

SITE PLANS

FOR

BSA SERVICE CENTER & KNOX TRAIL TRAINING CENTER

1300 Edgell Road
Parcel I.D. 008-11-7059-000

IN

Framingham, Massachusetts (Middlesex County)

PREPARED BY:



**WATERMAN DESIGN
ASSOCIATES, INC.**
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (FAX)
WATERMANDESIGN.COM WDA@WDASSOC.COM

OWNER/APPLICANT:

KNOX TRAIL COUNCIL, BSA
490 Union Ave
Framingham, MA 01702

ARCHITECT:

**BOY SCOUTS OF AMERICA,
DAVID CORNELL**
1325 W. Walnut Hill Lane, S102
Irving, Texas, 75038

DATE: July 15, 2016

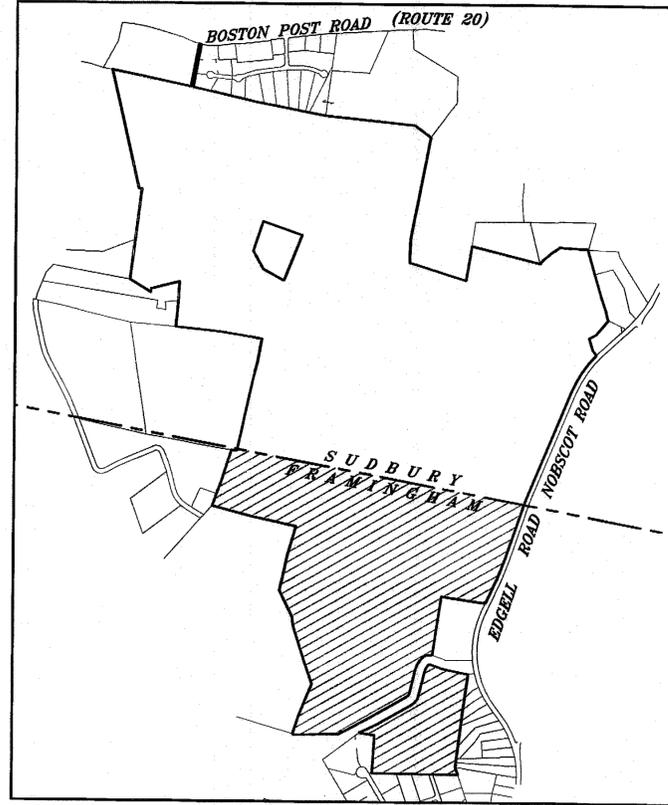
SHEET LIST:

- PL-4 PLAN OF LAND (RECORD)
- C0.01 EXISTING CONDITIONS PLAN
- C2.01 LAYOUT AND MATERIALS PLAN
- C3.01 GRADING, DRAINAGE AND UTILITY PLAN
- C4.01 LANDSCAPE PLAN
- C4.02 LIGHTING PLAN
- C5.01 - C5.04 CONSTRUCTION DETAILS
- A1.0 - A1.1 KNOX TRAIL SERVICE CENTER
- A2.0 - A2.1 KNOX TRAIL TRAINING CENTER

USE	REQUIRED	PROVIDED
NON-MEDICAL OFFICE 1 SPACE PER 250 SF OF GROSS FLOOR AREA		
KNOX TRAIL SERVICE CENTER-5,702 SF	23 SPACES	
KNOX TRAIL TRAINING CENTER-6,053 SF	25 SPACES	
TOTAL PARKING SPACES	48 SPACES	51 SPACES
ACCESSIBLE PARKING SPACES 3 ACCESSIBLE SPACES PER 51-75 PARKING SPACES	3 SPACES	3 SPACES

	REQUIRED	PROVIDED
AREA (SF)	43,560	117.9 ACRES
FRONTAGE (FT)	150	1,123.1 FEET
FRONT SETBACK (MIN. FT.)	30	61.7 FEET
SIDE SETBACK (MIN. FT.)	30	104.7 FEET
MINIMUM LANDSCAPED OPEN SPACE	50%	47.8%
GROUND COVERAGE OF DRIVEWAYS AND PARKING		30,700 SF 0.6%
GROUND COVERAGE OF BUILDING	15% MAX.	11,719 SF 0.23%
MAXIMUM BUILDING HEIGHT	35'	SERVICE CENTER 26'-9 1/2" TRAINING CENTER 25'-7 1/2"
GROUND COVERAGE OF LANDSCAPE AND SEEDING		65,074 SF 1.3%

LOCUS MAP (NOT TO SCALE)



LEGEND

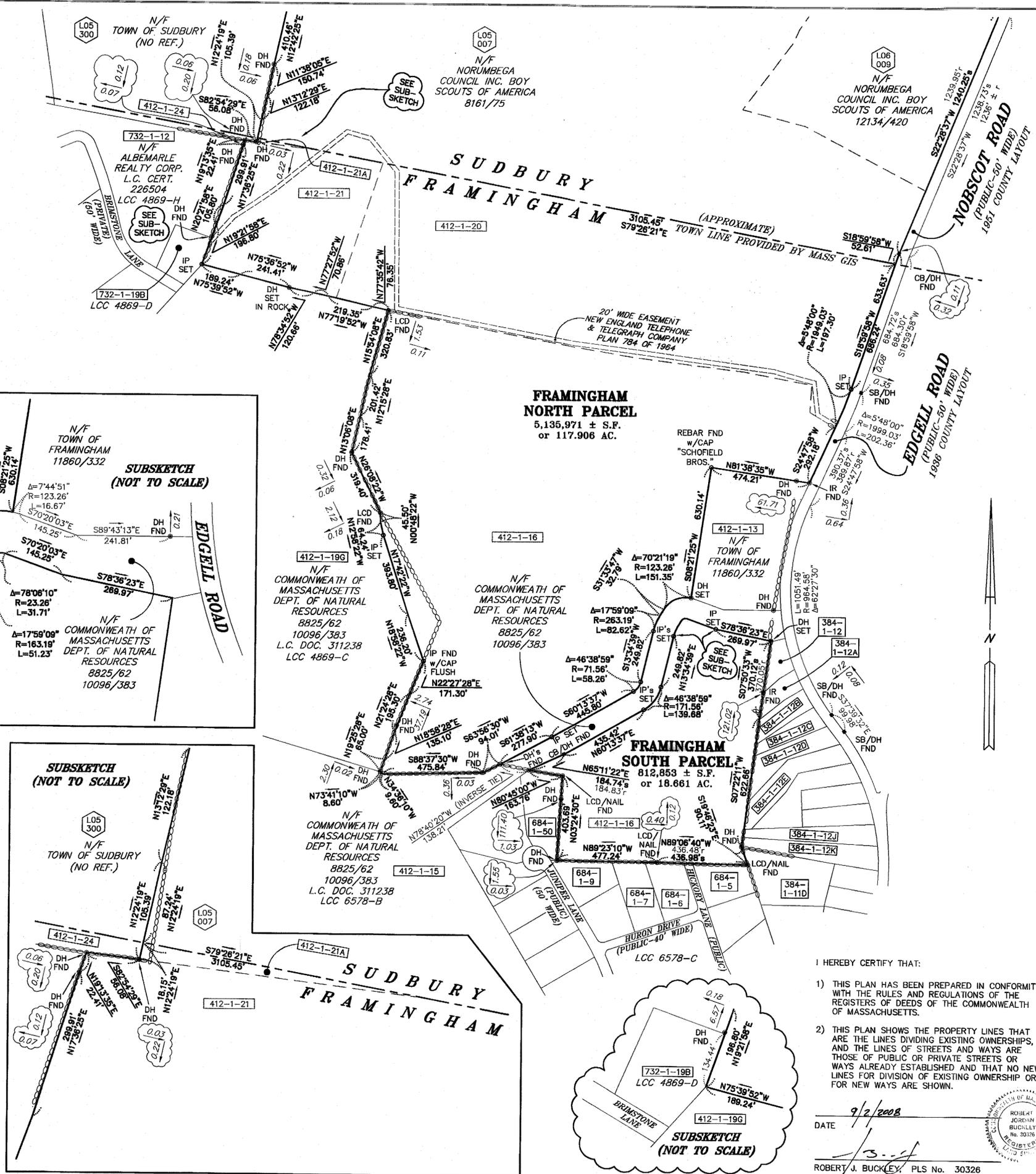
- INTERIOR ASSESSOR'S LINE
- STONE WALL
- TOWN OF SUDBURY ASSESSOR'S PARCEL NUMBER
- TOWN OF FRAMINGHAM ASSESSOR'S PARCEL NUMBER

FRAMINGHAM

PARCEL	BOOK	PAGE	CERTIFICATE	OWNER *
LOCUS				
412-1-16	7192	1		NORUMBEGA COUNCIL INC. BOY SCOUTS OF AMERICA
412-1-20	NO REF	NO REF		NORUMBEGA COUNCIL INC. BOY SCOUTS OF AMERICA
412-1-21	6830	563		NORUMBEGA COUNCIL INC. BOY SCOUTS OF AMERICA
ABUTTERS				ABUTTERS (NOW OR FORMERLY)
384-1-11D	15143	91		STEPHEN A. BOILEAU & PATRICIA BUCHNER-BOILEAU
384-1-12	24264	21		BRANDON RESIDENTIAL TREATMENT CENTER, INC.
384-1-12A	30543	553		JOSEPH M. CRISAFULLI
384-1-12B	24954	591		PAUL D. ASHTON & JACKIE L. KUHL
384-1-12C	31558	560		MIKHAIL NIKITENKO & NATALYA KITARYEVA
384-1-12D	14077	373		WAYNE A. & MARIA MCCARTHY
384-1-12E	33687	192		PEDRO B. AMOLAT & MAY JENNIFER AMOLAT
384-1-12J	10394	79		HARRY & DORIS A. REINAP
384-1-12K	19322	610		HANORAH DESHON & MARY DESHON
412-1-21A	NO REF	NO REF		TOWN OF SUDBURY
412-1-24	NO REF	NO REF		TOWN OF SUDBURY
684-1-5	1270	75	228085	GERALD & CARMEL BLANCHETTE
684-1-50	1181	21	210171	THOMAS J. MEYERS & DARLYN M. SCOTT
684-1-6	1240	27	221977	CHRISTOPHER FARLEY
684-1-7	968	196	167746	STEPHEN A. & JOAN M. MORO
684-1-9	1199	107	213857	TRUSTEES OF JOHN P. CHLEAPAS 1996 REVOCABLE TRUST
732-1-12A	12745	207		THE INHABITANTS OF THE TOWN OF SUDBURY
732-1-19B	611	186	96336	RAYTHEON MANUFACTURING COMPANY

* SEE CERTIFICATE OF NAME CHANGES TO:
 NEW COUNCIL, INC., BOY SCOUTS OF AMERICA, DEED BOOK 27114 PAGE 488, DATED 02/28/1997,
 KNOX TRAIL COUNCIL, INC., BOY SCOUTS OF AMERICA, DEED BOOK 45589 PAGE 64, DATED 06/24/2005.

