

EVERGREEN VILLAGE

22 EVERGREEN STREET  
MEDWAY, MASSACHUSETTS

OWNER/APPLICANT:

SAMPSON POND LLC  
P.O.BOX 5  
MEDWAY, MA 02053

ARCHITECT:

DANIEL LEWIS AIA LLED AP  
332 WHITNEY STREET  
NORTHBOROUGH, MA 01532

LANDSCAPE DESIGN:

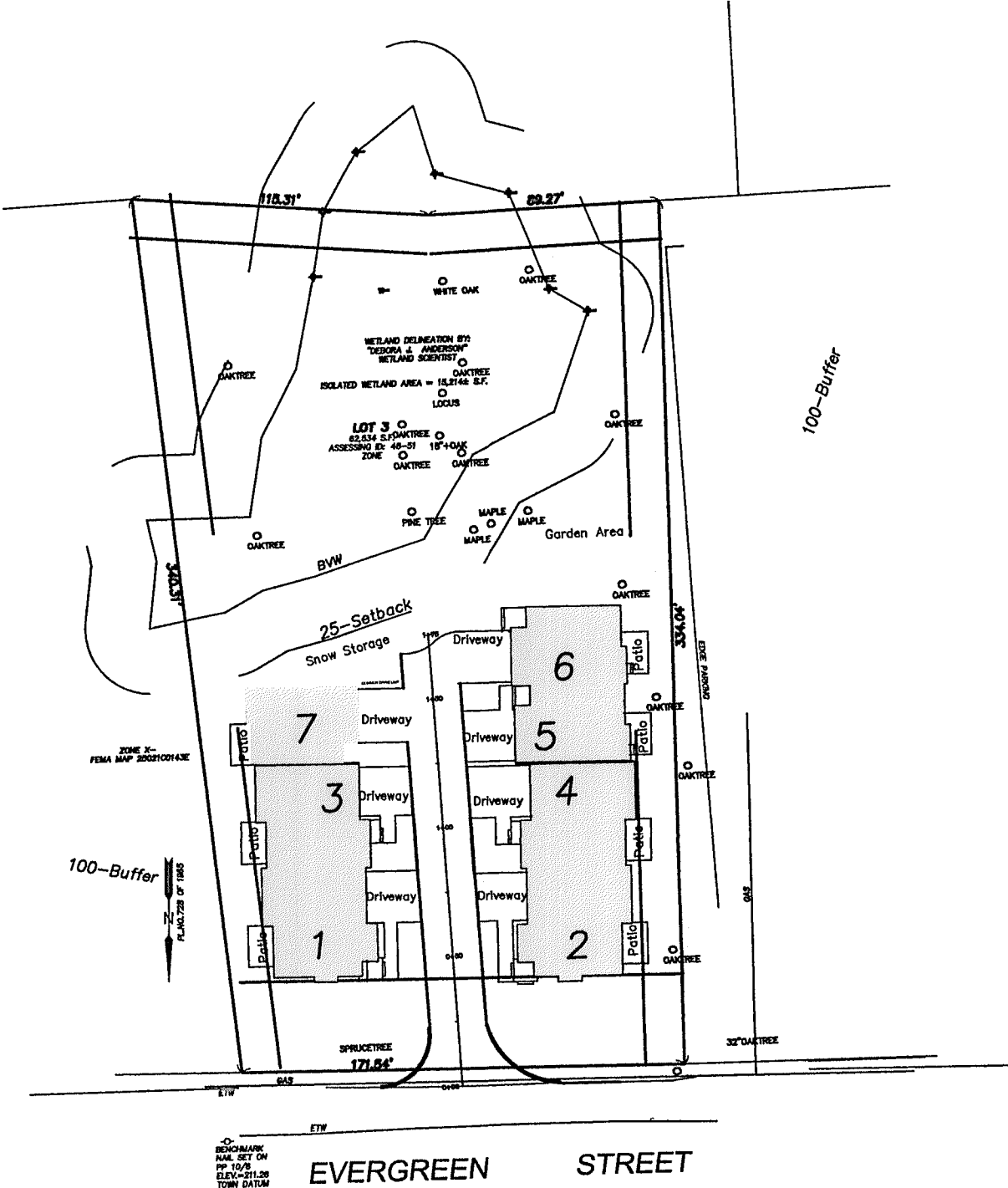
WDA DESIGN GROUP  
31 EAST MAIN STREET  
WESTBOROUGH MA 01581

SURVEY:

CHENEY ENGINEERING CO, INC.  
53 MELLEEN STREET  
NEEDHAM MA 02494

ENGINEER:

RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

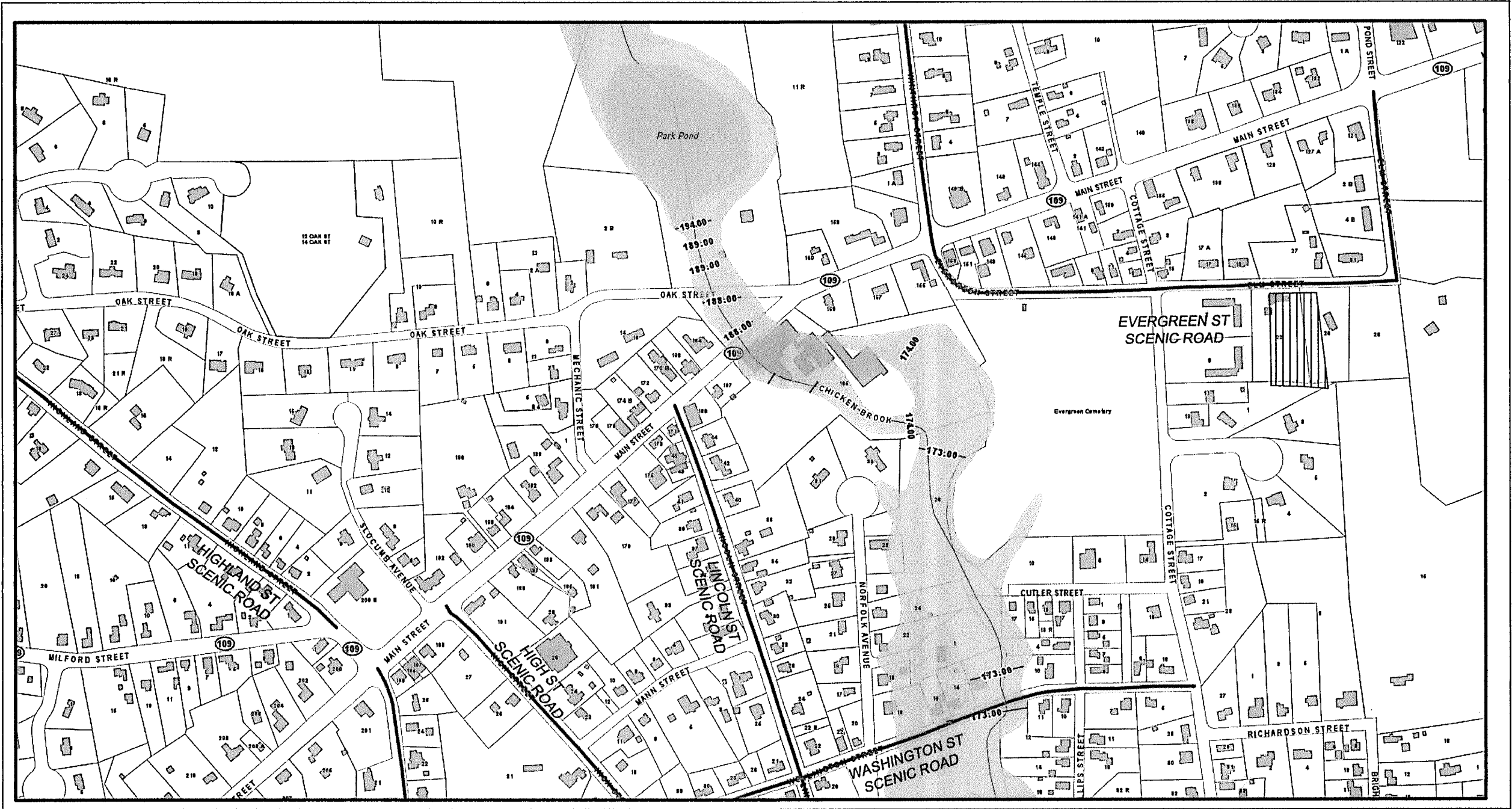


ZONING TABLE-AR-II RESIDENTIAL II DISTRICT

	REQUIRED	PROPOSED
LOT AREA	22500	62534
LOT FRONTAGE	150	171+
LOT WIDTH	NA	188+
FRONT SETBACK	35	35
SIDE SETBACK	15	15
REAR SETBACK	15	15
BLDG. HT.	40'	38'
LOT COVERAGE (BUILDINGS)	NA	16.5%
LOT COVERAGE (IMPERVIOUS)	NA	29.0%
PARKING	1.5/UNIT	2/UNIT

PLAN INDEX

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LOCUS MAP  
1" = 400'

LOT 3  
22 EVERGREEN STREET  
ASSESSING ID: 48-51  
ZONE: AR-2  
DISTRICT

AUOD - Waivers REQUESTED -

AUOD, Section 5.6.2

Subsection 5.6.4 B. - The requirement of renovating the existing building on site. Layout and proposed use will not sustain existing building.

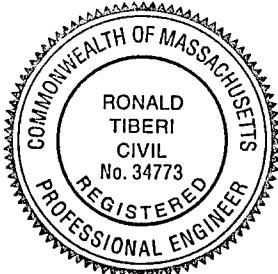
Section 504-4E - Requirement for bicycle parking. Bicycle parking is anticipated to be within the unit garages.

Site Plan Regulations

Section 205-6 H Granite Curbing requirement. Proposed curbing beyond driveway entrance is bituminous curbing.

Section 205-6 I Travel Lanes 24' wide, due to tight site conditions, travel lanes are reduced to 22', and parking located only driveways.

Section 205-9 Parking Shade trees- due to site constraints no off street parking areas are proposed.



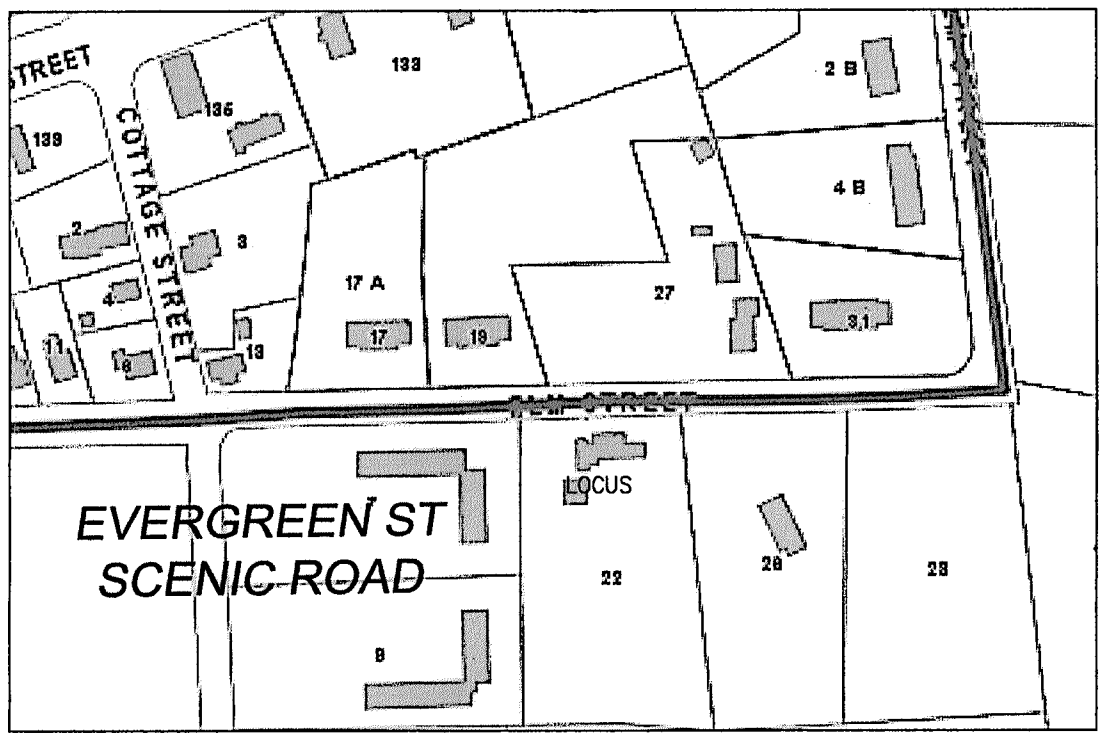
MULTIFAMILY HOUSING TABLE

	REQUIRED	PROPOSED
LOT AREA	22500	62534
LOT FRONTAGE	50	171+
UNIT DENSITY	12	7
AFFORDABLE UNITS	1	1
BLDG. HT.	40'	38'
OPEN SPACE	15%	45%
PARKING SPACES	24	24

