

NOT TO SCALE

SITE DEVELOPMENT PLANS FOR WALCOTT HERITAGE FARMS

339 BOSTON POST ROAD EAST MARLBOROUGH, MA

APPLICANT: WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902 203.210.2700

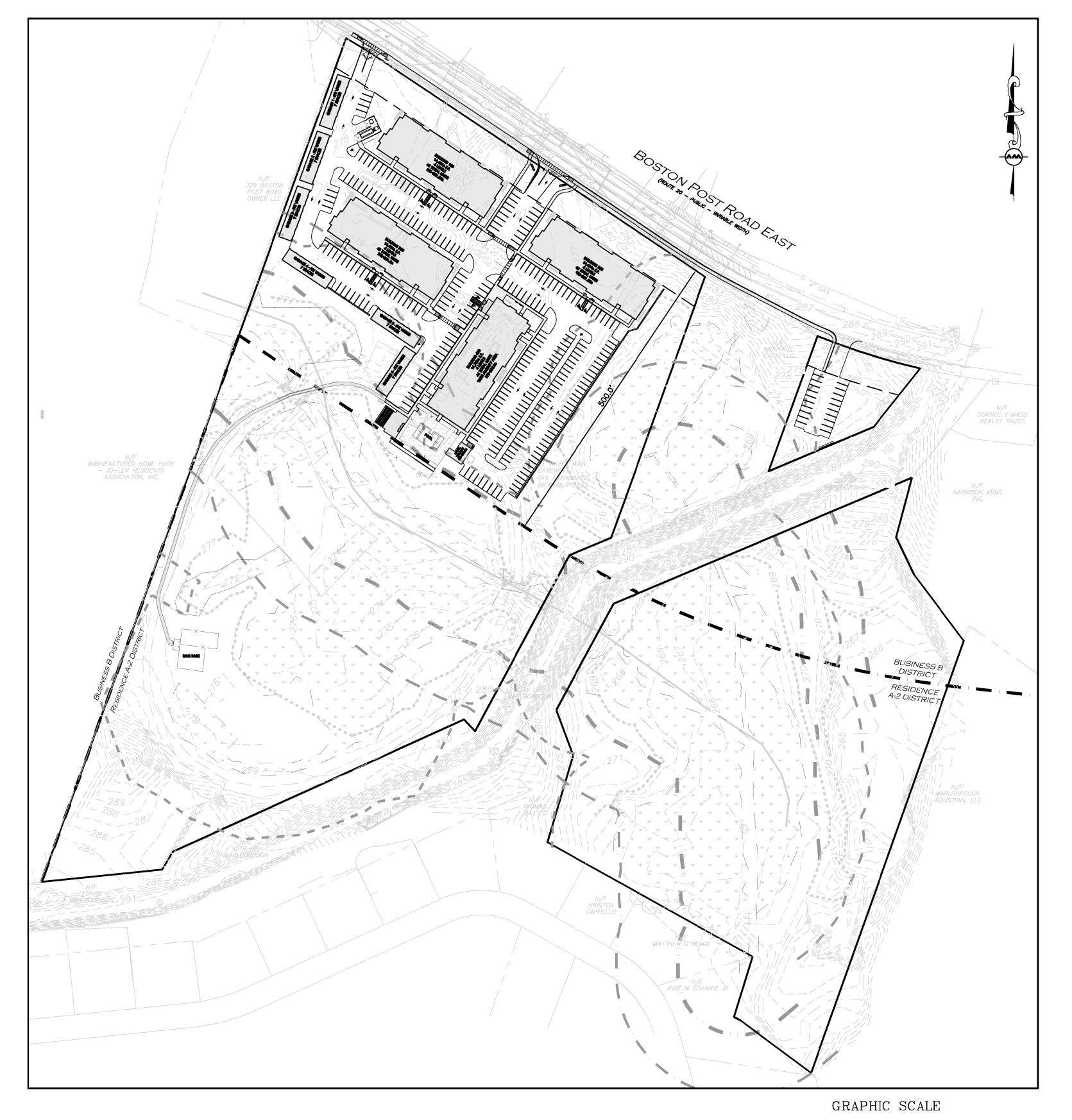
LAND SURVEYOR, SITE ENGINEER
LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
781.935.6889

ARCHITECT:

PHILLIPS ARCHITECTURE
5901 PEACHTREE DUNWOODY ROAD, SUITE A450
ATLANTA, GA 30328.
770.394.1616

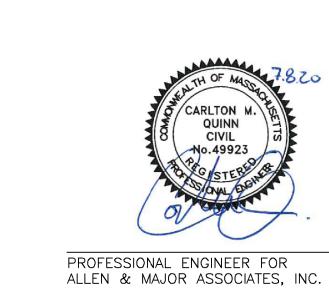
MECHANICAL, ELECTRICAL AND PLUMBING
CONSULTANT:
ENGR3 CONSULTING ENGINEERS
100 NORTH POINT CENTER EAST, SUITE 200
ALPHARETTA, GA 30022

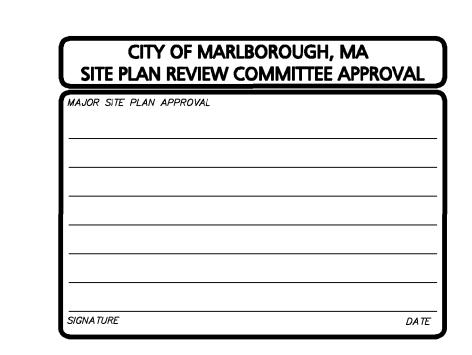
ENVIRONMENTAL CONSULTANT: GODDARD CONSULTING, LLC 291 MAIN STREET SUITE #8 NORTHBOROUGH, MA 01532 508.393.3784



DRAWING TITLE	SHEET NO.	ISSUED	REVISED
CIVIL DRAWINGS			
EXISTING CONDITIONS PLAN	V-101	01-16-2020	07-08-2020
ABBREVIATIONS AND NOTES	C-001	12-20-2019	07-08-2020
LOCUS PLAN	C-100	12-20-2019	07-08-2020
EROSION CONTROL PLAN	C-102A	12-20-2019	07-08-2020
EROSION CONTROL PLAN	C-102B	12-20-2019	07-08-2020
SITE PREPARATION & DEMOLITION PLAN	C-103A	12-20-2019	07-08-2020
SITE PREPARATION & DEMOLITION PLAN	C-103B	12-20-2019	07-08-2020
LAYOUT & MATERIALS PLAN	C-104A	12-20-2019	07-08-2020
LANDSCAPE COVERAGE PLAN	C-104B	02-06-2020	07-08-2020
LOT COVERAGE PLAN	C-104C	02-06-2020	07-08-2020
GRADING PLAN	C-105A	12-20-2019	07-08-2020
GRADING PLAN	C-105B	12-20-2019	07-08-2020
DRAINAGE PLAN	C-106A	12-20-2019	07-08-2020
DRAINAGE PLAN	C-106B	12-20-2019	07-08-2020
UTILITIES PLAN	C-107	12-20-2019	07-08-2020
FIRE TRUCK TURNING PLAN	C-108	12-20-2019	07-08-2020
CIVIL DETAILS	C-501	12-20-2019	07-08-2020
CIVIL DETAILS	C-502	12-20-2019	07-08-2020
CIVIL DETAILS	C-503	12-20-2019	07-08-2020
CIVIL DETAILS	C-504	12-20-2019	07-08-2020
CIVIL DETAILS	C-505	12-20-2019	07-08-2020
LANDSCAPE & HARDSCAPE DR	AWINGS		
LANDSCAPE PLAN	L-101	12-20-2019	07-08-2020
LANDSCAPE PLAN	L-102	12-20-2019	07-08-2020
HARDSCAPE PLAN	L-103	12-20-2019	07-08-2020
HARDSCAPE & FURNISHINGS PLAN	L-104	12-20-2019	07-08-2020
CONCEPTUAL LOCATION PLAN OF REPLICATION AREAS	L-201	02-20-2020	07-08-2020
LANDSCAPE DETAILS	L-501	12-20-2019	07-08-2020
HARDSCAPE DETAILS	L-502	12-20-2019	07-08-2020
HARDSCAPE DETAILS	L-503	12-20-2019	07-08-2020

LIST OF DRAWINGS







civil & structural engineering • land surveying environmental consulting • landscape architecture w w w w . a l l e n m a j o r . c o m

100 COMMERCE WAY

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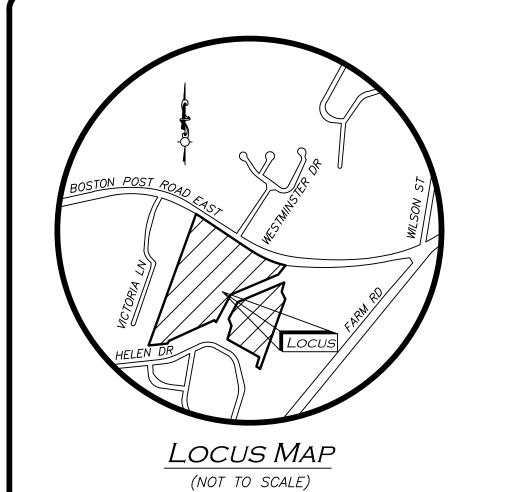
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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ISSUED FOR LOCAL APPROVAL: DECEMBER 20, 2019
RESUBMISSION FOR LOCAL APPROVAL: JANUARY 31, 2020
VARIOUS REVISIONS: FEBRUARY 3, 2020
VARIOUS REVISIONS: FEBRUARY 20, 2020
REVISED PER CITY COMMENTS: MAY 18, 2020
REVISED PER CITY COMMENTS: JULY 8, 2020





BENCHMARK SUMMARY			
TBM #	DESCRIPTION	ELEV.	
<u> </u>	COTTON GIN SPINDLE IN UPN# 36—1	284.10	
2	COTTON GIN SPINDLE IN UPR# 38—50	287.10	

	CITY OF MARLBOROUGH ASSESSORS MAP 72, LOT 35 ASSESSORS MAP 73, LOT 28 AREA=729,871 ± SF		
	(16.76 Ac.)		
	SMH RIM=282.57 INV(BC)=270.17	$\diamondsuit_{O_{G}}$	
	SMH PIM-283.88	- ROUTE 20 PURE 20 PUR	
FFE=280.13 FFE=280.13	SMH RIM=283.88 INV(BC)=269.0	\sim	
N/F 329 BOSTON POST ROAD OWNER LLC		LARIABLE MOTHY EAST	
OWNER LLC	## FFE=279.60 / 1 / 276	ASY	
	E6 CDE7 E8 E9 E10		CITY OF MARLBOROUGH ASSESSORS MAP 73, LOTS 26 & 26A
		1	AREA=25,340± SF (0.58 Ac.)
D2 D4C D4C D4C		C2 C2 C3 -287 -175.05'	$ \frac{SMH}{RIM = 292.74} \\ INV(BC) = 283.19 $
MAHW 101 MAHW O	0" CMP)=273.15	F10 F8 F6 F6 F6 F6 F6 F64 F63	36" STROUGH
INV(60" CMP)=272.34 WAYN 05 MAHW 05 D4G D4G NV(60" CMP)=272.34 MAHW 105 NV(60" CMP) 273.4C	F18	F14	0 00
INV(60" CMP)=272.34 INV(60" CMP)=272.46 INV(60" CMP)=272.65 D9 MAHW 08, MARW 07 D10	F20 F19 F17 F21 F22 F23	A5 \ B5 \ F59 \ F60 \ A6 \ B8 \ F59 \ A7 \ B7 \ B7	N/F
J43 MAHW 109 D11 D15B J43 MAHW 109 D15A	F24 F25 F25 F26 F27 F27	A70 (B11 4 SMH F55)	DONNELLY MASS REALTY TRUST.
N/F MANUFACTURED HOME PARK - JO-LEN RESIDENTS ASSOCIATION, INC.	X13	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	SMH RIM=291.89 BOLTED SHUT UNABLE TO OPEN
ASSOCIATION, INC. MAHW 111 MAHW 14 D15 MAHW 14 D17 MAHW 14 D18 MAHW 14 D19 MAHW 15 MAHW 15	GRAVEL (AS ABANDONED) BK.8446/PG.553 F31	A16 F47 F50 N/F OITY OF 284 F35 A17 F45 F45 F36 B17 F43	OPEN N/F HARRISON ARMS INC.
J339 J350 J30 J30 J30 J30 J30 J30 J30 J30 J30 J3	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	F38 $F39$ 280 $F38$ $F39$ 280 $F38$ $F39$ 280 $F38$ $F39$ 280 -279 -279	
K10A K10B K10B	MAHW 117 MAHW 19 D22 MAHW 20 D22 MAHW 20 D23 D23	275 274 274	67.00'
2 16 × K1 K11 1 1 1 2 2 7 1 1 1 1 1 1 1 1 1 1 1 1 1	MAHW 121 MAHW 22 MAHW 23 MAHW 23 MAHW 122 MAHW 23 MAHW	G3 63 64 272.	CITY OF MARLBOROUGH ASSESSORS MAP 73, LOT 2 AREA=364,468± SF (8.37 Ac.)
K_2 K_3 K_4 K_5	INV(60" CMP)=271.73 INV(60" CMP)=271.70 INV(60" CMP)=271.70 INV(60" CMP)=271.71	CP) = 272.36	(O.37 AC.)
5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		(CP) = 270.99 $(CP) = 271.22 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 +$	
S	MAHW 129 MA	1W 130 B25 G11	DISTRICT
J13J J20 J18	MARLBOROUGH H5 MAHW 131 MARLBOROUGH H7	132	ESIDENCE
J13K	JII 1 1 1 1 1 1 1 1 1	HB B28 G14 MAHW Y36 B29 G15	
J13F J13M J13P J13Q J13B J13B J13B J13B J13B J13B J13B J13B	26.36' S	MAHW 137 H10 MAHW 138 MAHW/139 B31 B31 B32	
JI3D JI3C (TYPICAL)	RIM=293.39 INV(BC)=284.44	H111	N/F MARLBOROUGH INDUSTRIAL LLC
PROPERTY 2925	INV(BC)=284.44 7THOMAS MATTEO H15	MAHW 141 V MAHW 142 V	

N/F KRISTEN CAPPELLO

STONE BOLIND (SB)	[·]
STONE BOUND (SB)	0
IRON ROD (IR)	
DRAIN MANHOLE (DMH)	(D)
SEWER MANHOLE (SMH)	<u>\$</u>
CATCH BASIN (CB)	
UTILITY POLE	Q
UTILITY POLE W/RISER	•
UTILITY POLE W/LIGHT	₽.
GUY WIRE	$\overline{}$
FIRE HYDRANT	
WATER GATE	1 50
GAS GATE	Ğ O
INVERT (INV)	0
LIGHT	ф
SIGN	- o-
WETLAND FLAG	►A31
ELECTRIC METER	E)
CONCRETE	
WETLAND AREA	
BUILDING	
WETLAND	
FLOODWAY	
FLOODPLAIN	
20' WETLAND BUFFER	
100' WETLAND BUFFER	
100' RIVERFRONT BUFFER	
200' RIVERFRONT BUFFER	
EASEMENT LINE	
1' CONTOUR	53
5' CONTOUR	— <i>— 55</i> — <i>-</i>
PROPERTY LINE	
ABUTTERS LINE	
STONE WALL	00000000
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CURB	
CHAIN LINK FENCE	x
STOCKADE FENCE	
VINYL FENCE	o
GUARDRAIL	
WATER LINE	
SEWER LINE	S
DRAIN LINE	D
OVERHEAD WIRES	OHW
FINISHED FLOOR ELEVATION	FFE
BITUMINOUS	BIT.
CONCRETE ROTTOM CENTER	CONC.
BOTTOM CENTER	(BC)
REINFORCED CONCRETE PIPE	RCP
POLYVINYL CHLORIDE PIPE	PVC
CORRUGATED METAL PIPE	CMP
CAST IRON PIPE	CI
DUCTILE IRON PIPE	DI
STONE BOUND W/DRILL HOLE	SB/DH
CONC. BOUND W/DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
BOOK	

LEGEND

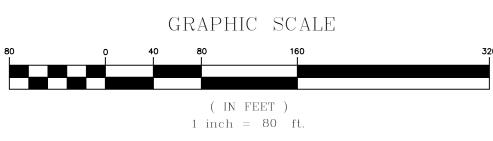
Locus References

-CITY OF MARLBOROUGH ASSESSORS MAP 72, LOT 35 ASSESSORS MAP 73, LOTS 24, 26, 26A, 27 & 28 -BOOK 41574, PAGE 231 -BOOK 71910, PAGE 242 -PLAN 470 OF 1932 -OWNER OF RECORD: HERITAGE FARM LLC

PLAN REFERENCES

-PLAN 179 OF 1991 -PLAN 1026 OF 1983 -PLAN 438 OF 1960 -LAND COURT CASE 30558B -PLAN 1408 OF 1969

- 1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83). 2. PROPERTY LINE & EXISTING SITE FEATURES SHÓWN HEREON TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE
- SURVEY TAX LOTS 24, 26, 26A, 28 AND 35, CITY OF MARLBOROUGH, COUNTY OF MIDDLESEX, STATE OF MASSACHUSETTS". DATED MAY 30, 2019. PREPARED BY MATRIX NEW WORLD.
- 3. WETLAND FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
- 4. VERTICAL DATUM IS NAVD 88.
- 5. CONTOUR INTERVAL IS ONE FOOT (1').



WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 21, 2019 AND JANUARY 15, 2020.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



4 07/08/20 CITY COMMENTS 01/16/20 | ANRAD FILING 12/20/19 ISSUED FOR LOCAL APPROVAL 11/19/19 | VARIOUS REVISIONS

REV DATE DESCRIPTION APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

339 BOSTON POST ROAD EAST MARLBOROUGH, MA

2658-01 DATE:

1" = 80' DWG. NAME: S-2658-01-E0



ASSOCIATES, INC.

civil engineering ◆ land surveying environmental consulting ♦ landscape architecture www.allenmajor.com 100 COMMERCE WAY SUITE 5

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DRAWING TITLE:

EXISTING CONDITIONS

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SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS

NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD

UTILITY STATEMENT

 $N:\PROJECTS\2658-01\SURVEY\DRAWINGS\S-2658-01-EC.DWG$

MARLBOROUGH ASSESSORS MAP 73 LOT 24.

OVERALL LOT SIZE: 16.76± ACRES FOR PARCELS LOCATED AT CITY OF MARLBOROUGH ASSESSORS MAP 72 LOT 35 AND MAP 73 LOT 28, 0.58± ACRES FOR ASSESSORS MAP 73 LOTS 26 & 26A AND 8.37± ACRES FOR CITY OF MARLBOROUGH ASSESSORS MAP 73 LOT 24. TOTAL PROJECT AREA IS 25.71± ACRES.

AND 28 AND ZONING DISTRICT IS RESIDENCE A-2 (A-2) FOR CITY OF

DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.

DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON

THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY. AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.

ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.

ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR

O. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

I1. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.

12. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.

THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE—CONSTRUCTION MEETING WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

APPROPRIATE WARNING SIGNS. MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.

6. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

17. ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED

18. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.

19. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL

20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

1. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.

22. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.

23. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.

5. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.

26. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.

27. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.

28. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS FROM THE CITY OF MARLBOROUGH DPW AND MASS DOT FOR APPROVAL.

29. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE. CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING. IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

60. ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

31. ALL UTILITY WORK MUST BE PERFORMED BY A CONTRACTOR LICENSED IN THE CITY OF MARLBOROUGH.

32. ANY EXCAVATIONS WITHIN BOSTON POST ROAD — EAST WILL REQUIRE A MASS DOT ACCESS PERMIT.

GRADING & DRAINAGE NOTES:

EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.

2. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.

IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH

THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS

SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE 5. TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE

INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.

6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.

7. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.

8. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.

9. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

10. ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN"

11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS

OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. 13. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER

14. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

THAN 3H:1V.

1. THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION AND TO THE CITY ENGINEER FOR APPROVAL.

ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND ALL UTILITIES SCHEDULED FOR DISPOSED OF AS SPECIFIED. ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.

THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.

5. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS: HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)

 SEWER — PVC (POLYVINYL CHLORIDE), SDR 35 DRAIN - RCP CLASS IV (REINFORCED CONCRETE PIPE, WHERE SPECIFIED ON PLAN)

• WATER - C.L.D.I. (CEMENT LINED DUCTILE IRON) (CLASS 52) BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION

7. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.

8. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

10. MINIMUM TRENCH WIDTH SHALL BE 2 FEET

11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.

12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET. THE WATER MUST BE ENCASED IN CONCRETE.

13. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.

15. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF

16. DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

17. WATER AND SEWER ENTRANCE FEES MUST BE PAID TO THE CITY OF MARLBOROUGH IN FULL BEFORE ANY MUNICIPAL SERVICE CONNECTIONS WILL BE ALLOWED.

EROSION & SEDIMENTATION CONTROL NOTES:

EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE, ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2017 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE

CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.

IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.

ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.

ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.

ADJACENT ROADS SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD. DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.

7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.

8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.

10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR AT HIS EXPENSE. WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS. THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.

12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.

13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY

14. CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.

16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.

17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.

18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA. SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.

19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.

21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.

22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED

23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.

24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.

CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION. 26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL. MA

DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION

SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE

25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE

LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.

27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.

28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.

29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.

30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.

31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.

32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.

33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE

COMPLETED. MAINTENANCE:

ALL MEASURES STATED ON THE STORMWATER POLLUTION PREVENTION PLANS. SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION BY CONTRACTOR UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR

STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

ALL SEDIMENT CONTROLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE TUBULAR SEDIMENT CONTROLS WHEN IT REACHES HALF THE HEIGHT OF THE CONTROL MEASURE OR AS REQUESTED BY THE OWNER OR ENGINEER.

THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND

THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF THE SITE PREPARATION PLAN TOGETHER WITH AN EXISTING CONDITIONS PLANS, GRADING PLANS, ABBREVIATIONS AND NOTES SHEETS, AND DETAIL SHEETS.

THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:

A. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE. B. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE RECEIVING WATERS.

CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.

D. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.

ABBREVIATIONS

TEST BORING TOP OF CURB

TRENCH DRAIN

TOP OF SLOPE

TOP OF WALL

UNDFRDRAIN

UTILITY POLE

WATER GATE

WATER MAIN

WATER MANHOLE

WATER SHUTOFF

VITRIFIED CLAY PIPE

VERTICAL GRANITE CURB

TEST PIT

TYPICAL

VERTICAL

TOS

TOW

VERT

WD

WM

TS&V

TELEPHONE MANHOLE

TAPPING SLEEVE & VALVE

UNDERWRITERS LABORATORY

ABAN ABANDON ADJUST BORING BOTTOM OF CURB BITUMINOUS BITUMINOUS CONCRETE BERM BUILDING BENCH MARK BOTTOM OF SLOPE

BOS

BOW

BRK

BV&B

BVW

CFS

CLDI

CMP

CUL

DIA

DWG

DYCL

ELEC

EMH

EOR

EXIST

FPS

GV&B

HOR

HYD

INCL

PKG

PROP, P

PVC

R&R R&S

RCP

RED

ROW

SGC

SMH

STRTL

SWEL

SWLL

BOTTOM OF WALL BRICK BUTTERFLY VALVE & BOX BORDERING VEGETATED WETLAND CABLE TELEVISION CATCH BASIN

CAST IRON (PIPE) CENTERLINE CEMENT LINED DUCTILE IRON (PIPE' CONSTRUCTION MANAGER CORRUGATED METAL PIPE CLEAN OUT

CUBIC FEET PER SECOND

CUBIC FEET

CONCRETE

CONSTRUCTION

CONTRACTOR

COORDINATE

DETENTION

CORRUGATED POLYETHYLENE PIPE CULVERT CUBIC YARD DISTRIBUTION BOX DOUBLE DEMOLISH

DUCTILE IRON (PIPE)

DIAMETER DIMENSION DRAIN MANHOLE DOMESTIC WATER (OR DRY WELL) DRAWING DOUBLE YELLOW CENTERLINE

ELECTRIC HANDHOLE ELEVATION ELECTRIC ELECTRIC MANHOLE EDGE OF PAVEMEN EDGE OF ROAD EDGE OF WETLANDS ELECTRIC, TELEPHONE, CABLE EXISTING

FIRE ALARM FLUSH CONCRETE CURB FLARED END SECTION FINISH FLOOR ELEVATION FIRE LANE NO PARKING FEET PER SECOND

EXTERIOR

FIRE SERVICE FOOT/FEET GENERAL CONTRACTOR **GENERAL** GAS GATE GUIDE RAIL GRANITE

GATE VALVE & BOX GROUND WATER HANDICAP RAMP HORIZONTAL HEIGHT **HEADWALL** HIGHWAY

GATE VALVE

HYDRANT INSIDE DIAMETER INCHES INCLUDE INSTALLED INVERT, INVERT ELEVATION

LEACHING BASIN LIGHT POLE

MAXIMUM MANHOLE MINIMUM MISCELLANEOUS MOUNTED MONITORING WELL

NOT IN CONTRACT NUMBER NTS NOT TO SCALE ON CENTER OUTSIDE DIAMETER

PARKING

PROPERTY LINE

OVERHEAD WIRE OVERHEAD OBSERVATION WELL POINT OF CURVATURE PRECAST CONCRETE CURB POINT OF INTERSECTION

PLUMBING POINT ON CURVATURE POINT ON TANGENT POINT OF REVERSE CURVATURE PROPOSED POINT (OR POINT OF TANGENT)

REMOVE & RESET/REPLACE REMOVE & STACK REINFORCED CONCRETE PIPE ROAD (OR ROOF DRAIN) REDUCÈR RELOCATE RETAIN, RETAINING OR RETENTION

POLYVINYL CHLORIDE (PIPE)

RIGHT OF WAY RAILROAD RAIN WATER LEADER ROADWAY

SLOPED GRANITE CURB SEWER MANHOLE **STANDPIPE** SPECIFICATION STATION STORMCEPTOR STANDARD STRUCTURAL

SOLID WHITE EDGE LINE

SOLID WHITE LANE LINE

SOLID YELLOW CENTERLINE

SQUARE FEET

SIDEWALK

MARLBOROUGH, MA

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12-20-19 | ISSUED FOR LOCAL APPROVAL REV DATE DESCRIPTION APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST



WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, N

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MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

DESIGNED BY: SJL/DMR CHECKED BY:



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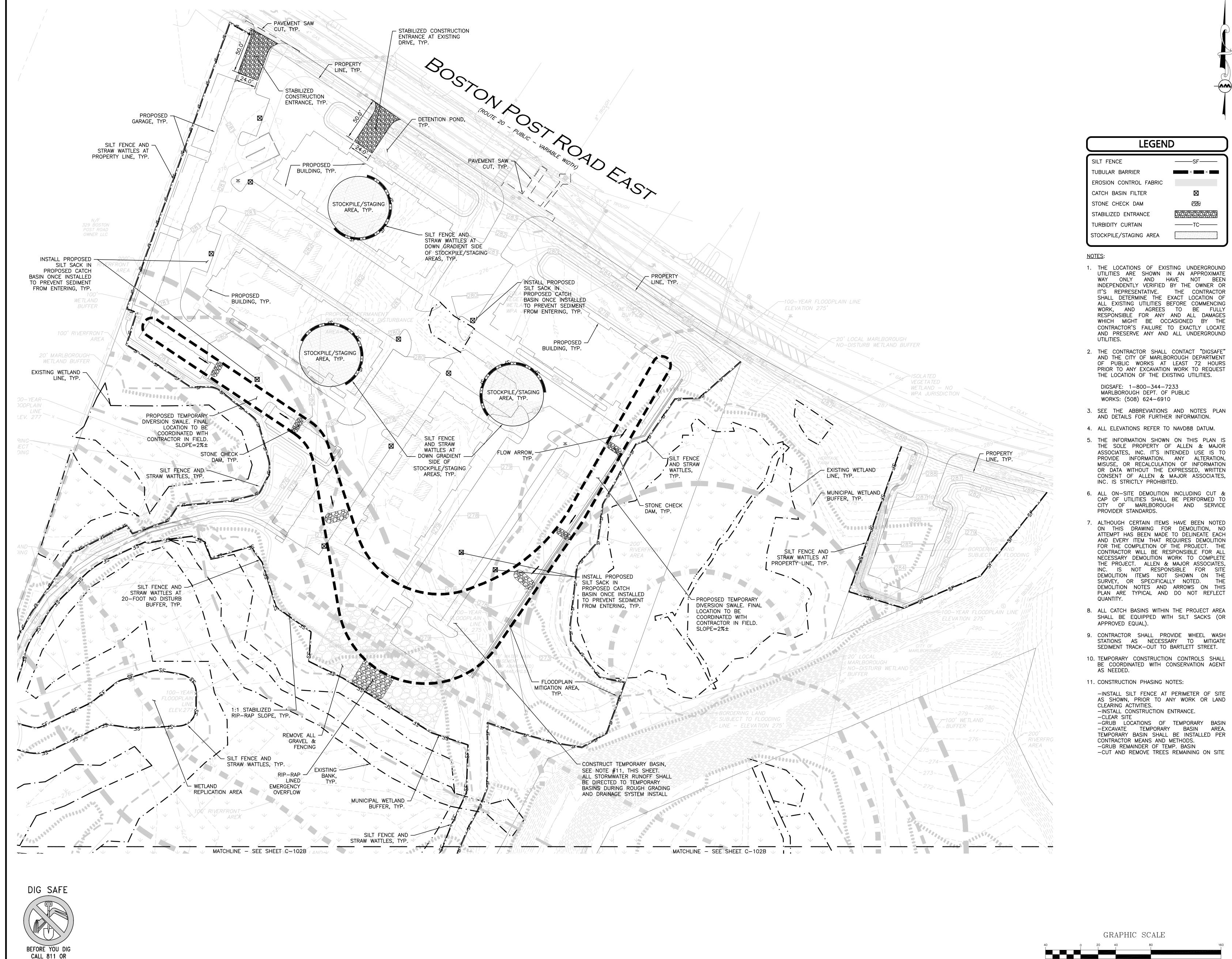
> 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896

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DRAWING TITLE: LOCUS PLAN

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5 05-18-20 REVISED PER CITY COMMENTS
4 02-20-20 VARIOUS REVISIONS
3 02-03-20 VARIOUS REVISIONS
2 01-31-20 RESUBMITTED FOR LOCAL APPROVA

12-20-19 | ISSUED FOR LOCAL APPROVAL

REV DATE DESCRIPTION

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

 PROJECT NO.
 2658-01
 DATE:
 12-20-2019

 SCALE:
 1" = 40'
 DWG. NAME:
 C-2658-01

 DESIGNED BY:
 SJL/DMR
 CHECKED BY:
 CMQ



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EROSION CONTROL PLAN C-102A

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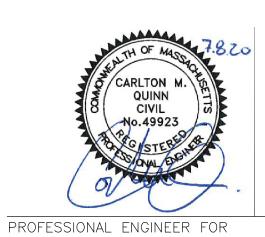
DRAWING TITLE:

1-888-DIG-SAFE

1-888-344-7233

(IN FEET)
1 inch = 40 ft.





