

Improvements to: Choate Park

Oak St. and Winthrop Street
Medway, Massachusetts
Assessor's Map/Lot: 39-074, 39-078,
Zoning District: Agricultural Residential II

LIST OF REQUESTED WAIVERS

(See Form Q Sheets in Site Plan Review Application Packet)

204-3 A.7.a - Request for Briefed Traffic Impact Assessment
204-3 A.7.b - Request to Substitute Notice of Intent for Environmental Impact Assessment
204-3 C.1 and 2 - Request for waiver of survey 100' past property line
204-3 C.3, 204-3 D.1, and 204-3 F - Request for Inventory of trees 10' + DBH in lieu of 10' + 12' +
204-4 G.3 - Request for Waiver of Wheel Stop Requirement.

DRAWING LIST

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L2.0	Illustrative Site Plan
L3.0	Existing Conditions Plan: Sheet 1
L3.1	Existing Conditions Plan: Sheet 2
L3.2	Existing Landscape Inventory & Removals: Sheet 1
L3.3	Existing Landscape Inventory & Removals: Sheet 2
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L4.2	Site Improvements: Sheet 2
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L9.8	Details
L10.0	Play Equipment
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C1.2	Drainage and Utilities Plan
C2.1	Storm Water and Utilities Details
C2.2	Storm Water and Utilities Details

Owner / Applicant:

Town Administrator's Office
Town of Medway
155 Village Street
Medway, MA 02053

Project Team:

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LANDSCAPE ARCHITECTURE | URBAN DESIGN | MASTER PLANNING

Samtites

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Locus Plan

Not to Scale

Site Plan Submission

Revision 1 - Sept. 22, 2017

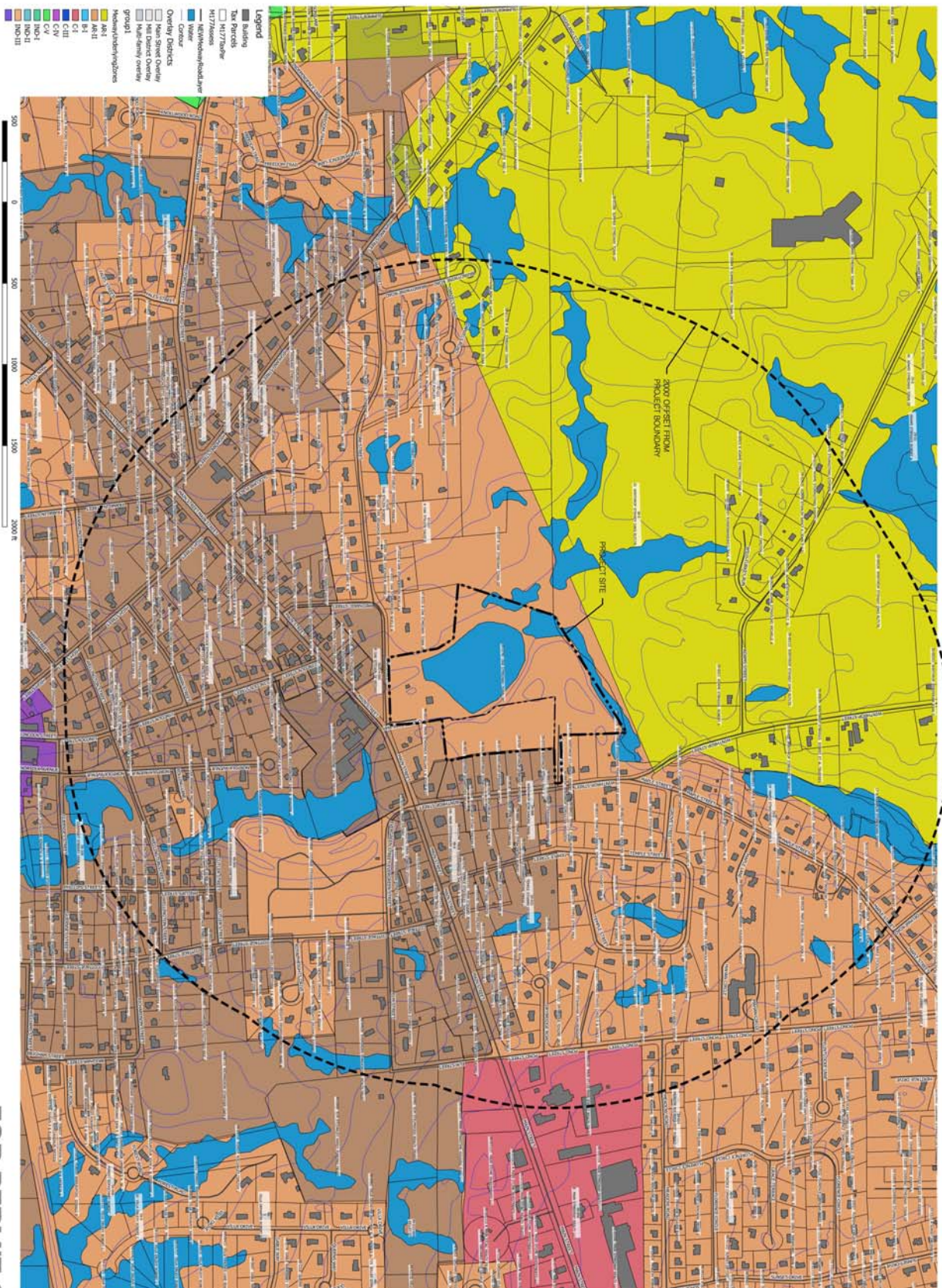
Prepared by CBA Landscape Architects LLC

Original Submission - Aug. 17, 2017



APPROVED BY: MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
APPROVED BY: _____

DATE: _____



Improvements to Choate Park

Site Plan Submission
Site Context Plan

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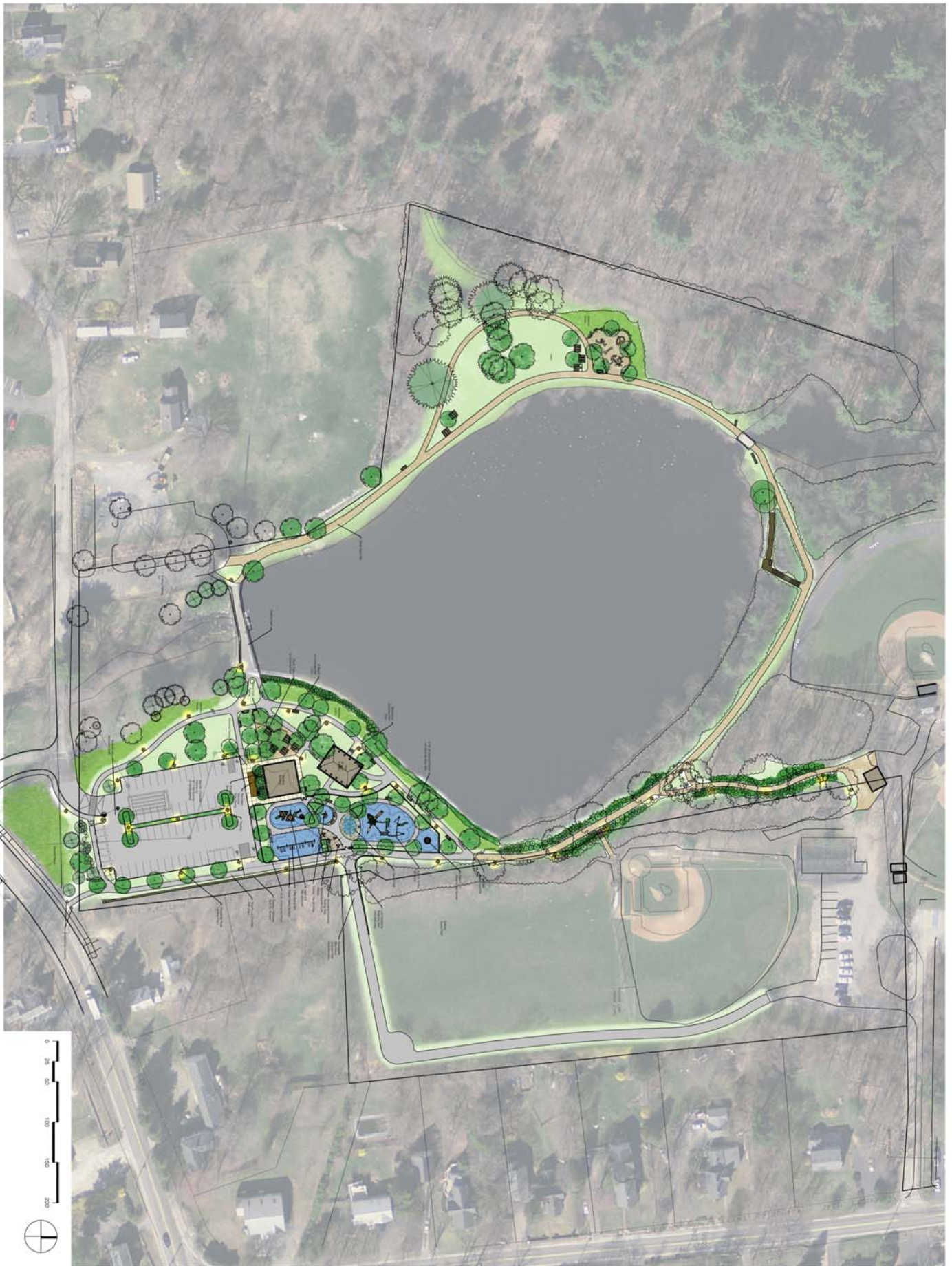
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7.0



REVISIONS	
1	09-22-17 P.B. Comments
DATE: 08/17/2017	
SCALE: 1" = 300'-0"	
FILE: Oracle-Contact.dwg	
DRAWN BY:	AJK
CHECK BY:	DJC
PROJ. #:	1612a



