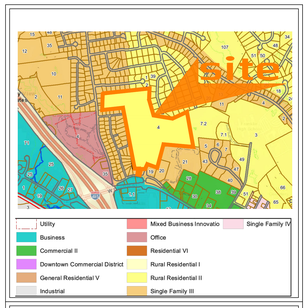

LOCUS MAP SCALE: NOT TO SCALE

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL SITE PLAN APPROVAL

147 POND STREET
FRANKLIN, MA 02038

APPLICANT:
KAREN MAGUIRE - SCHOOL SUPERINTENDENT
TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL
FRANKLIN, MA 02038

OWNER:
SAME AS APPLICANT
APRIL, 2024

CIVIL ENGINEER & LAND SURVEYOR:
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Civil Engineers + Land Surveyors
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F 508.877.8349
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ENVIRONMENTAL PERMITTING:
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PLYMOUTH, MA 02360
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LANDSCAPE ARCHITECT:
WARNER LARSON LANDSCAPE ARCHITECTS
130 W BROADWAY
BOSTON, MA 02127
617.464.1140

LOGISTICS:
CONSIGLI CONSTRUCTION COMPANY
72 SUMNER ST.
MILFORD, MA 01757
508.473.2580

PHOTOMETRICS CONSULTANT:
GRIFFITH & VARY, INC
12 KENDRICK ROAD
WAREHAM, MA 02571
508.295.0050

SOUND CONSULTANT:
ACENTECH
33 MOULTON STREET
CAMBRIDGE, MA 02138
617.499.8000

TRAFFIC CONSULTANT:
BRYANT ASSOCIATES
BRYANT ASSOCIATES
90 CANAL STREET, SUITE 301
BOSTON, MA 02114
617.248.0300

DRAWING LIST

DRAWING TITLE	DRAWING NUMBER
COVER SHEET	
EXISTING CONDITIONS PLAN	T-1
EXISTING CONDITIONS PLAN	T-2
EXISTING CONDITIONS PLAN	T-3
EXISTING CONDITIONS PLAN	T-4
EXISTING CONDITIONS PLAN	T-5
EXISTING CONDITIONS PLAN	T-6
CIVIL SITE PREPARATION & EROSION CONTROL PLAN- KEYSHEET	C100
CIVIL SITE PREPARATION & EROSION CONTROL PLAN	C101
CIVIL SITE PREPARATION & EROSION CONTROL PLAN	C102
CIVIL SITE PREPARATION & EROSION CONTROL PLAN	C103
CIVIL SITE PREPARATION & EROSION CONTROL PLAN	C104
CIVIL SITE PREPARATION & EROSION CONTROL PLAN	C105
CIVIL VEHICULAR LAYOUT PLAN-KEYSHEET	C200
CIVIL VEHICULAR LAYOUT PLAN	C201
CIVIL VEHICULAR LAYOUT PLAN	C202
CIVIL VEHICULAR LAYOUT PLAN	C203
CIVIL VEHICULAR LAYOUT PLAN	C204
CIVIL VEHICULAR LAYOUT PLAN	C205
CIVIL GRADING PLAN-KEYSHEET	C300
CIVIL GRADING PLAN	C301
CIVIL GRADING PLAN	C302
CIVIL GRADING PLAN	C303
CIVIL GRADING PLAN	C304
CIVIL GRADING PLAN	C305
CIVIL UTILITIES PLAN-KEYSHEET	C400
CIVIL UTILITIES PLAN	C401
CIVIL UTILITIES PLAN	C402
CIVIL UTILITIES PLAN	C403
CIVIL UTILITIES PLAN	C404
CIVIL UTILITIES PLAN	C405
STORMWATER MANAGEMENT PLAN-KEYSHEET	C500
STORMWATER MANAGEMENT PLAN	C501
STORMWATER MANAGEMENT PLAN	C502
STORMWATER MANAGEMENT PLAN	C503
STORMWATER MANAGEMENT PLAN	C504
STORMWATER MANAGEMENT PLAN	C505
CIVIL DETAILS	C601
CIVIL DETAILS	C602
CIVIL DETAILS	C603
CIVIL DETAILS	C604
VEHICLE MOVEMENT PLAN	X1
ACCESS ROAD SITE STOPPING DISTANCE EXHIBIT	X2
LANDSCAPE OVERALL PLAN	L200
LANDSCAPE MATERIALS PLANS	L201-L205
LANDSCAPE GRADING PLANS	L301-L305
LANDSCAPE PLANTING PLANS	L401-L405
LANDSCAPE DETAILS	L501-L505
OVERALL FIRST FLOOR PLAN	A1-0-1
OVERALL FIRST FLOOR MEZZANINE PLAN	A1-0-1M
OVERALL SECOND FLOOR PLAN	A1-0-2
OVERALL THIRD FLOOR PLAN	A1-0-3
OVERALL ROOF PLAN	A1-0-4
OVERALL BUILDING ELEVATIONS	A2-0-1
BUILDING ELEVATIONS	A2-1-1 - A2-1-7
ELECTRICAL SITE LIGHTING PLAN	ES-0-1

ZONING TABLE BASED ON ZONING BYLAWS

ZONING DISTRICT: RURAL RESIDENTIAL II			
REQUIREMENTS	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM SETBACK FROM STREET LINE	40 FT	314 FT	822 FT
MINIMUM SIDE YARD WIDTH	35 FT	97 FT (N)	95 FT (N)
	35 FT	104 FT (S)	113 FT (S)
MINIMUM REAR YARD WIDTH	35 FT	734.7 FT	35.3 FT
MINIMUM LOT AREA	30,000 SF	2,626,700 SF	2,626,700 SF
MAXIMUM LOT COVERAGE	25%	28.5%*	27.5%*
NUMBER OF ADA PARKING SPACES	N/A	21**	15**
NUMBER OF EV PARKING SPACES	TBD	0	9
TOTAL OF PARKING SPACES	N/A	460***	501***
LOADING DOCKS	N/A	2-3	2
DRIVEWAY WIDTH	12' MIN****	31 FT	32 FT
NUMBER OF PARKING AREA TREES	46	40	63
OPEN SPACE	20% MIN	60%*****	54%*****
LANDSCAPE SCREENING FROM RESIDENTIAL	4 FT EVERGREEN BUFFER	10 FT MIN EXISTING WOODED BUFFER	10 FT MIN EXISTING WOODED BUFFER

* WAIVER REQUESTED. EXISTING DEVELOPMENT CONTAINS A PRE-EXISTING NON -CONFORMING CONDITION. PROPOSED DEVELOPMENT REDUCES OVERALL IMPERVIOUS AREA.
**ADA PARKING SPACES INCLUDE ONE EV PARKING SPACE AND FIVE VAN ACCESSIBLE PARKING SPACE.
***INCLUDES ADA AND EV PARKING SPACES.
****RESIDENTAL DRIVEWAY.
*****OPEN SPACE PERCENTAGE EXCLUDING WETLANDS.

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Tri-County Regional Vocational Technical High School

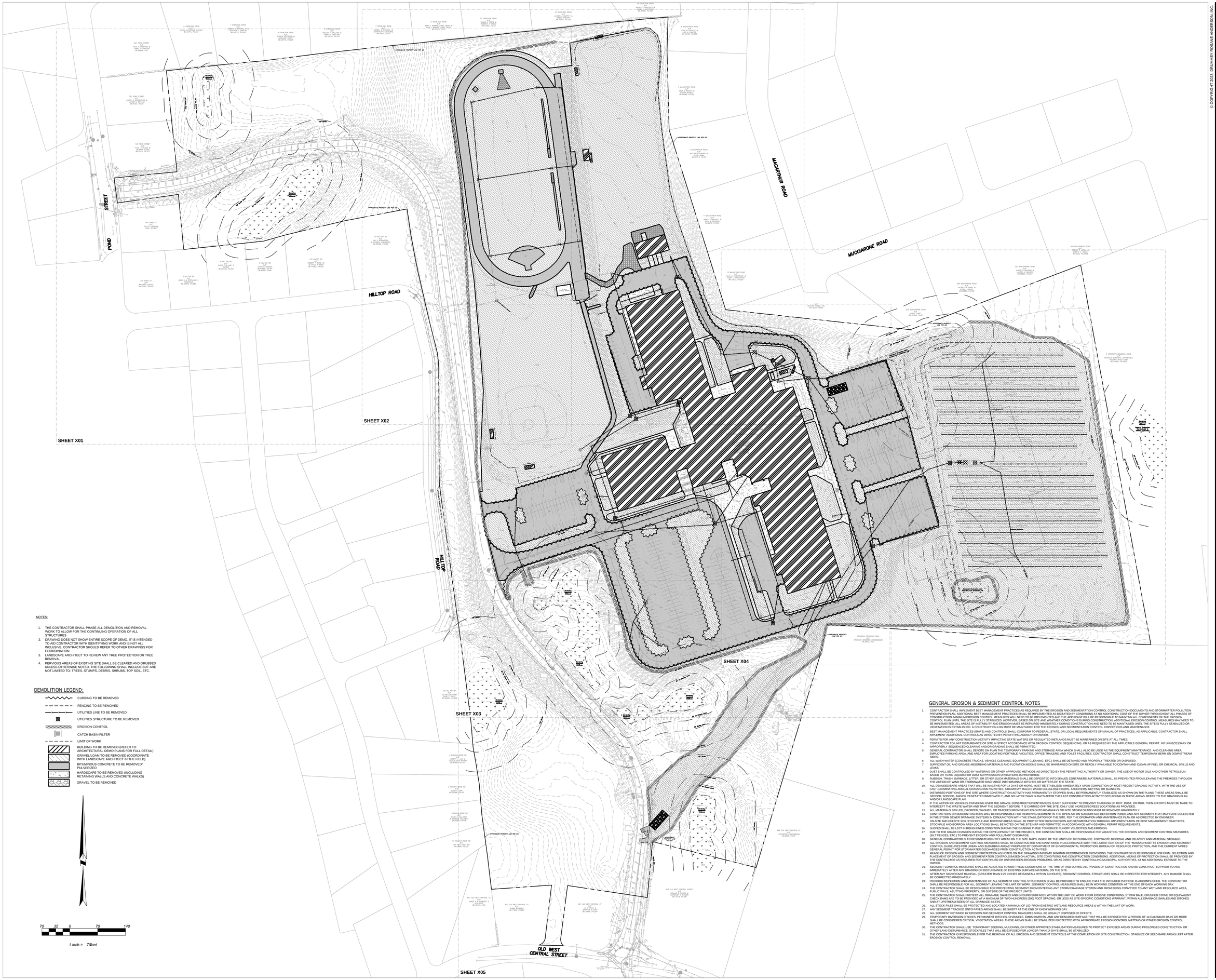
147 Pond St, Franklin, MA 02038

PLANNING BOARD

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

Scale: NTS
Project: 22001.00
Author:
Date: 3/18/2024



NOTES:

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- BITUMINOUS CONCRETE TO BE REMOVED/ PULVERIZED
- HARDSCAPE TO BE REMOVED (INCLUDING RETAINING WALLS AND CONCRETE WALKS)
- GRAVEL TO BE REMOVED

70 35 0 70 140

1 inch = 70 feet

GENERAL EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE EROSION AND SEDIMENTATION CONTROL CONSTRUCTION DOCUMENTS AND STORMWATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.
2. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OF MANUAL OF PRACTICES, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
3. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
4. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
5. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
7. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
8. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
9. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
10. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES. STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST, OR MUD, THEN EFFORTS MUST BE MADE TO INTERCEPT THE WASTE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE OPEN-AIR ON SUBSURFACE DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE, PER THE OPERATION AND MAINTENANCE PLAN OR AS DIRECTED BY ENGINEER.
15. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
16. SLOPES SHALL BE LEFT IN ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
18. GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES" PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
20. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
21. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
22. AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
23. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ABUTTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
25. THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK FROM EROSIVE CONDITIONS. STRAW BALE, CRUSHED STONE OR EQUIVALENT CHECK DAMS ARE TO BE PROVIDED AT A MAXIMUM OF TWO HUNDREDS (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
26. ALL STOCK PILES SHALL BE PROTECTED AND LOCATED A MINIMUM OF 100' FROM EXISTING WETLAND RESOURCE AREAS & WITHIN THE LIMIT OF WORK.
27. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
28. ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFSITE.
29. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE THAT WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED PROTECTED WITH APPROPRIATE EROSION CONTROL MATTING OR OTHER EROSION CONTROL METHODS.
30. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING, OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
31. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION. STABILIZE OR SEED BARE AREAS LEFT AFTER EROSION CONTROL REMOVAL.

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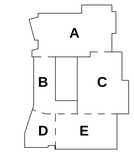
147 Pond St, Franklin, MA 02038

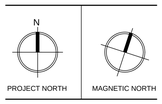
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 43966
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN



PROJECT NORTH | MAGNETIC NORTH

SITE PREPARATION AND EROSION CONTROL KEYSHEET

Scale: 1"=70'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C100

NOTES:

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DEMOLITION LEGEND:

- CURBING TO BE REMOVED
- FENCING TO BE REMOVED
- UTILITIES LINE TO BE REMOVED
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- CATCH BASIN FILTER
- LIMIT OF WORK
- BUILDING TO BE REMOVED (REFER TO ARCHITECTURAL DEMO PLANS FOR FULL DETAIL)
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- GRAVEL TO BE REMOVED

30 15 0 30 60

1 inch = 30feet

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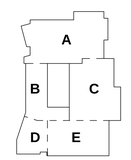
3/18/2024



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C101

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7 OVERLOOK DRIVE N/F IQUBAL S DHALIWAL & CHARANJIT K DHALIWAL BK.14651, PG.10

9 OVERLOOK DRIVE N/F MARY L MORRIS LIVING TRUST & PAUL J MORRIS LIVING TRUST BK.31015, PG.12

11 OVERLOOK DRIVE N/F DANIEL E FRETZ & ROBERTA R FRETZ BK.13052, PG.28

13 OVERLOOK DRIVE N/F LAUREN A MURPHY & KWEKU NYINAKU BK.36331, PG.122

MARIA J ANTHONY# BK.39481, PG.337

5 MACARTHUR ROAD N/F JOHN M CHAFFEE & LORI H CHAFFEE BK.10199, PG.333

7 MACARTHUR ROAD N/F DINA M BAGLEY & STEVEN BAGLEY BK.14380, PG.183

9 MACARTHUR ROAD N/F MATTHEW CUSHING & OLIVIA ROMA BK.41214, PG.76

11 MACARTHUR ROAD N/F JAMES A BROVELLI & RUTH M BROVELLI BK.6213, PG.305

15 MACARTHUR ROAD N/F ALAN M YASUTOVICH & MARY J YASUTOVICH BK.11633, PG.292

24 HILLTOP RD N/F IAN S VERHAEGEN & SANDRA VERHAEGEN BK.29056, PG.192

MACARTHUR ROAD

HILLTOP ROAD

MATCH LINE CX01
MATCH LINE CX02

MATCH LINE CX02
MATCH LINE CX03

TOPOGRAPHY PER LIDAR (SEE NOTE 7)

CATCH BASIN FILTER (TYP)

COMPOST FILTER SOCKS DURING DURATION OF CONSTRUCTION (TYP).

PROTECT AND PRESERVE STORMWATER TRUNK LINE AND EXISTING HEADWALL LINE TO CONVEY UPGRADIENT STORMWATER RUNOFF

PROTECT EXISTING DRAINAGE LINE TO APPROXIMATE LOCATION FOR FUTURE TIE-IN USE

CHAIN LINK FENCE TO REMAIN

REMOVE WATER LINES

CUT AND CAP PORTION OF WATERLINE AS SHOWN

PROTECT EXISTING HEADWALL

EXISTING 8" WATER MAIN TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND REUSED

2 Story Masonry Building

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- GRAVEL/LOAM TO BE REMOVED (COORDINATE WITH LANDSCAPE ARCHITECT IN THE FIELD)
- BITUMINOUS CONCRETE TO BE REMOVED/ PULVERIZED
- HARDSCAPE TO BE REMOVED (INCLUDING RETAINING WALLS AND CONCRETE WALKS)
- GRAVEL TO BE REMOVED

30 15 0 30 60

1 inch = 30feet

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J POWERS
CIVIL
NO. 43896
REGISTERED PROFESSIONAL ENGINEER
9/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C102

NOTES:

1. THE CONTRACTOR SHALL PHASE ALL DEMOLITION AND REMOVAL WORK TO ALLOW FOR THE CONTINUING OPERATION OF ALL STRUCTURES
2. DRAWING DOES NOT SHOW ENTIRE SCOPE OF DEMO. IT IS INTENDED TO AID CONTRACTOR WITH IDENTIFYING WORK AND IS NOT ALL INCLUSIVE. CONTRACTOR SHOULD REFER TO OTHER DRAWINGS FOR COORDINATION.
3. LANDSCAPE ARCHITECT TO REVIEW ANY TREE PROTECTION OR TREE REMOVAL
4. PERVIOUS AREAS OF EXISTING SITE SHALL BE CLEARED AND GRUBBED UNLESS OTHERWISE NOTED. THE FOLLOWING SHALL INCLUDE BUT ARE NOT LIMITED TO: TREES, STUMPS, DEBRIS, SHRUBS, TOP SOIL, ETC.

DEMOLITION LEGEND:

- CURBING TO BE REMOVED
- FENCING TO BE REMOVED
- UTILITIES LINE TO BE REMOVED
- UTILITIES STRUCTURE TO BE REMOVED
- EROSION CONTROL
- CATCH BASIN FILTER
- LIMIT OF WORK
- BUILDING TO BE REMOVED (REFER TO ARCHITECTURAL DEMO PLANS FOR FULL DETAIL)
- GRAVEL/LOAM TO BE REMOVED (COORDINATE WITH LANDSCAPE ARCHITECT IN THE FIELD)
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- GRAVEL TO BE REMOVED

30 15 0 30 60

1 inch = 30feet

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 43995
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1" = 30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C103

NOTES:

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30 15 0 30 60

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 45896
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

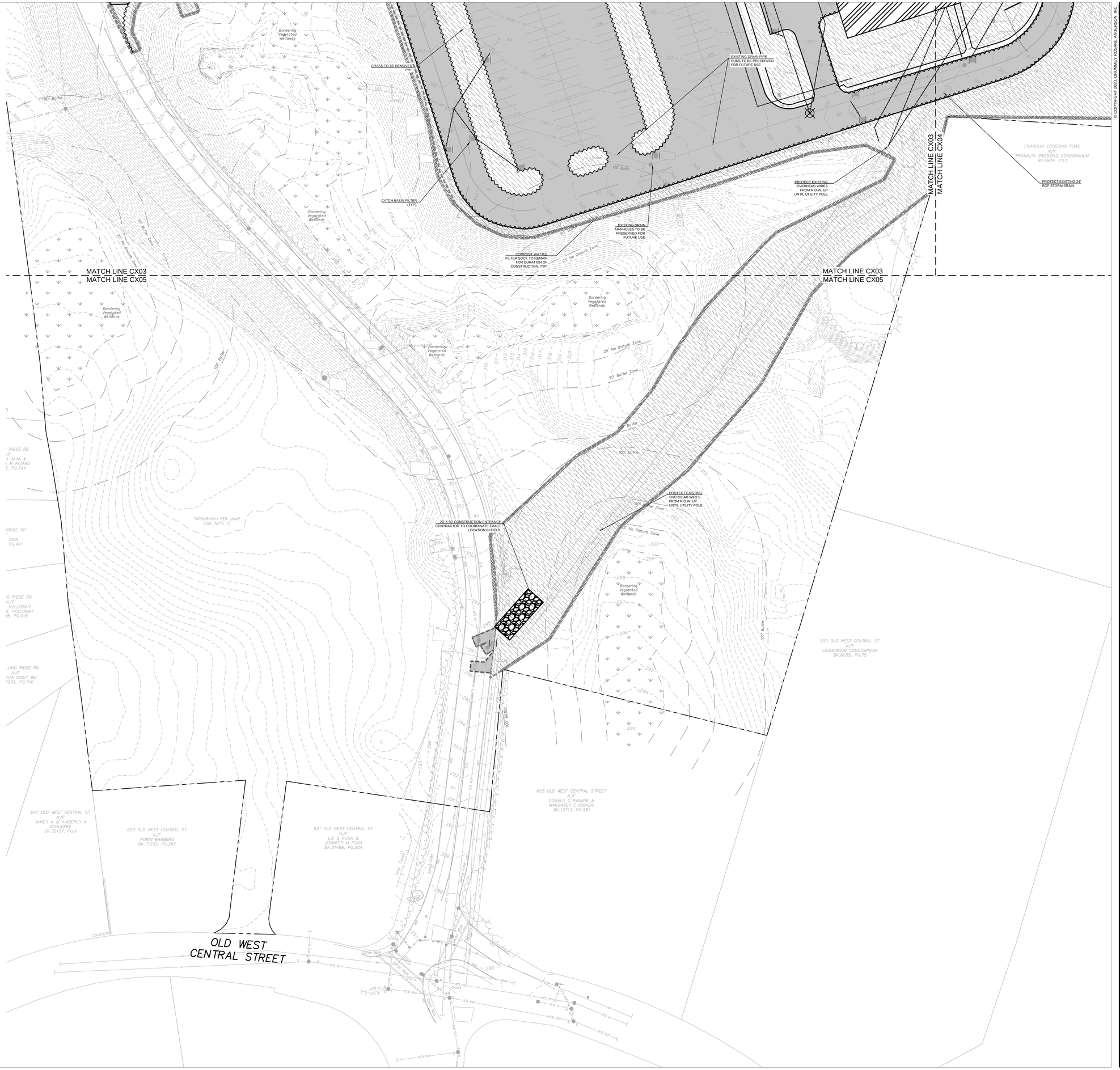
A B C D E

PROJECT NORTH | MAGNETIC NORTH

SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C104



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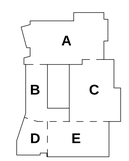
DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

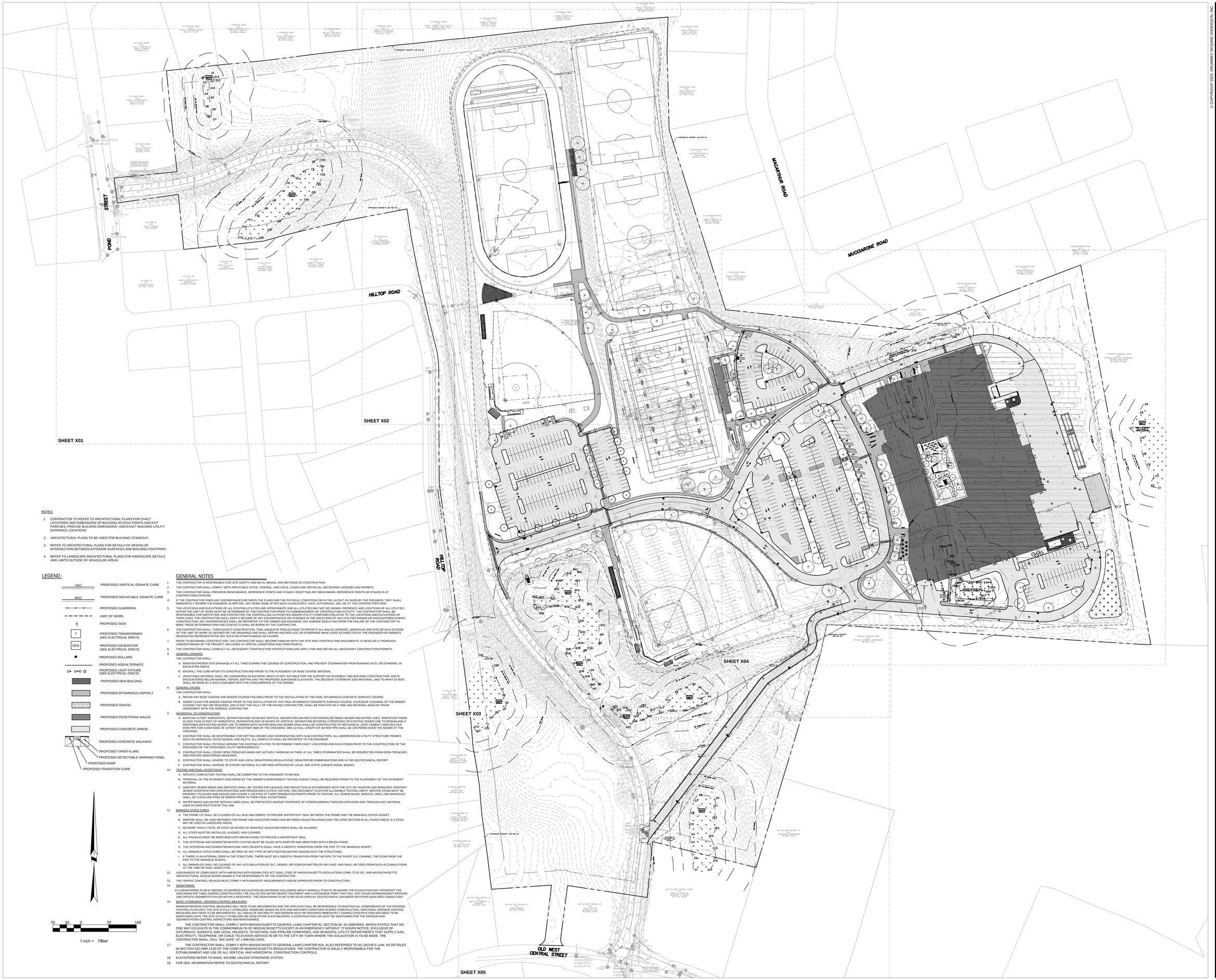
PROJECT NORTH

MAGNETIC NORTH

SITE PREPARATION AND EROSION CONTROL PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C105



NOTES:

1. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ACCESS POINTS AND EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. ARCHITECTURAL PLANS TO BE USED FOR BUILDING STAKEOUT.
3. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF DESIGN OF INTERSECTION BETWEEN EXTERIOR SURFACES AND BUILDING FOOTPRINT.
4. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR HARDSCAPE DETAILS AND LIMITS OUTSIDE OF VEHICULAR AREAS.

LEGEND:

- VGC — PROPOSED VERTICAL GRANITE CURB
- MGC — PROPOSED MOUNTABLE GRANITE CURB
- PROPOSED GUARDRAIL
- LIMIT OF WORK
- PROPOSED SIGN
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- GEN — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
- PROPOSED NEW BUILDING
- PROPOSED BITUMINOUS ASPHALT
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- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

70 35 0 70 140

1 inch = 70feet

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS, AND METHODS OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
3. THE CONTRACTOR SHALL PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES. RESETTING ANY BENCHMARK, REFERENCE POINTS OR STAKES IS AT CONTRACTOR'S EXPENSE.
4. IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, THEY SHALL IMMEDIATELY INFORM THE ENGINEER. IN WRITING. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
5. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
7. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING AY SPECIAL CONDITIONS AND CONSTRAINTS.
8. THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
9. GENERAL GRADING
   THE CONTRACTOR SHALL:
   A. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO, OR STANDING, IN EXCAVATED AREAS.
   B. BACKFILL THE CURB AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
   C. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUB-GRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
8. GENERAL PAVING
   THE CONTRACTOR SHALL:
   A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.
   B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. EXCESSIVE CLEANING OF THE BINDER COURSE THAT MAY BE REQUIRED, AND IS NOT THE FAULT OF THE PAVING CONTRACTOR, SHALL BE PAID FOR ON A TIME AND MATERIAL BASIS BY PRIOR AGREEMENT WITH THE GENERAL CONTRACTOR.
9. INCIDENTAL TO CONSTRUCTION
   A. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
   B. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING GRADES AND COORDINATING WITH SUB-CONTRACTORS, ALL UNDERGROUND UTILITY STRUCTURE FRAMES SUCH AS MANHOLES, CATCH BASINS, AND INLETS. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
   C. CONTRACTOR SHALL POTHOLE AROUND THE EXISTING UTILITIES TO DETERMINE THEIR EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF THE PROPOSED OF THE PROPOSED UTILITY IMPROVEMENTS.
   D. CONTRACTOR SHALL COVER OPEN TRENCHES WHEN NOT ACTIVELY WORKING IN THEM. AT ALL TIMES STORMWATER SHALL BE REDIRECTED FROM OPEN TRENCHES AND PROVIDE DEWATERING MEASURES.
   E. CONTRACTOR SHALL ADHERE TO STATE AND LOCAL DEWATERING REGULATIONS. DEWATER RECOMMENDATIONS ARE IN THE GEOTECHNICAL REPORT.
   F. CONTRACTOR SHALL DISPOSE OF EXPORT MATERIAL IN A METHOD APPROVED BY LOCAL AND STATE JURISDICTIONAL BODIES.
10. TESTING AND FINAL ACCEPTANCE
   A. SPECIFIC COMPACTION TESTING SHALL BE SUBMITTED TO THE ENGINEER TO REVIEW.
   B. APPROVAL OF THE PAVEMENT SUB-GRADE BY THE OWNER'S INDEPENDENT TESTING AGENCY SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE PAVEMENT MATERIAL.
   C. SANITARY SEWER MAINS AND SERVICES SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH THE CITY OF TAUNTON AND MUNICIPAL SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES (LATEST EDITION). SEE DOCUMENT ALSO FOR ALLOWABLE TESTING LIMITS. SERVICE STUBS MUST BE PROPERLY PLUGGED AND SEALED AND CLEARLY LOCATED AT THEIR TERMINATION POINTS PRIOR TO TESTING. ALL SEWER MAINS, SERVICE LINES, AND MANHOLES SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO THEIR FINAL ACCEPTANCE.
   D. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION AND THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.
11. MANHOLE STRUCTURES
   A. THE FRAME LIP SHALL BE CLEANED OF ALL MUD AND DEBRIS TO PROVIDE WATERTIGHT SEAL BETWEEN THE FRAME AND THE MANHOLE COVER GASKET.
   B. MORTAR SHALL BE USED BETWEEN THE FRAME AND ADJUSTING RINGS AND BETWEEN ADJUSTING RINGS AND THE CONE SECTION IN ALL PAVED AREAS. E-Z STICK MAY BE USED IN LANDSCAPE AREAS.
   C. NO MORE THAN A TOTAL OF EIGHT (8) INCHES OF MANHOLE ADJUSTING RINGS SHALL BE ALLOWED.
   D. ALL STEPS MUST BE INSTALLED, ALIGNED, AND CLEANED.
   E. ALL PINHOLES MUST BE MORTARED WITH BRUSH FINISH TO PROVIDE A WATERTIGHT SEAL.
   F. THE UPSTREAM AND DOWNSTREAM PIPE CAVITIES MUST BE FILLED WITH MORTAR AND SMOOTHED WITH A BRUSH FINISH.
   G. THE UPSTREAM AND DOWNSTREAM FLOW LINES (INVERTS) SHALL HAVE A SMOOTH TRANSITION FROM THE PIPE TO THE MANHOLE INVERT.
   H. ALL MANHOLE STRUCTURES SHALL BE FREE OF ANY TYPE OF INFILTRATION (WATER LEAKING) INTO THE STRUCTURES).
   I. IF THERE IS AN INTERNAL DROP IN THE STRUCTURE, THERE MUST BE A SMOOTH TRANSITION FROM THE PIPE TO THE INVERT (I.E. CHANNEL THE FLOW FROM THE PIPE TO THE MANHOLE INVERT).
   J. ALL MANHOLES SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.
12. ASSURANCES OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA), CODE OF MASSACHUSETTS REGULATIONS (CMR) TITLE 521, AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE TRAFFIC CONTROL DEVICES MUST COMPLY WITH MASSDOT REQUIREMENTS AND BE APPROVED PRIOR TO CONSTRUCTION.
14. DEWATERING
   IF A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION, THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE. THE DEWATERING PLAN TO BE DEVELOPED BY GEOTECHNICAL ENGINEER OR OTHER QUALIFIED CONSULTANT.
15. BASIC STANDARDS - EROSION CONTROL MEASURES
   MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.
16. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
17. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
18. ELEVATIONS REFER TO MASS. NAVD88, UNLESS OTHERWISE STATED.
19. FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
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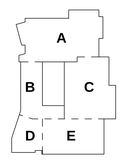
REGISTERED PROFESSIONAL ENGINEER
5/3/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

N

PROJECT NORTH | MAGNETIC NORTH

VEHICULAR LAYOUT KEYSHEET

Scale: 1"=70'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C200

LEGEND:

- VGC — PROPOSED VERTICAL GRANITE CURB
- MGC — PROPOSED MOUNTABLE GRANITE CURB
- PROPOSED GUARDRAIL
- LIMIT OF WORK
- PROPOSED SIGN
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- GEN — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
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- PROPOSED BITUMINOUS ASPHALT
- PROPOSED GRAVEL
- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

NOTES:

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30 15 0 30 60

1 inch = 30feet

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J POWERS
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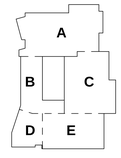
NO. 49666
REGISTERED PROFESSIONAL ENGINEER
9/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



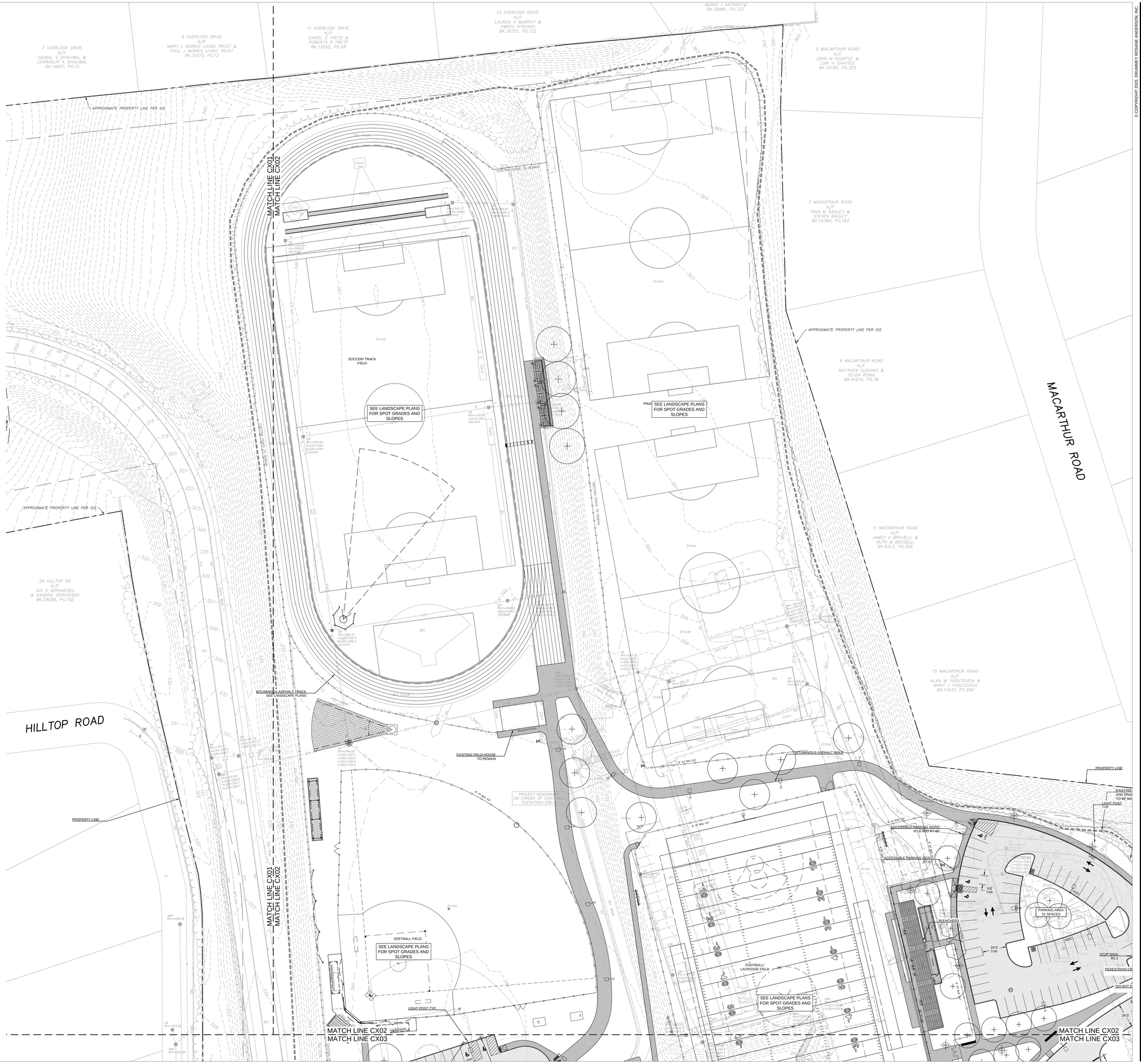
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

VEHICULAR LAYOUT PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C201



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LEGEND:

- SGC — SALVAGED SLOPED GRANITE CURB TO BE RESET
- VGC — PROPOSED VERTICAL GRANITE CURB
- MGC — PROPOSED MOUNTABLE GRANITE CURB
- PROPOSED GUARDRAIL
- LIMIT OF WORK
- PROPOSED SIGN
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
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- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
- PROPOSED NEW BUILDING
- PROPOSED BITUMINOUS ASPHALT
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- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

30 15 0 30 60

1 inch = 30feet

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 45896
REGISTERED PROFESSIONAL ENGINEER
5/8/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

VEHICULAR LAYOUT PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C202

NOTES:

1. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ACCESS POINTS AND EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. ARCHITECTURAL PLANS TO BE USED FOR BUILDING STAKEOUT.
3. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF DESIGN OF INTERSECTION BETWEEN EXTERIOR SURFACES AND BUILDING FOOTPRINT.
4. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR HARDSCAPE DETAILS AND LIMITS OUTSIDE OF VEHICULAR AREAS.

