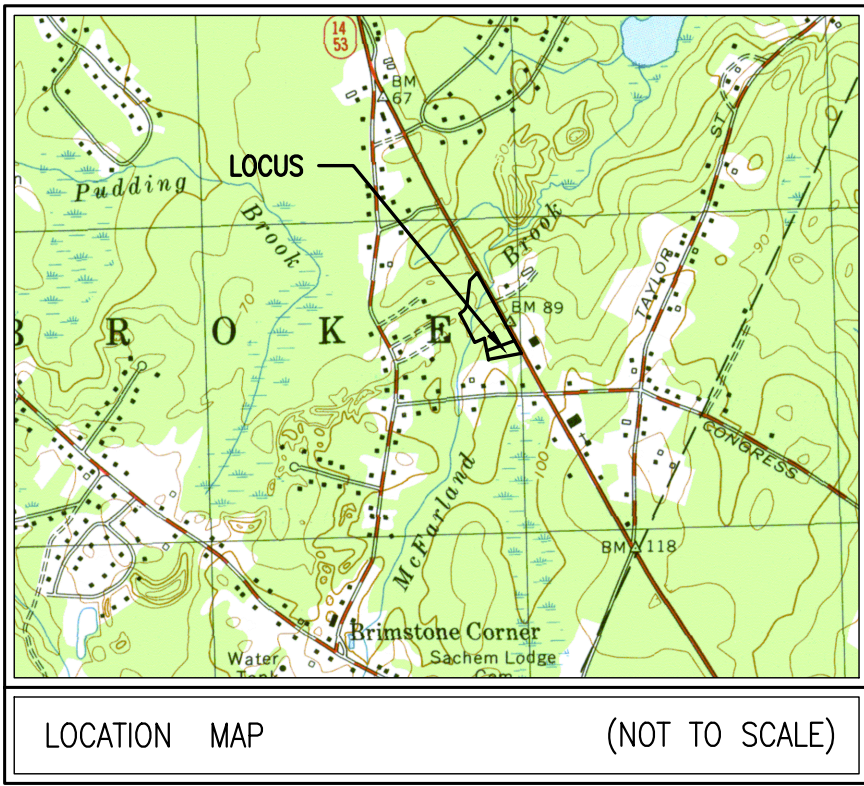


ZONE:	RESIDENTIAL-COMMERCIAL		
EXISTING USE:	COMMERCIAL BUILDING		
PROPOSED USE:	ALLOWED USE PER ZBL SECTION IV.2A.4 - LIGHT INDUSTRY, INCLUDING FABRICATION, ASSEMBLY, FINISHING, PACKAGING OR RESEARCH, TO INCLUDE THE MANUFACTURE, ASSEMBLY, AND PACKAGING OF MERCHANDISE.		
PARCEL SIZE	225,565± SF (133,330 CONTIGUOUS UPLAND)		
DIMENSIONAL REQUIREMENTS:			
LOT AREA	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA EXCLUSIVE OF WETLANDS	120,000 S.F.	225,565 S.F.	225,565 S.F.
LOT PERIMETER RATIO (225,565/2,184)	103:1	103:1	103:1
LOT FRONTAGE	250 FT	808 FT	808 FT
(BUILDING, STRUCTURES, PAVED AREAS)			
FRONT SETBACK (PROPOSED)	100 FT	41.3 FT	102.0 FT
SIDE SETBACK (PROPOSED)	40 FT	25.8 FT	146.0 FT
REAR SETBACK (PROPOSED)	50 FT	153.8 FT	82.2 FT
MAX HEIGHT	2.5 STORIES	2.5 STORIES	2.5 STORIES
MAX BUILDING FLOOR AREA (%)	35%	3.68%	9.00%
COVERAGE (%)	60%	7.0%	23.7%
LANDSCAPING	40%	93.0%	76.3%
PARKING	V.4.A.1.G. FOR WHOLESALE, STORAGE OR INDUSTRIAL ESTABLISHMENTS, ONE PARKING SPACE FOR EVERY THREE PERSONS EMPLOYED AT ANY ONE PEAK PERIOD.		
	9 CURRENT EMPLOYEES	(7 OFFICE, 2 WAREHOUSE)	
	26 PROJECTED EMPLOYEES	(16 OFFICE, 10 WAREHOUSE)	
(COMMERCIAL) 1SP\3 EMPLOYEES x 26 EMPLOYEES	REQUIRED	PROPOSED	
	9 SPACES	25 SPACES	
TOTAL	9 SPACES	25 SPACES	

SITE PLAN APPROVAL REQUEST
SECTION V.7.B - NO STRUCTURE SHALL HEREAFTER BE CONSTRUCTED, ERECTED, RELOCATED, OR EXTERNALLY ENLARGED AND NO USE SHALL BE ESTABLISHED, ADDED, CHANGED, OR EXPANDED IN ANY DISTRICT EXCEPT IN CONFORMANCE WITH A SITE PLAN REVIEW, AND CONDITIONS THEREON, APPROVED BY THE PLANNING BOARD.

WAIVER REQUEST
SECTION VI DEVELOPMENT IMPACT STATEMENT - REQUIRED FOR COMMERCIAL PROJECTS OF 5,000 S.F. OR MORE.
SECTION IV TRAFFIC IMPACT STUDY - PREPARED BY REGISTERED PROFESSIONAL TRAFFIC ENGINEER
SECTION V PARKING AND LOADING - VERTICAL GRANITE CURBING AT ACCESS DRIVE RADII

RECORD OWNER:
ASSESSOR MAP F9 LOT 40
DANIEL P. SPURLING, TRUSTEE OF ROSE REALTY TRUST
DEED BOOK 10318 PAGE 287
LOT 1 - PLAN No. 561 OF 1973

ASSESSOR MAP F9 LOT 24
DANIEL P. & SUSAN M SPURLING, TRUSTEES OF ROSE REALTY TRUST
DEED BOOK 48500 PAGE 216

PEMBROKE TOWN CLERK
I, TOWN CLERK OF THE TOWN OF PEMBROKE, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____
TOWN CLERK, TOWN OF PEMBROKE:

PEMBROKE PLANNING BOARD
THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BYLAW

DATE APPROVED: _____

DATE SIGNED: _____

- PLAN REFERENCES**
1. PLAN No. 282 OF 1956
 2. PLAN No. 561 OF 1973
 3. PLAN No. 663 OF 1973
 4. PLAN No. 226 OF 1994
 5. PLAN No. 308 OF 1995
 6. MASSACHUSETTS STATE HIGHWAY LAYOUT No. 2771

SHEET INDEX	
SHEET 1	ZONING
SHEET 2	EXISTING CONDITIONS
SHEET 3	GRADING
SHEET 4	SEPTIC
SHEET 5	UTILITIES & DRAINAGE
SHEET 6	LANDSCAPE, LIGHTING, & SITE DISTANCE
SHEET 7	DETAILS
SHEET 8	DETAILS
SHEET 9	DETAILS



GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

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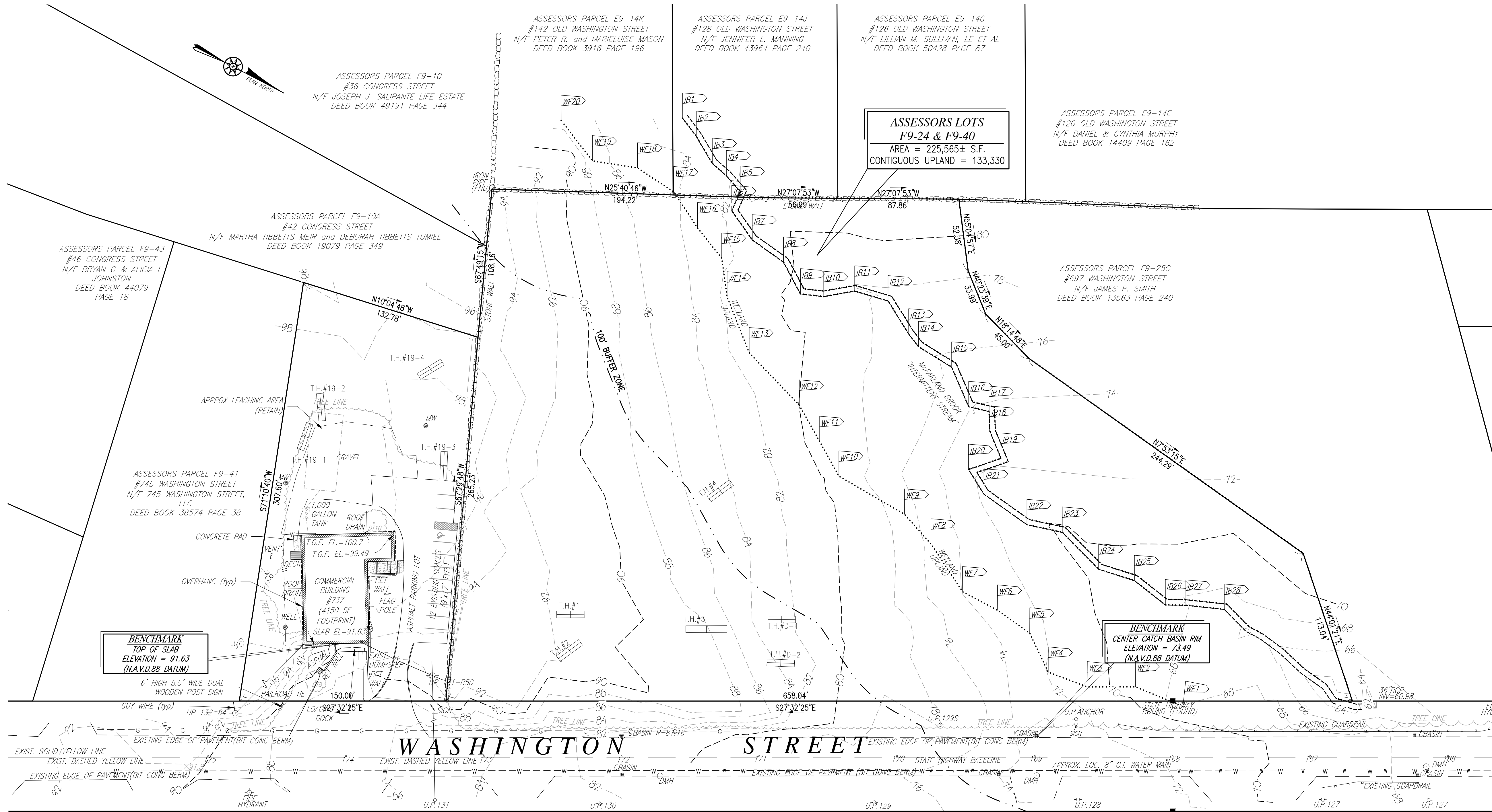
DOUGLAS BAILEY, P.L.S. #35385

ZONING

**#715-737 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS**

PREPARED FOR:
ROSE REALTY TRUST
55 REDWOOD CIRCLE
MASHPEE, MA 02649

FEBRUARY 6, 2020
SCALE: 1"=40'
JOB No. 16-134



FOR REGISTRY USE ONLY

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CONTOUR	
	EDGE OF PAVEMENT	
	WATER LINE	
	ELECTRIC LINE	
	ELECTRIC LINE	
	GAS LINE	
	SEWER LINE	
	DRAIN LINE	
	WETLAND LINE	
	TEST HOLE	

WASHINGTON STREET

Scale 1" = 40'

SOIL LOGS

T.H.#D-1 EL. 83.10	T.H.#D-2 EL. 84.25	T.H.#1 EL. 91.90	T.H.#2 EL. 92.20	T.H.#3 EL. 88.50	T.H.#4 EL. 85.00	T.H.#19-1 EL. 99.10	T.H.#19-2 EL. 98.90	T.H.#19-3 EL. 97.50	T.H.#19-4 EL. 98.20
0'-8" A LOAM 82.43	0'-6" A LOAM 83.58	0'-6" A LOAM 91.40	0'-6" A LOAM 91.70	0'-6" A LOAM 88.00	0'-8" A LOAM 84.33	0'-32" FILL 96.43	0'-24" FILL 96.90	0'-24" FILL 95.50	0'-6" A LOAM 97.70
8'-30" B SANDY LOAM 81.60	8'-28" B SANDY LOAM 81.92	6'-22" B SANDY LOAM 90.07	6'-22" B SANDY LOAM 90.37	6'-18" B SANDY LOAM 87.00	8'-24" B SANDY LOAM 83.00	32'-36" A LOAM 96.10	24'-30" A LOAM 96.40	24'-30" A LOAM 95.00	6'-30" B LOAMY SAND 95.70
30'-84" C1 GRAVELLY SANDY LOAM (REMOVE) 76.10	28'-60" C1 GRAVELLY SANDY LOAM (REMOVE) 79.25	22'-48" C1 GRAVELLY SAND 87.90	22'-48" C1 GRAVELLY SAND 88.20	18'-60" C1 GRAVELLY SAND 83.50	24'-60" C1 GRAVELLY SAND 80.00	36'-40" B LOAMY SAND 95.77	30'-84" C1 MED SAND 91.90	30'-40" B LOAMY SAND 94.17	30'-120" C LOAMY SAND 88.20
84'-120" C2 PERC 86"-94" P.R.<2 MIN\IN 73.10	60'-108" C2 PERC 60'-78" P.R.<2 MIN\IN 75.25	48'-96" C2 GRAVELLY SANDY LOAM 83.90	48'-96" C2 GRAVELLY SANDY LOAM 84.20	60'-108" C2 GRAVELLY SANDY LOAM 79.50	60'-90" C2 GRAVELLY SANDY LOAM 77.50	40'-132" C1 LOAMY SAND 88.10	84'-120" C2 MED SAND 88.90	40'-72" C LOAMY SAND 91.50	
D=10'-0" NO WATER	D=9'-0" NO WATER	96'-152" C3 MEDIUM SAND 96"-114" P.R.<2 MIN\IN 79.23	96'-180" C3 MEDIUM SAND 108'-126" P.R.<2 MIN\IN 77.20	108'+ LARGE ROCKS 79.50	90'-108" C3 MEDIUM SAND 76.00	D=11'-0" WATER @ 10'-10"	D=10'-0" NO WATER	D=6'-0" NO WATER	

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DOUGLAS BAILEY, P.L.S. #35385

SITE PLAN

#715-737 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

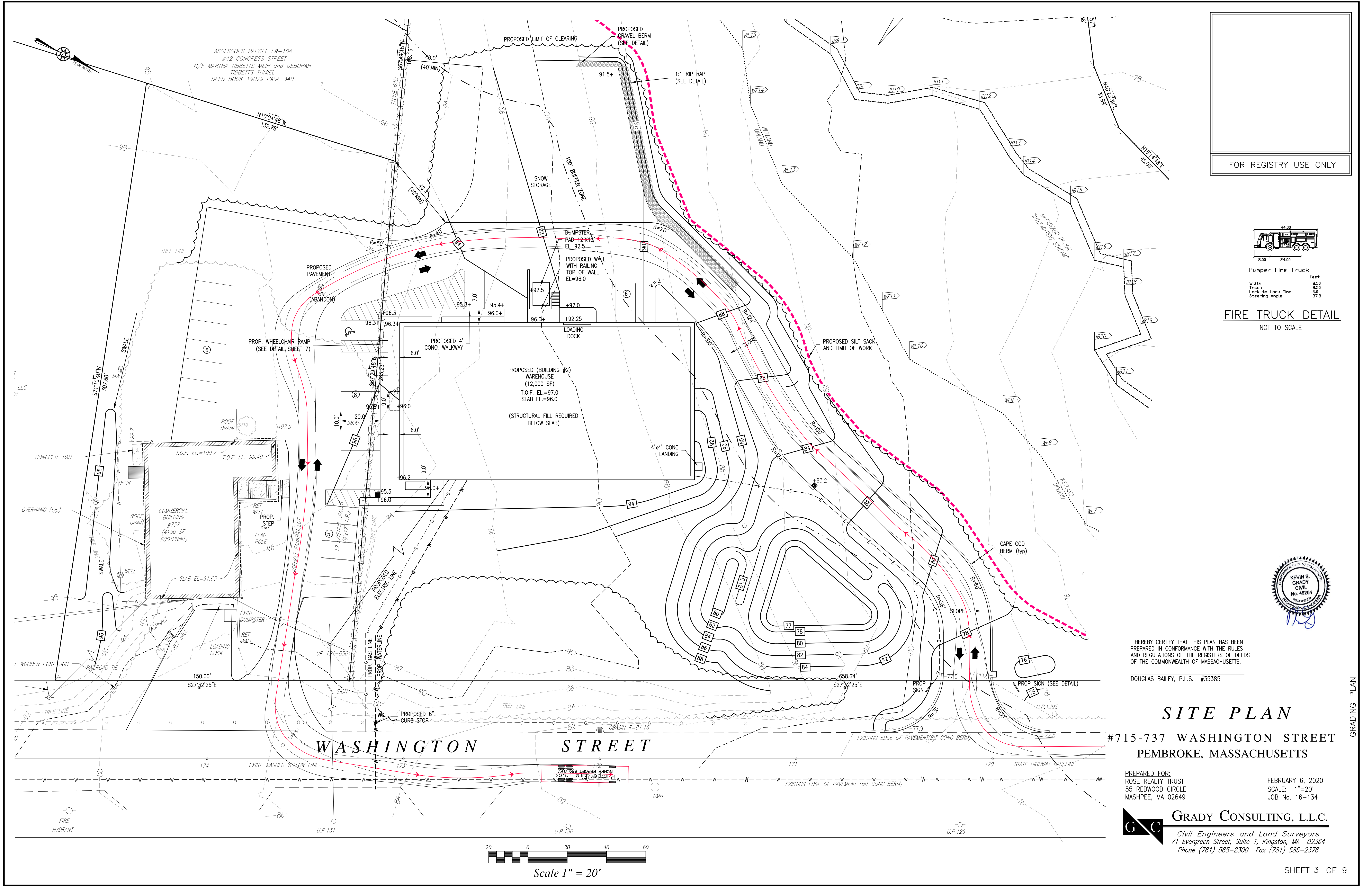
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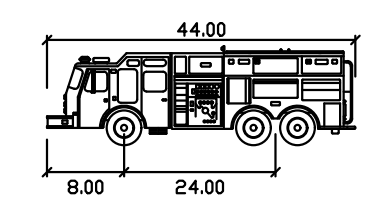


