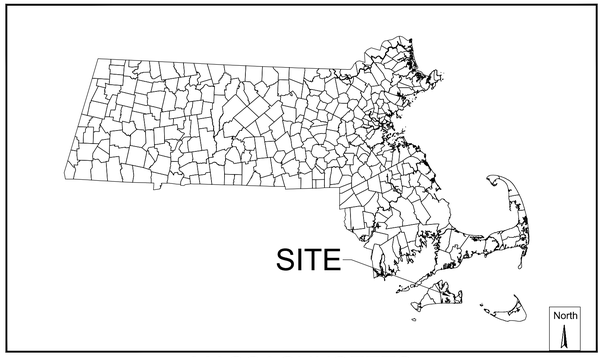
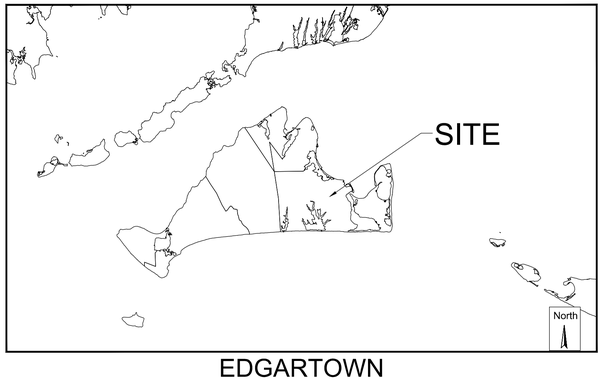
75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS
MAY 13, 2022



MASSACHUSETTS
Graphic Scale
0 150000
SCALE IN FEET
1:150000



EDGARTOWN
Graphic Scale
0 12000
SCALE IN FEET
1:12000

VICINITY MAP
Graphic Scale
1-inch = 200-feet

Sheet List Table	
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GENERAL NOTES:
1. THIS PLAN SET IS FOR PERMITTING ONLY AND NOT FOR CONSTRUCTION.
2. ABUTTER INFORMATION FROM ASSESSOR'S MAP.
3. SITE INFORMATION:
   - PLAT 28
   - LOT 225
   - ADDRESS: MESHACKET ROAD
   - ZONING DISTRICT: R-20

PERMITTING SET
NOT FOR CONSTRUCTION

Plan Set:
75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
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617-367-4300

Prepared By:
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Date Issued: MAY 13, 2022
Designed By: - -
Drawn By: PJO
Checked By: JK

Registration:
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Revisions

Rev.	Date	By	Appr.	Description
1				
2				
3				
4				
5				
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7				

Project Number: 22009
Sheet Number: 1 of 21
Drawing Number: C - 1

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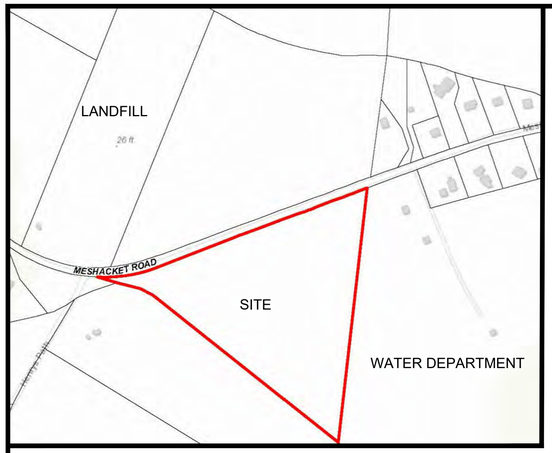
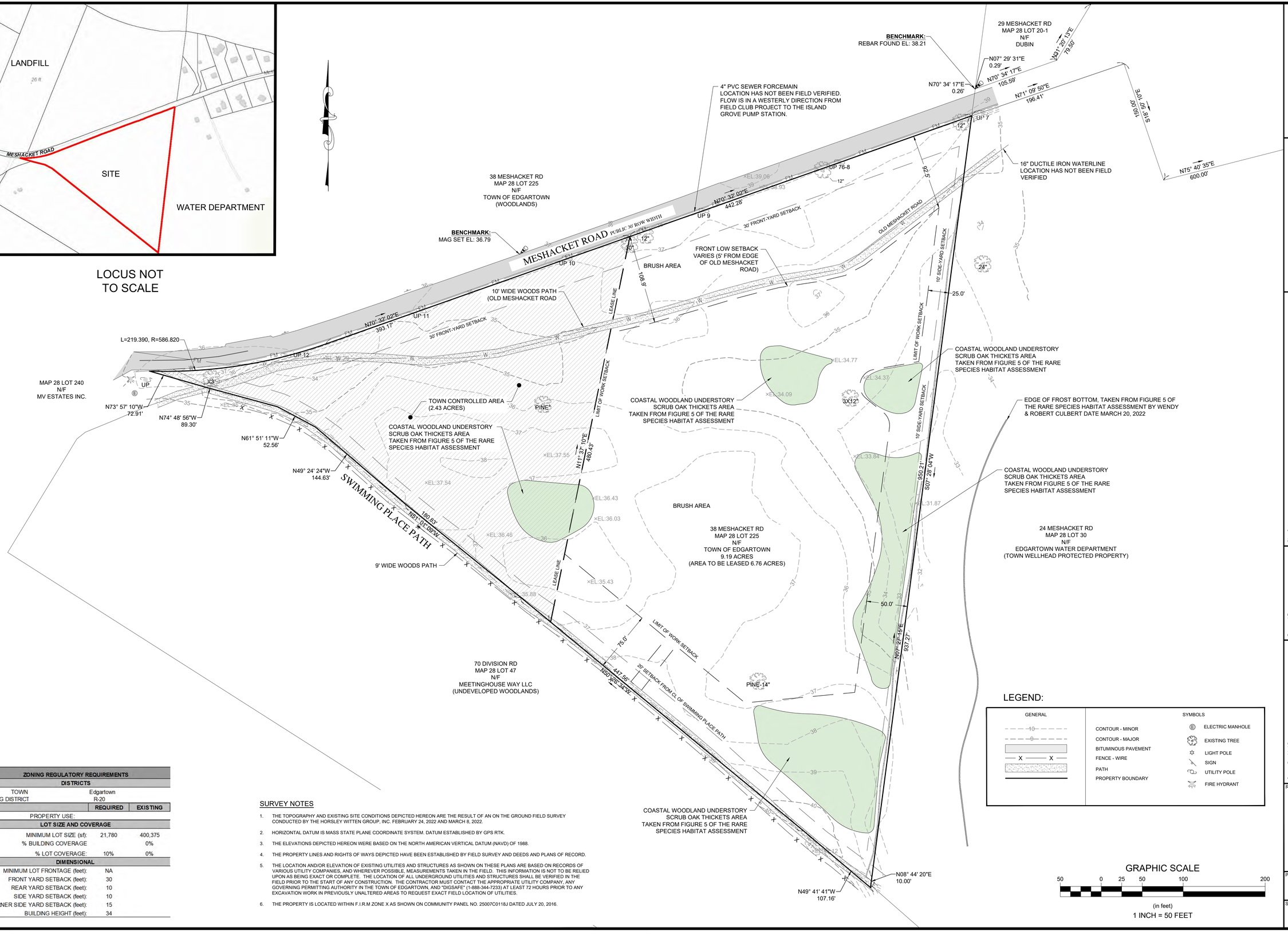


LOCUS NOT
TO SCALE



LEGEND:

GENERAL		SYMBOLS	
10	CONTOUR - MINOR	E	ELECTRIC MANHOLE
9	CONTOUR - MAJOR		EXISTING TREE
	BITUMINOUS PAVEMENT		LIGHT POLE
X X	FENCE - WIRE		SIGN
	PATH		UTILITY POLE
	PROPERTY BOUNDARY		FIRE HYDRANT

GRAPHIC SCALE

50 0 25 50 100 200

(in feet)

1 INCH = 50 FEET

ZONING REGULATORY REQUIREMENTS		
DISTRICTS		
TOWN ZONING DISTRICT	Edgartown R-20	
	REQUIRED	**EXISTING**
PROPERTY USE:		
LOT SIZE AND COVERAGE		
MINIMUM LOT SIZE (sf):	21,780	400,375
% BUILDING COVERAGE		0%
% LOT COVERAGE:	10%	0%
DIMENSIONAL		
MINIMUM LOT FRONTAGE (feet):	NA	
FRONT YARD SETBACK (feet):	30	
REAR YARD SETBACK (feet):	10	
SIDE YARD SETBACK (feet):	10	
CORNER SIDE YARD SETBACK (feet):	15	
BUILDING HEIGHT (feet):	34	

SURVEY NOTES

1. THE TOPOGRAPHY AND EXISTING SITE CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. FEBRUARY 24, 2022 AND MARCH 8, 2022.
2. HORIZONTAL DATUM IS MASS STATE PLANE COORDINATE SYSTEM. DATUM ESTABLISHED BY GPS RTK.
3. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
4. THE PROPERTY LINES AND RIGHTS OF WAYS DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.
5. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF EDGARTOWN, AND "DIGSAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
6. THE PROPERTY IS LOCATED WITHIN F.I.R.M ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25007C0118J DATED JULY 20, 2016.

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Revisions

Rev.	Date	By	Appr.	Description
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Sustainable Environmental Solutions
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Checked By: AK
Drawn By: PJO
Designed By: -
Date: MAY 13, 2022

Plan Set: MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: EXISTING CONDITIONS

Prepared For:
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Dated: March 8, 2022

Registration:

COMMONWEALTH OF MASSACHUSETTS
DANIEL W. MACKENZIE
No. 47187
REGISTERED
PROFESSIONAL LAND SURVEYOR
3-15-22

Project Number: 22009
Sheet : 2 of 21

Sheet Number: C - 2

GENERAL CONSTRUCTION NOTES:

1. ALL SITE WORK TO COMPLETE THIS PROJECT AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. IMMEDIATELY CONTACT AND COORDINATE WITH THE ENGINEER AND OWNER IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED.
3. UTILIZE ALL PRECAUTIONS AND MEASURES TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING THE INSTALLATION OF TEMPORARY FENCING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAIL AND/OR FLAGMEN AS DETERMINED NECESSARY BY THE TOWN/CITY/LOCAL MUNICIPALITY. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF POLICE DETAIL AND FOR COORDINATING WITH THE LOCAL OR STATE POLICE DEPARTMENT FOR ALL REQUIRED POLICE DETAIL.
4. MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, PAY ALL FEES INCLUDING POLICE DETAILS AND POST ALL BONDS, IF NECESSARY, ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE OWNER AND THE ENGINEER.
5. ALL EXISTING CONDITIONS SHOWN ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. PRIOR TO THE START CONSTRUCTION VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLING ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
6. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS INDICATED ON THE DRAWINGS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN, AND "DIGSAFE" (1-888-344-7233) AT LEAST THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR MUST RESOLVE CONFLICTS BETWEEN THE PROPOSED UTILITIES AND FIELD-LOCATED UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED, INCOMPLETELY OR INACCURATELY SHOWN. THE CONTRACTOR MUST MAINTAIN ACCURATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND EXISTING UTILITIES FOUND DURING CONSTRUCTION FOR THE PREPARATION OF THE AS-BUILT PLAN.
7. COORDINATE AND MAKE ALL CONNECTION ARRANGEMENTS WITH UTILITY COMPANIES, AS REQUIRED.
8. THE CONTRACTOR MUST MAINTAIN ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COST RELATED TO THE REPAIR OF UTILITIES. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES MUST BE DONE BY HAND.
9. COORDINATE ALL TRENCHING WORK WITHIN ROADWAYS WITH THE PROPER LOCAL & STATE AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCH WORK. IF THIS WORK IS REQUIRED TO OCCUR OUTSIDE THE AGREED UPON HOURS OF OPERATION FOR THE FACILITY, THE CONTRACTOR MUST PLAN ACCORDINGLY.
10. SAWCUT ALL TRENCH WORK WITHIN EXISTING PAVEMENT AS INDICATED ON THE DRAWINGS. BACKFILL AND COMPACT TRENCH WORK AS INDICATED ON THE DRAWING AND IN THE SPECIFICATIONS. IF SETTLEMENT OCCURS DUE TO INADEQUATE COMPACTION, AS DETERMINED BY THE ENGINEER, WITHIN THE WARRANTY PERIOD, CONTRACTOR IS REQUIRED TO REMOVE, PATCH AND REPAVE AFTER ONE COMPLETE 12-MONTH CYCLE.
11. IMPORT ONLY CLEAN MATERIAL. MATERIAL FROM AN EXISTING OR FORMER 21E SITE AS DEFINED BY THE MASSACHUSETTS CONTINGENCY PLAN 310 CMR 40.0000 WILL NOT BE ACCEPTED .
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH AND MAINTAIN ALL CONTROL POINTS AND BENCHMARKS DURING CONSTRUCTION INCLUDING BENCHMARK LOCATIONS AND ELEVATIONS AT CRITICAL AREAS. COORDINATE WITH THE ENGINEER THE LOCATION OF ALL CONTROL POINTS AND BENCHMARKS.
13. SITE LAYOUT SURVEY REQUIRED FOR CONSTRUCTION MUST BE PROVIDED BY THE CONTRACTOR AND PERFORMED BY A MASSACHUSETTS' REGISTERED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR FOR ALL SITE SURVEY WORK.
14. MAINTAIN ALL GRADE STAKES SET BY THE SURVEYOR. GRADE STAKES ARE TO REMAIN UNTIL A FINAL INSPECTION OF THE ITEM HAS BEEN COMPLETED BY THE ENGINEER. RE-STAKING OF PREVIOUSLY SURVEYED SITE FEATURES IS THE RESPONSIBILITY (INCLUDING COST) OF THE CONTRACTOR.
15. UNLESS OTHERWISE INDICATED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE MOST RECENT VERSION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES 2020 EDITION, AND THE SUPPLEMENTAL SPECIFICATIONS DATED JUNE 30, 2020).
16. PROVIDE ALL CONSTRUCTION SERVICE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, AND TRENCH WORK.
17. COLLECT SOLID WASTES AND STORE IN A SECURED DUMPSTER. THE DUMPSTER MUST MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
18. RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE PER SPECIFICATIONS. LEAVE ALL AREAS NOT DISTURBED BY CONSTRUCTION IN THEIR NATURAL STATE. TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES, OTHER LANDSCAPING AND/OR NATURAL FEATURES. WHEREAS THE PLANS DO NOT SHOW ALL LANDSCAPE FEATURES, EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF THE WORK.
19. CONSTRUCT ALL WHEELCHAIR RAMPS IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS AND CONSTRUCTION AND TRAFFIC STANDARD DETAILS DRAWING NUMBER 107.1.0 AND 107.2.0. CONSTRUCT RAMPS WITH AN 8% MAX. SLOPE AND 2% CROSS SLOPE.
20. REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. PROMPTLY REMOVE ALL DEMOLITION DEBRIS FROM THE SITE TO AN APPROVED DUMP SITE.
21. ALL TRUCKS LEAVING THE SITE MUST BE COVERED.
22. DO NOT WASH ANY CONCRETE TRUCKS ONSITE. REMOVE BY HAND ANY CEMENT OR CONCRETE DEBRIS LEFT IN THE DISTURBED AREA.
23. BURIAL OF ANY STUMPS, SOLID DEBRIS, AND/OR STONES/BOULDERS ONSITE IS PROHIBITED. DO NOT USE ROAD SALT OR OTHER DE-ICING CHEMICALS ON THE ACCESS ROADWAY.
24. AT THE END OF CONSTRUCTION, REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE [AS INDICATED IN THE SPECIFICATIONS]. PERFORM A THOROUGH INSPECTION OF THE WORK PERIMETER. COLLECT AND REMOVE ALL MATERIALS AND BLOWN OR WATER CARRIED DEBRIS FROM THE SITE.

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BASIC CONSTRUCTION SEQUENCE:

THE FOLLOWING CONSTRUCTION SEQUENCE IS TO BE USED AS A GENERAL GUIDELINE. COORDINATE WITH THE OWNER, ENGINEERS, AND LANDSCAPE ARCHITECT AND SUBMIT A PROPOSED CONSTRUCTION SEQUENCE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

1. SURVEY AND STAKE THE PROPOSED LIMIT OF DISTURBANCE AND LIMIT OF SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS AS INDICATED ON DRAWINGS AND STAKED OUT IN THE FIELD. UNDER NO CIRCUMSTANCES IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE AS INDICATED ON DRAWINGS AS APPROVED BY THE LOCAL CONSERVATION COMMISSION AND DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCES IN LOCATIONS INDICATED ON DRAWINGS. NO OTHER ENTRANCES ARE TO BE USED TO GAIN ACCESS TO THE SITE BY ANY CONSTRUCTION OR DELIVERY VEHICLES.
4. BEGIN CLEARING THE SITE AS REQUIRED.
5. SURVEY AND STAKE CENTERLINE OF THE PROPOSED ROADS, STORMWATER MANAGEMENT AREAS, AND DRAINAGE LINES.
6. EXCAVATE AND ROUGH GRADE THE PROPOSED STORMWATER MANAGEMENT AREAS AND ANY ADDITIONAL TEMPORARY BASINS NECESSARY TO CONTROL SITE RUNOFF AND SEDIMENTS. TEMPORARILY STABILIZE/SEED PERMANENT STORMWATER MANAGEMENT AREAS AS NECESSARY TO REDUCE SIDE SLOPE EROSION AND SEDIMENT ACCUMULATION.
7. BEGIN CLEARING AND GRUBBING THE AREAS OF ROADWAYS AND STORMWATER MANAGEMENT AREAS. TOPSOIL IS TO BE STRIPPED FROM THE AREA OF THE PROPOSED ROADWAYS AND STORMWATER MANAGEMENT AREAS AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES MUST BE PROTECTED BY A SEDIMENT BARRIER.
8. INSTALL TEMPORARY CONVEYANCE DEVICES (SWALES, CHECK DAMS, PIPES, ETC.) AS NECESSARY TO CONVEY RUNOFF TO TREATMENT AREAS.
9. BEGIN ROUGH GRADING AREAS FOR ROADS, PARKING AND BUILDINGS. BRING ROUGH GRADING TO PROPER ELEVATIONS AS SOON AS PRACTICABLE. COORDINATE WORK TO MINIMIZE TIME SOILS ARE UN-STABILIZED.
10. BEGIN UTILITY CONSTRUCTION. THE CONTRACTOR IS FREE TO INSTALL THE UTILITIES IN THE SEQUENCE HE/SHE CHOOSES. IMMEDIATELY REPAIR, REPLACE AND STABILIZE ANY EROSION CONTROL DEVICES DISTURBED DURING THE UNDERGROUND UTILITY CONSTRUCTION. MODIFY TEMPORARY CONVEYANCE DEVICES, AS NECESSARY, TO CONVEY RUNOFF TO TREATMENT AREAS.
11. INSTALL DRAINAGE PIPES, DRAINAGE MANHOLES, CATCH BASINS, AND UNDERGROUND DRAINAGE STRUCTURES. BEGIN WORK AT THE STORMWATER MANAGEMENT AREAS AND PROGRESS UP-GRADIENT. PROTECT DISCHARGE OUTLETS WITH RIP-RAP APRONS. THE STORMWATER MANAGEMENT AREA(S) AND DRAINAGE NETWORK ARE TO BE PROTECTED FROM SEDIMENTATION UNTIL ALL UN-STABILIZED AREAS ARE STABILIZED WITH STONE SUB-BASE OR VEGETATION. INSTALL SEDIMENT BARRIERS AT ALL POINTS OF ENTRY INTO THE DRAINAGE NETWORK. TAKE PARTICULAR CARE TO PROTECT THE UNDERGROUND STRUCTURES FROM SEDIMENT.
12. PERMANENTLY SEED ALL DISTURBED AREAS OUTSIDE OF THE AREA TO BE PAVED.
13. UPON COMPLETION OF UNDERGROUND UTILITIES INSTALLATION, PLACE COMPACTED GRAVEL FOUNDATION AND ROUGH GRADE THE ROADWAYS/PARKING AREAS IN ACCORDANCE WITH THE SITE PLANS AND IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS AS SOON AS POSSIBLE.
14. BEGIN ROAD AND PARKING CONSTRUCTION PER SITE PLANS AND IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS. ROADS AND PARKING AREAS ARE NOT TO BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND ALL PIPE CONNECTIONS COMPLETE.
15. FINISH PERMANENT STABILIZATION. COMPLETE PERMANENT STORMWATER MANAGEMENT AREA SEEDING AND PLANTING AFTER THE CONTRIBUTING AREA TO THE BASIN HAS REACHED A MINIMUM OF 80% STABILIZATION AND IS NO LONGER REQUIRED AS A CONSTRUCTION SEDIMENTATION BASIN.
16. COMPLETE ALL REMAINING PLANTING AND SEEDING.
16. SWEEP THE ROADWAY TO REMOVE ALL SEDIMENTS. REPAIR DRAINAGE OUTLETS AND BASINS AS REQUIRED. CLEAN AND FLUSH THE DRAINAGE STRUCTURES AND PIPES AT THE END OF CONSTRUCTION AND REMOVE ALL ACCUMULATED SEDIMENTS IN THE STORMWATER MANAGEMENT AREAS. CONTRACTOR MUST INSPECT THE DRAINAGE NETWORK AND REPAIR ANY DAMAGE IMMEDIATELY.
17. ENGINEER TO APPROVE THE REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS AND DETERMINE WHEN THE CONTRIBUTING AREA HAS REACHED A MINIMUM OF 80% STABILIZATION.

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. IMMEDIATELY NOTIFY THE ENGINEER IF POSITIVE DRAINAGE CANNOT BE PROVIDED.
6. UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR DETAIL, A MINIMUM CONCRETE FOUNDATION REVEAL OF 8" TO BE PROVIDED AT ALL BUILDING CORNERS. NOTIFY THE ENGINEER AND ARCHITECT IF ANY DEVIATION OR ALTERATION OF FOUNDATION REVEAL IS REQUIRED.
7. REFER TO ARCHITECTURAL PLAN AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
8. PROPOSED ELEVATIONS ARE SHOWN TO FINISH PAVEMENT OR GRADE UNLESS NOTED OTHERWISE.
9. ALL EARTHWORK AND SITE PREPARATION MUST BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ANY SUBSURFACE INVESTIGATION OR GEOTECHNICAL REPORTS PREPARED FOR THIS SITE.
10. ALL DRAINAGE STRUCTURES AND PIPES MUST BE CONNECTED TO THE DRAINAGE SYSTEM PRIOR TO THE INSTALLATION OF ANY PAVEMENT. PAVING WILL NOT BE ALLOWED IF THE DRAINAGE SYSTEM FOR THE PROPOSED PAVED AREA IS NOT COMPLETELY AND PROPERLY INSTALLED. THIS INCLUDES THE STABILIZATION OF ALL DISTURBED AREAS CONTRIBUTING TO THE DRAINAGE SYSTEMS AND ANY STORMWATER BASIN FLOORS AND SIDE SLOPES

DEWATERING:

1. A HIGH WATER TABLE IS NOT ANTICIPATED. HOWEVER, IF DEWATERING IS REQUIRED DURING EXCAVATION, TEMPORARILY LOWER THE WATER TABLE [PER SPECIFICATIONS OR] BY PUMPING. INSTALL A DEWATERING BASIN AS INDICATED IN THE DEWATERING BASIN DETAIL AND PROVIDE A DEWATERING PLAN DEPICTING PROPOSED DEWATERING LOCATION FOR REVIEW AND APPROVAL. DIRECT THE PUMP DISCHARGE TO BASIN TO PREVENT SEDIMENTS FROM LEAVING THE CONSTRUCTION AREA. INSTALL ADDITIONAL BASINS IF REQUIRED. INSTALL THE BASIN AS INDICATED ON DRAWINGS IF SO NOTED, OTHERWISE INSTALL THE BASIN(S) WITHIN THE LIMIT OF DISTURBANCE INDICATED BY THE SILT FENCE OR STRAWBALES.
2. PRIOR TO ANY DEWATERING, THE DEWATERING PLAN MUST BE APPROVED BY THE ENGINEER.
3. IF DEWATERING IS NECESSARY DURING CONSTRUCTION, IMPLEMENT THE PROPER ESC MEASURES ON SITE TO PREVENT EROSION OR SEDIMENT RUNOFF. THESE MEASURES CAN INCLUDE DEWATERING BAGS, TEMPORARY STRAWBALES, SILT FENCES, SILT SOCKS AND/OR OTHER APPROVED DEVICES AS INDICATED IN THE DETAILS.

STORMWATER FACILITY OPERATION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AS OUTLINED BELOW DURING CONSTRUCTION AND UNTIL SUCH TIME THAT THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER AND THE ENGINEER.