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05-18-20 REVISED PER CITY COMMENTS 02-20-20 VARIOUS REVISIONS 02-03-20 VARIOUS REVISIONS 01-31-20 RESUBMITTED FOR LOCAL APPROVAL 12-20-19 ISSUED FOR LOCAL APPROVAL

REV DATE DESCRIPTION APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

DESIGNED BY: SJL/DMR | CHECKED BY:



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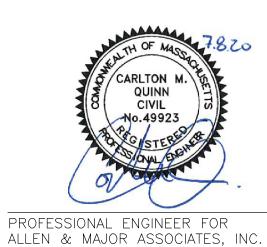
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DRAWING TITLE: EROSION CONTROL PLAN C-102B

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REV DATE DESCRIPTION

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA



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SITE PREPARATION & DEMOLITION PLAN

1 inch = 40 ft.

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LIMIT OF DISTURBANCE LIMIT OF 'CLEAR AND GRUB' BUILDING TO BE REMOVED PAVEMENT TO BE REMOVED UTILITY CUT AND CAP TEMPORARY FENCE —×—×—

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- 3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE: 1-800-344-7233

CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: 1-508-624-6910

- 4. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
- 5. EXISTING CONDITIONS BASE PLAN TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, SHEET V-101, ORIGINAL SCALE 1"=80' DATED DECEMBER 20,
- 6. ALL EXISTING UTILITIES INCLUDING WATER AND SEWER TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN PRIOR TO BUILDING DEMOLITION IN ACCORDANCE WITH CITY OF MARLBOROUGH REGULATIONS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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1	12-20-19	ISSUED FOR LOCAL APPROVAL
REV	DATE	DESCRIPTION

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

APPLICANT\OWNER:

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

1" = 40' DWG. NAME: C-2658-0 DESIGNED BY: SJL/DMR | CHECKED BY:



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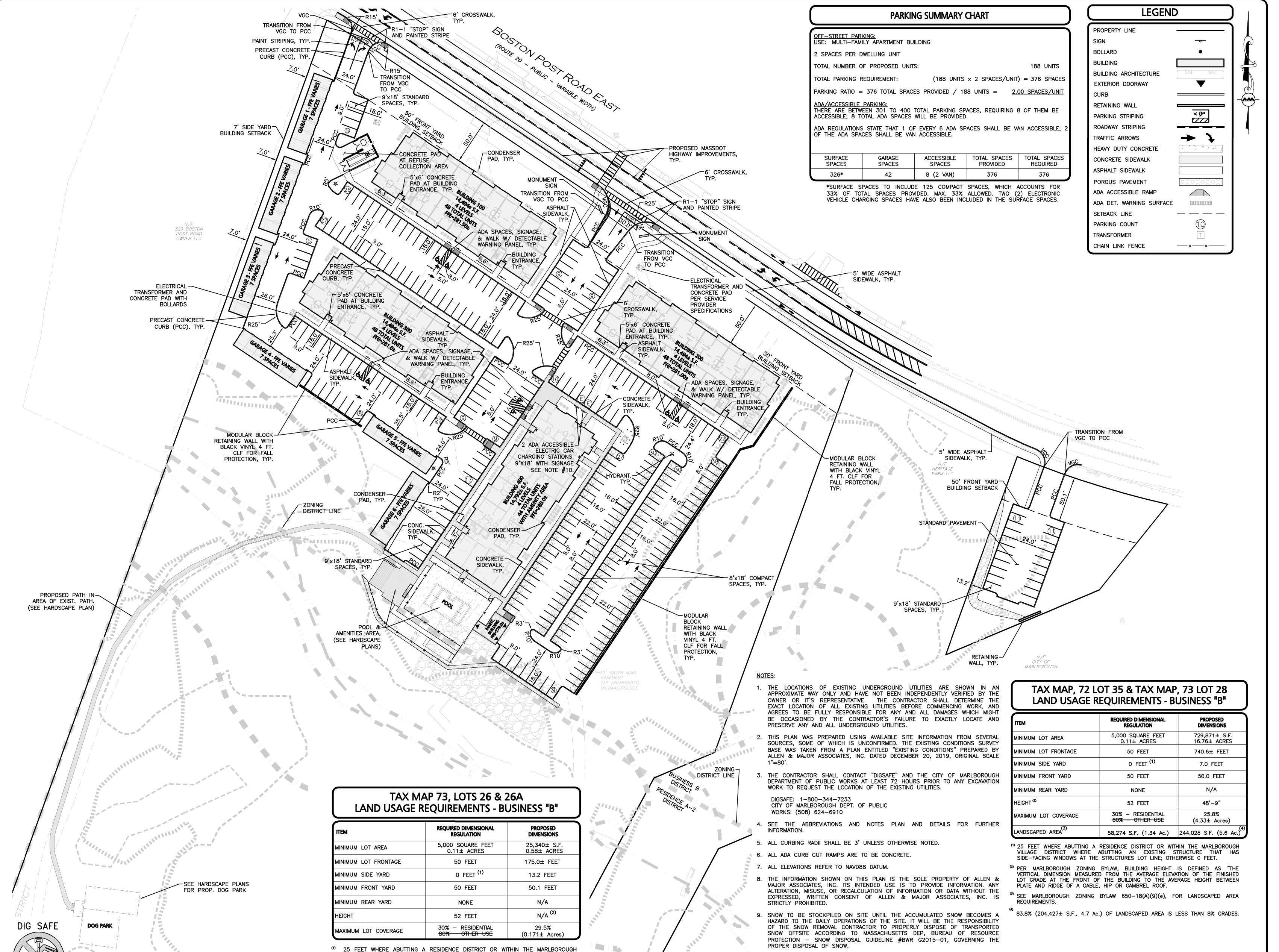
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1-888-344-7233

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.



10. FINAL LOCATION OF ELECTRIC CAR CHARGING STATIONS TO BE COORDINATED WITH

11. SEE SHEETS C-104B "LANDSCAPE COVERAGE PLAN" AND SHEET C-104C "LOT

13. NO BOLLARDS ARE CURRENTLY SHOWN AT TRANSFORMER PAD LOCATIONS,

HOWEVER, BOLLARD REQUIREMENTS SHALL BE COORDINATED WITH SERVICE

12. SEE HARDSCAPE PLANS FOR DETAILED AMENITY AREAS AT SOUTH OF SITE.

OWNER. CHARGING STATIONS WILL NEED TO BE ADA COMPLIANT.

COVERAGE PLAN" FOR MORE INFORMATION.

PROVIDER IN ACCORDANCE WITH THEIR REGULATIONS.

VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS

SIDE-FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE O FEET.

(2) NO BUILDING PROPOSED ON THIS LOT.

BEFORE YOU DIG

CALL 811 OR

1-888-DIG-SAFE

1-888-344-7233

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC

6 07-08-20 REVISED PER CITY COMMENTS 05-18-20 | REVISED PER CITY COMMENTS 02-20-20 VARIOUS REVISIONS 02-03-20 | VARIOUS REVISIONS 01-31-20 RESUBMITTED FOR LOCAL APPROVA

12-20-19 | ISSUED FOR LOCAL APPROVAL

REV DATE DESCRIPTION

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT **339 BOSTON POST ROAD EAST** MARLBOROUGH, MA

SJL/DMR | CHECKED BY:



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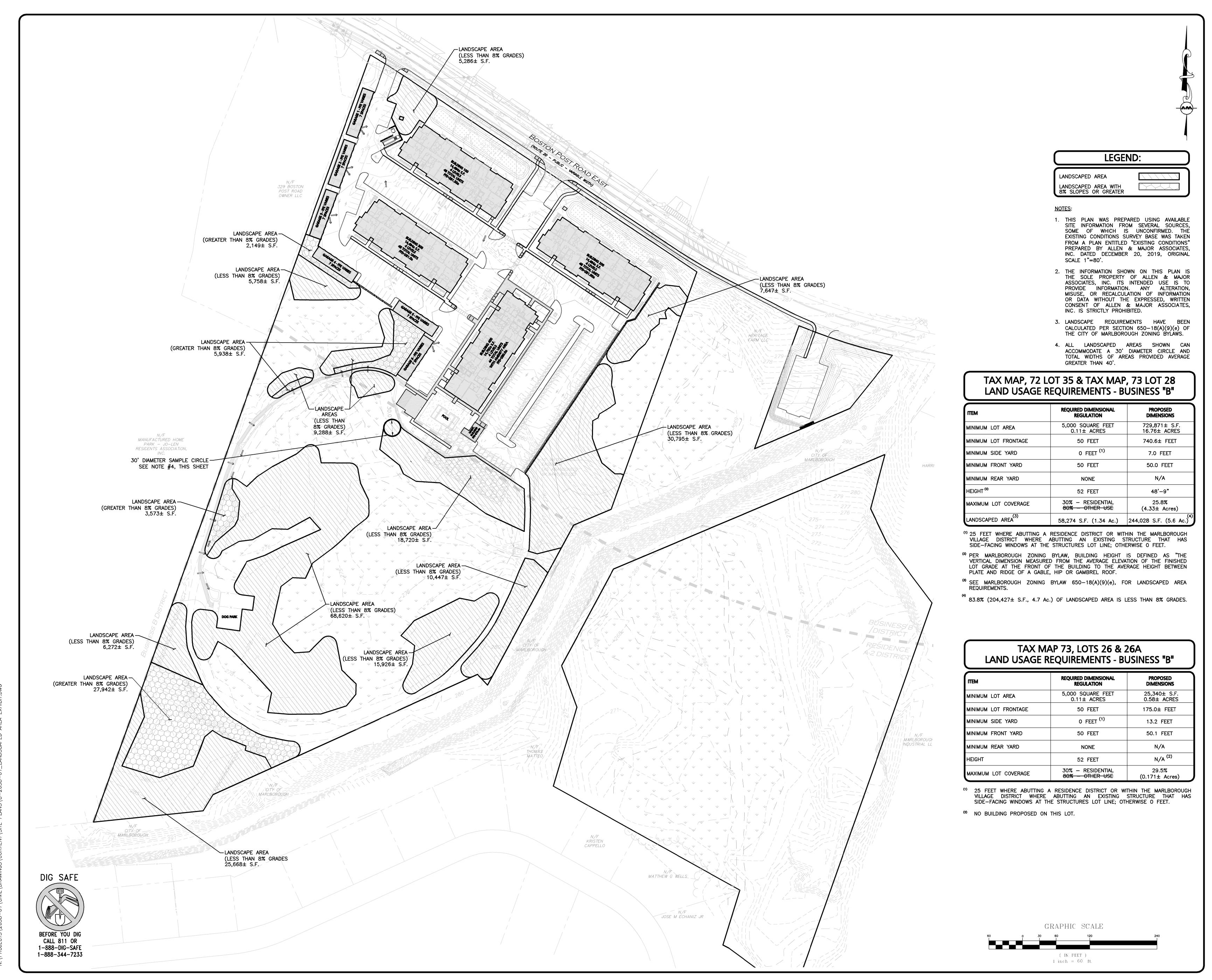
GRAPHIC SCALE

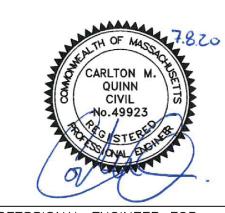
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5 05-18-20 REVISED PER CITY COMMENTS
4 02-20-20 VARIOUS REVISIONS
3 02-03-20 VARIOUS REVISIONS
2 01-31-20 RESUBMITTED FOR LOCAL APPROVAL

1 12-20-19 ISSUED FOR LOCAL APPROVAL
REV DATE DESCRIPTION

STAMFORD, CT 06902

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST

MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019

SCALE: 1" = 60' DWG. NAME: C-2658-01

DESIGNED BY: SJL/DMR CHECKED BY: CMQ



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environmental consulting ◆ landscape architecture w w w . a l l e n m a j o r . c o m 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889

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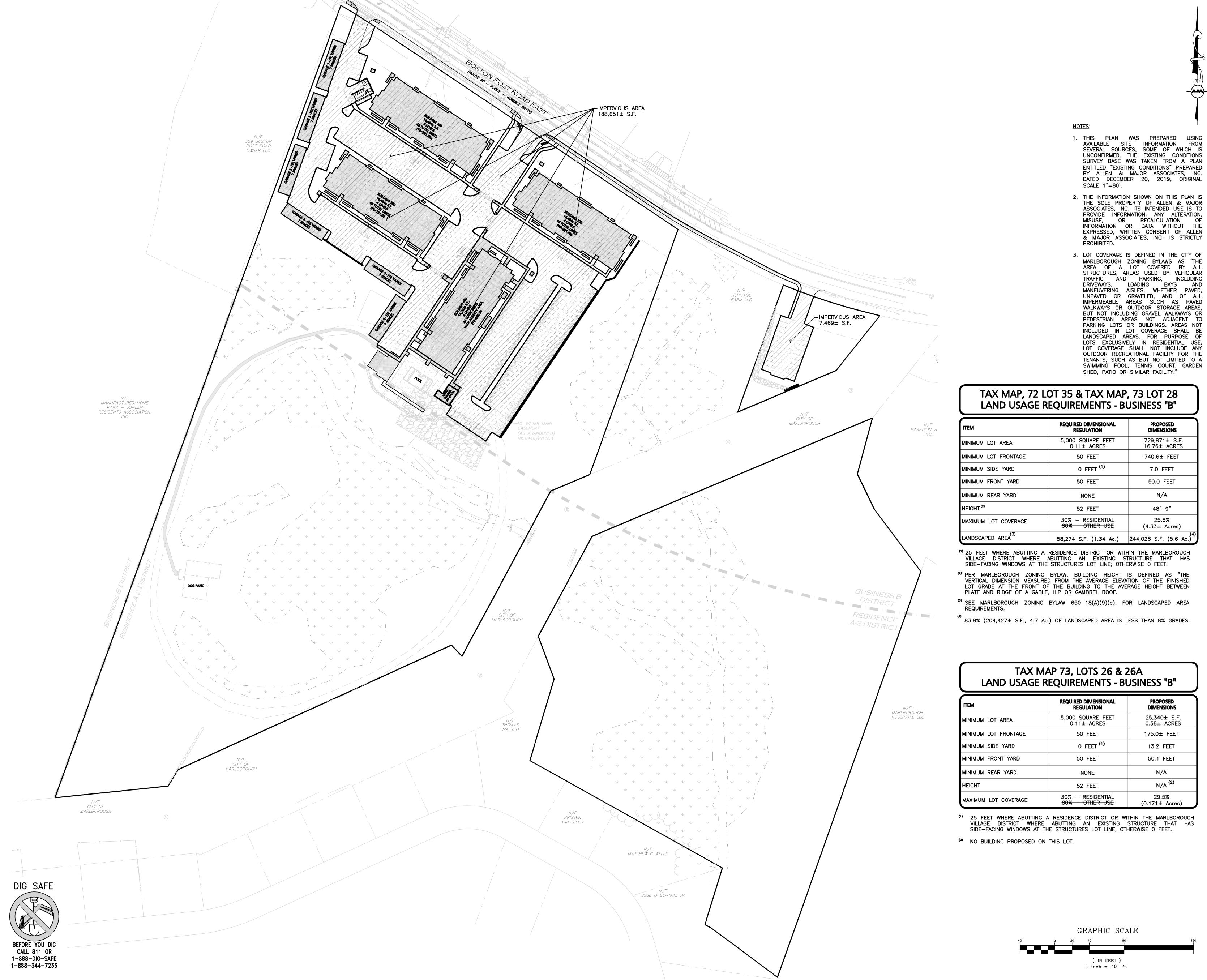
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LANDSCAPE COVERAGE PLAN

C-104B

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6 07-08-20 REVISED PER CITY COMMENTS
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4 02-20-20 VARIOUS REVISIONS
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1 12-20-19 ISSUED FOR LOCAL APPROVAL

REV DATE DESCRIPTION

APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

PROJECT:

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019

SCALE: 1" = 40' DWG. NAME: C-2658-01

DESIGNED BY: SJL/DMR CHECKED BY: CMQ



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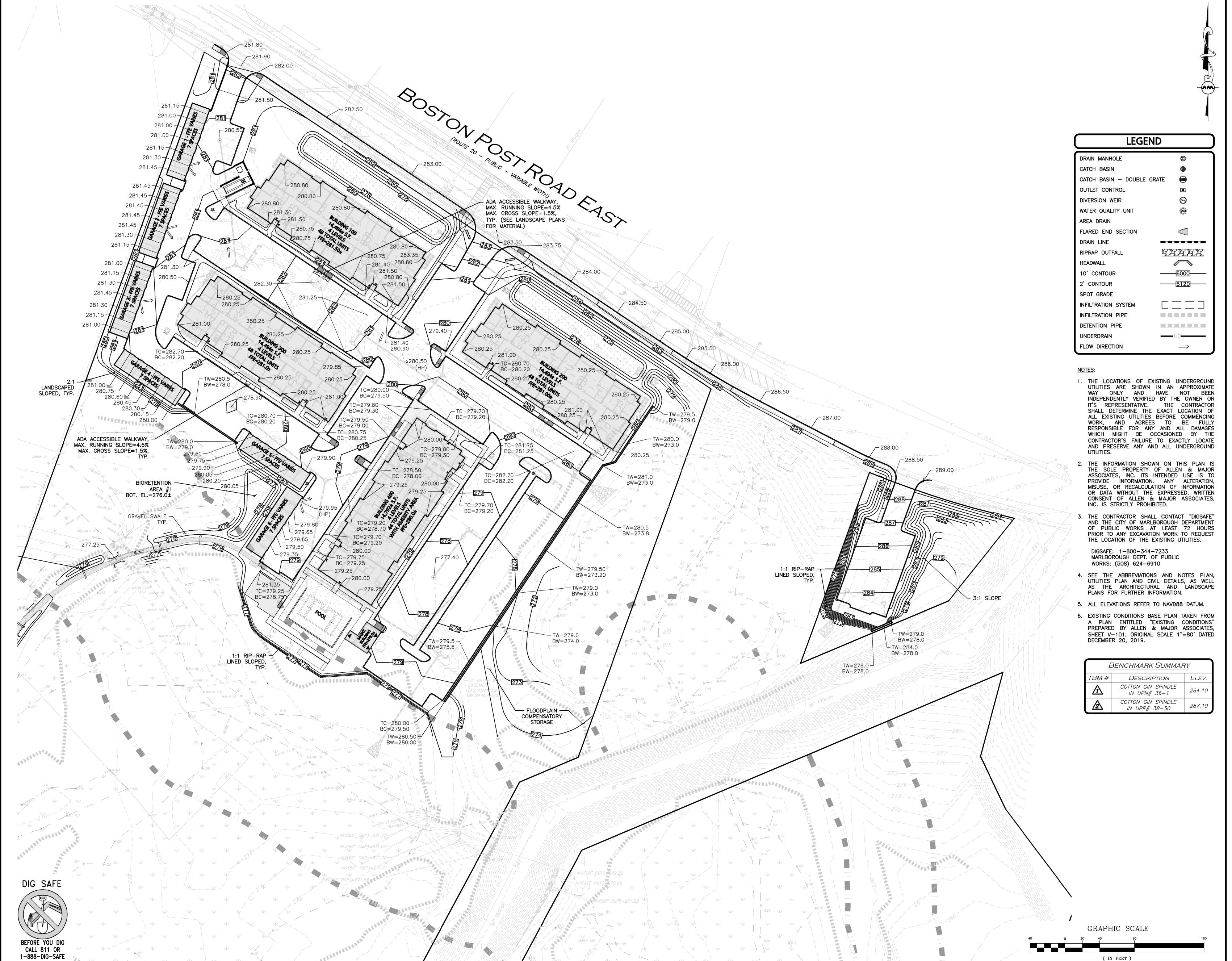
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02-20-20 VARIOUS REVISIONS

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01-31-20 RESUBMITTED FOR LOCAL APPROVA

12-20-19 ISSUED FOR LOCAL APPROVAL

WP MARLBOROUGH MA OWNER, LLC

9 WEST BROAD STREET, SUITE 800

PROJECT:

MULTI-FAMILY DEVELOPMENT
339 BOSTON POST ROAD EAST

REV DATE DESCRIPTION

STAMFORD, CT 06902

PROJECT NO. 2658-01 DATE: 12-20-2019

SCALE: 1" = 40' DWG. NAME: C-2658-01

DESIGNED BY: SJL/DMR CHECKED BY: CMQ

MARLBOROUGH, MA



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GRADING PLAN

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01-31-20 RESUBMITTED FOR LOCAL APPROVA 12-20-19 ISSUED FOR LOCAL APPROVAL REV DATE DESCRIPTION

> WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800

STAMFORD, CT 06902 MULTI-FAMILY DEVELOPMENT

339 BOSTON POST ROAD EAST MARLBOROUGH, MA

1" = 40' DWG. NAME: C-2658-0 DESIGNED BY: SJL/DMR CHECKED BY:



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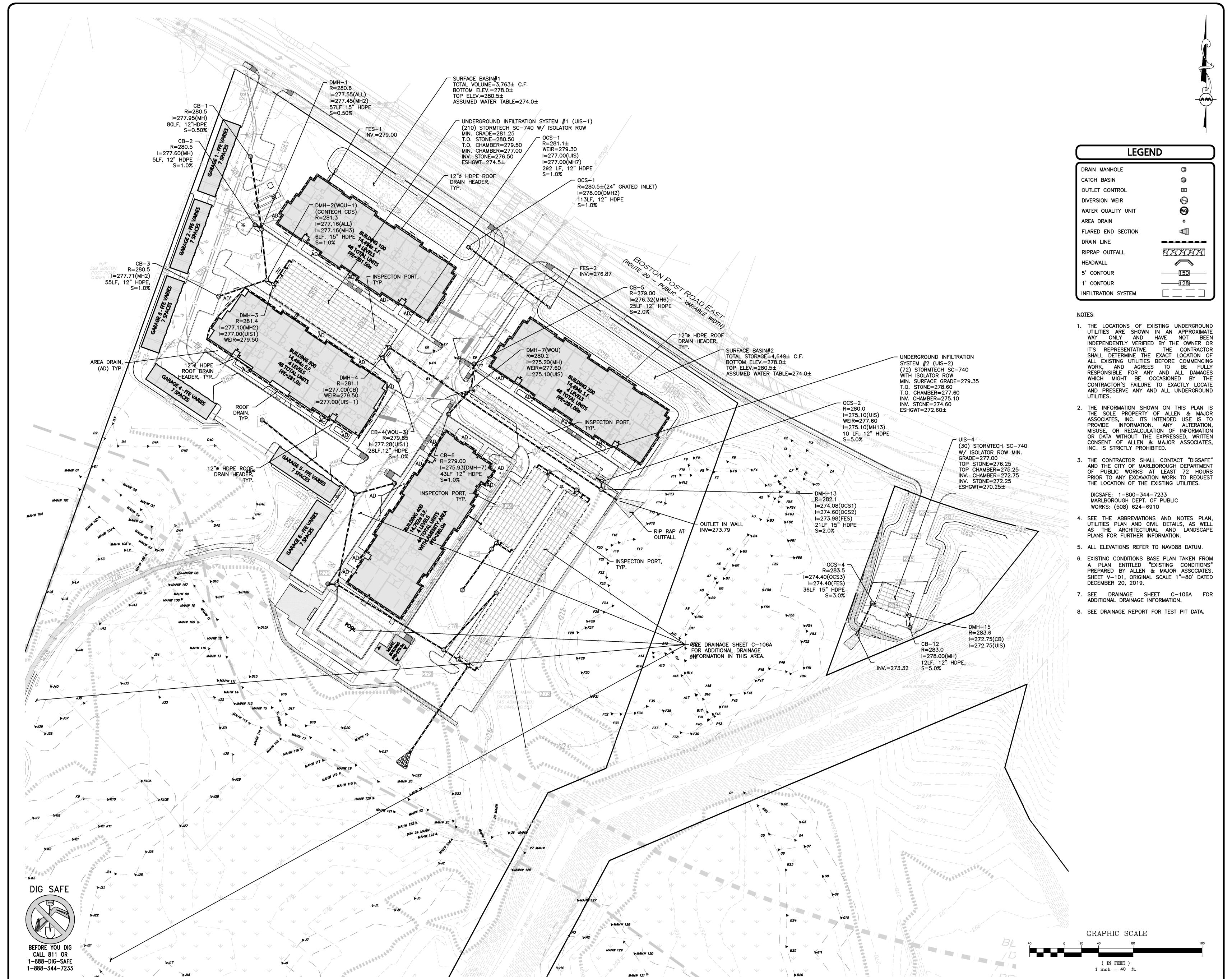
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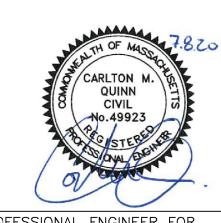
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APPLICANT\OWNER:

STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

 PROJECT NO.
 2658-01
 DATE:
 12-20-2019

 SCALE:
 1" = 40'
 DWG. NAME:
 C-2658-01

 DESIGNED BY:
 SJL/DMR
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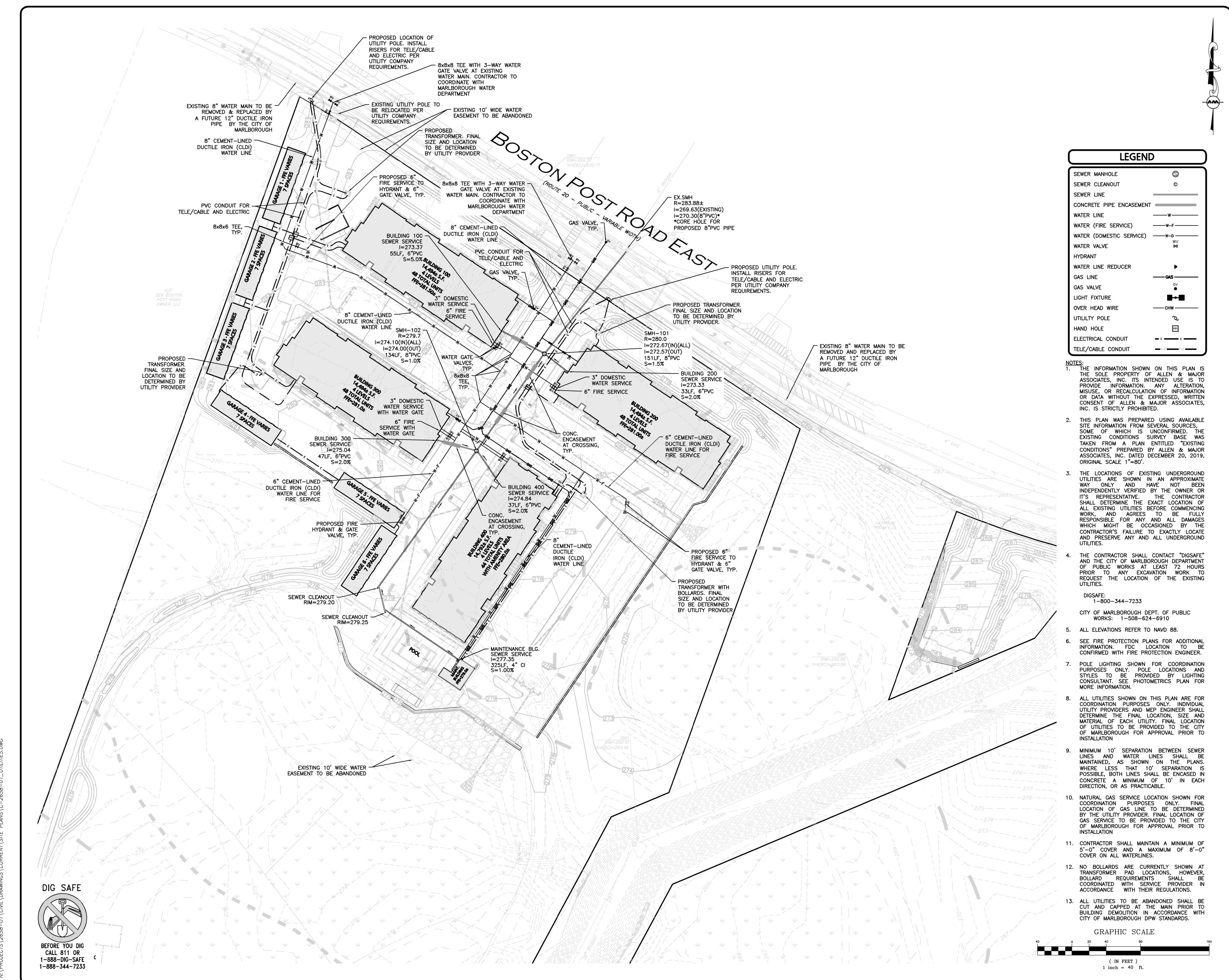
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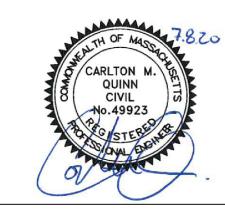
DRAINAGE PLAN

