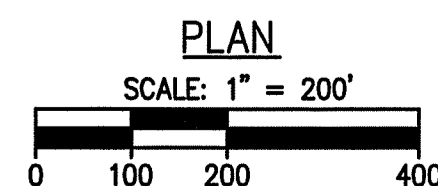


SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT

LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(ASSESSOR'S MAP 13, PARCEL 1000)

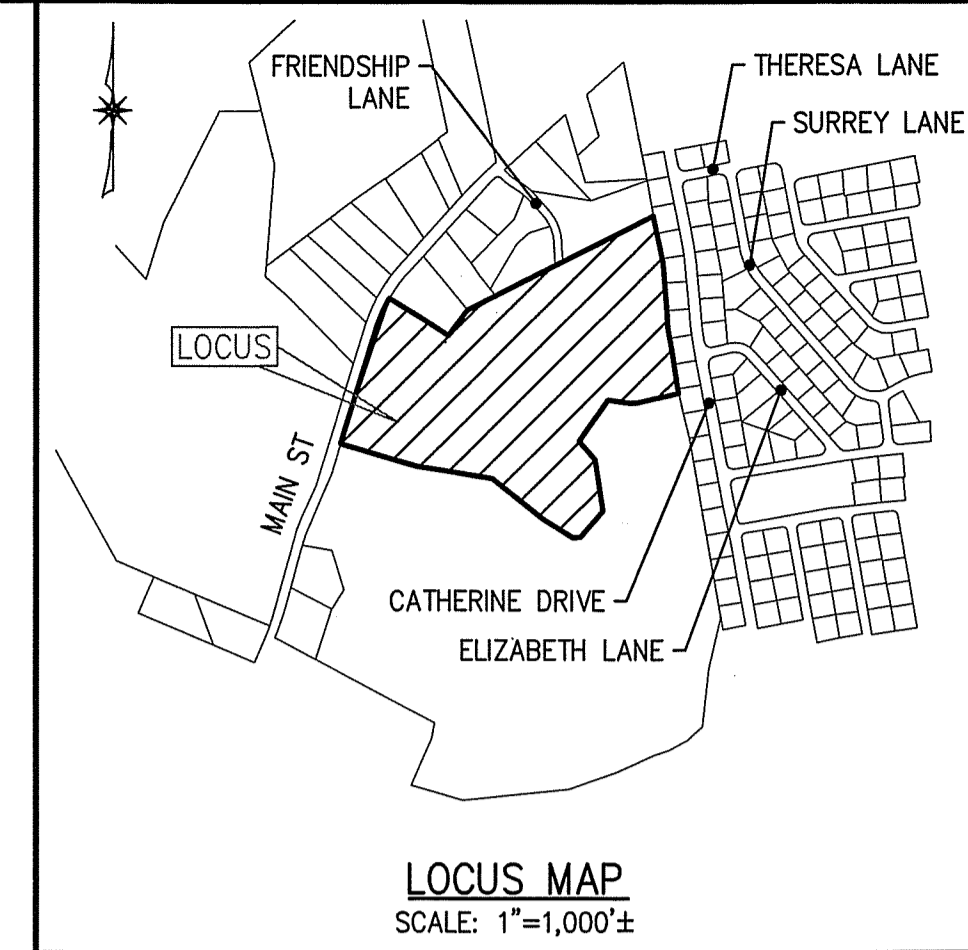
SCHEDULE OF PLAN SET DRAWINGS:

- CS-1 COVER SHEET
- G-1 GENERAL NOTES, LEGEND & ABBREVIATIONS
- EX-1 OVERALL EXISTING CONDITIONS PLAN
- EX-2 EXISTING CONDITIONS PLAN I
- EX-3 EXISTING CONDITIONS PLAN II
- EX-4 EXISTING CONDITIONS PLAN III
- C-1 EROSION CONTROL PLAN I
- C-2 EROSION CONTROL PLAN II
- C-3 EROSION CONTROL PLAN III
- C-4 OVERALL SITE PLAN
- C-5 SITE LAYOUT PLAN I
- C-6 SITE LAYOUT PLAN II
- C-7 SITE LAYOUT PLAN III
- C-8 GRADING AND DRAINAGE PLAN I
- C-9 GRADING AND DRAINAGE PLAN II
- C-10 GRADING AND DRAINAGE PLAN III
- C-11 UTILITY PLAN I
- C-12 UTILITY PLAN II
- C-13 UTILITY PLAN III
- C-14 ROAD A PLAN & PROFILE
- C-15 ROAD B PLAN & PROFILE
- C-16 ROAD A2 PLAN & PROFILE I
- C-17 ROAD A2 PLAN & PROFILE II
- C-18 ROAD C PLAN & PROFILE
- C-19 ROAD D PLAN & PROFILE
- C-20 ROAD E PLAN & PROFILE
- C-21 CONSTRUCTION DETAILS I
- C-22 CONSTRUCTION DETAILS II
- C-23 CONSTRUCTION DETAILS III
- C-24 CONSTRUCTION DETAILS IV
- C-25 CONSTRUCTION DETAILS V
- C-26 CONSTRUCTION DETAILS VI
- C-27 MAIN STREET WATER MAIN EXTENSION PLAN
- C-28 WATER MAIN CROSS COUNTRY CONNECTION PLAN I
- C-29 WATER MAIN CROSS COUNTRY CONNECTION PLAN II
- TP-1 SOIL TEST PIT LOGS I
- TP-2 SOIL TEST PIT LOGS II
- W-1 WETLAND CROSSING PLAN I
- W-2 WETLAND CROSSING PLAN II
- W-3 WETLAND RESTORATION PLAN
- LS-1 LANDSCAPE PLAN I
- LS-2 LANDSCAPE PLAN II
- LS-3 LANDSCAPE PLAN III
- LS-4 PHOTOMETRICS PLAN
- LS-5 LANDSCAPE DETAILS & NOTES I
- LS-6 LANDSCAPE DETAILS & NOTES II
- LS-7 TEMPORARY SIGNAGE PLAN
- LS-8 TREE REMOVAL PLAN I
- LS-9 TREE REMOVAL PLAN II
- LS-10 TREE REMOVAL PLAN III
- LS-11 TREE REMOVAL PLAN IV

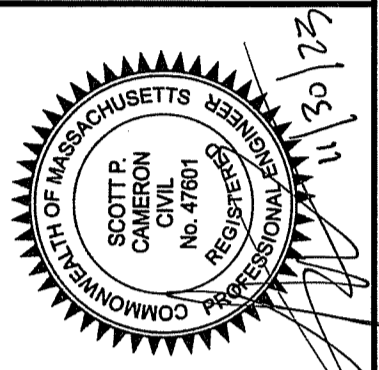


GENERAL NOTE:
THESE PLANS ARE PREPARED FOR PERMITTING WITH THE TOWN OF LYNNFIELD. THE PLANS SHALL NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT WRITTEN PERMISSION FROM THE MORIN-CAMERON GROUP, INC.

FOR PERMITTING PURPOSES ONLY.
NOT RELEASED FOR CONSTRUCTION.



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P. 978-777-8586, F. 978-777-8586



SURVEY BY: ESE
DRAFTED BY: DP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

OWNER:
SAGAMORE SPRING REAL ESTATE TRUST
1282 MAIN STREET
LYNNFIELD, MA 01940

APPLICANT:
TOLL BROS., INC.
116 FLANDERS ROAD, SUITE 1200
WESTBOROUGH, MA 01581
PHONE: 581-366-1440

CIVIL ENGINEER:
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923
PHONE: 978-777-8586

SURVEYOR:
ESE CONSULTANTS, INC.
116 FLANDERS ROAD, SUITE 1200
WESTBOROUGH, MA 01581
PHONE: 508-616-8129

ENVIRONMENTAL CONSULTANT:
LEC ENVIRONMENTAL CONSULTANTS, INC.
380 LOWELL STREET
WAKEFIELD, MA 01880
PHONE: 781-245-2500

TRANSPORTATION ENGINEER:
MCMAHON ASSOCIATES
350 MYLES STANDISH BOULEVARD, SUITE 103
TAUNTON, MA 02780
PHONE: 508-823-2245

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS

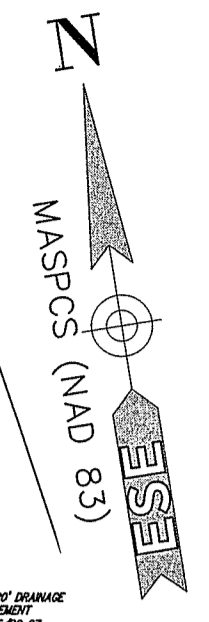
ESE CONSULTANTS
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LEC

MCMAHON
a Bowman company

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR
TOLL BROS., INC.

COVER SHEET
DRAWING NO. CS-1



- NOTES:**
1. PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS DATED JUNE 6, 2023.
 2. THE HORIZONTAL DATUM IS ON MASSACHUSETTS STATE PLAN COORDINATE SYSTEM NAD83 (2011).
 3. BASE OF ELEVATIONS ARE REFERENCED TO NAVD83(GEIODID)
 4. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF LYNNFIELD, MASSACHUSETTS, ESSEX COUNTY, COMMUNITY PANEL NO. 25009C0341F, HAVING AN EFFECTIVE DATE ON 7/3/2012.
 5. WETLAND FLAGS WERE DELINEATED ON 6/22/23 AND 8/25/23 BY LEG ENVIRONMENTAL CONSULTANTS, INC.
 6. WETLAND FLAGS WERE LOCATED BY ESE CONSULTANTS, INC.
 7. LOCUS PARCEL IS KNOWN AS "LOT 1" AS SHOWN ON APPROVED AND RECORDED "APPROVAL NOT REQUIRED" PLAN. SEE REF. PLAN #1.
- PLAN REFERENCES:**
1. PLAN OF LAND, MAIN STREET LYNNFIELD MASS, PREPARED BY HAYES ENGINEERING, INC. DATED OCTOBER 25, 2021, RECORDED IN SOUTH ESSEX REGISTRY OF DEEDS, BK. 40747 PG 64.

PARCEL DATA

PORTION OF
MAP 13 LOT 055
N/F
SASAMORE SPRINGS
REAL ESTATE TR.
DEED BK 4070/P. 442
"LOT 1" AREA:
1,567,217 S.F. OR
36.043 ACRES

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116 Flanders Road • Suite 1200 • Westborough, MA 01581
T: 508-616-8729

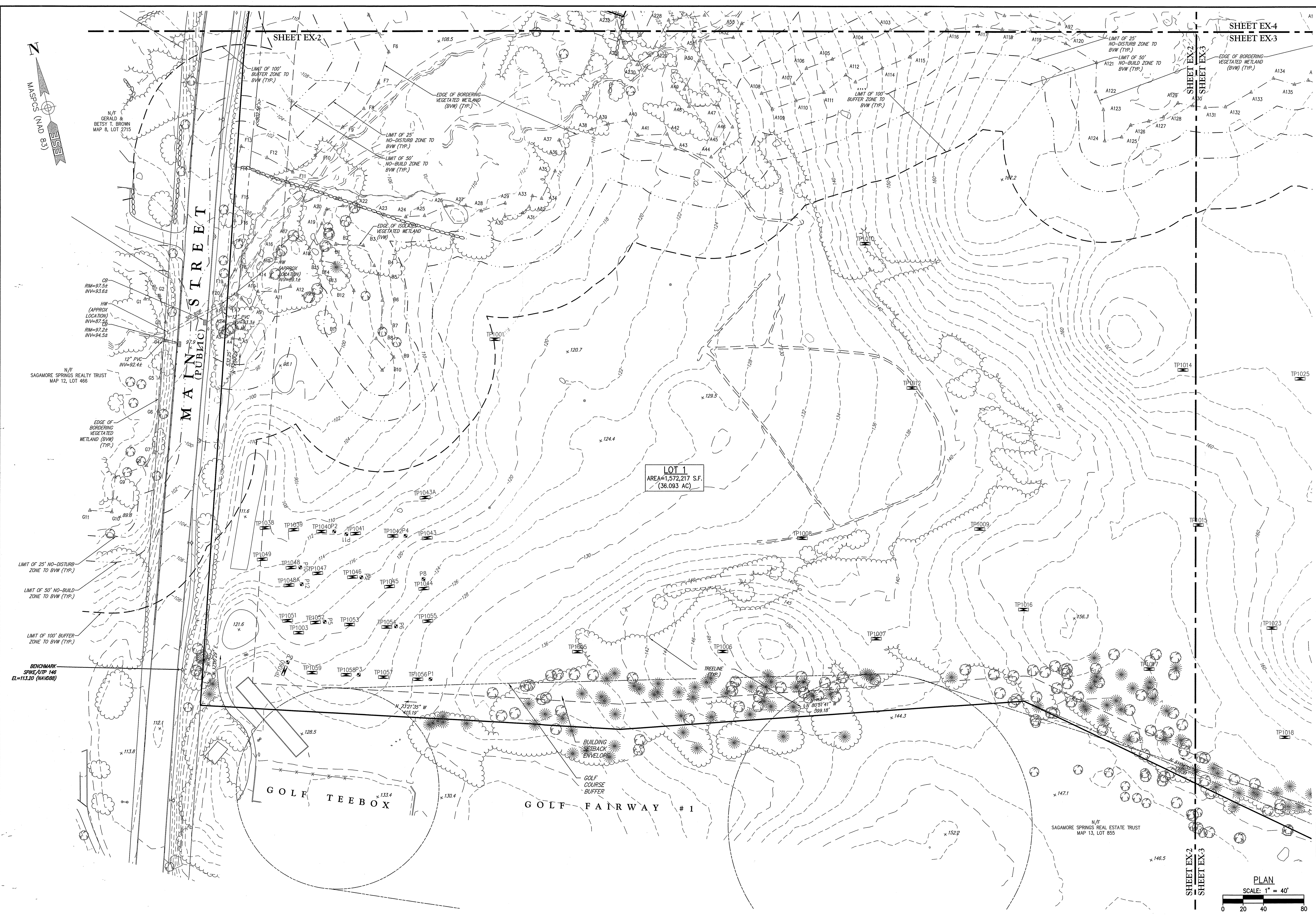


SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1501 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

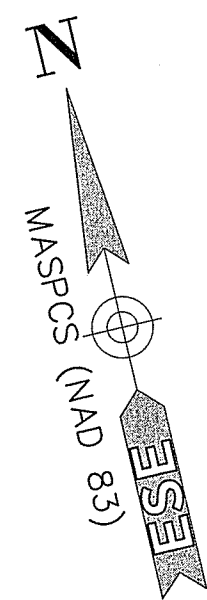
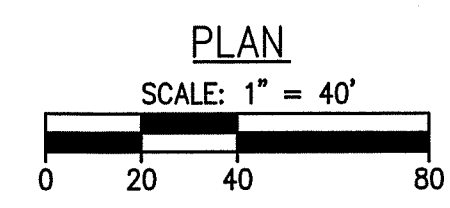
OVERALL EXISTING CONDITIONS PLAN
DRAWING NO. **EX-1**



LOT 1
 AREA=1,572,217 S.F.
 (36.093 AC)

GOLF TEE BOX

GOLF FAIRWAY # 1



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 T: 508-616-8129

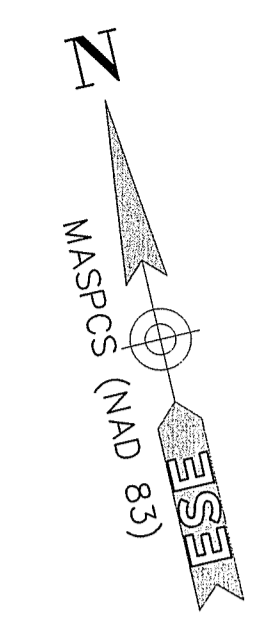
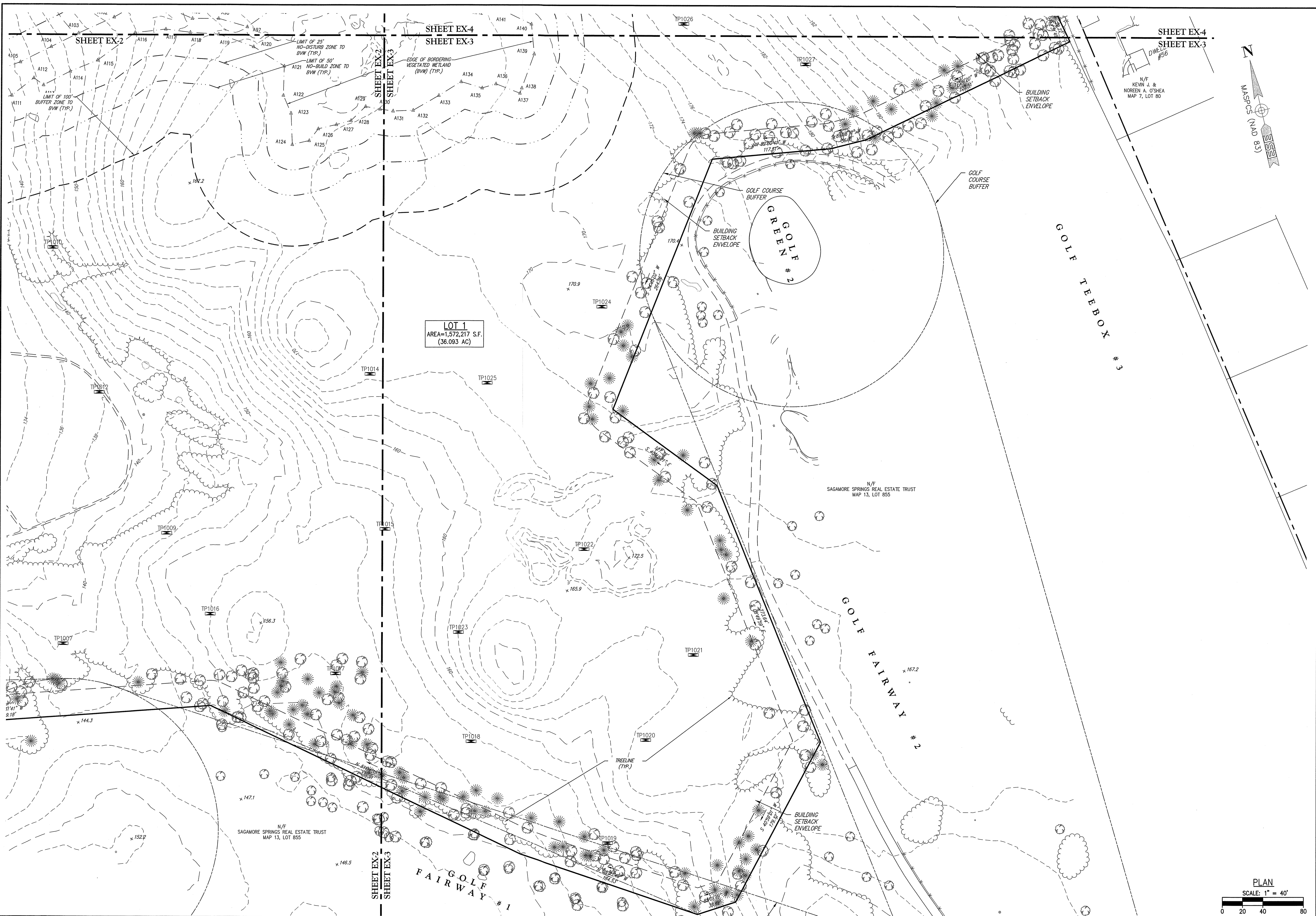


SURVEY BY: ESE
 DRAFTED BY: DJP
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 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DATE
	DESCRIPTION	

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

EXISTING CONDITIONS PLAN 1
 DRAWING NO. **EX-2**



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 ESE Consultants, Inc.
 116 Flinders Road • Suite 1200 • Westborough, MA 01581
 T: 508-616-8129

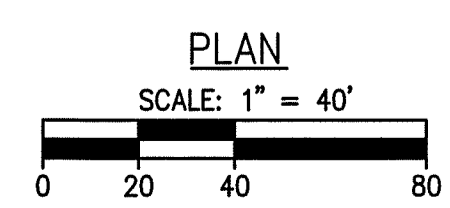


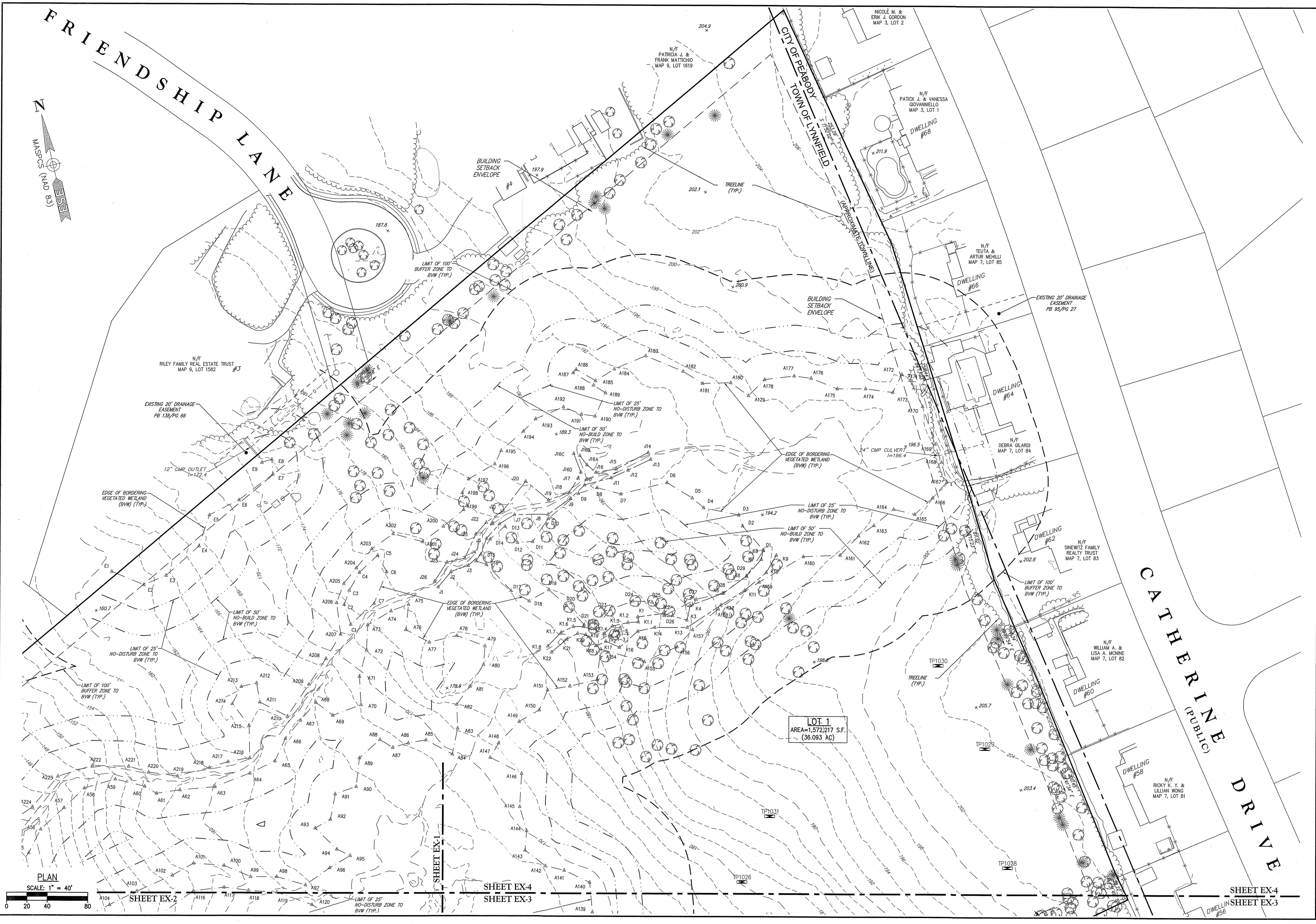
SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	REVISIONS DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

EXISTING CONDITIONS PLAN II
 DRAWING NO. **EX-3**





FRIENDSHIP LANE

CITY OF PEABODY
TOWN OF LYNNFIELD

CATHERINE DRIVE
(PUBLIC)

LOT 1
AREA=1,572,217 S.F.
(36.093 AC)

PLAN
SCALE: 1" = 40'

SHEET EX-2

SHEET EX-4
SHEET EX-3

SHEET EX-4
SHEET EX-3

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ESE Consultants, Inc.
116 Flanders Road • Suite 1200 • Westborough, MA 01581
T: 508-616-6129

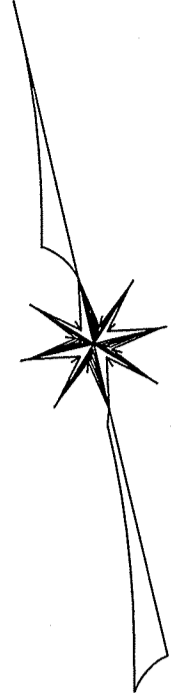


SURVEY BY: ESE
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APPROVED BY: SPC
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DATE: NOVEMBER 30, 2023

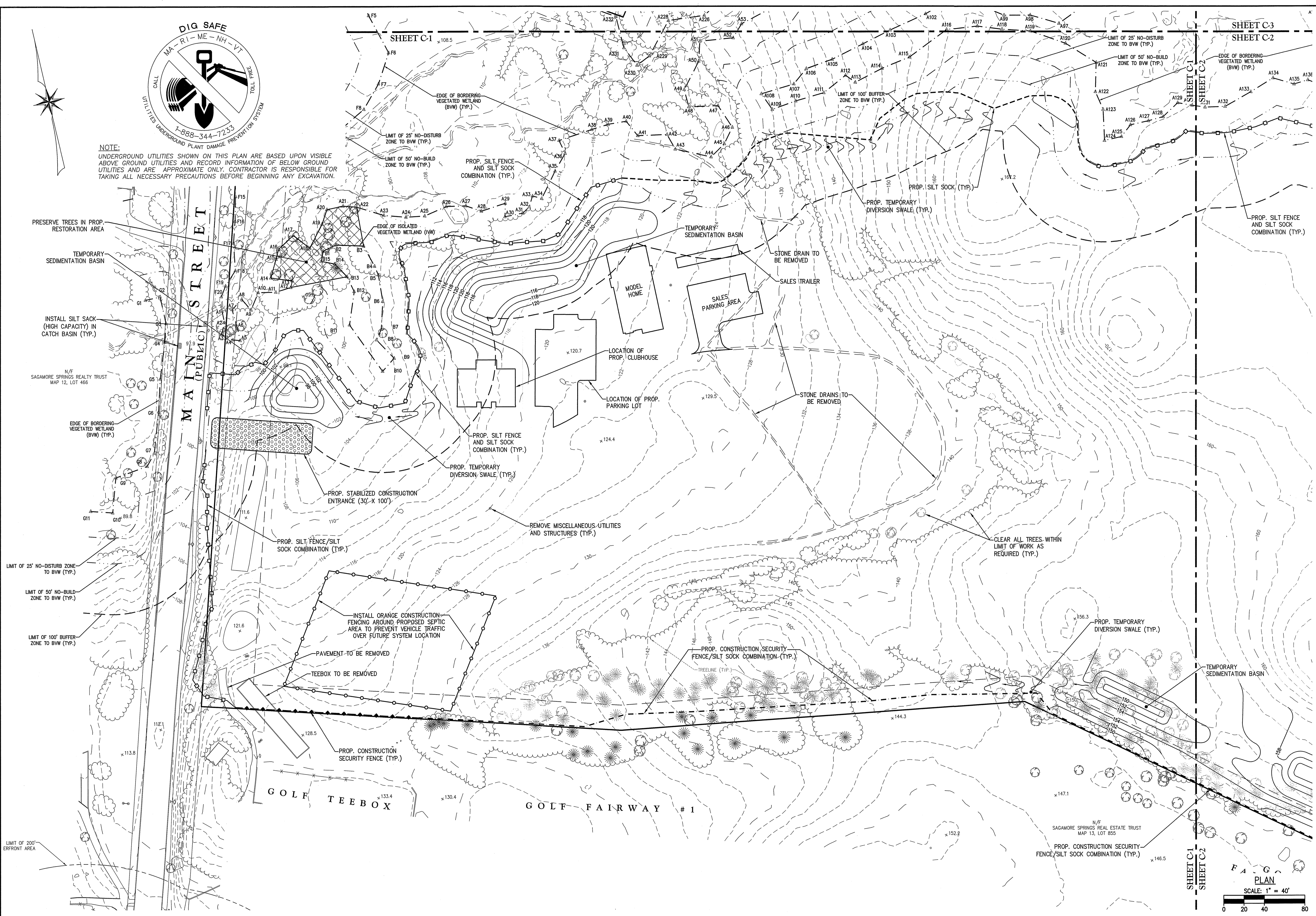
NO.	REVISIONS	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

EXISTING
CONDITIONS
PLAN III
DRAWING NO.
EX-4



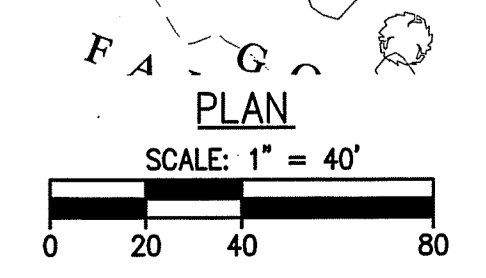
NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION.



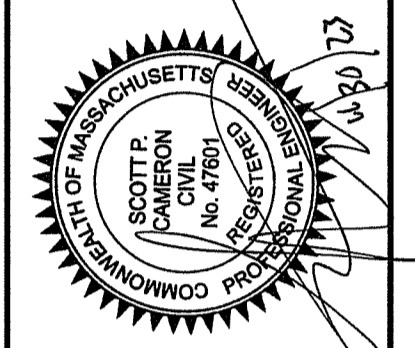
PRESERVE TREES IN PROP. RESTORATION AREA
TEMPORARY SEDIMENTATION BASIN
INSTALL SILT SACK (HIGH CAPACITY) IN CATCH BASIN (TYP.)
N/F SAGAMORE SPRINGS REALTY TRUST MAP 12, LOT 466
EDGE OF BORDERING VEGETATED WETLAND (BVW) (TYP.)

LIMIT OF 25' NO-DISTURB ZONE TO BVW (TYP.)
LIMIT OF 50' NO-BUILD ZONE TO BVW (TYP.)
LIMIT OF 100' BUFFER ZONE TO BVW (TYP.)

LIMIT OF 200' FRONT AREA



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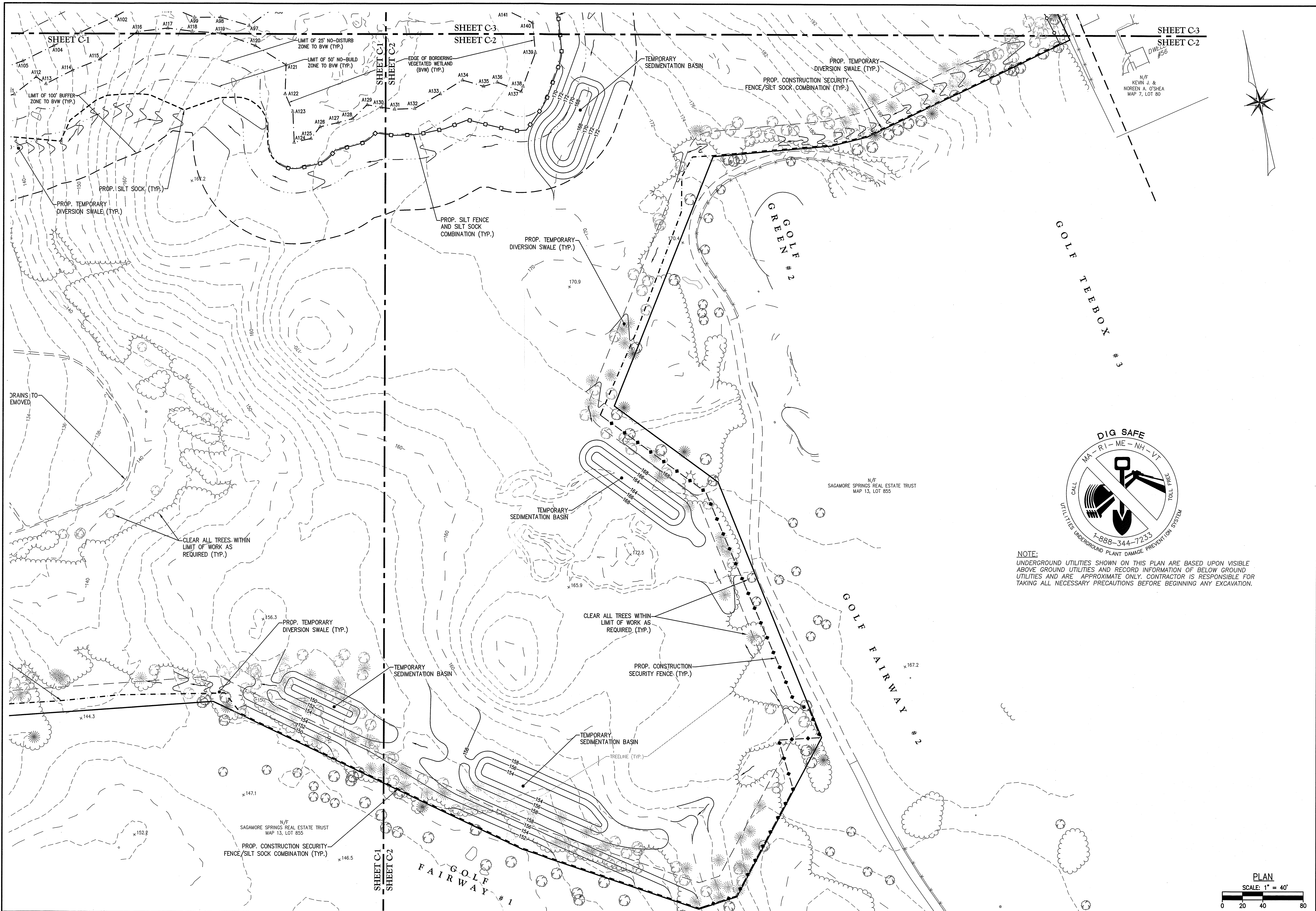


SURVEY BY: ESE
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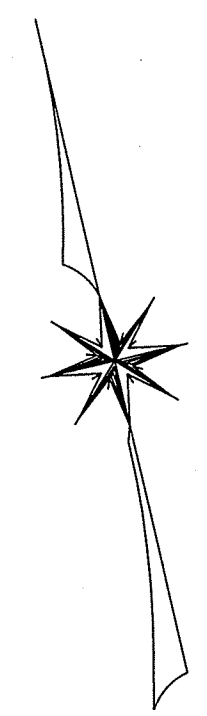
NO.	REVISIONS	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

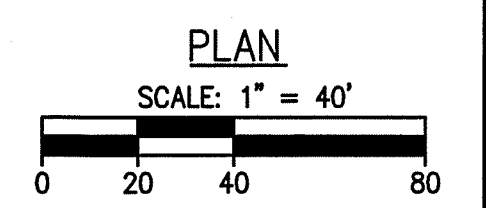
EROSION CONTROL PLAN I
DRAWING NO. **C-1**



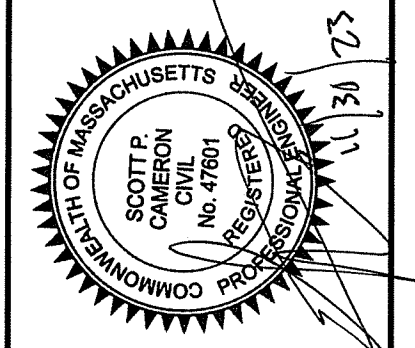
SHEET C-3
SHEET C-2



NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION.



The Morin-Cameron GROUP, INC.
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LAND SURVEYORS / LAND USE PLANNERS
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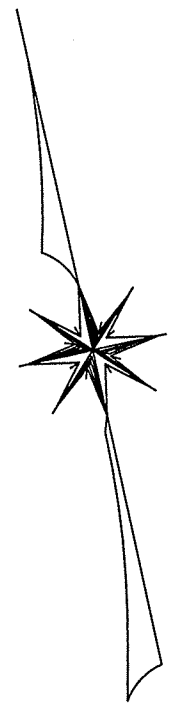
SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

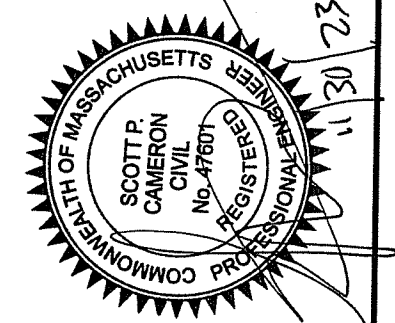
EROSION CONTROL PLAN II
DRAWING NO. **C-2**

FRIENDSHIP LANE



NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION.

The Morin-Cameron GROUP, INC.
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LAND SURVEYORS / LAND USE PLANNERS
P. O. BOX 777-0666, W. WINDHAM, VERMONT 05623

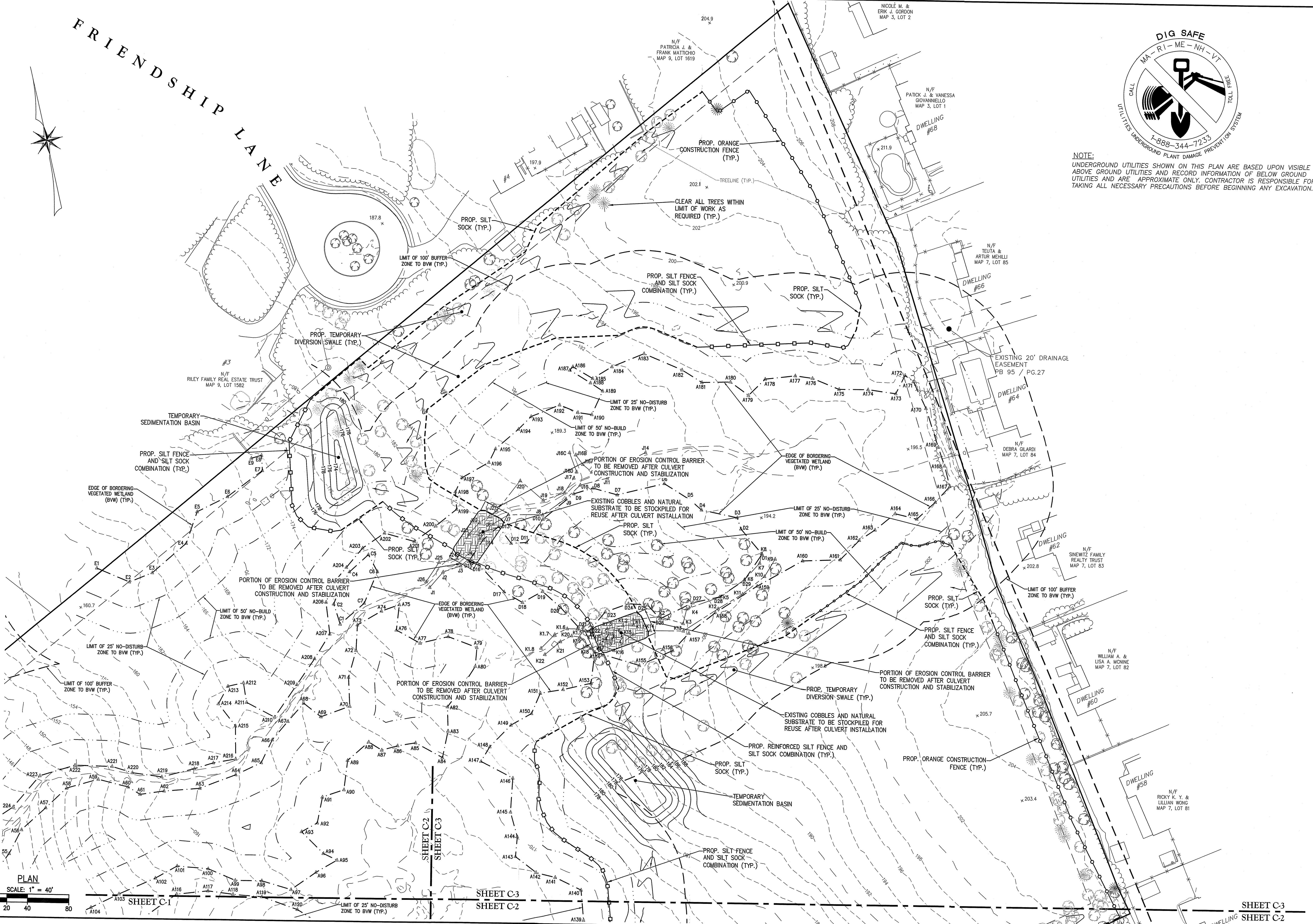


SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	DESCRIPTION	DATE

**SITE DEVELOPMENT PLANS FOR THE REGENCY AT
LYNNFIELD SENIOR HOUSING DEVELOPMENT**
LOCATED AT
**1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS**
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

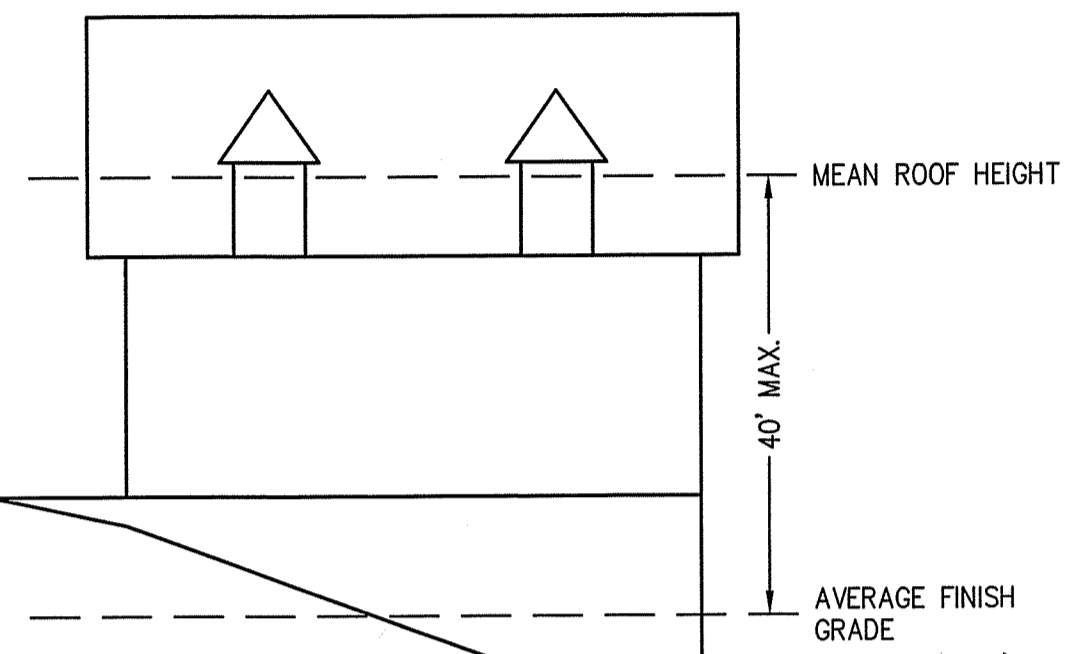
EROSION CONTROL PLAN III
DRAWING NO. **C-3**



PLAN
SCALE: 1" = 40'

SHEET C-1 SHEET C-2 SHEET C-3 SHEET C-3

ZONING MATRIX			
	ELDERLY HOUSING DISTRICT (EH)	1301 MAIN STREET	
SETBACK	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4 ACRES	36.09 ACRES	NO CHANGE
MIN. LOT FRONTAGE	200 FT	802.56 FT	NO CHANGE
MAX. LOT COVERAGE	25%	0%	13.3%
MIN. FRONT YARD DEPTH	50 FT	N/A	230.6 FT
MIN. SIDE YARD WIDTH	25 FT	N/A	30.0 FT
MIN. REAR YARD DEPTH	30 FT	N/A	30.0 FT
MAX. BUILDING HEIGHT	40 FT	N/A	40 FT MAX.
MAX. BUILDING STORIES	3	N/A	< 3 STORIES



TYPICAL BUILDING HEIGHT DETAIL
(NOT TO SCALE)

PARKING TABLE	
USE	REQUIRED
ELDERLY HOUSING DISTRICT: 4 SPACES PER 3 UNITS	66 UNITS x (4 SPACES / 3 UNITS) = 88 SPACES
CLUBHOUSE: 1 SPACE PER 180 S.F. FLOOR AREA	2,298 S.F. x (1 SPACE / 180 S.F. FLOOR AREA) = 13 SPACES
TOTAL REQUIRED	101 SPACES
TOTAL PROVIDED	211 SPACES

PARKING SUMMARY:

CLUBHOUSE PARKING LOT = 13 SPACES (1 VAN SPACE PROVIDED)
 DWELLING GARAGES = 132 SPACES
 DWELLING DRIVEWAYS = 66 SPACES

TOTAL = 211 SPACES

GROUNDWATER PROTECTION DISTRICT:

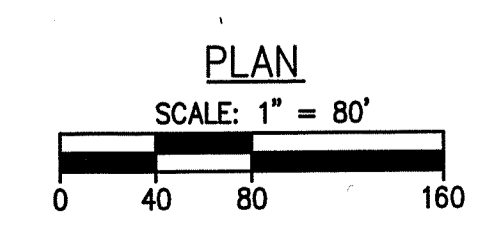
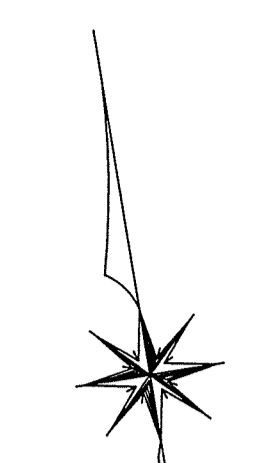
LOT AREA = 1,572,217 S.F. (39.305 BUILDERS ACRES)

- WASTEWATER FLOW**
- TOTAL ALLOWABLE WASTEWATER FLOW = 35,905 ACRES * 440 GPD/ACRE = 17,294 GPD
 - UP TO 10,000 GPD MAXIMUM
 - PROP. WASTEWATER FLOW = 9,900 GPD

- IMPERVIOUS COVERAGE (MAXIMUM 15% OF LOT)**
- 1,572,217 S.F. x 0.15 = 235,832 S.F.
 - IMPERVIOUS AREA (TOTAL) = 418,003 S.F.
 - IMPERVIOUS AREA (RECHARGED) = 415,329 S.F.
 - IMPERVIOUS AREA (UNMITIGATED) = 2,674 S.F. (<1%)

FLOOD ZONE NOTE:

THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25090C0391F WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS, LAND USE PLANNERS
 66 ELM STREET, DANVERS, MASSACHUSETTS 01923
 P: 978-777-8886, F: 978-777-8887, WWW.MORINCAMERON.COM

SCOTT P. MORIN
 LICENSE NO. 47871
 CIVIL ENGINEER
 COMMONWEALTH OF MASSACHUSETTS

SURVEY BY: ESE

DRAFTED BY: DAF

CHECKED BY: SPC

APPROVED BY: SPC

SCALE: AS NOTED

DATE: NOVEMBER 30, 2023

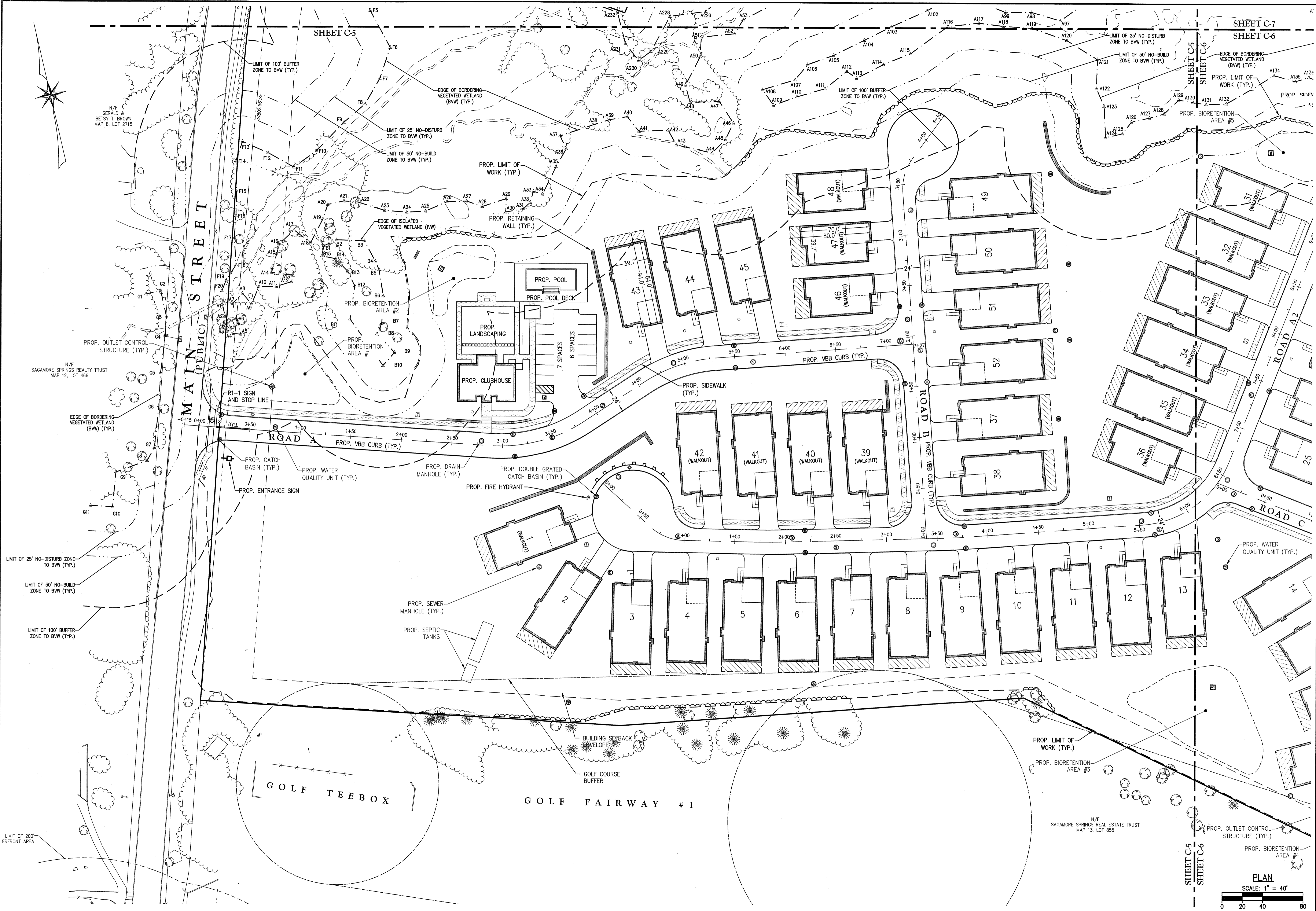
NO.	REVISIONS	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT

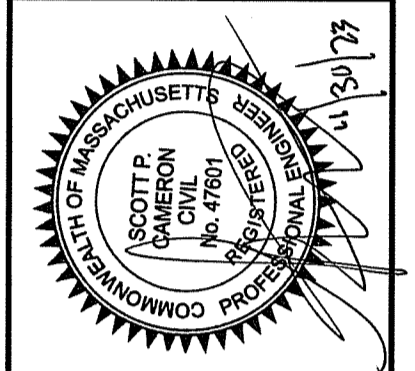
LOCATED AT 1301 MAIN STREET LYNNFIELD, MASSACHUSETTS (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000) PREPARED FOR: TOLL BROS., INC.

