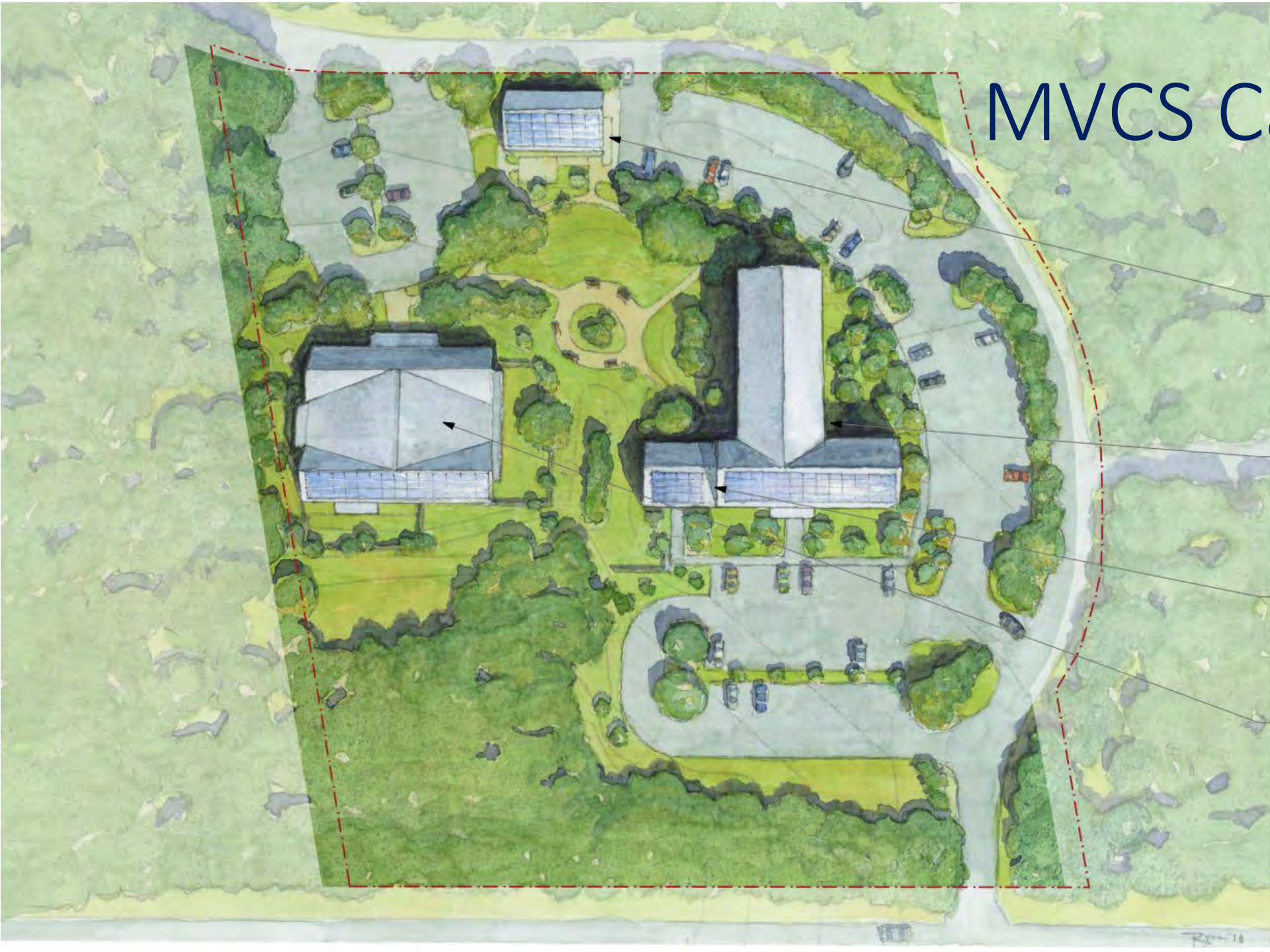


MVCS Campus Plan



EXISTING 2,400SF 1-STORY
ISLAND WIDE YOUTH
COLLABORATIVE (IWYC)
BUILDING TO REMAIN

NEW 18,600SF 2-STORY
COMMUNITY SERVICES BUILDING
(INCLUDES ADMIN, ISLAND
COUNSELING CENTER,
AND DISABILITY SERVICES)

NEW 1,500SF 1-STORY
DAYBREAK WING

NEW 9,500 SF 1-STORY
EARLY CHILDHOOD CENTER

(DRI 223-M3)





Village Road

CODE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QUANTITY
TREES					
AR	Acer rubrum 'Burgundy Belle'	Burgundy Belle Red Maple	3-3.5' cal	88B	8
ARNA	Acer rubrum	Red Maple	12-14' ht	88B	13
AM	Amelanchier 'Noble Hill'	Noble Hill Serviceberry	2.5-3' cal	88B	6
CC	Carygus caroliniana	Blackwood	3-5' cal	88B	3
HV	Hemamelis virginiana	Common Witchhazel	4-5' ht	88B	8
ID	Ilex opaca	American Holly	5-9' ht	88B	10
NE	Nyssa sylvatica	Tupelo, Sweetgum	1.5-2' cal	88B	14
OB	Quercus bicolor	Swamp White Oak	3-3.5' cal	88B	9
OC	Quercus coccinea	Scarlet Oak	2.5-3' cal	88B	5
TA	Tilia americana 'Redmond'	Redmond Linden	3-3.5' cal	88B	12
SHRUBS					
IG	Ilex glabra compacta	Dwarf Highberry	3 gal	container	30
IVS	Ilex verticillata 'Sparkleberry'	Sparkleberry Deciduous Holly	2 gal	container	50
IZ	Ilex verticillata 'Jim Dandy'	Jim Dandy Deciduous Holly	2 gal	container	5
MF	Melicope peruviana	Bayberry	3 gal	container	58
RC	Rhododendron carolinianum	Carolina Rhododendron	24-30" ht	88B	30
RA	Rhus aromatica	Fragrant Sumac	3 gal	container	80
VD	Viburnum dentatum	American Viburnum	2 gal	container	21
VT	Viburnum trilobum	American Cranberrybush Viburnum	3 gal	container	40
PERENNIALS					
S	Stipa alberta	Siberian Iris	1 gal	container	35
SH	Heimerocallis hybrid 'Stella d'Oro'	Stella d'Oro Daylily	1 gal	container	34
RAIN GARDEN PERENNIALS					
CS	Carex stricta	Tussock Sedge	plug	18" on center	120
CV	Carex vulpinoidea	Fox Sedge	plug	18" on center	120
EM	Equisetum maculatum	Joe-Pye Weed	plug	18" on center	60
JE	Juncus effusus	Soft Rush	plug	18" on center	120
LC	Lobelia cardinalis	Cardinal Flower	plug	18" on center	120
SA	Sorghum amaricanus	Three Square	plug	18" on center	120
SC	Sorbus oppositifolia	Wood Grass	plug	18" on center	120