LEGEND:

- VGC — PROPOSED VERTICAL GRANITE CURB
- MGC — PROPOSED MOUNTABLE GRANITE CURB
- PROPOSED GUARDRAIL
- LIMIT OF WORK
- PROPOSED SIGN
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- GEN — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
- PROPOSED NEW BUILDING
- PROPOSED BITUMINOUS ASPHALT
- PROPOSED GRAVEL
- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

30 15 0 30 60

1 inch = 30 feet

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J POWERS
CIVIL
NO. 45866
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

VEHICULAR LAYOUT PLAN

Scale: 1" = 30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C203

NOTES:

1. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ACCESS POINTS AND EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. ARCHITECTURAL PLANS TO BE USED FOR BUILDING STAKEOUT.
3. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF DESIGN OF INTERSECTION BETWEEN EXTERIOR SURFACES AND BUILDING FOOTPRINT.
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LEGEND:

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- MGC — PROPOSED MOUNTABLE GRANITE CURB
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- LIMIT OF WORK
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- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
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- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
- PROPOSED NEW BUILDING
- PROPOSED BITUMINOUS ASPHALT
- PROPOSED GRAVEL
- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

30 15 0 30 60

1 inch = 30 feet

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STEPHEN J. POWERS
CIVIL
NO. 45866
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

VEHICULAR LAYOUT PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C204

NOTES:

1. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING ACCESS POINTS AND EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
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3. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF DESIGN OF INTERSECTION BETWEEN EXTERIOR SURFACES AND BUILDING FOOTPRINT.
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- PROPOSED GUARDRAIL
- LIMIT OF WORK
- PROPOSED SIGN
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
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- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
- PROPOSED NEW BUILDING
- PROPOSED BITUMINOUS ASPHALT
- PROPOSED GRAVEL
- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

30 15 0 30 60

1 inch = 30 feet

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 43896
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

VEHICULAR LAYOUT PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C205

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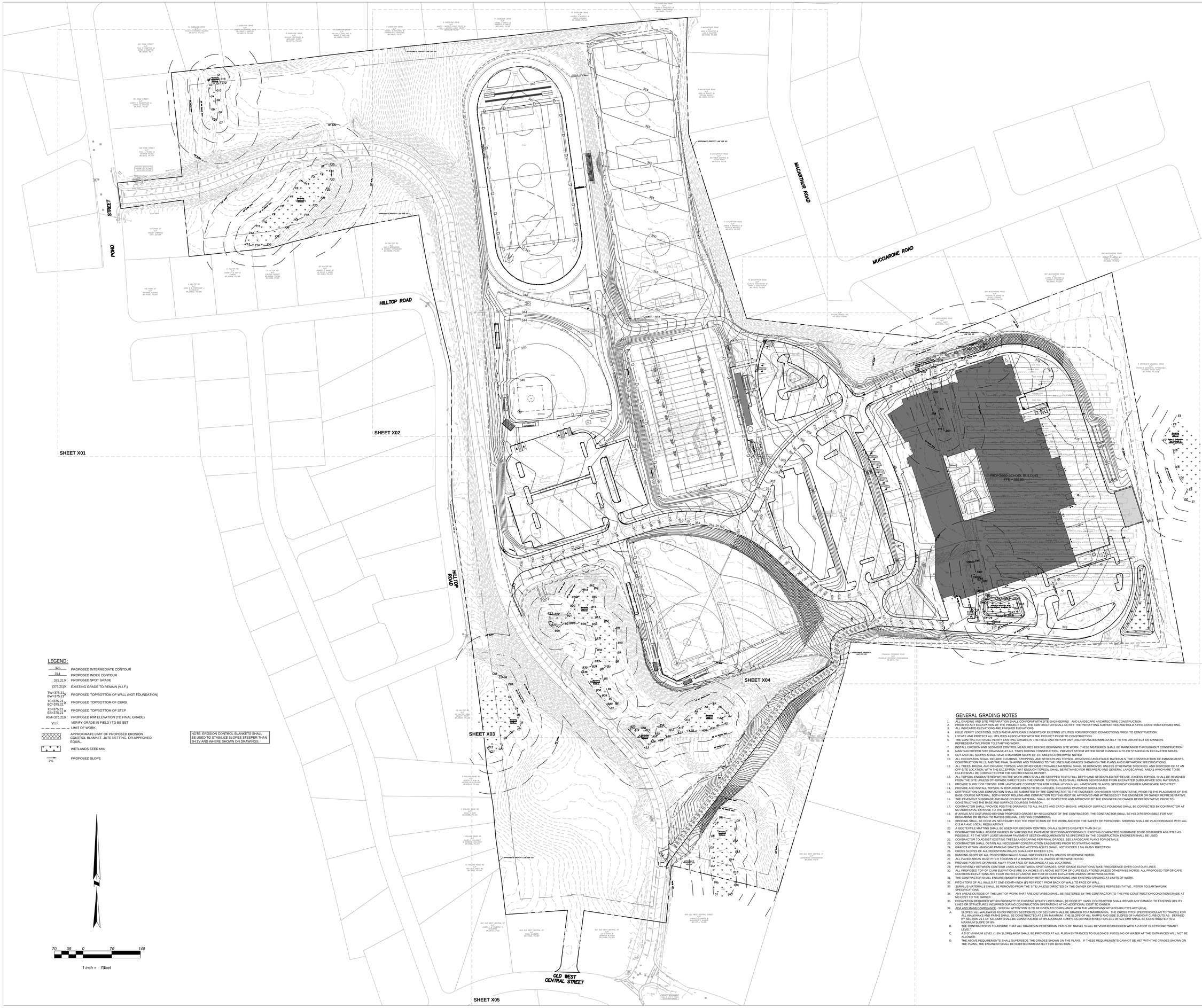


LEGEND:

375	PROPOSED INTERMEDIATE CONTOUR
374	PROPOSED INDEX CONTOUR
375.21×	PROPOSED SPOT GRADE
(375.21)×	EXISTING GRADE TO REMAIN (V.I.F.)
TW=375.21 BW=375.21	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
TC=375.21 BC=375.21	PROPOSED TOP/BOTTOM OF CURB
TS=375.21 BS=375.21	PROPOSED TOP/BOTTOM OF STEP
RIM=375.21×	PROPOSED RIM ELEVATION (TO FINAL GRADE)
V.I.F.	VERIFY GRADE IN FIELD \ TO BE SET
	LIMIT OF WORK
	APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL.
	WETLANDS SEED MIX
2%	PROPOSED SLOPE

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 3H:1V AND WHERE SHOWN ON DRAWINGS.

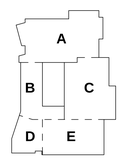
GENERAL GRADING NOTES

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SITE ENGINEERING AND LANDSCAPE ARCHITECTURE CONSTRUCTION.
2. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE PERMITTING AUTHORITIES AND HOLD A PRE-CONSTRUCTION MEETING.
3. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
4. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
5. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
7. INSTALL EROSION AND SEDIMENT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
9. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1, UNLESS OTHERWISE NOTED.
10. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING, AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS AND EARTHWORK SPECIFICATIONS.
11. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT.
12. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
13. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS. SPECIFICATIONS PER LANDSCAPE ARCHITECT.
14. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, INCLUDING PAVEMENT SHOULDERS.
15. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
16. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
17. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE POUNDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
19. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
20. A GEOTEXTILE MATTING SHALL BE USED FOR EROSION CONTROL ON ALL SLOPES GREATER THAN 3H:1V.
21. CONTRACTOR SHALL ADJUST GRADES BY VARYING THE PAVEMENT SECTIONS ACCORDINGLY. EXISTING COMPACTED SUBGRADE TO BE DISTURBED AS LITTLE AS POSSIBLE. AT THE VERY LEAST MINIMUM PAVEMENT SECTION REQUIREMENTS AS SPECIFIED BY THE CONSTRUCTION ENGINEER SHALL BE USED.
22. CONTRACTOR TO ADJUST EXISTING TREES/LANDSCAPING PER FINAL GRADES. SEE LANDSCAPE PLANS FOR DETAILS.
23. CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS PRIOR TO STARTING WORK.
24. GRADES WITHIN HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
25. CROSS SLOPES OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 1.5%.
26. RUNNING SLOPE OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 4.5% UNLESS OTHERWISE NOTED.
27. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED.
28. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
29. PITCH EVENLY BETWEEN CONTOUR LINES AND BETWEEN SPOT GRADES. SPOT GRADE ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
30. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. ALL PROPOSED TOP OF CAPE COD BERM ELEVATIONS ARE FOUR INCHES (4") ABOVE BOTTOM OF CURB ELEVATION UNLESS OTHERWISE NOTED.
31. THE CONTRACTOR SHALL ENSURE SMOOTH TRANSITION BETWEEN NEW GRADING AND EXISTING GRADING AT LIMITS OF WORK.
32. PITCH TOPS OF ALL WALLS AT ONE-EIGHTH INCH (⅛") PER FOOT FROM BACK OF WALL TO FACE OF WALL.
33. SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
34. ANY AREAS OUTSIDE OF THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THE PRE-CONSTRUCTION CONDITIONGRADE AT NO COST TO THE OWNER.
35. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
36. ADA AND MAAB COMPLIANCE - SPECIAL ATTENTION IS TO BE GIVEN TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
   A. SLOPES: ALL WALKWAYS AS DEFINED BY SECTION 22.1 OF 521 CMR SHALL BE GRADED TO A MAXIMUM 5%. THE CROSS PITCH (PERPENDICULAR TO TRAVEL) FOR ALL WALKWAYS AND PATHS SHALL BE CONSTRUCTED AT 1.9% MAXIMUM. THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 21.1 OF 521 CMR SHALL BE CONSTRUCTED AT 8% MAXIMUM. RAMPS AS DEFINED IN SECTION 24.1 OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 8%.
   B. THE CONTRACTOR IS TO ASSUME THAT ALL GRADES IN PEDESTRIAN PATHS OF TRAVEL SHALL BE VERIFIED/CHECKED WITH A 2-FOOT ELECTRONIC "SMART LEVEL."
   C. A 5'-0" MINIMUM LEVEL (1.5% SLOPE) AREA SHALL BE PROVIDED AT ALL FLUSH ENTRANCES TO BUILDINGS. PUDDLING OF WATER AT THE ENTRANCES WILL NOT BE ALLOWED.
   D. THE ABOVE REQUIREMENTS SHALL SUPERSEDE THE GRADES SHOWN ON THE PLANS. IF THESE REQUIREMENTS CANNOT BE MET WITH THE GRADES SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR DIRECTION.

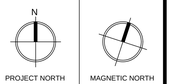
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 49866
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

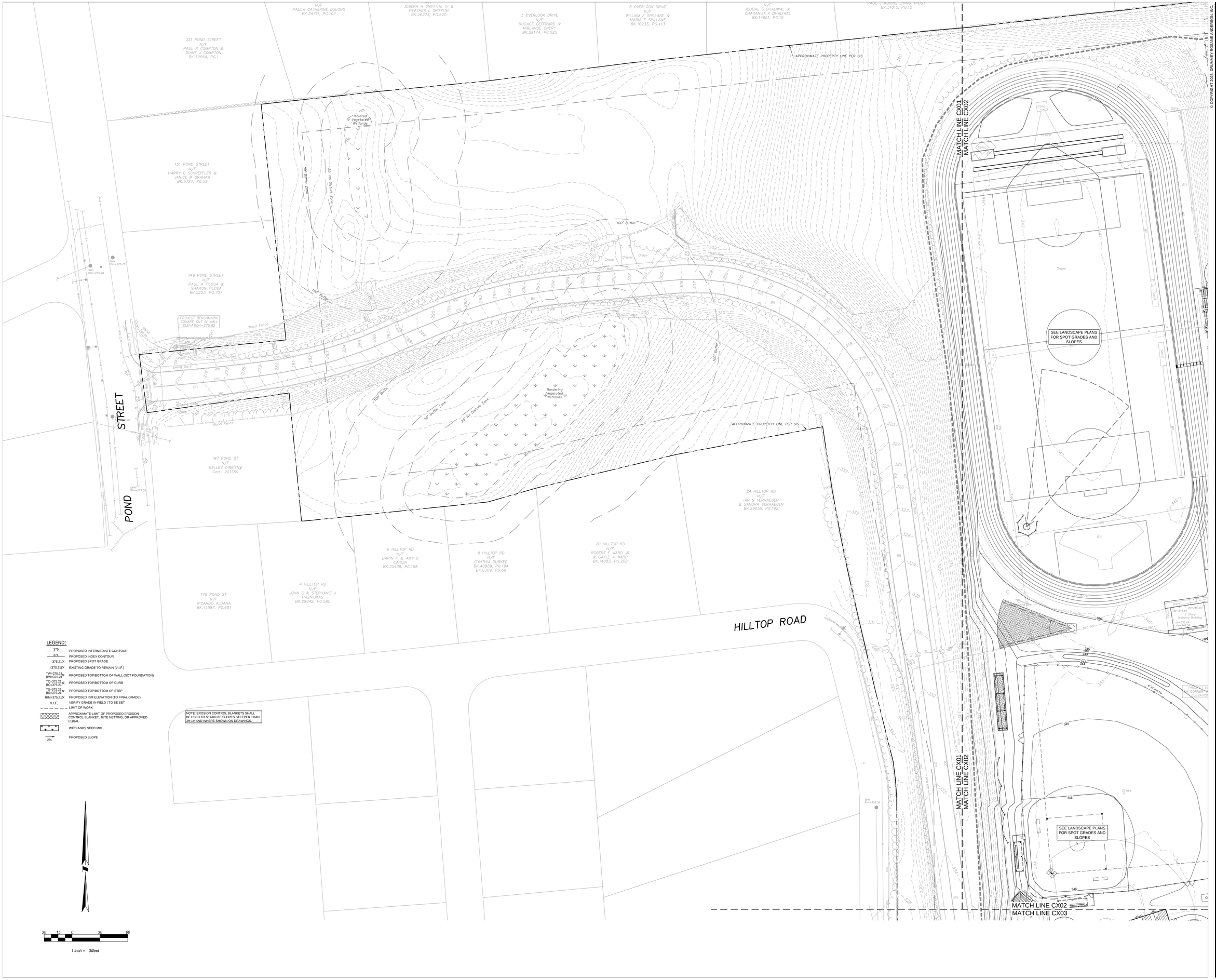


PROJECT NORTH | MAGNETIC NORTH

CIVIL GRADING PLAN KEYSHEET

Scale: 1"=70'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C300


221 POND STREET
N/F
PAUL R COMPTON &
DIANE J COMPTON
BK.39654, PG.1
PAULA CATHERINE DULONG
BK.34711, PG.107
JOSEPH H GRIFFITH, IV &
HEATHER L GRIFFITH
BK.26273, PG.320
3 OVERLOOK DRIVE
N/F
DUCACE GEFFRARD &
MIRLANDE CHERY
BK.29174, PG.525
5 OVERLOOK DRIVE
N/F
WILLIAM F SPILLANE &
MARIA E SPILLANE
BK.10233, PG.413
N/F
IQUBAL S DHALIWAL &
CHARANJIT K DHALIWAL
BK.14651, PG.10
PAUL J MORRIS LIVING TRUST
BK.31015, PG.12
151 POND STREET
N/F
HARRY G SCHREFFLER &
JANICE M GRAHAM
BK.5727, PG.59
149 POND STREET
N/F
PAUL A FILOSA &
SHARON FILOSA
BK.5223, PG.707
197 POND ST
N/F
KELLEY O'BRIEN#
Cert: 201369
24 HILLTOP RD
N/F
IAN S VERHAEGEN
& SANDRA VERHAEGEN
BK.29056, PG.192
6 HILLTOP RD
N/F
DARIN P & AMY G
CARDIN
BK.20438, PG.168
8 HILLTOP RD
N/F
CYNTHIA DURKEE
BK.40989, PG.194
BK.6389, PG.69
20 HILLTOP RD
N/F
ROBERT F WARD JR
& GAYLE A WARD
BK.14083, PG.202
145 POND ST
N/F
RICARDO ALDANA
BK.41587, PG.651
4 HILLTOP RD
N/F
JOHN S & STEPHANIE J
PAZNIOKAS
BK.29842, PG.580
POND STREET
HILLTOP ROAD
APPROXIMATE PROPERTY LINE PER GIS
Isolated Vegetated Wetlands
Bordering Vegetated Wetlands
100' Buffer
50' Buffer Zone
25' No Disturb Zone
PROJECT BENCHMARK:
SQUARE CUT IN WALL
ELEVATION=275.82
MATCH LINE CX01
MATCH LINE CX02
MATCH LINE CX02
MATCH LINE CX03
SEE LANDSCAPE PLANS FOR SPOT GRADES AND SLOPES
SEE LANDSCAPE PLANS FOR SPOT GRADES AND SLOPES
Bit Track
Grass
Gravel
Conc Walk
Wood Fence
Swing Gate
Gate
Bit
Conc
Grass
Bit
Bit
Bit

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7 OVERLOOK DRIVE
N/F
IQUBAL S DHALIWAL &
CHARANJIT K DHALIWAL
BK.14651, PG.10

9 OVERLOOK DRIVE
N/F
MARY L MORRIS LIVING TRUST &
PAUL J MORRIS LIVING TRUST
BK.31015, PG.12

11 OVERLOOK DRIVE
N/F
DANIEL E FRETZ &
ROBERTA R FRETZ
BK.13052, PG.28

13 OVERLOOK DRIVE
N/F
LAUREN A MURPHY &
KWEKU NYINAKU
BK.36331, PG.122

MARIA J ANTHONY#
BK.39481, PG.337

5 MACARTHUR ROAD
N/F
JOHN M CHAFFEE &
LORI H CHAFFEE
BK.10199, PG.333

7 MACARTHUR ROAD
N/F
DINA M BAGLEY &
STEVEN BAGLEY
BK.14380, PG.183

9 MACARTHUR ROAD
N/F
MATTHEW CUSHING &
OLIVIA ROMA
BK.41214, PG.76

11 MACARTHUR ROAD
N/F
JAMES A BROVELLI &
RUTH M BROVELLI
BK.6213, PG.305

15 MACARTHUR ROAD
N/F
ALAN M YASUTOVICH &
MARY J YASUTOVICH
BK.11633, PG.292

24 HILLTOP RD
N/F
IAN S VERHAEGEN
& SANDRA VERHAEGEN
BK.29056, PG.192

APPROXIMATE PROPERTY LINE PER GIS

MACARTHUR ROAD

HILLTOP ROAD

MATCH LINE CX01
MATCH LINE CX02

MATCH LINE CX02
MATCH LINE CX03

EXISTING FENCE TO REMAIN

SEE LANDSCAPE PLANS FOR SPOT GRADES AND SLOPES

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 3H:1V AND WHERE SHOWN ON DRAWINGS.

LEGEND:

375	PROPOSED INTERMEDIATE CONTOUR
374	PROPOSED INDEX CONTOUR
375.21×	PROPOSED SPOT GRADE
(375.21)×	EXISTING GRADE TO REMAIN (V.I.F.)
TW=375.21× BW=375.21	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
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V.I.F.	VERIFY GRADE IN FIELD \ TO BE SET
	LIMIT OF WORK
	APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL.
	WETLANDS SEED MIX
2%	PROPOSED SLOPE

30 15 0 30 60

1 inch = 30feet

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CIVIL
NO. 45886
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

A B C D E

KEY PLAN

N

PROJECT NORTH | MAGNETIC NORTH

CIVIL GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C302

LEGEND:

D	PROPOSED STORM DRAINAGE LINE
W	PROPOSED WATER LINE
FP	PROPOSED FIRE PROTECTION LINE
S	PROPOSED SANITARY SEWER LINE
KW	PROPOSED KITCHEN WASTE LINE
G	PROPOSED GAS LINE
E	PROPOSED UNDERGROUND ELECTRIC LINE
T	PROPOSED TELEPHONE LINE
SMH	PROPOSED SANITARY SEWER MANHOLE
DMH	PROPOSED STORM DRAINAGE MANHOLE
	PROPOSED WATER QUALITY UNIT
	PROPOSED CATCH BASIN
	PROPOSED DOUBLE CATCH BASIN
	PROPOSED AREA DRAIN
	PROPOSED HYDRANT
	PROPOSED POST INDICATOR VALVE
	PROPOSED GAS GATE VALVE
	PROPOSED WATER GATE VALVE
	PROPOSED TAP AND SLEEVE VALVE
	PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
	PROPOSED DIRECTIONAL FLOW

LEGEND:

375	PROPOSED INTERMEDIATE CONTOUR
374	PROPOSED INDEX CONTOUR
375.21	PROPOSED SPOT GRADE
(375.21)	EXISTING GRADE TO REMAIN (V.I.F.)
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V.I.F.	VERIFY GRADE IN FIELD \ TO BE SET LIMIT OF WORK
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	WETLANDS SEED MIX
2%	PROPOSED SLOPE

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 3H:1V AND WHERE SHOWN ON DRAWINGS.

30 15 0 30 60

1 inch = 30feet

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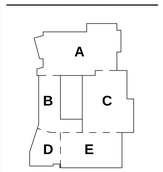
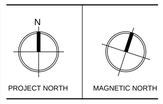
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 45896
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN



PROJECT NORTH

MAGNETIC NORTH

CIVIL GRADING PLAN

Scale: 1" = 30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C303

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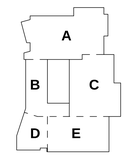
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

CIVIL GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C304

LEGEND:

375	PROPOSED INTERMEDIATE CONTOUR
374	PROPOSED INDEX CONTOUR
375.21×	PROPOSED SPOT GRADE
(375.21)×	EXISTING GRADE TO REMAIN (V.I.F.)
TW=375.21 BW=375.21×	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
TC=375.21 BC=375.21×	PROPOSED TOP/BOTTOM OF CURB
TS=375.21 BS=375.21×	PROPOSED TOP/BOTTOM OF STEP
RIM=375.21×	PROPOSED RIM ELEVATION (TO FINAL GRADE)
V.I.F.	VERIFY GRADE IN FIELD \ TO BE SET
	LIMIT OF WORK
	APPROXIMATE LIMIT OF PROPOSED EROSION CONTROL BLANKET, JUTE NETTING, OR APPROVED EQUAL.
	WETLANDS SEED MIX
2%	PROPOSED SLOPE

NOTE: EROSION CONTROL BLANKETS SHALL BE USED TO STABILIZE SLOPES STEEPER THAN 3H:1V AND WHERE SHOWN ON DRAWINGS.

30 15 0 30 60

1 inch = 30feet

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3/18/24

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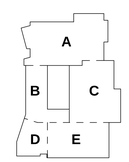
3/18/2024



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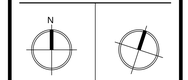
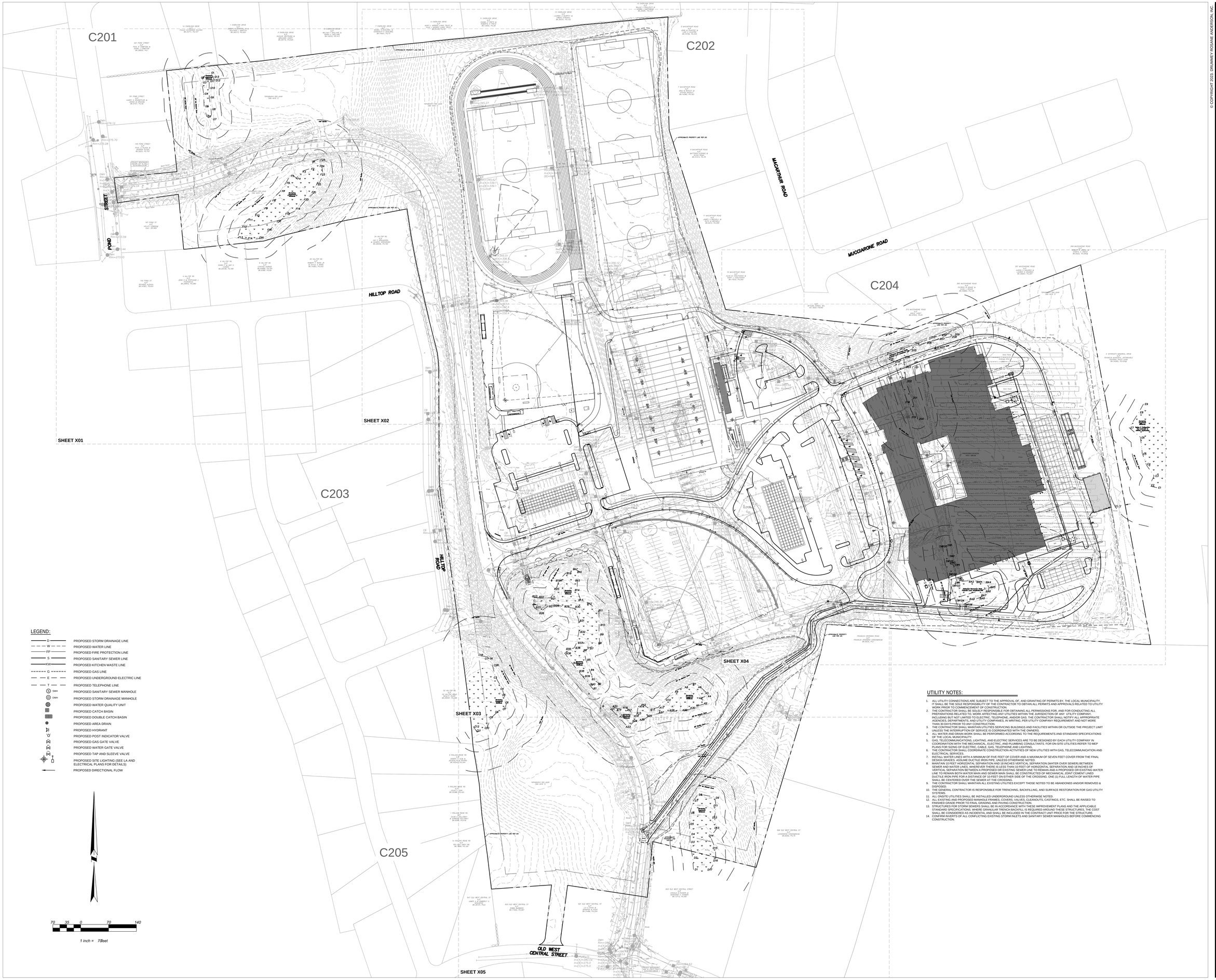


PROJECT NORTH | MAGNETIC NORTH

CIVIL GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C305



LEGEND:

- D — PROPOSED STORM DRAINAGE LINE
- W — PROPOSED WATER LINE
- FP — PROPOSED FIRE PROTECTION LINE
- S — PROPOSED SANITARY SEWER LINE
- KW — PROPOSED KITCHEN WASTE LINE
- G — PROPOSED GAS LINE
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- SMH — PROPOSED SANITARY SEWER MANHOLE
- DMH — PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

70 35 0 70 140

1 inch = 70feet

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY, ITS AGENTS AND UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK UNDER THIS CONTRACT PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, PER UTILITY COMPANY REQUIREMENT AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNERS.
4. ALL WATER AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
5. GAS, TELEPHONE, ELECTRICAL LIGHTING, AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN CONSULTATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS. FOR ON-SITE UTILITIES REFER TO MEP PLANS FOR SIZING OF ELECTRIC, CABLE, GAS, TELEPHONE, AND LIGHTING.
6. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
7. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES. ASSUME DUCTILE IRON PIPE, UNLESS OTHERWISE NOTED.
8. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
11. ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
12. ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, CASTINGS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL GRADING AND PAVING CONSTRUCTION.
13. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
14. CONFIRM INVERTS OF ALL CONFLICTING EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.

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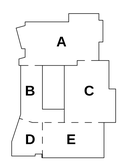
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 45986
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN



N

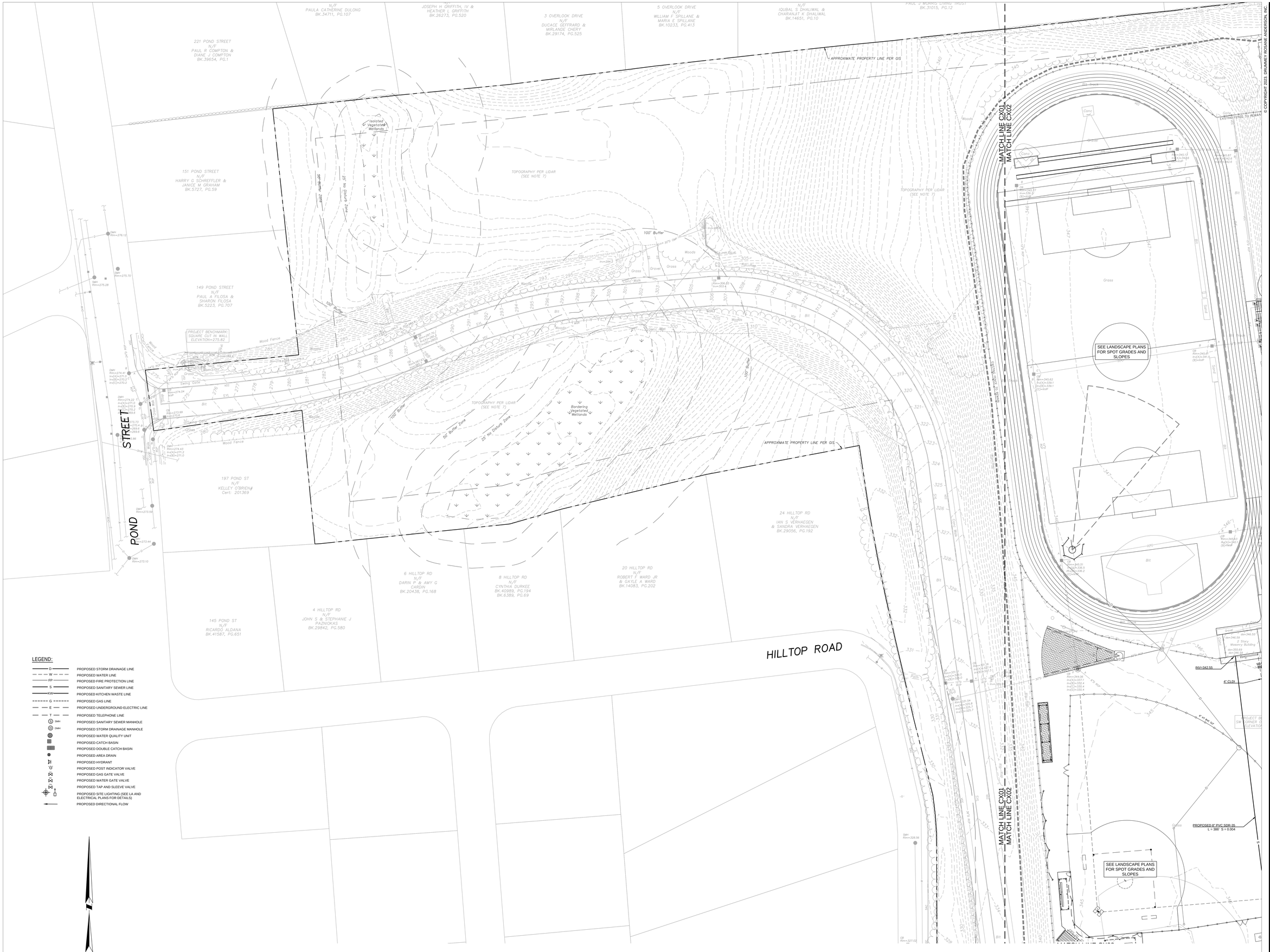
PROJECT NORTH

MAGNETIC NORTH

CIVIL UTILITY KEYSHEET

Scale: 1"=70'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C400



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- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

30 15 0 30 60

1 inch = 30feet

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STEPHEN J. POWERS
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NO. 43986
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A B C D E

N

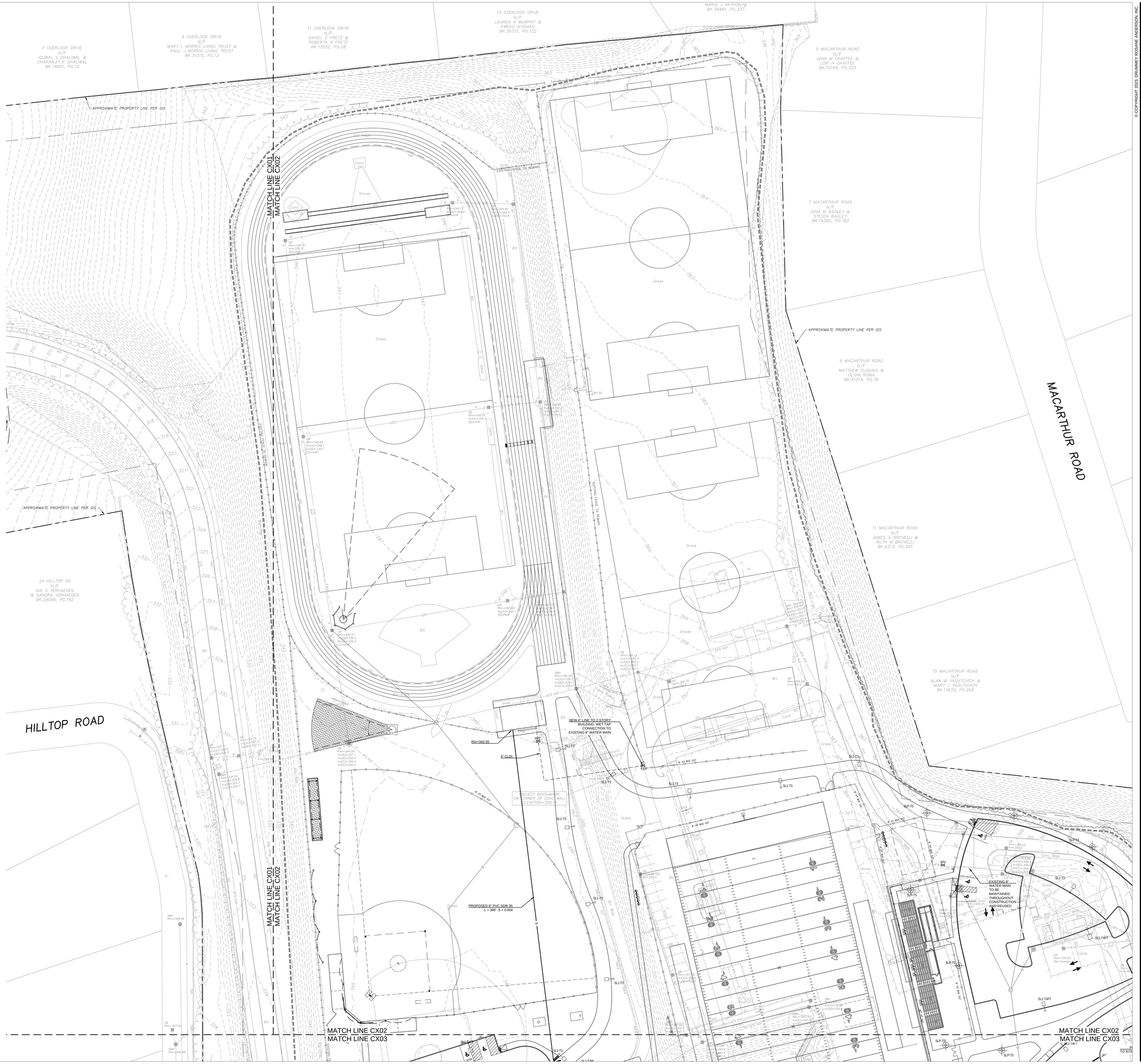
PROJECT NORTH

MAGNETIC NORTH

CIVIL UTILITY PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C401



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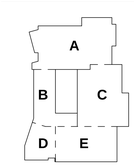
COMMONWEALTH OF MASSACHUSETTS STEPHEN J. POWERS CIVIL NO. 45896 REGISTERED PROFESSIONAL ENGINEER 3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

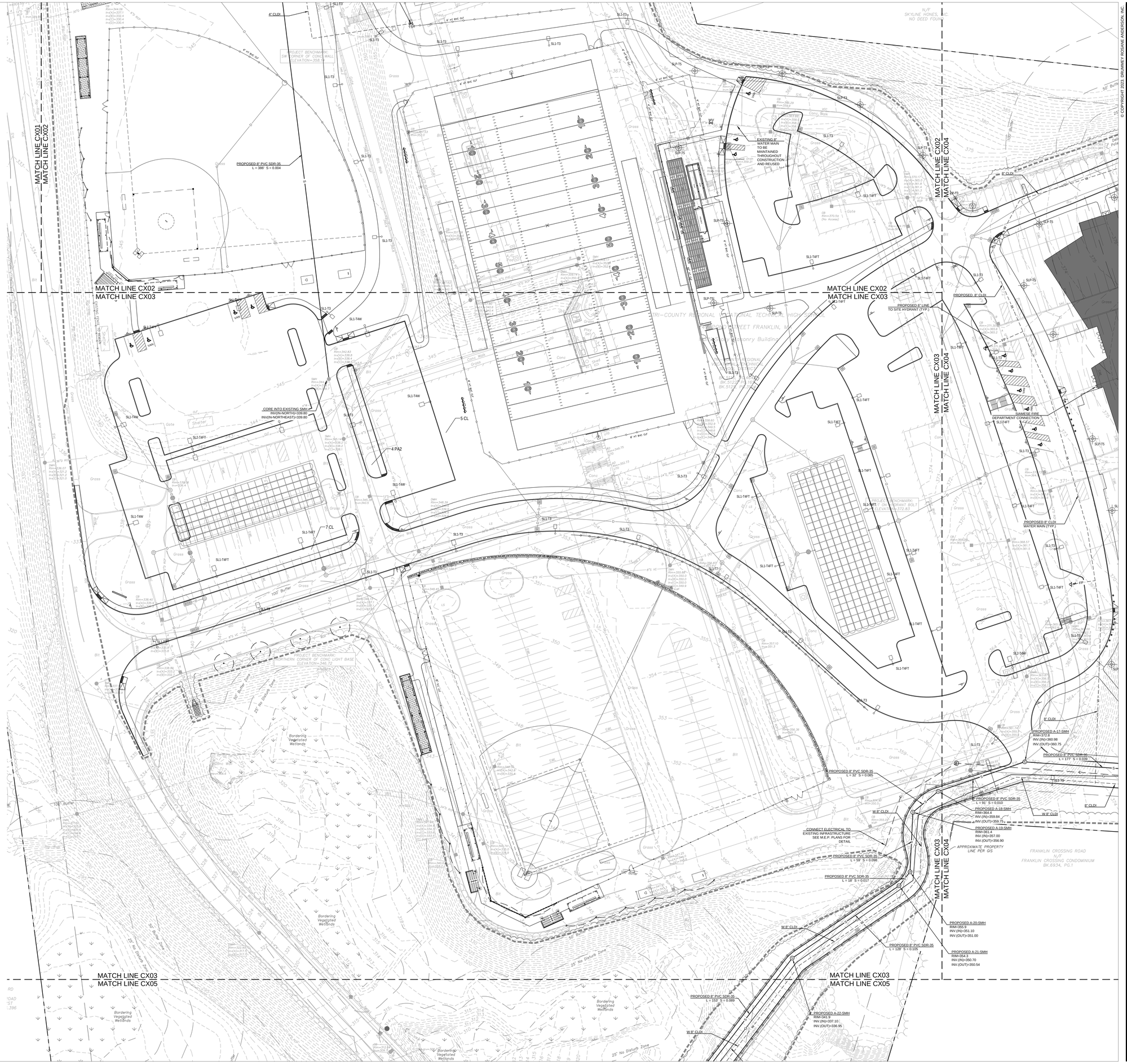
PROJECT NORTH

MAGNETIC NORTH

CIVIL UTILITY PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C402



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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 43956
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

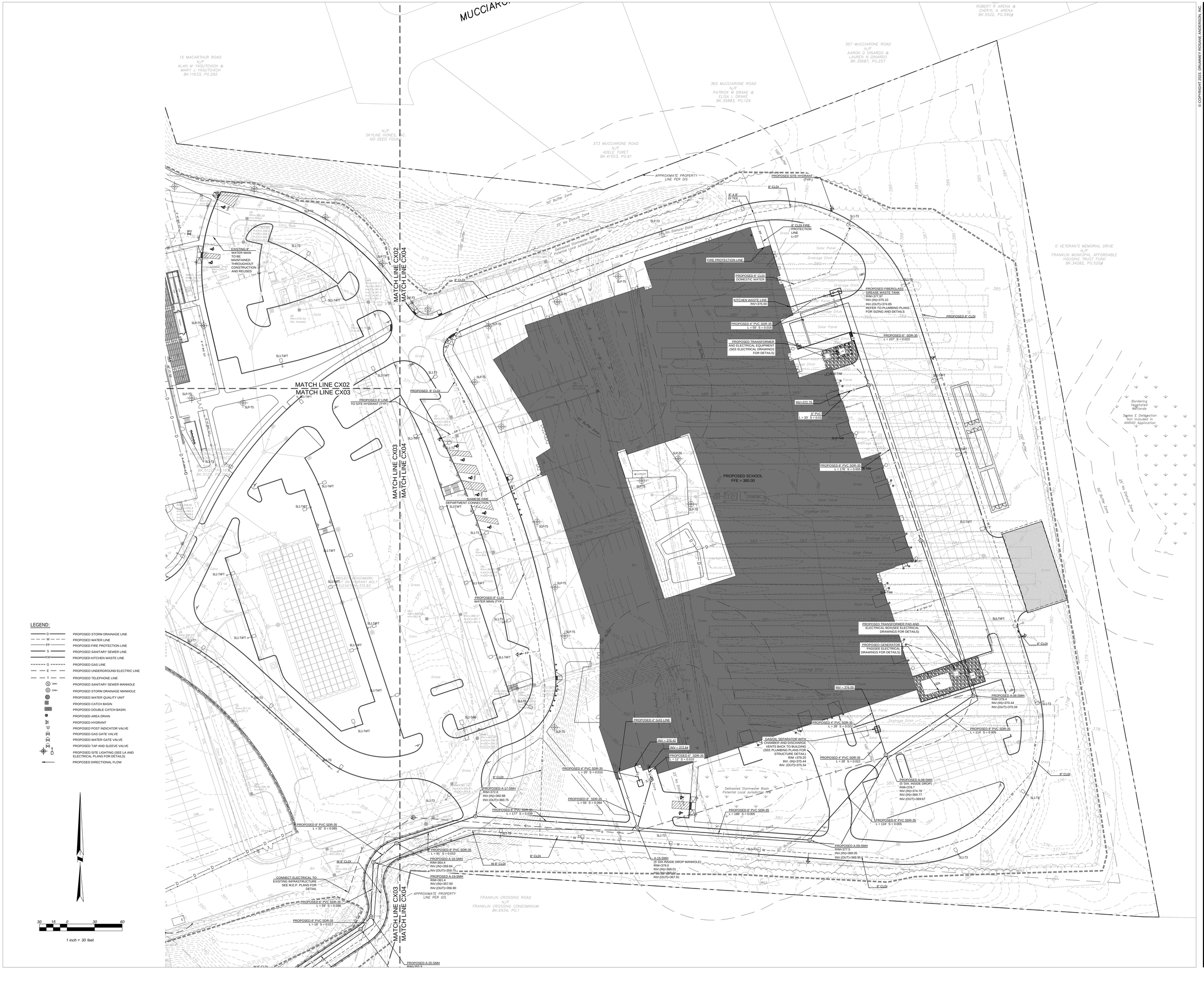
A B C D E

PROJECT NORTH | MAGNETIC NORTH

CIVIL UTILITY PLAN

Scale: 1" = 30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C403



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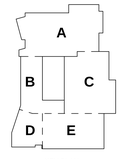

