



**ZONING**

R-4 SINGLE FAMILY RESIDENCE

**RECORD OWNER**

82 Edmands Road: 874 Edgell Road RR:  
Northside, LLC Nobscot Realty Trust  
286 Union Avenue PO Box 1494  
Framingham, MA 01702 Westboro, MA 01581

**APPLICANT**

RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC

**DIMENSIONAL REGULATIONS**

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	43,560 SF	300,415 SF	300,415 SF
LOT FRONTAGE:	150 FT	357 FT	357 FT
FRONT YARD SETBACK:	30 FT	65 FT	65 FT
SIDE YARD SETBACK:	30 FT	51 FT	51 FT
LSR:	50 %	87.7 %	52.9 %
BUILDING HEIGHT:	3 STY	2 STY	3 STY
BUILDING LOT COVERAGE:	15 %	0.6 %	11.4 %

**PARKING DATA**

REQUIRED: (SCHOOL)		
1 PER 4 OCCUPANTS	* 395	= 99 SPACES
1 PER 2 EMPLOYEES	* 165	= 83 SPACES
TOTAL REQUIRED		= 182 SPACES
ONE-HALF TOTAL REQUIRED		= 91 SPACES
(FACILITY INTENDED PRIMARILY OF CHILDREN UNDER DRIVING AGE)		
PROVIDED: (SCHOOL)		
STANDARD SPACES		= 152 SPACES
HANDICAP SPACES		= 10 SPACES
TOTAL PROVIDED		= 162 SPACES

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
100	CONTOUR ELEVATION	100
C	UNDERGROUND CABLE LINE	D
D	UNDERGROUND DRAIN LINE	E
E	UNDERGROUND ELECTRIC LINE	G
FO	UNDERGROUND FIBER OPTIC LINE	S
G	UNDERGROUND GAS LINE	W
S	UNDERGROUND SEWER LINE	
T	UNDERGROUND TELEPHONE LINE	
W	UNDERGROUND WATER LINE	
OW	OVERHEAD WIRES	
SBDH	STONE BOUND DRILL HOLE	DMH
SBND	STONE BOUND NO DRILL HOLE	
CBDH	CONCRETE BOUND DRILL HOLE	
CBND	CONCRETE BOUND NO DRILL HOLE	
DH	DRILL HOLE	
IP	IRON PIPE	
SSM	STEEL SURVEY MARKER FOUND	
(F)	FOUND	
(S)	SET	
Bk.	BOOK	
Pg.	PAGE	
GW	GUY WIRE	
DMH	DRAIN MANHOLE	DMH
EMH	ELECTRIC MANHOLE	
MH	MANHOLE	
SMH	SEWER MANHOLE	SMH
TMH	TELEPHONE MANHOLE	
RCB	ROUND CATCH BASIN	RCB
CB	CATCH BASIN	CB
GG	GAS GATE	GG
WG	WATER GATE	WG
	CABLE PULL BOX	
	ELECTRIC PULL BOX	
	TELEPHONE PULL BOX	
TCB	TRAFFIC CONTROL BOX	
UP	UTILITY POLE	
LP	LIGHT POLE	LP
BP	BUMPER POST	BP
HYD.	HYDRANT	HYD.
RDR	ROOF DRAIN	RDR
MW	MONITOR WELL	
	SIGN	
oVP	VENT PIPE	
WF	WETLAND FLAG	
BANK	EDGE OF BANK FLAG	
MAHW	MEAN ANNUAL HIGH WATER FLAG	
	IRRIGATION CONTROL VALVE	
	TEST PIT	
FLGT	FLOOD LIGHT	
FP	FLAG POLE	
	SPOT GRADE	+123.2
	CONCRETE	
CONC.	CONCRETE	
ASP.	ASPHALT	
BIT.	BITUMINOUS	
GRAN.	GRANITE	
ASW	ASPHALT SIDEWALK	ASW
CSW	CONCRETE SIDEWALK	CSW
BSW	BRICK SIDEWALK	BSW
CC	CONCRETE CURB	CC
AC	ASPHALT CURB	AC
SOC	SLOPED GRANITE CURB	SOC
VGC	VERTICAL GRANITE CURB	VGC
BC=0.0	BOTTOM OF CURB ELEVATION	BC=0.0
TC=0.0	TOP OF CURB ELEVATION	TC=0.0
LS	LANDSCAPE AREAS	LS
W/	WITH	
N / F	NOW OR FORMERLY	
W/F	WOOD FRAME	

**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
2. IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, SCHOFIELD BROTHERS, LLC SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
3. SCHOFIELD BROTHERS, LLC SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
4. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN WHICH WOULD INCLUDE DETAILS AND ELEVATIONS FOR FOOTINGS, FOUNDATION WALL DESIGN AND ANY SUBSURFACE DRAINAGE TO PREVENT FLOODING. COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
5. THE PROPOSED BUILDING CONFIGURATION AS SHOWN HEREON SHALL BE CONSIDERED CONCEPTUAL AND SHALL BE VERIFIED WITH THE FINAL ARCHITECTURAL PLANS AND THE CURRENT ZONING ORDINANCES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
7. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. IF LEDGE REMOVAL IS REQUIRED, EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE AGENCIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL AUTHORITIES MUST BE IN PLACE PRIOR TO THE CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL IN THE RIGHT-OF-WAY.

**PLAN INTENT**

1. THE INTENT OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

**REGULATORY NOTES**

1. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
2. SURFACE OPENINGS AND EXCAVATION WORK WITHIN THE TOWN RIGHT OF WAY LIMITS WILL REQUIRE A STREET OPENING PERMIT (SOP), A TRENCH OPENING PERMIT (TOP) SHALL BE OBTAINED PRIOR TO EXCAVATION OF ANY TRENCH.
3. INSTALLATION AND CONSTRUCTION OF PROPOSED UTILITIES TO CONFORM TO THE STANDARDS AND THE SPECIFICATIONS OF THE FRAMINGHAM DEPARTMENT OF PUBLIC WORKS AND THE MANUFACTURERS SPECIFICATIONS FOR THE PROPOSED PRODUCTS.
4. ALL WORK MUST BE INSPECTED BY A FRAMINGHAM DEPARTMENT OF PUBLIC WORKS UTILITY INSPECTOR. THE ENGINEER SHALL ALSO PREPARE AN AS-BUILT PLAN FOR SUBMITTAL TO THE FRAMINGHAM DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SCHOFIELD BROTHERS LLC, 48 HOURS BEFORE BEGINNING CONSTRUCTION AND 48 HOURS PRIOR TO SIGNIFICANT CONSTRUCTION EVENTS TO SCHEDULE NECESSARY INSPECTIONS.
5. ALL SITE DRAINAGE, WATER, AND SEWER OUTSIDE THE BUILDING FOOTPRINT SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE TOWN OF FRAMINGHAM.
6. PRESSURE TESTING AND DISINFECTION TESTING SHALL COMPLY WITH THE TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS.
7. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
8. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
9. SEWER DEMAND CALCULATIONS, BASED ON 310 CMR, TITLE 5 IS 3,160 GPD.

**GRADING AND UTILITY PLAN NOTES**

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES AND CONFORMS TO "ASCE" QUALITY LEVEL "C" PER ASCE DOCUMENT "CI/ASCE 38-02". LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE CONTACT "DIG-SAFE" AT 811.
2. UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
5. HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2%) IN ANY DIRECTION.
6. WALKWAY GRADES SHALL NOT HAVE LONGITUDINAL SLOPES IN EXCESS OF 1:50 (5%) OR CROSS SLOPES IN EXCESS OF 1:50 (2%), UNLESS OTHERWISE NOTED.
7. WALK GRADIENTS AND CROSS SLOPES SHOWN HEREON ARE WITHIN, OR LESS THAN, THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE WORK SO THAT IT IS COMPLIANT WITH ALL REQUIRED REGULATIONS. NOTE THAT THE MAXIMUM GRADIENTS WITHIN THE REGULATIONS DO NOT RECOGNIZE "CONSTRUCTION TOLERANCES." EXCEEDING THE MAXIMUM GRADIENTS IN THE REGULATIONS IS ENTIRELY AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY IN WRITING THAT ALL WALKS HAVE BEEN CONSTRUCTED IN COMPLIANCE WITH THE MAAB'S REGULATIONS.
8. ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE AND MARKINGS COMPLIANT WITH THE MAAB REGULATIONS.
9. CURB RADII AND DIMENSIONS SHOWN HEREON ARE AT THE FACE OF CURB.
10. WHERE NEW PAVING MEETING EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
11. AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
12. PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN. SEE SHEET CE-13 FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL NOTES.
13. RETAINING WALLS SHOWN HEREON ARE FOR SHOWING THE INTENT OF THE SITE GRADING. ALL PROPOSED RETAINING WALLS SHALL BE DESIGNED AND CERTIFIED BY OTHERS.

SITE PLAN REVIEW UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS LEARNING CENTER**

82 EDMANDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

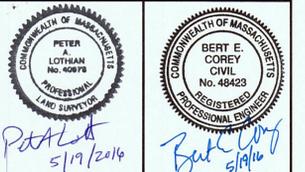
**RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC**

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

**SCHOFIELD BROTHERS LLC**  
ENGINEERING ♦ SURVEYING ♦ PLANNING ♦ GIS

1071 WORCESTER ROAD  
FRAMINGHAM, MA 01701  
508-879-0030  
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NO.	APP	DATE	DESCRIPTION
1	BEC	5/19/16	PER TOWN COMMENTS

DATE: **MARCH 21, 2016**

SCALE: **AS SHOWN**

DRAFTED: JAL/KMR    CHECKED: BEC    APPROVED: BEC

**SITE DATA, NOTES AND LEGEND SHEET**

SHEET: **2 OF 20**  
PROJECT NO.: **24800**

**CE-02**

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SITE PLAN REVIEW  
 UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
 LEARNING  
 CENTER**

82 EDMANDS ROAD  
 874 EDGELL ROAD RR  
 FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
 MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

**RCS BEHAVIORAL  
 & EDUCATIONAL  
 CONSULTING, LLC**

6 STRATHMORE ROAD  
 NATICK, MASSACHUSETTS 01760

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*Peter A. Lothman* 5/19/2016  
*Bert E. Corey* 5/19/16


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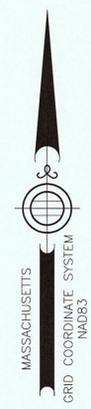
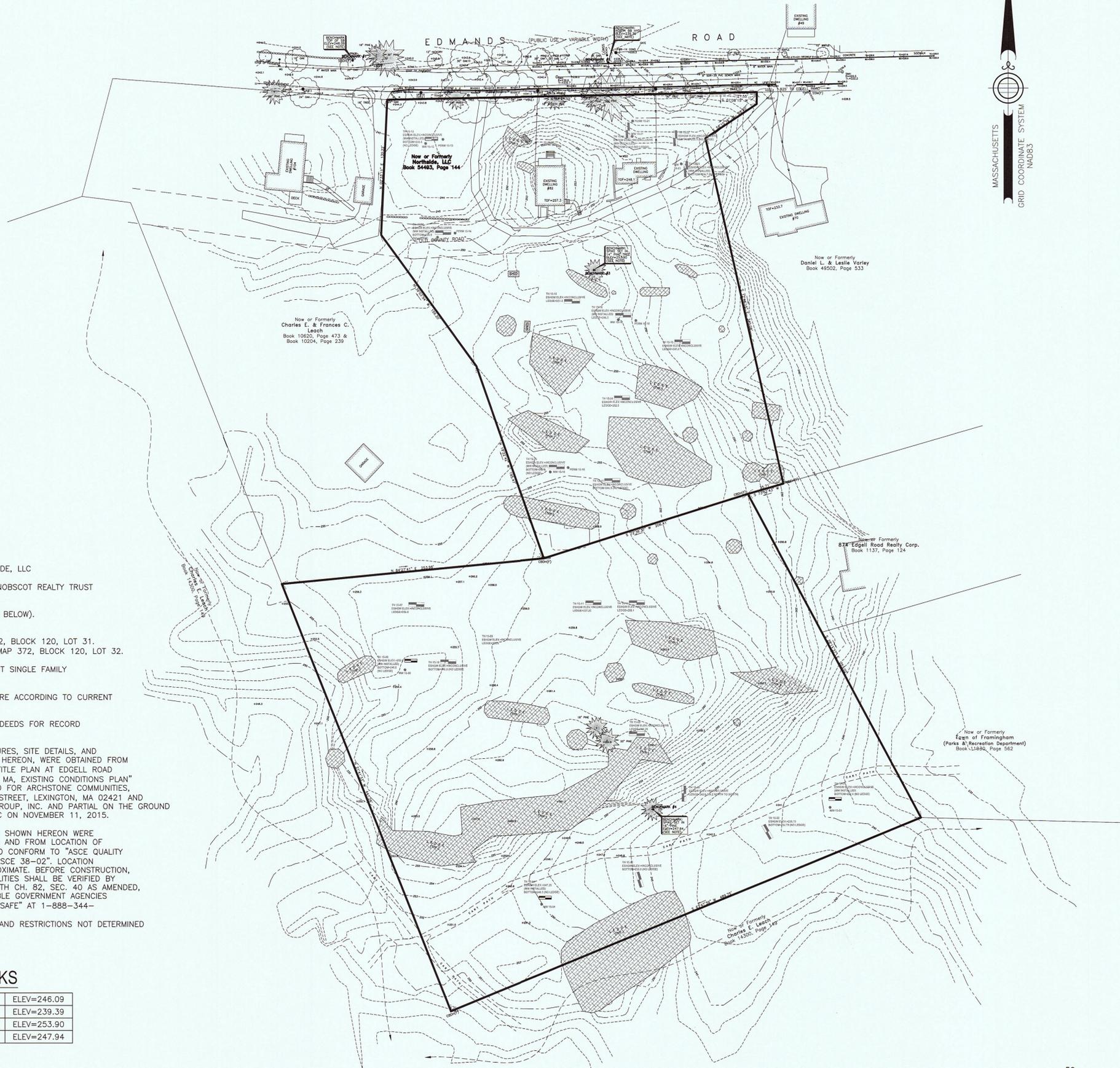
SCALE: **1" = 50'**

DRAFTED:	CHECKED:	APPROVED:
JAL/KMR	BEC	BEC

**EXISTING  
 CONDITIONS PLAN**

SHEET:  
**3 OF 20**  
 PROJECT NO.:  
**24800**

**CE-03**



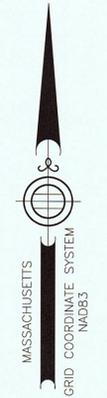
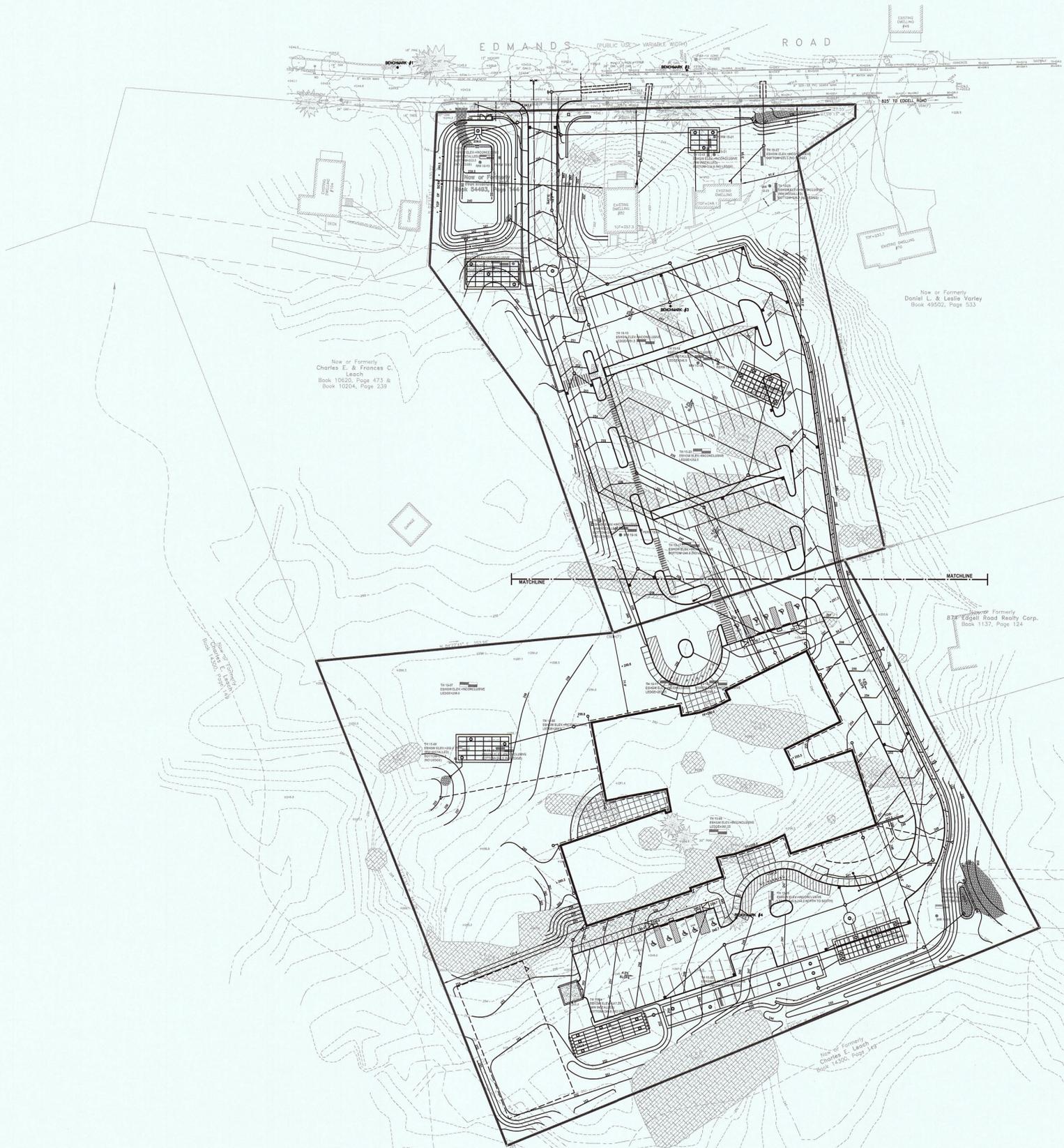
**NOTES**

- RECORD OWNERS ARE:  
 ~ 82 EDMANDS ROAD - NORTHSIDE, LLC  
 BOOK 54493, PAGE 144  
 ~ 874 EDGELL ROAD (REAR) - NOBSCOT REALTY TRUST  
 BOOK 49487, PAGE 534
- ELEVATIONS REFER TO (SEE NOTE #7 BELOW).
- SEE FRAMINGHAM ASSESSORS MAP:  
 ~ 82 EDMANDS ROAD - MAP 372, BLOCK 120, LOT 31.  
 ~ 874 EDGELL ROAD (REAR) - MAP 372, BLOCK 120, LOT 32.
- PARCEL FALLS WITHIN ZONING DISTRICT SINGLE FAMILY RESIDENCE "R-4".
- OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.
- SEE MIDDLESEX SOUTH REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- PROPERTY LINES, TOPOGRAPHIC FEATURES, SITE DETAILS, AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE PLAN AT EDGELL ROAD AND EDMANDS ROAD IN FRAMINGHAM, MA, EXISTING CONDITIONS PLAN" DATED DECEMBER 6, 2000, PREPARED FOR ARCHSTONE COMMUNITIES, c/o BOB McCULLOUGH 49 WALTHAM STREET, LEXINGTON, MA 02421 AND PREPARED BY DAYLOR CONSULTING GROUP, INC. AND PARTIAL ON THE GROUND SURVEY BY SCHOFIELD BROTHERS LLC ON NOVEMBER 11, 2015.
- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED FROM EXISTING RECORDS AND FROM LOCATION OF ABOVE GROUND UTILITY FEATURES AND CONFORM TO "ASCE QUALITY LEVEL C" PER ASCE DOCUMENT "CI/ASCE 38-02". LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED. CONTACT "DIG-SAFE" AT 1-888-344-7233 OR 811
- LEGAL STATUS OF WAYS, EASEMENTS AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.