1. INSPECT AND RESTORE/CLEAN ALL FACILITIES (INLETS, MANHOLES, INFILTRATION BASINS, STORMWATER MANAGEMENT AREAS AS DESCRIBED BELOW OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
2. REMOVE AND DISPOSE ALL SEDIMENT AND DEBRIS TO A PRE-APPROVED LOCATION.
3. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION PERTAINING TO STORMWATER FACILITY OPERATION AND MAINTENANCE REQUIREMENTS. MAINTAIN A WORKING COPY OF THE SWPPP ON SITE AT ALL TIMES.
4. AT A MINIMUM INSPECT MONTHLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO 1" OF RAINFALL AS NECESSARY FOR THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT AND THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION.
5. SPECIFIC MAINTENANCE REQUIRED DURING CONSTRUCTION:
   A. DRAINAGE STRUCTURES (INLETS, MANHOLES, CATCHBASINS, DIVERSION STRUCTURE, WATER QUALITY UNITS): MONITOR AND REGULARLY INSPECT ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES FOR PROPER OPERATION, COLLECTION OF LITTER OR TRASH, AND STRUCTURAL DETERIORATION. CLEAN AND REMOVE SEDIMENT FRO THE STRUCTURES (INCLUDING SUMPS) AS NECESSARY, AND REPAIR WHEN REQUIRED.
   B. RIP-RAP SLOPE PROTECTION: MONITOR, REGULARLY INSPECT AND REPAIR AS NECESSARY.
   C. SEDIMENT FOREBAY: REGULARLY INSPECT TO ENSURE PROPER FUNCTION. REMOVE SEDIMENT BUILD-UP ON THE FLOOR OF THE FOREBAY AND PROPERLY DISPOSE , AS NECESSARY, TO LIMIT CLOGGING. CLEAN SEDIMENT FOREBAYS PRIOR TO COMPLETION OF CONSTRUCTION.
   D. INFILTRATION BASIN: MONITOR AND INSPECT STRUCTURAL COMPONENTS, INCLUDING WEIR WALLS, DRAINAGE INLETS, TRASH CHECK RACKS, OUTLET STRUCTURES AND SPILLWAY, FOR PROPER FUNCTION. CLEAN AND REPAIR ANY CLOGGED OPENINGS IDENTIFIED DURING INSPECTIONS. FOR PROPER OPERATION. REMOVE SEDIMENT OR ORGANIC BUILD-UP FROM THE CONSTRUCTED WETLAND AS NEEDED FOR PROPER OPERATION. REGULARLY INSPECT TO ENSURE THAT DESIGN INFILTRATION RATES ARE BEING MET. IF SEDIMENT OR ORGANIC DEBRIS BUILD-UP LIMITS THE INFILTRATION CAPABILITIES, REMOVE THE TOP 6" OR GREATER AND SURFACE ROTO-TILLED TO A DEPTH OF 12". RESTORE THE BASIN BOTTOM ACCORDING TO ORIGINAL DESIGN SPECIFICATIONS.
   E. BIORETENTION SYSTEMS AND RAINGARDENS: REGULARLY INSPECT TO ENSURE PROPER FUNCTION. MONITOR AND INSPECT STRUCTURAL COMPONENTS, INCLUDING WEIR WALLS, DRAINAGE INLETS, OUTLET STRUCTURES AND SPILLWAYS, FOR PROPER FUNCTION. CLEAN AND REPAIR ANY CLOGGED STRUCTURES DURING INSPECTIONS. PRIOR TO THE COMPLETION OF CONSTRUCTION, REMOVE AND REPLACE ILL-ESTABLISHED, DEAD OR SEVERELY DISEASED PLANTS, REMOVE SEDIMENT BUILD-UP AS NEEDED, AND REPLACE SOIL WHEN NECESSARY. IF SEDIMENT OR ORGANIC DEBRIS BUILD-UP LIMITS THE INFILTRATION CAPABILITIES, REMOVE THE TOP 6" OR GREATER AND SURFACE ROTO-TILLED TO A DEPTH OF 12".
   F. GRASS SWALES: PERFORM A GENERAL INSPECTION OF THE SWALE AFTER STORM EVENTS GREATER THAN OR EQUAL TO 1" OF RAINFALL OR MORE FREQUENTLY, AS NEEDED. MAINTENANCE CONSISTS OF REMOVAL OF ANY TRASH AND/OR DEBRIS FROM THE BOTTOM OF THE SWALE, REMOVAL OF SEDIMENT BUILDUP WITHIN THE SWALE, CORRECTING ANY EROSION GULLYING, AND RE-SEEDING, AS NECESSARY.
   G. ROUTINE MAINTENANCE: OTHER ROUTINE MAINTENANCE INCLUDES THE REMOVAL OF TRASH AND LITTER FROM PAVED AND PERIMETER AREAS, AND STREET AND PARKING LOT SWEEPING UPON COMPLETION OF CONSTRUCTION TO AVOID EXCESSIVE ACCUMULATION OF SEDIMENT IN THE DRAINAGE SYSTEM. INSPECT THE PIPES AND STRUCTURES FOR SEDIMENT ACCUMULATION AND PROPER FLOW.

WATER & SEWER INSTALLATION NOTES

1. INSTALL SEWER AND WATER MAINS ACCORDING TO THE FOLLOWING GUIDELINES TO PREVENT FREEZING OF THE MAIN OR SEWER:

UTILITY TYPE	MIN. COVER OVER TOP OF PIPE	MIN. HORIZONTAL DISTANCE TO DRAIN STRUCTURE
SANITARY FORCEMAIN	5'	3'
GRAVITY FORCEMAIN	4'	2'
WATER MAIN	5'	2'

2. INSULATE SANITARY FORCE MAINS, WATER MAINS, HYDRANT PIPING AND DEAD END WATER LINES S WHERE SOIL COVER OR HORIZONTAL SEPARATION TO PRECAST STRUCTURES IS LESS THAN THE DISTANCE SPECIFIED ABOVE AND/OR WHERE SHOWN ON PLANS.
3. INSULATION: 2" THICK POLYURETHANE INSULATION WITH PVC JACKET PLACED AROUND PIPE OR DESIGNER APPROVED EQUAL.
4. WATER AND SEWER SEPARATION IS TYPICALLY 10-FEET MINIMUM HORIZONTAL AND 18-INCHES VERTICAL WITH SEWER MAINS BELOW THE WATER MAINS (SEE DETAIL). IF SITE CONDITIONS REQUIRE LESS, THEN INSTALL UTILITIES AS INDICATED ON DETAILS.

WATER SYSTEM INSTALLATION NOTES:

1. CONSTRUCT THE WATER MAIN AND ITS APPURTENANCE IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S STANDARDS AND SPECIFICATIONS AND PAY FOR ALL ASSOCIATED FEES AS REQUIRED BY THE WATER DEPARTMENT.
2. ALL PROPOSED WATER MAIN 4-INCHES AND GREATER IN DIAMETER ARE DUCTILE IRON CLASS 52. ONLY USE HDPE 3408 OR AS INDICATED ON DRAWINGS OR AS APPROVED BY THE ENGINEER.
3. SUPPLY TWO COPIES OF SWORN CERTIFICATES TO PROVE THAT ALL PIPES AND FITTINGS ARE INSPECTED AND TESTED AS REQUIRED BY THE STANDARD SPECIFICATIONS TO WHICH THE MATERIAL IS MANUFACTURED.
4. GATE VALVES: MUELLER (A 2360 SERIES), CLOW (AWWA STANDARD C509 SERIES), AMERICAN DARLING (RESILIENT WEDGE) OR APPROVED EQUAL.
5. PROVIDE GATE VALVES ON ALL HYDRANT BRANCHES AND WATER MAIN. THE GATE VALVE TO TURN TO THE RIGHT TO OPEN (CLOCKWISE). ALL BOLTS AND NUTS MUST BE RUST PROOF STEEL.
6. CLEAR ALL NEWLY INSTALLED WATER SYSTEM COMPONENTS OF ALL FOREIGN MATERIALS SUCH AS DIRT AND MISCELLANEOUS DEBRIS PRIOR TO SYSTEM TESTING . NO TESTING IS ALLOWED WITHOUT REMOVAL OF ALL FOREIGN MATERIALS.
7. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING A PRESSURE TEST AND DISINFECTION TEST OF ALL WATER MAINS. THE TESTS MUST WITNESSED BY THE APPROVED INSPECTOR OR THE ENGINEER. THE CONTRACTOR MUST PROVIDE A MINIMUM OF 48-HOUR ADVANCE NOTICE TO THE LOCAL WATER DEPARTMENT PRIOR TO THE PRESSURE AND DISINFECTION TESTS. THE CONTRACTOR MUST PROVIDE ALL NECESSARY EQUIPMENT AND CHEMICALS TO PROPERLY CONDUCT THE TESTS.
8. INSTALL AND REMOVE ALL NECESSARY BLOWOFFS REQUIRED FOR THIS PROJECT AT NO EXTRA COST TO THE OWNER.
9. COLLECT ALL BACTERIOLOGICAL SAMPLES AND PAY FOR ALL RELATED LABORATORY FEES.
10. MAINTAIN UP-TO-DATE AS-BUILT DRAWINGS AND NOTES INDICATING THE HORIZONTAL AND VERTICAL LOCATION WITH TWO TIES OF ALL SYSTEM COMPONENTS INSTALLED. AS-BUILT DRAWINGS AND NOTES WILL BE UTILIZED BY THE ENGINEER FOR THE PREPARATION OF RECORD PLANS.

SEWER SYSTEM OPERATION & MAINTENANCE:

1. CLEAN ALL NEWLY INSTALLED FACILITIES, INCLUDING SEWER COLLECTION SYSTEM OF ALL FOREIGN MATERIALS SUCH AS DIRT AND MISCELLANEOUS DEBRIS PRIOR TO SYSTEM TESTING. TESTING MUST BE WITNESSED AND INSPECTED BY THE ENGINEER. NO TESTING IS ALLOWED WITHOUT REMOVAL OF ALL FOREIGN MATERIALS.
2. CONDUCT A LEAKAGE TEST OF ALL SEWER MAINS. TEST MUST BE WITNESSED BY THE ENGINEER. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH A MINIMUM OF 48-HOURS ADVANCE NOTICE TO THE TIME OF THE PRESSURE TEST.
3. TEST SEWER PIPES FOR LEAKAGE WITH THE FOLLOWING PROCEDURE.
   INTRODUCE LOW PRESSURE AIR INTO THE SEAL LINE (WITH PNEUMATIC PLUGS) UNTIL THE INTERNAL AIR PRESSURE REACHES 4 psi GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE. ALLOW AT LEAST 2 MINUTES FOR AIR PRESSURE TO STABILIZE.
   AFTER THE STABILIZATION PERIOD (3.5 psi MINIMUM PRESSURE IN THE PIPE), THE PORTION OF PIPE TESTED IS ACCEPTABLE IF THE TIME REQUIRED IN MINUTES FOR THE PRESSURE TO DECREASE FROM 3.5 TO 3 psi IS NOT LESS THAN 1.90 TIMES THE LENGTH OF PIPE BEING TESTED.
4. VACUUM TEST ALL SEWER MANHOLES. TESTS MUST BE WITNESSED BY THE ENGINEER UNLESS THE SEASONAL GROUNDWATER LEVEL IS MORE THAN 10 FEET FROM THE BOTTOM OF THE MANHOLE.
5. MANDREL TEST ALL SEWER MAINS AFTER 30 DAYS. TESTS MUST BE WITNESSED BY A TOWN REPRESENTATIVE OR THE ENGINEER.

LEGEND:

GENERAL

Line label	Description
	BERM
	BERM CUT
	BUILDING
	CENTERLINE
44	CONTOUR - MINOR
50	CONTOUR - MAJOR
	CURB
	CURB CUT
	EDGE OF PAVEMENT
	FENCE - CHAIN LINK
X	FENCE - WIRE
	FENCE - WOOD
	GUARD RAIL
	LIMIT OF WORK
	PATHWAY
	STONE
	SIDEWALK
	STORMWATER AREA
	TREE LINE
	WALL - RETAINING
	WALL - STONE
	VEGETATED SWALE
	CONCRETE
	CROSSWALK/PAVEMENT STRIPING

PROPERTY INFORMATION

Line label	Description
	EASEMENT LINE
	PROPERTY, LOT, OR ROW
	SETBACK LINE

UTILITIES

Line label	Description
	DRAIN PIPE
G	GAS LINE
OHW	OVERHEAD WIRE
S	SANITARY SEWER
FM	SEWER FORCE MAIN
E/T/C	UNDERGROUND E/T/C
UGE	UNDERGROUND ELEC.
C	CABLE LINE
T	TELEPHONE LINE
W	WATER LINE

EROSION & SEDIMENT CONTROL

Line label	Description
SB	STRAWBALE
SFSB	SILT FENCE-STRAWBALE
SF	SILT FENCE
SS	SILT SOCK

ENVIRONMENTAL

Line label	Description
	WETLAND BOUNDARY
	WETLAND 50 BUFFER
	WETLAND 100 BUFFER
	RIVERFRONT BOUNDARY
	INNER RIVERFRONT (100)
	OUTER RIVERFRONT (100-200)
MLW	MEAN LOW WATER
MHW	MEAN HIGH WATER
	COASTAL BANK
	COASTAL BANK BUFFER
	FEMA FLOOD ZONE

SYMBOLS

Symbol label	Description
	BENCHMARK
CB	BOUNDARY
	CONTROL POINT
	EXISTING SHRUB
	EXISTING TREE
	EXISTING EVERGREEN TREE
	TREE STUMP
EL:98.45	EXISTING SPOT GRADE
EL:95.00	SPOT GRADE
S	SEWER MANHOLE
E	ELECTRIC MANHOLE
T	TELEPHONE MANHOLE
MH	MANHOLE
TV	TV BOX
?	UNKNOWN MANHOLE
MP	METER PIT
D	DRAIN MANHOLE
	CATCHBASIN
	BIORETENTION OUTLET
	RECHARGE BASIN W/ INLET
	RECHARGE BASIN
D	RECHARGE BASIN W/ MANHOLE
	FLARED END OUTLET
	STONE APRON
	INLET PROTECTION
WV	WATER VALVE
SV	SEWER VALVE
GV	GAS VALVE
CS	CURB STOP
CO	CLEAN OUT
	PIPE STUB
	THRUST BLOCK
	UTILITY BOX
	HYDRANT
UP	UTILITY POLE W/GUY
UP1	UTILITY POLE
	GUY
	LIGHT POST
MW	MONITORING WELL
W	WATER WELL
TP	TEST PIT
AUG#	BORING
WF	WETLAND FLAG
	MAIL BOX
	ROCK
	SIGN
	BENCH
	PICNIC TABLE
BIKE	BIKE RACK
	HANDICAP SYMBOL
10	NUMBER OF PARKING SPACES
	VEHICLE CIRCULATION
	VEHICLE CIRCULATION

PERMITTING SET
NOT FOR CONSTRUCTION

Rev.	Date	By	Appr.	Description
1				
2				
3				
4				
5				
6				
7				

Revisions

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
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Sandwich, MA 02563
508-833-6600 voice
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Checked By: JK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

Plan Set:
75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title:
NOTES

Prepared For:
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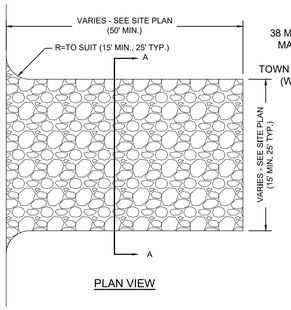
Dated: March 8, 2022

Registration:
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

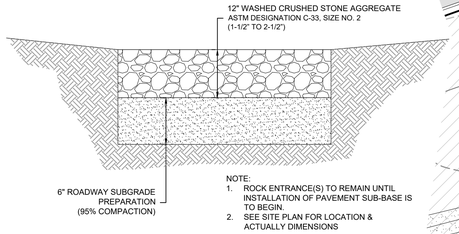
Project Number: 22009
Sheet : 3 of 21
Sheet Number: C - 3

EROSION & SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION A NOTICE OF INTENT (NOI) MUST BE FILED WITH NPDES. REFER TO THE STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP) REGARDING ALL EROSION CONTROL MATTERS. MAINTAIN A WORKING COPY OF THE SWPPP ONSITE AT ALL TIMES. FOLLOW THE SWPPP PROTOCOL FOR SITE MAINTENANCE, INSPECTIONS AND PROPER DOCUMENTATION UNTIL THE SITE HAS BEEN ACCEPTED BY THE OWNER. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR OR OWNER MUST FILE A NOTICE OF TERMINATION WITH NPDES. IN ACCORDANCE WITH NPDES REGULATIONS, THE COMPLETED SWPPP MUST INCLUDE ALL OF THE SITE EROSION CONTROL DOCUMENTATION, WEEKLY EROSION INSPECTION REPORTS COMPLETED BY THE DESIGNATED SITE PERSONNEL, AND ANY OTHER PERTINENT SITE DOCUMENTATION MUST BE RETAINED FOR A MINIMUM OF 3 YEARS FROM THE DATE OF TERMINATION.
2. DESIGNATE THE SITE CONSTRUCTION FOREMAN AS THE ON-SITE PERSONNEL RESPONSIBLE FOR THE DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS AND IMPLEMENTATION OF ALL NECESSARY MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.
3. INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS INDICATED ON DRAWINGS IN CONSULTATION WITH THE CONSERVATION AGENT, AND ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN. INSPECT, MAINTAIN REPAIR AND REPLACE EROSION CONTROL MEASURES, AS NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT. THE SITE PERIMETER EROSION CONTROLS ARE THE DESIGNATED LIMIT OF WORK. INFORM ALL PERSONNEL WORKING ON THE PROJECT SITE THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGHOUT THE CONSTRUCTION PERIOD.
4. MAINTAIN A MINIMUM SURPLUS OF 100 FEET OF EROSION CONTROL BARRIER (SILT FENCE, STRAWBALE, &/OR SILT SOCK) ONSITE AT ALL TIMES.
5. PROVIDE CONSTRUCTION EXITS AS INDICATED ON DRAWINGS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. CLEAN AND/OR REPLACE THE CRUSHED STONE PAD, AS NECESSARY, TO MAINTAIN ITS EFFECTIVENESS.
6. KEEP THE LIMIT OF CLEARING, GRADING AND DISTURBANCES TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, CLEAR AND GRUB ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION. PROPERLY INSTALL THE SEDIMENTATION CONTROLS PRIOR TO BEGINNING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
7. MONITOR LOCAL WEATHER REPORTS DURING CONSTRUCTION AND PRIOR TO SCHEDULING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES WHICH LEAVE LARGE DISTURBED AREAS UNSTABILIZED. IF INCLEMENT WEATHER IS PREDICTED, USE BEST PROFESSIONAL JUDGEMENT AND GOOD CONSTRUCTION PRACTICES WHEN SCHEDULING CONSTRUCTION ACTIVITIES AND ENSURE THE NECESSARY EROSION CONTROL DEVICES ARE INSTALLED AND FUNCTIONING PROPERLY TO MINIMIZE EROSION FROM ANY IMPENDING WEATHER EVENTS.
8. INSPECT EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZED SLOPES ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF .25 INCH OR GREATER. REPAIR IDENTIFIED PROBLEMS WITHIN 24 HOURS TO ENSURE EROSION AND SEDIMENT CONTROLS ARE IN GOOD WORKING ORDER. RESET OR REPLACE MATERIALS AS REQUIRED.
9. SURROUND THE PERIMETER OF SOIL STOCKPILES WITH SILT SOCK, SILT FENCE, STRAWBALES, OR A COMBINATION OF SILT FENCE WITH STRAWBALE, AS DETERMINED NECESSARY.
10. DISTURBED AREAS AND SLOPES MUST NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. REINFORCE TEMPORARY AREAS HAVING A SLOPE GREATER THAN 4:1 WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERLY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
11. SMALL SEDIMENTATION BASINS MAY BE CONSTRUCTED ON AN AS-NEEDED BASIS DURING CONSTRUCTUON TO AID IN THE CAPTURE OF SITE RUNOFF AND SEDIMENT. IT WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR, IN CONSULTATION WITH THE ENGINEER, TO SIZE AND CREATE THESE BASINS IN APPROPRIATE LOCATIONS.
12. CONTAIN ALL SEDIMENT ONSITE. SWEEP ALL EXITS FROM THE SITE AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. SWEEP PAVED AREAS AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS ACCUMULATED DURING SITE CONSTRUCTION.
13. REMOVE ACCUMULATED SEDIMENT FROM ALL TEMPORARY PRACTICES AND DISPOSE OF IN A PRE-APPROVED LOCATION.
14. PROVIDE ON SITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL EROSION AND SEDIMENTATION CONTROL DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS THE CONTRACTOR MUST CONTINUE TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ON SITE OR READILY AVAILABLE TO PROPERLY MAINTAIN AND REPAIR ALL EROSION AND SEDIMENTATION CONTROL DEVICES IN A TIMELY AND RESPONSIBLE MANNER
15. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION. PROVIDE A SURFACE ELEVATION AT A MINIMUM 1-FOOT ABOVE THE BOTTOM OF MEDIA ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE FOR PARTIALLY CONSTRUCTED BIORETENTION AREAS. THIS ALLOWS FOR AN OVER-DIG OF THE COLLECTED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO MEDIA/FABRIC INSTALLATION.
16. CONTROL DUST BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. REMOVE SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK PRIOR TO THE OWNER'S ACCEPTANCE.



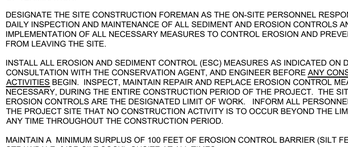
PLAN VIEW



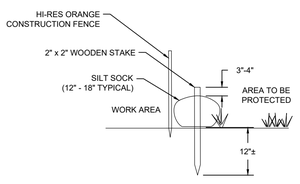
NOTE:
1. ROCK ENTRANCE(S) TO REMAIN UNTIL INSTALLATION OF PAVEMENT SUB-BASE IS TO BEGIN.
2. SEE SITE PLAN FOR LOCATION & ACTUALLY DIMENSIONS

SECTION A-A

STONE CONSTRUCTION ENTRANCE
NOT TO SCALE



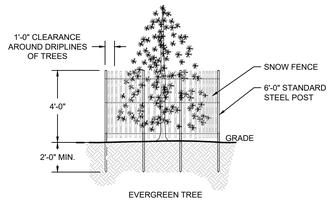
PLAN VIEW



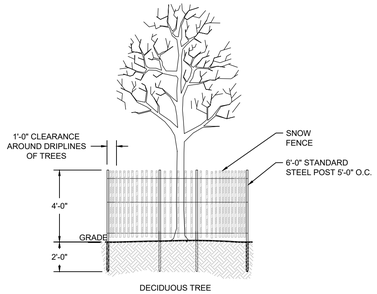
SECTION

NOTES:
1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. SEDIMENT SILT SOCK TO BE FILLED WITH COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.

SEDIMENT SILT SOCK
NOT TO SCALE



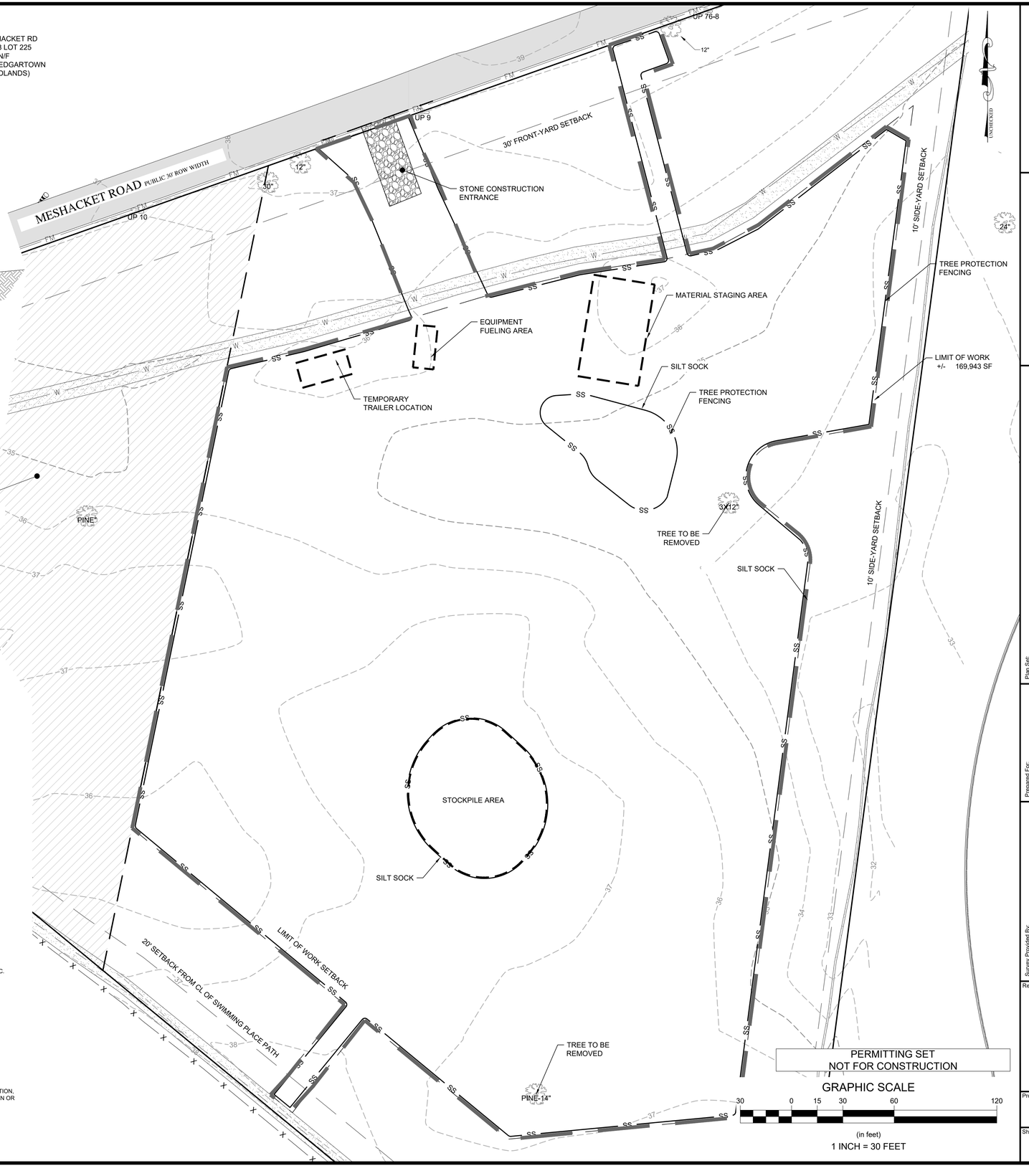
EVERGREEN TREE



DECIDUOUS TREE

NOTES:
1. FENCING SHALL BE ORANGE RESINET SM60 BARRIER FENCE "SNOW FENCE" OR APPROVED EQUIVALENT.
2. POST SHALL BE HOT ROLLED RAIL STEEL AND FORMED INTO A "T". DIMENSIONS OF "T" POST SECTION, APPROXIMATELY 1 7/16" X 1 5/16" X 1/8" X 6' (SIX FEET) LONG. THE POST SHALL BE PAINTED GREEN OR GALVANIZED.
3. THE FENCING SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION HAS BEEN COMPLETED AND THE SURFACE HAS BEEN RE-ESTABLISHED

TREE PROTECTION
NOT TO SCALE



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Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
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Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Designed By: - | Drawn By: PJO | Checked By: JK

Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: EROSION & SEDIMENT CONTROL PLAN

Prepared For:
Affirmative Investments, Inc.
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Phone: 617-367-4300
Fax: - -