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FOR REGISTRY USE ONLY



Pumper Fire Truck
Width 8.50
Track 8.50
Lock to Lock Time 6.0
Steering Angle 37.8

FIRE TRUCK DETAIL
NOT TO SCALE



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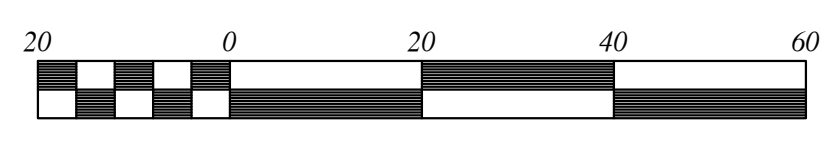
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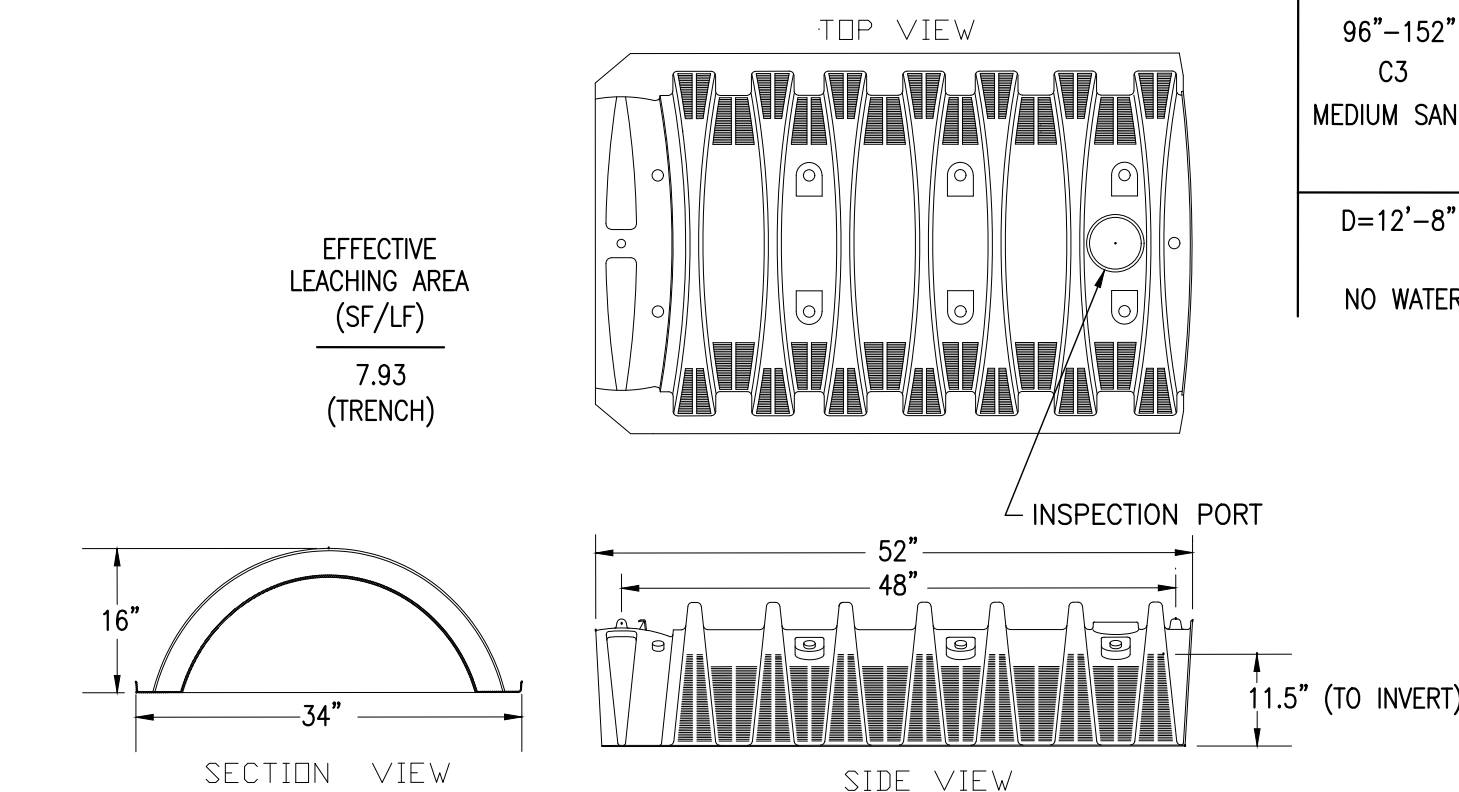
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Scale 1" = 20'

GRADING PLAN



QUICK 4 HIGH CAPACITY
CHAMBER DETAIL
NOT TO SCALE

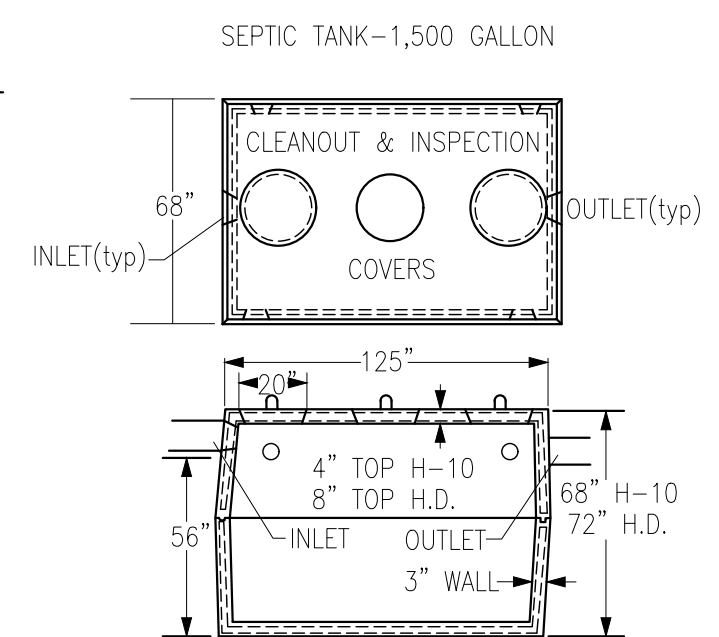
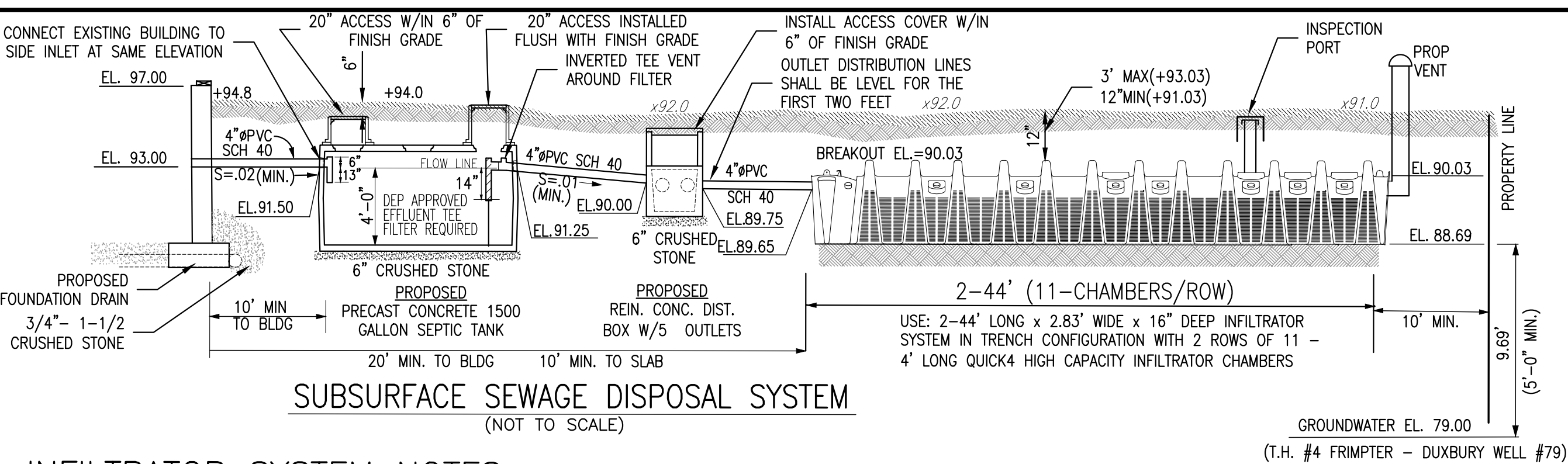
T.H.#1		T.H.#2		T.H.#3		T.H.#4	
E.L. 91.90		E.L. 92.20		E.L. 88.50		E.L. 85.00	
0"-6" A LOAM	91.40	0"-6" A LOAM	91.70	0"-6" A LOAM	88.00	0"-8" A LOAM	84.33
6"-22" B SANDY LOAM	90.07	6"-22" B SANDY LOAM	90.37	6"-18" B SANDY LOAM	87.00	8"-24" B SANDY LOAM	83.00
22"-48" C1 GRAVELLY SAND	87.90	22"-48" C1 GRAVELLY SAND	88.20	18"-60" C1 GRAVELLY SAND	83.50	24"-60" C1 GRAVELLY SAND	80.00
48"-96" C2 GRAVELLY SANDY LOAM	83.90	48"-96" C2 GRAVELLY SANDY LOAM	84.20	60"-108" C2 GRAVELLY SANDY LOAM	79.50	60"-90" C2 GRAVELLY SANDY LOAM	77.50
PERC 96"-152" C3 MEDIUM SAND	79.23	PERC 96"-180" C3 MEDIUM SAND	77.20	108"+ LARGE ROCKS D=9'-0"	79.50	90"-108" C3 MEDIUM SAND D=9'-0"	76.00
D=12'-8"		D=15'-0"		NO WATER		NO WATER	

INFILTRATOR SYSTEM NOTES

THIS SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION MODIFIED CERTIFICATION FOR GENERAL USE, PURSUANT TO TITLE V, 310 CMR 15.000, REVISED JUNE 12, 2015 AND STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE REVISED MARCH 5, 2018. A DISCLOSURE NOTICE IN THE DEED TO THE PROPERTY IS REQUIRED FOR SYSTEMS INSTALLED UNDER THE REMEDIAL USE APPROVAL.

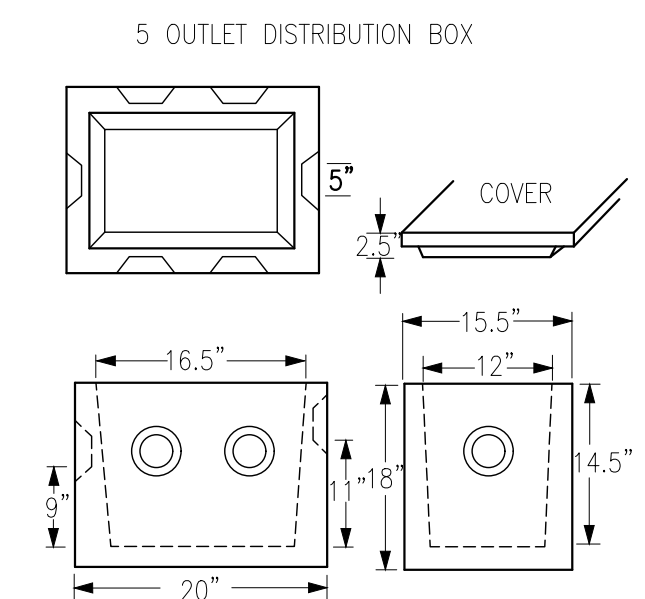
NO STONE AROUND OR BELOW CHAMBERS IS REQUIRED.

BACKFILL CHAMBERS WITH ON SITE SAND SOIL OR CLEAN COARSE SAND IN ACCORDANCE WITH 310 CMR 15.255(3).

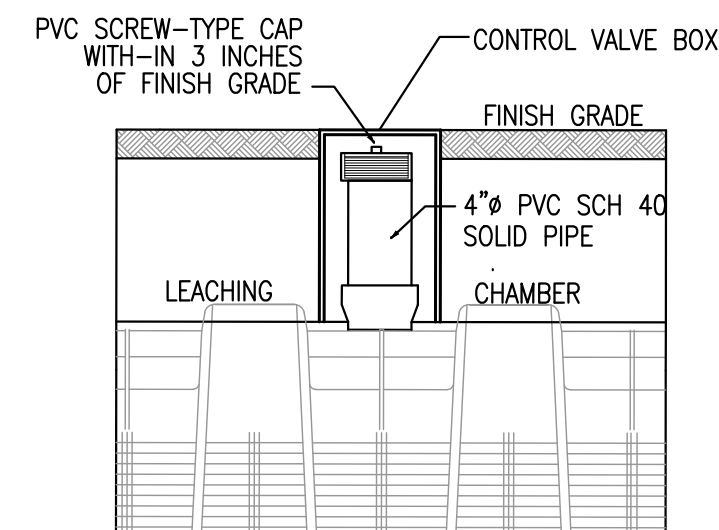


SEPTIC TANK DETAIL

(NOT TO SCALE)



D-BOX DETAIL



INSPECTION PORT DETAIL

NOT TO SCALE

SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

1. DESIGN DAILY FLOW:
- | | | |
|------------|--|------------------|
| OFFICE: | 4,500 S.F. x 75 GPD/1000 S.F. | = 338 GPD |
| WAREHOUSE: | 10 PROJECTED EMPLOYEES x 15 GPD/EMPLOYEE | = <u>150 GPD</u> |
| TOTAL: | | = 488 GPD |

2. SEPTIC TANK: $488 \text{ GPD} \times 2 = 600 \text{ GAL.}$ USE: 1500 GAL (MIN)

3. LEACHING CHAMBERS: P.R. <2 MIN/IN CLASS I

USE: 2-44' LONG x 2.83' WIDE x 16" DEEP INFILTRATOR SYSTEM IN TRENCH CONFIGURATION
WITH 2 ROWS OF 11 - 4' LONG QUICK4 HIGH CAPACITY INFILTRATOR CHAMBERS

TITLE 5

(PER MODIFIED CERTIFICATION FOR GENERAL USE DESIGN STANDARD ITEM 6.)

EFFECTIVE LEACHING AREA = 4.73 SF/LF

PROPOSED AREA: 88 LF x 7.93 SF/LF = 698 S.F.