**BENCHMARKS**

#1	TOP OF STONE BOUND	ELEV=246.09
#2	NORTH BB ON HYDRANT	ELEV=239.39
#3	SPIKE SET IN 14" PINE TREE	ELEV=253.90
#4	SPIKE SET IN 16" PINE TREE	ELEV=247.94

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SITE PLAN REVIEW  
 UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
 LEARNING  
 CENTER**

82 EDMONDS ROAD  
 874 EDGELL ROAD RR  
 FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
 MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

**RCS BEHAVIORAL  
 & EDUCATIONAL  
 CONSULTING, LLC**

6 STRATHMORE ROAD  
 NATICK, MASSACHUSETTS 01760

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*Peter A. Lotman*  
 5/19/2016

*Bert E. Corey*  
 5/19/16

NO.	APP	DATE	DESCRIPTION
1	BEC	5/19/16	PER TOWN COMMENTS

DATE: **MARCH 21, 2016**

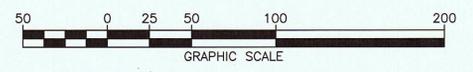
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JAL/KMR	BEC	BEC

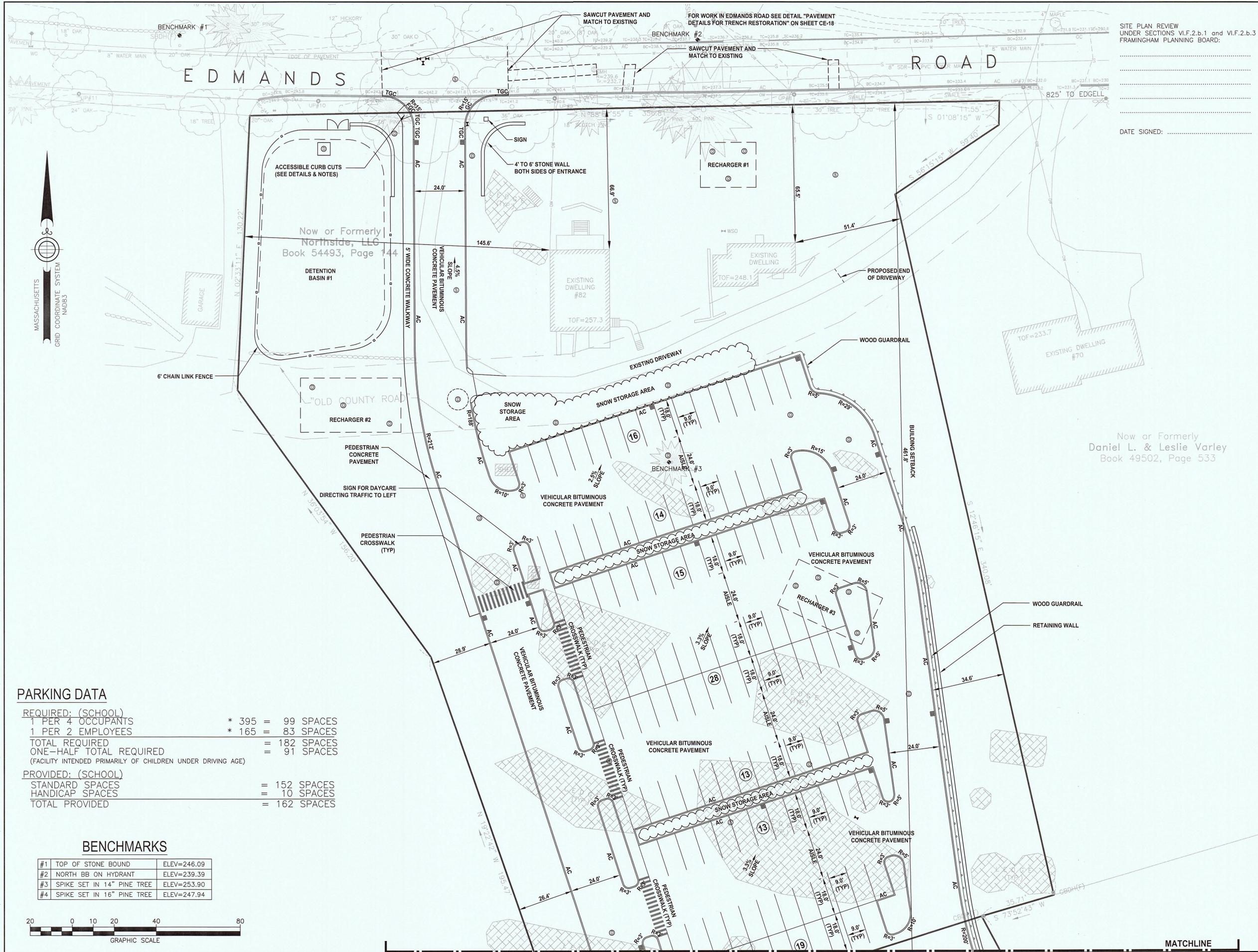
**OVERALL  
 PROPOSED  
 CONDITIONS PLAN**

SHEET:  
**4 OF 20**  
 PROJECT NO.:  
**24800**

**CE-04**



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SITE PLAN REVIEW  
 UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
 FRAMINGHAM PLANNING BOARD:  
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 DATE SIGNED: \_\_\_\_\_

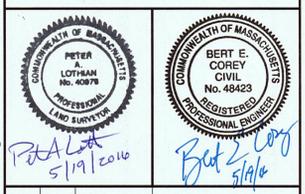
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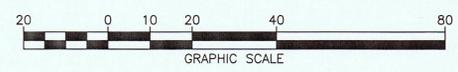


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**BENCHMARKS**

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#2	NORTH BB ON HYDRANT	ELEV=239.39
#3	SPIKE SET IN 14" PINE TREE	ELEV=253.90
#4	SPIKE SET IN 16" PINE TREE	ELEV=247.94



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SCALE: **1" = 20'**

DRAFTED:	CHECKED:	APPROVED:
JAL/KMR	BEC	BEC

**LAYOUT AND  
 MATERIALS PLAN**

SHEET:  
**5 OF 20**  
 PROJECT NO.:  
**24800**  
**CE-05**

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MATCHLINE

MATCHLINE

SITE PLAN REVIEW  
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

# RCS LEARNING CENTER

82 EDMANDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

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5/19/16

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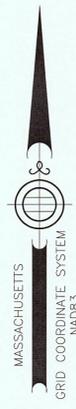
SCALE: **1" = 20'**

DRAFTED:	CHECKED:	APPROVED:
JAL/KMR	BEC	BEC

### LAYOUT AND MATERIALS PLAN

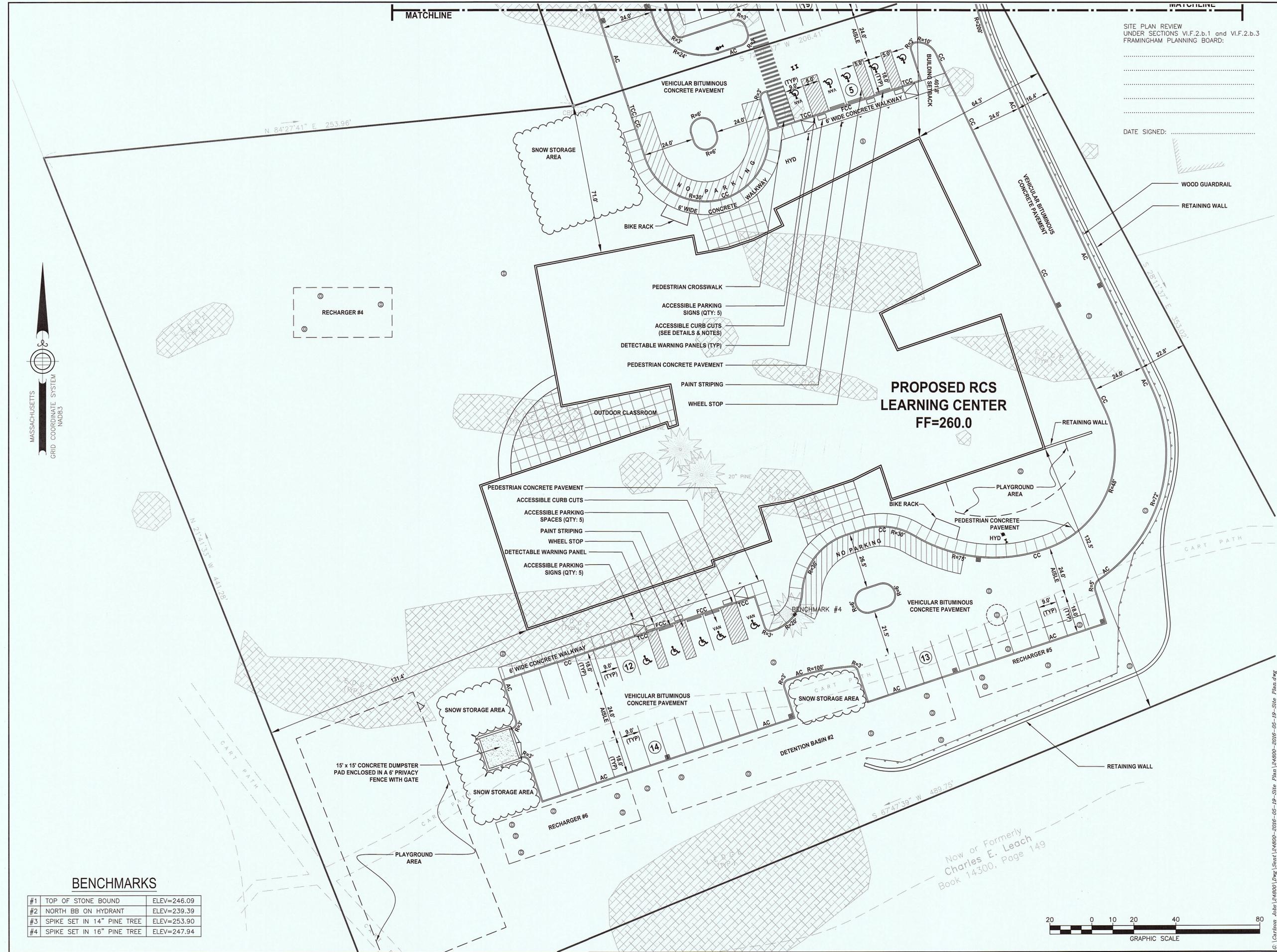
SHEET:  
**6 OF 20**  
PROJECT NO.:  
**24800**

# CE-06



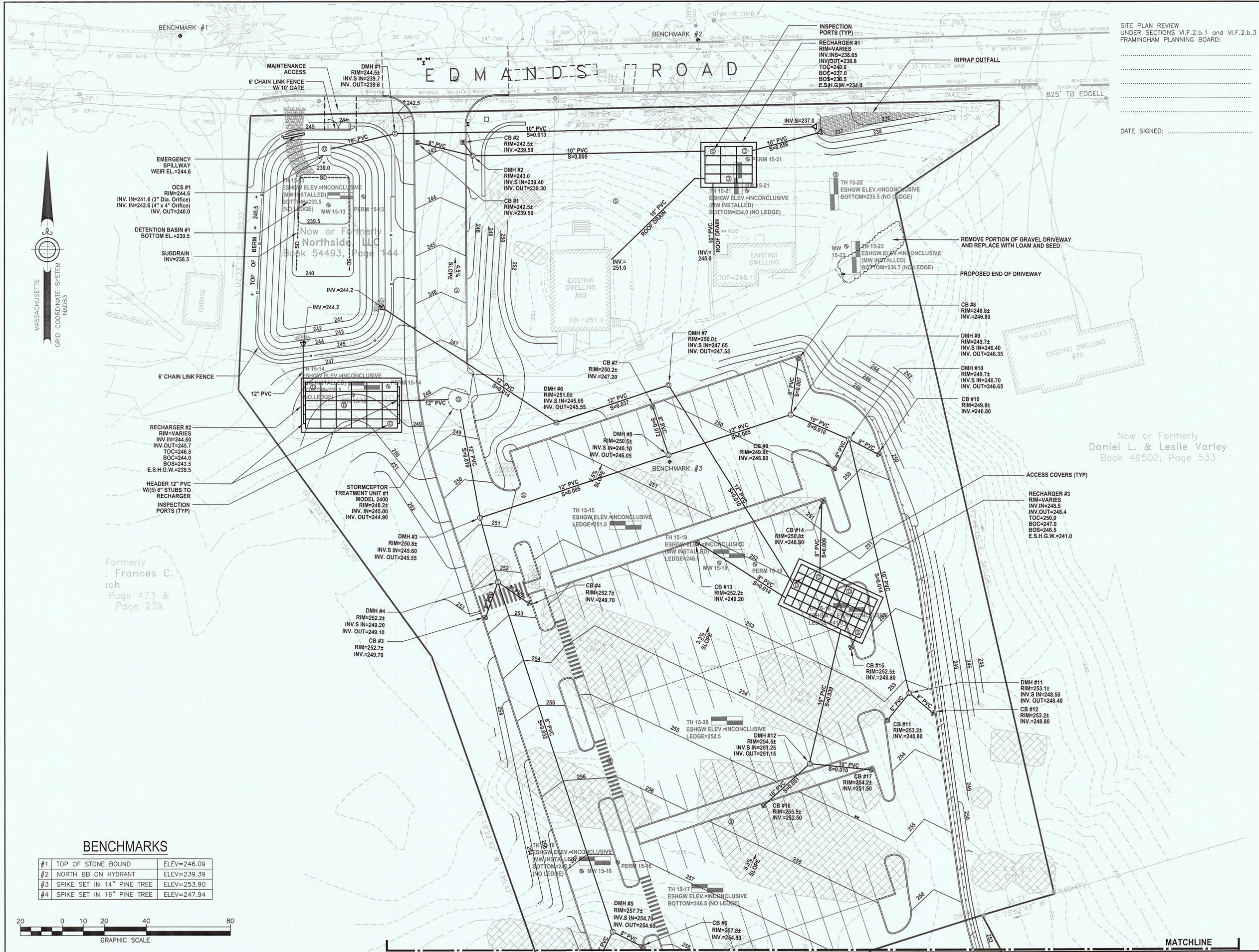
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Now or Formerly  
Charles E. Leach  
Book 14300, Page 149

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SITE PLAN REVIEW  
 UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
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DATE SIGNED: .....

