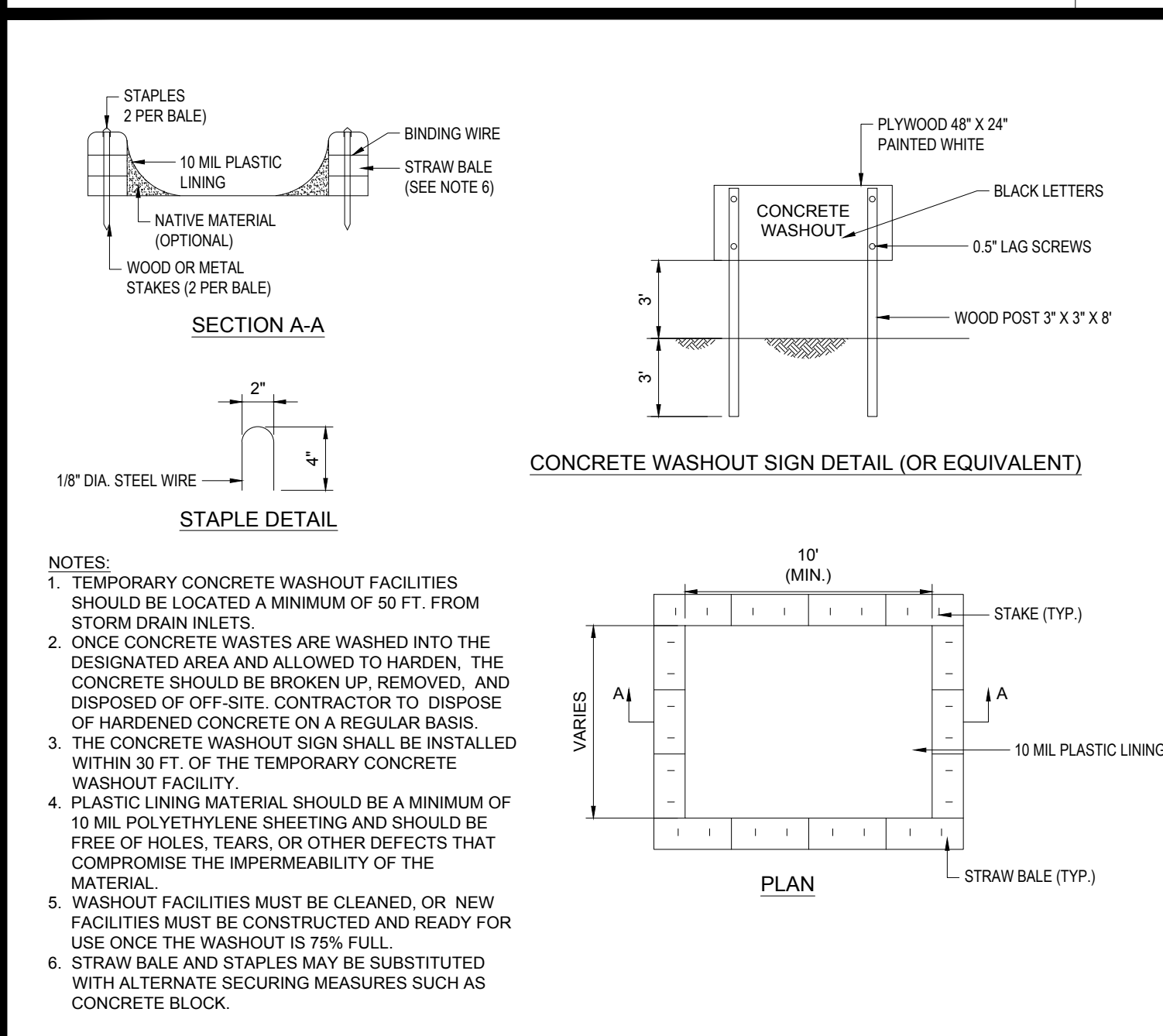
\* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

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

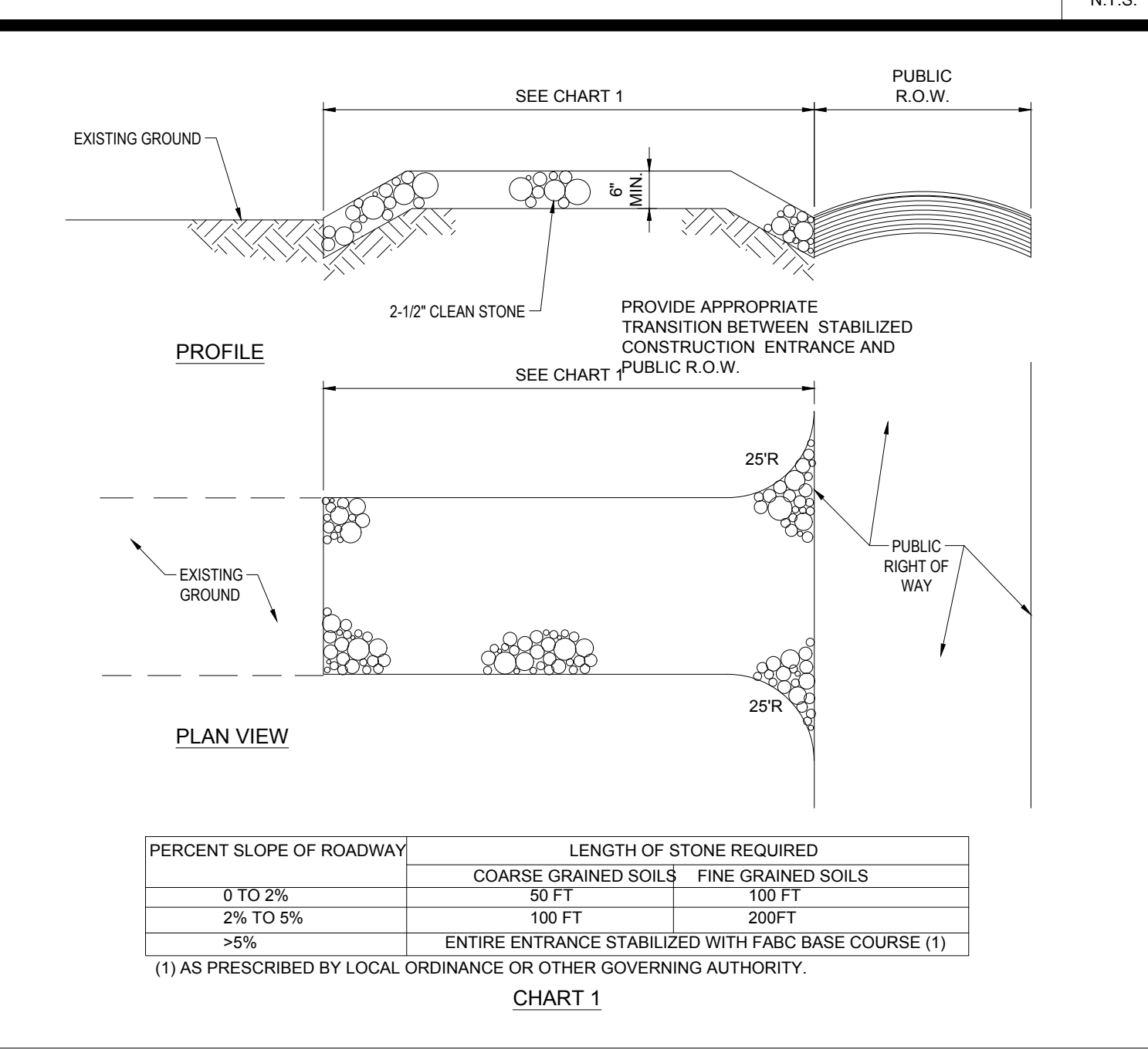
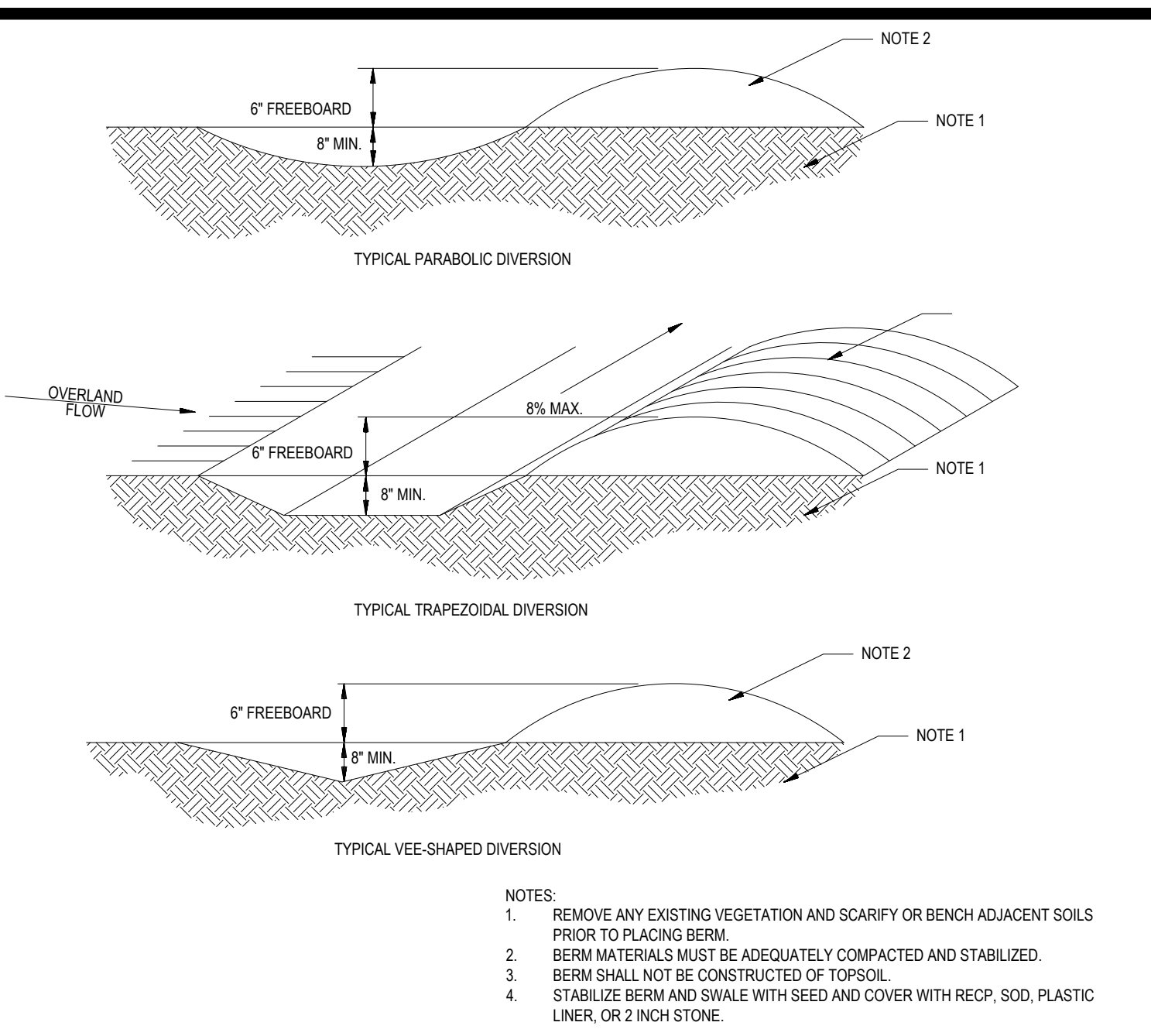
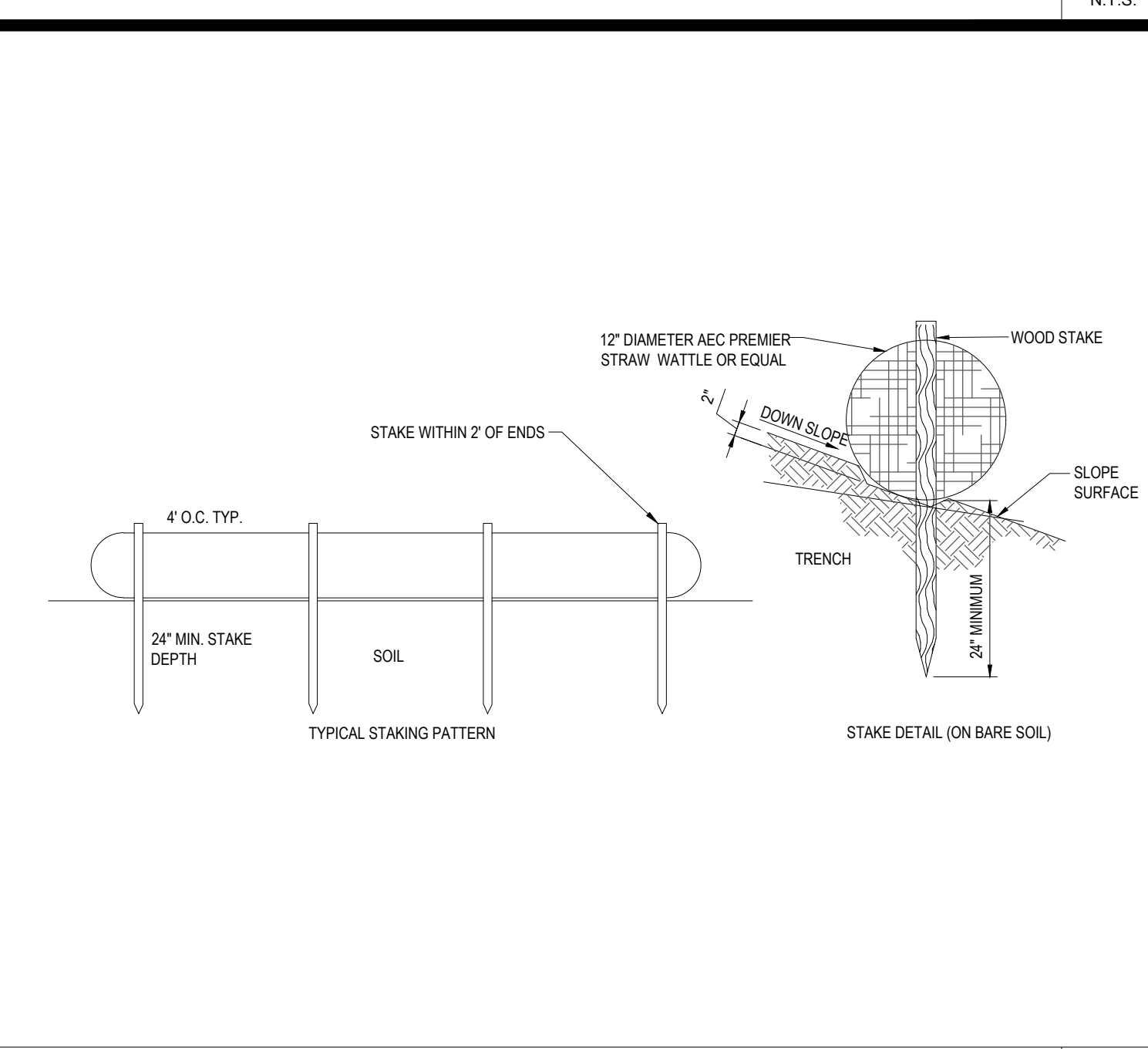
- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
- 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.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - 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%.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEANING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 2.53 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
  - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
  - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
  - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
  - THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
  - THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
  - THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
  - THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
  - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
  - THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
  - THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
  - THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
  - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
  - THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
  - SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
  - THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

**TYP. SILTATION FENCE****CONCRETE WASTE MANAGEMENT AREA**

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (STRAW WATTLE AND SILT FENCE) (AS SHOWN)
  - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
  - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
  - CONSTRUCTION OF BUILDING
  - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
  - FINAL GRADING OF ALL SLOPED AREAS
  - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
  - PAVE PARKING LOT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

**RECOMMENDED CONSTRUCTION SEQUENCE****STABILIZED CONSTRUCTION ENTRANCE****TEMPORARY DIVERSION SWALE****12" MULCH SOCK/STRAW WATTLE DETAIL****FILTER SACKS (GRADED INLETS)**

P:\2023\MAA23001.00\CD\DRAWINGS\PLAN SET\EROSION AND SEDIMENT CONTROL NOTES.dwg LAYOUT: 6/8/23 ENOTE

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SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/05/2023	PERMIT SET	MJM	AWP

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PROJECT No.: MAA230001.00  
DRAWN BY: SBB/MJM  
DATE: 08/09/2023  
CAD ID: MAA230001.00-SPFD-1A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**PROPOSED EARLY EDUCATION FACILITY**

MAP: #35 BLOCK; #446 LOT: #3  
739 PLEASANT STREET,  
TOWN OF WEYMOUTH,  
NORFOLK COUNTY,  
MASSACHUSETTS

**BOHLER**

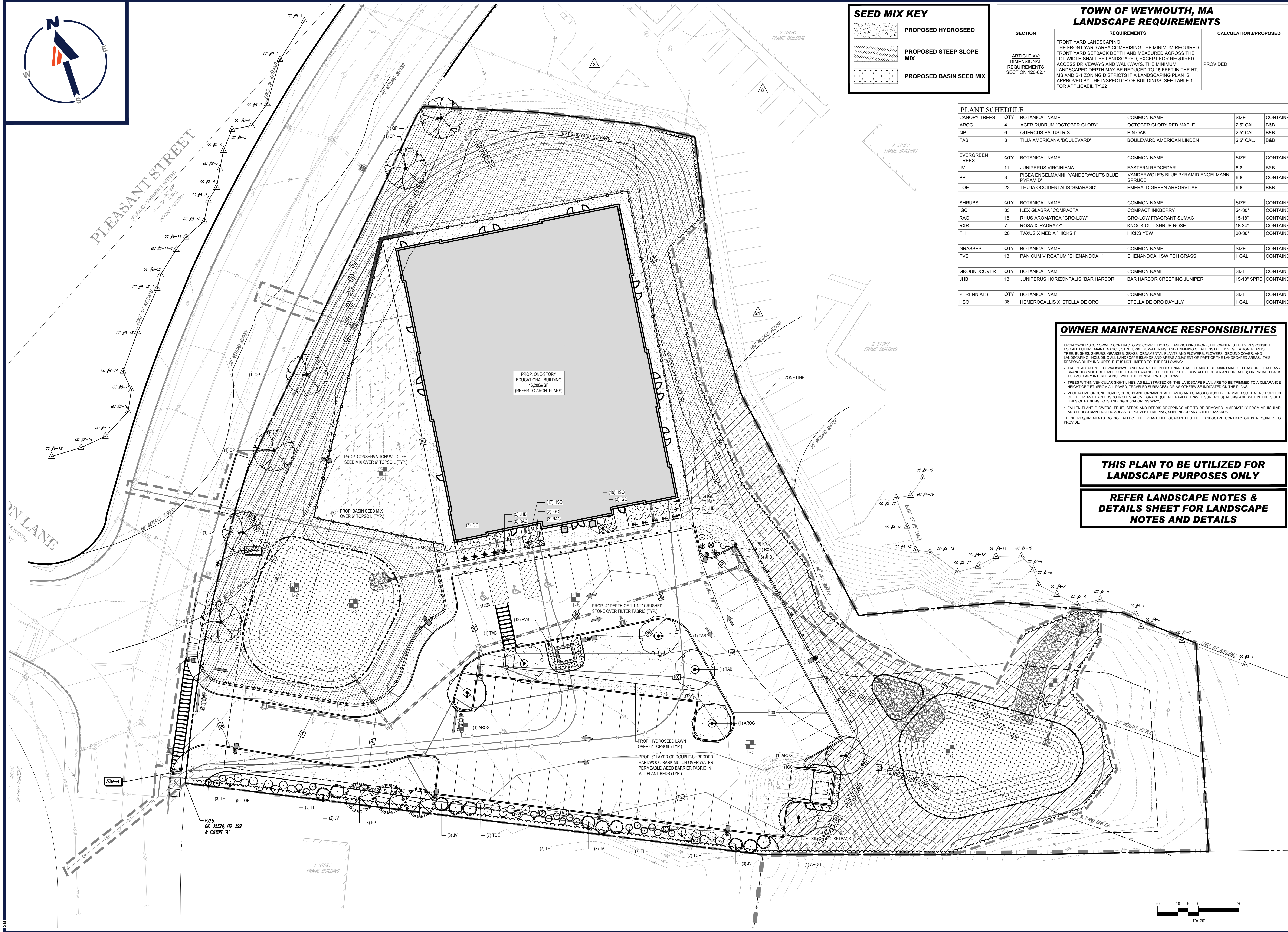
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
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**SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS**

SHEET NUMBER: **C-602**

REVISION 1 - 10/05/2023





**SEED MIX KEY**

	PROPOSED HYDROSEED
	PROPOSED STEEP SLOPE MIX
	PROPOSED BASIN SEED MIX

**TOWN OF WEYMOUTH, MA LANDSCAPE REQUIREMENTS**

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE XV: DIMENSIONAL REQUIREMENTS SECTION 120-62.1	FRONT YARD LANDSCAPING THE FRONT YARD AREA COMPRISING THE MINIMUM REQUIRED FRONT YARD SETBACK DEPTH AND MEASURED ACROSS THE LOT WIDTH SHALL BE LANDSCAPED, EXCEPT FOR REQUIRED ACCESS DRIVEWAYS AND WALKWAYS. THE MINIMUM LANDSCAPED DEPTH MAY BE REDUCED TO 15 FEET IN THE HT. M5 AND B+1 ZONING DISTRICTS IF A LANDSCAPING PLAN IS APPROVED BY THE INSPECTOR OF BUILDINGS. SEE TABLE 1 FOR APPLICABILITY 22	PROVIDED

**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AROG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL	B&B
QP	6	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL	B&B
TAB	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2.5" CAL	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JV	11	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8"	B&B
PP	3	PICEA ENGELMANNII 'VANDERWOLF'S BLUE PYRAMID'	VANDERWOLF'S BLUE PYRAMID ENGELMANN SPRUCE	6-8"	CONTAINER
TOE	23	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8"	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGC	33	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
RAG	18	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
RXR	7	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	18-24"	CONTAINER
TH	20	TAXUS X MEDIA 'HICKSII'	HICKS YEW	30-36"	CONTAINER

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVS	13	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER

GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JHB	13	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HSD	36	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER

**OWNER MAINTENANCE RESPONSIBILITIES**

UPON OWNERS OR OWNER CONTRACTORS' COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRASS (OR ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS**

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/05/2023	PERMIT SET	MJW	AWP

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PROJECT No.: MAA230001.00  
 DRAWN BY: SBB/MJW  
 CHECKED BY: AWP  
 DATE: 08/09/2023  
 CAD ID: MAA230001.00-LSCP-1A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**PROPOSED EARLY EDUCATION FACILITY**

MAP: #35 BLOCK; #446 LOT: #3  
 739 PLEASANT STREET,  
 TOWN OF WEYMOUTH,  
 NORFOLK COUNTY,  
 MASSACHUSETTS

**BOHLER**

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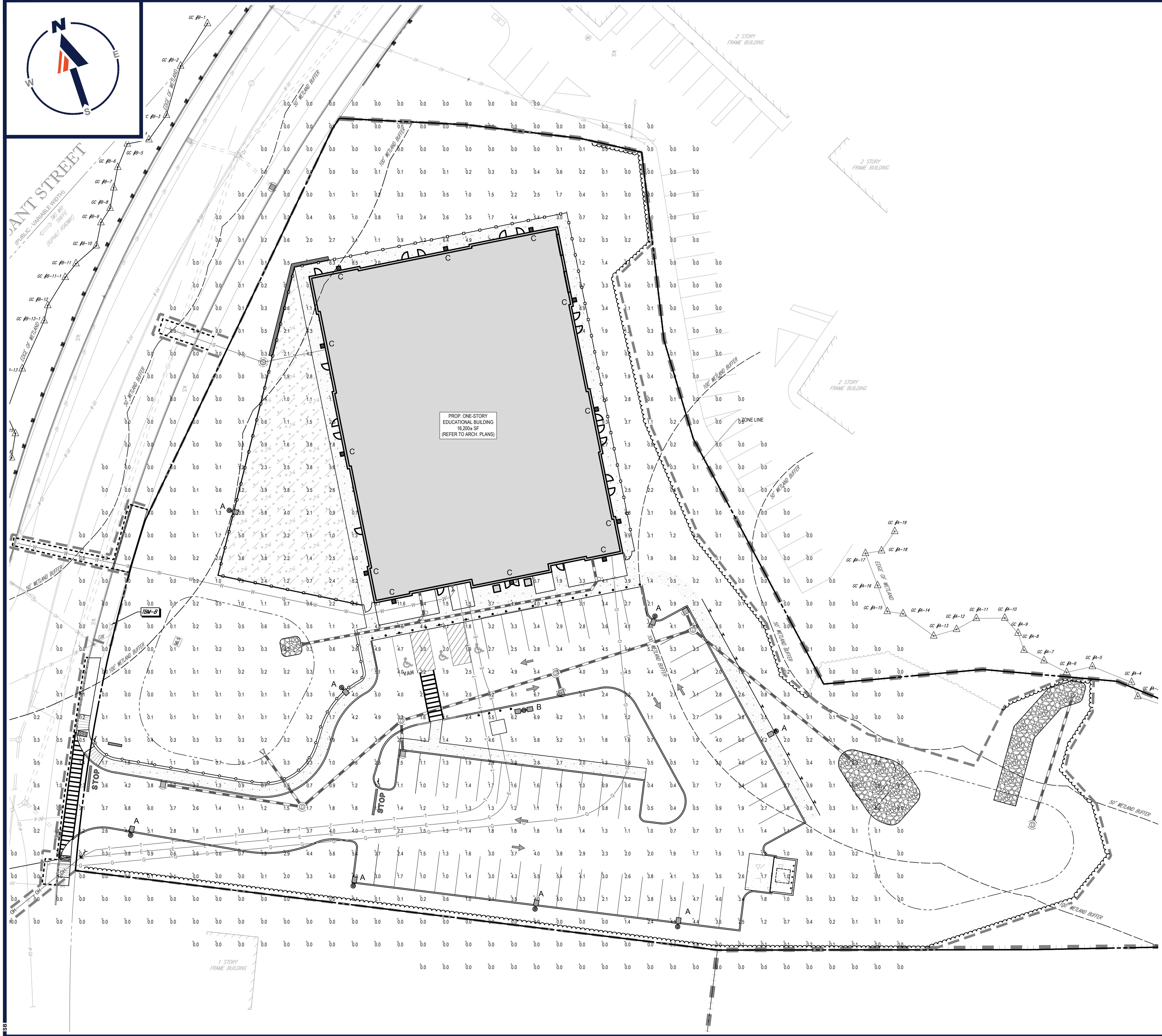
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-701**

