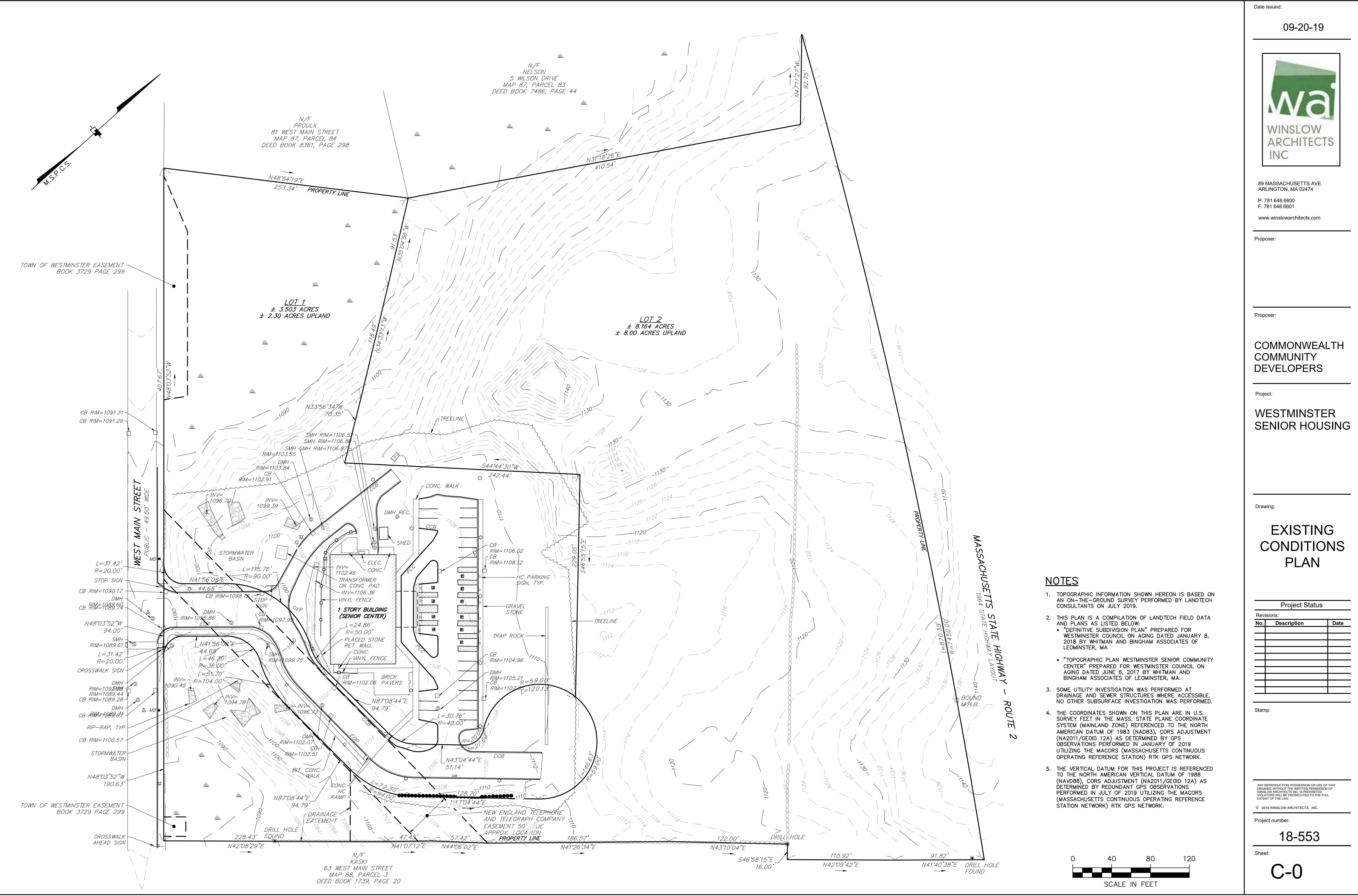




NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS ON JULY 2019.
2. THIS PLAN IS A COMPILATION OF LANDTECH FIELD DATA AND PLANS AS LISTED BELOW:
 - "DEFINITIVE SUBDIVISION PLAN" PREPARED FOR WESTMINSTER COUNCIL ON AGING DATED JANUARY 8, 2018 BY WHITMAN AND BINGHAM ASSOCIATES OF LEOMINSTER, MA
 - "TOPOGRAPHIC PLAN WESTMINSTER SENIOR COMMUNITY CENTER" PREPARED FOR WESTMINSTER COUNCIL ON AGING DATED JUNE 6, 2017 BY WHITMAN AND BINGHAM ASSOCIATES OF LEOMINSTER, MA.
3. SOME UTILITY INVESTIGATION WAS PERFORMED AT DRAINAGE AND SEWER STRUCTURES WHERE ACCESSIBLE. NO OTHER SUBSURFACE INVESTIGATION WAS PERFORMED.
4. THE COORDINATES SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MASS. STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY GPS OBSERVATIONS PERFORMED IN JANUARY OF 2019 UTILIZING THE MACORS (MASSACHUSETTS CONTINUOUS OPERATING REFERENCE STATION NETWORK) RTK GPS NETWORK.
5. THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN JULY OF 2019 UTILIZING THE MACORS (MASSACHUSETTS CONTINUOUS OPERATING REFERENCE STATION NETWORK) RTK GPS NETWORK.

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COMMUNITY
DEVELOPERS

Project:

WESTMINSTER
SENIOR HOUSING

Drawing:

EXISTING
CONDITIONS
PLAN

Project Status		
Revisions:		
No.	Description	Date

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ZONING NOTES

SEC. 205-33 CATEGORY	ZONING	PROPOSED	CONFORMANCE
A. SITE PLANS			
Minimum Frontage	400'	800'	Conforms
Minimum Setback	50'	110'	Conforms
Minimum Side and Rear Yard	50'	Side = 109' Rear = 53'	Conforms
Max. Building Height	35'	40'+/- to eave height 45' to ridge of gables at corner roof	Variance
Minimum Lot	5 Acres	8.164 Acres	Conforms
Maximum Building and Parking Coverage	40%	Building: 23,450 sf Parking/Road: 15,175sf Total: 38,625 sf 10.9% Lot Coverage	Conforms
Maximum Building Coverage	20%	Building	Conforms
Min. Lot Area for Efficiency & 1BR Dwelling Unit	4,000sf/unit	2 Eff. @ 4,000/unit: 8,000sf 40 1BR @ 4,000sf/unit: 160,000sf 8 2BR @ 8,000sf/unit: 64,000sf Min. Lot Area Required: 232,000sf	Conforms
Min. Lot Area for 2BR Dwelling Unit	8,000sf/unit	Total lot area is 355,450sf (8.164 acres)	
Min. Lot Area for 3+ BR Dwelling Unit	12,500sf/unit		
Maximum Building & Parking Coverage	40%	Building: 23,450 sf Parking/Road: 15,175 sf Total: 38,625 sf (10.9%)	Conforms
Maximum Building Coverage	20%	23,450 sf (6.6%)	Conforms
Parking Distance from Lot Line	35'	35'	Conforms
Parking Spaces Required	1 Space/Unit (Senior Housing)	50 Parking Spaces (50 Units)	Conforms
Building Distance from single or two family dwelling.	100'	115' +	Conforms
B. HABITABLE FLOOR SPACE			
Efficiency	450sf	464sf	Conforms
One bedroom	550sf	575sf	Conforms
Two bedroom	750sf	884sf	Conforms
WHA Housing For The Elderly	400sf	N/A	N/A
A. AFFORDABILITY			
Minimum number of affordable units	25%	100%	Conforms

PLAN NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS ON JULY 2019 AND PLANS AS LISTED BELOW:
 - "DEFINITIVE SUBDIVISION PLAN" PREPARED FOR WESTMINSTER COUNCIL ON AGING DATED JANUARY 8, 2018 BY WHITMAN AND BINGHAM ASSOCIATES OF LEOMINSTER, MA
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RECORD OWNER

TOWN OF WESTMINSTER
11 SOUTH STREET
WESTMINSTER, MA 01473

ASSESSOR'S REFERENCE

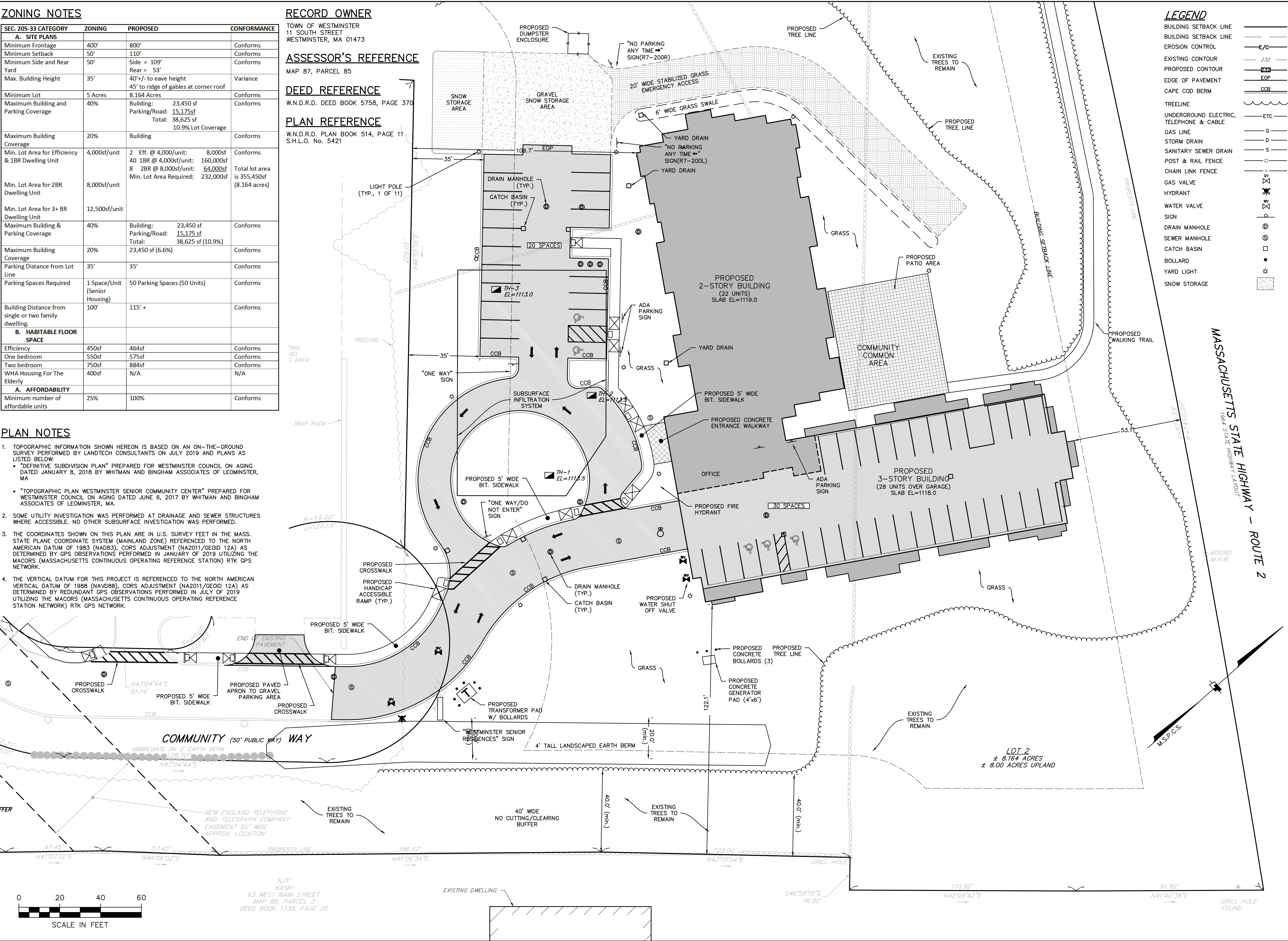
MAP 87, PARCEL 85

DEED REFERENCE

W.N.D.R.D. DEED BOOK 5758, PAGE 370

PLAN REFERENCE

W.N.D.R.D. PLAN BOOK 514, PAGE 11
S.H.L.O. No. 5421



LEGEND

BUILDING SETBACK LINE	---
BUILDING SETBACK LINE	---
EROSION CONTROL	E/C
EXISTING CONTOUR	232
PROPOSED CONTOUR	232
EDGE OF PAVEMENT	EOP
CAPE COD BERM	CCB
TREELINE	---
UNDERGROUND ELECTRIC, TELEPHONE & CABLE	ETC
GAS LINE	G
STORM DRAIN	D
SANITARY SEWER DRAIN	S
POST & RAIL FENCE	---
CHAIN LINK FENCE	---
GAS VALVE	---
HYDRANT	---
WATER VALVE	---
SIGN	---
DRAIN MANHOLE	---
SEWER MANHOLE	---
CATCH BASIN	---
BOLLARD	---
YARD LIGHT	---
SNOW STORAGE	---

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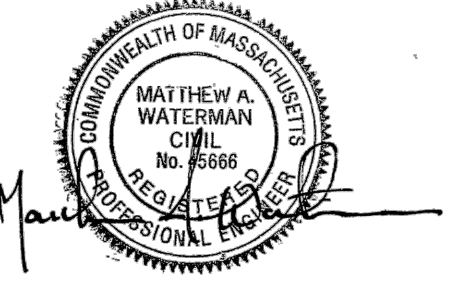
Drawing:

SITE PLAN

Project Status

Revisions:	No.	Description	Date
1	1	Review Comments	11/22/19
2	2	Shift Parking Area 11 Ft	12/12/19
3	3	Footprint	1/7/20

Stamp:



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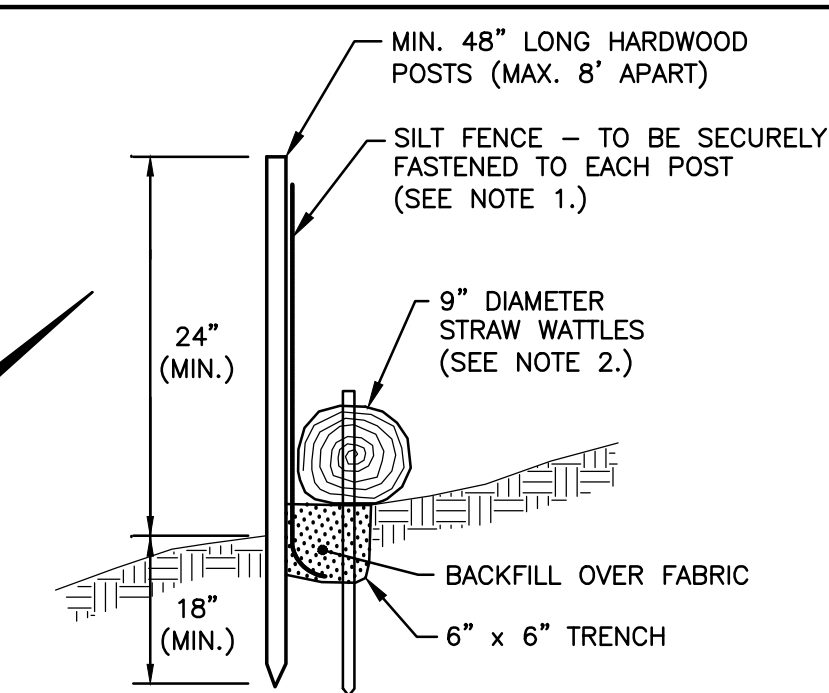
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NOTES:

1. WATTLES SHALL BE STAKED A MINIMUM OF 24 INCHES INTO THE GROUND WITH 2 INCHES OR LESS OF STAKE EXPOSED ABOVE WATTLE. STAKE SHALL BE A MAXIMUM OF 4 FEET APART AND WITHIN 2 FEET OF END OF WATTLE SECTIONS.
2. THE STRAW WATTLES CAN BE ORDERED ONLINE AT: WWW.NEWP.COM. THE COMPANY CAN BE REACHED AT: NEW ENGLAND WETLAND PLANTS, INC. 820 WEST STREET AMHERST, MA 01002
TEL: 1-413-548-8000
FAX: 1-413-549-4000

SILT FENCE & STRAW WATTLES

NOT TO SCALE

MASSACHUSETTS STATE HIGHWAY - ROUTE 2
1964 STATE HIGHWAY LAYOUT

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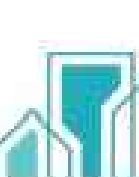
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WESTMINSTER
SENIOR HOUSING

Drawing: _____

SITE
PREPARATION
PLAN

Project Status

Revisions:	Description	Date
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3	Footprint	1/7/20

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The logo for Winslow Architects Inc. features a stylized green square with a white 'W' and 'A' inside, followed by the text 'WINSLOW ARCHITECTS INC' in a bold, sans-serif font.

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The logo for Commonwealth Community Developers features a stylized blue and white graphic of three buildings, followed by the text 'COMMONWEALTH COMMUNITY DEVELOPERS' in a bold, sans-serif font.

Proposer:

COMMONWEALTH
COMMUNITY
DEVELOPERS

Project:

**WESTMINSTER
SENIOR HOUSING**

SITE PREPARATION PLAN

[illegible]

Stamp:



The stamp is a circular seal for the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "MATTHEW A. WATERMAN", the title "CIVIL", and the license number "No. 45666". A signature, which appears to be "Matthew A. Waterman", is written across the seal.