### RCS LEARNING CENTER

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 874 EDGELL ROAD RR  
 FRAMINGHAM, MASSACHUSETTS 01701

MAP 372, BLOCK, 120 LOT 31  
 MAP 372, BLOCK, 120 LOT 32

### RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC

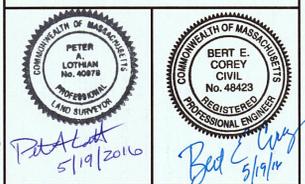
6 STRATHMORE ROAD  
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Now or Formerly  
 Daniel L. & Leslie Varley  
 Book 49502, Page 533

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NO.	APP	DATE	DESCRIPTION
1	BEC	5/19/16	PER TOWN COMMENTS

DATE: **MARCH 21, 2016**

SCALE: **1" = 20'**

DRAFTED: JAL/KMR    CHECKED: BEC    APPROVED: BEC

### GRADING AND DRAINAGE PLAN

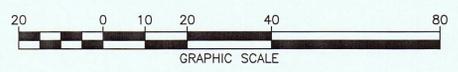
SHEET:  
**7 OF 20**

PROJECT NO.:  
**24800**

**CE-07**

#### BENCHMARKS

#1	TOP OF STONE BOUND	ELEV=246.09
#2	NORTH BB ON HYDRANT	ELEV=239.39
#3	SPIKE SET IN 14" PINE TREE	ELEV=253.90
#4	SPIKE SET IN 16" PINE TREE	ELEV=247.94



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MATCHLINE

SITE PLAN REVIEW  
UNDER SECTIONS V.I.F.2.b.1 and V.I.F.2.b.3  
FRAMINGHAM PLANNING BOARD:

# RCS LEARNING CENTER

82 EDMANDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701  
ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

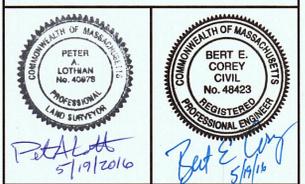
## RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC

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NATICK, MASSACHUSETTS 01760

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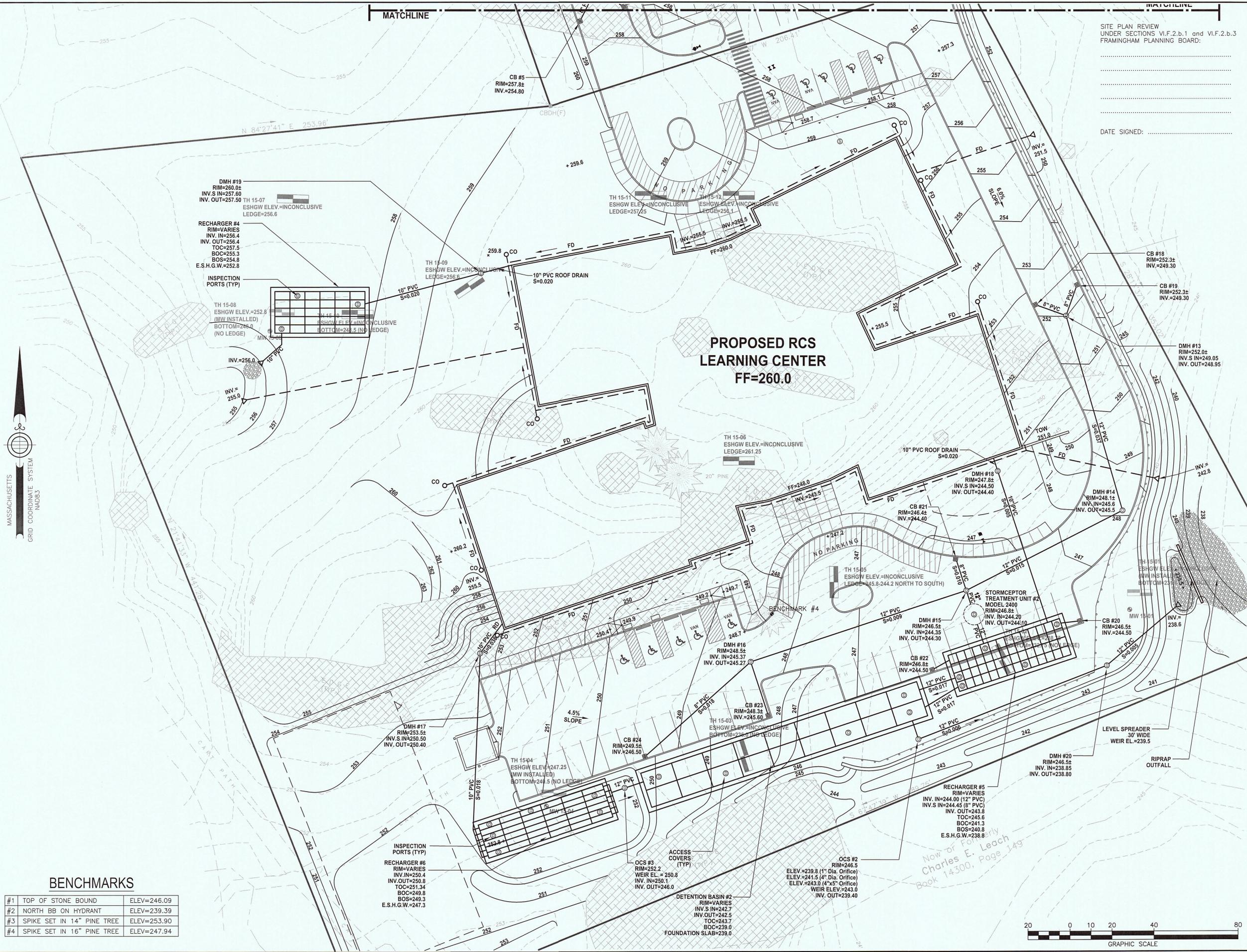
DATE: **MARCH 21, 2016**

SCALE: **1" = 20'**

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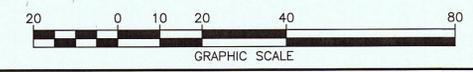
### GRADING AND DRAINAGE PLAN

SHEET:  
**8 OF 20**  
PROJECT NO.:  
**24800**  
**CE-08**

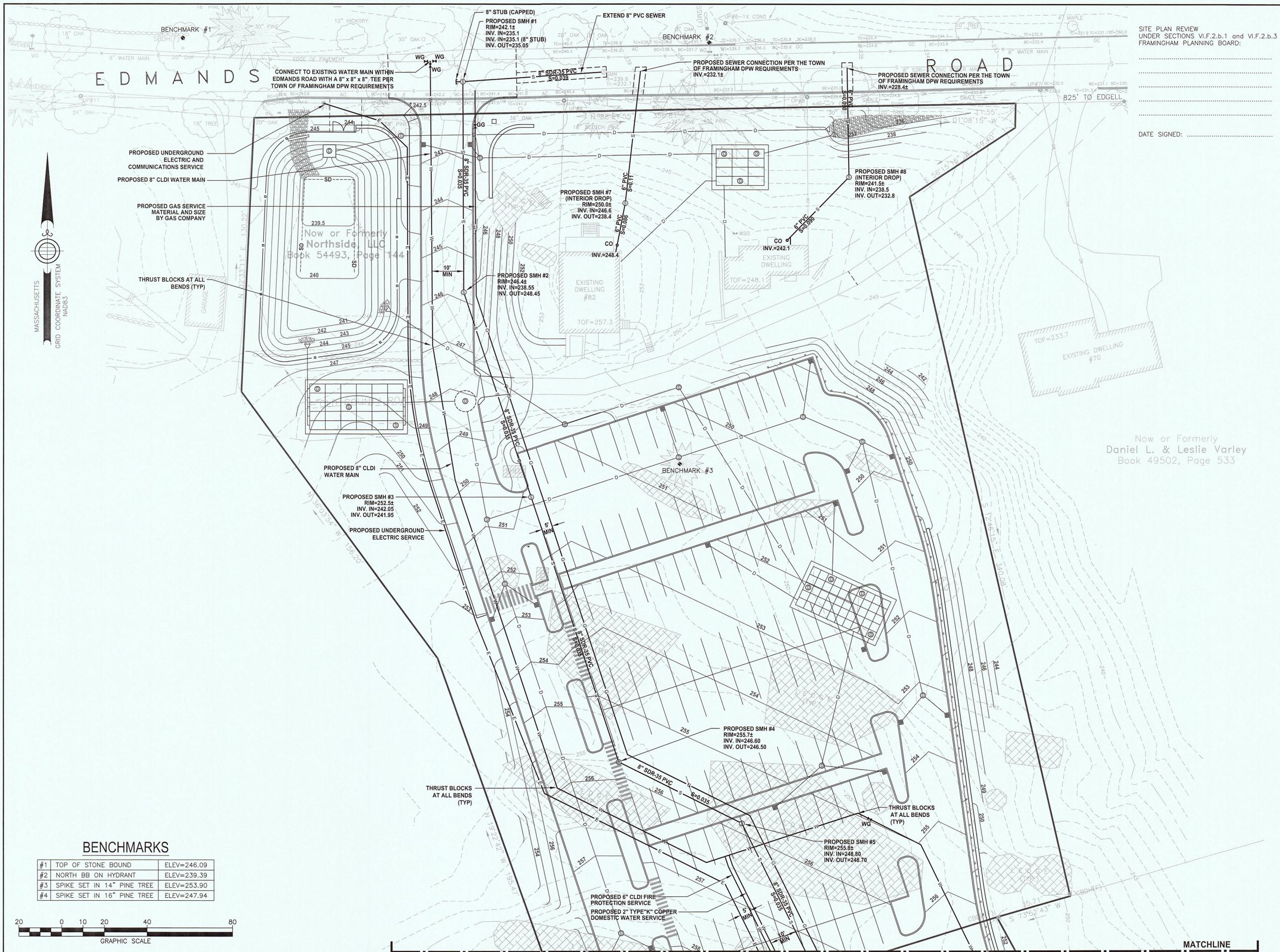


#### BENCHMARKS

#	DESCRIPTION	ELEVATION
#1	TOP OF STONE BOUND	ELEV=246.09
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SITE PLAN REVIEW  
 UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
 LEARNING  
 CENTER**

82 EDMANDS ROAD  
 874 EDGELL ROAD RR  
 FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
 MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:  
**RCS BEHAVIORAL  
 & EDUCATIONAL  
 CONSULTING, LLC**

6 STRATHMORE ROAD  
 NATICK, MASSACHUSETTS 01760

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NO.	APP	DATE	DESCRIPTION
DATE: <b>MARCH 21, 2016</b>			
SCALE: <b>1" = 20'</b>			
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JAL/KMR	BEC	BEC	

**SITE UTILITIES  
 PLAN**

SHEET:  
**9 OF 20**

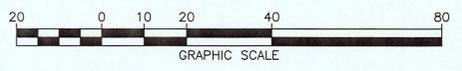
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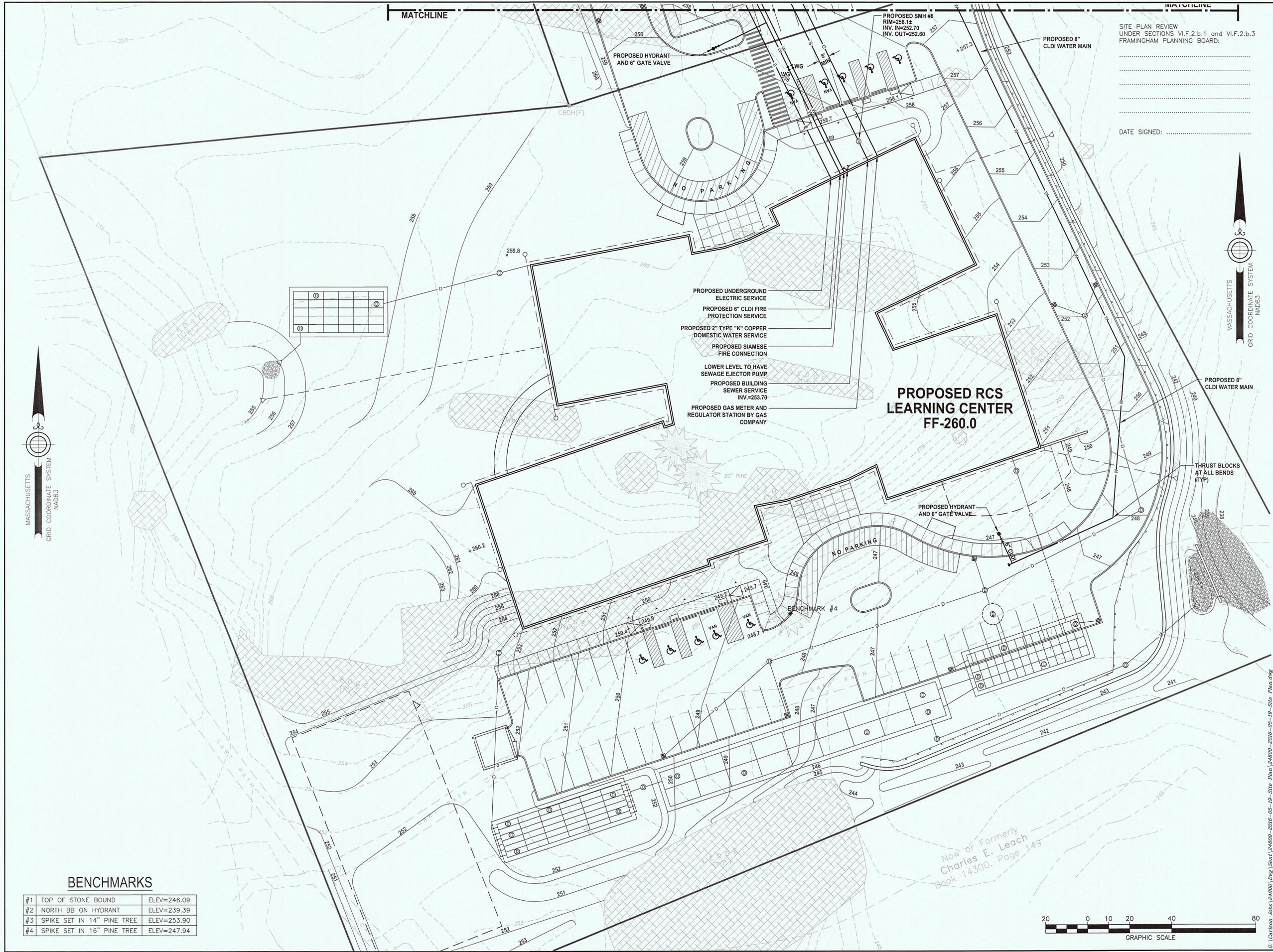
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**BENCHMARKS**

#1	TOP OF STONE BOUND	ELEV=246.09
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SITE PLAN REVIEW UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

# RCS LEARNING CENTER

82 EDMANDS ROAD  
 874 EDGELL ROAD RR  
 FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
 MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

## RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC

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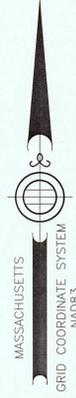
DATE: **MARCH 21, 2016**

SCALE: **1" = 20'**

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JAL/KMR	BEC	BEC

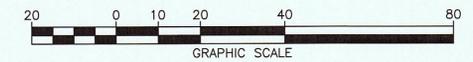
### SITE UTILITIES PLAN

SHEET: **10 OF 20**  
 PROJECT NO.: **24800**  
**CE-10**

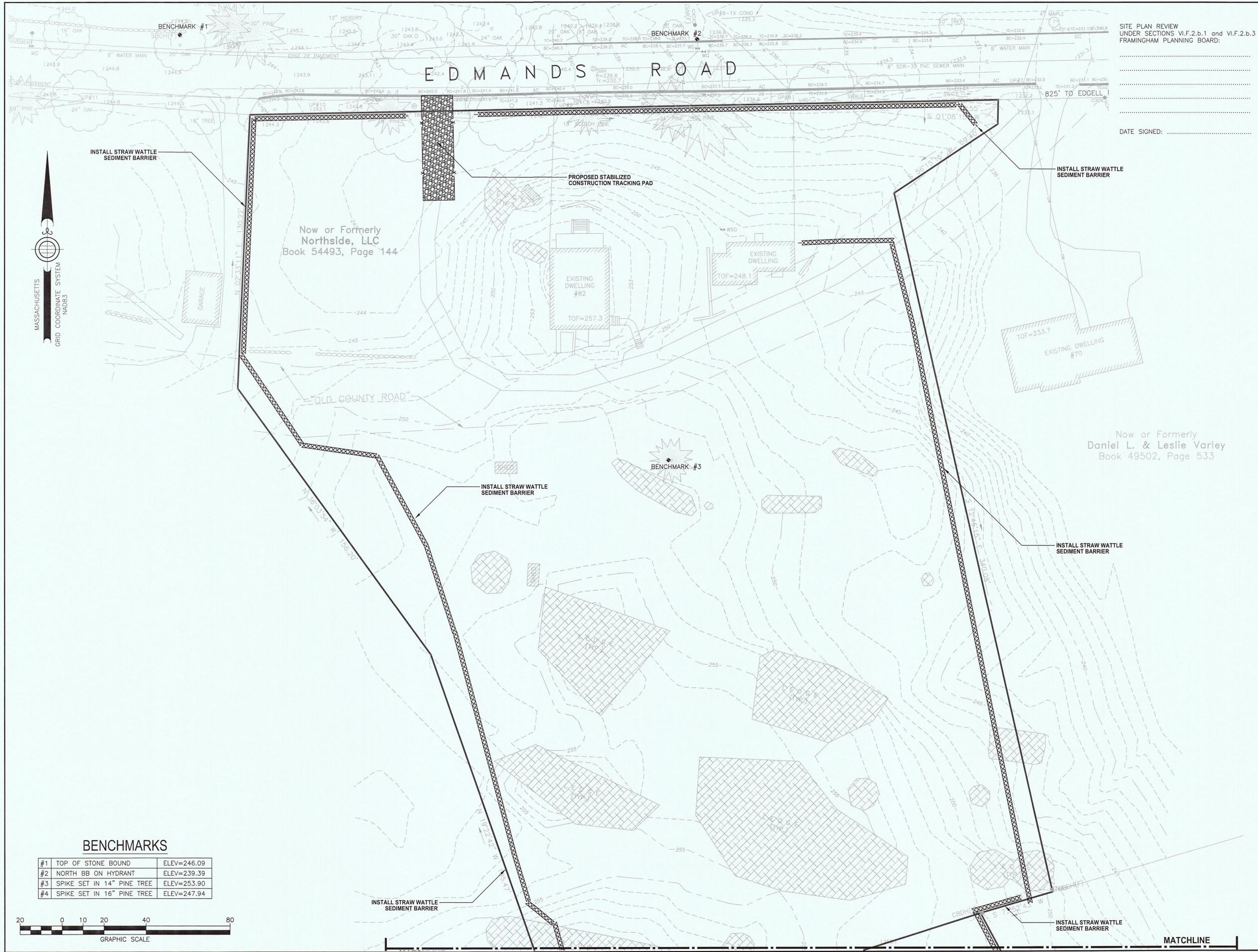


#### BENCHMARKS

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SITE PLAN REVIEW  
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 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

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ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
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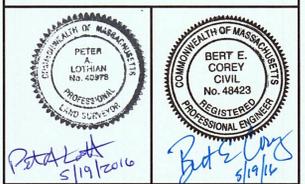
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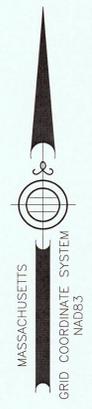
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### EROSION AND SEDIMENT CONTROL PLAN

SHEET:  
**11 OF 20**

PROJECT NO.:  
**24800**

**CE-11**



**BENCHMARKS**

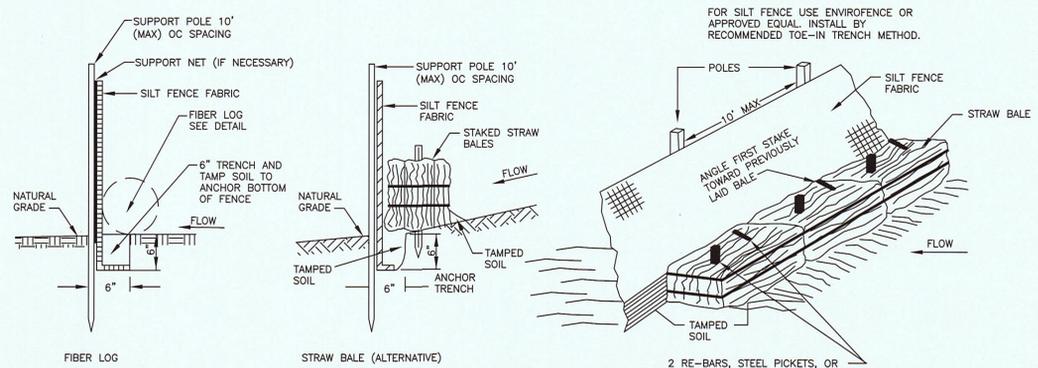
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**GENERAL PERFORMANCE STANDARDS**