REVISION 1 - 10/05/2023

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**LIGHTING NOTES**

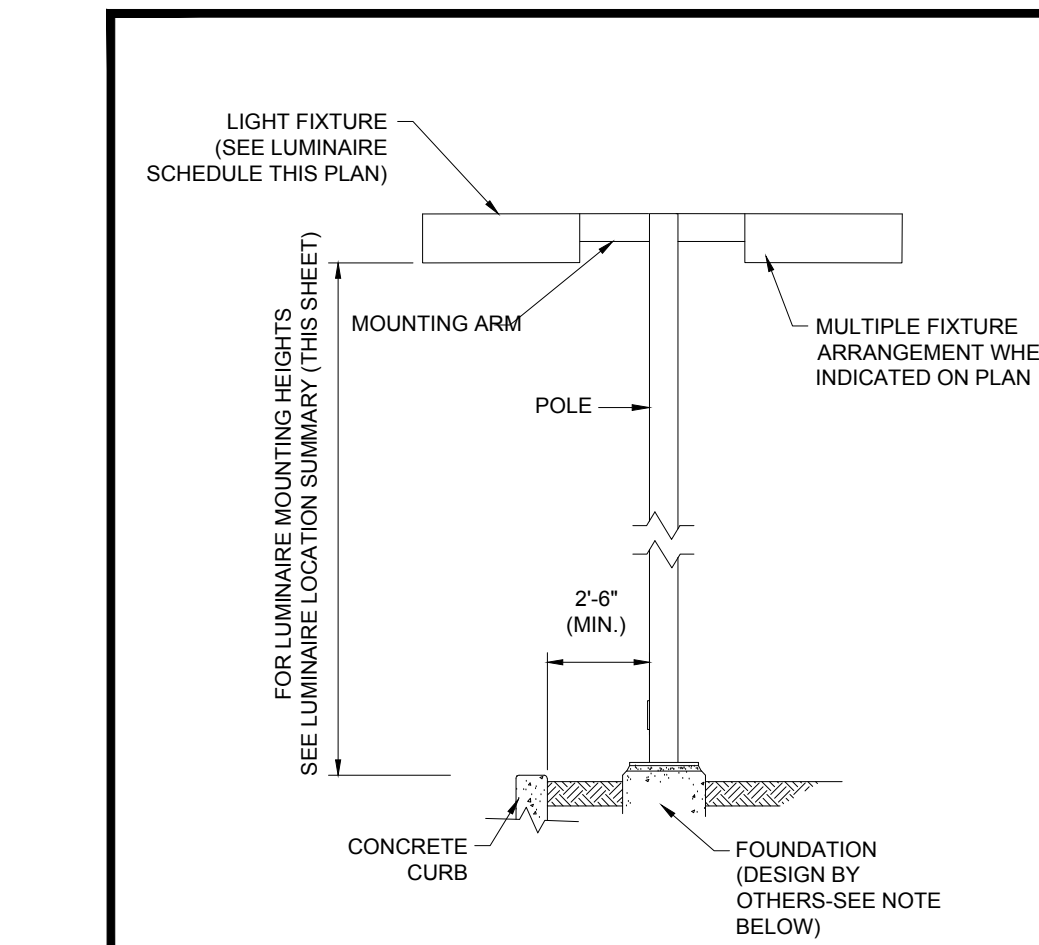
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF 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-CANDELS.
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 RELAMPING (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 THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING 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. 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	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
AREA SUMMARY	ILLUMINANCE	FC	2.69	6.9	0.4	6.73	17.25

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
⊙ A	8	SINGLE	16394	0.90	LSI LIGHTING GREENBRIAR TYPE 3 LED AREA LIGHT WITH SHIELD MOUNTED @ 20'; XGBM 3-LED-SS-NW-HSS
⊙ B	1	DOUBLE @ 180	15173	0.90	LSI LIGHTING GREENBRIAR TYPE 5 LED AREA LIGHT MOUNTED @ 20'; XGBM 5-LED-SS-NW
⊙ C	12	BUILDING	4553	0.90	LSI LIGHTING GREENBRIAR FORWARD THROW LED WALL SCONCE MOUNTED @ 10'; XGBWM3-FT-LED-48-350-NW-UJE

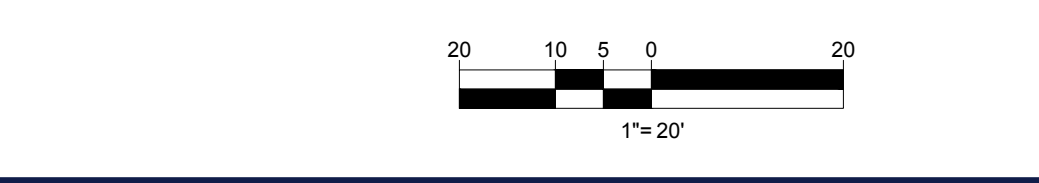


**AREA LIGHT DETAIL** N.T.S.

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 LOCATIONS 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 CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**



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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/05/2023	PERMIT SET	MJW	AWP

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PROJECT No.: MAA230001.00  
 DRAWN BY: SBB/MJW  
 CHECKED BY: AWP  
 DATE: 08/09/2023  
 CAD ID: MAA230001.00-SPPD-1A

**PROPOSED SITE PLAN DOCUMENTS**

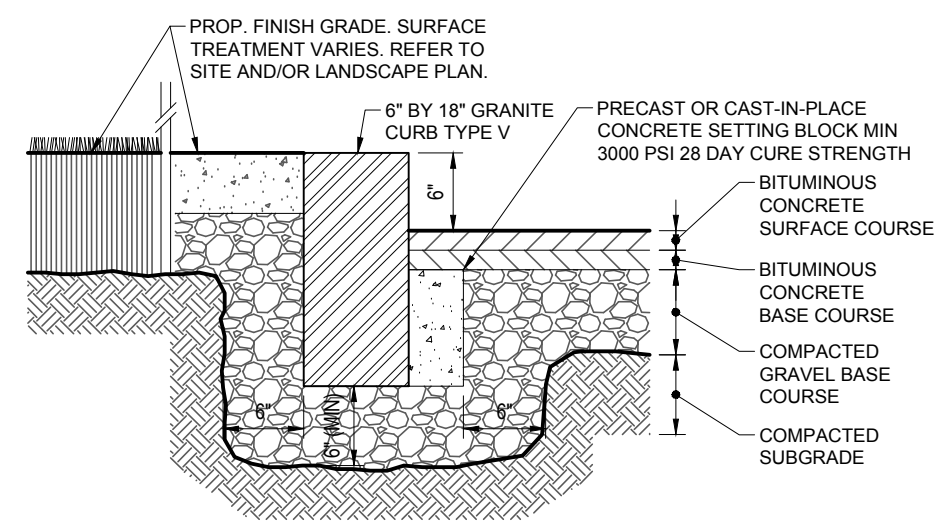
FOR  
  
**PROPOSED EARLY EDUCATION FACILITY**  
 MAP: #35 BLOCK: #446 LOT: #3  
 739 PLEASANT STREET,  
 TOWN OF WEYMOUTH,  
 NORFOLK COUNTY,  
 MASSACHUSETTS

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

**J.G. BOHLER ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 No. 41697  
 EXPIRES 12/31/2025

SHEET TITLE:  
**LIGHTING PLAN**  
 SHEET NUMBER:  
**C-703**  
 REVISION 1 - 10/05/2023

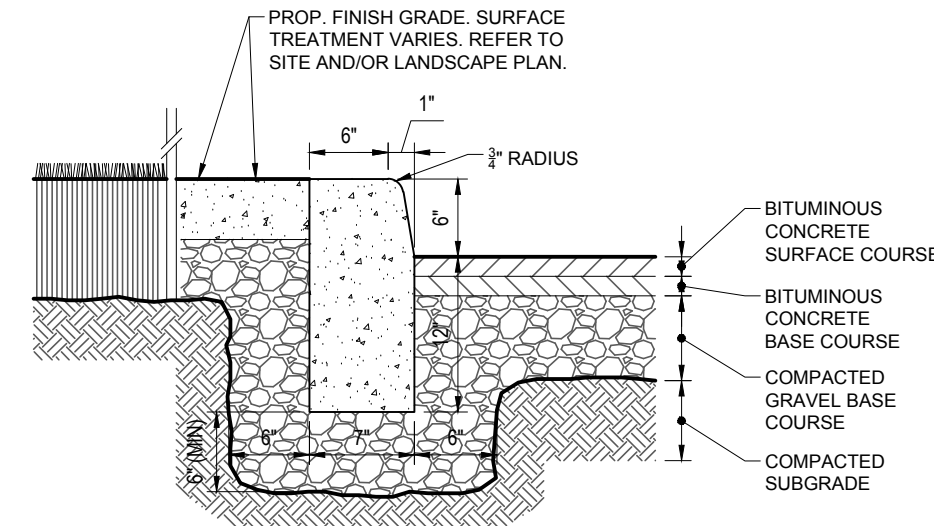
P:\2023\MAA230001.00\CAD\DRAWINGS\SEPLAN SET\CIVIL SITE PLANS\MAA230001.00-SPPD-1A.dwg - LAYOUT: C-703 LIGHT



NOTES:  
1. INSTALL WITHIN ALL PUBLIC WAYS, CORNERS, AND RADIUS SECTIONS

**VERTICAL GRANITE CURB**

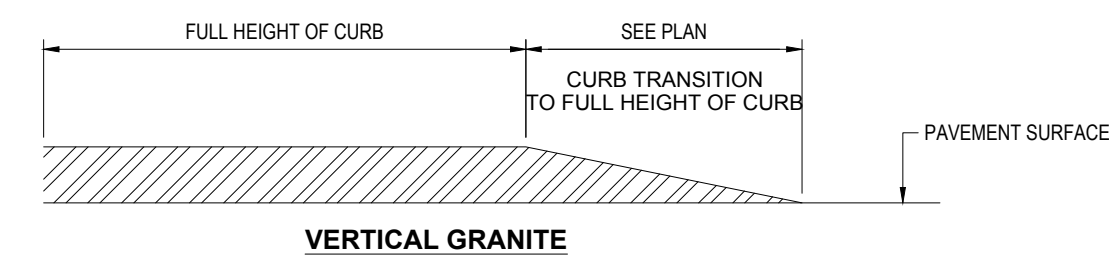
N.T.S.



NOTES:  
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.  
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.  
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.  
4. CURBS, CURB CORNERS OR EDGES SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.  
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.  
6. PAVEMENT SECTION DEPTHS, MATERIAL, AND SPECIFICATIONS PER PAVEMENT SECTION DETAIL.  
7. STRAIGHT CURB SECTIONS CAN BE USED FOR RADIUS 25' OR LESS. OTHERWISE, CURVED CURB LENGTHS SHALL BE INSTALLED AT THE SPECIFIED RADIUS PER THE SITE PLAN.

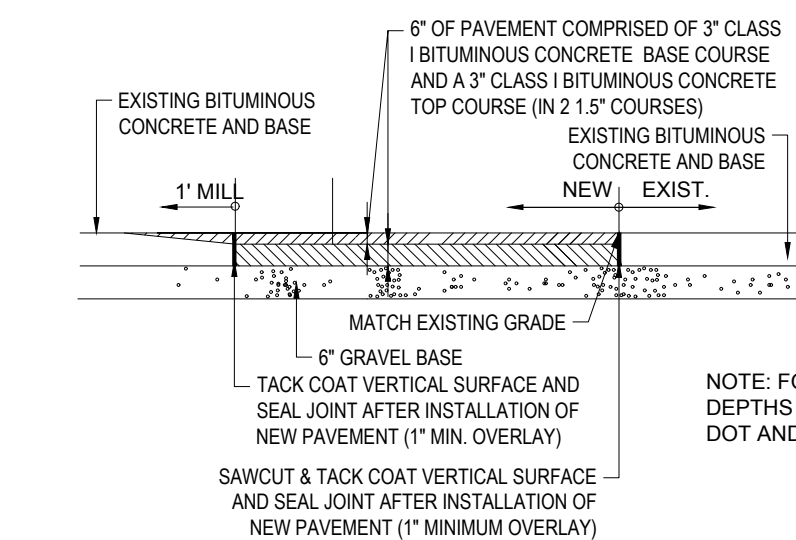
**PRECAST CONCRETE CURB**

N.T.S.



**TRANSITION CURB**

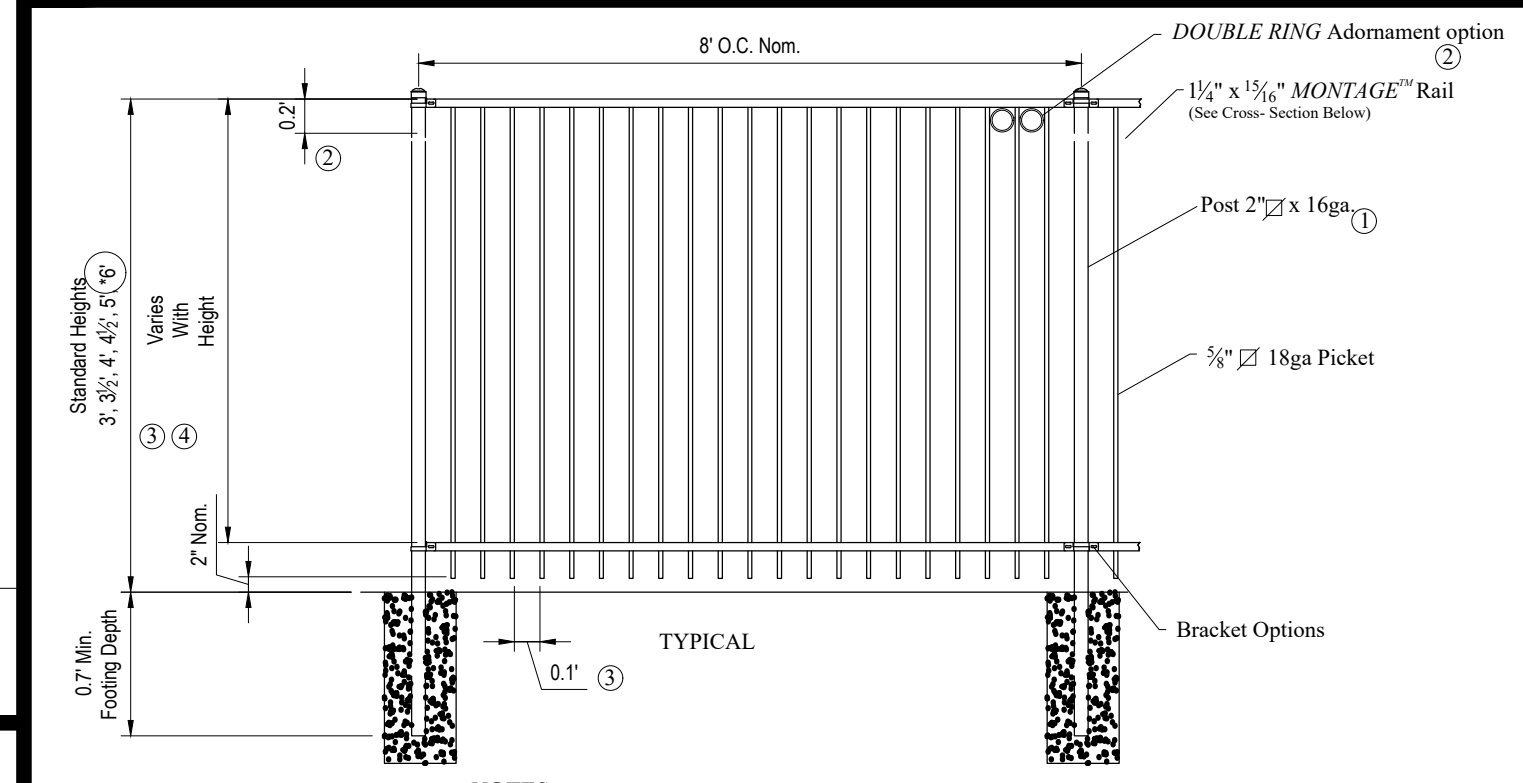
N.T.S.



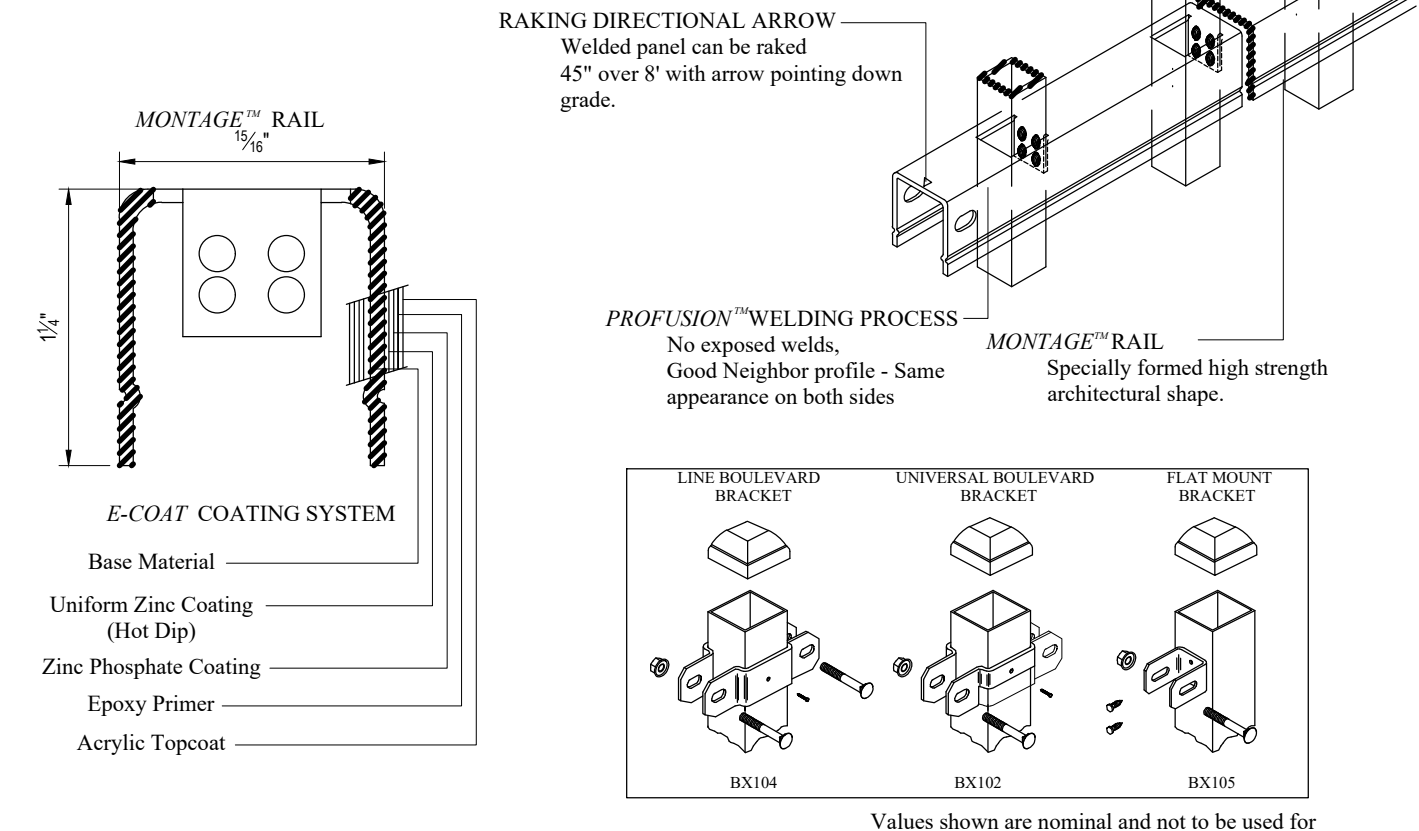
NOTE: FOR WORK WITHIN THE ROW, PAVEMENT DEPTHS AND SPECIFICATIONS TO CONFORM TO DOT AND LOCAL HIGHWAY DEPT. REQUIREMENTS.

**ROADWAY PATCHING**

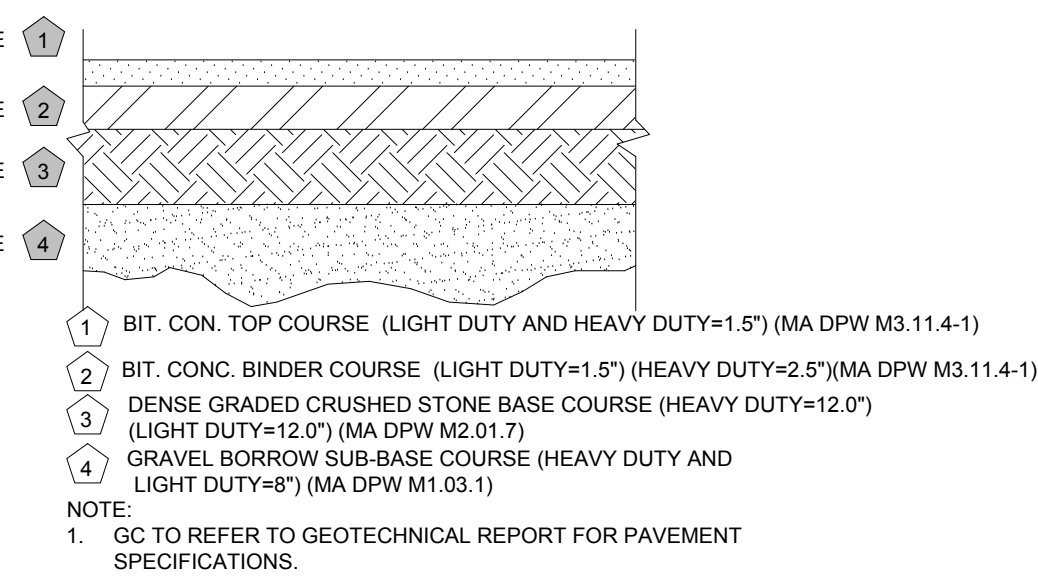
N.T.S.



NOTES:  
1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.  
2.) Third rail required for Double Rings.  
3.) Available in 3" air space and/or Flush Bottom on most heights.  
4.) Three rails required for 6' tall.

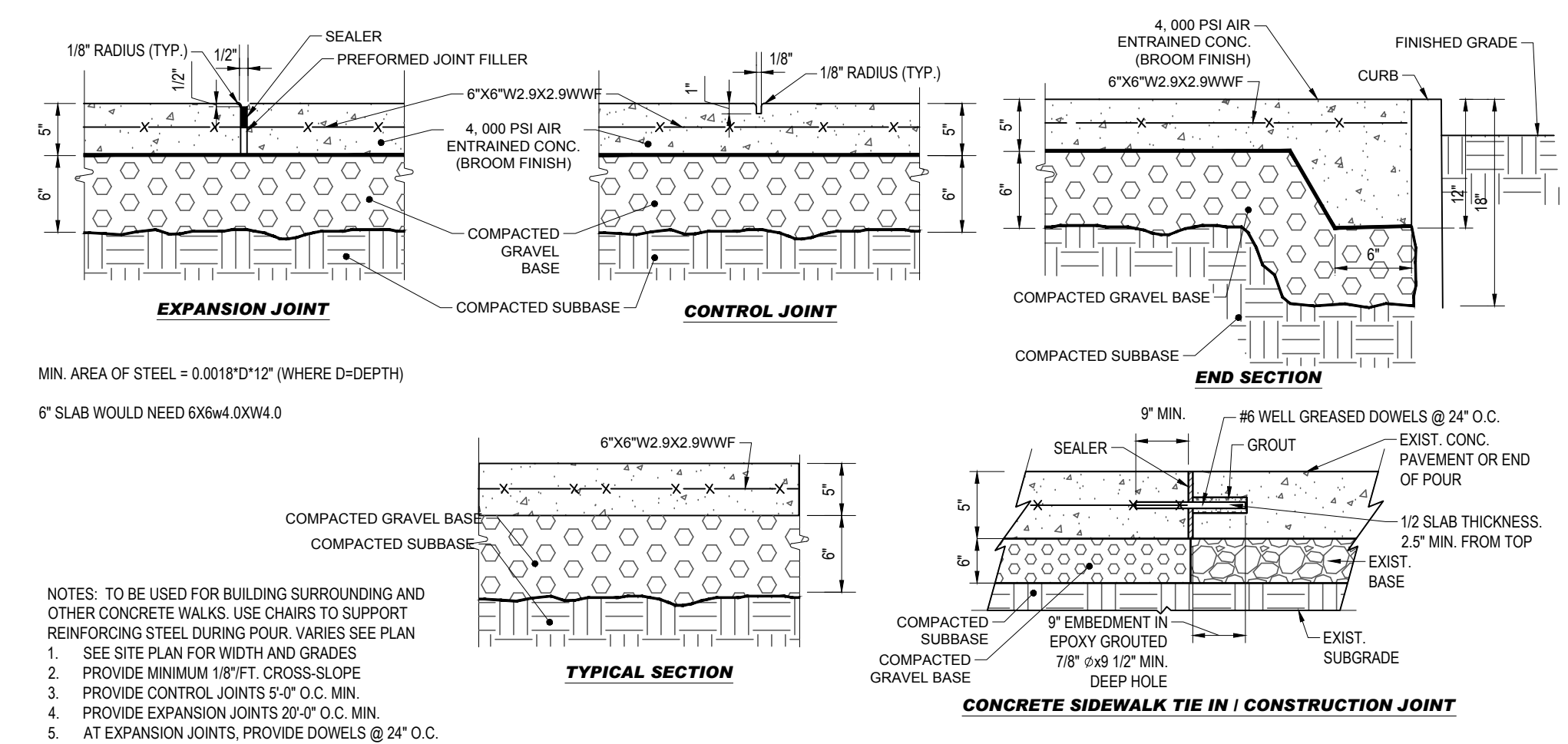


RESIDENTIAL WELDED STEEL PANEL  
PRE-ASSEMBLED  
MONTAGE MAJESTIC 2/3-RAIL  
DR: CI SH: 1 of 1 SCALE: DO NOT SCALE  
CK: ME Date: 7-19-11 REV: c



**PAVEMENT SECTION**

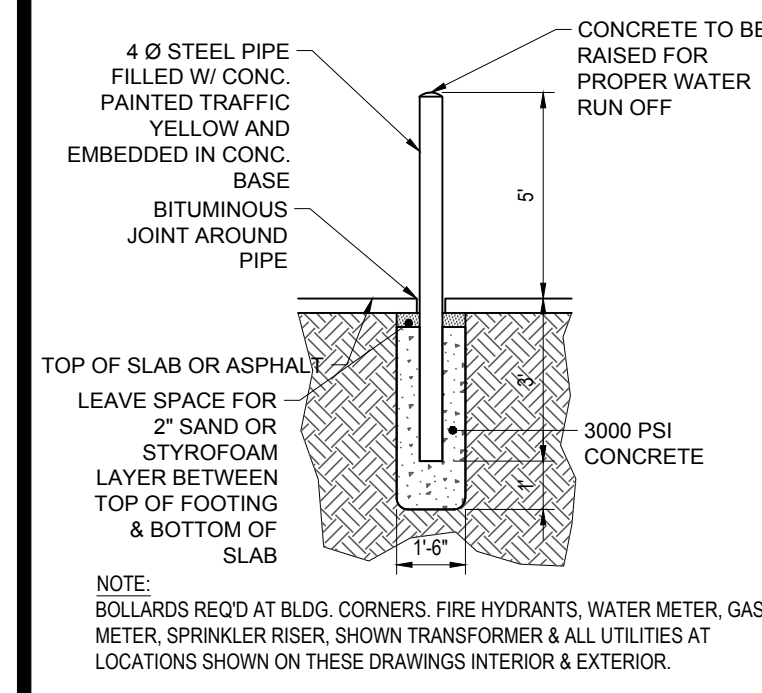
N.T.S.



NOTES: TO BE USED FOR BUILDING SURROUNDING AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR. VARIES SEE PLAN.  
1. SEE SITE PLAN FOR WIDTH AND GRADES.  
2. PROVIDE MINIMUM 1/8" FT. CROSS-SLOPE.  
3. PROVIDE CONTROL JOINTS 3'-0" O.C. MIN.  
4. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN.  
5. AT EXPANSION JOINTS, PROVIDE DOWELS @ 24" O.C.