Survey Provided By:
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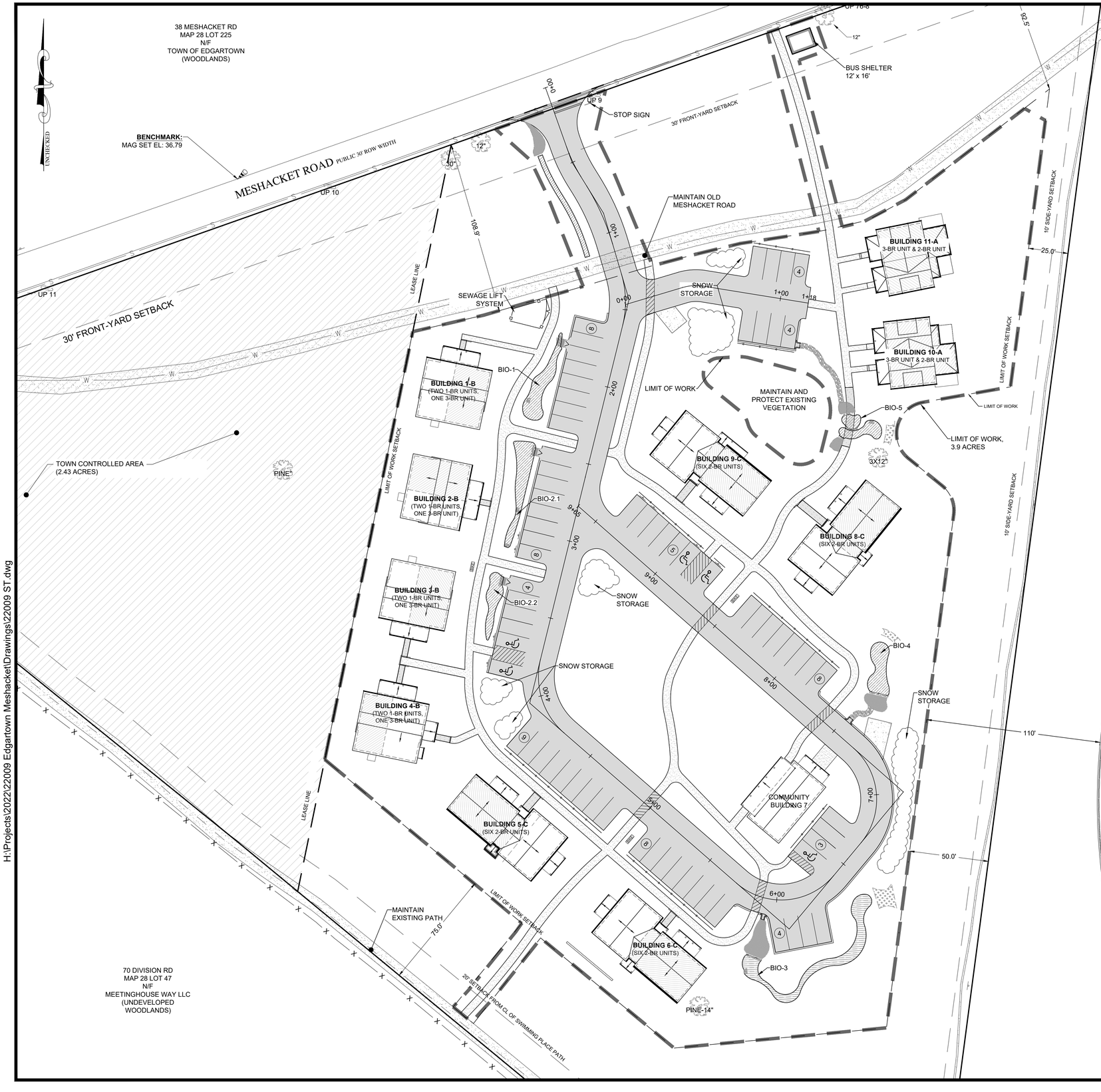
Phone: (508) 833-4600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009

Sheet : 4 of 21

Sheet Number: C - 4



SITE INFORMATION:

TOTAL SITE AREA:	9.19 ACRES
PROPOSED SITE LEASE AREA:	6.76 ACRES
PROTECTED AREA-WEST:	2.43 ACRES
ADDITIONAL PROTECTED AREA:	2.86 ACRES
TOTAL LAND DISTURBANCE:	3.90 ACRES
• PAVEMENT AREA:	0.81 ACRES
• CONCRETE AREA:	0.01 ACRES
• WALKWAY AREA:	0.23 ACRES
• ROOF AREA:	0.55 ACRES
• LANDSCAPE / GSI AREAS:	2.30 ACRES (1.05 ACRES - OPEN SPACE)

PROPOSED BUILDINGS:

4 - 3-UNIT BUILDINGS 5 BEDROOMS / BLDG
4 - 6-UNIT BUILDINGS 12 BEDROOMS / BLDG
2 - 2-UNIT BUILDINGS 5 BEDROOMS / BLDG

TOTAL NUMBER OF BEDROOMS: 78

PARKING REQUIRED:

PER TOWN OF EDGARTOWN ZONING REQUIREMENTS
1 SPACE / 2 BEDROOMS: 39 TOTAL SPACES REQUIRED

PARKING PROVIDED:

65 SPACES (20' x 9')
5 HANDICAP SPACES (2 VAN ACCESSIBLE)
70 SPACES TOTAL

NOTES:

1. ALL SITE WALKS 4' WIDE STABILIZED STONEDUST UNLESS OTHERWISE NOTED.

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE

30 0 15 30 60 120

(in feet)

1 INCH = 30 FEET

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Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Designed By: -
Drawn By: PJO
Checked By: AK
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: OVERALL SITE PLAN

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

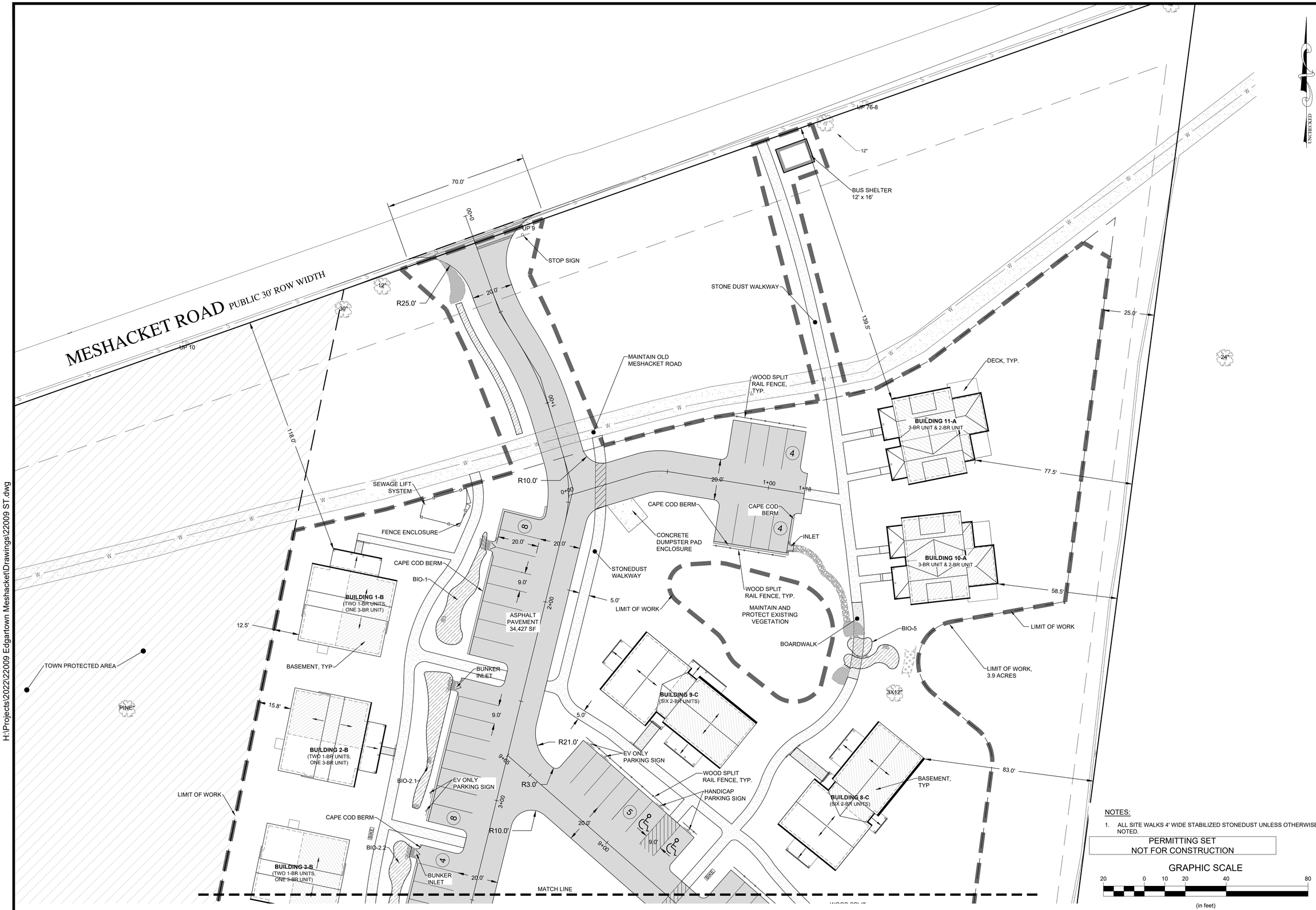
Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009
Sheet : 5 of 21

Sheet Number: C - 5



NOTES:

1. ALL SITE WALKS 4' WIDE STABILIZED STONEDUST UNLESS OTHERWISE NOTED.

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)

1 INCH = 20 FEET

UNCHECKED

Revisions

Rev.	Date	By	Appr.	Description
1				
2				
3				
4				
5				
6				

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Checked By: AK
Drawn By: PJO
Designed By: -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: SITE PLAN 1

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER

5-13-2022

Project Number: 22009
Sheet: 6 of 21

Sheet Number: C - 6

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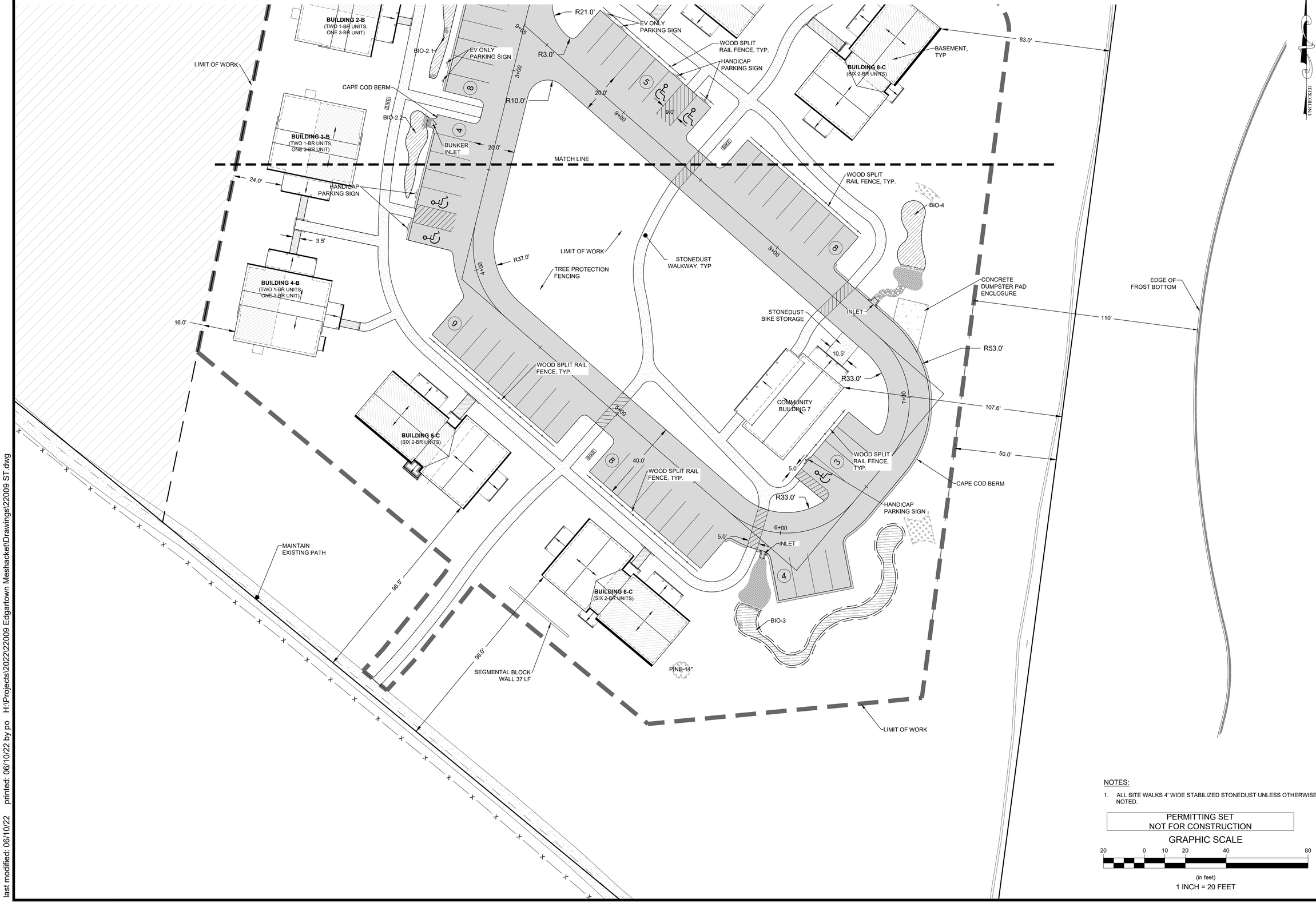

NOTES:

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PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)

1 INCH = 20 FEET

Revisions

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Checked By: AK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: SITE PLAN 2

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dates: March 8, 2022

Registration:

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER

5-13-2022

Project Number: 22009
Sheet : 7 of 21

Sheet Number: C - 7

last modified: 06/10/22 printed: 06/10/22 by po H:\Projects\2022\22009 Edgartown Meshacket\Drawings\22009 ST.dwg

38 MESHACKET RD
MAP 28 LOT 225
N/F
TOWN OF EDGARTOWN
(WOODLANDS)

BENCHMARK:
MAG SET EL: 36.79

MESHACKET ROAD PUBLIC 30' ROW WIDTH

UP 10

UP 11

UP 9

UP 78-8

TOWN CONTROLLED AREA
(2.43 ACRES)

PINE

BUILDING 1-B
FFE = 37.50

BUILDING 2-B
FFE = 37.50

BUILDING 3-B
FFE = 38.50

BUILDING 4-B
FFE = 38.00

BUILDING 5-C
FFE = 38.00

BUILDING 6-C
FFE = 37.50

BUILDING 8-C
FFE = 37.33

BUILDING 9-C
FFE = 37.33

BUILDING 10-A
FFE = 37.50

BUILDING 11-A
FFE = 38.00
3-BR UNIT & 2-BR UNIT

COMMUNITY
BUILDING 7
FFE = 37.00

PINE-14"

3X12"

LIMIT OF WORK

EDGE OF FROST BOTTOM, TAKEN FROM FIGURE 5 OF THE RARE SPECIES HABITAT ASSESSMENT BY WENDY & ROBERT CULBERT DATE MARCH 20, 2022

24 MESHACKET RD
MAP 28 LOT 30
N/F
EDGARTOWN WATER DEPARTMENT
(TOWN WELLHEAD PROTECTED
PROPERTY)

70 DIVISION RD
MAP 28 LOT 47
N/F
MEETINGHOUSE WAY LLC
(UNDEVELOPED
WOODLANDS)

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE
30 0 15 30 60 120
(in feet)
1 INCH = 30 FEET

UNCHECKED

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Checked By: AK
Drawn By: PJO
Designed By: -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: OVERALL DRAINAGE PLAN

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009
Sheet : 8 of 21

Sheet Number: C - 8

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SEDIMENT FOREBAY
BOTTOM EL: 37.34
110 SF

WATER QUALITY SWALE 1
(WQS1)
BOTTOM EL: 37.26 TO 35.29
212 SF

BO: 1A
RIM:36.20'
12" INV OUT:34.31'

FES 1
12" INV:33.48'

BIORETENTION AREA 1 (BIO1)
BOTTOM EL: 33.48
415 SF

ALL PIPES CORRUGATED
HDPE UNLESS NOTED

MATCH EX. GRADE ALONG PATH
TO MESHACKET ROAD

12" NYOPLAST CLEANOUT
STRUCTURE (TYP.)

BUILDING 11-A
FFE = 38.00

BUILDING 10-A
FFE = 37.50

UNDERGROUND RECHARGE
CHAMBER URC-5
3 ADS STORMTECH MC-3500
RECHARGE UNITS
BOTTOM OF STONE EL: 28.00

AD:60
RIM:34.50'
6" INV IN:29.27'
10" INV OUT:29.17'

RAINGUARDIAN
BUNKER (TYP.)

CAPE COD BERM (TYP.),
SEE DETAIL

DMH:10
RIM:34.84'
12" INV IN:31.11'
12" INV OUT:31.01'

ROOF DRAIN COLLECTOR PIPE
(TYP.), SIZE AS NOTED
@ 2% MIN. SLOPE
DISTAL INV. ±34.5

DISTAL INV. ±34.5
BUILDING 1-B
FFE = 37.50

FES 1B
8" INV:33.48'

BO:1
RIM:33.75'
12" INV OUT:31.24'

STR_91
RIM: 33.18'

SEDIMENT FOREBAY
BOTTOM EL: 33.58
WEIR EL: 34.08
59 SF

BOARDWALK EL. 35.33

STONE CHECKDAM
EL: 33.75
SEDIMENT FOREBAY
BOTTOM EL: 34.04 SF
WEIR EL: 34.20
48 SF

LIMIT OF WORK

FES 5
8" INV:27.35'

BIORETENTION AREA 5 (BIO5)
BOTTOM EL: 33.67
260 SF

REINFORCED TURF SPILLWAY
EL: 34.60

BO:5
RIM:34.00'
12" INV OUT:30.38'

BO:2A
RIM:34.70'
12" INV OUT:31.04'

BIORETENTION AREA 2A
(BIO2A)
BOTTOM EL: 34.37
455 SF

FES 2C
8" INV:34.37'

DISTAL INV. ±33.50
BUILDING 9-C
FFE = 37.33

DMH:11
RIM:35.50'
12" INV IN:30.76'
12" INV IN:30.94'
15" INV OUT:30.66'

BUILDING 2-B
FFE = 37.50
BW: 35.25
8" PIPE INLET INV:
35.25

8" HDPE ROOF DRAIN
COLLECTOR PIPE
@ 2% MIN. SLOPE

BUILDING 8-C
FFE = 37.33

DISTAL INV. ±34.00

UNDERGROUND RECHARGE
SYSTEM URC-6
4 ADS STORMTECH MC-3500
RECHARGE UNITS
BOTTOM OF STONE EL: 26.47

OVF:01
4" LEACHING CATCH BASIN
RIM:33.50'
15" INV IN:26.83'
15" INV IN:26.83'
12" INV IN:29.64'

DISTAL INV. ±35.5
BUILDING 3-B
FFE = 38.50

AD:40
RIM:36.75'
8" INV OUT:32.40'

FES 2A
8" INV:34.39'

FES 2B
8" INV: 35.73

INSERTA TEE CONNECTION
8" INV IN: 28.32

REINFORCED TURF SPILLWAY
EL: 34.60

EDGE OF FROST
BOTTOM

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE
20 0 10 20 40 80
(in feet)
1 INCH = 20 FEET

UNCHECKED

Revisions

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Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Checked By: AK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: GRADING & DRAINAGE 2

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTON
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009
Sheet: 9 of 21

Sheet Number: C - 9

BUILDING 3-B
FFE = 38.50

BUILDING 4-B
FFE = 38.00

BUILDING 5-C
FFE = 38.00

BUILDING 6-C
FFE = 37.50

BUILDING 8-C
FFE = 37.33

COMMUNITY BUILDING 7
FFE = 37.00

AD:40
RIM:36.75'
8" INV OUT:32.40'

DISTAL INV. ±35.5

DISTAL INV. ±35

DISTAL INV. ±35

DISTAL INV. ±34.50

DISTAL INV. ±34.00

INSERTA TEE CONNECTION
INVERT EL: 31.75

UNDERGROUND RECHARGE CHAMBER URC-4
1 ADS STORMTECH MC-3500 RECHARGE UNIT
BOTTOM OF STONE EL: 30.25

ROOF GUTTER DOWNSPOUT (DS), TYP

INSERT-A TEE CONNECTION
INVERT IN: 30.25

UNDERGROUND RECHARGE CHAMBER URC-3
1 ADS STORMTECH MC-3500 RECHARGE UNIT
BOTTOM OF STONE EL: 28.75

AD:30
RIM:36.40'
6" INV IN:32.40'
8" INV OUT:32.30'

ROOF GUTTER DOWNSPOUT (DS), TYP

FES 2A
8" INV:34.39'

FES 2B
8" INV: 35.73

BIORETENTION AREA 2B
(BIO2B)
BOTTOM EL: 35.40
260 SF

18"
L=21 S=0.00%

DMH:13
RIM:36.66'
WEIR: 31.47
15" INV IN:30.00'
18" INV OUT:28.89'
24" INV OUT:27.89'

UNDERGROUND RECHARGE CHAMBER URC-1
5X6 ADS STORMTECH MC-3500 RECHARGE UNITS (30 TOTAL)
BOTTOM OF STONE EL: 26.72

18"
L=15 S=0.00%

DMH:14
RIM:35.52'
WEIR: 31.47
12" INV IN:30.71'
18" INV OUT:28.89'
24" INV OUT:27.89'

ALL PIPES CORRUGATED HDPE UNLESS NOTED

INSERTA TEE CONNECTION
8" INV. IN: 28.83

18"
L=16 S=0.00%

LIMIT OF WORK

ROOF DRAIN COLLECTOR PIPE
(TYP.), SIZE AS NOTED
@ 2% MIN. SLOPE
DISTAL INV. ±34.5

FES 3
8" INV: 33.33

PINE 14"

BIORETENTION AREA 3
(BIO3)
BOTTOM EL: 33.33
740 SF

SEDIMENT FOREBAY
BOTTOM EL: 33.33
224 SF
WEIR EL:33.83

8" HDPE ROOF DRAIN COLLECTOR PIPE
@ 2% MIN. SLOPE

12"
L=8 S=0.00%
INSERTA TEE CONNECTION
8" INV. IN: 27.97

UNDERGROUND RECHARGE SYSTEM URC-6
4 ADS STORMTECH MC-3500 RECHARGE UNITS
BOTTOM OF STONE EL: 26.47

OVF:01
4" LEACHING CATCH BASIN
RIM:33.50'
15" INV IN:26.83'
15" INV IN:26.83'
12" INV IN:29.64'

REINFORCED TURF SPILLWAY
EL: 34.60

DMH:15
RIM:28.69'
WEIR EL: 32.30
18" INV IN:26.93'
15" INV OUT:26.83'

15"
L=77 S=0.00%

18"
L=19 S=0.00%

15"
L=163 S=0.00%

BIORETENTION AREA 4 (BIO4)
BOTTOM EL: 33.42
337 SF

BO:4
RIM:33.75'
12" INV OUT:30.96'

SEDIMENT FOREBAY
BOTTOM EL: 33.33
WEIR EL: 33.83
111 SF

18"
L=25 S=0.00%

DMH:21
RIM:28.69'
WEIR EL: 32.91
18" INV IN:26.93'
15" INV OUT:26.83'

UNDERGROUND RECHARGE CHAMBER URC-2
4X5 ADS STORMTECH MC-3500 RECHARGE UNITS
(20 TOTAL)
BOTTOM OF STONE EL: 27.33

DMH: 20
RIM:35.44'
WEIR EL: 32.08
12" INV IN:31.35'
18" INV OUT:29.50'
24" INV OUT:28.50'

REINFORCED TURF SPILLWAY
EL: 34.60

BO:3
RIM:33.66'
12" INV OUT:31.55'

EDGE OF FROST
BOTTOM

UNDISTURBED

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE
20 0 10 20 40 80
(in feet)
1 INCH = 20 FEET

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90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
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Drawn By: P-D
Checked By: JK
Designed By: - -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: GRADING & DRAINAGE 3

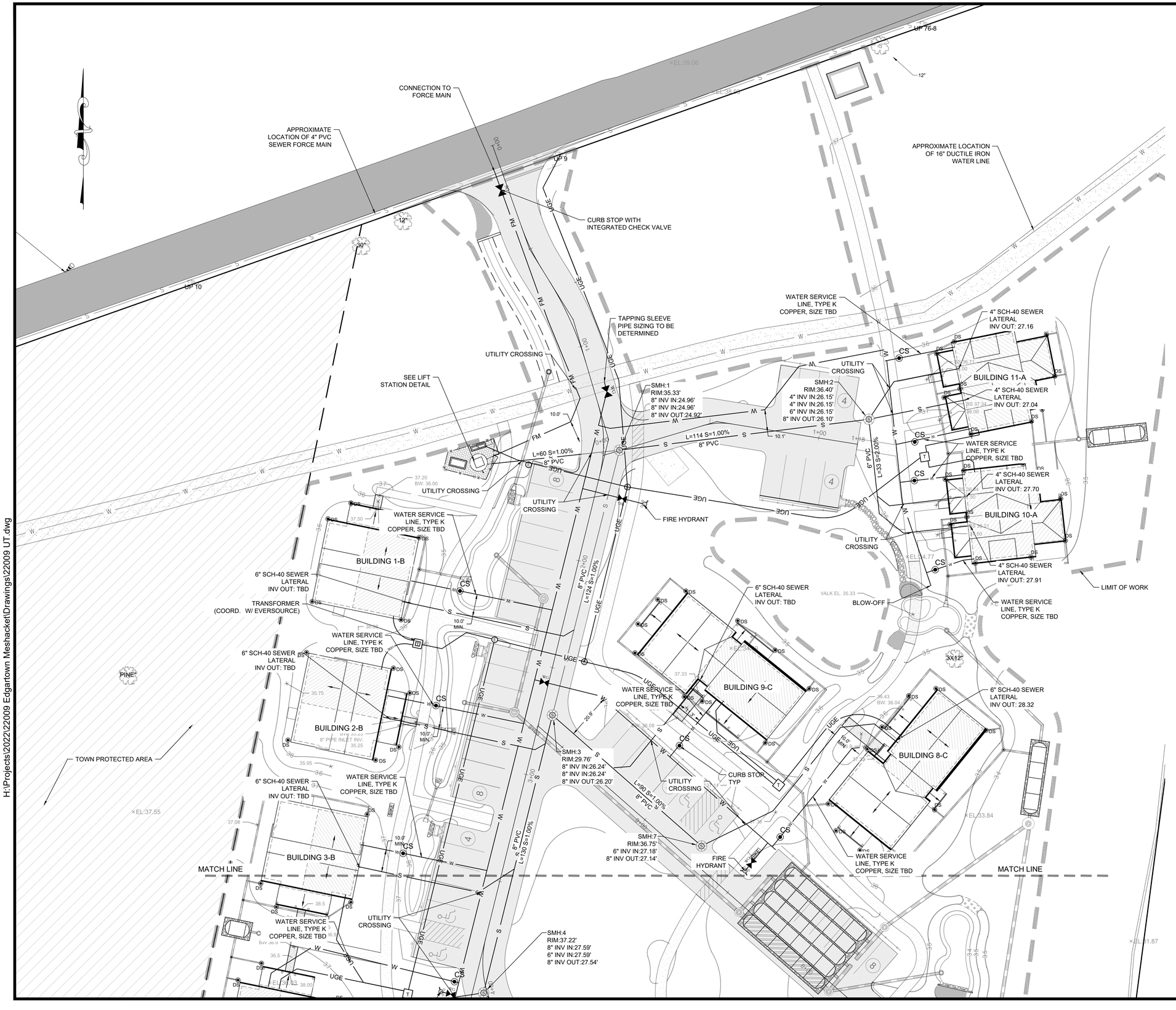
Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009
Sheet : 10 of 21

