

APPROVED UNDER
ZBL SECTION 8.1 SENIOR HOUSING AND
ZBL SECTION 10.6 SITE PLAN REVIEW
HOLBROOK PLANNING BOARD

DATE


I, _____, CLERK OF THE TOWN
OF HOLBROOK, MA, HEREBY CERTIFY THAT THE
NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN
OF HOLBROOK PLANNING BOARD WAS RECEIVED AND
RECORDED ON _____ AT THE OFFICE, AND
NO APPEAL HAS BEEN RECEIVED DURING THE
TWENTY DAYS AFTER RECEIPT OF RECORDING OF
SAID NOTICE.

PREPARED BY:

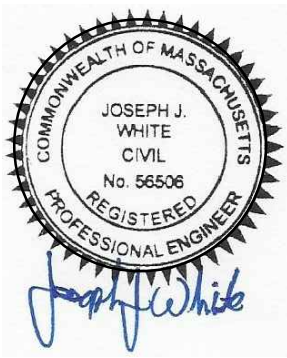


300 Brickstone Square
Andover, Massachusetts
01810
617-896-4300

ARCHITECT:



1 Richmond Square, STE 100K
Providence, Rhode Island
02096 T: 401-861-7139



THE ARCADIA

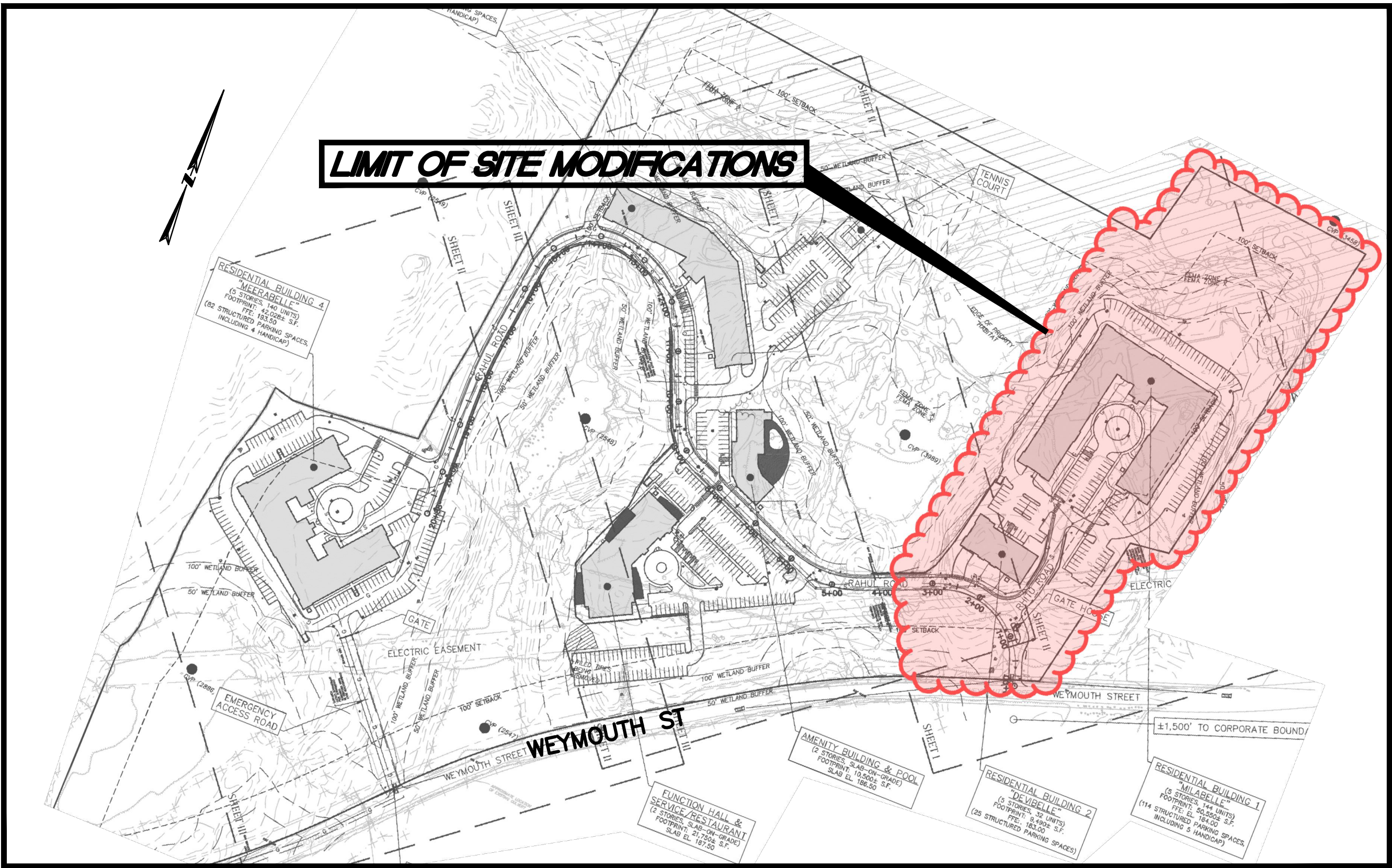
AN AGE RESTRICTED DEVELOPMENT

in

HOLBROOK, MASSACHUSETTS

(NORFOLK COUNTY)

JULY 11, 2022



LOCUS MAP

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

THIS PLAN SET IS INTENDED FOR USE ASSOCIATED WITH PERMIT
APPLICATIONS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION
WITHOUT FURTHER COORDINATION, SPECIFICATION AND DETAIL.

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PREPARED FOR OWNER/APPLICANT:

Dakota Partners
235 Bear Hill Road, Suite 400
Waltham, MA 02451

<u>EXISTING</u>	<u>DESC.</u>	<u>PROPOSED</u>
AC.	ACRES	
BK	BOOK	
BIT CONC	BITUMINOUS CONCRETE	BIT CONC
⊙	CABLE MANHOLE	
⊞ ⊞ ⊞	CATCH BASIN	⊞
CONC	CONCRETE	
Ⓓ	DRAIN MANHOLE	Ⓓ
Ⓔ	ELECTRIC HANDHOLE	
Ⓔ	ELECTRIC MANHOLE	Ⓔ
Ⓔ Ⓔ	GAS GATE	Ⓔ
GC	GRANITE CURB	
⌈	HANDHOLE	
⊕ ⊕	HYDRANT	⊕ ⊕
☀	LIGHT POLE	●
○	MANHOLE	
N/F	NOW OR FORMERLY	
PG	PAGE	
Ⓜ	PEDESTRIAN SIGNAL	
R=	RIM ELEVATION	
Ⓢ	SEWER MANHOLE	Ⓢ
SBC	SLOPED BITUMINOUS CURB	
SGC	SLOPED GRANITE CURB	
⌒	SIGN	⌒
SQ. FT.	SQUARE FEET	
Ⓙ	TELEPHONE MANHOLE	Ⓙ
TOB	TOP OF BELL	
⊞	TRAFFIC CONTROL BOX	
⓪	TRAFFIC SIGNAL	
⓪ W	WATER GATE	⓪
_____ W _____	WATER LINE	_____ W _____
_____ T _____	TELEPHONE LINE	
_____ D _____	DRAIN LINE	_____ D _____
_____ S _____	SEWER LINE	_____ S _____
_____ G _____	SEWER FORCE MAIN	_____ FM _____
_____ E _____	GAS LINE	_____ G _____
_____ OHW _____	ELECTRIC LINE	_____ UGE _____
_____ _____	OVERHEAD WIRE	_____ OHE _____
_____ _____	CABLE TELEVISION CONDUIT	
_____ _____	CHAIN LINK FENCE	_____ X _____
	ELEC/TEL/CABLE	_____ CTV _____
	VERTICAL GRANITE CURB	=====
	MODIFIED CAPE COD BERM	=====
	BUILDING OVERHANG	=====
	ACCESSIBLE PARKING	♿
— 59 —	MINOR CONTOUR	— 59 —
— 60 —	MAJOR CONTOUR	— 60 —
• — • —	NUMBER OF PARKING SPACES	Ⓔ
	WETLAND DELINEATION	
	RETAINING WALL	=====
	GUARD RAIL	— □ — □ — □ — □ — □ —
— — — — —	STONE WALL	

1. THE PROPOSED PROJECT IS A PORTION OF AN EXISTING PROJECT THAT IS CURRENTLY PERMITTED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES) FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) UNDER THE 2022 CONSTRUCTION GENERAL PERMIT (CGP). THE APPLICANT WILL BE RESPONSIBLE FOR ADHERING TO THE GUIDELINES AND POLICIES OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE EXISTING PROJECT SITE. THE SITE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR FOLLOWING THE CONDITIONS OF THE CGP AND SWPPP.
2. SEDIMENT BASINS TO BE APPROPRIATELY SIZED AND LOCATED/RELOCATED BY THE CONTRACTOR DURING EARTHWORK OPERATIONS.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE INCLUDING CONSTRUCTING ENTRANCES AND PERIMETER SEDIMENT CONTROLS. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
4. EROSION CONTROL SHALL, AT MINIMUM, BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROLS AS NECESSARY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
6. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
9. CONTRACTOR SHALL STABILIZE ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 14 DAYS OR MORE IN ACCORDANCE WITH THE SWPPP. IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
10. SPRINKLE OR APPLY DUST SUPPRESSERS TO KEEP DUST WITHIN TOLERABLE LIMITS AT THE CONSTRUCTION SITE.
11. SILT SACS SHALL BE INSTALLED IN ALL CATCH BASINS, WITH PERIODIC CLEANING AND/OR REPLACING OF THE FILTER FABRIC, WHEN NECESSARY, THROUGHOUT THE DURATION OF THE CONSTRUCTION.

1. THE CONTRACTOR SHALL INSPECT THE SITE IN ACCORDANCE WITH THE SWPPP, AND AT A MINIMUM OF ONCE A WEEK TO INSURE THAT EROSION OF SLOPES, STOCKPILES, ETC, ARE NOT OCCURRING. IN INSTANCES WHERE EROSION IS OBSERVED, SILT FENCE/HAYBALES SHOULD BE INSTALLED DOWN GRADIENT OF ERODING AREAS. APPROPRIATE REPAIRS TO THE SEDIMENT CONTROLS WILL BE MADE AS NECESSARY.
2. INSTALL SILT SACS UNDER ALL CATCH BASIN RIMS. SILT SACS SHOULD BE INSPECTED ONCE A WEEK AND WITHIN 24 HOURS OF A 1/4 INCH OR GREATER RAIN STORM EVENT TO INSURE THAT DAMAGE TO THE SILT SACS HAS NOT OCCURRED. APPROPRIATE REPAIRS TO THE FILTER FABRIC WILL BE MADE AS NECESSARY.
3. CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE. THE CONSTRUCTION ENTRANCE SHALL BE TOP DRESSED WITH NEW STONE ONCE THE ENTRANCE BECOMES COMPLETELY CLOGGED WITH MUD AND SOIL PARTICLES.
4. SEDIMENT BEHIND PERIMETER SEDIMENT CONTROLS MUST BE REMOVED ONCE SEDIMENT REACHES A LEVEL OF DEPOSITION EQUAL TO HALF THE HEIGHT OF THE BARRIER.

1. CATCH BASINS SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED TWICE PER YEAR (AT A MINIMUM). CLEANING SHOULD OCCUR IN THE EARLY SPRING FOLLOWING SNOWMELT.
2. WATER QUALITY UNITS SHOULD BE INSPECTED FOUR TIMES A YEAR AND CLEANED TWICE PER YEAR (AT A MINIMUM). CLEANING SHOULD OCCUR IN THE EARLY SPRING FOLLOWING SNOWMELT.
3. WATER QUALITY UNITS SHOULD BE CLEANED IMMEDIATELY FOLLOWING ANY SPILL OF HAZARDOUS MATERIALS.
4. CLEANING OF CATCH BASINS AND WATER QUALITY UNITS SHOULD BE PERFORMED BY A VACUUM TRUCK AND MATERIALS REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
5. SUBSURFACE INFILTRATION SYSTEMS SHOULD BE INSPECTED AFTER EVERY MAJOR STORM FOR THE FIRST THREE MONTHS FOLLOWING CONSTRUCTION. SUBSEQUENTLY, THESE SYSTEMS SHOULD BE INSPECTED ANNUALLY.
6. NATURAL STORMWATER FEATURES SHALL BE INSPECTED AND CLEANED TWICE PER YEAR FOR TRASH AND SEDIMENT (AT A MINIMUM). CLEANING SHOULD OCCUR IN THE EARLY SPRING FOLLOWING SNOWMELT. CLEANING SHOULD BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

1. AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND LOCAL & STATE REQUIREMENTS.
3. ALL MATERIALS ARE TO BE DISPOSED OF PER APPLICABLE LAWS AND REGULATIONS.
4. WHERE EXISTING PAVEMENT TO BE REMOVED MEETS EXISTING PAVEMENTS TO REMAIN, CONTRACTOR IS TO SAWCUT A STRAIGHT LINE UNLESS INDICATED OTHERWISE. ADDITIONALLY, EXISTING PAVEMENT IS TO BE SAWCUT, AS NECESSARY, FOR ALL PROPOSED UTILITY CONNECTIONS WITHIN THE RIGHT-OF-WAY.
5. ALL WORK SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF HOLBROOK AND, "CONSTRUCTION STANDARDS" OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
6. ALL EXISTING REMAINING UTILITIES SHALL BE PROTECTED, UNLESS NOTED OTHERWISE.
7. ALL EXISTING UTILITY STRUCTURES, CONDUITS, AND APPURTENANCES OF ANY KIND SHALL BE COMPLETELY REMOVED WITHIN THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. OUTSIDE THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, ALL ABANDONED AND TO-BE-ABANDONED UTILITIES GREATER THAN 8 INCHES IN DIAMETER SHALL BE SEALED BY FILLING WITH HIGH SLUMP CONCRETE (FLOWABLE FILL) AT THE LIMIT OF EXCAVATION. ALL UTILITY STRUCTURES TO BE REMOVED SHALL HAVE THE ASSOCIATED PIPES REMOVED TO A DISTANCE OF 15 FEET FROM THE STRUCTURE AND SEALED.
8. A PRECONSTRUCTION MEETING IS REQUIRED WITH APPLICABLE TOWN REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF SITE WORK.


1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE TOWN OF HOLBROOK AND, "CONSTRUCTION STANDARDS" OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
2. FILL MATERIALS PLACED UNDER PROPOSED DRIVEWAYS, LOADING DOCKS AND PARKING AREAS SHALL MEET THE FILL MATERIAL GRADATION AND COMPACTION REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS.
3. UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
5. ALL ACCESSIBLE PARKING SPACES, WALKWAYS AND PUBLIC BUILDING ENTRANCES ARE TO BE IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) REGULATIONS (521 CMR) AND THE AMERICAN'S WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION. FOR ANY DISCREPANCIES OR CLARIFICATION THE CONTRACTOR IS TO CONTACT THE ENGINEER.
6. CONTRACTOR TO CONSTRUCT ALL PEDESTRIAN WAYS IN ACCORDANCE WITH ADA/AAB STANDARDS.
7. ALL CURB RADII SHALL BE AS NOTED.
8. ALL EXISTING PAVEMENT IN THE VICINITY OF THE PROPOSED WORK IS TO BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.
9. ALL SITE PAVEMENT MARKINGS TO COMPLY WITH MUTCD STANDARDS.
10. INTERIOR DUMPSTERS, IF ANY, WILL REQUIRE A PERMIT PER 527 CMR 34.03.
11. CONTRACTOR TO PROVIDE FULL AS-BUILT PLAN OF UTILITY WORK PRIOR TO FINAL PAYMENT. AS-BUILT PLANS SHOULD BE SUBMITTED ON MYLAR UPON COMPLETION OF PROJECT.

1. LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" AT 1(888)344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
2. EXISTING UTILITIES ARE A COMPILATION OF ON THE GROUND SURVEY AND DIGITIZED INFORMATION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES. CONTRACTOR TO CONDUCT TEST PITS, AS NEEDED, TO LOCATE EXISTING UTILITIES. ALL LOCATION WORK TO BE CONDUCTED PRIOR TO CONSTRUCTION AND COORDINATED WITH THE ENGINEER.
3. FINAL DESIGN OF PRIVATE UTILITIES INCLUDING GAS, ELECTRIC, COMMUNICATIONS AND TELEPHONE SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY. THE DRY UTILITIES SHOWN HERE ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY.
4. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, ETC. BY THE UTILITY COMPANY.
5. ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING HS-20 WHEEL LOADS.
6. MEP CONSULTANT/ENGINEER IS RESPONSIBLE FOR ALL CONNECTIONS WITHIN 10-FT OF ALL PROPOSED BUILDINGS.
7. RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
8. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
9. CONTRACTOR TO VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL AND MEP DRAWINGS.
10. INSTALL THRUST BLOCKS AT ALL TEES AND BENDS IN ALL WATERLINES AND SEWER FORCE MAINS.
11. ALL DRAINAGE STRUCTURES TO BE CLEANED AT COMPLETION OF THE PROJECT.
12. WATER METERS TO BE INSTALLED IN AN UN-OBJECTED AND EASILY ACCESSIBLE LOCATION.
13. ALL PROPOSED ONSITE WATERMAINS ARE TO BE PRESSURE TESTED AND BACTERIA TESTED IN ACCORDANCE WITH TOWN OF HOLBROOK RULES AND REGULATIONS.
14. ALL PROPOSED SEWER MAINS AND STRUCTURES ARE TO BE PRESSURE TESTED AND VACUUM TESTED IN ACCORDANCE WITH THE TOWN OF HOLBROOK RULES AND REGULATIONS.
15. THE CONTRACTOR SHALL SUBMIT AN AS-BUILT OF ALL UNDERGROUND UTILITIES, INCLUDING TELEPHONE, ELECTRIC, GAS, WATER, SEWER, AND STORM DRAINAGE TO THE OWNER. THE AS-BUILT SHALL INCLUDE HORIZONTAL AND VERTICAL TIES FROM ANY HANDHOLES, MANHOLES, VALVES, GATES, CLEANOUTS, TEES, ELBOWS, BENDS, ETC. TO FIXED POINTS OF REFERENCE.
16. FLOOR DRAINS OF INTERIOR PARKING AREA TO BE DISCHARGED TO MUNICIPAL SEWER THROUGH AN APPROVED OIL WATER SEPARATOR.

1. RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
2. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH EPA'S NPDES PERMITTING FOR CONSTRUCTION ACTIVITIES, AS WELL ANY EROSION AND SEDIMENTATION CONTROL PERMIT ISSUED FOR THIS PROJECT.

1. THIS SITE IS SUBJECT TO AN ORDER OF CONDITIONS (TO BE ISSUED BY HOLBROOK CONSERVATION COMMISSION) WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS BY REFERENCE.

I, _____, CLERK OF THE TOWN
OF HOLBROOK, MA, HEREBY CERTIFY THAT THE
NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN
OF HOLBROOK PLANNING BOARD WAS RECEIVED AND
RECORDED ON _____ AT THE OFFICE, AND
NO APPEAL HAS BEEN RECEIVED DURING THE
TWENTY DAYS AFTER RECEIPT OF RECORDING OF
SAID NOTICE.



DAKOTA
PARTNERS



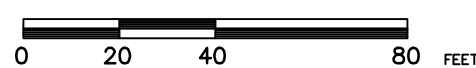
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

JULY 11, 2022

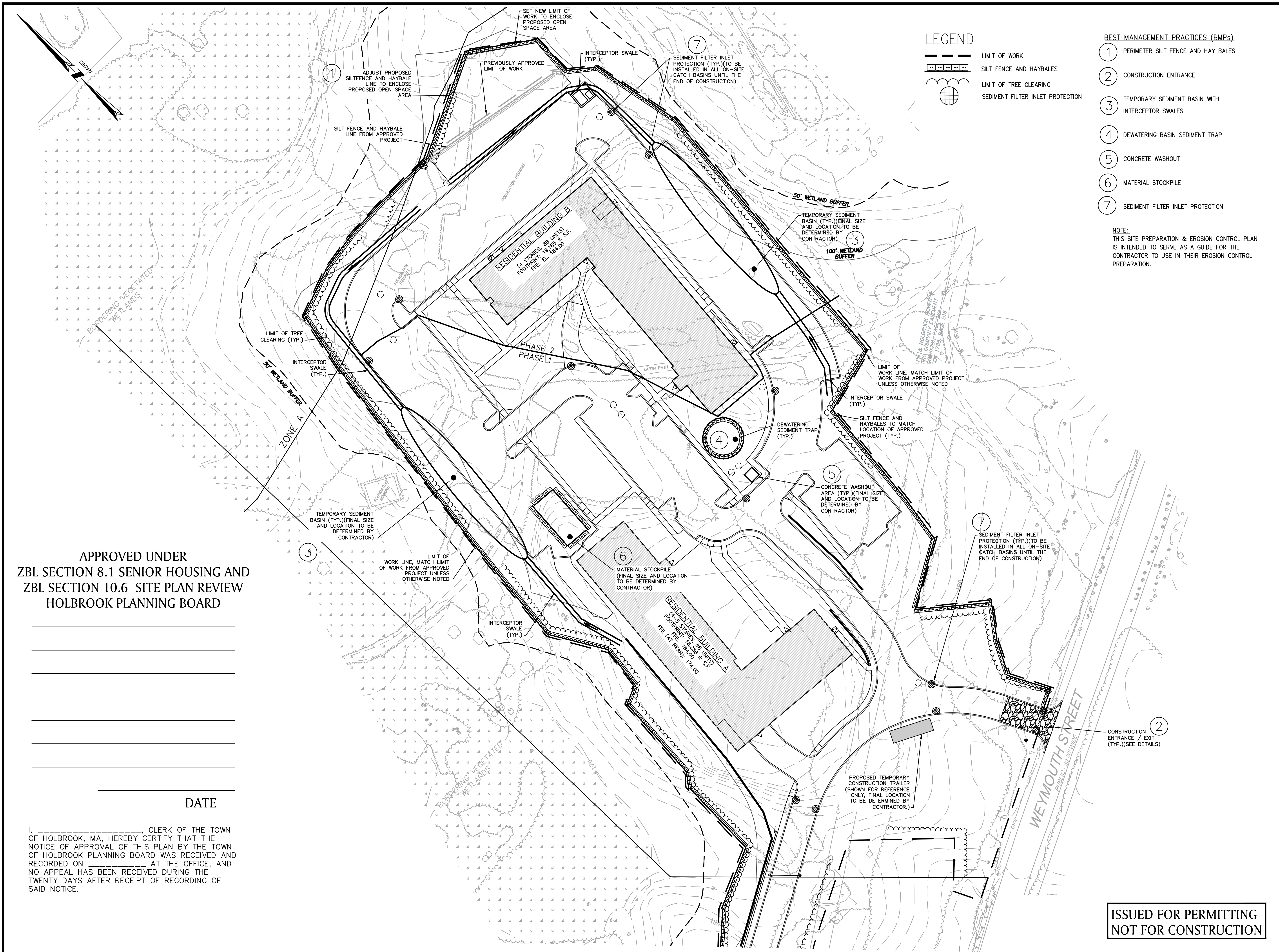
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617 896 4300

SCALE: 1" = 40'



DWG.:	SHEET C-100
JOB. NO: 5-0017.10	



APPROVED UNDER
ZBL SECTION 8.1 SENIOR HOUSING AND
ZBL SECTION 10.6 SITE PLAN REVIEW
HOLBROOK PLANNING BOARD

DATE

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- LEGEND**
- — — — — LIMIT OF WORK
 - - - - - SILT FENCE AND HAYBALES
 - ⊕ LIMIT OF TREE CLEARING
 - ⊕ SEDIMENT FILTER INLET PROTECTION

- BEST MANAGEMENT PRACTICES (BMPs)**
- ① PERIMETER SILT FENCE AND HAY BALES
 - ② CONSTRUCTION ENTRANCE
 - ③ TEMPORARY SEDIMENT BASIN WITH INTERCEPTOR SWALES
 - ④ DEWATERING BASIN SEDIMENT TRAP
 - ⑤ CONCRETE WASHOUT
 - ⑥ MATERIAL STOCKPILE
 - ⑦ SEDIMENT FILTER INLET PROTECTION

NOTE:
THIS SITE PREPARATION & EROSION CONTROL PLAN
IS INTENDED TO SERVE AS A GUIDE FOR THE
CONTRACTOR TO USE IN THEIR EROSION CONTROL
PREPARATION.



