



TOWN OF MANCHESTER-BY-THE-SEA

PINE STREET ATHLETIC FIELD MANCHESTER-BY-THE-SEA

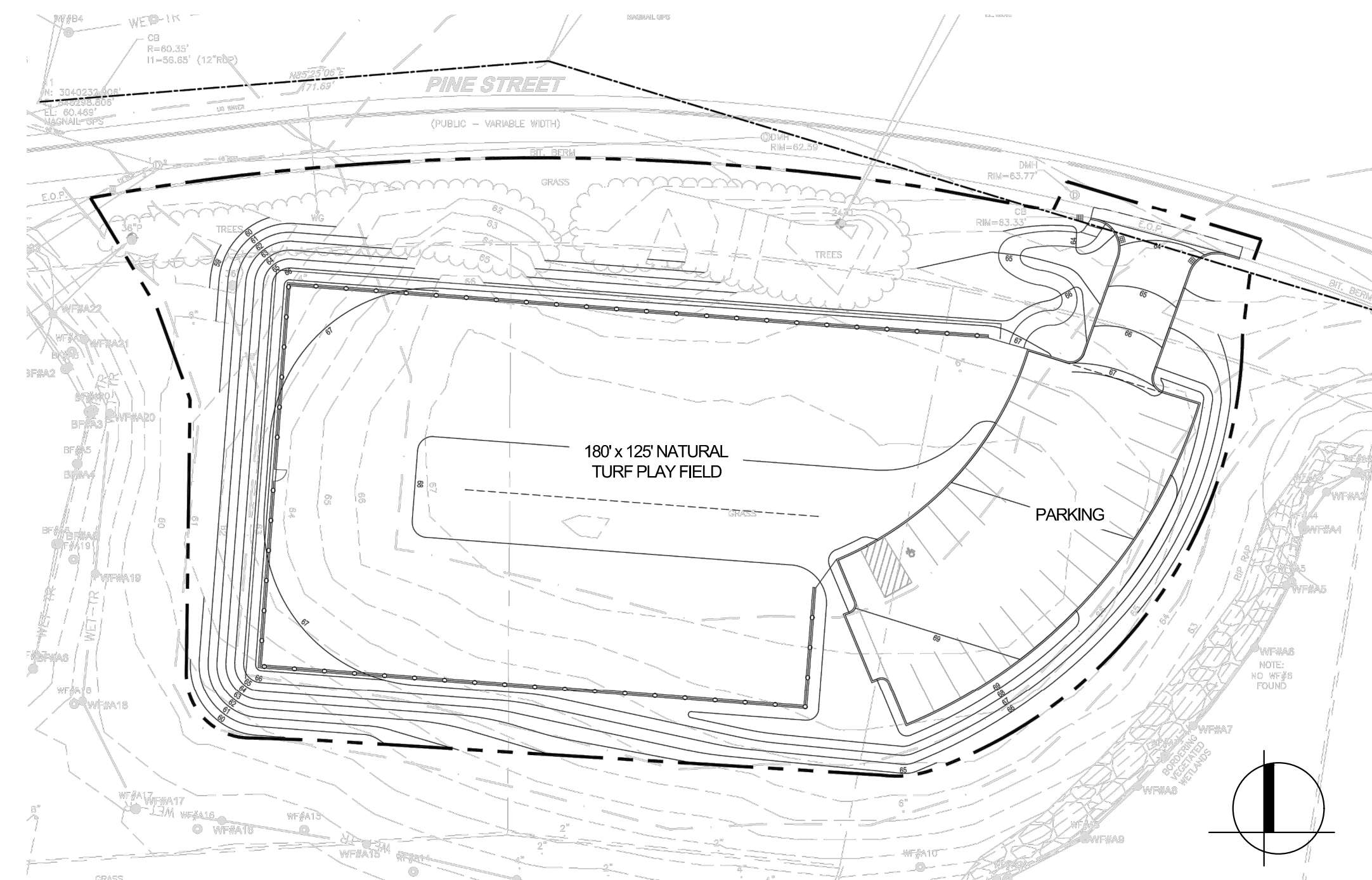
TOWN OF MANCHESTER-BY-THE-SEA, MASSACHUSETTS

MANCHESTER-BY-THE-SEA PARKS AND RECREATION DEPARTMENT
MANCHESTER-BY-THE-SEA TOWN HALL
10 CENTRAL STREET
MANCHESTER-BY-THE-SEA, MA 01944
(978) 526-2019

LANDSCAPE ARCHITECT / ENGINEER: WESTON & SAMPSON



85 DEVONSHIRE STREET, 3RD FLOOR
BOSTON, MA 02109
(617) 412-4480



- LINE DRAWING FOR ILLUSTRATIVE PURPOSES ONLY -

SHEET INDEX

L100.....	EXISTING CONDITIONS PLAN
L110.....	SITE PREPARATION AND DEMOLITION PLAN
L120.....	MATERIALS PLAN
L130.....	LAYOUT PLAN
L140.....	GRADING, DRAINAGE AND UTILITIES PLAN
L150.....	PLANTING PLAN
L500-L502.....	CONSTRUCTION DETAILS

ADD ALTERNATES

ADD ALTERNATIVE NO. 1:

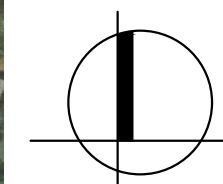
UNDER ADD ALTERNATIVE NO. 1 THE CONTRACTOR SHALL PROVIDE AND INSTALL FOUR VALVE BOXES, FOUR QUICK COUPLERS, AND 565 LINEAR FEET OF 2" PVC PIPING AS INDICATED ON THE PLANS AND AS SPECIFIED.

ADD ALTERNATIVE NO. 2:

UNDER ADD ALTERNATIVE NO. 2 THE CONTRACTOR SHALL CONSTRUCT A 6' HEIGHT PERIMETER BLACK VINYL CHAIN LINK FENCE AS INDICATED ON THE PLANS AND AS SPECIFIED. THE BASE BID SHALL INCLUDE THE INSTALLATION OF A 4' HEIGHT PERIMETER BLACK VINYL CHAIN LINK FENCE.

100% CONSTRUCTION DOCUMENTS

Locus Map



PINE STREET SITE
PINE STREET, MANCHESTER-BY-THE-SEA, MA 01944

November 22, 2022

Prepared By



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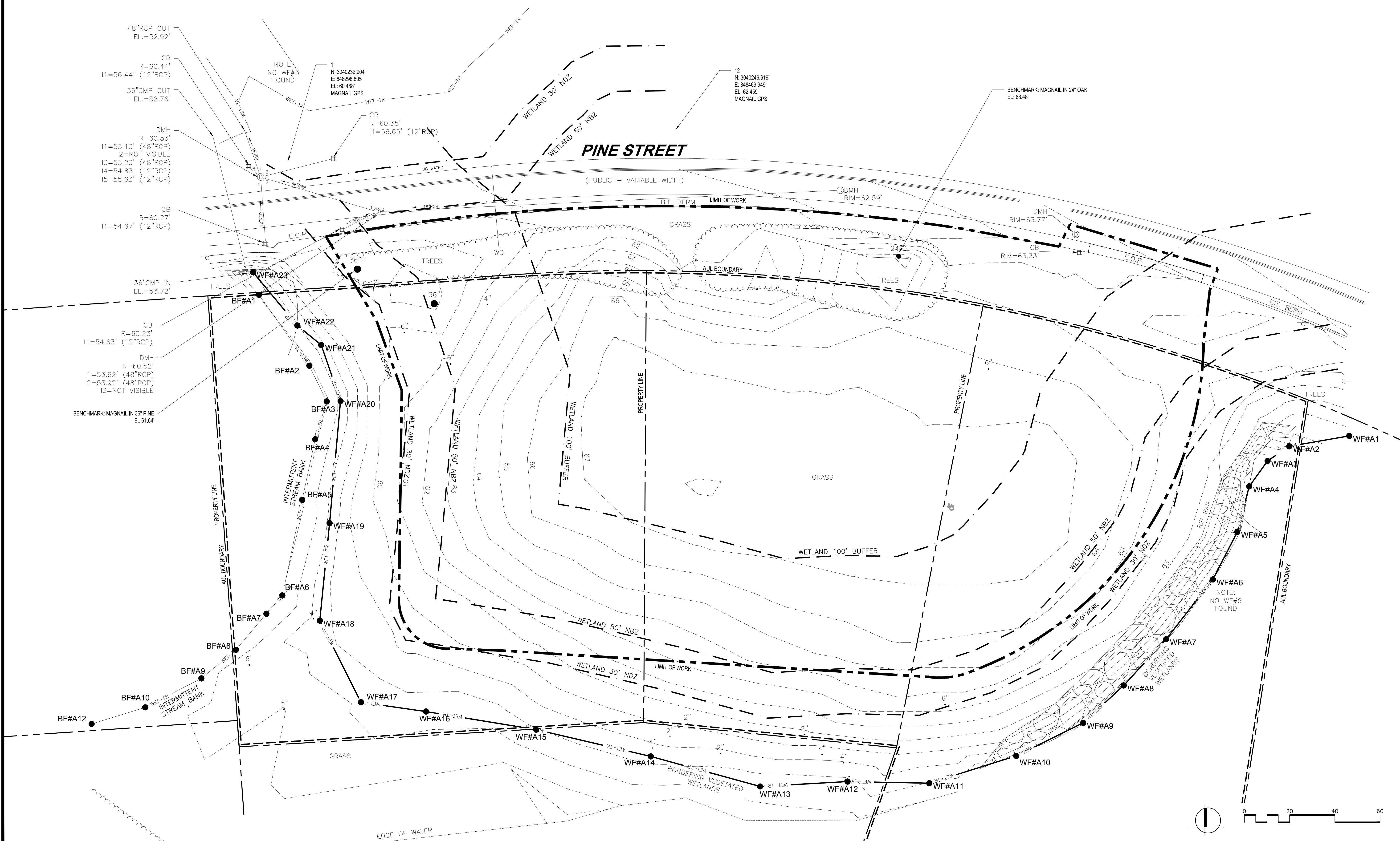


LEGEND

	PROPERTY LINE	BIT.	BITUMINOUS
	LIMIT OF WORK	E.O.P.	EDGE OF PAVEMENT
	AUL BOUNDARY	12" RCP	
	WETLAND SETBACKS		EDGE OF WOODS
	BENCHMARK	WF#A1	BORDERING VEGETATED WETLANDS
	DMH	WF#A2	
	CB	BF#A1	INTERMITTENT STREAM BANK
	WG	BF#A2	
	10"		
	TREE		

NOTES:

- BENCHMARK INFORMATION:
MAGNAIL IN 36" PINE, EL. = 61.64'
MAGNAIL IN 24" OAK, EL. = 68.48'
- CONTOUR INTERVAL EQUALS ONE (1) FOOT
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF CHAPPELL ENGINEERING ASSOCIATES. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY CHAPPELL ENGINEERING ASSOCIATES.



Project:
IMPROVEMENTS TO PINE STREET

MANCHESTER-BY-THE-SEA, MA 01944

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Consultants:

No.	Date	Description

Revisions:

No.	Date	Description

Seal:

Issued For:
100% CONSTRUCTION DOCUMENTS

Scale: AS SHOWN

Date: 11/22/2022
 Drawn By: LS, MG
 Reviewed By: CC
 Approved By: BK

W&S Project No: ENG21-1273
 W&S File No:

Drawing Title:
EXISTING CONDITIONS PLAN

Sheet Number:
L100

LEGEND

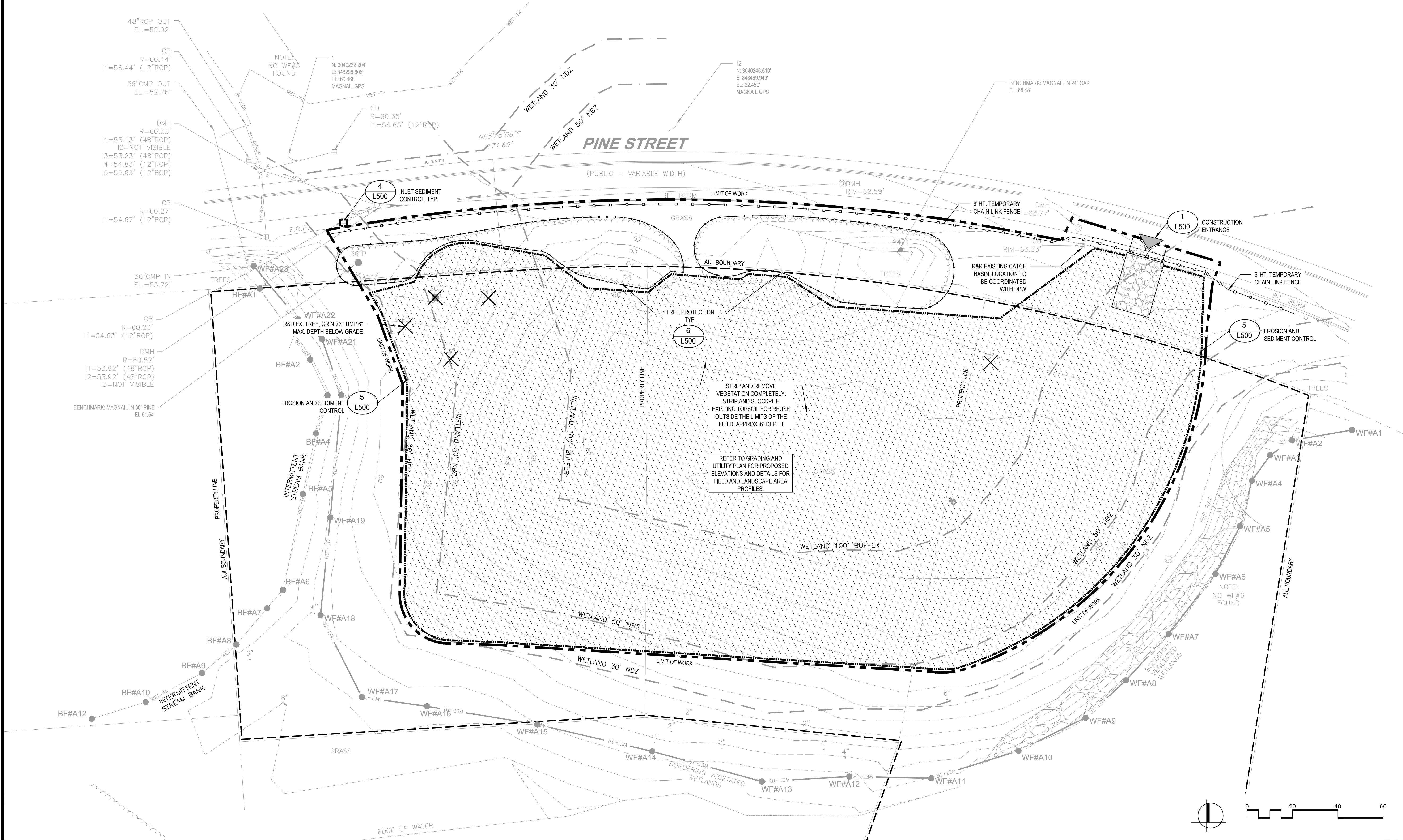
- PROPERTY LINE
- LIMIT OF WORK
- AUL BOUNDARY
- WETLAND BUFFER
- 6' HT. TEMPORARY CHAIN LINK FENCE
- EROSION CONTROL
- BORDERING VEGETATED WETLANDS
- WF#A1 WET-TR WF#A2
- BF#A1 BF#A2
- INTERMITTENT STREAM BANK
- CONSTRUCTION ENTRANCE
- R&D EX. TREE, GRIND STUMP
6" MAX. DEPTH BELOW GRADE
- TREE PROTECTION
- EX. EXISTING
- TYP. TYPICAL
- R&D REMOVE AND DISPOSE

DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE, TO A LOCATION DETERMINED BY THE OWNER, AT NO ADDITIONAL COST.
3. UNLESS SPECIFICALLY NOTED TO BE SALVAGED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (R&D) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN. OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED

TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

6. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER PRIOR TO CONSTRUCTION AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING AND CONSTRUCTION OPERATIONS. ALL EARTHWORK WITHIN THE DRIP-LINE OF TREE TO BE SAVED SHALL BE DONE BY HAND. OWNER SHALL BE NOTIFIED ONCE ALL 'TREES TO REMAIN' HAVE BEEN PROTECTED. NO REMOVAL SHALL OCCUR UNTIL APPROVED.
8. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. UNDER NO CIRCUMSTANCES SHALL MATERIALS OR EQUIPMENT BE STORED WITHIN THE DRIP LINE OF EXISTING TREES TO REMAIN.
9. CONTRACTOR SHALL PROTECT WORK AREAS OUTSIDE CONSTRUCTION FENCE AND TREES NEAR OUTSIDE WORK AREAS.
10. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE 'DIG SAFE' NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES. THE 'DIG SAFE' TELEPHONE NUMBER FOR MASSACHUSETTS IS 1-888-344-7233.
11. ALL EXISTING TOPSOIL THAT IS NOT ABLE TO BE USED AS FILL WITHIN LANDSCAPE AREAS OUTSIDE THE LIMITS OF THE FIELD SHALL BE DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS.



Project:
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Consultants:

Revisions:

No.	Date	Description

Seal:

Issued For:
**100% CONSTRUCTION
DOCUMENTS**

Scale: AS SHOWN

Date: 11/22/2022

Drawn By: LS, MG

Reviewed By: CC

Approved By: BK

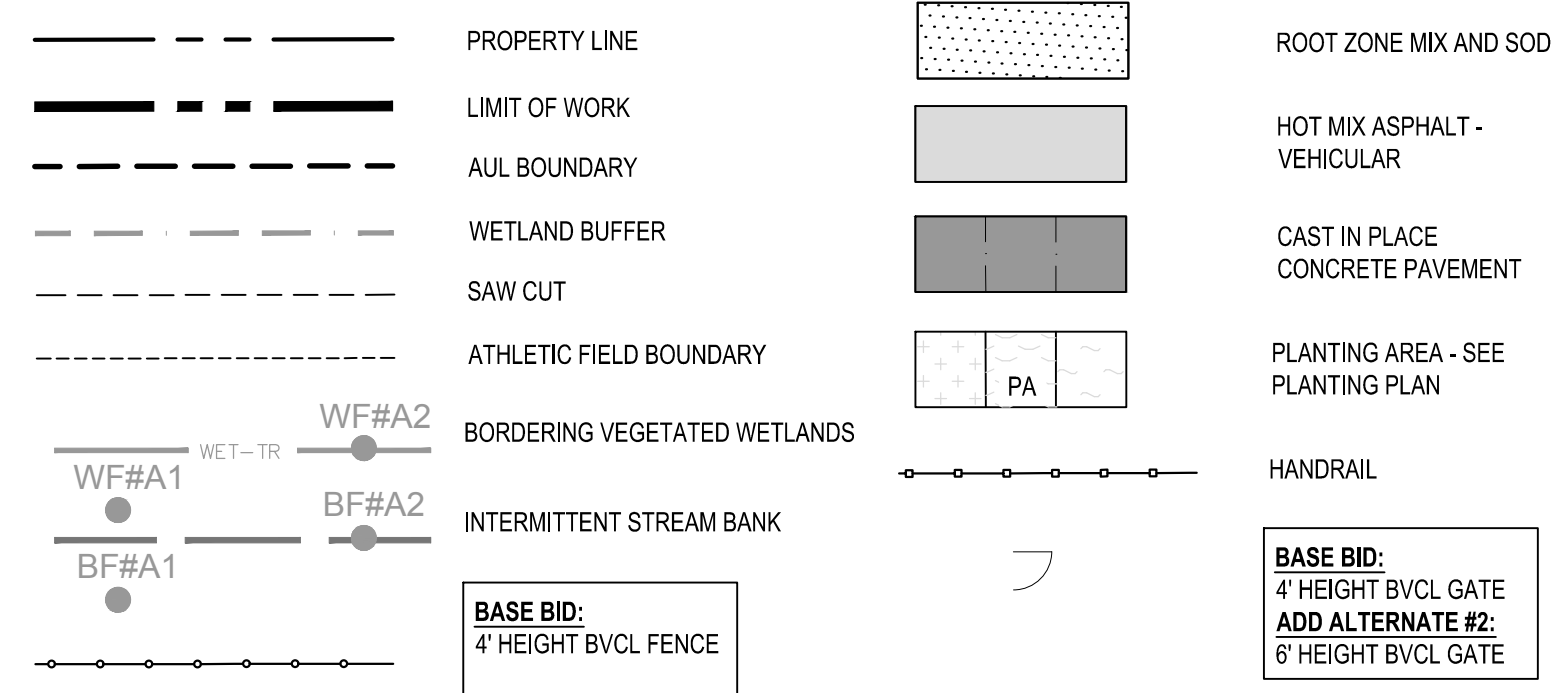
W&S Project No: ENG21-1273

W&S File No:

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**SITE PREPARATION
PLAN**

Sheet Number:
L110

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MATERIALS NOTES:

1. ALL PAVEMENT, SURFACING AND SITE FEATURES SHALL BE STAKED OUT FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION.
2. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE TOWN.
3. CONTRACTOR SHALL BLEND NEW EARTHWORK AND PAVING SMOOTHLY INTO EXISTING FINISHED GRADE TO REMAIN, PROVIDING VERTICAL CURVES OR ROUNDING AT ALL TOP AND BOTTOM OF SLOPES.