C-106B

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:\PROJECTS\2658-01\CWI\\ORAWINGS\CIIRRENT\SITE PLANS\C-2658-01 DRAIM





6 07-08-20 REVISED PER CITY COMMENTS 05-18-20 | REVISED PER CITY COMMENTS 02-20-20 VARIOUS REVISIONS 02-03-20 VARIOUS REVISIONS 01-31-20 RESUBMITTED FOR LOCAL APPROVA

REV DATE DESCRIPTION APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

12-20-19 | ISSUED FOR LOCAL APPROVAL

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

2658-01 DATE: 1" = 40' DWG. NAME: C-2658-0 DESIGNED BY: SJL/DMR | CHECKED BY:



ASSOCIATES, INC. civil & structural engineering • land surveying environmental consulting ♦ landscape architecture

www.allenmajor.com 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801

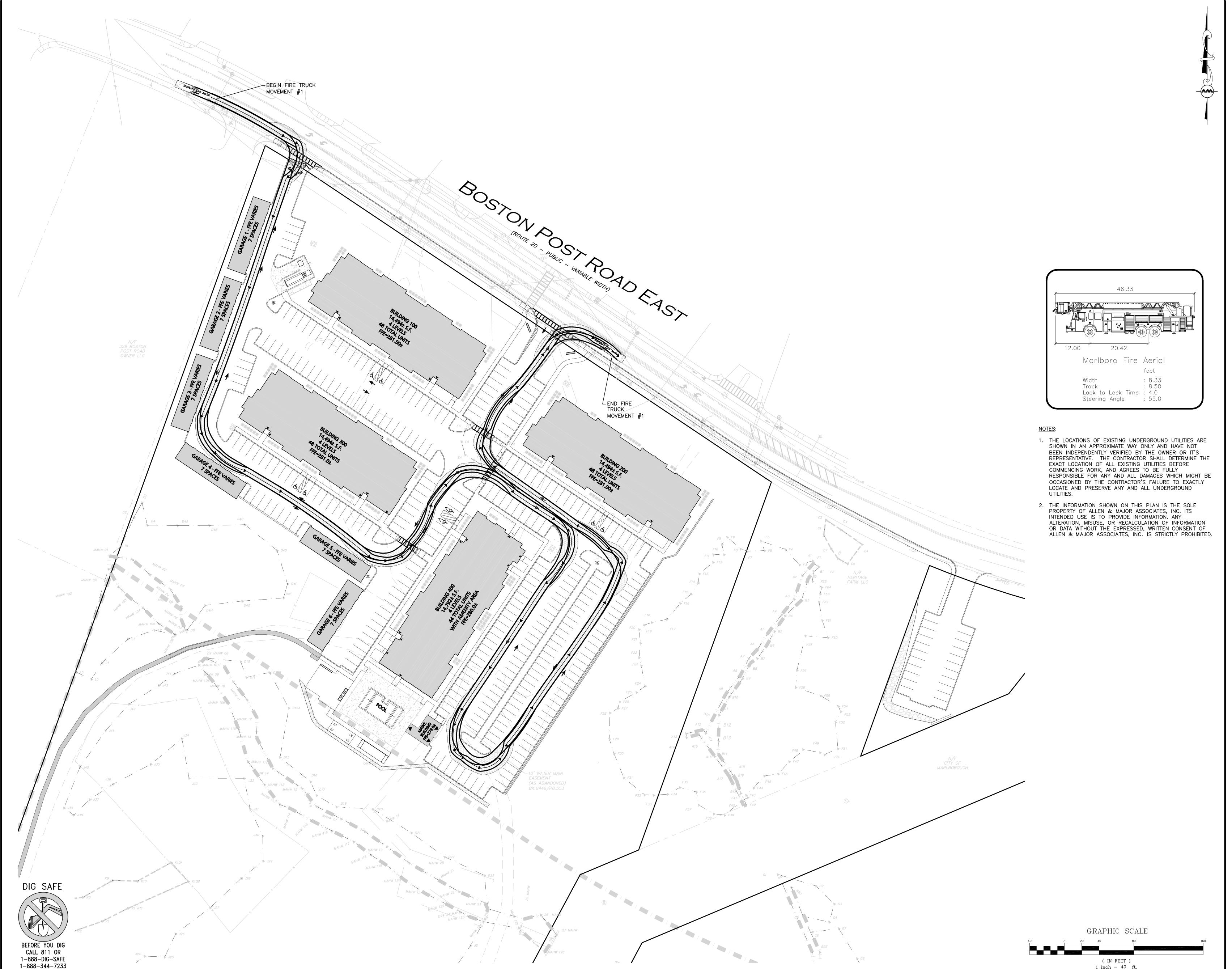
TEL: (781) 935-6889 FAX: (781) 935-2896

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UTILITIES PLAN

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DESIGNED BY: SJL/DMR CHECKED BY:



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environmental consulting • landscape architecture www.allenmajor.com 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896

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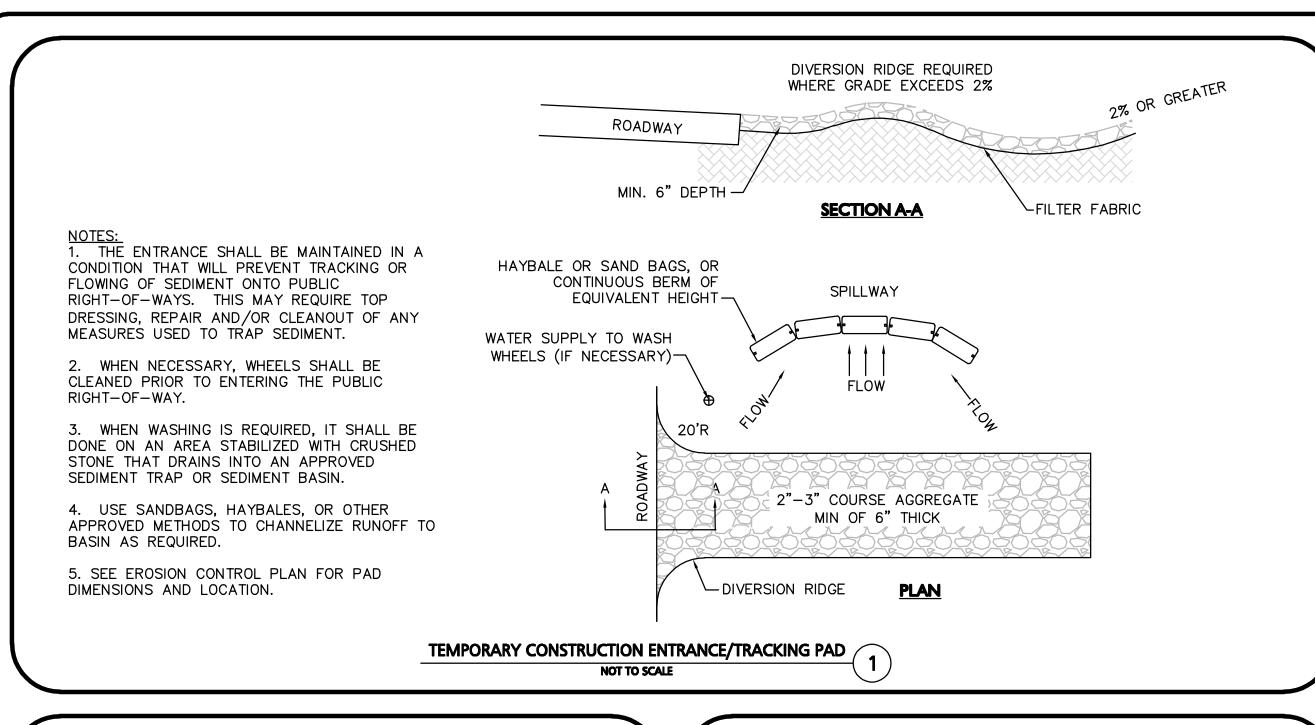
SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF

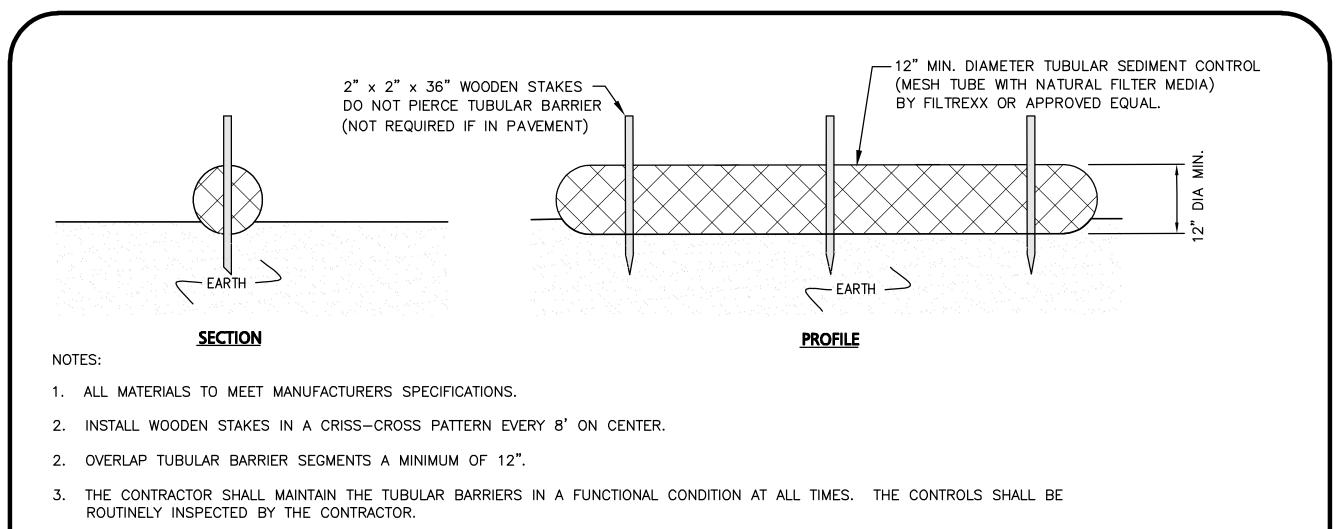
DRAWING TITLE: FIRE TRUCK TURNING PLAN | C-108

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1 inch = 40 ft.

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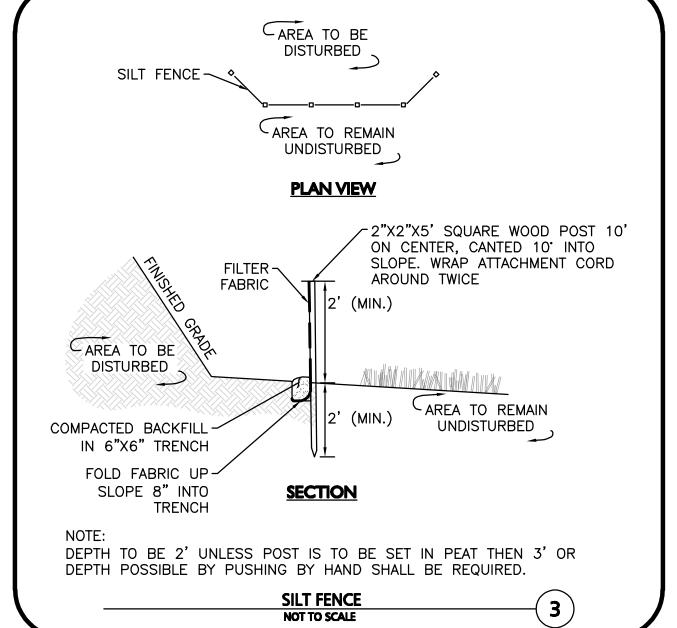


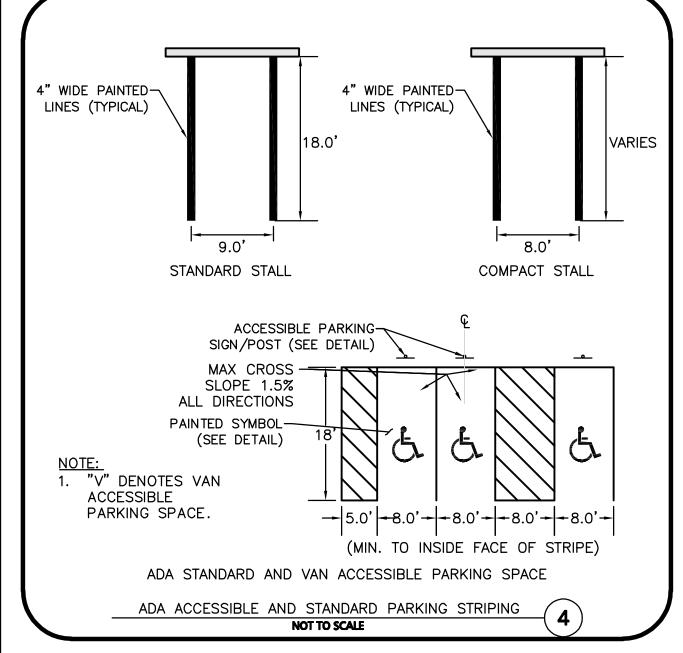


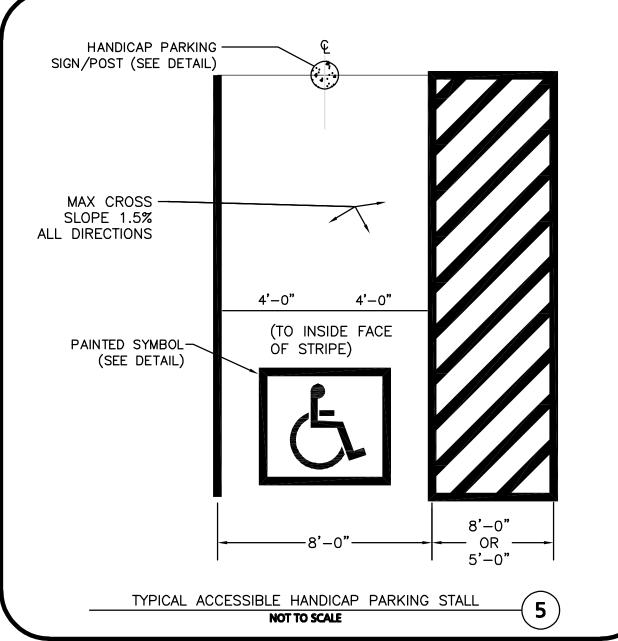
4. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.

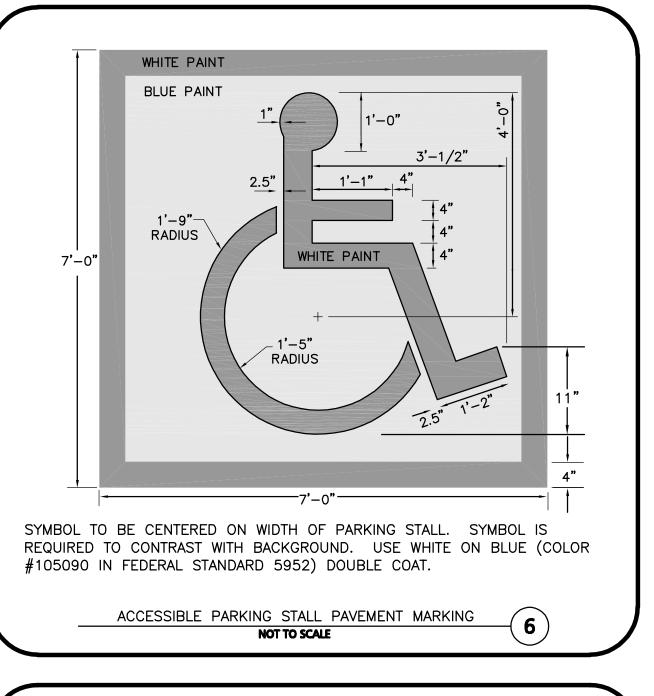
TUBULAR SEDIMENT BARRIER DETAIL

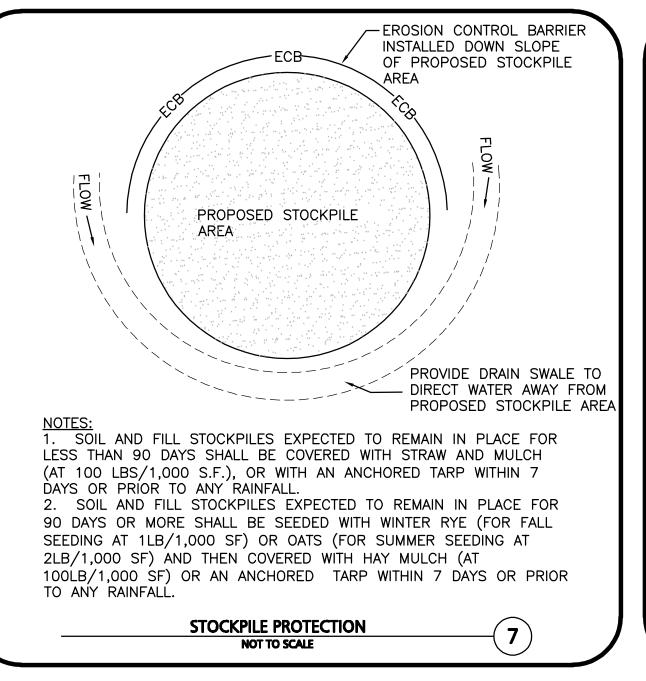
5. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

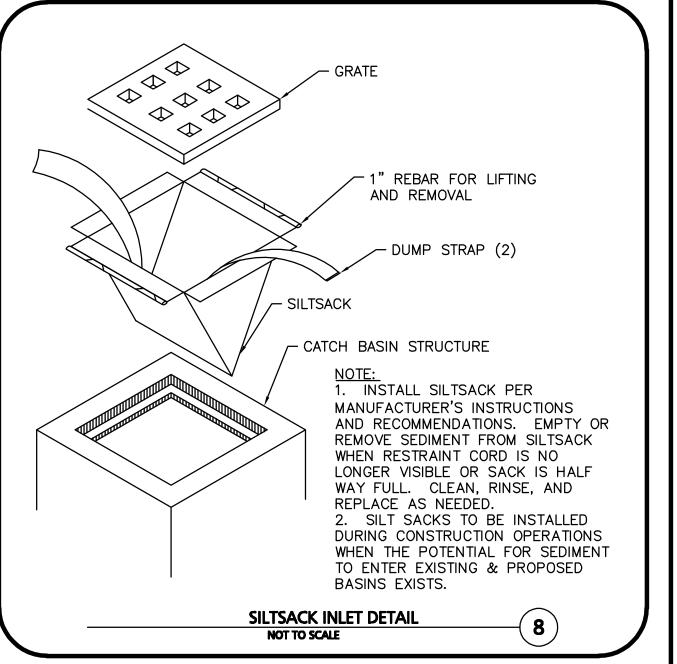






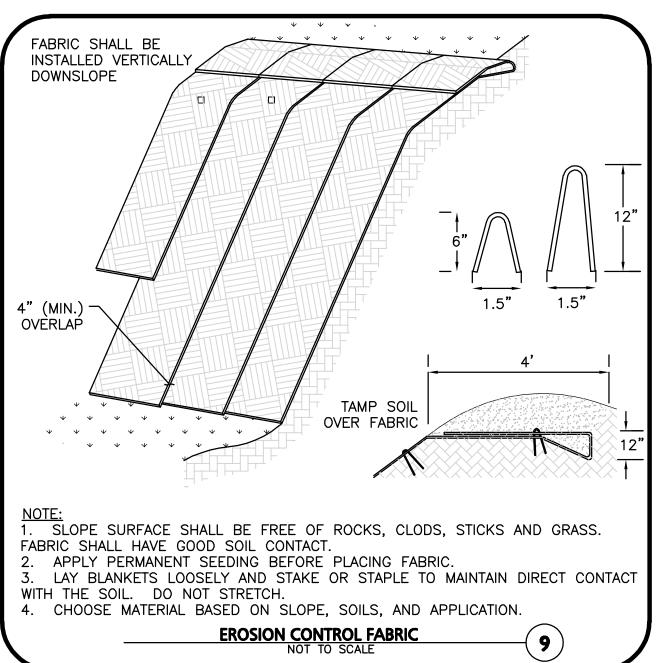


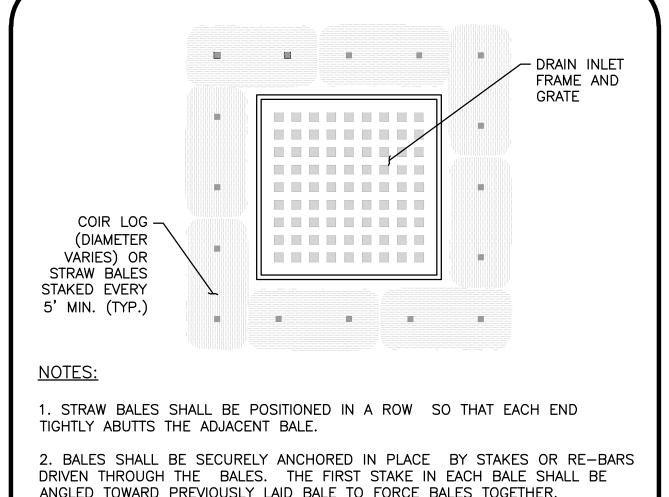


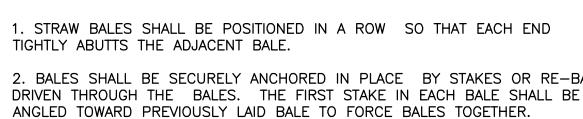


4. EYE-BOLTS SHALL HAVE A MINIMUM TENSILE STRENGTH OF 7,000 LBS.

MECHANICAL JOINT LACING DETAIL

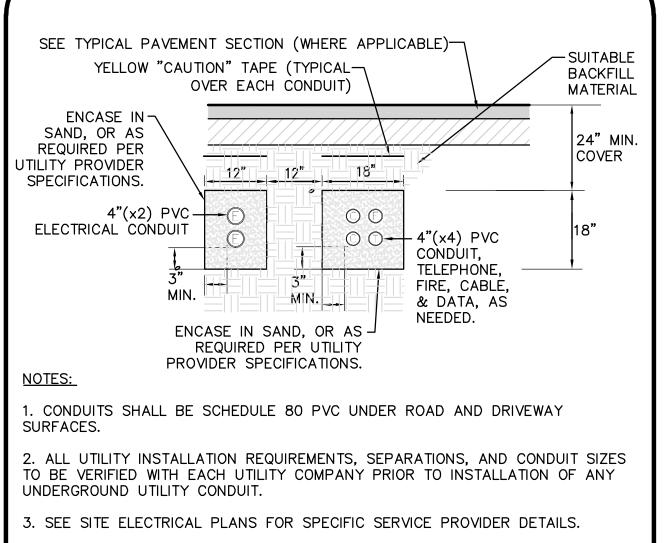


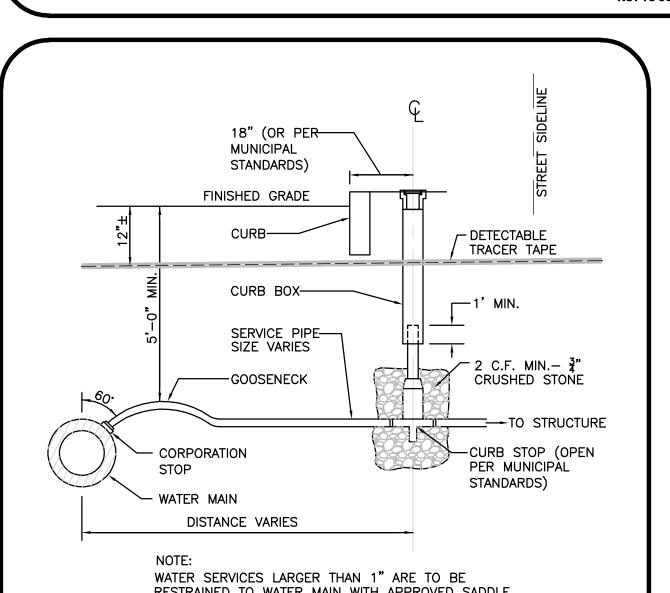


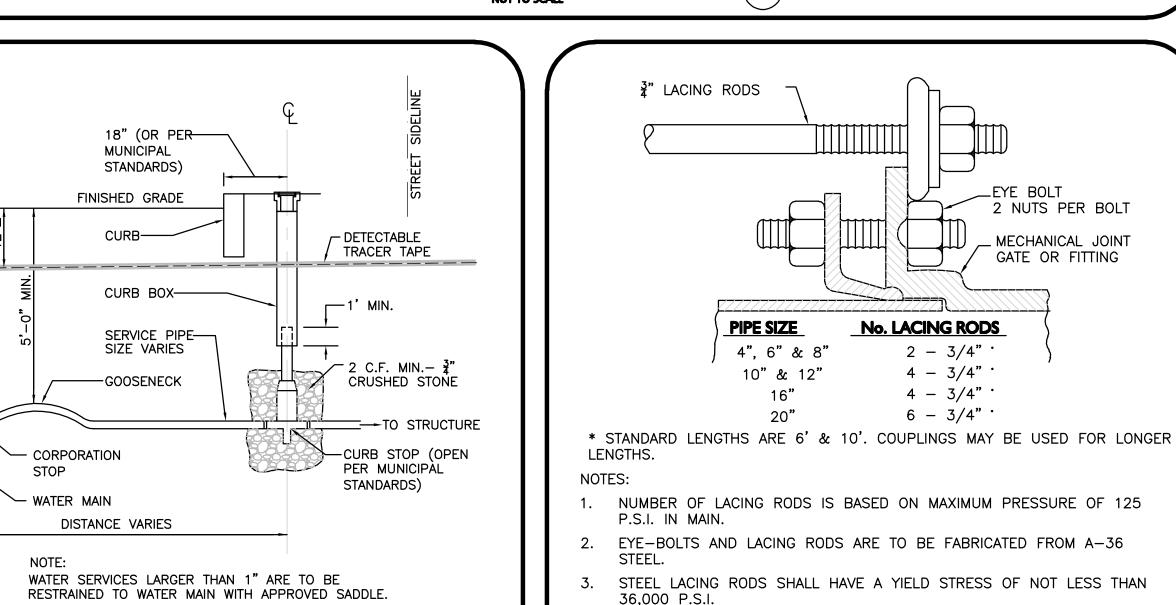


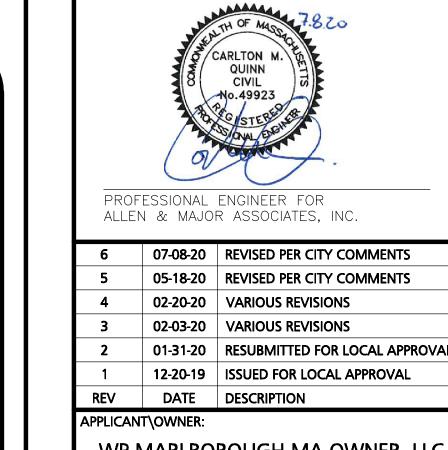
3. FREQUENT INSPECTIONS SHALL BE CONDUCTED AND REPAIR OR











WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	AS SHOWN	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ
PREPARED BY:			



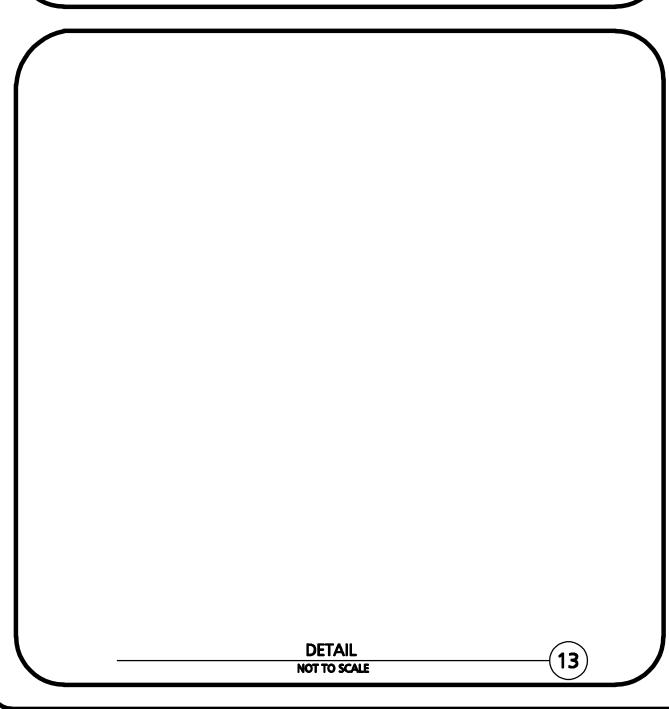
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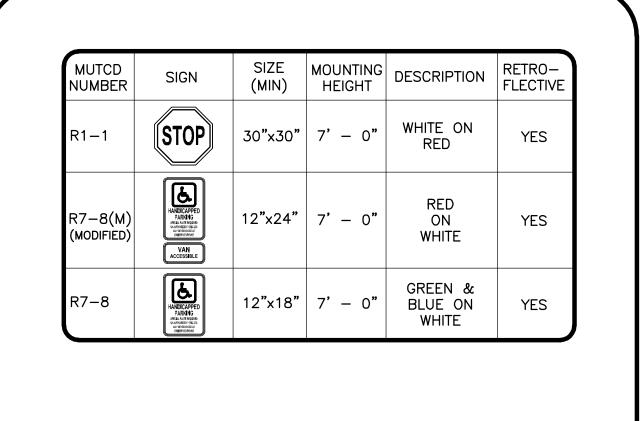
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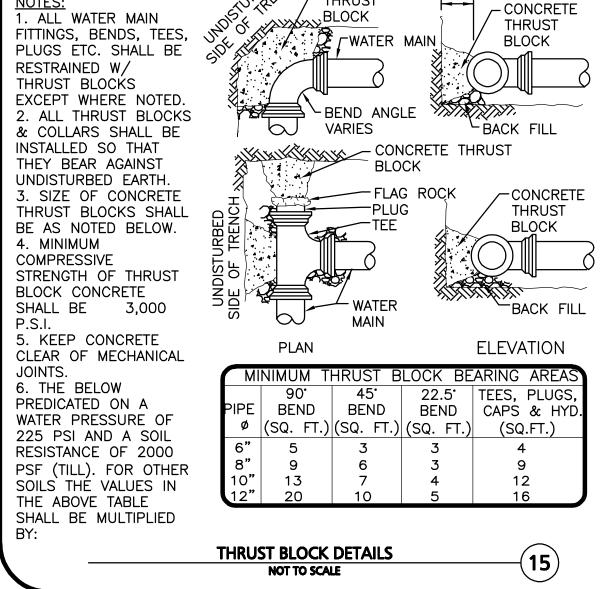
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1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. 2. WHERE APPLICABLE THE SIGN SUPPORT SHALL COMPLY WITH THE BREAKAWAY REQUIREMENTS OF THE LATEST EDITION OF AASHTO'S "SPECIFICATION FOR STRUCTURAL

> **SIGN TABLE** NOT TO SCALE



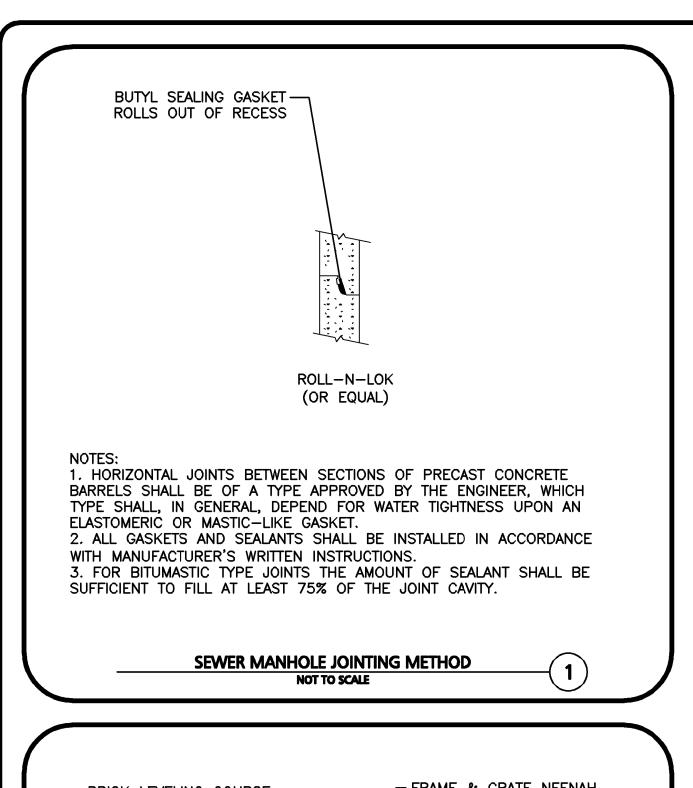
RESTRAINED TO WATER MAIN WITH APPROVED SADDLE.