KEY PLAN

N

PROJECT NORTH | MAGNETIC NORTH

CIVIL UTILITY PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C404

SEE LANDSCAPE PLANS FOR SPOT GRADES AND SLOPES

PROPOSED A-17-SMH
RIM=372.8
INV.(IN)=360.98
INV.(OUT)=360.75

PROPOSED 8" PVC SDR-35
L = 177' S = 0.039

PROPOSED 8" PVC SDR-35
L = 32' S = 0.085

PROPOSED 8" PVC SDR-35
L = 82' S = 0.010

PROPOSED A-18-SMH
RIM=364.4
INV.(IN)=359.84
INV.(OUT)=359.75

PROPOSED A-19-SMH
RIM=361.4
INV.(IN)=357.00
INV.(OUT)=356.90

CONNECT ELECTRICAL TO EXISTING INFRASTRUCTURE SEE M.E.P. PLANS FOR DETAIL

PROPOSED 8" PVC SDR-35
L = 59' S = 0.098

PROPOSED 8" PVC SDR-35
L = 18' S = 0.017

PROPOSED A-20-SMH
RIM=355.9
INV.(IN)=351.10
INV.(OUT)=351.00

PROPOSED 8" PVC SDR-35
L = 128' S = 0.105

PROPOSED A-21-SMH
RIM=354.3
INV.(IN)=350.70
INV.(OUT)=350.54

PROPOSED 8" PVC SDR-35
L = 153' S = 0.085

PROPOSED A-22-SMH
RIM=341.9
INV.(IN)=337.10
INV.(OUT)=336.95

PROPOSED NEW GAS UTILITY
SIZE AND DETAIL TO BE COORDINATED WITH UTILITY COMPANY. SITE CONTRACTOR RESPONSIBLE FOR TRENCH EXCAVATION AND BACKFILL FOR ENTIRE LENGTH

PROPOSED A-23-SMH
RIM=327.5
INV.(IN)=323.30
INV.(OUT)=323.18

PROPOSED 8" PVC SDR-35
L = 149' S = 0.090

PROPOSED A-24-SMH
RIM=313.5
INV.(IN)=309.80
INV.(OUT)=309.67

PROPOSED 8" PVC SDR-35
L = 148' S = 0.090

PROPOSED 8" PVC SDR-35
L = 37' S = 0.100

PROPOSED A-25-SMH
RIM=296.7
INV.(IN)=296.35
INV.(OUT)=296.22

A-26-SMH-EX
TIE INTO EXISTING MANHOLE
RIM=297.6
INV.(IN)=292.50

MATCH LINE CX03
MATCH LINE CX05

MATCH LINE CX03
MATCH LINE CX04

APPROXIMATE PROPERTY LINE PER GIS

FRANKLIN CROSSING ROAD
N/F
FRANKLIN CROSSING CONDOMINIUM
BK.6934, PG.1

599 OLD WEST CENTRAL ST
N/F
LEDGEWOOD CONDOMINIUM
BK.6055, PG.75

603 OLD WEST CENTRAL STREET
N/F
DONALD G RANIERI &
MARGARET C RANIERI
BK.13713, PG.581

621 OLD WEST CENTRAL ST
N/F
LUI S PUGA &
JENNIFER M. PUGA
BK.31486, PG.204

623 OLD WEST CENTRAL ST
N/F
ROBIN BARBERO
BK.17293, PG.287

647 OLD WEST CENTRAL ST
N/F
JAMES A & KIMBERLY A SCHLIETKE
BK.35137, PG.6

OLD WEST CENTRAL STREET

PROJECT BENCHMARK:
NAIL IN UTILITY POLE
ELEVATION=285.02

Bordering Vegetated Wetlands

100' Buffer

50' Buffer Zone

25' No Disturb Zone

40' Buffer Zone

LEGEND:

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- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

30 15 0 30 60

1 inch = 30feet

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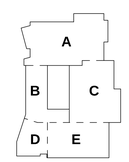
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 45986
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



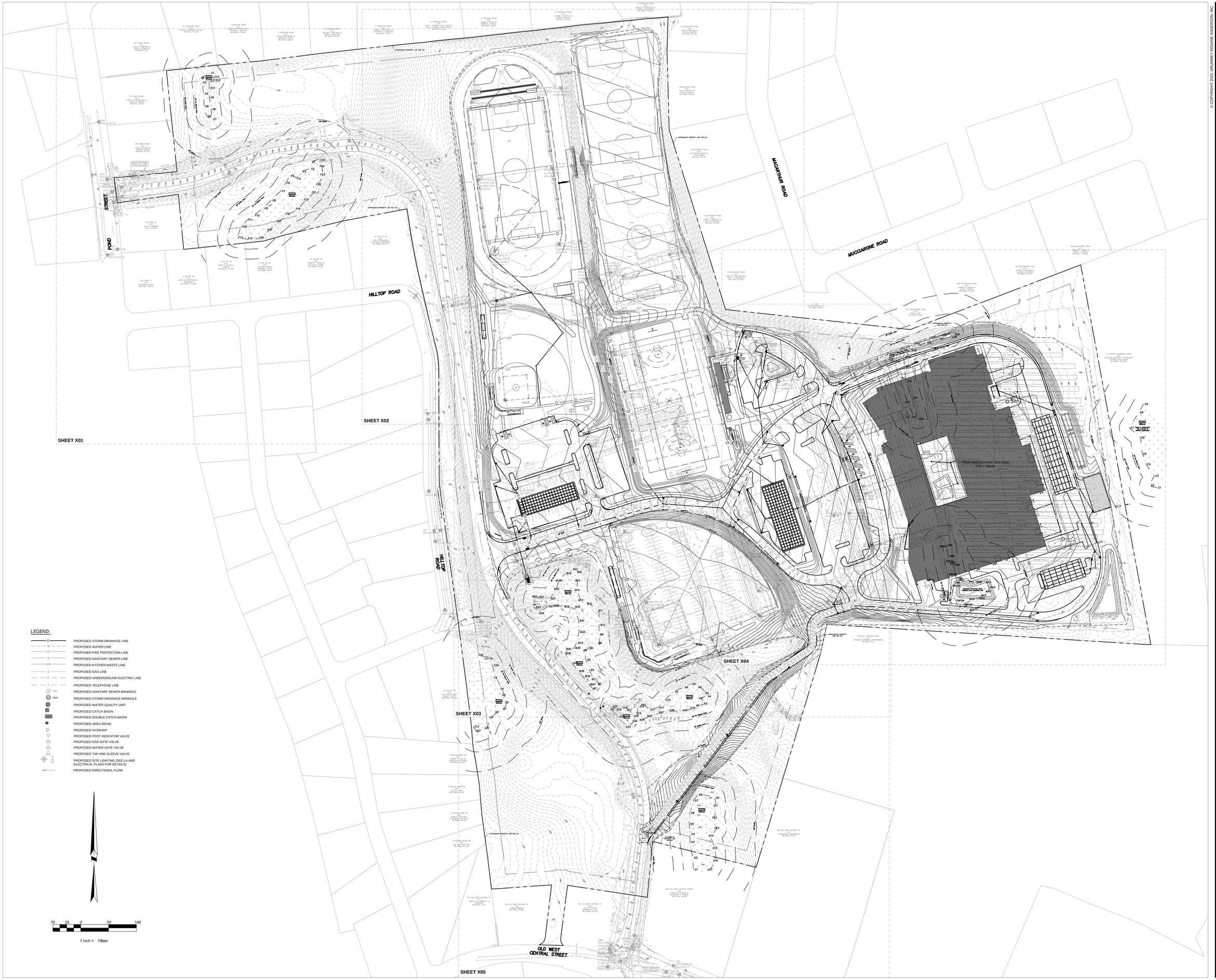
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

CIVIL UTILITY PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C405



LEGEND:

- D — PROPOSED STORM DRAINAGE LINE
- W — PROPOSED WATER LINE
- FP — PROPOSED FIRE PROTECTION LINE
- S — PROPOSED SANITARY SEWER LINE
- KW — PROPOSED KITCHEN WASTE LINE
- G — PROPOSED GAS LINE
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- SMH — PROPOSED SANITARY SEWER MANHOLE
- DMH — PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

70 35 0 70 140

1 inch = 70feet

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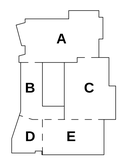
COMMONWEALTH OF MASSACHUSETTS
STEPHEN J POWERS
CIVIL
NO. 45866
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

STORMWATER MANAGEMENT KEYSHEET

Scale: 1"=70'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C500

LEGEND:

- D — PROPOSED STORM DRAINAGE LINE
- W — PROPOSED WATER LINE
- FP — PROPOSED FIRE PROTECTION LINE
- S — PROPOSED SANITARY SEWER LINE
- KW — PROPOSED KITCHEN WASTE LINE
- G — PROPOSED GAS LINE
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- SMH — PROPOSED SANITARY SEWER MANHOLE
- DMH — PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

30 15 0 30 60

1 inch = 30feet

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 43656
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A B C D E

PROJECT NORTH

MAGNETIC NORTH

STORMWATER MANAGEMENT PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C501

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7 OVERLOOK DRIVE N/F IQUBAL S DHALIWAL & CHARANJIT K DHALIWAL BK.14651, PG.10

9 OVERLOOK DRIVE N/F MARY L MORRIS LIVING TRUST & PAUL J MORRIS LIVING TRUST BK.31015, PG.12

11 OVERLOOK DRIVE N/F DANIEL E FRETZ & ROBERTA R FRETZ BK.13052, PG.28

13 OVERLOOK DRIVE N/F LAUREN A MURPHY & KWEKU NYANAKU BK.36331, PG.122

MARIA J ANTHONY® BK.39481, PG.337

5 MACARTHUR ROAD N/F JOHN M CHAFFEE & LORI H CHAFFEE BK.10199, PG.333

7 MACARTHUR ROAD N/F DINA M BAGLEY & STEVEN BAGLEY BK.14380, PG.183

9 MACARTHUR ROAD N/F MATTHEW CUSHING & OLIVIA ROMA BK.41214, PG.76

11 MACARTHUR ROAD N/F JAMES A BROVELLI & RUTH M BROVELLI BK.6213, PG.305

MACARTHUR ROAD

24 HILLTOP RD N/F IAN S VERHAEGEN & SANDRA VERHAEGEN BK.29056, PG.192

HILLTOP ROAD

APPROXIMATE PROPERTY LINE PER GIS

MATCH LINE CX01
MATCH LINE CX02

MATCH LINE CX02
MATCH LINE CX03

SEE LANDSCAPE PLANS FOR FIELD DRAINAGE

CREATE VEGETATED SWALE TO MAINTAIN OFF-SITE STORMWATER FLOW TO HEADWALL

MAINTAIN EXISTING HEADWALL TO DIRECT UPGRADIENT FLOW TO EXISTING STORMWATER CONVEYANCE SYSTEM TO REMAIN

MAINTAIN EXISTING STORMWATER CONVEYANCE SYSTEM TO REMAIN

CONTRACTOR TO CONFIRM FULL ROUTING OF EXISTING 12" RCP DRAIN LINE AND TIE-IN POINT. LINE TO BE MAINTAINED THROUGHOUT CONSTRUCTION

EXISTING FENCE TO REMAIN

EXISTING BENCHMARK ELEVATION=100.00 (ASSUMED)

6.5'SA DOGHOUSE MANHOLE
RIM=345.50
INV(IN)=341.00
INV(IN)=341.00
INV(OUT)=340.50

DMH (BURY FINAL GRADE IF NEEDED AT DISCUS)
RIM=340.50
INV(IN)=330.40
INV(IN)=330.40
INV(OUT)=330.40

PROPOSED 10" RCP SCH-40 @ 0.50%

PROPOSED 8" PVC @ 0.50%

4" HDPE @ 0.5%

CLEANOUTS BURY FINAL GRADE

PROPOSED D3-01-CB
RIM=367.7
INV.(OUT)=362.40

PROPOSED D3-02-DCB
RIM=365.1
INV.(OUT)=361.50

PROPOSED D3-03-CB
RIM=367.8
INV.(OUT)=363.46

PROPOSED D3-04-DMH
RIM=367.5
INV.(IN)=361.20
INV.(IN)=360.38
INV.(IN)=363.00
INV.(OUT)=360.10

PROPOSED D3-05-CB
RIM=366.7
INV.(OUT)=360.30

LEGEND:

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- W — PROPOSED WATER LINE
- FP — PROPOSED FIRE PROTECTION LINE
- S — PROPOSED SANITARY SEWER LINE
- KW — PROPOSED KITCHEN WASTE LINE
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- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

30 15 0 30 60

1 inch = 30feet

COMMONWEALTH OF MASSACHUSETTS — STEPHEN J POWERS — CIVIL — NO. 49886 — REGISTERED PROFESSIONAL ENGINEER — 3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

STORMWATER MANAGEMENT PLAN

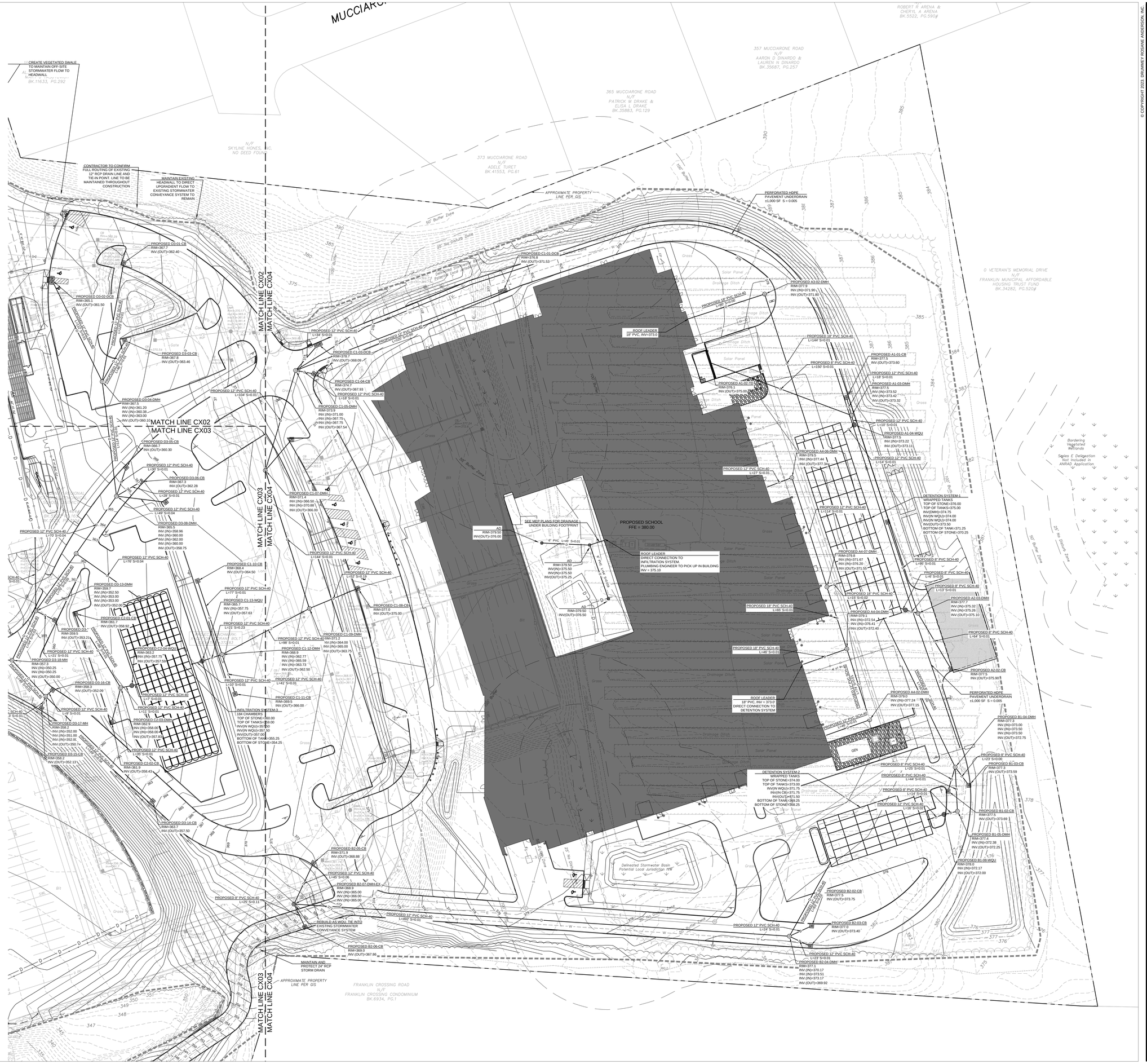
Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C502

LEGEND:

- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED KITCHEN WASTE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

MATCH LINE CX01
MATCH LINE CX02
MATCH LINE CX02
MATCH LINE CX03
MATCH LINE CX03
MATCH LINE CX04
MATCH LINE CX03
MATCH LINE CX05
MATCH LINE CX03
MATCH LINE CX05
SEE LANDSCAPE PLANS FOR FIELD DRAINAGE
SEE LANDSCAPE PLANS FOR FIELD DRAINAGE
SEE LANDSCAPE PLANS FOR FIELD DRAINAGE
CONTRACTOR TO CONFIRM FULL ROUTING OF EXISTING 12" RCP DRAIN LINE AND TIE-IN POINT. LINE TO BE MAINTAINED THROUGHOUT CONSTRUCTION
MAINTAIN EXISTING HEADWALL TO DIRECT UPGRADIENT FLOW TO EXISTING STORMWATER CONVEYANCE SYSTEM TO REMAIN
CLEANOUTS BURY FINAL GRADE
PROPOSED D1-01-CB RIM=343.4 INV.(OUT)=339.00
PROPOSED D1-02-DCB RIM=343.5 INV.(OUT)=339.00
PROPOSED D1-03-DMH RIM=344.0 INV.(IN)=338.07 INV.(IN)=338.42 INV.(OUT)=337.95
PROPOSED D1-04-WQU RIM=344.0 INV.(IN)=337.87 INV.(OUT)=337.75
PROPOSED D1-05-WQU RIM=343.4 INV.(IN)=336.17 INV.(OUT)=336.05
PROPOSED D2-01-DCB RIM=339.9 INV.(OUT)=337.25
PROPOSED D2-02-DCB RIM=339.9 INV.(OUT)=337.25
PROPOSED D2-03-DMH RIM=340.6 INV.(IN)=336.92 INV.(IN)=337.08 INV.(OUT)=336.75
PROPOSED D2-04-CB RIM=342.7 INV.(OUT)=340.00
PROPOSED D2-05-DMH RIM=343.3 INV.(IN)=336.36 INV.(IN)=339.69 INV.(OUT)=336.25
PROPOSED D2-06-WQU RIM=343.4 INV.(IN)=336.17 INV.(OUT)=336.05
PROPOSED D3-01-CB RIM=367.7 INV.(OUT)=362.40
PROPOSED D3-02-DCB RIM=365.1 INV.(OUT)=361.50
PROPOSED D3-03-CB RIM=367.9 INV.(OUT)=363.46
PROPOSED D3-04-DMH RIM=367.5 INV.(IN)=361.20 INV.(IN)=360.38 INV.(IN)=363.00 INV.(OUT)=360.10
PROPOSED D3-05-CB RIM=366.7 INV.(OUT)=360.30
PROPOSED D3-06-CB RIM=367.3 INV.(OUT)=362.28
PROPOSED D3-08-DMH RIM=365.5 INV.(IN)=358.98 INV.(IN)=360.00 INV.(IN)=362.00 INV.(IN)=360.00 INV.(OUT)=358.75
PROPOSED D3-09-CB RIM=359.5 INV.(OUT)=353.21
PROPOSED D3-10-CB RIM=358.2 INV.(OUT)=352.09
PROPOSED D3-11-MH RIM=357.3 INV.(IN)=350.25 INV.(IN)=350.25 INV.(OUT)=350.00
PROPOSED D3-13-DMH RIM=359.7 INV.(IN)=352.50 INV.(IN)=353.00 INV.(IN)=353.00 INV.(OUT)=352.00
PROPOSED D3-14-CB RIM=363.7 INV.(OUT)=357.50
PROPOSED D3-15-CB RIM=358.2 INV.(OUT)=352.13
PROPOSED D3-16-CB RIM=358.3 INV.(OUT)=352.09
PROPOSED D3-17-MH RIM=358.2 INV.(IN)=352.00 INV.(IN)=351.00 INV.(IN)=352.0(INV.(OUT)=350.74
PROPOSED D3-18-MH RIM=357.3 INV.(IN)=350.25 INV.(IN)=350.25 INV.(OUT)=350.00
PROPOSED D3-20-CB RIM=352.6 INV.(OUT)=346.14
PROPOSED D3-21-CB RIM=352.1 INV.(OUT)=346.13
PROPOSED D3-22-DMH RIM=352.6 INV.(IN)=345.25 INV.(IN)=345.25 INV.(IN)=346.00 INV.(IN)=346.00 INV.(OUT)=345.00
PROPOSED D3-24-DMH RIM=345.0 INV.(IN)=340.50 INV.(IN)=340.50 INV.(OUT)=340.32
PROPOSED D3-25-WQU RIM=344.9 INV.(IN)=340.25 INV.(OUT)=338.38
PROPOSED C1-03-DCB RIM=378.7 INV.(OUT)=368.09
PROPOSED C1-04-CB RIM=374.0 INV.(OUT)=367.93
PROPOSED C1-05-DMH RIM=373.9 INV.(IN)=371.00 INV.(IN)=367.75 INV.(IN)=367.75 INV.(OUT)=367.54
PROPOSED C1-07-DMH RIM=371.4 INV.(IN)=366.50 INV.(IN)=370.88 INV.(OUT)=366.00
PROPOSED C1-08-CB RIM=377.0 INV.(OUT)=375.00
PROPOSED C1-09-DMH RIM=371.2 INV.(IN)=364.00 INV.(IN)=365.00 INV.(OUT)=363.75
PROPOSED C1-10-CB RIM=368.4 INV.(OUT)=364.50
PROPOSED C1-11-CB RIM=369.5 INV.(OUT)=366.00
PROPOSED C1-12-DMH RIM=368.9 INV.(IN)=362.77 INV.(IN)=365.59 INV.(IN)=363.73 INV.(OUT)=362.50
PROPOSED C1-13-WQU RIM=365.7 INV.(IN)=357.75 INV.(OUT)=357.63
PROPOSED C2-01-CB RIM=360.7 INV.(OUT)=359.92
PROPOSED C2-02-CB RIM=361.9 INV.(OUT)=358.43
PROPOSED C2-03-DMH RIM=362.9 INV.(IN)=354.00 INV.(IN)=358.00 INV.(OUT)=357.88
PROPOSED C2-04-WQU RIM=353.2 INV.(IN)=357.75 INV.(IN)=357.59 INV.(OUT)=357.50
PROPOSED E-01-CB RIM=347.9 INV.(OUT)=343.90
PROPOSED E-02-DMH RIM=342.6 INV.(IN)=337.50 INV.(OUT)=337.40
PROPOSED B2-05-CB RIM=371.9 INV.(OUT)=368.88
PROPOSED B2-06-CB RIM=369.0 INV.(OUT)=367.88
PROPOSED B2-07-DMH-EX RIM=369.9 INV.(IN)=365.00 INV.(IN)=366.00 INV.(IN)=365.00 INV.(OUT)=365.00
INFILTRATION SYSTEM-4 110 CHAMBERS TOP OF STONE=339.00 TOP OF TANKS=338.00 INV(IN WQU)=336.9 INV(IN WQU)=336.9 INV.(IN-WQU)=335.97 INV(OUT)=335.5 BOTTOM OF TANK=335.25 BOTTOM OF STONE=334.00
INFILTRATION SYSTEM-3 154 CHAMBERS TOP OF STONE=360.00 TOP OF TANKS=359.00 INV(IN WQU)=357.50 INV(OUT)=357.00 BOTTOM OF TANK=355.25 BOTTOM OF STONE=354.25
PROPOSED 12" PVC SCH-40 L=173' S=0.01
PROPOSED 12" PVC SCH-40 L=114' S=0.01
PROPOSED 12" PVC SCH-40 L=150' S=0.03
PROPOSED 12" PVC SCH-40 L=121' S=0.01
PROPOSED 12" PVC SCH-40 L=13' S=0.01
PROPOSED 12" PVC SCH-40 L=36' S=0.01
PROPOSED 12" PVC SCH-40 L=104' S=0.01
PROPOSED 12" PVC SCH-40 L=34' S=0.01
PROPOSED 12" PVC SCH-40 L=18' S=0.01
PROPOSED 12" PVC SCH-40 L=30' S=0.01
PROPOSED 12" PVC SCH-40 L=28' S=0.01
PROPOSED 12" PVC SCH-40 L=49' S=0.04
PROPOSED 12" PVC SCH-40 L=78' S=0.04
PROPOSED 12" PVC SCH-40 L=177' S=0.01
PROPOSED 12" PVC SCH-40 L=21' S=0.23
PROPOSED 12" PVC SCH-40 L=10' S=0.01
PROPOSED 12" PVC SCH-40 L=41' S=0.01
PROPOSED 12" PVC SCH-40 L=144' S=0.01
PROPOSED 12" PVC SCH-40 L=52' S=0.13
PROPOSED 12" PVC SCH-40 L=98' S=0.01
PROPOSED 12" PVC SCH-40 L=45' S=0.06
PROPOSED 12" PVC SCH-40 L=89' S=0.01
PROPOSED 8" PVC SCH-40 L=25' S=0.11
PROPOSED 12" PVC SCH-40 L=98' S=0.01
PROPOSED 12" PVC SCH-40 L=69' S=0.01
PROPOSED 12" PVC SCH-40 L=8' S=0.01
PROPOSED 12" PVC SCH-40 L=39' S=0.01
PROPOSED 12" PVC SCH-40 L=31' S=0.01
PROPOSED 12" PVC SCH-40 L=29' S=0.01
PROPOSED 12" PVC SCH-40 L=12' S=0.01
PROPOSED 12" PVC SCH-40 L=33' S=0.01
PROPOSED 12" PVC SCH-40 L=7' S=0.01
PROPOSED 12" PVC SCH-40 L=218' S=0.02
PROPOSED 12" PVC SCH-40 L=69' S=0.01
PROPOSED 12" PVC SCH-40 L=150' S=0.02
PROPOSED 12" PVC SCH-40 L=8' S=0.01
PROPOSED 12" PVC SCH-40 L=44' S=0.07
PROPOSED D4-02-DMH RIM=343.2 INV.(IN)=335.21 INV.(OUT)=335.10
PROPOSED D4-03-FES RIM=332.2 INV.(IN)=331.10
FES#1 INV=330.00
CB RIM=316.30 INV.(OUT)=313.30
12" HDPE L=44' S=0.07
12" FES INV=309.75
WQU RIM=314.00 INV(IN)=310.05 INV(OUT)=309.95
CB RIM=313.50 INV(OUT)=310.30
RIP RAP PAD
100' Buffer
25' No Disturb Zone
Bordering Vegetated Wetlands
FRANKLIN CROSSING ROAD
N/F FRANKLIN CROSSING CONDOMINIUM BK.6934, PG.1
APPROXIMATE PROPERTY LINE PER GIS
N/F SKYLINE HOMES, INC. NO DEED FOUND
PROPOSED BUILDING #1 FINISH FLOOR ELEVATION=354.00
PROPOSED BUILDING #2 FINISH FLOOR ELEVATION=354.00
PROPOSED BUILDING #3 FINISH FLOOR ELEVATION=354.00
PROPOSED BUILDING #4 FINISH FLOOR ELEVATION=354.00
PROPOSED BUILDING #5 FINISH FLOOR ELEVATION=354.00
PROPOSED BUILDING #6 FINISH FLOOR ELEVATION=354.00
PROPOSED BUILDING



LEGEND:

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- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

30 15 0 30 60

1 inch = 30 feet

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Tri-County Regional Vocational Technical High School

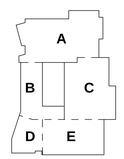
147 Pond St, Franklin, MA 02038

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J POWERS
CIVIL
NO. 43996
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN



PROJECT NORTH

MAGNETIC NORTH

STORMWATER MANAGEMENT PLAN

Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C504

SEE LANDSCAPE PLANS FOR FIELD DRAINAGE

MATCH LINE CX03
MATCH LINE CX04

MATCH LINE CX03
MATCH LINE CX05

MATCH LINE CX03
MATCH LINE CX05

FES#1
INV=330.00

INV(IN)=331.10

CB
RIM=316.30
INV(OUT)=313.70

12" HDPE
L=44'
S=0.07

12" FES
INV=309.75

CB
RIM=313.50
INV(OUT)=310.30

WQU
RIM=314.00
INV(IN)=310.05
INV(OUT)=309.95

12" HDPE
L=5'
S=0.05

PROPOSED E-01-CB
RIM=347.9
INV.(OUT)=343.90

PROPOSED 12" PVC SCH-40
L=45' S=0.04

PROPOSED E-02-DMH
RIM=342.6
INV.(IN)=337.50
INV.(OUT)=337.40

PROPOSED E-03-CB
RIM=325.9
INV.(OUT)=321.66'

PROPOSED 8" PVC SCH-40
L=8' S=0.03

PROPOSED E-04-DMH
RIM=326.0
INV.(IN)=321.60
INV.(IN)=321.50
INV.(OUT)=321.40

PROPOSED E-05-CB
RIM=306.4
INV.(OUT)=301.16

PROPOSED 8" PVC SCH-40
L=8' S=0.01

PROPOSED E-06-DMH
RIM=306.5
INV.(IN)=301.00
INV.(IN)=301.10
INV.(OUT)=300.90

PROPOSED 8" PVC SCH-40
L=21' S=0.01

PROPOSED 8" PVC SCH-40
L=9' S=0.07

PROPOSED E-07-WQU
RIM=297.8
APPRO.INV.(IN)=293.60
PROPER INV.(OUT)=293.46
PER <A>

PROPOSED E-08-DMH-EX
RIM=294.4
INV.(IN)=293.25

PROPOSED B2-05-CB
RIM=371.9
INV.(OUT)=368.88

PROPOSED 12" PVC SCH-40
L=45' S=0.04

PROPOSED B2-07-DMH-EX
RIM=368.9
INV.(IN)=365.00
INV.(IN)=356.00
INV.(IN)=365.00

PROPOSED 8" PVC SCH-40
L=25' S=0.11

PROPOSED 12" PVC SCH-40
L=452' S=0.01

REBUILD AS WQU, TIE INTO EXISTING STORMWATER CONVEYANCE SYSTEM

PROPOSED B2-06-CB
RIM=369.0
INV.(OUT)=367.88

MAINTAIN AND PROTECT 24" RCP STORM DRAIN

APPROXIMATE PROPERTY LINE PER GIS

FRANKLIN CROSSING ROAD
N/F
FRANKLIN CROSSING CONDOMINIUM
BK.6934, PG.1

Bordering Vegetated Wetlands

100' Buffer

50' Buffer Zone

25' No Disturb Zone

APPROXIMATE PROPERTY LINE PER GIS

599 OLD WEST CENTRAL ST
N/F
LEDGEWOOD CONDOMINIUM
BK.6055, PG.75

603 OLD WEST CENTRAL STREET
N/F
DONALD G RANIERI &
MARGARET C RANIERI
BK.13713, PG.581

647 OLD WEST CENTRAL ST
N/F
JAMES A & KIMBERLY A
SCHUETZKE
BK.35137, PG.6

623 OLD WEST CENTRAL ST
N/F
ROBIN BARBERO
BK.17293, PG.287

621 OLD WEST CENTRAL ST
N/F
LUI S PUGA &
JENNIFER M PUGA
BK.31486, PG.204

OLD WEST CENTRAL STREET

PROJECT BENCHMARK: NAIL IN UTILITY POLE ELEVATION=285.02

RIDGE RD
N/F
& ALIM &
I M RIVARD
5, PG.344

RIDGE RD
N/F
GOIN
PG.401

G RIDGE RD
N/F
HOLLOWAY
E HOLLOWAY
15, PG.418

LING RIDGE RD
N/F
4UA CINDY WU
7959, PG.150

LEGEND:

- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED KITCHEN WASTE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAINAGE MANHOLE
- PROPOSED WATER QUALITY UNIT
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED GAS GATE VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED TAP AND SLEEVE VALVE
- PROPOSED SITE LIGHTING (SEE LA AND ELECTRICAL PLANS FOR DETAILS)
- PROPOSED DIRECTIONAL FLOW

30 15 0 30 60

1 inch = 30 feet

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DRA

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. POWERS
CIVIL
NO. 45866
REGISTERED PROFESSIONAL ENGINEER
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A
B C
D E

PROJECT NORTH

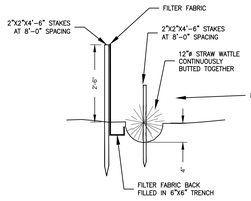
MAGNETIC NORTH

STORMWATER MANAGEMENT PLAN

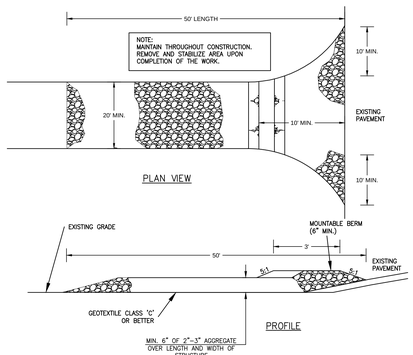
Scale: 1"=30'
Project: 22001.00
Author: GJM
Date: 3/18/2024

C505

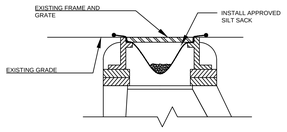
NOTE: ALL WORK SHALL COMPLY WITH THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS



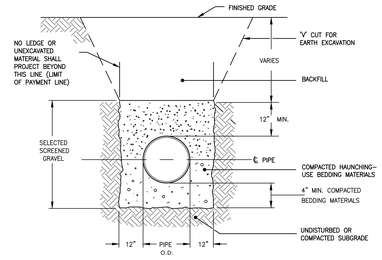
1 SILT FENCE WITH STRAW WATTLE
NTS



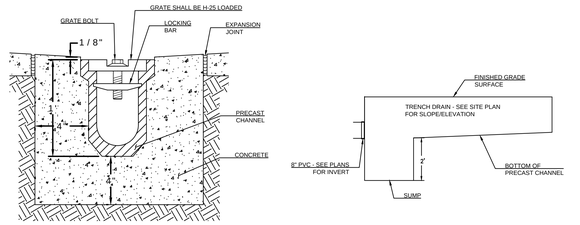
2 STABILIZED CONSTRUCTION ENTRANCE
NTS



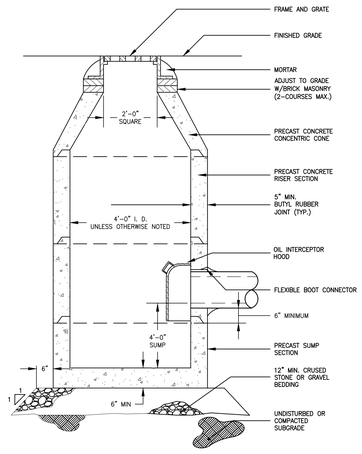
3 CATCHBASIN / AREA DRAIN W/ SILT SACK
NTS



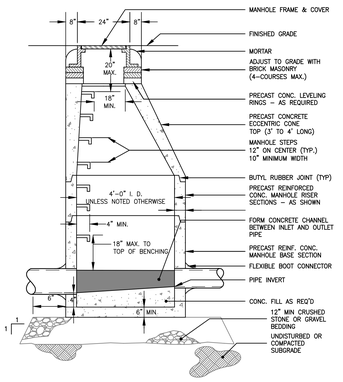
4 TRENCH SECTION- PVC GRAVITY PIPE
NTS



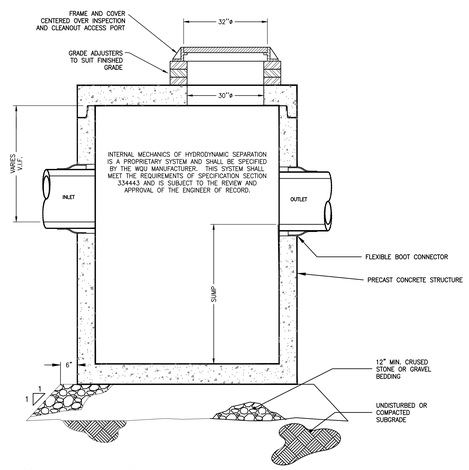
5 TRENCH DRAIN
NTS



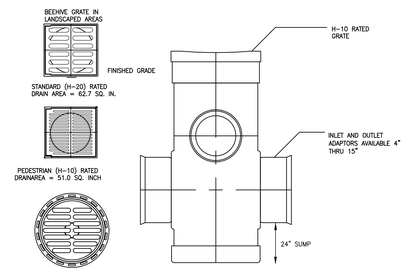
6 CATCH BASIN
NTS



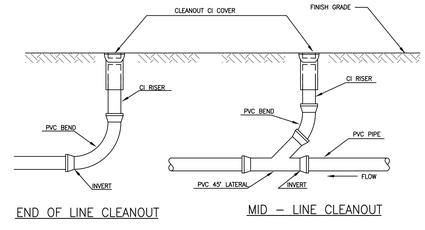
7 PRECAST STORM DRAIN MANHOLE
NTS



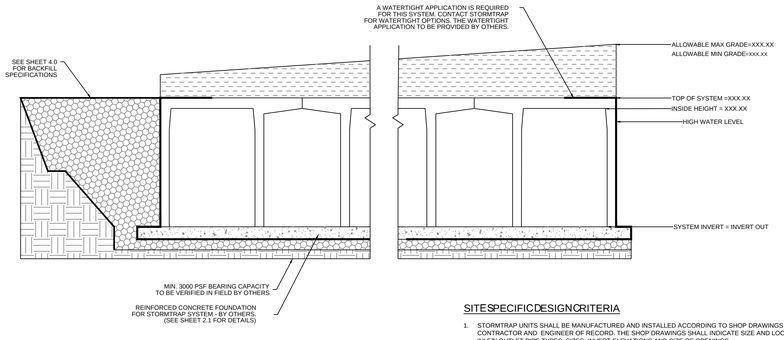
8 WATER QUALITY UNIT
NTS



9 AREA DRAIN
NTS



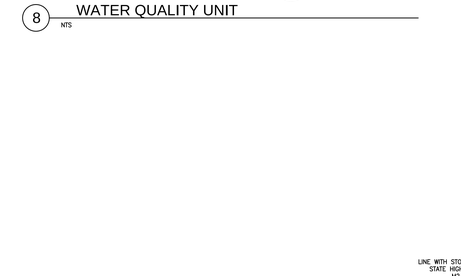
10 CLEANOUT
NTS



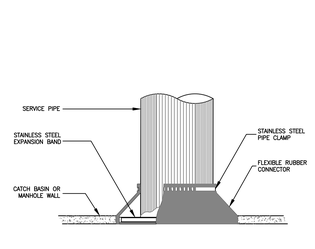
SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 0.50' MAX. XX'X CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW THE SYSTEM INVERT IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. SYSTEM DESIGN INTENT IS TO CONTAIN WATER AND / OR PREVENT GROUNDWATER MIGRATION INTO THE SYSTEM AND WILL NOT BE SUBJECT TO LEAKAGE TESTING. A THIRD PARTY WATER PROOFING SOLUTION IS REQUIRED FOR SEALING OF SYSTEM / MODULE JOINTS AND SEAMS. SOLUTION TO BE PROVIDED AND INSTALLED BY CONTRACTOR IN ACCORDANCE WITH THIRD PARTY WATER-PROOFING SUPPLIER'S PRODUCT SPECIFICATIONS.

