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LOCUS MAP

N.T.S.

LIST OF DRAWINGS

	TOPOGRAPHIC SURVEY SHEET I
	TOPOGRAPHIC SURVEY SHEET II
	TOPOGRAPHIC SURVEY SHEET III
	TOPOGRAPHIC SURVEY SHEET IV
	TOPOGRAPHIC SURVEY SHEET V
SB1.1	SETBACK PLAN
C1.1	SITE PREPARATION PLAN
C1.2	CONSTRUCTION ACCESS PLAN
C1.3	SITE PREPARATION DETAILS
C2.1	UTILITY PLAN SHEET I
C2.2	UTILITY PLAN SHEET II
C2.3	UTILITY DETAIL SHEET I
C2.4	UTILITY DETAIL SHEET II
L1.1	LAYOUT AND MATERIALS PLAN
L1.2	COURTYARD LAYOUT AND MATERIALS PLAN
L2.1	GRADING PLAN
L2.2	COURTYARD GRADING PLAN
L3.1	PLANTING PLAN
L3.2	COURTYARD PLANTING PLAN
L4.1	DETAIL SHEET I
L4.2	DETAIL SHEET II
P1.1	PHOTOMETRIC PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	LOW ROOF PLAN
A1.4	OVERALL ROOF PLAN
A2.1	EXTERIOR ELEVATIONS

PERMITTING DOCUMENTS | AUGUST 12, 2019

THE COTTING SCHOOL
ATHLETIC ADDITION

LEXINGTON, MA

OWNER

The Cotting School
453 Concord Ave
Lexington, MA 02421
(781) 862-7323

LANDSCAPE ARCHITECT/CIVIL ENGINEER

Activitas, Inc.
70 Milton Street
Dedham, MA 02026-2915
(781) 326-2600

ARCHITECT

Architectural Resources Cambridge
501 Boylston Street
Boston, MA 02116
(617) 547-2200

GEOTECHNICAL ENGINEER

Geotechinal Services Inc.
55 North Stark Highway
Weare, NH 03281
(603) 529-7766

WETLAND DELINEATION

Epsilon Associates Inc.
3 Mill &, Main St Suite 250
Maynard, MA 01754
(978) 897-7100

SURVEY

Welch Associates Land Surveyors, Inc.
218 N Main Street
West Bridgewater, MA 02379
(508) 580-4696

THE COTTING SCHOOL
ATHLETIC ADDITION

PERMITTING DOCUMENTS | AUGUST 12, 2019

REVISIONS: PROJECT NO. 18005.00

NO.	DATE	SHEETS REVISED	NOTES
1	08.12.19	-	NOI SUBMISSION
2	08.21.19	-	SITE PLAN REVIEW SUBMISSION

ACTIVITAS
landscape architecture | civil engineering

NOTES:

1. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE FOLLOWING BENCHMARK: INVERT ELEVATION OF SEWER MANHOLE IN CONCORD AVENUE AT THE SOUTHEASTERLY DRIVEWAY ENTRANCE TO THE COTTING SCHOOL, ELEVATION=200.25 (DATUM: NGVD 1929) AS SHOWN ON PLAN ENTITLED "AS–BUILT, PLAN OF LAND IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY), PREPARED FOR COTTING SCHOOL", DATED AUGUST 29, 1989, PREPARED BY THE BSC GROUP–BEDFORD, INC..

2. THE COORDINATES SHOWN ON THIS SURVEY ARE BASED ON AN ASSUMED COORDINATE SYSTEM.

3. CIRCLED LOT NUMBERS REPRESENT TOWN OF LEXINGTON ASSESSOR'S MAP AND PARCEL NUMBERS.

4. PER MAP (AVAILABLE IN PDF FORMAT ON TOWN OF LEXINGTON WEBSITE) ENTITLED "2013 ZONING MAP OF THE TOWN OF LEXINGTON", SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE "RO – ONE FAMILY DWELLING" ZONING DISTRICT.

5. WETLAND/RESOURCE AREAS SHOWN HEREON ARE BASED ON THE FOLLOWING;
   - DELINEATION PERFORMED BY EPSILON ASSOCIATES, INC. IN JULY & SEPTEMBER 2006 (WETLAND FLAGS 1–1 THRU 1–8 & 1–11 THRU 1–18)
   - DELINEATION PERFORMED BY EPSILON ASSOCIATES, INC. ON SEPTEMBER 29, 2015 (WETLAND SERIES A, B, & C)
   - DELINEATION PERFORMED BY EPSILON ASSOCIATES, INC. ON MAY 30, 2017 (WETLAND FLAGS A–114A & A–129(REV))
   - DELINEATION PERFORMED BY EPSILON ASSICIATES, INC. ON JULY 10, 2018 (WETLAND FLAGS A–1 THRU A–9 & B–1 THRU B–12)
   - PLAN ENTITLED "WETLAND RESOURCE AREA MITIGATION PLAN L4.1", PREPARED BY GELLER SPORT, DATED APRIL 10, 2007 (BVW REPLICATION AREA, BVW IMPACT AREA, & WF 1–9R THRU WF 1–10R)

ADDITIONAL WETLAND/RESOURCE AREAS (NOT INCLUDED IN THE ABOVE DELINEATIONS) EXIST ON SUBJECT PROPERTY & ARE NOT SHOWN HEREON. INDIVIDUAL TREE LOCATIONS WERE SURVEYED ONLY IN CLIENT SPECIFIED AREAS (LOT 11/33 & GAZEBO/KNOLL AREA).

6. SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN FLOOD ZONE X AS DELINEATED ON F.E.M.A FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 250198 PANEL NO. 0411 E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.

7. CONSERVATION EASEMENT AREA LABELS/LOCATIONS ARE SHOWN PER CONSERVATION RESTRICTION DOCUMENT/PLAN FILED AS LAND COURT DOC. #854420 AND AMENDMENT OF CONSERVATION RESTRICTION DOCUMENT/PLAN FILED AS LAND COURT DOC. #1495692.

8. EXISTING CONDITIONS SURVEY DETAIL WITHIN THE AREA INDICATED AS "DETAIL SURVEY BY OTHERS" IS SHOWN FROM AUTOCAD FILE OF PLAN ENTITLED "PLAN OF LAND, 453 CONCORD AVENUE, LEXINGTON, MASSACHUSETTS, PREPARED FOR THE COTTING SCHOOL", DATED DECEMBER 08, 2014, PREPARED BY THE MORIN–CAMERON GROUP, INC.. NOTE: ELEVATIONS SURVEYED BY MORIN–CAMERON GROUP, INC. APPEAR TO BE APPROXIMATELY 0.12' HIGHER THAN ELEVATIONS SURVEYED BY WELCH ASSOCIATES LAND SURVEYORS, INC..

EXISTING CONDITIONS SURVEY DATA IN THE AREA OF THE SYNTHETIC TURF FIELD IS SHOWN PER PLAN ENTITLED "TOPOGRAPHIC/AS–BUILT SURVEY", DATED OCTOBER 9, 2009, PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC..

SURVEY DATA IN THESE AREAS WAS NOT UPDATED/FIELD EDITED AS PART OF THE PREPARATION OF THIS SURVEY.

9. UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. CONTACT DIG–SAFE BEFORE PLANNING ANY CONSTRUCTION. INVERTS, PIPE SIZES, AND PIPE CLASSIFICATIONS FOR SANITARY SEWER AND STORM DRAIN SYSTEMS, AS SHOWN HEREON, WERE DETERMINED BY INSPECTION AND MEASUREMENTS PERFORMED AT GROUND SURFACE LEVEL (STRUCTURES WERE NOT PHYSICALLY ENTERED). THE RESULTS OF THE INSPECTIONS AND MEASUREMENTS MAY VARY FROM ACTUAL CONDITIONS AS COULD BE DETERMINED BY EXCAVATION OR USE OF CONFINED SPACE ENTRY PERSONNEL AND/OR EQUIPMENT.

10. UNLESS OTHERWISE SHOWN, NO RECORD UTILITY PLANS WERE FOUND SHOWING LOCATIONS OF UNDERGROUND ELECTRIC LINES ON SUBJECT PROPERTY.

11. THE TOWN OF LEXINGTON AND THE COTTING SCHOOL WERE UNABLE TO PROVIDE RECORD UTILITY PLANS SHOWING LOCATIONS OF UNDERGROUND WATER MAINS/SERVICES ON SUBJECT PROPERTY.

12. THE HATCHED STRIP OF LAND SHOWN ALONG SUBJECT PROPERTY'S FRONTAGE ON CONCORD ROAD WAS PREVIOUSLY LOCATED WITHIN THE LIMIT OF THE 1945 COUNTY LAYOUT OF CONCORD AVENUE & SUBSEQUENTLY LOCATED OUTSIDE OF THE LIMIT OF THE 1950 COUNTY RELOCATION OF CONCORD AVENUE. THE OWNERSHIP/LEGAL STATUS OF SAID STRIP IS UNCLEAR.

13. A PORTION OF ASSESSSOR'S LOT 10/41A IS SHOWN ON LAND COURT PLAN 16660B AS A PARCEL IDENTIFIED AS "STREET". NO DEEDS/DOCUMENTS TRANSFERRING TITLE OF SAID PARCEL TO COTTING SCHOOL WERE FOUND.

14. THIS PLAN IS COPYRIGHT PROTECTED. IT IS A VIOLATION OF COPYRIGHT LAWS TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF WELCH ASSOCIATES LAND SURVEYORS, INC.. IT IS ALSO A VIOLATION OF COPYRIGHT LAWS FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING.

SYMBOL LEGEND

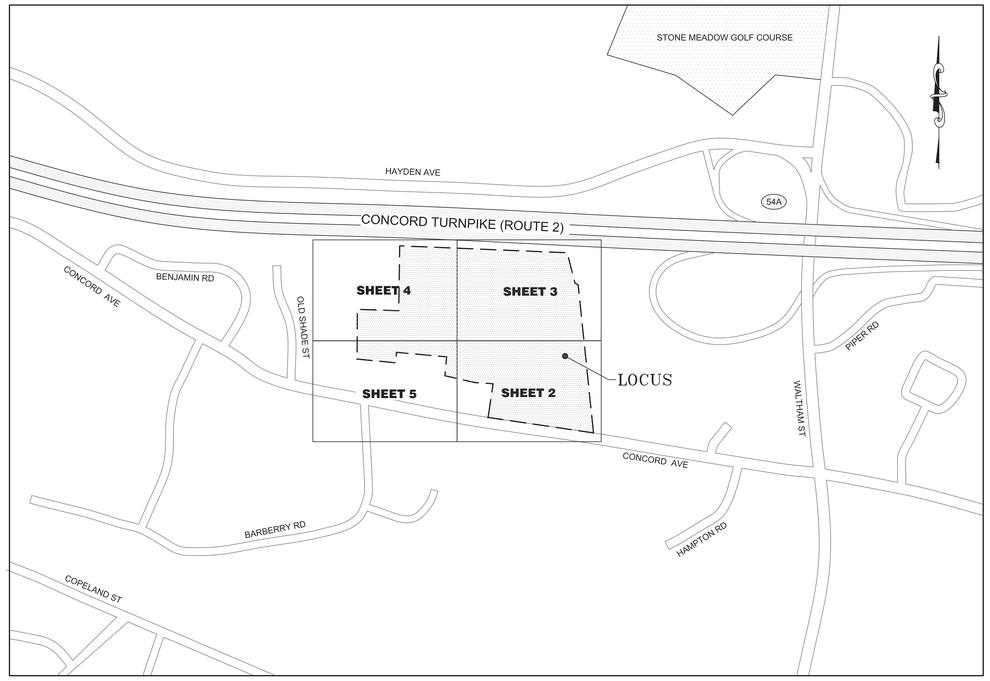
(B)	CATCH BASIN
(D)	DRAIN MANHOLE
DH(FND)	DRILLHOLE(FOUND)
GG	GAS GATE
	HYDRANT
LP	LIGHT POLE
(S)	SEWER MANHOLE
	SIGN
SBDH(FND)	STONE BOUND DRILLHOLE(FOUND)
	TRAVERSE POINT
	UTILITY POLE
	UTILITY FLOW
WG	WATER GATE

UTILITY LEGEND

SEWER	S
DRAIN	D
GAS	G
WATER	W

LEGEND

BC	BOTTOM OF CURB
BCB	BITUMINOUS CONCRETE BERM
BCW	BITUMINOUS CONCRETE WALK
BIT CONC	BITUMINOUS CONCRETE
BOL	BOLLARD
BVW	BORDERING VEGETATED WETLAND
CC	CONCRETE CURB
CON	CONIFEROUS TREE
CONC	CONCRETE
CT	CENTER TROUGH
CS	CRUSHED STONE
C.U.	CONTINUATION UNKNOWN
DEC, DECID	DECIDUOUS TREE
DYL	DOUBLE YELLOW LINE
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FND	FOUND
GPM	GAS PAINTMARK
GRV	GRAVEL
I	INVERT
LND	LANDING
NF	NOT FOUND
OHANG	OVERHANG
OHW	OVERHEAD WIRES
ORN	ORNAMENTAL TREE
PA	PLANTED AREA
R	RIM
(R)	RECORD
RD	ROOF DRAIN
SRW	STONE RETAINING WALL
SWL	SINGLE WHITE LINE
TC	TOP OF CURB
TCFL	TOP OF CURB(FLUSH)
TH	THRESHOLD
TW	TOP OF WALL
TYP	TYPICAL
UC	UTILITY COVER
UG	UNDERGROUND
UGC	UNDERGROUND CONDUIT
WF	WETLAND FLAG
WPM	WATER PAINTMARK



LOCUS/KEY MAP
NOT TO SCALE

PARCEL DATA

ASSESSORS LOT	OWNER OF RECORD	TITLE REFERENCE	PLAN REFERENCE
10/40	N/F KREBS SCHOOL FOUNDATION, INC.	L.C. CERTIFICATE #146037 SEE L.C. DOC. #745896(TYP)	PLAN NO. 16660B – LOT A4
10/41A	N/F KREBS SCHOOL FOUNDATION, INC.	L.C. CERTIFICATE #142895	PLAN NO. 16660G – LOT A12(PORTION) PLAN NO. 16660B – LOT A5
10/42	N/F KREBS SCHOOL FOUNDATION, INC.	BK. 13609 PG. 359	BK. 5279 PG. 411
10/43	N/F COTTING SCHOOL	L.C. CERTIFICATE #203541	PLAN NO. 16660B – LOT A3
10/46	N/F KREBS SCHOOL FOUNDATION, INC.	L.C. CERTIFICATE #160596	PLAN NO. 16660K – LOTS 3 & 4
10/47	N/F KREBS SCHOOL FOUNDATION, INC.	L.C. CERTIFICATE #160596	PLAN NO. 16660K – LOT 5
11/33	N/F COTTING SCHOOL, INC.	L.C. CERTIFICATE #260096	PLAN NO. 16660L – LOT 6
TOTAL AREA: 15.07 ACRES			

TRAVERSE POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
4	16154.2572	16134.7739	MN–SET
24	15918.7430	15323.4754	MN–SET
25	15770.8059	15969.1235	MN–SET
26	16000.8964	16000.6900	MN–SET
27	16111.1164	15816.3802	MN–SET
28	16320.8215	15899.7479	MN–SET
29	16587.1252	15807.1086	RBP–SET
30	16453.1695	15697.9731	RBP–SET
31	16189.2040	15680.6842	RBP–SET
33	16175.3977	15319.7283	RBP–SET
35	16292.0985	16023.9149	XCUT–SET
36	16513.3157	16003.2366	RBP–SET
37	16218.9383	15855.5614	MN–SET
38	16184.6004	15987.7030	MN–SET
39	16262.3200	16126.8628	RPB–SET

August 23, 2018
DATE

COMMONWEALTH OF MASSACHUSETTS
PAMELA M. WELCH
NO. 36129
REGISTERED
PROFESSIONAL LAND SURVEYOR

PAMELA M. WELCH AS AGENT FOR WELCH ASSOCIATES LAND SURVEYORS, INC.
REGISTRATION NUMBER 36129

©2018 WELCH ASSOCIATES LAND SURVEYORS, INC.

REV. #4 – AUGUST 23, 2018: ADDED WETLAND FLAGS A–1 THRU A–9, B–1 THRU B–12 & NEW STONE/BOULDER WALL
REV. #3 – JUNE 5, 2017: ADDED WETLAND FLAGS A–114A & A–129(REV)
REV. #2 – DECEMBER 20, 2016: ADDITIONAL TOPOGRAPHY/TREE LOCATIONS
REV. #1 – JANUARY 15, 2016: MINOR MODIFICATIONS

SHEET 1 OF 5

WELCH
Associates Land Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696 FAX. (508) 580-4962
WWW.WELCHINC.COM

EXISTING CONDITIONS SURVEY
COTTING SCHOOL
453 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

Prepared for:
ACTIVITAS, INC.

ACAD FILE: L151002E | CAD: P.G. | DATE: JANUARY 14, 2016

REV. #4 – AUGUST 23, 2018: ADDED WETLAND FLAGS A-1 THRU A-9, B-1 THRU B-12 & NEW STONE/BOULDER WALL	
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REV. #1 – JANUARY 15, 2016: MINOR MODIFICATIONS	SHEET 2 OF 5

WELCH
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218 North Main Street
West Bridgewater, MA 02379
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WWW.WELCHINC.COM

20 0 20 20
SCALE: 1"=20'

EXISTING CONDITIONS SURVEY

COTTING SCHOOL
453 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

Prepared for:
ACTIVITAS, INC.