Plan 1031 4 of 4



PREPARED FOR:
DENNIS PREFONTAINE
 BSA KNOX TRAIL COUNCIL
 490 UNION AVENUE
 FRAMINGHAM, MA 01702

PLAN NO. 1031 OF 2007
 SHEET 4 OF 4

5		
4		
3		
2		
1		
0	09/02/2008	INITIAL ISSUE
		DESCRIPTION
	MEB	MEB
FLD	CALC	DWN
		CHK'D

PLAN OF LAND

NOBSCOT SCOUT RESERVATION FRAMINGHAM, MA (MIDDLESEX COUNTY)

PREPARED BY:
BEALS AND THOMAS, INC.

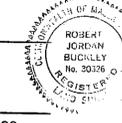
Civil Engineers-Landscape Architects
 Land Surveyors-Planners-Wetland Scientists
 Reservior Corporate Center
 144 Turnpike Road (Route 9)
 Southborough, Massachusetts 01772
 Tel.: 508-366-0560
 Fax: 508-366-4391
 (email) mail@btweb.com
 (website) http://www.btweb.com

DATE: SEPTEMBER 2, 2008
 SCALE: 1"=250'
 BTI JOB NO. 1846.06
 BTI PLAN NO. 1846P016A-001
 SHEET No. 1 OF 1

I HEREBY CERTIFY THAT:

- THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
- THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

9/2/2008
 DATE
 ROBERT J. BUCKLEY, PLS No. 30326



OWNER OF RECORD:
KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

ZONING CLASSIFICATION:
R-4

ASSESSORS INFORMATION:

PARCEL 412-1-20
PARCEL 412-1-16

DEED REFERENCES:

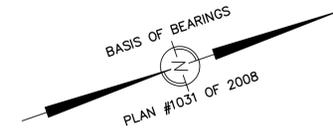
NO REFERENCE (PARCEL 412-1-20)
BOOK 7192 PAGE 1 (PARCEL 412-1-16)

PLAN REFERENCES:

PLAN #1031 OF 2008

FRAMINGHAM ASSESSORS PARCEL 412-1-20

SUDBURY ASSESSORS PARCEL L05/007



CONDITIONALLY APPROVED
FRAMINGHAM PLANNING BOARD

DATE: _____

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEER'S RIGHTS. ©2016, WATERMAN DESIGN ASSOCIATES, INC.

REV	DATE	DESCRIPTION	APP'D
A		INITIAL ISSUE	

PREPARED BY:

WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

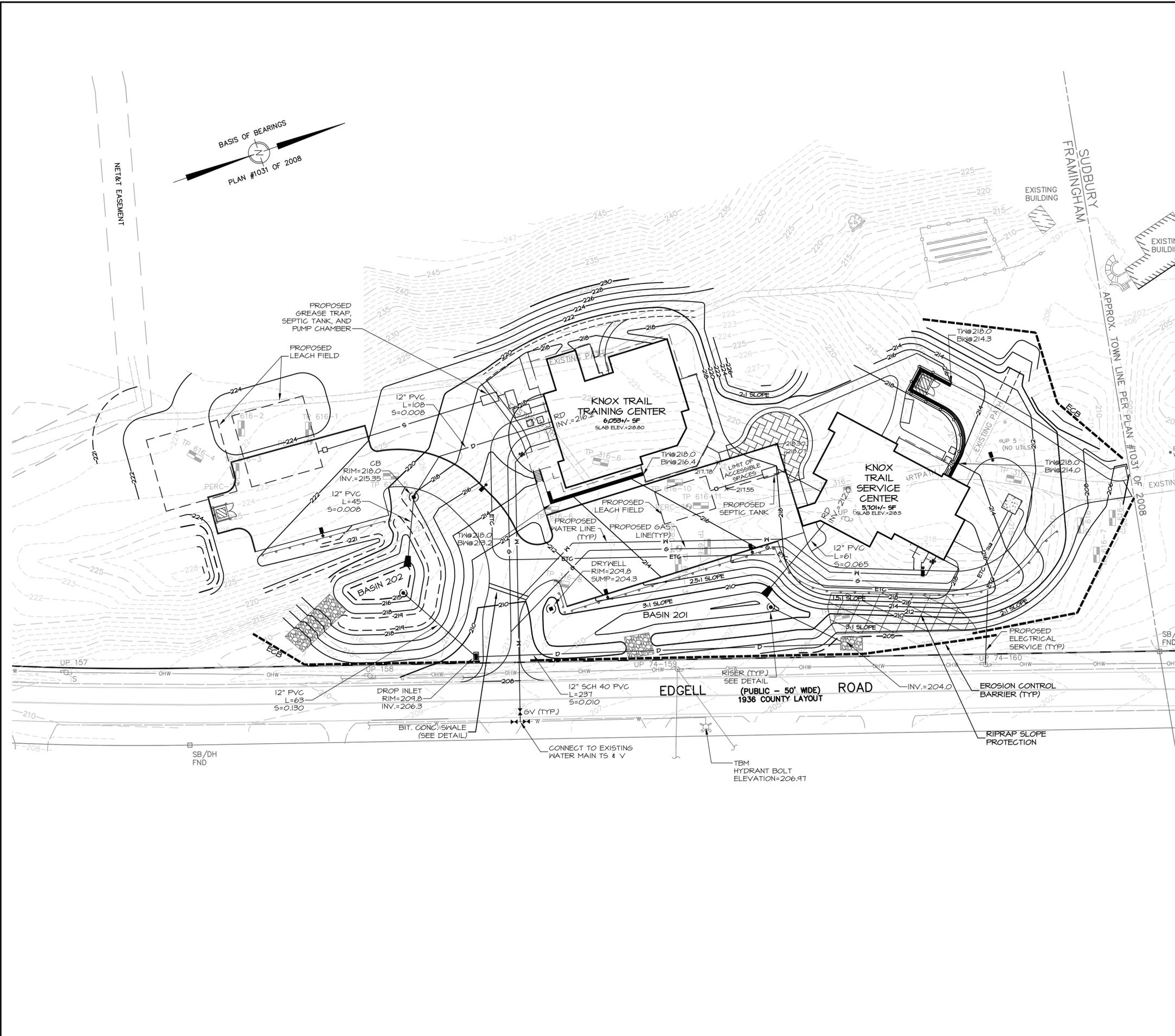
OWNER:
KNOX TRAIL COUNCIL,
BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

PREPARED FOR:
KNOX TRAIL COUNCIL,
BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

TITLE:
EXISTING CONDITIONS
PLAN
1300 EDGELL ROAD
Parcel I.D. 008-11-7059-000
Framingham, MA
(Middlesex County)
LOCAL PERMITTING

DATE:	07/15/16	SCALE:	1" = 30'
JOB NO.:	1014.00	RSCH. BY:	
FILE NO.:	1014001	FIELD BY:	
		CALC. BY:	
		DWN. BY:	
DRAWING NO.:	1014002A	CHK'D. BY:	
		SHEET:	C0.01

- PLAN NOTES:
- EXISTING CONDITIONS INFORMATION FROM AN ON-THE-GROUND SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., BETWEEN DECEMBER 2015 AND JUNE 2016. ELEVATIONS REFER TO NAVD 1988.
 - THERE ARE NO WETLAND RESOURCES WITHIN 200' OF THE LIMITS OF SURVEY DEPICTED ON THIS PLAN.
 - THE LIMITS OF SURVEY DEPICTED ON THIS PLAN FALL WITHIN AREAS MAPPED BY THE NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM AS PRIORITY HABITAT OF RARE OR ENDANGERED SPECIES (PH 669).
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
 - NO PORTION OF THE LIMITS OF SURVEY DEPICTED ON THIS PLAN FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DEPICTED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR MIDDLESEX COUNTY, MAP NUMBERS 25017C0502F AND 25017C0504F, EFFECTIVE JULY 4, 2014.



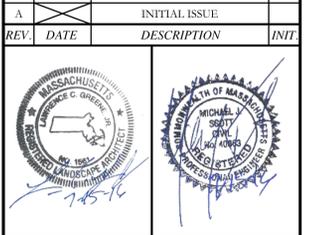
1. SEE SHEET C0.01 FOR NOTES AND REFERENCES.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-1233 (PER 220 CMR 94) AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
4. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL BE LOAMED (SIX INCHES DEPTH) AND SEEDED (SUITABLE GRASS SEED MIX) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. EXISTING PAVEMENT SHALL BE SAW CUT, AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
7. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
8. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS.
9. ALL SLOPES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
10. ALL SLOPES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS SLOPE OF MORE THAN 2% (PER 521 CMR 22.3.1).
11. RETAINING WALL(S) TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALL(S) WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR, SECTIONS 105.2 AND 1807.2).
12. CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
13. ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
14. SUBSURFACE SEWAGE DISPOSAL SYSTEM SIZED TO ACCOMMODATE PROPOSED BUILDINGS. SEPTIC PLAN TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.

CONDITIONALLY APPROVED
FRAMINGHAM PLANNING BOARD

DATE: _____

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEER'S RIGHTS.
©2016, WATERMAN DESIGN ASSOCIATES, INC.

REV	DATE	DESCRIPTION	INIT
A		INITIAL ISSUE	



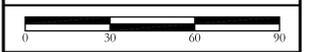
PREPARED BY:

WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER:
KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

PREPARED FOR:
KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

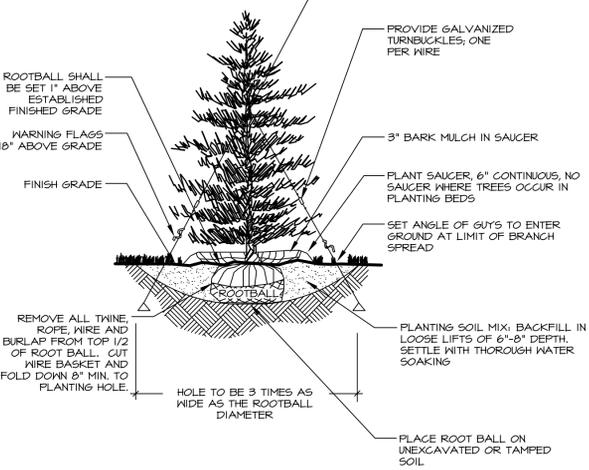
TITLE:
GRADING, DRAINAGE AND UTILITY PLAN
1300 EDGELL ROAD
Parcel I.D. 008-11-7059-000
Framingham, MA
(Middlesex County)
LOCAL PERMITTING



DATE:	07/15/16	SCALE:	1" = 30'
JOB NO.:	101400	DWN. BY:	
FILE NO.:	1014330	CHK'D. BY:	
DRAWING NO.:	1014331A	SHEET:	C3.01

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY WATERMAN DESIGN ASSOCIATES, INC.

