ZONING BOARD OF APPEALS SUBMISSION **CRANBERRY HIGHWAY** LOCATED ON CRANBERRY HIGHWAY WAREHAM, MASSACHUSETTS PLAN BOOK 63 PAGE 1009 LOT 2



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MassDOT

THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

SESC / 0&M THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (0&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.



GENERAL NOTES

- I. THE SITE IS LOCATED ON THE TOWN OF WAREHAM PLAN BOOK 63 PAGE 1009 LOT 2.
- 2. THE SITE IS APPROXIMATELY 0.96± ACRES AND IS ZONED IND (INDUSTRIAL DISTRICT)
- 3. THE OWNER OF PLAN BOOK 63 PAGE 1009 LOTS 2 & 3:
 - ALPHA REALTY HOLDINGS LLC 280 AYER ROAD
 - HARVARD, MA 01450
- +. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25023C0486K, MAP REVISED JULY 6, 202I. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW) • ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS
- WHERE THERE IS MINIMAL FLOODING. THE BOUNDARY LINE AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING. THIS PLAN IS NOT TO
- BE CONSTRUED AS A BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A SURVEY PLAN IN CONFORMANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE MASSDOT
- HIGHWAY DIVISION CONSTRUCTION STANDARD DETAILS, TOWN OF WAREHAM STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS. THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
- THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET: STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP CONTAINS THE
- FOLLOWING:
- EROSION CONTROL MEASURES
- SHORT TERM MAINTENANCE •• ESTABLISHMENT OF VEGETATIVE COVER
- •• CONSTRUCTION POLLUTION PREVENTION •• SEQUENCE OF CONSTRUCTION
- OPERATION AND MAINTENANCE PLAN (0&M). THE 0&M CONTAINS:
- •• LONG TERM MAINTENANCE
- •• LONG TERM POLLUTION PREVENTION
- THIS PLAN SET REFERENCES MASSDOT HIGHWAY DIVISION STANDARD DETAILS (DESIGNATED AS MASSDOT STD XXX.X.X). MASSDOT STANDARD DETAILS ARE AVAILABLE FROM MASSDOT AND ONLINE AT HTTPS://WWW.MASS.GOV/LISTS/CONSTRUCTION-DETAILS
- 9. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- 10. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE WAREHAM SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS AND UNDERGROUND INFIL TRATION SYSTEMS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE MASSDEP BEST MANAGEMENT PRACTICES
- II. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
- 12. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON JULY 26, 2021.
- 13. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

SOIL INFORMATION:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE) SOIL NAME DESCRIPTION

259B CARVER LOAMY COARSE SAND, 3 TO 8 PERCENT SLOPES

LAYOUT AND MATERIALS:

602B URBAN LAND, 0 TO 8 PERCENT SLOPES

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURBING MUST BE PRECAST CONCRETE, MONOLITHIC CONCRETE, CAST IN-PLACE CONCRETE, OR
- BITUMINOUS BERM OR AS LABELED ON THE PLANS. . SIDEWALK MUST BE CONCRETE, EXPOSED AGGREGATE CONCRETE, STAMPED CONCRETE OR
- BITUMINOUS OR AS LABELED ON THE PLANS. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT
- FEATURES. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.7 OF THE AASHTO ROADSIDE DESIGN GUIDE. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE DESIGN ENGINEER IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, ANY DISTURBED PAVEMENT ON ROADWAYS AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
- 10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS. AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND THE CONSERVATION COMMISSION AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER ARE DIRECTED AWAY FROM THE SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE MASSACHUSETTS STRUCTURE EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS (MESCG) AND THE 4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS STORMWATER POLLUTION PREVENTION PLAN (SWPPP). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED OF THE MESCG, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE MESCE BASED ON FACTORS INCLUDING CONSTRUCTION. (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE 5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED SWPPP WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE I WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION. ABOVE, SWPPP REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SWPPP RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING. ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND
- 6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A MASSACHUSETTS PROPOSED SITE WORK. TEMPORARY SWALES MUST BE VEGETATED AFTER CONSTRUCTION. EROSION LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CONTROL MATS MUST BE INSTALLED. IF NECESSARY, TO PREVENT EROSION AND SUPPORT CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF INSTALLATION OF THE GRASS SWALES, TO BE PER THE DESIGN PLANS. DISTURBANCE SHOWN ON THE PLANS.
- 4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
- 5. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED. 6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING, SEE SWPPP
- 7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
- 8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