L2.0

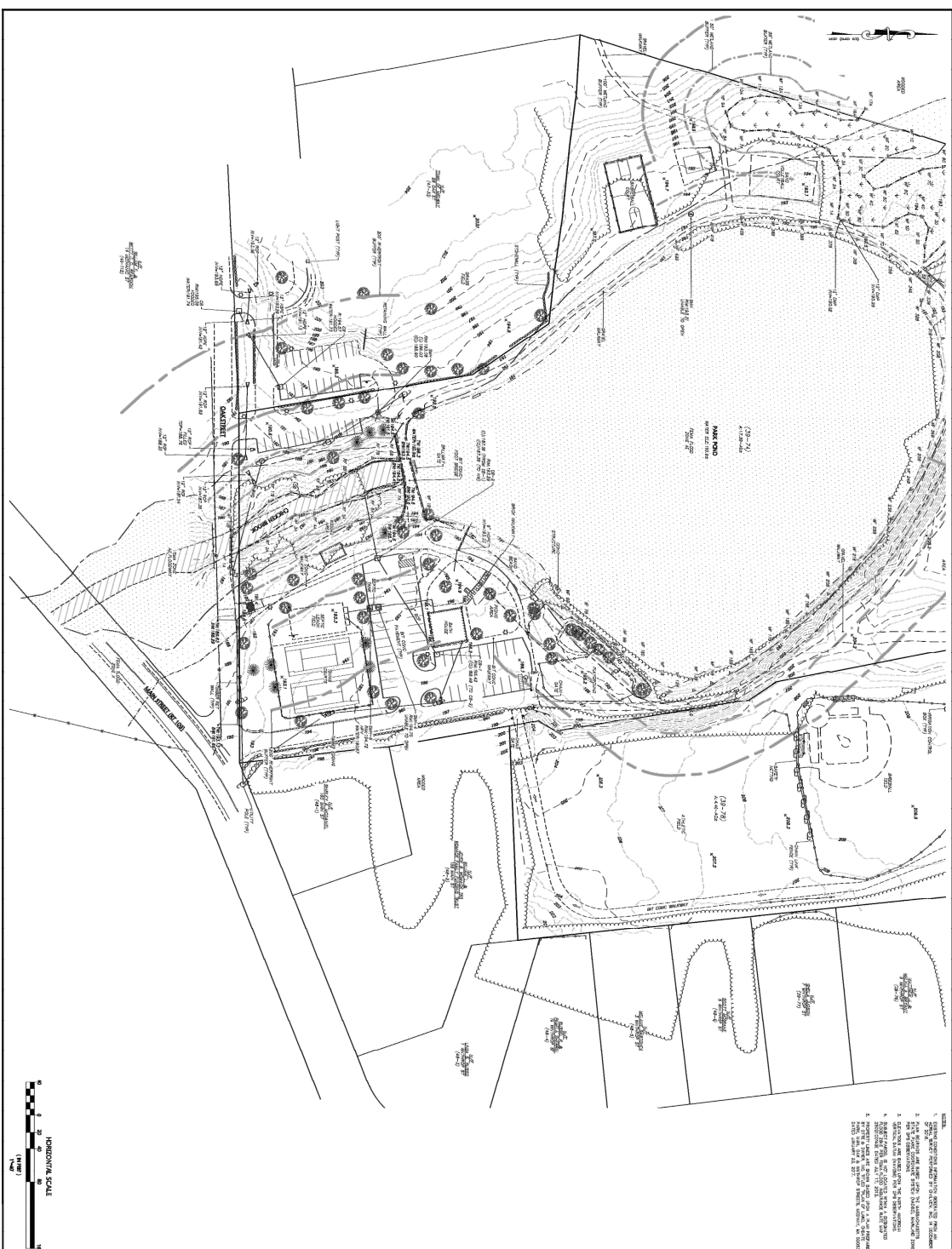


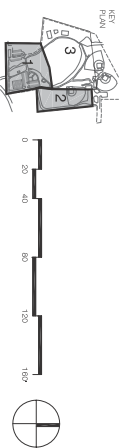
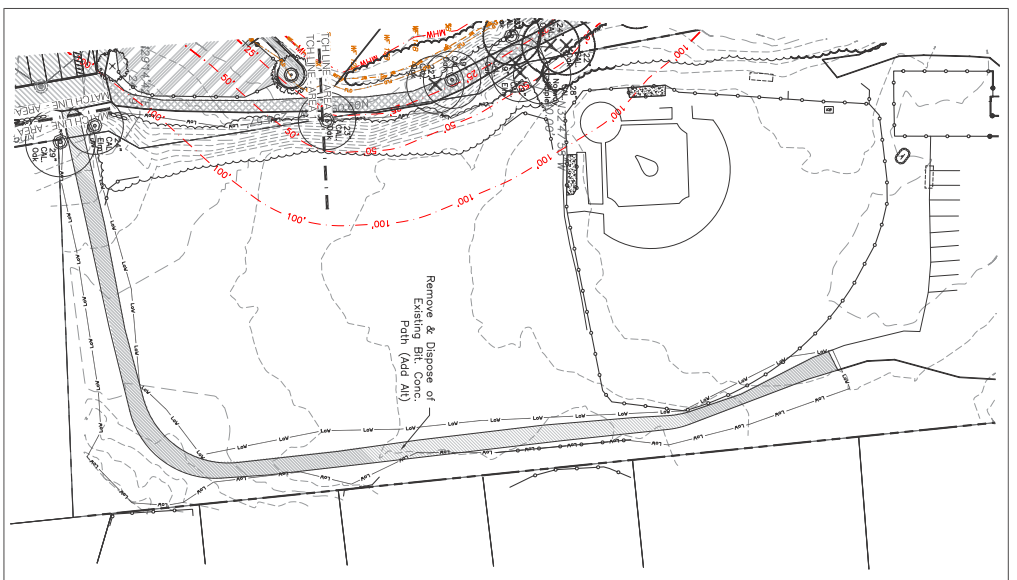
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SCALE	1" = 50' - 0"
FILE	040-340000.dwg
DRAWN BY	AJK
CHECKED BY	DLC
PROJECT #	16124

Improvements to Choate Park Site Plan Submittal Illustrative Plan

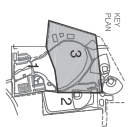
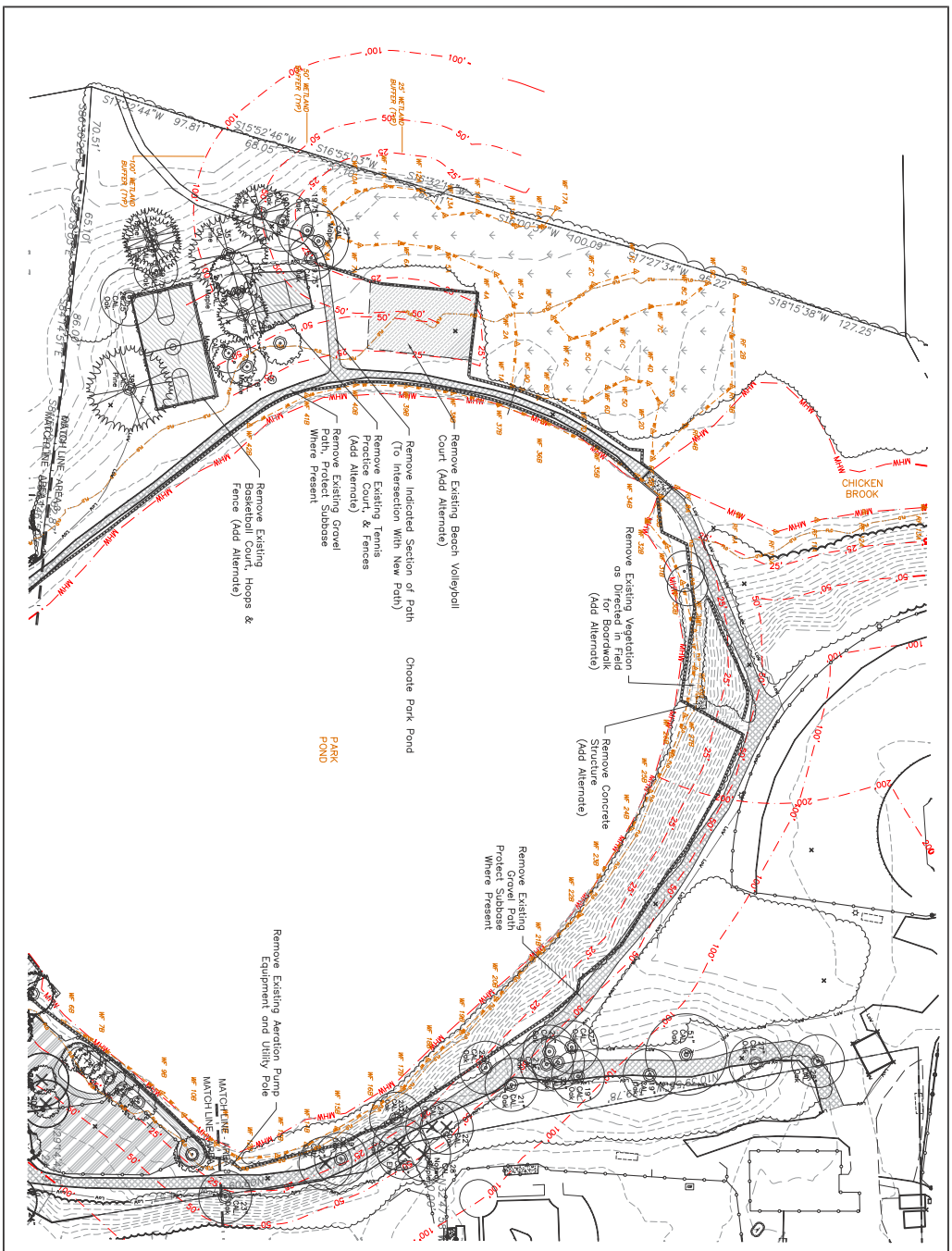
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- Legend:**
- Property Line
 - Edge of Water
 - Forested Area
 - Wetland Setback
 - Erosion Control Sock
 - Limit Of Work (w/o Erosion Controls)
 - Stone Wall
 - Large Caliper Tree to be Removed
 - Large Caliper Tree to be Kept
 - Other Tree to be Removed
 - Other Tree to be Kept
 - Bit. Conc. to be Removed
 - Play Equipment & Safety Surface to be Removed
 - Gravel Paths to be Removed
 - Sand to be Removed



REVISIONS:	1	09/25/17	P.S. Comments
DATE:	08/17/2017		
SCALE:	1" = 40'-0"		
FILE:	Choate-EC.dwg		
DWN BY:	AAK		
CDD BY:	DLC		
PROJ. #:	1612a		

Improvements to Choate Park Site Plan Submission Existing Landscape Inventory & Removals: Sheet 2

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ZONING TABLE (SEE L4.1 FOR PARKING)

Zoning Classification: AR-1 Agricultural-Residential 1		Lot Area (Project is Comprised of 2 Lots): Lot 39-074 = 17.38 Acres Lot 39-078 = 4.40 Acres
Building Height: Lot 39-074 = (Pavilion) 16'-0" Lot 39-078 = NA	Continuous Frontage: Lot 39-074 = 420.5' Lot 39-078 = 0'	
Building Size: 40'-0" Lot 39-074 = 0" Lot 39-078 = 0"	Lot Depth: Lot 39-074 = 1114' Lot 39-078 = 694'	
Lot Coverage: Lot 39-074 = (Pavilion) 1200 S.F. Lot 39-078 = NA	Lot Width: Lot 39-074 = 680' Lot 39-078 = 255'	
Gross Floor Area: Lot 39-074 = 1200 S.F. Lot 39-078 = NA	Front Building Setback: Lot 39-074 = 112'-6" Lot 39-078 = 0'	
Maximum Seating Capacity: Lot 39-074 = 72 People (Pavilion) Lot 39-078 = NA	Side Building Setback: Pavilion = 816'-9"	
Number of Entrances: Lot 39-074 = 0 Lot 39-078 = NA	Rear Building Setback: Pavilion = 816'-9"	

Key:

- Property Line
- Proposed Tubular Steel Fencing
- Setback Line
- Proposed Pedestrian Scale Light
- Areas of Existing Parking (for Reference)



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REVISIONS:	
09-25-17	P.E. Comments
DATE:	08/17/2017
SCALE:	1" = 70'-0"
FILE:	08/17/2017
DWN BY:	AAK
CDD BY:	DIC
PROJ. #:	16124

Improvements to Choate Park
Site Plan Submission
Site Improvements: Overview & Sight Distances

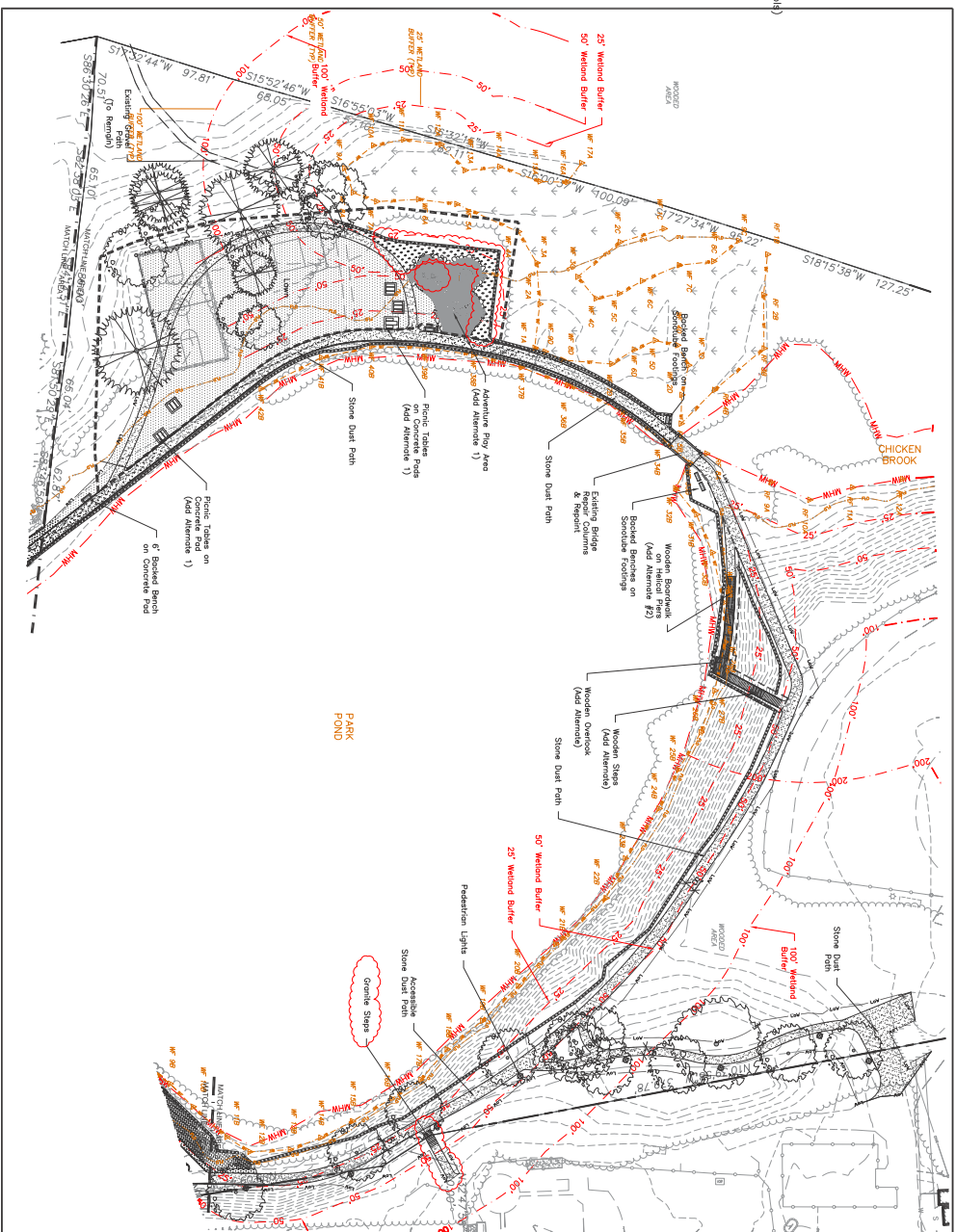
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Legend:

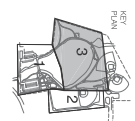
- Property Line
- Edge of Water
- Forested Area
- Wetland Setback
- Erosion Control Sock
- Limit Of Work (w/o Erosion Control)
- New Tubular Steel Fencing
- Stone Dust Paving
- Proposed Lawn Area
- Proposed Wildflower / Habitat Mix
- Proposed Wet Meadow Mix
- Proposed Pedestrian Scale Light

Materials Notes

1. The Contractor shall verify locations of sub-drainage structures prior to construction. The Contractor will take sole responsibility for the cost of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. All utility & drain lines to be coordinated with footings for site features.
4. Repair any damage to existing site features to remain and to any disruption beyond the limit of work.
5. Limit of Work Follows Erosion Control Line.



Area 3: 1"=40'



0 20 40 80 120 160'

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Improvements to Choate Park Site Plan Submission Site Improvement Plan: Sheet 2

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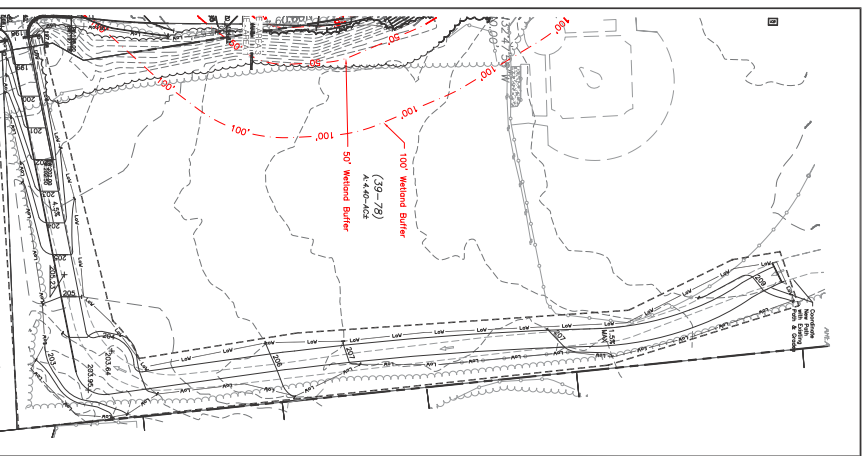
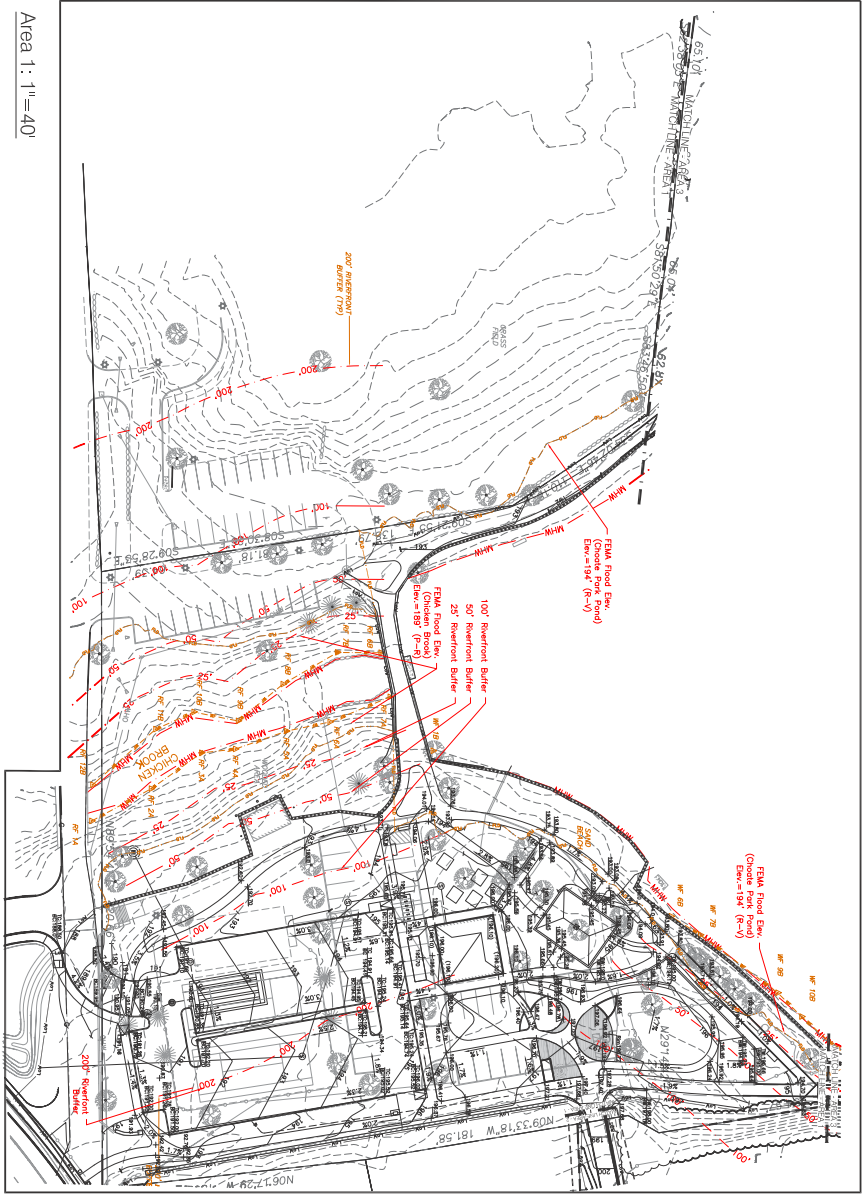
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DRAWN BY:	AAK
CHECKED BY:	DLC
PROJECT #:	16124

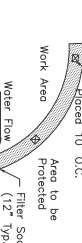
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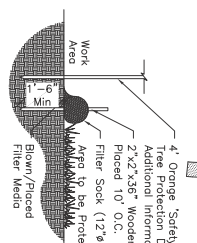
Grading Notes

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures prior to commencing work.
2. Landscape Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. Grade stakes to be set for approval by The Landscape Architect prior to installation of gravel bases and prior to all paving, staging, and walls.
4. All transitions to existing grades to be smooth and gradual.
5. Cross slopes and slopes in rubber play areas are not to exceed 1:9% in any direction.
6. Grade surfaces to assure positive drainage away from all structures and to prevent ponding of surface drainage.
7. Pitches evenly between spot grading. Any discrepancies not allowing an even pitch to occur shall be reported to the Landscape Architect prior to continuing work.
8. Landscape Accessible Areas shall be in conformance with the rules and regulations of the Architectural Access Board and the American With Disabilities Act.
9. All utility & drain lines to be coordinated with footings for site features.
10. Repair any damage to existing site features to remain and to any disruption beyond the limit of work.
11. ALL REMOVALS & EXCAVATIONS outside Tree Protection Fencing but within the drieline of existing trees shall be in conformance with the rules and regulations of the Landscape Architect or Owner's Representative. Provide 48 hours notice before all such work in "Hard Work Only" areas to allow Landscape Architect or Owner's Representative to observe work.

2'x2'x36" Wooden Stakes
Placed 10' O.C.



4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

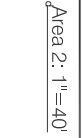


4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

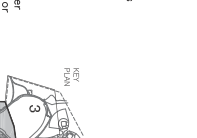
4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

2'x2'x36" Wooden Stakes
Placed 10' O.C.



4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.



4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

4" Orange Safety Fence, See Tree Protection Detail for Additional Information
2'x2'x36" Hardwood Stakes
Placed 10' O.C.

Grading Key:

- Property Line
- Match Line
- Add Alternate
- Limit of Work
- Existing Contour
- Proposed Contour
- Erosion Control Sock
- Spot Grade

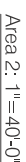
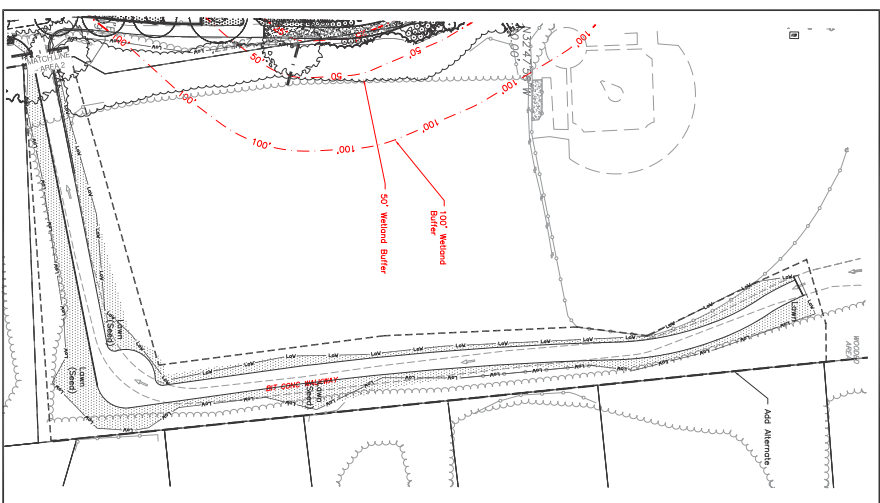


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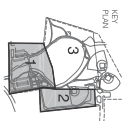
Improvements to Choate Park

Site Plan Submission
Grading, Drainage & Erosion Plan: Sheet 1

1. The Landscape Contractor shall protect all existing trees and existing construction materials in quantities sufficient to complete all planting shown on these drawings.
2. All plant materials to conform to guidelines established by the American Society of Nurserymen, current edition.
3. All plant materials shall be selected by the nursery Architect with the Contractor at the time of purchase.
4. All plant materials to be selected by the nursery Architect with the Contractor at the time of purchase.
5. All plants to be located on the site for approval of the Landscape Architect prior to planting.
6. The plant list shall be completed with the planting plan and submitted to the Landscape Architect for approval.
7. The Contractor shall guarantee all plant materials and laws for one year following final acceptance. See Specifications for conditions of final acceptance.
8. All plant beds to receive 3" spreaded dark mulch; apply sample for approval of Landscape Architect.
9. All planting beds to have a minimum 12" depth.
10. All areas called out as lawn with Limit of Landscape Works to be hydroseeded lawn. Remove old lawn, weeds and mulch, and topsoil.
11. All topsoil to be at least 6" deep and a minimum 6" deep.
12. Areas on the plan called out as wildflower mix are to be planted with New England Wildflower Seed Mix by New England Wildflower Society.
13. No substitution of plant materials shall be allowed without approval of Landscape Architect.