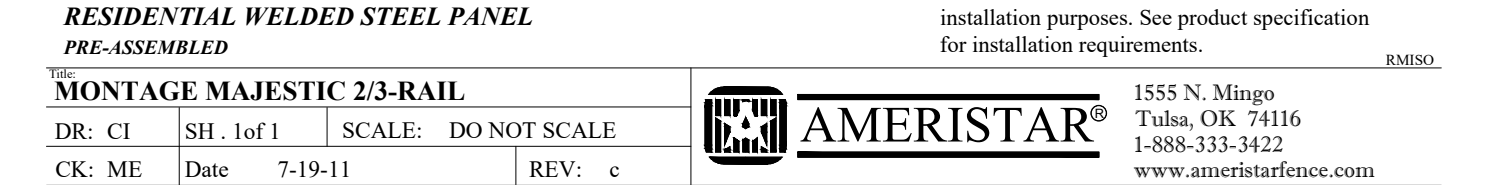
**CONCRETE SIDEWALK**

N.T.S.



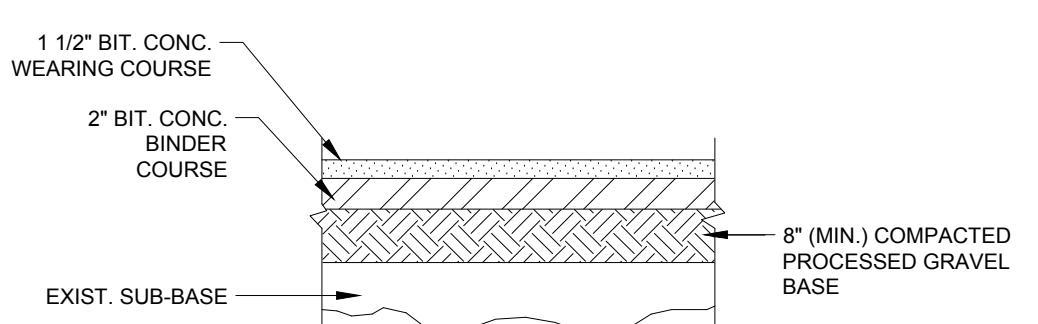
**BOLLARD**

N.T.S.



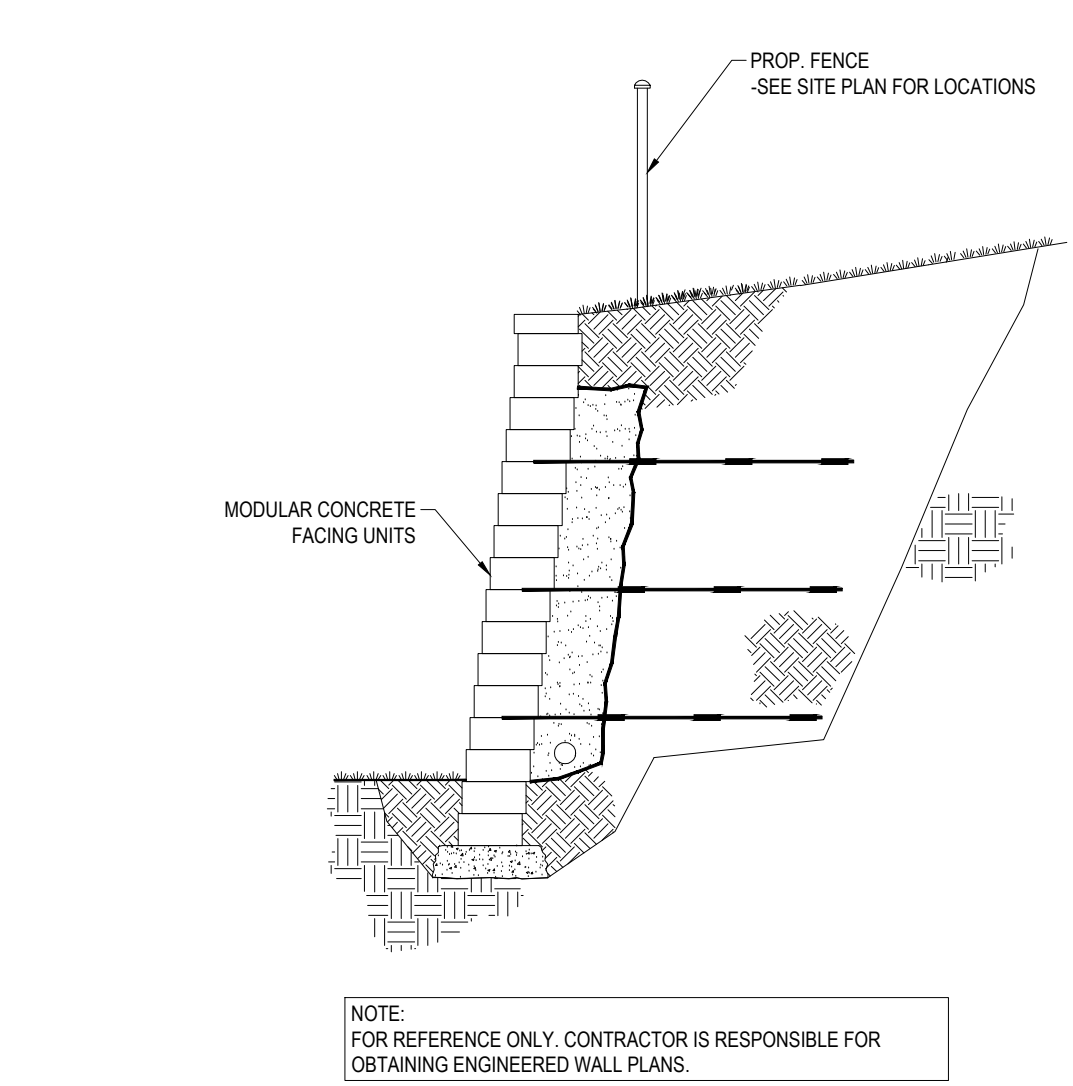
**DECORATIVE FENCE DETAIL**

N.T.S.



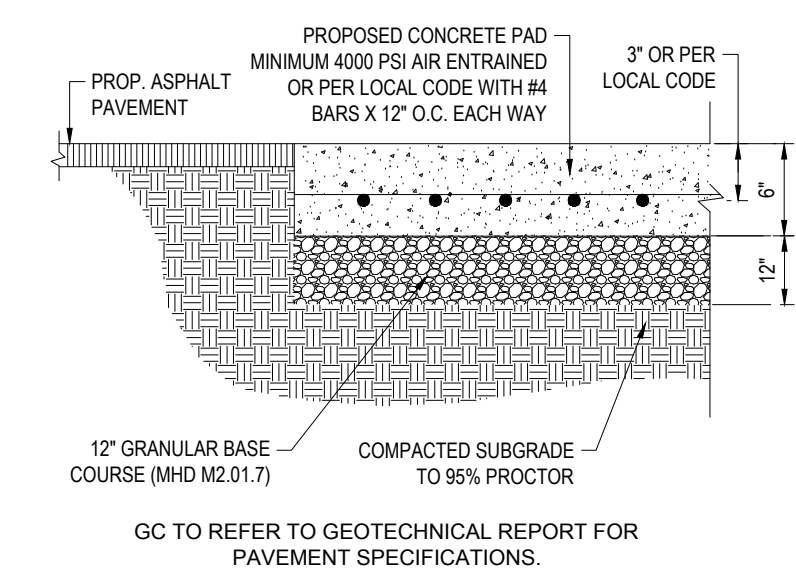
**ASPHALT SIDEWALK DETAIL**

N.T.S.



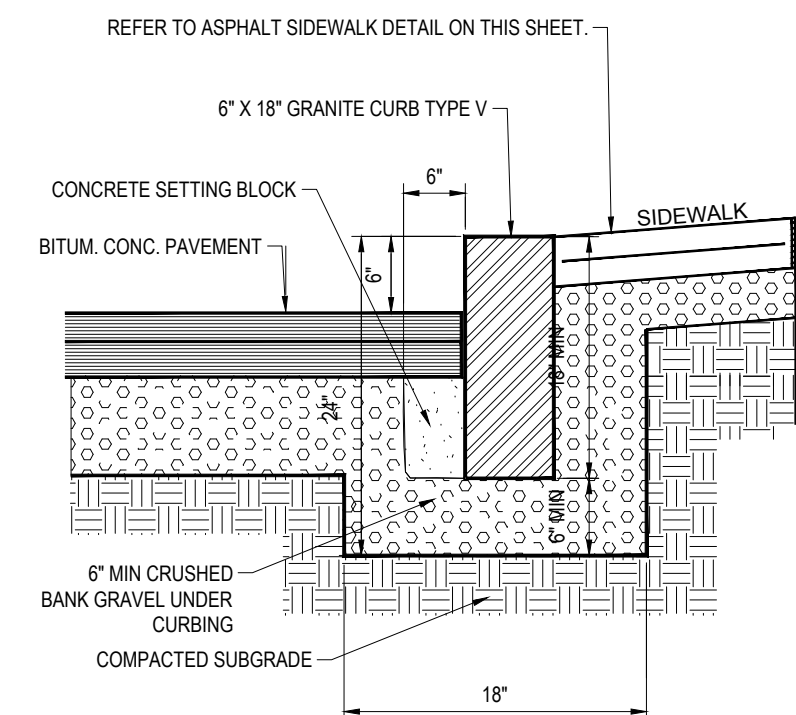
**REINFORCED SEGMENTED BLOCK RETAINING WALL**

N.T.S.



**CONCRETE PAD FOR TRASH ENCLOSURE DETAIL**

N.T.S.



**ASPHALT SIDEWALK WITH VERTICAL GRANITE CURBING**

N.T.S.

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TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	10/05/2023	PERMIT SET	MJW AWP

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PROJECT No.: MAA230001.00  
DRAWN BY: SBB/MJW  
CHECKED BY: AWP  
DATE: 08/09/2023  
CAD ID.: MAA230001.00-SPFD-1A

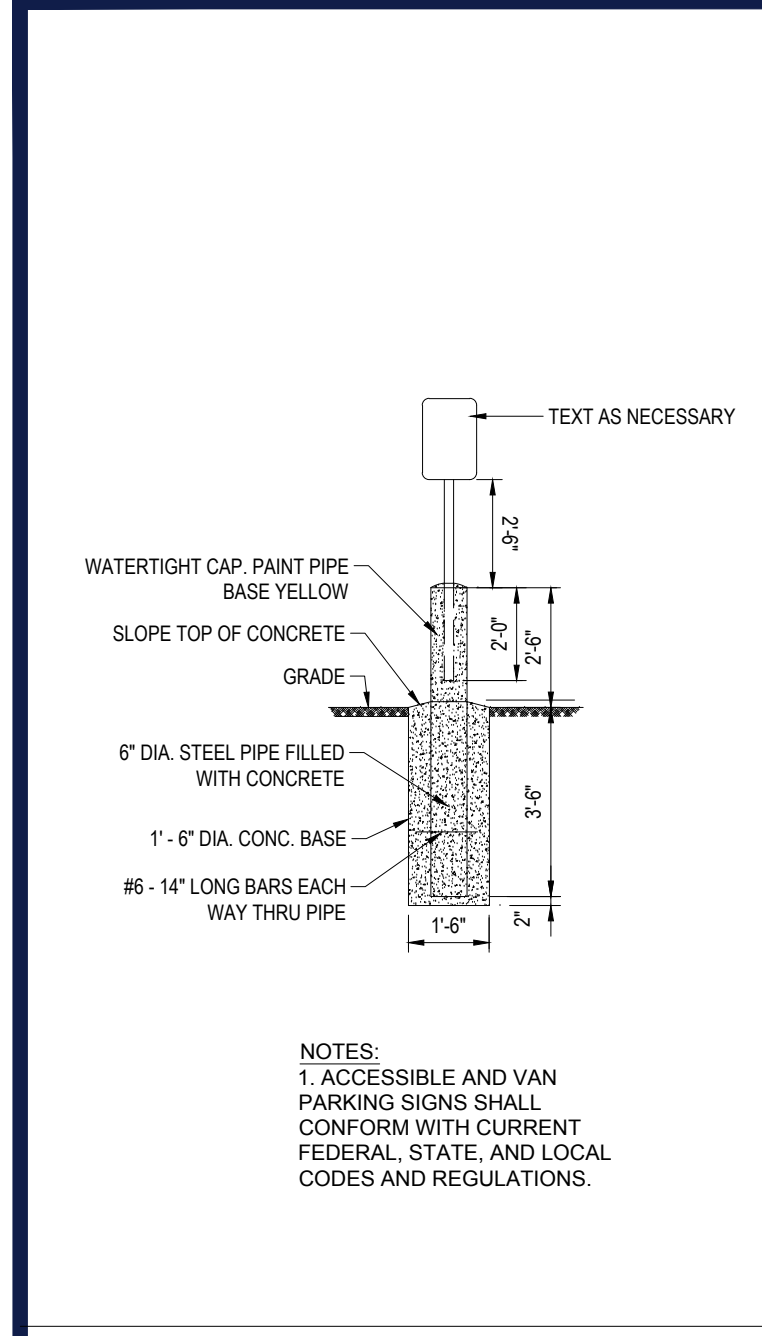
**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**THE GARDNER SCHOOL**  
PROPOSED EARLY EDUCATION FACILITY  
MAP: #35 BLOCK; #446 LOT: #3  
739 PLEASANT STREET,  
TOWN OF WEYMOUTH,  
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352 TURNPIKE ROAD  
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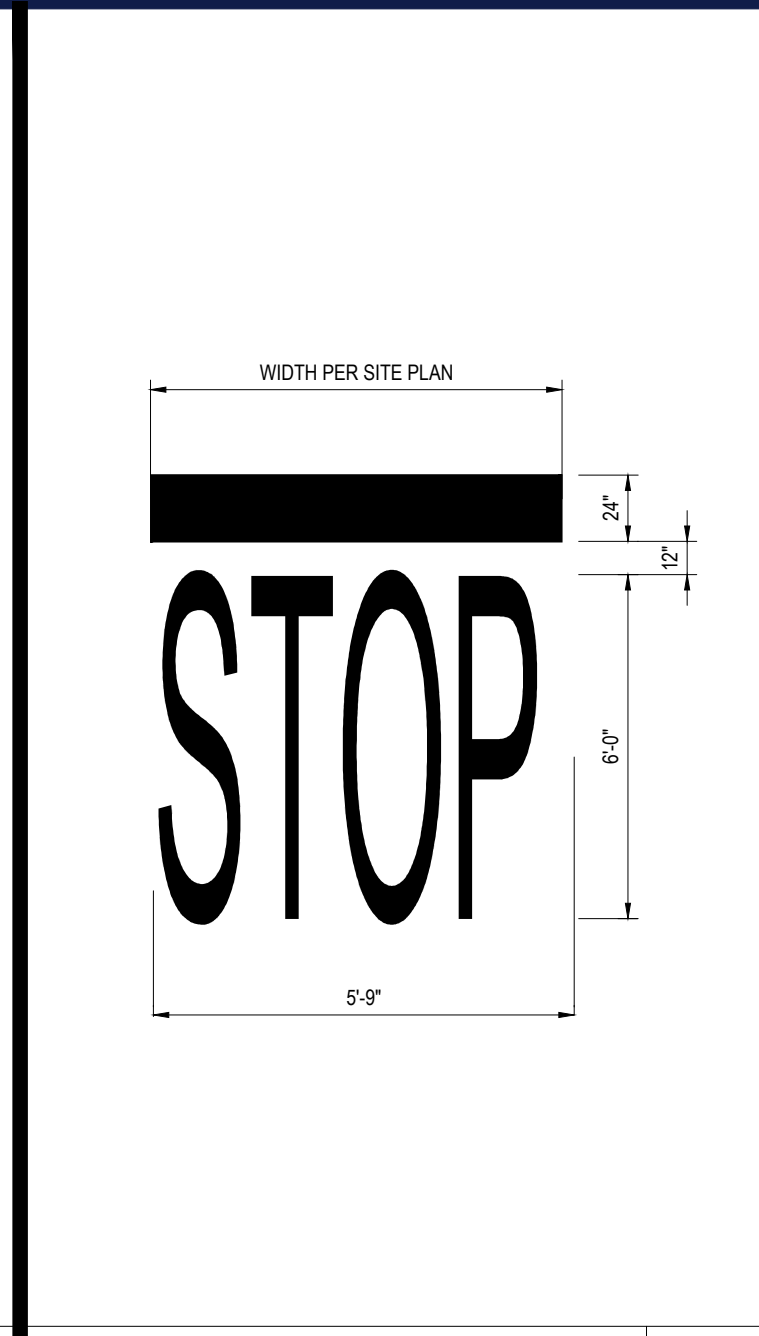
**J.G. BOHLER ENGINEERING**  
PROFESSIONAL ENGINEERING  
No. 41697  
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:  
**DETAIL SHEET**  
SHEET NUMBER:  
**C-901**  
REVISION 1 - 10/05/2023

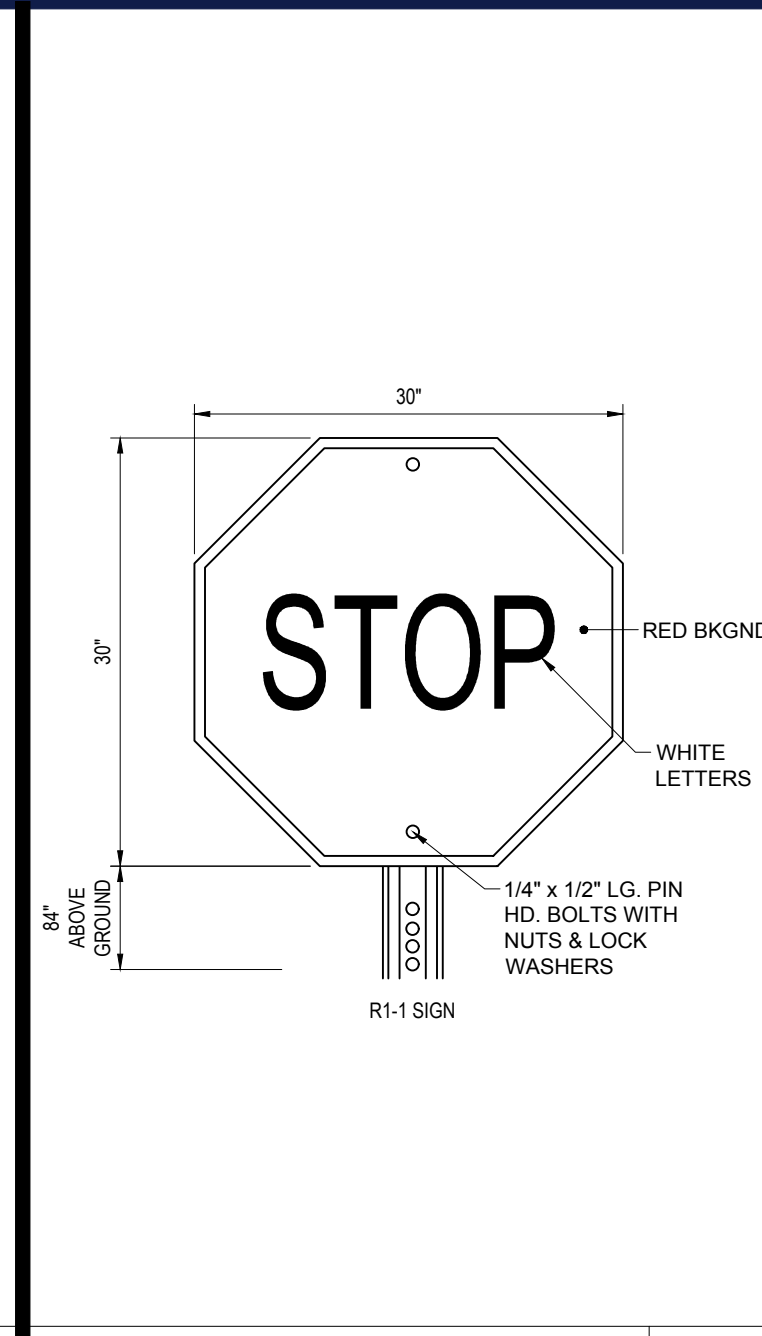
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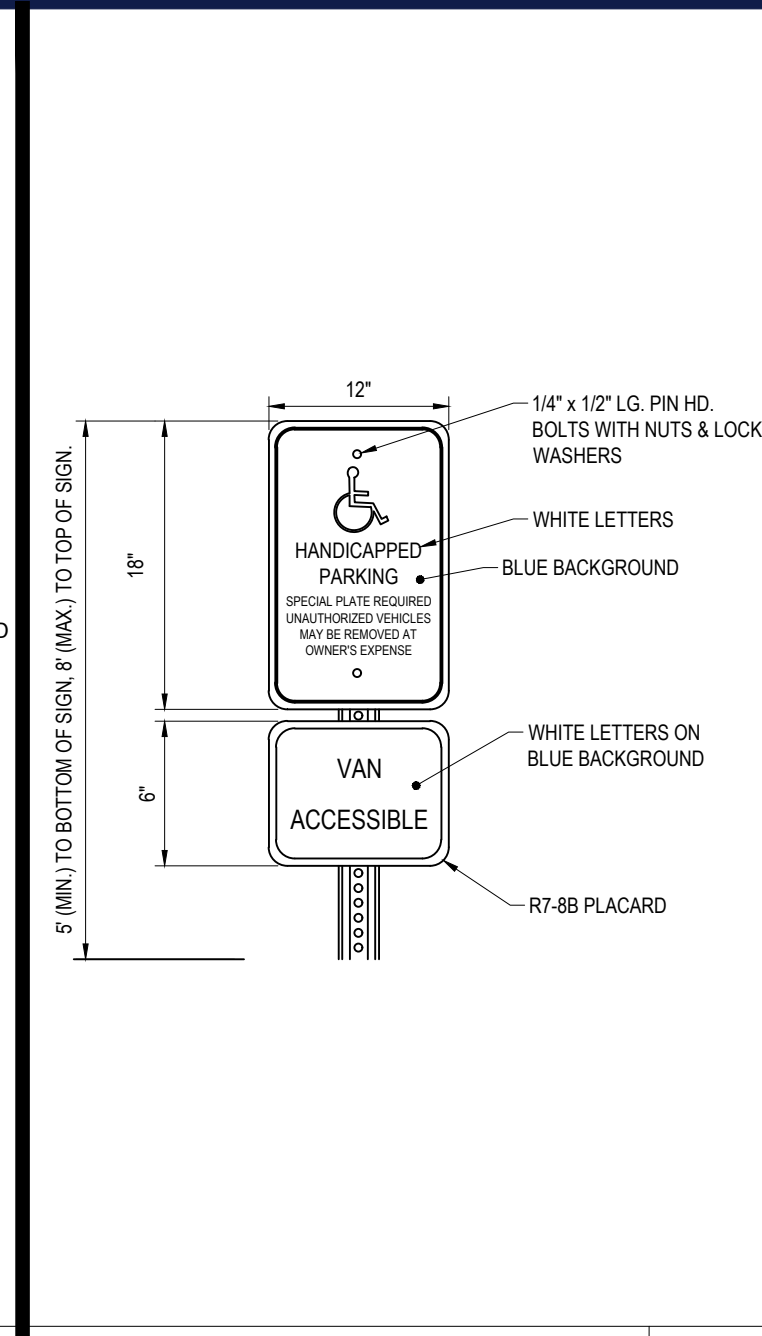
**SIGN ON BOLLARD**