CAPACITY: $698 \text{ S.F.} \times 0.74 \text{ GPD/S.F.} = 516 > 488 \text{ GPD(D.D.F.)}$

SEPTIC NOTES

1. PROPERTY LINE DATA FROM THE FOLLOWING PLANS RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS: PLAN No. 282 of 1956, PLAN No. 561 of 1973, PLAN No. 663 OF 1973, PLAN No. 226 of 1994, PLAN No. 308 of 1995, AND MASSACHUSETTS STATE HIGHWAY LAYOUT No. 2771.
2. TOPOGRAPHIC SURVEY BY GRADY CONSULTING JANUARY 2017.
3. SOILS TESTING BY KEVIN GRADY, GRADY CONSULTING WITNESSED BY HEALTH AGENT FRED LEARY AUGUST 14, 2007. ADDITIONAL TESTING BY KEVIN GRADY, GRADY CONSULTING WITNESSED BY HEALTH AGENT LISA CULLITY AUGUST 9, 2019.
4. CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. NOTIFY TOWN AND GRADY CONSULTING PRIOR TO BACKFILLING OF SYSTEM.
6. NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED SYSTEM
7. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
8. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED (310 CMR 15.221(12))
9. NO STREAMS, SURFACE & SUBSURFACE DRAINS AND WETLANDS EXIST WITHIN 100 FT OF THE PROPOSED SYSTEM, EXCEPT AS SHOWN.
10. THE SITE IS NOT LOCATED IN A FLOOD PLAIN DISTRICT.
11. NO KNOWN EASEMENTS ARE IN THE AREA OF THE PROPOSED SYSTEM.
12. EXCAVATE ALL MATERIAL (A/B, C1, C2 LAYERS) TO FINE SAND C LAYER (96"±), 5' AROUND SYSTEM. REPLACE WITH CLEAN COARSE SAND IN ACCORDANCE WITH 310 CMR 15.255 (3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT

APPROXIMATE PERC SAND VOLUME = $21.4 \times 54.0 \times (90.1 - 83.9) / 27 + 20\% = 318 \pm \text{C.Y.}$



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DOUGLAS BAILEY, P.L.S. #35385

SITE PLAN

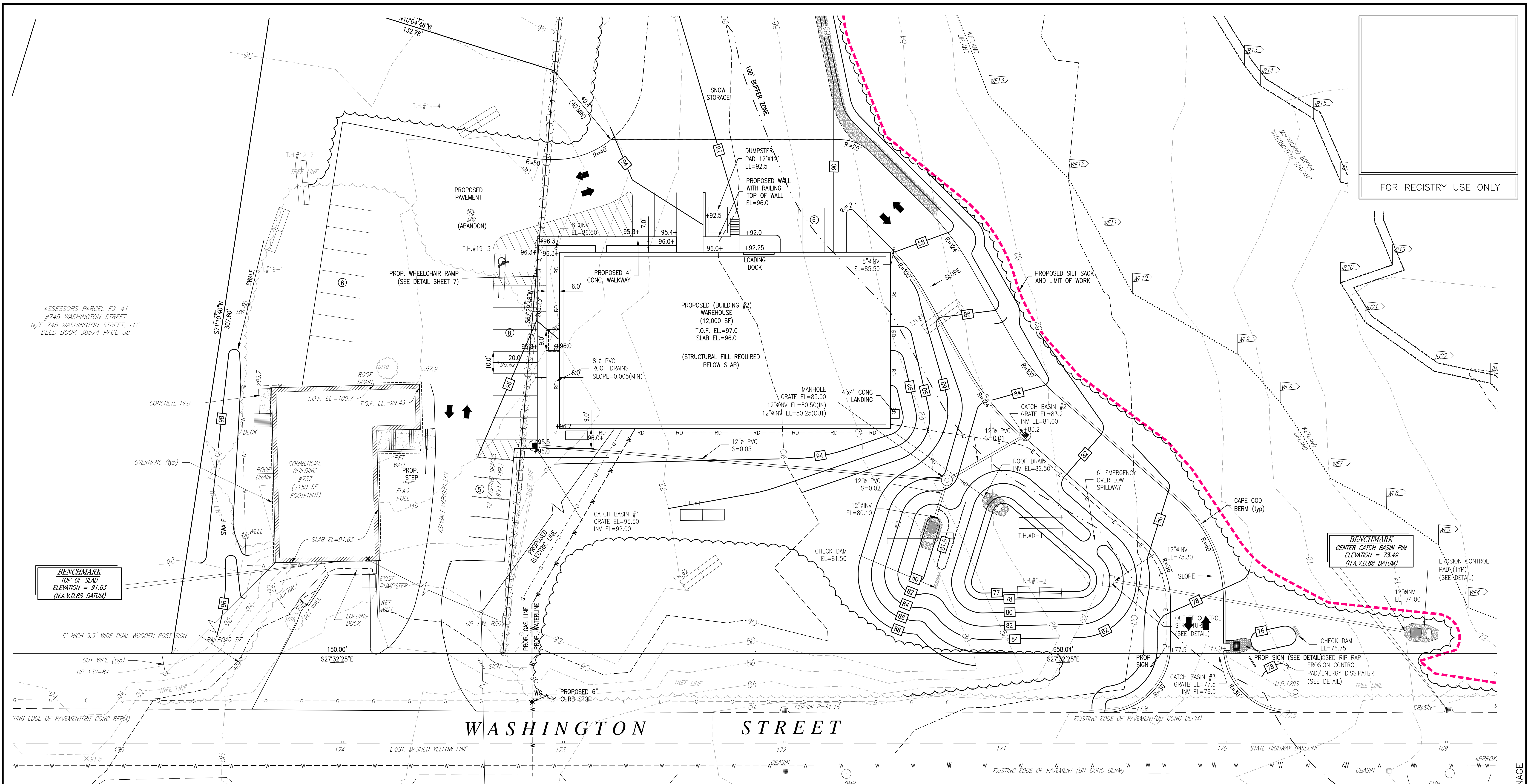
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PEMBROKE, MASSACHUSETTS

PREPARED FOR:
ROSE REALTY TRUST
55 REDWOOD CIRCLE
MASHPEE, MA 02649

FEBRUARY 6, 2020
SCALE: 1"=20'
JOB No. 16-134

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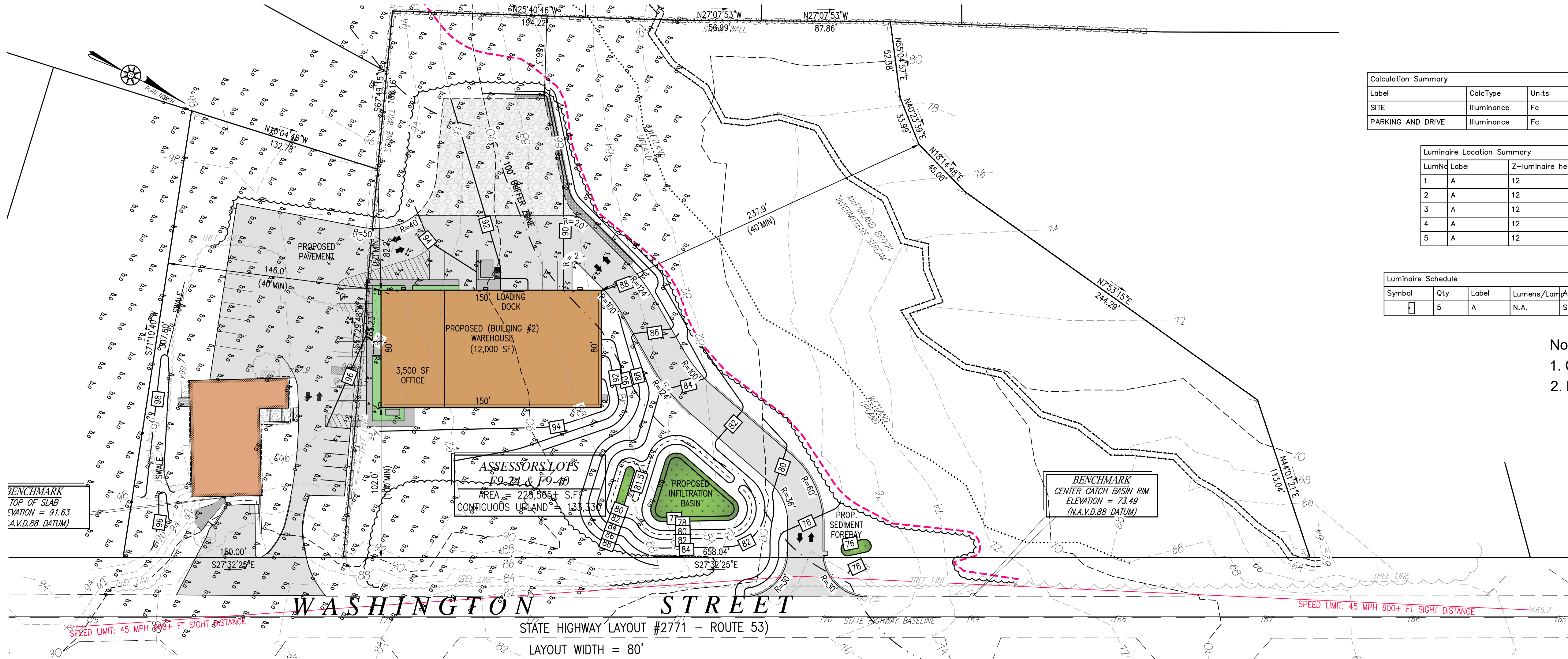
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UTILITIES & DRAINAGE



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.25	10.0	0.0	N.A.	N.A.
PARKING AND DRIVE	Illuminance	Fc	0.99	7.2	0.0	N.A.	N.A.

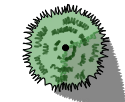
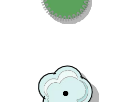
Luminaire Location Summary			
LumNo	Label	Z-luminaire height	Tilt
1	A	12	0
2	A	12	0
3	A	12	0
4	A	12	0
5	A	12	0

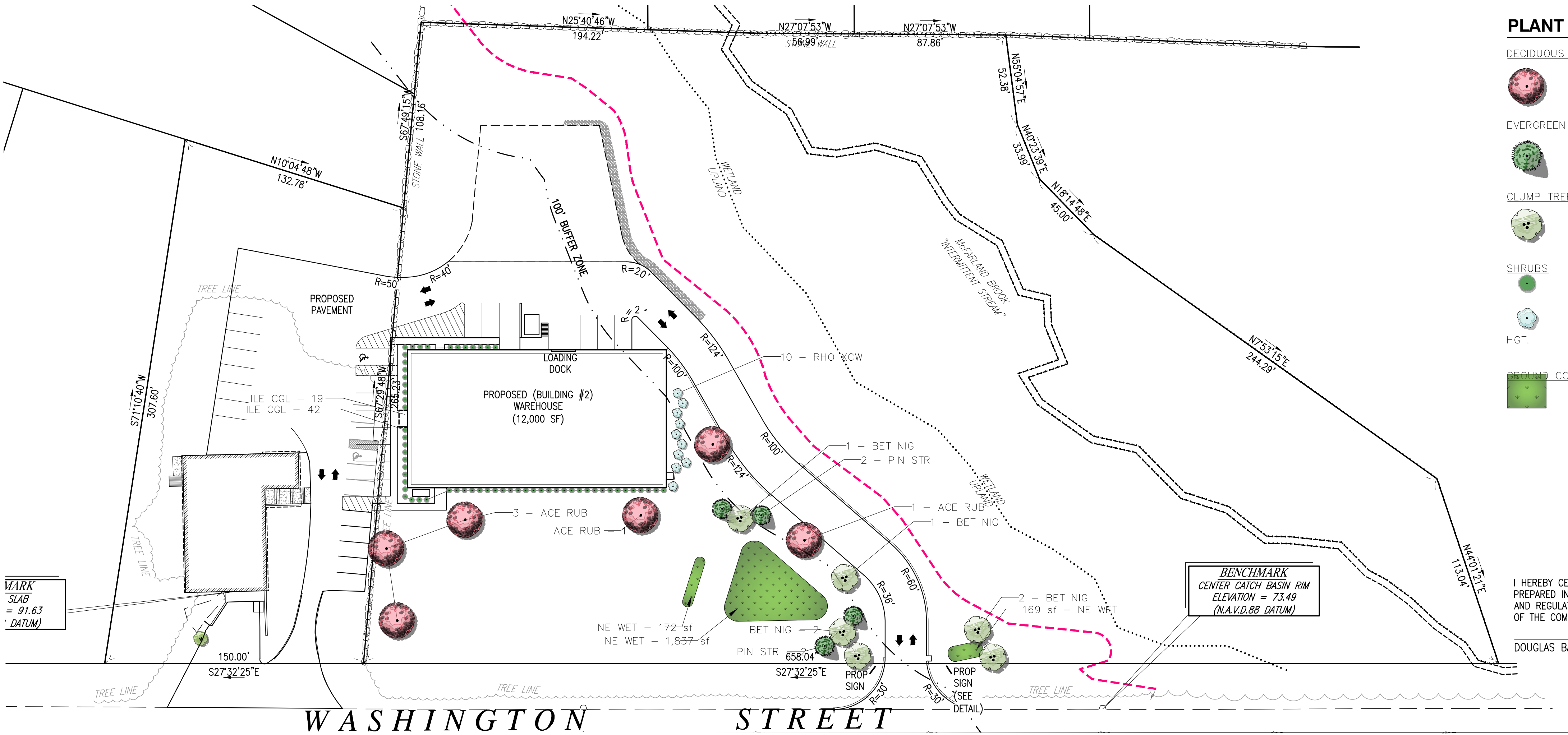
Luminaire Schedule					
Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF Description
	5	A	N.A.	SINGLE	0.900 LHMWP-1-N-M-T3-D-ONE BRICK TYPE 3 1050MA LED WALL PACK

- Notes:
1. Calculation at grade.
 2. Based on 12' AFG fixture mounting.

- NOTES:
1. SIGHT DISTANCES SHOWN HEREON ARE BASED UPON THE AASHTO TRAFFIC CODE
 2. POSTED SPEED LIMIT IS 45 MPH
 3. AASHTO SECTION 1340 DIAGRAM 3 REQUIRES A 500' STOPPING DISTANCE FROM A DRIVEWAY FOR A POSTED SPEED LIMIT OF 45 MPH
 4. INTERSECTION LINE OF SIGHT MAY BE TAKEN FROM ANY POINT FROM 10' TO 18' OFF THE EDGE OF ROADWAY PAVEMENT PER AASHTO SECTION 1340
 5. FOR INTERSECTION SIGHT DISTANCE STUDIES THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF APPROACHING OBJECT IS 3.5' PER AASHTO
 6. FOR STOPPING SIGHT DISTANCE THE HEIGHT OF MOTORISTS EYE IS 3.5' AND THE HEIGHT OF OBJECT IS 2.0' PER AASHTO

PLANT SCHEDULE

DECIDUOUS TREES CODE			QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	ACE RUB 6	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE			B & B	4"	CAL.	
EVERGREEN TREES CODE			QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	PIN STR 4	PINUS STROBUS / WHITE PINE			B & B		8-10' HGT.	
CLUMP TREES			CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	BET NIG 6	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK			B & B		10-12' HGT.	
SHRUBS			CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP
	ILE CGL 61	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY			B & B	18-24"	HGT.	
	RHO XCW 10	RHODODENDRON X 'CUNNINGHAM'S WHITE' / CUNNINGHAM'S WHITE RHODODENDRON			B & B		2.5-3'	
GROUND COVERS			CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	NE WET 2,178	SF N.E. WETMIX / LOAM, FINE GRADE & SEED			SEED			



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DOUGLAS BAILEY, P.L.S. #35385

GENERAL:

1. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED. CONTRACTOR TO VERIFY PRIOR TO INITIATING CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL, AND OTHER UTILITY PERMITS AND VERIFY THE PROPOSED LOCATIONS OF UTILITIES WITH UTILITY COMPANIES.
3. CONTRACTOR SHALL NOTIFY "DIG SAFE" (1-888-344-7233) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION.
4. UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE DEPARTMENT OR COMPANY. THE CONTRACTOR SHALL NOTIFY THE PEMBROKE D.P.W. (293-5620) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION OF DRAINAGE & WATER SYSTEMS.
5. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF PEMBROKE PLANNING BOARD RULES AND REGULATIONS, DPW SPECIFICATIONS, CONSERVATION COMMISSION REGULATIONS AND ALL OTHER APPLICABLE CODES.
6. ALL STUMPS SHALL BE DISPOSED OFF SITE AND SATISFY THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

WATER SYSTEM NOTES:

1. ALL WATER SERVICES SHALL BE 1" TYPE "L" COPPER TUBING OR APPROVED EQUAL.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF PEMBROKE WATER DEPARTMENT REQUIREMENTS.
3. ALL WATER GATES SHALL BE MUELLER, OPEN LEFT.

EROSION CONTROL:

1. ALL CUT AND FILL AREAS, AND DISTURBED DRAINAGE AREAS ARE TO BE BROUGHT TO FINISHED GRADE WITH A MIN. OF 4" OF LOAM, SEEDED WITH A MIXTURE OF ANNUAL RYEGRASS AND PERENNIAL GRASSES, AND MAINTAINED UNTIL VEGETATION STABILIZES THESE AREAS.
2. HAY MULCH, OR OTHER SUITABLE EROSION PROTECTION, SHALL BE UTILIZED ON ALL EXPOSED SLOPES.