ACAD FILE: L151002E | CAD: P.G. | DATE: JANUARY 14, 2016

PLAN HAS BEEN SCALED DOWN BY 80%, USE SCALE 1"=16'

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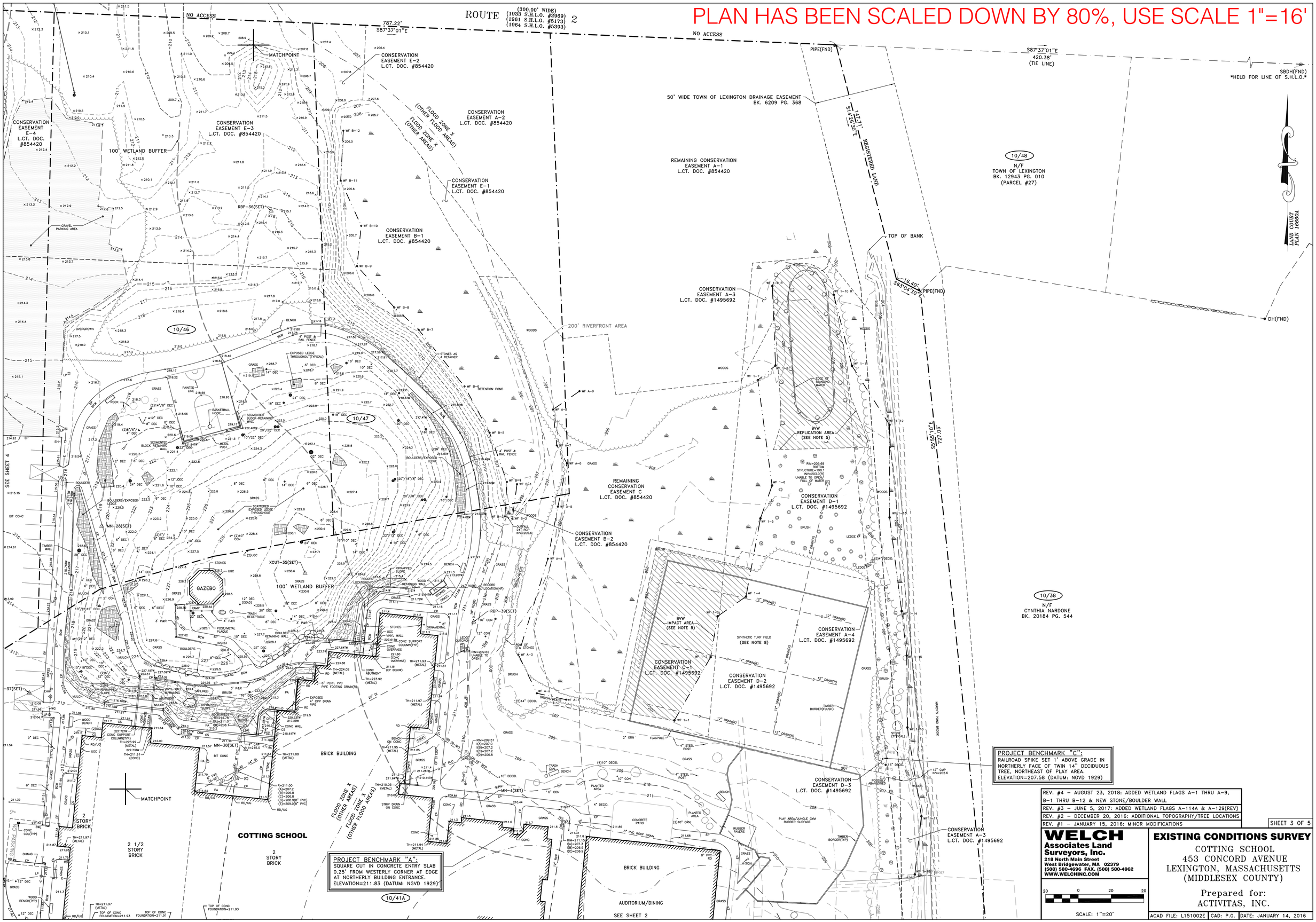

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REV. #2 – DECEMBER 20, 2016: ADDITIONAL TOPOGRAPHY/TREE LOCATIONS	
REV. #1 – JANUARY 15, 2016: MINOR MODIFICATIONS	SHEET 3 OF 5

WELCH
Associates Land Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696 FAX. (508) 580-4962
WWW.WELCHINC.COM

20 0 20 20
SCALE: 1"=20'

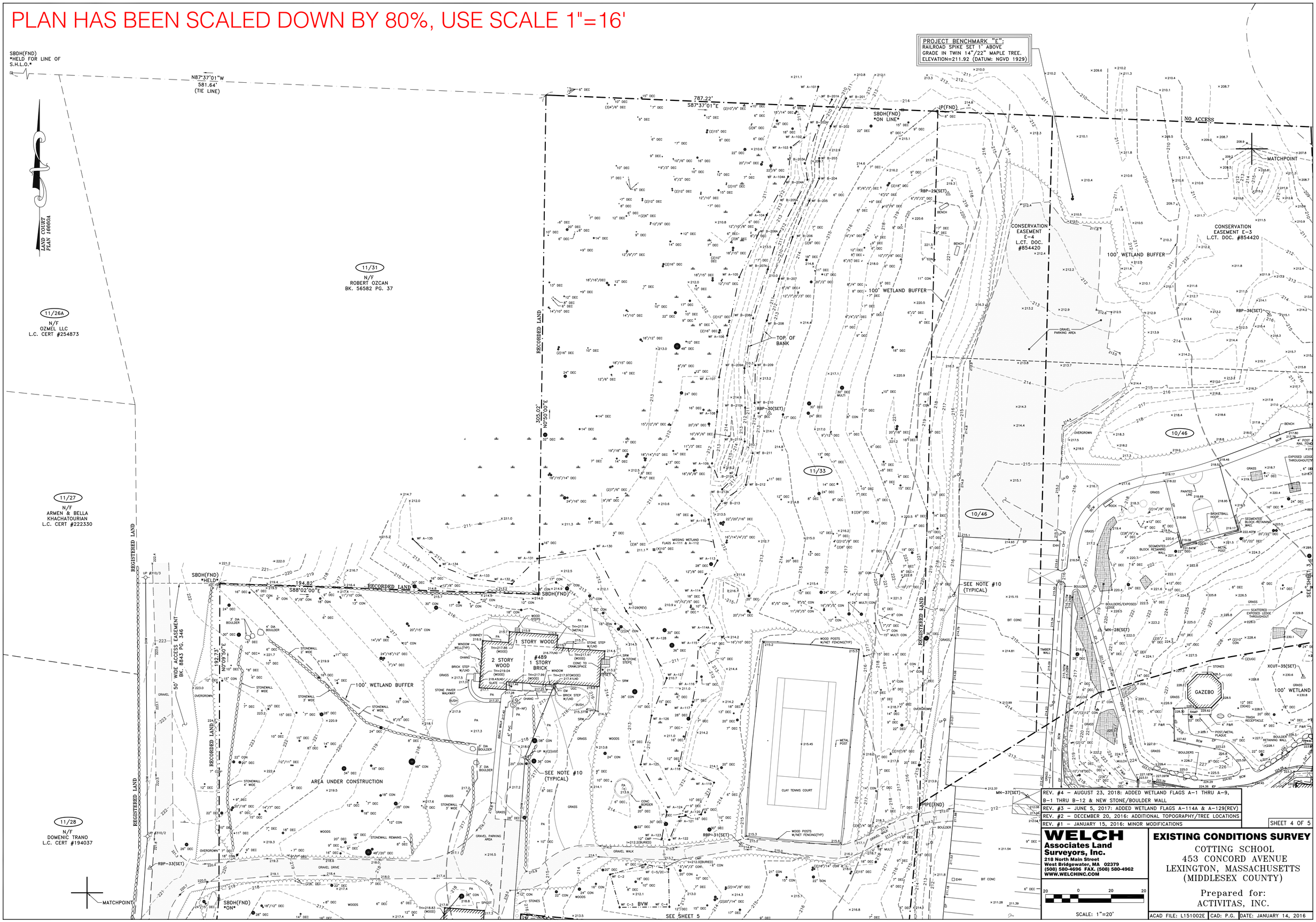
EXISTING CONDITIONS SURVEY

COTTING SCHOOL
453 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

Prepared for:
ACTIVITAS, INC.

ACAD FILE: L151002E | CAD: P.G. | DATE: JANUARY 14, 2016

PLAN HAS BEEN SCALED DOWN BY 80%, USE SCALE 1"=16'



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WELCH
Associates Land Surveyors, Inc.
218 North Main Street
West Bridgewater, MA 02379
(508) 580-4696 FAX. (508) 580-4962
WWW.WELCHINC.COM

SCALE: 1"=20'

EXISTING CONDITIONS SURVEY

COTTING SCHOOL
453 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

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WELCH
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20 0 20 20
SCALE: 1"=20'

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453 CONCORD AVENUE
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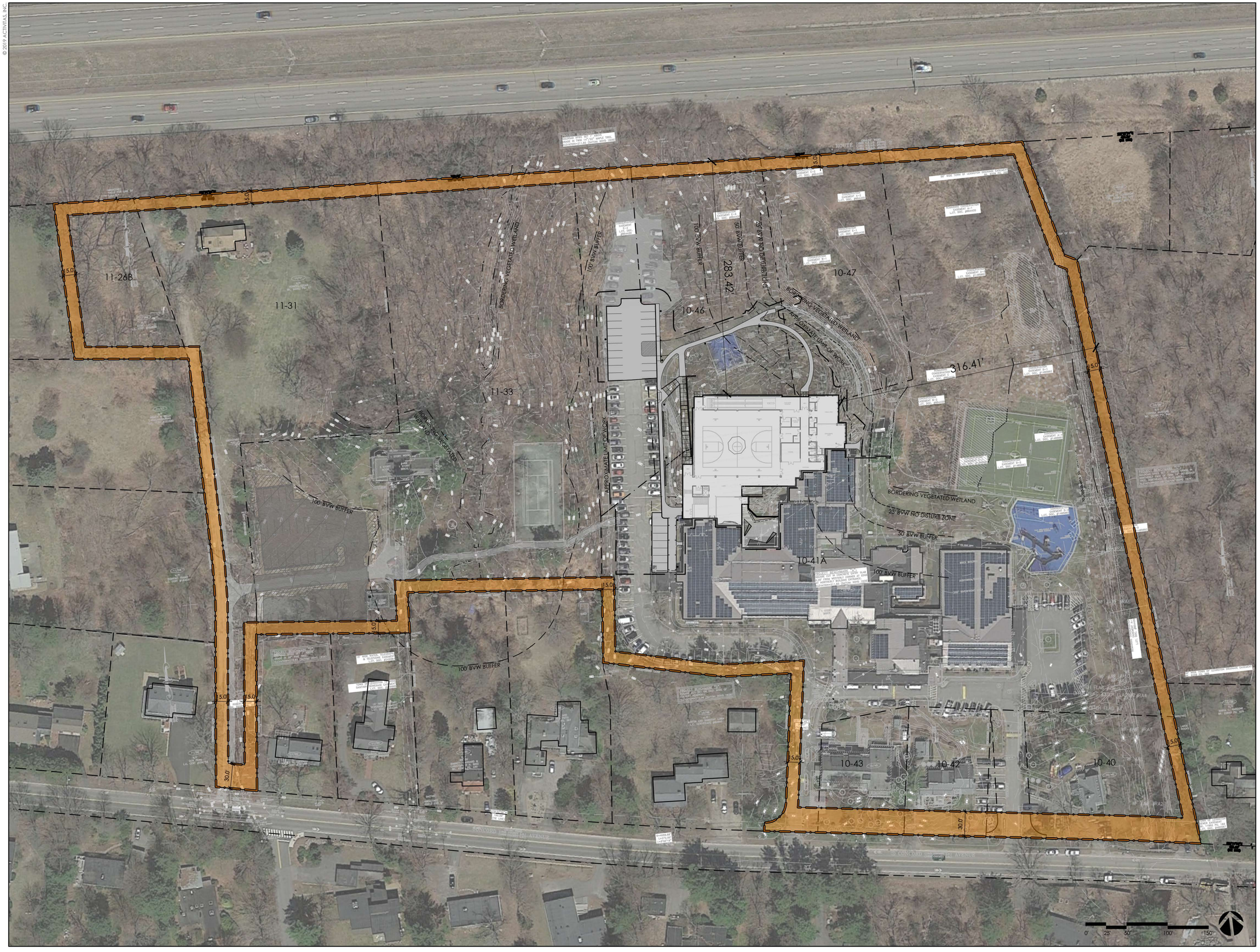


ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

CONSULTANTS

ARCHITECT -
ARC

GEOTECHNICAL ENGINEER -
GEOTECHNICAL SERVICES, INC.

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
WELCH ASSOCIATES LAND SURVEYORS

THE COTTING SCHOOL

Lexington, MA

ATHLETIC ADDITION

Permitting Documents

REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	1"=50'-0"
PROJECT NO.:	18005.00
FILE:	18005-SB-SETBACK_PLAN.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:

SETBACK PLAN

SHEET NO:

SB1.1

© 2019 ACTIVITAS, INC.

SITE PREPARATION LEGEND

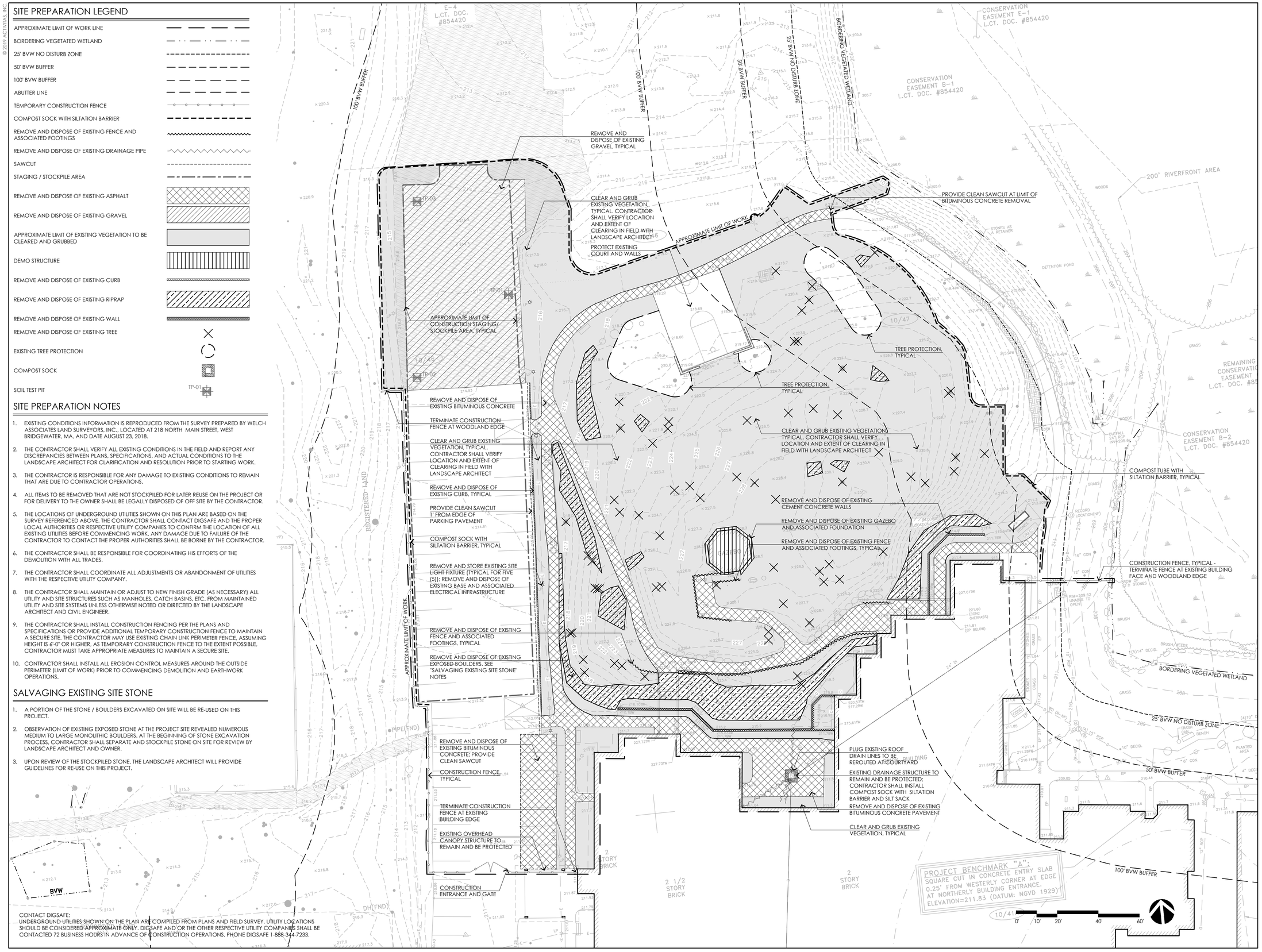
- APPROXIMATE LIMIT OF WORK LINE
- BORDERING VEGETATED WETLAND
- 25' BVW NO DISTURB ZONE
- 50' BVW BUFFER
- 100' BVW BUFFER
- ABUTTER LINE
- TEMPORARY CONSTRUCTION FENCE
- COMPOST SOCK WITH SILTATION BARRIER
- REMOVE AND DISPOSE OF EXISTING FENCE AND ASSOCIATED FOOTINGS
- REMOVE AND DISPOSE OF EXISTING DRAINAGE PIPE
- SAWCUT
- STAGING / STOCKPILE AREA
- REMOVE AND DISPOSE OF EXISTING ASPHALT
- REMOVE AND DISPOSE OF EXISTING GRAVEL
- APPROXIMATE LIMIT OF EXISTING VEGETATION TO BE CLEARED AND GRUBBED
- DEMO STRUCTURE
- REMOVE AND DISPOSE OF EXISTING CURB
- REMOVE AND DISPOSE OF EXISTING RIPRAP
- REMOVE AND DISPOSE OF EXISTING WALL
- REMOVE AND DISPOSE OF EXISTING TREE
- EXISTING TREE PROTECTION
- COMPOST SOCK
- SOIL TEST PIT (TP-01)

SITE PREPARATION NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC., LOCATED AT 218 NORTH MAIN STREET, WEST BRIDGEWATER, MA, AND DATE AUGUST 23, 2018.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS, SPECIFICATIONS, AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND RESOLUTION PRIOR TO STARTING WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
4. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR FOR DELIVERY TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
7. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENTS OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE (AS NECESSARY) ALL UTILITY AND SITE STRUCTURES SUCH AS MANHOLES, CATCH BASINS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
9. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PER THE PLANS AND SPECIFICATIONS OR PROVIDE ADDITIONAL TEMPORARY CONSTRUCTION FENCE TO MAINTAIN A SECURE SITE. THE CONTRACTOR MAY USE EXISTING CHAIN LINK PERIMETER FENCE, ASSUMING HEIGHT IS 6'-0" OR HIGHER, AS TEMPORARY CONSTRUCTION FENCE TO THE EXTENT POSSIBLE. CONTRACTOR MUST TAKE APPROPRIATE MEASURES TO MAINTAIN A SECURE SITE.
10. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES AROUND THE OUTSIDE PERIMETER (LIMIT OF WORK) PRIOR TO COMMENCING DEMOLITION AND EARTHWORK OPERATIONS.