- THE CONTRACTOR SHALL INSTALL, ROUTINELY INSPECT AND MAINTAIN ALL SEDIMENT AND EROSION CONTROLS SUCH THAT THEY ARE IN PROPER WORKING ORDER AT ALL TIMES DURING THE CONSTRUCTION PROJECT UNTIL SUCH TIME AS ALL AREAS OF THE SITE TRIBUTARY TO THOSE EROSION CONTROLS ARE IN A PERMANENTLY STABILIZED CONDITION.
- THE CONTRACTOR SHALL MANAGE THE SITE SUCH THAT EROSION AND SEDIMENT FROM RUNOFF AND WIND BLOWN DUST ARE CONTROLLED AND MINIMIZED AT ALL TIMES. THE EROSION CONTROLS SHOWN ON THIS PLAN INCLUDE THE INITIAL SETUP OF EROSION CONTROLS AND BASIC INFORMATION. TO MEET THE REQUIREMENT OF BEST MANAGEMENT PRACTICES THE CONTRACTOR MUST MANAGE THE SITE PROPERLY WHICH MAY INCLUDE, BUT NOT BE LIMITED TO: MINIMIZING AREAS OF EXPOSED SOILS; INSTALLING TEMPORARY COVER; MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL INSTALLATIONS TO IMPROVE FUNCTION; INSTALL ADDITIONAL EROSION CONTROL WHERE NECESSARY.
- THE EROSION CONTROL WORK SHOWN ON THIS PLAN MAY ALSO BE SUBJECT TO OTHER STATE AND LOCAL APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CONDITIONS AND REQUIREMENTS OF THOSE PERMITS. DESIGN, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOLLOWING THE GUIDELINES INCLUDED IN THE FOLLOWING:  
 "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES" U.S. ENVIRONMENTAL PROTECTION AGENCY, OCTOBER 1992.  
 "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, A GUIDE FOR PLANNERS, DESIGNERS AND MUNICIPAL OFFICIALS", MASS. EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS, MAY 2003.  
 U.S.D.A. NATURAL RESOURCES AND CONSERVATION SERVICES (NRCS) GUIDELINES.
- 



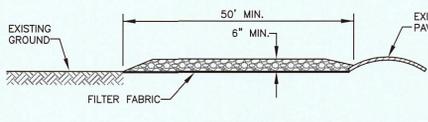
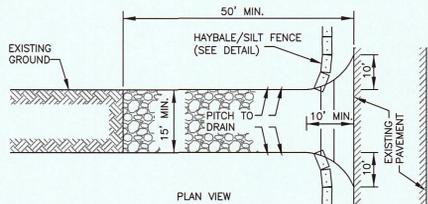
**PERIMETER EROSION CONTROLS  
STAKED FIBER LOG/STRAW BALE AND SILT FENCE  
SEDIMENT BARRIER DETAIL**  
(NO SCALE)

**FEDERAL NPDES PHASE II COMPLIANCE**

- THIS PROJECT IS SUBJECT TO THE FEDERAL CLEAN WATER ACT REQUIREMENTS FOR CONSTRUCTION SITES ADMINISTERED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). THIS PROGRAM IS THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - PHASE II FOR CONSTRUCTION SITES. FOR COMPLIANCE WITH THIS PROGRAM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COMPLETE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) AND FILING A NOTICE OF INTENT WITH THE EPA AND THEN MANAGE THE SITE IN COMPLIANCE WITH THAT PLAN. NOTE THAT THE SWPPP IS TO BE PREPARED TO BE CONSISTENT WITH THIS EROSION AND SEDIMENT CONTROL PLAN AND OTHER APPLICABLE APPROVALS. THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THIS PLAN SET MAY BE USED AS PART OF THE DOCUMENTATION REQUIRED FOR THE PREPARATION OF A SWPPP, BUT IS NOT TO BE CONSIDERED AS MEETING THE FULL REQUIREMENTS OF A SWPPP PREPARED FOR COMPLIANCE WITH THE NPDES PROGRAM.
- A COPY OF THE SWPPP SHALL BE FILED WITH THE MUNICIPAL AUTHORITIES AS REQUIRED BY APPLICABLE PERMITS AND APPROVALS.

**PERIMETER SEDIMENT BARRIER AND LIMIT OF WORK**

- PRIOR TO ANY DISTURBANCE OR ALTERATIONS OF ANY AREA ON THE SITE, A SEDIMENT BARRIER AND ORANGE POLYETHYLENE CONSTRUCTION FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN.
- INSTALL THE SEDIMENT BARRIER AS SHOWN ON THE PLAN. IN THOSE AREAS WHERE THE TOPOGRAPHY INDICATES THAT STORMWATER RUNOFF WILL BE CONCENTRATED (AT LOW POINTS), ADDITIONAL SEDIMENT BARRIER SHALL BE STAKED ON THE UPGRADIENT SIDE FOR ADDED FILTRATION AND PROTECTION. THE REQUIRED LOCATIONS FOR THE ADDITIONAL SEDIMENT BARRIER INSTALLATION WILL BE SELECTED BY THE ENGINEER AND / OR THE AUTHORIZED INSPECTOR / SWPPP COORDINATOR UPON COMPLETION OF THE SILT FENCE INSTALLATION. SEE DETAILS.
- ONCE INSTALLED, THE SEDIMENT BARRIER SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN PERMANENTLY STABILIZED.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED OR WHERE SPECIAL STABILIZATION MEASURES OR LANDSCAPE PLANTINGS ARE PROPOSED SHALL BE LOAMED AND SEEDED OR SODDED. SIX INCHES OF LOAM TOPSOIL (MIN. COMPACTED DEPTH) SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED. SEE LANDSCAPE PLAN AND OTHER PLANS AS APPLICABLE.
- THE SEDIMENT BARRIER AND ORANGE CONSTRUCTION FENCING ARE ALSO A LIMIT OF WORK. ALL AREAS OUTSIDE THE LIMIT ARE TO BE LEFT UNDISTURBED. DURING THE SITE WORK, ALL PERSONS AND EQUIPMENT SHALL STAY OUT OF THESE AREAS TO PRESERVE THE EXISTING VEGETATION AND SOIL COVER.



**CONSTRUCTION SPECIFICATIONS:**

- STONE SIZE - USE 1 1/2" TO 3 1/2" WASHED, ANGULAR STONE. (SEE SPECIFICATIONS)
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - FIFTEEN (15) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER FABRIC - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. USE MIRAFI HP-370 OR EQUAL.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

**CONSTRUCTION TRACKING PAD DETAIL**  
(NO SCALE)

**CONSTRUCTION ENTRANCE**

- AT THE START OF SITE WORK, A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ACCESS TO THE SITE FROM THE ROADWAY TO CONTROL THE TRACKING OF MUD OFF THE SITE. THE ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS IN A STABILIZED CONDITION WHEN THE POSSIBILITY OF VEHICLES TRACKING MUD OFF SITE HAS BEEN ELIMINATED.
- THE CONTRACTOR SHALL RELOCATE THE CONSTRUCTION ENTRANCE AS THE LOCATIONS CHANGE THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL SWEEP THE ADJACENT ROADWAYS WHEN MUD, DUST, DIRT, DEBRIS, ETC. HAS SHOWN SIGNS OF BUILDUP ON THE ROADWAYS AT THE ENTRANCE OF THE SITE. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THIS MATTER AND IMMEDIATE ATTENTION IS ALWAYS REQUIRED.

**DEWATERING OF EXCAVATIONS**

- DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT BE DISCHARGED DIRECTLY TO THE ON-SITE DRAINAGE SYSTEM OR WETLAND RESOURCE AREAS. DISCHARGES SHALL BE DIRECTED TO A TREATMENT SYSTEM CONSISTING OF A SEDIMENT BASIN, STRAW BALE SEDIMENT BASIN, FILTER BAG SYSTEM OR OTHER APPROVED METHOD TO FILTER THE DISCHARGE WATER AND PREVENT EROSION.
- ALL DEWATERING DISCHARGES SHALL COMPLY WITH THE MUNICIPAL REQUIREMENTS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, MASSACHUSETTS DEP AND OTHER APPROPRIATE AGENCIES.
- UNDER NO CIRCUMSTANCE SHALL DEWATERING DRAINAGE BE DISCHARGED INTO A SANITARY SEWER.

**SOIL STOCKPILES**

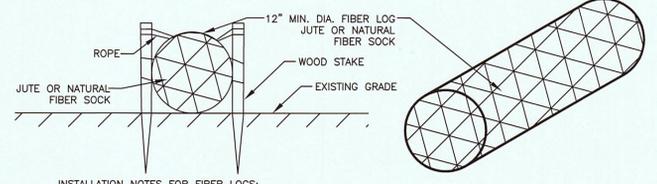
- STOCKPILES OF SOIL MATERIALS SHALL BE PLACED WITHIN AREAS THAT ARE PROTECTED BY SEDIMENT BARRIER AS SHOWN ON THIS PLAN, OR SHALL BE SURROUNDED BY PROPER SILT FENCING, FIBER LOGS, OR STAKED STRAW BALES.
- STOCKPILES THAT ARE TO BE IN PLACE FOR EXTENDED PERIODS OF TIME (MORE THAN 30 DAYS) SHALL BE COVERED OR OTHERWISE TEMPORARILY STABILIZED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

**CATCH BASIN INLET PROTECTION**

- CATCH BASINS WITHIN THE WORK AREA OR THAT WILL RECEIVE RUNOFF FROM THE WORK AREA SHALL BE PROTECTED WITH A SILT SACK AND OR OTHER APPROVED INSTALLATION TO MINIMIZE THE SEDIMENT LOAD TO THE BASIN.

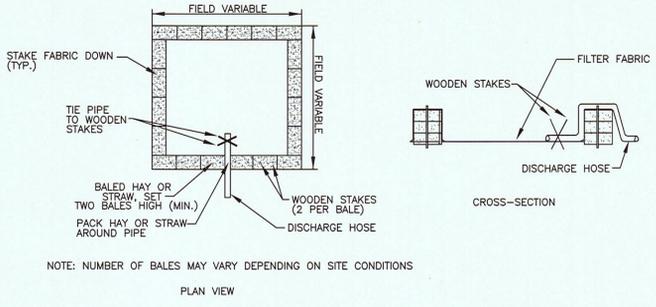
**DUST CONTROL**

- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING SITE WORK TO MINIMIZE WIND BLOWN DUST FROM EXPOSED SOIL SURFACES. MEASURES INCLUDE BUT ARE NOT LIMITED TO:  
 - SPRINKLING WATER ON EXPOSED SURFACES  
 - APPLICATION OF TEMPORARY COVER SUCH AS HYDRO MULCH AND TACIFIER, STRAW MATTING, JUTE NETTING ETC.  
 - USE OF CALCIUM CHLORIDE ON EXPOSED SURFACES



- INSTALLATION NOTES FOR FIBER LOGS:**
- LAY THE FIBER LOG AT THE UPHILL BASE OF THE SILT FENCE.
  - INSTALL APPROXIMATELY 4-6 WOOD STAKES THROUGH THE TWINE/NETTING ALONG THE FIBER LOG AS NEEDED TO HOLD THE LOG IN PLACE.
  - DRIVE THE STAKE INTO THE GROUND DEEP ENOUGH TO HOLD THE LOG.
  - IN PAVED AREAS, SECURE FIBER LOG WITH CONCRETE BLOCKS OR SAND BAGS.
  - THE FILLING OF THE FIBER LOG MAY BE SHREDDED STRAW, COIR, COMPOST OR OTHER APPROVED MATERIAL.
  - FIBER LOG SHALL BE 12 INCHES (MIN) IN DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.

**FIBER LOG DETAIL**  
(NO SCALE)



**DEWATERING OF EXCAVATIONS NOTES:**

- DISCHARGE FROM DEWATERING PUMPS OR TEMPORARY TRENCH OR EXCAVATION DRAINS SHALL NOT DISCHARGE DIRECTLY TO WETLANDS OR EXISTING DRAIN SYSTEMS. THE DISCHARGES SHALL BE DIRECTED INTO A CONSTRUCTED SEDIMENT BASIN OR A STRAW BALE SETTLING BASIN.

**STRAW BALE SETTLING BASIN DETAIL**  
(NO SCALE)

SITE PLAN REVIEW  
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
LEARNING  
CENTER**

82 EDWARDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

**RCS BEHAVIORAL  
& EDUCATIONAL  
CONSULTING, LLC**

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

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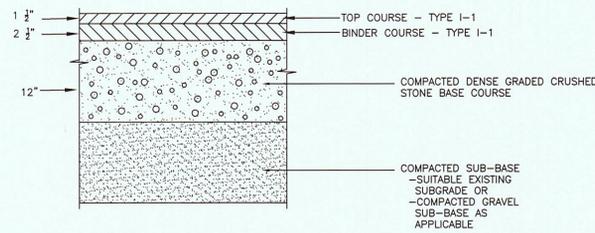
SCALE: **AS SHOWN**

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JAL/KMR	BEC	BEC

**EROSION CONTROL  
NOTES AND  
DETAILS**

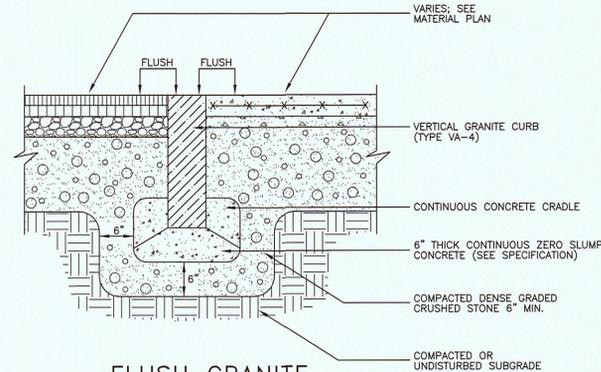
SHEET:  
**13 OF 20**  
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**24800**

**CE-13**



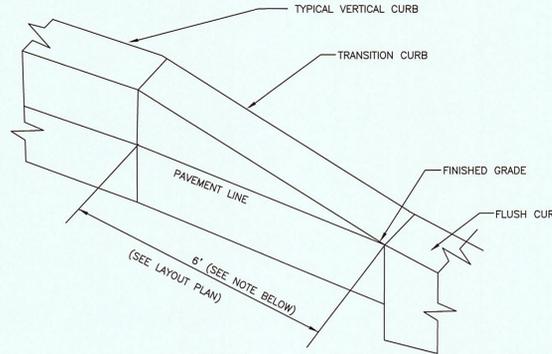
ASPHALT PAVEMENT DETAIL

(NO SCALE)



FLUSH GRANITE CURB DETAIL

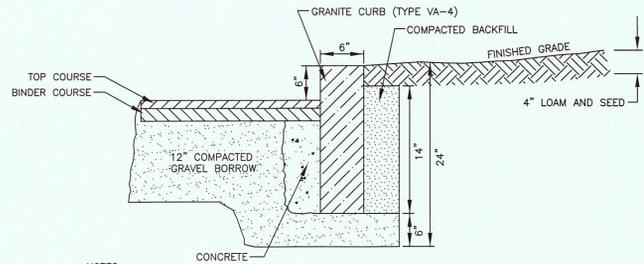
(NO SCALE)



VERTICAL GRANITE TRANSITIONAL CURB DETAIL

(NO SCALE)

NOTE: LENGTH OF TRANSITION MAY NEED TO BE LONGER THAN 6 FEET IN CERTAIN SITUATIONS TO MEET ADA AND MAAB REQUIREMENTS. CONTRACTOR SHALL DETERMINE THE REQUIRED LENGTH TO MEET GRADES AS REQUIRED.

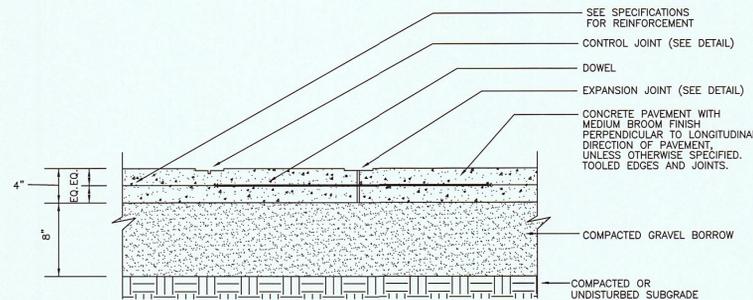


NOTES:

- CURB INSTALLATION ALONG EXISTING ROAD PAVEMENT SHALL BE SAW CUT AND PATCHED WITH A 2-1/2" BITUMINOUS 3/4" GRADE BINDER COURSE, AND TOPPED WITH A 1-1/2" WEAR COURSE OF TYPE "T". THE CUT JOINT SHALL BE THOROUGHLY SEALED WITH ASPHALT EMULSION AND SAND.
- COMPACTED GRAVEL BORROW TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) M1.03.0 TYPE C (MAX. DIA. 2") COMPACTED IN ONE LIFT.
- GRANITE CURB INSTALLATION TO BE PER MHD SECTION 501 AND THE LATEST FRAMINGHAM HIGHWAY DEPARTMENT STANDARDS.
- CONCRETE TO BE AIR ENTRAINED CLASS D CONFORMING TO MHD M4.02.00.
- GROUTING OF CURB JOINTS TO BE NON-SHRINK GROUTING CONFORMING TO ASTM C-827.