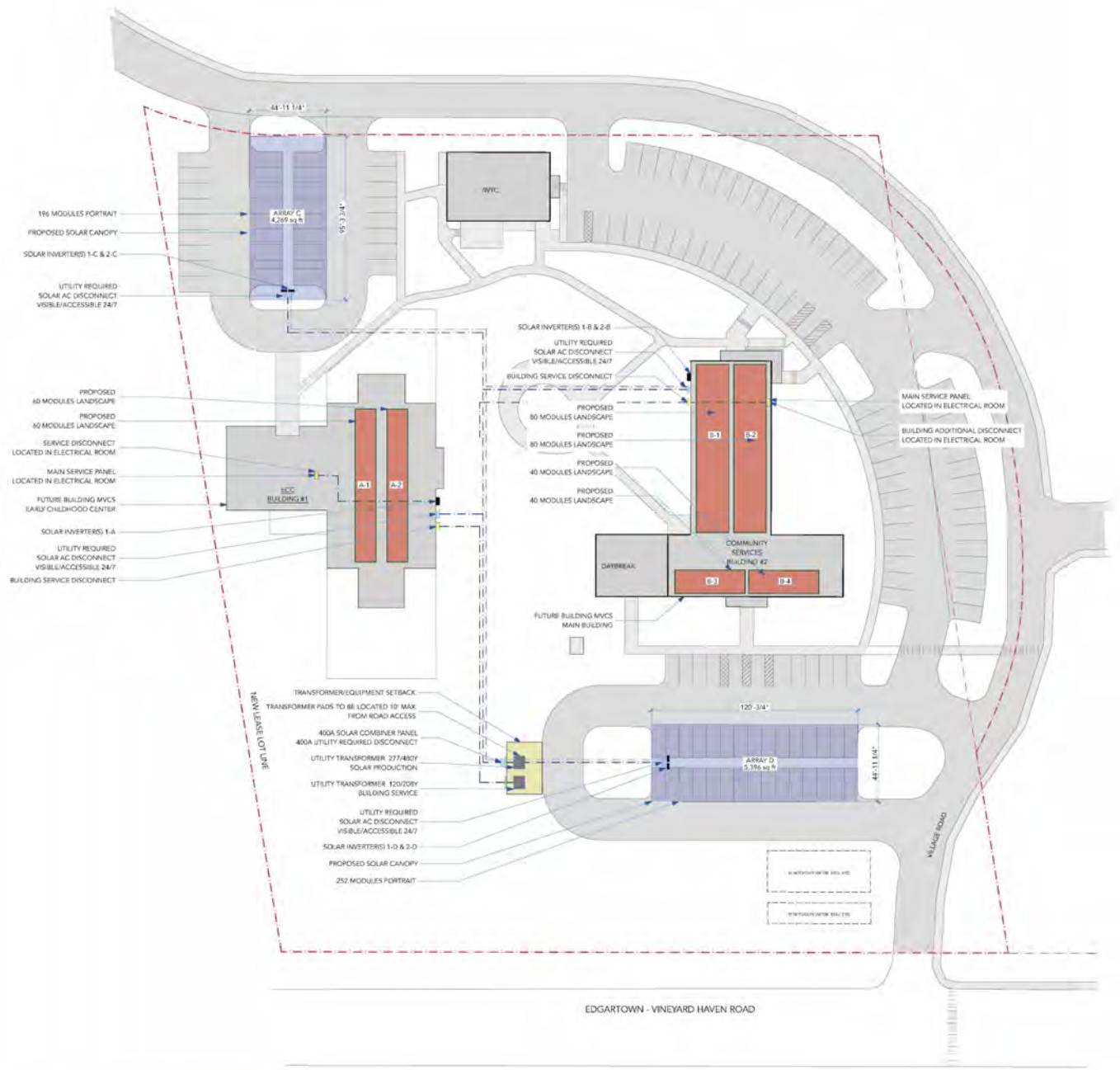


- ### PLANTING NOTES
1. Planting schedule shall vary with soil and weather conditions. Some trees may require special care during winter months.
 2. All planting shall be done in accordance with the planting schedule and specifications.
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Condition 1.1 Landscape Plan

Year	Date	Description
MVCS EARLY CHILDHOOD BUILDING		
Village Road, Oak Bluffs, MA		
RICHARD JOHNSON LANDSCAPE ARCHITECT [®]		
PO BOX 746 FALMOUTH, MASSACHUSETTS 02541 ph (508) 499-0001 http://rjla.com		
All rights reserved. The drawings, designs and specifications herein are property of Richard Johnson Landscape Architect and shall not be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Richard Johnson Landscape Architect.		
Scale:	1"=10'	
Date:	JAN 16, 2010	
Drawn by:	KTI	
Checked by:	RTJ	

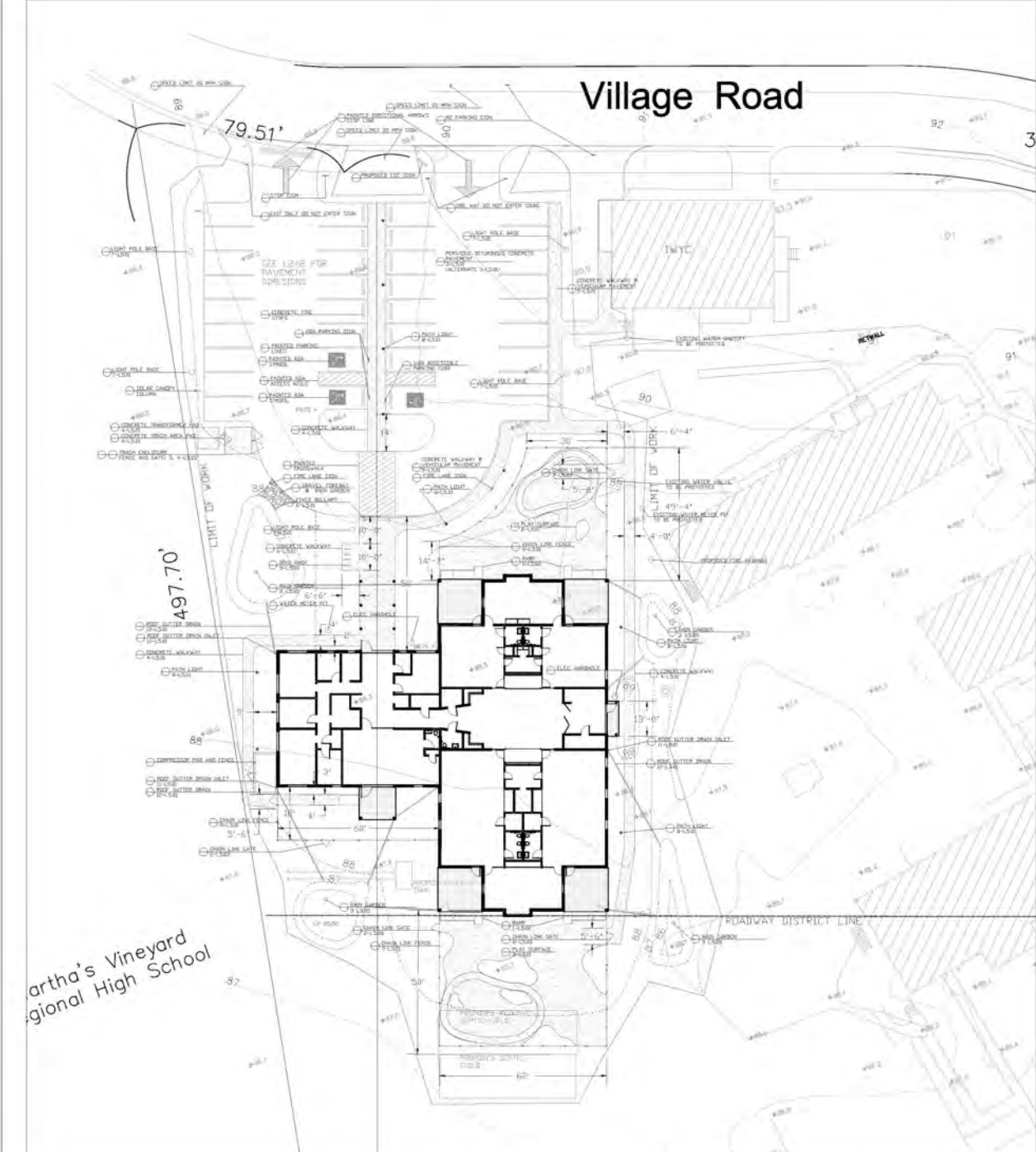
- SHAPED CANOPY 1 OVER 30% TO MAX HEIGHT
- ROOF MOUNTED SOLAR ARRAY
- UTILITY TRANSFORMERS, SERVICE PANELS AND PRODUCTION METER
- SOLAR AC DISCONNECT
- BUILDING SERVICE DISCONNECT
- SOLAR EQUIPMENT
- UTILITY TRANSFORMER
- UTILITY EQUIPMENT/TRANSFORMER SETBACK
- UNDERGROUND SOLAR SERVICE 277480Y
- UNDERGROUND BUILDING SERVICE 120208Y
- UNDERGROUND SOLAR DATA
- PROPERTY LINE



