

P:\2023\MAA23001\00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA23001-00-SPDP-3A.dwg - LAYOUT: C-201 DEMO

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/05/2023	PERMIT SET	MJW	AWP
2	11/13/2023	TOWN ENGINEERING COMMENTS	MJW	AWP
3	11/21/2023	REVISIONS	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-SPDP-3A

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



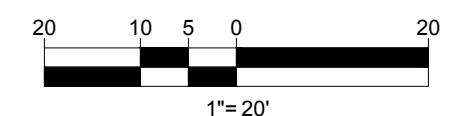
REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION / REMOVAL PURPOSES ONLY

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 3 - 11/21/2023



MAP 35
 BLOCK 446
 LOT 26
 N/2 LANDS OF
 ERIC J. BEEBLO
 BK. 4039A, PG. 222
 APN: 35-446-26

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

MAP 35
 BLOCK 446
 LOT 27
 N/2 LANDS OF
 JERROLD B. & PAULA M. LARSON
 BK. 4083A, PG. 475
 APN: 35-446-27

MAP 35
 BLOCK 444
 LOT 36
 7 LANDS OF
 CORNER BOTTLE
 1000B, PG. 19
 APN: 35-444-36

MAP 35
 BLOCK 446
 LOT 3
 N/2 LANDS OF
 JOHN F. JR. & PAUL K. COOK
 BK. 3532A, PG. 399
 APN: 35-446-3

MAP 35
 BLOCK 446
 LOT 31
 N/2 LANDS OF
 PLEASANT OFFICE
 PARK CONDOMINIUM
 BK. 503B, PG. 211
 APN: 35-446-31



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	106,544 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	15.9 FT
MIN. SIDE SETBACK	10 / 20 FT	5.8 FT	40.2 FT
MIN. REAR SETBACK	24 FT	260.5 FT	38.5 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%	46.0%
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 185 + 112 X 185 = 80.75 = 81 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 5 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) 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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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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DATE: 08/09/2023
CAD ID: MAA230001.00-SPDP-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

THE GARDNER SCHOOL

PROPOSED EARLY EDUCATION FACILITY

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

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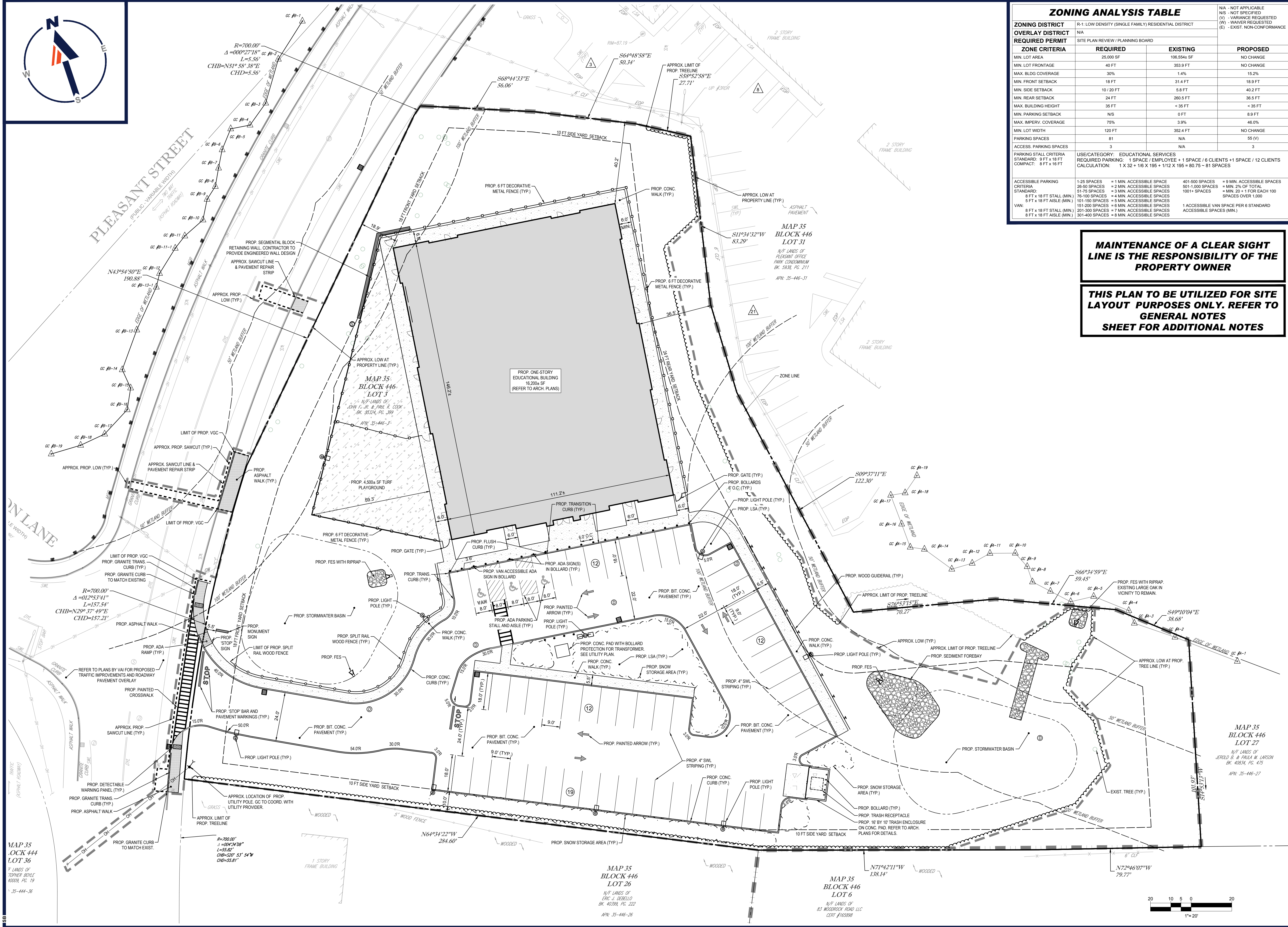
352 TURNPIKE ROAD
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Phone: (508) 480-9900
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J.G. BOHLER ENGINEERING
PROFESSIONAL ENGINEERING
CIVIL
No. 41697
RESIDENTIAL ENGINEER

SHEET TITLE: **SITE LAYOUT PLAN**

SHEET NUMBER: **C-301**

REVISION 3 - 11/21/2023



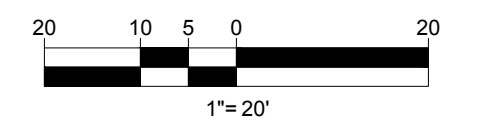
MAP 35
BLOCK 446
LOT 36
N/F LANDS OF
TOMPER BOTTLE
#0003, PG. 19
APR. 35-44-36

R=700.00'
Δ=004°34'08"
L=53.82'
CHB=320° 53' 54"W
CHD=55.81'

MAP 35
BLOCK 446
LOT 26
N/F LANDS OF
ERIC J. ZEBELLO
BK. 40392, PG. 222
APR. 35-446-26

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

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





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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PROPOSED SITE PLAN DOCUMENTS

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 MASSACHUSETTS

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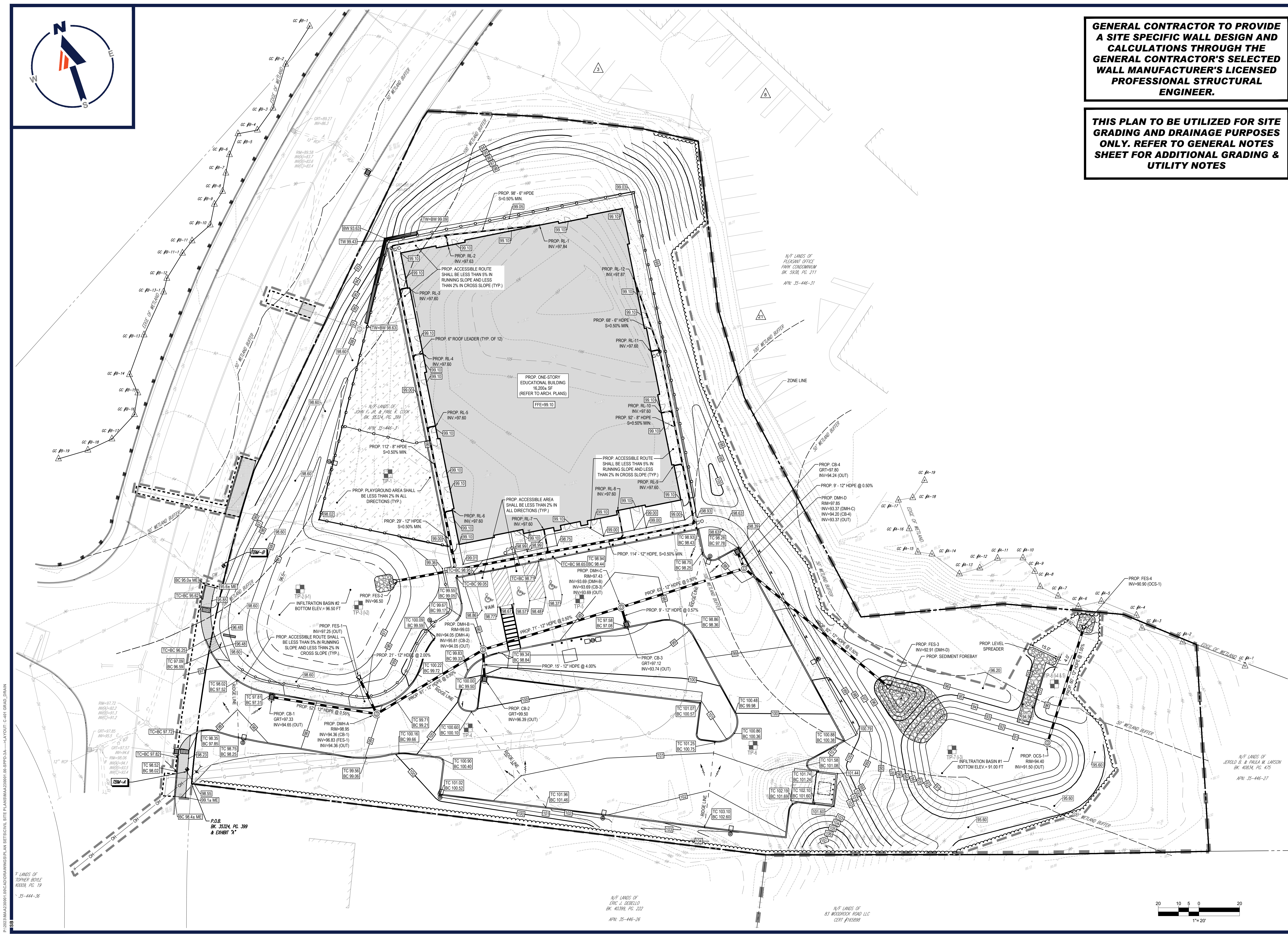
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J.G. BOHLER ENGINEERING
 CIVIL ENGINEERING
 No. 41697
 REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 3 - 11/21/2023

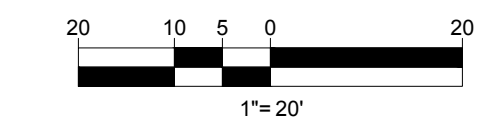


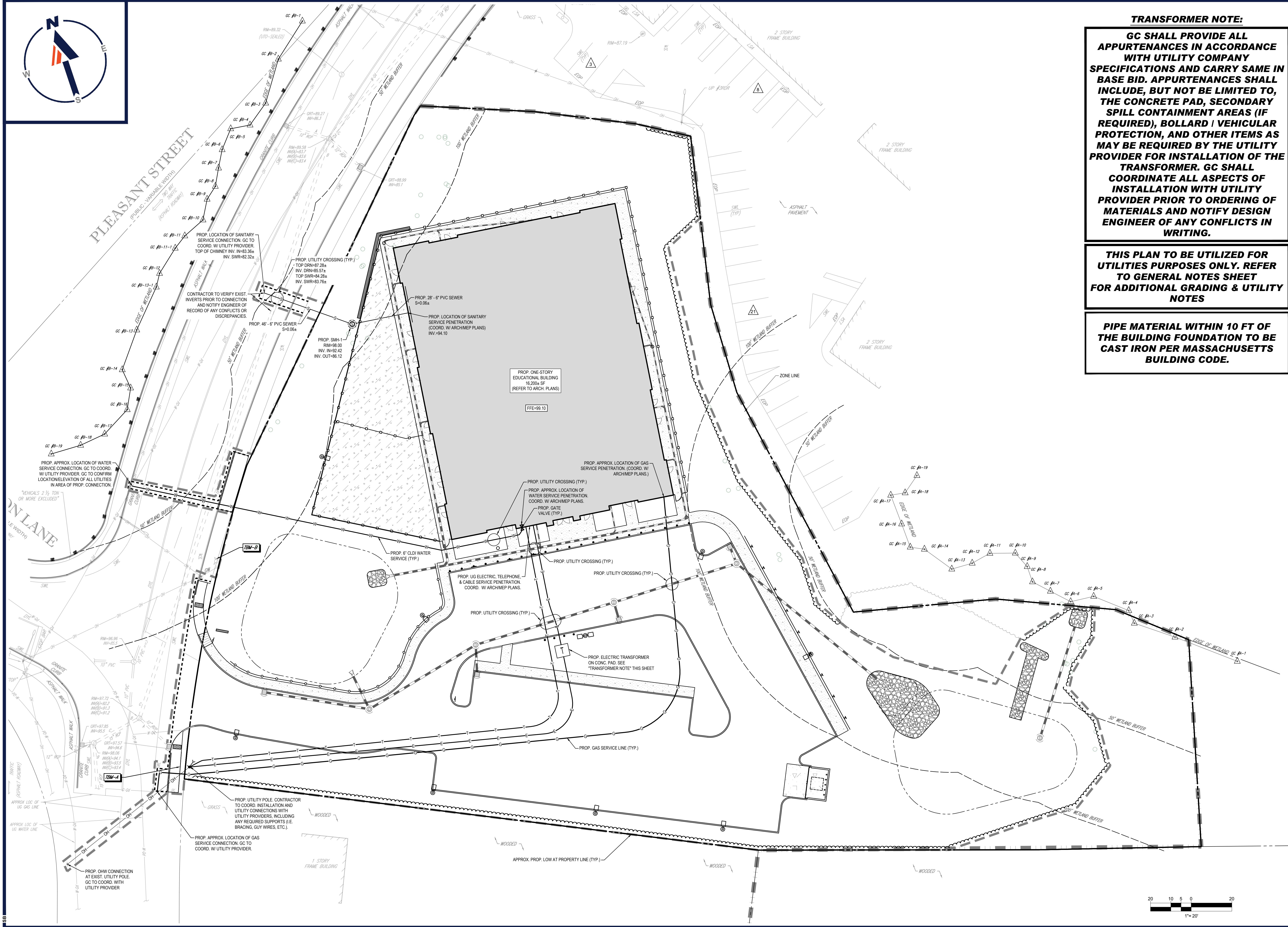
P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\MAA230001.00-SPPD-3A.dwg - LAYOUT: C-401 GRAD. DRAIN

N/E LANDS OF TOPPER BOTTLE #0003, PG. 19 35-444-36

N/E LANDS OF ONE J. ZEBELLO BK. 40392, PG. 222 APR. 35-446-26

N/E 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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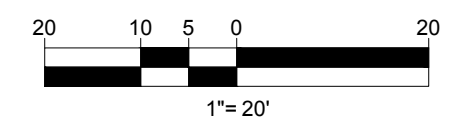
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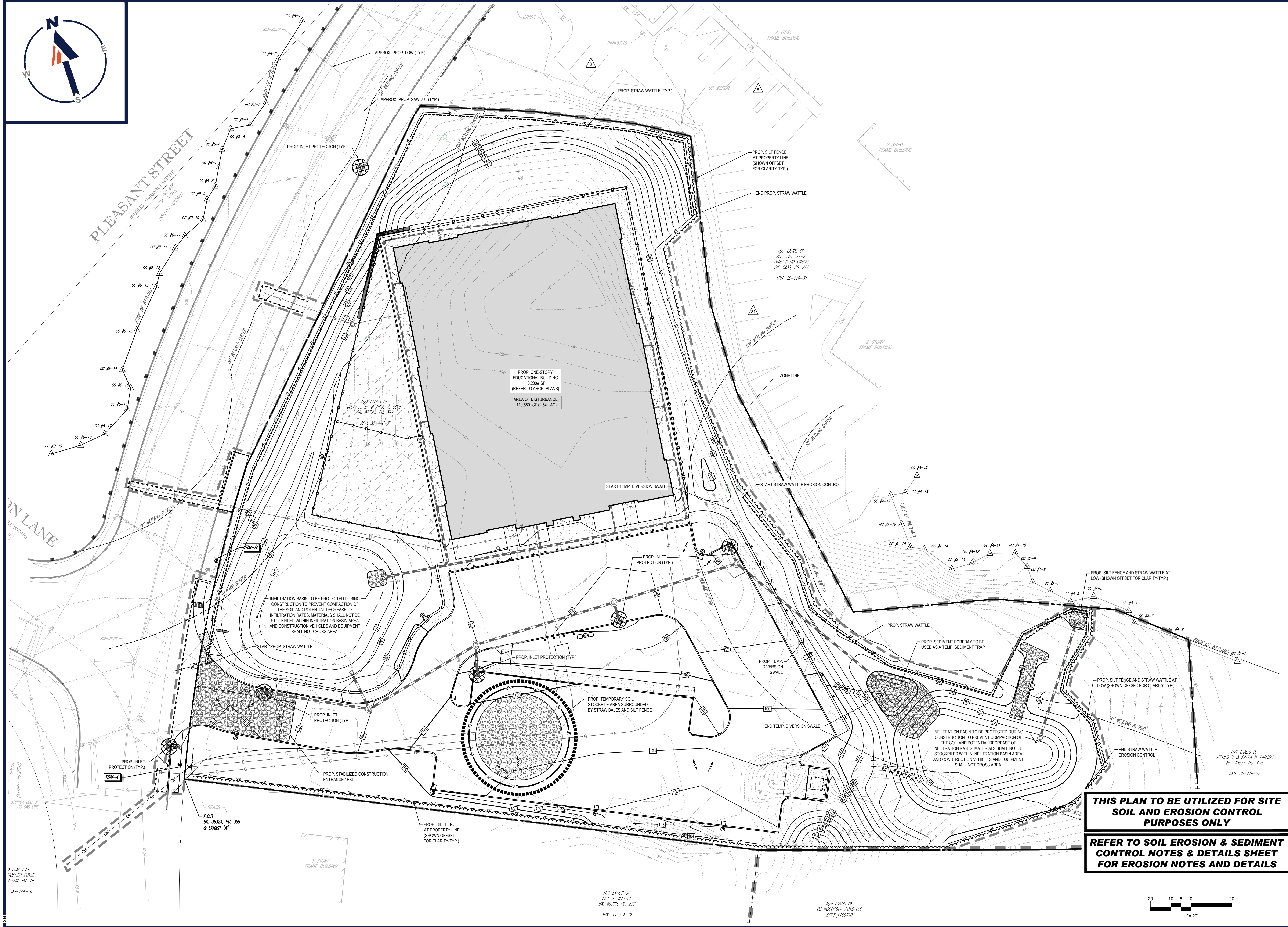
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 3 - 11/21/2023



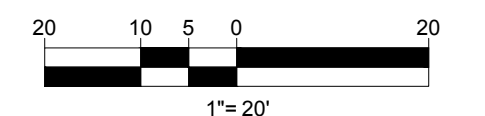
P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\CIVIL\SITE PLANS\MAA230001.00-SPDP-3A-LAYOUT C-501 UTIL



PROP. ONE-STORY
EDUCATIONAL BUILDING
18,200 SF
(REFER TO ARCH. PLANS)
AREA OF DISTURBANCE=
110,580 SF (2.54 AC)

**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**



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PLAN DOCUMENTS**

FOR
THE GARDNER SCHOOL

**PROPOSED
EARLY EDUCATION FACILITY**

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PROFESSIONAL ENGINEERING
CIVIL
No. 41697
REGISTERED PROFESSIONAL ENGINEER

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

SHEET NUMBER:
C-601

REVISION 3 - 11/21/2023

P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA230001.00-SPPD-3A-LAYOUT C-601 ER03
 DATE: 08/09/2023
 PLO: 08/09/2023
 35-446-36

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

N/F LANDS OF
83 WOODROCK ROAD LLC
CERT #163088

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

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 SERVICEABLE 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 SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOO MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOO 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.

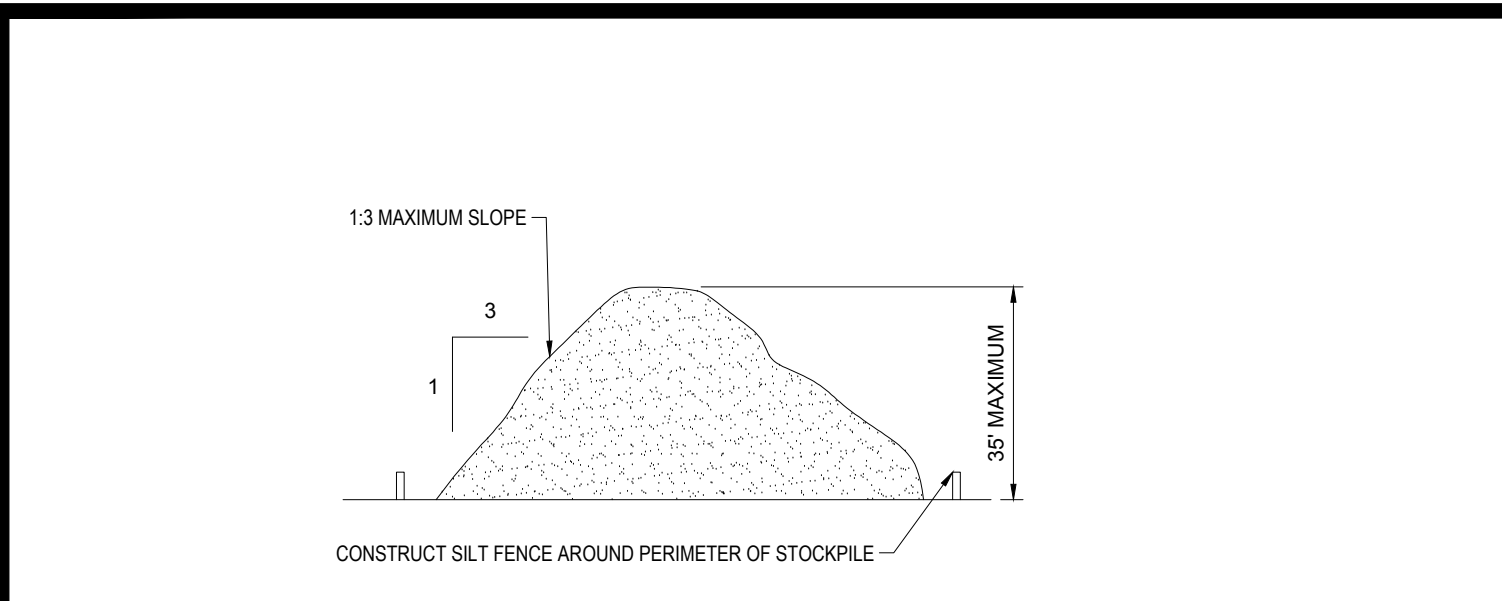
LOCATION PROTECTED AREA	MULCH	MULCH RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN 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 SO, YD)BLOCK, MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

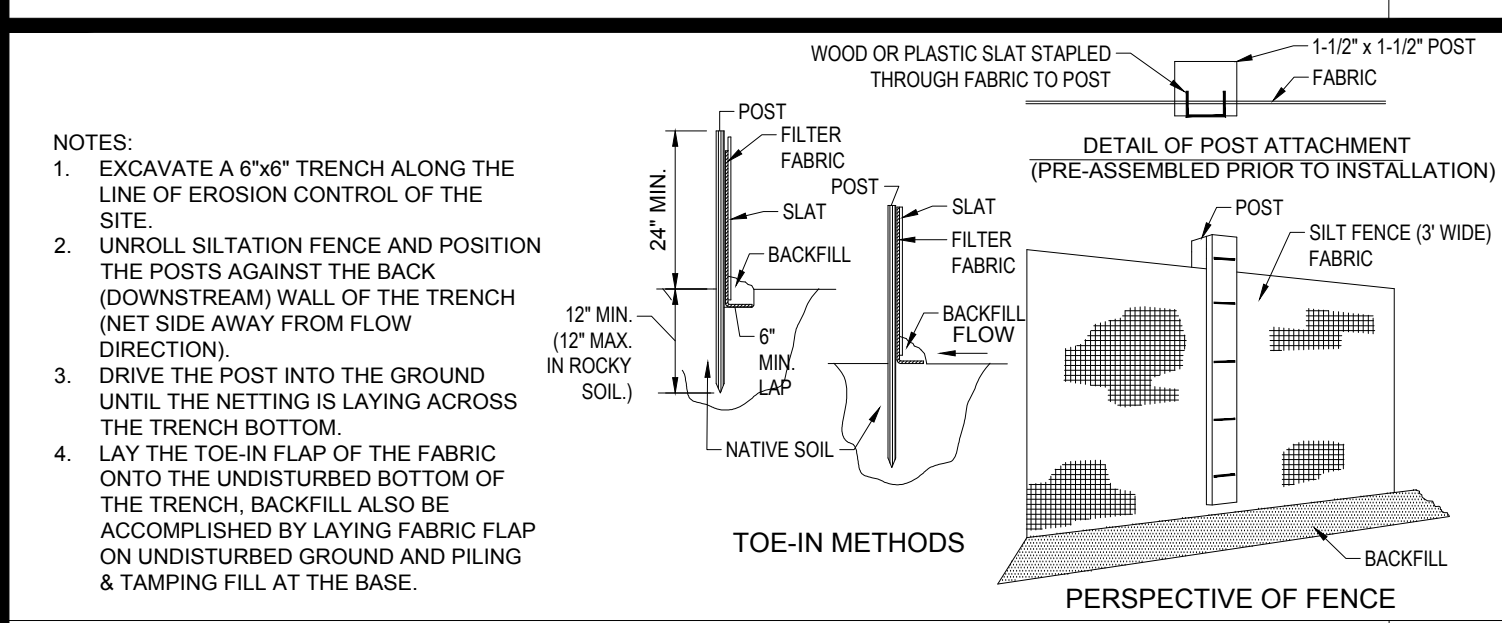
- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION 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 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN MULCHES 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

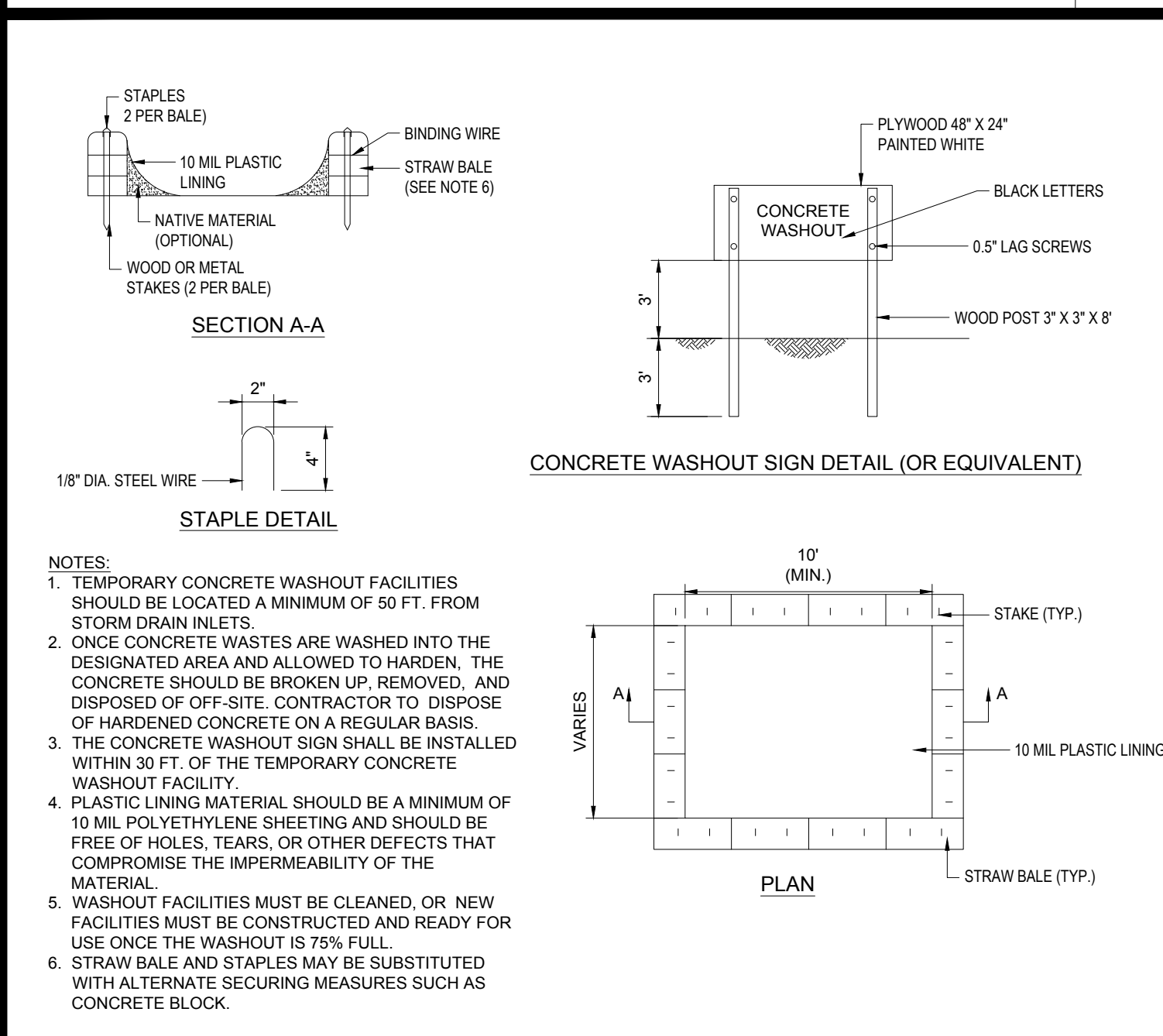
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE 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 2.54 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-LADEN 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-LADEN 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.