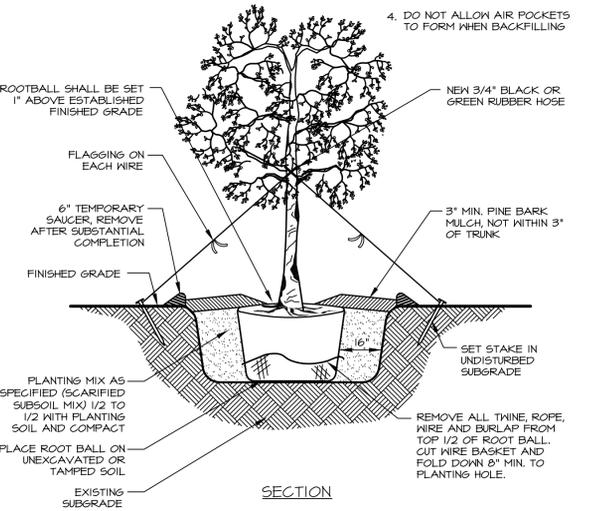
- NOTES:**
- TREE SHALL BE SET PLUMB.
 - STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ARCHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM TIME OF PLANTING.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



EVERGREEN TREE PLANTING

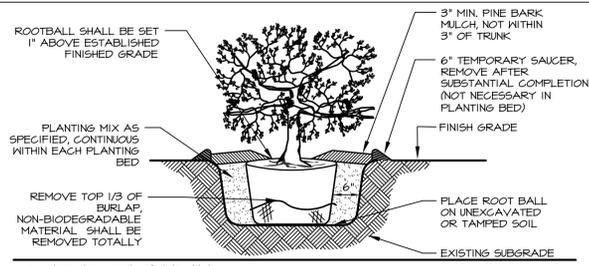
N.T.S. 02400-03 WDA, INC.

- NOTES:**
- TREE SHALL BE SET PLUMB.
 - STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ARCHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM TIME OF PLANTING.
 - DO NOT HEAVILY PRUNE TREE AT TIME OF PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF CROWN.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



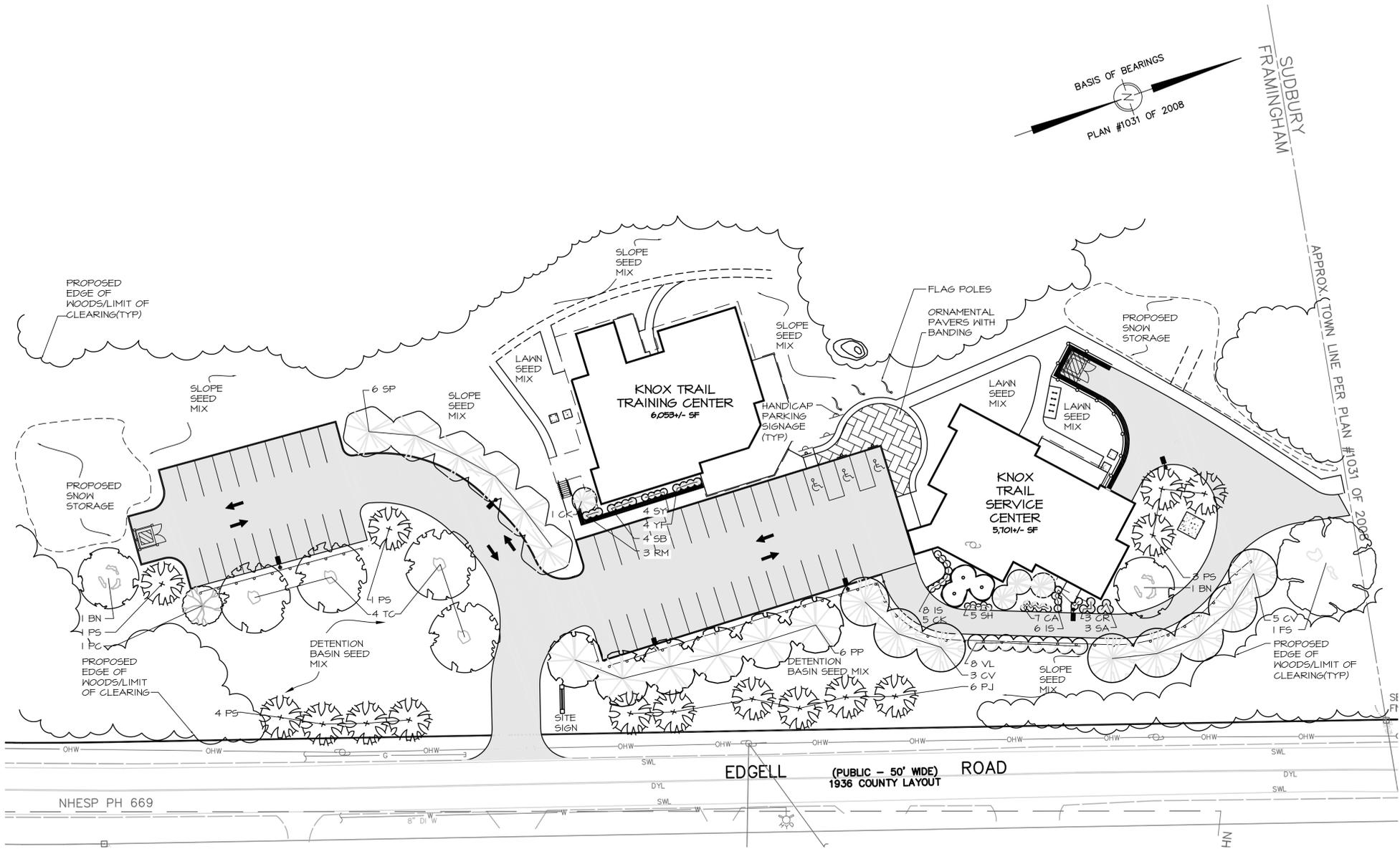
DECIDUOUS TREE PLANTING

N.T.S. 02400-01 WDA, INC.



SHRUB PLANTING

N.T.S. 02400-02 WDA, INC.



- LANDSCAPING NOTES**
- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 - DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE 'BEST FACE' SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 - THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 - ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
 - WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 1 1/2" ABOVE THE ROOTBALL.
 - PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
 - PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
 - LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
 - SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL PLANT AT A RATE OF 1 LB. PER 150SF.
 - THE DETENTION BASIN AND SWALE SEED MIX SHALL BE THE NEW ENGLAND EROSION CONTROL RESTORATION SEED MIX BY NEW ENGLAND WETLAND PLANTS INC. 820 WEST STREET, AMHERST, MA 01002, PH-41-33-549-4000. PLANT AT A RATE OF 1 LB. PER 1,250SF.
 - LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
 - THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
 - PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 - THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
 - ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
 - LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

Planting Schedule

Qty./Key	Common Name	Botanical Name	Size	Remarks
TREES				
2 BN	River Birch	<i>Betula nigra</i>	10' HT.	B&B(Multi-stem)
6 CK	Cherokee Brave Dogwood	<i>Cornus florida 'Cherokee Brave'</i>	3" Cal.	B&B
8 CV	Winter King Hawthorn	<i>Crataegus viridis 'Winter King'</i>	3" Cal.	B&B
1 FS	European Beech	<i>Fagus sylvatica</i>	6" Cal.	B&B
1 FC	Cherry Plum	<i>Prunus cerasifera 'Krauter Veeruius'</i>	3" Cal.	B&B
6 PJ	Swiss Stone Pine	<i>Pinus cembra</i>	8' Ht.	B&B
6 PP	Persian Parrotia	<i>Parrotia persica</i>	8' Ht.	B&B
9 PS	Colorado Blue Spruce	<i>Picea pungens</i>	8' Ht.	B&B
4 TC	Greenspire Littleleaf Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B
6 SP	Japanese Stewartia	<i>Stewartia pseudocamellia 'Koreana'</i>	3" Cal.	B&B
SHRUBS				
3 CR	Variiegated Red Twig Dogwood	<i>Cornus alba 'Elegantissima'</i>	36" HT.	B&B
3 RM	Blushing Knock out Rose	<i>Rosa sp. 'Blushing Knock Out'</i>	#3 Pot	Container grown
3 SA	Flamingo Japanese Willow	<i>Salix integra 'Flamingo'</i>	#3 Pot	Container grown
4 SB	'Neon Flash' Spirea	<i>Spiraea japonica x 'Neon Flash'</i>	#7 Pot	Container grown
4 SY	'Bloomingrig' Ligae	<i>Syringa x 'Bloomingrig'</i>	#3 Pot	Container grown
3 VO	Blue Muffin Viburnum	<i>Viburnum dentatum 'Blue Muffin'</i>	#7 Pot	Container grown
2 VL	Chicago Lustre Viburnum	<i>Viburnum dentatum 'Chicago Lustre'</i>	48" HT.	B&B
4 YF	'Bright Edge' Yucca	<i>Yucca filamentosa 'Bright Edge'</i>	#2 Pot	Container grown
PERENNIALS				
7 CA	Feather Reed Grass	<i>Calatagrostis x acutiflora 'Avalanche'</i>	#3 Pot	Container grown
5 SH	'Hamein' Fountain Grass	<i>Pennisetum alopecuroides 'Hamein'</i>	#1 Pot	Container grown

CONDITIONALLY APPROVED
FRAMINGHAM PLANNING BOARD

DATE: _____

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS.

©2016, WATERMAN DESIGN ASSOCIATES, INC.

REV	DATE	DESCRIPTION	INIT
A		INITIAL ISSUE	



PREPARED BY:

WDA
WATERMAN DESIGN ASSOCIATES, INC.