	SXW QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A&B 5		<i>Asper baldersonii</i>	Balsam Fir	8-10' HT	Native
ACC 3		<i>Aemniophora canadensis</i> 'Glenheim'	Rainbow Pillar Serviceberry	2-3.5' CAL	Native, Single Stem
AOR 9		<i>Anemone</i> "October Glory"	October Flower Maple	1-5.5' CAL	Native
B&C 5		<i>Aster spectabilis</i> 'Lagotis'	Regal Sugar Maple	2-5.5' CAL	Native
B&C 6		<i>Betula glandulosa</i> 'Pendula'	Dwarf Weeping Birch	2-5.5' CAL	Native
C&A 3		<i>Carpinus caroliniana</i>	American Hornbeam	2-5.5' CAL	Native
CFC 3		<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	2-5.5' CAL	Native
GTH 12		<i>Gleditsia triacanthos</i> 'Hokko'	Holla Honey Locust	3-3.5' CAL	Native
NSL 4		<i>Nyssa glauca</i>	Tupelo	3-3.5' CAL	Native
OPR 2		<i>Ostrya virginica</i>	White Spruce	3-3.5' CAL	Native
Q&A 1		<i>Quercus prinus</i> 'Princeton'	Princeton American Elm	3-3.5' CAL	Native
U&E 4		<i>Ulmus americana</i>	Princeton American Elm	3-3.5' CAL	Native
SHRUBS — POND EDGE PLANTING					
	SXW QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CAL 15		<i>Caltha arifolia</i>	Summer Sweet	2-2.5' HT	Native: Straight Species Only
K&N 10		<i>Kalmia angustifolia</i>	Sheep Laurel	1-3.5' HT	Native: Straight Species Only
RVI 14		<i>Rhododendron viscosum</i>	Swamp Azalea	4-6' HT	Native: Straight Species Only
S&A 22		<i>Spiraea latifolia</i>	Common Meadowsweet	2-2.5' HT	Native: Straight Species Only
SHRUBS — ENTRY AREA					
	SXW QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CSE 8		<i>Cornus sericea</i>	Red Osier Dogwood	3-4' HT	Native
VEE 6		<i>Viburnum dentatum</i>	Leveraged Viburnum	3-4' HT	Native
SHRUBS — EXISTING BATHROOM BUILDING SCREENING					
	SXW QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ECE 32		<i>Juncus communis</i> 'Fertus'	Eftusa Common Juniper	2-3' SPD	Native



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Improvements to Choate Park

Site Plan Submission
Landscape Plan: Sheet 1

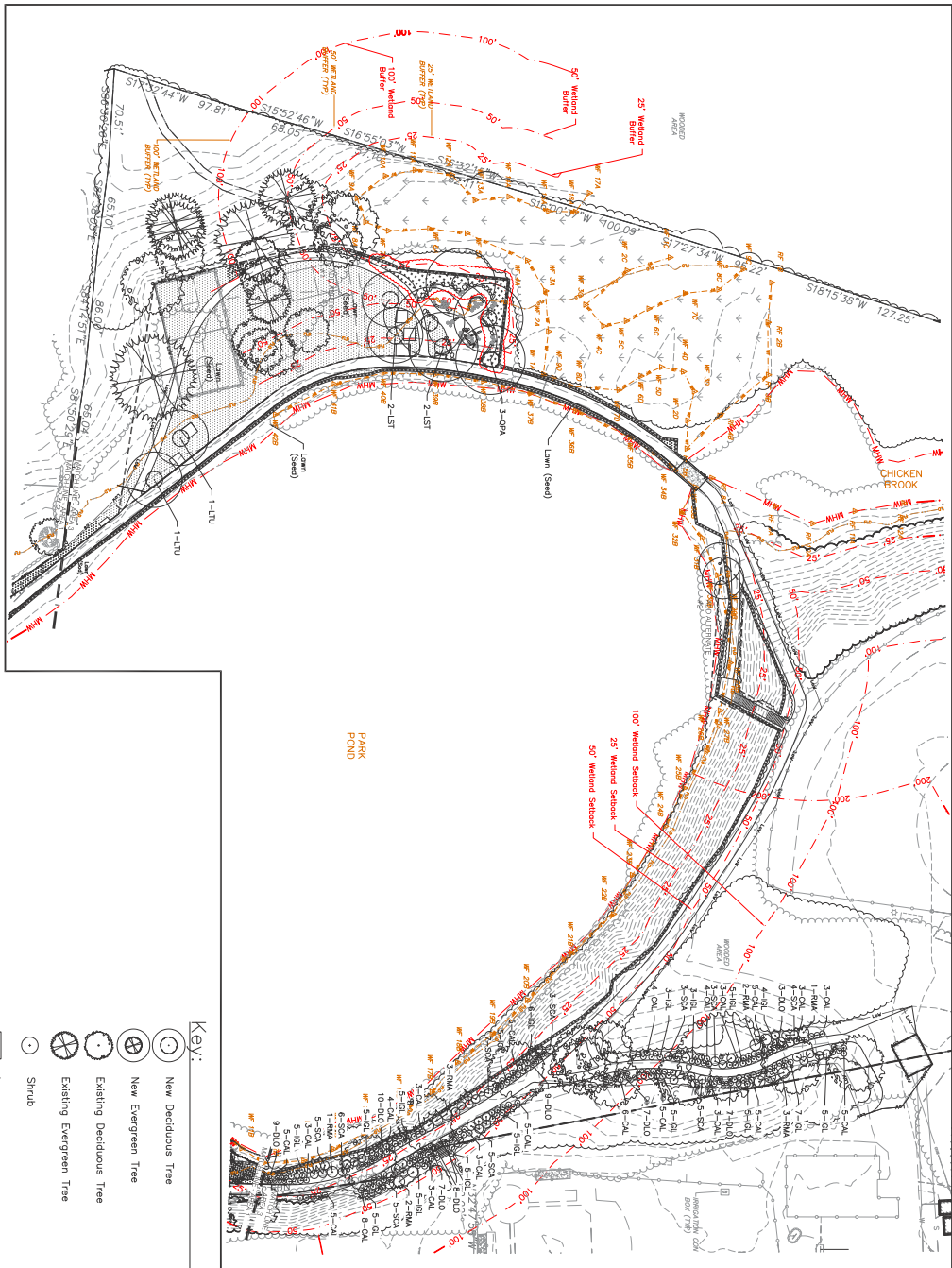
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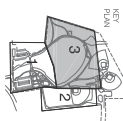
Planting Notes

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. The Contractor shall supply all plant materials in accordance with the American Standard for Nursery Stock, published by the American Assoc. of Nurserymen, and shall conform to the guidelines established by the American Standard for Nursery Stock, published by the American Assoc. of Nurserymen.
3. All plant materials to be planted shall be selected by the Contractor at the site for approval of the Architect with the Contractor at the site for approval of the Architect.
4. All plant materials to be planted shall be selected by the Contractor at the site for approval of the Architect with the Contractor at the site for approval of the Architect.
5. All plant materials to be planted shall be selected by the Contractor at the site for approval of the Architect with the Contractor at the site for approval of the Architect.
6. If the plant list does not agree with the planting plan, the plan shall be followed.
7. The Contractor shall guarantee all plant materials and shall be responsible for the maintenance of the plant materials for a period of one year after planting.
8. All plant beds to receive 3" shredded bark mulch; supply sample for approval of Landscape Architect.
9. All planting beds to have a minimum 12" depth of topsoil.
10. All areas called out as lawn within Limit of Landscape Works to be hydroseeded lawn. Remove old lawn, weeds and mulch, and rototill. Add topsoil so that all areas for requirements. 6" depth of topsoil. See Notes for requirements.
11. Areas on the plan called out as wildflower mix are to be planted with New England Show Wildflower Seed Mix by New England Wetland Plants of Amherst, MA.
12. Areas called out on the plan as wet meadow are to be planted with New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites by New England Wetland Plants of Amherst, MA, or approved equal.
13. No substitution of plant materials shall be allowed without approval of Landscape Architect.



Plant List:

TREES - ADD ALTERNATE	COMMON NAME	SIZE	NOTES
STN 001 BOTANICAL NAME	American Sweetgum	3-3.5" CAL	Native
LTV 2	Liquidambar styraciflua	3-3.5" CAL	Native
OPF 3	Quercus prinus	3-3.5" CAL	Native
SHRUBS - BASE BID	COMMON NAME	SIZE	NOTES
STN 002 BOTANICAL NAME	Sorbus domestica	2-3" HT	Native
DL 80	Diospyros virginiana	2-3" HT	Native
ICL 83	Ilex glabra	6-8" HT	Native
RMA 12	Rhododendron maximum	4-5" HT	Native
SCA 46	Sorbus condensata	4-5" HT	Native



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Improvements to Choate Park

Site Plan Submission
Landscape Plan: Sheet 2

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L6.1

PLANTING AREAS BY TYPE

Lawn: 40,125 SF
 Wildflower Mix: 16,300 SF
 Shrub: 3,410 SF

Key:

- Proposed Lawn Areas
- Proposed Wildflower / Habitat Mix
- Areas of Proposed Shrub Planting



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L6.2



REVISIONS	
DATE	09/22/17 P.E. Comments
SCALE	1" = 70.4'
FILE	09/14/2017
DRAWN BY	AKK
CHECKED BY	DAC
PROJECT #	16124

Improvements to Choate Park Site Plan Submission Vegetation Overview Plan

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1. The Landscape Architect shall protect all utilities prior to starting construction. All plant materials in quantities sufficient to apply the proposed plan shall be shown on these drawings.
2. All plant materials to conform to guidelines established by the American Standard for Nursery Stock, published by the American Nursery and Landscape Association.
3. All plant materials shall be selected by the Landscape Architect with the Contractor at the same time.
4. All plants to be located on the site for approval of the Landscape Architect prior to planting.
5. The Contractor shall guarantee all plant materials and laws for one year following final acceptance. See Specifications for conditions of final acceptance.
6. All plant beds to receive "3" shredded bark mulch, apply sample for approval of Landscape Architect.
7. All planting beds to have a minimum "12" depth
8. All areas called out as lawn with Limit of Landscape Works to be hydroseeded lawn.
9. Remove old lawn, weeds and mulch, and rototill to 4" depth.
10. Areas on the plan called out for mulch/mix are to be planted with New England Snowy Flannel Fescue, 1/2" deep.
11. Plants of Annette, MA, or approved equal.
12. No substitution of plant materials shall be allowed without approval of Landscape Architect.