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

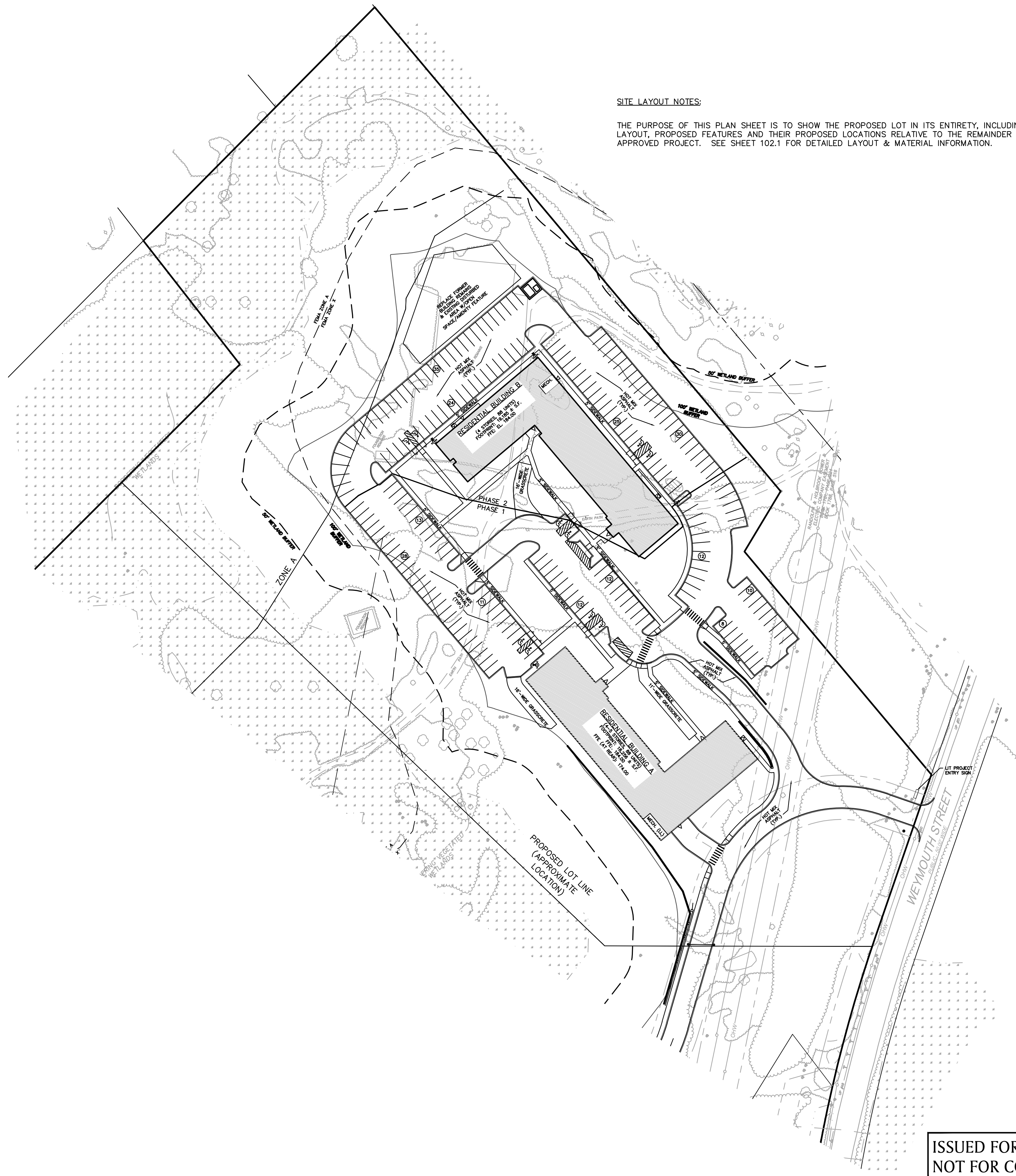
SITE PREPARATION
& EROSION
CONTROL PLAN
JULY 11, 2022

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

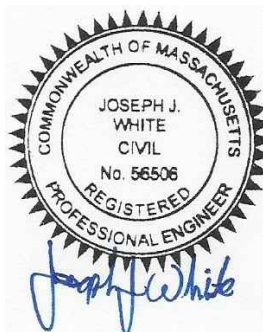
BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300

© 2022 The BSC Group, Inc.
SCALE: 1" = 40'
0 20 40 80 FEET
FILE: AND\5001710\C\5001710-PRP
DWG: SHEET C-101
JOB. NO: 5-0017.10



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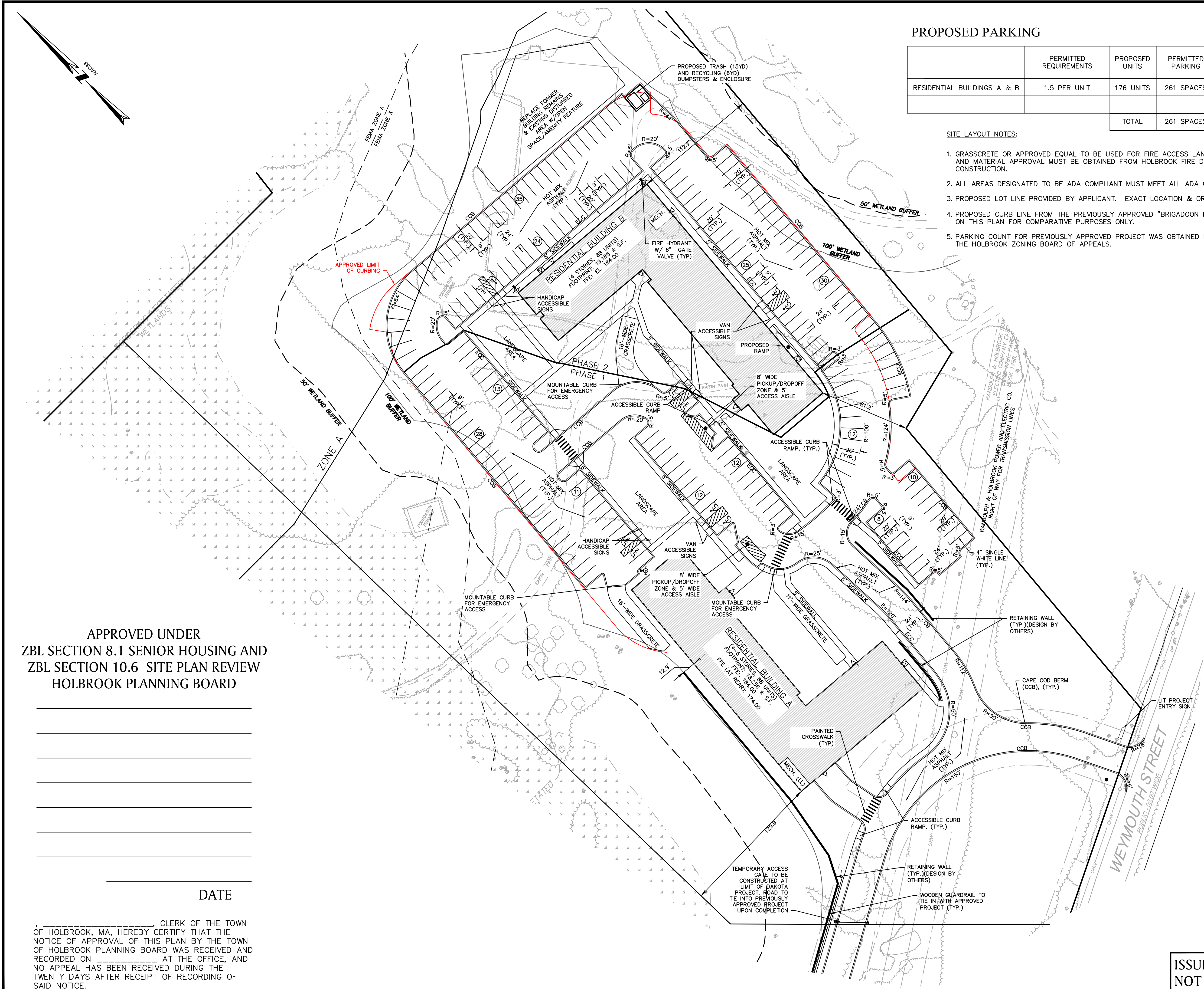
JULY 11, 2022

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 **BSC GROUP**
300 Brickstone Square
Andover, Massachusetts 01810

617 896 4300

DWG.:	SHEET C-102
JOB. NO: 5-0017.10	



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PROPOSED PARKING

	PERMITTED REQUIREMENTS	PROPOSED UNITS	PERMITTED PARKING	PROVIDED PARKING
RESIDENTIAL BUILDINGS A & B	1.5 PER UNIT	176 UNITS	261 SPACES	220 SPACES — 1.25 PER UNIT
		TOTAL	261 SPACES	220 SPACES

SITE LAYOUT NOTES:

1. GRASSCRETE OR APPROVED EQUAL TO BE USED FOR FIRE ACCESS LANES AS SHOWN ON PLAN. LAYOUT AND MATERIAL APPROVAL MUST BE OBTAINED FROM HOLBROOK FIRE DEPARTMENT PRIOR TO CONSTRUCTION.
2. ALL AREAS DESIGNATED TO BE ADA COMPLIANT MUST MEET ALL ADA GRADING REQUIREMENTS.
3. PROPOSED LOT LINE PROVIDED BY APPLICANT. EXACT LOCATION & ORIENTATION IS SUBJECT TO CHANGE.
4. PROPOSED CURB LINE FROM THE PREVIOUSLY APPROVED "BRIGADOON RESIDENCES" PROJECT IS SHOWN ON THIS PLAN FOR COMPARATIVE PURPOSES ONLY.
5. PARKING COUNT FOR PREVIOUSLY APPROVED PROJECT WAS OBTAINED BY MEANS OF A VARIANCE FROM THE HOLBROOK ZONING BOARD OF APPEALS.



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022

DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

LAYOUT &
MATERIALS PLAN
JULY 11, 2022

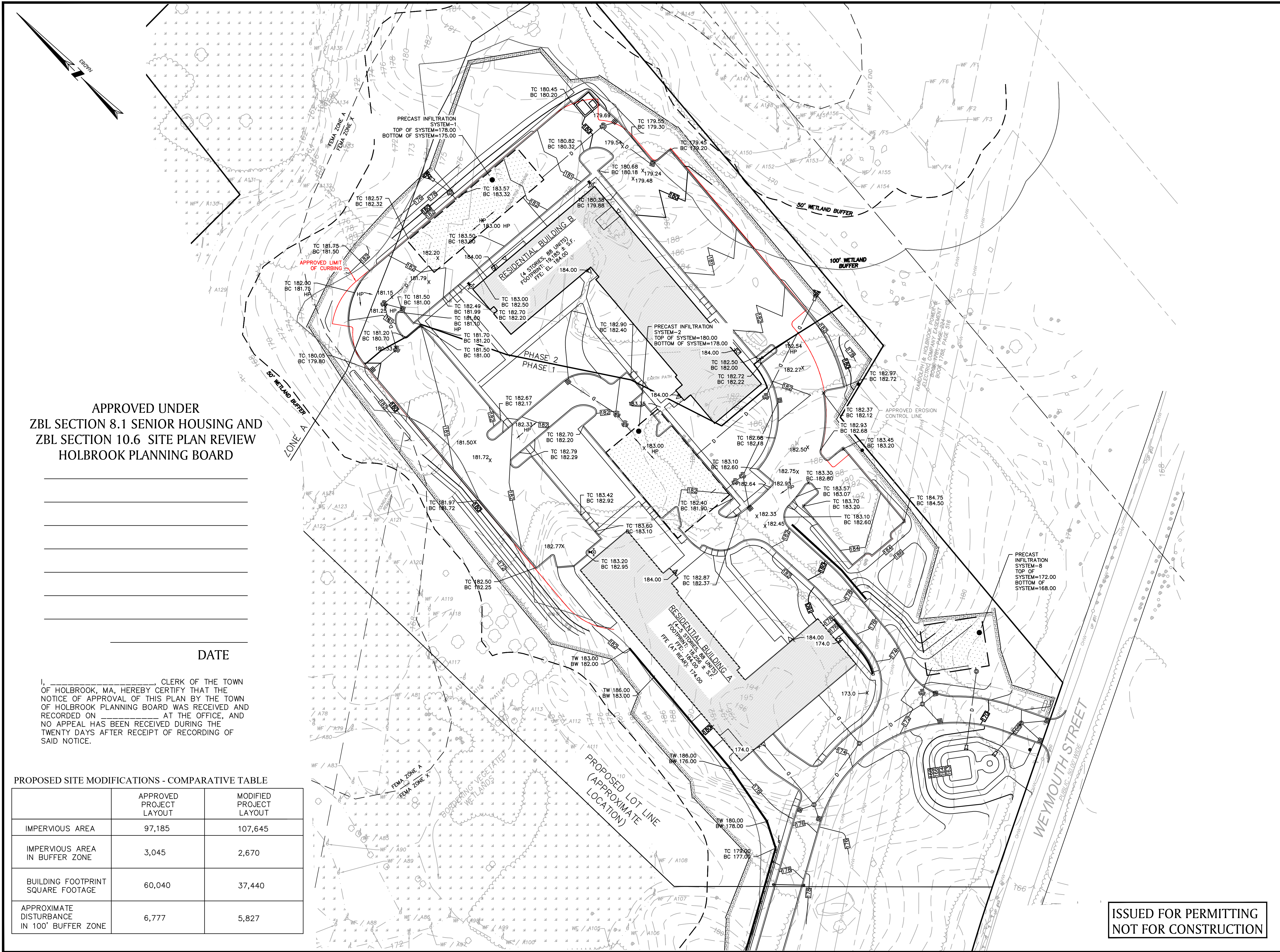
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NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300

© 2022 The BSC Group, Inc.
SCALE: 1" = 40'
0 20 40 80 FEET
FILE: AND\5001710\C\5001710-LM
DWG.:
JOB. NO: 5-0017.10 SHEET C-102.1

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NOT FOR CONSTRUCTION



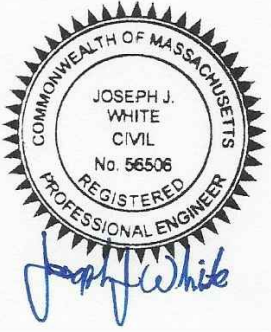
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RECORDED ON _____ AT THE OFFICE, AND
NO APPEAL HAS BEEN RECEIVED DURING THE
TWENTY DAYS AFTER RECEIPT OF RECORDING OF
SAID NOTICE.

PROPOSED SITE MODIFICATIONS - COMPARATIVE TABLE

	APPROVED PROJECT LAYOUT	MODIFIED PROJECT LAYOUT
IMPERVIOUS AREA	97,185	107,645
IMPERVIOUS AREA IN BUFFER ZONE	3,045	2,670
BUILDING FOOTPRINT SQUARE FOOTAGE	60,040	37,440
APPROXIMATE DISTURBANCE IN 100' BUFFER ZONE	6,777	5,827



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

GRADING PLAN

JULY 11, 2022

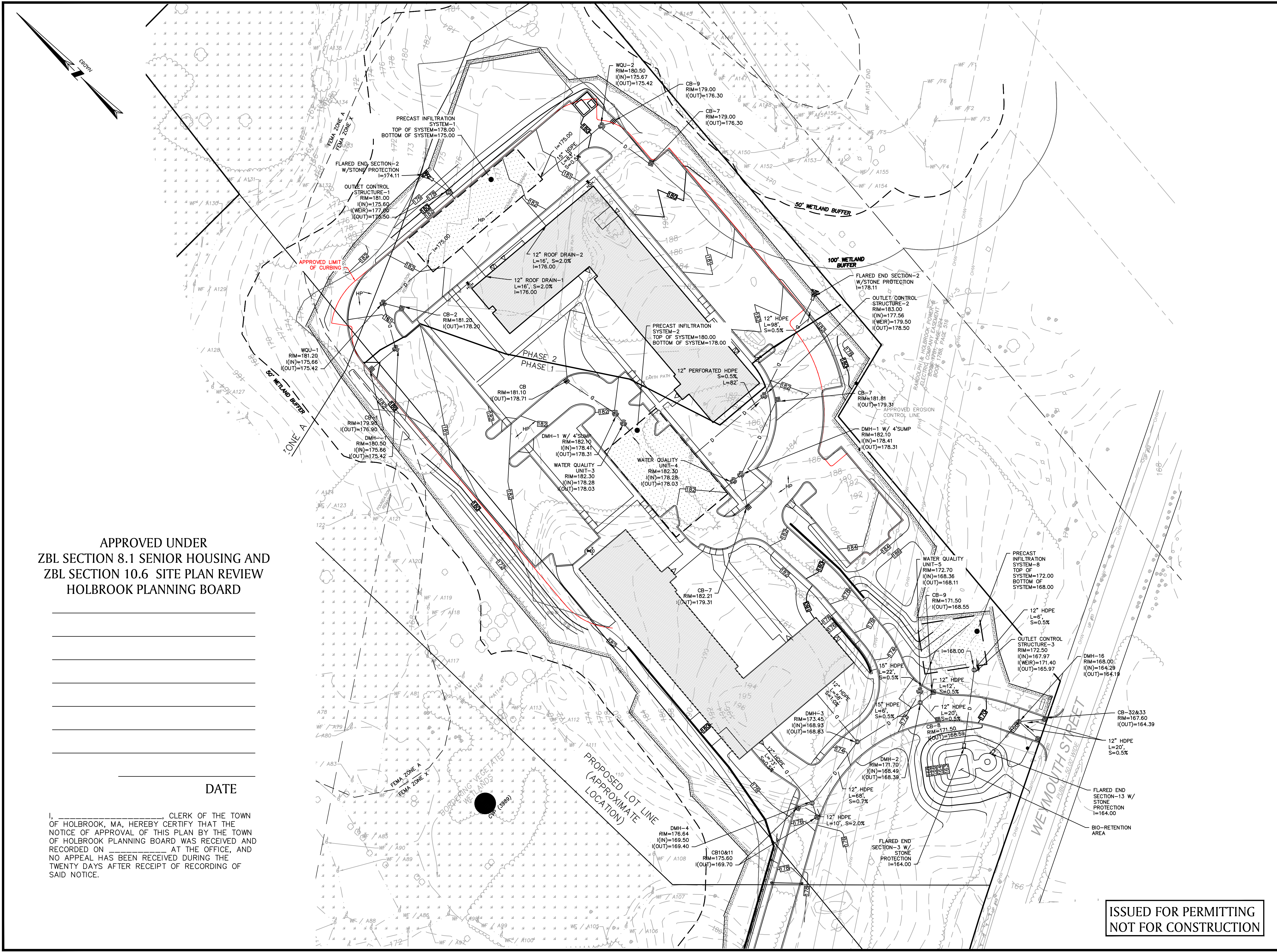
REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

**BSC GROUP**

300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



APPROVED UNDER
ZBL SECTION 8.1 SENIOR HOUSING AND
ZBL SECTION 10.6 SITE PLAN REVIEW
HOLBROOK PLANNING BOARD

DATE

I, _____, CLERK OF THE TOWN
OF HOLBROOK, MA, HEREBY CERTIFY THAT THE
NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN
OF HOLBROOK PLANNING BOARD WAS RECEIVED AND
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SAID NOTICE.



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

DRAINAGE PLAN

JULY 11, 2022

REVISIONS:

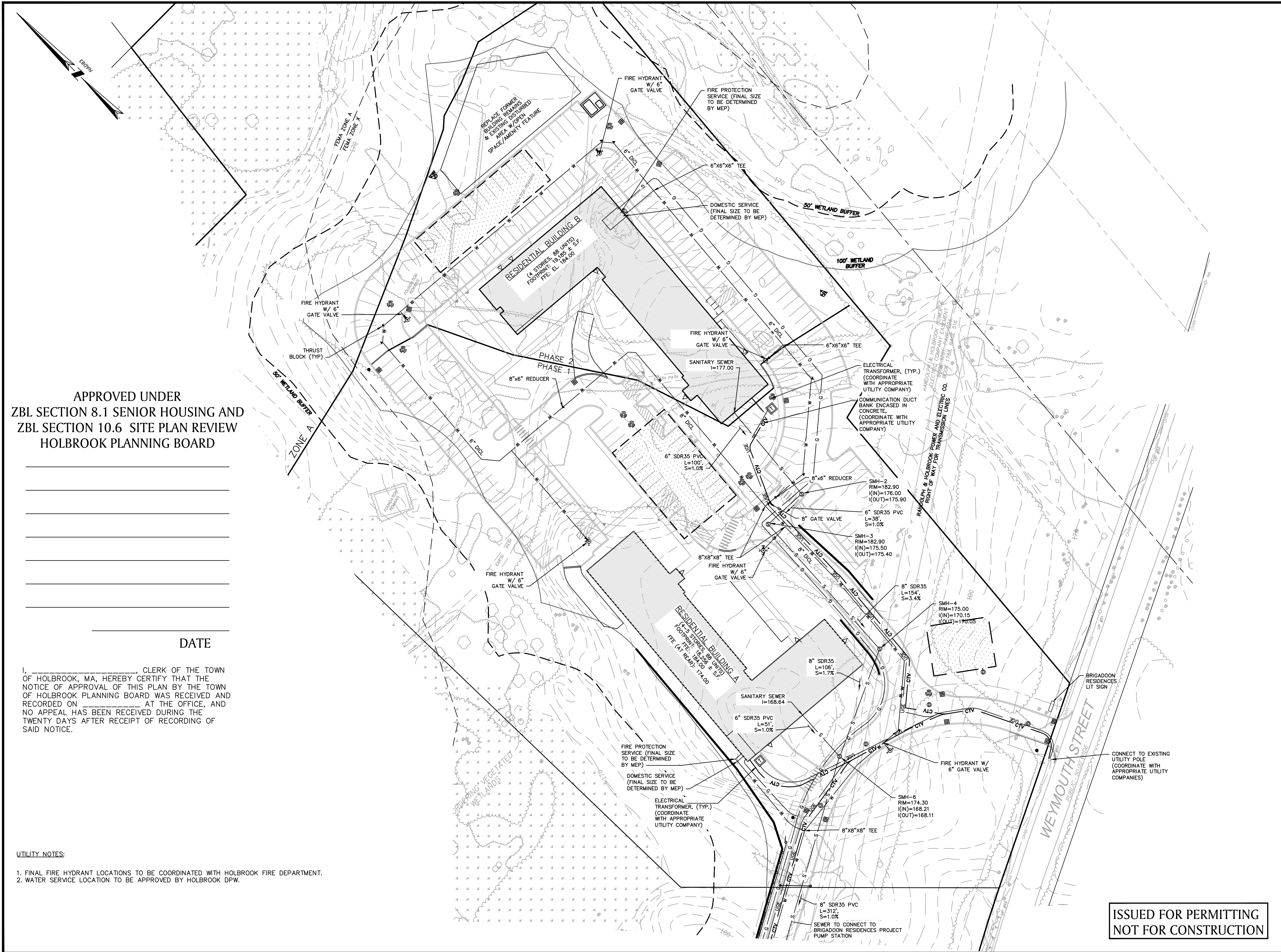
NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300

© 2022 The BSC Group, Inc.
SCALE: 1" = 40'
0 20 40 80 FEET
FILE: AND\5001710\C\5001710-DR
DWG: _____ SHEET C-104
JOB. NO: 5-0017.10

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



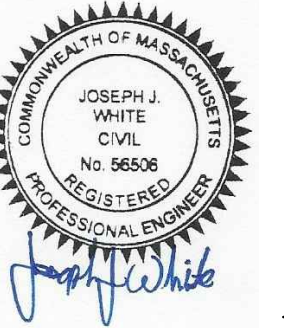
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ZBL SECTION 10.6 SITE PLAN REVIEW
HOLBROOK PLANNING BOARD

DATE

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NO APPEAL HAS BEEN RECEIVED DURING THE
TWENTY DAYS AFTER RECEIPT OF RECORDING OF
SAID NOTICE.

UTILITY NOTES:

1. FINAL FIRE HYDRANT LOCATIONS TO BE COORDINATED WITH HOLBROOK FIRE DEPARTMENT.
2. WATER SERVICE LOCATION TO BE APPROVED BY HOLBROOK DPW.



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022

DATE

THE ARCADIA

WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

UTILITY PLAN

JULY 11, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
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253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451



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617 896 4300

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SCALE:



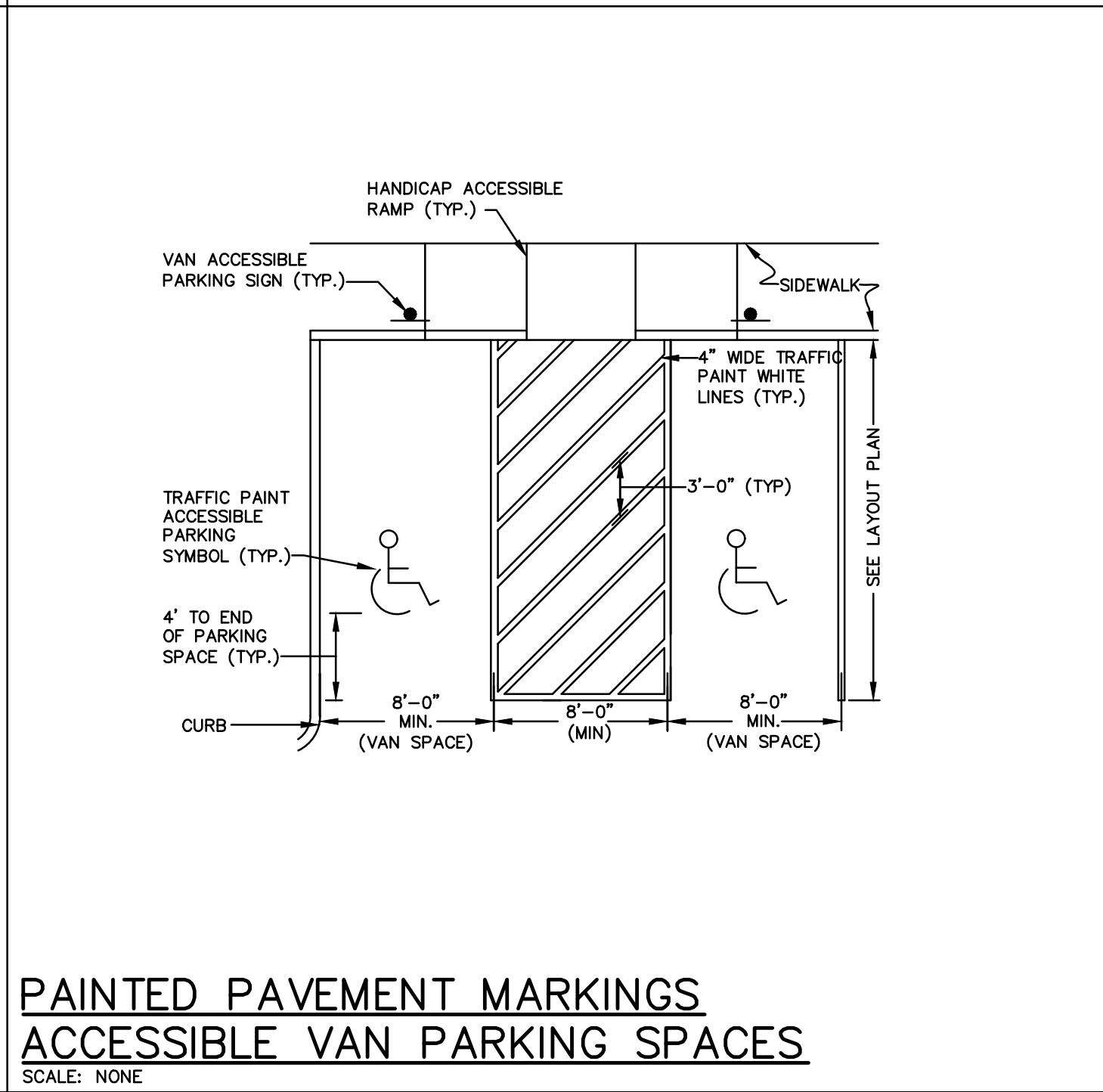
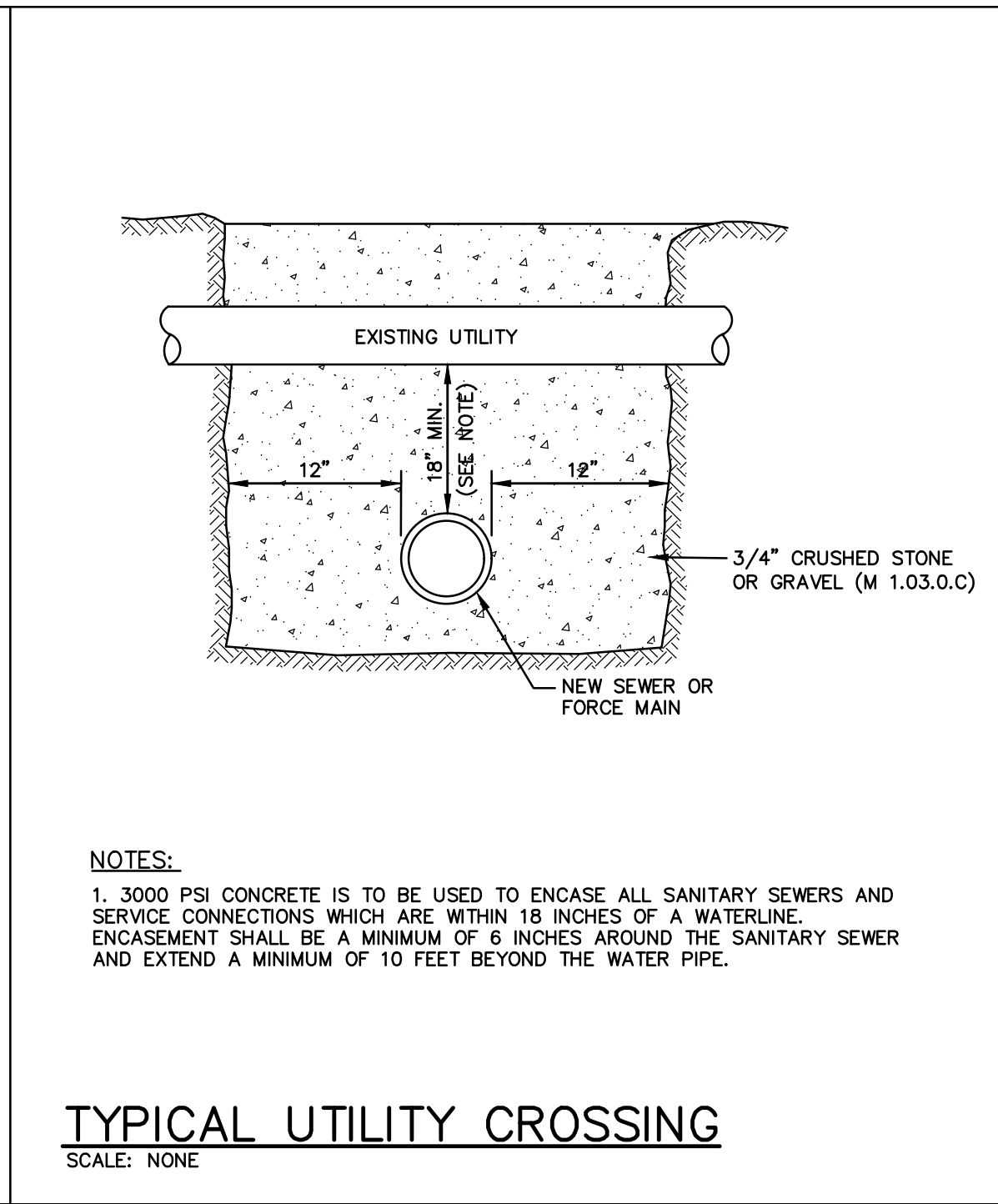
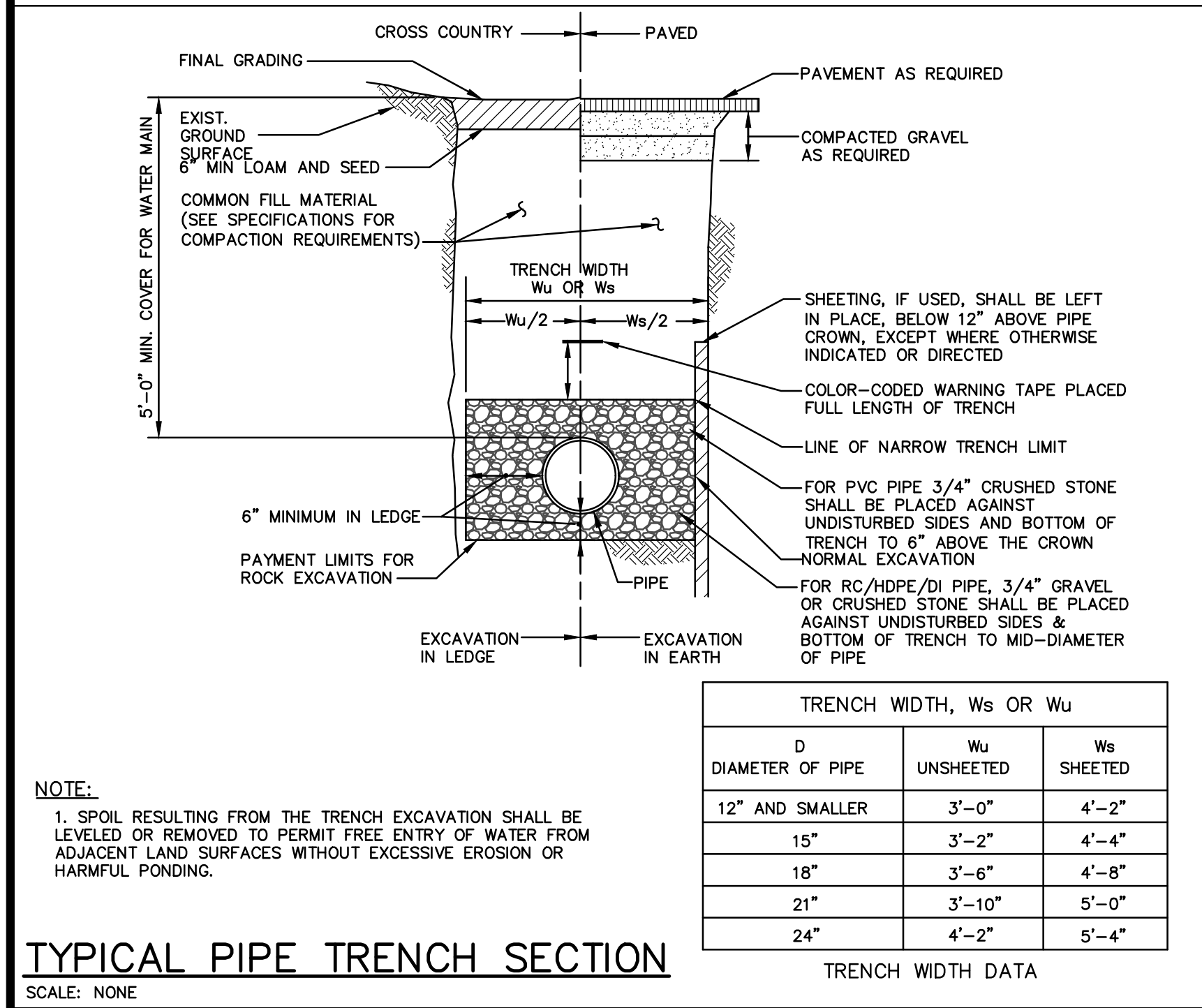
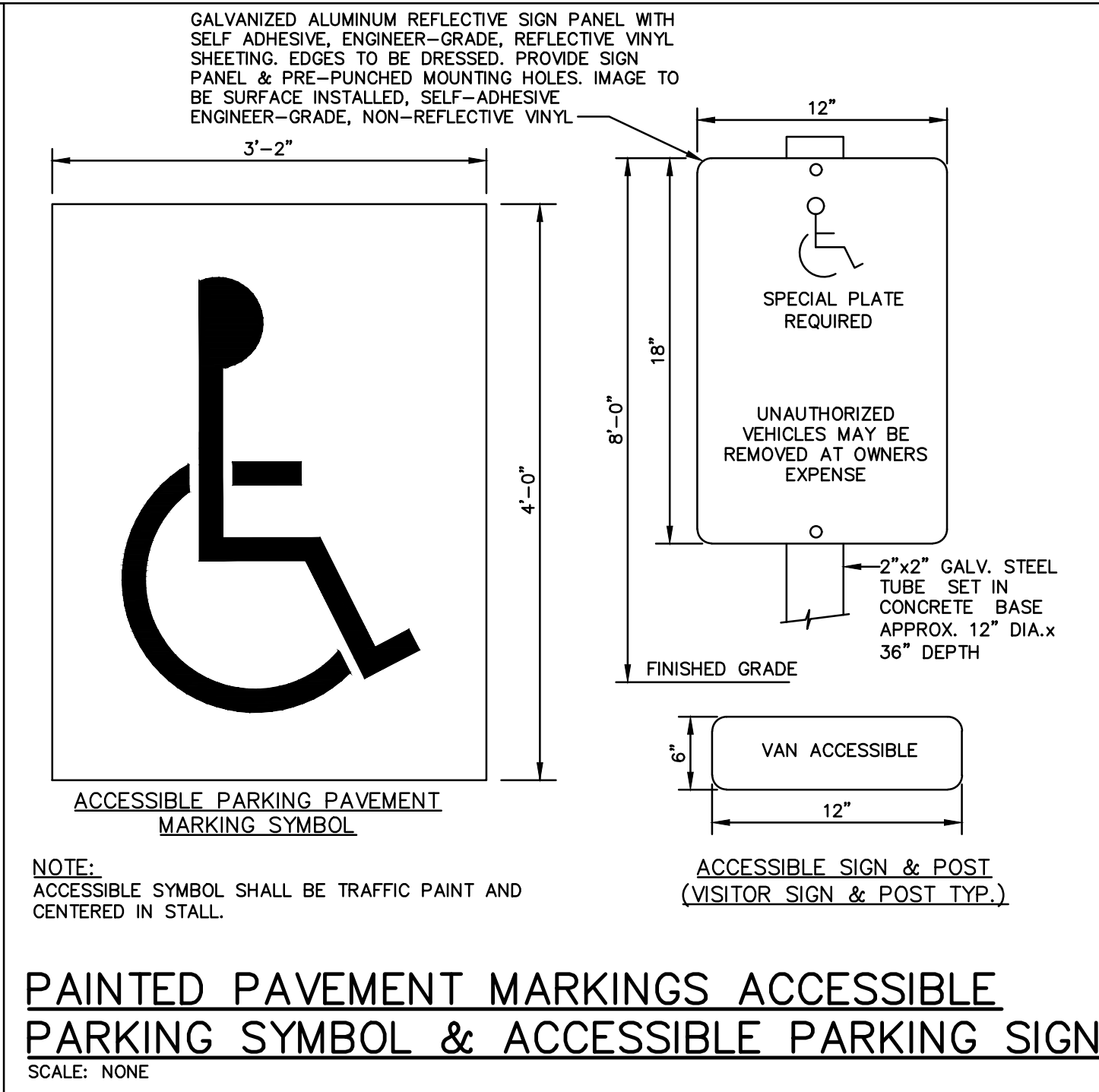
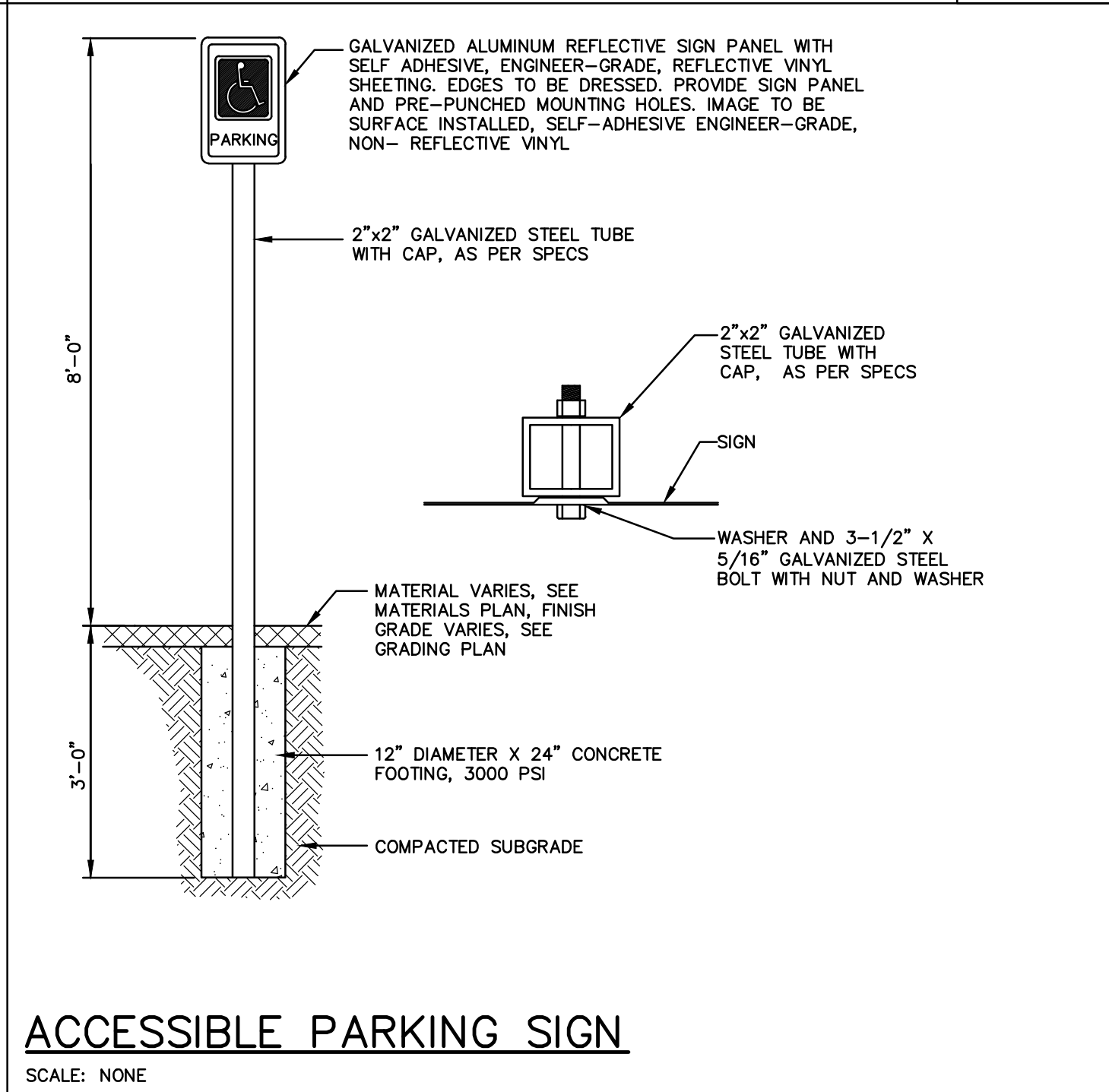
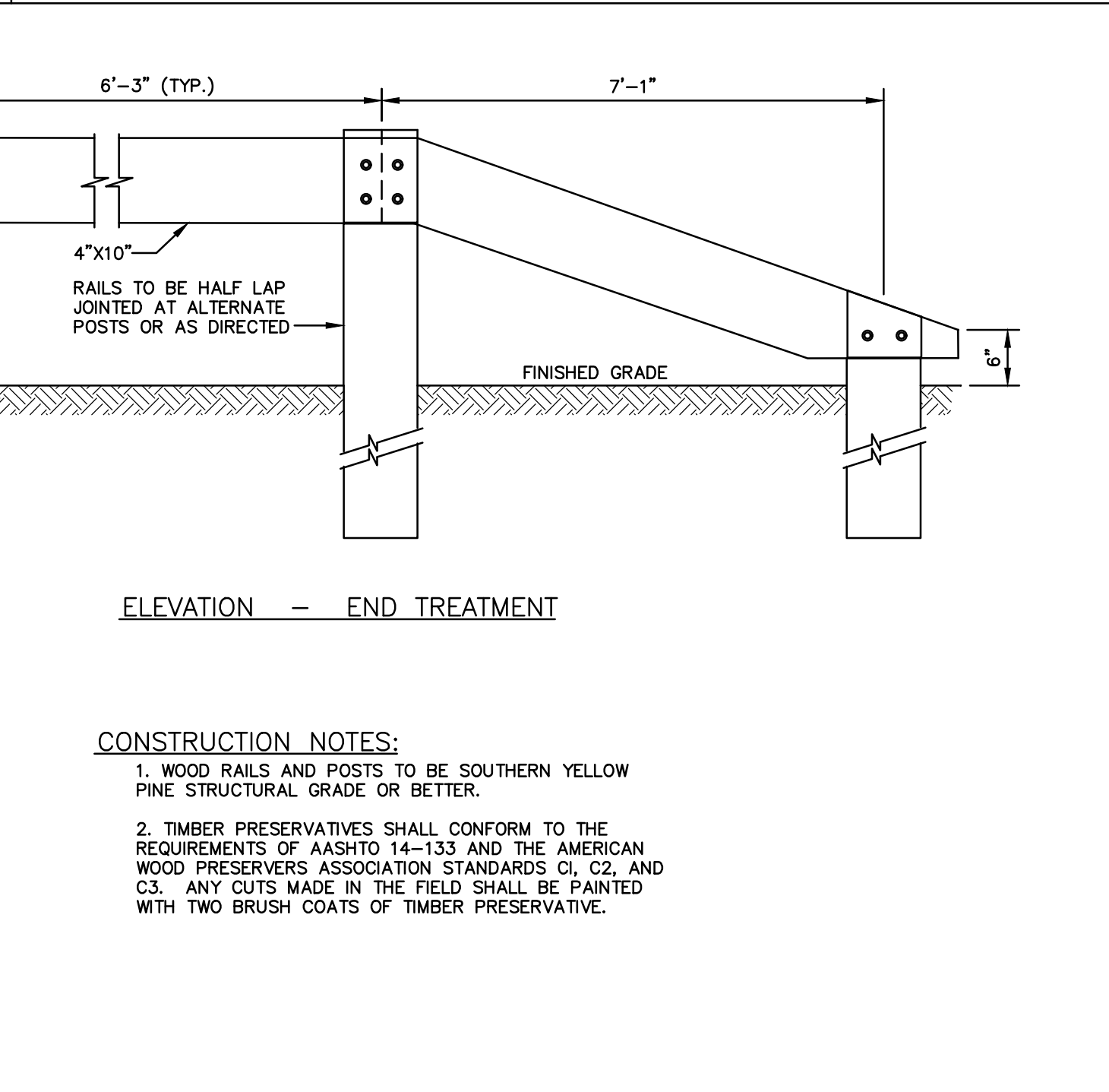
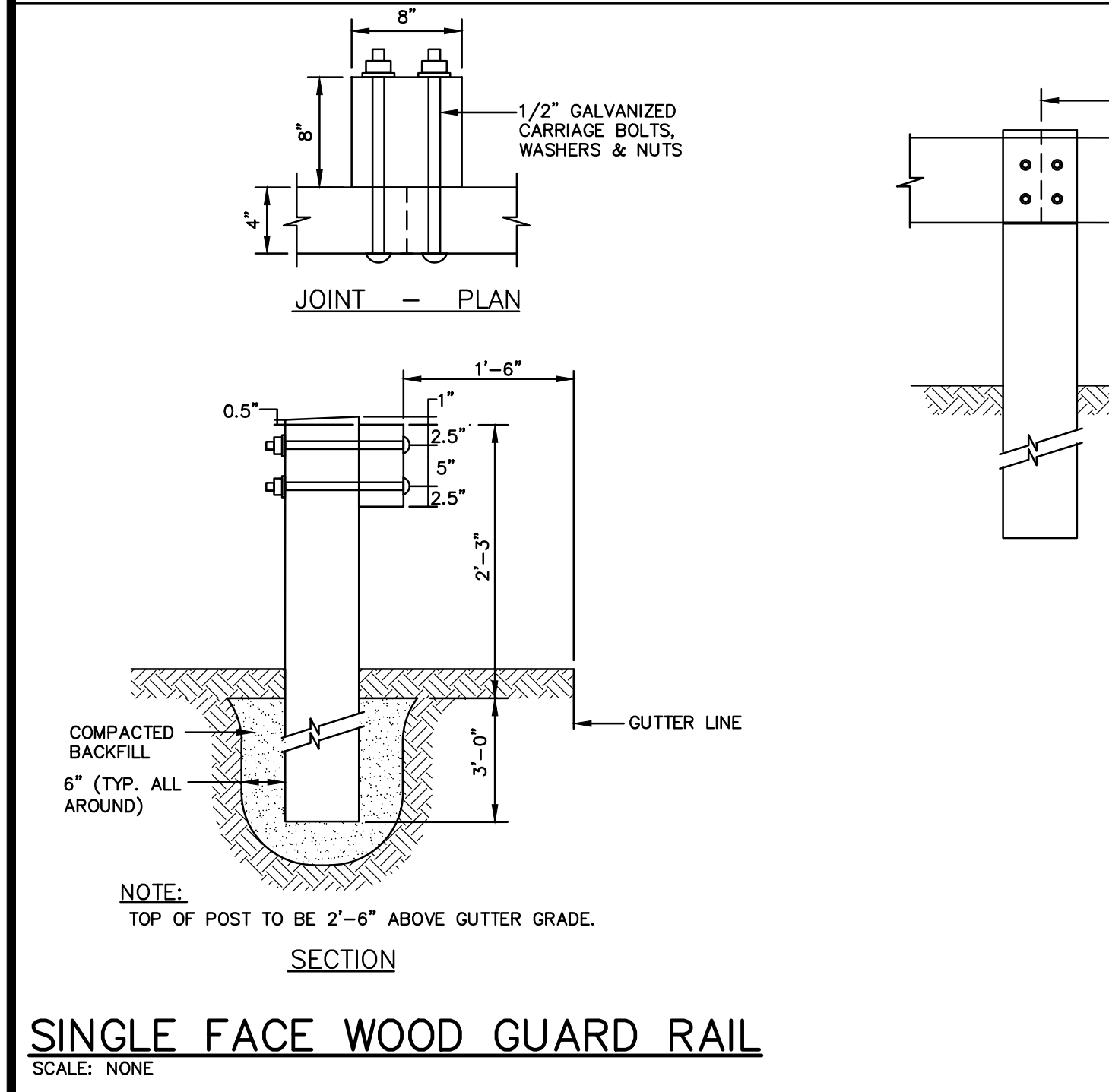
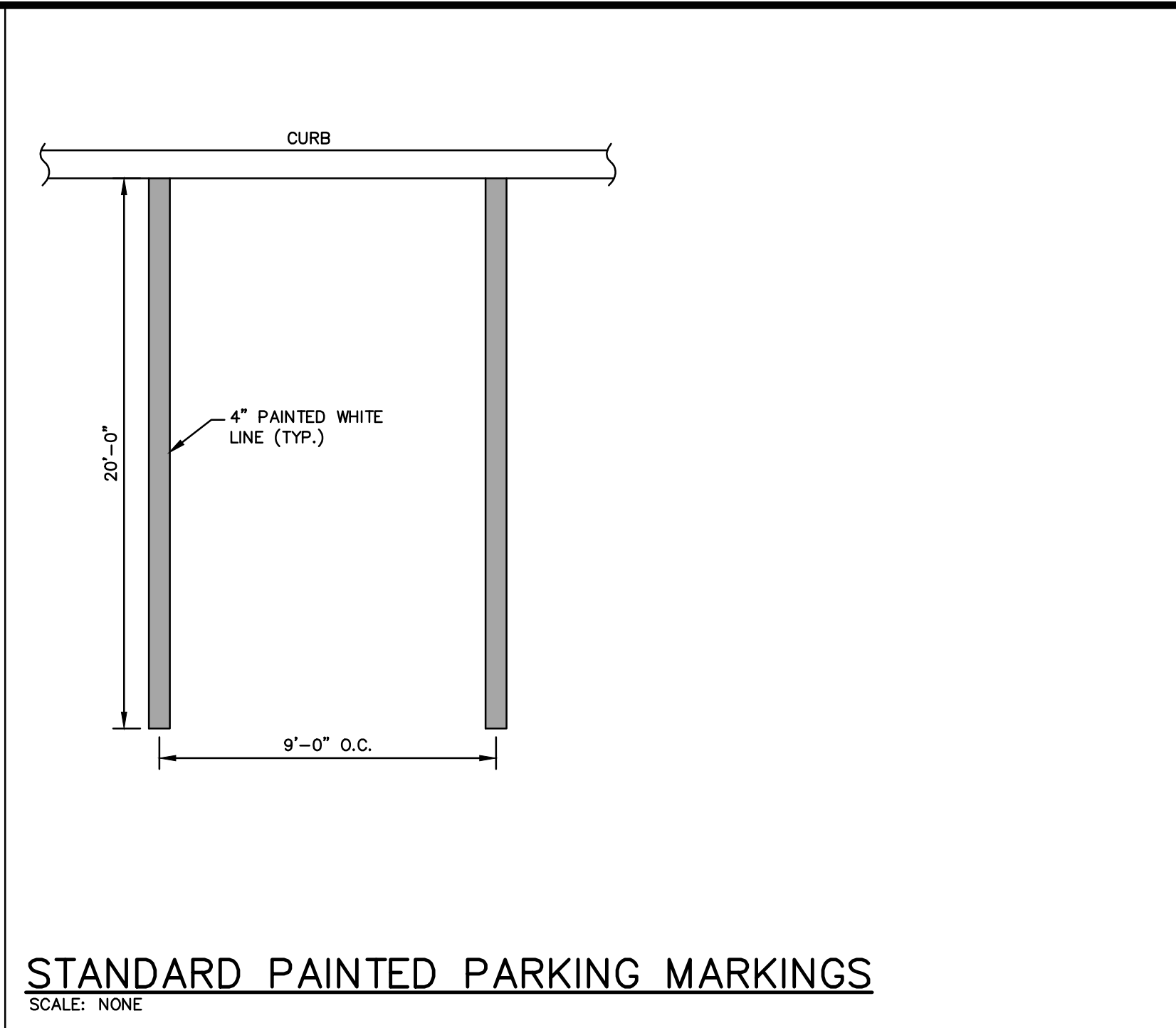
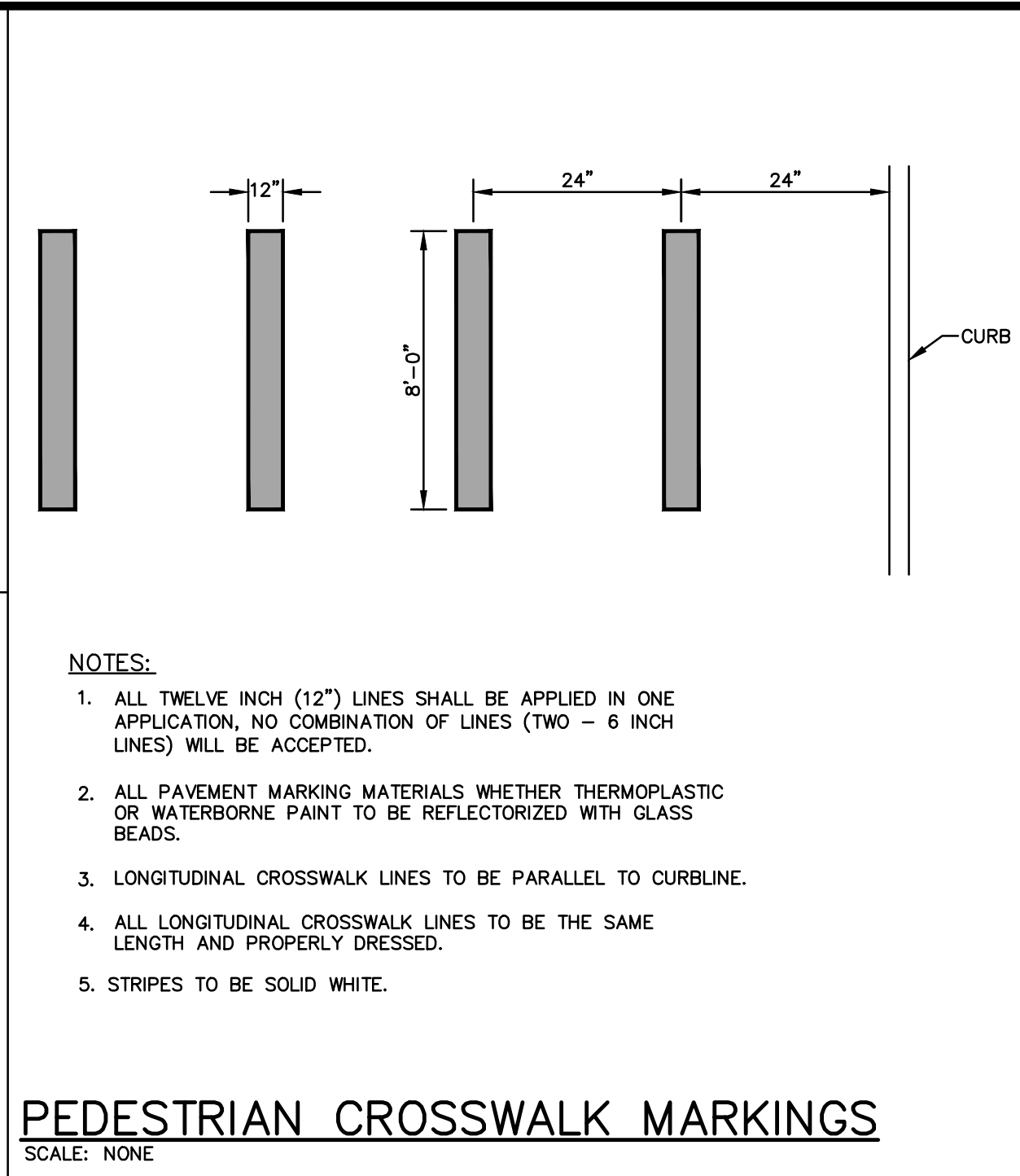
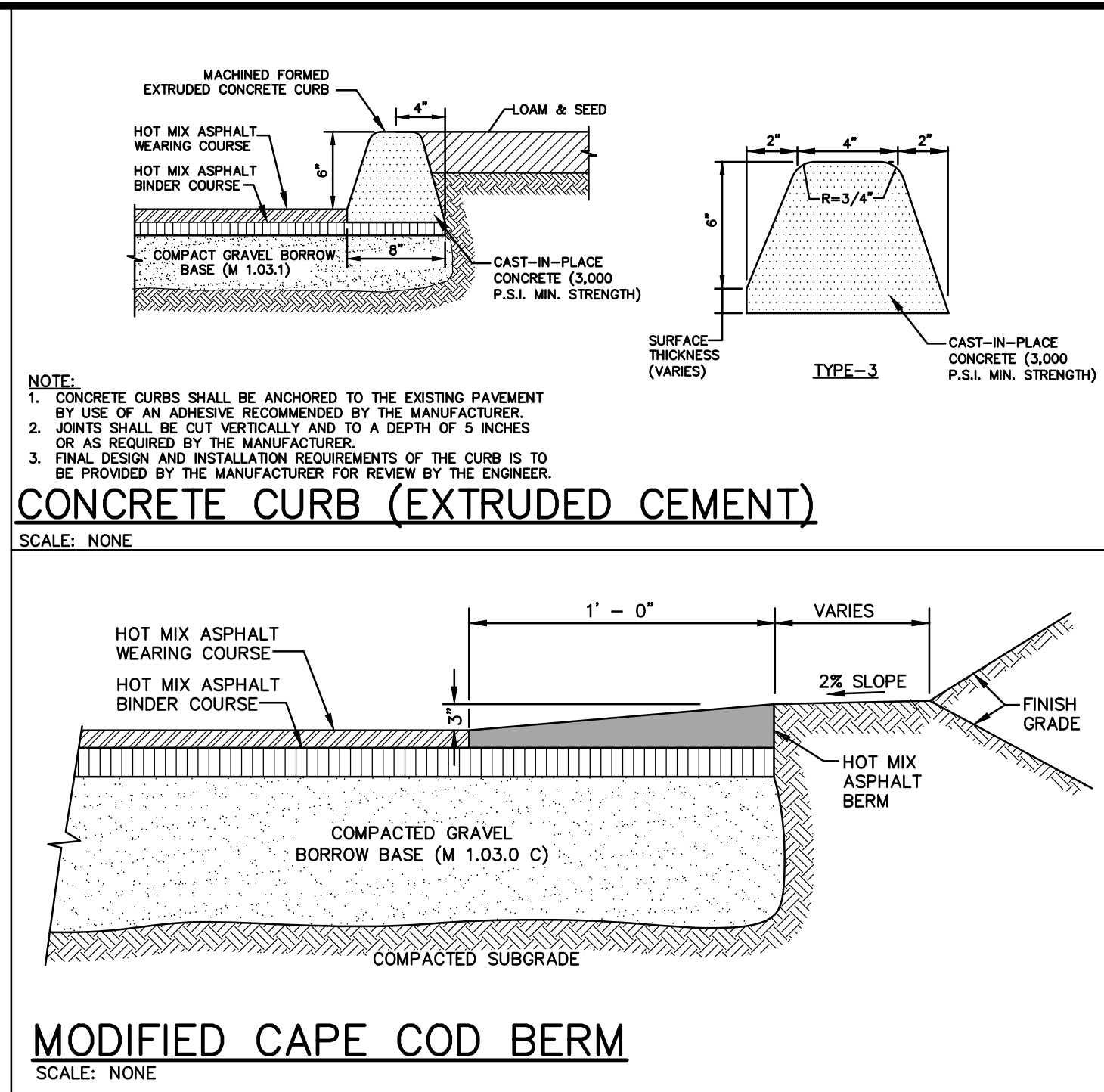
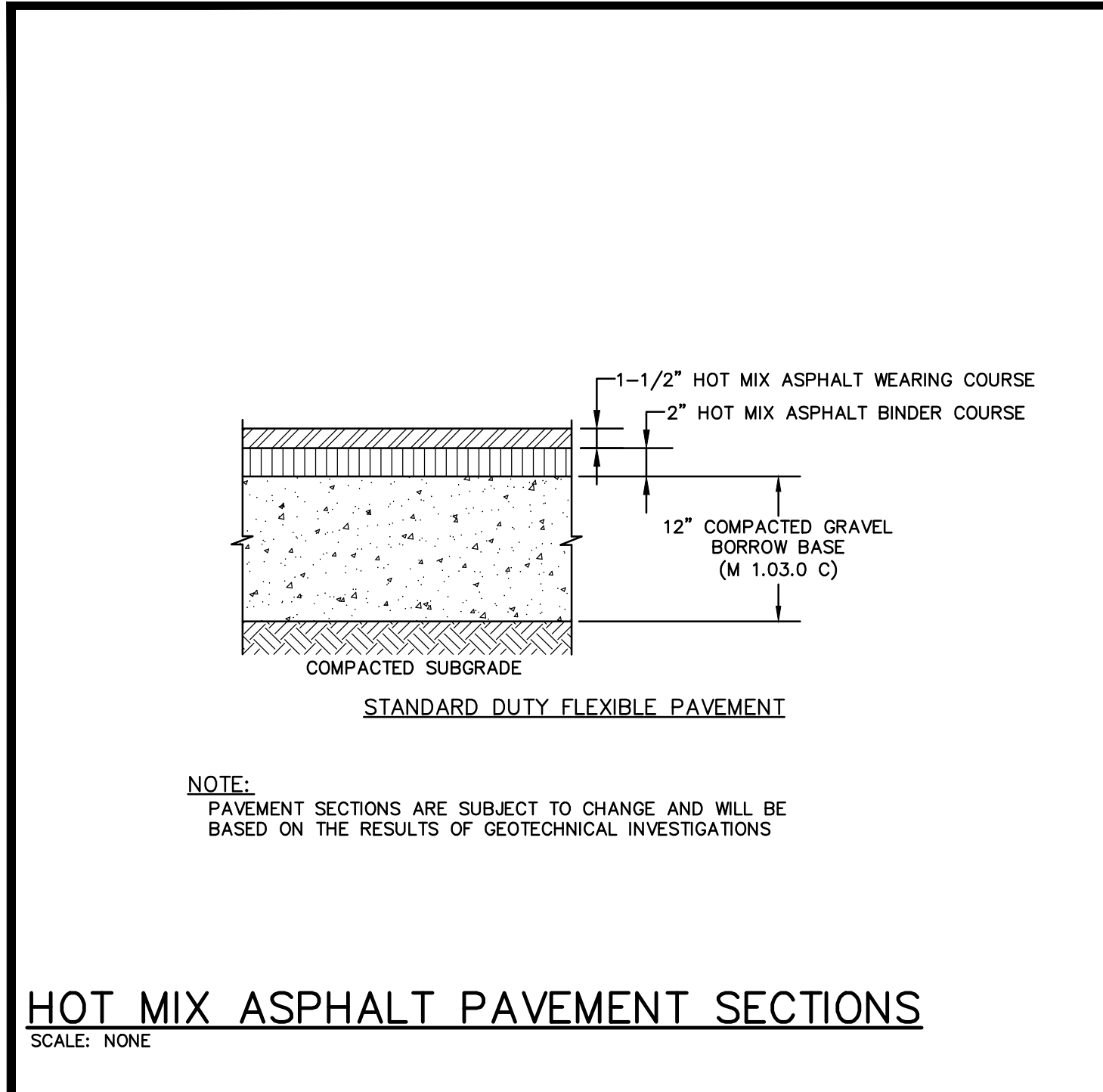
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DWG:

JOB. NO: 5-0017.10

SHEET C-105

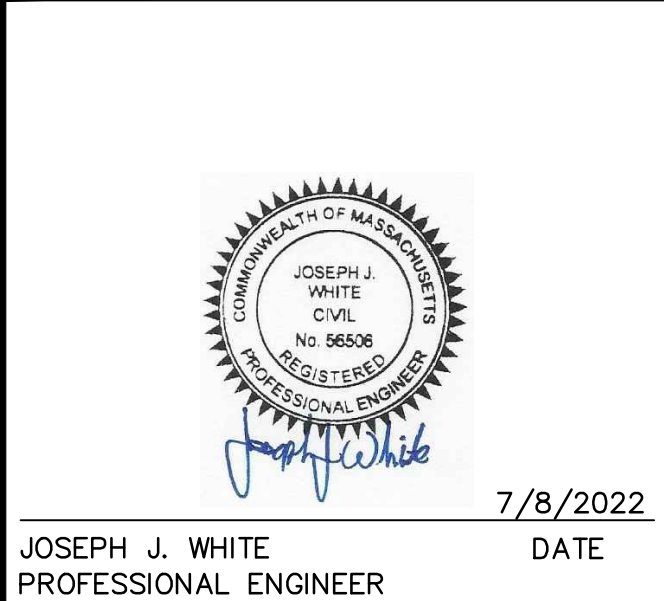
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APPROVED UNDER
ZBL SECTION 8.1 SENIOR HOUSING AND
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HOLBROOK PLANNING BOARD

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JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

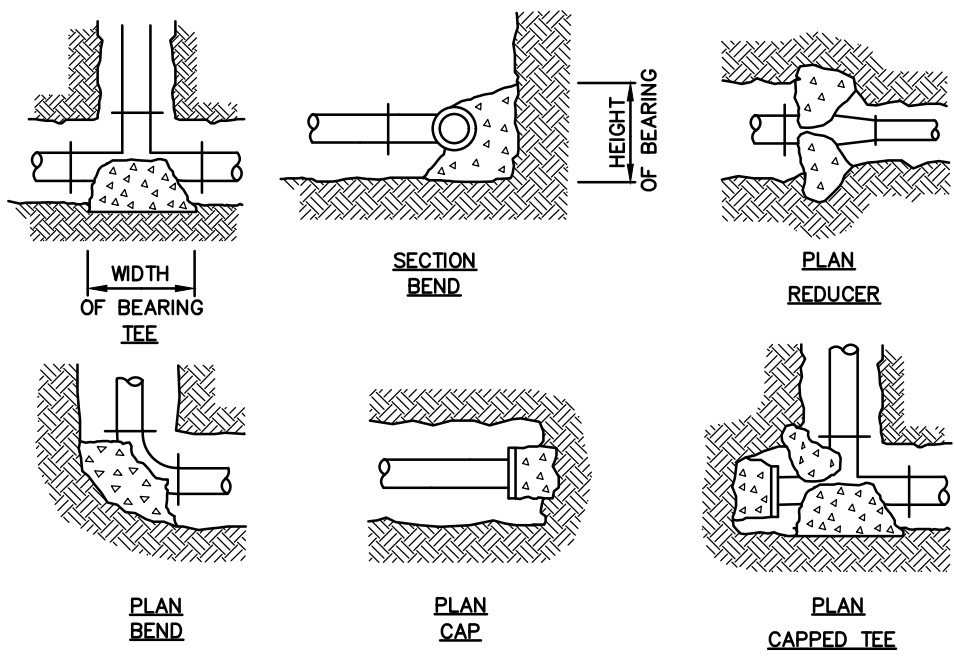
CIVIL DETAILS I

JULY 11, 2022

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300

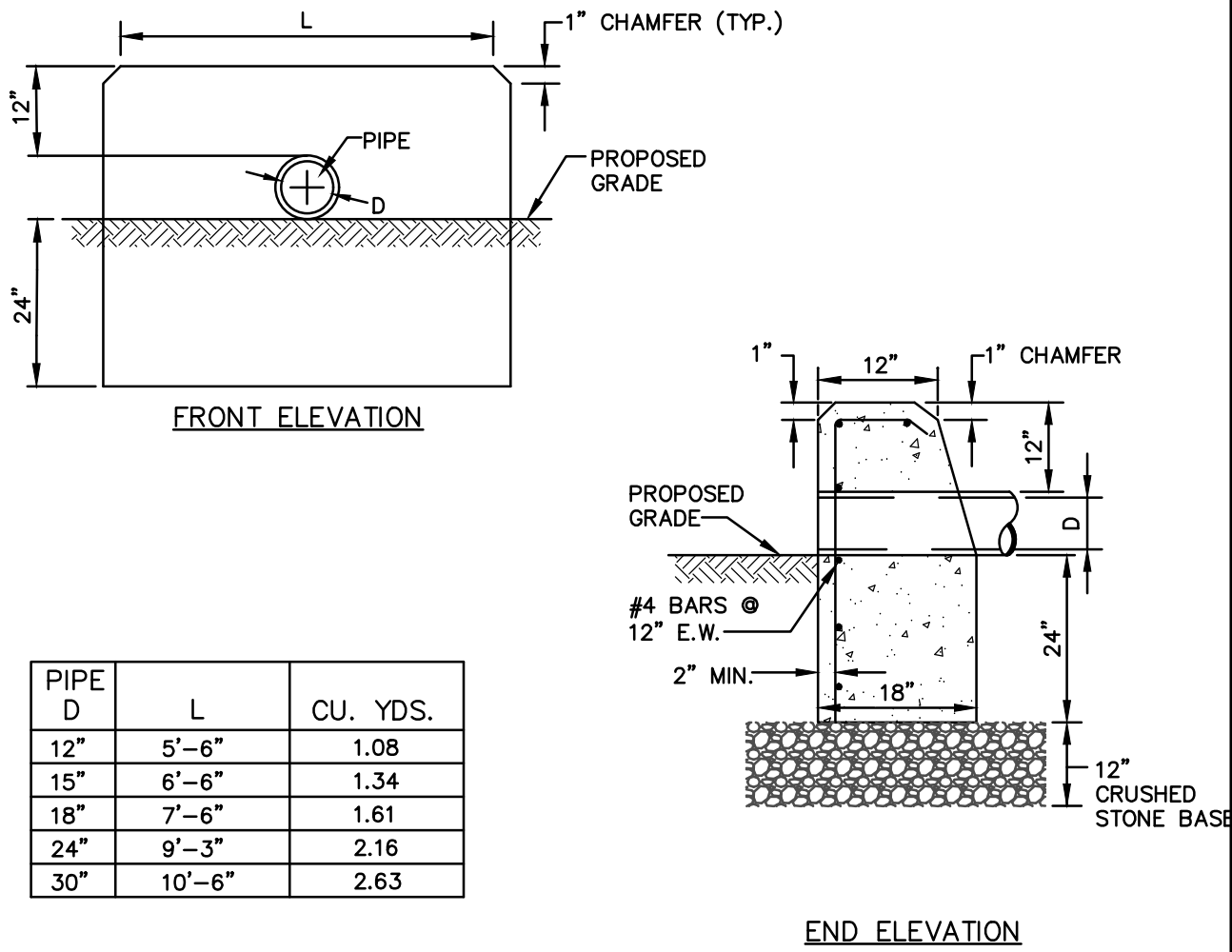


MINIMUM BEARING AREA (SQUARE FEET)							
FITTINGS	BENDS			CAPS & TEES		VALVES	REDUC.
PIPE SIZE	90°	45°	22-1/2°	11-1/4°			
4" & 6"	4	2	2	2	3	3	3
8"	6	3	3	3	5	5	5

NOTE:
1. WIDTH & HEIGHT OF BEARING AREAS SHALL BE APPROX. THE SAME.
2. BEARING SHALL BE ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL (SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS)