CONSTRUCTION SEQUENCE:

INSTALL HAYBALES OR SILT SOCK

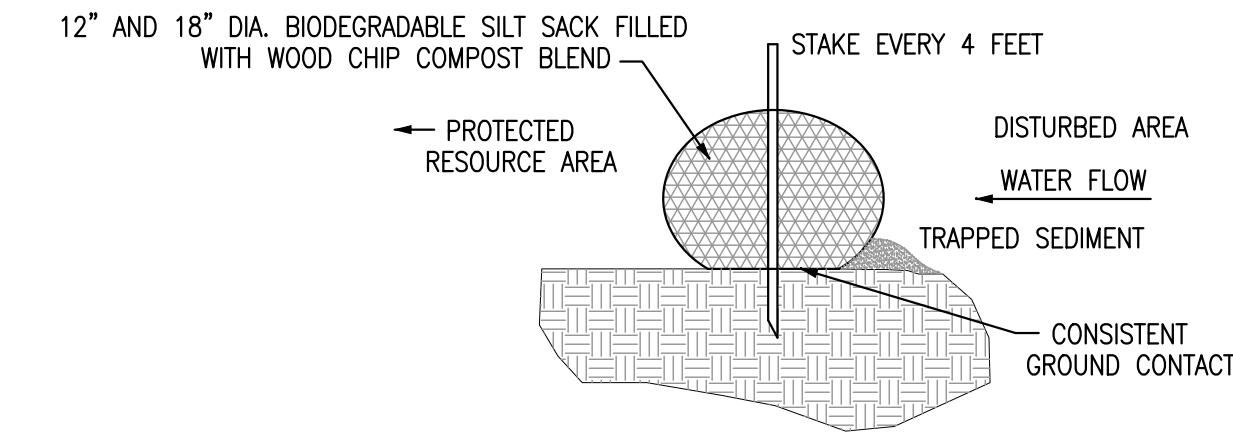
GRADE SEDIMENT FOREBAY AND INFILTRATION BASIN

CLEAR AND GRUB SEDIMENT FOREBAY AND INFILTRATION BASIN
BRING CUT AREAS TO SUBGRADE
GRADE FOREBAY AND BASIN AS TEMPORARY SEDIMENT BARRIER DURING CONSTRUCTION

CONSTRUCT REMAINDER OF SITE

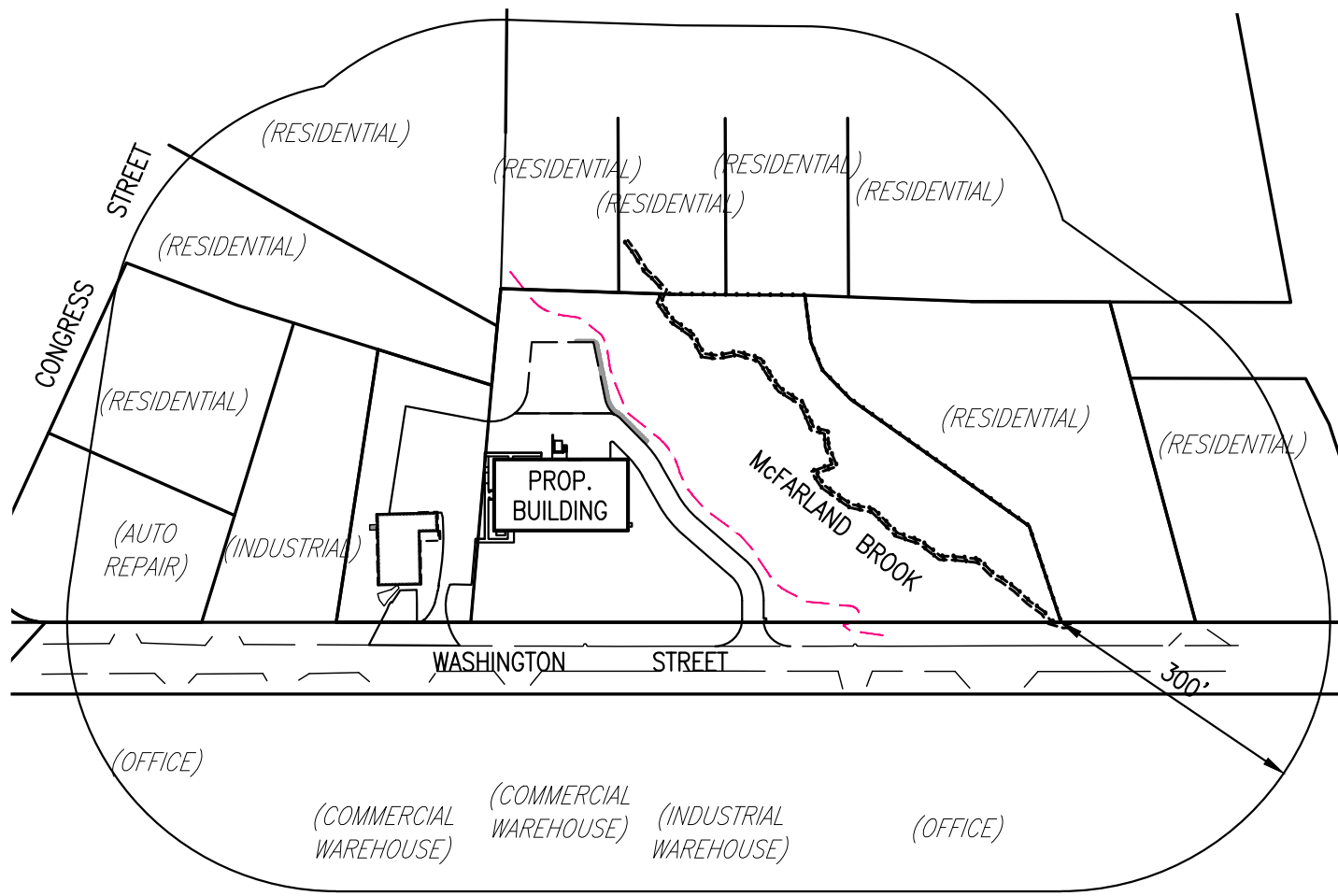
CLEAR AND GRUB SITE AREAS
BRING CUT AREAS TO SUBGRADE
INSPECT BASIN AFTER ALL STORMS AND AT LEAST MONTHLY DURING CONSTRUCTION AND REMOVE SEDIMENT
EXCAVATE FOUNDATION, POUR, STRIP AND BACKFILL
INSTALL UTILITIES (ie, DRAIN, WATER, ELECTRIC, etc.)
CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE
INSTALL EROSION CONTROLS ON EXPOSED SLOPES
PLACE BASE COURSE OF PAVEMENT / LOAM AND SEED GRASS AREAS
INSTALL LANDSCAPING INCLUDING
FINISH PAVING ON ROADWAY

CONSTRUCTION NOTES



SILT SACK DETAIL

NOT TO SCALE



VICINITY MAP WITHIN 300 FT

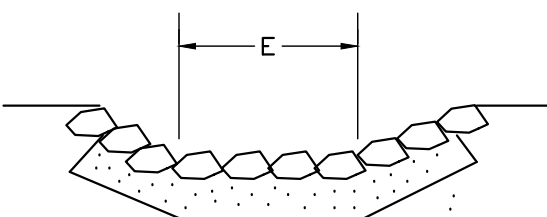
SCALE: 1"=200'

PIPE DIA.	10"	12"	18"
A	5'-0"	10'-0"	15'-0"
B	2'-6"	7'-6"	11'-3"
C	2'-6"	2'-6"	3'-9"
D	3'-0"	3'-0"	4'-6"
E	3'-0"	4'-0"	6'-0"

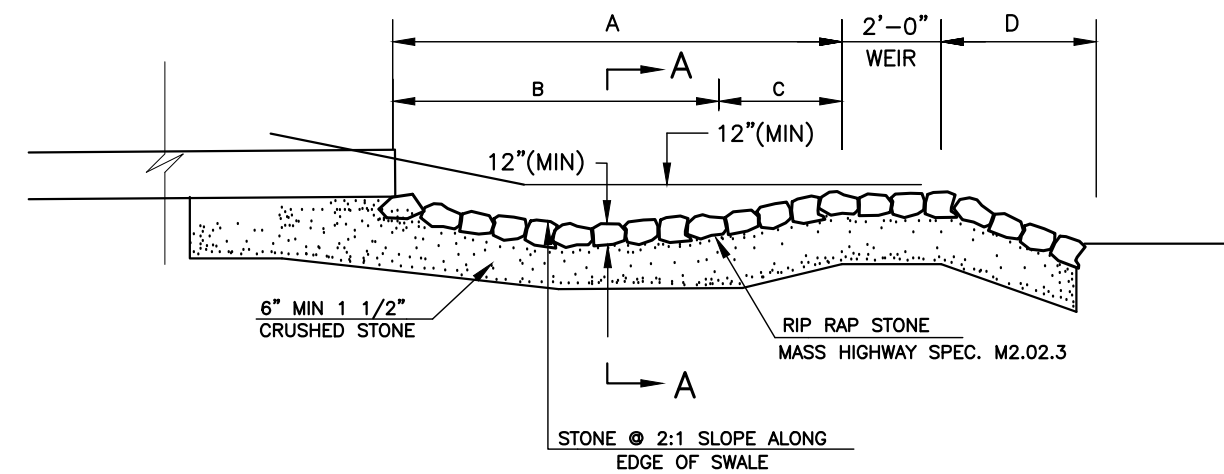
- NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
 2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS

NOTE: DIMENSIONS DESIGNATED S.B. REFER TO SEDIMENTATION BASIN

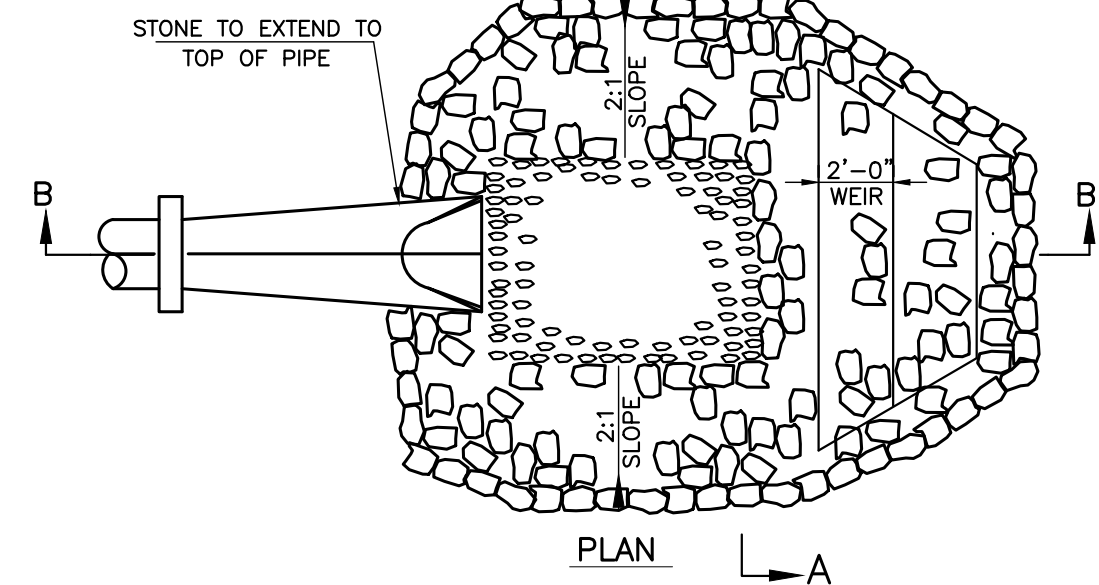
DIMENSIONS DESIGNATED D.B. REFER TO DETENTION BASIN



SECTION A-A



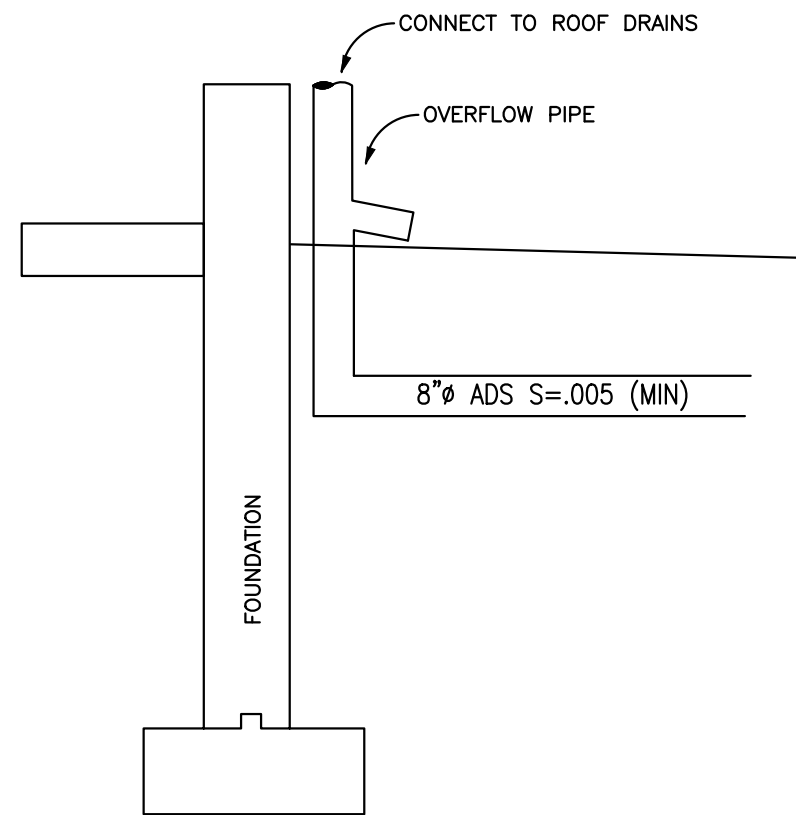
SECTION B-B



PLAN

DETAIL - SILT TRAP, EROSION CONTROL PAD FROM
OUTLET CONTROL STRUCTURE BASIN #1

(NOT TO SCALE)

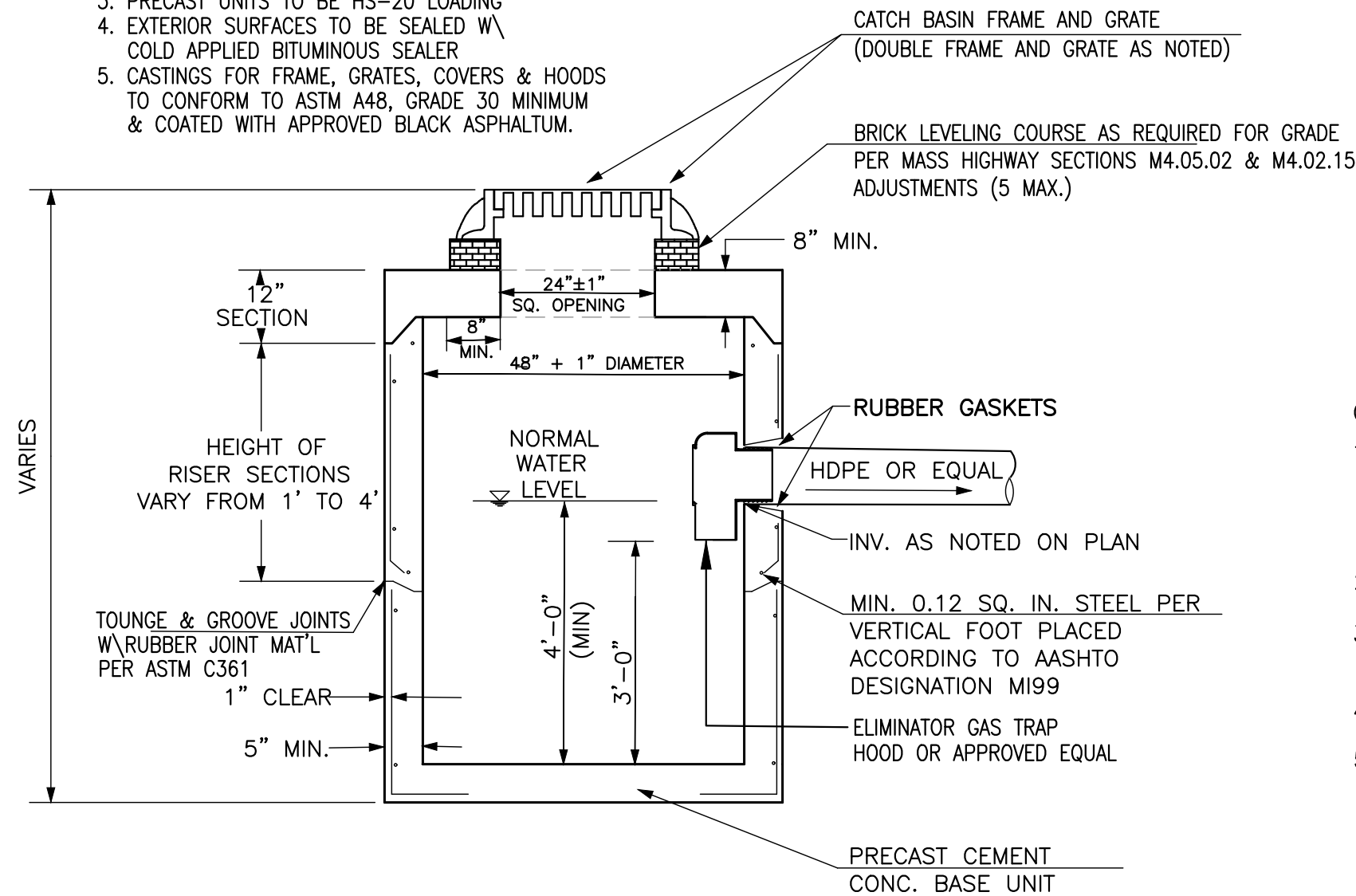


TYPICAL DOWNSPOUT CONNECTION

(NOT TO SCALE)

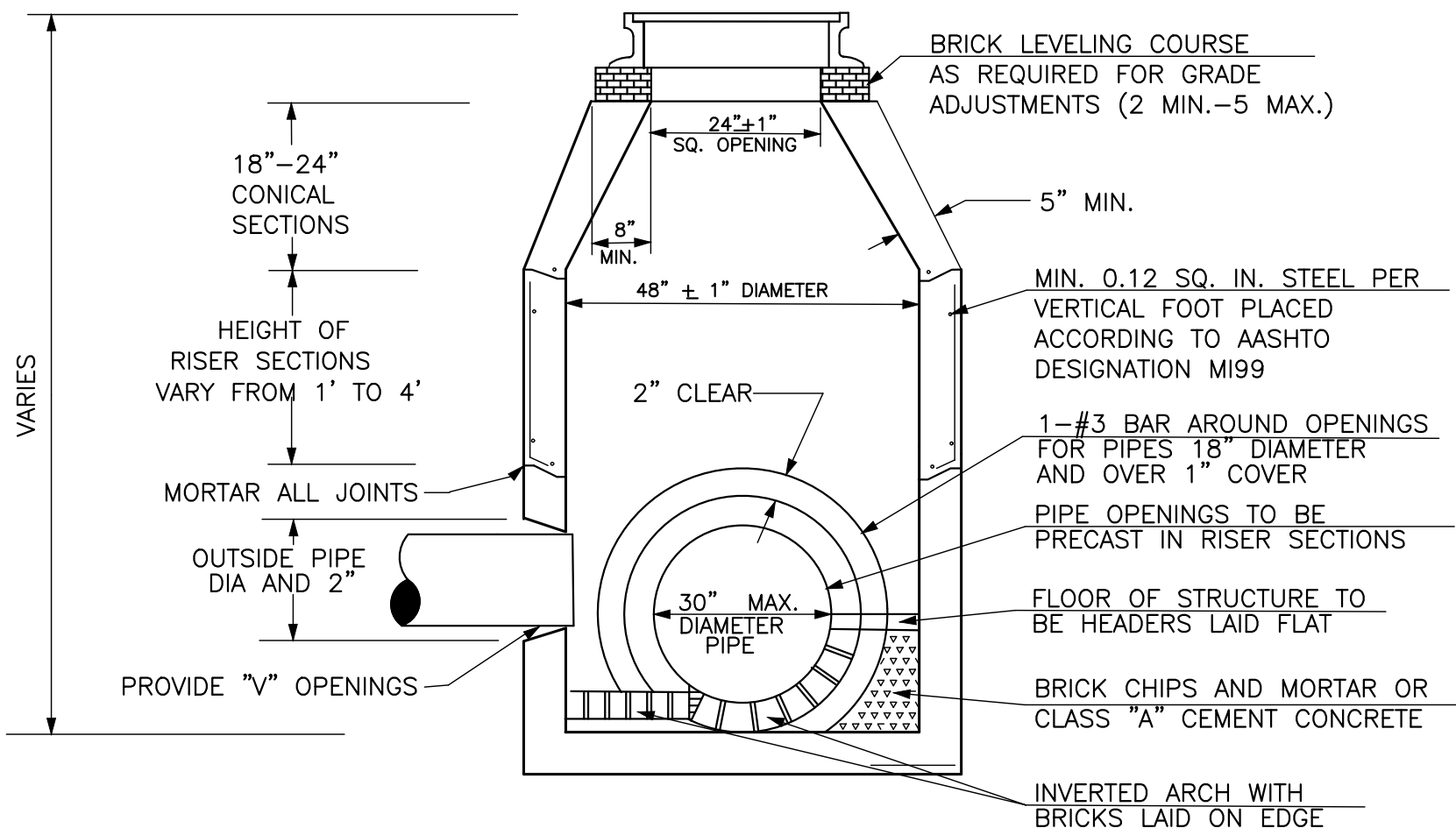
NOTES:

1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W/ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.



FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)



PRECAST CONCRETE MANHOLE

(NOT TO SCALE)

Massachusetts Municipal Drainage Frames and Grates



Square hole grate

Grate Type	Product Number
Standard grate	0MA552000074
Square hole grate	0MA552000075
Cascade grate (left)	0MA552000076
Cascade grate (right)	0MA552000077
ADA grate	0MA552000078

Note: 2 grates required per frame

New England Municipal and Construction Castings

Massachusetts Municipal Manhole Frames and Covers

V-1600/V-1800 FRAMES AND COVERS



V-1600-4 assembly

Features
Heavy duty
Reversible frame (BF = V-1600, TF = V-1800)

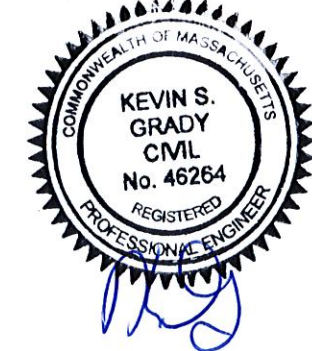
Options
Solid or vented covers
Special lettered covers
Custom logo covers
Bolted assemblies
Grates (see V-3600/V-3800)
Hinged unit available in select sizes

Catalog Number	A Cover Diameter	B Cover Thickness	C Clear Opening	D Frame Opening	E Flange Diameter	F Height
V-1600-1	19 1/4	1 1/2	18 1/4	19 1/2	24	4
V-1600-2	23 1/2	1 1/2	22	23 3/4	28 1/2	4
V-1600-3	25 3/8	1 1/2	24	25 5/8	32 1/8	4
V-1600-4	31 3/4	1 3/8	30	32 1/8	38	4
V-1600-5	38	2	36	38 1/4	46	6
V-1600-6	50 1/4	2	48	50 1/2	56 1/2	6
V-1800-1	19 1/4	1 1/2	18 1/4	20 1/2	24	4
V-1800-2	23 1/2	1 1/2	22	24 3/4	28 1/2	4
V-1800-3	25 3/8	1 1/2	24	26 5/8	32 1/8	4
V-1800-4	31 15/16	1 3/8	30	33 1/8	38	4
V-1800-5	38	2	36	40	46	6
V-1800-6	50 1/4	2	48	52	56 1/2	6

Note: all dimensions are in inches.

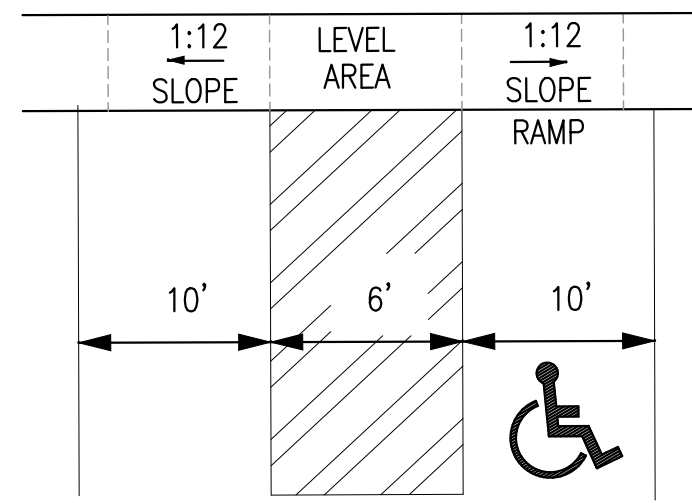
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DOUGLAS BAILEY, P.L.S. #35385



GENERAL NOTES:

1. PROVIDE 24" x 24" OPENING AND EAST JORDAN FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB) OR APPROVED EQUAL.
2. CATCH BASIN HOOD WILL NOT BE INSTALLED.
3. SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENT.
4. MORTAR ALL JOINTS.
5. PROVIDE "V" KNOCKOUTS FOR PIPES W/ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ. IN./LINEAR FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
7. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
8. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST CONCRETE MANHOLE SECTIONS"



WHEELCHAIR RAMP &
HANDICAP SPACE STRIPING DETAIL

(NOT TO SCALE)

SITE PLAN

#715-737 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

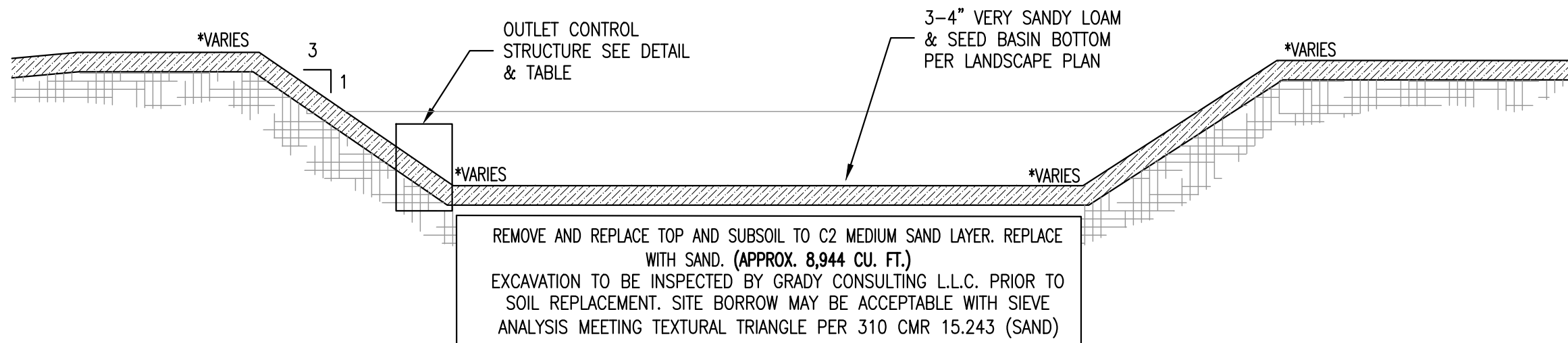
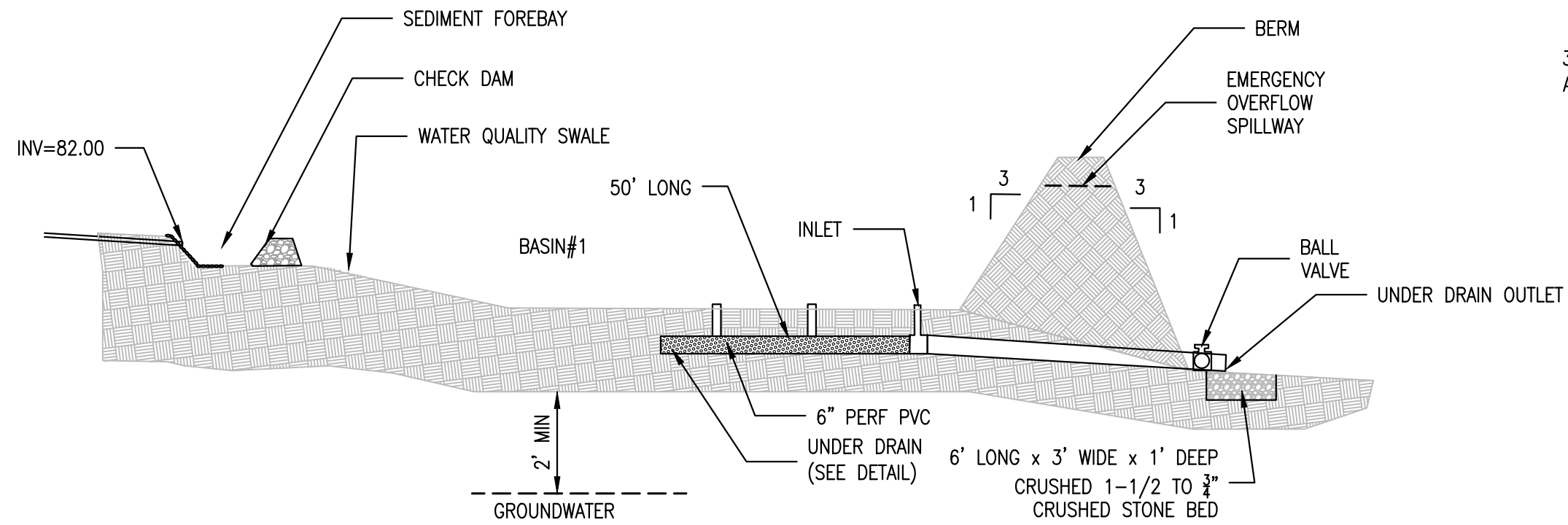
PREPARED FOR:
ROSE REALTY TRUST
55 REDWOOD CIRCLE
MASHPEE, MA 02649

FEBRUARY 6, 2020
SCALE: 1"=40'
JOB No. 16-134



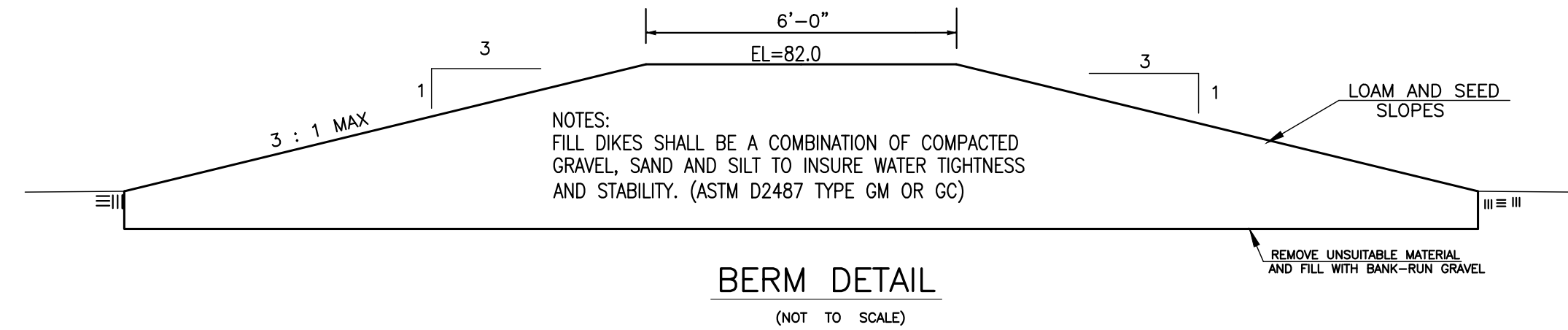
GRADY CONSULTING, L.L.C.

Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

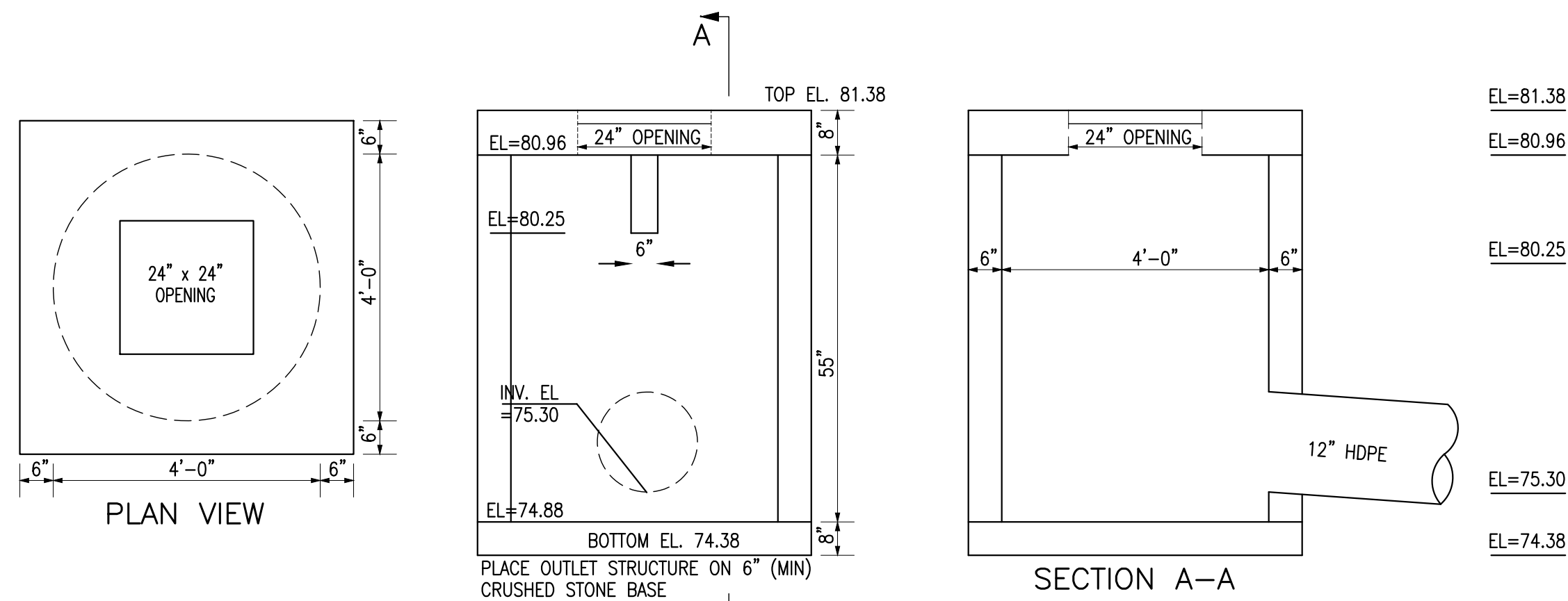


ELEVATION TABLE			
BASIN	BOTTOM BASIN	BASIN TOP BERM	GROUNDWATER
1	79.0	82.0	73.10 (TH D-1)

BASIN DETAIL
(NOT TO SCALE)

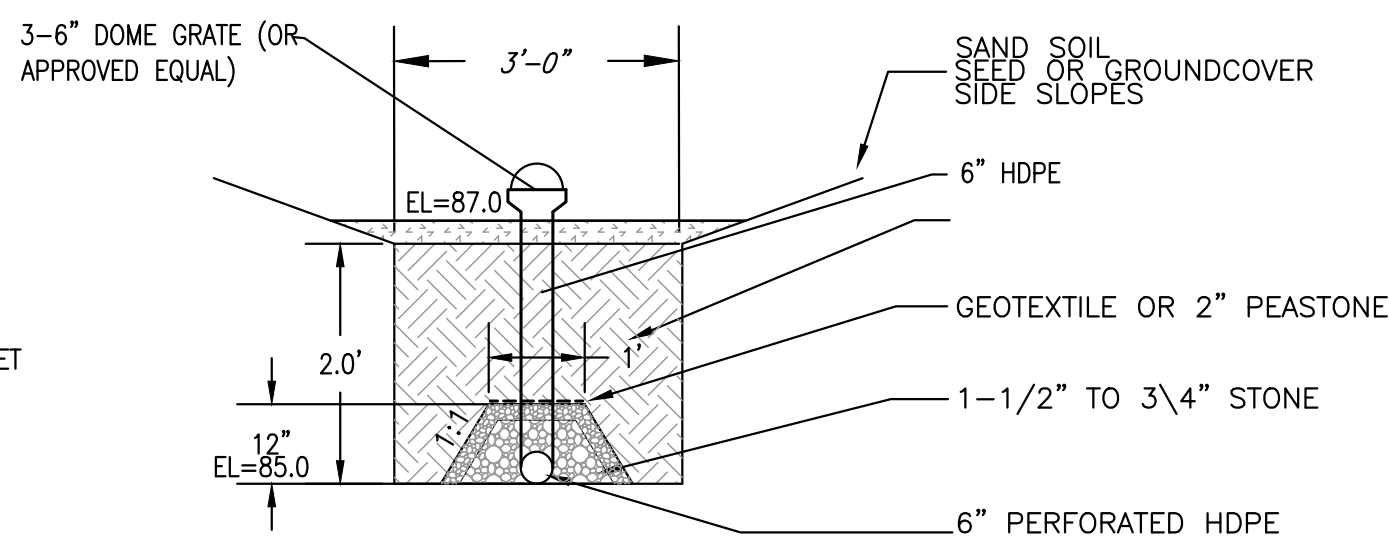


BERM DETAIL
(NOT TO SCALE)