SHRUBS — POND EDGE PLANTING	COMMON NAME	SIZE	NOTES
SPY 002 <i>BOZALIANA</i> NAME	Dura Heat River Birch	2-5' - 3' Cal	Native
BND 002 <i>Betula nigra</i> 'Dura Heat'	Tupelo	3-3.5' Cal	Native
NSL 1	<i>Myrica sylvatica</i>		

SHRUBS — POND EDGE PLANTING	COMMON NAME	SIZE	NOTES
SPY 002 <i>BOZALIANA</i> NAME	Dura Heat River Birch	2-5' - 3' Cal	Native
BND 002 <i>Betula nigra</i> 'Dura Heat'	Tupelo	3-3.5' Cal	Native
NSL 1	<i>Myrica sylvatica</i>		

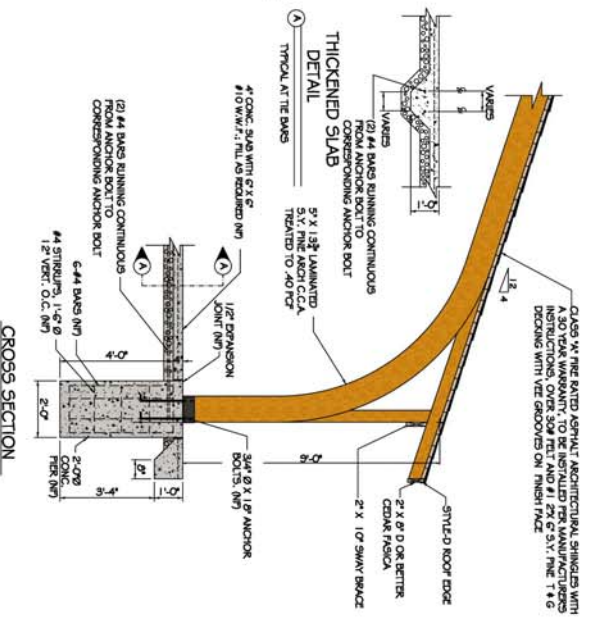
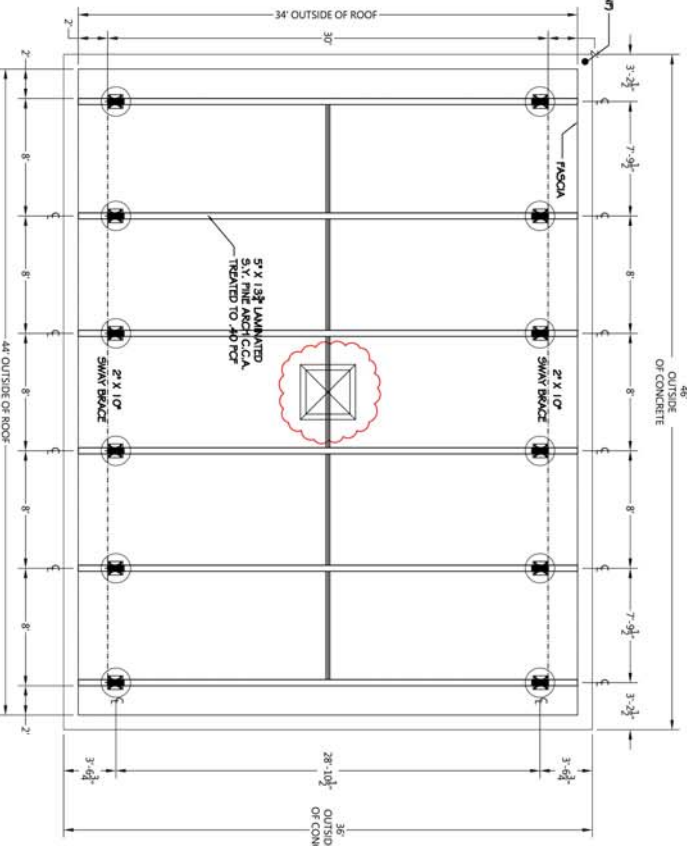
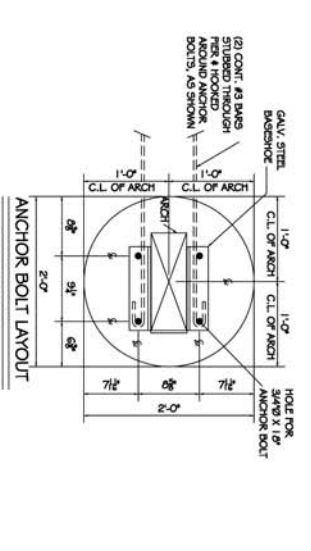
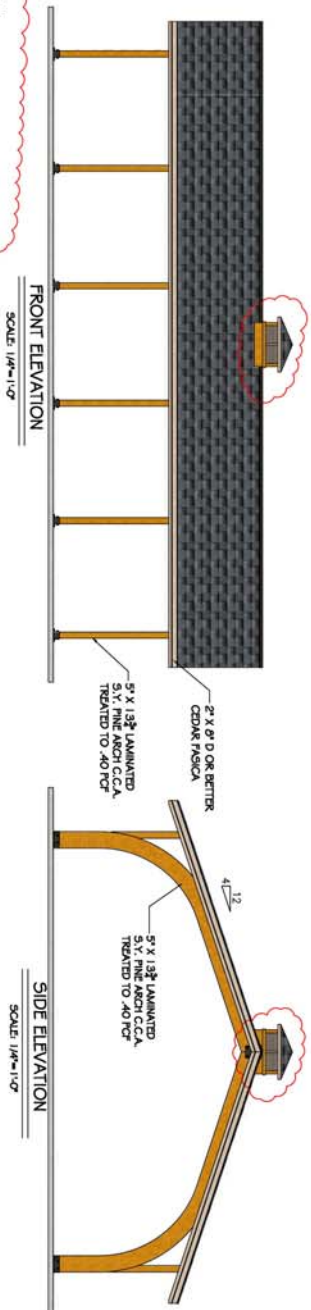
New Deciduous Tree



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 architect. All rights reserved. No part of this
 document may be reproduced or transmitted in
 any form or by any means, electronic or
 mechanical, including photocopying, recording,
 or by any information storage and retrieval
 system, without the prior written permission
 of Cedar Forest Products, Inc. or its
 representative.

After receipt of material, the general
 contractor is to be responsible for the
 installation of the material. The general
 contractor must be familiar with the
 installation instructions and procedures.
 The contractor must be responsible for
 the proper installation of the material.
 The contractor must be responsible for
 the proper installation of the material.

The following are the minimum requirements
 for the installation of the material:
 1. The material must be installed in
 accordance with the manufacturer's
 instructions.
 2. The material must be installed in
 accordance with the manufacturer's
 instructions.
 3. The material must be installed in
 accordance with the manufacturer's
 instructions.



CFP
 CEDAR FOREST PRODUCTS, INC.
 1008 S. DIVISION - BOX 98
 POLO, ILLINOIS 61064
 (815) 946-3904
 (815) 946-2479 FAX
 WWW.CEDARFORESTPRODUCTS.COM

REVIEWED BY: _____
 DEALER NAME: _____
 CITY/STATE: _____
 SALESPERSON: _____

OWNER NAME: _____
 CITY/STATE/ZIP: _____

QTY: _____
 GAP3444

REVISION DATES: _____
 DRAWN BY/DATE/2018: _____

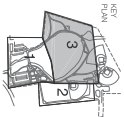
L7.0

Improvements To Choate Park Site Plan Submission Architectural Plans: Pavilion



Notes:

1. See Sheet L-8.0 for Figures, Notes, and Luminaire Information



Photometrics Key:

- Property Line
- Match Line
- Add Alternate
- Electrical Line
- Hand Hole

Improvements to Choate Park

Site Plan Submission
Lighting/Photometrics Plan: Sheet 2

CBA Landscape Architects LLC

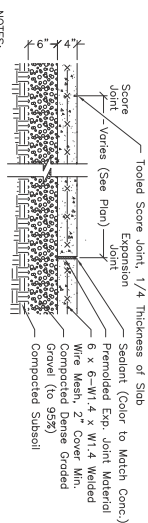
24 THORNDIKE STREET | CAMBRIDGE, MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com

landscape architecture
urban design
master planning



REVISIONS:	
1	09-25-17 P.S. Comments
DATE:	08/17/2017
SCALE:	1" = 40'-0"
FILE:	09-09-2017-01
DRAWN BY:	AKK
CHECKED BY:	DLC
PROJECT #:	18124

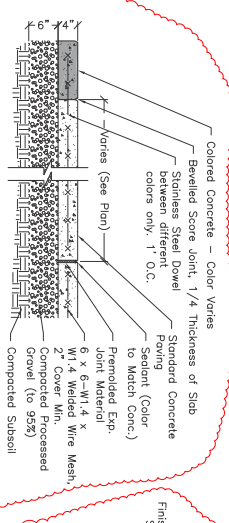
L8.1



- NOTES:
- Score joints every 6' (maximum), both directions (see Plan). Expansion joints every 25' (maximum). Locate expansion joints where paving abuts structures, curbs, walls, or existing paving.
 - Concrete to be 4000 PSI (28 days), light brown finish. 4" steel towel all edges.
 - All walls and piers shall slope to drain (1.5% maximum cross slope). Coordinate with existing grades.

Concrete Paving

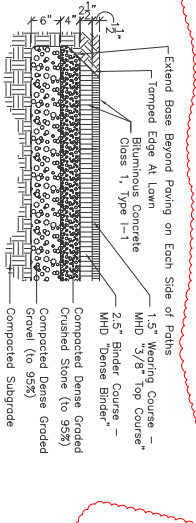
Scale: 1"=1'-0"



- NOTES:
- See Layout Plans for Scoring Pattern of Colored Concrete.
 - Expansion joints every 25' (maximum). Locate expansion joints where paving abuts structures, curbs, walls, or existing paving.
 - Concrete to be 4000 PSI (28 days), light brown finish. 4" steel towel all edges.
 - All walls and piers shall slope to drain (1.5% maximum cross slope). Coordinate with existing grades.

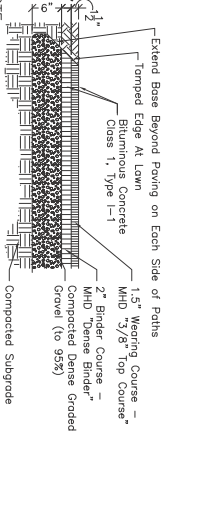
Colored Concrete Paving

Scale: 1"=1'-0"



Bit. Conc. Paving (Parking & Drives)

Scale: 1"=1'-0"

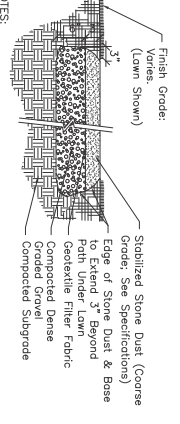


NOTE:

- Where Bituminous Concrete abuts Paved Rubber Surface, Bit. Conc. shall be installed with a curved aluminum asphalt resistant; see Rubber Surface detail (7/18.1) for information, detail, and requirements.

Bituminous Concrete - Pathways

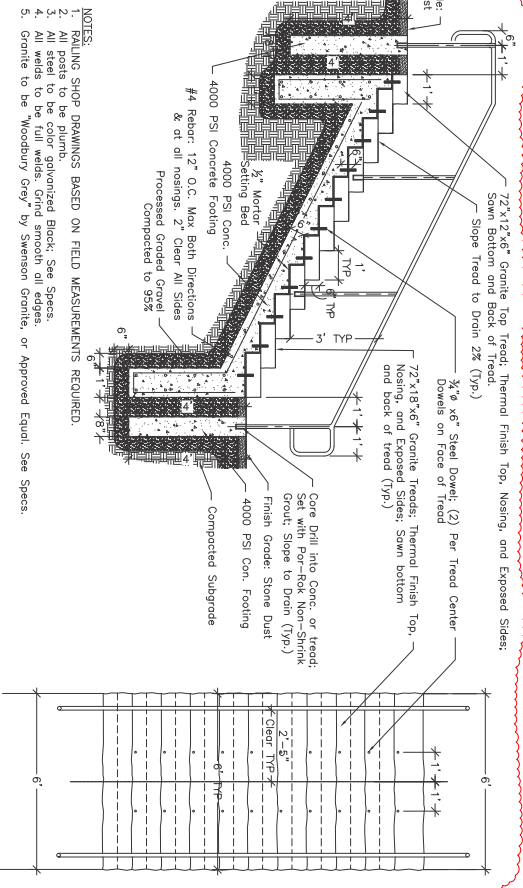
Scale: 1"=1'-0"



- NOTES:
- Stone Dust to meet adjacent Finish Grade smoothly.
 - See Specifications. Provide sample for approval.
 - Contractor to ensure stone dust and all equipment used one free of vegetation matter and seeds.

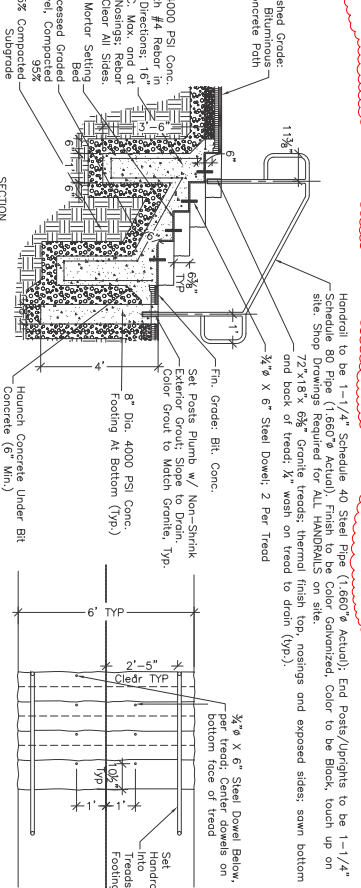
Stone Dust Paving

Scale: 1"=1'-0"



Granite Steps with Handrails

Scale: 1/2"=1'-0"

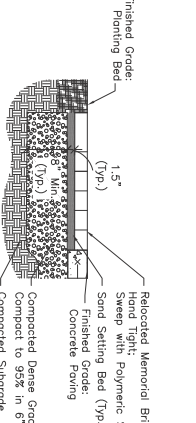


NOTES:

- Shop drawings based on field measurements required.
- Granite to be Woodbury Grey by Swenson Granite or Approved Equal (See Specs).