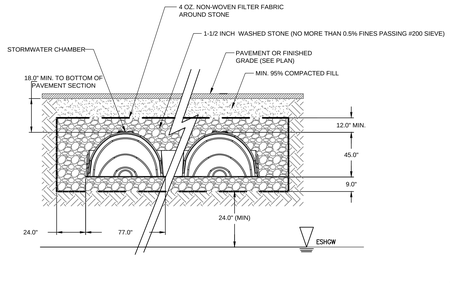
10 UNDERGROUND DETENTION SYSTEM
NTS



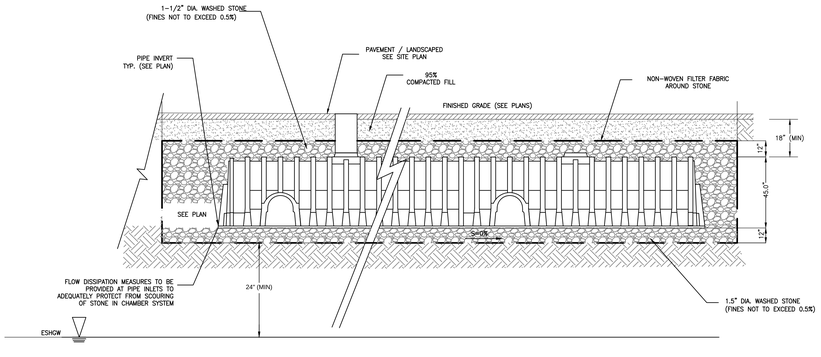
11 FLARED END SECTION AND RIP RAP DETAIL
NTS



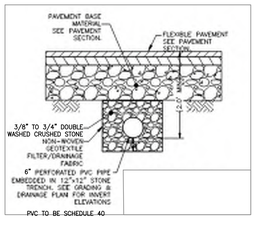
12 PIPE CONNECTION TO MANHOLE
NTS



13 UNDERGROUND INFILTRATION SYSTEM
NTS



14 PAVEMENT UNDERDRAIN



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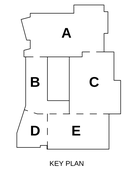
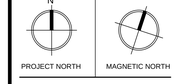


KEY PLAN



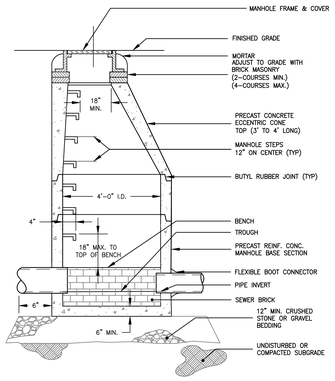
PROJECT NORTH | MAGNETIC NORTH

CIVIL DETAILS

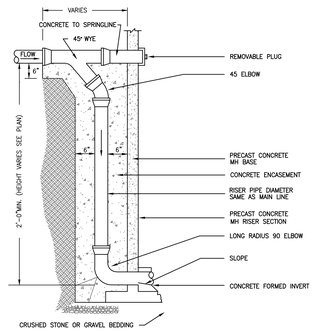
Scale: NTS
Project: 22001.00
Author: GJM
Date: 3/18/2024

C601

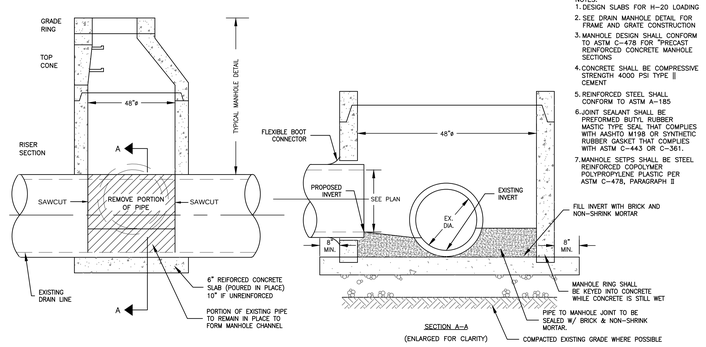
NOTE: ALL WORK SHALL COMPLY WITH THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS



1 PRECAST SANITARY MANHOLE
NTS

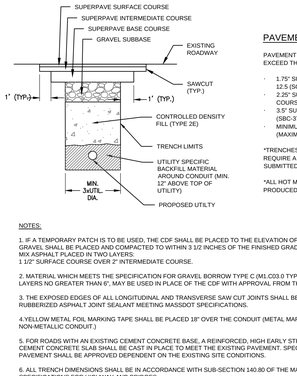


2 OUTSIDE DROP MANHOLE (DIA=4')
NTS



NOTES:
1. DESIGN SLABS FOR H-20 LOADING
2. SEE DRAIN MANHOLE DETAIL FOR FRAME AND GRATE CONSTRUCTION
3. MANHOLE DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
4. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT
5. REINFORCED STEEL SHALL CONFORM TO ASTM A-185
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TYPE SEAL THAT COMPLIES WITH AASHTO M198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES WITH ASTM C-443 OR C-361.
7. MANHOLE SETPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARAGRAPH II

3 DOGHOUSE MANHOLE DETAIL
NTS



PAVEMENT NOTES:

PAVEMENT MIX DEPTH SHALL MATCH OR EXCEED THE EXISTING DEPTH OF HMA.

- 1.75" SUPERPAVE SURFACE COURSE 12.5 (SCC-12.5)
- 2.25" SUPERPAVE INTERMEDIATE COURSE 12.0 (SC-19.0)
- 3.5" SUPERPAVE BASE COURSE 37.5 (SBC-37.5)
- MINIMUM 12" GRAVEL SUB-BASE: (MAXIMUM 3" AGGREGATE SIZE)

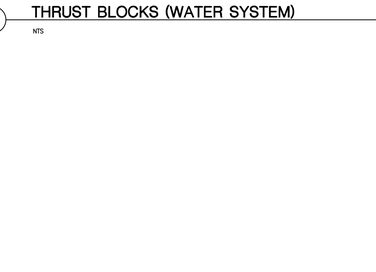
*TRENCHES ON FREEWAYS SHALL REQUIRE A PAVEMENT DESIGN TO BE SUBMITTED FOR APPROVAL

*ALL HOT MIX ASPHALT SHALL BE PRODUCED WITH A WARM MIX ADDITIVE

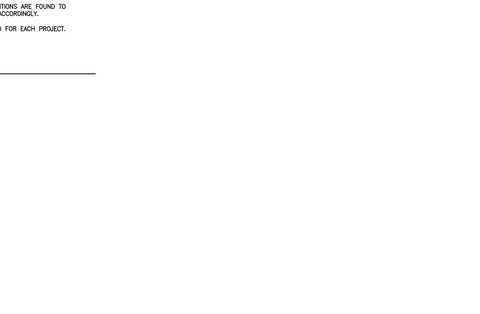
NOTES:

1. IF A TEMPORARY PATCH IS TO BE USED, THE CDF SHALL BE PLACED TO THE ELEVATION OF THE ADJOINING SUBGRADE, THEN GRAVEL SHALL BE PLACED AND COMPACTED TO WITHIN 3 1/2 INCHES OF THE FINISHED GRADE. THE LAST 3 1/2 INCHES SHALL BE HOT MIX ASPHALT PLACED IN TWO LAYERS: 1 1/2" SURFACE COURSE OVER 2" INTERMEDIATE COURSE.
2. MATERIAL WHICH MEETS THE SPECIFICATION FOR GRAVEL BORROW TYPE C (M1.C03.0 TYPE C), PLACED AND COMPACTED IN LAYERS NO GREATER THAN 6", MAY BE USED IN PLACE OF THE CDF WITH APPROVAL FROM THE DISTRICT HIGHWAY DIRECTOR.
3. THE EXPOSED EDGES OF ALL LONGITUDINAL AND TRANSVERSE SAW CUT JOINTS SHALL BE TREATED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALANT MEETING MASSDOT SPECIFICATIONS.
4. YELLOW METAL FOIL MARKING TAPE SHALL BE PLACED 18" OVER THE CONDUIT (METAL MARKING TAPE/WIRE SHOULD BE USED FOR NON-METALLIC CONDUIT.)
5. FOR ROADS WITH AN EXISTING CEMENT CONCRETE BASE, A REINFORCED, HIGH EARLY STRENGTH AIR ENTRAINED. CLASS "F" CEMENT CONCRETE SLAB SHALL BE CAST IN PLACE TO MEET THE EXISTING PAVEMENT. SPECIFIC JOINT DETAILS WITH THE EXISTING PAVEMENT SHALL BE APPROVED DEPENDENT ON THE EXISTING SITE CONDITIONS.
6. ALL TRENCH DIMENSIONS SHALL BE IN ACCORDANCE WITH SUB-SECTION 140.80 OF THE MASSDOT STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
7. SIC 19.0 MAY BE SUBSTITUTED FOR SBC-37.5

4 TRENCH PATCHING DETAIL
NTS



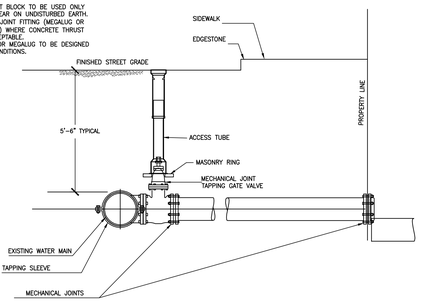
5 TRENCH SECTION - C.L.D.I. WATER PIPE
NTS



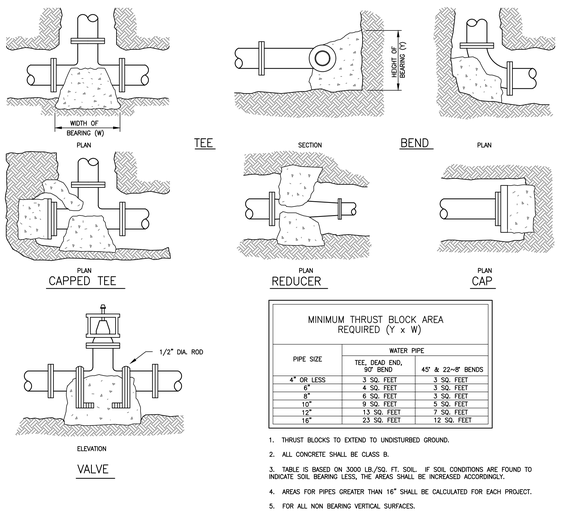
6 GATE VALVE AND BOX
NTS

7 TYPICAL FIRE HYDRANT
NTS

NOTES:
CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH. USE RESTRAINED JOINT FITTING (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



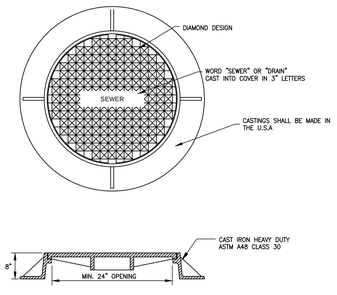
8 WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE
NTS



MINIMUM THRUST BLOCK AREA REQUIRED (Y x W)		
PIPE SIZE	WATER PIPE	
	TEE, DEAD END, 90° BEND	45° & 22-8° BENDS
4" OR LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET

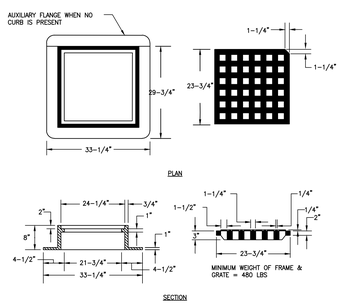
1. THRUST BLOCKS TO EXTEND TO UNDISTURBED GROUND.
2. ALL CONCRETE SHALL BE CLASS B.
3. TABLE IS BASED ON 3000 LB./SQ. FT. SOIL. IF SOIL CONDITIONS ARE FOUND TO INDICATE SOIL BEARING LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
4. AREAS FOR PIPES GREATER THAN 16" SHALL BE CALCULATED FOR EACH PROJECT.
5. FOR ALL NON BEARING VERTICAL SURFACES.

9 THRUST BLOCKS (WATER SYSTEM)
NTS

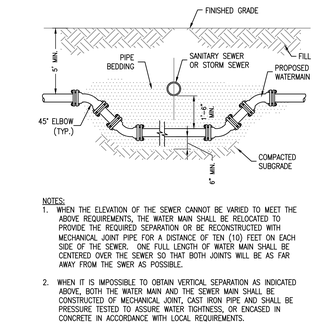


NOTE: VENTILATION HOLES OF ANY SIZE ARE NOT ALLOWED. MINIMUM TOTAL WEIGHT OF FRAME AND COVER SHALL BE 475 LBS.

10 DRAIN/SANITARY MANHOLE FRAME AND COVER
NTS



11 CATCH BASIN FRAME AND COVER
NTS



NOTES:
1. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THE REQUIRED SEPARATION OR BE RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, CAST IRON PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS, OR ENCASED IN CONCRETE IN ACCORDANCE WITH LOCAL REQUIREMENTS.

12 WATER MAIN CROSSING DETAIL
NTS

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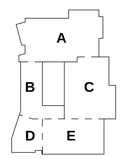
3/18/24

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

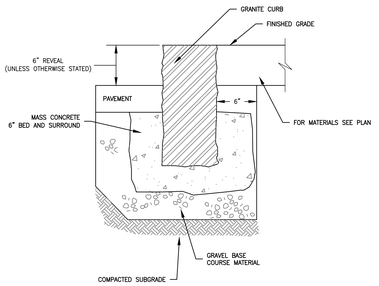
PROJECT NORTH
MAGNETIC NORTH

CIVIL DETAILS

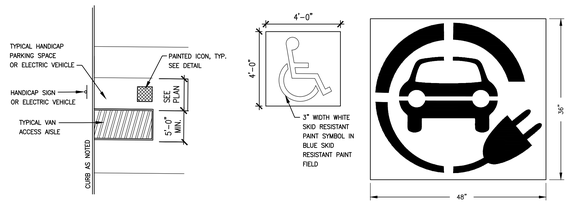
Scale: NTS
Project: 22001.00
Author: GJM
Date: 3/18/2024

C602

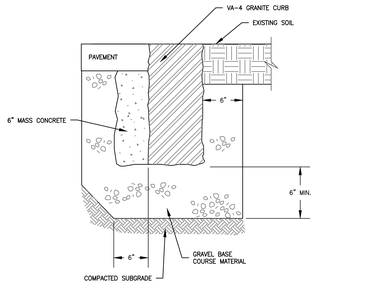
NOTE: ALL WORK SHALL COMPLY WITH THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS



1 VERTICAL GRANITE CURB
NTS



2 PAVEMENT MARKING DETAIL
NTS



3 FLUSHED GRANITE CURB
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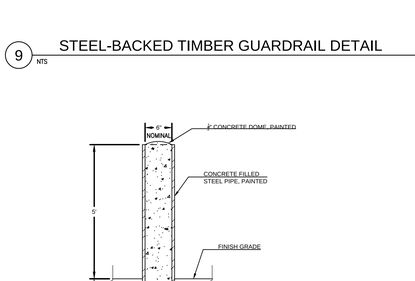
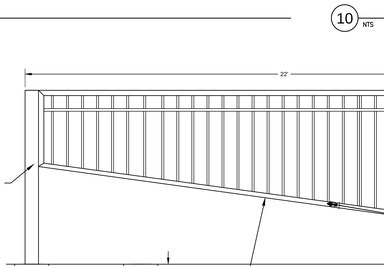


4 HEAVY DUTY CONCRETE PAVEMENT
NTS



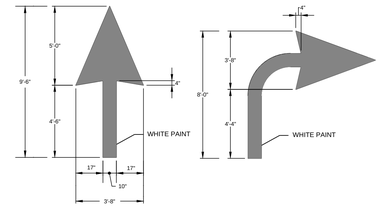
5 GENERATOR/ TRANSFORMER/ DUMPSTER PAD
NTS

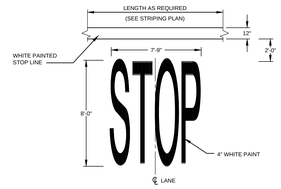
NOTES:
1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
2. THE TOP 24 INCHES OF EXISTING UNDOCUMENTED FILL SHALL BE REPROCESSED, MOISTURE CONDITIONED, PLACED, AND COMPACTED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.

6 ASPHALT PAVEMENT DETAIL
NTS

7 TRAFFIC SIGNAGE SCHEDULE
NTS

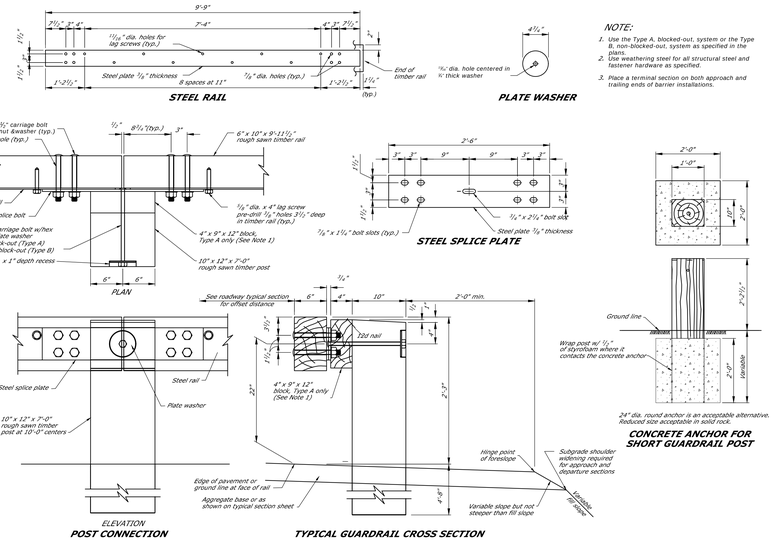
IDENTIFICATION NUMBER	SIZE OF SIGN (INCHES) WIDTH	HEIGHT	UNIT AREA SF	TEXT SEE MUTCD 2009 FOR TEXT DIMENSIONS AND COLORS	NUMBER OF SIGNS REQUIRED	AREA IN SQUARE FEET
R1-1	30"	30"	5.18	STOP	16	82.18
R1-4	18"	6"	0.75	ALL WAY	3	2.25
R5-1	30"	30"	6.25	DO NOT ENTER	3	18.75
R7-8	12"	18"	1.50	RESERVED PARKING	15	22.50
R7-8P	18"	9"	1.13	VAN ACCESSIBLE	5	5.65
R8-3	24"	30"	5.00	NO PARKING	3	15.00
W11A-2	30"	30"	6.25		5	31.25
R6-1R	36"	12"	3.00	ONE WAY	2	6.00





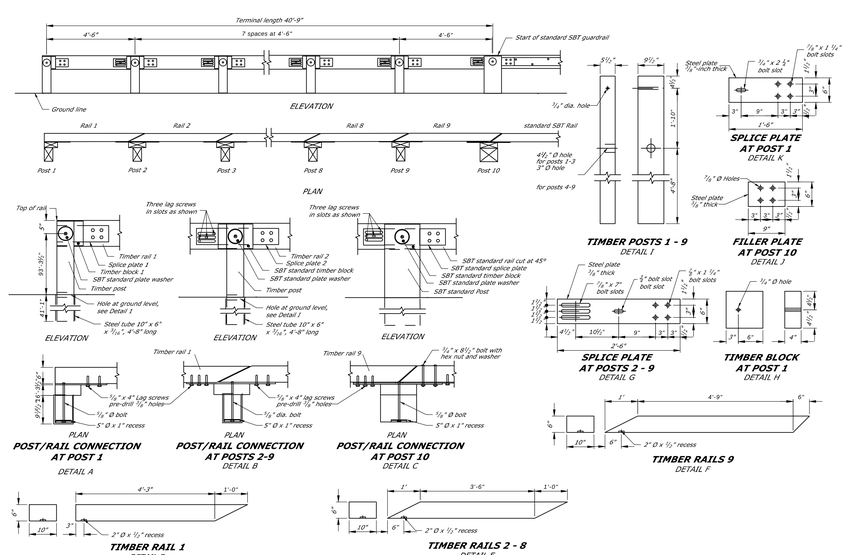
NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

8 PAVEMENT MARKING DETAIL
NTS

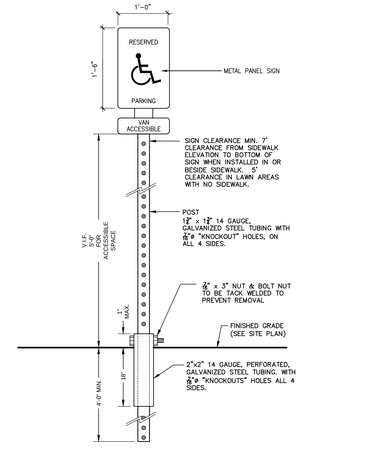


NOTE:
1. Use the Type A, blocked-out, system or the Type B, non-blocked-out, system as specified in the plans.
2. Use weathering steel for all structural steel and fastener hardware as specified.
3. Place a terminal section on both approach and trailing ends of barrier installations.

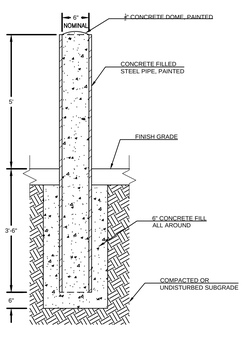
9 STEEL-BACKED TIMBER GUARDRAIL DETAIL
NTS



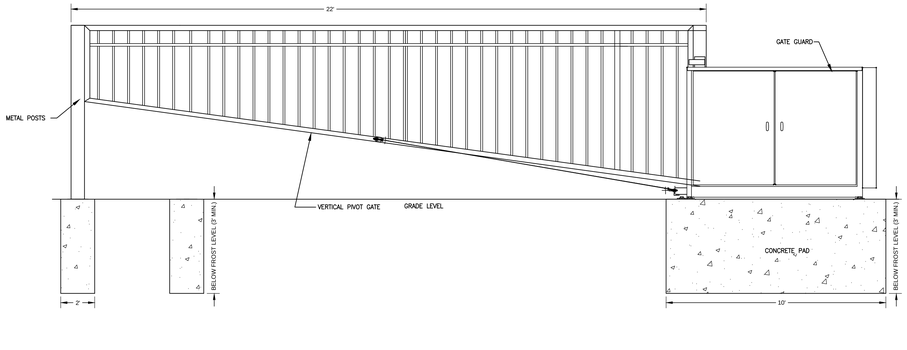
10 END TERMINAL FOR STEEL-BACKED TIMBER GUARDRAIL DETAIL
NTS



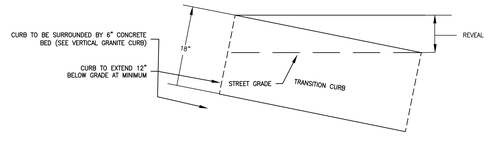
11 TELESCOPING-BREAKAWAY TRAFFIC SIGN POST
NTS



12 6" STEEL BOLLARD (FOR AREA SURROUNDING TRANSFORMER & GENERATOR)
NTS



13 VEHICULAR GATES ELEVATION VIEW - AUTOGATE MODEL BARRACUDA - VERTICAL PIVOT SYSTEM OR EQUAL
NTS



14 TRANSITIONAL GRANITE CURB
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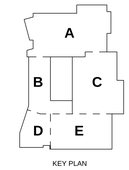
3/18/2024



KEY PLAN

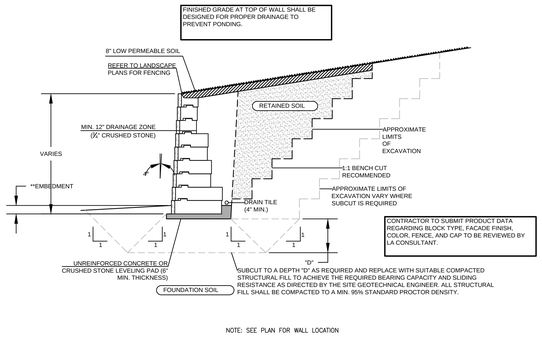
N
PROJECT NORTH
MAGNETIC NORTH

CIVIL DETAILS

Scale: NTS
Project: 22001.00
Author: GJM
Date: 3/18/2024

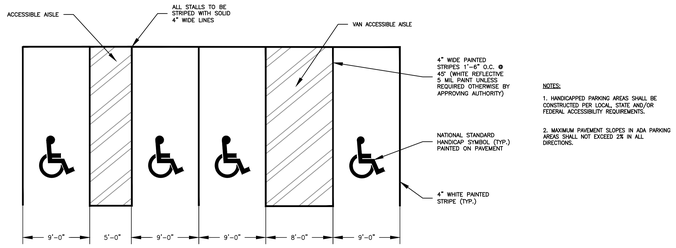
C603

NOTE: ALL WORK SHALL COMPLY WITH THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND GENERAL CONSTRUCTION DETAILS



NOTE: SEE PLAN FOR WALL LOCATION

1 MODULAR BLOCK RETAINING WALL (BIG BLOCK)
NTS

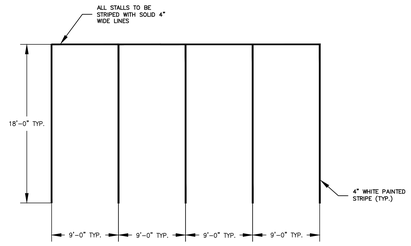


NOTES:

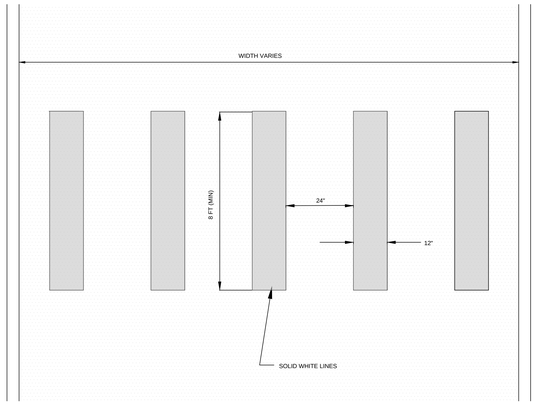
1. HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER LOCAL, STATE AND/OR FEDERAL ACCESSIBILITY REQUIREMENTS.

2. MAXIMUM PAVEMENT SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

2 HANDICAP PARKING STALL DETAIL
NTS



3 PARKING MARKING DETAIL
NTS



4 TYPICAL CROSSWALK
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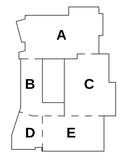

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

CIVIL DETAILS

Scale: NTS
Project: 22001.00
Author: GJM
Date: 3/18/2024

C604

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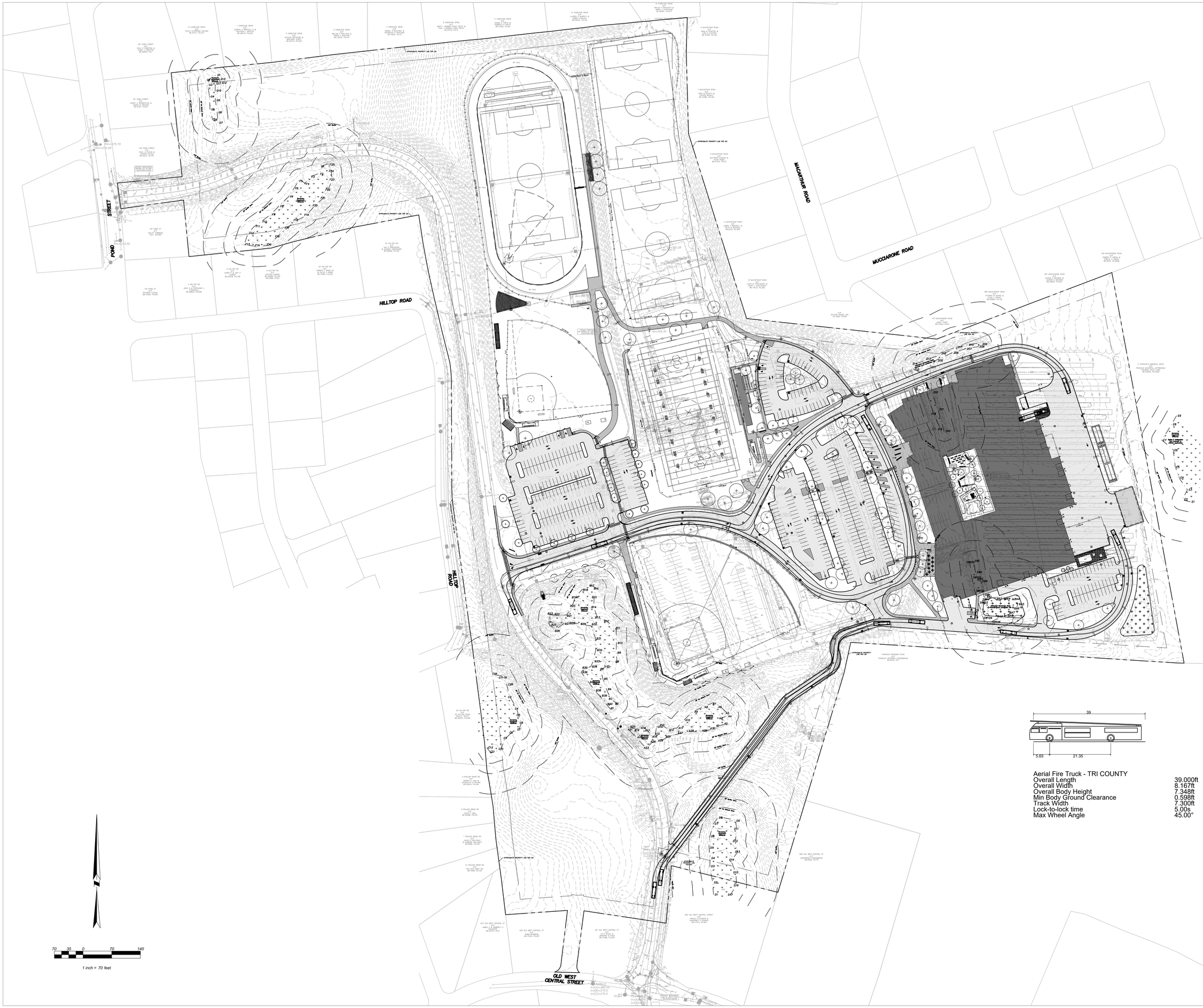
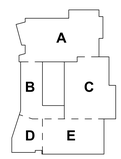


Aerial Fire Truck - TRI COUNTY	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.348ft
Min Body Ground Clearance	0.598ft
Track Width	7.300ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

DESIGN
DEVELOPMENT COST
ESTIMATE SET

3/18/2024



KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

VEHICLE MOVEMENT PLAN

Scale: 1"=70'
Project: 22001.00
Author: GJM
Date: 3/18/2024

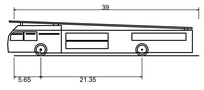
X1

LEGEND:

- SGC — SALVAGED SLOPED GRANITE CURB TO BE RESET
- VGC — PROPOSED VERTICAL GRANITE CURB
- MGC — PROPOSED MOUNTABLE GRANITE CURB
- PROPOSED GUARDRAIL
- LIMIT OF WORK
- PROPOSED SIGN
- T — PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
- GEN — PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
- PROPOSED BOLLARD
- PROPOSED ADD/ALTERNATE
- PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
- PROPOSED NEW BUILDING
- PROPOSED BITUMINOUS ASPHALT
- PROPOSED GRAVEL
- PROPOSED PEDESTRIAN WALKS
- PROPOSED CONCRETE APRON
- PROPOSED CONCRETE WALKWAY
- PROPOSED TAPER FLARE
- PROPOSED DETECTABLE WARNING PANEL
- PROPOSED RAMP
- PROPOSED TRANSITION CURB

30 15 0 30 60

1 inch = 30 feet



Aerial Fire Truck - TRI COUNTY

Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.348ft
Min Body Ground Clearance	0.598ft
Track Width	7.300ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

STOPPING SITE DISTANCE CHART

U.S. Customary				
Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance Calculated (ft)	Stopping Sight Distance Design (ft)
15	55.1	21.6	76.7	80
20	73.5	38.4	111.9	115
25	91.9	60.0	151.9	155
30	110.3	86.4	196.7	200
35	128.6	117.6	246.2	250
40	147.0	153.6	300.6	305
45	165.4	194.4	359.8	360
50	183.8	240.0	423.8	425
55	202.1	290.3	492.4	495
60	220.5	345.5	566.0	570
65	238.9	405.5	644.4	645
70	257.3	470.3	727.6	730
75	275.6	539.9	815.5	820
80	294.0	614.3	908.3	910
85	313.5	693.5	1007.0	1010

INTERSECTION STOPPING DISTANCE CHARTS

LEFT TURN AFTER STOP

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars Calculated (ft)	Intersection Sight Distance for Passenger Cars Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885

RIGHT TURN AFTER STOP

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars Calculated (ft)	Intersection Sight Distance for Passenger Cars Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

SOURCE: (A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS; 2018, 7TH EDITION)

INTERSECTION SIGHT DISTANCE (ISD) FORMULA:

ISD = 1.47*(V)*(T)

V = DESIGN SPEED (MPH)

T = TIME GAP FOR MAJOR ROADS (SECONDS) (SEE TABLE)

275.6 = 1.47 (25MPH) (7.5SEC)

STOPPING SIGHT DISTANCE (SSD) FORMULA: 1.47(V)(T) + 1.075((V^2)/A)

SSD = STOPPING SIGHT DISTANCE (FT)

V = DESIGN SPEED (MPH)

T = BREAK REACTION TIME (2.5 SECONDS)

A = DECELERATION RATE (11.2FT/S^2)

151.9 = 1.47(25)(2.5) + 1.075((25^2)/11.2)

TIME GAP - LEFT AND RIGHT TURNS

Table 9-6. Time Gap for Case B1, Left Turn from Stop

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	7.5
Single-unit truck	9.5
Combination truck	11.5

Table 9-8. Time Gap for Case B2—Right Turn from Stop

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	6.5
Single-unit truck	8.5
Combination truck	10.5

SOURCE: (A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS; 2018, 7TH EDITION)

LEFT VIEW FROM DRIVE EXIT

VIEW FROM RIGHT INTERSECTION STOPPING DISTANCE

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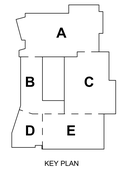
DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

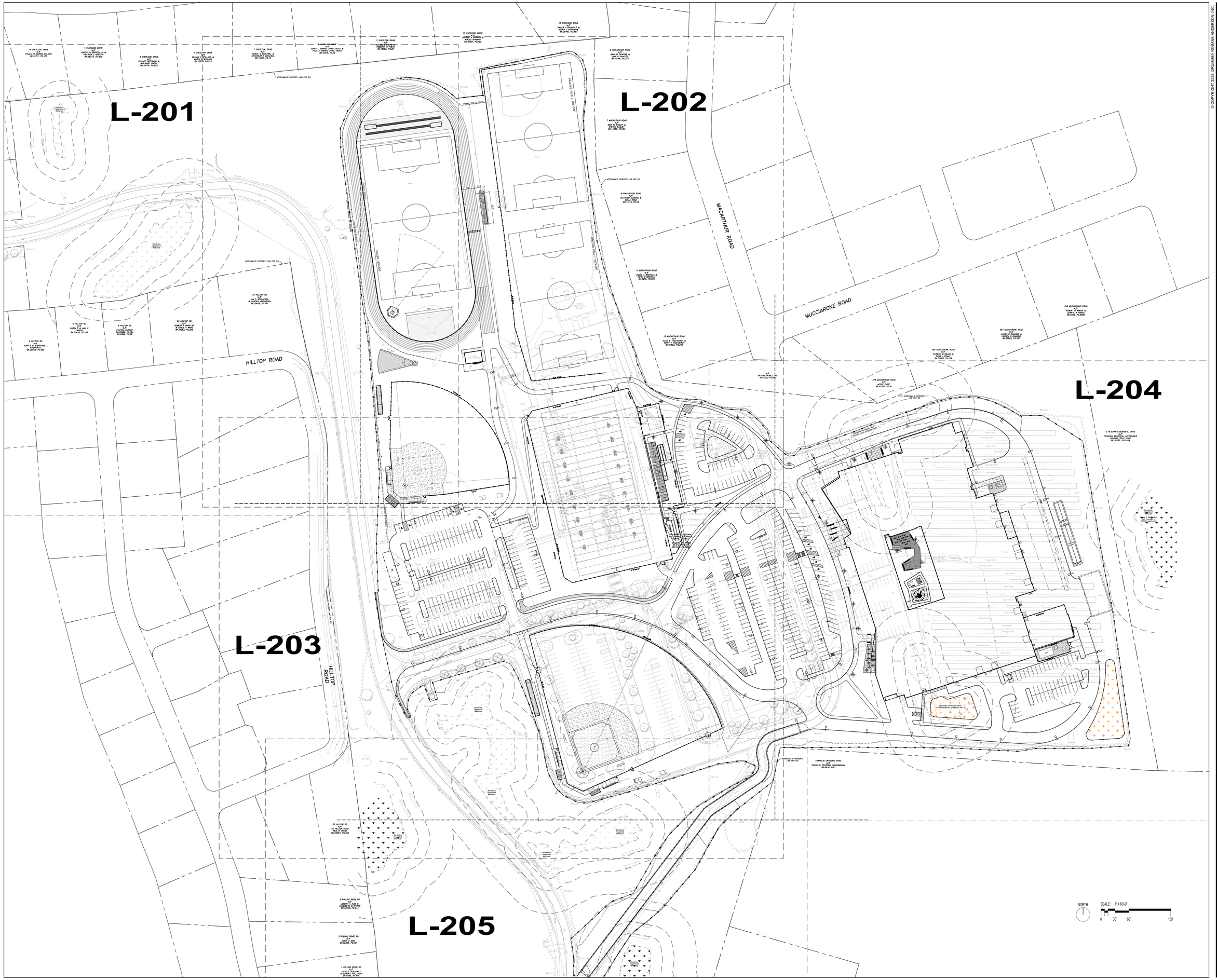
PROJECT NORTH

MAGNETIC NORTH

ACCESS ROAD SITE STOPPING DISTANCE EXHIBIT

Scale: 1"=30'
Project: 22001.00
Author: KAH
Date: 3/18/2024

X2



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3/24/2024

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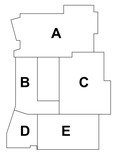
3/18/2024



KEY PLAN

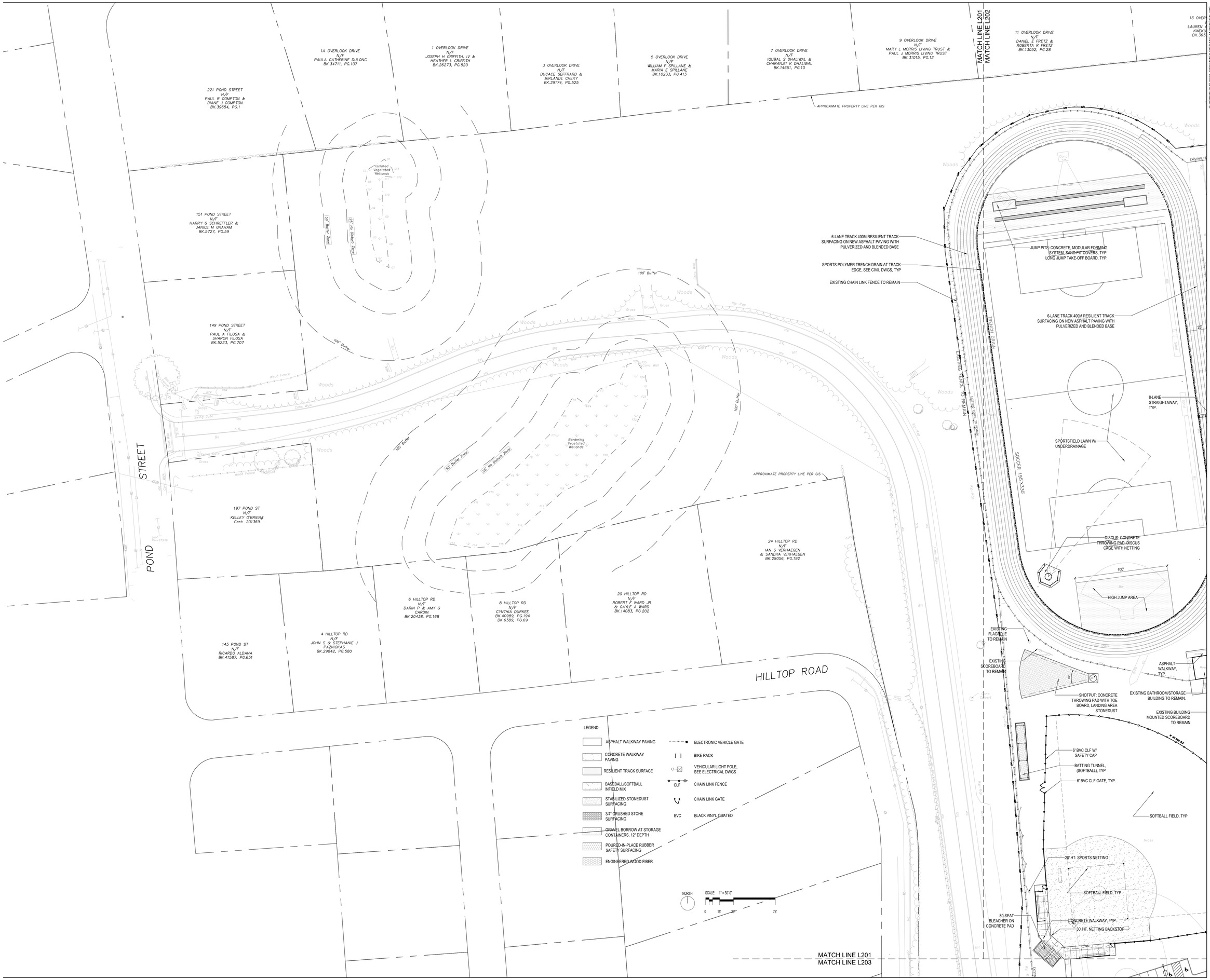
PROJECT NORTH

MAGNETIC NORTH

OVERALL SITE PLAN

Scale: 1"=60'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L200



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LANDSCAPE ARCHITECTS
130 WEST BROADWAY, BOSTON MA 02127
617.464.1440 **warnerlarson.com**

COMMONWEALTH OF MASSACHUSETTS
DAVID J WALKER
NO. 4007
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L201

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LEGEND:

- ASPHALT WALKWAY PAVING
- CONCRETE WALKWAY PAVING
- RESILIENT TRACK SURFACE
- BASEBALL/SOFTBALL INFIELD MIX
- STABILIZED STONEDUST SURFACING
- 3/4" CRUSHED STONE SURFACING
- GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
- POURED-IN-PLACE RUBBER SAFETY SURFACING
- ENGINEERED WOOD FIBER
- ELECTRONIC VEHICLE GATE
- BIKE RACK
- VEHICULAR LIGHT POLE, SEE ELECTRICAL DWGS
- CLF CHAIN LINK FENCE
- CHAIN LINK GATE
- BVC BLACK VINYL COATED

NORTH

SCALE: 1" = 30'-0"
0 15' 30' 75'

5 OVERLOOK DRIVE N/F WILLIAM F SPILLANE & MARIA E SPILLANE BK.10233, PG.413

7 OVERLOOK DRIVE N/F IQUBAL S DHALIWAL & CHARANJIT K DHALIWAL BK.14651, PG.10

9 OVERLOOK DRIVE N/T MARY L MORRIS LIVING TRUST & PAUL J MORRIS LIVING TRUST BK.31015, PG.12

11 OVERLOOK DRIVE N/F DANIEL E FRETZ & ROBERTA R FRETZ BK.13052, PG.28

13 OVERLOOK DRIVE N/F LAUREN A MURPHY & KWEKU NYINAKU BK.36331, PG.122

BK.39481, PG.337

5 MACARTHUR ROAD N/F JOHN M CHAFFEE & LORI H CHAFFEE BK.10199, PG.333

7 MACARTHUR ROAD N/F DINA M BAGLEY & STEVEN BAGLEY BK.14380, PG.183

9 MACARTHUR ROAD N/F MATTHEW CUSHING & OLIVIA ROMA BK.41214, PG.76

11 MACARTHUR ROAD N/F JAMES A BROVELLI & RUTH M BROVELLI BK.6213, PG.305

15 MACARTHUR ROAD N/F ALAN M VASILOVICH & MARY G VASILOVICH BK.11633, PG.292

N/F SKYLINE HONES NO DEED FOUND

24 HILLTOP RD N/F IAN S VERHAEGEN & SANDRA VERHAEGEN BK.29056, PG.192

HILLTOP ROAD

MACARTHUR ROAD

APPROXIMATE PROPERTY LINE PER GIS

MATCH LINE L201
MATCH LINE L203

MATCH LINE L202
MATCH LINE L204

6-LANE TRACK 400M RESILIENT TRACK SURFACING ON NEW ASPHALT PAVING WITH PULVERIZED AND BLENDED BASE

SPORTS POLYMER TRENCH DRAIN AT TRACK EDGE, SEE CIVIL DWGS, TYP

EXISTING CHAIN LINK FENCE TO REMAIN

JUMP PITS: CONCRETE. MODULAR FORMING SYSTEM. SAND PIT COVERS, TYP. LONG JUMP TAKE-OFF BOARD, TYP.