SALVAGING EXISTING SITE STONE

1. A PORTION OF THE STONE / BOULDERS EXCAVATED ON SITE WILL BE RE-USED ON THIS PROJECT.
2. OBSERVATION OF EXISTING EXPOSED STONE AT THE PROJECT SITE REVEALED NUMEROUS MEDIUM TO LARGE MONOLITHIC BOULDERS. AT THE BEGINNING OF STONE EXCAVATION PROCESS, CONTRACTOR SHALL SEPARATE AND STOCKPILE STONE ON SITE FOR REVIEW BY LANDSCAPE ARCHITECT AND OWNER.
3. UPON REVIEW OF THE STOCKPILED STONE, THE LANDSCAPE ARCHITECT WILL PROVIDE GUIDELINES FOR RE-USE ON THIS PROJECT.



CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

ACTIVITAS
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CONSULTANTS

ARCHITECT -
ARC

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GEOTECHNICAL SERVICES, INC.

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
WELCH ASSOCIATES LAND SURVEYORS

THE COTTING SCHOOL
Lexington, MA
ATHLETIC ADDITION

Permitting Documents

REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	1"=20'-0"
PROJECT NO.:	18005.00
FILE:	18005-C-1.1.01-SP_PLAN.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:
COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:
SITE PREPARATION PLAN

SHEET NO:
C1.1

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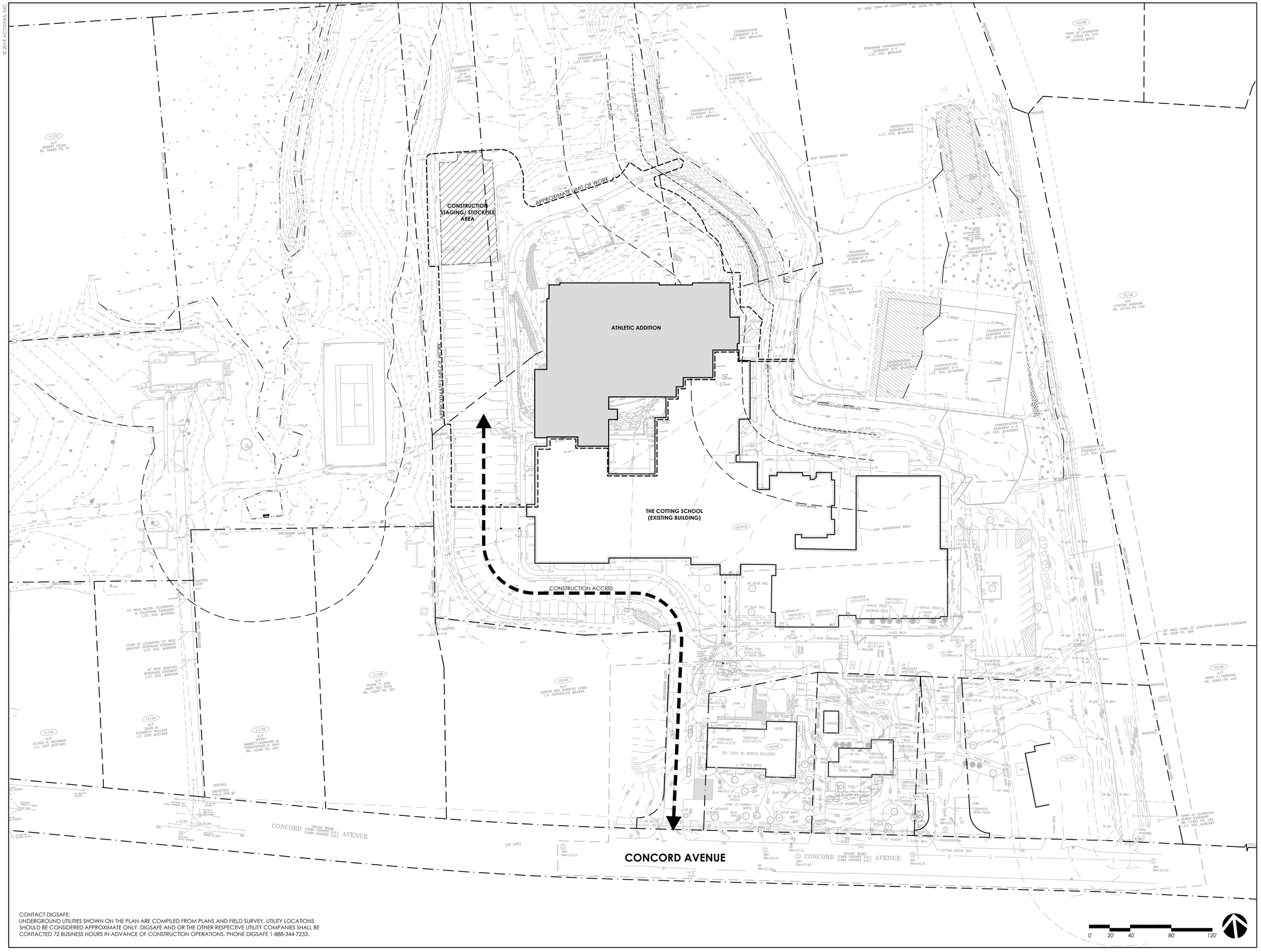

CONTACT DIGSAFE:
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WELCH ASSOCIATES LAND SURVEYORS

THE COTTING SCHOOL

Lexington, MA

ATHLETIC ADDITION

Permitting Documents

REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	1"=40'-0"
PROJECT NO.:	18005.00
FILE:	18005-C-1.2.01-SP_PLAN.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:

CONSTRUCTION ACCESS PLAN

SHEET NO:

C1.2

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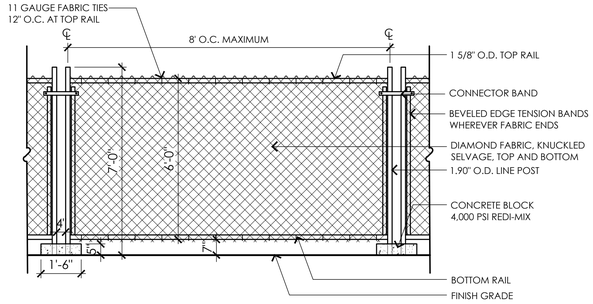
NOTES:

1. TEMPORARY CONSTRUCTION FENCE SHALL BE PROVIDED AT PROJECT LIMITS AS SHOWN AND SPECIFIED. CONTRACTOR PROPOSED MODIFICATIONS TO TEMPORARY CONSTRUCTION FENCE, SUCH AS BUT NOT LIMITED TO THE USE OF SNOW FENCE (OR SIMILAR) WILL NOT BE CONSIDERED UNLESS OTHERWISE NOTED.
2. POST SPACING SHALL BE EQUIDISTANT
3. CONTRACTOR SHALL MAINTAIN A SECURE SITE AT ALL TIMES. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY CONSTRUCTION FENCE AT NO ADDITIONAL COST TO THE OWNER IF NECESSARY TO PROPERLY SECURE THE SITE.

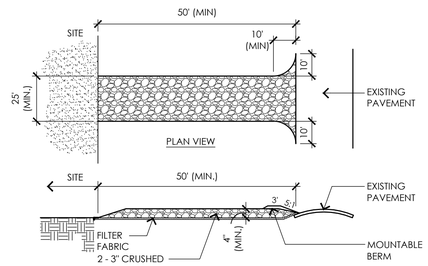


1 TEMPORARY CONSTRUCTION FENCE

NOT TO SCALE

NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO RIGHT-OF-WAY OR ADJACENT PARKING AREAS AND DRIVES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED AND/OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR ADJACENT PARKING AREAS AND DRIVES MUST BE REMOVED IMMEDIATELY. MOUNTABLE BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.
3. CONTRACTOR SHALL WASH WHEELS OF VEHICLES AT CONSTRUCTION ENTRANCE PRIOR TO VEHICLES EXITING SITE TO PREVENT SOIL MATERIAL FROM BEING TRACKED FROM THE SITE.
4. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED

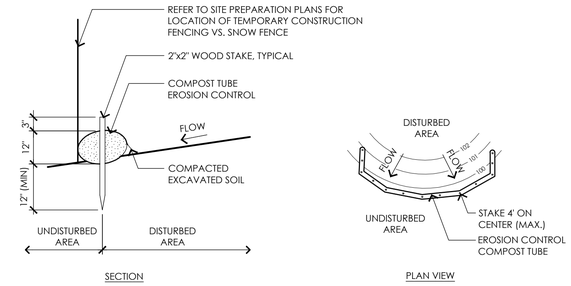


2 TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

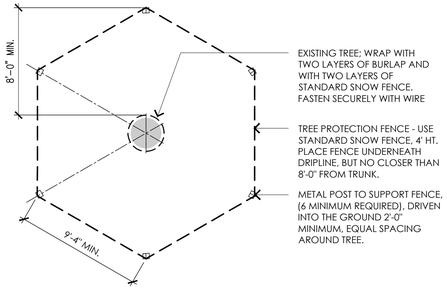
NOTES:

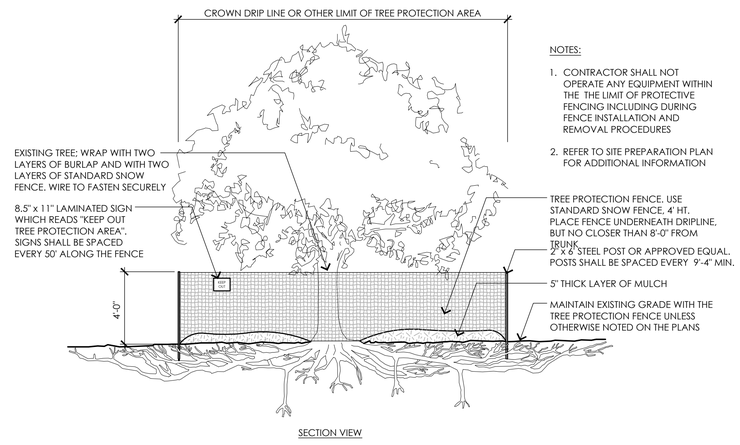
1. PLACE EROSION CONTROL MULCH SOCK ON LEVEL GRADE. EXTEND BOTH ENDS OF THE TUBE AT LEAST 8'-0" UPSLOPE AT 45 DEGREES TO THE MAIN ALIGNMENT.
2. REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE THIRD THE HEIGHT OF THE EXPOSED EROSION CONTROL COMPOST TUBE OR ONE HALF OF THE EXPOSED FILTER SOCK.
3. EROSION CONTROL MULCH SOCK SHALL REMAIN IN WORKING ORDER UNTIL THE SITE IS STABILIZED. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS NEEDED TO PREVENT SILT FROM LEAVING THE SITE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL CONTROLS SHALL BE SET 5' FROM BOTTOM TOE OF SLOPE



3 COMPOST TUBE WITH SILTATION BARRIER

NOT TO SCALE





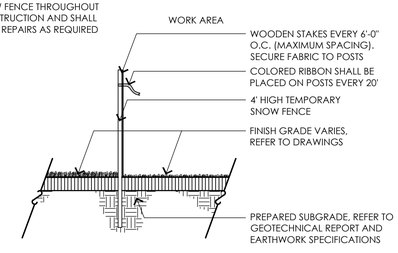
NOTES:

1. CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT WITHIN THE THE LIMIT OF PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL PROCEDURES
2. REFER TO SITE PREPARATION PLAN FOR ADDITIONAL INFORMATION

4 EXISTING TREE PROTECTION

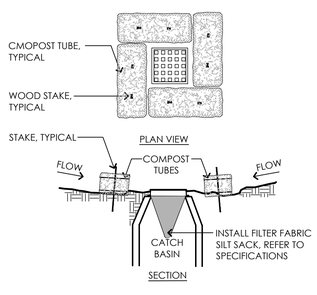
NOT TO SCALE

NOTE: CONTRACTOR SHALL MAINTAIN TEMPORARY SNOW FENCE THROUGHOUT CONSTRUCTION AND SHALL MAKE REPAIRS AS REQUIRED



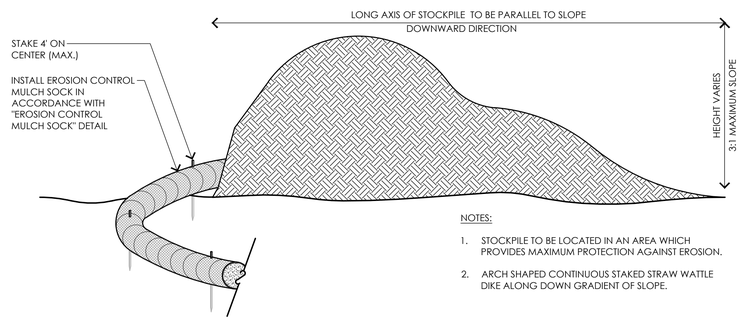
5 TEMPORARY SNOW FENCE

NOT TO SCALE



6 COMPOST TUBE SILTATION BARRIER AND SILT SACK

NOT TO SCALE



NOTES:

1. STOCKPILE TO BE LOCATED IN AN AREA WHICH PROVIDES MAXIMUM PROTECTION AGAINST EROSION.
2. ARCH SHAPED CONTINUOUS STAKED STRAW WATTLE DIKE ALONG DOWN GRADIENT OF SLOPE.

