

SITE PLANS

PURSUANT TO THE TOWN OF MAYNARD ZONING BYLAWS
FOR
MAYNARD SQUARE MULTIFAMILY DEVELOPMENT
MAYNARD, MA
PROJECT OWNER & APPLICANT

MacDonald Development, Inc.

10 Main Street
Maynard, MA



MacDonald
DEVELOPMENT INC

DATE
JULY 22, 2022
REVISED
August 10, 2023

PROJECT TEAM

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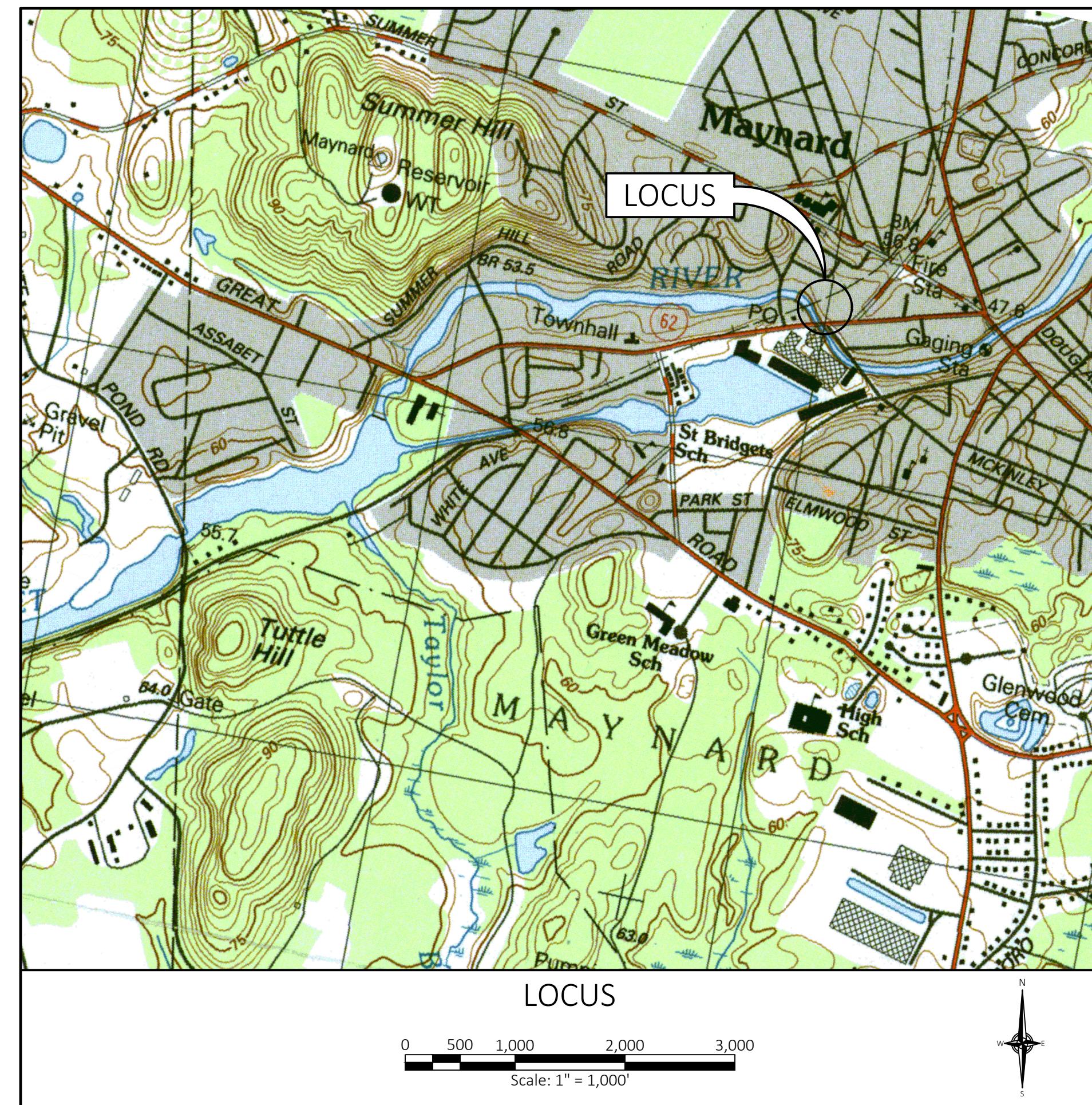
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GENERAL NOTES:

- REFER TO APPROVED PLANS ENTITLED "115 MAIN STREET MAYNARD SQUARE, MAYNARD", REVISED FEBRUARY 23, 2021, PREPARED BY LALA ASSOCIATES ENGINEERS LLC, FOR DESIGN ELEMENTS, MATERIALS, DETAILS, AND SPECIFICATIONS NOT INCLUDED ON SHEETS C-101 THROUGH C-103 PREPARED BY LDC.
- REFER TO PERMIT ISSUED BY THE MAYNARD PLANNING BOARD DATED AUGUST 12, 2021 FOR ADDITIONAL INFORMATION RELATIVE TO SITE IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS.
- REFER TO RETAINING WALL PLANS BY COVESEET ENGINEERING FOR STRUCTURAL DESIGN AND DETAILS OF THE PROPOSED WALL ALONG THE ASSABET RIVER.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THESE PLANS BASED ON PLAN ENTITLED "SHEET CO. EXISTING CONDITIONS PLAN, 115 MAIN STREET, MAYNARD, MASSACHUSETTS", DATED AUGUST 21, 2018, PREPARED BY FORESITE ENGINEERING. SUPPLEMENTAL TOPOGRAPHIC INFORMATION COLLECTED BY LDC IN JUNE 2022.
- A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99), MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND ENGINEER AS NECESSARY.
- THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
- 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 (10 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT SURVEYOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
- REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS OR WETLAND RESOURCES.
- ANY FIELD ALTERATIONS/ADJUSTMENTS TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.
- ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO THE OWNER.
- UNLESS OTHERWISE NOTED, MATERIALS AND METHODS FOR SITE WORK SHALL CONFORM TO COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (MHDSS), LATEST EDITION.

EROSION AND SEDIMENT CONTROL NOTES:

- PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
- 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 AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS (MASSDOP FILE # ____) ISSUED BY THE MAYNARD CONSERVATION COMMISSION OR ANY OTHER PERMIT ISSUED FOR THE SITE.
- THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
- CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS OR BASINS AS NECESSARY TO PREVENT SEDIMENT LADEN WATERS FROM ENTERING DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. IF ADDITIONAL SILTATION CONTROL IS REQUIRED, CHECK DAMS OR SILT FENCES MAY BE PLACED IN DITCHES RECEIVING STORMWATER FROM DISTURBED AREAS, UPON APPROVAL OF THE PROJECT ENGINEER.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MEASURES DEPICTED HEREON.
- MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY, IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING THE DURATION OF CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT EROSION CONTROL BARRIERS ARE INTACT. EROSION CONTROL BARRIERS SHALL BE CLEANED AND MAINTAINED AS REQUIRED TO ENSURE FUNCTIONALITY.
- AN ANTI-TRACKING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL POINTS OF CONSTRUCTION ACCESS AND EGRESS TO PUBLIC RIGHTS-OF-WAY FOR THE DURATION OF CONSTRUCTION.
- ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEEPED AND CLEANED AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, WHICH INCLUDES STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION.
- SILT SACKS SHALL BE INSTALLED IN ALL DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION TO CONTROL SILTATION.
- WITHIN THE LIMIT OF WORK TREES THAT ARE TO BE REMOVED MAY BE CUT BUT BRUSH AND STUMPS SHALL NOT BE REMOVED UNTIL ONE WEEK PRIOR TO THE START OF CONSTRUCTION. DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE MINIMIZED PRIOR TO THE START OF CONSTRUCTION.
- SILTATION AND SEDIMENTATION BASINS SHALL BE INSTALLED ON-SITE TO DE-SILT ALL STORMWATER OR WATER PUMPED FROM EXCAVATED AREAS. PROPOSED DETENTION AND INFILTRATION BASINS MAY BE UTILIZED AS SEDIMENTATION PONDS PROVIDED THAT TOPSOIL AND SUBSOIL IS NOT STRIPPED FROM THE BOTTOM OF THE BASINS. SILTATION AND SEDIMENTATION BASINS SHALL BE CONSTRUCTED TO RECEIVE DISCHARGE FROM SILTATION AND SEDIMENTATION PONDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. FOLLOWING STABILIZATION OF UPSTREAM TRIBUTARY AREAS, TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM BASINS AND FREE-Draining SOIL FILL MATERIAL PLACED FROM PARENT MATERIAL UP TO SUBGRADE. BASIN BOTTOMS SHALL RECEIVE FINAL LOAM AND SEED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS FOR AREAS REQUIRING SLOPE STABILIZATION AND SHALL BE LOAMED, SEDED AND FERTILIZED PRIOR TO THE PLACEMENT OF THE BLANKETS.
- CONTRACTOR SHALL DIVERT STORMWATER RUNOFF AROUND THE SITE AS REQUIRED AND DRAINAGE SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

ZONING & PARKING SUMMARY TABLE

CB - COMMERCIAL BUSINESS & DOD - DOWNTOWN OVERLAY DISTRICT

	REQUIRED / ALLOWED	EXISTING	PROVIDED
MINIMUM LOT AREA	0 S.F.	20,964± S.F.	NO CHANGE
MINIMUM FRONTAGE	0'	559.63±'	NO CHANGE
MINIMUM FRONT YARD	0'	0'	0.2'
MINIMUM SIDE YARD	0'	53.6±'	NO CHANGE
MINIMUM REAR YARD	0'	52.9±'	NO CHANGE
MAXIMUM BUILDING HEIGHT	40"	<40"	REFER TO ARCHITECTURAL
MINIMUM % LANDSCAPE/OPEN SPACE	0%	8.5%	12.0%
PARKING SETBACK FRONT	20'	81'	25.8"
PARKING SETBACK SIDE	10'	0'	23.9"
PARKING SETBACK REAR	10'	19'	2"
PARKING STALL SIZE	9' X 18.5'	VARIES	9' X 18.5'
PARKING DRIVEWAY AISLE WIDTH	24'	24'	18'
UNIT DENSITY	800 S.F. / UNIT	N/A	805 S.F. / UNIT
LANDSCAPE STRIP	5' WIDE	NONE	NONE
PARKING LOT TREE PLANTINGS	2 PER / 10 SPACES	17	17 (INCLUDES REPLACEMENTS)
PARKING SPACES	2 / UNIT	11	30 (12 / UNIT)
ACCESSIBLE PARKING SPACES		1	2 (BOTH MEET VAN REQ'S)

* 45' IN DOWNTOWN OVERLAY DISTRICT

Includes:

4 Retail/Flex Parking Spaces

2 General Residential Parking

2 Handicap Parking

30 Total Parking

All Floating (no assigned)

LAYOUT AND MATERIAL NOTES:

- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
- EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RELOCATED BY A PROFESSIONAL LICENSED SURVEYOR.
- SYMBOLS OF PROJECT FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.
- ALL PAVEMENT MARKINGS INCLUDING PARKING SPACES AND CROSSWALKS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
- EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CONTAINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

GRADING, DRAINAGE AND UTILITY NOTES:

- THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- 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 HEREON. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
- PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
- THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
- ALL DRAIN PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE S; AASHTO M252 OR M294) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC; ASTM D1785 AND D2466), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
- ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
- EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
- FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDGING OR PONDING.
- THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDGING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
- GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
- GRADES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS PITCH OF MORE THAN 2% (PER 521 CMR 22.3).
- RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALLS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR).
- ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- BACKFLOW PREVENTION DEVICE SHALL BE SELF ACTUATING VALVE AS APPROVED BY THE MAYNARD DPW.
- SEWER REQUIREMENTS:

- EXISTING SEWER WILL BE SAW CUT UPSTREAM AND DOWNSTREAM TO PROVIDE SPACE TO INSTALL NEW MANHOLE AND NEW PIPE STUBS TO CONNECT TO NEW MANHOLE.
- SDR 35 PVC SEWER PIPE WILL BE INSTALLED TO CONNECT EXISTING PIPE TO NEW SEWER MANHOLE VIA WATERTIGHT BOOT CONNECTIONS. THE MANHOLE SHOULD BE INSPECTED BY TOWN REPRESENTATIVES UPON COMPLETION FOR WATER TIGHTNESS PRIOR TO ACCEPTANCE.
- THE PVC COUPLINGS FROM NEW MANHOLE WILL BE CONNECTED TO EXISTING VITRIFIED CLAY SEWER MAIN WITH STAINLESS STEEL SHIELDED SEWER TRANSITION COUPLERS. MAXADAPTER TYPE ADAPTERS ARE ACCEPTABLE FOR THIS APPLICATION. FERNCO STRONG BACK RC 1000 SERIES COUPLINGS (WITH A 0.12" STAINLESS STEEL SHIELD AND A MOULDED IN BUSHINGS) ARE ALSO ACCEPTABLE FOR THIS APPLICATION. NOTE THAT "FERNCO" COUPLINGS WITHOUT SHIELDS ARE NOT ACCEPTABLE.

- WATER REQUIREMENTS:

- A) POLYETHYLENE TUBING FOR BURIED WATER SERVICES SHALL BE POLYETHYLENE AMERICAN MADE DESIGNED FOR 200 PSI MINIMUM SERVICE. TUBING SHALL CONFORM TO AWWA C-901 LATEST REVISIONS. THE TUBING SHALL BE COPPER O.D. SIZE AND BE SUITABLE FOR USE WITH STANDARD INDUSTRY BRASS COMPRESSION FITTINGS WITHOUT SPECIAL ADAPTERS. INSERT STIFFENERS SHALL BE PROVIDED FOR USE WITH ALL COMPRESSION JOINT CONNECTIONS. TUBING SHALL BE DRISCO PIPE, HYDRO-FLO OR APPROVED EQUAL.
- B) CORPORATION STOPS SHALL BE BRASS COMPRESSION-TYPE WITH MUELLER THREAD. CORPORATION SHALL BE SUPPLIED WITH PACK-JOINT QUARTER BENDS WHERE REQUIRED. STOP SHALL BE MUELLER CO., MARK II ORISEAL OR APPROVED EQUAL. THE INLET SHALL HAVE MUELLER THREADS AND THE OUTLET SHALL HAVE COMPRESSION CONNECTIONS.
- EACH CURB STOP SHALL BE PROVIDED WITH A CAST IRON BOX. THE VALVE BOX SHALL BE A TWOHOLE COVER RIE BOX WITH ROD. THE CAST IRON BOX SHALL BE THE EXTENSION TYPE WITH ARCH PATTERN. INSIDE DIAMETER OF UPPER SECTION SHALL BE AT LEAST 2-1/2" FOR 3/4" AND 1" CURB STOPS AND SHALL BE AT LEAST 3" FOR 1-1/2" AND 2" CURB STOPS. THE BOTTOM SECTION SHALL BE SLIDE TYPE 54".
- INSTALL DETECTABLE UNDERGROUND WARNING TAPE ALONG DOMESTIC AND FIRE SERVICE LINES. DETECTABLE UNDERGROUND WARNING TAPE SHALL BE A 1/2" TAPE WITH ALUMINUM BACKING FOR LOCATING WITH NON-FERROUS LOCATOR. TAPE SHALL BE 3" IN WIDTH AND BE MARKED WITH THE TERM "CAUTION BURIED WATER LINE BELOW". TAPE SHALL BE INSTALLED IN BACKFILL 2 FEET ABOVE ALL PVC, POLYETHYLENE, AND HDPE PIPES AND TUBING.
- F) COUPLINGS SHALL BE USED IN CONNECTING TWO PLAIN ENDS OF CAST, DUCTILE IRON, OR PVC PIPE. COUPLINGS SHALL BE OF CAST OR DUCTILE IRON AND BOLTS AND NUTS COMPLYING WITH AWWA C-111. COUPLINGS SHALL BE DRESSER STYLE 38, SMITH-BLAIR STYLE 441, CLOW TYPE F1208, OR APPROVED EQUAL.