6-LANE TRACK 400M RESILIENT TRACK SURFACING ON NEW ASPHALT PAVING WITH PULVERIZED AND BLENDED BASE

TRENCH DRAIN

EXISTING FENCE TO REMAIN

SWING GATE TO REMAIN

SOCCER 195'X330'

PRACTICE FIELD 2 180'X330'

PRACTICE FIELD 1 180'X330'

SPORTSFIELD LAWN W/ UNDERDRAINAGE

6' BVC CLF

8-LANE STRAIGHTAWAY, TYP.

5-ROW BLEACHER X 3 (135 SEAT CAPACITY) ON CONCRETE PAD

SRW RETAINING WALL, TYP.

DISCUS: CONCRETE THROWING PAD, DISCUS CAGE WITH NETTING

100'

HIGH JUMP AREA

VEHICULAR ASPHALT, TYP.

EXISTING FLAGPOLE TO REMAIN

EXISTING SCOREBOARD TO REMAIN

ASPHALT WALKWAY, TYP.

SHOTPUT: CONCRETE THROWING PAD WITH TOE BOARD, LANDING AREA STONEDUST

EXISTING BATHROOM/STORAGE BUILDING TO REMAIN.

EXISTING BUILDING MOUNTED SCOREBOARD TO REMAIN

6' BVC CLF W/ SAFETY CAP

BATTING TUNNEL, (SOFTBALL), TYP

6' BVC CLF GATE, TYP.

SOFTBALL FIELD, TYP

20' HT. SPORTS NETTING

80-SEAT BLEACHER ON CONCRETE PAD

CONCRETE WALKWAY, TYP.

30' HT. NETTING BACKSTOP

6' HT BVC CLF DOUBLE GATE, TYP.

6' HT. BVC CLF, TYP.

SPORTSLIGHTING NIC, SEE ELECTRICAL DWGS FOR CONDUIT

PEDESTRIAN CONCRETE PAVING, TYP.

ALUMINUM RAMP TO PRESS BOX

550-SEAT ALUMINUM BLEACHER WITH PRESS BOX ON CONCRETE PAD

MULTI-SPORT ELECTRONIC SCOREBOARD (BY OWNER)

4' HT. SRW RETAINING WALL

4'-HT. SRW RETAINING WALL

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

MASSACHUSETTS
DAVID J WARNER
NO. 4026
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A
B C
D E

PROJECT NORTH

MAGNETIC NORTH

LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L202

MOUNTED SCOREBOARD TO REMAIN

6' BVC CLF W/ SAFETY CAP

BATTING TUNNEL, (SOFTBALL), TYP

6' BVC CLF GATE, TYP.

SOFTBALL FIELD, TYP

20' HT. SPORTS NETTING

SOFTBALL FIELD, TYP.

80-SEAT BLEACHER ON CONCRETE PAD

CONCRETE WALKWAY, TYP.

30' HT. NETTING BACKSTOP

6' HT. BVC CLF, TYP.

SPORTSLIGHTING NIC, SEE ELECTRICAL DWGS FOR CONDUIT

PEDESTRIAN CONCRETE PAVING, TYP.

SPORTSFIELD LAWN W/ UNDERDRAINAGE

ALUMINUM RAMP TO PRESS BOX

550-SEAT ALUMINUM BLEACHER WITH PRESS BOX ON CONCRETE PAD

MULTI-SPORT ELECTRONIC SCOREBOARD (BY OWNER)

4' HT. SRW RETAINING WALL

4' HT. SRW RETAINING WALL

IRRIGATED SODDED LAWN

ASPHALT WALKWAY, TYP.

ASPHALT WALKWAY, TYP.

MATCH LINE L201
MATCH LINE L203

MATCH LINE L202
MATCH LINE L203

MATCH LINE L202
MATCH LINE L204

MATCH LINE L203
MATCH LINE L204

PARKING LOT LIGHTING, TYP. SEE ELECTRICAL DWGS

MEET AND MATCH EXISTING SIDEWALK

PEDESTRIAN ASPHALT SIDEWALK, TYP.

ENTRY SIGN, SEE ARCH DWGS.

APPROXIMATE PROPERTY LINE PER GIS

HILLTOP ROAD

CONCRETE STEPS W/ STEEL HANDRAILS, TYP.

STEEL GUARDRAIL, TYP.

ELECTRONIC BASEBALL SCOREBOARD (BY OWNER)

8' HT. BVC CLF DOUBLE GATE

BASEBALL FIELD, TYP.

BATTING CAGE ON STONE DUST SURFACING

MEET AND MATCH EXISTING CURB AND SIDEWALK, TYP

BASEBALL FIELD, TYP.

PEDESTRIAN ASPHALT, TYP.

PEDESTRIAN CONCRETE WALKWAY, TYP.

45-SEAT ALUMINUM BLEACHER ON CONCRETE PAD, TYP.

DOUBLE, BVC CLF GATE, TYP.

6' HT. BVC CLF, TYP.

BULLPEN, TYP.

45-SEAT ALUMINUM BLEACHER

BACKSTOP W/ 30' HT. NET SYSTEM

100' Buffer

50' Buffer Zone

25' No Disturb Zone

Bordering Vegetated Wetlands

MATCH LINE L203
MATCH LINE L205
52 HILLTOP RD
N/F
52 HILLTOP ROAD REALTY TRUST
BK.29097, PG.396

MATCH LINE L203
MATCH LINE L205

LEGEND:

- ASPHALT WALKWAY PAVING
- CONCRETE WALKWAY PAVING
- RESILIENT TRACK SURFACE
- BASEBALL/SOFTBALL INFIELD MIX
- STABILIZED STONEDUST SURFACING
- 3/4" CRUSHED STONE SURFACING
- GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
- POURED-IN-PLACE RUBBER SAFETY SURFACING
- ENGINEERED WOOD FIBER
- ELECTRONIC VEHICLE GATE
- BIKE RACK
- VEHICULAR LIGHT POLE, SEE ELECTRICAL DWGS
- CLF — CHAIN LINK FENCE
- CHAIN LINK GATE
- BVC — BLACK VINYL COATED

NORTH

SCALE: 1" = 30'-0"

0 15' 30' 75'

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COMMONWEALTH OF MASSACHUSETTS
DAVID J. WARNER
No. 1035
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A
B C
D E

PROJECT NORTH

MAGNETIC NORTH

LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L203

365 MUCCIARONE ROAD
N/F
PATRICK M DRAKE &
ELISA L DRAKE
BK.35883, PG.129

373 MUCCIARONE ROAD
N/F
ADELE TURET
BK.41553, PG.61

N/F
SKYLINE HOMES
NO DEED FOUND

0 VETERAN'S MEMORIAL DRIVE
N/F
FRANKLIN MUNICIPAL AFFORDABLE
HOUSING TRUST FUND
BK.34282, PG.520

MATCH LINE L202
MATCH LINE L204

MATCH LINE L202
MATCH LINE L203

MATCH LINE L203
MATCH LINE L204

MATCH LINE L203
MATCH LINE L205

ASPHALT WALKWAY, TYP.

PROPOSED EDGE OF VEGETATION, TYP

APPROXIMATE PROPERTY LINE PER GIS

100' Buffer

50' Buffer Zone

25' No Disturb Zone

Delineated Stormwater Basin
Potential Local Jurisdiction IVB

PEDESTRIAN CONCRETE WALKWAY, TYP.

CONCRETE PAD AT EXTERIOR DOOR, TYP. SEE STRUCTURAL DWGS

VEHICULAR CONCRETE, TYP

LOADING DOCK, SEE ARCH AND CIVIL DWGS

SUBSURFACE STORMWATER INFILTRATION SYSTEM, SEE CIVIL DRAWINGS

40' X 8' CONNEX STORAGE CONTAINERS (4) ON GRAVEL SURFACING

COMPOSITE WOOD AND LED METAL BENCH, TYP. (Type A or B - see specs)

PEDESTRIAN CONCRETE PLAZA

COMPOSITE WOOD ACCESSIBLE RAMP, TYP.

BISTRO METAL TABLES/CHAIRS

FLAGPOLE

BIKE RACK (see specs)

COMPOSITE BOARDWALK DECKING WITH PRESSURE TREATED DECK STRUCTURE, CONCRETE SONOTUBE POSTS

ENGINEERED WOOD FIBER SURFACING

NATURE PLAY (SANDBOX, LOGS, ETC.) - See specs

4' HT. HORIZONTAL WOOD SLAT FENCE AND GATE

COMPOSITE WOOD BOARDWALK TRIKE TRACK

MAIN PLAY STRUCTURE (see specs)

POURED-IN-PLACE RUBBER PLAY SURFACING

PEDESTRIAN CONCRETE PAD TYP. ALL ENTRANCES

CONCRETE-FILLED STEEL BOLLARD, TYP.

REINFORCED CONCRETE PAD FOR FUTURE MAINTENANCE SHED, SEE ARCH DWGS

SLIDING VEHICULAR GATE (MANUAL) 8' HT. BVC CLF

8 HT- BVC CLF SURROUNDING AUTO STORAGE AREA/PARKING

TRANSFORMER, GENERATOR ON CONCRETE PADS SEE ELECTRICAL DRAWINGS

CRUSHED STONE SURFACING

8' WIDE CONCRETE STAIRS AND RAILINGS, TYP.

PEDESTRIAN CONCRETE PAVING, TYP.

METAL CAFE TABLE/CHAIRS, TYP.

8X8 DUMPSTER CONCRETE PAD, TYP

CONCRETE-FILLED STEEL BOLLARD, TYP.

CONCRETE STEPS W/ STEEL HANDRAILS, TYP

CONCRETE STEPS WITH HANDRAILS

DOUBLE BVC CLF GATE, TYP.

VEHICULAR BARRIER SWING GATE, MANUAL, FRA TYP

N/F
FRANKLIN CROSSING CONDOMINIUM
BK.6934, PG.1

Bordering Vegetated Wetlands

Zone E Designation Not Included in ANRAD Application

LEGEND:

- ASPHALT WALKWAY PAVING
- CONCRETE WALKWAY PAVING
- RESILIENT TRACK SURFACE
- BASEBALL/SOFTBALL INFIELD MIX
- STABILIZED STONEDUST SURFACING
- 3/4" CRUSHED STONE SURFACING
- GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
- POURED-IN-PLACE RUBBER SAFETY SURFACING
- ENGINEERED WOOD FIBER
- ELECTRONIC VEHICLE GATE
- BIKE RACK
- VEHICULAR LIGHT POLE, SEE ELECTRICAL DWGS
- CLF CHAIN LINK FENCE
- CHAIN LINK GATE
- BVC BLACK VINYL COATED

NORTH

SCALE: 1" = 30'-0"
0 15' 30' 75'

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3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L204

LEGEND:

LOW	APPROX. LIMIT OF WORK
555	EXISTING CONTOUR
550 / 551	PROPOSED CONTOUR
550 / 551	PROPOSED CONTOUR SEE NOTE BELOW
× 553.1 / *(556.15)	EXISTING SPOT ELEVATION
+556.15	PROPOSED SPOT ELEVATION
1.0%	PROPOSED SLOPE
TS / BS	TOP OF STAIR / BOTTOM OF STAIR
TW / BW	TOP OF WALL / BOTTOM OF WALL
SW	SPILLWAY
TC / BC	TOP OF CURB / BOTTOM OF CURB
TH	DOOR THRESHOLD
HP	HIGH POINT
RIM	RIM ELEVATION
UD	UNDER DRAIN, SEE DETAILS

NOTE: FOR OVERALL SITE GRADING REFER TO CIVIL DWGS. FOR DETAILED GRADING IN SPORTSFIELDS, PLAZAS AND OTHER PEDESTRIAN AREAS, REFER TO L-SERIES GRADING PLANS.

NORTH

SCALE: 1" = 30'-0"

0 15' 30' 75'

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3/24/2024

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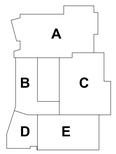
3/18/2024



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

LANDSCAPE GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L301

SEE SHEET L301 FOR GRADING NOTES AND LEGENDS

NORTH

SCALE: 1" = 30'-0"
0 15' 30' 75'

MATCH LINE L301
MATCH LINE L302

MATCH LINE L303
MATCH LINE L304

APPROXIMATE PROPERTY LINE PER GIS

EXISTING FENCE TO REMAIN

TOPOGRAPHY PER LIDAR (SEE NOTE 7)

MACARTHUR ROAD

HILLTOP ROAD

100' Buffer

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COMMONWEALTH OF MASSACHUSETTS
DAVID J. WARNER
NO. 2227
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

LANDSCAPE GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L302

SEE SHEET L301 FOR GRADING NOTES AND LEGENDS

NORTH

SCALE: 1" = 30'-0"

0 15' 30' 75'

MATCH LINE L301
MATCH LINE L302

MATCH LINE L303
MATCH LINE L305

MATCH LINE
MATCH LINE

APPROXIMATE PROPERTY LINE PER GIS

HILLTOP ROAD

52 HILLTOP RD
N/F
52 HILLTOP ROAD REALTY TRUST
BK.29097, PG.396

TOPOGRAPHY PER LIDAR (SEE NOTE 7)

50' Buffer Zone
25' No Disturb Zone
100' Buffer
Bordering Vegetated Wetlands
Woods

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COMMONWEALTH OF MASSACHUSETTS
DAVID J WARNER
No. 3078
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

A
B C
D E

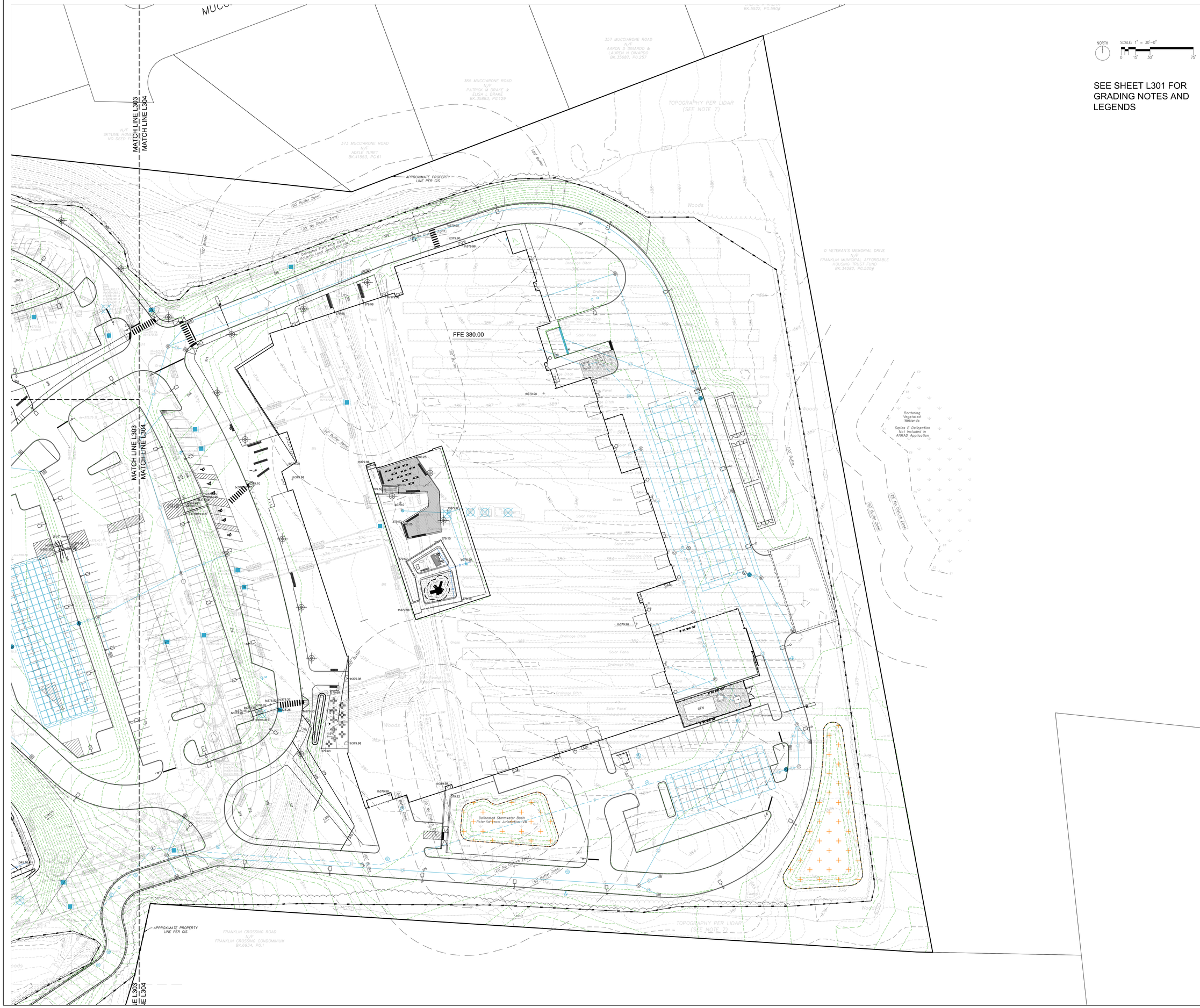
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

LANDSCAPE GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L303



SEE SHEET L301 FOR GRADING NOTES AND LEGENDS

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COMMONWEALTH OF MASSACHUSETTS
DAVID J WARNER
No. 3324
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A
B C
D E

PROJECT NORTH | MAGNETIC NORTH

LANDSCAPE GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L304

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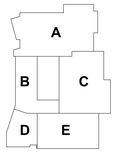
3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

LANDSCAPE GRADING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L305

PLANT_SCHEDULE

NOTES

1. CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. NEW PLANT MATERIAL ADJACENT TO BUILDING SHALL BE LOCATED NO CLOSER THAN 3' 0.C. TO FOUNDATION WALL.

2. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

3. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING AND NEW UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING.

4. CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ANY AREAS DESIGNATED TO BE LAWN, OR OTHER SEED PLANTING MATEIRAL ON THIS PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.

5. ALL PLANT BEDS SHALL RECEIVE 3" DEPTH OF PINE BARK MULCH.

6. PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3H:IV AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.

7. ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRUNED IN ACCORDANCE WITH THE SPECIFICATIONS.

8. WHERE ANOTHER CULTIVAR IS NOTED AS ACCEPTABLE, AND THERE ARE MORE THAN 1 SPECIFIED, ALL PLANTS OF THAT SPECIES ARE TO BE THE SAME CULTIVAR.

9. ALL PLANTING SPECIES SHOULD BE CONSISTENT WITH THE BEST DEVELOPMENT PRACTICE GUIDEBOOK.

CODE	QTY		BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES						
AR	9		Acer rubrum `Redpointe`	Redpointe Maple	2.5" Cal.	Native
AS	2		Acer saccharum	Sugar Maple	2.5" Cal.	Native
GB2	12		Ginkgo biloba `Magyar`	Magyar Ginkgo	3.5-4.0" cal. B&B	
GTS	15		Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2.5" Cal.	
NS	3		Nyssa sylvatica `Wildfire`	Black Gum	2.5" Cal.	
PA	8		Platanus x acerifolia `Exclamation`	London Plane Tree	3.5" cal. B&B	Adaptable (Native Sycamore hard to source)
QP	2		Quercus palustris	Pin Oak	2.5" Cal.	Native
QR	2		Quercus rubra	Red Oak	2.5" Cal.	Native
TA	7		Tilia americana `Legend`	Linden	2-2.5" cal. B&B	High Branched
UA	9		Ulmus americana `Jefferson`	American Elm	2.5" Cal.	Valley Forge acceptable cultivar
ZS	4		Zelkova serrata `Village Green`	Village Green Sawleaf Zelkova	3" Cal.	Halka an acceptable cultivar
EVERGREEN TREES						
CL	14		x Cupressocyparis leylandii	Leyland Cypress	5-6` Ht. B&B	Buffer Planting
TP	4		Thuja plicata `Green Giant`	Green Giant American Arborvitae	8` Ht.	Native
ORNAMENTAL TREES						
AX	17		Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	6-7` Ht. B&B	Native Clump
PA2	8		Prunus subhirtella `Autumnalis`	Autumn Flowering Cherry	2-2.5" cal. B&B	
PSK	3		Prunus serrulata `Kwanzan`	Flowering Cherry	2.5" Cal.	
CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GROUND COVERS						
CK3	73		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	
PD	813		Pleioblastus distichus	Dwarf Fernleaf Bamboo	1 gal.	
RG	122		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL
- LAWN — GENERAL LAWN AREA: NON-IRRIGATED SEEDED LAWN
- IRRIGATED ATHLETIC FIELD
- LAWN: FESCUE SEED MIX
- CONSERVATION SEED MIX
- NATIVE WETLAND SEED MIX

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 50'

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COMMONWEALTH OF MASSACHUSETTS
DAVID J WARNER
NO. 3028
REGISTERED LANDSCAPE ARCHITECT
3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A B C D E

PROJECT NORTH | MAGNETIC NORTH

PLANTING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L401

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL
- LAWN — GENERAL LAWN AREA: NON-IRRIGATED SEEDED LAWN
- IRRIGATED ATHLETIC FIELD
- LAWN: FESCUE SEED MIX
- CONSERVATION SEED MIX
- NATIVE WETLAND SEED MIX

SEE L401 FOR PLANT SCHEDULE

MATCH LINE L401
MATCH LINE L402

MATCH LINE L403
MATCH LINE L404

APPROXIMATE PROPERTY LINE PER GIS

HILLTOP ROAD

MACARTHUR ROAD

TOPOGRAPHY PER LIDAR (SEE NOTE 7)

EXISTING FENCE TO REMAIN

LIMIT OF IRRIGATION

LAWN

MULTIPURPOSE FIELD AT TRACK: SEEDED AND IRRIGATED ATHLETIC FIELD LAWN, TYP

PRACTICE FIELDS: SEEDED AND IRRIGATED ATHLETIC FIELD LAWN, TYP

SOFTBALL: SODDED AND IRRIGATED ATHLETIC FIELD LAWN, TYP

STADIUM FIELD SODDED AND IRRIGATED ATHLETIC FIELD LAWN, TYP

4 UA

2 UA

8 PA

2 AR

3 NS

2 PA2
1 AR

7 TA

PROPOSED VEGETATED SWALE

EASEMENT TO BE GRANTED AND MAINTAINED TO BE MAINTAINED

100' Buffer

NORTH

SCALE: 1" = 30'-0"
0 15' 30' 75'

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3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

A
B C
D E

PROJECT NORTH

MAGNETIC NORTH

PLANTING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L402

SEE L401 FOR PLANT SCHEDULE

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL
- LAWN — GENERAL LAWN AREA: NON-IRRIGATED SEEDED LAWN
- IRRIGATED ATHLETIC FIELD
- LAWN: FESCUE SEED MIX
- CONSERVATION SEED MIX
- NATIVE WETLAND SEED MIX

NORTH

SCALE: 1" = 30'-0"

0 15' 30' 75'

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MASSACHUSETTS DAVID J. WARNER NO. 2019 REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

A B C D E

KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

PLANTING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L403

NORTH

SCALE: 1" = 30'-0"
0 15' 30' 75'

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL
- LAWN — GENERAL LAWN AREA: NON-IRRIGATED SEEDED LAWN
- IRRIGATED ATHLETIC FIELD
- LAWN: FESCUE SEED MIX
- CONSERVATION SEED MIX
- NATIVE WETLAND SEED MIX

SEE L401 FOR PLANT SCHEDULE

MATCH LINE L403
MATCH LINE L404

MUCCIARONE

TOPOGRAPHY PER LIDAR (SEE NOTE 7)

APPROXIMATE PROPERTY LINE PER GIS

100' Buffer

50' Buffer Zone

25' No Disturb Zone

PROPOSED VEGETATED SWALE

EXISTING BASIN RESOURCE AREA TO BE PROTECTED AND PRESERVED THROUGHOUT CONSTRUCTION

PROPOSED BOLLARDS (TYP.)

PROPOSED SCHOOL BUILDING FFE = 380.00

PROPOSED TRANSFORMER PAD AND ELECTRICAL BOX (SEE ELECTRICAL DRAWINGS FOR DETAILS)

PROPOSED GENERATOR PAD/SEE ELECTRICAL DRAWINGS FOR DETAILS)

GEN

Delineated Stormwater Basin
Perimeter Berm, Invert Elev. 373

Bordering Vegetated Wetlands

Square E. Delineation Not Included in ANRAD Application

Solar Panel

Drainage Ditch

Woods

Grass

Ledge

8 PA
2 AR
3 NS
2 PA2
1 AR
7 TA
15 GTS
3 GB2
35 CK3
17 AX
813 PD
6 GB2
2 ZS
3 UA
1 AS
38 CK3
3 PSK
122 RG
3 GB2
1 QR
4 TP
5 AR

CONNECT ELECTRICAL TO EXISTING INFRASTRUCTURE. SEE M.E.P. PLANS FOR DETAIL

LIMIT OF IRRIGATION

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COMMONWEALTH OF MASSACHUSETTS
DAVID J. WARNER
No. 1026
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

A
B C
D E

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

PLANTING PLAN

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L404

SEE L401 FOR PLANT SCHEDULE

LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- PERENNIAL
- LAWN — GENERAL LAWN AREA: NON-IRRIGATED SEEDED LAWN
- IRRIGATED ATHLETIC FIELD
- LAWN: FESCUE SEED MIX
- CONSERVATION SEED MIX
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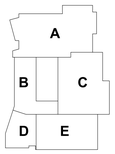
MASSACHUSETTS
DAVID J. WARNER
REGISTERED LANDSCAPE ARCHITECT
NO. 2029

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

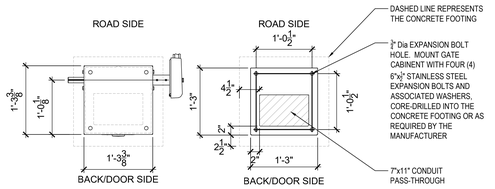
PROJECT NORTH

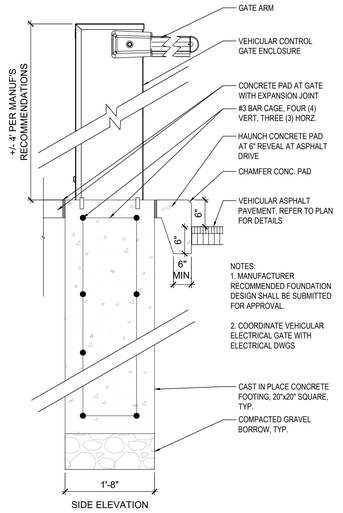
MAGNETIC NORTH

PLANTING PLAN

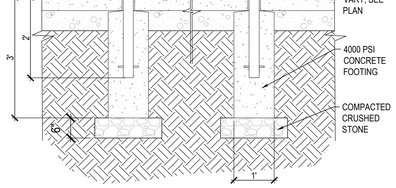
Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 3/18/2024

L405

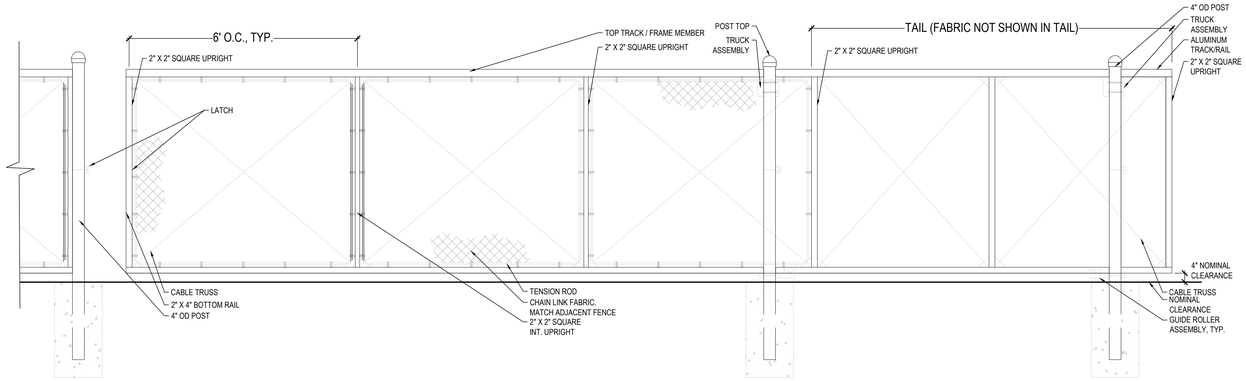




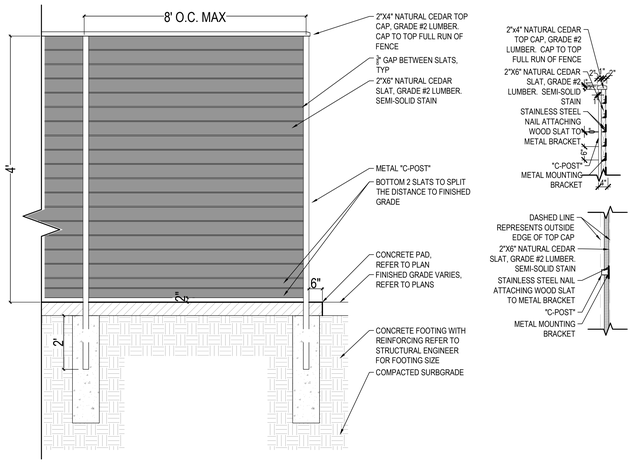
16 ELECTRIC VEHICULAR GATE
SCALE: ##########



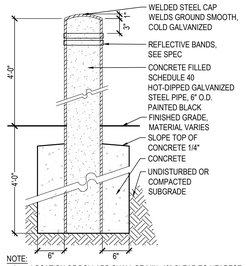
17 RIBBON BIKE RACK
SCALE: ##########



8 CANTILEVERED SLIDE GATE
SCALE: ##########

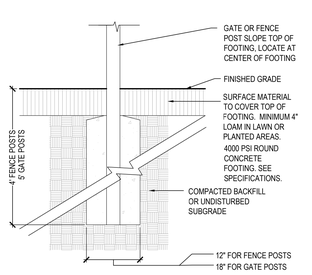


11 HORIZONTAL WOOD SLAT FENCE
SCALE: ##########

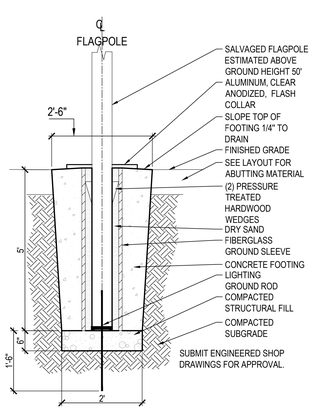


NOTE:
1. LOCATION OF BOLLARD SHALL BE MIN. 10" CLEAR TO NEAREST ABUTTING STRUCTURE.

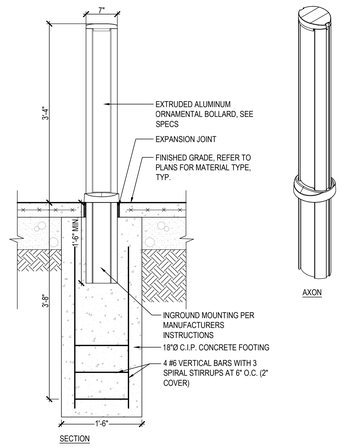
14 CONCRETE FILLED STEEL BOLLARD
SCALE: ##########



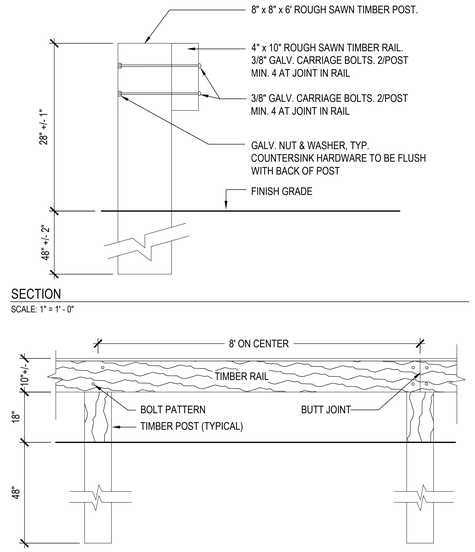
12 CHAIN LINK FENCE FOOTING
SCALE: ##########



15 FLAG POLE FOOTING
SCALE: ##########



13 ORNAMENTAL BOLLARD
SCALE: ##########

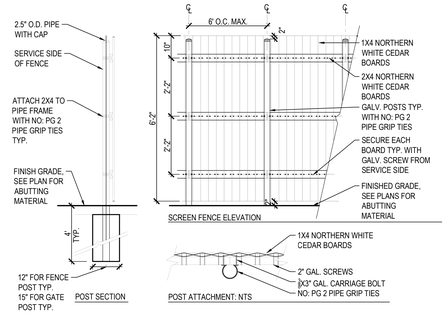


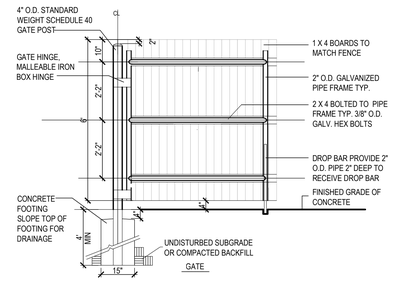
SECTION
SCALE: 1" = 1' - 0"

ELEVATION
SCALE: 1/2" = 1' - 0"

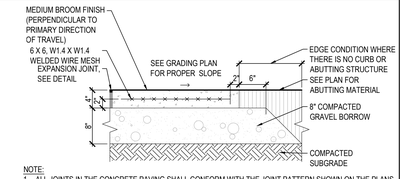
NOTES:
1. LINE OF POSTS SHALL BE INSTALLED STRAIGHT AND TRUE TO ALIGNMENT SHOWN ON PLAN.
2. ALL POSTS SHALL BE INSTALLED PLUMB AND ALL RAILS SHALL BE PARALLEL TO FINISH GRADE.
3. TIMBER RAIL LENGTHS SHALL BE 16'
4. TIMBER POSTS AND RAILS SHALL BE ROUGH SAWN P.T. SOUTHERN YELLOW PINE, CLEAR HEARTWOOD FREE OF DEFECTS.
5. SEE SPECIFICATIONS.

9 TIMBER WOODEN GUIDERAIL
SCALE: ##########





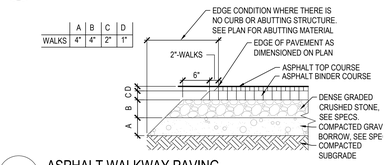
10 WOOD SCREEN FENCE WITH PIPE FRAME
SCALE: ##########



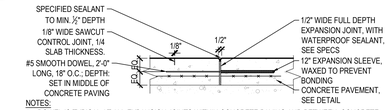
NOTE:
1. ALL JOINTS IN THE CONCRETE PAVING SHALL CONFORM WITH THE JOINT PATTERN SHOWN ON THE PLANS.

1 CONCRETE WALKWAY PAVING
SCALE: ##########

	A	B	C	D
WALKS	4"	4"	2"	1"

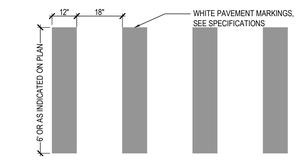


2 ASPHALT WALKWAY PAVING
SCALE: ##########



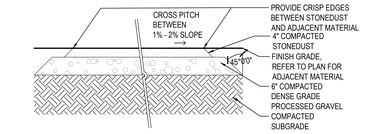
NOTES:
1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS WITHIN CONCRETE PAVING AND BETWEEN CONCRETE PAVING AND CONCRETE STAIRS.
2. DELETE EXPANSION SLEEVE AND DOWEL WHERE JOINT ABUTS RETAINING WALL, CURBS, OR OTHER FIXED OBJECTS.
3. INSTALL JOINTS AS SHOWN ON PLAN. EXPANSION JOINTS AT A MAXIMUM OF 30' APART AND CONTROL JOINTS AT A MAXIMUM OF 10' APART UNLESS SPACED MORE CLOSELY ON THE PLANS.

3 EXPANSION JOINT
SCALE: ##########

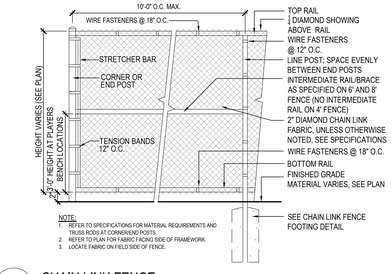


NOTE:
1. PROVIDE PAVEMENT MARKINGS WHERE SHOWN ON PLANS IN ACCORDANCE WITH THIS DETAIL
2. TWO COATS OF PAINT REQUIRED FOR ALL STRIPING IN CROSSWALK AND PARKING AREAS

4 CROSSWALK PAVING MARKINGS
SCALE: ##########

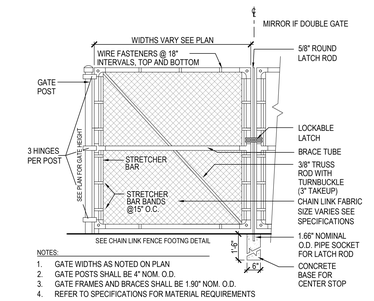


5 STONEDUST SURFACING
SCALE: ##########



NOTE:
1. REFER TO SPECIFICATIONS FOR MATERIAL REQUIREMENTS AND TRUSS RODS AT CORNER/END POSTS.
2. REFER TO PLAN FOR FABRIC FACING SIDE OF FRAMEWORK.
3. LOCATE FABRIC ON FIELD SIDE OF FENCE.

