

CONSTRUCTION NOTES

GENERAL
1) PROPERTY LINES SHOWN HEREON ARE COMPILED FROM VARIOUS SOURCES WHICH INCLUDE PLANS OF RECORD AND AN ON-THE-GROUND SURVEY BY WHITMAN AND BINGHAM ASSOCIATES, LLC.

2) TOPOGRAPHY SHOWN ON THESE PLANS IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY WHITMAN & BINGHAM ASSOCIATES, LLC. DURING AUGUST 1999. ANY ALTERATIONS TO THE TOPOGRAPHY AFTER THIS DATE MAY NOT BE REFLECTED ON THIS PLAN. ALL ELEVATIONS REFER TO NGVD OF 1929.

3) UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS D.P.W. SPECIFICATIONS OF HIGHWAYS AND BRIDGES AS LAST REVISED, THE TOWN OF LUNENBURG PUBLIC WORKS DEPT. AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

4) *** D I G S A F E N O T E *** IN ACCORDANCE WITH MGL CH 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) OR CALL "DIG SAFE" AT 811.

5) EXISTING UTILITY ELEVATIONS AND LOCATIONS SHOWN SHALL BE CONSIDERED APPROXIMATE ONLY. ALL UTILITY ELEVATIONS AND LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REPAIRED/REPLACED AS NECESSARY IF DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AS SOON AS POSSIBLE.

6) RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY, AT NO ADDITIONAL COST TO THE OWNER.

7) ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOADED AND SEEDED AS SOON AS POSSIBLE FOR STABILIZATION AND TO PREVENT EROSION. SLOPES OF 2:1 AND STEEPER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.

8) TEST PITS SHALL BE PERFORMED IN THE AREAS WHERE CROSSING EXISTING UTILITIES IS TO BE PERFORMED PRIOR TO CONSTRUCTION TO VERIFY UTILITY DEPTHS. ADDITIONAL TEST PITS IN OTHER AREAS MAY BE REQUIRED AS DIRECTED BY ENGINEER OR LOCAL APPROVING AUTHORITY. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AT TIME OF TEST PITS.

9) ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.
10) ANY DEVIATIONS I.E. "FIELD CHANGES" FROM THE DESIGN PLANS MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED THROUGH THEIR RESPECTIVE OFFICE(S) PRIOR TO CONSTRUCTION. WHITMAN & BINGHAM ASSOCIATES, LLC ASSUMES NO LIABILITY OR RESPONSIBILITY WHATSOEVER FOR WORK COMPLETED WITHOUT REGARD TO THE ABOVE REQUIRED "FIELD CHANGE" PROCEDURE.

11) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCES THAT MAY BE REQUIRED ON THIS PROJECT. ALL ORDERS OF CONDITIONS, STREET OPENING REQUIREMENTS, AND OTHER REQUIREMENTS UNDER PERMITTING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

12) THESE PLANS CONTAINED HEREIN SHALL SUPERSEDE ANY AND ALL PREVIOUS DESIGNS PREVIOUSLY PREPARED FOR THE SUBJECT SITE.

13) DAILY AND PROPER MAINTENANCE OF ALL DITCHES AND EXCAVATIONS ARE REQUIRED. TEMPORARY AND PERMANENT PATCH PER SPECIFICATIONS AND THESE PLANS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UNDER NO CIRCUMSTANCES. ANY EXCAVATION OR DITCH SHALL BE LEFT UNCOVERED, NOT PROPERLY PATCHED, LEFT NOT MAINTAINED OR IN IMPROPER SURFACE CONDITION.

14) DURING SITE CONSTRUCTION BASINS SHALL BE USED AS SEDIMENTATION BASINS. EXCAVATE BASINS TO WITHIN ONE FOOT OF FINAL BOTTOM ELEVATION. DURING CONSTRUCTION THE SEDIMENTATION BASINS SHALL RECEIVE PERIODIC MAINTENANCE TO REMOVE DEPOSITED SILTS AND DEBRIS TO INSURE PROPER DRAINAGE AND SETTLING OF PARTICULATE MATTER. ONCE ROAD CONSTRUCTION IS COMPLETED THE BASIN BOTTOMS SHALL BE EXCAVATED TO FINISH BOTTOM ELEVATIONS.

