SITE DEVELOPMENT PLANS

FOR:

PROPOSED

CVS pharmacy®

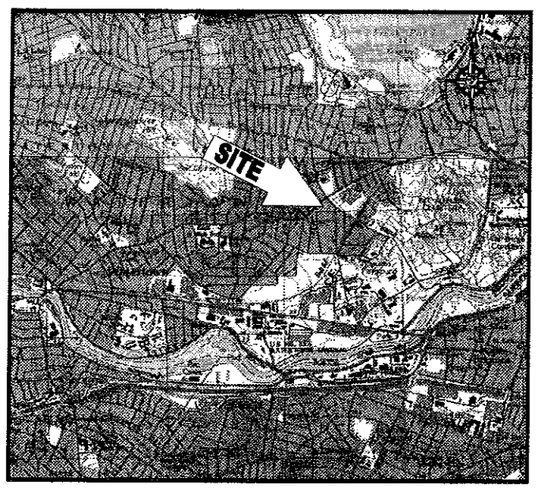
LOCATION OF SITE:

631, 653 & 655 MOUNT AUBURN STREET AND 268 ARLINGTON STREET

TOWN OF WATERTOWN

MIDDLESEX COUNTY, MASSACHUSETTS

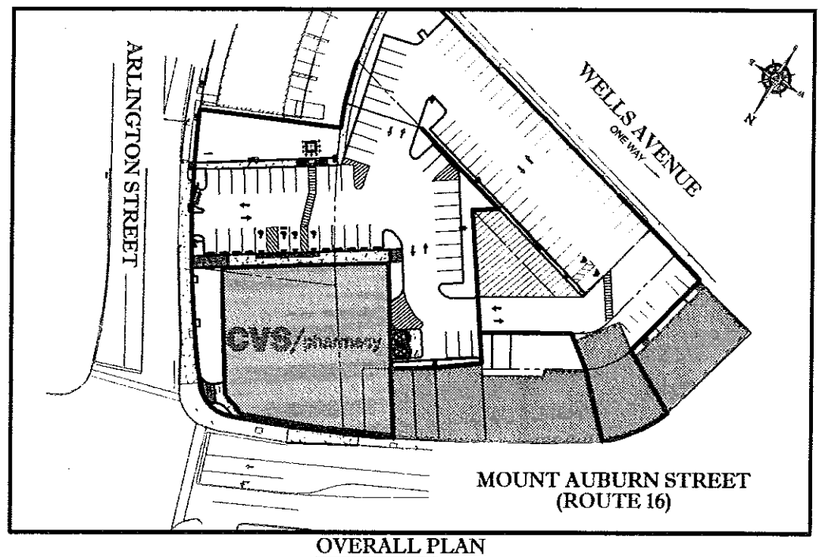
PARCELS 1230 4 0, 1230 5 1, PARCEL 1230 6A 0 & PARCEL 1230 2 14



LOCATION MAP

SCALE: 1"=2000'

PLAN REFERENCE: BOSTON SOUTH MASSACHUSETTS USGS QUADRANGLE



OVERALL PLAN

SCALE: 1"=50'

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APPLICANT:

MARK INVESTMENTS

PREPARED BY

BOHLER ENGINEERING

CVS pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:
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DEVELOPER
WATERTOWN DEVELOPMENT, LLC

W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42544
RHODE ISLAND LICENSE No. 7285
CONNECTICUT LICENSE No. 21504
NEW HAMPSHIRE LICENSE No. 13236
MAINE LICENSE No. 5490
NEW YORK LICENSE No. 071294-1
FLORIDA LICENSE No. 56222

REVISIONS

REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY:	JGS
DRAWN BY:	KBS
DATE:	04/18/14
JOB NUMBER:	W061049

TITLE:
COVER SHEET

SHEET NUMBER:
1

COMMENTS:
NOT FOR CONSTRUCTION

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
   - "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 06/02/2013, REVISED AS OF 6/13/2014 OR LATEST EDITION.
   - "TRAFFIC IMPACT STUDY" PREPARED BY MDM TRANSPORTATION CONSULTANTS, INC., DATED 12/5/2013 OR LATEST EDITION.

   PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
2. ALL ACCESSIBLE (AKA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 18 FOR JOB SITE SAFETY.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
15. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF .875% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
19. REFER TO THIS SHEET FOR ADDITIONAL NOTES.
20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.
22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
23. STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M254 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.

SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
30. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.
31. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION(S) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND /OR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
32. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
33. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

   CONTROL POINT ASSOCIATES, INC.
   352 TURNPIKE ROAD
   SOUTHBOROUGH, MA 01772
   DATED: 06/02/2013 REVISED AS OF 6/13/2014 AND SCALED 1"=20'
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.

   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.

   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

   F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

   H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.

   I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
7. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
8. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
9. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
10. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
11. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
12. CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
14. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
15. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
17. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
BC	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBRR	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TPF	TREE PROTECTION FENCE
TW	TOP OF WALL	BLDG.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM.	BENCHMARK	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
℄	CENTERLINE	STM.	STORM
FF.	FINISHED FLOOR	SAN.	SANITARY
V.I.F.	VERIFY IN FIELD	CONC.	CONCRETE
GC	GENERAL CONTRACTOR	ARCH.	ARCHITECTURAL
HP.	HIGH POINT	DEP.	DEPRESSED
LP.	LOW POINT	H/CAP.	HANDICAP
TYP.	TYPICAL	MIN.	MINIMUM
INT.	INTERSECTION	MAX.	MAXIMUM
PC.	POINT OF CURVATURE	No./#	NUMBER
PT.	POINT OF TANGENCY	W.	WIDE
PI.	POINT OF INTERSECTION	DEC.	DECORATIVE
PVI.	POINT OF VERTICAL INTERSECTION	ELEV.	ELEVATION
STA.	STATION	UNG.	UNDERGROUND
GRT	GRATE	R.O.W.	RIGHT OF WAY
INV.	INVERT	LF	LINEAR FOOT
DIP	DUCTILE IRON PIPE	LOD	LIMIT OF DISTURBANCE
PVC	POLYVINYL CHLORIDE PIPE	LOW	LIMIT OF WORK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	LSA	LANDSCAPED AREA
RCP	REINFORCED CONCRETE PIPE	±	PLUS OR MINUS
S	SLOPE	°	DEGREE
ME	MEET EXISTING	Ø / DIA.	DIAMETER
		R	RADIUS

TYPICAL LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	CURB	
	STORM MANHOLE	
	SEWER MANHOLE	
	CATCH BASIN	
	WETLAND FLAG	
	WETLAND LINE	
	SPOT ELEVATION	
	TOP & BOTTOM OF CURB	
	CONTOUR	
	FLOW ARROW	
	PAINTED ARROW	
	RIDGE LINE	
——G——G——	GAS LINE	——G——G——
——T——T——	TELEPHONE LINE	——T——T——
——E——E——	ELECTRIC LINE	——E——E——
——W——W——	WATER LINE	——W——W——
——OH——OH——	OVERHEAD WIRE	——OH——OH——
	STORM PIPE	
——S——S——	SANITARY LINE	——S——S——
10	PARKING COUNT	3
	SIGN	
	LIGHT POLE	
	GUIDE RAIL	
	UTILITY POLE	

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE/ ZONING INFORMATION & NOTES

REFER TO SOIL EROSION CONTROL NOTES & DETAILS FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

CVS pharmacy

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NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:

BKA Architects, Inc.
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RHODE ISLAND LICENSE No. 7255
CONNECTICUT LICENSE No. 21654
NEW HAMPSHIRE LICENSE No. 10256
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NEW YORK LICENSE No. 074154-1
FLORIDA LICENSE No. 56202

REVISIONS

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1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY: JGS

DRAWN BY: KBS

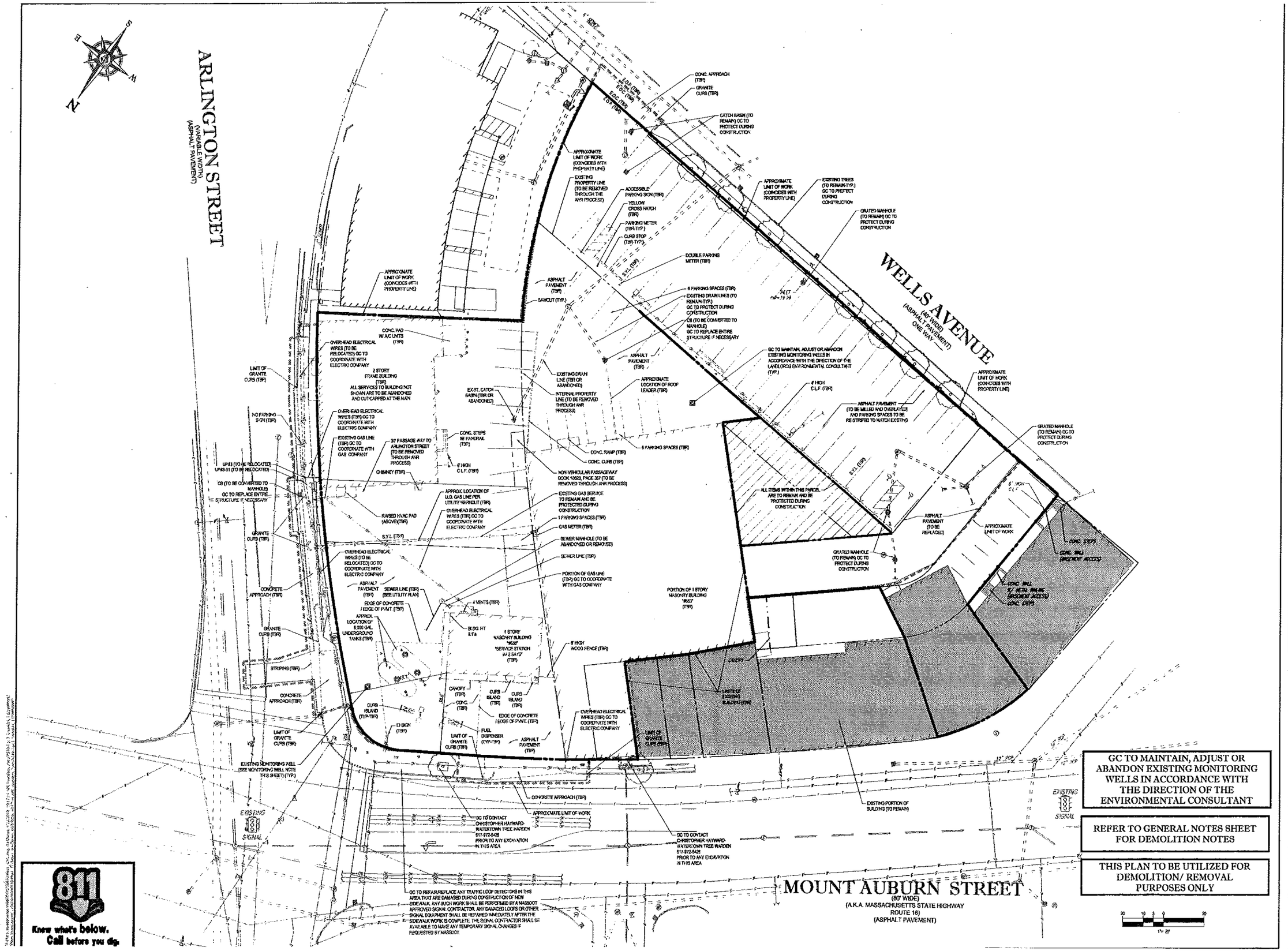
DATE: 04/18/14

JOB NUMBER: W061049

TITLE: GENERAL NOTES SHEET

SHEET NUMBER: 2

COMMENTS: NOT FOR CONSTRUCTION



GC TO MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY

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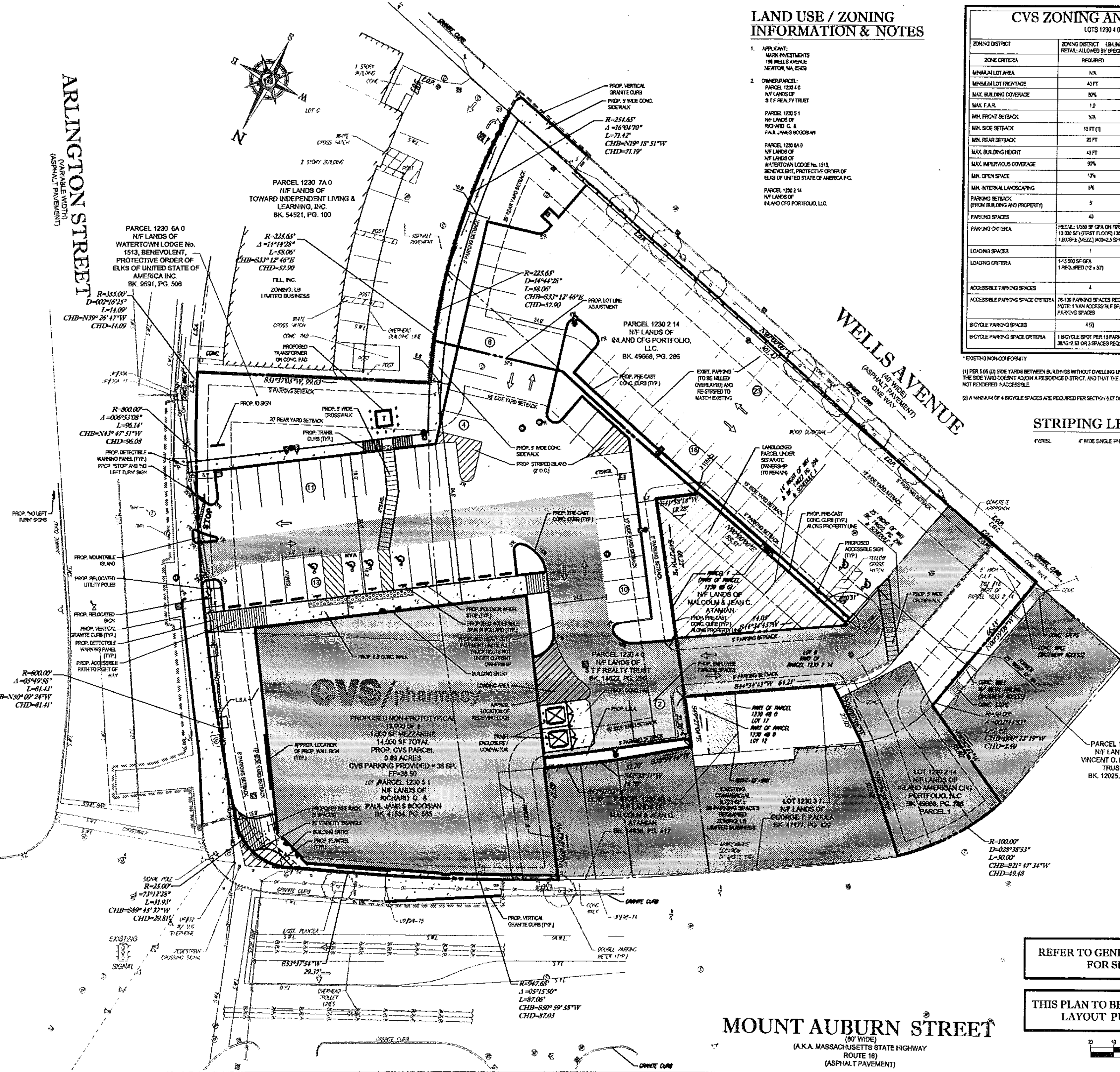
DATE:	04/18/14
JOB NUMBER:	W061049

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
3

COMMENTS:
NOT FOR CONSTRUCTION



LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
   MARK INVESTMENTS
   199 WELLS AVENUE
   NEWTON, MA, 02459

2. OWNER/PARCEL:
   PARCEL 1230 4 0
   N/F LANDS OF
   S T F REALTY TRUST

   PARCEL 1230 5 1
   N/F LANDS OF
   RICHARD G. &
   PAUL JAMES BOGOSIAN

   PARCEL 1230 6A 0
   N/F LANDS OF
   N/F LANDS OF
   WATERTOWN LODGE No. 1513,
   BENEVOLENT, PROTECTIVE ORDER OF
   ELKS OF UNITED STATE OF AMERICA INC.

   PARCEL 1230 2 14
   N/F LANDS OF
   INLAND CFG PORTFOLIO, LLC.