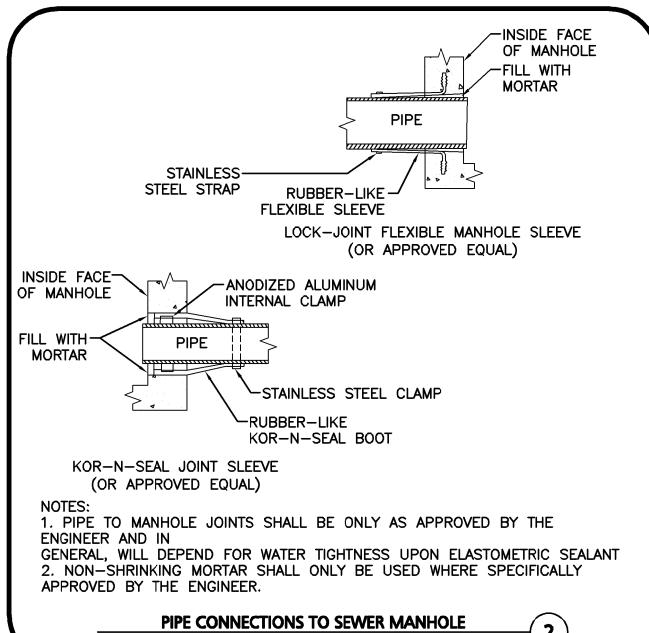
BURIED CONDUIT DETAIL CONCRETE THRUST

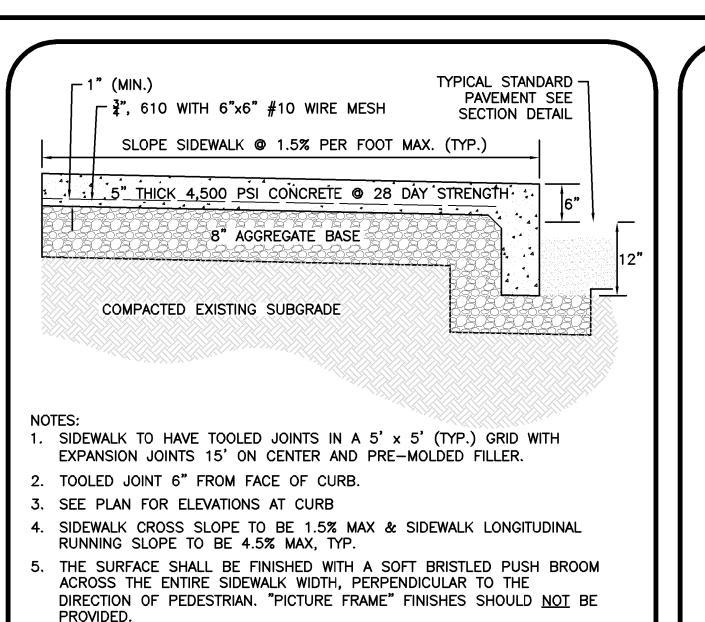
RESISTANCE OF 2000 PSF (TILL). FOR OTHER SOILS THÉ VALUES IN SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRIES, AND TRAFFIC THE ABOVE TABLE SHALL BE MULTIPLIED

SIGNALS".

TYPICAL WATER SERVICE CONNECTION NOT TO SCALE



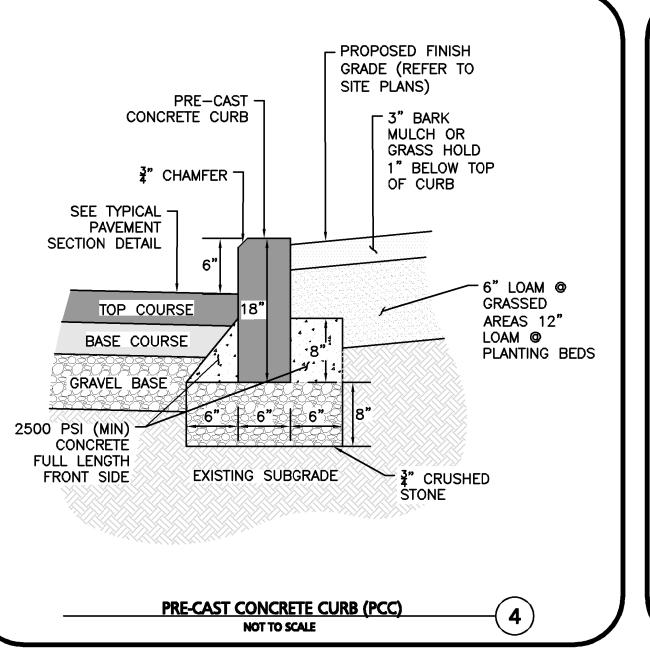


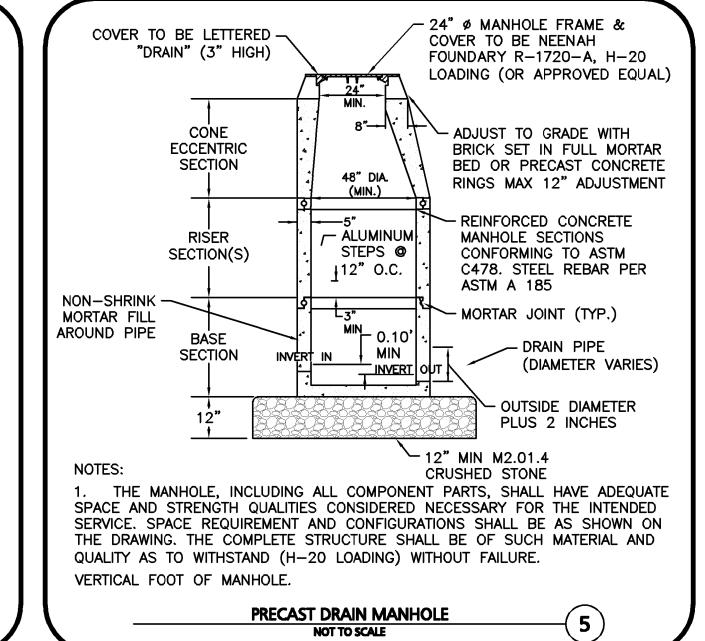


MONOLITHIC CONCRETE SIDEWALK

WITH 6" REVEAL

NOT TO SCALE



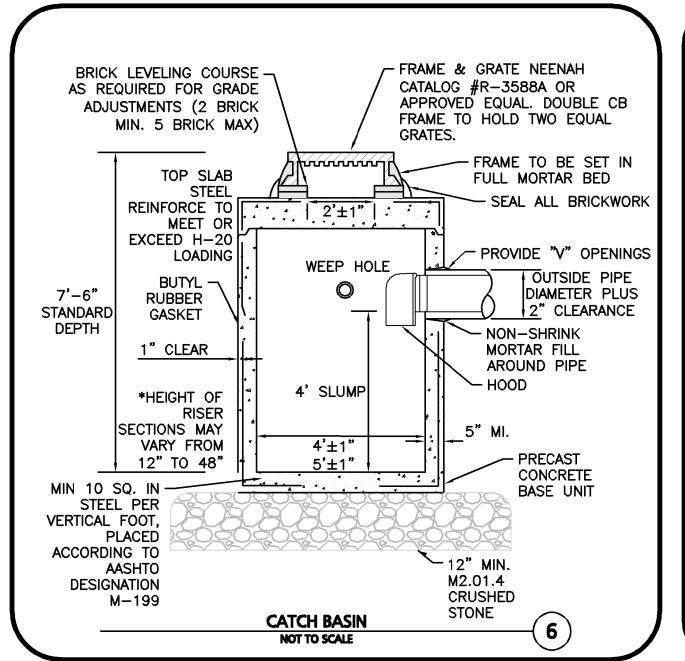


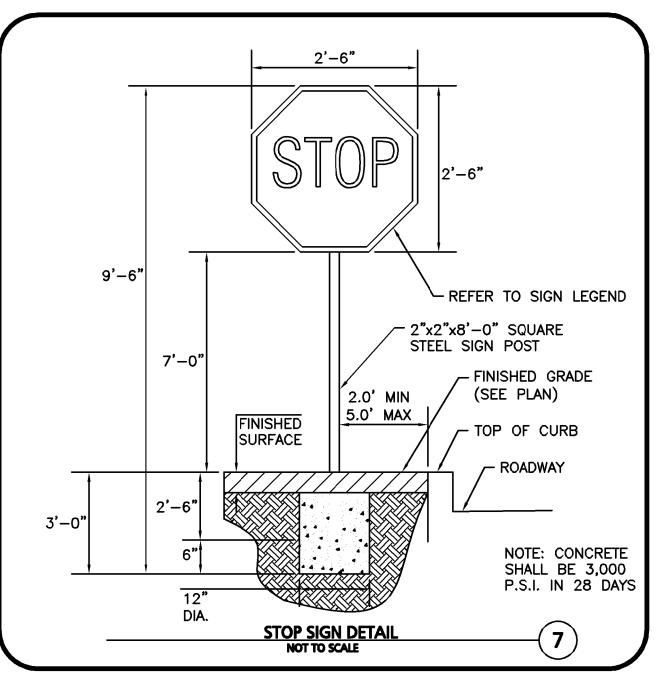
TYPICAL INLET PIPE

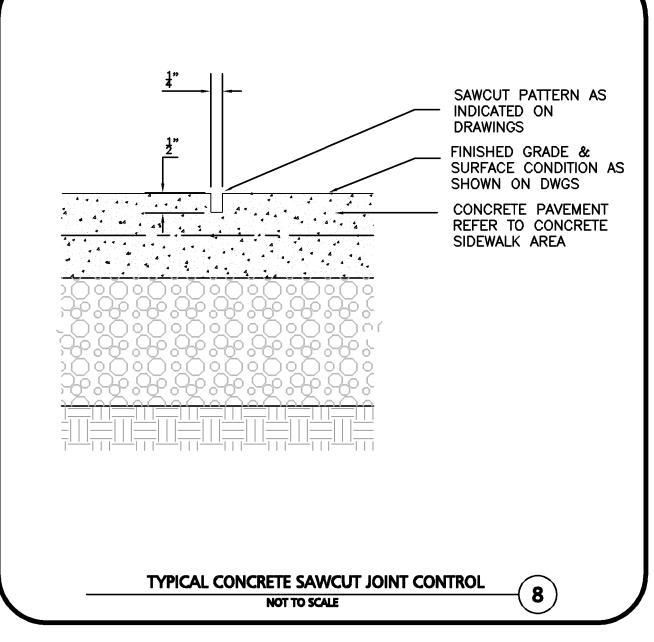
TYPICAL OUTLET

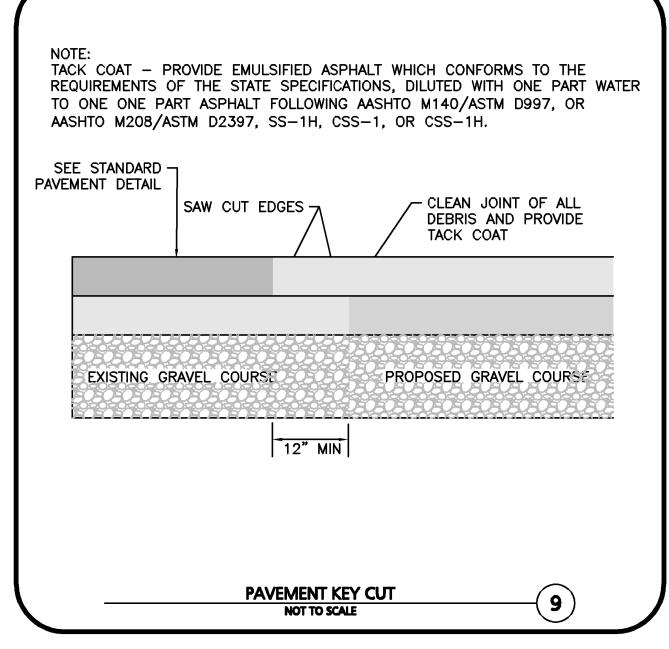
- SEE GRADING PLAN

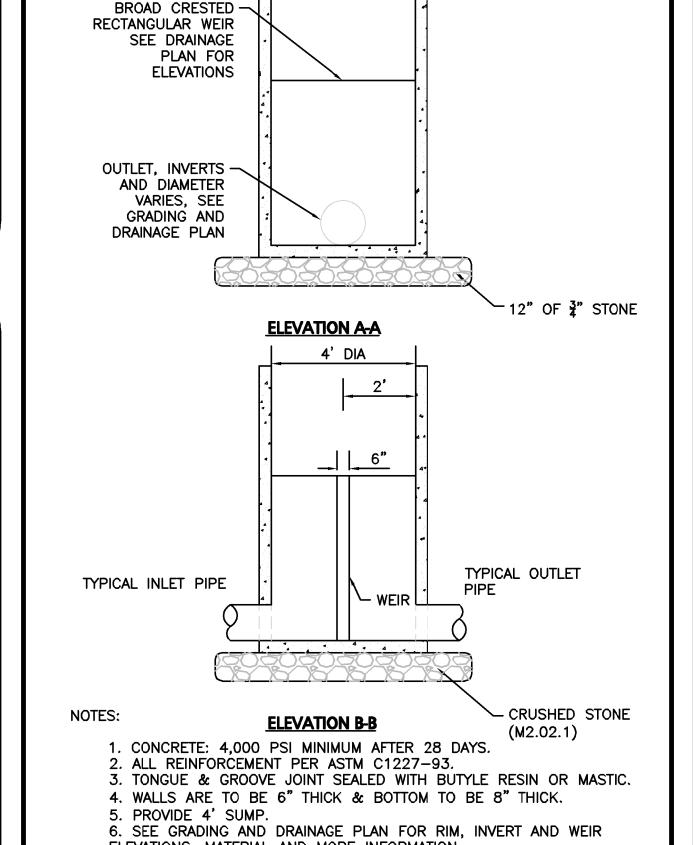
FOR RIM ELEV.

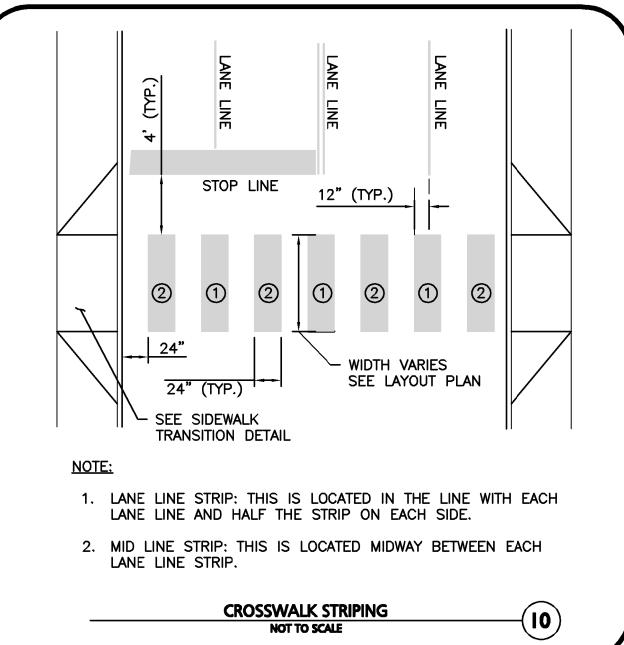




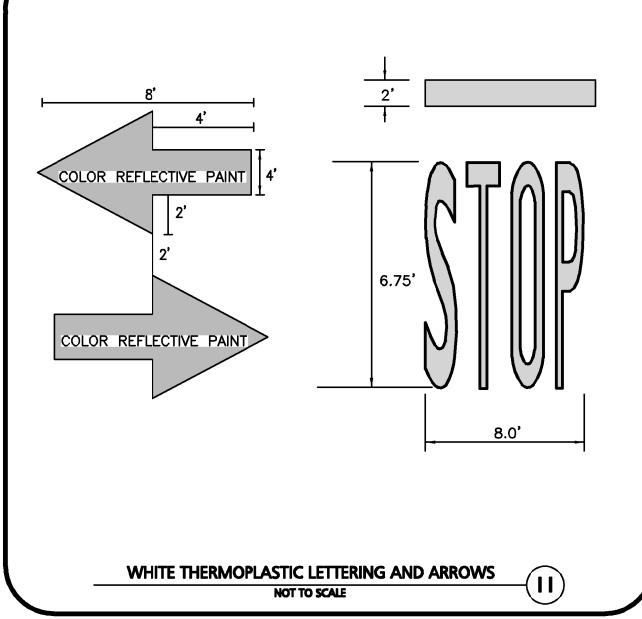


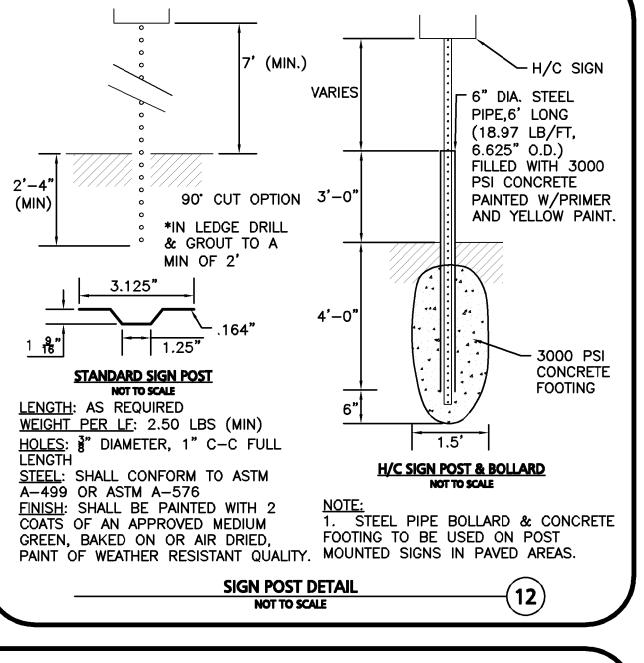


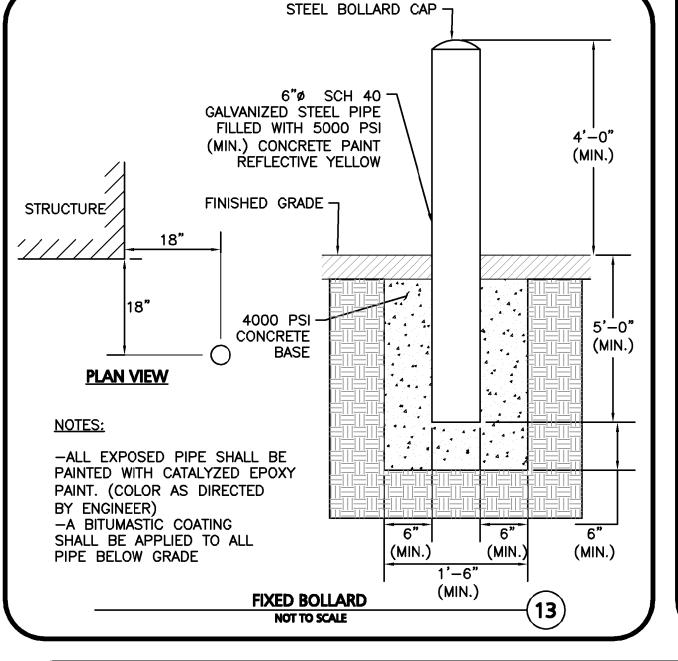


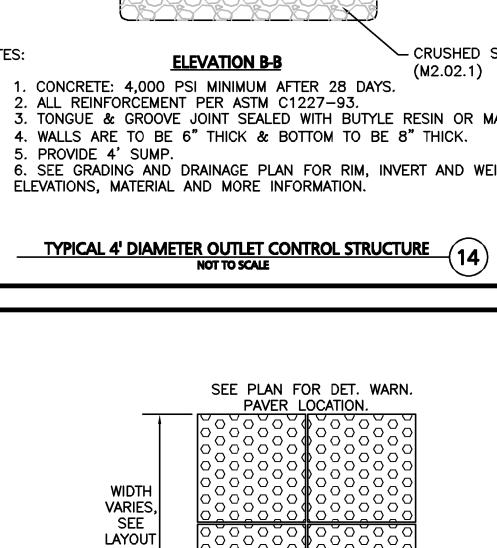


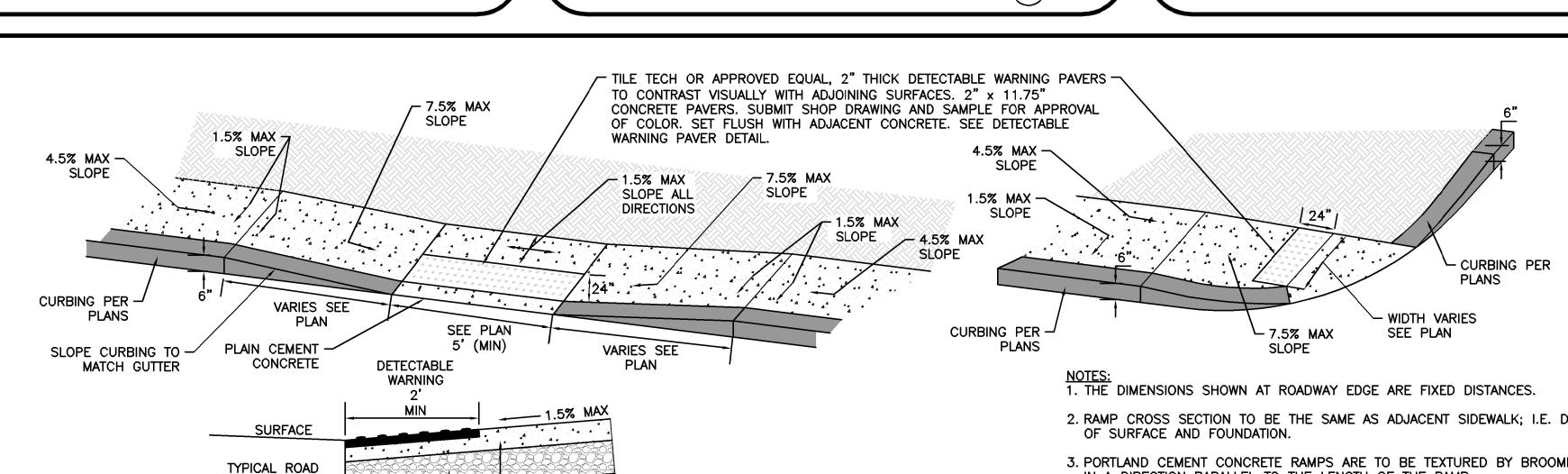
WAY SECTION











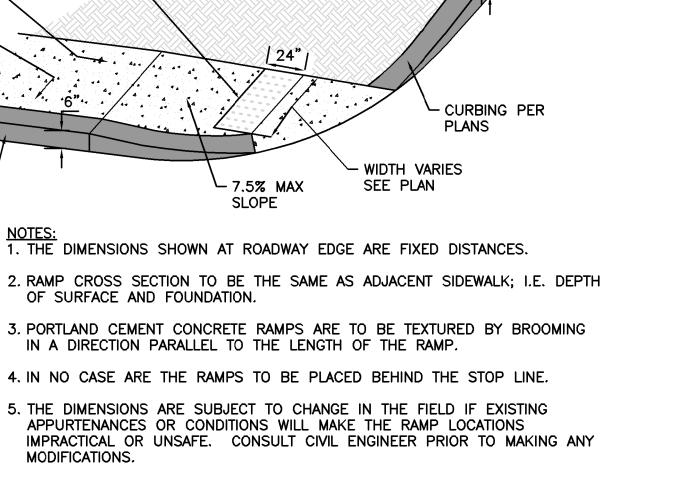
HANDICAP CURB CUT AND CURB TRANSITION

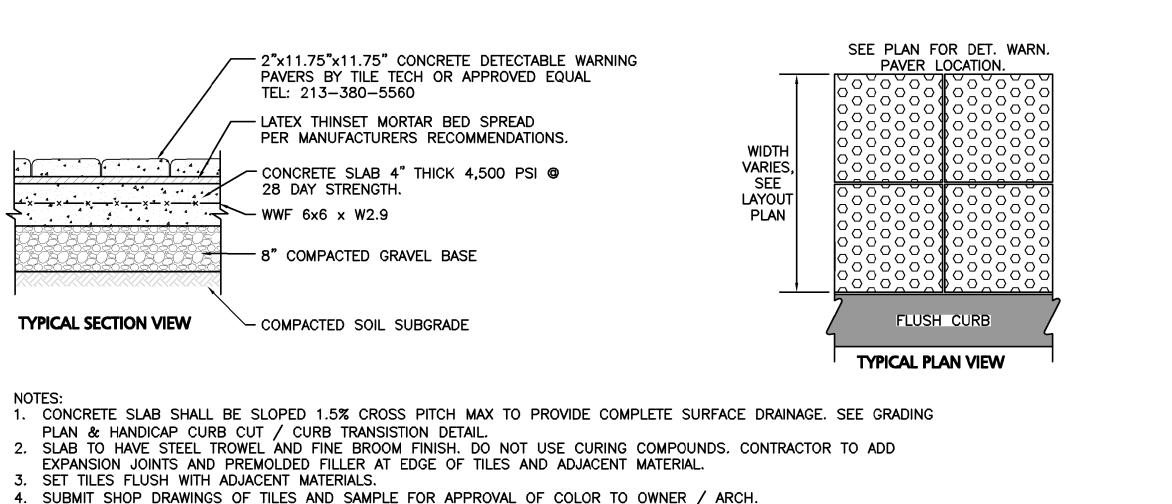
- 6" CONCRETE

-8" GRAVEL

BORROW

SECTION VIEW





TACTILE WARNING PAVERS

5. INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS OR DESIGN ENGINEER.

6. ALL DET. WARN, PAVERS SHALL COMPLY WITH ADA REGULATIONS.

MARLBOROUGH, MA PROJECT NO. AS SHOWN DWG. NAME: DESIGNED BY: SJL/DMR | CHECKED BY: ASSOCIATES, INC. ivil & structural engineering ♦ land surveying nvironmental consulting • landscape architecture www.allenmajor.com 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896 WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NI THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT. DRAWING TITLE: C-502 CIVIL DETAILS Copyright © 2020 Allen & Major Associates, Inc.