Sheet Number: C - 10



PERMITTING SET
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GRAPHIC SCALE
20 0 10 20 40 80
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90 Route 6A
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508-833-6600 voice
508-833-3150 fax

Checked By: AK
Drawn By: PJO
Designed By: -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: UTILITY PLAN-1

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

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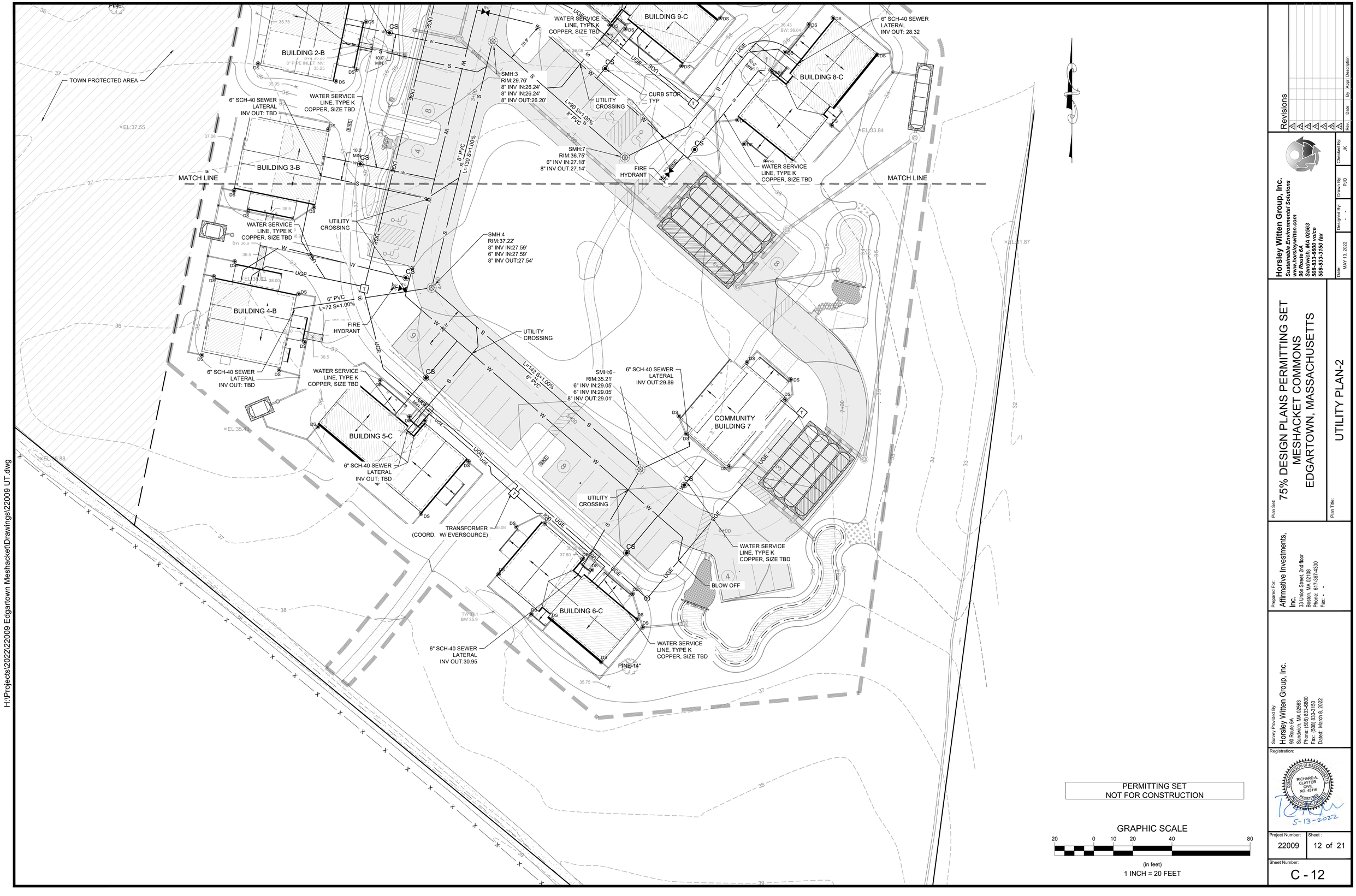
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009
Sheet: 11 of 21
Sheet Number: C - 11



PERMITTING SET
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GRAPHIC SCALE

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(in feet)

1 INCH = 20 FEET

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Revisions

Rev.	Date	By	Appr.	Description
1	5/13/22	AK		Site Plan Update

Horsley Witten Group, Inc.
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90 Route 6A
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Checked By: AK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: UTILITY PLAN-2

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

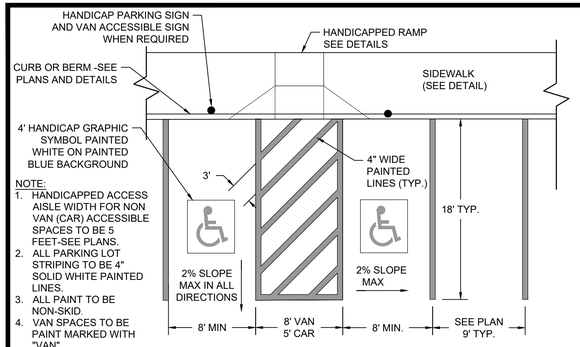
Registration:

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009

Sheet : 12 of 21

Sheet Number: C - 12

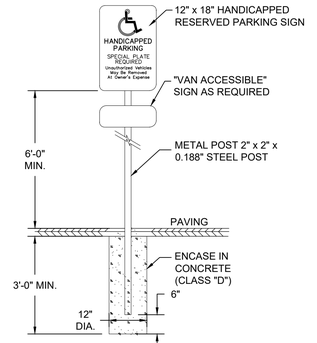


NOTE:
1. HANDICAPPED ACCESS AISLE WIDTH FOR NON VAN (CAR) ACCESSIBLE SPACES TO BE 5 FEET-SEE PLANS.
2. ALL PARKING LOT STRIPING TO BE 4" SOLID WHITE PAINTED LINES.
3. ALL PAINT TO BE NON-SKID.
4. VAN SPACES TO BE PAINT MARKED WITH "VAN".

HANDICAPPED & STANDARD PARKING SPACES DETAIL

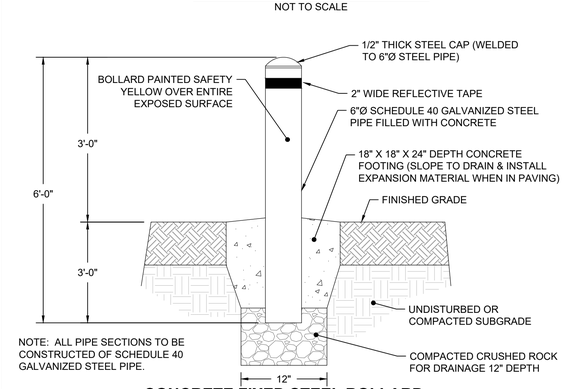
NOT TO SCALE

NOTES:
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE AASHTO STANDARD.
2. TO BE LOCATED ON SITE AT ALL HANDICAP SPACES AS SHOWN ON PLAN.
3. METAL POST TO BE DELIVERED WITH MANUFACTURER PAINTED EXTERIOR BLACK ENAMEL OR APPROVED EQUAL.



HANDICAPPED PARKING SIGN

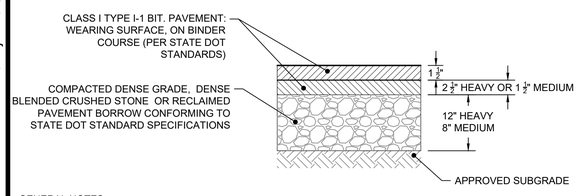
NOT TO SCALE



NOTE: ALL PIPE SECTIONS TO BE CONSTRUCTED OF SCHEDULE 40 GALVANIZED STEEL PIPE.

CONCRETE FIXED STEEL BOLLARD

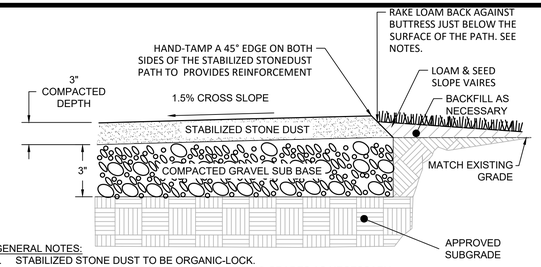
NOT TO SCALE



GENERAL NOTES:
1. SUB-GRADE (EXISTING MATERIAL) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW THE FINISH PAVEMENT SURFACE. EXCAVATE SANDY-LOAM AND/OR LOAMY-SAND TOPSOIL MATERIAL FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. PLACE SUB-BASE IN MAXIMUM 8" LIFTS (COMPACTED TO 95%).
3. COMPACT SUB-GRADE FILL TO 95% COMPACTION.
4. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.
5. SEE GRADING PLANS FOR PAVEMENT SLOPE AND CROSS SLOPE.
6. SWEEP CLEAN THE EXISTING BINDER COURSE SURFACE PRIOR TO INSTALLING THE WEARING COURSE BY A STREET SWEEPING MACHINE .
7. APPLY A TACK COAT PER SPECIFICATIONS.

BITUMINOUS PAVEMENT

NOT TO SCALE



GENERAL NOTES:
1. STABILIZED STONE DUST TO BE ORGANIC-LOCK.
2. BACKFILL ALONG PATH EDGE TO MATCH EXISTING GRADES AS NECESSARY.
3. TAMP BACKFILLED MATERIAL ALONG EDGE OF PATH TO ENSURE POSITIVE DRAINAGE OFF STONE DUST PATH. CLEAN EDGE SHOULD NOT PROTRUDE ABOVE THE PATH AS THIS WILL PREVENT PATH FROM SHEDDING RUNOFF.
4. SEE PLANS FOR PATH WIDTH.

STONE DUST NOTES:

SUBMITTALS

1. MANUFACTURER'S PRODUCT DATA SHEET.
2. 1 QUART SAMPLE OF BASE COURSE.
3. BASE COURSE GRADATION INDICATING THAT THE PRODUCT MEETS SPECIFICATIONS
4. 1 QUART SAMPLE OF STONE DUST PAVING (COLOR TO BE SELECTED BY OWNER).
5. STABILIZED STONE DUST GRADATION INDICATING THAT THE PRODUCT MEETS SPECIFICATIONS.

SITE CONDITIONS

1. ENSURE THAT THE SUBGRADE AND BASE ARE PROPERLY GRADED AND COMPACTED TO REQUIRED SPECIFICATIONS.
2. DO NOT INSTALL THE ORGANIC-LOCK PATHWAY AGGREGATE DURING RAIN. RAIN WITHIN 3-5 DAYS AFTER INSTALLATION WILL INCREASE CURING TIME.
3. PROTECT ALL NEARBY SURFACES, PLANTS, AND STRUCTURES FROM POSSIBLE CONTAMINATION FROM MATERIALS OR DAMAGE BY EQUIPMENT.

TEST PLOT

1. INSTALL 20 SQUARE FEET MINIMUM OF STABILIZED PATH INCLUDING BASE COURSE, AT LOCATION APPROVED BY LANDSCAPE ARCHITECT AND OWNER.
2. ALLOW LANDSCAPE ARCHITECT AND OWNER TO VIEW TEST PLOT BEFORE PROCEEDING WITH REST OF STABILIZED CRUSHED AGGREGATE PAVING.
3. APPROVED MOCK-UP MAY REMAIN AS PART OF COMPLETED WORK.

DELIVERY, HANDLING, AND STORAGE

1. DELIVERY: DELIVERY OF ORGANIC-LOCK IS AVAILABLE FROM THE MANUFACTURER OR SELECT ORGANIC-LOCK DEALERS. PLEASE CONTACT THE MANUFACTURER FOR MORE INFORMATION.
2. HANDLING: WEAR APPROPRIATE RESPIRATOR WHEN VENTILATION IS INADEQUATE. AVOID CONTACT WITH SKIN AND EYES.
3. STORAGE: PROTECT STABILIZED CRUSHED AGGREGATE MIX FROM CONTAMINATION. STORE UNDER COVER.

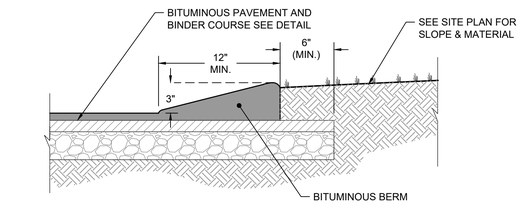
SUPPLIERS

A. ORGANIC-LOCK FOR ORGANIC-LOCK STABILIZED PATHWAY AGGREGATE PROVIDED BY:

READ CUSTOM SOILS
5 POND PARK ROAD
HINGHAM, MA 02043
SALES OFFICE: 781-828-6300
sales@readcustomsoils.com
WWW.READCUSTOMSOILS.COM

STONE DUST PATH

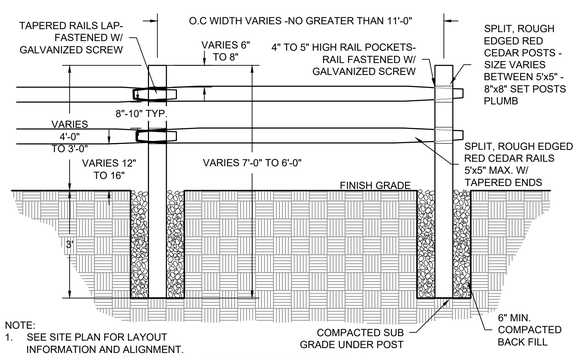
NOT TO SCALE



NOTES:
1. BERM TO BE CONSTRUCTED OF BITUMINOUS WEARING SURFACE COURSE AS SHOWN.
2. BERM TO BE CONSTRUCTED INTEGRAL WITH BITUMINOUS WEARING SURFACE.
3. WHEN BERM IS TO BE CONSTRUCTED ON A FRESH LAID BITUMINOUS SURFACE, THAT SURFACE MUST FIRST BE CLEANED.
4. BERM TO BE FOUNDED ENTIRELY ON THE BASE COURSE.
5. FINISH GRADE AT THE BACK OF THE BERM IS TO BE BROUGHT TO THE TOP OF THE BACK EDGE OF BERM.

BITUMINOUS BERM

NOT TO SCALE



NOTE:
1. SEE SITE PLAN FOR LAYOUT INFORMATION AND ALIGNMENT.

RUSTIC SPLIT RAIL 2 BAR FENCE

NOT TO SCALE

MATERIALS

1. CRUSHED AGGREGATE MATERIALS:
   CRUSHED AGGREGATE MATERIAL SHALL CONSIST OF SOUND, ANGULAR, DURABLE PARTICLES.
   GRADATION, IN ACCORDANCE WITH ASTM C136:

OPTIMAL GRADATION		
SIEVE	SIEVE SIZE (MM)	PERCENT PASSING
3/8"	9.51	100 %
4	4.76	80-100 %
8	2.36	65-90 %
16	1.18	50-70 %
30	0.6	25-55 %
50	0.3	15-35 %
100	0.149	10-20 %
200	0.074	5-15 %

2. ORGANIC-LOCK BINDER
   PATENTED POWDERED ORGANIC BINDER DESIGNED TO BE BLENDED WITH CRUSHED AGGREGATE
   MADE FROM 100% NATURALLY OCCURRING MATERIALS

EXECUTION

SPECIFIER NOTES: BELOW INSTRUCTIONS ARE FOR ORGANIC-LOCK PRE-WET, AND PRE-BLENDING WITH AGGREGATE. FOR MORE INFORMATION ON PRE-WETTING, AND PRE-BLENDING ORGANIC-LOCK REFER TO FOOT TRAFFIC PATHWAY INSTALLATION GUIDELINES BROCHURE.

PREPARATION

1. PREPARE THE SUBGRADE:
   1.1. EXCAVATE THE AREA TO THE DEPTH REQUIRED SO THAT FINISH GRADE CAN BE ESTABLISHED AS NOTED ON PLANS.
   1.2. COMPACT THE SUBGRADE TO 95% MODIFIED PROCTOR DENSITY.
2. PREPARE THE BASE:
   2.1. SPREAD THE BASE MATERIAL TO APPROVED DEPTH. CRUSHED, GRANULAR ROAD BASE SUCH AS 3/4" MINUS IS AN OPTIMAL BASE MATERIAL.
   2.2. DEPENDING UPON THE METHOD OF COMPACTION THE INSTALLATION OF BASE MATERIAL MAY REQUIRE SEPARATE LIFTS.
   2.3. NOTE: VIBRATORY COMPACTION IS ONLY ACCEPTABLE FOR THE BASE MATERIAL, ORGANIC-LOCK PATHWAY AGGREGATE MUST BE COMPACTED WITH A SINGLE OR DOUBLE DRUM STATIC ROLLER.
   2.4. COMPACT THE SUBGRADE TO 95% MODIFIED PROCTOR DENSITY.

WATERSHED MANAGEMENT

1. CROSS-SLOPES MUST BE INCORPORATED INTO THE COMPACTED BASE MATERIAL. SEE GRADING PLAN.
2. WATER BARS TO BE INSTALLED AS INDICATED IN THE GRADING PLAN AND DETAILS

SPREADING

1. THE USE OF A PAVING MACHINE IS HIGHLY RECOMMENDED FOR LARGE PROJECTS TO EVENLY SPREAD ORGANIC-LOCK PATHWAY AGGREGATE AT THE SPECIFIED DEPTH.
2. SPREAD THE LOOSE AND UNCOMPACTED ORGANIC-LOCK PATHWAY AGGREGATE OVER THE COMPACTED BASE MATERIAL.
3. TYPICALLY, A LIFT OF 4 INCHES OF LOOSE, PRE-WET ORGANIC-LOCK PATHWAY AGGREGATE WILL COMPACT TO THE REQUIRED 3 INCH DEPTH FOR FOOT-TRAFFIC PATHWAYS.

COMPACTION

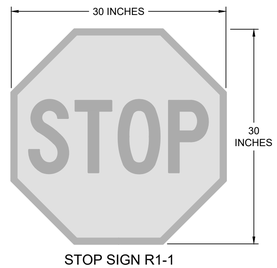
1. MAKE 4-6 PASSES USING A 1 TON DOUBLE OR SINGLE STATIC DRUM ROLLER, OR EQUIVALENT. A FOOT-TRAFFIC PATHWAY WILL TYPICALLY REQUIRE ONE LIFT, COMPACTED TO 3 INCHES.
2. COMPACTION WILL VARY WITH DIFFERENT AGGREGATES DUE TO PARTICLE SHAPE AND SIZE. COMPACT TO 95% MODIFIED PROCTOR DENSITY.

COMPLETING INSTALLATION

1. APPLY A LIGHT SPRAY TO THE SURFACE OF THE MATERIAL TO GIVE A CLEAN APPEARANCE.
2. APPLY WATER UNTIL THE WATER BEGINS TO RUN-OFF.
3. DO NOT ALLOW ANY TRAFFIC ON THE NEWLY INSTALLED PATHWAY UNTIL FULLY CURED

REPAIRS AND PROTECTION

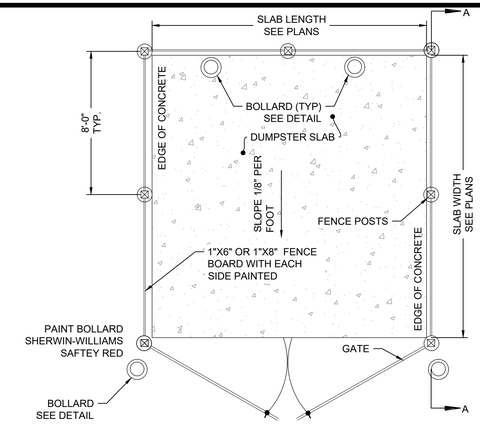
1. EXCAVATE THE DAMAGED AREA AND SCARIFY EXPOSED ORGANIC-LOCK PATHWAY AGGREGATE.
2. PRE-BLEND THE REPLACEMENT CRUSHED STONE AGGREGATE MATERIAL WITH ORGANIC-LOCK AT 34 LBS/ IMPERIAL TON. APPLY THE MATERIAL TO THE EXCAVATED AREA AND COMPACT. THOROUGHLY WATER THE MATERIAL TO ACHIEVE A 8-10% MOISTURE CONTENT, THE USE OF A MOISTURE PROBE IS RECOMMENDED.
3. ALLOW THE NEWLY INSTALLED ORGANIC-LOCK PATHWAY AGGREGATE TO CURE, BUT NOT COMPLETELY DRY OUT.
4. RE-COMPACT THE MATERIAL, ENSURING THAT THE FINAL GRADE AND CROWN ARE MAINTAINED. DO NOT USE A VIBRATORY COMPACTOR.



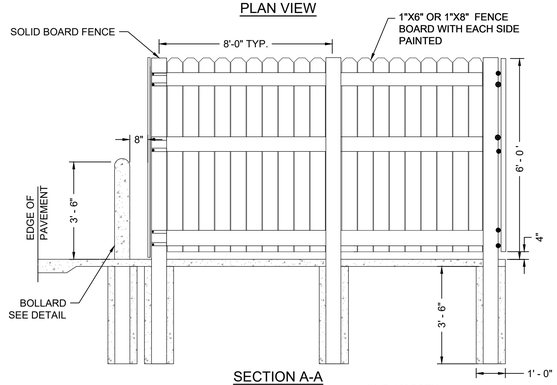
STOP SIGN R1-1

TRAFFIC STOP SIGN

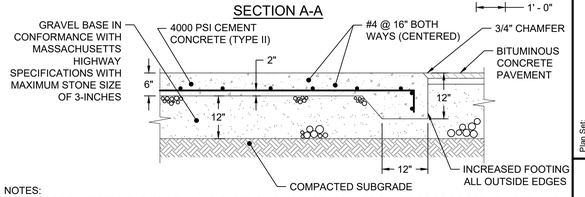
NOT TO SCALE



PLAN VIEW



SECTION A-A



NOTES:
1. SIZE OF DUMPSTER PAD TO BE AS INDICATED ON PLANS. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH. DUMPSTER PAD TO BE SIZED TO SUIT.
2. ENCLOSURE SPECIFICATIONS:
   - THE FENCING TO BE AN OPAQUE TYPE MATERIAL OF EITHER CEDAR OR VINYL.
   - THE FENCE HEIGHT TO FULLY ENCLOSE THE DUMPSTER ANDTO NOT EXCEED 8-FT.
   - THE ENCLOSURE TO BE CONSTRUCTED IN SUCH A MANNER THAT ALL STRUCTURAL MEMBERS, INCLUDING BRACES, POSTS, POLES AND OTHER PROJECTIONS, WILL BE ON THE INTERIOR SIDE OF THE FENCE.
   - THE GATES TO BE CONSTRUCTED WITH COMMERCIAL GRADE HARDWARE.
   - THE SUPPORTING POLES AT THE GATES TO BE METAL WITH THE APPROPRIATE DIAMETER TO SUPPORT THE GATE AT LEAST ONE AND FIVE-EIGHTHS INCHES (1-5/8") IN DIAMETER AND TO HAVE A CLOSING LATCH.
   - TWO BOLLARDS TO BE INSTALLED IN FRONT OF THE FENCE, BOTH SIDES OF GATE. TWO OTHER BOLLARDS TO BE INSTALLED IN SIDE THE FENCE, OPPOSITE OF GATE.

DUMPSTER PAD & ENCLOSURE DETAIL

NOT TO SCALE

PERMITTING SET
NOT FOR CONSTRUCTION

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Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Checked By: AK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Set:

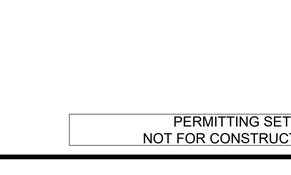
SITE DETAILS

Plan Title:

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

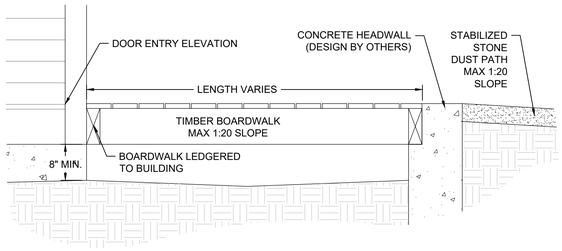
Registration:



Project Number: 22009

Sheet : 13 of 21

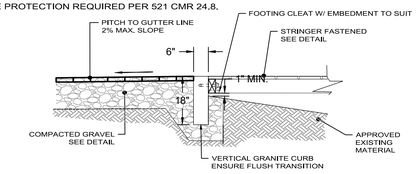
Sheet Number: C - 13



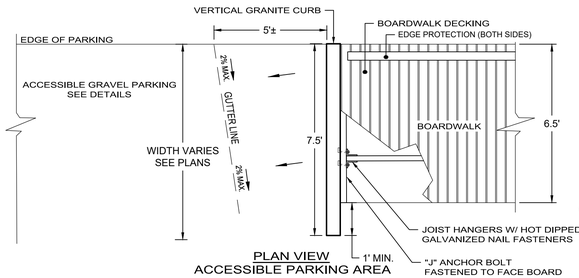
BOARDWALK ENTRANCE DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE DIRECTION VARIES. SEE PLANS FOR DIRECTION OF SLOPE.
2. ENSURE TOP OF REINFORCED GRAVEL SYSTEM, GRANITE CURB, AND BOARDWALK DECKING ARE FLUSH.
3. VERTICAL CURB MUST BE GRANITE.
4. GRANITE CURB MUST BE ONE CONTINUOUS PIECE.
5. GRANITE CURB IS TO BE INSTALLED AT BOTH TERMINATION POINTS. SEE PLANS
6. 2" EDGE PROTECTION REQUIRED PER 521 CMR 24.8.