31 East Main Street
Westborough, MA 01581

508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER:

KNOX TRAIL COUNCIL, BSA

490 UNION AVENUE
FRAMINGHAM, MA 01702

PREPARED FOR:

KNOX TRAIL COUNCIL, BSA

490 UNION AVENUE
FRAMINGHAM, MA 01702

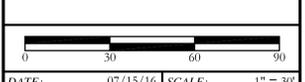
TITLE:

LANDSCAPE PLAN

1300 EDGELL ROAD

Parcel I. D. 008-11-7059-000

Framingham, MA
(Middlesex County)



DATE: 07/15/16 SCALE: 1" = 30'

JOB NO.: 101400 DWN. BY: _____

FILE NO.: 1014410 CHK'D. BY: _____

DRAWING NO.: 1014410A SHEET: C4.01

DIAMETER OF PIPE D.	TRENCH WIDTH UNSHEETED	TRENCH WIDTH SHEETED
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-6"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"

DATE: _____

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS. ©2016, WATERMAN DESIGN ASSOCIATES, INC.

REV	DATE	DESCRIPTION	APP'D
A		INITIAL ISSUE	

PREPARED BY: _____



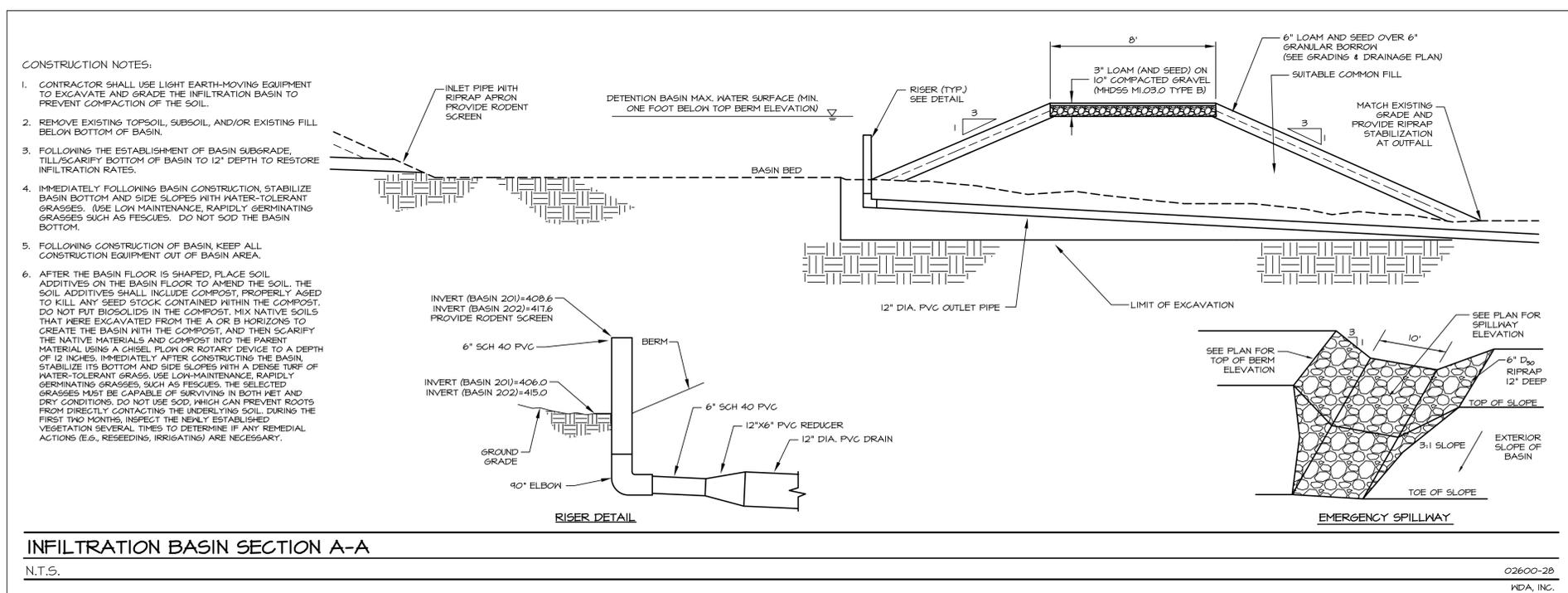
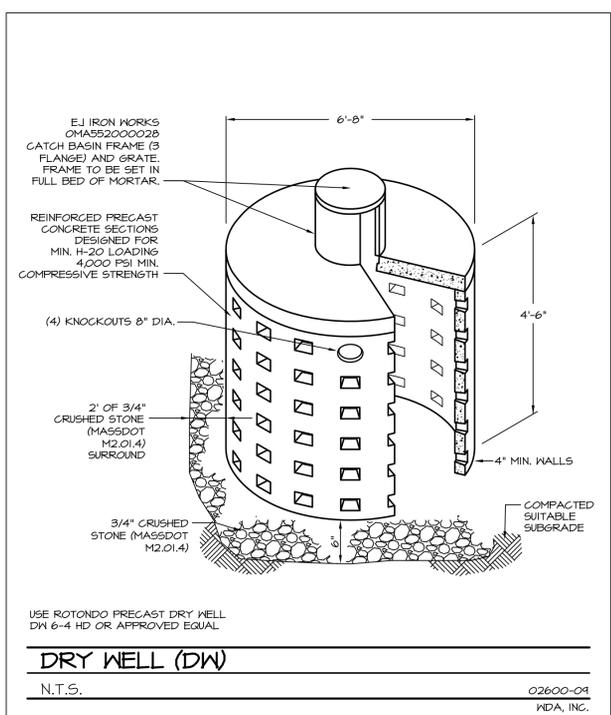
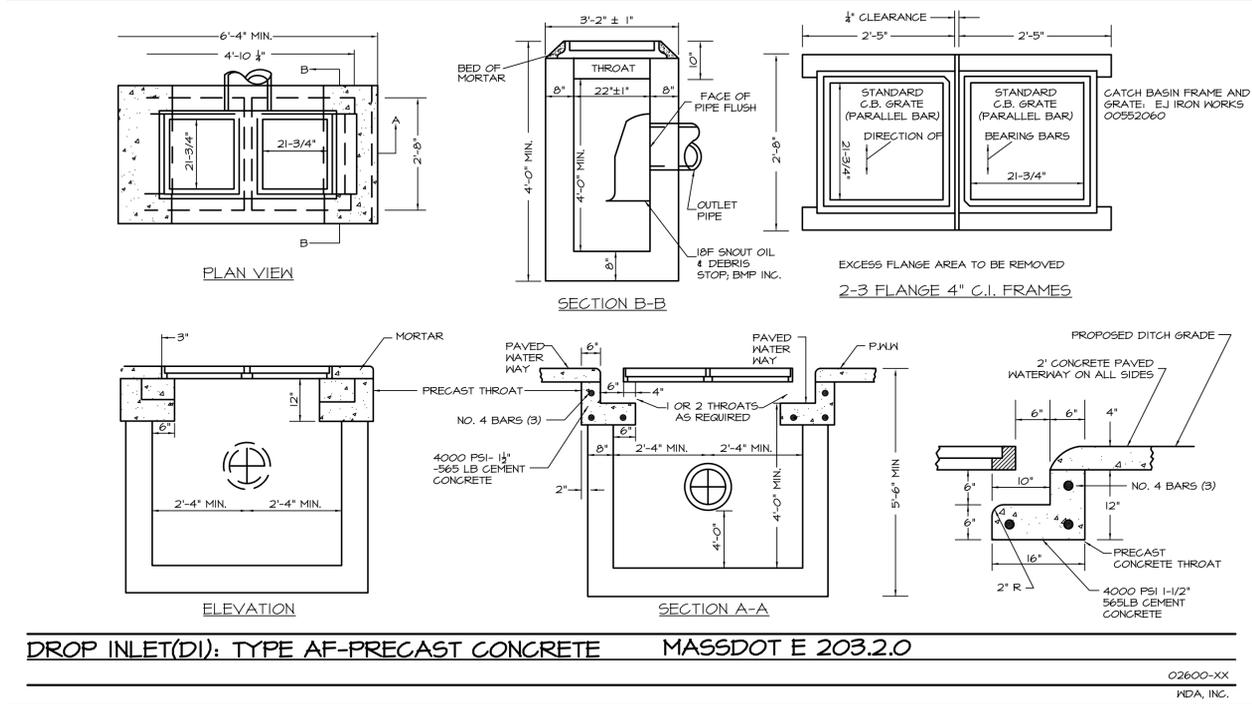
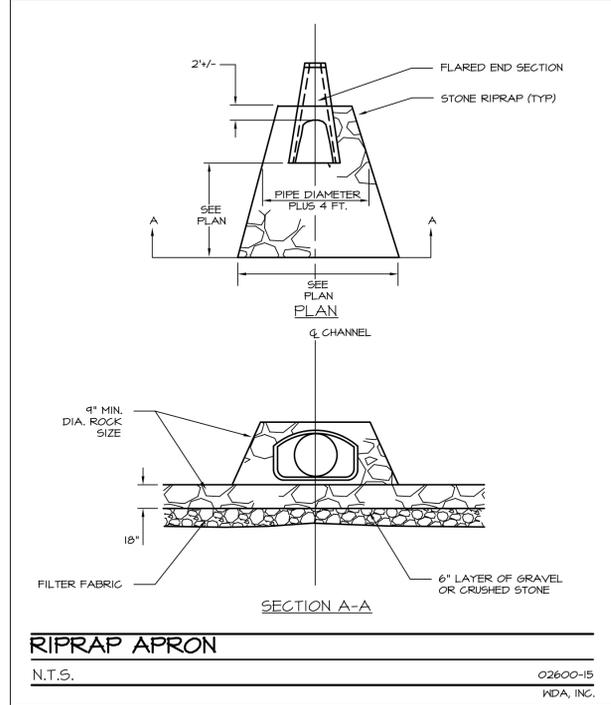
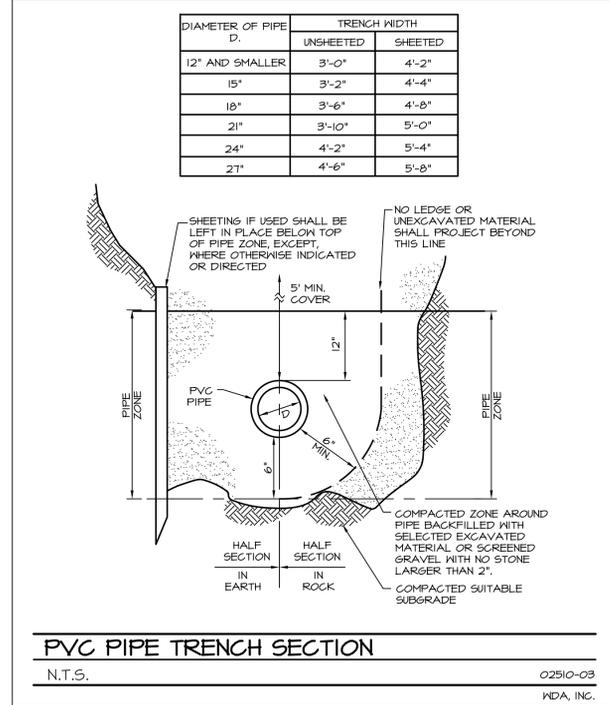
WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