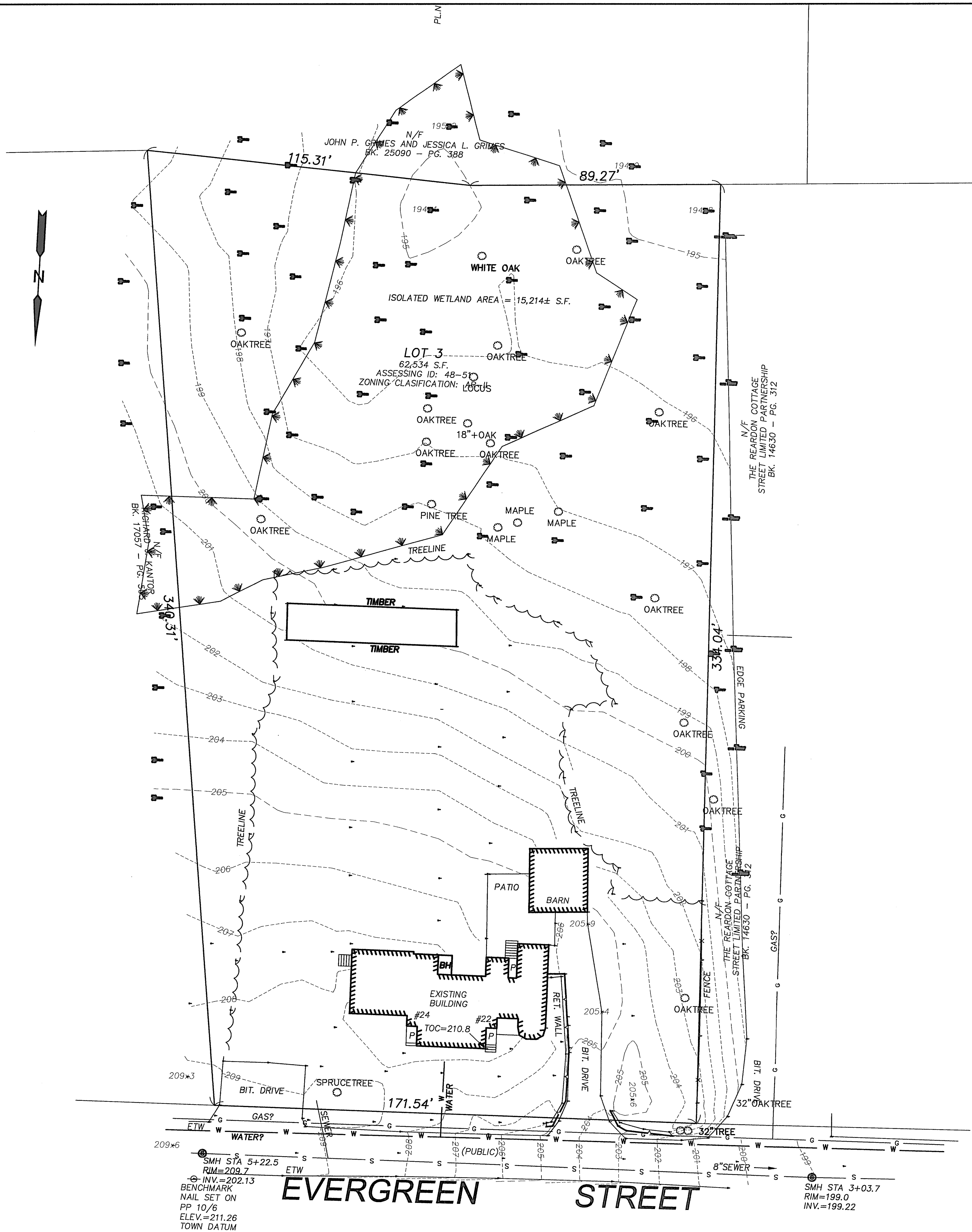
DATE ISSUED:

SEPT 5, 2019

DATE REVISED:



ABUTTERS LOCUS MAP  
1" = 200'



- LEGEND**
- STONE WALL
  - PROP. GRADE
  - EXIST. GRADE
  - SHRUB
  - PROP. SEWER
  - PROP. WATER
  - GAS
  - EXIST. WATER
  - DRAIN
  - EDGE PVMNT
  - CULTEC UNIT
  - EROSION CONTROL
  - LIGHT POLE
- LP \*

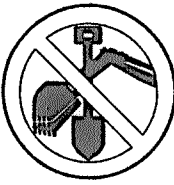
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**DIG SAFE NOTE:**

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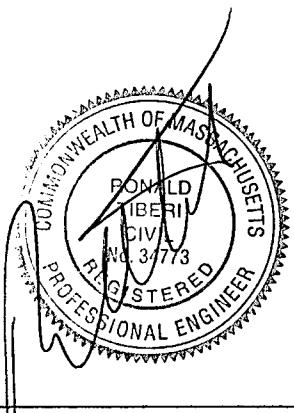
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APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



REVISIONS		
No.	DATE	DESCRIPTION

**EXISTING CONDITIONS**

**PLAN**

IN

MEDWAY, MASSACHUSETTS

**EVERGREEN VILLAGE**

**22 EVERGREEN STREET**

PREPARED FOR: **SAMPSON POND LLC**  
P.O. Box 5  
MEDWAY MA 02053

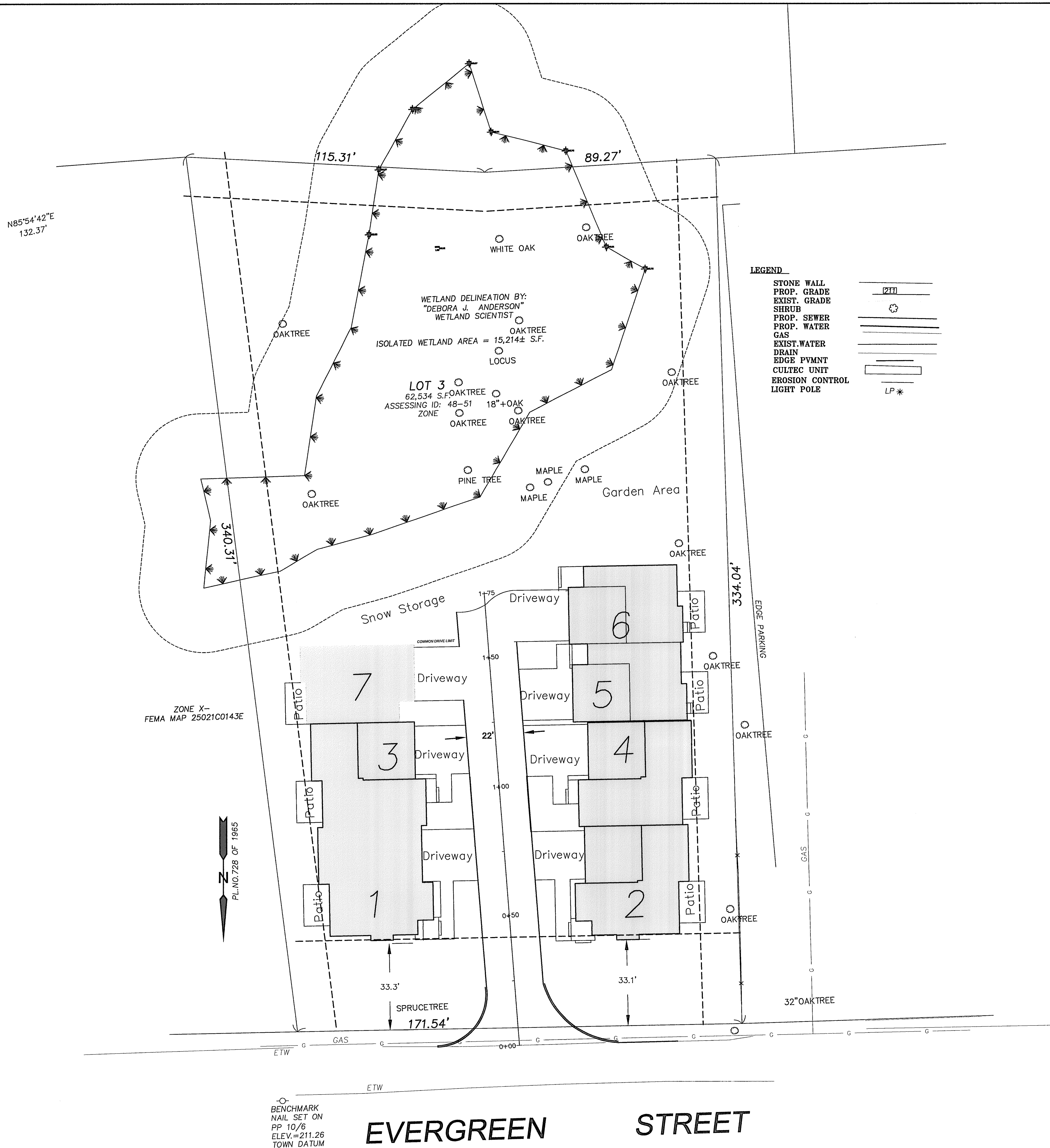
PREPARED By: **RONALD TIBERI P.E.**  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: SEPT 5.2019





GENERAL SITE NOTES

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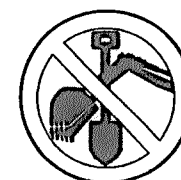
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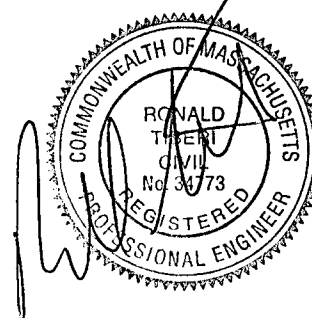
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APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



REVISIONS

No.	DATE	DESCRIPTION

PROPOSED  
SITE LAYOUT PLAN  
IN  
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE  
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053

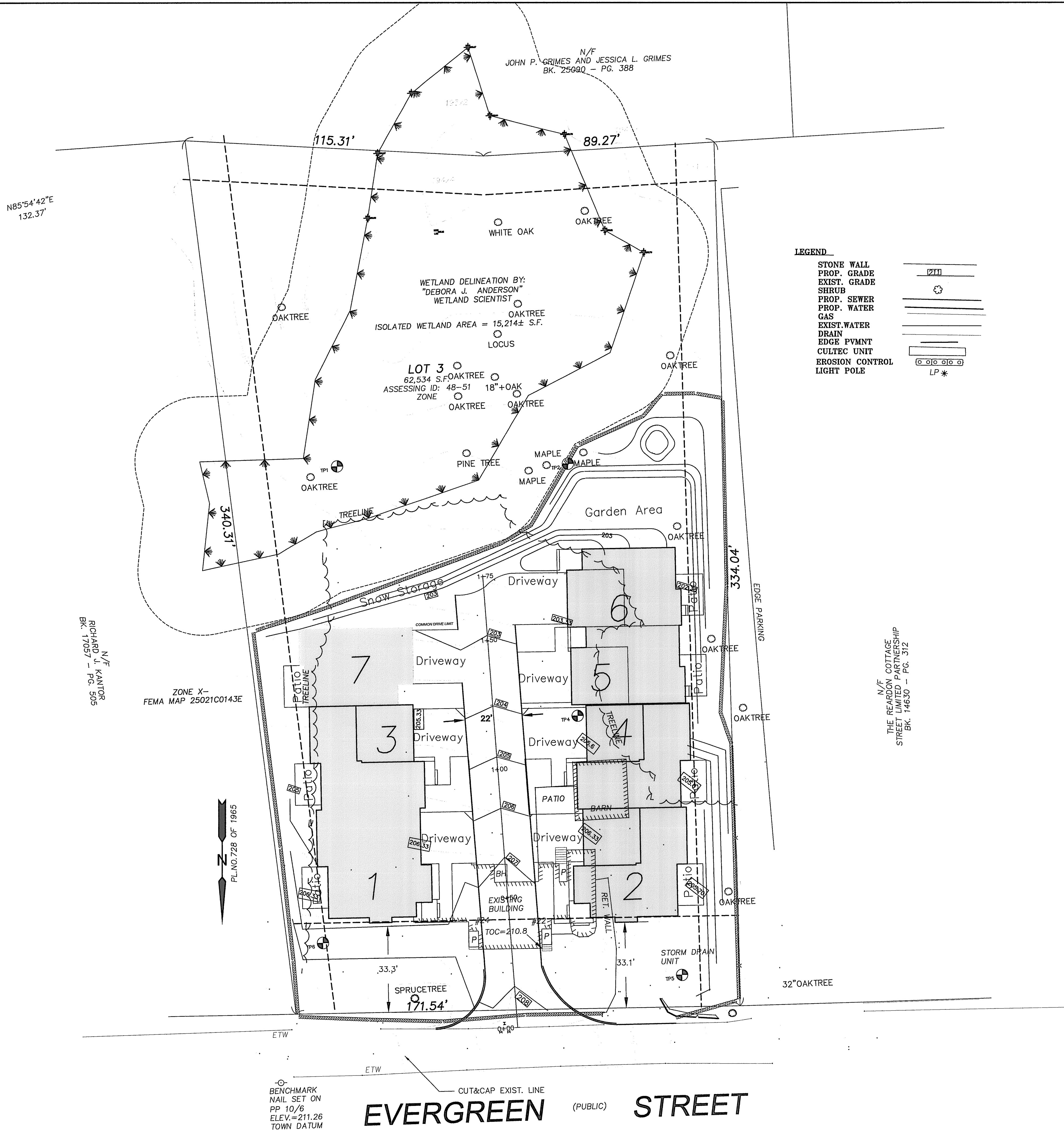
PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: SEPT 2.2019

S-2



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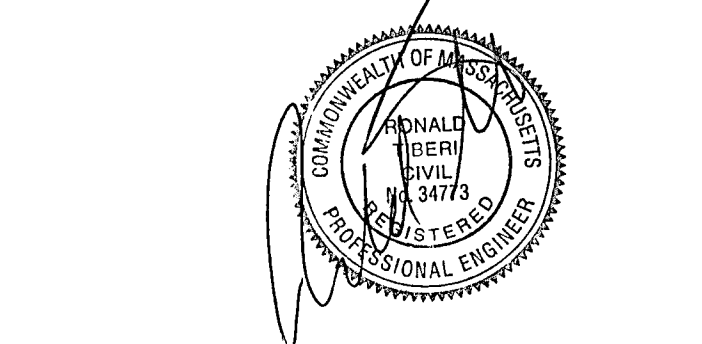
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