OVERALL SITE PLAN

DRAWING NO. C-4



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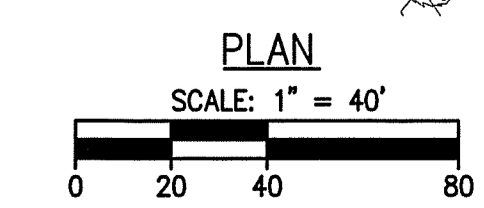


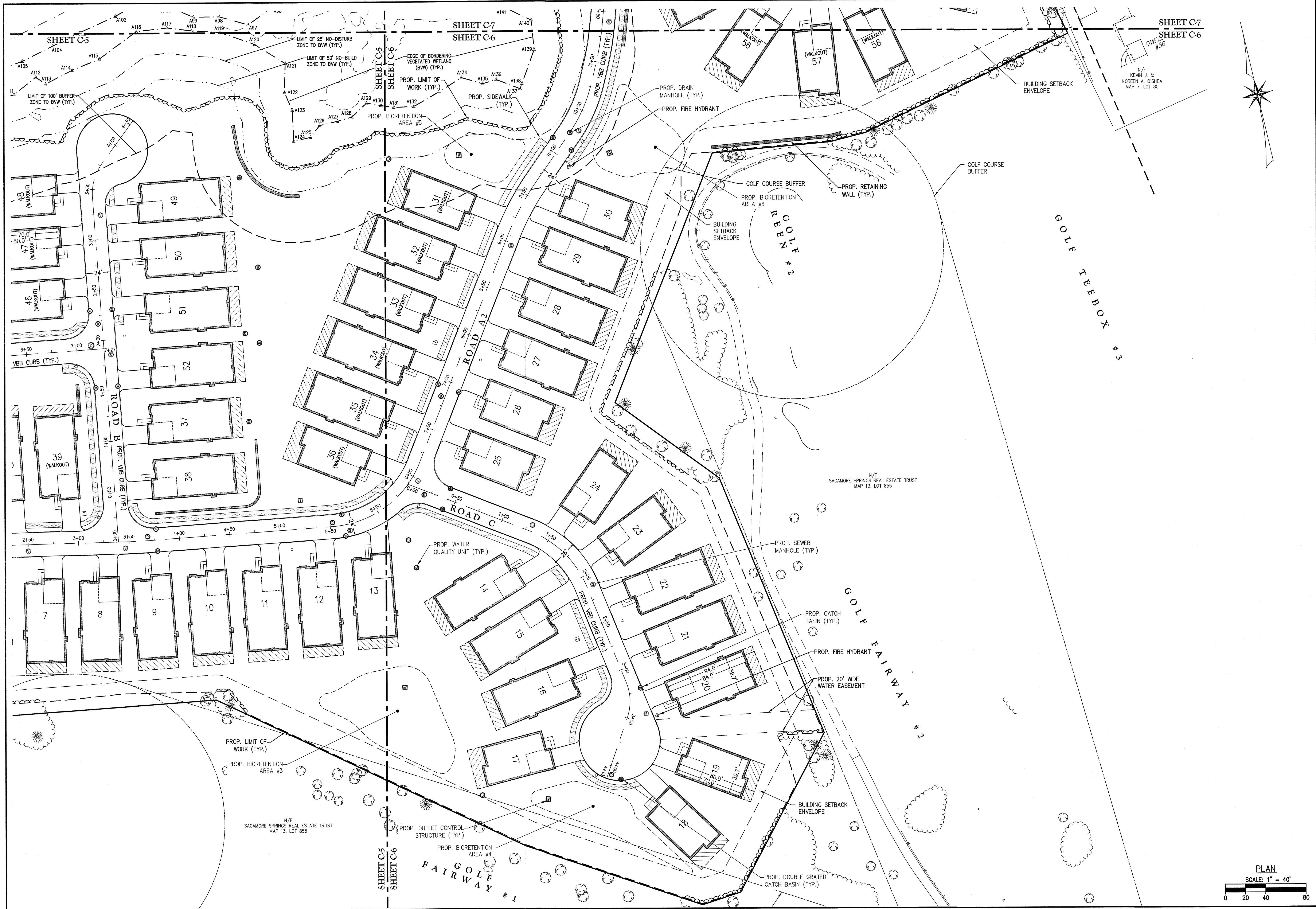
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 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DATE	DESCRIPTION

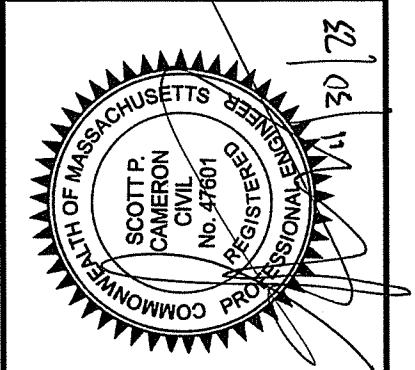
**SITE DEVELOPMENT PLANS FOR THE REGENCY AT
 LYNFIELD SENIOR HOUSING DEVELOPMENT**
 LOCATED AT
1301 MAIN STREET
LYNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

**SITE LAYOUT
 PLAN I**
 DRAWING NO. **C-5**





The Morin-Cameron GROUP, INC.
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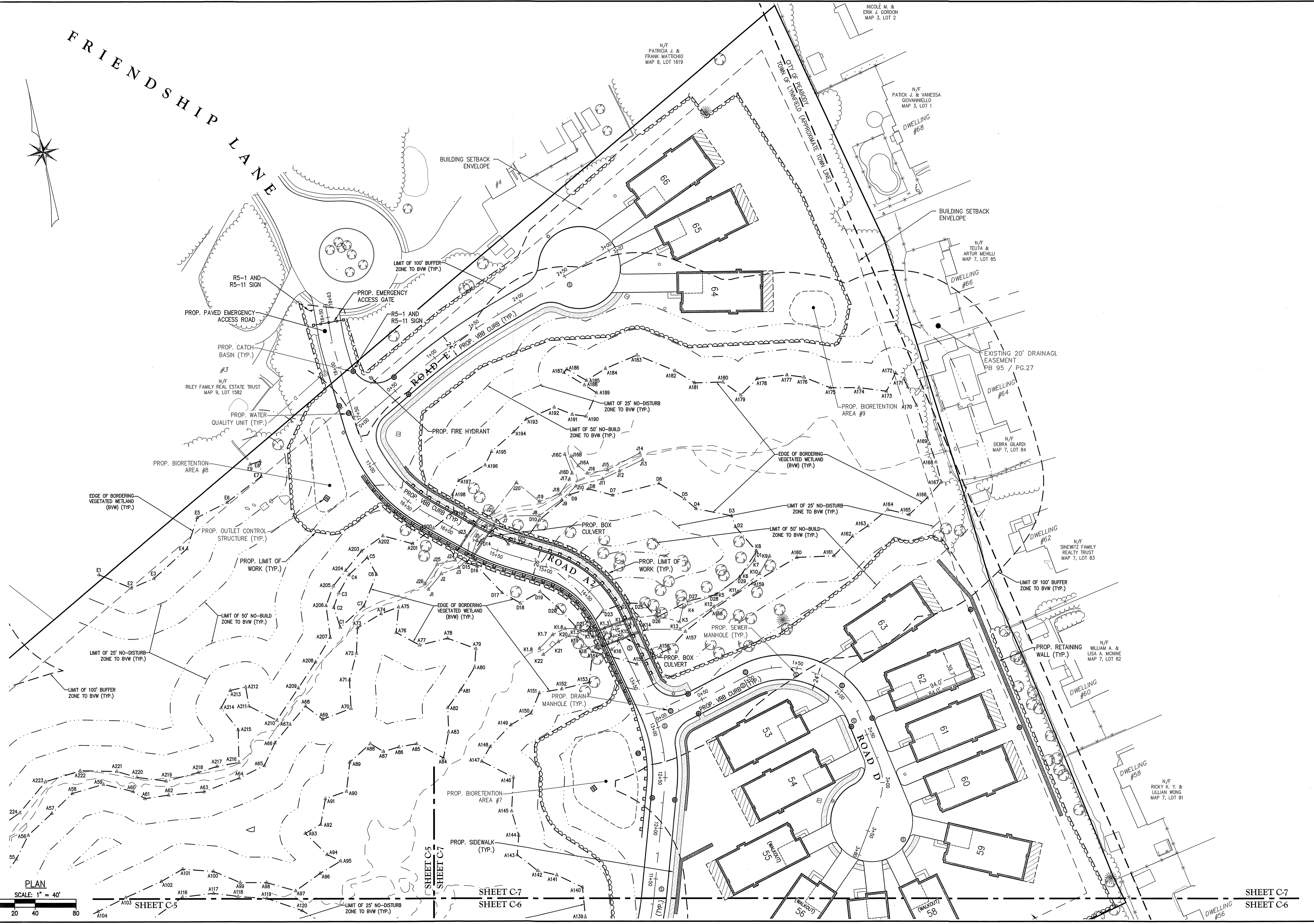
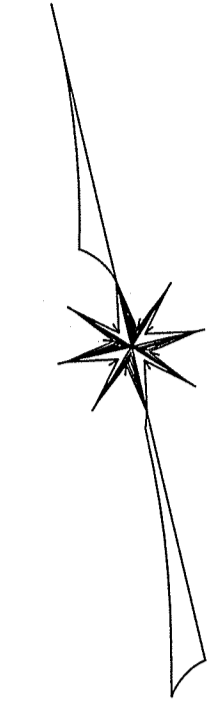
SURVEY BY: ESE
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 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

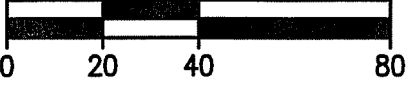
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

SITE LAYOUT PLAN II
 DRAWING NO. **C-6**

FRIENDSHIP LANE



PLAN
SCALE: 1" = 40'



SHEET C-5 SHEET C-6 SHEET C-7 SHEET C-7 SHEET C-6 SHEET C-7 SHEET C-6

The Morin-Cameron GROUP, INC.
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 100 STATE STREET, SUITE 200
 LYNNFIELD, MASSACHUSETTS 01902
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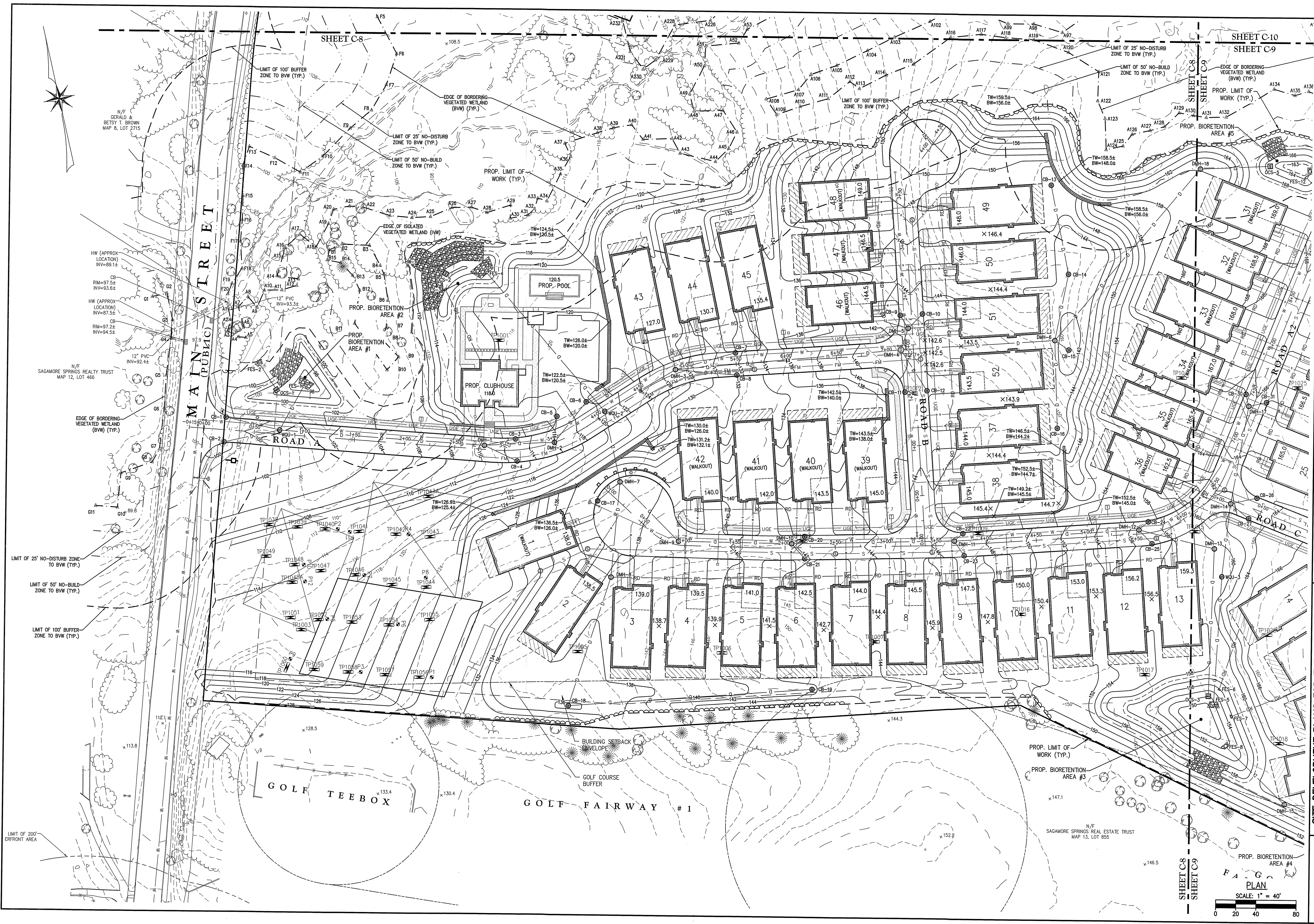


SURVEY BY: ESE
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 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DATE

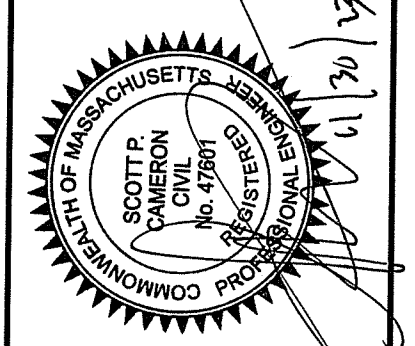
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

SITE LAYOUT PLAN III
 DRAWING NO. **C-7**



The Morin-Cameron GROUP, INC.

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LAND SURVEYORS / LAND USE PLANNERS
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LYNNFIELD, MASSACHUSETTS 01902
P. 978-777-8888, F. 978-777-8889, E. WWW.MORIN-CAMERON.COM

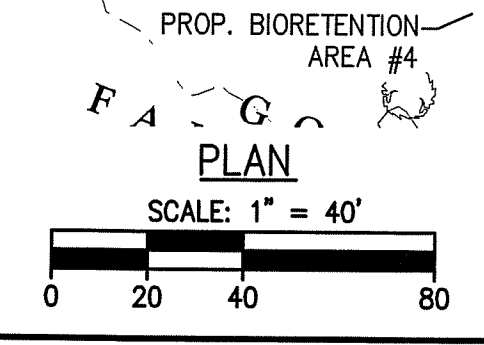


SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
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NO.	REVISIONS	DESCRIPTION	DATE

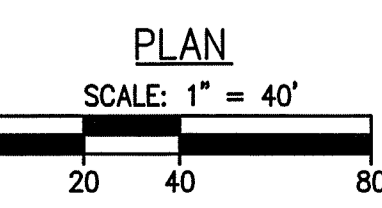
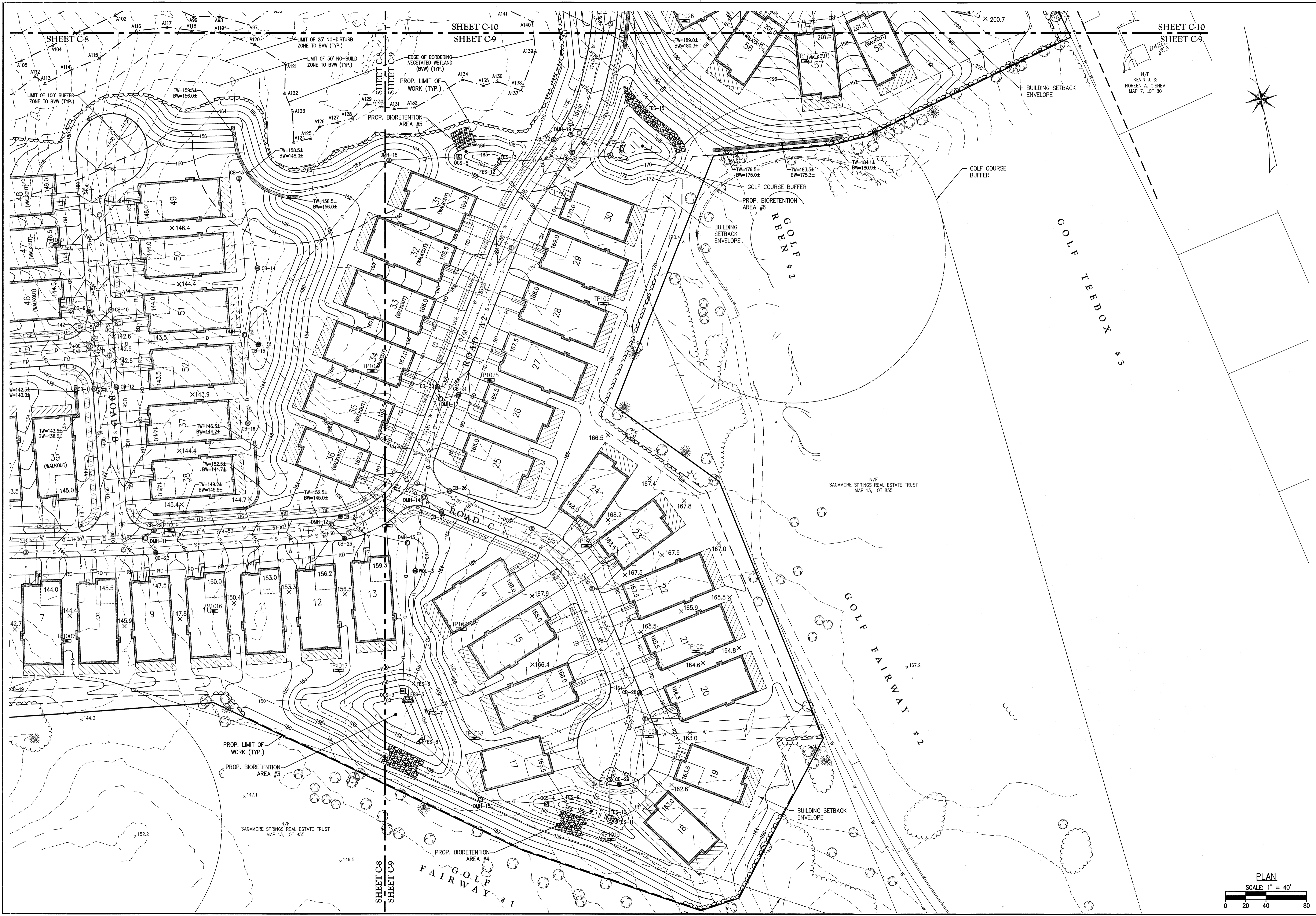
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSessor'S MAP 13, PARCEL 1000)
 PREPARED FOR: **TOLL BROS., INC.**

GRADING & DRAINAGE PLAN I
 DRAWING NO. **C-8**
 PROJ. #4171

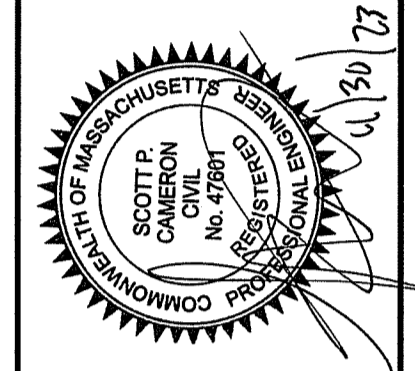


SHEET C-8
 SHEET C-9

F A G
PLAN
 SCALE: 1" = 40'



The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS / LAND USE PLANNERS
 66 STATE AVENUE, SUITE 100
 LYNNFIELD, MASSACHUSETTS 01902
 TEL: 978-777-6688, FAX: 978-777-6689

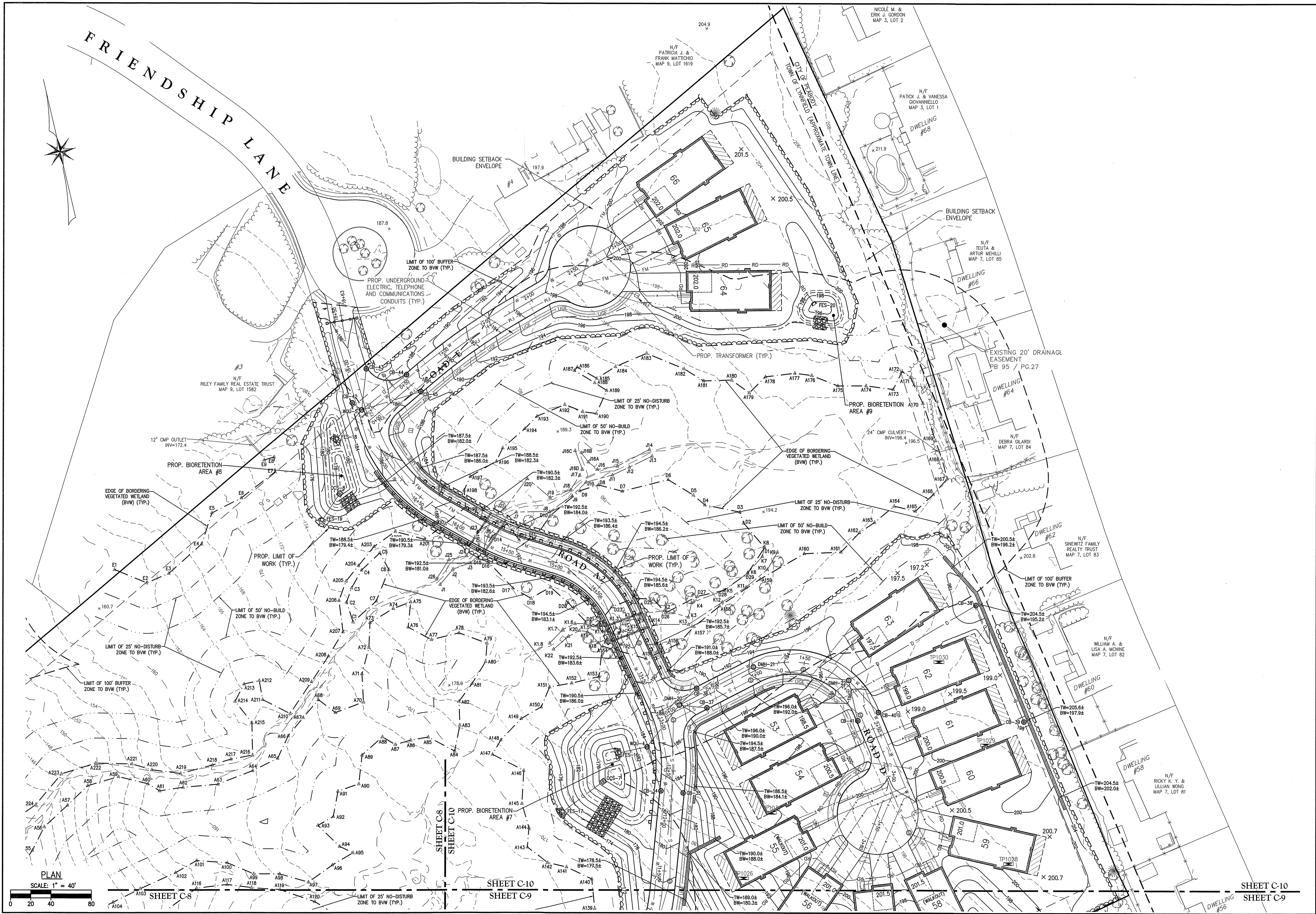


SURVEY BY: ESE
 DRAFTED BY: DAP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

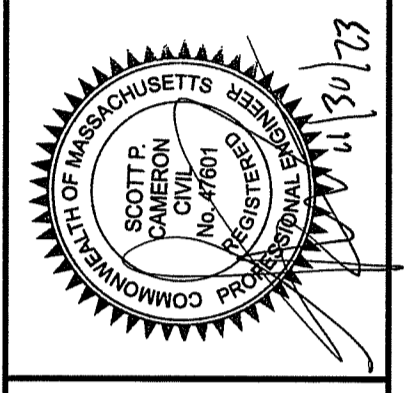
NO.	REVISIONS DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

GRADING & DRAINAGE PLAN II
 DRAWING NO. **C-9**
 PROJ. #4171



The Morin-Cameron GROUP, INC.
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 LAND SURVEYORS
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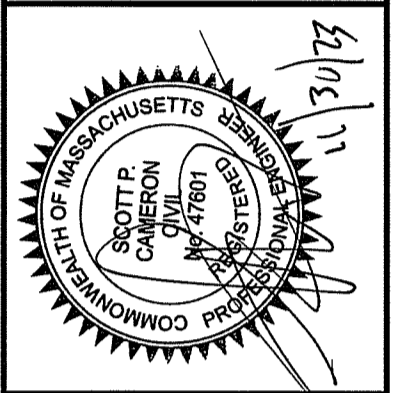
NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

GRADING & DRAINAGE PLAN III
 DRAWING NO. **C-10**



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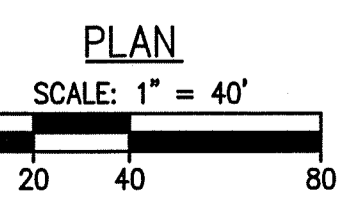
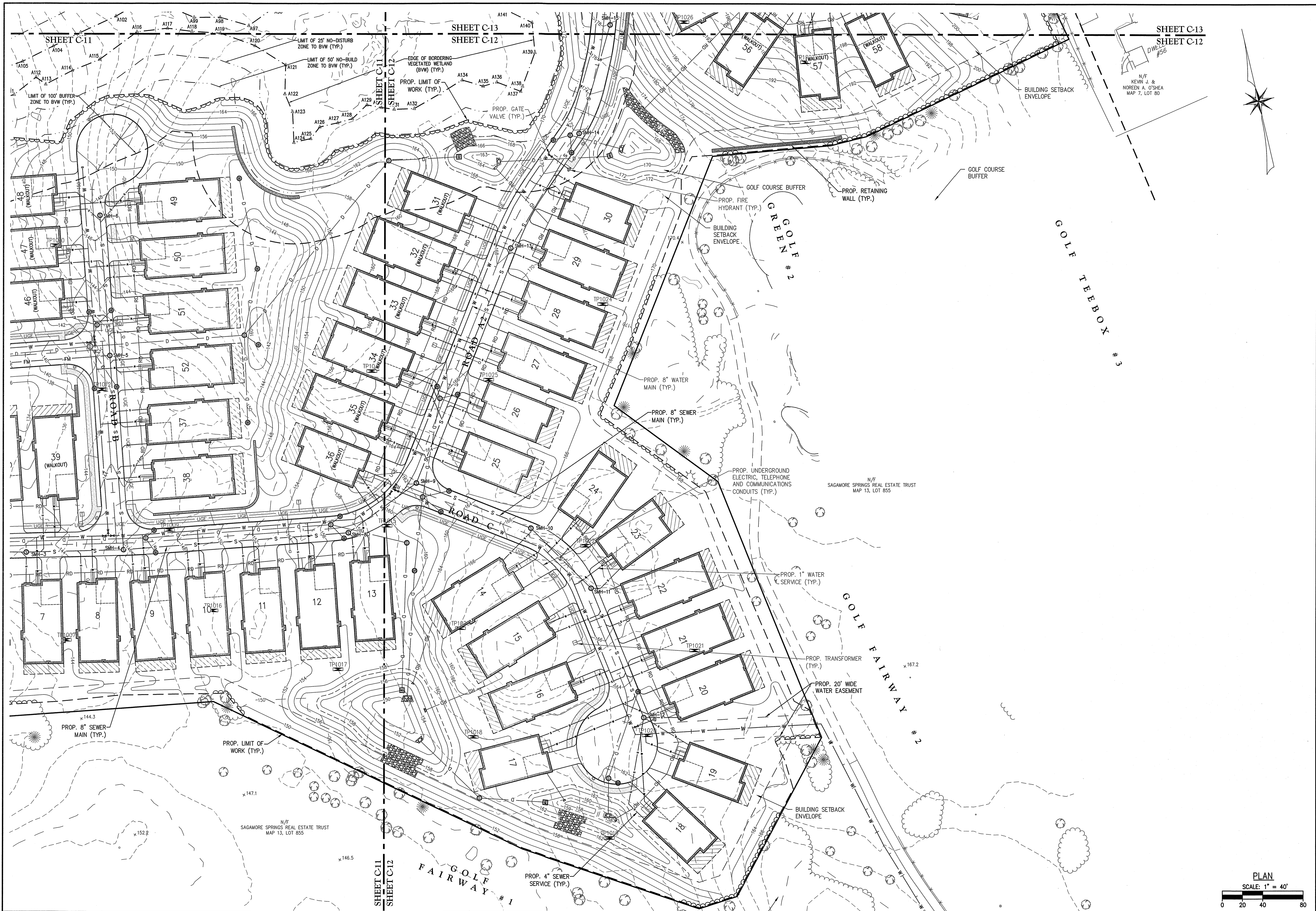


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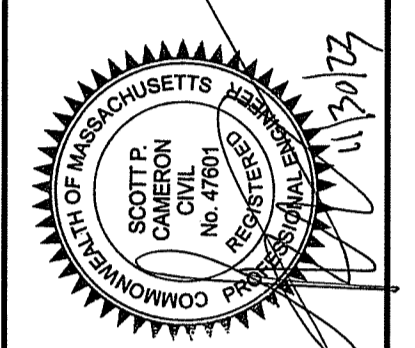
NO.	REVISIONS	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

UTILITY PLAN I
 DRAWING NO. **C-11**



The Morin-Cameron GROUP, INC.
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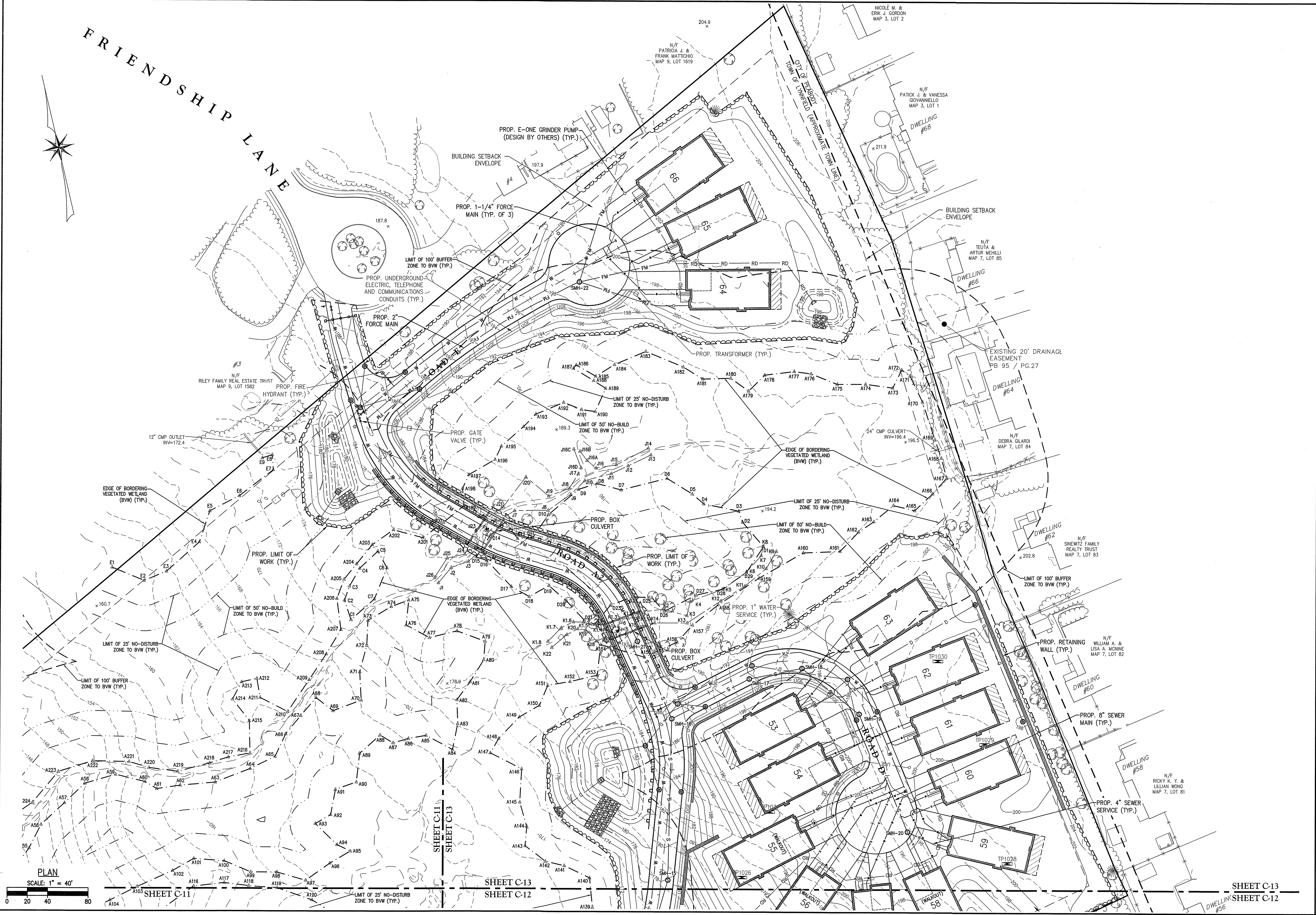
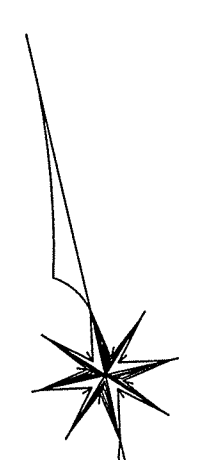
SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
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NO.	DESCRIPTION	DATE

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 LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

UTILITY PLAN II
 DRAWING NO. **C-12**

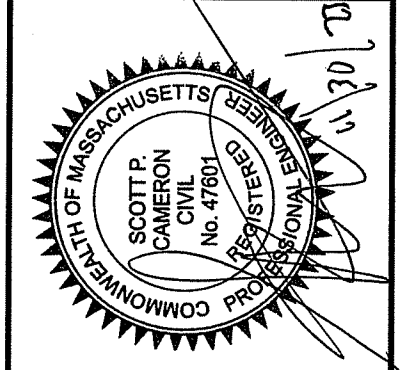
FRIENDSHIP LANE



PLAN
SCALE: 1" = 40'

SHEET C-11 SHEET C-12 SHEET C-13

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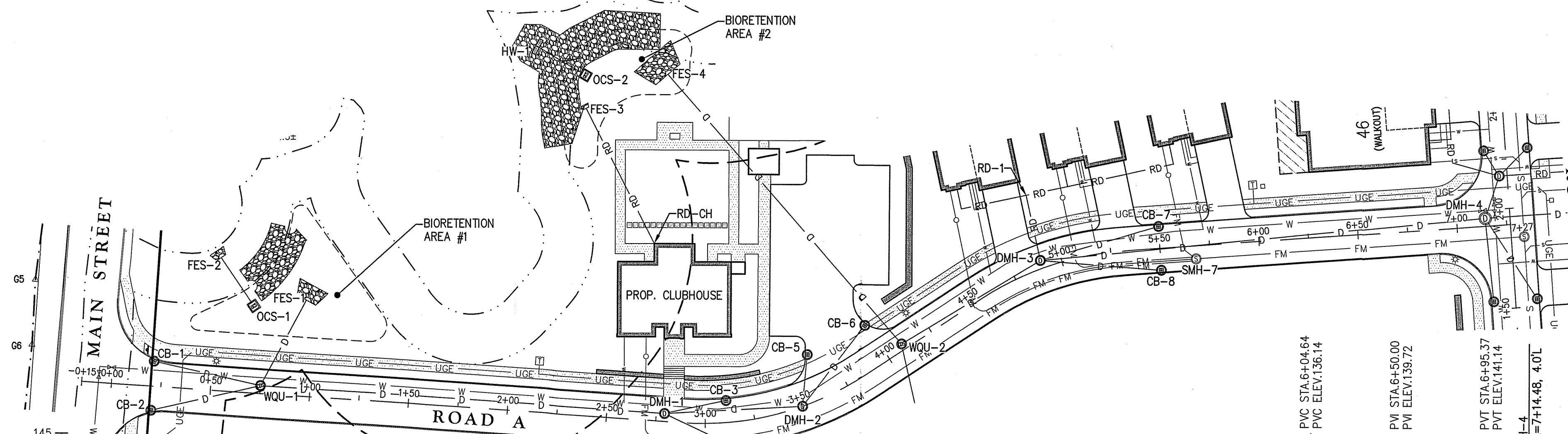
SURVEY BY: ESE
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NO.	REVISIONS	DESCRIPTION	DATE

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 LOCATED AT
1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR
TOLL BROS., INC.

UTILITY PLAN III
 DRAWING NO. C-13
 PROJ. #4171

DRAIN STRUCTURE INFORMATION		
ROAD A		
STRUCTURE	STATION	RIM
CB-1	0+20.74, 12.5'L	99.43
CB-2	0+20.78, 12.1'R	99.43
WQU-1	0+75.00, 4.0'L	100.46
DMH-1	2+79.11, 4.0'L	110.33
CB-3	3+11.28, 11.0'L	112.59
CB-4	3+11.28, 11.0'R	112.59
DMH-2	3+50.00, 0'	116.02
CB-5	3+82.80, 23.1'L	116.80
CB-6	3+98.66, 21.0'L	119.77
WQU-2	4+09.13, 3.1'L	120.60
DMH-3	4+89.92, 4.0'L	126.95
CB-7	5+50.00, 11.0'L	131.45
CB-8	5+50.00, 11.0'R	131.45
DMH-4	7+14.48, 4.0'L	141.79

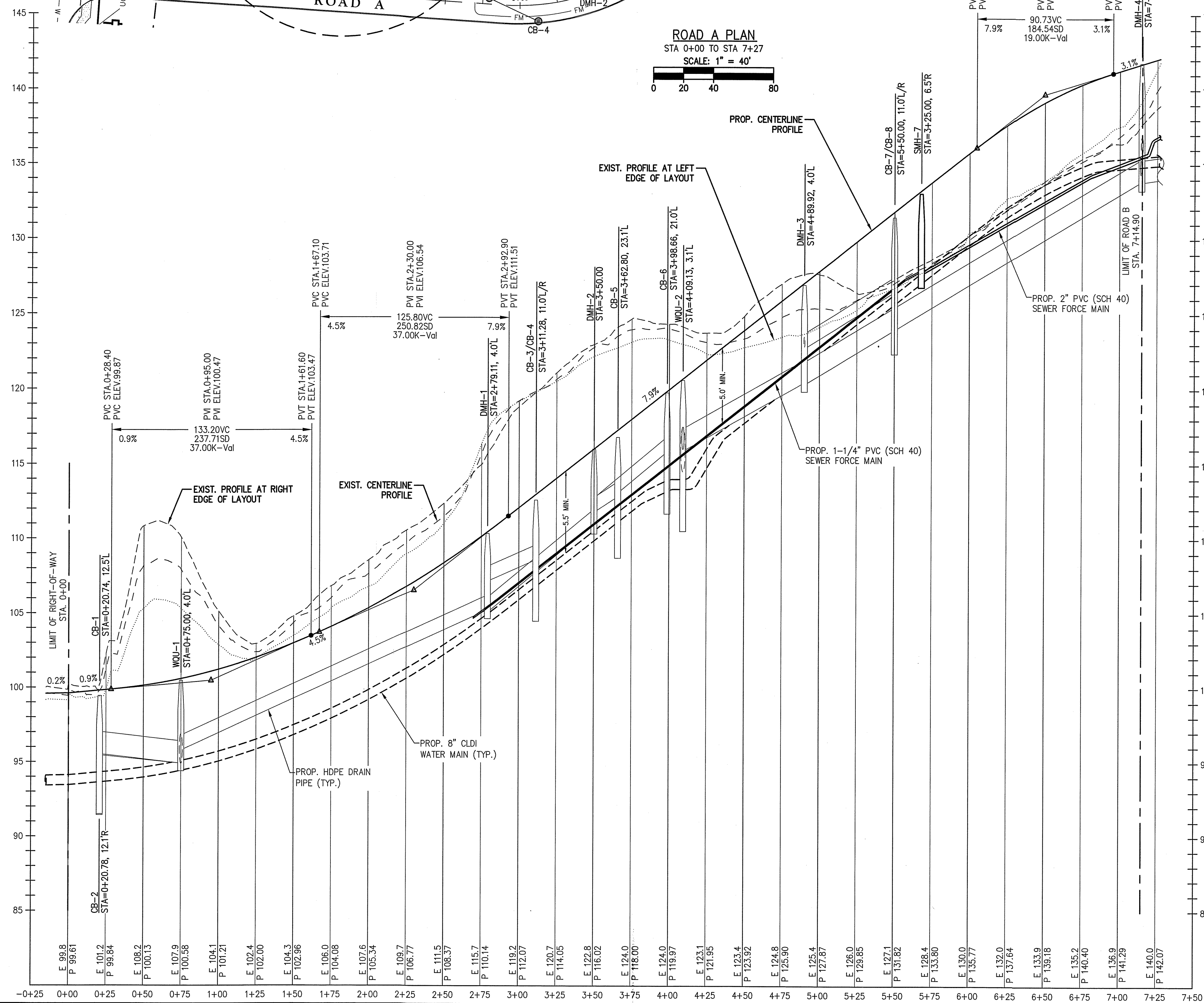


ROAD A PLAN
STA 0+00 TO STA 7+27
SCALE: 1" = 40'


DRAIN PIPE SCHEDULE									
US STRUCTURE	RIM	DS STRUCTURE	INVERT START	INVERT END	PIPE				
					LENGTH	MATERIAL	DIA	SLOPE	
CB-1	99.43	WQU-1	95.43	94.92	51	HDPE	12	0.010	
CB-2	99.43	WQU-1	95.50	94.92	53	HDPE	18	0.011	
WQU-1	100.46	FES-1	94.88	94.50	47	HDPE	24	0.008	
DMH-1	110.33	WQU-1	105.13	95.88	200	HDPE	12	0.046	
CB-3	112.59	DMH-1	108.49	107.23	28	HDPE	12	0.045	
CB-4	112.59	DMH-1	108.49	107.23	32	HDPE	12	0.039	
RD-CH	-	FES-3	113.00	112.00	76	PVC	6	0.013	
DMH-2	116.02	DMH-1	110.82	105.23	66	HDPE	12	0.850	
CB-5	116.80	DMH-2	112.70	111.92	22	HDPE	12	0.035	
CB-6	119.77	DMH-2	115.67	111.92	47	HDPE	12	0.080	
WQU-2	120.60	FES-4	114.50	112.00	178	HDPE	36	0.014	
RD-1	-	DMH-3	123.50	122.85	31	PVC	8	0.021	
DMH-3	126.95	WQU-2	120.35	116.00	77	HDPE	18	0.056	
CB-7	131.45	DMH-3	126.35	122.85	58	HDPE	12	0.060	
CB-8	131.45	DMH-3	126.35	122.85	57	HDPE	12	0.061	
DMH-4	141.79	DMH-3	133.74	120.45	220	HDPE	18	0.060	

SEWER STRUCTURE INFORMATION		
ROAD A		
STRUCTURE	STATION	RIM
SMH-7	5+67.83, 6.5'R	133.03

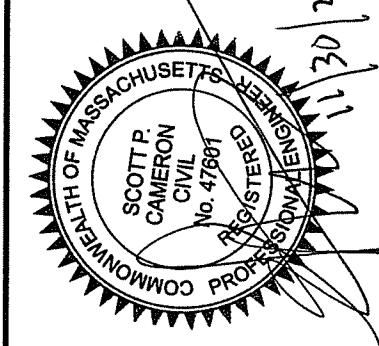
SEWER PIPE SCHEDULE						
US STRUCTURE	RIM	DS STRUCTURE	INVERT START	INVERT END	PIPE	
					LENGTH	SLOPE
SMH-7	133.03	SMH-5	127.76	137.10	162	N/A



ROAD A PROFILE
STA 0+00 TO STA 7+27
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



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CHECKED BY: SPC	SCALE: AS NOTED

NO.	REVISIONS	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR
TOLL BROS., INC.