DEMOLITION NOTES

- CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
- 13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY DIPRETE ENGINEERING OF ANY DISCREPANCIES WHERE ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE EXISTING GROUND IS HIGHER THAN OUTFAIL DESIGN FLEVATION. ANY RESOLUTION OF CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. DISCREPANCIES BY THE CONTRACTOR. UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS AND DIPRETE ENGINEERING, IS DONE AT THE CONTRACTOR'S RISK. INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS MUST INCLUDE 14. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION. GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
- 15. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS, AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER LARCH LANDSCAPE ARCHITECT INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK, GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE. MUST BE RESTORED TO MATCH THE DESIGN PLANS.
- CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
- ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS): OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR • CATCH BASINS (CB): MASSDOT STD. 201.4.0 OR APPROVED EQUAL OWNER UNLESS OTHERWISE NOTED. CATCH BASIN FRAMES: MASSDOT STD. 201.6.0 OR APPROVED EQUAL
- CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
- INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES

- I. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
- 2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM
- WORK ZONE PER MUTCD REQUIREMENTS. 3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
- 4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC (MUTCD) LATEST EDITION AND SUBSEQUENT ADDENDA
- 5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON MASSDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE

AS-BUILT NOTES

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

MASSDOT NOTES

- I. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES LATEST REVISION. STANDARD DETAILS FOR THIS WORK ARE THE MASSDOT HIGHWAY DIVISION CONSTRUCTION STANDARD DETAILS LATEST EDITION.
- 2. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINITRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, INCLUDING ALL REVISIONS.
- LANE OR SHOULDER CLOSURES MUST NOT BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS. 4. SEWER AND WATER CONNECTIONS WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A SEPARATE
- MASSDOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION. 5. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE, AND STORMWATER RUNOFF VOLUME TO THE STATE RIGHT OF WAY FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

- I. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
- 2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT)
- 3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF I.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- 4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- 5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
- 6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD
- 7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

GRADING AND UTILITY NOTES:

I. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH I. CONSTRUCTION TO COMMENCE FALL 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS. 2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR

AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE. 3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE

- ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
- 8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
- 9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE.
- 10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
- II. THE SITE WILL HAVE 3" BITUMINOUS BERM AND/OR 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM/CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
- 12. NO STUMP DUMPS ARE PROPOSED ON SITE.

ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT OF WAY MUST BE REINFORCED CONCRETE PIPE (RCP).

- DRAINAGE MANHOLES (DMH): MASSDOT STD. 202.4.0 OR APPROVED EQUAL DRAINAGE MANHOLE FRAMES AND COVERS: MASSDOT STD. 202.6.0 OR APPROVED EQUAL
- DOWNSTREAM DEFENDERS (DD) BY HYDRO INTERNATIONAL OR APPROVED EQUAL HTTPS://WWW.HYDRO-INT.COM/EN/RESOURCES/DOWNSTREAM-DEFENDER-PDF-OR-DWG-DRAWINGS ALL CATCH BASINS WITHIN PARKING LOT MUST CONTAIN HOODS, AND INCLUDE 4' SUMP. ALL MANHOLES MUST SUPPORT AASHTO HS20-44 LOADING.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES TO TIE INTO MAIN TRUNK LINE MUST BE

FIELD FIT BY CONTRACTOR. SANITARY SEWER ALL SANITARY SEWER PIPING TO BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS, ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE TOWN OF WAREHAM SEWER DEPARTMENT, MWRA AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT

LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL PIPES FROM BUILDING TO GREASE TRAP/INTERCEPTOR AND FROM GREASE TRAP/INTERCEPTOR TO THE NEXT STRUCTURE MUST BE CAST IRON AND IN ACCORDANCE WITH 284CMR.

ALL WATER LINES MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH THE TOWN OF WAREHAM WATER DEPARTMENT AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOWS.

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS, AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH NATIONAL GRID/APPROPRIATE UTILITY AUTHORITY PRIOR TO CONSTRUCTION.

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLE MUST BE COORDINATED WITH OTHER UTILITIES AND MUST BE LOCATED WITHIN THE STREET RIGHTS OF WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