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REV DATE DESCRIPTION

STAMFORD, CT 06902

APPLICANT\OWNER:

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02-20-20 VARIOUS REVISIONS

02-03-20 VARIOUS REVISIONS

05-18-20 | REVISED PER CITY COMMENTS

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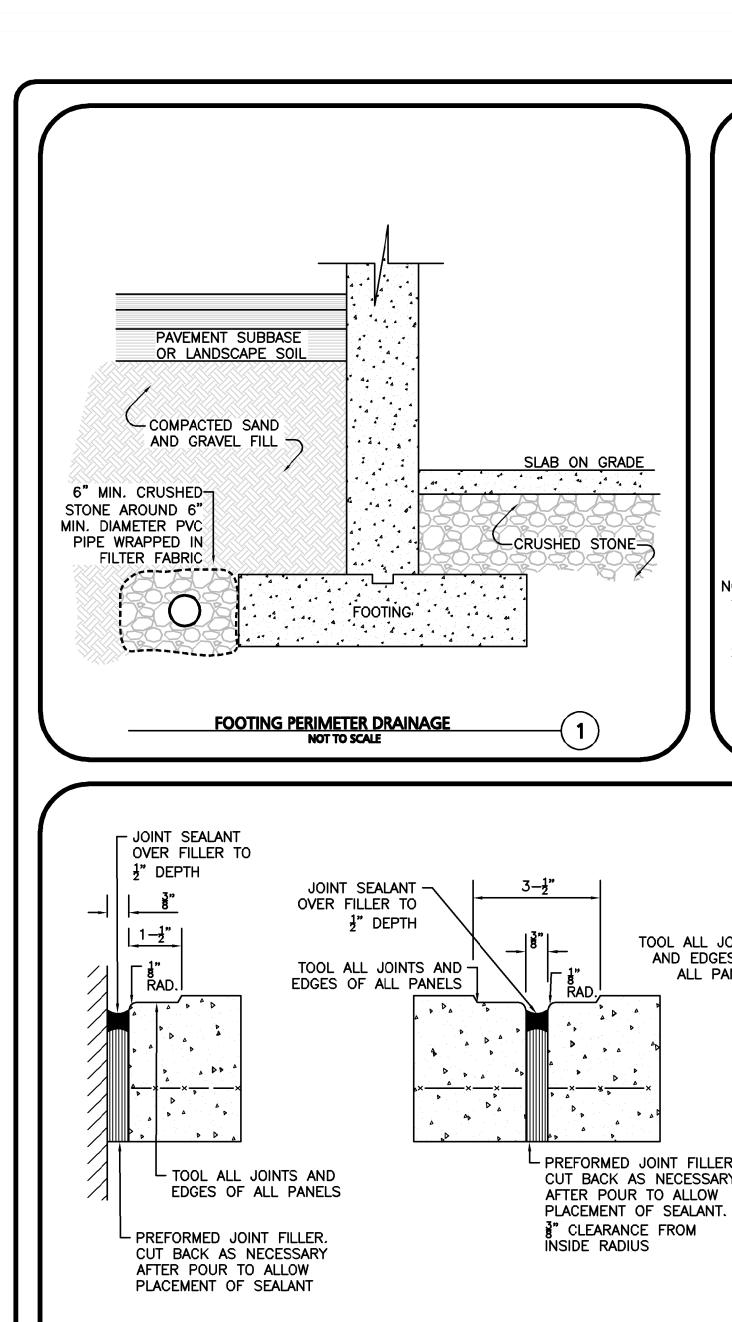
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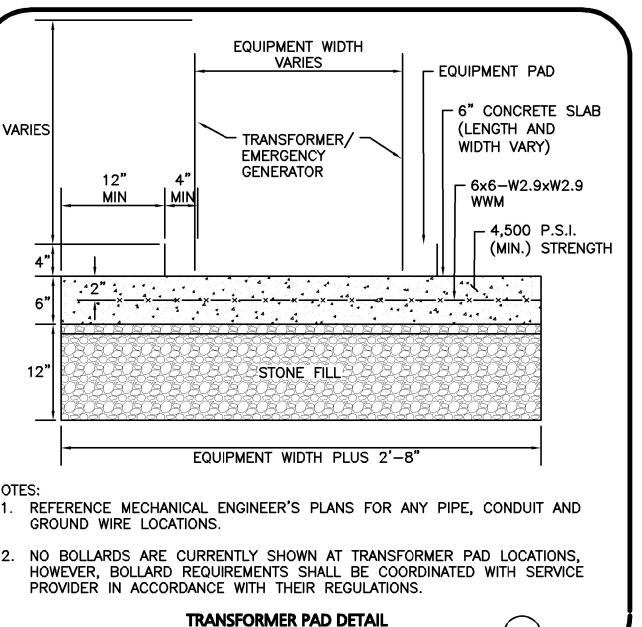
WP MARLBOROUGH MA OWNER, LLC

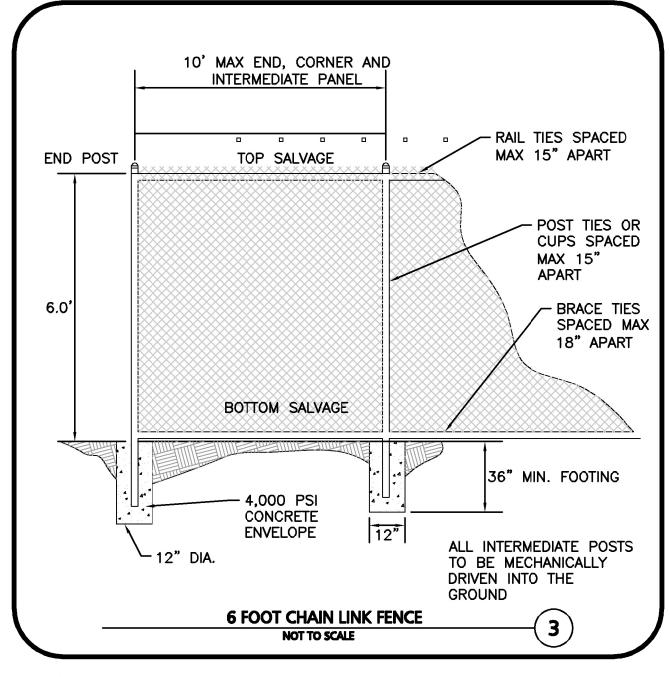
MULTI-FAMILY DEVELOPMENT

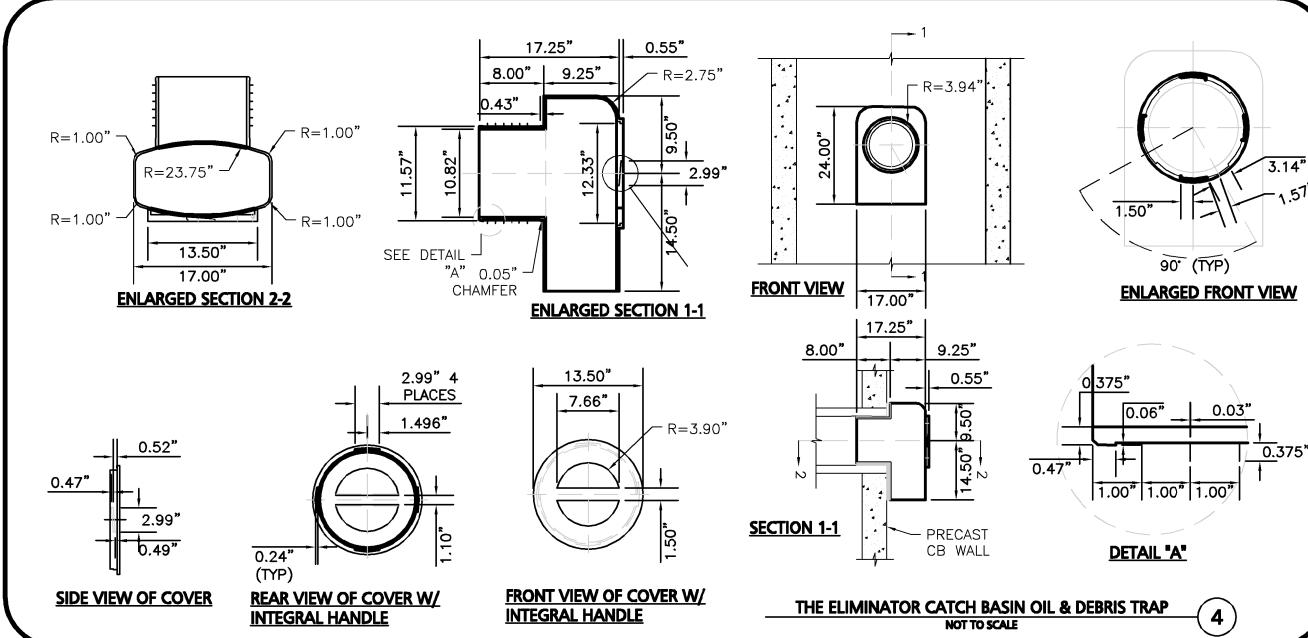
339 BOSTON POST ROAD EAST

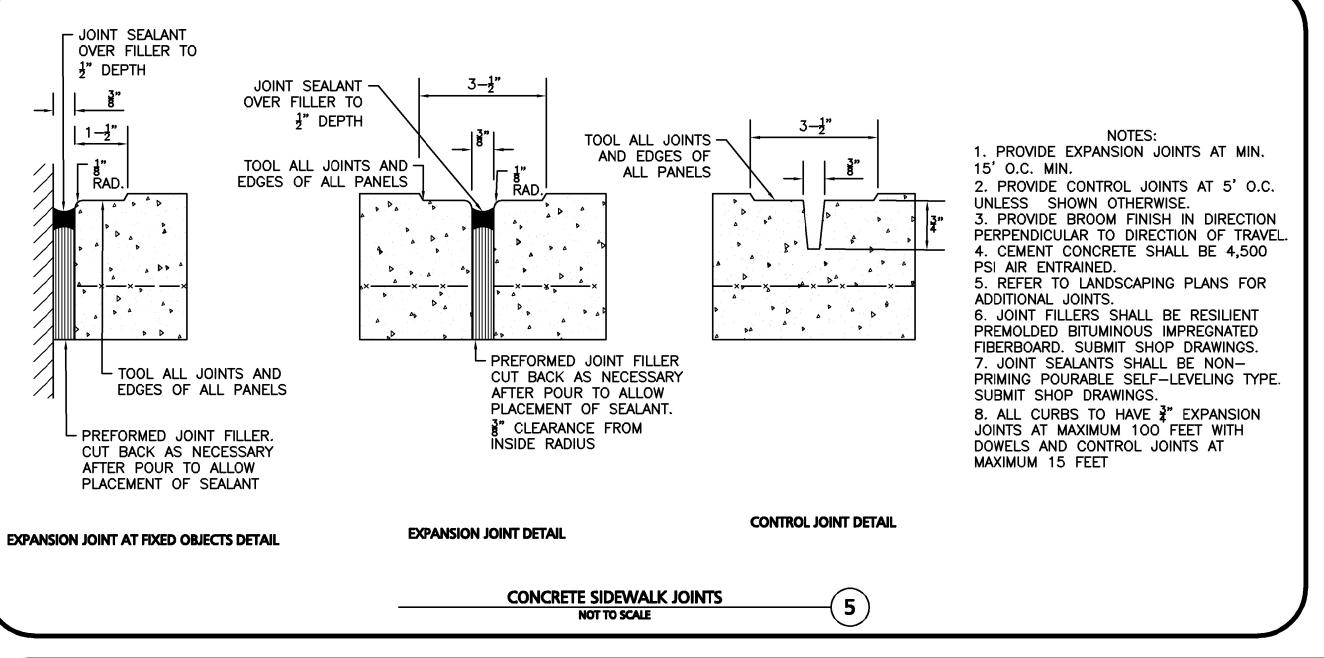
9 WEST BROAD STREET, SUITE 800

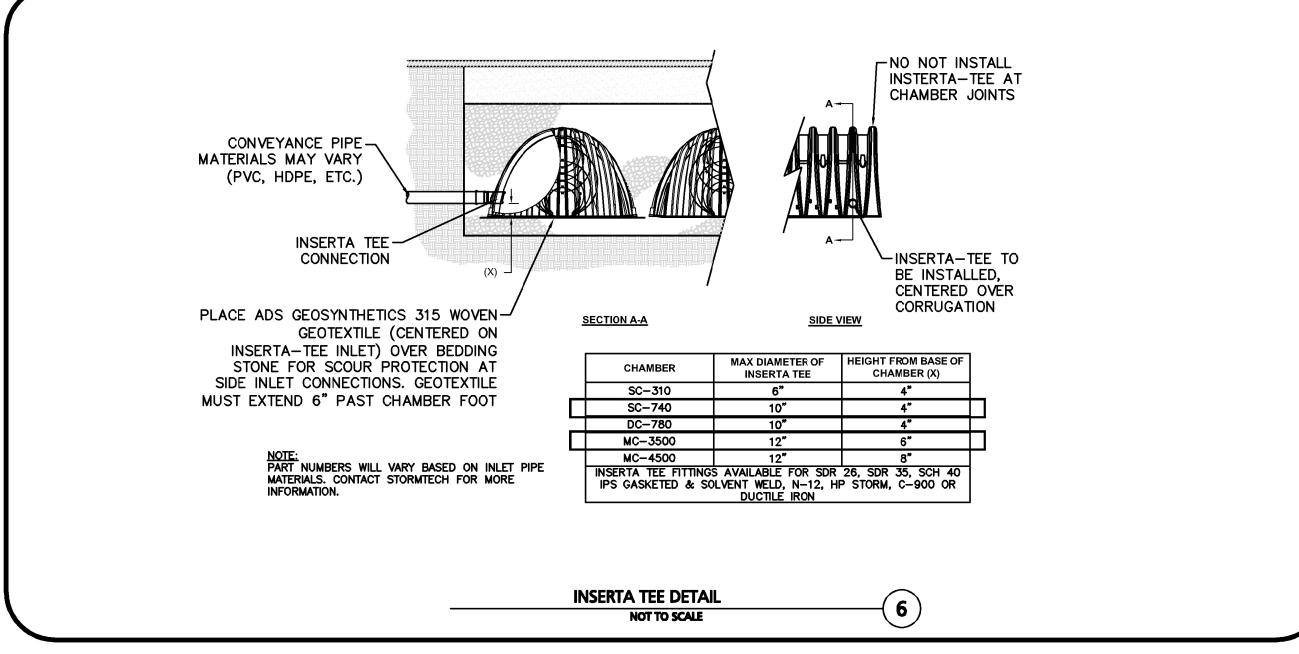


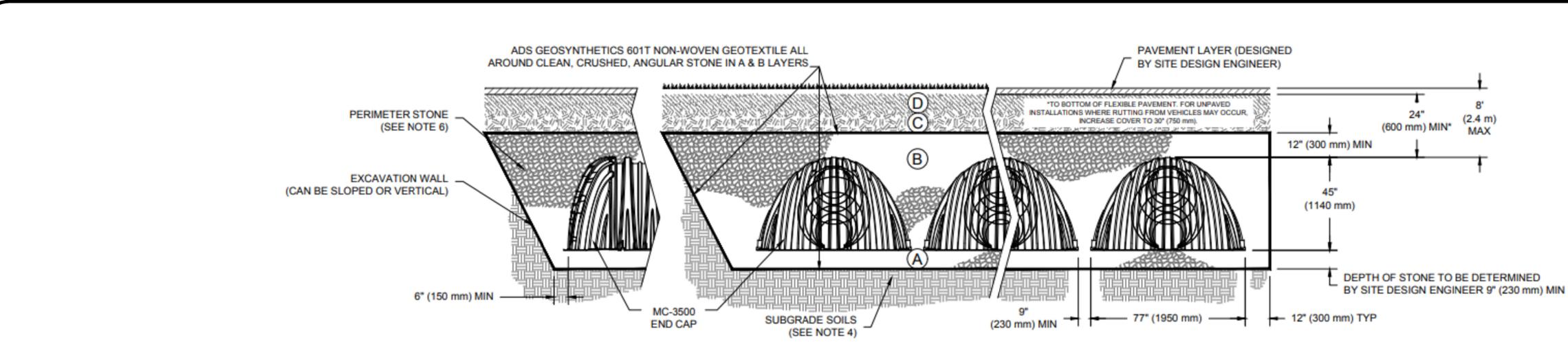


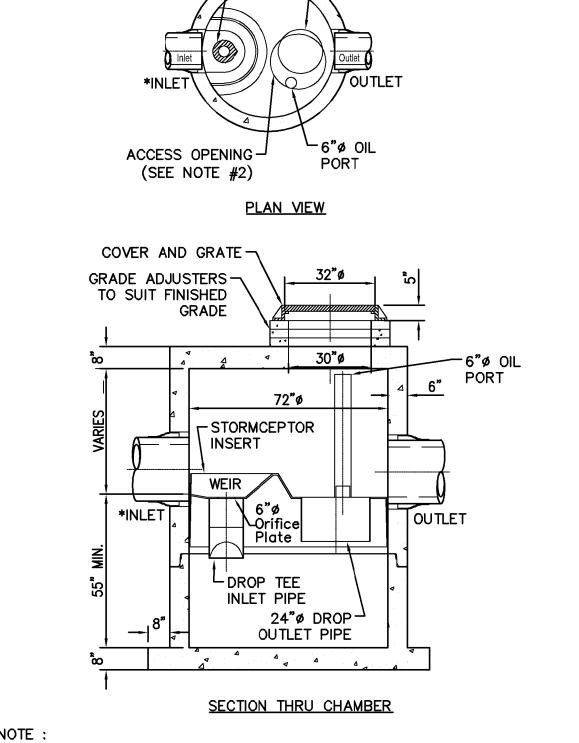










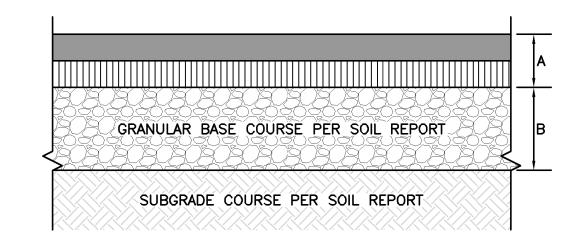


1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE. 2. THE COVER SHOULD BE POSITIONED OVER THE 24"\$ OUTLET RISER

PIPE AND THE 6"\$ OIL PORT. 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760,

4. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

STC 900 PRECAST CONCRETE STORMCEPTOR 8 (900 US GALLON CAPACITY)



PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SIFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.

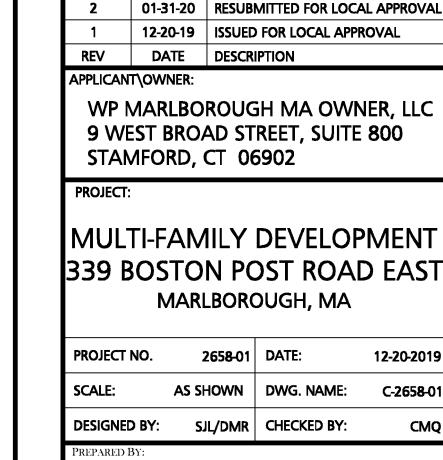
3. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, BASE, AND SUBBASE COURSES WITH GEOTECHNICAL OR SOILS REPORT, IF AVAILABEL, REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.

BASE COURSE SHALL EXTEND 6 INCHES BEYOND PAVEMENT EDGE WHERE

5. PAVEMENT EDGES SHALL BE TAMPED WHERE PAVEMENT DOES NOT ABUT

STANDARD DUTY PAVING

1.5" ASPHALT CONCRETE - BINDER COURSE (M3.11.03, TABLE A, BINDER COURSE)



PROFESSIONAL ENGINEER FOR

ALLEN & MAJOR ASSOCIATES, INC.

6 07-08-20 REVISED PER CITY COMMENTS

02-20-20 VARIOUS REVISIONS

02-03-20 VARIOUS REVISIONS

05-18-20 REVISED PER CITY COMMENTS

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FAX: (781) 935-2896 WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NI THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT.

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EMBEDMENT STONE SHALL BE A CLEAN, CRUSHED AND ANGULAR GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% STONE WITH AN AASHTO M43 DESIGNATION BETWEEN #3 AND #57 FINES, COMPACT IN 6" (150 mm) MAX LIFTS TO 95% PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS. CHAMBERS SHALL MEET THE REQUIREMENTS FOR ASTM F2418 POLYPROPLENE (PP) CHAMBERS -CHAMBERS SHALL BE BE DESIGNED IN ACCORDANCE WITH ASTM F2787 OR ASTM F922 POLYETHYLENE (PE) CHAMBERS "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". ADS GEOSYTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, 7 PAVEMENT LAYER (DESIGNED ANGULAR EMBEDMENT STONE BY SITE DESIGN ENGINEER) (450 mm) MIN* 6" (150 mm) MIN PERIMETER STONE (760 mm) **EXCAVATION WALL** (CAN BE SLOPED OR VERTICAL) DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 6" (150 mm) MIN 12" (300 mm) MIN — END CAP SITE DESIGN ENGINEER IS RESPONSIBLE FOR --- 51" (1295 mm) ----12" (300 mm) TYP THE ENSURING THE REQUIRED BEARING -CAPACITY OF SUBGRADE SOILS *MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm). STORMTECH SC-740 CHAMBER PROFILE

STORMTECH MC-3500 CHAMBER PROFILE

NOT TO SCALE

A = 1.5" ASPHALT CONCRETE - SURFACE COURSE (M3.11.03, TABLE A, TOP

┌─6"ø ORIFICE PLATE ┌ 24"ø OUTLET

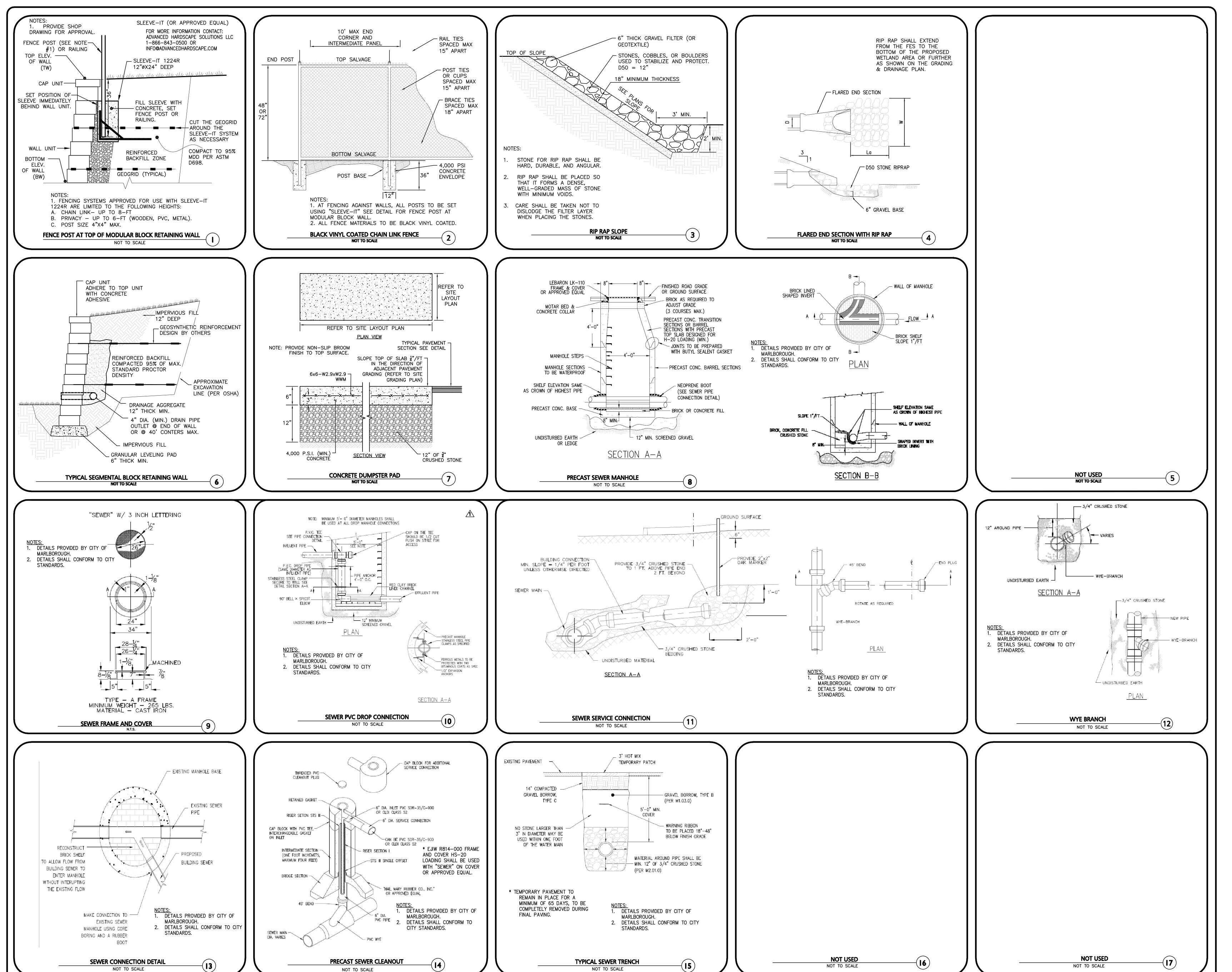
COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95 PERCENT OF ASTM D1557 LABORATORY DENSITY.

PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.

CURB, WALL, STEPS, OR FIXED OBJECT

B = 12" GRANULAR BASE COURSE - M1.03.1, PROCESSED GRAVEL FOR

STANDARD DUTY BITUMINOUS PAVEMENT





6 07-08-20 REVISED PER CITY COMMENTS
5 05-18-20 REVISED PER CITY COMMENTS
4 02-20-20 VARIOUS REVISIONS
3 02-03-20 VARIOUS REVISIONS

3 02-03-20 VARIOUS REVISIONS
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APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC

9 WEST BROAD STREET, SUITE 800

STAMFORD, CT 06902

PROJECT:

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019

SCALE: AS SHOWN DWG. NAME: C-2658-01

DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:



ASSOCIATES, INC.

civil & structural engineering • land surveying
environmental consulting • landscape architecture

mmental consulting ◆ landscape architectu
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889