ROAD A PLAN & PROFILE

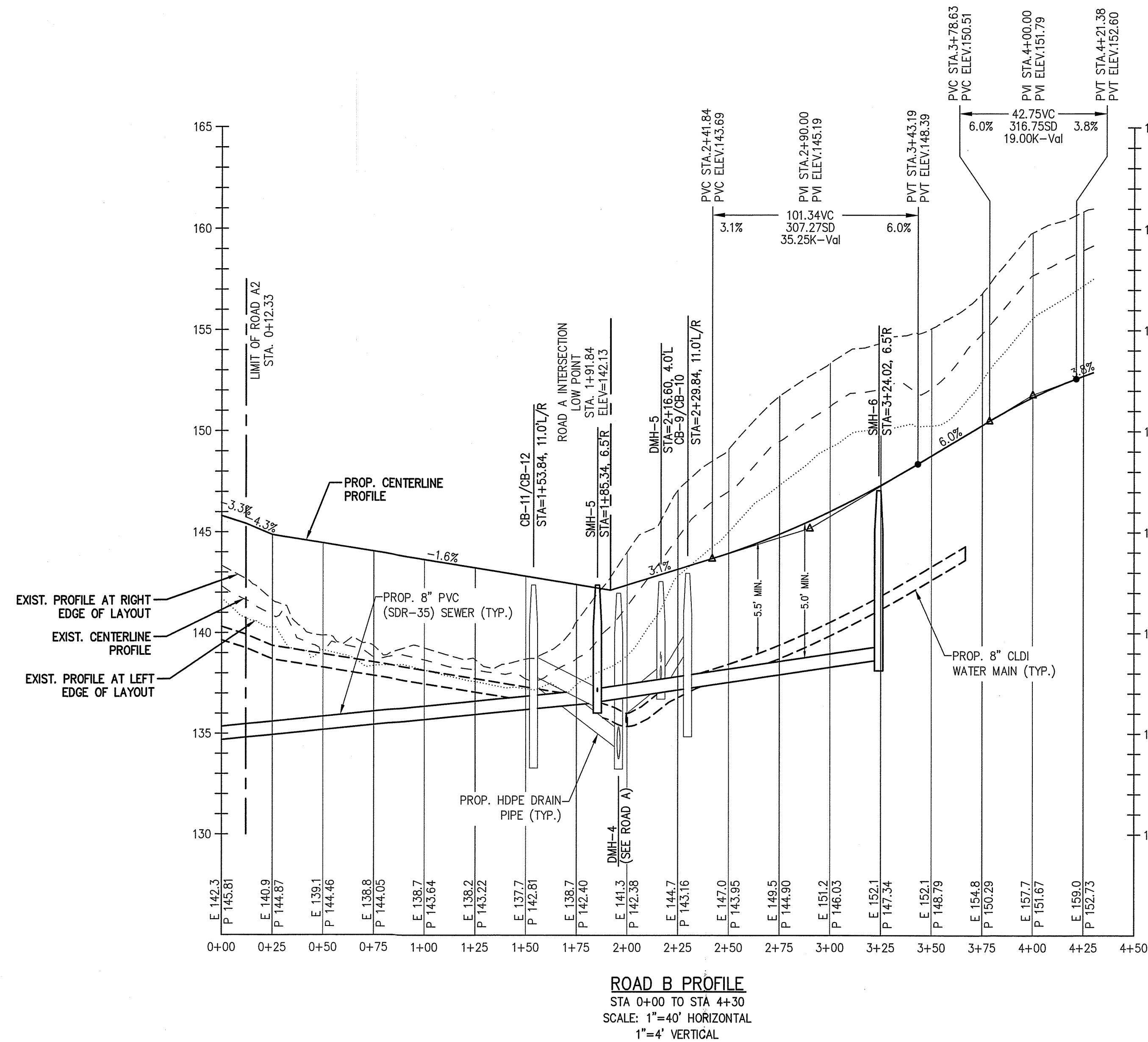
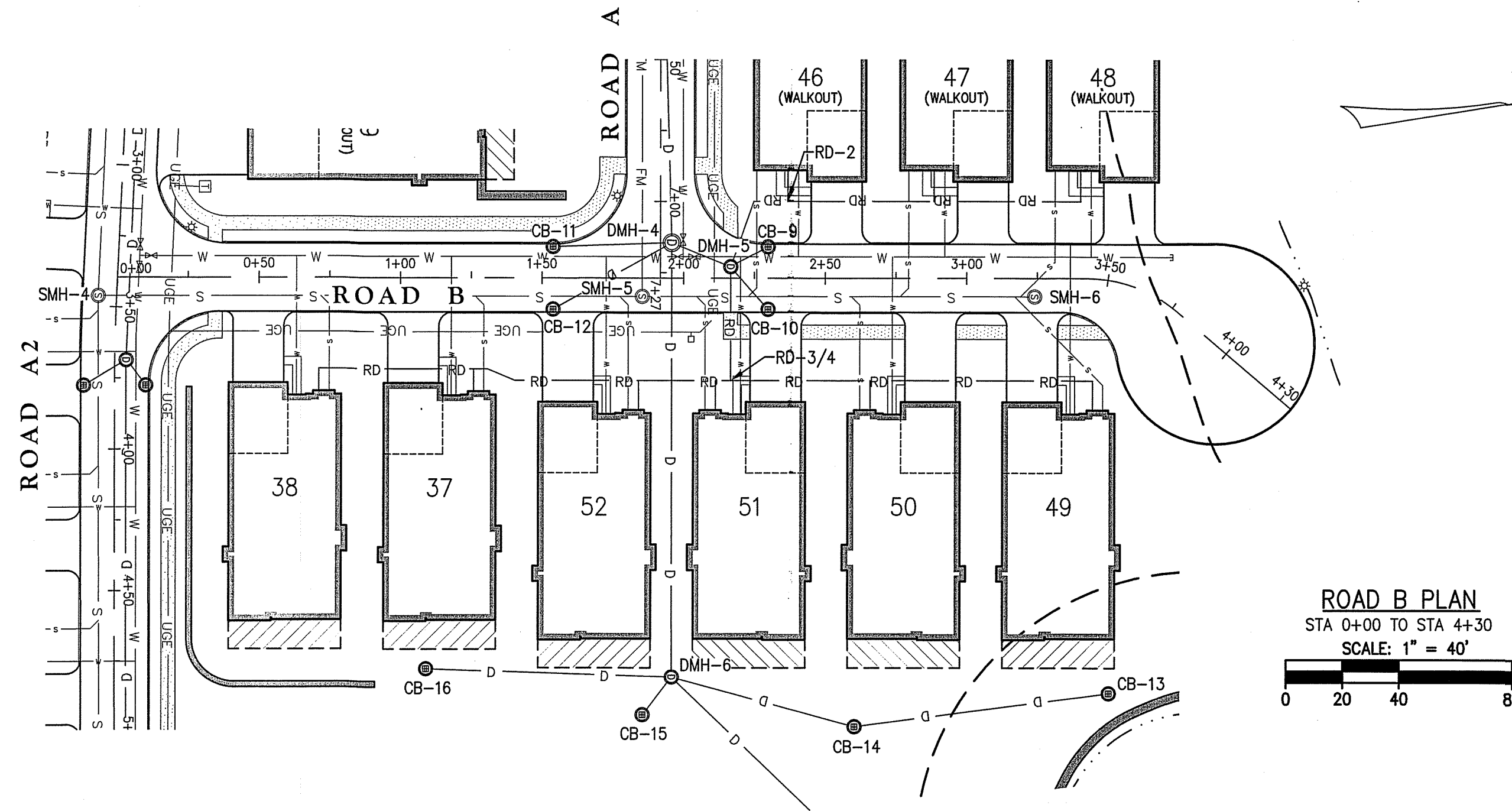
DRAWING NO. **C-14**

SEWER STRUCTURE INFORMATION			
ROAD B			
STRUCTURE	STATION	SIZE	RIM
SMH-5	1+85.34	6.5'R	142.37
SMH-6	3+24.02	6.5'R	147.08

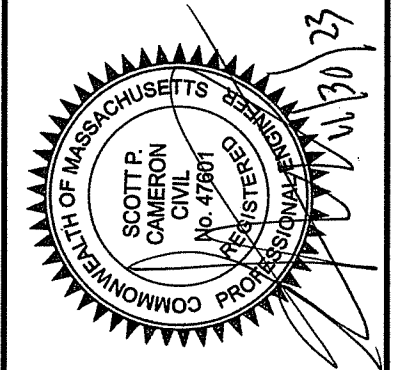
DRAIN STRUCTURE INFORMATION			
ROAD B			
STRUCTURE	STATION	SIZE	RIM
CB-11	1+53.84	11.0'L	142.38
CB-12	1+53.84	11.0'R	142.38
DMH-5	2+16.60	4.0'L	142.55
CB-9	2+29.84	11.0'L	142.94
CB-10	2+29.84	11.0'R	142.94

SEWER PIPE SCHEDULE						
US STRUCTURE	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE DIA	SLOPE
SMH-5	SMH-4	136.52	134.64	188	8	0.010
SMH-6	SMH-5	138.63	136.60	135	8	0.015

DRAIN PIPE SCHEDULE							
US STRUCTURE	DS STRUCTURE	INVERT START	INVERT END	LENGTH	MATERIAL	PIPE DIA	SLOPE
CB-11	DMH-4	137.28	134.34	38	HDPE	12	0.077
CB-12	DMH-4	137.78	135.84	44	HDPE	12	0.044
DMH-5	DMH-4	137.21	135.84	18	HDPE	12	0.076
CB-9	DMH-5	138.84	137.31	11	HDPE	12	0.139
CB-10	DMH-5	138.84	137.31	16	HDPE	12	0.096
RD-2	DMH-5	141.00	138.57	34	PVC	6	0.071
RD-3/4	DMH-5	141.00	137.71	38	PVC	8	0.087
CB-13	CB-14	143.40	139.50	87	HDPE	12	0.045
CB-14	DMH-6	139.40	137.67	63	HDPE	12	0.027
CB-15	DMH-6	137.80	137.67	13	HDPE	12	0.010
CB-16	DMH-6	139.40	137.67	83	HDPE	12	0.021
DMH-6	DMH-4	136.00	133.84	149	HDPE	18	0.014



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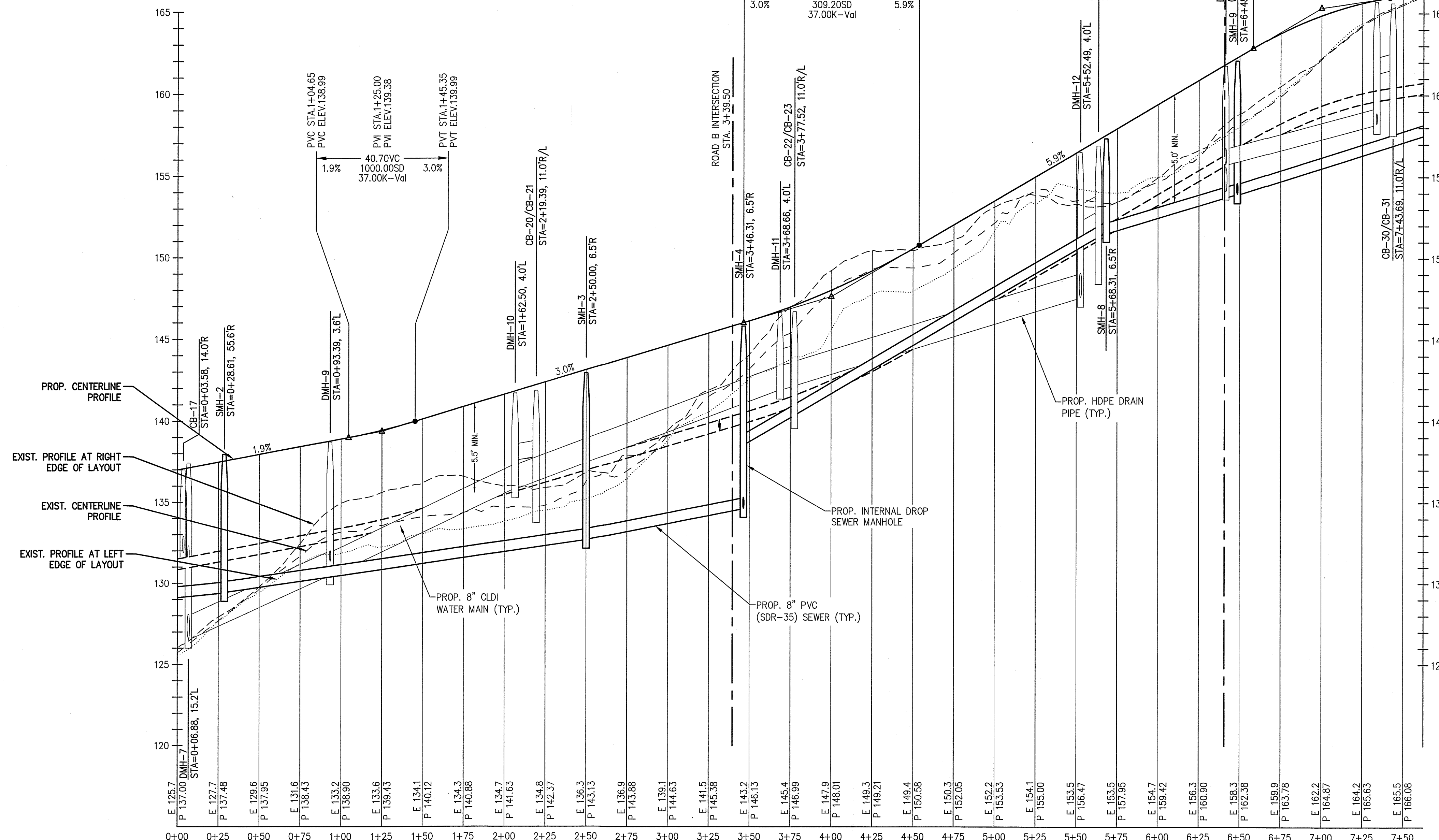
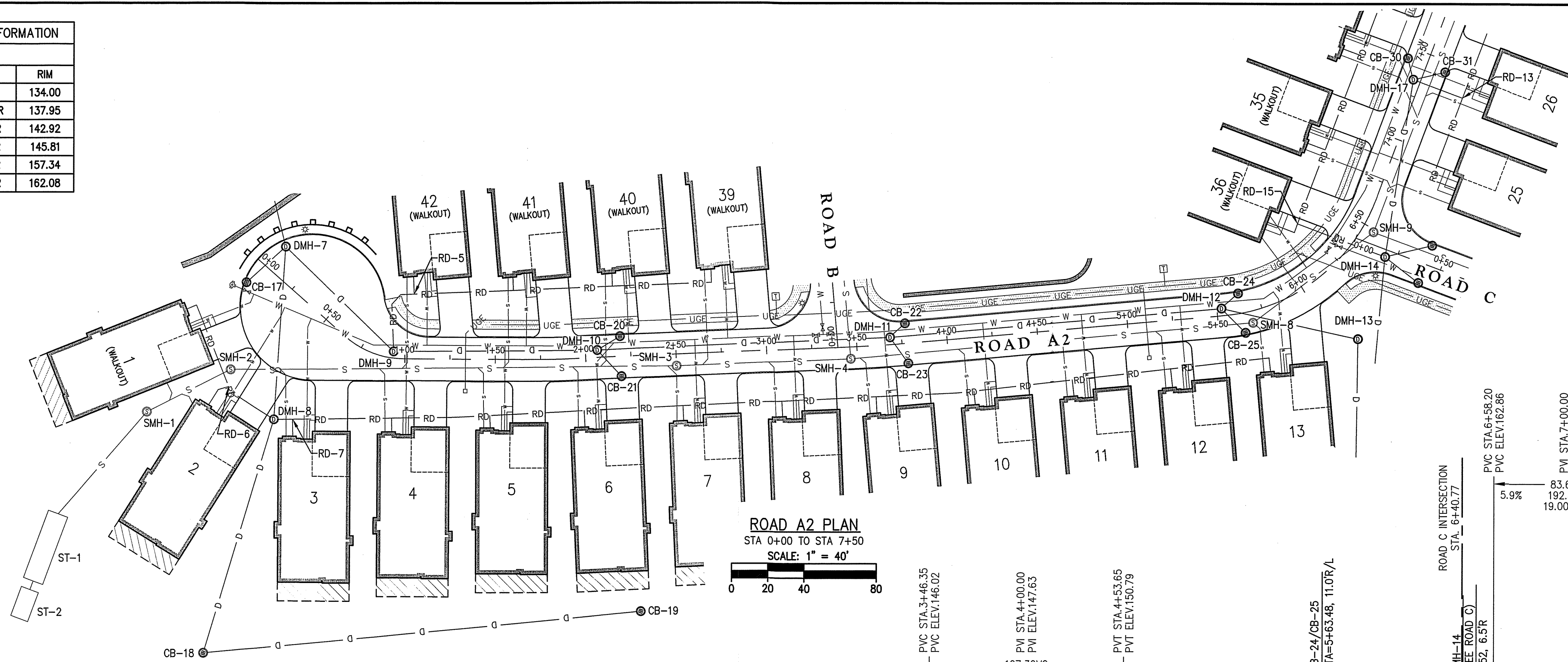
NO.	DESCRIPTION	DATE

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1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

ROAD B PLAN & PROFILE
 DRAWING NO. **C-15**

SEWER STRUCTURE INFORMATION		
ROAD A2		
STRUCTURE	STATION	RIM
SMH-1	---	134.00
SMH-2	0+28.61, 55.6'R	137.95
SMH-3	2+50.00, 6.5'R	142.92
SMH-4	3+46.31, 6.5'R	145.81
SMH-8	5+68.31, 6.5'R	157.34
SMH-9	6+48.52, 6.5'R	162.08

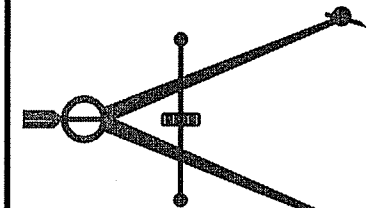
DRAIN STRUCTURE INFORMATION		
ROAD A2		
STRUCTURE	STATION	RIM
CB-17	0+03.58, 14.0'R	137.00
DMH-7	0+06.88, 15.2'L	137.42
DMH-9	0+93.39, 3.6'L	138.72
DMH-10	2+06.52, 4.0'L	141.70
CB-20	2+19.39, 11.0'L	141.83
CB-21	2+19.39, 11.0'L	141.83
DMH-11	3+68.66, 4.0'L	146.63
CB-22	3+77.52, 11.0'L	146.71
CB-23	3+77.52, 11.0'L	146.71
DMH-12	5+52.49, 4.0'L	156.50
CB-24	5+63.48, 11.0'L	156.90
CB-25	5+63.48, 11.0'L	156.90
DMH-17	7+33.69, 4.0'L	165.69
CB-30	7+43.69, 11.0'L	165.61
CB-31	7+43.69, 11.0'L	165.61



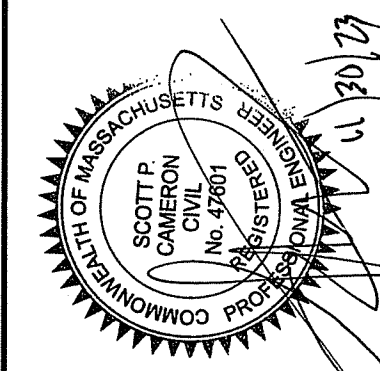
SEWER PIPE SCHEDULE								
US STRUCTURE	ID.	RIM	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE DIA	SLOPE
SMH-1	134.00	ST-1	128.82	128.09	73	8	0.010	
SMH-2	137.95	SMH-1	129.38	128.90	48	8	0.010	
SMH-3	142.92	SMH-2	132.64	129.46	243	8	0.013	
SMH-4	145.81	SMH-3	134.56	132.72	92	8	0.020	
SMH-8	157.34	SMH-4	151.49	138.64	219	8	0.059	
SMH-9	162.08	SMH-8	153.87	151.57	79	8	0.029	

DRAIN PIPE SCHEDULE									
US STRUCTURE	ID.	RIM	DS STRUCTURE	INVERT START	INVERT END	LENGTH	MATERIAL	PIPE DIA	SLOPE
CB-17	137.00	DMH-7	131.90	131.32	25	HDPE	12	0.023	
DMH-7	137.42	WQU-2	126.50	116.00	68	HDPE	18	0.175	
DMH-8	138.30	DMH-7	128.00	126.60	91	HDPE	18	0.015	
CB-18	135.75	DMH-8	131.60	128.50	131	HDPE	12	0.024	
CB-19	141.75	CB-18	137.65	131.70	239	HDPE	12	0.025	
RD-6	-	DMH-8	134.25	132.75	29	PVC	6	0.052	
RD-7	-	DMH-8	135.00	132.75	8	PVC	8	0.281	
DMH-9	138.72	DMH-7	130.40	126.60	79	HDPE	18	0.048	
RD-5	-	DMH-9	134.00	131.35	39	PVC	8	0.068	
DMH-10	141.70	DMH-9	135.75	130.50	108	HDPE	18	0.049	
CB-20	141.83	DMH-10	137.71	137.60	11	HDPE	12	0.010	
CB-21	141.83	DMH-10	137.76	137.60	16	HDPE	12	0.010	
DMH-11	146.63	DMH-10	141.85	135.85	158	HDPE	18	0.038	
CB-22	146.71	DMH-11	143.52	143.45	7	HDPE	12	0.010	
CB-23	146.71	DMH-11	143.58	143.45	13	HDPE	12	0.010	
DMH-12	156.50	DMH-11	147.50	141.95	180	HDPE	18	0.031	
CB-24	156.90	DMH-12	152.80	152.40	8	HDPE	12	0.050	
CB-25	156.90	DMH-12	152.80	152.40	15	HDPE	12	0.027	
DMH-13	159.75	DMH-12	149.25	147.60	73	HDPE	18	0.023	
RD-15	-	DMH-14	157.90	155.77	50	PVC	12	0.043	
DMH-17	165.69	DMH-14	158.15	155.77	95	HDPE	12	0.025	
CB-30	165.61	DMH-17	161.51	161.35	8	HDPE	12	0.020	
CB-31	165.61	DMH-17	161.51	161.35	14	HDPE	12	0.011	
RD-13	-	DMH-17	160.00	158.25	27	PVC	8	0.065	

ROAD A2 PROFILE
 STA 0+00 TO STA 7+50
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL



The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS
 LAUS SUEVYER BLVD., SUITE 200
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 P. 978-777-8968, W. WWW.MORINCAMERON.COM



SCOTT P. CAMERON
 No. 9761
 COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING

SURVEY BY: ESE	DATE: NOVEMBER 30, 2023
DRAFTED BY: DJP	CHECKED BY: SPC
APPROVED BY: SPC	SCALE: AS NOTED

NO.	REVISIONS	DATE	DESCRIPTION

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

ROAD A2 PLAN & PROFILE I
 DRAWING NO. **C-16**

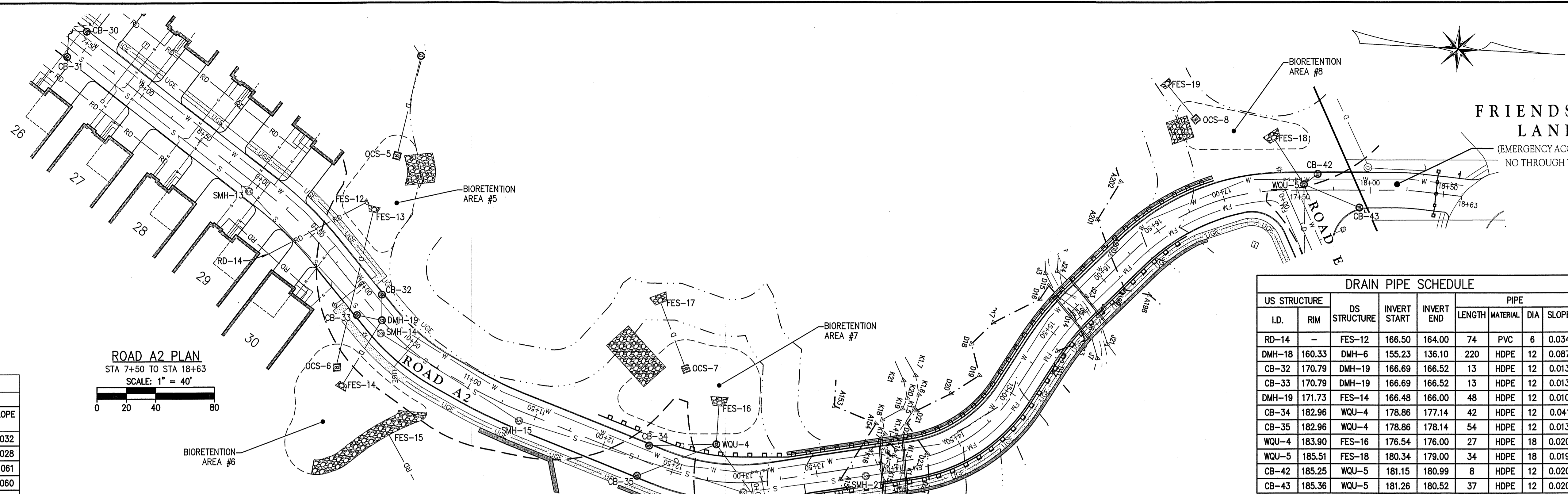
PROJ. #4171

SEWER STRUCTURE INFORMATION		
ROAD A2		
STRUCTURE	STATION	RIM
SMH-13	8+97.51, 6.5'R	168.08
SMH-14	10+31.12, 6.4'R	171.80
SMH-15	11+40.50, 6.5'R	177.91
SMH-16	12+99.43, 6.5'R	187.42
SMH-21	13+82.77, 6.5'R	191.90

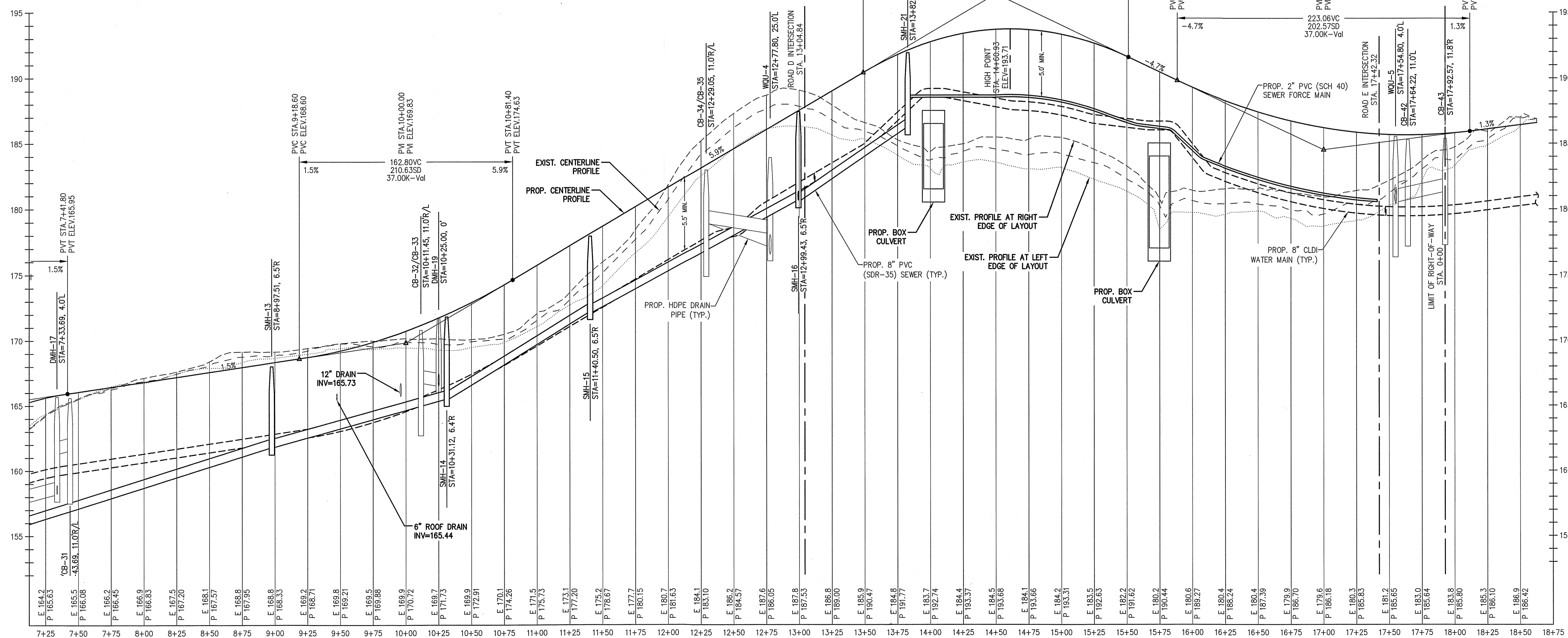
DRAIN STRUCTURE INFORMATION		
ROAD A2		
STRUCTURE	STATION	RIM
CB-32	10+11.45, 11.0'L	170.79
CB-33	10+11.45, 11.0'R	170.79
DMH-19	10+25.00, 0'	171.73
CB-34	12+29.05, 11.0'L	182.96
CB-35	12+29.05, 11.0'R	182.96
WQU-4	12+77.80, 25.0'L	183.90
WQU-5	17+54.80, 4.0'L	185.51
CB-42	17+64.22, 11.0'L	185.25
CB-43	17+92.57, 11.8'R	185.36

SEWER PIPE SCHEDULE						
US STRUCTURE	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE DIA	SLOPE
SMH-13	SMH-9	161.73	153.95	246	8	0.032
SMH-14	SMH-13	165.45	161.81	128	8	0.028
SMH-15	SMH-14	172.06	165.53	107	8	0.061
SMH-16	SMH-15	180.57	172.14	156	8	0.060
SMH-21	SMH-16	186.13	180.65	80	8	0.056

DRAIN PIPE SCHEDULE							
US STRUCTURE	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE MATERIAL	PIPE DIA	SLOPE
RD-14	FES-12	166.50	164.00	74	PVC	6	0.034
DMH-18	DMH-6	155.23	136.10	220	HDPE	12	0.087
CB-32	DMH-19	166.69	166.52	13	HDPE	12	0.013
CB-33	DMH-19	166.69	166.52	13	HDPE	12	0.013
DMH-19	FES-14	166.48	166.00	48	HDPE	12	0.010
CB-34	WQU-4	178.86	177.14	42	HDPE	12	0.041
CB-35	WQU-4	178.86	178.14	54	HDPE	12	0.013
WQU-4	FES-16	176.54	176.00	27	HDPE	18	0.020
WQU-5	FES-18	180.34	179.00	34	HDPE	18	0.019
CB-42	WQU-5	181.15	180.99	8	HDPE	12	0.020
CB-43	WQU-5	181.26	180.52	37	HDPE	12	0.020



ROAD A2 PLAN
STA 7+50 TO STA 18+63
SCALE: 1" = 40'



ROAD A2 PROFILE
STA 7+50 TO STA 18+63
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

The Morin-Cameron GROUP, INC.
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SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

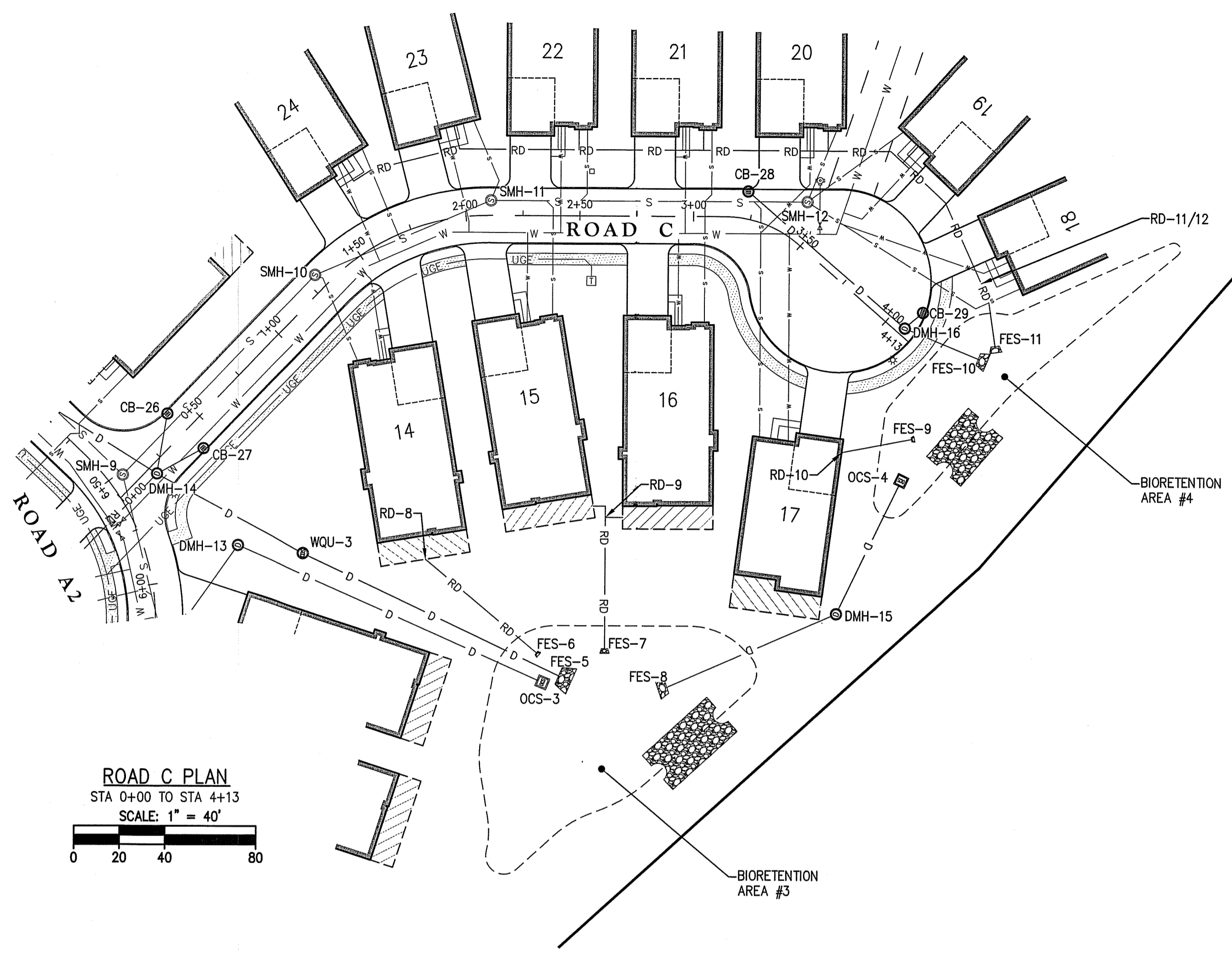
ROAD A2 PLAN & PROFILE II
DRAWING NO. **C-17**

SEWER STRUCTURE INFORMATION		
ROAD C		
STRUCTURE	STATION	RIM
SMH-10	1+29.91, 6.5'L	166.77
SMH-11	2+10.92, 6.5'L	167.34
SMH-12	3+42.20, 17.2'L	163.21

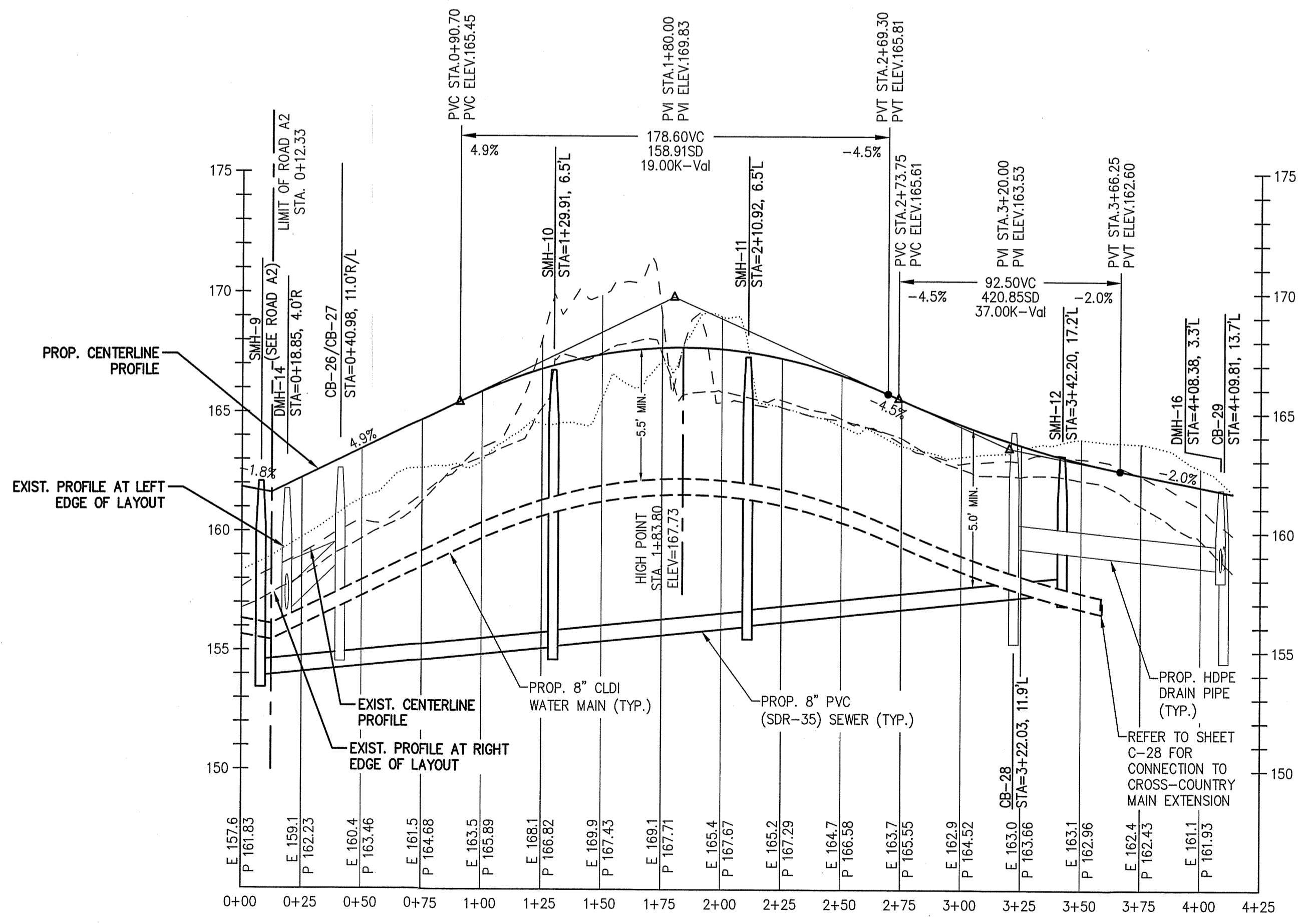
DRAIN STRUCTURE INFORMATION		
ROAD C		
STRUCTURE	STATION	RIM
DMH-14	0+18.85, 4.0'R	161.77
CB-26	0+40.98, 11.0'L	162.64
CB-27	0+40.98, 11.0'R	162.64
CB-28	3+22.03, 11.9'L	164.22
DMH-16	4+08.38, 3.3'L	161.82
CB-29	4+09.81, 13.7'L	161.67

SEWER PIPE SCHEDULE						
US STRUCTURE	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE DIA	SLOPE
SMH-10	SMH-9	155.13	153.95	118	8	0.010
SMH-11	SMH-10	156.01	155.21	80	8	0.010
SMH-12	SMH-11	157.44	156.09	135	8	0.010

DRAIN PIPE SCHEDULE							
US STRUCTURE	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE MATERIAL	PIPE DIA	SLOPE
DMH-14	WQU-3	155.67	154.10	69	HDPE	18	0.023
CB-26	DMH-14	158.54	157.77	23	HDPE	12	0.033
CB-27	DMH-14	158.54	156.77	19	HDPE	12	0.093
WQU-3	FES-5	154.00	152.00	123	HDPE	18	0.016
RD-8	FES-6	162.50	156.00	64	PVC	4	0.102
RD-9	FES-7	162.00	156.00	58	PVC	6	0.103
RD-10	FES-9	161.00	159.00	31	PVC	4	0.065
DMH-15	FES-8	154.80	152.00	79	HDPE	12	0.035
CB-28	DMH-16	159.33	158.46	87	HDPE	12	0.010
DMH-16	FES-10	158.42	158.00	33	HDPE	12	0.013
CB-29	DMH-16	158.53	158.46	7	HDPE	12	0.010
R11/12	FES-11	161.00	158.50	28	PVC	8	0.089

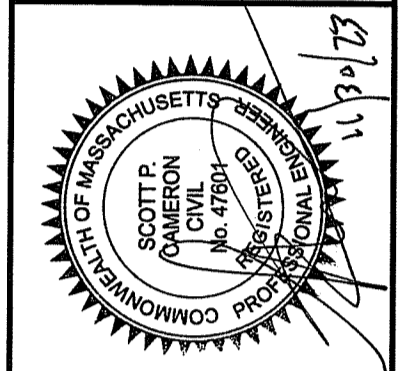


ROAD C PLAN
STA 0+00 TO STA 4+13
SCALE: 1" = 40'



ROAD C PROFILE
STA 0+00 TO STA 4+13
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS LAND USE PLANNERS
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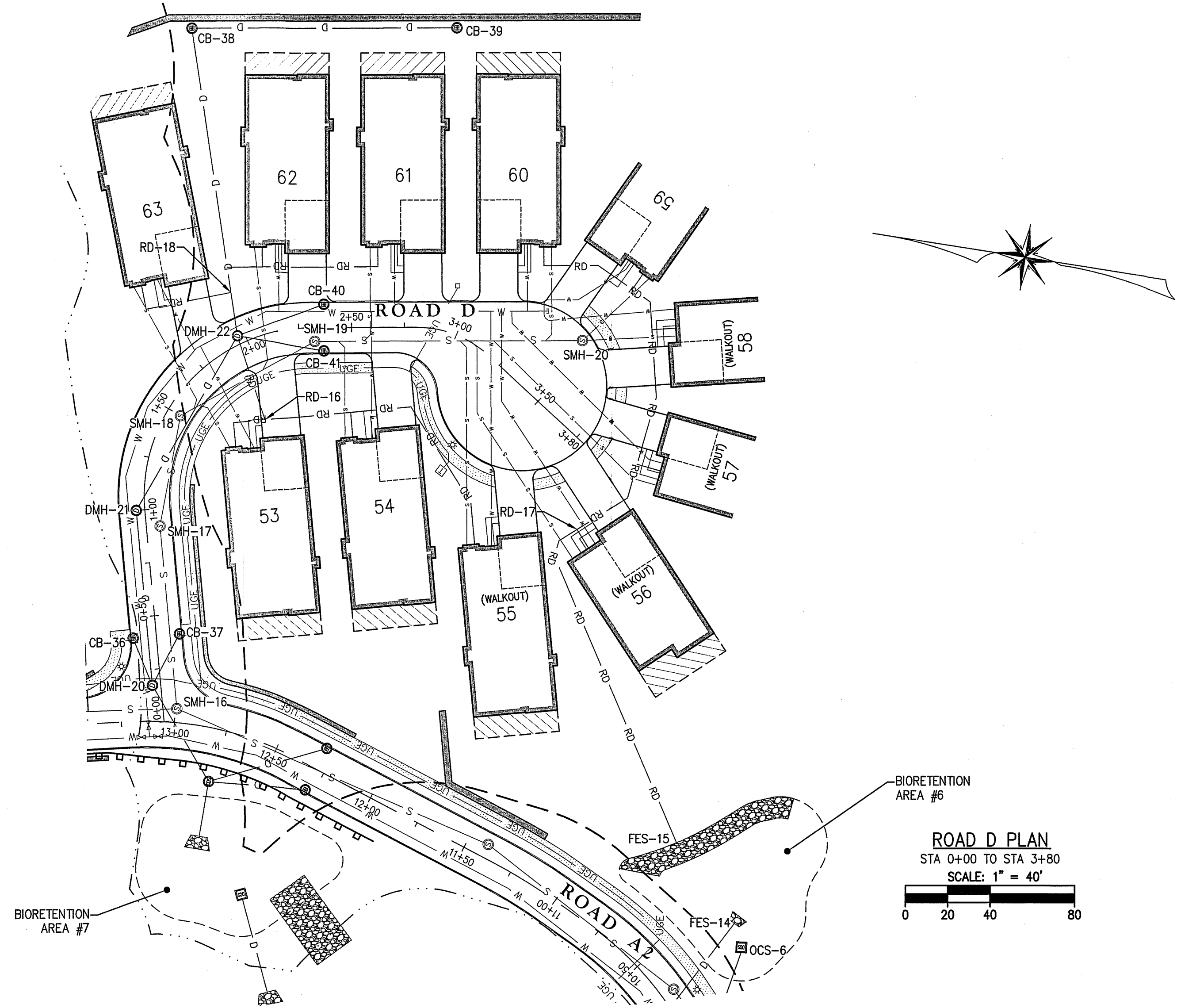


SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

ROAD C PLAN & PROFILE
DRAWING NO. **C-18**

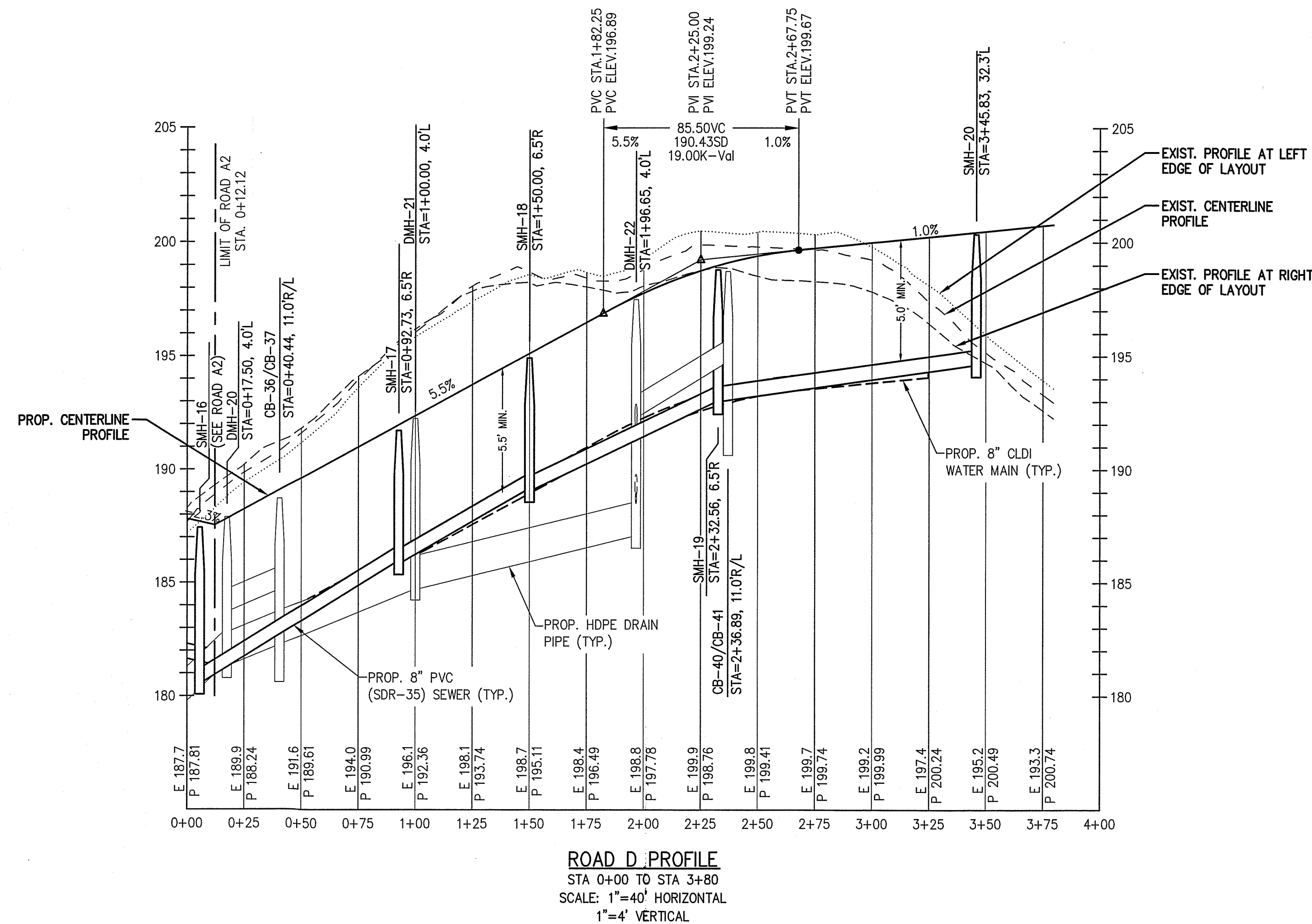


SEWER STRUCTURE INFORMATION		
ROAD D		
STRUCTURE	STATION	RIM
SMH-17	0+92.73, 6.5'R	191.71
SMH-18	1+50.00, 6.5'R	194.91
SMH-19	2+32.56, 6.5'R	198.79
SMH-20	3+45.83, 32.3'L	200.36

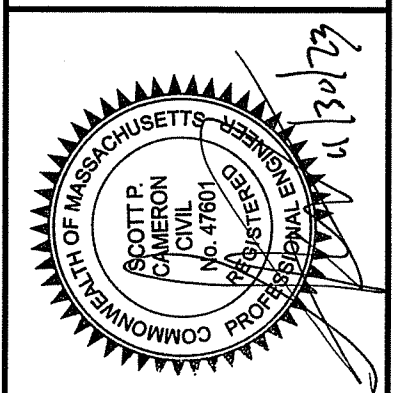
DRAIN STRUCTURE INFORMATION		
ROAD D		
STRUCTURE	STATION	RIM
DMH-20	0+17.50, 4.0'L	187.89
CB-36	0+40.44, 11.0'L	188.71
CB-37	0+40.44, 11.0'R	188.71
DMH-21	1+00.00, 4.0'L	192.24
DMH-22	1+96.65, 4.0'L	197.50
CB-40	2+36.89, 11.0'L	198.73
CB-41	2+36.89, 11.0'R	198.73

SEWER PIPE SCHEDULE						
US STRUCTURE	RIM	DS STRUCTURE	INVERT START	INVERT END	PIPE	
					LENGTH	DIA SLOPE
SMH-17	191.71	SMH-16	185.86	180.65	82	8 0.064
SMH-18	194.91	SMH-17	189.06	185.94	49	8 0.064
SMH-19	198.79	SMH-18	192.94	189.14	69	8 0.055
SMH-20	200.36	SMH-19	194.59	193.02	123	8 0.013

DRAIN PIPE SCHEDULE							
US STRUCTURE	RIM	DS STRUCTURE	INVERT START	INVERT END	PIPE		
					LENGTH	MATERIAL	DIA SLOPE
DMH-20	187.89	WQU-4	179.29	176.64	48	HDPE	18 0.055
CB-36	188.71	DMH-20	184.61	183.79	20	HDPE	12 0.041
CB-37	188.71	DMH-20	184.61	183.79	23	HDPE	12 0.036
DMH-21	192.24	DMH-20	184.64	181.39	79	HDPE	18 0.041
DMH-22	197.50	DMH-21	187.03	184.74	91	HDPE	18 0.025
CB-38	195.00	DMH-22	191.80	188.80	142	HDPE	12 0.021
CB-39	197.75	CB-38	193.65	191.90	121	HDPE	12 0.014
RD-18	-	TEE	193.00	189.20	18	PVC	6 0.211
RD-16	-	DMH-22	192.50	188.50	40	PVC	6 0.100
CB-40	198.73	DMH-22	194.63	192.40	40	HDPE	12 0.056
CB-41	198.73	DMH-22	194.63	192.40	37	HDPE	12 0.060
RD-17	-	FES-15	196.50	173.00	164	PVC	8 0.143



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SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

REVISIONS	
NO.	DATE DESCRIPTION

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

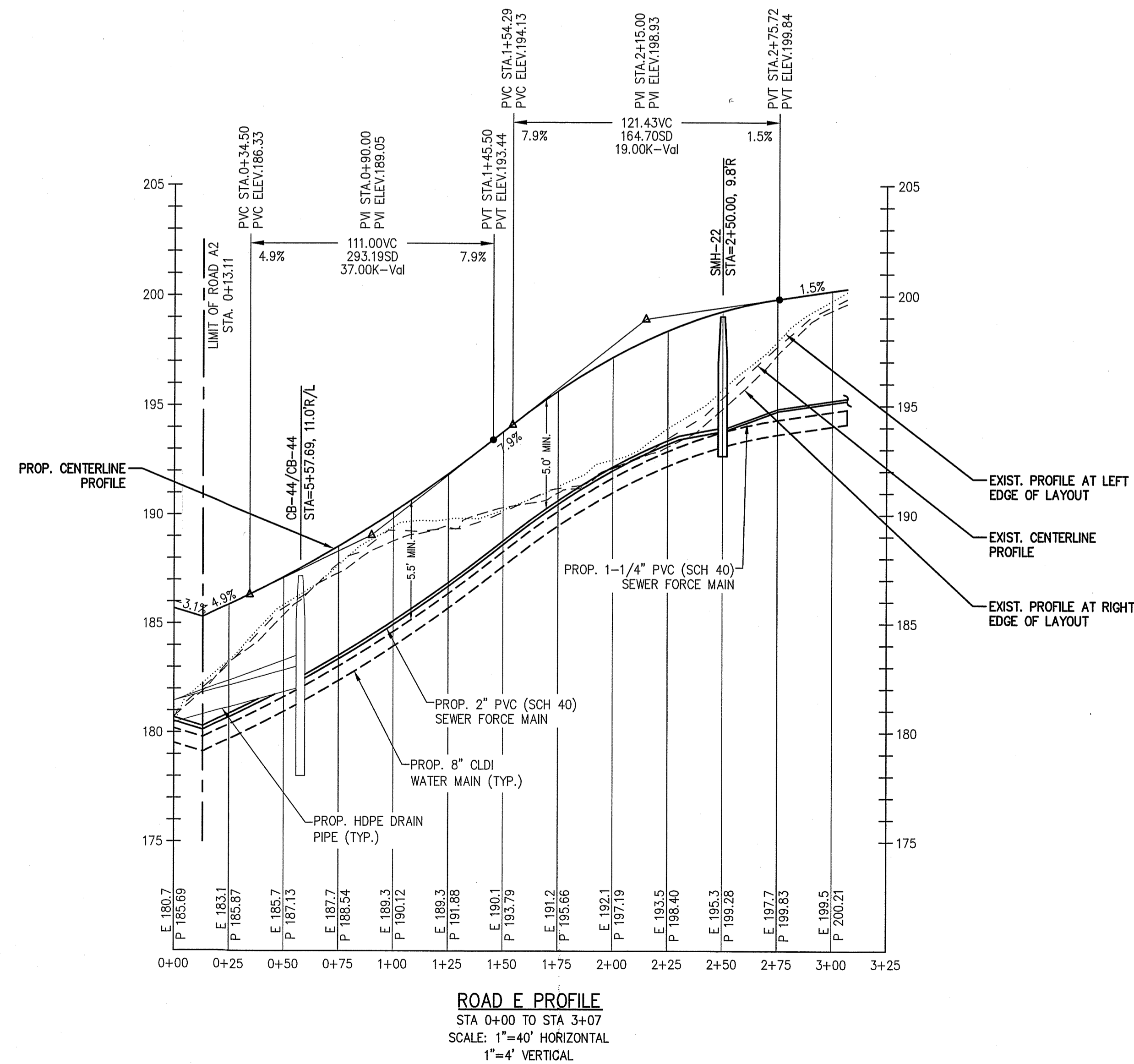
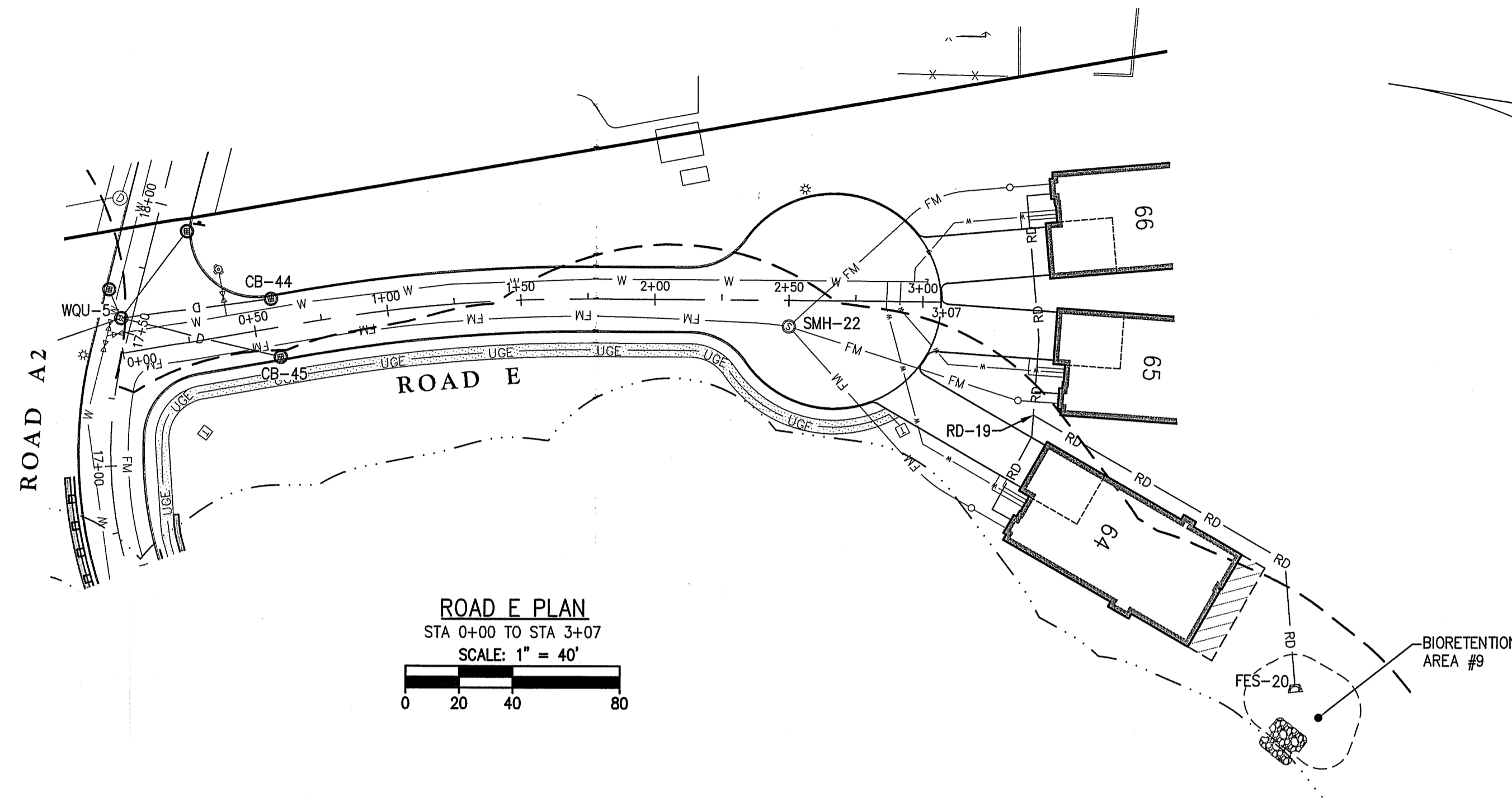
ROAD D PLAN & PROFILE
 DRAWING NO. **C-19**

DRAIN STRUCTURE INFORMATION			
ROAD E			
STRUCTURE	STATION	INVERT	RIM
CB-44	0+57.69, 11.0'L	182.07	187.17
CB-45	0+57.69, 11.0'R	182.07	187.17

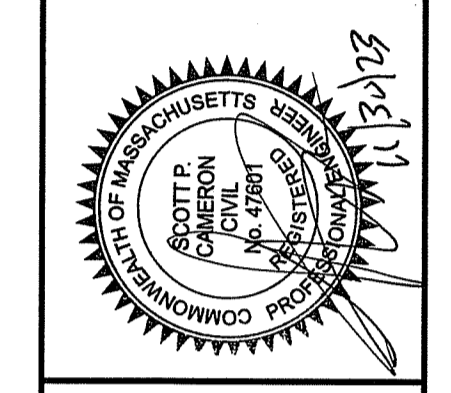
DRAIN PIPE SCHEDULE								
US STRUCTURE I.D.	RIM	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE		
						MATERIAL	DIA	SLOPE
CB-44	187.17	WQU-5	182.07	180.44	52	HDPE	12	0.051
CB-45	187.17	WQU-5	182.57	180.44	57	HDPE	12	0.046
RD-19	-	FES-20	199.00	196.00	154	PVC	8	0.019

SEWER STRUCTURE INFORMATION			
ROAD E			
STRUCTURE	STATION	INVERT	RIM
SMH-22	2+50.00, 9.8'R	186.63	199.05

SEWER PIPE SCHEDULE								
US STRUCTURE I.D.	RIM	DS STRUCTURE	INVERT START	INVERT END	LENGTH	PIPE		
						MATERIAL	DIA	SLOPE
SMH-22	199.05	SMH-21	193.78	186.63	593	2	N/A	



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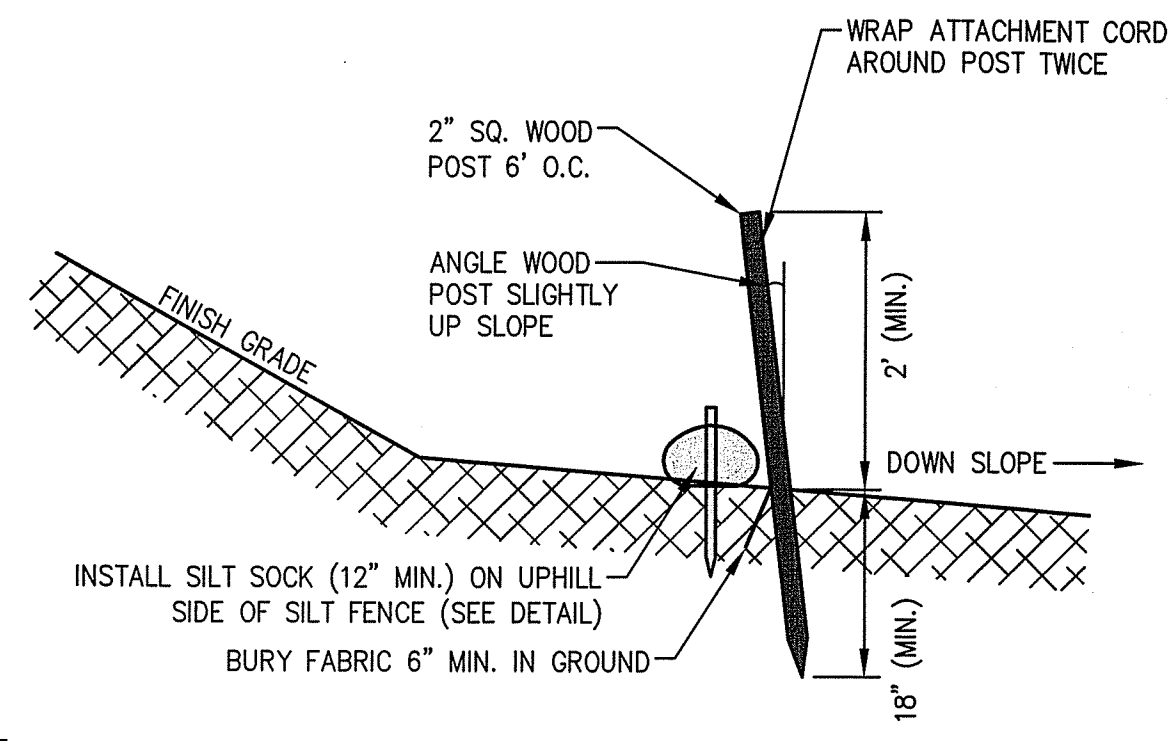


SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

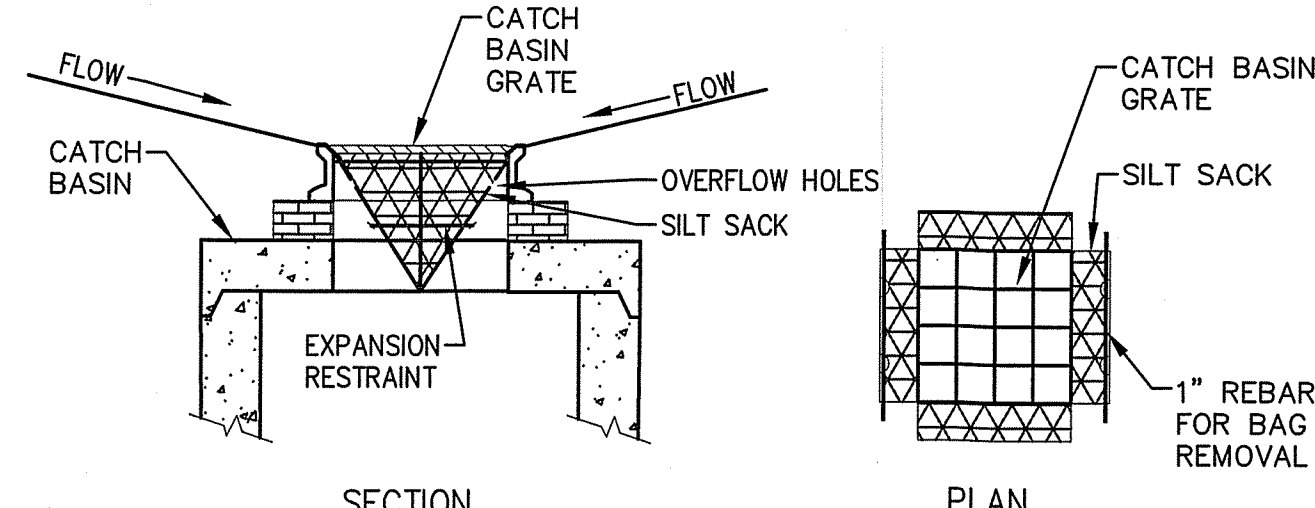
NO.	REVISIONS	DESCRIPTION	DATE

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 LOCATED AT
1301 MAIN STREET
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 PREPARED FOR:
TOLL BROS., INC.

ROAD E PLAN & PROFILE
 DRAWING NO. **C-20**

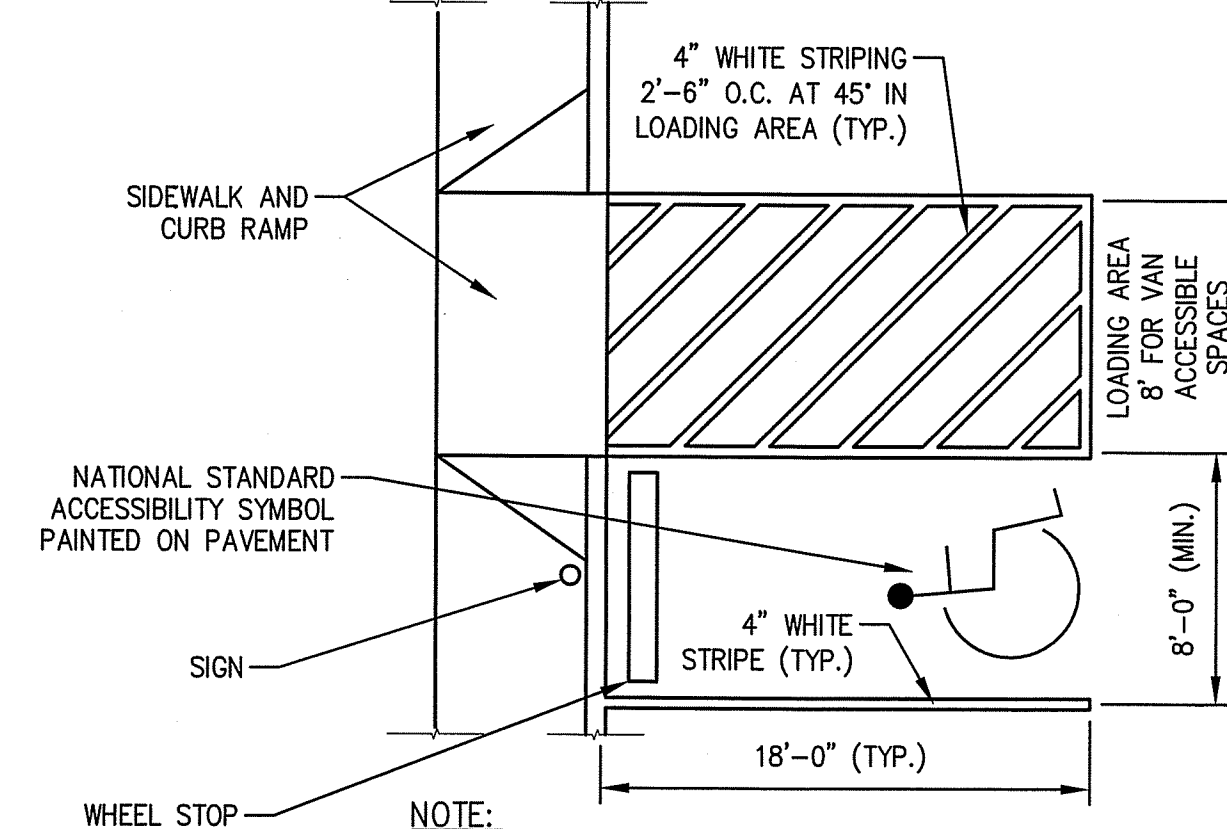


SILT SOCK BACKED WITH SILT FENCE
(NOT TO SCALE)

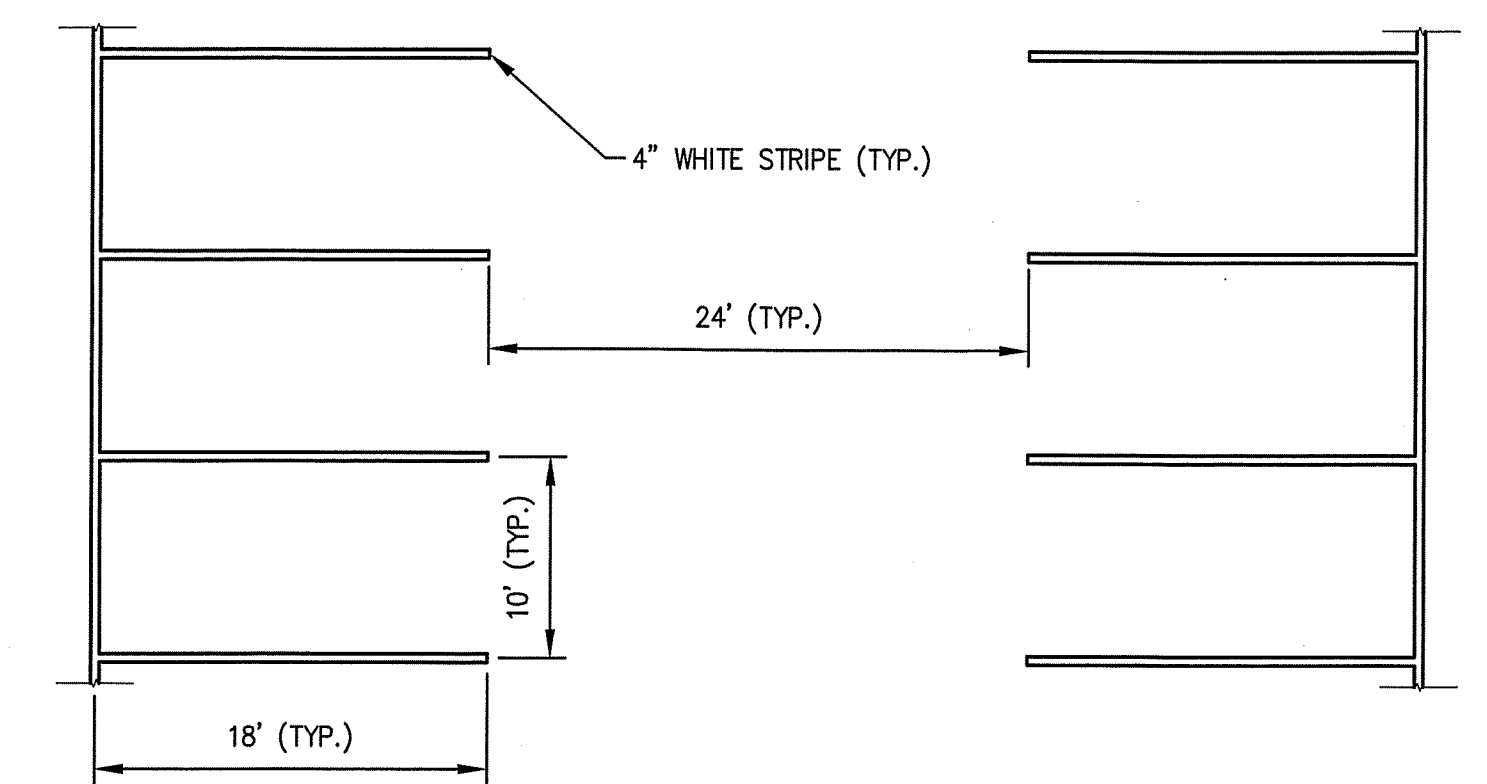


- NOTES:**
1. INSTALL SILT SACKS IN ALL EXISTING CATCH BASINS WITHIN 100' OF THE LIMIT OF WORK. INSTALL SILT SACKS IN NEW CATCH BASINS AFTER INSTALLATION.
 2. GRATES TO BE PLACED OVER SILT SACKS.
 3. SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED WHEN DEPTH OF SEDIMENT IS WITHIN 6" OF GRATE.

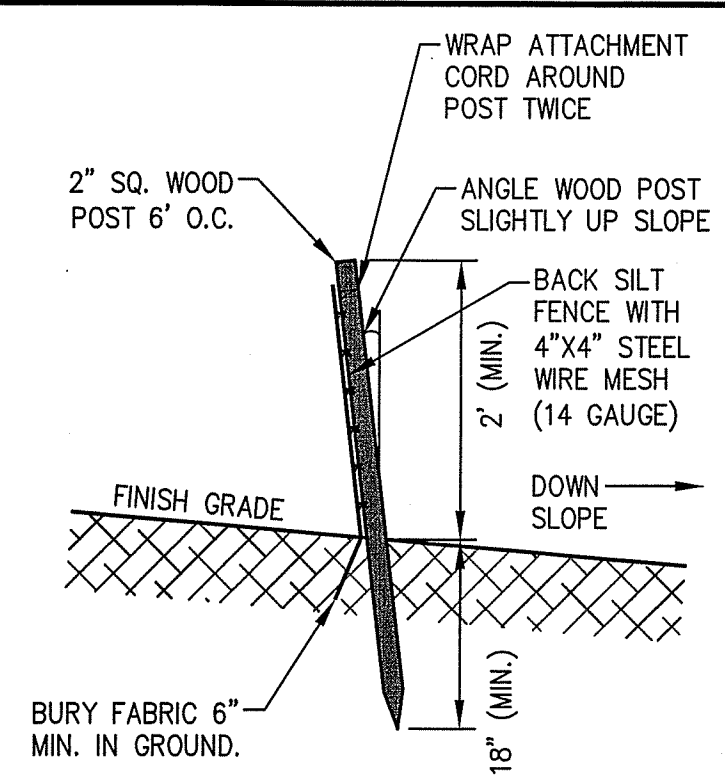
SILT SACK SEDIMENT TRAP
(NOT TO SCALE)



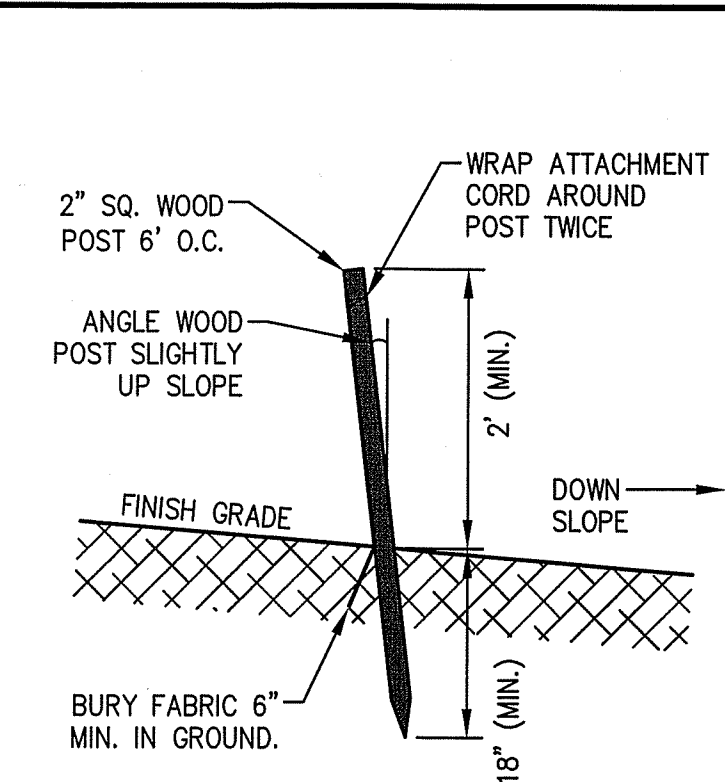
ACCESSIBLE PARKING SPACE
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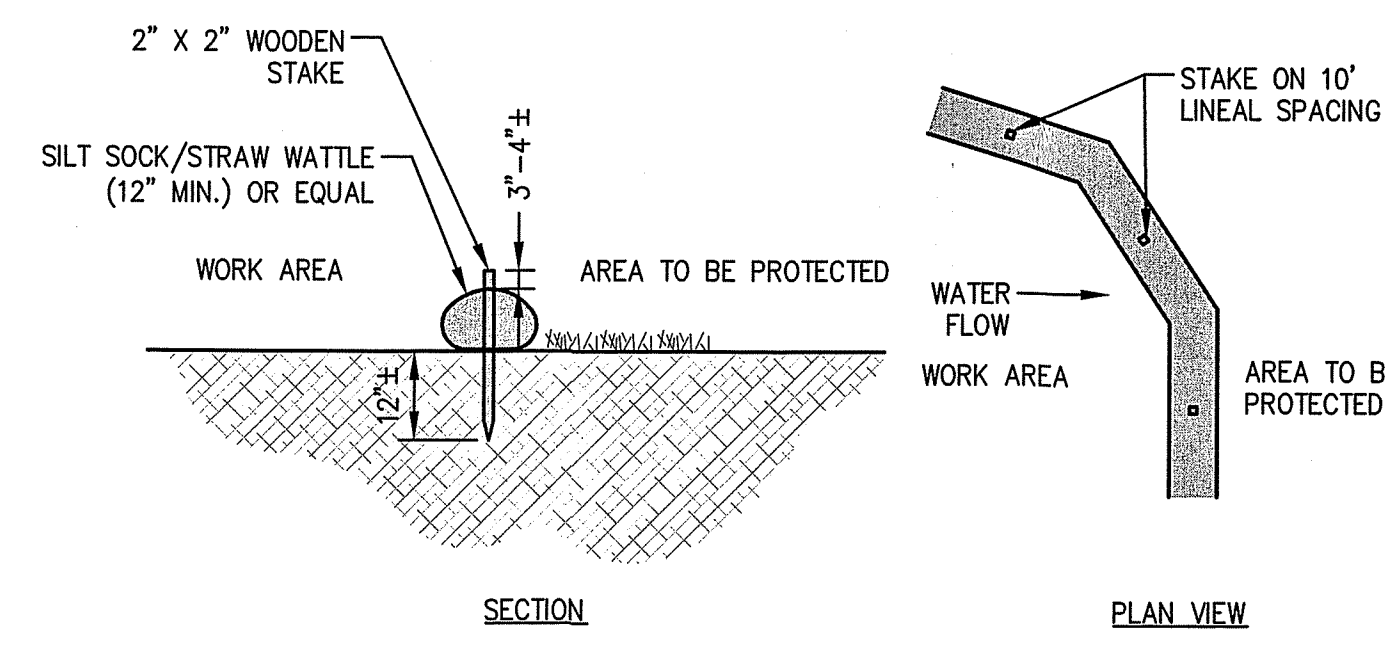
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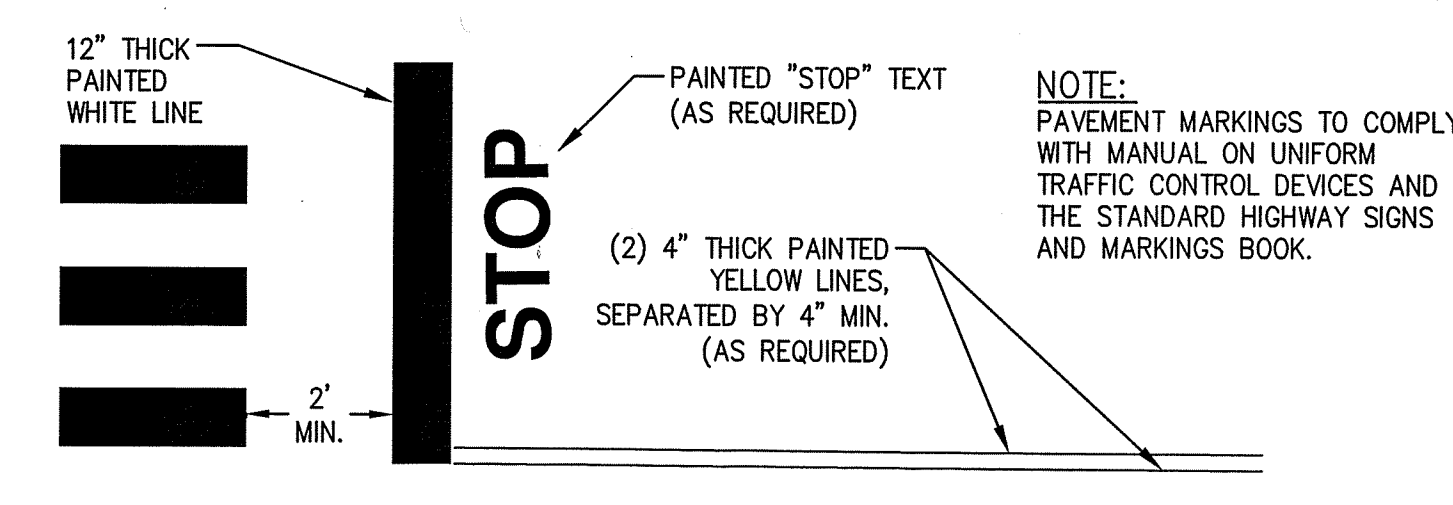
REINFORCED SILT FENCE
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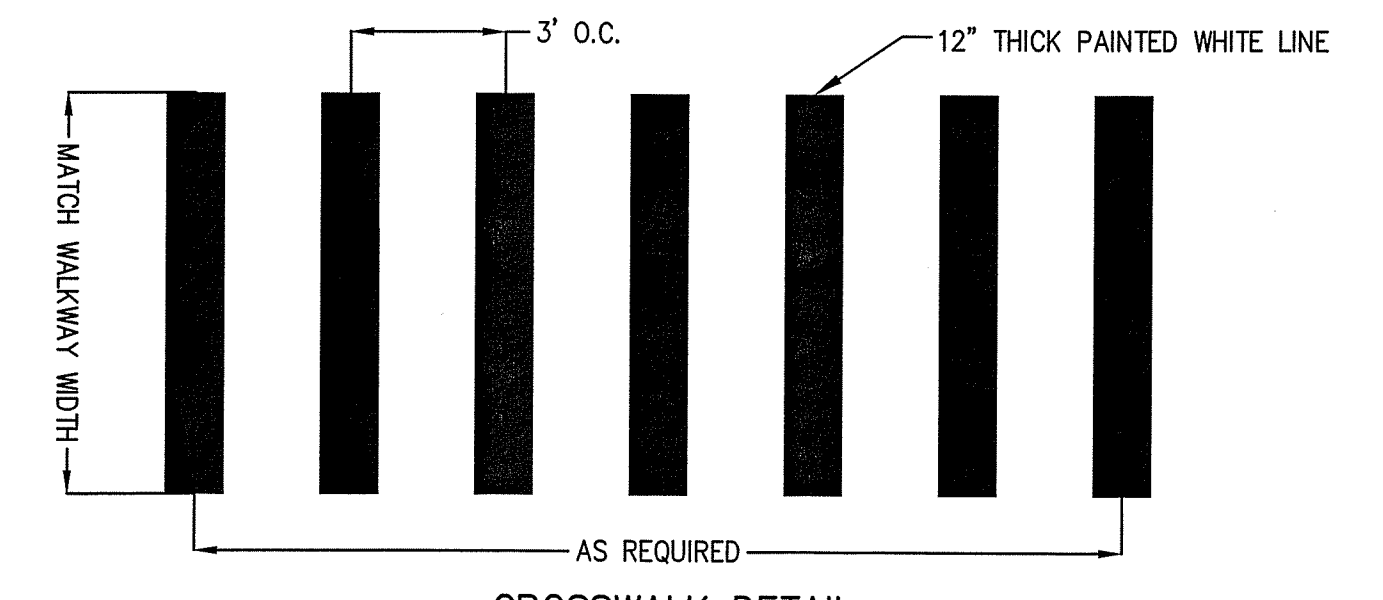
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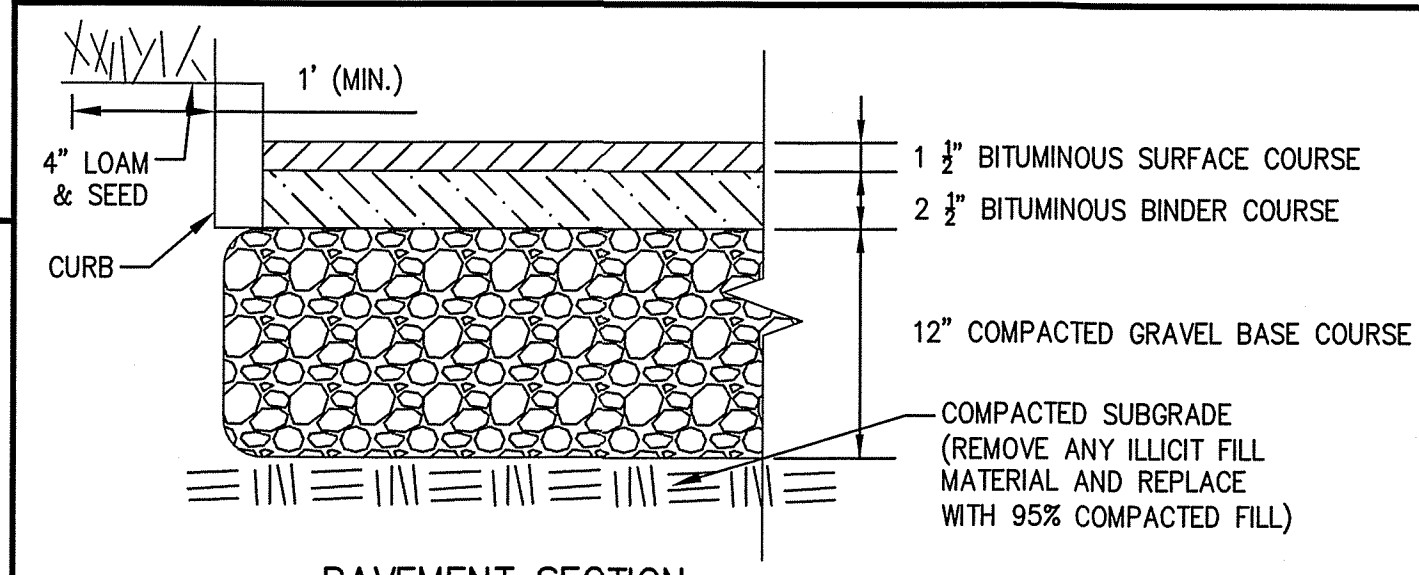
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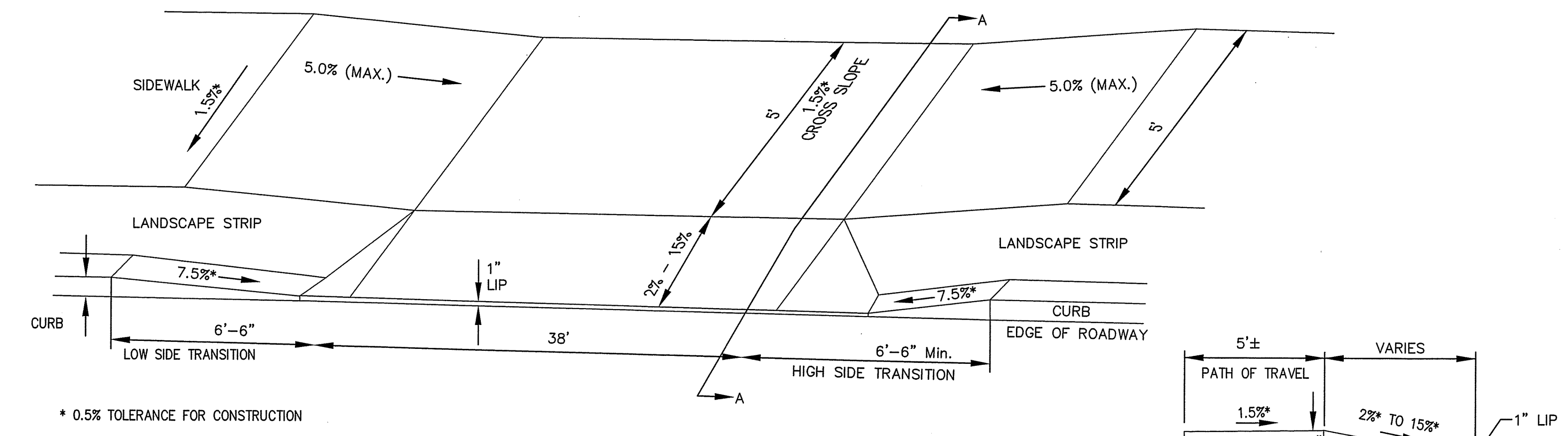
STOP BAR, TEXT & DOUBLE YELLOW LINE
(NOT TO SCALE)



