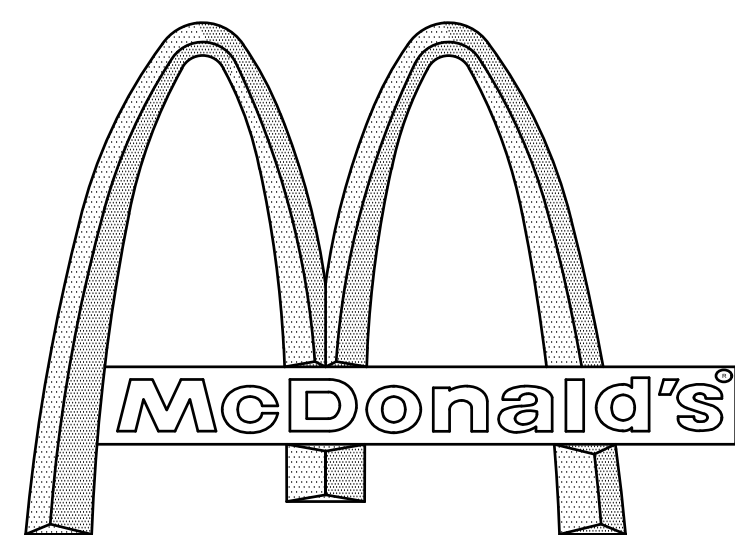


PROPOSED SITE PLAN DOCUMENTS

FOR
EXISTING



WITH DRIVE-THRU

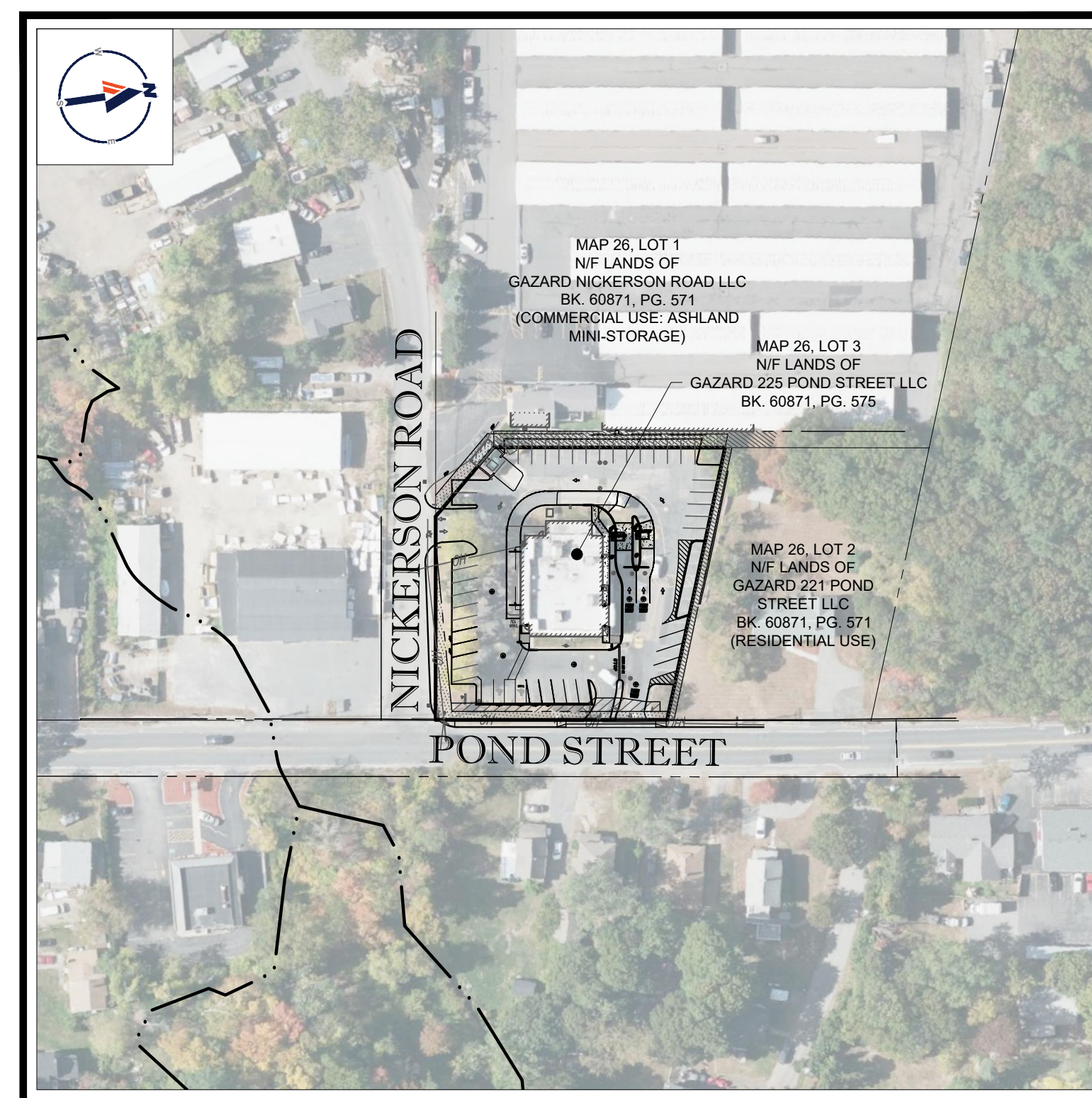
LOCATION OF SITE

225 POND STREET, TOWN OF ASHLAND
MIDDLESEX COUNTY, MASSACHUSETTS
MAP 26, LOT 3



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS HOLLISTON QUADRANGLE & FRAMINGHAM QUADRANGLE



SITE MAP

SCALE: 1" = 100'
SOURCE: GOOGLE AERIAL

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION & EROSION CONTROL PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
DETAIL SHEET	C-901
DETAIL SHEET	C-902
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1

GENERAL NOTES:

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN SHALL BE BASED UPON NAVD 88 PER SURVEY NOTE #7.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION
(SEE PAVEMENT DETAIL)

- FLEXIBLE PAVEMENT SECTION:**
- 1.5" M.04.02- CLASS 2 TOP COURSE
 - 1.5" M.04.02- CLASS 1 BASE COURSE
 - 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE
- RIGID PAVEMENT SECTION:**
- 6.0" 4500 PSI AIR-ENTRAINED CONCRETE
 - 8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
 - 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEO-TECHNICAL REPORT RECOMMENDATIONS. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

PARKING INFORMATION

TOTAL SPACES	PROPOSED	HANDICAPPED SPACES	EXISTING SPACES
44	1 PROPOSED SPACE	9.0' x 18.0' @ 90°	
	5 PROPOSED SPACES	9.0' x 18.0' @ 82°	
	2 PROPOSED SPACES	9.0' x 18.4' @ 78°	
	4 PROPOSED SPACES	9.0' x 18.0' @ 80°	
	2 PROPOSED	HANDICAPPED SPACES	8.0' x 17.7' @ 90°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	VARIABLES	PVC	ON-SITE / POND STREET
WATER	UNKNOWN	UNKNOWN	ON-SITE
STORM SEWER	UNKNOWN	UNKNOWN	ON-SITE
ELECTRIC	UG	UG	ON-SITE / NICKERSON ROAD
GAS	UG	UG	ON-SITE / NICKERSON ROAD

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.
332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
JOB #: 03-210209
DATE: SEPTEMBER 14, 2021

TYPICAL LEGEND

EXISTING	PROPERTY LINE	PROPOSED
---	PROPERTY LINE	---
---	SETBACK	---
---	EASEMENT	---
---	CURB	---
⊙	STORM MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
⊙	CATCH BASIN	⊙
△ W#5	WETLAND FLAG	△ W#5
---	WETLAND LINE	---
x 54.83	SPOT ELEVATION	x 54.83
x TC 54.58	TOP & BOTTOM OF CURB	x TC 54.58
G 53.78	CONTOUR	G 53.78
---	FLOW ARROW	---
---	PAINTED ARROW	---
---	OVERHEAD WIRE	---
---	GAS LINE	---
---	TELEPHONE LINE	---
---	ELECTRIC LINE	---
---	WATER LINE	---

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SITE CIVIL AND CONSULTING ENGINEERING
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK _____ DATE _____
CONSTRUCTION CHECK _____ DATE _____
CONSTRUCTION CHECK _____ DATE _____

PROJECT No.: W212019
CAD I.D. #: W212019-CVL-2.dwg

STREET ADDRESS	225 POND STREET
CITY	ASHLAND
STATE	MA
COUNTY	MIDDLESEX
SITE I.D.	020-0309
PLAN DESCRIPTION	COVER SHEET

STATUS	DATE	BY
DRAWN BY:	01/14/22	CSE
PLAN CHECKED	01/14/22	JAK
AS-BUILT		
SHEET NO.	C-101	
	OF 9	

DESCRIPTION: REVISED FOR WETLAND BUFFERS, REVISED PER ADA STALL RELOCATION

DATE: 03/16/2022, 04/22/2022

REV: 1, 2

J. K. KUWICH
JOHN KUWICH
CIVIL ENGINEER
PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS
LICENSE NO. 11519
EXPIRES 12/31/2024
REISSUE PERM. USE No. 2619
MAPLE STREET, SUITE 201
MIDDLESEX COUNTY, MA 01945

McDonald's

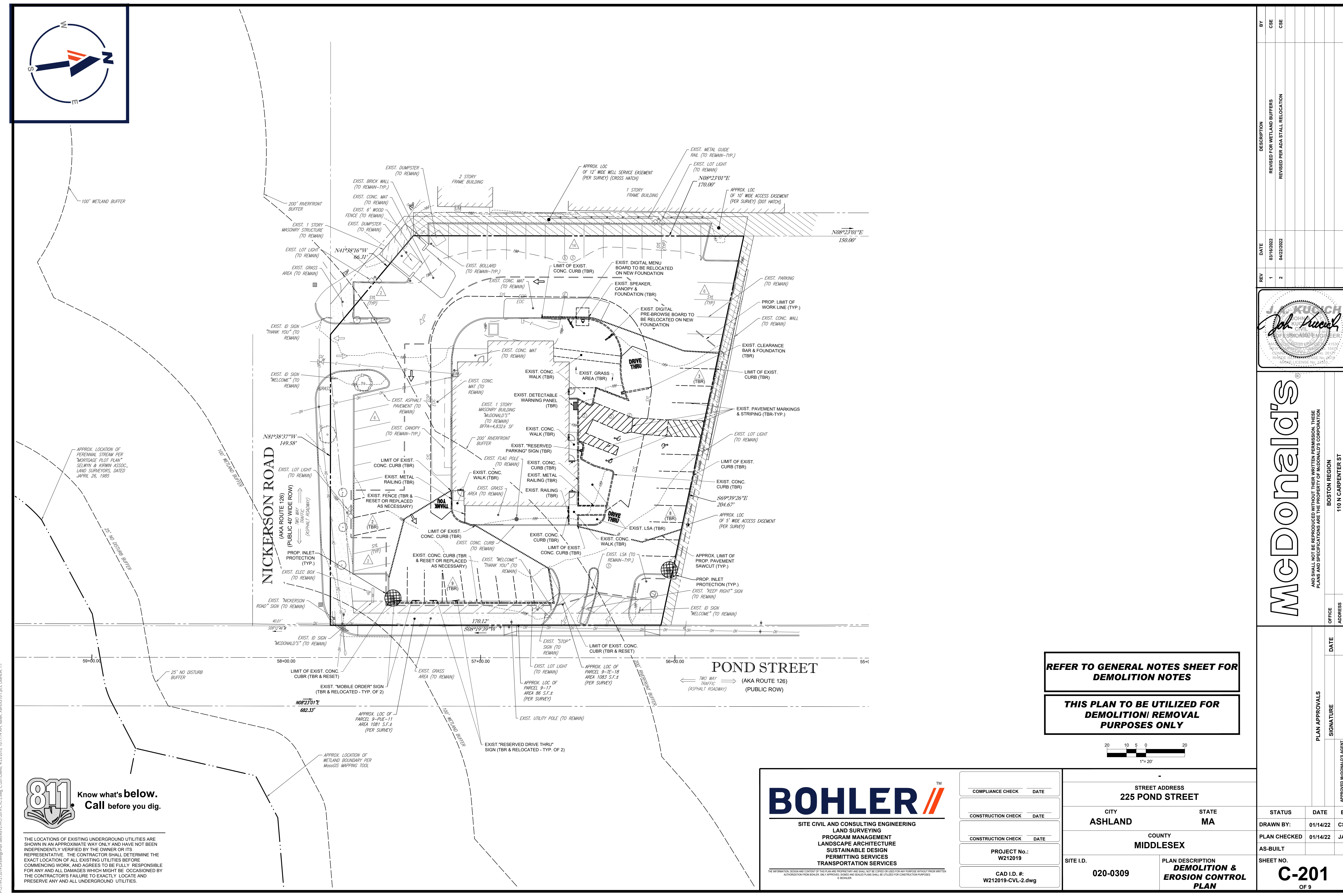
ANS SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION

OFFICE ADDRESS: BOSTON REGION, 110 N CARPENTER ST, CHICAGO, IL 60687

PLAN APPROVALS

SIGNATURE: _____ DATE: _____

APPROVED McDONALD'S AGENT



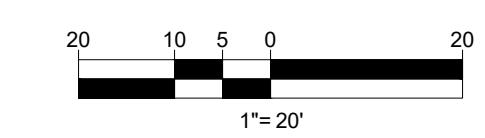
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



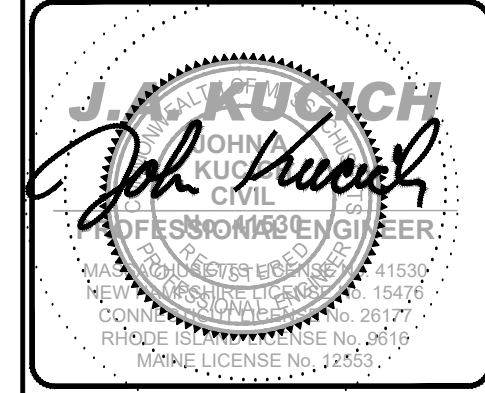
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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212019
CAD I.D. #:	W212019-CVL-2.dwg

STREET ADDRESS 225 POND STREET	
CITY ASHLAND	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 020-0309	PLAN DESCRIPTION DEMOLITION & EROSION CONTROL PLAN

STATUS	DATE	BY
DRAWN BY:	01/14/22	CSE
PLAN CHECKED	01/14/22	JAK
AS-BUILT		
SHEET NO.	C-201	
	OF 9	



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OFFICE ADDRESS
BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60607

DESCRIPTION	REVISION FOR WETLAND BUFFERS
DATE	03/16/2022
REV	1
DESCRIPTION	REVISED PER ADA STALL RELOCATION
DATE	04/22/2022
REV	2
BY	CSE
BY	CSE
BY	CSE



SITE INFORMATION

- 1. APPLICANT:
McDONALD'S USA, LLC
110 CARPENTER ST
CHICAGO, IL 60607
- 2. OWNER:
GAZARD 225 POND STREET, LLC
P.O. BOX 192571
COLUMBUS, OH 43218
- 3. PARCEL:
MAP #26 & LOT #3
225 POND STREET
ASHLAND, MA 01721

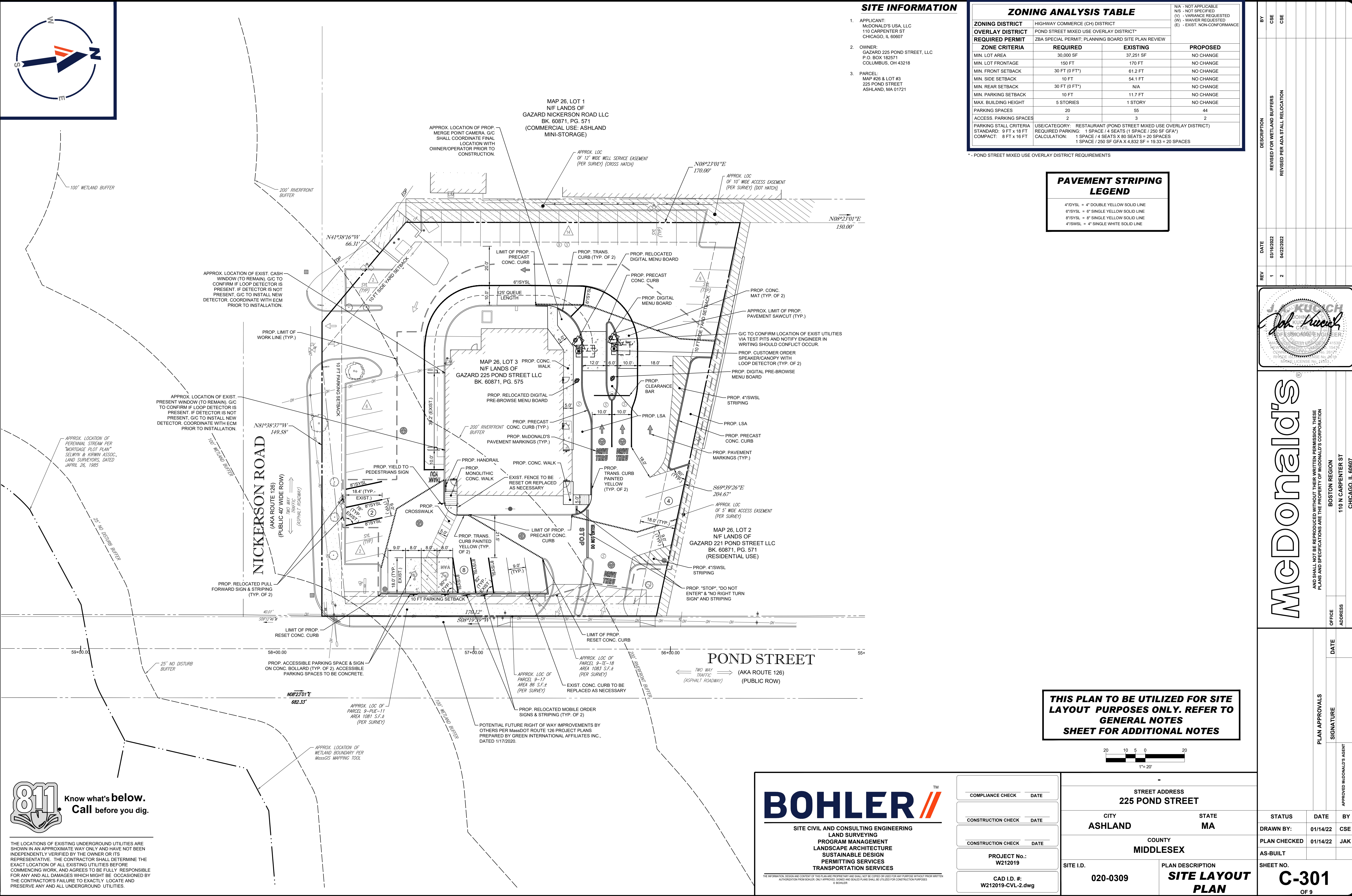
ZONING ANALYSIS TABLE

ZONING DISTRICT	REQUIRED PERMIT	REQUIRED	EXISTING	PROPOSED
HIGHWAY COMMERCE (CH) DISTRICT	ZBA SPECIAL PERMIT; PLANNING BOARD SITE PLAN REVIEW			
OVERLAY DISTRICT	POND STREET MIXED USE OVERLAY DISTRICT*			
MIN. LOT AREA	30,000 SF	37,251 SF	NO CHANGE	
MIN. LOT FRONTAGE	150 FT	170 FT	NO CHANGE	
MIN. FRONT SETBACK	30 FT (0 FT*)	61.2 FT	NO CHANGE	
MIN. SIDE SETBACK	10 FT	54.1 FT	NO CHANGE	
MIN. REAR SETBACK	30 FT (0 FT*)	N/A	NO CHANGE	
MIN. PARKING SETBACK	10 FT	11.7 FT	NO CHANGE	
MAX. BUILDING HEIGHT	5 STORIES	1 STORY	NO CHANGE	
PARKING SPACES	20	55	44	
ACCESS: PARKING SPACES	2	3	2	
PARKING STALL CRITERIA	USE/CATEGORY: RESTAURANT (POND STREET MIXED USE OVERLAY DISTRICT)			
STANDARD: 9 FT X 18 FT	REQUIRED PARKING: 1 SPACE / 4 SEATS (1 SPACE / 250 SF GFA*)			
COMPACT: 8 FT X 16 FT	CALCULATION: 1 SPACE / 4 SEATS X 80 SEATS = 20 SPACES 1 SPACE / 250 SF GFA X 4,832 SF = 19.33 = 20 SPACES			