TEMPORARY STOCKPILE N.T.S.



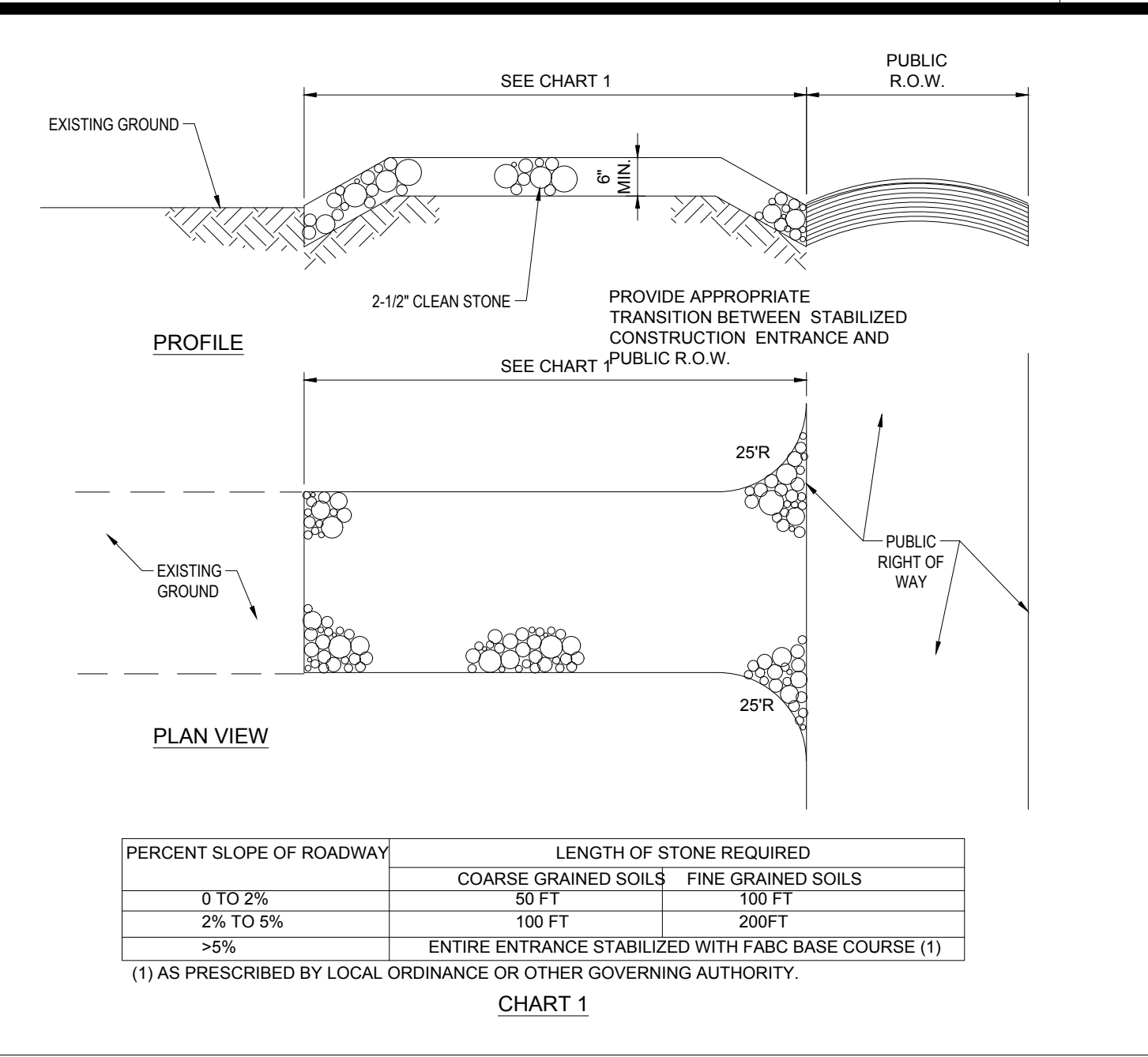
TYP. SILTATION FENCE N.T.S.



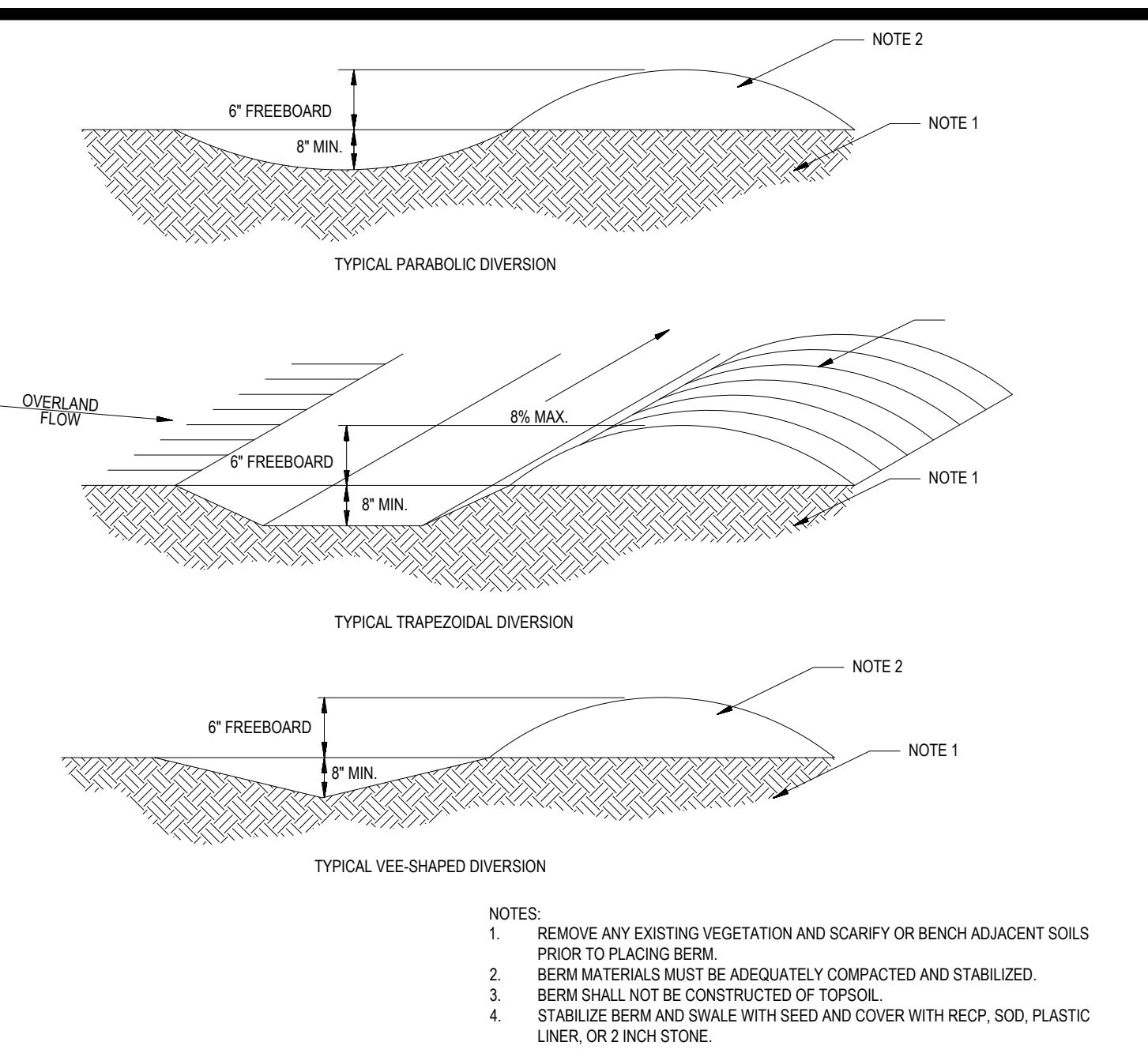
CONCRETE WASTE MANAGEMENT AREA N.T.S.

- 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 LANDSCAPE PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

RECOMMENDED CONSTRUCTION SEQUENCE N.T.S.



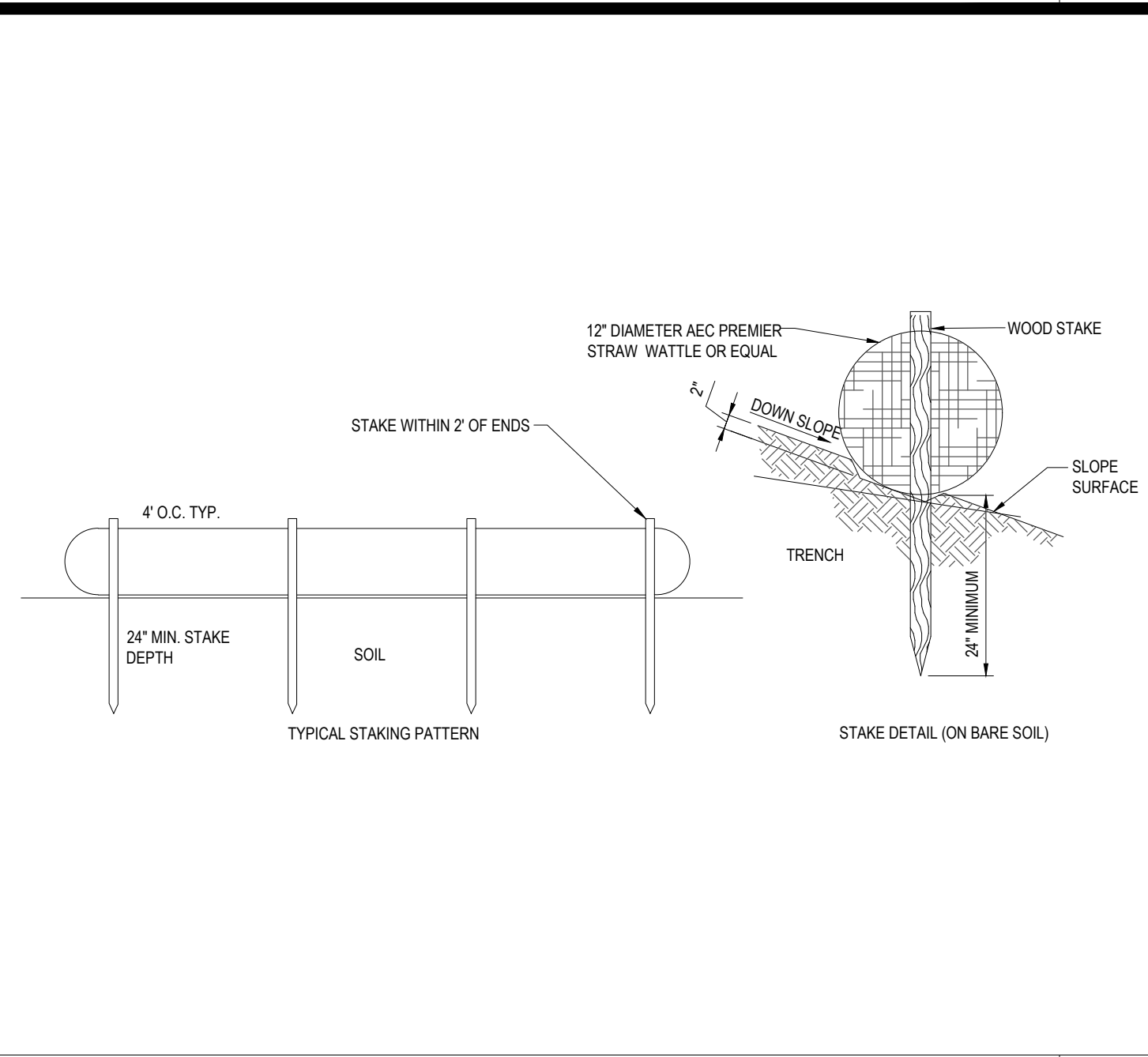
STABILIZED CONSTRUCTION ENTRANCE N.T.S.



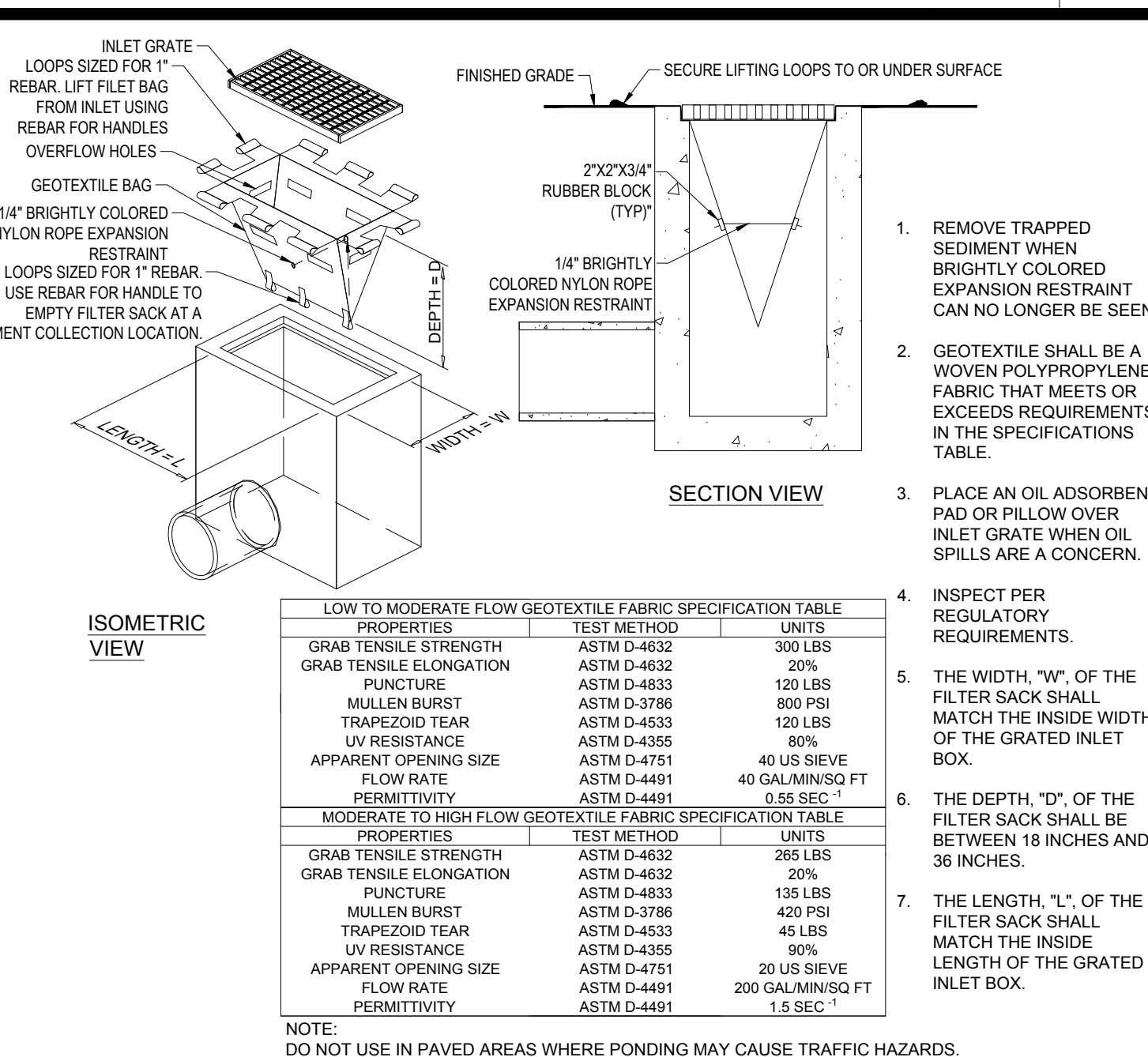
TEMPORARY DIVERSION SWALE N.T.S.

- 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)
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RECOMMENDED CONSTRUCTION SEQUENCE N.T.S.



12" MULCH SOCK STRAW WATTLE DETAIL N.T.S.



FILTER SACKS (GRATED INLETS) N.T.S.

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/05/2023	PERMIT SET	MJW AWP
2	11/13/2023	TOWN ENGINEERING COMMENTS	MJW AWP
3	11/21/2023	REVISIONS	MJW AWP

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 CHECKED BY: AWP
 DATE: 08/09/2023
 CAD: MAA230001.00-SPDP-3A

PROPOSED SITE PLAN DOCUMENTS
 FOR THE GARDNER SCHOOL

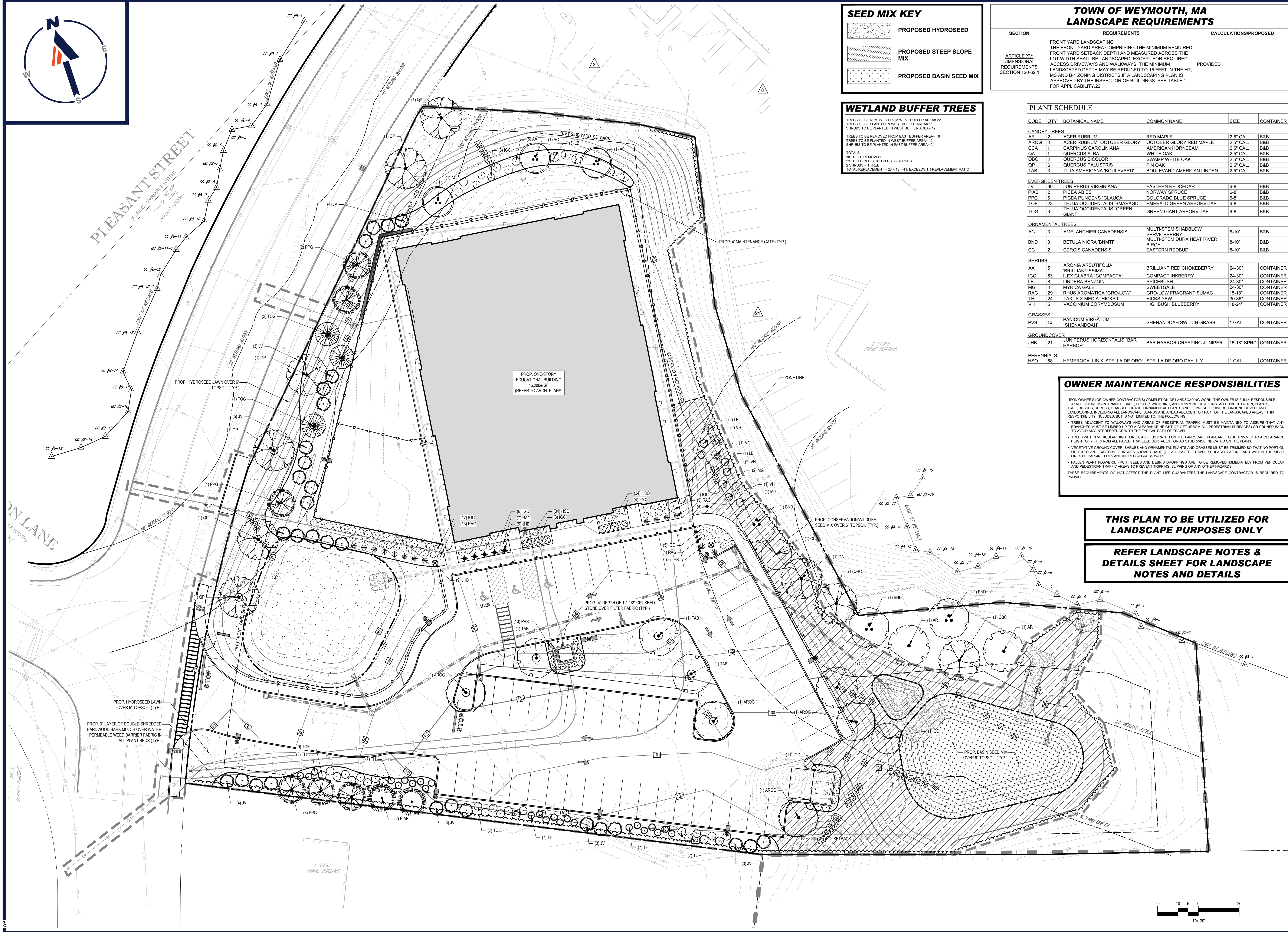
PROPOSED EARLY EDUCATION FACILITY
 MAP: #35 BLOCK; #446 LOT: #3
 739 PLEASANT STREET,
 TOWN OF WEYMOUTH,
 NORFOLK COUNTY,
 MASSACHUSETTS

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

J.G. ENGINEERING
 PROFESSIONAL ENGINEERING
 No. 41697
 CIVIL

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

C-602



SEED MIX KEY

- PROPOSED HYDROSEED
- PROPOSED STEEP SLOPE MIX
- PROPOSED BASIN SEED MIX

WETLAND BUFFER TREES

TREES TO BE REMOVED FROM WEST BUFFER AREA- 22
 TREES TO BE PLANTED IN WEST BUFFER AREA- 11
 SHRUBS TO BE PLANTED IN WEST BUFFER AREA- 12

TREES TO BE REMOVED FROM EAST BUFFER AREA- 16
 TREES TO BE PLANTED IN WEST BUFFER AREA- 12
 SHRUBS TO BE PLANTED IN EAST BUFFER AREA- 24

TOTALS
 23 TREES REMOVED
 23 TREES REPLACED PLUS 36 SHRUBS
 2 SHRUBS = 1 TREE
 TOTAL REPLACEMENT = 23 + 18 = 41, EXCEEDS 1:1 REPLACEMENT RATIO

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. MS AND S-1 ZONING DISTRICTS IF A LANDSCAPING PLAN IS APPROVED BY THE INSPECTOR OF BUILDINGS. SEE TABLE 1 FOR APPLICABILITY 22	PROVIDED

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AR	2	ACER RUBRUM	RED MAPLE	2.5" CAL	B&B
AROG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL	B&B
CCA	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL	B&B
QA	1	QUERCUS ALBA	WHITE OAK	2.5" CAL	B&B
QBC	2	QUERCUS BICOLOR	SWAMP WHITE OAK	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					
JV	30	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6-8"	B&B
PIAB	2	PICEA ABIES	NORWAY SPRUCE	6-8"	B&B
PPG	6	PICEA PLUNGENS 'GLAUC'	COLORADO BLUE SPRUCE	6-8"	B&B
TOE	23	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8"	B&B
TOG	3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8"	B&B
ORNAMENTAL TREES					
AC	3	AMELANCHIER CANADENSIS	MULTI-STEM SHADBLOW SERVICEBERRY	8-10"	B&B
BND	3	BETULA NIGRA 'BNMTF'	MULTI-STEM DURA HEAT RIVER BIRCH	8-10"	B&B
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	8-10"	B&B
SHRUBS					
AA	5	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24-30"	CONTAINER
IGC	53	ILEX GLABRA 'COMPACTA'	COMPACT HICKBERRY	24-30"	CONTAINER
LB	9	LINDERA BENZOIN	SPICEBUSH	24-30"	CONTAINER
MG	4	MYRICA GALE	SWEETGALE	24-30"	CONTAINER
RAG	29	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
TH	24	TAXUS X MEDIA 'HICKSH'	HICKS YEW	30-36"	CONTAINER
VH	5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	18-24"	CONTAINER
GRASSES					
PVS	13	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER					
JHB	21	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
PERENNIALS					
HSD	68	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS. TREE, 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 PRIOR BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITH 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 PLANT EXCEEDS 30 INCHES ABOVE GRADE OF ALL PAVED, TRAVELED SURFACES ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND DRIVEWAYS.
- 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 GUARANTEES 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

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SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
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 CAD ID.: MAA230001.00-LSCP-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

THE GARDNER SCHOOL

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:
LANDSCAPE PLAN

SHEET NUMBER:
C-701

REVISION 3 - 11/21/2023

P:\2023\MAA230001.00\CAD\DRAWINGS\SEPLAN SET\SEPLAN SITE PLAN\MAA230001.00-LSCP-3A.dwg - LAYOUT: C-701.LAND

LANDSCAPE SPECIFICATIONS

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

2. **MATERIALS**
 2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.

2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.