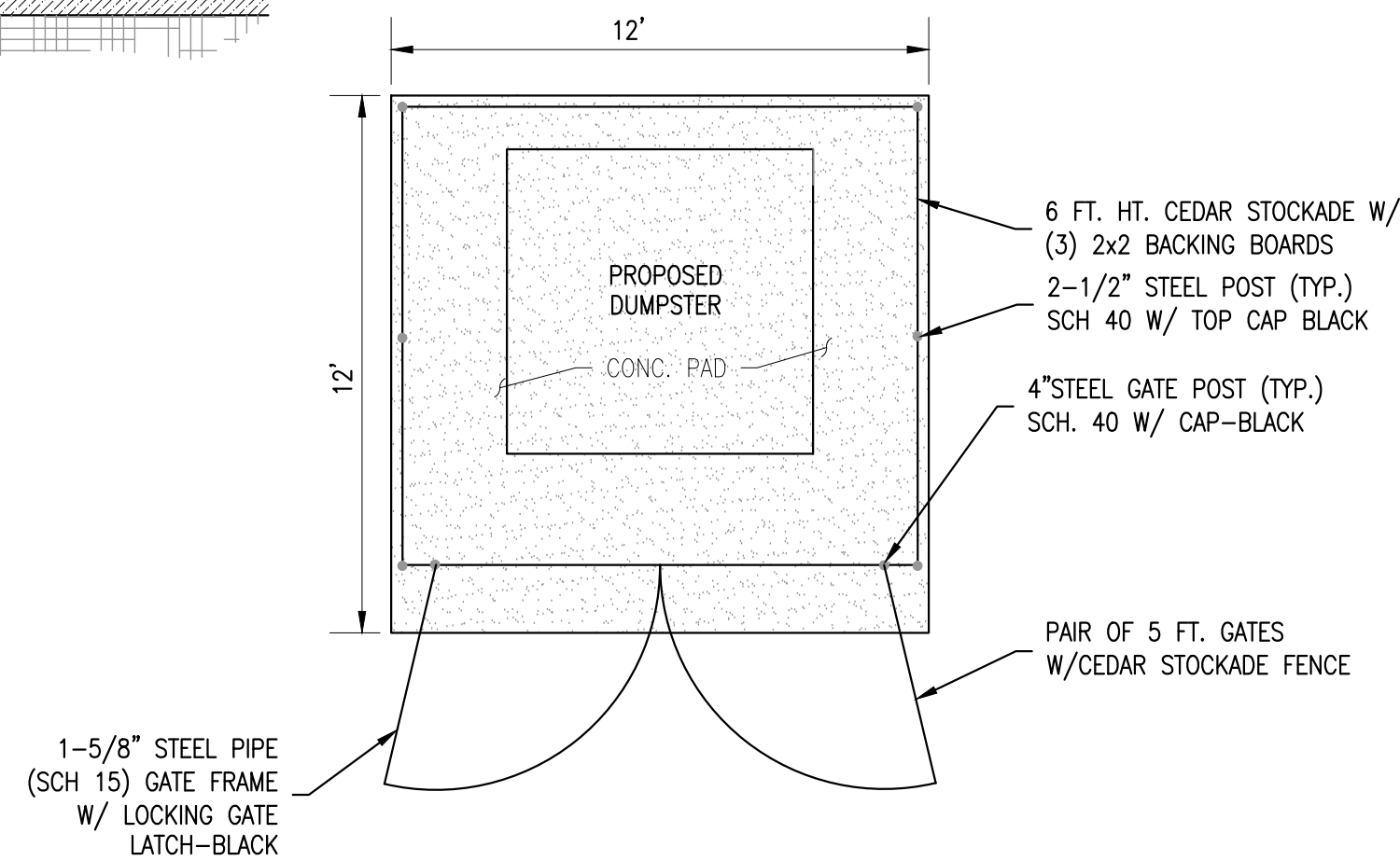
OUTLET CONTROL STRUCTURE-BASIN#1
(NOT TO SCALE)

USE SRP FLAT TOP CATCH BASIN STRUCTURE OR APPROVED EQUAL

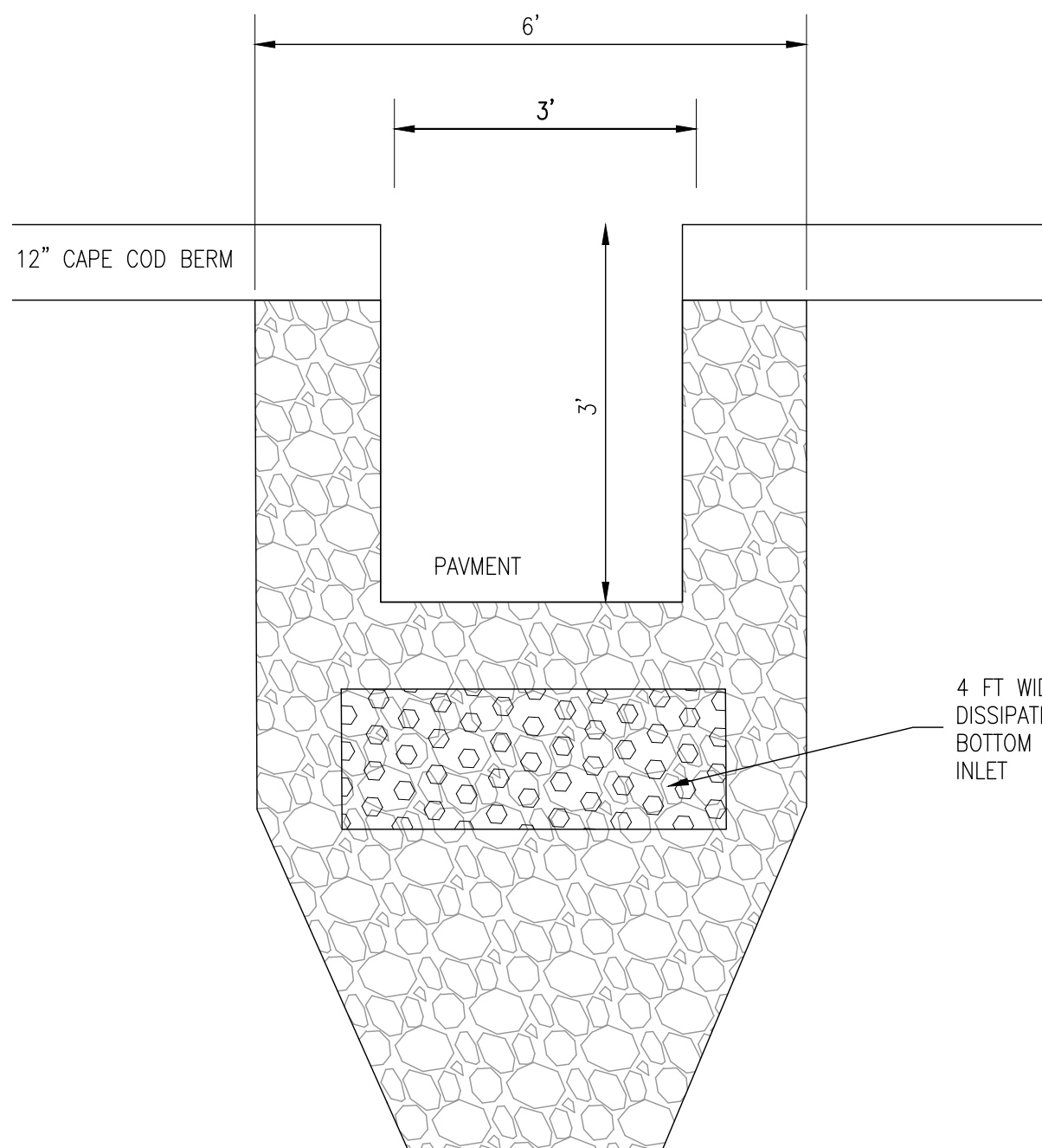


UNDER DRAIN CROSS SECTION DETAIL

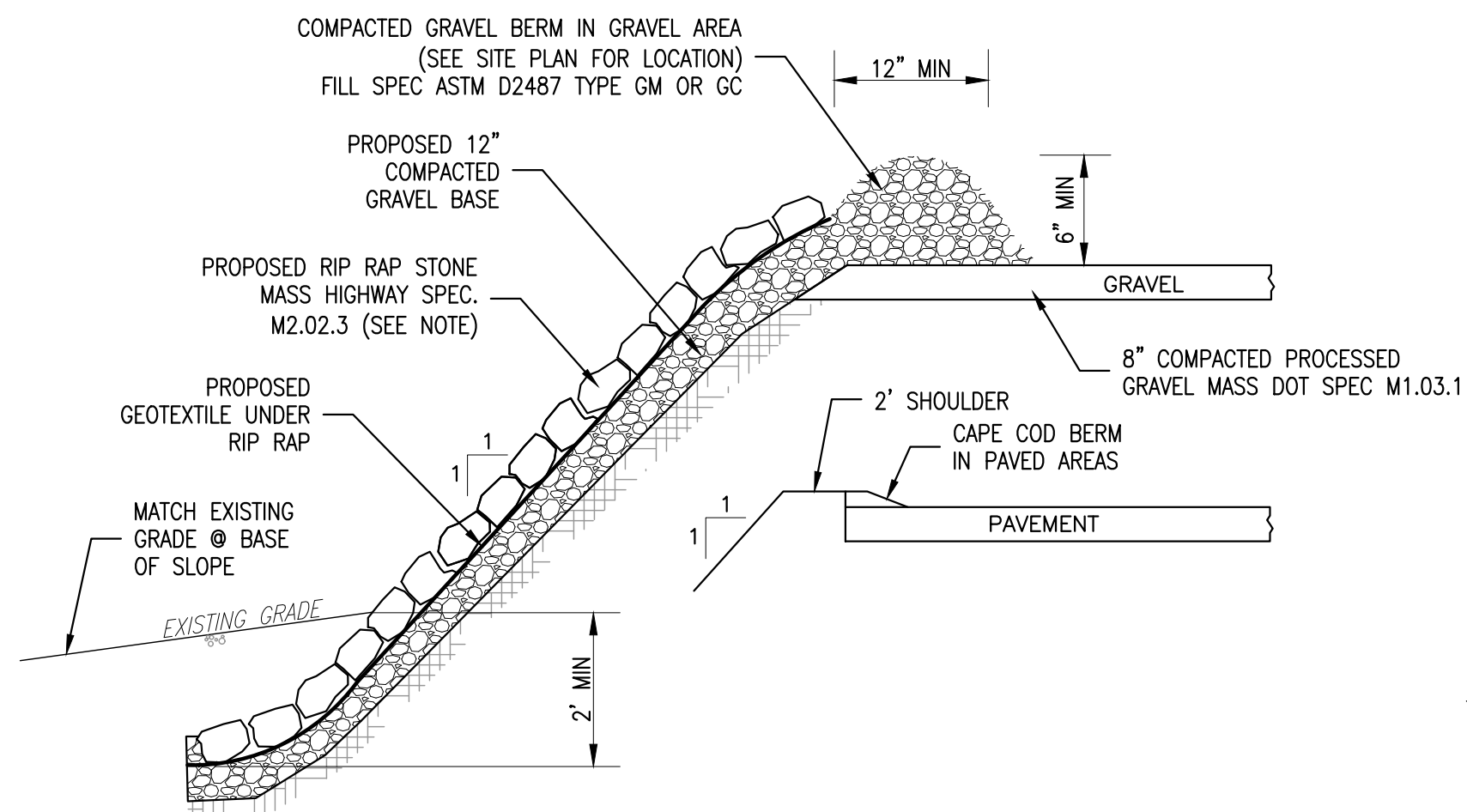
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DUMPSTER DETAIL
(NOT TO SCALE)

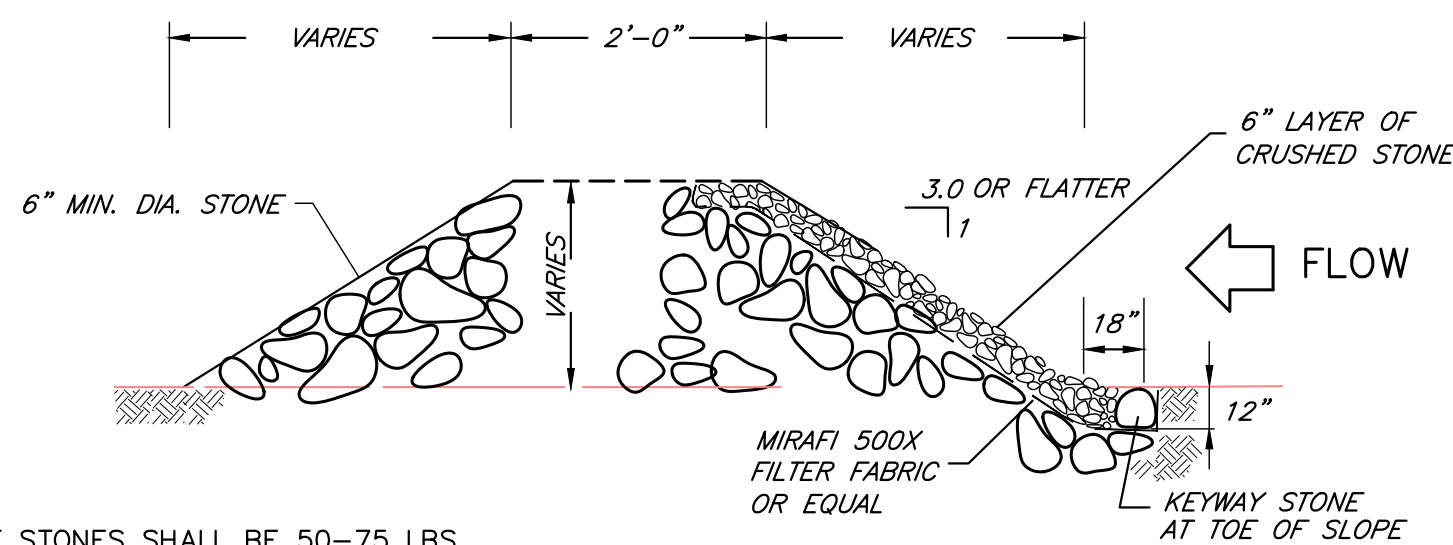


INLET SPILLWAY DETAIL
(NOT TO SCALE)



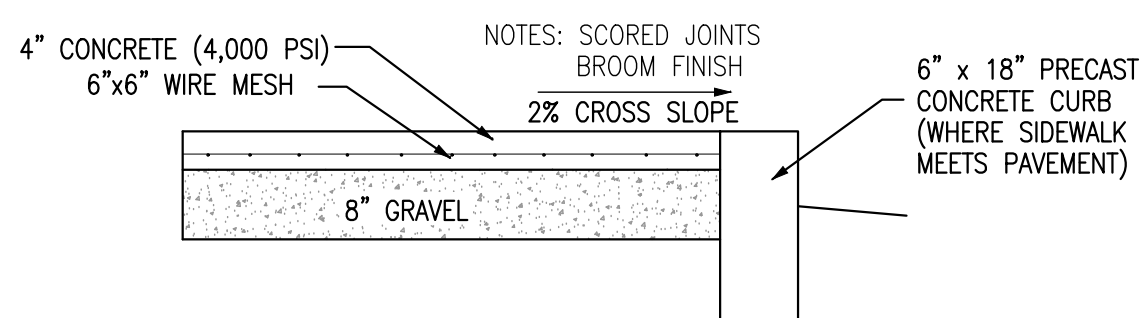
RIP RAP SLOPE
(NOT TO SCALE)

NOTE: M2.02 EACH STONE SHALL WEIGH NOT LESS THAN 50 POUNDS, NOT MORE THAN 125 POUNDS & AT LEAST 75% OF VOLUME SHALL CONSIST OF STONES WEIGHING NOT LESS THAN 75 POUNDS EACH (OR APPROVED EQUAL). THE REMAINDER OF THE STONES SHALL BE SO GRADED THAT WHEN PLACED WITH THE LONGER STONES THE ENTIRE MASS WILL BE COMPACT.