TEL: (781) 935-6889 FAX: (781) 935-2896

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NI

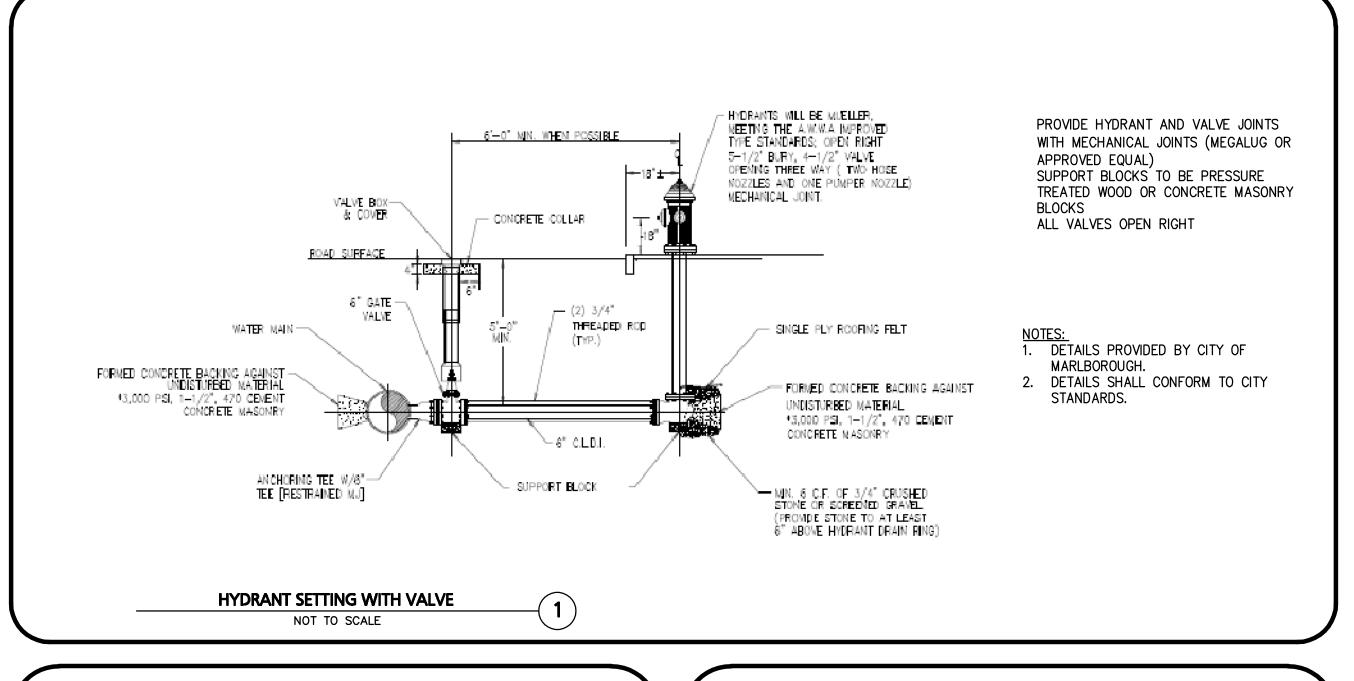
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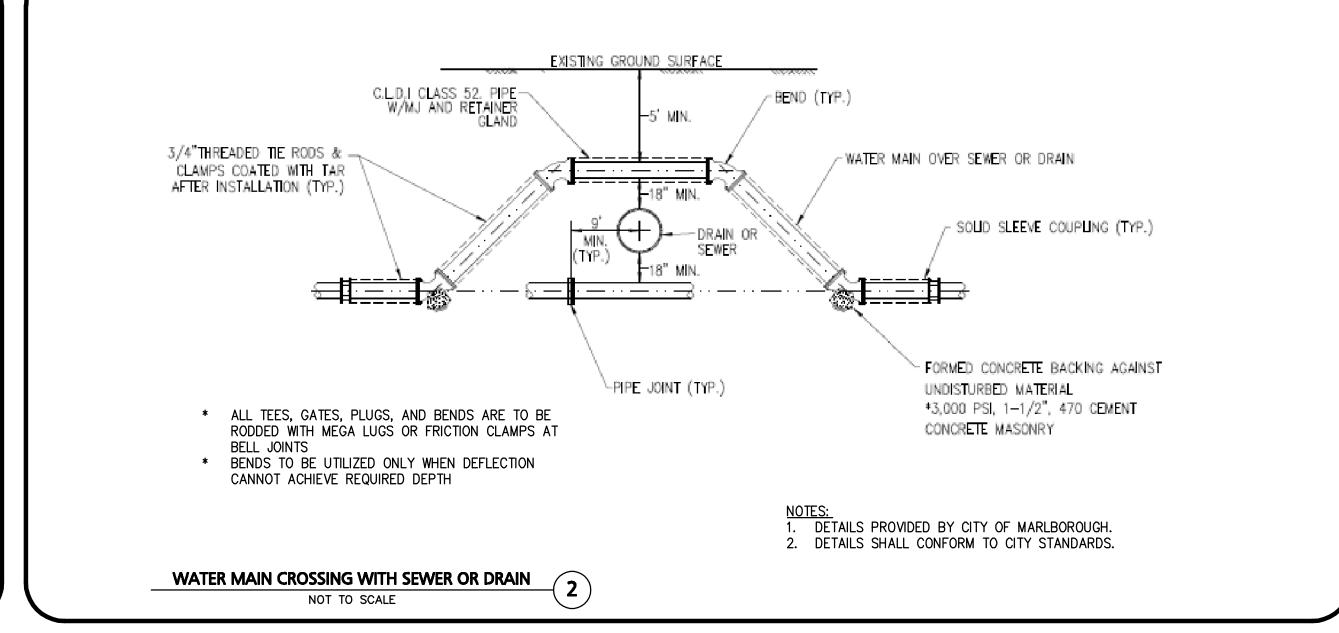
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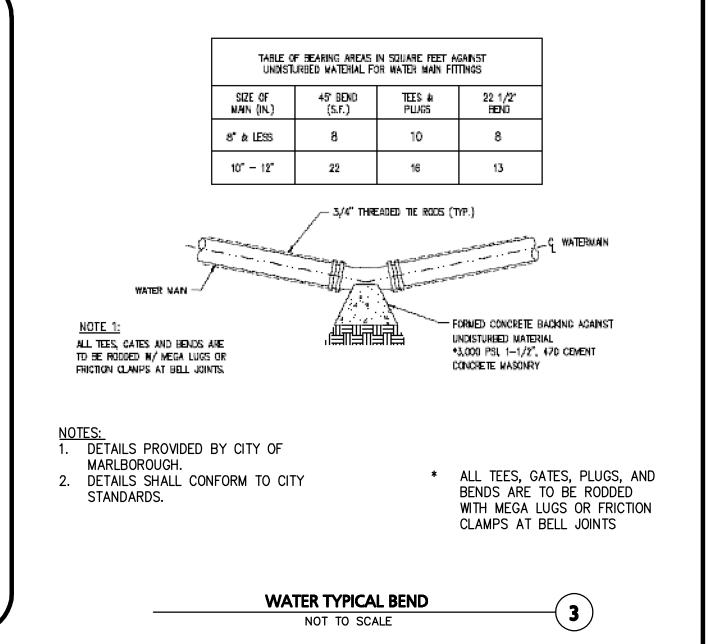
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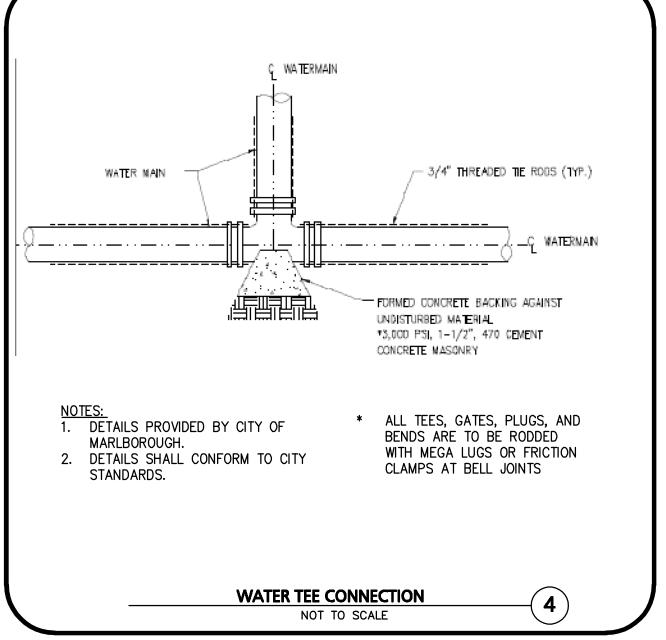
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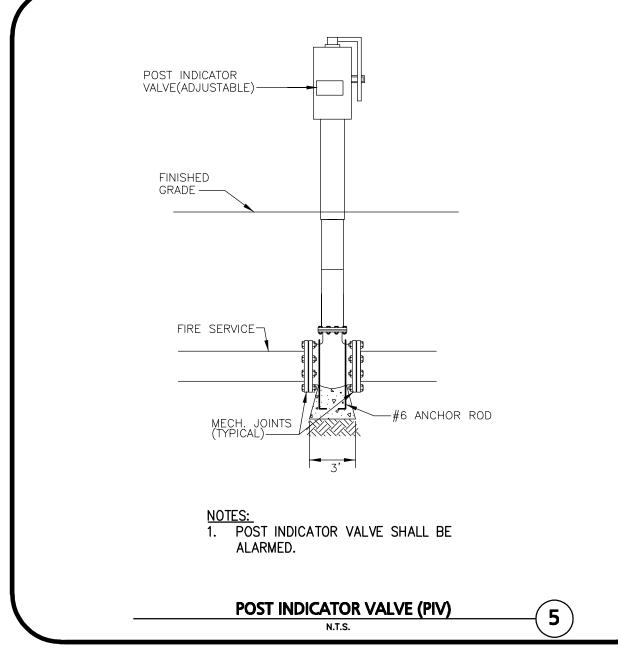
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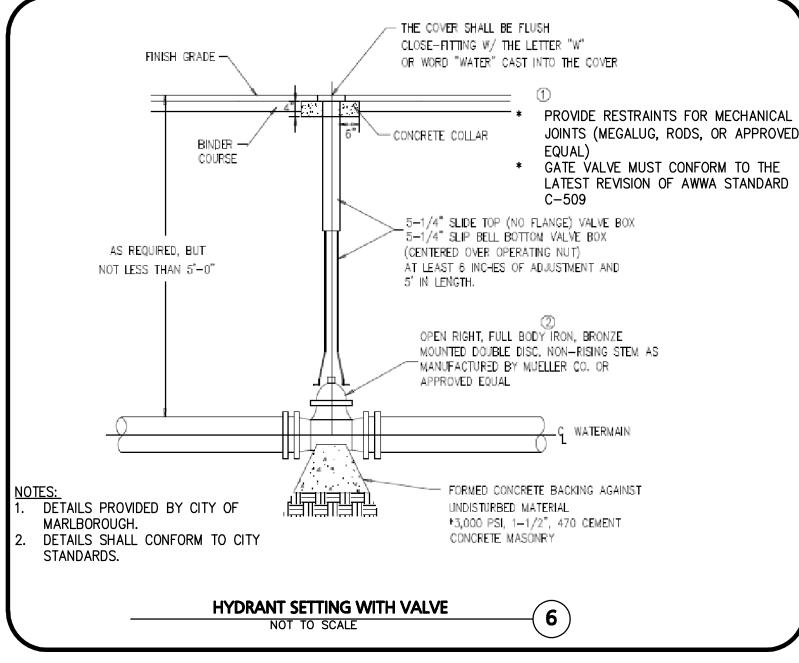


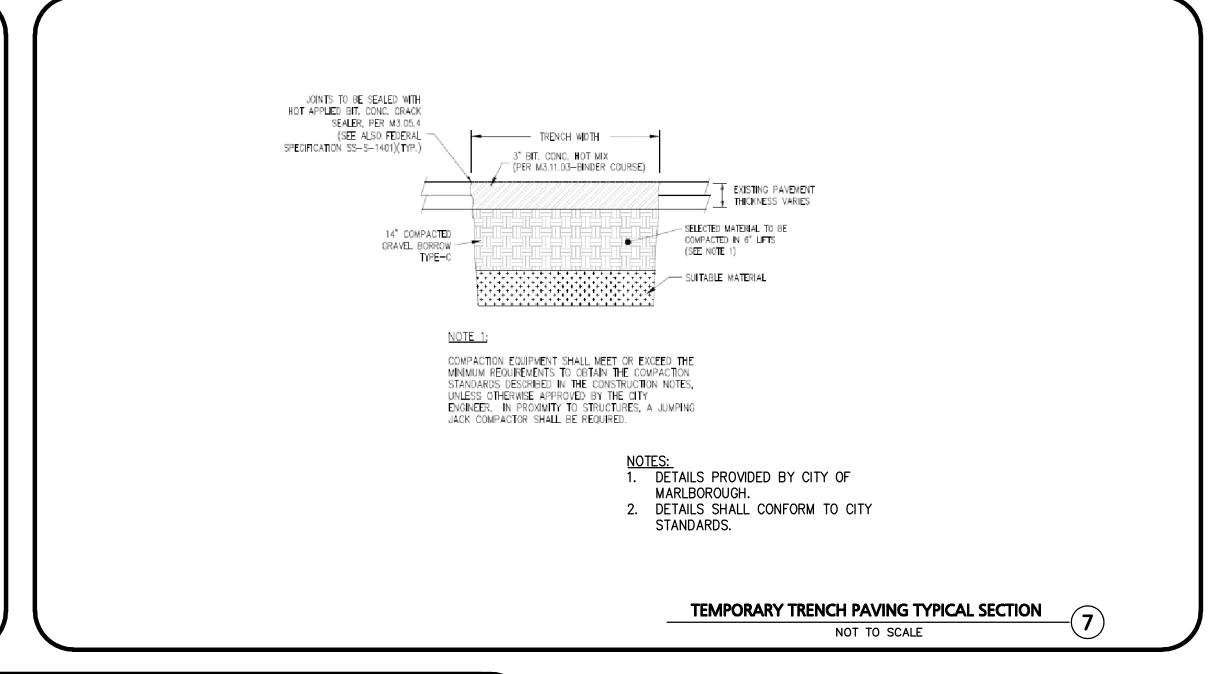


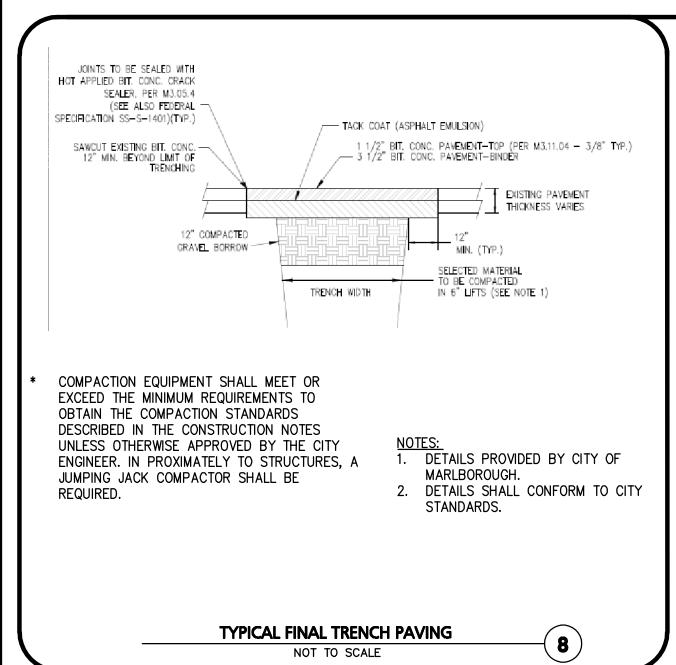


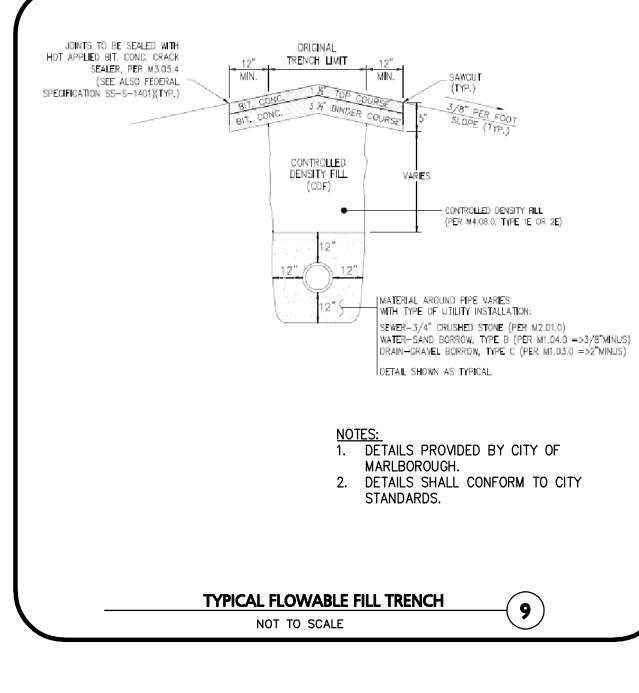


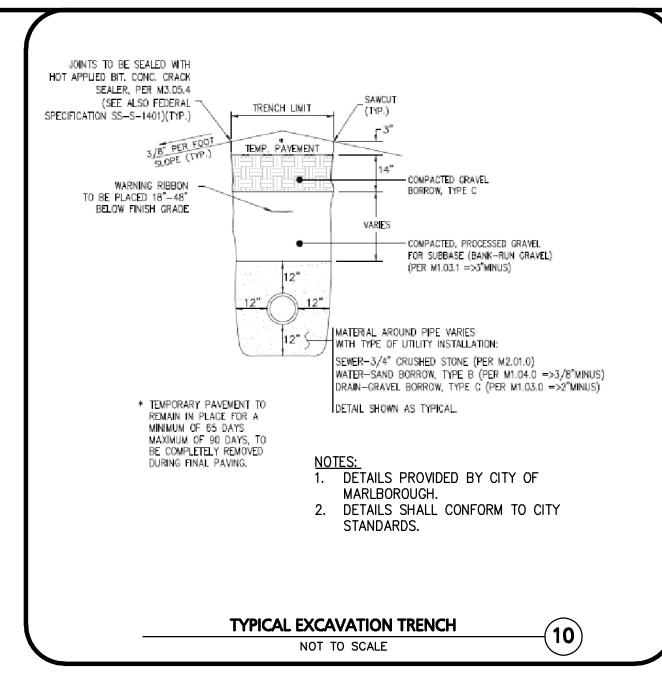


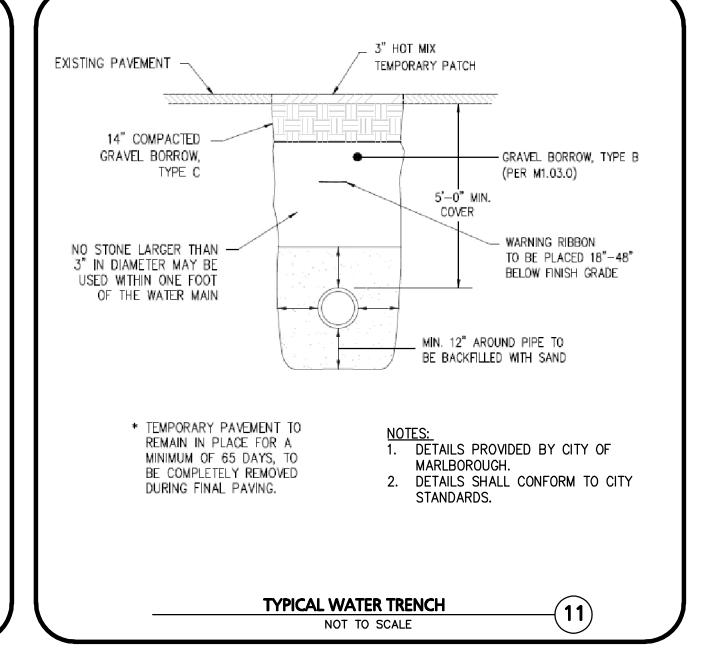














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DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:



ASSOCIATES, INC.

environmental consulting ◆ landscape architecture w w w . a l l e n m a j o r . c o m 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889

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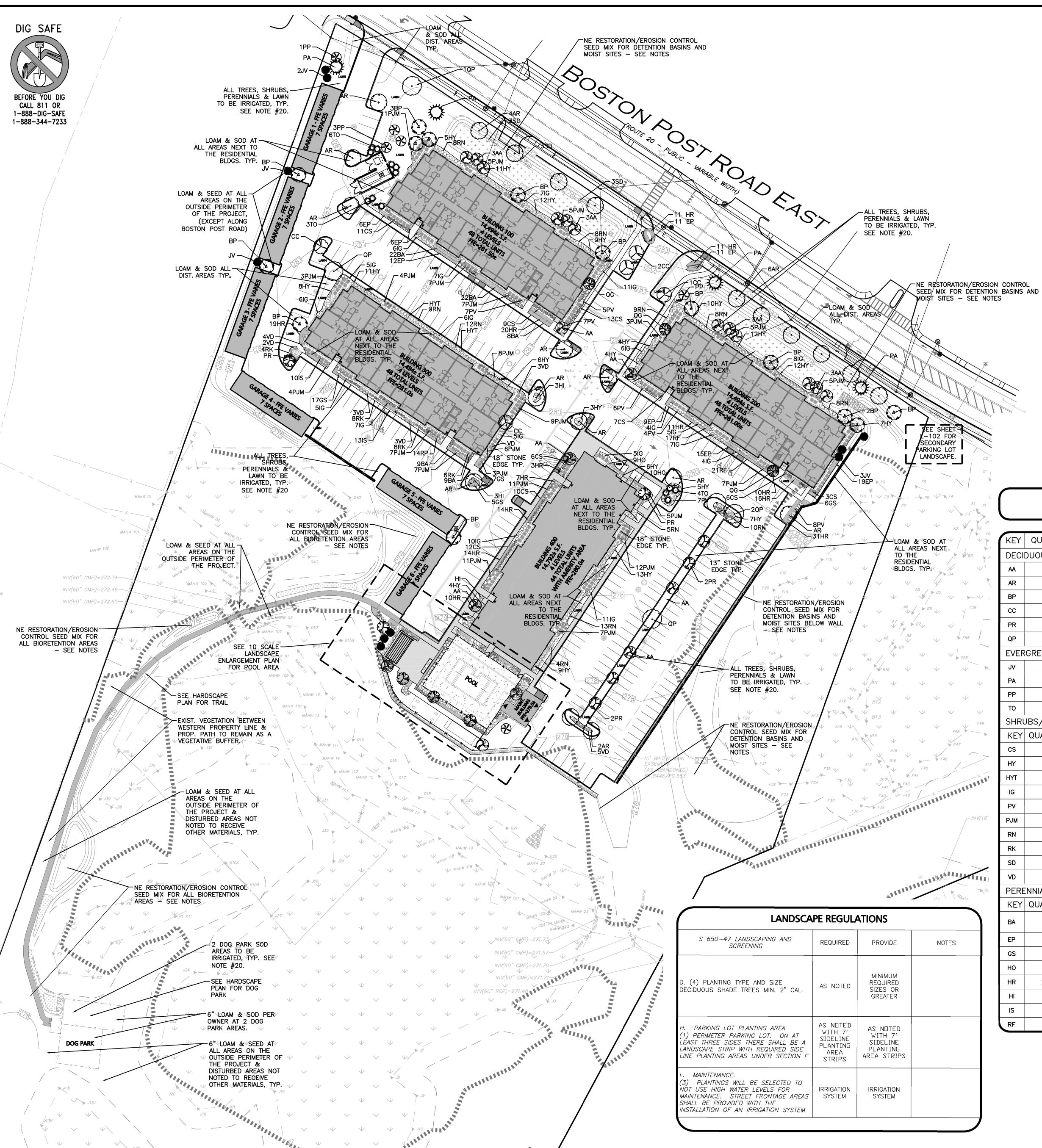
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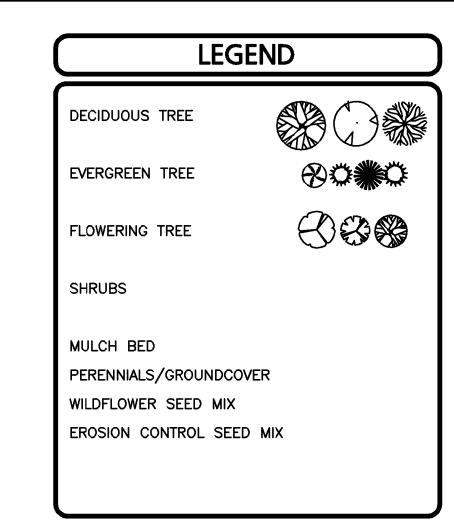
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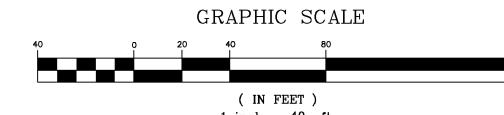


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- 4. SEE SHEET L-102 FOR ADDITIONAL PARKING LOT LANDSCAPE PLAN.
- 5. SEE SHEET L-102 & L-501 FOR ADDITIONAL LANDSCAPE INFORMATION.

PLANTING PALETTE - TREES, SHRUBS, & PERENNIALS

				_		
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENT
DECIE	DUOUS SHA	ADE TREES				
AA	21	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5-3" CAL.	AS SHOWN	B&B
AR	24	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2.5-3" CAL.	AS SHOWN	B&B
BP	14	BETULA PAPYRIFERA	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B
cc	5	CERCIS CANADENSIS	EASTERN REDBUD	2.5-3" CAL.	AS SHOWN	B&B
PR	12	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR SARGEANT CHERRY	2.5-3" CAL.	AS SHOWN	B&B
QP	9	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
EVER	GREEN TRE	EES				
JV	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HT.	AS SHOWN	B&B
PA	4	PICEA ABIES	NORWAY SPRUCE	6'-7' HT.	AS SHOWN	B&B
PP	6	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	6'-7' HT.	AS SHOWN	B&B
то	13	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'-7' HT.	AS SHOWN	B&B
SHRU	BS/ GRAS	SES				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENT
cs	82	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#3	AS SHOWN	РОТ
HY	186	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3	AS SHOWN	POT
HYT	17	HYDRANGEA PANICULATA 'LIMELIGHT' TREEFORM	TREEFORM LIMELIGHT HYDRANGEA	3'-4'	AS SHOWN	B&B
IG	151	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	AS SHOWN	POT
PV	63	PANICUM V. 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	AS SHOWN	POT
PJM	167	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	#3	AS SHOWN	POT
RN	87	RHODODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	18"-24" HT.	AS SHOWN	POT
RK	86	ROSA KNOCKOUT PINK	PINK KNOCKOUT ROSE	2'-2.5' HT.	AS SHOWN	РОТ
SD	9	SALIX DISCOLOR	PUSSY WILLOW	3-4' HT.	AS SHOWN	POT
VD	21	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#10	AS SHOWN	РОТ
PERE	NNIALS					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENT
ВА	70	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERE
EP	131	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	24" O.C.	STAGGEREI
GS	52	GERANIUM SANGUINEUM 'ALBUM'	WHITE PERENNIAL GERANIUM	#1	24" O.C.	STAGGEREI
НО	32	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#1	24" O.C.	STAGGEREI
HR	204	HEMEROCALLIS 'ORANGE SMOOTHIE'	ORANGE SMOOTHIE DAYLILLY	#1	24" O.C.	STAGGEREI
Н	22	HIBISCUS MOSCHEUTOS 'LUNA PINK SWIRL'	PINK SWIRL HARDY HIBISCUS	#1	24" O.C.	STAGGERE
IS	34	IRIS SIBERICA 'SNOW QUEEN'	SNOW QUEEN SIBERIAN IRIS	#1	24" O.C.	STAGGERE
RF	47	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERE





REGISTERED LANDSCAPE ARCHITECT FOR ALLEN&MAJOR ASSOCIATES, INC.

6	07-08-20	REVISED PER CITY COMMENTS
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
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SJL/DMR | CHECKED BY:



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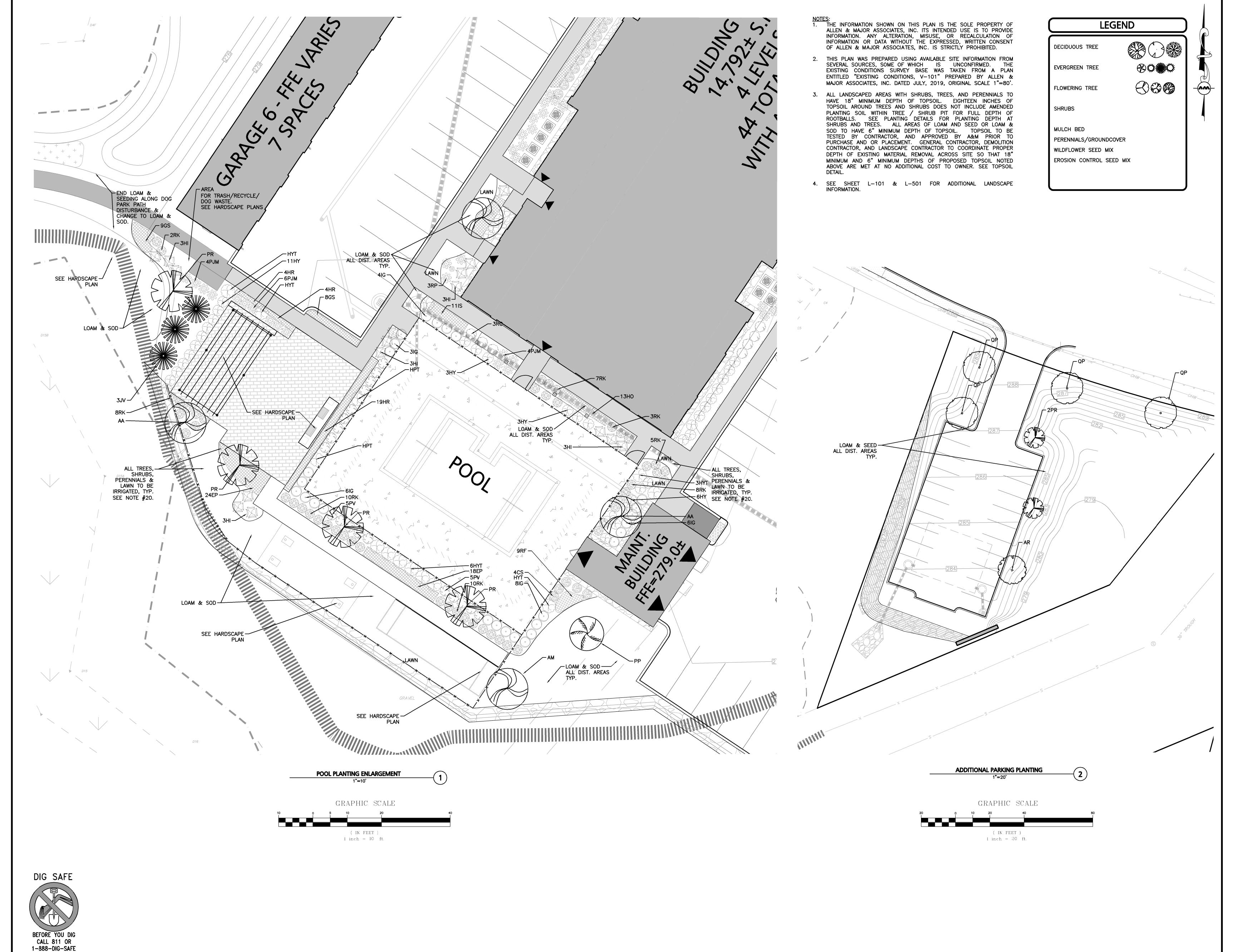
L-101

LANDSCAPING PLAN

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1 inch = 40 ft.





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 PROJECT NO.
 2658-01
 DATE:
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 SCALE:
 1" = 10'
 DWG. NAME:
 C-2658-01

 DESIGNED BY:
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 CHECKED BY:
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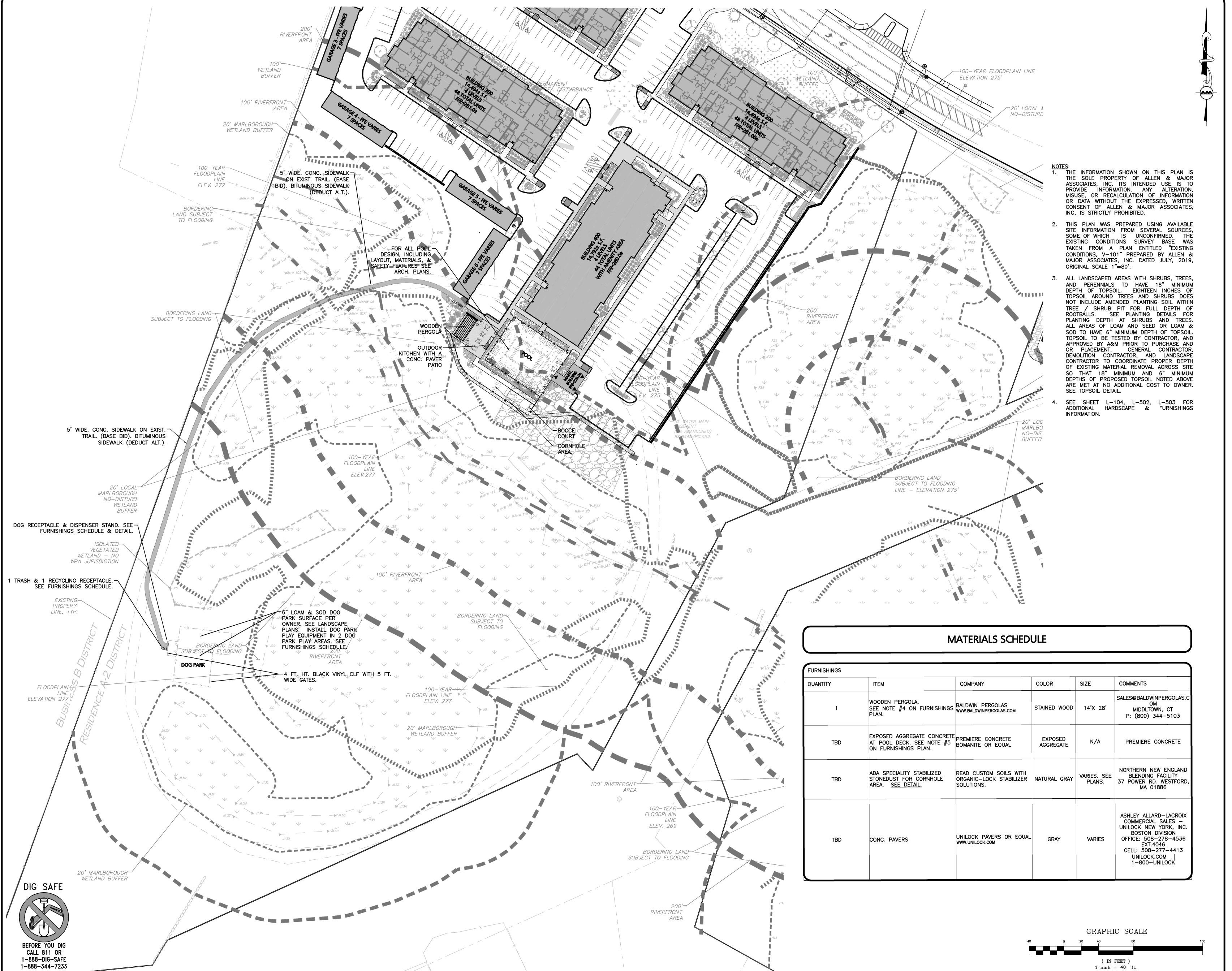
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LANDSCAPING PLAN

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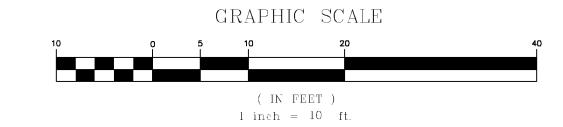
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- PERGOLA DESIGNED & BUILT BY BALDWIN PERGOLAS. BALDWINPERGOLAS.COM (MIDDLETOWN, CT). PERGOLA TO BE WESTERN RED CLEAR CEDAR, 10 FT. TALL, 8"X8" POSTS, 2"X6" BEAMS, JAPANESE STYLE ANGLE CUT RAFTERS, 4 FT. DEPTH MIN. CONC. FOOTINGS, STAINED OR LEFT NATURAL CEDAR. FOR PRICING PURPOSES ONLY STAINED WITH 2 COATS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING. PERGOLA STRUCTURE INCLUDING FASTENERS, WOOD SIZING, AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MA & AT CONTRACTORS COST. PERGOLA CONTRACTOR TO COORD. PERGOLA INSTALLATION WITH ADJACENT LIGHTING, POOL, SIDEWALK, AND FOOTING CONTRACTORS.
- EXPOSED AGGREGATE CONC. POOL DECK TO BE BOMANITE EXPOSED AGGREGATE. SHOP DRAWINGS TO BE PROVIDED PRIOR TO CONSTRUCTION. COLOR TO BE SELECTED BY OWNER/LANDSCAPE ARCHITECT. EFFECT SHOULD BE TO SIMULATE A GRANITE LOOK.
- SEE SHEET L-103, L-502, L-503 FOR ADDITIONAL HARDSCAPE & FURNISHINGS INFORMATION.