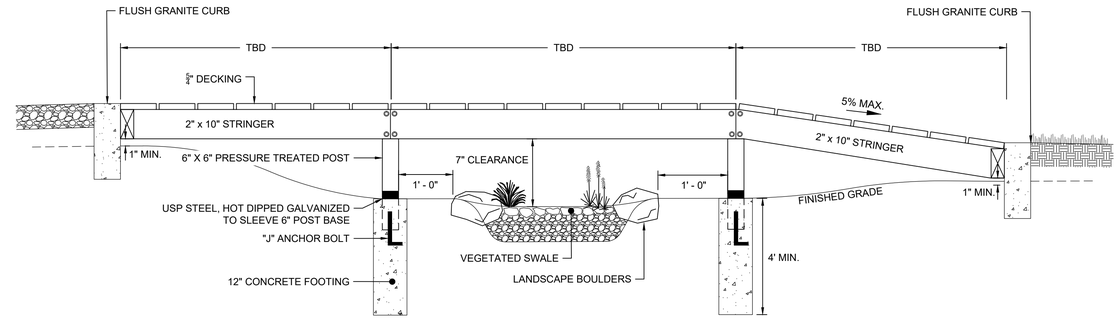
SECTION VIEW
AT PARKING TRANSITION



PLAN VIEW
ACCESSIBLE PARKING AREA

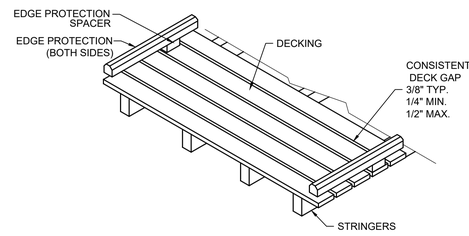
BOARDWALK EDGE TRANSITIONS

NOT TO SCALE



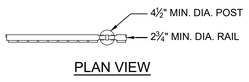
BOARDWALK CROSSING

NOT TO SCALE

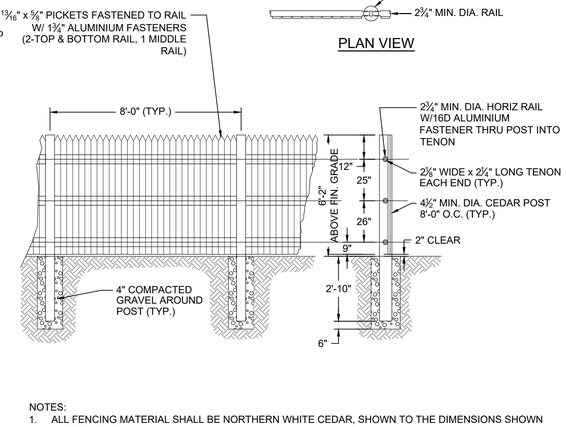


BOARDWALK DECKING AND CURB

NOT TO SCALE



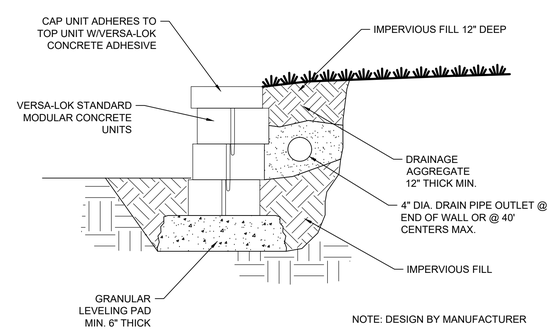
PLAN VIEW



NOTES:
1. ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SHOWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
2. ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S RECOMMENDATION ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST.
3. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL NOT BE RACKED TO ACCOMODATE CHANGES IN GRADE.
4. LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.
5. GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

6 FT. SINGLE SIDED STOCKADE FENCE DETAIL

NOT TO SCALE



NOTES:
1. MOUNTING: SURFACE MOUNT WITH SQUARE FLANGE.
2. COLOR OPTION: GALVANIZED.
3. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. CONTACT MANUFACTURER FOR DETAILS.

BIKE RACK

NOT TO SCALE

NOTE: DESIGN BY MANUFACTURER

TYPICAL SECTION-UNREINFORCED RETAINING WALL

NOT TO SCALE

PERMITTING SET
NOT FOR CONSTRUCTION

Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
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508-833-6600 voice
508-833-3150 fax

Checked By: AK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: SITE DETAILS (2)

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

Project Number: 22009
Sheet : 14 of 21
Sheet Number: C - 14

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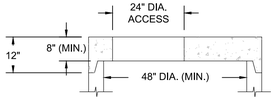
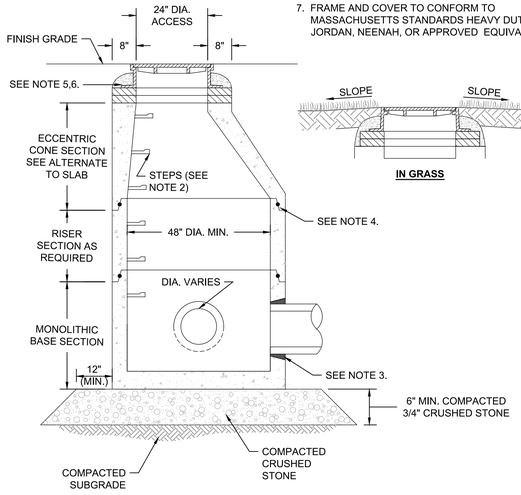
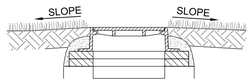
NOTES:
1. ALL SECTIONS TO BE DESIGNED FOR H-20 LOADING.
2. COPOLYMER MANHOLE STEPS TO BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS TO BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER TO BE SET IN FULL 12" MORTAR BED. ADJUST TO GRADE WITH PRECAST CONCRETE RISER OR BRICK.
6. DO NOT PLACE MORTAR BED AROUND STRUCTURE UNTIL IT IS AT THE REQUIRED FINISH ELEVATION AND ALIGNMENT.
7. FRAME AND COVER TO CONFORM TO MASSACHUSETTS STANDARDS HEAVY DUTY (EAST JORDAN, NEENAH, OR APPROVED EQUIVALENT).



ALTERNATE TOP SLAB

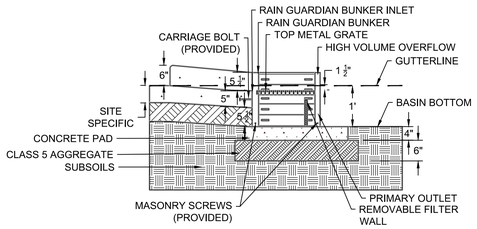


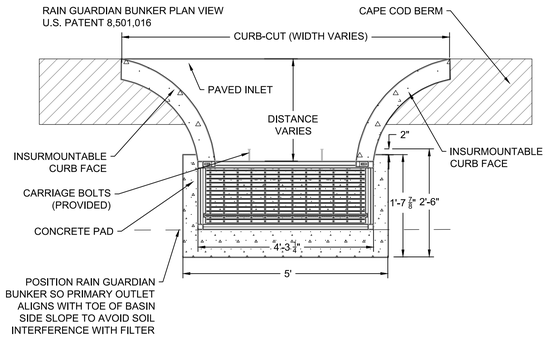


IN GRASS

PRECAST DRAIN MANHOLE (DMH)

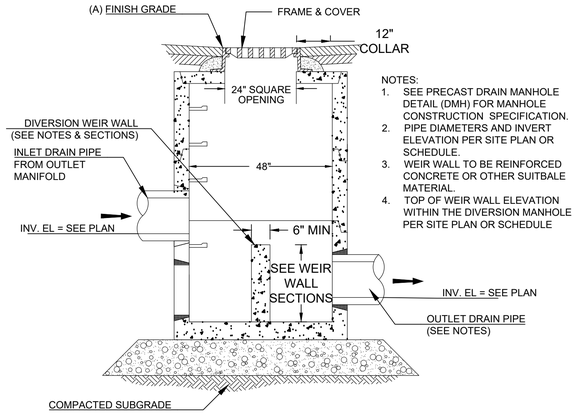
NOT TO SCALE





RAIN GUARDIAN BUNKER DETAILS

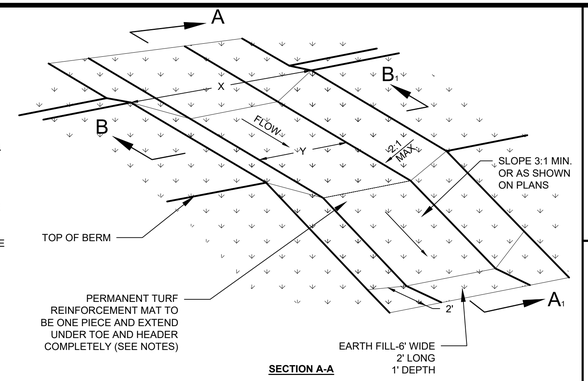
NOT TO SCALE



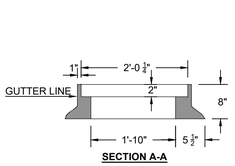
SECTION A-A

URC-PRECAST OUTLET CONTROL DRAIN MANHOLE

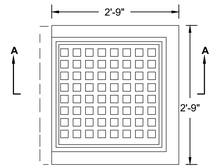
NOT TO SCALE



SECTION A-A

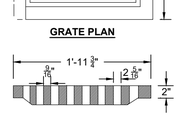


SECTION A-A



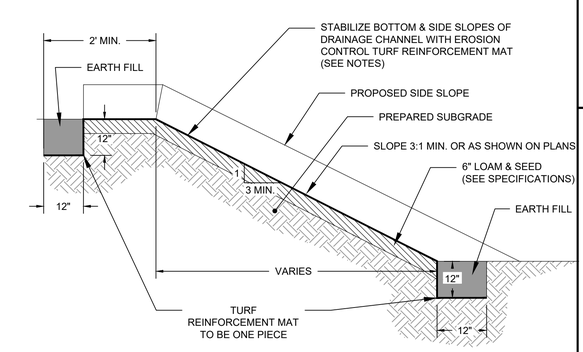
GRATE PLAN

NOTES:
1. BASED ON EAST JORDAN IRON WORKS 24" X 24" ECONOMY GRATE
2. GRATE MATERIAL- DUCTILE IRON



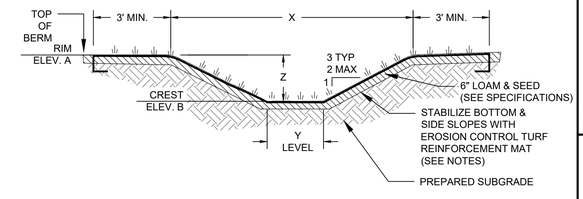
DRAINAGE STRUCTURE FRAME AND GRATE

NOT TO SCALE



SECTION B-B

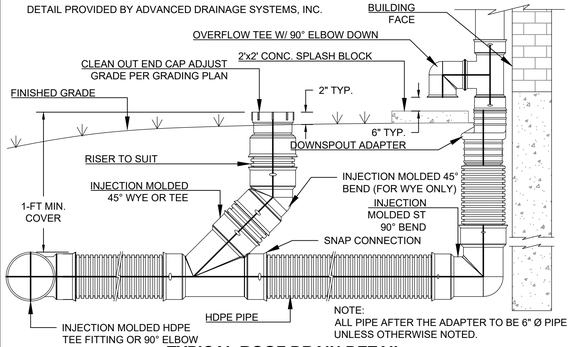
PERMITTING SET
NOT FOR CONSTRUCTION



NOTES:
1. SUBGRADE TO BE UNIFORM AND SMOOTH. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBJECTS.
2. LOAM & HAND SEED PRIOR TO MAT INSTALLATION.
3. BOTTOM AND SIDE SLOPES WITHIN THE GRASS CHANNEL TO BE STABILIZED RUF REINFORCEMENT MATTING OR ENGINEER APPROVED EQUAL.
4. TURF REINFORCMENT MAT TO BE T-REC® OR APPROVED EQUIVALENT.
5. TURF REINFORCMENT MAT TO BE INSTALLED PER MANUFACTURERS GUIDELINES & DETAILS.
6. SPREAD ONE-HALF INCH OF TOPSOIL EVENLY OVER MATTING. MAT TO HAVE DIRECT CONTACT WITH THE SOIL SURFACE.
7. APPLY HYDROSEED WITH BONDED FIBER MATRIX PER THE PLANS & SPECIFICATIONS.

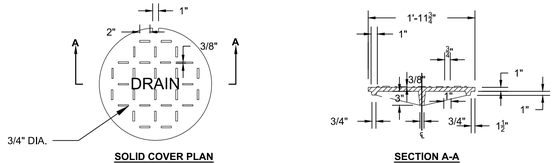
EMERGENCY SPILLWAY WITH PERMANENT TURF REINFORCED MATTING DETAIL

NOT TO SCALE

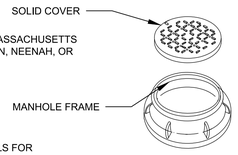


TYPICAL ROOF DRAIN DETAIL

NOT TO SCALE



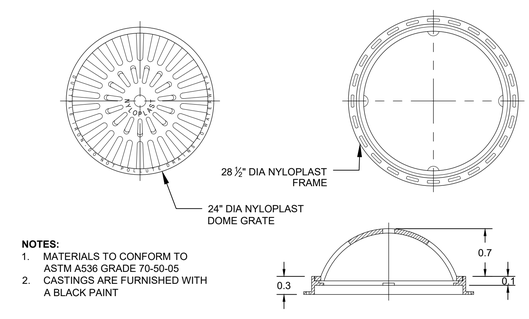
SOLID COVER PLAN **SECTION A-A**



NOTES:
1. FRAME AND COVER TO CONFORM TO MASSACHUSETTS STANDARDS HEAVY DUTY (EAST JORDAN, NEENAH, OR APPROVED EQUIVALENT)
2. ALL H20 LOADING
3. MIN. FRAME WEIGHT:
   4" FLANGE 295 LBS
   3" FLANGE 265 LBS
4. MATERIAL-CAST IRON
5. MIN. GRATE WEIGHT: 200LBS.
6. SEE CATCHBASIN AND MANHOLE DETAILS FOR INSTALLATION.

DRAINAGE STRUCTURE FRAME AND COVER

NOT TO SCALE



OVERFLOW INLET DETAIL

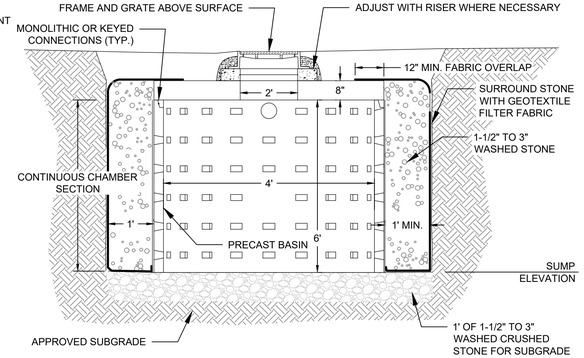
NOT TO SCALE

NOTES:
1. MATERIALS TO CONFORM TO ASTM A536 GRADE 70-50-05
2. CASTINGS ARE FURNISHED WITH A BLACK PAINT

DOME FRAME AND GRATE DETAIL

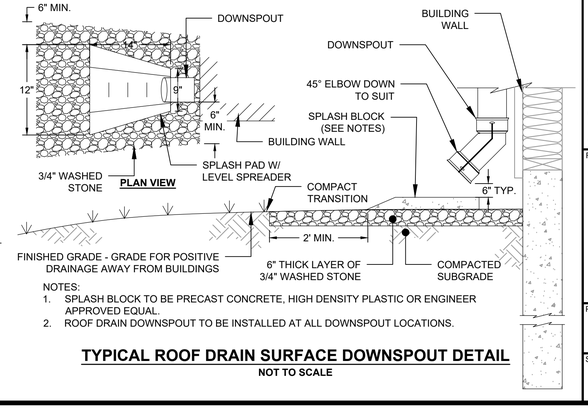
NOT TO SCALE

NOTES:
1. ALL SECTIONS TO BE DESIGNED FOR H20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. RECHARGE BASIN FRAME AND GRATE TO BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH PRECAST CONCRETE RISER OR BRICK & MORTAR.
4. FRAME AND GRATE HALL CONFORM TO MASSACHUSETTS STANDARDS TYPICAL FOR H20 LOADING.
5. GEOTEXTILE FILTER FABRIC TO BE MIRAFI 140N OR EQUIVALENT



TYPICAL RECHARGE CATCHBASIN (RCB) DETAIL

NOT TO SCALE



NOTES:
1. SPLASH BLOCK TO BE PRECAST CONCRETE, HIGH DENSITY PLASTIC OR ENGINEER APPROVED EQUAL.
2. ROOF DRAIN DOWNSPOUT TO BE INSTALLED AT ALL DOWNSPOUT LOCATIONS.

TYPICAL ROOF DRAIN SURFACE DOWNSPOUT DETAIL

NOT TO SCALE

H:\Projects\2022\22009 Edgartown Meshacket\Drawings\22009 DE.dwg

Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Checked By: AK
Drawn By: PJO
Designed By: -
Date: MAY 13, 2022

75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Set:

Plan Title: STORMWATER DETAILS

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: -

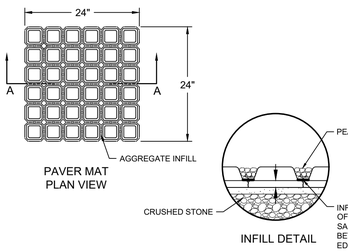
Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

Project Number: 22009

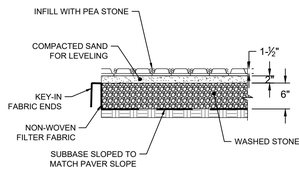
Sheet: 15 of 21

Sheet Number: C - 15



PAVER MAT
PLAN VIEW

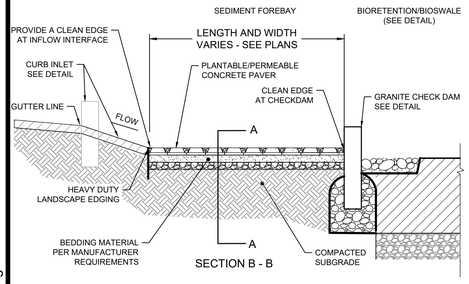
INFILL DETAIL



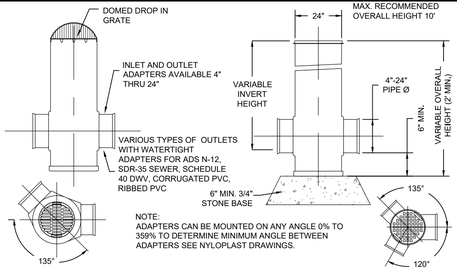
SECTION A-A

NOTES:
1. SEE SPECIFICATIONS FOR PLANTABLE CONCRETE PAVER REQUIREMENTS.
2. REFER TO MANUFACTURERS REQUIREMENTS FOR ADDITIONAL INSTALLATION REQUIREMENTS
3. FILTER FABRIC AROUND PERIMETER AND BOTTOM OF STONE BASE. KEY IN MINIMUM 6".

PLANTABLE CONCRETE PAVER



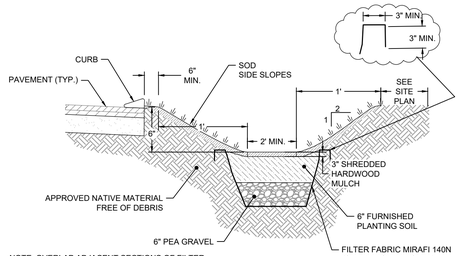
SECTION B - B



NOTE:
ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0% TO 359% TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE NYLOPLAST DRAWINGS.

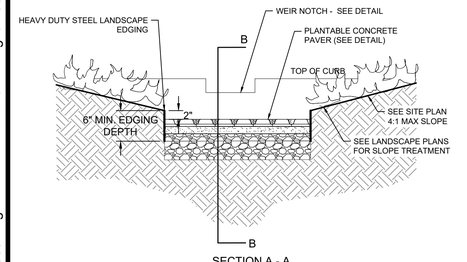
OVERFLOW OUTLET DETAIL
NOT TO SCALE

BY "NYLOPLAST" OR APPROVED EQUIVALENT



NOTE: OVERLAP ADJACENT SECTIONS OF FILTER FABRIC (6" MIN.) AND GLUE

BIORETENTION SWALE
NOT TO SCALE



SECTION A - A

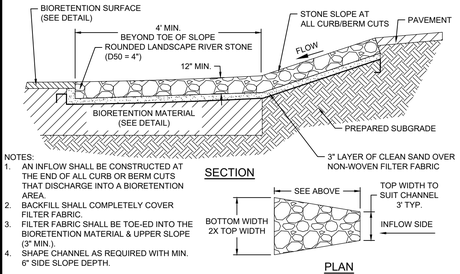
NOTES:
1. SEE SPECIFICATIONS FOR PLANTABLE/PERMEABLE PAVER REQUIREMENTS.
2. INSTALL PLANTABLE/PERMEABLE PAVER SYSTEM PER MANUFACTURERS REQUIREMENTS.
3. SHAPE FOREBAY AS REQUIRED WITH MIN. 6" SIDE SLOPE DEPTH.
4. LANDSCAPE EDGING: HEAVY DUTY STEEL LANDSCAPE EDGING (¼" THICKNESS) WITH NATURAL FINISH
5. SEE PLANS FOR DIMENSIONS GRADING AND ELEVATIONS FOR SEDIMENT FOREBAY

SEDIMENT FOREBAY
NOT TO SCALE

BIORETENTION SCHEDULE:

No.	ELEV. A Overflow Inlet Rim (ft)	ELEV. B Bottom of Bio Area (ft)[1]	ELEV. C Bottom Bio Soil (ft)	ELEV. D Bottom of Bed (ft)	ELEV. F Outlet Invert (ft)[2]
1	33.98	33.48	29.48	28.98	31.24
1A	35.62	35.29	32.79	32.29	33.53
2A	34.70	34.37	31.87	31.37	31.04
2B	35.73	35.40	32.90	32.40	35.73
3	33.66	33.33	30.83	30.33	31.55
4	33.75	33.42	30.92	30.42	30.96
5	34.00	33.67	31.17	30.67	30.38

Notes:
[1] Bottom elevation = Surface of shredded organic layer (see detail)
[2] See pipe schedule for outlet pipe size



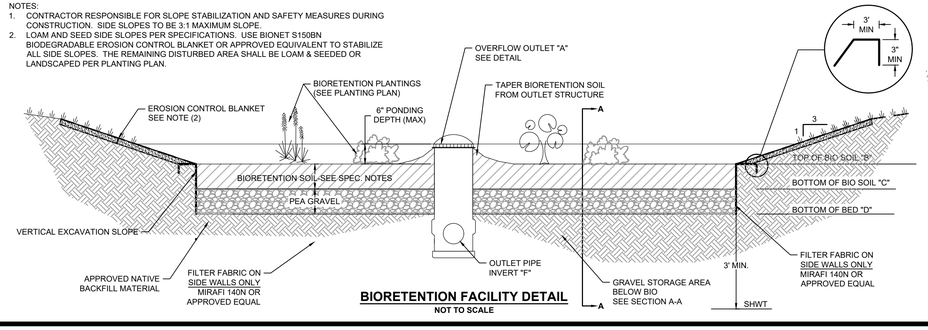
NOTES:
1. AN INFLOW SHALL BE CONSTRUCTED AT THE END OF ALL CURB OR BERM CUTS THAT DISCHARGE INTO A BIORETENTION AREA.
2. BACKFILL SHALL COMPLETELY COVER FILTER FABRIC.
3. FILTER FABRIC SHALL BE TOE-ED INTO THE BIORETENTION MATERIAL & UPPER SLOPE (3" MIN.).
4. SHAPE CHANNEL AS REQUIRED WITH MIN. 6" SIDE SLOPE DEPTH.

SECTION

PLAN

BIORETENTION INFLOW DETAIL
NOT TO SCALE

NOTES:
1. CONTRACTOR RESPONSIBLE FOR SLOPE STABILIZATION AND SAFETY MEASURES DURING CONSTRUCTION. SIDE SLOPES TO BE 3:1 MAXIMUM SLOPE.
2. LOAM AND SEED SIDE SLOPES PER SPECIFICATIONS. USE BIONET S150BN BIODEGRADABLE EROSION CONTROL BLANKET OR APPROVED EQUIVALENT TO STABILIZE ALL SIDE SLOPES. THE REMAINING DISTURBED AREA SHALL BE LOAM & SEEDED OR LANDSCAPED PER PLANTING PLAN.



BIORETENTION FACILITY DETAIL
NOT TO SCALE

BIORETENTION CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS TO BE USED AS A GENERAL GUIDELINE. COORDINATE WITH THE OWNER, ENGINEERS, AND LANDSCAPE ARCHITECTS AND SUBMIT A PROPOSED CONSTRUCTION SEQUENCE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

1. CONDUCT A PRE-CONSTRUCTION MEETING.
2. CHECK FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
3. CLEAR AND GRUB THE PROPOSED BIORETENTION AREA
4. ROUGH GRADE THE BIORETENTION AREA DURING GENERAL CONSTRUCTION.
5. EXCAVATE PRETREATMENT CELLS AND/OR SEDIMENT FOREBAYS PRIOR TO BIORETENTION CONSTRUCTION.
6. DO NOT CONSTRUCT THE BIORETENTION AREA UNTIL ALL DISTURBED AREAS WITHIN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN GRADED AND STABILIZED.
7. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA.
8. EXCAVATE THE BIORETENTION FACILITY TO THE BOTTOM INVERT OF THE SUBDRAIN SYSTEM. IF USED FOR TEMPORY STORMWATER MANAGEMENT DURING CONSTRUCTION PROVIDE A SURFACE ELEVATION AT A MINIMUM 1-FOOT ABOVE THE BOTTOM OF UNDERDRAIN ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE. THIS ALLOWS FOR AN OVER-DIG OF THE ACCUMULATED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO MEDIA/FABRIC INSTALLATION
9. EXCAVATE THE BIORETENTION FACILITY TO THE BOTTOM INVERT OF THE SUBDRAIN SYSTEM. IF USED FOR TEMPORY STORMWATER MANAGEMENT DURING CONSTRUCTION PROVIDE A SURFACE ELEVATION AT A MINIMUM 1-FOOT ABOVE THE BOTTOM OF UNDERDRAIN ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE. THIS ALLOWS FOR AN OVER-DIG OF THE ACCUMULATED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO MEDIA/FABRIC INSTALLATION.
10. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
11. INSTALL THE FILTER FABRIC ALONG THE EXCAVATION SIDE WALLS. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (3) BELOW.
12. RIP THE BOTTOM SOILS TO A DEPTH OF SIX INCHES TO PROMOTE GREATER INFILTRATION.
13. INSTALL THE OVERFLOW OUTLET STRUCTURE AS SPECIFIED IN THE DRAWINGS.
14. INSTALL UNDERDRAIN AS INDICATED ON DRAWINGS. ENGINEER FIELD VISIT AND REPORT REQUIRED PRIOR TO COVERING THE UNDERDRAIN. SEE NOTE (3) BELOW.
15. INSTALL PEA GRAVEL LAYER AS INDICATED ON DRAWINGS.
16. DELIVER APPROVED BIORETENTION SOIL AND STORE ON ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING.
17. BACKFILL WITH APPROVED BIORETENTION SOIL TO THE DESIGN GRADE (UN-COMPACTED) AS INDICATED ON DRAWINGS. THE CONTRACTOR MUST SUBMIT A SOIL SAMPLE (2 LBS) TO THE ENGINEER PRIOR TO SOIL DELIVERY TO THE SITE.
18. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL BLANKETS AS INDICATED ON DRAWINGS. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (3) BELOW.
19. INSTALL BIORETENTION PLANTINGS AS INDICATED ON DRAWINGS. DO NOT PLANT BEFORE THE REMAINING DISTURBED AREAS SURROUNDING THE FACILITY ARE STABILIZED.
20. INSTALL MULCH LAYER AS INDICATED ON DRAWINGS. THE CONTRACTOR MUST SUBMIT A MULCH SAMPLE (1 GALLON) TO THE ENGINEER PRIOR TO DELIVERY TO THE SITE.
21. CONDUCT FINAL CONSTRUCTION INSPECTION WITH ENGINEER. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (3) BELOW.
22. REMOVE REMAINING EROSION AND SEDIMENT CONTROLS ONLY AFTER SURROUNDING DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.