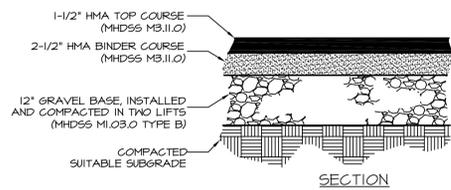
PREPARED FOR:
KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

TITLE:
CONSTRUCTION DETAILS
1300 EDGELL ROAD
Parcel I. D. 008-11-7059-000
Framingham, MA (Middlesex County)
LOCAL PERMITTING

DATE:	07/15/16	SCALE:	AS NOTED
JOB NO.:	1014.00	DWN. BY:	
FILE NO.:	1014500	CHK'D. BY:	
DRAWING NO.:	1014502A	SHEET:	C5.02

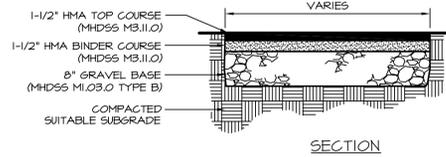


- CONSTRUCTION NOTES:
- CONTRACTOR SHALL USE LIGHT EARTH-MOVING EQUIPMENT TO EXCAVATE AND GRADE THE INFILTRATION BASIN TO PREVENT COMPACTION OF THE SOIL.
 - REMOVE EXISTING TOPSOIL, SUBSOIL, AND/OR EXISTING FILL BELOW BOTTOM OF BASIN.
 - FOLLOWING THE ESTABLISHMENT OF BASIN SUBGRADE, TILL/SCARIFY BOTTOM OF BASIN TO 12" DEPTH TO RESTORE INFILTRATION RATES.
 - IMMEDIATELY FOLLOWING BASIN CONSTRUCTION, STABILIZE BASIN BOTTOM AND SIDE SLOPES WITH WATER-TOLERANT GRASSES. (USE LOW MAINTENANCE, RAPIDLY GERMINATING GRASSES SUCH AS FESCUES. DO NOT SOD THE BASIN BOTTOM.
 - FOLLOWING CONSTRUCTION OF BASIN, KEEP ALL CONSTRUCTION EQUIPMENT OUT OF BASIN AREA.
 - AFTER THE BASIN FLOOR IS SHAPED, PLACE SOIL ADDITIVES ON THE BASIN FLOOR TO AMEND THE SOIL. THE SOIL ADDITIVES SHALL INCLUDE COMPOST, PROPERLY AGED TO KILL ANY SEED STOCK CONTAINED WITHIN THE COMPOST. DO NOT PUT BIOSOLIDS IN THE COMPOST. MIX NATIVE SOILS THAT WERE EXCAVATED FROM THE A OR B HORIZONS TO CREATE THE BASIN WITH THE COMPOST, AND THEN SCARIFY THE NATIVE MATERIALS AND COMPOST INTO THE PARENT MATERIAL USING A CHISEL PLOW OR ROTARY DEVICE TO A DEPTH OF 12 INCHES. IMMEDIATELY AFTER CONSTRUCTING THE BASIN, STABILIZE ITS BOTTOM AND SIDE SLOPES WITH A DENSE TURE OF WATER-TOLERANT GRASS. USE LOW-MAINTENANCE, RAPIDLY GERMINATING GRASSES SUCH AS FESCUES. THE SELECTED GRASSES MUST BE CAPABLE OF SURVIVING IN BOTH WET AND DRY CONDITIONS. DO NOT USE SOD, WHICH CAN PREVENT ROOTS FROM DIRECTLY CONTACTING THE UNDERLYING SOIL. DURING THE FIRST TWO MONTHS, INSPECT THE NEWLY ESTABLISHED VEGETATION SEVERAL TIMES TO DETERMINE IF ANY REMEDIAL ACTIONS (E.G., RESEEDING, IRRIGATING) ARE NECESSARY.



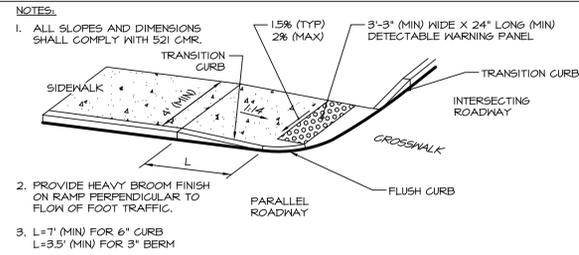
BITUMINOUS CONCRETE PAVEMENT

N.T.S. 02100-08 WDA, INC.



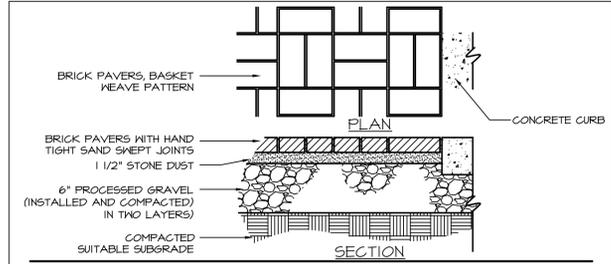
BITUMINOUS CONCRETE WALK

N.T.S. 02100-01 WDA, INC.



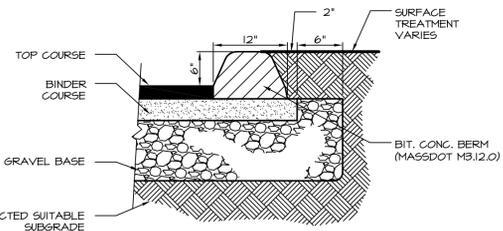
CURB CUT & RAMP, TYPE B (CCR-B)

N.T.S. 02100-30 WDA, INC.



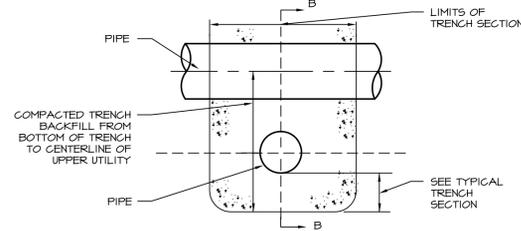
BRICK PAVERS

N.T.S. 02100-14 WDA, INC.



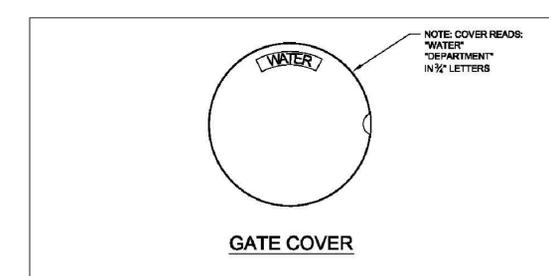
BITUMINOUS CONCRETE CURB (BCC)

N.T.S. 02100-21 WDA, INC.



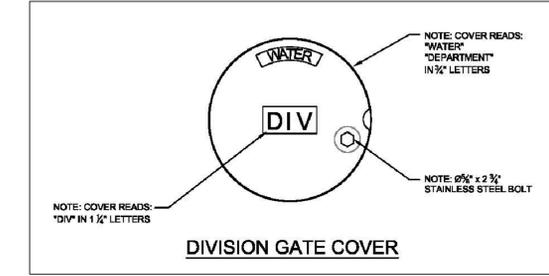
UTILITIES CROSSING

N.T.S. 02500-03 WDA, INC.



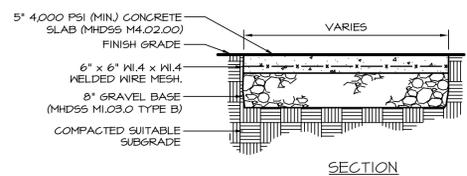
GATE COVER

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS WATER GATE COVER DATE: MAR. 2013 REV: 3 DETAIL NO. W-2.4.4



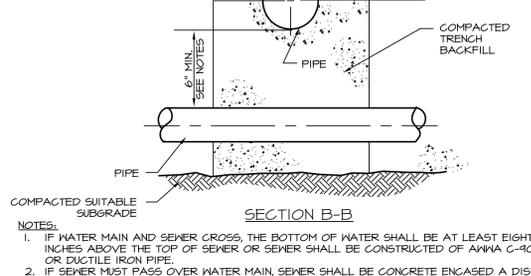
DIVISION GATE COVER

TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS TYPICAL WATER CONNECTION FOR 1-1/2" TO 2" SERVICE DATE: MARCH 2011 REV: 2 DETAIL NO. W-2.1.1



DUMPSTER PAD

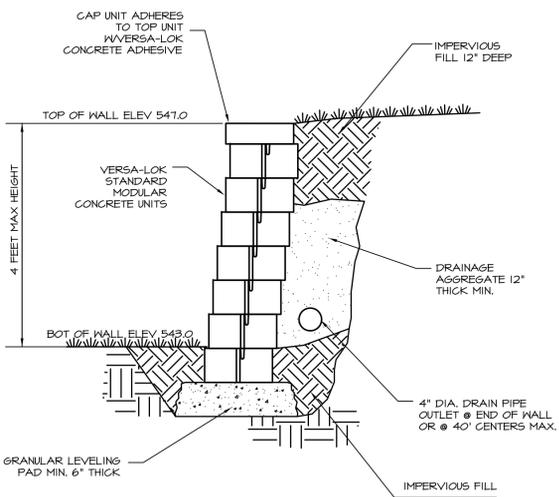
N.T.S. 02100-12 WDA, INC.



UTILITIES CROSSING

N.T.S. 02500-03 WDA, INC.