FURNISHINGS SCHEDULE

FURNISHINGS	-	-			-
QUANTITY	ITEM	COMPANY	COLOR	SIZE	COMMENTS
1	CASPIAN 6 PIECE DINING SET	ALL MODERN	NATURAL TEKWOOD , TITANIUM FABRIC NATURAL	40WX63L	WWW.ALLMODERN.
8	CASPIAN 5 PIECE DINING SET	ALL MODERN	TEKWOOD, TITANIUM FABRIC	40WX40L	WWW.ALLMODERN. COM
8	DOUBLE VENT UMBRELLA	LEISURE CREATIONS FURNITUREHTTP://WWW.LEISURE CREATIONSFURNITURE.COM	PACIFIC BLUE	9' OCTAGONAL	866-464-6575 www.leisurecreation sfurniture.com
		LEISURE CREATIONS FURNITUREHTTP://www.leisure creationsfurniture.com	PACIFIC BLUE FABRIC, PLATINUM FRAME	DIMENSIONS (W X D X H): 34" X 34" X 25" SEAT HEIGHT: 16" DIMENSIONS	866-464-6575 www.leisurecreation sfurniture.com
5	SANTA BARBARA MODULAR CENTER MODULAR SEAT – 6103	LEISURE CREATIONS FURNITUREHTTP://www.leisure creationsfurniture.com	PACIFIC BLUE FABRIC, PLATINUM FRAME	(W X D X	866-464-6575 WWW.LEISURECREATION SFURNITURE.COM
	PATTERN 42 X 60 SLAT	LEISURE CREATIONS FURNITUREHTTP://www.leisure creationsfurniture.com	PLATINUM FRAME	42 X 60 HEIGHT: 16"	866-464-6575 www.leisurecreation sfurniture.com
10	URBAN LOFT SIDE TABLE 15916	LEISURE CREATIONS FURNITUREHTTP://www.leisure CREATIONSFURNITURE.COM	WHITE	16DX16W	866-464-6575 WWW.LEISURECREATION SFURNITURE.COM
30	IIIRBAN IIIEI SIINI- LHAISE	LEISURE CREATIONS FURNITUREHTTP://www.leisure CREATIONSFURNITURE.COM	CORNICHE GRAY FABRIC, ALUMINUM METALIC FRAME	32DX79W	866-464-6575 WWW.LEISURECREATION SFURNITURE.COM
1		BROWN JORDAN FIRES BROWNJORDANFIRES.COM		65" X 39" X 24" (CUSTOM HT.) WITH 12" HT. GLASS SHIELD	
1	SCARBOROUGH BENCH	LANDSCAPE FORMS LANDSCAPEFORMS.COM	POWDERCOATED COLOR TBD	BACKED 72" LENGTH WITH END ARMS	PHONE 800-430-6209
3	DOG RECEPTACLE & DISPENSER STAND	PET PICKUPS PETPICKUPS.COM	TBD	6' HT.	PHONE: 303-443-8914
6 TOTAL (2 DIFFERENT SIZES)	LARKSPUR PLANTERS	LANDSCAPE FORMS LANDSCAPEFORMS.COM	TBD	(2) AT 30" TALL & (4) AT 24" TALL	PHONE 800-430-6209
10 TOTAL (5 RECYCLE & 5 TRASH)	TRASH & RECYCLE RECEPTACLES	LANDSCAPE FORMS LANDSCAPEFORMS.COM	TBD	29" DIA. & 34 ¾" TALL	PHONE 800-430-6209
1 PACKAGE OF DOG PARK PLAY EQUIPMENT (10 ITEMS)	DOG PARK PLAY EQUIPMENT PACKAGE OF 10 ITEMS; MODEL RECFO020XX; 'BEGGIN FOR MORE PACKAGE" (INCLUDES: CAMEL HUMP CLIMBER, THROUGH THE TUNNEL, HOME SWEET HOME, DOG LOG, JUMP THROUGH, LET'S REST, WALK THE PLANK, HIGH JUMP, STEPPING UP, & OVER AND UNDER	SUPERIOR RECREATIONAL PRODUCTS SUPERIORRECREATIONALPRO DUCTS.COM	TBD	VARIOUS SIZES	866-547-4281 OR 617-244-3317 FOR LOCAL REP. DOUG KNOTTS



1-888-344-7233





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STAMFORD, CT 06902

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DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ
PREPARED BY:			



ASSOCIATES, INC. civil & structural engineering ♦ land surveying environmental consulting ◆ landscape architecture

www.allenmajor.com 100 COMMERCE WAY, SUITE 5 WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896

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L-104

HARDSCAPE & **FURNISHINGS PLAN**

ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

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6 07-08-20 REVISED PER CITY COMMENTS

REV DATE DESCRIPTION

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA



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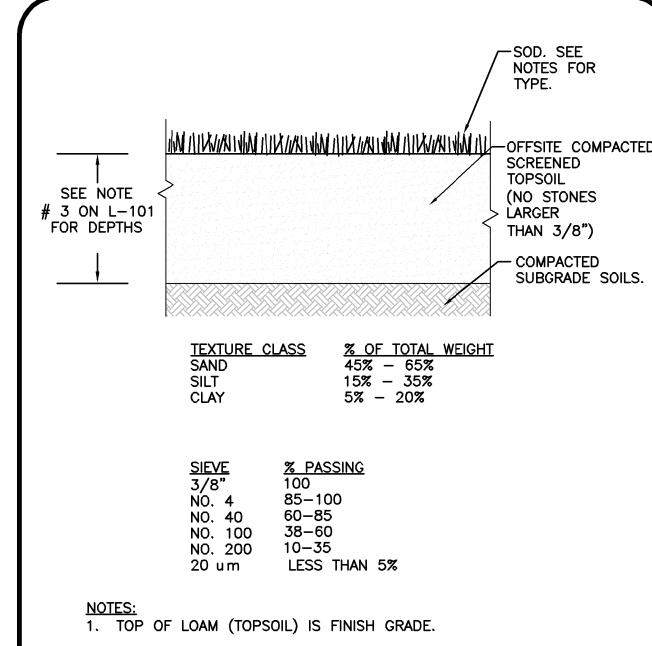
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CONCEPTUAL LOCATION PLAN OF REPLICATION AREAS

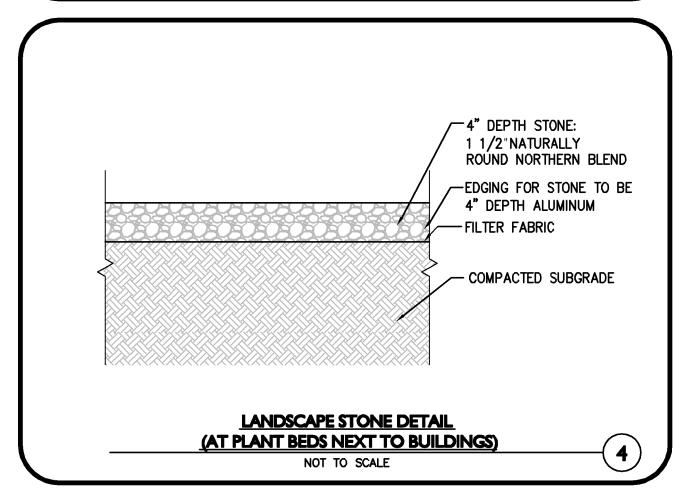
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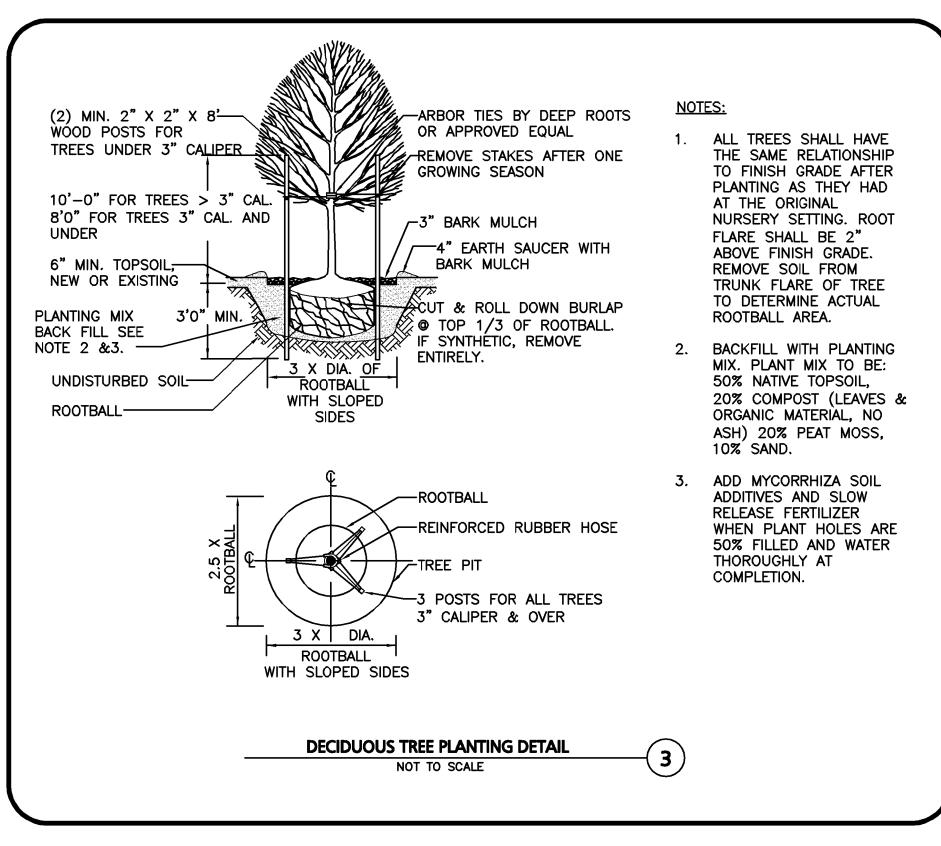
(IN FEET) 1 inch = 20 ft. L-201



- 2. ALL TOPSOIL SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. ALL TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM AN OFFSITE WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
- THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE TOPSOIL DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
- ALL TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, SEEDED AREAS, TREES, SHRUBS, & PERENNIALS, NOT TO SCALE





LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARLBOROUGH, MA.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES. AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION, CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.
- 4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- 6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- 7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- 8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIALS WHICH DIE WITHIN THE ONE YEAR PLANT GUARANTEE PERIOD WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. OWNERS TO COORDINATE DIRECTLY WITH THE LANDSCAPE CONTRACTOR FOR REPLACEMENT PLANTINGS.
- 10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR STEEPER (GREATER) SLOPES SHALL BE PROTECTED WITH JUTE EROSION CONTROL NETTING.
- 11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- 12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- 13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
- 14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF
- 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH. 15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- 16. CONTRACTOR RESPONSIBLE FOR WATERING, MAINTENANCE, FERTILIZING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- 17. ALL PARKING ISLANDS PLANTED WITH SHRUBS OR PERENNIALS SHALL HAVE 24" OF TOPSOIL. FINISH GRADE SHALL BE EQUAL TO
- 18. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL
- 19. AN MINIMUM 18" WIDE BARRIER OF 1" GRAY OR TAN PEASTONE SHALL BE INSTALLED IN ALL PLANT BEDS WHICH ABUT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00). INSTALL 6" DEEP OF PEASTONE WITH MIRAFI WEED FABRIC BENEATH AND STEEL EDGING BETWEEN THE PEASTONE AND ADJACENT MULCH BED. PROVIDE SHOP DRAWINGS TO A&M FOR APPROVAL PRIOR TO PURCHASE OF PEASTONE, MIRAFI WEED FABIRC & STEEL EDGING.
- 20. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, PERENNIALS, AND ANNUALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR TREES, SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
- PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.
- 22. SEEDING OF DETENTION AREAS & OTHER SLOPE AREAS SHALL OCCUR IN THE DRY & AFTER SLOPES ARE COMPACTED. IT IS IMPORTANT, THAT THE DETENTION BASIN BE SEEDED AT THE BEGINNING OF THE PROJECT & PRIOR TO ANY DRAINAGE BEING <u>DIRECTED TOWARDS THE BASIN</u>. THE SEED AT DETENTION AREAS & OTHER SLOPED ARES WILL NEED A MIN. OF 6 MONTHS TO INITIALLY ESTABLISH PRIOR TO THE DETENTION BASIN BEING UTILIZED SO THAT THERE IS NOT EROSION & SLOPE FAILURE. SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEE SEED MIX DETAIL NOTES.

ALL SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SEEDING OF BARE SPOTS. <u>AT ALL SLOPED AREAS CONTRACTOR TO INSTALL COCONUT FIBER JUTE MESH NETTING ON ALL</u> SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS AT NO ADDITIONAL COST TO OWNER & UNTIL SLOPES ARE FULLY STABLE. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO

AFTER SEEDING, ALL AREAS TO BE LIGHTLY MULCHED WITH WEED FREE STRAW & CONTINUALLY WATERED EVERY DAY UNTIL SEED IS ESTABLISHED & APPROVED BY A&M LANDSCAPE ARCHITECT (USE NO HAY) SO THAT SEED IS KEPT MOIST. FOR SPREADING OF THE SEED WITH DRY DETENTION BASINS, WATER LEVELS MAY BE LOWERED IN THE DETENTION AREAS BY RELYING ON DRY SEASON AND OR DRY SPELLS: OR MAY BE ACCOMPLISHED THROUGH THE USE OF DEWATERING METHODS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ANY DEWATERING METHODS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. WATER FROM ANY DEWATERING OPERATION SHALL BE TREATED TO REDUCE TOTAL SUSPENDED SOLIDS AND BE IN COMPLIANCE WITH STATE AND FEDERAL

SPREAD THE NEW ENGLAND SEED MIXES AT AREAS SHOWN ON THE PLAN. SEE SEED MIX DETAIL NOTES. SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT.



ROOTBALL

3 X DIA. OF

ROOTBALL

WITH SLOPED

— FINISH GRADE - SET ANGLE OF GUYS TO ENTER GROUND AT LIMIT OF BRANCH

-STEEL EYE STAKES BY DEEP ROOTS OR APPROVED EQUAL -PLANTING SOIL MIX: BACKFILL IN LOOSE

-CUT AND REMOVE BURLAP AND

WIRE BASKETS ENTIRELY.

LIFTS OF 6"-8" DEPTH. SETTLE WITH

THOROUGH WATERING. SEE NOTES 3&4.

- 1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL
- 2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
- 3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
- 4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
- 5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL NOT TO SCALE

ADDITIONAL SEED MIX SPECIFICATIONS FOR DETENTION BASINS, AND ALL SLOPE AREAS: (AS NOTED ON THE PLAN) **SEED MIXES:**

SEED MIXES:

NEW ENGLAND WETLAND PLANTS 820 WEST STREET, AMHERST, MA 01002 PHONE: 413-548-8000 FAX 413-549-4000 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

BOTANICAL NAME	COMMON NAME	INDICATO
ELYMUS RIPARIUS FESTUCA RUBRA SCHIZACHYRIUM SCOPARIUM PANICUM VIRGATUM ANDROPOGON GERARDII VERBENA HASTATA AGROSTIS PERENNANS BIDENS CERNUA EUPATORIUM FISTULOSUM EUPATORIUM PERFOLIATUM	RIVERBANK WILD RYE RED FESCUE LITTLE BLUESTEM SWITCH GRASS	FACW FACU FACU FAC FAC FACW FACU OBL FACW FACW
ASTER NOVAE—ANGLIAE SCIRPUS CYPERINUS	NEW ENGLAND ASTER WOOL GRASS	FACW FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE, IT IS AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER. MANY OF THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDROSEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED PRICE PER LB \$34.00 MIN. QUANITY 3 LBS. TOTAL: \$102.00 APPLY: 35 LBS/ACRE

<u>NEW ENGLAND WETLAND PLANTS</u> 820 WEST STREET, AMHERST, MA 01002 PHONE: 413-548-8000 FAX 413-549-4000 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES

BOTANICAL NAME	COMMON NAME	WETLAND INDICA
ELYMUS CANADENSIS	CANADA WILD RYE	FACU+
FESTUCA RUBRA	RED FESCUE	FACU
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	
LOLIUM PERENNE	PERRENIAL RYEGRASS	
PANICUM VIRGATUM	SWITCH GRASS	FAC
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
AGROSTIS PERFUNANS	UPLAND BENTGRASS	FACU

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES PROVIDES AN APPROPRIATE SELECTION OF NATIVE AND NATURALIZED GRASSES TO ENSURE THAT DRY AND RECENTLY DISTURBED SITES WILL BE QUICKLY REVEGETATED AND THE SOIL SURFACE STABILIZED. IT IS AN APPROPRIATE SEED MIX FOR ROAD CUTS, PIPELINES, STEEPER SLOPES, AND AREAS REQUIRING QUICK COVER DURING THE ECOLOGICAL RESTORATION PROCESS. THE MIX MAY BE APPLIED BY HYDRO-SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE, OR ROLL TO ENSURE PROPER SOIL-SEED CONTACT.

BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE SPRING THROUGH MID-SUMMER SEEDING WILL BENEFIT FROM A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING WILL BE REQUIRED. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BED IS NECESSARY FOR OPTIMAL RESULTS.

PRICE PER LB \$15.00 MIN. QUANITY 5 LBS. TOTAL: \$75.00 APPLY: 35 LBS/ACRE :1250 SQ FT/LB

LOAM AND SODDING:

:1250 SQ FT/LB

CONTRACTOR SHALL SOD AREAS NOTED ON THE PLANS OR AT ANY AREA DISTURBED BY CONSTRUCTION NOT NOTED TO BE ANOTHER MATERIAL.

SOD IS TO BE A BLEND OF FOUR TO FIVE CURRENT AND IMPROVED HYBRID BLUEGRASS AND FESCUE MIXES APPROPRIATE FOR BOTH SEMI-SHADED AND AREAS OF

HYBRIDS MAY INCLUDE: BLACKSTONE KENTUCKY BLUEGRASS, AWARD KENTUCKY BLUEGRASS, CHALLENGER KENTUCKY BLUEGRASS, BLACKBURG II KENTUCKY BLUEGRASS OR COMPARABLE AND EQUAL BLUEGRASS HYBRIDS.

- 1. PROVIDE A&M A SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING OF SOD.
- 2. SOD SHALL BE HIGH QUALITY, NURSERY GROWN ON CULTIVATED MINERAL AGRICULTURAL SOILS. SOD SHALL BE MOIST, AND MACHINE CUT AT A UNIFORM SOIL THICKNESS OF AT LEAST 56" AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL INCLUDE TOP GROWTH AND THATCH. SOD SHALL BE FREE OF DISEASES, WEEDS, BARE SPOTS, OR INSECTS.
- SODDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SODDING OF BARE SPOTS. IF UNABLE TO SOD WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SODDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
- COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
- CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RE-SODDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED. IF PROPOSED IRRIGATION SYSTEM IS NOT OPERATIONAL, LANDSCAPE CONTRACTOR RESPONSIBLE TO WATER WITH TEMPORARY IRRIGATION OR WATER TRUCKS UNTIL IRRIGATION SYSTEM IS OPERATIONAL AT NO ADDITIONAL COST.

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION BY WEIGHT	PERCENT <u>PURITY</u>	PERCEN GERMIN
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.

2.SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1. EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3.000 LBS PER ACRE). AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED. ERODED. OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER. 3.COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE. 4.LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.

5. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

REGISTERED LANDSCAPE ARCHITECT FOR ALLEN&MAJOR ASSOCIATES. INC

6	07-08-20	REVISED PER CITY COMMENTS
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS

2 01-31-20 RESUBMITTED FOR LOCAL APPROVA 12-20-19 ISSUED FOR LOCAL APPROVAL REV DATE DESCRIPTION

APPLICANT\OWNER: WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

MULTI-FAMILY DEVELOPMENT **339 BOSTON POST ROAD EAST** MARLBOROUGH, MA

12-20-2019 NTS DWG. NAME: SJL/DMR | CHECKED BY:



ASSOCIATES, INC. civil & structural engineering ♦ land surveying environmental consulting ♦ landscape architecture www.allenmajor.com 100 COMMERCE WAY, SUITE 5

WOBURN MA 01801 TEL: (781) 935-6889 FAX: (781) 935-2896

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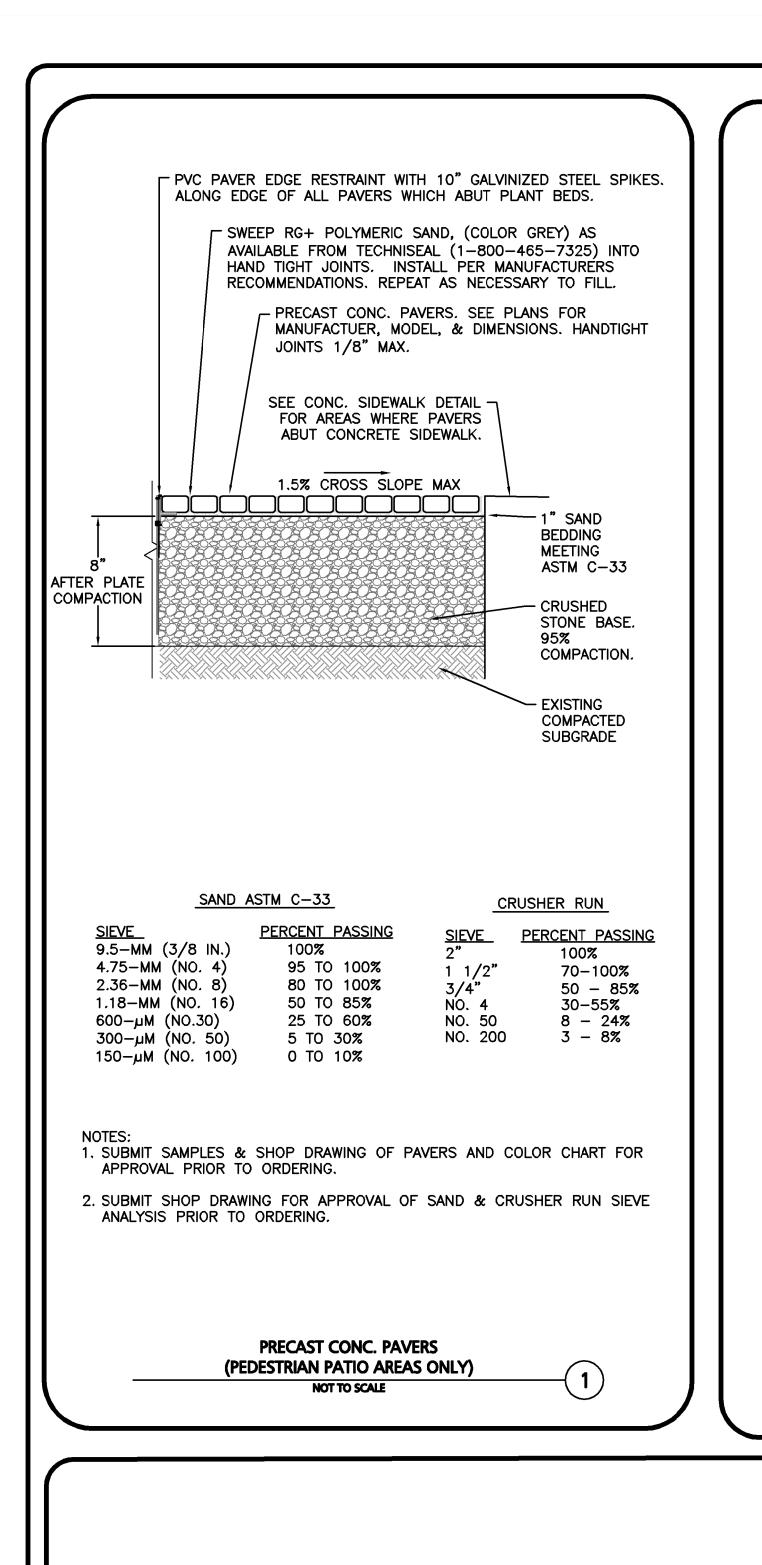
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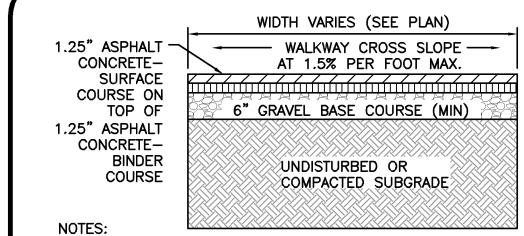
DRAWING TITLE: LANDSCAPE DETAILS

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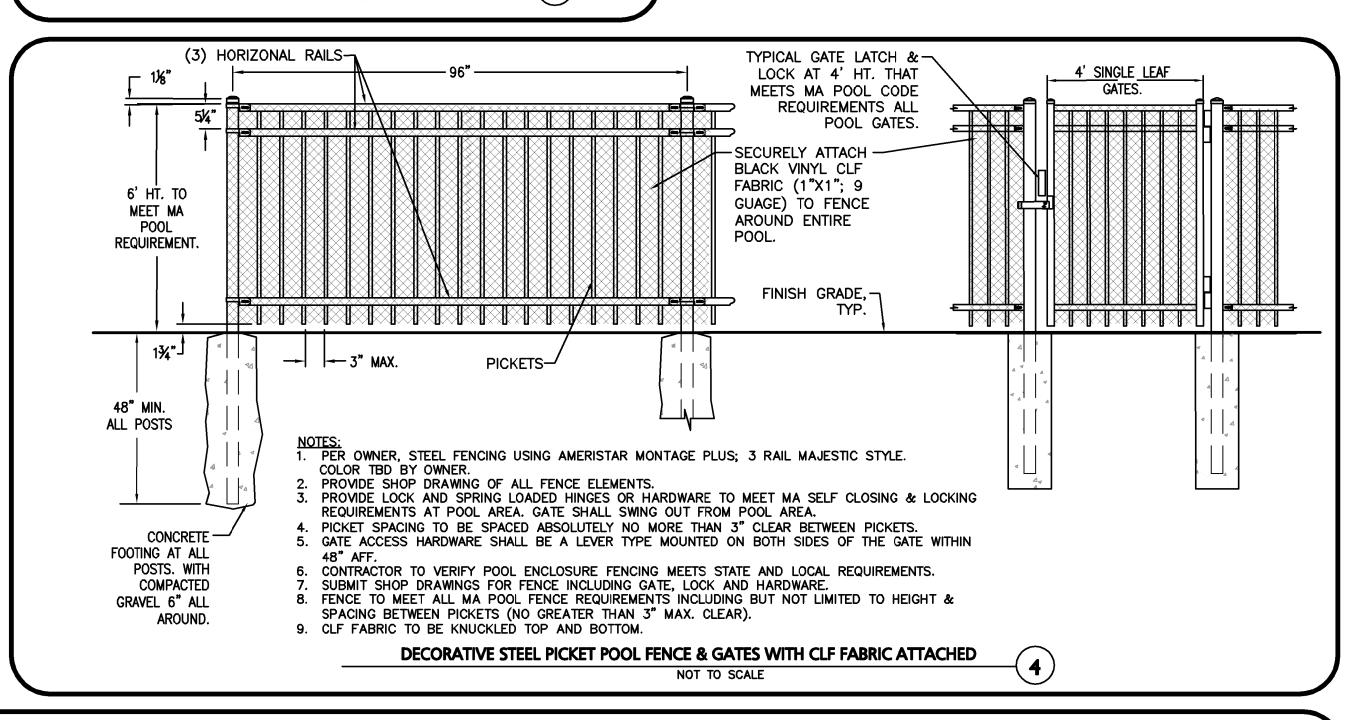
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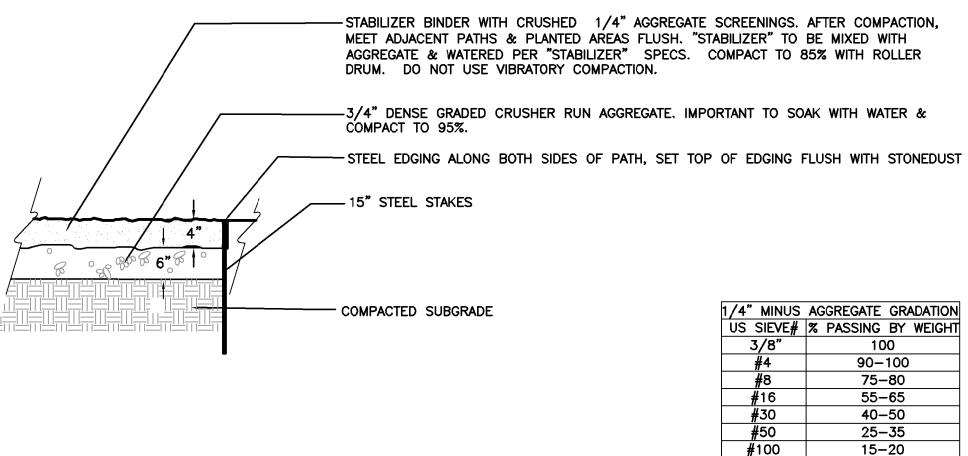




- WALKWAYS TO MEET MA AAB & ADA REQUIREMENTS INCLUDING NO GREATER THAN 4.5% RUNNING SLOPE & 1.5% CROSS SLOPE.
- 2. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95% OF ASTM D 1557 LABORATORY DENSITY.
- PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
- CONTRACTOR SHALL COORDINATE SURFACE, BINDER, AND BASE COURSES WITH GEOTECHNICAL OR SOILS REPORT, REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
- BASE COURSE SHALL EXTEND 6 INCHES BEYOND WALKWAY EDGE WHERE WALKWAY DOES NOT ABUT DEEP CURB, WALL, STEPS, OR FIXED OBJECT.
- WALKWAY EDGES SHALL BE TAMPED WHERE WALKWAY DOES NOT ABUT DEEP CURB, WALL, STEPS, OR FIXED OBJECT.