CVS ZONING ANALYSIS TABLE

LOTS 1230 4 0, 1230 6A 0 & 1230 5 1

ZONING DISTRICT	ZONING DISTRICT LB-LIMITED BUSINESS RETAIL: ALLOWED BY SPECIAL PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	39,759 SF± (0.91 AC)	38,868 SF± (0.89 AC)
MINIMUM LOT FRONTAGE	40 FT	118.99 FT±	NO CHANGE
MAX. BUILDING COVERAGE	80%	25.6%±	33.4%±
MAX. F.A.R.	1.0	0.26±	0.33±
MIN. FRONT SETBACK	N/A	0.1'	1.4'
MIN. SIDE SETBACK	15 FT (1)	0 FT*	NO CHANGE* (1) (BETWEEN BLDGS) 15.8' (ARLINGTON ST)
MIN. REAR SETBACK	20 FT	0 FT*	94.5 FT
MAX. BUILDING HEIGHT	40 FT	<40 FT	<40 FT
MAX. IMPERVIOUS COVERAGE	90%	100%*	82.4%±
MIN. OPEN SPACE	10%	0%*	17.6%±
MIN. INTERNAL LANDSCAPING	5%	0%*	8.2%±
PARKING SETBACK (FROM BUILDING AND PROPERTY)	5	0'*	NO CHANGE* (MOUNT AUBURN ST) >5' (NEW CONSTRUCTION)
PARKING SPACES	40	69	40
PARKING CRITERIA	RETAIL: 1/350 SF GFA ON FIRST FLOOR / 1/400 SF GFA ON ALL OTHER FLOORS 13,000 SF±(FIRST FLOOR) / 350 = 37.14 SPACES REQUIRED 1,000SF± (MEZZ.) /400=2.5 SPACES REQUIRED TOTAL=39.64 OR 40 SPACES REQ'D		
LOADING SPACES	1	0*	1
LOADING CRITERIA	1-15,000 SF GFA 1 REQUIRED (12' x 30')		
ACCESSIBLE PARKING SPACES	4	0*	6
ACCESSIBLE PARKING SPACE CRITERIA	76-100 PARKING SPACES REQUIRES 4 PARKING SPACES NOTE: 1 VAN ACCESSIBLE SPACE IS REQUIRED FOR EVERY 6 ACCESSIBLE PARKING SPACES		
BICYCLE PARKING SPACES	4 (2)	0*	5
BICYCLE PARKING SPACE CRITERIA	1 BICYCLE SPOT PER 15 PARKING SPACES 38/15=2.53 OR 3 SPACES REQUIRED		

* EXISTING NON-CONFORMITY

(1) PER 5.05 (D) SIDE YARDS BETWEEN BUILDINGS WITHOUT DWELLING UNITS MAY BE PERMITTED BY SPECIAL PERMIT PROVIDED THAT THE SIDE YARD DOESN'T ADJOIN A RESIDENCE DISTRICT, AND THAT THE ACCESS OF EMERGENCY EQUIPMENT TO THE REAR PARKING IS NOT RENDERED INACCESSIBLE.

(2) A MINIMUM OF 4 BICYCLE SPACES ARE REQUIRED PER SECTION 6.07 OF THE ZONING BYLAW.

STRIPING LEGEND

4"SWSL 4" WIDE SINGLE WHITE SOLID LINE

REFER TO GENERAL NOTES SHEET FOR SITE NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

20 10 5 0 20
1" = 20'

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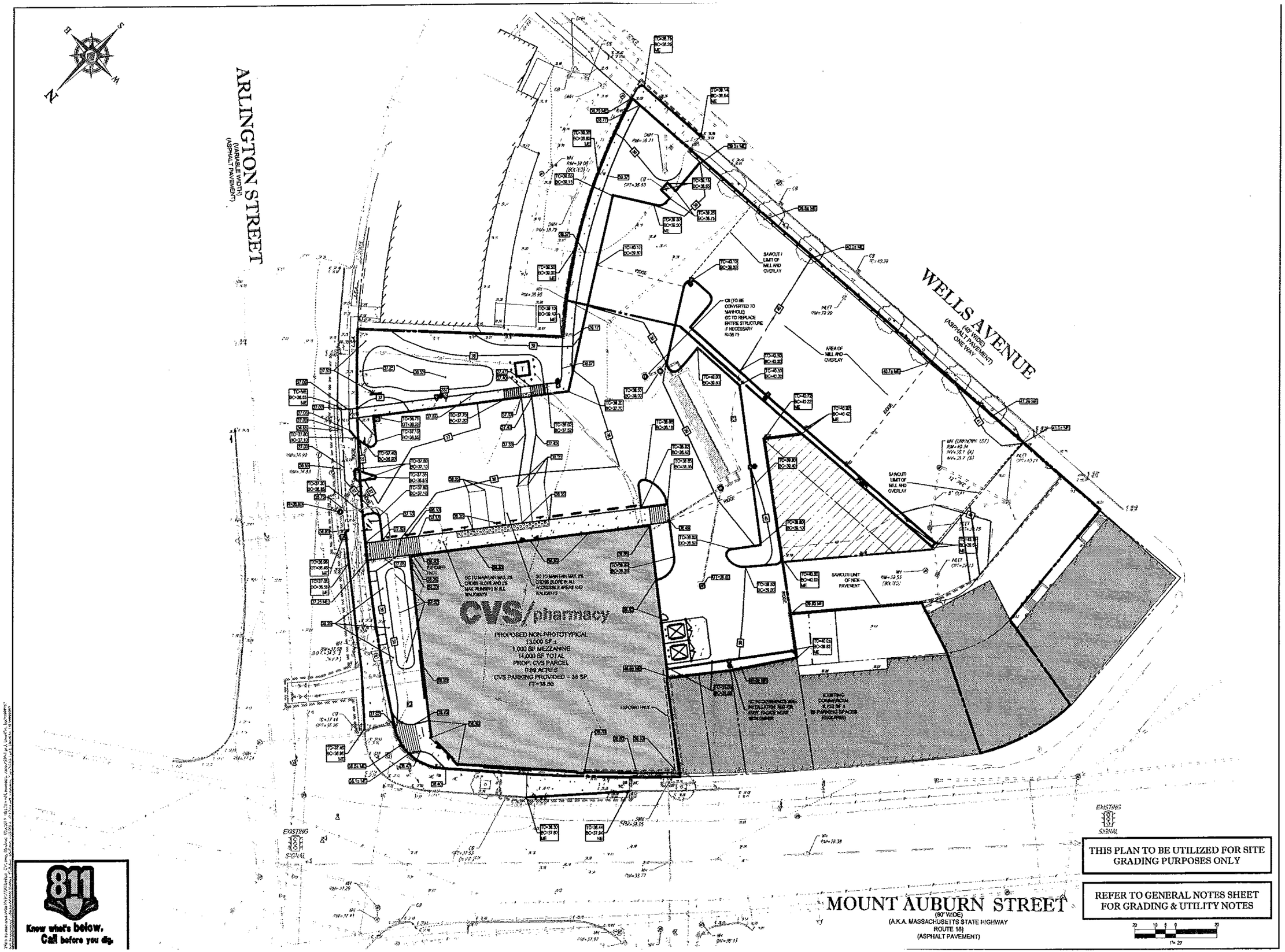
DATE: 04/18/14
JOB NUMBER: W061049
TITLE:

SITE PLAN

SHEET NUMBER: 4

COMMENTS:
NOT FOR CONSTRUCTION



811
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THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

1" = 20'

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CONNECTICUT LICENSE No. 21594
NEW HAMPSHIRE LICENSE No. 10291
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FLORIDA LICENSE No. 56272

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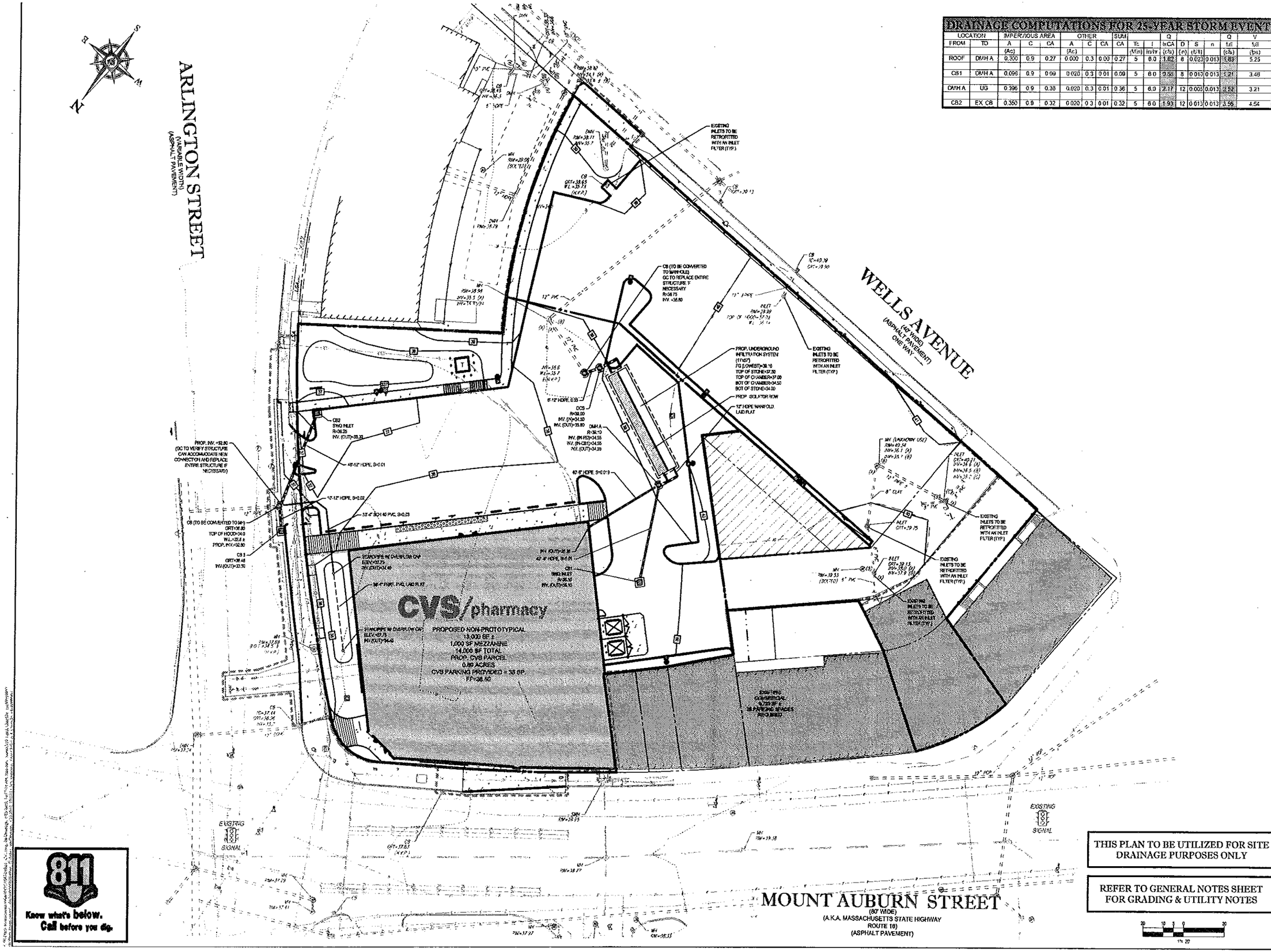
TITLE:
GRADING PLAN

SHEET NUMBER:
5

COMMENTS:
NOT FOR CONSTRUCTION

DRAINAGE COMPUTATIONS FOR 25-YEAR STORM EVENT																	
LOCATION		IMPERVIOUS AREA			OTHER			SUM			Q					Q	V
FROM	TO	A	C	CA	A	C	CA	CA	Tc	I	kCA	D	S	n	t-d	Q	t-d
		(Ac)			(Ac)				(Min)	In/hr	(cfs)	(in)	(ft/ft)			(cfs)	(fps)
ROOF	DMH A	0.300	0.9	0.27	0.000	0.3	0.00	0.27	5	6.0	1.62	8	0.023	0.013	1.83	1.83	5.23
CB1	DMH A	0.096	0.9	0.09	0.020	0.3	0.01	0.09	5	6.0	0.56	8	0.010	0.013	1.21	1.48	3.46
DMH A	UG	0.396	0.9	0.36	0.020	0.3	0.01	0.36	5	6.0	2.17	12	0.003	0.013	2.52	3.21	
CB2	EX CB	0.350	0.9	0.32	0.020	0.3	0.01	0.32	5	6.0	1.93	12	0.013	0.013	3.56	4.54	



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REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

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e-mail: bka@bkasarchs.com

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JOB NUMBER:	W061049

TITLE:
DRAINAGE PLAN

SHEET NUMBER:
6

COMMENTS:
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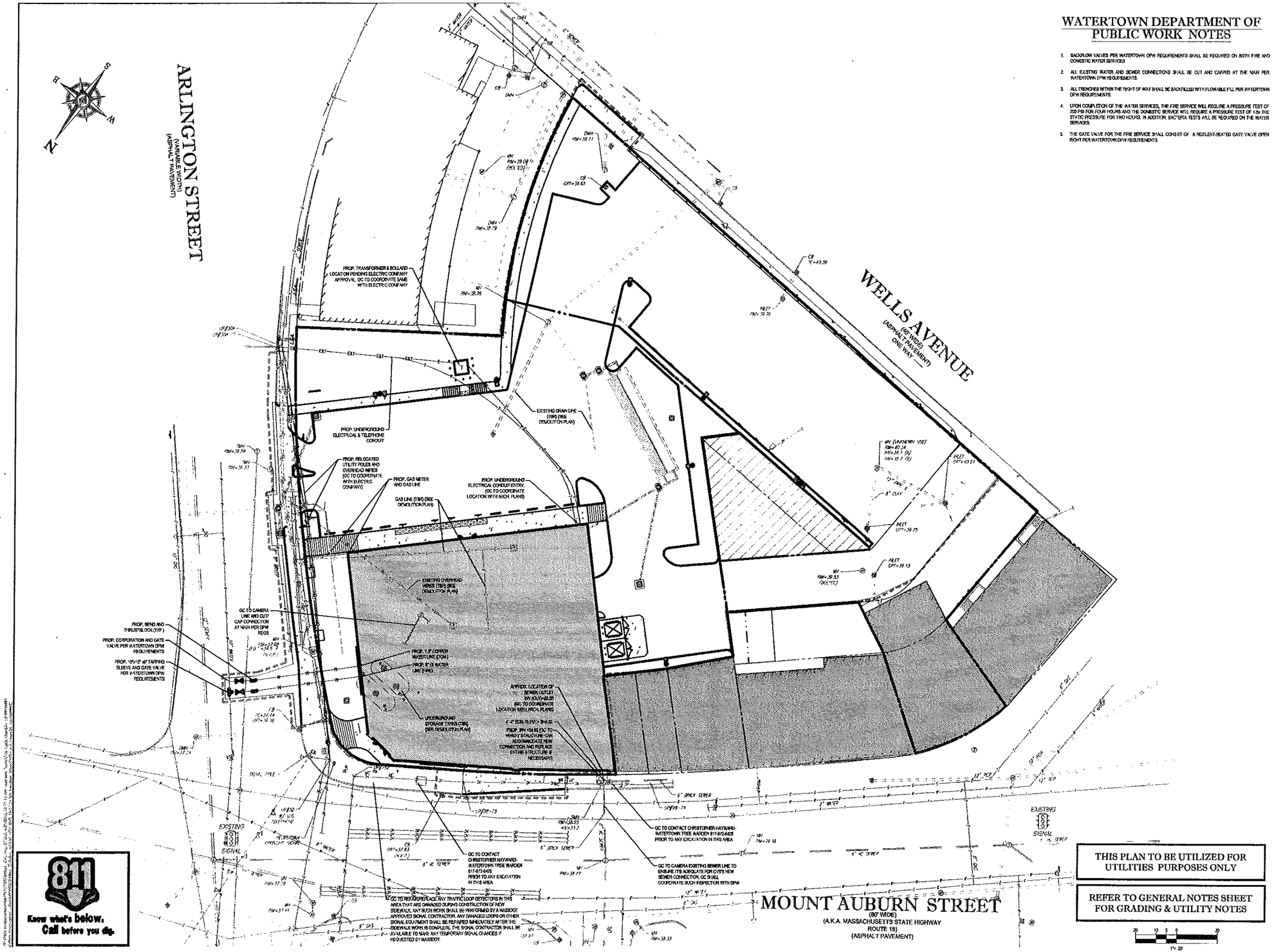

WATERTOWN DEPARTMENT OF PUBLIC WORK NOTES

1. BACKFLOW VALVES PER WATERTOWN DPW REQUIREMENTS SHALL BE REQUIRED ON BOTH FIRE AND DOMESTIC WATER SERVICES
2. ALL EXISTING WATER AND SEWER CONNECTIONS SHALL BE CUT AND CAPPED AT THE MAIN PER WATERTOWN DPW REQUIREMENTS.
3. ALL TRENCHES WITHIN THE RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL PER WATERTOWN DPW REQUIREMENTS.
4. UPON COMPLETION OF THE WATER SERVICES, THE FIRE SERVICE WILL REQUIRE A PRESSURE TEST OF 200 PSI FOR FOUR HOURS AND THE DOMESTIC SERVICE WILL REQUIRE A PRESSURE TEST OF 1.5x THE STATIC PRESSURE FOR TWO HOURS. IN ADDITION, BACTERIA TESTS WILL BE REQUIRED ON THE WATER SERVICES.
5. THE GATE VALVE FOR THE FIRE SERVICE SHALL CONSIST OF A RESILIENT-SEATED GATE VALVE OPEN RIGHT PER WATERTOWN DPW REQUIREMENTS.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