ABBREVIATIONS LEGEND

ADA	AMERICANS WITH DISABILITY ACT	N/F	NOW OR FORMERLY
AHJ	AUTHORITY HAVING JURISDICTION	OHW	OVERHEAD WIRE
AP	ASSESSOR'S PLAT	PE	POLYETHYLENE
ARCH	ARCHITECT	ዊ	PROPERTY LINE
BC	BOTTOM OF CURB	PR	PROPOSED
BT	BOTTOM OF TESTHOLE	PVC	POLYVINYL CHLORIDE
BIT	BITUMINOUS (BERM)	R	RADIUS
BIO	BIORETENTION	R&D	REMOVE AND DISPOSE
BS	BASEMENT SLAB ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	FINISHED GRADE AT BOTTOM OF WALL	RL	ROOF LEADER
СВ	CATCH BASIN	ROW	RIGHT-OF-WAY
(C)	CALCULATED	S	SLOPE
Ę	CENTERLINE	SD	SUBDRAIN
(CA)	CHORD ANGLE	SED	SEDIMENT FOREBAY
CLDIP	CONCRETE LINED DUCTILE IRON PIPE	SF	SQUARE FOOT
CO	CLEAN OUT	SFL	STATE FREEWAY LINE
CONC	CONCRETE	SFM	SEWER FORCE MAIN
(D)	DEED	SG	SLAB ON GRADE ELEVATION
DCB	DOUBLE CATCH BASIN	SHL	STATE HIGHWAY LINE
DI	DROP INLET	SMH	SEWER MANHOLE
DMH	DRAINAGE MANHOLE	SNDF	SAND FILTER
DP	DETENTION POND	SS	SIDE SLOPE
ELEV	ELEVATION	STA	STATION
EOP	EDGE OF PAVEMENT	TC	TOP OF CURB
ESC	EROSION AND SEDIMENT CONTROL	TD	TRENCH DRAIN
EX	EXISTING	TF	TOP OF FOUNDATION
FES	FLARED END SECTION	TRANS	TRANSITION
FFE	FINISH FLOOR ELEVATION	ΤW	TOP OF WALL (FINISHED
GS	GARAGE SLAB ELEVATION		GRADE AT TOP OF WALL)
GWT	GROUND WATER TABLE	TYP	TYPICAL
HW	HEADWALL	UDS	UNDERGROUND
HC	HIGH CAPACITY CATCH BASIN GRATE		DETENTION SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE	2111	UNDERGROUND

INFILTRATION SYSTEM

UP UTILITY POLE

WQ

WO WALKOUT ELEVATION

WATER QUALITY

SITE CALLOUTS LEGEND

ID INLINE DRAIN

IP INFILTRATION POND

LINEAR FEET

LP LIGHT POLE

MEASURED

ENGINEER

(M)

LOD LIMIT OF DISTURBANCE

MEP MECHANICAL/ELECTRICAL/ PLUMBING

INV INVERT

- 4DY) 4" EPOXY RESIN PAVEMENT MARKINGS- DOUBLE YELLOW
- 4W) 4" PAINTED WHITE MARKINGS
- (4W45) 4" WHITE STRIPING 2' ON CENTER AT 45°
- 6" WHITE EPOXY RESIN PAVEMENT MARKINGS-SKIP PATTERN
- 6W) 6" WHITE EPOXY RESIN PAVEMENT MARKINGS
- (12W) STOP LINE (REFERENCE MUTCD SECTION 3B.16)
- ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA
- (ADAS) ADA SPACE FAVELLEIN LIGHTING AND REQUIREMENTS. ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND
- (ADAR) REQUIREMENTS
- VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA (ADAV) VAN ADA SFACE LAVELLEN, AND REQUIREMENTS.
- CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES (cwk) SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)
- YIELD LINE (REFERENCE MUTCD SECTION 3B.I6)

EXISTING LEGEND

PROPERTY LINE _____ ASSESSORS LINE BUILDING BRUSHLINE TREELINE GUARDRAIL FENCE RETAINING WALL STONE WALL — — 2 — MINOR CONTOUR LINE MAJOR CONTOUR LINE WATER LINE SEWER LINE SEWER FORCE MAIN GAS LINE ELECTRIC LINE OVERHEAD WIRES DRAINAGE LINE SOILS LINES _____ 25' WETLAND BUFFER 100' BUFFER ZONE 200' RIVERERONT AREA ZONE X FEMA BOUNDARY ZONE X STREAM WETLAND LINE & FLAG ------ STATE HIGHWAY LINE STATE FREEWAY LINE GROUNDWATER OVERLAY GROUNDWATER RECHARGE AREA GROUNDWATER RESERVOIR → NHA ↑ → NATURAL HERITAGE → ↑ NCWP ↑ → NON-COMMUNITY WELLHEAD PROTECTION PROPOSED LEGEND NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS PROPERTY LINE _____ ---- BUILDING SETBACKS ______ +(3|2)

CHAINLINK FENCE GUARDRAU SEE LAYOUT AND MATERIALS NOTE 8. RETAINING WAL —(308) — MINOR CONTOUR LINE SPOT ELEVATION EDGE OF PAVEMENT BITUMINOUS BERM CONCRETE CURE _____ (MONOLITHIC) CONCRETE CURB BUILDING FOOTPRINT BUILDING OVERHANG _____ ASPHALT PAVEMENT HEAVY DUTY ASPHALT PAVEMENT HEAVY DUTY CONCRETE