7 TEMPORARY MATERIAL STOCKPILE

NOT TO SCALE

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REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
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SCALE:	AS NOTED
PROJECT NO.:	18005.00
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CHECKED:	EPM, MEB

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
8-21-19

SHEET TITLE:

SITE PREPARATION DETAILS

SHEET NO:

C1.3

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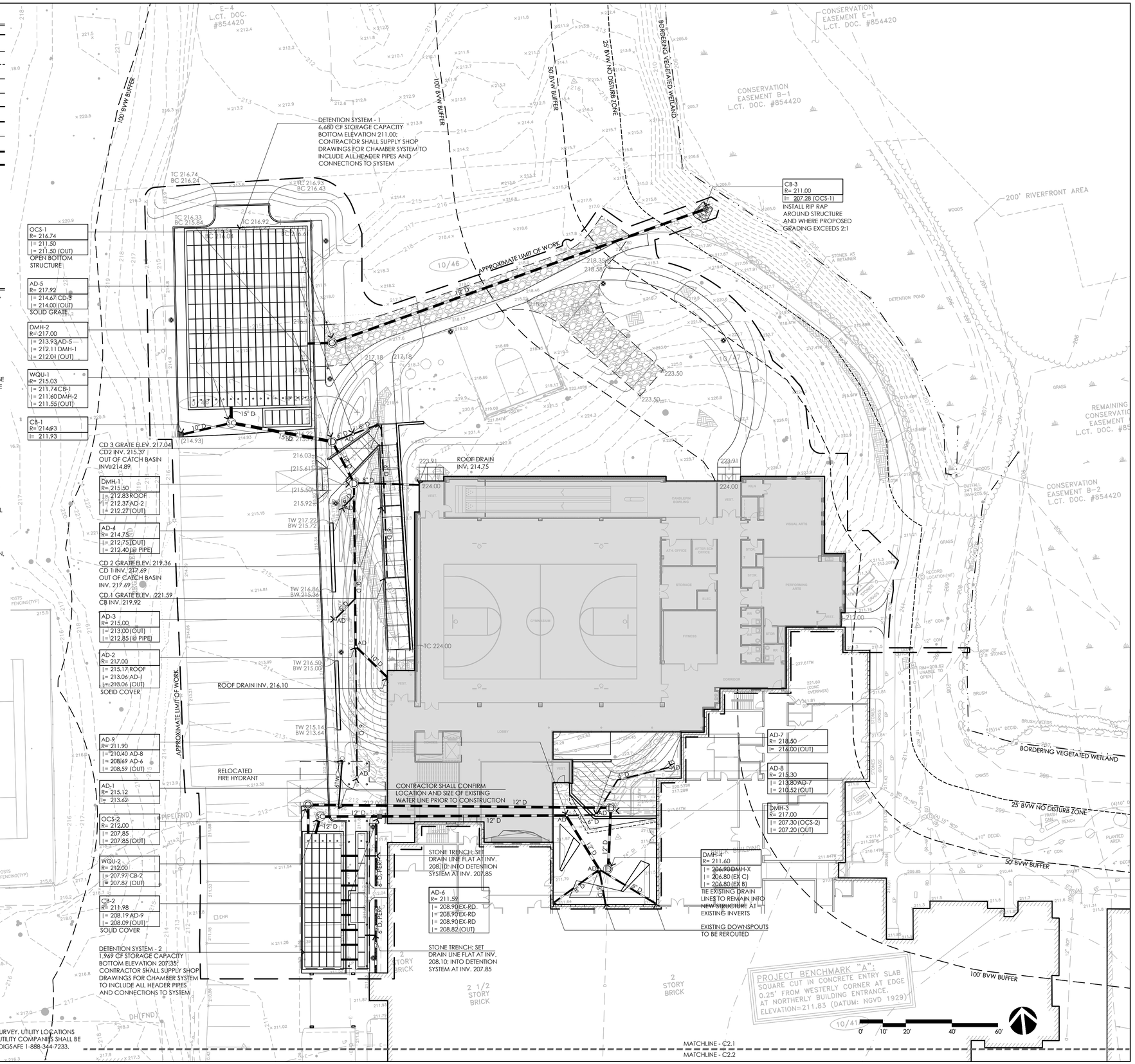
UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	
BORDERING VEGETATED WETLAND	
25' BVW NO DISTURB ZONE	
50' BVW BUFFER	
100' BVW BUFFER	
ABUTTER LINE	
WATER LINE	X" W
GAS LINE	G
HDPE SOLID DRAIN LINE	X" D
HDPE PERFORATED DRAIN LINE	X" D, PERF
CATCH BASIN	
DRAINAGE MANHOLE	D
AREA DRAIN	AD
WATER QUALITY UNIT	SC
CLEANOUT	C
OUTLET CONTROL STRUCTURE	O

UTILITY NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC. OF WEST BRIDGEWATER, MA, DATED AUGUST 23, 2018.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
4. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
6. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
7. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: TRAFFIC SIGN POLES, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
9. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL).
10. PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
11. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE ¼ INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
12. ALL DRAIN PIPE SHALL BE ADS N-12 HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.



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SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:
UTILITY PLAN - SHEET I

SHEET NO:
C2.1

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UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	
BORDERING VEGETATED WETLAND	
25' BVW NO DISTURB ZONE	
50' BVW BUFFER	
100' BVW BUFFER	
ABUTTER LINE	
WATER LINE	X" W
GAS LINE	G
HDPE SOLID DRAIN LINE	X" D
HDPE PERFORATED DRAIN LINE	X" D, PERF
CATCH BASIN	
DRAINAGE MANHOLE	D
AREA DRAIN	AD
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CLEANOUT	C
OUTLET CONTROL STRUCTURE	O

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7. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: TRAFFIC SIGN POLES, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
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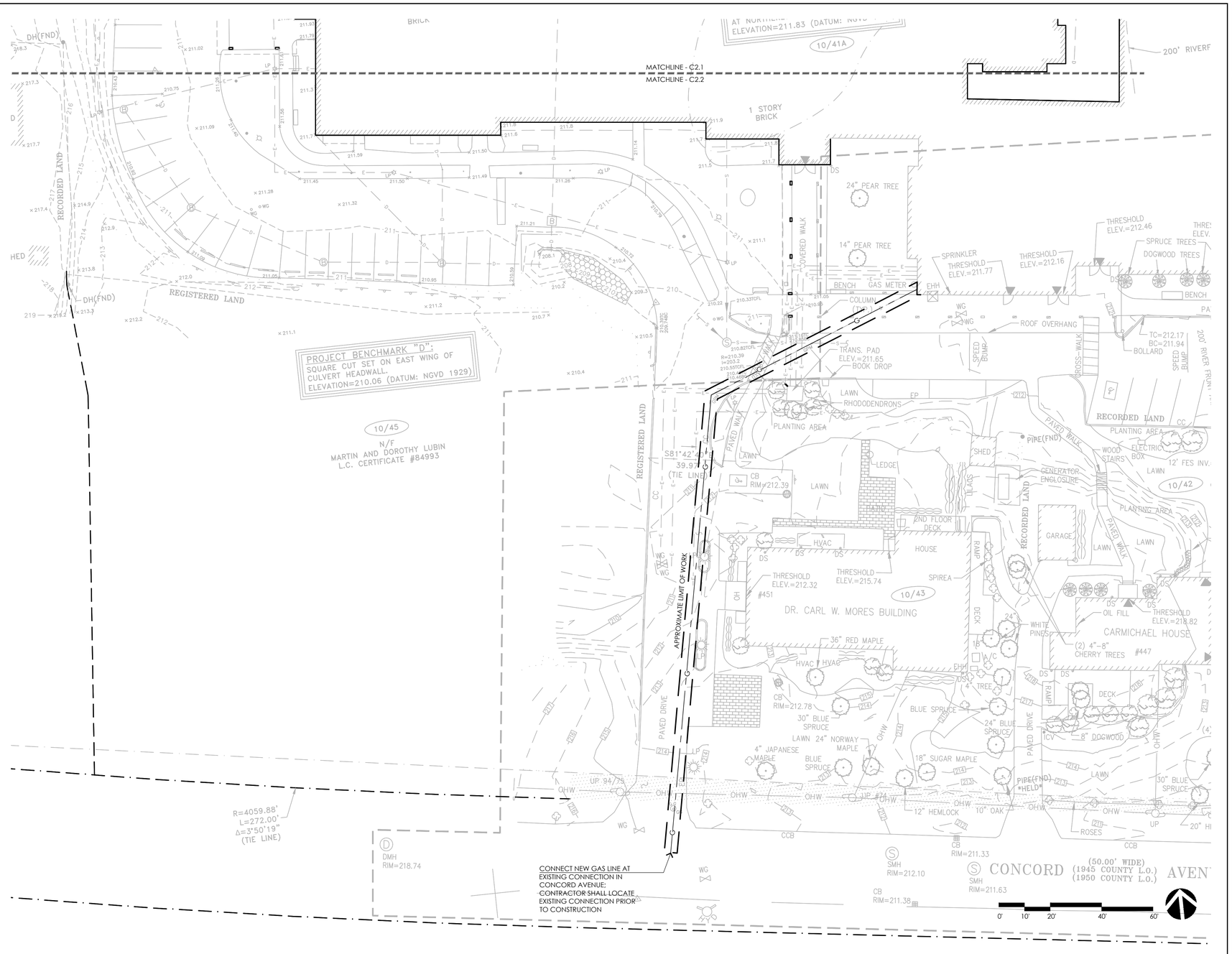

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MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:

UTILITY PLAN - SHEET II

SHEET NO:

C2.2

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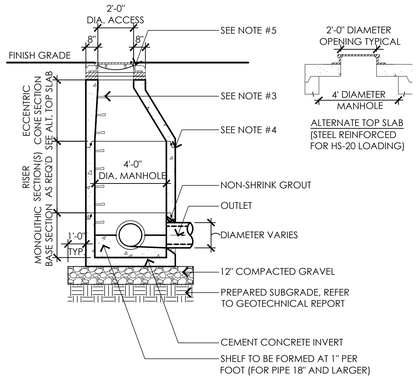
NOTES:

1. ALL SECTION SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MINIMUM 5 BRICK COURSES MAXIMUM).

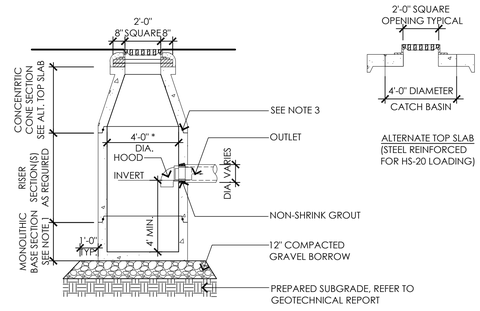


1 DRAINAGE MANHOLE

NOT TO SCALE

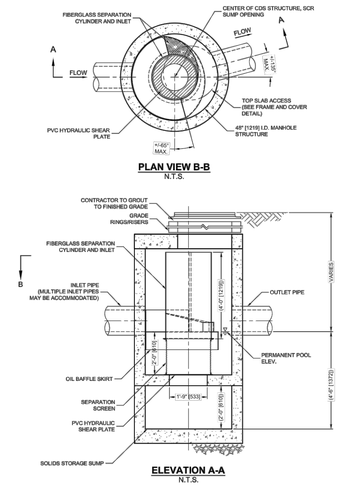
NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MININMUM 5 BRICK COURSES MAXIMUM)



2 CATCH BASIN

NOT TO SCALE

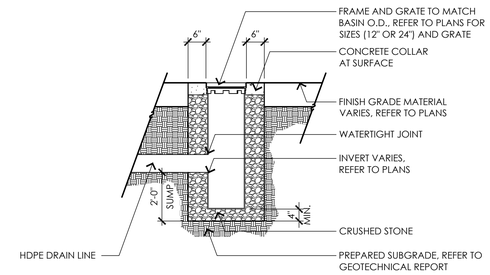


3 WATER QUALITY UNIT

NOT TO SCALE

NOTES:

1. GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.

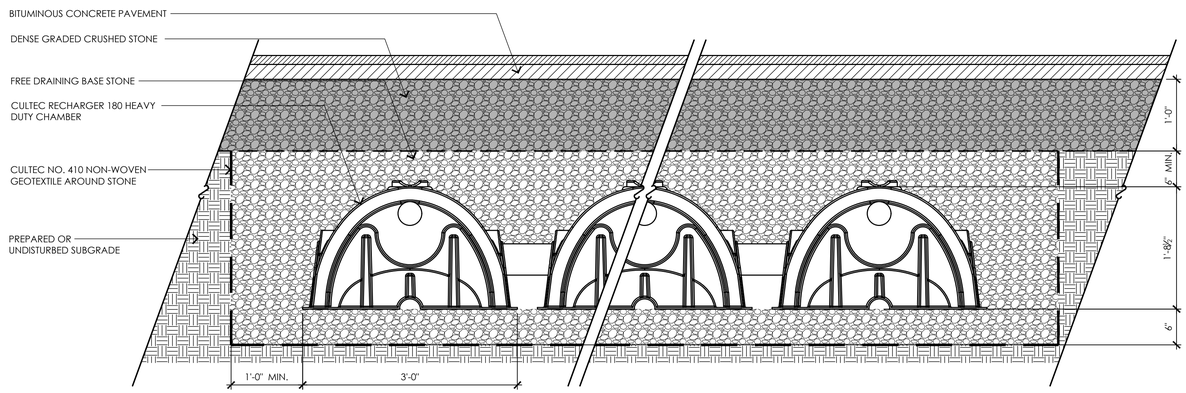


4 AREA DRAIN

NOT TO SCALE

NOTES:

1. DESIGN BASED ON CULTEC 180HD SYSTEM.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR CHAMBER SYSTEM TO INCLUDE ALL HEADER PIPES AND CONNECTIONS TO THE SYSTEM.
3. CONTRACTOR MAY PROPOSE ALTERNATE SYSTEM, BUT IS RESPONSIBLE FOR ALL CALCULATIONS TO SHOW COMPLIANCE WITH SYSTEM REQUIREMENTS.



SYSTEM #1 CALCULATIONS

OVERALL FOOTPRINT	88.29' X 75'
TOTAL STORAGE VOLUME	6,680 CF
STONE VOID RATIO	30%
ESTIMATED # OF UNITS	198
UNIT TYPE	180HD

SYSTEM #1 ELEVATIONS

SYSTEM COMPONENT	ELEVATION
FINISH GRADE*	VARIES, REFER TO PLANS
TOP OF STONE	213.71
TOP OF CULTECS	213.21
BOTTOM OF CULTECS	211.50
BOTTOM OF STONE	211.00

* SYSTEM UNDER PARKING

SYSTEM #2 CALCULATIONS

OVERALL FOOTPRINT	75.63' X 26.25'
TOTAL STORAGE VOLUME	1,970 CF
STONE VOID RATIO	30%
ESTIMATED # OF UNITS	56
UNIT TYPE	180HD

SYSTEM #2 ELEVATIONS

SYSTEM COMPONENT	ELEVATION
FINISH GRADE*	VARIES, REFER TO PLANS
TOP OF STONE	210.06
TOP OF CULTECS	209.56
BOTTOM OF CULTECS	207.85
BOTTOM OF STONE	207.35

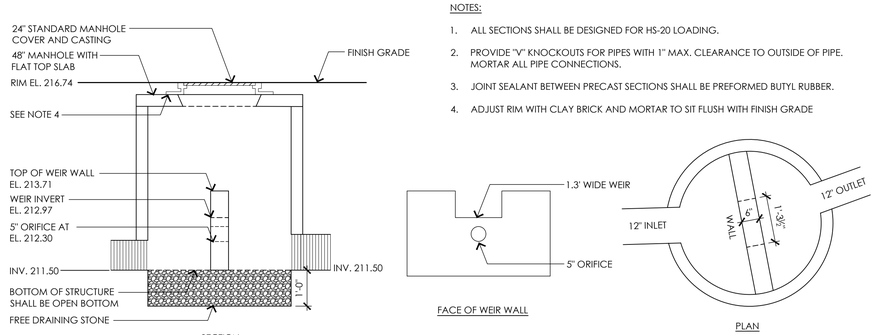
* SYSTEM UNDER OVERHANG

5 INFILTRATION/DETENTION SYSTEM

NOT TO SCALE

NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. ADJUST RIM WITH CLAY BRICK AND MORTAR TO SIT FLUSH WITH FINISH GRADE

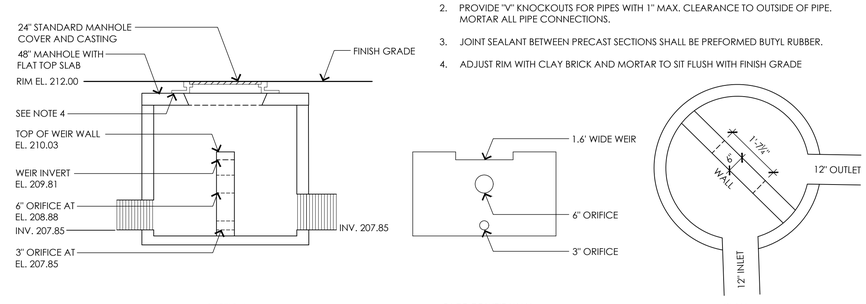


6 OUTLET CONTROL STRUCTURE #1

NOT TO SCALE

NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. ADJUST RIM WITH CLAY BRICK AND MORTAR TO SIT FLUSH WITH FINISH GRADE



7 OUTLET CONTROL STRUCTURE #2

NOT TO SCALE

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SURVEY - WELCH ASSOCIATES LAND SURVEYORS

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2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	AS SHOWN
PROJECT NO.:	18005.00
FILE:	18005-C-2.2-UT_DET.dwg
DRAWN:	AEB
CHECKED:	EPM, MEB

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:

UTILITY DETAIL SHEET I

SHEET NO:

C2.3

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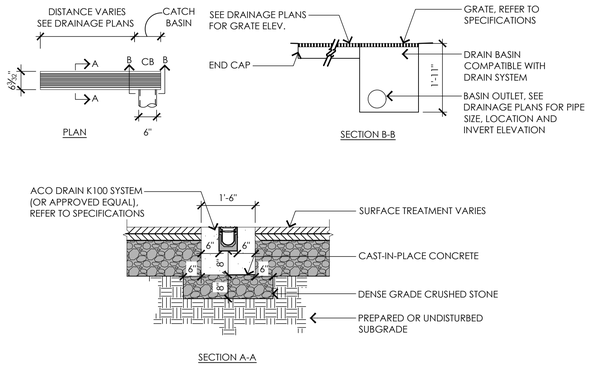
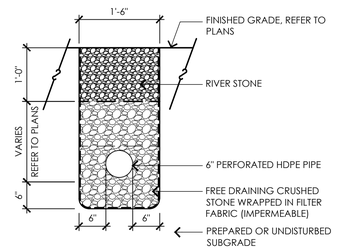
NOTES:

1. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
2. CHANNEL DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY (ADA) REGULATIONS.