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TITLE:
UTILITY PLAN

SHEET NUMBER:
7

COMMENTS:
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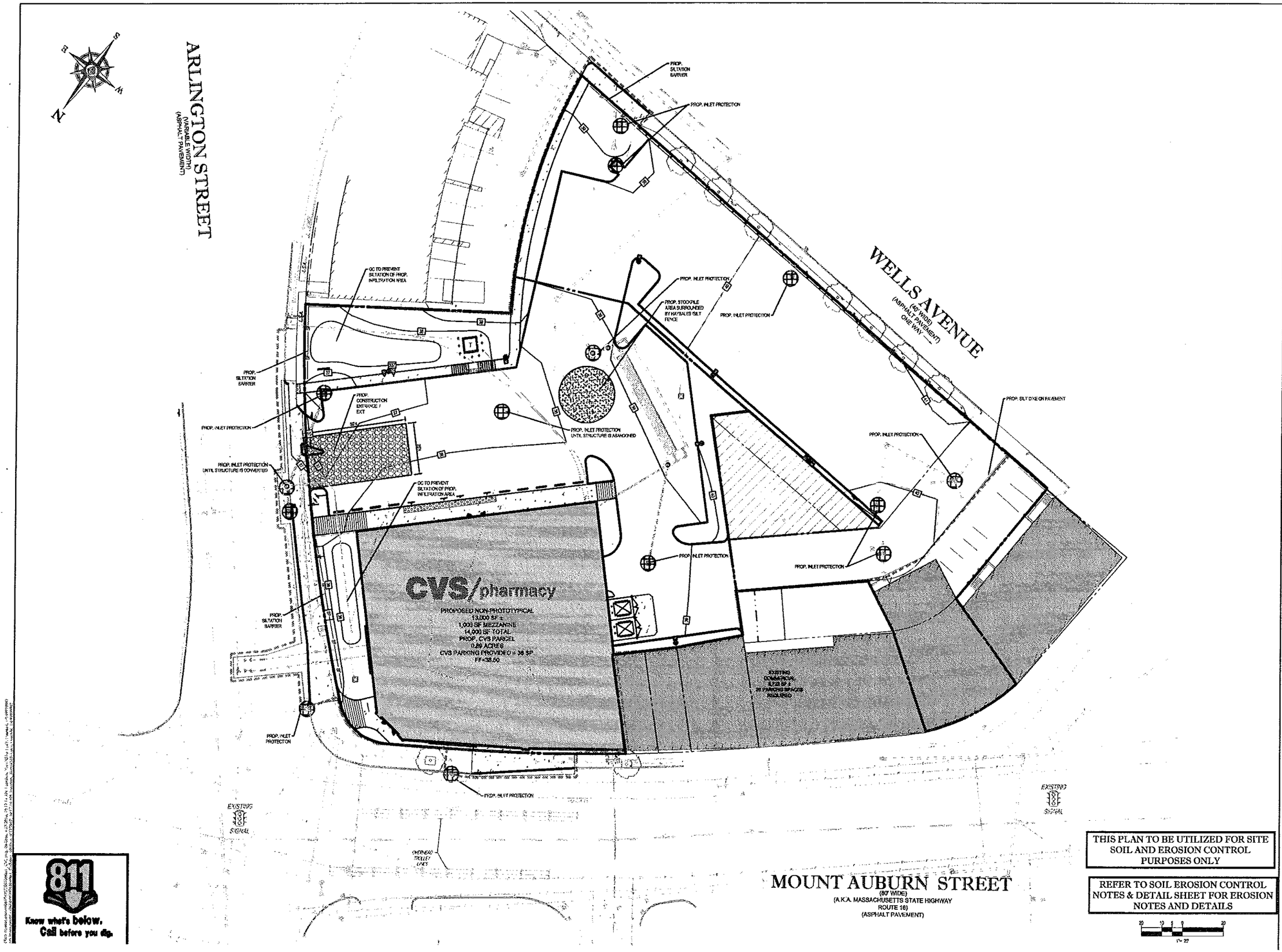

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

1" = 20'

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DRAWN BY:	KBS
DATE:	04/18/14
JOB NUMBER:	W061049

TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: 8

COMMENTS:
NOT FOR CONSTRUCTION

EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE "EROSION AND SEDIMENT CONTROL HANDBOOK" PUBLISHED BY THE U.S.D.A. SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT, 1972, AS AMENDED.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #6.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PER CD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
   - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
   - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 LB PER ACRE OR 14 LBS PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
   - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 42% CREEPING RED FESCUE, 3% REDTOP, AND 45% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.05 LBS PER 1,000 SF. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
   - 10.4. HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED WHAYSALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION	MULCH	RATE (1/200 SF)
PROTECT AREA	STRAW OR HAY	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW OR HAY (AND CHRED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD=BLOCK); MULCH NETTING (AS PER MANUFACTURERS); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS). USE OF A SERRATED STRAIGHT EDGE. NETTING FOR SMALL AREAS AND POND DITCHES MAY BE PERMITTED

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW (STICKS TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
   - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
   - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
   - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

811 Know what's below. Call before you dig.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

-INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (IF NECESSARY)

-INSTALLATION OF EROSION CONTROL BARRIER (HAYBALES AND SILT FENCE) (AS SHOWN)

-INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)

-DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)

-DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)

-CLEARING AND GRUBBING

-INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS

-EARTHWORK AND EXCAVATION/FILLING AS NECESSARY

-CONSTRUCTION OF UTILITIES

-STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING

-INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)

-CONSTRUCTION OF BUILDINGS

-CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS

-SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH

-FINAL GRADING OF ALL SLOPED AREAS

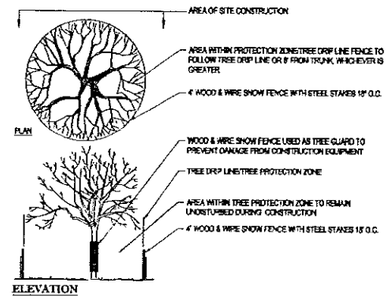
-PLACE 8" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.

-REMOVAL OF THE TEMPORARY SEDIMENT BASINS

-PAVE PARKING LOT

-LANDSCAPING PER LANDSCAPING PLAN

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



TREE PROTECTION DURING CONSTRUCTION

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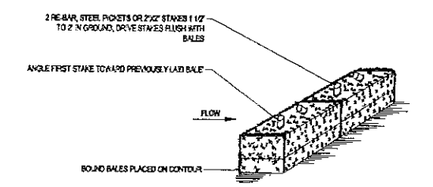

DRAINAGE AREA NO MORE THAN 1/4 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%

NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DETAIL

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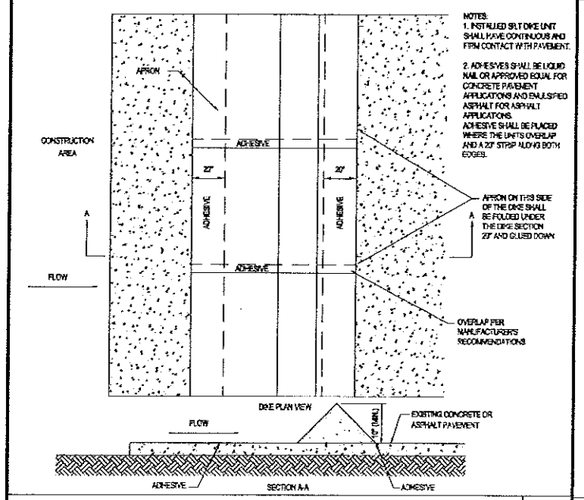

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SILT DIKE (ON EXISTING PAVEMENT)

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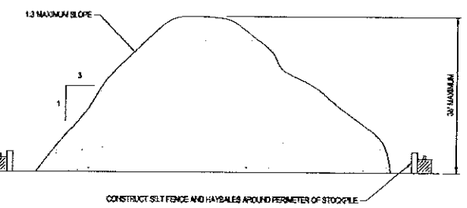

TEMPORARY STOCKPILE DETAIL

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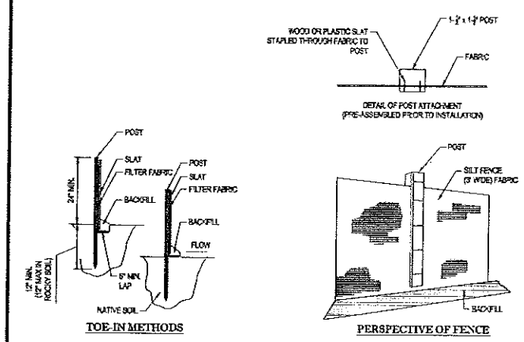

INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PLANG & TAMP. NO FILL AT THE BASE.

TYP. SILTATION FENCE DETAIL

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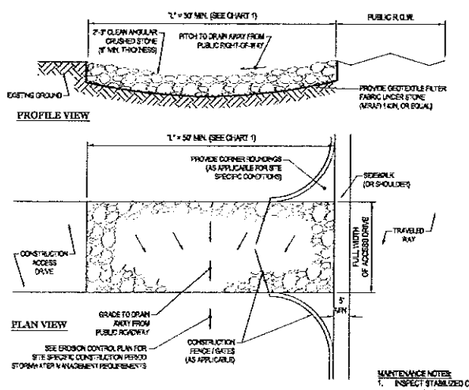

CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

MAINTENANCE NOTES:
1. INSPECT STABILIZED CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD AND SEDIMENT DISPOSAL AREA WEEKLY OR AFTER EVERY MAJOR RAIN STORM EVENT.
2. WASH WATER (IF USED) SHALL BE DIRECTED TOWARD A SEDIMENT TRAP, SUFFICIENTLY SIZED FOR SPECIFIC SITE CONDITIONS.
3. EXCESSIVELY MUD CLOGGED STONE SHALL BE REMOVED AND REPLACED, AS NEEDED.

STABILIZED CONSTRUCTION EXIT

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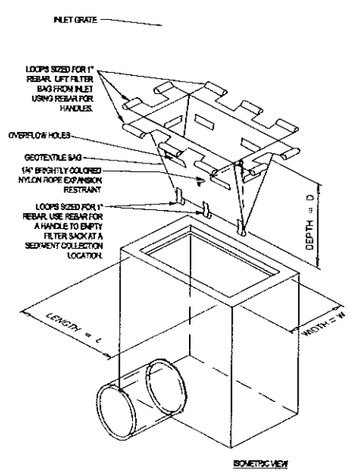

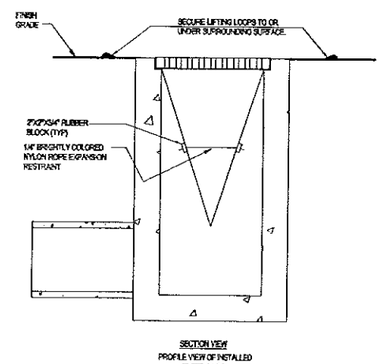

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GALM/N/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	205 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	115 LBS
MULLEN BURST	ASTM D-3786	430 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GALM/N/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC-1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

TO BE USED IN EXISTING RIGHT OF WAY

FILTER SACKS (GRATED INLETS)

N.T.S.

cvs pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

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DEAL TYPE:
CS PROJECT NUMBER:

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W.D. GOEBEL
PROFESSIONAL ENGINEER
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CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 13076
MAINE LICENSE No. 8420
NEW YORK LICENSE No. 071854-1
FLORIDA LICENSE No. 66722

REVISIONS

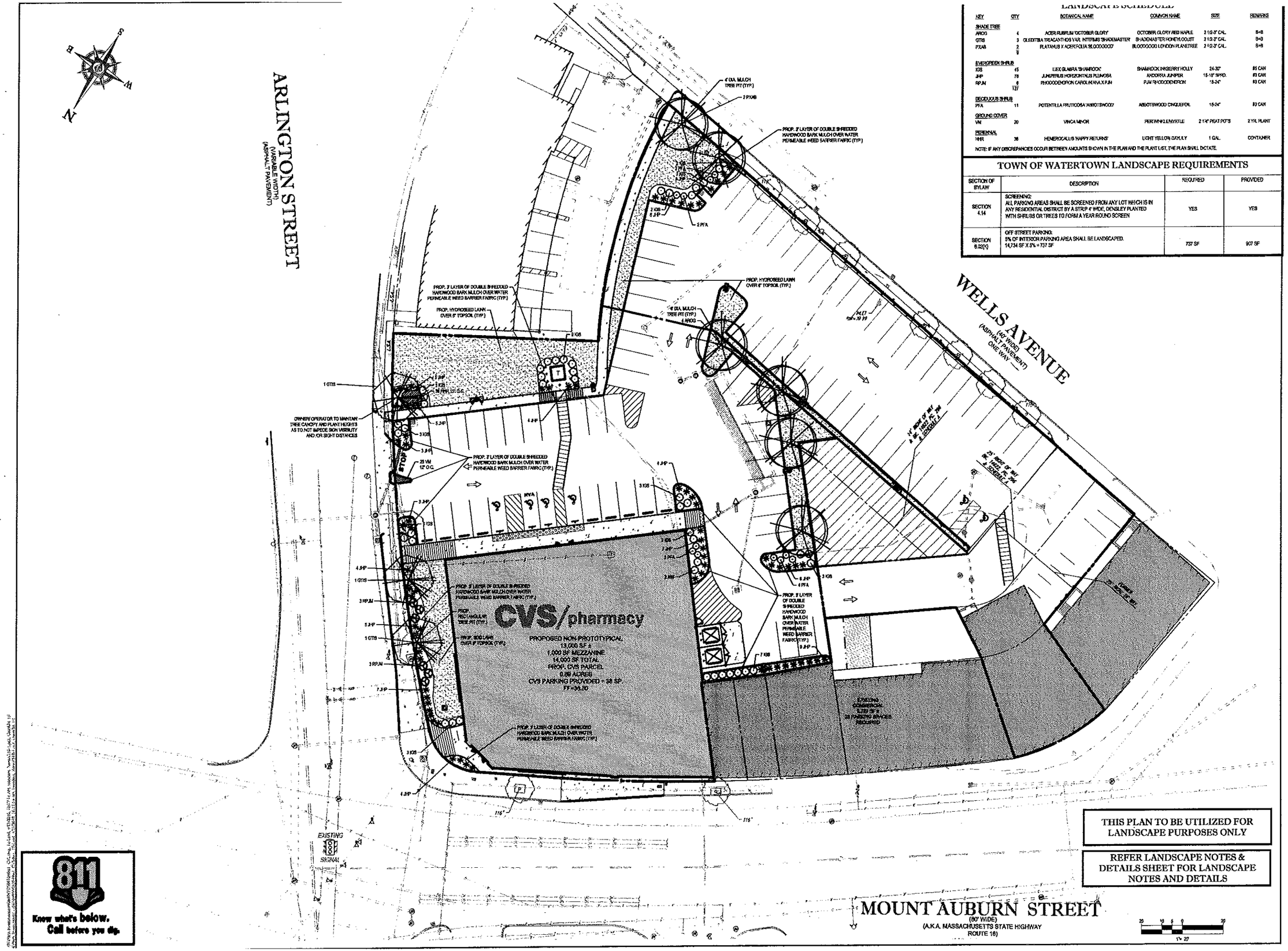
REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY: JGS
DRAWN BY: KBS
DATE: 04/18/14
JOB NUMBER: W061049

TITLE: SOIL EROSION CONTROL NOTES & DETAILS SHEET

SHEET NUMBER: 9

COMMENTS: NOT FOR CONSTRUCTION



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE					
ARGG	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
GTIS	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B
PXAB	2	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2-3" CAL.	B+B
	9				
EVERGREEN SHRUB					
IGS	45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#5 CAN
JHP	78	JUNIPERUS HORIZONTALIS PLUMOSA	ANDORRA JUNIPER	15-18" SPRD.	#3 CAN
RPJM	6	PHOTOIDENDRON CAROLINIANA X PJM	PJM RHODODENDRON	18-24"	#3 CAN
	127				
DECIDUOUS SHRUB					
PFA	11	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD CINQUEFOIL	18-24"	#3 CAN
GROUND COVER					
VM	20	VINCA MINOR	PERIWINKLE/MYRTLE	2 1/4" PEAT POTS	2 YR. PLANT
PERENNIAL					
HHR	36	HEMEROCALLIS 'HAPPY RETURNS'	LIGHT YELLOW DAYLILY	1 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

TOWN OF WATERTOWN LANDSCAPE REQUIREMENTS

SECTION OF BYLAW	DESCRIPTION	REQUIRED	PROVIDED
SECTION 4.14	SCREENING: ALL PARKING AREAS SHALL BE SCREENED FROM ANY LOT WHICH IS IN ANY RESIDENTIAL DISTRICT BY A STRIP 4' WIDE, DENSELY PLANTED WITH SHRUBS OR TREES TO FORM A YEAR ROUND SCREEN	YES	YES
SECTION 6.22(C)	OFF STREET PARKING: 5% OF INTERIOR PARKING AREA SHALL BE LANDSCAPED. 14,734 SF X 5% = 737 SF	737 SF	907 SF

CVS pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

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WATERTOWN DEVELOPMENT, LLC

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RHODE ISLAND No. 413
NEW YORK No. 000598
NEW HAMPSHIRE No. 109

REVISIONS

REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY:	JGS
DRAWN BY:	KBS
DATE:	04/18/14
JOB NUMBER:	W061049

TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
10

COMMENTS:
NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

LANDSCAPE SPECIFICATIONS

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

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON LANDSCAPE PLAN
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO
HOLD SOD IN PLACE.