Granite Steps with Handrails

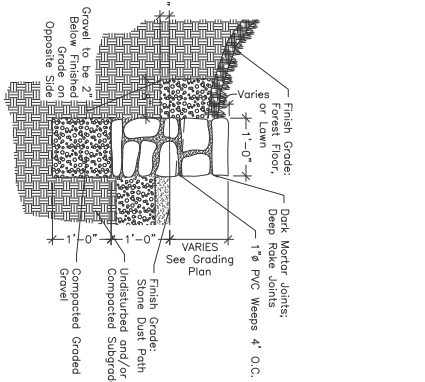
Scale: 1/2"=1'-0"



- NOTES:
- Beds set on sand to meet grades at new concrete paving and planting beds. Review with Landscape Architect before sweeping with polymeric sand.

Reset Memorial Pavers on Sand Setting Bed

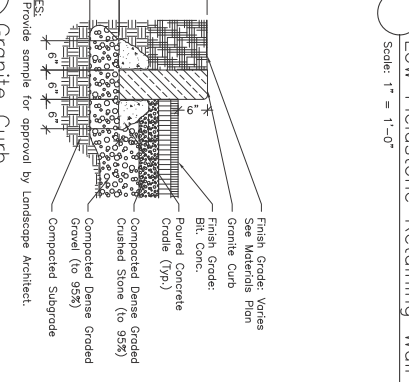
Scale: 1"=1'-0"



- NOTES:
- Apply sample of stone for approval. Landscape Architect to provide sample section of wall before construction proceeds.

Low Fieldstone Retaining Wall

Scale: 1"=1'-0"



NOTES:

- Provide sample for approval by Landscape Architect.

Granite Curb

Scale: 1"=1'-0"

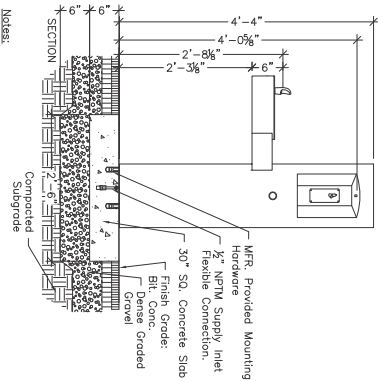
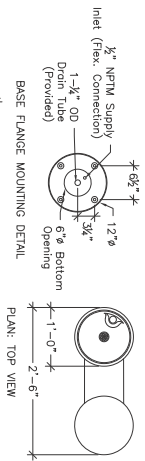
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REVISIONS:	
DATE:	08/17/2017
SCALE:	AS NOTED
FILED BY:	AKK
DATE:	DIC
PROJECT #:	18124

Improvements to Choate Park

Site Plan Submission Details

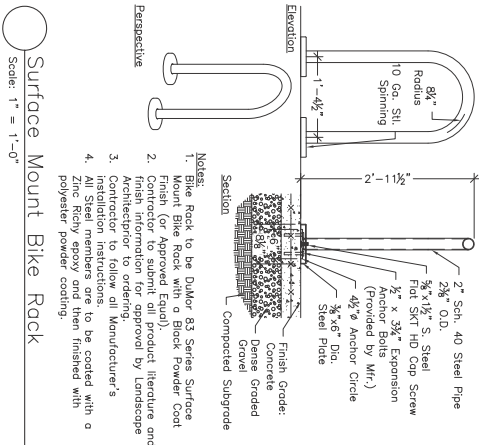


Notes:

1. Drinking Fountain is to be Model GV74-MO by Murdock Manufacturing Inc. of City of Industry CA.
2. Drinking Fountain is to have a Stainless Steel Finish.
3. Contractor to follow all Manufacturer's installation instructions and specifications.

Drinking Fountain

Scale: 1" = 1'-0"

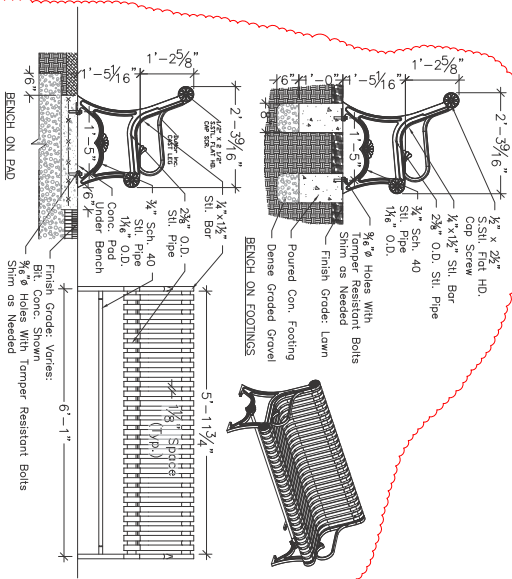


Notes:

1. Bike Rack to be Dukor #3 Series Surface Mount Bike Rack with a Black Powder Coat Finish (or Approved Equal).
2. Contractor to follow all Manufacturer's installation instructions to be coated with a zinc rich epoxy and then finished with a polyester powder coating.

Surface Mount Bike Rack

Scale: 1" = 1'-0"

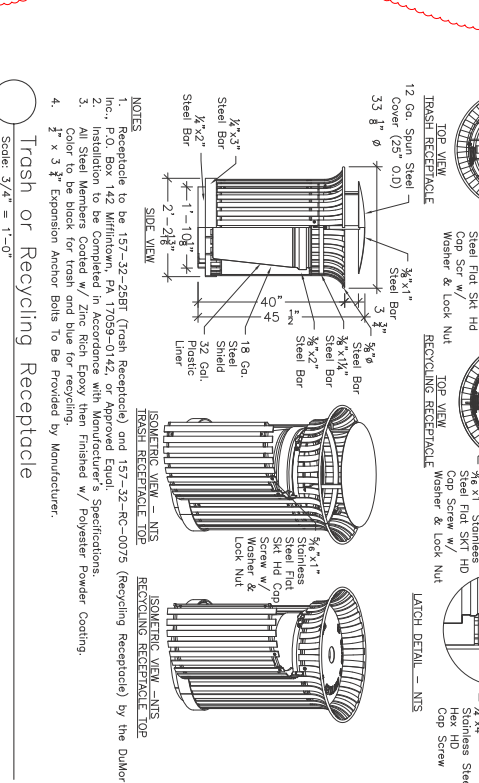


Notes:

1. Benches to be by Dukor, Inc., Millifilium, Pa. ph. 1.800.598.4018. Model #92-58
2. All steel members to be polyester powder coated. Color to be black.
3. All welds to be full continuous and then ground smooth.
4. All benches shall be shipped fully assembled.

6' Bench With Back

Scale: 3/4" = 1'-0"

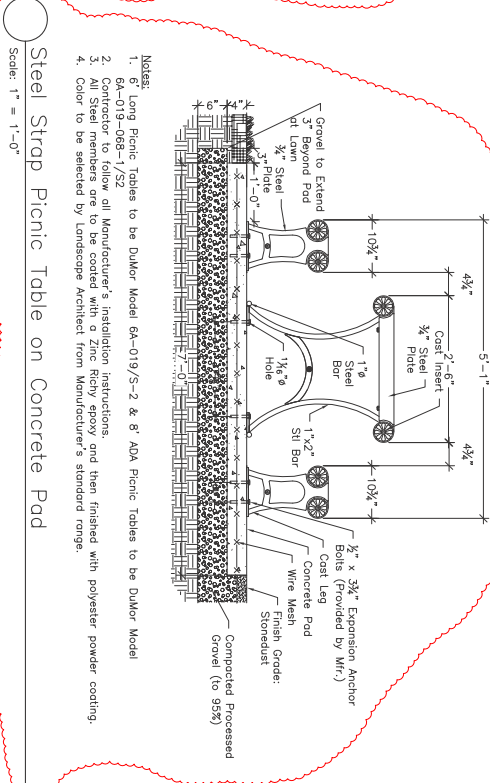


Notes:

1. Receptacle to be 157-32-258T (Trash Receptacle) and 157-32-26C-0075 (Recycling Receptacle) by the Dukor Inc., P.O. Box 142 Millifilium, PA 17059-0142, or Approved Equal.
2. Installation to be Completed in Accordance with Manufacturer's Specifications.
3. All Steel Members Coated w/ Zinc Rich Epoxy then Finished w/ Polyester Powder Coating.
4. Color to be black for trash and blue for recycling.

Trash or Recycling Receptacle

Scale: 3/4" = 1'-0"



Notes:

1. 6' Long Picnic Tables to be Dukor Model 6A-019/5-2 & 8' ADA Picnic Tables to be Dukor Model 6A-019-06B-1/52 all Manufacturer's installation instructions.
2. Color to be selected by Landscape Architect from Manufacturer's standard range.
3. All Steel members are to be coated with a Zinc Rich epoxy and then finished with polyester powder coating.
4. Color to be selected by Landscape Architect from Manufacturer's standard range.

Steel Strap Picnic Table on Concrete Pad

Scale: 1" = 1'-0"

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L9.2



REVISIONS:	
DATE:	08/17/2017
SCALE:	AS NOTED
FILE:	CHOATE.swg
DWG BY:	ALK
CDD BY:	COB
PROJ. #:	16182

Improvements to Choate Park

Site Plan Submission
Details



- Notes:
1. Existing boulder to be removed and reinstalled, see materials plan for location.
 2. Boulder to be reinstalled in the same manner as it is currently installed.

Relocated Dedication Boulder

Scale: $\frac{1}{2}" = 1'-0"$



- Notes:
1. Existing Memorial Bench to be removed and reinstalled, see materials plan for location.
 2. Bench to be reinstalled in the same manner as it is currently installed.

Relocated Memorial Bench

Scale: $\frac{1}{2}" = 1'-0"$



- Notes:
1. Existing Little Free Library at existing playground to be removed and reinstalled, see materials plan for location.
 2. Little Free Library to be reinstalled in the same manner as it is currently installed.

Relocated Little Free Library

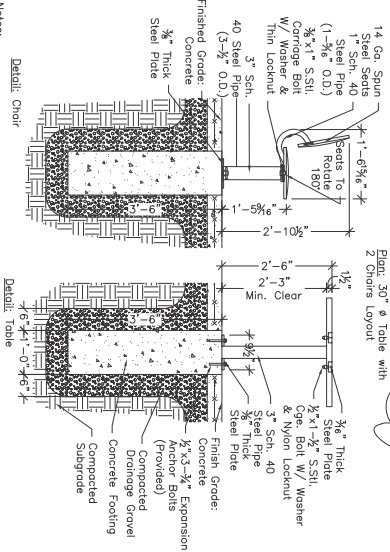
Scale: $\frac{1}{2}" = 1'-0"$



- Notes:
1. Existing Bulletin Boards at the existing playground to be removed and reinstalled. See Materials plan for location.
 2. Bulletin Boards are to be reinstalled in the same manner as they are currently installed.

Relocated Bulletin Boards

Scale: $\frac{1}{2}" = 1'-0"$



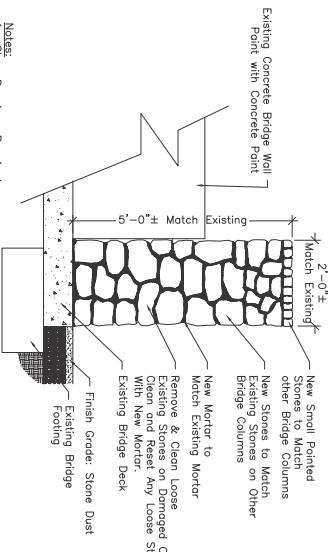
Plan: 30" ϕ Table with 2 Chairs Layout

Detail: Table

- Notes:
1. SHOE DRAWINGS REQUIRED.
 2. Tables are by JALOR Site Furnishings Inc., Table Model Number: 66-537-02, Chair Model Number: 66-537-01, 40" H x 14" W x 14" D.
 3. Eases all corners of seating surface to rounded ($\frac{1}{8}"$ Min. Radius).