6 CHAIN LINK FENCE
SCALE: ##########



NOTES:
1. GATE WIDTHS AS NOTED ON PLAN
2. GATE POSTS SHALL BE 4" NOM. O.D.
3. GATE FRAMES AND BRACES SHALL BE 1.90" NOM. O.D.
4. REFER TO SPECIFICATIONS FOR MATERIAL REQUIREMENTS

7 CHAIN LINK GATE
SCALE: ##########

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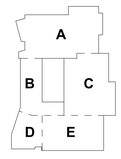
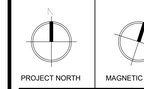
DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



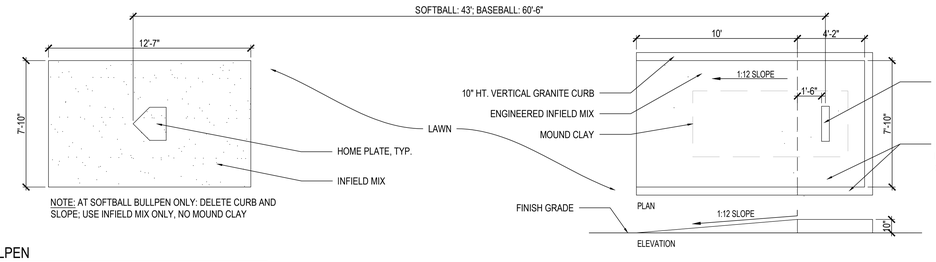
KEY PLAN



DETAILS

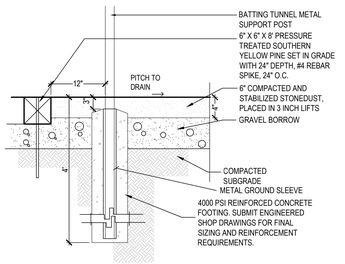
Scale: VARIES
Project: 22001.00
Author: WLI
Date: 3/18/2024

L501



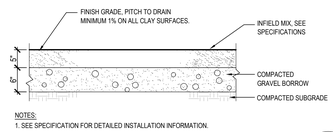
10 BULLPEN

SCALE: ##########



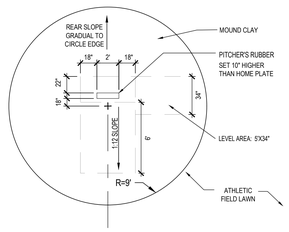
13 BATTING CAGE FOOTING AND SURFACING

SCALE: ##########



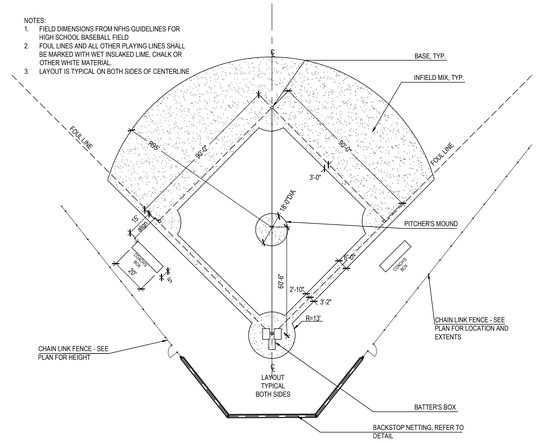
14 CLAY INFIELD MIX

SCALE: ##########



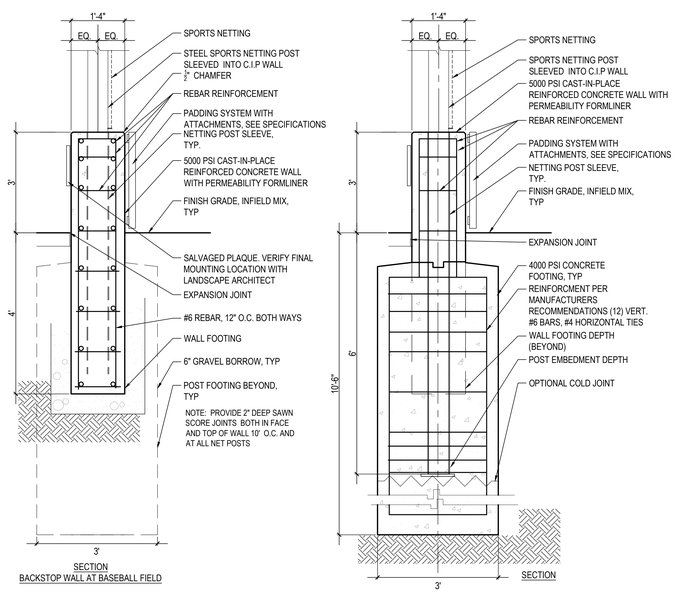
15 BASEBALL PITCHERS MOUND PLAN

SCALE: ##########



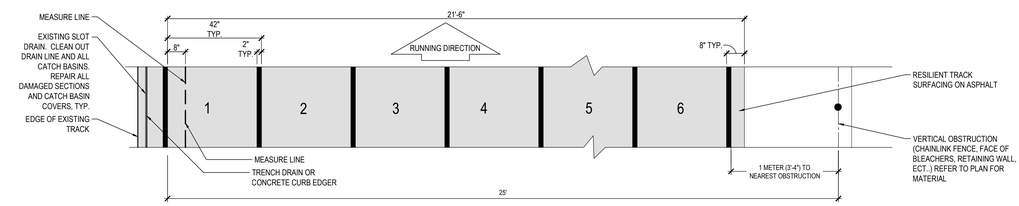
11 BASEBALL INFIELD LAYOUT

SCALE: 1" = 30'



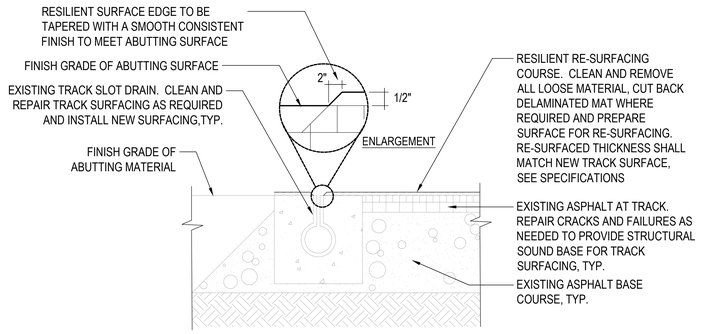
12 BASEBALL BACKSTOP FOOTING

SCALE: ##########



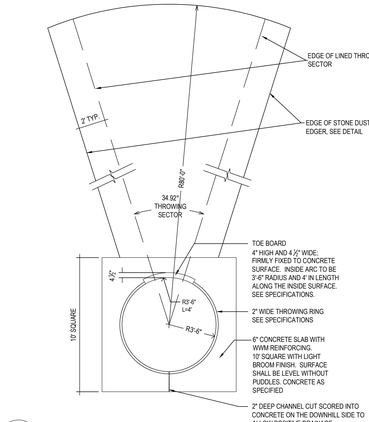
1 TRACKLANEDETAIL-6 LANE

SCALE: ##########



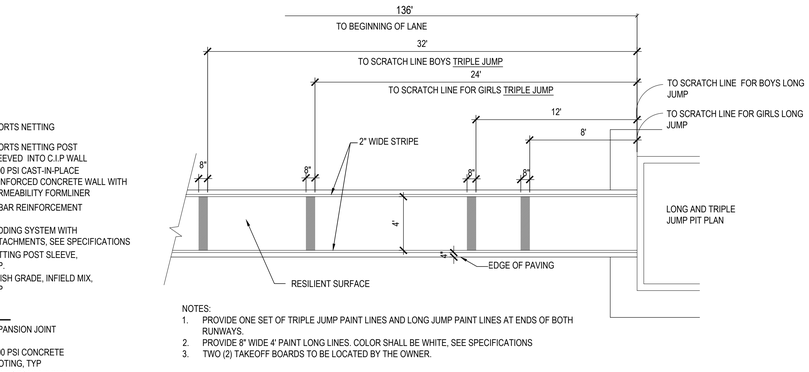
7 TRACK_RESILIENT SURFACE

SCALE: ##########



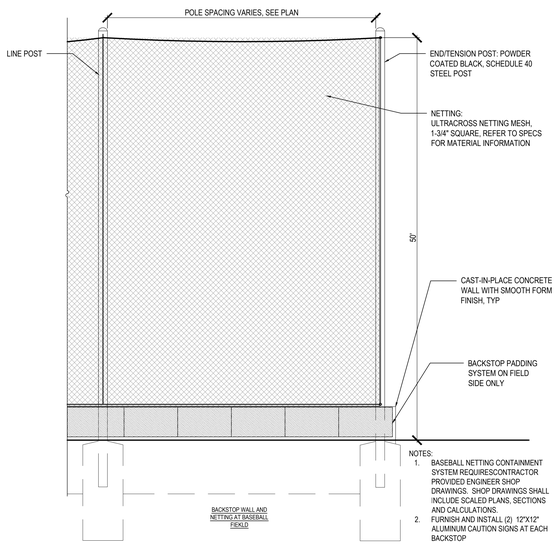
2 SHOTPUT

SCALE: ##########



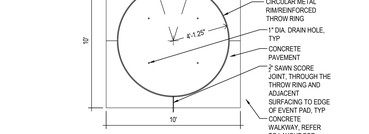
8 LONG-TRIPLE JUMP LINE PLAN

SCALE: ##########



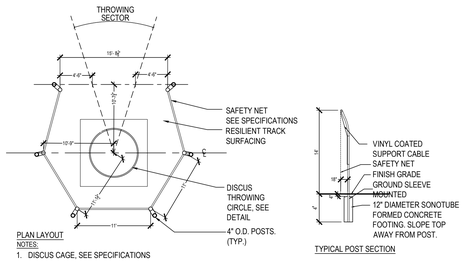
9 BASEBALL BACKSTOP

SCALE: ##########



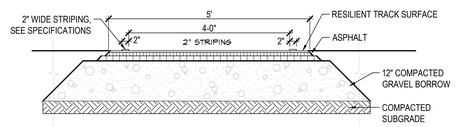
3 DISCUS PAD

SCALE: ##########



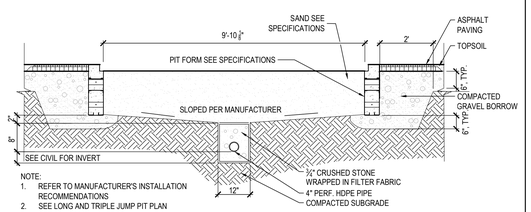
4 DISCUS ENCLOSURE

SCALE: ##########



5 LONG JUMP LANE SECTION

SCALE: ##########



6 LONG JUMP PIT SECTION

SCALE: ##########

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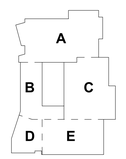
REGISTERED LANDSCAPE ARCHITECT — RICHARD J. WARNER — NO. 1057 — COMMONWEALTH OF MASSACHUSETTS
3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024

KEY PLAN

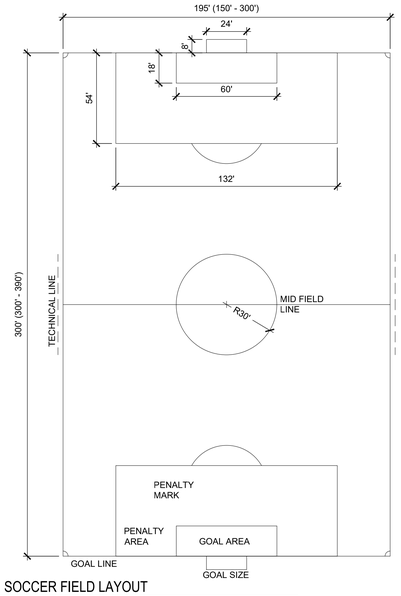


PROJECT NORTH | MAGNETIC NORTH

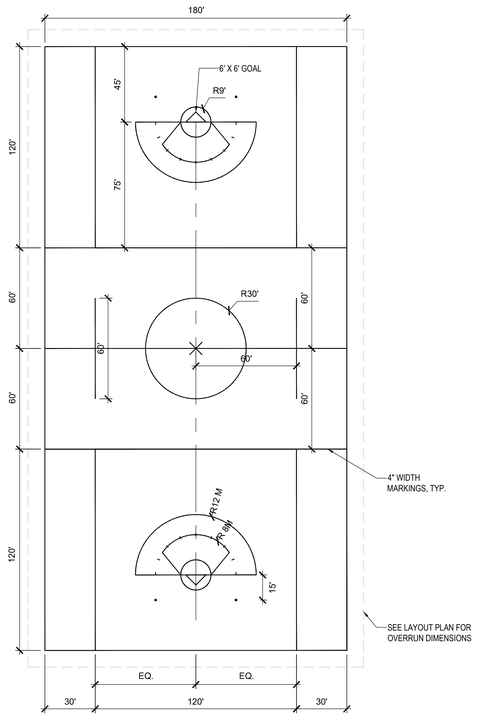
DETAILS

Scale: VARIES
Project: 22001.00
Author: WLI
Date: 3/18/2024

L502

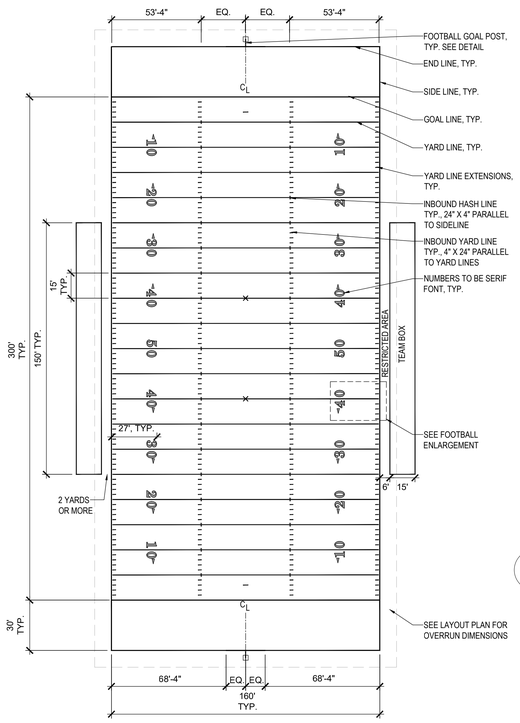


10 SOCCER FIELD LAYOUT
SCALE: ############



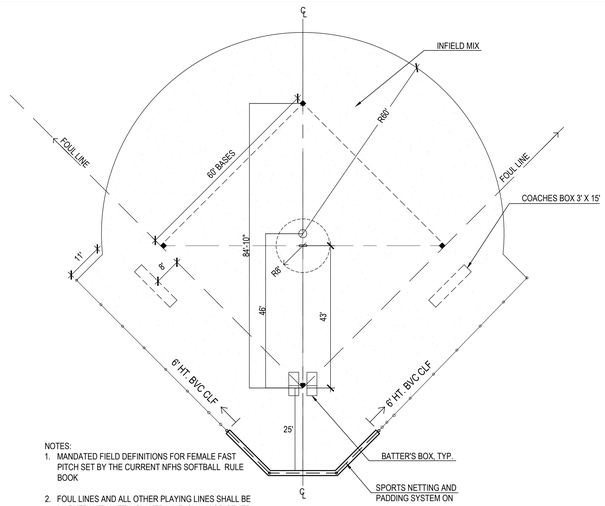
NOTES:
1. 10' MINIMUM OVERRUN. SEE LAYOUT PLAN FOR OVERRUN DIMENSIONS.
2. SHALL COMPLY WITH NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFHS) FIELD GUIDELINES FOR HIGH SCHOOL UNIFIED LACROSSE FIELD
3. FOR SYNTHETIC TURF APPLICATIONS, SEE SPECIFICATIONS FOR TUFTED/INLAID REQUIREMENTS AND LINE COLOR.

8 BOYS AND GIRLS LACROSSE
SCALE: ############



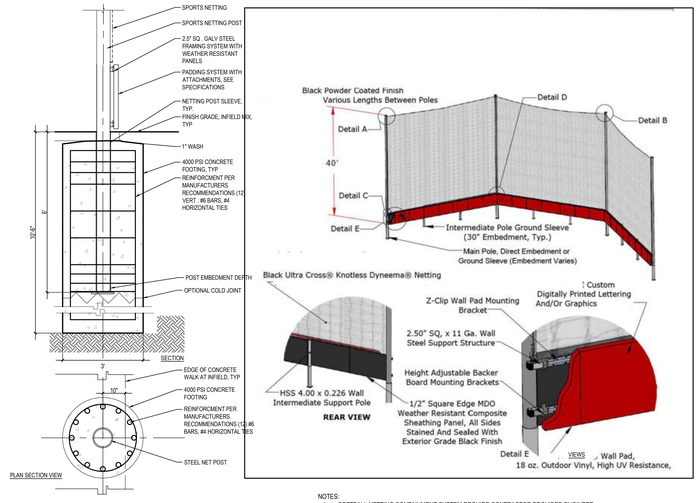
NOTES:
1. THE LINES REPRESENTING THE GOAL LINES, SIDELINES AND END LINES ARE OUTSIDE THE DIMENSIONS SHOWN.
2. THE YARD LINES ARE MARKED WITH THE MEASURED DISTANCE IN THE MIDDLE OF THE LINE
3. 10' MINIMUM OVERRUN. SEE LAYOUT PLAN FOR OVERRUN DIMENSIONS.
4. SHALL COMPLY WITH NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFHS) FIELD GUIDELINES FOR HIGH SCHOOL FOOTBALL FIELD
5. FOR SYNTHETIC TURF APPLICATIONS, SEE SPECIFICATIONS FOR TUFTED/INLAID REQUIREMENTS AND LINE COLOR.

6 FOOTBALL FIELD LAYOUT
SCALE: ############



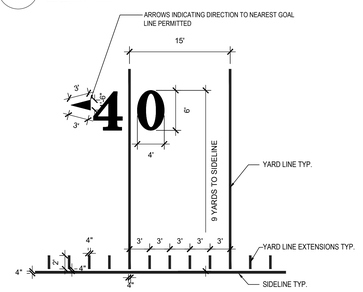
NOTES:
1. MANDATED FIELD DEFINITIONS FOR FEMALE FAST PITCH SET BY THE CURRENT NFHS SOFTBALL RULE BOOK
2. FOUL LINES AND ALL OTHER PLAYING LINES SHALL BE MARKED WITH WET INSLAKED LIME, CHALK OR OTHER WHITE MATERIAL
3. LOCATIONS OF SPORTS NETTING, GATES, FENCING AND DUGOUTS ARE IDENTIFIED ON SHEET L200

1 SOFTBALL INFIELD
SCALE: ############



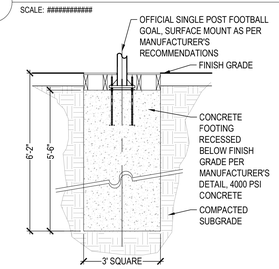
NOTES:
1. SOFTBALL NETTING CONTAINMENT SYSTEM REQUIRE CONTRACTOR PROVIDED ENGINEER SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE SCALED PLANS, SECTIONS AND CALCULATIONS.
2. FURNISH AND INSTALL (2) 12"X12" ALUMINUM CAUTION SIGNS BEHIND BACKSTOP

2 SOFTBALL NETTING BACKSTOP ELEVATION
SCALE: ############

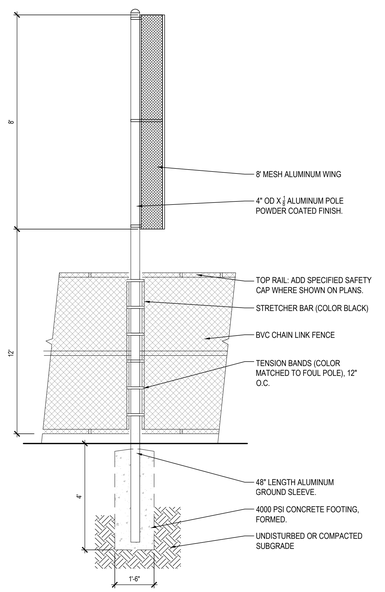


NOTES:
1. THE LINES REPRESENTING THE GOAL LINES, SIDELINES AND END LINES ARE OUTSIDE THE DIMENSIONS SHOWN.
2. THE YARD LINES ARE MARKED WITH THE MEASURED DISTANCE IN THE MIDDLE OF THE LINE
3. 10' MINIMUM OVERRUN. SEE LAYOUT PLAN FOR OVERRUN DIMENSIONS.
4. SHALL COMPLY WITH NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFHS) FIELD GUIDELINES FOR HIGH SCHOOL FOOTBALL FIELD
5. FOR SYNTHETIC TURF APPLICATIONS, SEE SPECIFICATIONS FOR TUFTED/INLAID REQUIREMENTS AND LINE COLOR.

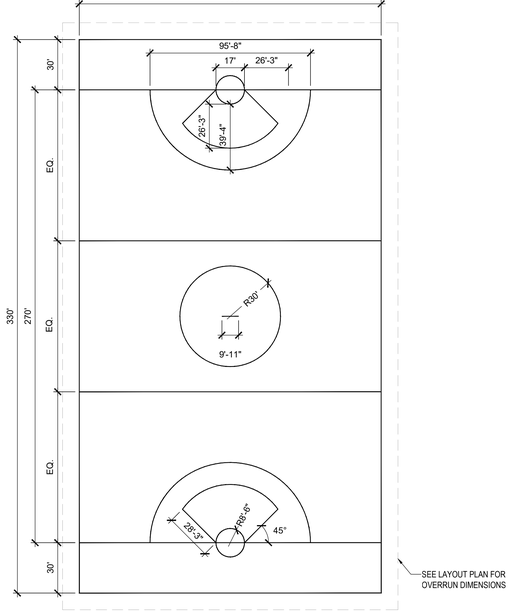
4 FOOTBALL FIELD ENLARGEMENT
SCALE: ############



5 FOOTBALL GOAL POST FOOTING
SCALE: ############

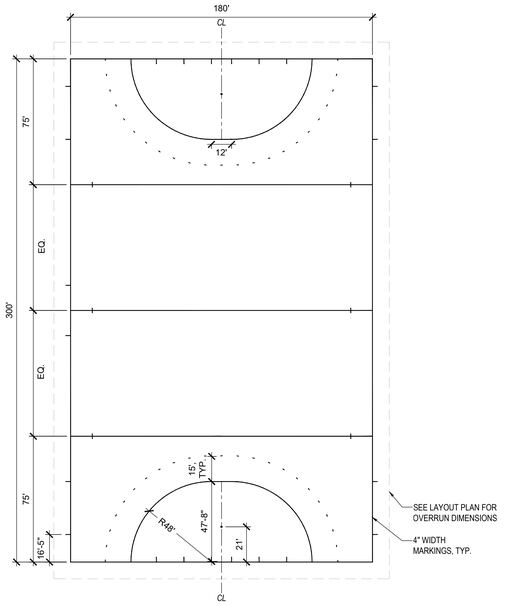


3 FOUL POLE
SCALE: ############



NOTES:
1. 10' MINIMUM OVERRUN. SEE LAYOUT PLAN FOR OVERRUN DIMENSIONS.
2. SHALL COMPLY WITH NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFHS) FIELD GUIDELINES FOR HIGH SCHOOL GIRLS LACROSSE FIELD
3. FOR SYNTHETIC TURF APPLICATIONS, SEE SPECIFICATIONS FOR TUFTED/INLAID REQUIREMENTS AND LINE COLOR.

9 GIRLS LACROSSE
SCALE: ############



NOTES:
1. 10' MINIMUM OVERRUN. SEE LAYOUT PLAN FOR OVERRUN DIMENSIONS.
2. SHALL COMPLY WITH NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFHS) FIELD GUIDELINES FOR HIGH SCHOOL HOCKEY FIELD
3. FOR SYNTHETIC TURF APPLICATIONS, SEE SPECIFICATIONS FOR TUFTED/INLAID REQUIREMENTS AND LINE COLOR.

7 FIELD HOCKEY
SCALE: ############

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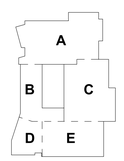
COMMONWEALTH OF MASSACHUSETTS
DAVID J. HARRIS
No. 3424
REGISTERED LANDSCAPE ARCHITECT
3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



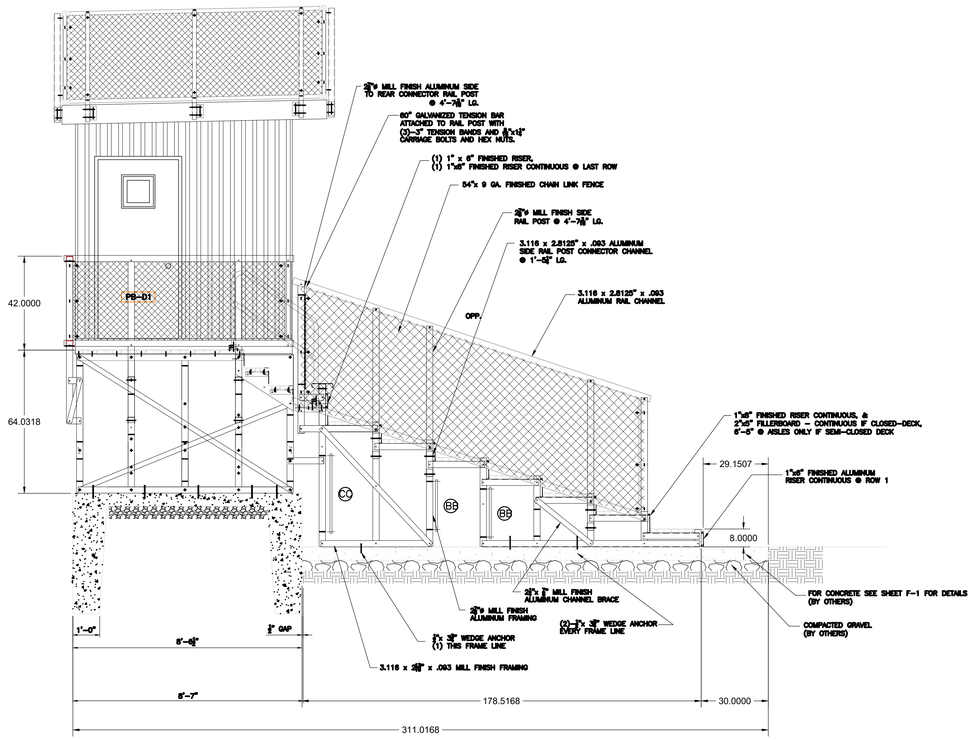
KEY PLAN

PROJECT NORTH
MAGNETIC NORTH

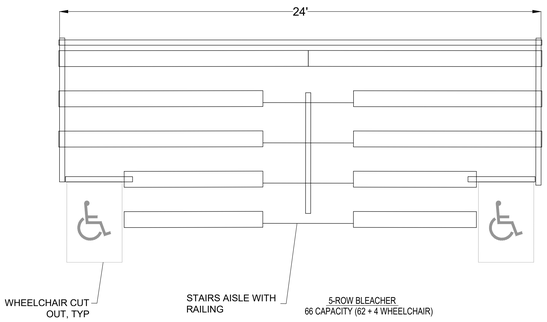
DETAILS

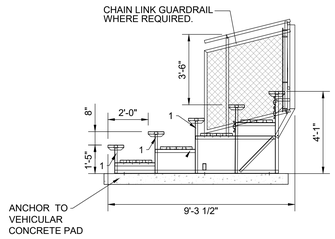
Scale: VARIES
Project: 22001.00
Author: WLI
Date: 3/18/2024

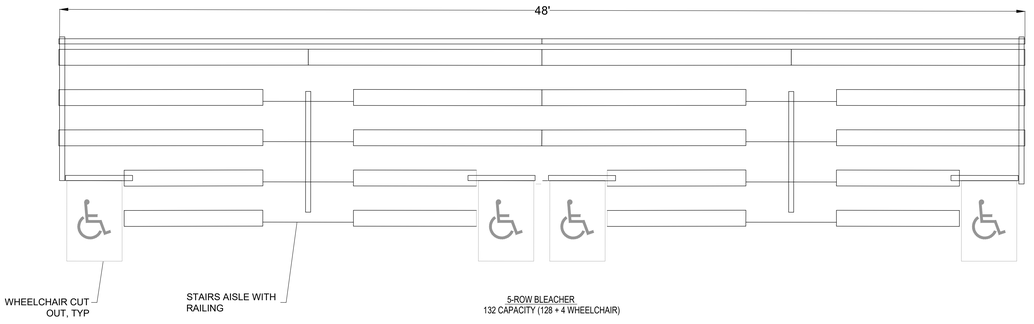
L503

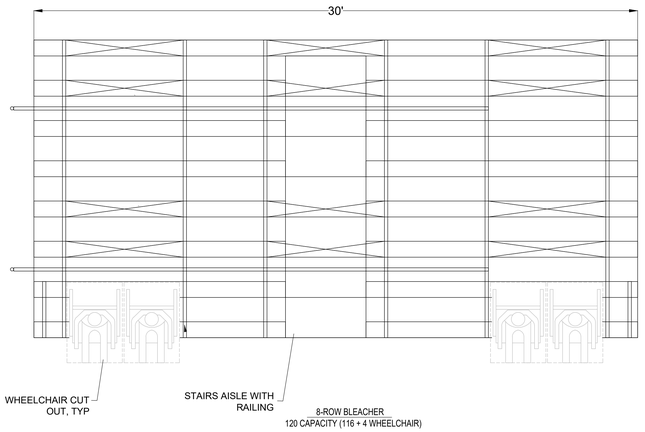


3 BLEACHER ELEVATION WITH PRESSBOX FOR FOOTBALL
SCALE: ############

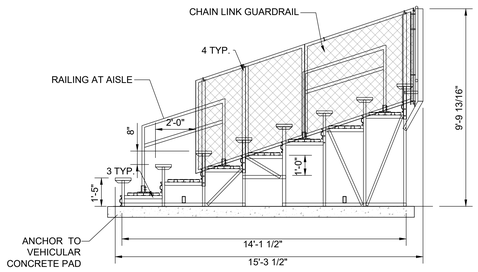


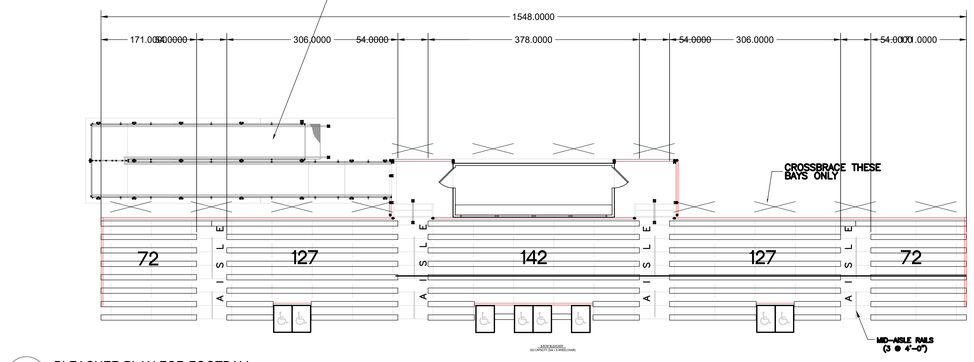






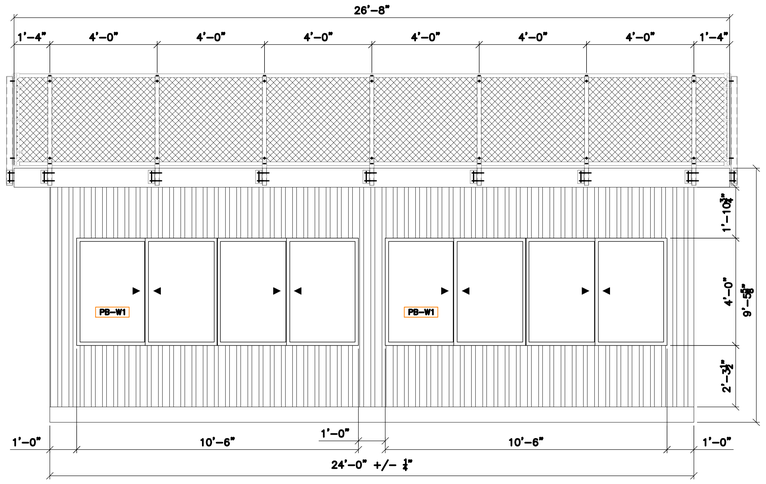
NOTE:
1. INSTALLER TO PROVIDE DETAILED SHOP DRAWINGS BASED ON MANUFACTURERS RECOMMENDATIONS.



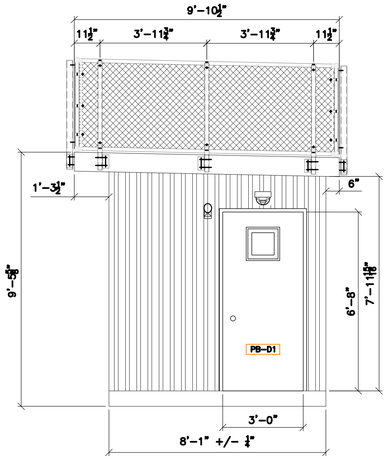


4 BLEACHER PLAN FOR FOOTBALL
SCALE: ############

1 BLEACHER FOR BASEBALL SOFTBALL AND TRACK
SCALE: ############

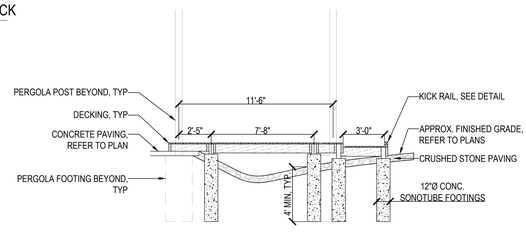


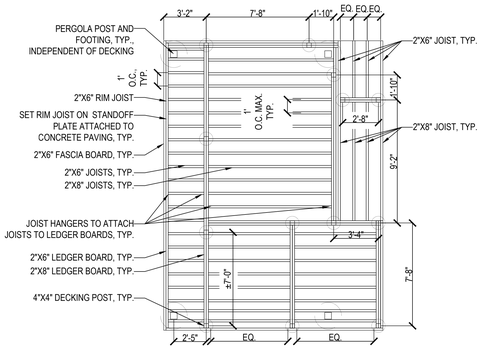
FRONT ELEVATION



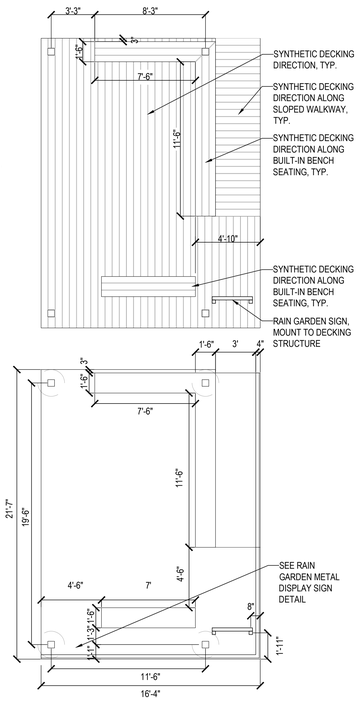
SIDE ELEVATION

5 PRESSBOX
SCALE: ############





2 COURTYARD DECKING
SCALE: ############



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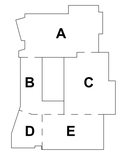
3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



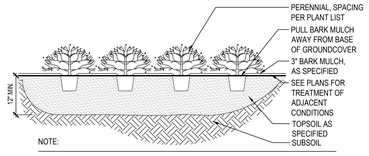
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

DETAILS

Scale: VARIES
Project: 22001.00
Author: WLI
Date: 3/18/2024

L504



NOTE:

1. PLANTS TO BEAR SAME RELATIONSHIP TO FINISH GRADE AS TO PREVIOUS GRADE IN POTS

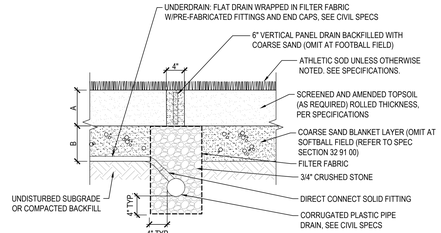
10 PERENNIALS AND GRASSES AND GROUNDCOVER PLANTING

SCALE: 1/2" = 1'-0"

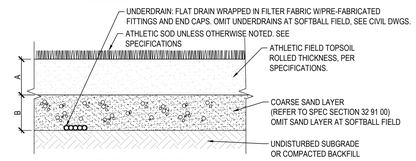
NOTE:
IF SEEDING OPERATIONS ARE COMPLETED TOO LATE IN THE FALL FOR ADEQUATE GERMINATION AND GROWTH OF GRASS, THEN MAINTENANCE SHALL CONTINUE INTO THE FOLLOWING SPRING, OR UNTIL FINAL ACCEPTANCE, AT NO COST TO THE OWNER.

11 SEEDED LAWN

SCALE: 1/2" = 1'-0"



SPORTS FIELD COLLECTOR DRAIN



SPORTS FIELD SOIL CROSS SECTION

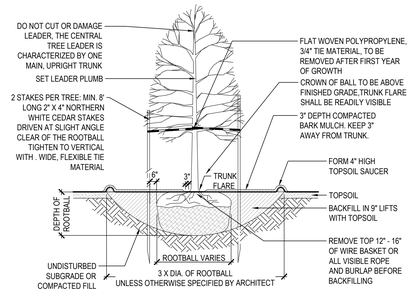
THICKNESS

	A (ROOTZONE)	B (SAND LAYER)
SOFTBALL FIELD	8"	N/A
BASEBALL FIELD	8"	8"
FOOTBALL FIELD (INSIDE EXISTING TRACK)	12" (*SEE NOTE)	8"

NOTE: *SEE SPECIFICATIONS FOR REQUIRED AMENDMENTS OF EXISTING TOPSOIL

6 SPORTS LAWN CORSS SECTION

SCALE: 1" = 1'-0"

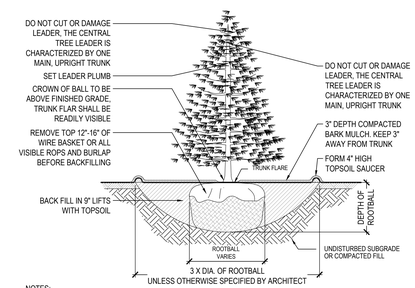


NOTES:

1. TREE SHALL BE MARKED ON ITS NORTH FACING SIDE AT NURSERY. TREE SHALL BE PLANTED WITH ORIGINAL NORTH FACING SIDE FACING NORTH ON SITE.
2. IF ROOTBALL IS PACKAGED IN "PLASTIC BURLAP" OR TREATED BURLAP, REMOVE BURLAP COMPLETELY.
3. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.
4. ALL STAKES, GUYWIRES, AND TIES TO BE REMOVED AFTER THE FIRST YEAR OF GROWTH, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.
5. WATER THOROUGHLY AFTER INSTALLATION AT RATE OF 3-5 GALLONS/INCH CALIPER.
6. PROVIDE SLOW RELEASE WATERING BAG AS PER SPECIFICATIONS
7. PROVIDE A MINIMUM OF 2 STAKES PER TREE

7 DECIDUOUS TREE PLANTING

SCALE: 1/2" = 1'-0"

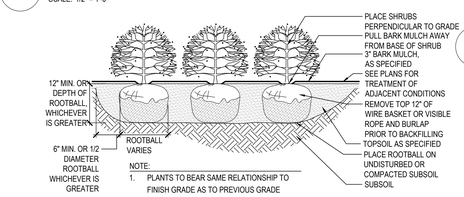


NOTES:

1. REMOVE AND SEPARATE TOPSOIL AND SUBSOIL FROM PLANTING HOLE FOR USE AS BACKFILL AS NOTED ABOVE.
2. IF ROOTBALL IS PACKAGED IN "PLASTIC BURLAP" OR TREATED BURLAP, REMOVE BURLAP COMPLETELY.
3. WATER THOROUGHLY AFTER INSTALLATION AT RATE OF 3-5 GALLONS/INCH CALIPER.

