



ZONING ANALYSIS TABLE			
ZONING DISTRICT	RS-7 AND RS-10 (1)		
OVERLAY DISTRICT	NONE		
REQUIRED PERMIT	CCRC SPECIAL PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	86.12 ACRES (2)	NO CHANGE (2)
MIN. LOT WIDTH	65 FT	284.3 FT (BARROWS RD.)	NO CHANGE
MIN. LOT IRREGULARITY	0.4	N/A	0.54
MIN. FRONT SETBACK	20 FT	N/A	38.6 FT (UNIT 45)
MIN. SIDE SETBACK	8 FT	N/A	33.2 FT (UNIT 61)
MIN. REAR SETBACK	50 FT	N/A	608.0 FT (UNIT 14)
MAX. BUILDING HEIGHT	35 FT / 2 STORIES	N/A	< 35 FT / 2 STORIES
MIN. OPEN SPACE	(3)	(3)	(3)
UNITS ALLOWED	415 (4)	N/A	117
UNIT CRITERIA (4)	USE/CATEGORY: RESIDENTIAL RS-7 ONE CALCULATION: (1,816,016(2)(0.8)) / 7,000 = 415 UNITS ALLOWED		
ACCESS, PARKING SPACES	117	N/A	468
PARKING STALL CRITERIA	USE/CATEGORY: RESIDENTIAL RS-7 ZONE CALCULATION: 1 SPACE / UNIT x 117 UNITS = 117 SPACES 2 GARAGE SPACES / UNIT x 117 UNITS = 234 2 DRIVEWAY SPACES / UNIT x 117 UNITS = 234 468 SPACES PROVIDED		

(1) - CCRC REQUIREMENTS USED IN LIEU OF CONVENTIONAL DIMENSIONAL REQUIREMENTS  
 (2) - INCLUDES ENTIRE PROJECT  
 (3) - TOTAL ACRES OF OPEN SPACE AS APPROVED UNDER THE CCRC SPECIAL PERMIT HAS BEEN MAINTAINED.  
 (4) - CALCULATED FOR THE REMAINING PORTION OF UNDEVELOPED LAND.

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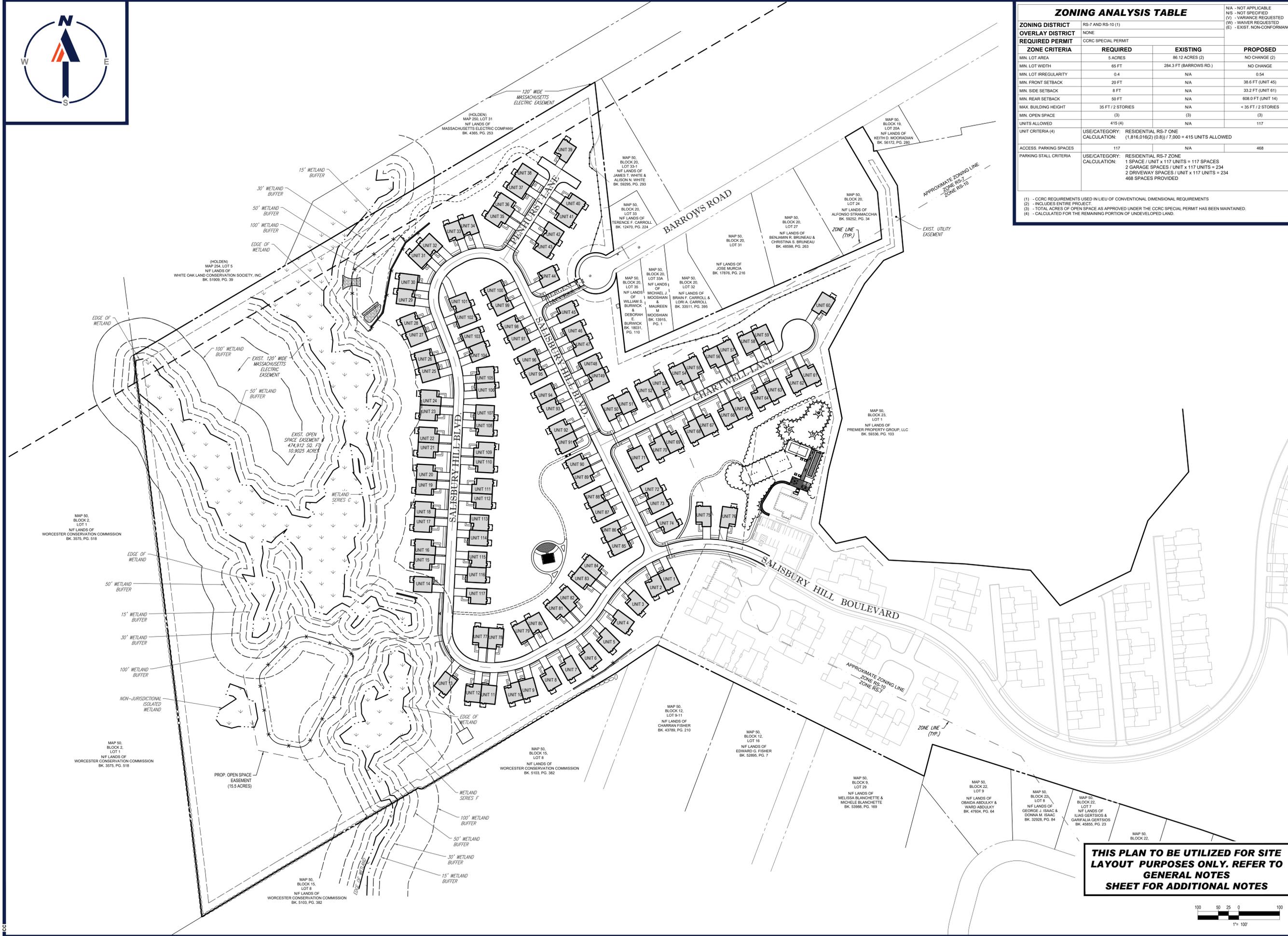
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 CHECKED BY: NEM/JAK  
 DATE: 09/22/2020  
 CAD ID: W171219\_S22

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**CAPITAL GROUP PROPERTIES**  
 SALISBURY HILL  
 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
 CITY OF WORCESTER  
 WORCESTER COUNTY  
 MASSACHUSETTS

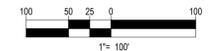
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 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 2616  
 MARYLAND LICENSE No. 22553

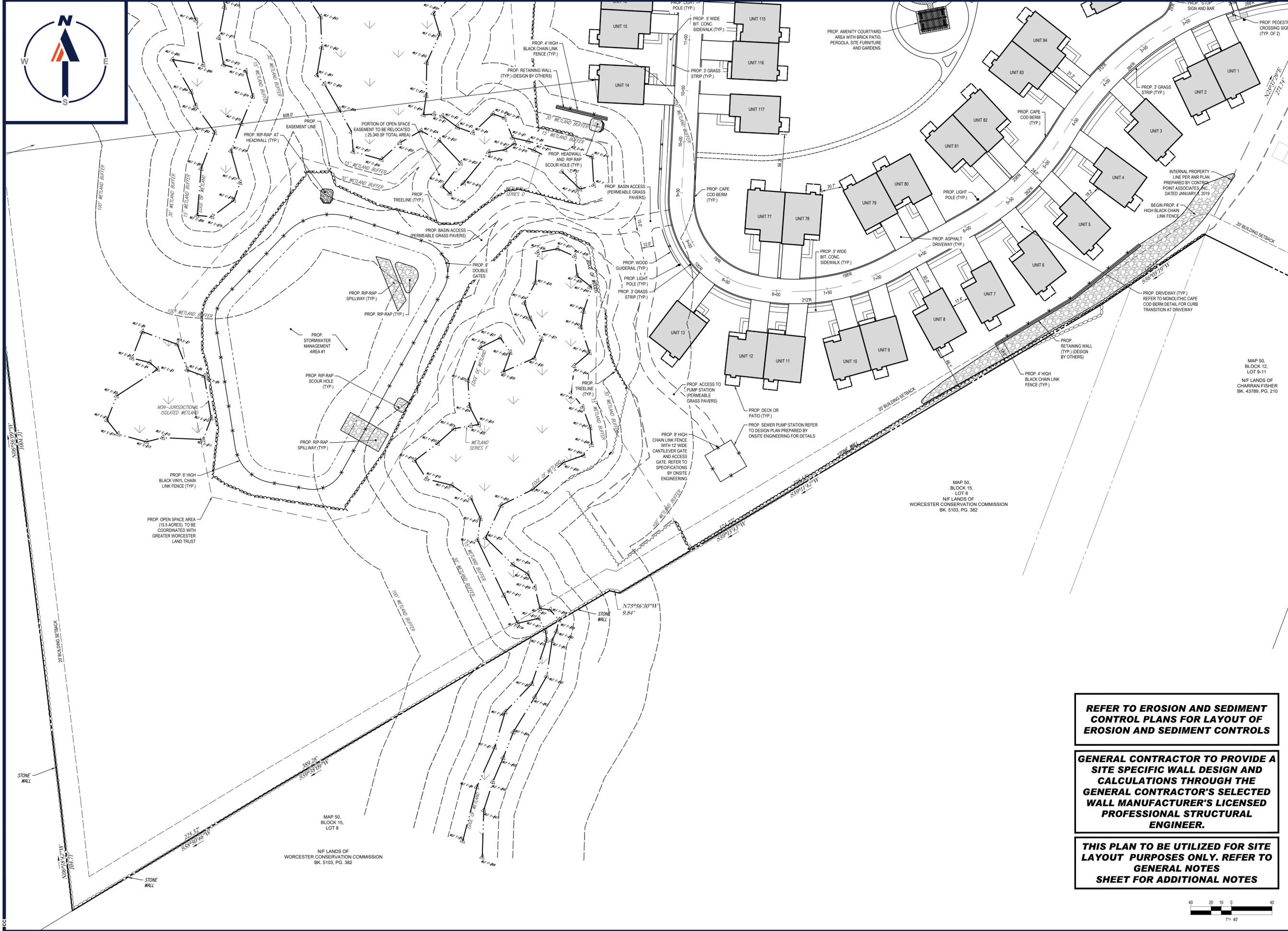
SHEET TITLE:  
**OVERALL SITE PLAN & SHEET INDEX**  
 SHEET NUMBER:  
**C-301**  
 REVISION 2 - 09/09/2020