D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR DETAILS.

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

F. PLANT MATERIAL
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE
AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING
THE FINAL INSPECTION.
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.
PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT
SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A
FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT
12" ABOVE THE NATURAL GRADE.
VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND
NOT TO THE LONGEST BRANCH.
VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH
OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH
HIGHER THAN 7.5.
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM.
COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO
INCREASE DRAINAGE.
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.)):
I. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
II. 23 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
I. PLANTS: MARCH 15 TO DECEMBER 15
II. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
I. 1 PART PEAT MOSS
II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME
IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

L. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

14. MAINTENANCE (ALTERNATIVE BID)
A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

STANDARD FOR PERMANENT STABILIZATION WITH SOD

METHODS AND MATERIALS
1. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
2. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
3. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH.)
4. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
5. FOR DRAUGHT SITES, A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
6. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

I. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, AND SOIL PREPARATION. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES, SUCH AS INTERCEPTOR DITCHES, DIKES AND TERRACES, EROSION STOPS, AND DE-SILTING BASINS.

II. SOIL PREPARATION
A. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS UNIVERSITY SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP-DRESSING. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDES) AS FOLLOWS:

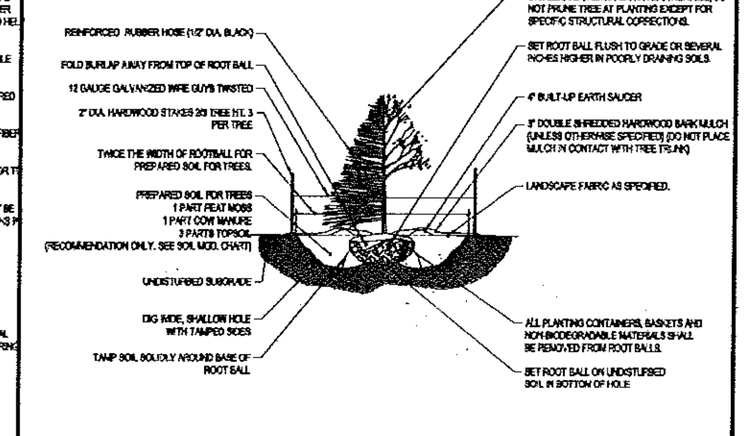
SOIL TEXTURE	TONS/ACRE	LBS/1000 SQ. FT
CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL	4	180
SANDY LOAM, LOAM, SILT LOAM	3	135
LOAMY SAND, SAND	2	90

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED.
C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO SOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

III. SOD PLACEMENT
A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.
D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS, AND CONTINUE IRRIGATION THROUGHOUT ENTIRE SEASON.

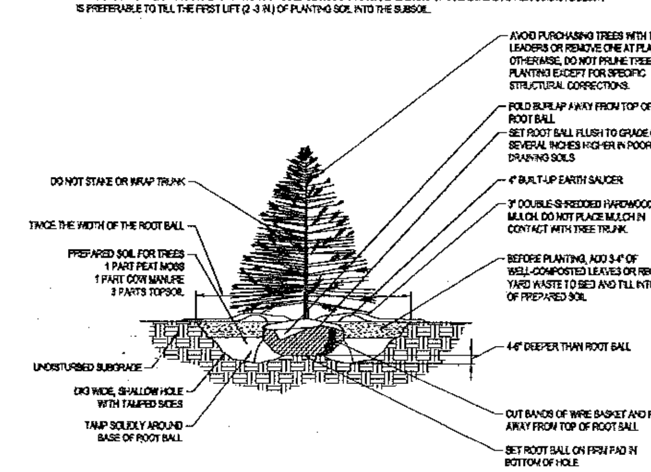
IV. TOP-DRESSING IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION TO SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.
A. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 OR EQUIVALENT AT 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET BETWEEN MARCH 15 AND APRIL 1.
B. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NOTES:
1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2.) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
6.) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL (X).
7.) SUBSTITUTE ABORVITIE STAKING SYSTEM WHEN SPECIFIED.



TREE PLANTING DETAIL
N.T.S.

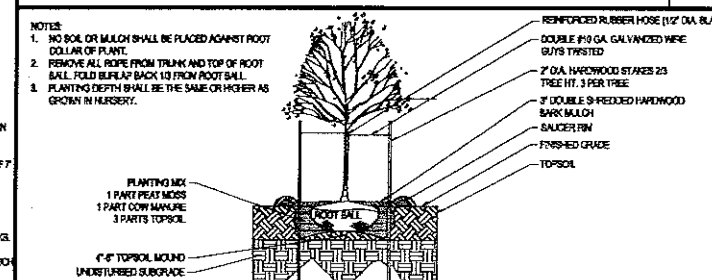
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM TOP OF ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES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



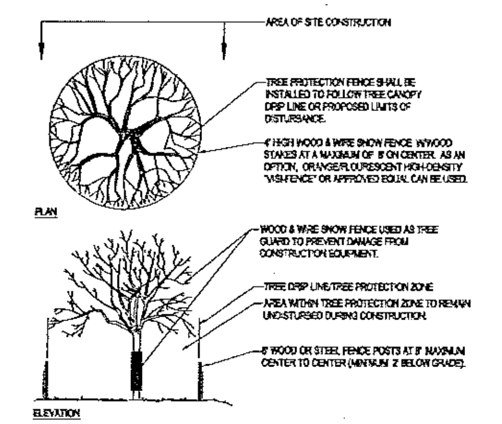
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

EVERGREEN TREE PLANTING DETAIL
N.T.S.

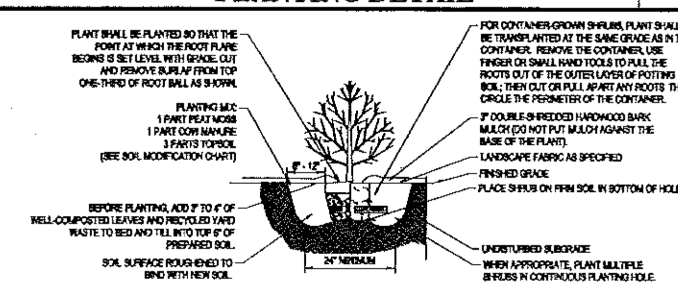
NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK AND TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.



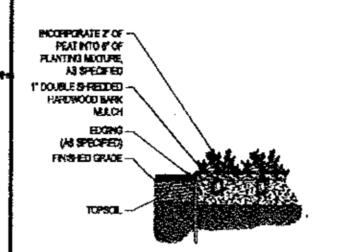
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



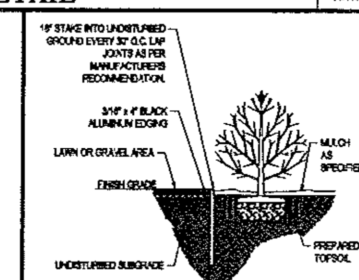
TREE PROTECTION DURING SITE CONSTRUCTION
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

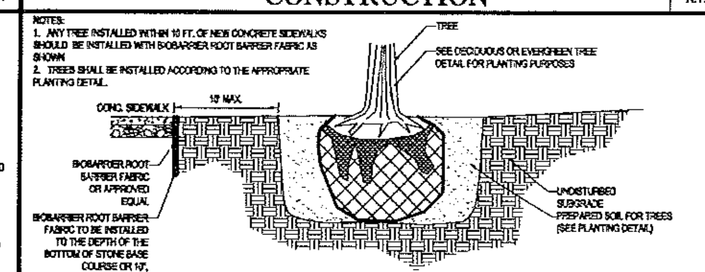


GROUNDCOVER PLANTING
N.T.S.

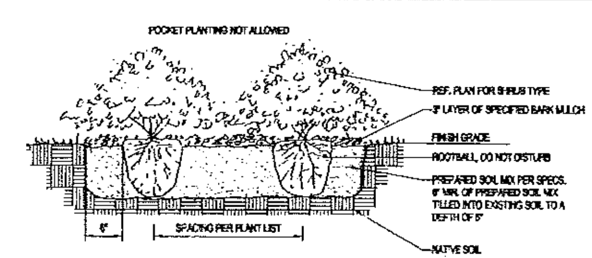


BLACK ALUMINUM EDGING
N.T.S.

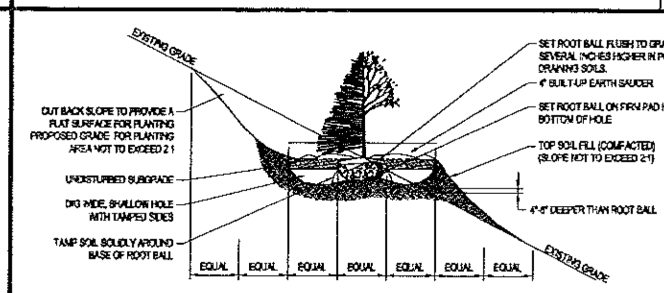
NOTES:
1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.



BI0BARRIER ROOT BARRIER DETAIL
N.T.S.



SHRUB/GROUNDCOVER DETAIL
N.T.S.



REFER TO TREE PLANTING DETAIL FOR GENERAL PLANTING SPECIFICATIONS

TREE PLANTING DETAIL - ON SLOPE
N.T.S.

CVS pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:

bka
BKA Architects, Inc.
Architecture + Interiors
142 Crescent Street
Brockton, MA 02302
tel: 508.583.5603
fax: 508.584.2914
e-mail: bka@bkaarchs.com

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352 TURNPIKE ROAD
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Fax: (508) 480-9080
www.BohlerEngineering.com

DEVELOPER
WATERTOWN DEVELOPMENT, LLC

M.J. MRVA
REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002399
NEW HAMPSHIRE No. 109

REVISIONS

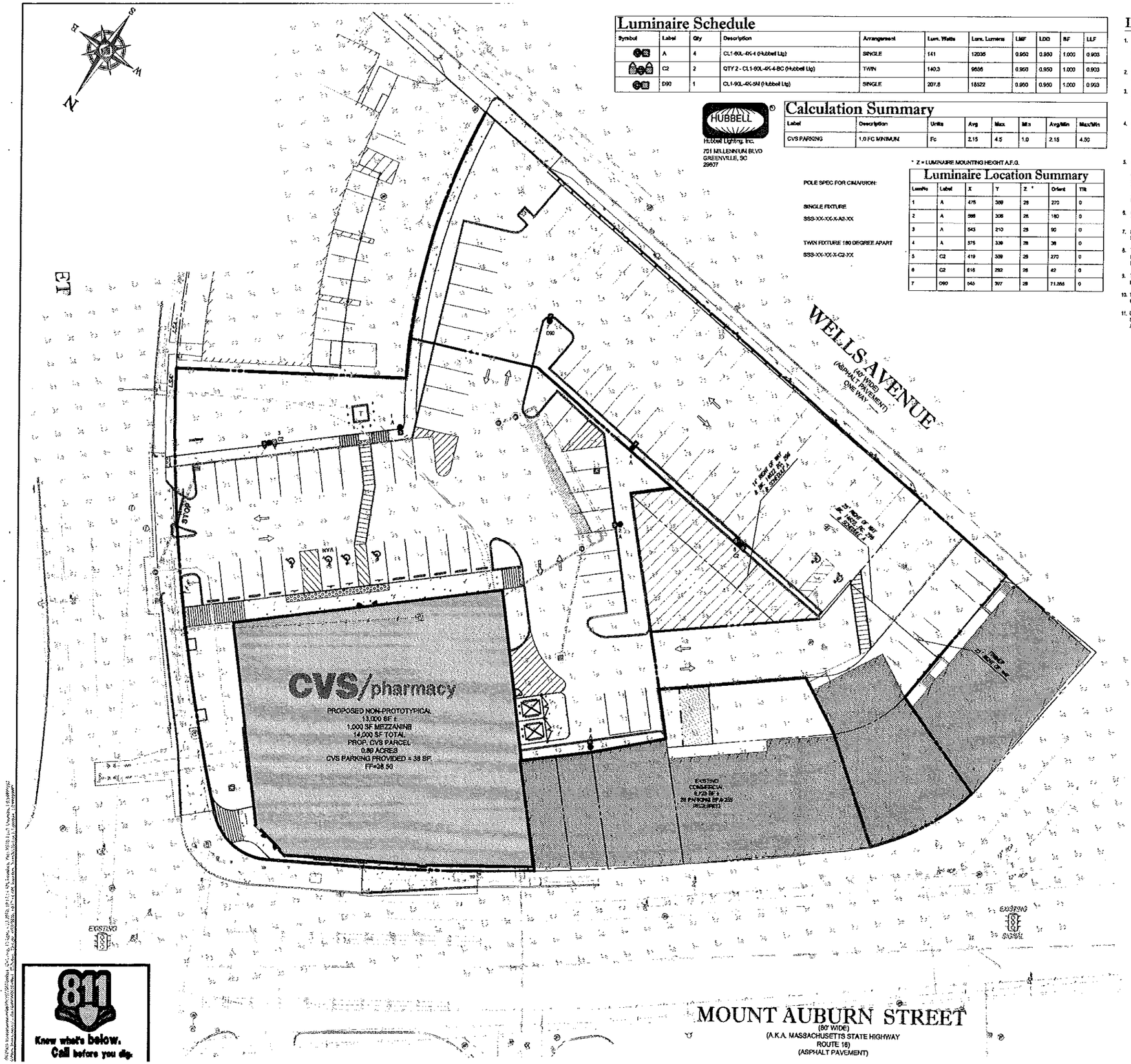
REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY: JGS
DRAWN BY: KBS
DATE: 04/18/14
JOB NUMBER: W061049

TITLE:
LANDSCAPE NOTES & DETAILS SHEET

SHEET NUMBER:
11

COMMENTS:
NOT FOR CONSTRUCTION



Luminaire Schedule

Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
	A	4	CL1-60L-4K-4 (Hubbell Ltg)	SINGLE	141	12035	0.950	0.950	1.000	0.903
	C2	2	QTY 2 - CL1-60L-4K-4-BC (Hubbell Ltg)	TWIN	140.3	9556	0.950	0.950	1.000	0.903
	D90	1	CL1-90L-4K-5M (Hubbell Ltg)	SINGLE	207.8	18522	0.950	0.950	1.000	0.903

HUBBELL®
Hubbell Lighting, Inc.
701 MILLENNIUM BLVD
GREENVILLE, SC
29607

Calculation Summary

Label	Description	Units	Avg	Max	Min	Avg/Min	Max/Min
CVS PARKING	1.0 FC MINIMUM	Fc	2.15	4.5	1.0	2.15	4.50

POLE SPEC FOR CIMARRON:

SINGLE FIXTURE

SSS-XX-XX-X-A2-XX

TWIN FIXTURE 180 DEGREE APART

SSS-XX-XX-X-C2-XX

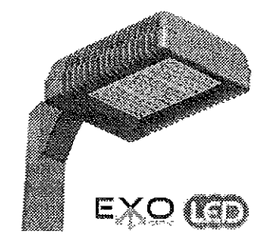
* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

Luminaire Location Summary

LumNo	Label	X	Y	Z *	Orient	Tilt
1	A	475	309	28	270	0
2	A	398	308	28	180	0
3	A	543	210	28	90	0
4	A	575	338	28	38	0
5	C2	419	339	28	270	0
6	C2	518	292	28	42	0
7	D90	545	397	28	71.266	0

LIGHTING NOTES:

1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
3. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
4. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
5. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
6. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
7. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
8. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
9. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
10. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



CIMARRON LED
CL1 AREA
LIGHT

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

20 12 5 0 20
1" = 27'

811
Know what's below.
Call before you dig.

cvs pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

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DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:

BKA Architects, Inc.
Architecture | Interiors
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tel: 508.583.5503
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e-mail: bka@bkasarch.com

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

DEVELOPER
WATERTOWN DEVELOPMENT, LLC

W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42514
RHODE ISLAND LICENSE No. 7295
CONNECTICUT LICENSE No. 21584
NEW HAMPSHIRE LICENSE No. 12294
MAINE LICENSE No. 5400
NEW YORK LICENSE No. 071334-1
FLORIDA LICENSE No. 58222

REVISIONS

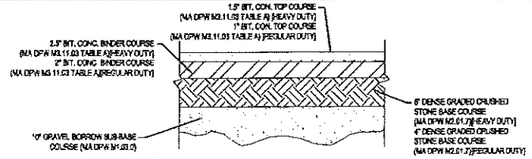
REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY:	JGS
DRAWN BY:	KBS
DATE:	04/18/14
JOB NUMBER:	W061049

TITLE:
LIGHTING PLAN

SHEET NUMBER:
12

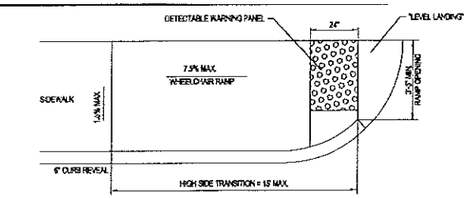
COMMENTS:
NOT FOR CONSTRUCTION



NOTE:
PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO ALL MASS HIGHWAY DEPARTMENT SPECIFICATIONS.
GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

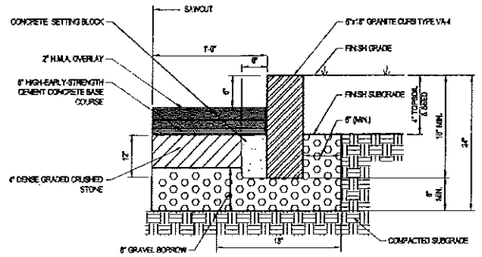
TYPICAL PAVEMENT SECTION

N.T.S.