* POND STREET MIXED USE OVERLAY DISTRICT REQUIREMENTS

PAVEMENT STRIPING LEGEND

- 4"SYSL = 4" DOUBLE YELLOW SOLID LINE
- 6"SYSL = 6" SINGLE YELLOW SOLID LINE
- 8"SYSL = 8" SINGLE YELLOW SOLID LINE
- 4"SWSL = 4" SINGLE WHITE SOLID LINE



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212019
CAD I.D. #:	W212019-CVL-2.dwg

STREET ADDRESS 225 POND STREET	
CITY ASHLAND	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 020-0309	PLAN DESCRIPTION SITE LAYOUT PLAN

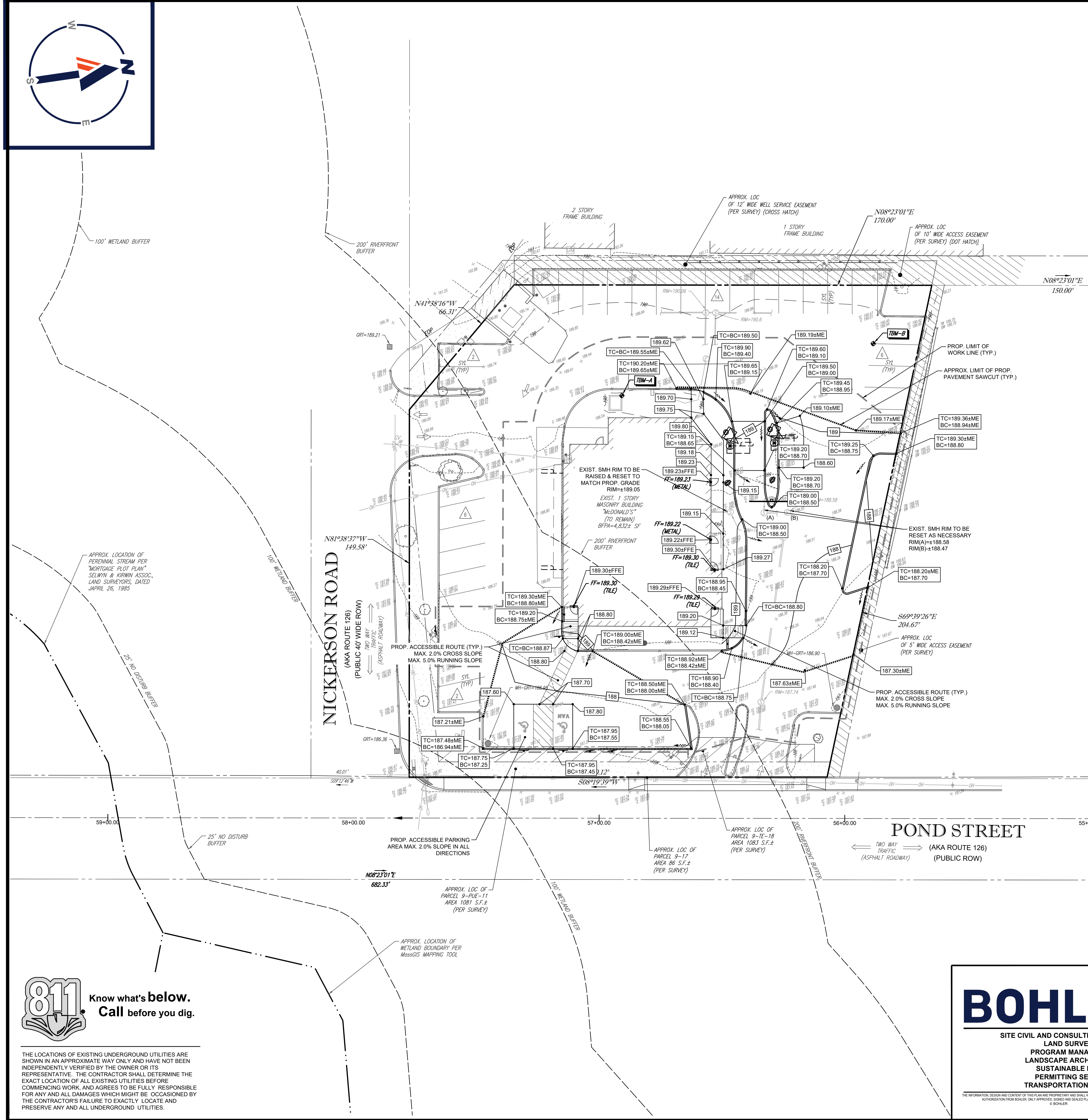
BY	CSE	CSE
DESCRIPTION	REVISED FOR WETLAND BUFFERS	REVISED PER ADA STALL RELOCATION
DATE	03/16/2022	04/22/2022
REV	1	2

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OFFICE ADDRESS	BOSTON REGION 110 N CARPENTER ST CHICAGO, IL 60607
DATE	
SIGNATURE	
APPROVED McDONALD'S AGENT	

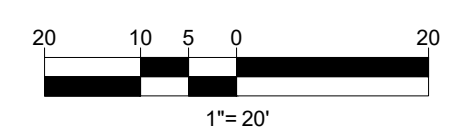
STATUS	DATE	BY
DRAWN BY:	01/14/22	CSE
PLAN CHECKED	01/14/22	JAK
AS-BUILT		
SHEET No.	C-301	
	OF 9	

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5.0' X 5.0' (MIN.) LEVEL LANDING (<2.0% SLOPE IN ANY DIRECTION) AREA TO BE PROVIDED AT ALL DOORS & TOP & BOTTOM OF ALL RAMPS.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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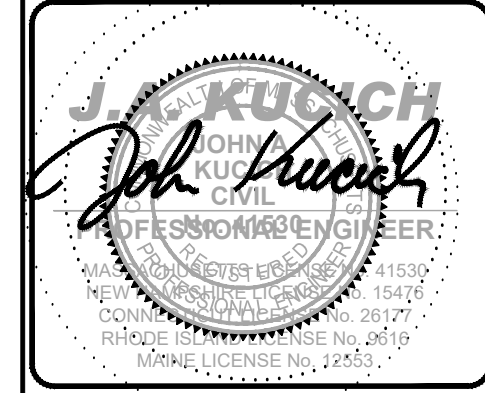
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SITE CIVIL AND CONSULTING ENGINEERING
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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212019
CAD I.D. #:	W212019-CVL-2.dwg

STREET ADDRESS 225 POND STREET	
CITY ASHLAND	STATE MA
COUNTY MIDDLESEX	
SITE I.D.	020-0309
PLAN DESCRIPTION GRADING AND DRAINAGE PLAN	

STATUS	DATE	BY
DRAWN BY:	01/14/22	CSE
PLAN CHECKED	01/14/22	JAK
AS-BUILT		
SHEET NO.	C-401	
	OF 9	



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OFFICE ADDRESS
BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60687

DESCRIPTION	REVISED FOR WETLAND BUFFERS
DESCRIPTION	REVISED PER ADA STALL RELOCATION
DATE	03/16/2022
DATE	04/22/2022
REV	1
REV	2
BY	CSE
BY	CSE
BY	CSE

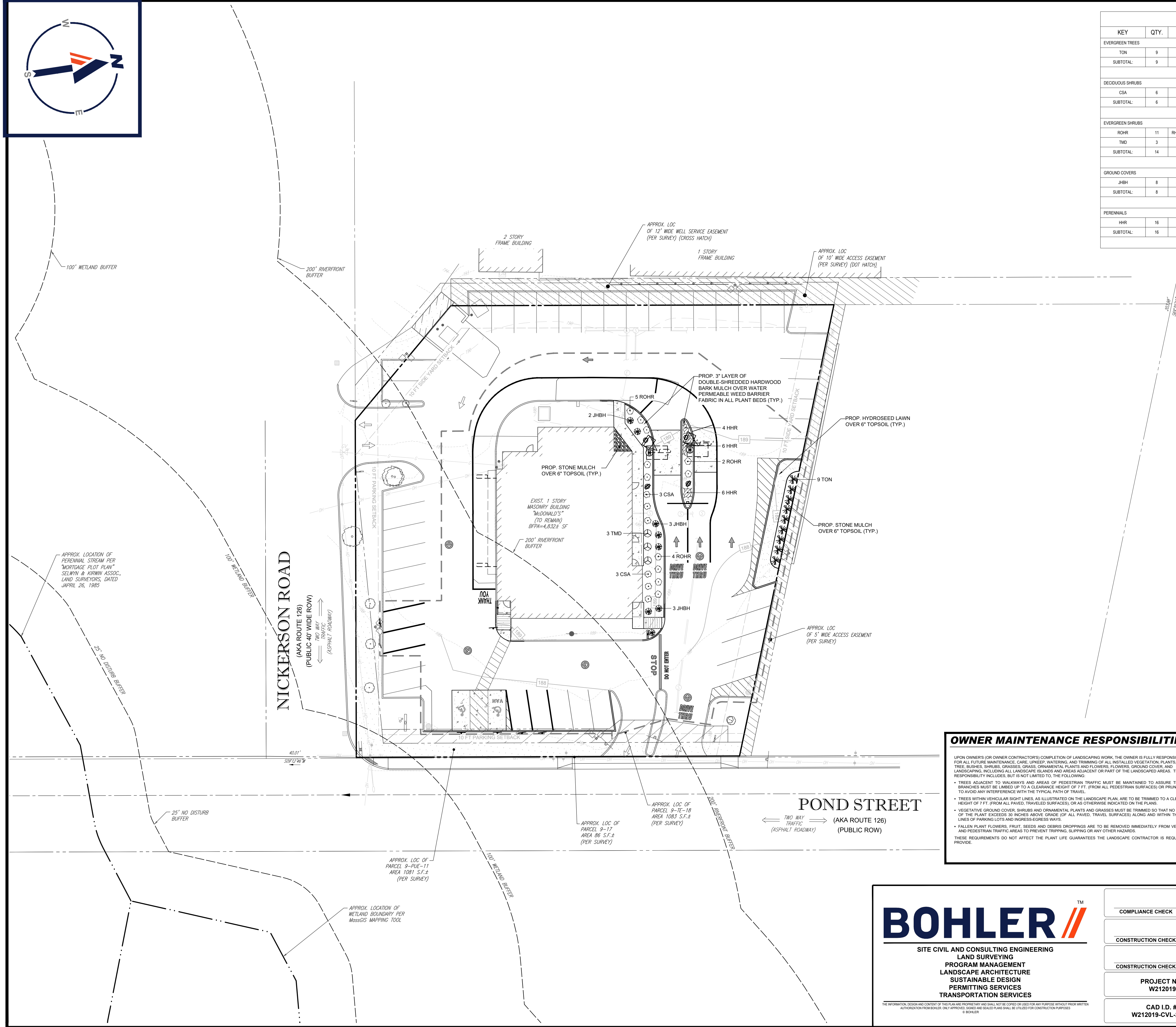
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LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES					
TON	9	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5-6'	B-B
SUBTOTAL:	9				
DECIDUOUS SHRUBS					
CSA	6	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	18-24"	B-B
SUBTOTAL:	6				
EVERGREEN SHRUBS					
ROHR	11	RHOCCODENDRON X OBTUSUM 'HERSHEY REZ'	HERSHEY RED AZALEA	18-24"	CONTAINER
TMD	3	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B-B
SUBTOTAL:	14				
GROUND COVERS					
JHBH	8	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	8				
PERENNIALS					
HHR	16	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
SUBTOTAL:	16				

SEED MIX KEY

PROPOSED HYDROSEED



REV	DATE	DESCRIPTION
1	03/16/2022	REVISED FOR WETLAND BUFFERS
2	04/22/2022	REVISED PER ADA STALL RELOCATION



McDonald's

BOSTON REGION
110 N CARPENTER ST
CHICAGO, IL 60607

OFFICE ADDRESS

OWNER MAINTENANCE RESPONSIBILITIES

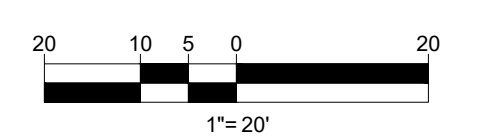
UPON OWNERS (OR OWNER CONTRACTORS) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212019
CAD I.D. #:	W212019-CVL-2.dwg

STREET ADDRESS
225 POND STREET

CITY: **ASHLAND** STATE: **MA**

COUNTY: **MIDDLESEX**

SITE I.D.: **020-0309** PLAN DESCRIPTION: **LANDSCAPE PLAN**

PLAN APPROVALS	DATE	SIGNATURE
APPROVED MCDONALD'S AGENT		
STATUS	DATE	BY
DRAWN BY:	01/14/22	CSE
PLAN CHECKED:	01/14/22	JAK
AS-BUILT		
SHEET No.	C-701	
	OF 9	

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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK
 - 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
 - 2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 - 2.2. TOPSOIL - NATURAL, FRABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLOTS.
 - 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN
 - 2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 - 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
 - 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN NOTES/DETAILS.
 - 2.5. FERTILIZER
 - 2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - 2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITH A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - 2.6. PLANT MATERIAL
 - 2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
 - 2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
 - 2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - 2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 - 2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
 - 2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
 - 2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - 2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
3. GENERAL WORK PROCEDURES
 - 3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE KEPT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - 3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
 4. SITE PREPARATIONS
 - 4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 - 4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 - 4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
 5. TREE PROTECTION
 - 5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 - 5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 - 5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 - 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
 6. SOIL MODIFICATIONS
 - 6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - 6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - 6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 - 6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - 6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
 7. FINISHED GRADING
 - 7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 - 7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
 - 7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - 7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
 8. TOPSOILING
 - 8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - 8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 - 8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS' SECTION ABOVE.
 - 8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTRATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY) [SEE SPECIFICATION 6.A.J.]:
 - 8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
 - 8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
 - 8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
 - 9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROGRAM UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 - 9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

- 9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- 9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- 9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- 9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 - 9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
 - 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- 9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
 - ACER RUBRUM PLATANUS X ACERIFOLIA
 - BETULA VARIETIES POPULUS VARIETIES
 - CARPINUS VARIETIES PRUNUS VARIETIES
 - CRATAEGUS VARIETIES PYRUS VARIETIES
 - KOELREUTERIA QUERCUS VARIETIES
 - LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA
 - LIRIODENDRON TULIPEFERA ZELKOVA VARIETIES
- 9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 - 9.8.1. 1 PART PEAT MOSS
 - 9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
 - 9.8.3. 3 PARTS TOPSOIL BY VOLUME
 - 9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
 - 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
 - 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
 - 9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- 9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
- 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- 9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- 9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- 9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- 9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

- 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE PLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- 10.6. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

- 11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- 11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

- 12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- 12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- 12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- 12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

- 13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- 13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