1 PREFORMED CHANNEL DRAIN

NOT TO SCALE



2 STONE DRAINAGE TRENCH

NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:

UTILITY DETAIL SHEET II

SHEET NO:

C2.4

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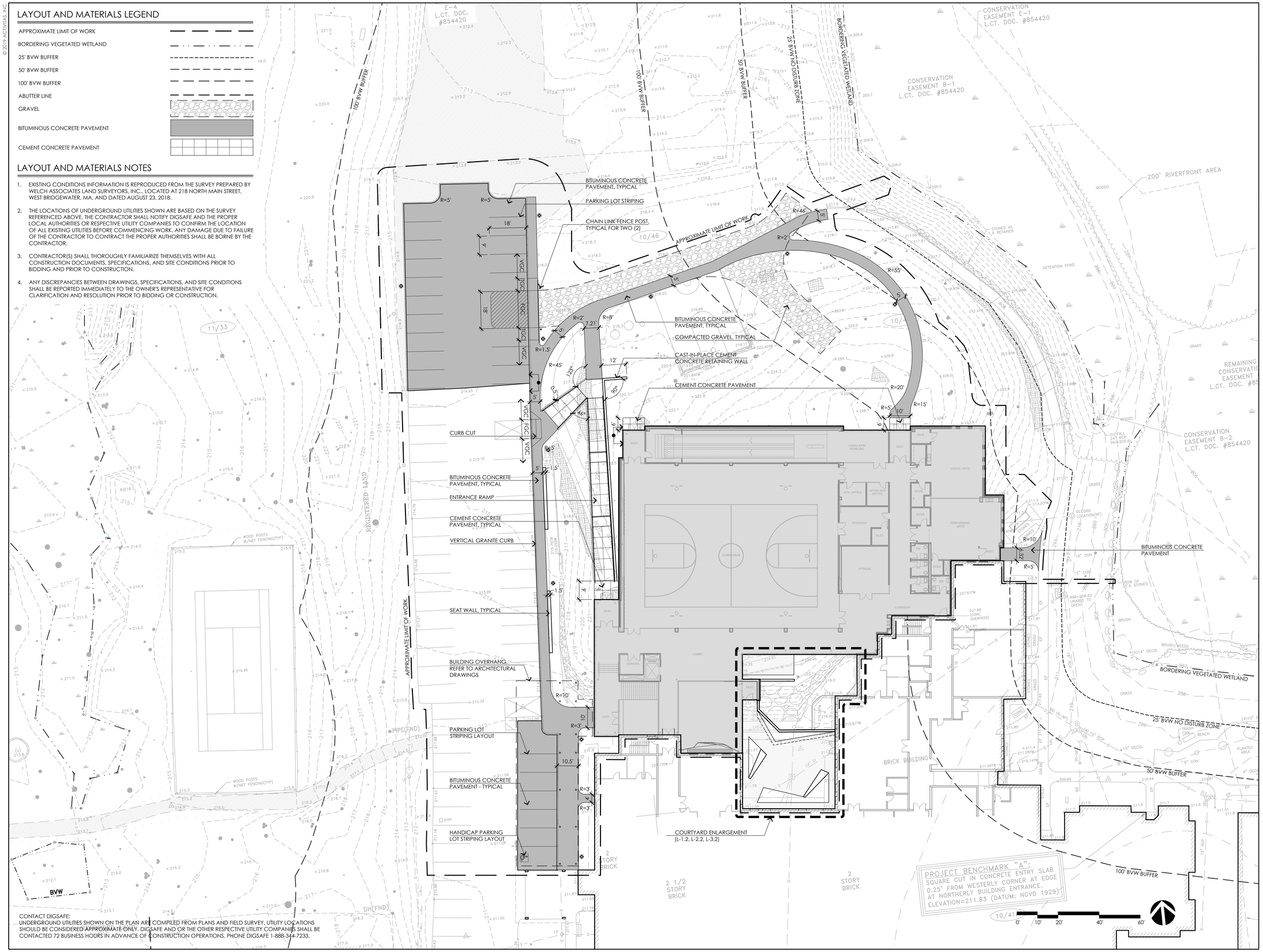
LAYOUT AND MATERIALS LEGEND

- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 25' BVW BUFFER
- 50' BVW BUFFER
- 100' BVW BUFFER
- ABUTTER LINE
- GRAVEL
- BITUMINOUS CONCRETE PAVEMENT
- CEMENT CONCRETE PAVEMENT

LAYOUT AND MATERIALS NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC., LOCATED AT 218 NORTH MAIN STREET, WEST BRIDGEWATER, MA, AND DATED AUGUST 23, 2018.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTRACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.



CONTACT DIGSAFE:
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COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
8-21-19

SHEET TITLE:

LAYOUT AND MATERIALS PLAN

SHEET NO:

L1.1

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LAYOUT AND MATERIALS LEGEND

- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 25' BVW BUFFER
- 50' BVW BUFFER
- 100' BVW BUFFER
- ABUTTER LINE
- BITUMINOUS CONCRETE PAVEMENT
- UNIT PAVERS

LAYOUT AND MATERIALS NOTES

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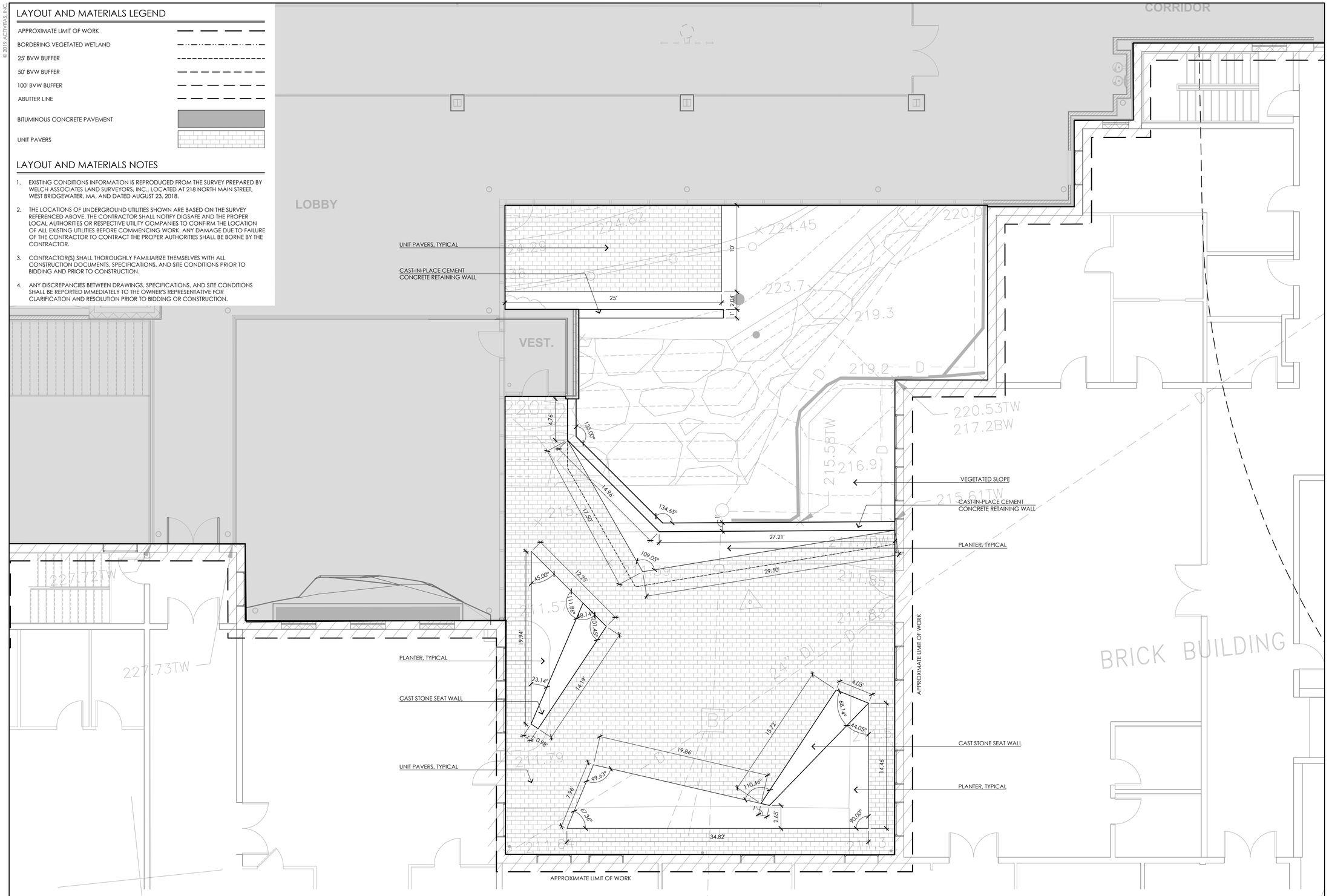

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SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:

COURTYARD LAYOUT AND MATERIALS PLAN

SHEET NO:

L1.2

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GRADING LEGEND

APPROXIMATE LIMIT OF WORK	
BORDERING VEGETATED WETLAND	
25' BVW NO DISTURB ZONE	
50' BVW BUFFER	
100' BVW BUFFER	
PROPOSED 1 FOOT CONTOURS	XXX
PROPOSED INTERVAL CONTOUR/RIDGELINE	XXX.XX
PROPOSED SLOPE DIRECTION	
EXISTING SPOT GRADE	+ 22.8
PROPOSED SPOT GRADE	+XXX.XX

GRADING NOTES

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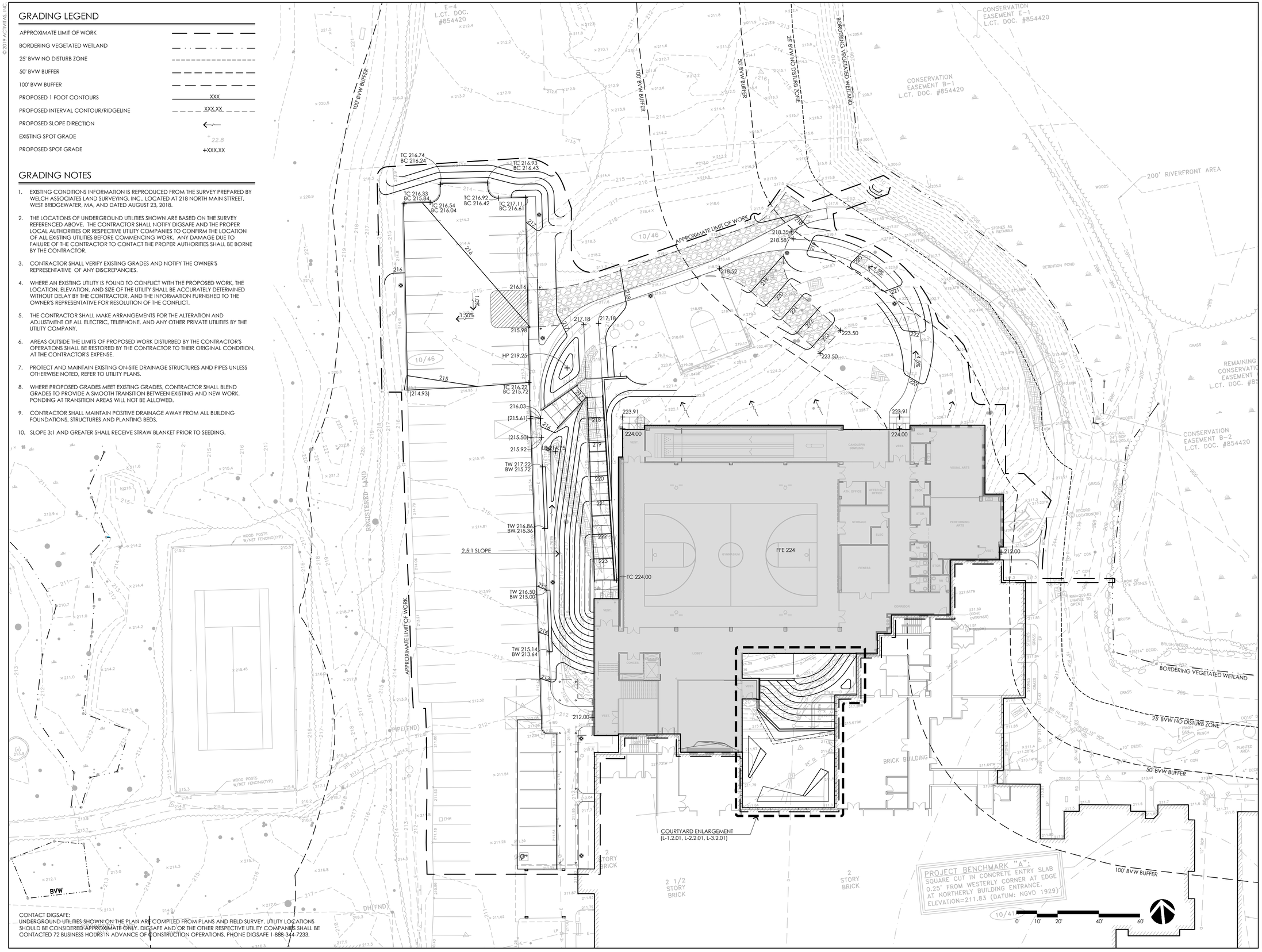
3. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
5. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANY.
6. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
7. PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED. REFER TO UTILITY PLANS.
8. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
9. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
10. SLOPE 3:1 AND GREATER SHALL RECEIVE STRAW BLANKET PRIOR TO SEEDING.



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WELCH ASSOCIATES LAND SURVEYORS

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SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:
GRADING PLAN

SHEET NO:
L2.1

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GRADING LEGEND

APPROXIMATE LIMIT OF WORK	
BORDERING VEGETATED WETLAND	
25' BVW NO DISTURB ZONE	
50' BVW BUFFER	
100' BVW BUFFER	
PROPOSED 1 FOOT CONTOURS	XXX
PROPOSED INTERVAL CONTOUR/RIDGELINE	XXX.XX
PROPOSED SLOPE DIRECTION	
EXISTING SPOT GRADE	+22.8
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GRADING NOTES

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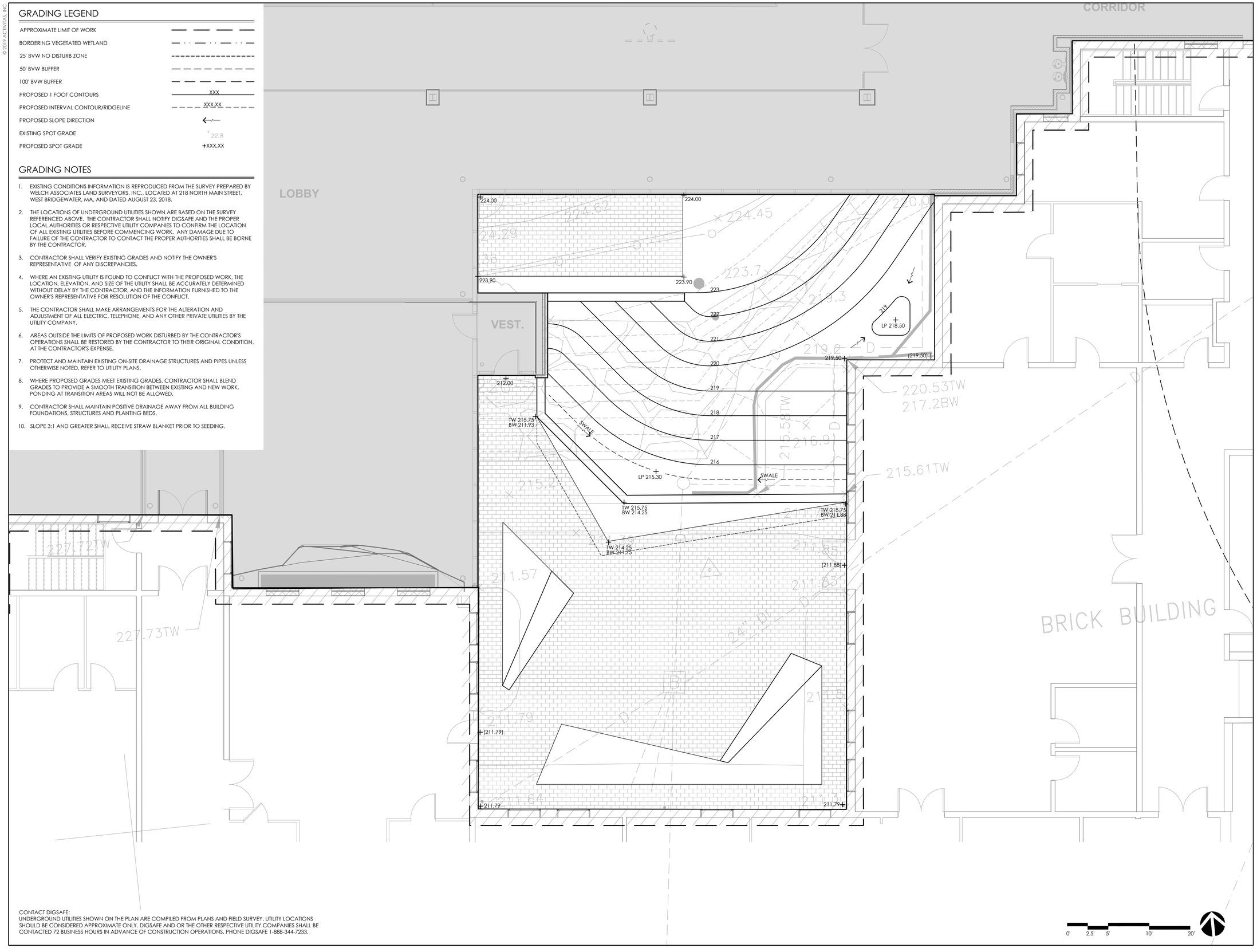