TYPICAL WHEELCHAIR RAMP

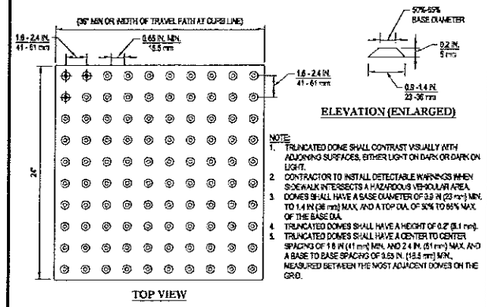
N.T.S.



NOTE:
PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO ALL MASS HIGHWAY DEPARTMENT SPECIFICATIONS.
GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

VERTICAL GRANITE CURB DETAIL

N.T.S.

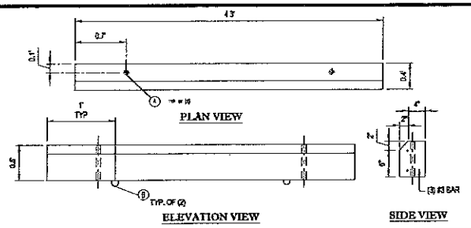


NOTE:
1. TRUNCATED DOME SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.
2. CONTRACTOR TO INSTALL DETECTABLE WARNINGS WHEN SIDEWALK INTERSECTS A HAZARDOUS VEHICULAR AREA.
3. DOMES SHALL HAVE A BASE DIAMETER OF 3.9 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX. AND A TOP DIA. OF 50% TO 65% MAX. OF THE BASE DIA.
4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2" (5.1 mm).
5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 1.6 IN (41 mm) MIN. AND 2.4 IN. (61 mm) MAX. AND A BASE TO BASE SPACING OF 0.65 IN. (16.5 mm) MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID.

NOTE TO DESIGNER:
IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY WHERE THE WALKING SURFACE AND PAVEMENT ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS, THE BOUNDARY BETWEEN THE AREA SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS MIN. 36" WIDE (ADA ACCESSIBLE GUIDELINES PRINTED 11-4-06) AND MIN. 24" DEPTH.

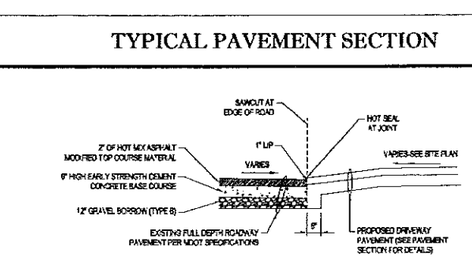
TRUNCATED DOME PATTERN

N.T.S.



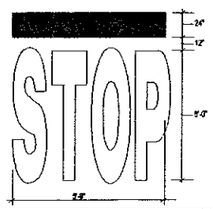
CONCRETE WHEEL STOP DETAIL

N.T.S.



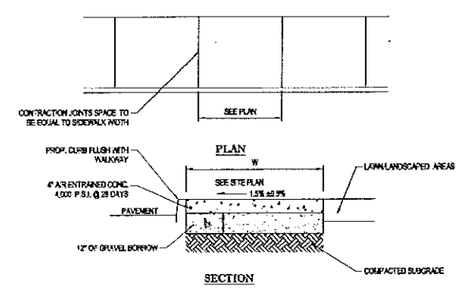
DRIVEWAY CONSTRUCTION DETAIL

N.T.S.



'STOP' BAR DETAIL

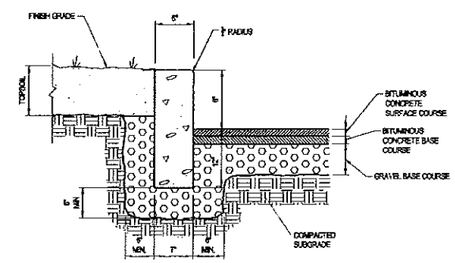
N.T.S.



NOTE:
1. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' O.C.
2. ALL JOINTS SEALED PER SPECIFICATIONS.

SIDEWALK DETAIL WITHIN ROW

N.T.S.

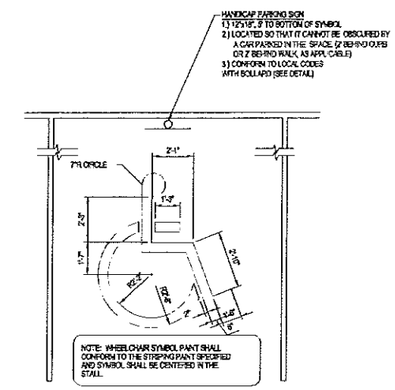


NOTE:
PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO ALL MASS HIGHWAY DEPARTMENT SPECIFICATIONS.
GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.

NOTE: CURBS SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE, EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT SEALER.
THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

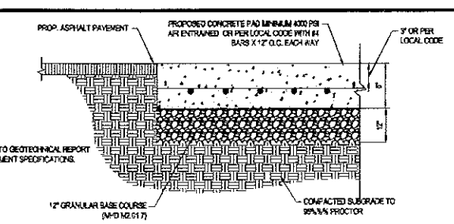
PRECAST CONCRETE CURB DETAIL

N.T.S.



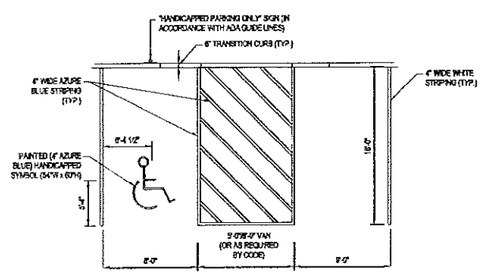
HANDICAP PARKING STALL PAINTING DETAIL

N.T.S.



CONCRETE PAD DETAIL

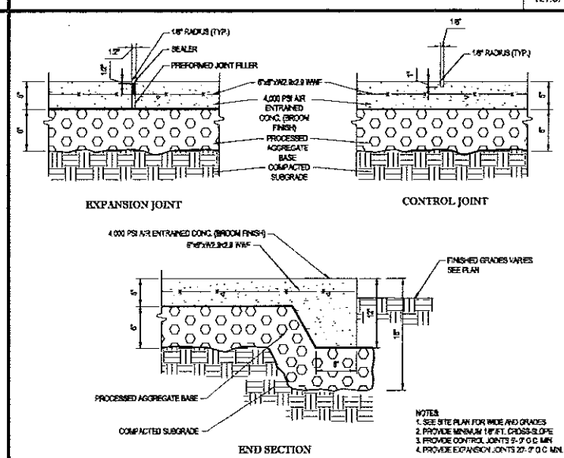
N.T.S.



NOTE: ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 3.015" (15 MIL) FILM THICKNESS

HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.

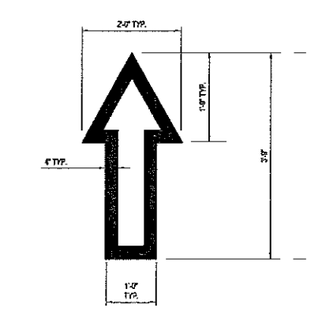


NOTES:
1. SEE SITE PLAN FOR WIDE AND GRADES
2. PROVIDE MINIMUM 1/8" BT. CROSS-SLOPE
3. PROVIDE CONTROL JOINTS 5'-3" O.C. MIN
4. PROVIDE EXPANSION JOINTS 20'-3" O.C. MIN.

TO BE USED FOR BUILDING SURROUND AND OTHER CONCRETE WALKS.
USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR.

MONOLITHIC CONC. SIDEWALK DETAILS

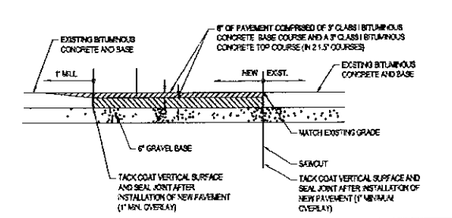
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS

TRAFFIC FLOW ARROW

N.T.S.



ROADWAY PATCHING DETAIL

N.T.S.

CVS pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:
BKA Architects, Inc.
Architecture + Interiors
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tel: 508.583.5603
fax: 508.584.2914
e-mail: bka@bkaarchs.com

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352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

DEVELOPER
WATERTOWN DEVELOPMENT, LLC

W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42844
RHODE ISLAND LICENSE No. 7285
CONNECTICUT LICENSE No. 21654
NEW HAMPSHIRE LICENSE No. 13294
MAINE LICENSE No. 5490
NEW YORK LICENSE No. 071194-1
FLORIDA LICENSE No. 56232

REVISIONS

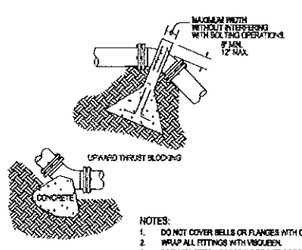
REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY:	JGS
DRAWN BY:	KBS
DATE:	04/18/14
JOB NUMBER:	W061049

TITLE:
PAVING DETAIL SHEET

SHEET NUMBER:
13

COMMENTS:
NOT FOR CONSTRUCTION

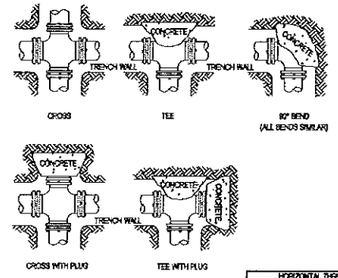


NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 15" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

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

VERTICAL THRUST BLOCKING

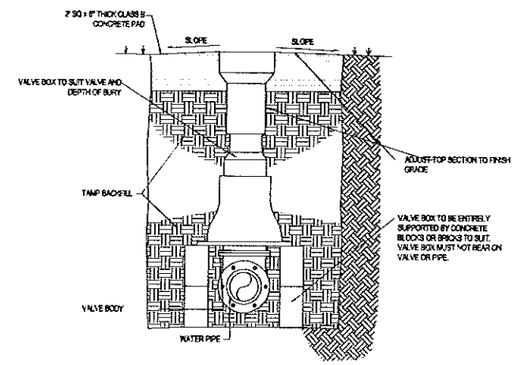
N.T.S.



NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.
8. 15" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

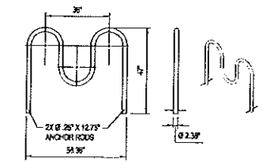
HORIZONTAL THRUST BLOCKING (BLOCKING HEIGHT GREATER THAN PIPE O.D.) (BLOCKING WIDTH BETWEEN 1 & 2 TIMES HEIGHT) REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING					
	TYPE OF FITTINGS				
PIPE SIZE	TEE & PLUG	BENDS			
		90°	45°	22 1/2°	11 1/4°
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0
6"	1.3	2.0	1.0	1.0	1.0
8"	2.5	3.5	1.8	1.0	1.0
10"	4.0	5.5	2.8	1.5	1.0
12"	5.0	8.0	4.0	2.0	1.5

HORIZONTAL THRUST BLOCKING



GATE VALVE

N.T.S.

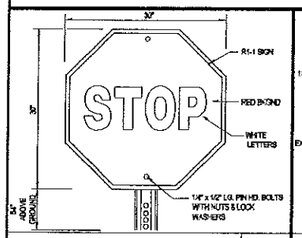


NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

PER CITY REQUIREMENTS

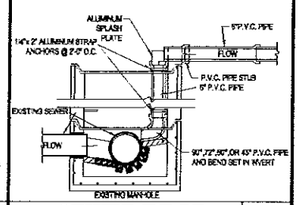
5 BIKE RACK

N.T.S.



'STOP' SIGN

N.T.S.

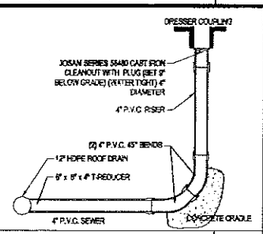


SEWER DROP INLET DETAIL

N.T.S.

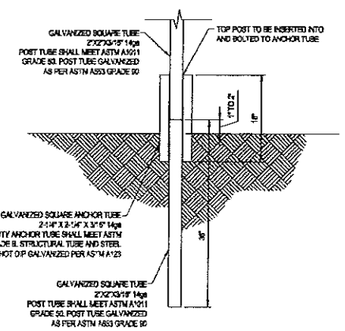
'NO LEFT TURN' SIGN

N.T.S.



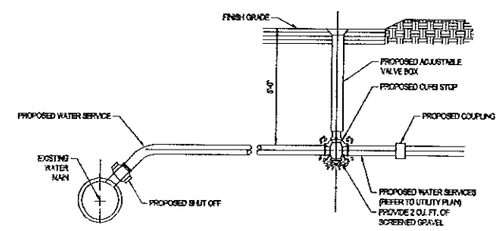
CLEANOUT DETAIL

N.T.S.



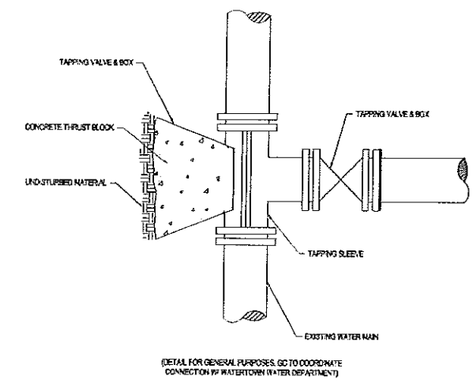
SQUARE TUBE BREAKAWAY SIGN POST DETAIL

N.T.S.



SERVICE CONNECTION DETAIL

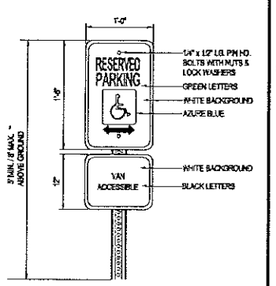
N.T.S.



(DETAIL FOR GENERAL PURPOSES. GO TO COORDINATE CONNECTION W/ WATERTOWN WATER DEPARTMENT)

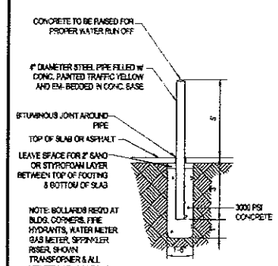
TAPPING SLEEVE & GATE VALVE DETAIL

N.T.S.



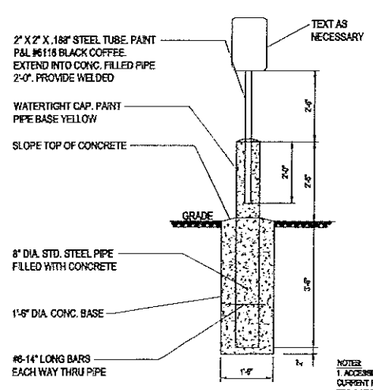
HANDICAP PARKING SIGN DETAIL

N.T.S.



BOLLARD DETAIL

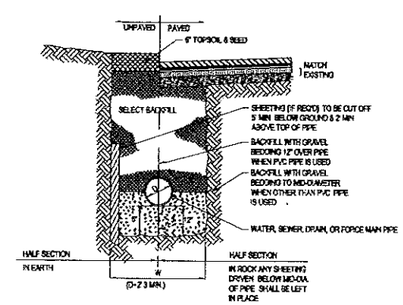
N.T.S.



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

SIGN BOLLARD DETAIL

N.T.S.



TYPICAL UTILITY TRENCH

N.T.S.