15) ALL EXCESS MATERIALS I.E. SOIL, LEDGE, WATER, AND GENERAL DEBRIS, WILL BE REMOVED AND DISPOSED BY THE CONTRACTOR OFF SITE AT THE CONTRACTOR'S EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

16) BORINGS HAVE NOT BEEN DONE TO DETERMINE THE PRESENCE OF LEDGE.

17) PRIOR TO CONSTRUCTION COORDINATE THE NEW GAS MAIN CONNECTION WITH UNITL (FITCHBURG GAS AND ELECTRIC COMPANY).

SEEDING

1) ALL UNSURFACED AREAS ARE TO RECEIVE TOPSOIL, SEED, MULCH AS REQUIRED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

2) SEED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE KENTUCKY 31 FESCUE WITH 57% PURITY AND A GERMINATION OF 90%, FOR QUICK-COVER GRASSES ONLY, ANNUAL RYE GRASS WITH GERMINATION OF 90% SHALL BE USED, UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOR HIGHWAY RIGHT-OF-WAY AREAS, USE D.O.T. APPROVED GRASS ONLY. SEED TO BE APPLIED AT A RATE OF 10 LBS/1000 S.F. WITH MULCH AT A RATE OF 75 LBS PER 1000 S.F. AFTER SEEDING.

ZONING REQUIREMENTS		
RESIDENCE A	LAKE WHALOM OVERLAY DISTRICT	
DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	153,591 S.F.
MIN. LOT FRONTAGE	100'	2,200'
MIN. LOT WIDTH	175'	518'
MIN. FRONT SETBACK	40'	41'
MIN. SIDE SETBACK	15'	N/A
MIN. REAR SETBACK	20'	N/A
MAX. BUILDING HEIGHT	38'	—
PARKING CAPACITY	44	54
PARKING SPACE SIZE	9 x 18	9 x 18
STANDARD	13 x 18	13 x 18
HANDICAP SPACES	1	1

PROPOSED RESIDENTIAL UNITS - 22
DENSITY - 6.5 UNITS PER ACRE

* PARKING REQUIREMENTS

PARKING REQUIREMENT FOR DWELLING UNIT:

2 SPACES PER UNIT

PARKING REQUIRED: 2 SPACES / UNIT X 22 UNITS = 44 SPACES

SITE WORK
1) CONSTRUCTION ACTIVITY MAY TAKE PLACE ONLY DURING HOURS AS SPECIFIED BY THE APPROPRIATE OFFICIAL OF THE TOWN OF LUNENBURG.

2) CAUTION - NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE/MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXISTING UTILITY LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS OR NOT AT NO ADDITIONAL EXPENSE TO OWNER.

3) FILL MATERIAL

- ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILL PLACEMENT.
- PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN LOOSE DEPTH AND COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO DENSITY EQUAL TO ORIGINAL ADJACENT GROUND UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
- GRADE SURFACE TO MATCH ADJACENT GRADES AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES AFTER FILL PLACEMENT AND COMPACTION.
- ROADWAY FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS NOT EXCEEDING 6" IN LOOSE DEPTH AND COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR).

4) FINISH GRADING
GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE OF DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUB GRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUB GRADE ELEVATIONS, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.

5) THE CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEANUP OF THE PROJECT ON A DAILY BASIS AND AT THE COMPLETION OF PRELIMINARY WORK. EXCAVATED AREAS SHALL NOT BE LEFT UNCOVERED OR LEFT TO BE LEFT OPEN OVERNIGHT. CONTRACTOR WILL BE RESPONSIBLE FOR UTILIZED SITES FOR THE SECURING OF THE PROJECT SITE PRIOR TO CEASING WORK IN THAT PARTICULAR SECTION OF THE PROJECT.