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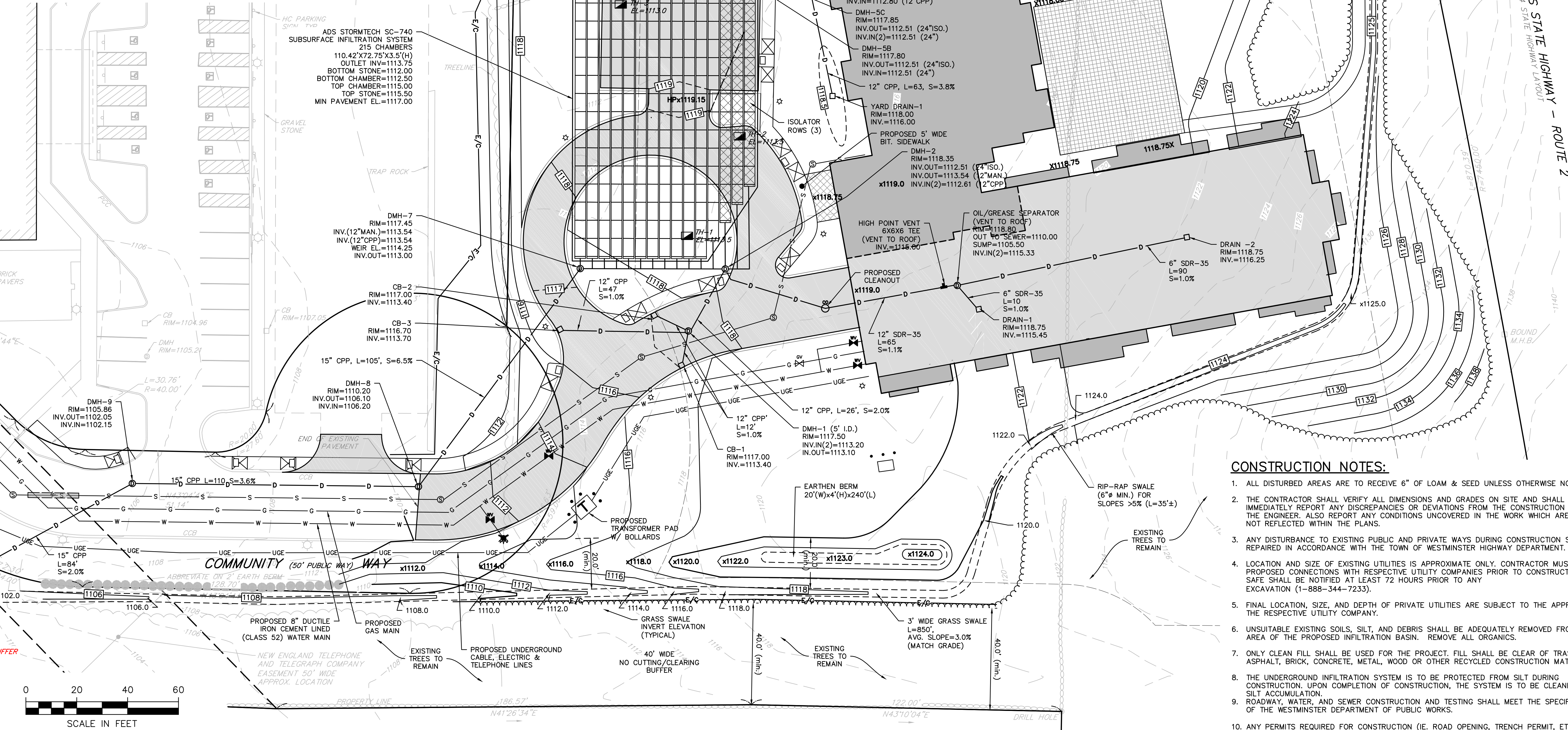
18-553

Sheet:

C-2

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL BARRIER AS SHOWN. THE LOCATION OF THE EROSION CONTROL BARRIER SHALL BE STAKED BY AN ENGINEER OR SURVEYOR.
2. LINE ALL EXISTING CATCH BASINS WITH SILTSACKS. SILT SACKS ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT, AND SHALL BE CLEANED AS NECESSARY. SILT SACKS ARE TO REMAIN IN PLACE UNTIL JUST PRIOR TO THE PLACEMENT OF THE FINISHED PAVEMENT COURSE.
3. MARK OUT TREES BEFORE CLEARING AND GRUBBING.
4. CLEAR AND GRUB AREA WITHIN THE LIMIT OF WORK.
5. RIPRAP SHALL BE INSTALLED AT THE PIPE INLETS AND OUTLETS TO REDUCE THE POTENTIAL FOR CHANNEL EROSION. ADDITIONAL VELOCITY DISSIPATION DEVICES MAY BE REQUIRED. THIS MAY INCLUDE EARTH DIKES, CHECK DAMS OR WATTLE AND SILT FENCING.
6. INSTALL TEMPORARY SEDIMENTATION BASINS.
7. THE BUILDING LOCATION AND PROPERTY LINES ARE TO BE STAKED BY A LICENSED LAND SURVEYOR IN ALL AREAS WHERE PROPOSED CONSTRUCTION IS WITHIN 10' OF THE BOUNDARY.
8. INSTALL FOUNDATIONS AND UTILITIES.
9. BACKFILL FOUNDATION AND ROUGH GRADE LOT.
10. PLACE BINDER COURSE ON ROADWAY. CATCH BASIN GRATES ARE TO BE INSTALLED FLUSH WITH BINDER UNTIL WEARING COURSE IS INSTALLED.
11. INSTALL CATCH BASINS, DRAIN PIPES, INFILTRATION SYSTEM, AND GRASS SWALE.
12. A TEMPORARY BITUMINOUS CONCRETE BERM/LIP SHALL BE INSTALLED AT THE EDGE OF THE PAVEMENT AT THE TIME THE BINDER COURSE IS CONSTRUCTED TO DIRECT STORM WATER RUNOFF INTO THE CATCH BASINS UNTIL THE CURBING IS INSTALLED.
13. STABILIZE ALL DISTURBED AREAS WITH LOAM AND SEED AS SOON AS POSSIBLE.



CONSTRUCTION NOTES:

1. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF LOAM & SEED UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION PLANS TO THE ENGINEER. ALSO REPORT ANY CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED WITHIN THE PLANS.
3. ANY DISTURBANCE TO EXISTING PUBLIC AND PRIVATE WAYS DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE TOWN OF WESTMINSTER HIGHWAY DEPARTMENT.
4. LOCATION AND SIZE OF EXISTING UTILITIES IS APPROXIMATE ONLY. CONTRACTOR MUST VERIFY PROPOSED CONNECTIONS WITH RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. DIG SAFE SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION (1-888-344-7233).
5. FINAL LOCATION, SIZE, AND DEPTH OF PRIVATE UTILITIES ARE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANY.
6. UNSUITABLE EXISTING SOILS, SILT, AND DEBRIS SHALL BE ADEQUATELY REMOVED FROM THE AREA OF THE PROPOSED INFILTRATION BASIN. REMOVE ALL ORGANICS.
7. ONLY CLEAN FILL SHALL BE USED FOR THE PROJECT. FILL SHALL BE CLEAR OF TRASH, DEBRIS, ASPHALT, BRICK, CONCRETE, METAL, WOOD OR OTHER RECYCLED CONSTRUCTION MATERIALS.
8. THE UNDERGROUND INFILTRATION SYSTEM IS TO BE PROTECTED FROM SILT DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, THE SYSTEM IS TO BE CLEANED OF ANY SILT ACCUMULATION.
9. ROADWAY, WATER, AND SEWER CONSTRUCTION AND TESTING SHALL MEET THE SPECIFICATIONS OF THE WESTMINSTER DEPARTMENT OF PUBLIC WORKS.
10. ANY PERMITS REQUIRED FOR CONSTRUCTION (IE. ROAD OPENING, TRENCH PERMIT, ETC.) MUST BE COORDINATED WITH THE WESTMINSTER DEPARTMENT OF PUBLIC WORKS.

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Project:

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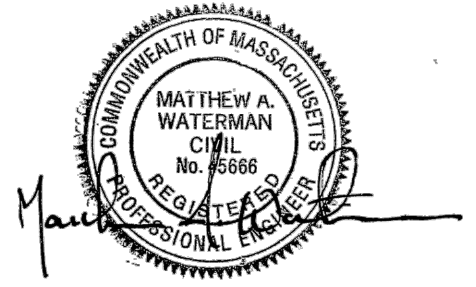
Drawing:

GRADING &
DRAINAGE
PLAN

Project Status

Revisions:		
No.	Description	Date
1	Review Comments	11/22/19
2	Shift Parking Area 11 Ft	12/12/19
3	Adjust Landscape Berm	1/7/20

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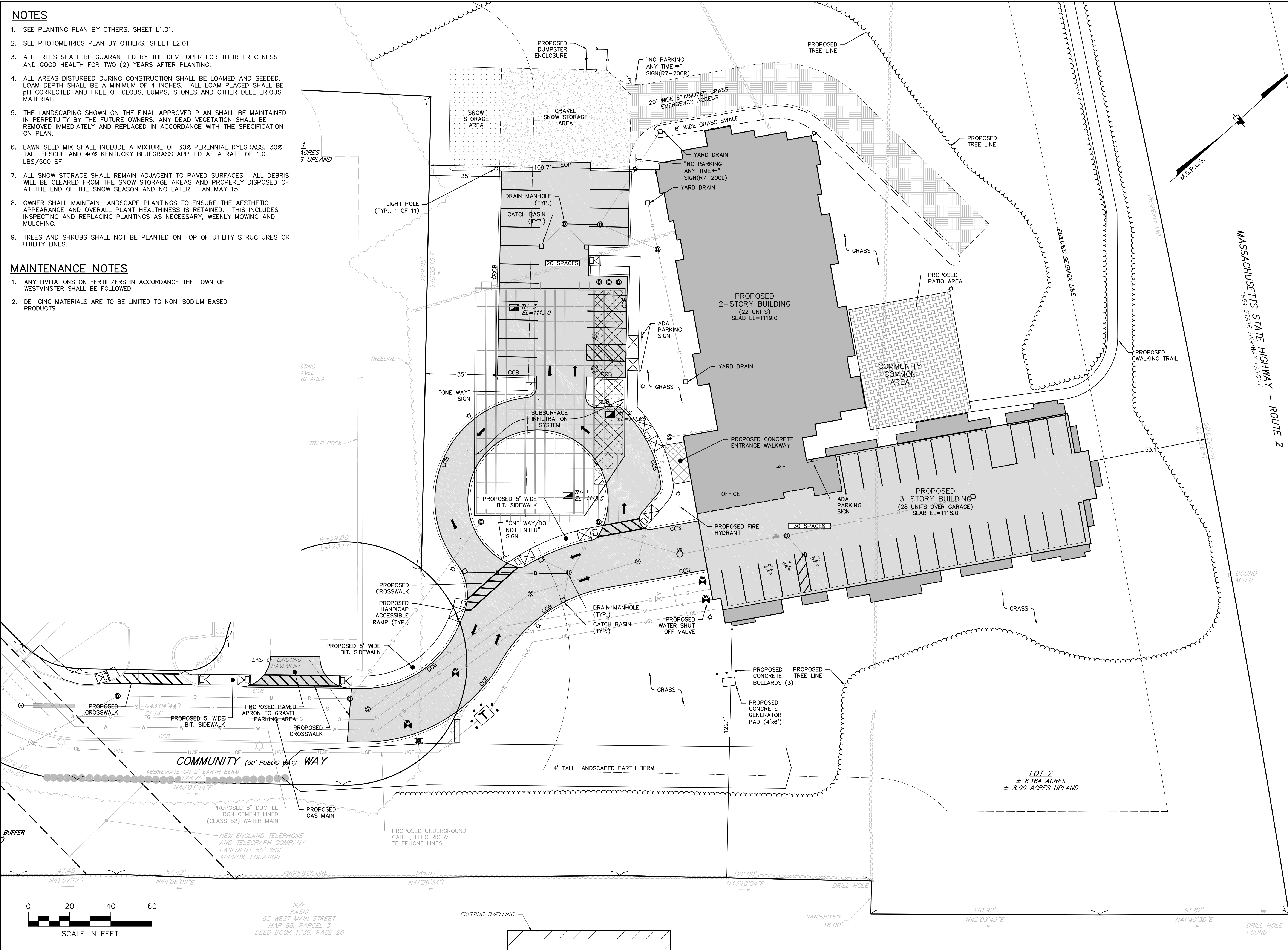
C-3

NOTES

1. SEE PLANTING PLAN BY OTHERS, SHEET L1.01.
2. SEE PHOTOMETRICS PLAN BY OTHERS, SHEET L2.01.
3. ALL TREES SHALL BE GUARANTEED BY THE DEVELOPER FOR THEIR ERECTNESS AND GOOD HEALTH FOR TWO (2) YEARS AFTER PLANTING.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED. LOAM DEPTH SHALL BE A MINIMUM OF 4 INCHES. ALL LOAM PLACED SHALL BE pH CORRECTED AND FREE OF CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL.
5. THE LANDSCAPING SHOWN ON THE FINAL APPROVED PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE FUTURE OWNERS. ANY DEAD VEGETATION SHALL BE REMOVED IMMEDIATELY AND REPLACED IN ACCORDANCE WITH THE SPECIFICATION ON PLAN.
6. LAWN SEED MIX SHALL INCLUDE A MIXTURE OF 30% PERENNIAL RYEGRASS, 30% TALL FESCUE AND 40% KENTUCKY BLUEGRASS APPLIED AT A RATE OF 1.0 LBS/500 SF
7. ALL SNOW STORAGE SHALL REMAIN ADJACENT TO PAVED SURFACES. ALL DEBRIS WILL BE CLEARED FROM THE SNOW STORAGE AREAS AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON AND NO LATER THAN MAY 15.
8. OWNER SHALL MAINTAIN LANDSCAPE PLANTINGS TO ENSURE THE AESTHETIC APPEARANCE AND OVERALL PLANT HEALTHINESS IS RETAINED. THIS INCLUDES INSPECTING AND REPLACING PLANTINGS AS NECESSARY, WEEKLY MOWING AND MULCHING.
9. TREES AND SHRUBS SHALL NOT BE PLANTED ON TOP OF UTILITY STRUCTURES OR UTILITY LINES.

MAINTENANCE NOTES

1. ANY LIMITATIONS ON FERTILIZERS IN ACCORDANCE THE TOWN OF WESTMINSTER SHALL BE FOLLOWED.
2. DE-ICING MATERIALS ARE TO BE LIMITED TO NON-SODIUM BASED PRODUCTS.



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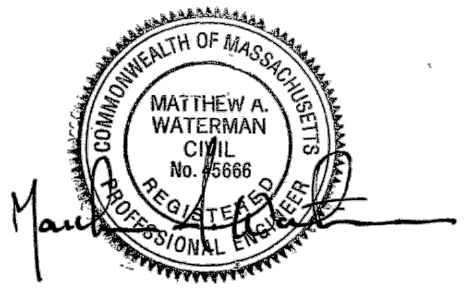
WESTMINSTER
SENIOR HOUSING

Drawing:

LANDSCAPE
& LIGHTING
PLAN

Project Status		
Revisions:		
No.	Description	Date
1	Review Comments	11/22/19
2	Shift Parking Area 11 Ft	12/12/19
3	Adjust Landscape Berm	1/7/20

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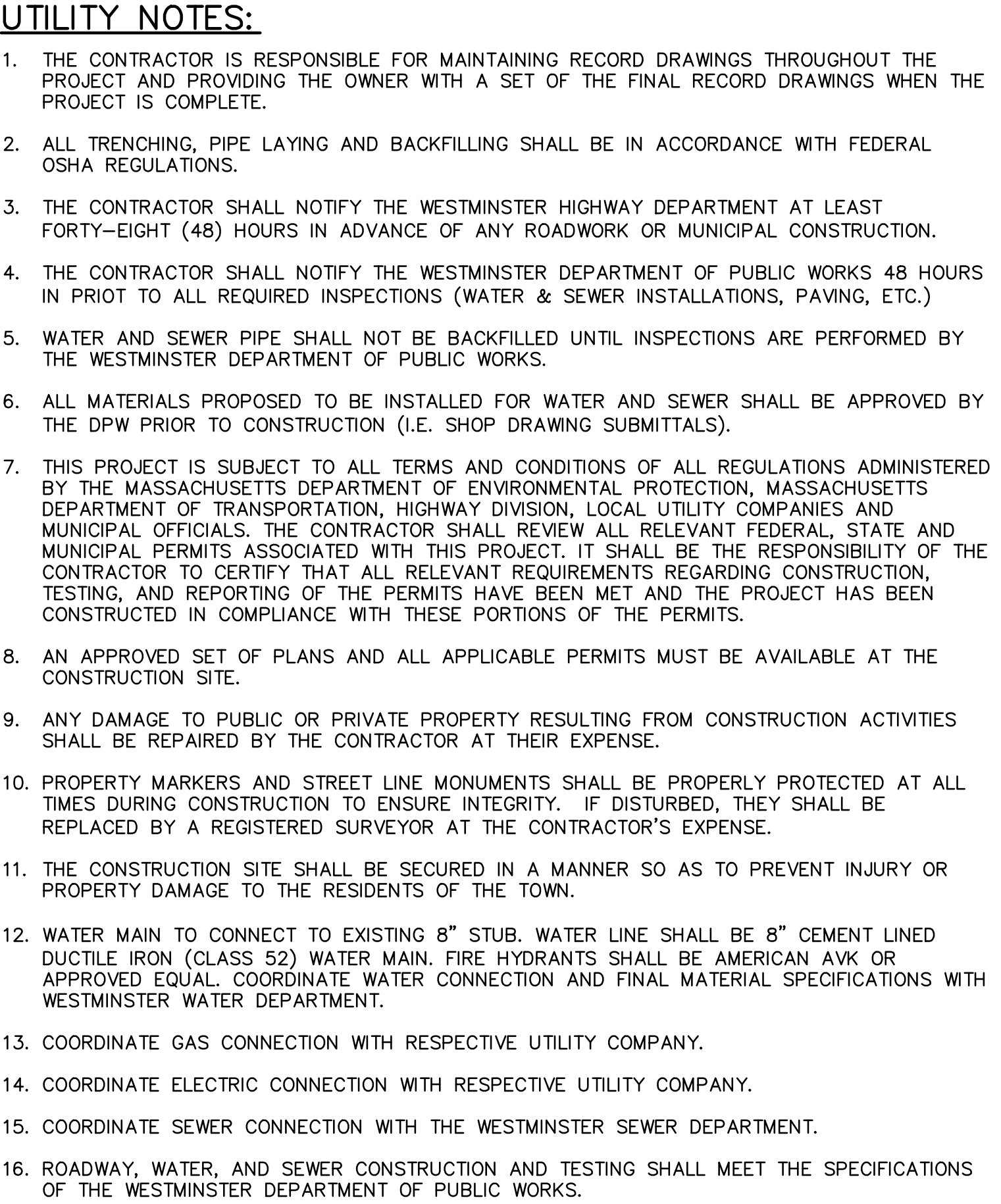
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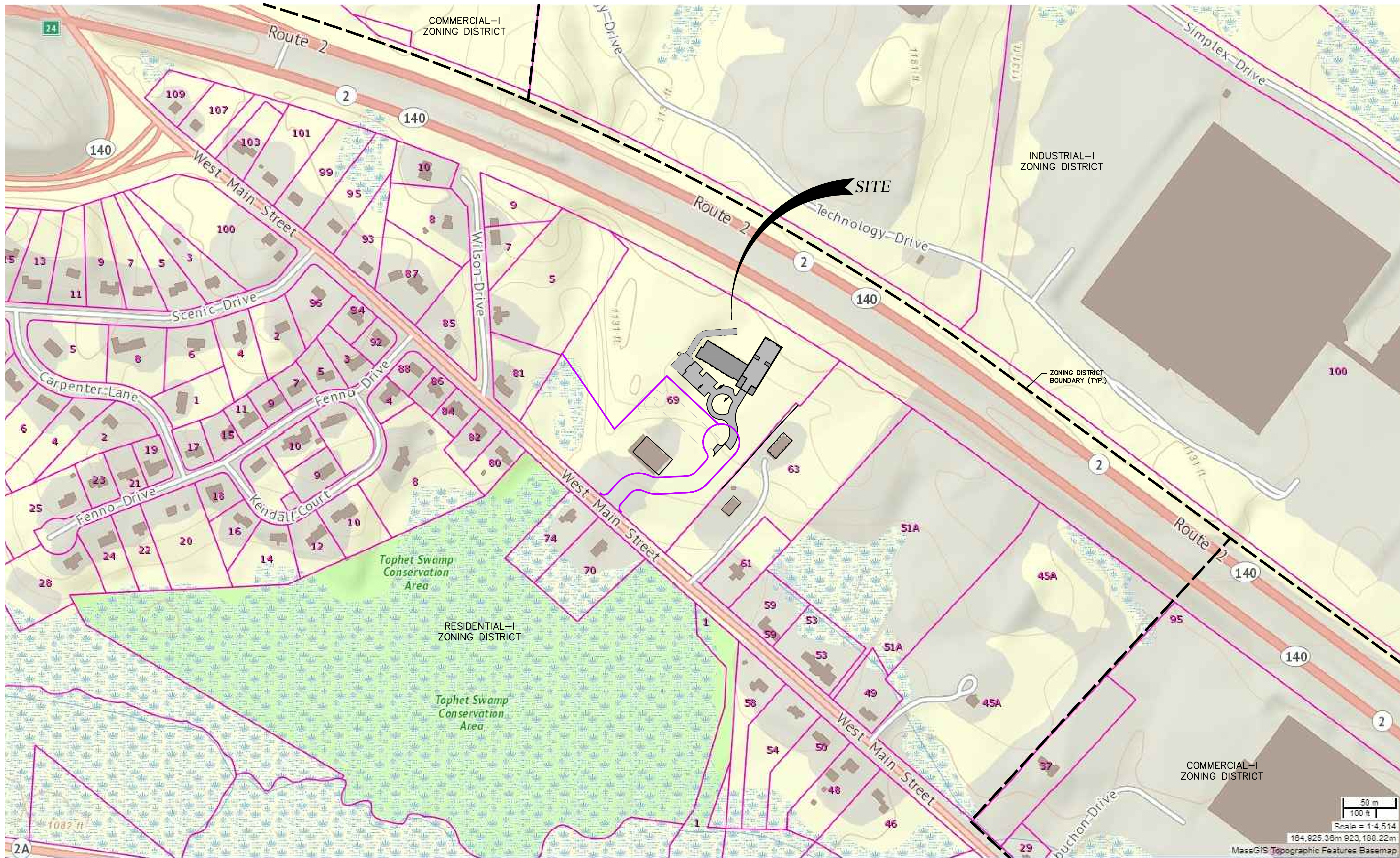
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Project:		
WESTMINSTER SENIOR HOUSING		
Drawing:		
UTILITY CONNECTION PLAN		
Project Status		
Revisions:		
No.	Description	Date
1	Review Comments	11/22/19
2	Shift Parking Area 11 Ft.	12/12/19
3	Adjust Landscape Berm	1/7/20
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NOTES

1. THE LOCATION OF ZONING DISTRICT BOUNDARIES SHOWN HEREON ARE APPROXIMATED FROM THE "WESTMINSTER, MA: ZONING MAP, ACCURATE AS OF DECEMBER 2017" ZONING MAP PUBLISHED BY THE TOWN OF WESTMINSTER.