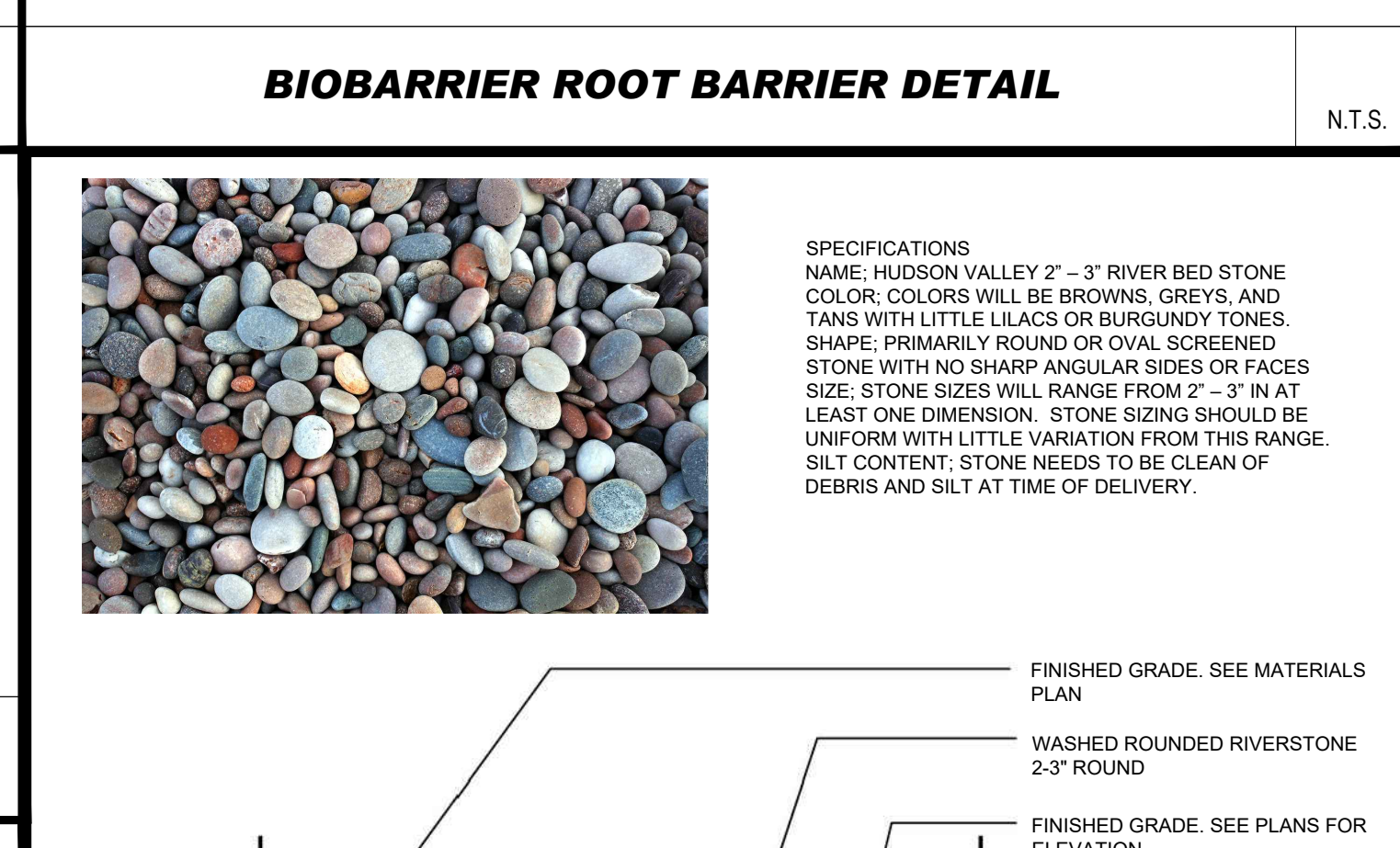
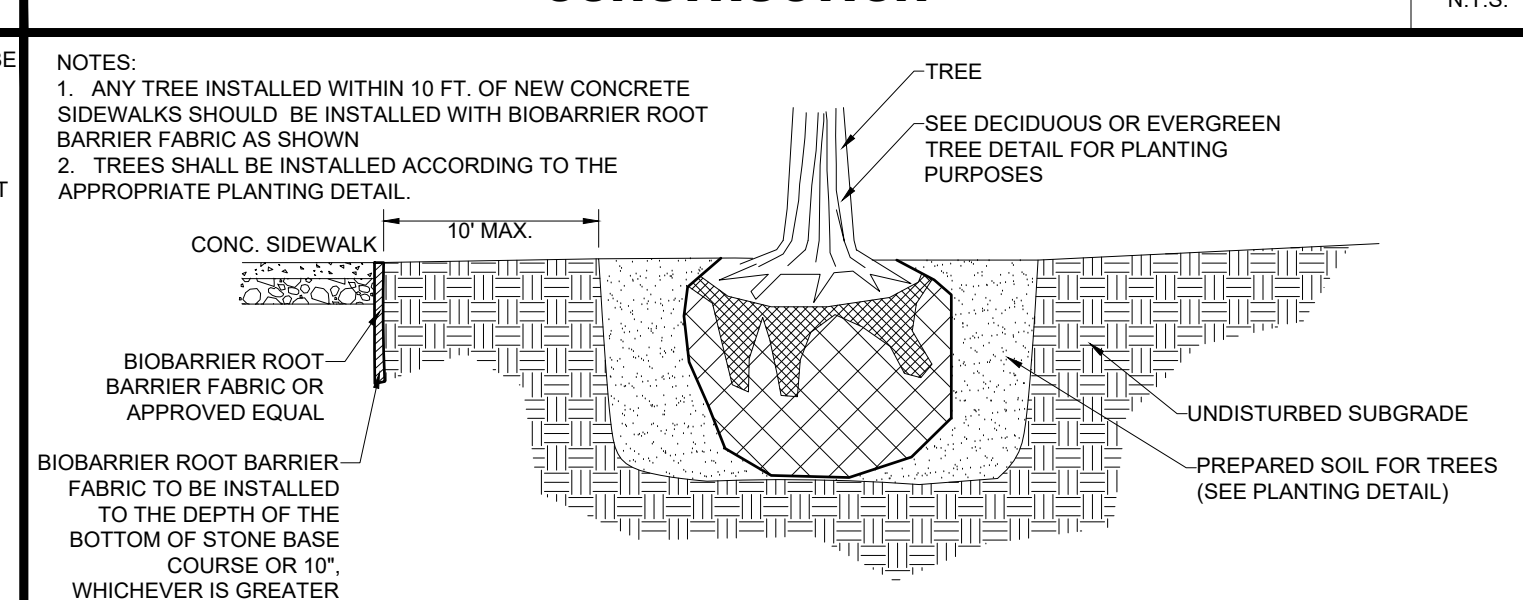
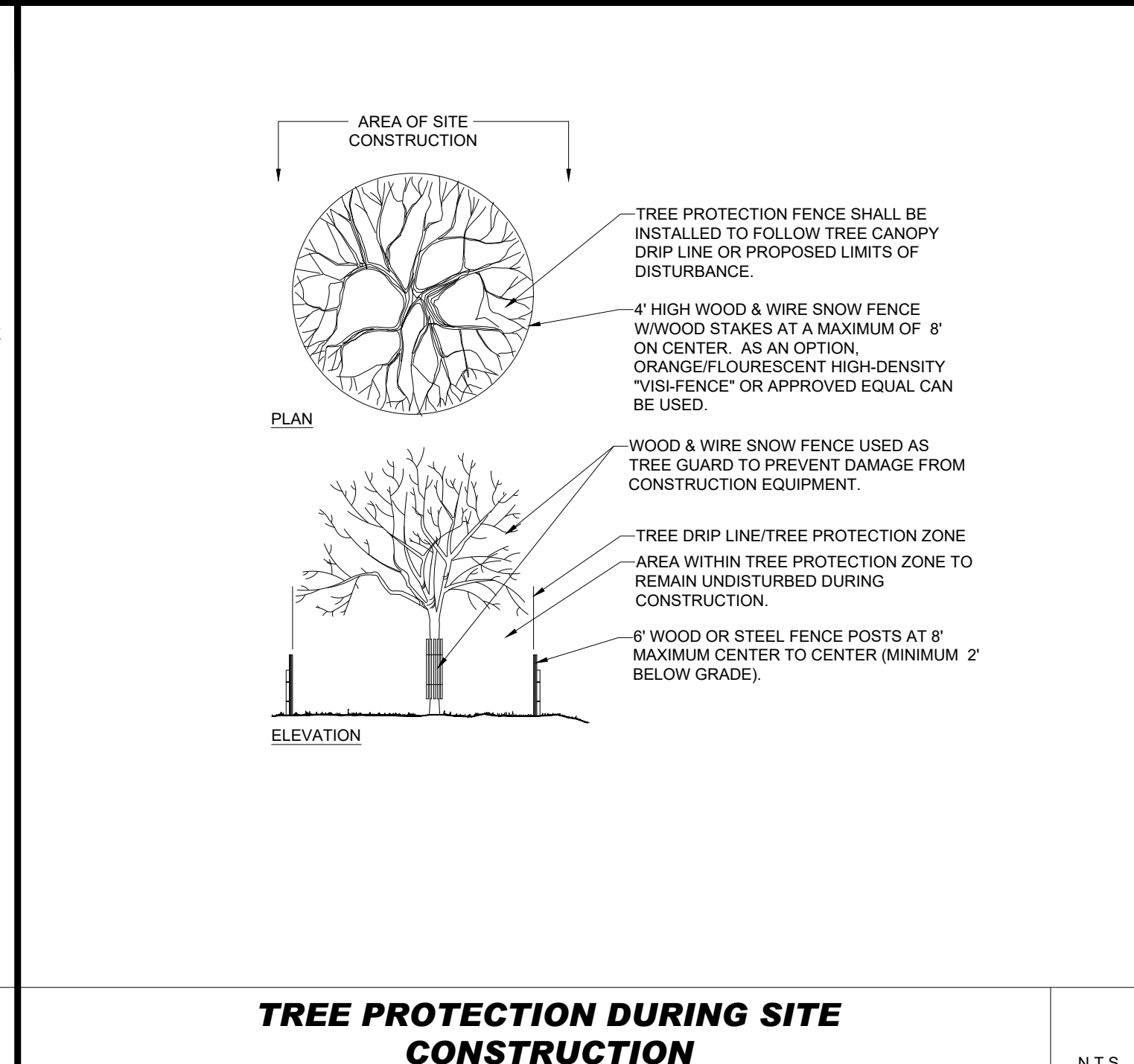
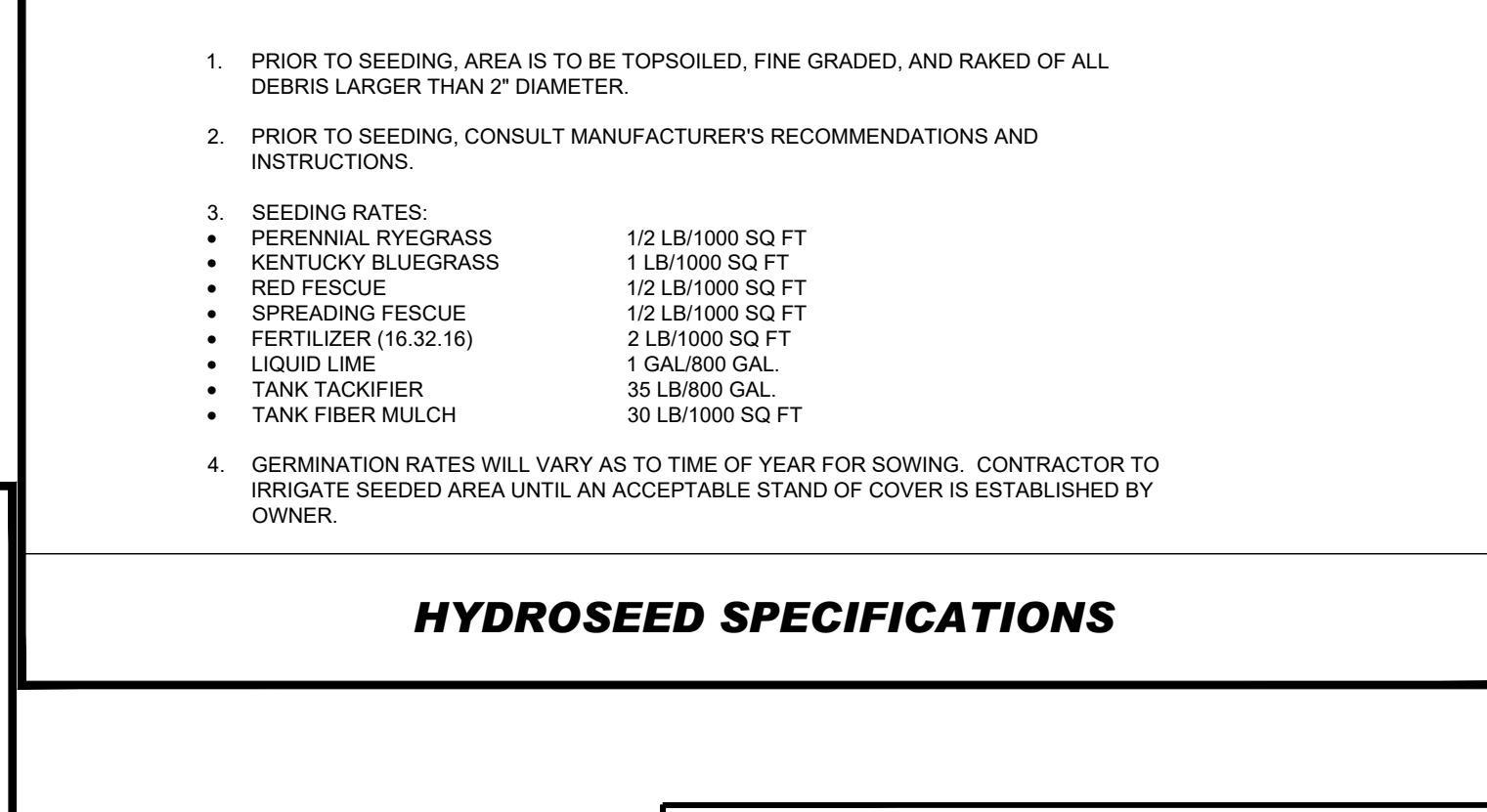
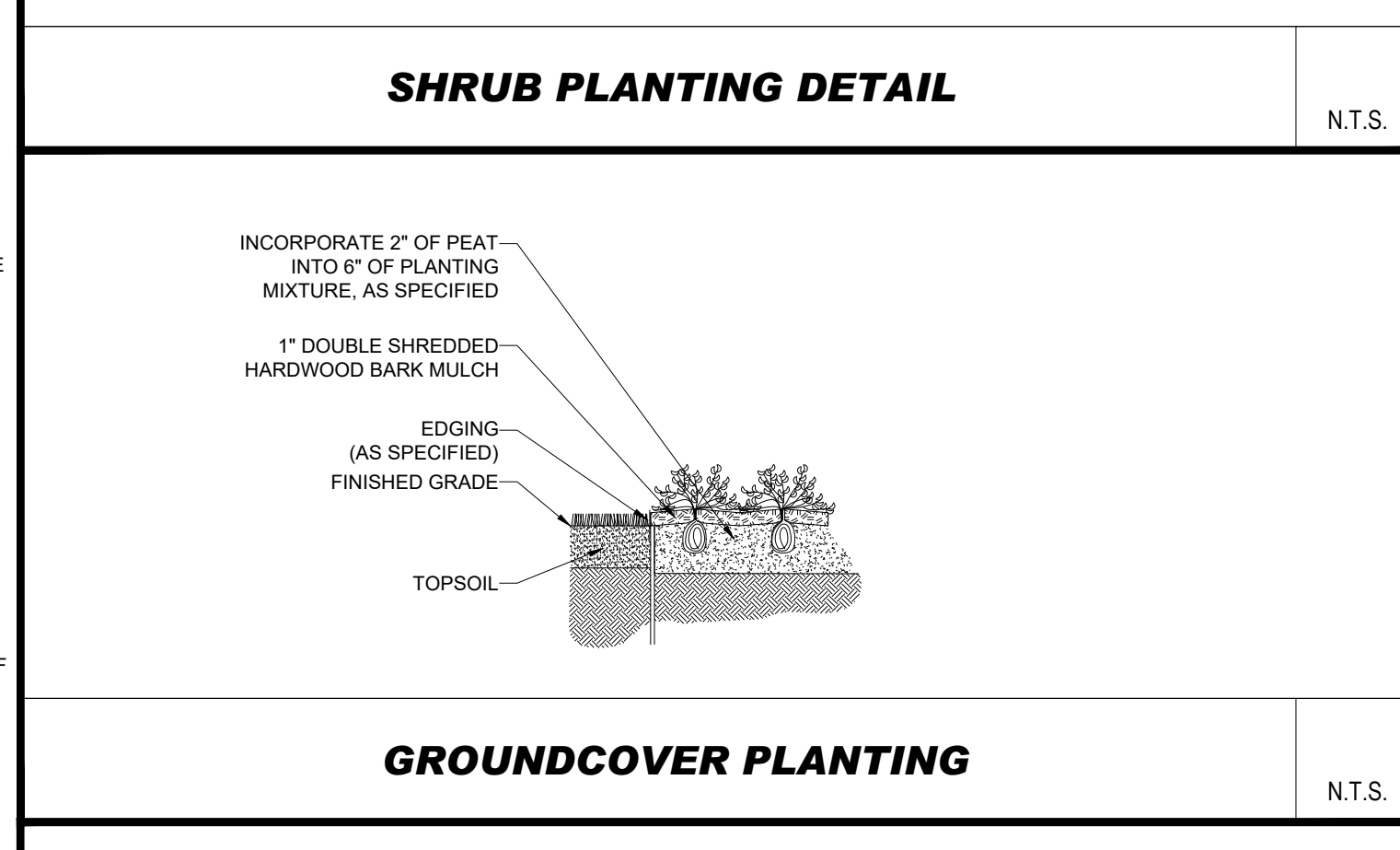
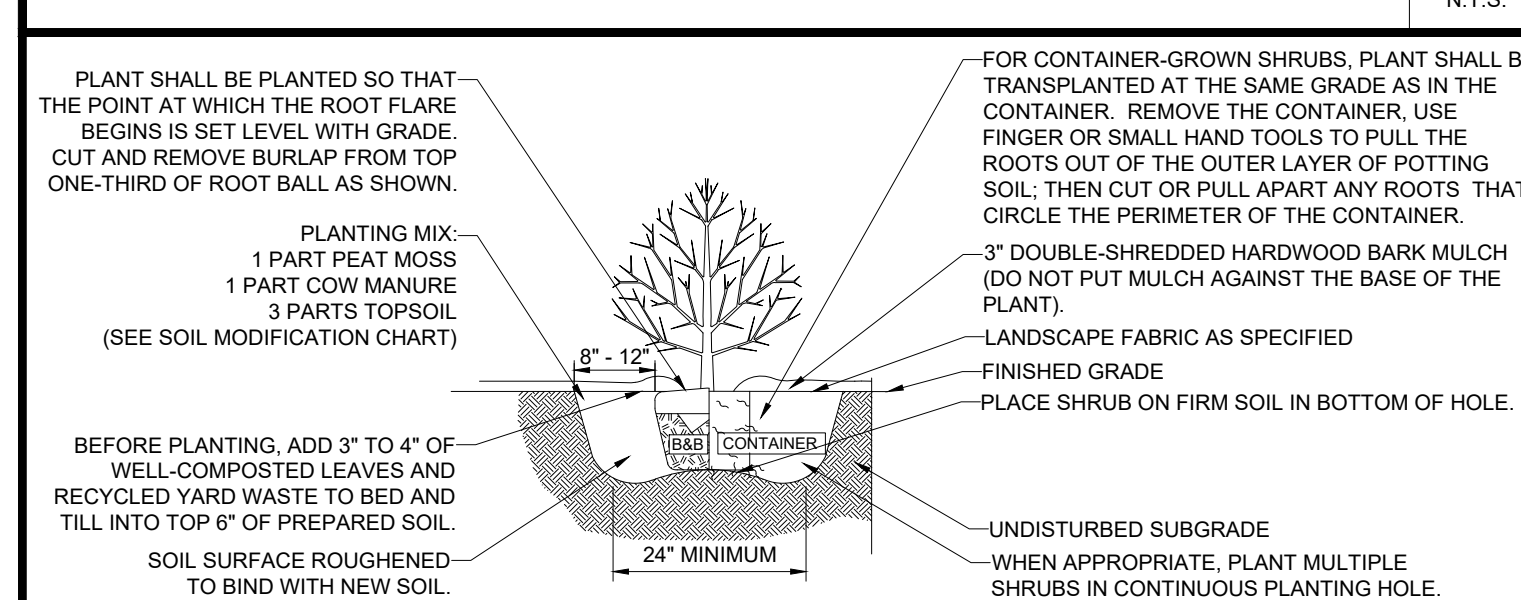
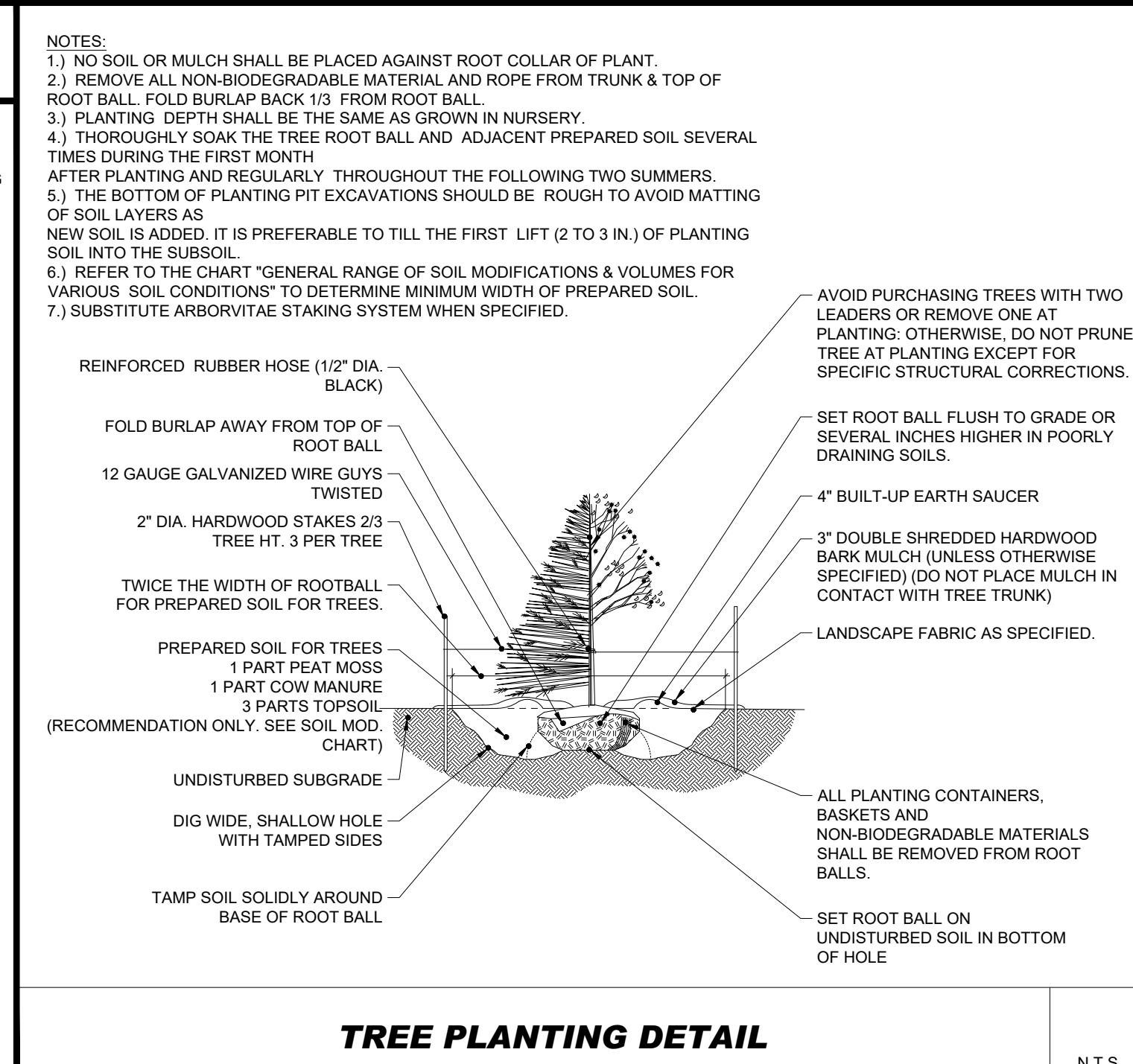
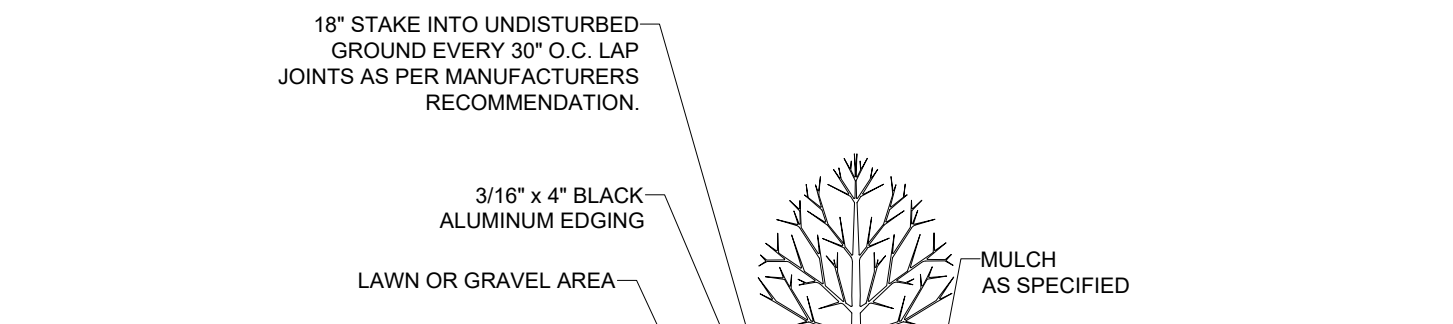
14. MAINTENANCE (ALTERNATIVE BID)

