

LEGEND & ABBREVIATIONS

—●—	STONEMALL
—TBM—	TEMPORARY BENCH MARK
---495---	EXISTING CONTOUR
---[495]---	PROPOSED CONTOUR
BIR	BIRCH
MAP	MAPLE
OAK	OAK
+495.0	PROPOSED SPOT ELEVATION
(150/8)	ASSESSORS MAP & PARCEL

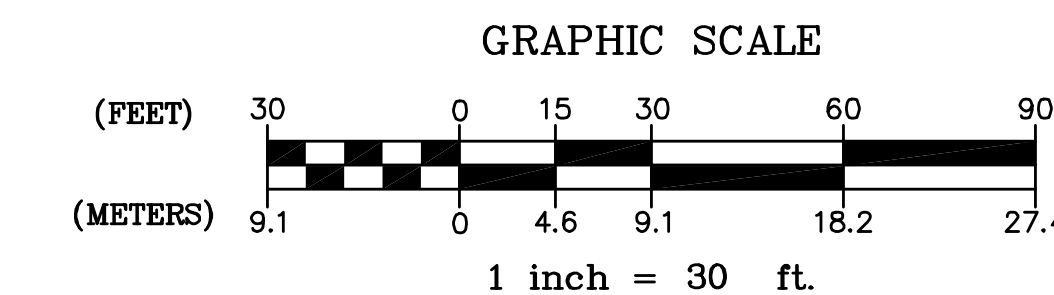
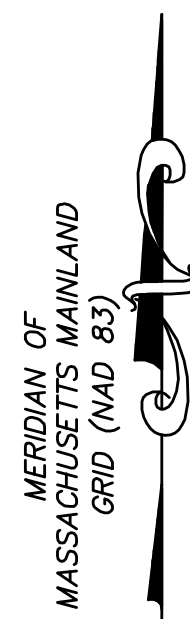
GENERAL NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY PERFORMED BY GRAZ ENGINEERING, L.L.C. IN DECEMBER 2016, JUNE 2017, & OCTOBER 2019 AND A COMPILATION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK-RTK GNSS GPS PERFORMED AT THE SITE.
HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS MAINLAND GRID (NAD83)
VERTICAL DATUM = NAVD88 (REFER TO PLAN FOR LOCATION OF BENCHMARKS SET DURING SURVEY)
- THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON NOVEMBER 4, 2016 AND WITH FIELD SURVEY LOCATION PERFORMED BY GRAZ ENGINEERING, L.L.C. DURING THE ABOVE NOTED FIELD SURVEYS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPILATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE ACTUAL CONDITIONS.
- IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.
- AS DEPICTED HEREON, A PORTION OF THE SITE LIES WITHIN ZONE A OF THE FLOOD HAZARD AREA (1% CHANCE) AS SET FORTH ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 25027C0780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