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Consultants:

Revisions:

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Seal:

Issued For:
100% CONSTRUCTION DOCUMENTS

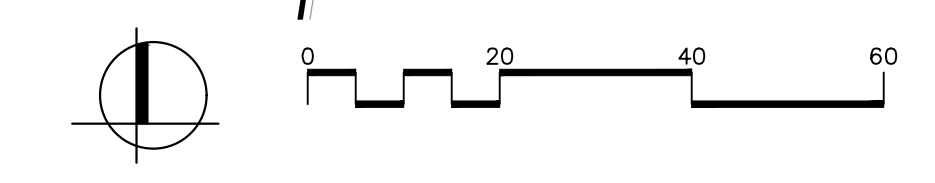
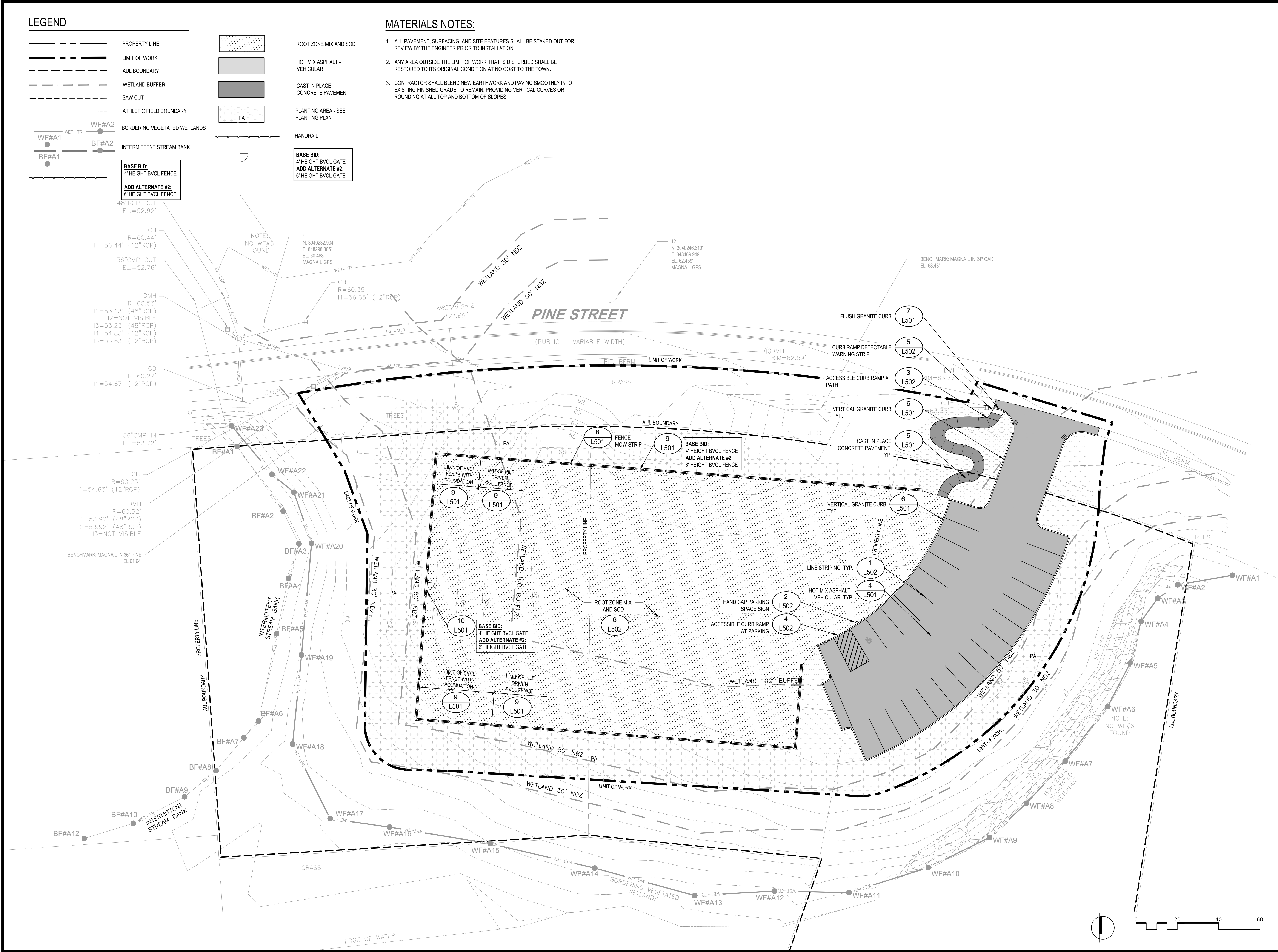
Scale: AS SHOWN

Date: 11/22/2022
 Drawn By: LS, MG
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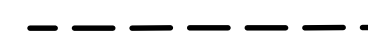



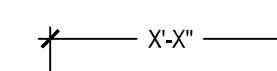
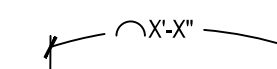
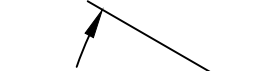

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 W&S File No:

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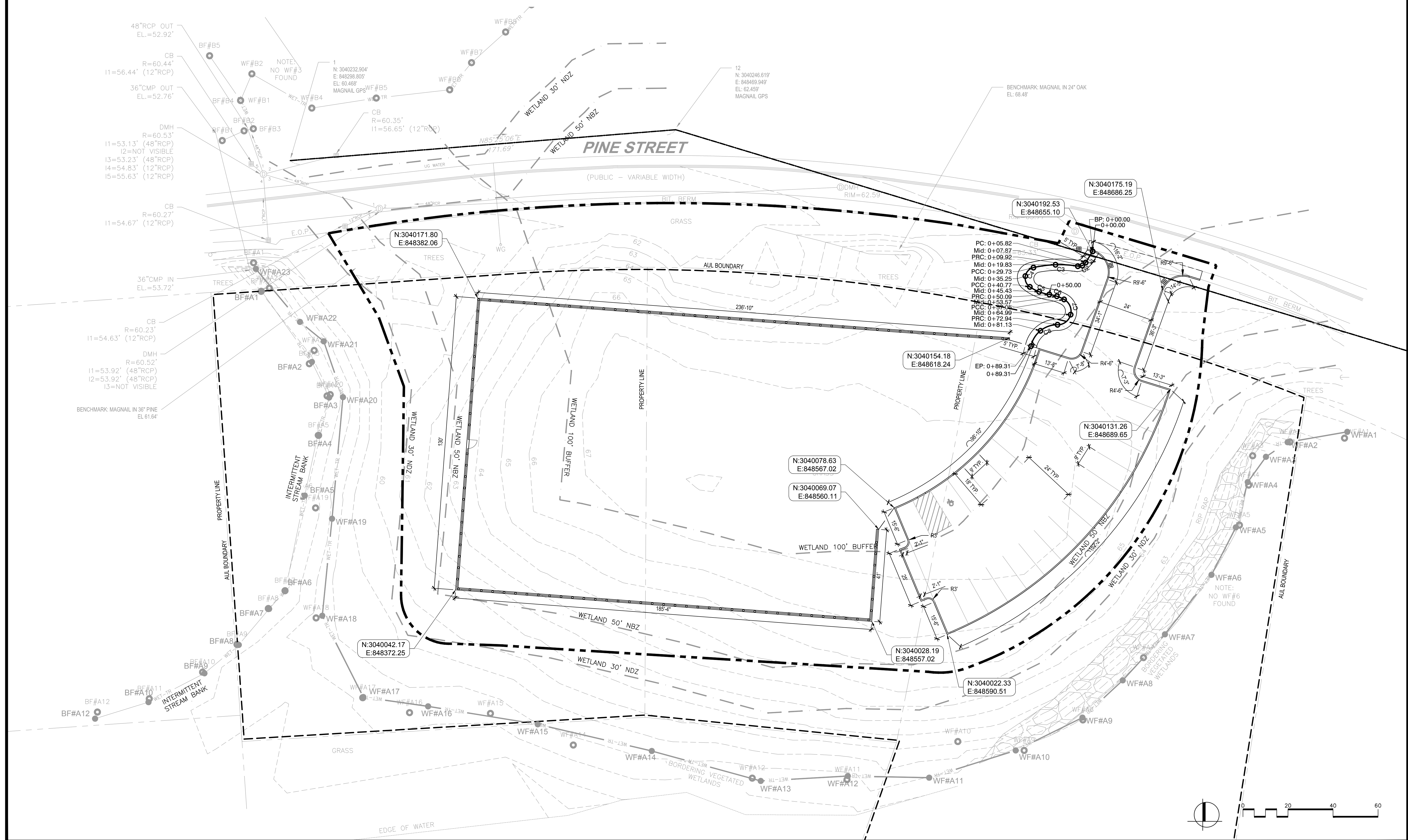
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L120



LEGEND

 PROPERTY LINE
 LIMIT OF WORK
 AUL BOUNDARY
 WETLAND BUFFER
 BORDERING VEGETATED WETLANDS
 INTERMITTENT STREAM BANK
 TYP. DIMENSION
 TYP. ARC DIMENSION
 TYP. ANGLE DIMENSION
 TYP. TYPICAL

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	5.819	S31° 54' 03.95"W	C2	4.106	3,500	67.2172
			C3	19.809	51.473	22.0498
			C4	11.032	4,750	133.0719
			C5	9.327	21,000	25.4469
			C6	6.953	20,000	19.9182
			C7	15.898	6,000	151.8112
			C8	16.371	11,969	78.3694



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Consultants:

Revisions:

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Seal:



Issued For:

100% CONSTRUCTION DOCUMENTS

Scale: AS SHOWN

Date: 11/22/2022

Drawn By: LS, MG

Reviewed By: CC

Approved By: BK

W&S Project No: ENG21-1273

W&S File No:

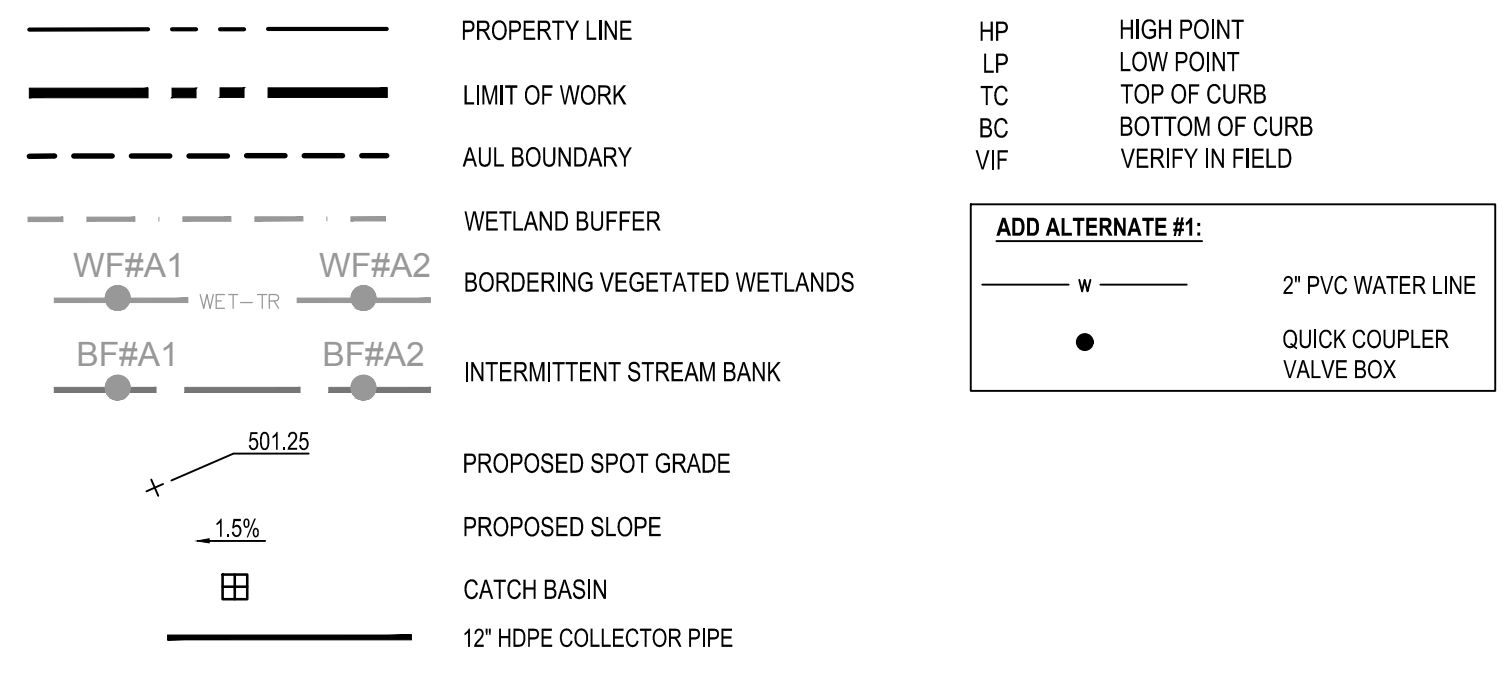
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LAYOUT PLAN

Sheet Number:

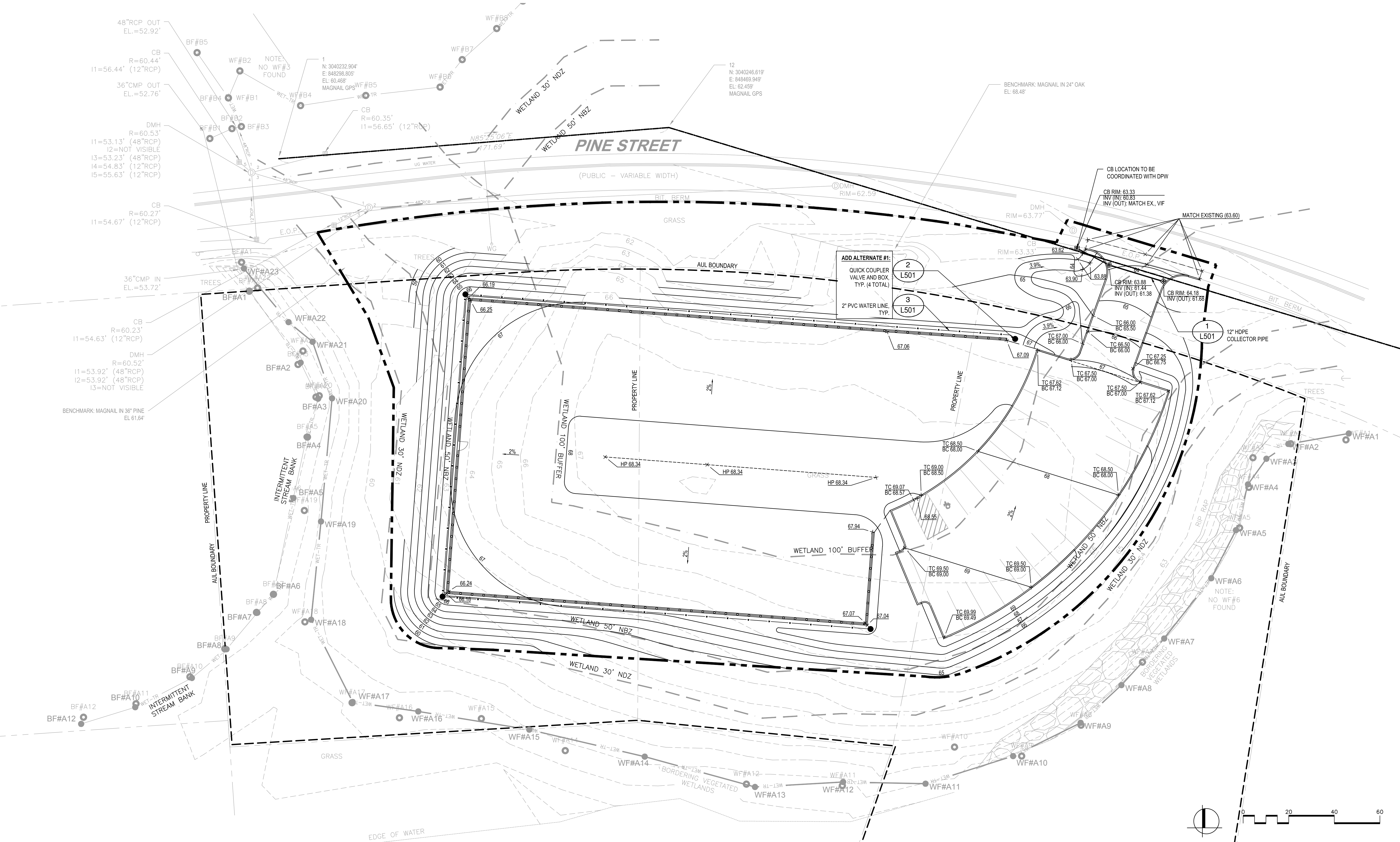
L130

LEGEND



GRADING, UTILITIES & DRAINAGE NOTES

- 1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF MANCHESTER-BY-THE-SEA.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
3. ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED SURFACES MEET EXISTING SURFACES. ELIMINATE ROUGH SPOTS AND ABRUPT GRADE CHANGES AND MEET LINE AND GRADE OF EXISTING CONDITIONS WITH NEW IMPROVEMENTS.
4. CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY PITCHED TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING.
5. ALL NEW WALKWAYS / ACCESS PATHS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS: WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN ONE AND A HALF PERCENT (1.5%) AND THE RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL) BETWEEN 0% MIN. AND 4.5% MAX.
6. MINIMUM CROSS SLOPE ON ALL WALKWAYS WILL BE 1:100 OR 1% TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
7. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES. ALL UTILITY GRATES WITHIN PLAYING FIELDS OR INDICATED TO BE "BURIED" SHALL BE 4" BELOW FINISH GRADE AND COVERED WITH FINISH MATERIAL INDICATED ON PLANS.
8. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/Private STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AS NEEDED AND AT THE END OF THE PROJECT.
9. EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
10. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
11. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.
12. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED (L&S) UNLESS OTHERWISE NOTED.
13. SEE EARTHWORK SECTION OF SPECIFICATIONS FOR SPECIFIC EXCAVATION AND FILLING PROCEDURES.
14. FOR STRUCTURE REMODELING (REM), CONSTRUCTION METHODS SHALL FOLLOW MASSACHUSETTS DOT STANDARD SPEC. LATEST EDITION (SECTION 220)
15. IRRIGATION WILL BE OWNED AND OPERATED BY THE TOWN DEPARTMENT OF PUBLIC WORKS. IRRIGATION WILL OCCUR DURING THE MONTHS OF APRIL-OCTOBER AND WILL PROVIDE AT LEAST 1" WATER PER ACRE. AT THE BEGINNING OF THE IRRIGATION SEASON, FLUSH THE ENTIRE SYSTEM AND SERVICE CLOGGED NOZZLES. AT THE END OF THE IRRIGATION SEASON, DRAIN AND BLOW OUT THE QUICK COUPLER VALVES, BOXES, AND WATER LINES AND TAKE OFF LINE.