A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MAINTAINED TO THE APPROVAL OF THE OWNER/OPERATOR.

14.1. SEEDING RATES:

• PERENNIAL RYEGRASS	1/2 LB/1000 SQ FT
• KENTUCKY BLUEGRASS	1 LB/1000 SQ FT
• RED FESCUE	1/2 LB/1000 SQ FT
• SPREADING FESCUE	1/2 LB/1000 SQ FT
• FERTILIZER (16.32.16)	2 LB/1000 SQ FT
• LIQUID LIME	1 GAL/800 GAL
• TANK TACKIFIER	35 LB/800 GAL
• TANK FIBER MULCH	30 LB/1000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.



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CAD I.D. #:	W212019-CVL-2.dwg

STREET ADDRESS 225 POND STREET	
CITY ASHLAND	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 020-0309	PLAN DESCRIPTION LANDSCAPE NOTES AND DETAILS

BY	CSE
DESCRIPTION	REVISED PER ADA STALL RELOCATION
DATE	03/16/2022
REV	1
	2



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APPROVED MCDONALD'S AGENT

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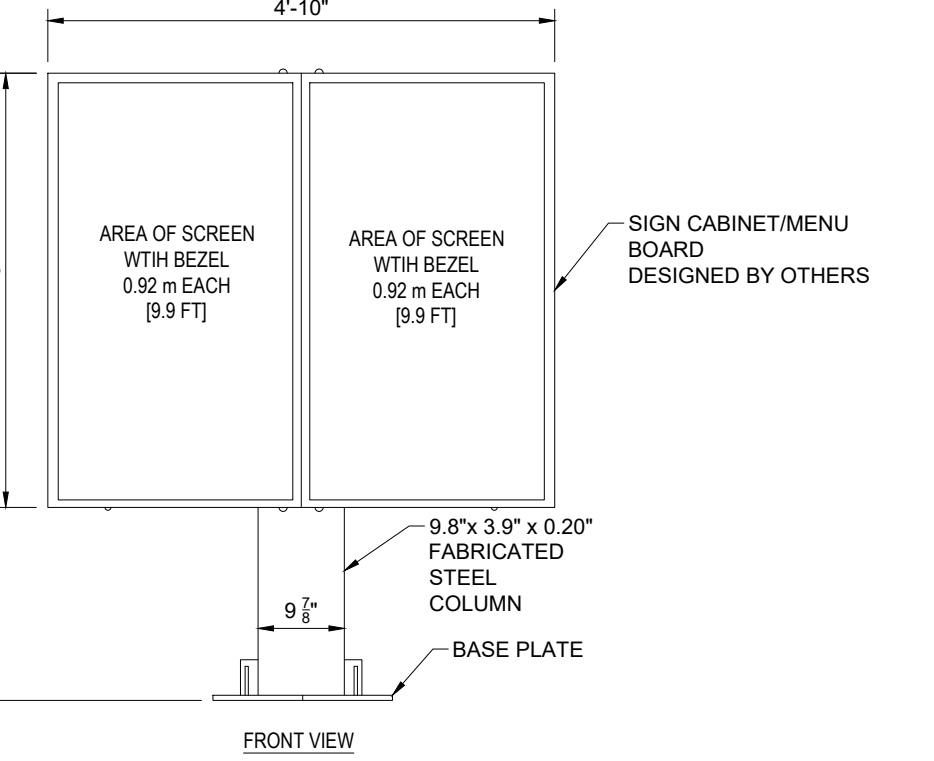
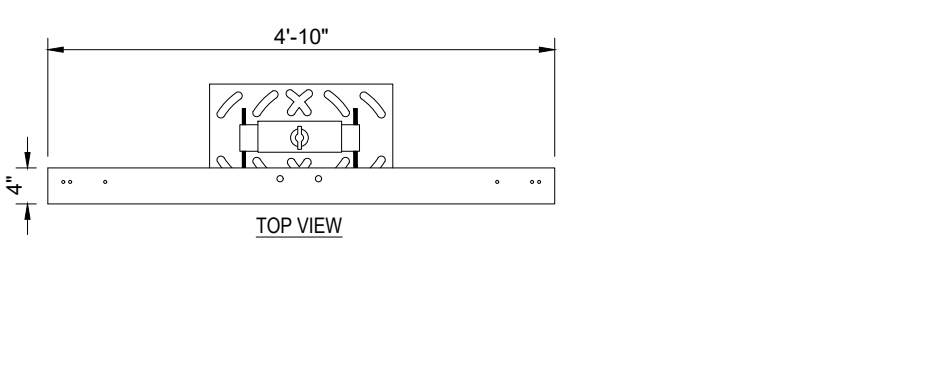
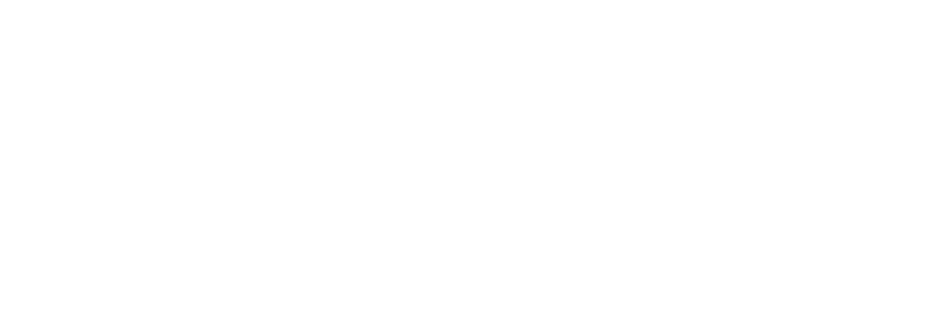
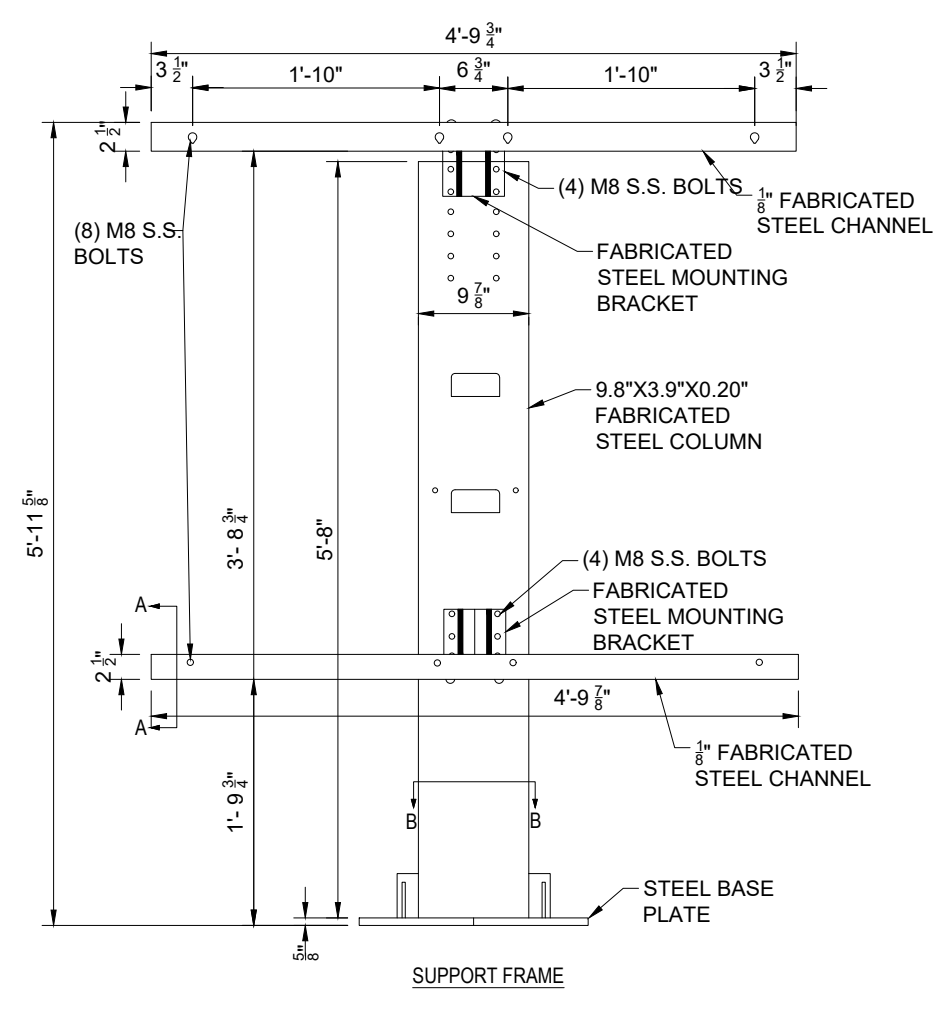
PLAN APPROVALS

STATUS	DATE	BY
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PLAN CHECKED	01/14/22	JAK
AS-BUILT		