8 EVERGREEN TREE PLANTING

SCALE: 1/2" = 1'-0"

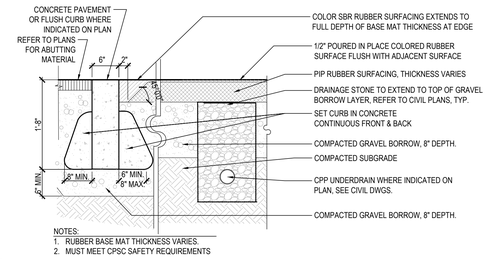


NOTE:

1. PLANTS TO BEAR SAME RELATIONSHIP TO FINISH GRADE AS TO PREVIOUS GRADE

9 SHRUB PLANTING

SCALE: 1/2" = 1'-0"

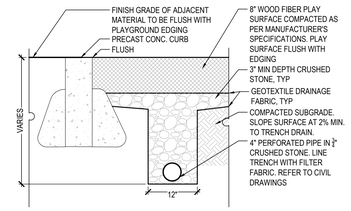


NOTES:

1. RUBBER BASE MAT THICKNESS VARIES.
2. MUST MEET CPSC SAFETY REQUIREMENTS

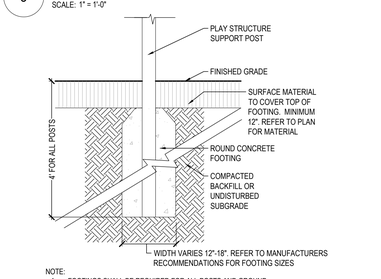
2 POURED-IN-PLACE RUBBER SAFETY SURFACING

SCALE: 1" = 1'-0"



3 WOOD FIBER SAFETY SURFACING

SCALE: 1" = 1'-0"

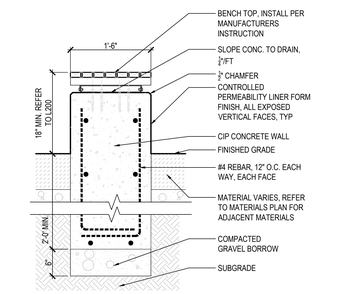


NOTE:

1. FOOTINGS SHALL BE REQUIRED FOR ALL POSTS AND GROUND CONNECTIONS, SEE PLANS.
2. COORDINATE FOOTING LOCATIONS WITH SUBSURFACE UTILITIES.
3. PER MANUFACTURERS RECOMMENDATION PROVIDE DETAILED SHOP DRAWINGS WITH REQUIRED PROFESSIONAL STAMPS.

4 PLAY EQUIPMENT FOOTING

SCALE: 1" = 1'-0"



5 CIP CONCRETE SEAT WALL WITH WOOD SLAT BENCH

SCALE: 1" = 1'-0"

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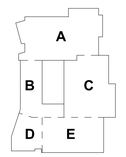
DAVID J. WARNER
No. 3005
REGISTERED LANDSCAPE ARCHITECT

3/24/2024

DESIGN DEVELOPMENT COST ESTIMATE SET

3/18/2024



KEY PLAN

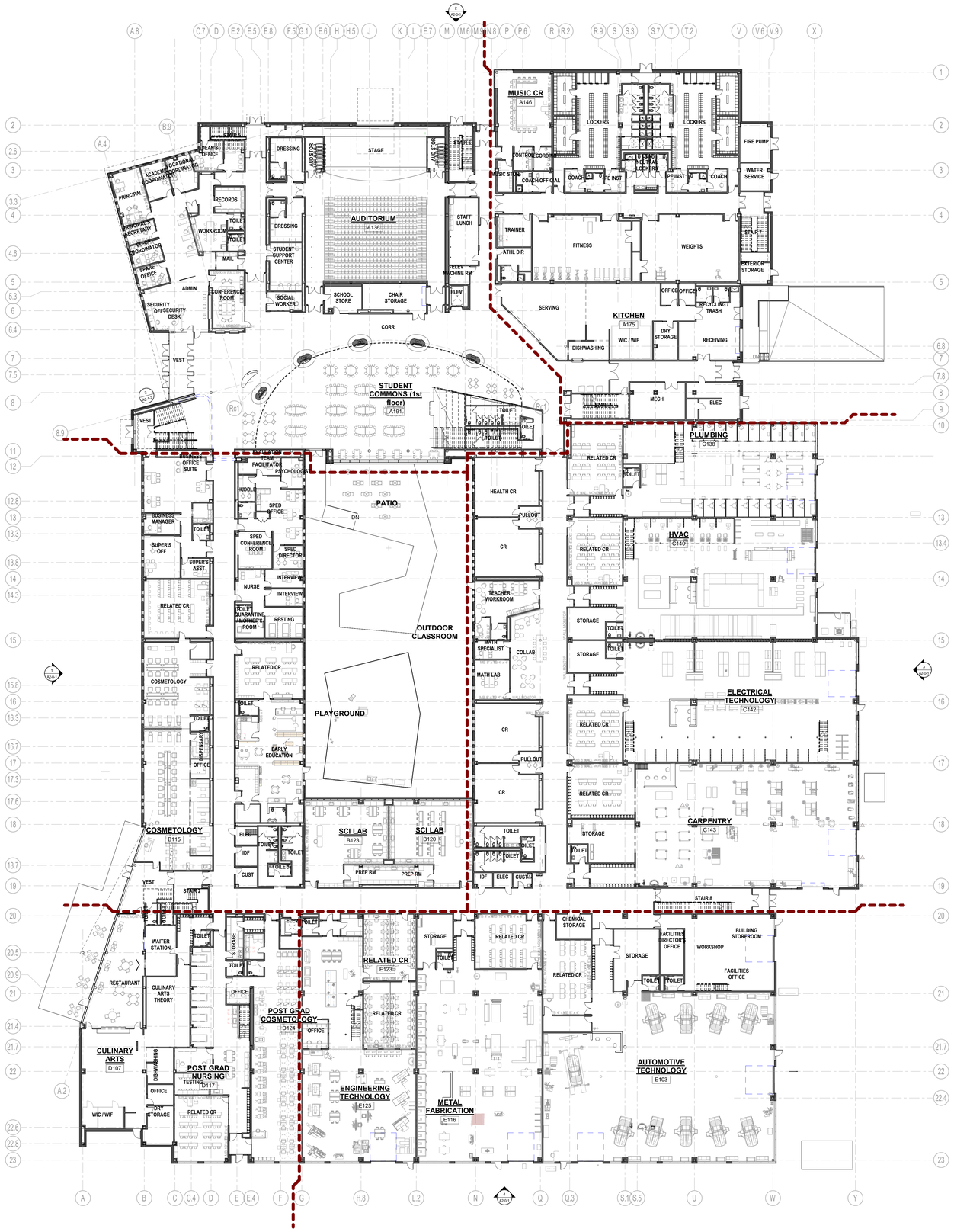
PROJECT NORTH

MAGNETIC NORTH

DETAILS

Scale: VARIES
Project: 22001.00
Author: WLI
Date: 3/18/2024

L505



1 OVERALL FIRST FLOOR PLAN
1" = 20'-0"

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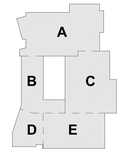
DESIGN DEVELOPMENT COST ESTIMATE SET

4/1/2024



KEY PLAN

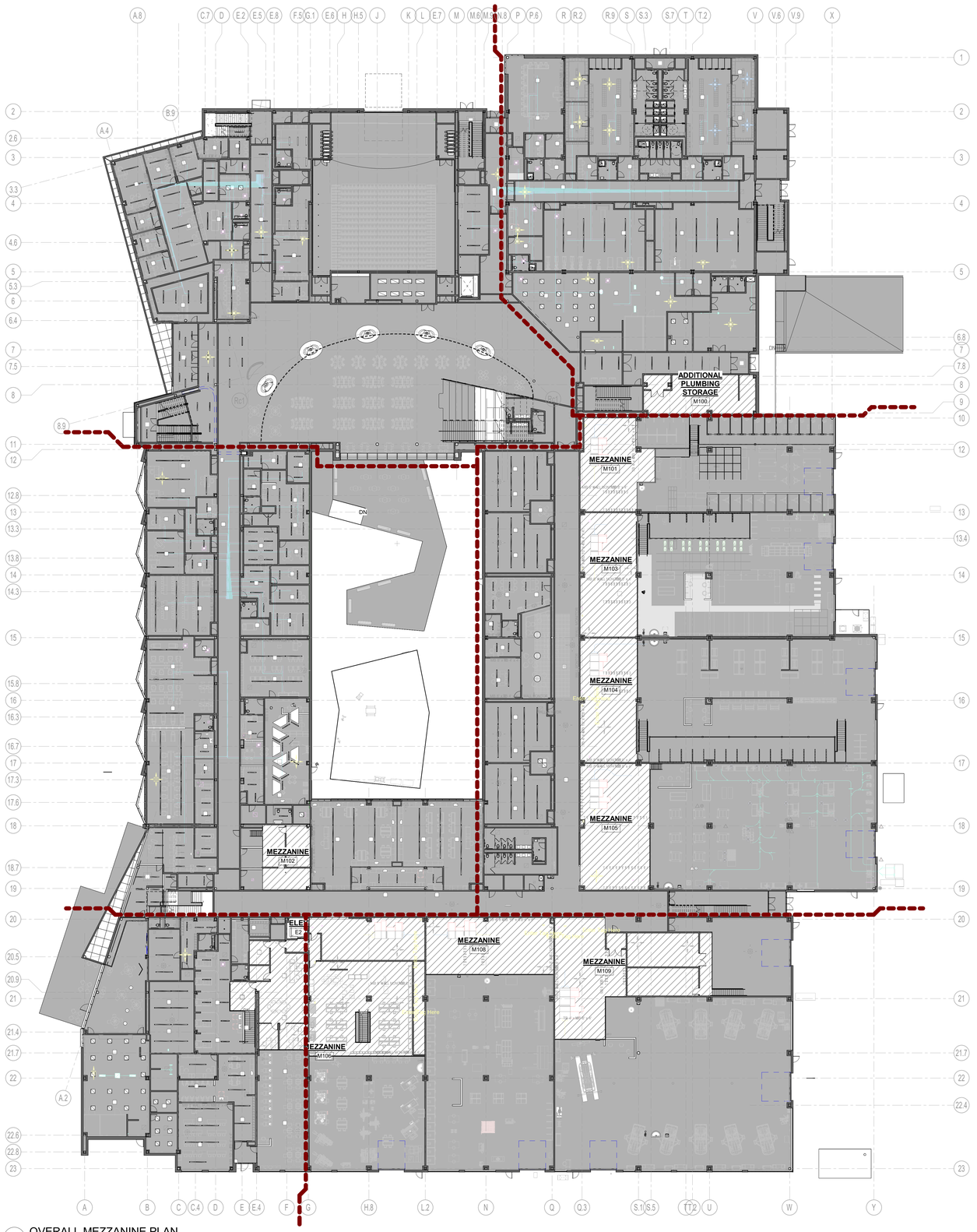
PROJECT NORTH

MAGNETIC NORTH

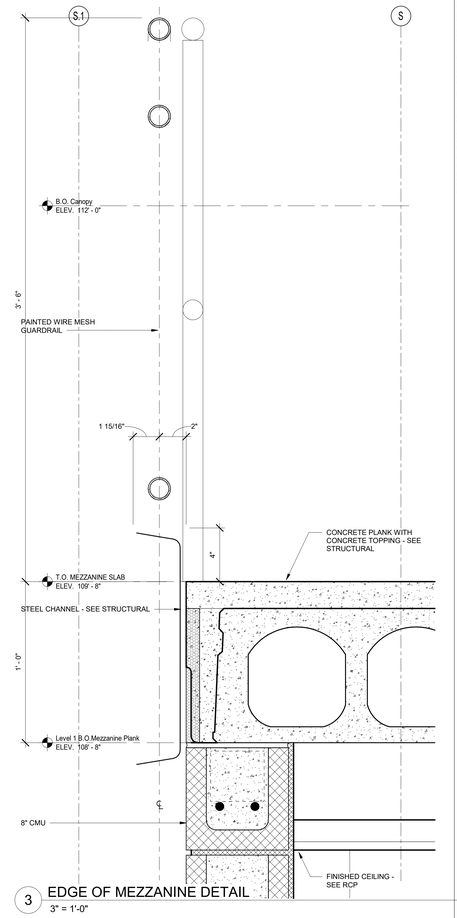
OVERALL FIRST FLOOR PLAN

Scale: 1" = 20'-0"
Project: 22001.00
Author:
Date: 4/1/2024

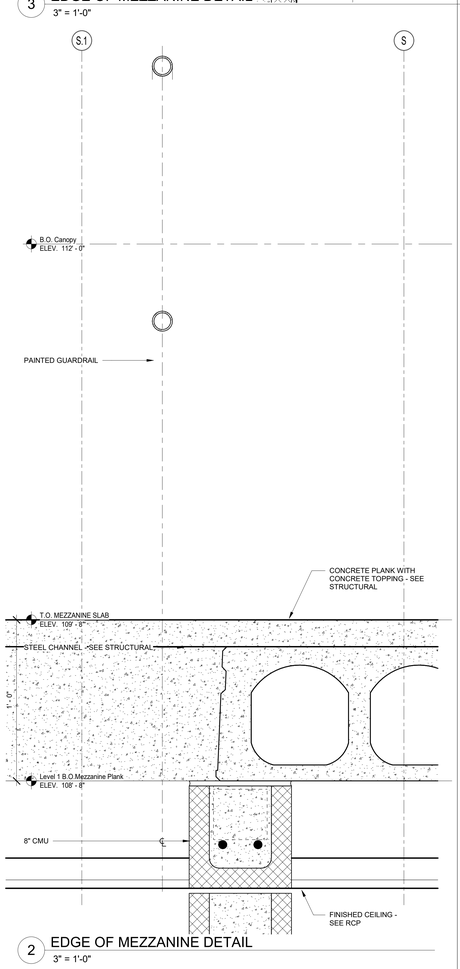
A1-0-1



1 OVERALL MEZZANINE PLAN
1" = 20'-0"



3 EDGE OF MEZZANINE DETAIL
3" = 1'-0"



2 EDGE OF MEZZANINE DETAIL
3" = 1'-0"

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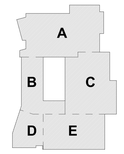


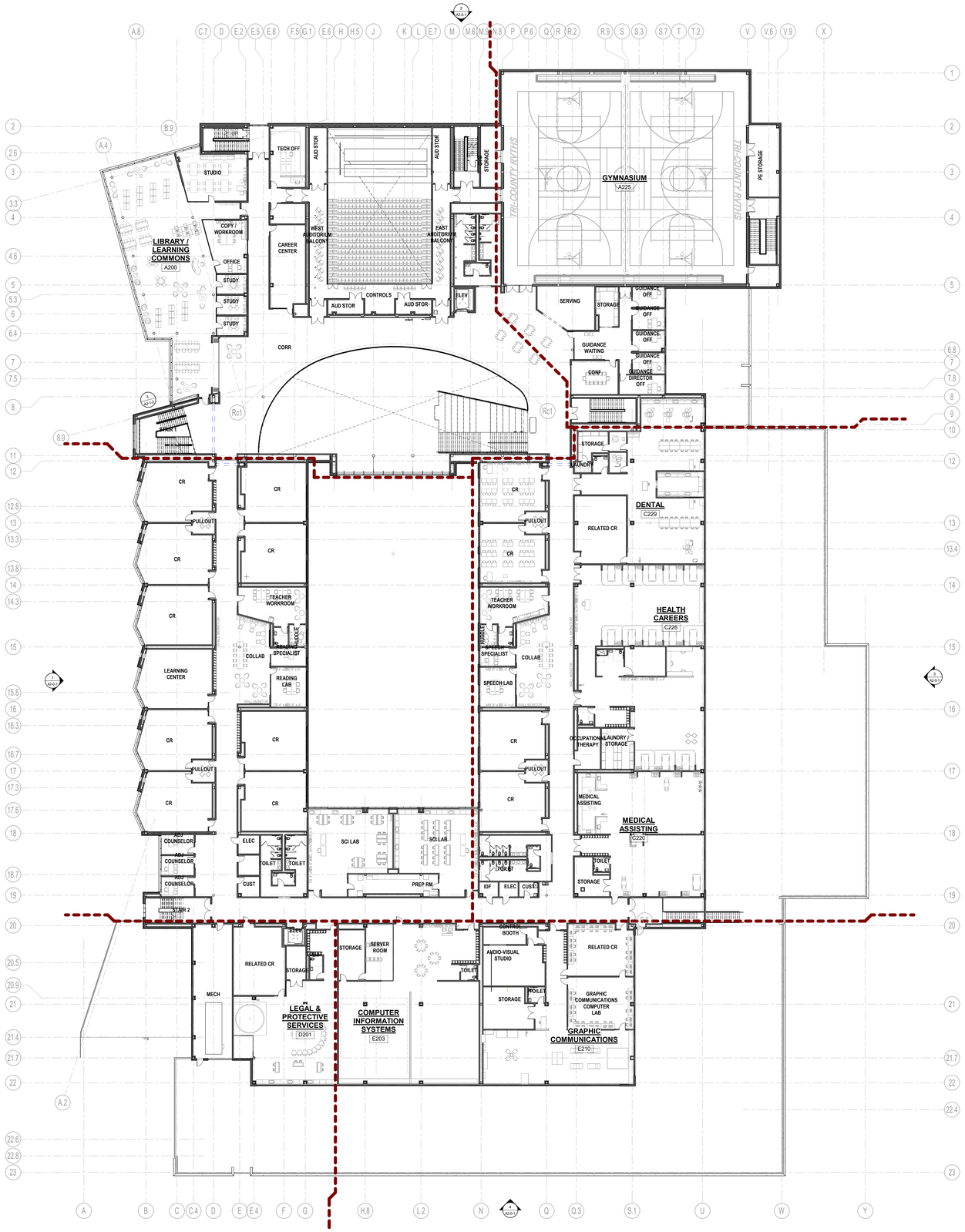
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

OVERALL FIRST FLOOR MEZZANINE PLAN

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

A1-0-1M



1 OVERALL SECOND FLOOR PLAN
1" = 20'-0"

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DESIGN DEVELOPMENT COST ESTIMATE SET

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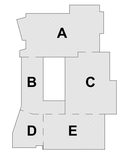


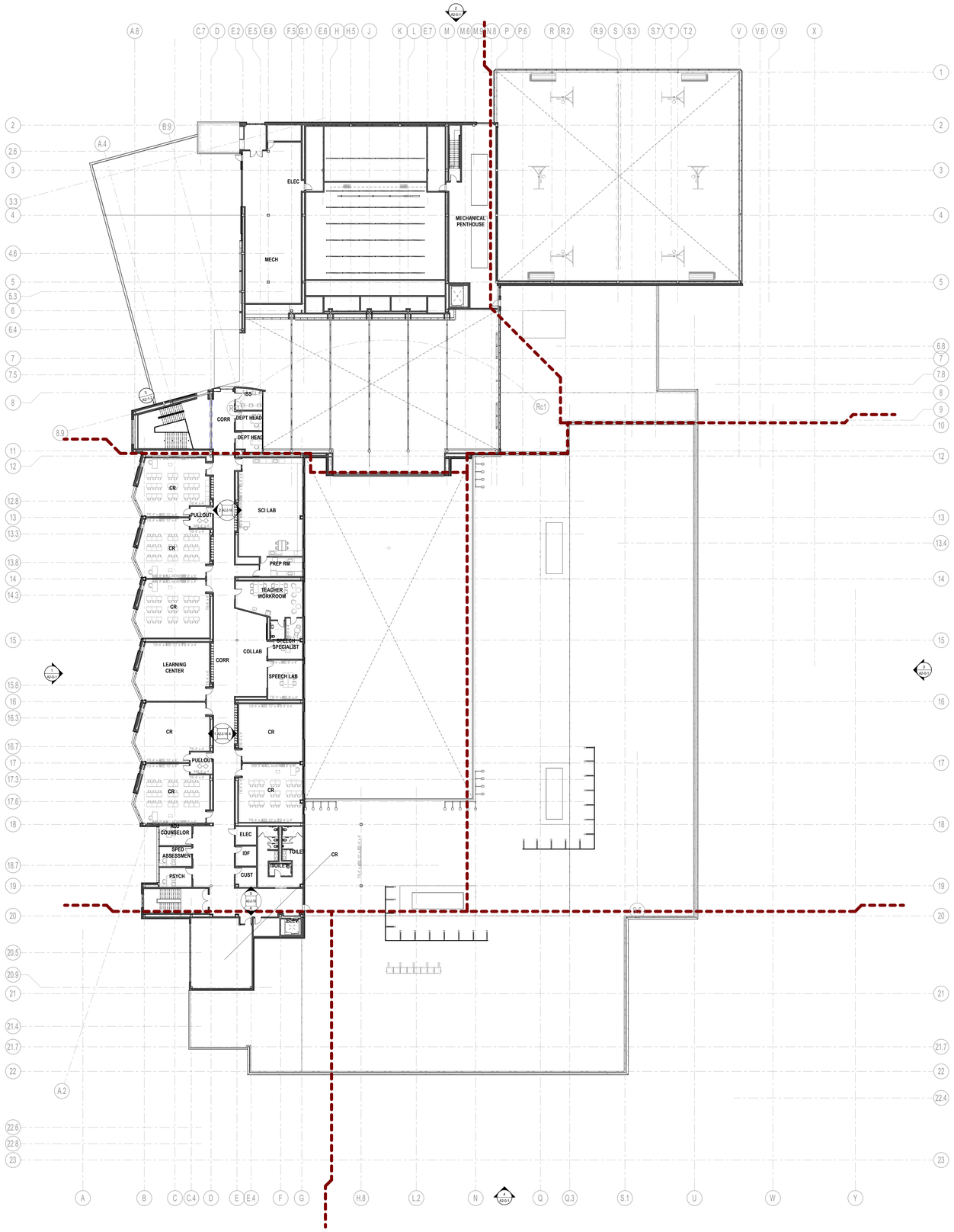
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

OVERALL SECOND FLOOR PLAN

Scale: 1" = 20'-0"
Project: 22001.00
Author:
Date: 4/1/2024

A1-0-2



1 OVERALL THIRD FLOOR PLAN
1" = 20'-0"

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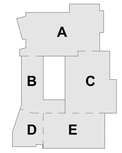
4/1/2024



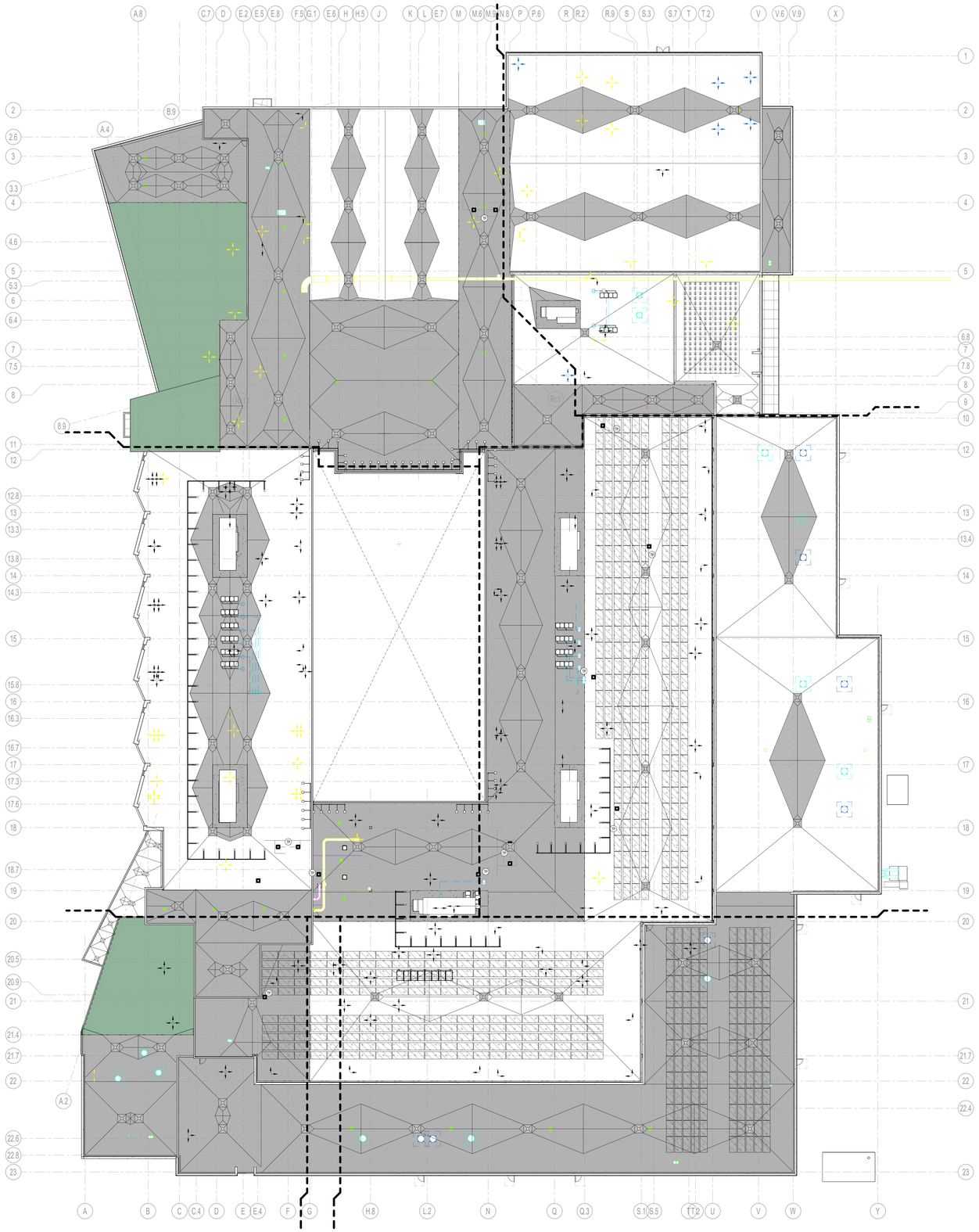
KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

OVERALL THIRD FLOOR PLAN

Scale: 1" = 20'-0"
Project: 22001.00
Author:
Date: 4/1/2024

A1-0-3



1 OVERALL ROOF PLAN
1" = 20'-0"

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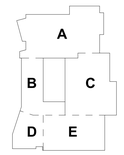
ROOF LEGEND

- ROOF SYSTEM A: ROOF INSULATION OVER PITCHED METAL DECKING - SEE 1/AS-3.1
- ROOF DRAIN & SUMP - TYPICAL
- THEORETICAL VALLEY LINE (TYP.)
- ROOF SYSTEM A (COLOR 2): ROOF INSULATION OVER PITCHED METAL DECKING - SEE 1/AS-3.1
- ROOF SYSTEM B: TAPERED ROOF INSULATION OVER METAL DECKING - SEE 2/AS-3.1
- ROOF DRAIN & SUMP - TYPICAL
- TAPERED INSULATION CRICKET: SINGLE PLY MEMBRANE ROOF OVER COVER BOARD TAPERED ROOF INSULATION OVER ROOF SYSTEM A (COVER BOARD OMITTED) - MIN. 1/2" PER FOOT SLOPE
- ROOF AREA AVAILABLE FOR PHOTOVOLTAIC ARRAY (NIC) - PROVIDE CLEARANCE FOR ROOF DRAINS
- H.P. — HIGH POINT OF PITCHED METAL DECK - SEE WALL SECTIONS FOR B.O. DECK ELEVATIONS
- (-7 1/4") — ELEVATION OF PITCHED STEEL RELATIVE TO ADJACENT HIGH POINT
- 4 1/2" — THICKNESS OF TAPERED INSULATION OVER ROOF DECK

DESIGN DEVELOPMENT COST ESTIMATE SET

4/1/2024



KEY PLAN

PROJECT NORTH

MAGNETIC NORTH

OVERALL ROOF PLAN

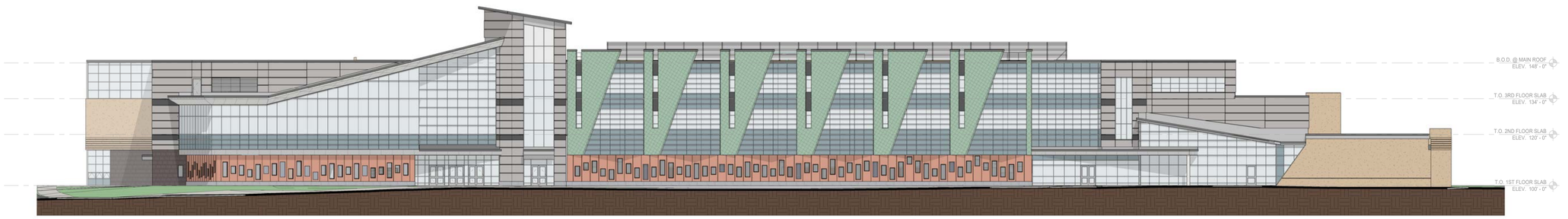
Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

A1-0-4

4 OVERALL SOUTH BUILDING ELEVATION
1/16" = 1'-0"

3 OVERALL EAST BUILDING ELEVATION
1/16" = 1'-0"

2 OVERALL NORTH BUILDING ELEVATION
1/16" = 1'-0"



1 OVERALL WEST BUILDING ELEVATION
1/16" = 1'-0"

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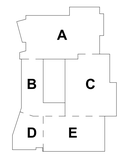


KEY PLAN

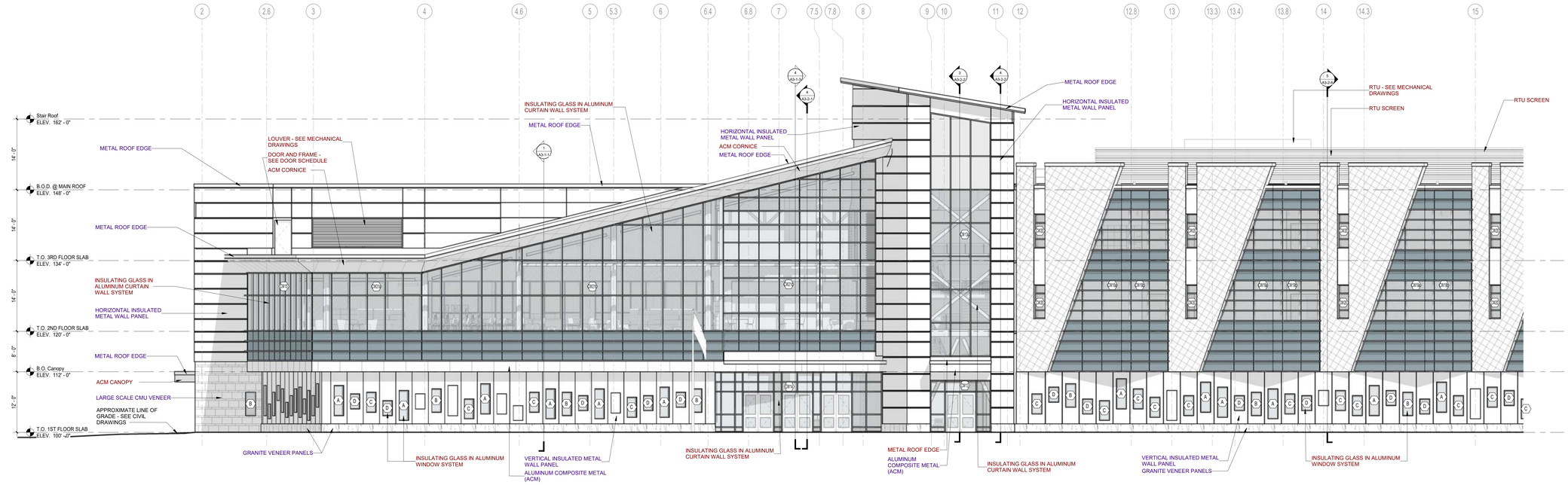
PROJECT NORTH

MAGNETIC NORTH

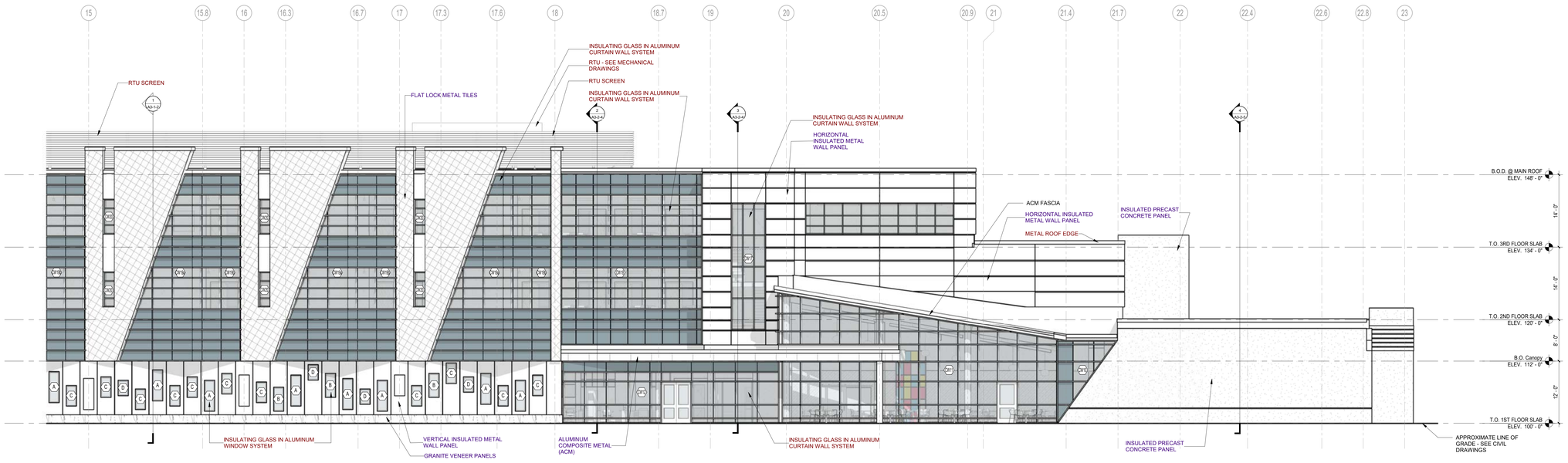
OVERALL BUILDING ELEVATIONS

Scale: 1/16" = 1'-0"
Project: 22001.00
Author:
Date: 4/1/2024

A2-0-1



2 WEST BUILDING ELEVATION
1/8" = 1'-0"



1 WEST BUILDING ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATION GENERAL NOTES:

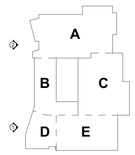
1. AT ALL INSIDE, MASONRY VENEER CORNERS, PROVIDE CONTROL JOINT (C.J.), INCLUDING AT CHANGES IN MASONRY VENEER MATERIALS.

2. WHERE ADJACENT BUILDING COMPONENTS ABUT THE EXTERIOR FACE OF SPLIT FACE CMU, PROVIDE GROUND FACE CMU OF SAME COLOR TO ALLOW FOR CONTINUOUS AND TIGHT SEALANT JOINT.

3. PROVIDE FACTORY-FORMED, L-SHAPED OUTSIDE CORNER PANEL AT ALL OUTSIDE INSULATED METAL WALL PANEL CORNER CONDITIONS.

DESIGN DEVELOPMENT COST ESTIMATE SET

4/1/2024



KEY PLAN

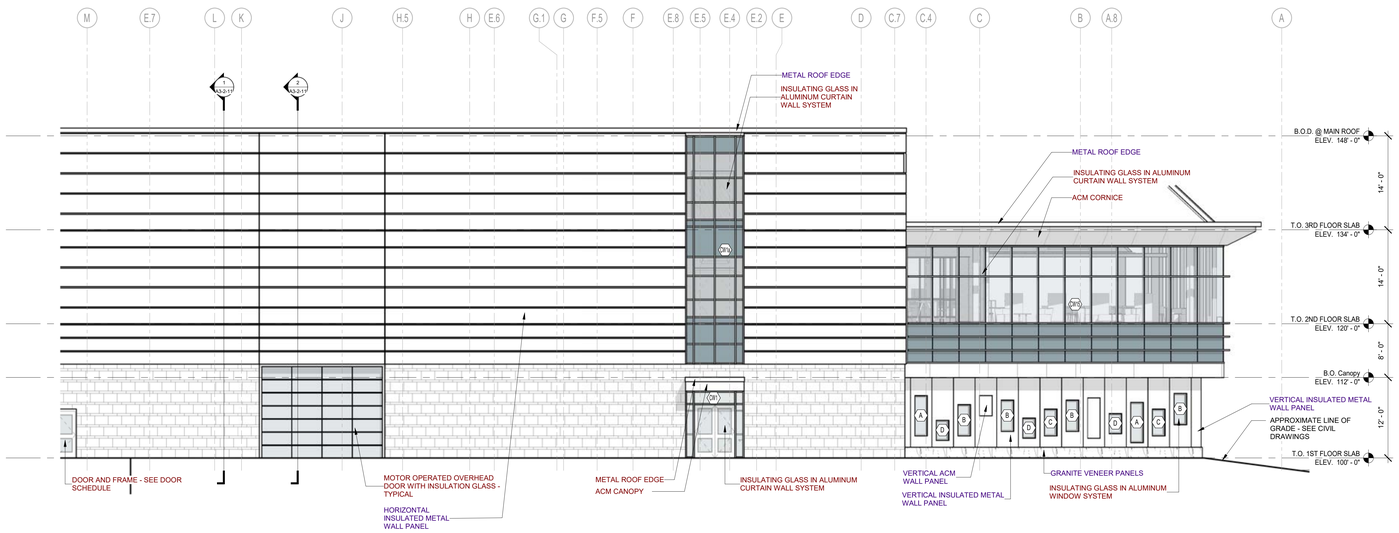
PROJECT NORTH

MAGNETIC NORTH

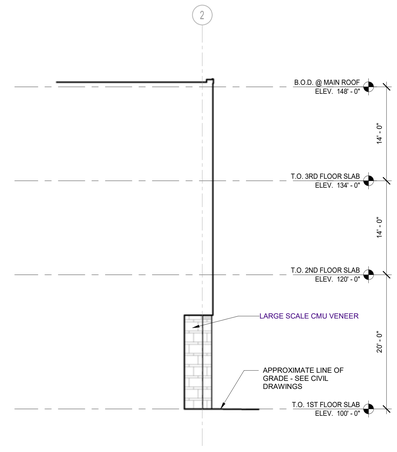
BUILDING ELEVATIONS

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

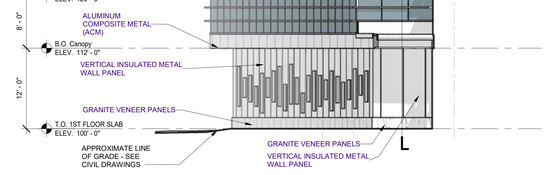
A2-1-1



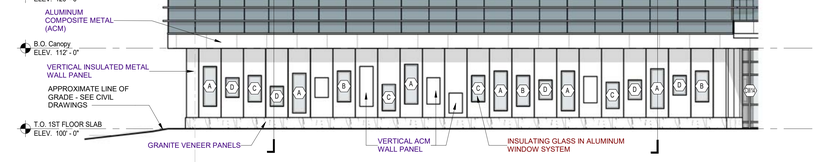
7 NORTH BUILDING ELEVATION
1/8" = 1'-0"