Circular Table & Swivel Chairs

Scale: $\frac{1}{2}" = 1'-0"$

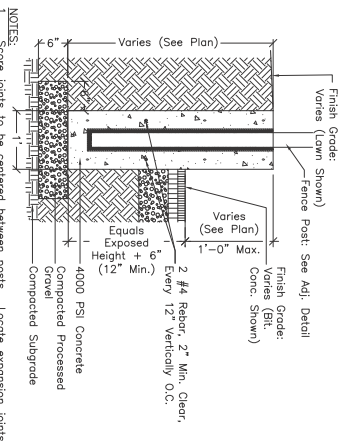


Notes:

1. Shop Drawings Required
2. Salvage, Clean and Reuse loose stones from damaged column. Clean all loose stones of mortar and other debris.
3. New stones to match adjacent bridge columns in size, form, and color. Contractor to submit sample of new stones for approval by Landscape Architect.
4. New mortar to match existing mortar on adjacent columns. Contractor to submit mortar sample for approval by Landscape Architect.
5. Contractor to submit product literature and full range of colors for concrete paint. See specifications.

Rebuild Existing Stone Column at Bridge

Scale: $\frac{1}{2}" = 1'-0"$



NOTES:

1. Score joints to be centered between posts. Locate expansion joints to be centered between posts.
2. Concrete to be 4000 PSI (28 days) with light brown finish on top surface. Rubbed finish on exposed sides.

Thickened Concrete Mow Strip

Scale: $1" = 1'-0"$



- Notes:
1. Existing entrance sign to be removed and reinstalled, see materials plan for location.
 2. Entrance Sign to be reinstalled in the same manner as it is currently installed.

Relocated Entrance Sign

Scale: $\frac{1}{2}" = 1'-0"$

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L9.3



REVISIONS:	
DATE:	08/17/2017
SCALE:	AS NOTED
FILE:	CHOATE-2017
DRAWN BY:	AKK
CHECKED BY:	DLC
PROJ. #:	16724

Improvements to Choate Park

Site Plan Submission
Details



REVISIONS:	
09-25-17	P&S Comments
DATE:	08/17/2017
SCALE:	AS NOTED
FILE:	CHO-Cassidy-Field
DRAWN BY:	AJK
CHECKED BY:	COB
PROJECT #:	16782

CHOATE PARK - CASSIDY FIELD

Medway, MA

Details

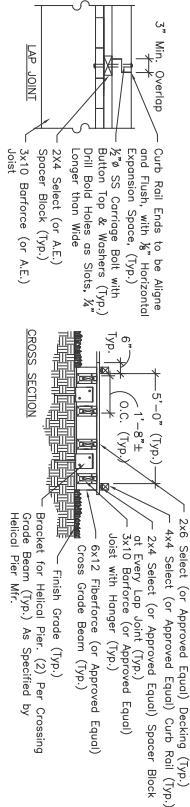
CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE, MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com

landscape architecture
urban design
master planning

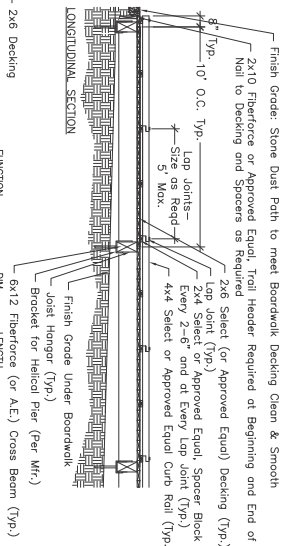
Plastic Lumber Boardwalk with Helical Piers (Add Alternate)

Scale: 3/8" = 1'-0"



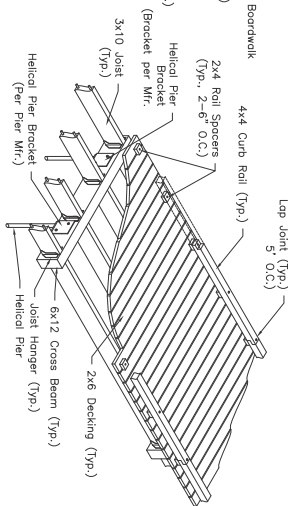
BRACKET WITH HELICAL PIER FOUNDATION

FUNCTION	DIM.	LENGTH
CURB RAIL	4 3/4"	5'-0" ±
SPACER BLOCK	2 3/4"	4"
DECKING	2 3/4"	7'-0"
JOIST - EXTER.	3 1/2"	9'-7 1/2"
JOIST - CENTER	3 1/2"	9'-7 1/2"
CROSS BEAMS	6"x12"	6'-6"
TRAIL HEADER	2"x10"	6'-6"

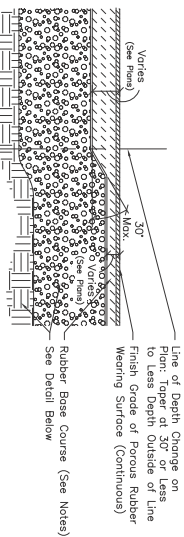


NOTES:

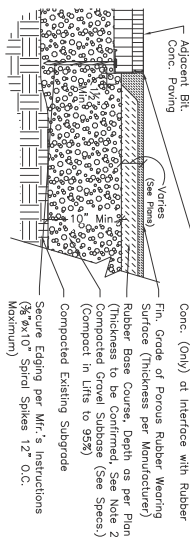
ISOMETRIC CUTAWAY VIEW



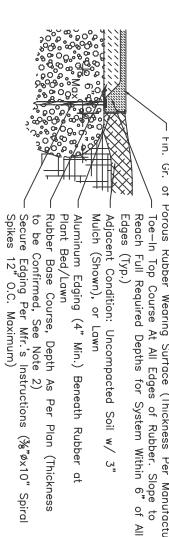
- "Select" members shall be HDPE Recycled Plastic Lumber with at least 85% recycled content, "Select" by Bedford Technology, 2424 Armour Road, PO Box 609, Worthington, MN 56187-0609, Phone (507) 372-5556, or Approved Equal. Decking to have Simulated Wood Grain Top Surface.
- "Reinforce" members shall be HDPE Structural-Grade Recycled Plastic Lumber with at least 85% recycled content and added fiberglass strands for increased stiffness, "Reinforce" by Bedford Technology or Approved Equal.
- "Reinforce" members shall be HDPE Structural-Grade Recycled Plastic Lumber with at least 85% recycled content, added fiberglass strands for increased stiffness, and two (2) 3/8" Full-Length Fiberglass Reinforced Polymer Rods, "Reinforce" by Bedford Technology or Approved Equal.
- Color for all members to be "White" by Bedford Tech. or approved equal.
- Helical Piling to be by AB Chance Pile: 1-855-204-0269, or Approved Equal. Submit product literature, piling details, and piling plan for approval by Landscape Architect. Piling details and layout plan to be stamped by a Licensed Structural Engineer.



RUBBER SURFACE DEPTH CHANGE



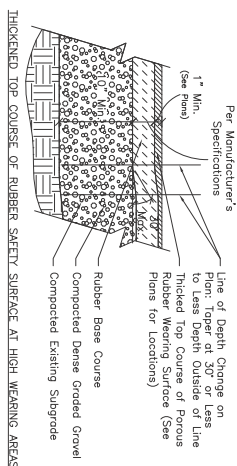
RUBBER SURFACE CONSTRUCTION AND EDGE CONDITIONS



EDGE CONDITION AT LAMM/PLANT BED

Poured-In-Place Rubber Safety Surface

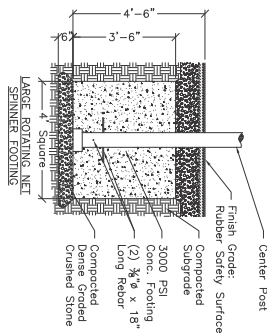
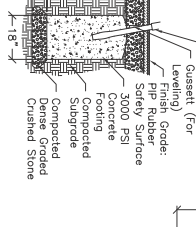
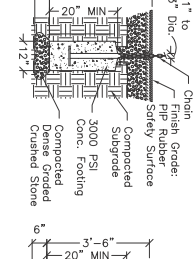
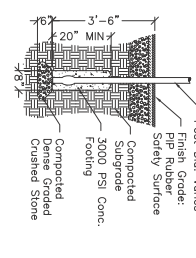
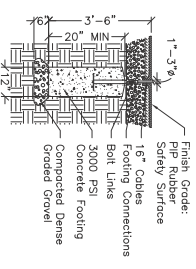
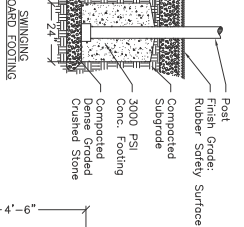
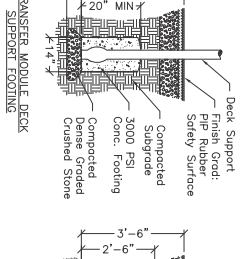
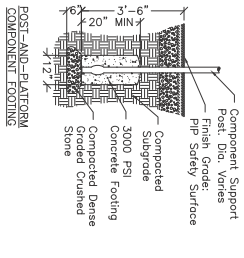
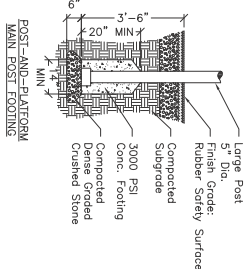
Scale: 1-1/2" = 1'-0"



THICKENED TOP COURSE OF RUBBER SAFETY SURFACE AT HIGH WEARING AREAS

NOTES:

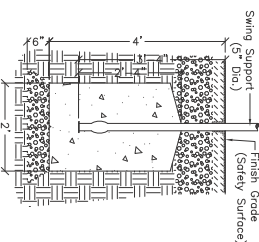
- Rubber Safety Surface to be Playbound Poured-In-Place by Surface and ASTM 1951.
- Total Surface Depths indicated on plans are projected thicknesses based on proposed surfacing supplier and play equipment. Verify that critical height of surface at depth to be installed meets ASTM 1202 and all other applicable standards for all heights of play equipment. If the surface is to be installed at a depth greater than 12" the surface is to be considered a "Hard Base" when determining the required thicknesses.
- System to use only aliphatic (non-aromatic) solvents in upper wearing surface.
- Color blends to be 3 colors (assume no black), blends to be selected by Landscape Architect. Provide samples for approval.
- Aluminum Edge Restraints shall be a 3/4" thick, L-shaped curbside pavement, available in a range of sizes from 1" to 4" high from a single manufacturer, with black finish, "Asphalt Edge" by Perma-Loc Aluminum Edging (www.permaloc.com) or Approved Equal. The manufacturer shall provide a detailed drawing of the edge restraint in Drawing. Landscape Architect shall inspect all edging in place before installation of bituminous concrete and rubber surfaces.



- NOTES:**
- SHOP DRAWINGS OF PLAY EQUIPMENT AND POST/FOOTING PLANS REQUIRED.
 - Play equipment's safety zones to only include safety surfaces specified. Play equipment to be installed so safety zones do NOT overlap with walls, monoliths, curbs, paving, etc.
 - Footings sizes vary; dimensions shown are minimums. Provide the GREATER of the diameter indicated on the supplier's Footing Schedule OR the size above (footings may be larger/deeper than required by supplier).
 - Play equipment colors to be as shown in renderings.

Play Structure Footings

Scale: 1/2" = 1'-0"



- NOTES:**
- SHOP DRAWINGS REQUIRED.
 - Play equipment's safety zones to only include safety surfaces specified. Play equipment to be installed so safety zones do NOT overlap with walls, monoliths, curbs, paving, etc.
 - Colors to be as shown in renderings.