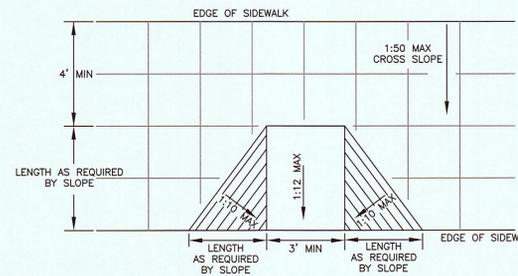
GRANITE CURB AND PAVEMENT DETAIL

(NO SCALE)



CONCRETE SIDEWALK DETAIL

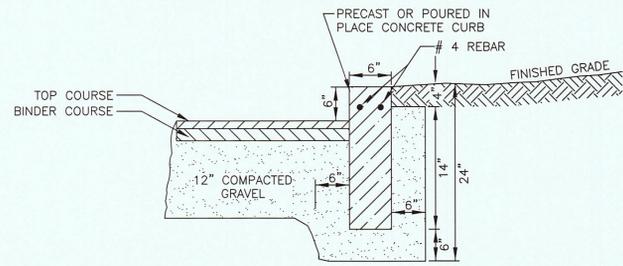
(NO SCALE)



PLAN VIEW

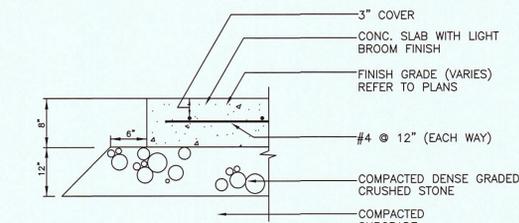
- NOTES:
- THE DIMENSIONS SHOWN ARE MINIMUM VALUES AND THE SLOPES SHOWN ARE MAXIMUM VALUES AS REQUIRED BY LAW.
  - MAXIMUM CROSS SLOPE FOR ANY PART OF THE SIDEWALK IS ALWAYS 1:50.
  - PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
  - IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
  - CURB CUTS ARE REQUIRED AT DRIVEWAYS INTERSECTING SIDEWALKS WHEN THE DRIVEWAY HAS CURBS.
  - TRANSITIONS SHALL BE FLUSH OR FREE OF CHANGES IN LEVEL GREATER THAN HALF AN INCH.
  - ADJOINING GUTTERS OR ADJACENT ROAD SURFACES SHALL NOT HAVE A SLOPE GREATER THAN 1:20.
  - GRADING AND DRAINAGE SHALL BE DESIGNED TO MINIMIZE POOLING OF WATER, ACCUMULATION OF ICE, OR FLOW OF WATER ACROSS THE BASE OF THE CURB CUT.

CURB CUT DETAIL  
(FOR SIDEWALK, WITH FLARED SIDES)  
(NO SCALE)



CONCRETE CURB DETAIL

(NO SCALE)

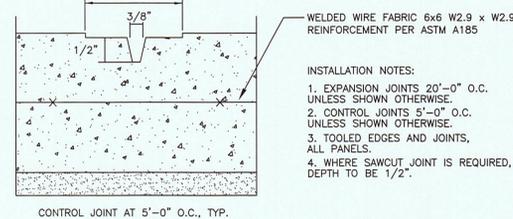


NOTES:

- EXPANSION JOINTS 20'-0" O.C. UNLESS SHOWN OTHERWISE.
- CONTROL JOINTS 5'-0" O.C. UNLESS SHOWN OTHERWISE.
- TOOLED EDGES AND JOINTS, ALL PANELS.
- WHERE SAWCUT JOINT IS REQUIRED, DEPTH TO BE 1 1/2 inch.
- WHERE EXPANSION JOINT ABUTS WALL OR OTHER VERTICAL SURFACE, DELETE EXPANSION SLEEVE AND DOWEL.
- ALL TOOL MARKS ARE TO BE SMOOTHED OUT BY A LIGHT BROOM FINISH AFTER APPLICATION.

CONCRETE PAVEMENT DETAIL (VEHICULAR)

(NO SCALE)

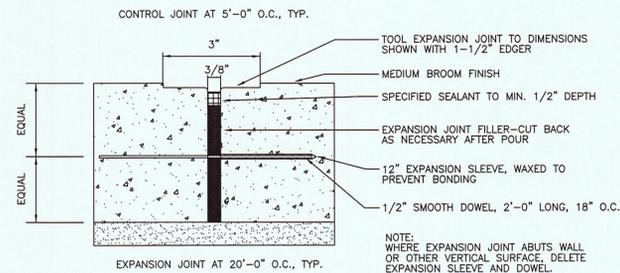


INSTALLATION NOTES:

- EXPANSION JOINTS 20'-0" O.C. UNLESS SHOWN OTHERWISE.
- CONTROL JOINTS 5'-0" O.C. UNLESS SHOWN OTHERWISE.
- TOOLED EDGES AND JOINTS, ALL PANELS.
- WHERE SAWCUT JOINT IS REQUIRED, DEPTH TO BE 1/2 inch.

CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS DETAIL

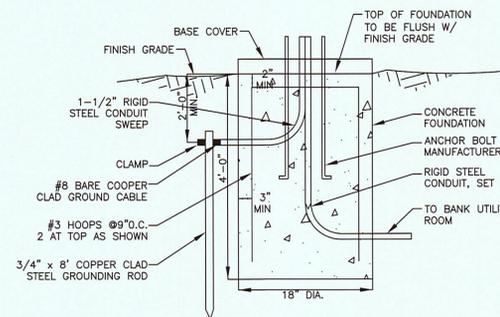
(NO SCALE)



NOTE: WHERE EXPANSION JOINT ABUTS WALL OR OTHER VERTICAL SURFACE, DELETE EXPANSION SLEEVE AND DOWEL.

CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS DETAIL

(NO SCALE)



LIGHT POLE FOUNDATION DETAIL

(NO SCALE)

SITE PLAN REVIEW UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

RCS LEARNING CENTER

82 EDMANDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

SCHOFIELD BROTHERS LLC  
ENGINEERING • SURVEYING • PLANNING • GIS

1071 WORCESTER ROAD  
FRAMINGHAM, MA 01701  
508-879-0030  
www.schofieldbros.com

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1	BEC	5/19/16	PER TOWN COMMENTS
NO.	APP	DATE	DESCRIPTION

DATE: MARCH 21, 2016

SCALE: AS SHOWN

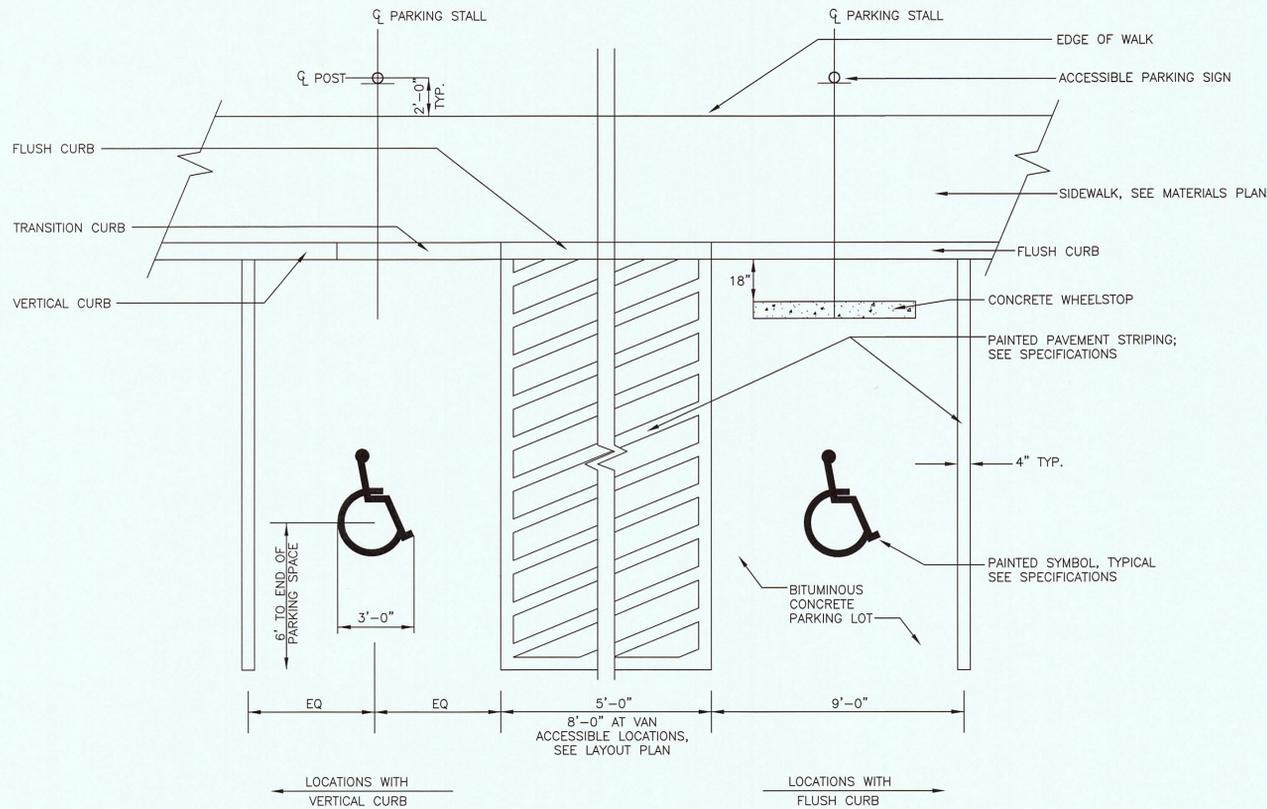
DRAFTED: JAL/KMR  
CHECKED: BEC  
APPROVED: BEC

SITE DETAILS #1

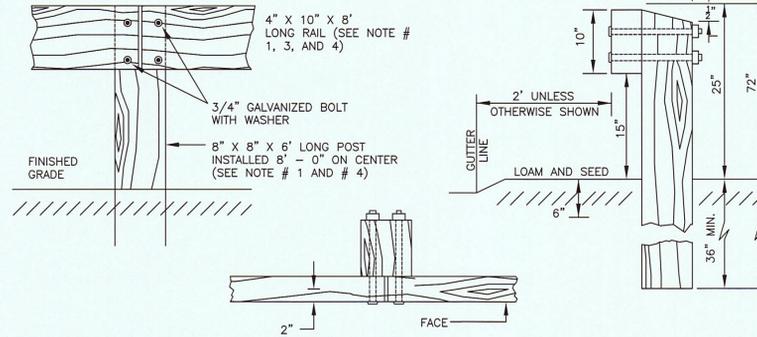
SHEET: 14 OF 20  
PROJECT NO.: 24800

CE-14

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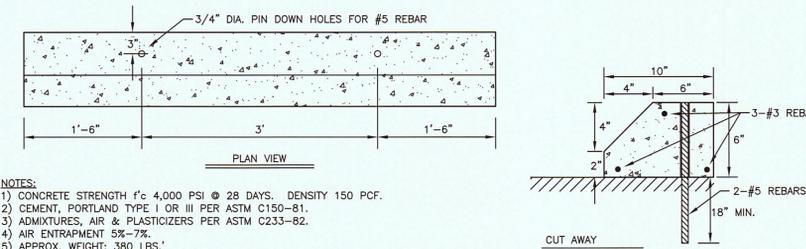


**ACCESSIBLE PARKING STALL**  
(NO SCALE)



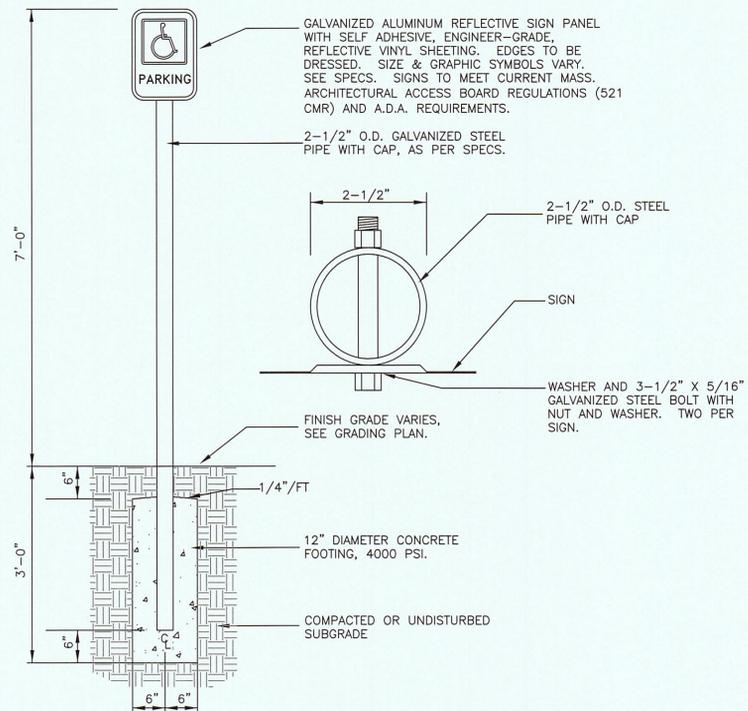
- NOTES:
1. POSTS SHALL BE INSTALLED 36" MIN. DOWN FROM FINISHED GRADE.
  2. REFLECTORS TO BE INSTALLED MIDWAY BETWEEN POST LOCATIONS.
  3. ALL TIMBER MATERIAL SHALL BE SELECT STRUCTURAL DOUGLAS FIR OR SOUTHERN YELLOW PINE, PRESSURE TREATED WITH ALKALINE COPPER QUATERNARY (ACQ).
  4. ENDS OF GUARD RAILS HAVE A TRANSITION TO FINISHED GROUND LEVEL.

**WOOD GUARD RAIL DETAIL**  
(NO SCALE)

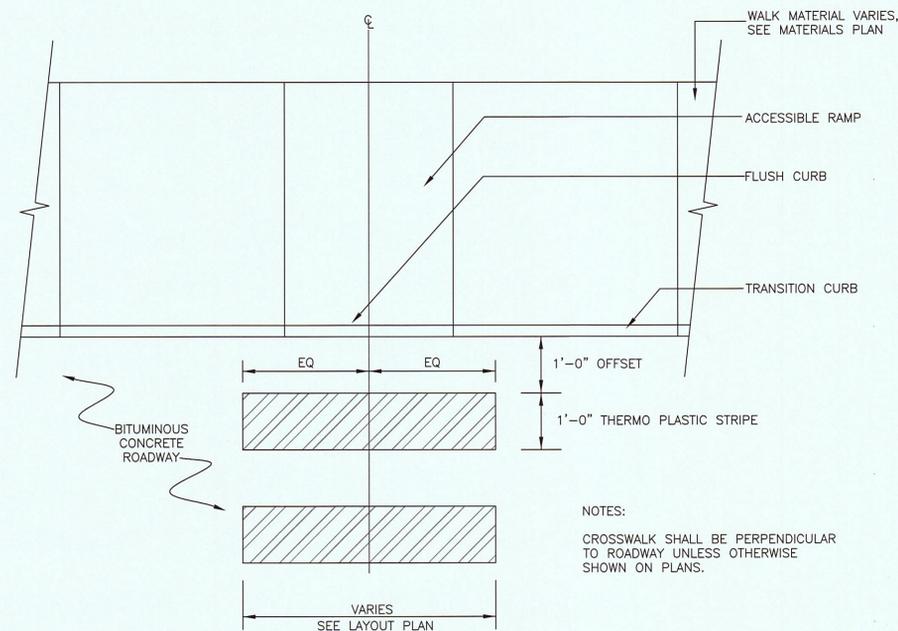


- NOTES:
- 1) CONCRETE STRENGTH f'c 4,000 PSI @ 28 DAYS. DENSITY 150 PCF.
  - 2) CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
  - 3) ADMIXTURES, AIR & PLASTICIZERS PER ASTM C233-82.
  - 4) AIR ENTRAPMENT 5%-7%.
  - 5) APPROX. WEIGHT: 380 LBS.

**6' STANDARD CONCRETE WHEEL STOP DETAIL**  
(NO SCALE)



**SIGN POST DETAIL**  
(NO SCALE)



- NOTES:
- CROSSWALK SHALL BE PERPENDICULAR TO ROADWAY UNLESS OTHERWISE SHOWN ON PLANS.

**PAINTED PEDESTRIAN CROSSWALK**  
(NO SCALE)

SITE PLAN REVIEW  
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
LEARNING  
CENTER**

82 EDMONDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

**RCS BEHAVIORAL  
& EDUCATIONAL  
CONSULTING, LLC**

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

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NO.	APP.	DATE	DESCRIPTION
1	BEC	5/19/16	PER TOWN COMMENTS

DATE: **MARCH 21, 2016**

SCALE: **AS SHOWN**

DRAFTED: **JAL/KMR** CHECKED: **BEC** APPROVED: **BEC**

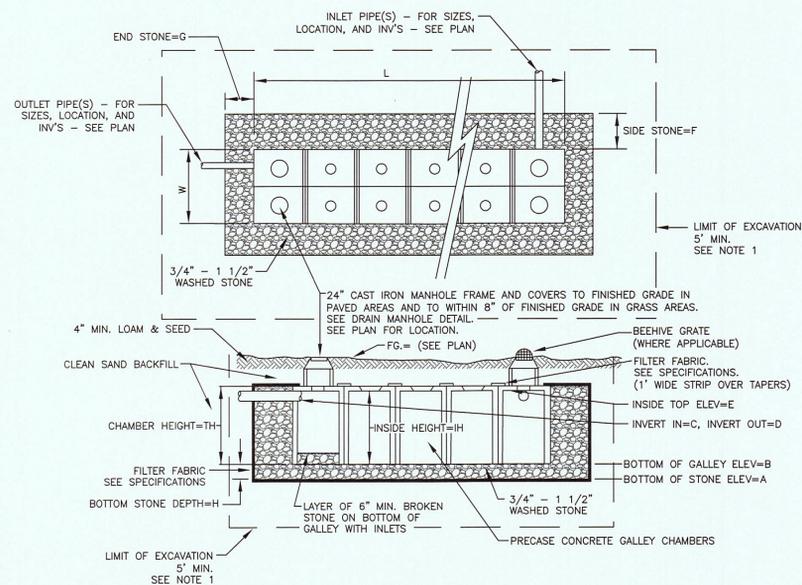
**SITE DETAILS #2**

SHEET:  
**15 OF 20**  
PROJECT NO.:  
**24800**

**CE-15**

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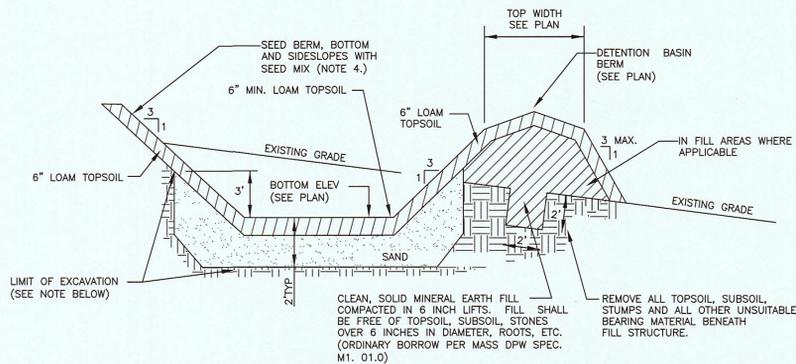
RECHARGER	A	B	C	D	E	F	G	H	L	W	TH	IH	MODEL FOR SIZING
3	246.5	247.0	248.5	248.4	249.5	2'	2'	6"	68'	12'	36"	30"	4x4x3
4	240.8	241.3	243.8	244.55	244.55	2'	2'	6"	58'	18'	51"	45"	4x4x4.25

UNIT #3 = 3 ROWS OF 17 CHAMBERS (4' x 4' NOMINAL FOR EACH CHAMBER) SEE PLAN FOR LAYOUT AND DIMENSIONS

UNIT #4 = 4 ROWS OF 14 CHAMBERS (4' x 4' NOMINAL FOR EACH CHAMBER) SEE PLAN FOR LAYOUT AND DIMENSIONS

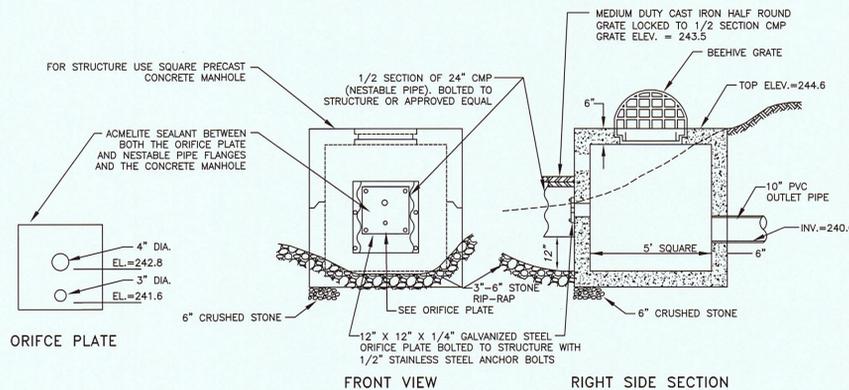
- NOTES:
1. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW THE TOP ELEVATION OF THE LEACHING GALLEY, AND TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE LEACHING GALLEY. EXCAVATE DOWN TO 6 INCHES BELOW THE SURFACE OF THE NATURAL PERMEABLE SOIL. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.
  2. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).
  3. CONCRETE CHAMBERS SHALL BE DESIGNED FOR H=20 LOADING.