THRUST BLOCKS – WATER

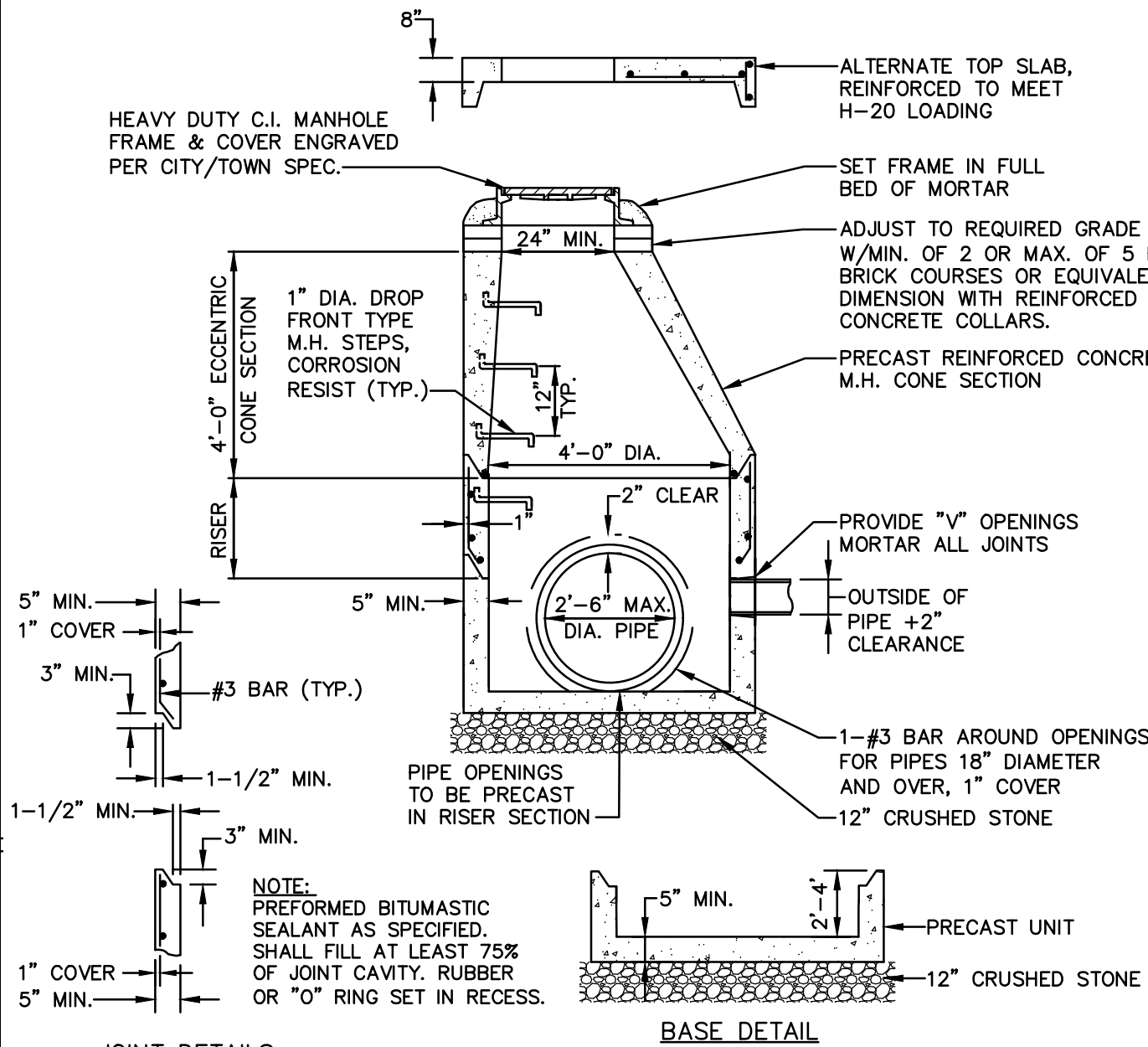
SCALE: NONE



PIPE D	L	CU. YDS.
12"	5'-6"	1.08
15"	6'-6"	1.34
18"	7'-6"	1.61
24"	9'-3"	2.16
30"	10'-6"	2.63

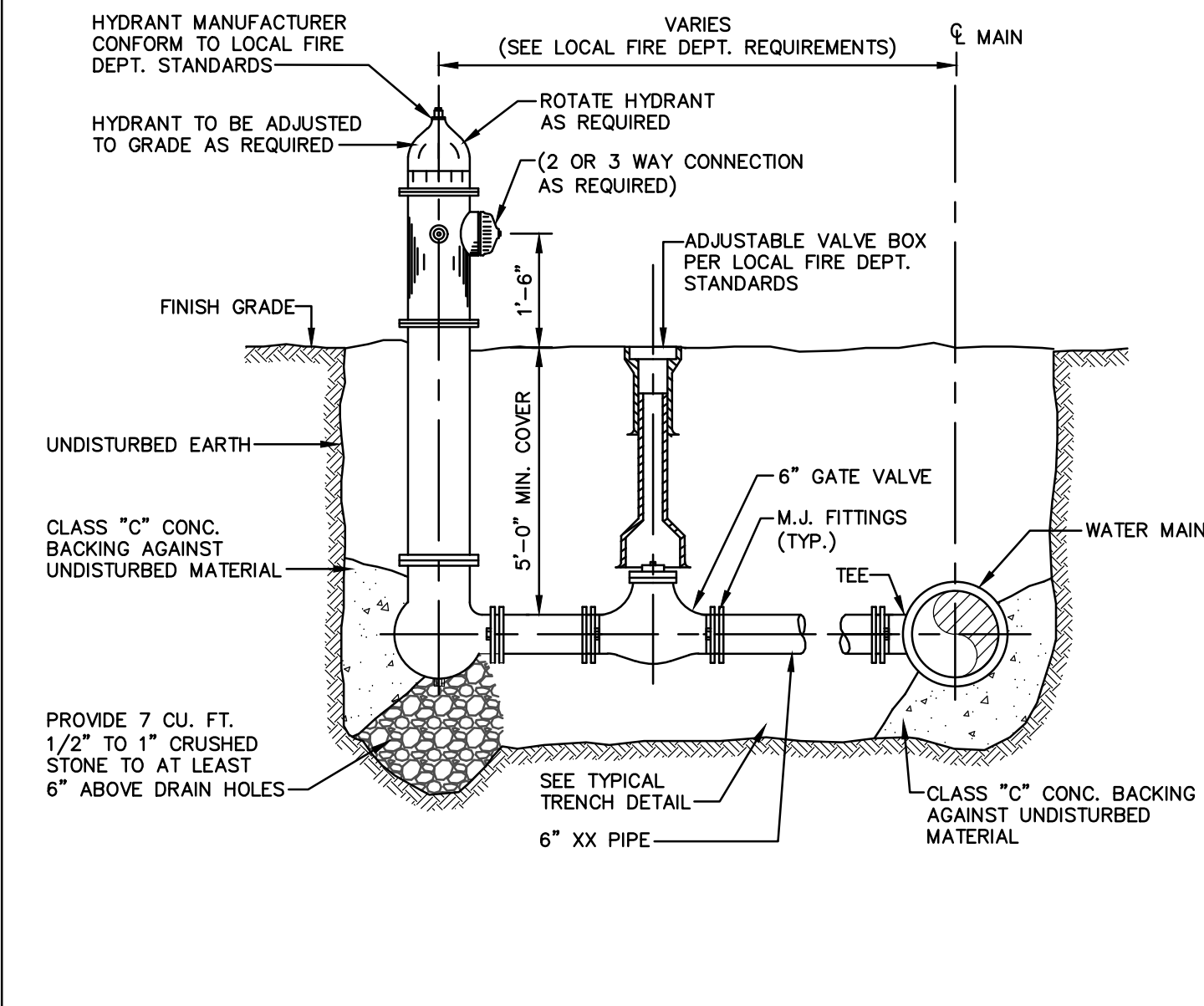
CONCRETE HEADWALL

SCALE: NONE



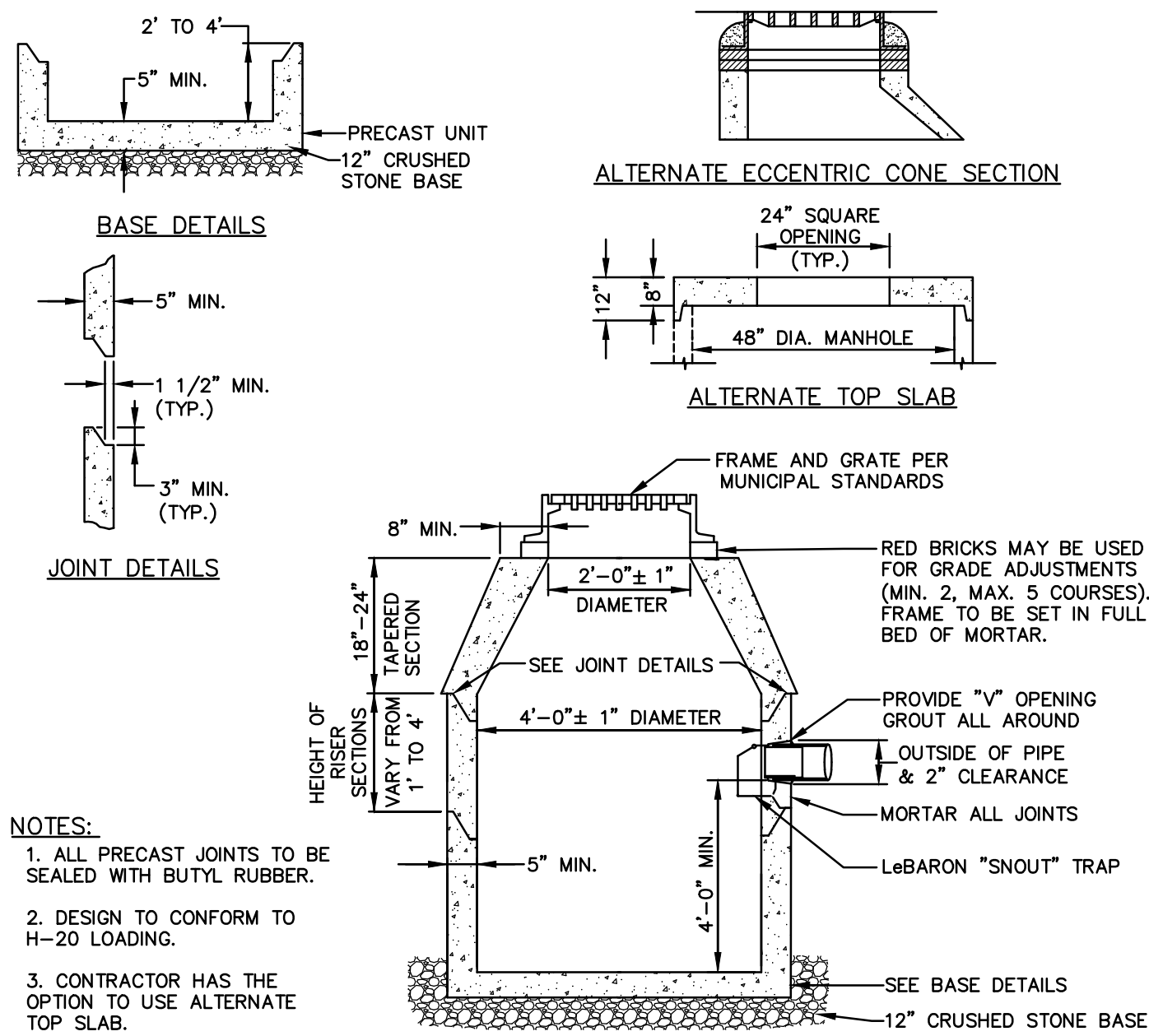
PRECAST CONCRETE DMH

SCALE: NONE



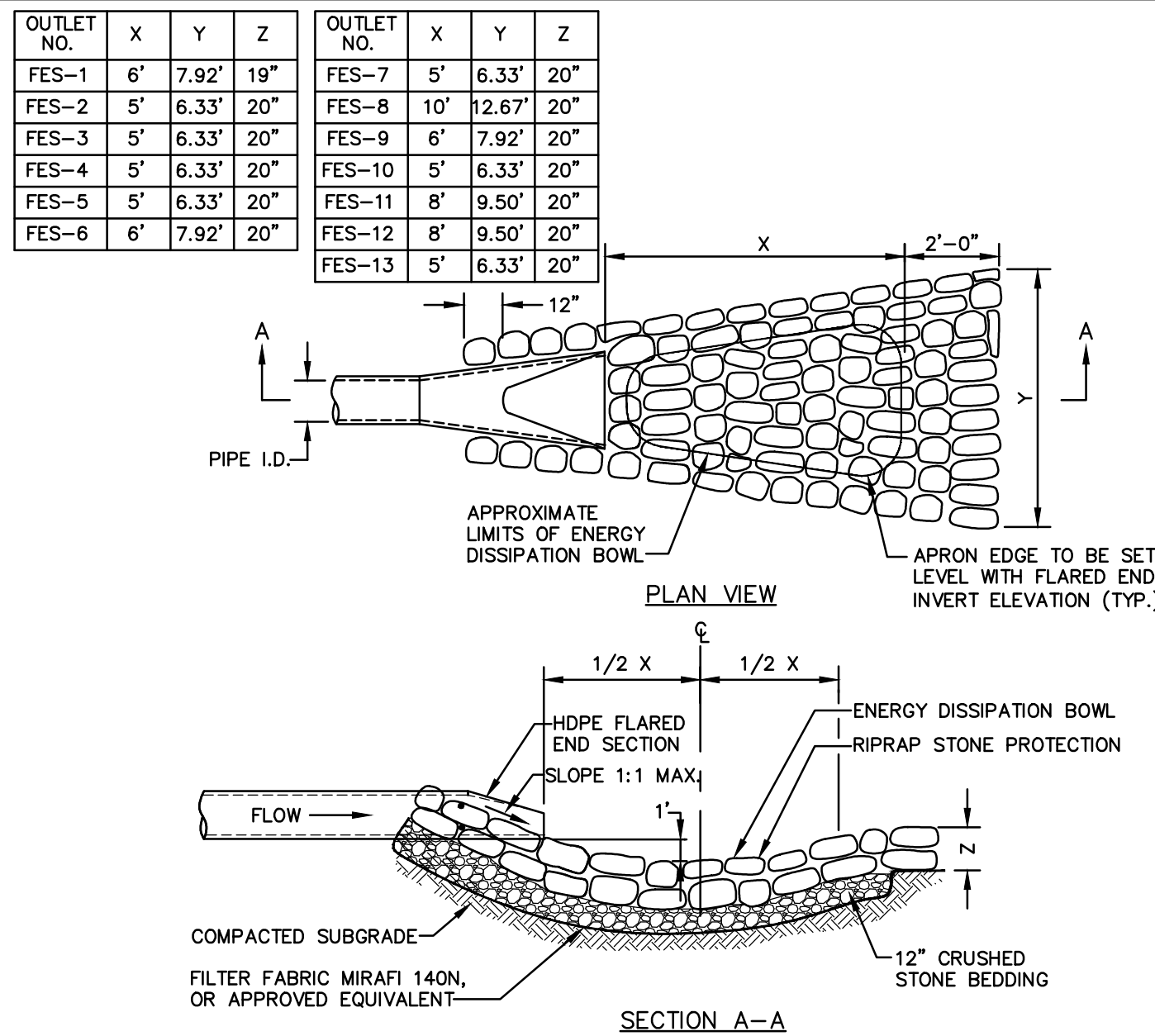
FIRE HYDRANT & VALVE

SCALE: NONE



PRECAST CONCRETE CATCH BASIN

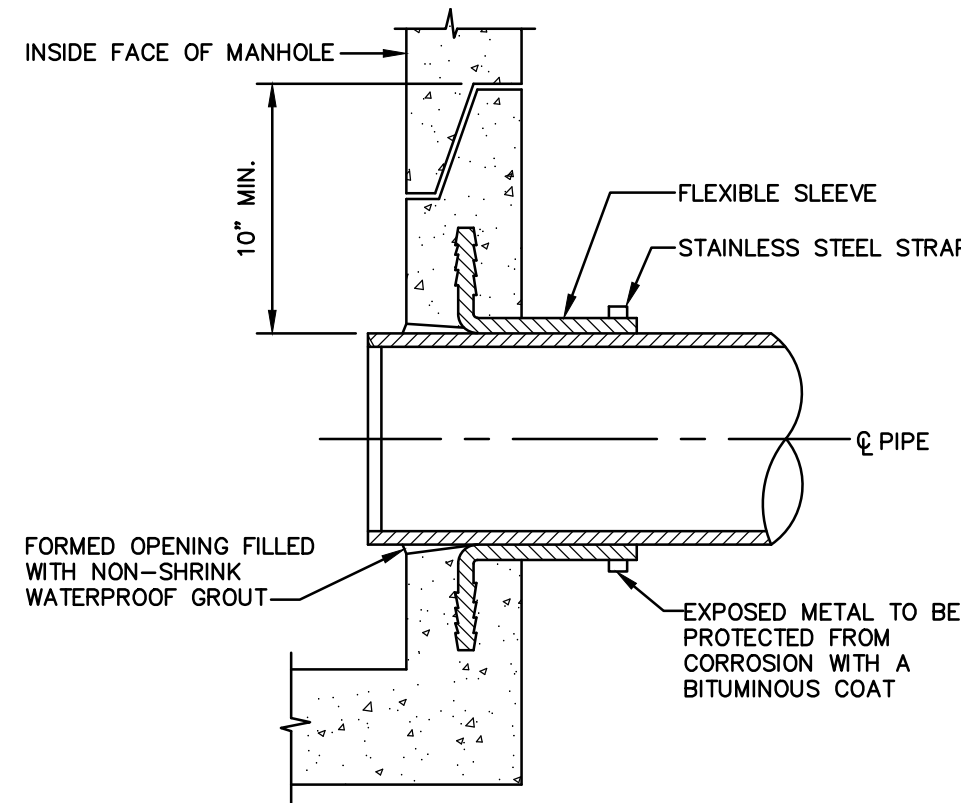
SCALE: NONE



FLARED END SECTION W/ STONE PROTECTION (DISSIPATION BOWL)

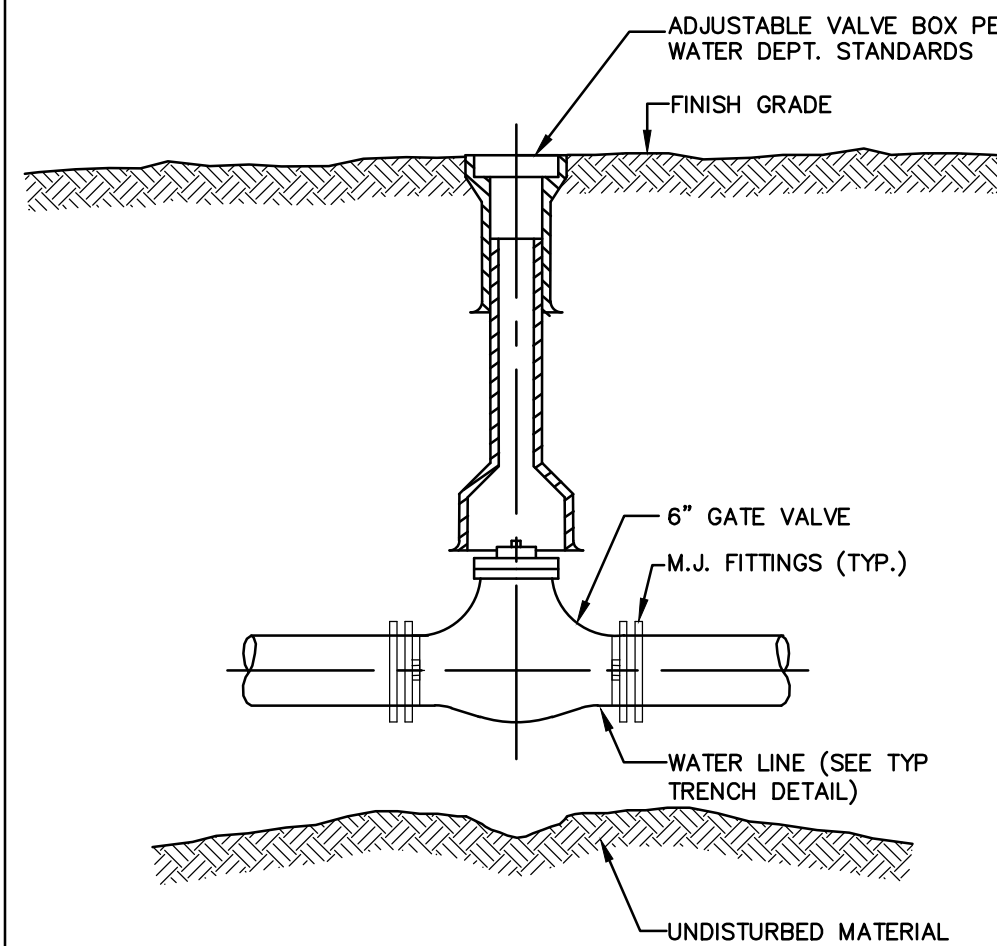
SCALE: NONE

NOTES:
1. THE LENGTH OF THE FIRST PIPE SECTION SHALL NOT EXCEED 5'.



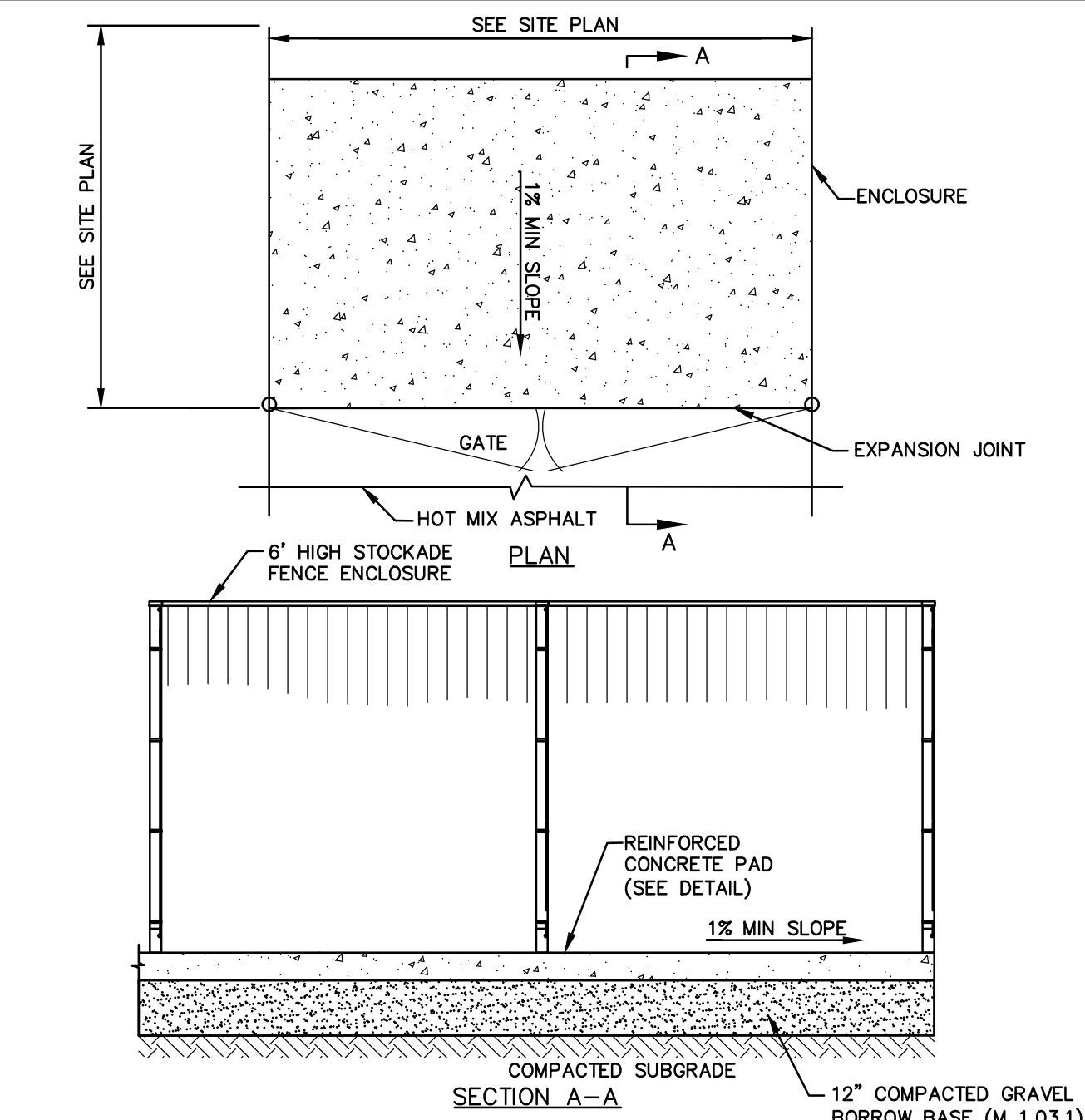
FLEXIBLE PIPE TO MANHOLE CONNECTION (CAST-IN-MANHOLE)

SCALE: NONE



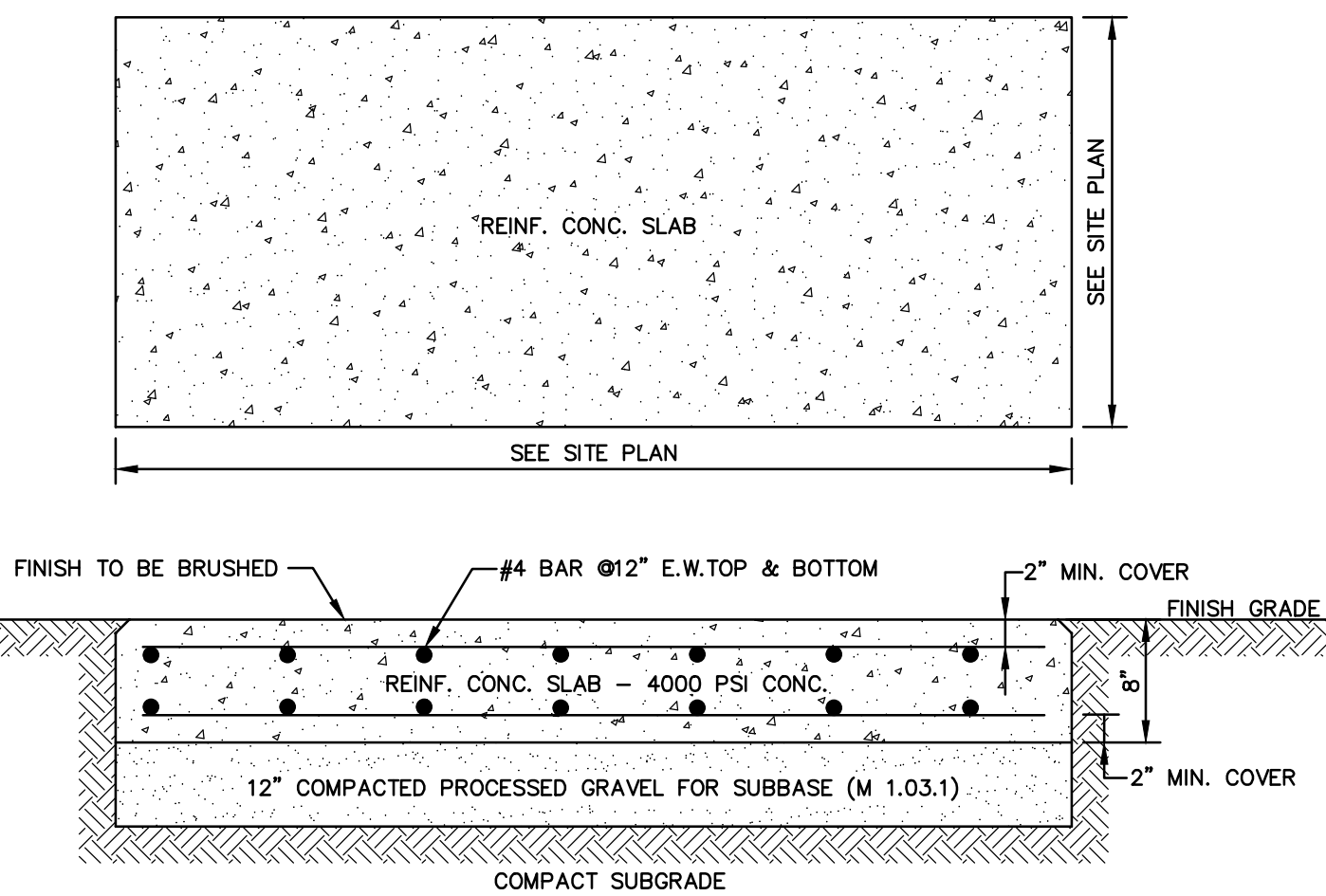
GATE VALVE

SCALE: NONE



DUMPSTER ENCLOSURE

SCALE: NONE



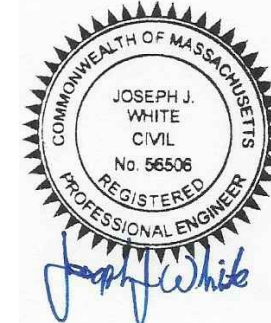
REINFORCED CONCRETE DUMPSTER PAD

SCALE: NONE

APPROVED UNDER
ZBL SECTION 8.1 SENIOR HOUSING AND
ZBL SECTION 10.6 SITE PLAN REVIEW
HOLBROOK PLANNING BOARD

DATE

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JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA

WEYMOUTH STREET

IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

CIVIL DETAILS II

JULY 11, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451



300 Brickstone Square
Andover, Massachusetts 01810

617 896 4300

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SCALE: AS NOTED

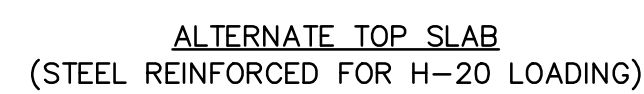
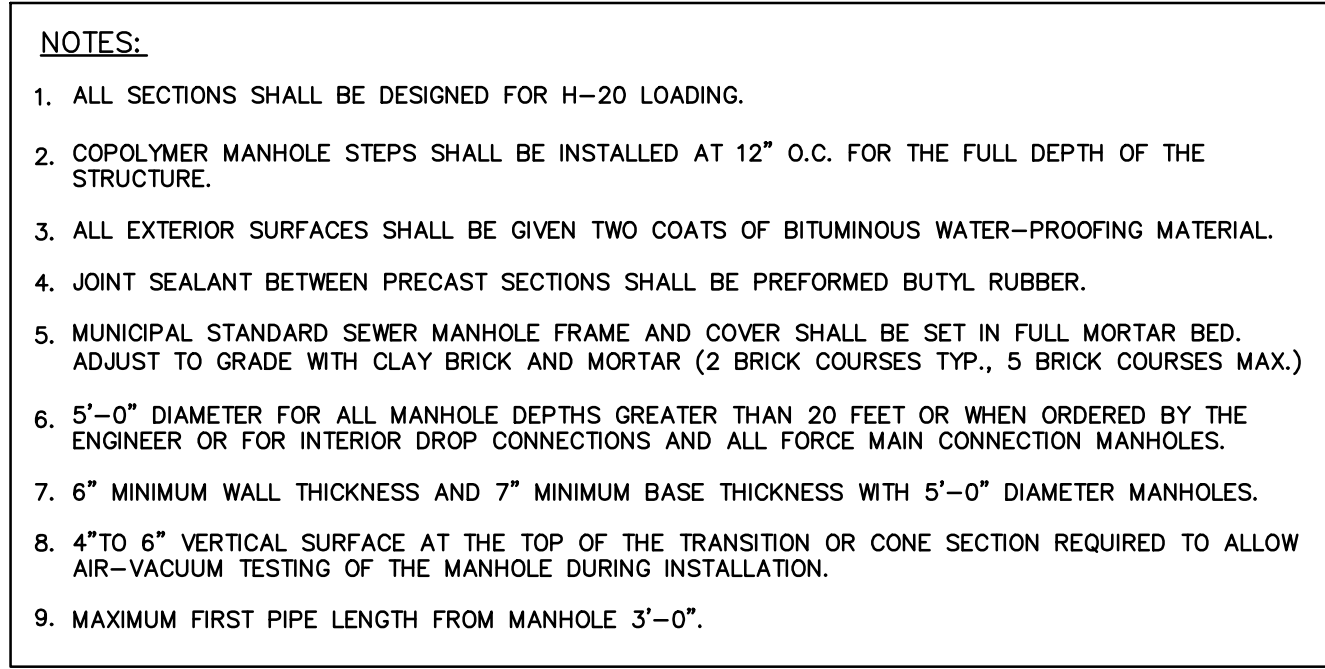


FILE: AND\5001710\CD\5001710-DET

DWG:

JOB. NO: 5-0017.10

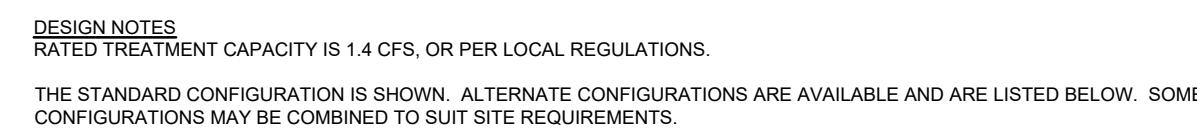
SHEET C-201



SCALE: NONE



SCALE: NONE

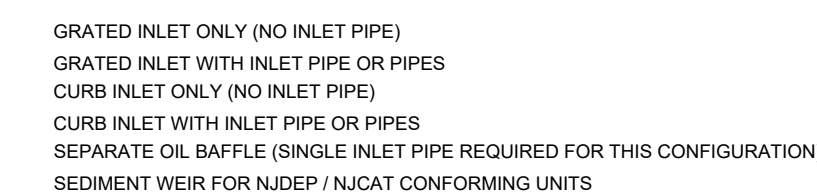


GENERAL NOTES

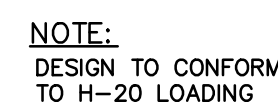
- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH (A) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTRACTOR FOR CONSTRUCTION PRODUCTS REPRESENTATIVE. info@mcg-ee.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. ALL STRUCTURES SHALL MEET ASHSTO H200 AND CASTINGS SHALL MEET ASHSTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC IN CYLINDER SIDE SHALL BE PROTECTIVE. PROTECTIVE CYLINDER IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

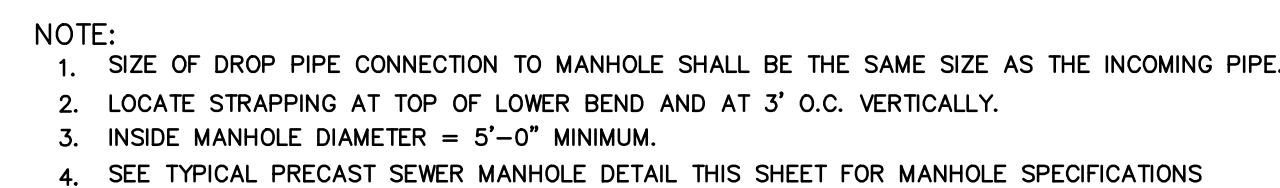
- INSTALLATION NOTES**
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



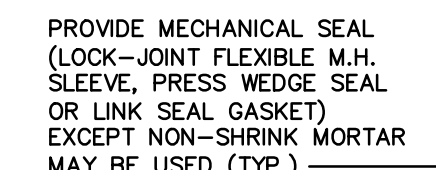
WQU	Model	Run	Depth in inlet	Inv in	Inv out	no inv map?	comment
1	1515-3	180.5	4.84	175.66	175.42	3	
2	1515-3	180.5	4.84	176.62	174.2	3	
3	2015-4	181.5	4.84	180.78	177.41	3.5	
4	1515-3	182	3.72	176.28	176.03	3	
5	1515-3	172.7	4.34	168.36	166.11	3	
6	1515-3	182.5	4.84	178.78	175.33	3	
7	2015-4	186.94	6.89	180.05	177.9	3.5	
8	2020-5	183.2	5.33	177.87	176.2	3.5	
9	H336	194.1	4.1	180.2	180.3	3	no inlet
10	H336	175.3	3.66	172.04	172.04	3	no inlet
11	2015-4	191.28	4.55	186.73	186.48	3.5	
12	2015-4	191	5.7	187.3	187.09	3.5	
13	2015-4	191.8	5.28	187.88	187.73	3.5	
14	1515-3	151.4	4.3	137.1	136.85	3	
15	2015-4	190.85	4.33	186.52	186.52	3	no inlet



SCALE: NONE



SCALE: NONE



SCALE: NONE

JOSEPH J. WHITE
PROFESSIONAL ENGINEER

HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

JULY 11, 2022

[illegible]