CONCRETE

ASPHALT SIDEWALK SAWCUT LINE

SIGN

SINGLE LIGHT DOUBLE LIGHT OVERHANGING LIGH ACCESSIBLE PARKING SPACE

SYMBOLS

BUILDING INGRESS/EGRESS

BRADLEY CIVIL lo.3908 ELECTRIC, TELEPHONE, CABLE | ບ_ີ ž

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LIMIT OF DISTURBANCE/ LIMIT OF CLEARING SEDIMENTATION BARRIER, SILT

FENCE, COMPOST SOCK OR APPROVED EQUAL

SLOPES STEEPER THAN 3:1 (2:1 OR I: I SLOPES) UNDERGROUND

INFILTRATION OUTLINE POND ACCESS

THRUST BLOCK

I INF

RIPRAP

SAND FILTER

STORMTECH ISOLATOR ROW

CATCH BASIN

DOUBLE CATCH BASIN DRAIN MANHOLE

FLARED END SECTION HEADWALL

SEWER MANHOLE

 \Box

NOTE: THIS PLAN MUST BE REPRODUCED IN COLOR

JTILITY NOTE

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.



LIGHTPOST SMH SEWER/SEPTIC MANHOLE SEWER VALVE CLEANOUT HYDRANT IRRIGATION VALVE WATER VALVE WELL 0 MONITORING WELL ۵ UNKNOWN MANHOLE GAS VALVE BENCH MARK STREAM FLOW DIRECTION

NAIL FOUND/SET

DRILL HOLE FOUND/SET

IRON ROD FOUND/SET

BOUND FOUND/SET

SOIL EVALUATION

DOUBLE CATCH BASIN

DRAINAGE MANHOLE

ELECTRIC MANHOLE

UTILITY/POWER POLE

SIGN

BOLLARD

CATCH BASIN

FES FLARED END SECTION

GUY POLE

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CB

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WAREHAM, MA ZONING BY-LAW REGULATIONS:

ARTICLE 10: LANDSCAPING

1040 LANDSCAPED BUFFERS 1041 LANDSCAPED BUFFERS BETWEEN LAND USES

LANDSCAPED BUFFERS SHALL BE PROVIDED BETWEEN LAND USES AS SPECIFIED IN SECTION 1042, AND BETWEEN RESIDENTIAL DEVELOPMENTS AND COLLECTOR STREETS OR ARTERIALS AS SPECIFIED IN SECTION 1043. EXISTING WOODLANDS, WHICH MEET THE MINIMUM REQUIREMENTS OF EACH SECTION, MAY SUBSTITUTE FOR LANDSCAPING. 1042 MINIMUM LANDSCAPED BUFFER

THE FOLLOWING TABLE SETS FORTH THE MINIMUM REQUIRED ADDITIONAL LANDSCAPED BUFFER BETWEEN A PROPOSED USE AND AN EXISTING ADJACENT USE.

ADJACENT INDUSTRIAL LANDSCAPE USE 10 FT BUFFER IS PROPOSED.

1050 LANDSCAPE STANDARDS AND SPECIFICATIONS THE FOLLOWING STANDARDS AND SPECIFICATIONS, SHALL APPLY FOR PLANT MEASUREMENTS, INSTALLATION TECHNIQUES AND MAINTENANCE:

1051 PLANT STANDARDS AND SPECIFICATIONS 1051.1 THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP, AND TRANSPLANT ALL PLANT MATERIALS LISTED ON THE PLANT SCHEDULE. BARE-ROOT IS TYPICALLY NOT PERMITTED FOR ANY TREE.

1051.2 PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTS SHALL BE NURSERY GROWN.

1051.3 PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE. I. CALIPER MEASUREMENTS SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES IN DIAMETER AND TWELVE (12) INCHES ABOVE GRADE FOR TREES FOUR (4) INCHES IN DIAMETER AND LARGER.

 MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX (6) FEET
 MINIMUM SIZE FOR SHADE TREES SHALL BE TWO AND ONE HALF (2 I /2) INCHES IN DIAMETER AND TWELVE FEET IN HEIGHT.
 MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT.

MINIMUM SIZE FOR SHRUBS SHALL BE THREE (3) FEET IN HEIGHT.
 PROPOSED PLANT SCHEDULE ITEMS MEET THE ABOVE REQUIREMENTS WHERE FEASIBLE.