**RECHARGER #3, #5 DETAIL**  
(NO SCALE)

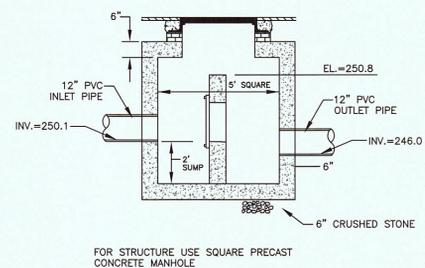


- NOTES:
1. REMOVE EXISTING TOPSOIL AND SUBSOIL TO THE ELEVATION OF THE FINISHED SUBGRADE BELOW THE PROPOSED LOAM. IF THE NATURAL MATERIAL MEETS THE REQUIREMENTS FOR "SAND" IN NOTE 2 BELOW OR LOAMY SAND IN NOTE 3 BELOW, THE EXCAVATION IS NOT NECESSARY. OTHERWISE REMOVE THE UNSUITABLE SOIL TO THE DEPTHS SHOWN AND BACKFILL WITH THE MATERIAL PER NOTE 2 OR 3.
  2. SAND SHALL CONSIST OF WELL DRAINING SOIL CONSISTING OF CLEAN SAND AND GRAVEL WITH LESS THAN 10% SILT AND CLAY WITH NOT MORE THAN 5 PERCENT CLAY. USDA TEXTURAL CLASS. ON-SITE SOIL MEETING THIS MAY BE USED.
  3. LOAMY SAND SHALL CONSIST OF WELL DRAINING MINERAL SOIL CONSISTING OF 80 TO 90 PERCENT FINE TO MEDIUM SAND, AND 10 TO 20 PERCENT SILT AND CLAY WITH NOT MORE THAN 5 PERCENT CLAY. USDA TEXTURAL CLASS.
  4. SEED MIX: NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS.
  5. SEE LANDSCAPE DRAWINGS FOR OTHER PLANTINGS.

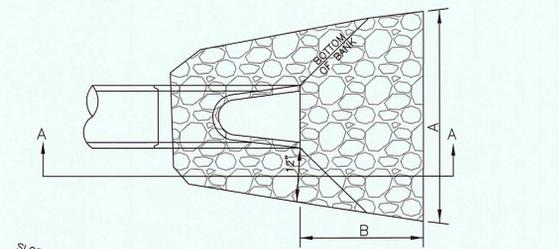
**DETENTION BASIN #1 SECTION DETAIL**  
(NO SCALE)



**OUTLET CONTROL STRUCTURE #1 DETAIL**  
(NO SCALE)



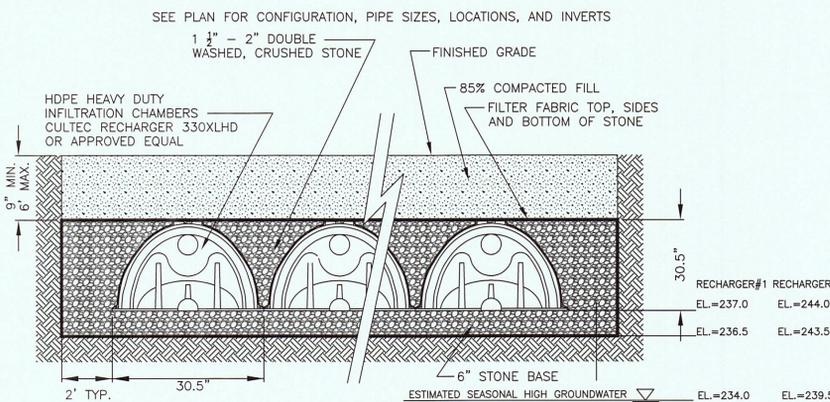
**OUTLET CONTROL STRUCTURE #3 DETAIL**  
(NO SCALE)



- NOTE:
- RIP-RAP SHALL CONSIST OF EVENLY GRADED 6" TO 9" ANGULAR BROKEN STONE, (AVG. STONE SIZE = 8") WITH A THICKNESS OF 18 INCHES. NOT MORE THAN 15 PERCENT OF THE STONE MAY BE SCATTERED SPALLS AND STONES LESS THAN 4" IN SIZE.
- SIZE DESIGNATION REFERS TO MEAN SPHERICAL DIAMETER.
- LENGTH OF RIP-RAP TO BE PER THIS DETAIL UNLESS OTHERWISE SHOWN ON THE PLANS.

PIPE SIZE (IN.)	A (MIN.)	B (MIN.)
12" OR LESS	6'	5'
15"	10'	6'

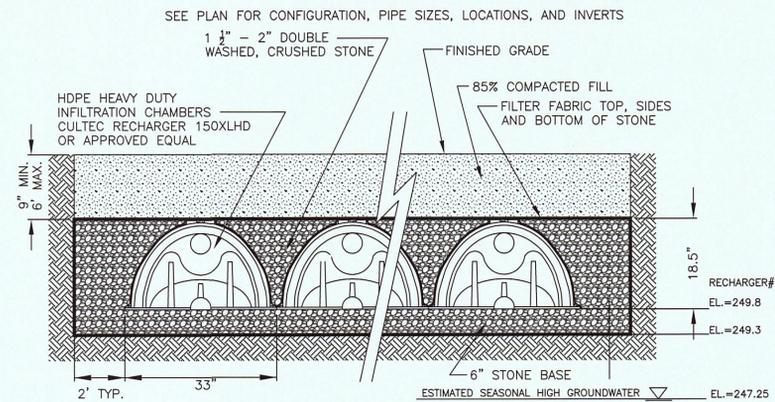
**PIPE END SECTION WITH RIP - RAP APRON DETAIL**  
(NO SCALE)



**TYPICAL CROSS SECTION**

- NOTES:
1. CONFIGURATION SHOWN IS BASED ON RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT. SIMILAR PRODUCTS BY OTHER MANUFACTURERS MAY REQUIRE DIFFERENT CONFIGURATION FOR EQUAL FUNCTION.
  2. VOLUME CALCULATIONS BASED ON 40% STONE VOID.
  3. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.
  4. INSTALL 2'x2'x2" THICK CONCRETE SPLASH PADS AT ALL INLETS.
  5. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
  6. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW THE TOP ELEVATION OF THE LEACHING GALLEY, AND TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE LEACHING GALLEY. EXCAVATE DOWN TO 6 INCHES BELOW THE SURFACE OF THE NATURAL PERMEABLE SOIL. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.
  7. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

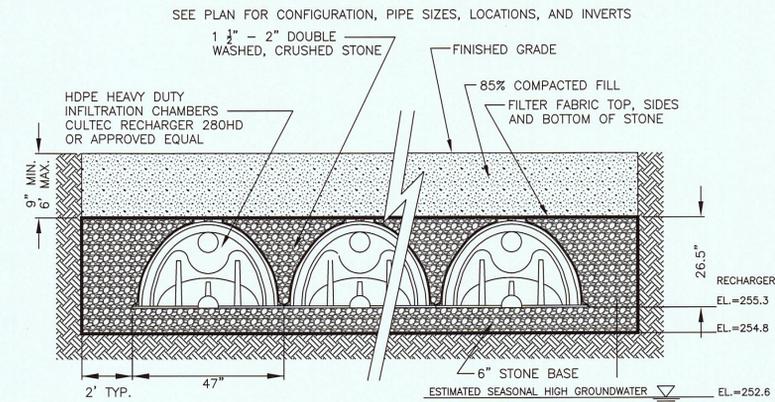
**RECHARGER #1, #2 DETAIL**  
(NO SCALE)



**TYPICAL CROSS SECTION**

- NOTES:
1. CONFIGURATION SHOWN IS BASED ON RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT. SIMILAR PRODUCTS BY OTHER MANUFACTURERS MAY REQUIRE DIFFERENT CONFIGURATION FOR EQUAL FUNCTION.
  2. VOLUME CALCULATIONS BASED ON 40% STONE VOID.
  3. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.
  4. INSTALL 2'x2'x2" THICK CONCRETE SPLASH PADS AT ALL INLETS.
  5. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
  6. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW THE TOP ELEVATION OF THE LEACHING GALLEY, AND TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE LEACHING GALLEY. EXCAVATE DOWN TO 6 INCHES BELOW THE SURFACE OF THE NATURAL PERMEABLE SOIL. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.
  7. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

**RECHARGER #6 DETAIL**  
(NO SCALE)



**TYPICAL CROSS SECTION**

- NOTES:
1. CONFIGURATION SHOWN IS BASED ON RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. SIMILAR PRODUCTS BY OTHER MANUFACTURERS MAY REQUIRE DIFFERENT CONFIGURATION FOR EQUAL FUNCTION.
  2. VOLUME CALCULATIONS BASED ON 40% STONE VOID.
  3. ALL INFILTRATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDES.
  4. INSTALL 2'x2'x2" THICK CONCRETE SPLASH PADS AT ALL INLETS.
  5. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
  6. ALL TOPSOIL, SUBSOIL AND DELETERIOUS MATERIAL, IF ANY, MUST BE EXCAVATED AND REMOVED BELOW THE TOP ELEVATION OF THE LEACHING GALLEY, AND TO A DISTANCE OF 5 FEET FROM ALL SIDES OF THE LEACHING GALLEY. EXCAVATE DOWN TO 6 INCHES BELOW THE SURFACE OF THE NATURAL PERMEABLE SOIL. BACKFILL AS REQUIRED WITH CLEAN GRAVEL OR SANDFILL MATERIAL, FREE FROM FINES, CLAY, ORGANIC MATTER, AND LARGE BOULDERS, MEETING TITLE 5 SAND FILL SPECIFICATION 310 CMR 15.255.
  7. ALL WASHED STONE MUST HAVE LESS THAN 0.2 PERCENT MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE A.A.S.T.H.O. TEST METHODS T-11 AND T-27 (LATEST EDITION).

**RECHARGER #4 DETAIL**  
(NO SCALE)

SITE PLAN REVIEW UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS LEARNING CENTER**

82 EDMUNDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

**RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC**

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

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NO.	APP	DATE	DESCRIPTION
1	BEC	5/19/16	PER TOWN COMMENTS

DATE: **MARCH 21, 2016**

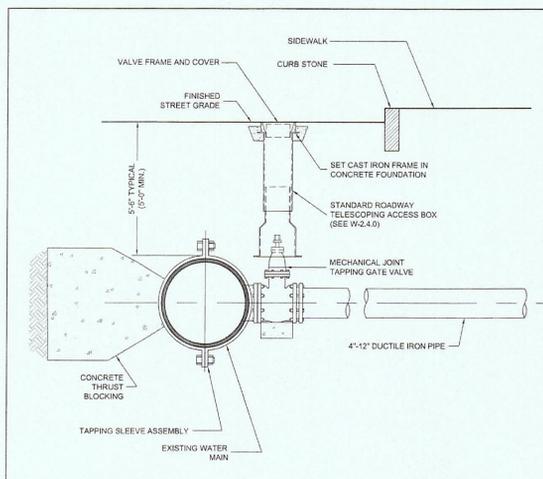
SCALE: **AS SHOWN**

DRAFTED:	CHECKED:	APPROVED:
JAL/KMR	BEC	BEC

**SITE DETAILS #4**

SHEET: **17 OF 20**  
PROJECT NO.: **24800**  
**CE-17**

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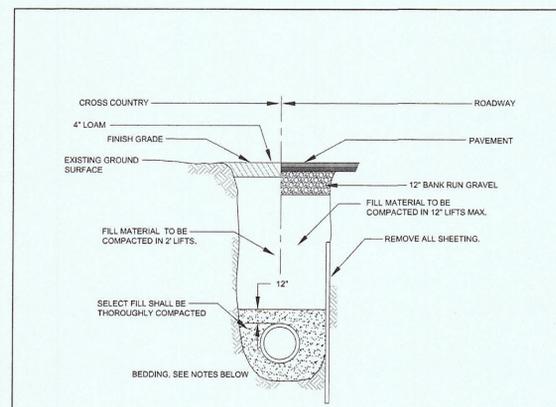
- NOTES:
1. MAXIMUM TAPPING SLEEVE SHALL NOT BE GREATER THAN 1/2 DIAMETER OF CONNECTING MAIN.
  2. MEGA LUG RESTRAINTS ON ALL MECHANICAL JOINTS.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	TYPICAL CONNECTION (TAPPING SLEEVE)	DATE: FEB. 2010	DETAIL NO. W-2.1.2
		REV: 1	

**TYPICAL CONNECTION (TAPPING SLEEVE)**

SOURCE: TOWN OF FRAMINGHAM



- NOTES:
1. TOWN OF FRAMINGHAM MAY REQUIRE FLOWABLE FILL AT ITS DISCRETION.
  2. FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTENT WITH AWWA GUIDELINES.
  3. FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MINIMUM OF 12\"/>

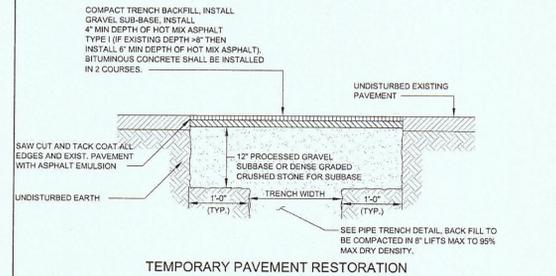
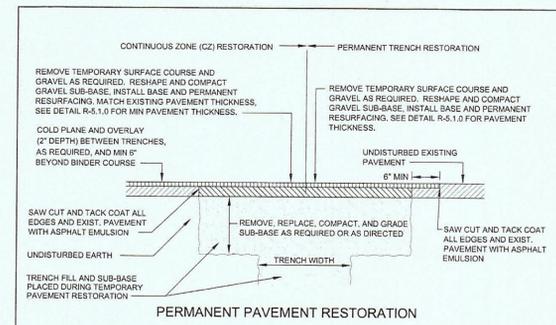
NOTE: 5'-0\"/>

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	WATER MAIN TRENCH DETAIL	DATE: MARCH 2011	DETAIL NO. W-2.3.0
		REV: 2	

**WATER MAIN TRENCH DETAIL**

SOURCE: TOWN OF FRAMINGHAM



TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	PAVEMENT DETAILS FOR TRENCH RESTORATION	DATE: MARCH 2011	DETAIL NO. R-5.1.7
		REV: 1	

**PAVEMENT DETAILS FOR TRENCH RESTORATION**

SOURCE: TOWN OF FRAMINGHAM

SITE PLAN REVIEW  
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
LEARNING  
CENTER**

82 EDMANDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

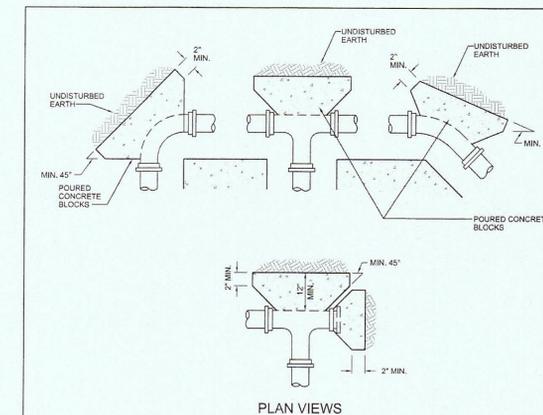
**RCS BEHAVIORAL  
& EDUCATIONAL  
CONSULTING, LLC**

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

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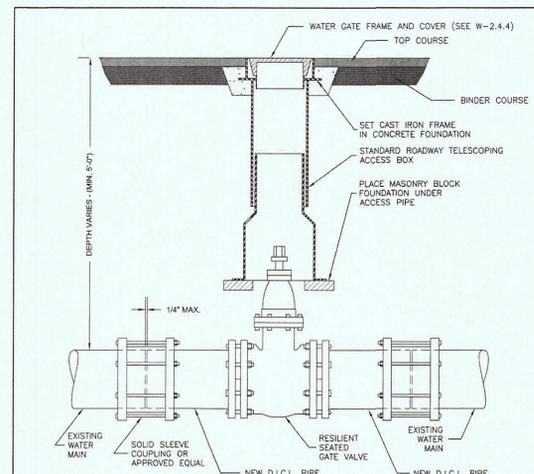
- NOTES:
1. SPECIFIC THRUST BLOCK DESIGN SHALL CONFORM TO AWWA GUIDELINES.
  2. PLACE 4 mil. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT).
  3. MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
  4. THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.
  5. THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	TYPICAL THRUST BLOCK DETAIL	DATE: SEPT. 2008	DETAIL NO. W-2.2.2
		REV: 6	

**TYPICAL THRUST BLOCK DETAIL**

SOURCE: TOWN OF FRAMINGHAM



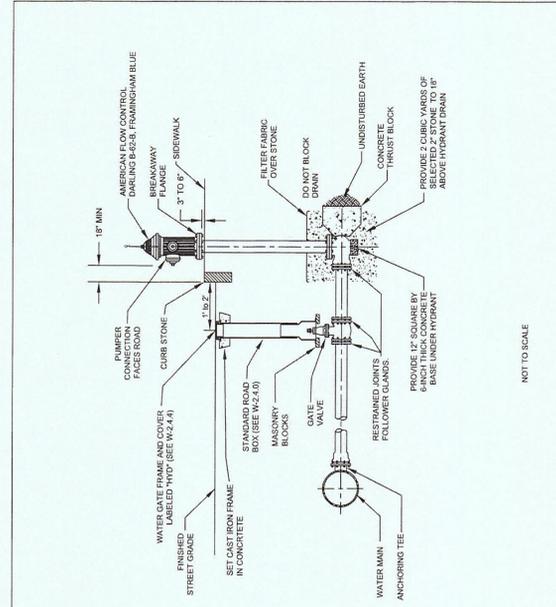
- NOTE:
1. ALL EXCAVATION, BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRAMINGHAM REQUIREMENTS.
  2. WATER GATE COVER SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) INCHES, BRAND NAME EJ GROUP (FORMERLY LEBARON FOUNDRY CO.) OR EQUAL.