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



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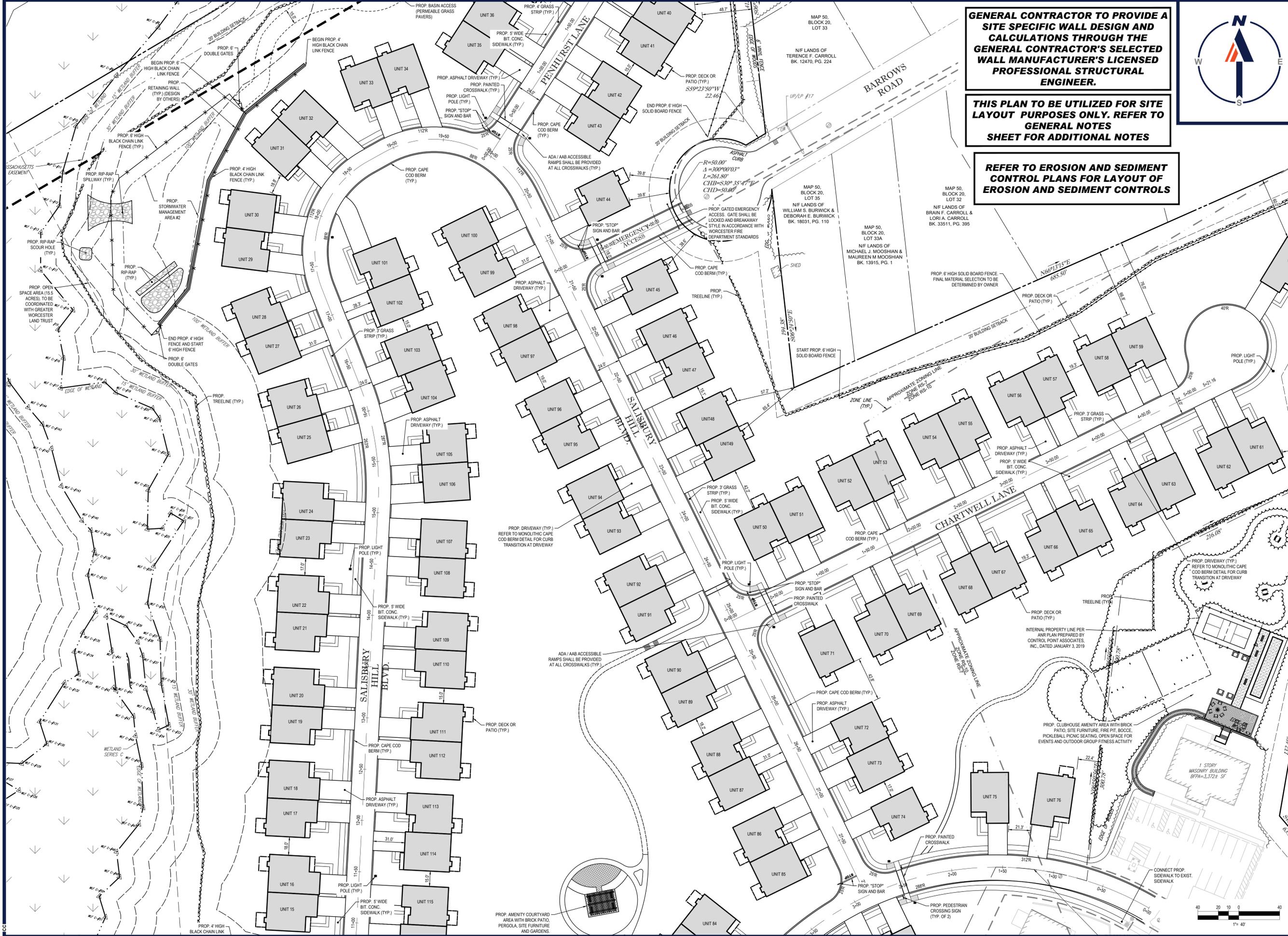
SHEET TITLE:  
**SITE PLAN A**  
 SHEET NUMBER:  
**C-302**  
 REVISION 2 - 09/09/2020

**REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR LAYOUT OF EROSION AND SEDIMENT CONTROLS**

**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.**

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

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**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.**

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**REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR LAYOUT OF EROSION AND SEDIMENT CONTROLS**



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PROJECT: **PROPOSED SITE PLAN DOCUMENTS**

**CAPITAL GROUP PROPERTIES**

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 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
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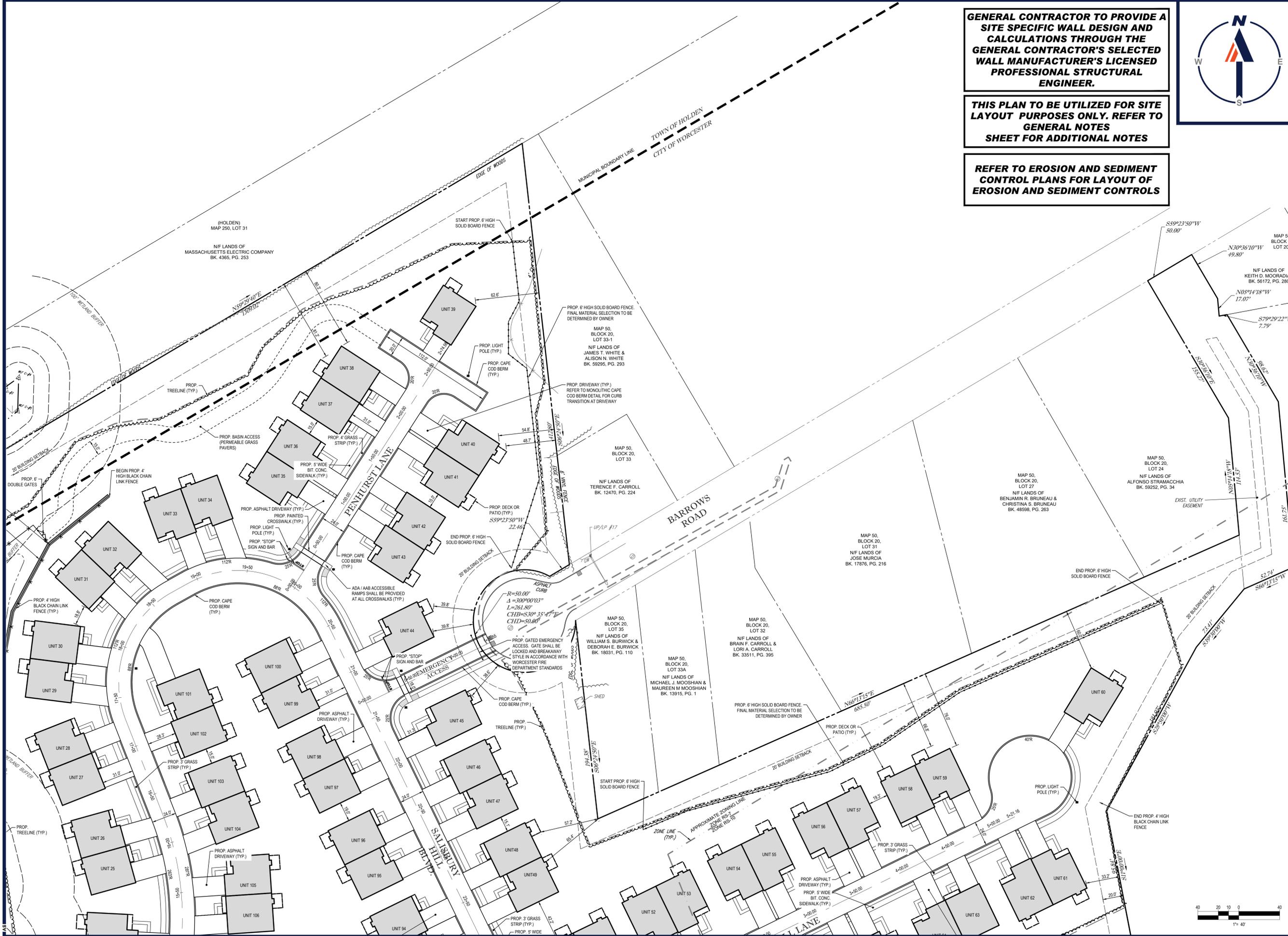
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SHEET TITLE: **SITE PLAN B**

SHEET NUMBER: **C-303**

REVISION 2 - 09/09/2020

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**REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR LAYOUT OF EROSION AND SEDIMENT CONTROLS**



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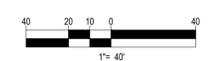
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SHEET TITLE:  
**SITE PLAN C**

SHEET NUMBER:  
**C-304**

REVISION 2 - 09/09/2020



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### CONSTRUCTION PHASING NOTES

THE PLAN IS INTENDED TO SHOW THE GENERAL CONSTRUCTION PHASING THAT IS ENVISIONED FOR THE PROJECT. FINAL PHASING TO BE DETERMINED BY THE CONTRACTOR AND IS SUBJECT TO CHANGE. PHASES CAN OVERLAP ONE ANOTHER AS NECESSARY.