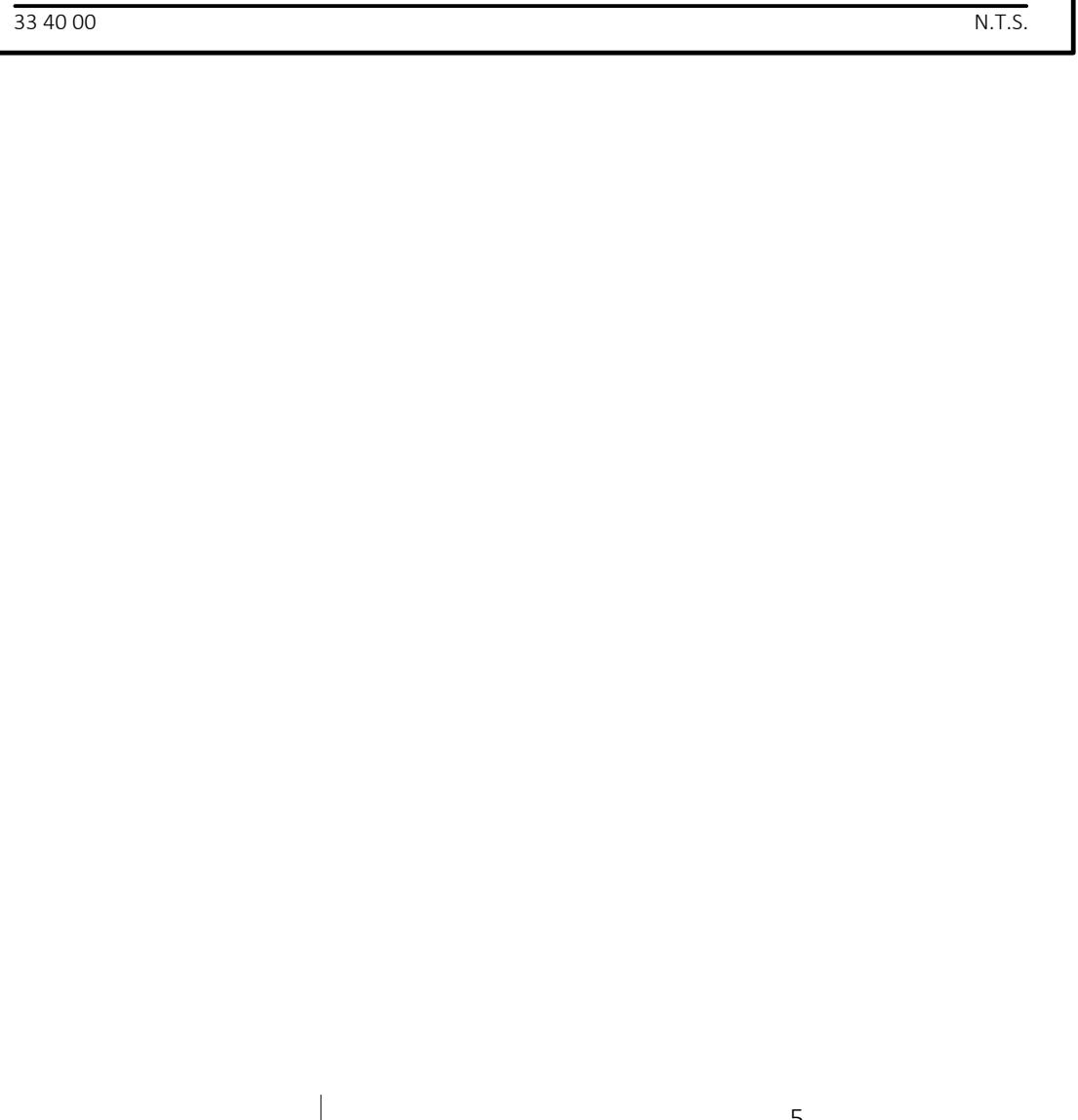
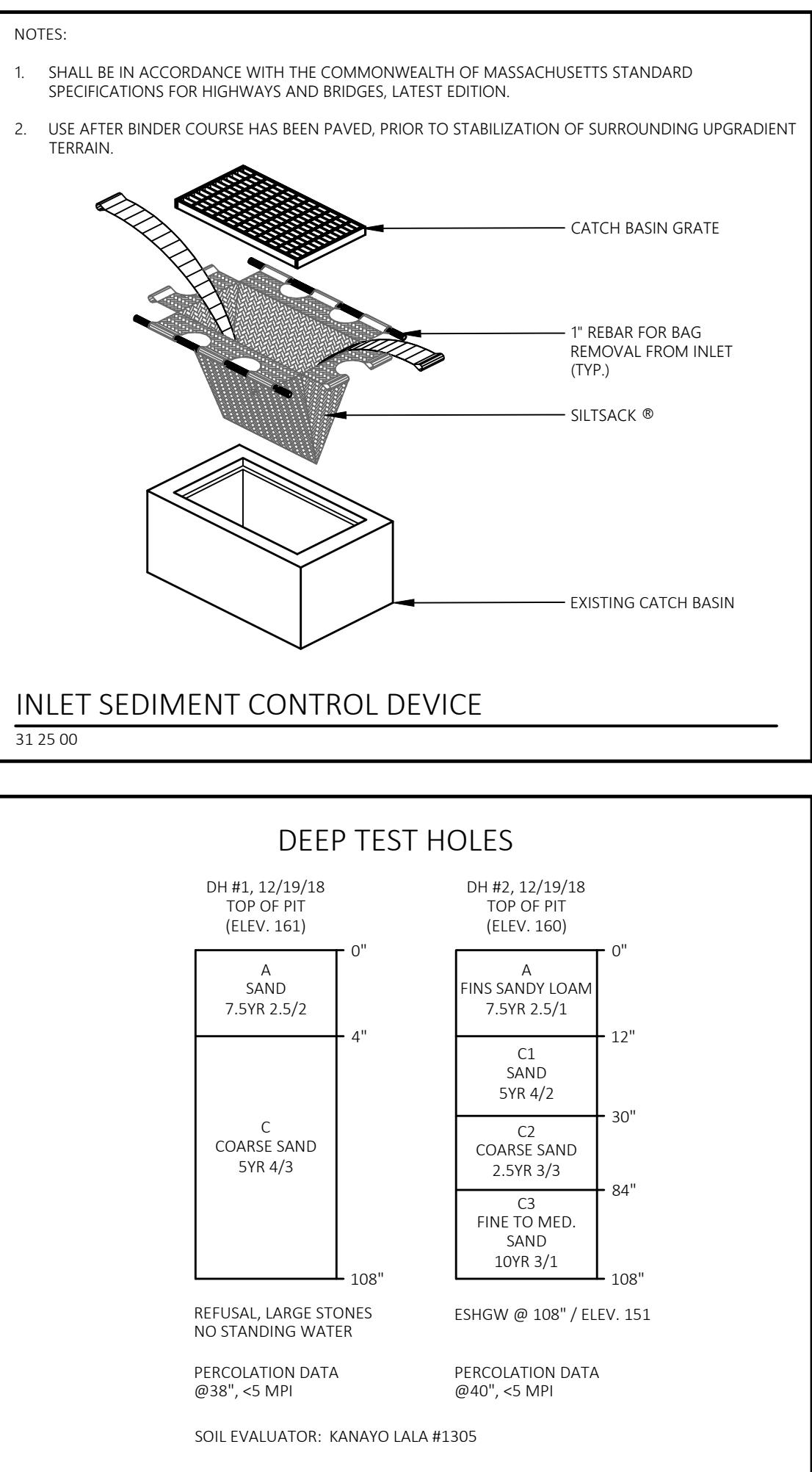
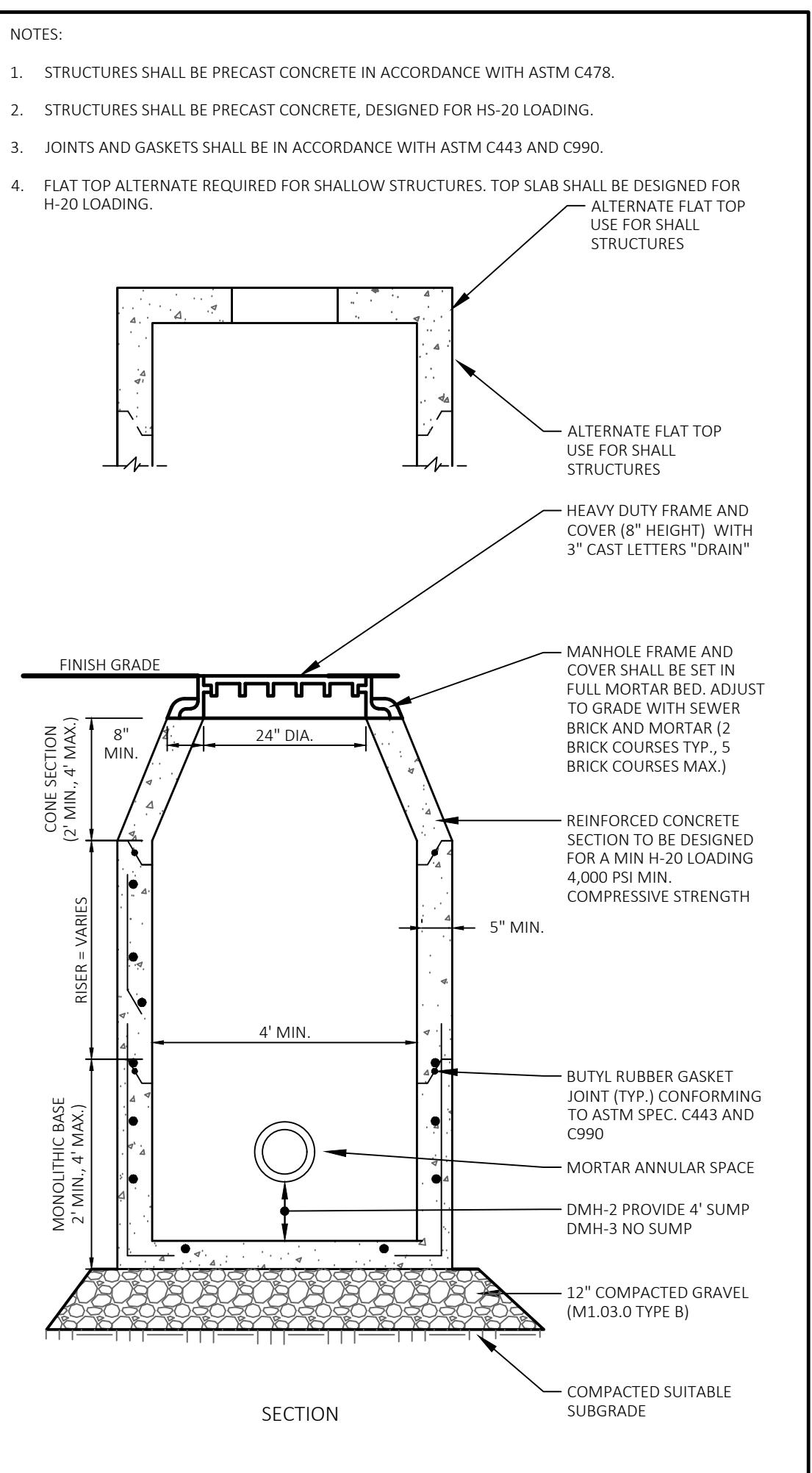
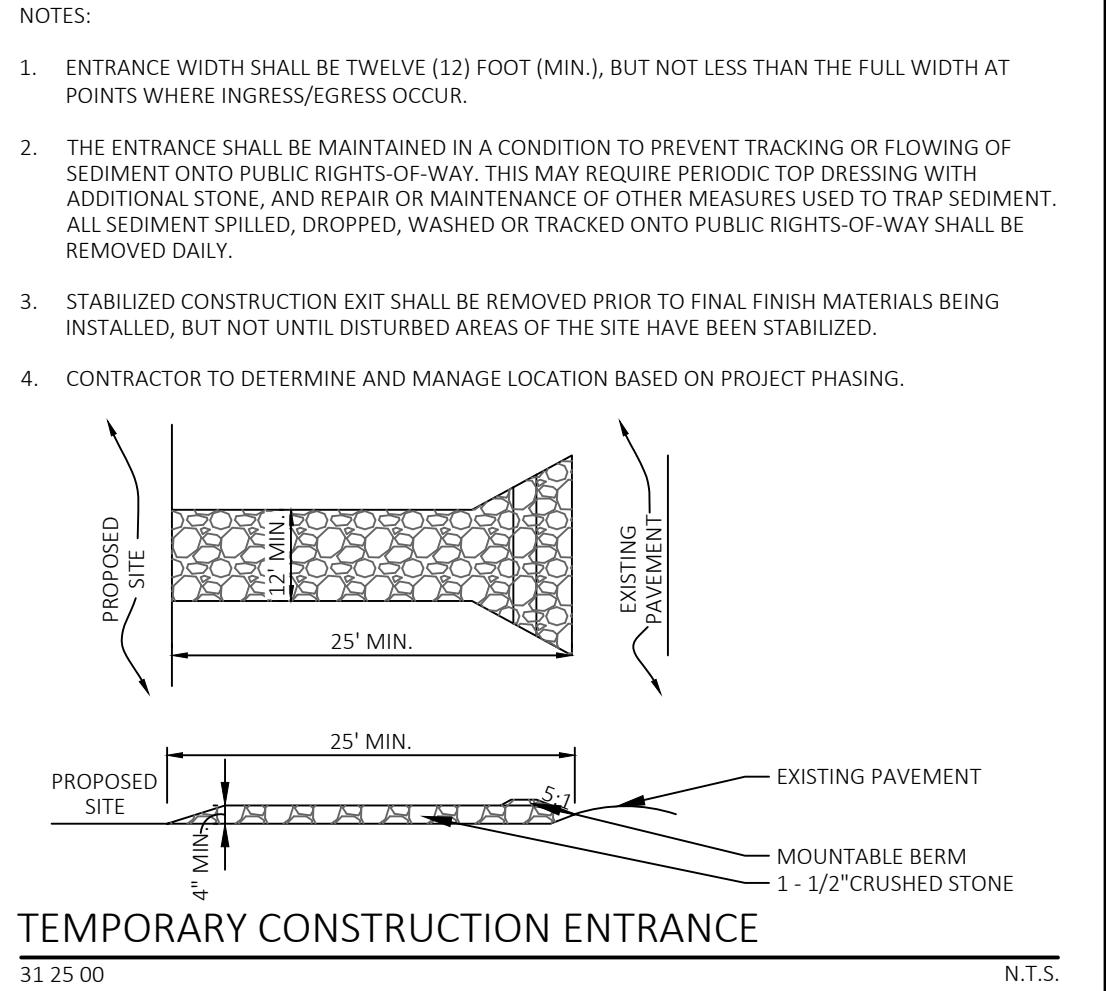
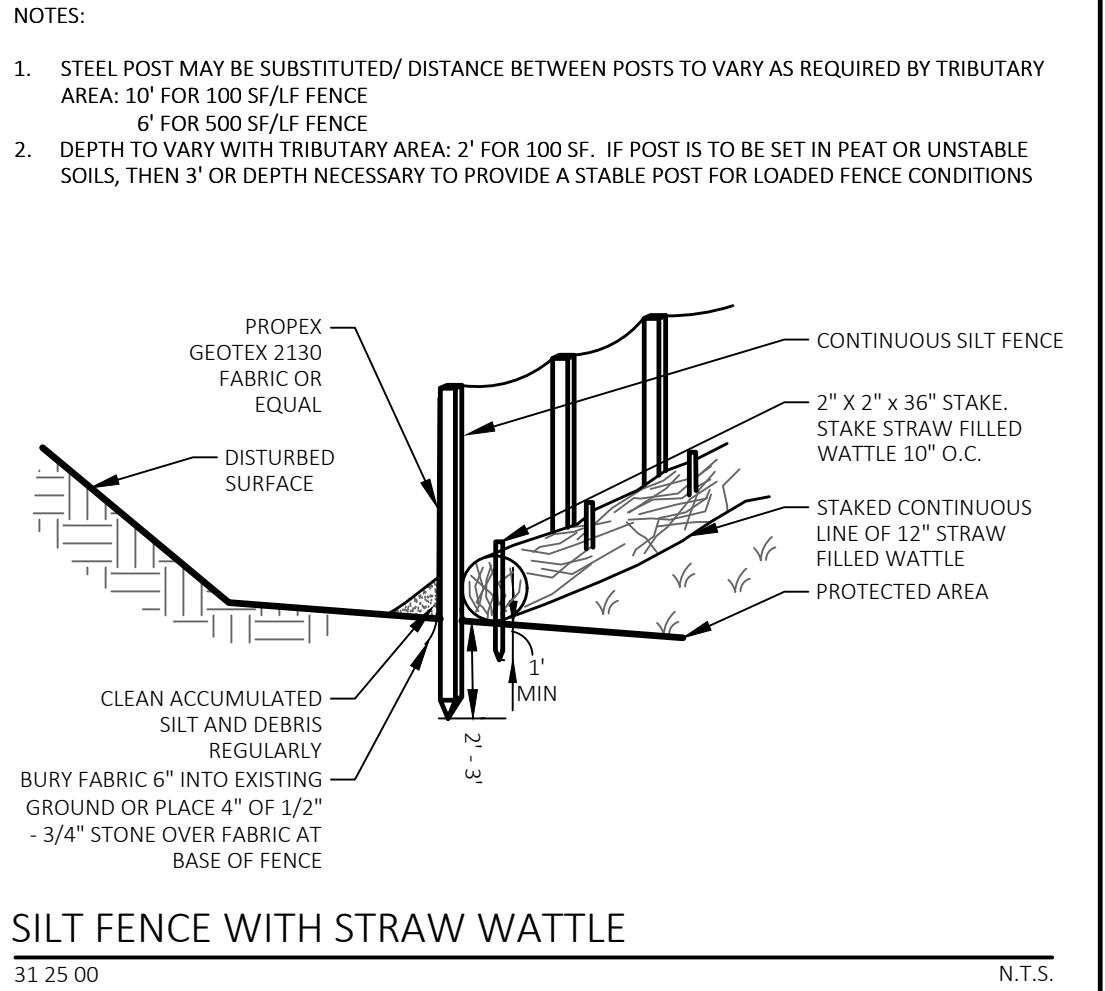
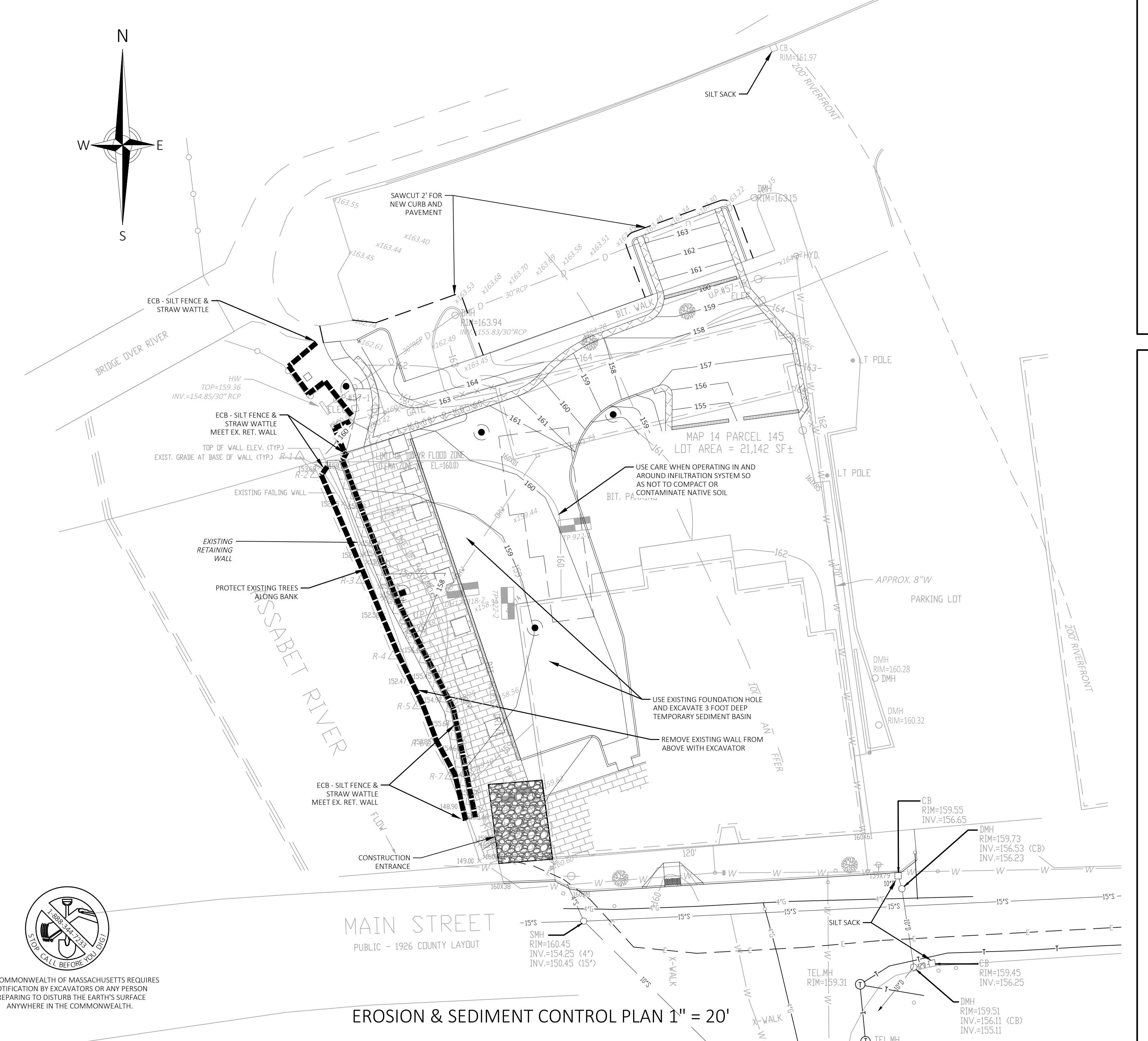
- G) PROVIDE CONTACT INFORMATION FOR MAYNARD WATER DEPARTMENT AND TO COORDINATE ALL SHUTDOWNS REQUIRED FOR THE PROJECT. SHUTDOWNS SHALL BE PROVIDED BY MAYNARD DPW PERSONNEL.
- H) ALL VALVES TO BE RESILIENT SEATED GATE VALVES. RESILIENT SEATED GATE VALVES SHALL BE MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS TO AWWA C-505 OF LATEST REVISION. VALVES SHALL HAVE AN UNBLOCKED WATER WAY WHEN FULLY OPENED EQUAL IN DIAMETER TO AT LEAST 1/4" GREATER THAN THE NOMINAL VALVE SIZE. VALVES SHALL HAVE MECHANICAL JOINT ENDS. ALL INTERNAL SURFACES SHALL BE COATED WITH EPOXY TO A MINIMUM THICKNESS OF 4 MILS. EPOXY COATING SHALL BE NON-TOXIC, IMPART NO TAINT TO WATER AND SHALL NOT CONTAIN TOXIC, CORROSIVE, LATEX, OR VITRIFIED LEAD. VALVE SHALL BE A HIGH-GRADE MALLEABLE IRON OR CAST IRON. VALVE SHALL BE LOCATED ABOVE THE THRUST COLLAR. THE SEALING MECHANISM SHALL PROVIDE A DUAL SEAL WITH ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION AND SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING WITH NO RUBBER METAL SEAMS OR EDGES IN THE WATER WAY WHEN IN THE FULLY CLOSED POSITION. ALL VALVES SHALL BE RATED AT 200 PSI WORKING PRESSURE AND 400 PSI TEST PRESSURE. VALVE SHALL BE APPROVED FOR USE IN DOWNTOWN OVERLAY DISTRICT.
- I) VALVE BOXES SHALL BE FURNISHED FOR ALL VALVES AND SHALL BE MADE IN AMERICAN OR NORTH AMERICA. SHOP DRAWINGS WILL BE REQUIRED FOR APPROVAL BEFORE DELIVERY. VALVE BOXES SHALL BE STANDARD CAST-IRON, ASPHALT COATED, ADJUSTABLE, SLIDING TYPE, TOGETHER WITH CAST-IRON COVERS WITH THE WORD "WATER" PLAINLY CAST IN RELIEF ON THE TOP SURFACE. THE BOTTOM SECTION SHALL HAVE A MINIMUM 1-1/2" DIAMETER. THE TOP SECTION SHALL HAVE A MINIMUM DIAMETER OF 6-1/2" INCHES. THERE SHALL BE A MINIMUM 6-1/2" INCH OVERLAP BETWEEN SECTIONS. THE BOTTOM SECTION SHALL BE 48 INCHES IN LENGTH FOR ALL BUTTERFLY VALVES AND 36 INCHES IN LENGTH FOR ALL GATE VALVES. THE VALVE BOXES SHALL BE COMPLETELY AND THOROUGHLY COATED WITH BITUMASTIC PAINT. NO THREE-PIECE COMBINATIONS SHALL BE ACCEPTABLE. VALVE BOXES SHALL BE COMPLETELY AND THOROUGHLY COATED WITH BITUMASTIC PAINT.
- J) SERVICE SADDLES ARE REQUIRED FOR ANY TAPS INTO EXISTING CAST IRON WATER MAINS. SERVICE SADDLES SHALL BE DOUBLE STRAP-TYPE WITH 360° CONTACT WITH THE MAIN LINE. THE SADDLE SHALL BE A HIGH-GRADE MALLEABLE IRON OR CAST IRON, WITH SHOP APPLIED CORROSION RESISTANT COATINGS, AND TAPPED TO ACCEPT A SPECIFIED SIZE CORPORATION. STRAPS SHALL BE HIGH STRENGTH MALLEABLE IRON WITH SHOP-APPLIED CORROSION RESISTANT COATINGS.

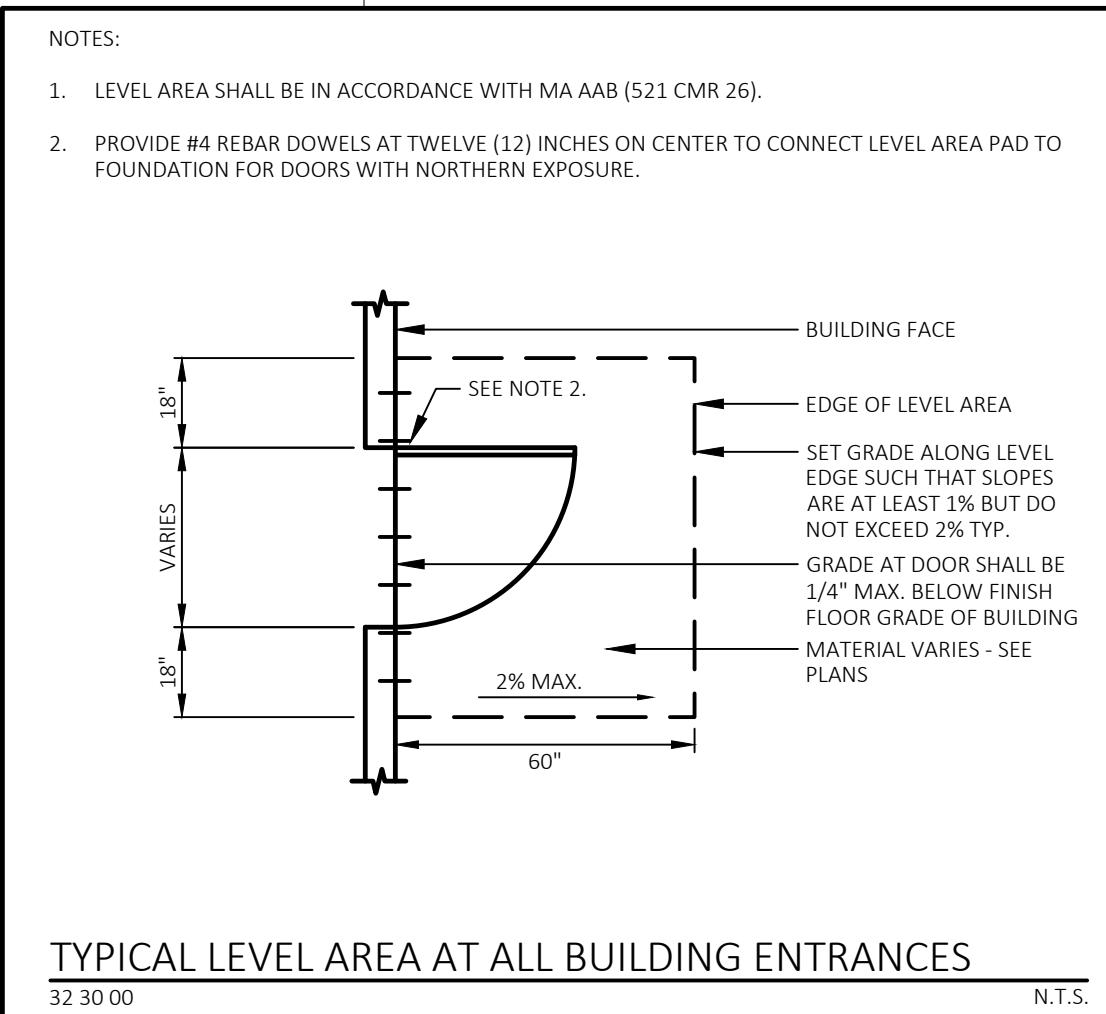
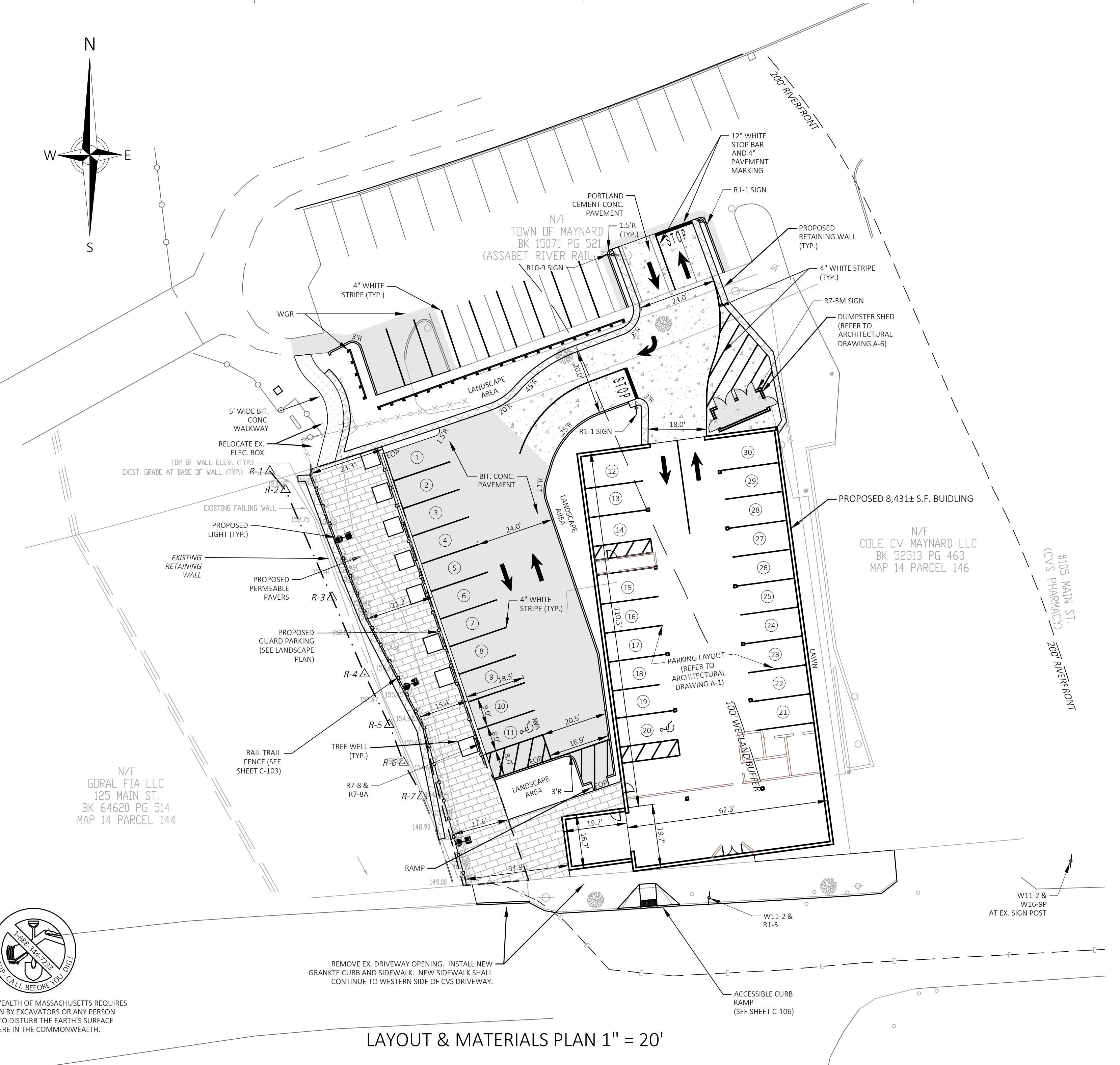