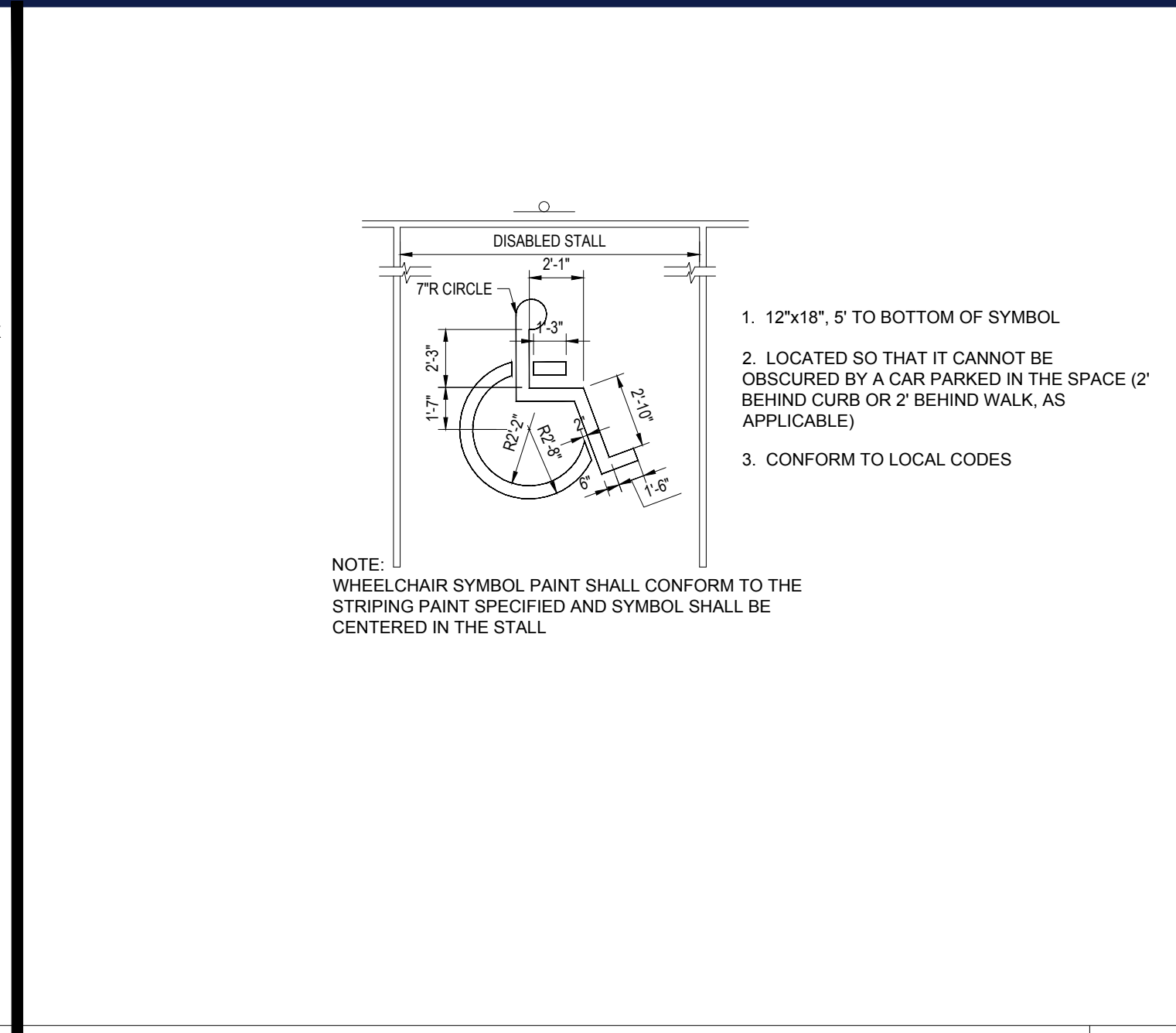
**STOP BAR**



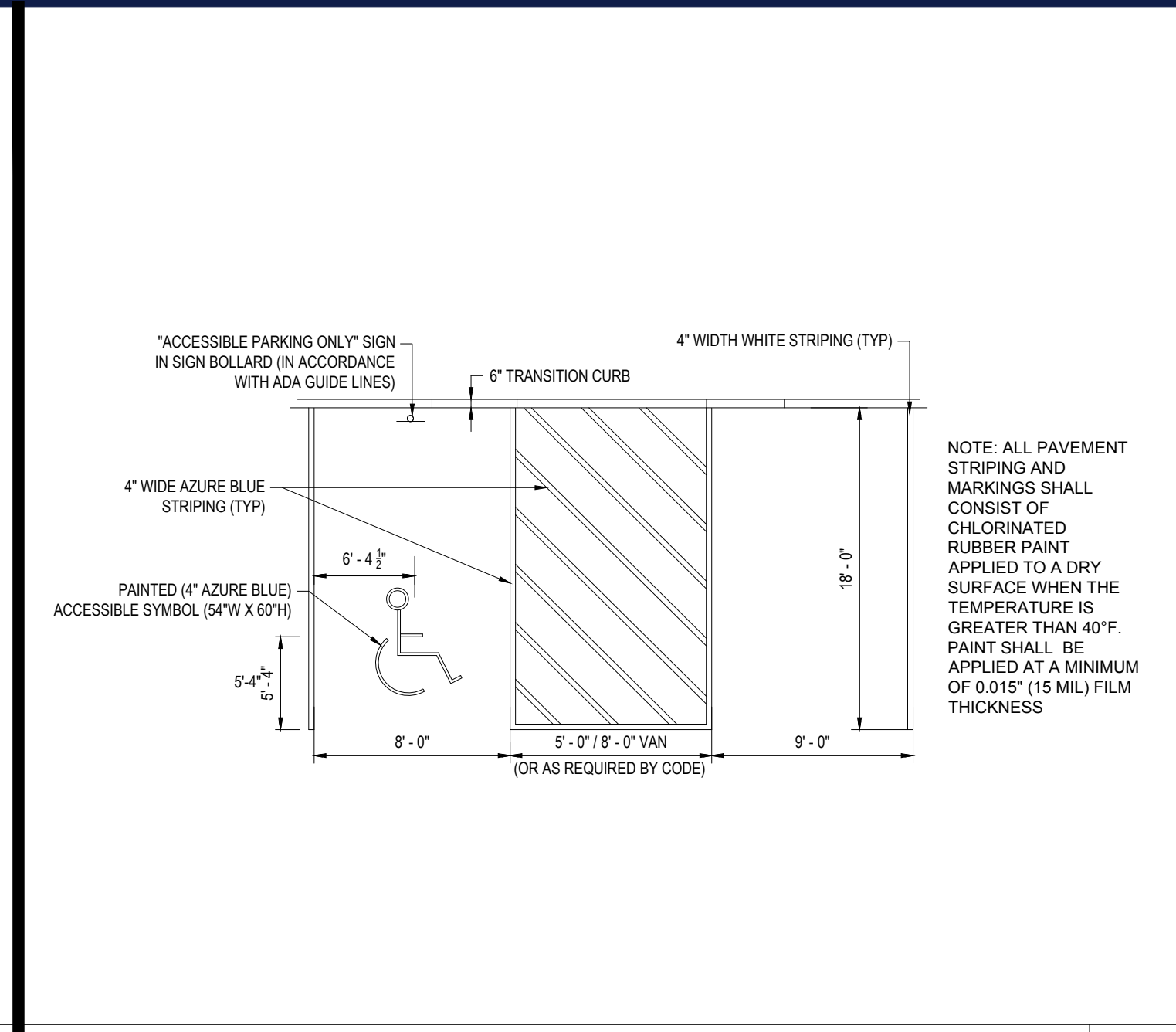
**STOP SIGN**



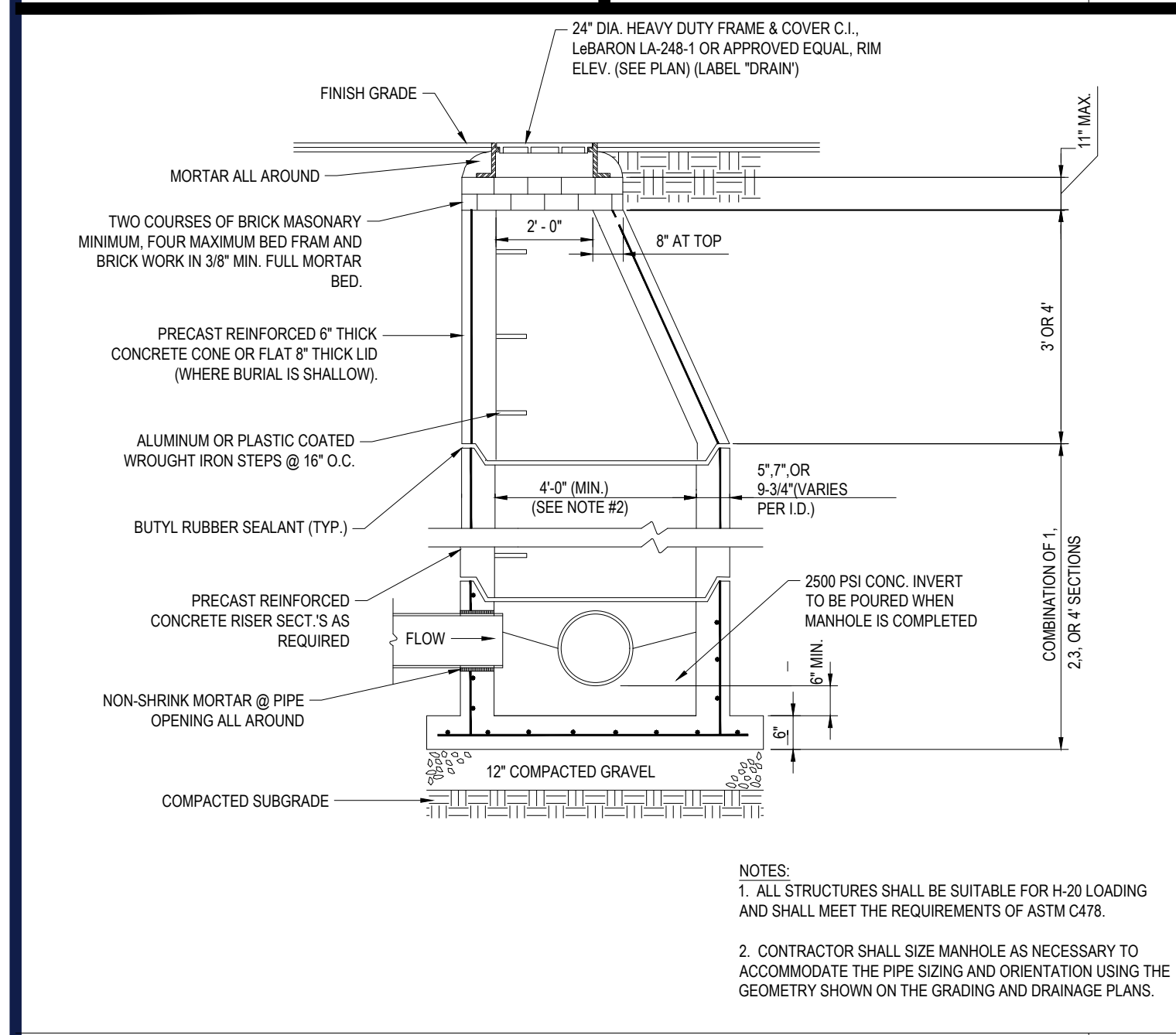
**HANDICAP SIGN**



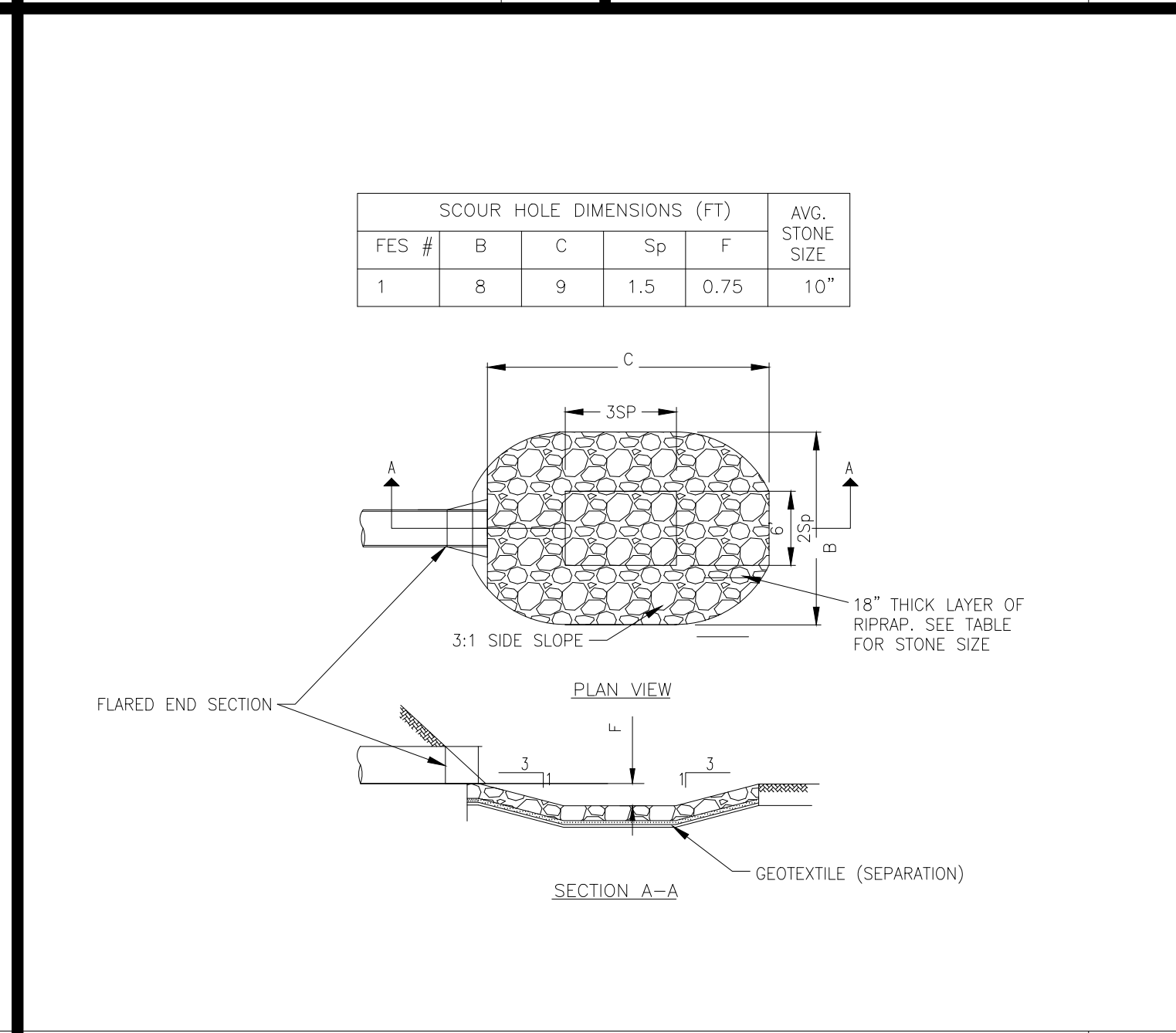
**ACCESSIBLE PARKING SYMBOL DETAIL**



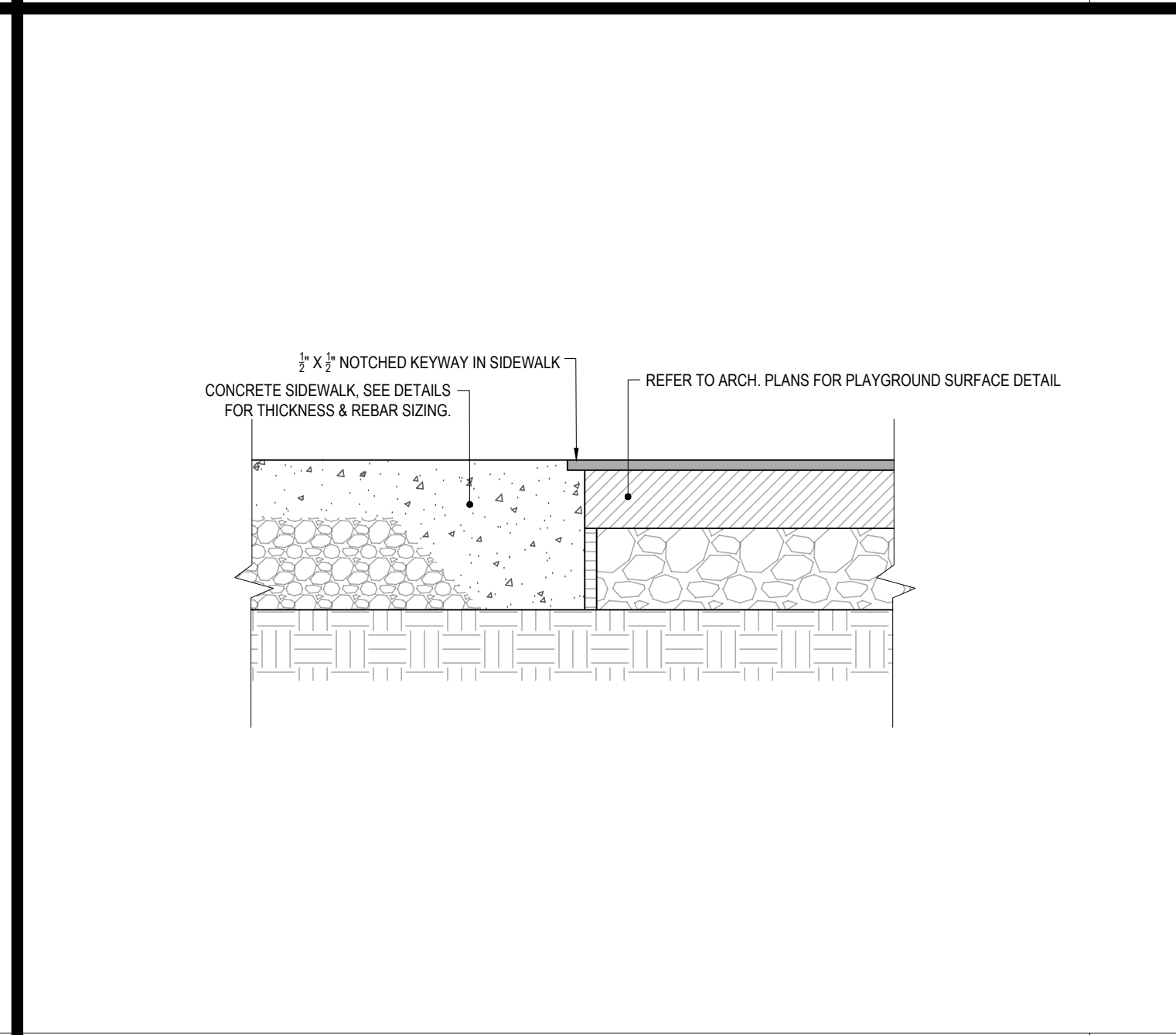
**ACCESSIBLE PARKING STALL MARKINGS**



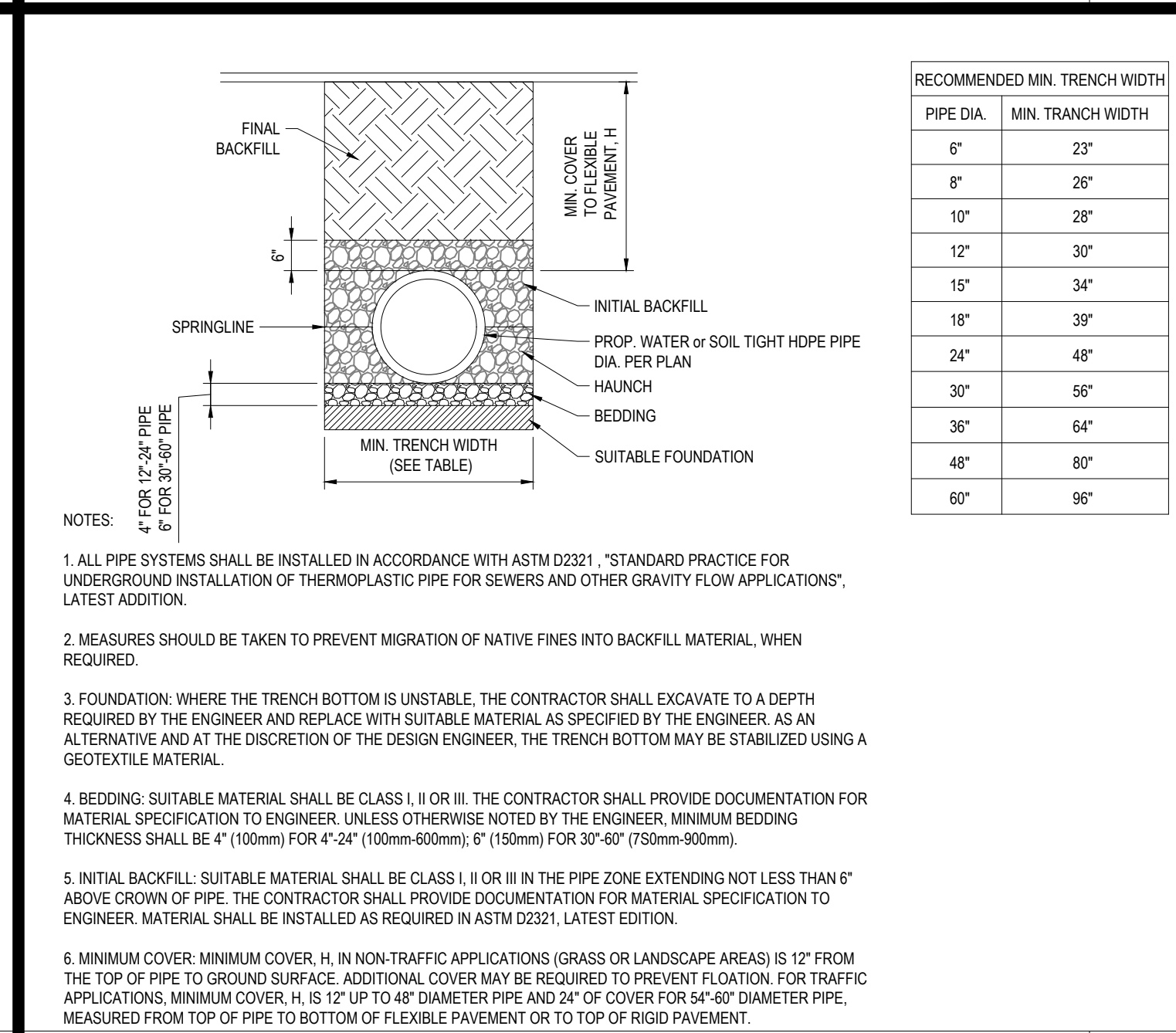
**PRECAST CONCRETE STORM DRAIN MANHOLE**