6) APPROPRIATE TRAFFIC CONTROL, I.e. SIGNAGE, BARRICADES AND OTHER MEANS WILL BE SUPPLIED BY THE CONTRACTOR AND ACCORDING TO ALL FEDERAL, STATE AND LOCAL AGENCIES AT NO ADDITIONAL COST TO OWNER.

7) UNDER NO CIRCUMSTANCES WILL ANY UTILITY, STRUCTURE, OR REPAIR BE BACK FILLED UNLESS INSPECTOR AND APPROVED BY THE TOWN OF LUNENBURG OR ITS DESIGNATE. THIS WILL NOT RELEASE THE CONTRACTOR FROM ANY RESPONSIBILITY OR LIABILITY AS A RESULT OF PERFORMANCE TESTS THAT ARE REQUIRED AS PART OF THIS PROJECT.

8) DUE TO THE POSSIBILITY OF DEEP TRENCHES, PROPER SHORING AND/OR THE USE OF TRENCH BOXES SHALL BE UTILIZED AS DIRECTED BY LOCAL, STATE, AND/OR FEDERAL REGULATORY AGENCIES TO PROVIDE FOR A SAFE WORKING ENVIRONMENT.

9) ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLAN(S) WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED OR MOVED AS REQUIRED BY THE THE CONTRACTOR (SEE SITE WORK NOTE #2 AND GENERAL NOTE #5), AT NO ADDITIONAL COST TO THE OWNER.

10) ALL DRAINAGE PIPE SHALL BE CORRUGATED EXTERIOR, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE SPECIFIED.

11) USE OF EXPLOSIVES

- COMPLY WITH ALL LAWS, RULES, AND REGULATIONS OF FEDERAL, STATE, AND LOCAL AUTHORITIES AND INSURE WHICH GOVERN STORAGE, USE, MANUFACTURE, SALE, HANDLING, TRANSPORTATION, LICENSING, AND REMEDIATION OF EXPLOSIVES. MAKE SURE ALL PERSONS EMPLOYED FOR THE PROJECT ARE TRAINED TO PERFORM ALL ASPECTS OF THE OPERATION OF THE EXPLOSIVES. OTHER SUBSURFACE STRUCTURES DO NO CONDUCT BLASTING OPERATIONS UNTIL PERSONS IN VICINITY HAVE HAD AMPLE NOTICE AND HAVE REACHED POSITIONS OF SAFETY.
- BLASTING OF ANY ROCK SHALL REQUIRE APPROPRIATE APPROVALS FROM THE TOWN OF LUNENBURG FIRE DEPARTMENT, PLANNING BOARD, BUILDING INSPECTOR, AND/OR OTHER AGENCIES, PRIOR TO COMMENCEMENT OF WORK. FIRE DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BLASTING.
- AT THE DISCRETION OF THE FIRE DEPARTMENT, BLASTING MAY NEED TO BE MONITORED WITH A INDEPENDENTLY SUPERVISED SEISMOGRAPH.
- ALL BLASTED ROCK OR OTHER EXCESS MATERIALS WILL BE REMOVED AND DISPOSED OF PROPERLY EITHER OFF-SITE OR ON-SITE, AT NO ADDITIONAL COST TO THE OWNER.

12) PROTECTIONS

- PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.
 - PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
 - RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
 - CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.
- 13) ALL TOPSOIL SHALL BE STOCKPILED ON SITE IN THE DESIGNATED STOCKPILE AREA PRIOR TO BEING RE-USED ON THE SITE.

NOTES:

1. THE SUBJECT PREMISES IS GRAPHICALLY SITUATED IN THE RESIDENCE A ZONING DISTRICT WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA:	40,000 S.F.
MINIMUM LOT FRONTAGE/WIDTH:	100 FT.
MINIMUM FRONT SETBACK:	40 FT.
MINIMUM SIDE SETBACK:	15 FT.
MINIMUM REAR SETBACK:	20 FT.