REFER TO INDIVIDUAL PHASING PLANS FOR ADDITIONAL INFORMATION AND NOTES REGARDING EACH PHASE.

#### PHASE 1

- APPROXIMATELY 6.5 ACRES
- 21 UNITS
- APPROXIMATELY 2,030LF OF GRAVITY SEWER
- SEWER PUMP STATION
- APPROXIMATELY 900LF OF SANITARY FORCE MAIN
- SEWER & WATER CONNECTION TO SALISBURY HILL BOULEVARD
- CONSTRUCTION OF SALISBURY HILL BOULEVARD STA 0+00 TO STA 10+20(a)
- CONSTRUCTION OF CHARTWELL LANE STA 21+91(a) TO STA 28+10 (4c)
- STORMWATER MANAGEMENT AREA #1
- CONSTRUCT GROUP AMENITIES BEHIND AND ADJACENT TO THE CLUBHOUSE.

#### PHASE 2

- APPROXIMATELY 4.1 ACRES
- 22 UNITS

#### PHASE 3

- APPROXIMATELY 4.6 ACRES
- 17 UNITS

#### PHASE 4

- APPROXIMATELY 8.3 ACRES
- 33 UNITS
- APPROXIMATELY 1,635LF OF GRAVITY SEWER
- WATER CONNECTION TO BARROWS ROAD
- CONSTRUCT PORTION OF SALISBURY HILL BOULEVARD STA 15+75(a) TO STA 21+91(a)
- CONSTRUCT PENHURST LANE
- STORMWATER MANAGEMENT AREA #2
- CONSTRUCTION OF PERGOLA AREA WITH SITE FURNITURE AND OTHER AMENITIES BEHIND BEHIND UNITS 105-107

#### PHASE 5

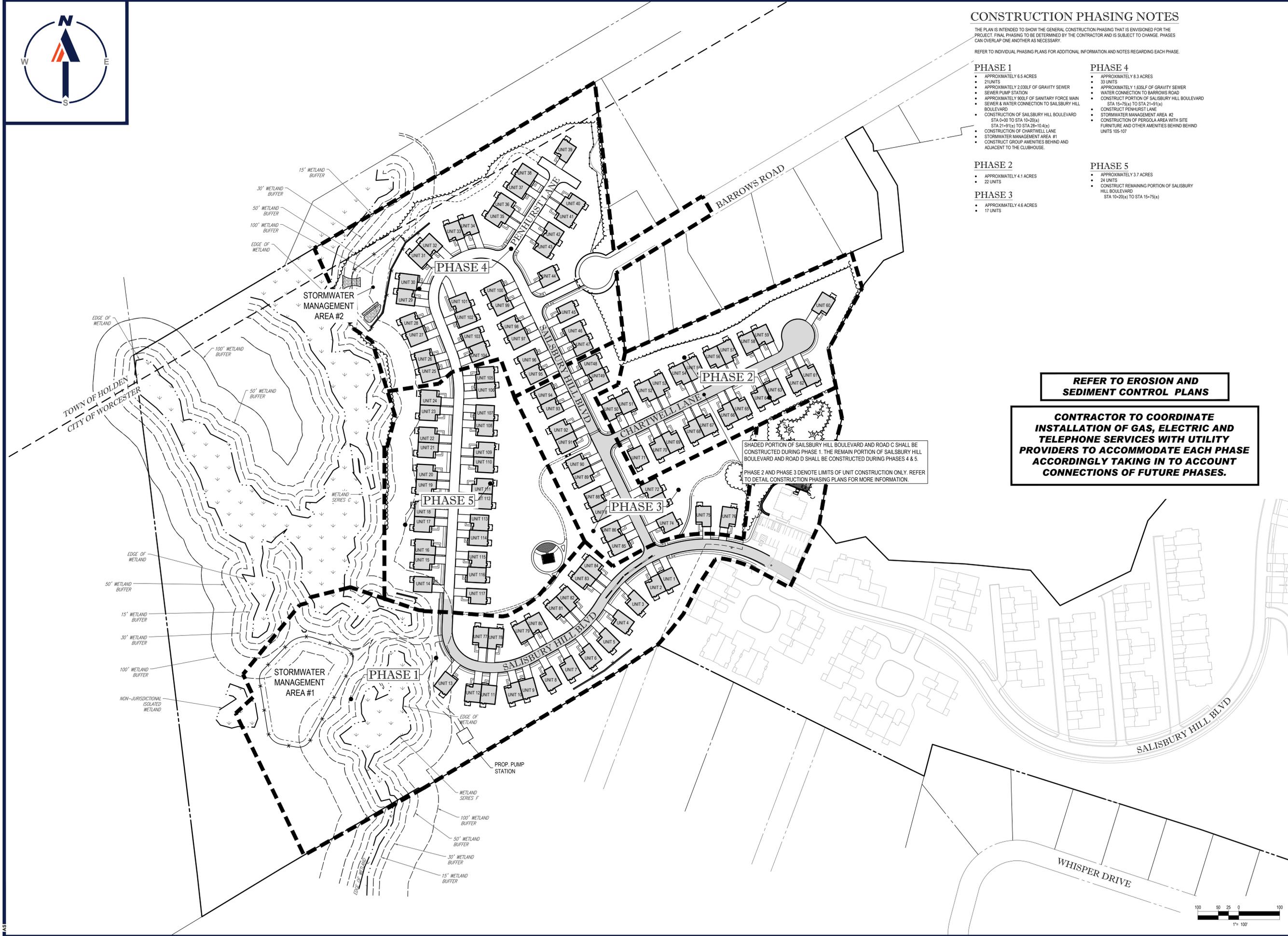
- APPROXIMATELY 3.7 ACRES
- 24 UNITS
- CONSTRUCT REMAINING PORTION OF SALISBURY HILL BOULEVARD STA 10+20(a) TO STA 15+75(a)

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**CONTRACTOR TO COORDINATE INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES WITH UTILITY PROVIDERS TO ACCOMMODATE EACH PHASE ACCORDINGLY TAKING IN TO ACCOUNT CONNECTIONS OF FUTURE PHASES.**

SHADED PORTION OF SALISBURY HILL BOULEVARD AND ROAD C SHALL BE CONSTRUCTED DURING PHASE 1. THE REMAIN PORTION OF SALISBURY HILL BOULEVARD AND ROAD D SHALL BE CONSTRUCTED DURING PHASES 4 & 5.

PHASE 2 AND PHASE 3 DENOTE LIMITS OF UNIT CONSTRUCTION ONLY. REFER TO DETAIL CONSTRUCTION PHASING PLANS FOR MORE INFORMATION.



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**PROPOSED SITE PLAN DOCUMENTS**

FOR

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 PROPERTIES

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 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
 CITY OF WORCESTER  
 WORCESTER COUNTY  
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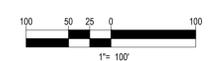
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SHEET TITLE:  
**OVERALL PHASING PLAN**

SHEET NUMBER:  
**C-305**

REVISION 2 - 09/09/2020



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### PHASE 1 CONSTRUCTION SEQUENCING NOTES

- ① STUB GAS SERVICE FOR FUTURE CONNECTION
- ② STUB WATER SERVICE FOR FUTURE CONNECTION
- ③ STUB ELECTRIC, TELEPHONE, & CABLE SERVICES FOR FUTURE CONNECTION