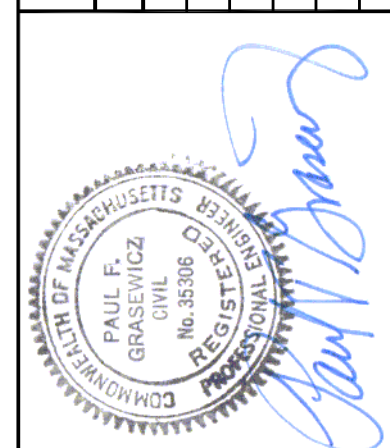
PROPERTY DATA

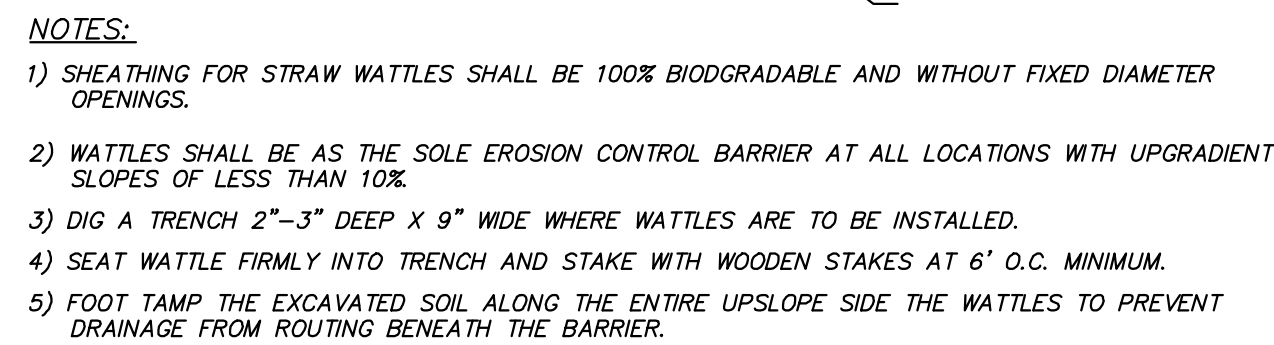
ASSESSORS PARCEL NO.: MAP 41, PARCEL C2.2
LOT ADDRESS: 565 PINE STREET
OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC
LOCUS DEED: BOOK 56775, PAGE 127
LOCUS PLAN: PLAN BOOK 931, PLAN 22
REMAINING LAND OF LOT A-1
PLAN REFERENCES: PLAN BOOK 929, PLAN 49, LOT A
PLAN BOOK 926, PLAN 18, LOT A-1
ZONING DISTRICT: SUBURBAN-AGRICULTURAL (SA)

AREA	REQUIRED	PROPOSED
FRONT YARD	80,000 SF	±101,264 SF
FRONT YARD	200'	450.18'
SIDE YARD	40'	149.5'
REAR YARD	40'	113.3'
BLDG. COVERAGE	30%	57.7%
		3.0%

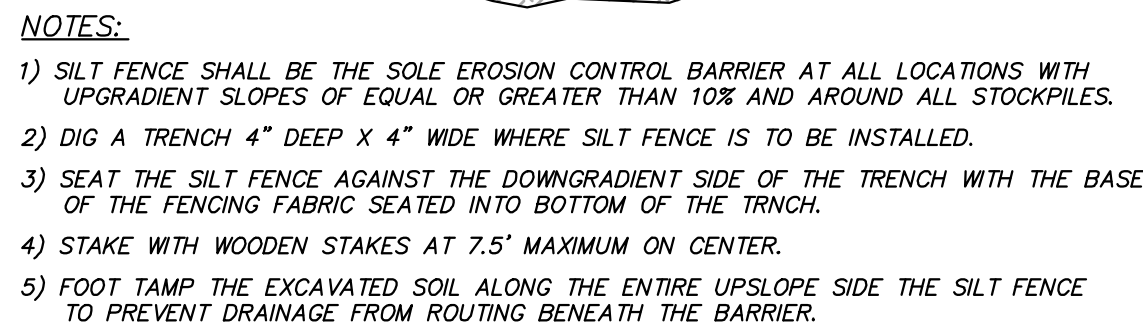


SCALE	AS-NOTED	DRAWN BY	DATE	DESCRIPTION	BY
REV.	1	11/6/19	ADDED BLDG. DRAINS & LAWN AREA	BCM	BCM





STRAW WATTLE EROSION CONTROL BARRIER DETAIL
N.T.S.



SILT FENCE EROSION CONTROL BARRIER DETAIL
N.T.S.