Condition 1.6 Solar Canopies







Village Road

- LAYOUT NOTES**
1. Locate, protect, and maintain bench marks, monuments, control points, and project engineering reference points. Re-establish disturbed or destroyed items at Contractor's expense.
 2. Examine the site and conditions under which site work is performed. Report any discrepancies with the plan to the Landscape Architect. Do not proceed with the work until satisfactory conditions are corrected.
 3. Report discrepancies in drawings or specifications to the Landscape Architect for clarification and adjustments before commencing work. Any deviations or changes from these drawings without written acceptance of the Landscape Architect shall oblige the Landscape Architect of any and all responsibility of said deviation and change.
 4. Written dimension calls precedence over verbal dimensions.
 5. Dimensions indicated on plans are for horizontal control and are accurate if measured on a level line. Measure horizontal control dimensions on a level line, not parallel with ground slope.
 6. All dimensions taken from vertical surfaces, i.e. curbs & walls, are understood to be measured from the face of the vertical element unless otherwise specified.
 7. All angles assumed to be 90° unless otherwise specified.
 8. Post and soil dimensions were measured in the field and are only approximate; on existing conditions survey was not available. Verify all dimensions in the field.

Condition 2.1

Issue	Date	Description

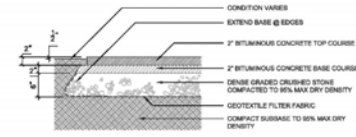
MVCs EARLY CHILDHOOD BUILDING
 Village Road, Oak Bluffs, MA

RICHARD JOHNSON LANDSCAPE ARCHITECT[®]
 PO BOX 746 FALMOUTH MASSACHUSETTS 02541
 ph 508495-0031 http://rjla.com

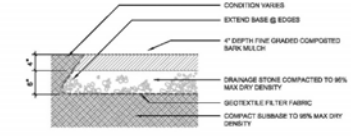
All rights reserved. The drawings, designs, and data embodied herein are property of Richard Johnson Landscape Architect and shall not be copied, reproduced or photocopied in whole or in part without the express written consent of Richard Johnson Landscape Architect.

	Scale:	1"=80'
	Date:	Jan 10, 2020
	Drawn by:	RTJ
	Checked by:	RTJ

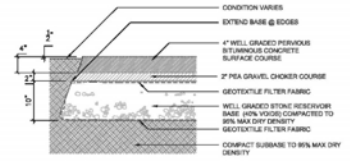
Condition 2.1



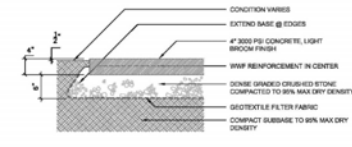
1 BITUMINOUS CONCRETE PAVEMENT (ALTERNATE)
1" = 1'-0"



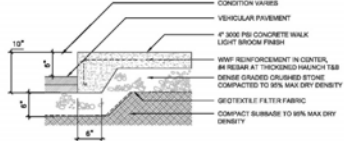
2 PLAY SURFACE
1" = 1'-0"



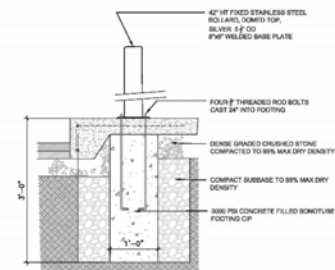
3 PERVIOUS BITUMINOUS CONCRETE PAVEMENT
1" = 1'-0"



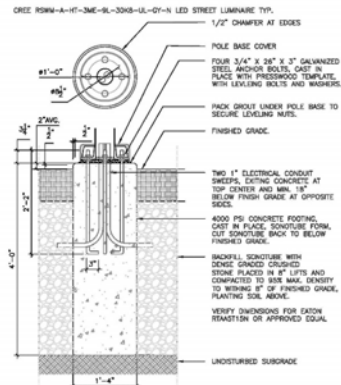
4 CONCRETE WALKWAY PAVEMENT
1" = 1'-0"



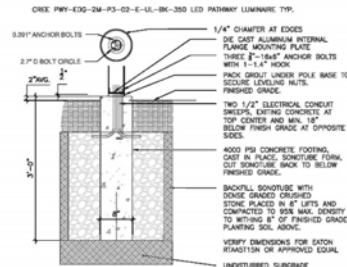
5 CONCRETE WALKWAY AT VEHICULAR PAVEMENT
1" = 1'-0"



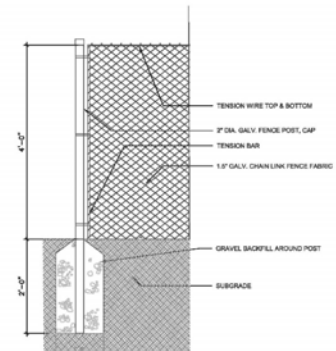
6 FIXED BOLLARD
1" = 1'-0"



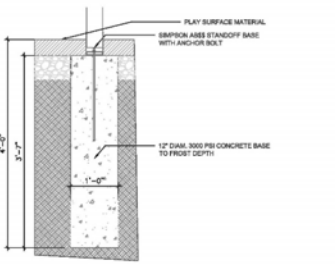
7 LIGHT POLE BASE DETAIL
SCALE: 1" = 1'-0"



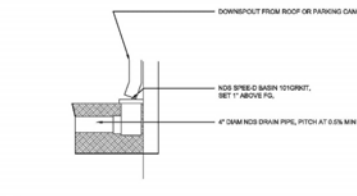
8 PATH LIGHT BASE DETAIL
SCALE: 1" = 1'-0"



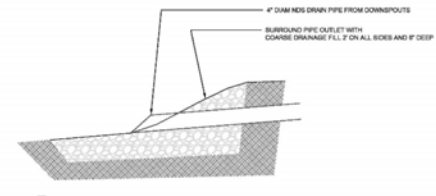
9 CHAIN LINK FENCE
1" = 1'-0"



10 GARDEN WATCH TOWER FOOTING
1" = 1'-0"



11 GUTTER DRAIN INLET
1" = 1'-0"



12 DRAIN PIPE OUTLET IN RAIN GARDEN
1" = 1'-0"

Issue	Date	Description

MVCS EARLY CHILDHOOD BUILDING
Village Road, Oak Bluffs, MA

RICHARD JOHNSON LANDSCAPE ARCHITECT®

PO BOX 345 FALMOUTH MASSACHUSETTS 02541
PH (508)493-0021 <http://rjla.com>

Scale: As Noted
Date: JAN 10, 2020
Drawn by: RT
Checked by: RT

Condition 5.2

RECOMMENDED IMPROVEMENTS

- MAINTAIN 22' ROADWAY SECTION
- INSTALL VILLAGE ROAD CENTERLINE
- INSTALL NEW SIGNAGE
 - STOP SIGNS
 - PEDESTRIAN SIGNS
 - "DO NOT ENTER" SIGNS
 - "NO PARKING" SIGNS
- SPEED LIMIT SIGNS (20MPH)
- REMOVE/PRUNE TREES AS FLAGGED IN FIELD
 - Orange Ribbon = Remove
 - Yellow Ribbon = Prune to 10' above grade
- PROVIDE CLEAR SIGHT LINES AT DRIVEWAYS
- REPAIR PAVEMENT AS NEEDED