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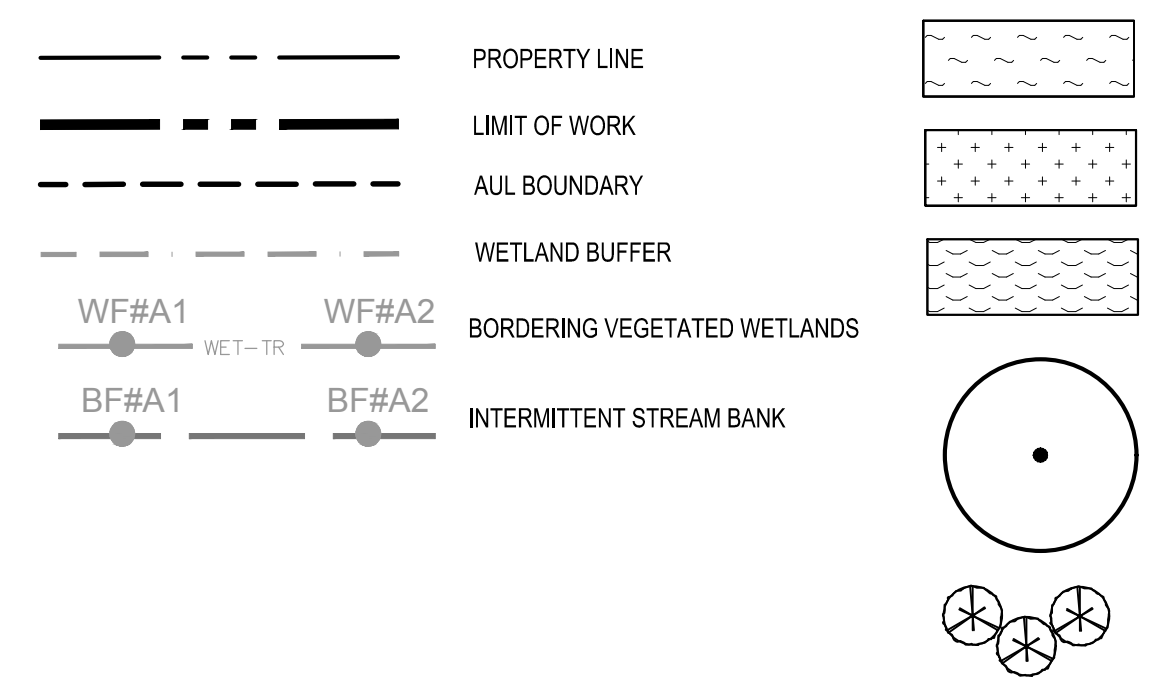
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Seal: [Professional Seal]
Issued For: 100% CONSTRUCTION DOCUMENTS
Scale: AS SHOWN
Date: 11/22/2022
Drawn By: LS, MG
Reviewed By: CC
Approved By: BK
W&S Project No: ENG21-1273
W&S File No:

Drawing Title: GRADING AND UTILITIES PLAN
Sheet Number: L140

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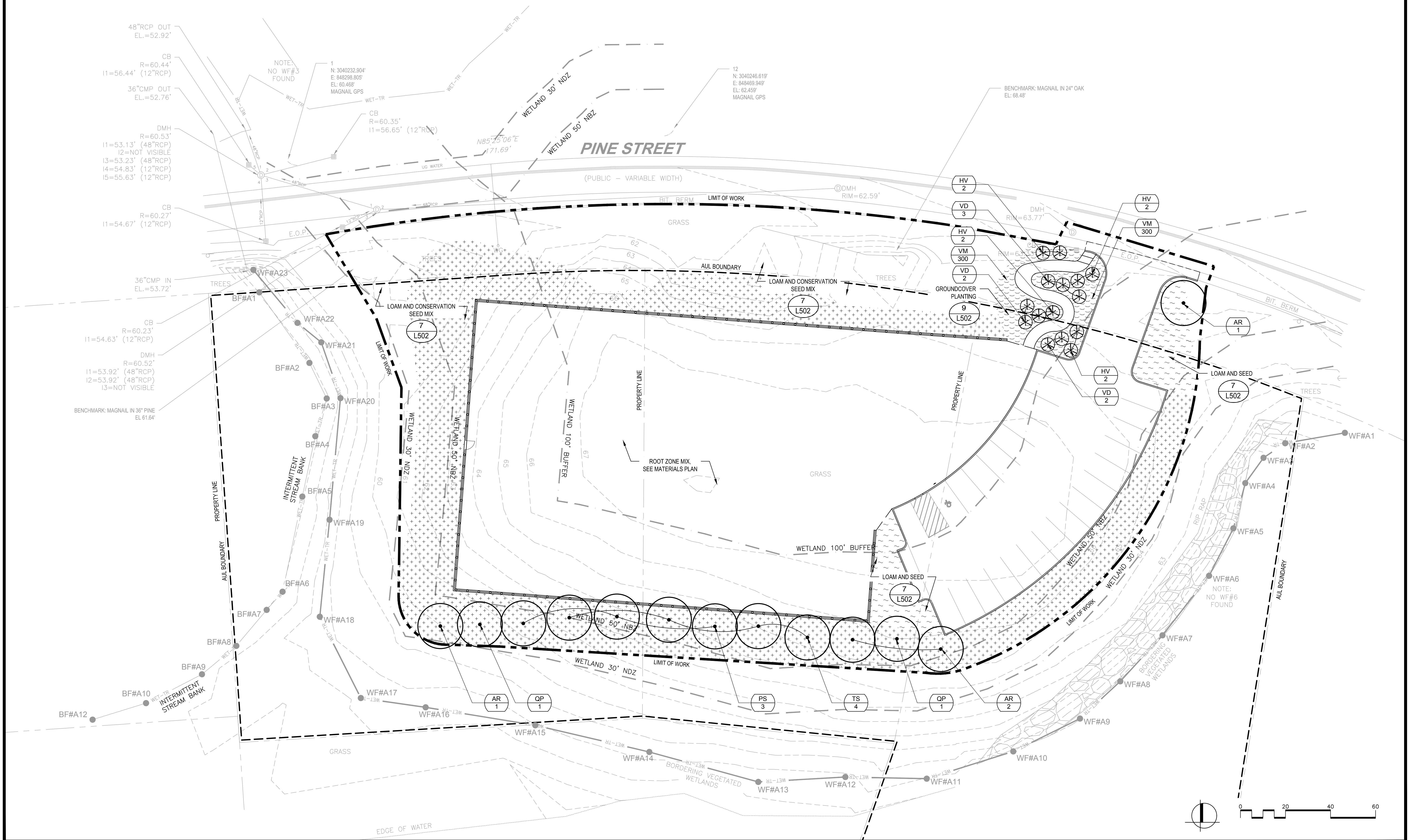


PLANT LIST

TREES					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	4	ACER RUBRUM OCTOBER GLORY	RED MAPLE OCTOBER GLORY	1.5" CAL.	20" ROOTBALL B+B
TS	4	THUJA STANDISHII X PLICATA GREEN GIANT	GREEN GIANT ARBORVITAE	1.5" CAL.	20" ROOTBALL B+B
PS	3	PINUS STROBUS	WHITE PINE	1.5" CAL.	20" ROOTBALL B+B
QP	2	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL.	20" ROOTBALL B+B
SHRUBS					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
HV	8	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	#5 POT	
VD	7	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	#5 POT	
GROUND COVER					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
VM	600	COMMON PERIWINKLE	VINCA MINOR	2" PLUG	18" O.C.

PLANTING NOTES

- COORDINATE ALL PLANTING ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING AND UTILITIES PLANS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES AS NECESSARY OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL IDENTIFY ALL PROPOSED PLANT LOCATIONS PRIOR TO PLACEMENT WITH A STAKE AND COORDINATE WITH THE OWNERS REPRESENTATIVE TO MAKE ANY NECESSARY ADJUSTMENTS BEFORE ACTUAL PLACEMENT. THE CONTRACTOR SHALL NOT PLACE NEW TREES DIRECTLY UNDER OVERHEAD WIRES OR ABOVE UTILITY LINES.
- PLANT LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE APPROVED IN THE FIELD BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- ANY DISCREPANCIES BETWEEN THE LIST AND PLAN ON QUANTITY OF PLANTS, THE PLAN SHALL OVERRIDE.
- ALL TREES SHALL BE FLOODED TWICE DURING FIRST 24 HOURS AFTER PLANTING.



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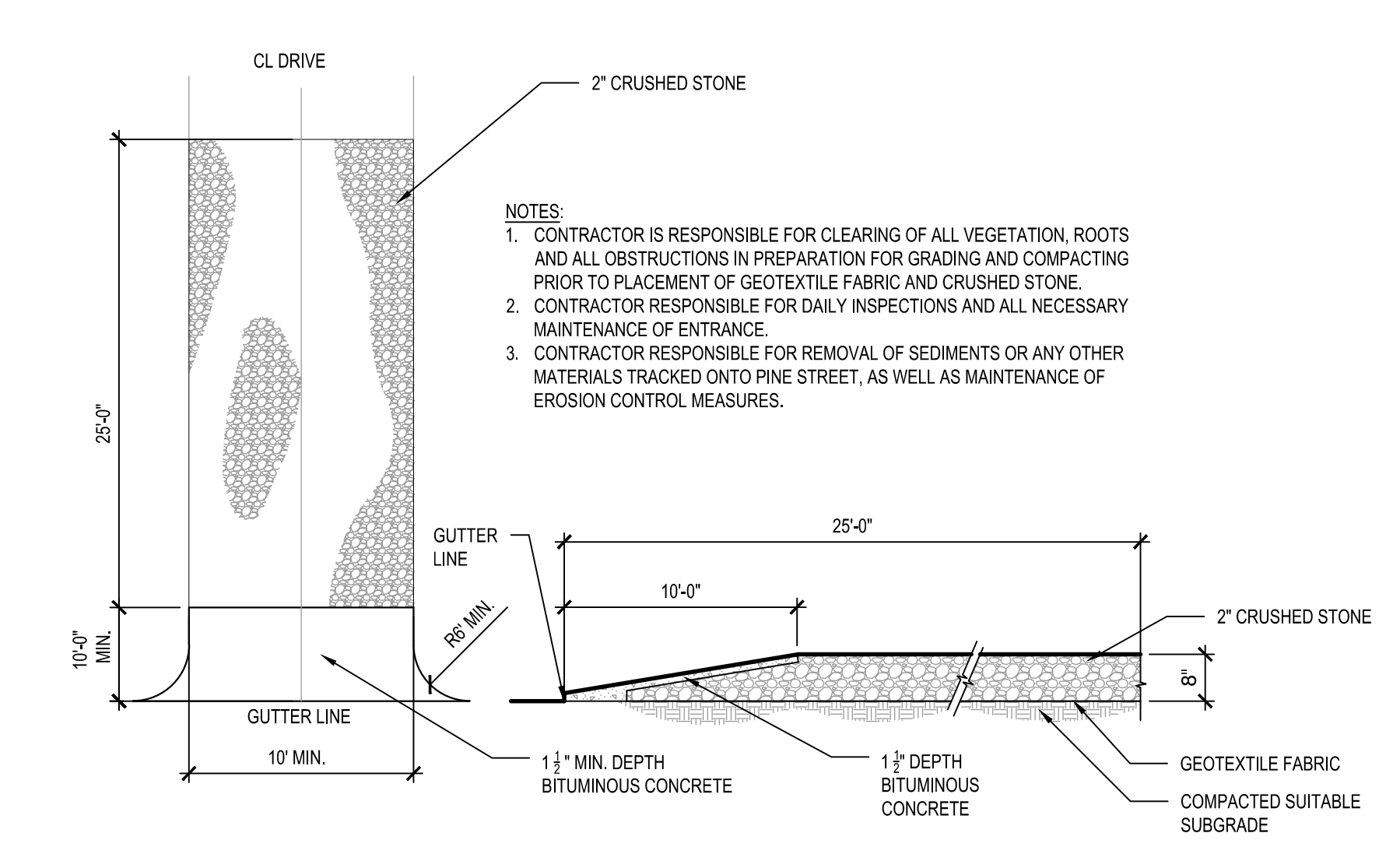
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W&S Project No: ENG21-1273

W&S File No:

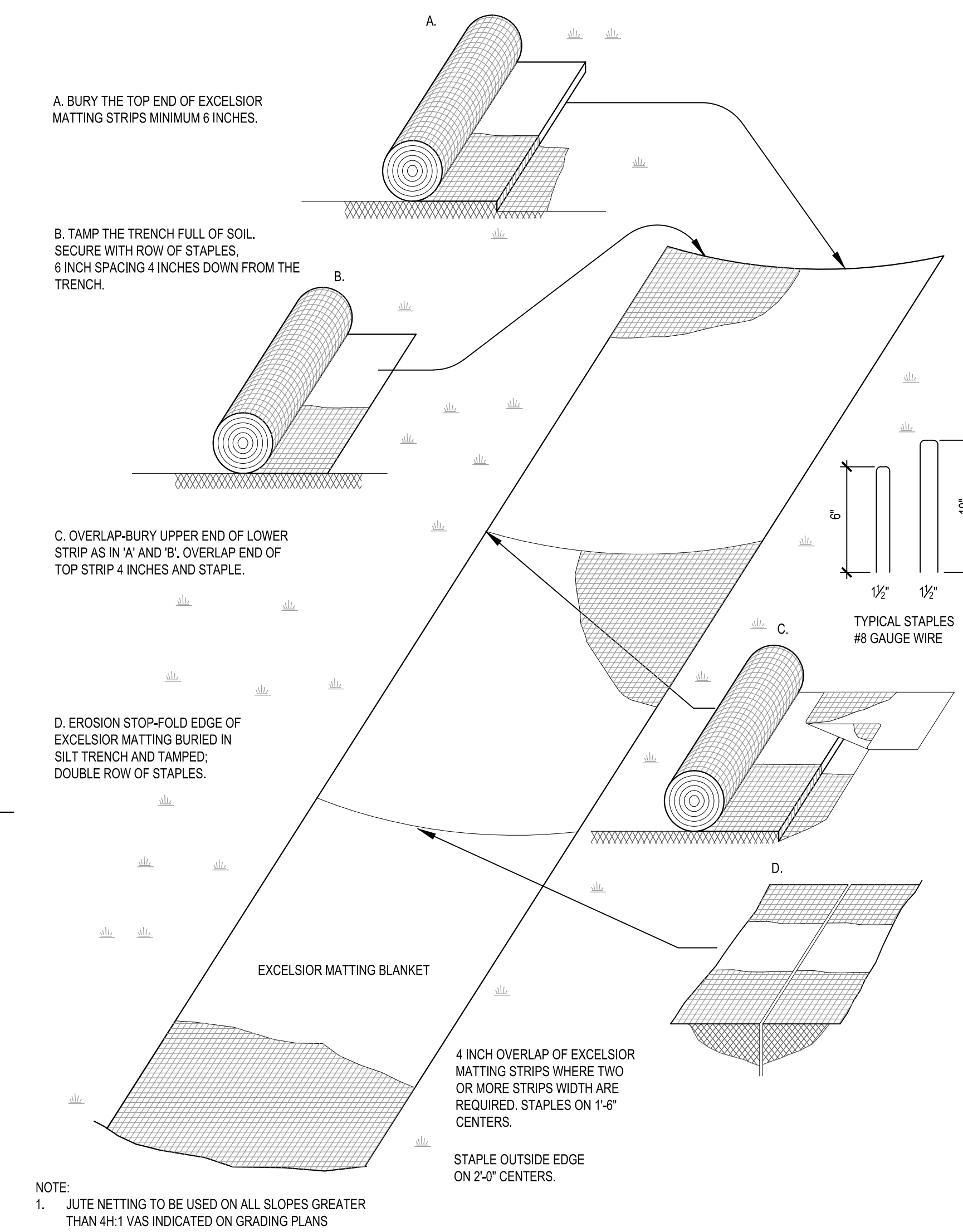
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PLANTING PLAN