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451



BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810

617 896 4300

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SCALE: AS NOTED

FIG. 1

FILE: AND\5001710\C\D\5001710-DFT

DWG.:	SHEET	C-202
-------	-------	-------

JOB. NO: 5-0017.10	SHEET C-202
--------------------	-------------

DATE _____

1. A TYPICAL ACCESS OPENING FOR THE STORMTAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY THE CITY OF CHICAGO. OPENINGS MUST BE LOCATED AT THE END OF THE STORMTAP MODULE UNLESS NOT OTHERWISE SPECIFIED. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3-PC9 OR APPROVED RACE (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE LEG. THE NEXT STEP DOWN THE INSIDE LEG STEPS SHALL BE PLACED WITH A MAXIMUM DISTANCE OF 1'-4" BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO ALLOW OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND DIRECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTAP RECOMMENDS COVER OVER 2" TO USE PRECAST SARGES, OR CONE INSPECTIONS. (PROVIDED BY OTHERS)

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE IS ϕ 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH 1'-0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

STORMTRAP OR APPROVED EQUAL

MEETS:
 QPSS 1351.08.02
 BVO
 ASTM C-478.95a
 ASTM D-41.101.95a

AASHTO M-199
 ASTM 4A-15

1'-4"

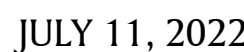
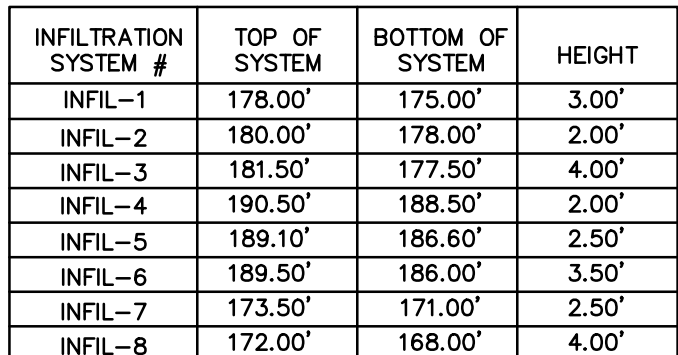
1'-5 1/2"

1'-4 3/4"

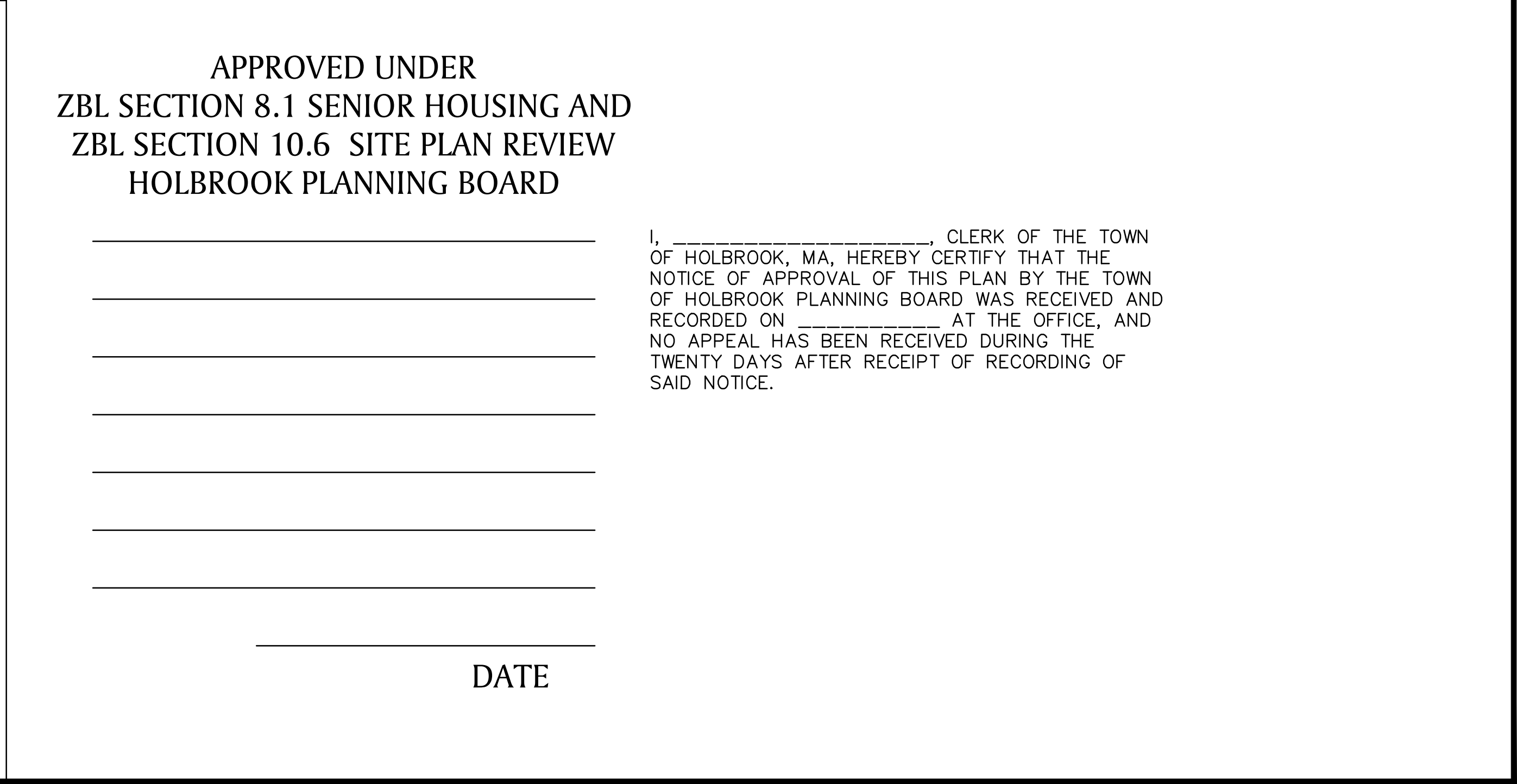
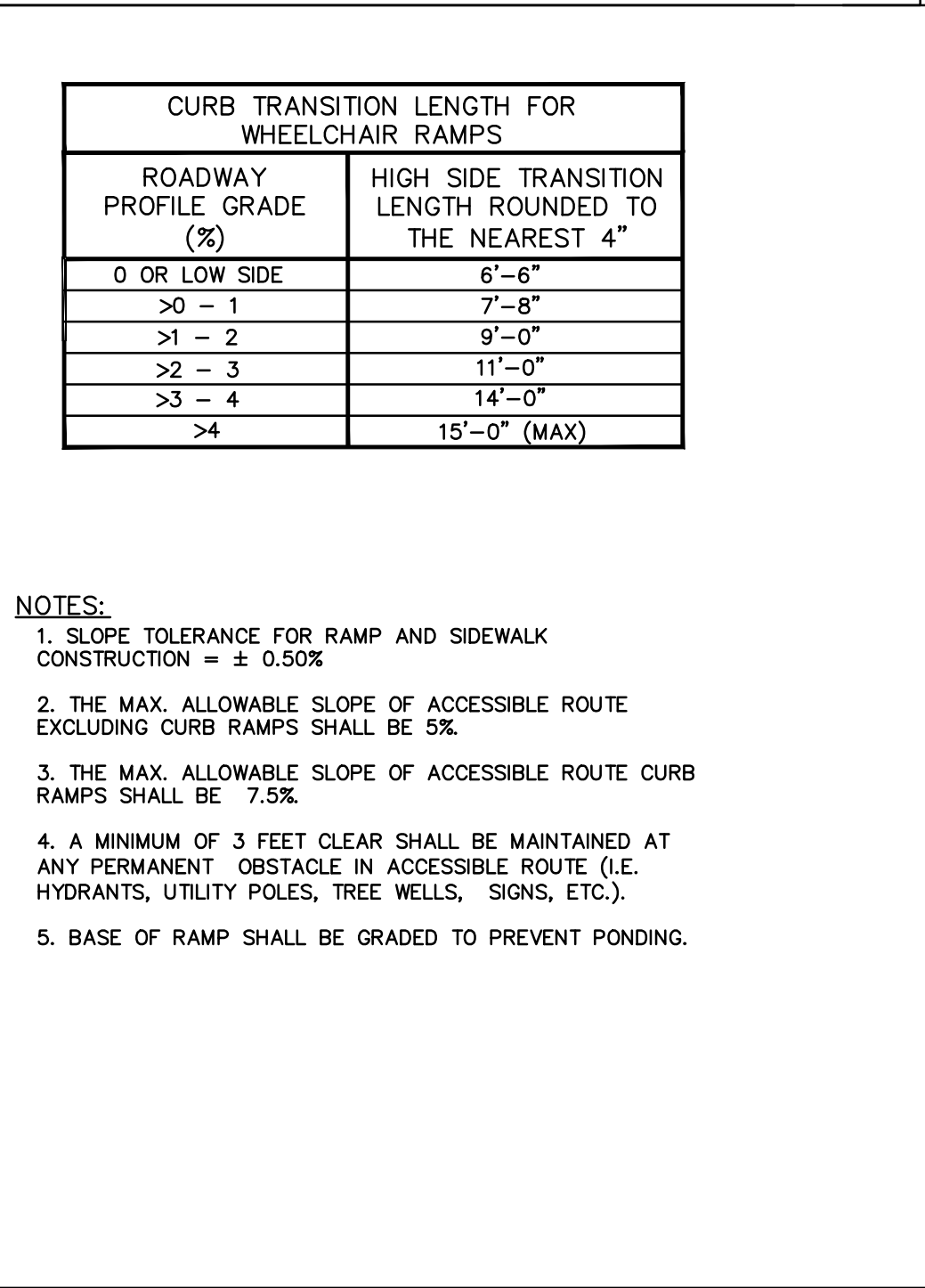
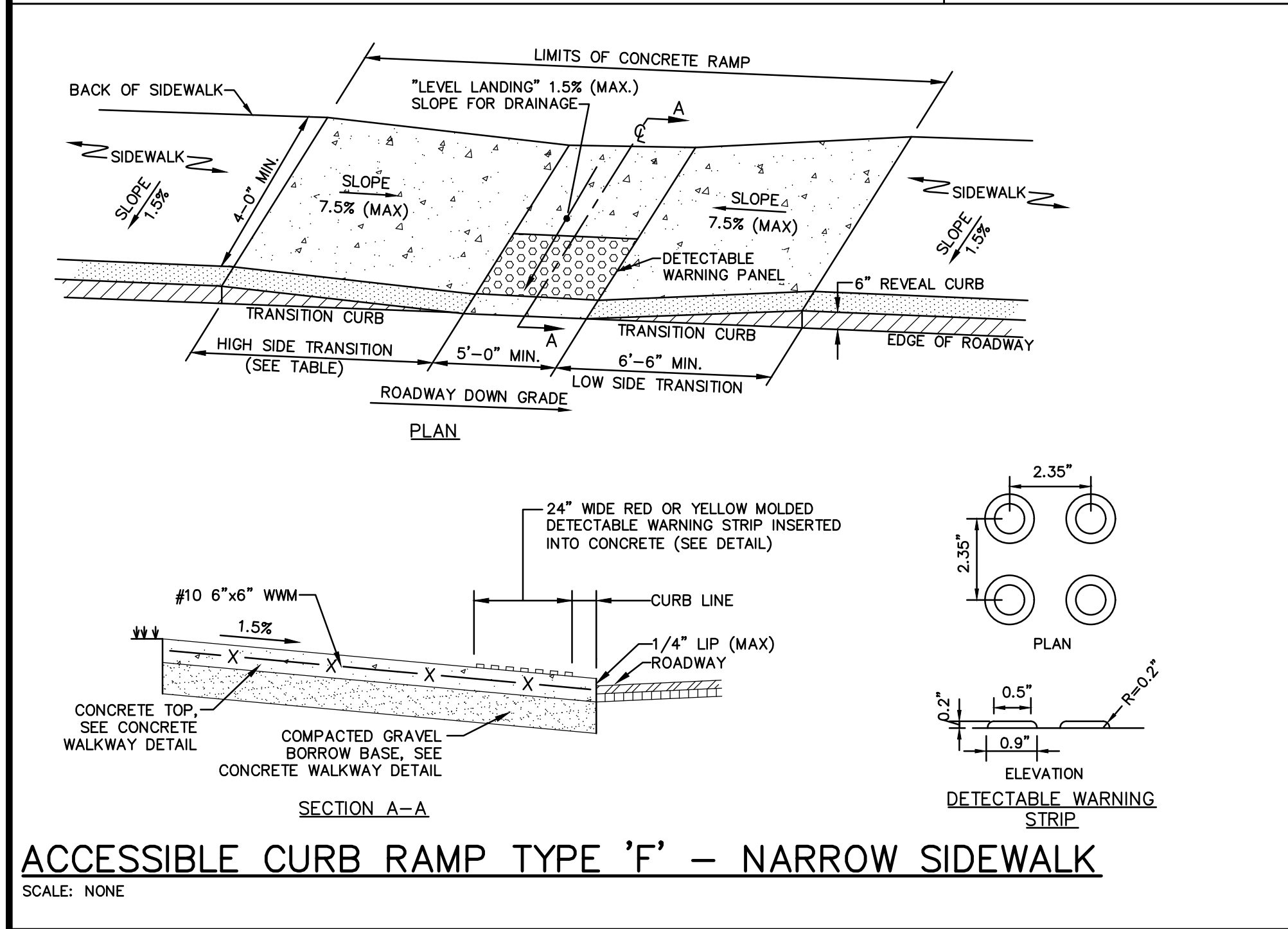
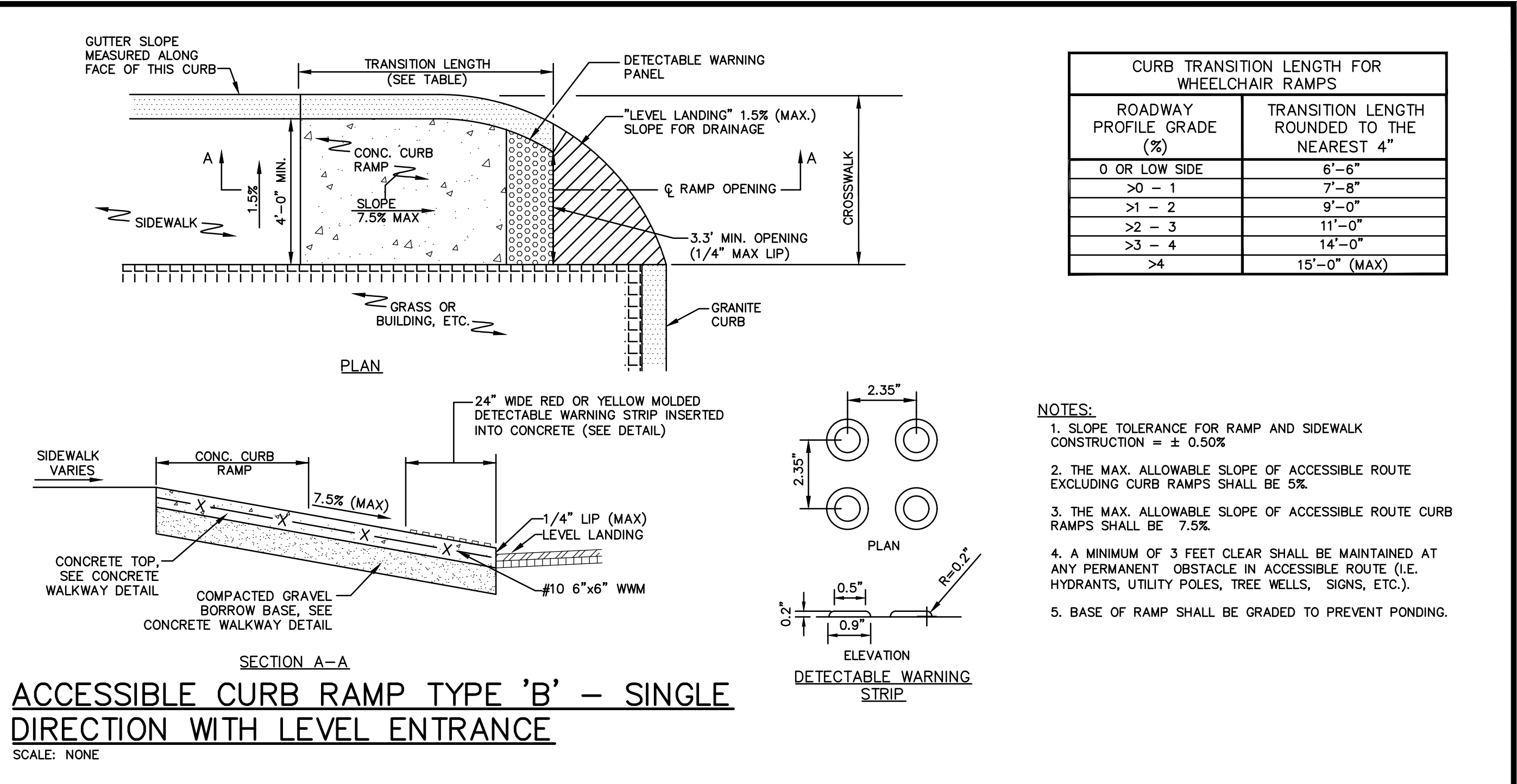
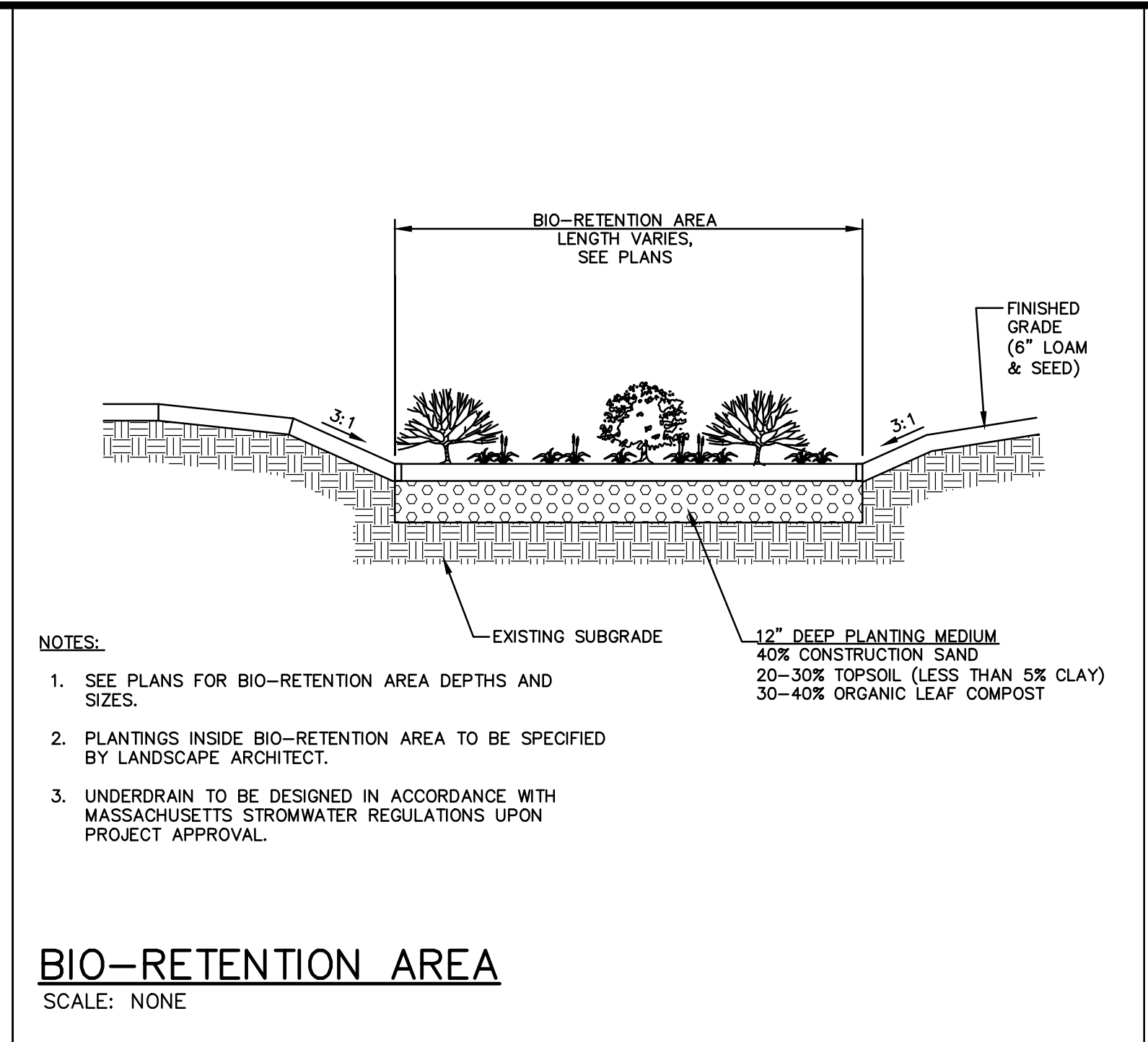
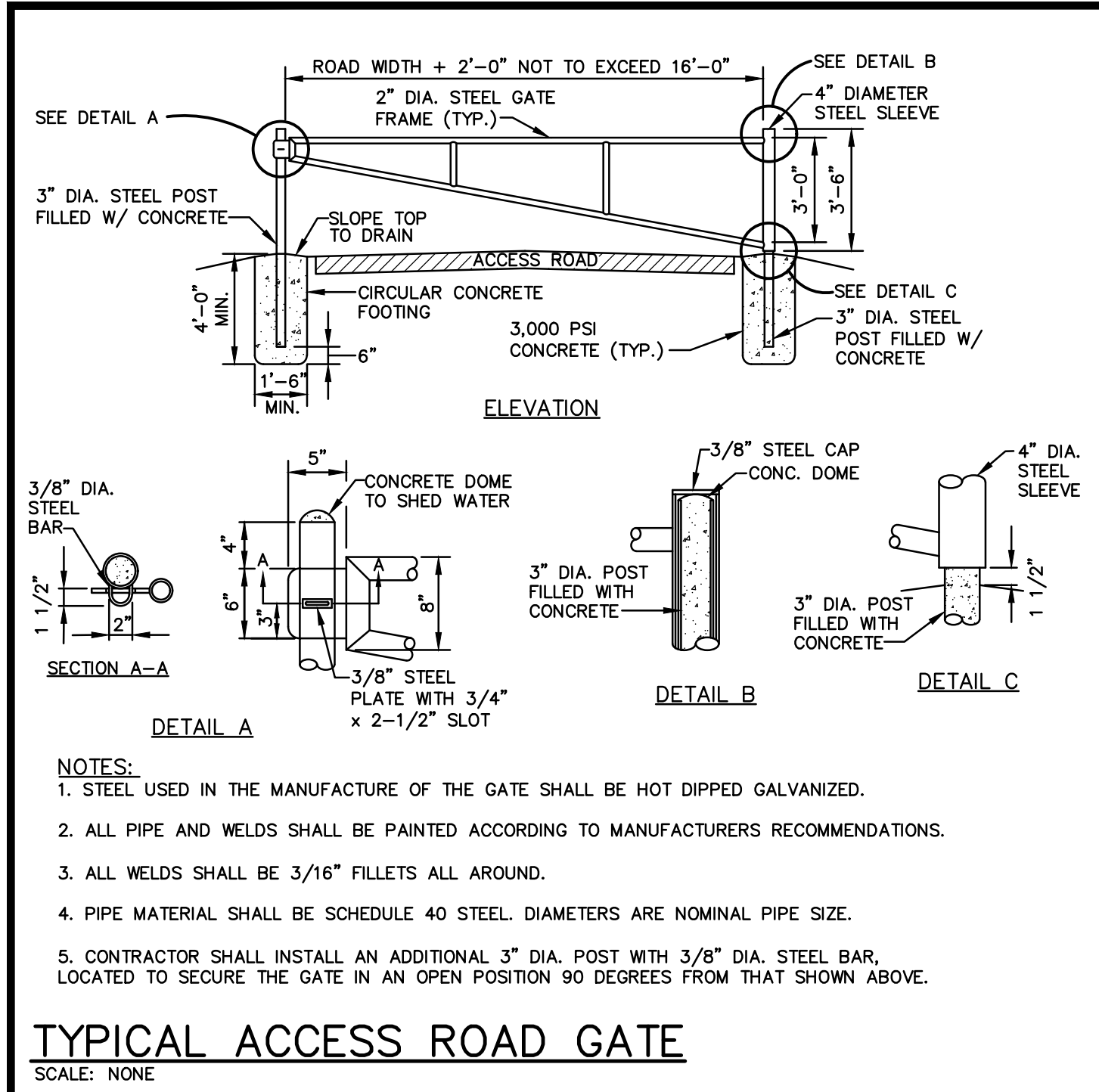
10 1/2"

7"

STEP DETAIL



JOB. NO: 5-0017.10



DAKOTA PARTNERS

JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

CIVIL DETAILS V

JULY 11, 2022

REVISIONS:

NO.	DATE	DESC.