REFER TO ZONING BLOCK BELOW.

2. THE SUBJECT PREMISES IS NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 250315 0004B DATED JUNE 15, 1982.

3. DEED REFERENCE: BOOK 3704, PAGE 169-172

GENERAL EROSION CONTROL NOTES

- THE SITE PLAN PERMITS THE REQUIRED SOIL EROSION CONTROL MEASURES THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- NO SEGMENT LEAVES THE CONSTRUCTION SITE PROPERTY.
- ALL SOIL EROSION IS KEPT TO A MINIMUM.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DISTURBED AREAS AT THE EARLIEST TIME POSSIBLE, USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE AS POSSIBLE BUT NO LONGER THAN TWO DAYS. CLEAN AND RESET SILT FENCES WHICH ACCUMULATE SEDIMENT AND OTHER DEBRIS.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION, PREVENTION OR STABILIZATION, BUT THAT SHOW SIGNS OF EROSION. NOTIFY ENGINEER OF ANY SIGNIFICANT EROSION PROBLEMS.
- TEMPORARILY SEED, WITHIN 7 DAYS, ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS WITH TEMPORARY SEED MIX PERMANENTLY SEED ANY AREA WHICH CAN BE LOADED AS SOON AS POSSIBLE WITH PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 30.
- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY DURING BOTTOM OF FENCE IN A TRENCH, REFER TO SILT FENCE DETAILS.
- CONSTRUCTION SEQUENCE AND EROSION CONTROL.
- CONSTRUCTION FABRIC SITUATION FENCE ADJACENT TO WETLANDS AND AS DEPICED.
2. CLEAR AND GRUB TO LIMITS OF CUT AND FILL.
3. CONSTRUCT AND STABILIZE PERMETER SLOPES AND TREATMENT SWALES.
4. CONSTRUCT TEMPORARY SEMENT AND EROSION CONTROL FACILITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS. THE DETENTION AREA SHALL BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION.
5. THE SITE SUBCONTRACTOR SHALL MAINTAIN SEDIMENTATION AND EROSION CONTROL DEVICES THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION.
6. ALL SLOPES GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR COMPLETION.
7. ALL SWALES AND DITCHES WITH SLOPES EXCEEDING 5% SHALL BE TREATED WITH JUTE MATTING.
8. CONSTRUCT PAVED AREAS & ALL SIDE SLOPES AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING, BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
9. CONSTRUCT TEMPORARY DIVERSION CHANNELS AS REQUIRED.
10. CONSTRUCT TEMPORARY BERM, DRAINAGE DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TEMPORARY CONTROL MEASURES WHEN 75% VEGETATION OR COMPLETE STABILIZATION IS ESTABLISHED AND PERMANENT EROSION AND SEDIMENT FACILITIES ARE INSTALLED AND ACCOMPISH FINAL CLEAN UP.
14. ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS OR MULCH.
15. THE LENGTH OF TIME AN AREA CAN BE DISTURBED AND UNSTABILIZED IS 45 DAYS.
16. ALL DITCHES AND SWALES TO STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.

APPROVAL UNDER
SITE PLAN
IS REQUIRED

DATE	
TOWN OF LUNENBURG	
PLANNING BOARD	

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PER ENGINEERING REVIEW COMMENTS	8/18/15	MFP

DRAWN BY:	MFP	CHECKED BY:	BFM
DATE:	7/13/15	SCALE:	NONE
SHEET NUMBER:	7 OF 9	JOB NUMBER:	13334
COMPS:	9087	PLAN NUMBER:	30-D-40
PLAN REF(S):	BY OTHERS	FIELD BOOK REF(S):	BY OTHERS

CONSTRUCTION NOTES
OFF
274 PROSPECT STREET
IN
LUNENBURG, MA

PREPARED FOR:
GREENER LIVING LUXURY HOMES
811 CHASE ROAD
LUNENBURG, MA 01462