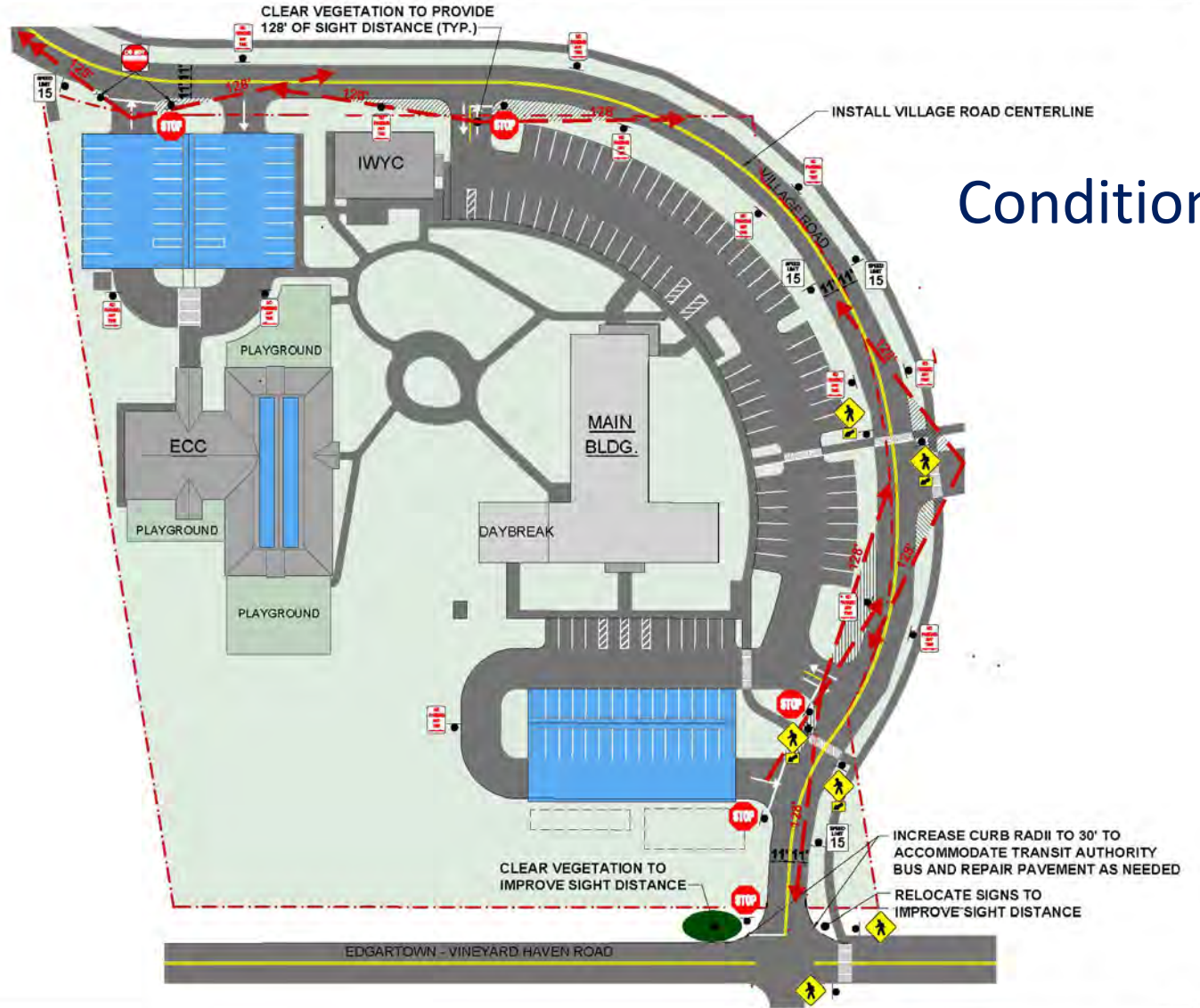
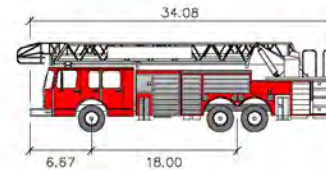
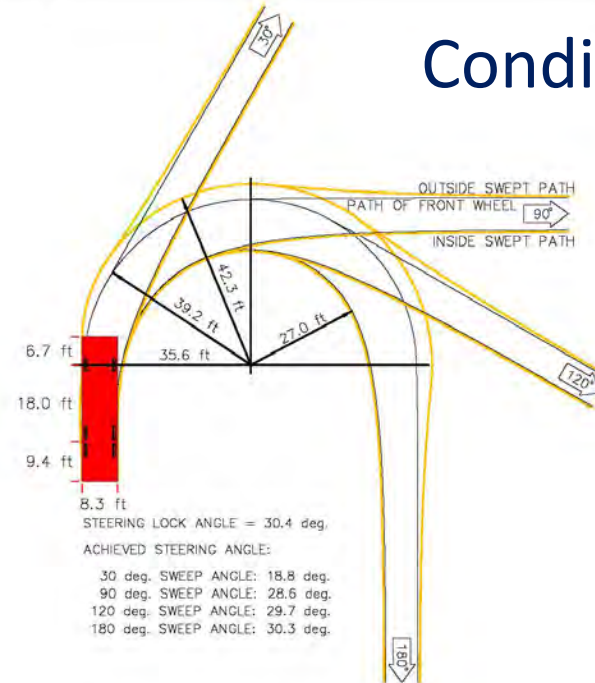
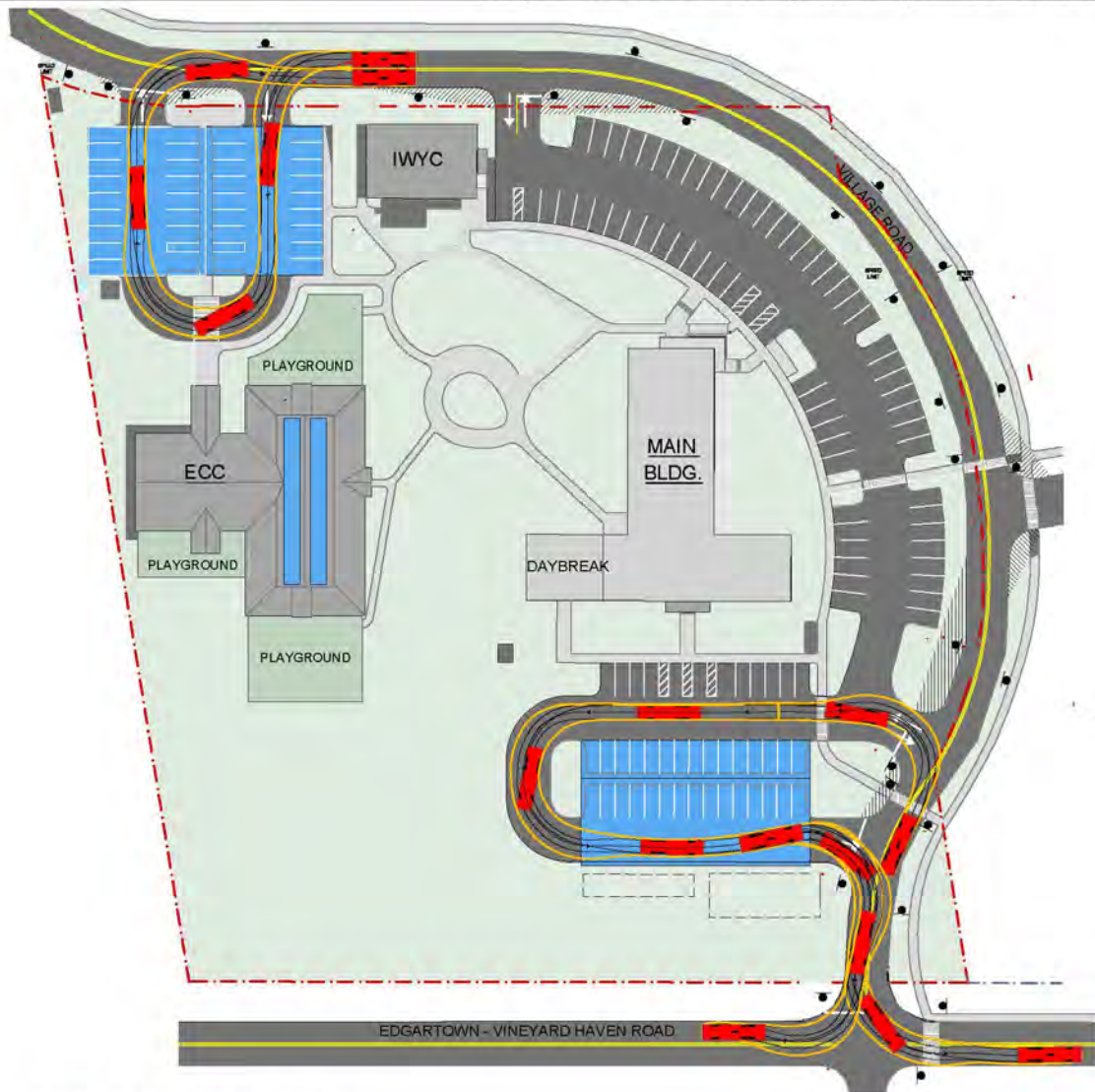