Sheet Number:
L150

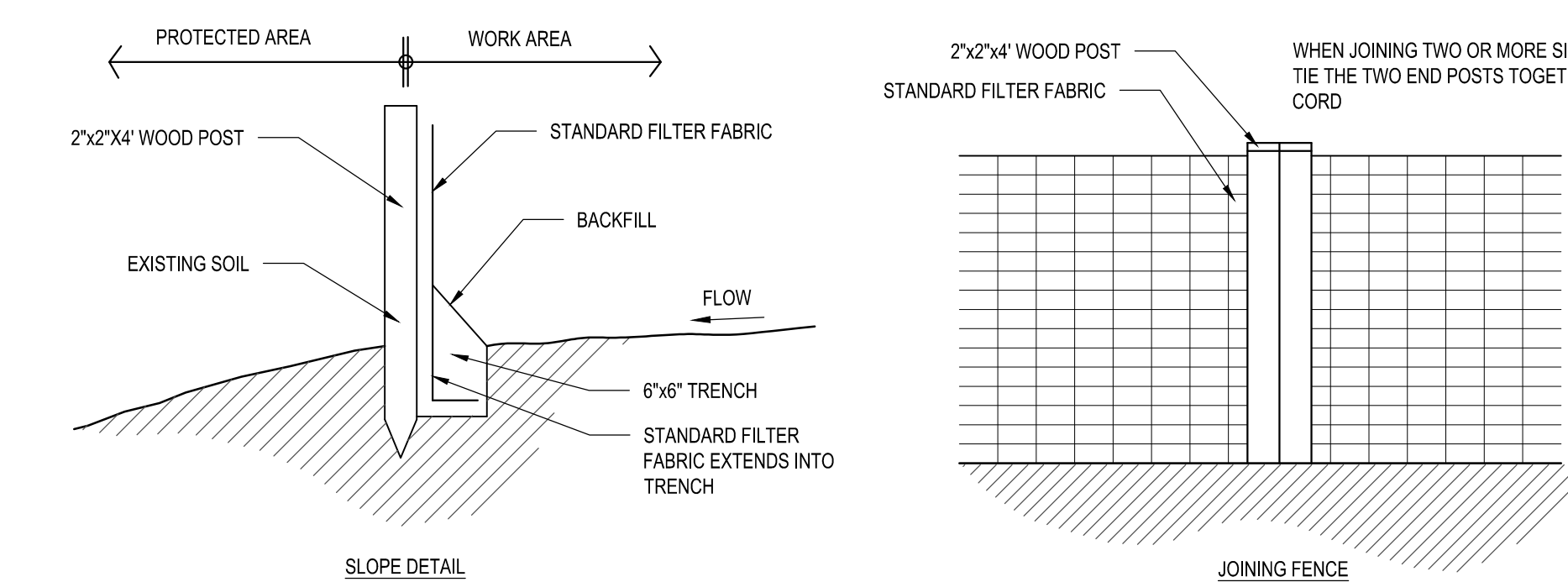
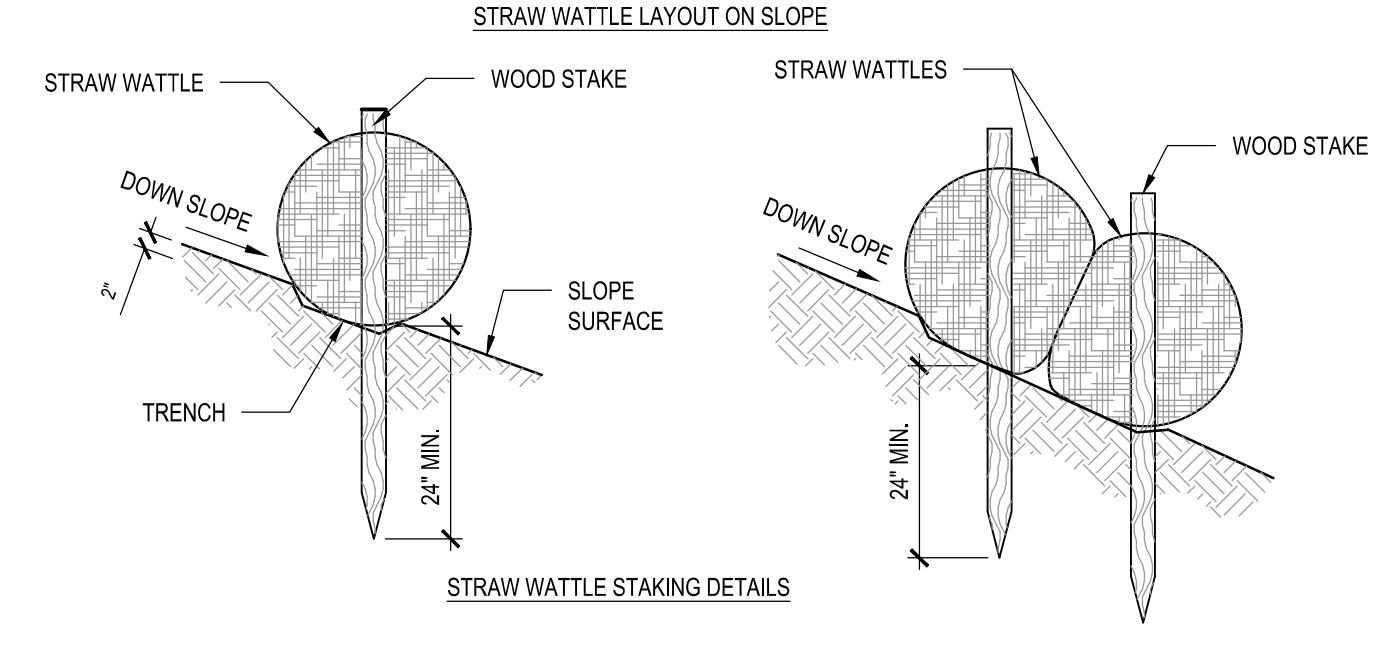
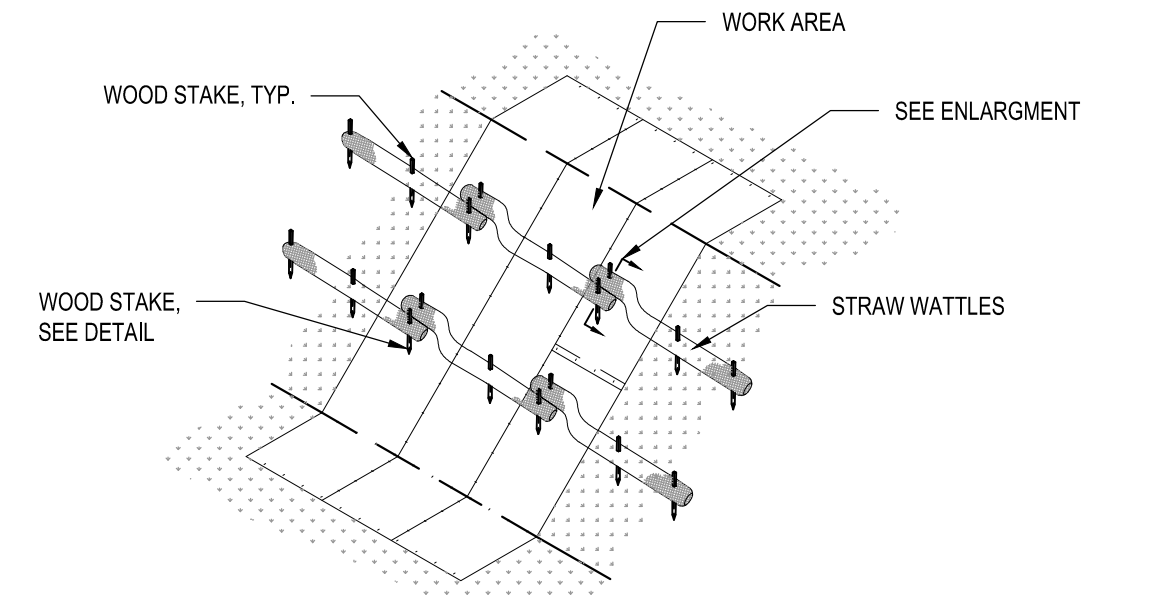


1 CONSTRUCTION ENTRANCE
SCALE: N.T.S.

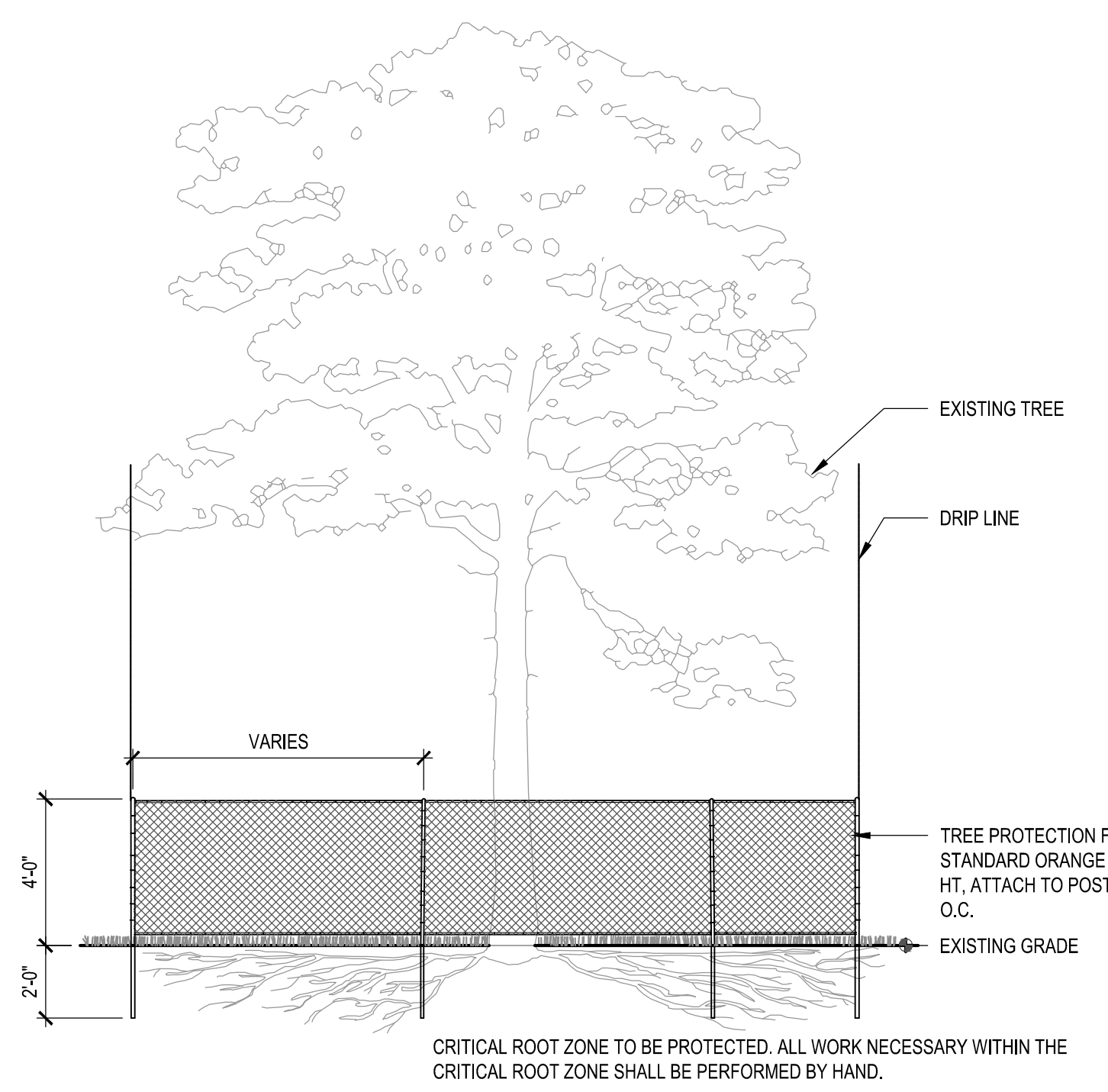
NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR CLEARING OF ALL VEGETATION, ROOTS AND ALL OBSTRUCTIONS IN PREPARATION FOR GRADING AND COMPACTING PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC AND CRUSHED STONE.
2. CONTRACTOR RESPONSIBLE FOR DAILY INSPECTIONS AND ALL NECESSARY MAINTENANCE OF ENTRANCE.
3. CONTRACTOR RESPONSIBLE FOR REMOVAL OF SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO PINE STREET, AS WELL AS MAINTENANCE OF EROSION CONTROL MEASURES.



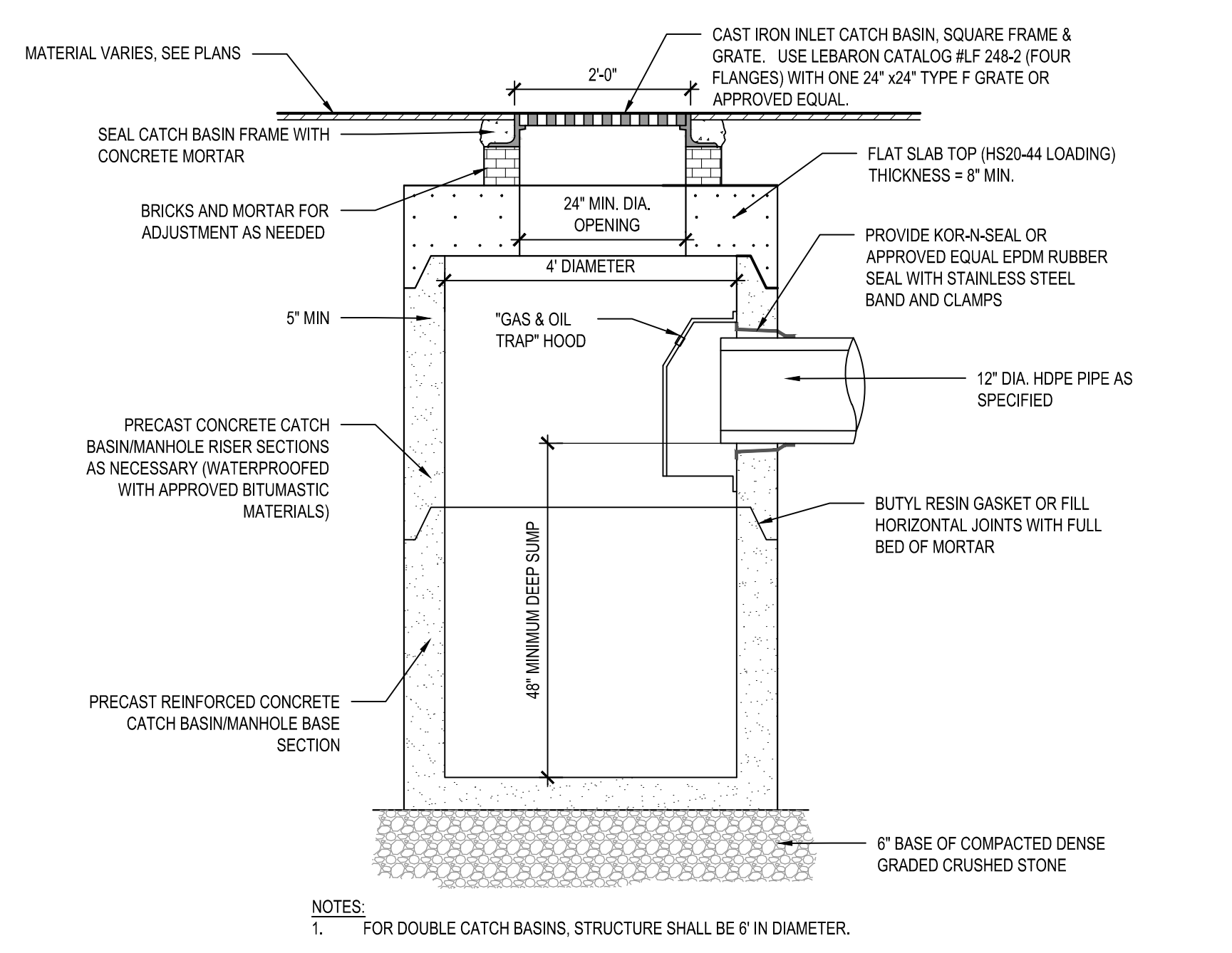
2 EROSION CONTROL BLANKET
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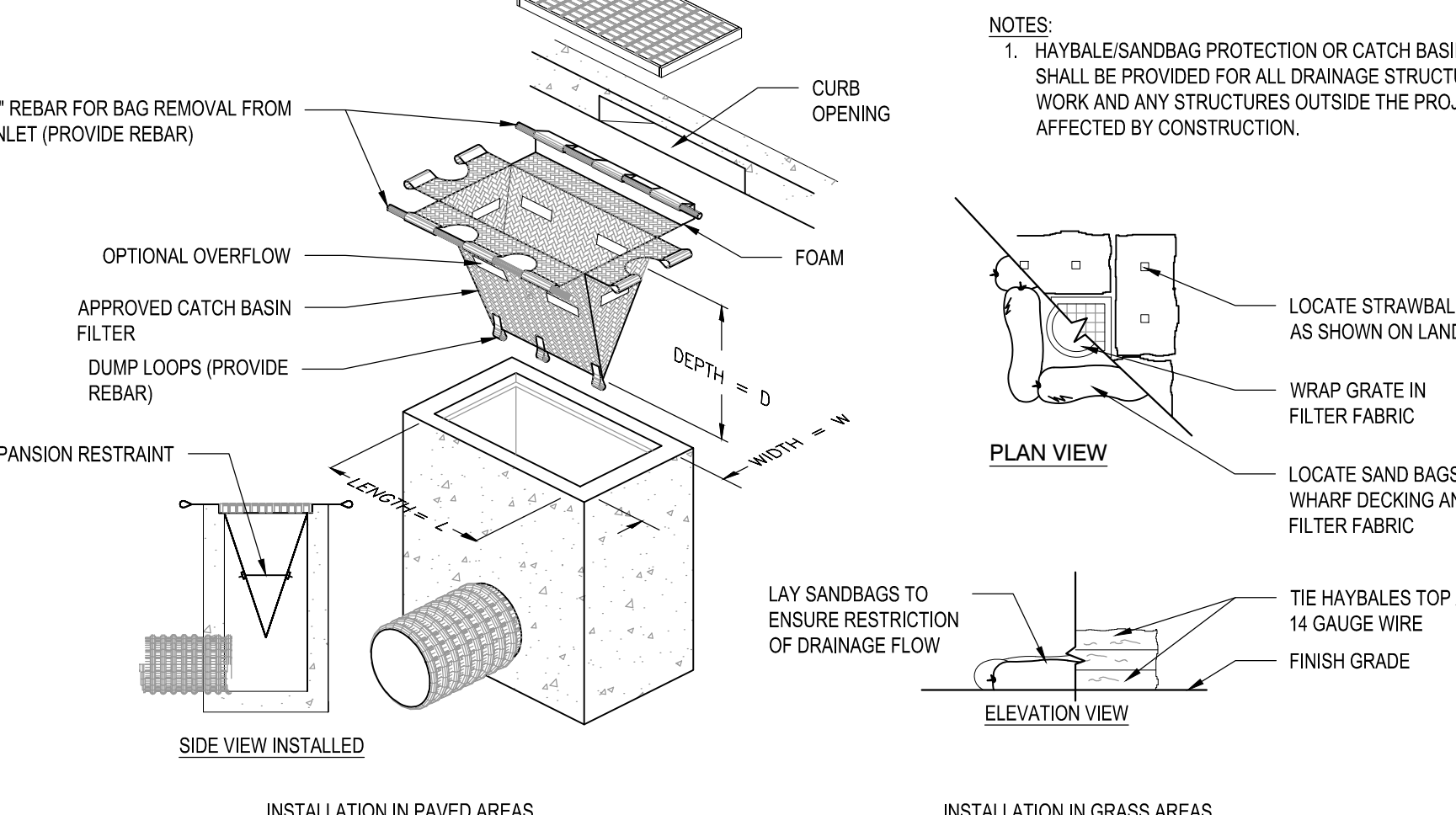
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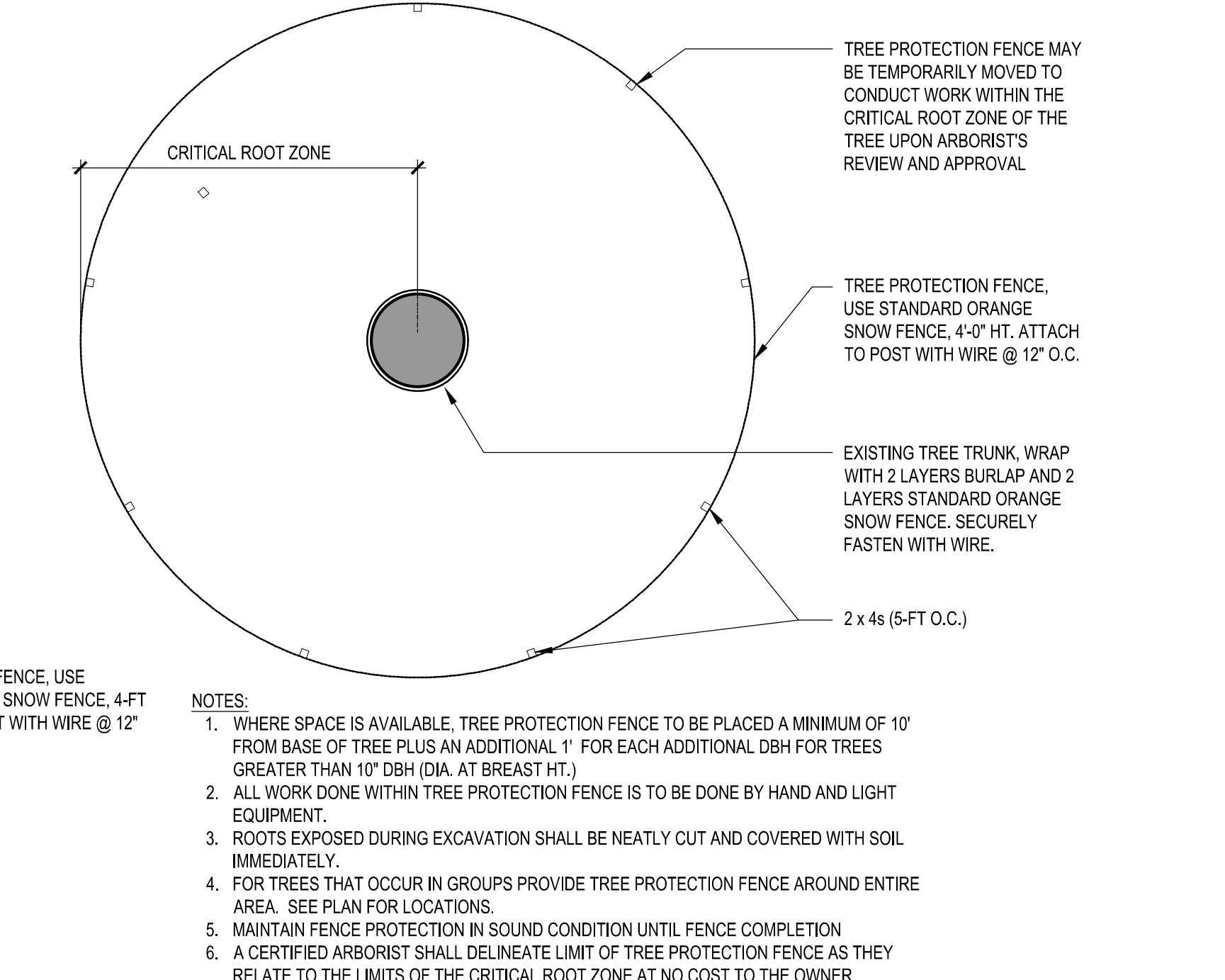
6 TREE PROTECTION
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3 CATCH BASIN
SCALE: N.T.S.