REVISIONS		
No.	DATE	DESCRIPTION

**PROPOSED  
SITE GRADING PLAN  
IN  
MEDWAY, MASSACHUSETTS**

**EVERGREEN VILLAGE  
22 EVERGREEN STREET**

PREPARED FOR: **SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053**

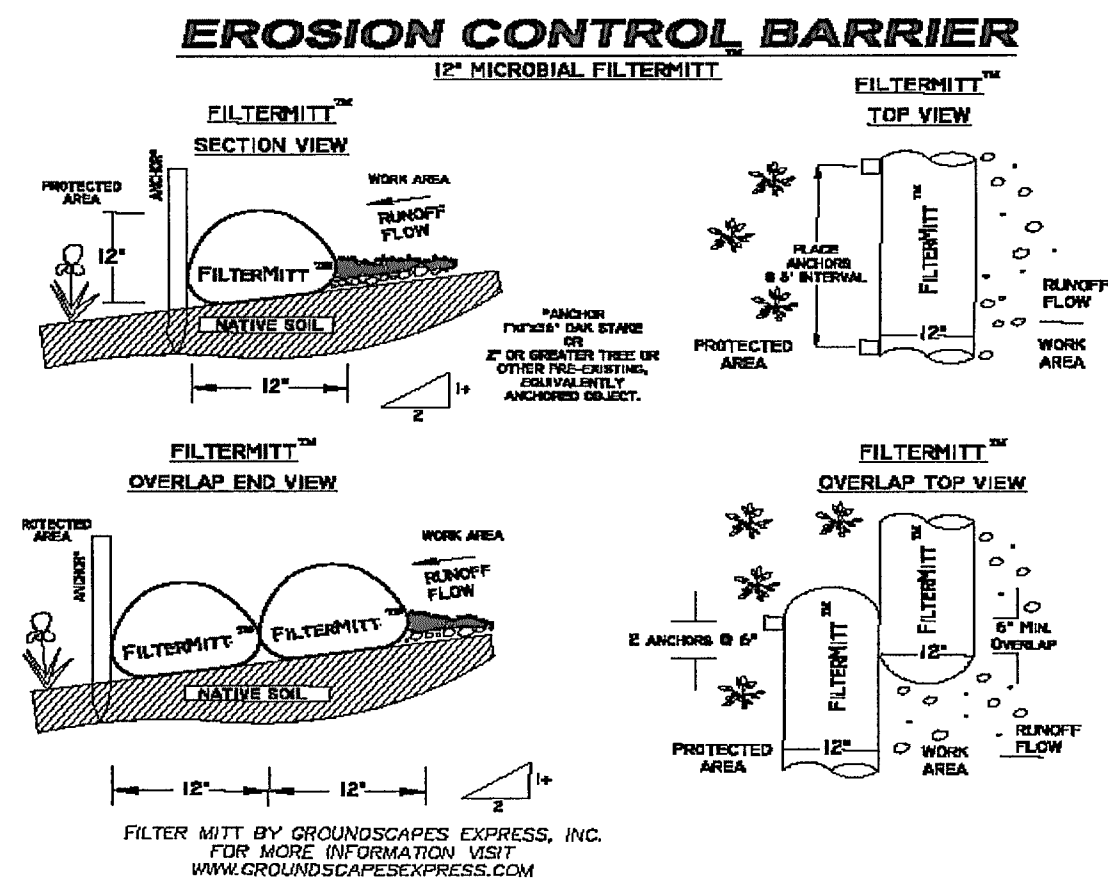
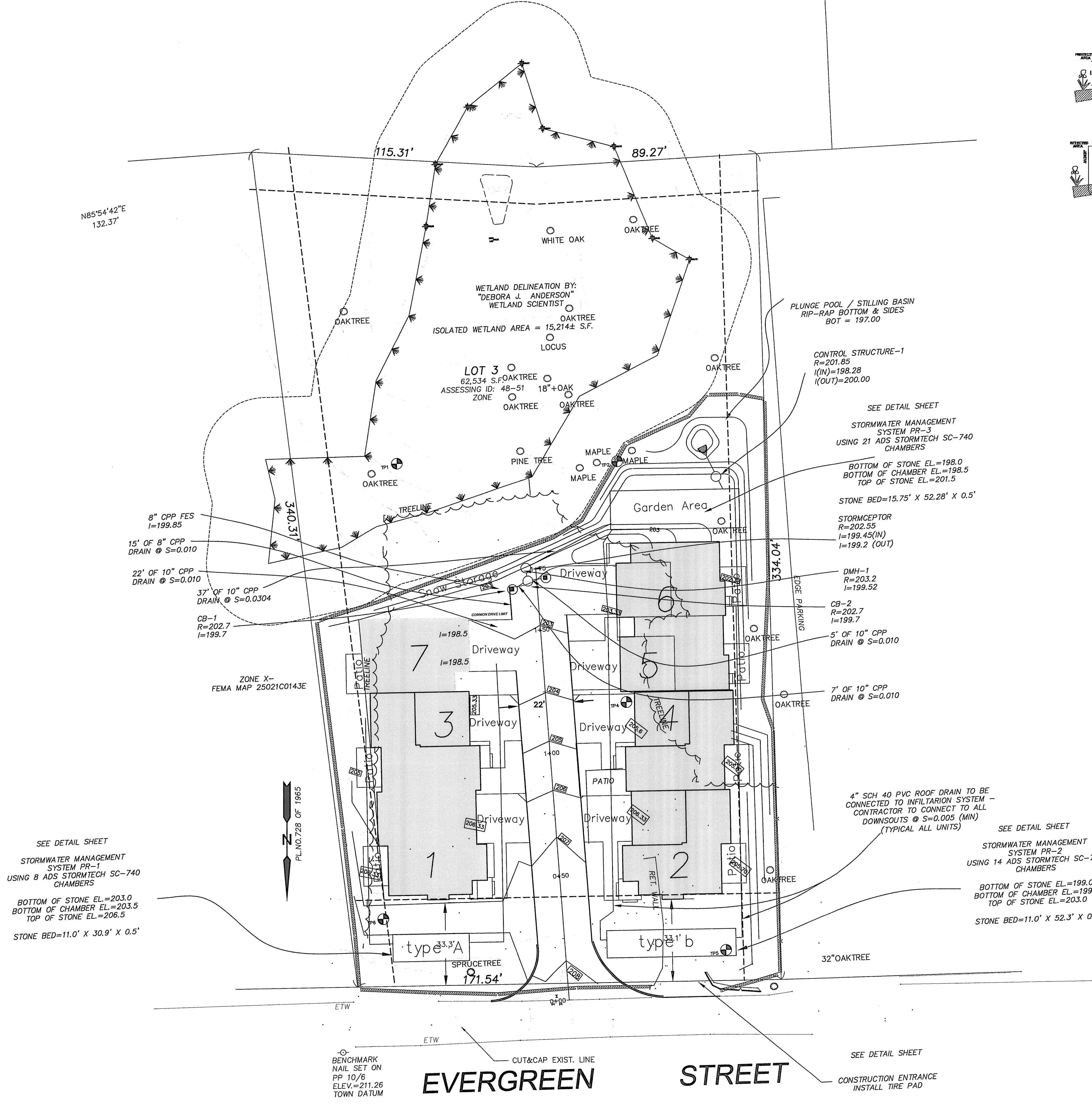
PREPARED By: **RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760**

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: SEPT 2, 2019





- LEGEND
- STONE WALL
  - PROP. GRADE
  - EXIST. GRADE
  - SHRUB
  - PROP. SEWER
  - PROP. WATER
  - GAS
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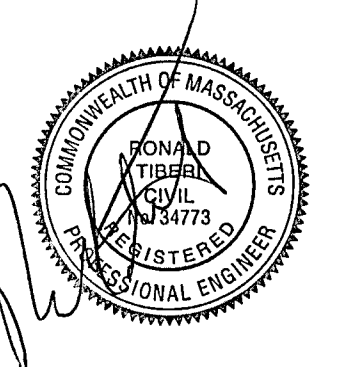
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APPROVED BY PLANNING BOARD

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REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED SITE  
DRAINAGE & EROSION PLAN  
IN  
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE  
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053

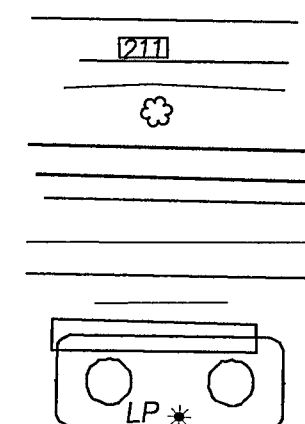
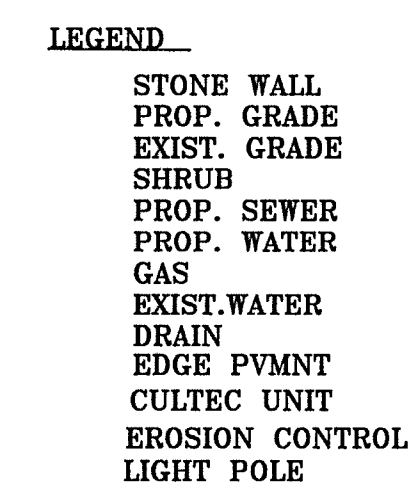
PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: JAN2.2019

S-4



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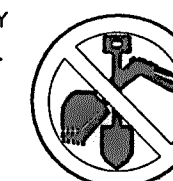
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11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

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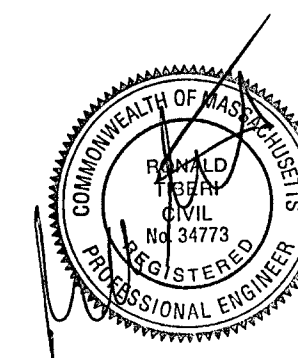
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LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE  
TITLE

APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



PROPOSED  
SIGHT DISTANCE PLAN  
IN  
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE  
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053

PREPARED By: **RONALD TIBERI P.E.**  
**9 MASSACHUSETTS AVE.**  
**NATICK MA 01760**

DRAWING SCALE: 1 inch = 30 feet

PROJECT NUMBER: 2616
----------------------

DATE: SEPT 2.2019

S-6



N85°54'42"E  
132.37'

ZONE X-  
FEMA MAP 25021C0143E

PL NO. 728 OF 1965

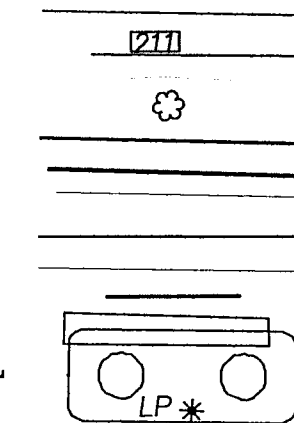
BENCHMARK  
NAIL SET ON  
PP 10/6  
ELEV. = 211.26  
TOWN DATUM

EVERGREEN STREET

STREET

#### LEGEND

STONE WALL  
PROP. GRADE  
EXIST. GRADE  
SHRUB  
PROP. SEWER  
PROP. WATER  
GAS  
EXIST. WATER  
DRAIN  
EDGE PVMNT  
CULTEC UNIT  
EROSION CONTROL  
LIGHT POLE

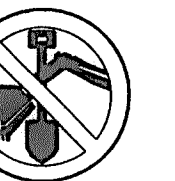


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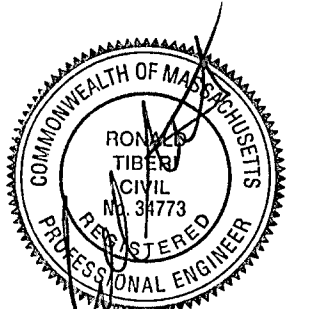
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APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



#### REVISIONS

No.	DATE	DESCRIPTION

## PROPOSED EMERGENCY VEHICLE ACCESS PLAN IN MEDWAY, MASSACHUSETTS

### EVERGREEN VILLAGE 22 EVERGREEN STREET

PREPARED FOR: **SAMPSON POND LLC**  
P.O. Box 5  
MEDWAY MA 02053

PREPARED By: **RONALD TIBERI P.E.**  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

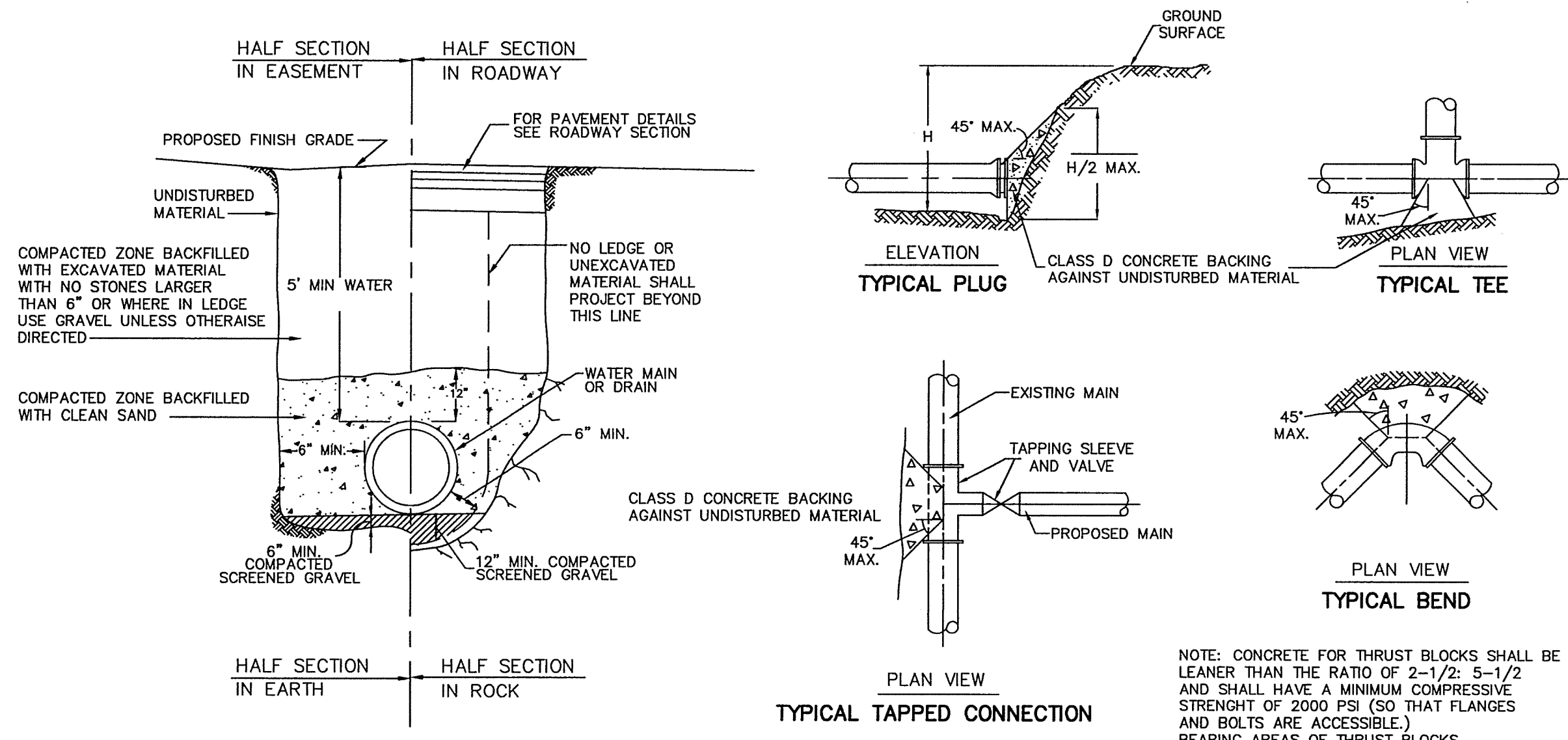
DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: JAN2.2019