NOTES:
(1.) SEE GENERAL CONSTRUCTION NOTES FOR OVERALL CONSTRUCTION SEQUENCE.
(2.) SEE GENERAL NOTES/SPECIFICATIONS/CONSTRUCTION DETAILS FOR DETAILED CONSTRUCTION REQUIREMENTS.
(3.) MANDATORY NOTIFICATION/APPROVAL OF THE PROJECT ENGINEER IS REQUIRED PRIOR TO PROCEEDING WITH NEXT STAGE. CALL THE ENGINEER (HORSLEY WITTEN GROUP, INC.) AT 508-833-6600 PRIOR TO 12:00 NOON THE PROCEEDING DAY TO ARRANGE FOR ANY REQUESTED FIELD VISITS.

CONSTRUCTION NOTES

1. EXAMINATION

A. VERIFY LAYOUT AND ORIENTATION OF BIORETENTION AREA AND CONNECTIONS.

B. VERIFY EXCAVATION BASE IS READY TO RECEIVE WORK AND EXCAVATIONS, DIMENSIONS, AND ELEVATIONS ARE AS INDICATED ON DRAWINGS.

2. PREPARATION

A. CALL **DIGSAFE** AT 1-888-DIG-SAFE (1-888-344-7233) NOT LESS THAN **THREE** BUSINESS DAYS BEFORE PERFORMING WORK.

B. REQUEST UNDERGROUND UTILITIES TO BE LOCATED AND MARKED WITHIN AND SURROUNDING CONSTRUCTION AREAS.

C. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS, AND DATUM.

D. CLEAR AND GRUB THE PROPOSED BIORETENTION AREA.

3. EXCAVATION

A. EXCAVATE BIORETENTION AREA IN ACCORDANCE WITH GENERAL NOTES AND SPECIFICATIONS.

B. TO MINIMIZE COMPACTION, WORK EXCAVATORS OR BACKHOES FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. USE EXCAVATING EQUIPMENT WITH ADEQUATE REACH SO THEY DO NOT WORK IN THE FOOTPRINT OF THE BIORETENTION AREA. IF APPLICABLE AND PER THE ENGINEERS DIRECTION USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASIN IS SPLIT INTO 500 TO 1000 SQUARE FOOT TEMPORARY CELLS WITH A 10 TO 15 FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.

C. EXCAVATE AND SEAL ANY PRETREATMENT CELLS AND/OR SEDIMENT FOREBAYS FIRST AND SEALED TO TRAP SEDIMENTS PER THE DRAWINGS.

D. ROUGH GRADE THE BIORETENTION AREA DURING GENERAL CONSTRUCTION. EXCAVATE THE BIORETENTION FACILITIES TO WITHIN 1 FOOT OF UNDERDRAIN BOTTOM.

E. IF THE BIORETENTION AREA IS TO BE USED AS A TEMPORARY DRAINAGE STORAGE BASIN DURING THE EARLY STAGES OF PROJECT CONSTRUCTION, THE SIDE SLOPES SHOULD BE TEMPORARILY STABILIZED AND SILT FENCE INSTALLED ALONG THE TOE OF THE ROUGH GRADED BIORETENTION SLOPES TO MINIMIZE EXCESSIVE SEDIMENTATION OF THE BIORETENTION FLOOR.

4. COMPACTION

A. MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

B. USE EXCAVATOR OR BACKHOES TO EXCAVATE THE BIORETENTION AREA

C. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, USE ONLY WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE.

D. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE PERFORMED TO REFRACTURE THE SOIL PROFILE THROUGH THE 12-IN COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

E. DO NOT COMPACT BIORETENTION SOIL WITH MECHANICAL EQUIPMENT.

5. EMBANKMENT/BERM FILL

A. CONSTRUCT EMBANKMENT/BERM IN ACCORDANCE WITH SPECIFICATIONS AND AS INDICATED ON DRAWINGS.

6. INSTALLATION

A. DO NOT CONSTRUCT THE BIORETENTION AREA UNTIL ALL DISTURBED AREAS WITHIN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN GRADED AND STABILIZED.

B. REMOVE SEDIMENT ACCUMULATED ALONG THE EXCAVATION FLOOR DURING SITE CONSTRUCTION PRIOR TO CONTINUING WITH THE BIORETENTION FACILITY CONSTRUCTION.

C. FORM BOTTOM OF EXCAVATION TO CORRECT ELEVATION.

D. IF INFILTRATION IS PROMOTED, THEN RIP THE BOTTOM SOILS TO A DEPTH OF SIX INCHES TO PROMOTE GREATER INFILTRATION.

E. INSTALL THE FILTER FABRIC ALONG THE EXCAVATION SIDE WALLS AS SPECIFIED IN THE DRAWINGS. IF FILTER FABRIC IS TO BE INSTALLED PLACE THE FILTER FABRIC ON THE SIDES OF THE BIORETENTION AREA WITH A MINIMUM SIX INCH OVERLAP AT ALL JOINTS.

F. INSTALL ANY TEMPORARY EROSION AND SEDIMENT CONTROLS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA DURING FINAL CONSTRUCTION AND UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS.

G. ESTABLISH ELEVATIONS AND PIPE INVERTS FOR INLETS AND OUTLETS AS INDICATED ON DRAWINGS

H. INSTALL THE OVERFLOW OUTLET STRUCTURE AS INDICATED ON DRAWINGS.

I. INSTALL UNDERDRAIN, INCLUDING 4 INCH PERFORATED PIPE, GRAVEL AND FILTER FABRIC ON TOP OF THE UNDERDRAIN GRAVEL AS INDICATED ON DRAWINGS. PLACE GRAVEL AROUND THE UNDERDRAIN PIPE AS INDICATED IN THE DETAILS. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (SEE PLANS FOR LOCATION).

J. INSTALL PEA GRAVEL LAYER AS INDICTED ON DRAWINGS.

K. DELIVER APPROVED BIORETENTION SOIL AND STORE ON ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING.

7. BACKFILLING

A. BACKFILL WITH APPROVED BIORETENTION SOIL TO THE DESIGN GRADE AS SPECIFIED IN THE DRAWINGS.

B. PLACE SOIL IN 12 INCH LIFTS UNTIL DESIRED TOP ELEVATION OF BIORETENTION SOIL IS ACHIEVED. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. WAIT 3 DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA AS NEEDED

C. DO NOT COMPACT BIORETENTION SOIL WITH MECHANICAL EQUIPMENT.

D. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

E. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL BLANKETS AS INDICATED ON DRAWINGS.

8. PLANTING

A. PLANT BIORETENTION AREA IN ACCORDANCE WITH PLANTING PLANS AND SPECIFICATIONS.

B. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. DO NOT ADD FERTILIZERS OR OTHER SOIL AMENDMENTS TO THE BIORETENTION SOILS UNLESS INSTRUCTED BY THE ENGINEER. THE PLANTING SOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING.

C. INSTALL BIORETENTION PLANTINGS AS INDICATED ON DRAWINGS. WATER DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.

D. DO NOT PLANT BEFORE THE REMAINING DISTURBED AREAS SURROUNDING THE FACILITY ARE STABILIZED.

E. REMOVE SEDIMENT ACCUMULATED IN THE BIORETENTION AREA DURING THE PLANTING PHASE.

F. IF SUITABLE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED ALONG THE BIORETENTION SIDE SLOPES PRIOR TO PLANTING, INSTALL A SILT FENCE PERIMETER AT THE TOE OF THE BIORETENTION SLOPES AND LEAVE IN PLACE UNTIL AN APPROVED VEGETATIVE COVER HAS BEEN ESTABLISHED.

G. INSTALL MULCH LAYER AS INDICATED ON DRAWINGS. MIX APPROXIMATELY HALF OF THE SPECIFIED MULCH LAYER INTO THE BIORETENTION SOIL TO A DEPTH OF APPROXIMATELY 4 INCHES TO HELP FOSTER A HIGHLY ORGANIC SURFACE LAYER.

H. REMOVE REMAINING EROSION AND SEDIMENT CONTROLS ONLY AFTER SURROUNDING DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.

I. CONDUCT FINAL CONSTRUCTION INSPECTION WITH ENGINEER.

9. CLEAN UP

A. AFTER COMPLETION OF THE WORK, REMOVE AND PROPERLY DISPOSE ALL DEBRIS, CONSTRUCTION MATERIALS, RUBBISH, EXCESS SOIL, ETC., FROM THE PROJECT SITE. REPAIR PROMPTLY ANY IDENTIFIED DEFICIENCIES AND LEAVE THE PROJECT SITE IN A CLEAN AND SATISFACTORY CONDITION.

MATERIAL SPECIFICATIONS

1. BIORETENTION SOIL

SUBMIT SOIL SAMPLE (2LBS) AND TESTING ANALYSIS RESULTS BY A QUALIFIED SOIL TESTING LABORATORY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH THE FOLLOWING PARAMETER:

A. UNIFORM SOIL MIX, FREE OF NOXIOUS WEEDS AND STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH.

B. PROVIDE A TEXTURAL ANALYSIS INCLUDING THE FOLLOWING:
USDA UNIFIED SOIL CLASSIFICATION: LOAMY SAND, LOAMY COARSE SAND, SAND, COARSE SAND
GRAVEL CONTENT: <15%
GRADATION AND PERCENTAGES OF SAND, SILT, AND CLAY CONTENT
85-88% SAND (< 10% COARSE SAND)
8-12% SILT AND CLAY (< 2% CLAY)
ORGANIC MATTER: 3%
WELL AGED (6-12 MONTHS), WELL AERATED, LEAF COMPOST OR APPROVED EQUIVALENT

C. PROVIDE A SOIL TEST OF THE BIORETENTION SOIL FOR CONFORMANCE TO THE FOLLOWING CRITERIA:

PH RANGE:	5.2-7.0.
MAGNESIUM:	MINIMUM 32 PPM.
PHOSPHOROUS (P2O5):	NOT TO EXCEED 69 PPM.
POTASSIUM (K2O):	MINIMUM 78 PPM.
SOLUBLE SALTS:	NOT TO EXCEED 500 PPM.

IF THE SOIL PH IS NOT WITHIN THE ACCEPTABLE RANGE, AMEND WITH LIME TO RAISE THE PH OR WITH IRON SULFATE TO LOWER THE PH, AS NECESSARY. ALL TESTING SHOULD BE PERFORMED BY THE SAME TESTING FACILITY TO MAINTAIN CONSISTENT RESULTS. SUBMIT THE SOIL SAMPLE RESULTS TO THE ENGINEER REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE PROJECT SITE.

D. VOLUME OF FILTER MEDIA BASED ON 110% OF PLAN VOLUME TO ACCOUNT FOR SETTLING OR COMPACTION.

E. DO NOT MIX, DUMP OR STORE ANY OTHER MATERIALS OR SUBSTANCES THAT MAY B E HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO THE PLANTING MAINTENANCE OR OPERATIONS WITHIN THE BIORETENTION AREA.

2. FILTER FABRIC

F. NON-WOVEN GEOTEXTILE FABRIC WITH FLOW RATE OF > 110 GALLON/MINUTES/SQUARE FOOT.

G. CLASS "C" APPARENT OPENING SIZE (ASTM-D-4751).

H. GRAB TENSILE STRENGTH (ATSM-D-4632) BURST STRENGTH (ASTM-D-4833).

3. PEA GRAVEL

A. 3/8" WASHED STONE

5. UNDERDRAIN GRAVEL

A. 3/4" CRUSHED WASHED STONE, CLEAN AND FREE OF ALL FINES AND MEETING AASHTO M-43.

6. PIPE

A. UNDERDRAIN
4" RIGID SCHEDULE 40 PVC PIPE, WITH 3/8" PERFORATIONS @ 6" O.C. MEETING ASTMD 1785 OR AASHTO M-278.
T'S AND Y'S FITTINGS AS REQUIRED FOR THE UNDERDRAIN CONFIGURATION INDICATED ON DRAWING.

B. CONNECTIONS TO STORM DRAIN SYSTEM.

C. UNDERDRAIN CLEANOUTS
NON PERFORATED SCHEDULE 40 PVC PIPE, PVC ELBOW, CAP, AND ALL ASSOCIATED FITTINGS.

7. EROSION CONTROL BLANKET (3:1 SIDE SLOPES ONLY)

A. WOVEN, 100% BIODEGRADABLE JUTE FIBER 7.70 LBS/1000 SQFT.
BIONET S150BN OR APPROVED EQUIVALENT.

8. PLANTS

A. AS INDICATED ON DRAWINGS.

9. SEED (SIDE SLOPES ONLY)

A. NEW ENGLAND CONSERVATION/WILDLIFE/MIX OR APPROVED EQUIVALENT.

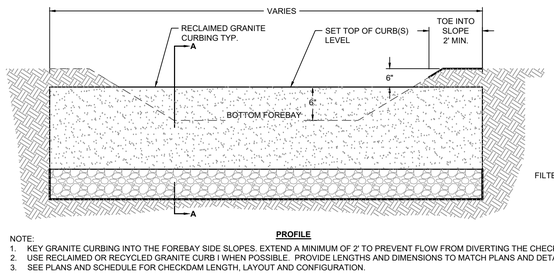
B. APPLICATION RATE 25 LBS/ ACRES OR PER SEED MANUFACTURER'S REQUIREMENTS.

10. OUTLET STRUCTURE

A. SIZE AS INDICATED ON DRAWINGS.

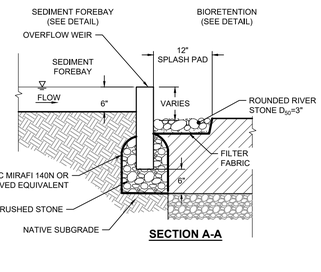
B. FIBERGLASS REINFORCED PLASTIC MANHOLES OF SIZE INDICATED ON DRAWINGS.

PERMITTING SET
NOT FOR CONSTRUCTION



PROFILE

NOTE:
1. KEY GRANITE CURBING INTO THE FOREBAY SIDE SLOPES. EXTEND A MINIMUM OF 2' TO PREVENT FLOW FROM DIVERTING THE CHECK DAM.
2. USE RECLAIMED OR RECYCLED GRANITE CURB I WHEN POSSIBLE. PROVIDE LENGTHS AND DIMENSIONS TO MATCH PLANS AND DETAILS
3. SEE PLANS AND SCHEDULE FOR CHECKDAM LENGTH, LAYOUT AND CONFIGURATION.



SECTION A-A

SEDIMENT FOREBAY CHECKDAM
NOT TO SCALE

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Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Designed By: - -
Drawn By: PJO
Checked By: JK
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: BIORETENTION DETAILS

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
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Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
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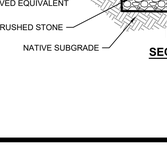
Dated: March 8, 2022

Registration:



Project Number: 22009
Sheet : 16 of 21
Sheet Number: C - 16

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

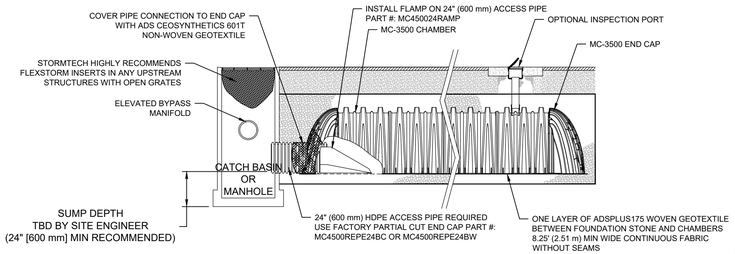
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



STORMTECH ISOLATOR ROW DETAIL

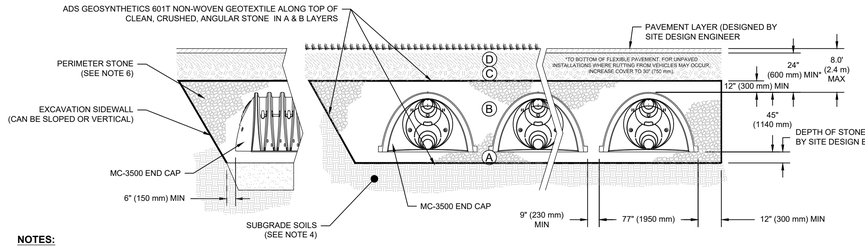
NOT TO SCALE

FOR STORMTECH INFORMATION CALL 1-888-892-2694

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. 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".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. 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.
4. 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.



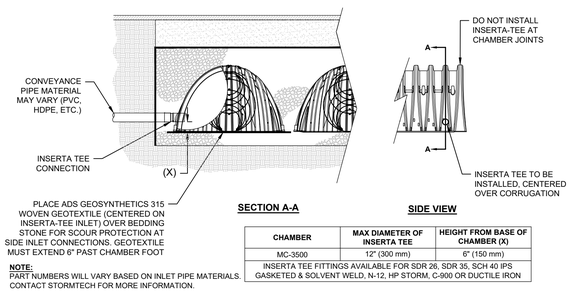
**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. 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.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 TYPICAL CROSS SECTION

NOT TO SCALE

UNDERGROUND RECHARGE CHAMBER SCHEDULE									
				ELEVATIONS					
RECHARGE AREA #	COVER TYPE	NUMBER OF UNITS	CHAMBER TYPE/ MODEL	ELEV. A INVERT HEADER MANIFOLD (FT)	ELEV. B MANIFOLD STUB INVERT (FT)	ELEV. C BOTTOM OF CHAMBER S (FT)	ELEV. D BOTTOM OF STONE (FT)	ELEV. E TOP OF CHAMBER (FT)	ELEV. F TOP OF STONE (FT)
URC-1	PVMNT	30	STORMTECH MC-3500	28.89	29.39	27.72	26.72	31.47	32.47
URC-2	PVMT	20	STORMTECH MC-3500	29.50	30.00	28.33	27.33	32.08	33.08
URC-3	GRASS	1	STORMTECH MC-3500	32.35	32.35	29.75	28.75	33.50	34.50
URC-4	GRASS	1	STORMTECH MC-3500	33.85	33.85	31.25	30.25	35.00	36.00
URC-5	GRASS	3	STORMTECH MC-3500	31.60	31.60	29.00	28.00	32.75	33.75
URC-6	GRASS	4	STORMTECH MC-3500	29.67	29.67	27.47	26.47	31.22	32.22



SECTION A-A

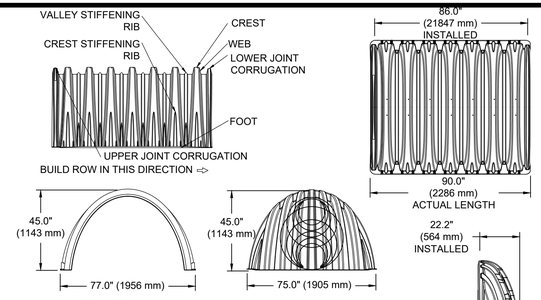
SIDE VIEW

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
MC-3500	12" (300 mm)	6" (150 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

INSERTA TEE SIDE CONNECTION DETAIL

NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

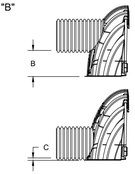
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

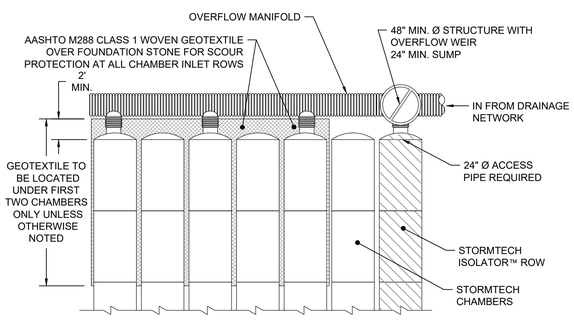
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

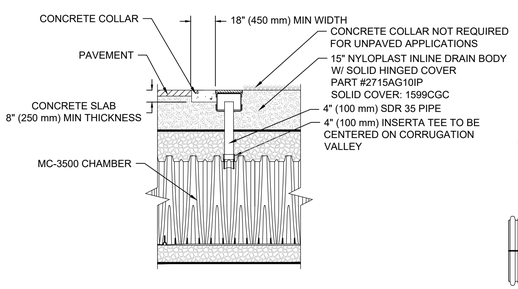
MC-3500 TECHNICAL DETAILS

NOT TO SCALE



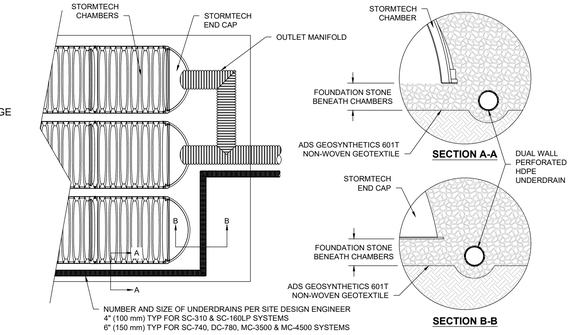
STORMTECH ISOLATOR ROW MANIFOLD DETAIL

NOT TO SCALE



MC-3500 10" (250 mm) INSPECTION PORT DETAIL

NOT TO SCALE



UNDER DRAIN DETAIL

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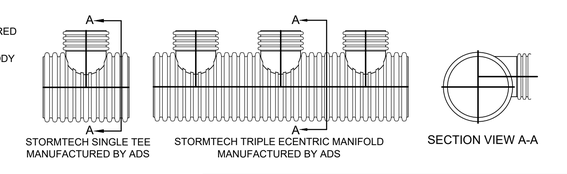


	HEADER PIPE SIZES										
STUB SIZE	48"	42"	36"	30"	24"	18"	15"	12"	10"	8"	6"
12"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-
10"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-
8"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-
6"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL

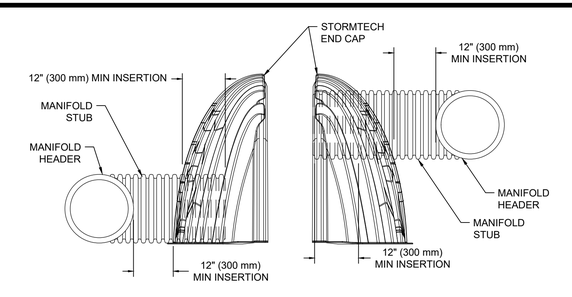
AVAIL - STANDARD HEADERS AVAILABLE

MANIFOLDS ARE DESIGNED TO BE COUPLED TO STORMTECH PREFABRICATED END CAPS. WHEN USING STANDARD END CAPS, CORRUGATE DPIPE UP TO 10 INCHES CAN BE INSERTED DIRECTLY INTO THE END CAP. FOR 12" INLET PIPES, A CORRUGATED TO SMOOTH PIPE ADAPTER IS REQUIRED.

FOR INFORMATION CALL 1-888-892-2694

ADS MANIFOLD DETAIL

NOT TO SCALE



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR PROPER FIT IN END CAP OPENING.

MC-SERIES CAP INSERTION DETAIL

NOT TO SCALE

STORMTECH GENERAL NOTES

1. STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.

PERMITTING SET
NOT FOR CONSTRUCTION

H:\Projects\2022\22009 Edgartown Meshacket\Drawings\22009 DE.dwg

Revisions

Rev	Date	By	Appr	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Checked by: AK
Drawn By: PJO
Designed By: - -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: STORMWATER CHAMBER DETAILS

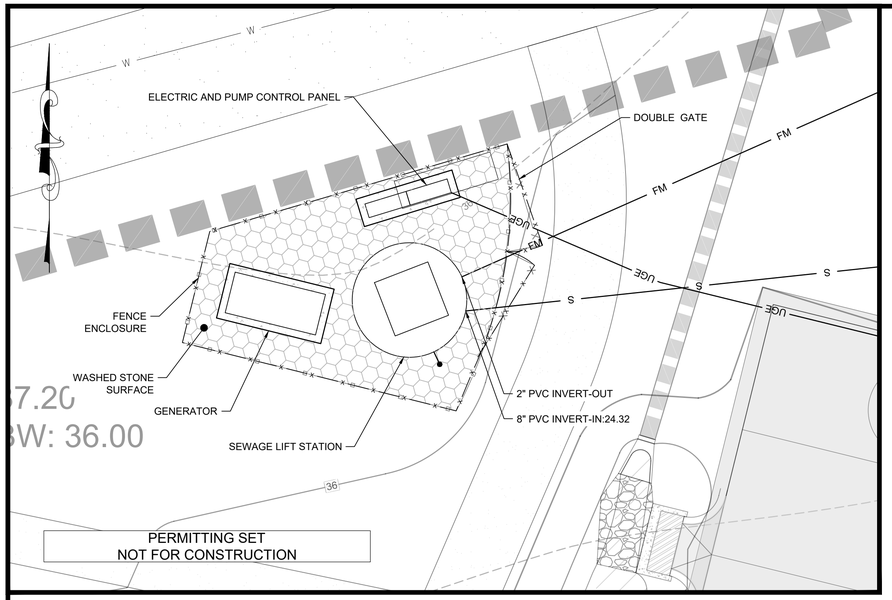
Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

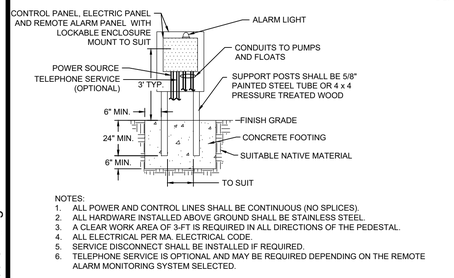
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

Project Number: 22009
Sheet : 17 of 21
Sheet Number: C - 17



SEWAGE LIFT STATION PLAN

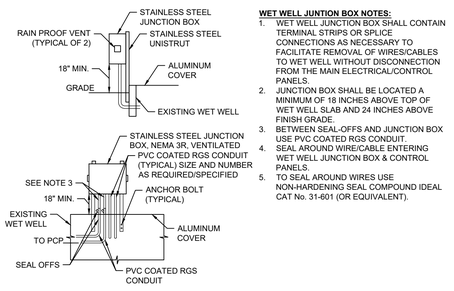
SCALE: 1"=5'



NOTES:
1. ALL POWER AND CONTROL LINES SHALL BE CONTINUOUS (NO SPLICES).
2. ALL HARDWARE INSTALLED ABOVE GROUND SHALL BE STAINLESS STEEL.
3. A CLEAR WORK AREA OF 3-FT IS REQUIRED IN ALL DIRECTIONS OF THE PEDESTAL.
4. ALL ELECTRICAL PER MA. ELECTRICAL CODE.
5. SERVICE DISCONNECT SHALL BE INSTALLED IF REQUIRED.
6. TELEPHONE SERVICE IS OPTIONAL AND MAY BE REQUIRED DEPENDING ON THE REMOTE ALARM MONITORING SYSTEM SELECTED.