NOT TO SCALE

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	GATE VALVE	DATE: MARCH 2013	DETAIL NO. W-2.4.0
		REV: 2	

**GATE VALVE**

SOURCE: TOWN OF FRAMINGHAM



TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS	FIRE HYDRANT INSTALLATION	DATE: AUGUST 2015	DETAIL NO. W-2.5.0
		REV: 3	

**FIRE HYDRANT**

SOURCE: TOWN OF FRAMINGHAM

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1	BEC	5/19/16	PER TOWN COMMENTS
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DATE: **MARCH 21, 2016**

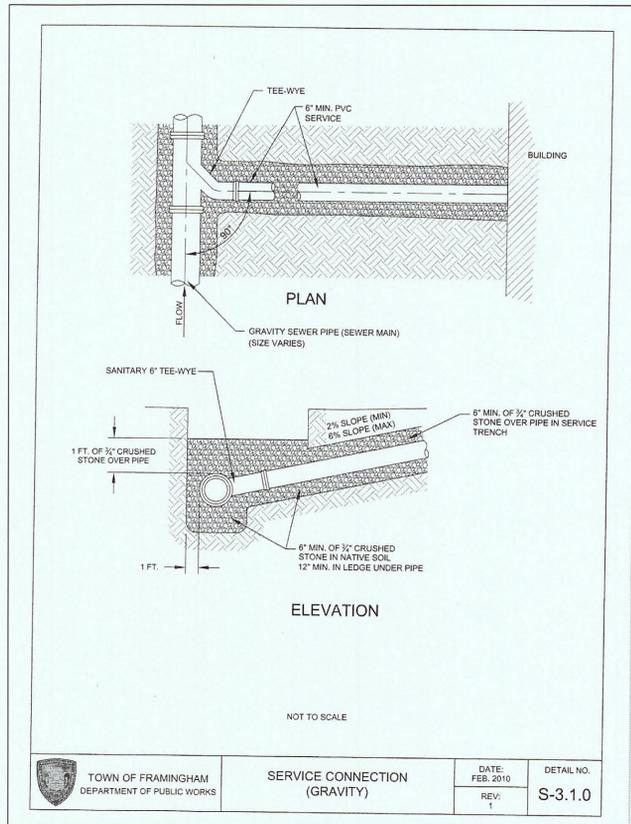
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DRAFTED: JAL/KMR	CHECKED: BEC	APPROVED: BEC
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**SITE DETAILS #5**

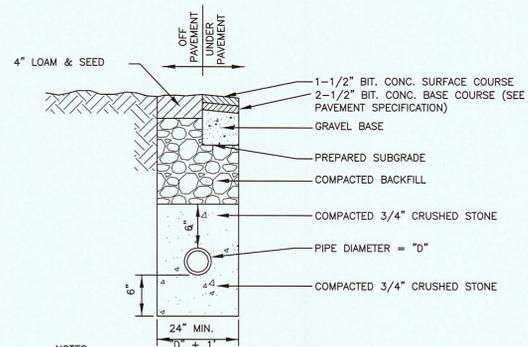
SHEET:  
18 OF 20  
PROJECT NO.:  
24800

**CE-18**



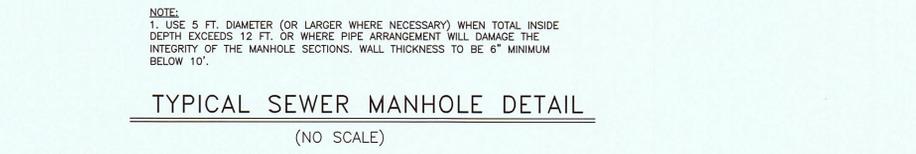
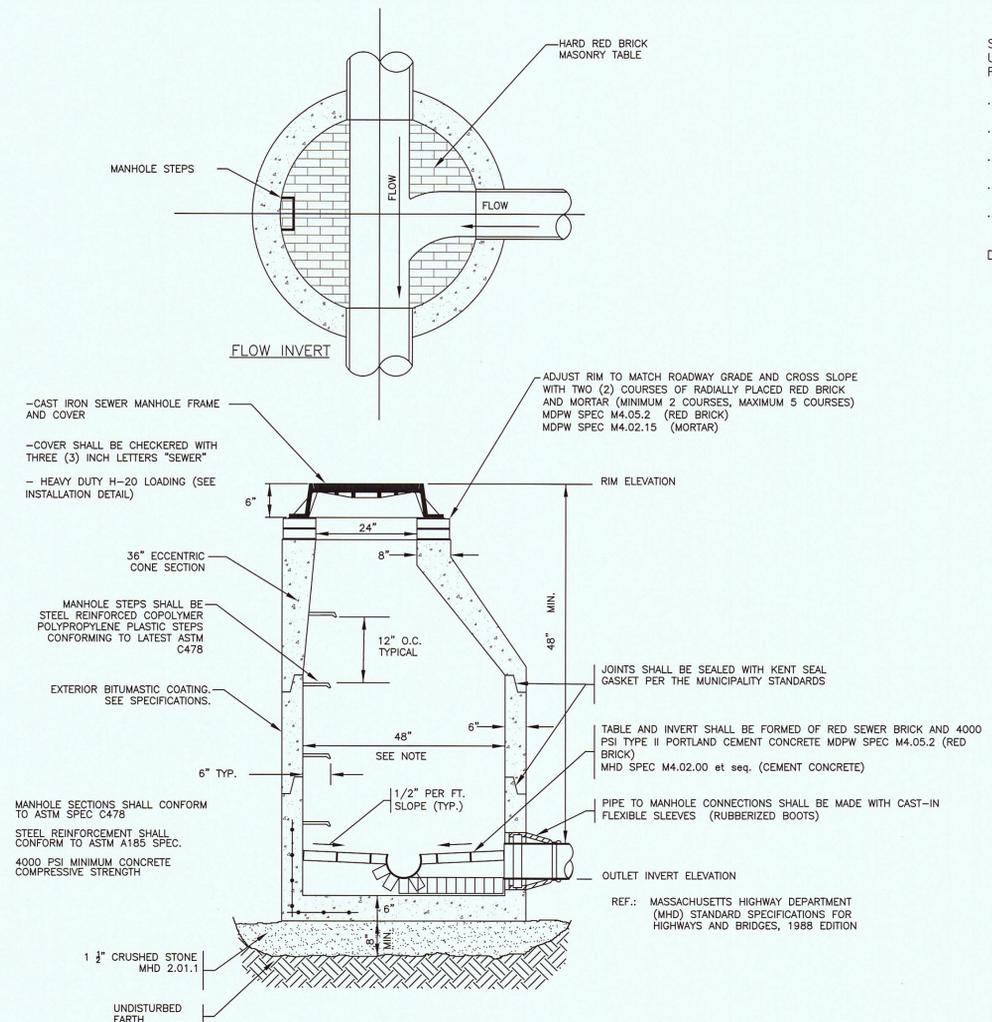
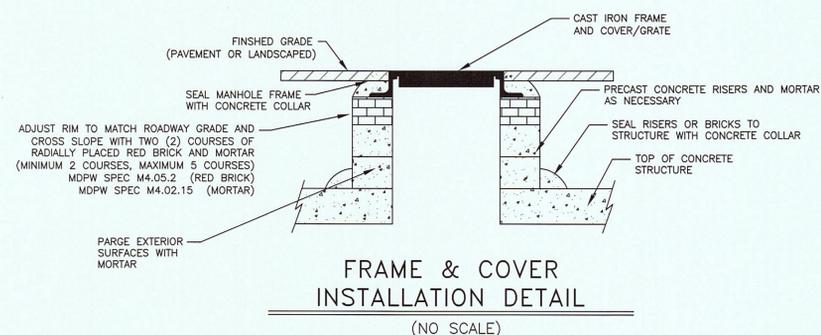
**SEWER SERVICE CONNECTION**

SOURCE: TOWN OF FRAMINGHAM



- NOTES:**
1. MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE LATEST MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND THE TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS AS APPLICABLE.
  2. THE COMPACTED GRAVEL BASE SHALL CONFORM TO (MHD) M1.03.0 TYPE C (MAX. DIA. 2") TO BE PLACED IN TWO 6" LIFTS (AFTER COMPACTION TO 95% PROCTOR DENSITY).

**TYPICAL SEWER PIPE BEDDING DETAIL**  
(NO SCALE)



SITE PLAN REVIEW  
UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
FRAMINGHAM PLANNING BOARD:

.....

DATE SIGNED: .....

**RCS LEARNING CENTER**

82 EDWARDS ROAD  
874 EDGELL ROAD RR  
FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
MAP 372, BLOCK, 120 LOT 32

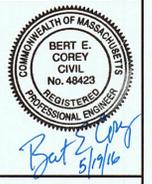
**RCS BEHAVIORAL & EDUCATIONAL CONSULTING, LLC**

6 STRATHMORE ROAD  
NATICK, MASSACHUSETTS 01760

**SCHOFIELD BROTHERS LLC**  
ENGINEERING ♦ SURVEYING ♦ PLANNING ♦ GIS

1071 WORCESTER ROAD  
FRAMINGHAM, MA 01701  
508-879-0030  
www.schofieldbros.com

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1	BEC	5/19/16	PER TOWN COMMENTS
NO.	APP	DATE	DESCRIPTION

DATE: **MARCH 21, 2016**

SCALE: **AS SHOWN**

DRAFTED: **JAL/KMR** CHECKED: **BEC** APPROVED: **BEC**

**SITE DETAILS #6**

SHEET: **19 OF 20**  
PROJECT NO.: **24800**

**CE-19**

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SITE PLAN REVIEW  
 UNDER SECTIONS VI.F.2.b.1 and VI.F.2.b.3  
 FRAMINGHAM PLANNING BOARD:

DATE SIGNED: .....

**RCS  
 LEARNING  
 CENTER**

82 EDMANDS ROAD  
 874 EDGELL ROAD RR  
 FRAMINGHAM, MASSACHUSETTS 01701

ASSESSORS: MAP 372, BLOCK, 120 LOT 31  
 MAP 372, BLOCK, 120 LOT 32

PREPARED FOR:

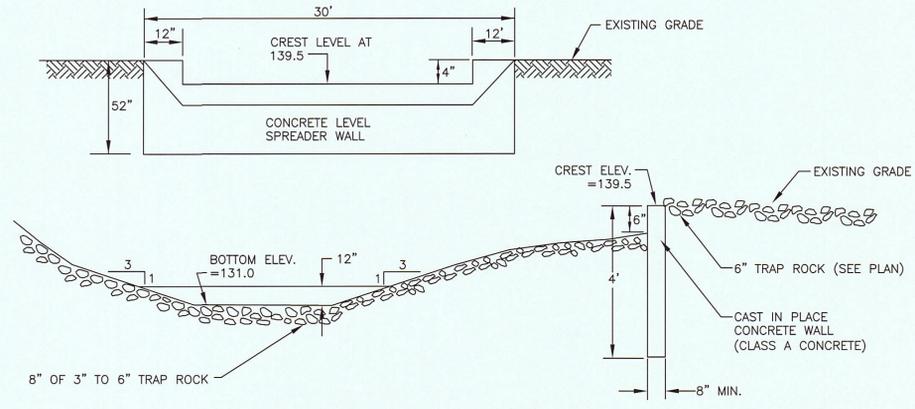
**RCS BEHAVIORAL  
 & EDUCATIONAL  
 CONSULTING, LLC**

6 STRATHMORE ROAD  
 NATICK, MASSACHUSETTS 01760

**SCHOFIELD BROTHERS LLC**  
 ENGINEERING ♦ SURVEYING ♦ PLANNING ♦ GIS

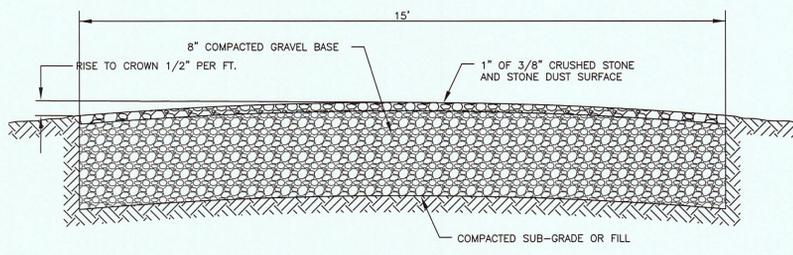
1071 WORCESTER ROAD  
 FRAMINGHAM, MA 01701  
 508-879-0030  
 www.schofieldbros.com

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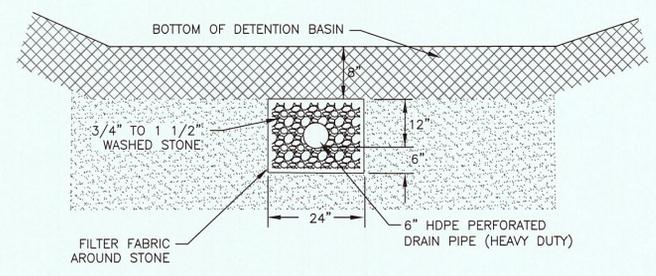


NOTE:  
 TRAP ROCK SHALL CONSIST OF EVENLY GRADED 6" TO 9" ANGULAR BROKEN STONE WITH NO MORE THAN 15% SCATTERED SPALLS LESS THAN 3" IN SIZE AND FREE OF FINES. SIZE DIMENSIONS REFER TO MEAN SPHERICAL DIAMETER.

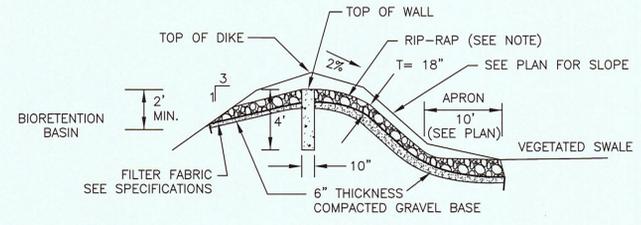
**LEVEL SPREADER AND TRAP ROCK OUTFALL**  
 (NO SCALE)



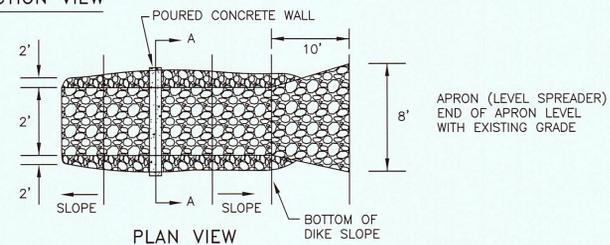
**MAINTENANCE ACCESS**  
 (NO SCALE)



**DETENTION BASIN SUBDRAIN**  
 (NO SCALE)

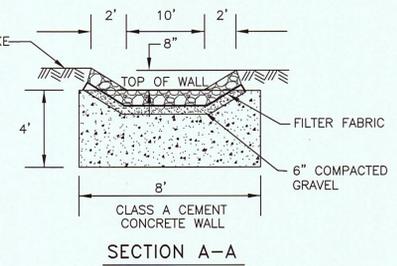


**SECTION VIEW**



**PLAN VIEW**

NOTES:  
 1. RIP-RAP SHALL CONSIST OF EVENLY GRADED 6" TO 10" ANGULAR BROKEN STONE AN AVERAGE STONE SIZE OF 8", 15 PERCENT OF THE STONE MAY BE SCATTERED SPALLS AND STONES NOT LESS THAN 3" IN SIZE. SIZE DESIGNATION REFERS TO MEAN SPHERICAL DIAMETER.



**SECTION A-A**

**SPILLWAY DETAIL**  
 (NO SCALE)

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NO.	APP.	DATE	DESCRIPTION
1	BEC	5/19/16	PER TOWN COMMENTS

DATE: **MARCH 21, 2016**

SCALE: **AS SHOWN**

DRAFTED:	CHECKED:	APPROVED:
JAL/KMR	BEC	BEC

**SITE DETAILS #7**

SHEET:  
**20 OF 20**  
 PROJECT NO.:  
**24800**

**CE-20**





101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770

**Planting Notes**

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNERS REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.

- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNERS REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- MULCH TO BE PLACED IN SHRUB BEDS SHALL BE NO GREATER THAN 12" FROM THE DRIP LINE.
- REPLACE EXISTING SOIL IN SHRUB BEDS WITH TOPSOIL TO A DEPTH OF 24" MINIMUM.
- PLANT MATERIAL TYPES, QUANTITIES AND LOCATIONS SHALL NOT BE MODIFIED EXCEPT WITH PERMISSION OF THE PLANNING BOARD, DURING INITIAL INSTALLATION.
- EXISTING SOIL (TOPSOIL) SHOULD BE REUSED AS MUCH AS POSSIBLE. LOAM BORROW SHOULD ONLY BE BROUGHT IN AS NEEDED. BOTH TOPSOIL AND LOAM BORROW SHOULD BE TESTED BY A UNIVERSITY AGRICULTURAL LAB, SUCH AS UMASS SOIL TESTING LAB, TO DETERMINE IF IT NEEDS AMENDMENTS. LAB SHOULD PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED UPON PLANTING TYPE, EVERGREEN, DECIDUOUS, LAWN, ETC.
- REMOVE SOIL FROM TRUNK FLARES OF TREES AND STEMS OF SHRUBS TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
- FERTILIZE AS NEEDED PER RECOMMENDATIONS OF SOIL TESTING LAB.
- THERE IS A 2-YEAR GUARANTEE REQUIRED.
- TREES AND SHRUBS SHALL BE B&B OR CONTAINER - NO BARE ROOT.
- SEEDING - LOAM AND TOPSOIL SHOULD BE 6" AFTER SETTLEMENT, MIN. FERTILIZE AND LIME PER SOIL TESTING LAB.
- DO NOT OVER-COMPACT PLANTING AREAS. IF AREAS BECOME COMPACTED, DISC TOP 4"-6" TO UNCOMPACT.

- LOAM - OBTAIN LABORATORY TEST FOR TOPSOIL AND LOAM BORROW, ASK FOR pH (5.5 TO 6.5 PREFERRED), BUFFER, pH, ORGANIC MATTER (5 TO 10%), SOLUBLE SALTS AND SOIL TEXTURE.
- ADD MICORRHIZA SPORES IN PLANT BEDS AND PITS.
- TREES AND SHRUBS SHALL BE INSPECTED AT THE SOURCE NEW ENGLAND NURSERY AND TAGGED BY THE LANDSCAPE ARCHITECT.
- TREE PITS SHOULD BE FLOODED 2 TIMES IN SUCCESSION WITH WATER, AND EVALUATED FOR DRAINAGE CHARACTERISTICS AFTER A 24 HOUR PERIOD.
- CONTRACTOR SHOULD PLAN TO PROVIDE CLEAN POTABLE WATER, HOSES AND ALL EQUIPMENT TO WATER PLANTS.
- PLANTS SHOULD BE WATERED FROM TIME OF DELIVERY UNTIL ACCEPTANCE.
- USE TREE GATERS TO PROVIDE SLOW, DEEP WATERING FOR TREES, UNTIL IRRIGATION SYSTEM IS OPERATIONAL.
- GENERAL CONTRACTOR TO REMOVE EXISTING INVASIVE SPECIES ON SITE (NORWAY MAPLE, BUCKTHORN, KNOTWEED, ETC.) CONTROL OF INVASIVE SPECIES SHOULD BE MONITORED THROUGH REGULAR PERIODIC MAINTENANCE.
- GENERAL CONTRACTOR TO REMOVE ROOT BASKETS, BURLAP, WRAPS AND TIES ENTIRELY AND DISCARD.
- GENERAL CONTRACTOR TO UTILIZE STRAW FOR EROSION CONTROL.
- THE INTENT OF THE SHRUB PLANTINGS ARE TO GROW INTO MASSES FOR SCREENING AND VISUAL INTEREST.

**SHRUBS AND GROUNDCOVERS SHALL BE A SELECTION OF:**

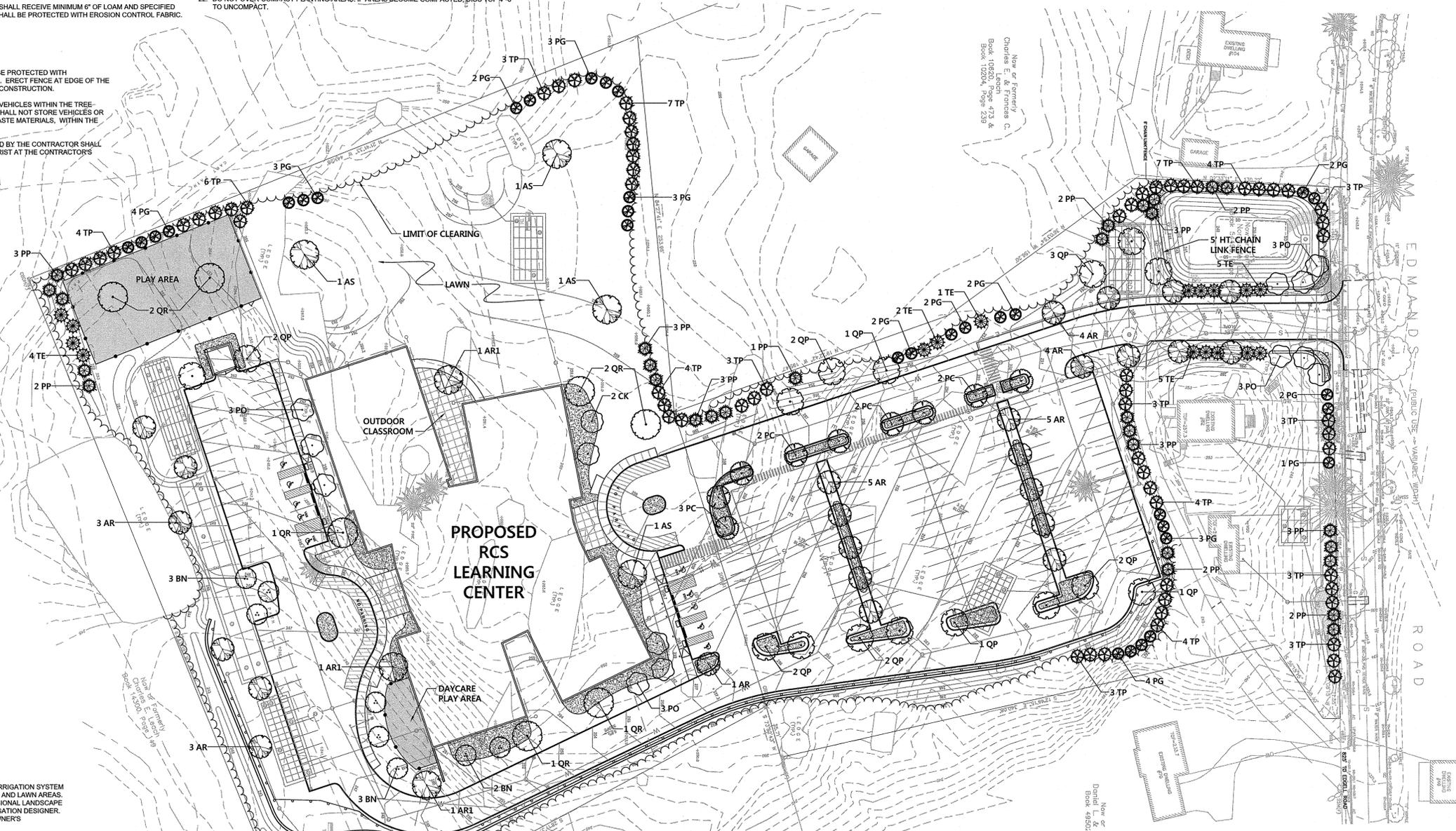
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Azalea x Renee Michelle</i>	Renee Michelle Azalea	18 - 24" SPD
	<i>Azalea x Del Valley White</i>	Del Valley White Azalea	18 - 24" SPD
	<i>Clethra alnifolia</i>	'Hummingbird' Summersweet	2 - 2 1/2' HT.
	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	18 - 24" HT.
	<i>Ilex glabra</i>	'Shamrock'	18-24" HT.
	<i>Kalmia latifolia</i>	Mountain Laurel	2 - 2 1/2' HT.
	<i>Leucothoe fontanesiana</i>	Drooping Leucothoe	#2 POT
	<i>Myrica pensylvanica</i>	Northern Bayberry	2 - 2 1/2' HT.
	<i>Pieris japonica</i>	'Brouwer's Beauty'	18 - 24" SPD
	<i>Spiraea japonica</i>	'Little Princess'	18-24" SPD
	<i>Viburnum plicatum tomentosum</i>	'Shasta' Shasta Viburnum	2 - 2 1/2' HT.

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Pennisetum alopecuroides</i>	'Hamelin'	#2 POT
	<i>Festuca glauca</i>	'Elijah Blue'	#1 POT

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Hosta sieboldiana</i>	'Elegans'	#1 POT
	<i>Hemerocallis x 'Happy Returns'</i>	'Happy Returns Daylily'	#1 POT
	<i>Hemerocallis x 'Rosy Returns'</i>	'Rosy Returns Daylily'	#1 POT
	<i>Pachysandra terminalis</i>	Japanese Spurge	flats of 30
	<i>Vinca minor</i>	Common Periwinkle	flats of 30

**Tree Protection**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRUPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.



**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	25	<i>Acer rubrum</i>	'October Glory'	2 1/2 - 3" CAL.
AR1	3	<i>Acer rubrum</i>	'October Glory'	3 1/2 - 4" CAL.
AS	4	<i>Acer saccharum</i>	Sugar Maple	3 1/2 - 4" CAL.
QP	16	<i>Quercus palustris</i>	Pin Oak	2 1/2 - 3" CAL.
QR	7	<i>Quercus rubra</i>	Red Oak	3 1/2 - 4" CAL.

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PG	33	<i>Picea glauca</i>	White Spruce	6 - 7' HT.
PP	29	<i>Picea pungens</i>	Colorado Spruce	6 - 7' HT.
TE	17	<i>Thuja occidentalis</i>	'Elegantissima'	6 - 7' HT.
TP	64	<i>Thuja plicata</i>	Western Red Cedar	6 - 7' HT.

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BN	8	<i>Betula nigra</i>	'Heritage' Clump	12 - 14" HT.
CK	2	<i>Cornus kousa</i>	Kousa Dogwood	2 1/2 - 3" CAL.
PO	12	<i>Prunus incisa</i>	'Okame'	3 - 3 1/2" CAL.
PC	9	<i>Pyrus calleryana</i>	'Chanticleer'	2 1/2 - 3" CAL.

**Irrigation Notes**

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNERS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

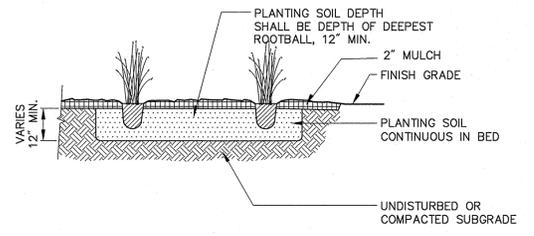
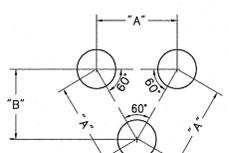
**RCS Learning Center**  
82 Edmands Road  
Framingham, Massachusetts

No.	Revision	Date	Apprv.

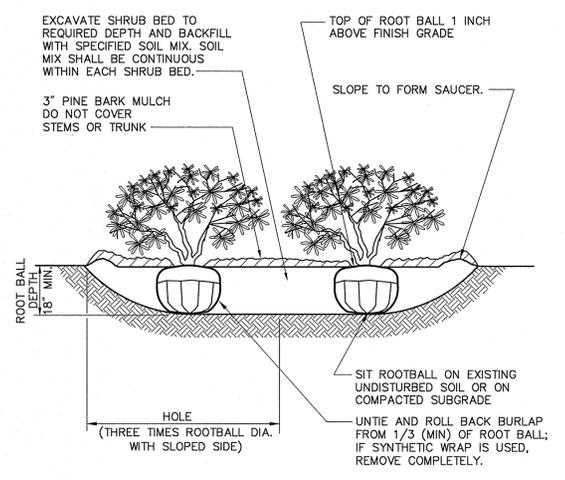
Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: \_\_\_\_\_  
May 19, 2016

Not Approved for Construction  
Drawing Title  
**Planting Plan**  
Drawing Number

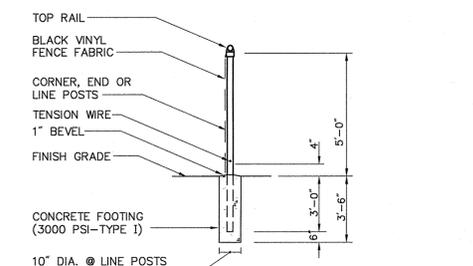
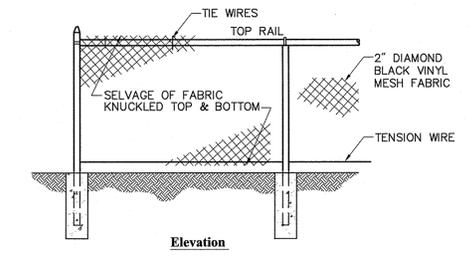
PLANT SPACING ('A')	ROW SPACING ('B')
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8-1/2 IN. O.C.
12 IN. O.C.	10-1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.



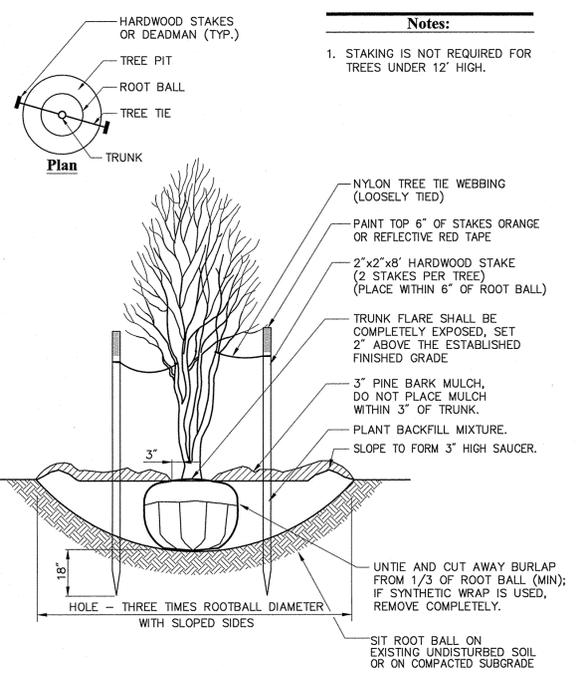
**Groundcover & Ornamental Grass Planting** 11/09  
N.T.S. Source: VHB LD\_618



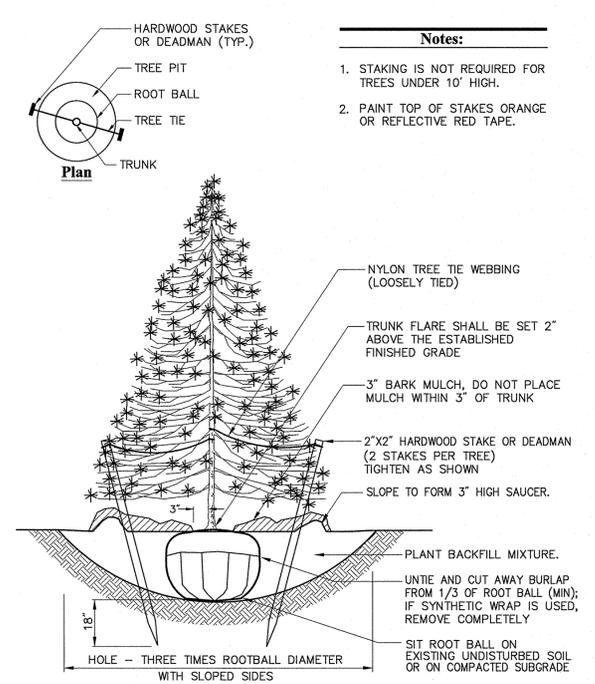
**Shrub Bed Planting** 6/08  
N.T.S. Source: VHB LD\_601



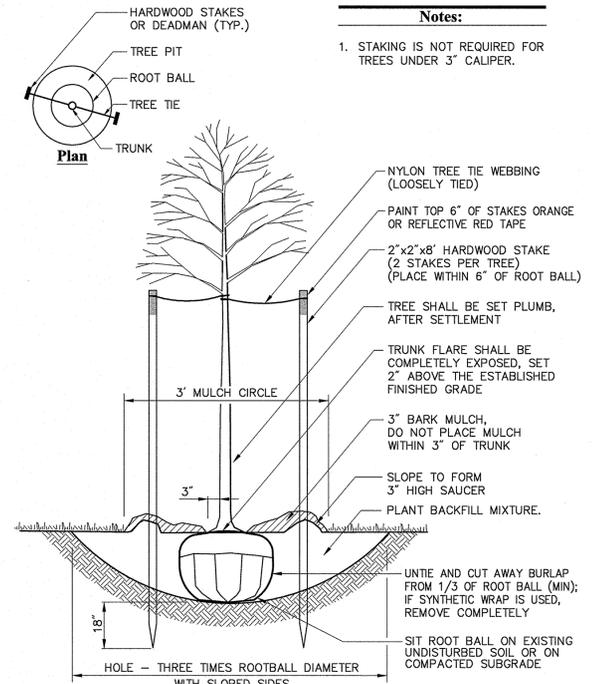
**5' Ht. Chain Link Fence** 6/08  
N.T.S. Source: VHB LD\_481



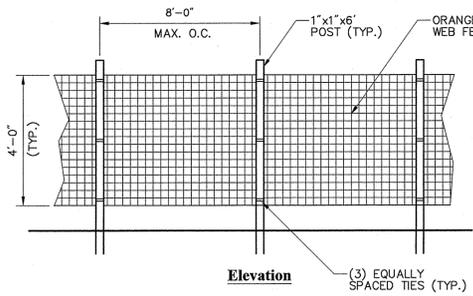
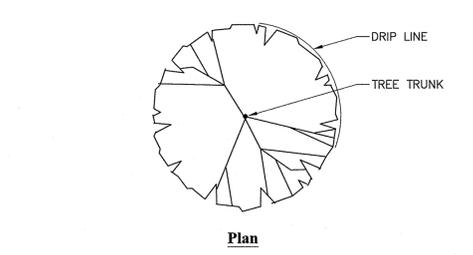
**Multistem Tree Planting** 6/15  
N.T.S. Source: VHB LD\_606



**Evergreen Tree Planting** 6/15  
N.T.S. Source: VHB LD\_604



**Deciduous Tree Planting (For Trees Under 4" Caliper)** 6/15  
N.T.S. Source: VHB LD\_602



**Tree Protection Fence** 7/13  
N.T.S. Source: VHB LD\_610

**RCS Learning Center**  
82 Edmands Road  
Framingham, Massachusetts

No.	Revision	Date	Apprv.

Designed by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
Issued for: \_\_\_\_\_ Date: **May 19, 2016**

**Not Approved for Construction**  
Drawing Title: **Planting Details**  
Drawing Number: \_\_\_\_\_