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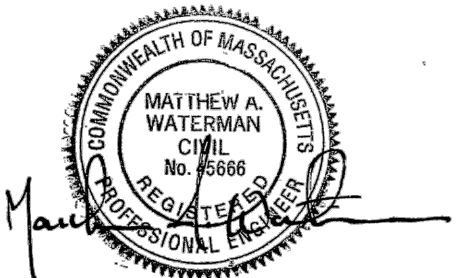
WESTMINSTER
SENIOR HOUSING

Drawing:

LOCUS PLAN

Project Status		
Revisions:		
No.	Description	Date
1	Review Comments	11/22/18
2	Shift Parking Area 11 Ft	12/12/19

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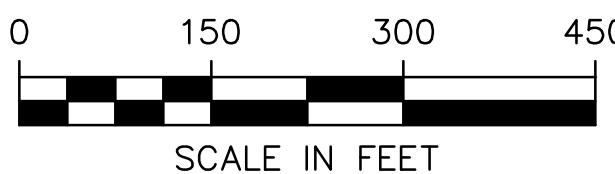
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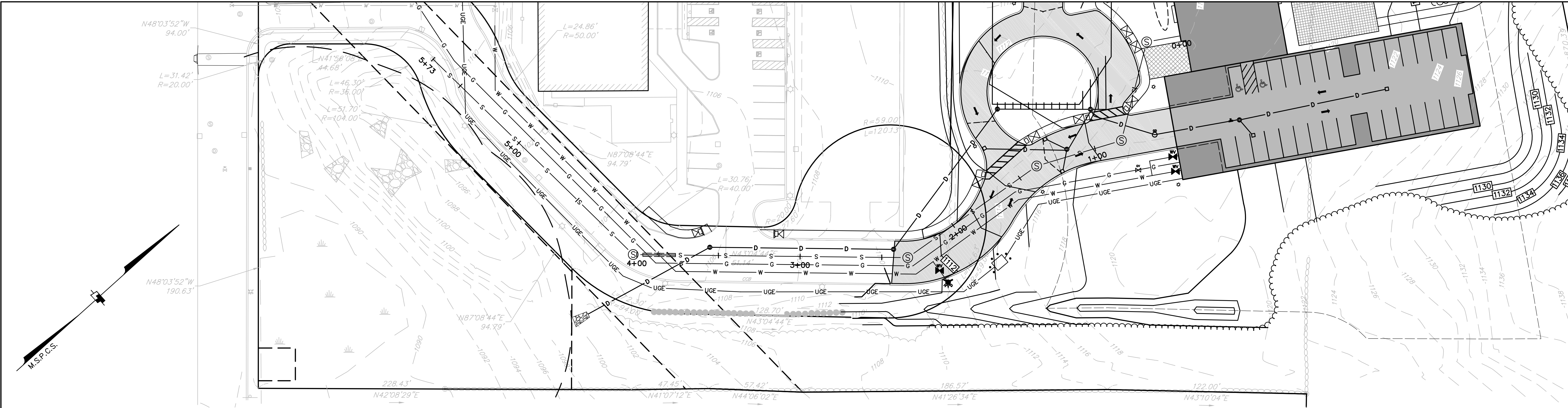
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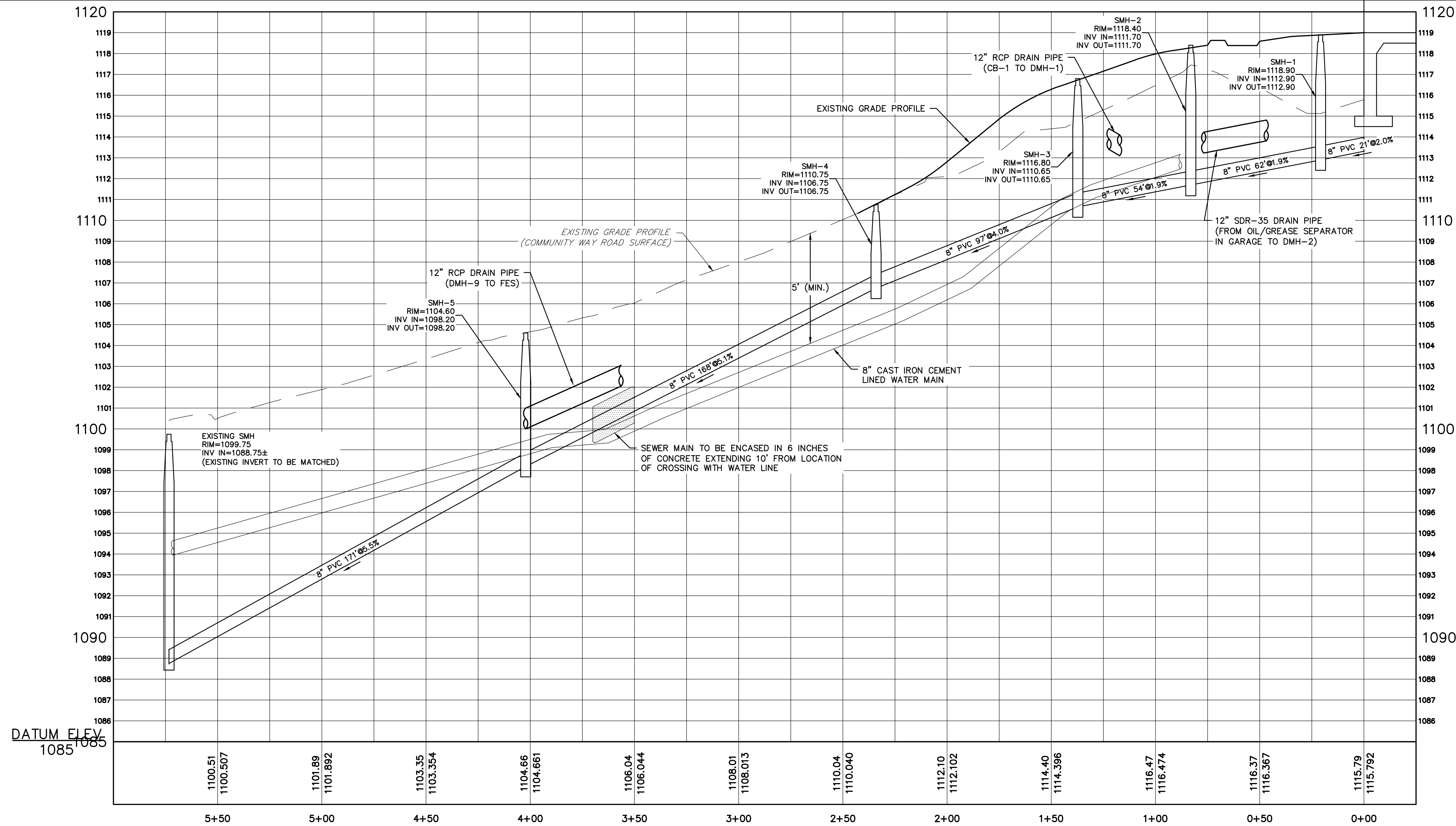
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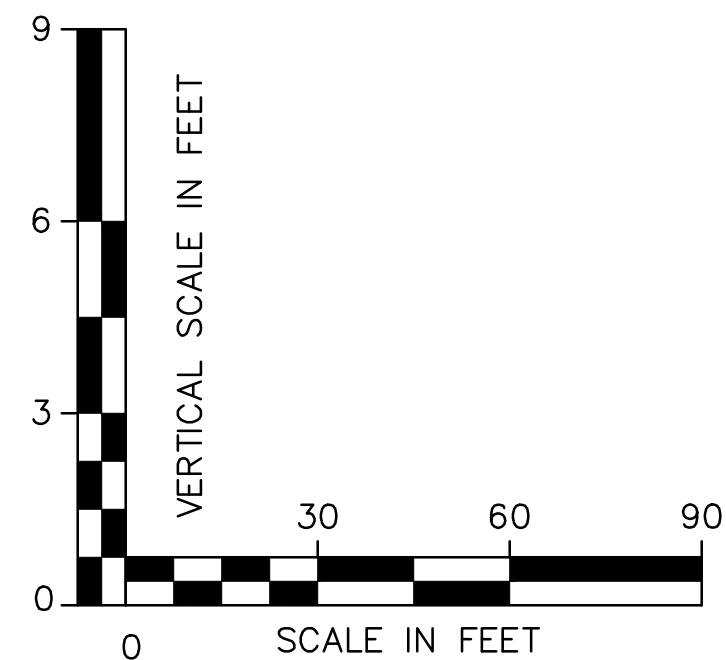




PLAN
SCALE: 1" = 30'



PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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PROFILE

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C-7

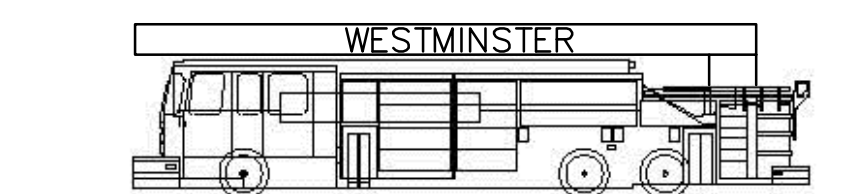
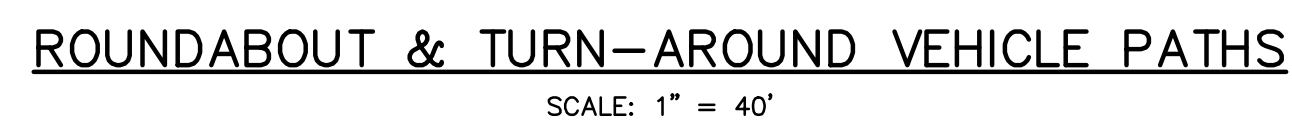


Figure 1 shows a schematic diagram of the experimental setup. It is a top-down view of a rectangular arena. A central horizontal line divides the arena into two halves. On the left side, there are two pairs of vertical bars. On the right side, there are two pairs of vertical bars. Dimensions are indicated at the bottom: 11.917 for the left section, 19.25 for the central section, and 4.583 for the right section.

WESTMINSTER PUMPER FIRE TRUCK	
Overall Length	47.000ft
Overall Width	10.000ft
Overall Body Height	7.715ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	38.70°

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

DIMENSIONS OF INTERSTATE SEMITRAILER (WB-62) DESIGN

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VEHICLE TURNING EXHIBIT

[illegible]

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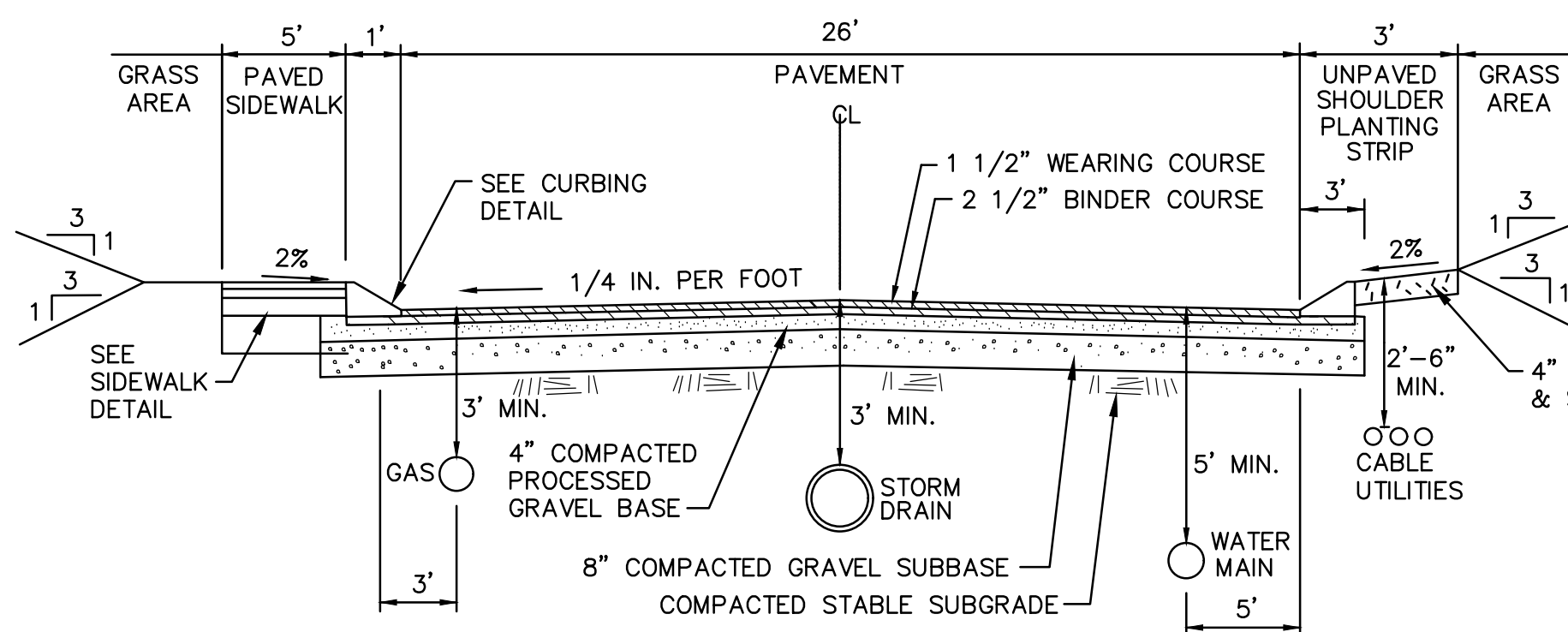
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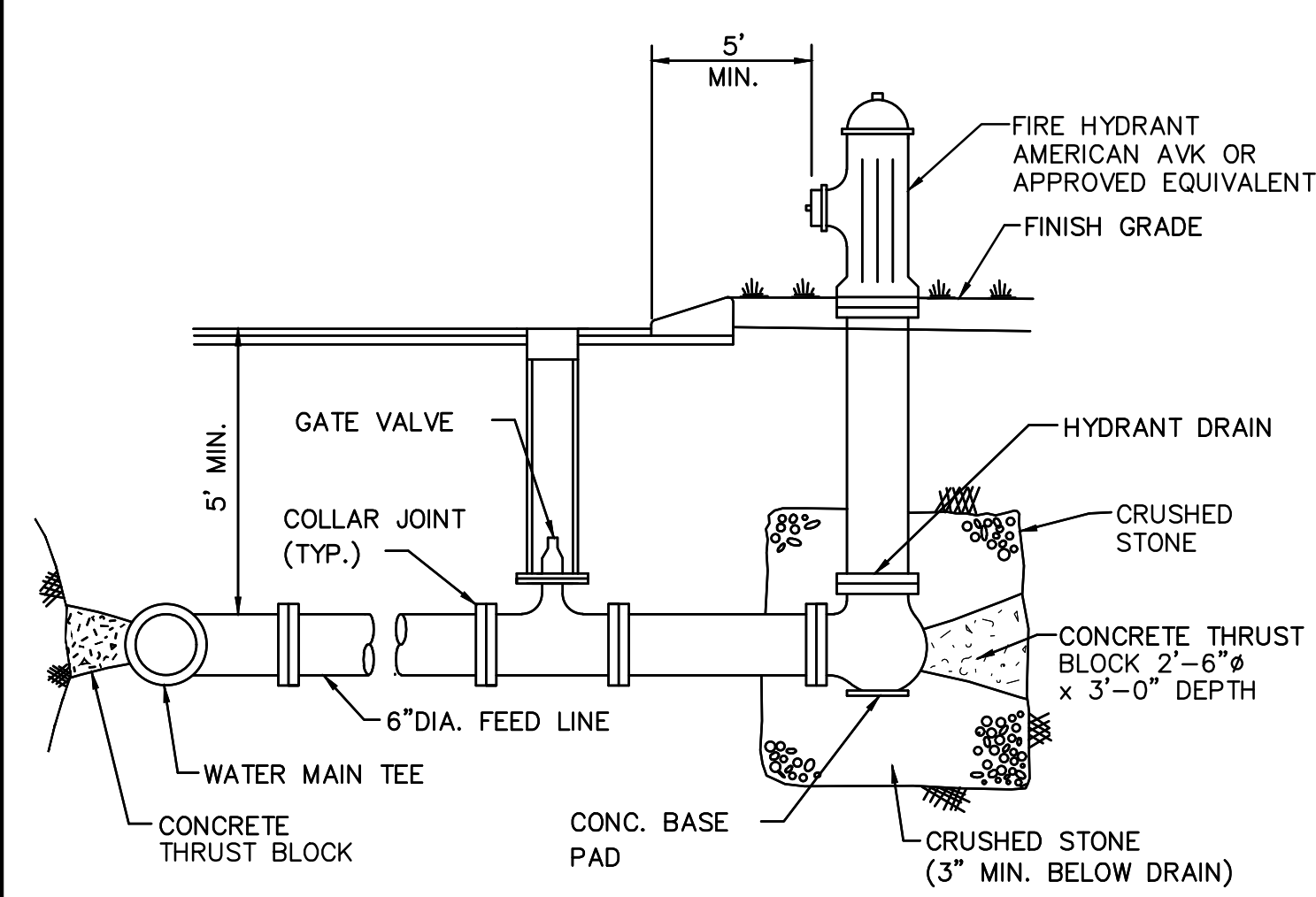
18-553

Sheet:

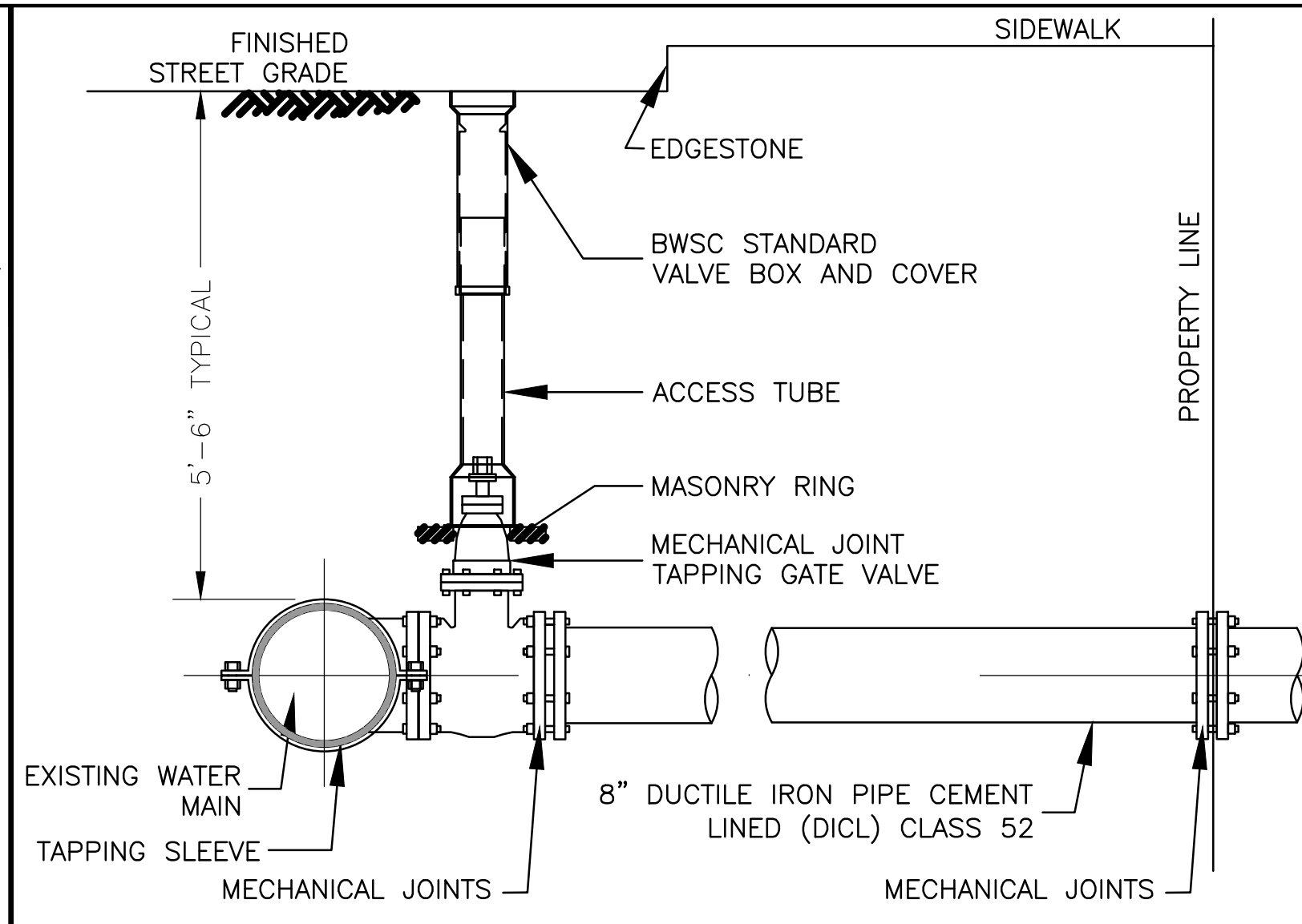
C-8



TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

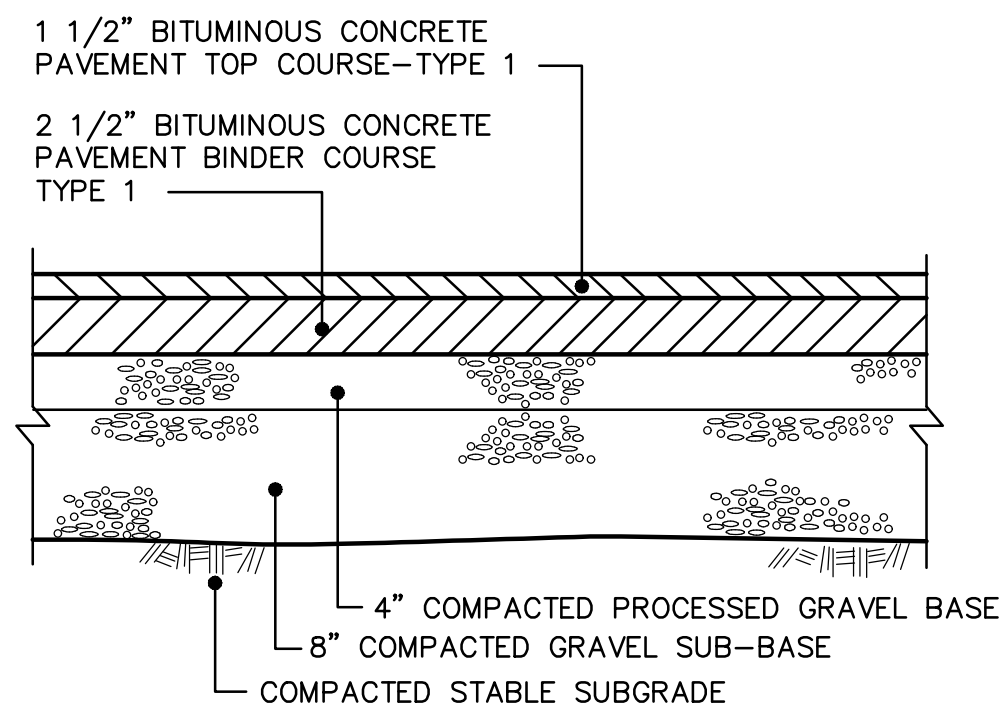


FIRE HYDRANT DETAIL
NOT TO SCALE

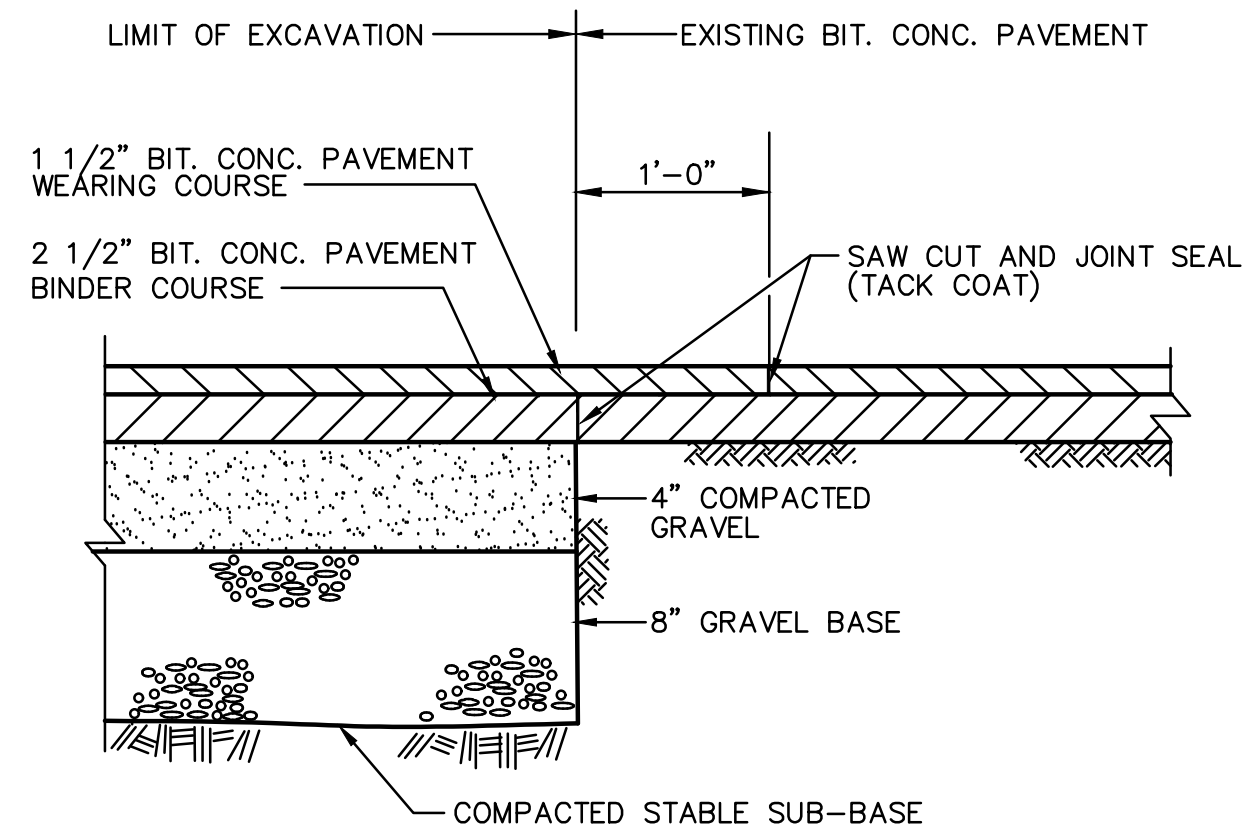


WATER MAIN TAPPING SLEEVE VALVE DETAIL
NOT TO SCALE

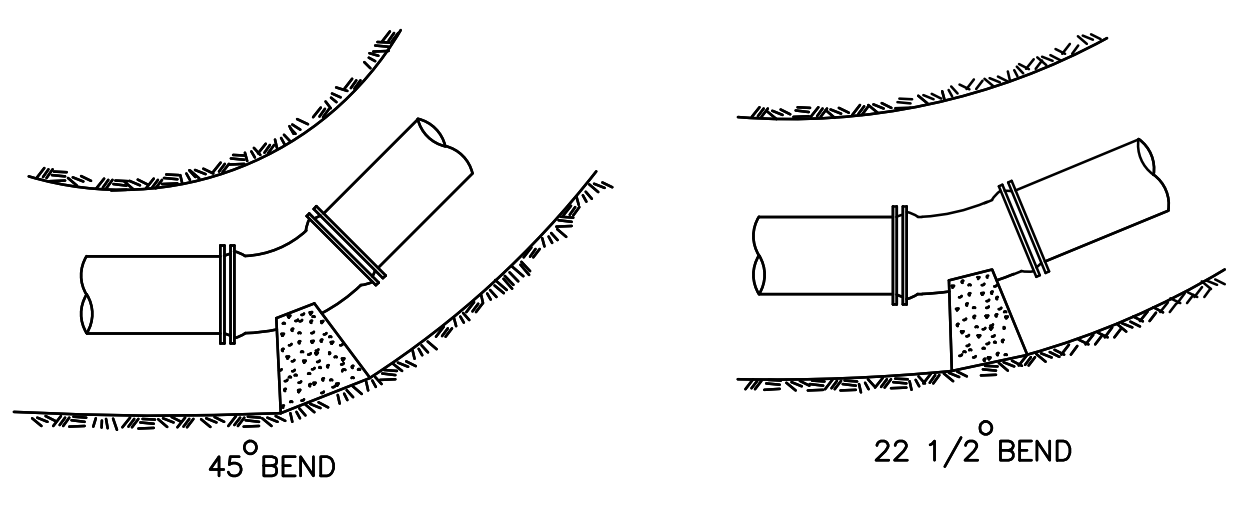
NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
- USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
- SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



TYPICAL PAVEMENT DETAIL
NOT TO SCALE



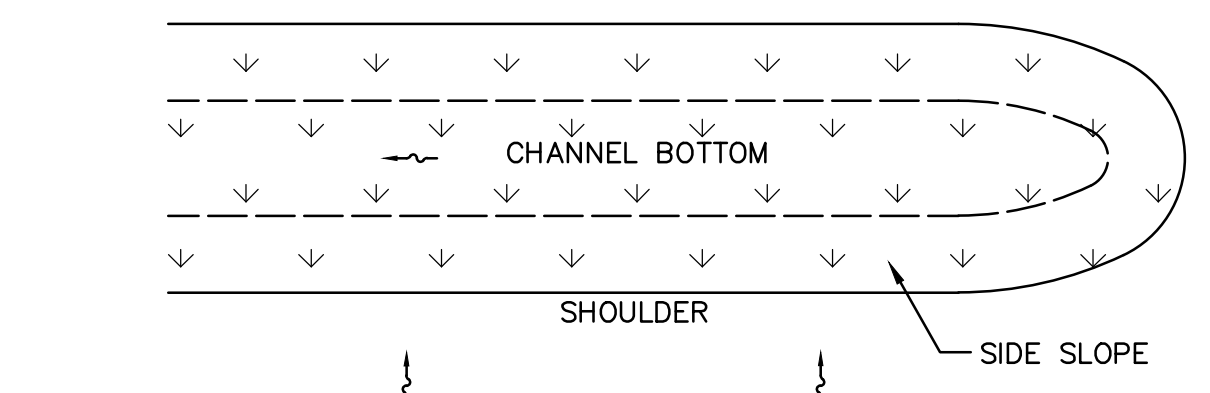
PAVEMENT MATCHING DETAIL
NOT TO SCALE



WATER MAIN THRUST BLOCK DETAILS
NOT TO SCALE

PIPE SIZE	MIN. SURFACE AREA (S.F.) OF CONC. AGAINST UNDISTURBED EARTH		
	22 1/2°	45°	TEE
6"	3.0	3.0	3.0
8"	3.0	3.0	3.0
12"	7.0	7.0	7.0

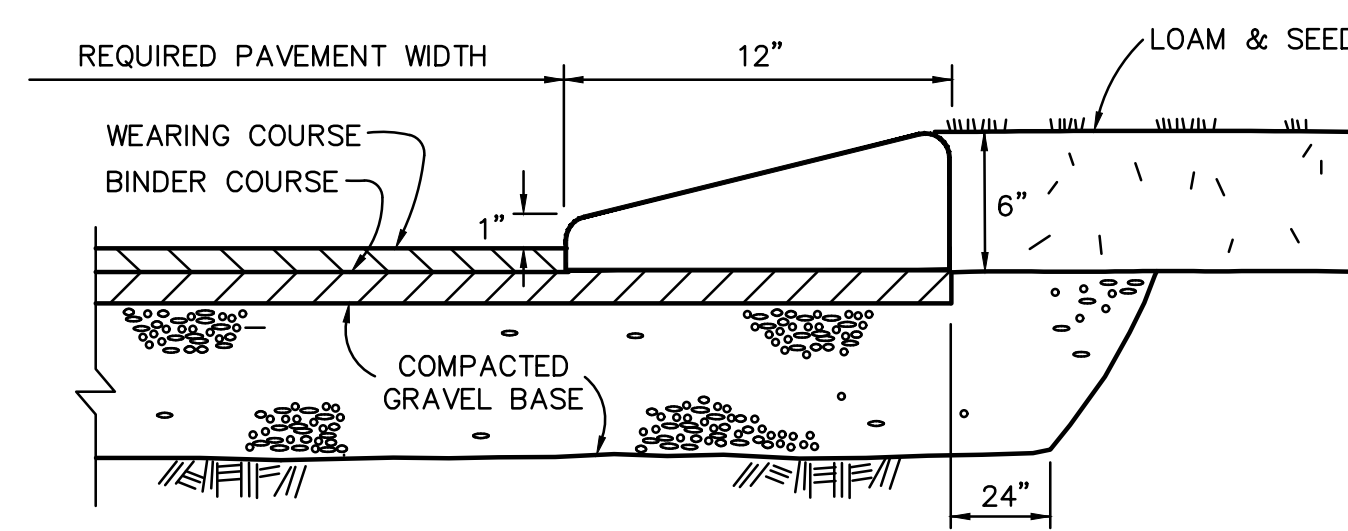
NOTE: INSTALL THRUST BLOCKS AT ALL BENDS, TEES, PLUGS, AND HYDRANTS.