4 INLET SEDIMENT CONTROL
SCALE: N.T.S.

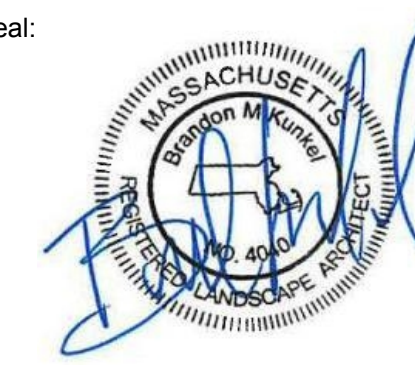


4 INLET SEDIMENT CONTROL
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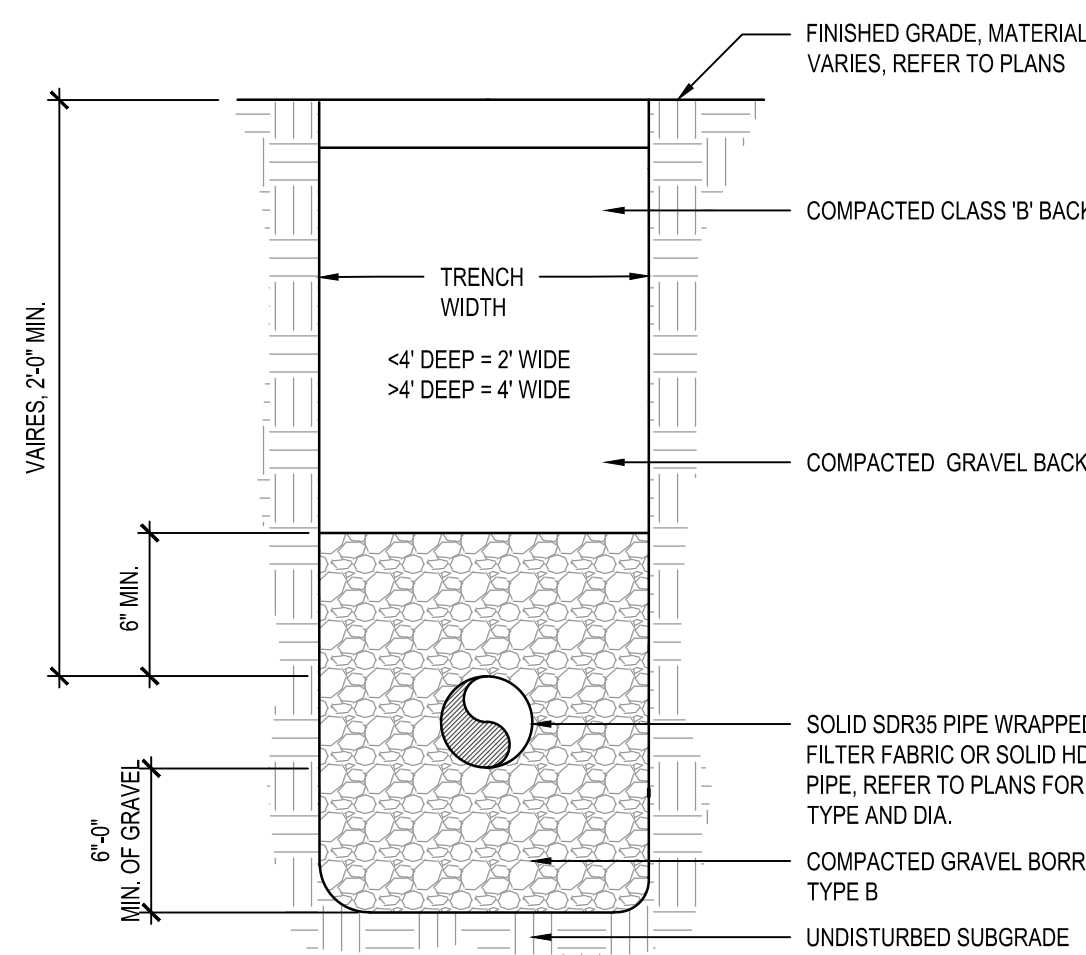
Revisions:

No.	Date	Description

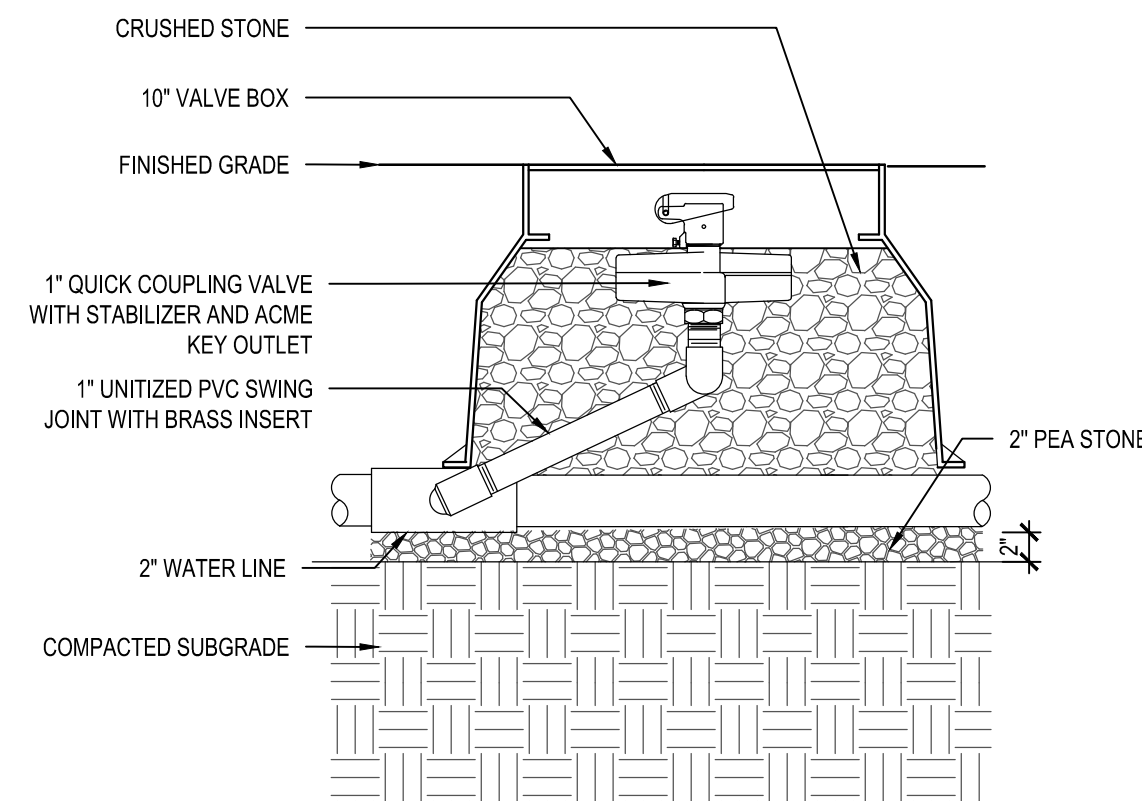
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W&S Project No: ENG21-1273
W&S File No:

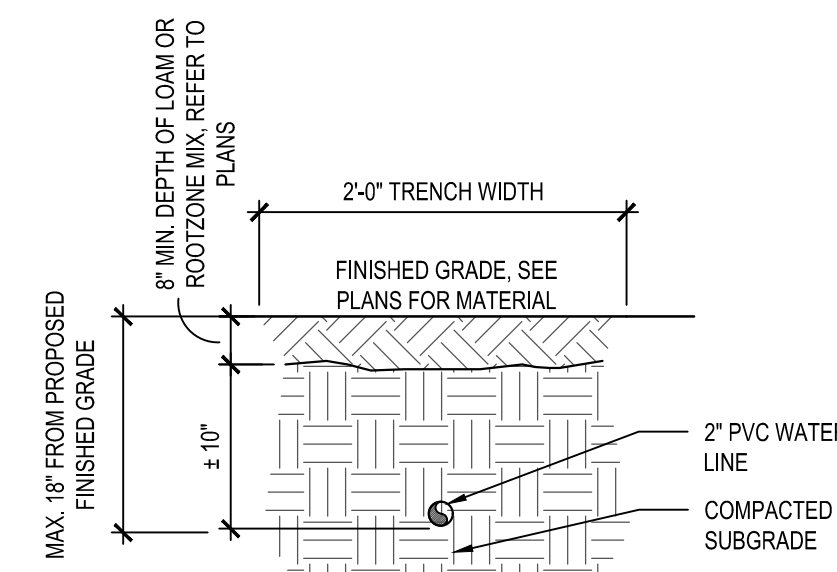
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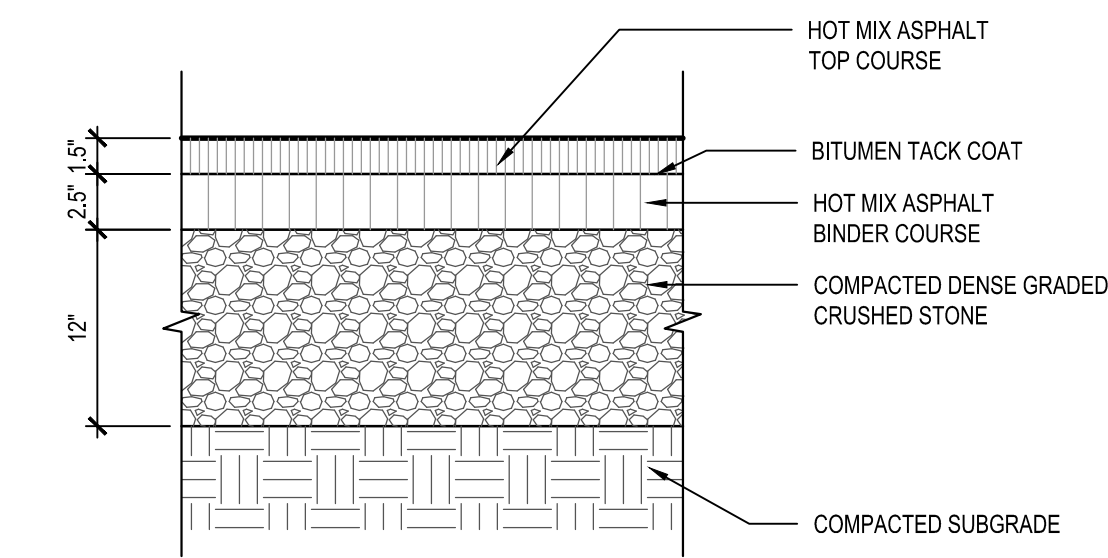
1 12" HDPE PIPE
SCALE: N.T.S.



2 QUICK COUPLER HOSE CONNECTION VALVE BOX (ADD ALTERNATE #1)
SCALE: N.T.S.

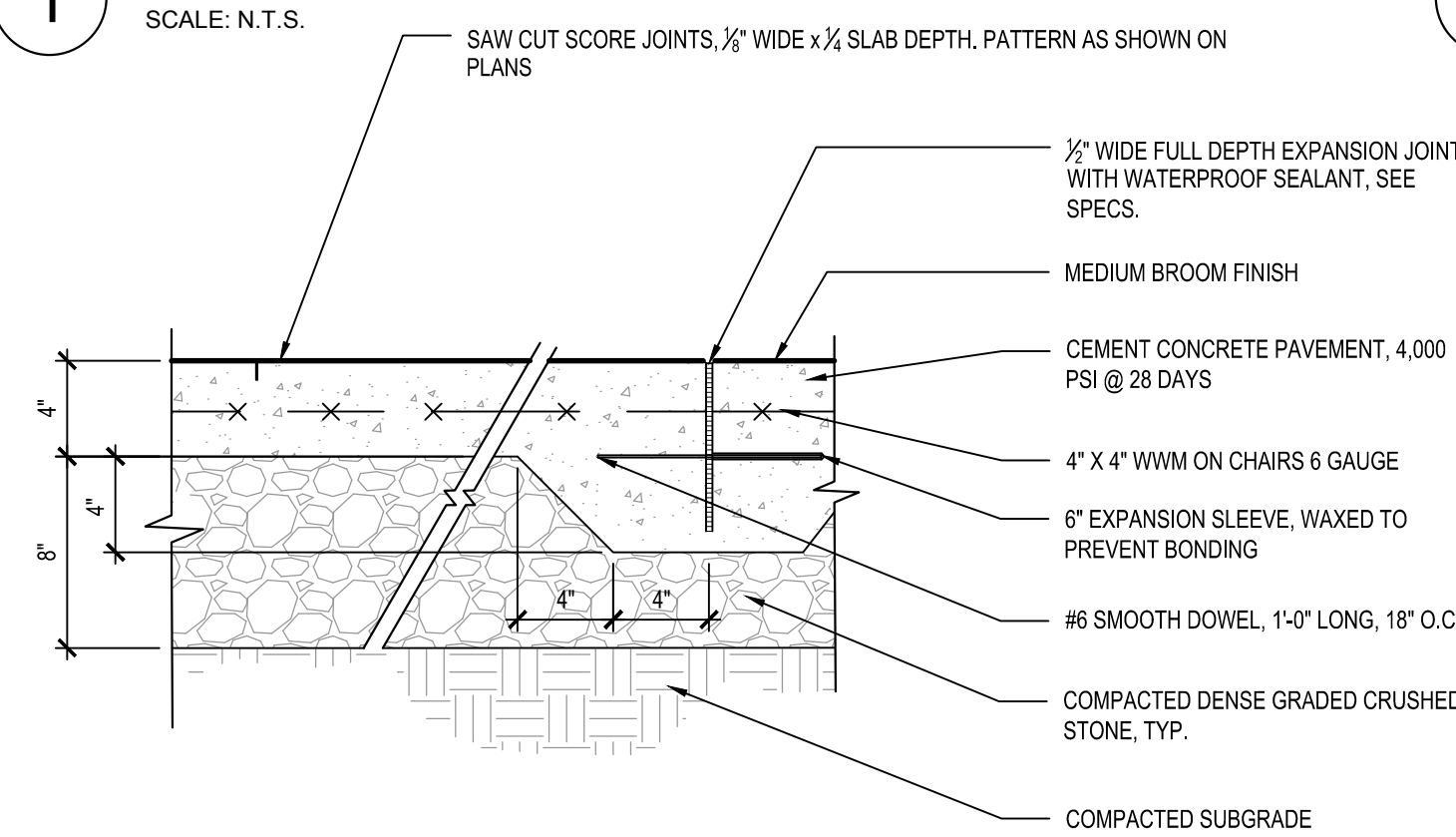


3 2" PVC WATER LINE (ADD ALTERNATE #1)
SCALE: N.T.S.



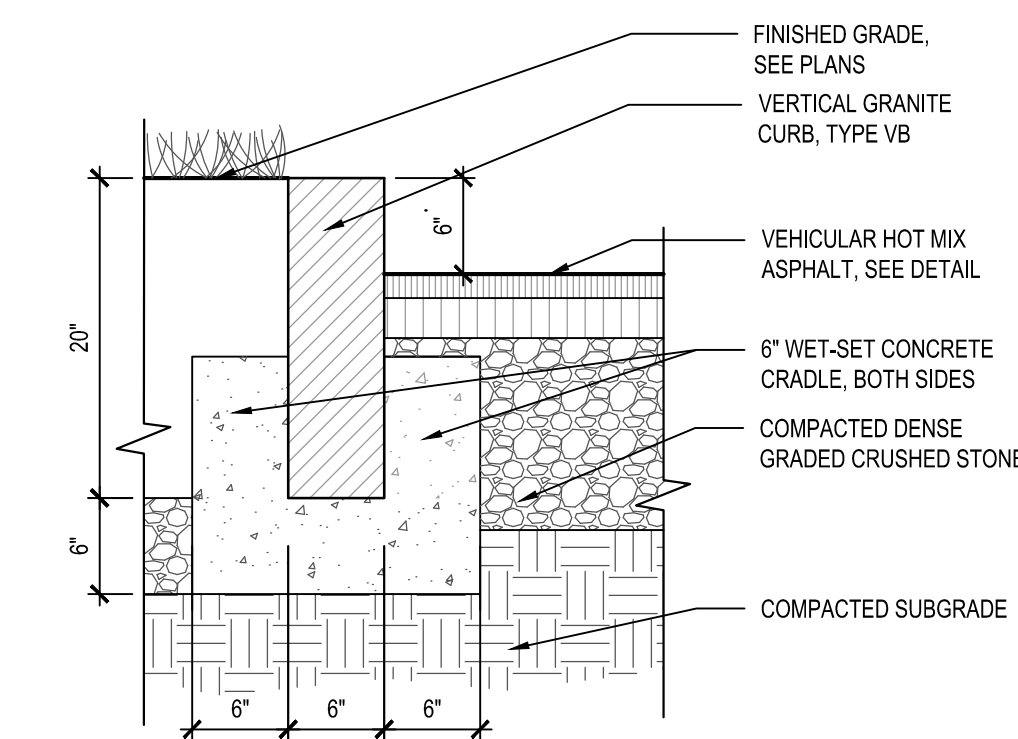
NOTES:
1. CONTRACTOR TO PROVIDE SMOOTH TRANSITION WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, TYP.

4 HOT MIX ASPHALT - VEHICULAR
SCALE: N.T.S.



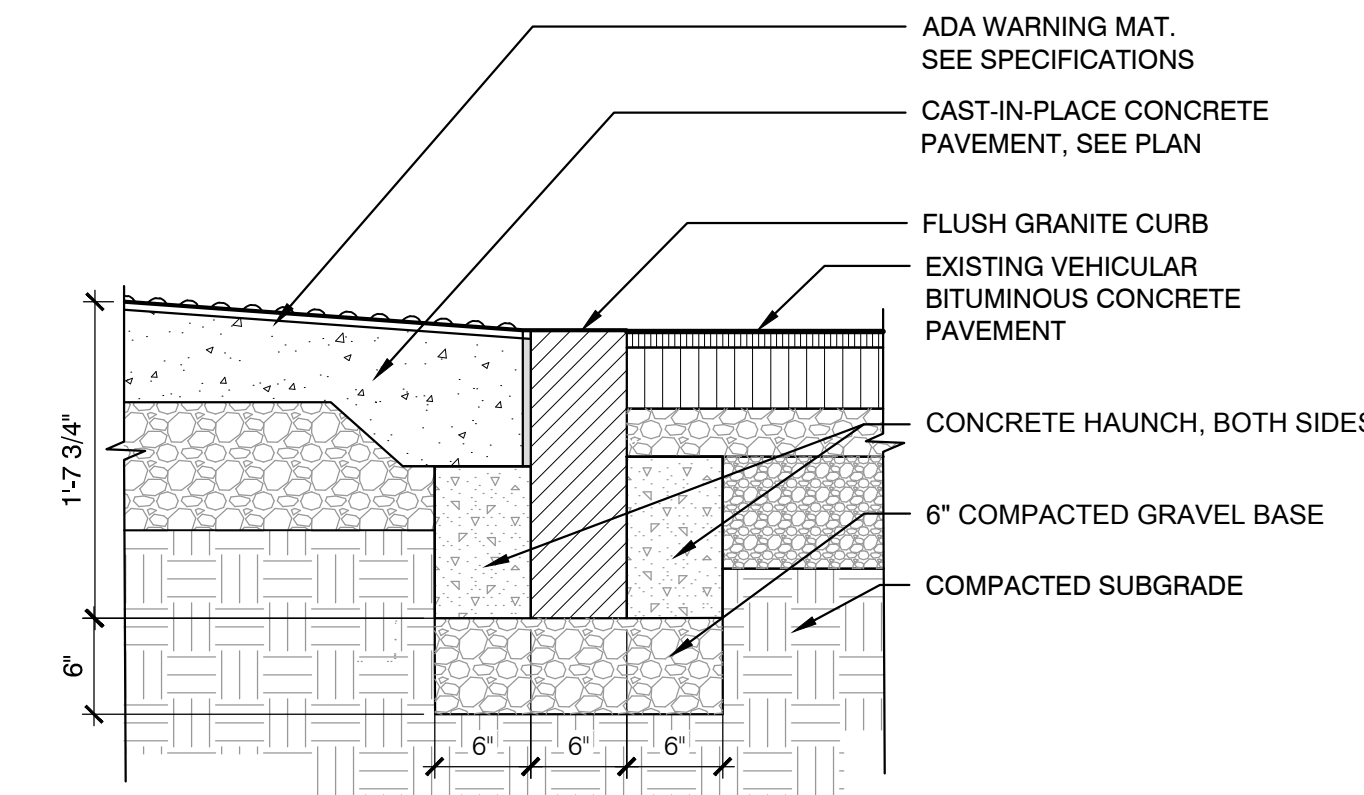
EXPANSION JOINT INSTALLATION NOTES:
1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS (18" O.C.) WITHIN CONCRETE PAVING AND BETWEEN NEW CONCRETE PAVING AND EXISTING CONCRETE PAVING TO REMAIN.
2. DELETE EXPANSION SLEEVE AND DOWEL WHERE JOINT ABUTS WALL, CURBS, OR OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
3. EXPANSION JOINTS MAX. 25'-0" O.C. UNLESS SHOWN OTHERWISE.
4. EXPANSIONS JOINTS SHALL BE PLACED WHERE NEW CEMENT CONCRETE PAVEMENT MEETS EXISTING PAVEMENT OR WALLS TO REMAIN.