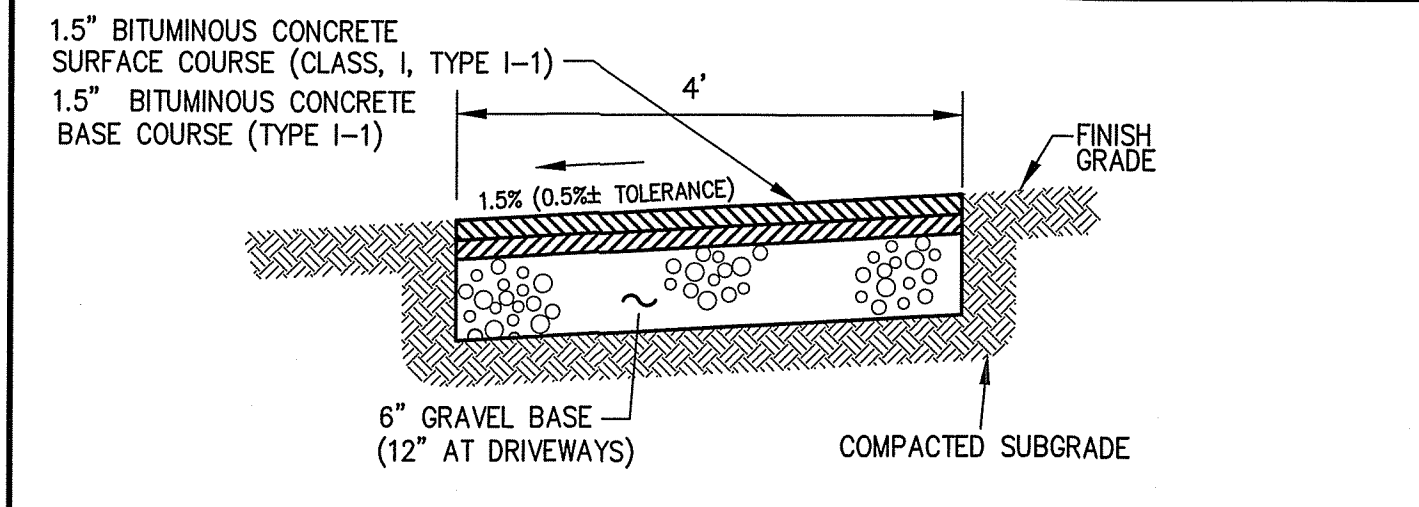
CROSSWALK DETAIL
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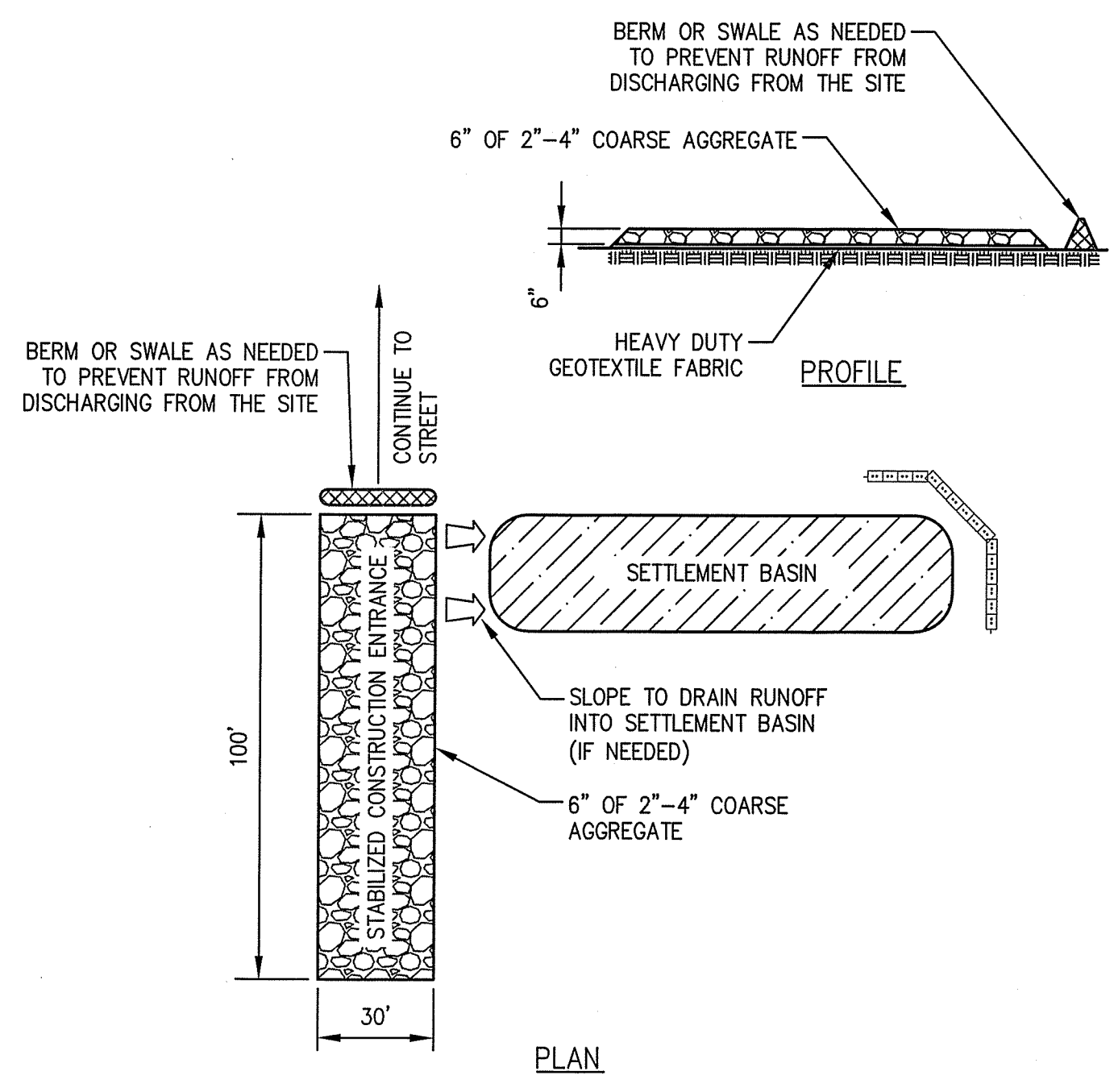
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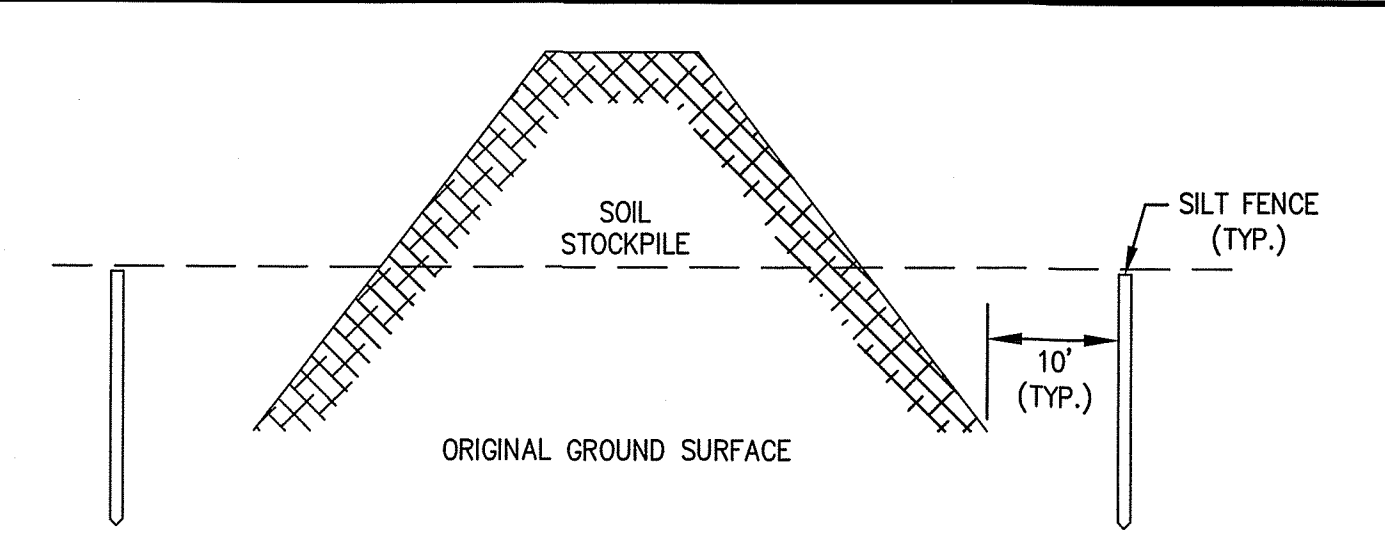
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(NOT TO SCALE)



BITUMINOUS CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)

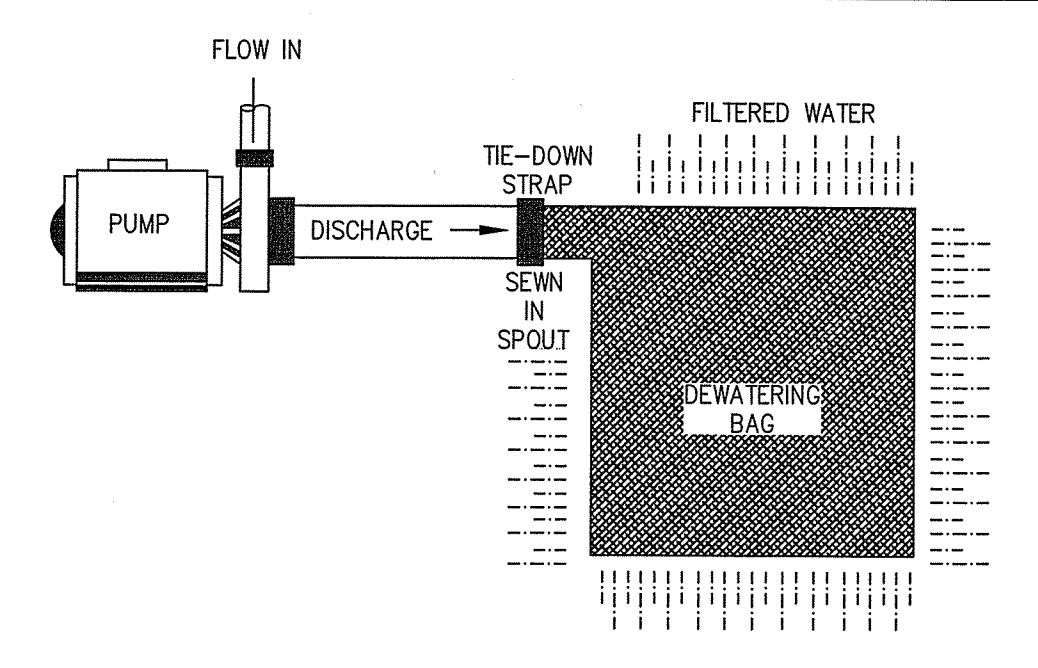


STABILIZED CONSTRUCTION ENTRANCE DETAIL
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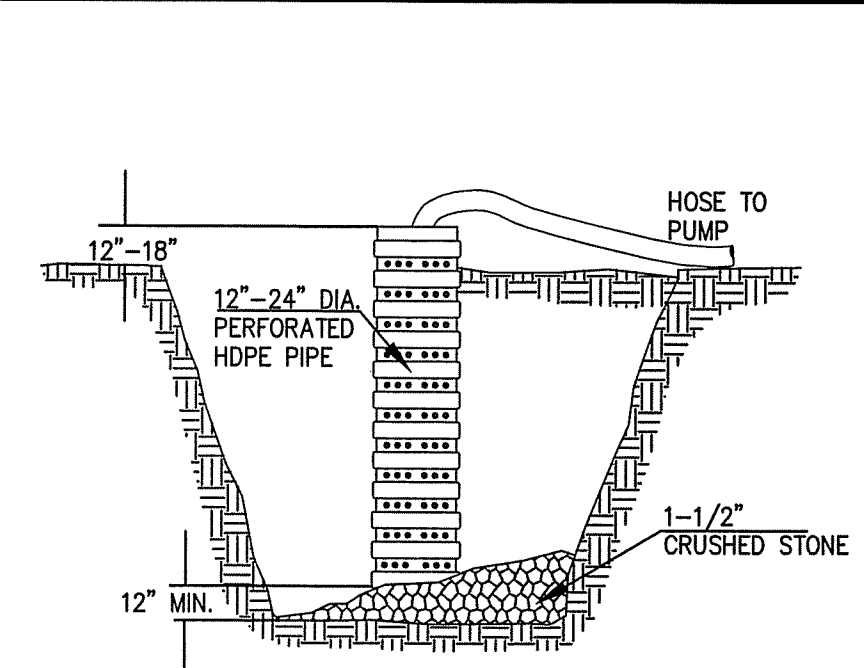


TEMPORARY SOIL STOCKPILE
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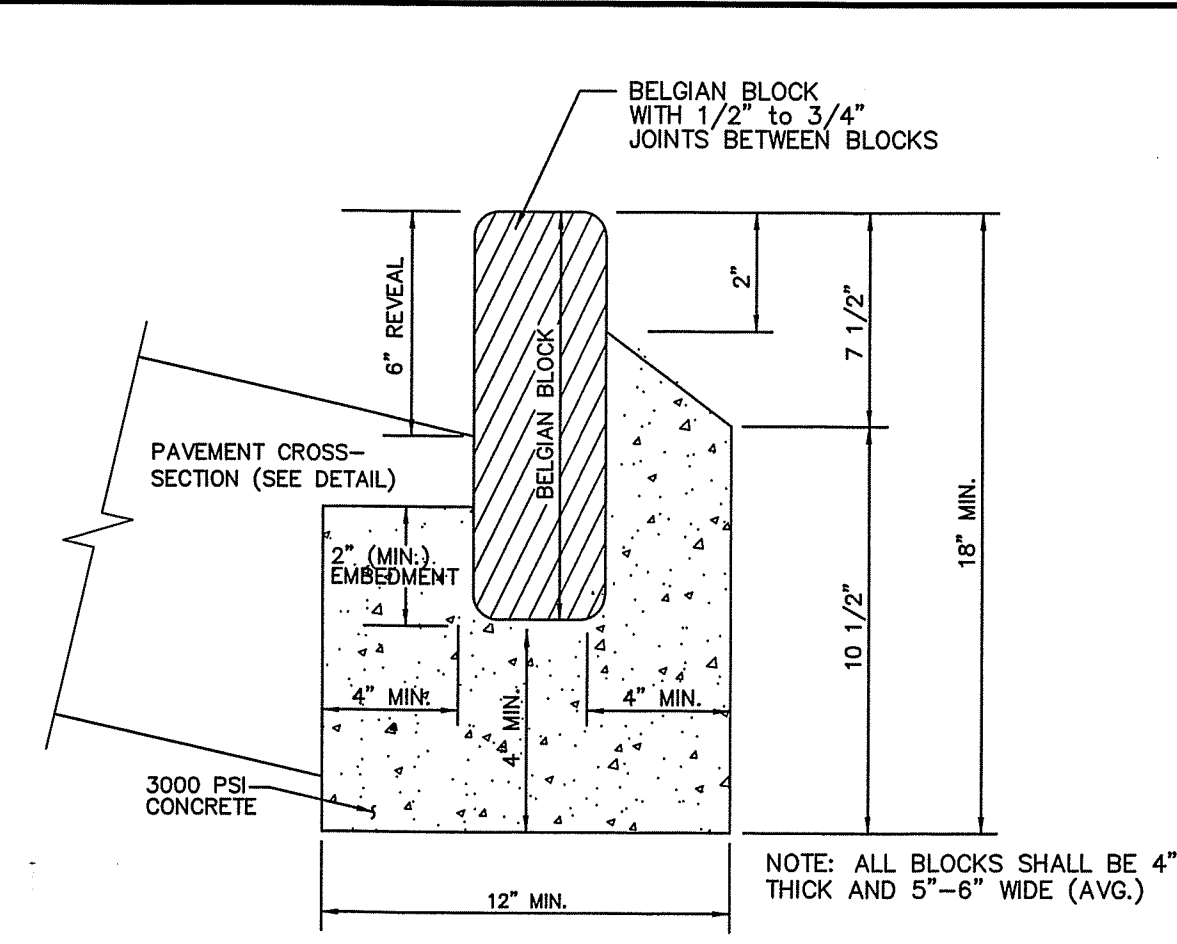
- NOTES:**
1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE IF ON LEVEL GROUND OR TO EXTEND AROUND DOWNGRADIENT PORTION STOCKPILE IS ON SLOPE.
 2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS IT SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OR SEEDING (IF LOAM).
 3. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
 4. SEDIMENT TRAPPED BY SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN SEDIMENT DEPTH REACHES 12".
 5. SILT FENCES SHALL BE MAINTAINED UNTIL STOCKPILE IS ELIMINATED.
 6. STOCKPILE SHALL BE COVERED BY AT LEAST 1 LAYER OF 6-MIL POLYETHYLENE SHEETING WHEN NOT IN USE. SHEETING SHALL BE SECURED AT THE END OF EACH WORKDAY.



DEWATERING BAG DETAIL
(NOT TO SCALE)



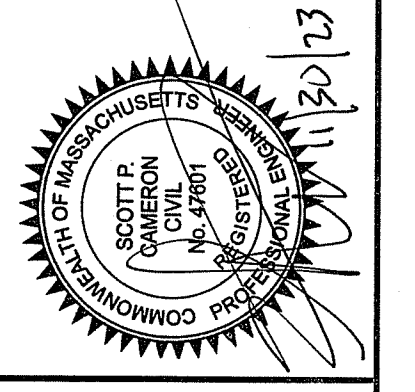
DEWATERING SUMP DETAIL
(NOT TO SCALE)



VERTICAL BELGIAN BLOCK CURB
(NOT TO SCALE)

- NOTES:**
1. THE JOINTS BETWEEN BLOCKS SHALL BE 1/2" - 3/4" CEMENT MORTAR (1:2) JOINTS RAKED AND POINTED TO 1/2" NOSE.

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P. 978-777-8886, W. WWW.MORINCAMERON.COM

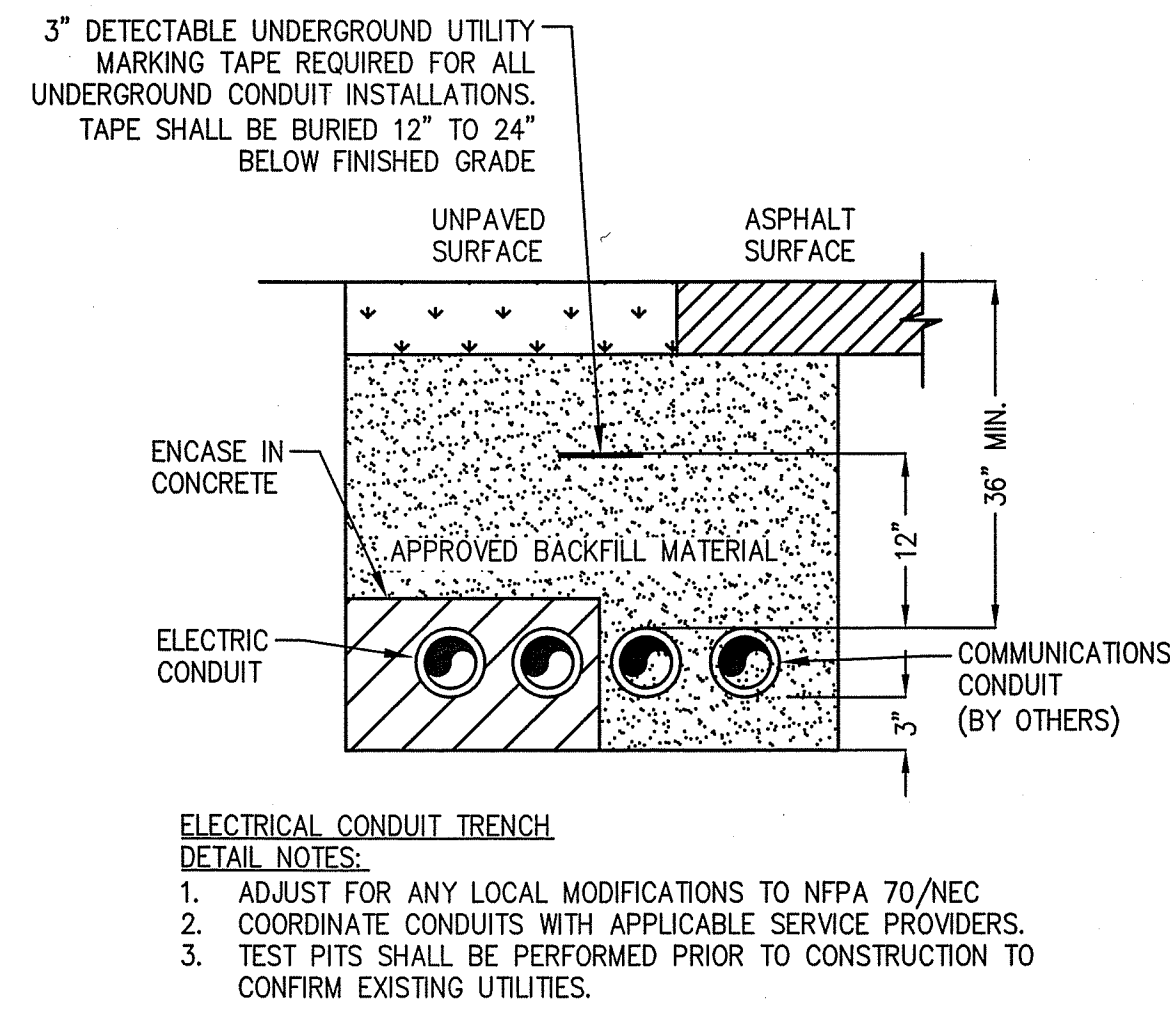


SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	DESCRIPTION	DATE

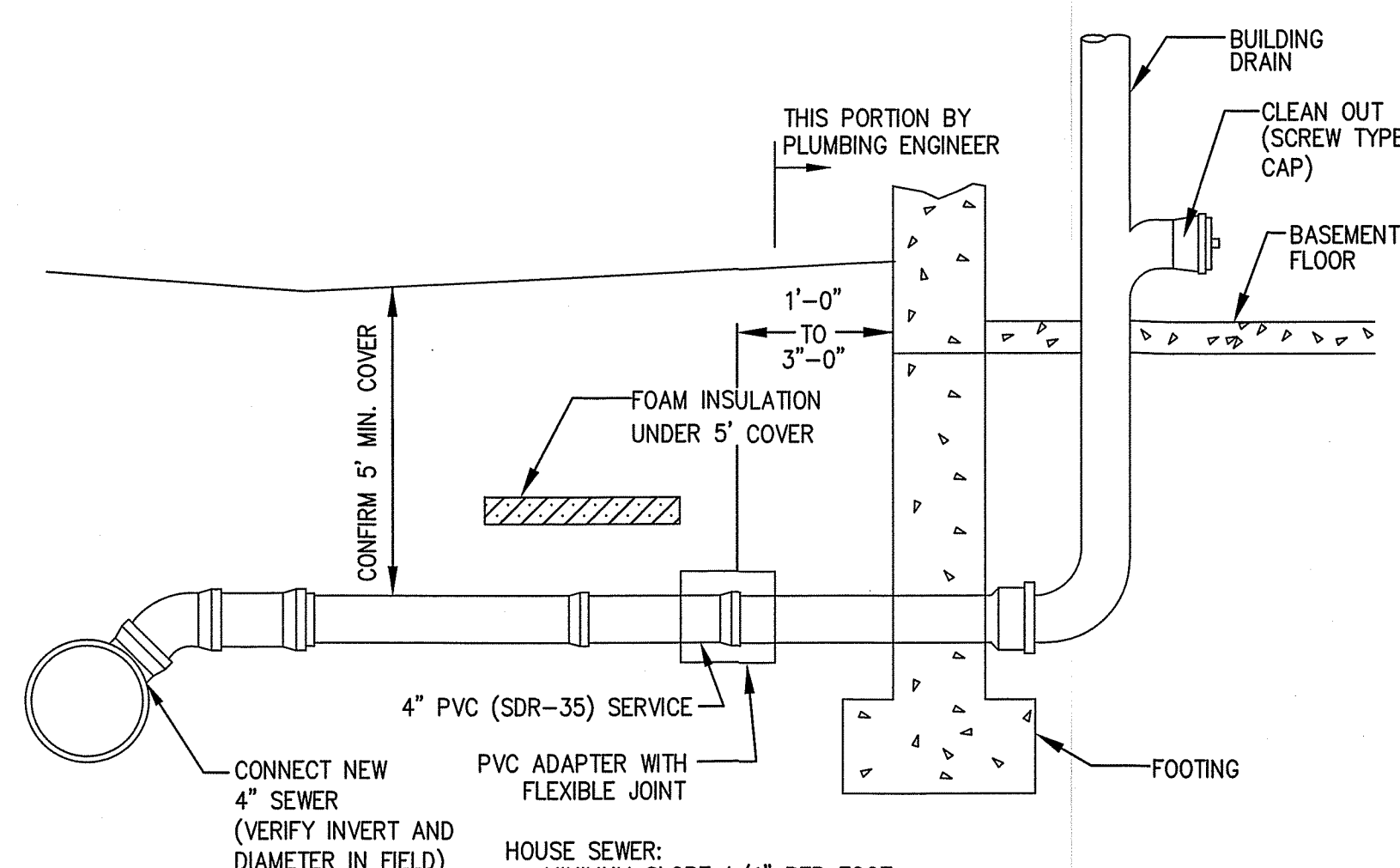
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSessor'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

CONSTRUCTION DETAILS I
DRAWING NO. **C-21**

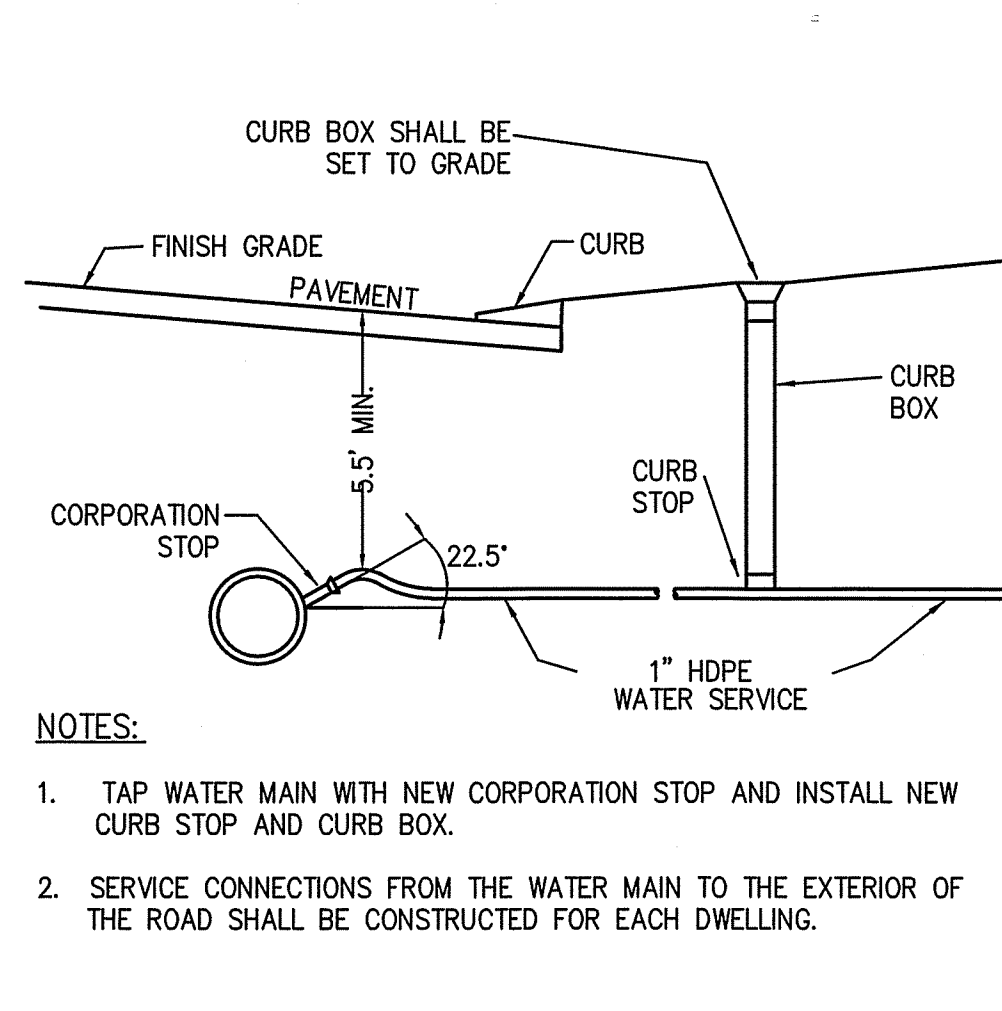


- ELECTRICAL CONDUIT TRENCH DETAIL NOTES:**
- ADJUST FOR ANY LOCAL MODIFICATIONS TO NFPA 70/NEC
 - COORDINATE CONDUITS WITH APPLICABLE SERVICE PROVIDERS.
 - TEST PITS SHALL BE PERFORMED PRIOR TO CONSTRUCTION TO CONFIRM EXISTING UTILITIES.

ELECTRIC AND COMMUNICATION CONDUIT TRENCH DETAIL
(NOT TO SCALE)

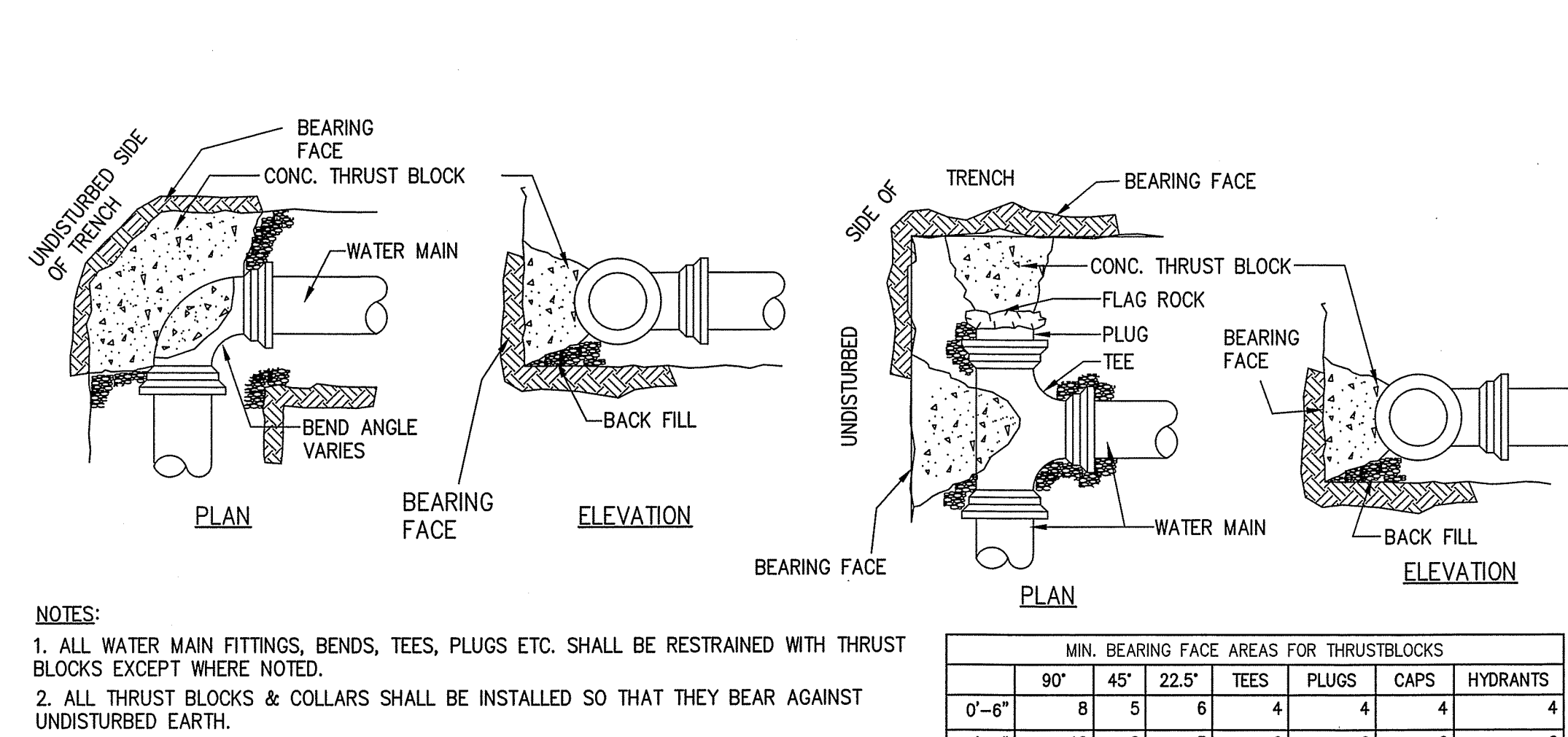


TYPICAL BUILDING SEWER SERVICE
(NOT TO SCALE)



- NOTES:**
- TAP WATER MAIN WITH NEW CORPORATION STOP AND INSTALL NEW CURB STOP AND CURB BOX.
 - SERVICE CONNECTIONS FROM THE WATER MAIN TO THE EXTERIOR OF THE ROAD SHALL BE CONSTRUCTED FOR EACH DWELLING.

WATER SERVICE CORPORATION
(NOT TO SCALE)



- NOTES:**
- ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED WITH THRUST BLOCKS EXCEPT WHERE NOTED.
 - ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
 - MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I.
 - KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.

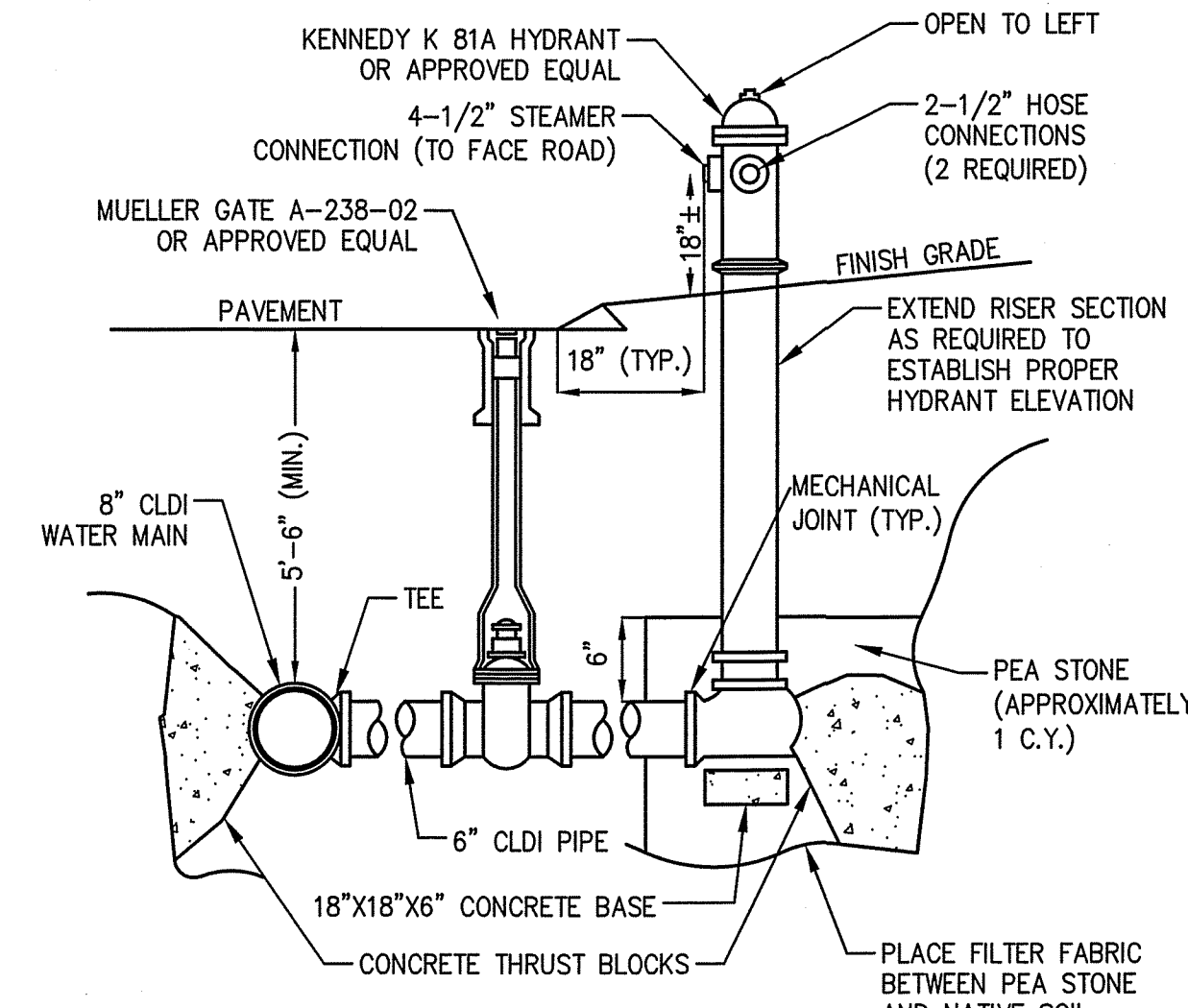
MIN. BEARING FACE AREAS FOR THRUSTBLOCKS						
	90°	45°	22.5°	TEES	PLUGS	CAPS
0'-6"	8	5	6	4	4	4
0'-8"	12	8	5	6	6	6

*AREAS IN SQUARE FEET

THRUST BLOCK DETAIL
(NOT TO SCALE)

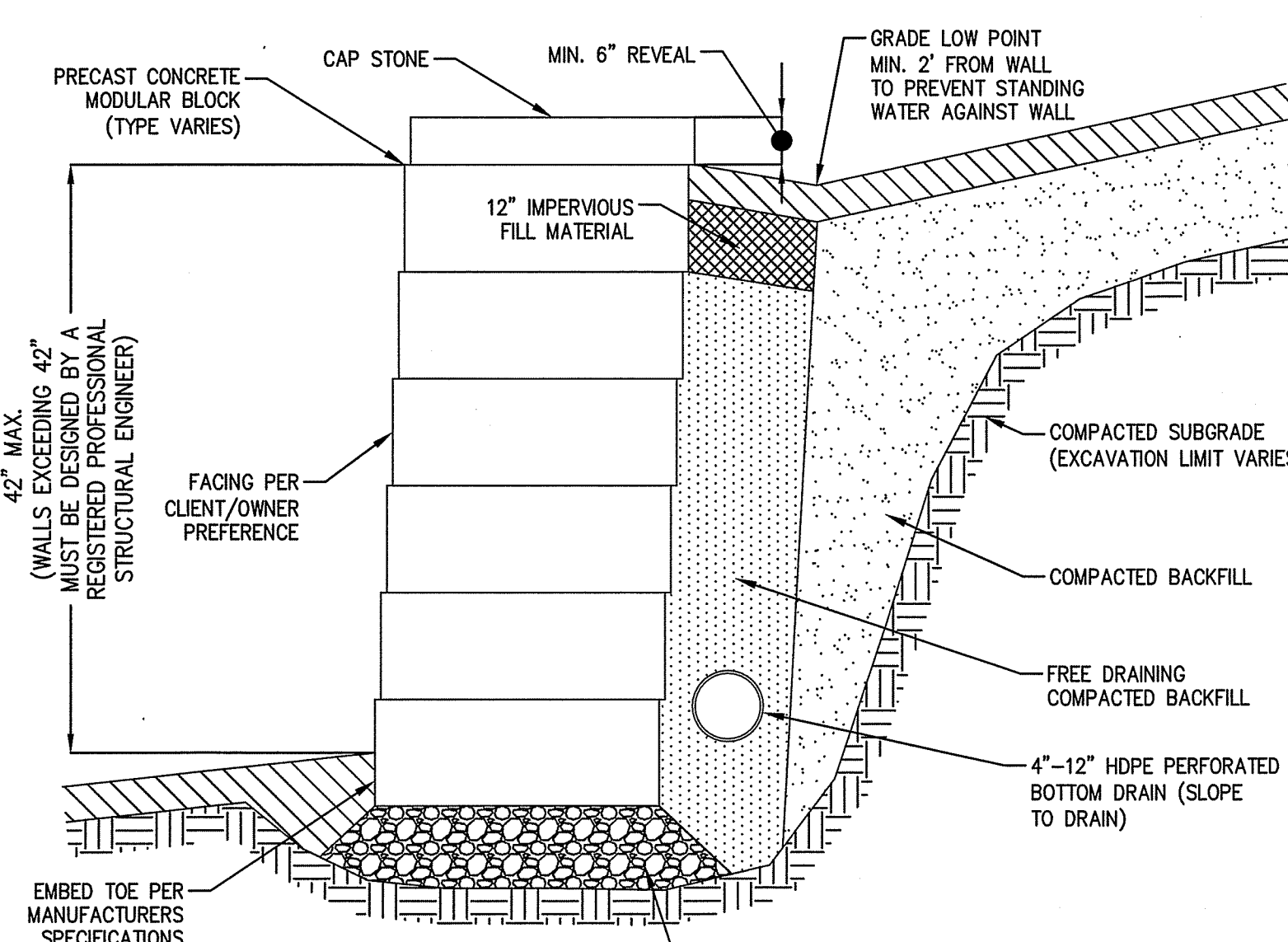
M.U.T.C.D. LEGEND	WIDTH	HEIGHT	SYMBOL
R1-1	36"	36"	
R5-1	36"	36"	
R5-11	30"	24"	

SIGN SCHEDULE
(NOT TO SCALE)



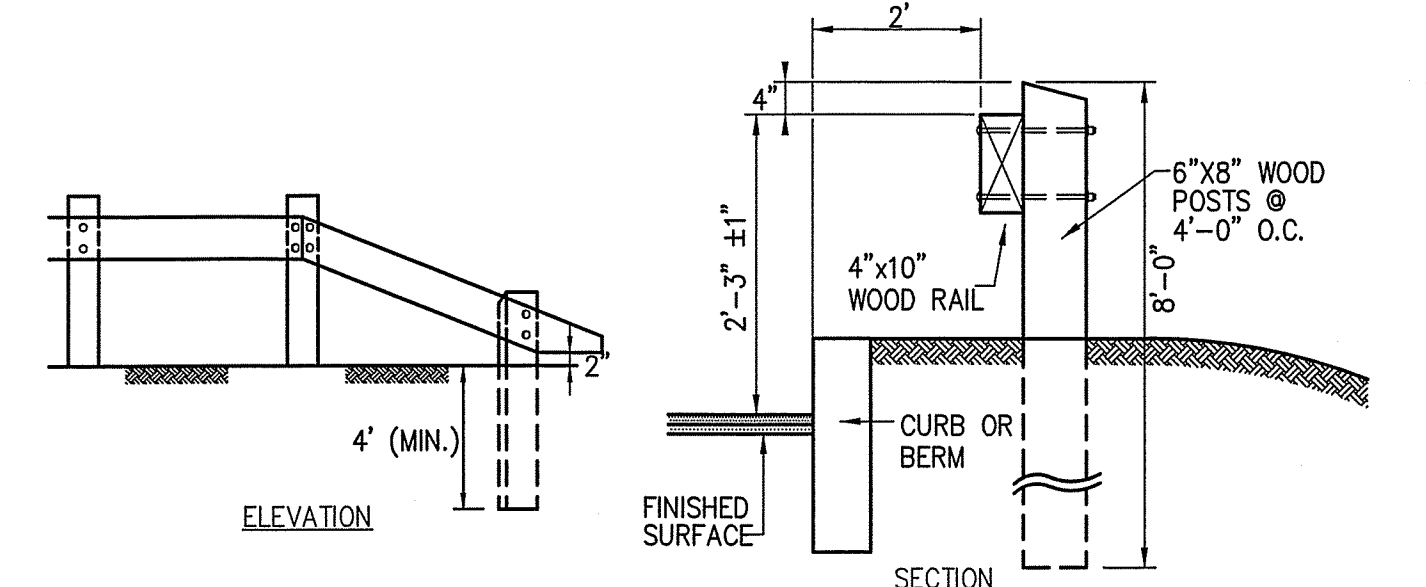
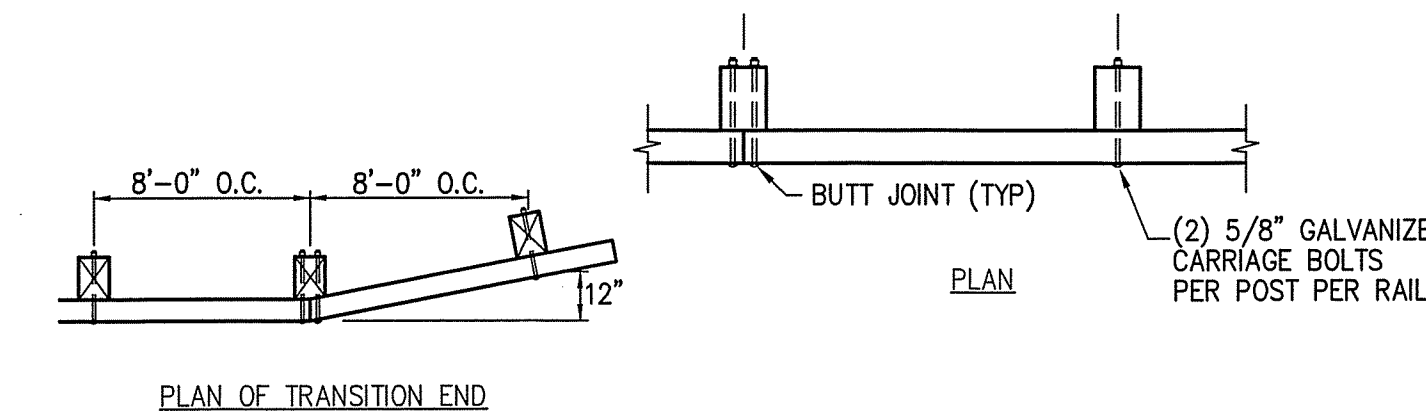
- HYDRANT NOTE:**
- CONSTRUCTION OF GATES AND HYDRANTS SHALL BE IN ACCORDANCE WITH AWWA C500-71 AND AWWA C502-64 RESPECTIVELY.