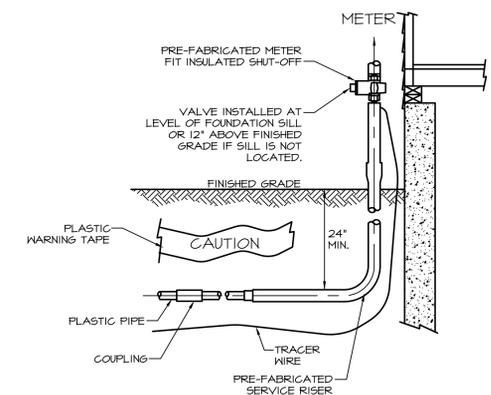
TOWN OF FRAMINGHAM DEPARTMENT OF PUBLIC WORKS TYPICAL WATER CONNECTION FOR 1-1/2" TO 2" SERVICE DATE: MARCH 2011 REV: 2 DETAIL NO. W-2.1.1



TYPICAL SECTION-UNREINFORCED

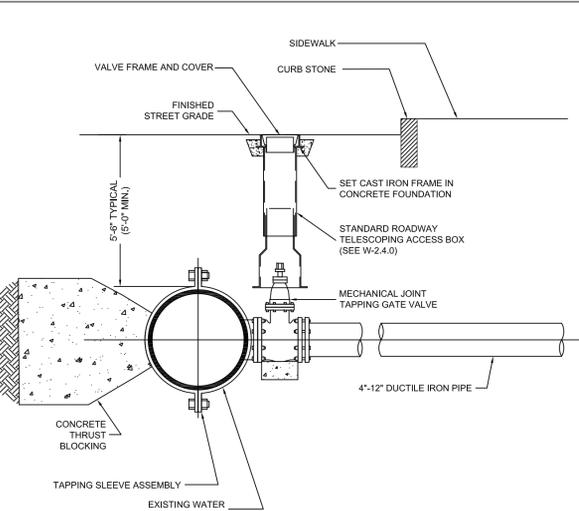
CONCRETE MODULAR UNIT (CMU) RETAINING WALL

N.T.S. CMU WALL WDA, INC.



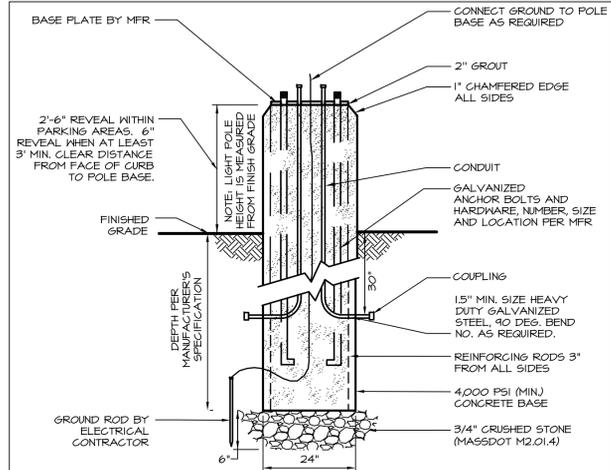
TYPICAL GAS SERVICE CONNECTION

N.T.S. PER NSTAR GAS: DEVELOPER OPEN TRENCH CRITERIA 02500-01 WDA, INC.



TYPICAL CONNECTION (TAPPING SLEEVE)

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



LIGHT POLE BASE

N.T.S. 02800-05 WDA, INC.

CONDITIONALLY APPROVED FRAMINGHAM PLANNING BOARD

DATE: _____

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS. ©2016, WATERMAN DESIGN ASSOCIATES, INC.

REV	DATE	DESCRIPTION	APP'D
A		INITIAL ISSUE	



PREPARED BY:



WATERMAN DESIGN ASSOCIATES, INC.

31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

KNOX TRAIL COUNCIL, BSA

490 UNION AVENUE
FRAMINGHAM, MA 01702

PREPARED FOR:

KNOX TRAIL COUNCIL, BSA

490 UNION AVENUE
FRAMINGHAM, MA 01702

CONSTRUCTION DETAILS

1300 EDGELL ROAD
Parcel I. D. 008-11-7059-000

Framingham, MA (Middlesex County)

LOCAL PERMITTING

DATE: 07/15/16 SCALE: AS NOTED

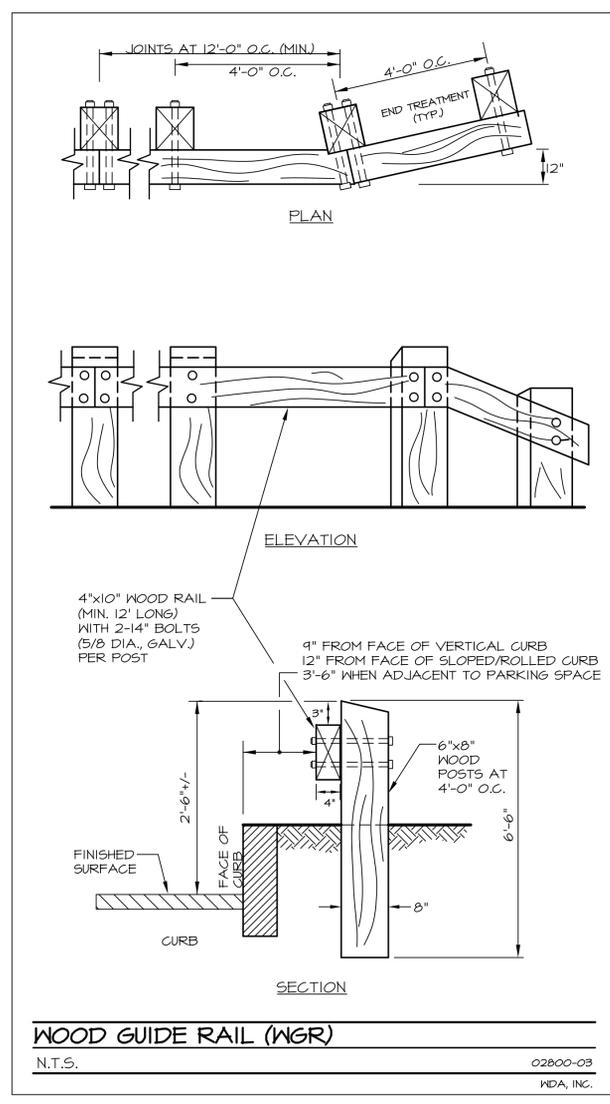
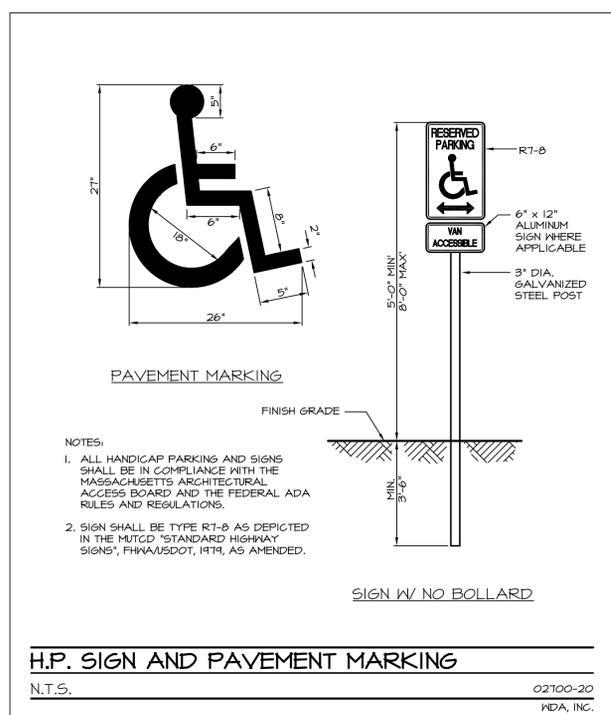
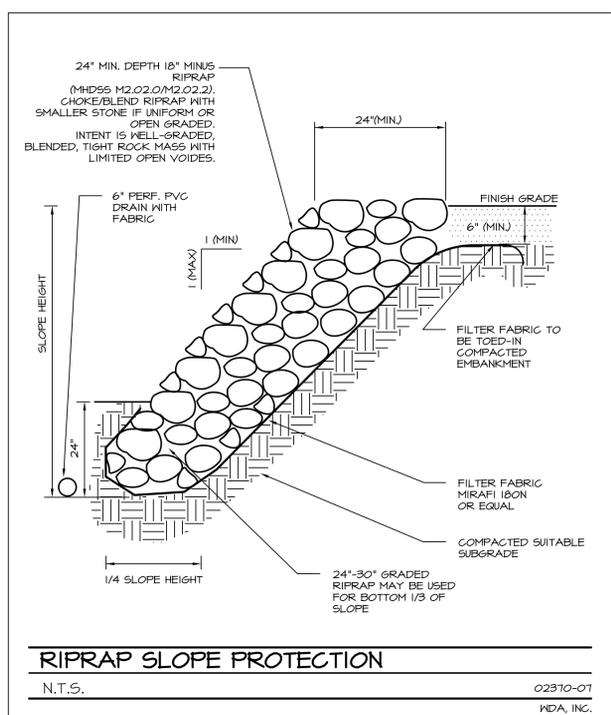
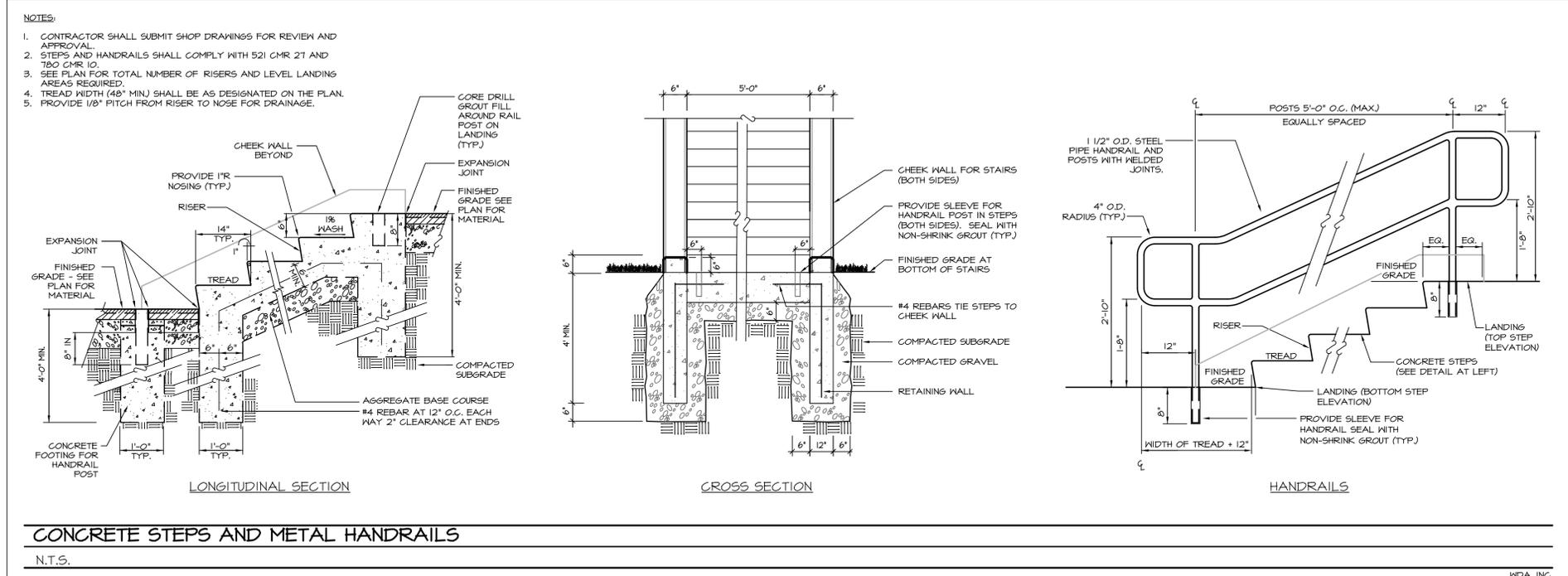
JOB NO.: 1014.00 DWN. BY: _____

FILE NO.: 1014500 CHK'D. BY: _____

DRAWING NO.: 1014503A SHEET: _____

C5.03

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WATERMAN DESIGN ASSOCIATES, INC.