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WALTHAM, MA 02451

BSC GROUP

300 Brickstone Square
Andover, Massachusetts 01810

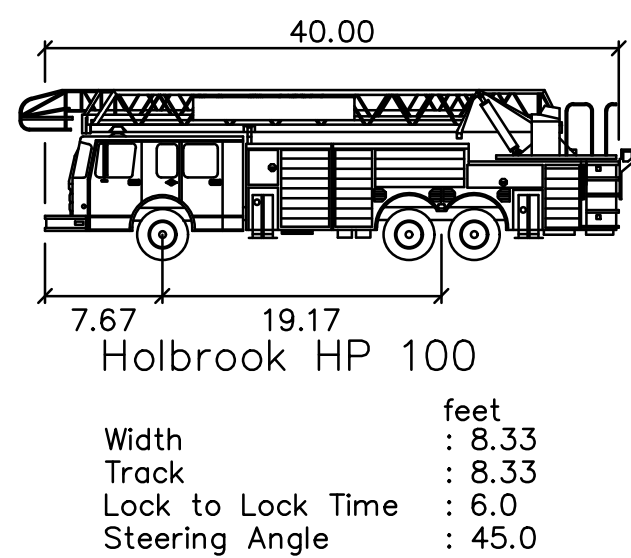
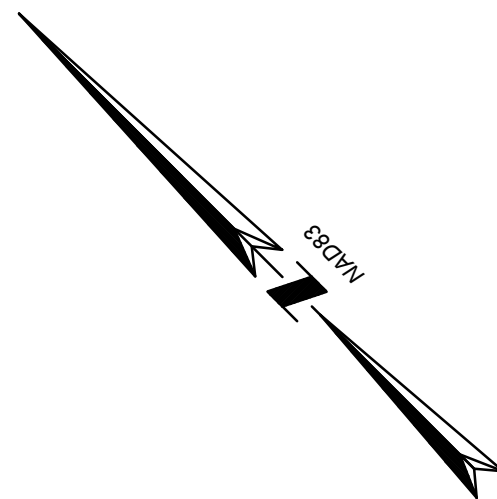
617 896 4300

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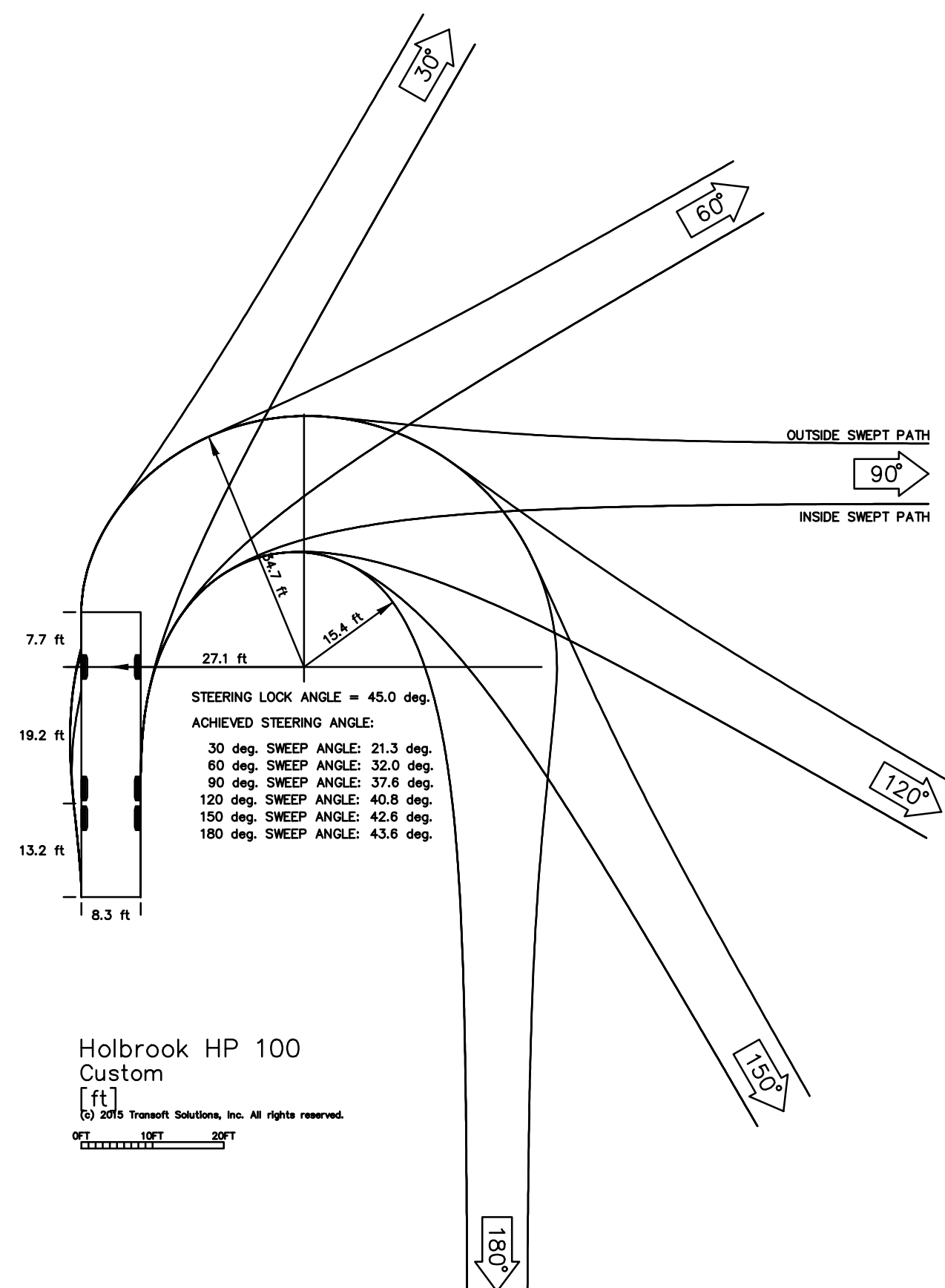
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FILE: AND\5001710\CD\5001710-DET
DWG: SHEET C-204

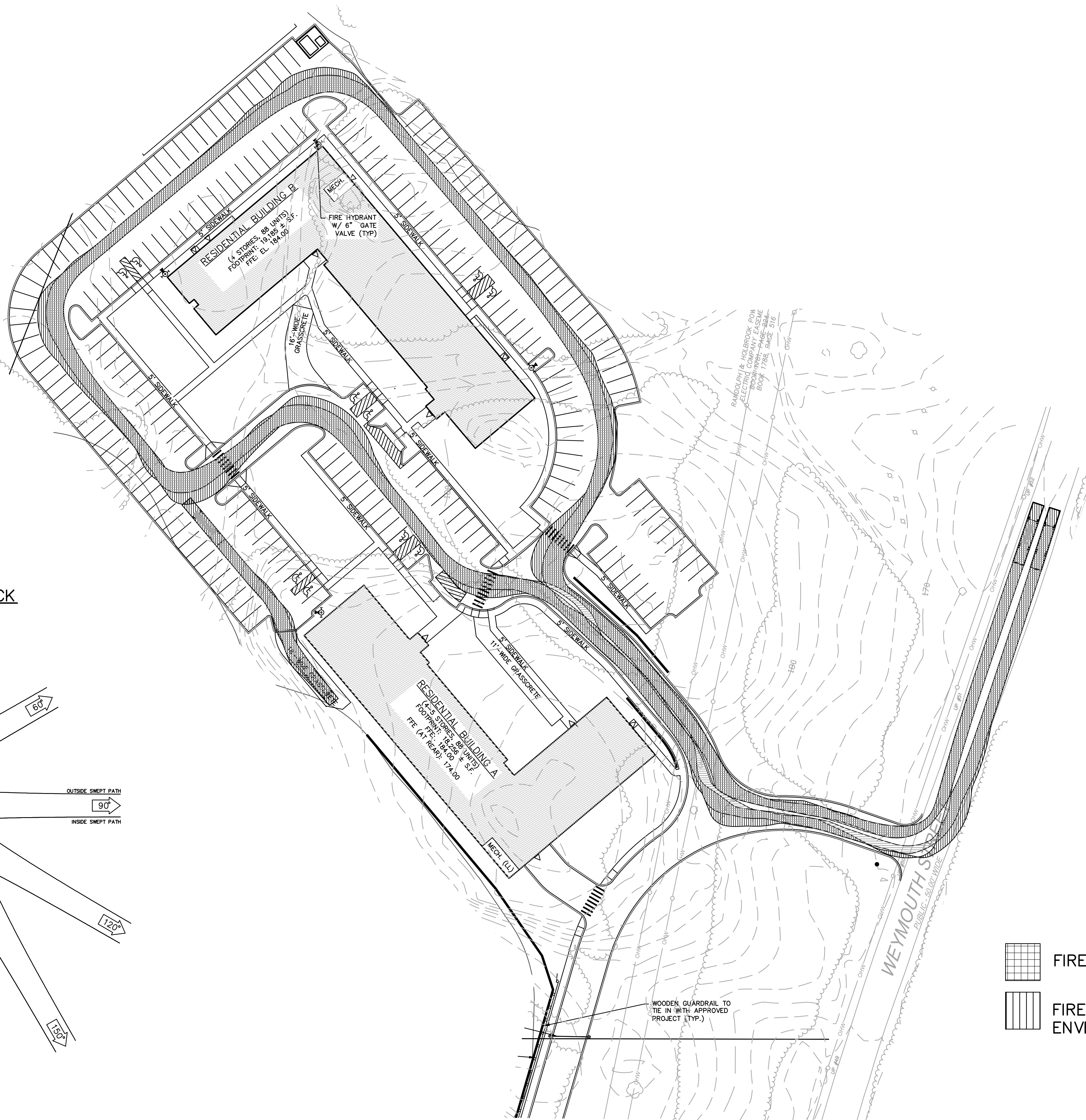
JOB. NO: 5-0017.10



HOLBROOK HP100 FIRE TRUCK
SCALE: 1"=20'

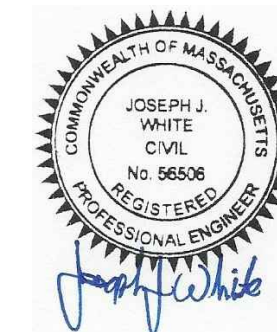


HOLBROOK HP100 ESTIMATED
TURNING TEMPLATE
SCALE: 1"=20'



- FIRETRUCK WHEEL ENVELOPE
- FIRETRUCK BODY/CHASSIS ENVELOPE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



JOSEPH J. WHITE
PROFESSIONAL ENGINEER
7/8/2022
DATE

THE ARCADIA
WEYMOUTH STREET
IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

EMERGENCY
ACCESS PLAN I

JULY 11, 2022

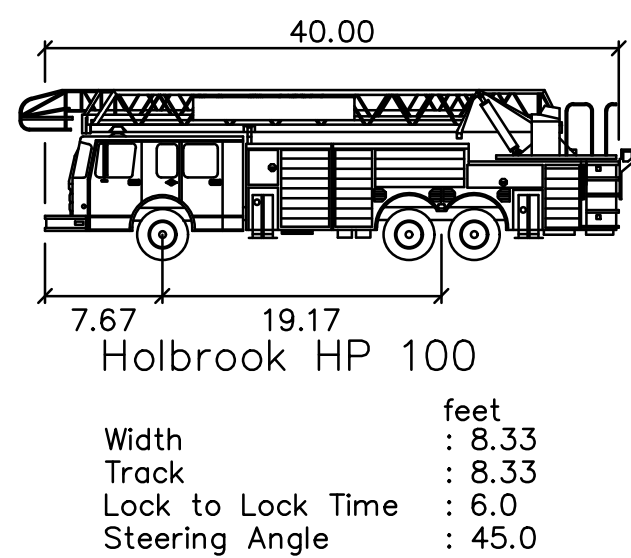
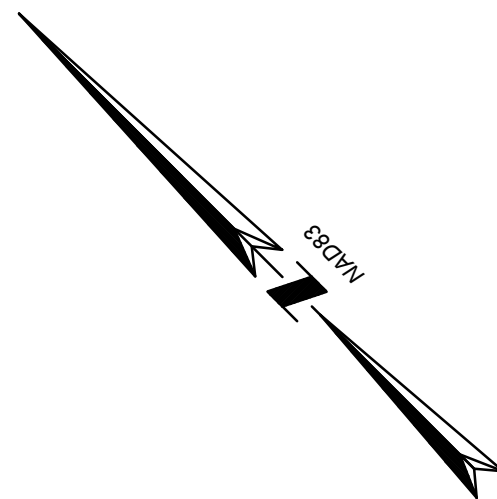
REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

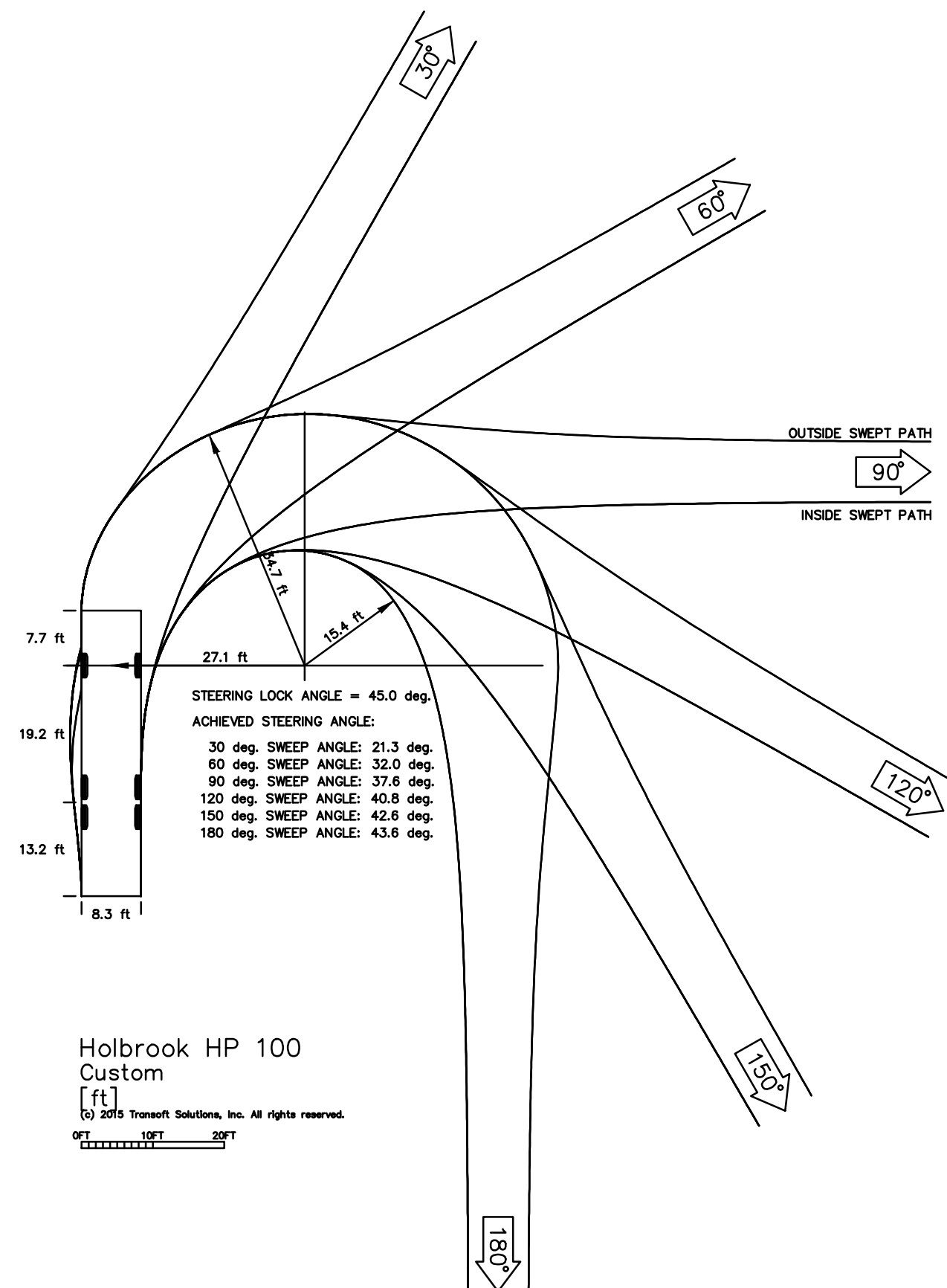
BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300

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SCALE: 1" = 40'
0 20 40 80 FEET
FILE: AND\5001710\C\5001710-FIRE
DWG.:
JOB. NO: 5-0017.10 SHEET F-100



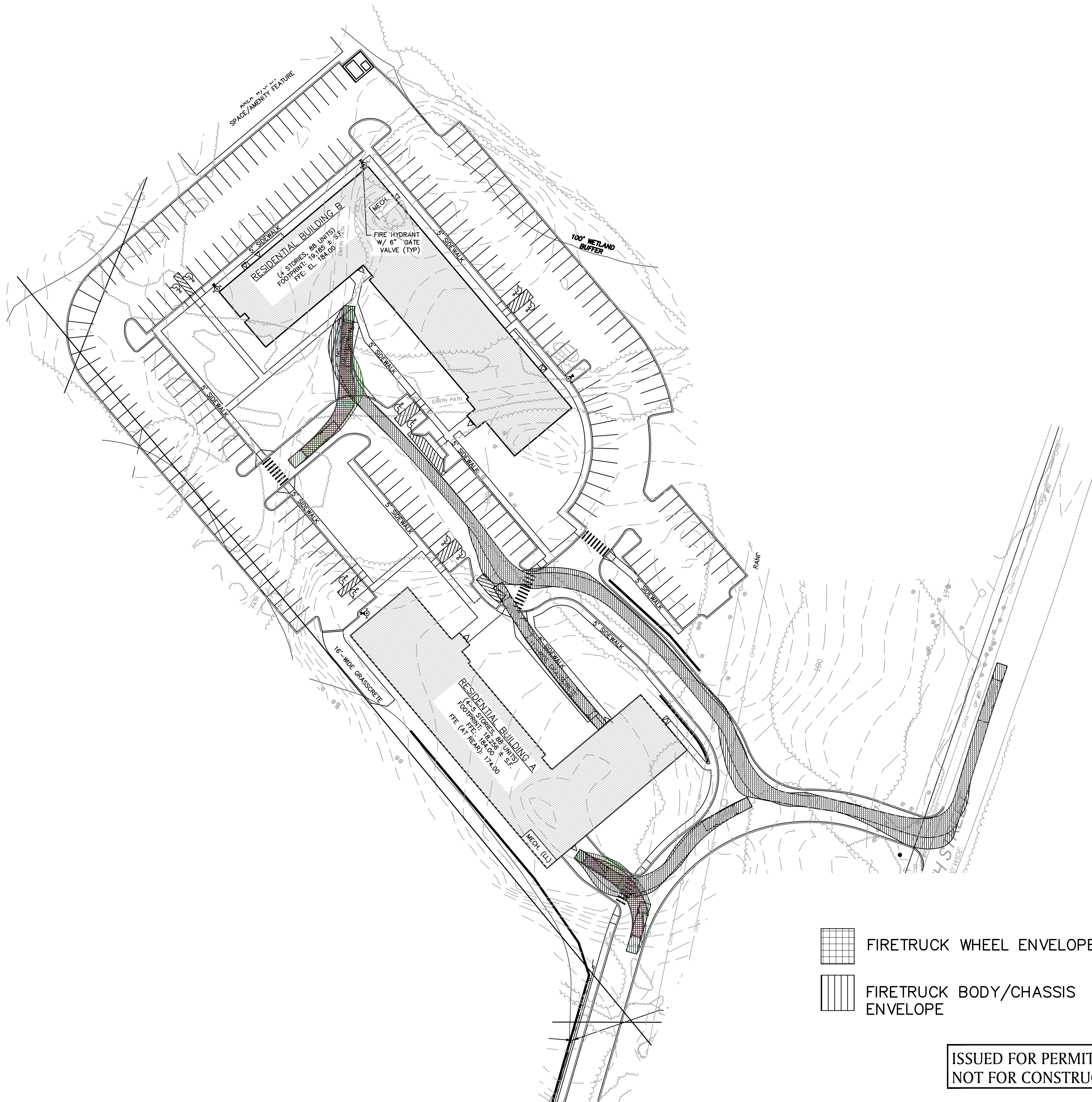
HOLBROOK HP100 FIRE TRUCK

SCALE: 1"=20'



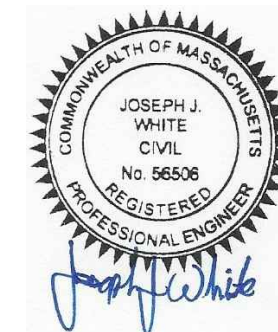
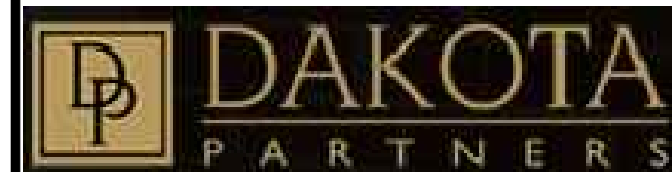
HOLBROOK HP100 ESTIMATED TURNING TEMPLATE

SCALE: 1"=20'



- FIRETRUCK WHEEL ENVELOPE
- FIRETRUCK BODY/CHASSIS ENVELOPE

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022

DATE

THE ARCADIA

WEYMOUTH STREET

IN

HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

EMERGENCY
ACCESS PLAN II

JULY 11, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451



300 Brickstone Square
Andover, Massachusetts 01810

617 896 4300

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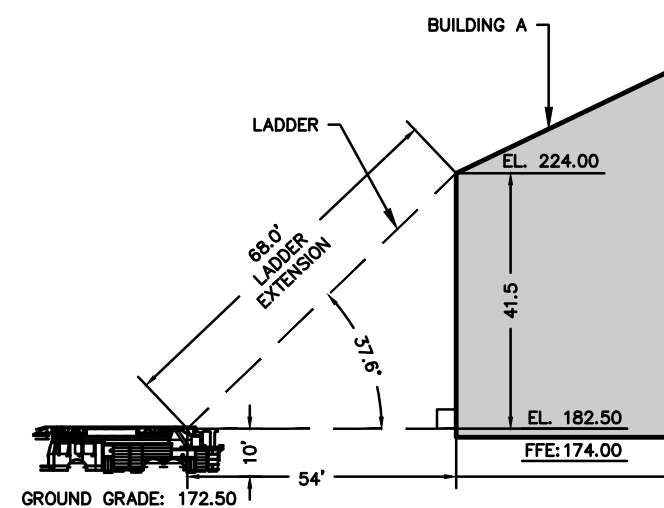
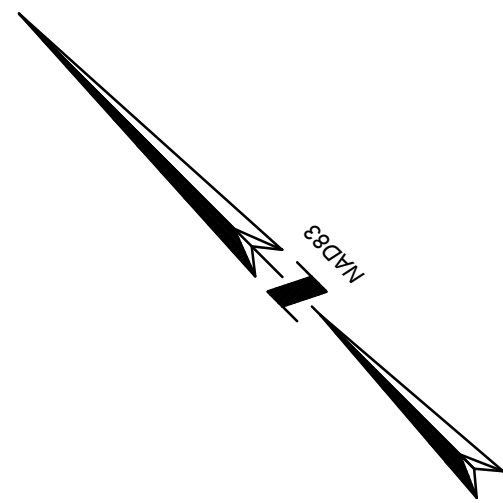
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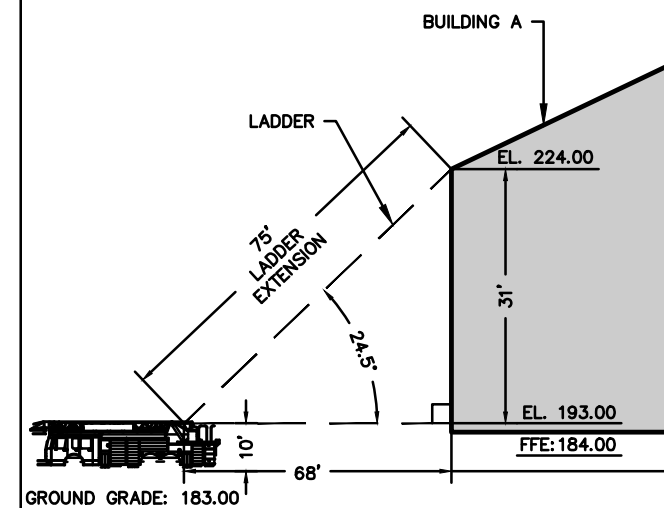
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DWG.: SHEET F-101