1051.4 A PROFESSIONAL HORTICULTURIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME TO MOVE AND INSTALL PLANT MATERIAL SO THAT STRESS TO THE PLANT IS MINIMIZED. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

1051.5 A LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES, AND SHRUB BEDS AS FOLLOWS:
I. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW ONE-EIGHTH (1 /8) OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL-COMPACTED BACKFILL. ON EVERY SIDE THE TREE PIT MUST BE A MINIMUM OF NINE (9) INCHES LARGER THAN THE BALL OF THE TREE.
2. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE

CULTIVATED TO AT LEAST EIGHTEEN (18) INCHES IN DEPTH. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST TWELVE (12) INCHES IN DEPTH.

1051.6 EACH TREE, SHRUB, OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.

1051.7 ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD THAT HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES, AND VINE POCKETS.

1051.8 AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A LAYER BETWEEN TWO (2) AND THREE (3) INCHES DEEP OF TAN BARK, PEAT MOSS, OR ANOTHER MATERIAL OVER THE ENTIRE AREA OF THE BED, OR SAUCER.

TOWN LANDSCAPE REGULATIONS MUST BE FOLLOWED IF THERE ANY VARIATIONS BETWEEN THE PROPOSED PLANTING AND TOWN REGULATIONS.

1052 OTHER LANDSCAPE STANDARDS AND SPECIFICATIONS 1052.1 EARTHEN BERMS SHALL ONLY BE USED IN CONJUNCTION WITH VEGETATIVE PLANTING. NOT APPLICABLE. NO BERMS ARE PROPOSED. 1052.2 EXISTING TREES AND WOODLANDS SHALL BE PRESERVED TO THE GREAT FACTORS TO BE CONSIDERED SHALL INCLUDE THE SIZE, AGE, CONDITION, HISTORICAL SIGNIFICANCE OF THE TREE. TREES TO BE PRESERVED SHAL IN THE PROJECT PLANNING PROCESS PRIOR TO ESTABLISHING THE SITE LA SHALL BE MINIMIZED IN THOSE AREAS TO PREVENT DAMAGE TO THE PRESERVE SHALL BE UNDERTAKEN TO PROTECT THE TREES DURING CONSTRUCTION.

NOT APPLICABLE. EXISTING SITE IS A CLEARED VACANT LOT.

1052.3 VEGETATION IN FLOODPLAINS, STEEP SLOPES, AND WETLANDS ARE UNDISTURBED TO THE GREATEST EXTENT POSSIBLE. ANY ALTERATION OF THE CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

I052.4 LANDSCAPE PLANS SHALL PROVIDE FOR A MIX OF EVERGREEN, ORNAMEN SHRUBS TO PROVIDE ADEQUATE VISUAL AND NOISE BUFFER BETWEEN ADJ FENCES, BERMS, AND OTHER STRUCTURAL FEATURES MAY ALSO BE USED TO F BUFFERING BETWEEN THE LAND

 SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN OF AT LEAST THREE THE TIME OF PLANTING.
 BERMS SHALL BE AT LEAST TWO AND ONE-HALF (21/2) FEET HIGH AND SH THREE TO ONE (3:1) SIDE SLOPE.
 EVERY THIRTY-FIVE (35) LINEAR FEET OF LANDSCAPING SHALL CONTAIN (2000)

FIVE (5) SHRUBS. TWO (2) ORNAMENTAL OR TWO (2) EVERGREEN TREES ONE (1) SHADE TREES.

PLANTING ALONG THE ADJACENT LOTS COMPRISED OF SHADES TREES, EVERGRE SHRUBS IS PROPOSED WHERE FEASIBLE.

1052.5 PERIMETER LANDSCAPES SHALL BE PROVIDED TO SEPARATE COMMERCIAL INDUSTRIAL USES FROM THE STREET AT LEAST A TEN (10) FOOT STRIP S WITH TREES, SHRUBS, FENCES, BERMS OR OTHER MEANS DEEMED ACCEPTA OFFICIAL.

PLANTING ALONG THE ADJACENT LOTS COMPRISED OF SHADES TREES, EVERGRE SHRUBS IS PROPOSED WHERE FEASIBLE.

1052.6 PRESERVATION OF EXISTING LARGE TREES CAN BE USED TO RED REQUIRED BY THIS ARTICLE AND THE BOARD OR OFFICIAL. EXISTING WO PROVIDE BUFFERS THAT CONFORM TO SECTION 1040.

NOT APPLICABLE. EXISTING SITE IS A CLEARED VACANT LOT.

IO60 PARKING LOTS
 IO61 VISIBILITY FROM PUBLIC ROADWAYS
 WHEN A PARKING LOT IS LOCATED ADJACENT TO A PUBLIC STREET, DESIGN ALTIMPLEMENTED TO REDUCE THE LOT'S VISIBILITY FROM THE STREET.