HYDRANT DETAIL
(NOT TO SCALE)

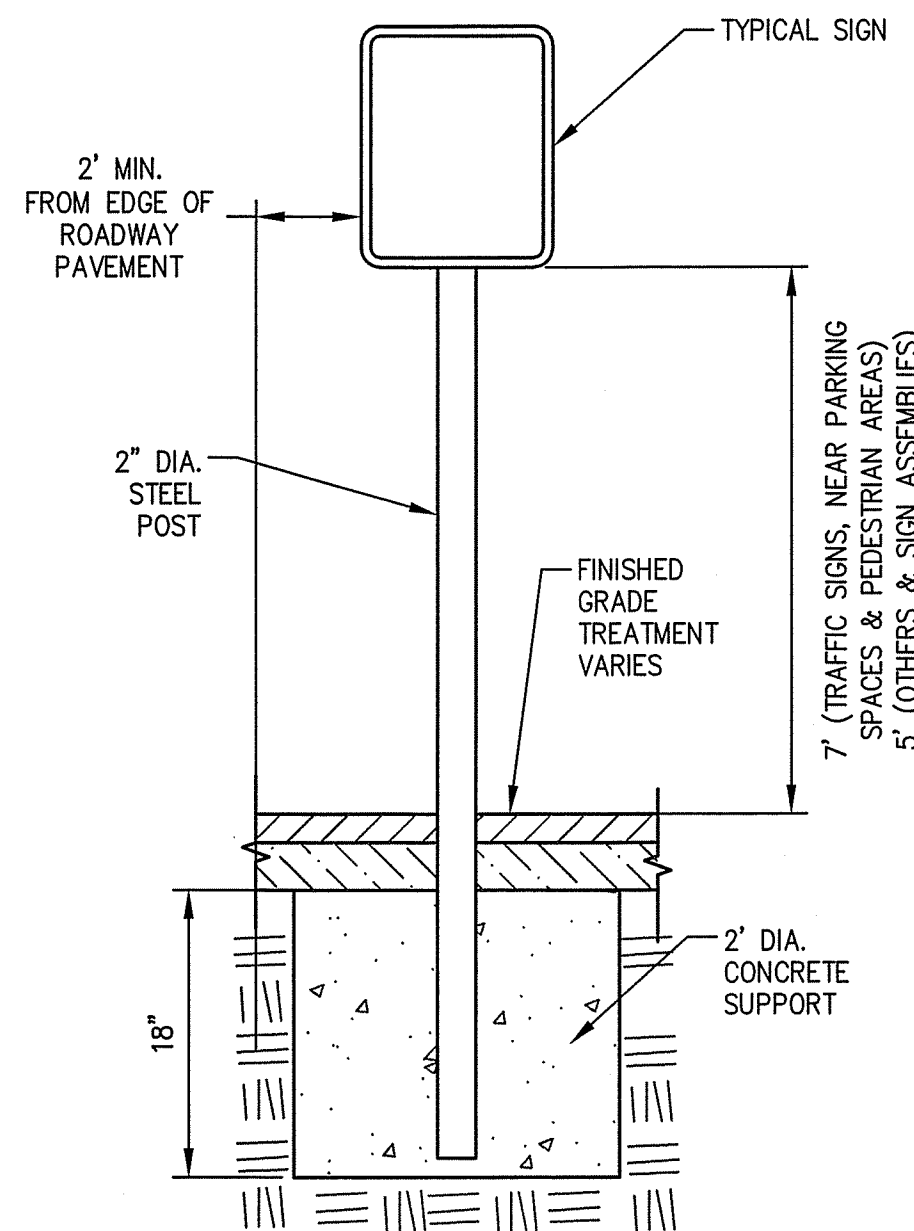


- NOTES:**
- THIS MODULAR BLOCK RETAINING WALL DETAIL FOR DEMONSTRATIONAL PURPOSES ONLY. REFER TO MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES.
 - PRECAST CONCRETE MODULAR BLOCK UNIT DIMENSIONS, COLOR AND FINISH CAN VARY PER CLIENT/OWNER PREFERENCE.
 - BOTTOM DRAIN SHALL DAYLIGHT AND/OR WEEP HOLES SHALL BE PROVIDED AT THE TOE OF FINISHED GRADE. THE INSTALLER SHALL TAKE CARE TO STABILIZE THE BOTTOM DRAIN DISCHARGE POINT TO PREVENT EROSION.
 - BOTTOM DRAIN SIZE SHALL BE DETERMINED IN THE FIELD BASED ON ANTICIPATED GROUNDWATER/SURFACE WATER CONDITIONS TO ENSURE ADEQUATE CAPACITY.

TYPICAL MODULAR BLOCK RETAINING WALL
(NOT TO SCALE)



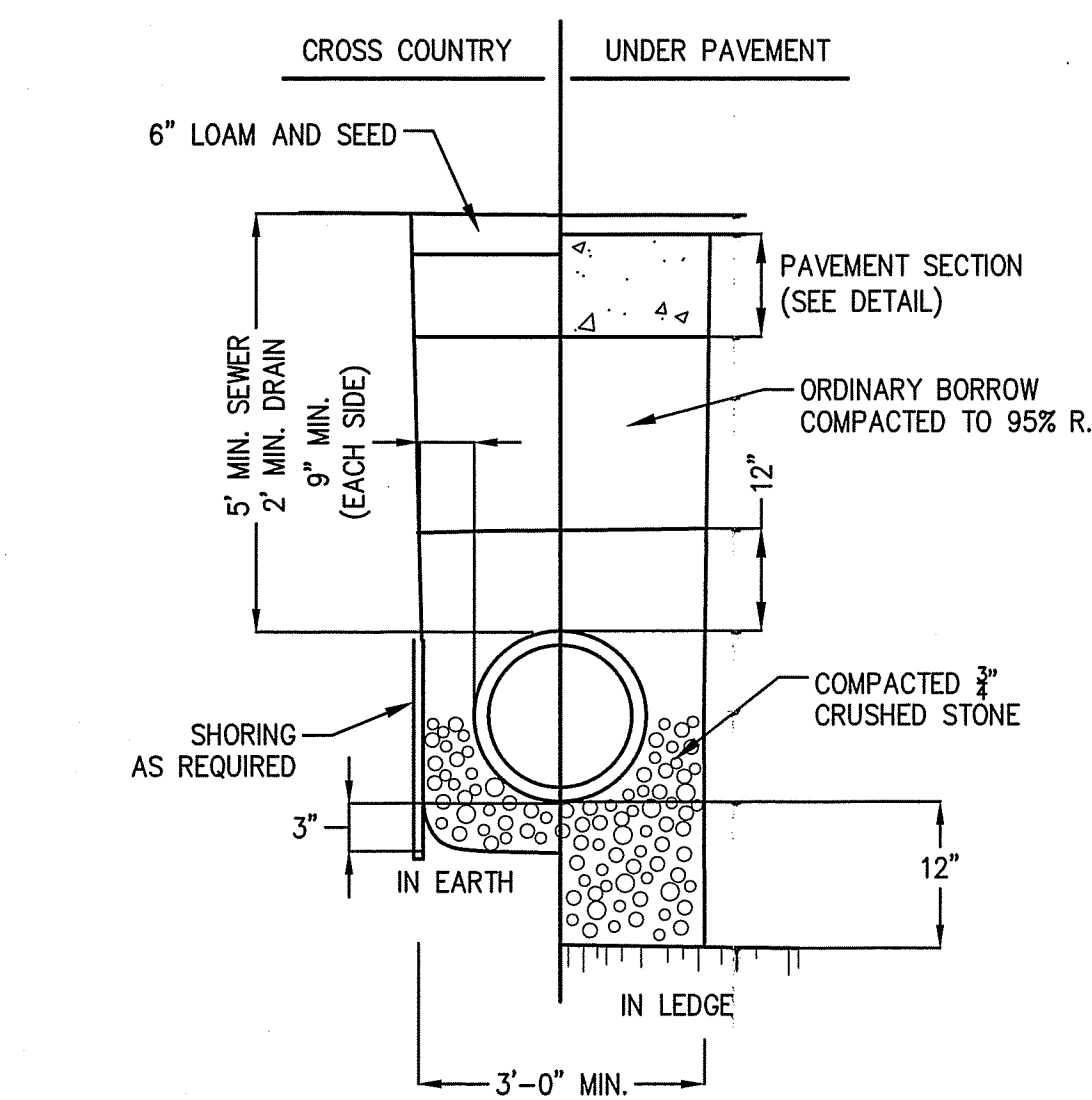
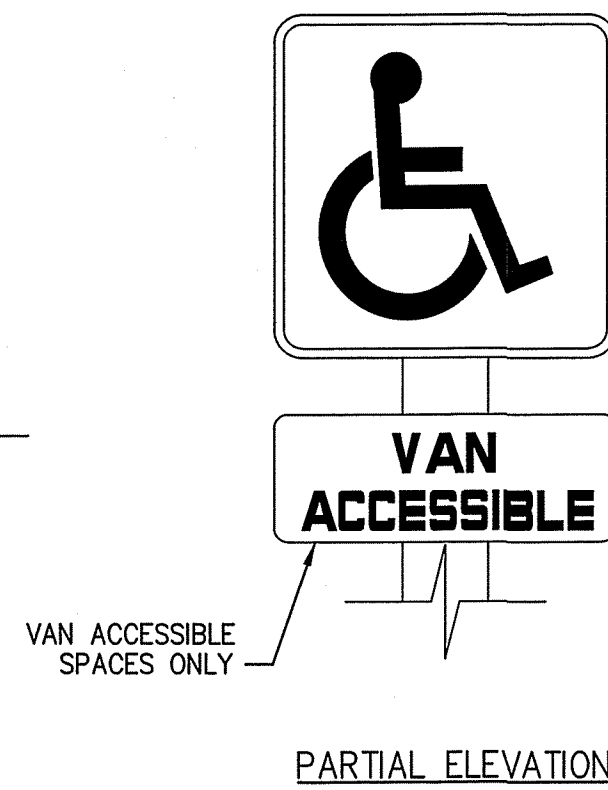
WOOD POST AND BEAM GUARDRAIL DETAIL
(NOT TO SCALE)



SIGN POST
(NOT TO SCALE)

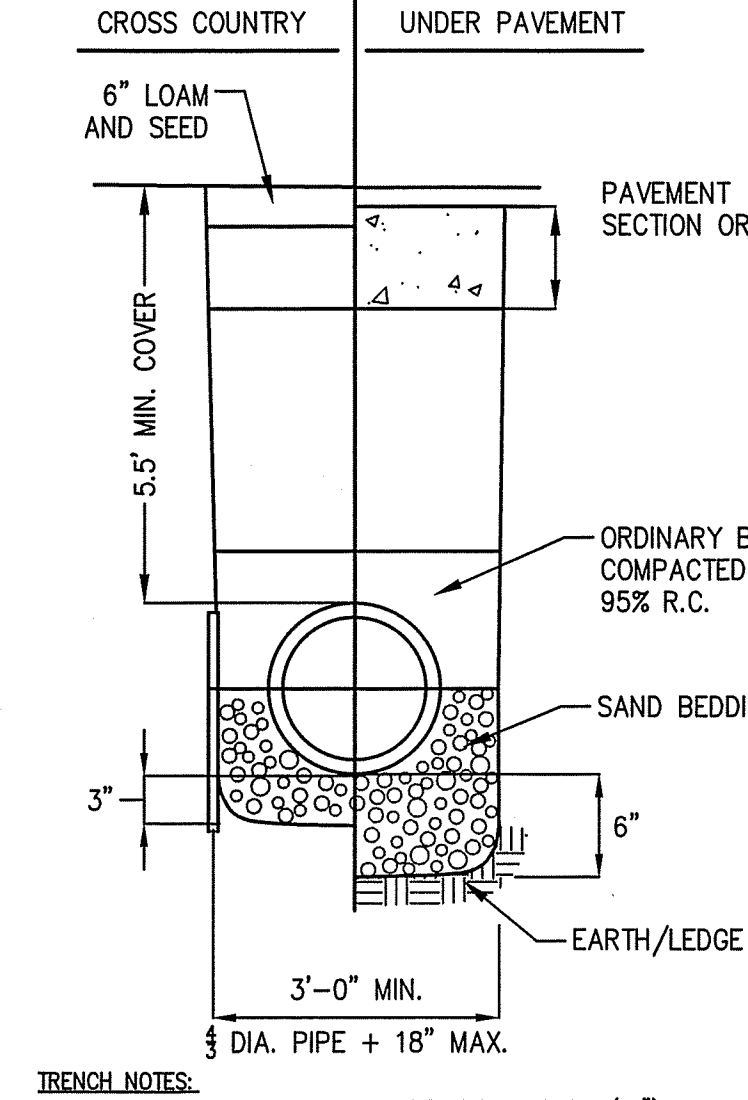
- NOTE:**
- SIGNS SHALL BE MOUNTED A MINIMUM OF 5' FEET, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE GROUND SURFACE BELOW.

ACCESSIBLE PARKING SPACE SIGN
(NOT TO SCALE)



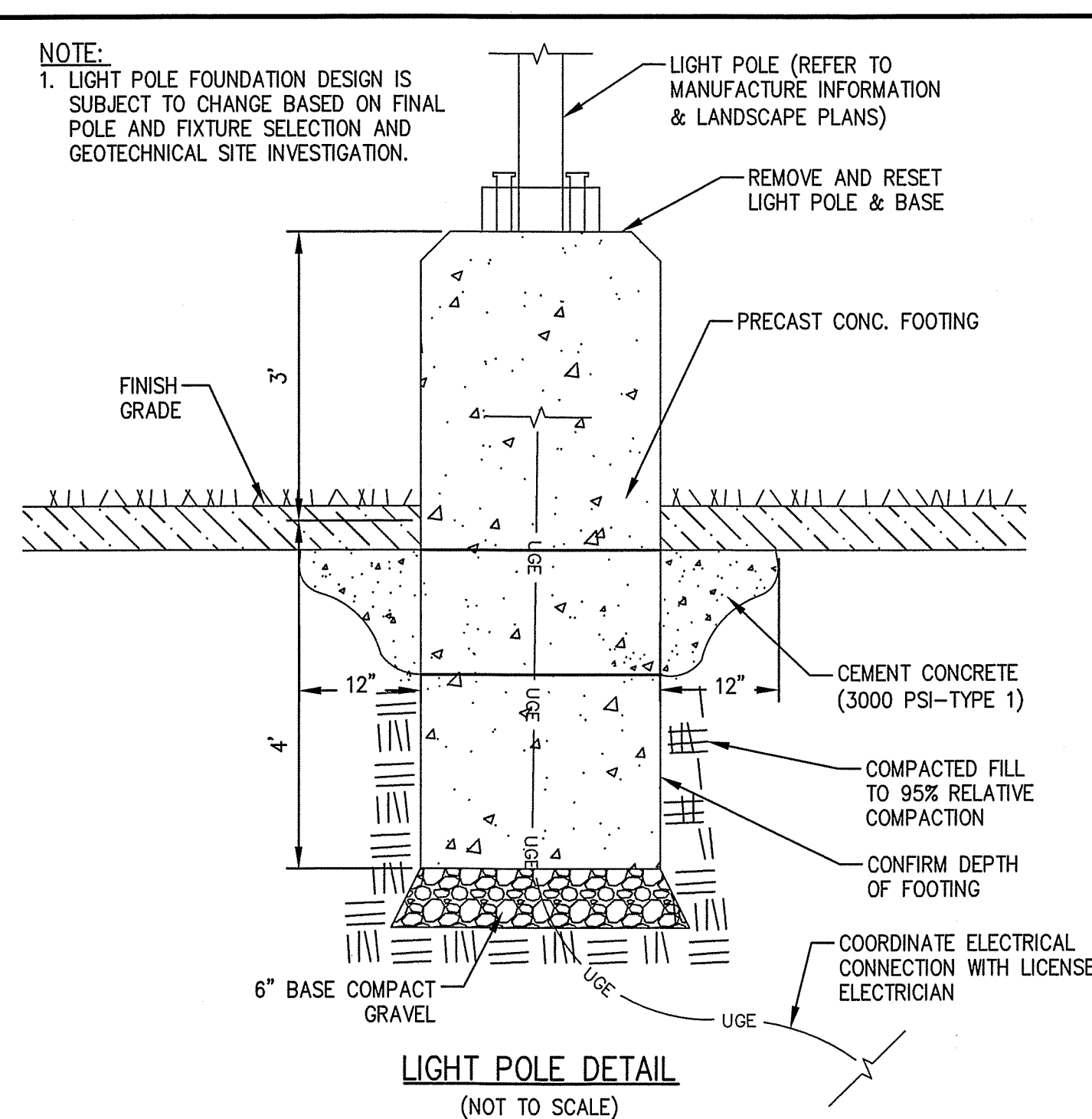
- NOTE:**
- ALL SANITARY SEWER MAINS SHALL BE 8" SDR-35 PVC UNLESS NOTED OTHERWISE ON SHEETS 18-21.

TYPICAL SEWER/DRAIN TRENCH DETAIL
(NOT TO SCALE)



- TRENCH NOTES:**
- SHEETING, IF USED, SHALL BE CUT OFF 12 INCHES (12") ABOVE TOP OF PIPE OR CONDUIT.
 - UNSUITABLE MATERIAL IN TRENCHES SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE DESIGN ENGINEER.

TYPICAL WATER TRENCH DETAIL
(NOT TO SCALE)



LIGHT POLE DETAIL
(NOT TO SCALE)

The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS
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SCOTT CAMERON
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

120173

REVISIONS

NO.	DESCRIPTION	DATE

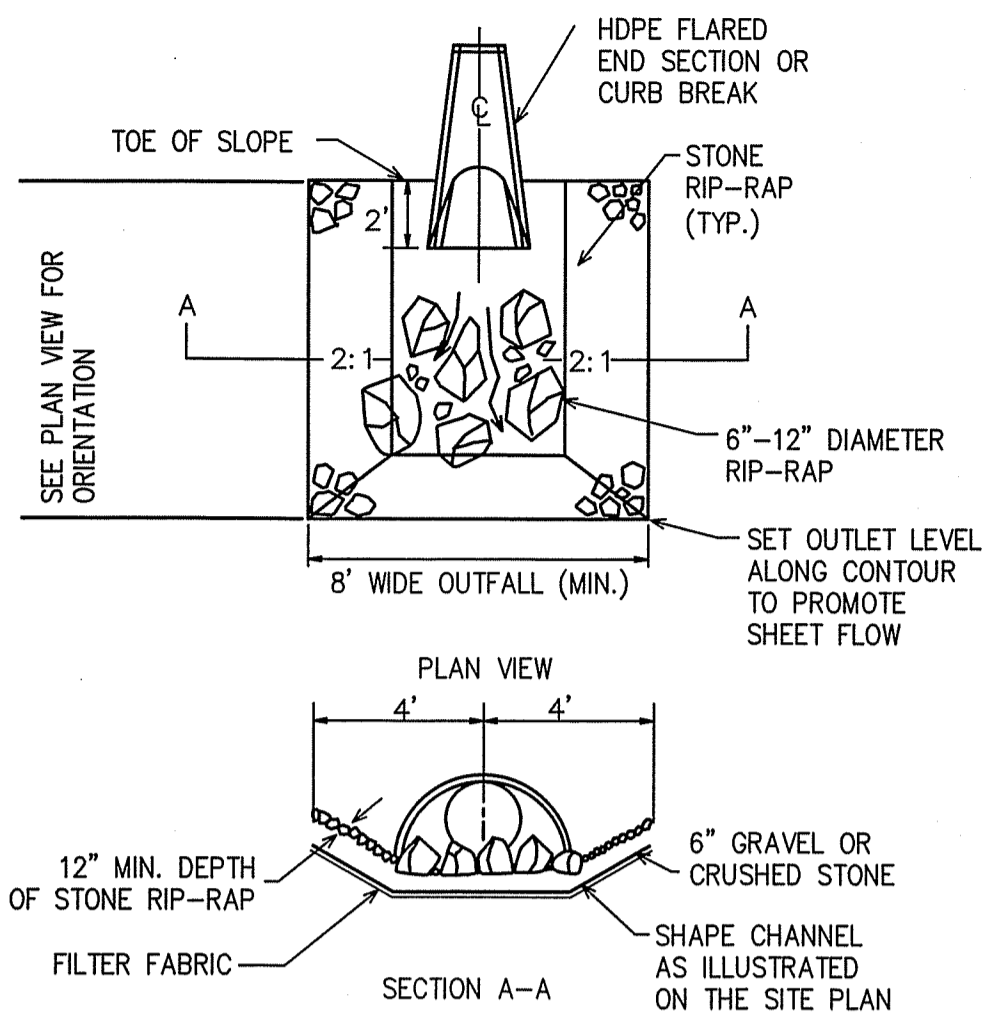
SURVEY BY: ESE
DRAFTED BY: DUP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT

LOCATED AT
**1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS**
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

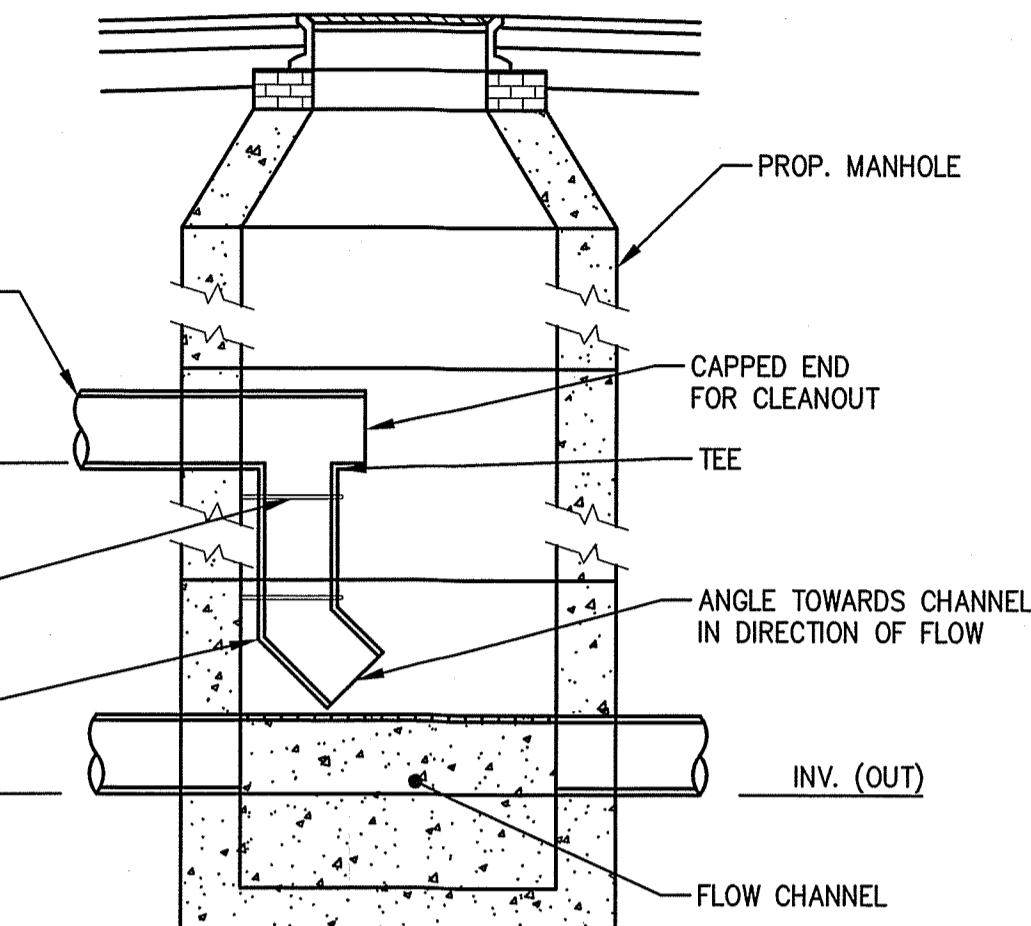
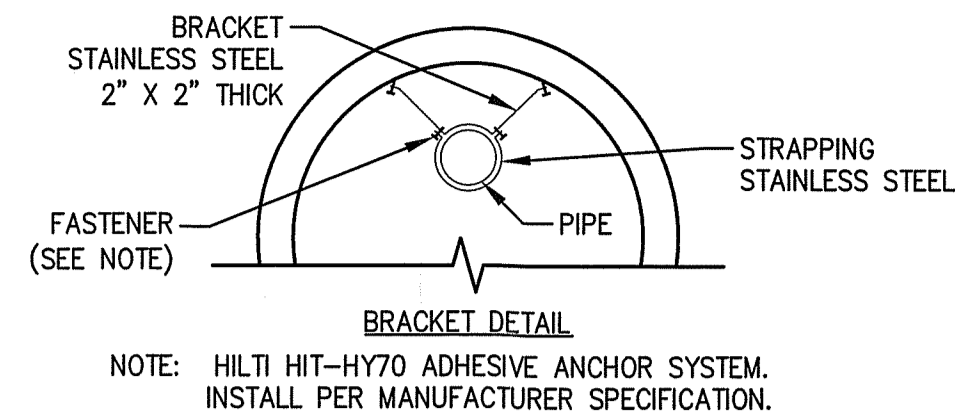
CONSTRUCTION DETAILS II

DRAWING NO. **C-22**

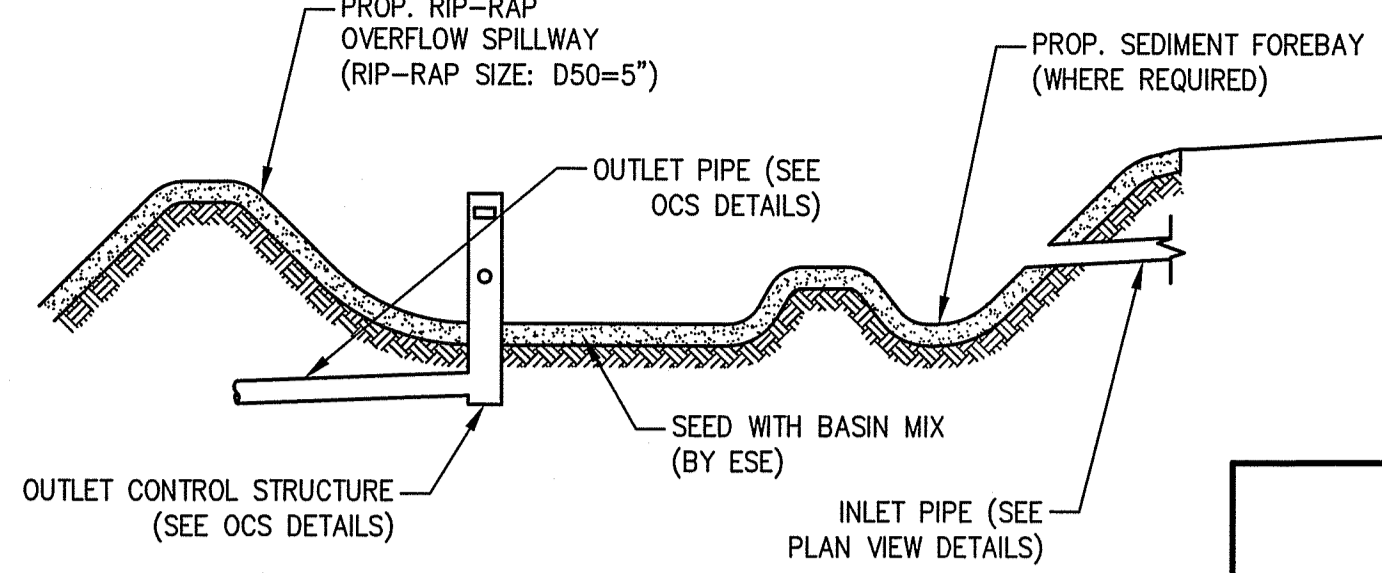


FLARED END SECTION (INLET/OUTLET PROTECTION)
(NOT TO SCALE)

RIP-RAP APRON SIZING					
FES	D ₅₀	CLASS	APRON DIMENSIONS (FT)		
			LENGTH	DEPTH	WIDTH
FES-1	10	3	8.0	2.4	10.7
FES-2	5	1	4.0	1.2	5.4
FES-3	5	1	2.0	0.6	2.7
FES-4	14	4	12.0	4.1	16.0
HW-1	5	1	8.0	1.5	10.7
FES-5	10	3	6.0	2.7	8.0
FES-6	5	1	1.3	1.2	1.8
FES-7	5	1	2.0	1.2	2.7
FES-8	10	3	4.0	2.4	5.4
FES-9	5	1	1.3	0.9	1.8
FES-10	5	1	4.0	1.5	5.4
FES-11	10	3	2.7	2.4	3.6
FES-12	5	1	2.0	1.2	2.7
FES-13	5	1	4.0	0.9	5.4
FES-14	5	1	4.0	1.2	5.4
FES-15	6	2	2.7	1.8	3.6
FES-16	10	3	6.0	3.0	8.0
FES-17	10	3	6.0	2.1	8.0
FES-18	5	1	6.0	1.5	8.0
FES-19	5	1	4.0	1.5	5.4
FES-20	5	1	2.7	1.2	3.6



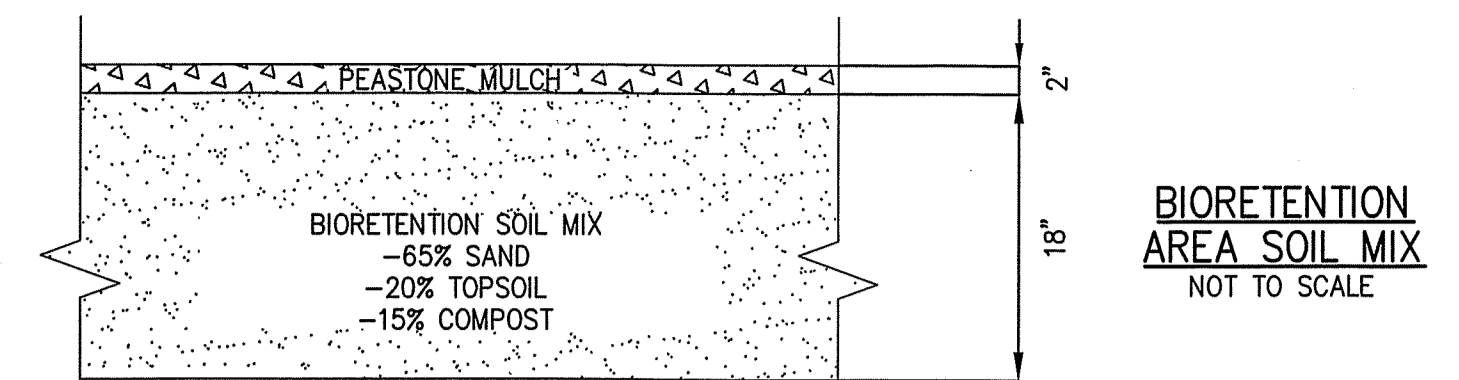
INTERIOR DROP SEWER MANHOLE DETAIL
(NOT TO SCALE)



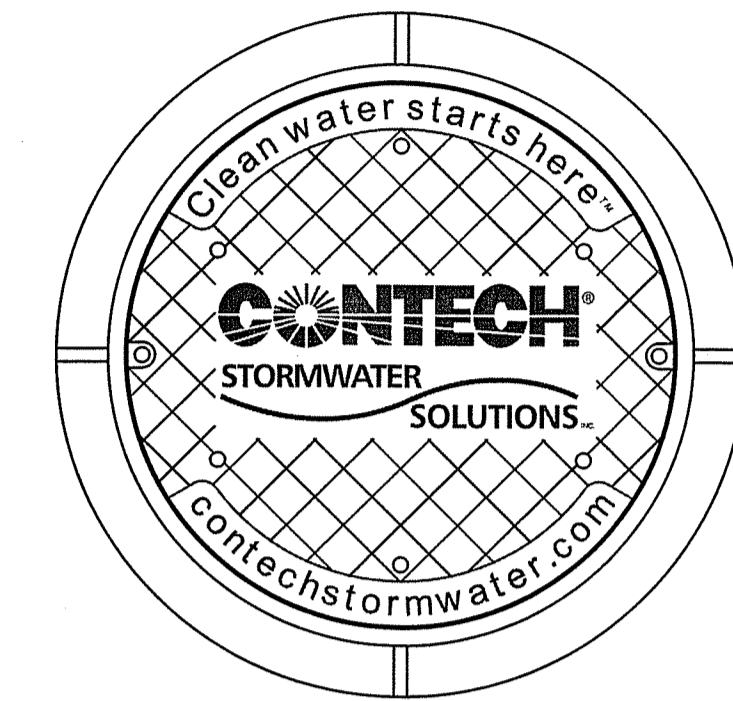
BIORETENTION BASIN NOTES:

1. BASINS SHALL BE DEMARCATED WITH CONSTRUCTION FENCE PRIOR TO CONSTRUCTION ACTIVITIES AND CARE SHALL BE TAKEN TO AVOID COMPACTION OF THE AREA. THE ROUGH GRADED INFILTRATION BASIN MAY BE USED AS A TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION. REMOVE ALL ACCUMULATED SEDIMENT FROM WITHIN BASIN AREA PRIOR TO PLACEMENT OF FINAL LOAM AND SEED. PROTECT WITH EROSION CONTROL METHODS UNTIL STABILIZED.
2. SEED AREAS WITHIN THE BIORETENTION BASIN WITH BASIN MIX. MAY REQUIRE ADDITIONAL SLOPE STABILIZATION WHILE VEGETATION BECOMES ESTABLISHED TO PREVENT EROSION.
3. SEE INDIVIDUAL POND PLAN VIEW DETAILS FOR INVERTS AND ELEVATIONS.

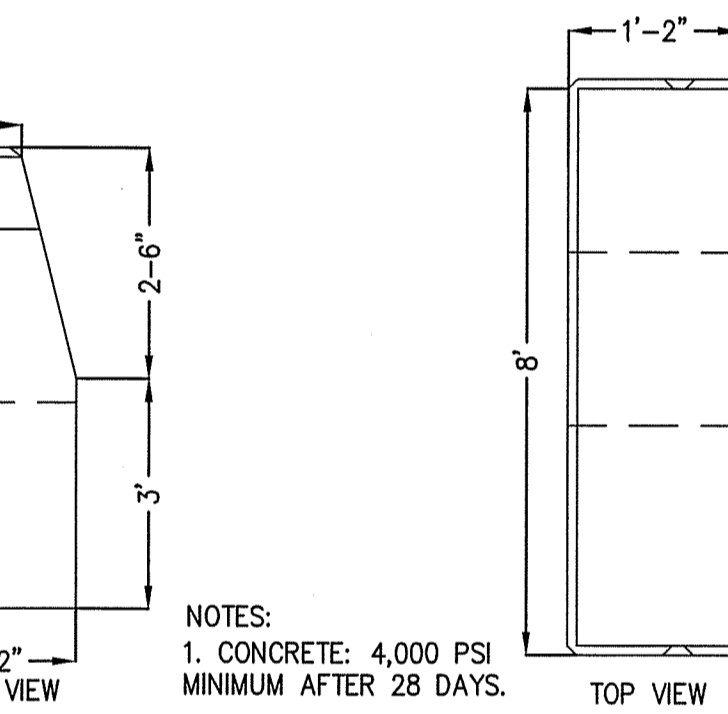
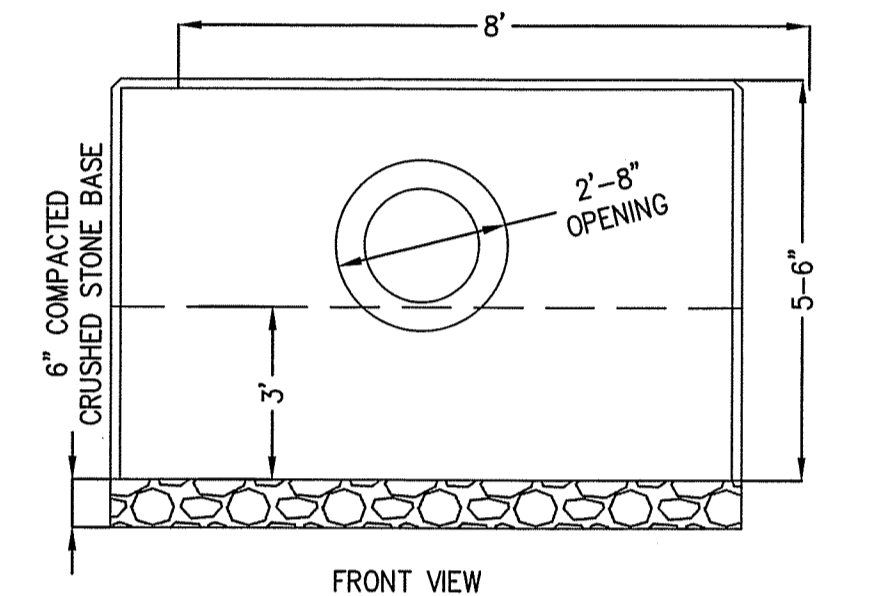
BIORETENTION AREA CROSS SECTION
(NOT TO SCALE)



BIORETENTION AREA SOIL MIX
NOT TO SCALE

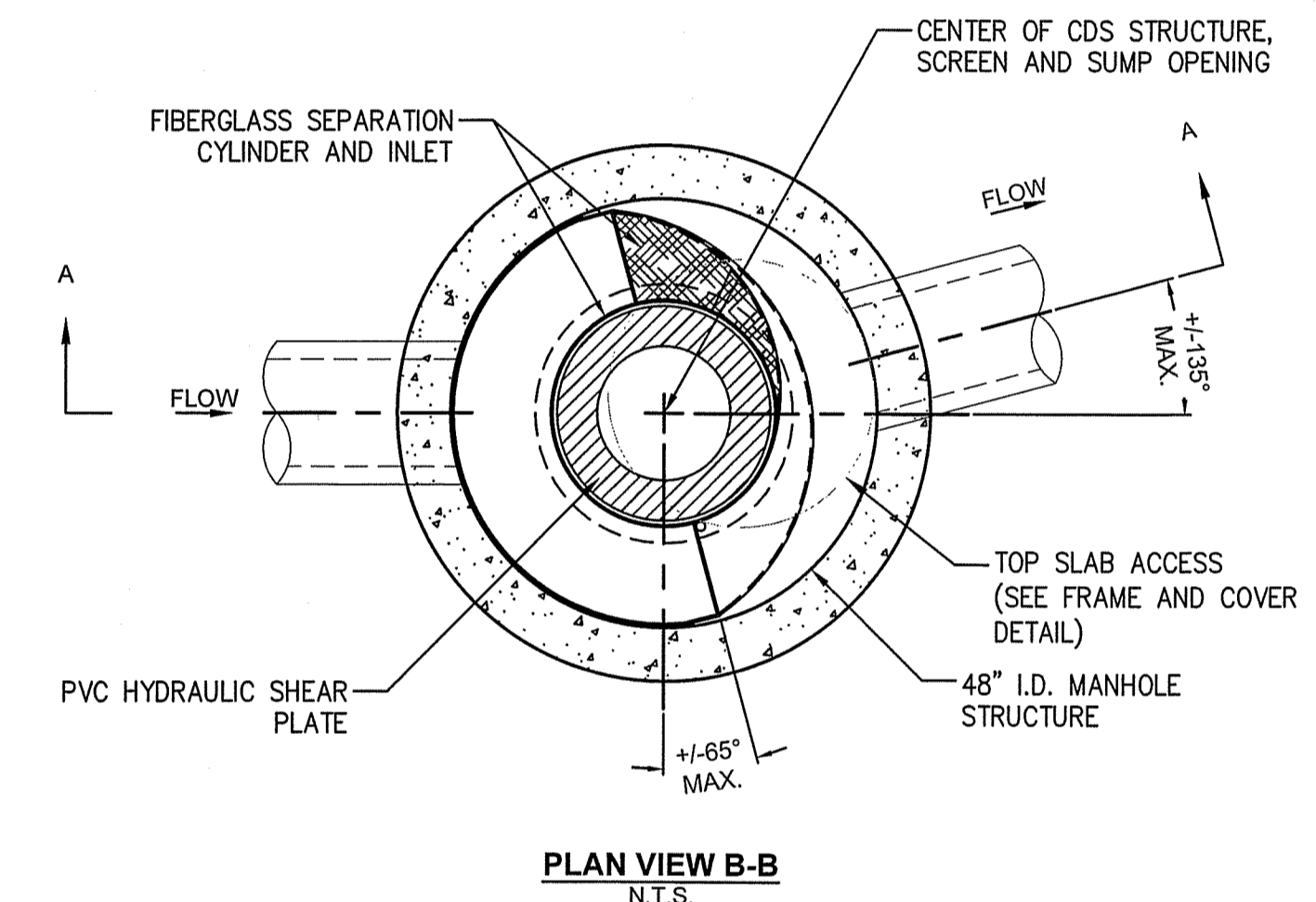


FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

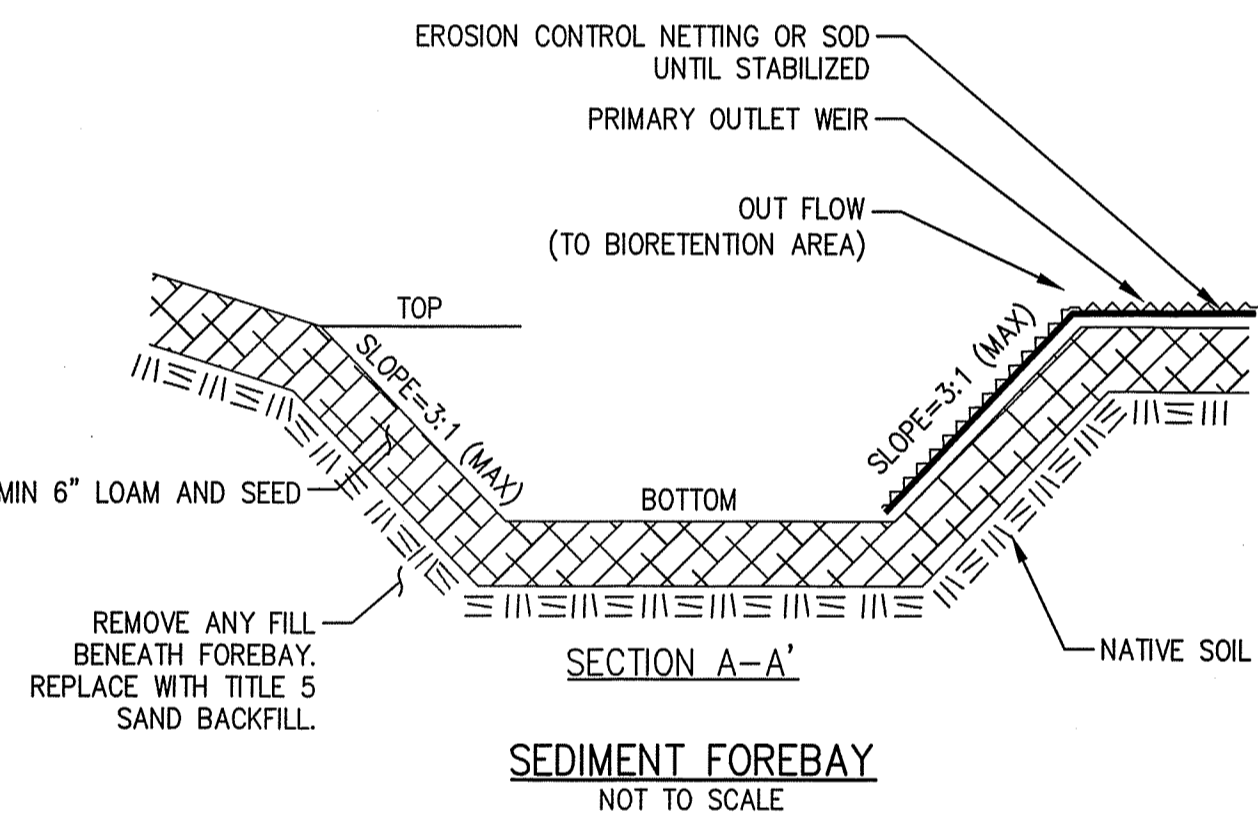


PRECAST CONCRETE HEADWALL
(NOT TO SCALE)

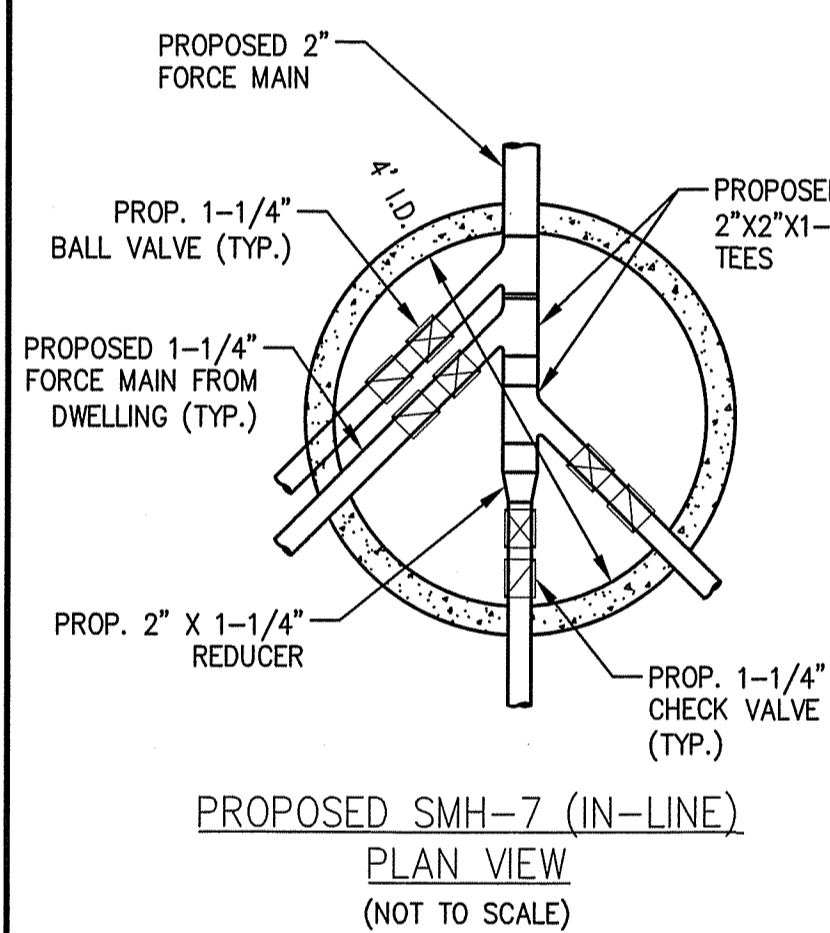
NOTES:
1. CONCRETE: 4,000 PSI
MINIMUM AFTER 28 DAYS.