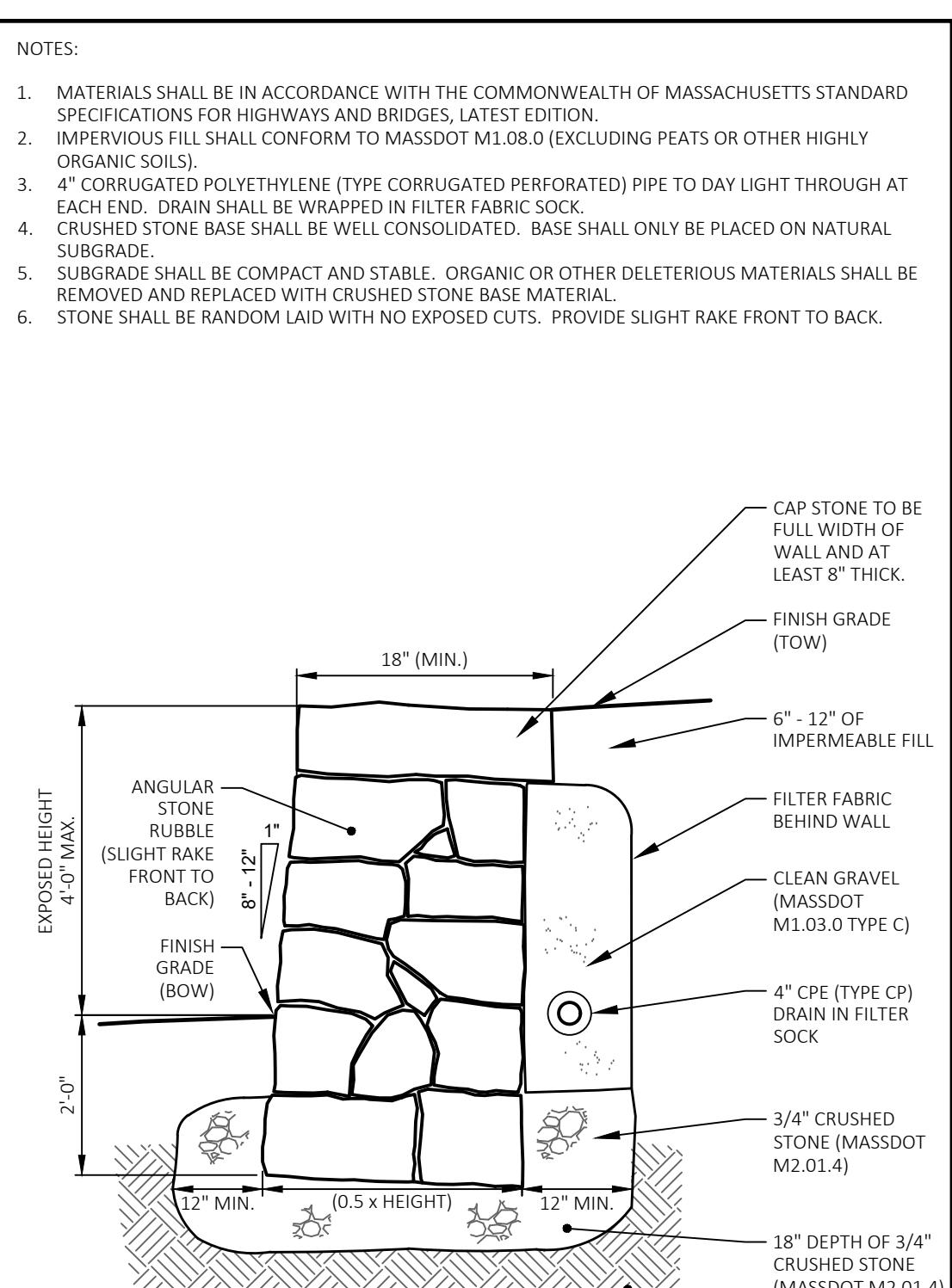
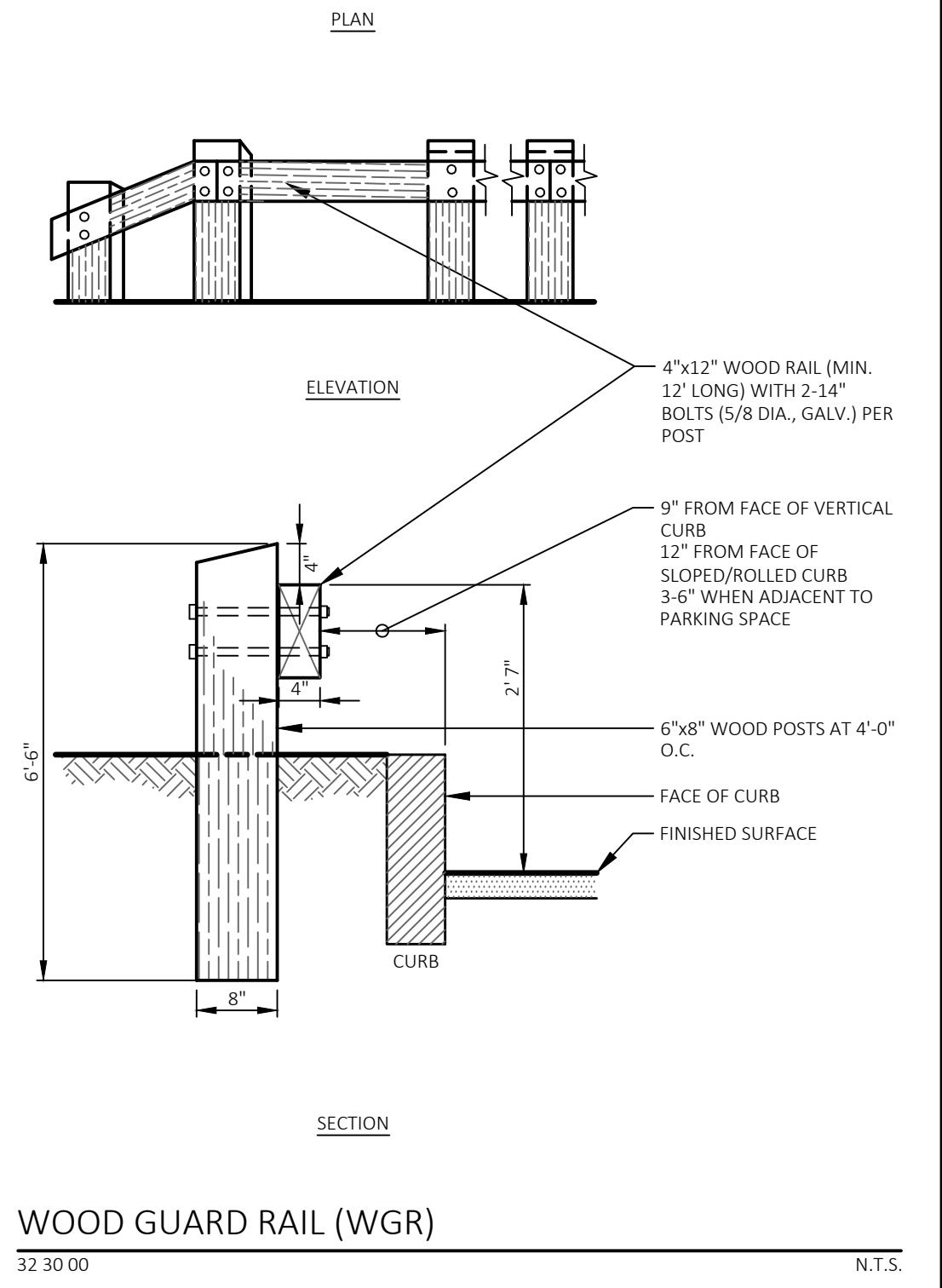
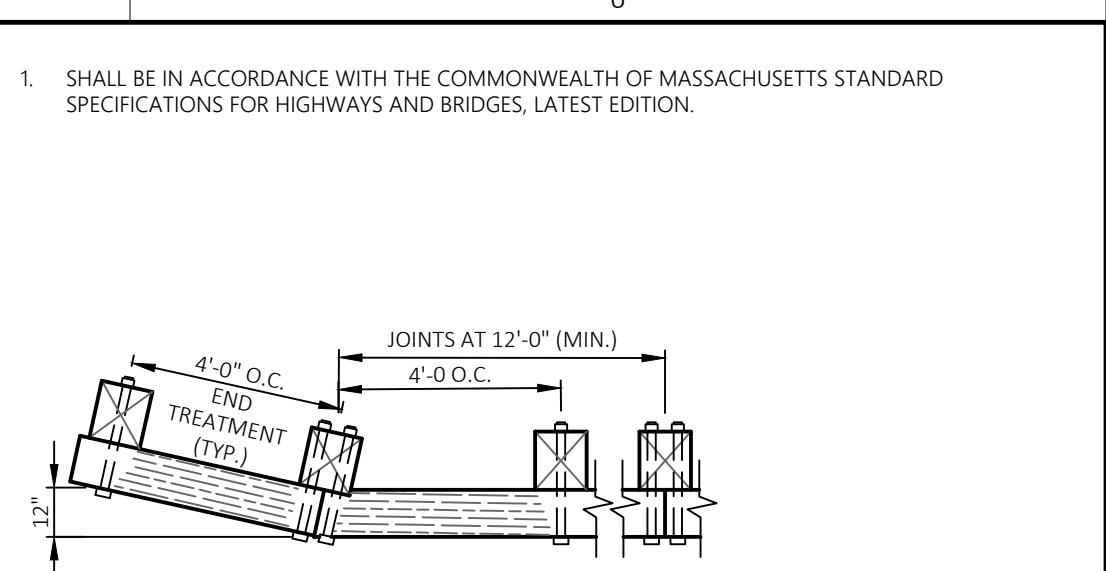
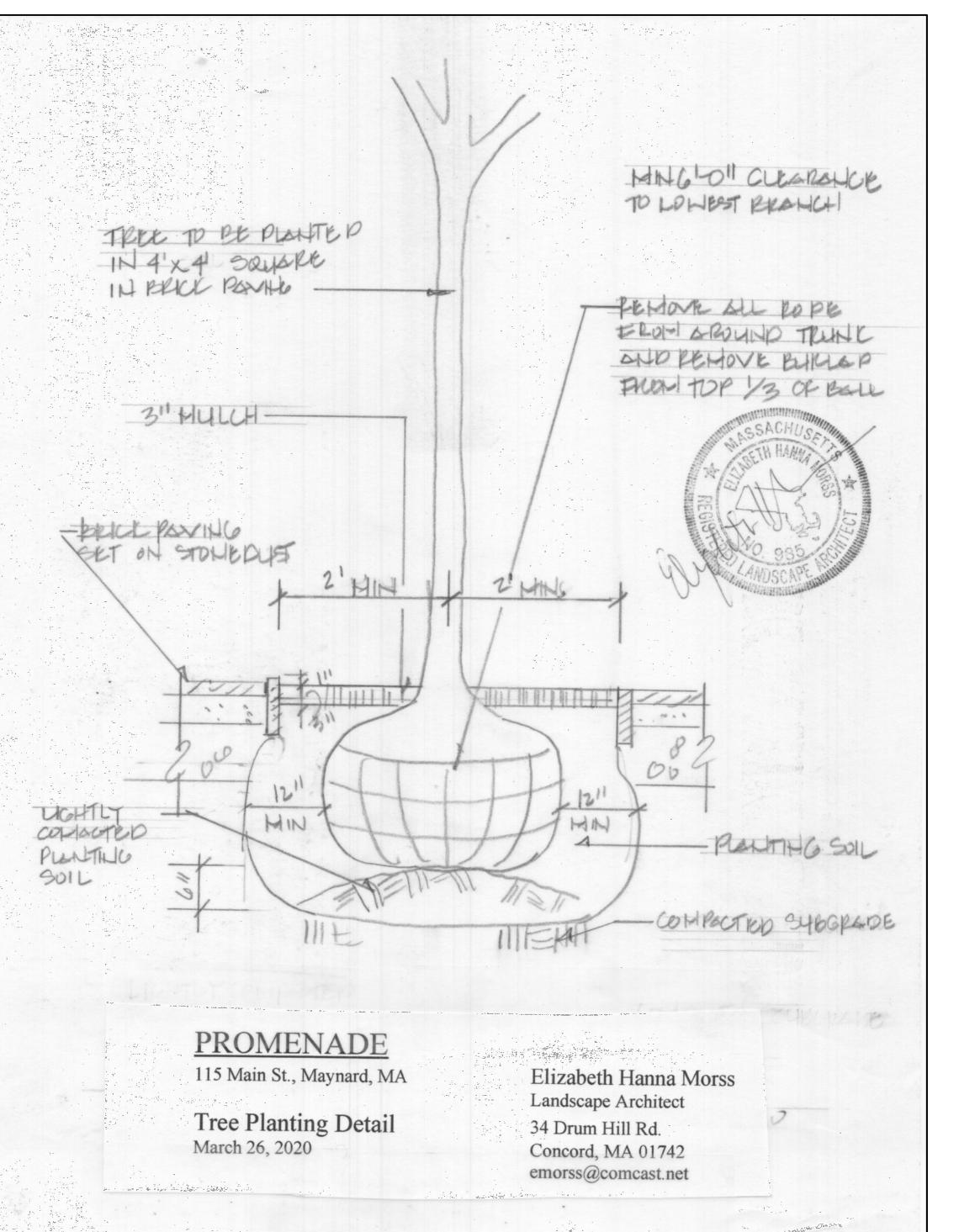
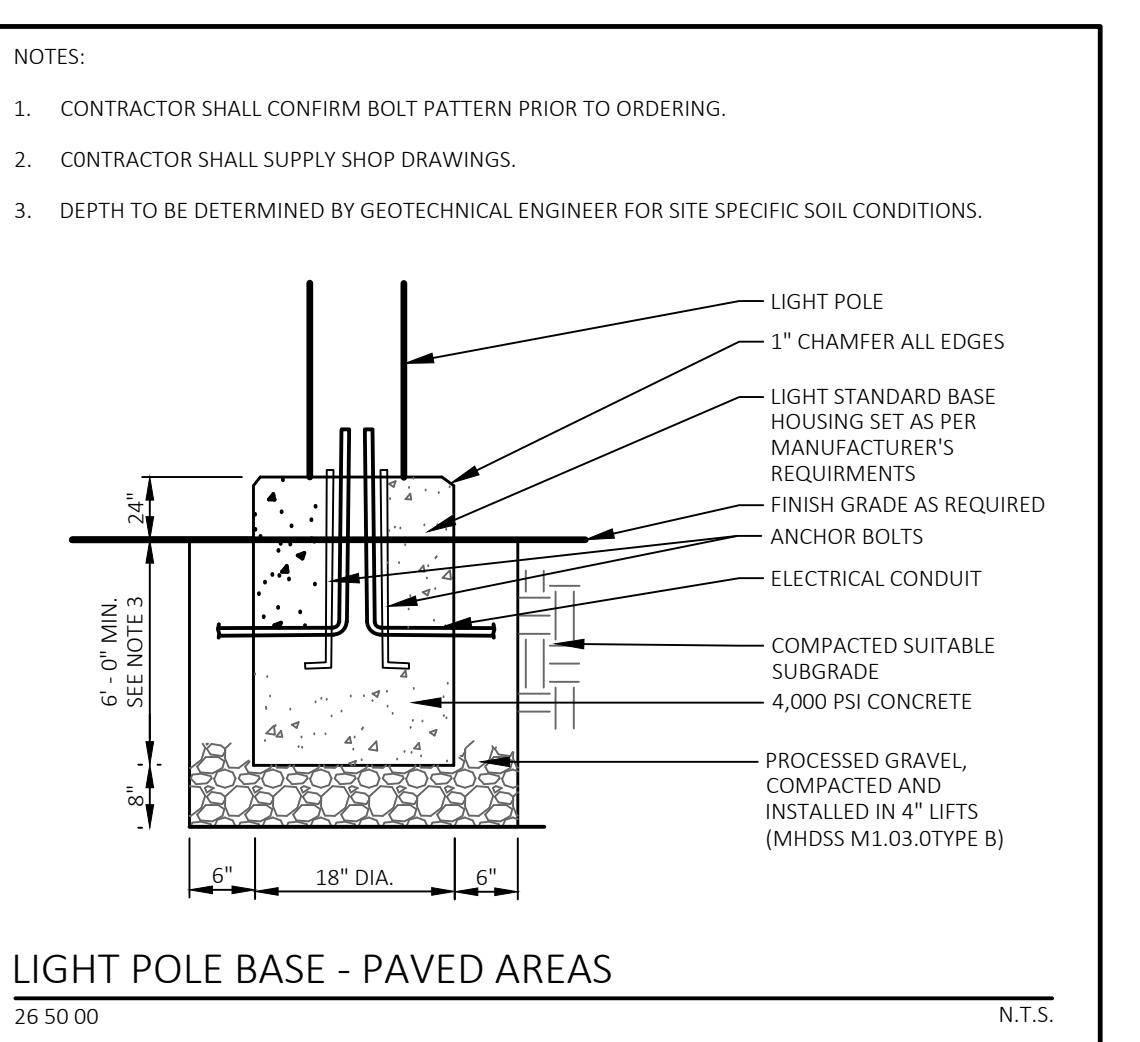
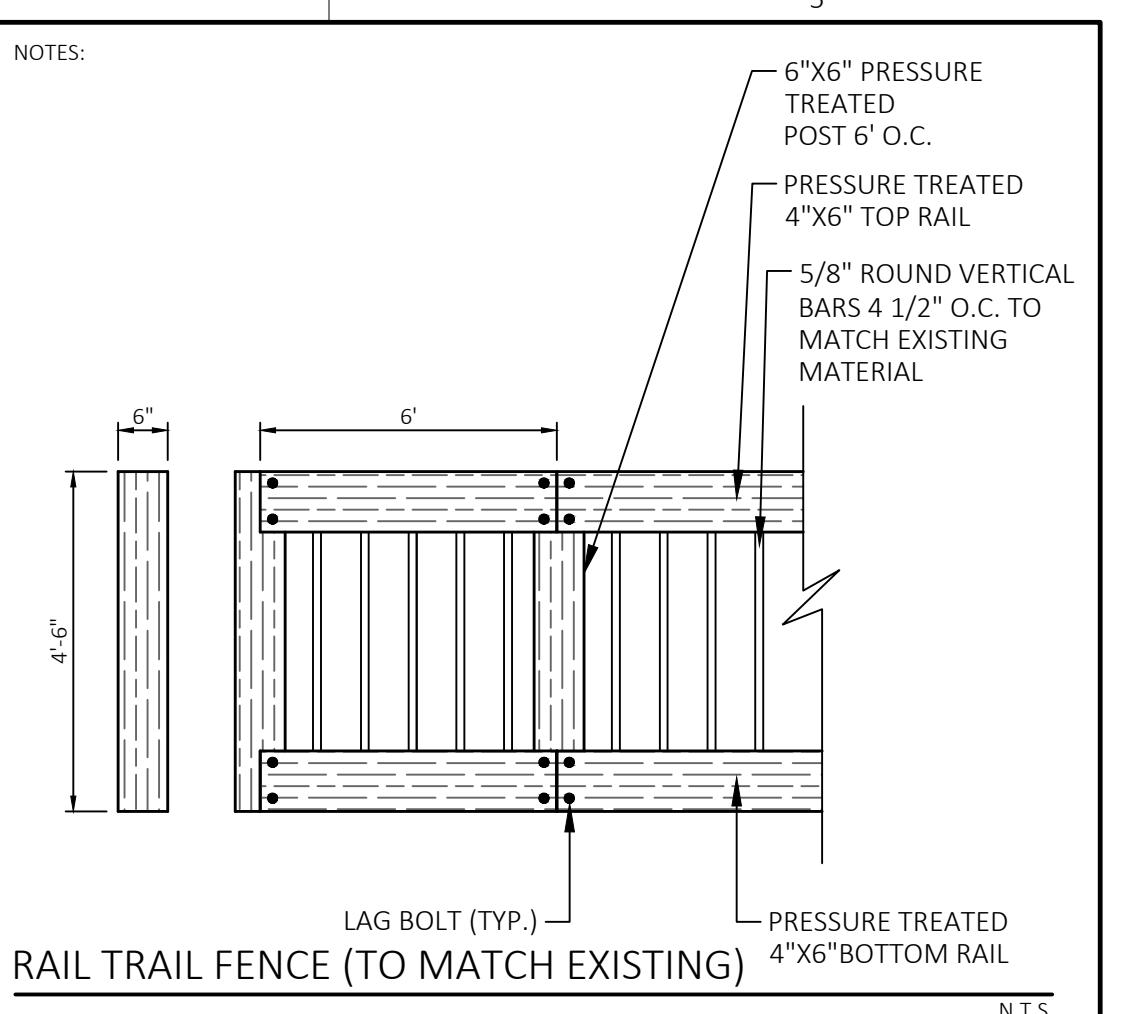
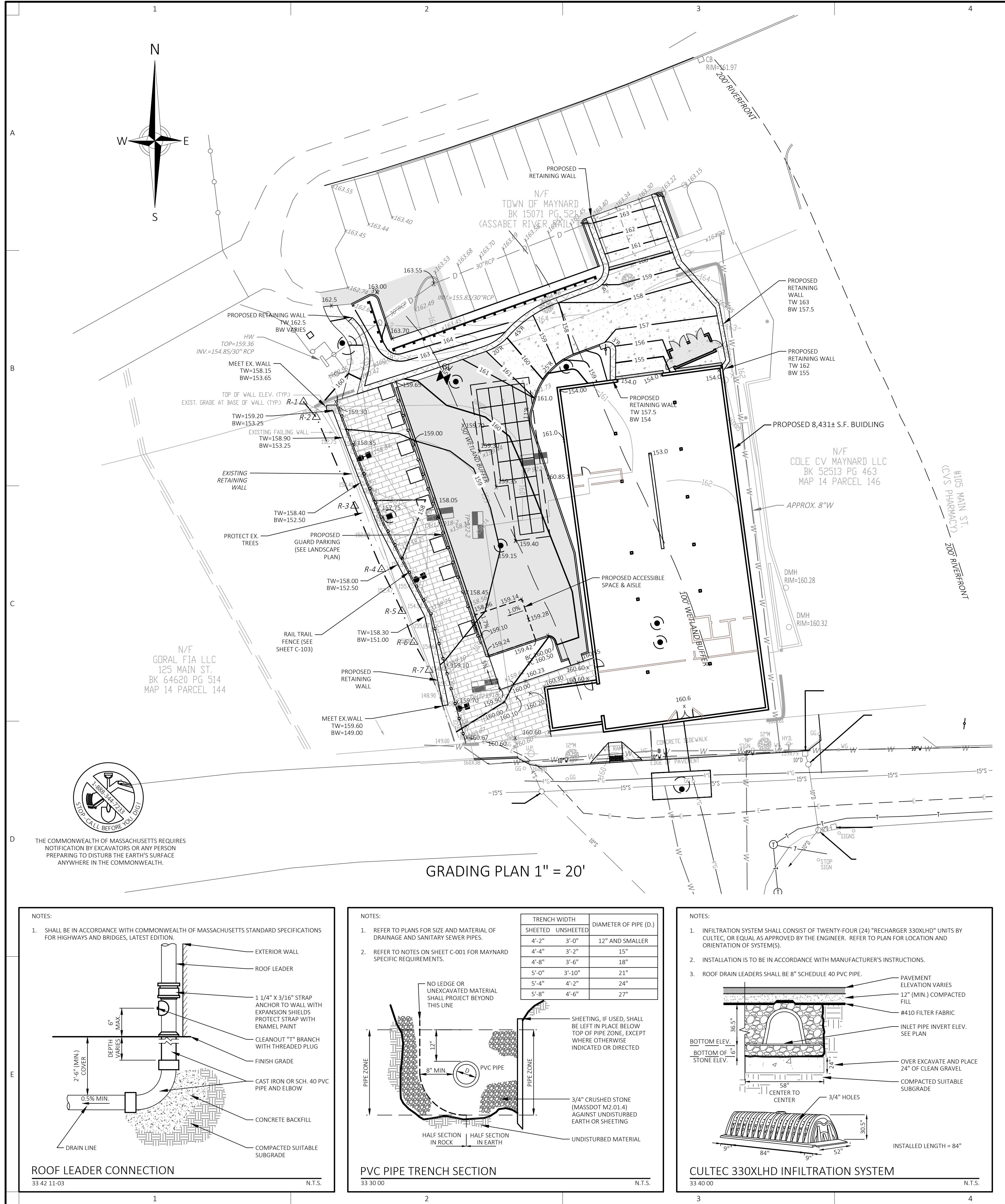
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES
NOTIFICATION BY EXCAVATORS OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE COMMONWEALTH.

ABBREVIATIONS

ACRES	AC.
BITUMINOUS CONCRETE	BIT. CONC.
CONCRETE	CONC.
DIAMETER	DIA.
FOUND	FND
LINEAR FEET	L.F.
M AINTAIN AND PROTECT	M&P
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
PLUS OR MINUS	±
SQUARE FEET	S.F.
REMOVE AND DISPOSE	R&D
REMOVE AND REPLACE	R&R
REMOVE AND STOCKPILE	R&S</td







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For more information, contact the Office of the Vice President for Research and Economic Development at 515-294-6450 or research@iastate.edu.