S-7





WATER MAIN TRENCH DETAILS

NOT TO SCALE

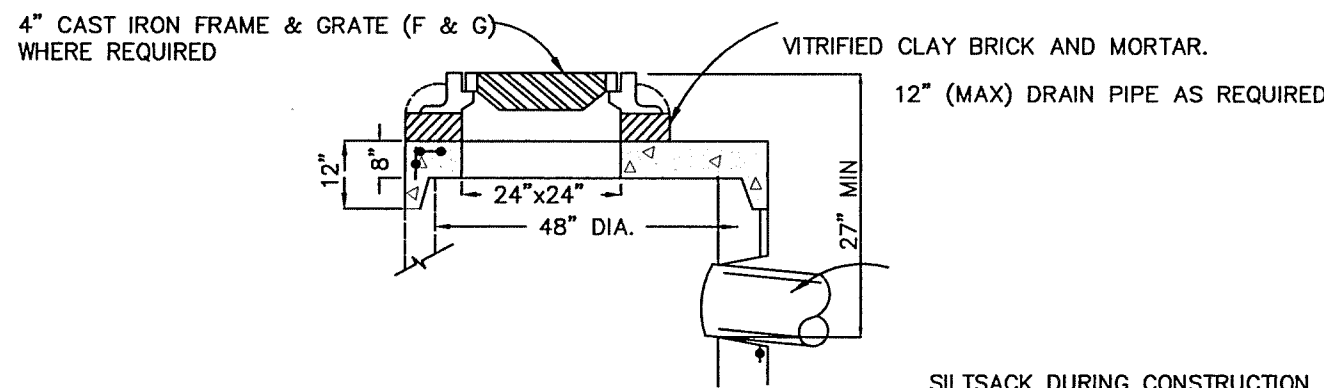
WATER MAIN THRUST BLOCK DETAILS

NOT TO SCALE

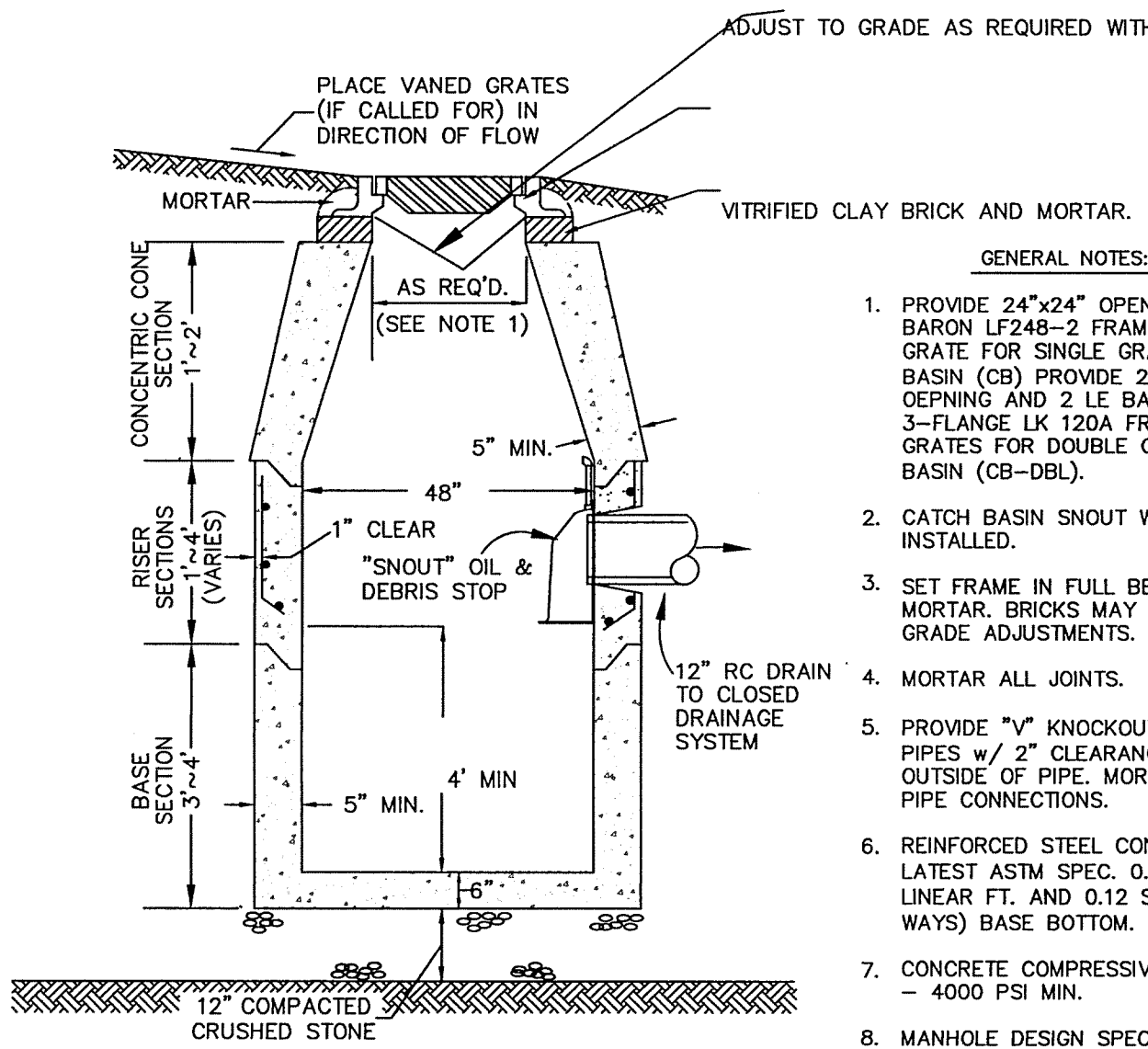
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND	PLUG TEES
6 AND 8	8	8	-	8
10 AND 12	22	13	8	16

48" DIAMETER PRECAST DRAIN MANHOLE (DMH)  
FOR PIPE DIAMETERS UP TO 24"

NOT TO SCALE

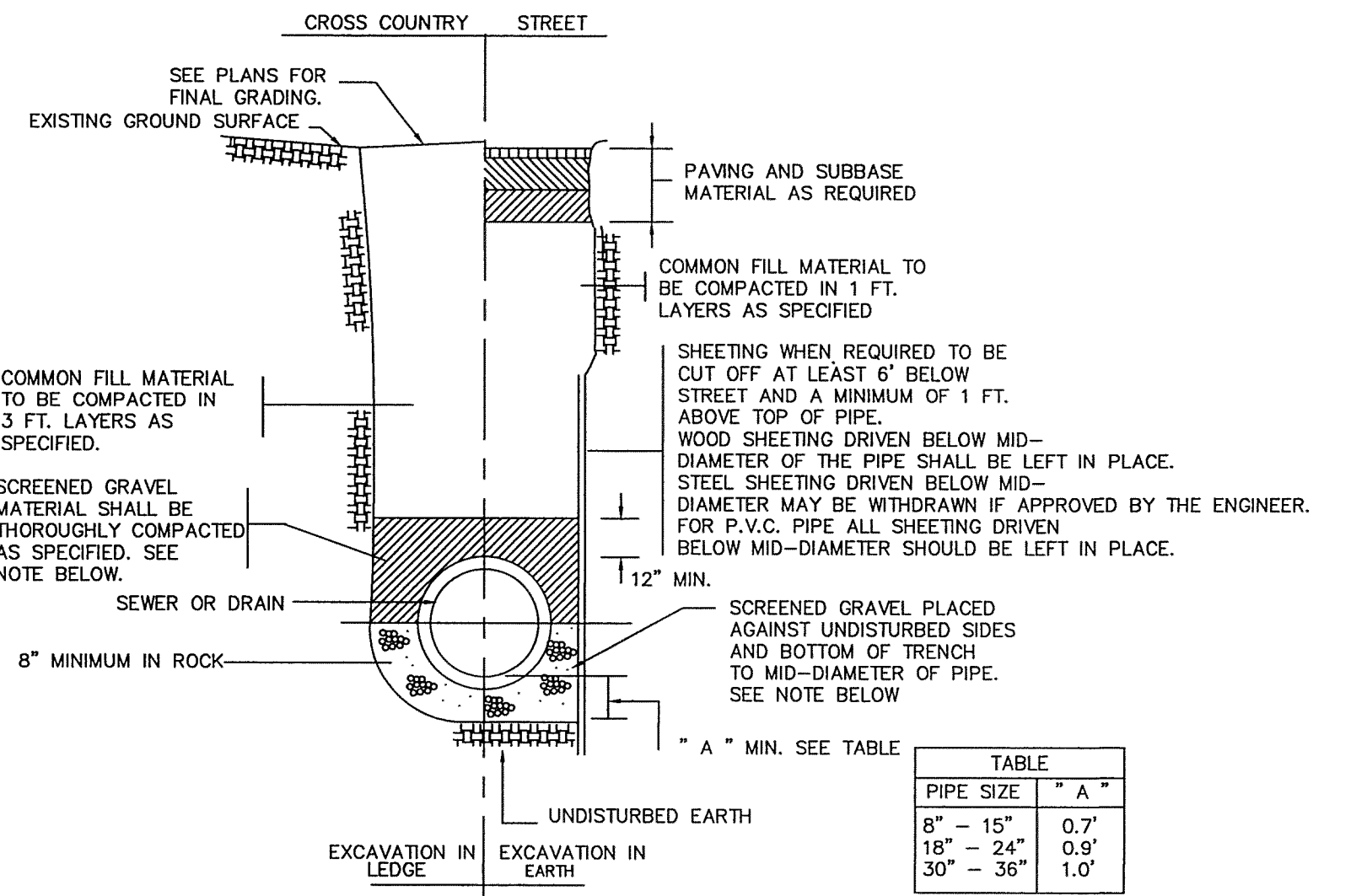


ALTERNATE TOP SLAB  
FOR SHALLOW INVERTS  
(STEEL REINFORCED FOR H-20 LOADING)



CATCH BASIN (CB) & DOUBLE GRATE CATCH BASIN (CB-DBL)

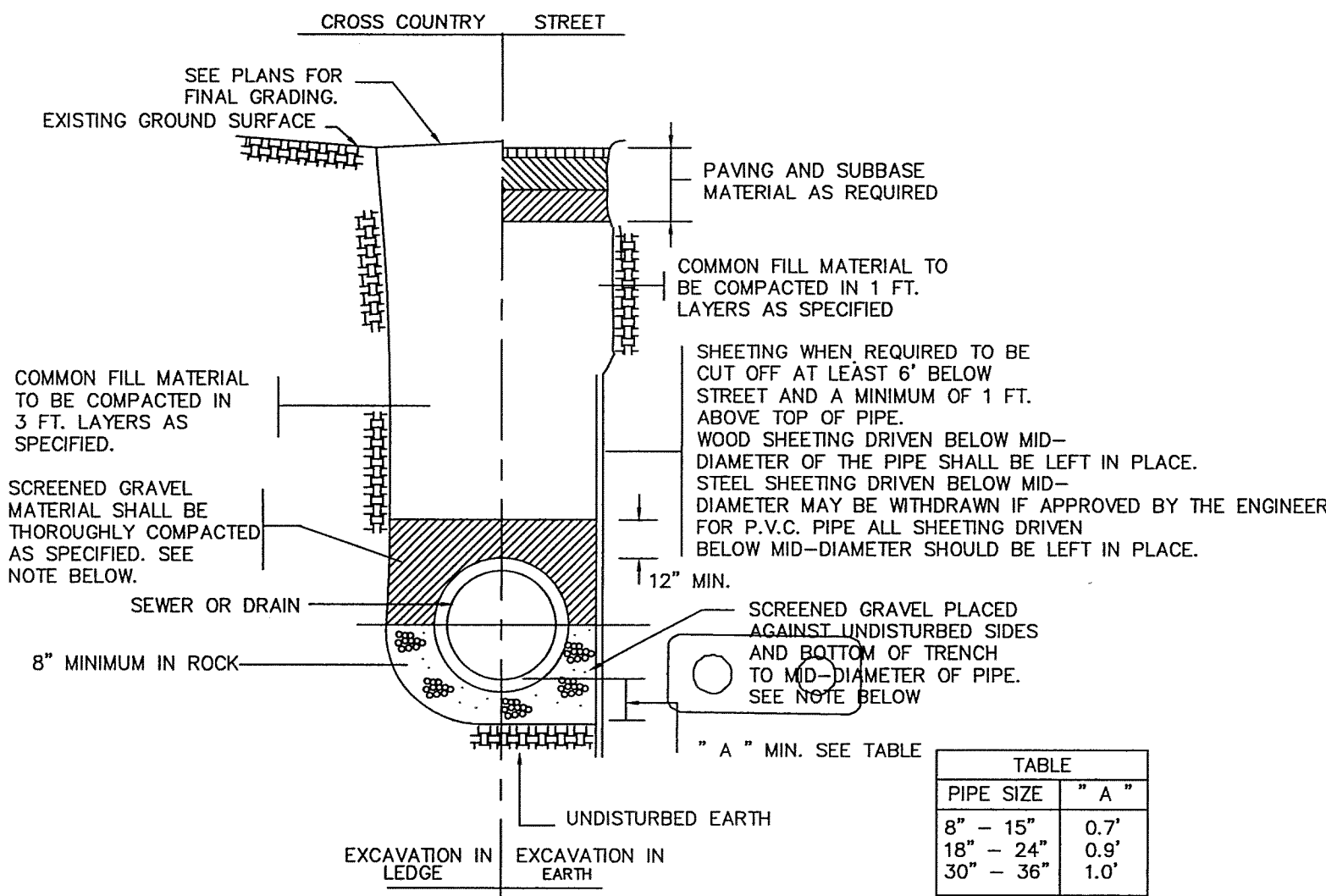
NOT TO SCALE



- NOTES:
- FOR P.V.C. PIPE SCREENED GRAVEL TO EXTEND TO 12" ABOVE TOP OF PIPE.
  - PROVIDE AT LEAST ONE DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED OR EVERY 300 FT. WHICHEVER IS LESS.