5 CAST IN PLACE CONCRETE PAVEMENT
SCALE: N.T.S.

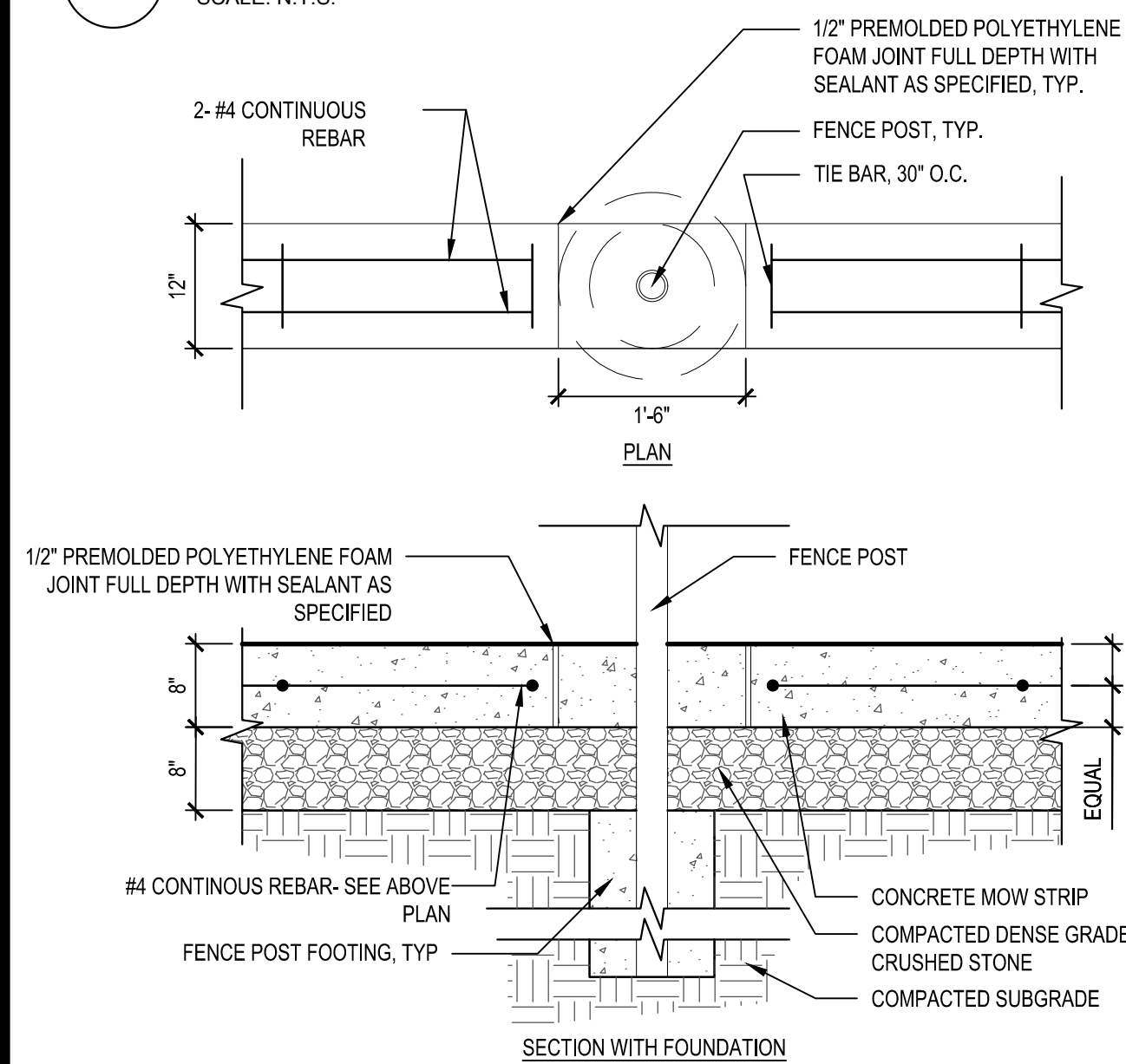


NOTES:
1. NO EXCAVATION SHALL PENETRATE THE COVER SYSTEM AND DISTURB SOIL BEYOND THE SURFACE 12 INCHES FROM PRE-CONSTRUCTION GRADES OR BEYOND THE COVER SYSTEM GEOTEXTILE, WHICHEVER IS SHALLOWER.

6 VERTICAL GRANITE CURB
SCALE: N.T.S.

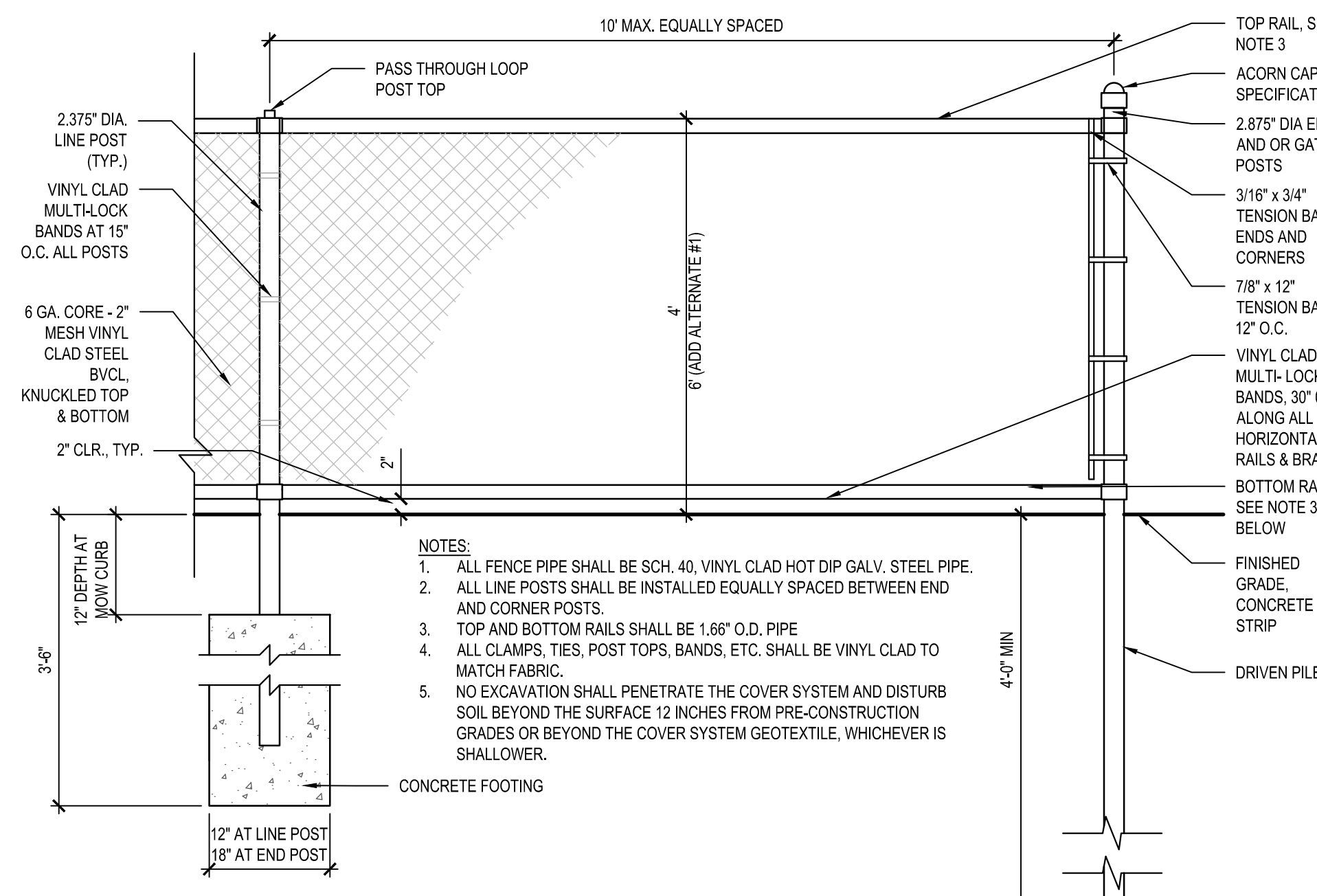
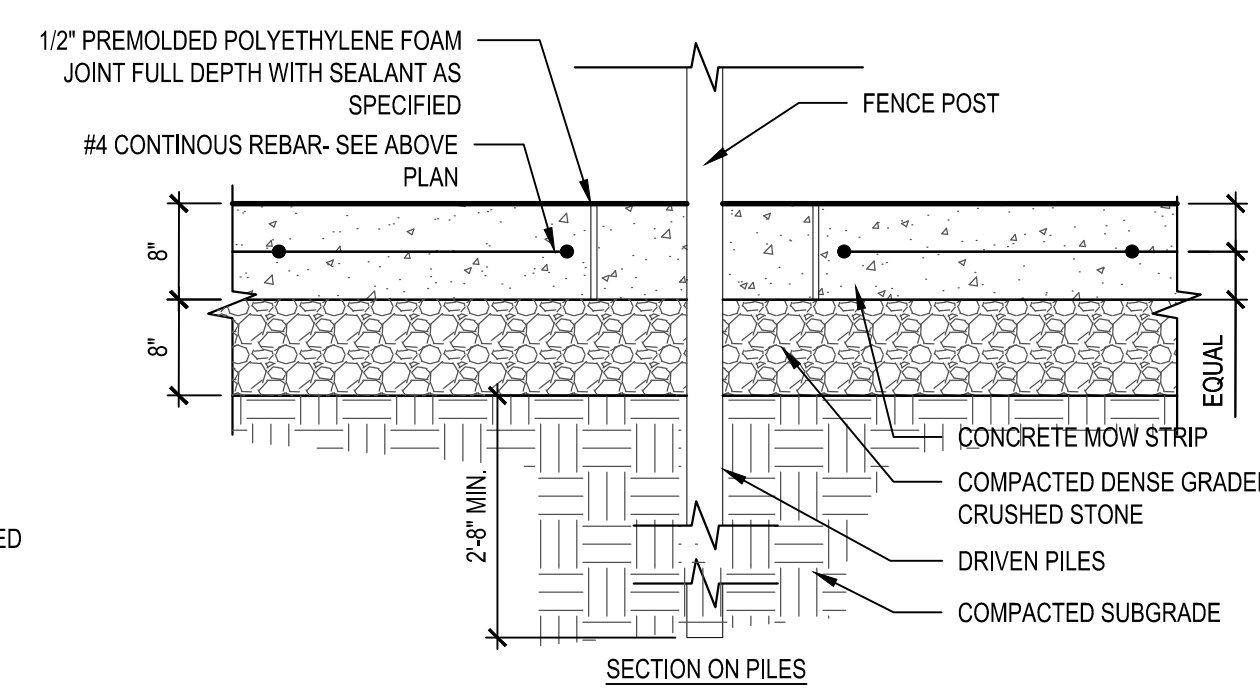


7 FLUSH GRANITE CURB
SCALE: N.T.S.



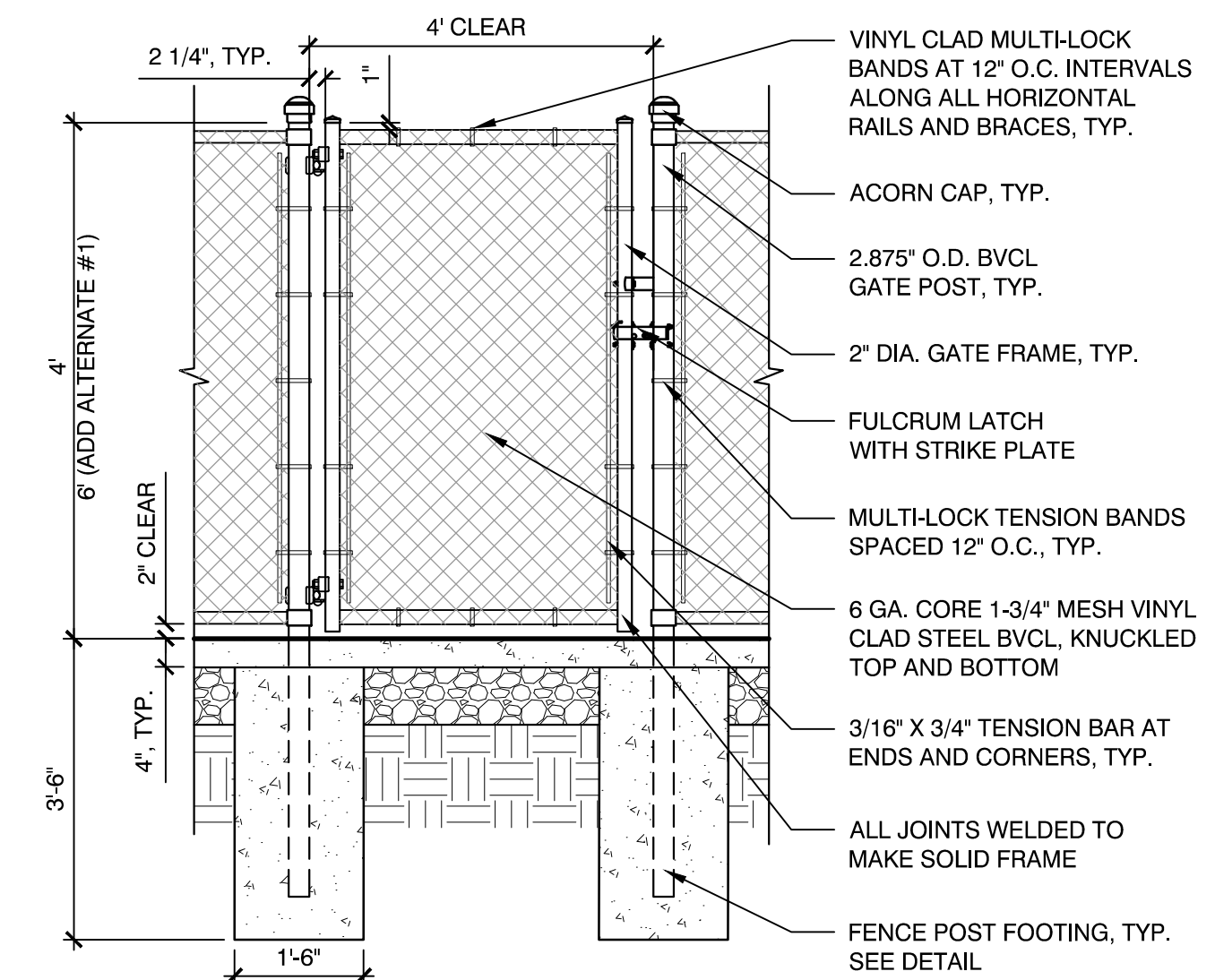
NOTES:
1. MOW STRIP CORNERS ADJACENT TO WALLS AND CURBS SHALL BE SQUARE TO ENSURE SMOOTH INTERFACE BETWEEN MATERIALS.
2. MOW STRIP CORNERS ADJACENT TO PLANTING BED OR LAWN AREAS SHALL HAVE 1/2" CHAMFER.
3. CONTRACTOR SHALL PROVIDE 1/2" PRE-MOLDED POLYETHYLENE FOAM EXPANSION JOINT, FULL DEPTH WITH SEALANT AS SPECIFIED AT FENCE POSTS UNLESS OTHERWISE NOTED.
4. SEE CRITICAL ROOT ZONE NOTE ON SITE DEMOLITION AND PREPARATION PLAN.
5. NO EXCAVATION SHALL PENETRATE THE COVER SYSTEM AND DISTURB SOIL BEYOND THE SURFACE 12 INCHES FROM PRE-CONSTRUCTION GRADES OR BEYOND THE COVER SYSTEM GEOTEXTILE, WHICHEVER IS SHALLOWER.

8 FENCE MOW STRIP
SCALE: N.T.S.



NOTES:
1. ALL FENCE PIPE SHALL BE SCH. 40 VINYL CLAD HOT DIP GALV. STEEL PIPE.
2. ALL LINE POSTS SHALL BE INSTALLED EQUALLY SPACED BETWEEN END AND CORNER POSTS.
3. TOP AND BOTTOM RAILS SHALL BE 1.66" O.D. PIPE.
4. ALL CLAMPS, TIES, POST TOPS, BANDS, ETC. SHALL BE VINYL CLAD TO MATCH FABRIC.
5. NO EXCAVATION SHALL PENETRATE THE COVER SYSTEM AND DISTURB SOIL BEYOND THE SURFACE 12 INCHES FROM PRE-CONSTRUCTION GRADES OR BEYOND THE COVER SYSTEM GEOTEXTILE, WHICHEVER IS SHALLOWER.

9 4' HEIGHT BVCL FENCE (6' HT. ADD ALTERNATE #2)
SCALE: N.T.S.



10 4' HEIGHT BVCL GATE (6' HT. ADD ALTERNATE #2)
SCALE: N.T.S.