- 1) PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL INSPECT THE BARRIERS AT LEAST WEEKLY AND AFTER SIGNIFICANT (0.5 INCH OR GREATER) PRECIPITATION EVENTS. THE CONTRACTOR SHALL MAINTAIN AND REPAIR THE BARRIERS, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENTS, UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- 2) THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL WETLAND RESOURCES. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN CONSERVATION COMMISSION.
- 3) ALL DISTURBED NON-PAVED AREAS SHALL BE STABILIZED BY LOAMING, SEEDING, AND MULCHING OR SHALL BE RIPRAPED AS SOON AS POSSIBLE AFTER THE FINAL GRADING IS COMPLETED. IF PERMANENT SEEDING CAN NOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING OR FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH, OR JUTE NETTING WITH STAPLES. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 4) ALL NON-PAVED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDDED WITH AN APPROVED GRASS MIX.
- 5) DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WATERSHED AND WETLAND RESOURCES, DRAINAGE SYSTEMS, AND ABUTTING PROPERTIES.
- 6) ALL ACCUMULATED AND TRAPPED SEDIMENT SHALL BE REMOVED AND DISPOSED OF AS REQUIRED BY THE CONSERVATION COMMISSION.
- 7) ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.

- 1) THE TREE CLEARING LIMITS SHALL NOT EXTEND BEYOND THE EROSION CONTROL BARRIERS. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION. REVIEW THE ACTUAL LIMITS OF CLEARING WITH THE OWNER, AND SELECTIVELY CLEAR AND PRUNE AS REQUIRED TO REMOVE DEAD, DISEASED, OR POORLY FORMED VEGETATION.
- 2) THE CONTRACTOR SHALL KEEP ANY CONSTRUCTION STOCKPILES DUE TO SITE EXCAVATION AND REGRADING FOR THE FOUNDATION, SEPTIC SYSTEM, AND DRIVEWAY AS FAR AWAY FROM THE WETLANDS AS POSSIBLE.
- 3) ALL STOCKPILES SHALL BE PROTECTED FROM EROSION WITH A TOED-IN SILTENCE AT THE BASE AND/OR BY COVERING WITH TARPS. ALL SITE CONSTRUCTION SLOPES SHALL BE STABILIZED UPON COMPLETION. SLOPES OF 3:1 (HORIZONTAL:VERTICAL) OR GREATER WILL BE STABILIZED WITH TOPSOIL, SEED AND STRAW MULCH COVERED WITH ANCHORED JUTE NETTING, ANCHORED EROSION CONTROL BLANKETS OR SIMILAR. SLOPES OF LESS THAN 3:1 WILL BE STABILIZED WITH TOPSOIL AND TACKIFIED HYDROSEED WITH MULCH OR SIMILAR. ALL SLOPES WITHIN THE 100 FOOT BUFFER ZONE SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF THE END OF CONSTRUCTION ACTIVITIES. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDDED WITH ANNUAL RYE GRASS.
- 4) ALL FINISHED SURFACES SHALL BE GRADED SMOOTHLY AND EVENLY TO PROVIDE POSITIVE DRAINAGE.
- 5) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT OF PUBLIC WORKS (MHPDW) CONSTRUCTION STANDARDS AND THE MHPDW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY OR THE ENGINEER.
- 6) PROPOSED PIPING PLANS ARE SCHEMATIC IN NATURE AND DEPOT THE GENERAL PIPING CONCEPT AND CONFIGURATION. THE SITE CONTRACTOR SHALL PROVIDE ALL FITTINGS, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE PROPOSED SYSTEMS WITHIN THE SPECIFIED PARAMETERS AND IN A WORKSMANSHIP LIKE MANNER. ALL UTILITY WORK SHALL BE FULLY COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND INSTALLED BY A CONTRACTOR LICENSED IN ACCORDANCE WITH THE UTILITY COMPANYS' REQUIREMENTS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND SUBMIT ONE SET OF RED-LINED AS BUILT DRAWINGS TO THE OWNER.

- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE TO THE EXISTING UTILITIES BY THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2) ALL EXISTING FEATURES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF LEGALLY OFF SITE UNLESS NOTED OTHERWISE.
- 3) THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE GOVERNMENT AGENCIES AND UTILITY COMPANIES FOR DETAILS ON THE TEMPORARY REMOVAL, RELOCATION, AND ABANDONMENT OF ALL OVERHEAD AND UNDERGROUND UTILITY SERVICES INCLUDING ELECTRICAL, COMMUNICATIONS, AND DRAINAGE.