Figure 1

Summary - With Proposed Improvements Implemented Safe Conditions Will Exist for All Users of Village Road. The Narrow Roadway and Existing Alignment has a "Traffic Calming" Effect on Village Road and Will Maintain Lower Speeds

Condition 5.2



Oak Bluffs

	feet
Width	: 8.33
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 30.4



Figure 2

Fire Truck Turns
Oak Bluffs - Fire Truck
Entering /Exiting

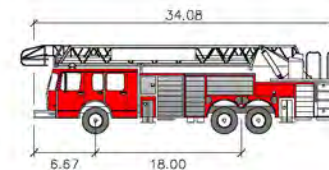
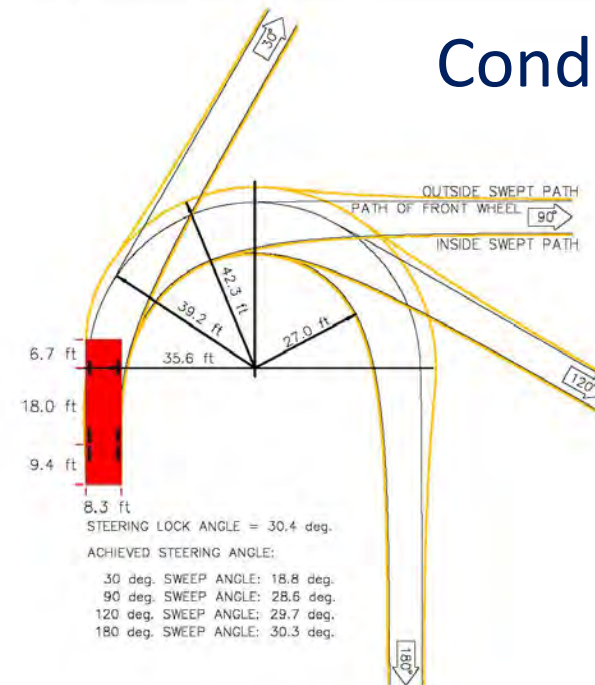
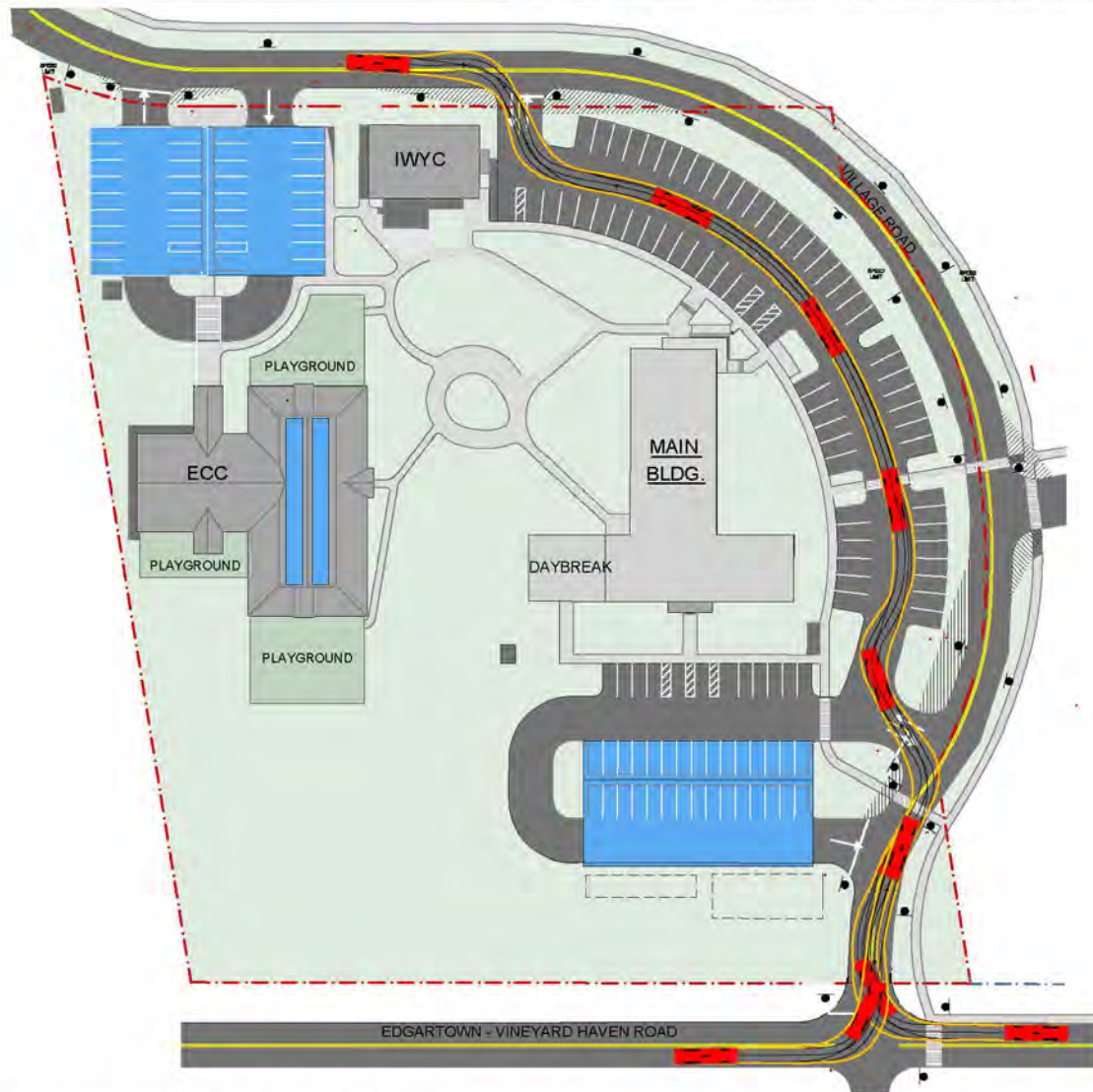
R:\8318\8318tr.dwg, Wed, Jun 26 10:07:19 2019

Source: Martha's Vineyard Community Service Master Plan.

0 70 140 Scale in Feet



Condition 5.2



Oak Bluffs

	feet
Width	: 8.33
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 30.4



Source: Martha's Vineyard Community Service Master Plan.