TYPICAL TRENCH DETAIL FOR SEWER & DRAIN

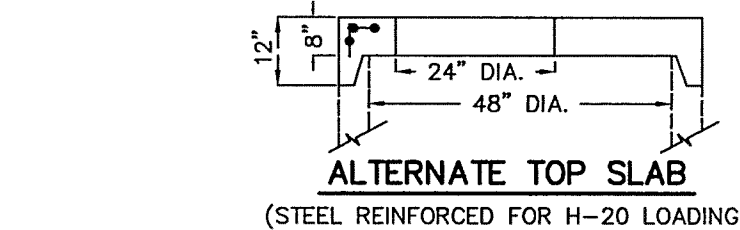
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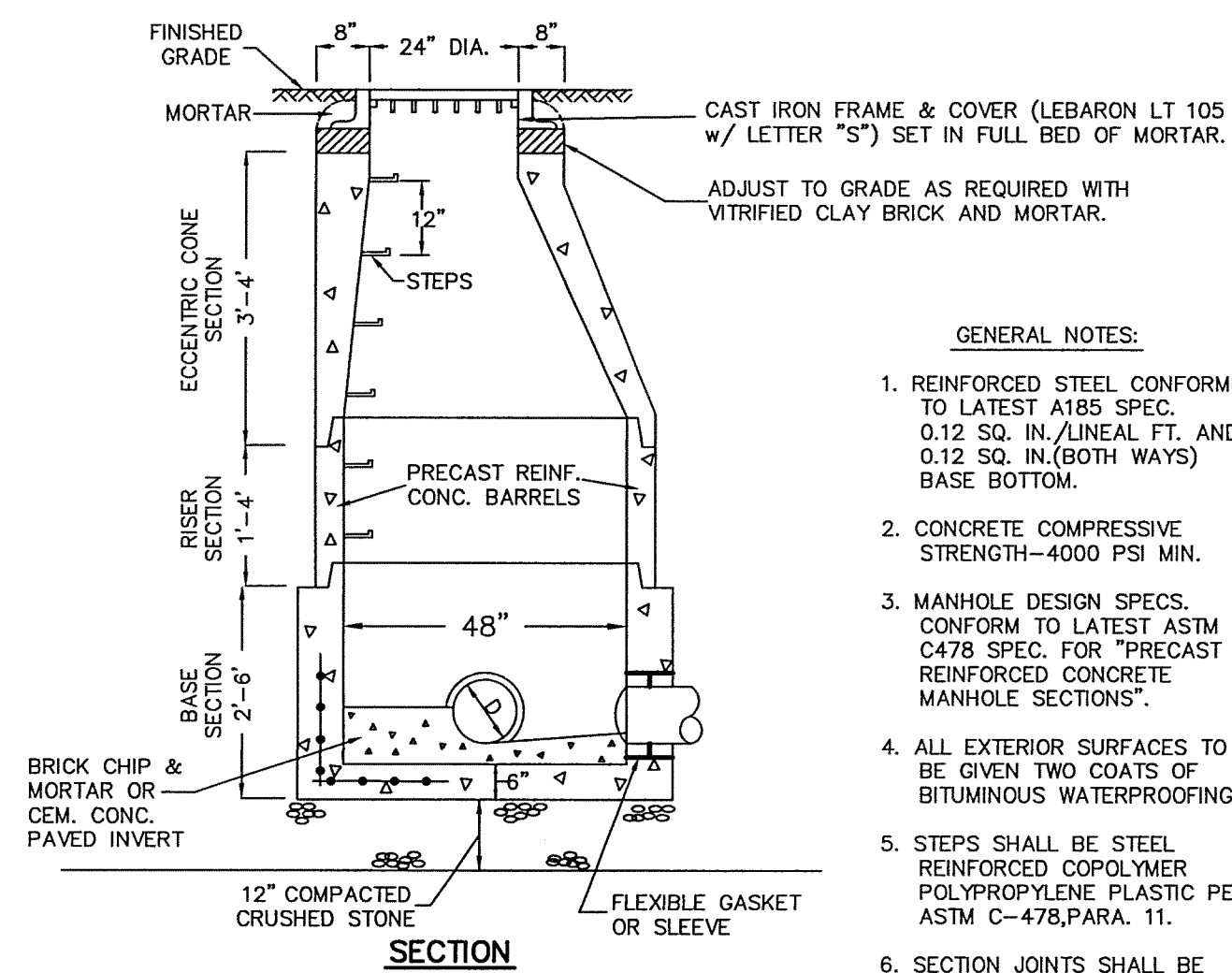
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TYPICAL TRENCH DETAIL FOR SEWER & DRAIN

NOT TO SCALE



ALTERNATE TOP SLAB  
(STEEL REINFORCED FOR H-20 LOADING)



- GENERAL NOTES:
- REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
  - CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
  - MANHOLE DESIGN SPECS. CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
  - ALL EXTERIOR SURFACES TO BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING.
  - STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARA. 11.
  - SECTION JOINTS SHALL BE BUTYL RUBBER PER ASTM C443 AND FEDERAL SPEC. SS-S210A.
  - BASE SECTION SHALL BE ONE POUR MONOLITHIC.

SANITARY SEWER MANHOLE (SMH)

NOT TO SCALE

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APPROVED BY PLANNING BOARD

DATE:



REVISIONS

No.	DATE	DESCRIPTION

DETAILS

IN  
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE  
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: SEPT 2, 2019



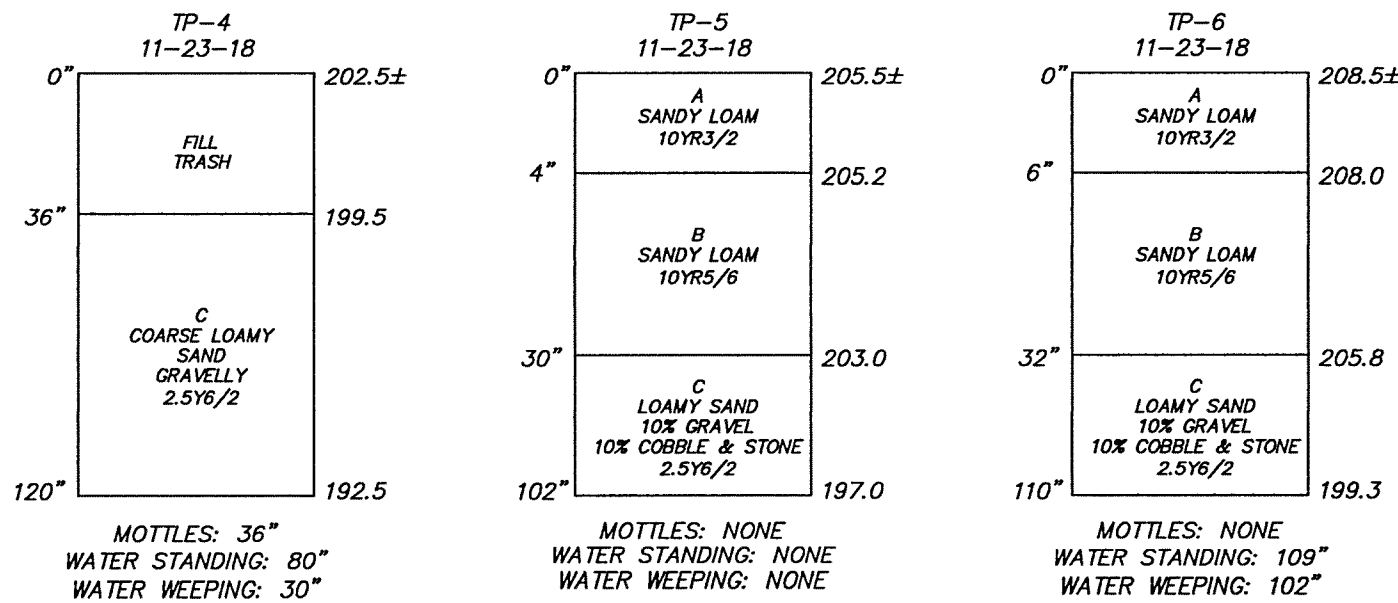
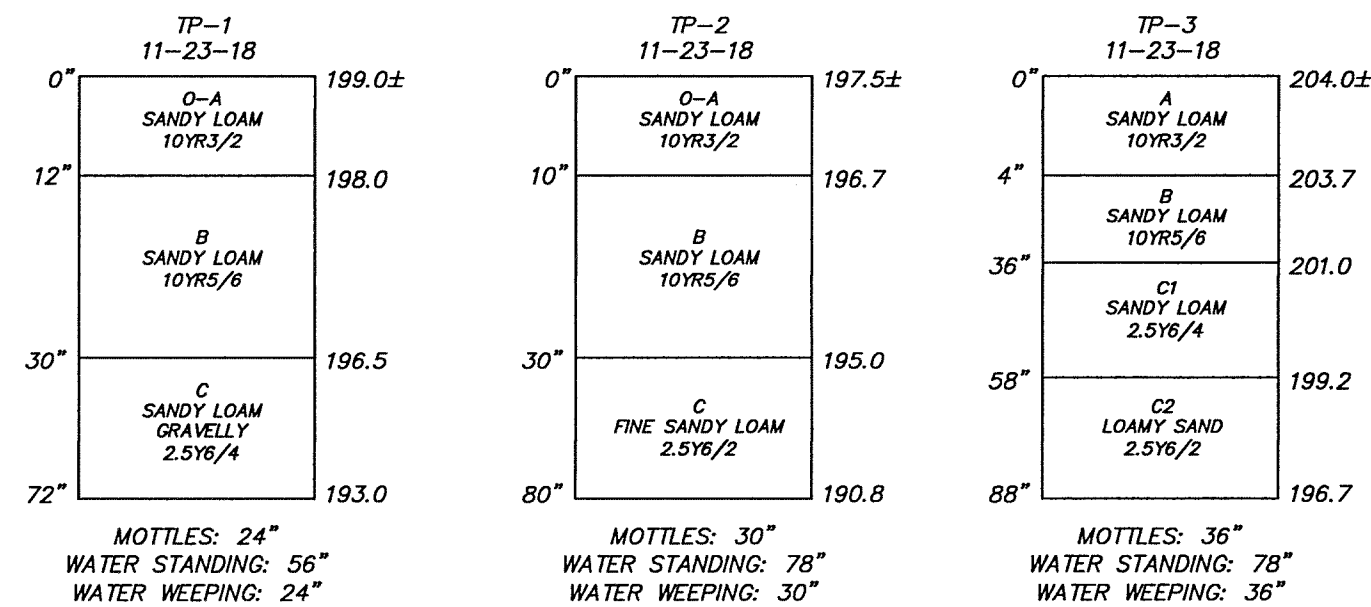
SITE: 22 EVERGREEN STREET, MEDWAY, MA

SOIL EVALUATIONS PERFORMED BY MASSACHUSETTS  
CERTIFIED DEP SOIL EVALUATOR ON NOV. 23, 2018.

COMMENTS:

RECENT HEAVY RAIN, WET  
CONDITIONS, SATURATED SOIL.

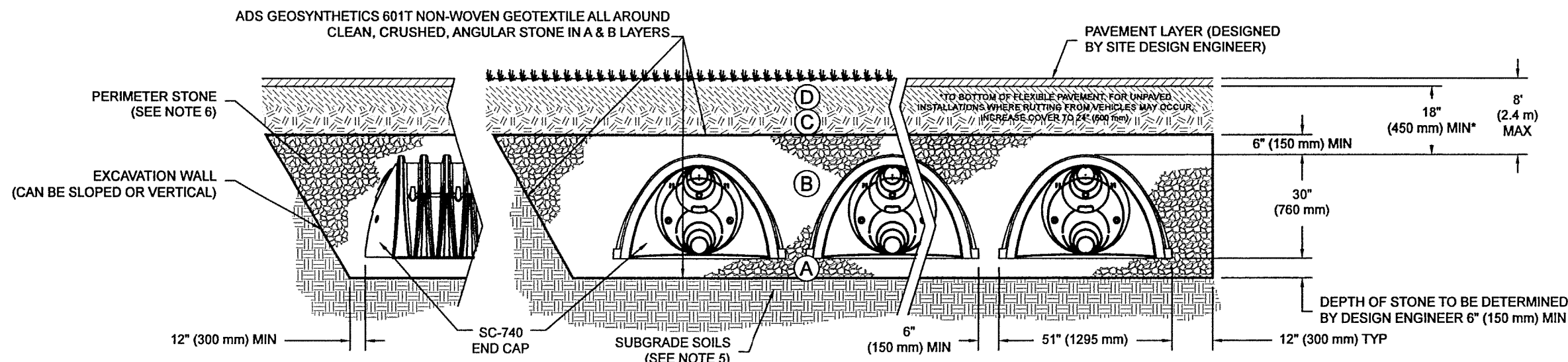
*Gregory A. Bynavicz*  
GREGORY A. BYNAVICZ, SE-2712



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3 OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

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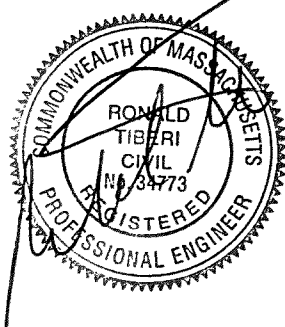
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No.	DATE	DESCRIPTION

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IN  
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE  
22 EVERGREEN STREET