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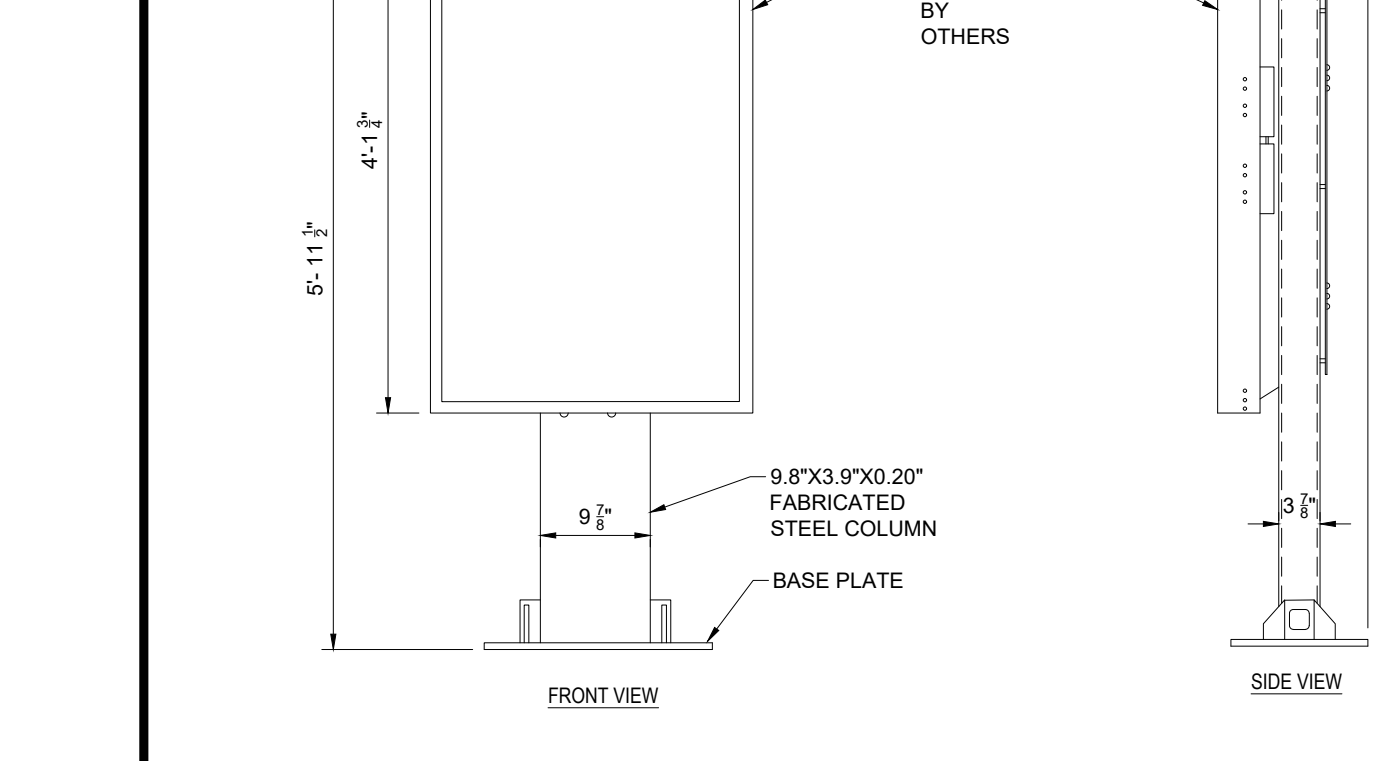
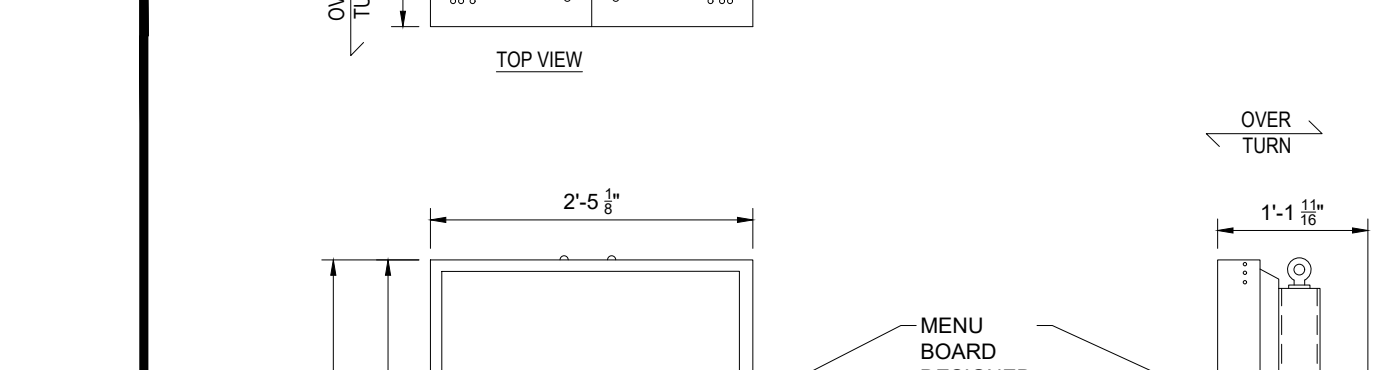
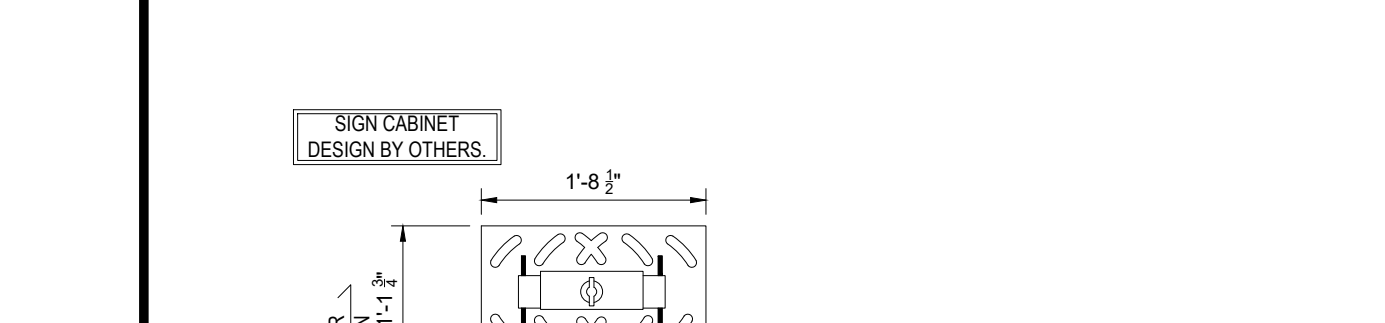
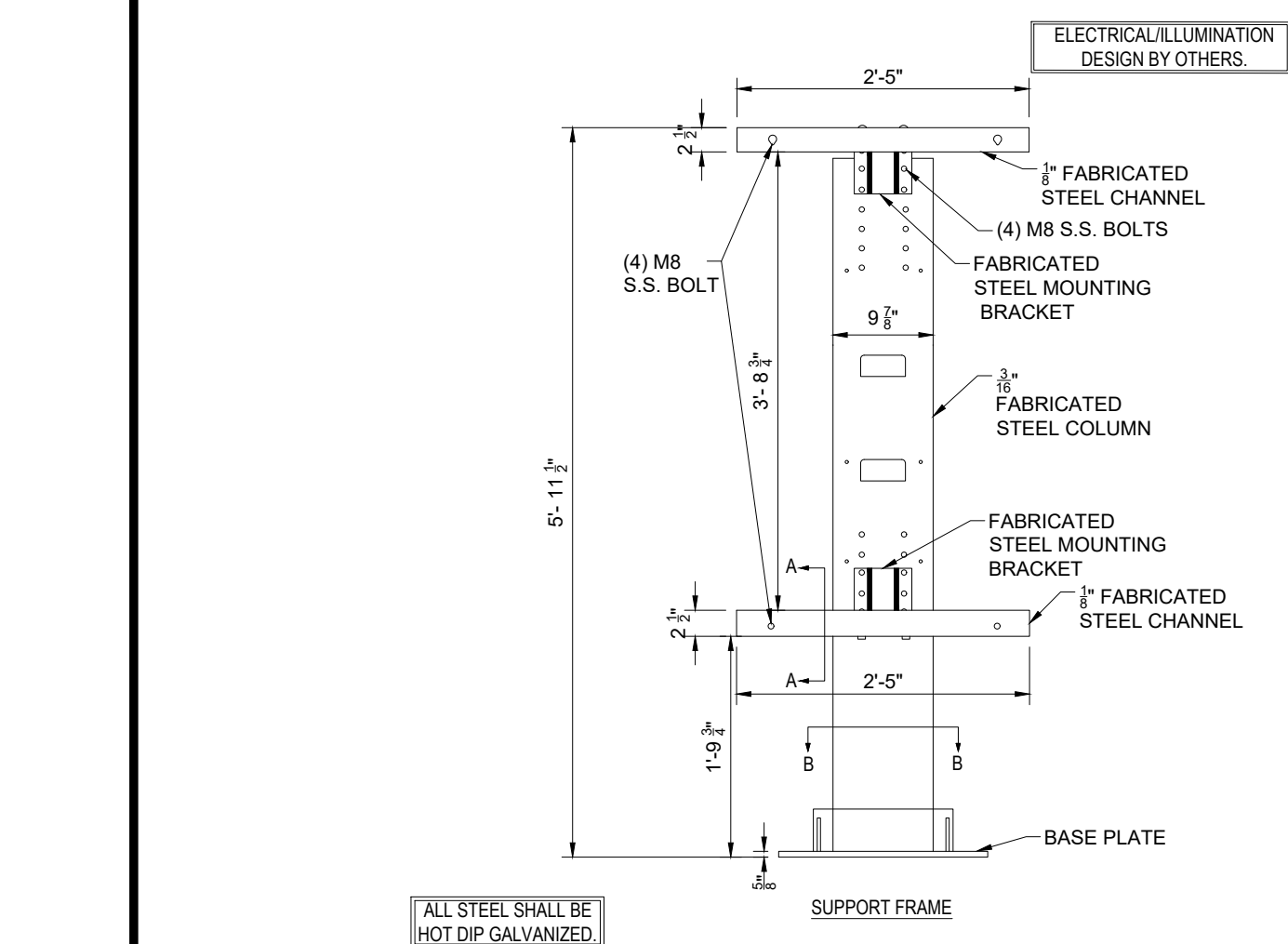
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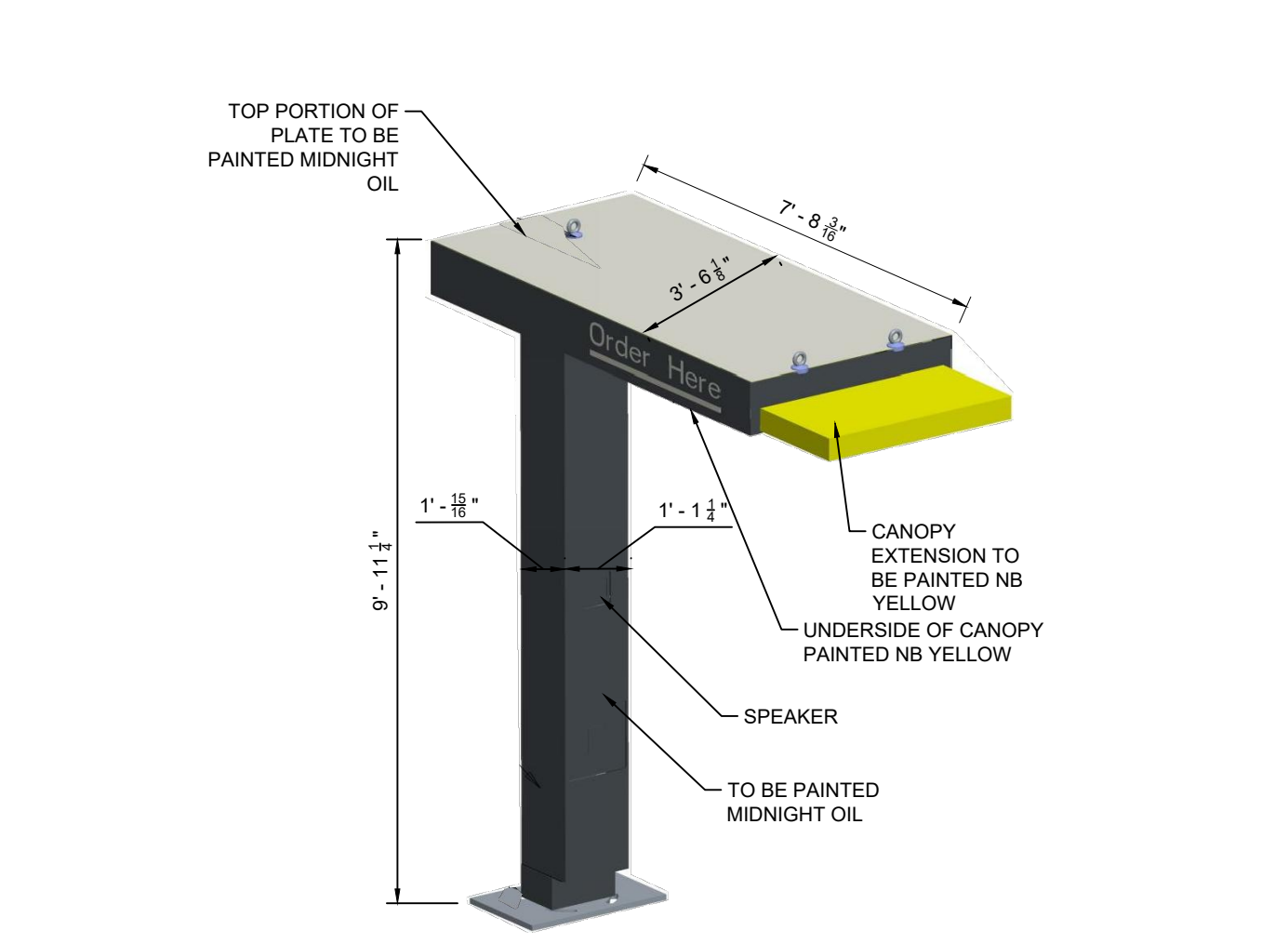
(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

DIGITAL MENU BOARD DETAIL



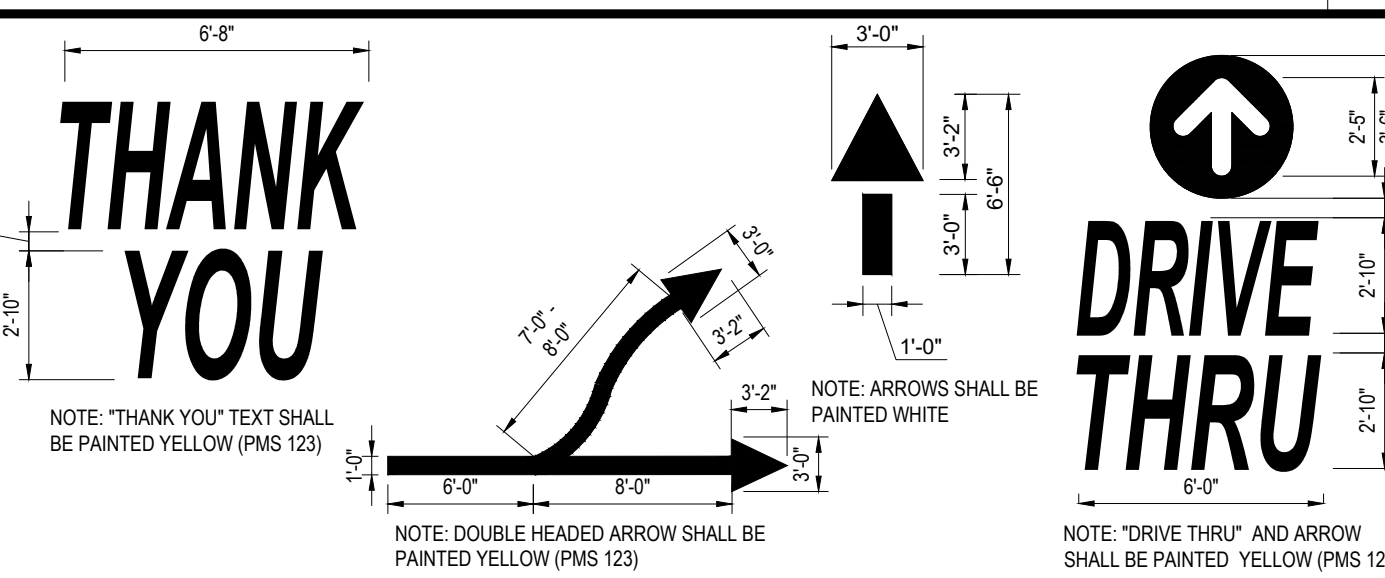
(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

DIGITAL PRE-BROWSE BOARD DETAIL

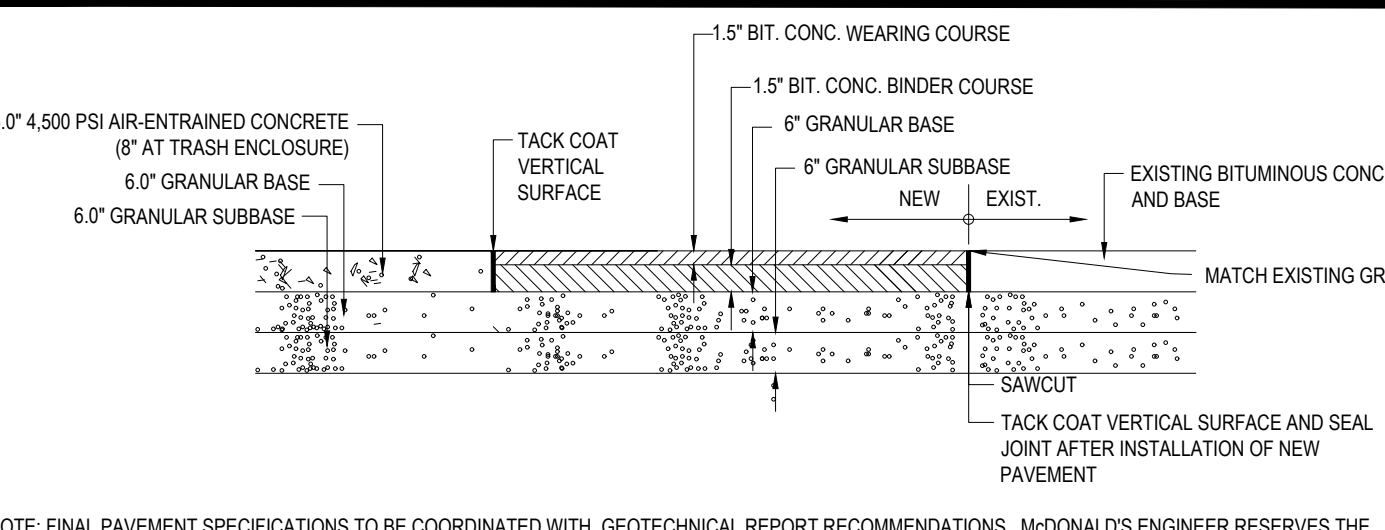


(NOTE: FOUNDATION DESIGN TO BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL OBTAIN FINAL SPECIFICATIONS FROM SIGN VENDOR)

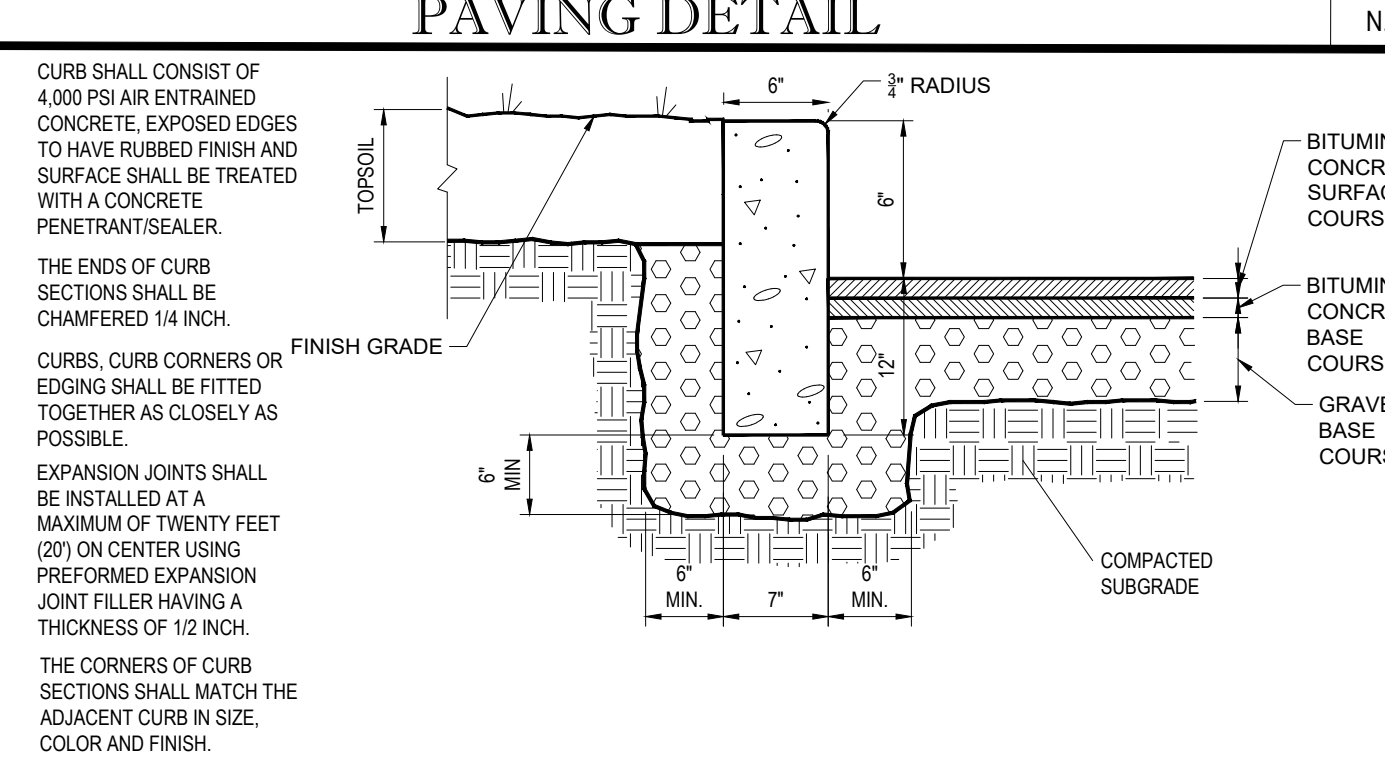
DRIVE-THRU CANOPY/SPEAKER DETAIL



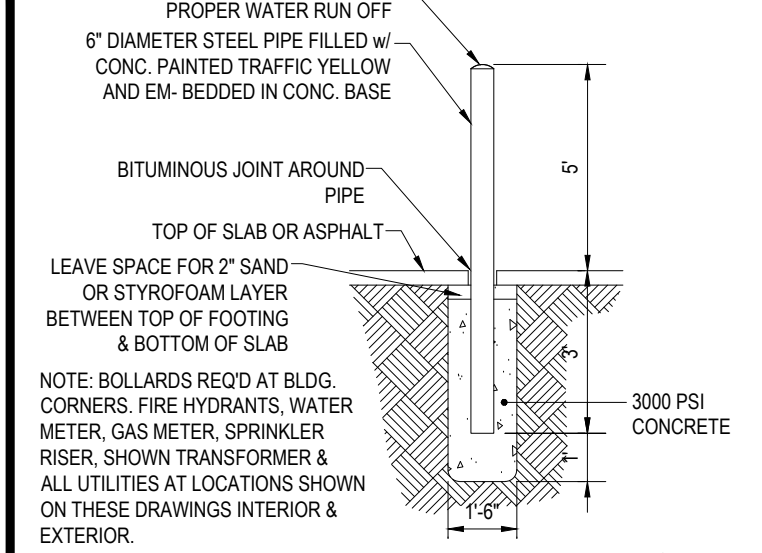
TYPICAL PAVEMENT MARKINGS



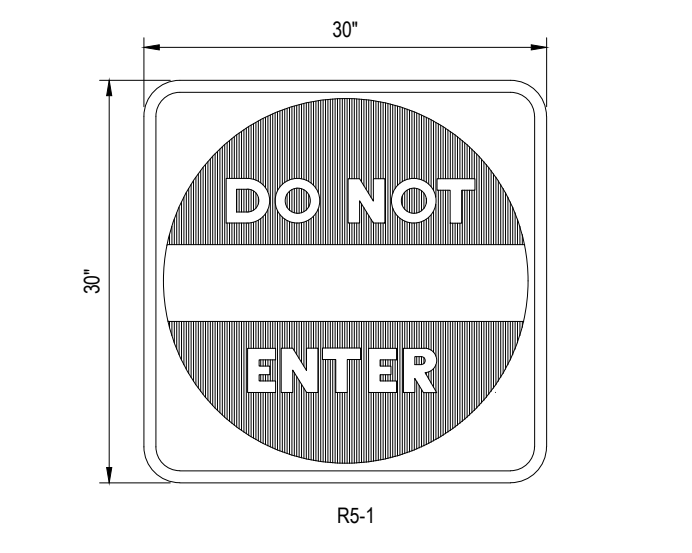
CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL



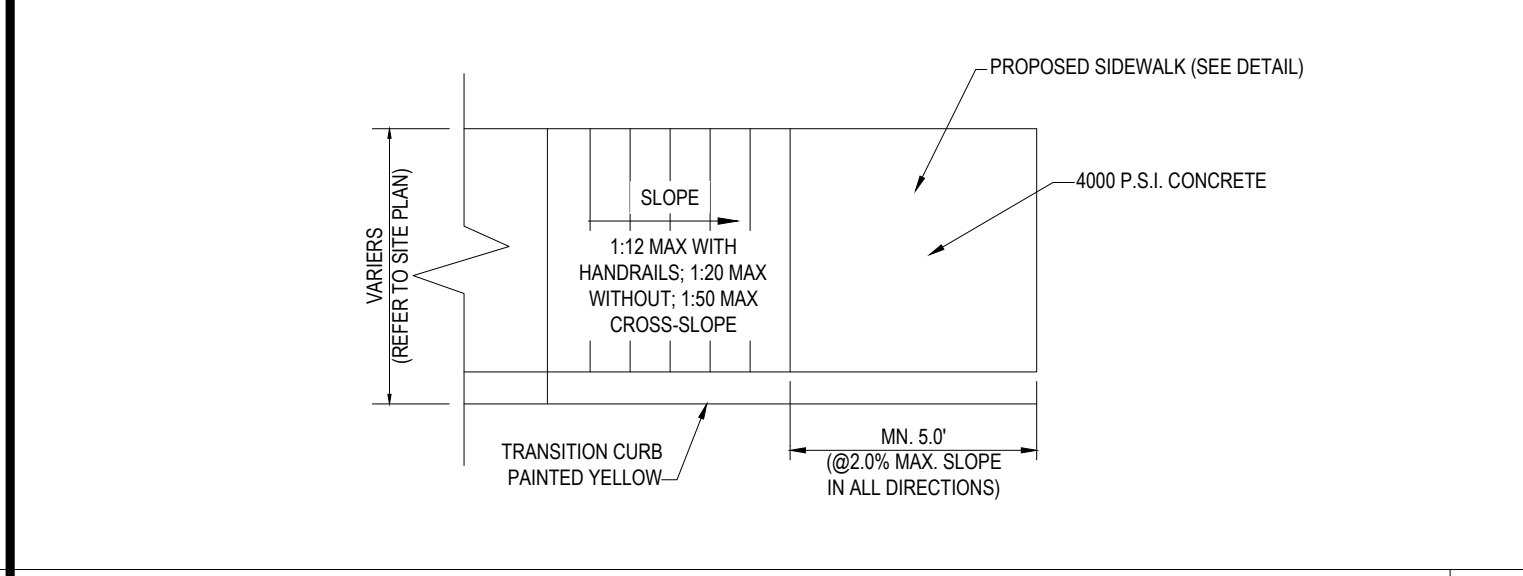
PRECAST CONCRETE CURB DETAIL



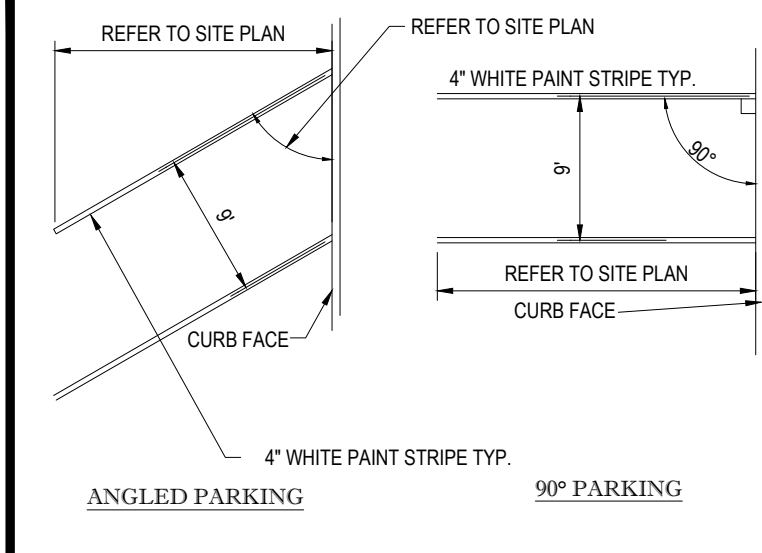
BOLLARD DETAIL



'DO NOT ENTER' SIGN



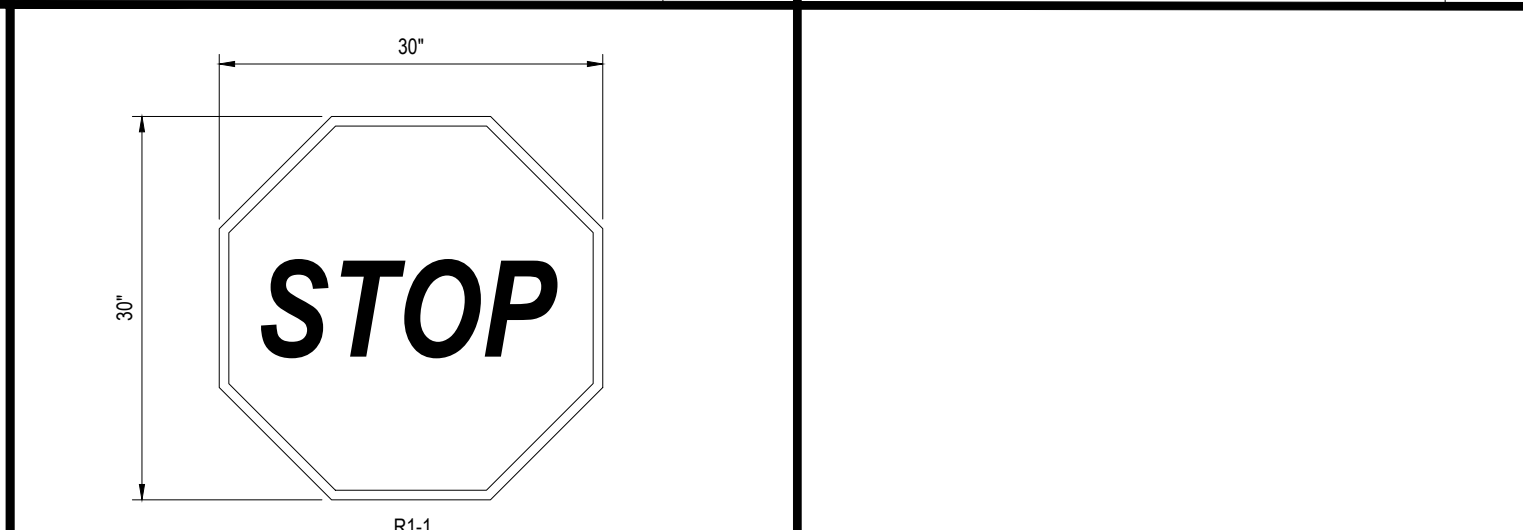
ADA COMPLIANT SLOPED SIDEWALK



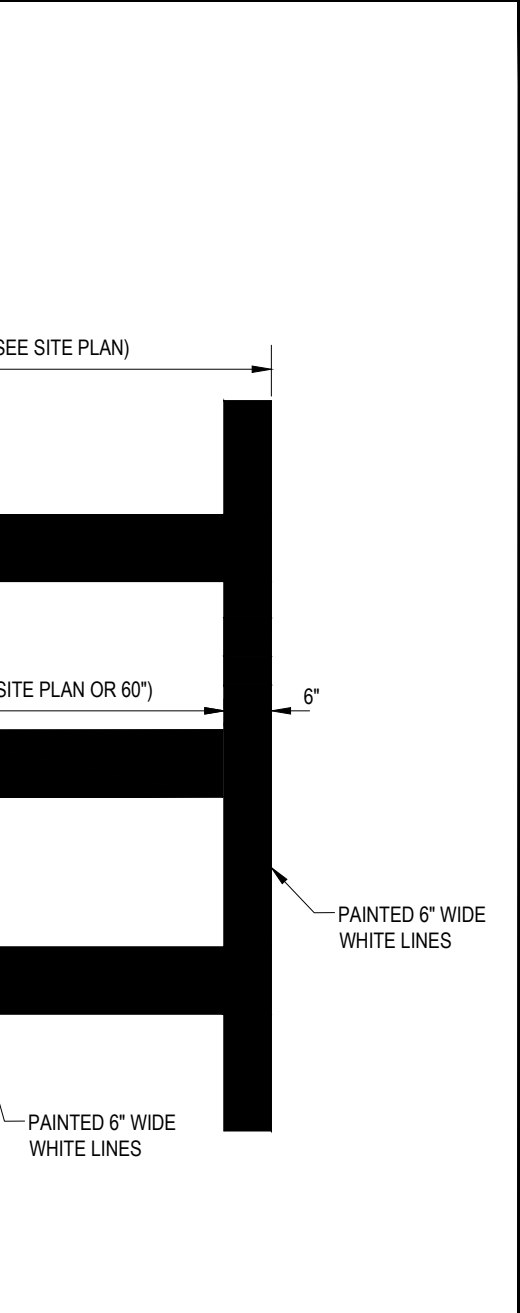
STALL STRIPING



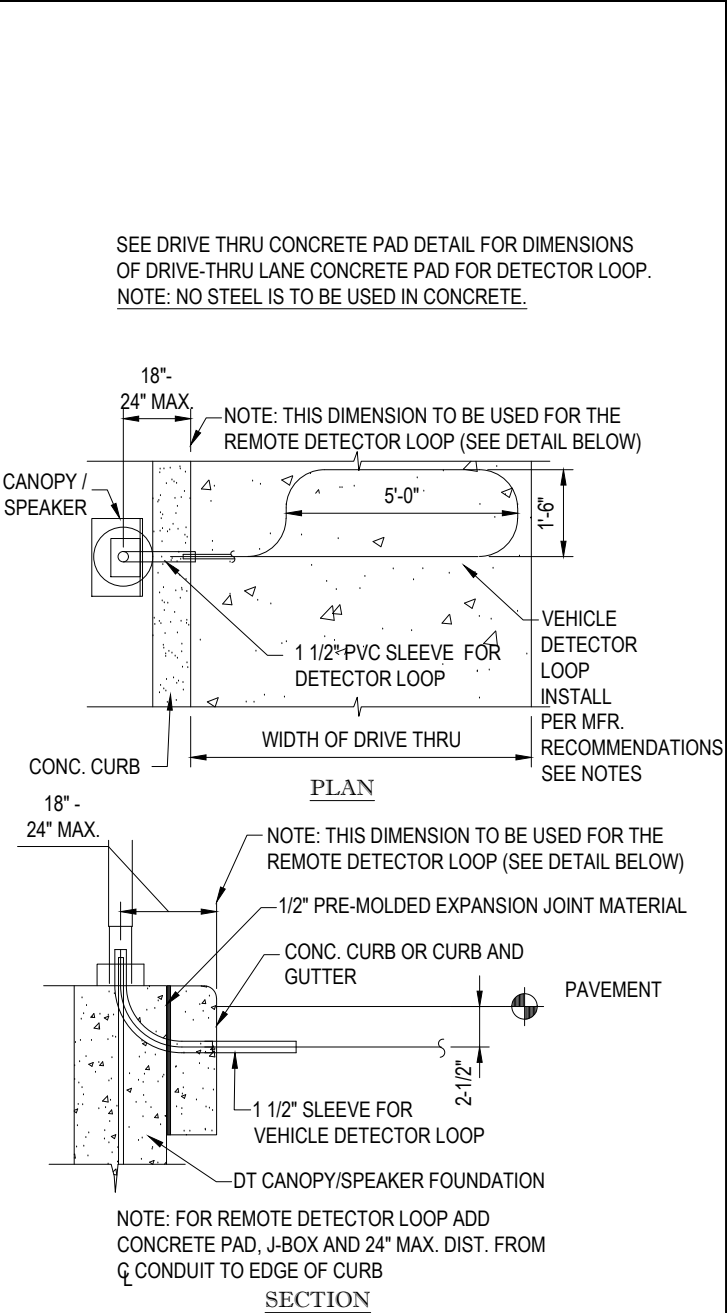
'STOP' SIGN



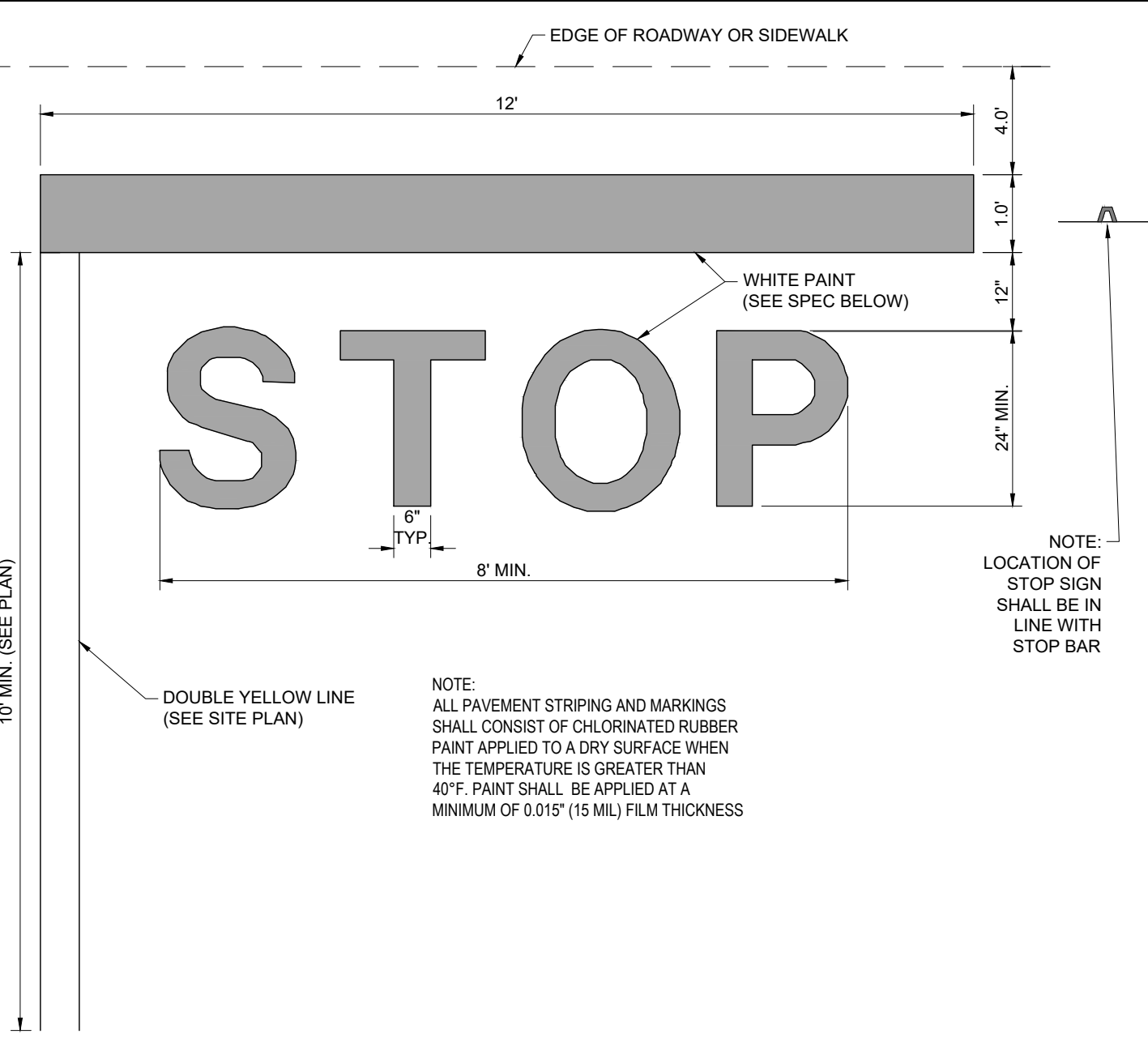
ACCESSIBLE STALL MARKING



CROSSWALK DETAIL



AUTO DETECTOR LOOP DETAIL



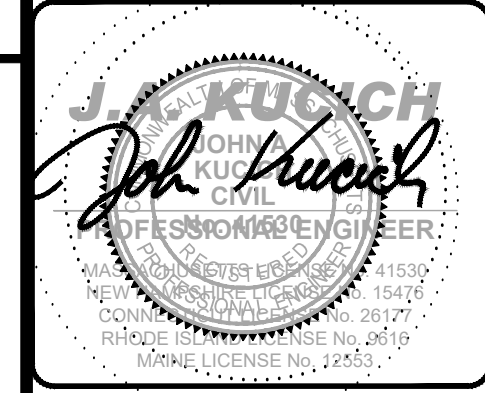
'STOP' BAR DETAIL

BOHLER™
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W212019
CAD I.D. #:	W212019-CVL-2.dwg

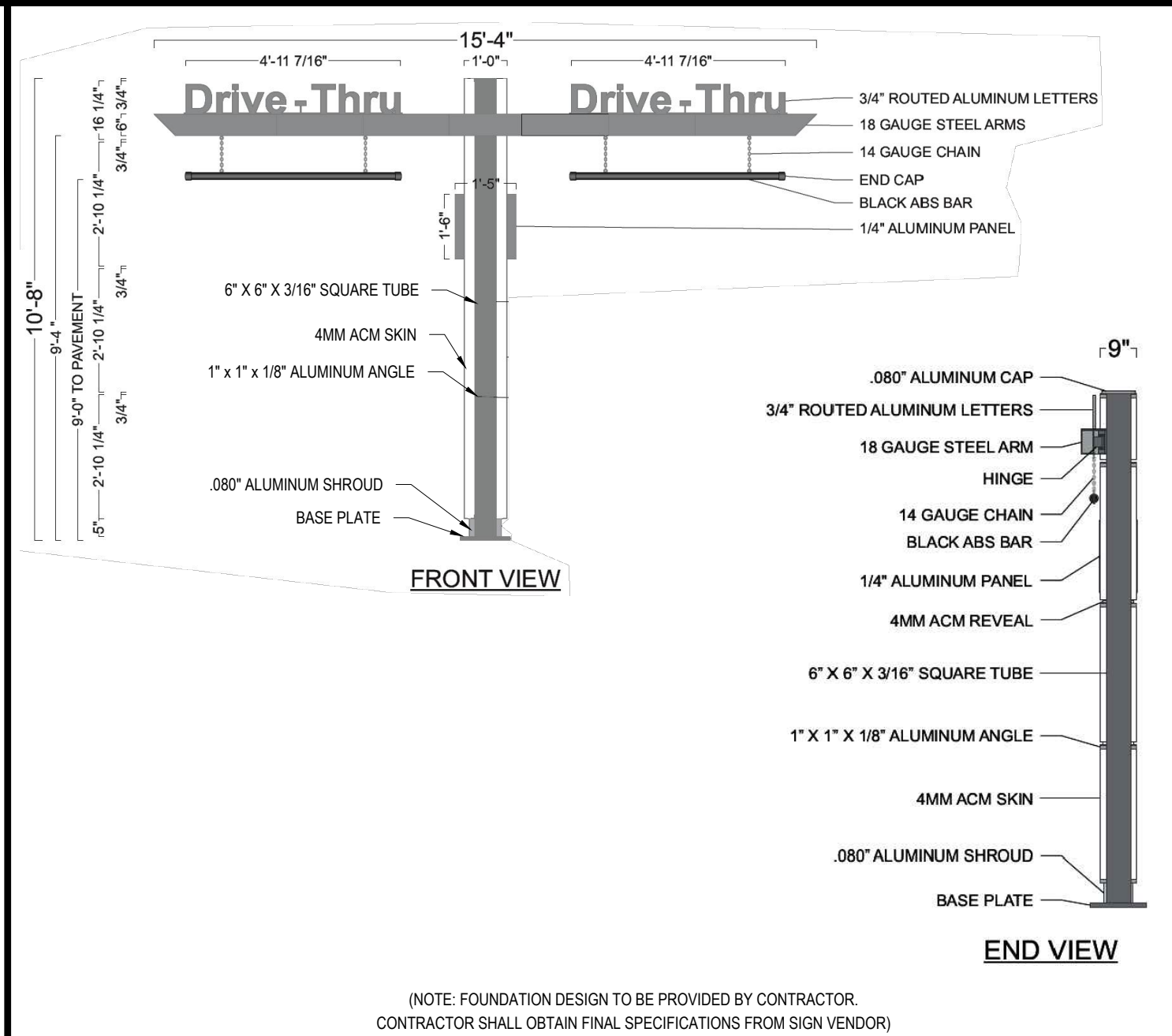
STREET ADDRESS		225 POND STREET	
CITY	ASHLAND	STATE	MA
COUNTY		MIDDLESEX	
SITE I.D.	020-0309	PLAN DESCRIPTION	DETAIL SHEET