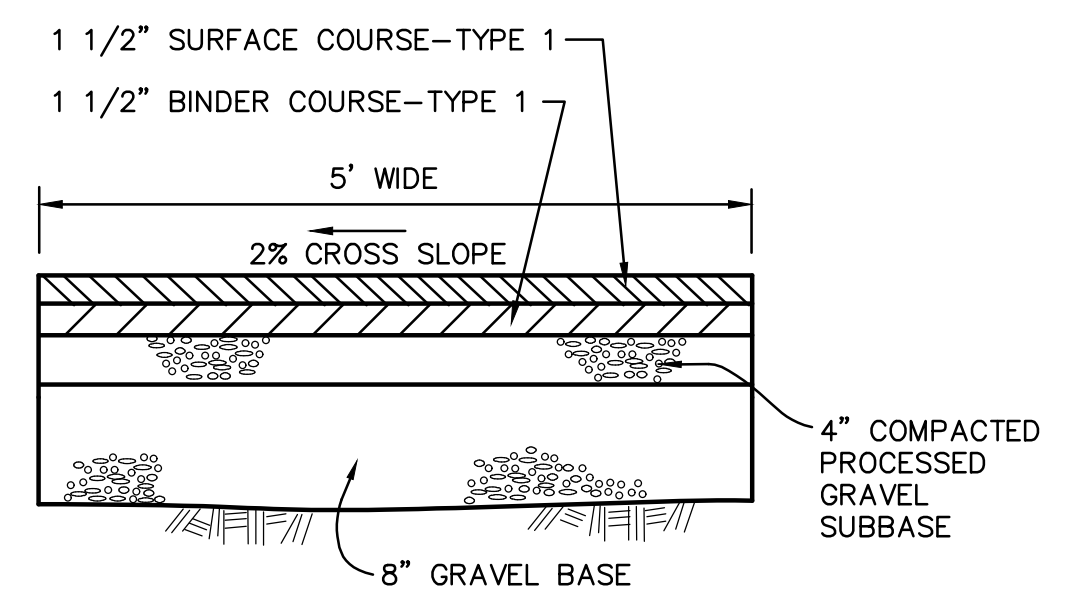
GRASS SWALE
NOT TO SCALE

TYPICAL SECTION

PLAN

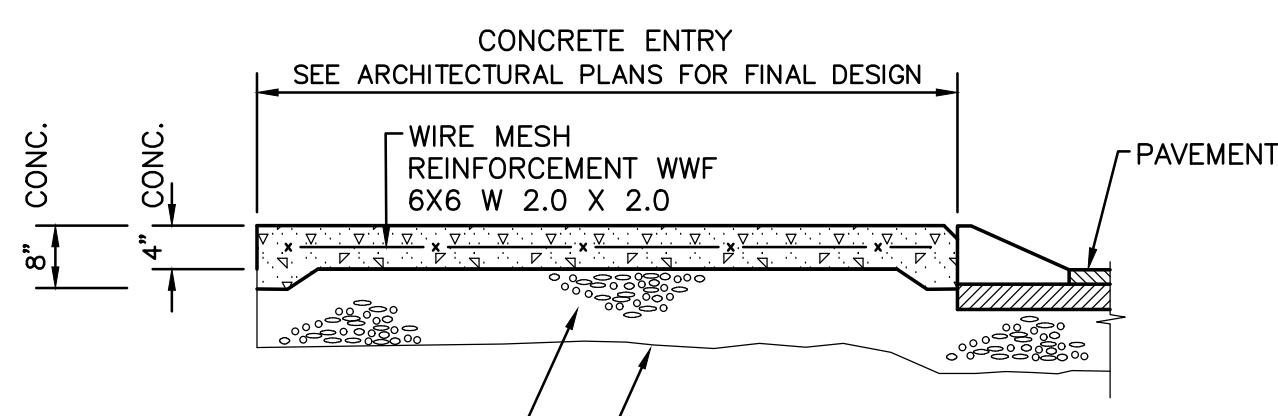


BITUMINOUS BERM
NOT TO SCALE

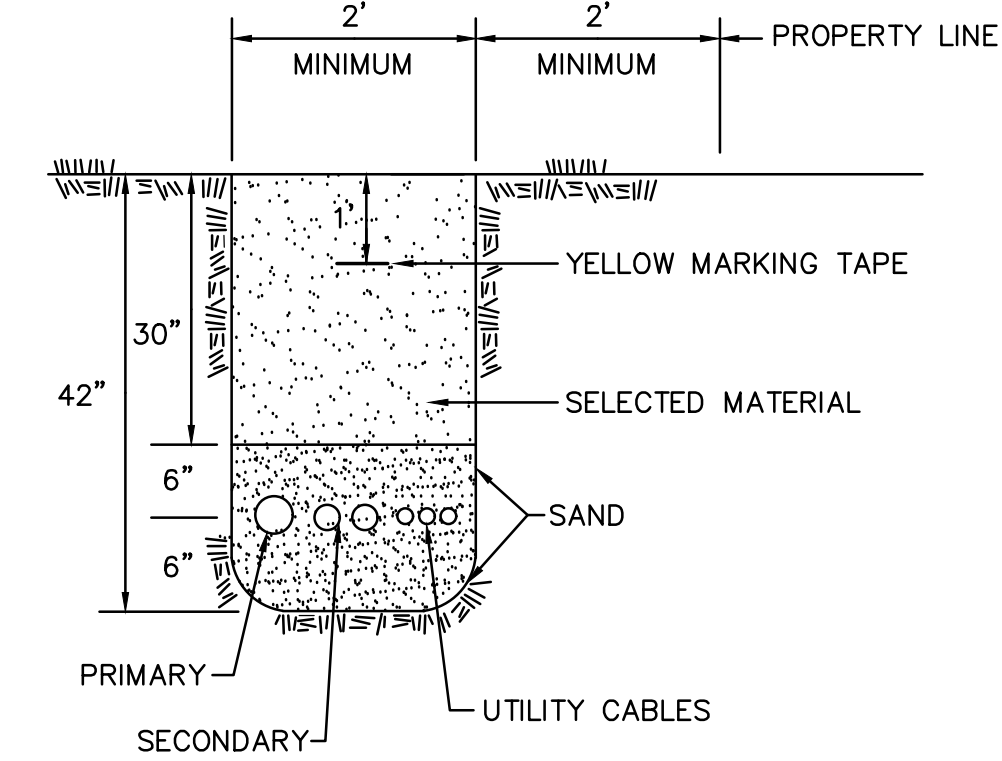


BITUMINOUS SIDEWALK
NOT TO SCALE

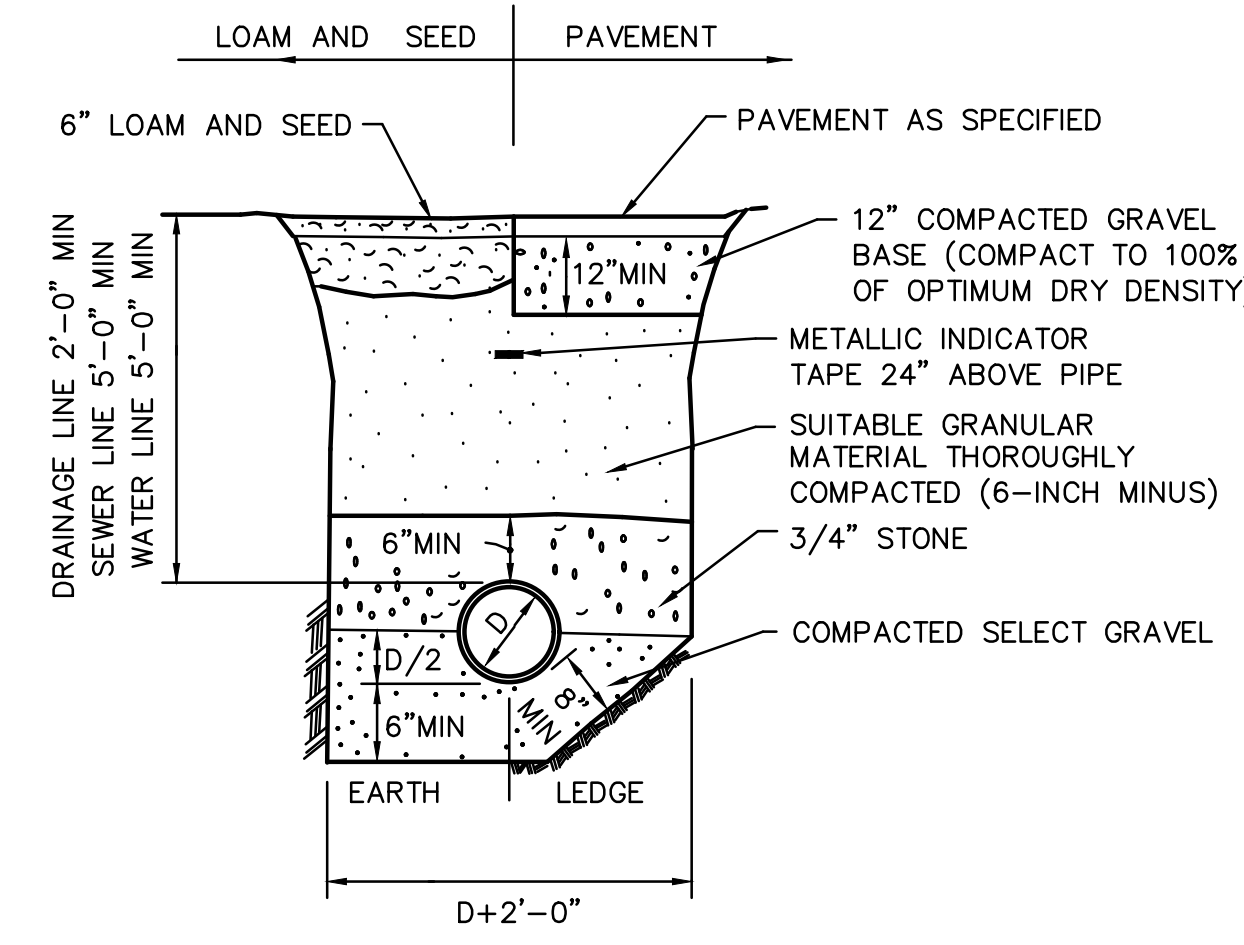
NOTE:
- MAINTAIN 2% CROSS SLOPE ACROSS ALL DRIVEWAY CROSSING.
- SIDEWALK SHALL MEET ADA REQUIREMENTS.



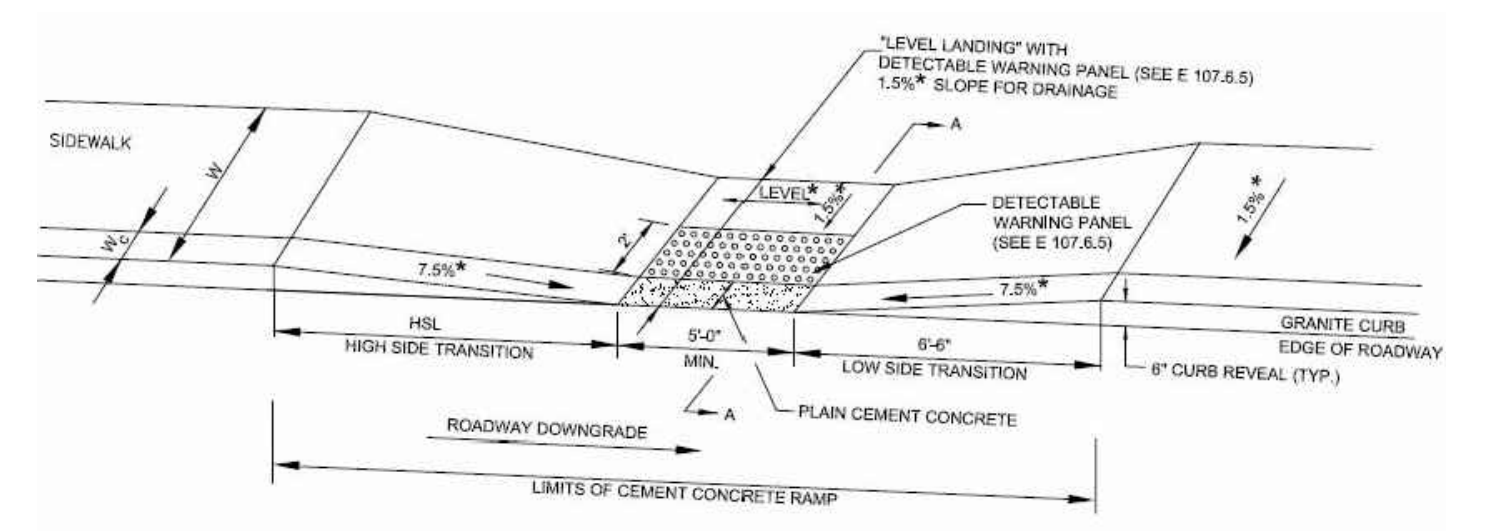
CONCRETE ENTRY
NOT TO SCALE



UNDERGROUND UTILITY TRENCH
NOT TO SCALE



TYPICAL TRENCH DETAIL
(STORM DRAIN/WATER/SEWER)
NOT TO SCALE



WHEEL CHAIR RAMP AT CONCRETE SIDEWALK
NOT TO SCALE

LEGEND:
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.8.5)
W = SIDEWALK WIDTH
Wc = CURB WIDTH
CC = CEMENT CONCRETE
+ = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB = W-Wc
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"
SEE E 107.8.5 FOR DETAILS OF DETECTABLE WARNING PANEL

NOTE:
ROADWAY, GUTTER, AND FIRST 6" OF SIDEWALK TO BE ADJUSTED FOR FIELD CONDITIONS

SECTION A-A

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wa
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Project:
WESTMINSTER SENIOR HOUSING

DETAIL SHEET -1
PLAN

Project Status		
Revisions:		
No.	Description	Date
1	Review Comments	11/21/19
2	Shift Parking Area 11 Ft	12/12/19

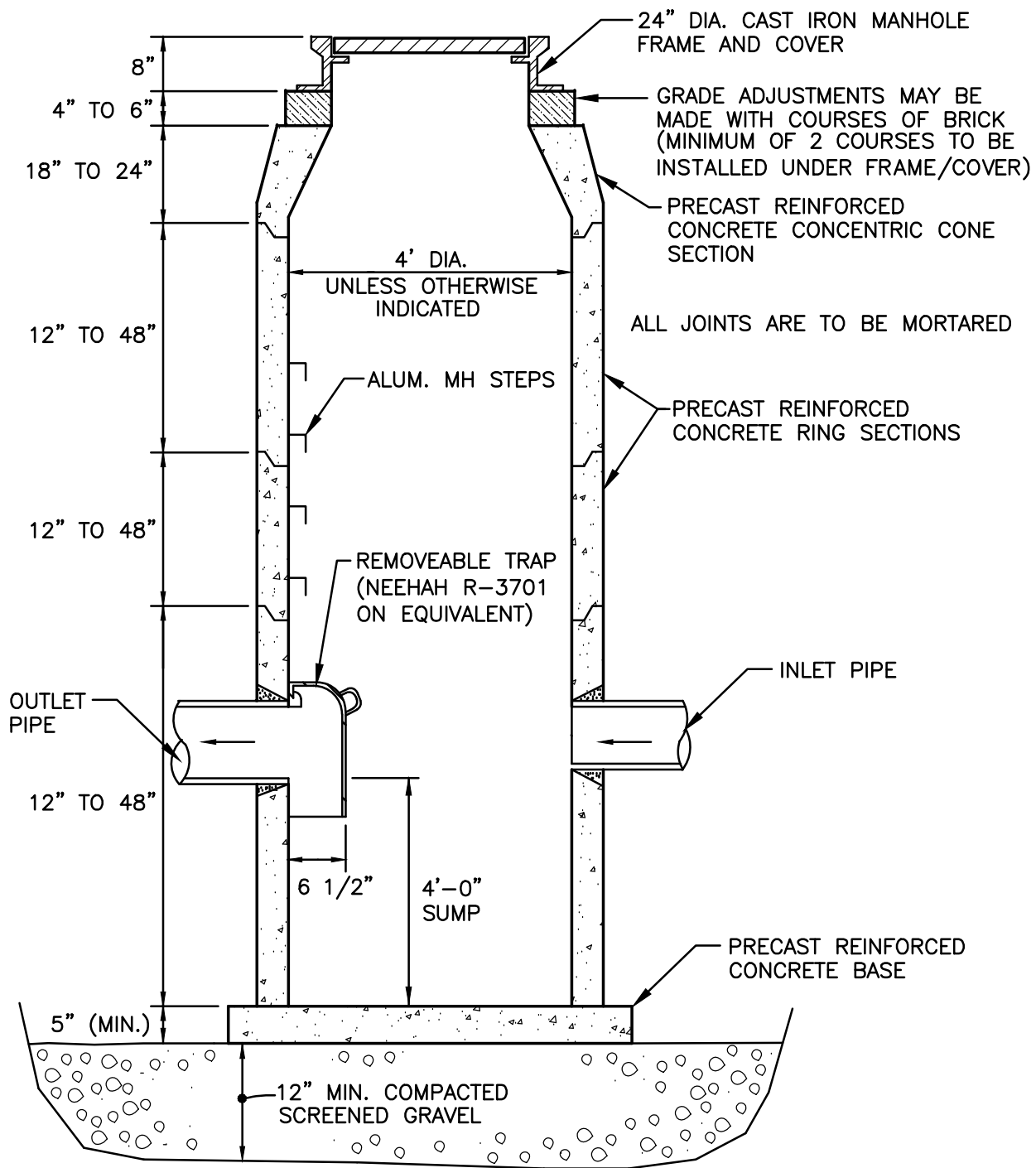
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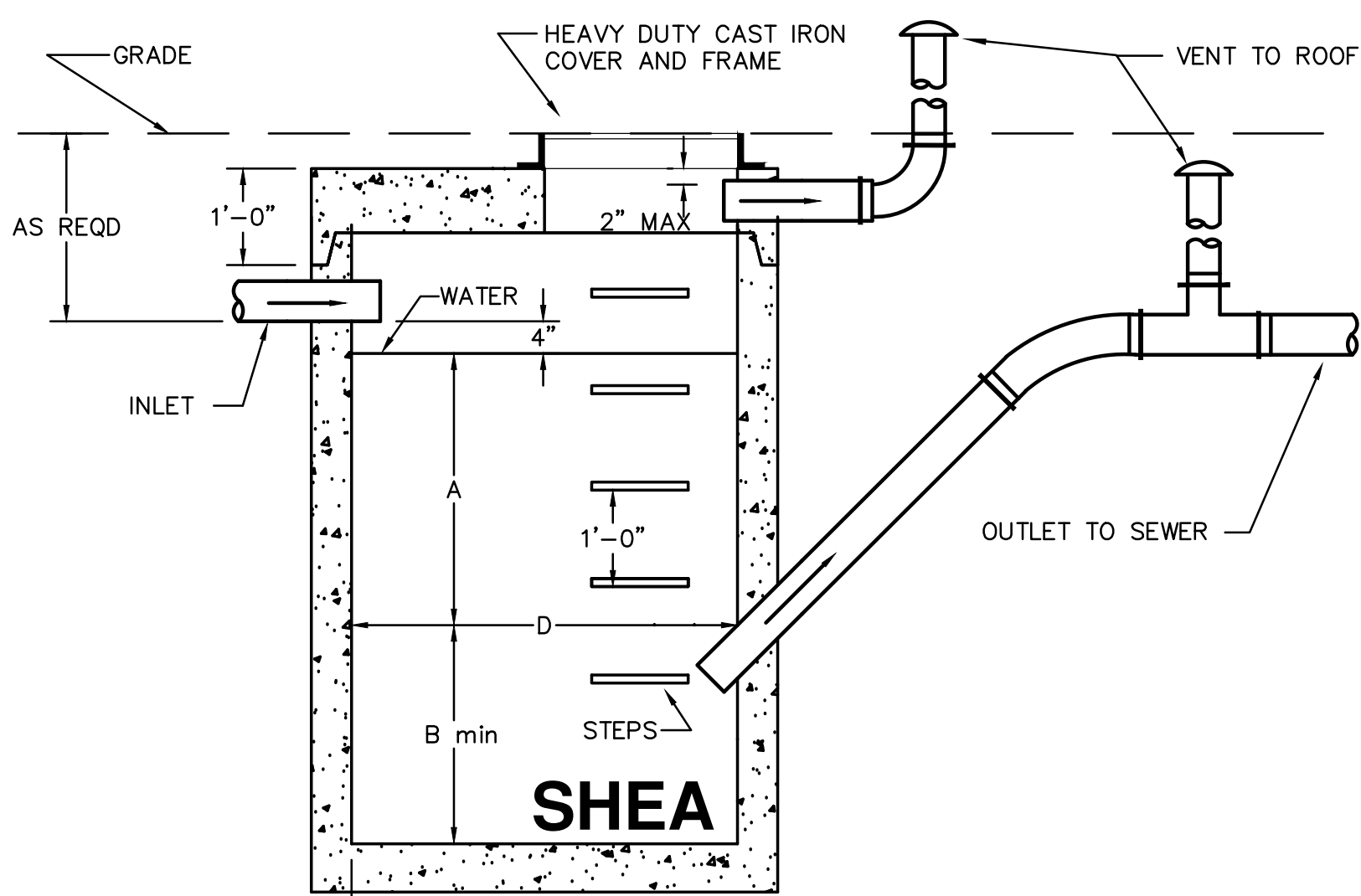
Sheet:
C-9



SECTION
CATCH BASIN
NOT TO SCALE

NO DUMPING
DRAINS TO WETLANDS

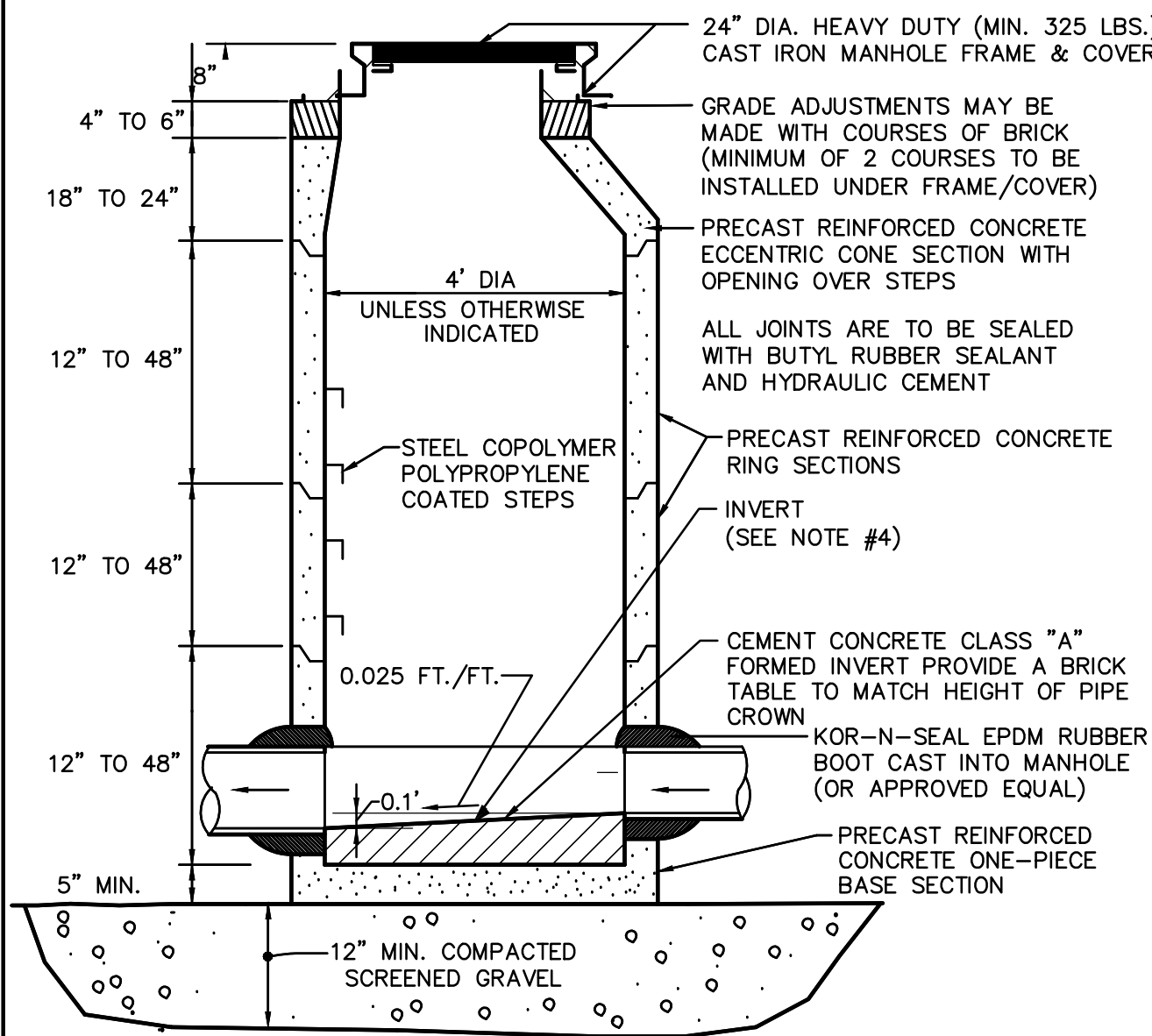
- NOTES:
1. "NO DUMPING — DRAINS TO WETLANDS" SIGN TO BE AFFIXED TO EACH CATCH BASIN IN ROADWAY AND FLOOR DRAIN IN GARAGE.