10.1007/s00332-010-9000-2

APPROVED BY THE PLANNING BOARD

11. *What is the primary purpose of the following statement?*

11. *What is the primary purpose of the following statement?*

DATE: _____

Project Owner:

MacDonald
Development
10 Main Street
Maynard, MA

Project Applicant:
MacDonald
Development
10 Main Street
Maynard, MA

Project Title:
Maynard Square
115 Main Street
Maynard, MA
(Middlesex County)

Sheet Title:

Municipal Permitting

3	08/13/2023	PLANNING BOARD COMMENTS	
4	07/31/2023	SINGLE SITE DRIVEWAY	
3	06/01/2023	GARAGE BELOW GRADE	
2	03/08/2023	PEER REVIEW COMMENTS	
1	10/10/2022	PEER REVIEW COMMENTS	
No:	Date:	Revision Issue:	
Drawn By:		CMP	
Checked By:		MJS	
Date:	07/22/2022	Project No.:	22-0154

0 10 20 40 60

Scale: 1" = 20'

C-103

C-103



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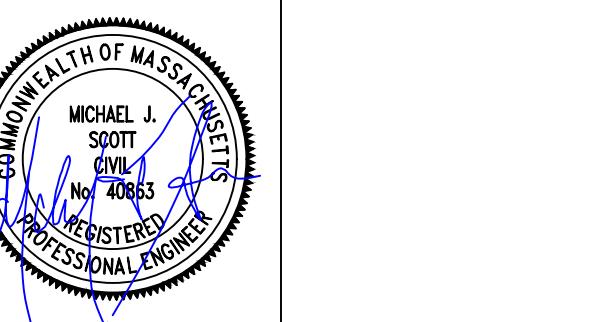
Project Owner:
MacDonald
Development
10 Main Street
Maynard, MA

Project Applicant:
MacDonald
Development
10 Main Street
Maynard, MA

Project Title:
Maynard Square
115 Main Street
Maynard, MA
(Middlesex County)

Sheet Title:
HYDROLOGY
PLANS

Municipal Permitting



5 08/10/2023 DATE ONLY

4 07/31/2023 SINGLE SITE DRIVEWAY

3 06/01/2023 GARAGE BELOW GRADE

2 03/08/2023 DATE ONLY

1 10/10/2022 PEER REVIEW COMMENTS

No: Date: Revision | Issue:

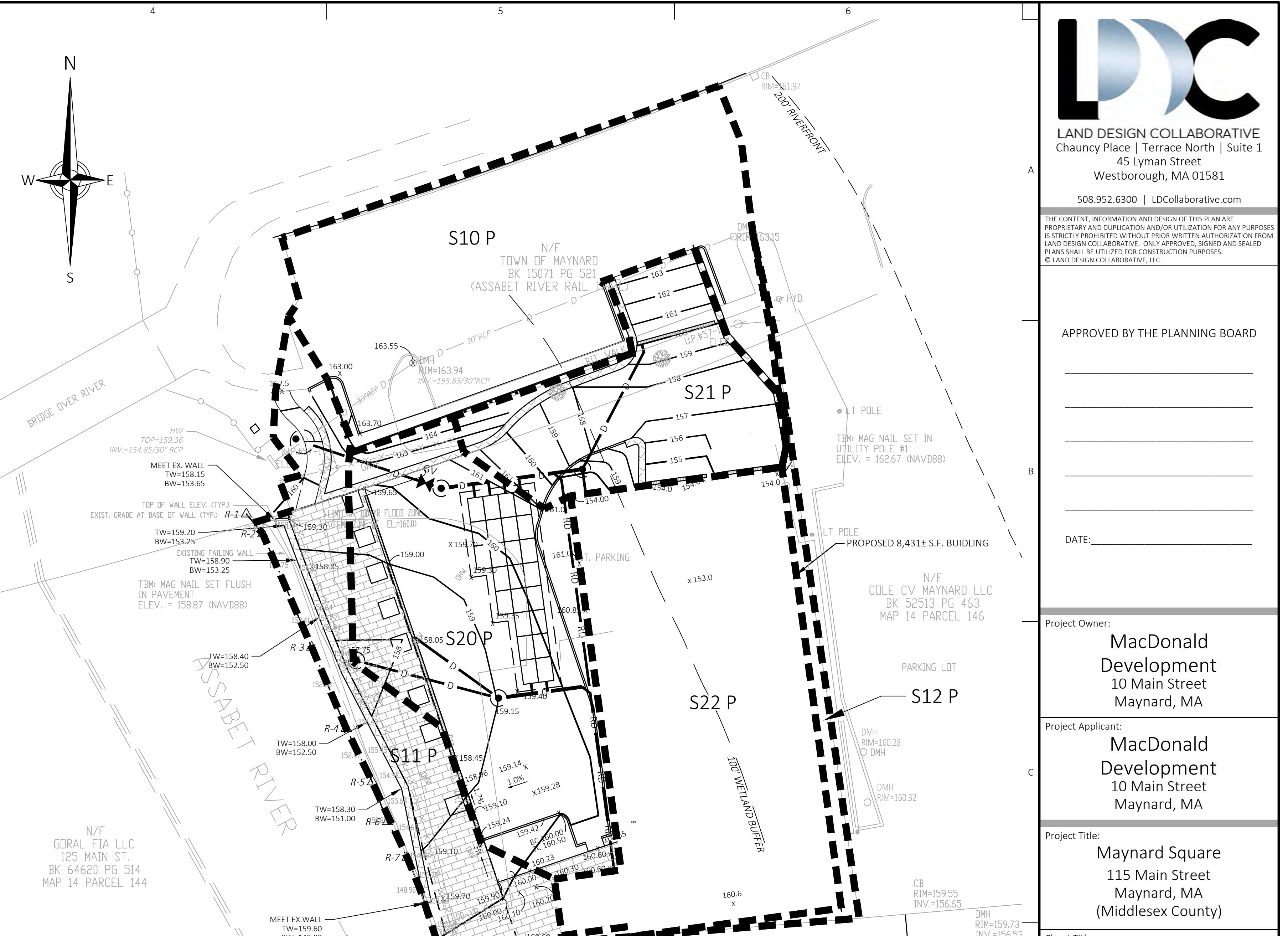
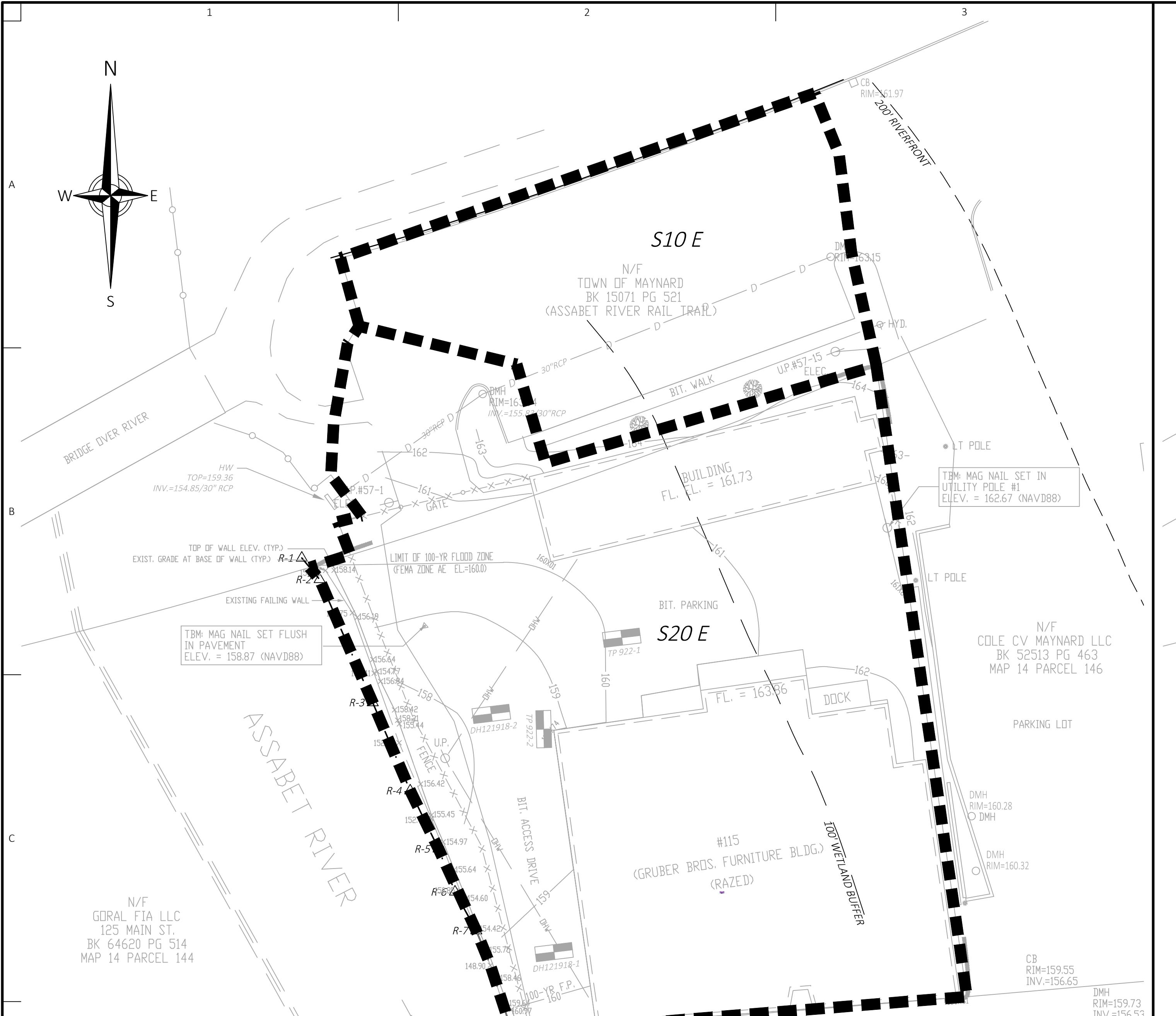
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Date: 07/22/2022 Project No.: 22-0154

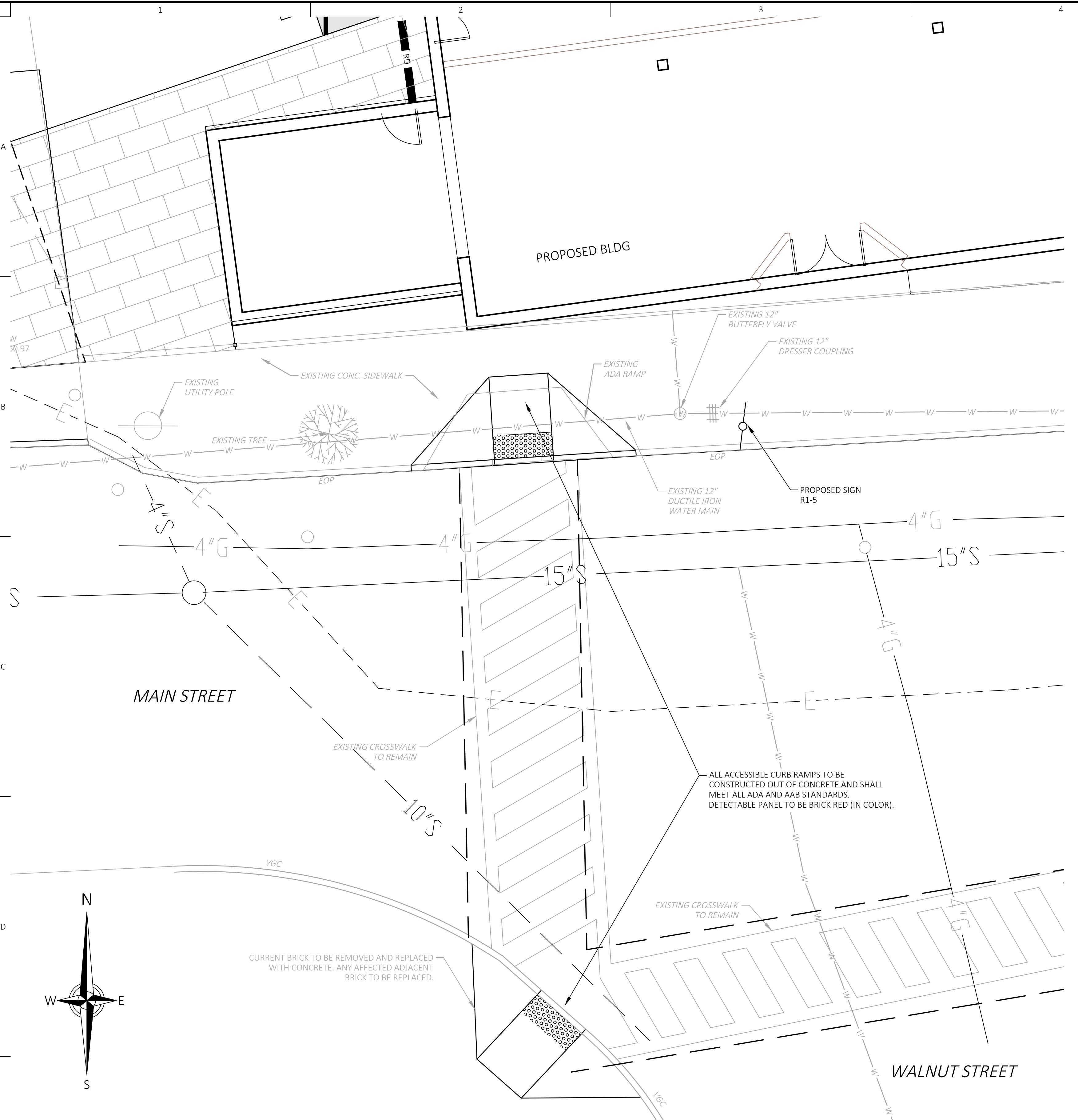
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Scale: 1" = 20'

Sheet No.: C-105



C-105

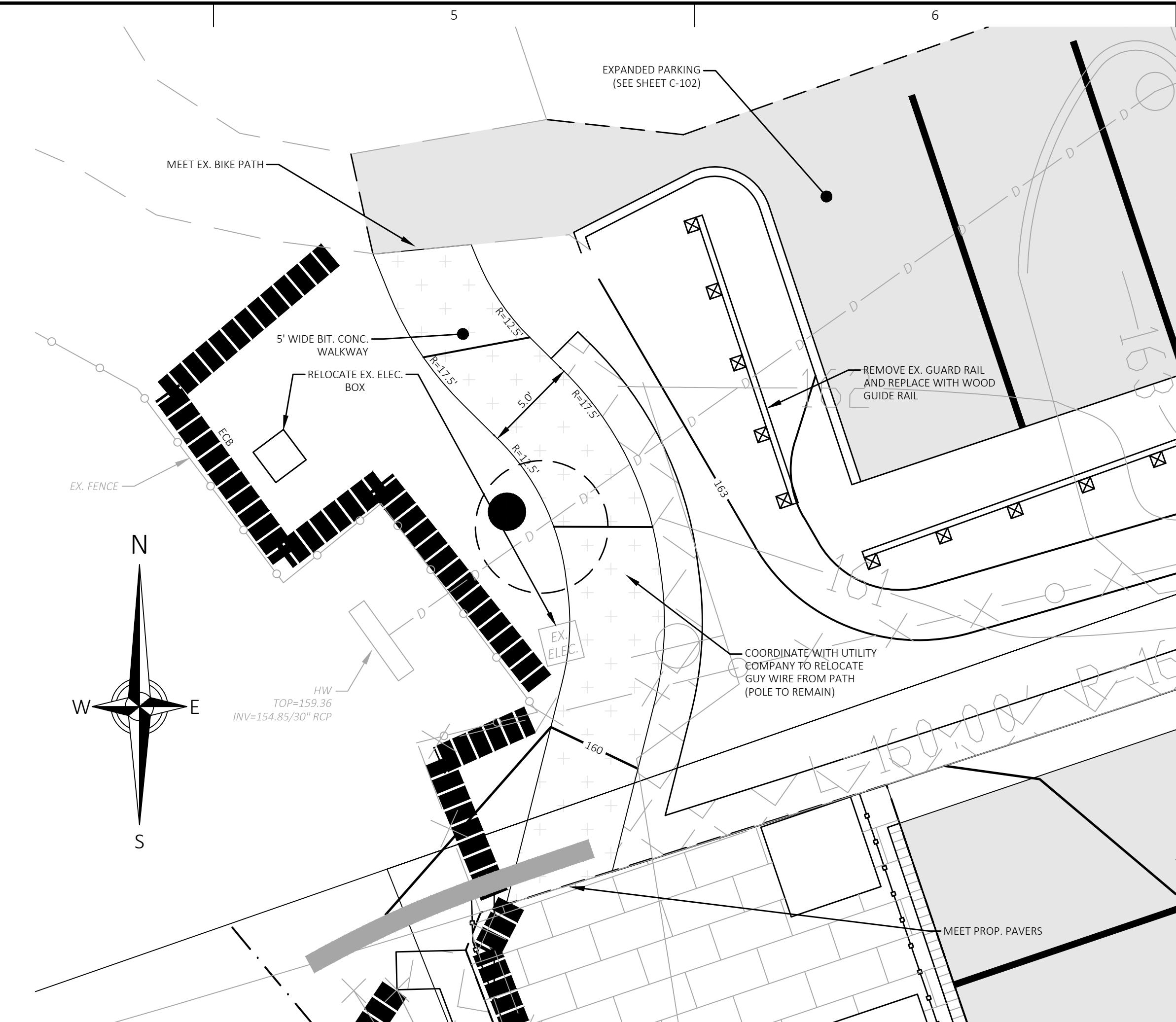


NOTE:

1. ALL PUBLIC SPACE IMPROVEMENTS SHALL MEET THE REQUIREMENTS SET FORTH IN A SEPARATE AGREEMENT BETWEEN DPW AND MACDONALD DEVELOPMENT, INC.
2. MACDONALD DEVELOPMENT WILL COORDINATE WITH DPW TO FACILITATE WATER AND SEWER CONNECTIONS FOR THIS SITE AND TO ADDRESS ANY CONCERN RAISED BY THE STANTEC MEMOS DATED JANUARY 23, 2019 AND MAY 6, 2019.
3. CEMENT CONCRETE SIDEWALK TO BE RECONSTRUCTED IN ITS ENTIRETY FROM THE BRIDGE JOINT IN SIDEWALK TO THE CVS DRIVEWAY. THE EXISTING CURB CUT ENTRANCE INTO THE SITE SHALL BE REMOVED AND VERTICAL GRANITE CURBING SHALL BE INSTALLED ACROSS THE ENTRANCE IN A CONFIGURATION ACCEPTABLE TO DPW PRIOR TO POURING NEW SIDEWALK



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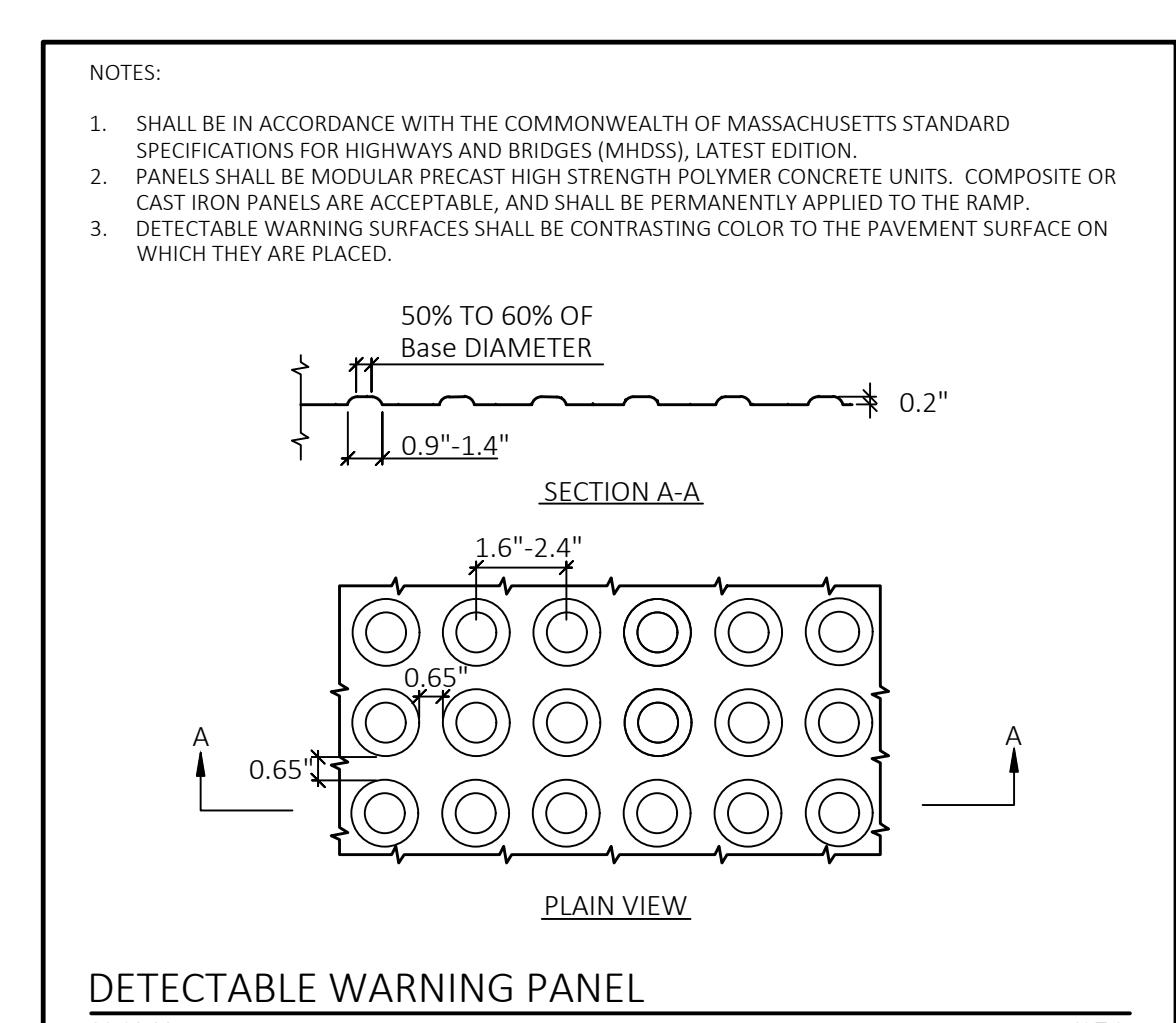
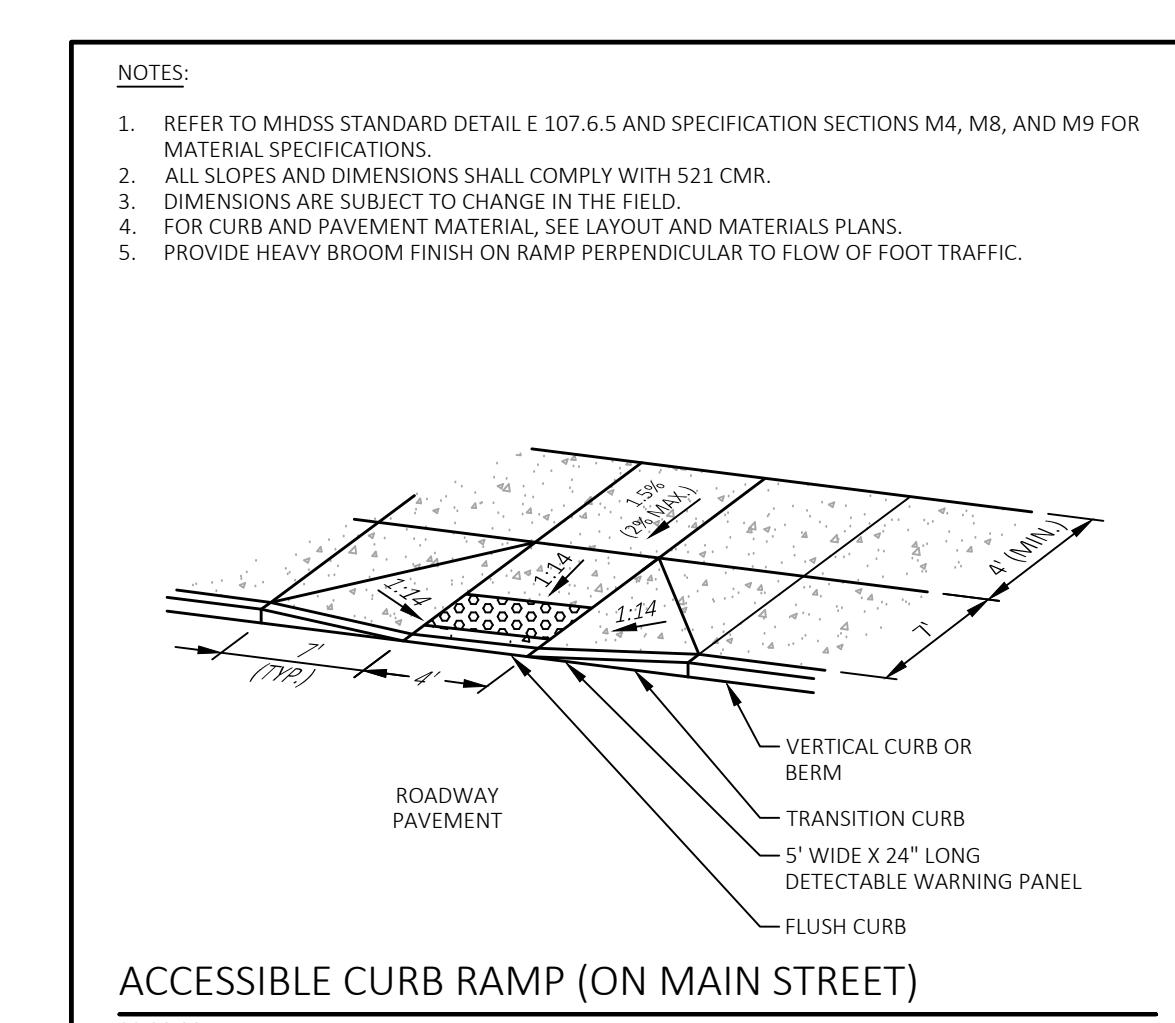
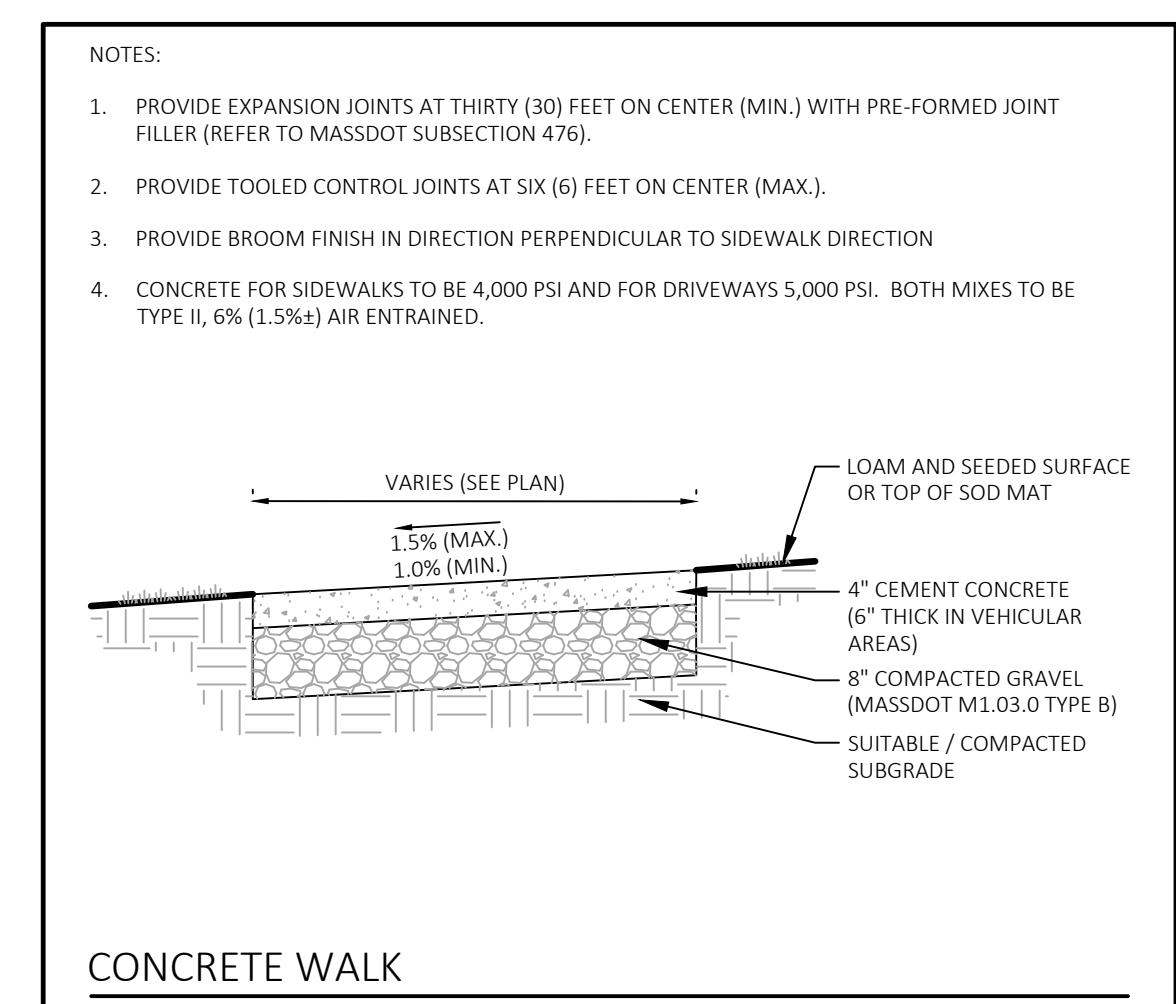
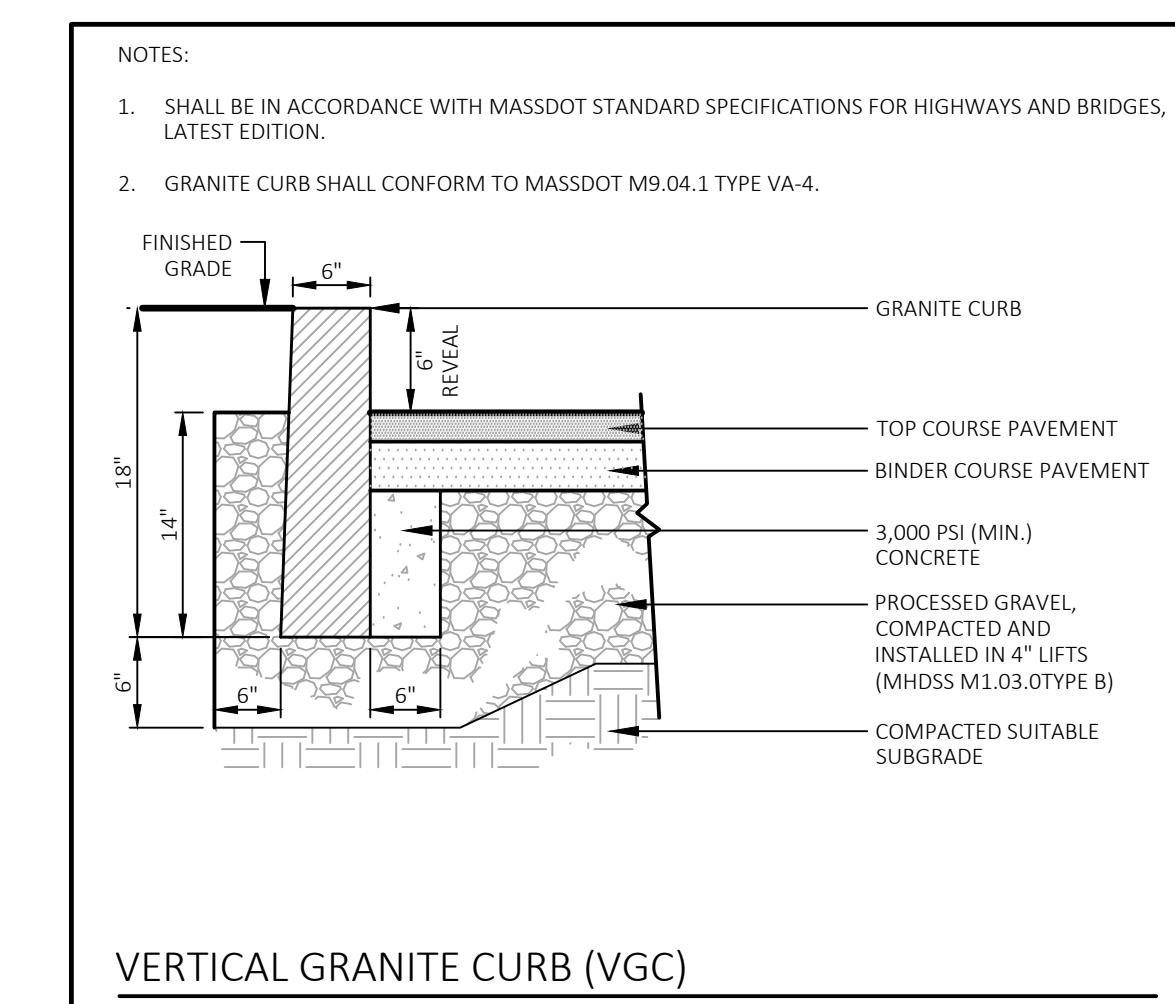
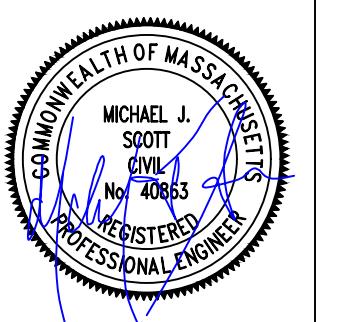
DATE:

Project Owner:
MacDonald Development
10 Main Street
Maynard, MA

Project Applicant:
MacDonald Development
10 Main Street
Maynard, MA

Project Title:
Maynard Square
115 Main Street
Maynard, MA
(Middlesex County)

Sheet Title:
OFFSITE IMPROVEMENTS PLAN
Municipal Permitting



C-106



EXISTING DRIVEWAY



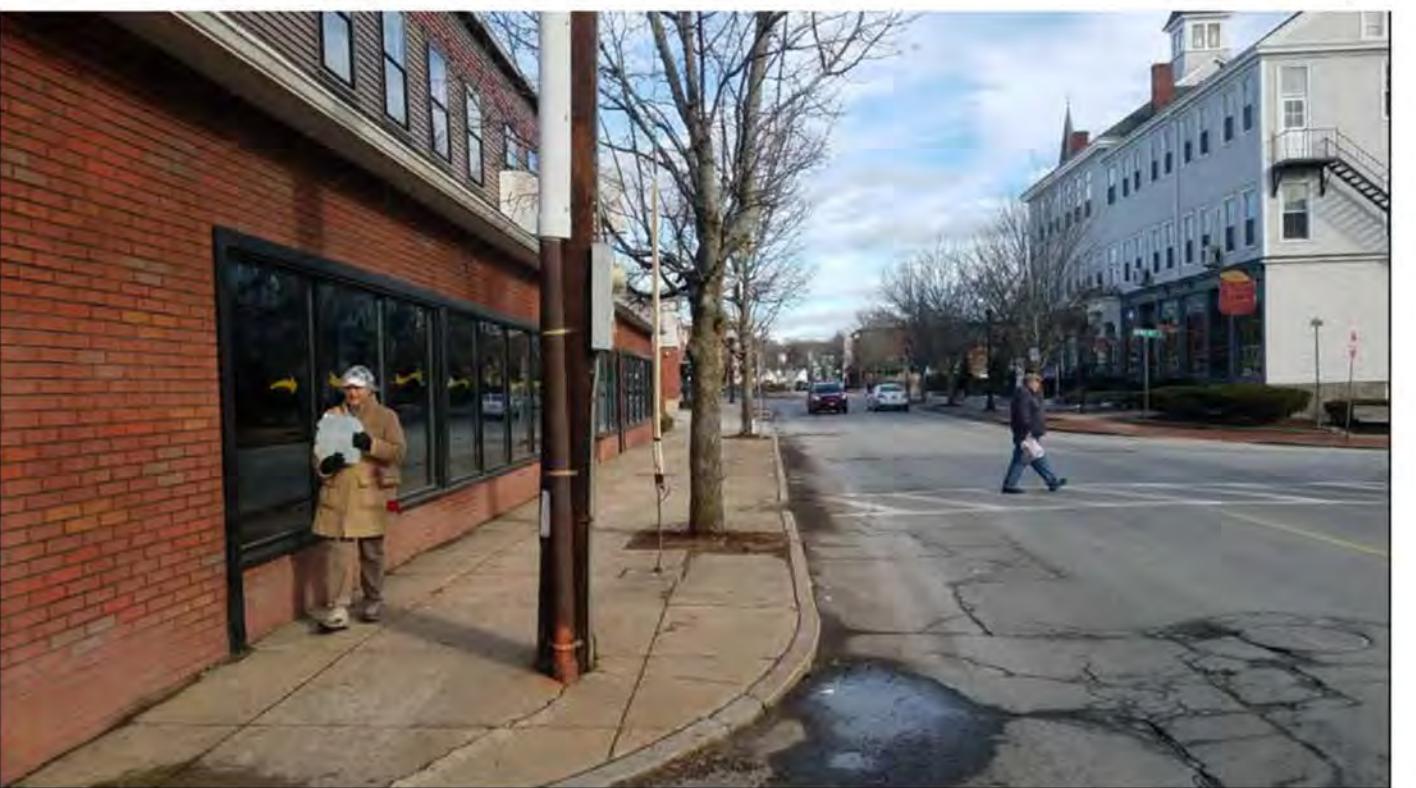
MAIN STREET VIEW



CVS ENTRANCE EXISTING BUILDING



CVS MAIN ST ENTRANCE



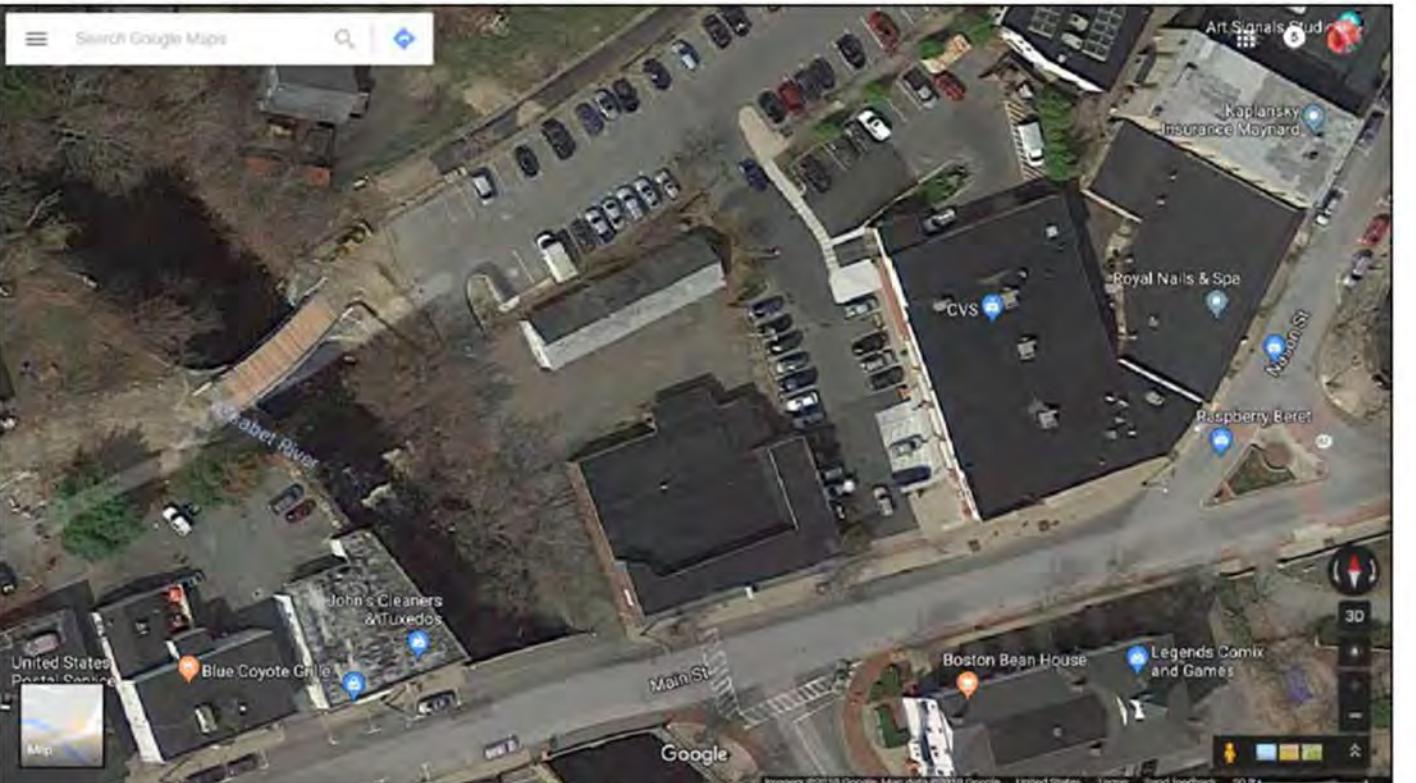
MAIN STREET



MAIN ENTRANCE AND BRIDGE



EXISTING SHED TO BE DEMOLISHED



SITE PLAN VIEW GOOGLE IMAGE



REAR EXISTING PARKING



EXISTING MAIN ENTRANCE



EXISTING PARKING LOT



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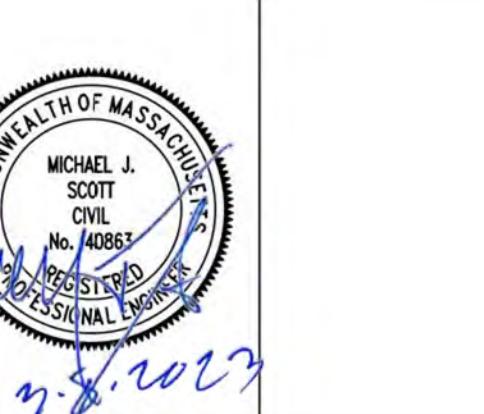
Project Owner:
MacDonald
Development
10 Main Street
Maynard, MA

Project Applicant:
MacDonald
Development
10 Main Street
Maynard, MA

Project Title:
Project Title
115 Main Street
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Sheet Title:
EXISTING PHOTOS PLAN

Notice of Intent



5	08/10/2023	NO CHANGE
4	07/31/2023	NO CHANGE
3	06/01/2023	NO CHANGE
2	03/09/2023	NO CHANGE
1	10/10/2022	NO CHANGE

No: Date: Revision | Issue:

Drawn By: CMP Checked By: MJS

Date: 07/22/22 Project No.: 22-0154

Scale: N/A
Sheet No.: C-107



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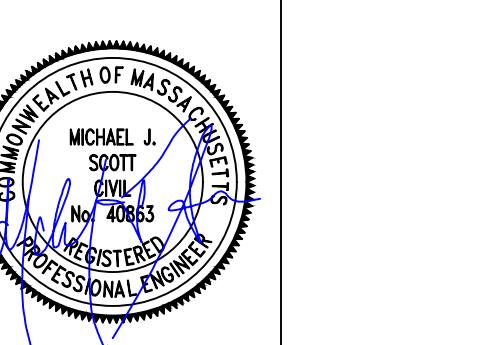
DATE: _____

Project Owner:
MacDonald
Development
10 Main Street
Maynard, MA

Project Applicant:
MacDonald
Development
10 Main Street
Maynard, MA

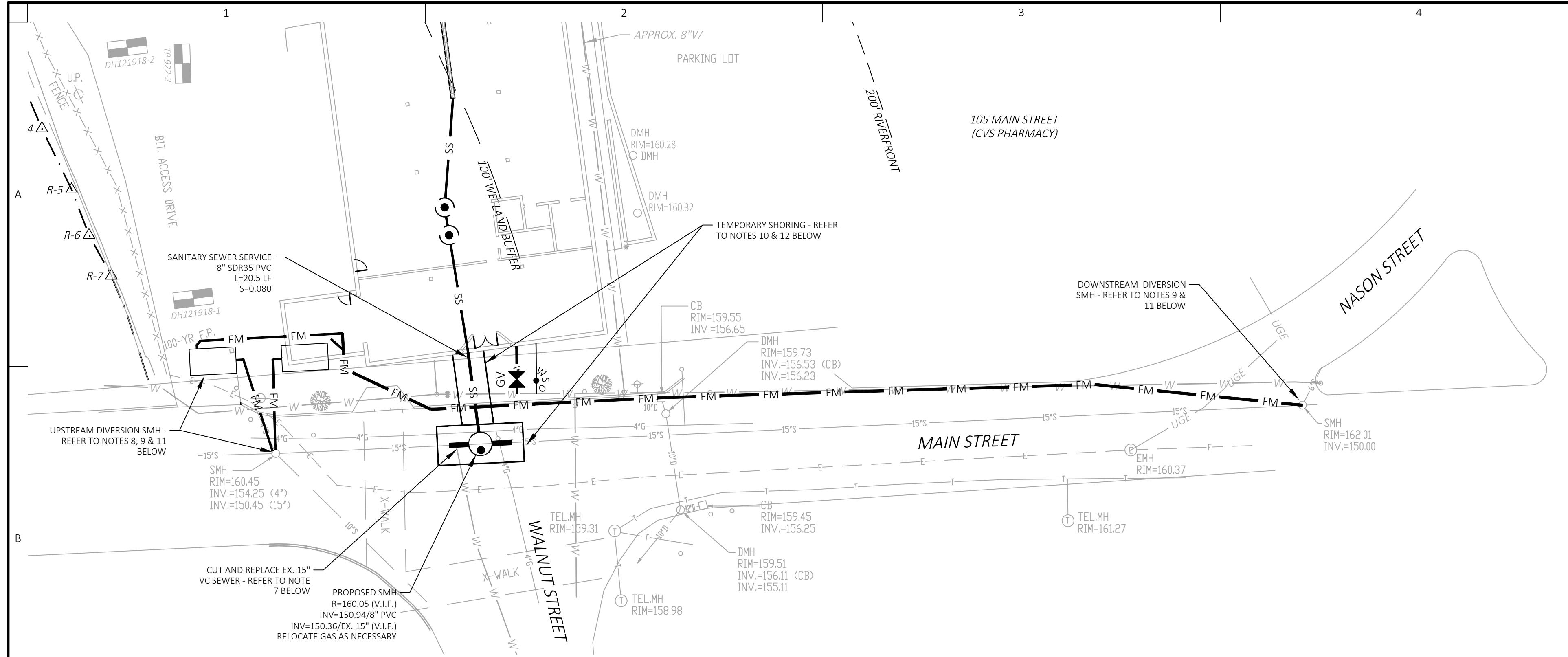
Project Title:
Maynard Square
115 Main Street
Maynard, MA
(Middlesex County)

Sheet Title:
SEWER CONNECTION PLAN
Sewer Connection Permit

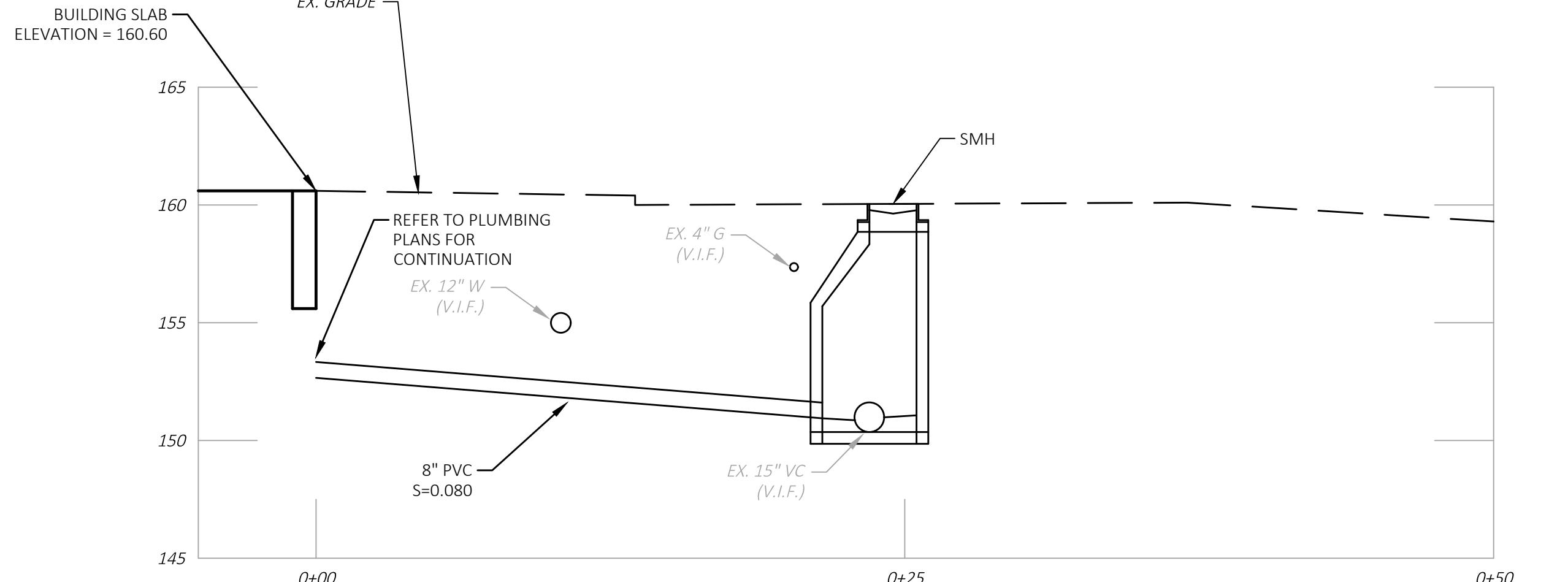


1 08/10/2023 DATE ONLY
2 07/31/2023 SINGLE DRIVEWAY
3 06/01/2023 GARAGE UNDER
No: Date: Revision | Issue:
Drawn By: MJS Checked By: MJS
Date: 03/08/2023 Project No.: 22-0154
0 10 20 40 60 Scale: 1" = 20'
Sheet No.: _____

C-201



SEWER PLAN 1" = 20'