LIFT STATION CONTROL PANEL MOUNTING DETAIL

NOT SCALE

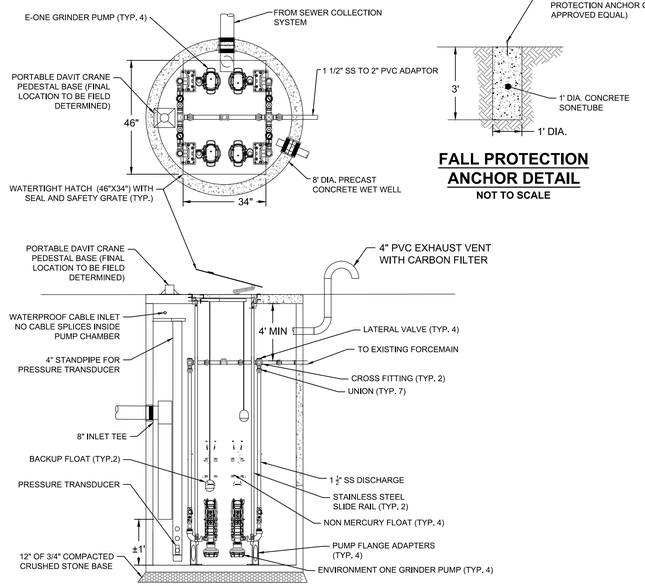


WET WELL JUNTION BOX NOTES:

1. WET WELL JUNCTION BOX SHALL CONTAIN TERMINAL STRIPS OR SPLICE CONNECTIONS AS NECESSARY TO FACILITATE REMOVAL OF WIRES/CABLES TO WET WELL WITHOUT DISCONNECTION FROM THE MAIN ELECTRICAL/CONTROL PANELS.
2. JUNCTION BOX SHALL BE LOCATED A MINIMUM OF 18 INCHES ABOVE TOP OF WET WELL SLAB AND 24 INCHES ABOVE FINISH GRADE.
3. BETWEEN SEAL-OFFS AND JUNCTION BOX USE PVC COATED RGS CONDUIT.
4. SEAL AROUND WIRE/CABLE ENTERING WET WELL JUNCTION BOX & CONTROL PANELS.
5. TO SEAL AROUND WIRES USE NON-HARDENING SEAL COMPOUND IDEAL CAT No. 31-601 (OR EQUIVALENT).

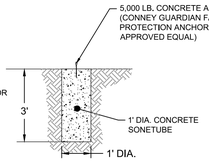
WET WELL DISCONNECT JUNCTION BOX

NOT TO SCALE



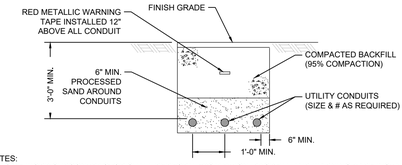
SEWAGE LIFT STATION

NOT TO SCALE



FALL PROTECTION ANCHOR DETAIL

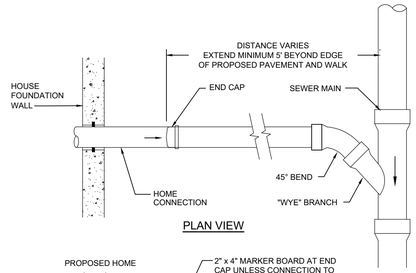
NOT TO SCALE



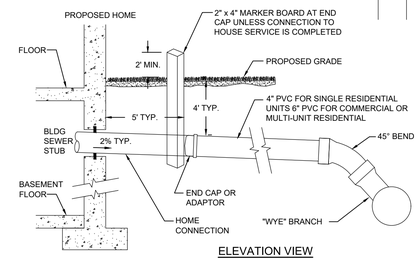
NOTES:
1. SITE WORK SUBCONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL AND WARNING TAPE INSTALLATION FOR ALL UTILITY TRENCH WORK. ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS, PULLWIRES, AND HANDHOLES AS REQUIRED FOR ELECTRICAL WORK.
2. UTILITY CONDUITS SHALL INCLUDE A COMBINATION OF ONE, TWO, OR ALL OF (1) FOR TELEPHONE, (1) FOR ELECTRICAL, AND (1) FOR CABLE TELEVISION, (1) FOR OTHER AS SHOWN IN THE SITE PLAN.
3. TRENCH BACKFILL MUST BE COMPACTED IN MAXIMUM 8 INCH LIFTS. BENEATH PAVEMENT BACKFILL SHALL BE ROADBASE, OUTSIDE PAVEMENT GRAVEL BORROW TYPE B (3" MINUS).
5. UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY STANDARDS THAT MAY BE MORE STRINGENT THAN THIS DETAIL.

TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE



PLAN VIEW

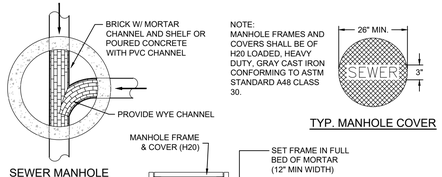


ELEVATION VIEW

NOTES:
1. PIPE AND FITTING MATERIALS TO BE PVC SCH. 40 OR SDR 35.
2. ADAPTOR TO BE PREMANUFACTURED UNIT FOR CONNECTION OF PIPE TYPES.

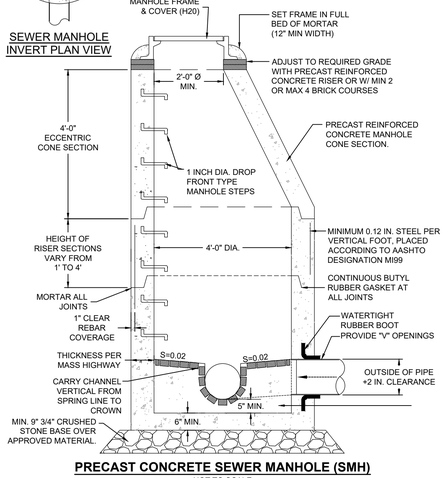
TYPICAL SEWER WYE CONNECTION DETAIL

NOT TO SCALE



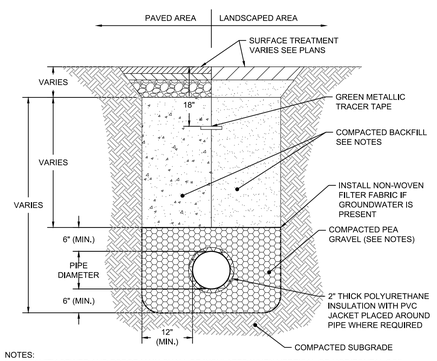
TYP. MANHOLE COVER

SEWER MANHOLE INVERT PLAN VIEW



PRECAST CONCRETE SEWER MANHOLE (SMH)

NOT TO SCALE



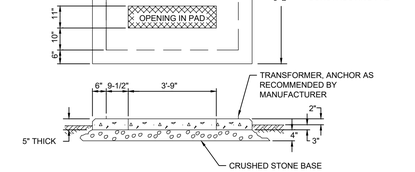
NOTES:
1. GRAVITY SEWER AND FORCE MAIN SHALL BE INSULATED WHEN VERTICAL OR HORIZONTAL SOIL COVER IS LESS THAN 4 FEET AND WHERE SHOWN ON PLANS.
2. TRACER TAPE FOR NON-FERROUS PIPE SHALL BE CONSTRUCTED OF A METALLIC CORE BONDED TO PLASTIC LAYERS. THE METALLIC TRACER TAPE SHALL BE A MINIMUM 5mm THICK AND MUST BE LOCATABLE AT A DEPTH OF 18 INCHES WITH ORDINARY PIPE LOCATORS.
3. TRENCH BACKFILL:
   BENEATH PAVEMENT: BACKFILL SHALL BE ROADBASE AND COMPACTED TO PAVEMENT SUBBASE REQUIREMENTS-SEE DETAIL.
   OUTSIDE PAVEMENT: GRAVEL BORROW TYPE B (3" MINUS) COMPACTED IN MAXIMUM 8 INCH LIFTS TO TO 95% COMPACTION.
4. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 8" (MAX.) VERTICAL LIFTS.
5. CONTRACTOR SHALL ACHIEVE 95% COMPACTION FOR THE BEDDING.
6. PEA GRAVEL SHALL CONSIST OF CLEAN, HARD, ROUND PARTICLES OF GRAVEL MEETING THE FOLLOWING:

SIEVE SIZE	PERCENT PASSING
3/8"	85-95
NO. 4	5-15
NO. 8	0-2

7. UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY STANDARDS THAT MAY BE MORE STRINGENT THAN THIS DETAIL.

SEWER TRENCH DETAIL

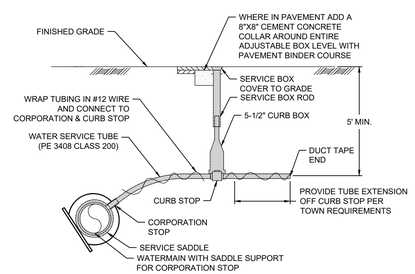
NOT TO SCALE



NOTE:
ALL DIMENSIONS SHOWN ARE TYPICAL. CONTRACTOR MUST VERIFY DIMENSIONS OF TRANSFORMER PRIOR TO CONSTRUCTING PAD

TRANSFORMER PAD DETAIL

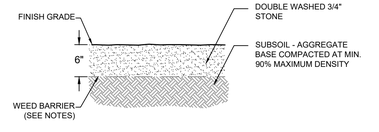
NOT TO SCALE



WATER CONNECTION DETAIL

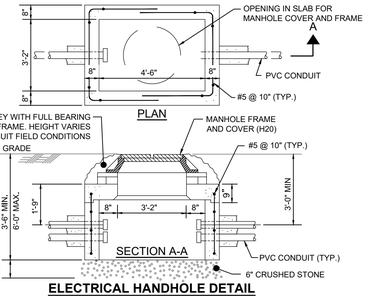
NOT TO SCALE

NOTES:
WEED BARRIER SHALL BE TENCATE NICOLON GROUNDCOVER FABRIC OR EQUAL.



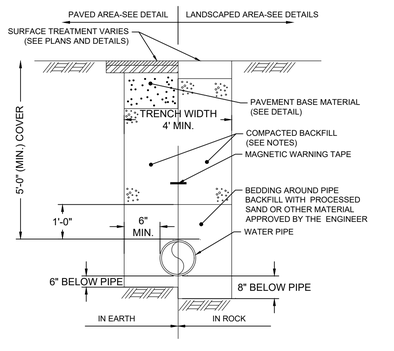
WASHED STONE SURFACE TREATMENT DETAIL

NOT TO SCALE



ELECTRICAL HANDHOLE DETAIL

NOT TO SCALE



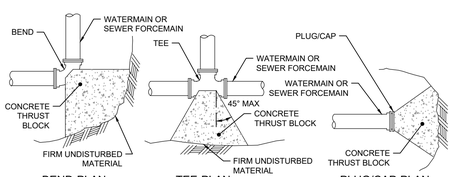
NOTES:
1. TRENCH BACKFILL:
   BENEATH PAVEMENT: ROADBASE AND COMPACTED TO PAVEMENT SUBGRADE REQUIREMENTS (SEE DETAIL).
   OUTSIDE PAVEMENT: GRAVEL BORROW TYPE B (3" MINUS) COMPACTED IN MAXIMUM 8 INCH LIFTS TO TO 95% COMPACTION.
2. TRACER TAPE FOR NON-FERROUS PIPE SHALL BE CONSTRUCTED OF A METALLIC CORE BONDED TO PLASTIC LAYERS. A MINIMUM 5mm THICK METALLIC TRACER TAPE MUST BE LOCATABLE AT A DEPTH OF 18 INCHES WITH ORDINARY PIPE LOCATORS.
3. ACHIEVE 95% COMPACTION FOR THE BEDDING.
4. PEA GRAVEL CONSISTS OF CLEAN, HARD, ROUND PARTICLES OF GRAVEL MEETING THE FOLLOWING:

SIEVE SIZE	PERCENT PASSING
3/8"	85-95
NO. 4	5-15
NO. 8	0-2

5. INSTALL UTILITY IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY STANDARDS THAT MAY BE MORE STRINGENT THAN THIS DETAIL.

WATER TRENCH DETAIL

NOT TO SCALE



BEND-PLAN TEE-PLAN PLUG/CAP-PLAN

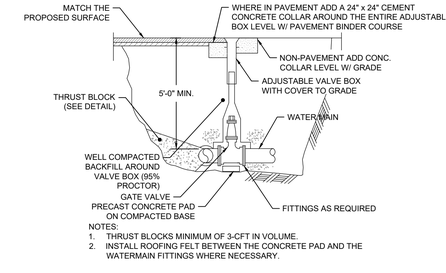
NOTES:
1. CONCRETE FOR THRUST BLOCKS: MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE. UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.
3. THRUST BLOCK: PRECAST OR CAST-IN PLACE W/ SIDES FORMED WITH PLYWOOD.

TABLE OF BEARING AREAS (S.F.)

SIZE OF MAIN (IN.)	BEND (90)	BENDS (45 & <)	TEES,CAPS OR PLUGS
8 & <	6	3	4
10 & 12	12	7	9
16 & >	18	10	14

THRUST BLOCK DETAIL

NOT TO SCALE



NOTES:
1. THRUST BLOCKS MINIMUM OF 3-CFT IN VOLUME.
2. INSTALL ROOFING FELT BETWEEN THE CONCRETE PAD AND THE WATERMAIN FITTINGS WHERE NECESSARY.

GATE VALVE INSTALLATION DETAIL

NOT TO SCALE

H:\Projects\2022\22009 Edgartown Meshacket\Drawings\22009 UT.dwg

Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
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508-833-3150 fax

Checked By: JK
Drawn By: PJO
Designed By: -
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: UTILITY DETAILS

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. CLAYTOR
CIVIL
NO. 45116
REGISTERED PROFESSIONAL ENGINEER
5-13-2022

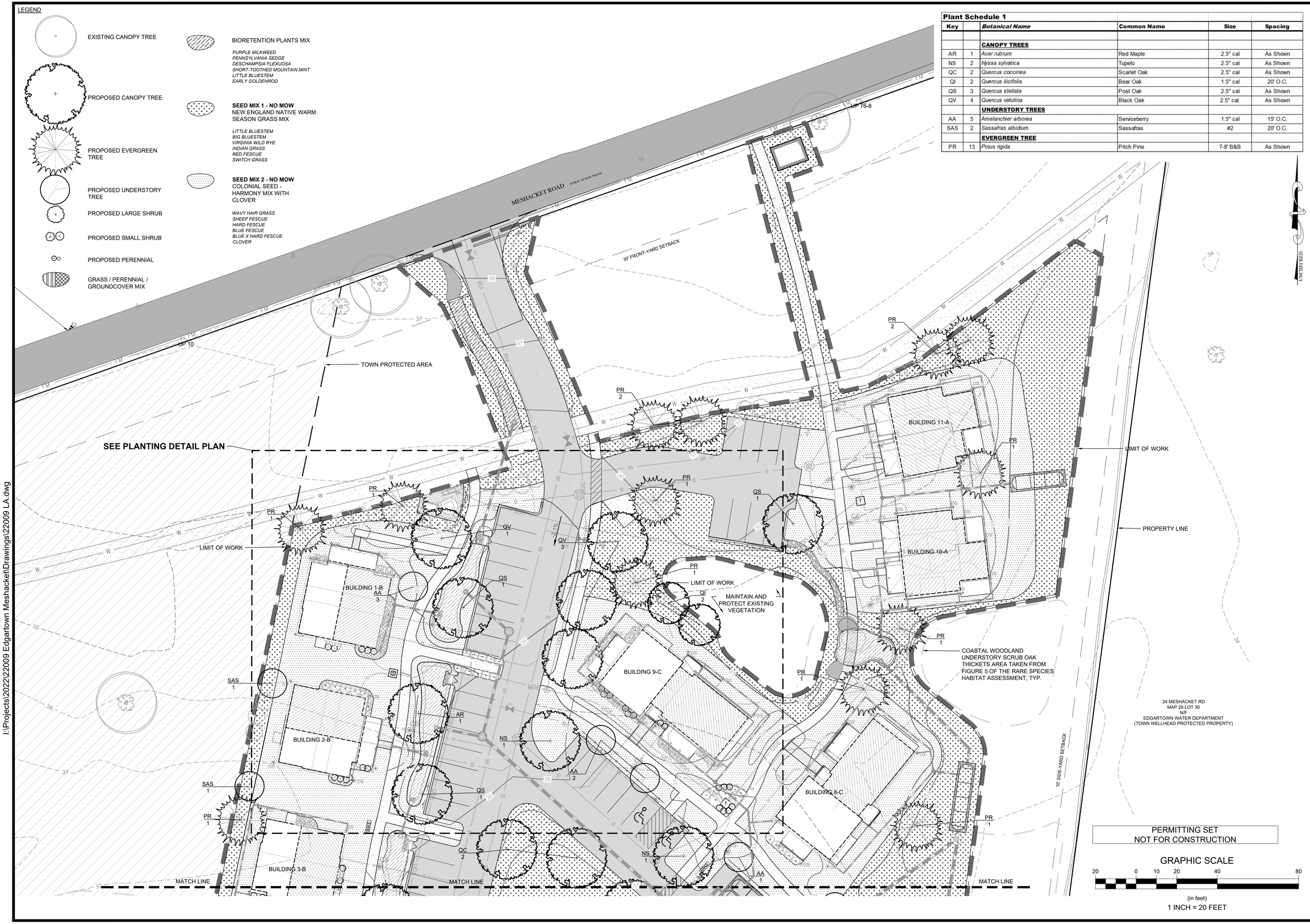
Project Number: 22009
Sheet: 18 of 21
Sheet Number: C - 18

LEGEND

- EXISTING CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED LARGE SHRUB
- PROPOSED SMALL SHRUB
- PROPOSED PERENNIAL
- GRASS / PERENNIAL / GROUNDCOVER MIX
- BIORETENTION PLANTS MIX
  - *PURPLE MILKWEED*
  - *PENNSYLVANIA SEDGE*
  - *DESCHAMPSIA FLEXUOSA*
  - *SHORT-TOOTHED MOUNTAIN MINT*
  - *LITTLE BLUESTEM*
  - *EARLY GOLDENROD*
- **SEED MIX 1 - NO MOW**
  NEW ENGLAND NATIVE WARM SEASON GRASS MIX
  - *LITTLE BLUESTEM*
  - *BIG BLUESTEM*
  - *VIRGINIA WILD RYE*
  - *INDIAN GRASS*
  - *RED FESCUE*
  - *SWITCH GRASS*
- **SEED MIX 2 - NO MOW**
  COLONIAL SEED - HARMONY MIX WITH CLOVER
  - *WAVY HAIR GRASS*
  - *SHEEP FESCUE*
  - *HARD FESCUE*
  - *BLUE FESCUE*
  - *BLUE X HARD FESCUE*
  - *CLOVER*

Plant Schedule 1

Key		*Botanical Name*	Common Name	Size	Spacing
		CANOPY TREES			
AR	1	*Acer rubrum*	Red Maple	2.5" cal	As Shown
NS	2	*Nyssa sylvatica*	Tupelo	2.5" cal	As Shown
QC	2	*Quercus coccinea*	Scarlet Oak	2.5" cal	As Shown
QI	2	*Quercus ilicifolia*	Bear Oak	1.5" cal	20' O.C.
QS	3	*Quercus stellata*	Post Oak	2.5" cal	As Shown
QV	4	*Quercus velutina*	Black Oak	2.5" cal.	As Shown
		UNDERSTORY TREES			
AA	5	*Amelanchier arborea*	Serviceberry	1.5" cal	15' O.C.
SAS	2	*Sassafras albidium*	Sassafras	#2	20' O.C.
		EVERGREEN TREE			
PR	13	*Pinus rigida*	Pitch Pine	7-8' B&B	As Shown



PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)
1 INCH = 20 FEET

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Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
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Sandwich, MA 02563
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508-833-3150 fax

Date: MAY 13, 2022
Designed By: EEB
Drawn By: EEB
Checked By: BRK

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: TREE PLANTING AND SEEDING PLAN 1

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
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Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

MASSACHUSETTS BRIAN R. KUCHAR REGISTERED LANDSCAPE ARCHITECT NO. 1579
5/13/22

Project Number: 22009
Sheet: 18 of 21
Sheet Number: L-1

LEGEND

- EXISTING CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED LARGE SHRUB
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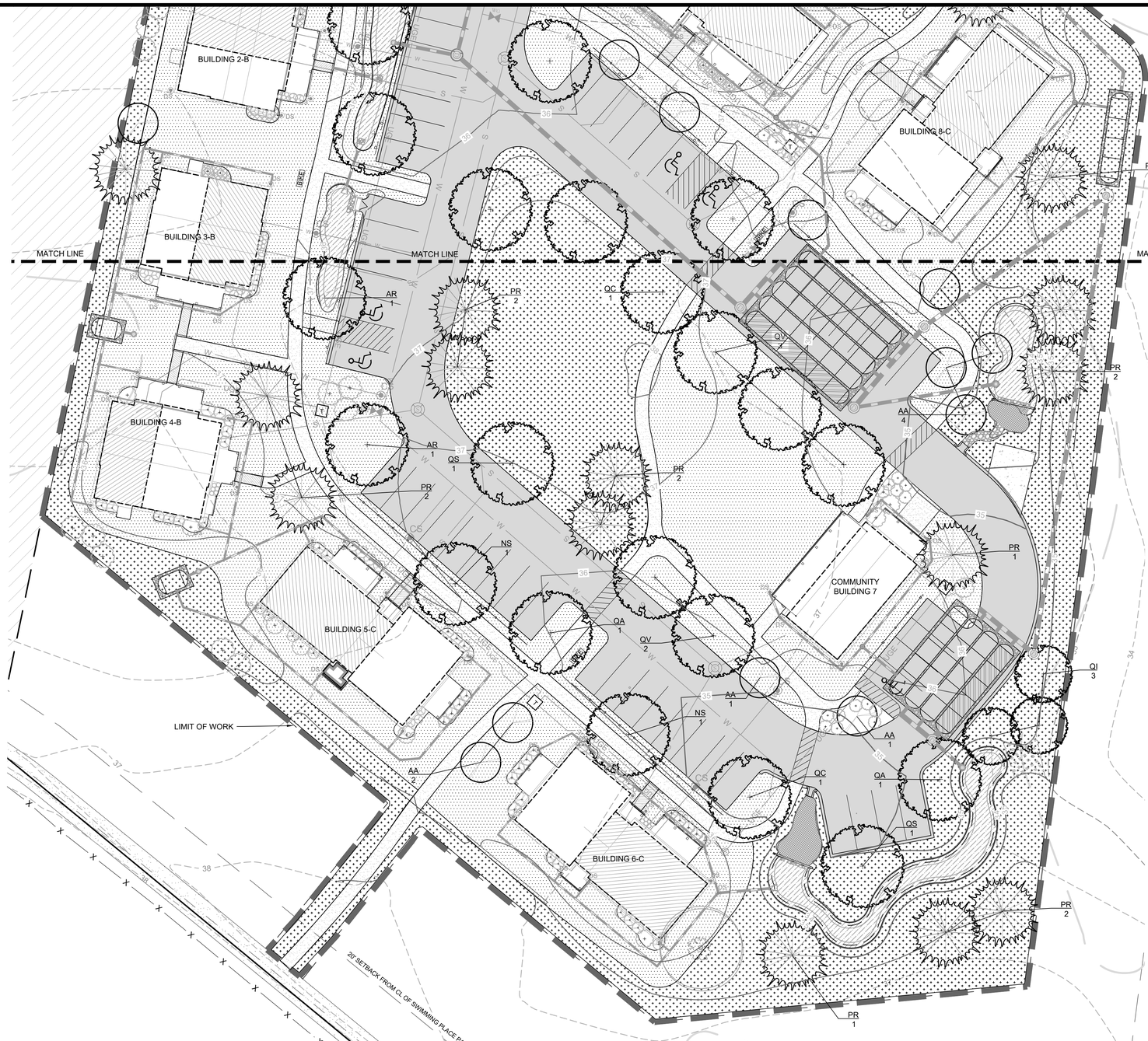
PURPLE MILKWEED
PENNSYLVANIA SEDGE
DESCHAMPSIA FLEXUOSA
SHORT-TOOTHED MOUNTAIN MINT
LITTLE BLUESTEM
EARLY GOLDENROD

- **SEED MIX 1 - NO MOW** NEW ENGLAND NATIVE WARM SEASON GRASS MIX

LITTLE BLUESTEM
BIG BLUESTEM
VIRGINIA WILD RYE
INDIAN GRASS
RED FESCUE
SWITCH GRASS

- **SEED MIX 2 - NO MOW** COLONIAL SEED - HARMONY MIX WITH CLOVER

WAVY HAIR GRASS
SHEEP FESCUE
HARD FESCUE
BLUE FESCUE
BLUE X HARD FESCUE
CLOVER



Plant Schedule 2

Key		*Botanical Name*	Common Name	Size	Spacing
		CANOPY TREES			
AR	2	*Acer rubrum*	Red Maple	2.5" cal	As Shown
NS	2	*Nyssa sylvatica*	Tupelo	2.5" cal	As Shown
QA	2	*Quercus alba*	White Alba	2.5" cal	As Shown
QC	2	*Quercus coccinea*	Scarlet Oak	2.5" cal	As Shown
QI	3	*Quercus ilicifolia*	Bear Oak	1.5" cal	20' O.C.
QS	2	*Quercus stellata*	Post Oak	2.5" cal	As Shown
QV	5	*Quercus velutina*	Black Oak	2.5" cal.	As Shown
		UNDERSTORY TREES			
AA	7	*Amelanchier arborea*	Serviceberry	1.5" cal	15' O.C.
		EVERGREEN TREE			
PR	12	*Pinus rigida*	Pitch Pine	7-8' B&B	As Shown