REV	DATE	DESCRIPTION
1	03/16/2022	REVISED FOR WETLAND BUFFERS
2	04/22/2022	REVISED PER ADA STALL RELOCATION

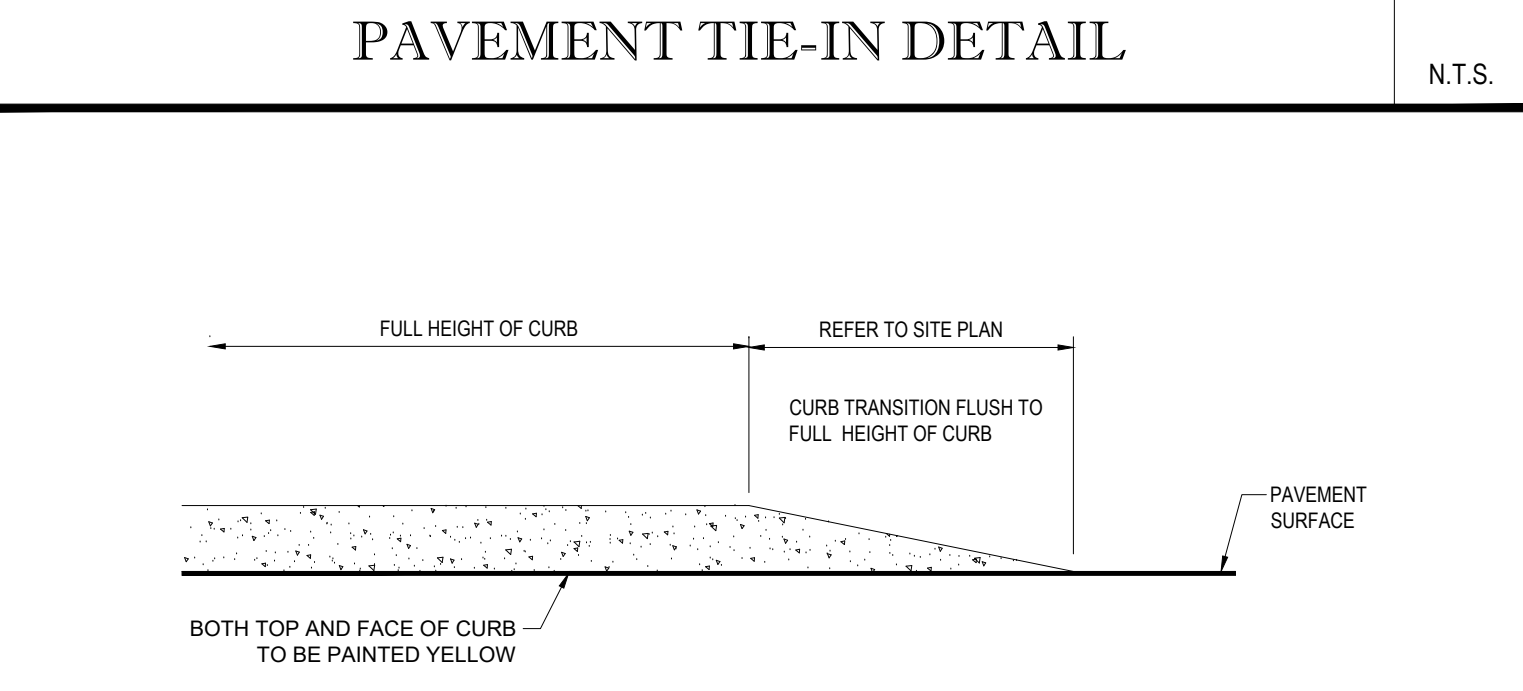
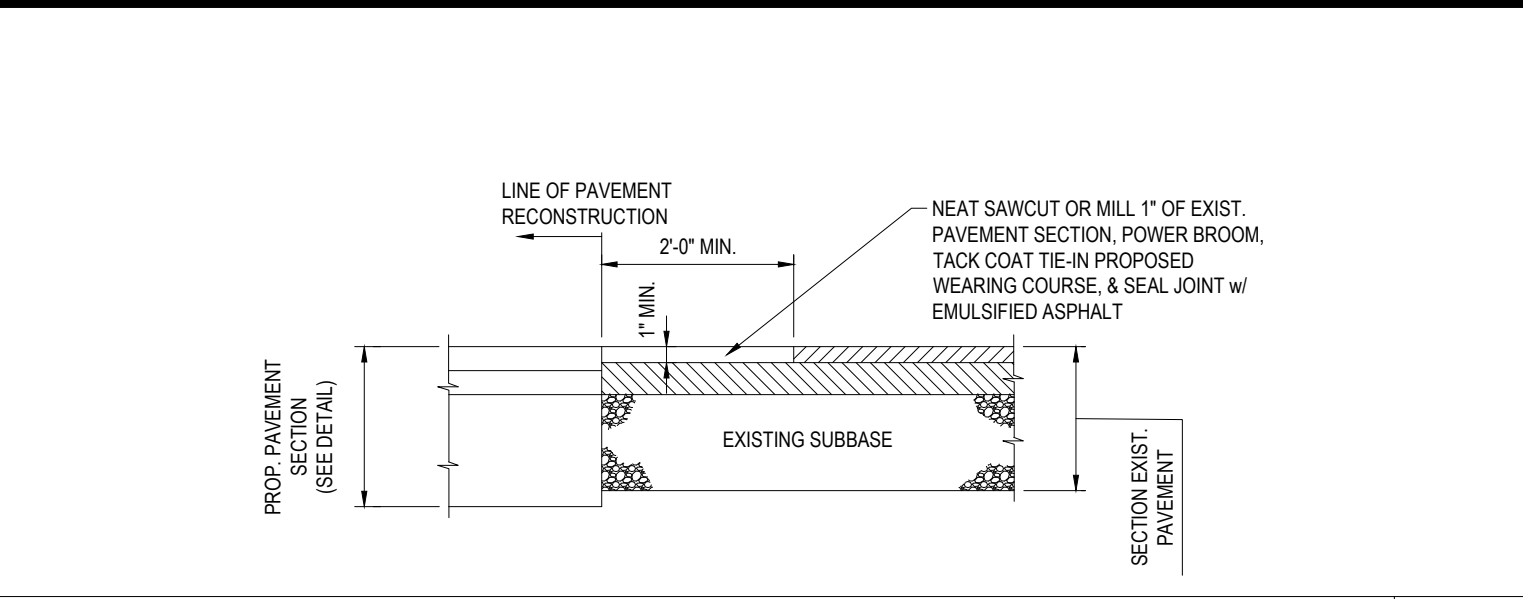


McDonald's
 BOSTON REGION
 110 N CARPENTER ST
 CHICAGO, IL 60687

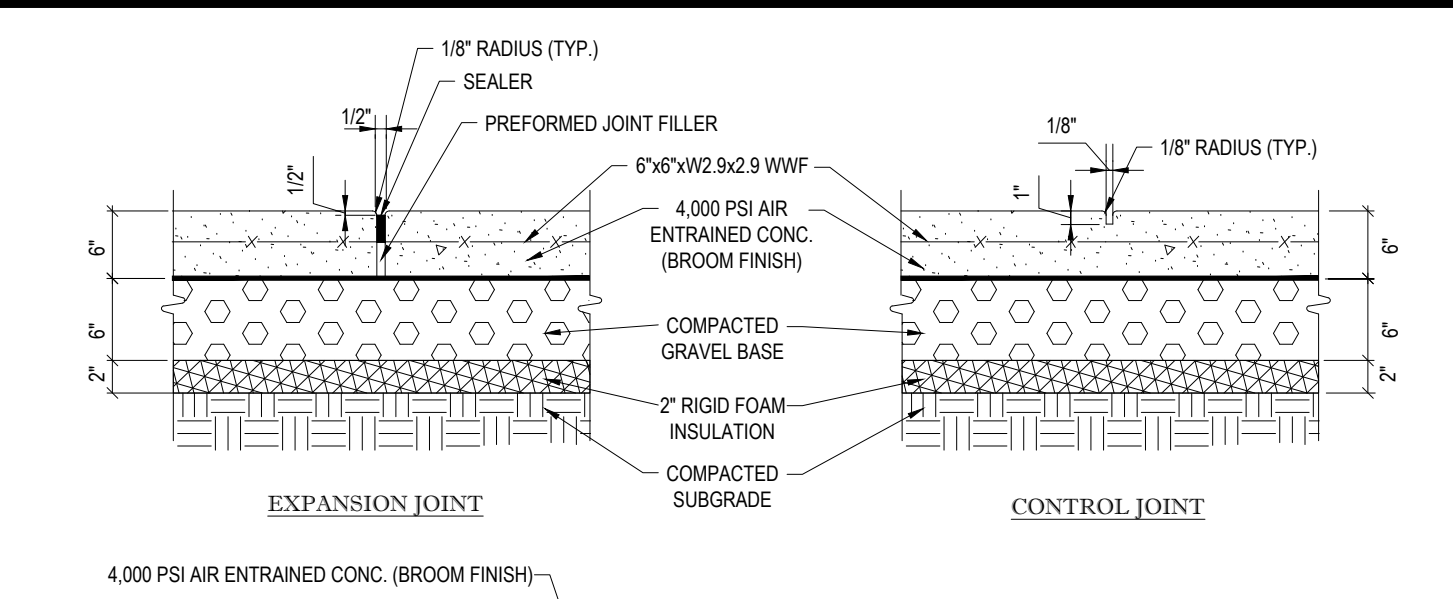
PLAN APPROVALS	SIGNATURE	DATE
APPROVED	McDONALD'S AGENT	
STATUS	DATE	BY
DRAWN BY:	01/14/22	CSE
PLAN CHECKED	01/14/22	JAK
AS-BUILT		
SHEET NO.	C-901	
	OF 9	



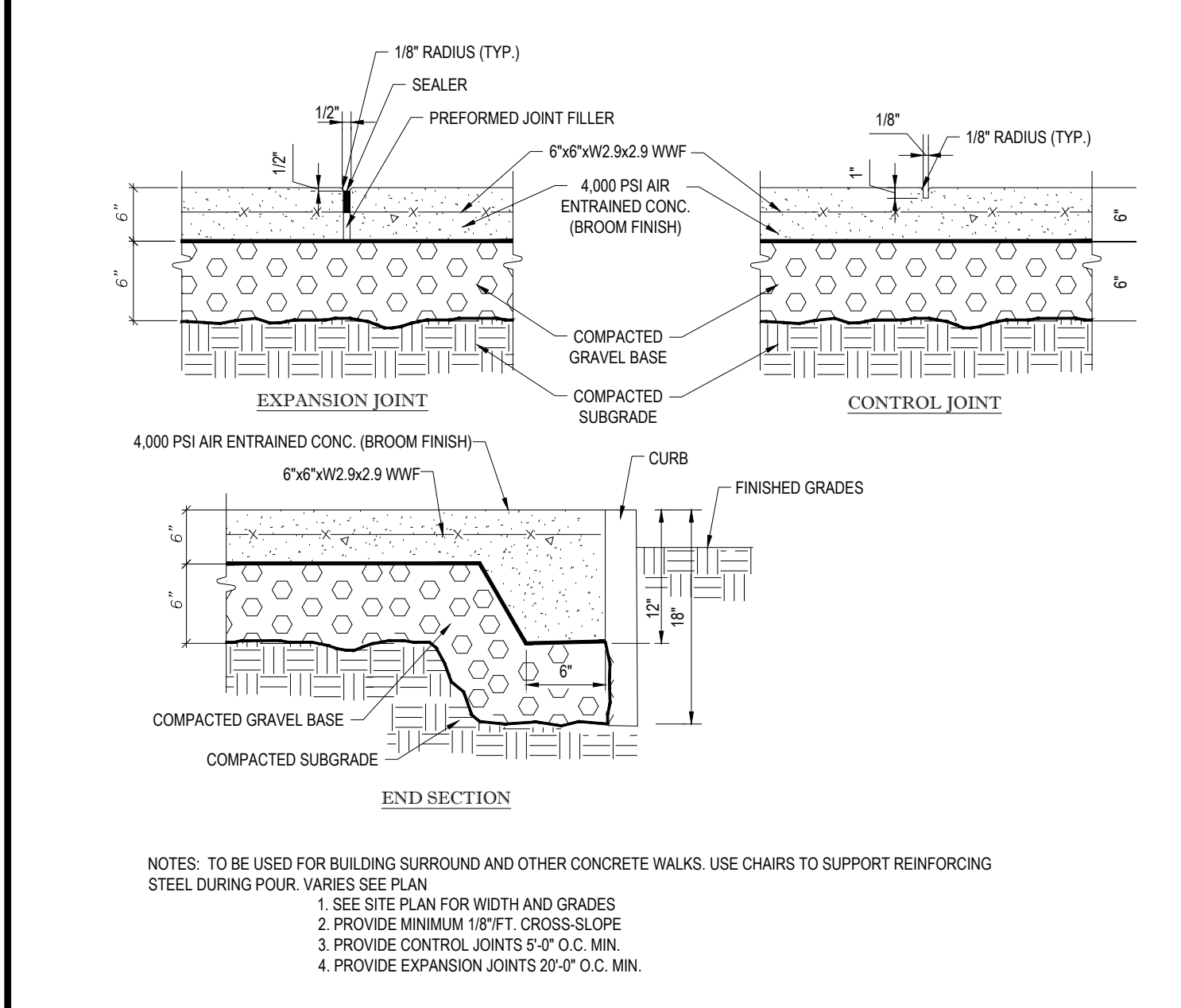
N.T.S. **GATEWAY CLEARANCE BAR** N.T.S.



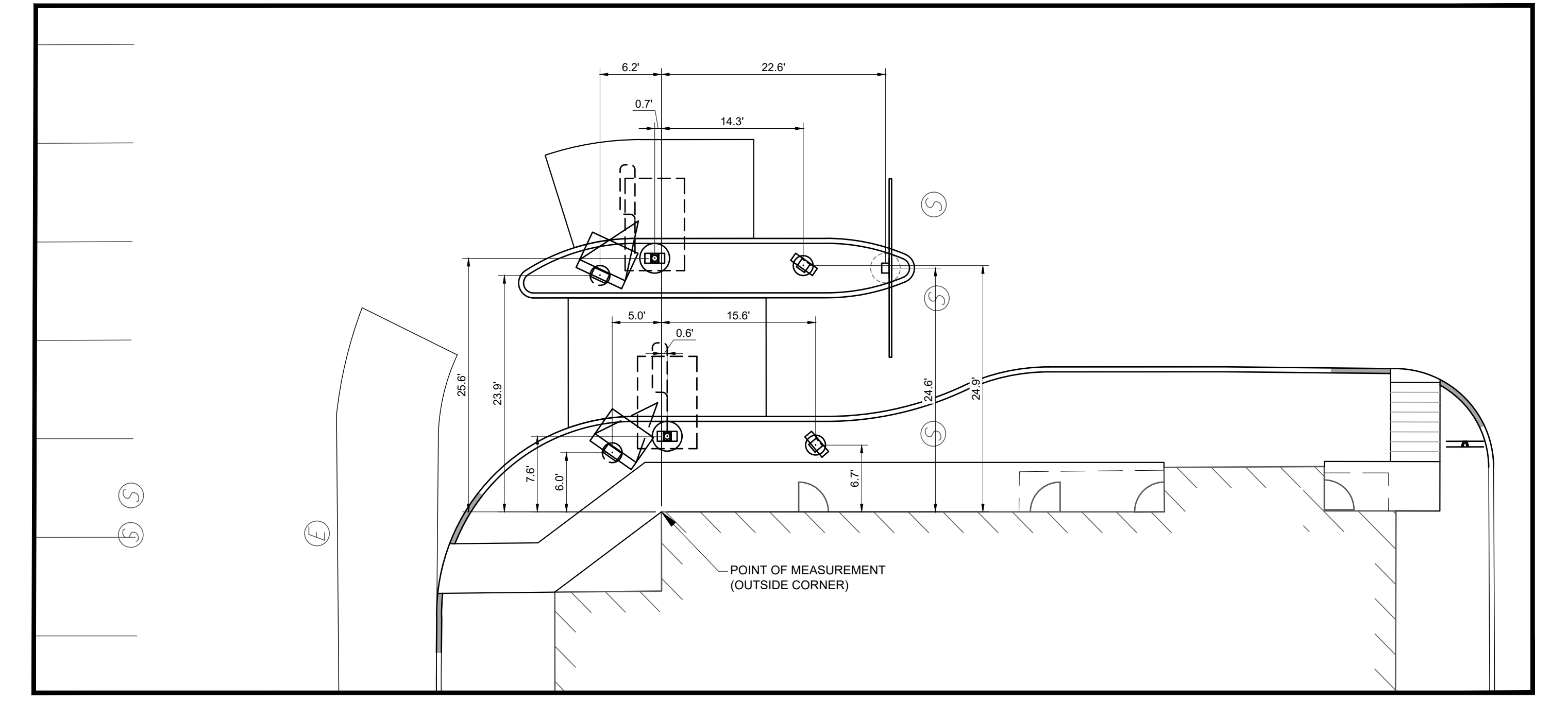
N.T.S. **TRANSITION CURB DETAIL** N.T.S.



N.T.S. **MONOLITHIC CONC. SIDEWALK DETAILS** N.T.S.



N.T.S. **TYPICAL CONCRETE SIDEWALK DETAIL** N.T.S.



- SIDE-BY-SIDE STANDARDS & DESIGN TOLERANCES:**
- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IN 42-45' AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 40' MIN ON REMODELS ONLY.
 - DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE DT CANOPY/SPEAKER IS 100' OPTIMUM, 80' OR 60' MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 5' FOR 100' OR 80' QUEUES.
 - THE CENTER OF THE DIGITAL MENU BOARD FOUNDATION IS TO BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° (35° PREFERRED) FROM A CAR POSITIONED AT THE DT CANOPY/SPEAKER FOUNDATION.
 - THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE DT CANOPY/SPEAKER TO THE TIP OF THE CURBED ISLAND IS 15'-0".
 - THE CRITICAL HOLD DISTANCE FROM TIP OF ISLAND TO CENTER OF SECONDARY LANE DT CANOPY/SPEAKER IS 14'-0".
 - THE CENTER OF THE SECONDARY LANE DIGITAL MENU BOARD FOUNDATION SHALL BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
 - THE ISLAND WIDTH IS 13'-0" STANDARD FROM FACE OF CURB TO CURB.
 - DIGITAL PRE-BROWSE BOARD IN THE PRIMARY LANE MUST BE 18'-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY DT CANOPY/SPEAKER AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY FROM THE SECOND CAR TO DT CANOPY/SPEAKER.
 - DIGITAL PRE-BROWSE BOARD IN THE SECONDARY LANE MUST BE MIN. 12" FROM FACE OF CURB. THE PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM THE DT CANOPY/SPEAKER (PREFERRED 35°).
 - A GATEWAY IS REQUIRED AND PLACED AT THE DRIVE-THRU LANE ENTRANCE.
 - EVERY SBS SHOULD HAVE BOTH DT CANOPY/SPEAKER IN BOTH LANES.