PREPARED FOR: SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

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D-1

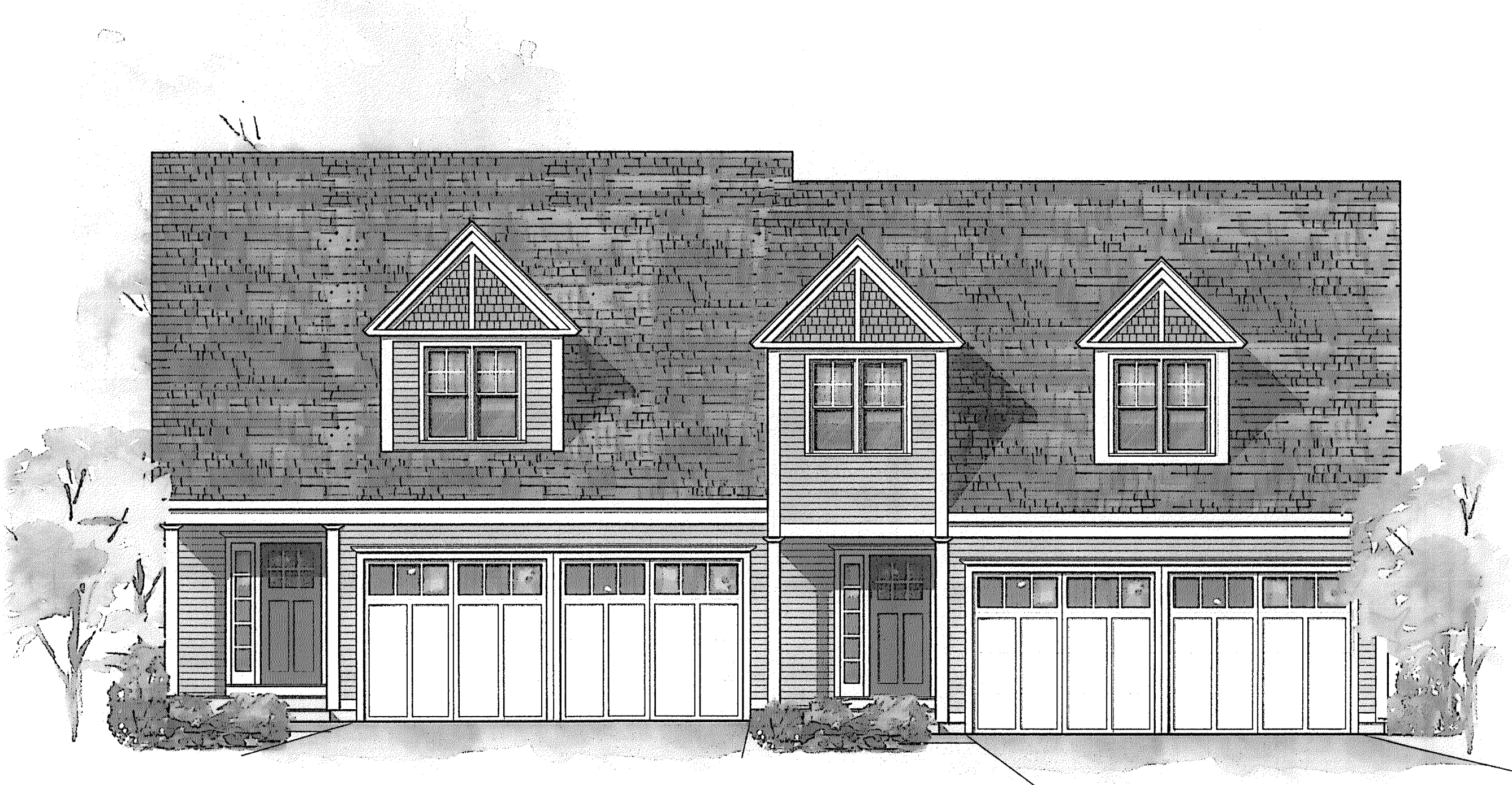




Preliminary Elevation - View From Evergreen Street - Unit 1  
 Scale: 1/5" = 1'-0"



Preliminary Front Elevation - Units 1 and 2  
 Scale: 1/5" = 1'-0"

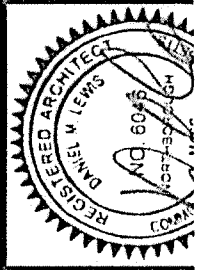


Preliminary Front Elevation - Units 3 and 4  
 Scale: 1/5" = 1'-0"



Preliminary Front Elevation - Units 5 and 6  
 Scale: 1/5" = 1'-0"

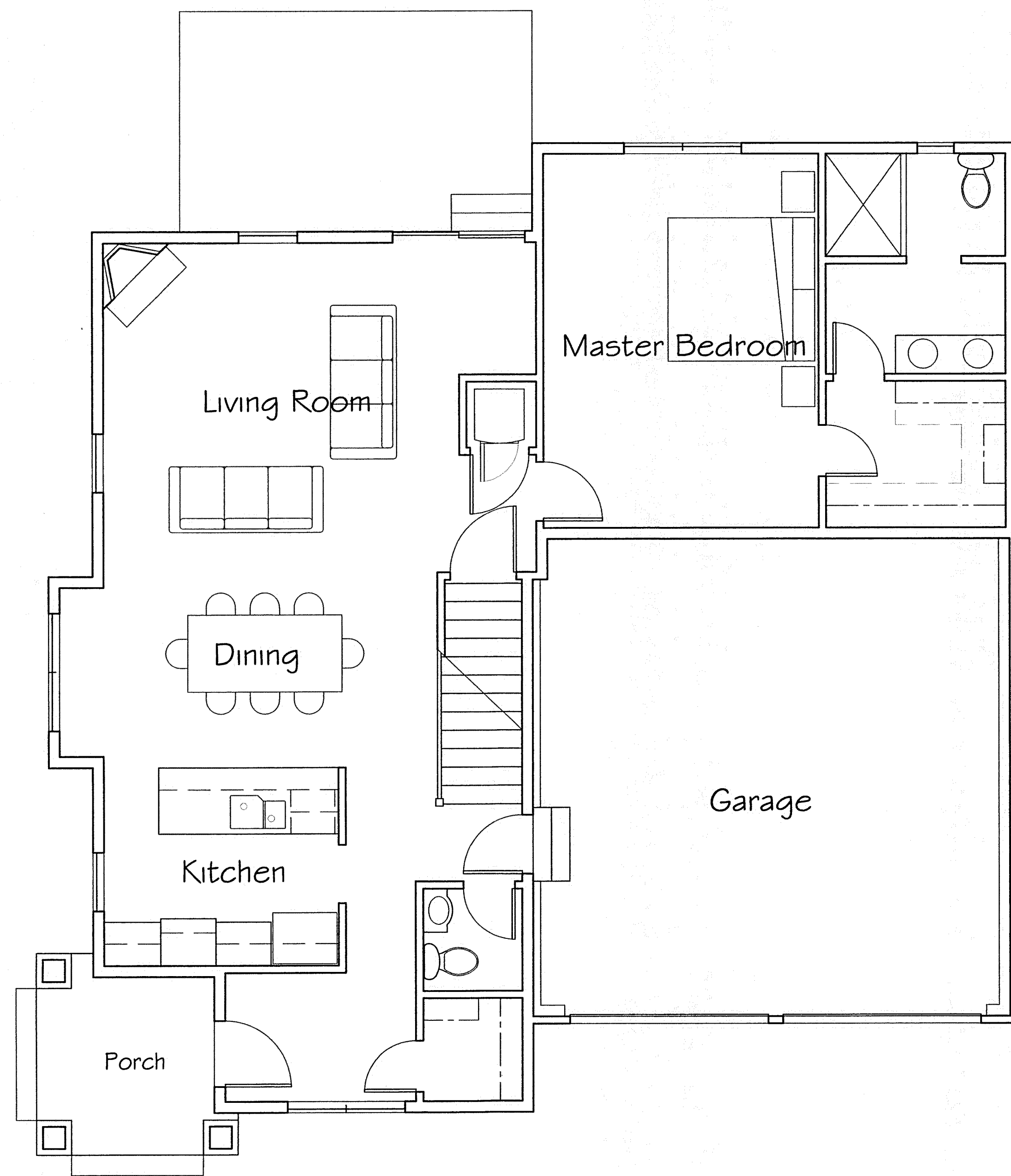
DANIEL LEWIS, AIA  
 ARCHITECT  
 332 Wintry Street  
 Northborough, MA 01532