1061.1 ALONG THE PERIMETER OF THE PARKING LOT A LANDSCAPE STRIP SHAL

WITH SHADE TREES AND LOW SHRUBS IN COMPLIANCE WITH SECTION 1040. THE LANDSCAPE STRIP SHALL PROVIDE A MINIMUM OF ONE (I) SHADE TREE PER OF LOT PERIMETER. WHERE APPROPRIATE, ADDITIONAL SHADE TREES MAY EFFECTIVELY SHADE/SCREEN THE PARKING LOT.

IN CASES WHERE QUALITY WOODLANDS EXIST, EXISTING TREES AND SHR PRESERVED TO PROVIDE THE MINIMUM BUFFERS SET FORTH IN SECTION 1040. F SHRUBS IF NEEDED.

PLANTING COMPRISED OF SHADE TREES, SHRUBS, PERENNIALS, ORNAMENTAL GF FENCE IS PROPOSED ALONG CRANBERRY HIGHWAY.

I06I.2 ONE OR MORE OF THE FOLLOWING DESIGN ALTERNATIVES SHALL BE USED LOCATED ADJACENT TO PUBLIC STREETS: I. LANDSCAPE SETBACKS

PROVIDE AT LEAST A TEN (I0) FOOT WIDE LANDSCAPED AREA EXCLUSIVE OF TH SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING L SHADE OR ORNAMENTAL TREES, AND AT LEAST A THREE (3) FOOT HIGH EVERGE FENCE.

2. GRADE CHANGES IN CASES WHERE SUBSTANTIAL GRADING IS NECESSARY AND RESULTS IN A PAR ELEVATION THAN THE SURROUNDING OR ADJACENT RIGHT-OF-WAY, THE RESULT SHOULD BE PLANTED WITH LOW SHRUBS AND SHADE OR ORNAMENTAL TREE TEN (10) FEET OF LANDSCAPING SHOULD BE PROVIDED BETWEEN THE STREE

3. LANDSCAPE BERMS WHERE FEASIBLE, CREATE AT LEAST A TWO AND ONE-HALF (21/2) FOO SLOPES NOT TO EXCEED THREE TO ONE (3:1) FOR PLANTING LAWN, GROUND C 4. EXISTING WOODLANDS

4. EXISTING WOODLANDS IN CASES WHERE QUALITY WOODLAND EXISTS, PRESERVE EXISTING TREES BETV

TREES	CODE	QTY	BOTANICAL NAME		CONT	CAL
+	AR	5	Acer rubrum 'October Glory'	October Glory Red Maple	B&B 12`HT	2.5" CAL MII
+	GT	6	Gleditsia triacanthos inermis `Shademaster`	Shademaster Honey Locust	B&B 12`HT	2.5" CAL MII
+	MDW	2	Malus x `Donald Wyman`	Donald Wyman Crabapple	B&B 12` HT	2.5" CAL MI
+	PC	3	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	B&B 12`HT	2.5" CAL MI
EVERGREENS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PG	4	Picea glauca	White Spruce	6/7`HT	
۲ + ۲ - - - -	TOS	17	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6/7`HT	
(+)-	тот	14	Thuja occidentalis 'Techny'	Techny Arborvitae	6/7`HT	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
+	НМ	12	Hydrangea macrophylla 'Bailmer' TM	Endless Summer Hydrangea	36" HT MIN.	
(+)	IGS	21	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 gal	
	RC	1	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	36" HT MIN.	
(+)	RK	8	Rosa x `Knockout` TM	Knockout Rose	3 gal	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
*	CKF	26	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	
*	РАН	18	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	2 gal	
*	PAM	11	Pennisetum alopecuroides `Moudry`	Oriental Fountain Grass	2 gal	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
\bigcirc	нн	18	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal	