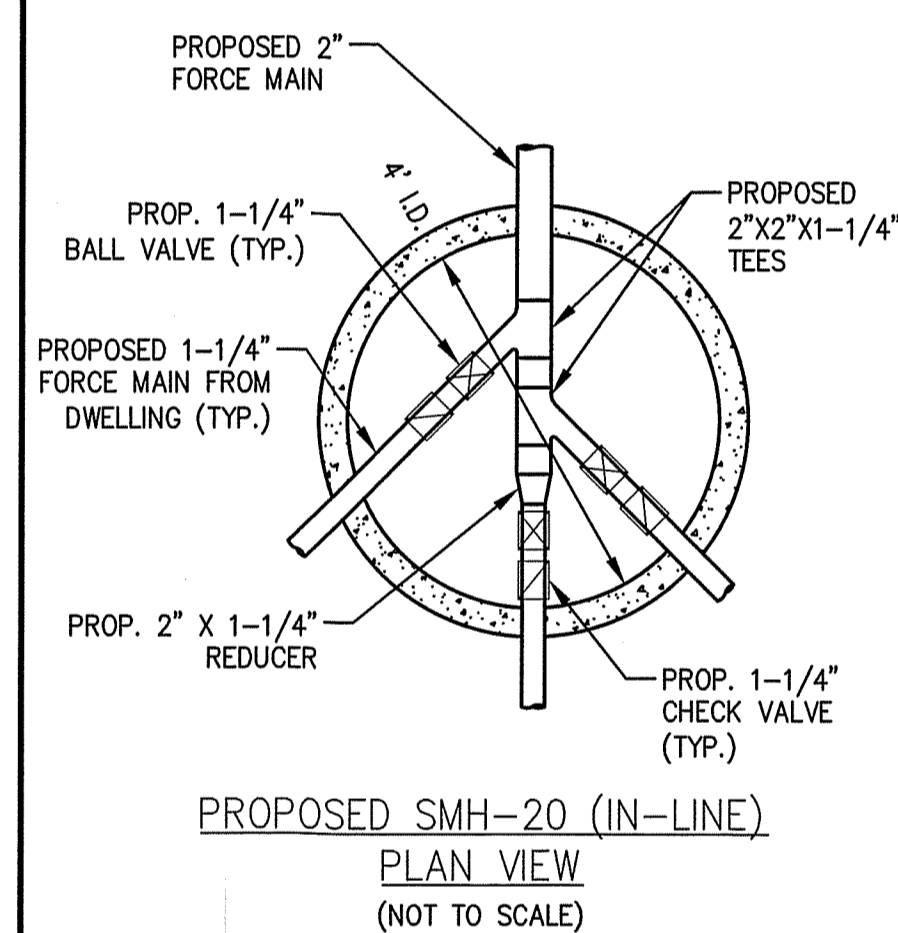
PLAN VIEW B-B
N.T.S.



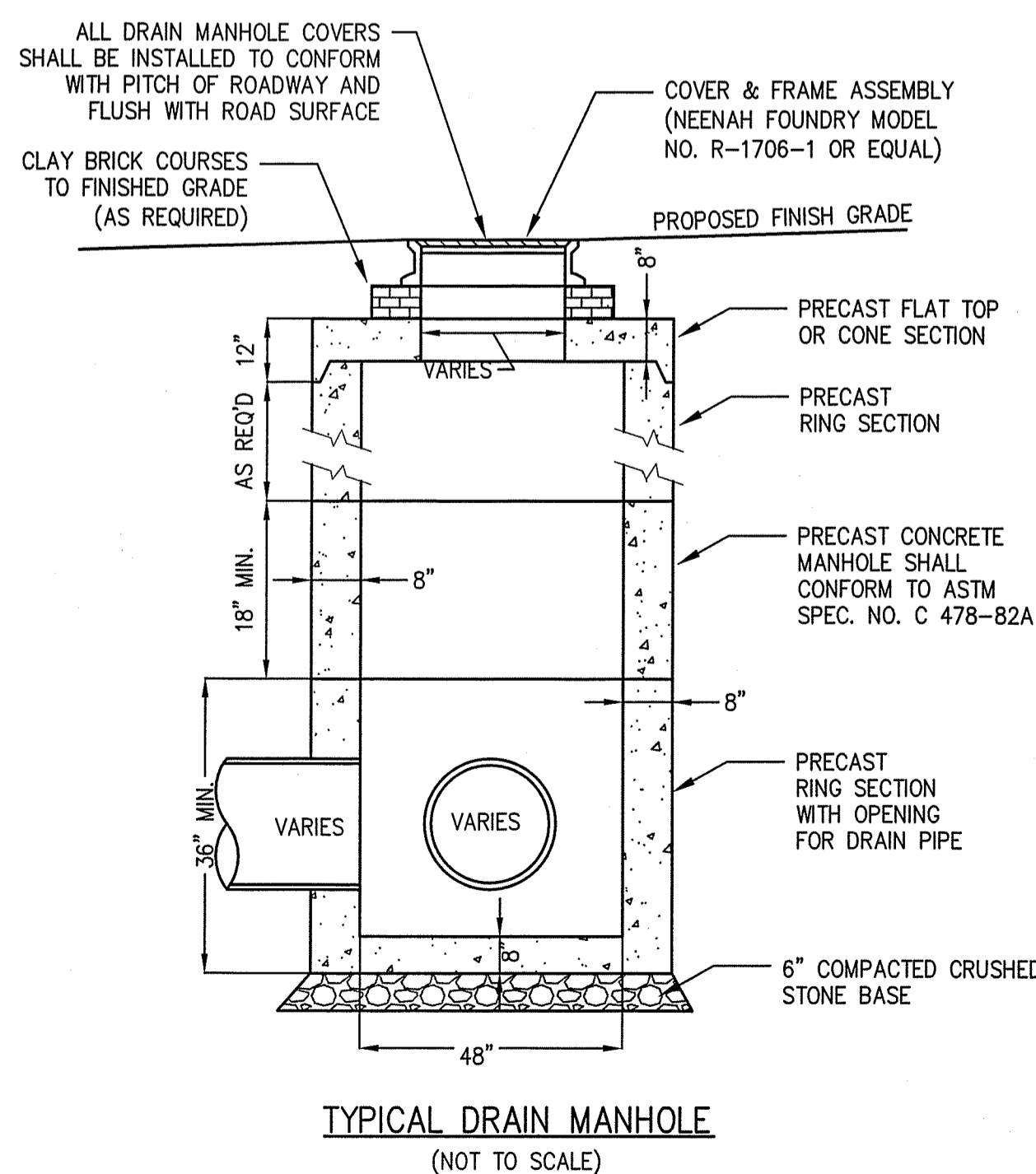
SEDIMENT FOREBAY
NOT TO SCALE



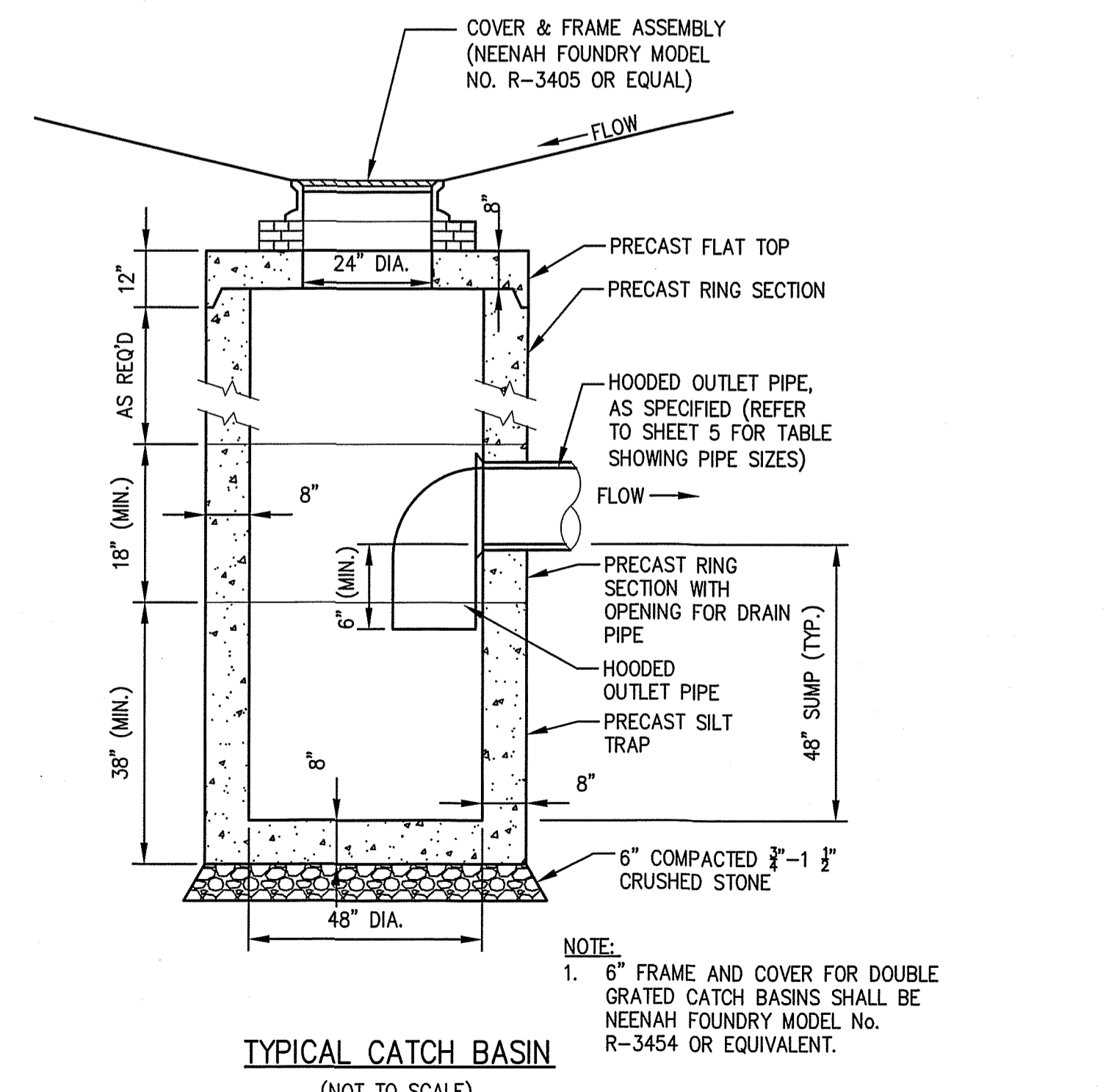
PROPOSED SMH-7 (IN-LINE)
PLAN VIEW
(NOT TO SCALE)



PROPOSED SMH-20 (IN-LINE)
PLAN VIEW
(NOT TO SCALE)

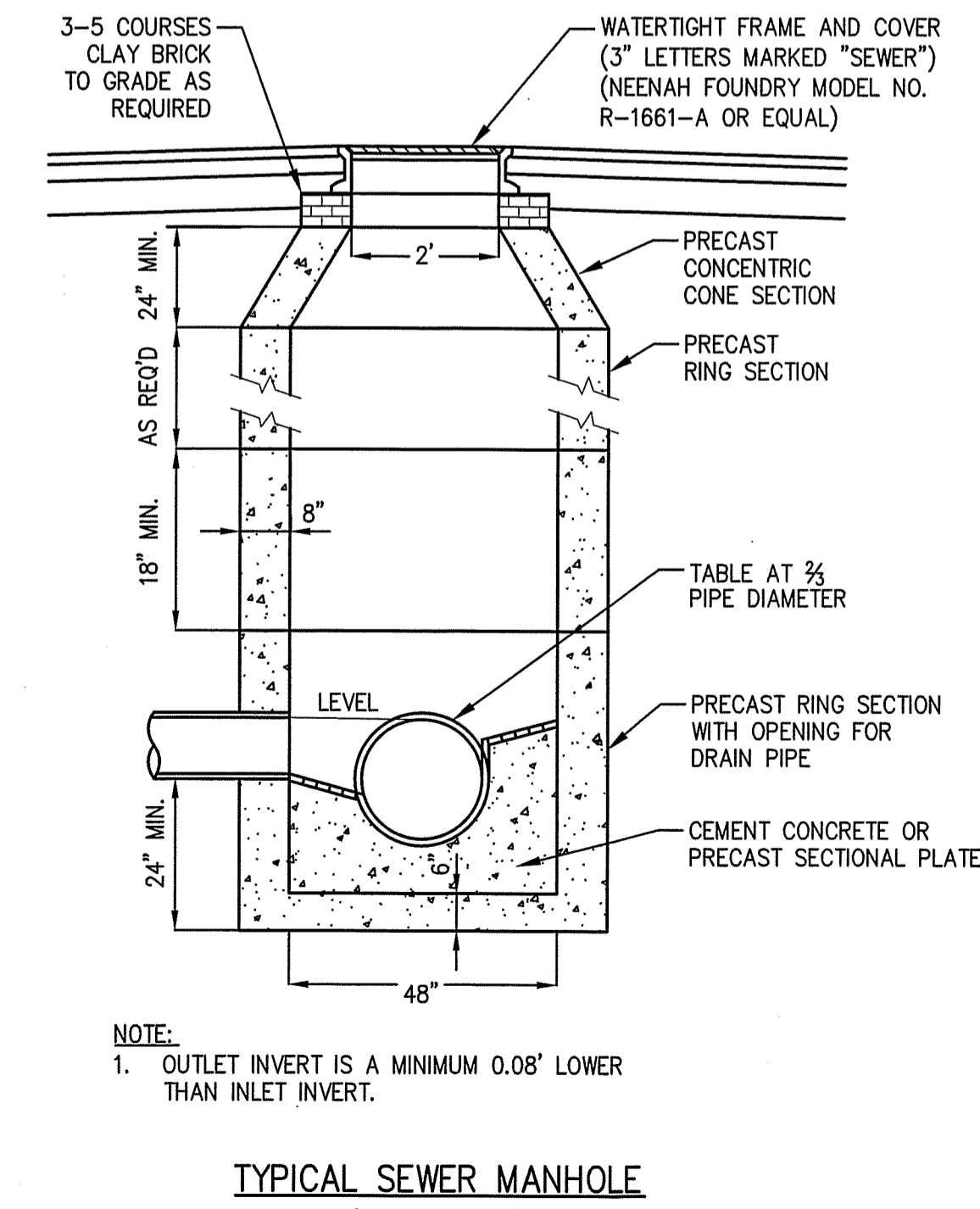


TYPICAL DRAIN MANHOLE
(NOT TO SCALE)



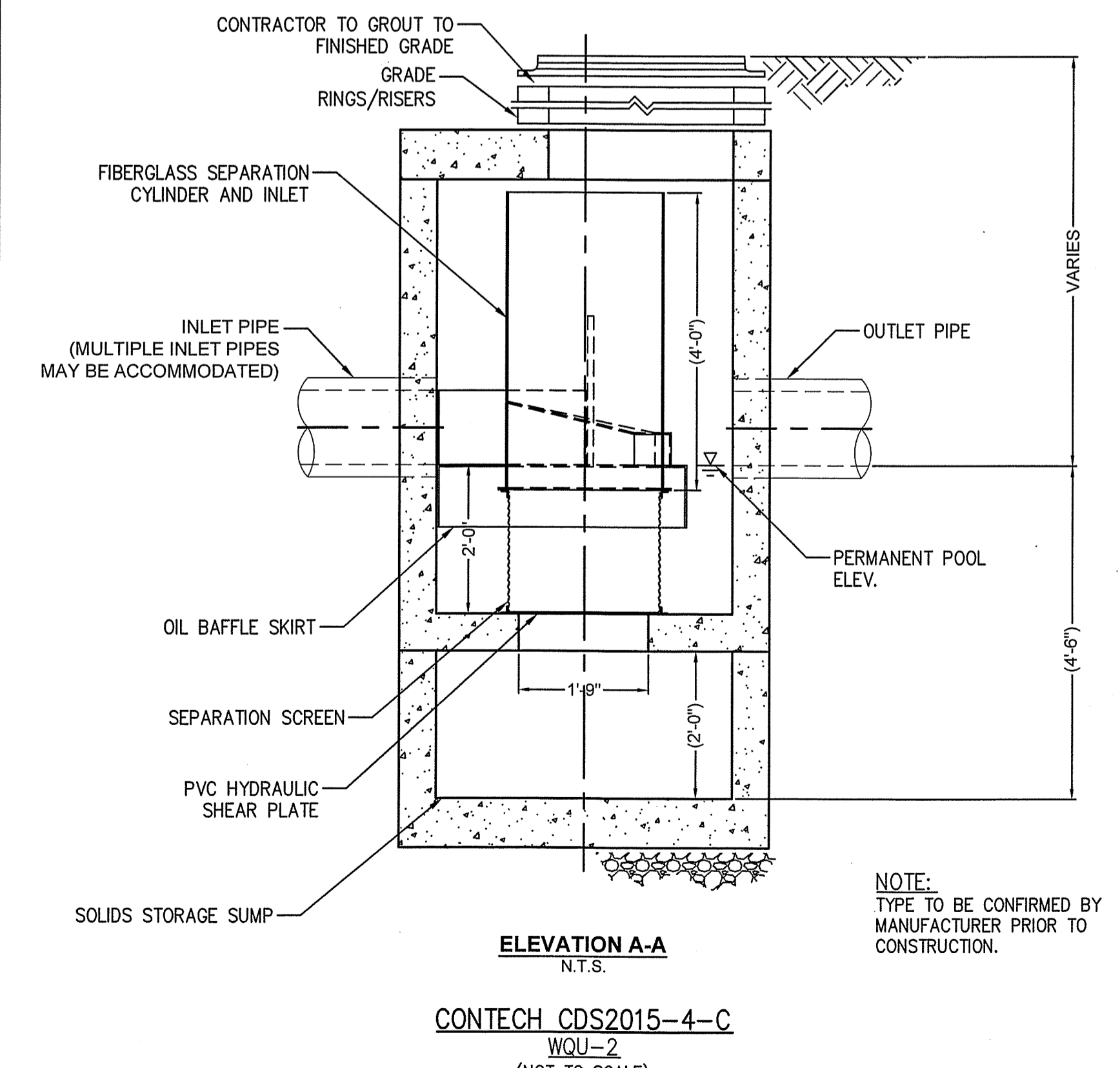
TYPICAL CATCH BASIN
(NOT TO SCALE)

NOTE:
1. 6" FRAME AND COVER FOR DOUBLE GRATED CATCH BASINS SHALL BE NEENAH FOUNDRY MODEL NO. R-3454 OR EQUIVALENT.



TYPICAL SEWER MANHOLE
(NOT TO SCALE)

NOTE:
1. OUTLET INVERT IS A MINIMUM 0.08' LOWER THAN INLET INVERT.



ELEVATION A-A
N.T.S.

CONTECH CDS2015-4-C
WQU-2
(NOT TO SCALE)

NOTE:
TYPE TO BE CONFIRMED BY MANUFACTURER PRIOR TO CONSTRUCTION.

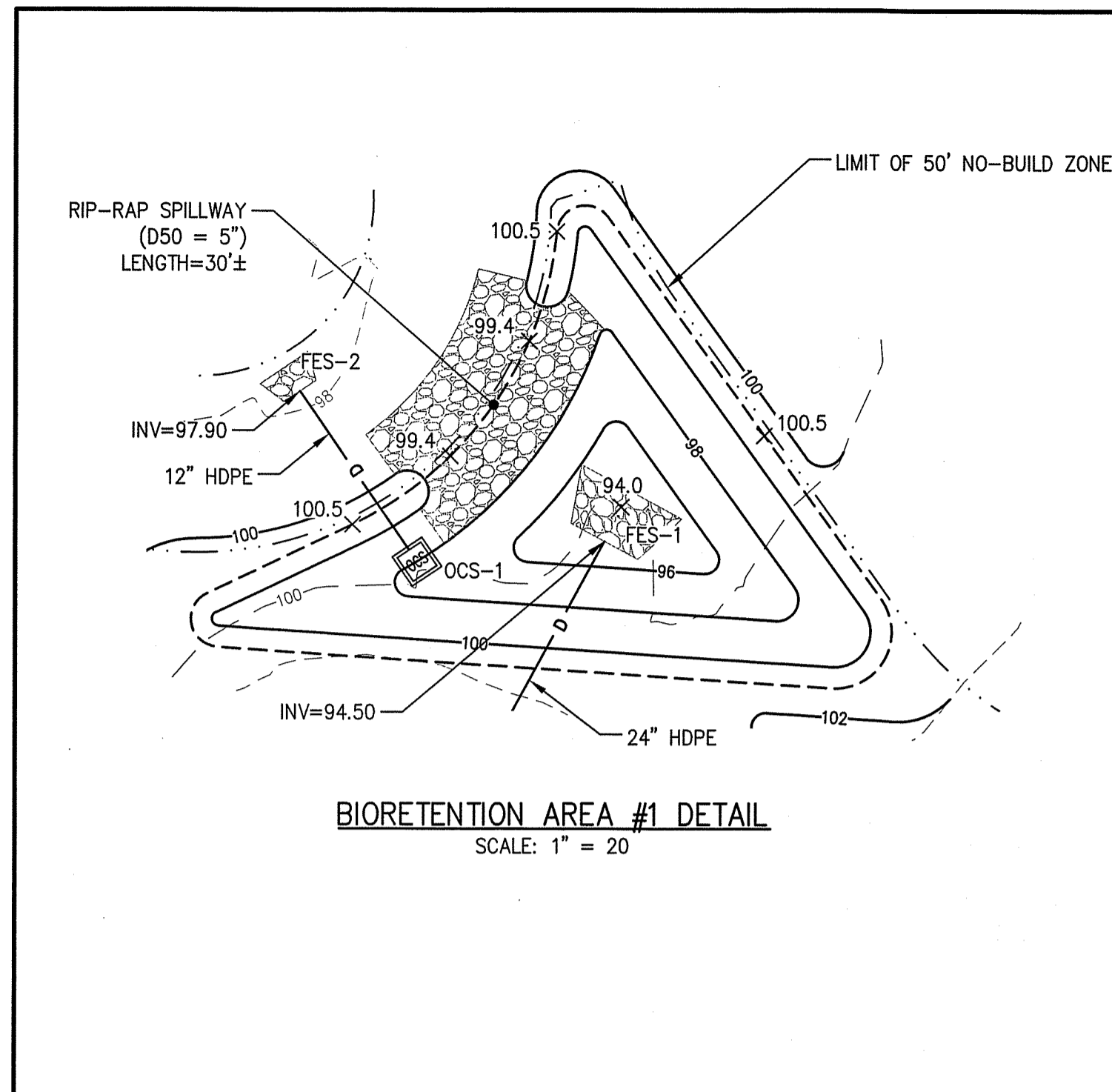
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
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PREPARED FOR:
TOLL BROS., INC.

CONSTRUCTION DETAILS III
DRAWING NO. **C-23**

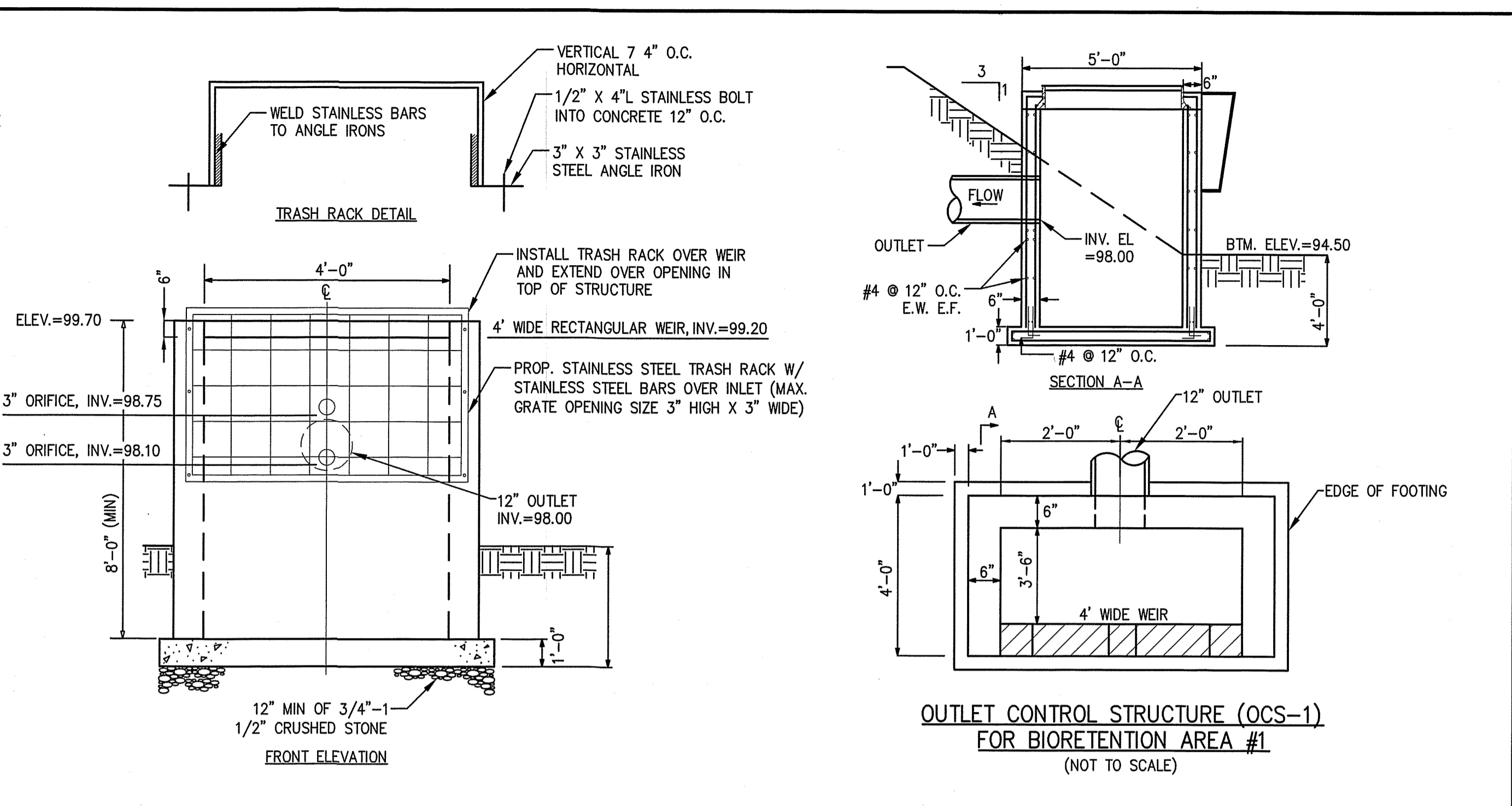
The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P. 978-777-8586, F. WWW.MORINCAMERON.COM

NO.	REVISIONS	DATE	DESCRIPTION

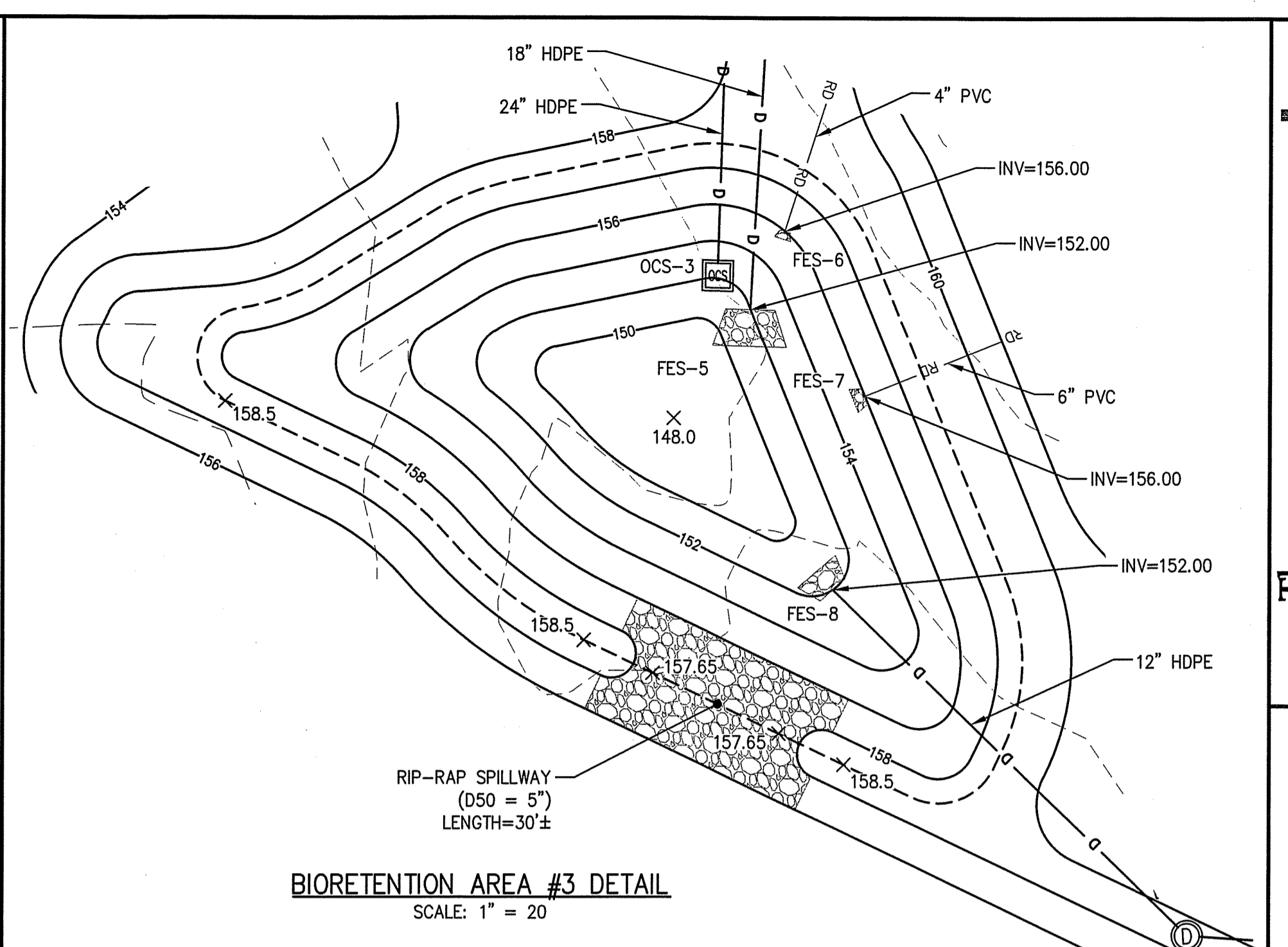
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DRAFTED BY: DJP
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SCALE: AS NOTED
DATE: NOVEMBER 30, 2023



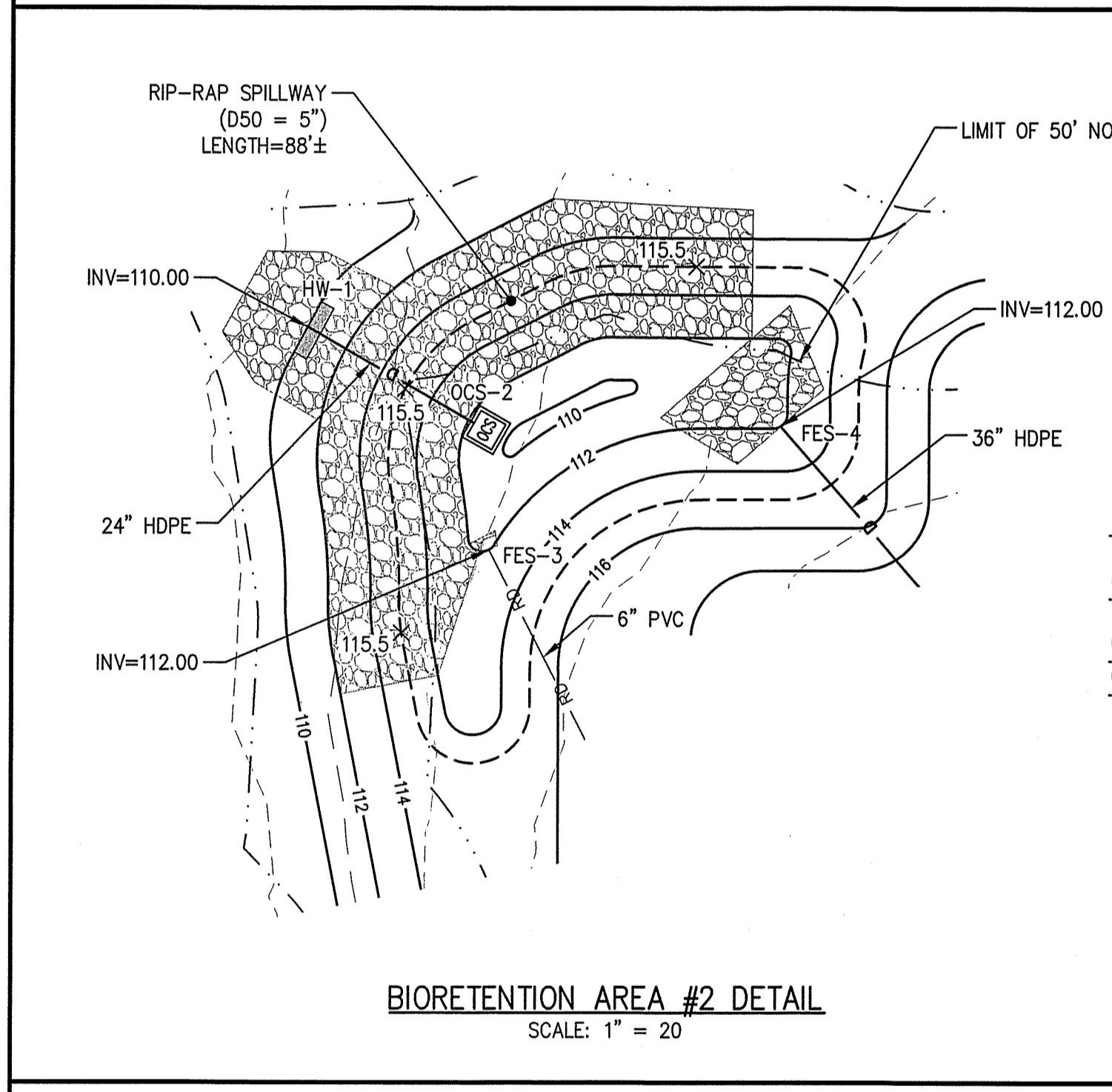
BIORETENTION AREA #1 DETAIL
SCALE: 1" = 20'



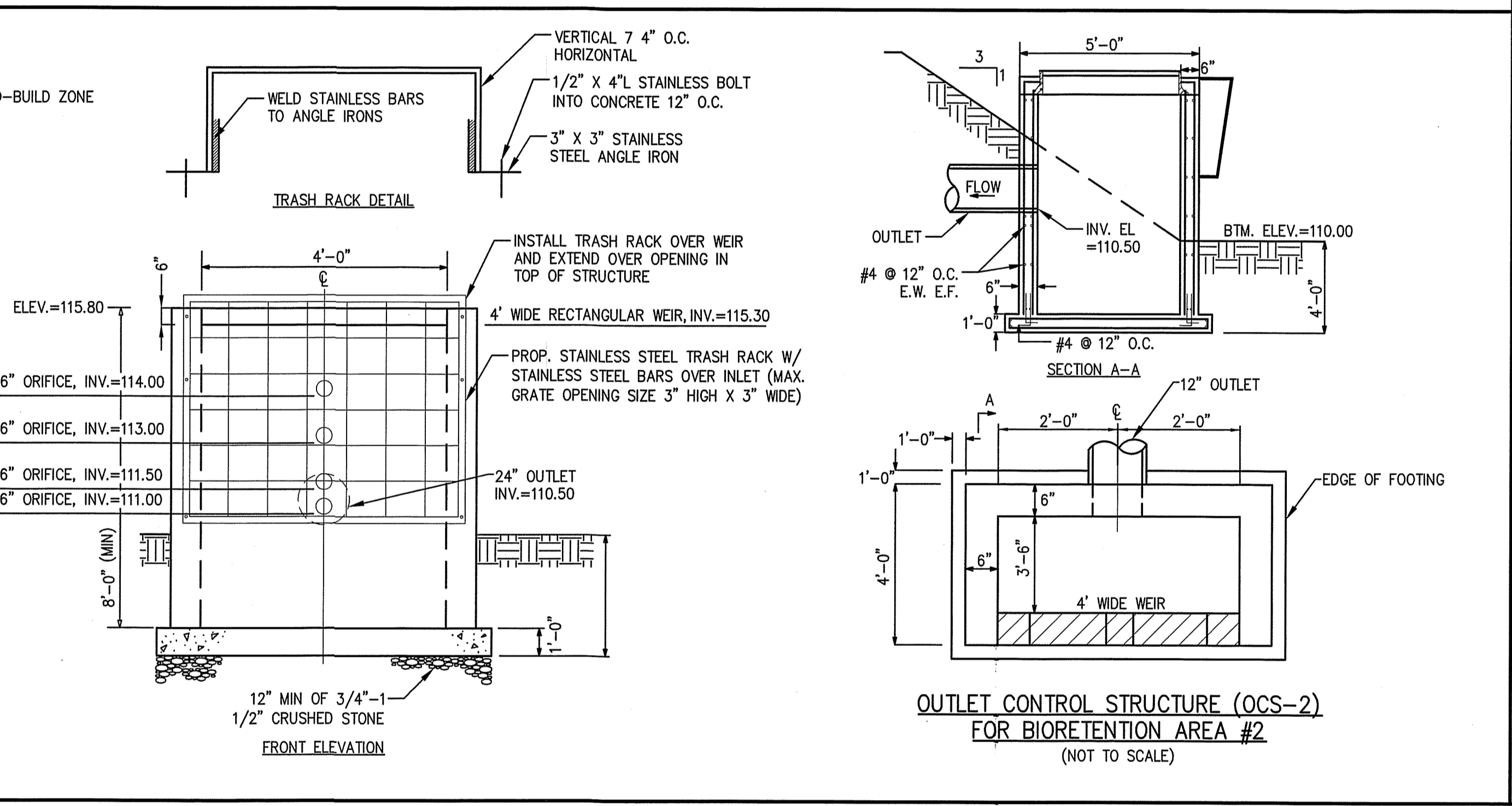
OUTLET CONTROL STRUCTURE (OCS-1)
FOR BIORETENTION AREA #1
(NOT TO SCALE)



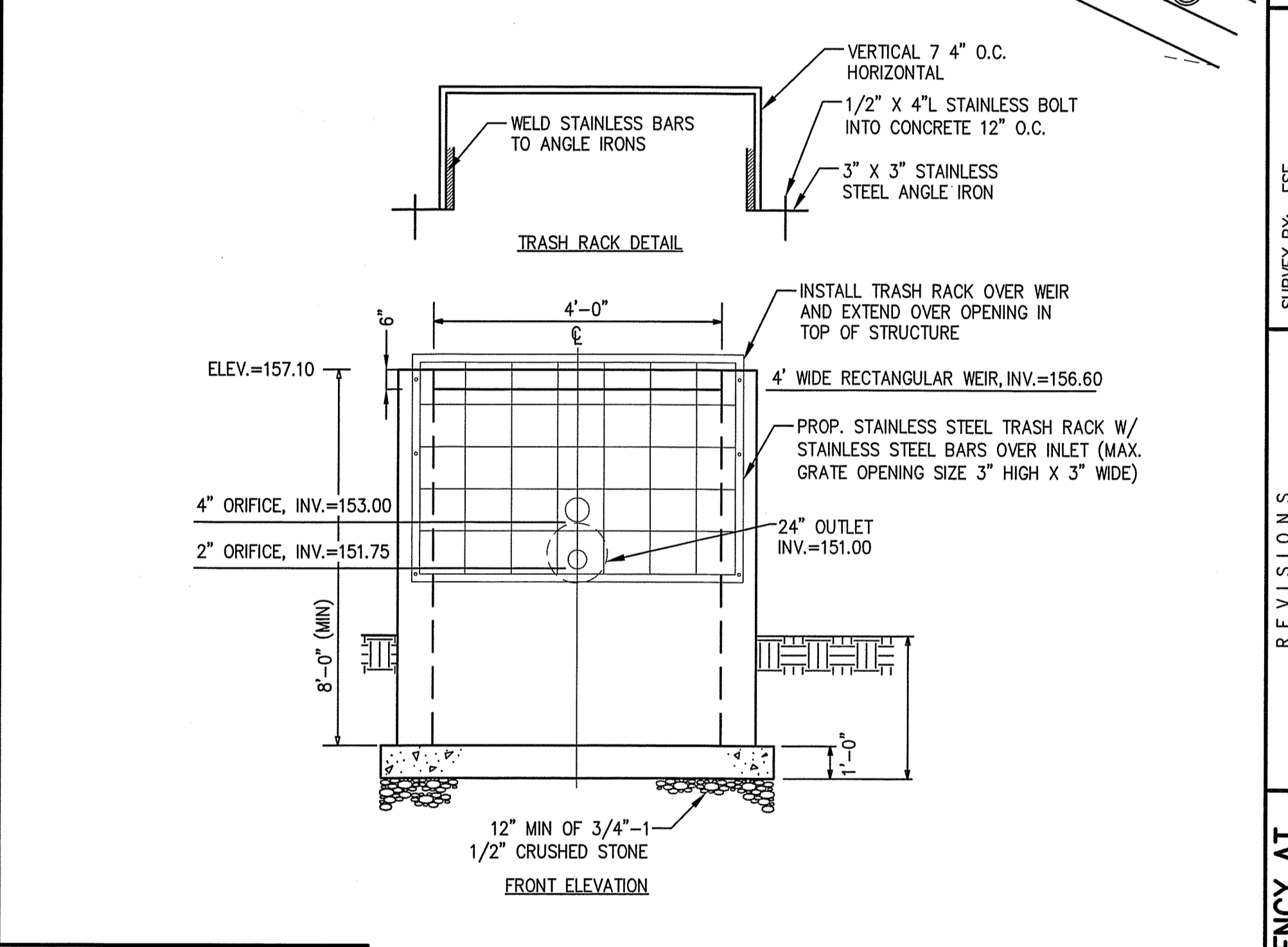
BIORETENTION AREA #3 DETAIL
SCALE: 1" = 20'



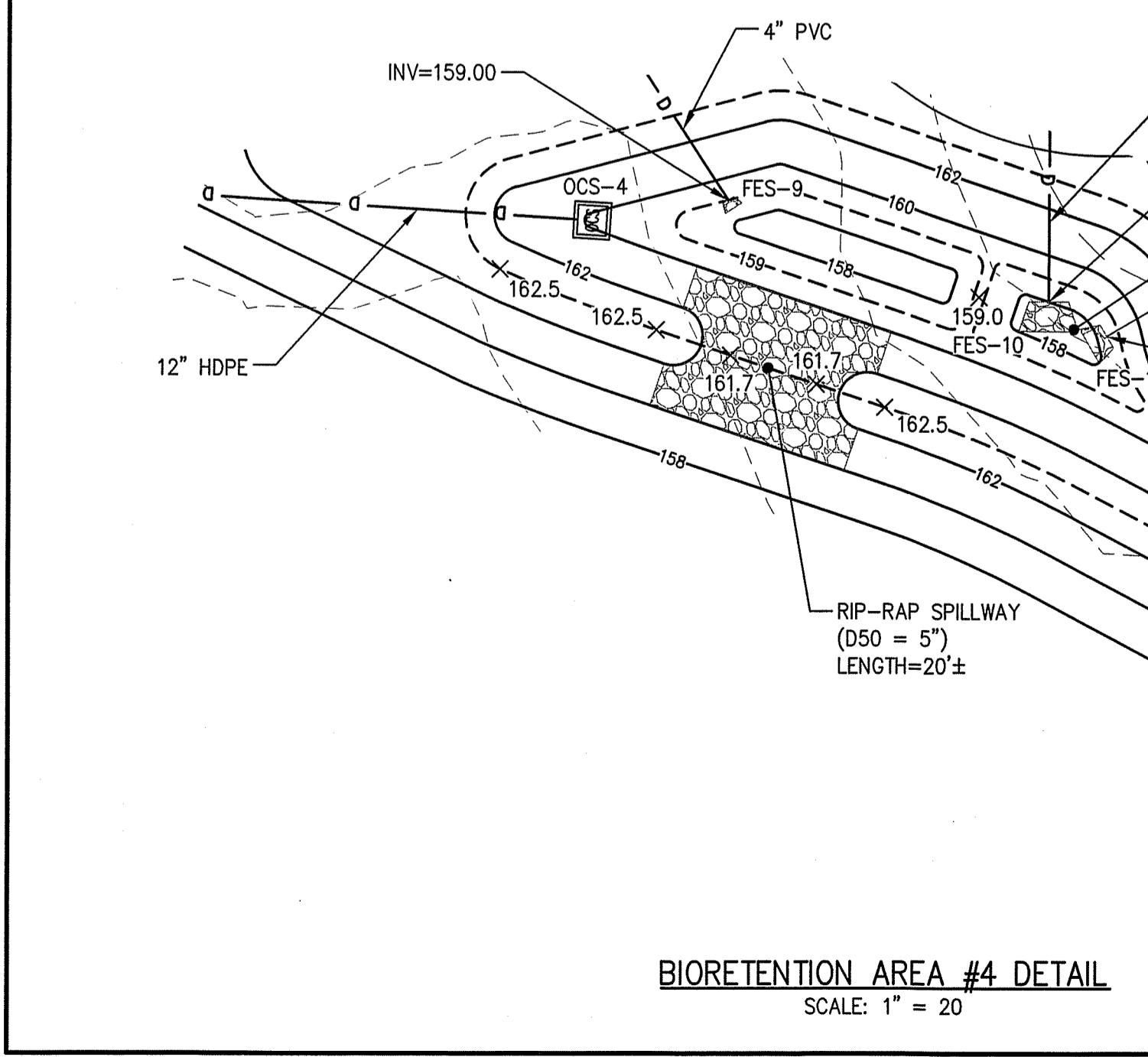
BIORETENTION AREA #2 DETAIL
SCALE: 1" = 20'



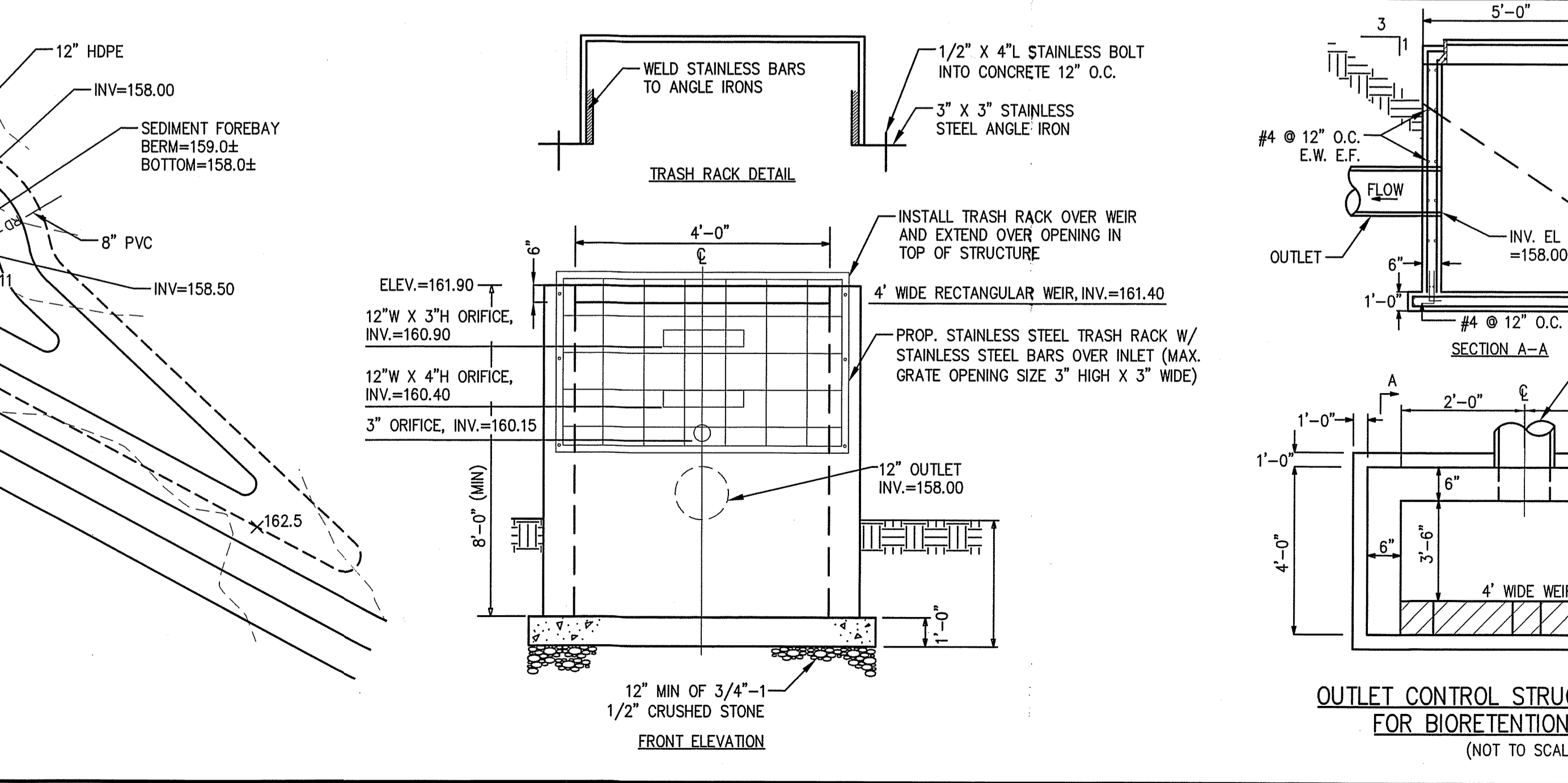
OUTLET CONTROL STRUCTURE (OCS-2)
FOR BIORETENTION AREA #2
(NOT TO SCALE)