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

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

3. **GENERAL WORK PROCEDURES**
 3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. **SITE PREPARATIONS**
 4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEEDED TO PREVENT SHOCK OR DECLINE.
 4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. **TREE PROTECTION**
 5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 5.2. A FORTY-EIGHT INCH (48") HIGH WOOD SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. **SOIL MODIFICATIONS**
 6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

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

8. **TOPSOILING**
 8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGHOUT SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
 8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
 8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
 8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. **PLANTING**
 9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
 9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
 9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
 9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
 ACER RUBRUM PLATANUS X ACERIFOLIA
 BETULA VARIETIES POPULUS VARIETIES
 CARPINUS VARIETIES PRUNUS VARIETIES
 CRATAEGUS VARIETIES PYRUS VARIETIES
 KOELREUTERIA QUERCUS VARIETIES
 LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA
 LIRIODENDRON TULIPEFERA ZELKOVA VARIETIES

9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 9.8.1. 1 PART PEAT MOSS
 9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
 9.8.3. 3 PARTS TOPSOIL BY VOLUME
 9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
 9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
 9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
 9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
 9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
 9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. **TRANSPLANTING (WHEN REQUIRED)**
 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 10.6. TRANSPLANTS DUE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. **WATERING**
 11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
 11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. **GUARANTEE**
 12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
 12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
 12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. **CLEANUP**
 13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
 13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 14. **MAINTENANCE (ALTERNATIVE BID):**
 14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

15. **"QUICK EROSION CONTROL COVER MIX" AS PREPARED BY:**
 ERNST CONSERVATION SEEDS, INC.
 8884 MERCER PIKE, MEADVILLE, PA 16335 APPLICATION RATE: 50 LBS. / ACRE
 PHONE: 800-873-3321 / 814-336-2404
 EMAIL: SALES@ERNSTSEED.COM
 WEBSITE: WWW.ERNSTSEED.COM
 MIX COMPOSITION:
 50.0% Lolium multiflorum (Annual Ryegrass)
 50.0% Lolium perenne, 'Blackcliff' (Perennial Ryegrass)

16. **"NATIVE DETENTION AREA MIX" AS PREPARED BY:**
 ERNST CONSERVATION SEEDS, INC.
 8884 MERCER PIKE, MEADVILLE, PA 16335 APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)
 PHONE: 800-873-3321 / 814-336-2404
 EMAIL: SALES@ERNSTSEED.COM
 WEBSITE: WWW.ERNSTSEED.COM
 MIX COMPOSITION:
 25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')
 24.0% PANICUM CLAUDEANUM, 'TIGON' (DEERTONGUE, 'TIGON')
 22.0% CAREX VILPADOXA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
 21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
 6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
 1.0% JUNCUS EFFUSUS (SOFT RUSH)
 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

SLOPE SEED MIX SPECIFICATIONS

17. **"NATIVE DETENTION AREA MIX" AS PREPARED BY:**
 ERNST CONSERVATION SEEDS, INC.
 8884 MERCER PIKE, MEADVILLE, PA 16335 APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)
 PHONE: 800-873-3321 / 814-336-2404
 EMAIL: SALES@ERNSTSEED.COM
 WEBSITE: WWW.ERNSTSEED.COM
 MIX COMPOSITION:
 25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')
 24.0% PANICUM CLAUDEANUM, 'TIGON' (DEERTONGUE, 'TIGON')
 22.0% CAREX VILPADOXA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
 21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
 6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
 1.0% JUNCUS EFFUSUS (SOFT RUSH)
 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

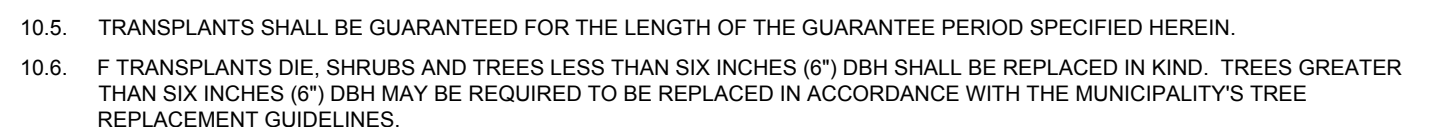
BASIN SEED MIX SPECIFICATIONS

18. **"NATIVE DETENTION AREA MIX" AS PREPARED BY:**
 ERNST CONSERVATION SEEDS, INC.
 8884 MERCER PIKE, MEADVILLE, PA 16335 APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)
 PHONE: 800-873-3321 / 814-336-2404
 EMAIL: SALES@ERNSTSEED.COM
 WEBSITE: WWW.ERNSTSEED.COM
 MIX COMPOSITION:
 25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')
 24.0% PANICUM CLAUDEANUM, 'TIGON' (DEERTONGUE, 'TIGON')
 22.0% CAREX VILPADOXA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
 21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
 6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
 1.0% JUNCUS EFFUSUS (SOFT RUSH)
 1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

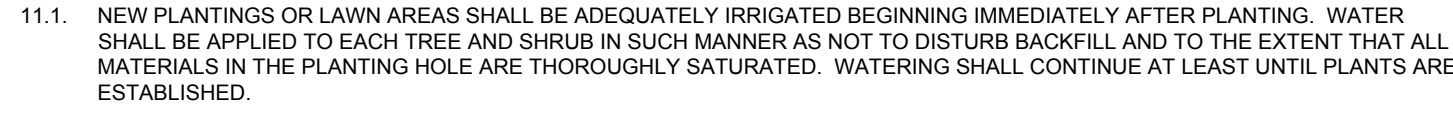
CRUSHED STONE MULCH

19. **CRUSHED STONE MULCH**
 SPECIFICATIONS:
 NAME: 1" - 1.5" CRUSHED BLUESTONE GRAVEL
 COLOR: COLORS WILL BE GREYS WITH BLUSH TONES. SIZE: STONE SIZES WILL RANGE FROM 1" - 1.5" IN AT LEAST ONE DIMENSION. STONE SIZING SHOULD BE UNIFORM WITH LITTLE VARIATION FROM THIS RANGE.
 SILT CONTENT: STONE NEEDS TO BE CLEAN OF DEBRIS AND SILT AT TIME OF DELIVERY.

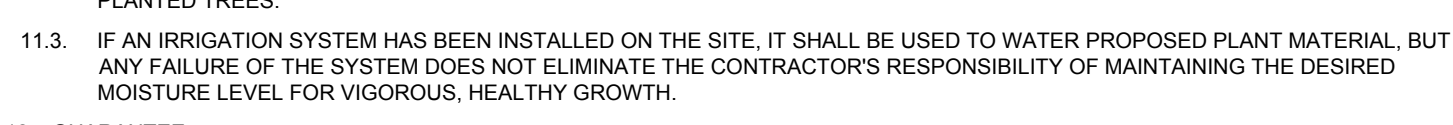
SHRUB PLANTING DETAIL



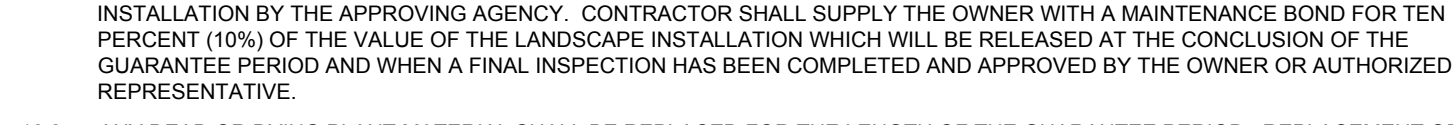
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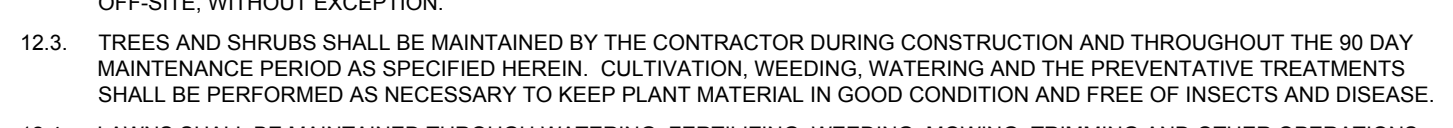
CRUSHED STONE MULCH



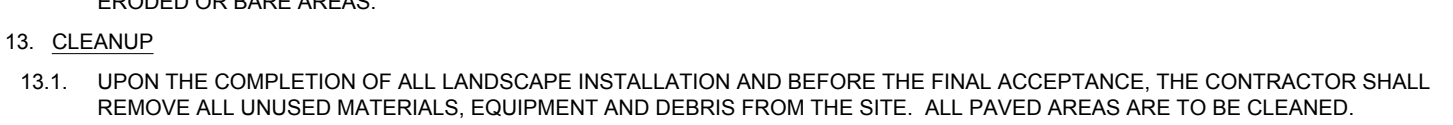
SHRUB PLANTING DETAIL



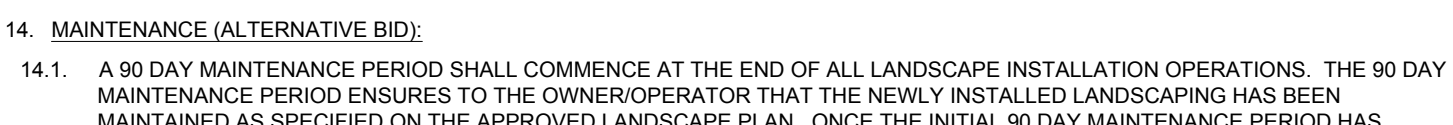
TREE PLANTING DETAIL - ON SLOPE



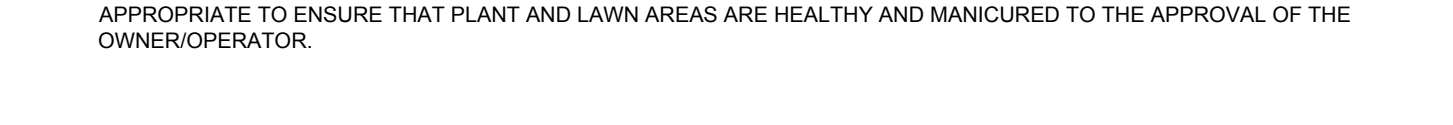
CRUSHED STONE MULCH



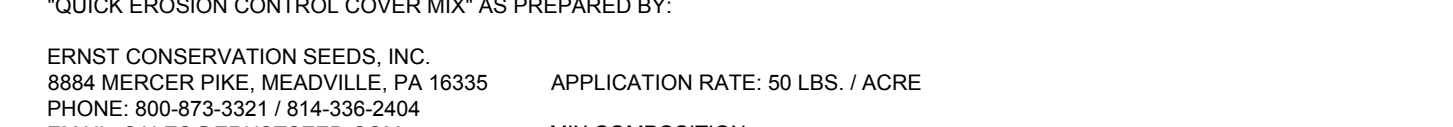
TREE PLANTING DETAIL - ON SLOPE



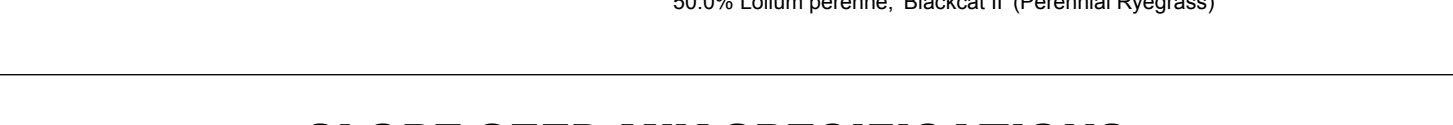
CRUSHED STONE MULCH



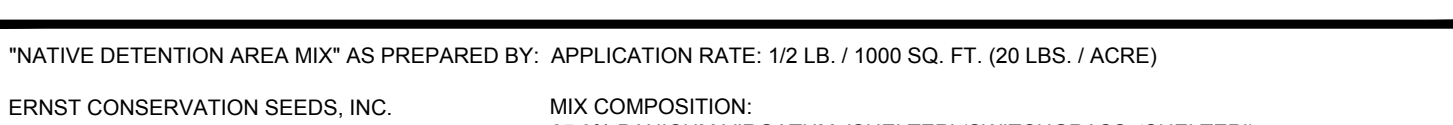
TREE PLANTING DETAIL - ON SLOPE



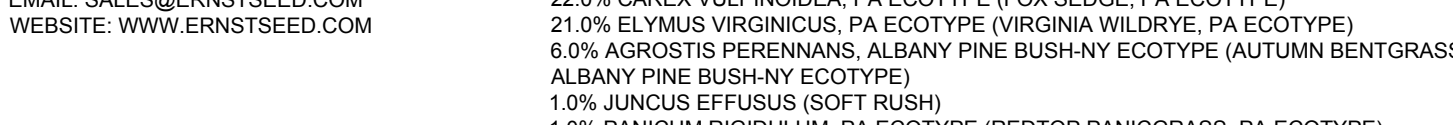
CRUSHED STONE MULCH



TREE PLANTING DETAIL - ON SLOPE



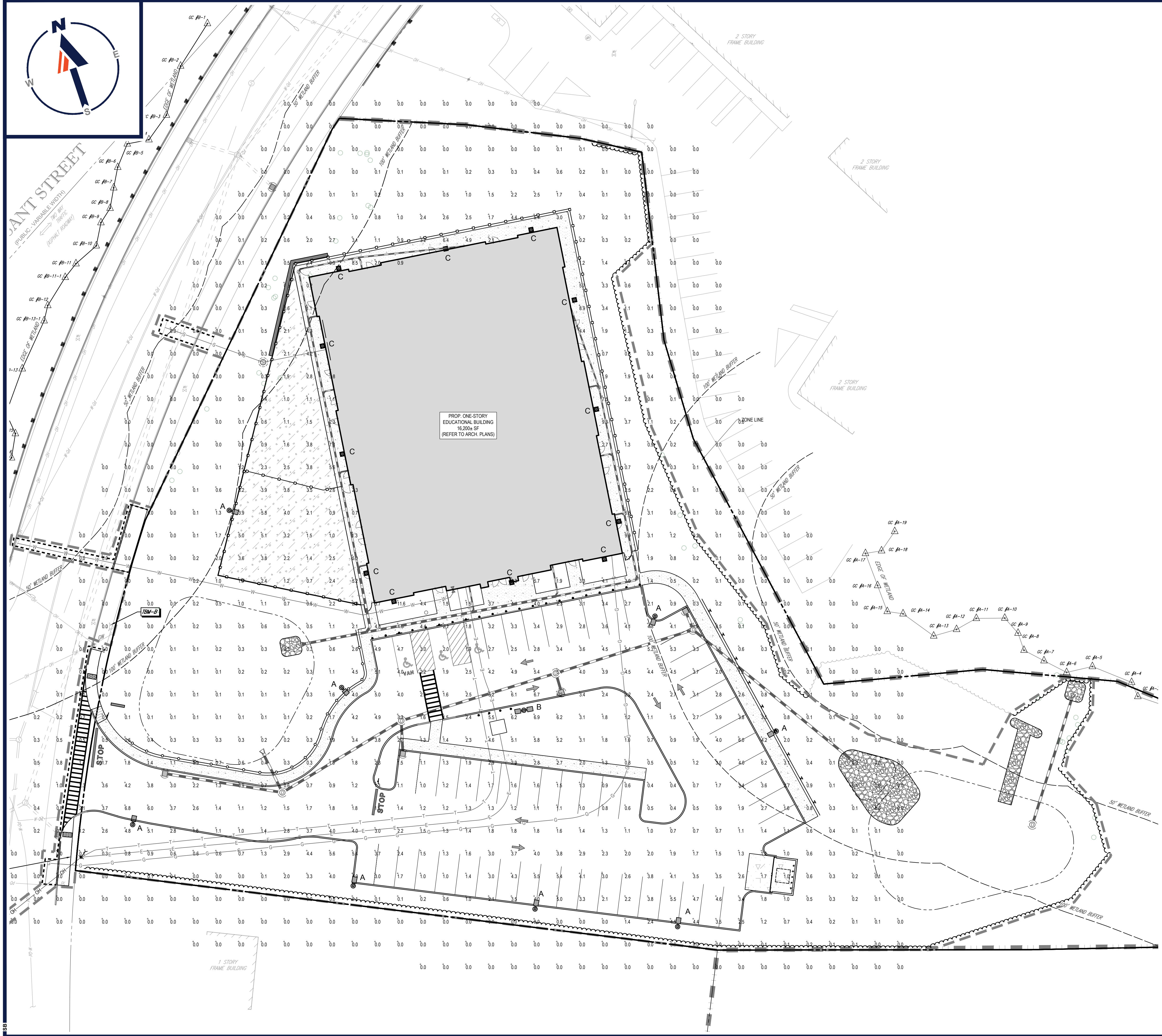
CRUSHED STONE MULCH



TREE PLANTING DETAIL - ON SLOPE



NOTES:
 1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
 2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3" FROM ROOT BALL.
 3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
 4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH.
 5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



LIGHTING NOTES

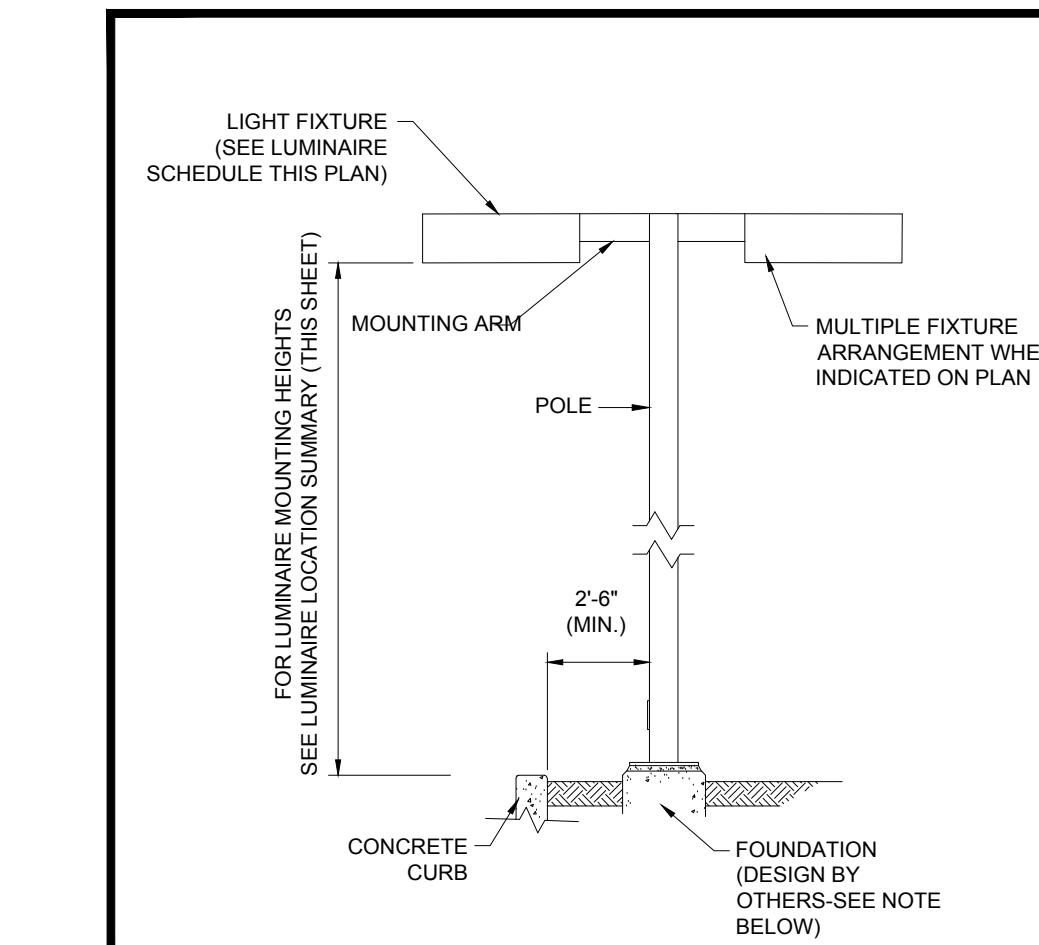
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF 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, 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	CALC TYPE	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

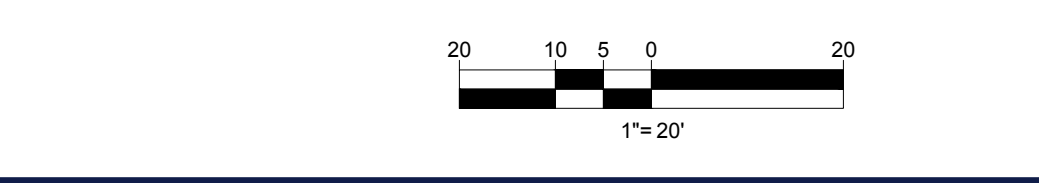


AREA LIGHT DETAIL N.T.S.

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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 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
2	11/13/2023	TOWN ENGINEERING COMMENTS	MJW	AWP
3	11/21/2023	REVISIONS	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-3A

PROPOSED SITE PLAN DOCUMENTS

FOR

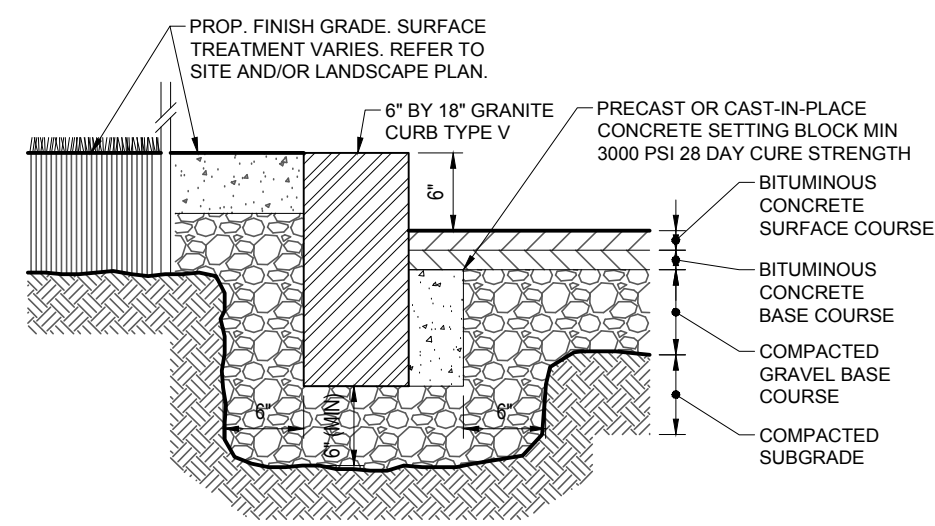
PROPOSED EARLY EDUCATION FACILITY
 MAP: #35 BLOCK: #446 LOT: #3
 739 PLEASANT STREET,
 TOWN OF WEYMOUTH,
 NORFOLK COUNTY,
 MASSACHUSETTS

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

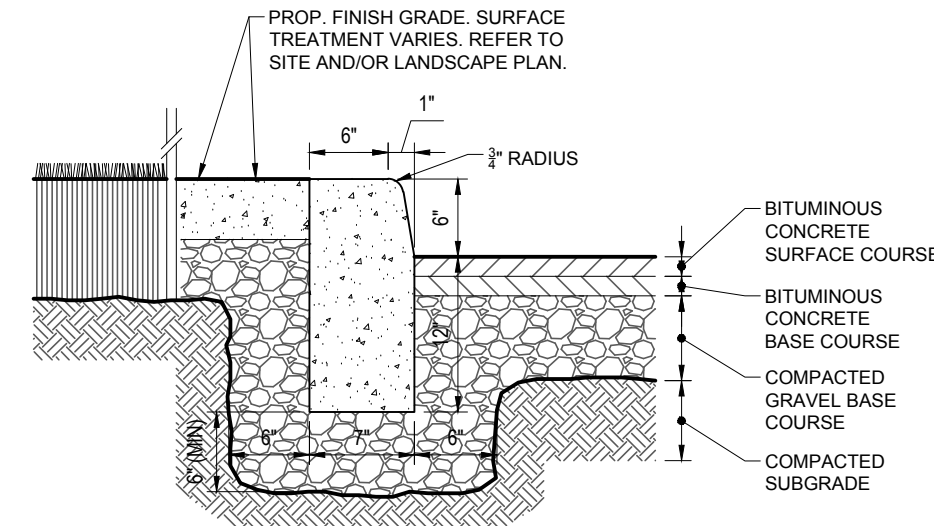
SHEET TITLE:
LIGHTING PLAN
 SHEET NUMBER:
C-703
 REVISION 3 - 11/21/2023

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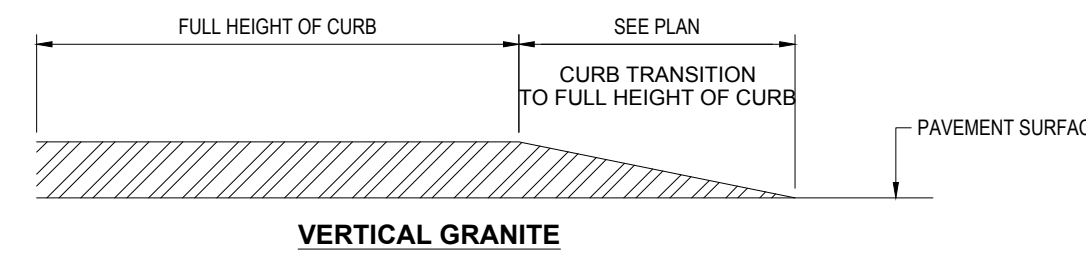
NOTES:
1. INSTALL WITHIN ALL PUBLIC WAYS, CORNERS, AND RADIUS SECTIONS

VERTICAL GRANITE CURB



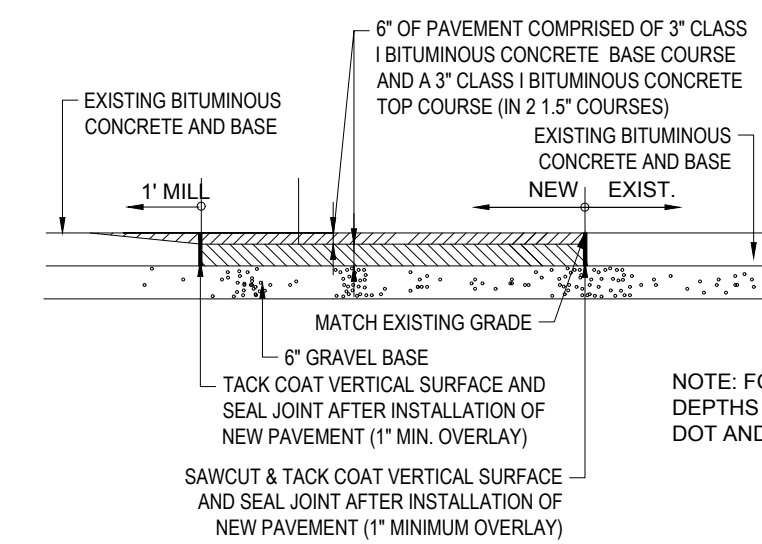
NOTES:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND 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



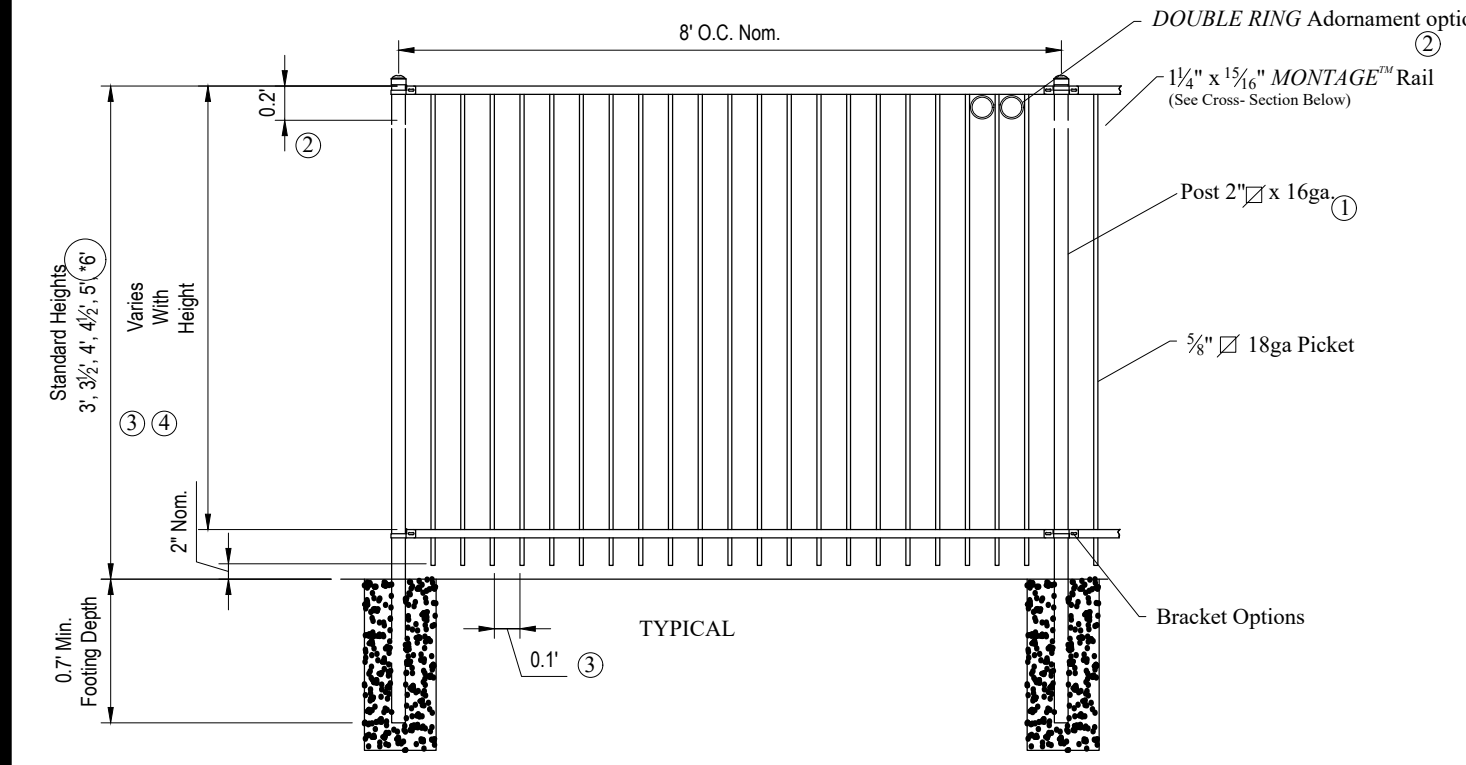
PRECAST CONCRETE

TRANSITION CURB

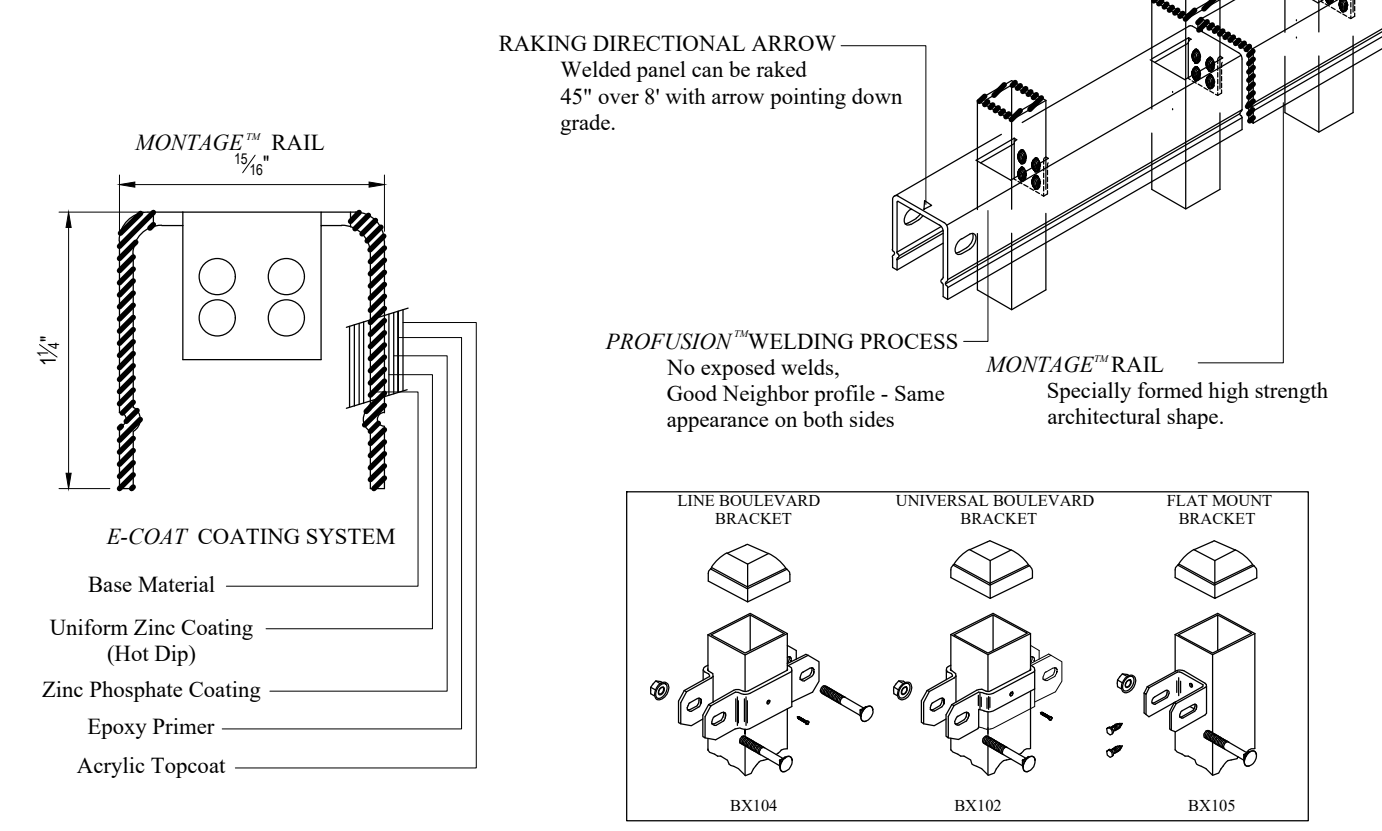


NOTE: FOR WORK WITHIN THE ROW, PAVEMENT DEPTHS AND SPECIFICATIONS TO CONFORM TO DOT AND LOCAL HIGHWAY DEPT. REQUIREMENTS.