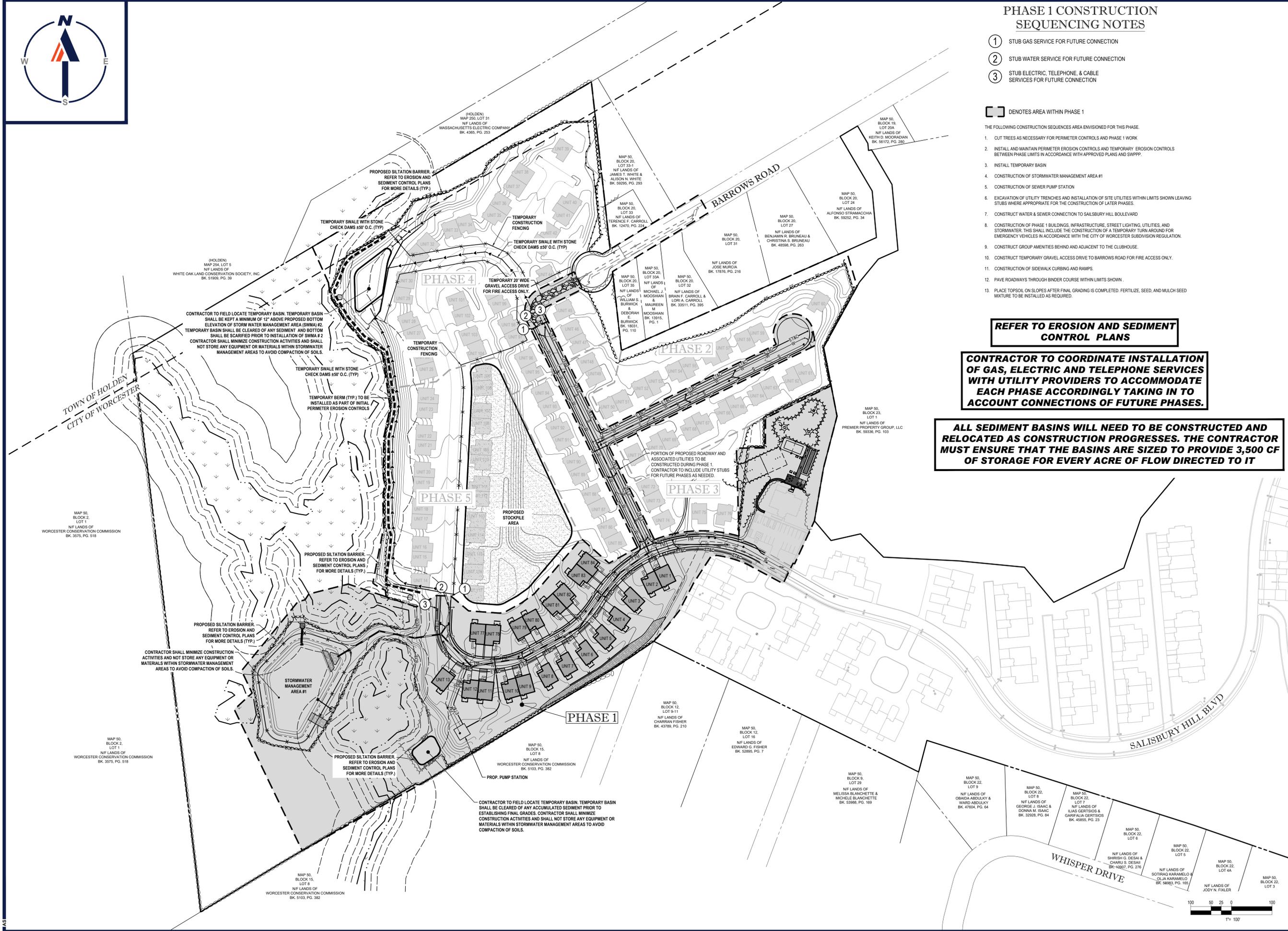
☐ DENOTES AREA WITHIN PHASE 1

- THE FOLLOWING CONSTRUCTION SEQUENCES ARE ENVISIONED FOR THIS PHASE:
1. CUT TREES AS NECESSARY FOR PERIMETER CONTROLS AND PHASE 1 WORK
  2. INSTALL AND MAINTAIN PERIMETER EROSION CONTROLS AND TEMPORARY EROSION CONTROLS BETWEEN PHASE LIMITS IN ACCORDANCE WITH APPROVED PLANS AND SWPPP.
  3. INSTALL TEMPORARY BASIN
  4. CONSTRUCTION OF STORMWATER MANAGEMENT AREA #1
  5. CONSTRUCTION OF SEWER PUMP STATION
  6. EXCAVATION OF UTILITY TRENCHES AND INSTALLATION OF SITE UTILITIES WITHIN LIMITS SHOWN LEAVING STUBS WHERE APPROPRIATE FOR THE CONSTRUCTION OF LATER PHASES.
  7. CONSTRUCT WATER & SEWER CONNECTION TO SALISBURY HILL BOULEVARD
  8. CONSTRUCTION OF PHASE 1 BUILDINGS, INFRASTRUCTURE, STREET LIGHTING, UTILITIES, AND STORMWATER. THIS SHALL INCLUDE THE CONSTRUCTION OF A TEMPORARY TURN AROUND FOR EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY OF WORCESTER SUBDIVISION REGULATION.
  9. CONSTRUCT GROUP AMENITIES BEHIND AND ADJACENT TO THE CLUBHOUSE.
  10. CONSTRUCT TEMPORARY GRAVEL ACCESS DRIVE TO BARROWS ROAD FOR FIRE ACCESS ONLY.
  11. CONSTRUCTION OF SIDEWALK CURBING AND RAMPS.
  12. PAVE ROADWAYS THROUGH BINDER COURSE WITHIN LIMITS SHOWN.
  13. PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.

**REFER TO EROSION AND SEDIMENT CONTROL PLANS**

**CONTRACTOR TO COORDINATE INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES WITH UTILITY PROVIDERS TO ACCOMMODATE EACH PHASE ACCORDINGLY TAKING IN TO ACCOUNT CONNECTIONS OF FUTURE PHASES.**

**ALL SEDIMENT BASINS WILL NEED TO BE CONSTRUCTED AND RELOCATED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR MUST ENSURE THAT THE BASINS ARE SIZED TO PROVIDE 3,500 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT**



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SHEET TITLE:  
**SITE CONSTRUCTION PHASE 1**

SHEET NUMBER:  
**C-306**

REVISION 2 - 09/09/2020

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## PHASE 2 CONSTRUCTION SEQUENCING NOTES

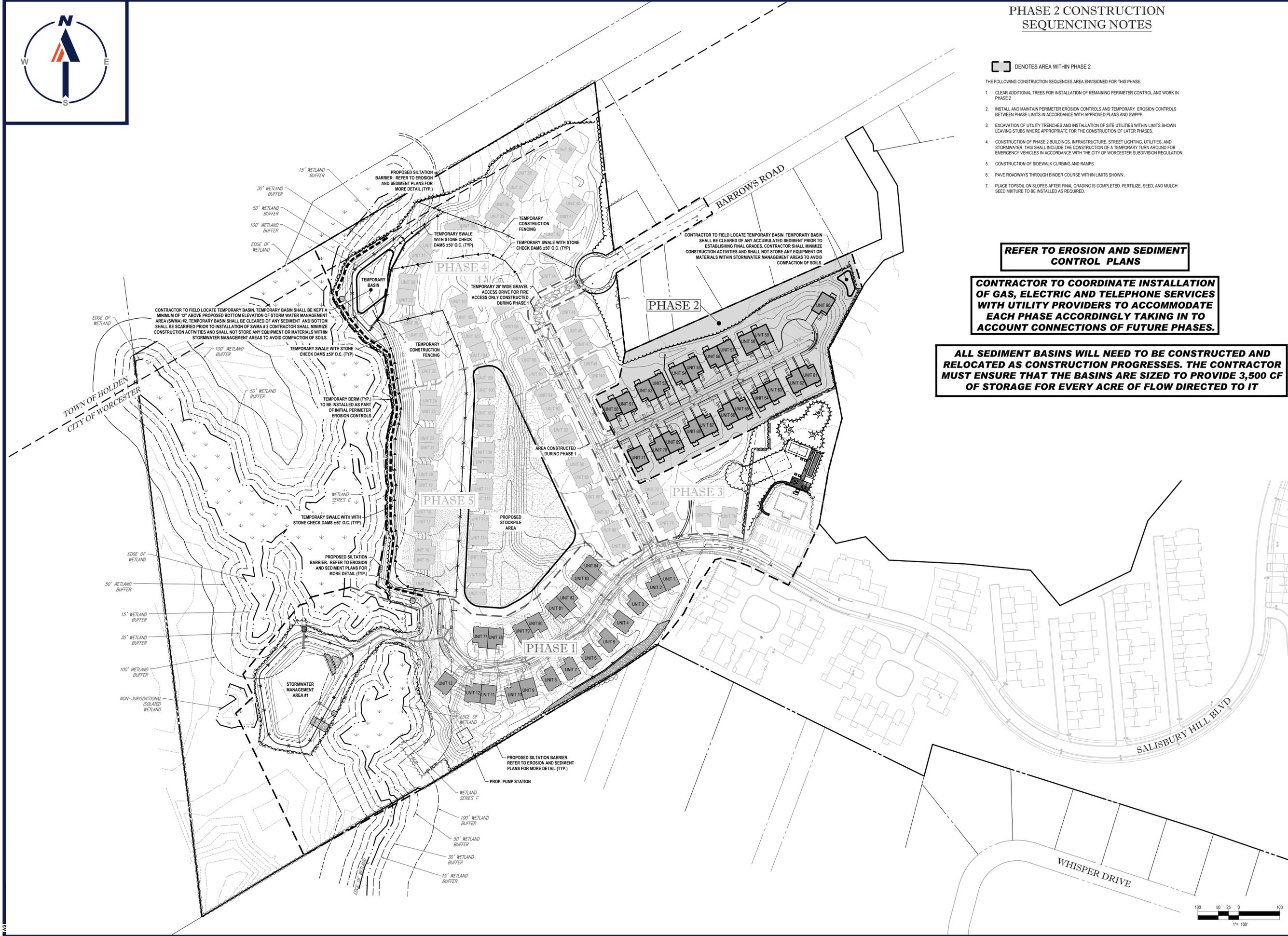
☐ DENOTES AREA WITHIN PHASE 2

- THE FOLLOWING CONSTRUCTION SEQUENCES ARE ENVISIONED FOR THIS PHASE:
1. CLEAR ADDITIONAL TREES FOR INSTALLATION OF REMAINING PERIMETER CONTROL AND WORK IN PHASE 2
  2. INSTALL AND MAINTAIN PERIMETER EROSION CONTROLS AND TEMPORARY EROSION CONTROLS BETWEEN PHASE LIMITS IN ACCORDANCE WITH APPROVED PLANS AND SWPPP.
  3. EXCAVATION OF UTILITY TRENCHES AND INSTALLATION OF SITE UTILITIES WITHIN LIMITS SHOWN LEAVING STUBS WHERE APPROPRIATE FOR THE CONSTRUCTION OF LATER PHASES.
  4. CONSTRUCTION OF PHASE 2 BUILDINGS, INFRASTRUCTURE, STREET LIGHTING, UTILITIES, AND STORMWATER. THIS SHALL INCLUDE THE CONSTRUCTION OF A TEMPORARY TURN AROUND FOR EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY OF WORCESTER SUBDIVISION REGULATION.
  5. CONSTRUCTION OF SIDEWALK CURBING AND RAMPS.
  6. PAVE ROADWAYS THROUGH BINDER COURSE WITHIN LIMITS SHOWN.
  7. PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.