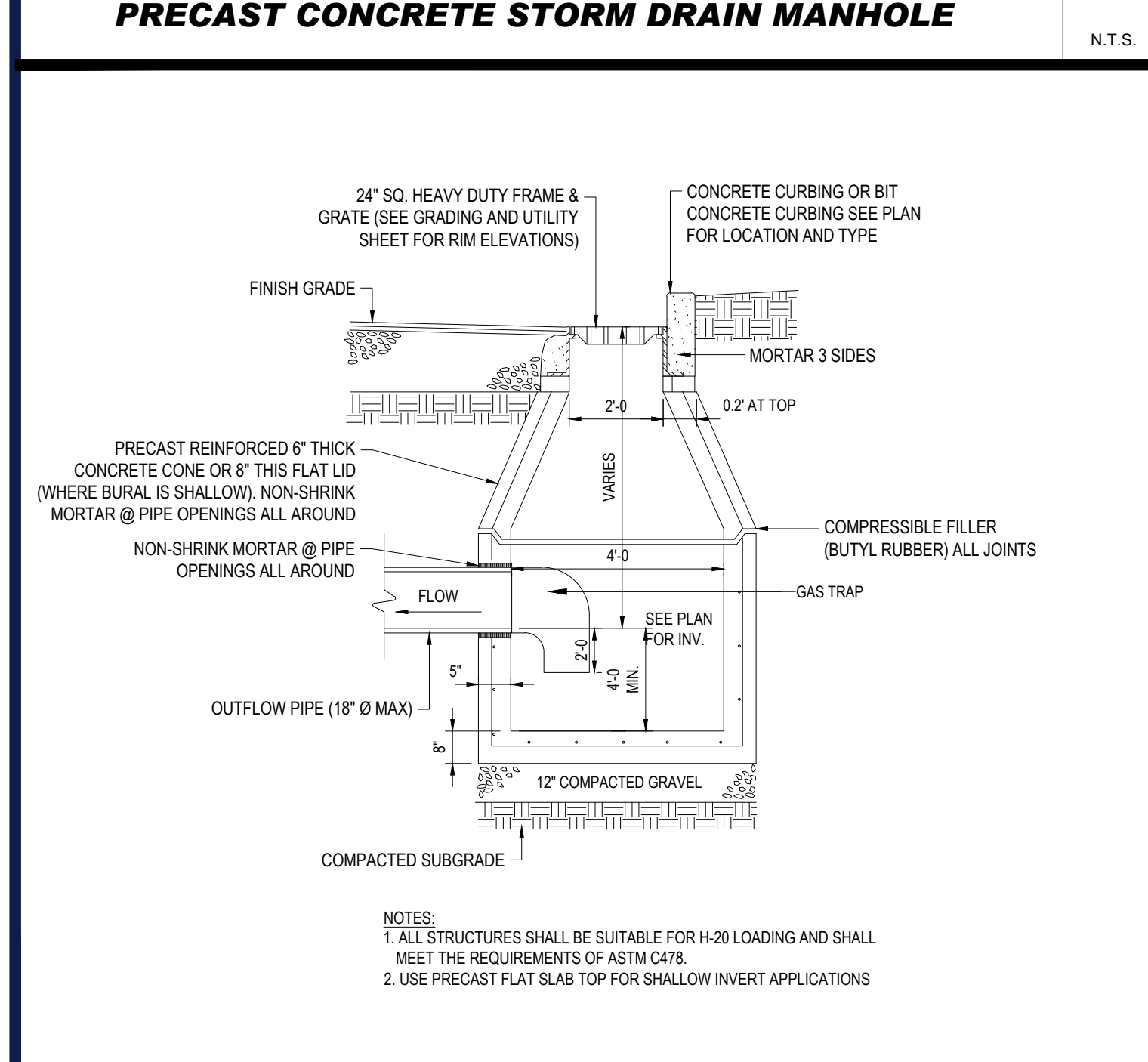
**PREFORMED SCOUR HOLE**



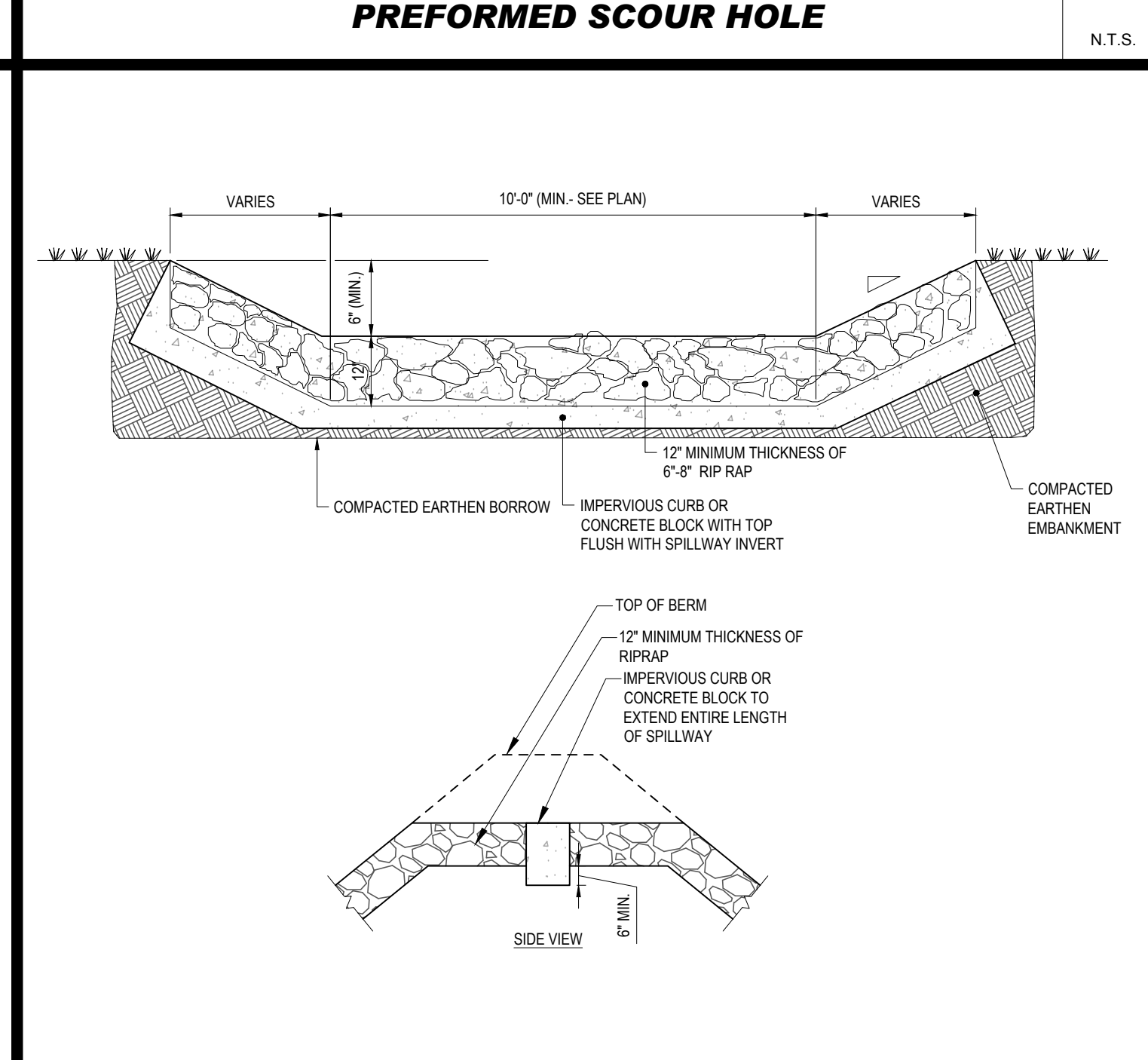
**POUR-IN-PLACE RUBBER SURFACE DETAIL**



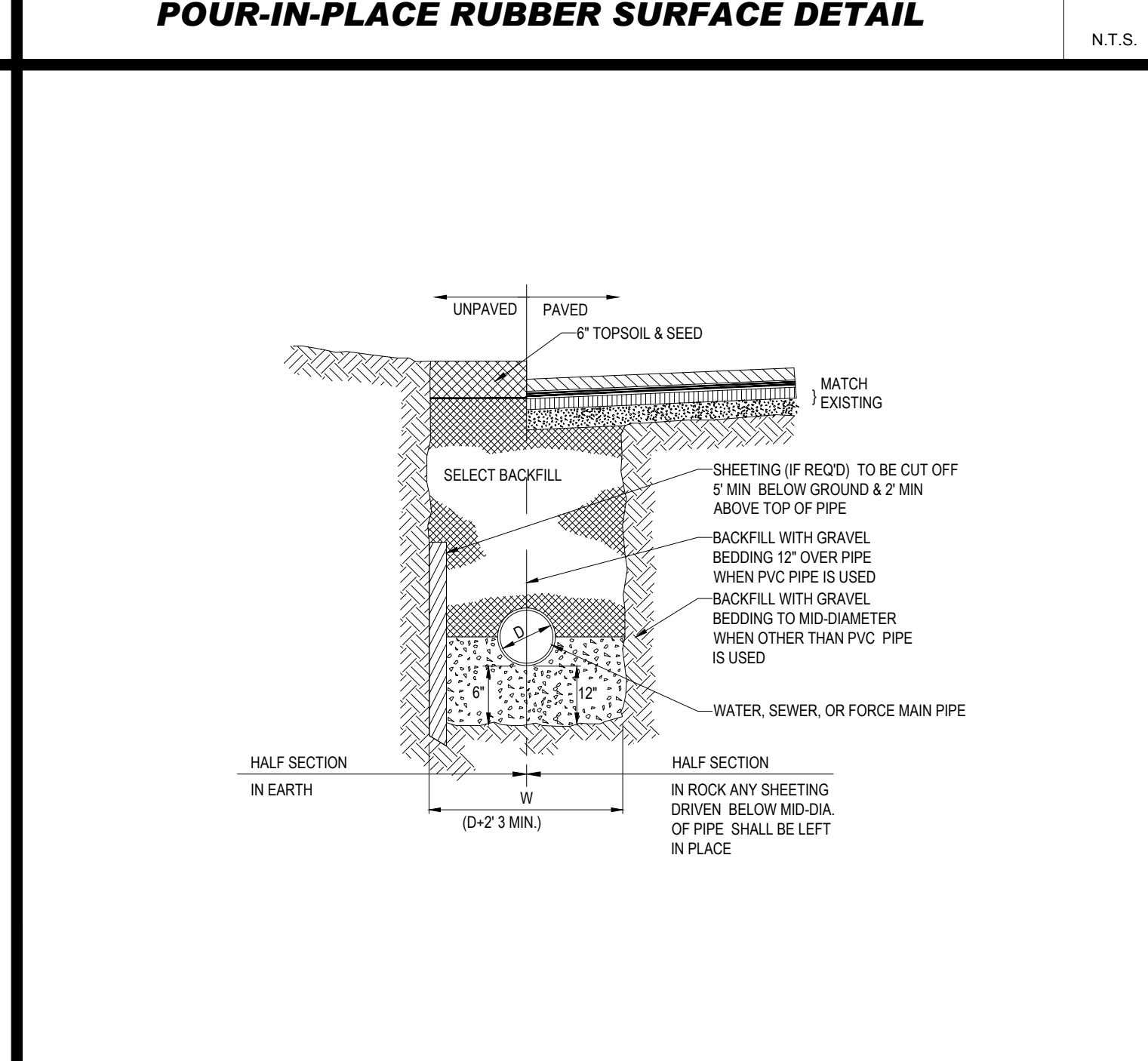
**HDPE STORM DRAINAGE TRENCH**



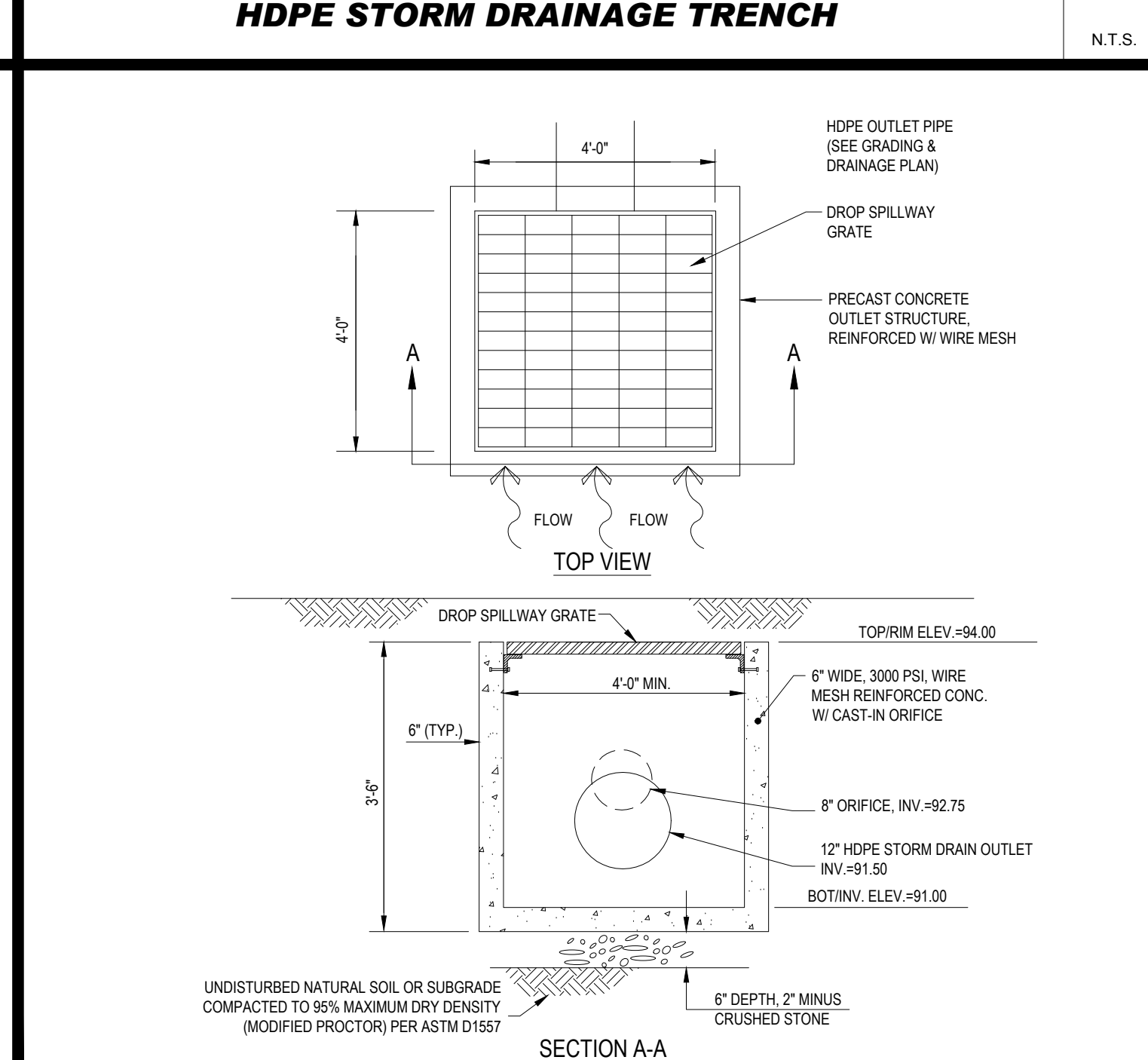
**PRECAST CONCRETE DEEP SUMP CATCH BASIN**



**INFILTRATION BASIN STONE OUTLET**



**TYPICAL UTILITY TRENCH**



**OUTLET CONTROL STRUCTURE (OCS-1) DETAIL**

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 PROGRAM MANAGEMENT  
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 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	10/05/2023	PERMIT SET	MJW AWP

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PROJECT No.: MAA230001.00  
 DRAWN BY: SBB/MJW  
 CHECKED BY: AWP  
 DATE: 08/09/2023  
 CAD I.D.: MAA230001.00-SPFD-1A

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**THE GARDNER SCHOOL**

PROPOSED  
 EARLY EDUCATION FACILITY

MAP: #35 BLOCK: #446 LOT: #3  
 739 PLEASANT STREET,  
 TOWN OF WEYMOUTH,  
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 MASSACHUSETTS

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352 TURNPIKE ROAD  
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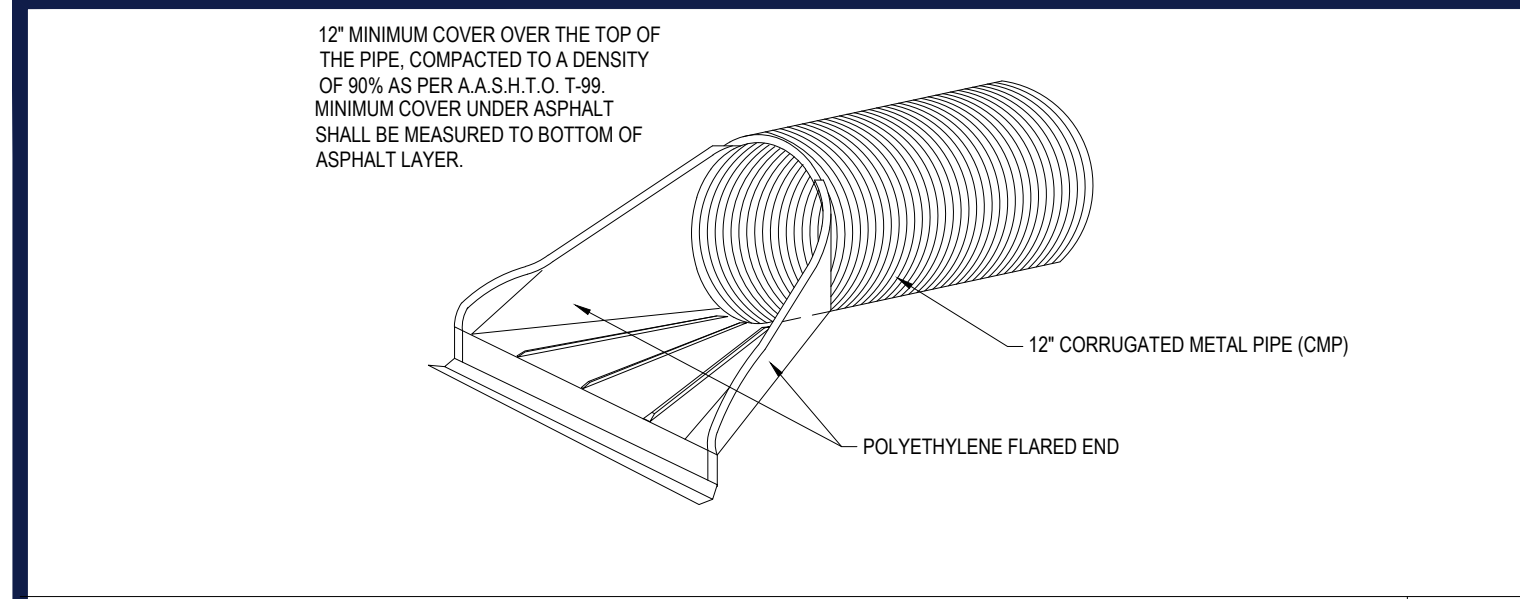
**J.G. BOHLER ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 41697  
 CIVIL

**DETAIL SHEET**

SHEET NUMBER:  
**C-902**

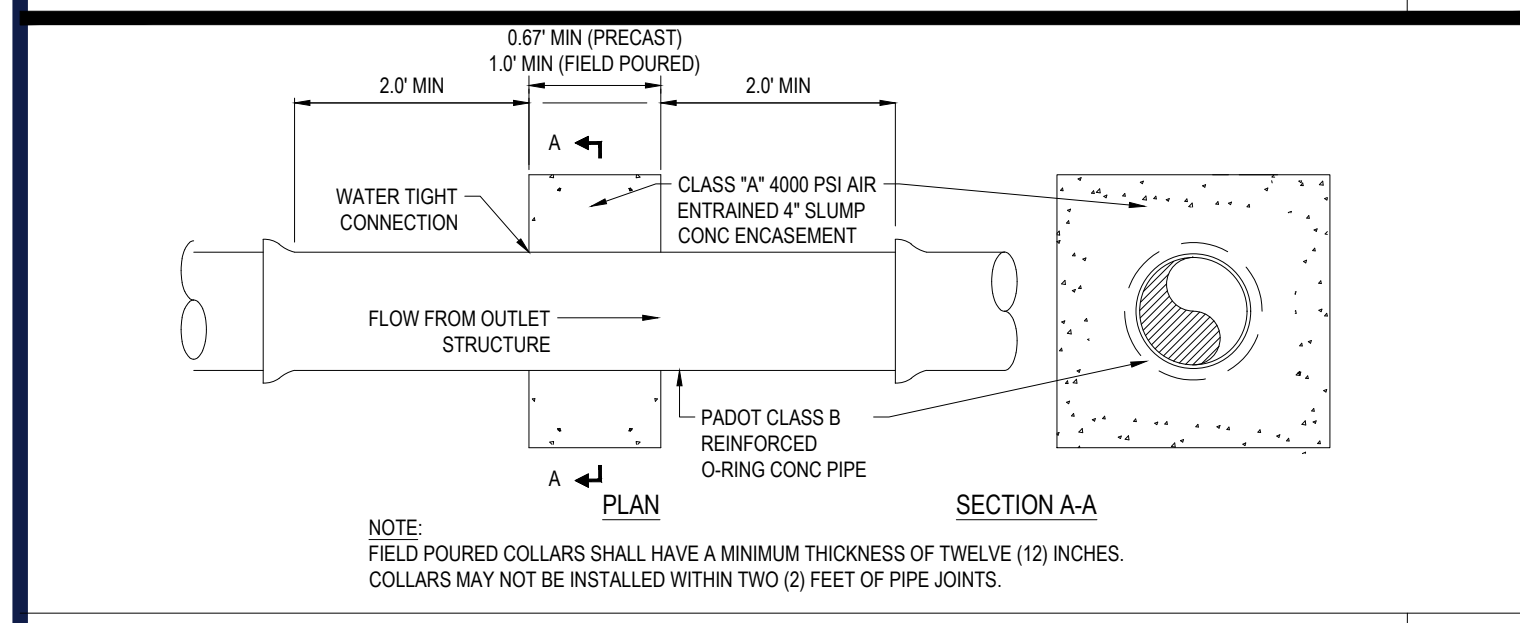
REVISION 1 - 10/05/2023

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 8/10/2023 10:00 AM



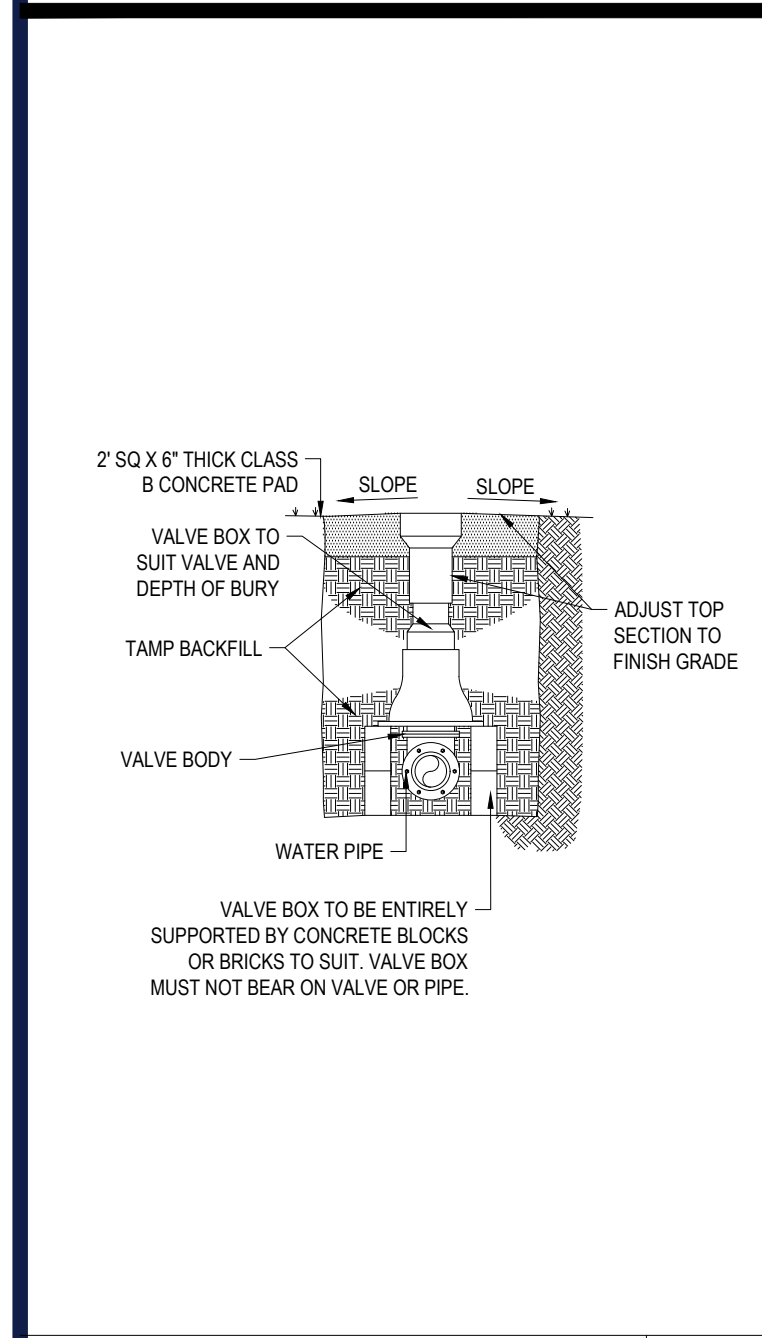
**DRAIN PIPE FLARED END**

NTS



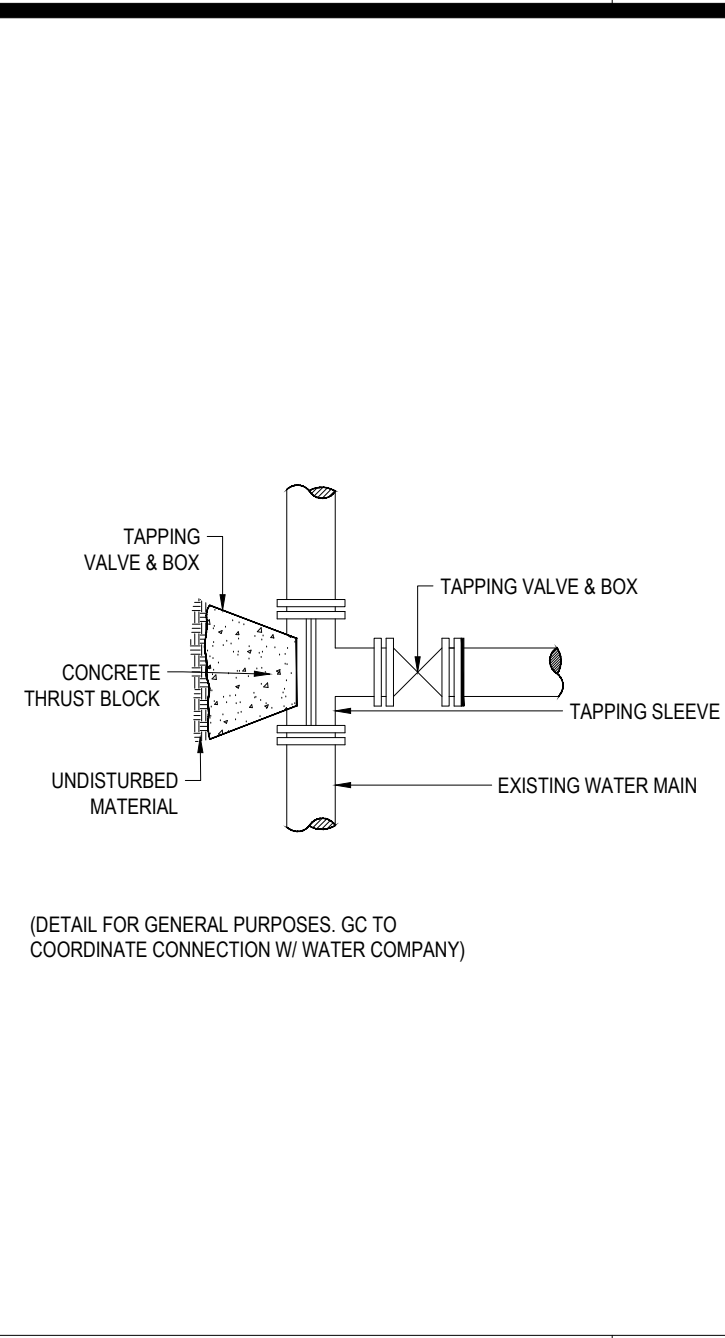
**ANTI-SEEP COLLAR**

NTS



**GATE VALVE**

NTS



**TAPPING SLEEVE AND GATE VALVE**

NTS

UPWARD THRUST BLOCKING (REQUIRED REINFORCING BARS & CUBIC YARDS OF P.C. CONCRETE)									
PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		REINFORCING BARS
	CONC. QTY.	REIN. SIZE	CONC. QTY.	REIN. SIZE	CONC. QTY.	REIN. SIZE	CONC. QTY.	REIN. SIZE	
6"	1.5	3	1.5	3	1.25	2	1.25	2	5
8"	2	3	2	3	1.5	2	1.5	2	5
10"	2.5	3	2.5	3	2	3	2	3	5
12"	3	3	3	3	2.5	3	2.5	3	5

NOTES:  
 1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE  
 2. WRAP ALL FITTINGS WITH VISQUEEN  
 3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH  
 4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.  
 5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.  
 6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT.  
 7. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.  
 8. ALL CONCRETE SHALL BE 2500 P.S.I.  
 9. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

**VERTICAL THRUST BLOCKING**

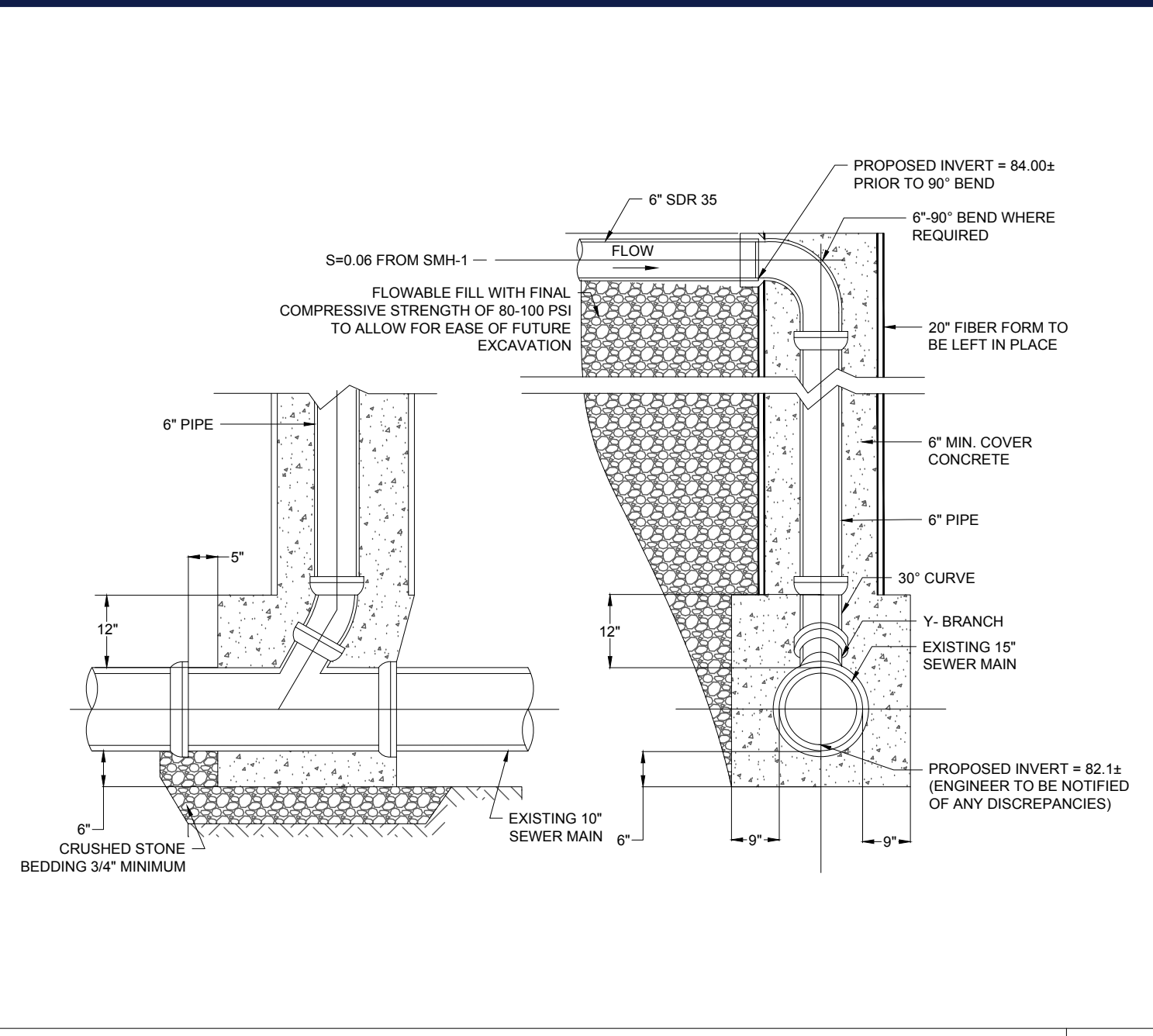
NTS

HORIZONTAL THRUST BLOCKING (BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)						
PIPE SIZE	TEE & PLUG	BENDS				
		90°	45°	22 1/2°	11 1/4°	REINFORCING BARS
3"	1.0	1.0	1.0	1.0	1.0	5
4"	1.0	1.0	1.0	1.0	1.0	5
6"	1.5	2.0	1.0	1.0	1.0	5
8"	2.5	3.5	1.8	1.0	1.0	5
10"	4.0	5.5	2.8	1.5	1.0	5
12"	6.0	8.0	4.0	2.0	1.5	5

NOTES:  
 1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE  
 2. WRAP ALL FITTINGS WITH VISQUEEN  
 3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH  
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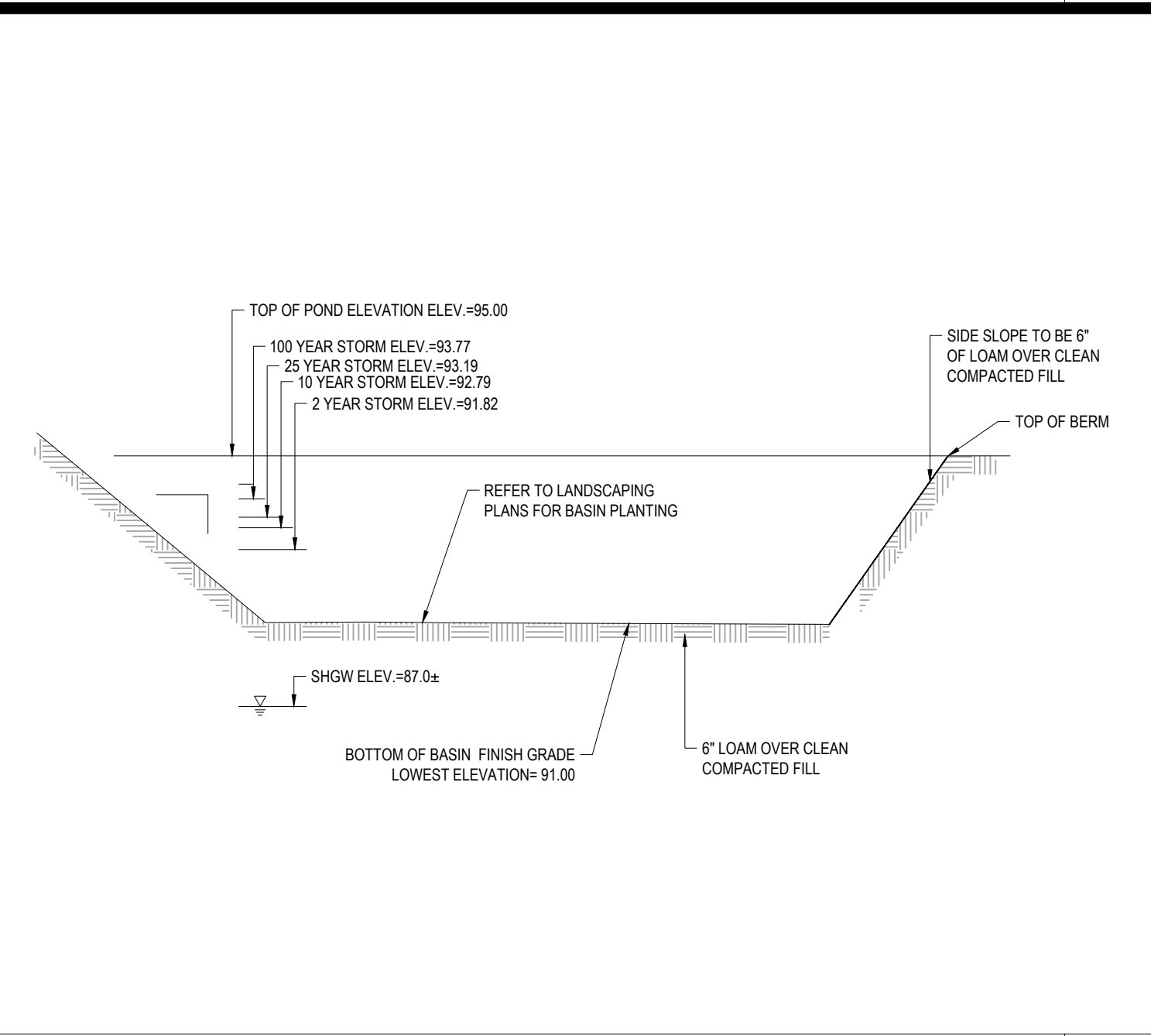
**HORIZONTAL THRUST BLOCKING**