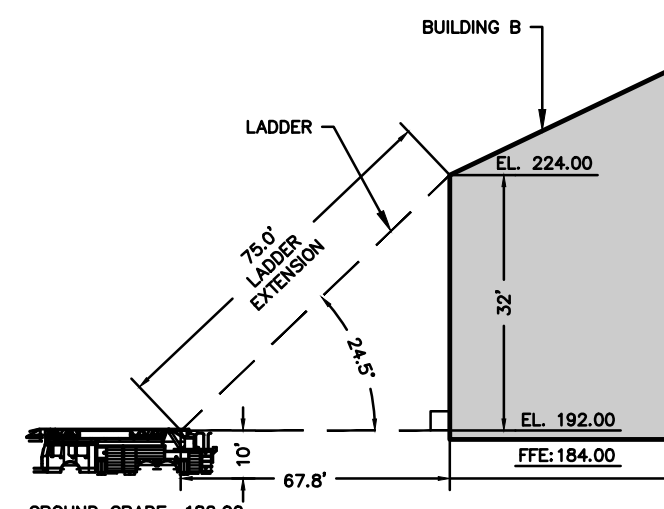
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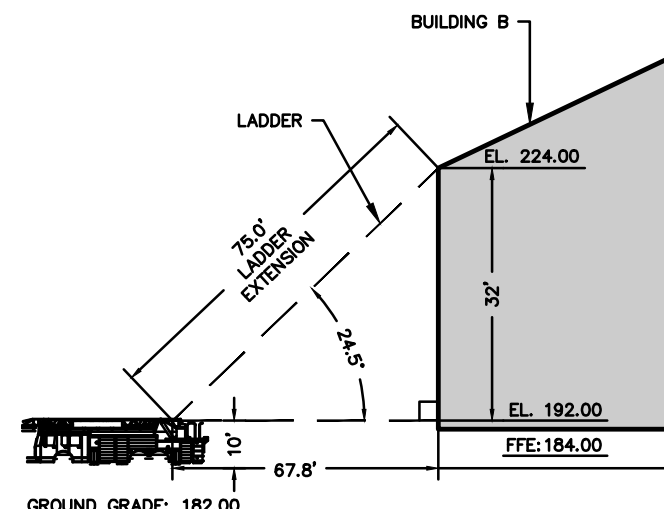
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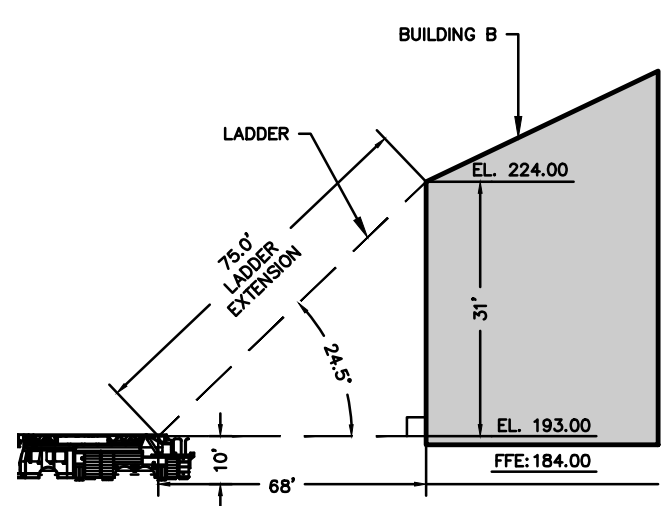
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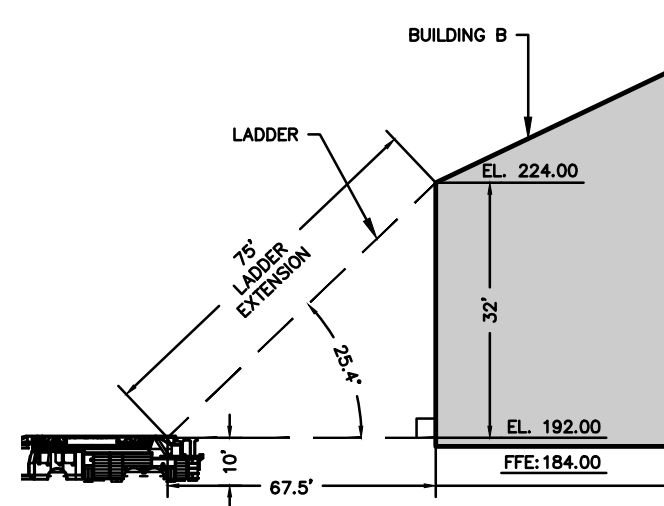
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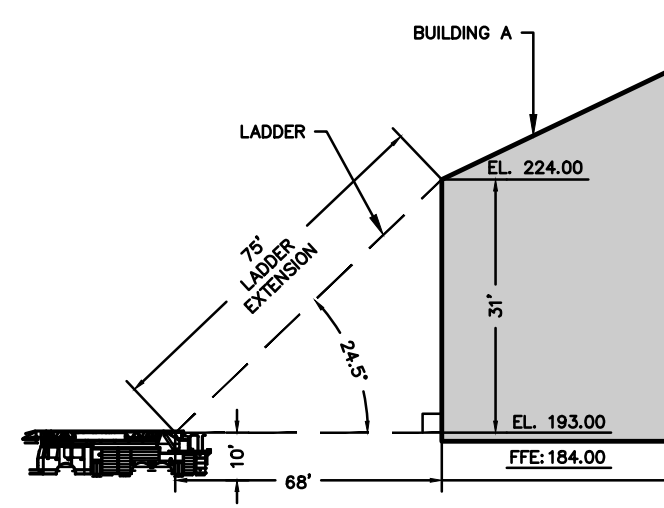
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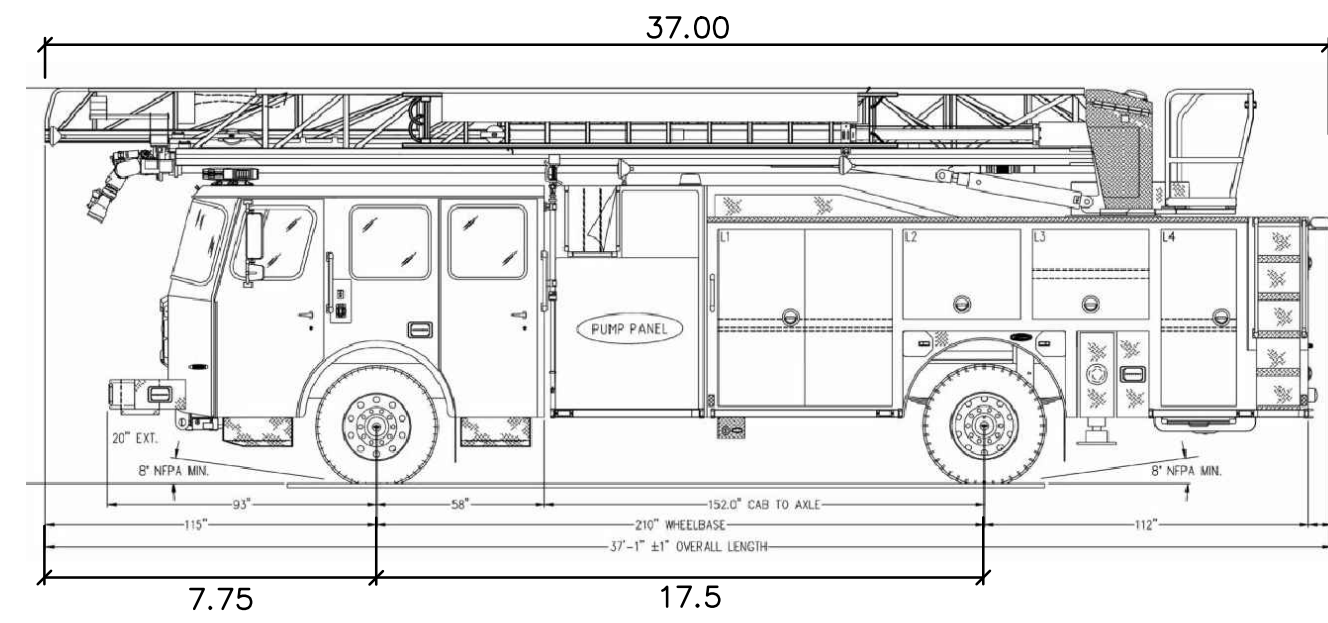
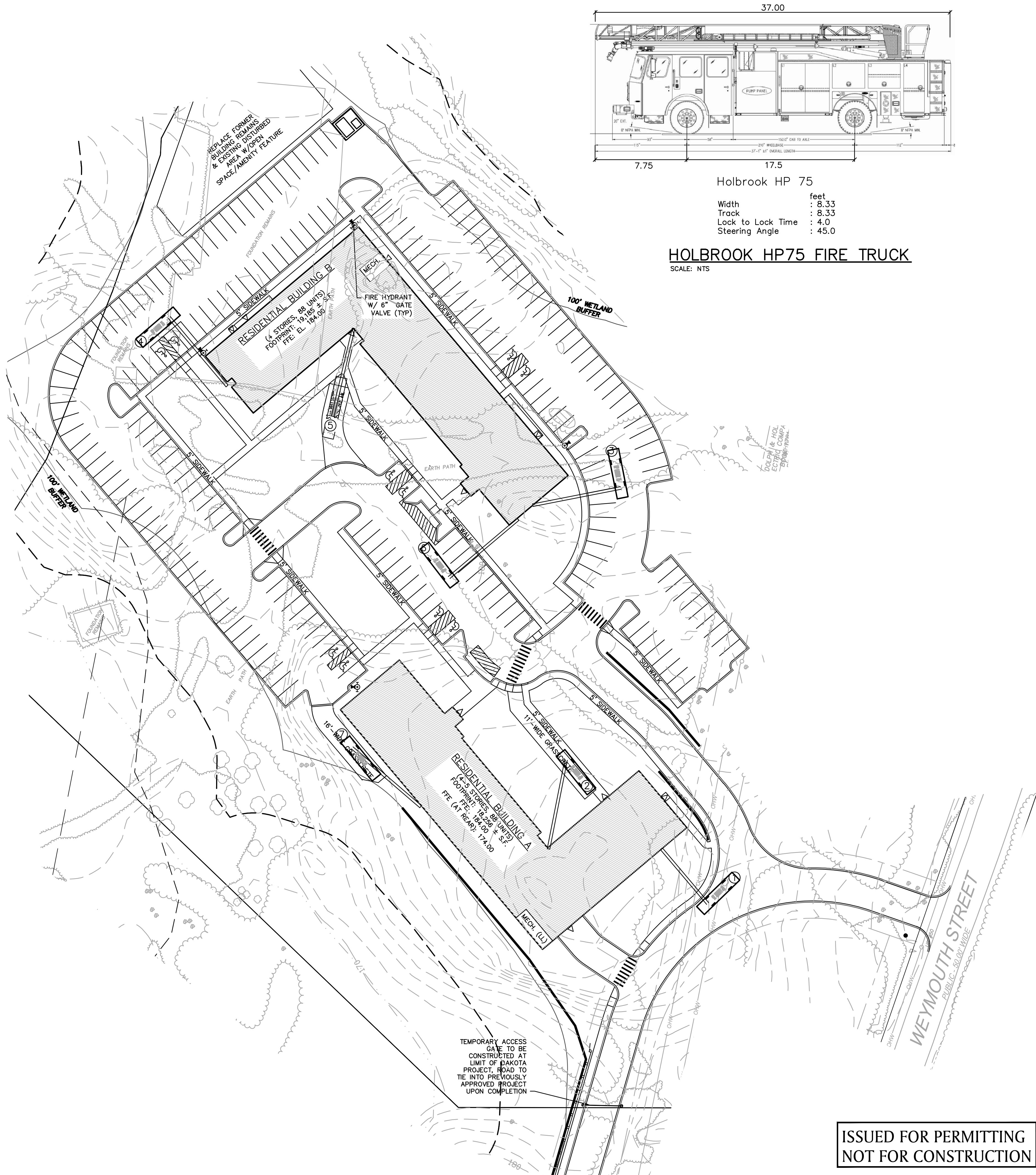
EMERGENCY ACCESS #5



EMERGENCY ACCESS #6



EMERGENCY ACCESS #7



Holbrook HP 75

Width : 8.33
Track : 8.33
Lock to Lock Time : 4.0
Steering Angle : 45.0

HOLBROOK HP75 FIRE TRUCK

SCALE: NTS

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA

WEYMOUTH STREET

IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

EMERGENCY
ACCESS PLAN III

JULY 11, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

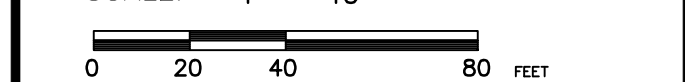


300 Brickstone Square
Andover, Massachusetts 01810

617 896 4300

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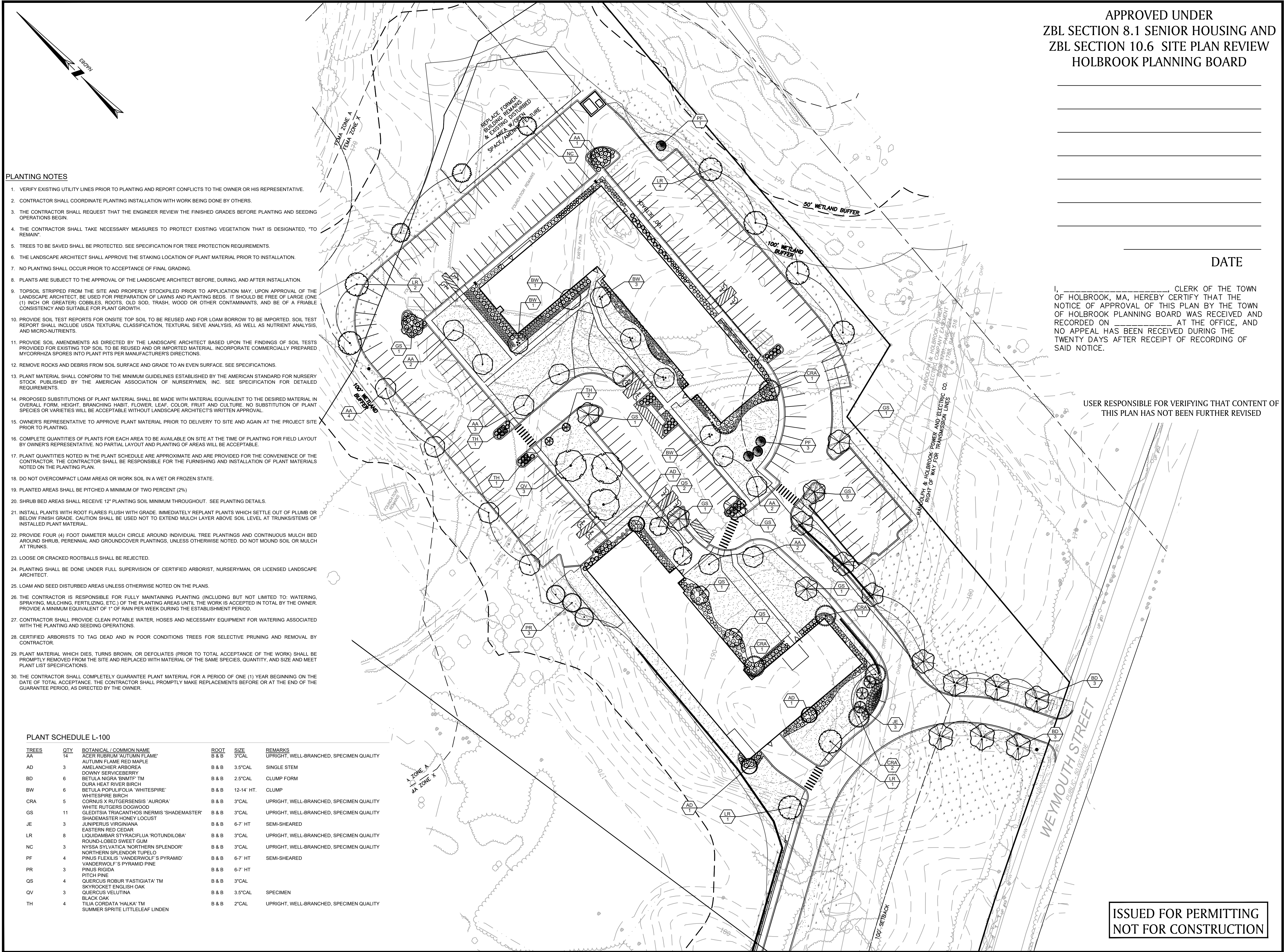
SCALE: 1" = 40'



FILE: AND\5001710\C\5001710-FIRE

DWG.: SHEET F-102

JOB. NO: 5-0017.10



DAKOTA

PARTNERS

JOSEPH J. WHITE

CIVIL

NO. 66506

PROFESSIONAL ENGINEER

7/8/2022

DATE

JOSEPH J. WHITE

PROFESSIONAL ENGINEER

WEYMOUTH STREET

IN

HOLBROOK

MASSACHUSETTS

(NORFOLK COUNTY)

TREE PLANTING

PLAN

JULY 11, 2022

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:

DAKOTA PARTNERS

253 BEAR HILL ROAD, SUITE 400

WALTHAM, MA 02451

BSC GROUP

300 Brickstone Square

Andover, Massachusetts 01810

617.896.4300

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SCALE: 1" = 40'

0

20

40

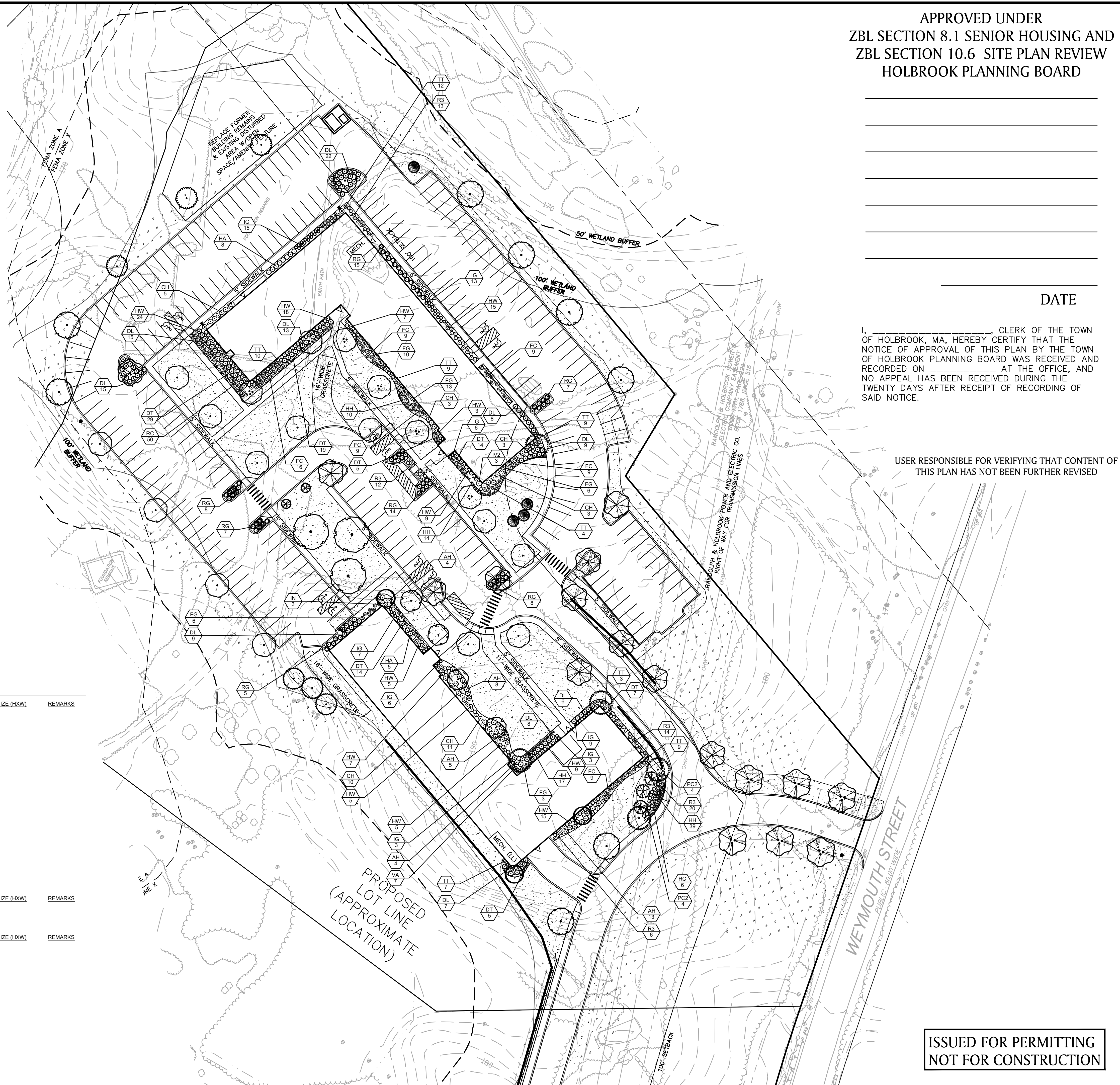
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FEET

FILE: \\BSCBOS\AND\PROJECTS-AND\5001710\CIVIL_DRAWINGS

DWG.: SHEET L-100

JOB. NO: 5-0017.10



I, _____, CLERK OF THE TOWN OF HOLBROOK, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF HOLBROOK PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.

USER RESPONSIBLE FOR VERIFYING THAT CONTENT OF
THIS PLAN HAS NOT BEEN FURTHER REVISED

SHRUB & GROUND COVER PLANTING PLAN

REVISIONS:

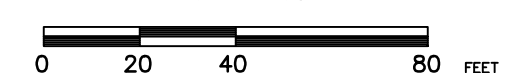
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BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810

617 896 4300

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SCALE: 1" = 40'





FILE: \\BSCBOS\AND\PROJECTS-AND\5001710\CIVIL_DRAWINGS

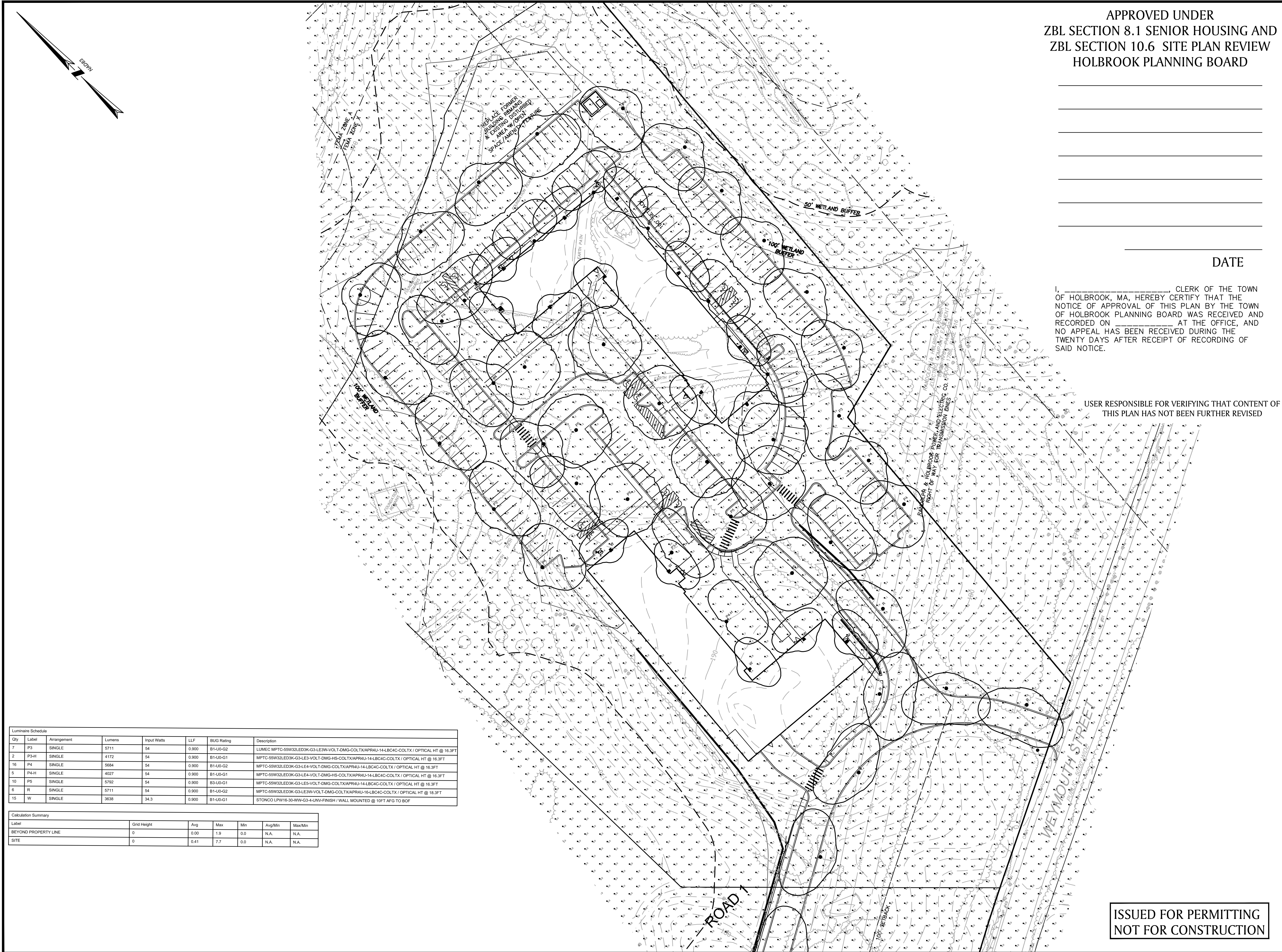
DWG:	
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JOB. NO: 5-0017.10	SHEET L-101
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PLANT SCHEDULE L-100

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	MATURE SIZE (HXW)	REMARKS
AH	35	AZALEA GIRARD HYBRID 'GIRARD PLEASANT WHITE'	3 GAL	24"-36"		
CH	35	GIRARD AZALEA	#3			
DL	112	CLETHRA ALNIFOLIA 'HUMMINGBIRD'				
		HUMMINGBIRD SUMMERSWEET	3 GAL	24"-36"		
FC	62	DIERVILLA LONICERA	2 GAL	12"-15"		
FG	38	DWARF BUSH HONEYSUCKLE	3 GAL	18"-24"		
		FORSYTHIA X 'COURTASOL' TM				
		GOLD TIDE FORSYTHIA				
HA	13	FOTHERGILLA GARDENII	#3			
		DWARF FOTHERGILLA				
HA	122	HYDRANGEA ARBORESCENS 'ANNABELLE'	#2			
HW		ANNABELLE SMOOTH HYDRANGEA	5 GAL		Y	
IG	62	HYDRANGEA QUERCIFOLIA 'PEE WEE'				
		OAKLEAF HYDRANGEA				
IV2	3	ILEX GLABRA 'COMPACTA'	#3			
		COMPACT INKBERRY				
IN	3	ILEX VERTICILLATA 'JIM DANDY'	5 GAL		Y	
		JIM DANDY WINTERBERRY				
IN	3	ILEX VERTICILLATA 'NANA'	#3			
RG	64	RED SPRITE WINTERBERRY				
R3	65	RHUS AROMATICA 'GRO-LOW'	#3			
		GRO-LOW FRAGRANT SUMAC				
TT	64	ROSA X 'RADRAZZ' TM	2 GAL	18"-24"		
		KNOCK OUT SHRUB ROSE				
VA	7	TAXUS X MEDIA 'TAUNTONII'	3 GAL			
		TAUNTON YEW				
		VIBURNUM TRILOBUM				
		AMERICAN CRANBERRYBUSH				
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	MATURE SIZE (HXW)	REMARKS
HH	80	HEMEROCALLIS X 'HAPPY RETURNS'	#1			
		HAPPY RETURNS DAILYLY				
RC	56	RUDBECKIA FULGIDA 'CITY GARDEN'	#1			
		CITY GARDEN CONEFLOWER				
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	MATURE SIZE (HXW)	REMARKS
DT	93	DESCHAMPSIA CESPIITOSA	#1			
		TUFTED HAIR GRASS				
PC2	8	PANICUM VIRGATUM 'CLOUD NINE'	1 GAL			
		TALL SWITCH GRASS				

<u>SEED MIX</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
		TURF HYDROSEED DROUGHT TOLERANT FESCUE BLEND	SEED
		TURF HYDROSEED NEW ENGLAND CONSERVATION SEED MIX	SEED



APPROVED UNDER
ZBL SECTION 8.1 SENIOR HOUSING AND
ZBL SECTION 10.6 SITE PLAN REVIEW
HOLBROOK PLANNING BOARD

DATE

I, _____, CLERK OF THE TOWN OF HOLBROOK, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF HOLBROOK PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.

USER RESPONSIBLE FOR VERIFYING THAT CONTENT OF THIS PLAN HAS NOT BEEN FURTHER REVISED

Luminaire Schedule						
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating
7	P3	SINGLE	5711	54	0.900	B1-U0-G2
2	P3-H	SINGLE	4172	54	0.900	B1-U0-G1
16	P4	SINGLE	5684	54	0.900	B1-U0-G2
5	P4-H	SINGLE	4027	54	0.900	B1-U0-G1
10	P5	SINGLE	5792	54	0.900	B3-U0-G1
6	R	SINGLE	5711	54	0.900	B1-U0-G2
15	W	SINGLE	3638	34.3	0.900	B1-U0-G1
Description						
LUMEC MPTC-S5W32LED3K-G3-LE3W-VOLT-DMG-COLT/APRAU-14-LBC4C-COLT / OPTICAL HT @ 16.3FT						
MPTC-S5W32LED3K-G3-LE3-VOLT-DMG-HS-COLT/APRAU-14-LBC4C-COLT / OPTICAL HT @ 16.3FT						
MPTC-S5W32LED3K-G3-LE4-VOLT-DMG-HS-COLT/APRAU-14-LBC4C-COLT / OPTICAL HT @ 16.3FT						
MPTC-S5W32LED3K-G3-LE4-VOLT-DMG-HS-COLT/APRAU-14-LBC4C-COLT / OPTICAL HT @ 16.3FT						
MPTC-S5W32LED3K-G3-LE5-VOLT-DMG-HS-COLT/APRAU-14-LBC4C-COLT / OPTICAL HT @ 16.3FT						
MPTC-S5W32LED3K-G3-LE3W-VOLT-DMG-COLT/APRAU-16-LBC4C-COLT / OPTICAL HT @ 16.3FT						
STONCO LPW16-30-WW-G3-4-UNV-FINISH / WALL MOUNTED @ 10FT AFG TO BOF						

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
BEYOND PROPERTY LINE	0	0.00	1.9	0.0	N.A.	N.A.
SITE	0	0.41	7.7	0.0	N.A.	N.A.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



JOSEPH J. WHITE
PROFESSIONAL ENGINEER

7/8/2022
DATE

THE ARCADIA

WEYMOUTH STREET

IN
HOLBROOK
MASSACHUSETTS
(NORFOLK COUNTY)

PHOTOMETRIC
PLAN

JULY 11, 2022

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
DAKOTA PARTNERS
253 BEAR HILL ROAD, SUITE 400
WALTHAM, MA 02451

BSC GROUP
300 Brickstone Square
Andover, Massachusetts 01810
617 896 4300