Preliminary Exterior Elevations	
Job Number 1816	Date March 6, 2019

Proposed Condominiums  
 22 Evergreen Street  
 Medway, MA 02053

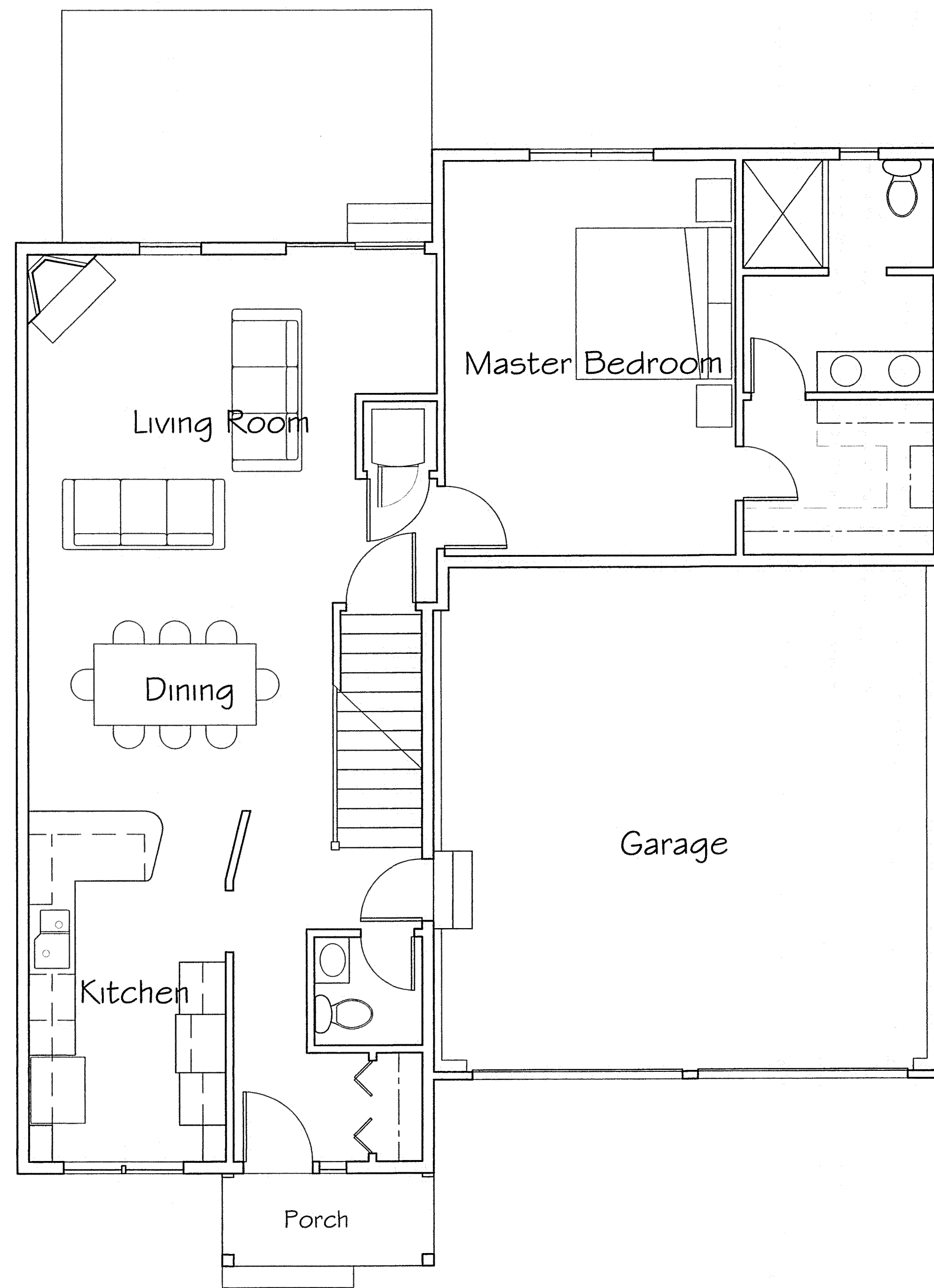




Preliminary First Floor Plan - Unit Type C

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

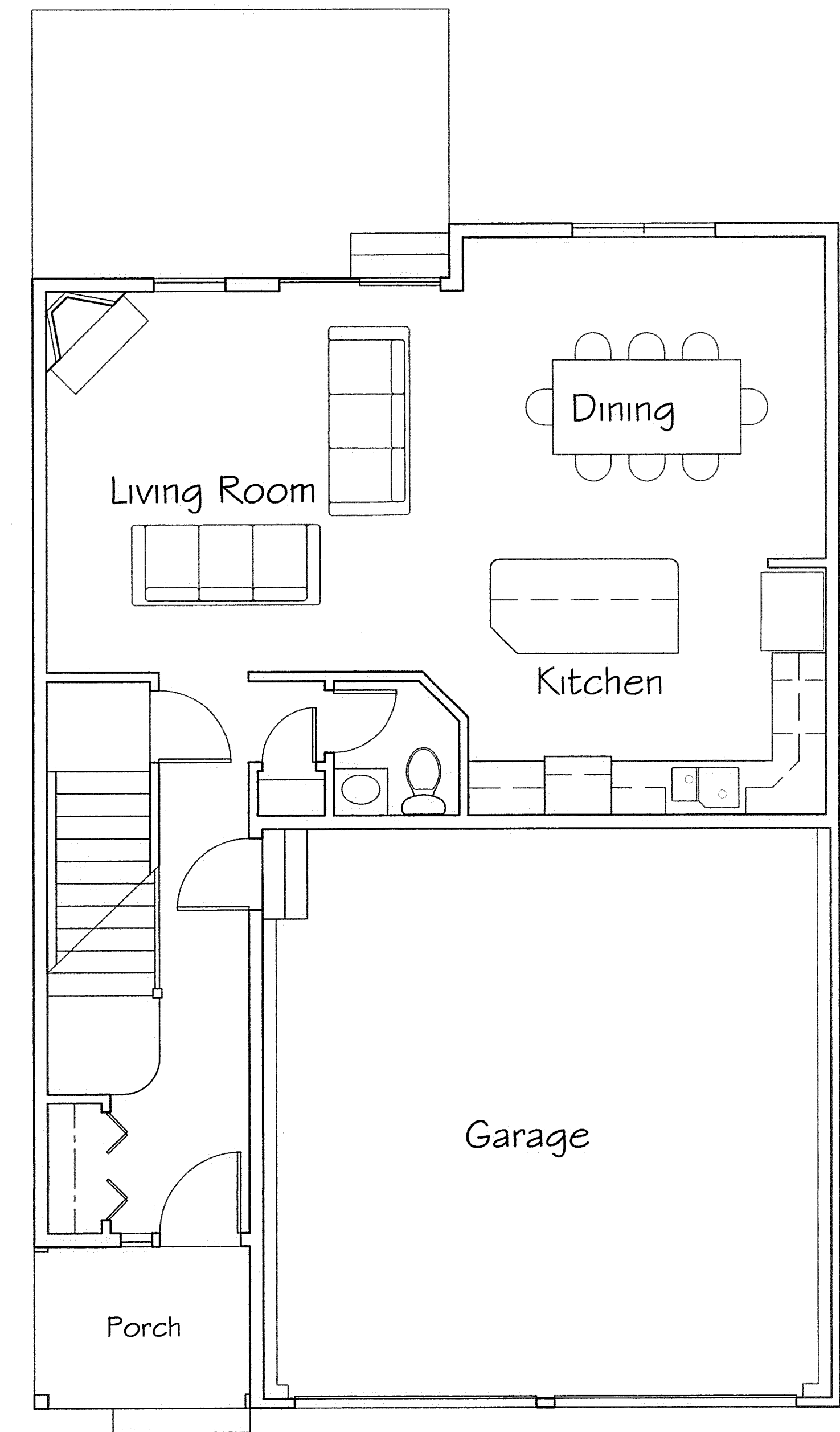
1170 SF



Preliminary First Floor Plan - Unit Type B

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

1106 SF

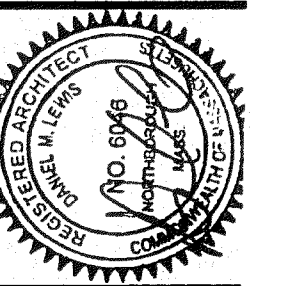


Preliminary First Floor Plan - Unit Type A

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

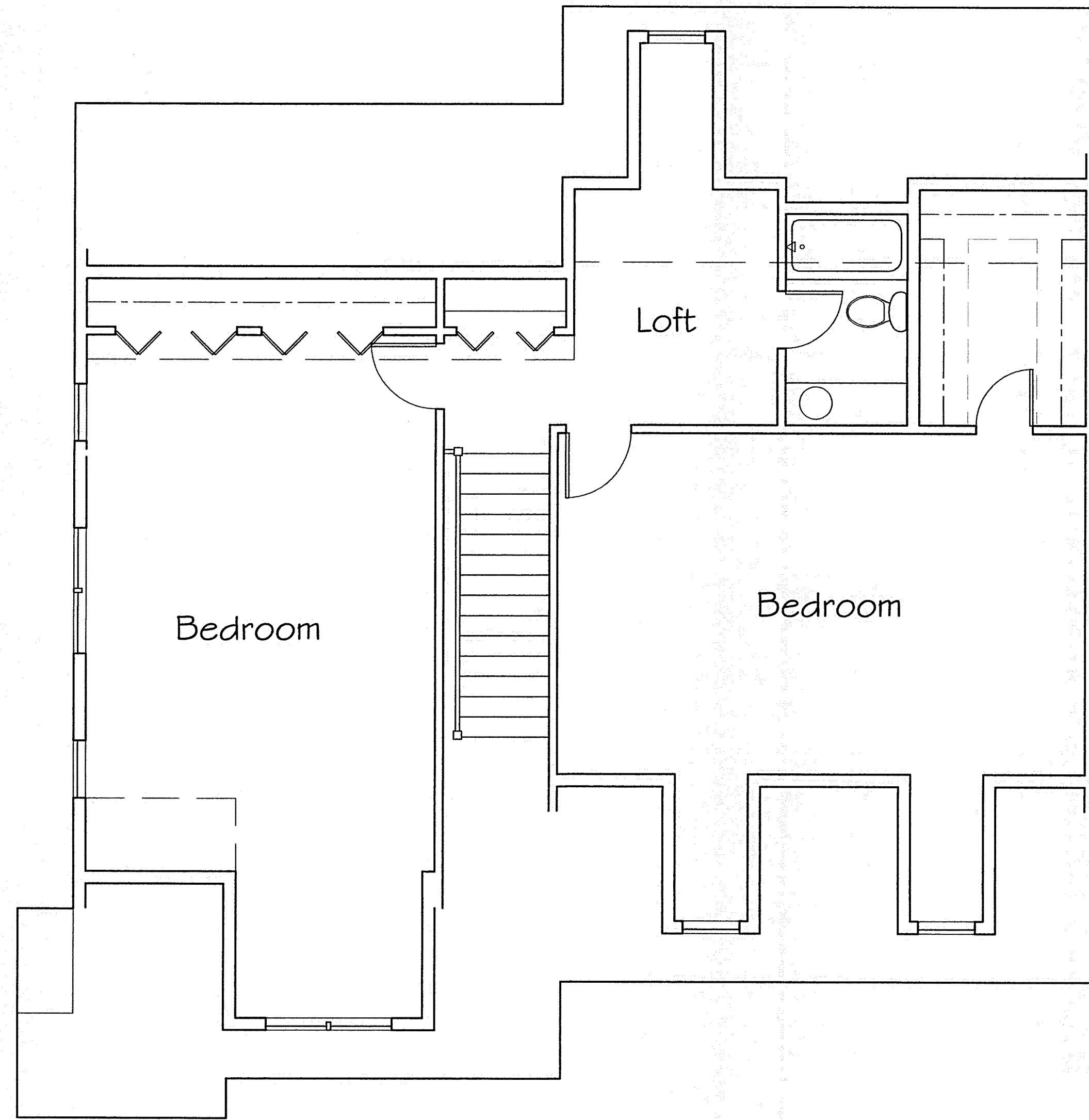
766 SF

**DANIEL LEWIS, AIA**  
**ARCHITECT**  
 332 Whitney Street  
 Northborough, MA 01532  
 (508) 612-8771  
 danlewis@charter.net www.danlewisarchitect.com



Preliminary First Floor Plans	
Job Number	Date
1816	March 18, 2019
Drawn By	Revised
D.L.	

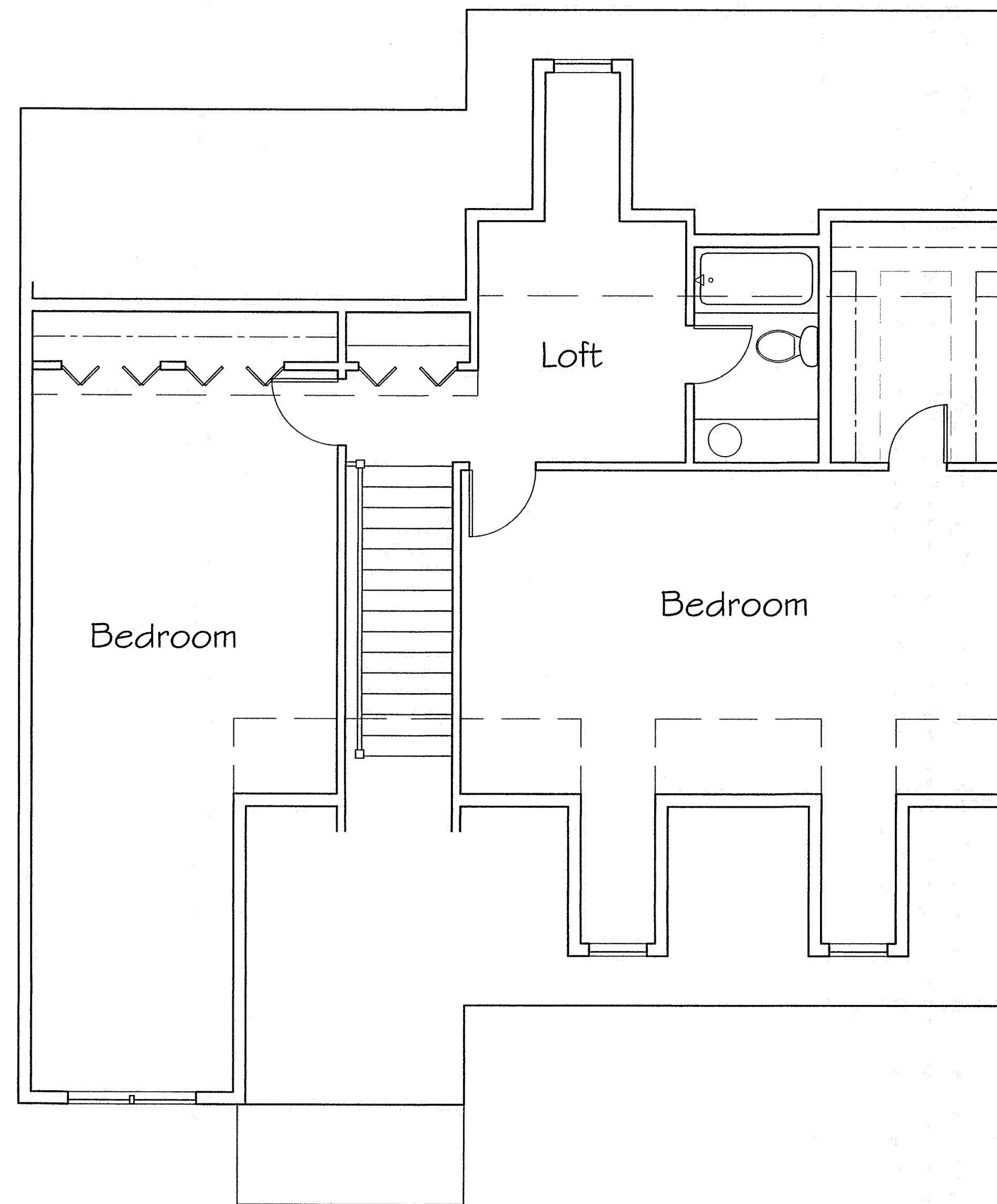
**Proposed Condominiums**  
 22 Evergreen Street  
 Medway, MA 02053