NTS



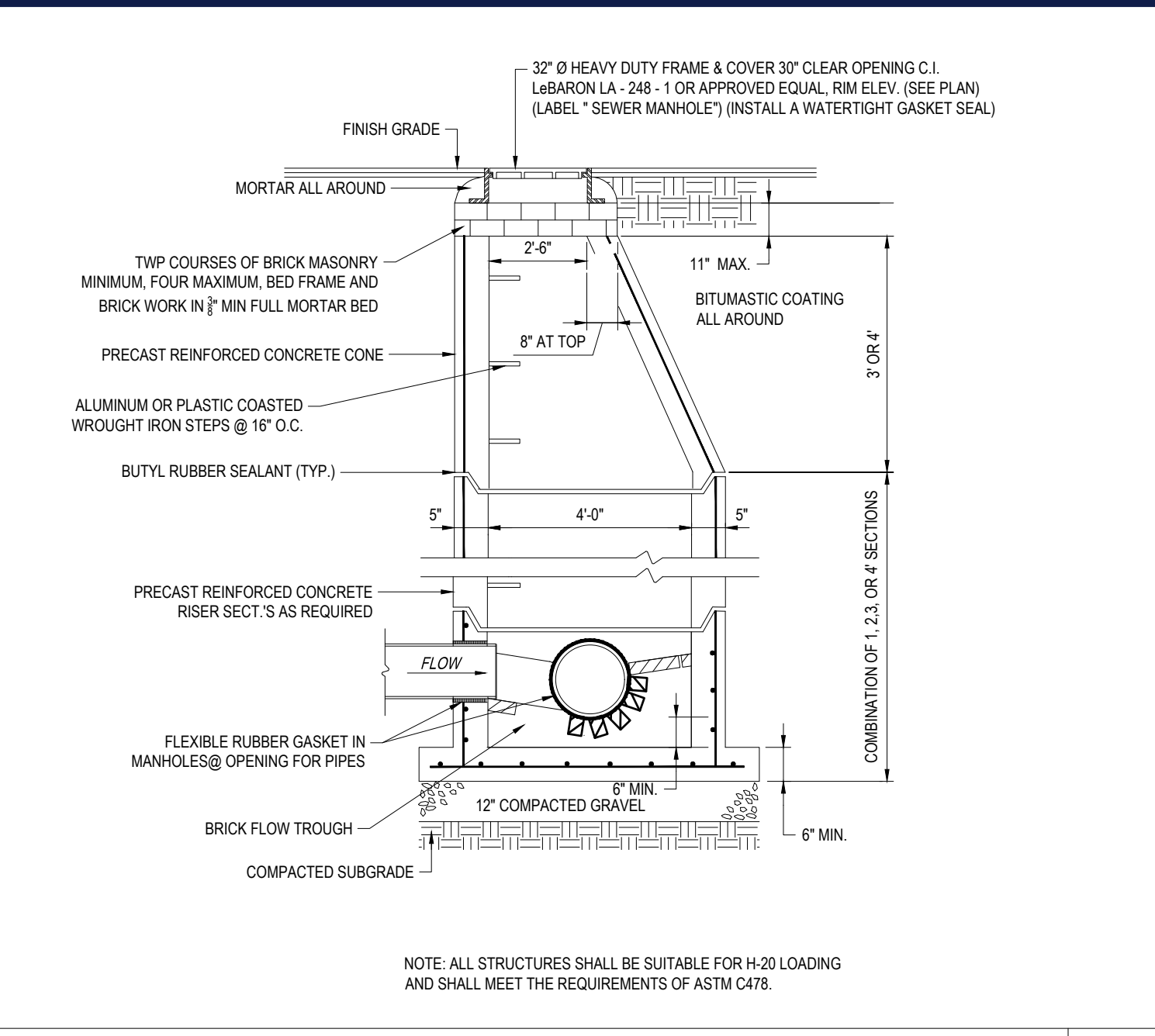
**CHIMNEY CONNECTION DETAIL**

NTS



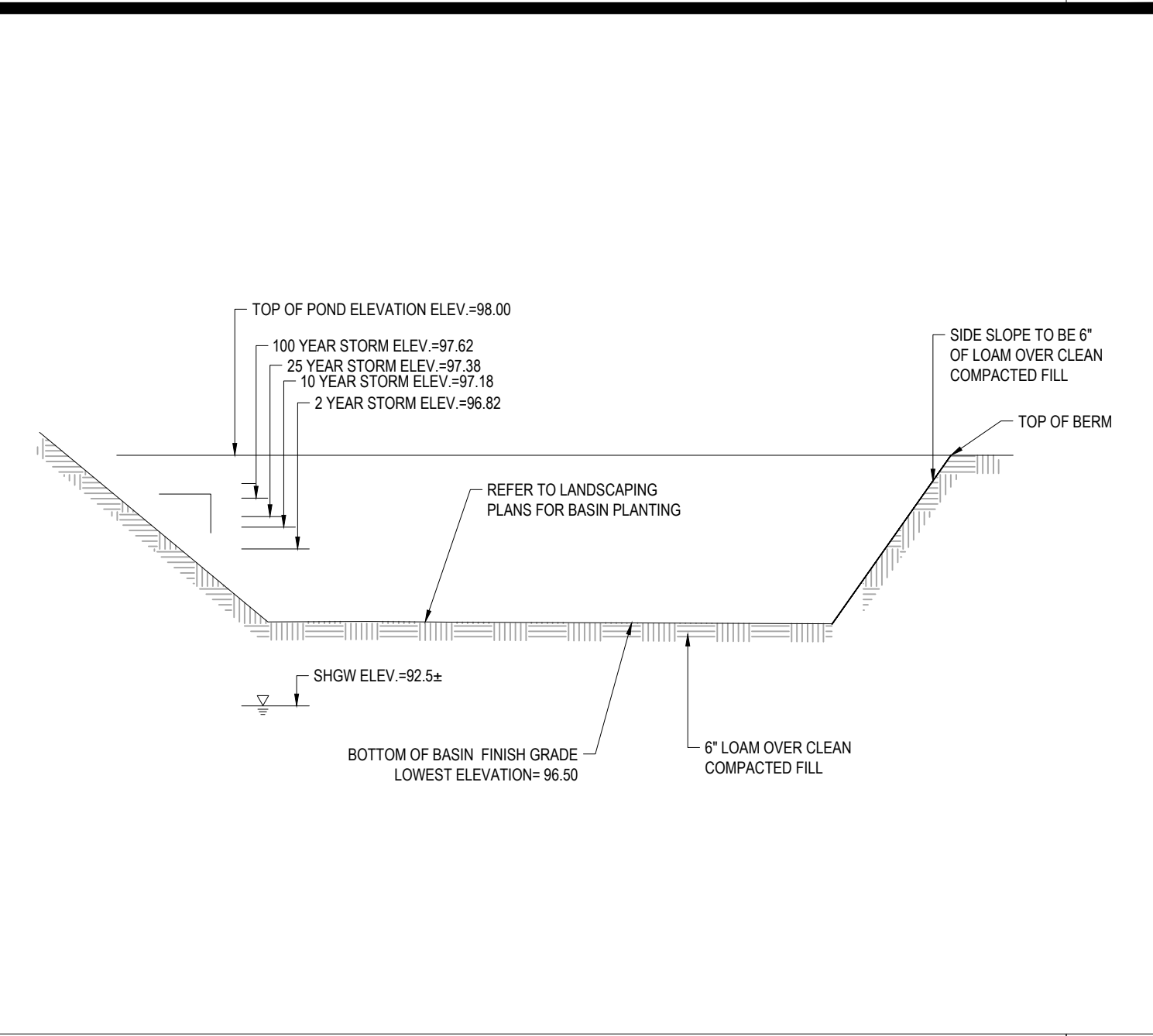
**INFILTRATION BASIN #1 DETAIL**

NTS



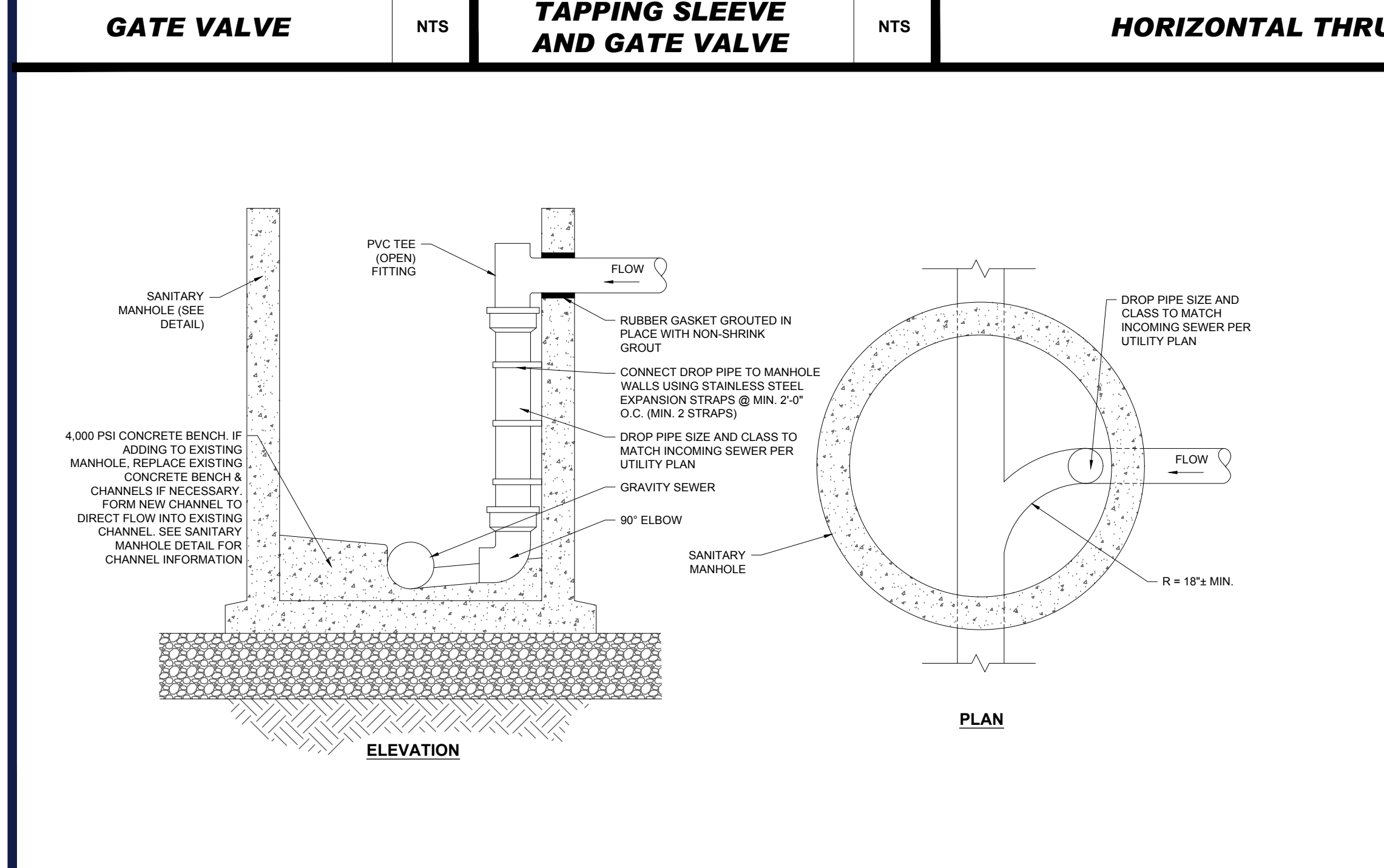
**TYPICAL PRECAST CONCRETE SANITARY MANHOLE**

NTS



**INFILTRATION BASIN #2 DETAIL**

NTS

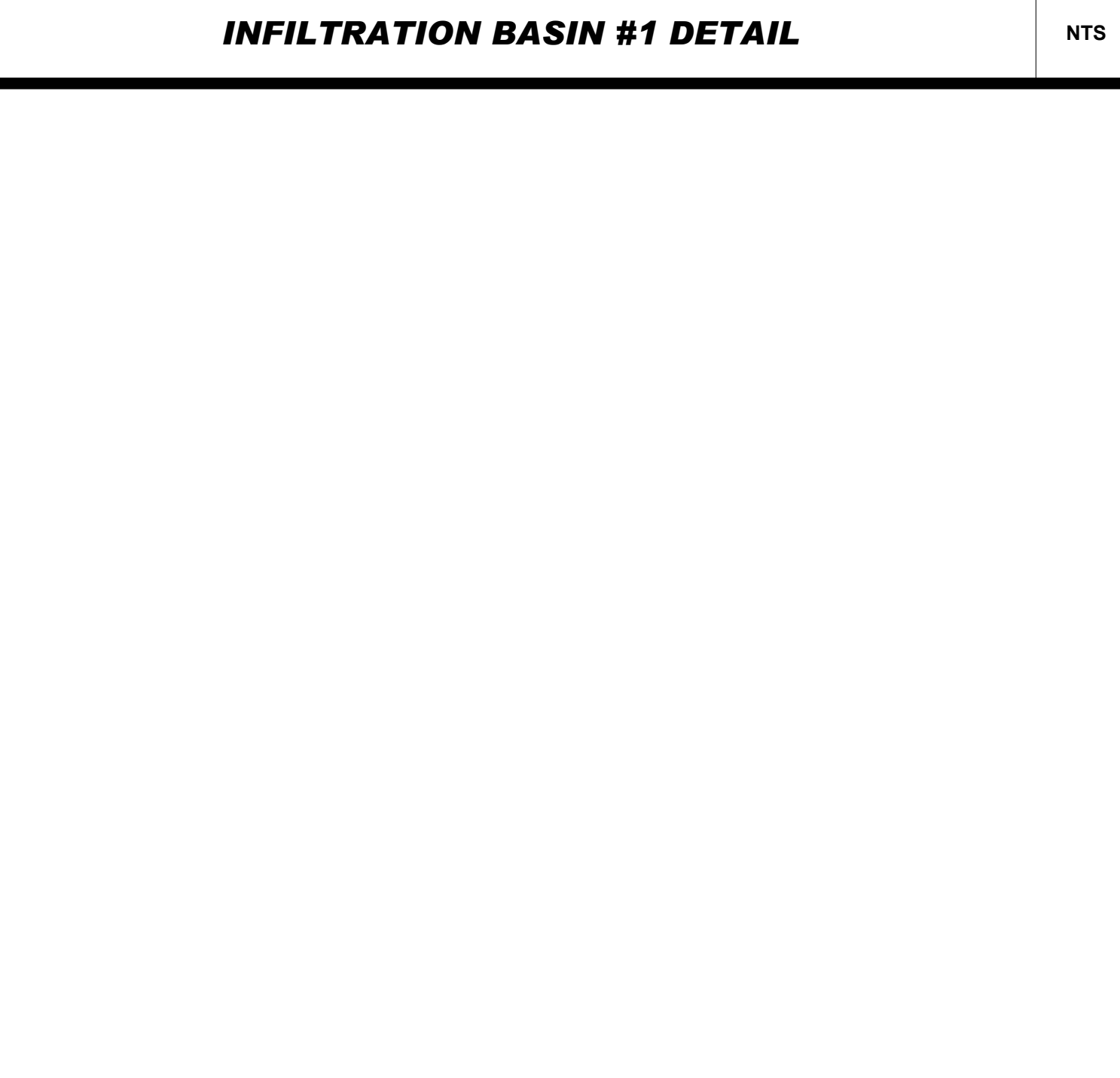


**INTERNAL SANITARY DROP MANHOLE DETAIL**

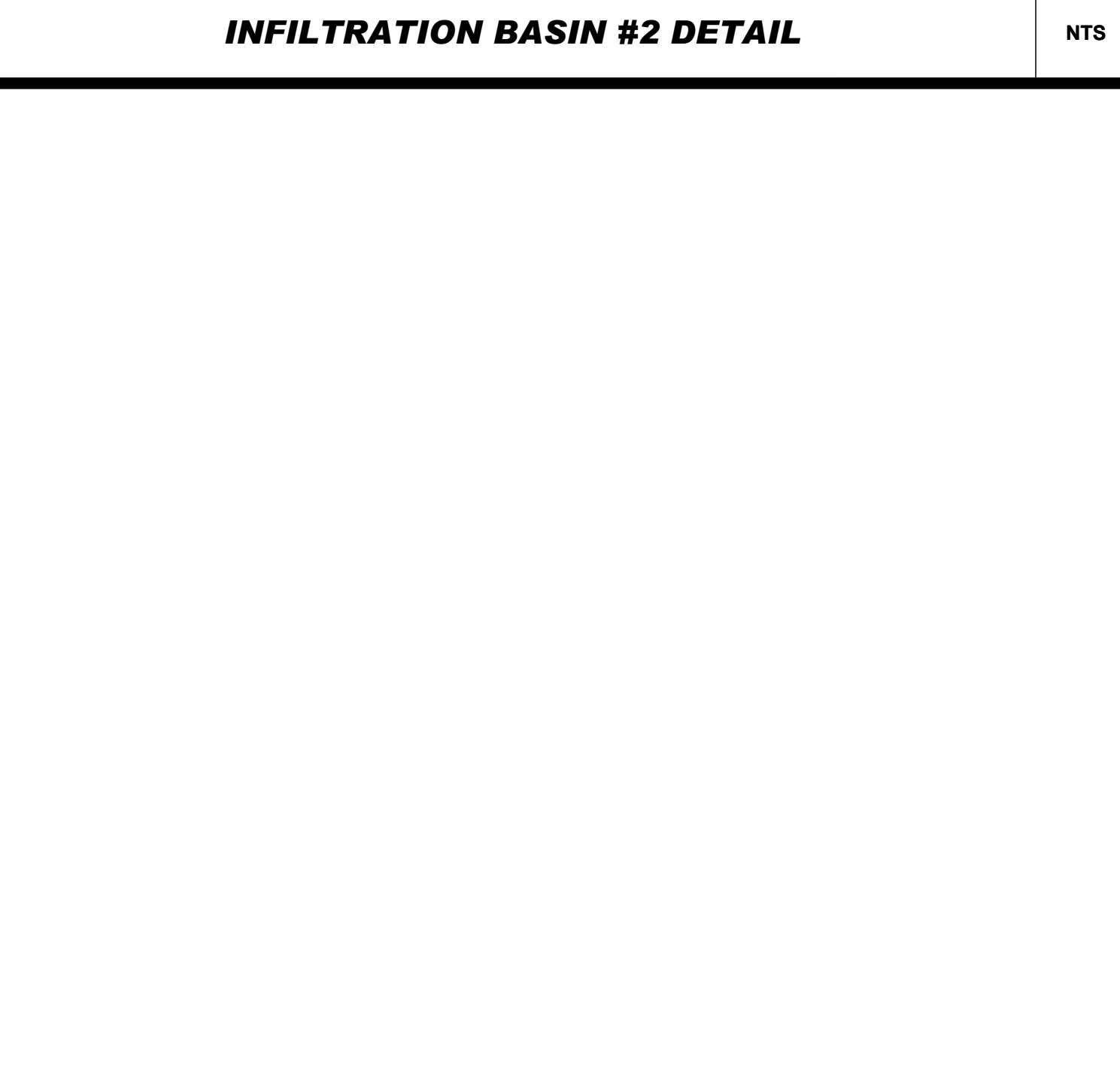
NTS



NTS



NTS



NTS

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	10/05/2023	PERMIT SET	MJW AWP

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA230001.00  
 DRAWN BY: SBB/MJW  
 CHECKED BY: AWP  
 DATE: 08/09/2023  
 CAD ID: MAA230001.00-SPPD-1A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

PROPOSED EARLY EDUCATION FACILITY

MAP: #35 BLOCK: #446 LOT: #3  
 739 PLEASANT STREET,  
 TOWN OF WEYMOUTH,  
 NORFOLK COUNTY,  
 MASSACHUSETTS

**BOHLER**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-903**

REVISION 1 - 10/05/2023

P:\2023\MAA230001\00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\MAA230001-00-SPPD-1A.dwg - LAYOUT: C-903 DETL

**EXHIBIT "A"**  
 COMMITMENT NO. NCS-1155737-MAD  
 EFFECTIVE DATE: MAY 15, 2023

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON PLEASANT STREET IN WEYMOUTH, NORFOLK COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT A ON A PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH, MASS FOR MALCOLM D. FRENCH" DATED AUGUST 15, 1978, LAMONT R. HEALY, INC., LAND SURVEYORS, WHICH PLAN IS FILED WITH THE NORFOLK REGISTRY OF DEEDS AS PLAN NO. 705-1978, IN PLAN BOOK 269, AND BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PREMISES ON THE SOUTHEASTERLY SIDE LINE OF PLEASANT STREET, SAID POINT BEING 55.82 FEET NORTHEAST OF A STONE BOUND, THENCE CURVING TO THE RIGHT WITH A RADIUS OF 700.00 FEET A DISTANCE OF 157.54 FEET TO A STONE BOUND, THENCE  
 NORTH 60°24'21"E 190.88 FEET TO A STONE BOUND, THENCE CURVING TO THE RIGHT WITH A RADIUS OF 700.00 FEET A DISTANCE OF 5.56 FEET, THE LAST THREE COURSES ARE BY THE SOUTHEASTERLY SIDE OF PLEASANT STREET, THENCE  
 SOUTH 52°14'46"E 56.06 FEET, THENCE  
 SOUTH 48°19'11"E 50.34 FEET, THENCE  
 SOUTH 42°23'11"E 27.71 FEET, THENCE  
 SOUTH 28°04'19"W 83.29 FEET, THENCE  
 SOUTH 18°18'55"W 45.19 FEET, THENCE  
 SOUTH 06°52'38"W 122.30 FEET, THENCE  
 SOUTH 60°23'28"E 70.27 FEET, THENCE  
 SOUTH 50°05'12"E 59.45 FEET, THENCE  
 SOUTH 52°40'17"E 38.68 FEET, THE LAST NINE COURSES ARE BY LAND NOW OR FORMERLY OF ROMAR INDUSTRIAL TRUST, THENCE  
 SOUTH 31°23'0"W 101.93 FEET, BY LAND NOW OR FORMERLY OF ALEXANDER NESTERUK, THENCE  
 NORTH 58°16'20"W 79.77 FEET, THENCE  
 NORTH 55°12'24"W 138.14 FEET, THE LAST TWO COURSES BY LAND NOW OR FORMERLY OF TECHNICAL CIRCLE REALTY TRUST, THENCE  
 NORTH 48°04'35"W 284.60 FEET TO THE POINT OF BEGINNING.

GENERAL EXCEPTIONS 1 THROUGH 5, 8 & 9 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- ⑥ TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS; - PUBLIC WAYS SHOWN HEREON.
- ⑦ THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO; - SEE NOTE #2.

**REFERENCES:**

1. THE TAX ASSESSOR'S MAP OF TOWN OF WEYMOUTH, NORFOLK COUNTY, MAP 35.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 233 OF 430", MAP NUMBER 250710233E, MAP EFFECTIVE DATE: JULY 17, 2012.
3. MAP ENTITLED "PLAN OF LAND IN WEYMOUTH, MASS.", PREPARED FOR MALCOLM D. FRENCH, PREPARED BY LAMONT R. HEALY, INC., DATED AUGUST 15, 1978, RECORDED WITH NORFOLK REGISTRY OF DEEDS, PLAN NO. 705 OF 1978, PLAN BOOK 269.
4. MAP ENTITLED "PLAN OF PLEASANT OFFICE PARK CONDOMINIUM, WEYMOUTH, MASS.", PREPARED FOR PLEASANT OFFICE PARK DEVELOPMENT TRUST, PREPARED BY LAMONT R. HEALY, INC. DATED SEPTEMBER 14, 1981.
5. LAYOUT 2144-B, WEYMOUTH, SHEET 3 OF 10.
6. UNDERGROUND SEWER & WATER TIE CARD PROVIDED BY THE TOWN OF WEYMOUTH DEPARTMENT OF PUBLIC WORKS.
7. MAP ENTITLED "SEWER RECORD PLAN, PLEASANT ST.", PREPARED BY TOWN OF WEYMOUTH, DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 27, 1981. FILE NO. 78R782.
8. UNDERGROUND WATER MAPPING PROVIDED BY THE TOWN OF WEYMOUTH, DEPARTMENT OF PUBLIC WORKS.
9. UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID GAS.

**NOTES:**

1. PROPERTY KNOWN AS LOT 3 AS SHOWN ON THE TOWN OF WEYMOUTH, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 35.
2. AREA = 106,554 SQUARE FEET OR 2.446 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
- QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
- QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
- QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-1155737-MAD, WITH AN EFFECTIVE DATE OF MAY 15, 2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B- SECTION 2:

GENERAL EXCEPTIONS 1 THROUGH 5, 8 & 9 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY. EXCEPTIONS 10 THROUGH 13 HAVE BEEN INTENTIONALLY DELETED.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE TOWN OF WEYMOUTH VERTICAL DATUM, BY CONVERTING FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).  
 TEMPORARY BENCH MARKS SET:  
 TBM-A: MAG NAIL SET IN ASPHALT WALK, ELEVATION=98.63'  
 TBM-B: X-CUT SET IN BOLT OVER MAIN OUTLET OF HYDRANT, ELEVATION=98.06'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. PROPERTY HAS DIRECT ACCESS TO PLEASANT STREET.
11. NO PARKING SPACES OBSERVED ON LOCUS PROPERTY AT THE TIME OF SURVEY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
13. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
14. THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY GODDARD CONSULTING, LLC ON MAY 31, 2023, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON JUNE 5, 2023.