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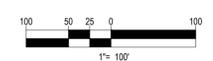
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 RHODE ISLAND LICENSE No. 26716  
 MARYLAND LICENSE No. 22553

SHEET TITLE:  
**SITE CONSTRUCTION PHASE 2**

SHEET NUMBER:  
**C-307**

REVISION 2 - 09/09/2020



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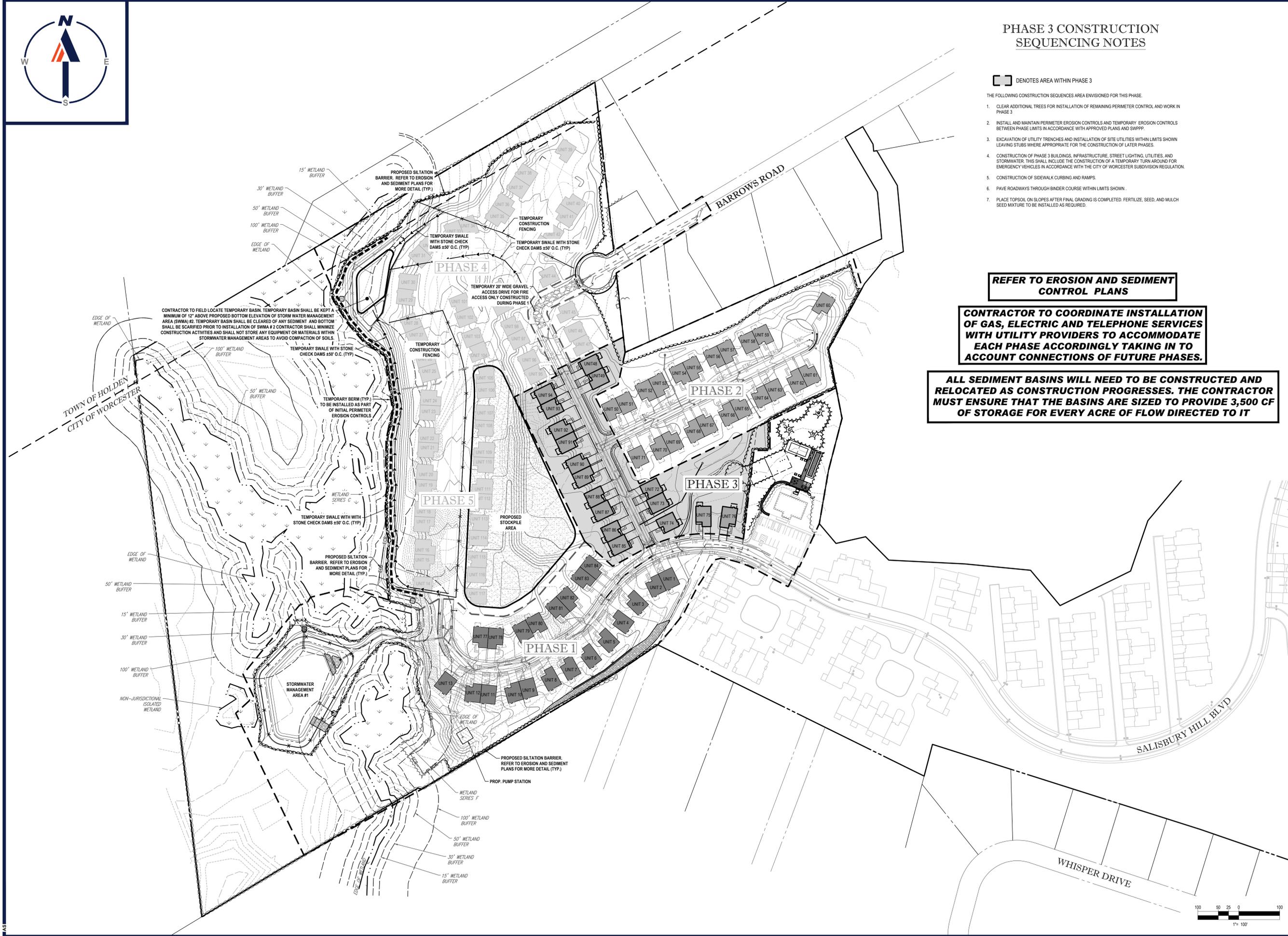
### PHASE 3 CONSTRUCTION SEQUENCING NOTES

- ☐ DENOTES AREA WITHIN PHASE 3
- THE FOLLOWING CONSTRUCTION SEQUENCES AREA ENVISIONED FOR THIS PHASE.
- CLEAR ADDITIONAL TREES FOR INSTALLATION OF REMAINING PERIMETER CONTROL AND WORK IN PHASE 3
  - INSTALL AND MAINTAIN PERIMETER EROSION CONTROLS AND TEMPORARY EROSION CONTROLS BETWEEN PHASE LIMITS IN ACCORDANCE WITH APPROVED PLANS AND SWPPP.
  - EXCAVATION OF UTILITY TRENCHES AND INSTALLATION OF SITE UTILITIES WITHIN LIMITS SHOWN LEAVING STUBS WHERE APPROPRIATE FOR THE CONSTRUCTION OF LATER PHASES.
  - CONSTRUCTION OF PHASE 3 BUILDINGS, INFRASTRUCTURE, STREET LIGHTING, UTILITIES, AND STORMWATER. THIS SHALL INCLUDE THE CONSTRUCTION OF A TEMPORARY TURN AROUND FOR EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY OF WORCESTER SUBDIVISION REGULATION.
  - CONSTRUCTION OF SIDEWALK CURBING AND RAMPS.
  - PAVE ROADWAYS THROUGH BINDER COURSE WITHIN LIMITS SHOWN.
  - PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.

**REFER TO EROSION AND SEDIMENT CONTROL PLANS**

**CONTRACTOR TO COORDINATE INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES WITH UTILITY PROVIDERS TO ACCOMMODATE EACH PHASE ACCORDINGLY TAKING IN TO ACCOUNT CONNECTIONS OF FUTURE PHASES.**

**ALL SEDIMENT BASINS WILL NEED TO BE CONSTRUCTED AND RELOCATED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR MUST ENSURE THAT THE BASINS ARE SIZED TO PROVIDE 3,500 CF OF STORAGE FOR EVERY ACRE OF FLOW DIRECTED TO IT**



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 TRANSPORTATION SERVICES

REVISIONS				
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PROJECT: W171219  
 DRAWN BY: AJS/CMC  
 CHECKED BY: NEM/JAK  
 DATE: 09/22/2020  
 CAD ID: W171219\_SS2\_PHASE

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**CAPITAL GROUP PROPERTIES**

SALISBURY HILL  
 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
 CITY OF WORCESTER  
 WORCESTER COUNTY  
 MASSACHUSETTS

**BOHLER**

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 SOUTHBOROUGH, MA 01772  
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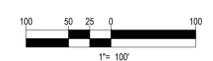
**J.A. KUCICH**

PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41532  
 NEW HAMPSHIRE LICENSE No. 15472  
 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 26716  
 MARYLAND LICENSE No. 22553

SHEET TITLE:  
**SITE CONSTRUCTION PHASE 3**

SHEET NUMBER:  
**C-308**

REVISION 2 - 09/09/2020



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### PHASE 4 CONSTRUCTION SEQUENCING NOTES

- ① STUB GAS SERVICE FOR FUTURE CONNECTION
- ② STUB WATER SERVICE FOR FUTURE CONNECTION
- ③ STUB ELECTRIC, TELEPHONE, & CABLE SERVICES FOR FUTURE CONNECTION