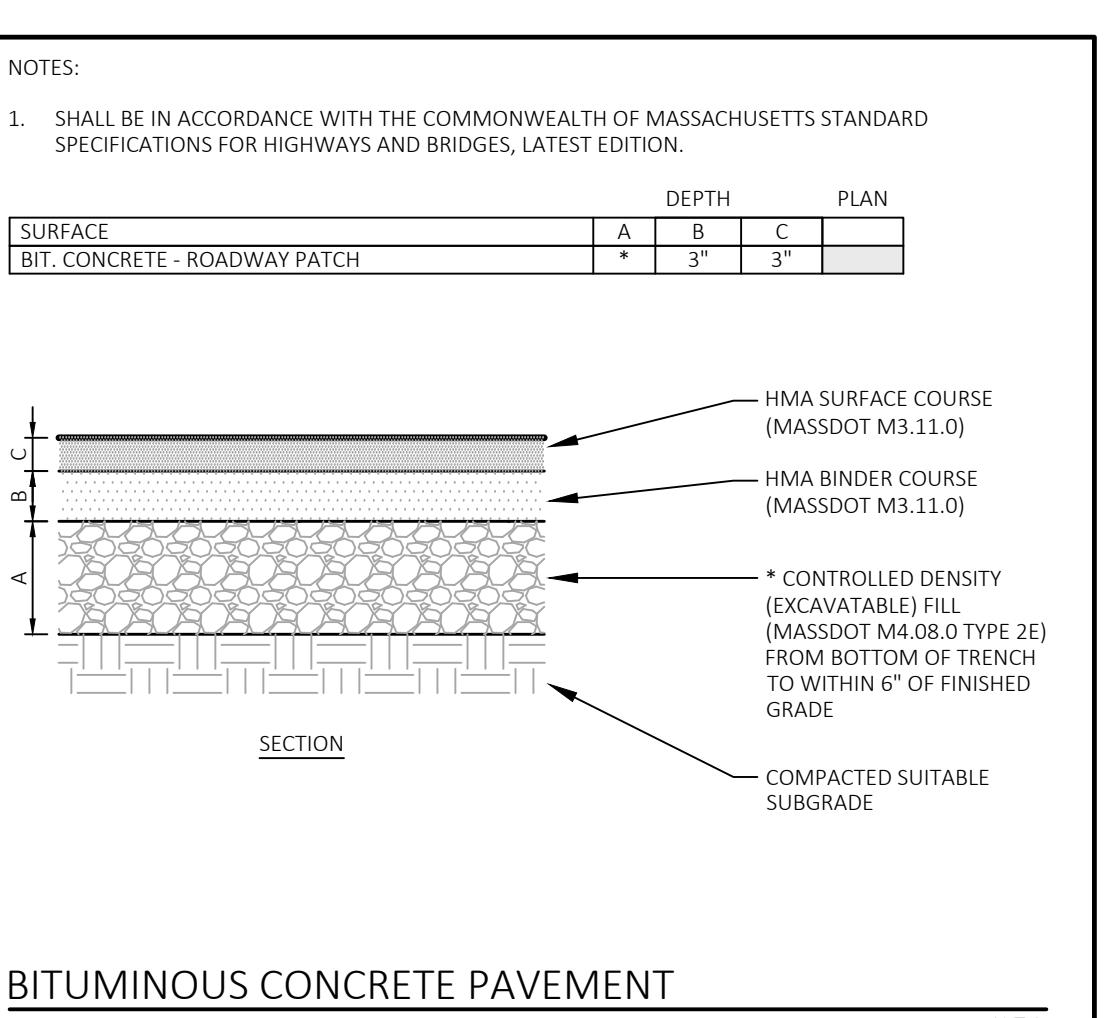


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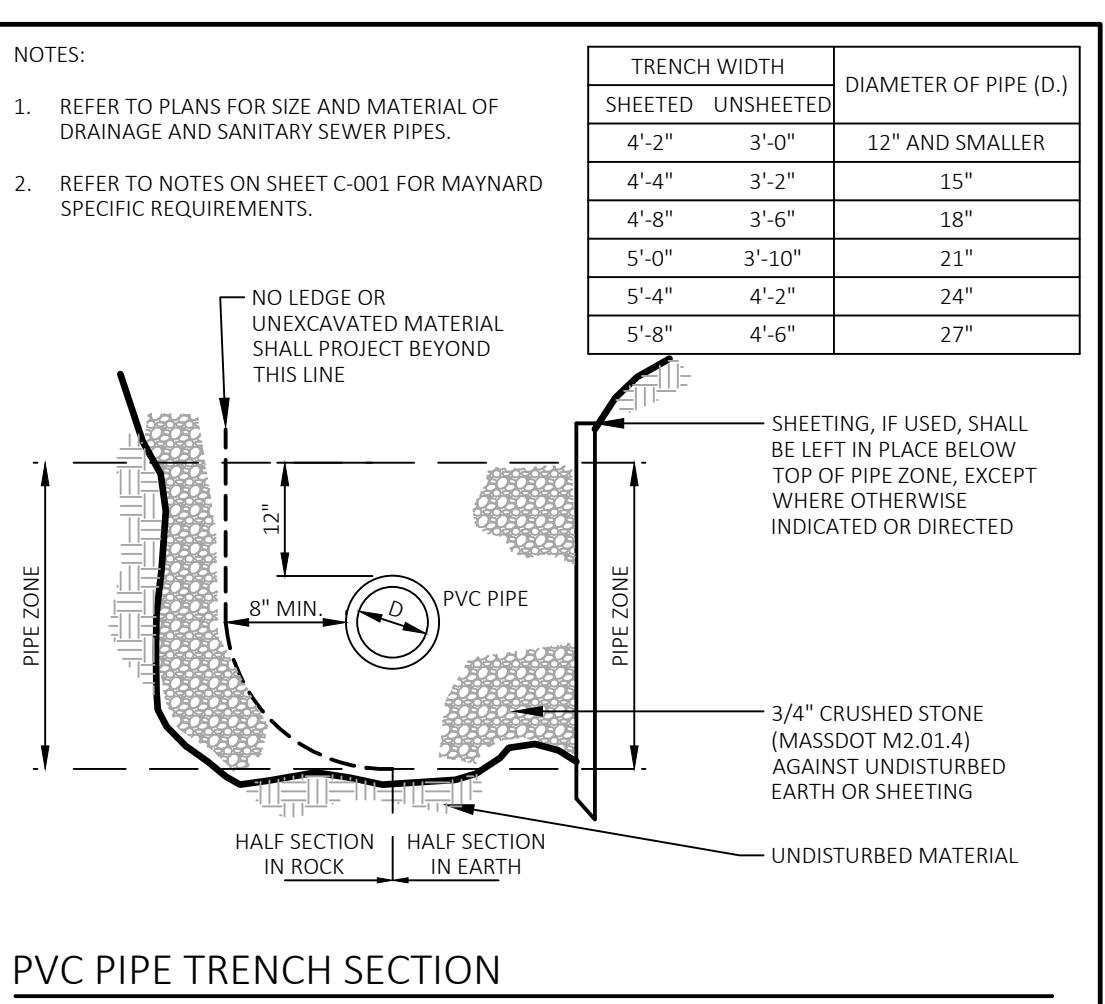
SEWER PROFILE 1" = 5'

NOTES:

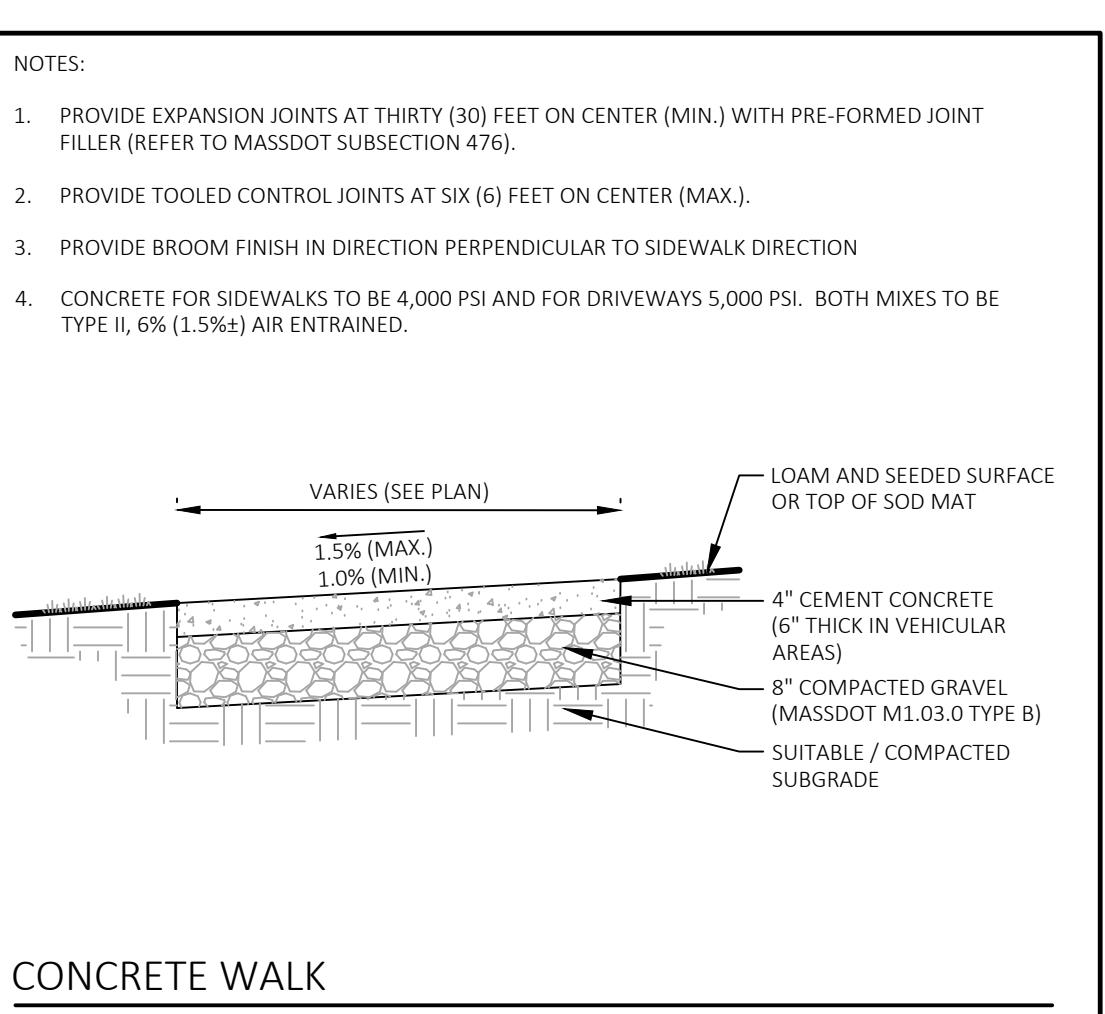
- THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- LOCATIONS OF UNDERGROUND UTILITIES 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 HEREON. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUB-SURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
- PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
- THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
- EXISTING 15" VC SEWER MAIN SHALL BE CUT AND REPLACED WITH SRD35 PVC ON BOTH SIDES OF NEW SMH. NEW PVC SHALL EXTEND 5' FROM NEW SMH. RESILIENT SHIELDED CONNECTIONS COMPLYING WITH ASTM C1173 & DS926 SHALL BE USED TO CONNECT VC AND PVC PIPE.
- CONTRACTOR SHALL PLUG EX. SMH AND INSTALL TEMPORARY DUPLEX PUMPING STATION. TEMPORARY DUPLEX PUMPING STATION SHALL INCLUDE AT A MINIMUM, TWO PUMPS EACH CAPABLE OF 900 GPM AT 56 TDH, CONTROL PANEL WITH ALARM, AND SELF CONTAINED POWER (GENERATOR OR MOTOR DRIVEN PUMPS). FUEL STORAGE FOR SELF CONTAINED POWER SHALL HAVE 24 HOUR (MINIMUM) CAPACITY. PUMPS SHALL HAVE 8" (MINIMUM) DISCHARGE.
- CONTRACTOR SHALL PROVIDE 8" SOLID TEMPORARY FORCE MAIN (FM) PIPE BETWEEN UPSTREAM AND DOWNSTREAM SMH. PIPE SHALL END WITHIN 8" OF SHELF AT DOWNSTREAM SMH. TEMPORARY FORCE MAIN PIPE SHALL BE PROTECTED FROM TRAFFIC AND OTHER HAZARDS AND SECURED/ANCHORED TO PREVENT MOVEMENT AND/OR SEPARATION OF JOINTS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING FOR EXCAVATION NECESSARY FOR INSTALLATION OF NEW SMH AND REPLACEMENT OF EX. VC PIPE. EXCAVATION SHALL BE PLATED IF LEFT UNATTENDED. SHORING AND FALL PROTECTION SHALL CONFORM TO THE OSHA REQUIREMENTS, MGL 32A, 520 CMR 14 AND OTHER APPLICABLE LAWS AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH MAYNARD PUBLIC WORKS, POLICE, FIRE, AND SCHOOL DEPARTMENTS RELATIVE TO DETOUR AND CLOSING OF ROAD NECESSARY TO PERFORM WORK SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PROVIDE TEMPORARY Dewatering MEASURES AS NECESSARY. Dewatering discharge shall be to existing foundation hole on site.
- CONTRACTOR SHALL STOCKPILE AND RESET EX. VERTICAL GRANITE CURBING AT TRENCH FOR SEWER SERVICE.



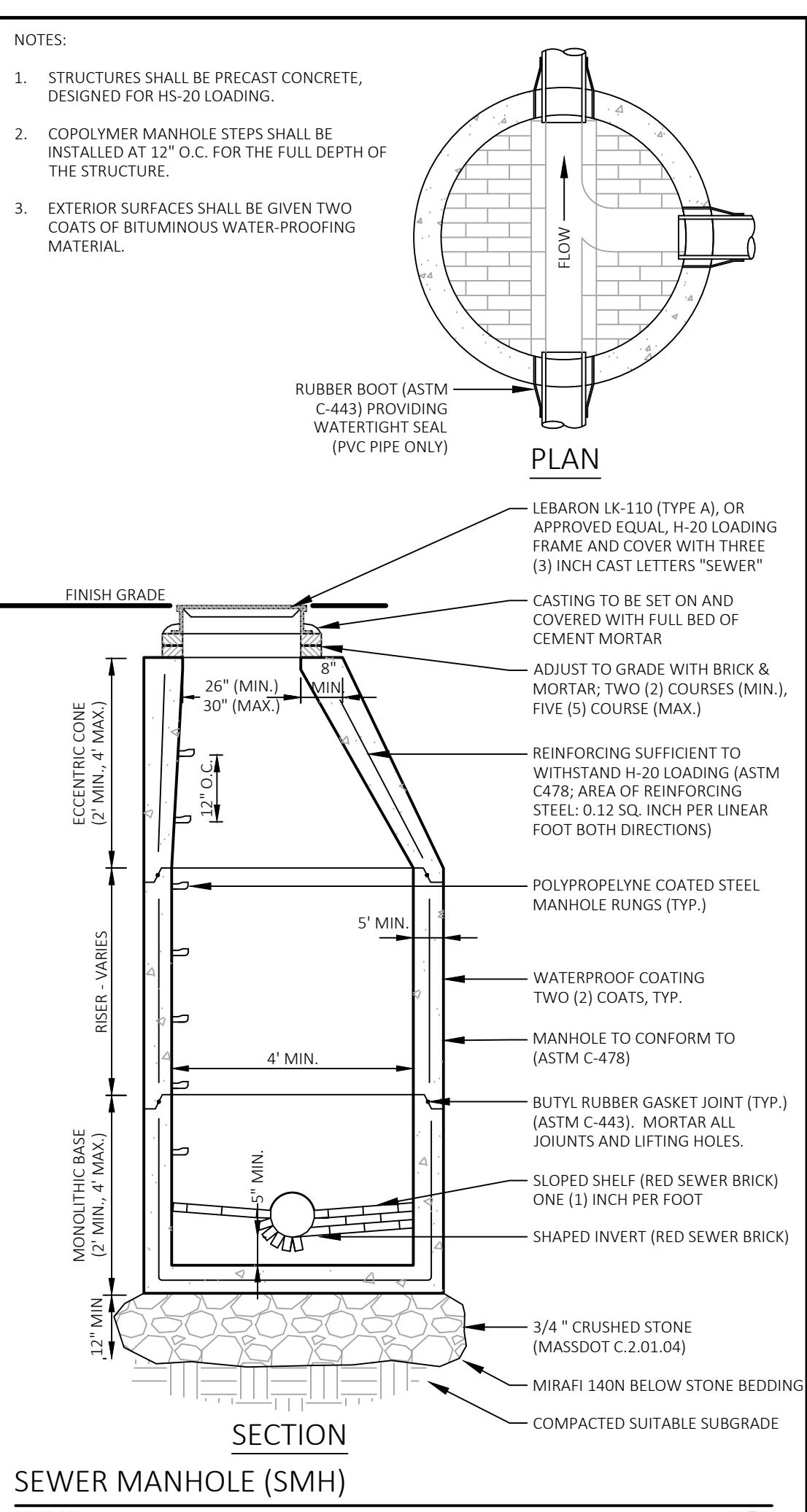
BITUMINOUS CONCRETE PAVEMENT
N.T.S.



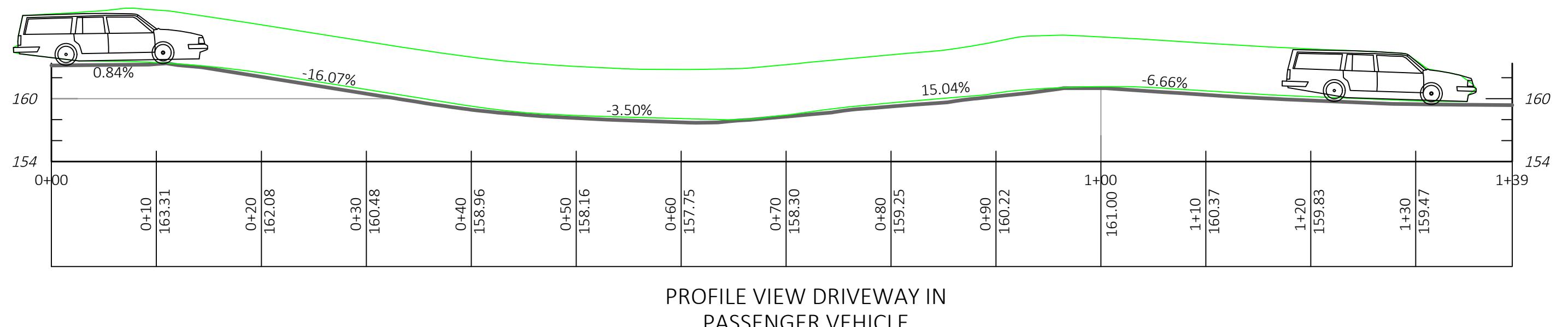
PVC PIPE TRENCH SECTION
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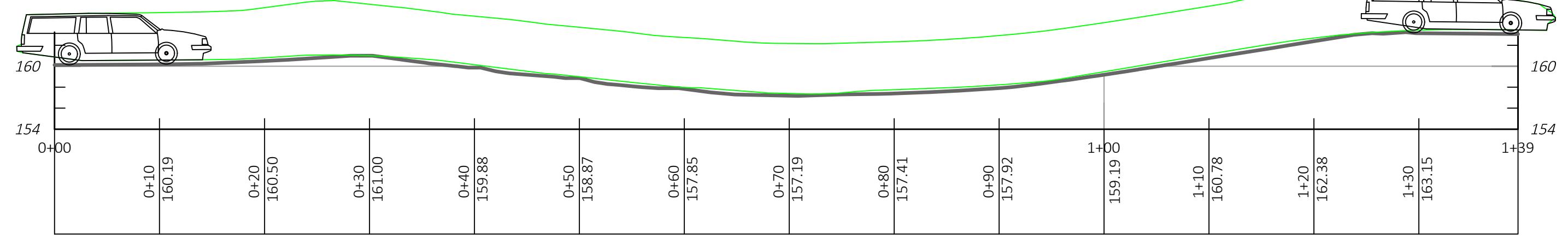
CONCRETE WALK
32 10 00 N.T.S.



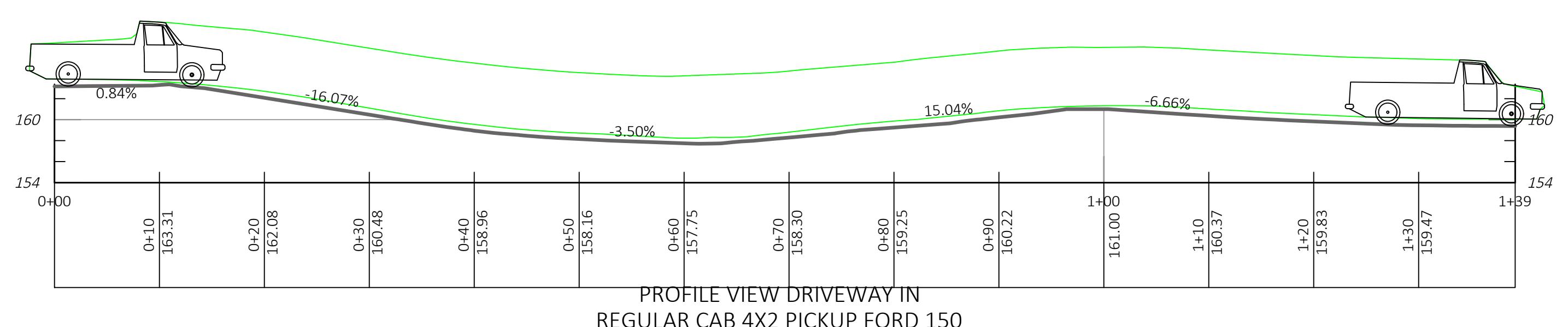
SEWER MANHOLE (SMH)
33 30 00 N.T.S.



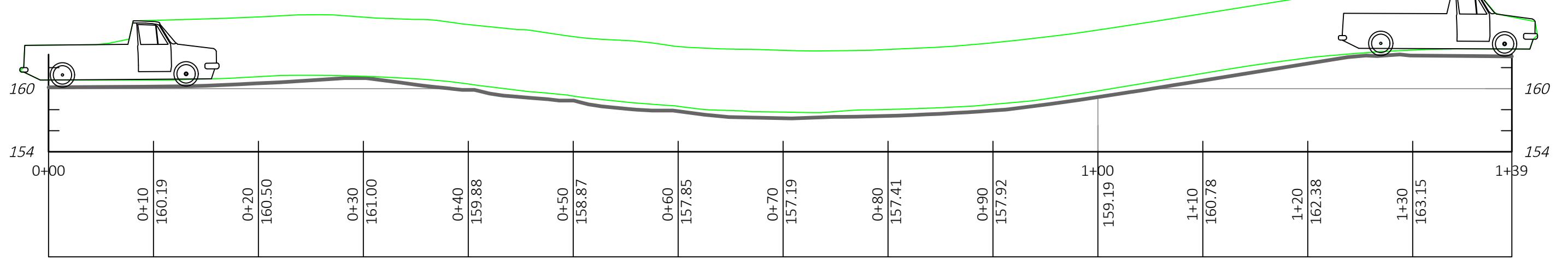
PROFILE VIEW DRIVEWAY IN PASSENGER VEHICLE



PROFILE VIEW DRIVEWAY OUT PASSENGER VEHICLE



<div[](https://www.123rf.com/450wm/123rf1503/123rf150300001/5007138-profile-view-driveway-in-regular-cab-4x2-pickup-ford-150.jpg)



PROFILE VIEW DRIVEWAY OUT REGULAR CAB 4X2 PICKUP FORD 150

= LIMITS OF VEHICLE BODY OUTLINE

IDC

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APPROVED BY THE PLANNING BOARD

DATE: _____

Project Owner:

MacDonald
Development
10 Main Street
Munich, MA

Project Applicant:
MacDonald
Development
10 Main Street

Project Title:
Maynard Square
115 Main Street
Maynard, MA
(Middlesex County)

Sheet Title:
**VEHICLE VERTICAL
CLEARANCE EXHIBIT**

Municipal Permitting

1	08/10/2023	DATE ONLY		
to:	Date:	Revision Issue:		
Drawn By: CMP		Checked By: MJ		
Date:	07/31/2023	Project No.: 22-0154		
0	5	10	20	30
 Scale: 1" = 10' H 1" = 1' V				

EX-101

GENERAL NOTES:

1. STRIP ALL VEGETATION, ORGANIC SOILS AND UNSUITABLE FILL SOILS FROM THE WALL AND GRID ALIGNMENT AREA.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED TO DO SO BY THE OWNER'S SITE REPRESENTATIVE IN ORDER TO REMOVE UNSUITABLE SOIL. IF OVEREXCAVATING IN ORDER TO IMPROVE BEARING CAPACITY, THE EXCAVATION SHALL EXTEND AT 1H:1V (FROM THE WALL BASE UNIT) IN FRONT OF THE WALL FACE AND AT LEAST AS FAR BEHIND THE WALL AS THE LONGEST GEOGRID LENGTH.
4. THE OWNER'S SITE REPRESENTATIVE SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPAKTED, STRUCTURAL-GRADE SAND & GRAVEL OR 3/4" CRUSHED STONE, MINIMUM 8" DEPTH. A THIN PAD (MAX. 3" THICK) OF <500 psf UNREINFORCED CONCRETE MAY BE SUBSTITUTED. IN ANY CASE THE SUBGRADE MUST BE COMPAKTED PRIOR TO PLACING THE LEVELING PAD.
6. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE AS INDICATED ON THE WALL FACE DRAWING(S).
7. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS, ESPECIALLY WITH REGARDS TO LEVELING OF BLOCKS AND BASE.
8. ALL FILL INSTALLED WITHIN THE BLOCK CORES AND FROM THE BACK OF BLOCK TO 1' PAST THE END OF THE GEOGRID SHALL BE WASHED. 3/4" CRUSHED STONE COMPACTED IN LIFTS EQUAL TO THE HEIGHT OF THE BLOCKS. A FILTER FABRIC (MIRAFI 140n OR EQUAL) SHALL ENCASE THE ENTIRE REINFORCED ZONE TO PREVENT MIGRATION OF FINES INTO THE ZONE.
9. WHERE PERFORATED HDPE DRAINS ARE USED, PROVIDE OUTLETS AT THE ENDS OF THE WALL AND AT 20' INTERVALS.
10. BACKFILL AND COMPACT THE FILL MATERIAL BEHIND THE WALL AS THE WALL IS INSTALLED. LIFTS SHOULD BE EQUAL TO BLOCK HEIGHT (MAXIMUM). WHERE BLOCK IS BELOW GRADE FILL SHALL BE BROUGHT UP FRONT AND BACK AT THE SAME TIME.
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE OWNER'S SITE REPRESENTATIVE.
12. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY (92% MODIFIED, ASTM D-1557) OF THE FILL MATERIAL.
13. GEOGRID CUT LENGTHS AS SHOWN ON THE WALL FACE DRAWING(S) ARE MEASURED FROM THE FRONT FACE OF THE WALL.
14. ROLL GEOGRID OUT FROM THE WALL FACE AND PULL GEOGRID TIGHT PRIOR TO BACKFILLING.
15. THE PREFERRED LOCATION FOR GUARDRAIL/FENCE INSTALLATION IS BEYOND THE LENGTH OF THE GEOGRID. WHERE THIS CANNOT BE ACCOMPLISHED, THE FOLLOWING ALTERNATIVES ARE AVAILABLE:

ALTERNATIVE #1: FOR FENCE POSTS LOCATED LESS THAN 3 FEET FROM THE REAR OF THE WALL BLOCK USE THE "SLEEVE-IT" FENCE POST INSTALLATION SYSTEM (www.geogrid.com). THIS PROCEDURE INVOLVES THE USE OF THE "SLEEVE-IT" POST RISER AND SUPPORT STRUTS AND IS INSTALLED WHEN THE WALL IS APPROX. 24" BELOW ITS FINISHED GRADE.