N.T.S.

cvs pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:
BKA Architects, Inc.
Architecture + Interiors
142 Crescent Street
Brockton, MA 02302
tel: 508.583.5603
fax: 508.584.2914
e-mail: bka@bkaarcha.com

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

DEVELOPER
WATERTOWN DEVELOPMENT, LLC

W.D. GOEBEL
PROFESSIONAL ENGINEER
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RHODE ISLAND LICENSE No. 7298
CONNECTICUT LICENSE No. 21584
NEW HAMPSHIRE LICENSE No. 13298
MAINE LICENSE No. 9490
NEW YORK LICENSE No. 071854-1
FLORIDA LICENSE No. 58232

REVISIONS

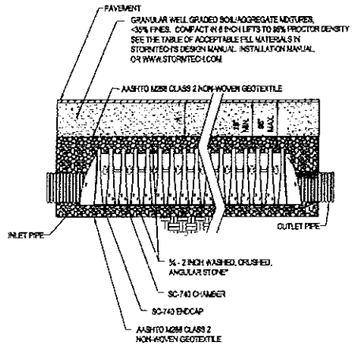
REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY:	JGS
DRAWN BY:	KBS
DATE:	04/18/14
JOB NUMBER:	W061049

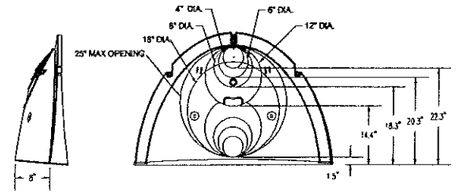
TITLE: CONSTRUCTION DETAIL SHEET

SHEET NUMBER: 14

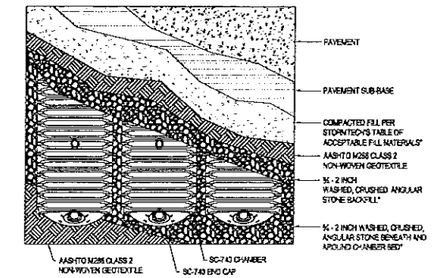
COMMENTS:
NOT FOR CONSTRUCTION



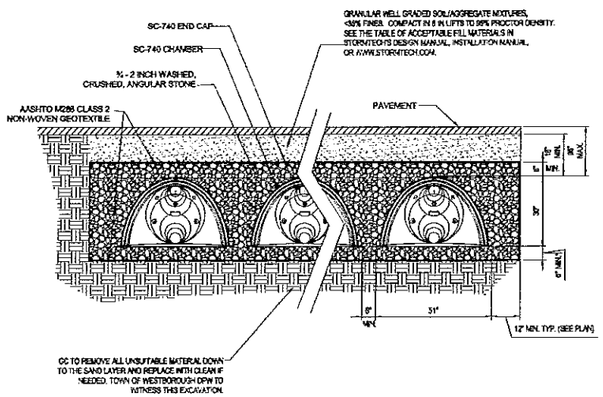
STORMTECH SC-740 CHAMBER SYSTEM
INLET / OUTLET DETAIL



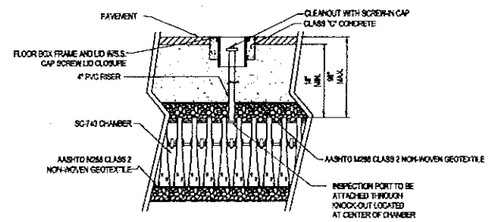
STORMTECH SC-740 CHAMBER
END CAP DETAIL



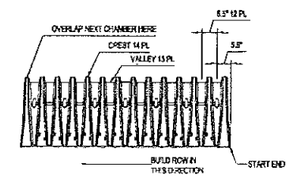
STORMTECH SC-740 CHAMBER SYSTEM
PLAN VIEW DETAIL



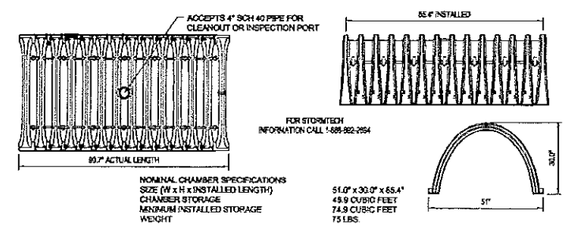
STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL



STORMTECH SC-740 CHAMBER SYSTEM
OPTIONAL INSPECTION PORT DETAIL

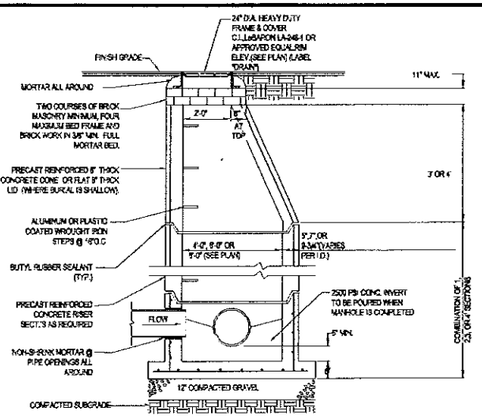


STORMTECH SC-740 CHAMBER
CORRUGATION DETAIL



STORMTECH SC-740 CHAMBER

STORMTECH SC-740 CHAMBER SYSTEM

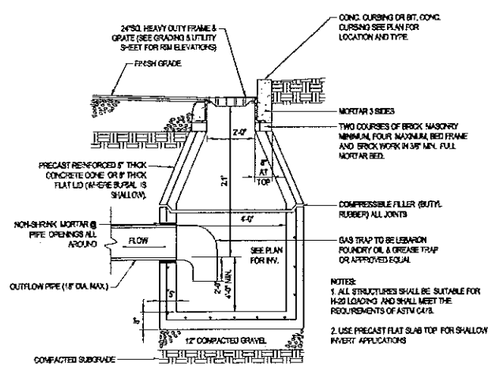


NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.

CONTRACTOR SHALL PROVIDE MANHOLE DIAMETERS TO ACCOMMODATE ALL PIPE PENETRATIONS

PRECAST CONCRETE STORM
DRAIN MANHOLE

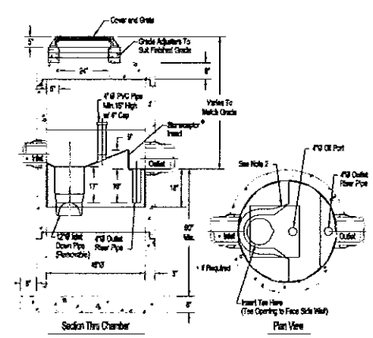
N.T.S.



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

PRECAST CONCRETE DEEP
SUMP CATCH BASIN DETAIL

N.T.S.



Notes:
1. The Use Of Flexible Connection Is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5946181, #6086765, #6371800.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

STORMCEPTOR 450i

N.T.S.

N.T.S.

cvs pharmacy

14,000 SF NON-PROTO
NO DRIVE-THRU

STORE NUMBER: XXXXXX

631,653 & 655 MOUNT AUBURN ST.
WATERTOWN,
MIDDLESEX COUNTY, MA

PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

ARCHITECT OF RECORD:
BKA Architects, Inc.
Architecture + Interiors
142 Crescent Street
Brockton, MA 02302
tel: 508.583.5603
fax: 508.584.2914
e-mail: bka@bkaarchs.com

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

DEVELOPER
WATERTOWN DEVELOPMENT, LLC

W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42544
RHODE ISLAND LICENSE No. 7298
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 13298
MAINE LICENSE No. 8400
NEW YORK LICENSE No. 071234-1
FLORIDA LICENSE No. 68232

REVISIONS

REV:	DATE:	COMMENT:	BY:
1	7-09-14	REVS PER CLIENT	KBS

CHECKED BY: JGS
DRAWN BY: KBS
DATE: 04/18/14
JOB NUMBER: W061049

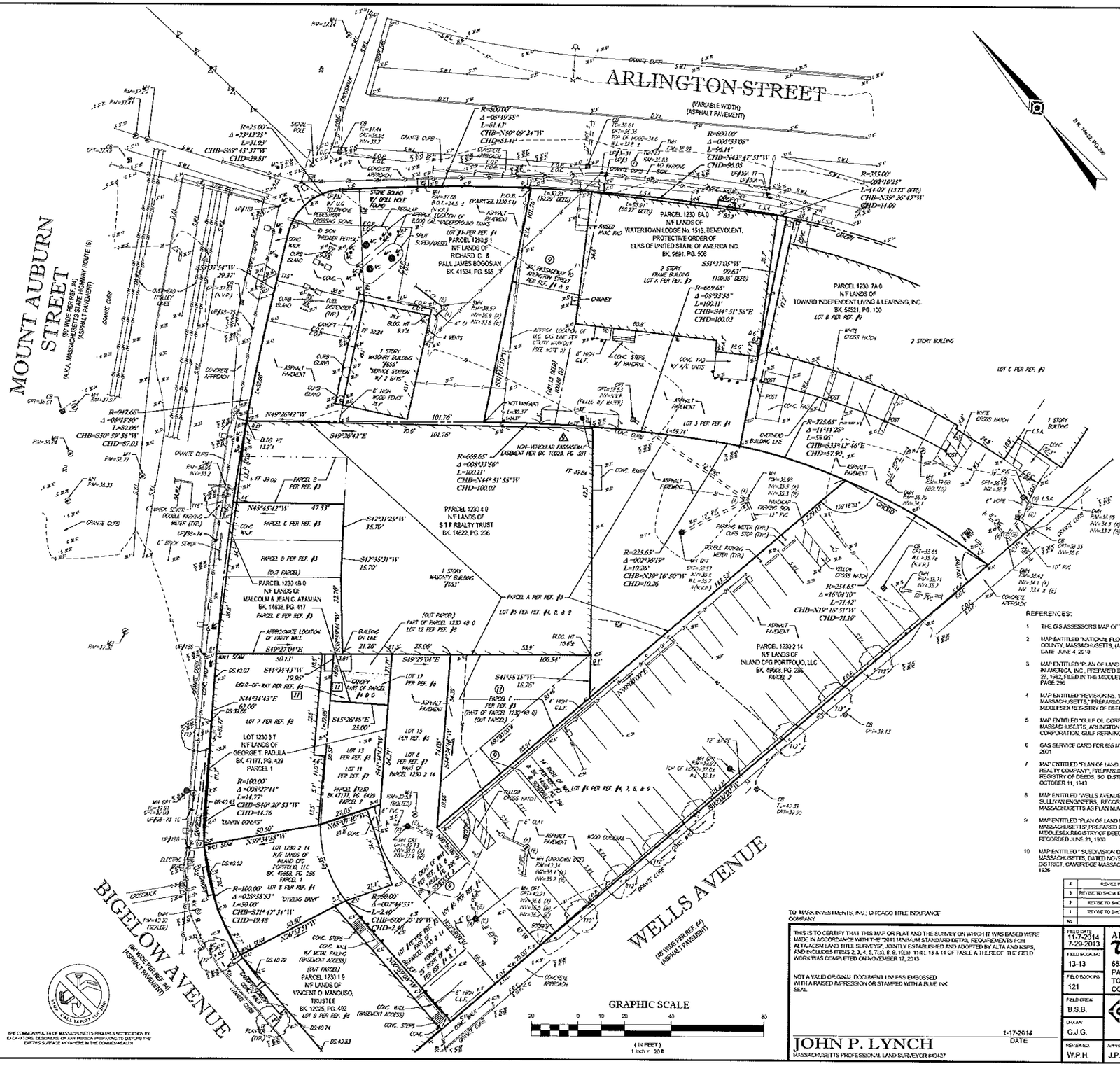
TITLE: CONSTRUCTION DETAIL SHEET

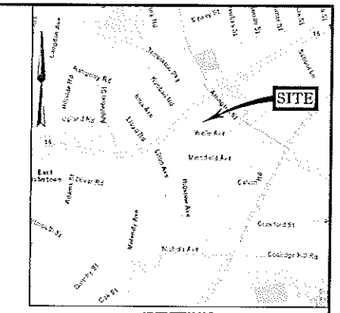
SHEET NUMBER: 15

COMMENTS:
NOT FOR CONSTRUCTION

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TOP OF CURB ELEVATION
- EXISTING GUTTER ELEVATION
- EXISTING FINISHED FLOOR ELEVATION
- A/C UNIT
- FIRE CALL BOX
- TRAFFIC SIGNAL
- AIR STATION
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- DRAINAGE/STORM MANHOLE
- CATCH BASIN OR INLET
- UTILITY POLE
- HYDRANT
- WATER VALVE
- UNKNOWN VALVE
- BOLLARDED
- PARKING METER
- PAINTED ARROWS
- GAS VALVE
- GAS METER
- ELECTRIC METER
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- APPROX. LOC. UNDERGROUND TELEPHONE LINE
- MONITORING WELL ON CONCRETE
- AREA LIGHT
- SIGN
- BOLLARD
- C.L.F. CHAIN LINK FENCE
- D.C. DEPRESSED CURB
- E.O.C. EDGE OF CONCRETE
- E.O.P. EDGE OF PAVEMENT
- M.C. METAL COVER
- S.W.L. SOLID WHITE LINE
- S.Y.L. SOLID YELLOW LINE
- D.Y.L. DOUBLE YELLOW LINE
- BLDG. HT. BUILDING HEIGHT
- D.W.L. DASHED WHITE LINE
- N.V.P. NO VISIBLE PIPE
- W.L. WATER LEVEL
- TREE & TRUNK SIZE
- 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- 20.0' BUILDING DIMENSION





VICINITY MAP
© 2010 ESRI WORLD STREET MAP

SEE SHEET 2 FOR NOTES AND SCHEDULE A EXHIBITS

REFERENCES:

1. THE GIS ASSESSOR'S MAP OF THE TOWN OF WATERTOWN, MIDDLESEX COUNTY, MASSACHUSETTS
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS) PANEL 556 OF 656," MAP NUMBER 25170C0556 E, EFFECTIVE DATE JUNE 4, 2010.
3. MAP ENTITLED "PLAN OF LAND IN WATERTOWN, MASSACHUSETTS " OWNED BY MEORTARIST CONGREGATION IN AMERICA, INC., PREPARED BY SOMERVILLE ENGINEERING, DATED DECEMBER 18, 1961, LAST REVISED MAY 22, 1962, FILED IN THE MIDDLESEX REGISTRY OF DEEDS, SO DISTRICT AS PLAN 561 OF 1962, IN BOOK 14222, PAGE 296.
4. MAP ENTITLED "REVISION No. 1 OF NORTHERN PART OF SECTION ONE OF VINEYARD LOT WATERTOWN, MASSACHUSETTS," PREPARED BY T.A. ANDERSON, SURVEYOR, DATED JANUARY 18, 1926, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SO DISTRICT ON FEBRUARY 17, 1926 IN PLAN BOOK 370, PAGE 5
5. MAP ENTITLED "GULF OIL CORPORATION, ENGINEERING AND CONSTRUCTION DEPARTMENT", WATERTOWN MASSACHUSETTS, ARLINGTON AND MT. AUBURN STREETS, NEW SERVICE STATION, PREPARED BY GULF OIL CORPORATION, GULF REFINING COMPANY, DATED AUGUST 4, 1949, LAST REVISED AUGUST 21, 1950.
6. GAS SERVICE CARD FOR 655 MT. AUBURN STREET AND ARLINGTON STREET, SERIAL #1256287, DATED JULY 20, 2001
7. MAP ENTITLED "PLAN OF LAND IN WATERTOWN MASSACHUSETTS BELONGING TO THE EAST WATERTOWN REALTY COMPANY", PREPARED BY W. DOLSEW, DATED SEPTEMBER 8, 1943, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SO DISTRICT, CAMBRIDGE MASSACHUSETTS AS PLAN NUMBER 403, RECORDED OCTOBER 11, 1943
8. MAP ENTITLED "WELLS AVENUE PLAN OF LAND IN WATERTOWN MASSACHUSETTS", PREPARED BY COOK & SULLIVAN ENGINEERS, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SO DISTRICT, CAMBRIDGE MASSACHUSETTS AS PLAN NUMBER 923, RECORDED JULY 1, 1946
9. MAP ENTITLED "PLAN OF LAND BELONGING TO PAUL G. HARTUNG, WATERTOWN MASSACHUSETTS" PREPARED BY THOMAS V. DWYER C.E., DATED JUNE 4, 1930, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SO DISTRICT, CAMBRIDGE MASSACHUSETTS AS PLAN NUMBER 658, RECORDED JUNE 21, 1930
10. MAP ENTITLED " SUBDIVISION OF LAND ON ARLINGTON STREET, SECTION OF VINEYARD LOT, WATERTOWN MASSACHUSETTS, DATED NOVEMBER 27, 1926, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS, SO DISTRICT, CAMBRIDGE MASSACHUSETTS AS PLAN NUMBER 31, PLAN BOOK 382, RECORDED DECEMBER 1, 1926

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY DIG SAFE MASSACHUSETTS (DAS-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THE5 REQUEST SERIAL NUMBER(S) 2013300109

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	866-952-6516
ZAYO	866-236-2924
COMCAST - PEMBROKE	888-806-8658
MCI	781-876-7400
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	617-222-3200
VERIZON	508-581-7000
RCN	781-315-5820
NSTAR ELECTRIC	833-633-3797
NATIONAL GRID GAS - BOSTON	800-233-5325
ON TARGET LOCATING	508-429-1302
INNOVATIVE DATE MANAGEMENT	888-804-5577

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, BEGINNING OF ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE AN OWNER IN THE COMMONWEALTH

TO MARK INVESTMENTS, INC., CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, 10(a), 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 17, 2013

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH A RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

1-17-2014
DATE

JOHN P. LYNCH
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #40437

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
4	REVISED PER ADDITIONAL TITLE COMMITMENTS	T.M.	R.G.E.	J.P.L.	1-17-2014
3	REVISE TO SHOW EASEMENT RECORDED IN BOOK 12005 PAGE 361	N/A	W.P.H.	J.P.L.	10-16-2013
2	REVISE TO SHOW ADDITIONAL TOPOGRAPHY AND LOCATIONS	N/A	W.P.H.	J.P.L.	9-5-2013
1	REVISE TO SHOW ADDITIONAL TOPOGRAPHY AND LOCATIONS	S.P.	A.H.	J.P.L.	8-8-2013

ALTA/ACSM LAND TITLE SURVEY

Walgreens

653 AND 655 MOUNT AUBURN STREET
PARCELS 1230 4 0 & 1230 5 1
TOWN OF WATERTOWN, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN
11-7-2014 7-29-2013	13-13	121	B.S.B.	G.J.G.