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8-21-19

SHEET TITLE:

COURTYARD GRADING PLAN

SHEET NO:

L2.2

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PLANTING LEGEND

- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 25' BVW NO DISTURB ZONE
- 50' BVW BUFFER
- 100' BVW BUFFER
- ABUTTER LINE
- PROPOSED CONTOUR
- LARGE DECIDUOUS TREE
- SHRUB
- BOULDER
- PERENNIALS / GROUNDCOVER
- LOAM AND SEED

PLANTING NOTES

1. THE LIMIT OF WORK SHOWN ON PLANTING PLANS IS APPROXIMATE AND RELATES TO LANDSCAPE WORK ONLY. REFER TO OTHER DRAWINGS FOR ADDITIONAL LIMIT OF WORK INFORMATION RELATED TO OTHER DISCIPLINES.
2. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC., LOCATED AT 218 NORTH MAIN STREET, WEST BRIDGEWATER, MA. AND DATED AUGUST 23, 2018.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
6. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
7. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
8. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
10. FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES. THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED OR SODDED (REFER TO PLANS) WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1	5'-6' HT.	B&B CLUMP
HI	HAMAMELIS X INTERMEDIA 'JELEVA'	JELENA WITCHHAZEL	3	5'-6' HT.	B&B CLUMP
NS	NYSSA SYLVATICA	BLACK GUM	1	3"-3.5" CAL.	B&B
QP	QUERCUS PALUSTRIS	PIN OAK	5	4"-4.5" CAL.	B&B
SHRUBS					
CA	CLETHRA ALNIFOLIA	SWEET PEPPER BUSH	13	#5 GAL.	CONTAINER
FG	FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH BUSH	31	#3 GAL.	CONTAINER
IV	ILEX VERTICILATA	WINTERBERRY	7	#3 GAL.	CONTAINER
PERENNIALS AND GROUNDCOVER					
DP	DENNSTAEDDA PUNCTILOBA	HAYSCENTED FERN	516	2 QT.	CONTAINER
GA	GALIUM ODORATUM	SWEET WOODRUFF	516	#1 GAL.	CONTAINER
BULBS					
CF	CHIONDOXA FORBESII	GLORY OF THE SNOW	258	BULB	BULB
ND	NARCISSUS 'DUTCH MASTER'	DUTCH MASTER DAFFODIL	258	BULB	BULB

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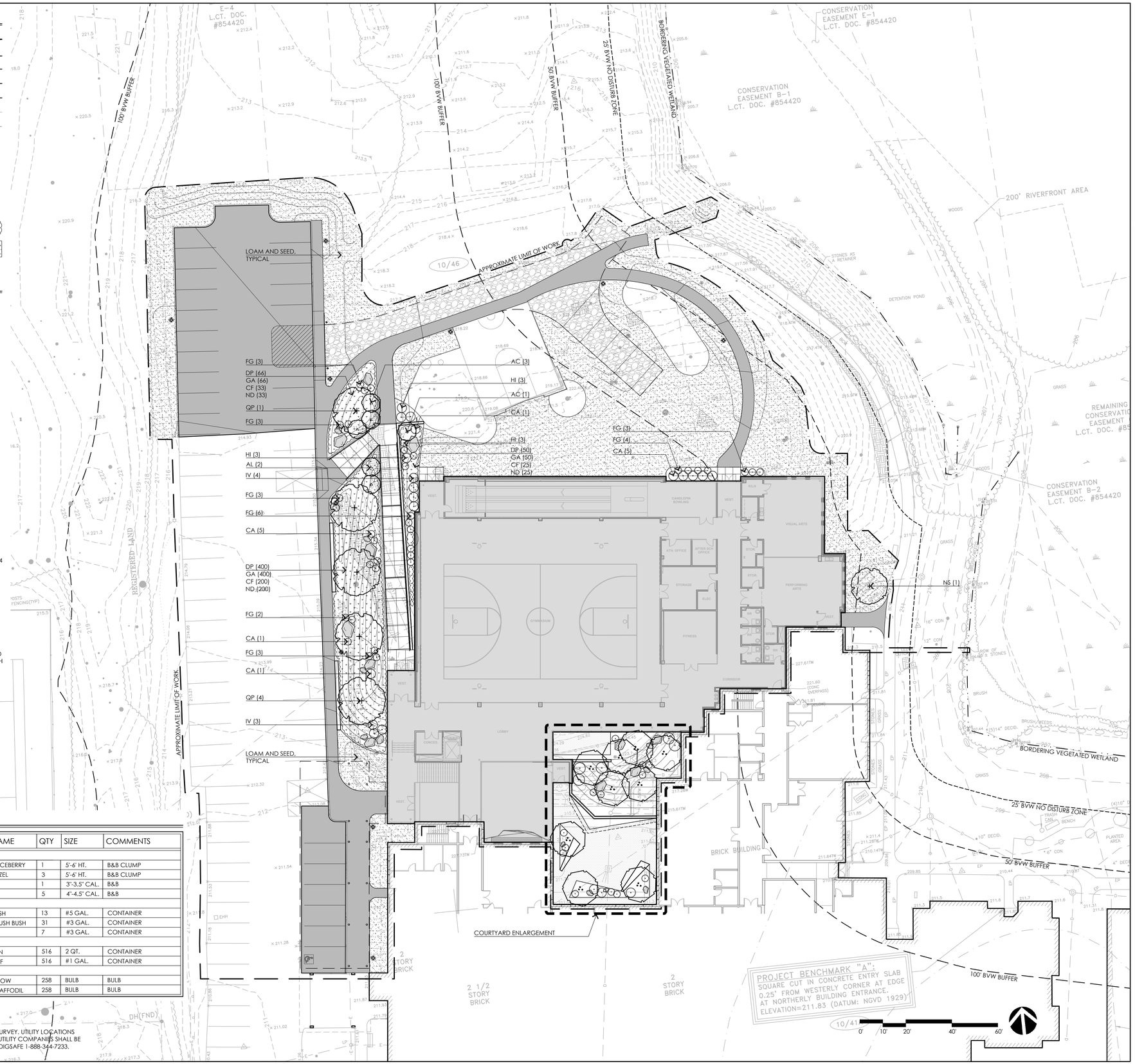

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MASSACHUSETTS PATRICK MAGUIRE NO. 1151 REGISTERED LANDSCAPE ARCHITECT
21 AUG 2019

SHEET TITLE:

PLANTING PLAN

SHEET NO:

L3.1

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PLANTING LEGEND

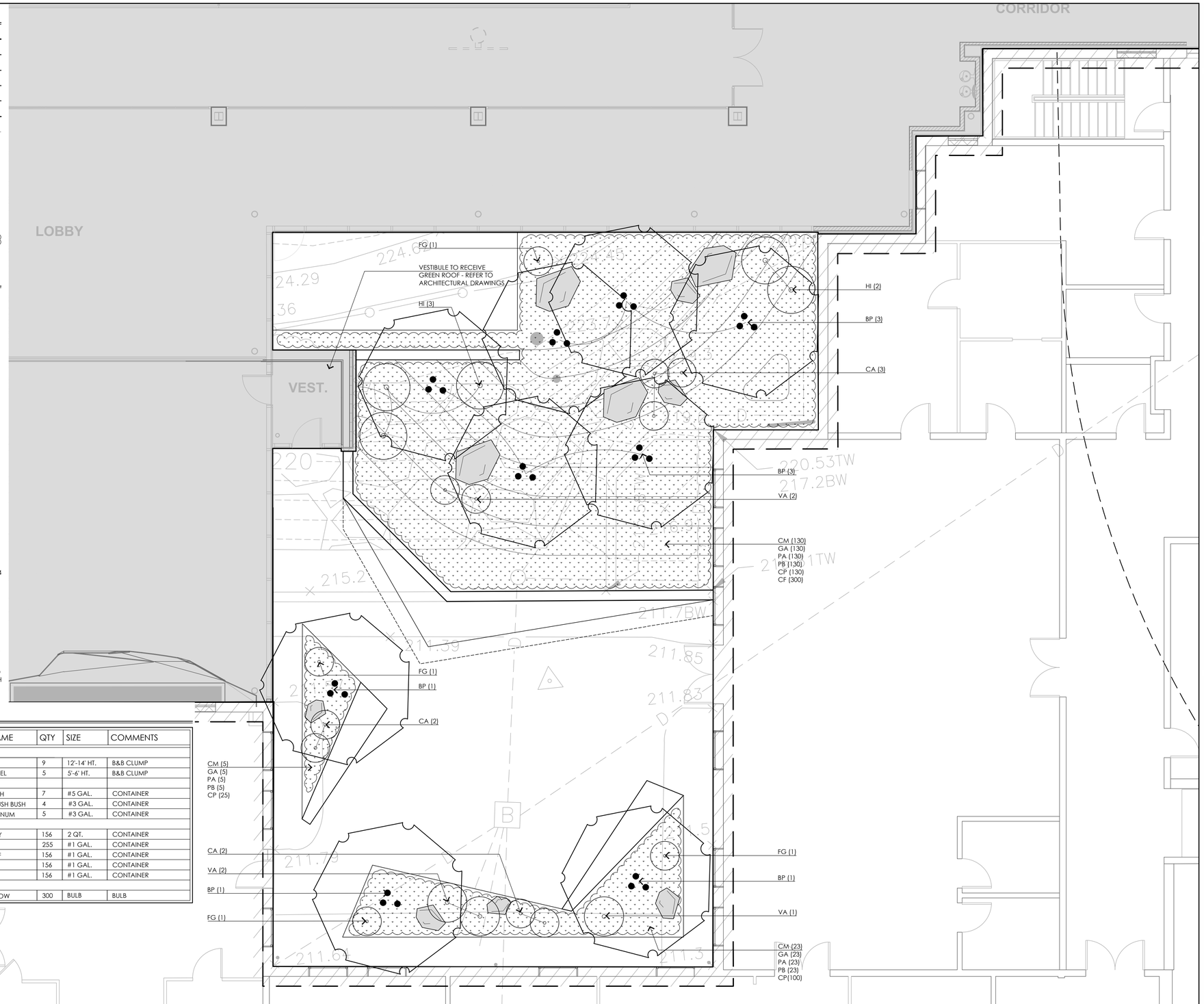
- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 25' BVW NO DISTURB ZONE
- 50' BVW BUFFER
- 100' BVW BUFFER
- ABUTTER LINE
- PROPOSED CONTOUR
- LARGE DECIDUOUS TREE
- SHRUBS
- BOULDERS
- PERENNIALS / GROUNDCOVER

PLANTING NOTES

1. THE LIMIT OF WORK SHOWN ON PLANTING PLANS IS APPROXIMATE AND RELATES TO LANDSCAPE WORK ONLY. REFER TO OTHER DRAWINGS FOR ADDITIONAL LIMIT OF WORK INFORMATION RELATED TO OTHER DISCIPLINES.
2. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC., LOCATED AT 218 NORTH MAIN STREET, WEST BRIDGEWATER, MA, AND DATED AUGUST 23, 2018.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
6. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
7. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
8. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
10. FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES. THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED OR SODDED (REFER TO PLANS) WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.

COURTYARD PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
BP	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	9	12'-14' HT.	B&B CLUMP
HI	HAMAMELIS X INTERMEDIA 'JELEVA'	JELENA WITCHHAZEL	5	5'-6' HT.	B&B CLUMP
SHRUBS					
CA	CLETHRA ALNIFOLIA	SWEET PEPPER BUSH	7	#5 GAL.	CONTAINER
FG	FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH BUSH	4	#3 GAL.	CONTAINER
VA	VIBURNUM ACERFOLIUM	MAPLE LEAF VIBURNUM	5	#3 GAL.	CONTAINER
PERENNIALS AND GROUNDCOVER					
CM	CONVALLARIA MAJALIS	LILY OF THE VALLEY	156	2 QT.	CONTAINER
CP	COMPTONIA PEREGRINA	SWEET FERN	255	#1 GAL.	CONTAINER
GA	GALIUM ODORATUM	SWEET WOODRUFF	156	#1 GAL.	CONTAINER
PA	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	156	#1 GAL.	CONTAINER
PB	POLYGONATUM BIFLORUM	SOLOMON SEAL	156	#1 GAL.	CONTAINER
BULBS					
CF	CHIONDOXA FORBESII	GLORY OF THE SNOW	300	BULB	BULB



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Permitting Documents

REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

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PROJECT NO.:	18005.00
FILE:	18005-L-3.2-P_PLAN.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:

MASSACHUSETTS PATRICK MAGUIRE NO. 1159 REGISTERED LANDSCAPE ARCHITECT
21 AUG 2019

SHEET TITLE:

COURTYARD PLANTING PLAN

SHEET NO:

L3.2

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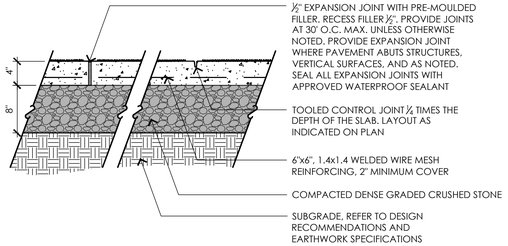
NOTE:

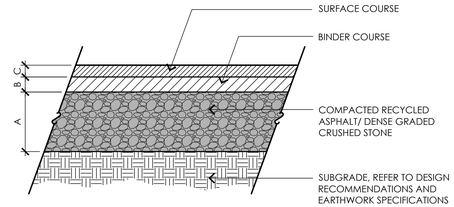
1. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO FLOW OF TRAFFIC



1 CEMENT CONCRETE PAVEMENT

NOT TO SCALE

	A	B	C
WALK	10"	2.5"	2.0"
DRIVE	10"	3"	2.0"



2 BITUMINOUS CONCRETE PAVEMENT

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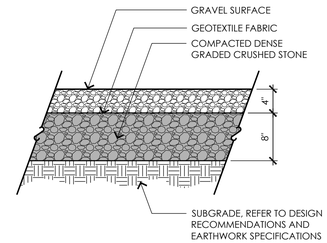
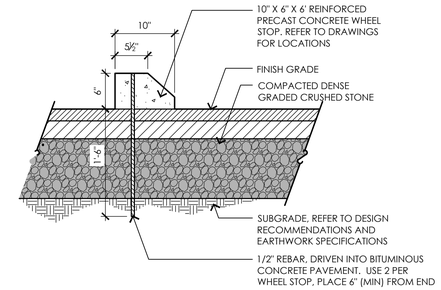


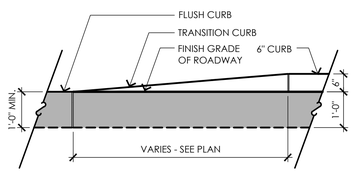
3 GRAVEL PAVING

NOT TO SCALE



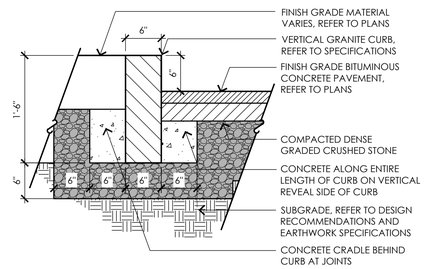
4 PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



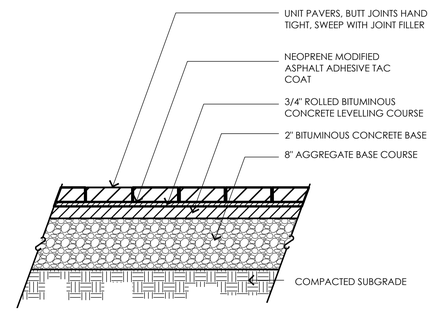
5 TRANSITION GRANITE CURB

NOT TO SCALE



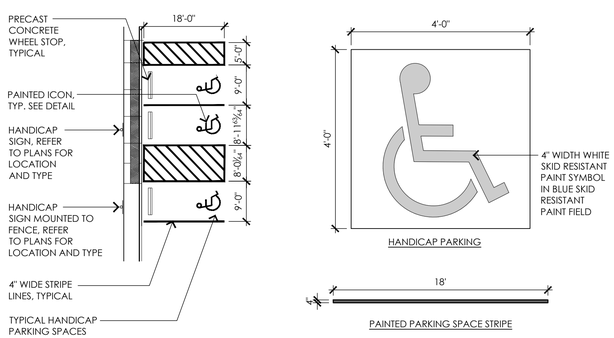
6 VERTICAL GRANITE CURB

NOT TO SCALE



7 UNIT PAVERS

NOT TO SCALE

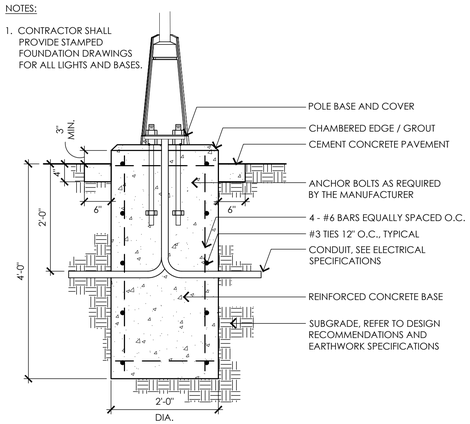


8 HANDICAP PARKING LAYOUT AND STRIPING

NOT TO SCALE

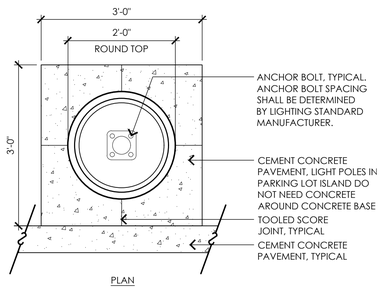
NOTES:

1. CONTRACTOR SHALL PROVIDE STAMPED FOUNDATION DRAWINGS FOR ALL LIGHTS AND BASES.



NOTES:

1. CONTRACTOR SHALL PROVIDE STAMPED FOUNDATION DRAWINGS FOR ALL LIGHTS AND BASES



9 SITE LIGHTING POLE FOUNDATION

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REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION

SCALE:	AS SHOWN
PROJECT NO.:	18005.00
FILE:	18005-L4.1-DET_1.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:

SHEET TITLE:

DETAIL SHEET I

SHEET NO:

L4.1

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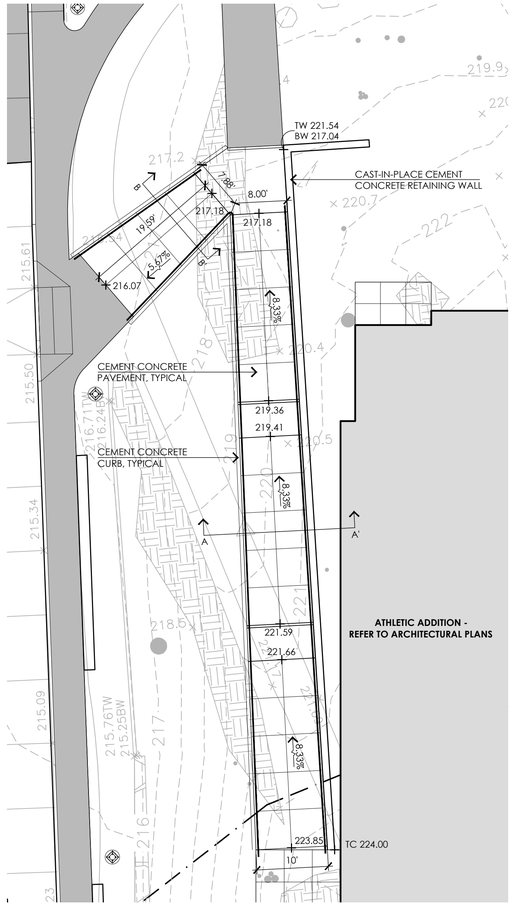

1 ENTRANCE RAMP

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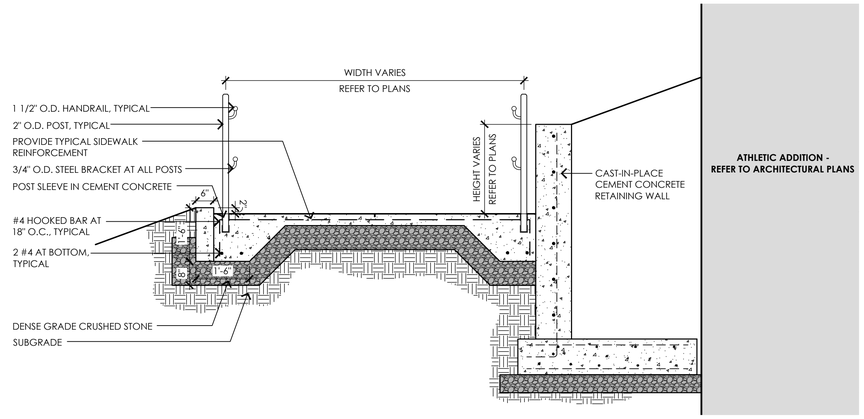

SECTION A-A'

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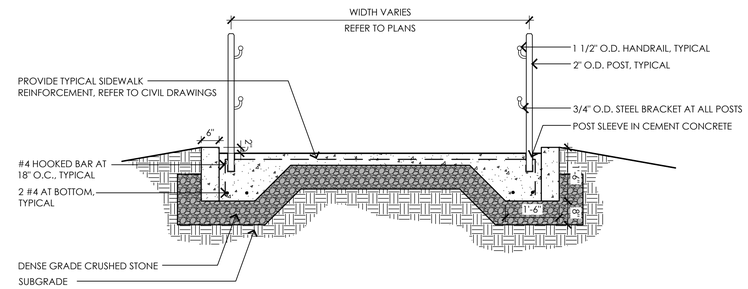

SECTION B-B'

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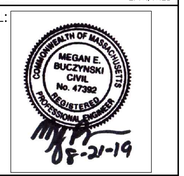
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	AS SHOWN
PROJECT NO.:	18005.00
FILE:	18005-L4.2-DET_2.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:



SHEET TITLE:

DETAIL SHEET I

SHEET NO:

L4.2

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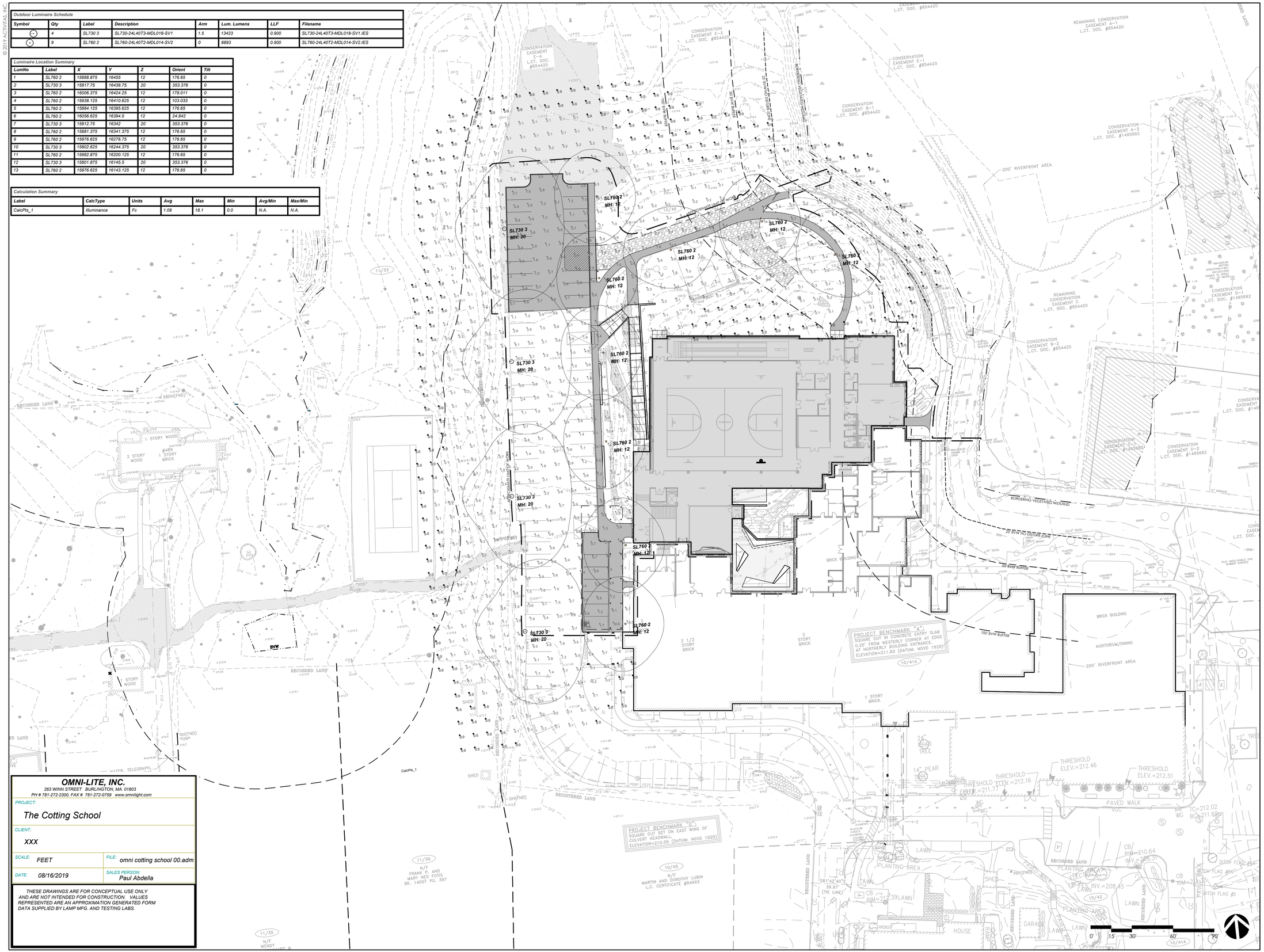
Outdoor Luminaire Schedule							
Symbol	Qty	Label	Description	Arm	Lum. Lumens	LLF	Filename
	4	SL730 3	SL730-24L40T3-MDL018-SV1	1.5	13423	0.900	SL730-24L40T3-MDL018-SV1.IES
	9	SL760 2	SL760-24L40T2-MDL014-SV2	0	8893	0.900	SL760-24L40T2-MDL014-SV2.IES

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	SL760 2	15888.875	16455	12	176.65	0
2	SL730 3	15817.75	16438.75	20	353.376	0
3	SL760 2	16006.375	16424.25	12	178.011	0
4	SL760 2	15938.125	16410.625	12	103.033	0
5	SL760 2	15884.125	16395.625	12	176.65	0
6	SL760 2	16056.625	16394.5	12	24.842	0
7	SL730 3	15812.75	16342	20	353.376	0
8	SL760 2	15881.375	16341.375	12	176.65	0
9	SL760 2	15876.625	16276.75	12	176.65	0
10	SL730 3	15802.625	16244.375	20	353.376	0
11	SL760 2	15882.875	16200.125	12	176.65	0
12	SL730 3	15801.875	16145.5	20	353.376	0
13	SL760 2	15876.625	16143.125	12	176.65	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.08	18.1	0.0	N.A.	N.A.



OMNI-LITE, INC.
263 WINN STREET BURLINGTON, MA. 01803
PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

PROJECT: The Cotting School	
CLIENT: XXX	
SCALE: FEET	FILE: omni cotting school 00.adm
DATE: 08/16/2019	SALES PERSON: Paul Abdella

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1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	1"=20'-0"
PROJECT NO.:	18005.00
FILE:	18005-P1.1-PHOTOMETRIC_PLAN.dwg
DRAWN:	BPG
CHECKED:	EPM, MEB

SEAL:

COMMONWEALTH OF MASSACHUSETTS
MEGAN E. BUCZYNSKI
CIVIL
No. 47392
REGISTERED PROFESSIONAL ENGINEER
08-21-19

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NO:
P1.1

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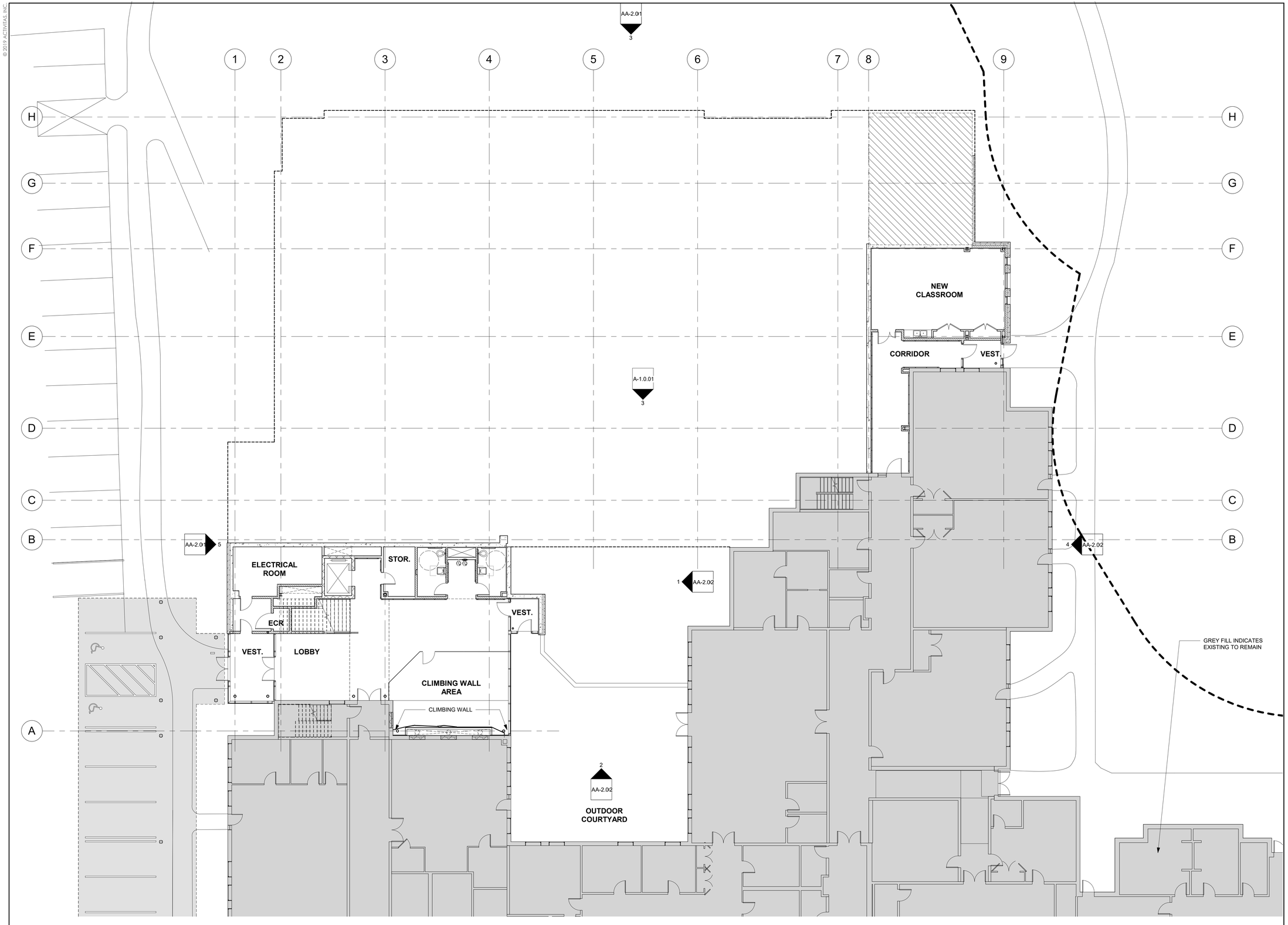

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NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	3/32"=1'-0"
PROJECT NO.:	18005.00
FILE:	XXXXXXX.dwg
DRAWN:	XXX
CHECKED:	XXX

SEAL:

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NO:

A-1.1

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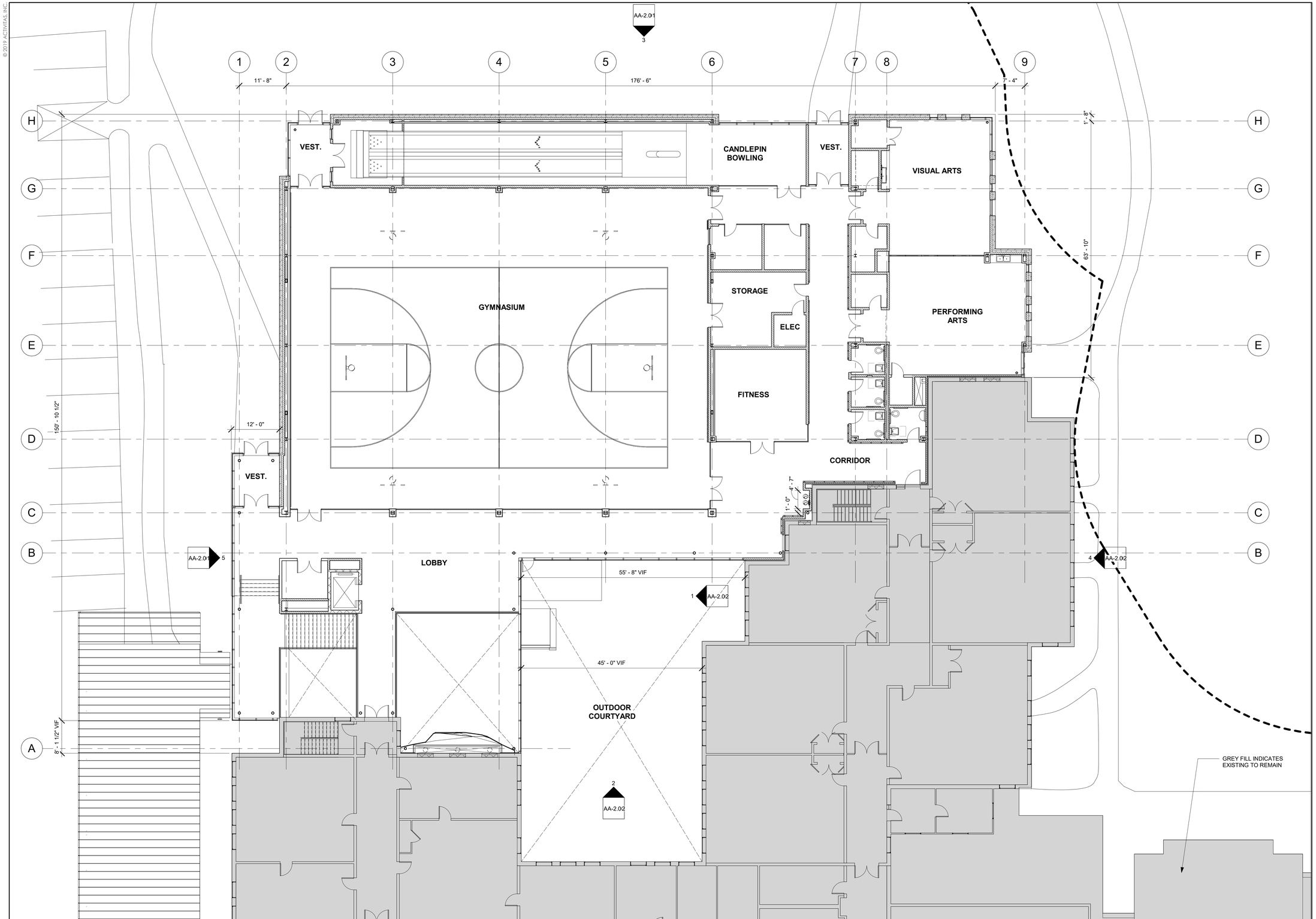