INLET	D	A	B	W
6"	4'-0"	5'-0"	4'-6"	5"
	4'-0"x4'-0"	4'-0"	3'-6"	6"
	5'-0"	3'-6"	3'-0"	6"

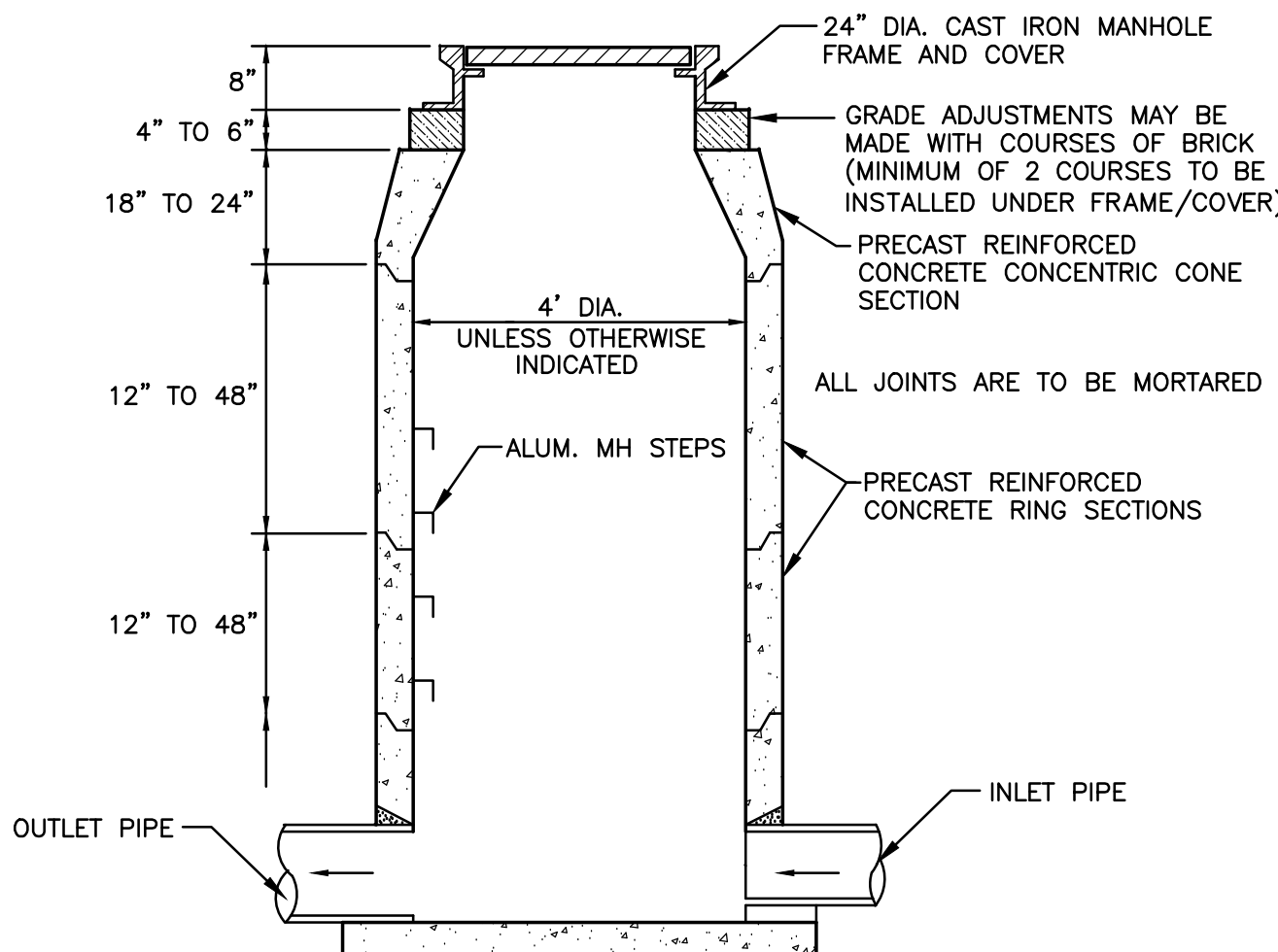
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
 4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
 5. PIPE NOT SUPPLIED.
 6. CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
 7. FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

OIL & GREASE SEPARATOR
NOT TO SCALE



- NOTES:
1. CAST IRON COVER SHALL BE LABELED SEWER.
 2. SEAL ALL PINHOLES WITH HYDRAULIC CEMENT AND APPLY 2 COATS OF BITUMASTIC.
 3. FORCEMAIN INLETS SHALL BE FITTED WITH SCH-40 PVC TEES TO DIRECT EFFLUENT TO DOWN TO TROUGH.
 4. ALL SEWER SLOPES CALCULATED BY REFERENCING THE CENTERLINE INVERT ELEVATION AT THE CENTER OF EACH MANHOLE. ALL CALCULATED INVERTS ENTERING OR LEAVING REFERENCE THE MANHOLE CENTER. MANHOLES SHALL BE MANUFACTURED WITH A MINIMUM OF 0.1 FT. BETWEEN THE INVERT IN AND THE INVERT OUT.

TYPICAL SEWER MANHOLE
NOT TO SCALE



SECTION
TYPICAL DRAIN MANHOLE
NOT TO SCALE

12" STANDARD H-20 RATED GRATE
(YD-1, YD-2 & YD-3)
INTEGRATED DUCTILE IRON
FRAME & GRATE TO MATCH BASIN O.D.

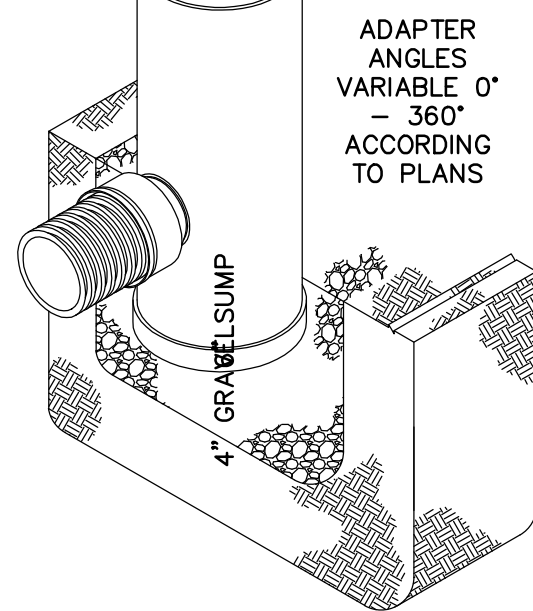
12" SOLID H-20 RATED COVER
(DMH-7 ONLY)
INTEGRATED DUCTILE IRON
FRAME & GRATE TO MATCH BASIN O.D.

ADS NYLOPLAST 12" GRATES

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PERFORATED BRONZE	N/A	1299CGP	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

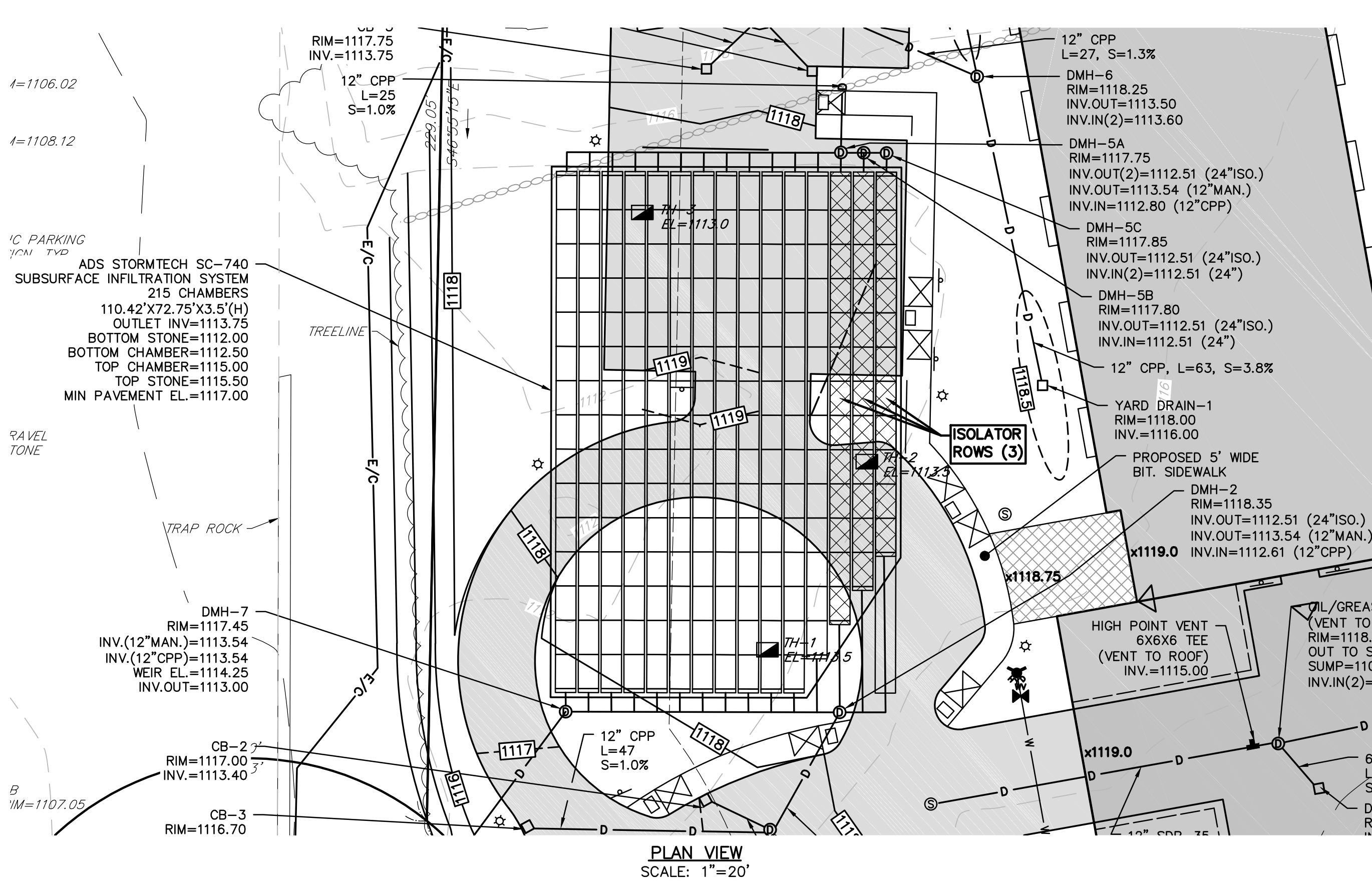
WATERTIGHT JOINT
(CORRUGATED HDPE SHOWN)

INLET & OUTLET ADAPTER
FOR 12" CORRUGATED
HDPE PIPE

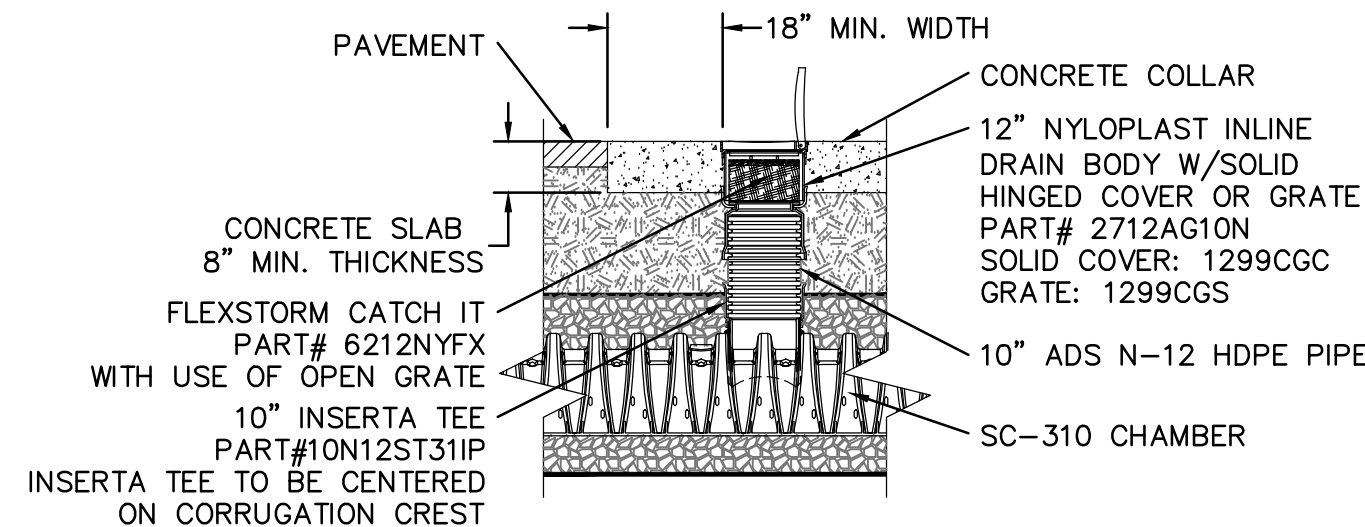


ADS NYLOPLAST 12" DRAIN BASIN
PART NO. 2812AG-12" OUTLET

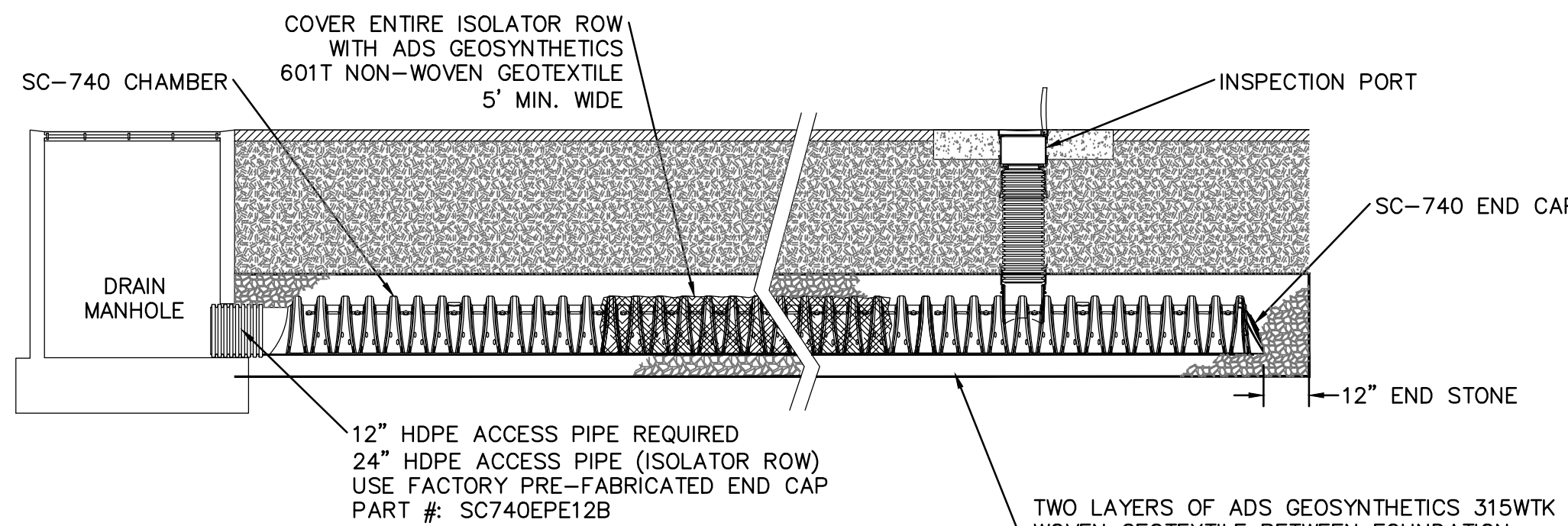
TYPICAL YARD DRAIN
NOT TO SCALE
(YD-1, YD-2, YD-3 AND DMH-7 ONLY)



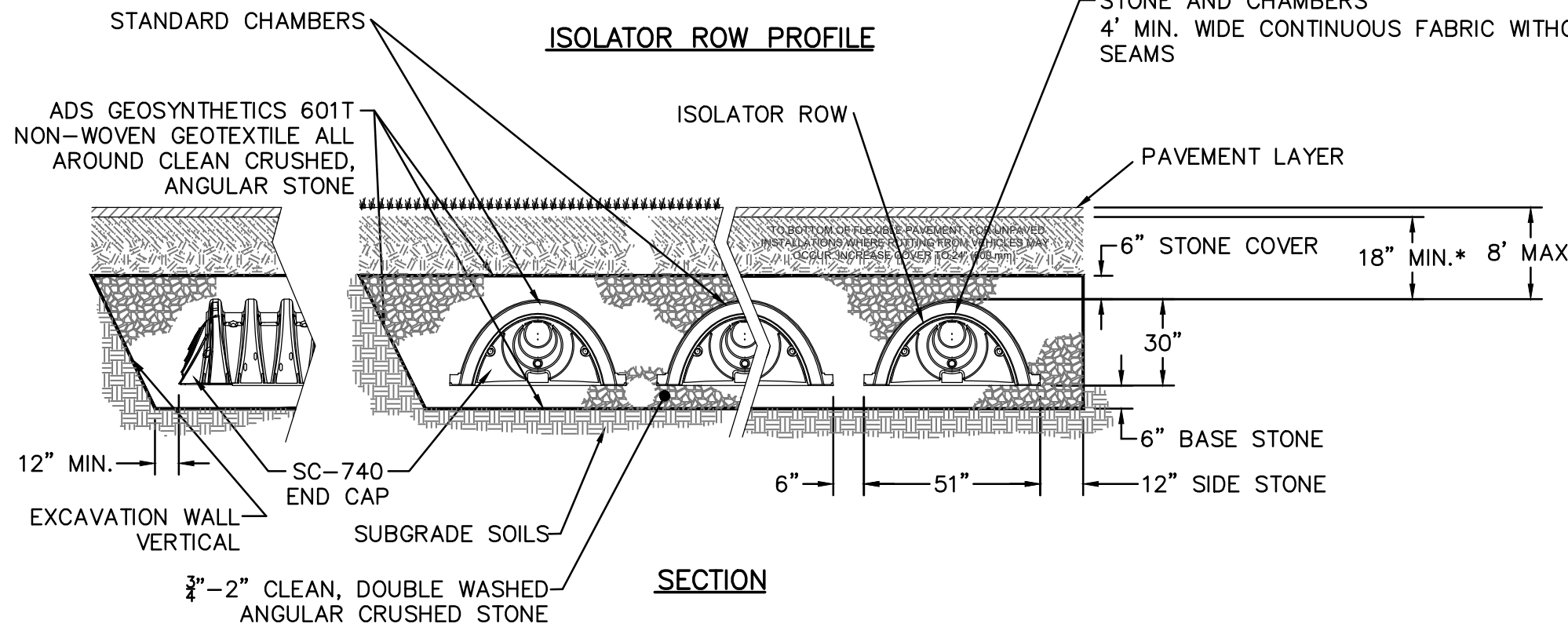
PLAN VIEW
SCALE: 1"=20'



INSPECTION PORT
NOT TO SCALE



ISOLATOR ROW PROFILE



SECTION

SUBSURFACE INFILTRATION SYSTEM (STORMTECH-740)
NOT TO SCALE

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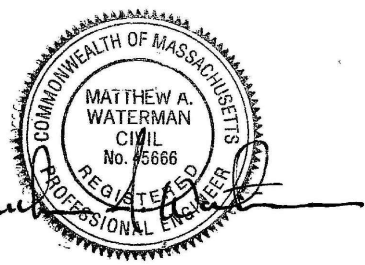
WESTMINSTER
SENIOR HOUSING

Drawing:

DETAIL
SHEET -2
PLAN

Project Status		
Revisions:		
No.	Description	Date
1	Review Comments	11/21/18
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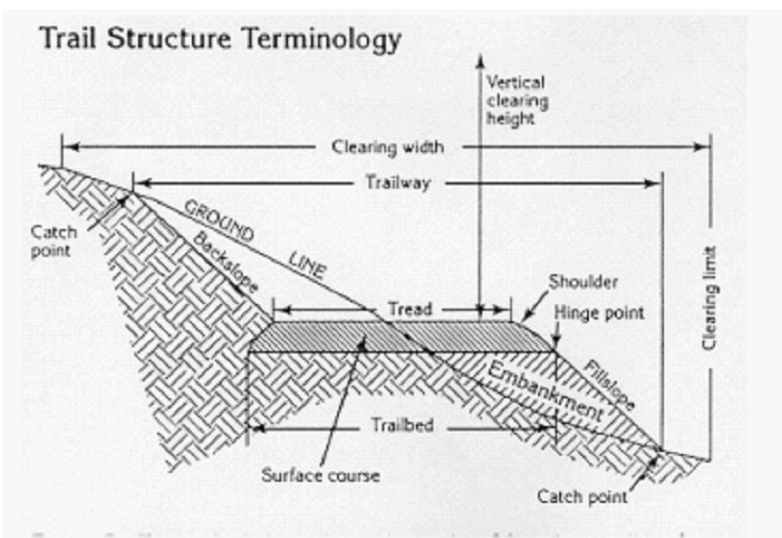
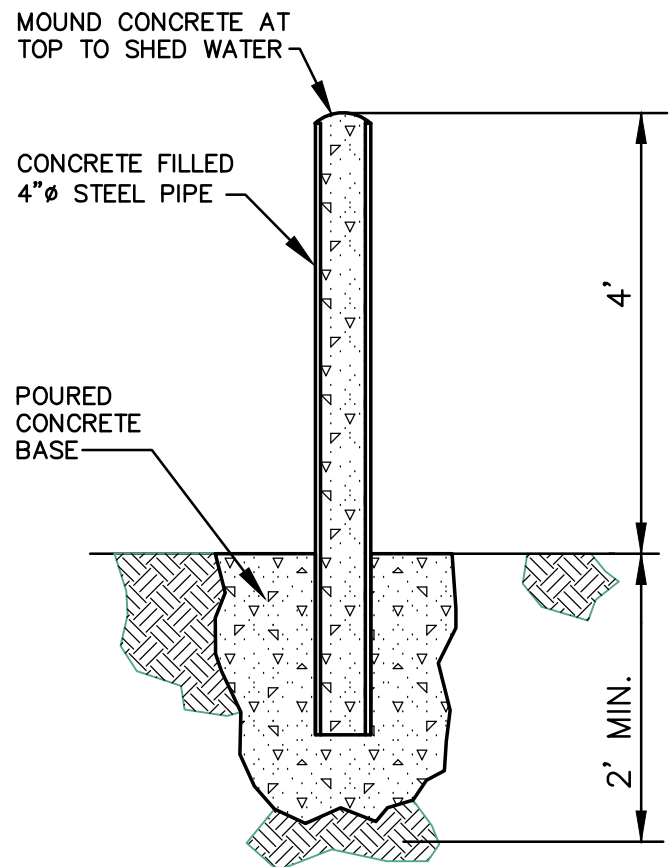