0 70 140 Scale in Feet

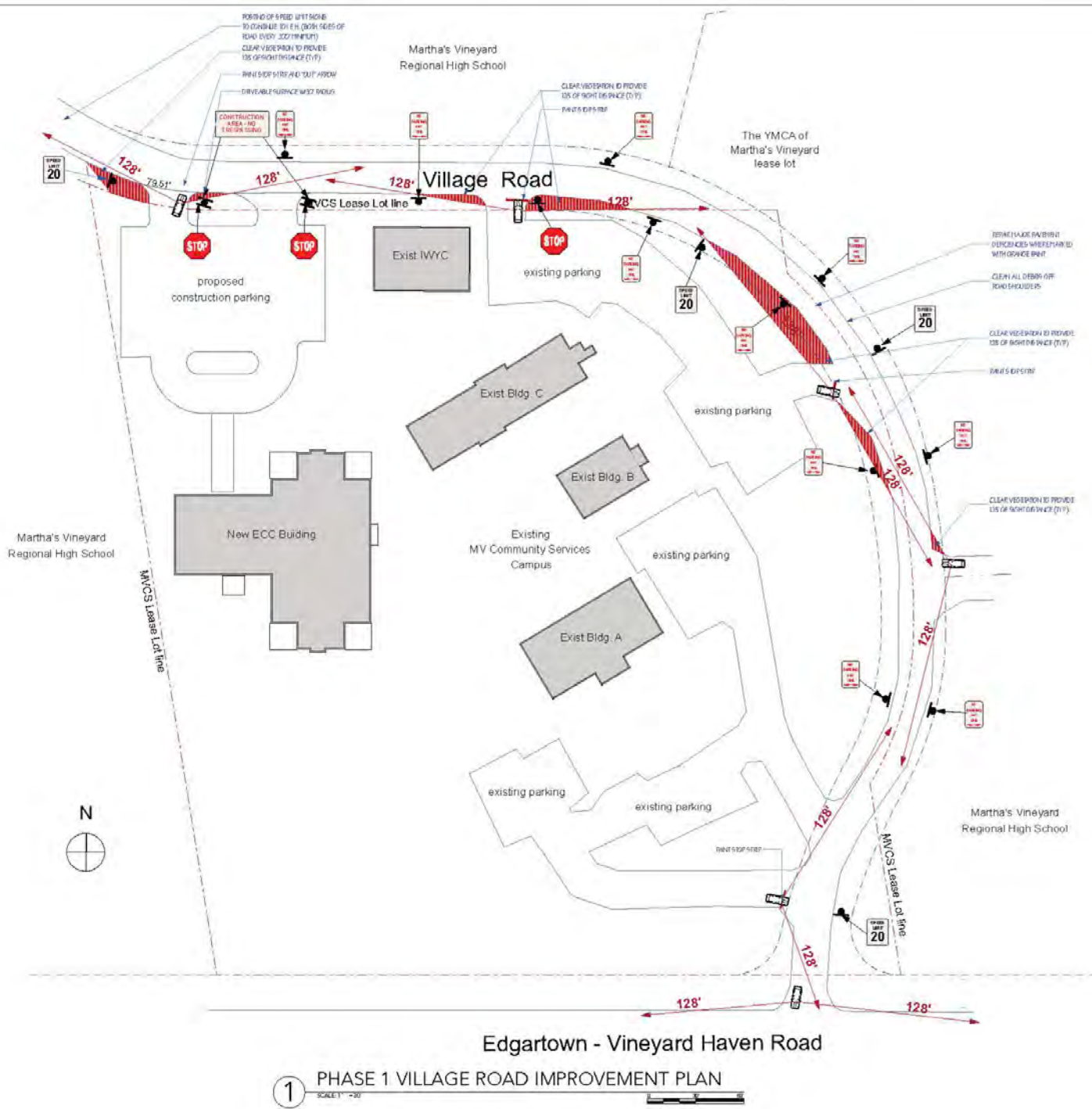


Figure 3

Fire Truck Turns
Oak Bluffs - Fire Truck
Entering /Exiting

Conditions:

- 5.2,
- 5.4,
- 5.7.1,
- 5.7.2,
- 5.7.3,
- 5.8



This drawing should not be used for construction unless noted as such.
DO NOT SCALE.
DRAWINGS
© 2013 South Mountain Company

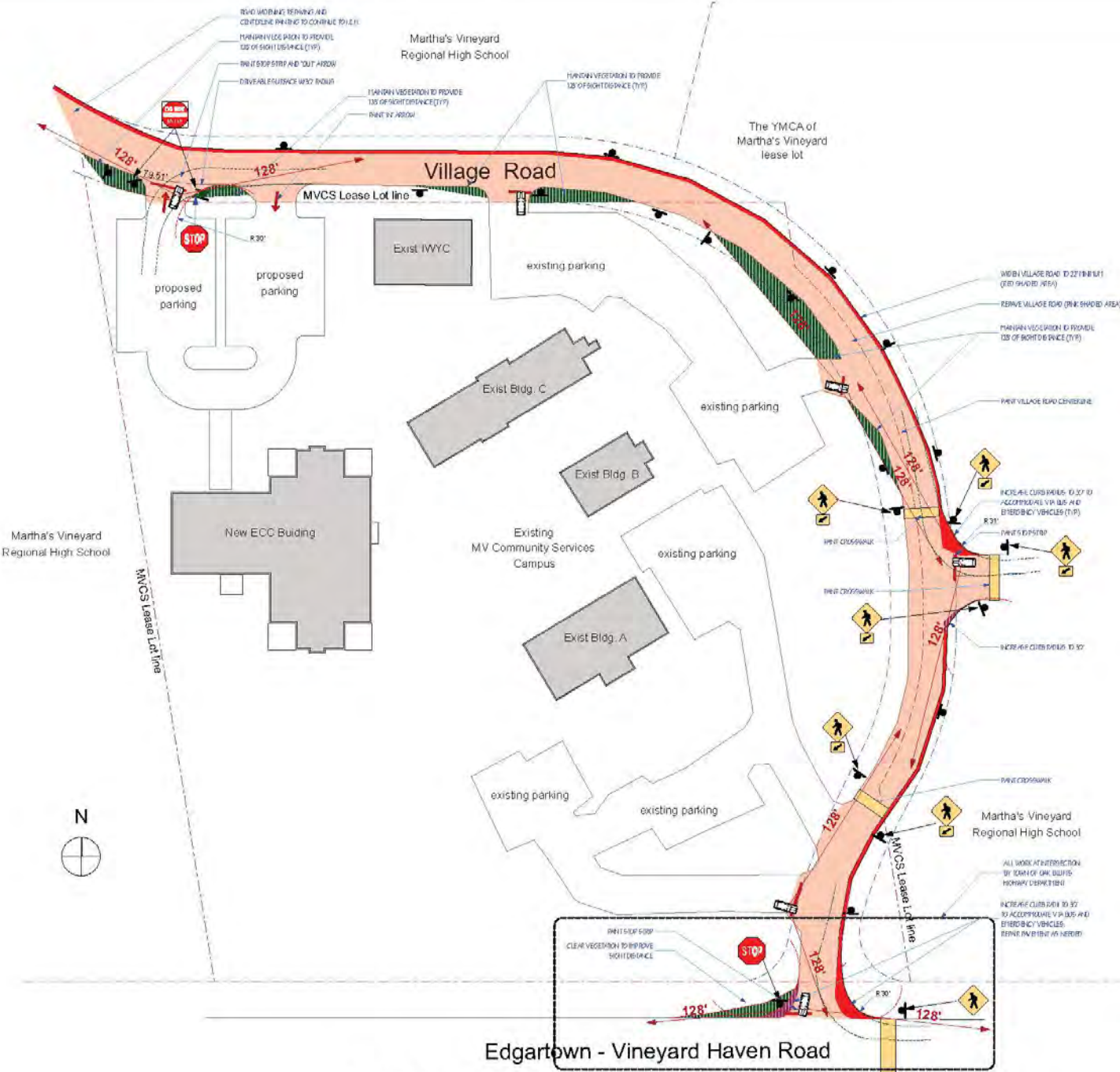
Drawing Set Type and Issue Date:

PHASE ONE
VILLAGE ROAD IMPROVEMENT PROJECT
VILLAGE ROAD, OAK BLUFFS, MA 02557

Date: 12/7/19
Drawn by:
Scale: as noted
Sheet:

Conditions:

- 5.2,
- 5.9.3,
- 5.4,
- 5.7.1,
- 5.7.2,
- 5.7.3,
- 5.8



② PHASE 2 VILLAGE ROAD IMPROVEMENT PLAN
SCALE 1" = 30'

south mountain
ARCHITECTURE • ENERGY BUILDING • INTERIORS

P.O. Box 1260
West Tisbury, MA 02575
508.693.4880
www.southmountain.com

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Drawing Size Type and Issue Date:

PHASE TWO
VILLAGE ROAD IMPROVEMENT PROJECT
VILLAGE ROAD, OAK BLUFFS, MA 02557

Date: 12/17/19
Drawn by:
Scale: as noted
Sheet:

Village Road

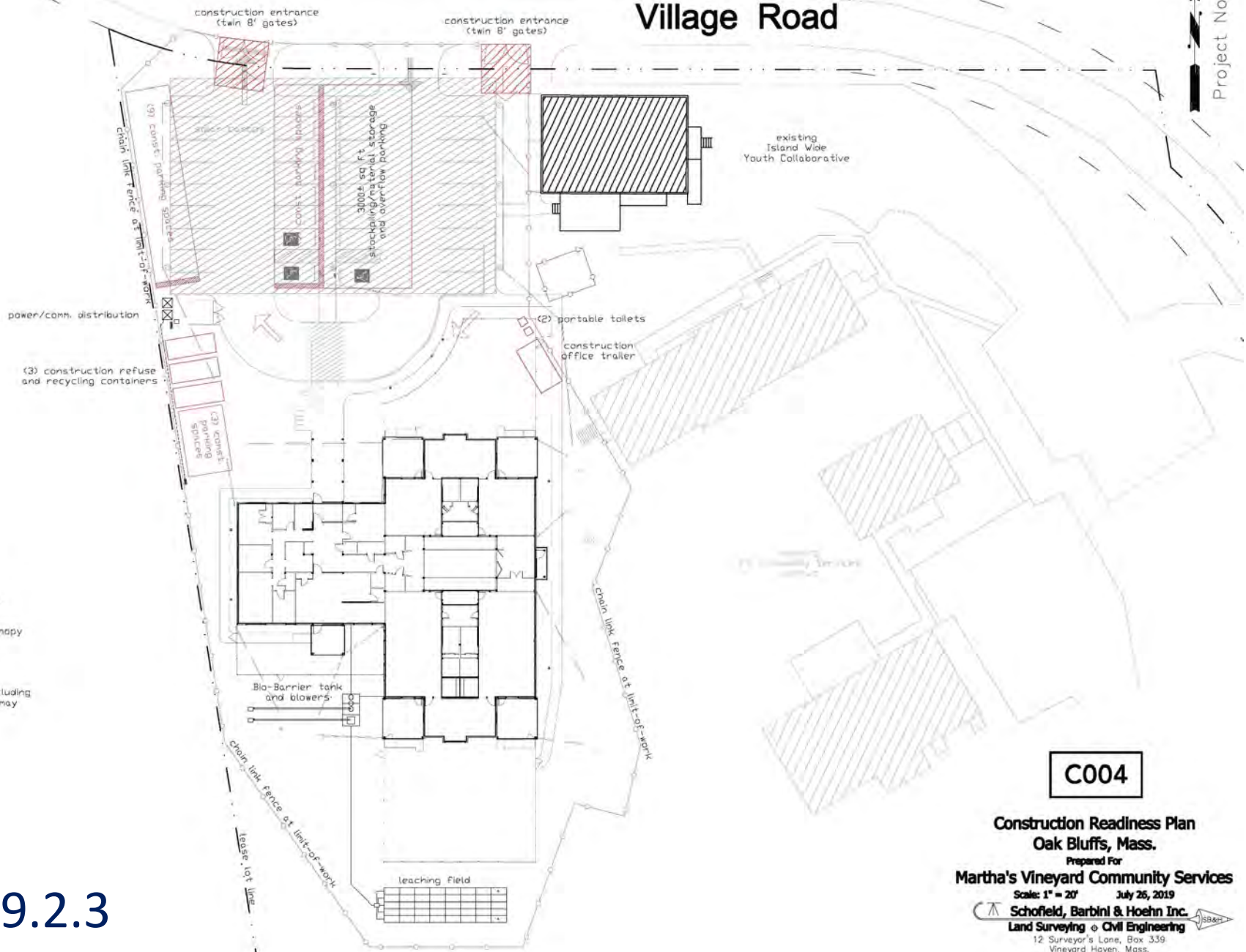
Project North

Notes:

1. Two 20'x20' stabilized construction entrances to be stripped and grubbed, lined with Mirafl 140N Filter-Fabric or approved equal and surfaced with 6" of compacted 3/4" to 1-1/2" crushed stone.
2. Parking/staging of all vehicles shall be on site or at a remote staging area- no parking shall be allowed on Village Road or on MVCS or YMCA campuses.
3. All construction related personnel will be asked to follow the speed limit on Village Road, to respect the neighborhood, and to avoid parking on Village Road.
4. Any Village Road-related work on the MVCS leasehold shall not commence prior to notification of Island Elderly Housing, the VTA, Oak Bluffs Police Department, and Oak Bluffs Fire Department.
5. MVCS staff and clients shall continue to utilize existing parking lots - work on the ECC building will not impact existing parking operations.
6. The pre-construction condition of Village Road shall be documented. Upon completion of construction, Village Road (including shoulder) shall be restored to a condition equal to or better than pre-construction.

Phases of Construction:

1. Stake limit-of-work and flag trees to be protected
2. Clear trees and stumps
3. Install site and tree protection measures.
4. Strip topsoil and stockpile off-site
5. Excavate building foundation.
6. Install utility conduits including trenching and backfilling.
7. Install job site support infrastructure - temporary power supply, construction trailers, dumpsters, portable toilets
8. Building construction
9. Initial landscape construction working northward from septic system installation
10. Initial parking lot construction including footings for PV canopy
11. Finish landscape construction
12. PV canopy construction
13. Finish parking lot construction (top coat, signage, etc.) including repairs to construction-related damage to Village Road as may be necessary
14. Remove site and tree protection measures
15. Certificate of occupancy



C004

Construction Readiness Plan
Oak Bluffs, Mass.

Prepared For

Martha's Vineyard Community Services

Scale: 1" = 20' July 26, 2019

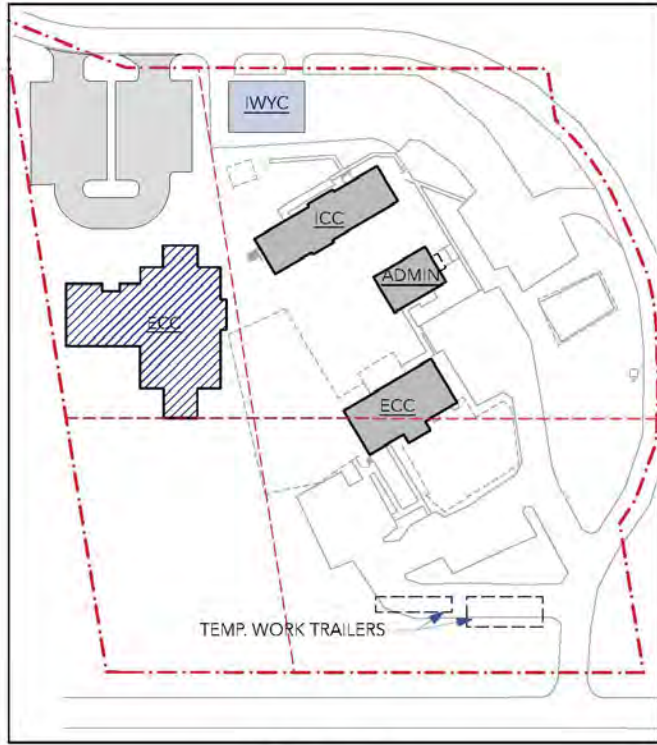
Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
MV 9211 MVCS readiness

Conditions:

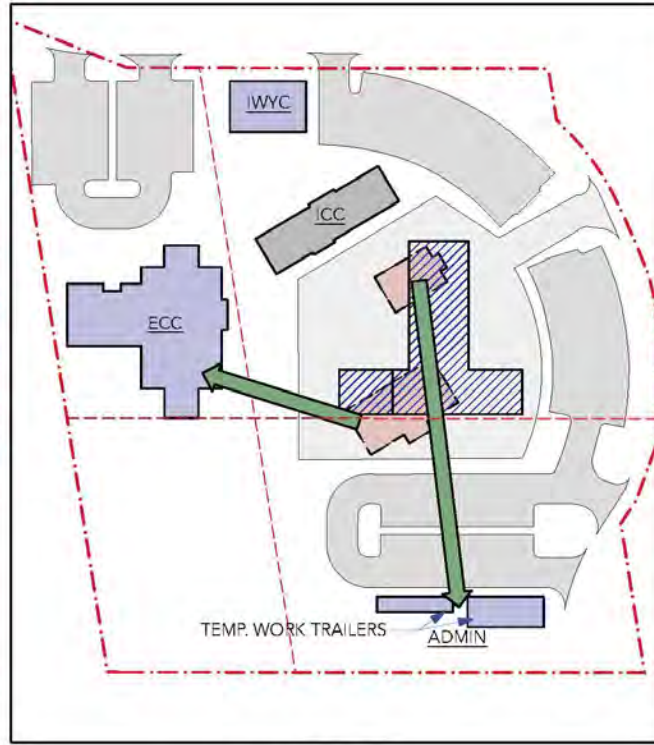
5.9.1, 5.9.2.2, 5.9.2.3

Condition 5.9.1



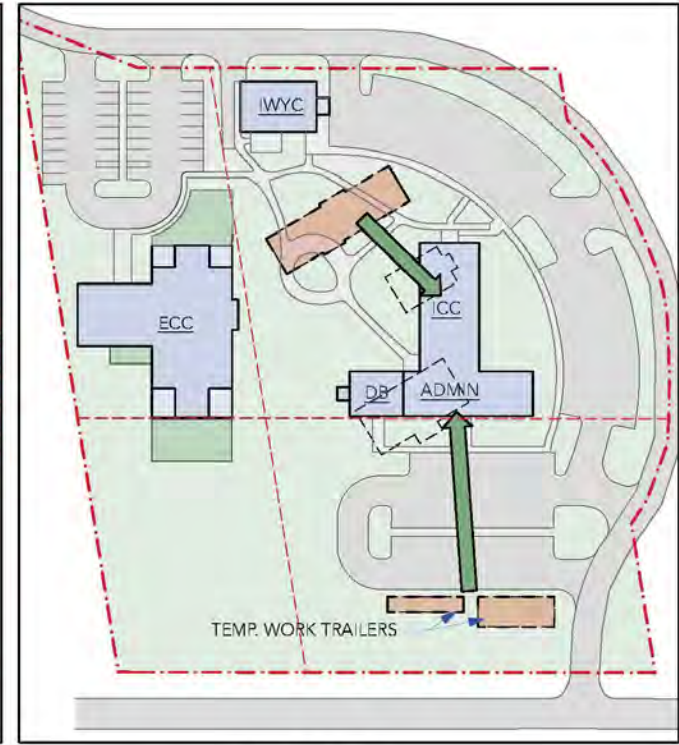
① PHASE 1

- BUILD ECC



② PHASE 2

- MOVE ECC TO NEW BUILDING
- MOVE ADMIN TO TEMPORARY WORK TRAILERS
- BUILD NEW PARKING AND DELINEATE CONSTRUCTION ZONE
- DEMO ADMIN AND ECC BUILDINGS
- BUILD NEW COMMUNITY SERVICES BUILDING

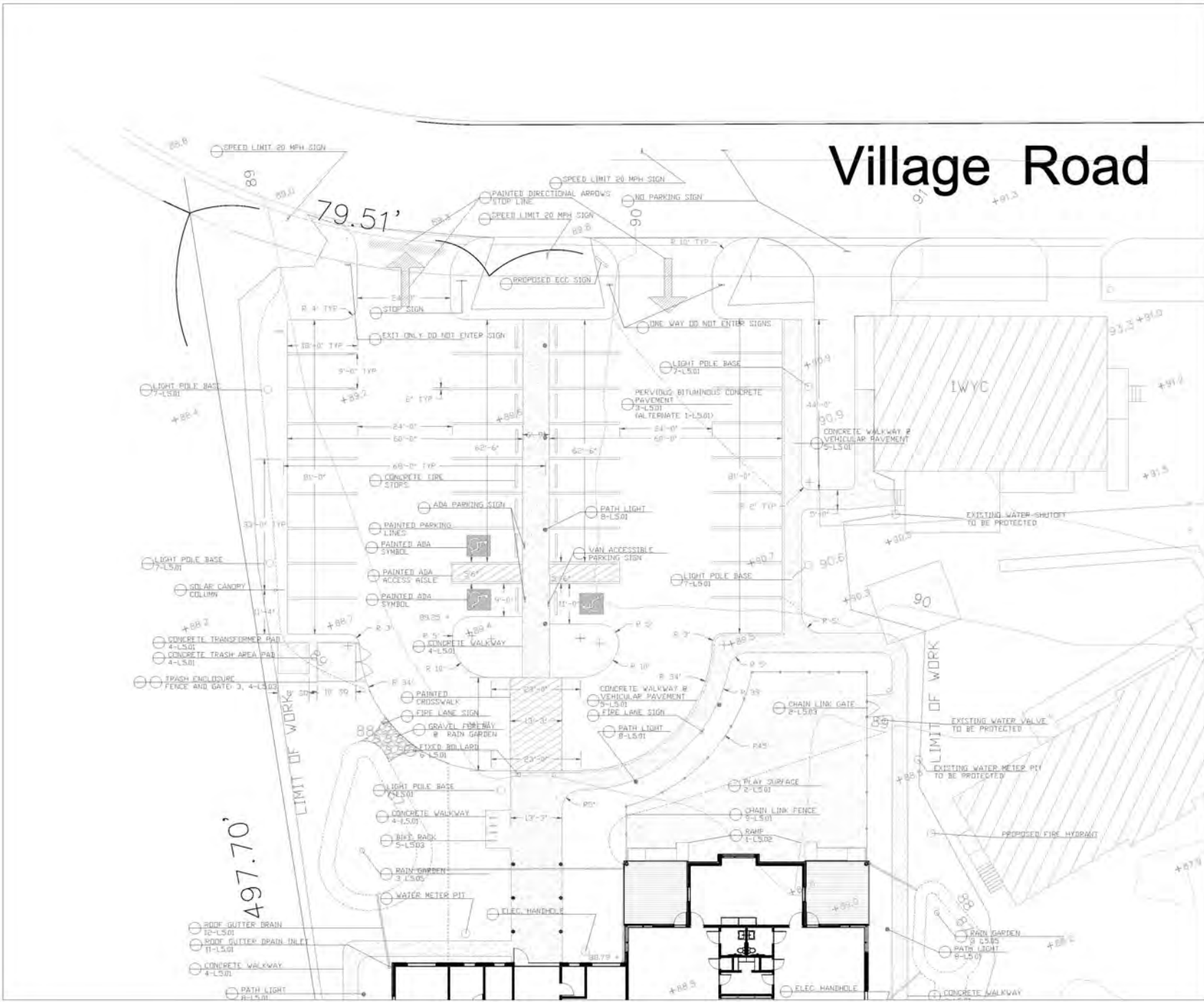


③ PHASE 3

- MOVE ICC, ADMIN, AND DAYBREAK (CURRENTLY OFF-SITE) TO NEW COMMUNITY SERVICES BUILDING
- DEMO ICC AND REMOVE WORK TRAILERS
- FINISH PARKING AND LANDSCAPE



Village Road



Conditions:

- 5.7.4
- 5.7.6

Hour	Date	Description

MVCS EARLY CHILDHOOD BUILDING
Village Road, Oak Bluffs, MA

RICHARD JOHNSON LANDSCAPE ARCHITECT®

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Scale:	1" = 10'	
Date:	JAN 10, 2020	
Drawn by:	RTJ	
Checked by:	RTJ	