EST EXTENT POSSIBLE.	AND THE RIGHT OF-WAY. PROVIDE ADDITIONAL EVERGREEN SHRUBS IF NEEDED TO ACHIEVE AN EFFECTIVE VISUAL THE VEGETATION SHOULD BE PRESERVED.	
HABITAT OR LL BE SELECTED EARLY AYOUT. SITE GRADING	A 10' WIDE LANDSCAPE BUFFER IS PROPOSED ALONG CRANBERRY HIGHWAY AS WELL AS PLANTING COMPRISED OF SHADE TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND A 3' HIGH FENCE.	ALL DEADWOOD (DO NOT REMOVE ANY VECETATION)
D TREES. EFFORTS	I06I.3 SIGHT TRIANGLES SHALL INCLUDE THE AREA ON EACH STREET CORNER THAT IS BOUNDED BY THE LINE WHICH CONNECTS THE SIGHT OR "CONNECTING" POINTS LOCATED ON EACH OF THE RIGHT-OF-WAY LINES OF THE INTERSECTING STREET. THE PLANTING OF TREES OR OTHER PLANTINGS THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE SIGHT TRIANGLE SHALL BE	O.8"(MAX.)
EAS SHALL REMAIN ESE AREAS SHALL BE IN	PROHIBITED. 1062 INTERIOR LANDSCAPING ENHANCEMENTS 1062.1 A MINIMUM OF FIVE (5) PERCENT INTERIOR LANDSCAPING SHALL BE MAINTAINED FOR	3" PINEBACK MULCH (UNLESS OTHERWISE
NTAL, SHADE TREES, AND JACENT LAND USES. PROVIDE AN ADEQUATE	THE PURPOSE OF PLANTING SHADE TREES. IN ADDITION, ALL OF THE FOLLOWING DESIGN ALTERNATIVES SHALL BE INCLUDED WHERE APPROPRIATE: I. PROVIDE A CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY FOUR (4) ROWS OF PARKING. THIS	BACKFILL WITH LOAM
E (3) FEET IN HEIGHT AT	TREES. 2 CREATE LARGE PLANTING ISLANDS (OVER SIX HUNDRED (600) SOLIARE FEET) TO BE LOCATED	2"x2" HARDWOOD
HALL HAVE A MINIMUM	THROUGH THE LOT AND PLANTED WITH SHADE TREES, LOW SHRUBS, AND/OR GROUND COVER. THESE SHOULD PREFERABLY BE LOCATED AT THE ENDS OF PARKING ROWS.	HEIGHT VARIES
ONE (I) SHADE TREE AND MAY SUBSTITUTE FOR	3. PROVIDE PLANTING ISLANDS (A MINIMUM OF NINE (9) FEET WIDE) BETWEEN EVERY TEN (10) TO FIFTEEN (15) SPACES TO AVOID LONG ROWS OF PARKED CARS. EACH OF THESE PLANTING ISLANDS SHOULD PROVIDE AT LEAST ONE (I) SHADE TREE HAVING A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6)	GROUND OUTSIDE ROOTBALL
EENS AND 3' HT MIN		ROOTBALL ON UNDISTURBED 2 X ROOTBALL
L, OFFICE, AND SHALL BE LANDSCAPED	PROPOSED PARKING AREA = 5,240 SF PROPOSED ISLAND AREA = 506 SF PROPOSED INTERIOR LANDSCAPING = 506 / 5,240 = 9.6% (0.096)	SUBGRADE DIAMETER(MINIMUM) NOTE: IF THERE ARE ANY VARIATIONS BETWEEN THE DETAIL AND TOWN REQUIREMENTS, TOWN
ABLE BY THE BOARD OR	>5% INTERIOR LANDSCAPING IS PROPOSED AND IS COMPRISED OF LANDSCAPE ISLANDS AND SHADES	REQUIREMENTS SHALL BE FOLLOWED.
EENS AND 3' HT MIN	1062.2 WITHIN THE INTERIOR OF THE PARKING LOT. LANDSCAPING SHOULD BE USED TO	LARGE TREE STAKING AND PLA
DUCE NEW PLANTINGS DODLANDS CAN ALSO	DELINEATE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS. CLEAR AND LEGIBLE SIGNS, DIFFERENT COLOR AND TEXTURE PAVING MATERIALS, RAISED AREAS, AND OTHER TECHNIQUES SHOULD BE USED TO FURTHER DIRECT THE FLOW OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE LOT. MECHANICAL EQUIPMENT, TRASH, AND LOADING AREAS SHALL BE SCREENED BY WALLS, FENCES, LANDSCAPING OR A COMBINATION OF THE LATTER.	<u>(Z CALIFER AND GRE</u> NOT TO SCALE