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WATERMAN DESIGN ASSOCIATES, INC.

CONDITIONALLY APPROVED
FRAMINGHAM PLANNING BOARD

DATE: _____

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS. ©2016, WATERMAN DESIGN ASSOCIATES, INC.

REV	DATE	DESCRIPTION	APP'D
A		INITIAL ISSUE	



PREPARED BY:

WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

PREPARED FOR:

KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

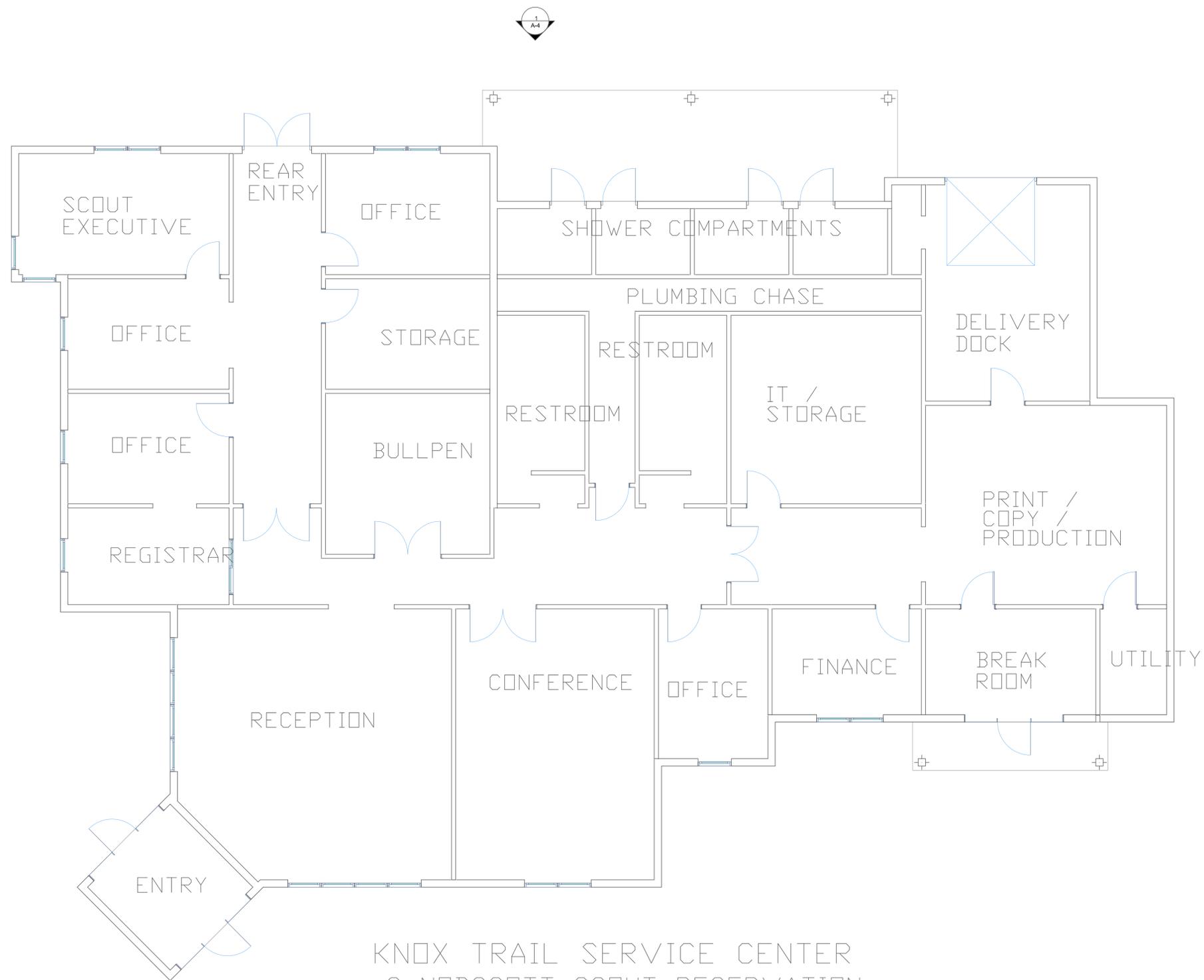
PREPARED FOR:

KNOX TRAIL COUNCIL, BSA
490 UNION AVENUE
FRAMINGHAM, MA 01702

TITLE:

CONSTRUCTION DETAILS
1300 EDGELL ROAD
Parcel I. D. 008-11-7059-000
Framingham, MA (Middlesex County)
LOCAL PERMITTING

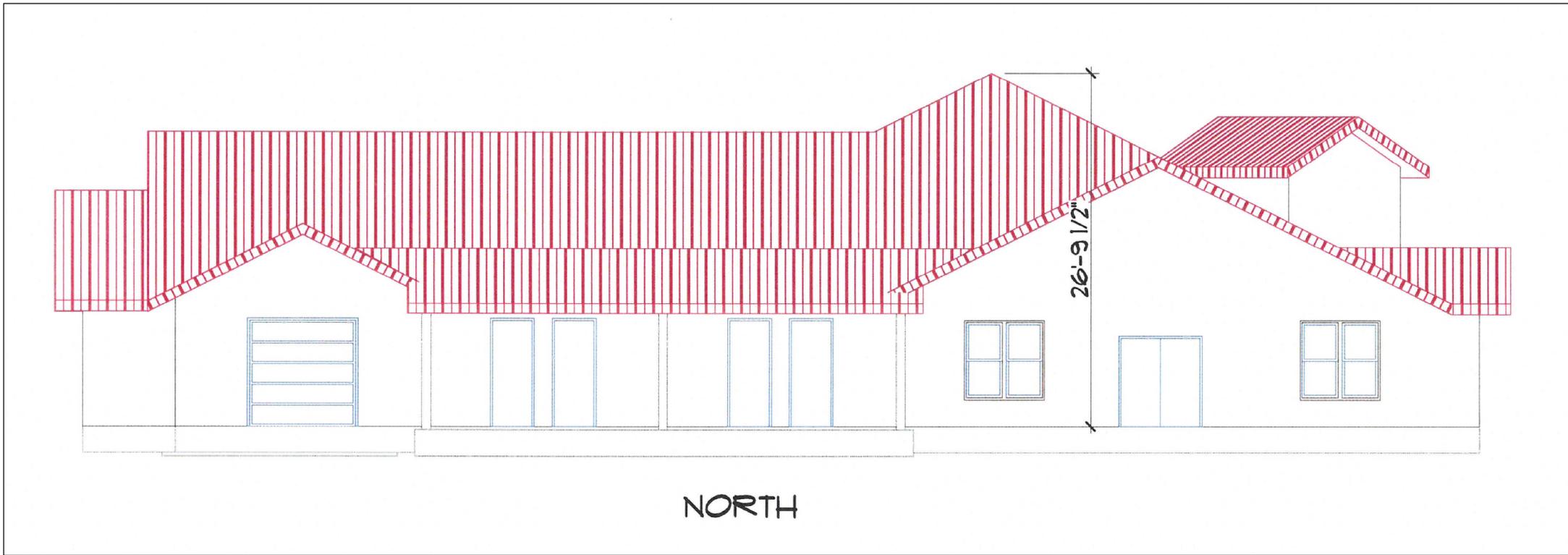
DATE:	07/15/16	SCALE:	AS NOTED
JOB NO.:	1014.00	DWN. BY:	
FILE NO.:	1014500	CHK'D. BY:	
DRAWING NO.:	1014504A	SHEET:	C5.04