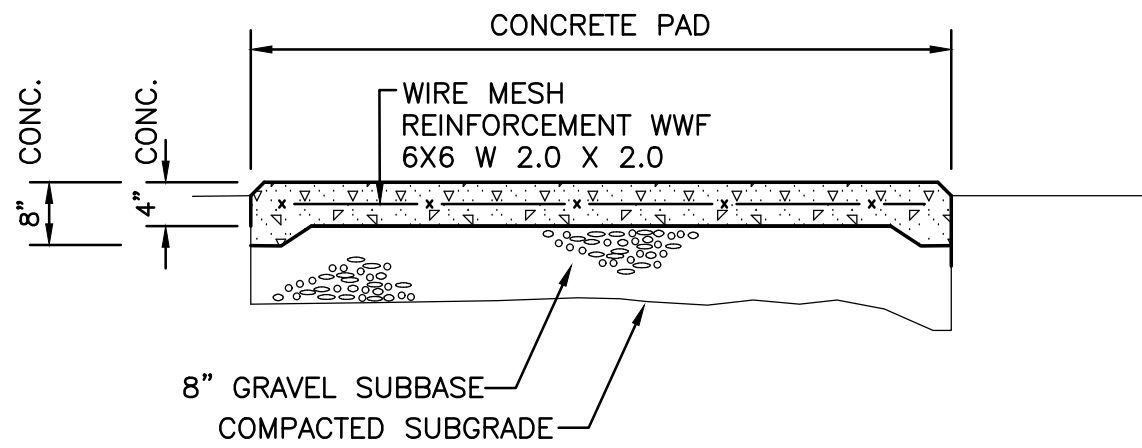
Figure 4-1:
Trail Structure Terminology
[Trail Construction & Maintenance Notebook,
USFS, p 17]

SECTION
TYPICAL TRAIL DETAIL
NOT TO SCALE

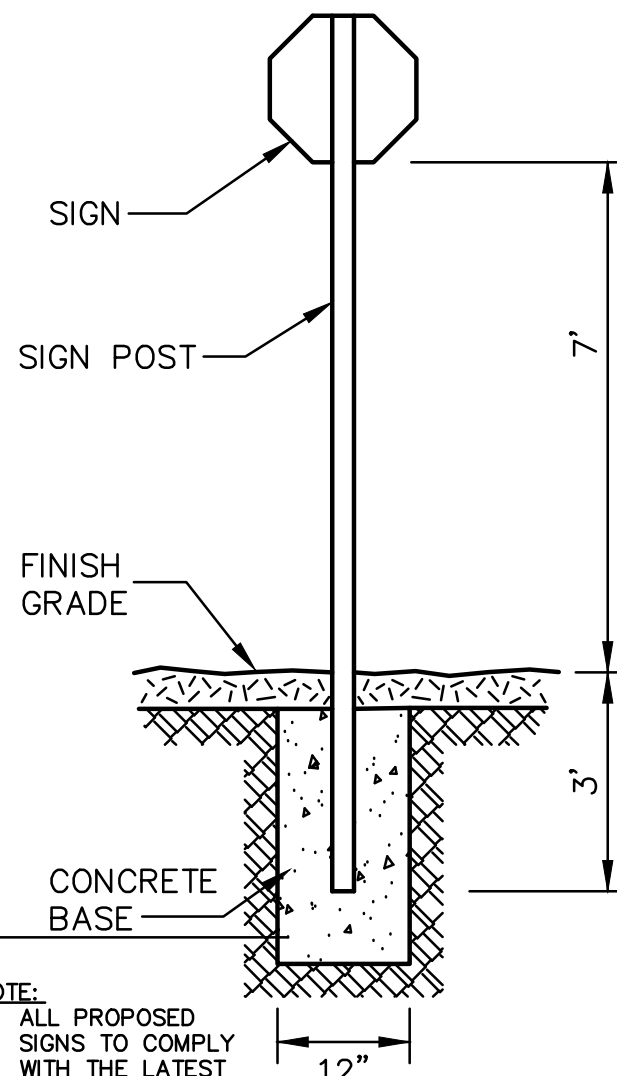
- NOTES:
- PRIOR TO CONSTRUCTION, THE LOCATION OF THE TRAIL SHALL BE FLAGGED BY SITE CONTRACTOR AND AN OWNER REPRESENTATIVE.
 - TRAIL SHALL BE LAID OUT AS TO AVOID THE REMOVAL OF LARGE VEGETATION OR EXTENSIVE EARTH WORK.
 - TRAIL CONSTRUCTION SHALL CONSIST OF CLEARING BRANCHES AND SMALL TREES.
 - TREAD SHALL BE 5' WIDE
 - TRAILWAY SHALL BE 8' WIDE
 - CLEARING WIDTH 10' WIDE
 - VERTICAL CLEARANCE SHALL BE 9' HEIGHT
 - TREAD SHALL BE RAKED OUT REMOVING FALLEN LOGS AND ROCK TO EXPOSE THE NATURAL SURFACE
 - TREAD SHALL PROVIDE POSITIVE DRAINAGE (CROSS SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 2%).



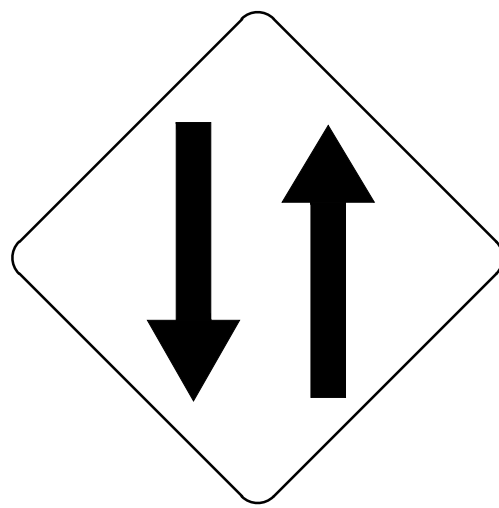
CONCRETE FILLED BOLLARD
NOT TO SCALE



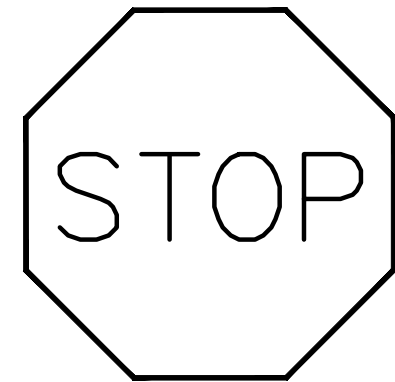
CONCRETE GENERATOR PAD
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE



W6-3



R1-1



R7-8



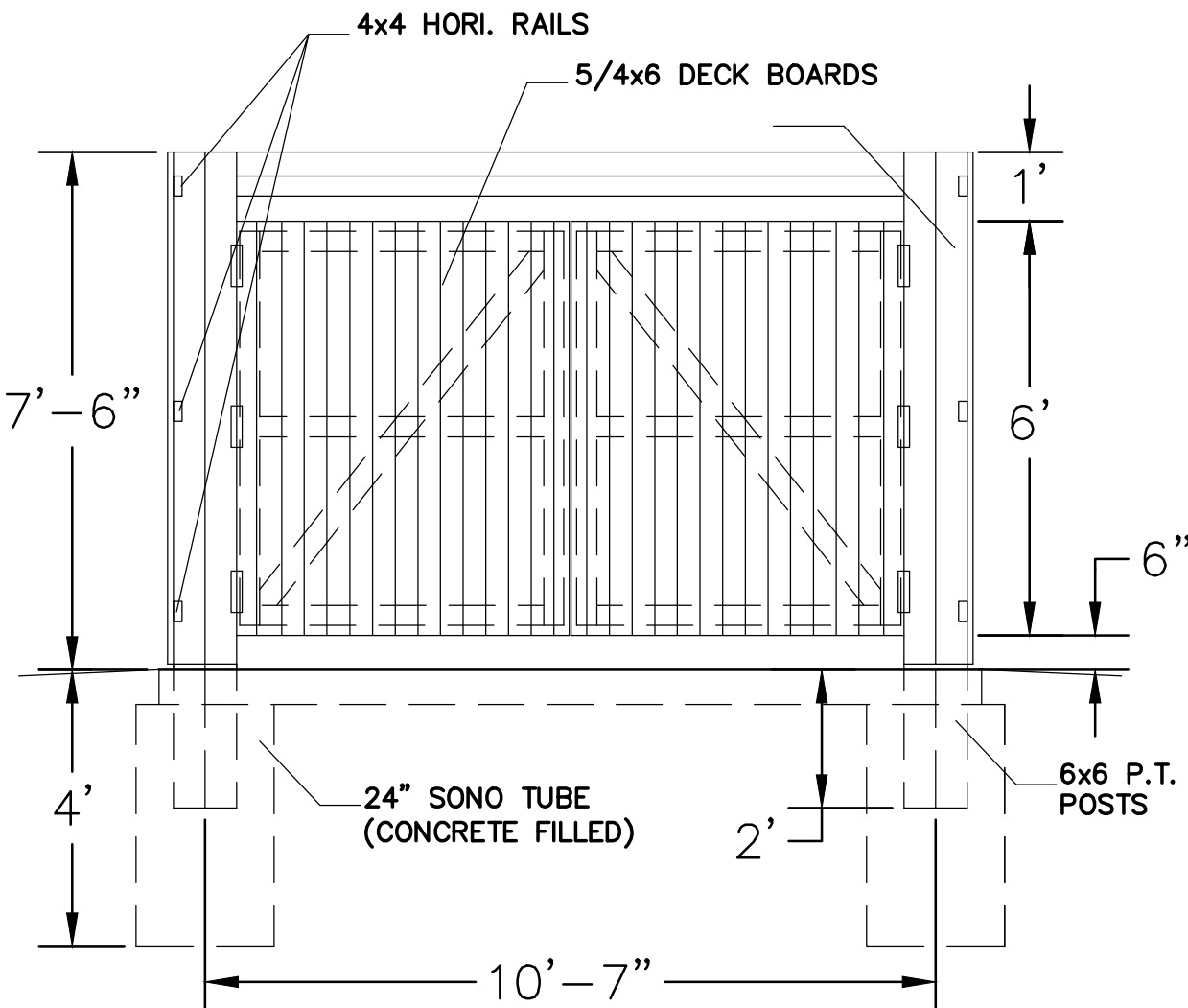
R7-8P



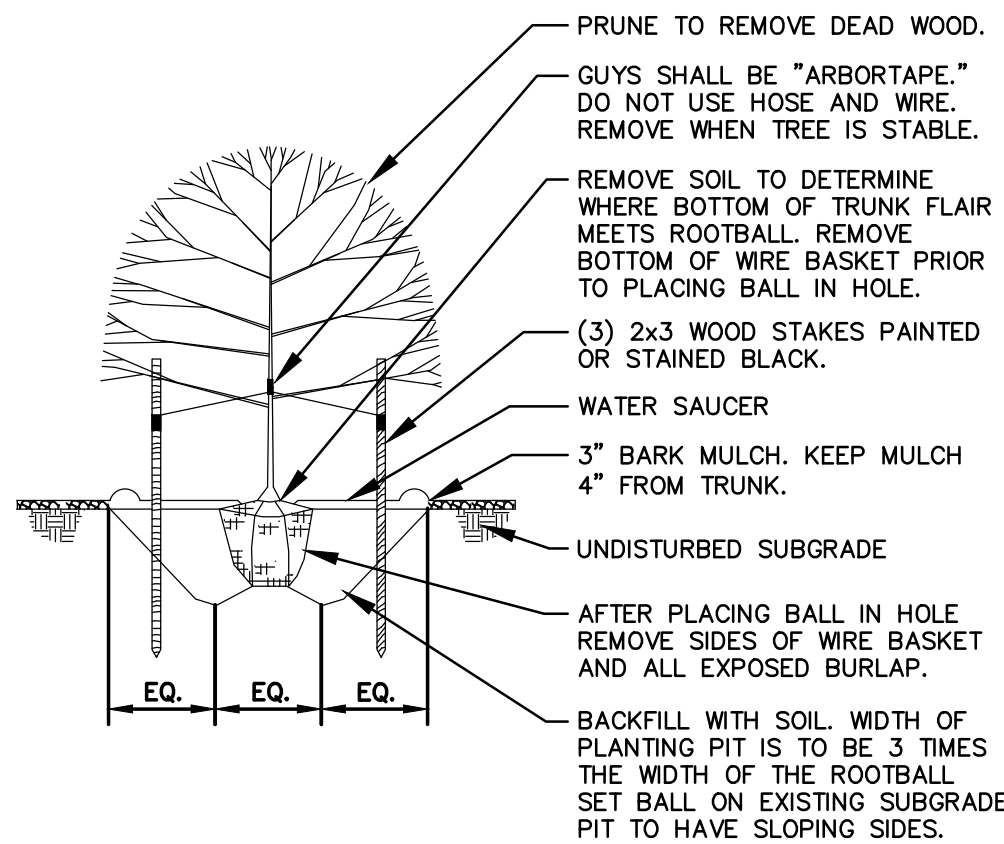
R6-2

MUTCD SIGNS

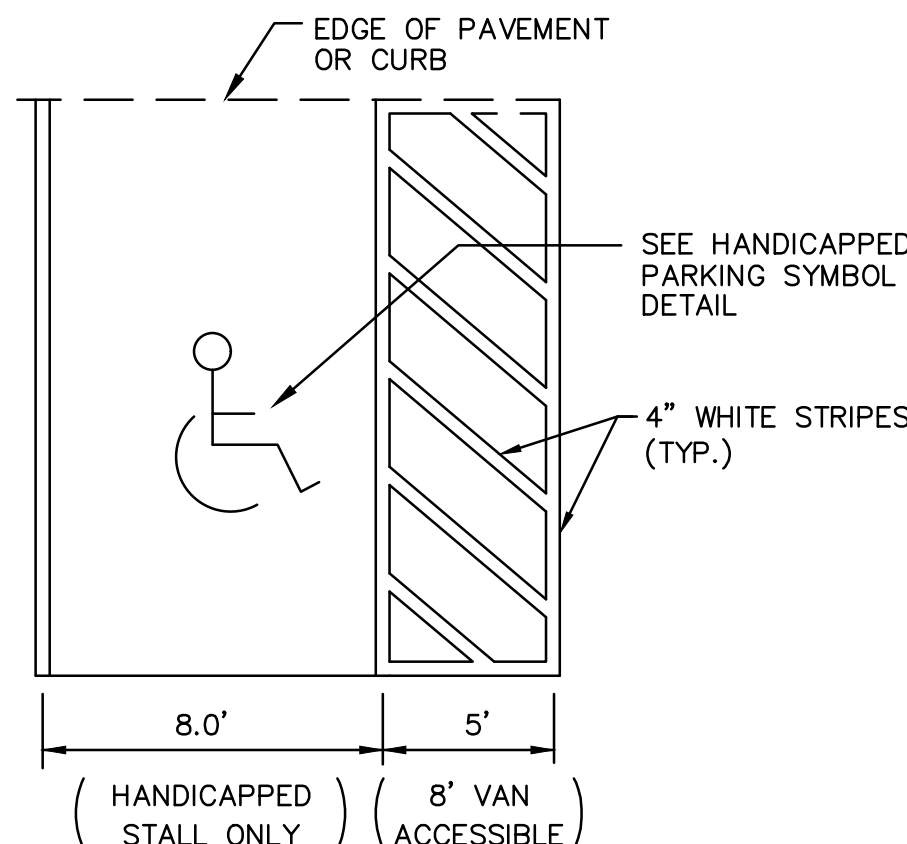
NOT TO SCALE.
(REFER TO MUTCD MANUAL FOR SIZES AND COLORS)