**SEE SHEET 2 & 3 OF 3 FOR SITE FEATURES, TOPOGRAPHY & UTILITIES**

No.	REVISION PER ADDITIONAL TOPOGRAPHY & UTILITIES	B.S.B.	R.J.K.	G.L.H.	9-20-2023
1	REVISED PER ADDITIONAL TOPOGRAPHY & UTILITIES				
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE	6-5-2023
FIELD BOOK NO.	23-08-MA
FIELD BOOK PG.	53
<b>ALTA/NSPS LAND TITLE SURVEY</b> <b>INSITE REAL ESTATE LLC</b> 739 PLEASANT STREET LOT 3, BLOCK 446, MAP 35 TOWN OF WEYMOUTH, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS	

FIELD CREW	J.S.A./C.W.	WARREN, NJ 908-668-0099
DRAWN	J.P.M.	MT LAUREL, NJ 609-857-2099
APPROVED	R.J.K.	ALBANY, NY 518-317-5010
DATE	6-21-2023	ROCHESTER, NY 585-250-1764
SCALE	1"=30'	PHILADELPHIA, PA 800-668-1819
FILE NO.	03-230013-00	CHALFONT, PA 215-712-9890
DWG. NO.	1 OF 3	HANNAH, PA 610-380-2645
		MANHATTAN, NY 646-780-0411

THIS SURVEY IS CERTIFIED TO:  
 JOHN F. COOK, JR. & PAUL K. COOK  
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 13, 2023.  
 NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

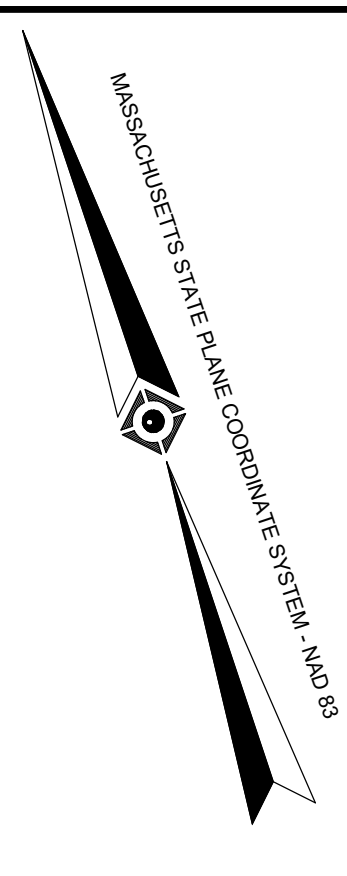
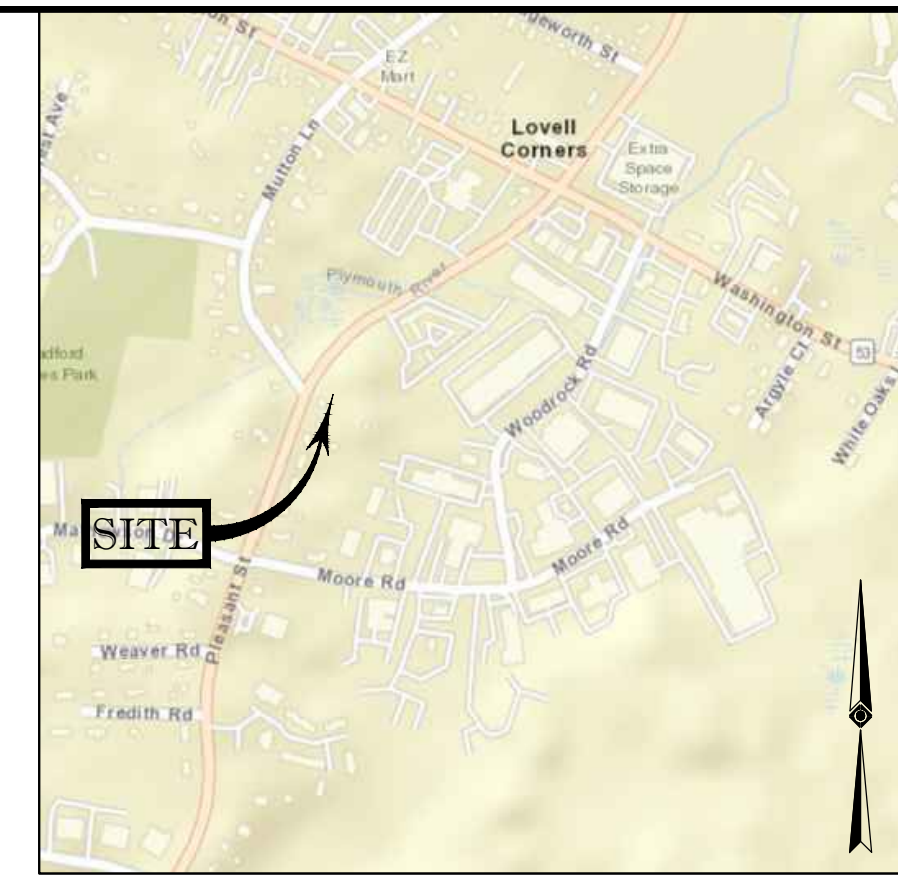
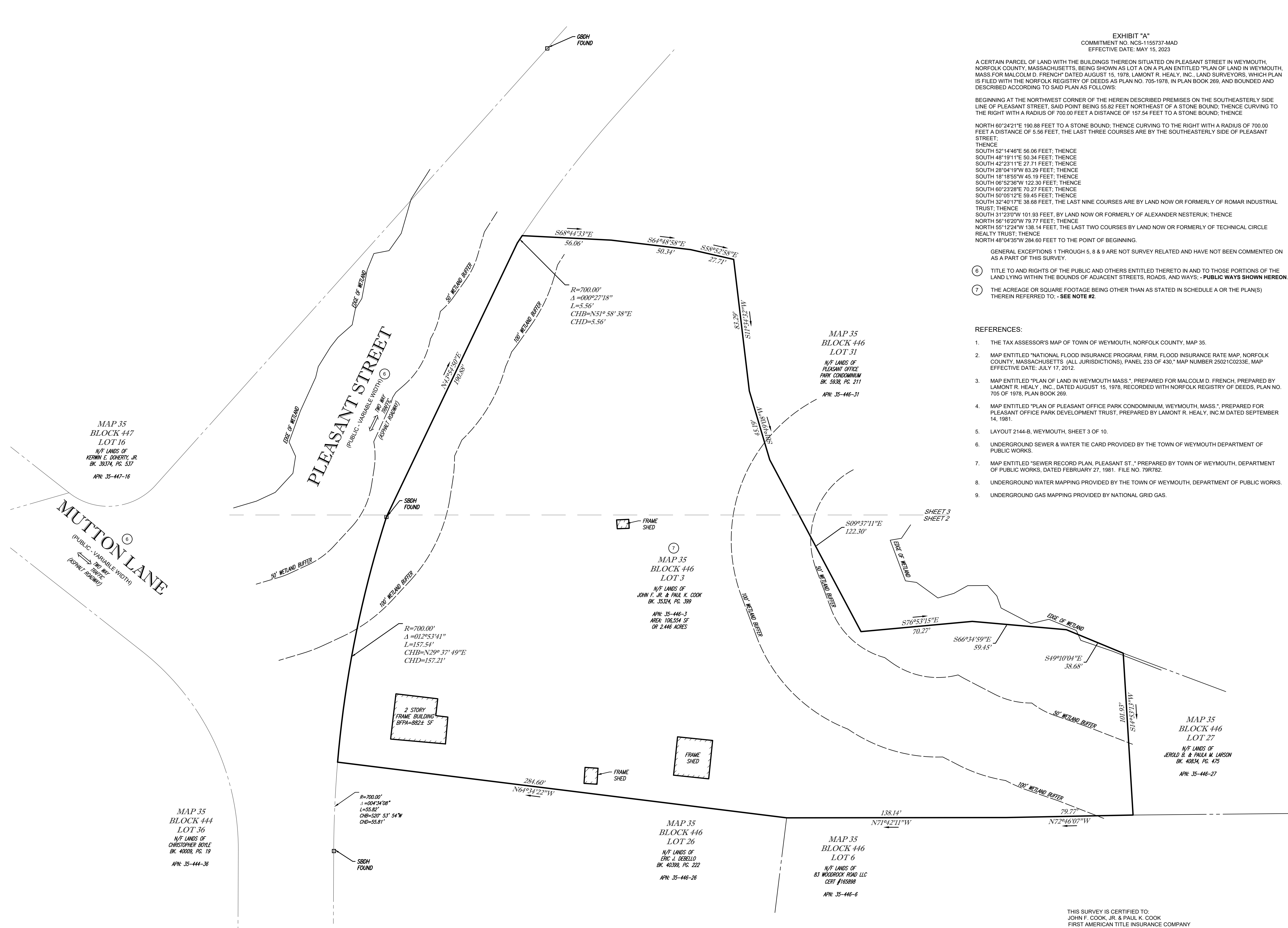
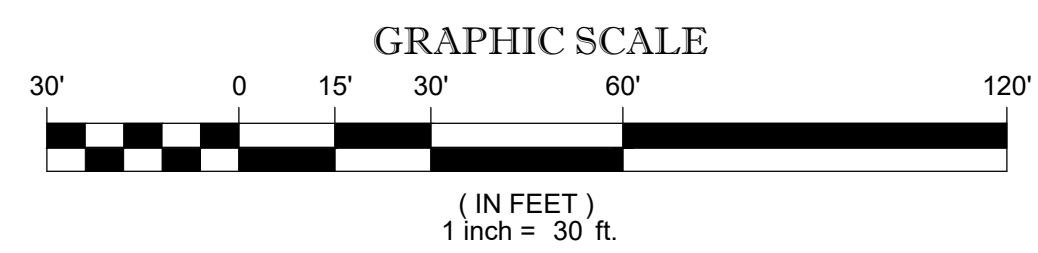


**GERRY L. HOLDRIGHT, PLS**  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

**TABLE OF APPARENT ENCROACHMENTS**

- ☐ OH WIRE SERVICING LOT 3 CROSSES LOT 26 BY 6.5'
- ☐ 5' WOOD FENCE OVER PROPERTY LINE 9.8'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

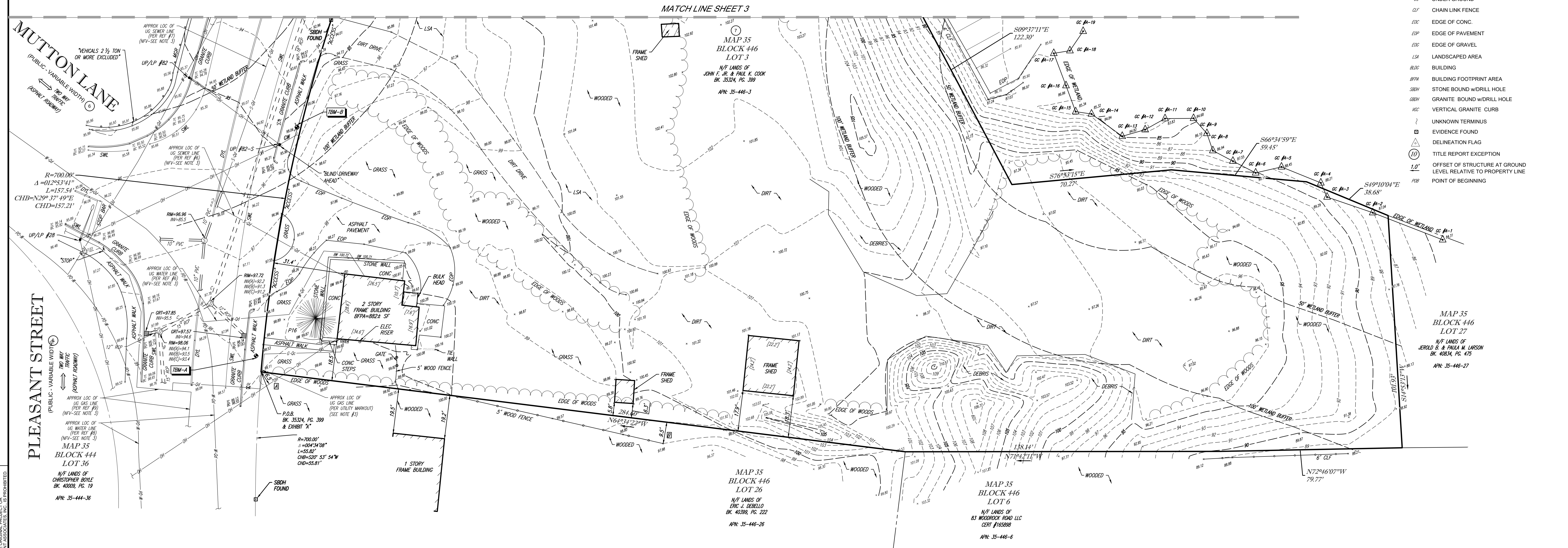
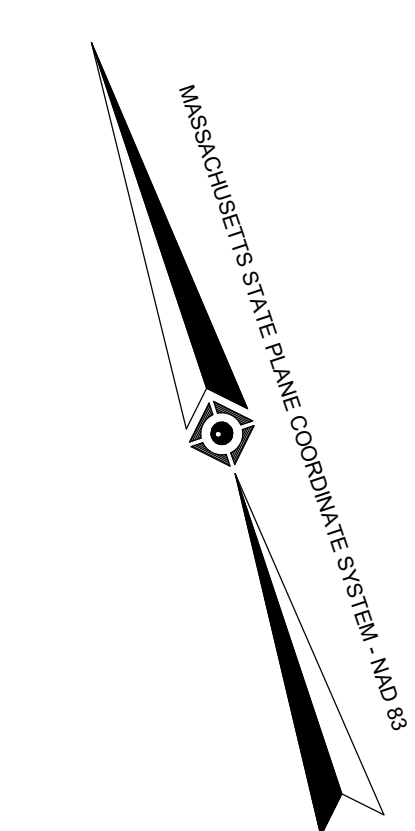


CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

- LEGEND**
- 124 --- EXISTING CONTOUR
  - 126 --- EXISTING SPOT ELEVATION
  - + 123.45 --- EXIST. TOP OF CURB ELEVATION
  - 122.95 --- EXIST. BOTTOM OF CURB ELEVATION
  - + 123.45 --- EXIST. TOP OF WALL ELEVATION
  - 122.95 --- EXIST. BOTTOM OF WALL ELEVATION
  - OH --- OVERHEAD WIRES
  - U --- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
  - W --- APPROX. LOC. UNDERGROUND WATER LINE
  - S --- APPROX. LOC. UNDERGROUND SANITARY LINE
  - 0.0 --- SUBSURFACE UTILITY QUALITY LEVEL B
  - 0.1 --- SUBSURFACE UTILITY QUALITY LEVEL C
  - HY --- HYDRANT
  - WV --- WATER VALVE
  - GV --- GAS VALVE
  - GM --- GAS METER
  - EM --- ELECTRIC METER
  - RD --- ROOF DRAIN
  - UP --- UTILITY POLE
  - UL --- UTILITY POLE/LIGHT POLE/SOLAR PANEL
  - GW --- GUY WIRE
  - GP --- GATE POST
  - CT --- CONIFEROUS TREE & TRUNK SIZE
  - UG --- UNDER GROUND
  - CLF --- CHAIN LINK FENCE
  - EOC --- EDGE OF CONC.
  - EOP --- EDGE OF PAVEMENT
  - EOG --- EDGE OF GRAVEL
  - LSA --- LANDSCAPED AREA
  - BLD --- BUILDING
  - BFA --- BUILDING FOOTPRINT AREA
  - SBWH --- STONE BOUND W/DRILL HOLE
  - GBWH --- GRANITE BOUND W/DRILL HOLE
  - VC --- VERTICAL GRANITE CURB
  - UT --- UNKNOWN TERMINUS
  - EF --- EVIDENCE FOUND
  - DL --- DELINEATION FLAG
  - TR --- TITLE REPORT EXCEPTION
  - 1.0' --- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
  - P.B. --- POINT OF BEGINNING



**PLEASANT STREET**  
PUBLIC - VARIABLE WIDTH  
TWO WAY TRAFFIC (ASPHALT PAVEMENT)

**MUTTON LANE**  
VEHICLES 2 1/2 TON OR MORE EXCLUDED  
PUBLIC - VARIABLE WIDTH  
TWO WAY TRAFFIC (ASPHALT PAVEMENT)

MATCH LINE SHEET 3

MAP 35  
BLOCK 446  
LOT 3  
N/F LANDS OF  
JOHN F. JR. & PAUL K. COOK  
BK. 35324, PG. 399  
APN: 35-446-3

MAP 35  
BLOCK 446  
LOT 26  
N/F LANDS OF  
ERIC J. DEBELLO  
BK. 40399, PG. 222  
APN: 35-446-26

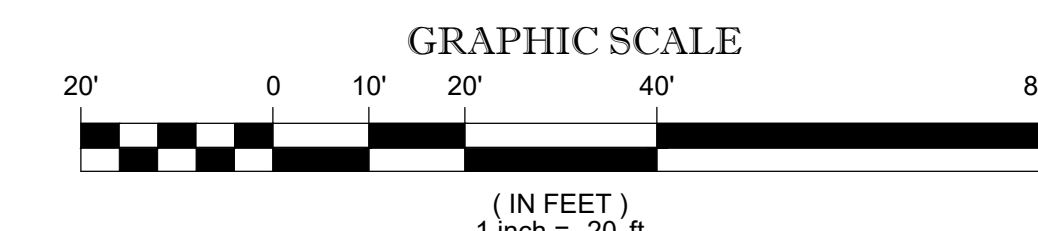
MAP 35  
BLOCK 446  
LOT 6  
N/F LANDS OF  
83 WOODROCK ROAD LLC  
CERT #165888  
APN: 35-446-6

MAP 35  
BLOCK 446  
LOT 27  
N/F LANDS OF  
JEROLD B. & PAULA M. LARSON  
BK. 40834, PG. 475  
APN: 35-446-27

**TABLE OF APPARENT ENCROACHMENTS**

A	OH WIRE SERVICING LOT 3 CROSSES LOT 26 BY 6.5'
B	5' WOOD FENCE OVER PROPERTY LINE 9.8'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

THIS SURVEY IS CERTIFIED TO:  
JOHN F. COOK, JR. & PAUL K. COOK  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 13, 2023.  
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

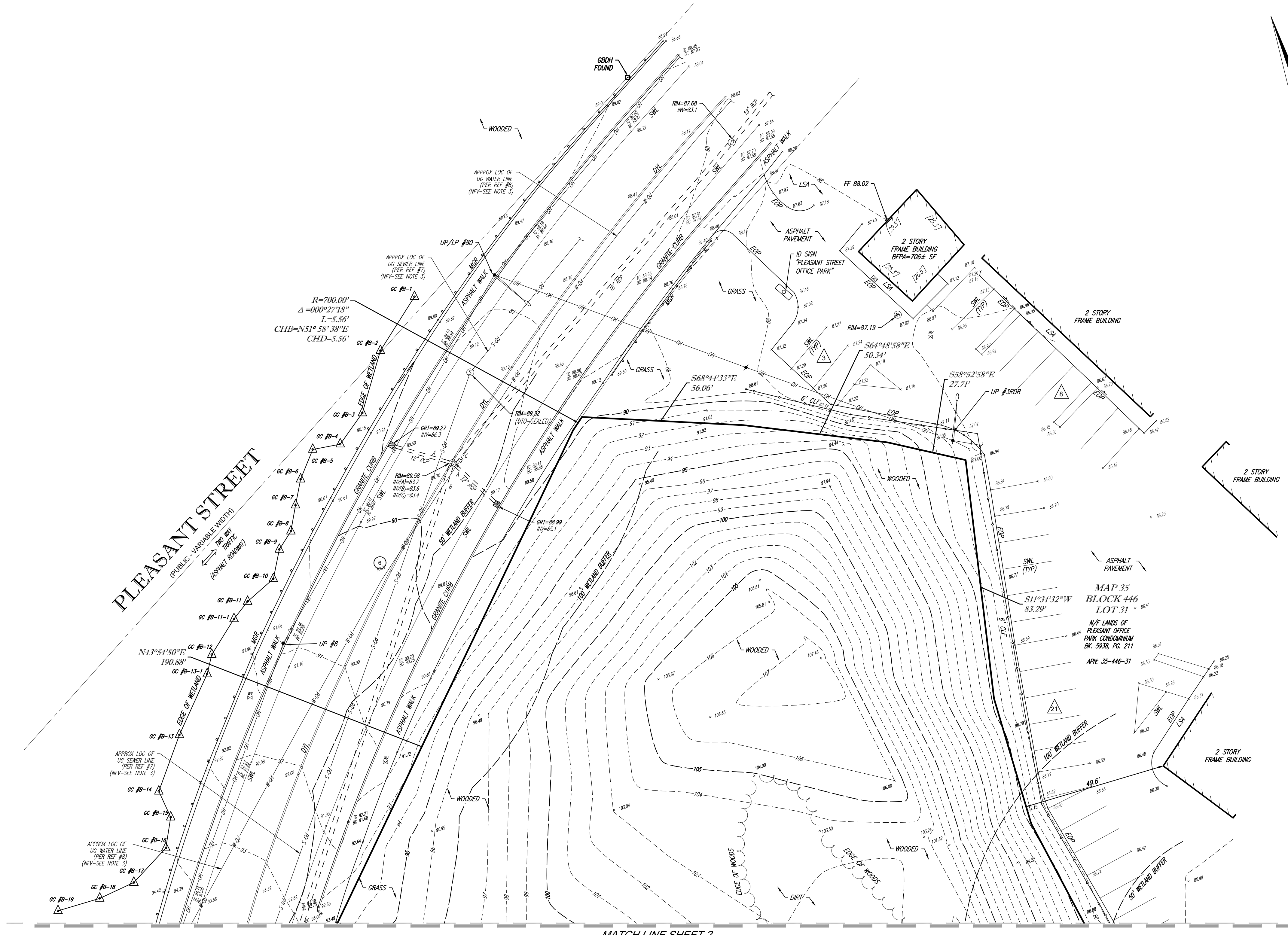
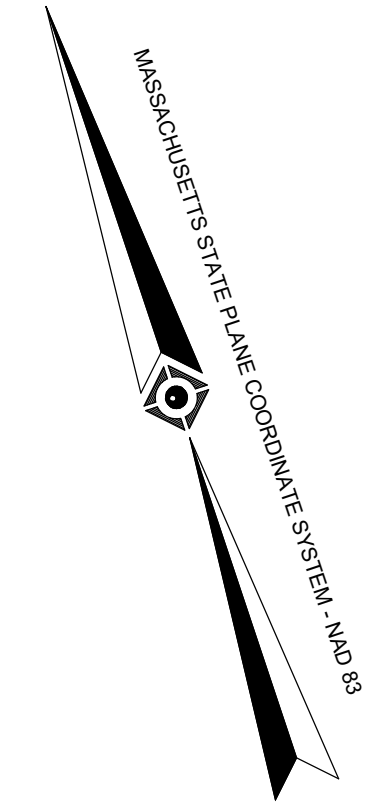
1		REVISED PER ORIGINAL TOPOGRAPHY & UTILITIES		B.S.B.	R.J.K.	G.L.H.	9-20-2023
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE		
FIELD DATE	6-5-2023	ALTA/NSPS LAND TITLE SURVEY					
FIELD BOOK NO.	23-08-MA	INSITE REAL ESTATE LLC					
FIELD BOOK PG.	53	739 PLEASANT STREET LOT 3, BLOCK 446, MAP 35 TOWN OF WEYMOUTH, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS					
FIELD CREW	J.S.A./C.W.	WARREN, NJ 908-668-0099 MT LAUREL, NJ 609-857-2099 ALBANY, NY 518-217-5010 ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONT, PA 215-712-2898 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411					
DRAWN	J.P.M.	CONTROL POINT ASSOCIATES, INC.					
APPROVED	R.J.K.	352 TURNPIKE ROAD SOUTH BROOKFIELD, MA 01772 508.948.3000 - 508.948.3003 FAX WWW.CPASURVEY.COM					
DATE	9-20-2023	DATE					
SCALE	1"=20'	SCALE					
FILE NO.	03-230013-00	FILE NO.					
DWG. NO.	2 OF 3	DWG. NO.					