☐ DENOTES AREA WITHIN PHASE 4

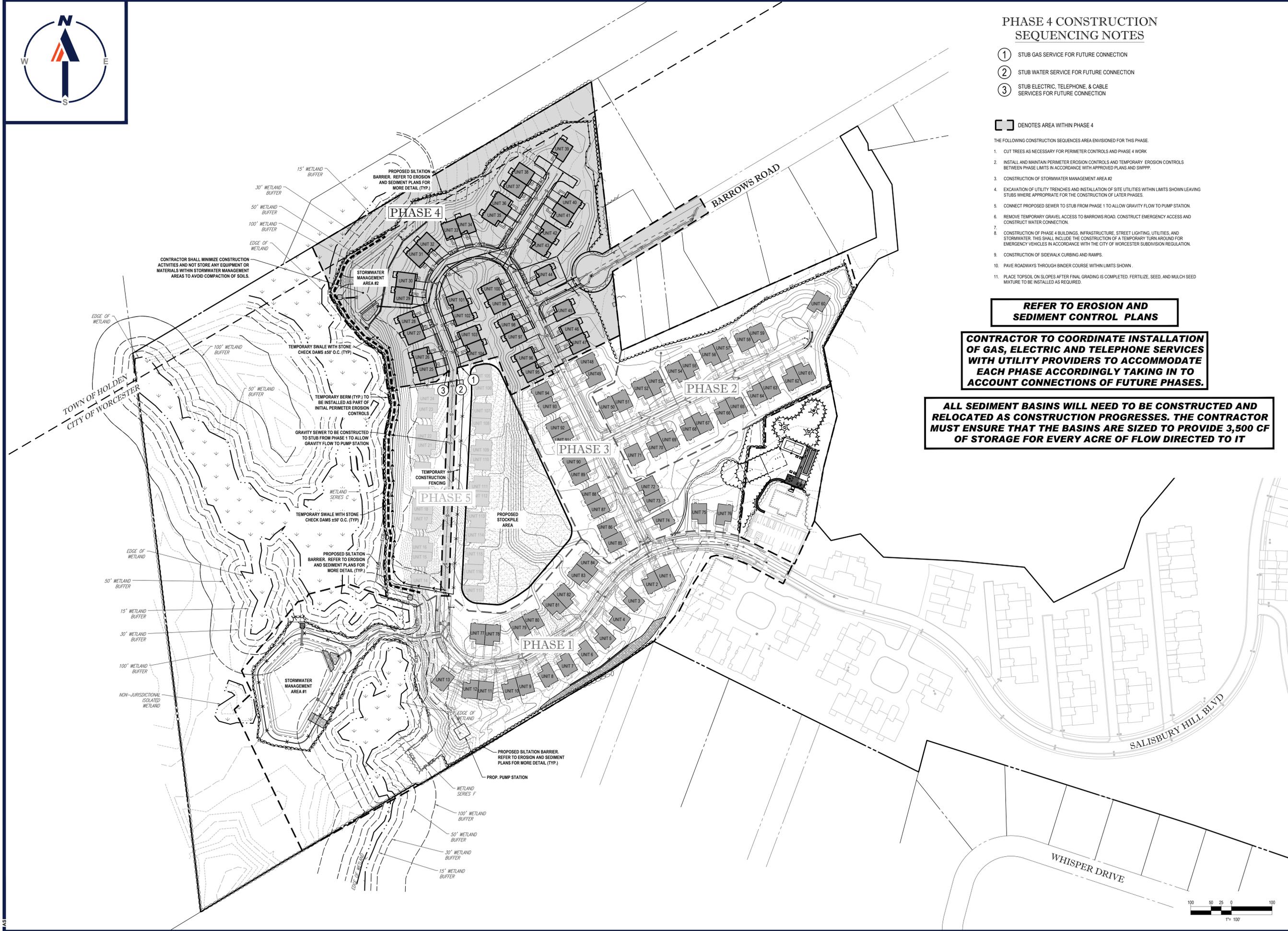
THE FOLLOWING CONSTRUCTION SEQUENCES AREA ENVISIONED FOR THIS PHASE.

1. CUT TREES AS NECESSARY FOR PERIMETER CONTROLS AND PHASE 4 WORK.
2. INSTALL AND MAINTAIN PERIMETER EROSION CONTROLS AND TEMPORARY EROSION CONTROLS BETWEEN PHASE LIMITS IN ACCORDANCE WITH APPROVED PLANS AND SWPPP.
3. CONSTRUCTION OF STORMWATER MANAGEMENT AREA #2.
4. EXCAVATION OF UTILITY TRENCHES AND INSTALLATION OF SITE UTILITIES WITHIN LIMITS SHOWN LEAVING STUBS WHERE APPROPRIATE FOR THE CONSTRUCTION OF LATER PHASES.
5. CONNECT PROPOSED SEWER TO STUB FROM PHASE 1 TO ALLOW GRAVITY FLOW TO PUMP STATION.
6. REMOVE TEMPORARY GRAVEL ACCESS TO BARROWS ROAD. CONSTRUCT EMERGENCY ACCESS AND CONSTRUCT WATER CONNECTION.
7. CONSTRUCTION OF PHASE 4 BUILDINGS, INFRASTRUCTURE, STREET LIGHTING, UTILITIES, AND STORMWATER. THIS SHALL INCLUDE THE CONSTRUCTION OF A TEMPORARY TURN AROUND FOR EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY OF WORCESTER SUBDIVISION REGULATION.
8. CONSTRUCTION OF SIDEWALK CURBING AND RAMP.
9. PAVE ROADWAYS THROUGH BINDER COURSE WITHIN LIMITS SHOWN.
11. PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.

**REFER TO EROSION AND SEDIMENT CONTROL PLANS**

**CONTRACTOR TO COORDINATE INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES WITH UTILITY PROVIDERS TO ACCOMMODATE EACH PHASE ACCORDINGLY TAKING IN TO ACCOUNT CONNECTIONS OF FUTURE PHASES.**

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PROJECT No.: W171219  
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 CAD ID: W171219\_SS2\_PHASE

PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**CAPITAL GROUP PROPERTIES**  
 SALISBURY HILL  
 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
 CITY OF WORCESTER  
 WORCESTER COUNTY  
 MASSACHUSETTS

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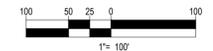
**J.A. KUCICH**  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41532  
 NEW HAMPSHIRE LICENSE No. 15472  
 CONNECTICUT LICENSE No. 20177  
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SHEET TITLE:  
**SITE CONSTRUCTION PHASE 4**

SHEET NUMBER:  
**C-309**

REVISION 2 - 09/09/2020

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## PHASE 5 CONSTRUCTION SEQUENCING NOTES

☐ DENOTES AREA WITHIN PHASES

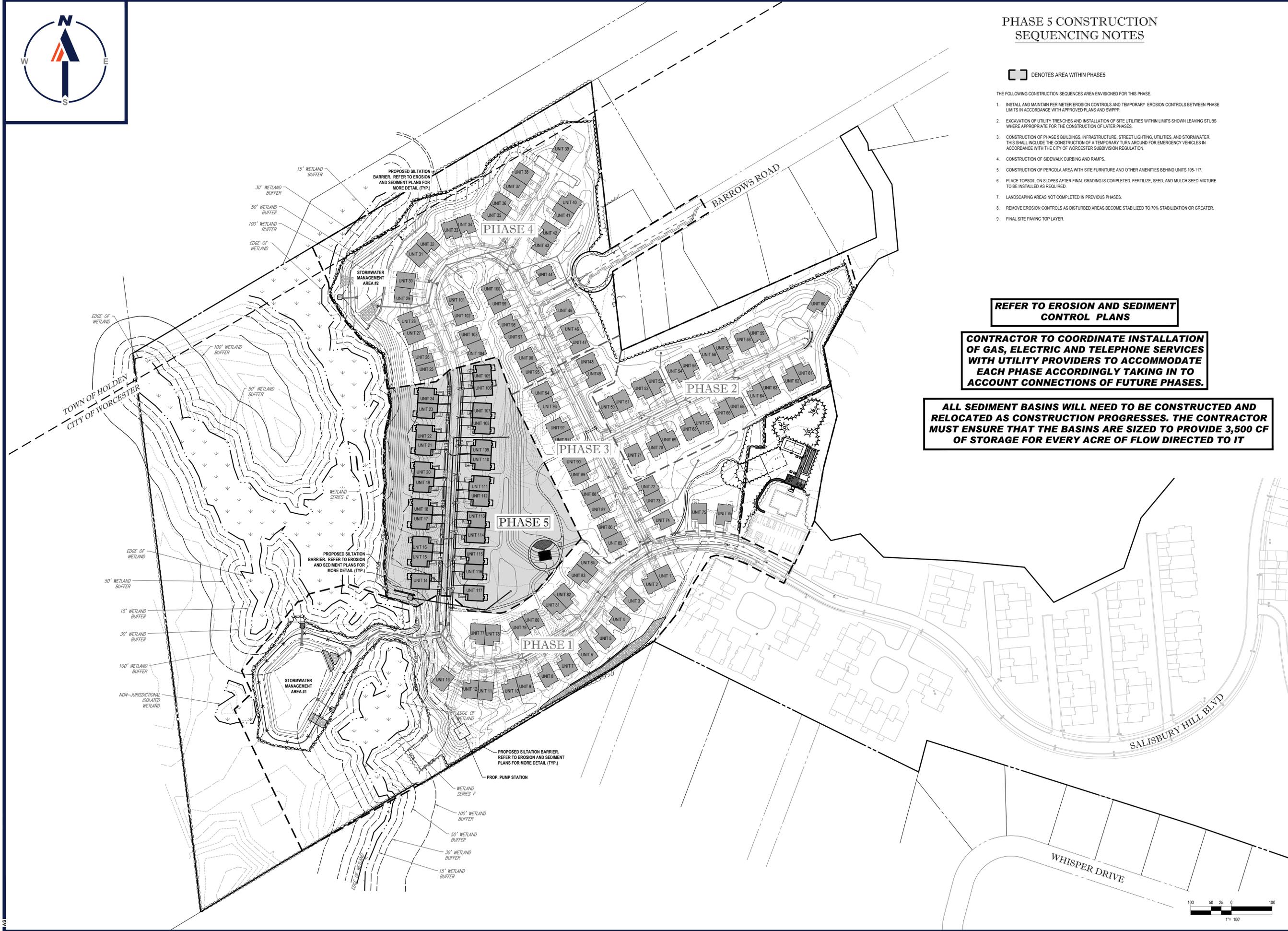
THE FOLLOWING CONSTRUCTION SEQUENCES AREA ENVISIONED FOR THIS PHASE.