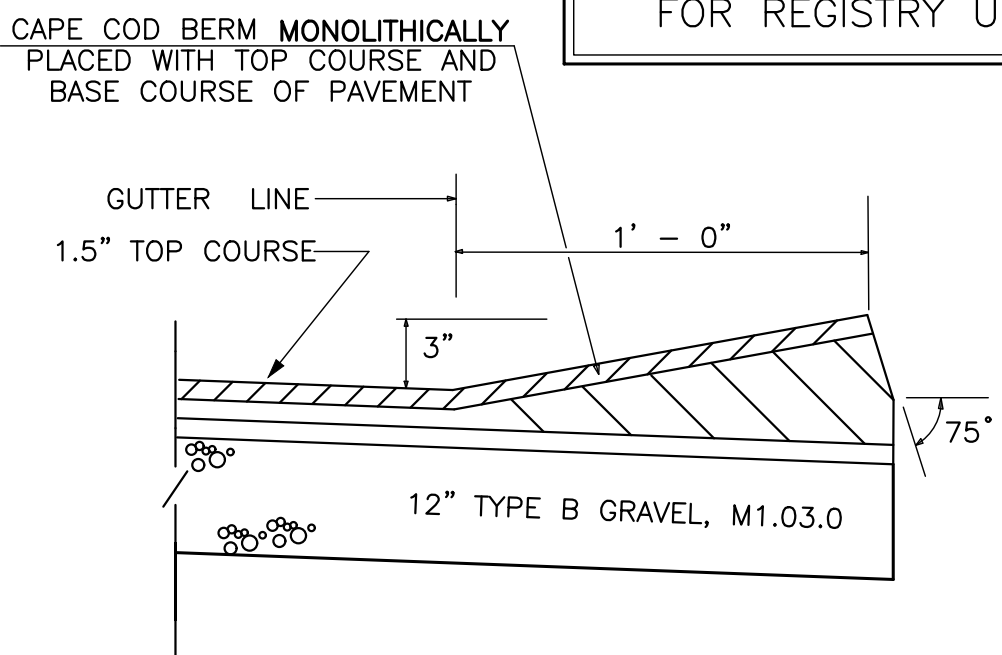


DETAIL - CHECK DAM
(NOT TO SCALE)

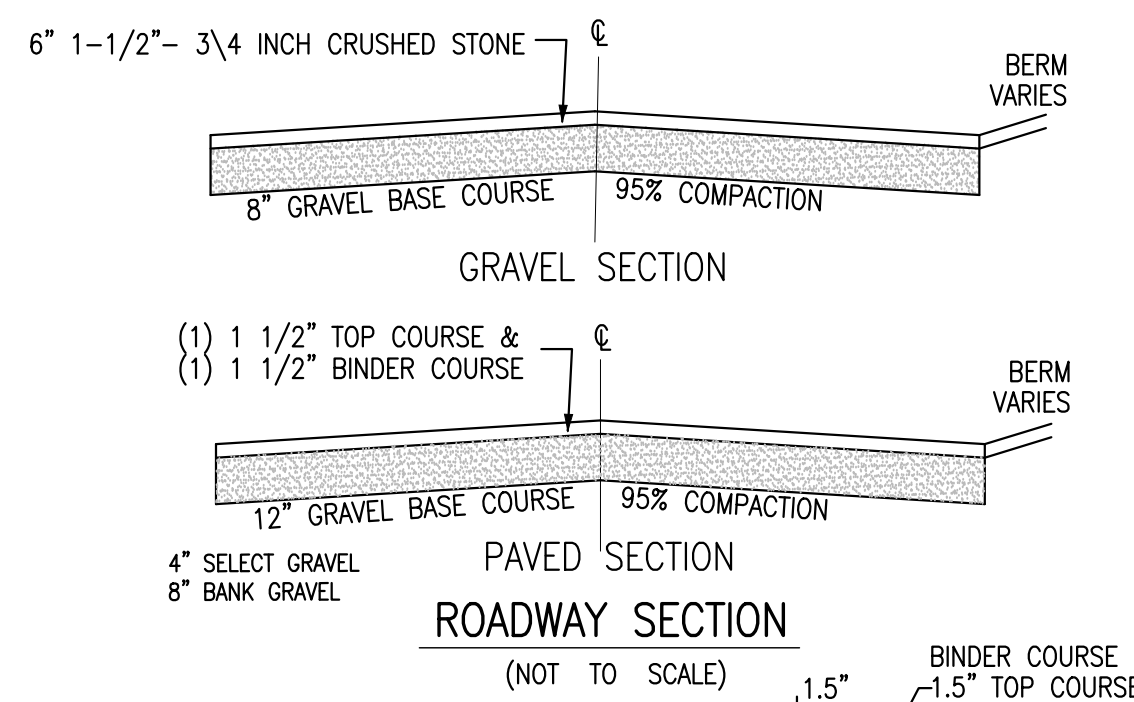
75% OF STONES SHALL BE 50-75 LBS. AND AS NEARLY RECTANGULAR AS POSSIBLE.



SIDEWALK DETAIL
(NOT TO SCALE)



CAPE COD BERM DETAIL
(NOT TO SCALE)



PAVEMENT TO GRAVEL TRANSITION
(NOT TO SCALE)



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DOUGLAS BAILEY, P.L.S. #35385



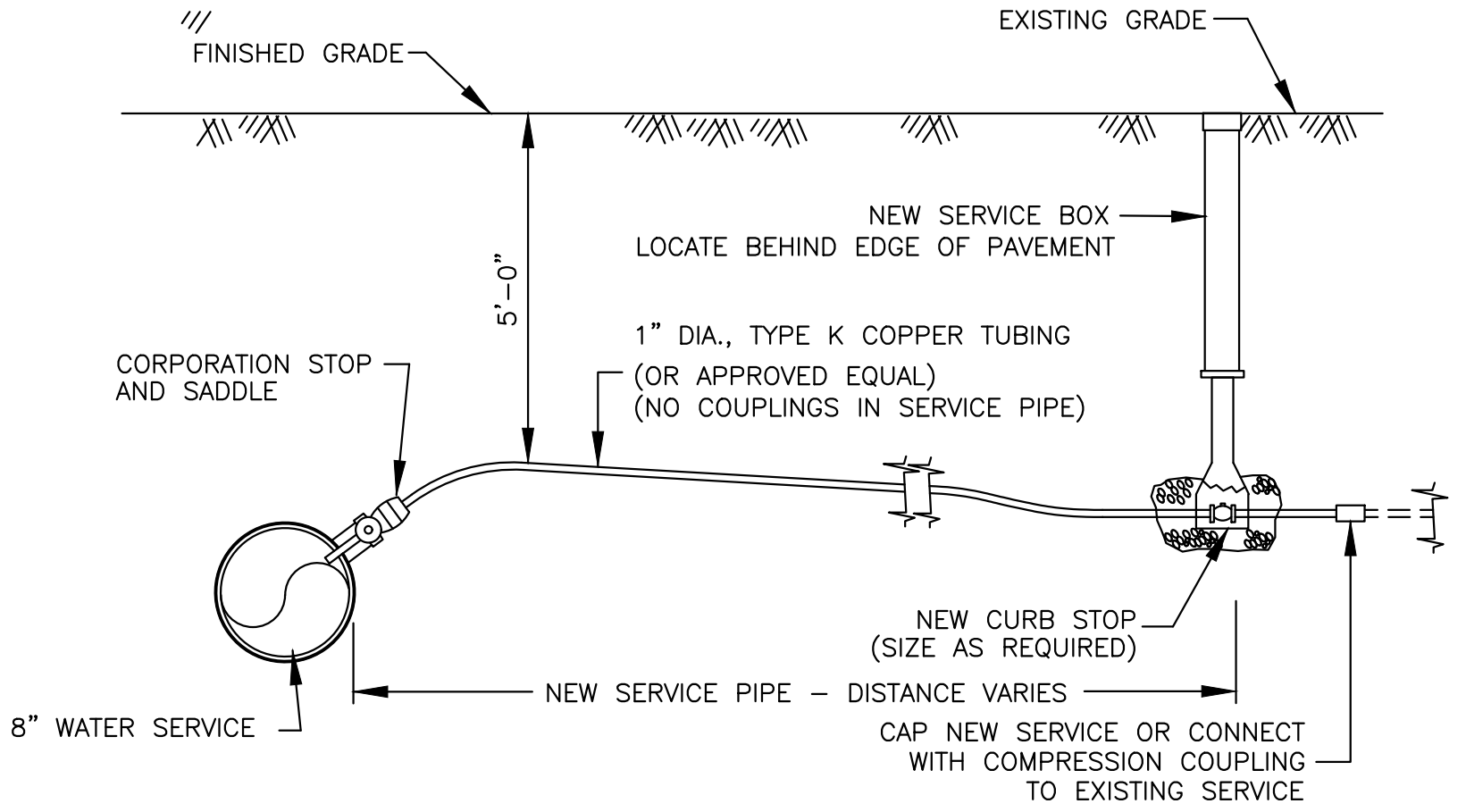
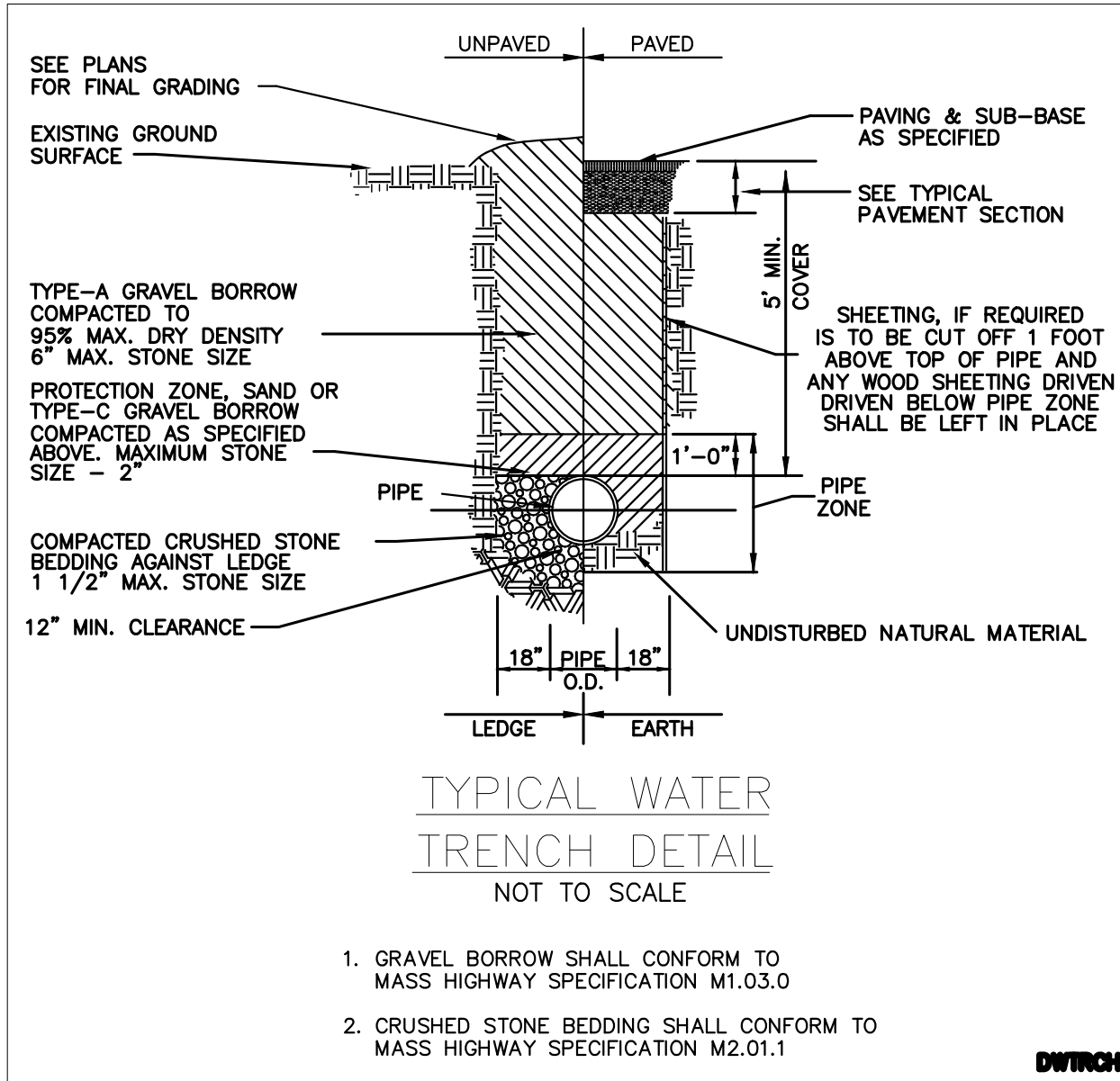
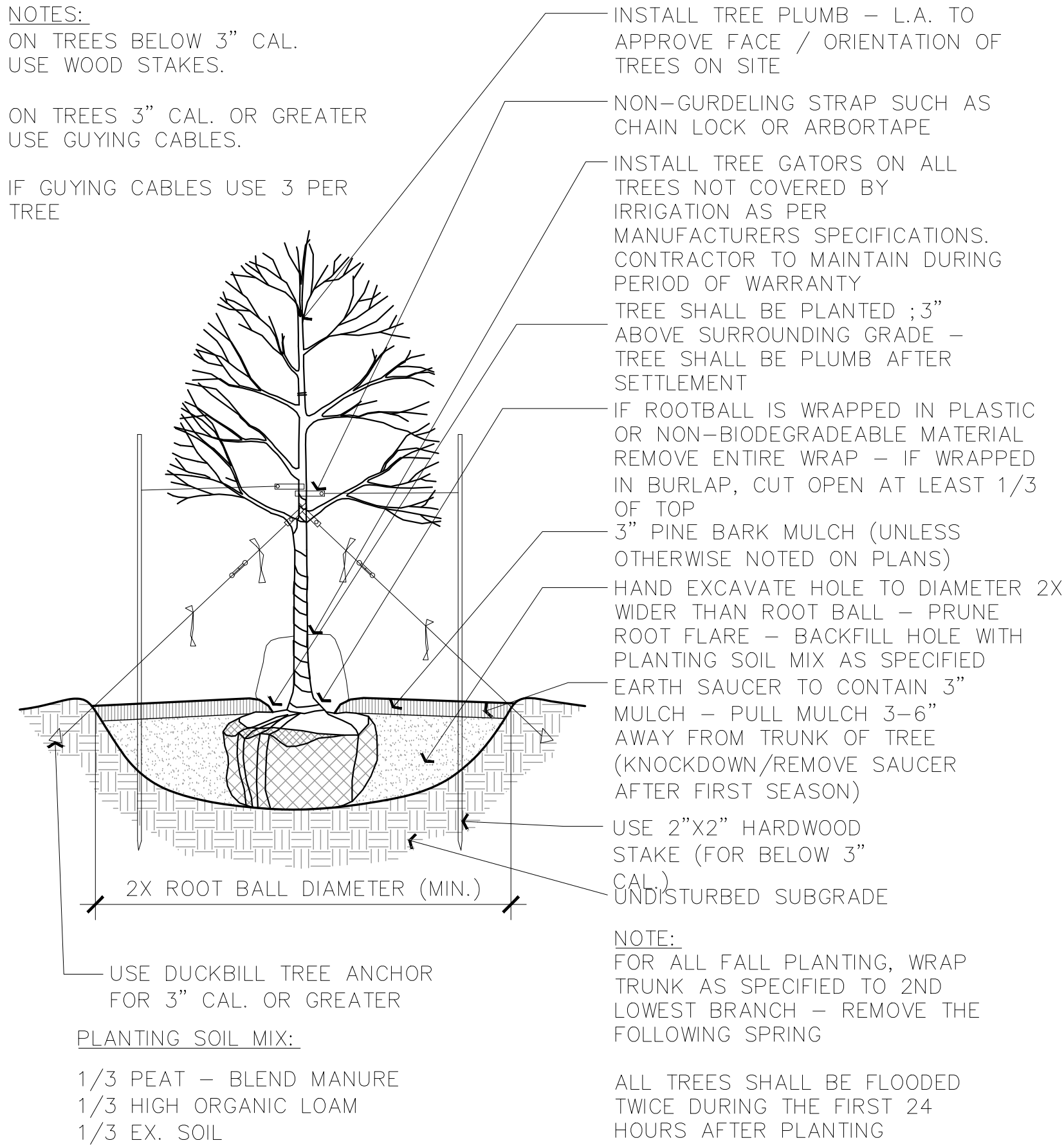
EXISTING & PROPOSED SIGN DETAIL

SITE PLAN
#715-737 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
ROSE REALTY TRUST
55 REDWOOD CIRCLE
MASHPEE, MA 02649

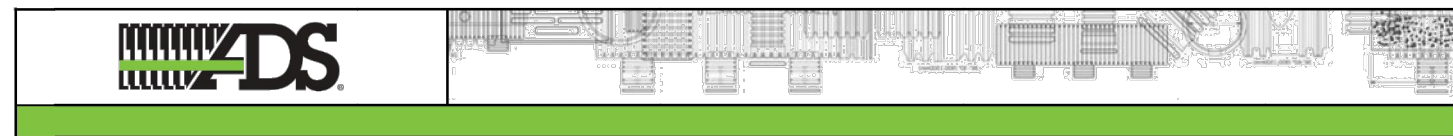
FEBRUARY 6, 2020
SCALE: 1"=40'
JOB No. 16-134

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



- SERVICES SHALL CONSIST OF COPPER TUBING, A CORPORATION COCK AT THE MAIN, A CURB STOP AND CURB BOX AT THE PROPERTY LINE AND AN INSIDE VALVE AND METER ON THE OWNERS PREMISES.
- ALL SERVICE PIPE SHALL BE OF TYPE "K" COPPER TUBING, THE SIZE TO BE DETERMINED BY THE DEPARTMENT.
- SERVICE PIPE SHALL BE PLACED FIVE FEET BELOW FINAL GRADE.
- SERVICE BOXES SHALL BE CENTERED OVER THE CURB STOP AND SET FLUSH WITH THE GROUND SURFACE.
- CONNECTIONS TO WATER MAINS SHALL BE DONE BY THE DEPARTMENT. A SERVICE CHARGE WILL BE LEVED FOR THIS SERVICE.
- NO PIPE OR FITTING SHALL BE BACKFILLED BEFORE INSPECTION BY A PERSON DESIGNATED BY THE DEPARTMENT.
- ALL DAMAGE OF WHATEVER NATURE RESULTING FROM THE WORK, OR RESULTING TO THE WORK FROM WHATEVER CAUSE SHALL BE BORNE AND SUSTAINED BY THE CONTRACTOR.
- DAMAGES TO ANY EXISTING UNDERGROUND STRUCTURE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- NO WATER SERVICE SHALL BE INSTALLED NEARER THAN 10 FEET TO ANY SEPTIC TANK, CESSPOOL, LEACHING FIELD DRAINAGE PIT, SEWER LINE OR DRAIN LINE AS PER DEP 310 CMR, SECTION 15.211.
- THE CONTRACTOR WILL HAVE AN APPROVED STREET OPENING PERMIT FROM THE PEMBROKE DEPARTMENT OF PUBLIC WORKS (THE DEPARTMENT) PRIOR TO THE START OF ANY WORK PERFORMED IN A PUBLIC WAY.
- A SERVICE LINE INSTALLED BY A PRIVATE CONTRACTOR IN A PUBLIC WAY MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF COMPLETION. THE CONTRACTOR SHALL REPAIR ANY SETTLEMENT OF THE TRENCH PAYMENT BY A METHOD APPROVED BY THE DEPARTMENT AND AT HIS OWN EXPENSE FOR THE SAME ONE-YEAR PERIOD STARTING FROM THE DATE OF COMPLETION.