Suggested Plant List

Key	Botanical Name	Common Name	Size	Spacing
	CANOPY TREES			
AR	*Acer rubrum*	Red Maple	2-2.5" cal.	As Shown
NS	*Nyssa sylvatica*	Tupelo	2-2.5" cal.	As Shown
QA	*Quercus alba*	White Alba	2.5" cal	As Shown
QC	*Quercus coccinea*	Scarlet Oak	2.5" cal	As Shown
QI	*Quercus ilicifolia*	Bear Oak	1.5"	20' O.C.
QS	*Quercus stellata*	Post Oak	2.5" cal	As Shown
QV	*Quercus velutina*	Black Oak	2.5" ccal.	As Shown
	UNDERSTORY TREES			
AA	*Amelanchier arborea*	Serviceberry	1.5" cal	15' O.C.
SAS	*Sassafras albidium*	Sassafras	#2	20' O.C.
	EVERGREEN TREE			
PR	*Pinus rigida*	Pitch Pine	7-8' B&B	As Shown
	LARGE SHRUBS			
HV	Hamamelis virginiana	Common Witchhazel	3'/4' B&B	8' O.C.
IG	Ilex glabra	Inkberry	#5	5' O.C.
MP	Myrica pensylvanica	Bayberry	#5	6' O.C.
	Vaccinum corymbosum	Highbush Blueberry	3'/4' B&B	6' O.C.
	SMALL SHRUBS (Foundation Planting)			
AM	*Aronia melanocarpa*	Black Chokeberry	#3	4' O.C.
AMM	*Aronia melanocarpa* 'Morton'	Morton Black Chokeberry	#3	4' O.C.
CPF	*Comptonia peregrina*	Sweet Fern	#2	4' O.C.
GB	*Gaylussacia baccata*	Black huckleberry	#2	4' O.C.
JH	*Juniperus horizontalis*	Creeping juniper	#3	3' O.C.
KA	*Kalmia angustifolia*	Sheep Laurel	#3	5' O.C.
RAG	*Rhus aromatica* 'Gro-Low'	Gro-Low Fragrant sumac	#3	4' O.C.
	GRASS / PERENNIAL / GROUNDCOVER (Foundation Planting)			
AV	*Andropogon virginicus*	Broom Sedge	#1	18" O.C.
AUV	*Arctostaphylos uva-ursi*	Bearberry	4" av pot	12" O.C.
AS	*Asclepias purpurascens*	Purple Milkweed	Plugs	12" O.C.
ATW	*Asclepias tuberosa*	Butterfly Weed	Plugs	18" O.C.
CP	*Carex pensylvanica*	Pennsylvania Sedge	Plugs	18" O.C.
CR	*Chimaphila maculata*	Striped wintergreen	#2	30" O.C.
DP	*Dennstaedtia punctilobula*	Hay Scented Fern	#1	24" O.C.
ES	*Eragrostis spectabilis*	Purple Lovegrass	#1	24" O.C.
ED	*Eurybia divaricata*	White wood Aster	#1	18" O.C.
GP	*Gaultheria procumbens*	Tea Berry; Wintergreen	#1	12" O.C.
GM	*Geranium maculatum*	Wild Geranium	#1	18" O.C.
PV	*Panicum virgatum*	Switch Grass	#1	24" O.C.
PA	*Pteridium aquilinum*	Bracken Fern	#1	36" O.C.
PM	*Pycnanthemum muticum*	Short-toothed Mountain Mint	#1	18" O.C.
RH	*Rubus flagellaris*	Common dewberry	#1	18" O.C.
SS	*Schizachyrium scoparium*	Little Bluestem	#1	24" O.C.
SRF	*Solidago rugosa*	Wrinkle-leaved goldenrod	#1	24" O.C.
SJ	*Solidago juncea*	Early goldenrod	Plugs	30" O.C.
SNSB	*Sorghastrum nutans*	Indian Grass		
	BIORETENTION PLANTING			
AS	*Asclepias purpurascens*	Purple Milkweed	Plugs	12" O.C.
BAM	*Baptisia tinctoria*	Wild indigo	#1	30" O.C.
CP	*Carex pensylvanica*	Pennsylvania Sedge	Plugs	18" O.C.
DM	*Deschampsia flexuosa*	Wavy hairgrass	Plugs	24" O.C.
EDJ	*Eupatorium dubium*	Joe Pye Weed	#1	18" O.C.
PM	*Pycnanthemum muticum*	Short-toothed Mountain Mint	#1	18" O.C.
SS	*Schizachyrium scoparium*	Little Bluestem	#1	24" O.C.
SJ	*Solidago juncea*	Early goldenrod	Plugs	30" O.C.

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)

1 INCH = 20 FEET

Revisions

Rev.	Date	By	Appr.	Description
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Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Designed By: EEB
Drawn By: EEB
Checked By: BRK
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: TREE PLANTING AND SEEDING PLAN 2

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:

COMMONWEALTH OF MASSACHUSETTS — JOHN R. KUCHEK — REGISTERED LANDSCAPE ARCHITECT — 05/13/22

Project Number: 22009
Sheet: 19 of 21
Sheet Number: L-2

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LEGEND

PROPOSED CANOPY TREE*

PROPOSED EVERGREEN TREE*

PROPOSED UNDERSTORY TREE*

PROPOSED LARGE SHRUB

PROPOSED SMALL SHRUB

PROPOSED PLUG PERENNIAL

GRASS / PERENNIAL / GROUNDCOVER MIX

BIORETENTION PLANTS

PURPLE MILKWEED
PENNSYLVANIA SEDGE
DESCHAMPSIA FLEXUOSA
SHORT-TOOTHED MOUNTAIN MINT
LITTLE BLUESTEM
EARLY GOLDENROD

SEED MIX 1 - NO MOW*
NEW ENGLAND NATIVE WARM SEASON GRASS MIX

LITTLE BLUESTEM
BIG BLUESTEM
VIRGINIA WILD RYE
INDIAN GRASS
RED FESCUE
SWITCH GRASS

SEED MIX 2 - NO MOW*
COLONIAL SEED - HARMONY MIX WITH CLOVER

WAVY HAIR GRASS
SHEEP FESCUE
HARD FESCUE
BLUE FESCUE
BLUE X HARD FESCUE
CLOVER

*SEE TREE PLANTING AND SEEDING PLANS FOR LAYOUT

PERMITTING SET
NOT FOR CONSTRUCTION

GRAPHIC SCALE
10 0 5 10 20 40
(in feet)
1 INCH = 10 FEET

UNCHECKED

LIMIT OF WORK

BUILDING 1-B
GB 1
KA 1
CP+DP+GP+GM 5+5+5+5
CP+DP+GP+GM 5+5+5+5
KA 2
AM 1
CPF 2
AS+AUV+ES+PM 15+15+15+15
AM 2
PV 5
PA 3
JH 2

BUILDING 2-B
GB 1
CP+DP+GP+GM 8+8+8+8
HV 3
KA 3
GB 1
CPF 1
AS+AUV+ES 5+5+5
JH 2
PV 5
AS+GM 10+10
PA 3

BUILDING 3-B
GB 1
KA 1
CP+DP+GP+GM 5+5+5+5
JH 2
PV 5

IG 3
IG 3
IG 4

BIORETENTION 1
560 SF PLANTING AREA
CP+DM+PM+SS+SJ 50+50+50+50+50

BIORETENTION 2.1
700 SF PLANTING AREA
CP+DM+PM+SS+SJ 60+60+60+60+60

BIORETENTION 2.2
290 SF PLANTING AREA
CP+DM+PM+SS+SJ 30+30+30+30+30

RAG 10

2.1%

BIKE

LIMIT OF WORK

MAINTAIN AND PROTECT EXISTING VEGETATION

BUILDING 9-C
GB 1
KA 2
GB 1
GB 1
KA 1
CP+DP+GP+GM 5+5+5+5
DP+GM 15+15
IG 1
PA 3
AM 1
AS+AUV+ES+PM 15+15+15+15
PA 3
PV 5
JH 2
CPF 4
ES 10
AS+AUV+ES+PM 4+4+4+4
AM 1
VC 1
PA 3
VC 1
RAG 2
RAG 2
IG 2
PA 4

Plant Schedule 3

Key		*Botanical Name*	Common Name	Size	Spacing
		SHRUBS			
AM	5	*Aronia melanocarpa*	Black Chokeberry	#3	4' O.C.
CPF	7	*Comptonia peregrina*	Sweet Fern	#2	4' O.C.
GB	7	*Gaylussacia baccata*	Black huckleberry	#2	4' O.C.
HV	3	*Hamamelis virginiana*	Common Witch Hazel	3'/4' B&B	8' O.C.
IG	13	*Ilex glabra*	Inkberry	#5	5'O.C.
JH	8	*Juniperus horizontalis*	Creeping juniper	#3	3' O.C.
KA	10	*Kalmia angustifolia*	Sheep Laurel	#3	5' O.C.
RAG	14	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant sumac	#3	4' O.C.
VC	2	*Vaccinum corymbosum*	Highbush Blueberry	3' - 4' h.	6' O.C.
		GRASS / PERENNIAL / GROUNDCOVER			
AUV	39	*Arctostaphylos uva-ursi*	Bearberry	4" av pot	12" O.C.
AS	49	*Asclepias purpurascens*	Purple Milkweed	Plugs	12" O.C.
CP	168	*Carex pensylvanica*	Pennsylvania Sedge	Plugs	18" O.C.
DP	43	*Dennstaedtia punctilobula*	Hay Scented Fern	#1	24" O.C.
DM	140	*Deschampsia flexuosa*	Wavy hairgrass	Plugs	24" O.C.
ES	49	*Eragrostis spectabilis*	Purple Lovegrass	#1	24" O.C.
GP	28	*Gaultheria procumbens*	Tea Berry; Wintergreen	#1	12" O.C.
GM	53	*Geranium maculatum*	Wild Geranium	#1	18" O.C.
PV	20	*Panicum virgatum*	Switch Grass	#1	24" O.C.
PA	19	*Pteridium aquilinum*	Bracken Fern	#1	36" O.C.
PM	174	*Pycnanthemum muticum*	Short-toothed Mountain Mint	#1	18" O.C.
SS	140	*Schizachyrium scoparium*	Little Bluestem	#1	24" O.C.
SJ	140	*Solidago juncea*	Early goldenrod	Plugs	24" O.C.

Revisions

Rev.	Date	By	Appr.	Description
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Horsley Witten Group, Inc.
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Checked By: BRK
Drawn By: EEB
Designed By: EEB
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: PLANTING DETAIL SAMPLE PLAN

Prepared For:
Affirmative Investments, Inc.
33 Union Street, 2nd floor
Boston, MA 02108
Phone: 617-367-4300
Fax: - -

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: March 8, 2022

Registration:
COMMONWEALTH OF MASSACHUSETTS
BRIAN R. KUCHA
05/13/22

Project Number: 22009
Sheet : 20 of 21
Sheet Number: L-3

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GENERAL PLANTING NOTES:

1. THE FOLLOWING NOTES ARE PROVIDED AS GENERAL PLANTING GUIDELINES ONLY. THOROUGHLY REVIEW THE PROJECT SPECIFICATIONS FOR ALL LANDSCAPE REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE WORK. SUBMIT IN WRITING TO THE LANDSCAPE ARCHITECT ANY QUESTIONS OR CLARIFICATIONS REQUIRED AT A MINIMUM OF 30 DAYS PRIOR TO ORDERING ANY MATERIALS OR BEGINNING ANY LANDSCAPE CONSTRUCTION.

2. SUBMIT TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL ALL REQUIRED LANDSCAPE SUBMITTALS AS DESCRIBED IN THE SPECIFICATIONS INCLUDING A PLANT LIST WITH PLANT SIZE AND QUANTITIES TO BE ORDERED PRIOR TO DELIVERY TO THE PROJECT SITE.

3. FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE DRAWINGS AND IN THE SIZE AND QUANTITIES SPECIFIED ON THE PLANTING SCHEDULE. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BYTHE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION INC.

5. PLANTS TO BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS. USE HEALTHY NURSERY GROWN PLANTS THAT HAVE A WELL DEVELOPED ROOT SYSTEM. PLANTS MUST BE FREE OF DISEASE, INSECTS, EGGS OR LARVAE.

6. INSTALL PLANTS WITHIN ONE (1) WEEK OF PURCHASE. IF PLANTS ARE TO BE STORED AT THE SITE PRIOR TO PLANTING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THEY ARE PROPERLY MAINTAINED, WATERED, AND REMAIN HEALTHY.

7. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT. SUBMIT TO THE LANDSCAPE ARCHITECT IN WRITING THE PROPOSED PLANTING SCHEDULE. OBTAIN APPROVAL OF PLANTING SCHEDULE FROM THE LANDSCAPE ARCHITECT PRIOR TO PERFORMING ANY WORK.

8. SEASONS FOR PLANTING:

SPRING:	DECIDUOUS:	APRIL 1 TO JUNE 15
	EVERGREEN:	APRIL 1 TO JUNE 15
	PERENNIALS:	APRIL 15 TO JUNE 1
	GROUNDCOVERS:	APRIL 15 TO JUNE 1
FALL:	DECIDUOUS:	SEPTEMBER 15 TO NOVEMBER 15
	EVERGREEN:	SEPTEMBER 15 TO NOVEMBER 15
	PERENNIALS:	SEPTEMBER 15 TO NOVEMBER 15
	GROUNDCOVERS:	SEPTEMBER 15 TO NOVEMBER 15

9. PLANTING UNDER FROZEN CONDITIONS WILL NOT BE PERMITTED. PLANTING BEFORE OR AFTER THE ABOVE REFERENCED PLANTING DATES WILL INCREASE THE LIKELIHOOD OF PLANT ESTABLISHMENT FAILURE. ANY DEVIATION FROM THE ABOVE REFERENCED PLANTING DATES IS UNDERTAKEN AT SOLE RISK OF THE CONTRACTOR AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY ADDITIONAL MAINTENANCE AND WATERING WHICH MAY BE REQUIRED TO ENSURE SATISFACTORY PLANT ESTABLISHMENT.

10. FURNISH ONE YEAR MANUFACTURER WARRANTY AND MAINTENANCE FOR TREES, PLANTS, AND GROUND COVER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. EXCEPTIONS ARE DEFECTS RESULTING FROM ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD. THE DATE OF FINAL ACCEPTANCE OF ALL COMPLETED PLANTING WORK ESTABLISHES THE END OF INSTALLATION PERIOD AND THE COMMENCEMENT OF THE WARRANTY AND MAINTENANCE PERIOD.

11. ALL TREES WITHIN 5'-0" OF WALKWAYS AND SIDEWALKS TO HAVE A 6'-8" STANDARD BRANCHING HEIGHT.

12. INSPECT ALL AREAS TO BE PLANTED OR SEEDED PRIOR TO STARTING ANY LANDSCAPE WORK. REPORT ANY DEFECTS SUCH AS INCORRECT GRADING, INCORRECT SUBGRADE ELEVATIONS OR DRAINAGE PROBLEMS, ETC. TO THE LANDSCAPE ARCHITECT AND ENGINEER PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF SUBGRADE AREAS TO BE PLANTED, AND THE LANDSCAPE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL LANDSCAPE WORK.

13. PROVIDE PROPER PREPARATION OF ALL PROPOSED PLANTED AND SEEDED AREAS PER THE NOTES AND SPECIFICATIONS.

14. ALL PLANT LAYOUT AND ACTUAL PLANTING LOCATIONS ARE TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT AT A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO SCHEDULING ANY FIELD INSPECTIONS.

15. BALL AND BURLAP: REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF BALLS AND FROM TOP HALF OF ROOTBALL AS INDICATED ON DRAWINGS. REMOVE PALLETS, IF ANY, BEFORE SETTING.

16. POTTED PLANTS: REMOVE THE PLANT FROM THE POT AND LOOSEN OR SCORE THE ROOTS BEFORE PLANTING TO PROMOTE OUTWARDS ROOT GROWTH INTO THE SOIL.

17. PLUGS: PLANT UPRIGHT AND NOT AT AN ANGLE. DIG PLANTING HOLES LARGE ENOUGH AND DEEP ENOUGH TO ACCOMMODATE THE ENTIRE ROOT MASS. PLANT PLUGS WITH NO TWISTED OR BALLED ROOTS AND WITH NO ROOTS EXPOSED ABOVE THE GRADE LINE. HAND PACK THE SOIL AROUND THE ENTIRE PLUG ROOT MASS.

18. DIG THE THE PLANTING HOLE TO THE SAME DEPTH AS THE ROOT BALL AND TWO TO THREE TIMES WIDER. SCORE ALL SIDES OF THE HOLE, PLACE THE PLANT IN THE HOLE SO THE TOP OF ROOT BALL IS EVEN WITH SOIL SURFACE. FILL THE HOLE HALFWAY AND THEN ADD WATER ALLOWING IT TO SEEP INTO BACK FILLED MATERIAL. BE SURE TO REMOVE ALL AIR POCKETS FROM BACK FILLED SOIL. DO NOT SPREAD SOIL ON TOP OF THE ROOTBALL. IF SOIL IS EXTREMELY POOR, REPLACE BACK FILL WITH GOOD QUALITY TOP SOIL. AMEND THE SOIL, AS NECESSARY.

19. CREATE A 2" TO 4" BERM AROUND THE EDGE OF PLANTING HOLE WITH REMAINING SOIL TO RETAIN WATER.

20. REMOVE ALL PLANT TAGS AND FLAGS FROM THE PLANTS.

21. MULCH ALL PLANTING BEDS AS INDICATED ON DRAWINGS. UNLESS NOTED OTHERWISE, ALL PLANTS TO RECEIVE 2-3 INCHES OF MULCH. DO NOT PILE OR MOUND MULCH AROUND THE PLANT STEMS OR TRUNK. DO NOT MULCH BIORETENTION AREAS.

22. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.

GENERAL SEEDING NOTES:

1. SEND A REPRESENTATIVE SAMPLE OF THE TOPSOIL TO A TESTING LABORATORY FOR STANDARD SOIL ANALYSIS AS DESCRIBED IN THE SPECIFICATIONS. SUBMIT TO THE LANDSCAPE ARCHITECT AND ENGINEER TEST RESULTS WITH RECOMMENDED SOIL TREATMENTS TO PROMOTE PLANT AND GRASS GROWTH. CORRECT DEFICIENCIES IN THE LOAM AND STOCKPILED TOPSOIL AS DIRECTED BY THE TESTING AGENCY FOR APPROPRIATE AREAS BASED ON SPECIFIC PLANT MATERIAL.

2. ALL AREAS THAT ARE DISTURBED AND/OR GRADED DURING CONSTRUCTION ARE TO BE BROUGHT TO FINISHED GRADE WITH AT LEAST 4" MINIMUM DEPTH OF GOOD QUALITY LOAM AND SEEDED WITH A QUICK GERMINATING GRASS SEED SUCH AS NEW ENGLAND EROSION CONTROL RESTORATION MIX OR AS SPECIFIED ON THE PLANS.

3. PRIOR TO THE PLACEMENT OF TOP SOIL, LOOSEN THE SUBGRADE OF ALL PROPOSED SEEDED AREAS TO A DEPTH OF 6" AND RAKE TO REMOVE STONES LARGER THAN 1 INCH, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE TO AN OFF SITE LOCATION.

4. DO NOT SPREAD TOPSOIL IF THE SUBGRADE IS FROZEN, EXCESSIVELY WET, COMPACTED OR NOT PROPERLY PREPARED PER THE NOTES AND SPECIFICATIONS.

5. SEE SPECIFICATIONS FOR SEASONAL REQUIREMENTS FOR SEEDING.

WATERING NOTES:

1. PROVIDE PROPER PLANT CARE, MAINTENANCE AND WATERING ON SITE UNTIL SUCH TIME AS THE LANDSCAPING IS ACCEPTED BY THE PROPERTY OWNER AS SATISFACTORY PER THE SPECIFICATIONS OR AS DETERMINED BY ANY WRITTEN AGREEMENTS BETWEEN THE CONTRACTOR AND PROPERTY OWNER.

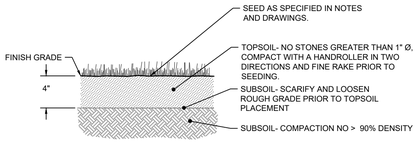
2. ESTABLISH AN APPROPRIATE WATERING SCHEDULE FOR ALL PLANT MATERIAL BASED UPON PLANT SPECIES REQUIREMENTS AND SITE CONDITIONS. PROVIDE SCHEDULE IN WRITING TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL. ADHERE TO THE APPROVED SCHEDULE UNTIL PLANTS ARE FULLY ESTABLISHED.

3. WATER NEWLY SEEDED AND/OR HYDROSEEDED LAWNS AS RECOMMENDED BY THE SUPPLIER FOR ESTABLISHMENT. SPECIAL CARE SHOULD BE TAKEN TO ENSURE THAT THE LAWN IS NOT SATURATED DURING WATERING. IF AN IRRIGATION SYSTEM IS NOT PROVIDED, A TEMPORARY IRRIGATION SYSTEM OR HANDHELD GARDEN HOSE SHALL BE USED FOR WATERING SEEDED AREAS. THE AREA MUST BE MAINTAINED CONSISTENTLY MOIST FOR THE BEST GERMINATION RESULTS. ADDITIONAL WATERING MAY BE REQUIRED IF PLANTING AND SEEDING OCCUR OUTSIDE OF THE RECOMMENDED PLANTING SEASONS.

PLANTING LAYOUT NOTES

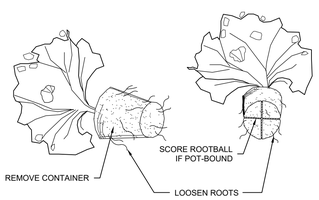
1. FOR AREAS WITH MIXED PERENNIALS AND/OR GRASSES (SHOWN AS HATCHED AREAS ON PLANS), DO NOT PLANT IN A PATTERN OR WITH LARGE AREAS OF THE SAME SPECIES. RANDOMLY PLANT AS INDICATED ON THE PLANTING PLANS INTO SMALL GROUPINGS OF THE SAME SPECIES TO CREATE A MORE NATURALISTIC APPEARANCE. PLANT THE SAME PLANT SPECIES IN GROUPS OF 3-7 AND NOT LARGER THAN 7, DEPENDING ON THE OVERALL NUMBER OF PLANTINGS.

PERMITTING SET
NOT FOR CONSTRUCTION

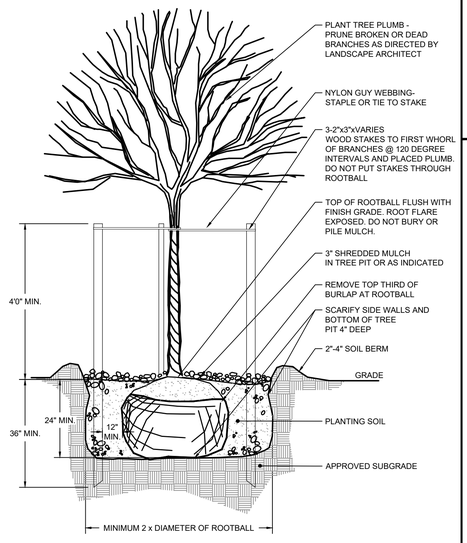


NOTES:
1. SEE LANDSCAPE GRADING SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
2. CONFIRM SUBGRADES ARE CORRECT AND POSITIVE DRAINAGE IS MAINTAINED PRIOR TO PLACEMENT OF TOPSOIL.
3. NOTIFY ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW OF SUBGRADE PRIOR TO PLACEMENT OF THE TOPSOIL.

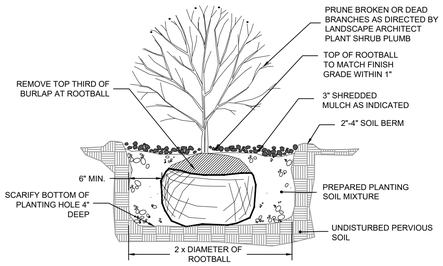
LOAM AND SEED
NOT TO SCALE



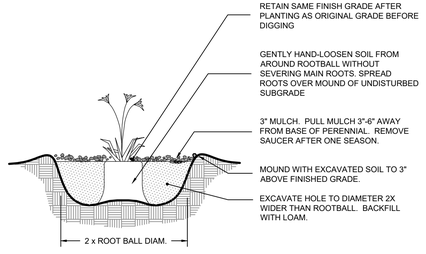
CONTAINER PLANT ROOTBALL TREATMENT
NOT TO SCALE



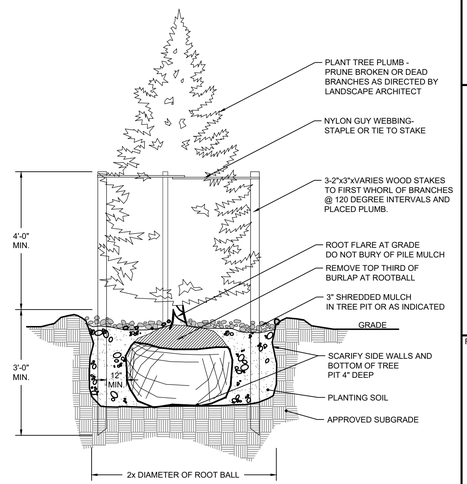
TREE PLANTING
NOT TO SCALE



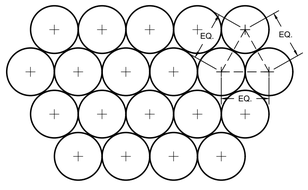
SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE

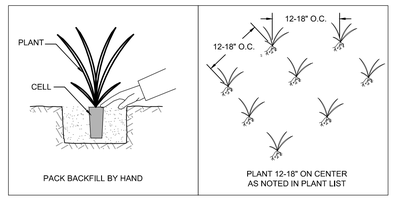


EVERGREEN TREE PLANTING
NOT TO SCALE



USE EQUIDISTANT TRIANGULAR SPACING FOR PLANTS - FOR ACTUAL SPACING SEE PLANS OR PLANTING SCHEDULE

PLANTING SPACING
NOT TO SCALE



PLUG PLANTING
NOT TO SCALE

Revisions

Rev.	Date	By	Appr.	Description
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Checked By: BRK
Drawn By: EEB
Designed By: EEB
Date: MAY 13, 2022

Plan Set: 75% DESIGN PLANS PERMITTING SET
MESHACKET COMMONS
EDGARTOWN, MASSACHUSETTS

Plan Title: PLANTING DETAILS

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Registration:
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EDGAR R. KUCHAR
05/13/22

Project Number: 22009
Sheet : 21 of 21
Sheet Number: L-4

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