ROADWAY PATCHING

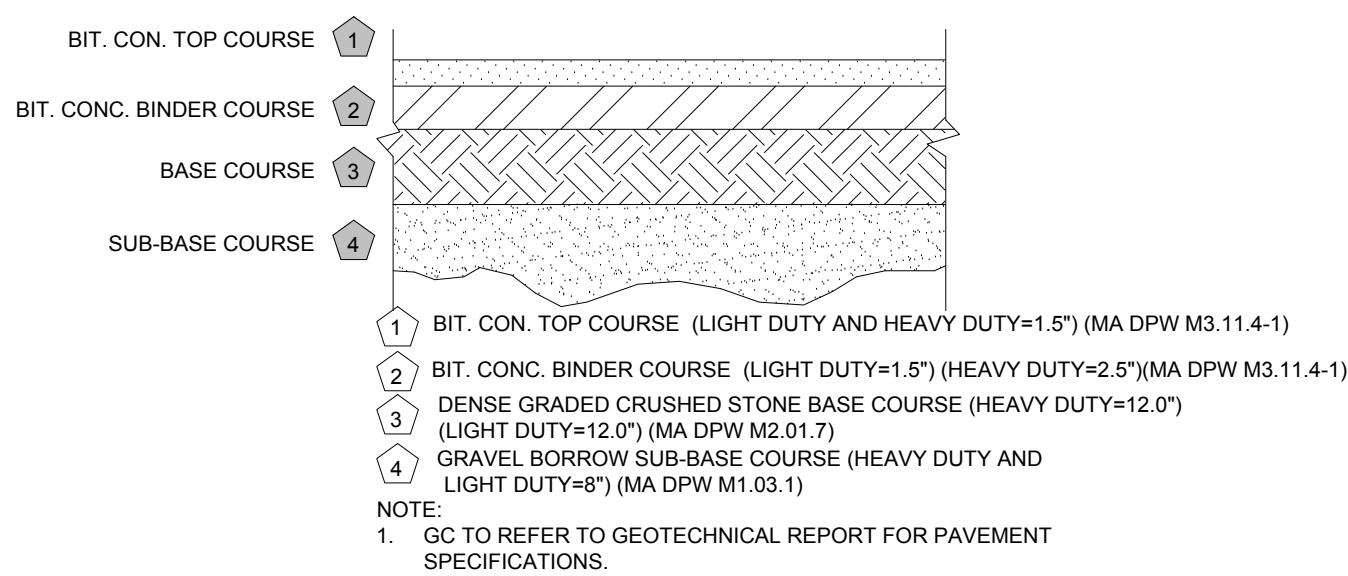


NOTES:
1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
2.) Third rail required for Double Rings.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.

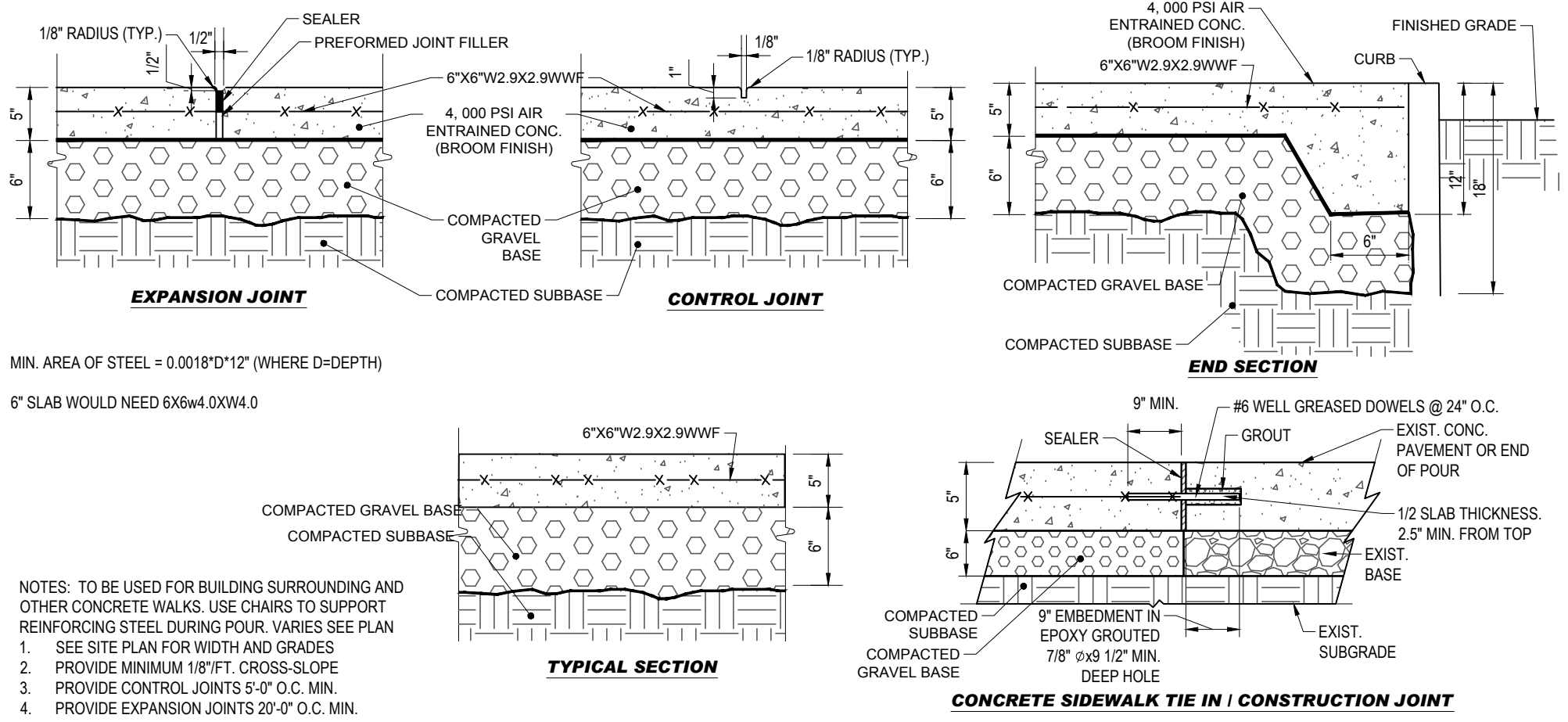


RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED
MONTAGE MAJESTIC 2/3-RAIL
SCALE: DO NOT SCALE
REV: c

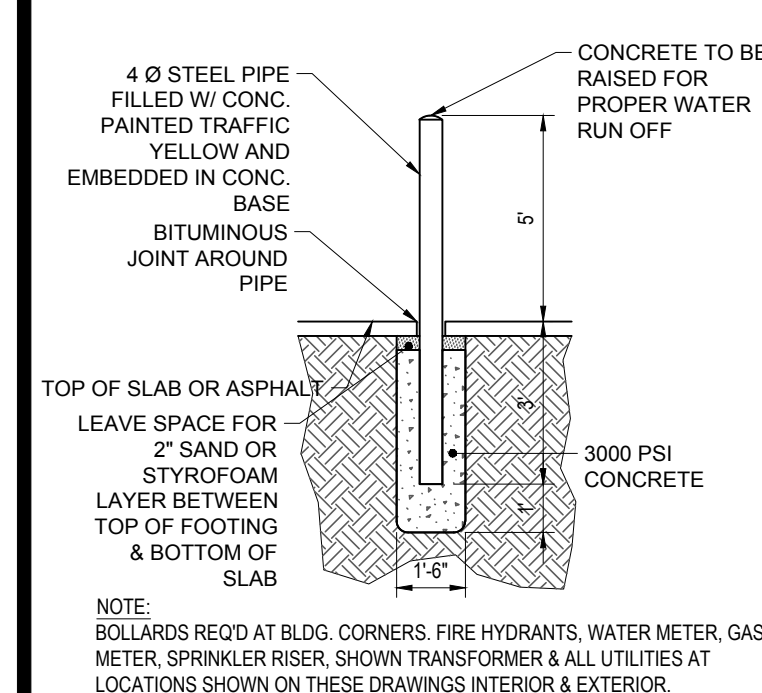
DECORATIVE FENCE DETAIL



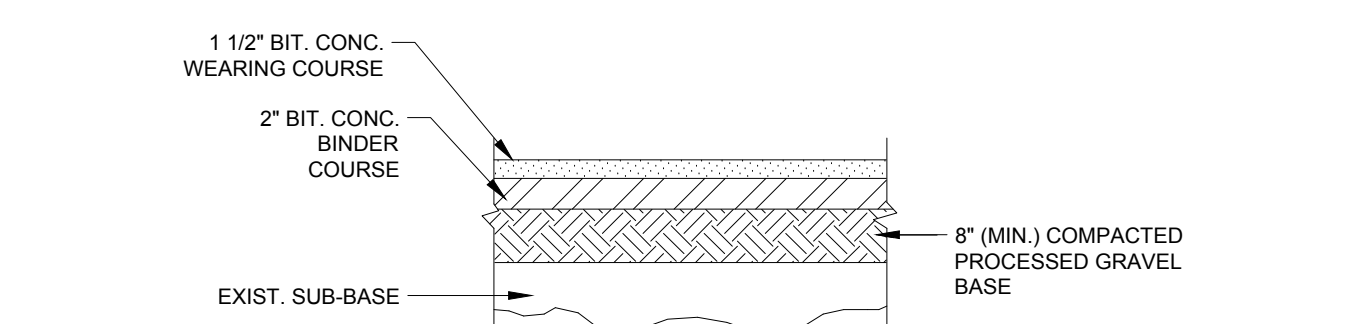
PAVEMENT SECTION



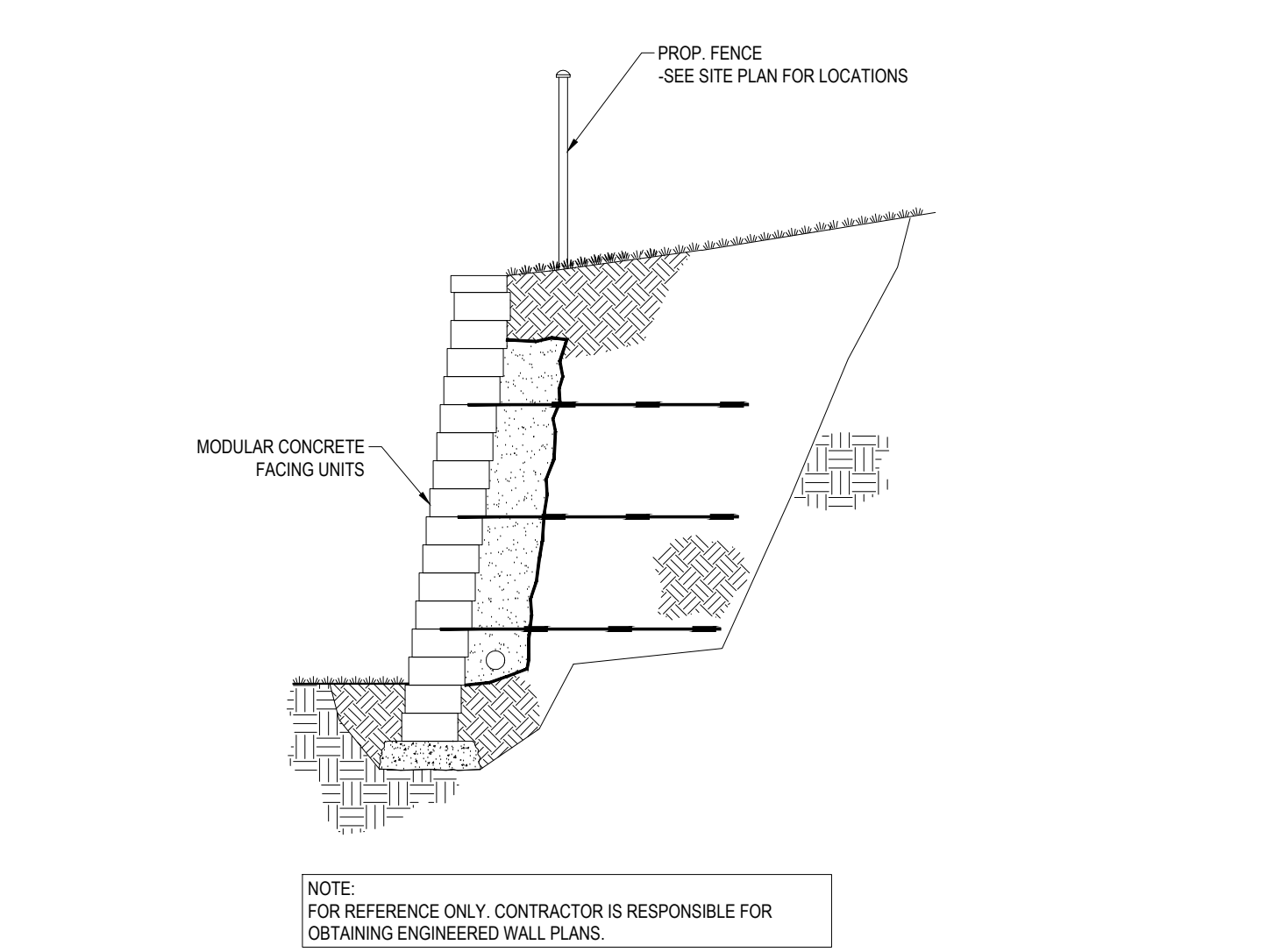
CONCRETE SIDEWALK



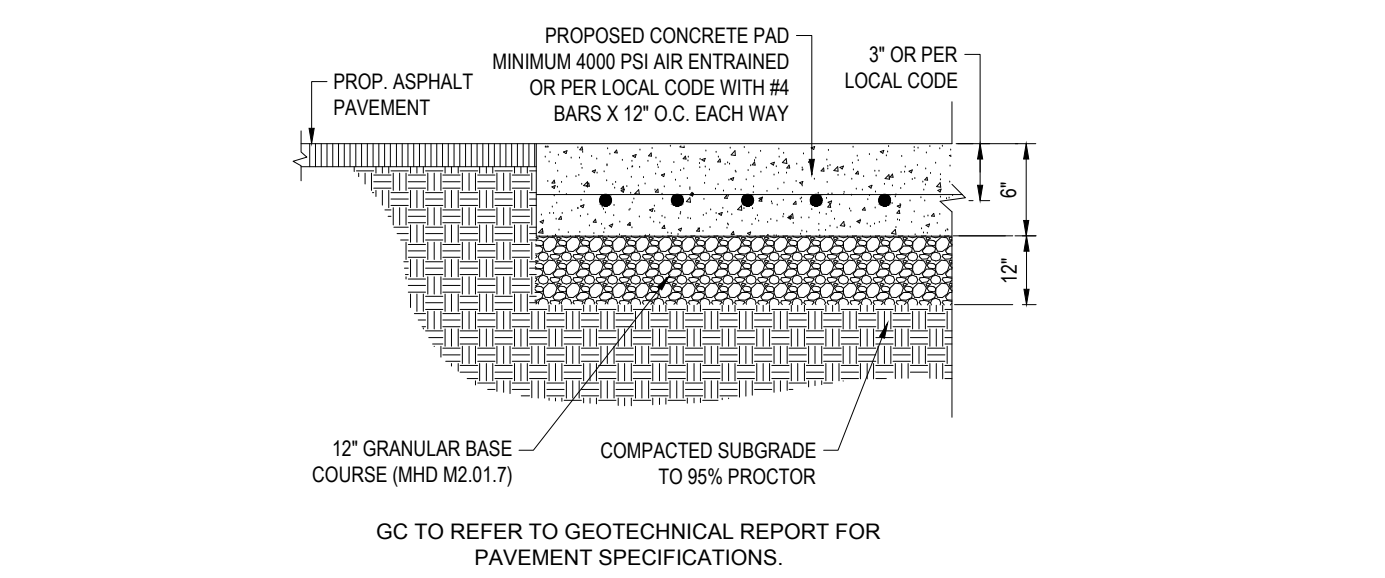
BOLLARD



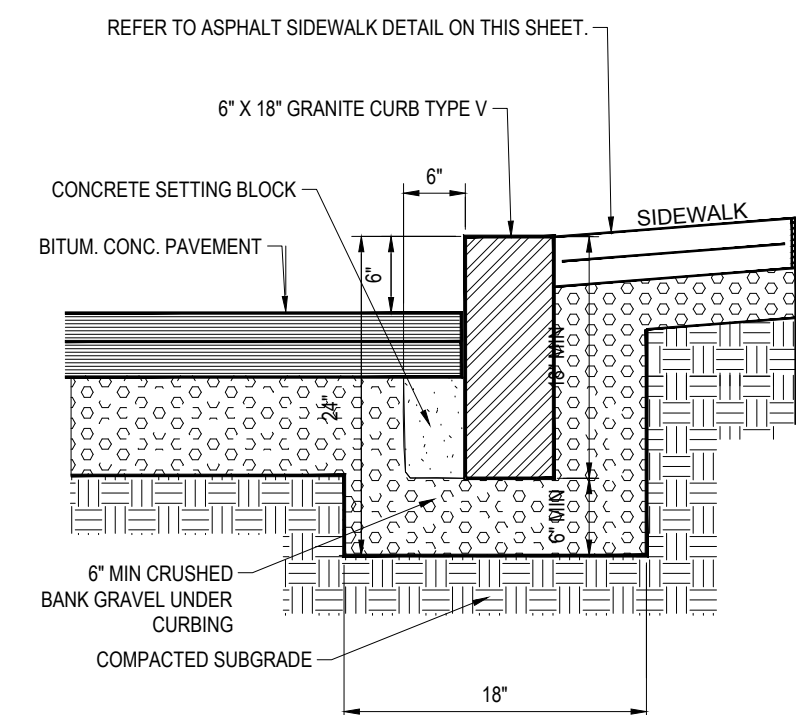
ASPHALT SIDEWALK DETAIL



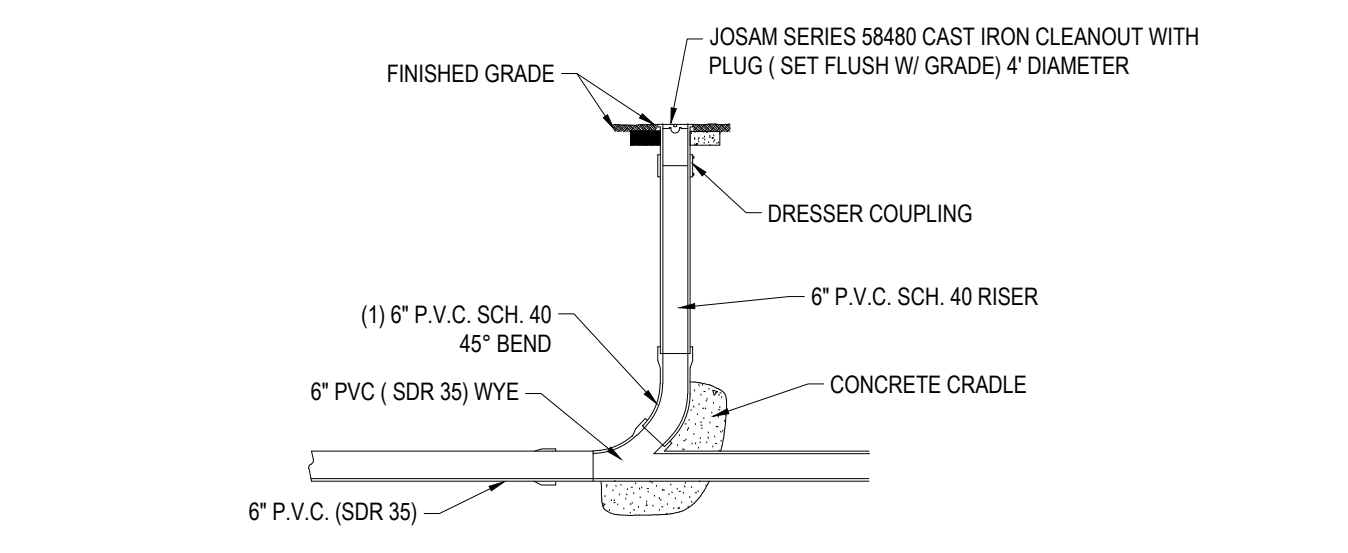
REINFORCED SEGMENTED BLOCK RETAINING WALL



CONCRETE PAD FOR TRASH ENCLOSURE DETAIL



ASPHALT SIDEWALK WITH VERTICAL GRANITE CURBING



CLEANOUT

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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/05/2023	PERMIT SET	MJW
2	11/13/2023	TOWN ENGINEERING COMMENTS	MJW
3	11/21/2023	REVISIONS	MJW

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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 LID: MAA230001.00-SPPD-3A

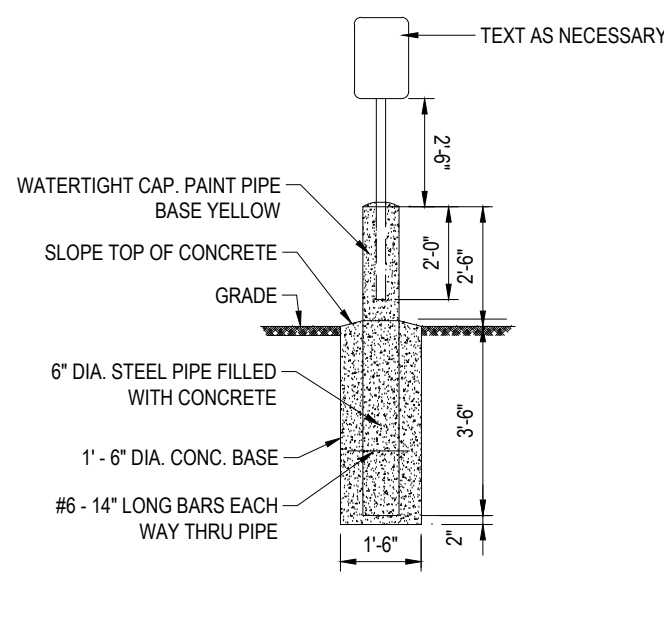
PROPOSED SITE PLAN DOCUMENTS
FOR
THE GARDNER SCHOOL
PROPOSED EARLY EDUCATION FACILITY
MAP: #35 BLOCK; #446 LOT: #3
739 PLEASANT STREET,
TOWN OF WEYMOUTH,
NORFOLK COUNTY,
MASSACHUSETTS

BOHLER
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REGISTERED PROFESSIONAL ENGINEER

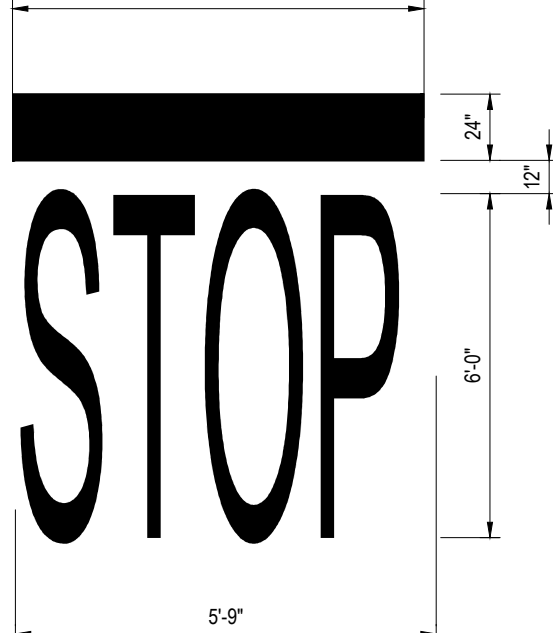
SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-901
REVISION 3 - 11/21/2023

P:\2023\MAA230001.00\CADD\DRAWINGS\PLAN SET\TRICIVIL SITE PLAN\MAA230001.00-SPPD-3A.dwg - LAYOUT: C-901 DETL

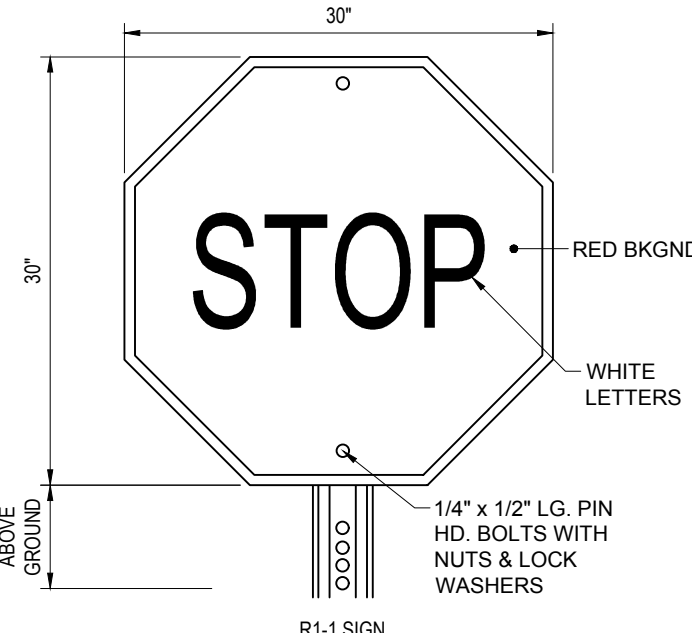


NOTES:
1. ACCESSIBLE AND VAN PARKING SIGNS SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.