TERNATIVES SHALL BE	LANDSCAPING IS PROPOSED TO DELINEATE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS WITHIN THE INTERIOR OF THE PARKING LOT. ALSO PROPOSED ARE CLEAR AND LEGIBLE SIGNS, DIFFERENT COLOR AND TEXTURE PAVING MATERIALS, RAISED AREAS, AND OTHER TECHNIQUES SHOULD BE USED TO FURTHER DIRECT THE FLOW OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE LOT. MECHANICAL EQUIPMENT, TRASH, AND LOADING AREAS ARE PROPOSED TO BE SCREENED BY WALLS AND LANDSCAPING.	
L BE PROVIDED PLANTED R EVERY FORTY (40) FEET Y BE NECESSARY TO	I062.3 PARKING AREAS CONTAINING TWENTY-FIVE (25) OR MORE PARKING SPACES SHALL BE DESIGNED WITH LANDSCAPED ISLANDS TO CONTAIN AT LEAST ONE TREE PER EIGHT (8) CARS. SUCH TREES SHALL BE AT LEAST TWO INCHES CALIPER OR LARGER AT THE TIME OF PLANTING AND SHALL BE SURROUNDED BY AT LEAST FIFTY (50) SQUARE FEET OF UNPAVED SOIL PER TREE.	(DO NOT REMOVE ANY OTHER VEGETATION)
RUBS SHALL BE PROVIDE ADDITIONAL	25 PARKING SPACES ARE PROPOSED. LANDSCAPED ISLANDS WITH 2 INCH MIN CAL TREES SURROUNDED BY AT LEAST 50 SF SOIL ARE ALSO PROPOSED.	3" PINEBARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)
RASSES AND A 3' HIGH	1062.4 EACH TREE OF THE TYPE DESCRIBED IN SECTION 1062.3 SHALL BE PRESUMED TO SHADE A CIRCULAR AREA HAVING A RADIUS OF FIFTEEN (15) FEET WITH THE TRUNK AT THE CENTER AND USING THIS STANDARD, TWENTY (20) PERCENT OF THE PAVED AREA MUST BE SHADED.	
D FOR ALL PARKING LOTS	SHADE AREA PROPOSED PARKING AREA = 5,240 SF REQUIRED SHADE AREA = 5,240 X 0.20 = 1,048 SF	GENTLY HAND LOOSEN SOIL FROM AROUND ROOTBALL WITHOUT
LOT TO BE PLANTED WITH REEN HEDGE, WALL, OR	PROPOSED SHADE TREE AREA = 3 @ 15' FT RADIUS (706.5 SF EACH) 3 X 706.5 SF = 2,119.5 SF PROPOSED SHADE AREA = 2,119.5 / 5,240 = 40.4% (0.404) > 20%	SEVERING MAIN ROOTS 2 X ROOTBALL DIAMETER (MIN.) SPE
RKING LOT LOWER IN	I062.5 NO PAVING MAY BE PLACED WITHIN A FOUR (4) FOOT RADIUS (MEASURED FROM THE CENTER OF THE TRUNK) OF ANY TREE RETAINED OR PLANTED TO COMPLY WITH THE PROVISIONS OF THIS SECTION.	
ES. A MINIMUM OF TAND THE PARKING LOT.	NO PAVING IS PROPOSED TO BE PLACED WITHIN A FOUR (4) FOOT RADIUS (MEASURED FROM THE CENTER OF THE TRUNK) OF ANY TREE PLANTED.	NOTE: IF THERE ARE ANY VARIATIONS BETWEEN THE DETAIL AND TOWN REQUIREMENTS, TOWN REQUIREMENTS SHALL BE FOLLOWED.
IT HIGH BERM WITH COVER, OR SHRUBS. WEEN THE PARKING LOT	1062.6 IN ORDER TO PRESERVE LANDSCAPING ISLANDS FROM DAMAGE BY PARKING CARS AND SNOW REMOVAL, ALL LANDSCAPED OPEN SPACES SHALL BE PROVIDED WITH BUMPER OVERHANG AREAS FOR PARKING SPACES ADJACENT TO LANDSCAPED ISLANDS TO PREVENT VEHICLE OVERHANG ABOVE THE LANDSCAPED (NON-PAVED) AREA.	CONTAINER GROWN SHRUB PLAN
	CURB STOPS ARE PROPOSED IN ORDER TO PRESERVE LANDSCAPING ISLANDS FROM DAMAGE BY PARKING CARS AND SNOW REMOVAL.	
	1070 MAINTENANCE OF LANDSCAPING BUFFERS 1071 MAINTENANCE OF LANDSCAPING PLANTINGS TO ENSURE THE IMPLEMENTATION AND LONG-TERM MAINTENANCE OF LANDSCAPING PLANTINGS AND REQUIREMENTS, THE BOARD MAY REQUIRE ONE OR MORE OF THE FOLLOWING:	
MIN	DIES WITHIN THIS PERIOD OF TIME, IT SHALL BE REPLACED. 2. REQUIRE THE DEVELOPER TO POST A PERFORMANCE OR MAINTENANCE BOND CONDITIONED UPON SATISFACTORY IMPLEMENTATION OF THE LANDSCAPE PLAN. 3. REQUIRE THE DEVELOPER/OWNER/APPLICANT TO MAINTAIN A LONG-TERM MAINTENANCE AGREEMENT WITH A LANDSCAPE COMPANY TO MAINTAIN THE LANDSCAPING ON THE SITE.	
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