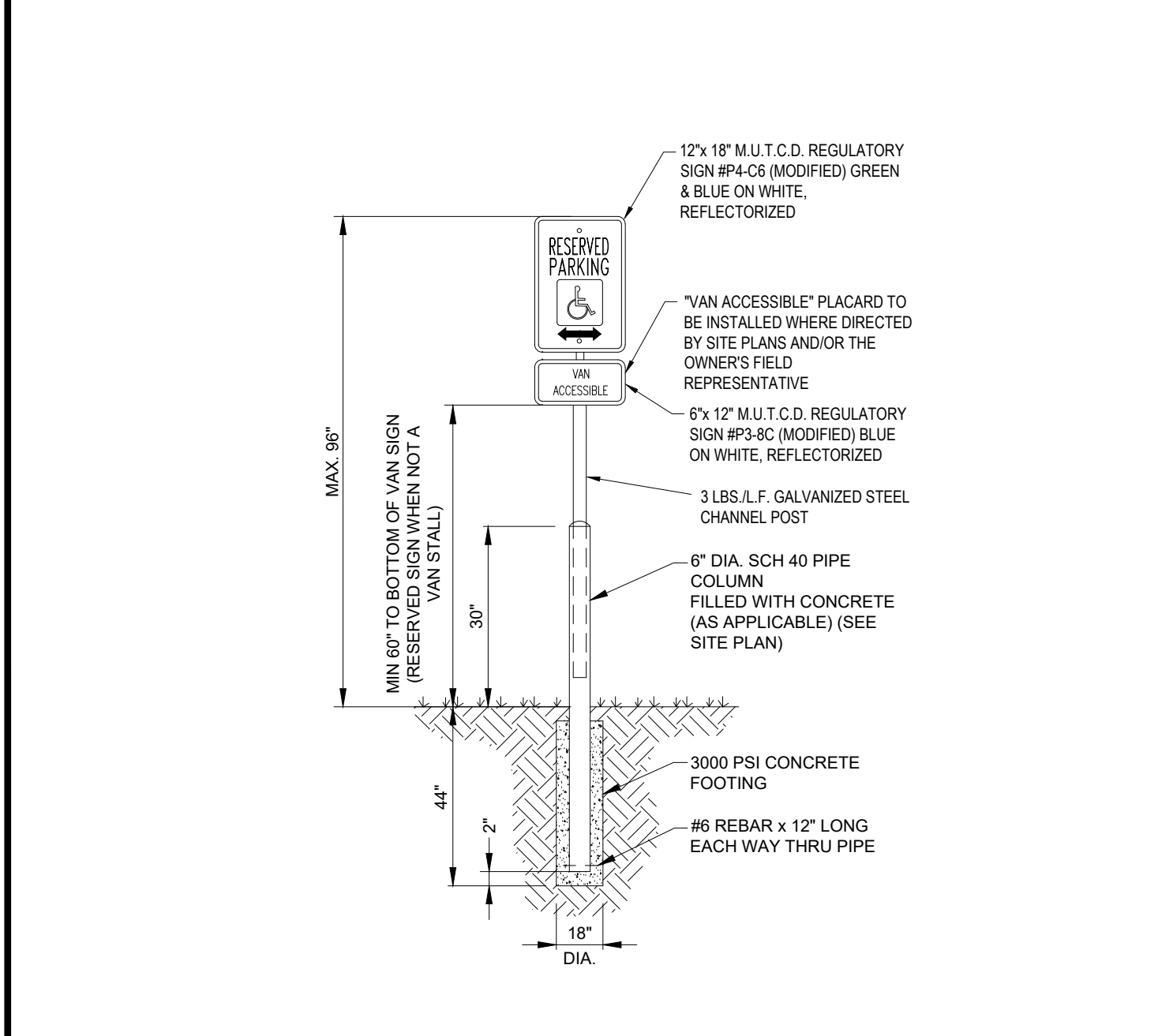
THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.

NOTE: THE PLACEMENT OF THE DT CANOPY/SPEAKER SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

NOTE: LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.

NOTE: ALL SIGN BOLLARDS ARE TO BE 18"-24" FROM FACE OF CURB. THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.

SCALE: 1"=10'



N.T.S. **ACCESSIBLE PARKING SIGN ON CONCRETE BOLLARD** N.T.S.



N.T.S. **YIELD TO PEDESTRIAN SIGN** N.T.S.

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK DATE

CONSTRUCTION CHECK DATE

CONSTRUCTION CHECK DATE

PROJECT No.: W212019

CAD I.D. #: W212019-CVL-2.dwg

STREET ADDRESS
225 POND STREET

CITY **ASHLAND** STATE **MA**

COUNTY **MIDDLESEX**

SITE I.D. **020-0309** PLAN DESCRIPTION **DETAIL SHEET**

STATUS DATE BY

DRAWN BY: 01/14/22 CSE

PLAN CHECKED 01/14/22 JAK

AS-BUILT

SHEET NO. **C-902**
OF 9

BY: CSE

DESCRIPTION: REVISED FOR WETLAND BUFFERS, REVISED PER ADA STALL RELOCATION

DATE: 03/16/2022

REV: 1

DATE: 04/22/2022

REV: 2

J. J. KULICH
JOHN KULICH
CIVIL ENGINEER
PROFESSIONAL ENGINEER
NO. 15477
ISSUED 05/20/19
RENEWED 05/20/22
M.P.E. LICENSE NO. 2619

McDonald's

OFFICE: BOSTON REGION
ADDRESS: 110 N CARPENTER ST
CHICAGO, IL 60607

PLAN APPROVALS

SIGNATURE

APPROVED: MCDONALD'S AGENT

LEGEND

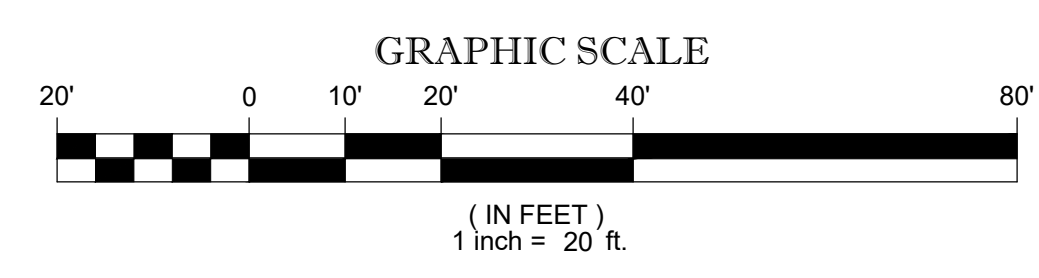
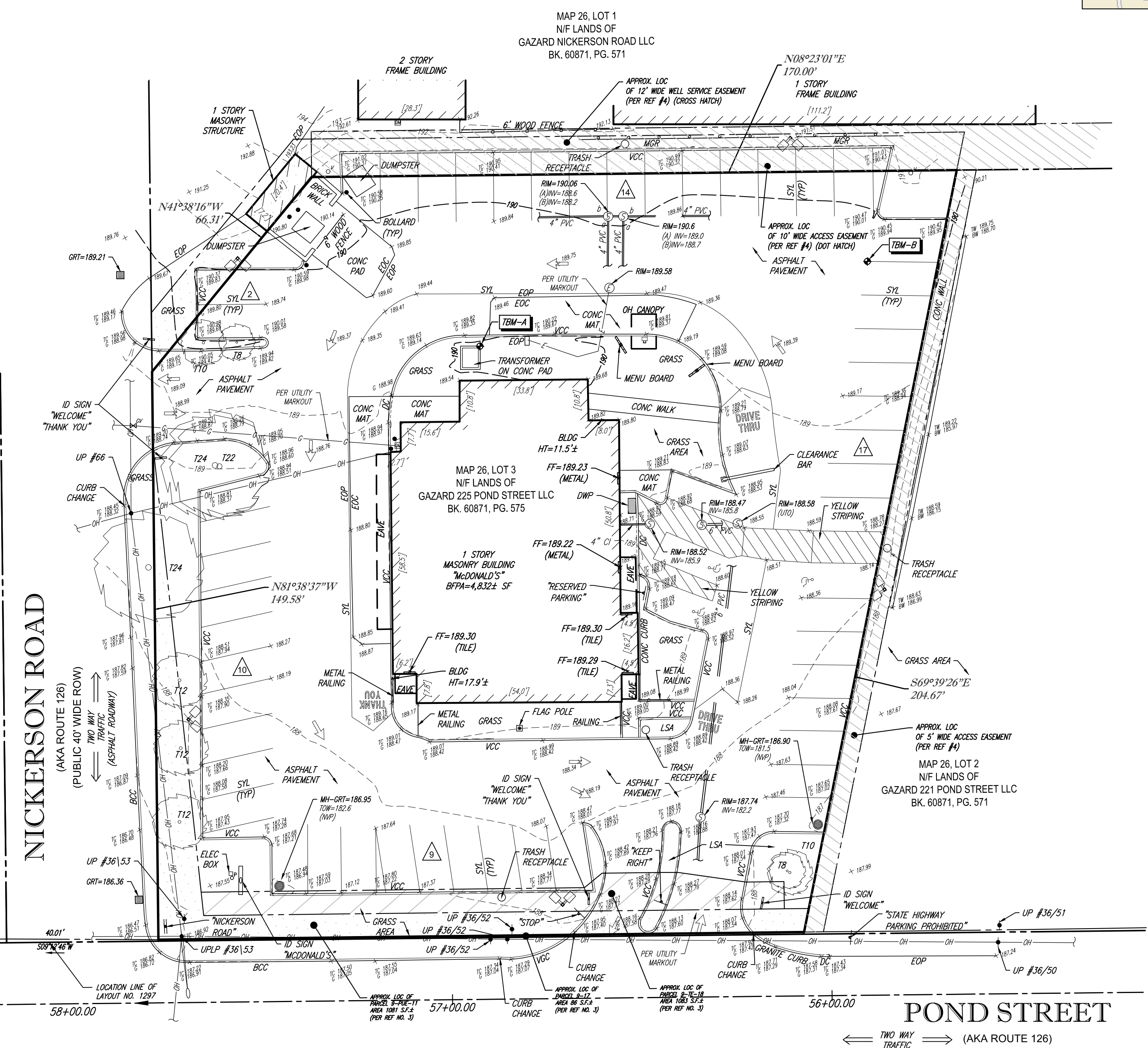
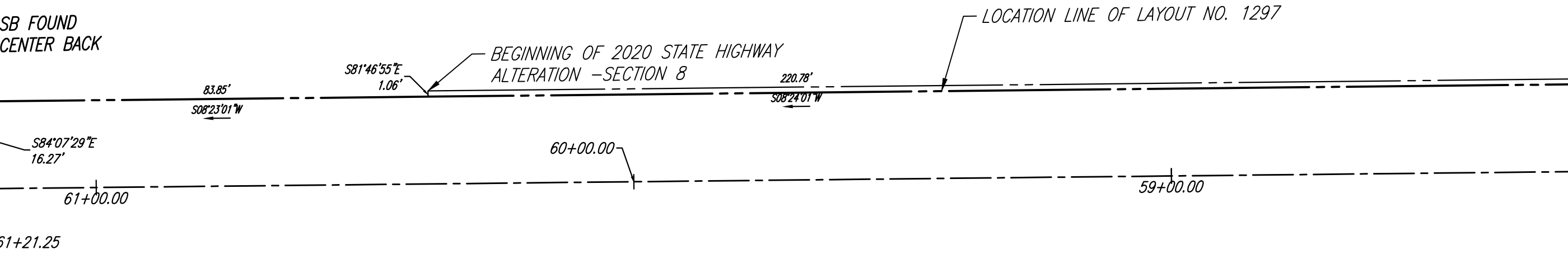
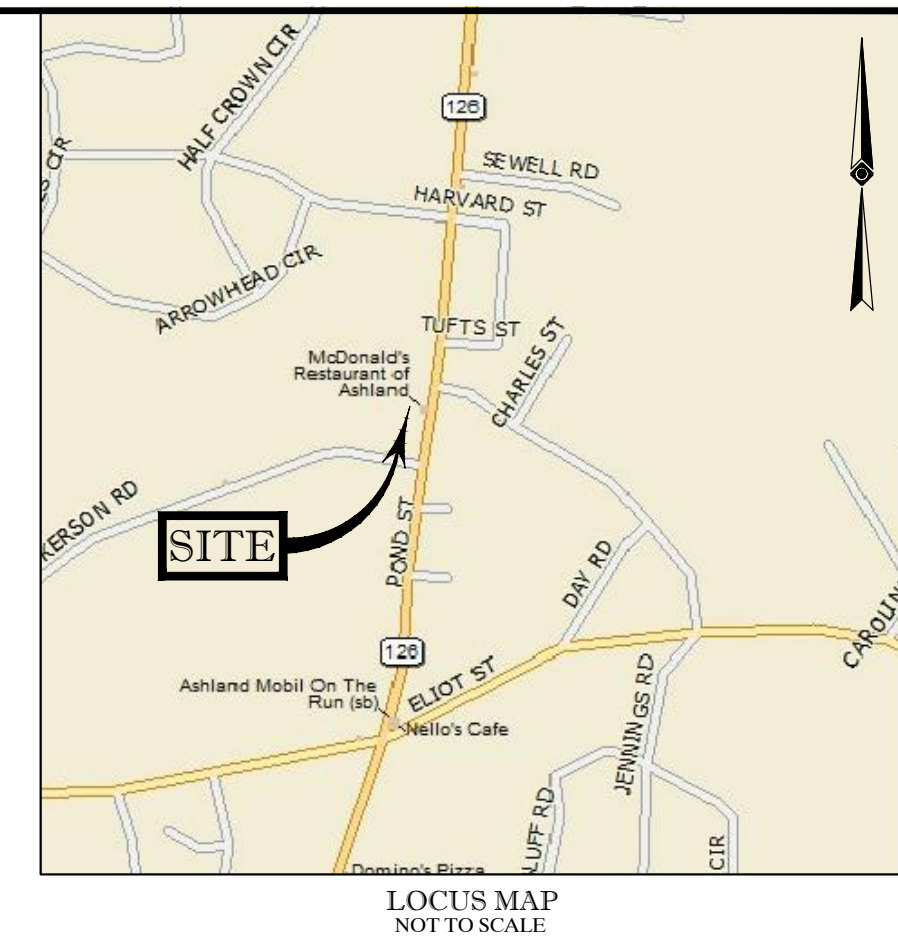
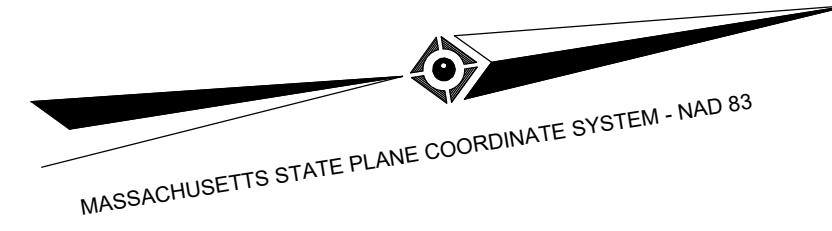
- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- X 123.45 EXISTING TOP OF CURB ELEVATION
- X TC 123.45 EXISTING GUTTER ELEVATION
- X G 122.95 EXISTING TOP OF WALL ELEVATION
- X TW 123.45 EXISTING BOTTOM OF WALL ELEVATION
- X BW 122.95 EXISTING FINISHED FLOOR ELEVATION
- X FF 123.45 EXISTING DOOR SILL ELEVATION
- X DS 123.45 OVERHEAD WIRES
- OH --- UTILITY POLE/LIGHT POLE
- UP / + --- UTILITY POLE
- AREA LIGHT
- SIGN
- VCC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB
- BCC BITUMINOUS CONCRETE CURB
- DC DEPRESSED CURB
- EOP EDGE OF PAVEMENT
- EOC EDGE OF CONCRETE
- SMH SANITARY/SEWER MANHOLE
- CB CATCH BASIN OR INLET
- EMH ELECTRIC MANHOLE
- (TYP) TYPICAL
- (NVP) NO VISIBLE PIPES
- (UTO) UNABLE TO OPEN
- GV GAS VALVE
- GM GAS METER
- BOLLARD
- VP VENT PIPE
- TREE & TRUNK SIZE
- △ PARKING SPACE COUNT
- SYL SOLID YELLOW LINE
- SBOW STONE BOUND w/DRILL HOLE

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF ASHLAND MASSACHUSETTS, MIDDLESEX COUNTY, MAP ?.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF ASHLAND MASSACHUSETTS, MIDDLESEX COUNTY, PANEL 631 OF 656, 'COMMUNITY-PANEL NUMBER 250179 0631 F, MAP REVISED: JULY 7, 2014.
3. MAP ENTITLED "PLAN OF LAND ASHLAND, MASS" DATED OCTOBER 9, 1986 RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 120 OF 1987.
4. MAP ENTITLED "PLAN OF LAND ASHLAND, MASS" DATED JANUARY 21, 1988 RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 828 OF 1988.
5. MAP ENTITLED "PLAN OF LAND ASHLAND, MASS" DATED OCTOBER 20, 1967 RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 414 OF 1981.
6. MAP ENTITLED "PLAN OF LAND ASHLAND, MASS" DATED OCTOBER 15, 1974 RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NO. 1376 (B OF 2) OF 1974.
7. MAP ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROADS IN THE TOWN OF ASHLAND MIDDLESEX COUNTY" DATED APRIL 22, 2020 LAYOUT NO. 8595

NOTES:

1. PROPERTY KNOWN AS LOT 3 AS SHOWN ON THE CITY/TOWN OF ASHLAND, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 26.
 2. AREA = 37,251 SQUARE FEET OR 0.855 ACRES.
 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:
- TBM-A: BOX CUT SET IN NORTHWEST CORNER OF CONCRETE TRANSFORMER PAD - ELEVATION= 190.18'
 - TBM-B: MAG NAIL SET AT END OF PARKING STRIPE IN ASPHALT PAVEMENT - ELEVATION= 189.80'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 9. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

9-14-21
DATE

FIELD DATE	9-01-2021	BOUNDARY & TOPOGRAPHIC SURVEY	
FIELD BOOK NO.	21-10	McDONALD'S USA, LLC	
FIELD BOOK PGS.	23	225 POND STREET	
FIELD CREW	B.S.B.	McDonald's® LOT 3, MAP 26	
DRAWN:	E.G.F.	TOWN/CITY OF ASHLAND, MIDDLESEX COUNTY	
REVIEWED:	G.L.H.	COMMONWEALTH OF MASSACHUSETTS	
APPROVED:	G.L.H.	ALBANY, NY 518-217-5010	CHALFONT, PA 215-712-8600
DATE	9-14-21	SOUTHBOROUGH, MA 01772	MANHATTAN, NY 646-780-0411
SCALE	1"=20'	508.948.3000 - 508.948.3003 FAX	MT LAUREL, NJ 609-857-2999
FILE NO.	03-210209	WARREN, NJ 908-668-0000	
DWG. NO.	1 OF 1		

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.