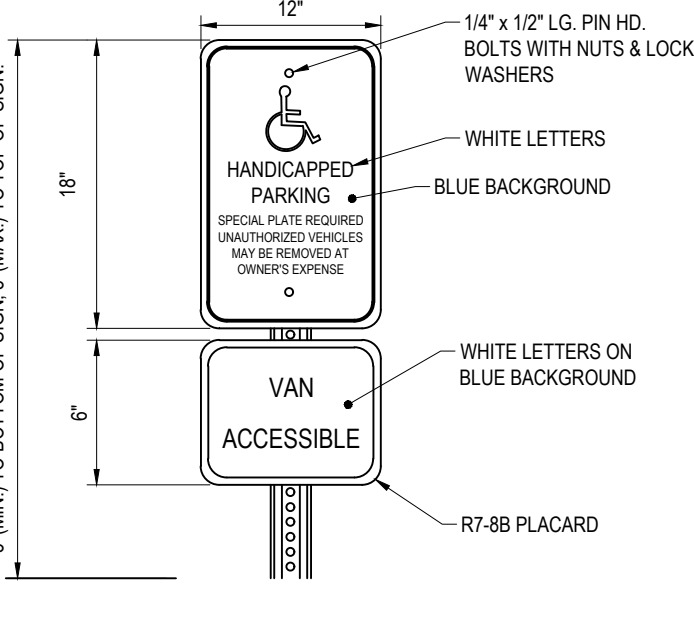
SIGN ON BOLLARD



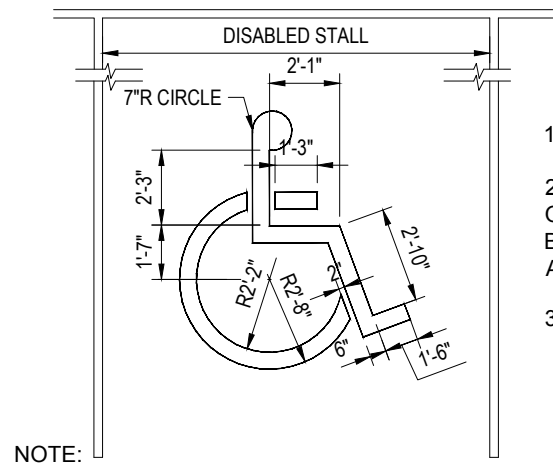
STOP BAR



STOP SIGN

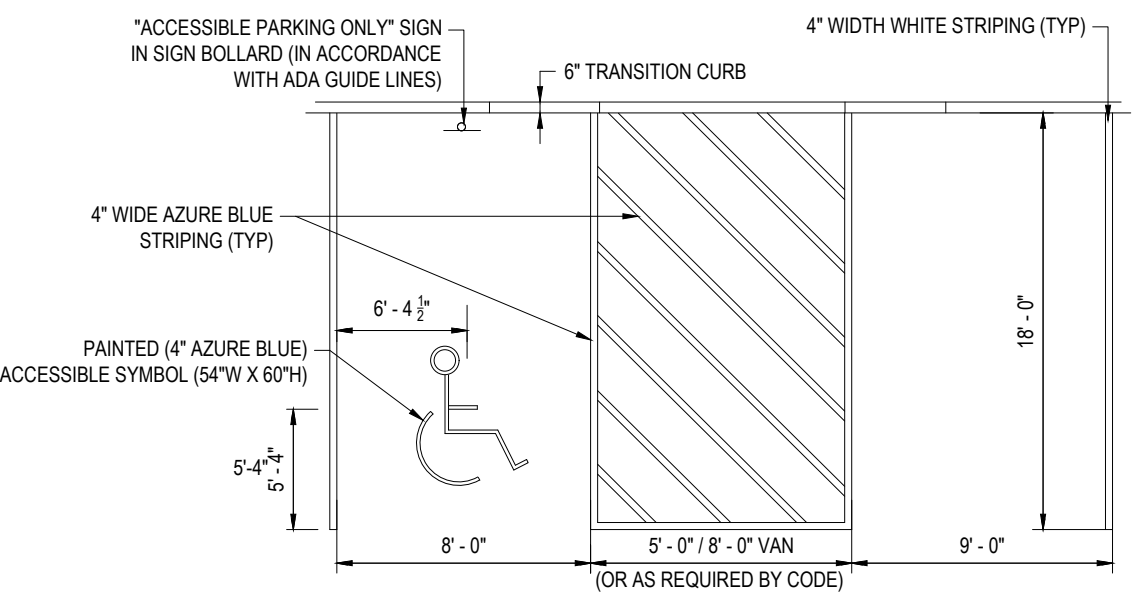


HANDICAP SIGN



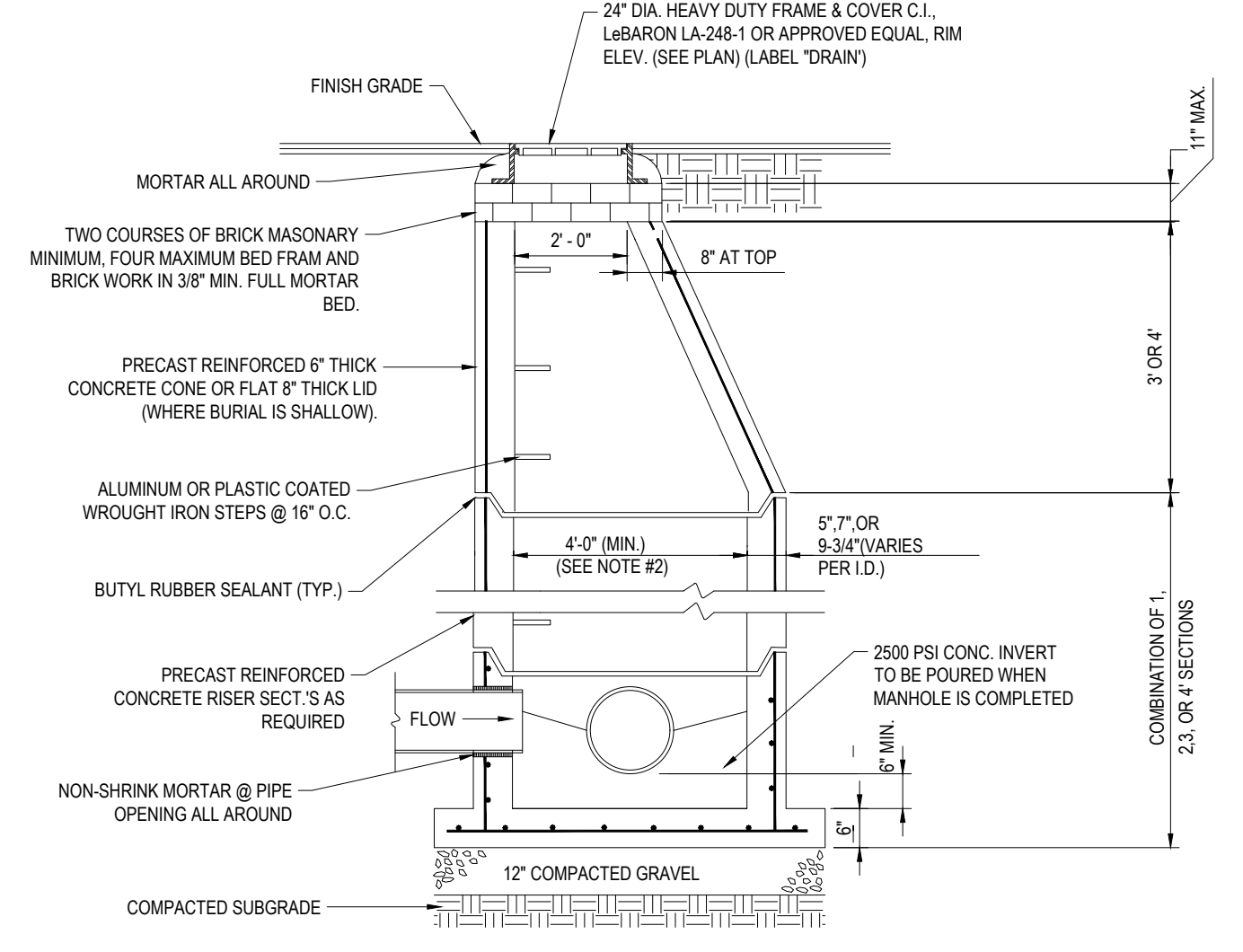
NOTE: WHEELCHAIR SYMBOL PAINT SHALL CONFORM TO THE STRIPING PAINT SPECIFIED AND SYMBOL SHALL BE CENTERED IN THE STALL.

ACCESSIBLE PARKING SYMBOL DETAIL



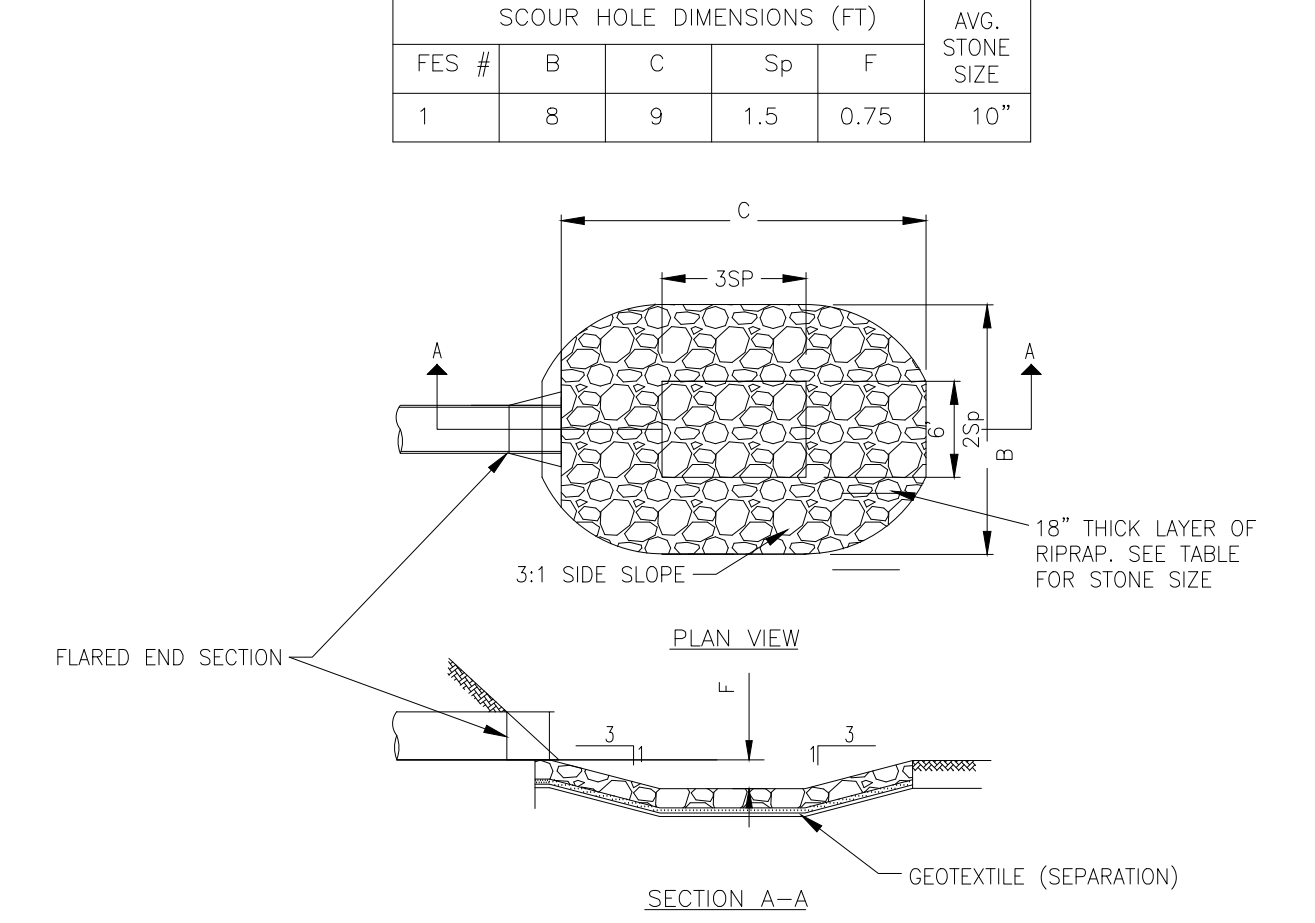
NOTE: ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

ACCESSIBLE PARKING STALL MARKINGS

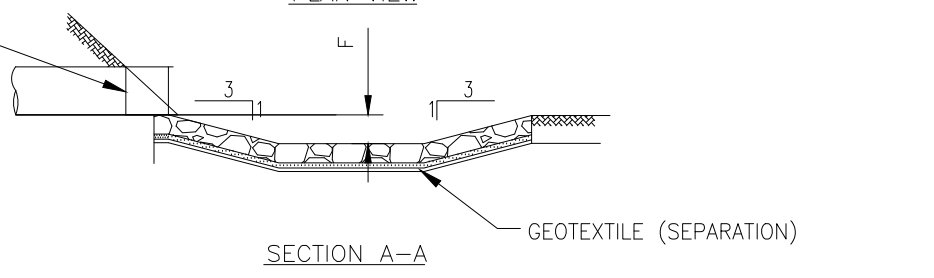


NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. CONTRACTOR SHALL SIZE MANHOLE AS NECESSARY TO ACCOMMODATE THE PIPE SIZING AND ORIENTATION USING THE GEOMETRY SHOWN ON THE GRADING AND DRAINAGE PLANS.

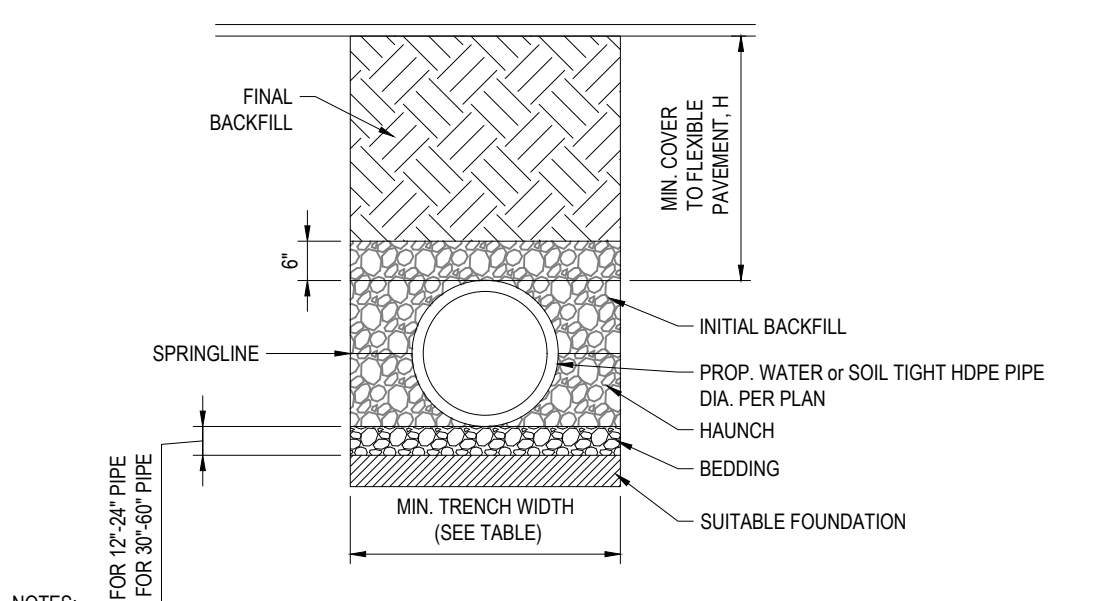
PRECAST CONCRETE STORM DRAIN MANHOLE



FES #	B	C	Sp	F	AVG. STONE SIZE
1	8	9	1.5	0.75	10"



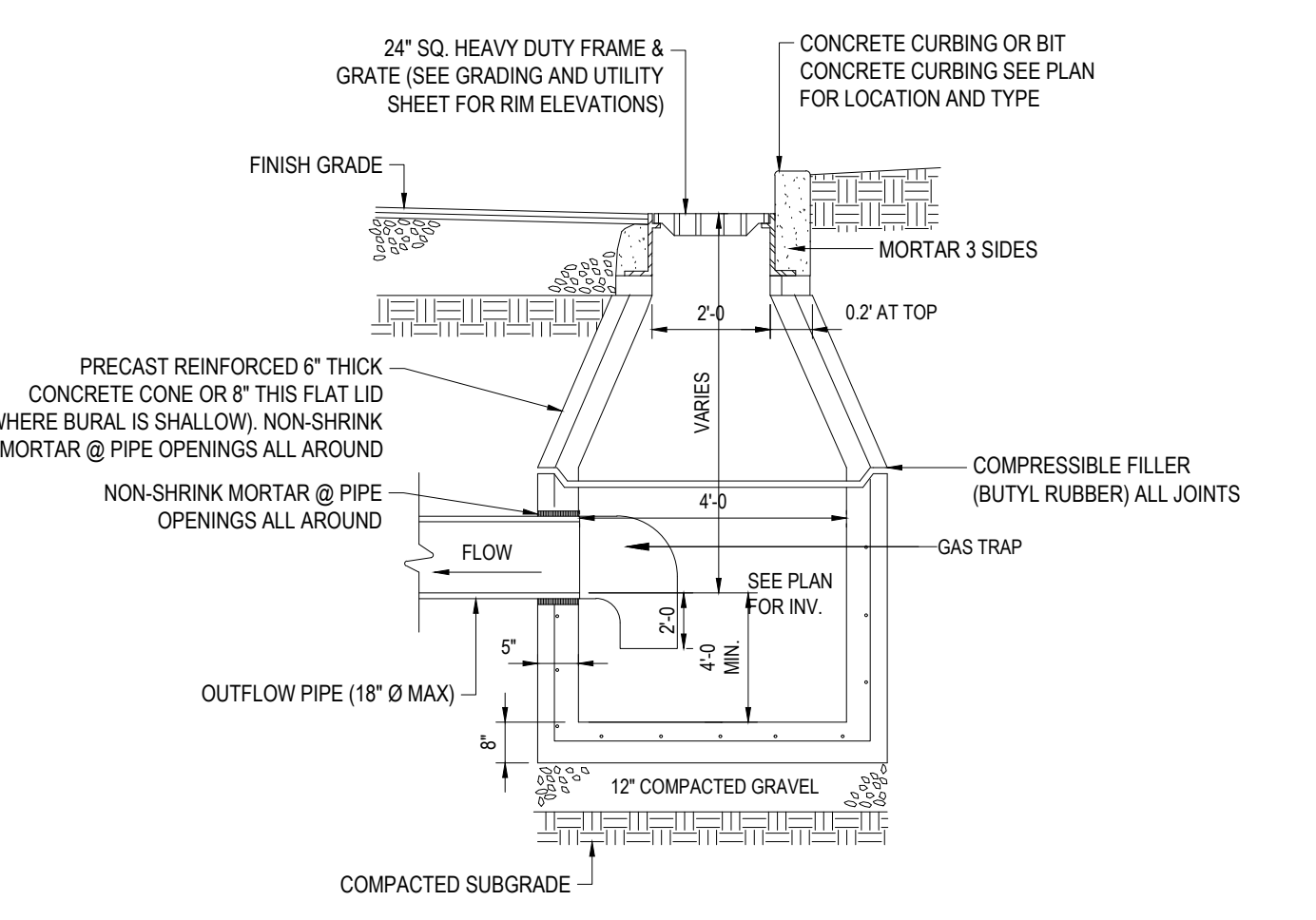
PREFORMED SCOUR HOLE



PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

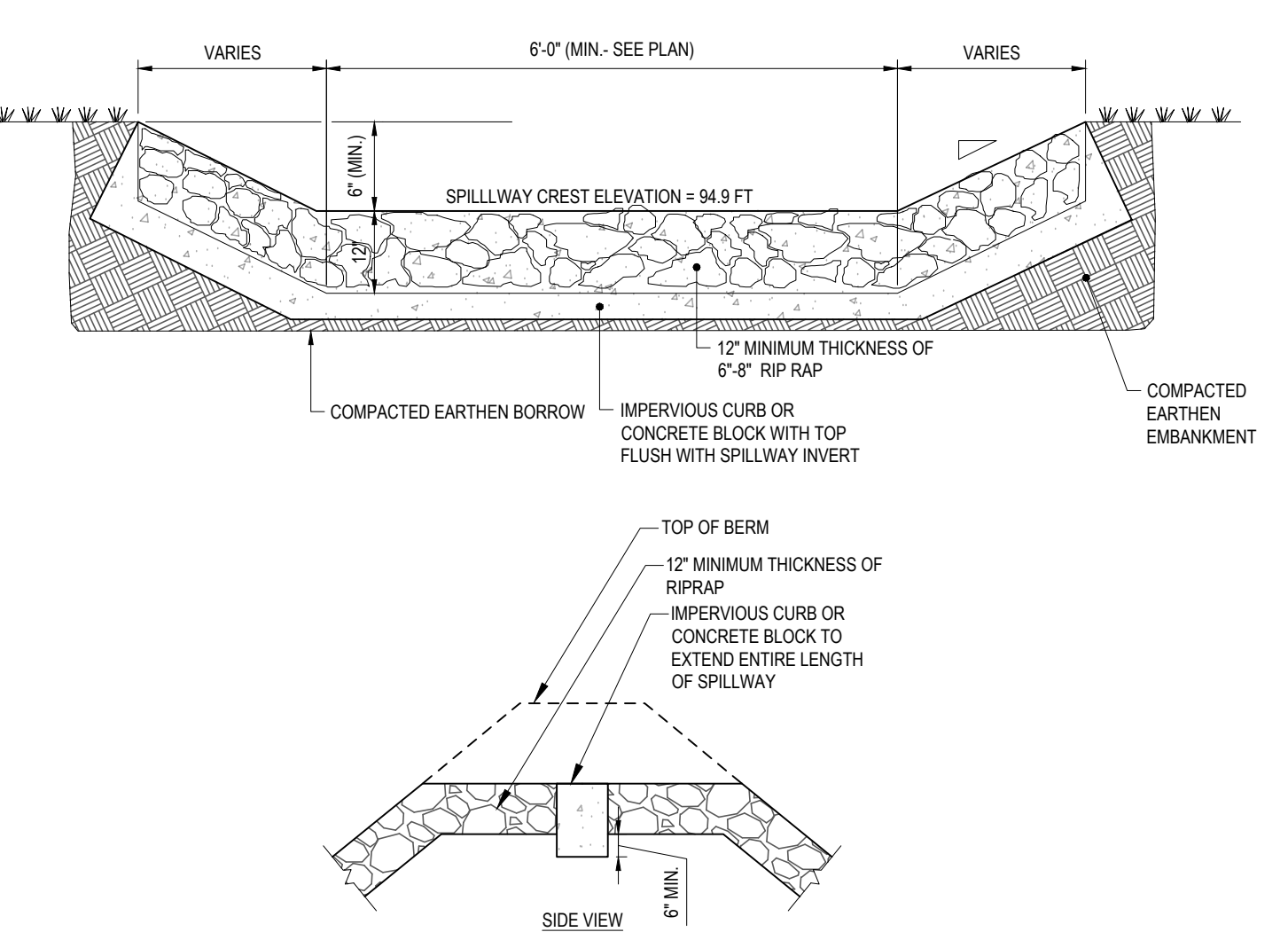
NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE STORM DRAINAGE TRENCH

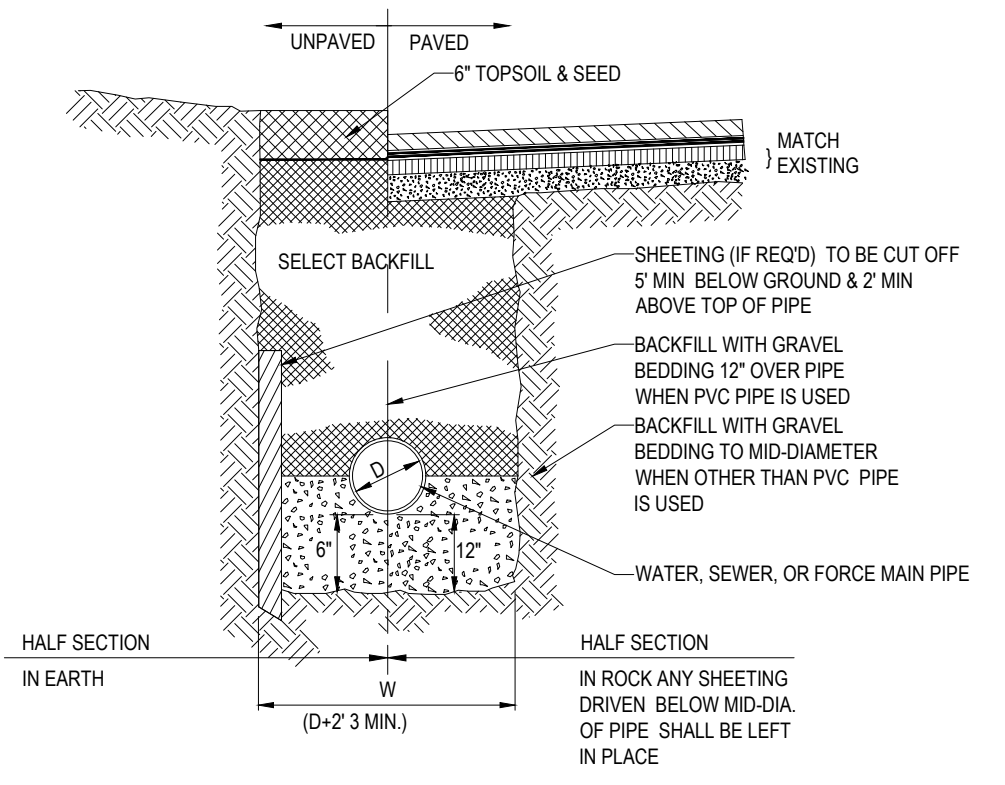


NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. USE PRECAST FLAT SLAB TOP FOR SHALLOW INVERT APPLICATIONS

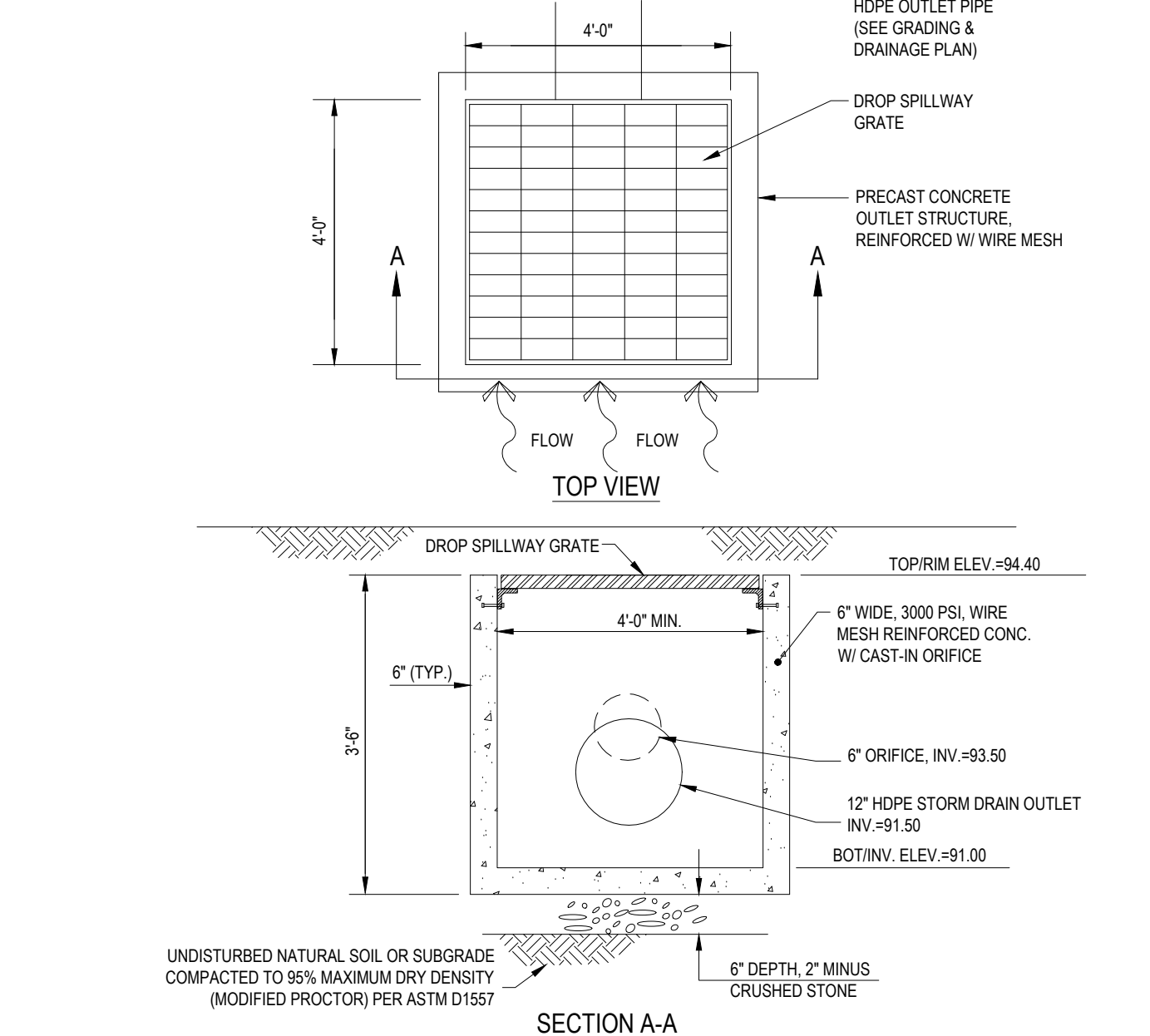
PRECAST CONCRETE DEEP SUMP CATCH BASIN



INFILTRATION BASIN STONE OUTLET



TYPICAL UTILITY TRENCH



OUTLET CONTROL STRUCTURE (OCS-1) DETAIL

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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3	11/21/2023	REVISIONS	MJW

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It's fast. It's free. It's the law.