1"Ø DOMESTIC WATER SERVICE DETAIL



Maximum Cover

Wall thrust generally governs the maximum cover a pipe can withstand and conservative maximum cover heights will result when using the information presented in the *Structures* section (Section 2) of the Drainage Handbook.

The maximum burial depth is highly influenced by the type of backfill and level of compaction around the pipe. General maximum cover limits for ADS N-12, N-12 ST, N-12 WT pipe, (ASTM F2306 and AASTHO M252/M294 Type S pipes) are shown in Table 3 for a variety of backfill conditions.

Table 3 was developed assuming pipe is installed in accordance with ASTM D2321 and the *Installation* section (Section 5) of the Drainage Handbook. Additionally, the calculations assume zero hydrostatic load, incorporate the maximum safety factors represented in Structures section of the Drainage Handbook, use material properties consistent with the expected performance characteristics for N-12 (per ASTM F2306) materials as shown in Table 2 below, and assume the native soil is of adequate strength and is suitable for installation. For applications requiring fill heights greater than those shown in Table 3 or where hydrostatic pressure due to groundwater is present, contact an ADS engineering representative.

Figure 1
ADS N-12[®], N-12 ST, and N-12 WT (per AASHTO) Trench Detail Under Pavement

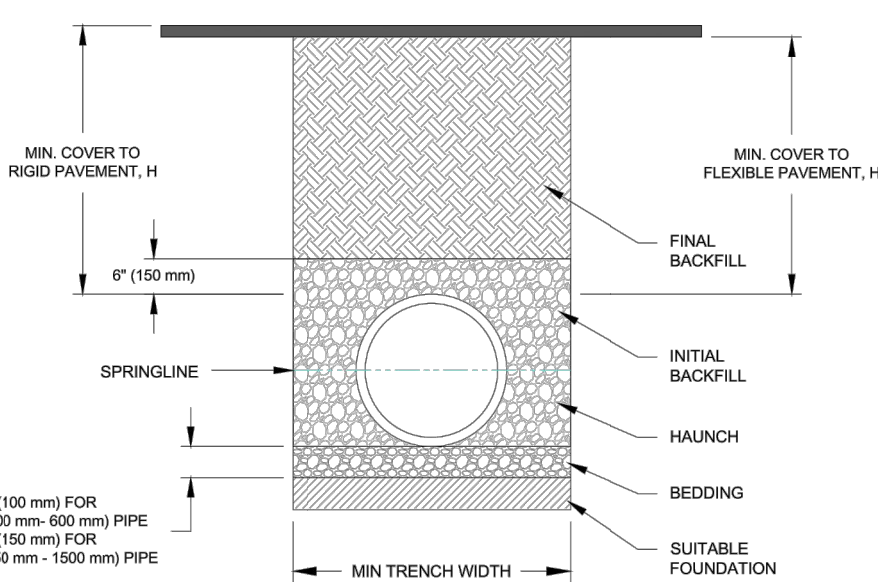


Table 2 ADS N-12 (per AASHTO) Mechanical Properties							
Cell Class	Factored Compressive Strain (%)	Tension Strain (%)	Initial		75-Year		
			Fu (psi)	E (psi)	Fu (psi)	E (psi)	
ASTM D3350 435400C	4.1	5.0	3,000	110,000	900	21,000	

2	4640 TRUEMAN BLVD. HILLIARD, OH 43026 (800) 821-6710 www.ads-pipe.com	© ADS 2014
ATN2.01		

ALL DRAIN PIPE TO BE ADS N-12
EQUIVALENT OR APPROVED EQUAL

DRAIN PIPE DETAIL

(NOT TO SCALE)

WATER SUPPLY NOTES

- THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER, OR APPURTENANCE THERETO WHICH WOULD PERMIT THE PASSAGE OF ANY WASTEWATER OR POLLUTED WATER INTO THE POTABLE SUPPLY.
- THE SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED THAT IT IS
 - LAID IN A SEPARATE TRENCH, AND
 - THE ELEVATION OF THE TOP(CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM(INVERT) OF THE WATER MAIN.
- WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT CAST IRON PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS.

SPECIFICATIONS

- ALL WATER MAIN PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH A WW A C 151. PIPE SHALL BE DUCTILE IRON, THICKNESS CLASS 52. THE INSIDE OF THE PIPE SHALL BE GIVEN A CEMENT LINING AND ASPHALTIC SEAL COAT IN ACCORDANCE WITH A WW A C 104.
- ALL INSTALLED WATER PIPE SHALL HAVE FIVE FEET OF COVER MEASURED AT FINAL GRADE.
- GENERALLY, NO PIPE SMALLER THAN EIGHT INCHES IN INTERNAL DIAMETER SHALL BE UTILIZED FOR WATER MAINS CONNECTED TO A HYDRANT.
- ALL FITTINGS SHALL BE MECHANICAL JOINT, CONFORM TO THE REQUIREMENTS OF A WW A CL 10 OR C153, AND BE CAPABLE OF WITHSTANDING 250 PSI.
- TAPPING SLEEVES SHALL HAVE STAINLESS STEEL WRAP TEES.
- ALL VALVES AND FITTINGS SHALL BE BRACED AGAINST MOVEMENT UTILIZING APPROVED JOINT RESTRAINT SYSTEMS (I.E. MEGALUG® FITTINGS SERIES 1100 OR APPROVED EQUAL).
- WATER VALVES SHALL BE RESILIENT WEDGE TYPE GATE VALVES MANUFACTURED TO AWWA C509 STANDARDS. VALVES SHALL OPEN RIGHT (CLOCKWISE). ALL VALVES THAT ARE 16 INCHES IN SIZE OR GREATER, SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH "RUBBER SEATED BUTTERFLY VALVES", AWWA DESIGNATION C504. ALL GATE VALVES AND BUTTERFLY VALVES SHALL BE MANUFACTURED BY MUELLER CO.
- GATE BOXES SHALL BE SET PLUMB AND FLUSH WITH THE GROUND SURFACE AND CONFORM TO A WWA C500. GATE VALVE BOXES SHALL BE EQUIPPED WITH PAVEMENT FLANGE.
- NO PIPE OR FITTING SHALL BE BACKFILLED BEFORE INSPECTION BY A PERSON DESIGNATED BY THE WATER DEPARTMENT.
- HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C502. HYDRANTS SHALL BE SET PLUMB, WITH THE STEAMER NOZZLE FACING THE ROAD. THE AREA AROUND THE DRIPS SHALL BE FILLED WITH CLEAN STONE. APPROVED JOINT RESTRAINT FITTINGS SHALL BE UTILIZED FOR HYDRANT INSTALLATION. HYDRANTS SHALL BE PLACED SO THAT THEY ARE WITHIN ONE FOOT OF THE PROPERTY LINE AND SHALL BE THE 5 1/4 CENTURION MODEL AS MANUFACTURED BY MUELLER COMPANY.
- THE COMPLETED WATER MAIN SHALL BE CHLORINATED BY USING ONE PART SOLUTION OF AVAILABLE CHLORINE IN SUCH VOLUME THAT THE RATE OF DOSAGE OF THE WATER CONTENT OF THE MAIN SHALL BE AT LEAST FIFTY PARTS PER MILLION AVAILABLE CHLORINE. THE CONTACT PERIOD SHALL BE AT LEAST TWENTY-FOUR HOURS, LONGER IF THE TEST FOR RESIDUAL CHLORINE INDICATES THAT IT IS NECESSARY FOR PROPER DISINFECTION. WATER MAIN DISINFECTION SHALL BE IN ACCORDANCE WITH AN APPROVED A WW A METHOD FOR DISINFECTING WATER MAINS. THE DEPARTMENT WILL TAKE BACTERIA SAMPLES AND PERFORM ANALYSIS. THE CUSTOMER SHALL BE RESPONSIBLE FOR FLUSHING AND PRESSURE TESTING NEW WATER MAIN. NO WATER MAIN SHALL BE PLACED INTO SERVICE UNTIL THE DEPARTMENT HAS GIVEN APPROVAL.
- ALL DAMAGES OF WHATEVER NATURE RESULTING FROM THE WORK OR RESULTING TO THE WORK, FROM WHATEVER CAUSE SHALL BE BORNE AND SUSTAINED BY THE CONTRACTOR.
- DAMAGE TO ANY EXISTING UNDERGROUND STRUCTURE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PRESSURE TESTS OF THE NEW WATER MAIN SHALL BE CARRIED OUT AT 150 POUNDS GAUGE FOR ONE HOUR. LEAKAGE TESTS SHALL BE PERFORMED IF THE PRESSURE DROPS AFTER THE ONE HOUR TIME PERIOD. THE RATE OF LEAKAGE SHALL NOT EXCEED ONE GALLON PER DAY PER LINEAR FOOT OF JOINT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE COMPLETION OF STRENGTH AND LEAKAGE TESTS.
- IN THE CASE WHERE THE TOWN OF PEMBROKE SUPPLIES WATER TO INDIVIDUAL HOUSES IN A DEVELOPMENT AND AFTER ALL THE FOREGOING CONDITIONS HAVE BEEN MET, AND BEFORE THE TOWN ACCEPTS THE ROAD OR ROADS AND/OR UTILITIES, THE OWNER OF THE DEVELOPMENT SHALL PAY, AT COST, FOR– ANY REPAIRS TO THE MAINS AND APPURTENANCES WHICH MAY BECOME NECESSARY.
- THE WATER MAIN SHOULD HAVE A MINIMUM OF 18" OF CLEARANCE BETWEEN ANY UTILITIES WHETHER RUNNING PARALLEL OR CROSSING A UTILITY.
- THE WATER MAIN, FITTINGS AND HYDRANTS LATERALS SHALL BE POLYETHYLENE ENCASED WITH V-BIO IN ANY INSTANCE THE WATER SYSTEM APPURTENANCES MAY BE INSTALLED WITHIN THE SEASONAL HIGH GROUND WATER.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DOUGLAS BAILEY, P.L.S. #35385

SITE PLAN

#715-737 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
ROSE REALTY TRUST
55 REDWOOD CIRCLE
MASHPEE, MA 02649

FEBRUARY 6, 2020
SCALE: 1"=40'
JOB No. 16-134



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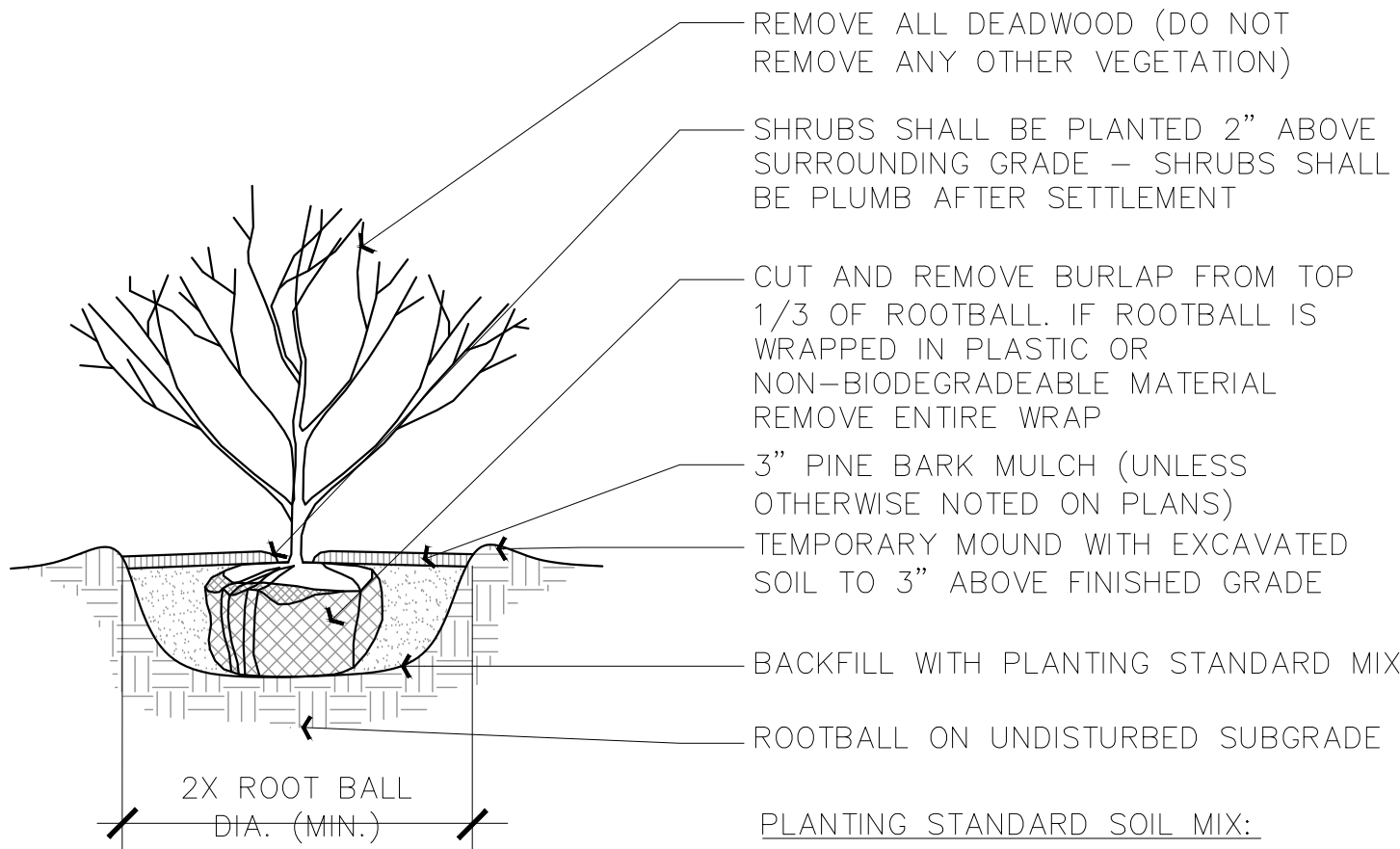
1 SHADE / FLOWERING TREE DETAIL

1/2" = 1'-0"

329343.01-01

PLANTING NOTES

- NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO OR THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
- APPLY AN APPROVED ANTI-DESSICANT TO ALL PLANTS IN LEAF AT PLANTING TIME, AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
- FLOOD ALL PLANTS WITH CLEAN WATER TWICE IN THE FIRST 24 HOUR AFTER PLANTING. CONTRACTOR TO ARRANGE FOR ALL PLANTS TO BE PLANTED WITHIN THREE DAYS AFTER DELIVERY TO THE SITE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- NEVER CUT A LEADER.
- TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN
- ALL TREES SHALL HAVE "BEST FACE" SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
- ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. ALL SHRUBS, VINES AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
- WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
- STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIAL.
- CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL MATERIAL. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO BEGIN AT FINAL ACCEPTANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/SEEDING.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM & LANDSCAPE LIGHTING (IF APPLICABLE).
- NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- CONTRACTOR TO PROVIDE SOIL TESTS IN AREAS DESIGNATED BY LANDSCAPE ARCHITECT IN FIELD FOR EXISTING SOILS TO DETERMINE APPROPRIATE SOIL AMENDMENTS PRIOR TO THE DISTURBANCE OF SITE.
- ALL PLANTING BEDS TO BE TREATED WITH PREEN AND GREEN OR APPROVED EQUAL TO PROHIBIT WEED GERMINATION AND GROWTH PRIOR TO THE SPREADING OF MULCH.
- ALL PERENNIALS ARE TO BE PLANTED INTO DAMP SOIL.
- PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVIDE THE BEST PLANTS AVAILABLE AT THE TIME OF INSTALLATION. GRADY CONSULTING SHALL SELECT OR COORDINATE THE SELECTION OF THE APPROPRIATE PLANTS AT LOCAL NURSERIES. GRADY CONSULTING HAS THE RIGHT TO REJECT ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS LISTED IN THE PLANT TABLE.
- PLANT SUBSTITUTION ARE NOT ALLOWED UNLESS APPROVED BY GRADY CONSULTING.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).



2 SHRUB DETAIL

1" = 1'-0"

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