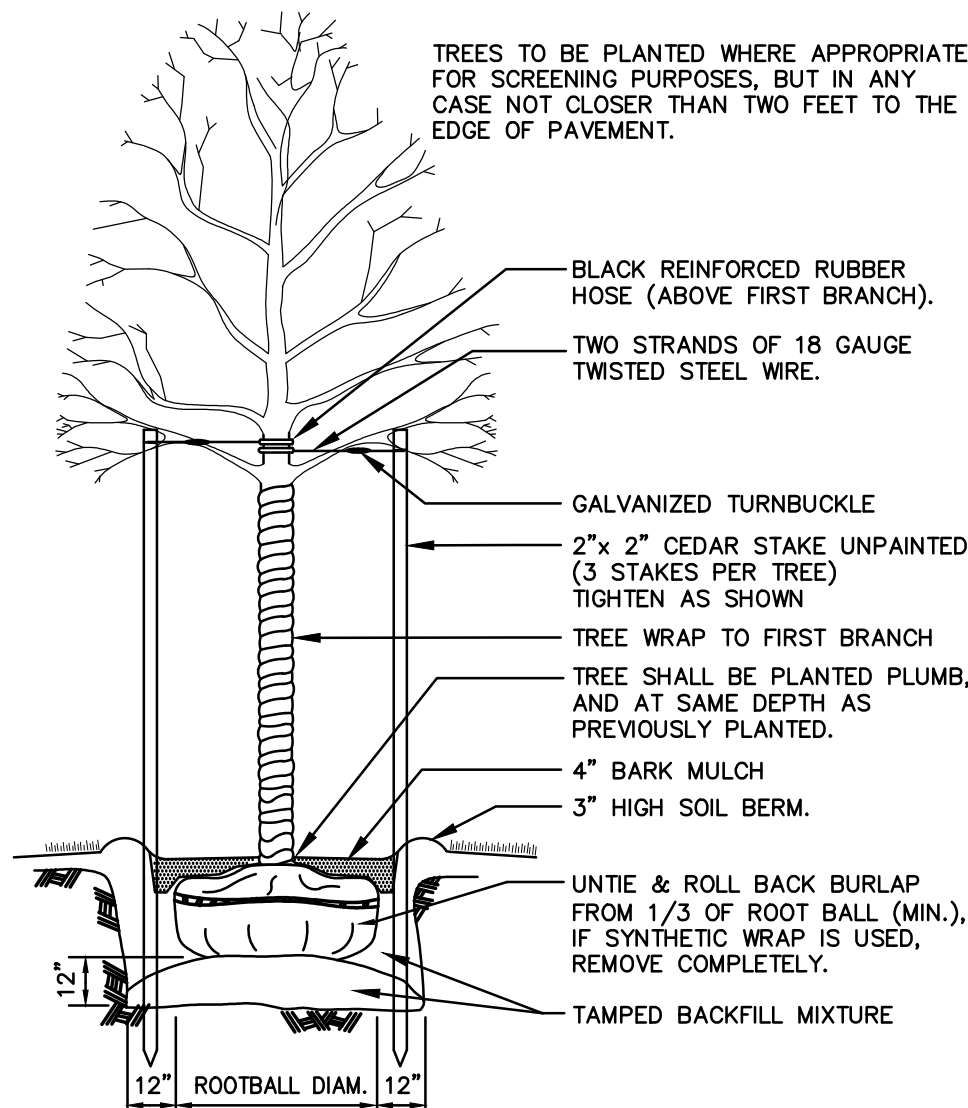
DUMPSTER ENCLOSURE
NOT TO SCALE
ALL LUMBER TO BE PRESSURE TREATED



DECIDUOUS TREE PLANTING
NOT TO SCALE

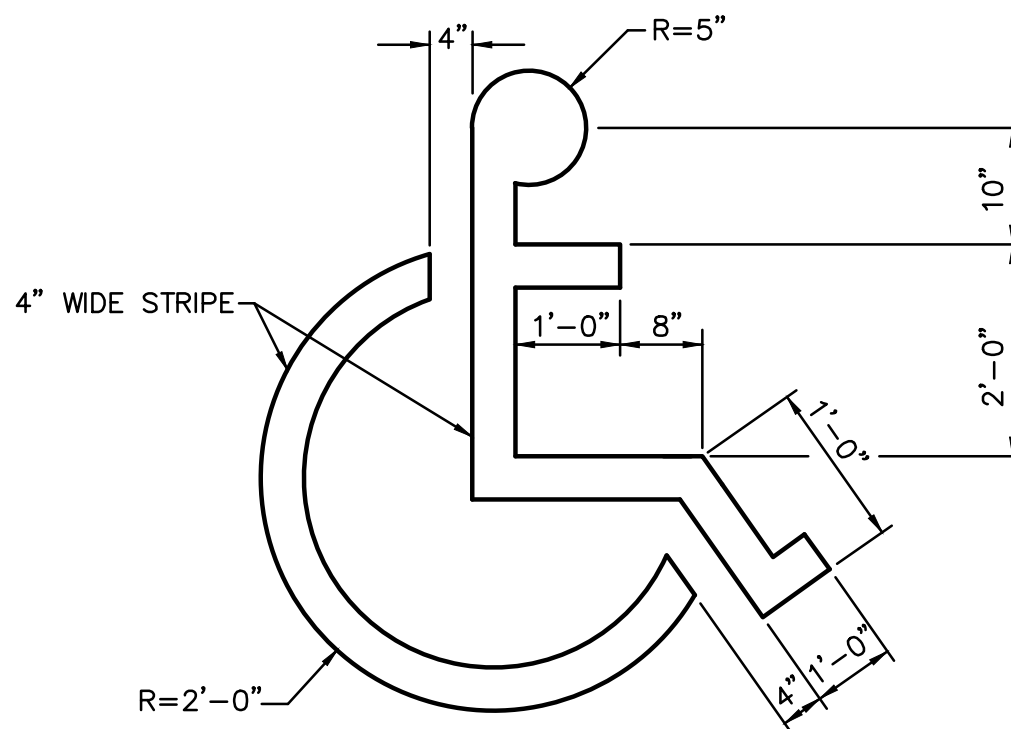


PARKING SPACE STRIPING DETAIL
NOT TO SCALE



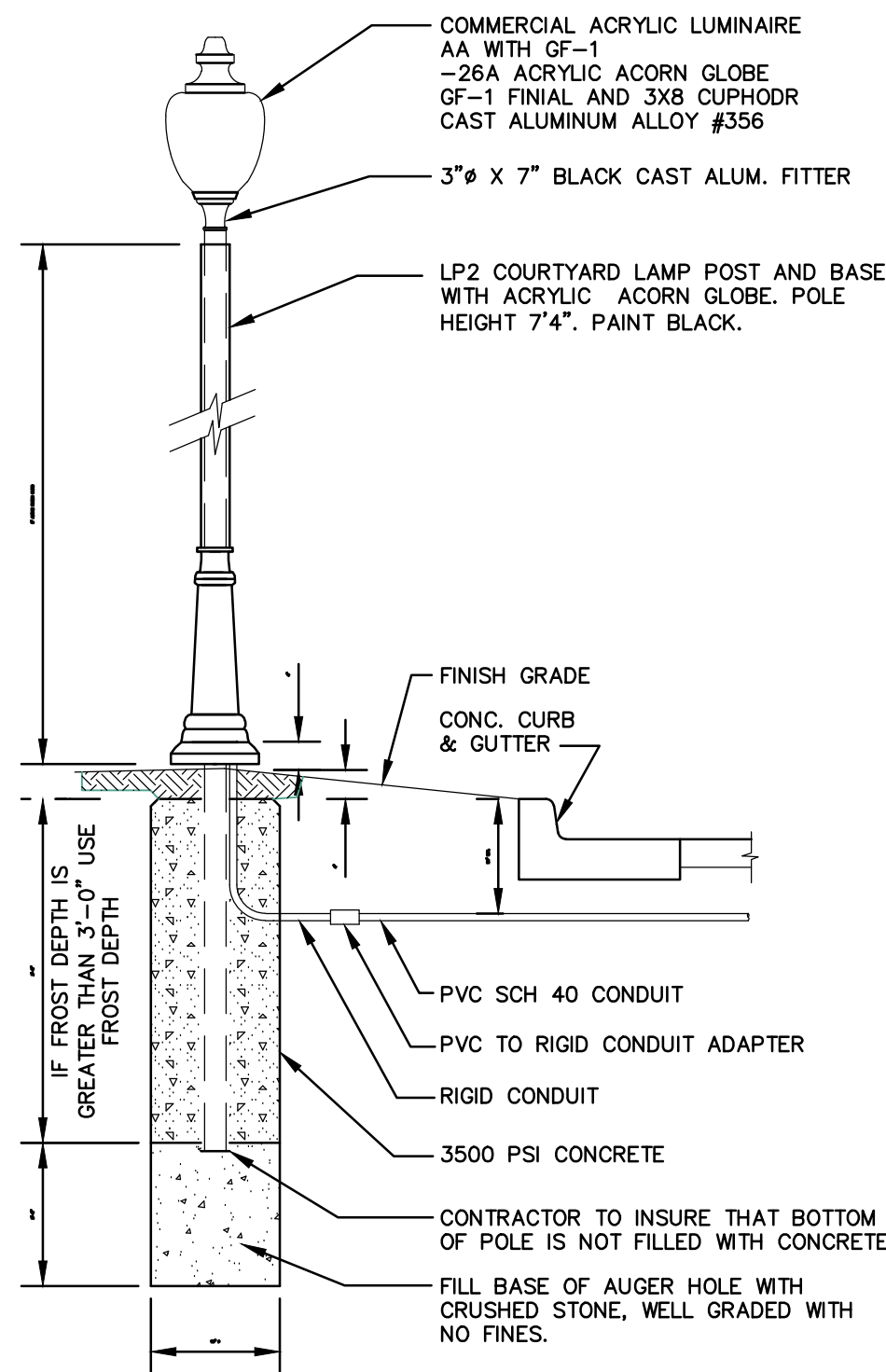
TREE PLANTING
NOT TO SCALE

NOTE: SEE SITE PLAN FOR TREE LOCATIONS AND TYPES



NOTE
SYMBOL SHALL BE PAINTED IN CENTER OF PARKING STALL.

HANDICAPPED PARKING SYMBOL
NOT TO SCALE



LIGHT POLE & LANTERN DETAIL
NOT TO SCALE

NOTE: SEE SITE PLAN FOR POST LOCATIONS.

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Drawing:

**DETAIL
SHEET -3
PLAN**

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PLANTING PLAN

Revisions:

No.	Description	Date

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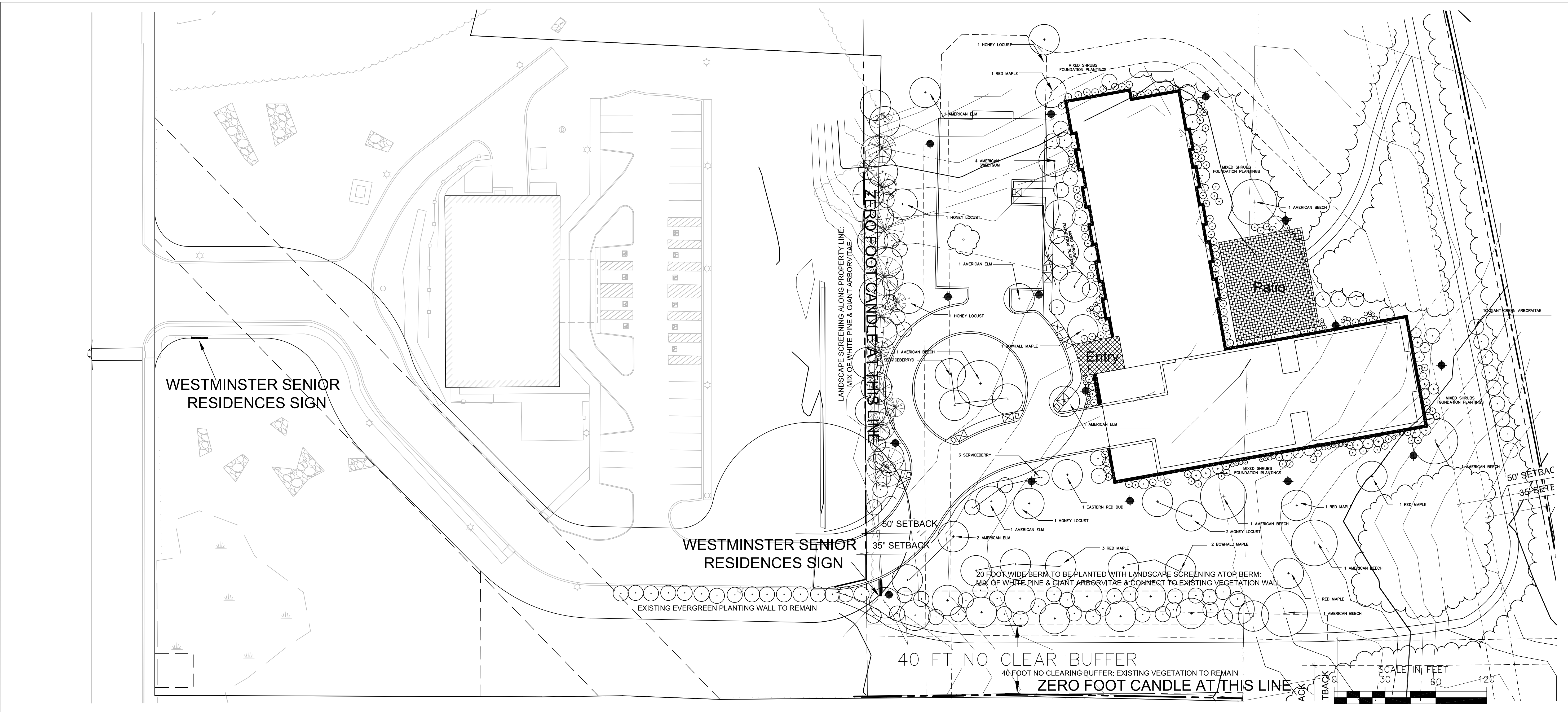
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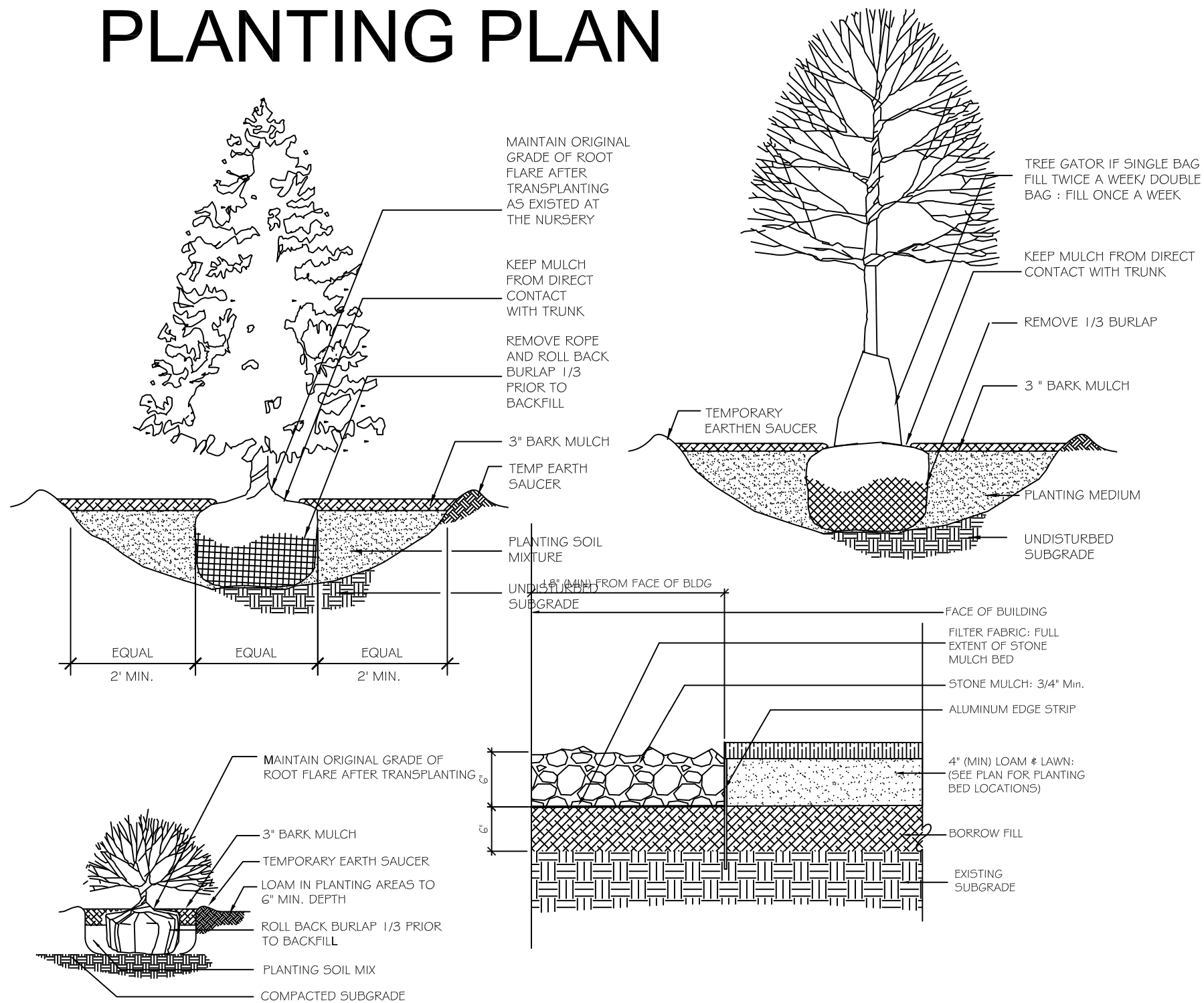
18-553

Sheet:

L-1.01



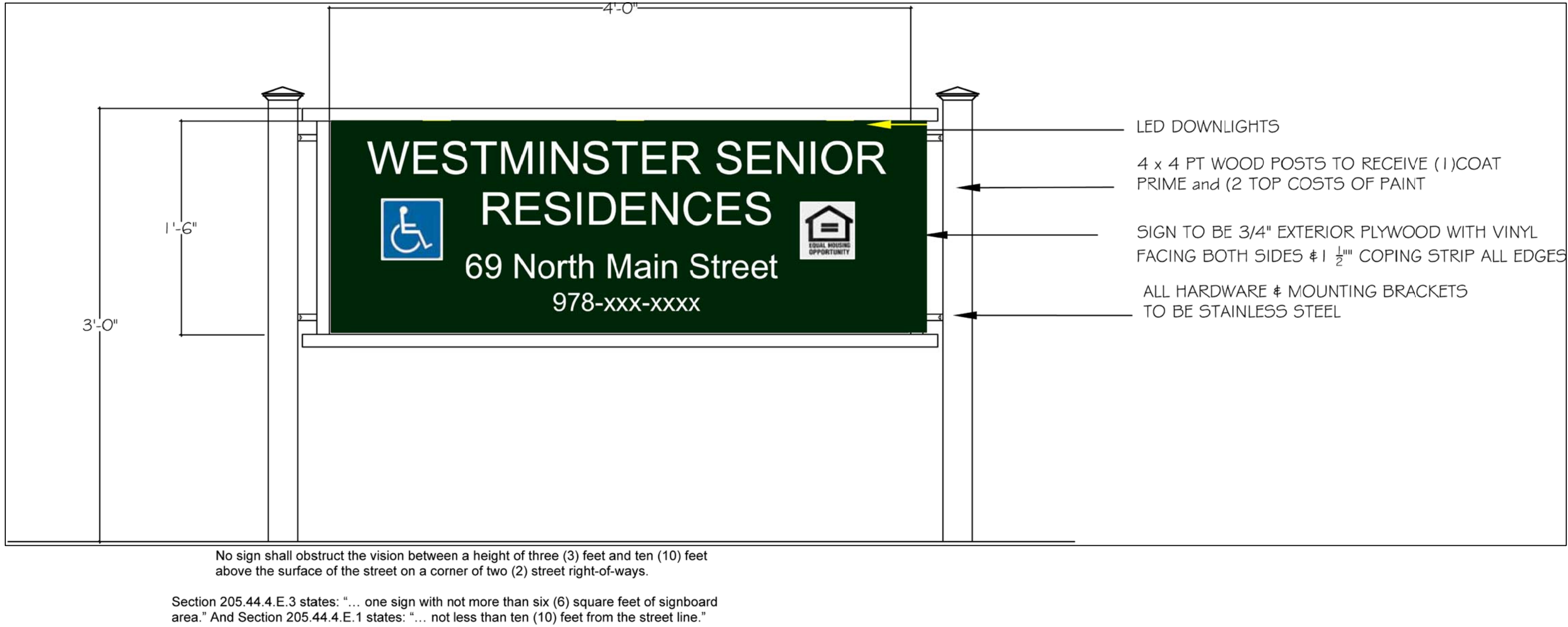
PLANTING PLAN



PLANTING DETAILS

TREES		
Acer rubrum 'October Glory'	3 1/2' cal	
Acer rubrum 'Bowhall'	3 1/2' cal	
Ulmus americana	3 1/2' cal	
Gleditsia triacanthos 'inermis Halka'	3 1/2' cal	
Liquidambar styraciflua 'Moraine'	3 1/2' cal	
Cercos canadensis	3 1/2' cal	
Amelanchier canadensis	8' ht	
Pinus strobus	6' ht	
Thuja occidentalis 'Smaragd'	6' ht	
Thuja standishii x plicata	6' ht	
SHRUBS		
Pieris japonica	2' ht	
Picea abies 'Nidiformis'	1' ht	
Ilex mesog 'China Girl'	2' ht	
Ilex mesog 'China Boy'	2' ht	
Ilex glabra 'Shamrock'	3' ht	
Ilex verticillata 'Stoplight'	2' ht	
Kalmia latifolia 'Elf'	3' ht	
Spiraea bumalda 'Anthony Waterer'	2' ht	
Spiraea japonica 'Little Princess'	2' ht	
Rhododendron 'Delaware Valley White'	2' ht	
Rhododendron 'Blauw's Pink'	2' ht	
Rhododendron 'Purple Gem'	1 sprd	
Viburnum dentatum	2' ht	
Myrica pensylvanica	2' ht	
Juniperus chinensis 'Sea Green'	2' ht	
Rosa rugosa 'Snow Pavement'	1' ht	
Rosa rugosa 'Purple Pavement'	1' ht	
Taxus x media 'Everlow'	1' ht	
Daphne x burkwoodii 'Carol Mackie'	2' ht	
Hydrangea macrophylla 'Endless Summer'	2' ht	
Hibiscus coccineus	1' ht	
Buxus sempervirens 'Variegata'	2' ht	
Cotoneaster adpressus 'Little Gem'	1' ht	
Ornamental Grasses		
Calamagrostis acutifolia 'Karl Foerster'	#2	
Festuca glauca 'Elijah Blue'	#2	
Erianthus ravenna	#2	
Miscanthus sinensis 'Zebrinus'	#2	
Pennisetum alopecuroides 'Hamelin'	#2	

PLANT LIST



PROJECT SIGN