PERMIT SET
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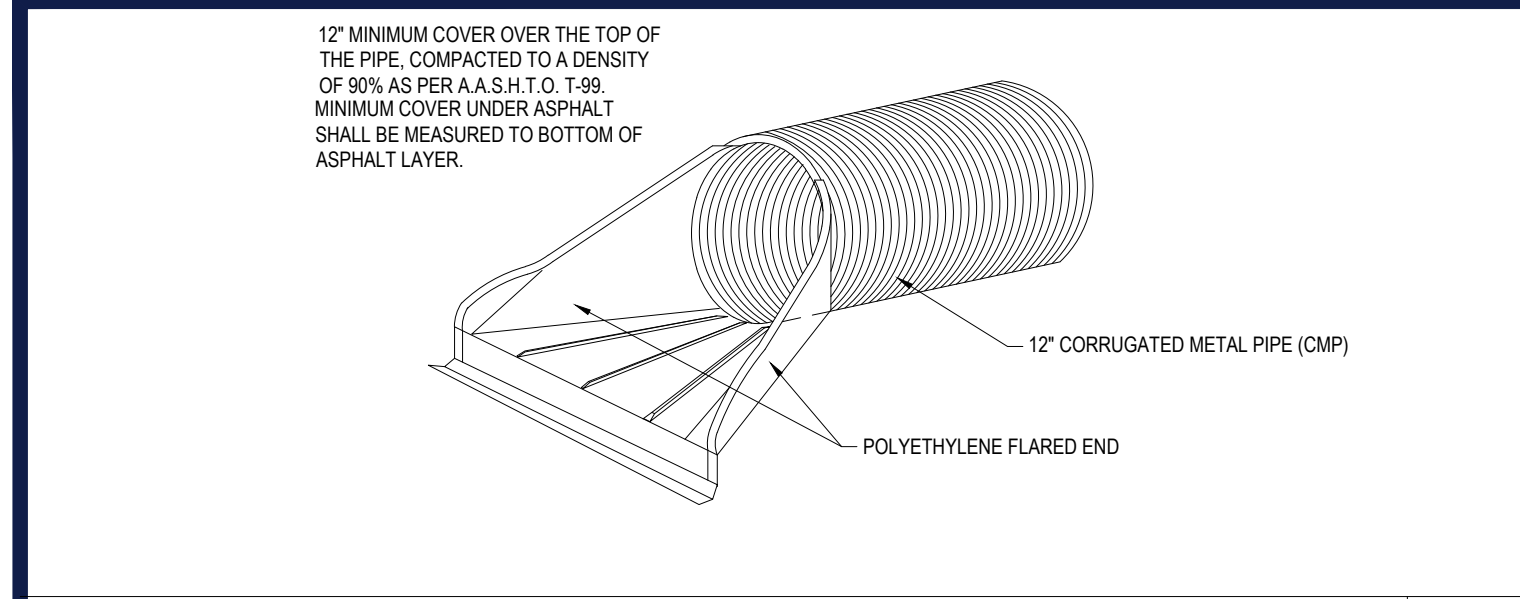
PROPOSED SITE PLAN DOCUMENTS
FOR
THE GARDNER SCHOOL
PROPOSED EARLY EDUCATION FACILITY
MAP: #35 BLOCK; #446 LOT: #3
739 PLEASANT STREET,
TOWN OF WEYMOUTH,
NORFOLK COUNTY,
MASSACHUSETTS

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

J.G. BOHLER ENGINEERING
PROFESSIONAL ENGINEERING
No. 41697
RESIDUAL

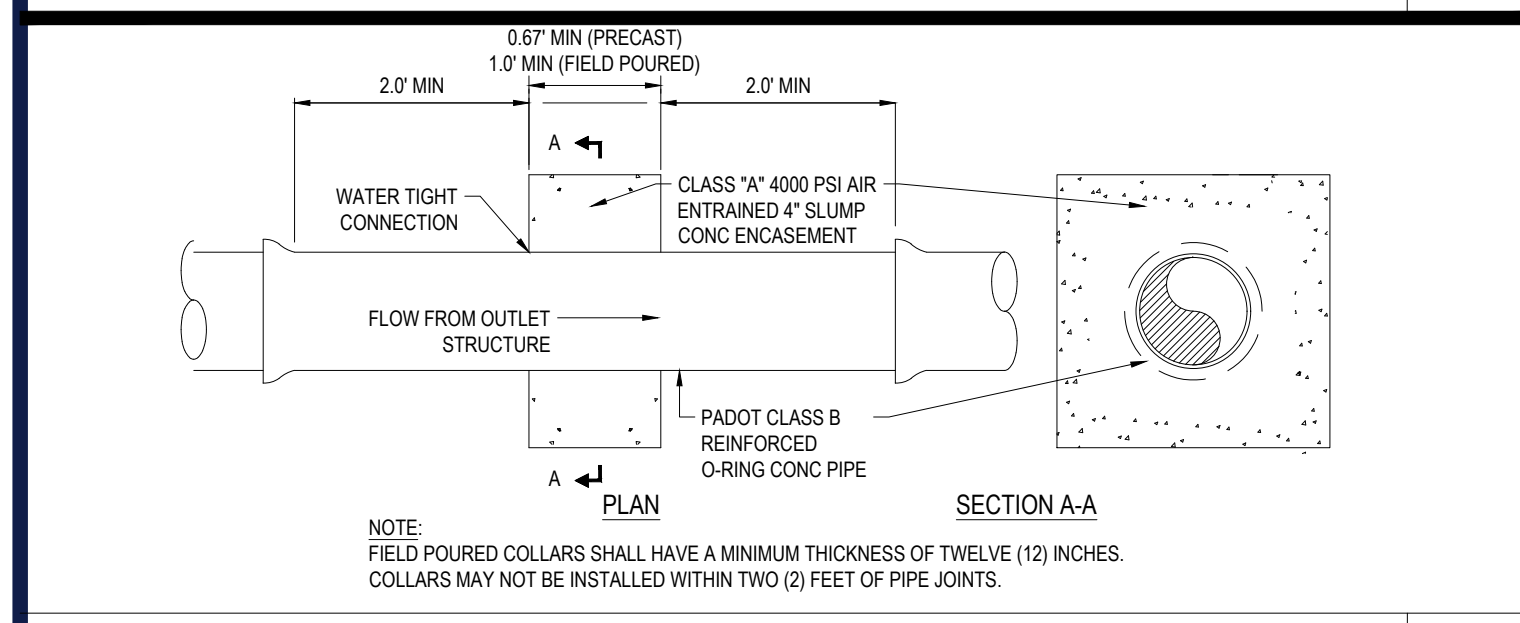
DETAIL SHEET
SHEET NUMBER:
C-902
REVISION 3 - 11/21/2023

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REV: 11/21/2023 10:58 AM



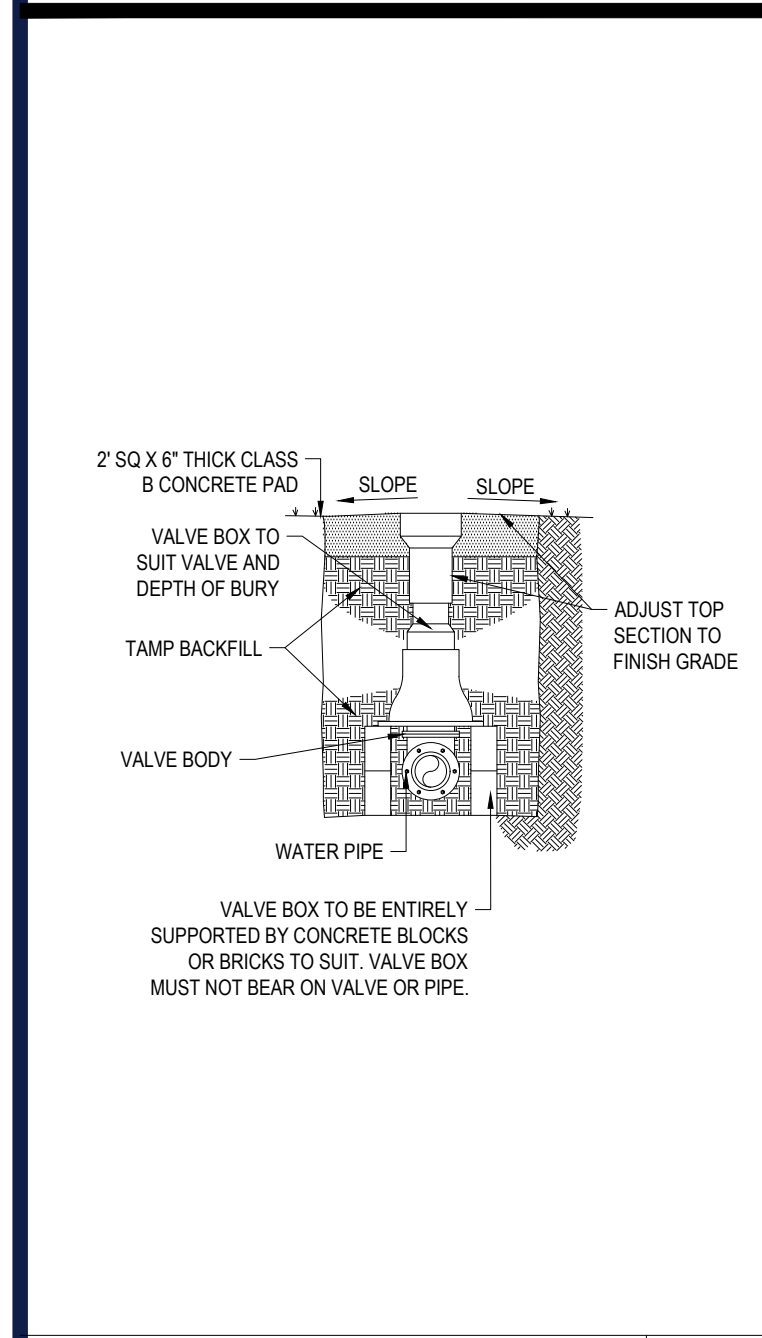
DRAIN PIPE FLARED END

NTS



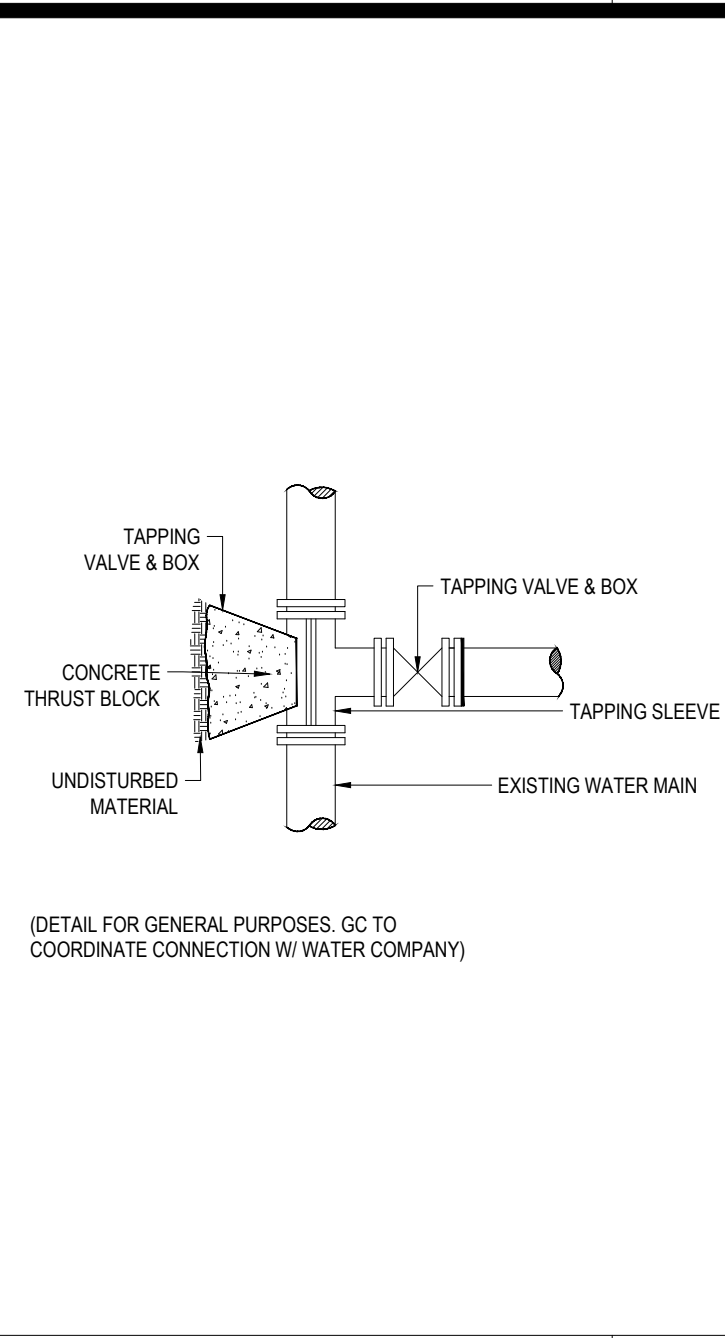
ANTI-SEEP COLLAR

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		
	CONC. C.Y.	REINF. QTY.	SIZE	CONC. C.Y.	REINF. QTY.	SIZE	CONC. C.Y.	REINF. QTY.	SIZE	CONC. C.Y.	REINF. QTY.	SIZE
6"	1.5	3	5	1.5	3	5	1.25	2	5	1.25	2	5
8"	2	3	5	2	3	5	1.5	2	5	1.5	2	5
10"	2.5	3	5	2.5	3	5	2	3	5	2	3	5
12"	3	3	5	3	3	5	2.5	3	5	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

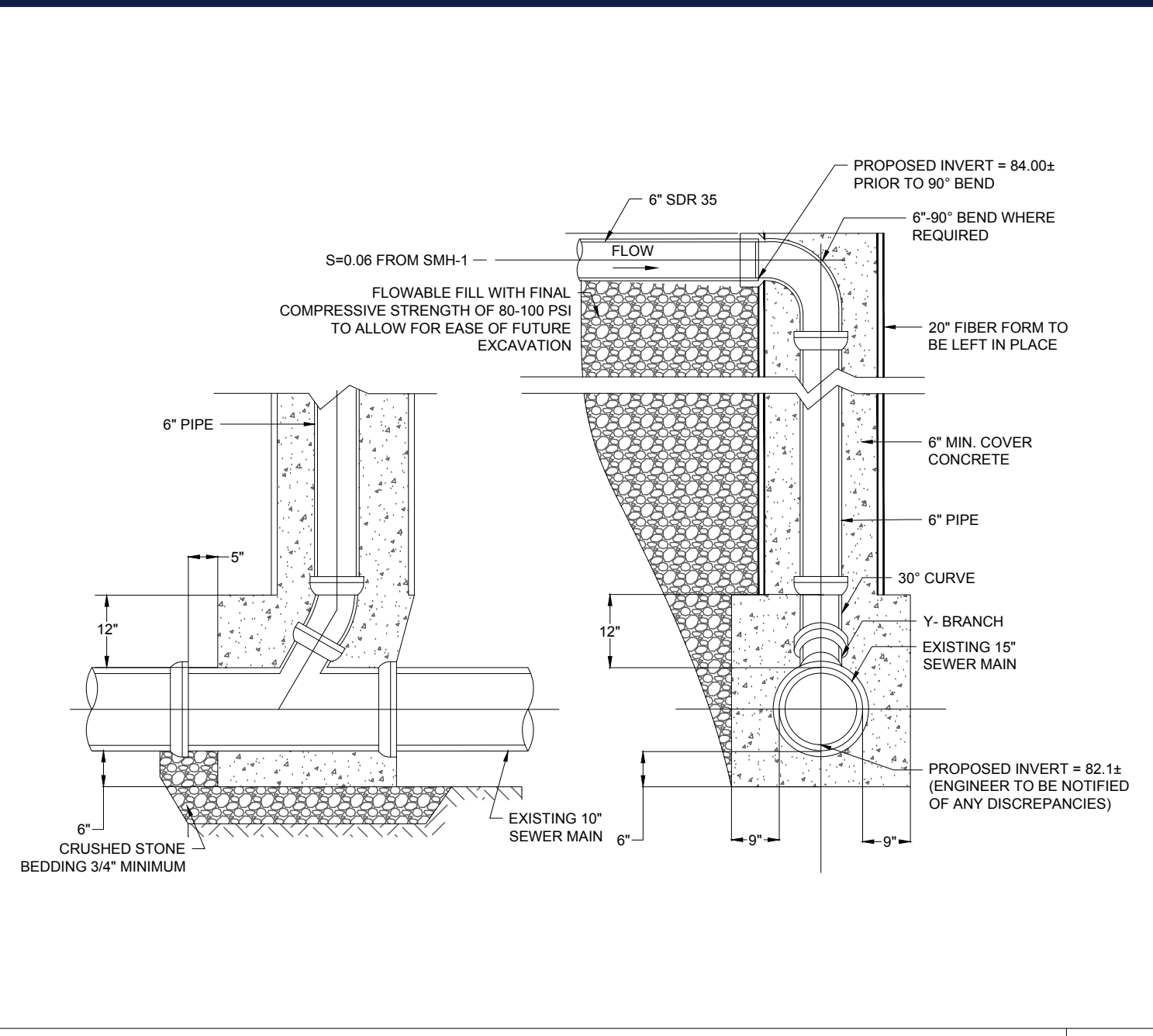
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HORIZONTAL THRUST BLOCKING (BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT)					
REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
PIPE SIZE	TEE & PLUG	BENDS			
		90°	45°	22 1/2°	11 1/4°
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0	1.0
8"	2.5	3.5	1.8	1.0	1.0
10"	4.0	5.5	2.8	1.5	1.0
12"	6.0	8.0	4.0	2.0	1.5

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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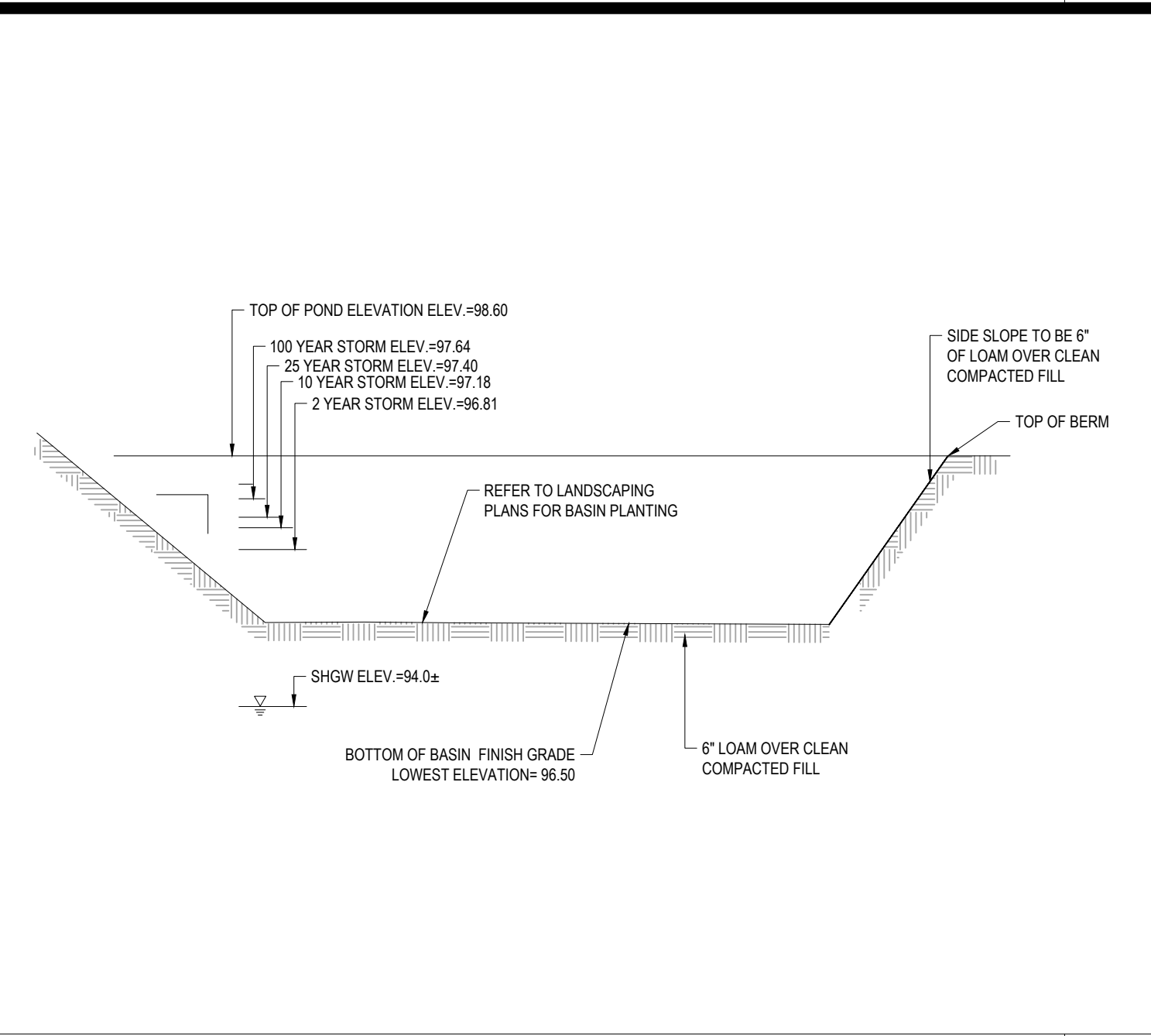
HORIZONTAL THRUST BLOCKING

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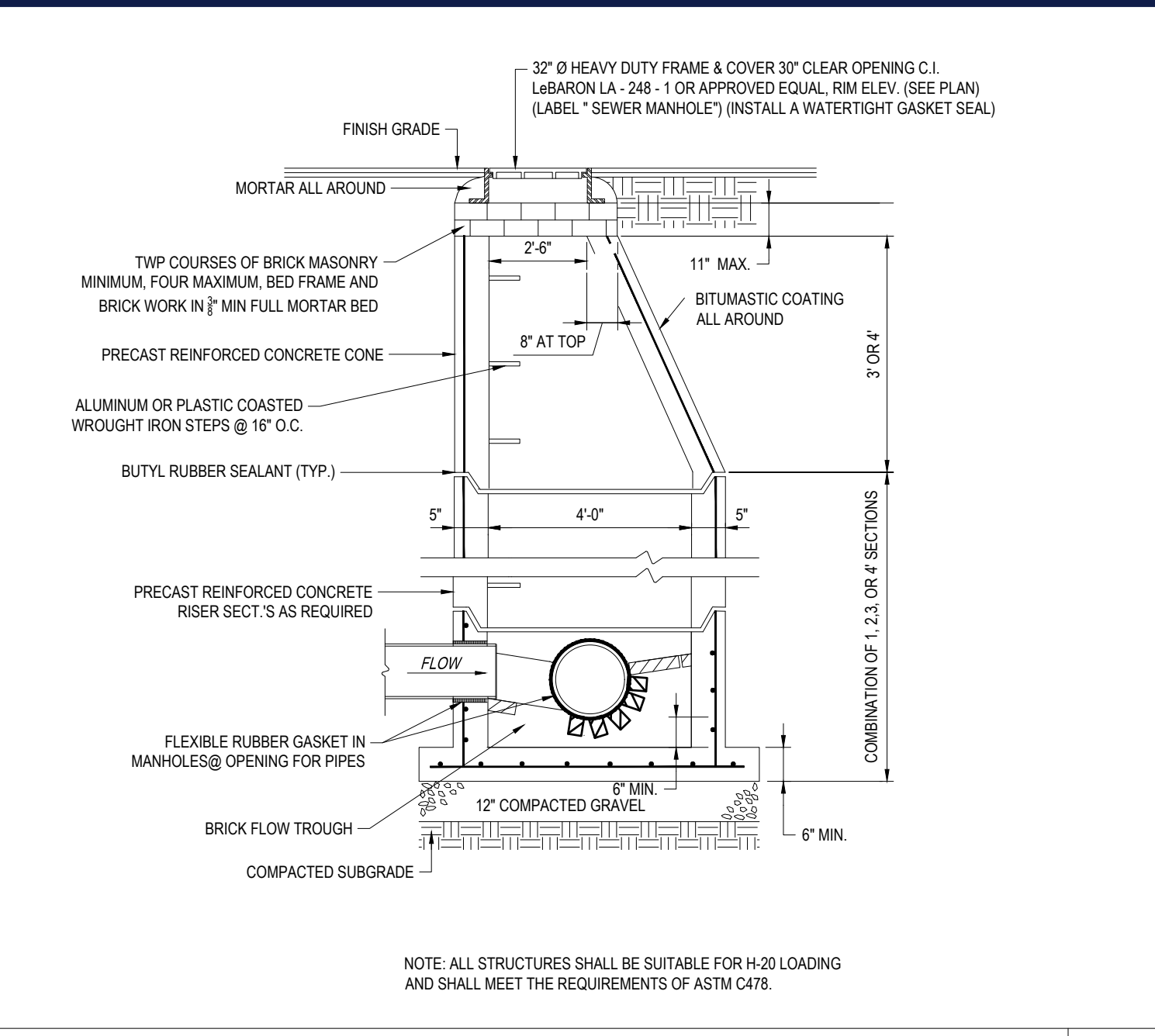
CHIMNEY CONNECTION DETAIL