CONTROL POINT ASSOCIATES, INC.
353 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9500

REVIEWED	APPROVED	DATE	SCALE	FILE NO	DWG NO
W.P.H.	J.P.L.	08-02-2013	1"=20'	CM13151	1 OF 2

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NOTES:

1 PROPERTY KNOWN AS PARCELS 1230 5 1 AND 1230 4 0 AS SHOWN ON THE ASSESSORS MAP OF THE TOWN OF WATERTOWN , MIDDLESEX COUNTY, MASSACHUSETTS

2 AREA = PARCEL 1230 5 1 = 10,018 S F OR 0 230 ACRES
PARCEL 1230 4 0 = 18,734 S.F. OR 0 430 ACRES
PARCEL 1230 6A 0 = 11,015 S F OR 0 253 ACRES
PARCEL 1230 3 7 = 5,060 S F OR 0 116 ACRES
PARCEL 1230 2 14 = 24 613 S F OR 0 565 ACRES
TOTAL AREA = 69,440 S F OR 1 594 ACRES

3 LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES CONTROL POINT ASSOCIATES, INC DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED

4 THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON

5 WITH RESPECT TO PARCEL 1230 5 1, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1321-0165-B, WITH AN EFFECTIVE DATE OF JUNE 24, 2013, WHERE NO SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2

WITH RESPECT TO PARCEL 1230 4 0, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO 1321-0165-A, WITH AN EFFECTIVE DATE OF JUNE 25, 2013, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2

(9) SUBJECT TO RIGHTS OF OTHERS TO USE THE PASSAGEWAYS AND EASEMENTS AS SHOWN ON PLAN RECORDED IN BOOK 14622, PAGE 296, AS CONTAINED IN DEED RECORDED IN BOOK 14622, PAGE 296 - RIGHTS OF WAY AND PASSAGEWAY TO ARLINGTON STREET SHOWN,

(10) NOTICE OF VARIANCE DATED MAY 7, 1962, RECORDED IN BOOK 14633, PAGE 406 - NOT PLOTTABLE, AFFECTS PARCEL 1230 4 0.

(11) NOTICE OF VARIANCE DATED MAY 7, 1962, RECORDED IN BOOK 14622, PAGE 276 - VARIANCE FOR NON-CONTIGUOUS PARKING ON PARCEL F IN FAVOR OF PARCELS C, D & E AS SHOWN ON REFERENCE MAP #3, AFFECTS PARCEL F, DOES NOT AFFECT PARCEL 1230 4 0

WITH RESPECT TO PARCEL 1230 6A 0, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO 1321-0165-C, WITH AN EFFECTIVE DATE OF JUNE 24, 2013, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2

(A) SUBJECT TO GRANTS, IN DOCUMENT FOR NON-VEHICULAR PASSAGEWAY RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 10023, PAGE 361. PASSAGEWAY SHOWN.

WITH RESPECT TO PARCEL 1230 2 14, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO 1321-0165-D, WITH AN EFFECTIVE DATE OF OCTOBER 10, 2013, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2

[11] RIGHT OF WAY AND RESERVATIONS AS SET FORTH IN A DEED FROM THE UNION MARKET NATIONAL BANK OF WATERTOWN TO CARMELA PADULA DATED JULY 1, 1946 RECORDED WITH SAID DEEDS AT BOOK 7011, PAGE 251 AND TO GEORGE J GOOTMAN, ET AL DATED JULY 1, 1946 AND RECORDED WITH SAID DEEDS AT BOOK 7011, PAGE 253 RIGHT OF WAY SHOWN

WITH RESPECT TO PARCEL 1230 3 7, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO 1321-0165-5, WITH AN EFFECTIVE DATE OF SEPTEMBER 13, 2013, WHERE NO SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 2

6 BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0 2% ANNUAL CHANCE FLOODPLAIN) PER REF. # 2

7 UNDERGROUND TANK SIZES WERE OBTAINED FROM INFORMATION RECEIVED FROM STATION MANAGER OR EMPLOYEE. ALL SIZES AND LOCATIONS ARE APPROXIMATE & ARE SUBJECT TO FIELD VERIFICATION

8 ELEVATIONS ARE BASED UPON NAVD 88 PER GPS OBSERVATIONS UTILIZING THE KEYSTONE KEYNET NETWORK

9 THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

EXHIBIT "A"
PARCEL 1230 5 1

A CERTAIN PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS AND BUILDINGS THEREON, SITUATED AT THE CORNER OF MT AUBURN AND ARLINGTON STREETS IN WATERTOWN, MASSACHUSETTS AND BEING LOT 1 ON A PLAN ENTITLED "SECTION I OF VINEYARD LOT, WATERTOWN, MASS " DATED SEPTEMBER 15, 1923, A M SOUTHWICK, SURVEYOR, DULY RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS IN PLAN BOOK 336, PLAN 31, AND BOUNDED AND DESCRIBED AS FOLLOWS

NORTHEASTERLY BY ARLINGTON STREET BY A CURVED LINE, EIGHTY-ONE AND 43/100 (81.43) FEET,

NORTHERLY BY A CURVED LINE FORMING THE JUNCTION OF MT AUBURN AND ARLINGTON STREETS, THIRTY-ONE AND 93/100 (31 93) FEET,

NORTHWESTERLY BY MT AUBURN STREET BY TWO LINES MEASURING RESPECTIVELY TWENTY-NINE AND 37/100 (29 37) FEET AND FIFTY-TWO AND 6/100 (52.06) FEET;

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF LOUIS RUBIN, ONE HUNDRED ONE AND 76/100 (101 76) FEET, AND

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF PAUL G HARTUNG, ONE HUNDRED ONE AND 76/100 (101 76) FEET

EXHIBIT "A"
PARCEL 1230 4 0

ALL THOSE CERTAIN PARCELS OF LAND SITUATED IN WATERTOWN, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY SHOWN AND DESCRIBED AS FOLLOWS

TWO CERTAIN PARCELS OF LAND, TOGETHER WITH THE BUILDINGS THEREON, SHOWN AS PARCELS A AND B ON A PLAN ENTITLED "PLAN OF LAND IN WATERTOWN, MASS OWNED BY MECHITARIST CONGREGATION IN AMERICA, INC ", DATED DECEMBER 18, 1961, REVISED MAY 26, 1962 AND MAY 5, 1962 BY SOMERVILLE ENGINEERING, INC ", RECORDED AS PLAN NO 501 OF 1962, CONTAINING, RESPECTIVELY, 17,743 SQUARE FEET AND 919 SQUARE FEET, MORE OR LESS, HOWEVER OTHERWISE BOUNDED, MEASURED OR DESCRIBED ON SAID PLAN

TOGETHER WITH A 14' RIGHT OF WAY OVER PARCEL F AND A 25' RIGHT OF WAY TO AND FROM WELLS AVENUE, ALL AS SHOWN ON THE PLAN, FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE USED IN THE TOWN OF WATERTOWN

EXHIBIT "A"
PARCEL 1230 6A 0

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN WATERTOWN, MIDDLESEX COUNTY, MASSACHUSETTS AND BEING SHOWN AS LOT A ON A PLAN OF LAND BELONGING TO PAUL G. HARTUNG, WATERTOWN, MASSACHUSETTS, DATED JUNE 4, 1930, THOMAS V. DWYER, C E , RECORDED MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS, BOOK 5472, PAGE 100 SAID LOT A IS BOUNDED AND DESCRIBED AS FOLLOWS

NORTHEASTERLY BY ARLINGTON STREET, BY TWO LINES, ONE 66 27 FEET AND ONE 13 73 FEET,
SOUTHEASTERLY BY LOT B SHOWN ON SAID PLAN, 100 35 FEET;
SOUTHWESTERLY BY LOT 5 AS SHOWN ON SAID PLAN, BY TWO LINES ONE 69 74 FEET AND ONE 10 26 FEET, AND
NORTHWESTERLY BY A PARCEL MARKED "PASSAGEWAY" ON SAID PLAN, 101 13 FEET

ALSO ANOTHER PIECE OR PARCEL OF LAND MARKED "PASSAGEWAY" ON SAID PLAN AND BOUNDED AND DESCRIBED AS FOLLOWS

NORTHEASTERLY BY ARLINGTON STREET, 30 29 FEET,
SOUTHEASTERLY BY LOT A ON SAID PLAN, 101.13 FEET,
SOUTHWESTERLY BY LOT 5 ON SAID PLAN 30.37 FEET,
NORTHWESTERLY BY LOT 1 ON A PLAN SHOWN AS PLAN OF SUBDIVISION OF LAND ON ARLINGTON STREET, SECTION OF VINEYARD LOT, WATERTOWN, MASSACHUSETTS, DATED NOVEMBER 27, 1926, T A ANDERSON, ENGINEER, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS PLAN BOOK 336, PLAN 31

EXHIBIT "A"
PARCEL 1230 2 14

PARCEL I

ONE LOT OF LAND SITUATED IN WATERTOWN, MIDDLESEX COUNTY, MASSACHUSETTS, AND BEING LOT EIGHT (8) ON A PLAN ENTITLED "REVISION NO 1 OF NORTHERN PART OF SECTION ONE OF VINEYARD LOT, WATERTOWN, MASS " DATED JANUARY 18, 1926, T.A ANDERSON, SURVEYOR, RECORDED IN BOOK OF PLANS 370 PLAN 5, BOUNDED AND DESCRIBED AS FOLLOWS

NORTHWESTERLY BY THE EASTERLY LINE OF BIGELOW AVENUE (NEW LOCATION), FIFTY (50) FEET,

NORTHEASTERLY BY LOT 7 AS SHOWN ON SAID PLAN, FIFTY AND 50/100 (50 50) FEET,

SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF A 25 FOOT PASSAGEWAY, MARKED ON SAID PLAN "RIGHT OF WAY", THIRTY-FIVE (35) FEET;

ABOUT SOUTHERLY BY LOT 9, AS SHOWN ON SAID PLAN, FIFTY AND 50/100 (50 50) FEET CONTAINING 2140 SQUARE FEET

PARCEL II

A CERTAIN PARCEL OF LAND SITUATED ON WELLS AVENUE IN WATERTOWN, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOTS#4, #6 AND #11 ON "PLAN OF LAND IN WATERTOWN, MASS BELONGING TO THE EAST WATERTOWN REALTY CO " DATED SEPTEMBER 8, 1943, W. DOLBER, SURV , RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 6702, PAGE 1 AND BOUNDED AND DESCRIBED AS FOLLOWS

NORTHEASTERLY BY LAND NOW OR FORMERLY OF GEORGE J GOOTMAN AND HARRY GOOTMAN, TRUSTEES, FIFTY AND 12/100 (50 12) FEET;

SOUTHEASTERLY BY SAID LAND OF SAID GOOTMANS, SEVENTY-FOUR AND 13/100 (74 13) FEET, NORTHERLY BY LAND OF SAID GOOTMANS, TWO HUNDRED TWENTY-NINE AND 3/100 (229 03) FEET,

EASTERLY ON AN ARC AS SHOWN ON SAID PLAN BY LAND NOW OR FORMERLY OF WATERTOWN COOPERATIVE BANK, SEVENTY-ONE AND 42/100 (71.42) FEET;

SOUTHERLY BY SAID WELLS AVENUE, THREE HUNDRED ONE AND 42/100 (301 42) FEET,

WESTERLY BY LAND NOW OR FORMERLY OF THOMAS A PHILLIPS, SIXTY-EIGHT AND 71/100 (68 71) FEET;

NORTHWESTERLY ON AN ARC AS SHOWN ON SAID PLAN BY SAID LAND NOW OR FORMERLY OF THE UNION MARKET NATIONAL BANK, THIRTY-FIVE (35) FEET AND NORTHWESTERLY BY LAND NOW OR FORMERLY OF CARMELA PADULA, SEVENTY-TWO AND 95/100 (72 95) FEET

SAID PARCEL CONTAINING IN SAID LOT #4, 16,257 SQUARE FEET OF LAND IN SAID LOT #6, 3,754 SQUARE FEET OF LAND, AND IN SAID LOT #11, 4,166 SQUARE FEET OF LAND ALL MORE OR LESS, BE ANY OR ALL OF SAID MEASUREMENTS, MORE OR LESS AND HOWEVER OTHERWISE SAID PREMISES MAY BE BOUNDED AND DESCRIBED

THERE IS EXCEPTED FROM THE ABOVE-DESCRIBED PREMISES, THOSE PORTIONS OF THE PROPERTY SHOWN AS LOT 13 ON "PLAN OF LAND IN WATERTOWN, MASSACHUSETTS" DATED MAY 11, 1946 BY COOK AND SULLIVAN ENGINEERS RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS AS PLAN NO 923 OF 1946, CONVEYED TO CARMELA PADULA BY THE UNION MARKET NATIONAL BANK OF WATERTOWN BY DEED DATED JULY 1, 1946 AND RECORDED IN BOOK 7011, PAGE 251 , AND LOTS 12 AND 17 ON THE AFORESAID PLAN CONVEYED TO GEORGE J GOOTMAN AND HARRY J GOOTMAN BY THE UNION MARKET NATIONAL BANK OF WATERTOWN BY DEED DATED JULY 1, 1946 AND RECORDED IN BOOK 7011, PAGE 253

*SEE DETAIL TO THE RIGHT

EXHIBIT "A"
PARCEL 1230 3 7

PARCEL 1 A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON NOW KNOWN AS AND NUMBERED 635-641 MT AUBURN STREET WATERTOWN, SAID MIDDLESEX COUNTY, SHOWN AS LOT NUMBERED SEVEN (7) ON PLAN ENTITLED "REVISION NO I OF THE NORTHERN PART OF SECTION I OF VINEYARD LOT, WATERTOWN, MASS , DATED JANUARY 18, 1926, T A ANDERSON, SURV RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS PLAN BOOK 370, PLANS, BOUNDED AND DESCRIBED AS FOLLOWS

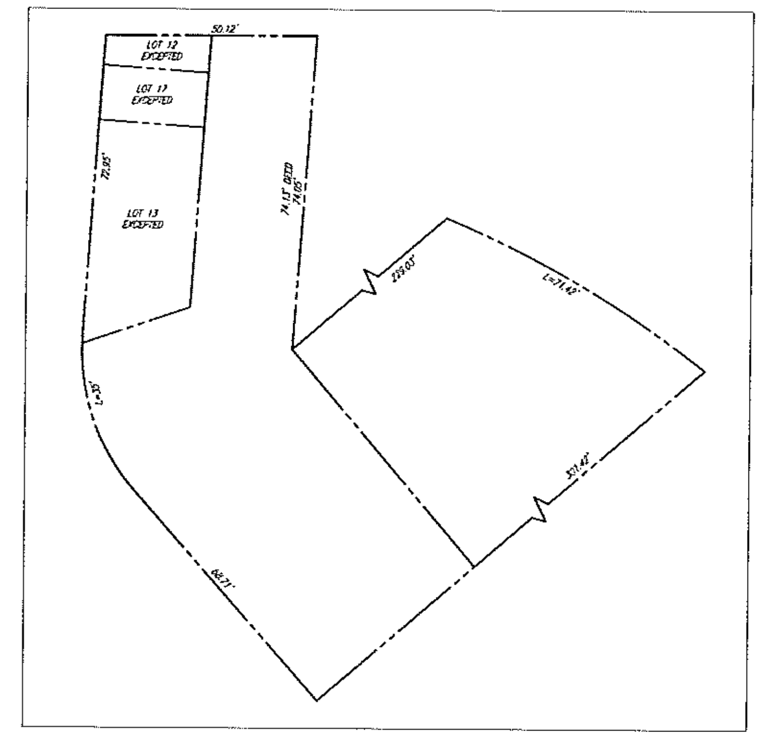
NORTHWESTERLY BY SAID MT AUBURN STREET, EIGHTY ONE AND 77/100 (81 77) FEET MORE OR LESS,
NORTHEASTERLY BY A PORTION OF LOT FIVE (5) AS SHOWN ON SAID PLAN, FIFTY AND1 3/100 (50 13) FEET MORE OR LESS,
SOUTBEASTERLY BY THE NORTHWESTERLY LINE OF A RIGHT-OF-WAY AS SHOWN ON SAID PLAN, SEVENTY-TWO AND 95/100 (72 95) FEET MORE OR LESS,
SOUTHWESTERLY BY LOT NUMBERED (9) AS SHOWN ON SAID PLAN FIFTY AND 50/100 (50 50) FEET MORE OR LESS