Consultants:

Revisions:

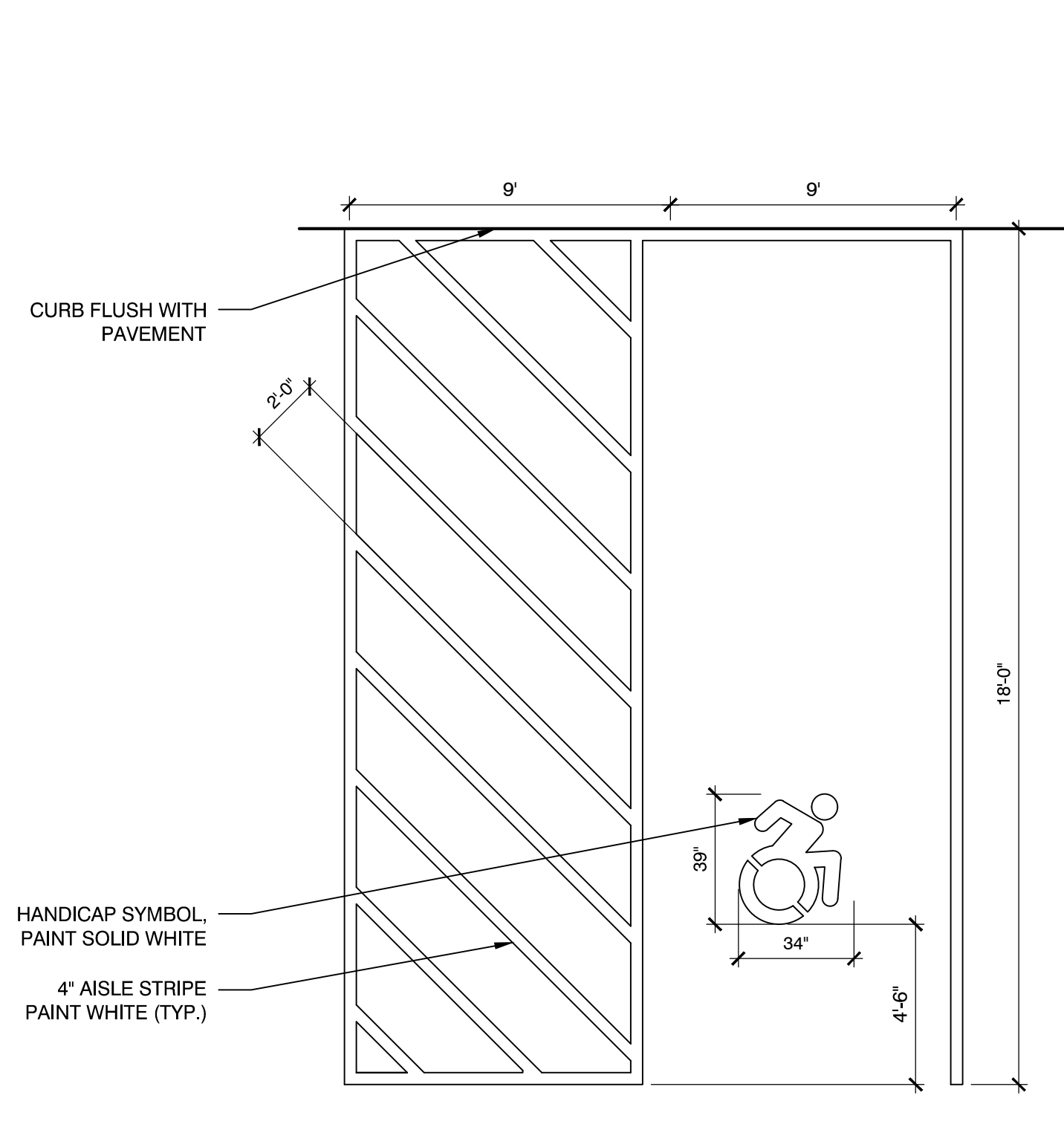
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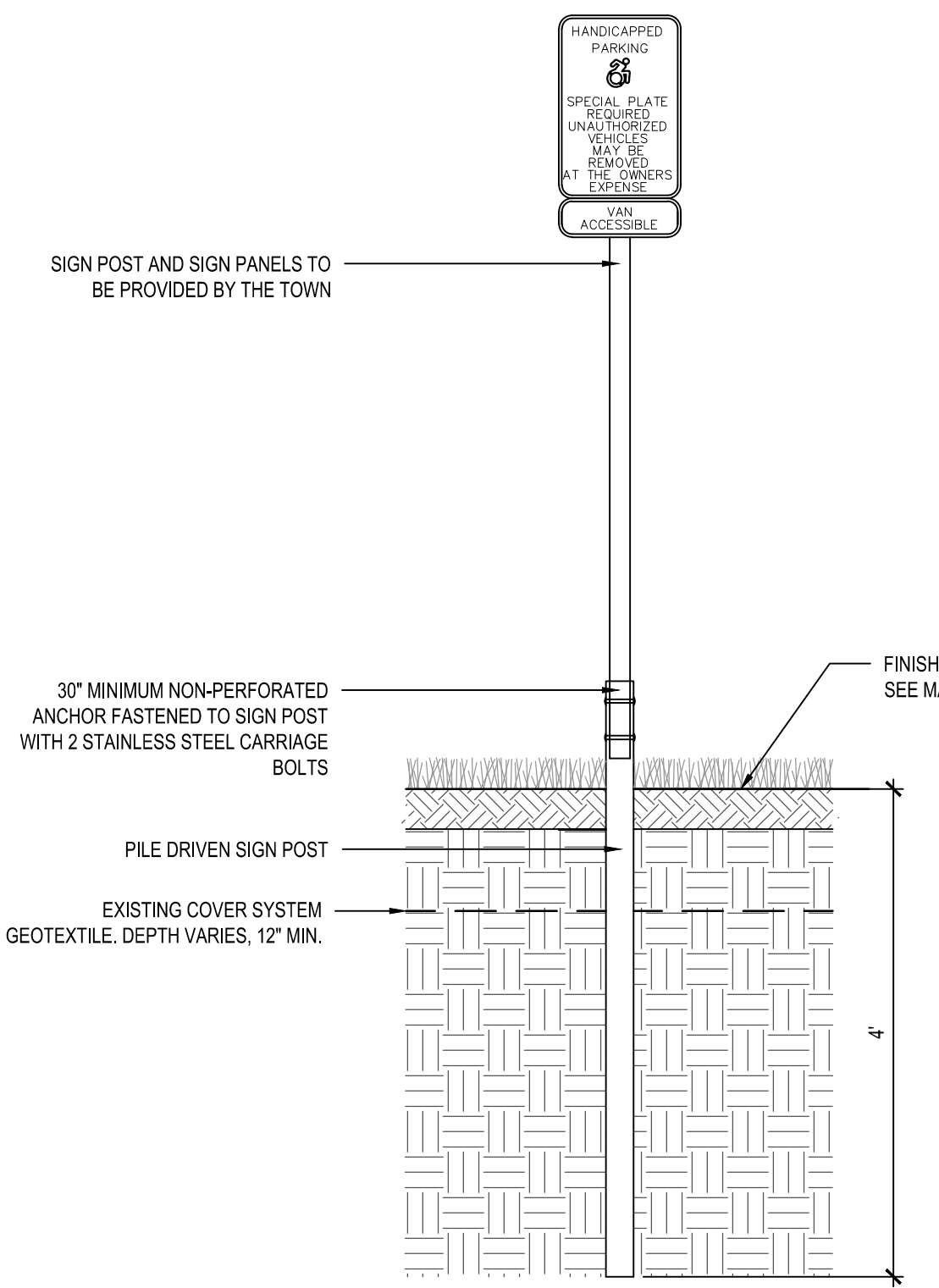
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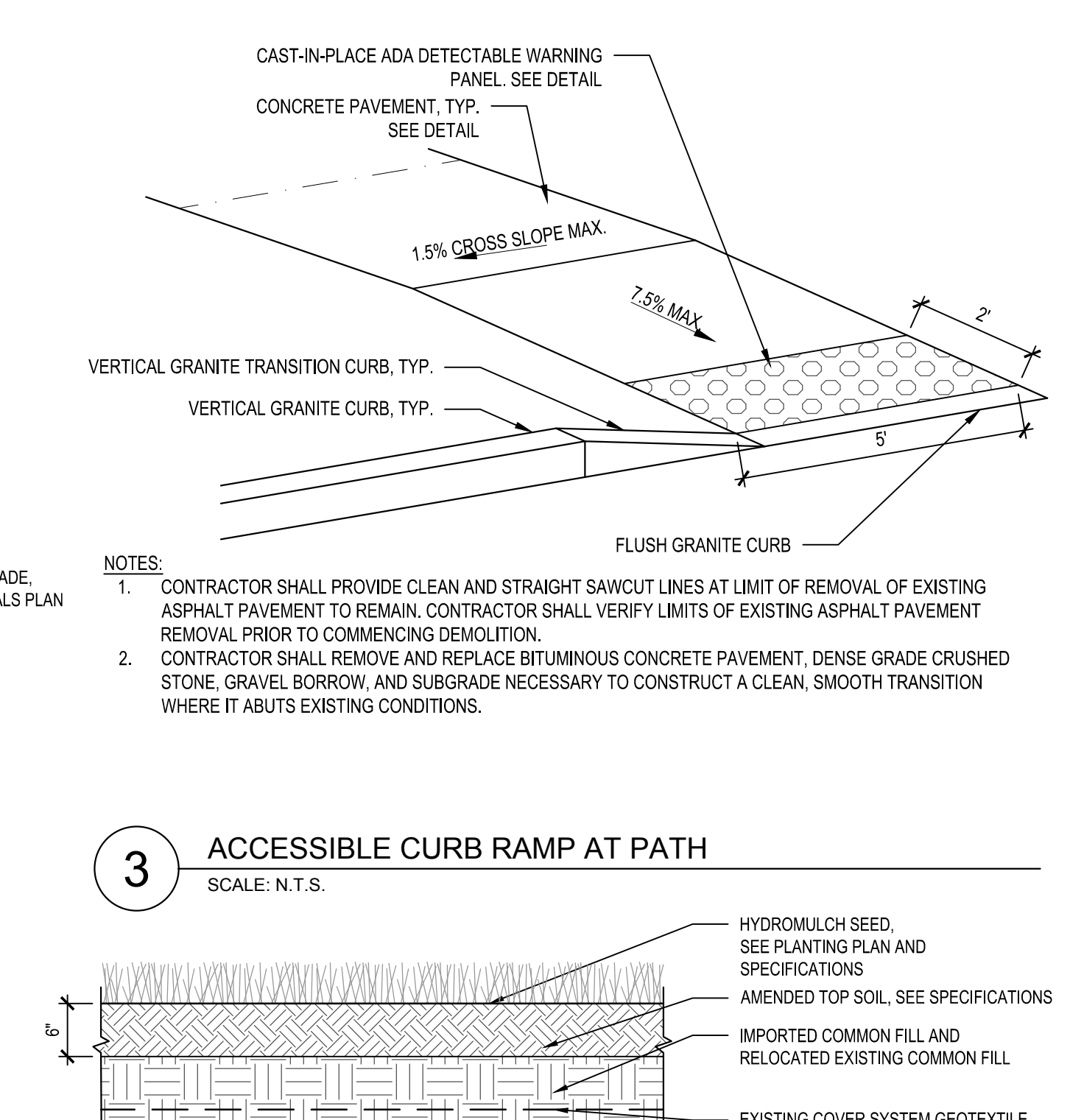
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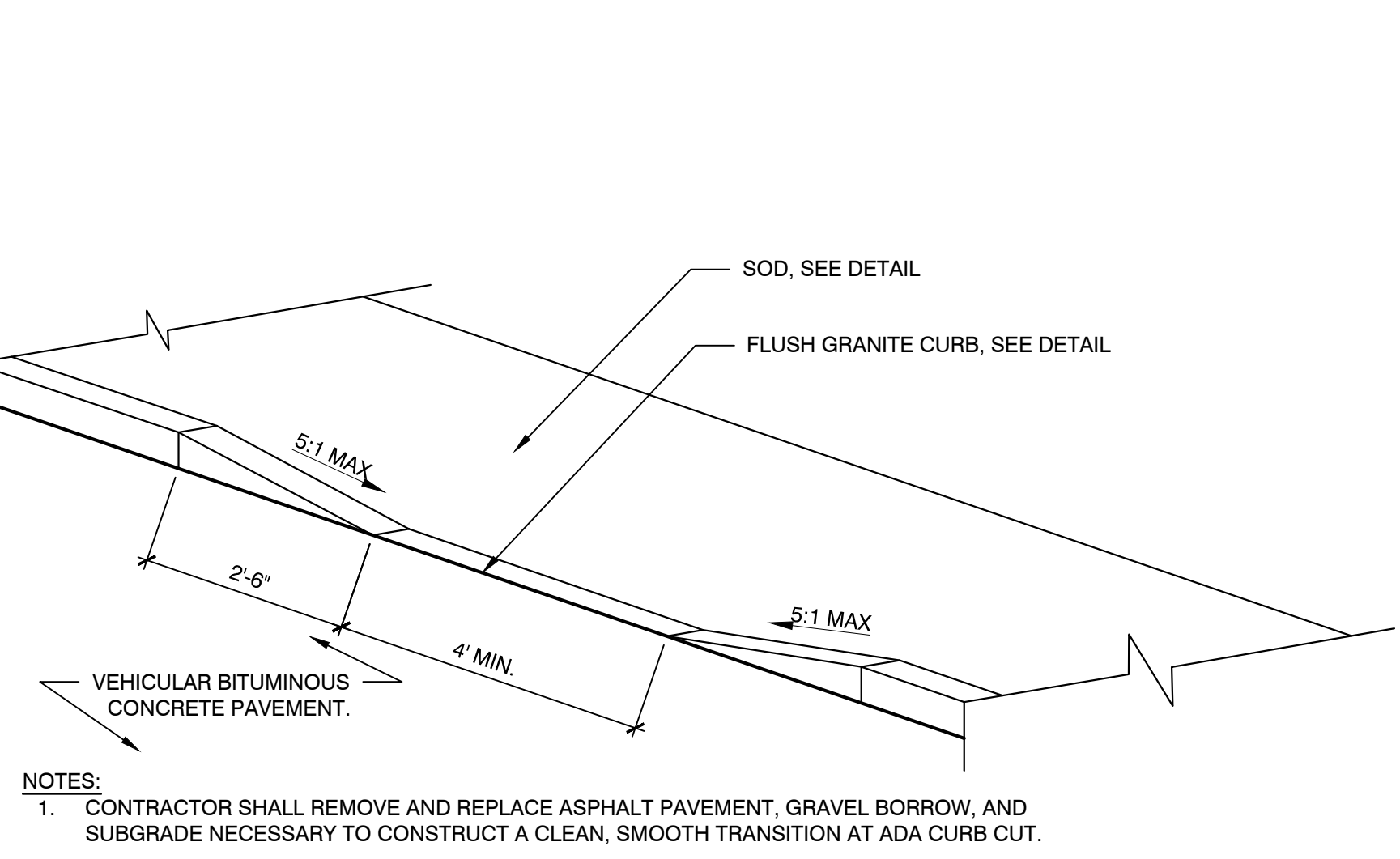
1 ACCESSIBLE PARKING AND LINE STRIPING
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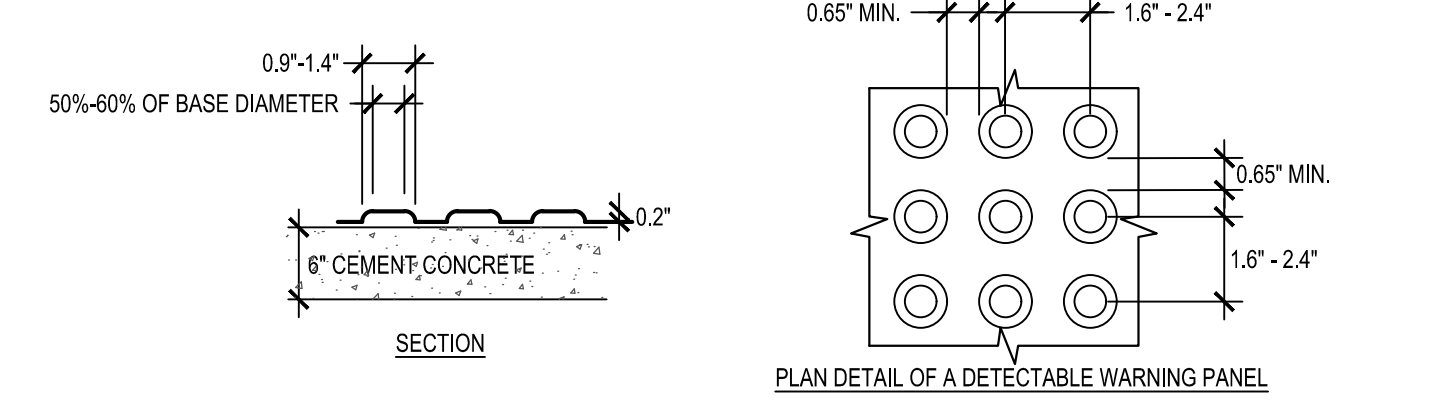
2 HANDICAP PARKING SPACE SIGN
SCALE: N.T.S.



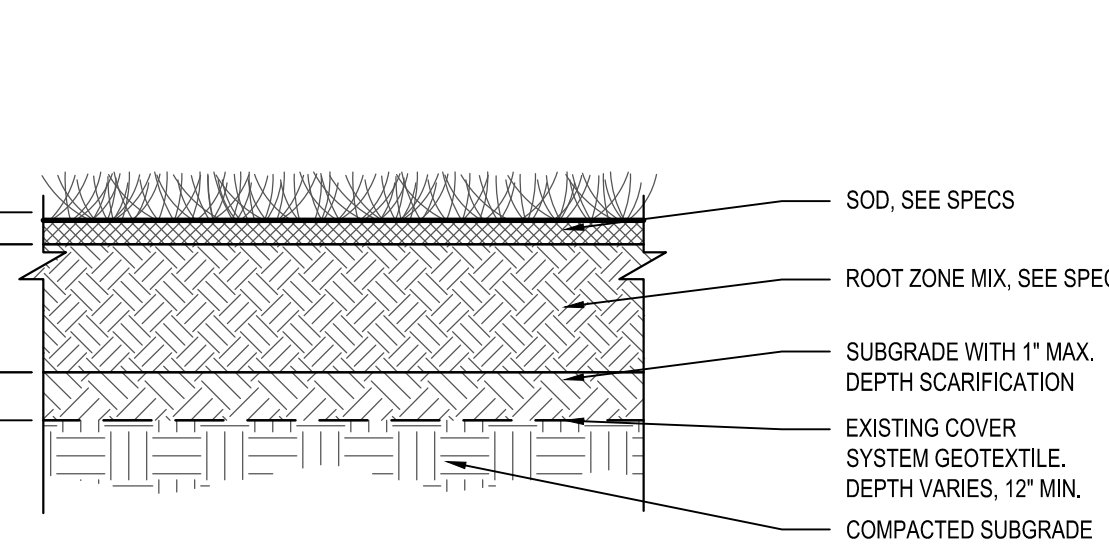
3 ACCESSIBLE CURB RAMP AT PATH
SCALE: N.T.S.



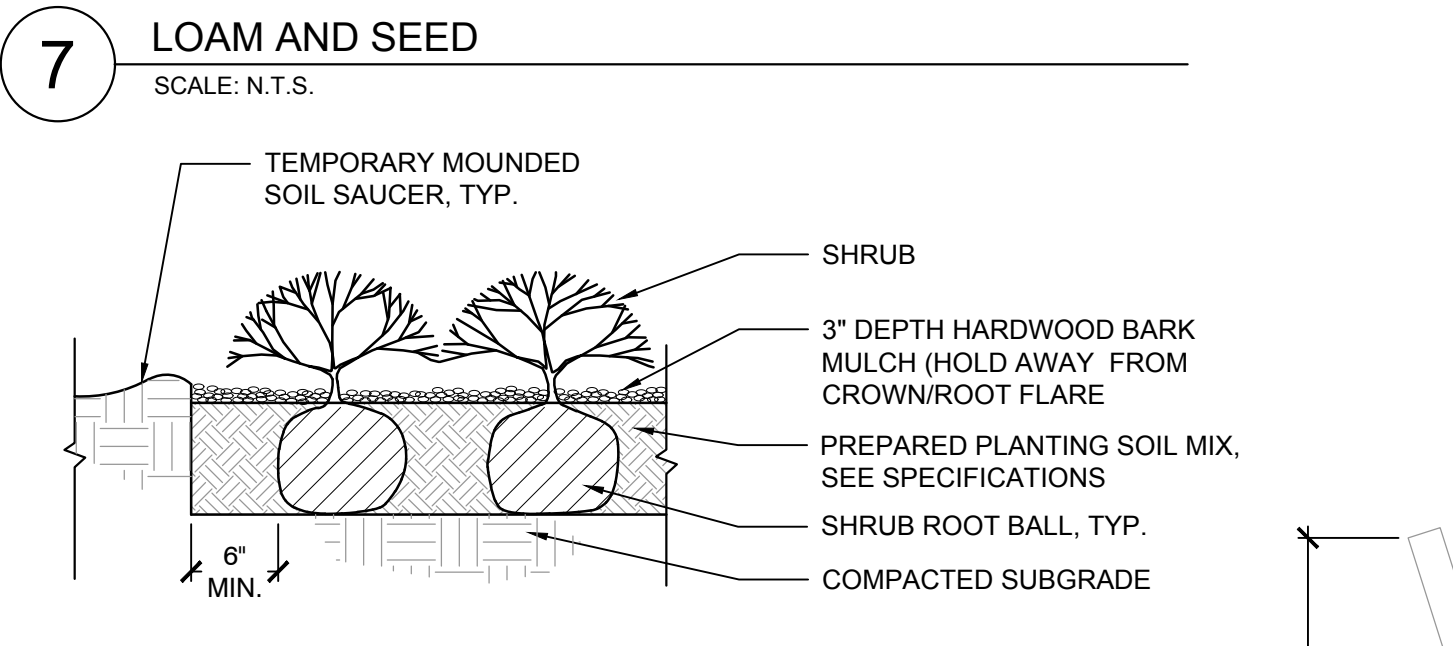
4 ACCESSIBLE CURB RAMP AT PARKING
SCALE: N.T.S.