NTS



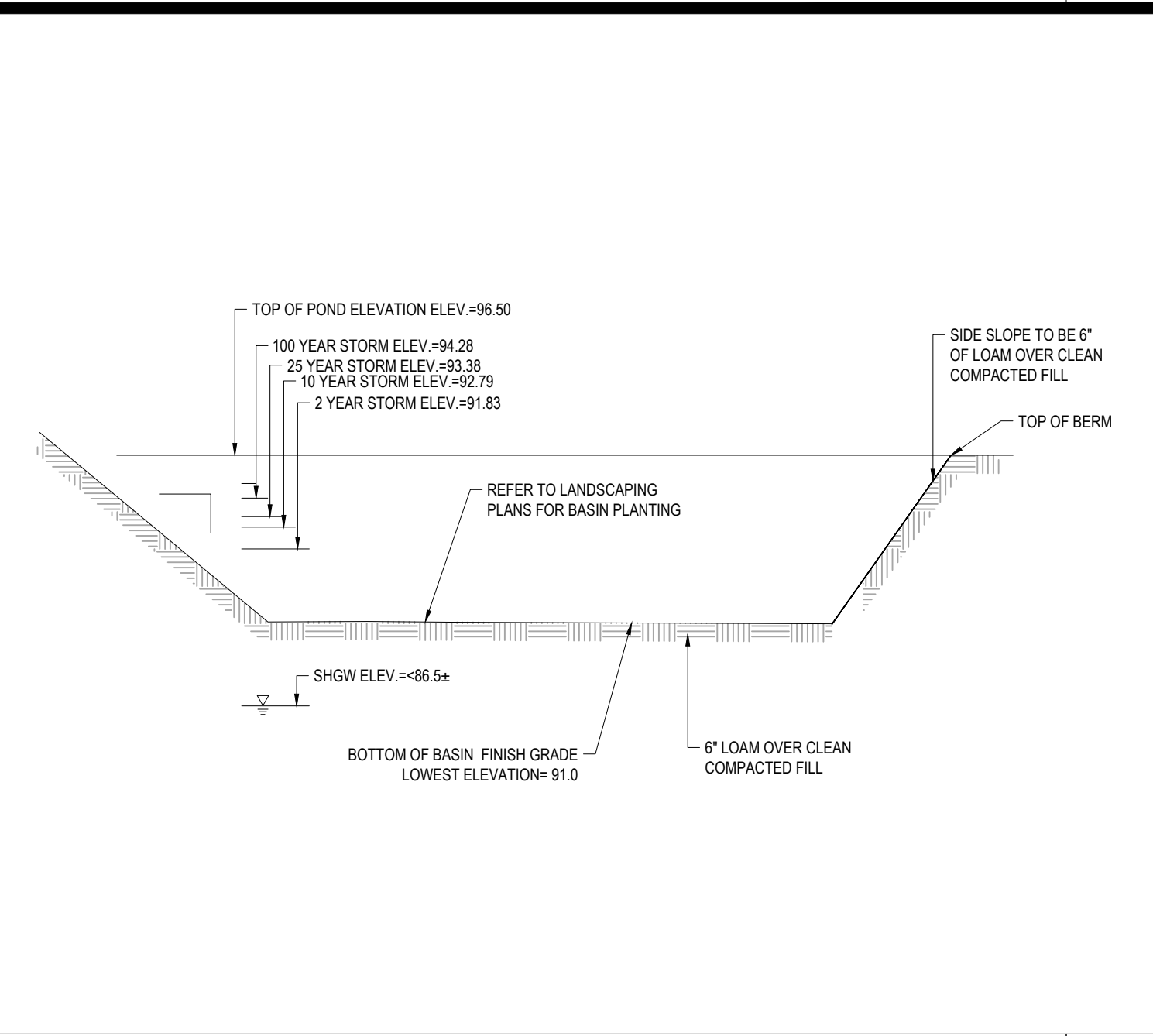
INFILTRATION BASIN #1 DETAIL

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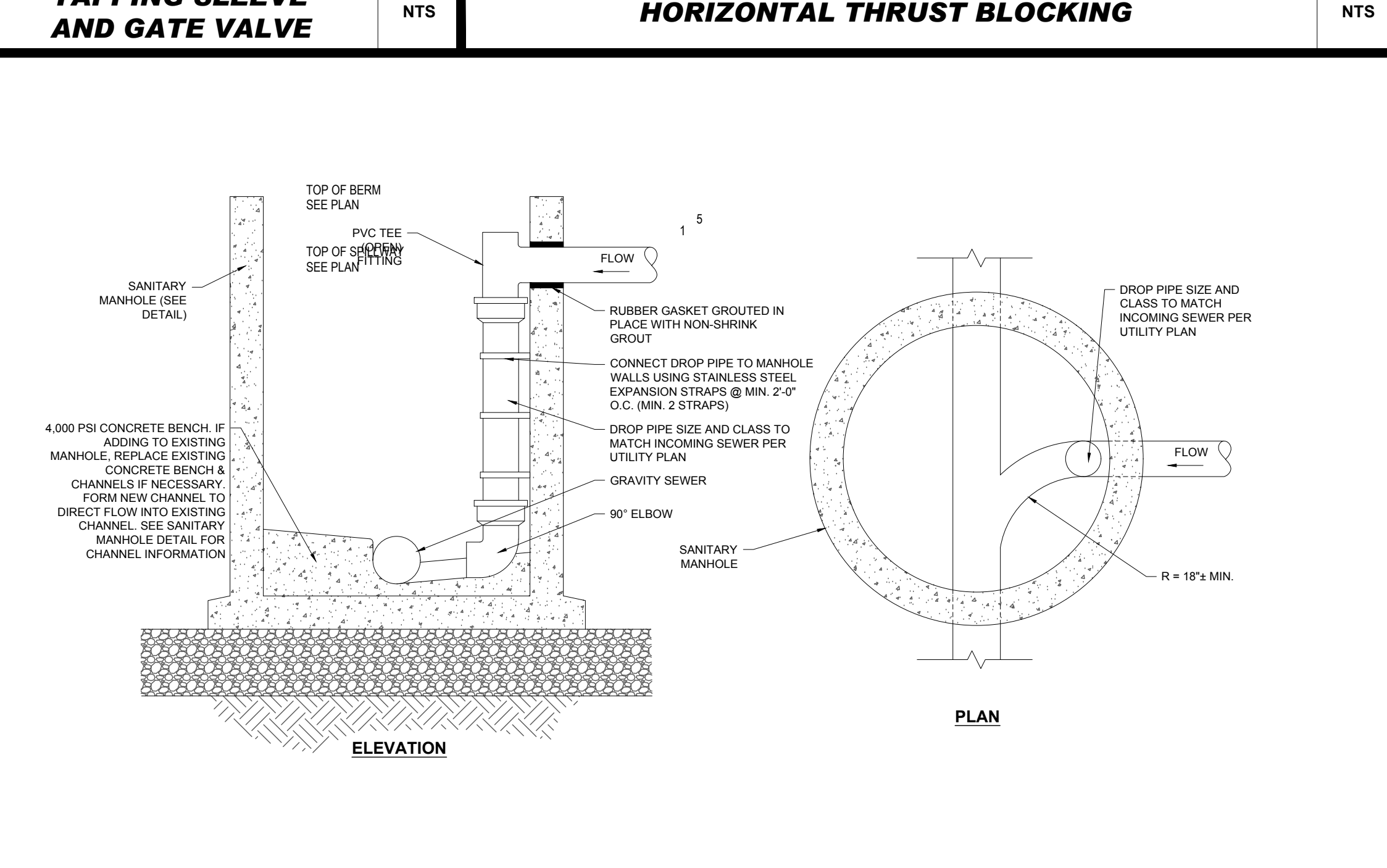
TYPICAL PRECAST CONCRETE SANITARY MANHOLE

NTS



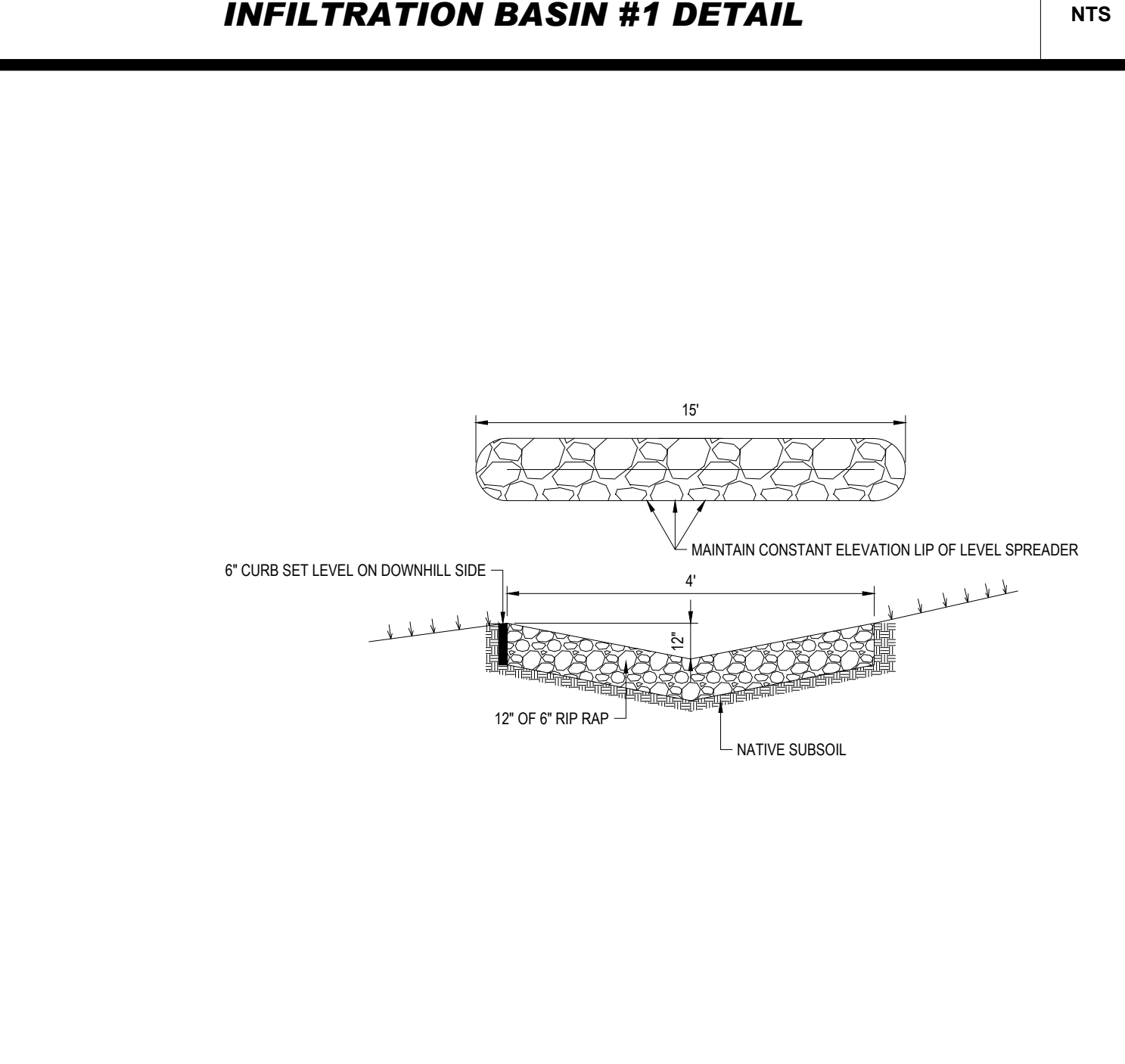
INFILTRATION BASIN #2 DETAIL

NTS



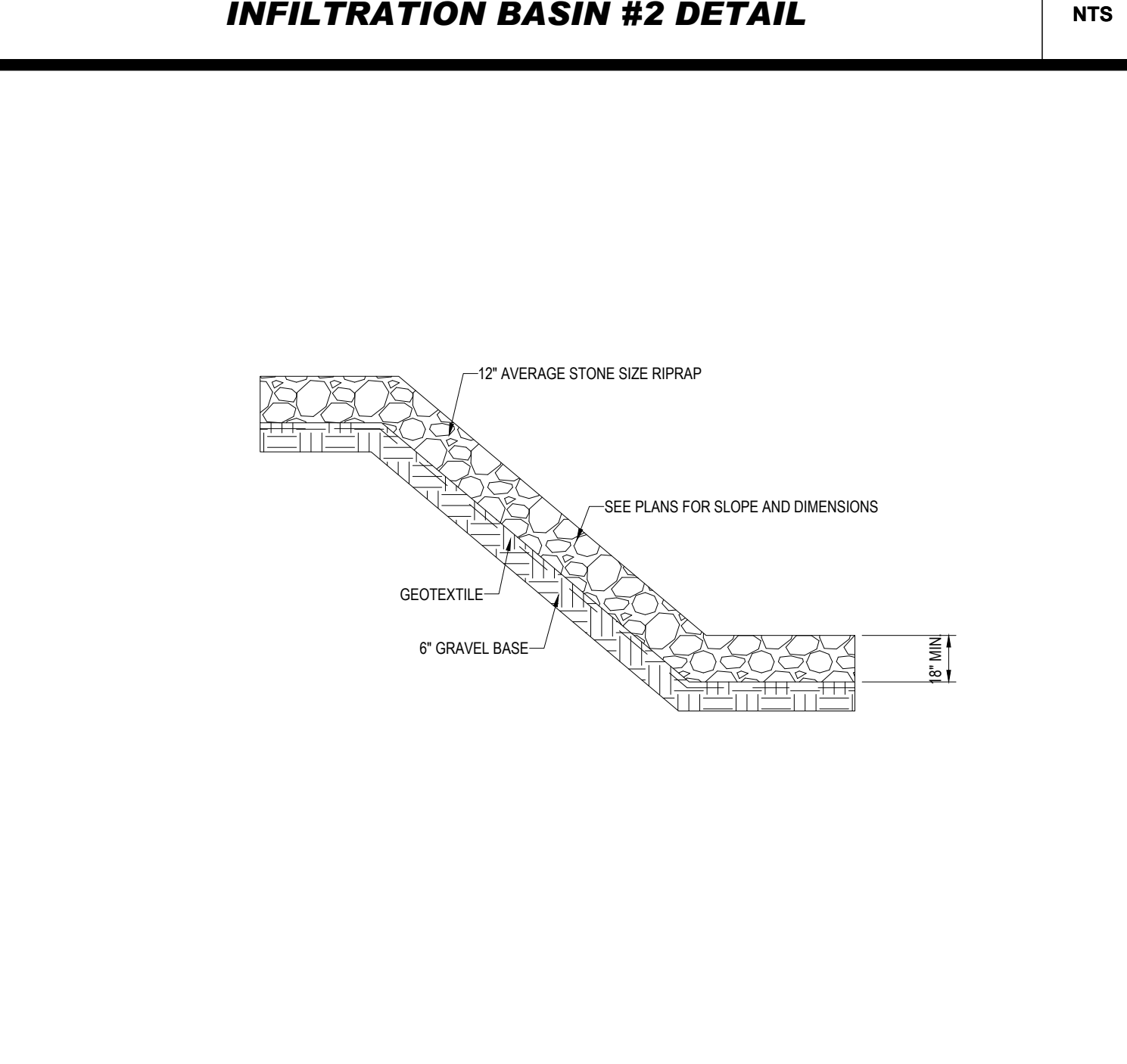
INTERNAL SANITARY DROP MANHOLE DETAIL

NTS



LEVEL SPREADER

NTS



RIPRAP SLOPE

NTS

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/05/2023	PERMIT SET	MJW AWP
2	11/13/2023	TOWN ENGINEERING COMMENTS	MJW AWP
3	11/21/2023	REVISIONS	MJW AWP

PERMIT SET

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PROJECT No.: MAA230001.00
 DRAWN BY: SBB/MJW
 CHECKED BY: AWP
 DATE: 08/09/2023
 CAD ID: MAA230001.00-SPDP-3A

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 3 - 11/21/2023

P:\2023\MAA23001\00\CADD\DRAWINGS\PLAN SET\TRCVL SITE PLAN\MAA23001-00-SPDP-3A.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 (NAV88), 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
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	REVISED PER ADDITIONAL TOPOGRAPHY & UTILITIES				9-20-2023
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.	CONTROL POINT ASSOCIATES, INC.			
DRAWN	J.P.M.	WARREN, NJ 908-668-0099 MT LAUREL, NJ 609-857-2099 ALBANY, NY 518-317-5010 ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONTE, PA 215-712-9898 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411			
REVIEWED	R.J.K.	DATE	6-21-2023	SCALE	1"=30'
APPROVED	G.L.H.	FILE NO.	03-230013-00	DWG. NO.	1 OF 3

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

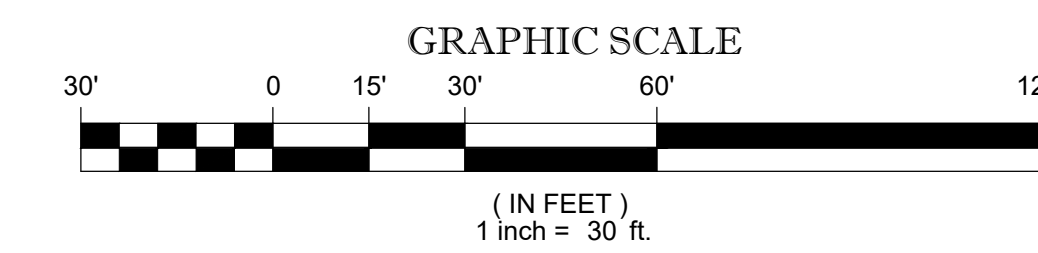
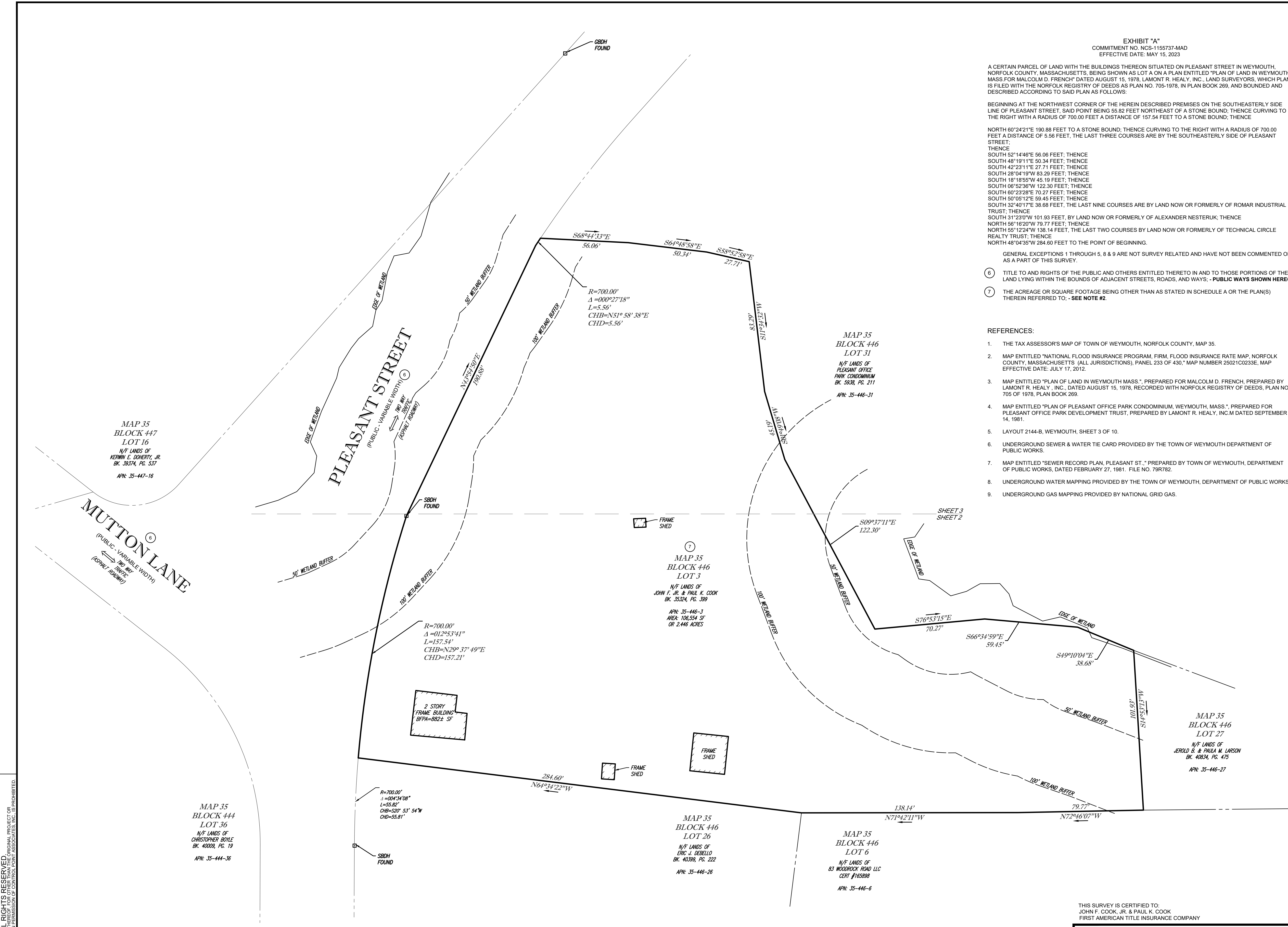
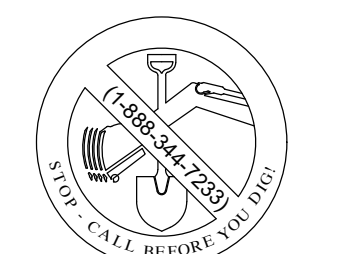


TABLE OF APPARENT ENCROACHMENTS

- ☐ OH WIRE SERVICING LOT 3 CROSSES LOT 26 BY 6.5'
- ☐ 5' WOOD FENCE OVER PROPERTY LINE 8'

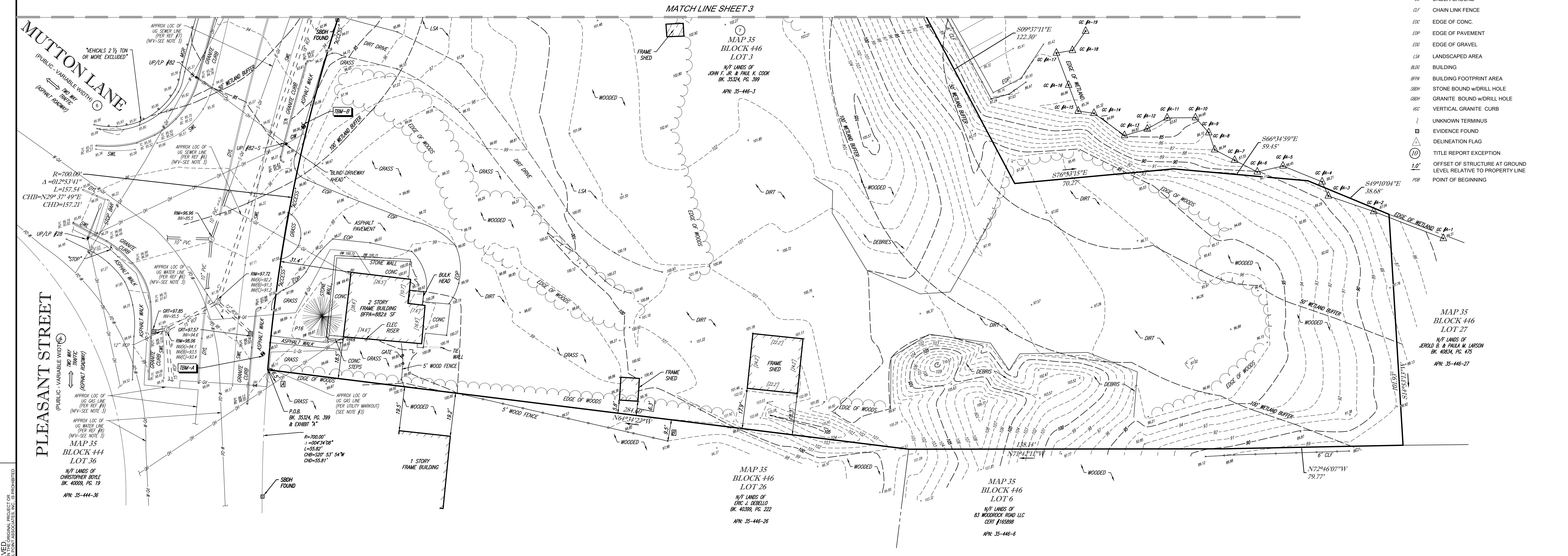
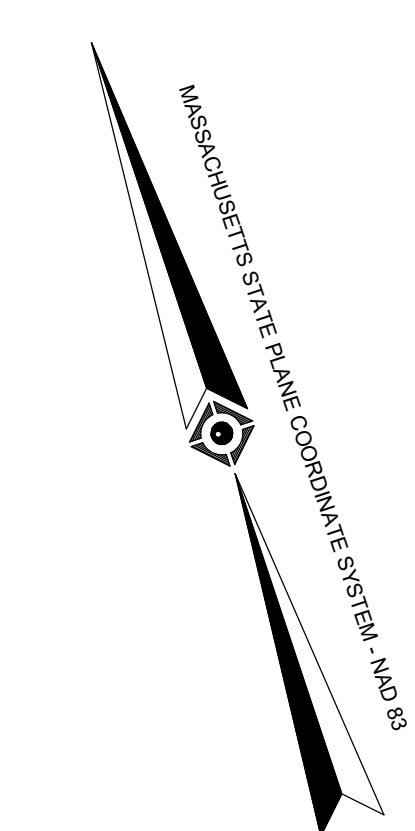
NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

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**
- EXISTING CONTOUR
 - + EXISTING SPOT ELEVATION
 - TC 123.45 EXIST. TOP OF CURB ELEVATION
 - BC 123.45 EXIST. BOTTOM OF CURB ELEVATION
 - TW 123.45 EXIST. TOP OF WALL ELEVATION
 - BW 123.45 EXIST. BOTTOM OF WALL ELEVATION
 - OH OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND NATURAL GAS LINE
 - #- APPROX. LOC. UNDERGROUND WATER LINE
 - S- APPROX. LOC. UNDERGROUND SANITARY LINE
 - 0-0- SUBSURFACE UTILITY QUALITY LEVEL B
 - 0-0- SUBSURFACE UTILITY QUALITY LEVEL C
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - ROOF DRAIN
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE/SOLAR PANEL
 - 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



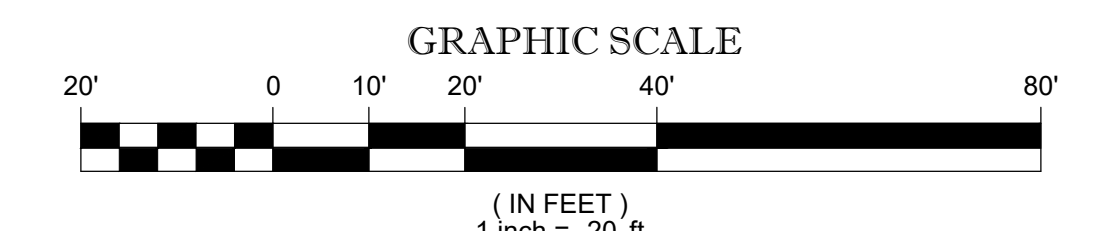
PLEASANT STREET
PUBLIC - VARIABLE WIDTH
TWO WAY TRAFFIC (ASPHALT PAVEMENT)
ASPHALT CURB
ASPHALT WALK
GRANITE CURB
GRANITE WALK

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

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.