Swing Posts

Scale: 3/4" = 1'-0"

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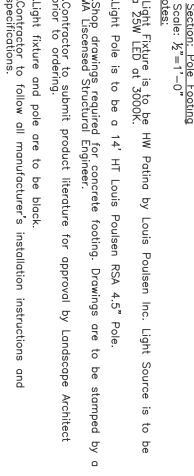
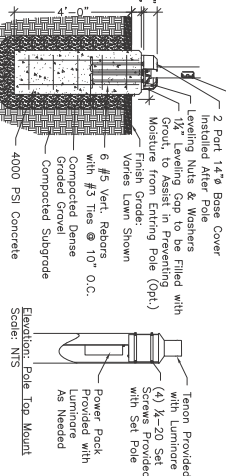
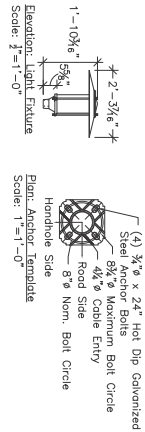
Improvements to Choate Park

Site Plan Submission
Details

REVISIONS:	
09-25-17 P.E. Comments	
DATE: 08/17/2017	
SCALE: AS NOTED	
FILE: CHO-04-01-01.dwg	
DWG BY: A.K.	
CDD BY: D.C.	
PROJ. #: 16124	



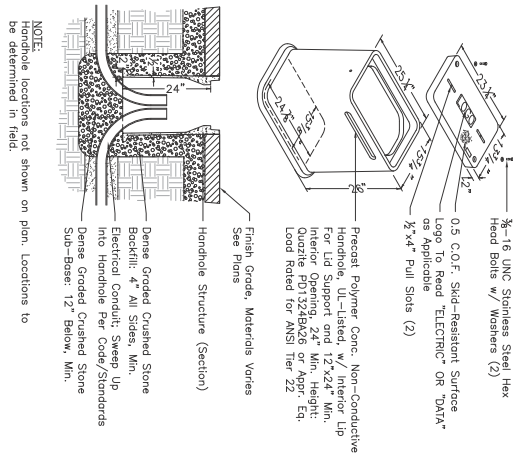
L9.6



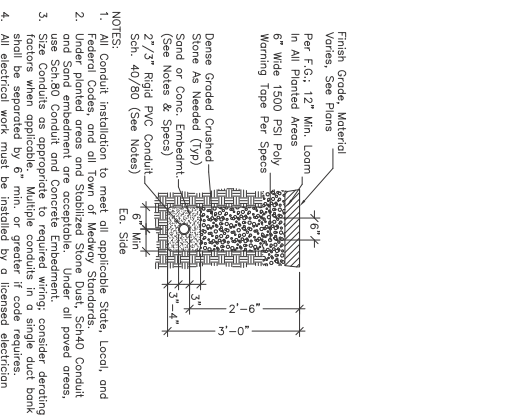
Pedestrian Scale Light
Scale: 1/2" = 1'-0"

Pedestal Mounted Water Jet
Scale: 1" = 1'-0"

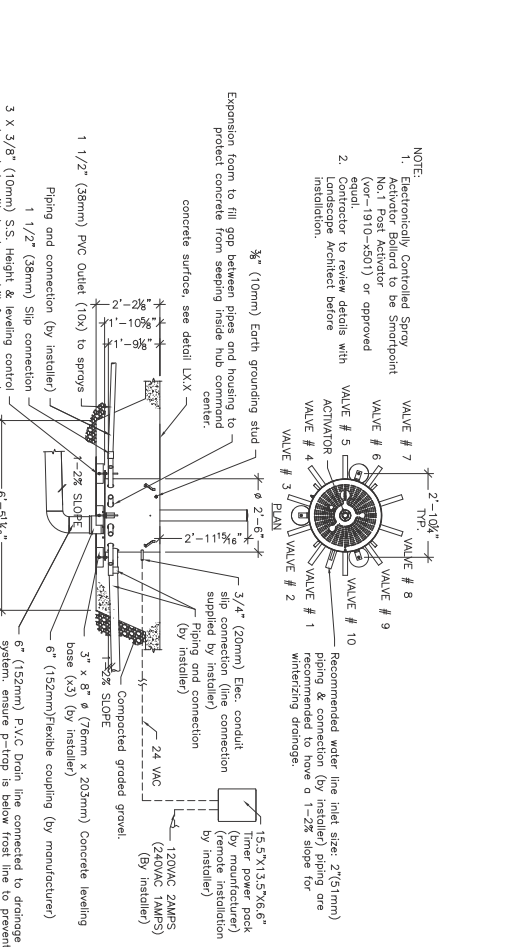
Cylinder Mount Water Jet
Scale: 1" = 1'-0"



Electric Handhole
Scale: 3/4" = 1'-0"



Electrical Conduit
Scale: 3/4" = 1'-0"



Electronically Controlled Spray Activator
Scale: 3/4" = 1'-0"

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L9.7

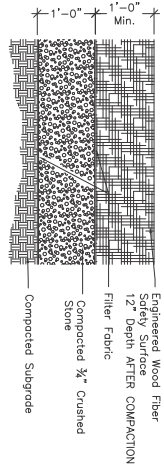


REVISIONS:	
DATE:	08/17/2017
SCALE:	AS NOTED
FILED BY:	ALJ
CD BY:	ALJ
PROJ. #:	16124

Improvements to Choate Park

Site Plan Submission

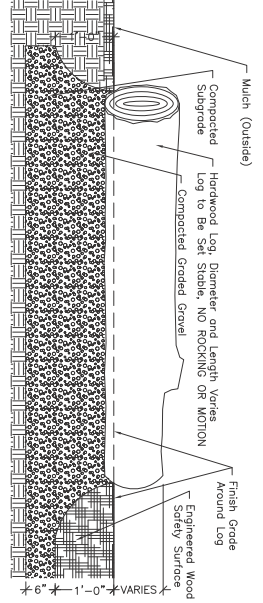
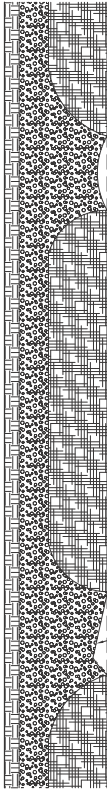
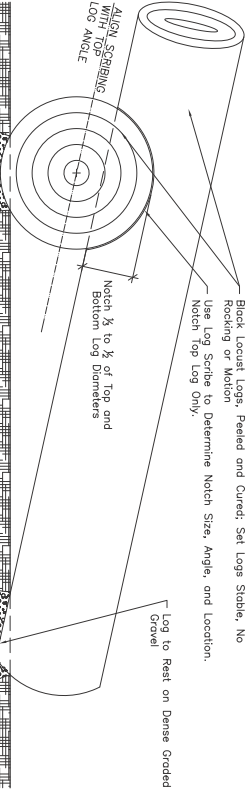
Details



- NOTES:
1. All "Wood Surface" to be Engineered Wood Fiber Safety Surface, Wood Surface to comply with ASTM F1292 (Impact Attenuation), F1951 (Accessibility), and F3075 (Specification for Engineered Wood Fiber), latest versions.
 2. After compaction, wood surface to be flush with adjacent lawn areas.

Engineered Wood Fiber Safety Surface

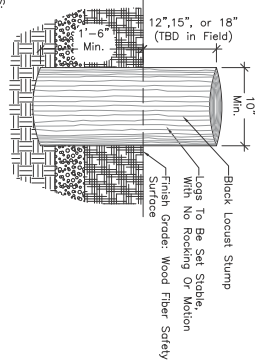
Scale: 1" = 1'-0"



- NOTES:
1. Logs shall be Robins pseudotsuga (Black Locust) and Approved by Landscape Architect.
 2. Layout of Logs by Landscape Architect in Field.
 3. All log surface to be set stable, no rocking or motion.
 4. All log stumps to be set stable, no rocking or motion.
 5. Notched logs shall be set at the intended angle in order to ensure a tight fit between logs.
 6. Notches shall be cut minimum 3/8 and maximum 1/2 of diameter of top log. Any notches that do not meet these proportions require prior approval by Landscape Architect.
 7. Base material shall be free-draining and shall not allow for standing water around log surface.

Border or Balancing Log (Add Alternate)

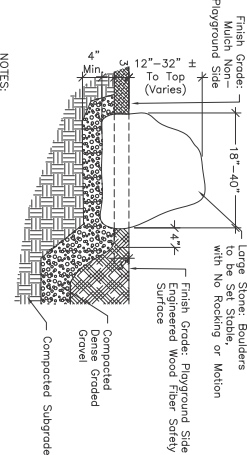
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- NOTES:
1. Logs shall be Approved by Landscape Architect.
 2. Layout of Logs by Landscape Architect in Field.

Balancing Stump (Add Alt.)

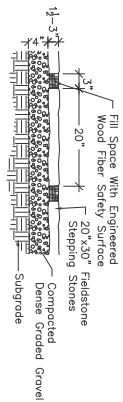
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- NOTES:
1. Large Stones shall be selected by Landscape Architect with Contractor.
 2. Final layout of stones to be approved by Landscape Architect in field.

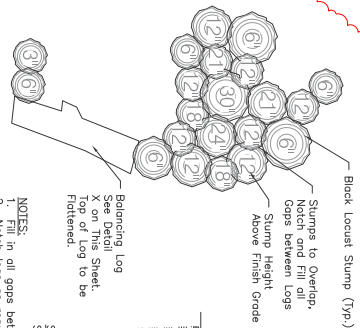
Border or Climbing Boulder (Add Alternate)

Scale: 1" = 1'-0"



Stepping Stones (Add Alt.)

Scale: 1" = 1'-0"



- NOTES:
1. Fill in all gaps between logs with fill material.
 2. Logs shall be approved by Landscape Architect.
 3. Layout of logs by Landscape Architect in field.
 4. Layout of logs by Landscape Architect in field.

Climbing Stump Cluster (Add Alt.)

Scale: 1" = 1'-0"

FOR PERMIT ONLY

L9.8



REVISIONS:	
DATE:	08/17/2017
SCALE:	AS NOTED
FILE:	CHO-Design
DWG BY:	ALK
CDD BY:	DLC
PROJ. #:	18124



CHOATE PARK
MEDWAY, MA June 20, 2017 106536-1-4-1



CHOATE PARK
MEDWAY, MA June 20, 2017 106536-1-4-2



CHOATE PARK
MEDWAY, MA June 20, 2017 106536-1-4-3

Renderings of the Proposed Play Equipment

CBA | Landscape Architects LLC

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phone 617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

Improvements To Choate Park

Site Plan Submission
Play Equipment

REVISIONS	
1	09-22-17 P.E. Comments
DATE	08/17/2017
SCALE	AS NOTED
FILE	CHO-Pkg.dwg
DRAWN BY	Manufacturer
DCD BY	DLC
PROJ. #	16124

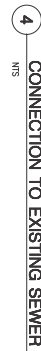


L10.0

landscape architecture
urban design
master planning



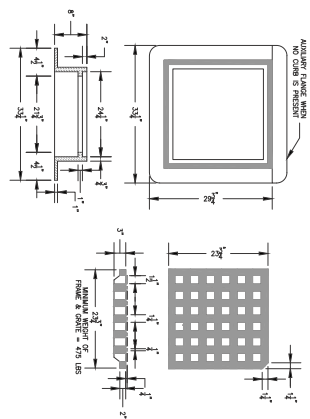
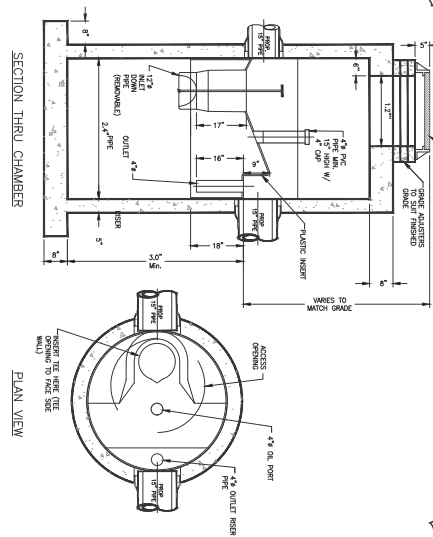
REVISIONS:	
09-22-17	P.B. Comments
DATE:	08.17.17
SCALE:	1"=20'
FILE:	17028.00cd.dwg
DWGN BY:	NS
OKD BY:	AMT
PROJ. #:	17027.00



CHOATE PARK - CASSIDY FIELD

Medway, MA

Drainage and Utilities Plan



CHOATE PARK - CASSIDY FIELD

Medway, MA

Drainage and Utilities Plan