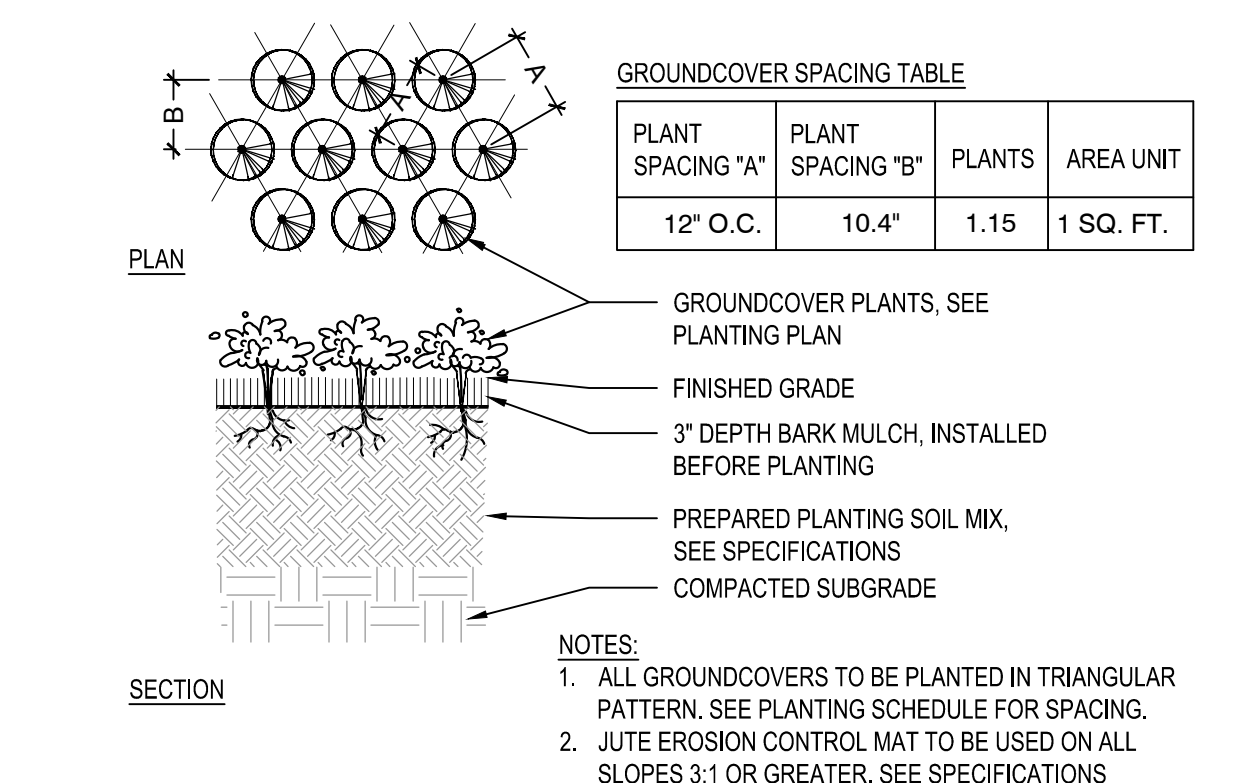
5 CURB RAMP DETECTABLE WARNING STRIP
SCALE: N.T.S.



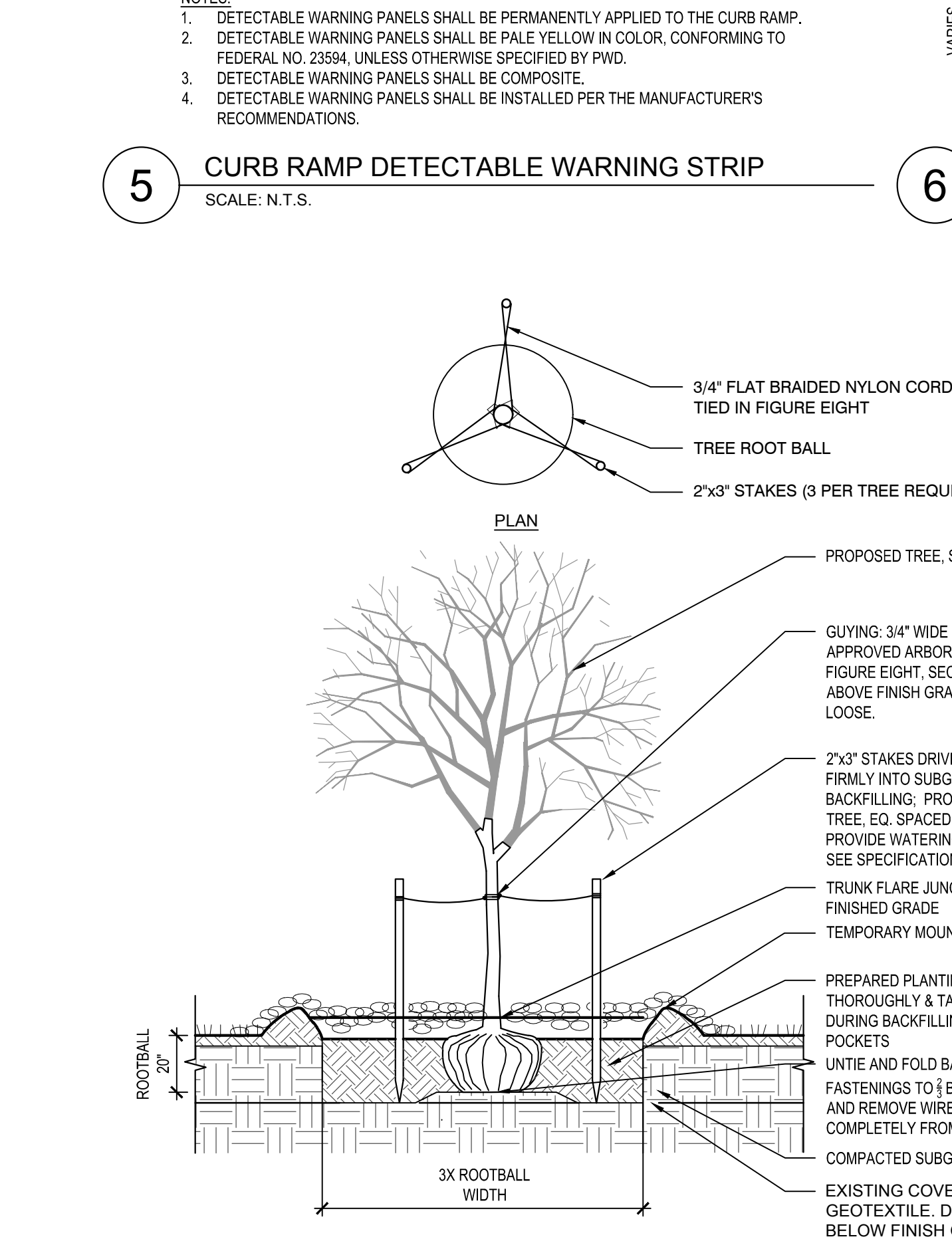
6 ROOT ZONE MIX AND SOD, TYP. SEE SPECS
SCALE: N.T.S.



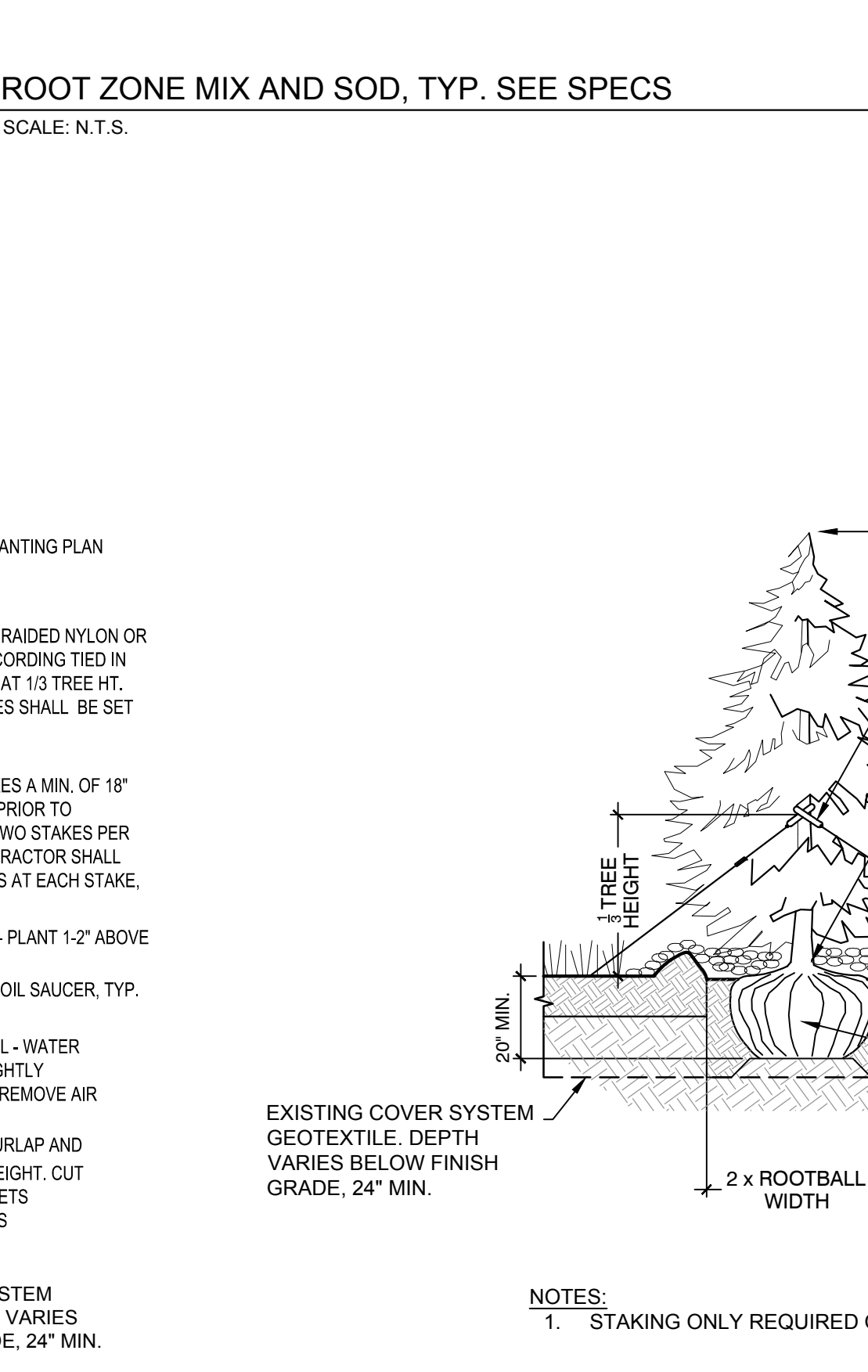
7 LOAM AND SEED
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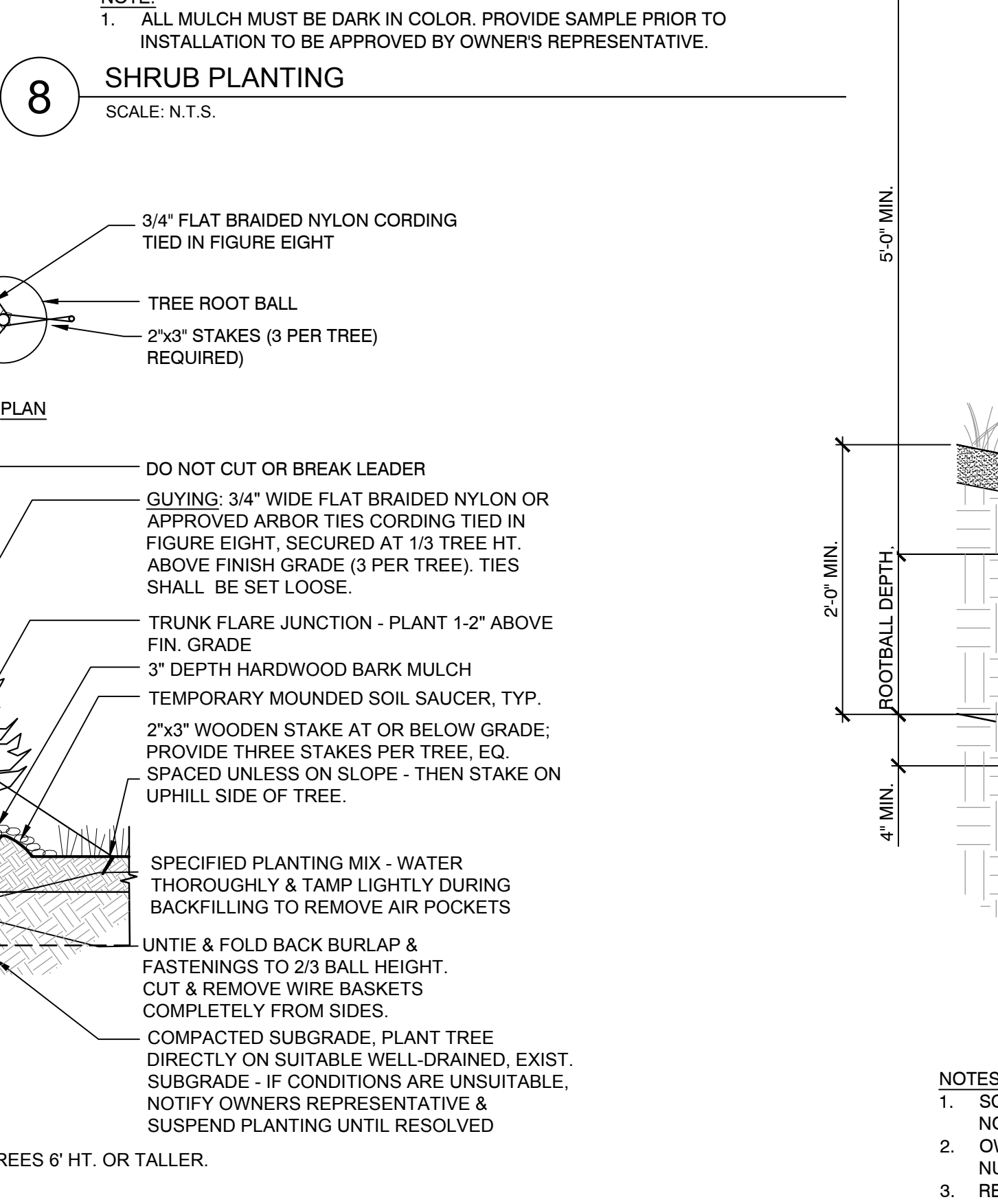
8 SHRUB PLANTING
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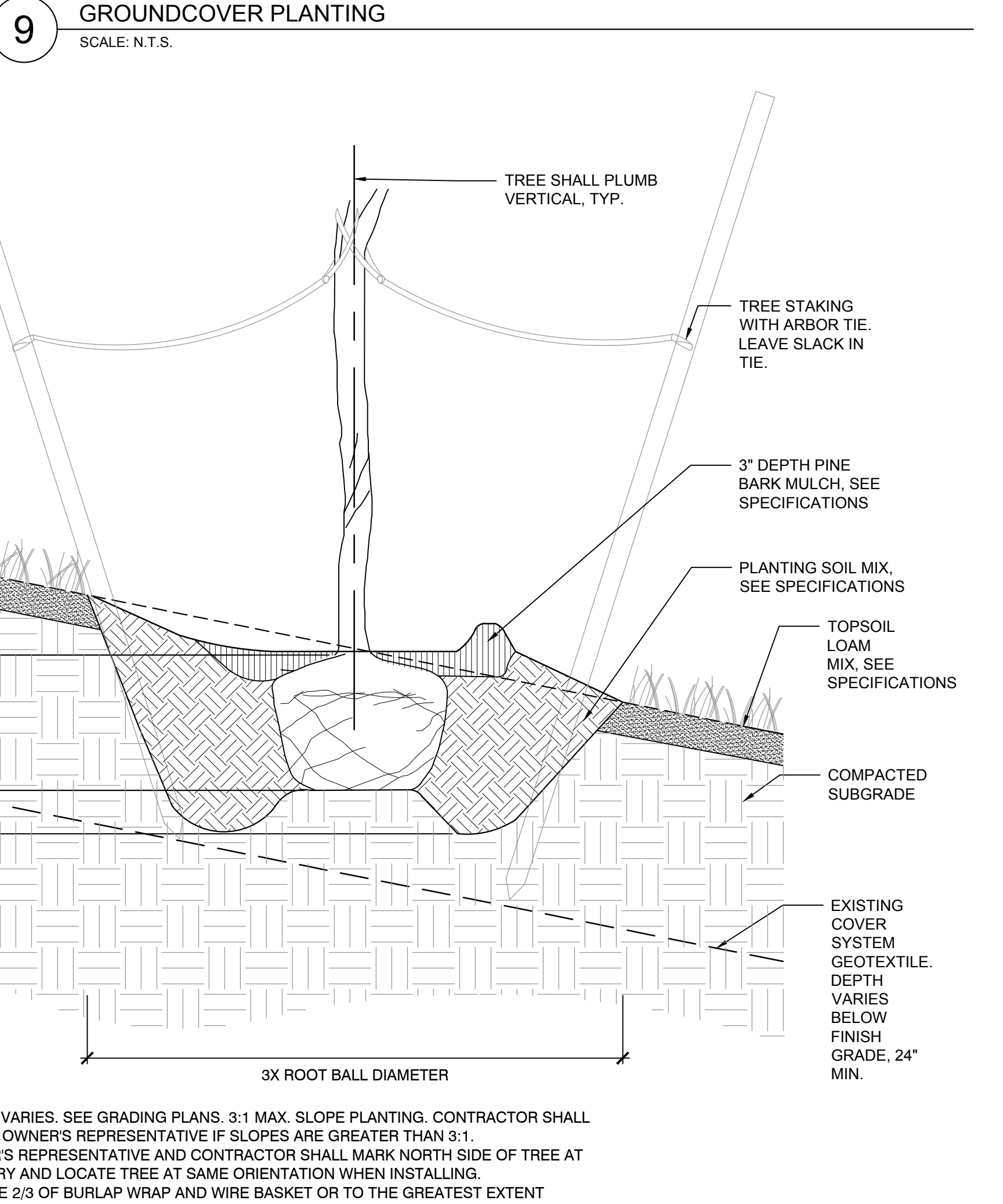
9 GROUNDCOVER PLANTING
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10 TREE PLANTING AT LANDSCAPE
SCALE: N.T.S.



11 EVERGREEN PLANTING AT LANDSCAPE
SCALE: N.T.S.

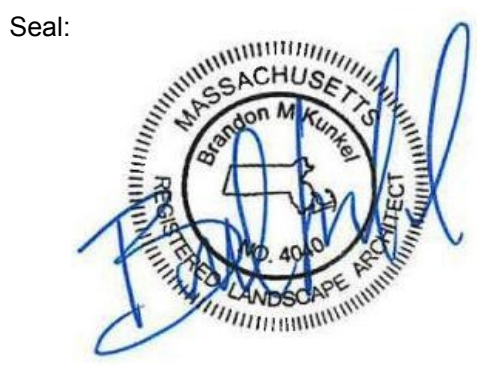


12 TREE PLANTING ON SLOPE
SCALE: N.T.S.

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L502