Preliminary Second Floor Plan - Unit Type C

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

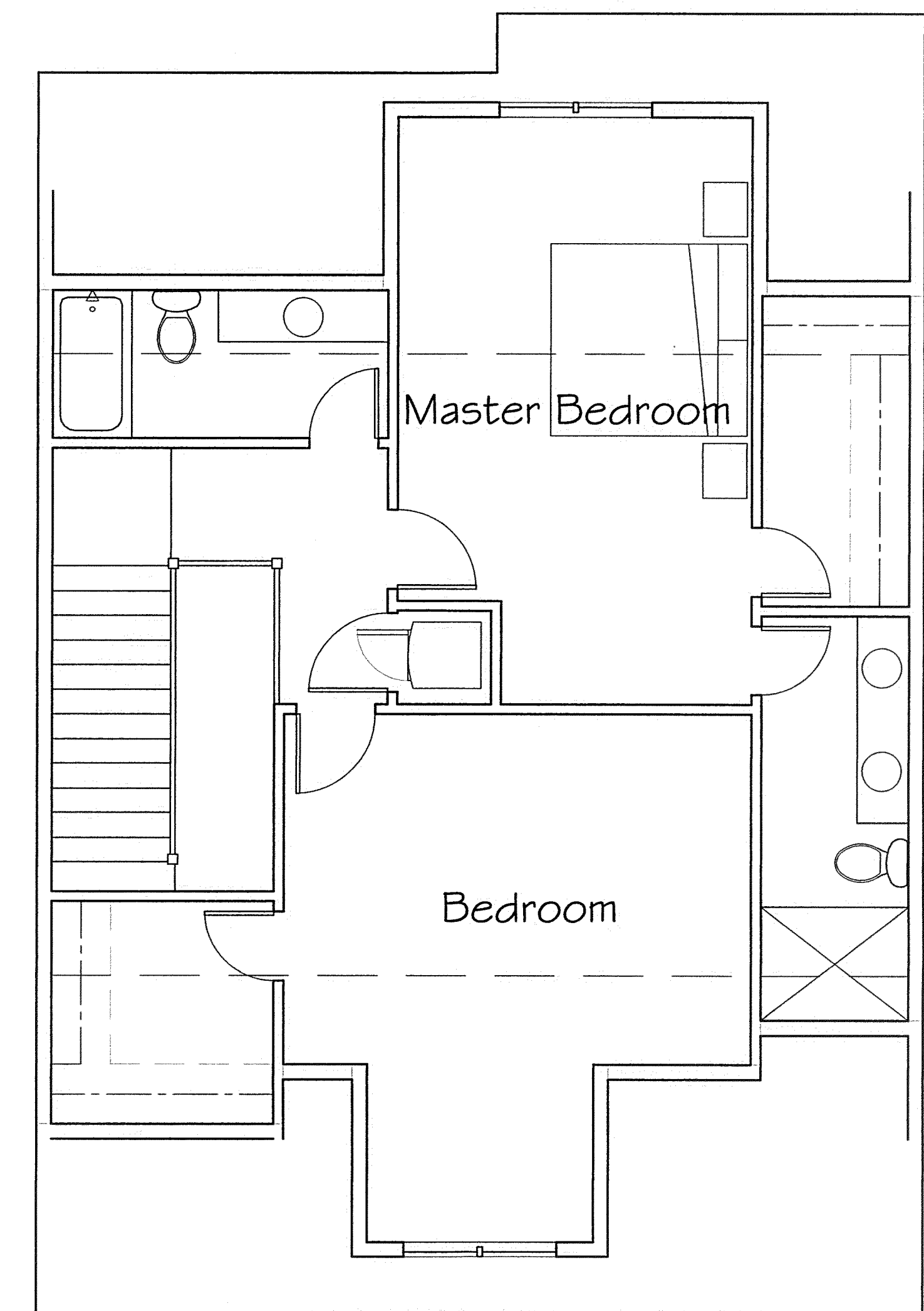
approx. 1128 SF



Preliminary Second Floor Plan - Unit Type B

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

approx. 1047 SF



Preliminary Second Floor Plan - Unit Type A

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

approx. 931 SF

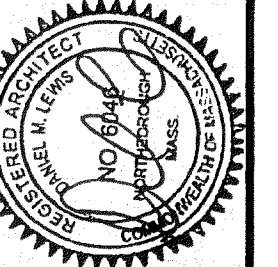
Proposed Condominiums

22 Evergreen Street  
Medway, MA 02053

For Sampson Pond LLC, Medway, MA

Preliminary Second Floor Plans

Job Number 1816	Date March 8, 2019
Drawn By DML	Revised



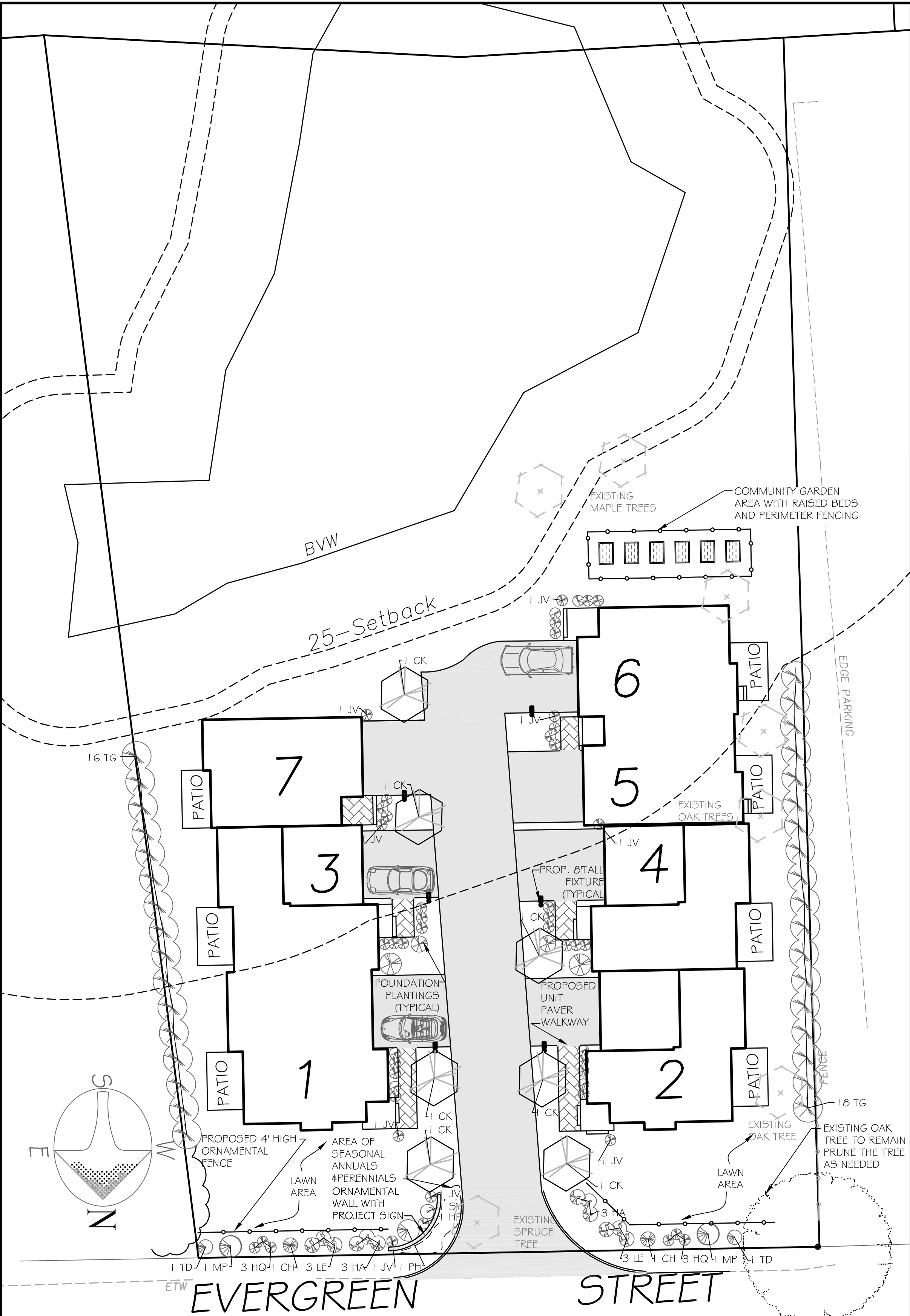
DANIEL LEWIS, AIA  
ARCHITECT  
332 Whitrey Street  
Northborough, MA 01532  
(508) 612-9771  
danlewis@charter.net www.danlewisarchitect.com

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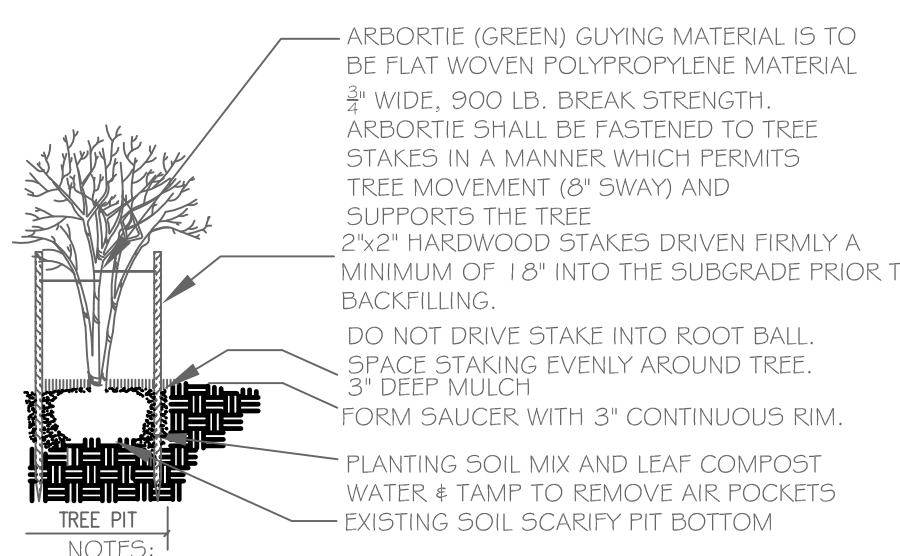




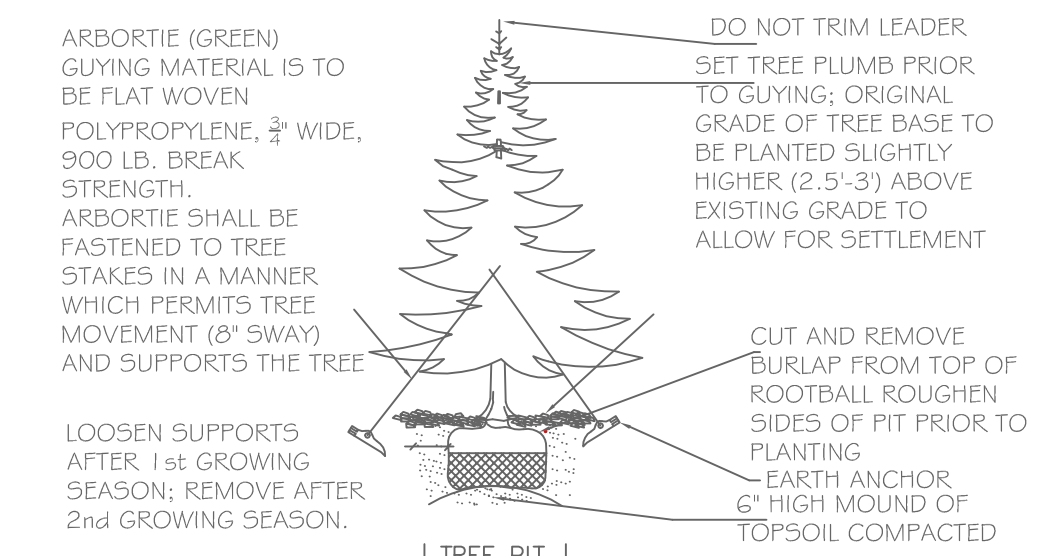
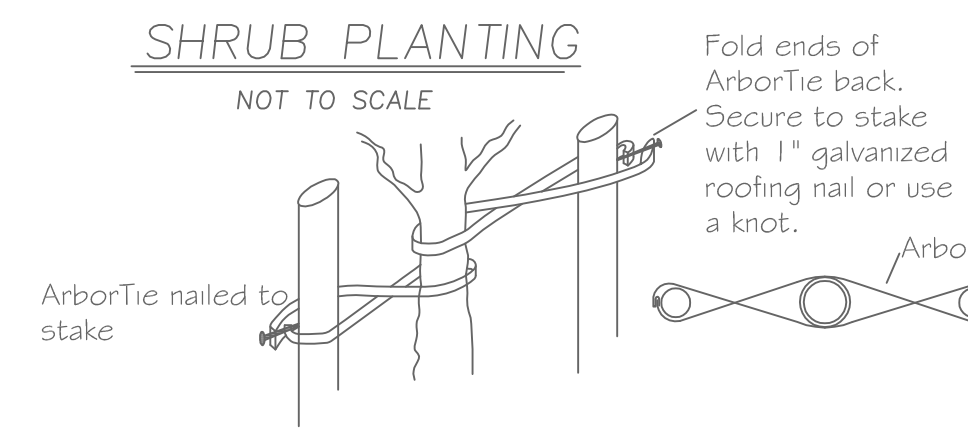
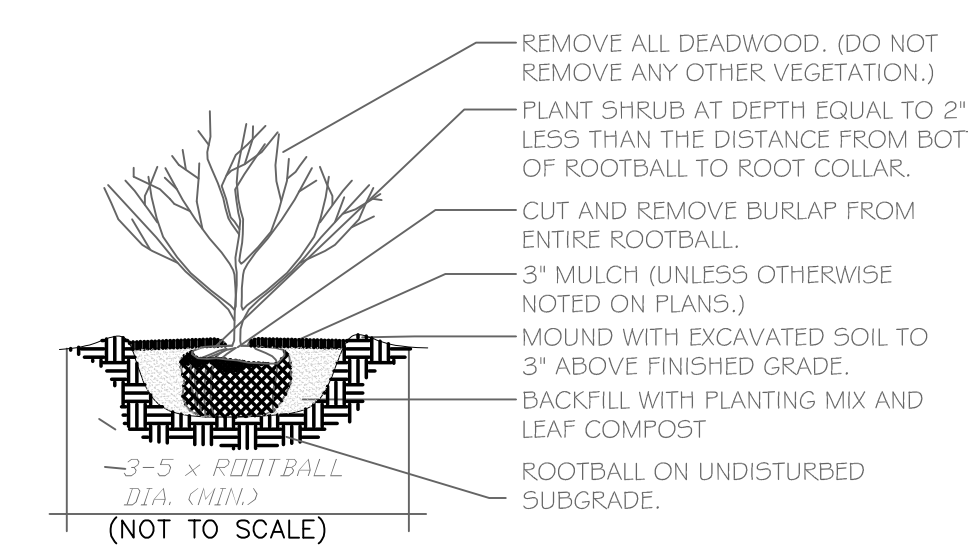




- LANDSCAPING NOTES**
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
  2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
  3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
  4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION.
  7. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
  8. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
  9. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
  10. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
  11. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
  12. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
  13. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 602 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
  14. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
  15. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP: PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SF.
  16. LAWN SEED AREAS SHALL BE NOT BE DEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
  17. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
  18. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
  19. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST. AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL, AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
  20. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HICKLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
  21. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
  22. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.



**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



**EVERGREEN TREE PLANTING**  
NOT TO SCALE



Front Elevation -  
not to scale

Planting Schedule				
Qty./Key	Common Name	Botanical Name	Size	Remarks
TREES				
7	CK	'Cherokee Brave' Dogwood	<i>Cornus florida 'Cherokee Brave'</i>	3" Col. B&B
2	HT	'Tardiva' Hydrangea	<i>Hydrangea paniculata 'Tardiva' treeform</i>	#15pot Container Grown
2	TD	'Deeproot Spire' Arborvitae	<i>Thuja occidentalis 'Deeproot Spire'</i>	6" Ht. B&B
34	TG	'Green Giant' Arborvitae	<i>Thuja x plicata 'Green Giant'</i>	6" Ht. B&B

SHRUBS				
2	CH	'Golden Mops' Hinoki Cypress	<i>Chamaecyparis obtusa 'Golden Mops'</i>	24" Ht. B&B
6	HQ	'Pee Wee' Hydrangea	<i>Hydrangea quercifolia 'Pee Wee'</i>	24" Ht. B&B
1	HP	Golden Cup St. John's Wort	<i>Hypericum Hidcote</i>	24" Ht. B&B
9	JV	'Taylor' Red Cedar	<i>Juniperus virginiana 'Taylor'</i>	60" Ht. B&B
6	LE	'Coast' Leucothoe	<i>Leucothoe axillaris</i>	24" Ht. B&B
2	MP	Northern Bayberry	<i>Myrica pensylvanica</i>	24" Ht. B&B
1	PH	'Summerwine' Purple Ninebark	<i>Physocarpus opulifolius 'Summerwine'</i>	24" Ht. B&B
1	SY	'Bloomerang' Lilac	<i>Syringa x Bloomerang</i>	#3 Pot Container Grown
1	YL	Chicago Lustre' Viburnum	<i>Viburnum dentatum 'Chicago Lustre'</i>	6" Ht. B&B
PERENNIALS				
6	HA	'Aureola' Hakone Grass	<i>Hakonechloa macro 'Aureola'</i>	#3 Pot Container Grown

- GENERAL SITE NOTES**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER OF RECORD ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
  2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
  3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
  5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
  7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
  8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
  9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
  11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.
- DIG SAFE NOTE:**
- UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).
- THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.
- CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



REVISIONS		
No.	DATE	DESCRIPTION
1.	09/02/19	Town comments

**PROPOSED SITE  
LANDSCAPE PLAN  
IN  
MEDWAY, MASSACHUSETTS**

**EVERGREEN VILLAGE  
22 EVERGREEN STREET**

PREPARED FOR: **SAMPSON POND LLC  
P.O. Box 5  
MEDWAY MA 02053**

PREPARED By: **WDA DESIGN GROUP  
31 EAST MAIN STREET  
MEDWAY, MA 01581**

DRAWING SCALE: 1 inch = 20 feet  
PROJECT NUMBER: 2616  
DATE: SEPTEMBER 2,2019