BITUMINOUS WALKWAY NOT TO SCALE



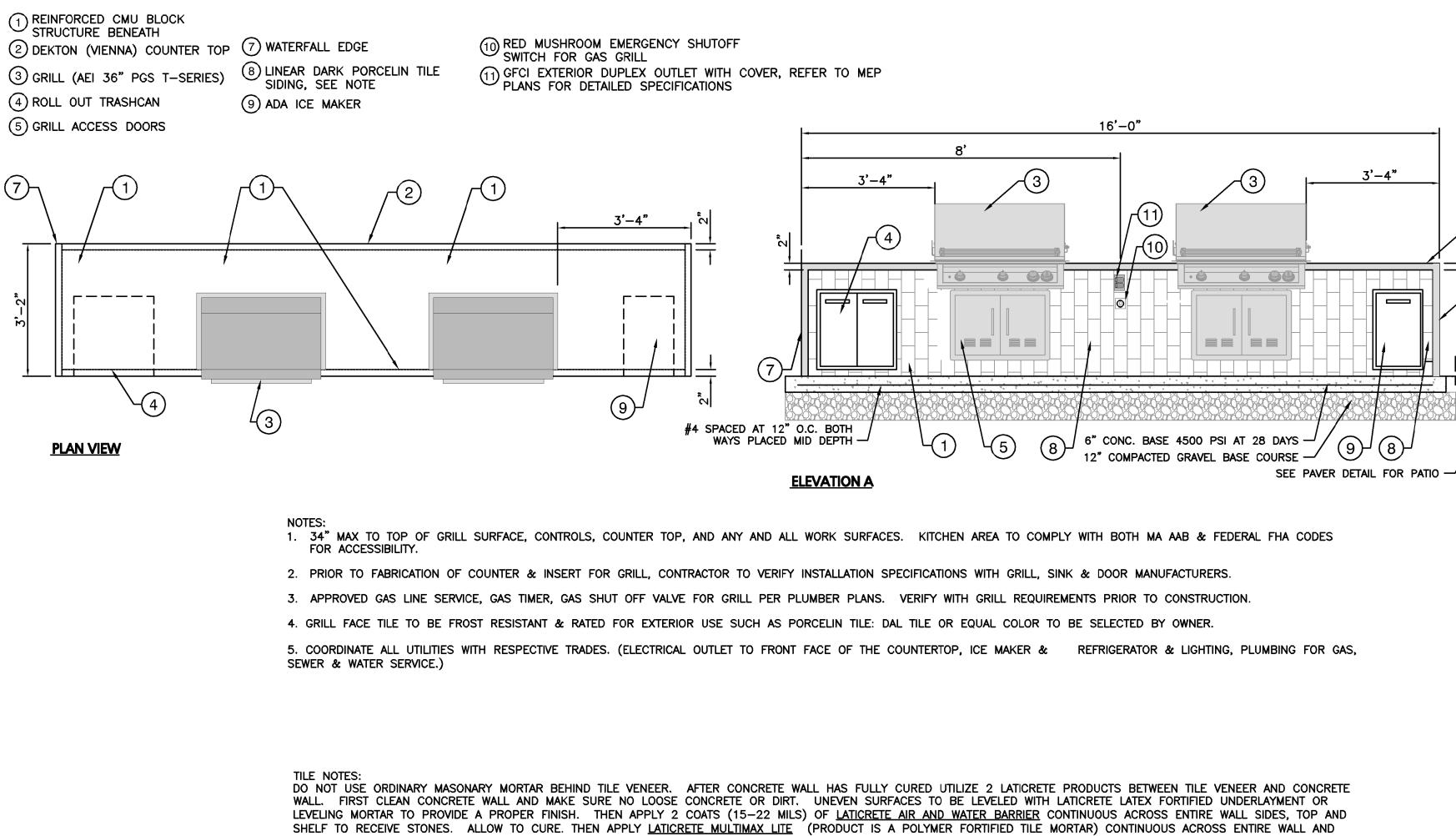


1. SUBMIT SHOP DRAWING OF "STABILIZER", AGGREGATE, AND EDGING.

- 2. COMPACT WITH MIN. 1 TON ROLLER.
- 3. TO MEET ADA COMPLIANCE STANDARD STONEDUST ALONE IS NOT ACCEPTABLE. PATH INCLUDES "STABILIZER" PRODUCT TO CREATE A FIRM SURFACE.
- 4. "STABILIZER" AND AGGREGATE TO BE SUPPLIED FROM READ CUSTOM SOILS (888) 475-5526. THE STABILIZER & AGGREGATE WILL PROVIDE MORE STABILITY, LESS MOVEMENT, AND MORE BEARING CAPACITY THAN A TRADITIONAL STONEDUST MATERIAL.
- INSTALL STABILIZER BINDER & 1/4" AGGREGATE SCREENINGS PER "STABILIZER SOLUTIONS" (1-800-336-2468; STABILIZERSOLUTIONS.COM) RECOMMENDATIONS AND SPECIFICATIONS.
- 6. DO NOT USE VIBRATORY PLATE COMPACTOR OR VIBRATION FUNCTION ON ROLLER.

NOT TO SCALE

7. CRUSHED 1/4" AGGREGATE SCREENINGS GRADATION TO MEET "STABILIZER" SPEC. SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING.





NTS DWG. NAME: C-2658-0

REGISTERED LANDSCAPE ARCHITECT

FOR ALLEN&MAJOR ASSOCIATES, INC.

6 07-08-20 REVISED PER CITY COMMENTS

02-20-20 VARIOUS REVISIONS 02-03-20 | VARIOUS REVISIONS

REV DATE DESCRIPTION

STAMFORD, CT 06902

APPLICANT\OWNER:

05-18-20 | REVISED PER CITY COMMENTS

01-31-20 RESUBMITTED FOR LOCAL APPROVA

12-20-19 | ISSUED FOR LOCAL APPROVAL

WP MARLBOROUGH MA OWNER, LLC

9 WEST BROAD STREET, SUITE 800

MULTI-FAMILY DEVELOPMENT

339 BOSTON POST ROAD EAST

MARLBOROUGH, MA

2658-01 DATE:

100 COMMERCE WAY, SUITE 5 WOBURN MA 01801

TEL: (781) 935-6889 FAX: (781) 935-2896 VOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NI

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ADA SPECIALITY STABILIZER STONEDUST FOR CORN HOLE AREA (INCLUDES "STABILIZER" FOR ADA COMPLIANCE)

DETAIL NOT USED

NOT TO SCALE

DO NOT USE ORDINARY MASONARY MORTAR BEHIND TILE VENEER. AFTER CONCRETE WALL HAS FULLY CURED UTILIZE 2 LATICRETE PRODUCTS BETWEEN TILE VENEER AND CONCRETE WALL, FIRST CLEAN CONCRETE WALL AND MAKE SURE NO LOOSE CONCRETE OR DIRT, UNEVEN SURFACES TO BE LEVELED WITH LATICRETE LATEX FORTIFIED UNDERLAYMENT OR SHELF TO RECEIVE STONES. ALLOW TO CURE. THEN APPLY <u>LATICRETE MULTIMAX LITE</u> (PRODUCT IS A POLYMER FORTIFIED TILE MORTAR) CONTINUOUS ACROSS ENTIRE WALL AND SHELF TO RECEIVE STONES. PRESS TILES INTO LATICRETE MULTIMAX LITE. AFTER TILES SET USE LATICRETE PREMIUM GROUT. PROVIDE SHOP DRAWINGS OF ALL LATICRETE

MIXING: FOR WALLS AND LARGE HEAVY TILE APPLICATIONS: PLACE CLEAN, POTABLE WATER INTO A CLEAN PAIL. USE APPROXIMATELY 4.8-5.0 QTS (4.5-4.7 L) OF WATER FOR 25 LBS (11.3 KG) OF POWDER. FOR THIN BED APPLICATIONS: USE APPROXIMATELY 5.2-5.4 QTS (4.9-5.1 L) OF WATER FOR 25 LBS (11.3KG) OF POWDER. SLOWLY ADD MULTIMAX LITE. MIX WITH A MIXER TO A SMOOTH. TROWELABLE CONSISTENCY, ALLOW MORTAR TO SLAKE FOR 5 MINUTES. REMIX WITHOUT ADDING ANY MORE WATER OR POWDER. DURING USE. STIR OCCASIONALLY TO KEEP MIX FLUFFY. DO NOT TEMPER WITH WATER. APPLICATION: WALLS: KEY MATERIALS INTO SUBSTRATE THOROUGHLY. COMB ON ADDITIONAL MORTAR WITH THE NOTCHED SIDE, USE1/4" X 3/8" (6 MM X 9

PRODUCTS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING. INSTALL LATICRETE PRODUCTS AND TILE PER MANUFACTURERS INSTRUCTIONS.

mm) NOTCHED TROWEL. BACK BUTTER ALL TILE AND STONE 8" X 8" (200 MM X 200 MM) OR LARGER TO PROVIDE FULL BEDDING OF THE VENEER. LARGE HEAVY TILE, KEY THE MORTAR TO THE SUBSTRATE WITH THE FLAT SIDE OF THE TROWEL. PRESS FIRMLY TO WORK INTO THE SURFACE. COMB ON ADDITIONAL MORTAR WITH THE NOTCHED SIDE. USE 1/2" X 1/2" (12 MM X 12 MM) OR 3/4" (18 MM) HALF LOOP TROWEL. GROUTING: GROUT INSTALLATION AFTER A MINIMUM OF 24 HOURS CURING TIME AT 70°F (21°C). GROUT WITH PERMACOLOR® SELECT, PERMACOLOR®A GROUT, SPECTRALOCK® PRO PREMIUM GROUT, SPECTRALOCK PRO GROUT†, 1500 SANDED GROUT OR 1600 UNSANDED GROUT GAUGED WITH 1776 GROUT ENHANCER OR WITH WATER. JOINTS TO HAVE SMOOTH FINISH AND BE CLEAN IN APPEARANCE.

OUTDOOR KITCHEN

(WITH 2 GRILLS, TRASH, & ICE MAKER)

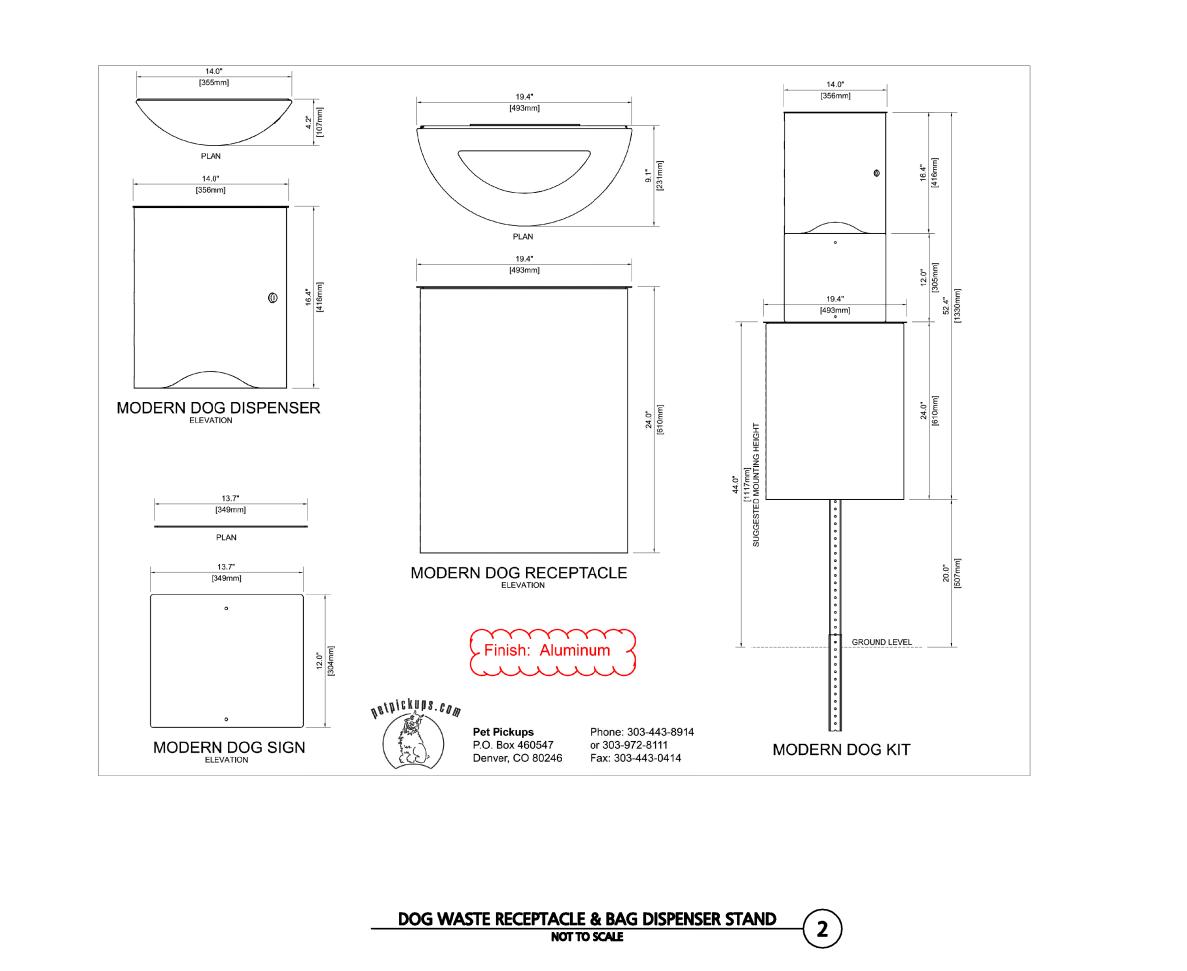
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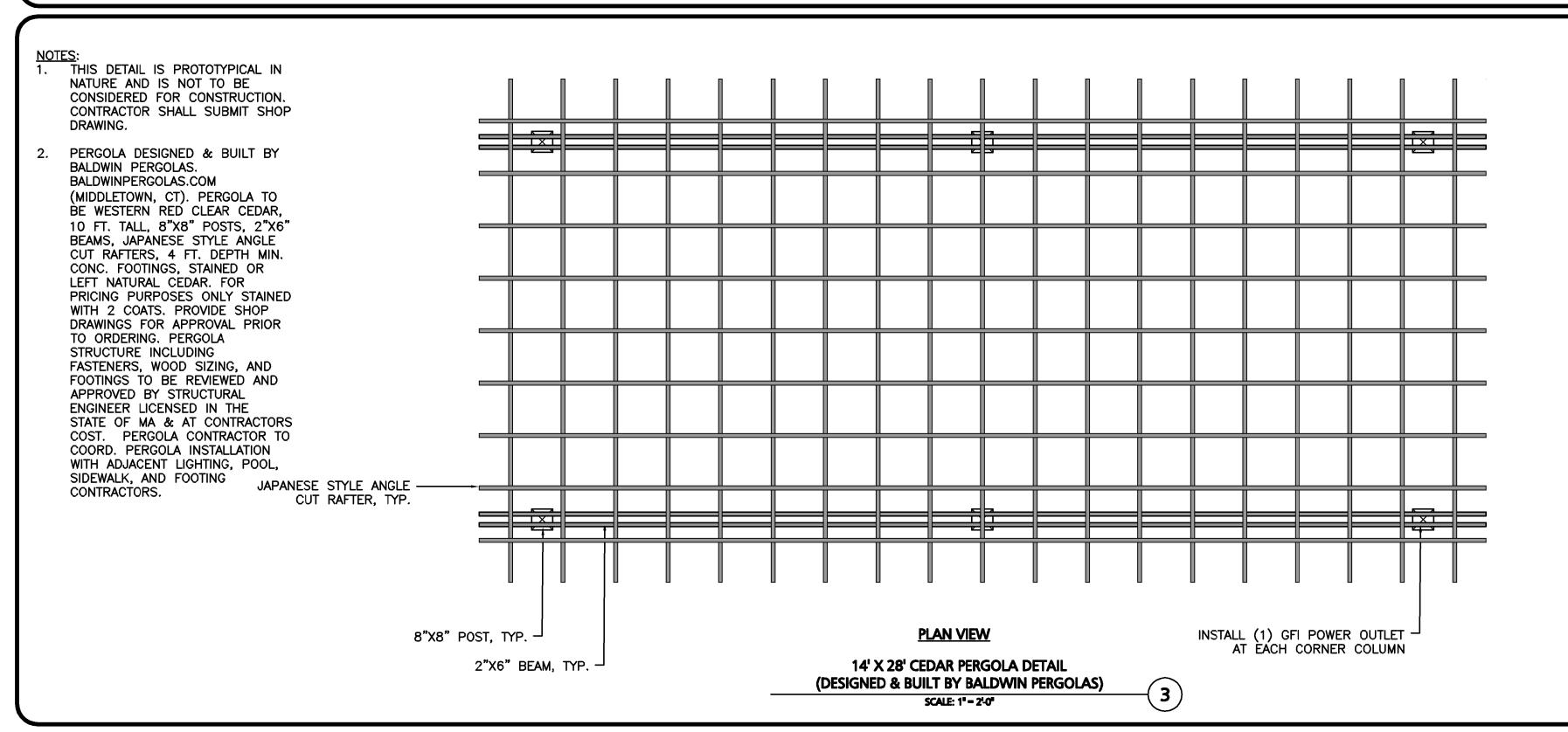
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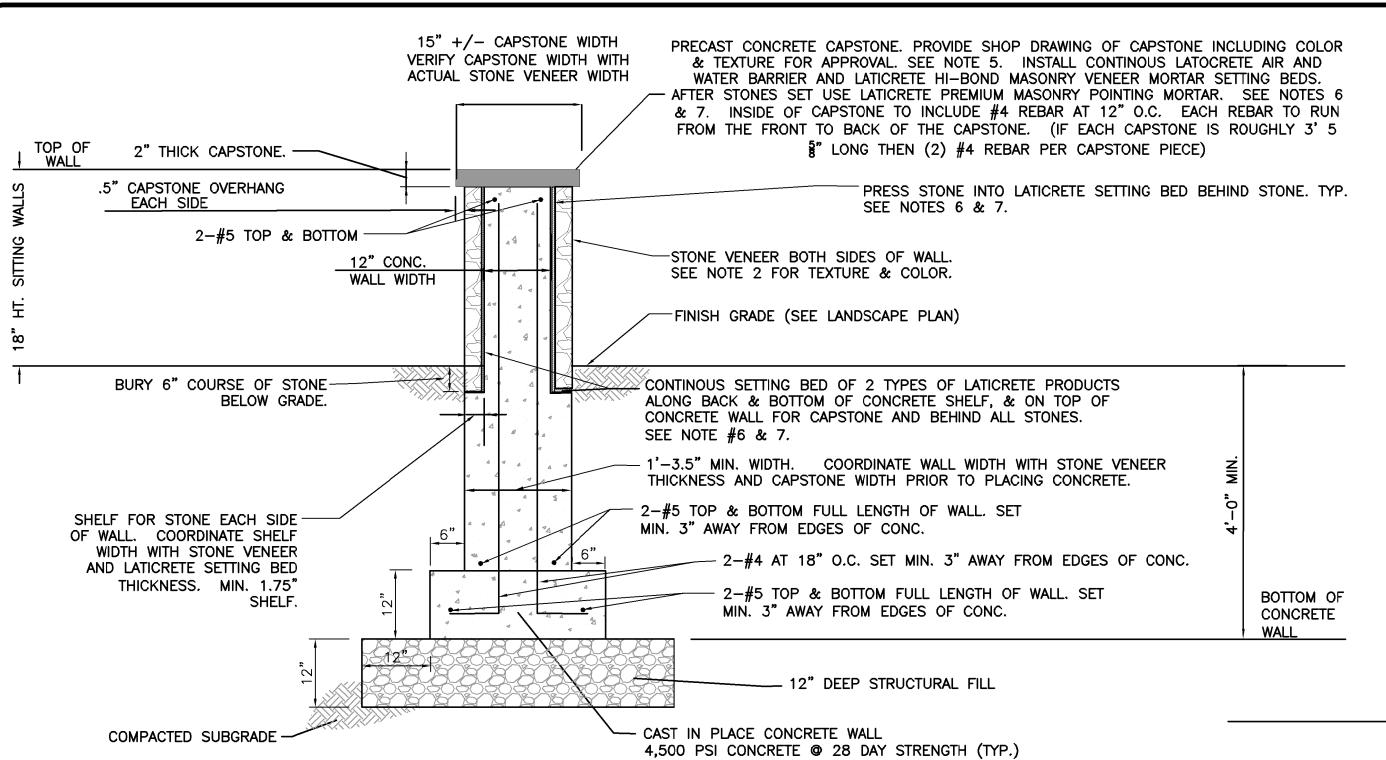
- 1. INSTALL 6" X 6" X 8' PRESSURE TREATED FREE—STANDING WOODEN TIMBER WALL ALONG ENTIRE PERIMETER OF BOCCE COURT. INSTALL TIMBERS ON A 6" GRAVEL BASE AROUND ENTIRE PERIMETER OF BOCCE COURT. UNIFY
 THE STRUCTURE AND PROVIDE STABILITY WITH #4 REBAR & TIMBER WALL SCREWS ANCHORED THRU ALL LEVELS OF THE TIMBER WALL. WOODEN TIMBERS TO BE INSTALLED WITH 12" REVEAL ON INSIDE AND OUTSIDE OF COURT
 AND BE BURIED A MIN. OF 12" DEEP BELOW FINISH GRADE OF BOCCE COURT.
- 2. FREE-STANDING WOODEN TIMBER WALL AROUND BOCCE COURT TO HAVE 1" CORE DRAINAGE HOLES EVERY 25'.
- 3. SEE BOCCE COURT SURFACE DETAIL COURT SURFACE TO BE FLAT. THE SURFACE IS TO NOT VARY BY MORE THAN 1/8" PER 10' AS MEASURED IN ANY DIRECTION. DURNING INSTALLATION, WATER SURFACE AND COMPACT WITH 400 TO 1,200 LB ROLLER UNTIL FIRMNESS IS ACHIEVED.
- 4. BOCCE BALLS & COURT MAINTENANCE EQUIPMENT INCLUDING BUT NOT LIMITED TO: BOCCE BALLS, HAND ROLLERS, SCARIFIER RAKE, BROOM, TO MAINTAIN COURTS ARE TO BE PROVIDED BY OWNER.
- 5. INSTALL 1 FIXED BOCCE SCOREBOARD ON 48" HT. WOODEN POST. SCOREBOARD TO BE UV RESISTANT AND WEATHERPROOF. ALSO PROVIDE 1 EXTRA SET OF EACH COLORED ROUNDED SCORE INDICATORS FOR BOARD.
 SCOREBOARD TO BE FROM "LOVE ONE" OR EQUAL; 404-804-6816. WWW.TENNISSCOREBOARDS.COM. INSTALL 1 SHOE BRUSH ON WOODEN TIMBERS. SHOE BRUSH FROM WWW.BOCCEMON.CO; 1-360-224-2909 OR EQUAL.
- 6. ADA ACCESSIBLE BOCCE PLAY SURFACE SHALL BE POURED IN PLACE RUBBERIZED RESILIENT PLAY SURFACE ON TOP OF BITUMINOUS WALK AND GRAVEL SUB BASE (SEE TYP. BITUMINOUS WALK DETAIL).
- RUBBERIZED SURFACE TO CONSIST OF 2" DEPTH OF RECYCLED STYRENE BUTADIENE RUBBER AND ALIPHATIC URETHANE. SUBMIT SHOP DRAWING FOR APPROVAL ON MATERIAL AND COLOR.
- ACCESSIBLE BOCCE PLAY SURFACE SHALL BE SEPARATED FROM BOCCE PLAY SURFACE WITH FLUSH 6" WIDE INTERIOR TIMBER FRAME.
- ADA ACCESSIBLE BOCCE PLAY SURFACE, TIMBER FRAME AND BOCCE COURT CLAY SURFACE TO BE FLUSH.

BOCCE COURT

NOT TO SCALE







- 1. INSTALL STONE VENEER PER MANUFACTURERS RECOMMENDATIONS FOR EXTERIOR CONCRETE WALL USE IN MASSACHUSETTS.
- 2. STONE VENEER TO MATCH ARCHITECTURE ELDORADO STONE (HTTPS://WWW.ELDORADOSTONE.COM/) IN EARTH TONES OR EQUAL. PROVIDE OWNER WITH SAMPLES OF EACH STYLE IN A MOCK UP AND SHOP DRAWINGS FOR APPROVAL FROM OWNER PRIOR TO ORDERING.
- 3. WALLS INCLUDING FOOTING TO BE REVIEWED AS A SHOP DRAWING, AND APPROVED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MASSACHUSETTS AND AT CONTRACTOR COST. CONTRACTOR TO INCORPORATE ANY NECESSARY REVISIONS.
- 4. PRECAST CONCRETE CAPSTONE TO BE FROM NORTHERN DESIGN PRECAST, INC. LOCATED IN LOUDON, NH. 603-783-8989 OR APPROVED EQUAL. PROVIDE OWNER WITH STAMPLES OF EACH STYLE AND SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
- 5. DO NOT USE ORDINARY MASONARY MORTAR BEHIND STONE VENEER. AFTER CONCRETE WALL HAS FULLY CURED UTILIZE 2 LATICRETE PRODUCTS BETWEEN STONE VENEER AND CONCRETE WALL. FIRST CLEAN CONCRETE WALL AND MAKE SURE NO LOOSE CONCRETE OR DIRT. THEN APPLY 2 COATS (15–22 MILS) OF LATICRETE AIR AND WATER BARRIER CONTINUOUS ACROSS ENTIRE WALL SIDES, TOP AND SHELF TO RECEIVE STONES. ALLOW TO CURE. THEN APPLY LATICRETE HI—BOND MASONRY VENEER MORTAR (PRODUCT IS A POLYMER FORTIFIED MORTAR) CONTINUOUS ACROSS ENTIRE WALL AND SHELF TO RECEIVE STONES. PRESS STONES VENEER INTO MORTAR. AFTER STONES SET USE LATICRETE PREMIUM MASONRY POINTING MORTAR. PROVIDE SHOP DRAWINGS OF ALL LATICRETE PRODUCTS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING. INSTALL LATICRETE PRODUCTS AND STONE VENEER PER MANUFACTURERS INSTRUCTIONS.
- 6. PRESS STONE INTO LATICRETE SETTING BED BEHIND STONE. SETTING BED TO BE 3/4" DEPTH BEFORE COMPRESSION. EACH STONE TO BE HAND TIGHT JOINTS AND NO MORE THAN 1/4" BETWEEN STONES. STAGGER ALL JOINTS. CREATE RANDOM APPEARANCE OF VENEER WITH VARYING STONE SIZES. REMOVE EXCESS MORTAR FROM JOINTS. AFTER STONES ARE SET, APPLY LATICRETE PREMIUM MASONRY POINTING MORTAR TO JOINTS. JOINTS TO HAVE SMOOTH FINISH AND BE CLEAN IN APPEARANCE.

STONE VENEER WALL

NOT TO SCALE

4



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN&MAJOR ASSOCIATES, INC.

6	07-08-20	REVISED PER CITY COMMENTS
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4	02-20-20	VARIOUS REVISIONS
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2	01-31-20	RESUBMITTED FOR LOCAL APPRO
1	12-20-19	ISSUED FOR LOCAL APPROVAL

REV DATE DESCRIPTION APPLICANT\OWNER:

WP MARLBOROUGH MA OWNER, LLC 9 WEST BROAD STREET, SUITE 800 STAMFORD, CT 06902

PROJECT:

MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	NTS	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ



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FAX: (781) 935-2896

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