ALTERNATIVE #2:
A. FOR GUARDRAILS/FENCES INSTALLED WHERE GEOGRID IS LESS THAN 19" FROM THE SURFACE, THE SOIL ABOVE THE GEOGRID IS TO BE EXCAVATED AND THE GEOGRID HAND-CUT. THE HOLE CUT IN THE GRID IS TO BE JUST LARGE ENOUGH FOR THE POST INSTALLATION. IF THE POST EXTENDS THROUGH FURTHER GRID LAYERS, IT MAY BE DRIVEN THROUGH ADDITIONAL LAYERS, PROVIDED THE DRIVEN END IS TAPERED IN SOME FORM TO PROVIDE A POINT. SQUARE-EDGE POSTS SHALL NOT BE DRIVEN THROUGH GEOGRID LAYERS. DRIVING WOOD POSTS IN CLOSE PROXIMITY TO THE REAR OF THE WALL MAY PUSH THE WALL FACE OUTWARD DUE TO DISPLACED SOIL;

B. FOR GUARDRAILS/FENCES INSTALLED WHERE GEOGRID IS MORE THAN 19" FROM THE SURFACE, THE POST MAY BE DRIVEN THROUGH THE GRID LAYER(S), PROVIDED THE DRIVEN END IS TAPERED IN SOME FORM TO PROVIDE A POINT. SQUARE-EDGE POSTS SHALL NOT BE DRIVEN THROUGH GEOGRID LAYERS. DRIVING WOOD POSTS IN CLOSE PROXIMITY TO THE REAR OF THE WALL MAY PUSH THE WALL FACE OUTWARD DUE TO DISPLACED SOIL;

AUGERING OF POST HOLES IS ACCEPTABLE, PROVIDED GEOGRID LAYERS WITHIN 19" OF THE SURFACE ARE HAND-CUT PRIOR TO AUGERING THE HOLE.

IF THE POSTS ARE TO BE SLEEVED AND SET IN CONCRETE, ALL GRID LAYERS MUST BE HAND CUT, WITH THE CUT HOLES JUST LARGE ENOUGH TO PROVIDE ROOM FOR THE SLEEVE. USE OF A HAND-OPERATED POST-HOLE SHOVEL TO CUT THROUGH GEOGRID IS ACCEPTABLE FOR GRID LAYERS DEEPER THAN 15" FROM THE SURFACE.

THE PREFERRED MINIMUM DISTANCE FROM THE BACK OF THE WALL TO A GUARDRAIL POST IS 2 FEET, UTILIZING A 6-FOOT POST DEPTH. IF THE GUARDRAIL MUST BE CLOSER THAN 2 FEET FROM THE BACK OF THE WALL, SIGNIFICANTLY DEEPER POST DEPTHS AND/OR ALTERNATIVE METHODS OF INSTALLATION MAY BE REQUIRED.

EVALUATION OF THE STRUCTURAL CAPABILITIES OF ANY GUARDRAIL OR FENCE SYSTEM INSTALLED AT THIS SITE WAS NOT PART OF THIS DESIGN.

16. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL AND AWAY FROM THE WALL DURING CONSTRUCTION. DO NOT CONSTRUCT SWALE BEHIND WALLS AS PART OF FINISHED CONSTRUCTION. GRADE TO ALLOW WATER TO FLOW OVER WALL FACE (OR TO A POINT MORE THAN 10 FEET BEYOND THE LONGEST GEOGRID LENGTH).

17. TURF, OR SOME ACCEPTABLE FORM OF SOIL EROSION PROTECTION, SHOULD BE ESTABLISHED AT THE TOP OF THE WALL (WHERE REQUIRED) BY THE LANDSCAPE CONTRACTOR AS SOON AS THE WALL IS COMPLETED.

18. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD BY THE OWNER'S SITE REPRESENTATIVE.

19. RECOMMENDED COMPACTION EQUIPMENT WITHIN 15 FEET OF THE BACK OF THE WALL IS AS FOLLOWS:
0 - 4 FEET: HAND TAMP OR VIBRATORY PLATE COMPACTOR
4 - 15 FEET: NOTHING LARGER THAN TWO-DRUM, WALK-BEHIND VIBRATORY ROLLER
(LARGER ROLLERS CAN BE USED STATICALLY, PROVIDED LIFT SIZE DOES NOT COMPROMISE ACHIEVEMENT OF NECESSARY COMPACTION RATES.)

20. WHERE CATCH BASINS ARE PLACED IN CLOSE PROXIMITY TO THE WALL, THE CONTRACTOR SHOULD CONSIDER THE USE OF ECCENTRIC CONES IN ORDER TO MINIMIZE THE POSSIBLE IMPACT OF THE STRUCTURE ON THE WALL AND THE GEOGRID LAYERS.

21. ANY PLANTINGS SET BEHIND THE WALLS SHALL BE PLACED WITHOUT CUTTING OF THE GEOGRID REINFORCEMENT LAYERS. THIS CAN BE ACCOMPLISHED BY SETTING PLANTINGS ABOVE THE GEOGRID LAYERS OR BEYOND THE LIMITS OF THE GEOGRID LAYERS.

22. WHERE ANGLES IN THE RETAINING WALL ARE SHOWN, THE CONTRACTOR MAY CHOOSE TO CONSTRUCT THE WALL USING A CURVED FACE (AS DETAILED ON SHEET 1) AS OPPOSED TO THE SHARP ANGLE DEPICTED IN THE PLAN VIEW DRAWING. CURVES IN SEGMENTAL RETAINING WALLS REQUIRE LESS CUTTING OF BLOCK DURING CONSTRUCTION. USE OF CURVES IN PLACE OF SHARP ANGLES MUST BE APPROVED BY THE OWNER'S SITE REPRESENTATIVE.

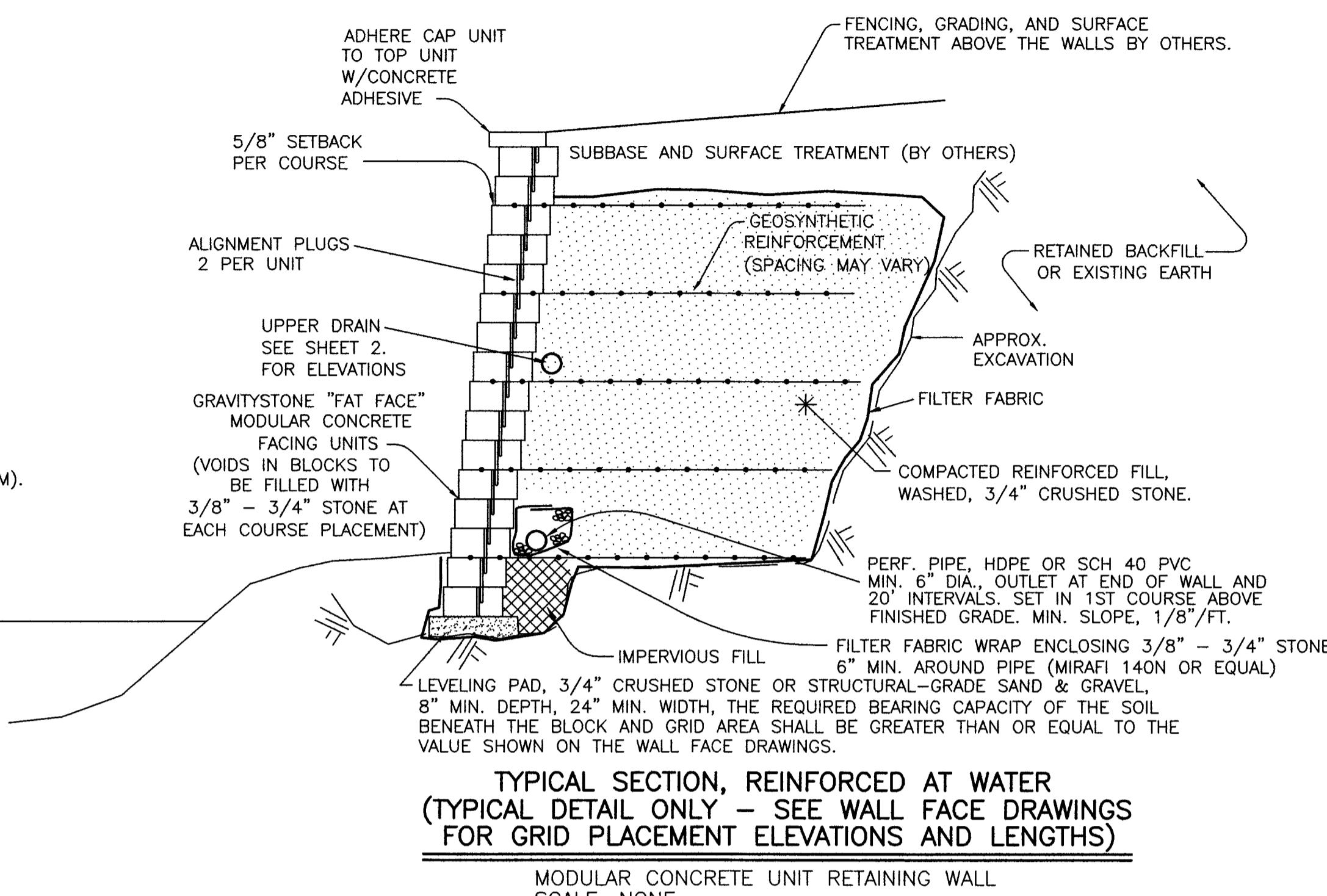
WHERE ANGLES ARE TO BE USED THE ANGLE SHOULD BE CONSTRUCTED BY OVERLAPPING ALTERNATING COURSES TO MAINTAIN THE BOND PATTERN. MITRE-CUTTING THE CORNERS IS NOT ACCEPTABLE.

23. FOR PIPES WHICH OUTLET THROUGH THE WALL, THE SPACE NEEDED TO SQUARE-OFF THE PIPE TO THE WALL MAY BE FILLED WITH NON-SHRINK MORTAR. BLOCKS CUT TO SIZE OR OTHER APPROVED SEALANT METHOD TO PREVENT MIGRATION OF FINES THROUGH GAPS AROUND THE PIPE. A GRANITE OR CONCRETE LINTEL IS AN APPROVED METHOD OF SPANNING THE PIPE FOR SUPPORT OF THE WALL ABOVE.

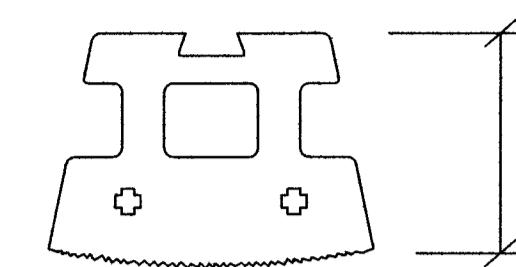
24. ANY UTILITY LINE HAVING A DIAMETER GREATER THAN 4" AND PASSING UNDER A RETAINING WALL MUST HAVE A MINIMUM CLEARANCE OF 24" BETWEEN THE WALL BASE COURSE AND THE CROWN OF THE UTILITY LINE. WHERE THIS MINIMUM CLEARANCE CANNOT BE ACHIEVED, A GRANITE OR CONCRETE HEADER SHALL BE INSTALLED OVER THE PIPE. THIS HEADER SHALL EXTEND AT LEAST 24" BEYOND BOTH SIDES OF THE PIPE, RUNNING ALONG THE WALL BASE. THE HEADER SHALL BE AT LEAST 12" DEEP (TO MATCH THE WALL DEPTH) AND BE CENTERED BENEATH THE WALL BASE. THE HEADER SHALL BE AT LEAST 8" IN HEIGHT.

25. THE LOCATIONS, SIZES AND HEADWALL CONFIGURATIONS OF ANY PIPE/CULVERT SHOWN ON THESE DRAWINGS WERE TAKEN FROM INFORMATION SUPPLIED BY OTHERS. THE CONTRACTOR SHALL REFER TO DRAWINGS PREPARED BY THE SITE DESIGN ENGINEER FOR SPECIFIC SIZE, LOCATION AND CONFIGURATION INFORMATION OF ALL SITE UTILITIES.

26. THESE WALLS HAVE BEEN DESIGNED WITH CONSIDERATION OF SEISMIC LOADINGS.



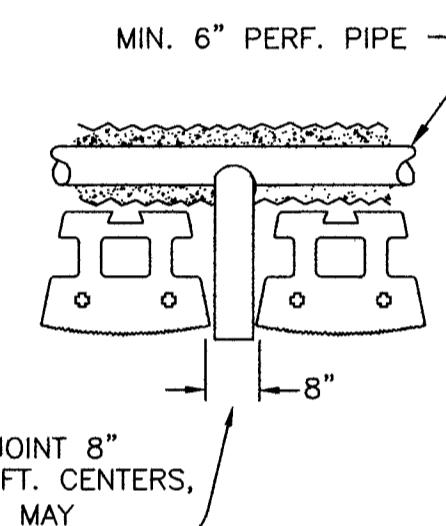
"FAT FACE" BLOCK



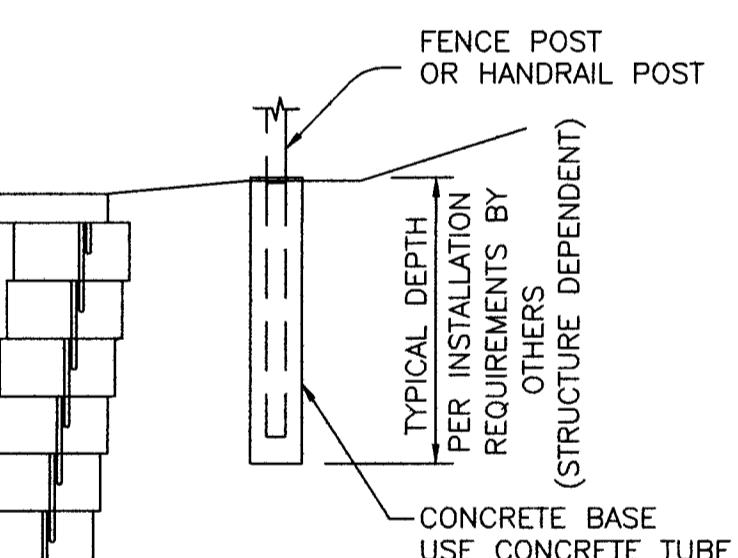
TYPICAL UNIT
UNIT DIMENSIONS
(NOT TO SCALE)

GENERAL NOTES FOR CAPPING:

1. CAPS SHALL BE PLACED AS REQUIRED BY CONTRACT.
2. CAPS SHALL BE ADHERED TO WALL USING CONCRETE ADHESIVE.
3. WHEN CUTTING CAP UNIT FOR WALL END, DO NOT USE A CAP SECTION LESS THAN 6" WIDE.
4. CAPS MAY BE PLACED FLUSH OR WITH A 1/2" TO 3/4" OVERHANG ON TOP OF WALL.



DRAIN DETAIL - TYPICAL
WALLS OVER 4'
(NOT TO SCALE)

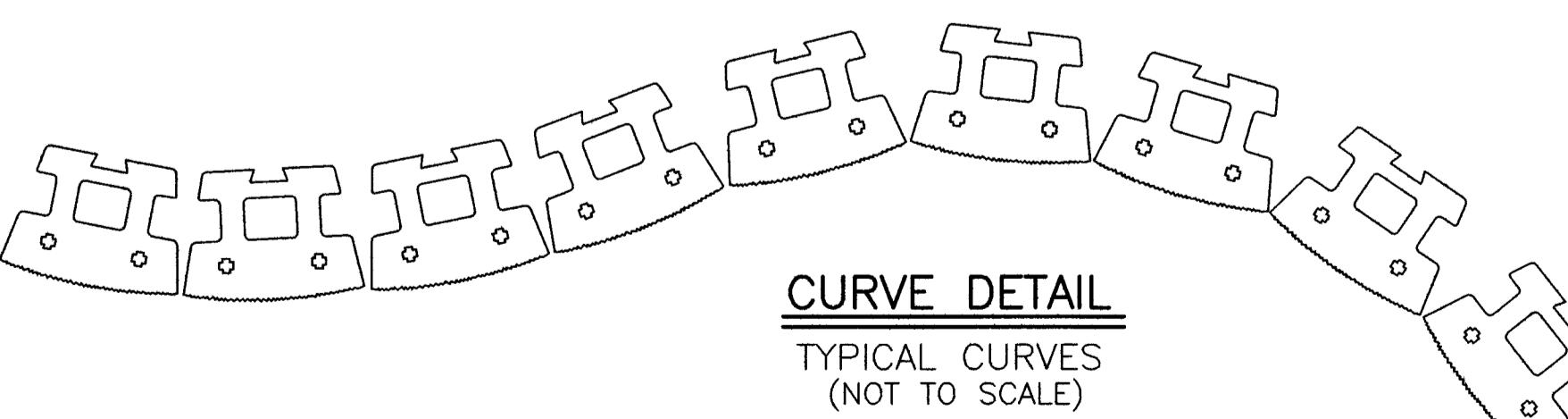


POST DETAIL 1
TYPICAL HANDRAIL, FENCE OR GUARDRAIL POST
(UNLESS SLEEVE-IT PRODUCTS ARE USED)
(NOT TO SCALE)

NOTE: FORCING SQUARE-EDGED POSTS THROUGH GEOGRID LAYERS MAY JEOPARDIZE THE INTEGRITY OF THE WALL SYSTEM. SEE NOTE 15, THIS SHEET, FOR POST INSTALLATION GUIDELINES.

MINIMUM FACTORS OF SAFETY REINFORCED WALL	
OVERTURNING	2.0
SLIDING	1.5
GEOGRID PULLOUT	1.5
BEARING CAPACITY	2.0
INTERNAL COMPOUND STABILITY	1.3

A GLOBAL STABILITY ANALYSIS WAS NOT PERFORMED FOR THE WALLS SHOWN ON THESE PLANS.



TYPICAL CURVES
(NOT TO SCALE)

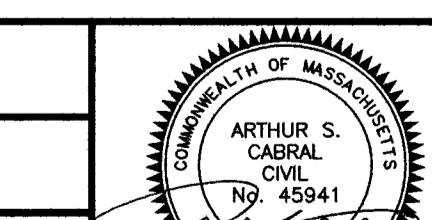
NOTE: THIS DRAWING WAS PREPARED FOR USE WITH THE GRAVITYSTONE "FAT FACE" (TM) RETAINING WALL SYSTEM AS MANUFACTURED BY IDEAL CONCRETE BLOCK (TEL: 1-978-692-3076)

CLIENT: MACDONALD DEVELOPMENT INC.
10 MAIN STREET, MAYNARD, MASSACHUSETTS 01754

PROJECT: PROPOSED MSE RETAINING WALL
115 MAIN STREET, MAYNARD, MASSACHUSETTS

SHEET TITLE: GENERAL NOTES AND DETAILS

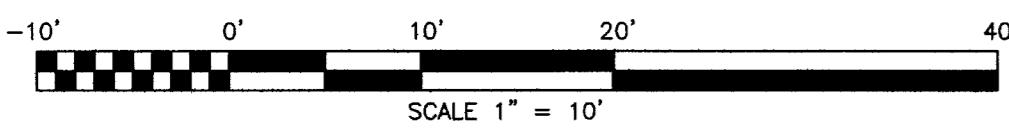
DATE: JULY 18, 2022
PROJECT No.: 22-058
SCALE: AS SHOWN



7-18-22
SHEET 1 OF 2

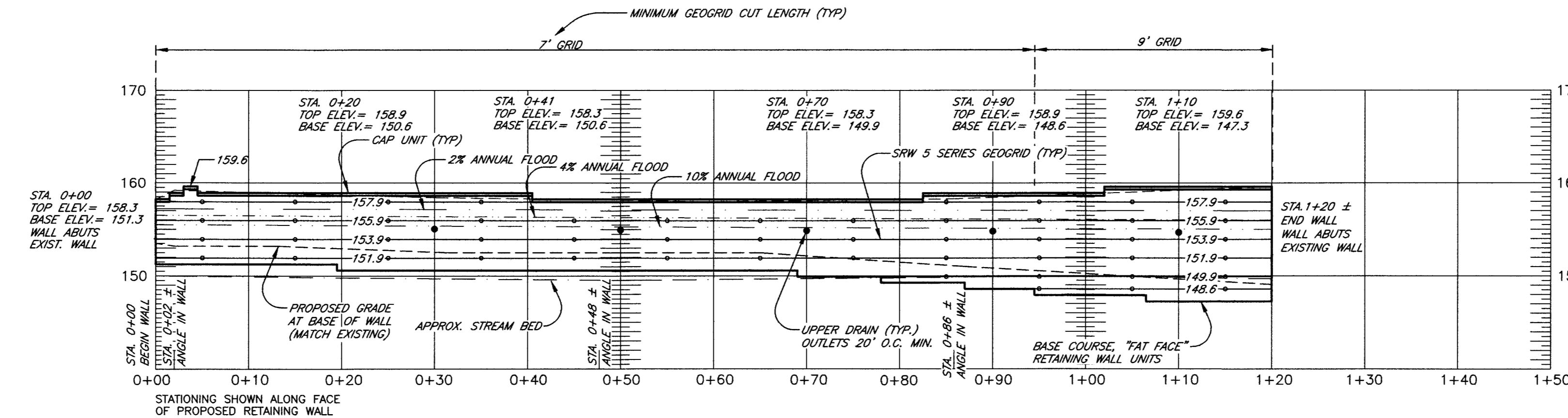
COWEESET ENGINEERING

77 WALNUT STREET, WEST BRIDGEWATER MA - TEL: 508-427-0065, FAX: 508-427-0068



DESIGN ASSUMPTIONS - SLOPE ABOVE WALL = LEVEL, SLOPE BELOW WALL VARIES, 250 psf LIVE LOAD, NO DEAD LOAD, MAXIMUM BEARING PRESSURE = 2000 psf

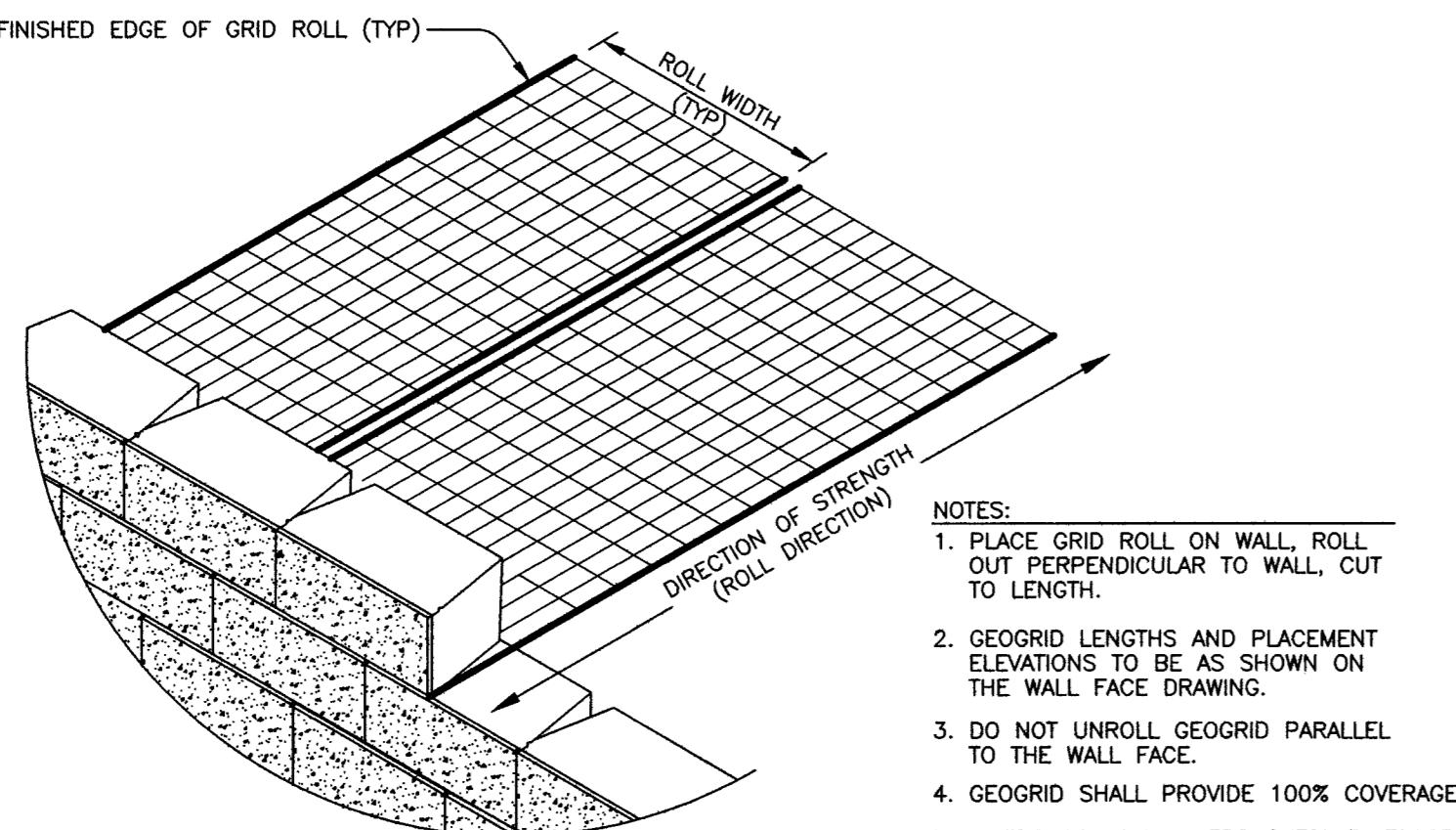
REFER TO NOTES AND DETAILS ON ALL SHEETS OF THIS SET.