1. INSTALL AND MAINTAIN PERIMETER EROSION CONTROLS AND TEMPORARY EROSION CONTROLS BETWEEN PHASE LIMITS IN ACCORDANCE WITH APPROVED PLANS AND SWPPP.
2. EXCAVATION OF UTILITY TRENCHES AND INSTALLATION OF SITE UTILITIES WITHIN LIMITS SHOWN LEAVING STUBS WHERE APPROPRIATE FOR THE CONSTRUCTION OF LATER PHASES.
3. CONSTRUCTION OF PHASE 5 BUILDINGS, INFRASTRUCTURE, STREET LIGHTING, UTILITIES, AND STORMWATER. THIS SHALL INCLUDE THE CONSTRUCTION OF A TEMPORARY TURN AROUND FOR EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY OF WORCESTER SUBDIVISION REGULATION.
4. CONSTRUCTION OF SIDEWALK CURBING AND RAMPS.
5. CONSTRUCTION OF PERGOLA AREA WITH SITE FURNITURE AND OTHER AMENITIES BEHIND UNITS 105-117.
6. PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
7. LANDSCAPING AREAS NOT COMPLETED IN PREVIOUS PHASES.
8. REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.
9. FINAL SITE PAVING TOP LAYER.

**REFER TO EROSION AND SEDIMENT CONTROL PLANS**

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2	09/09/20	PER CITY STAFF COMMENTS		AJS NEM

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 CHECKED BY: NEM/JAK  
 DATE: 09/22/2020  
 CAD ID: W171219\_SS2\_PHASE

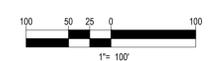
**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**CAPITAL GROUP PROPERTIES**  
 SALISBURY HILL  
 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
 CITY OF WORCESTER  
 WORCESTER COUNTY  
 MASSACHUSETTS

**BOHLER**  
 352 TURNPIKE ROAD  
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**J.A. KUCICH**  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41532  
 NEW HAMPSHIRE LICENSE No. 15472  
 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 2474  
 MARYLAND LICENSE No. 22553

SHEET TITLE:  
**SITE CONSTRUCTION PHASE 5**  
 SHEET NUMBER:  
**C-310**  
 REVISION 2 - 09/09/2020



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**CITY OF WORCESTER SUBDIVISION  
LANDSCAPE REQUIREMENTS**

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
SECTION X: REQUIRED IMPROVEMENTS	J. IF ANY LOT HAS LESS THAN 1 NATURAL TREE OF AT LEAST 5" IN DIAMETER WITHIN 20' OF THE STREET LINE AFTER COMPLETION OF THE GRADING AND BUILDING THEREON, THE BUILDER SHALL PLANT TREES HAVING A MINIMUM DIAMETER OF 2". THE TREES ON SAID LOT SHALL NUMBER AT LEAST 1 AND NOT MORE THAN 20' FROM THE STREET LINES AND NOT LESS THAN 5".  1. TREES SHALL BE SELECTED FROM THE "LIST OF RECOMMENDED STREET TREES" FOUND IN APPENDIX B. ADDITIONAL SPECIES MAY BE USED IF DESIRED UPON THE APPROVAL OF THE BOARD. TREE SPECIES SHALL BE RESISTANT TO ASIAN LORNHORNED BEETLE AND EMERALD ASH BORER.	PROVIDED

**LANDSCAPE SCHEDULE  
(STREET TREES ONLY)**

KEY	QT Y.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
<b>SHADE TREES</b>					
GTKD	18	GLEDITSIA TRICANTHOS INERMIS 'DRAVES'	STREET KEEPER HONEYLOCUST	2 1/2" 3" CAL.	B+B
LSR	16	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	SEEDLESS SWEETGUM	2 1/2" 3" CAL.	B+B
NS	23	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2" 3" CAL.	B+B
OP	18	QUERCUS PALUSTRIS	PIN OAK	2 1/2" 3" CAL.	B+B
OR	19	QUERCUS RUBRA	RED OAK	2 1/2" 3" CAL.	B+B
ZS	23	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" 3" CAL.	B+B
<b>SUBTOTAL:</b> 117					
<b>ORNAMENTAL TREES</b>					
CLCC	8	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	CRIMSON CLOUD HAWTHORN	2 1/2" 3" CAL.	B+B
<b>SUBTOTAL:</b> 8					

**SEED MIX KEY**

- PROPOSED HYDROSEED
- PROPOSED CONSERVATION/WILDLIFE SEED MIX
- PROPOSED BASIN SEED MIX

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DRAWN BY: AJS/CMC  
CHECKED BY: NEM/JAK  
DATE: 08/22/2020  
CAD I.D.: W171219\_S22\_LAND

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**CAPITAL GROUP PROPERTIES**

SALISBURY HILL  
MAP #50, LOT #023  
BLOCK CONDO (A.K.A. ACCT. 43389)  
CITY OF WORCESTER  
WORCESTER COUNTY  
MASSACHUSETTS

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**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1217  
RHODE ISLAND No. 419  
NEW YORK No. 002359  
NEW HAMPSHIRE No. 105  
CONNECTICUT No. 1368  
"TRAVELER SIGNATURE"

SHEET TITLE:  
**OVERALL LANDSCAPE PLAN & SHEET INDEX**

SHEET NUMBER:  
**C-701**

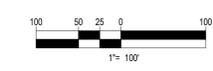
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REFER TO SHEET 705 FOR LANDSCAPE NOTES AND DETAILS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY





LANDSCAPE BUFFER PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES					
JV	17	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'	B+B
TOE	29	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
SUBTOTAL: 46					

COURTYARD LANDSCAPE BUFFER PLANTING SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES					
AF	3	ABIES FRASERI	FRASER FIR	7-8'	B+B
PM	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-7'	B+B
SUBTOTAL: 6					



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 CAD I.D.: W171219\_SS2\_LAND

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**CAPITAL GROUP PROPERTIES**

SALISBURY HILL  
 MAP #50, LOT #023  
 BLOCK CONDO (A.K.A. ACCT. 43389)  
 CITY OF WORCESTER  
 WORCESTER COUNTY  
 MASSACHUSETTS

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**M.J. MRVA**  
 REGISTERED LANDSCAPE ARCHITECT  
 MASSACHUSETTS No. 1217  
 RHODE ISLAND No. 419  
 NEW YORK No. 002359  
 NEW HAMPSHIRE No. 109  
 CONNECTICUT No. 1368  
 "TRUSTEES SOCIETY"

SHEET TITLE:  
**LANDSCAPE PLAN A**

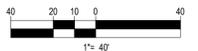
SHEET NUMBER:  
**C-702**

REVISION 1 - 08/21/2020

REFER TO SHEET 701 FOR STREET TREE LANDSCAPE SCHEDULE

REFER TO SHEET 705 FOR LANDSCAPE NOTES AND DETAILS

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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**COURTYARD LANDSCAPE BUFFER PLANTING SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
EVERGREEN TREES					
AF	3	ABIES FRASERI	FRASER FIR	7'-8"	B-B
PM	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6'-7"	B-B
SUBTOTAL:	8				



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DRAWN BY: AJS/CMC  
CHECKED BY: NEM/JAK  
DATE: 08/21/2020  
CAD ID.: W171219\_SSS\_LAND

**PROPOSED SITE PLAN DOCUMENTS**



SALISBURY HILL  
MAP #50, LOT #023  
BLOCK CONDO (A.K.A. ACCT. 43389)  
CITY OF WORCESTER  
WORCESTER COUNTY  
MASSACHUSETTS

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Phone: (508) 480-9900  
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**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1217  
RHODE ISLAND No. 419  
NEW YORK No. 002858  
NEW HAMPSHIRE No. 100  
CONNECTICUT No. 1398  
"TRIPLE LICENSED"

SHEET TITLE:

**LANDSCAPE PLAN B**

SHEET NUMBER:  
**C-703**

REVISION 1 - 08/21/2020

REFER TO SHEET 701 FOR STREET TREE LANDSCAPE SCHEDULE

REFER TO SHEET 705 FOR LANDSCAPE NOTES AND DETAILS

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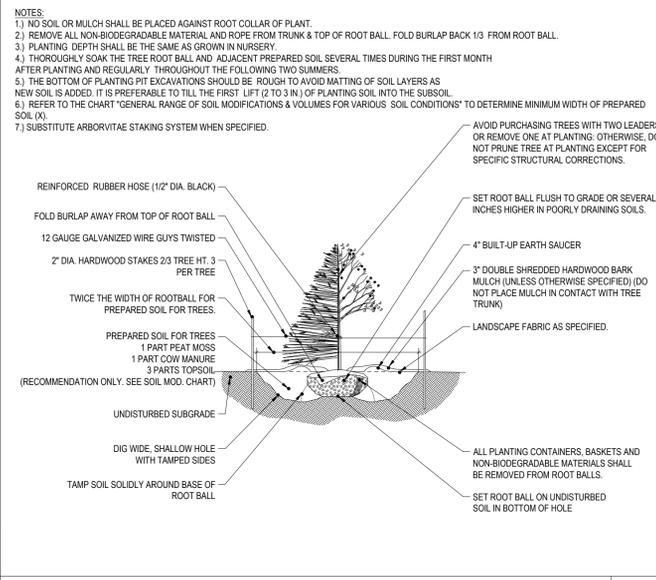
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# LANDSCAPE SPECIFICATIONS

1. **SCOPE OF WORK**
  - 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOAKING, 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, FRIABLE, 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 CLODS.
  - 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 AND/OR 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, 2% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
3. **PLANT MATERIAL**
  - 3.1. 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 NURSERMEN).
  - 3.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
  - 3.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND TAGS. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
  - 3.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
  - 3.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
  - 3.6. 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.
  - 3.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
  - 3.8. 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 LEFT 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.
  - 4.3. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
  - 4.4. 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 VIS-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 AVAILABLE 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 80%) 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 CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED 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]).
    - 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.



## TREE PLANTING DETAIL

N.T.S.

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:
  - PERENNIAL RYEGRASS 12 LB/1000 SQ FT
  - KENTUCKY BLUEGRASS 1 LB/1000 SQ FT
  - RED FESCUE 12 LB/1000 SQ FT
  - SPREADING BUEGRASS 12 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 SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

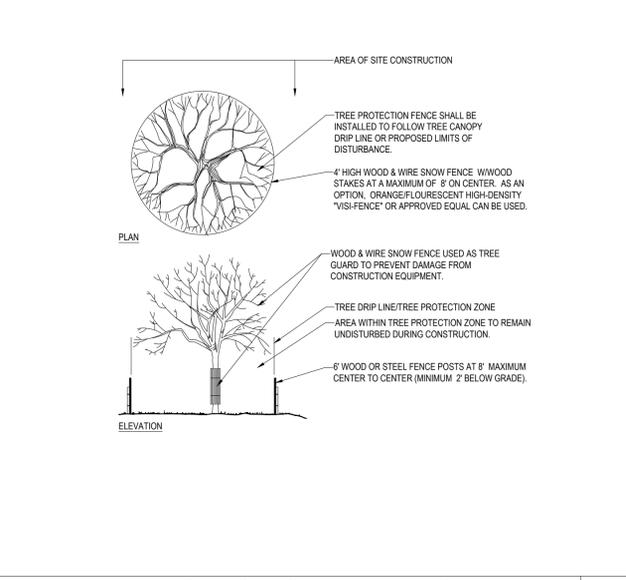
## HYDROSEED SPECIFICATIONS

- "RETENTION BASIN FLOOR MIX - LOW MAINTENANCE" AS PREPARED BY:
- ERNST CONSERVATION SEEDS, INC.  
884 MERCER PIKE, MEADOWVILLE, PA 15335  
PHONE: 800.873.3211 / 814.338.2044  
EMAIL: SALES@ERNSTSEED.COM  
WEBSITE: WWW.ERNSTSEED.COM
- APPLICATION RATE: 1 LB / 1000 SQ FT. (20-40 LBS / ACRE)
- MIX COMPOSITION:
- ECOTYPE) 20.0% ELYMUS RIPARIUS, PA ECOTYPE (RIVERBANK WILDRYE, PA)
  - 20.0% PUCCELLNELLA DISTANS, 'FULTS' (ALKALIGRASS, 'FULTS')
  - 18.0% AGROSTIS STOLONIFERA (CREEPING BENTGRASS)
  - 17.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA')
  - 15.0% POA PALUSTRIS (POW, BLUEGRASS)
  - 5.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
  - 3.0% JUNCUS EFFUSUS (SOFT RUSH)
  - 1.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
  - 1.0% JUNCUS TENUIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)

## BASIN SEED MIX SPECIFICATIONS

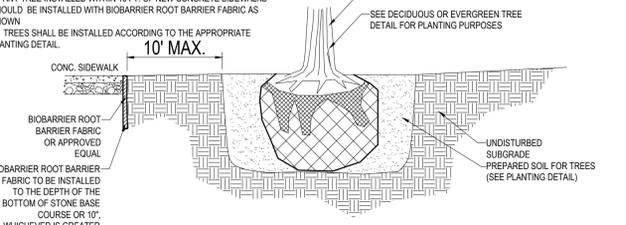
- "Conservation and Wildlife Seed Mix" AS PREPARED BY:
- NEW ENGLAND WETLAND PLANTS, INC  
820 WEST STREET, AMHERST, MA 01022  
PHONE: 413.548.8000  
EMAIL: INFO@NEWEP.COM  
WEBSITE: WWW.NEWEP.COM
- APPLICATION RATE: 25lbs/acre | 1750 sq ft/Minimum Order: 2 lbs
- SPECIES: Virginia Wild Flye, (Elymus virginicus), Little Bluestem, (Schizachyrium scoparium), Big Bluestem, (Andropogon gerardii), Creeping Red Fescue, (Festuca rubra), Switch Grass, (Panicum virgatum), Partridge Pea, (Chamaecrista fasciculata), Deer Tongue, (Panicum clandestinum), Indian Grass, (Sorghastrum nutans), Ox Eye Sunflower, (Helopsis helinthoides), Common Milkweed, (Asclepias syriaca), Spotted Joe Pye Weed, (Eupatorium maculatum), Grass Leaved Goldenrod, (Euthamia graminifolia), Blue Vervain, (Verbena hastata), New England Aster, (Aster novae-angliae), Early Goldenrod, (Solidago juncea).

## CONSERVATION/ WILDLIFE SEED MIX SPECIFICATIONS



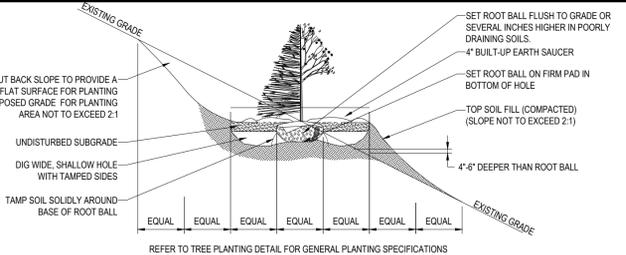
## TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.



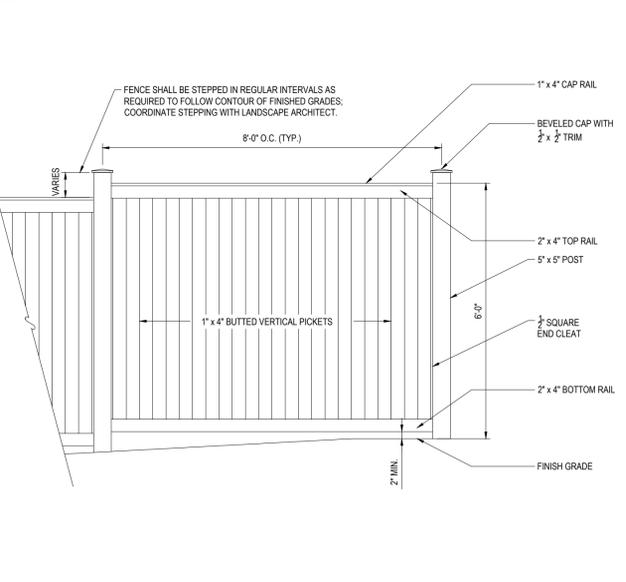
## BIOBARRIER ROOT BARRIER DETAIL

N.T.S.



## TREE PLANTING DETAIL - ON SLOPE

N.T.S.



## SOLID NATURAL CEDAR BOARD FENCE

N.T.S.

**BOHLER**

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

**REVISIONS**

REV	DATE	COMMENT	CREATED BY
1	08/21/20	PEER REVIEW / CITY COMMENTS	CFD/AS/NEM

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PROJECT No.: W171219  
DRAWN BY: AJS/CMC  
CHECKED BY: NEM/JAK  
DATE: 06/22/2020  
CAD ID: W171219\_SSS\_LAND

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**CAPITAL GROUP**  
PROPERTIES

SALISBURY HILL  
MAP #50, LOT #023  
BLOCK CONDO (A.K.A. ACCT. 43389)  
CITY OF WORCESTER  
WORCESTER COUNTY  
MASSACHUSETTS

**BOHLER**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

**M.J. MRVA**

REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1217  
RHODE ISLAND No. 419  
NEW YORK No. 002559  
NEW HAMPSHIRE No. 109  
CONNECTICUT No. 1368  
"MARKS SQUARE"

SHEET TITLE:  
**LANDSCAPE NOTES & DETAILS**

SHEET NUMBER:  
**C-708**

REVISION 1 - 08/21/2020

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