KNOX TRAIL SERVICE CENTER
@ NOBSCOTT SCOUT RESERVATION

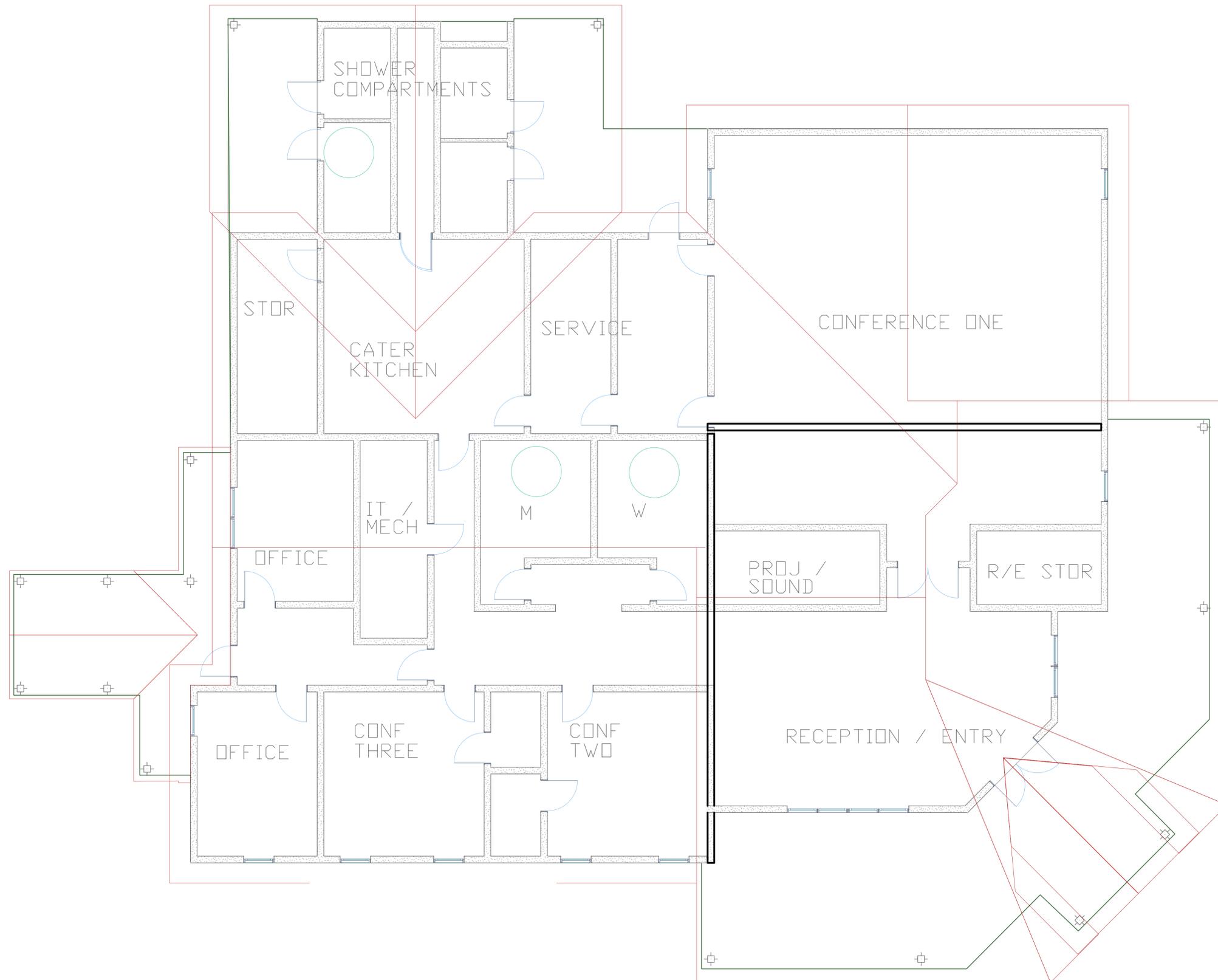
ARCHITECT:

BOY SCOUTS OF AMERICA,
DAVID CORNELL
1325 W. Walnut Hill Lane, S102
Irving, Texas, 75038



KNOX TRAIL SERVICE CENTER BUILDING ELEVATIONS

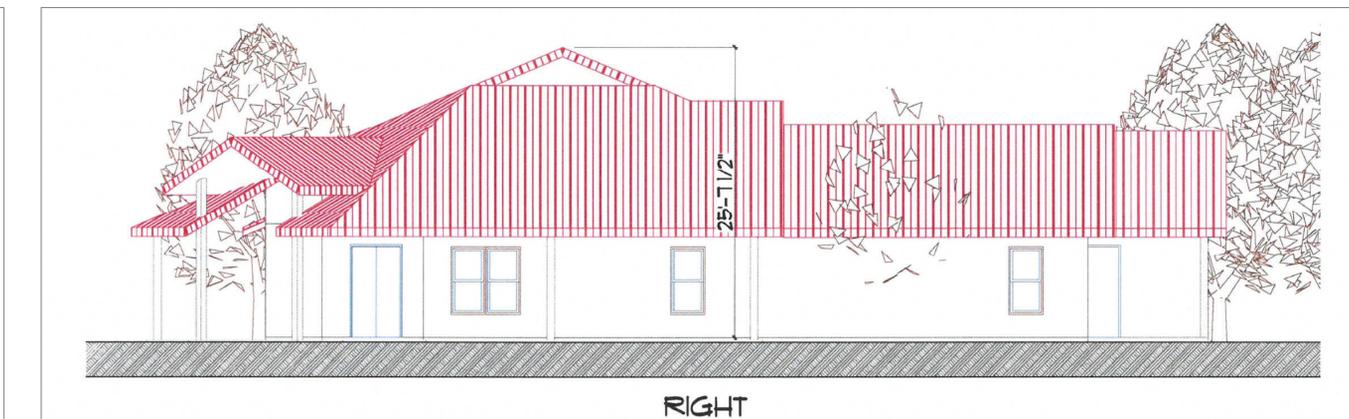
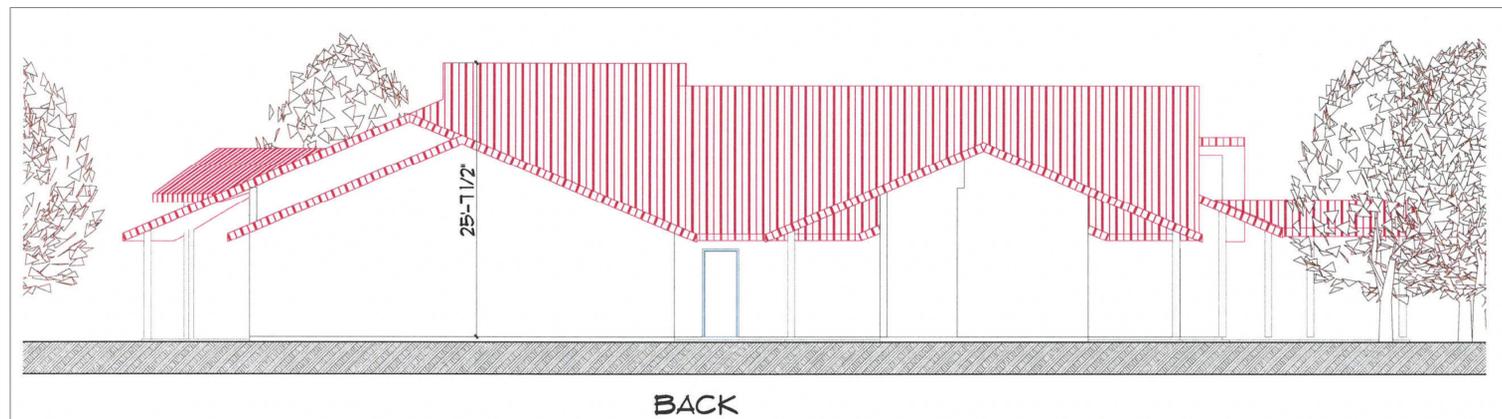
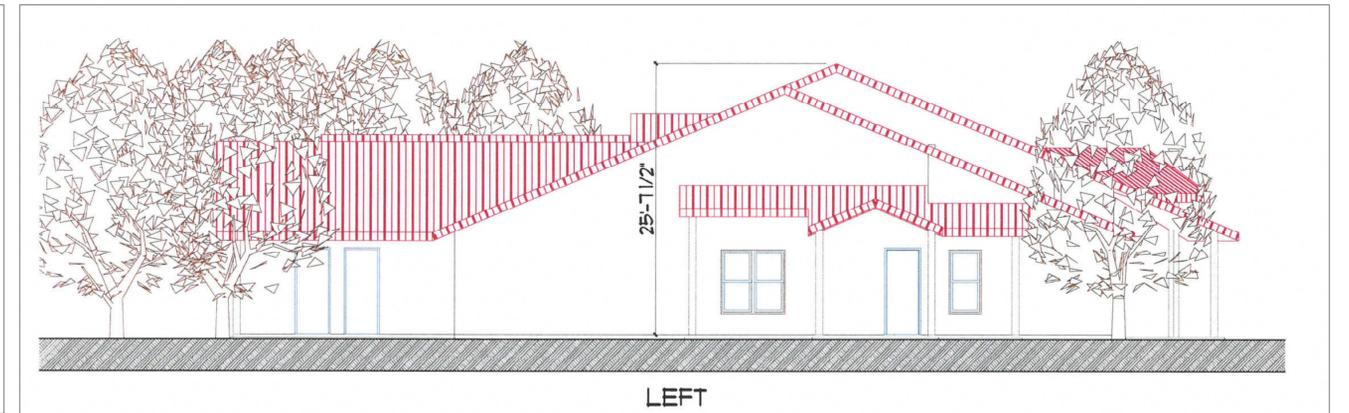
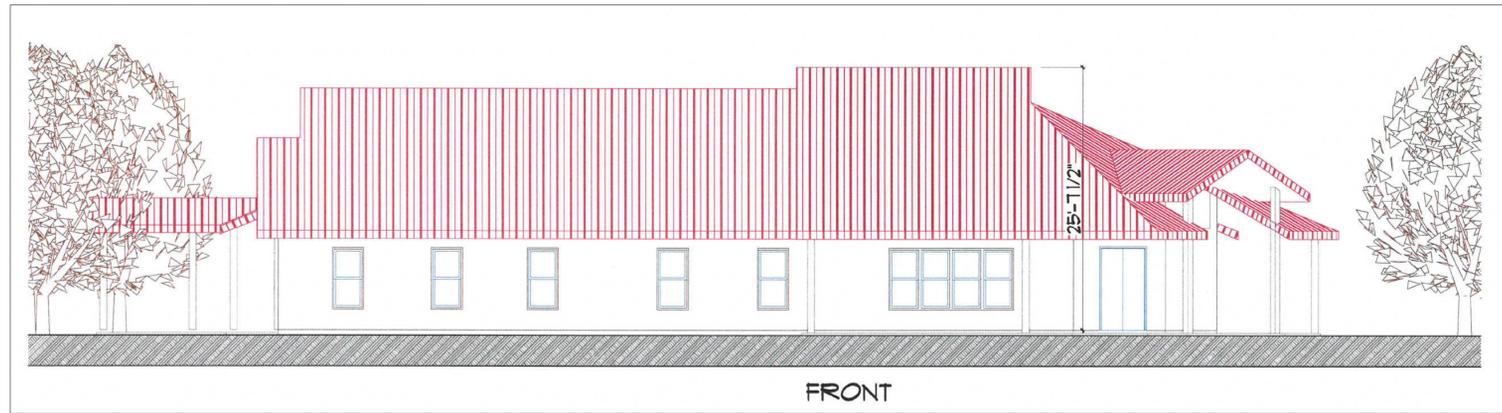
BOY SCOUTS OF AMERICA,
DAVID CORNELL
1325 W. Walnut Hill Lane, S102
Irving, Texas, 75038



KNOX TRAIL TRAINING CENTER @ NOBSCOTT SR

ARCHITECT:

BOY SCOUTS OF AMERICA,
 DAVID CORNELL
 1325 W. Walnut Hill Lane, S102
 Irving, Texas, 75038



KNOX TRAIL TRAINING CENTER BUILDING ELEVATIONS

ARCHITECT:

BOY SCOUTS OF AMERICA,
 DAVID CORNELL
 1325 W. Walnut Hill Lane, S102
 Irving, Texas, 75038