WALL FACE DRAWING

SCALE: 1" = 10'

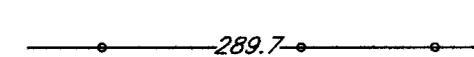
NOTE : 1% ANNUAL FLOOD IS AT ELEVATION 160.0. SITE WILL BE FLOODED



GEOSYNTHETIC INSTALLATION DETAIL
FOR USE WITH UNIDIRECTIONAL GRIDS

FOR USE WITH UNIDIRECTIONAL GRID
NOT TO SCALE

LEGEND:

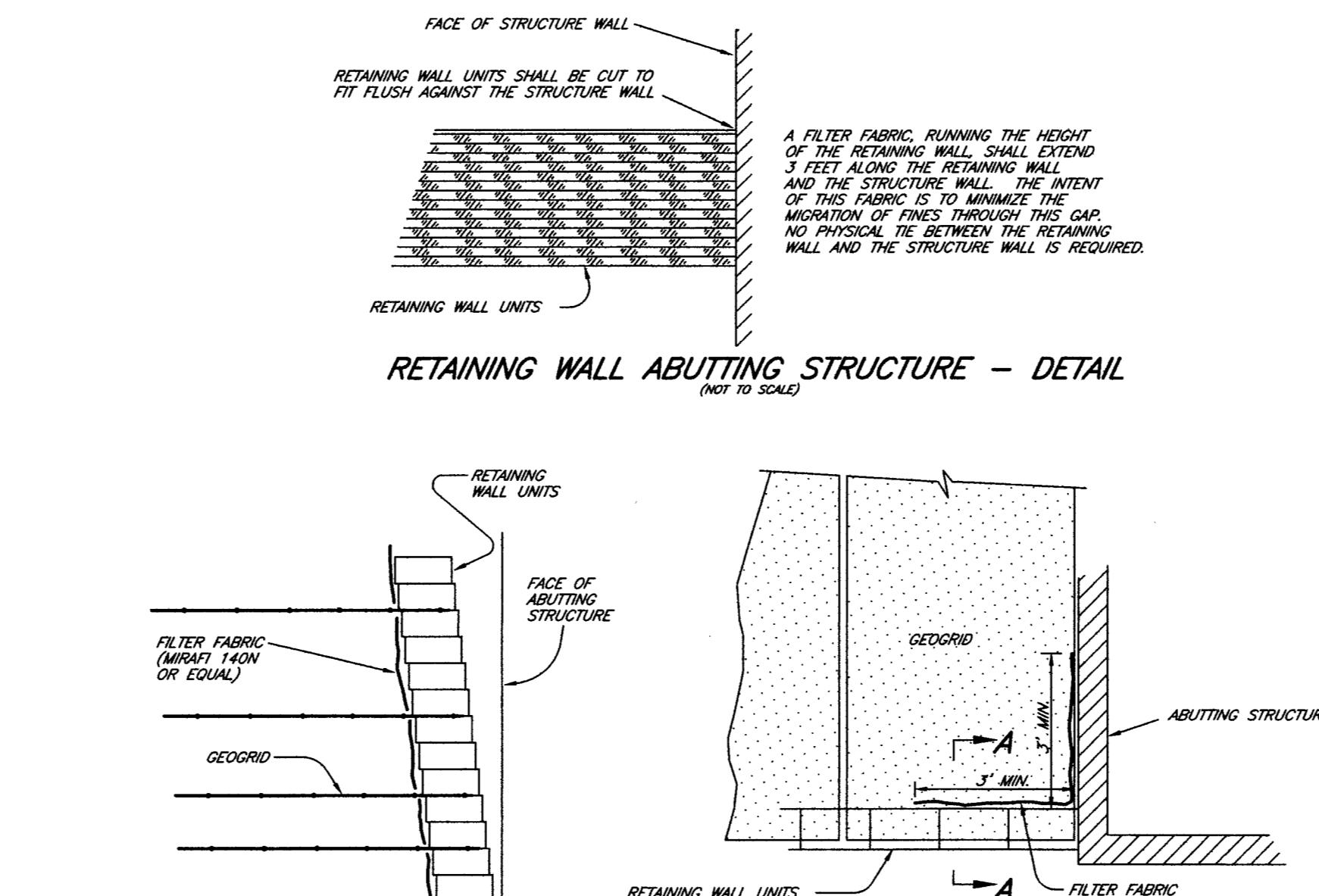


GEOGRID LAYER (SRW 5 SERIES) WITH ELEVATION

NOTES:

NOTES:

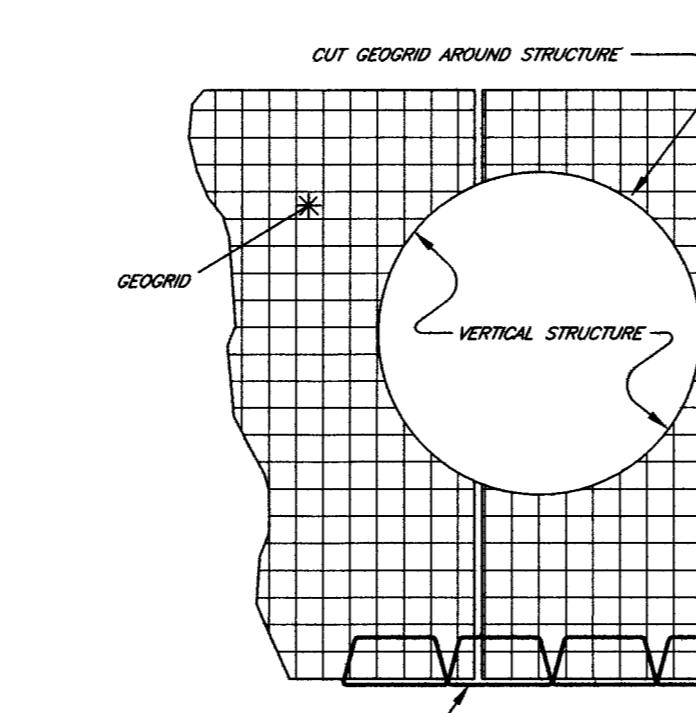
1. THIS SHEET IS PART OF A SET PREPARED SPECIFICALLY FOR THE WALL(S) AT THIS SITE. ALL OF THE DRAWINGS IN THE SET SHALL BE USED WHEN INSTALLING THESE WALLS. CONTACT THE DESIGN ENGINEER PRIOR TO INSTALLING IF ANY SHEETS ARE MISSING.
2. THE WALL(S) SHOWN IN THIS SET ARE BASED ON THE FOLLOWING PLAN(S) PROVIDED BY OTHERS:
GRADING & DRAINAGE PLAN, 115 MAIN STREET, MAYNARD, MA, UNDATED "NOTICE OF INTENT" BY LAND DESIGN COLLABORATIVE SHEET 25P, FLOOD PROFILES, ASSABET RIVER, BY FEMA
THE CONTRACTOR SHALL REFER TO DRAWINGS PREPARED BY THE SITE DESIGNER FOR SPECIFIC SIZE, LOCATION, AND CONFIGURATION INFORMATION OF ALL SITE UTILITIES AND STRUCTURES. COWEESET ENGINEERING IS NOT RESPONSIBLE FOR ANY ERRORS OR CONFLICTS CAUSED IF THE SOURCE DRAWINGS REFERENCED ABOVE ARE NOT THE MOST RECENT VERSION.
3. REFER TO NOTES AND DETAILS ON ALL SHEETS OF THIS SET.
4. IF CONDITIONS ON SITE ARE DIFFERENT THAN THOSE IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE WALL(S).
5. THE CONTRACTOR SHALL NOTIFY DIG-SAFE AT 811 PRIOR TO THE START OF EXCAVATION FOR THE WALL BASE OR REINFORCED SOIL AREA.
6. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND MAINTAINING ALL EXCAVATIONS IN A SAFE CONDITION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
7. ANY SUBSTITUTION FOR THE GEOGRID SHOWN ON THESE PLANS MUST BE APPROVED IN ADVANCE BY COWEESET ENGINEERING.
8. AREA AROUND ENDS OF WALL MAY BE GRADED TO PROVIDE A SMOOTH TRANSITION OR THE WALL MAY BE RETURNED INTO GRADE IN A MANNER TO PREVENT EROSION AROUND THE END OF THE WALL.
9. LOCATION OF THE WALL ON THE SITE AND COMPLIANCE WITH LOCAL REQUIREMENTS (SETBACKS, WALL HEIGHTS ETC.) FOR THIS PROJECT ARE NOT THE RESPONSIBILITY OF COWEESET ENGINEERING.
10. THESE PLANS ARE APPLICABLE TO AND MAY ONLY BE UTILIZED FOR CONSTRUCTION OF THE SPECIFIC WALLS SHOWN ON THE WALL FACE DRAWINGS, ON THIS SITE, IN CONJUNCTION WITH THE REFERENCED VERSION OF THE SOURCE PLANS.
11. CONTRACTOR SHALL TEMPORARILY REMOVE THE EXISTING BOULDER WALL DURING EXCAVATION FOR THE PROPOSED WALL BASE AND REINSTALL THE BOULDERS ALONG THE FACE OF THE WALL ON TOP OF THE RESTORED FINISHED GRADE.
12. WHEN COWEESET ENGINEERING IS REQUIRED TO INSPECT THE WALLS, THE INITIAL INSPECTION WILL BE AFTER THE BASE IS EXCAVATED AND BEFORE THE FIRST LAYER OF GEOGRID HAS BEEN BACKFILLED. SUBSEQUENT INSPECTIONS WILL BE PERFORMED BASED ON THE PROGRESS OF THE CONSTRUCTION AND OBSERVATIONS MADE DURING EACH VISIT. NO CERTIFICATIONS WILL BE PROVIDED IF INSPECTIONS ARE NOT PERFORMED. CONTACT COWEESET ENGINEERING WITH ANY QUESTIONS.



SECTION A-A

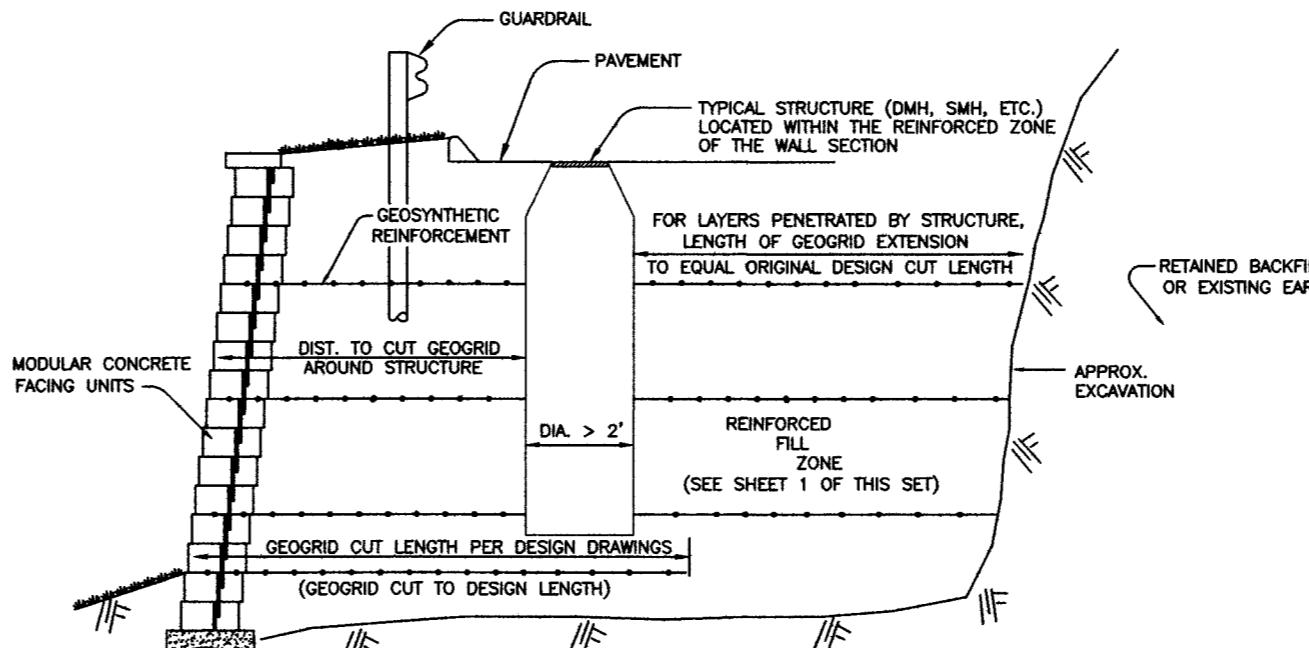
*RETAINING WALL ABUTTING STRUCTURE
PLAN VIEW*

NOTE: THE INTENT OF THIS DETAIL IS TO SHOW THE PLACEMENT OF FILTER FABRIC ALONG THE GAP BETWEEN THE RETAINING WALL AND AN ABUTTING STRUCTURE. AS SUCH, IT MAY NOT BE "SITE SPECIFIC" IN ITS LAYOUT, BUT ALL NECESSARY INFORMATION IS SHOWN WHICH WILL ALLOW FOR THE CONTROL OF SOIL MIGRATION AT AN INTERFACE OF A RETAINING WALL AND AN ABUTTING STRUCTURE.

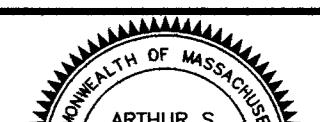


GEOGRID AROUND STRUCTURES

BEHIND WALL



NOTE: THIS DRAWING WAS PREPARED FOR USE WITH THE GRAVITYSTONE "FAT FACE" (TM) RETAINING WALL SYSTEM AS MANUFACTURED BY IDEAL CONCRETE BLOCK CO. (TEL: 1-978-692-3076)

CLIENT:	MACDONALD DEVELOPMENT INC. 10 MAIN STREET, MAYNARD, MASSACHUSETTS 021754		
PROJECT:	PROPOSED MSE RETAINING WALL 115 MAIN STREET, MAYNARD, MASSACHUSETTS		
SHEET TITLE:	DETAILS, NOTES, ORIENTATION PLAN AND WALL FACE DRAWING		
DATE:	PROJECT No.:	SCALE:	
JULY 18, 2022	22-058	AS SHOWN	7-18-22
SHEET 2 OF 2			

COWEESET ENGINEERING

77 WALNUT STREET, WEST BRIDGEWATER MA - TEL: 508-427-0065, FAX: 508-427-0068

PLANT LIST

Qty	Botanical Name	Common Name	Size	Condition
<u>Trees</u>				
1	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	2-3" cal.	B&B
3	<i>Cercidiphyllum japonicum</i>	Katsura Tree	2-3" cal	B&B
2	<i>Platanus x acer</i> . 'Bloodgood'	Bloodgood London Planetree	2-3" cal	B&B
3	<i>Tilia cordata</i>	Littleleaf Linden	2-3" cal	B&B
<u>Shrubs</u>				
12	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	18-24"	pots
17	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	18-24"	pots
26	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry Holly	18-24"	pots
4	I.v. 'Jim Dandy'	Jim Dandy Winterberry Holly	18-24"	pots
74	<i>Rhus aromatica</i> 'Grow-Lo'	Grow-Lo Fragrant Sumac	15-18"	pots
13	<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	24-30"	pots
<u>Perennials</u>				
32	<i>Asclepias tuberosa</i>	Butterfly weed	1 gal	pots
39	<i>Echinacea purp.</i> 'Magnus'	Magnus Coneflower	1 gal	pots
52	<i>Rudbeckia fulg.</i> 'Goldsturm'	Black-eyed Susan	1 gal	pots

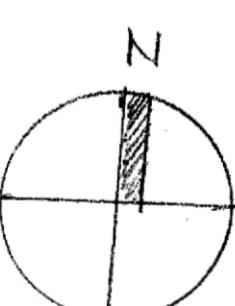
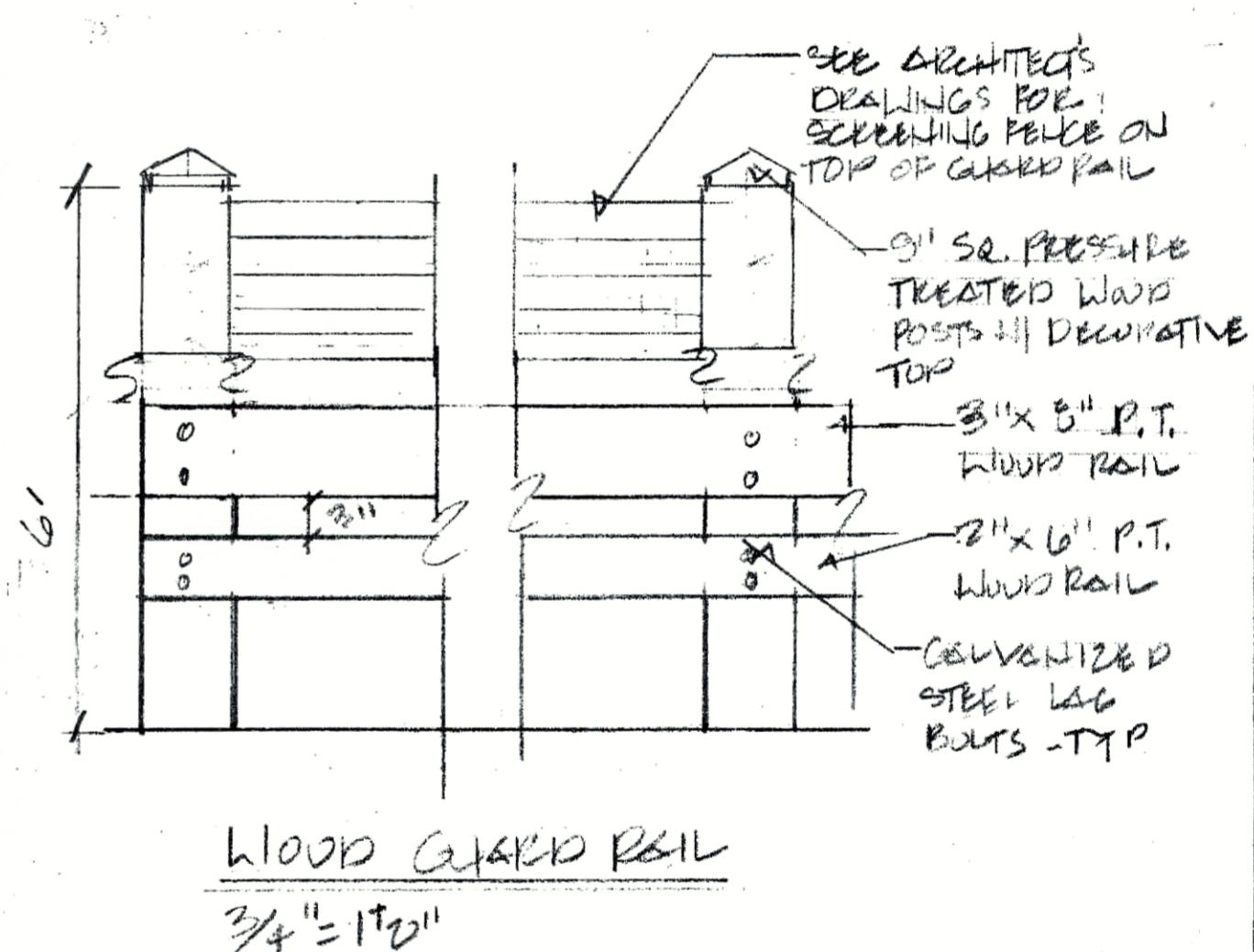


LEGEND

— — PL — —	PROPERTY LINE
— — — — —	EROSION CONTROL
	WALL
□ o o o	ROTUNDO ALONG RIVER
	WOOD GUARD RAIL
	BRICK PAVING - HERRINGBONE PATTERN
	PROPOSED STREET LIGHT
	PERENNIALS
	EXISTING TREE
	PROPOSED TREE OR SHRUB
— — 100 — —	EXISTING CONTOUR
- + 100 + -	PROPOSED CONTOUR

NOTES

1. See engineering plans for all layout and grading.
2. See Architectural plans for building layout and design.
3. Benches to be 6' Arched back Benches, Northgate, Black Onyx as available from treetopproducts.com/northgate-bench-with-arched-back
4. Picnic tables to be 46" Square Pedestal Tables, Northgate, Black to match benches as available from www.treetopproducts.com/northgate-picnic-table
5. Bike rack to be steel, powder coated black, Icon hitch as available from Dero.com
6. Wood guard rail to be Guard Rail 4 as available from Burns Fencing, 14 Rochester St., Maine 04092 or approved equal.
7. Brick pavers to be Belgard/Old York/Fanueil Hall as available from belgard.com



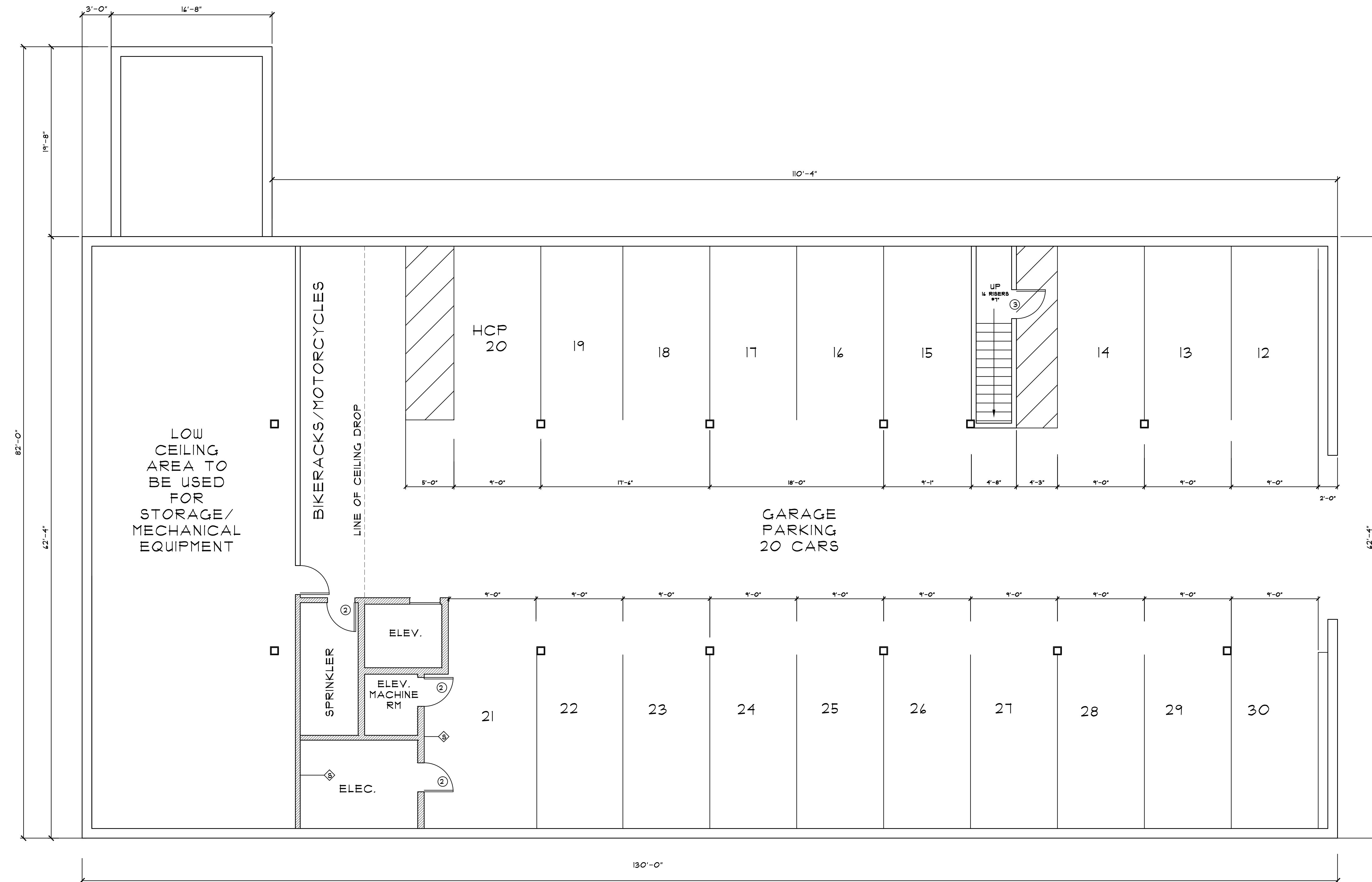
Promenade

115 Main Street
Maynard, Massachusetts

Landscape Plan

March 5, 2020 REV. DEC. 10, 2020
REV. FEBRUARY 19, 2021, REV. JUNE 23, 2023
REV. AUG. 1, 2023
ELIZABETH HANNA MORSS

ELIZABETH HANNA MOR
LANDSCAPE ARCHITECT
34 DRUM HILL ROAD
CONCORD, MASSACHUSETTS 01742
TEL. 978-807-5812 FAX 978-369-8633
EMAIL: emorss@comcast.net



GARAGE FLOOR PLAN

PARKING 19 CARS

3/16" = 1'-0"

Drawn: PJK Check:

Job No: 18009 Scale: 3/16" = 1'-0"

GARAGE FLOOR

Title: **PLAN**

A - |

ENRON

MACDONALD DEVELOPMENT INC.
115 MAIN STREET, MAYNARD, MA
MAYNARD SQUARE