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**LEGEND**

1/4"	EXISTING CONTOUR
1/8"	EXISTING SPOT ELEVATION
+ 123.45	EXIST. TOP OF CURB ELEVATION
+ 80 123.95	EXIST. BOTTOM OF CURB ELEVATION
+ TW 123.45	EXIST. TOP OF WALL ELEVATION
+ BW 123.95	EXIST. BOTTOM OF WALL ELEVATION
— OH —	OVERHEAD WIRES
— G —	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
— W —	APPROX. LOC. UNDERGROUND WATER LINE
— S —	APPROX. LOC. UNDERGROUND SANITARY LINE
— 20 —	SUBSURFACE UTILITY QUALITY LEVEL B
— 30 —	SUBSURFACE UTILITY QUALITY LEVEL C
⊕	HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	ELECTRIC METER
⊕	ROOF DRAIN
⊕	UTILITY POLE
⊕	UTILITY POLE/LIGHT POLE/SOLAR PANEL
— GW —	GUY WIRE
⊕	GATE POST
⊕	CONIFEROUS TREE & TRUNK SIZE
⊕	UNDER GROUND
⊕	CHAIN LINK FENCE
⊕	EDGE OF CONC.
⊕	EDGE OF PAVEMENT
⊕	EDGE OF GRAVEL
⊕	LANDSCAPED AREA
⊕	BUILDING
⊕	BUILDING FOOTPRINT AREA
⊕	STONE BOUND w/DRILL HOLE
⊕	GRANITE BOUND w/DRILL HOLE
⊕	VERTICAL GRANITE CURB
⊕	UNKNOWN TERMINUS
⊕	EVIDENCE FOUND
⊕	DELINEATION FLAG
⊕	TITLE REPORT EXCEPTION
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
⊕	POINT OF BEGINNING

**PLEASANT STREET**  
PUBLIC VARIABLE (NOT TO SCALE)  
ASPHALT DRIVEWAY

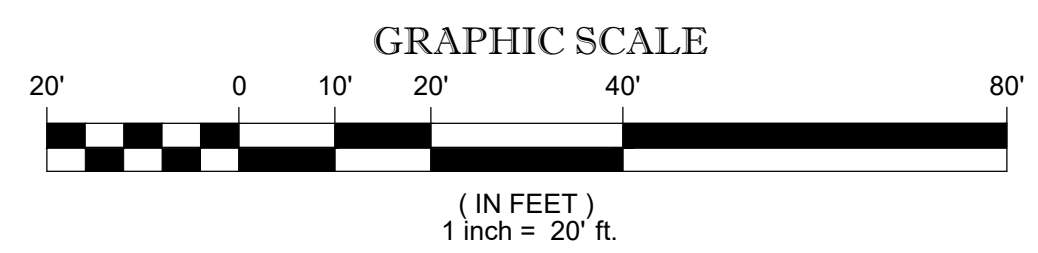
MAP 35  
BLOCK 446  
LOT 31  
1/4 LOTS OF  
PLEASANT STREET  
OFFICE PARK CONDOMINIUM  
BK. 5303, PG. 211  
APH. 35-446-31

MATCH LINE SHEET 2

**TABLE OF APPARENT ENCROACHMENTS**

⊕	OH WIRE SERVICING LOT 3 CROSSES LOT 26 BY 6.5'
⊕	5' WOOD FENCE OVER PROPERTY LINE 9.8'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

THIS SURVEY IS CERTIFIED TO:  
JOHN F. COOK, JR. & PAUL K. COOK  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 13, 2023.  
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



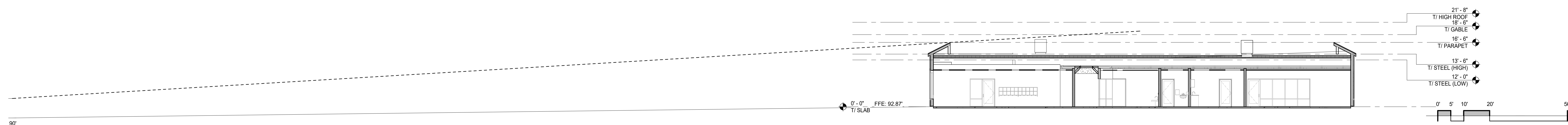
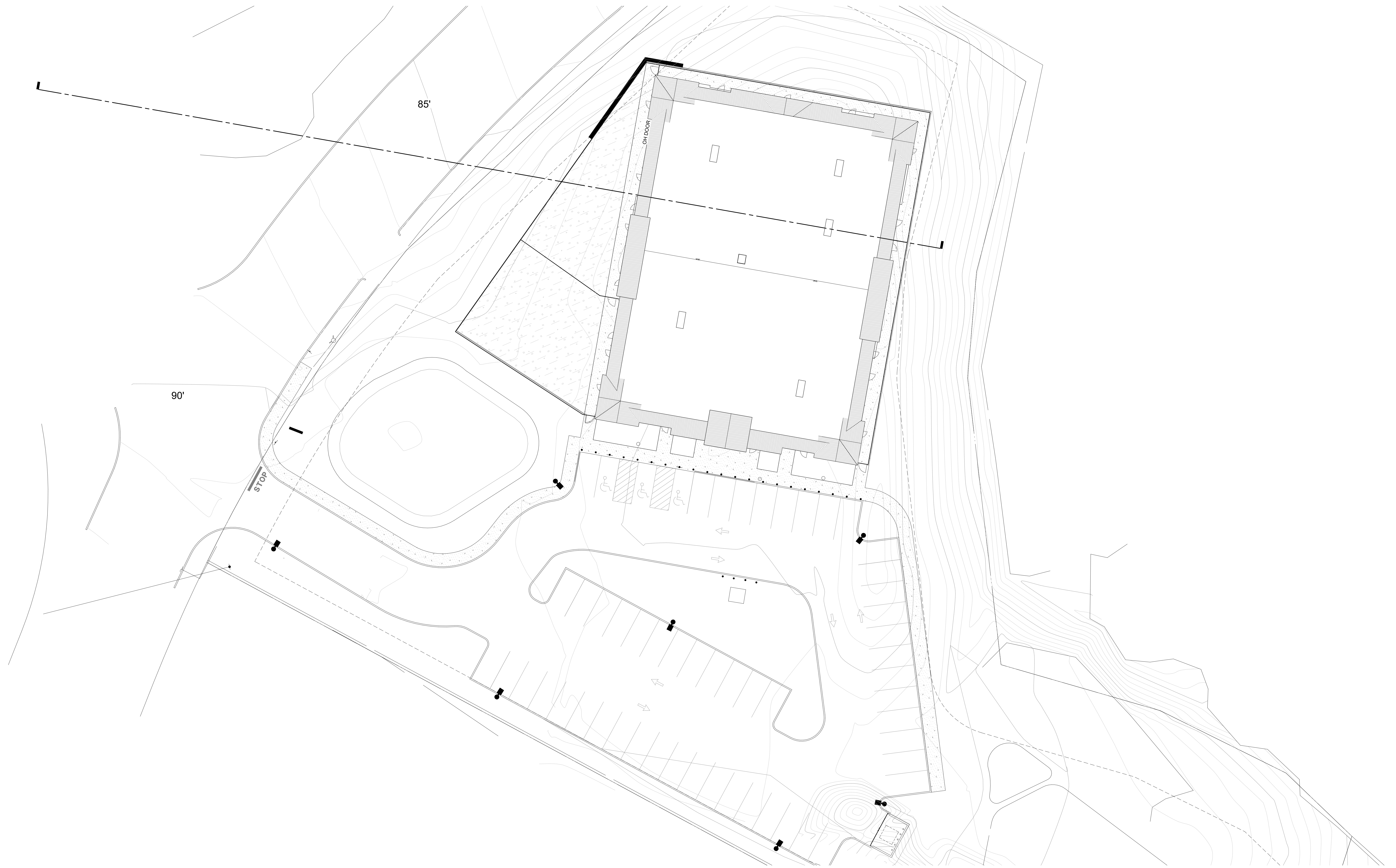
**GERRY L. HOLDRIGHT, PLS**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



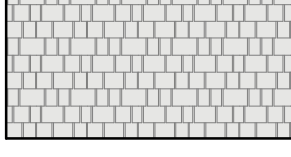

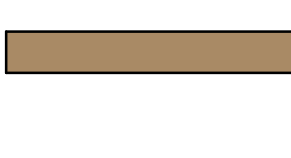


9-20-2023  
DATE

1	REVISED PER ADDITIONAL TOPOGRAPHY & UTILITIES	B.S.B.	R.J.K.	G.L.H.	9-20-2023
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	6-5-2023	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	23-08-MA	INSITE REAL ESTATE LLC			
FIELD BOOK PG.	53	739 PLEASANT STREET LOT 3, BLOCK 446, MAP 35 TOWN OF WEYMOUTH, NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW	J.S.A./C.W.	<b>CONTROL POINT ASSOCIATES, INC.</b> WARREN, NJ 908-668-0099 MT LAUREL, NJ 609-857-2099 ALBANY, NY 518-217-5010 ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONT, PA 215-712-9898 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411			
DRAWN	J.P.M.	352 TURNPIKE ROAD SOUTHBRIDGE, MA 01772 508.948.3000 - 508.948.3003 FAX WWW.CPASURVEY.COM			
REVIEWED	R.J.K.	DATE	6-21-2023	SCALE	1"=20'
APPROVED	G.L.H.	FILE NO.	03-230013-00	DWG. NO.	3 OF 3

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY CONTROL POINT ASSOCIATES, INC. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.





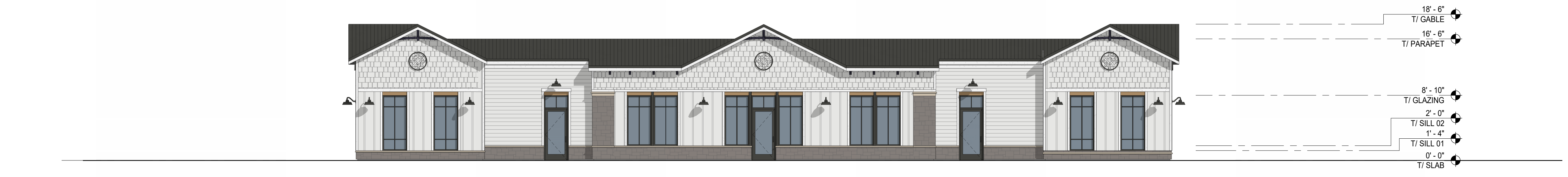
MATERIAL LEGEND	
	FIBER CEMENT BOARD & BATTEN SIDING MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE
	FIBER CEMENT LAP SIDING MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE
	FIBER CEMENT SHINGLE SIDING MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE
	FIBER CEMENT TRIM BOARDS MANUFACTURER: JAMES HARDIE COLOR: ARCTIC WHITE
	WINDOW HEADER TRIM MANUFACTURER: JAMES HARDIE COLOR: TIMBER BARK
	STONE WATER TABLE MANUFACTURER: CULTURED STONE COLOR: COBBLEFIELD
	STANDING SEAM ROOF MANUFACTURER: MSCJ COLOR: BURNISHED SLATE



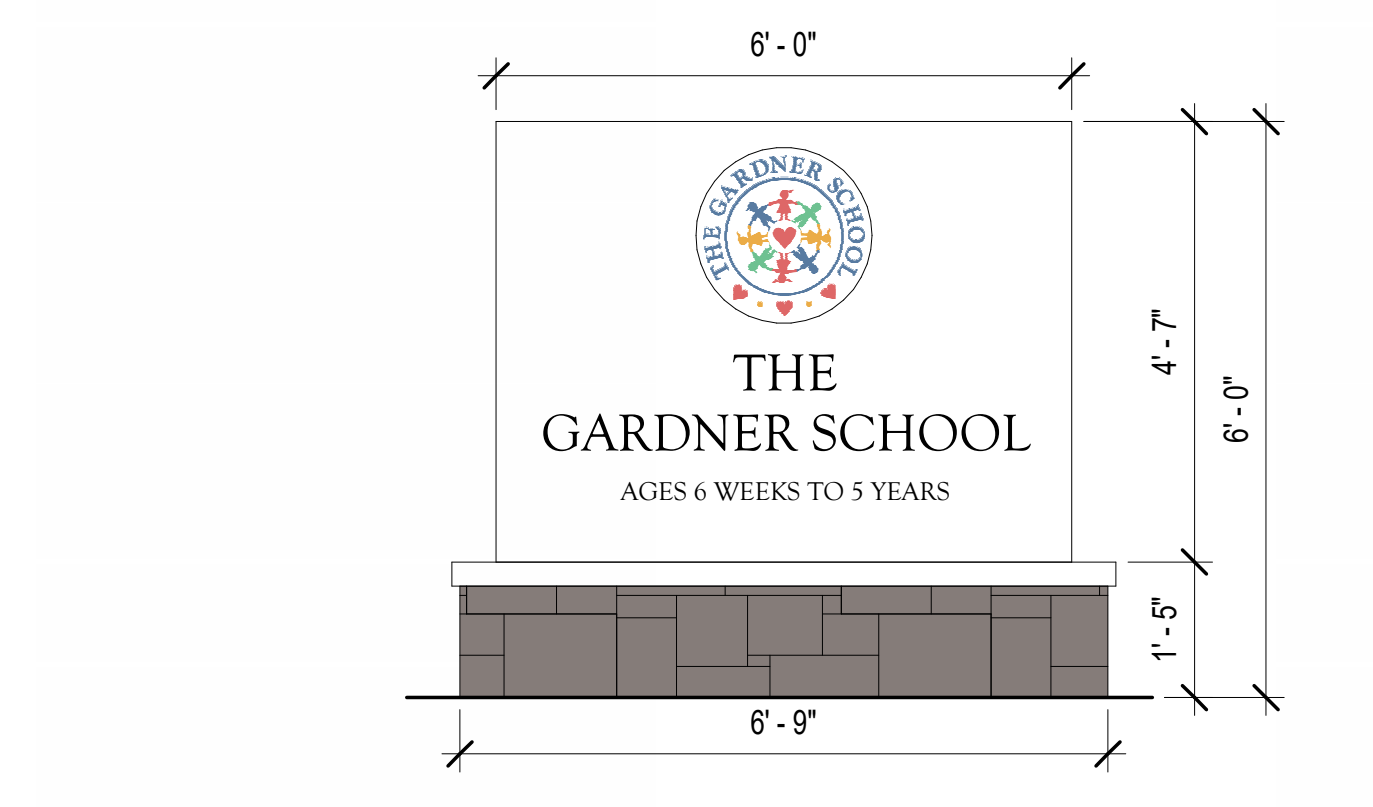
SOUTH ELEVATION (MAIN ENTRY)



WEST ELEVATION (PLEASANT STREET)



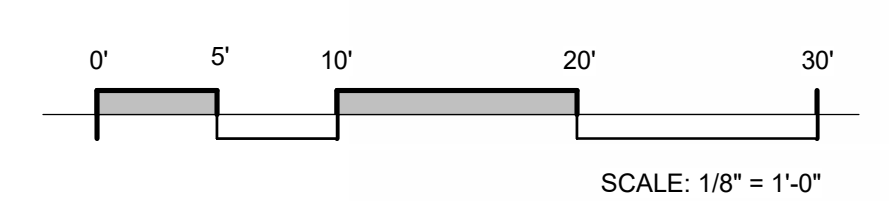
NORTH ELEVATION



MONUMENT SIGN ELEVATION



EAST ELEVATION





**STONE WATER TABLE**

CULTURED STONE  
COBBLEFIELD  
COLOR: GRAY



**VERTICAL BOARD & BATTEN**

JAMES HARDIE  
HARDIEPANEL W/ VERTICAL BATTENS  
COLOR: ARCTIC WHITE



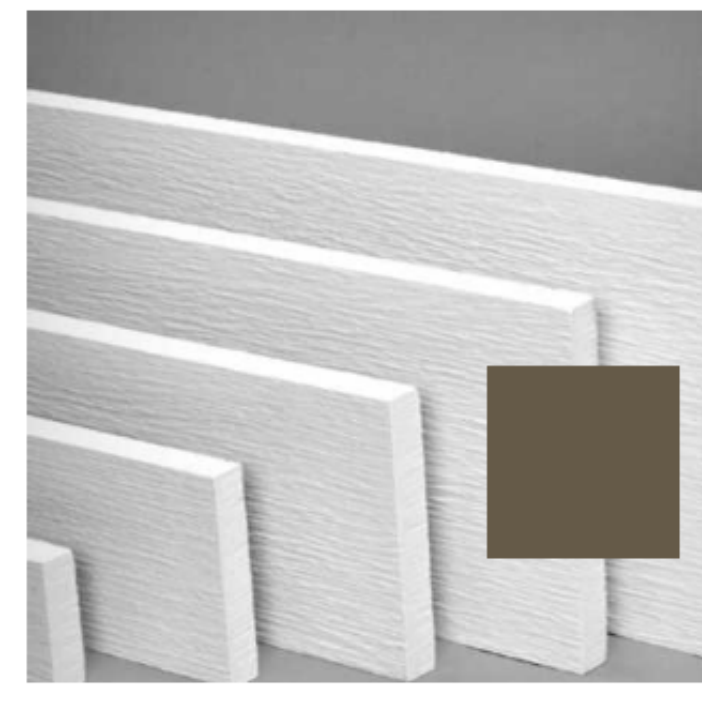
**LAP SIDING**

JAMES HARDIE  
HARDIESIDING  
COLOR: ARCTIC WHITE



**SHINGLE SIDING**

JAMES HARDIE  
HARDIESHINGLE  
COLOR: ARCTIC WHITE



**WINDOW HEADER TRIM**

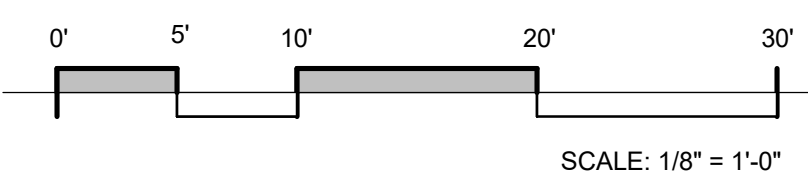
JAMES HARDIE  
HARDIETRIM  
COLOR: TIMBER BARK

ALT: TREX SIDING BOARDS  
COLOR: HAVANAH GOLD



**STANDING SEAM ROOF**

MBCI  
BATTENLOK HS  
COLOR: BURNISHED SLATE



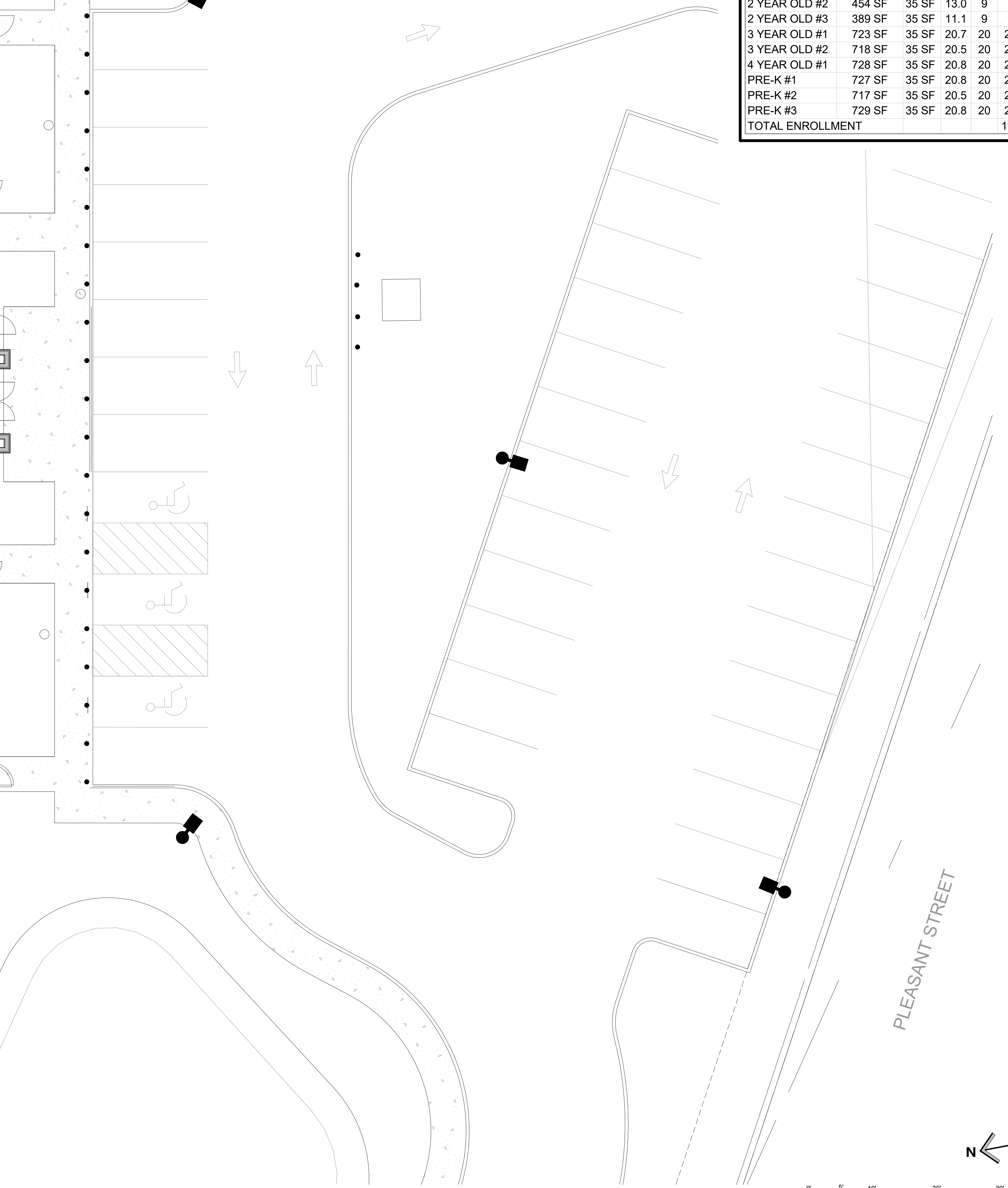
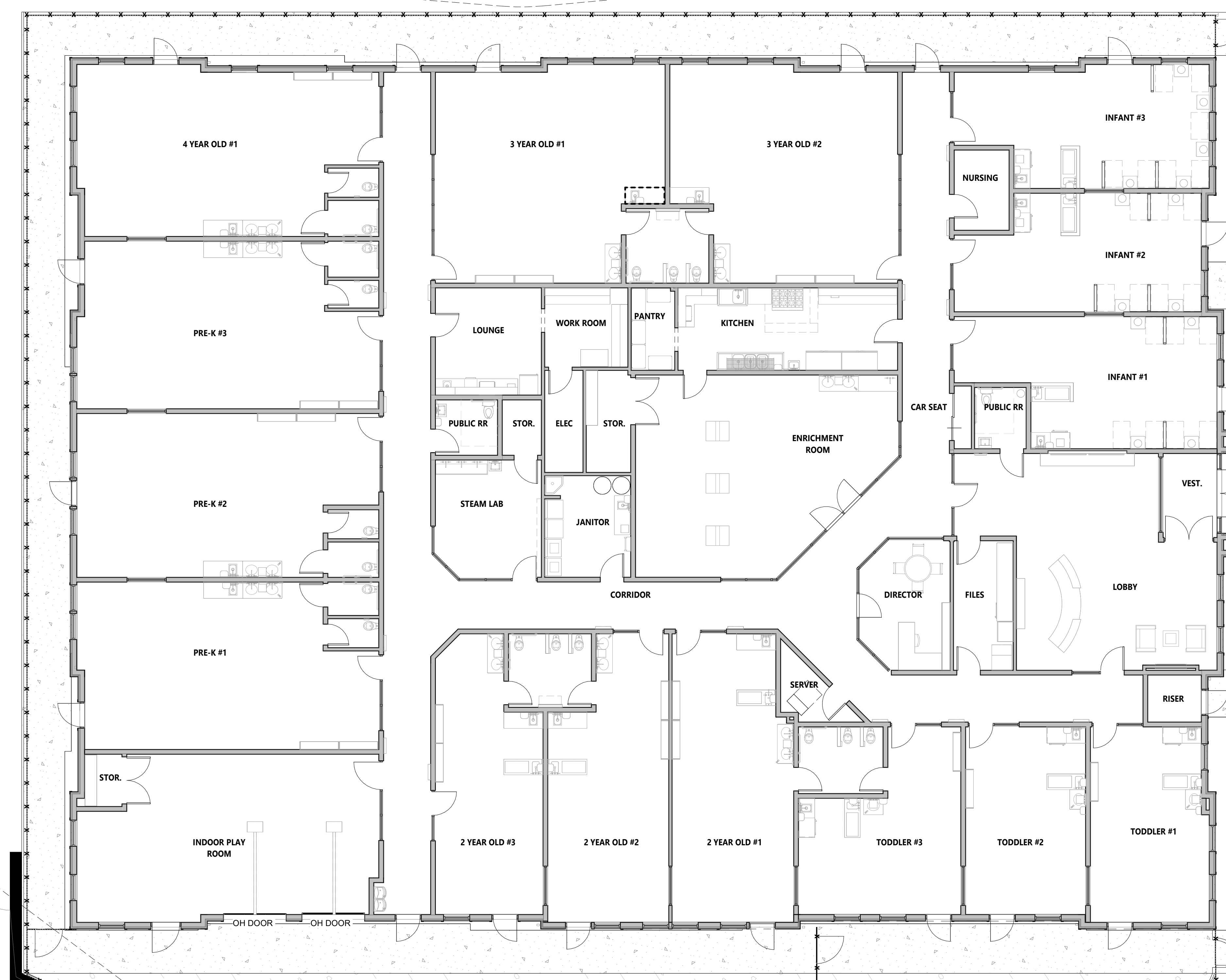


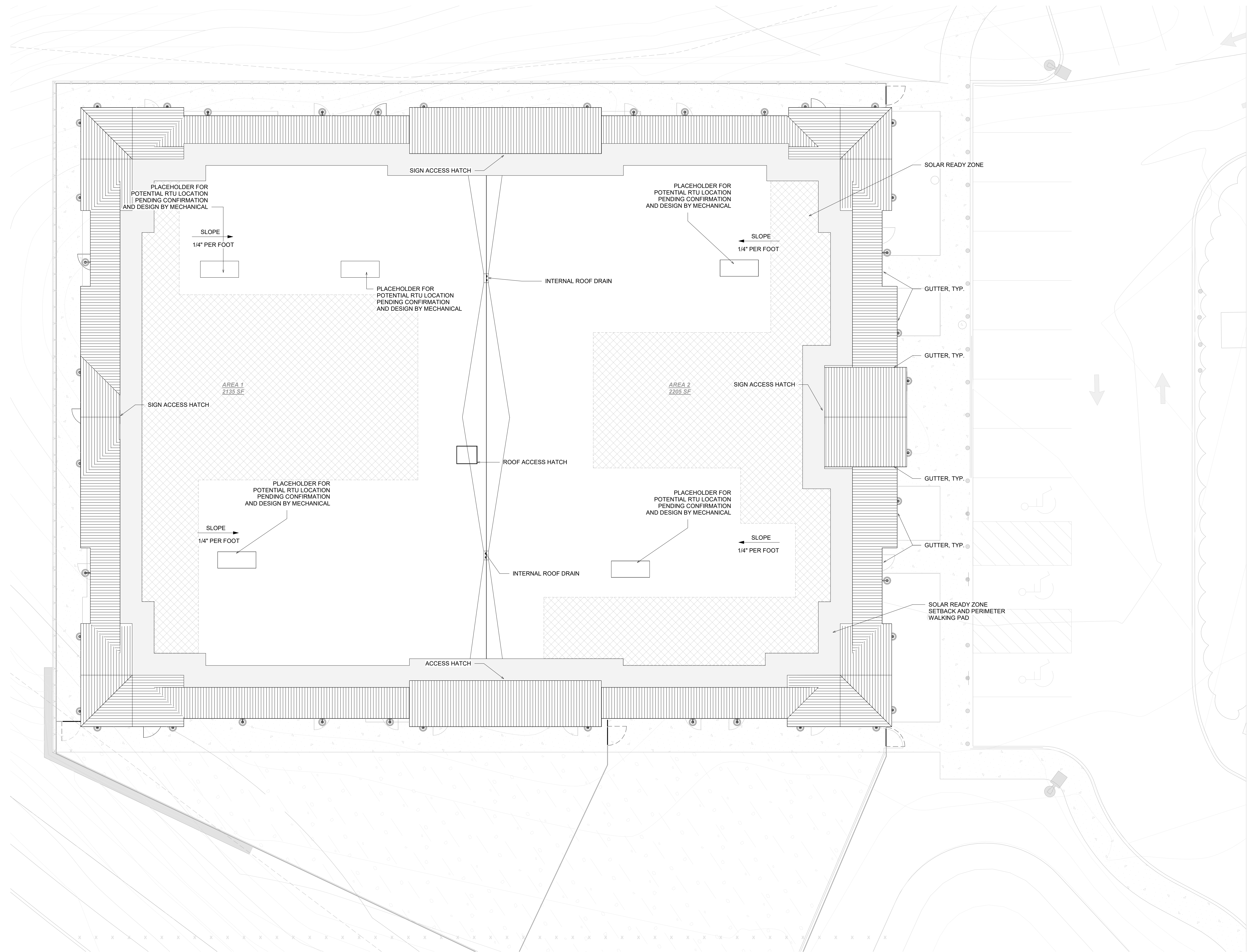
FRONT PERSPECTIVE



REAR PERSPECTIVE

NAME	AREA	CHILD COUNT			
		FACTOR	CALC	ALLOWED	ACTUAL
INFANT #1	435 SF	35 SF	12.4	7	7
INFANT #2	389 SF	35 SF	11.1	7	7
INFANT #3	407 SF	35 SF	11.6	7	7
TODDLER #1	319 SF	35 SF	9.1	9	9
TODDLER #2	320 SF	35 SF	9.1	9	9
TODDLER #3	345 SF	35 SF	9.9	9	9
2 YEAR OLD #1	489 SF	35 SF	14.0	9	9
2 YEAR OLD #2	454 SF	35 SF	13.0	9	9
2 YEAR OLD #3	389 SF	35 SF	11.1	9	9
3 YEAR OLD #1	723 SF	35 SF	20.7	20	20
3 YEAR OLD #2	718 SF	35 SF	20.5	20	20
4 YEAR OLD #1	728 SF	35 SF	20.8	20	20
PRE-K #1	727 SF	35 SF	20.8	20	20
PRE-K #2	717 SF	35 SF	20.5	20	20
PRE-K #3	729 SF	35 SF	20.8	20	20
<b>TOTAL ENROLLMENT</b>					<b>195</b>





**SOLAR READY ZONE**  
40% OF ROOF AREA

ROOF AREA = 15,495

15,495 X .40 =

NEEDED: 6,200 SF  
PROVIDED: 6,200 SF

 SOLAR READY ZONE

SCHEMATIC ROOF PLAN  
SCALE: 1/8" = 1'-0"