8 EAST BUILDING ELEVATION
1/8" = 1'-0"

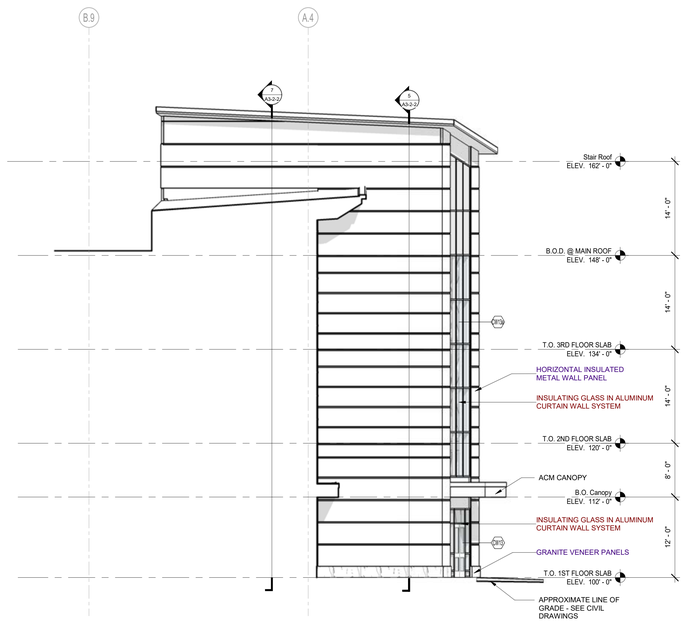


4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

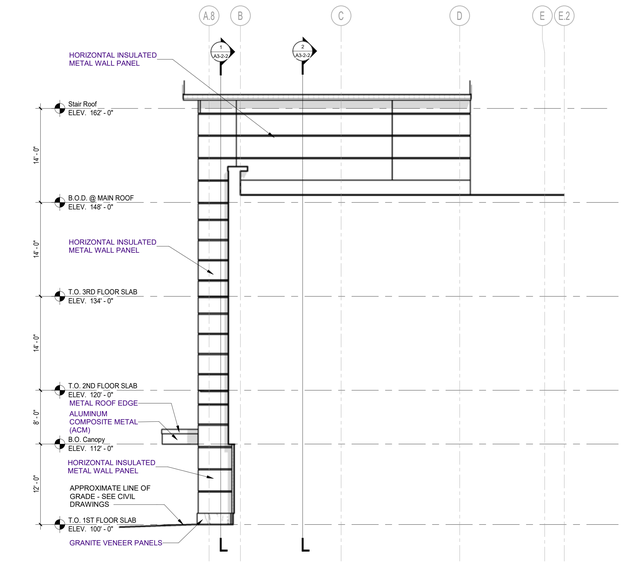


5 WEST BUILDING ELEVATION
1/8" = 1'-0"

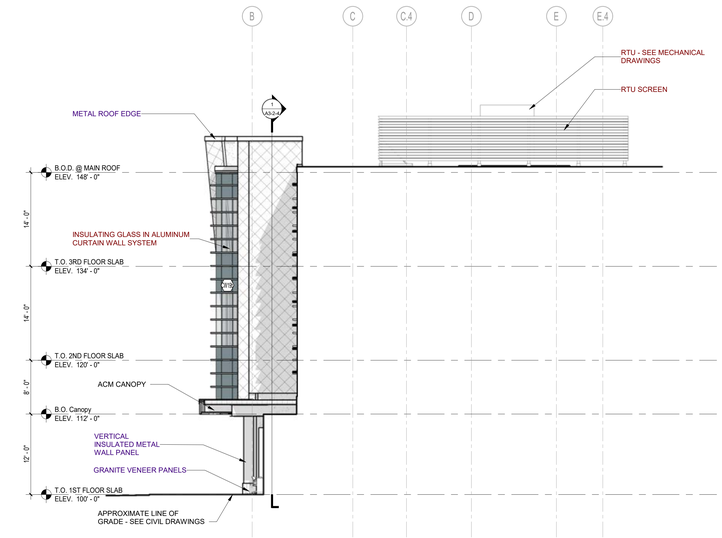
6 NORTH BUILDING ELEVATION
1/8" = 1'-0"



3 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

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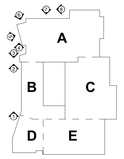
DESIGN DEVELOPMENT COST ESTIMATE SET

4/1/2024

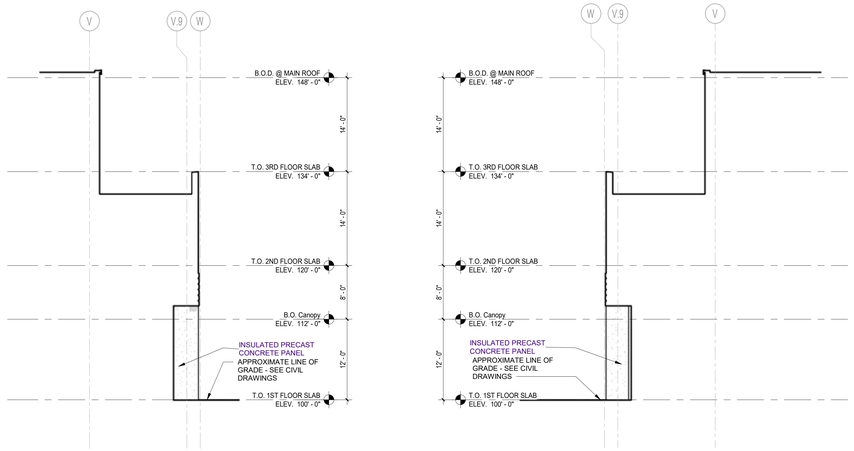


PROJECT NORTH | MAGNETIC NORTH

BUILDING ELEVATIONS

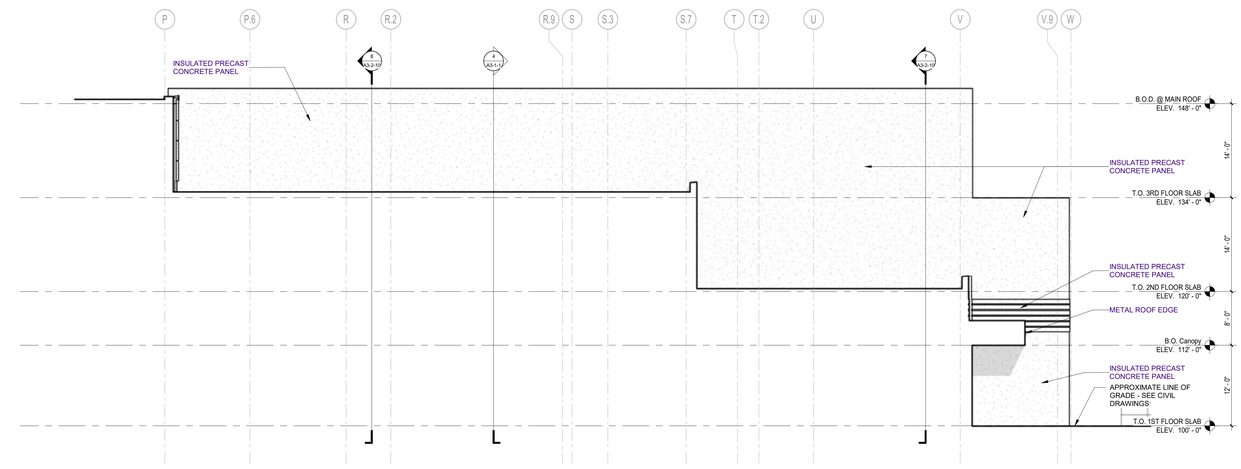
Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

A2-1-2

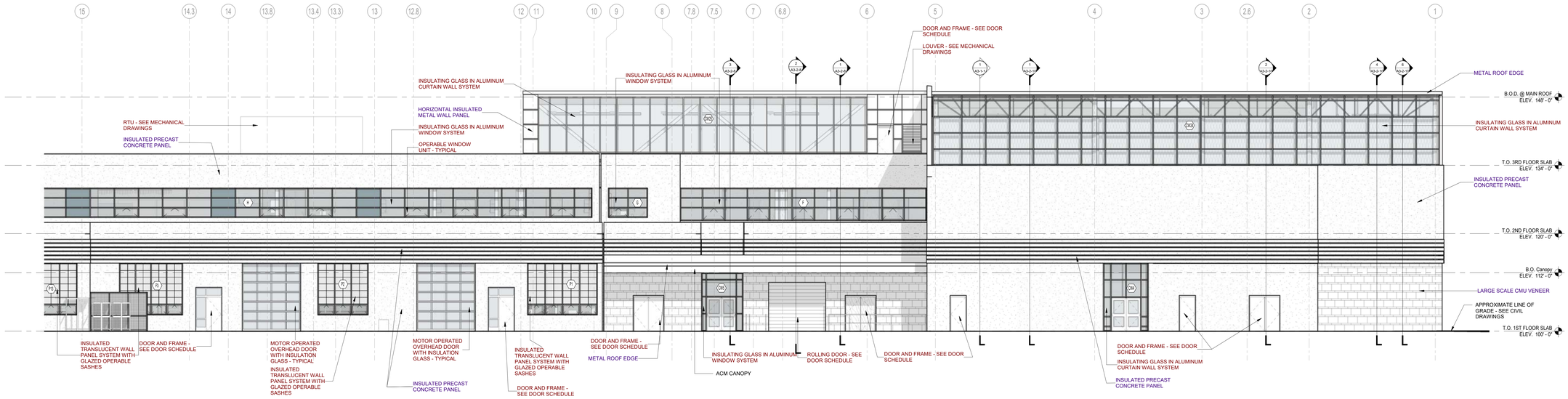


4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

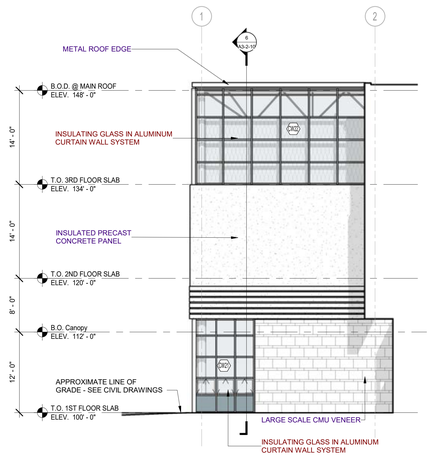
5 NORTH BUILDING ELEVATION
1/8" = 1'-0"



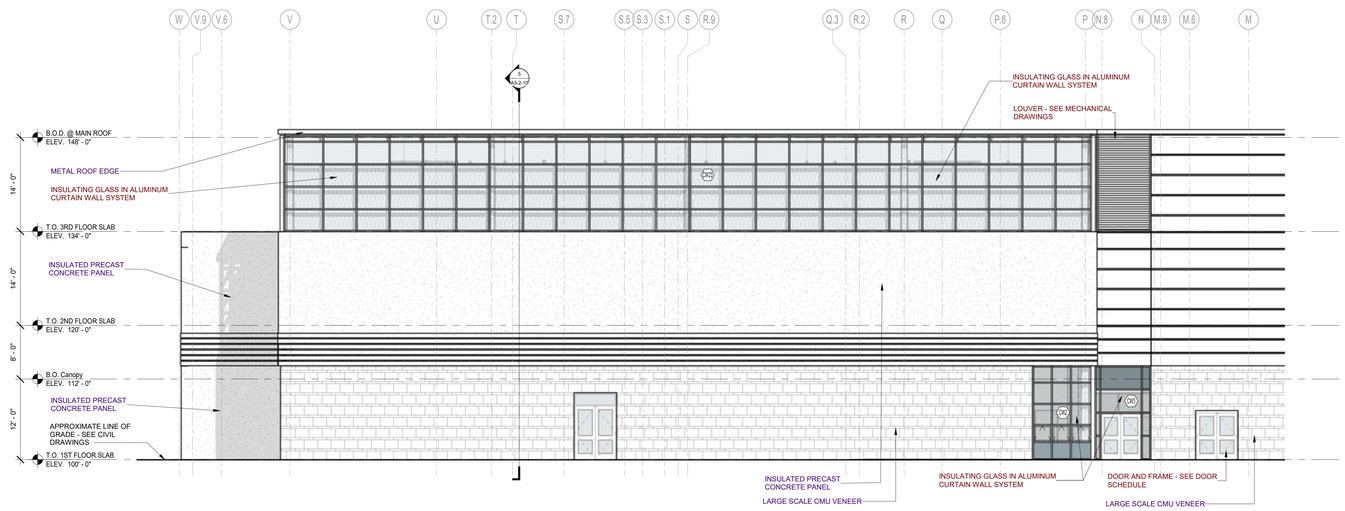
6 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



3 EAST BUILDING ELEVATION
1/8" = 1'-0"



1 WEST BUILDING ELEVATION
1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

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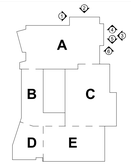
DESIGN DEVELOPMENT
COST ESTIMATE SET

4/1/2024



KEY PLAN

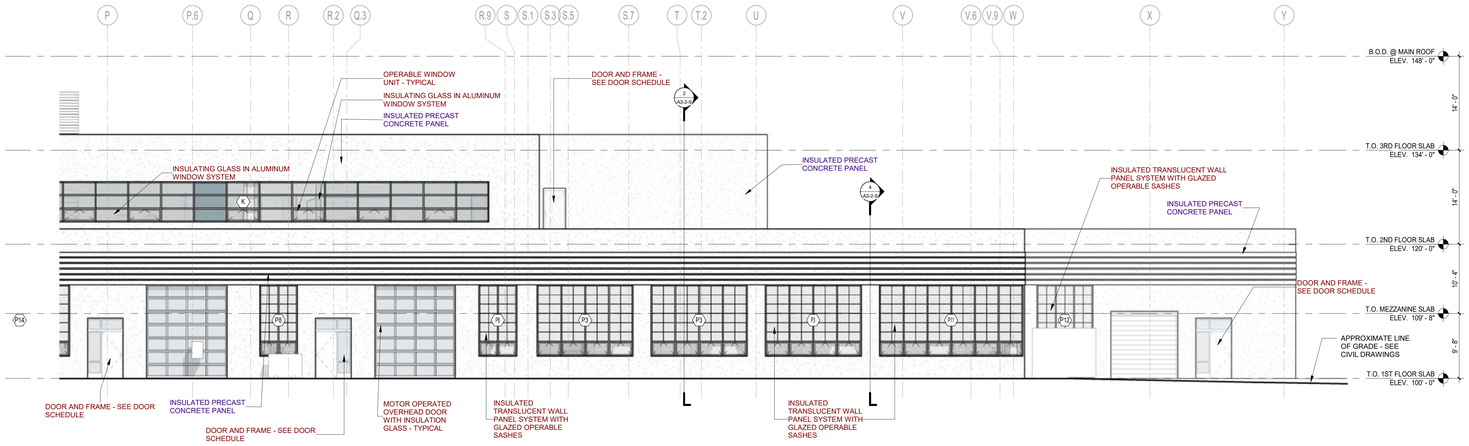
PROJECT NORTH

MAGNETIC NORTH

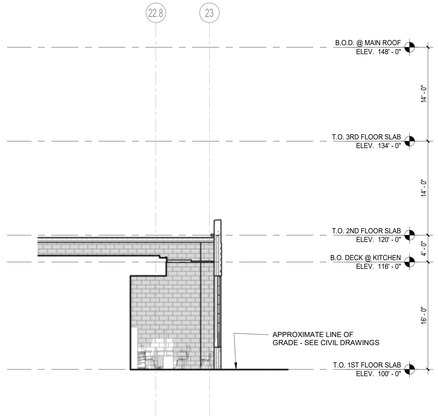
BUILDING ELEVATIONS

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

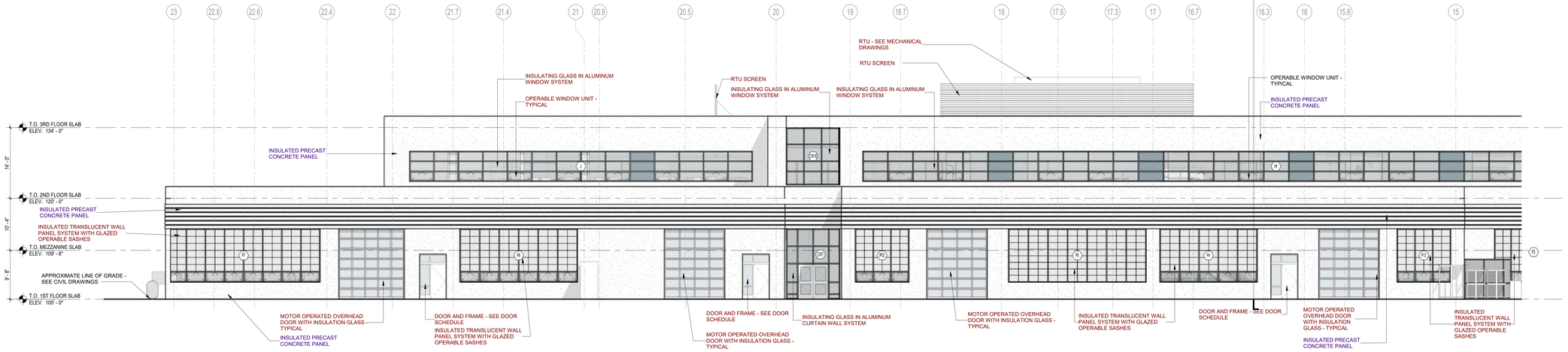
A2-1-3



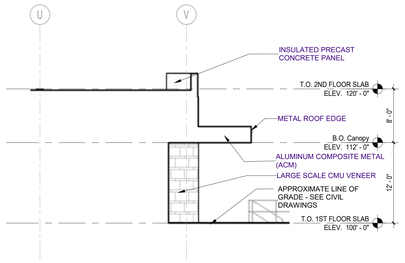
5 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



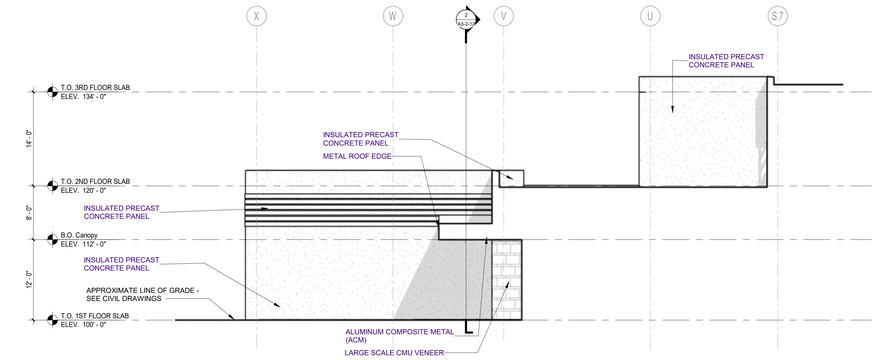
6 WEST BUILDING ELEVATION
1/8" = 1'-0"



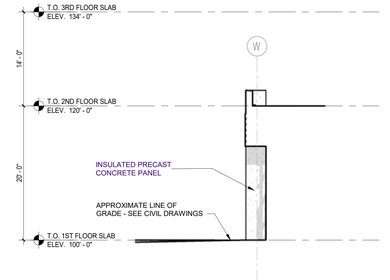
4 EAST BUILDING ELEVATION
1/8" = 1'-0"



1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



2 NORTH BUILDING ELEVATION
1/8" = 1'-0"



3 NORTH BUILDING ELEVATION
1/8" = 1'-0"

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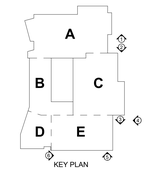
4/1/2024



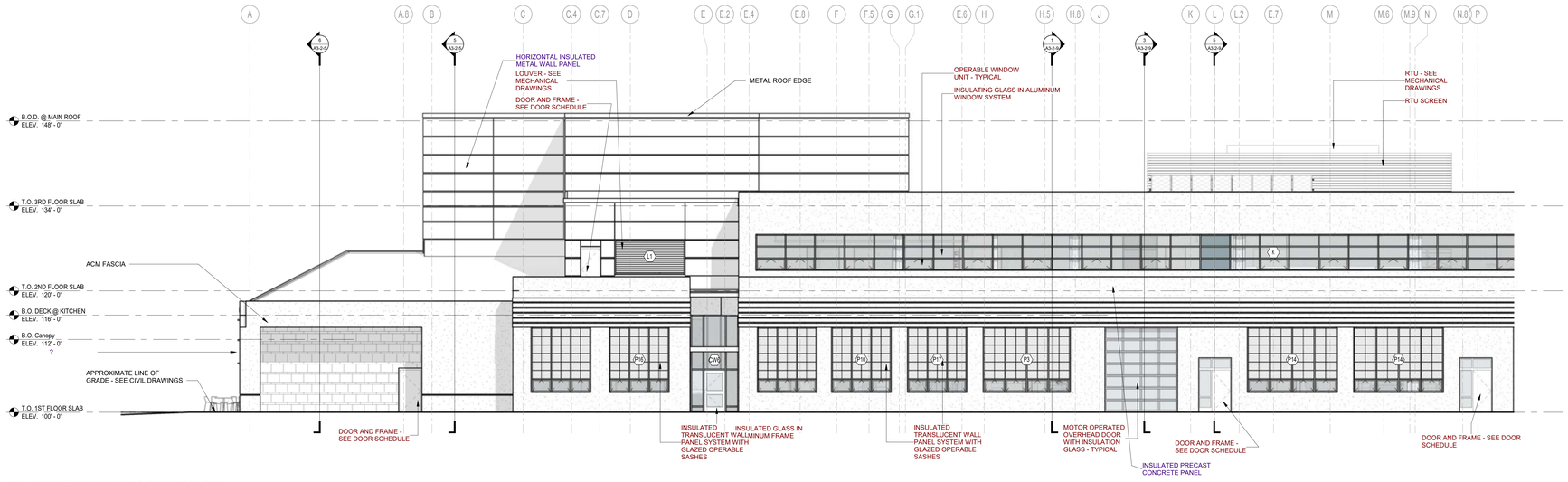
PROJECT NORTH

MAGNETIC NORTH

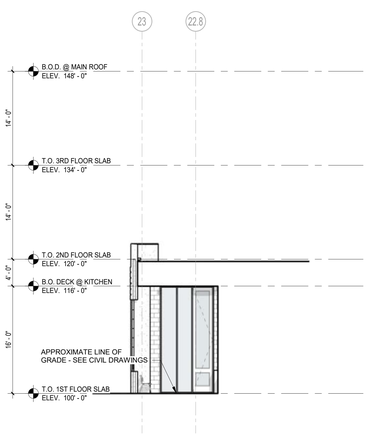
BUILDING ELEVATIONS

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

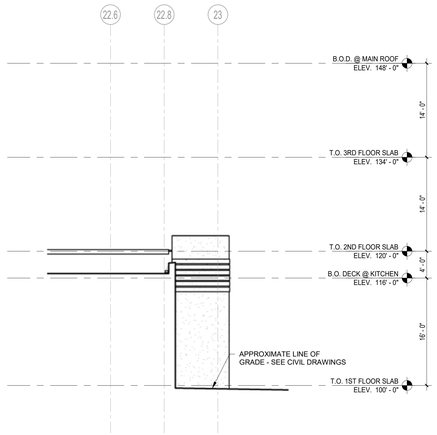
A2-1-4



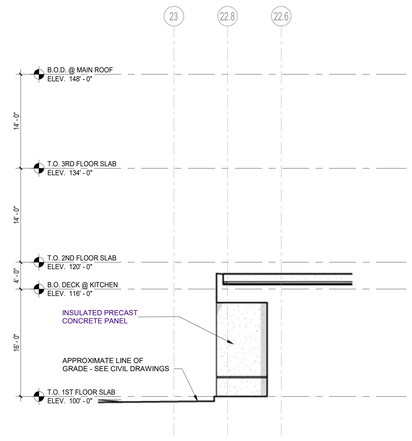
4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



1 EAST BUILDING ELEVATION
1/8" = 1'-0"



2 WEST BUILDING ELEVATION
1/8" = 1'-0"



3 EAST BUILDING ELEVATION
1/8" = 1'-0"

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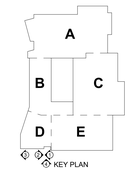
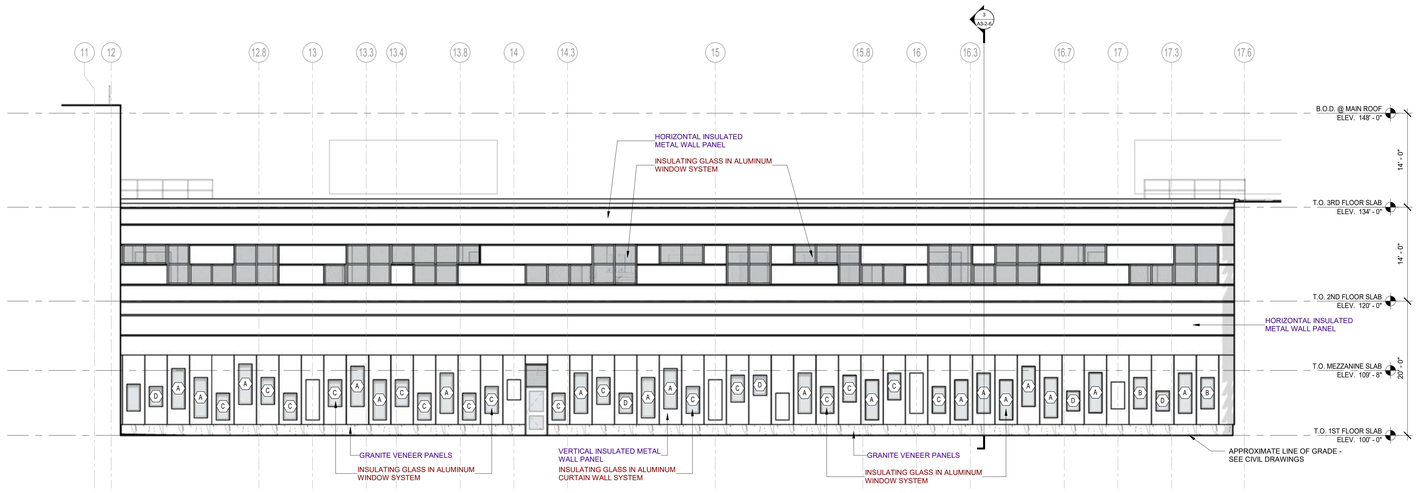


PROJECT NORTH | MAGNETIC NORTH

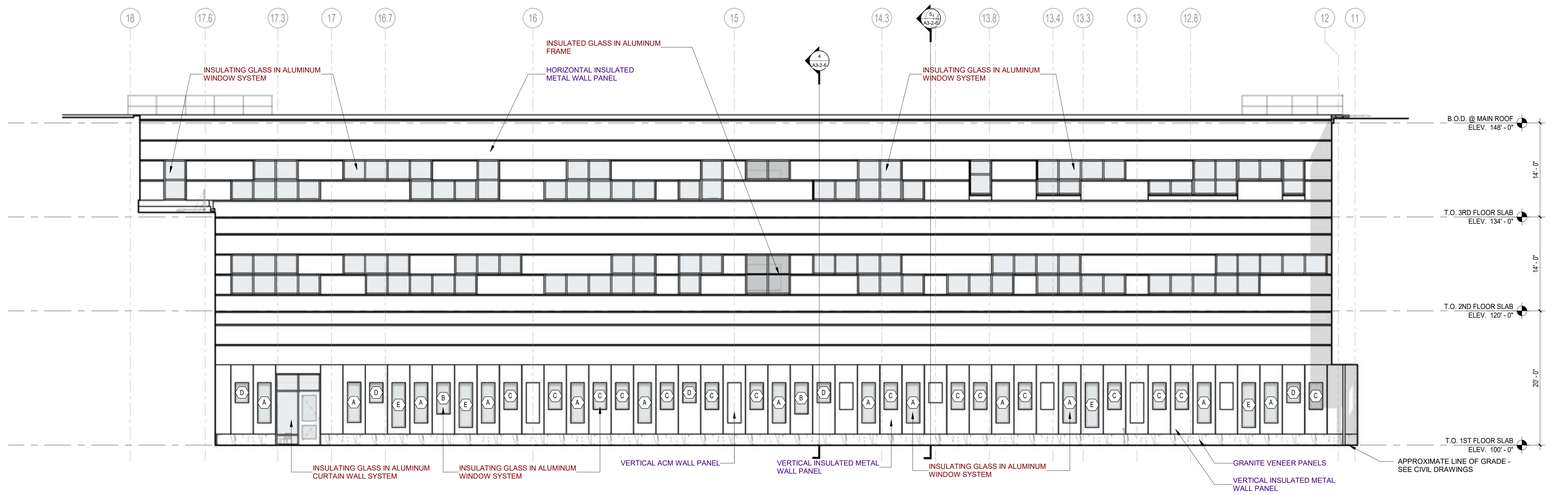
BUILDING ELEVATIONS

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

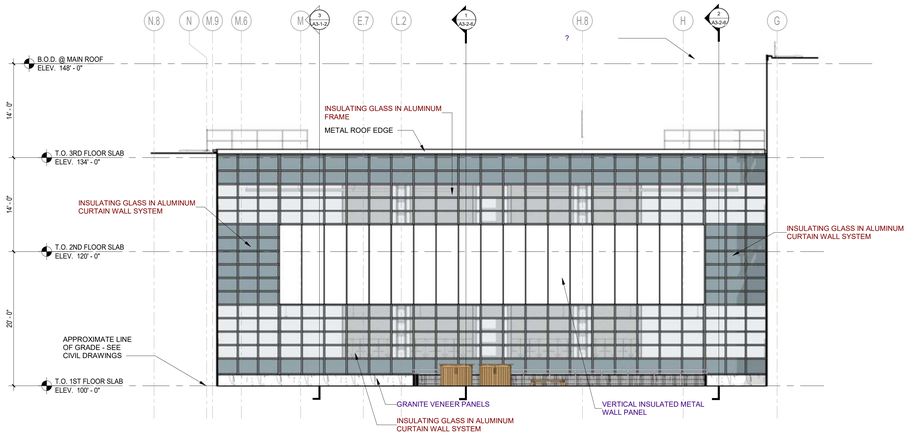
A2-1-5



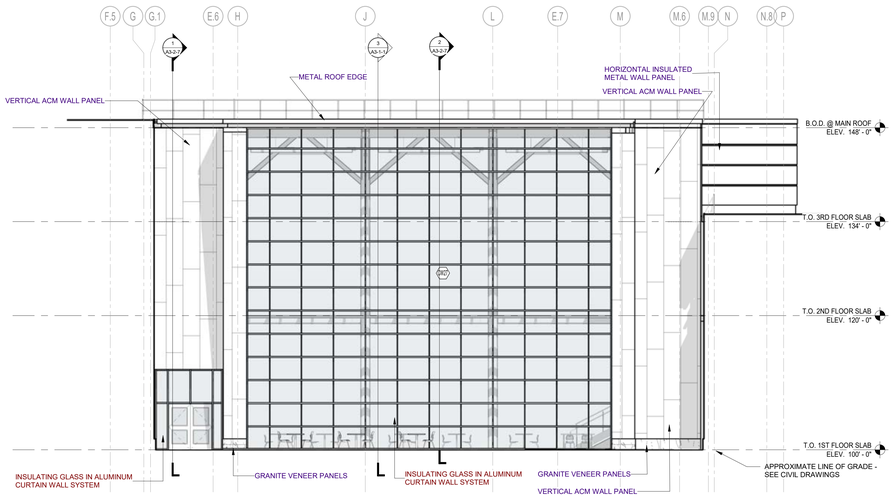
4 WEST BUILDING ELEVATION
1/8" = 1'-0"



2 EAST BUILDING ELEVATION
1/8" = 1'-0"



1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
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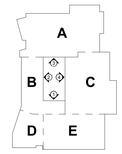
COST ESTIMATE SET

4/1/2024



KEY PLAN

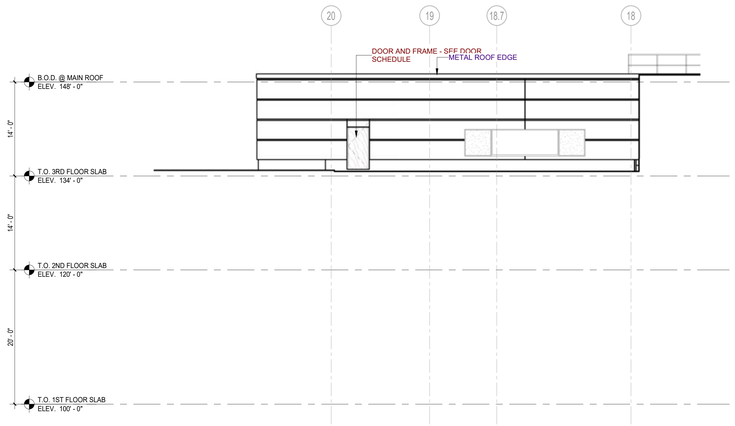
PROJECT NORTH

MAGNETIC NORTH

BUILDING ELEVATIONS

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

A2-1-6



4 EAST BUILDING ELEVATION
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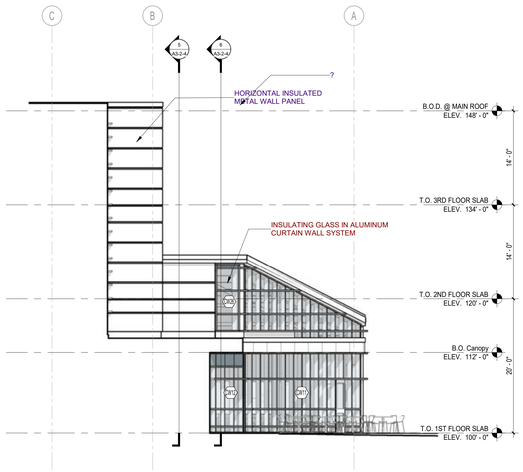

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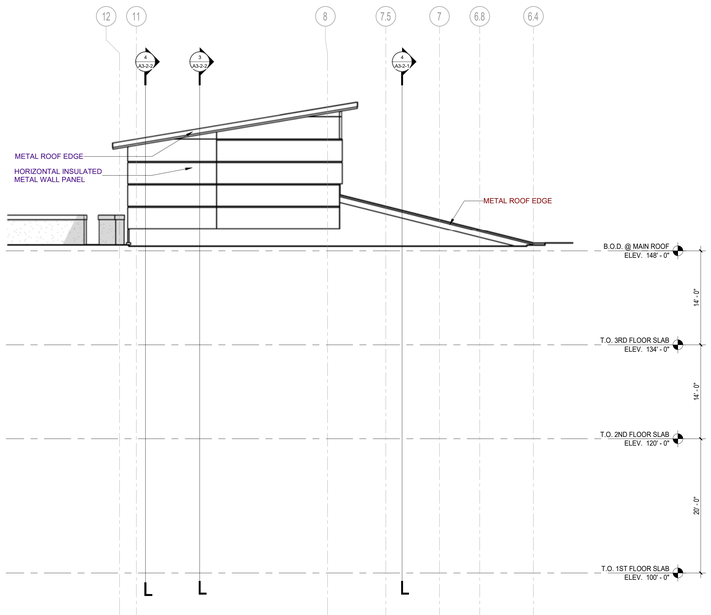
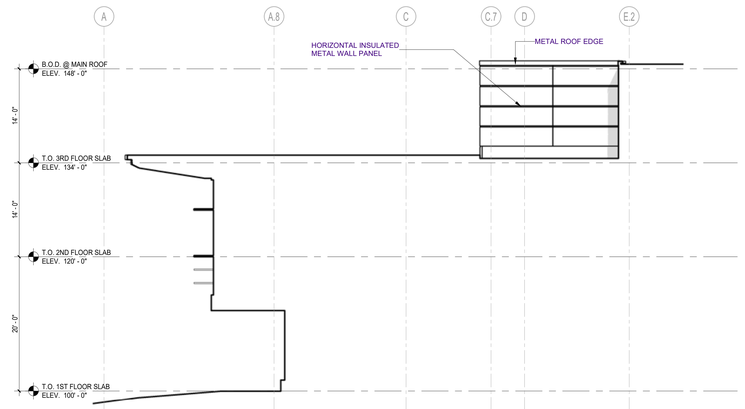


2 EAST BUILDING ELEVATION
1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

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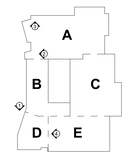
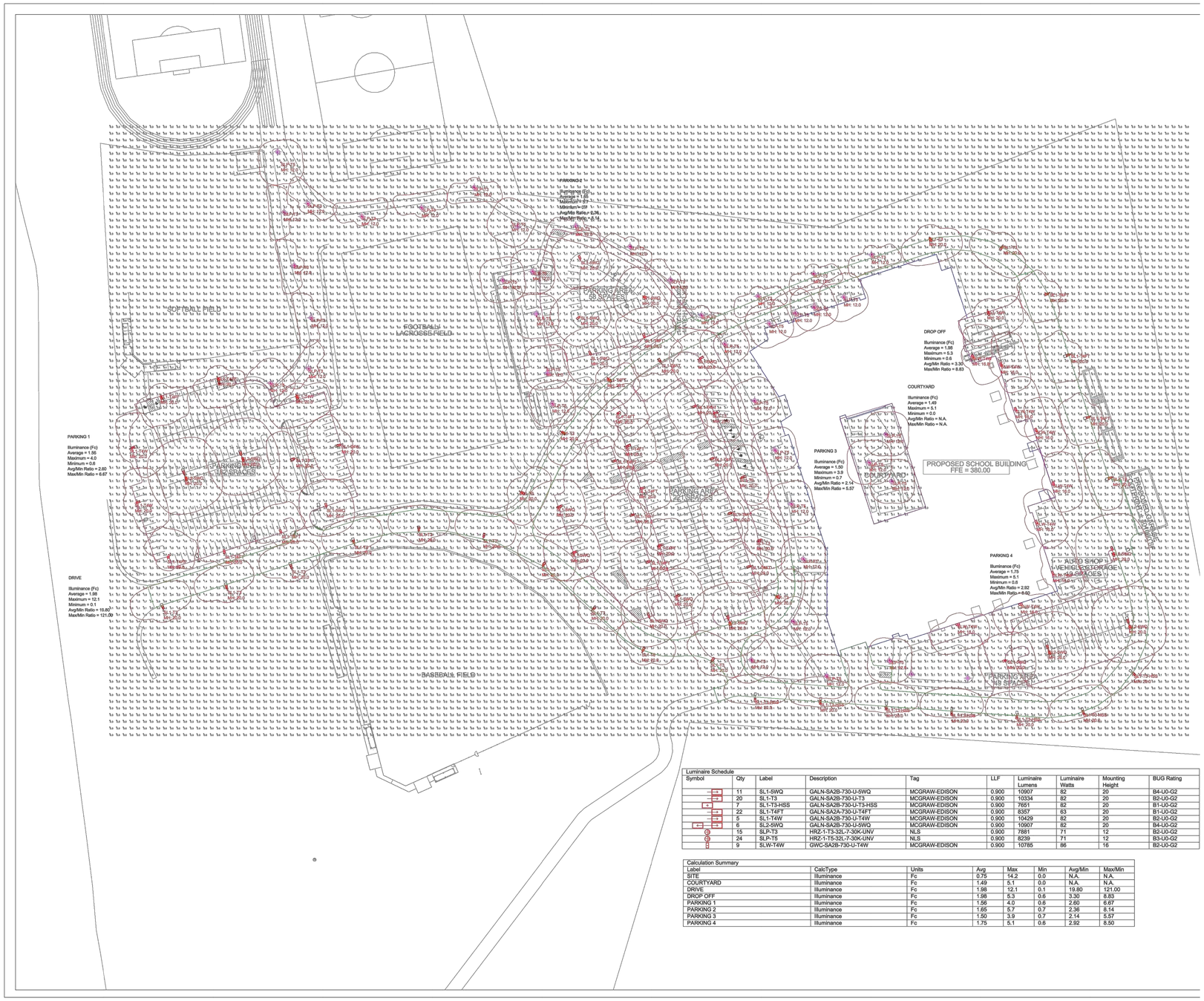


BUILDING ELEVATIONS

Scale: As indicated
Project: 22001.00
Author:
Date: 4/1/2024

A2-1-7



Luminaire Schedule									
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	BUG Rating
	11	SL1-5WQ	GALN-SA2B-730-U-5WQ	MCGRAW-EDISON	0.900	10907	82	20	B4-U0-G2
	20	SL1-T3	GALN-SA2B-730-U-T3	MCGRAW-EDISON	0.900	10334	82	20	B2-U0-G2
	7	SL1-T3-HSS	GALN-SA2B-730-U-T3-HSS	MCGRAW-EDISON	0.900	7651	82	20	B1-U0-G2
	22	SL1-T4FT	GALN-SA2A-730-U-T4FT	MCGRAW-EDISON	0.900	8357	63	20	B1-U0-G2
	5	SL1-T4W	GALN-SA2B-730-U-T4W	MCGRAW-EDISON	0.900	10429	82	20	B2-U0-G2
	6	SL2-5WQ	GALN-SA2B-730-U-5WQ	MCGRAW-EDISON	0.900	10907	82	20	B4-U0-G2
	15	SLP-T3	HRZ-1-T3-32L-7-30K-UNV	NLS	0.900	7881	71	12	B2-U0-G2
	24	SLP-T5	HRZ-1-T5-32L-7-30K-UNV	NLS	0.900	8239	71	12	B3-U0-G2
	9	SLW-T4W	GWC-SA2B-730-U-T4W	MCGRAW-EDISON	0.900	10785	86	16	B2-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.75	14.2	0.0	N.A.	N.A.
COURTYARD	Illuminance	Fc	1.49	5.1	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.98	12.1	0.1	19.80	121.00
DROP OFF	Illuminance	Fc	1.98	5.3	0.6	3.30	8.83
PARKING 1	Illuminance	Fc	1.56	4.0	0.6	2.60	6.67
PARKING 2	Illuminance	Fc	1.65	5.7	0.7	2.36	8.14
PARKING 3	Illuminance	Fc	1.50	3.9	0.7	2.14	5.57
PARKING 4	Illuminance	Fc	1.75	5.1	0.6	2.92	8.50

1 ELECTRICAL SITE LIGHTING PLAN
1" = 60'-0"

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DRA

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NOTICE OF INTENT SUBMISSION

4/1/2024

KEY PLAN

PROJECT NORTH | MAGNETIC NORTH

ELECTRICAL SITE LIGHTING PLAN

Scale: 1"=60'-0"
Project: 22001.00
Author: RCB
Date: 4/1/2024

ES-0-1