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1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	3/32"=1'-0"
PROJECT NO.:	18005.00
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SEAL:

SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO:
A-1.2

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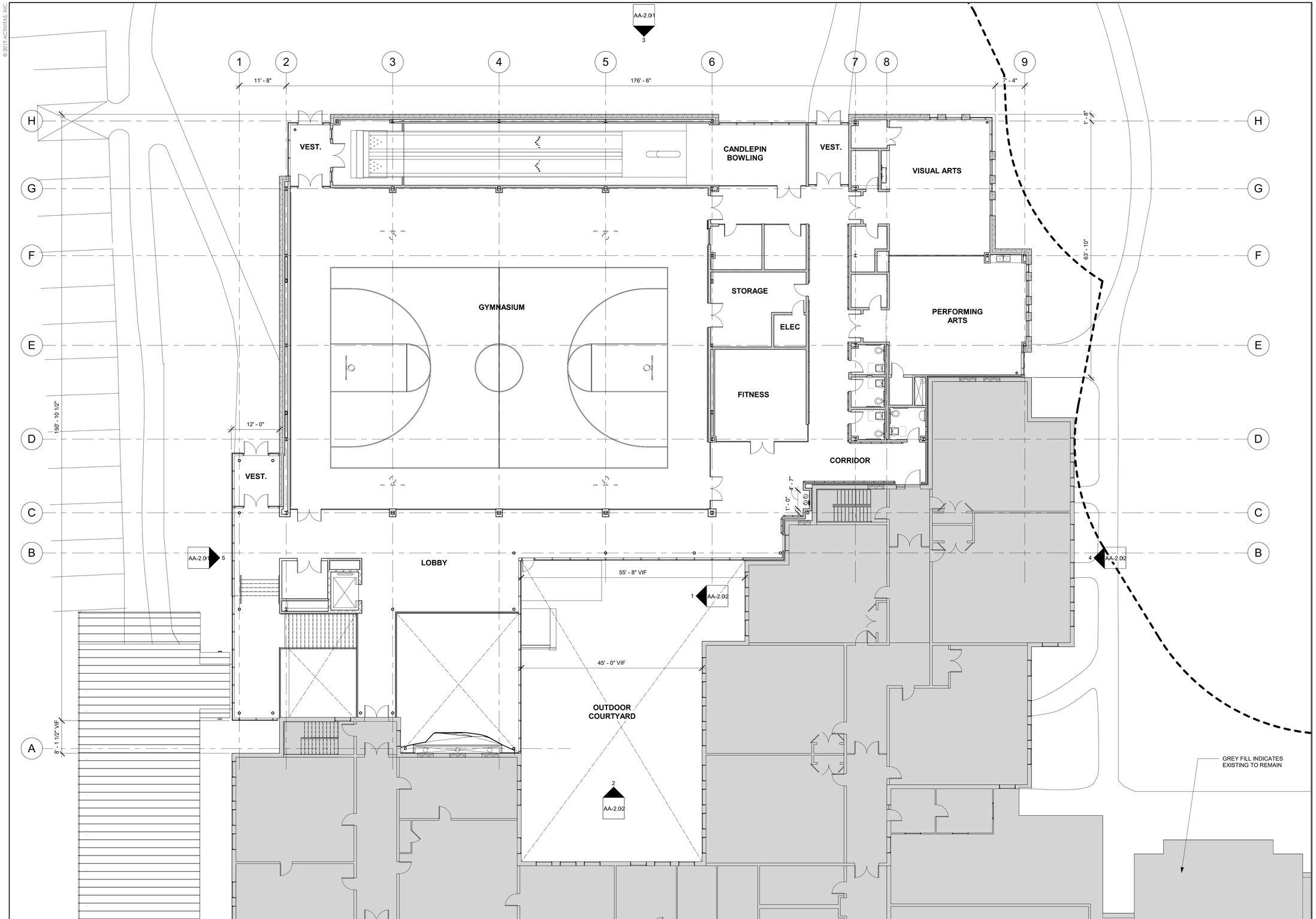

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1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	3/32"=1'-0"
PROJECT NO.:	18005.00
FILE:	XXXXXXX.dwg
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SEAL:

SHEET TITLE:

LOW ROOF PLAN

SHEET NO:

A-1.3

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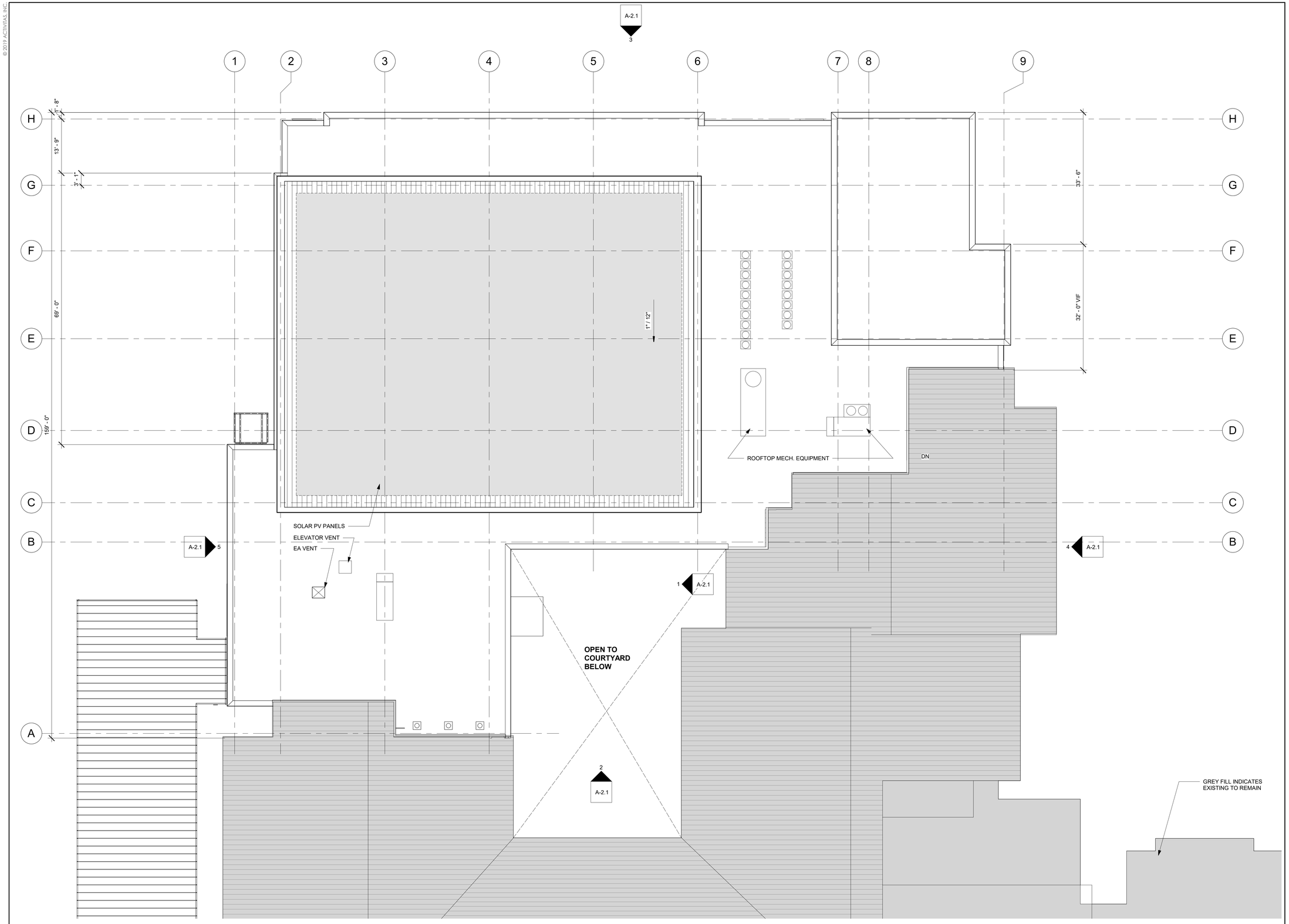

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SCALE:	3/32"=1'-0"
PROJECT NO.:	18005.00
FILE:	XXXXXXX.dwg
DRAWN:	XXX
CHECKED:	XXX

SEAL:

SHEET TITLE:

OVERALL ROOF PLAN

SHEET NO:

A-1.4

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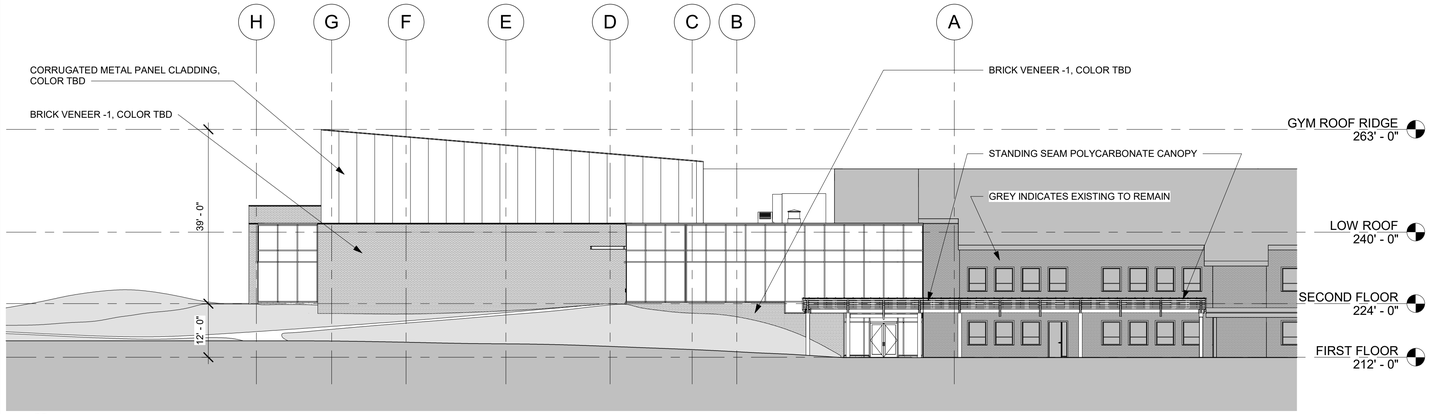
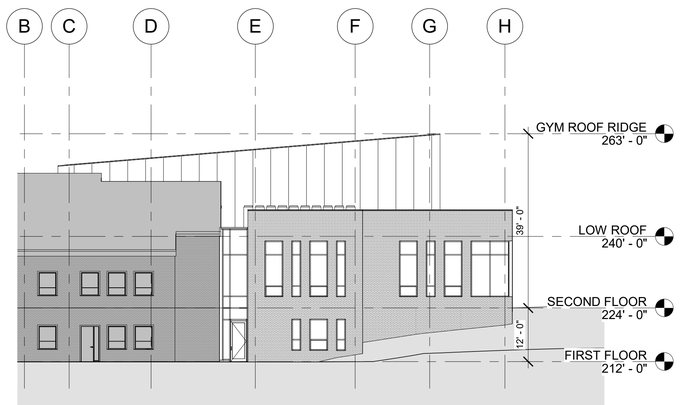
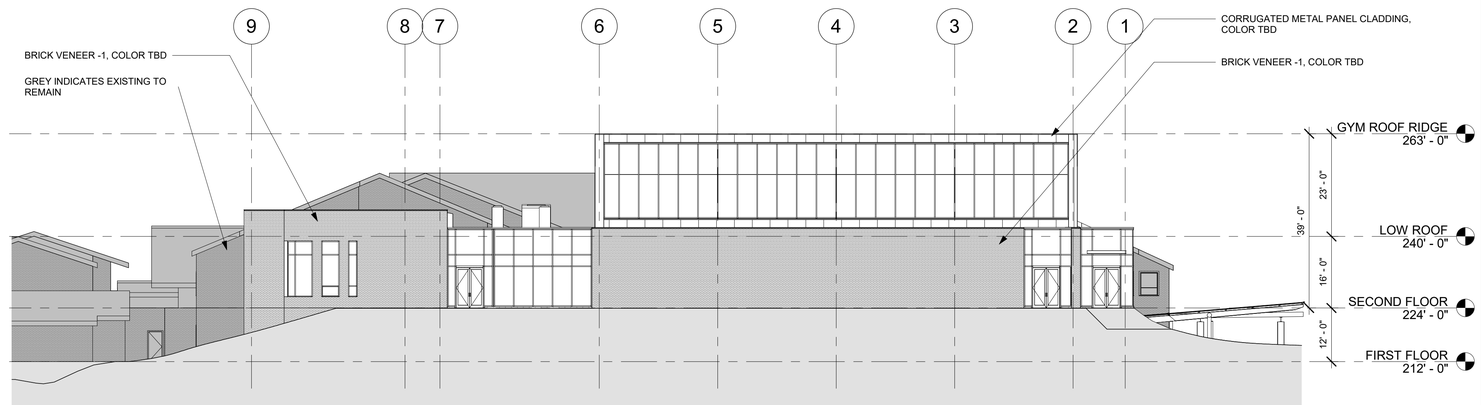


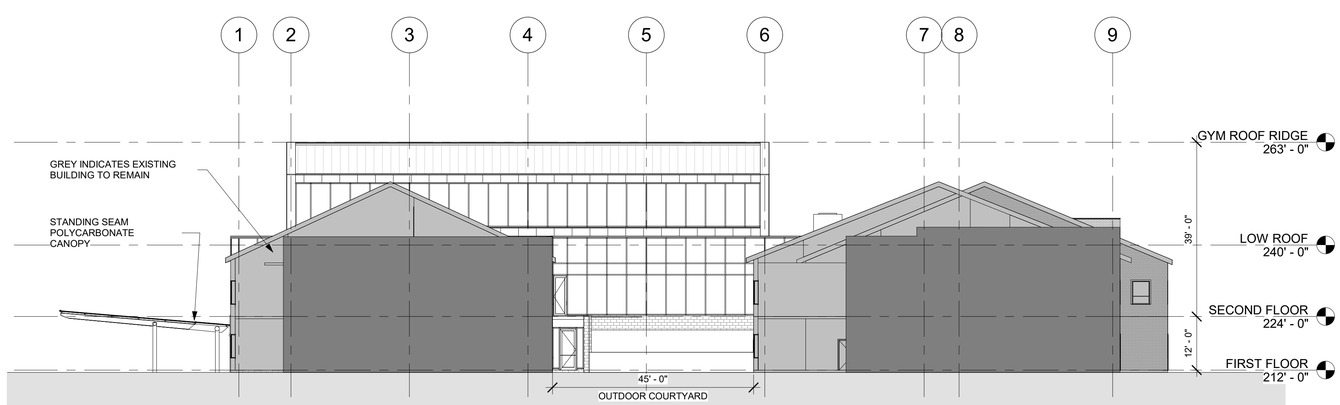
5 WEST ELEVATION -
SCALE: 1/16" = 1'-0"



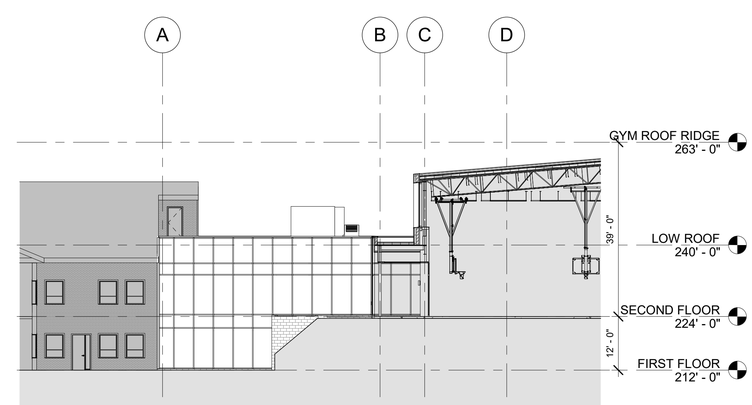
4 EAST ELEVATION -
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION -
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION -
SCALE: 1/16" = 1'-0"



1 EAST-COURTYARD ELEVATION -
SCALE: 1/16" = 1'-0"

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

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Lexington, MA
ATHLETIC ADDITION

Permitting Documents

REVISIONS:

NO.	DATE	DESCRIPTION
1	08.12.19	NOI SUBMISSION
2	08.21.19	SITE PLAN REVIEW SUBMISSION

SCALE:	1/16"=1'-0"
PROJECT NO.:	18005.00
FILE:	XXXXXXX.dwg
DRAWN:	XXX
CHECKED:	XXX

SEAL:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-2.1