CONTAINING 3555 SQUARE FEET OR LAND MORE OR LESS

PARCEL 2 A CERTAIN PARCEL OF LAND SITUATED IN SAID WATERTOWN AND BEING SHOWN AS LOT 13 ON "PLAN OFLAND IN WATERTOWN" DATED MAY 11, 1946 BY COOK AND SULLIVAN, ENGINEERS, RECORDED JULY 1,1946, MIDDLESEX REGISTRY OF DEEDS, WITH DEED FROM THE UNION MARKET NATIONAL BANK OF WATERTOWN TO SAID CARMELA PADULA, BOUNDED AND DESCRIBED AS FOLLOWS

NORTHWESTERLY BY LOT 7 AS SHOWN ON SAID PLAN, FIFTY AND 57/100 (50 57) FEET,
NORTHEASTERLY BY LOT 17 ENTITLED "RIGHT OFWAY" AS SHOWN ON SAID PLAN, TWENTY-FIVE (25) FEET,
SOUTHEASTERLY BY LOT 15 AS SHOWN ON SAID PLAN AS "RIGHT OTWAY", FOURTY-TWO AND 51/100 (42.51) FEET, AND
SOUTHWESTERLY BY LOT 14 AS SHOWN ON SAID PLAN, TWENTY-SEVEN AND 03/100 (27 03) FEET

CONTAINING ACCORDING TO SAID PLAN, 1193 SQUARE FEET, AND BEING A PORTION OF THE SAME PREMISES DESCRIBED IN DEED FROM THE AKRON RUBBER COMPANY TO THE UNION NATIONAL BANK OF WATERTOWN DATED APRIL 12, 1945, DULY RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, APRIL 15 1945, AS DOCUMENT #350



PARCEL II DETAIL
1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

TO MARK INVESTMENTS, INC , CHICAGO TITLE INSURANCE COMPANY

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JOHN P. LYNCH
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #40437

1-17-2014
DATE

NO	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
4	REVISE PER ADDITIONAL TITLE COMMITMENTS	T.M.	R.G.B.	J.P.L.	1-17-2014
3	REVISE TO SHOW EASEMENT RECORDED IN BOOK 10023, PAGE 361	N.A	W.P.H.	J.P.L.	10-16-2013
2	REVISE TO SHOW ADDITIONAL TOPOGRAPHY AND LOCATIONS	N.A	W.P.H.	A.J.L.	9-5-2013
1	REVISE TO SHOW ADDITIONAL TOPOGRAPHY AND LOCATIONS	S.P.	A.K.	J.P.L.	8-9-2013

FIELD DATE 11-7-2014 7-29-2013
FIELD BOOK NO 13-13
FIELD BOOK PG 121
FIELD CREW B.S.B.
DRAWN G.J.G.

ALTA/ACSM LAND TITLE SURVEY
Walgreens
653 AND 655 MOUNT AUBURN STREET
PARCELS 1230 4 0 & 1230 5 1
TOWN OF WATERTOWN, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
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508.948.3000 · 508.948.3003 FAX
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800

REVIEWED	APPROVED	DATE	SCALE	FILE NO	DWG NO
W.P.H.	J.P.L.	08-02-2013	1"=20'	CM13161	2 OF 2

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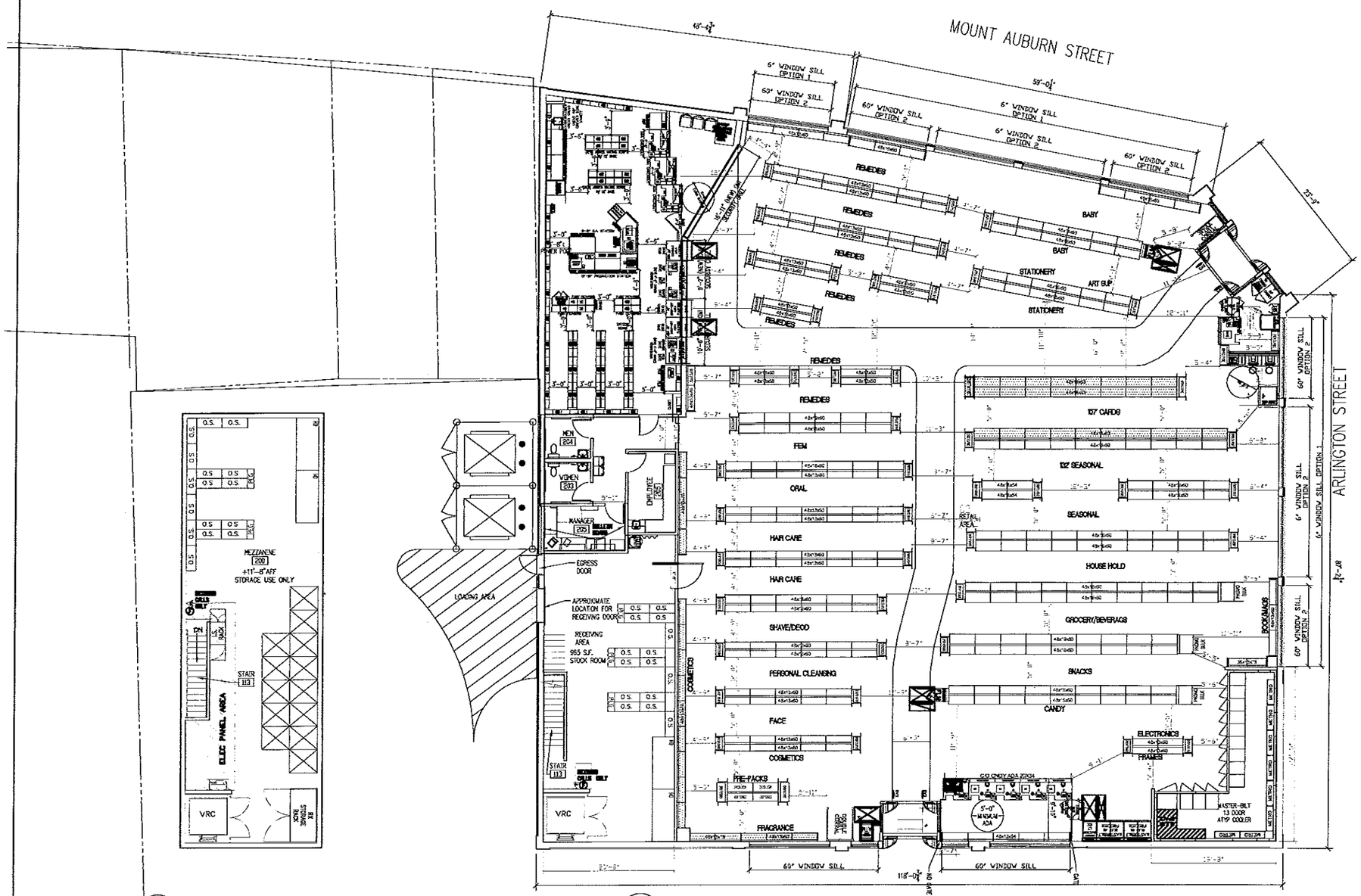
MERCHANDISE FIXTURE LEGEND

- FIXTURE SUPPLIED BY OTHERS
- FIXTURE TO RECEIVE OUTLET IN KICKPLATE
- O.S. — 84"HX48"WX18"D O.S.=OVERSTOCK SHELVING
- B.O. — 78"HX48"WX18"D B.O.=BACKROOM ORGANIZER
- PALLET POSITION 3'-8" x 4'-4" AREA
- 8'-0"x3'-6" HEAVY DUTY PALLET RACKS
- RX STORAGE RACK
- I.S. RACK
- EMPLOYEE LOCKERS
- COAT RACK
- MOP ORGANIZER
- SHOPPING BASKET HOLDER
- FIRE EXTINGUISHER
- LOOSE PICK OVERSTOCK
- AISLE MARKER
- FIXTURE TAG
- COMMUNICATION JACK #/ LETTER INDICATING TYPE: T=TELEPHONE, P=P.O.S. D=DATA, I=INTERCOM PF=POWER FAILURE

STORE AREA CALCULATIONS

SCALE: 1/8" = 1'-0"	SERVICE AREA: 310 S.F.	RETAIL AREA: 11,110 S.F. (PHARMACY AREA INCLUDED)
TOTAL STORE AREA: 13,022 S.F.		
RECEIVING AREA: 955 S.F.	PHARMACY AREA: 1,037 S.F.	MEZZANINE: 1,381 S.F.



2 / O-1 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 / O-1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

CVS pharmacy

NEW
STORE NUMBER: 0000
MT. AUBURN ST / ARLINGTON ST
WATERTOWN, MA
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER:

BKA Architects, Inc.
Architecture + Interiors
142 Crescent Street
Brockton, MA 02302
tel : 508.583.5603
fax : 508.584.2914
e-mail : bka@bkaarchs.com

CONSULTANT:

DEVELOPER:

SEAL:

REVISIONS:

DRAWING BY: KLP
DATE: 7/9/14
JOB NUMBER: -
TITLE: PRELIMINARY FLOOR PLAN
SHEET NUMBER: A-1

COMMENTS: PRELIMINARY

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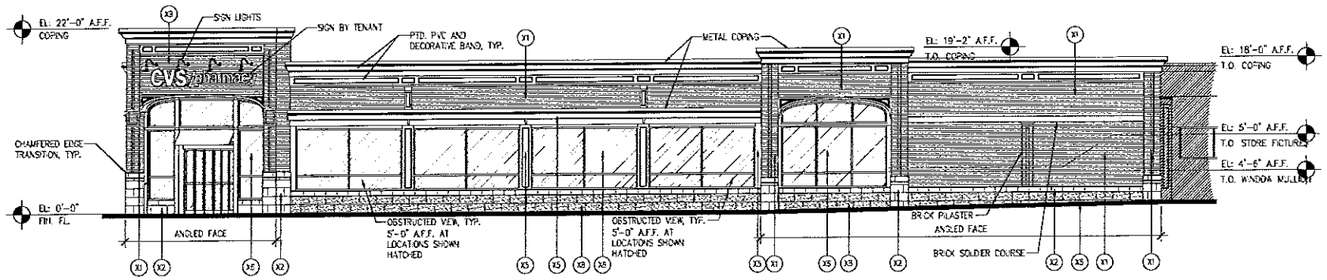
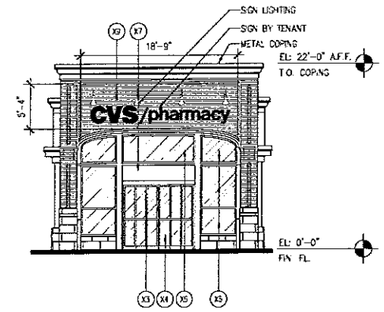


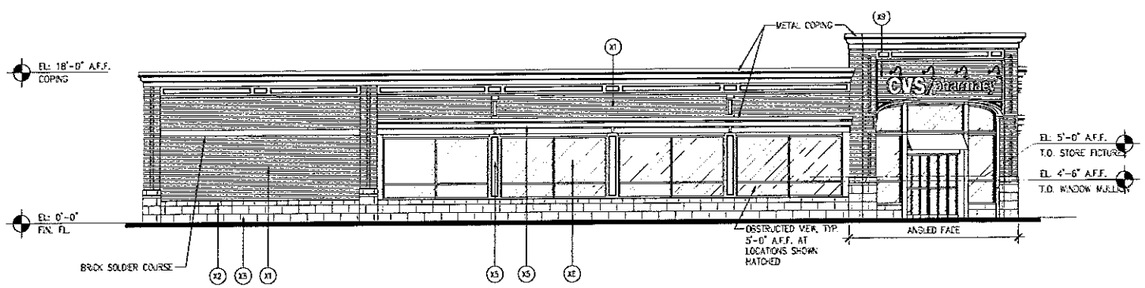
1 MT. AUBURN ST ELEVATION

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



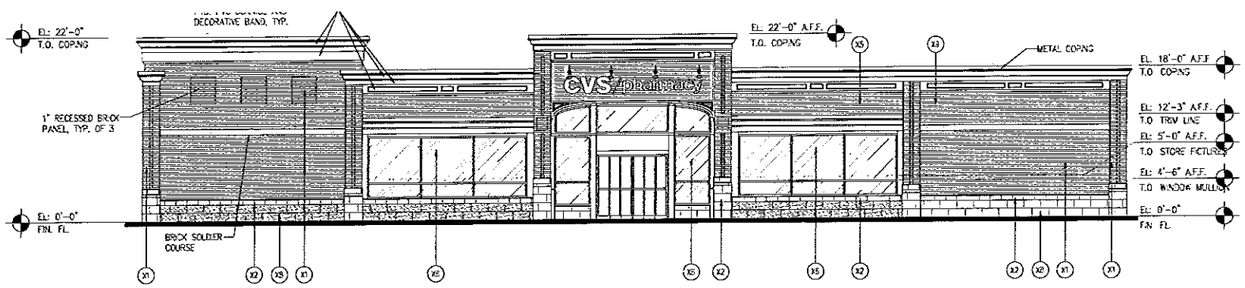
2 ENTRY ELEVATION

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



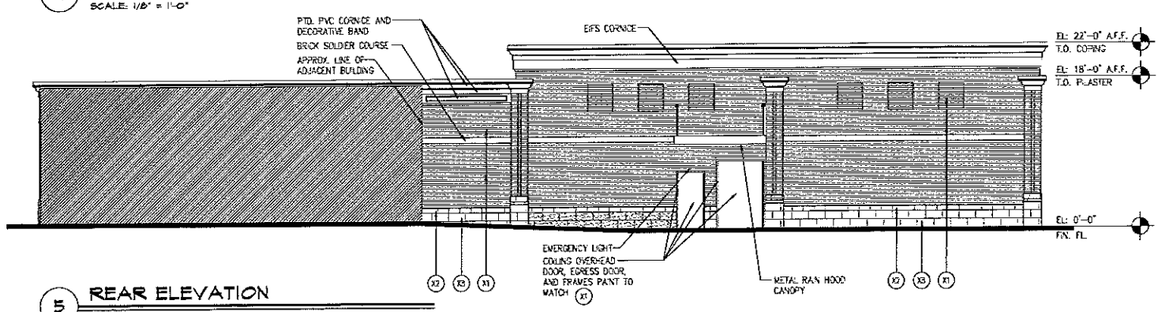
3 ARLINGTON ST ELEVATION

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



4 PARKING LOT ENTRY ELEVATION

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



5 REAR ELEVATION

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

EXTERIOR FINISH KEY

TAG	MATERIAL/MFG.	COLOR/NO.	NOTES	SYMBOL
X1	PINE HALL BRICK	TBD	3/8" CONCAVE JOINT, SET IN RUNNING BOND	
X2	READING ROCK CAST STONE	CALIZA SERIES - SMOOTH FACE, WHEAT	12"x24" UNITM 3/8" RAKED JOINT, SET IN RUNNING BOND	
X3	WIND./DOOR STOREFRONT "KAWNEER" TRIFAB II	COLOR TO MATCH X5		
X4	1/4" LAM SAFETY GLASS	CLEAR	DOORS & SIDELIGHTS	
X5	PVC SHEET/TRIM	PAINTED COLOR YARMOUTH OYSTER	CALIFORNIA PAINTS, HISTORIC COLORS OF AMERICA SMOOTH SURFACE	
X6	1" INSULATING GLASS	CLEAR	WINDOWS	
X7	AWNING	GREY	MATCHING GREY ALUMINUM FRAME, OPEN ENDS AND BOTTOM	
X8	READING ROCK CAST STONE	CALIZA SERIES - CHISELED FACE, WHEAT	12"x24" UNIT, 3/8" RAKED JOINT, SET IN RUNNING BOND	
X9	PINE HALL BRICK	TBD	3/8" CONCAVE JOINT, SET IN RUNNING BOND	

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DEVELOPER:

SEAL:

REVISIONS:

DRAWING BY:	KLP
DATE:	7/9/14
JOB NUMBER:	214035

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER

A-4.1

COMMENTS:
PRELIMINARY