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JOHN F. COOK, JR. & PAUL K. COOK
FIRST AMERICAN TITLE INSURANCE COMPANY

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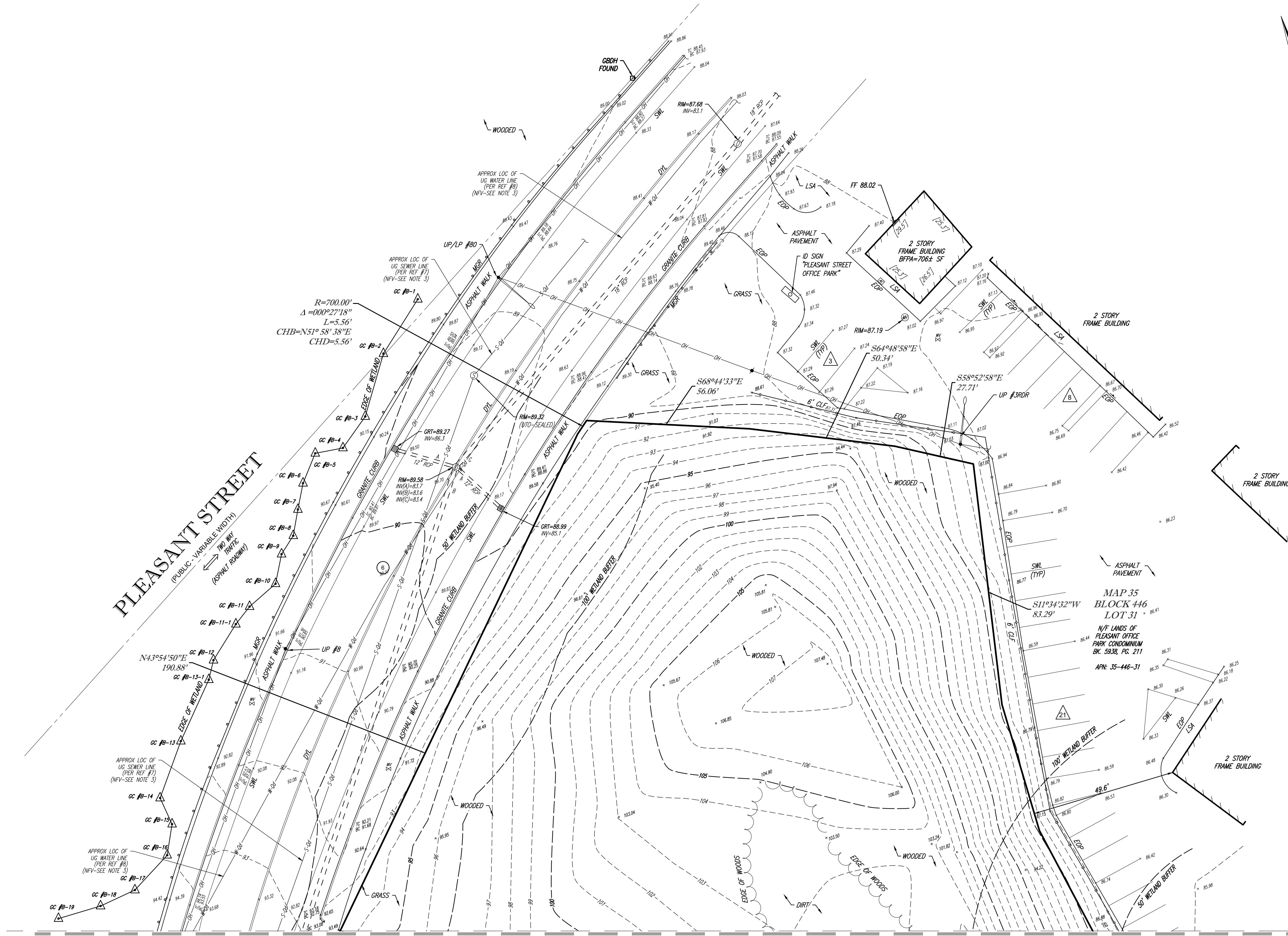
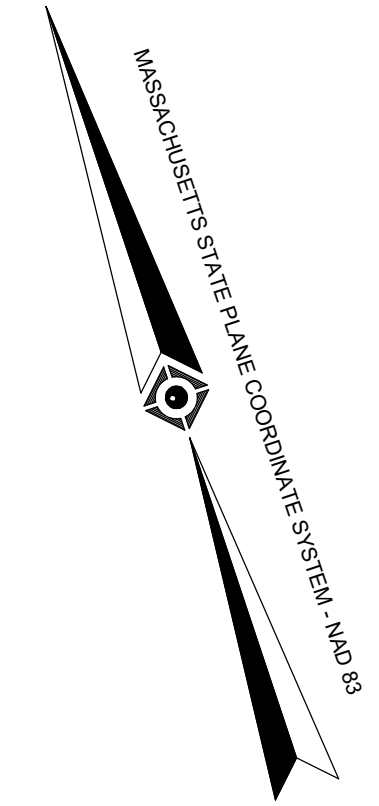


SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

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.	CONTROL POINT ASSOCIATES, INC.			
DRAWN	J.P.M.	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			
REVIEWED	R.J.K.	DATE	6-21-2023	SCALE	1"=20'
APPROVED	G.L.H.	FILE NO.	03-230013-00	DWG. NO.	2 OF 3

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



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

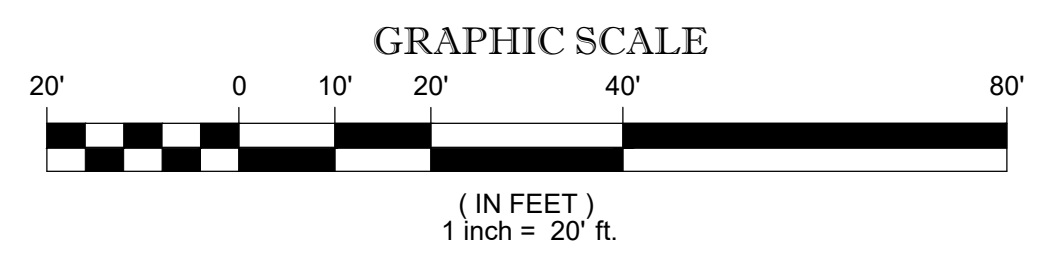
MAP 35
BLOCK 446
LOT 31

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.



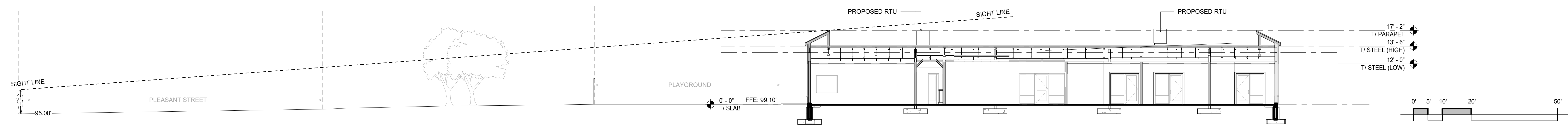
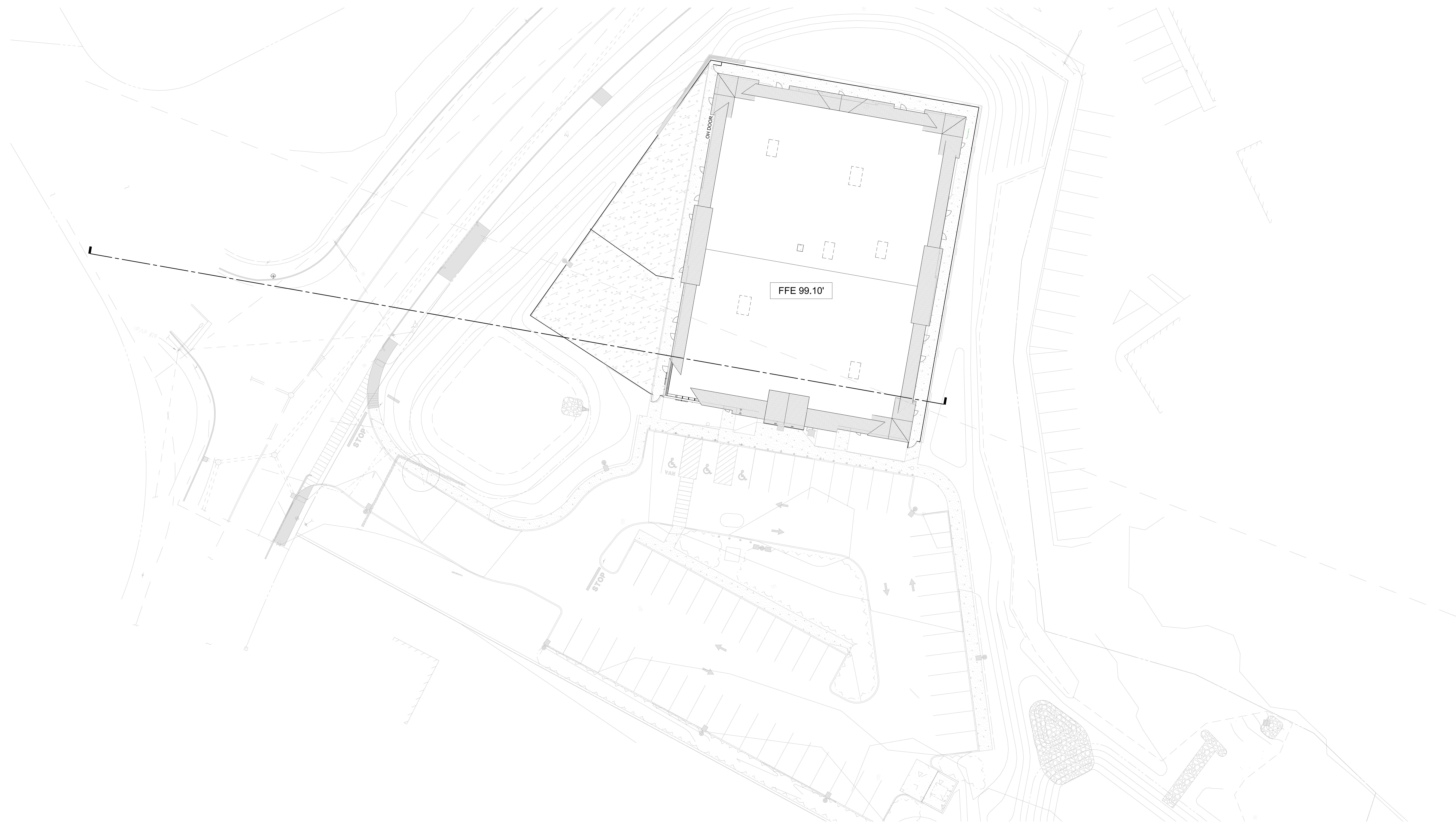
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

1	REVISED PER ADDITIONAL TOPOGRAPHY & UTILITIES	B.S.B.	R.J.K.	G.L.H.	9-20-2023
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DRAWN	J.P.M.	ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONT, PA 215-712-9898			
REVIEWED	R.J.K.	HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411			
APPROVED	G.L.H.	DATE	6-21-2023	SCALE	1"=20'
FILE NO.	03-230013-00	FILE NO.		DWG. NO.	3 OF 3


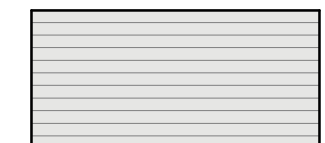
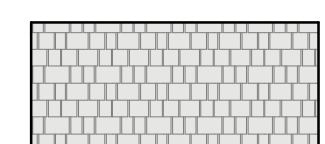

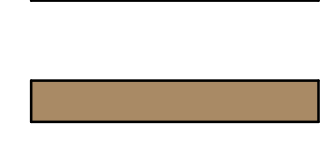


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MATERIAL LEGEND

	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



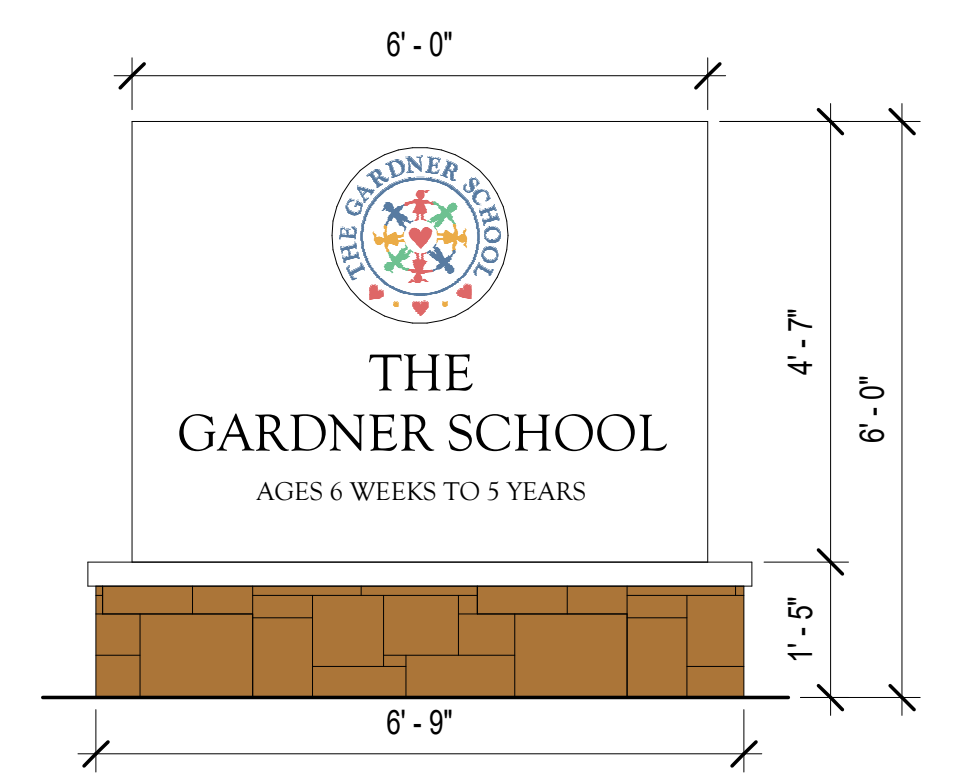
SOUTH ELEVATION (MAIN ENTRY)



WEST ELEVATION (PLEASANT STREET)



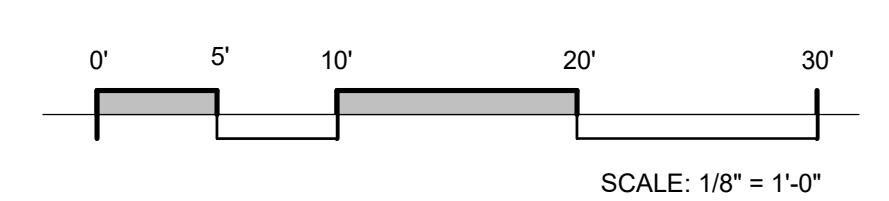
NORTH ELEVATION



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



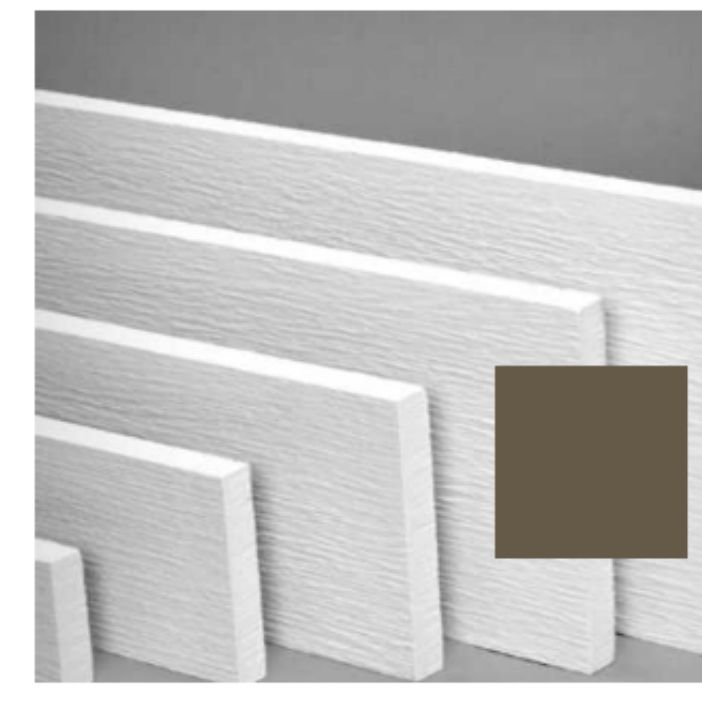
LAP SIDING

JAMES HARDIE
HARDIESIDING
COLOR: ARCTIC WHITE



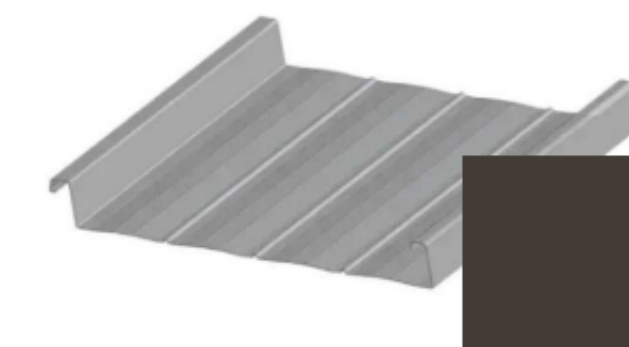
SHINGLE SIDING

JAMES HARDIE
HARDIESHINGLE
COLOR: ARCTIC WHITE



WINDOW HEADER TRIM

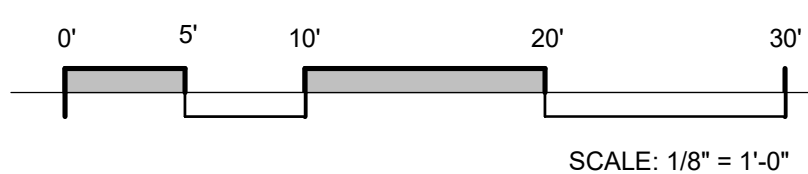
JAMES HARDIE
HARDIETRIM
COLOR: TIMBER BARK



STANDING SEAM ROOF

MBCI
BATTENLOK HS
COLOR: BURNISHED SLATE

ALT: TREX SIDING BOARDS
COLOR: HAVANAH GOLD



SCALE: 1/8" = 1'-0"

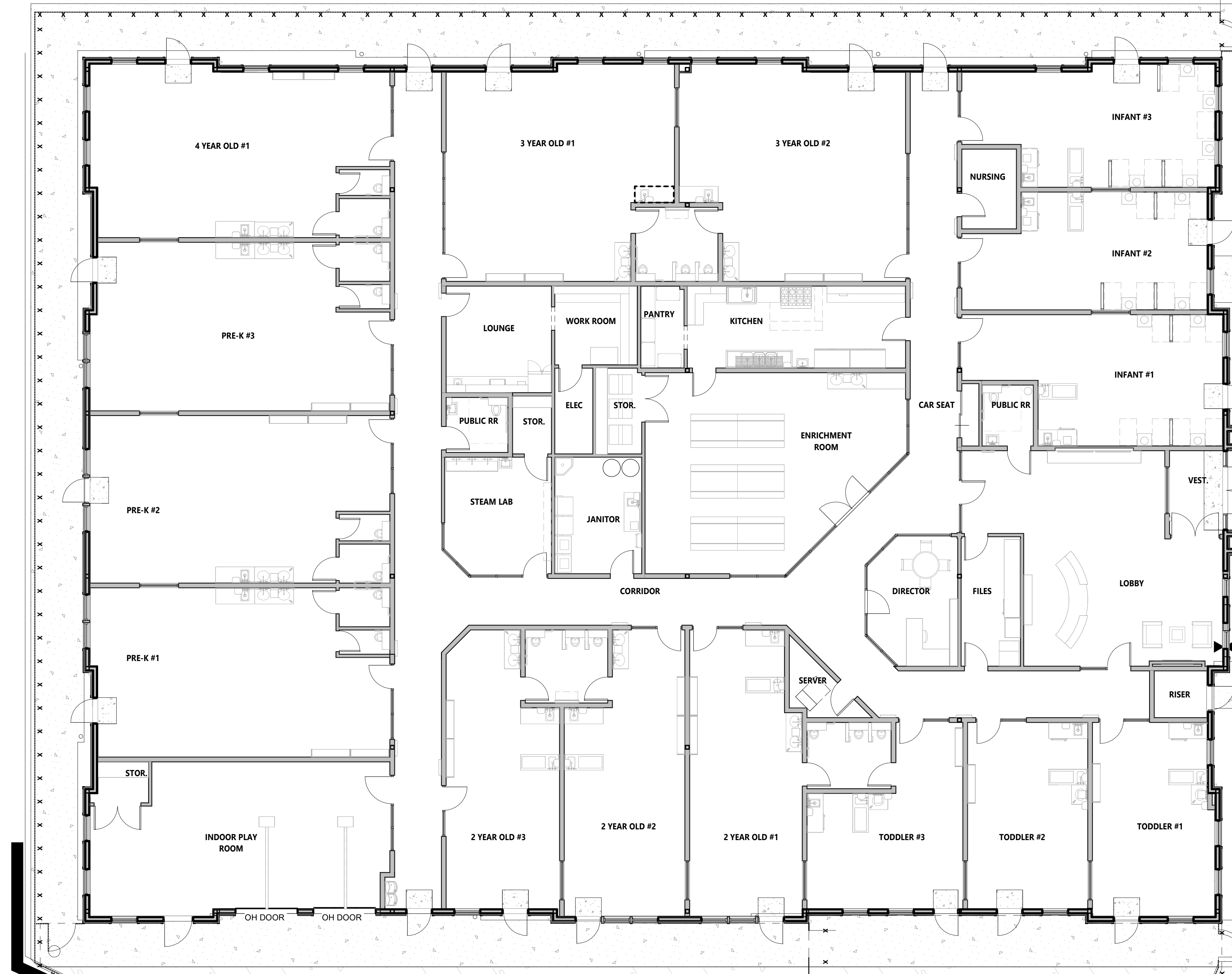


FRONT PERSPECTIVE



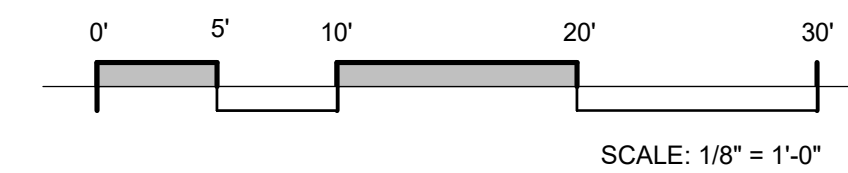
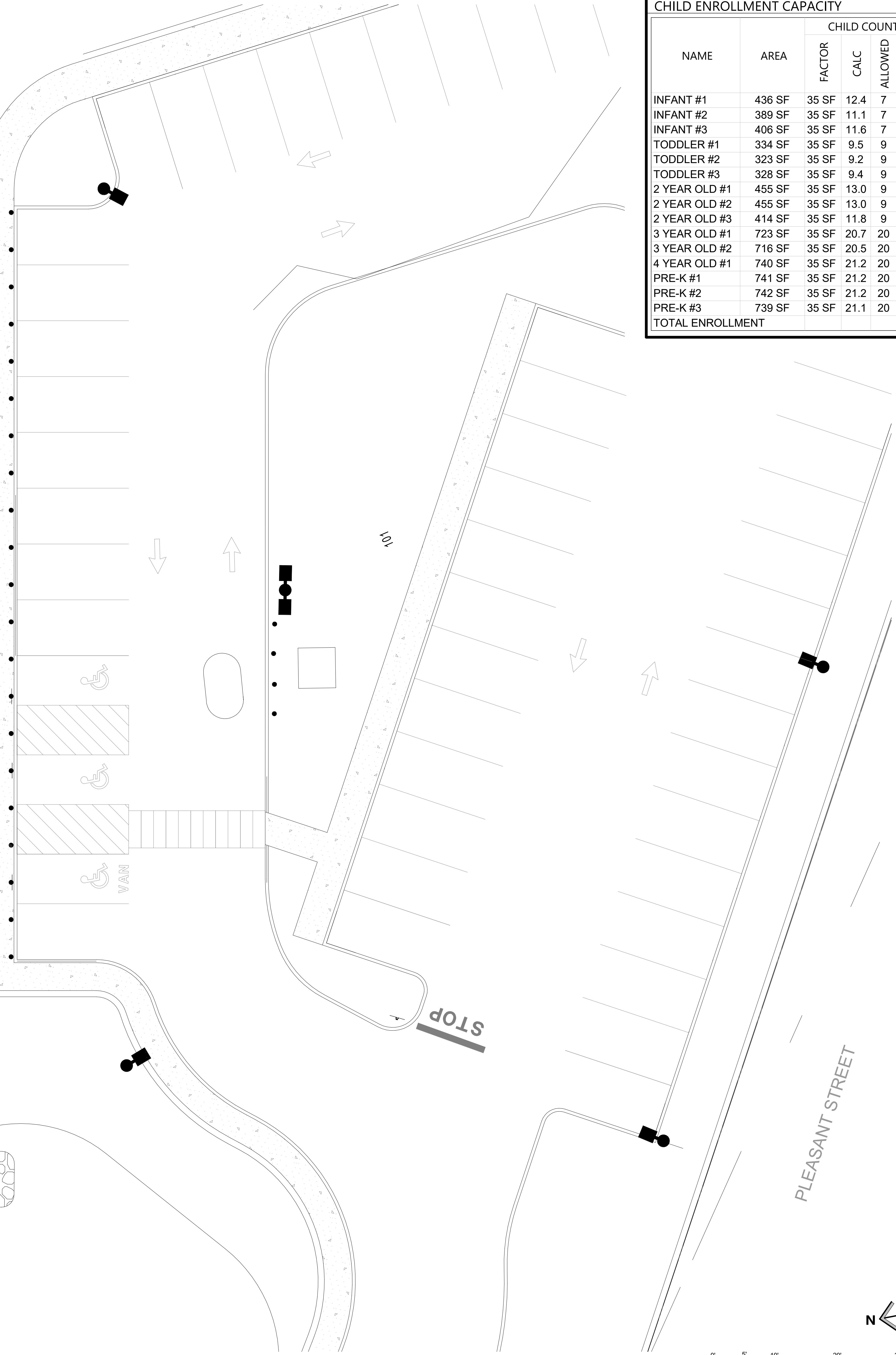
REAR PERSPECTIVE

NAME	AREA	CHILD COUNT			
		FACTOR	CALC	ALLOWED	ACTUAL
INFANT #1	436 SF	35 SF	12.4	7	7
INFANT #2	389 SF	35 SF	11.1	7	7
INFANT #3	406 SF	35 SF	11.6	7	7
TODDLER #1	334 SF	35 SF	9.5	9	9
TODDLER #2	323 SF	35 SF	9.2	9	9
TODDLER #3	328 SF	35 SF	9.4	9	9
2 YEAR OLD #1	455 SF	35 SF	13.0	9	9
2 YEAR OLD #2	455 SF	35 SF	13.0	9	9
2 YEAR OLD #3	414 SF	35 SF	11.8	9	9
3 YEAR OLD #1	723 SF	35 SF	20.7	20	20
3 YEAR OLD #2	716 SF	35 SF	20.5	20	20
4 YEAR OLD #1	740 SF	35 SF	21.2	20	20
PRE-K #1	741 SF	35 SF	21.2	20	20
PRE-K #2	742 SF	35 SF	21.2	20	20
PRE-K #3	739 SF	35 SF	21.1	20	20
TOTAL ENROLLMENT					195

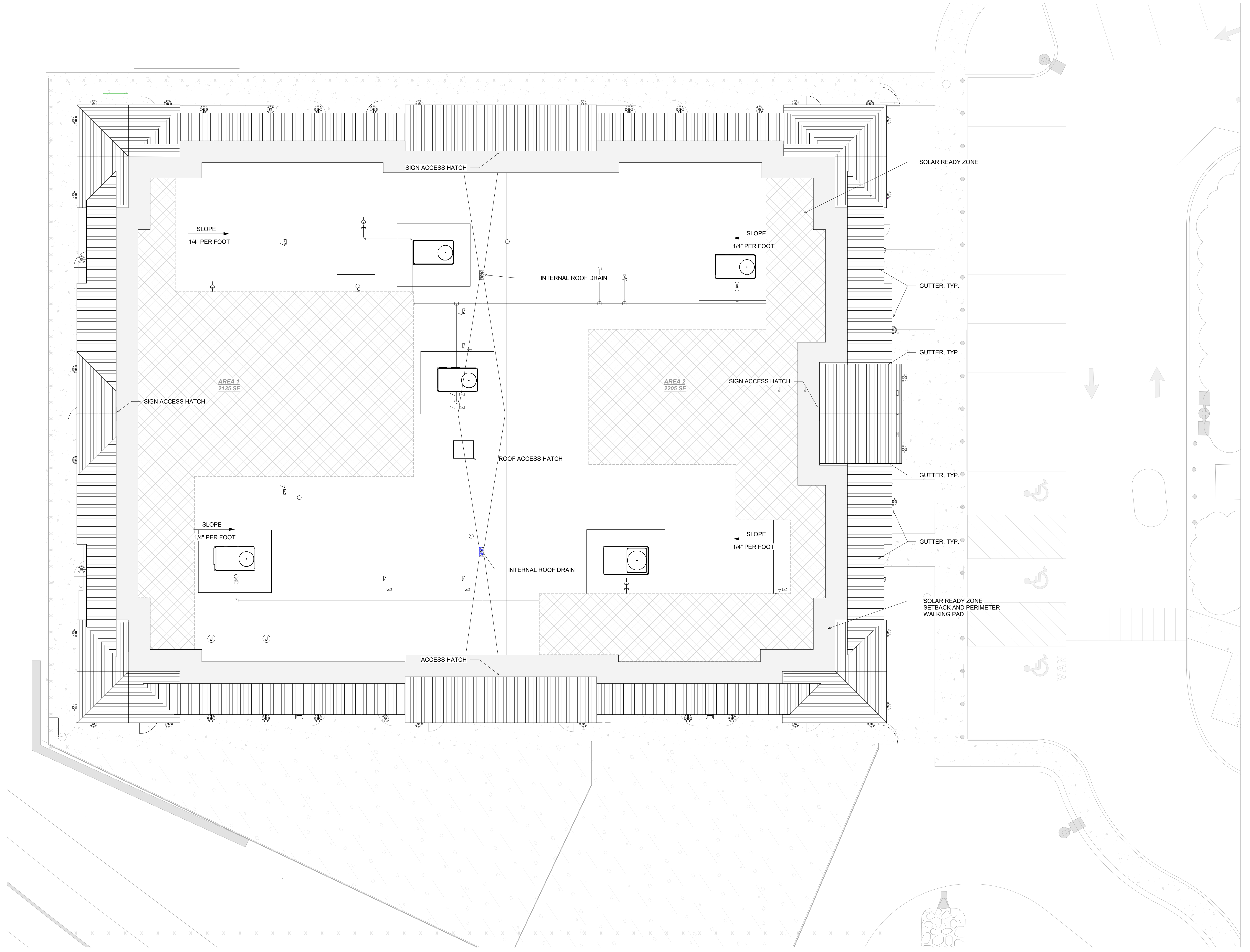


OUTDOOR PLAY AREA
2570 SF

OUTDOOR PLAY AREA
2900 SF



SCALE: 1/8" = 1'-0"



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"