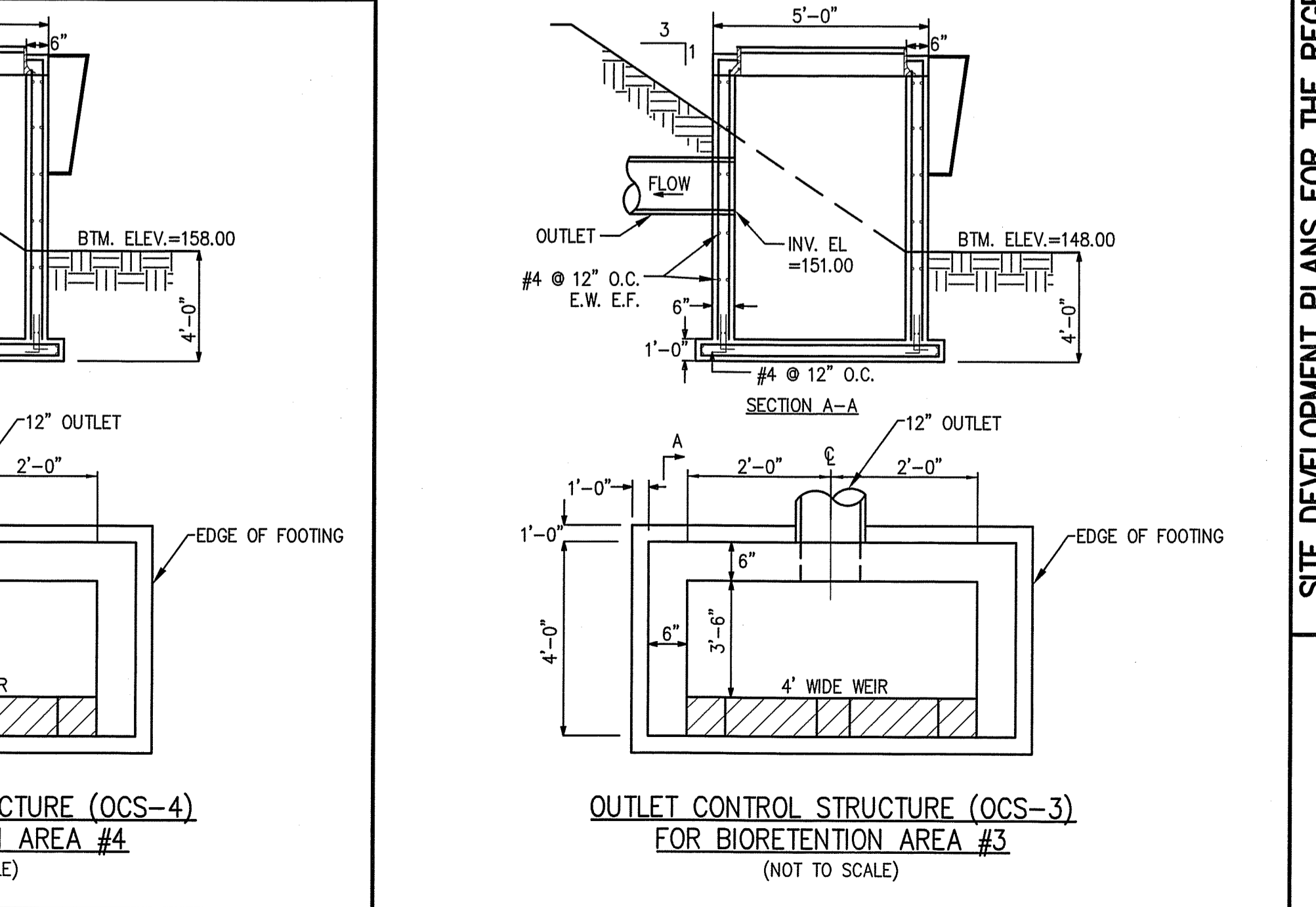
OUTLET CONTROL STRUCTURE (OCS-3)
FOR BIORETENTION AREA #3
(NOT TO SCALE)



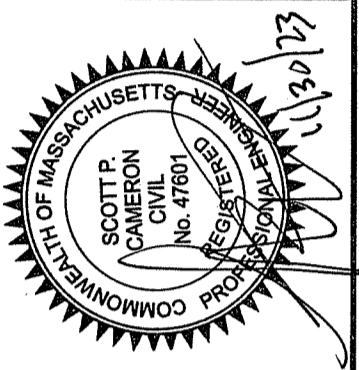
BIORETENTION AREA #4 DETAIL
SCALE: 1" = 20'



OUTLET CONTROL STRUCTURE (OCS-4)
FOR BIORETENTION AREA #4
(NOT TO SCALE)



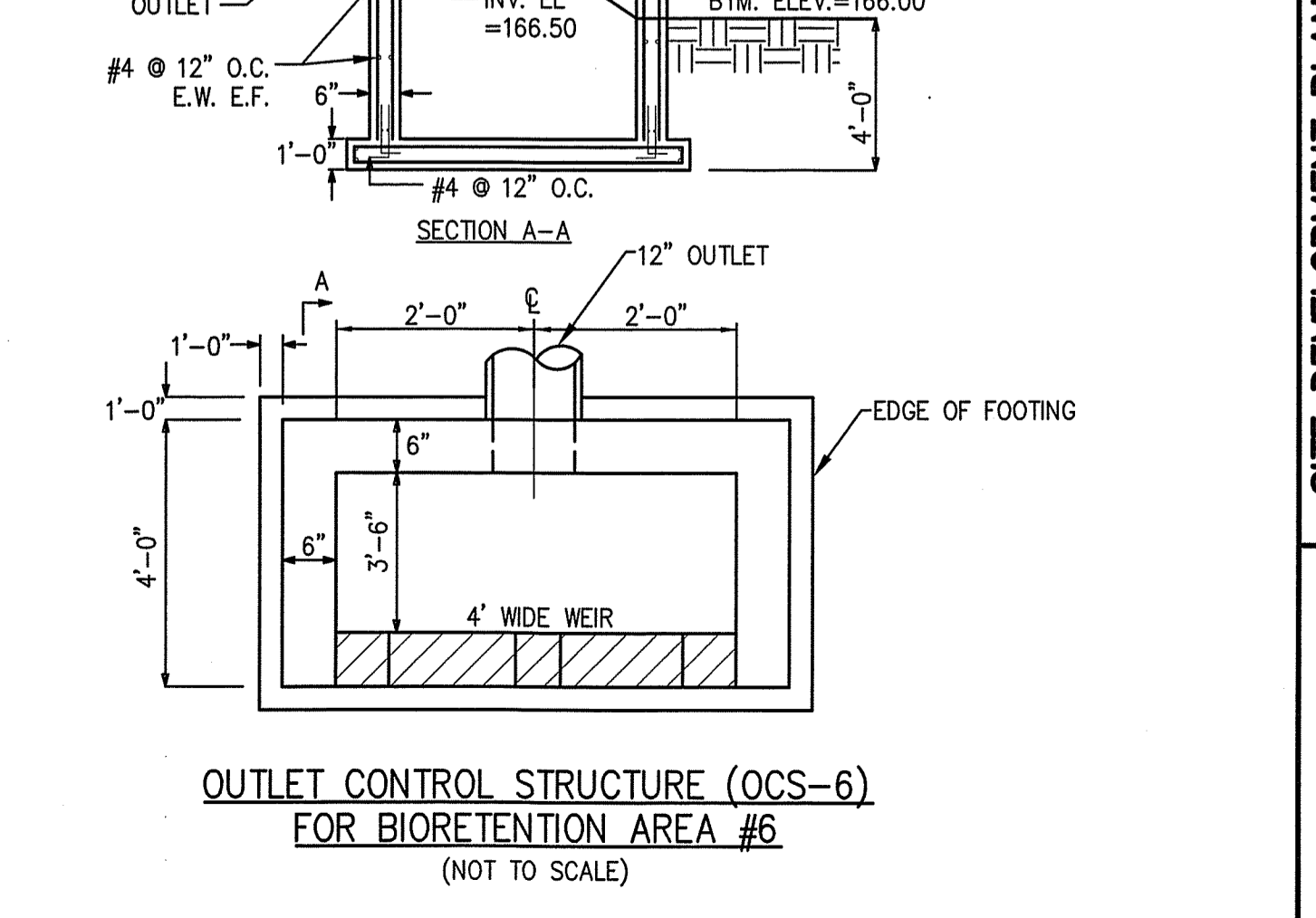
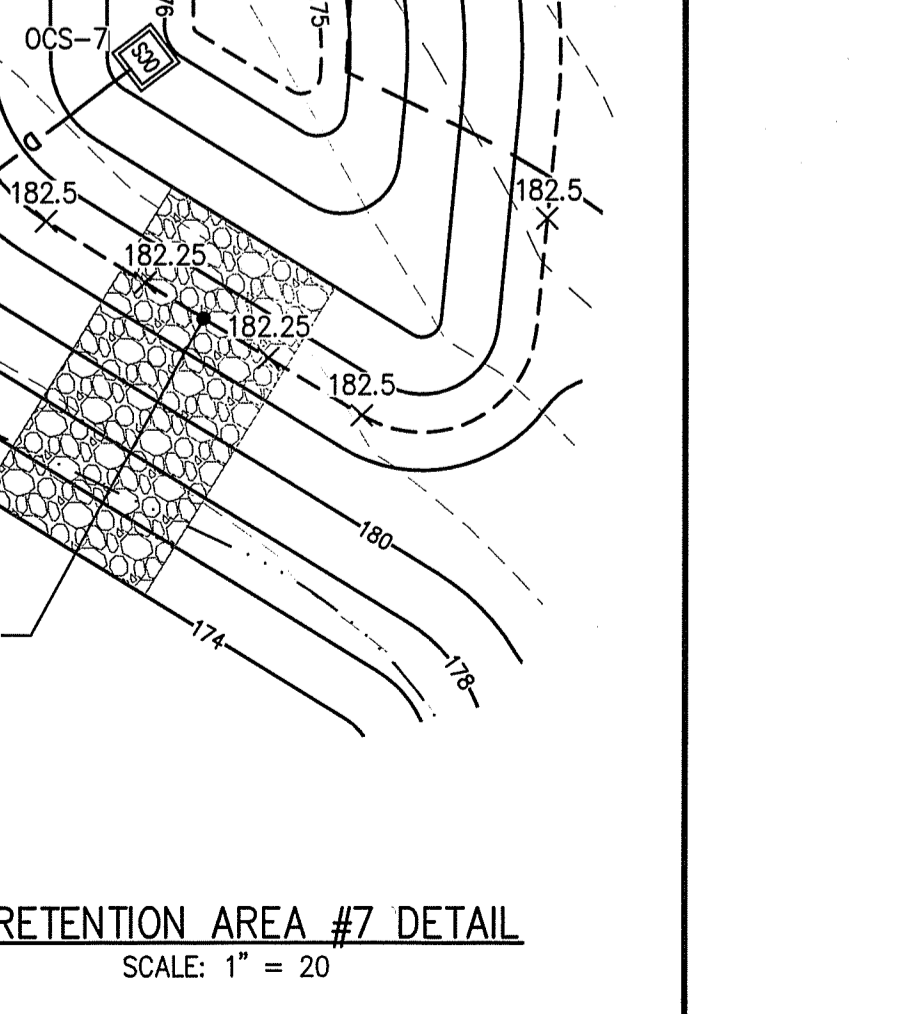
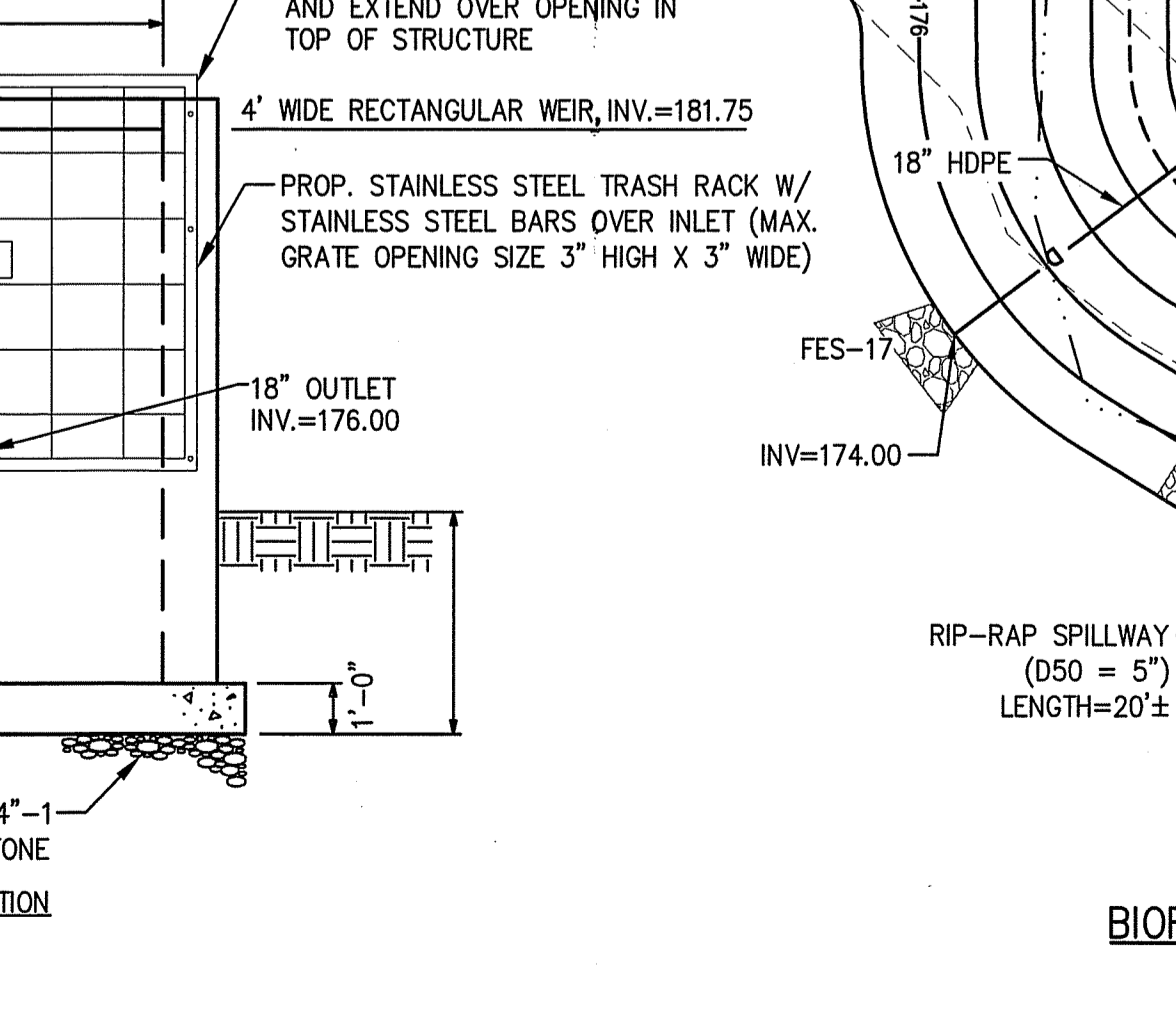
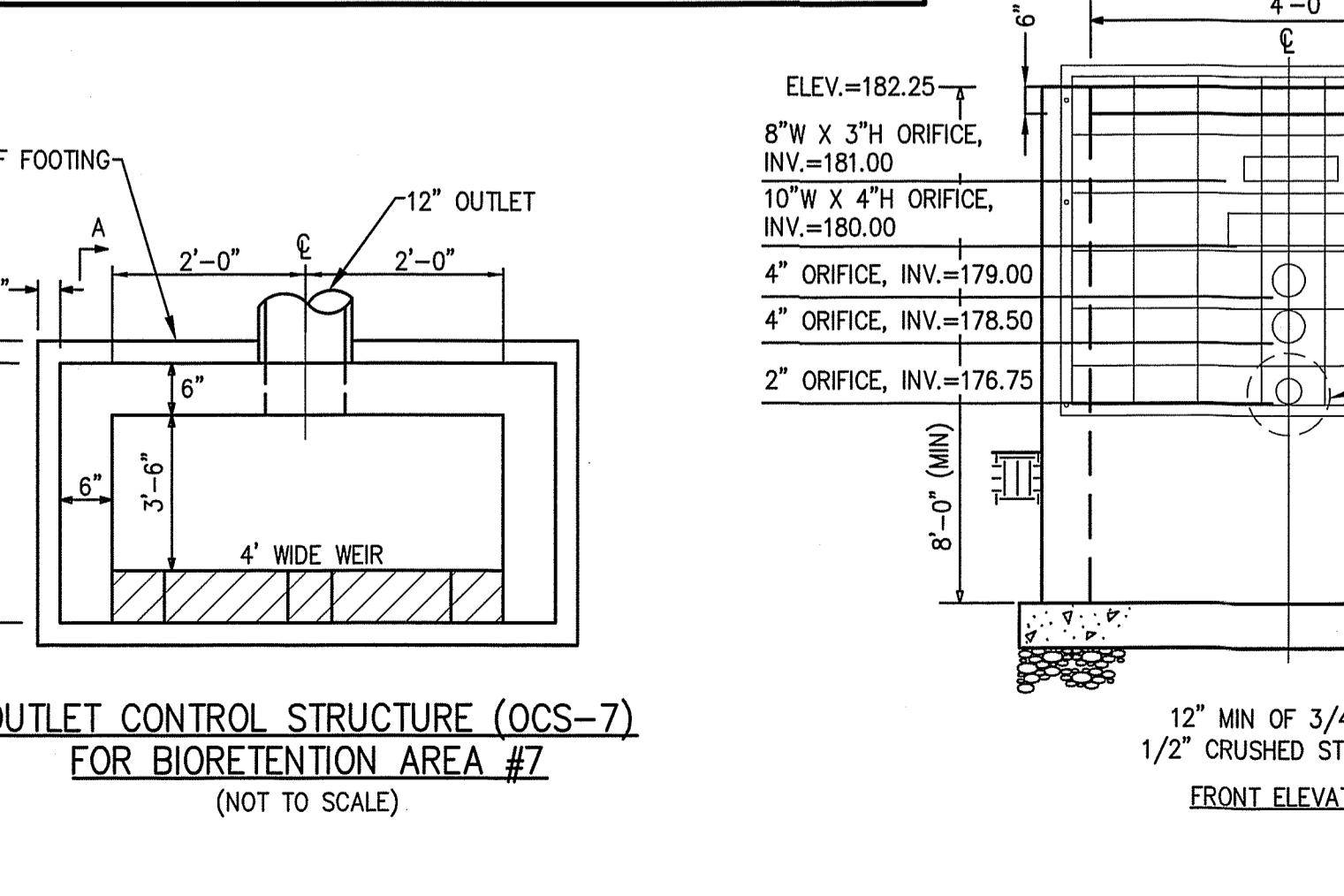
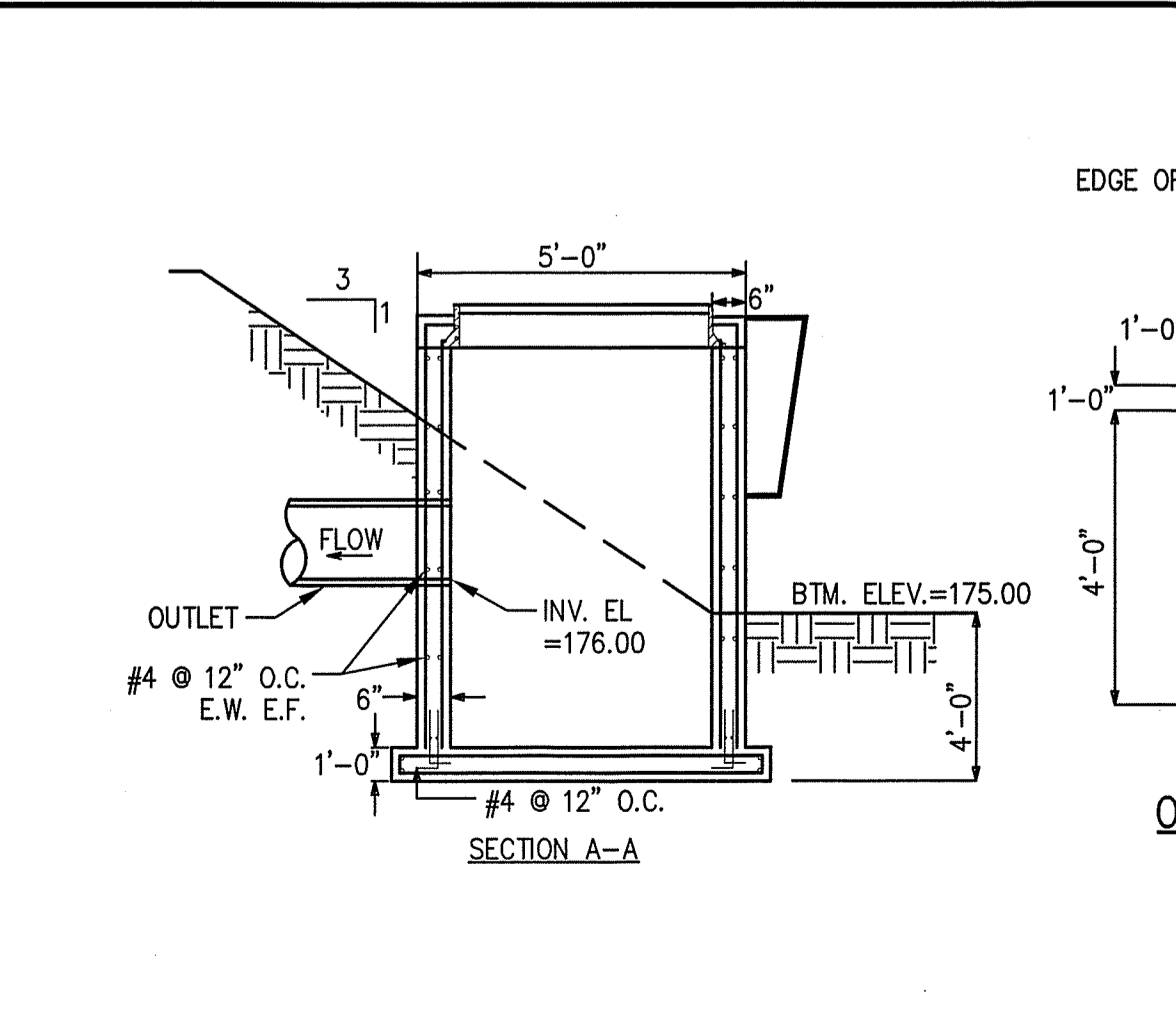
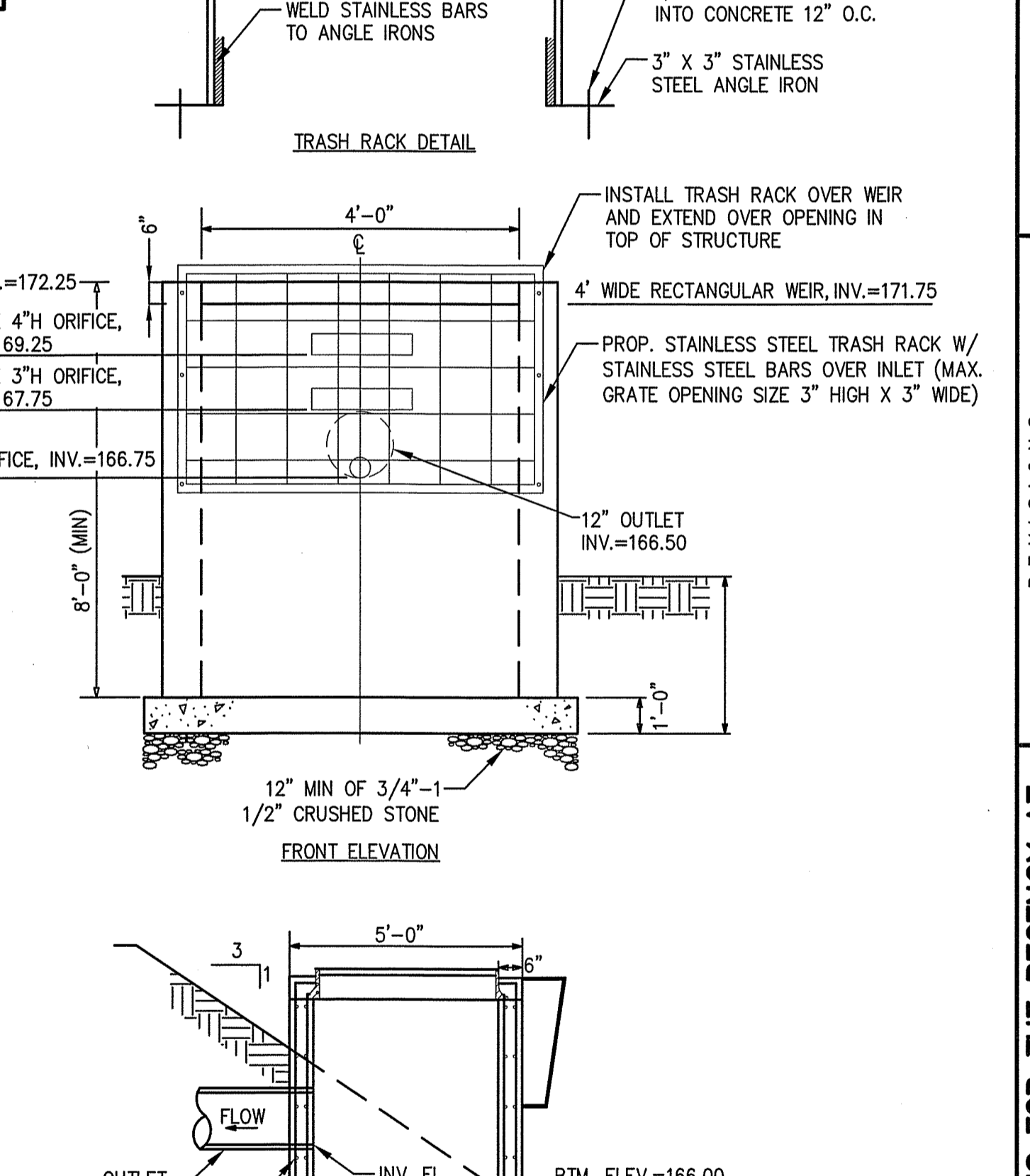
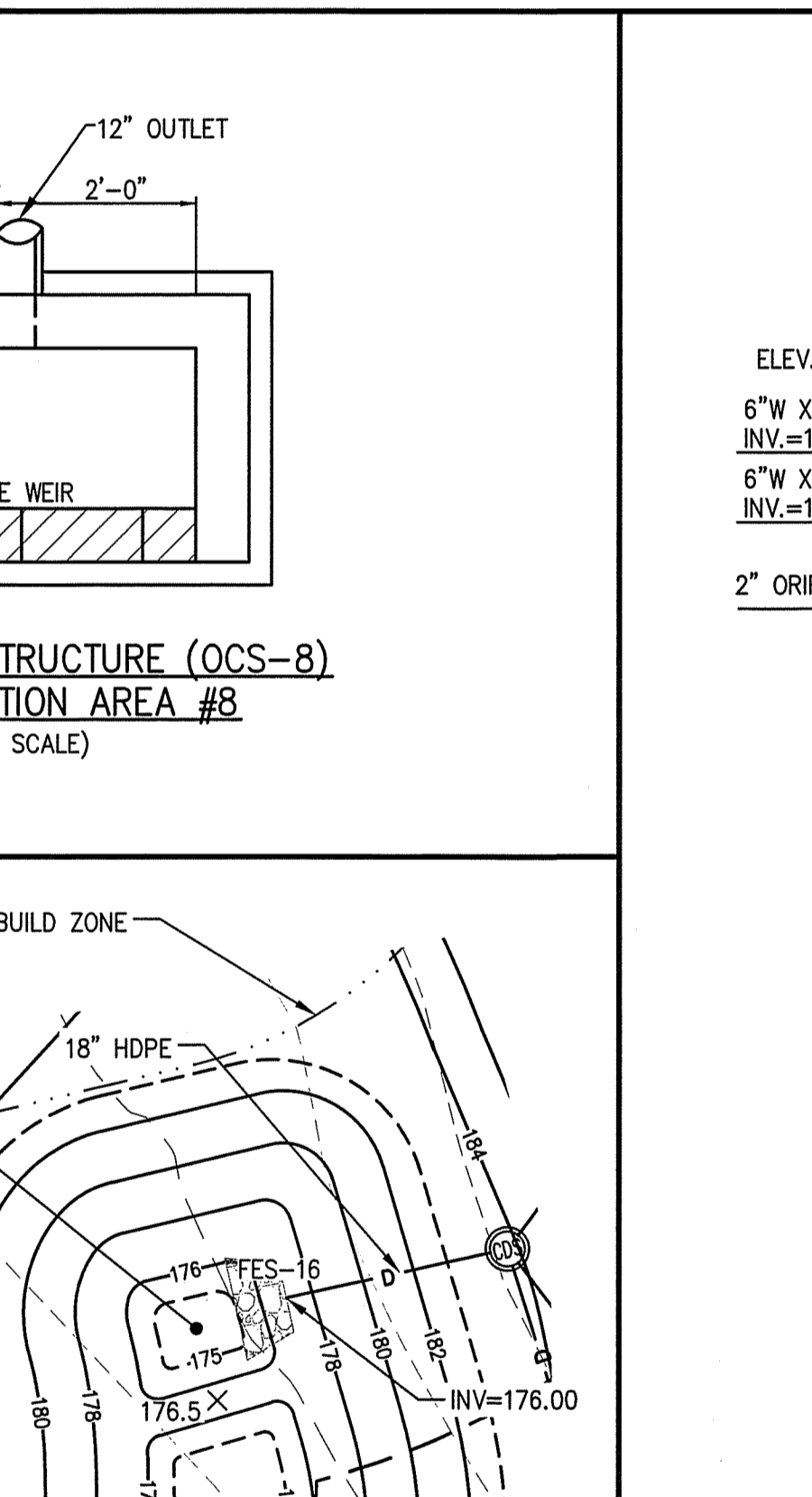
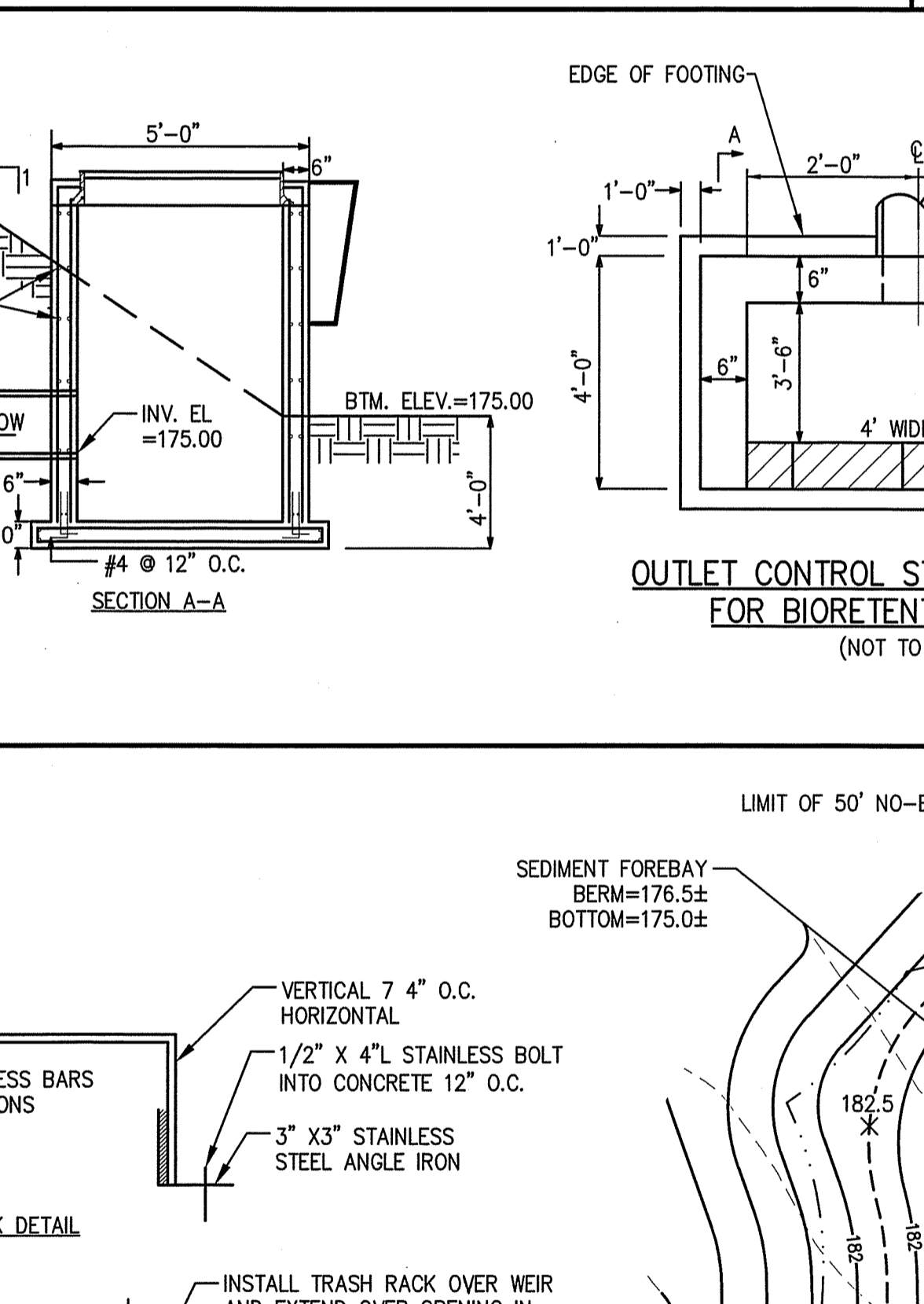
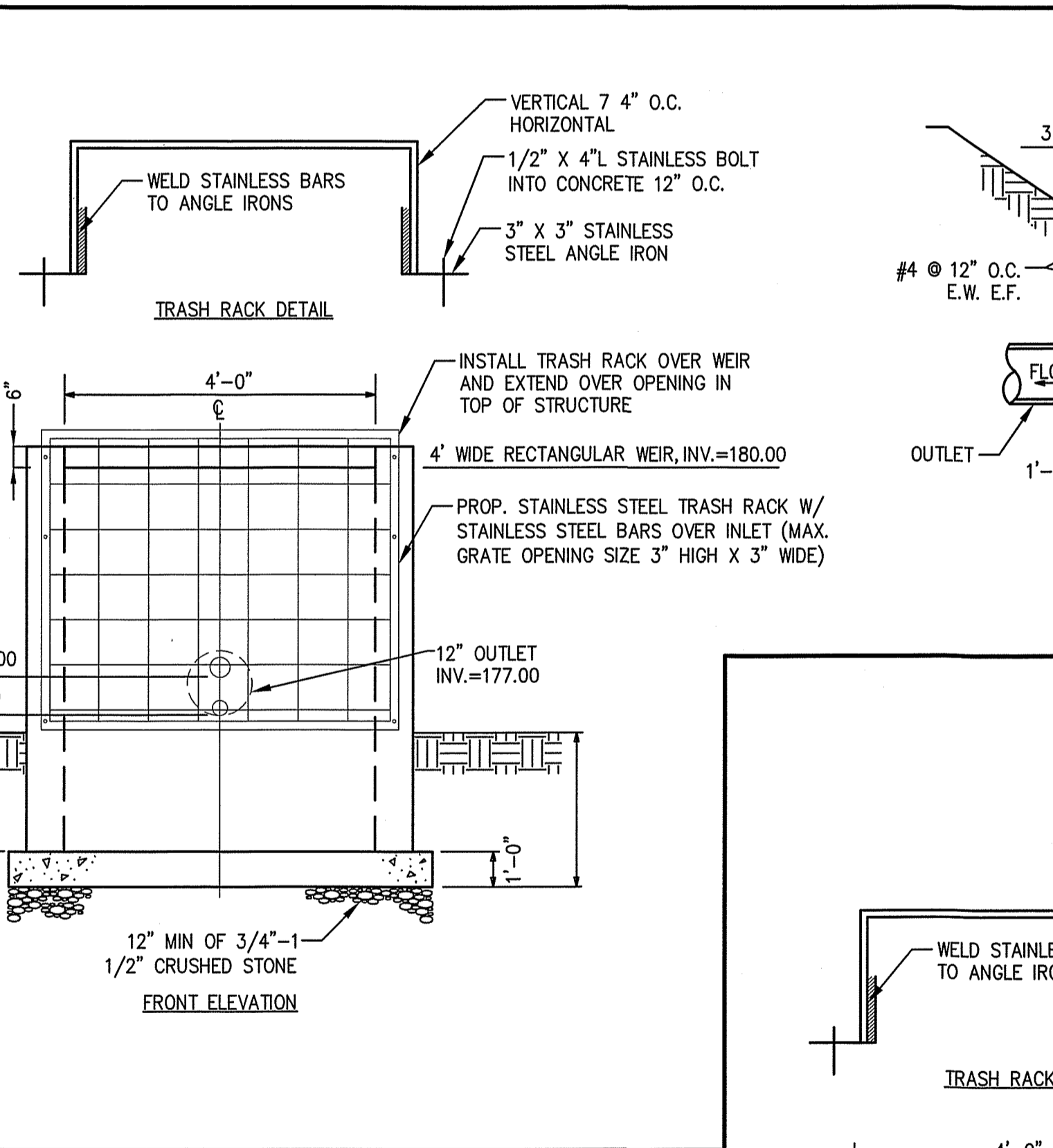
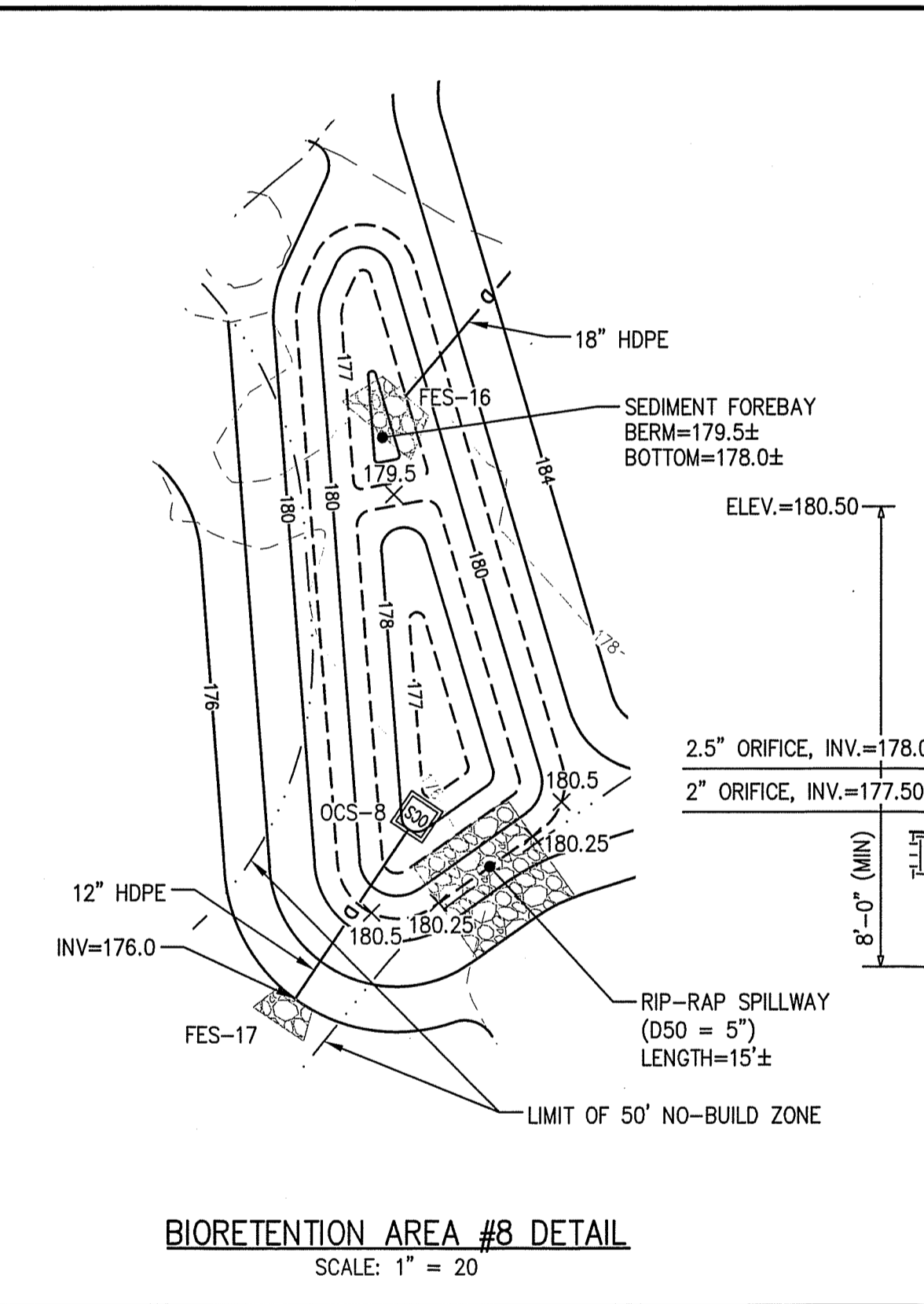
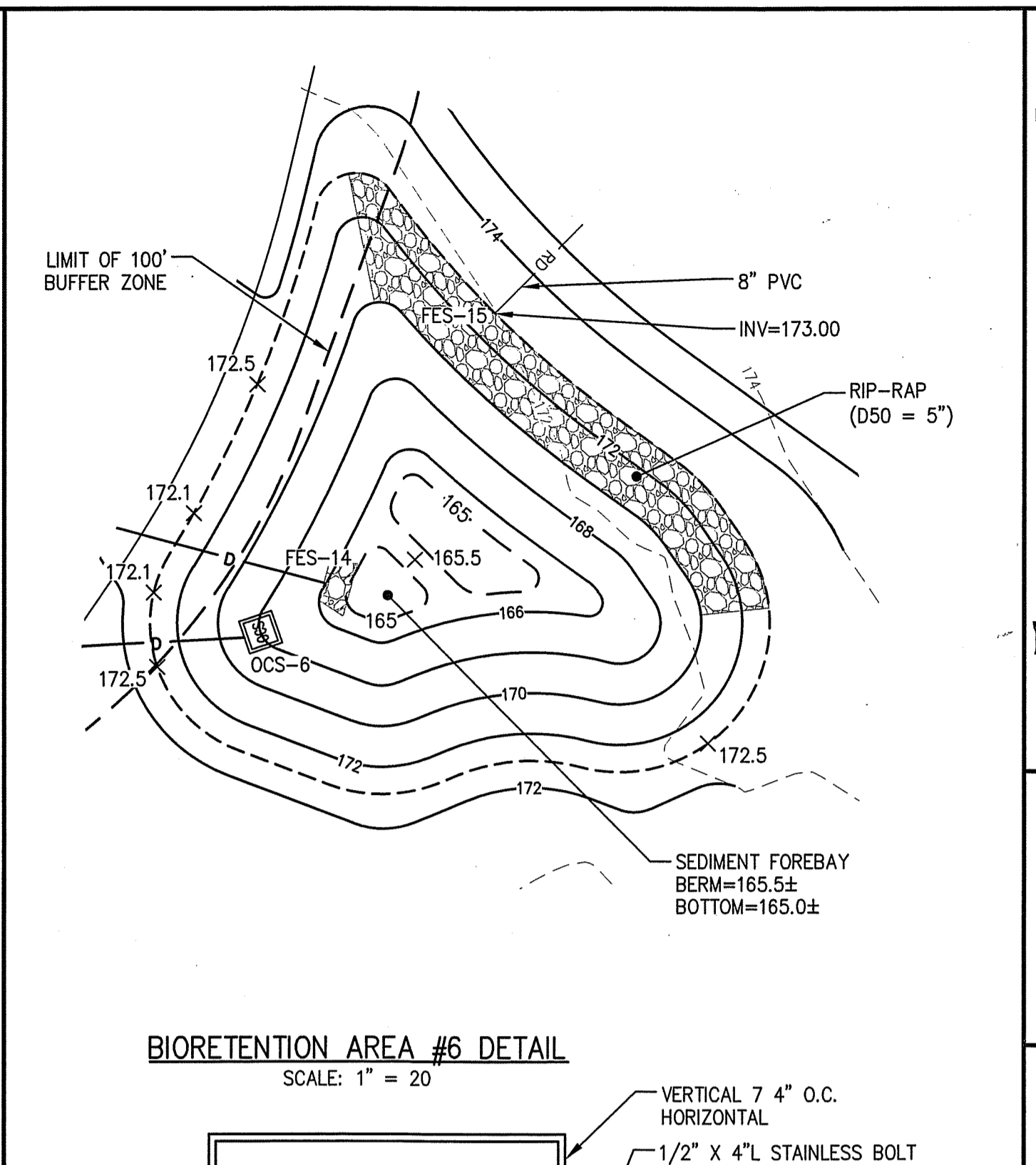
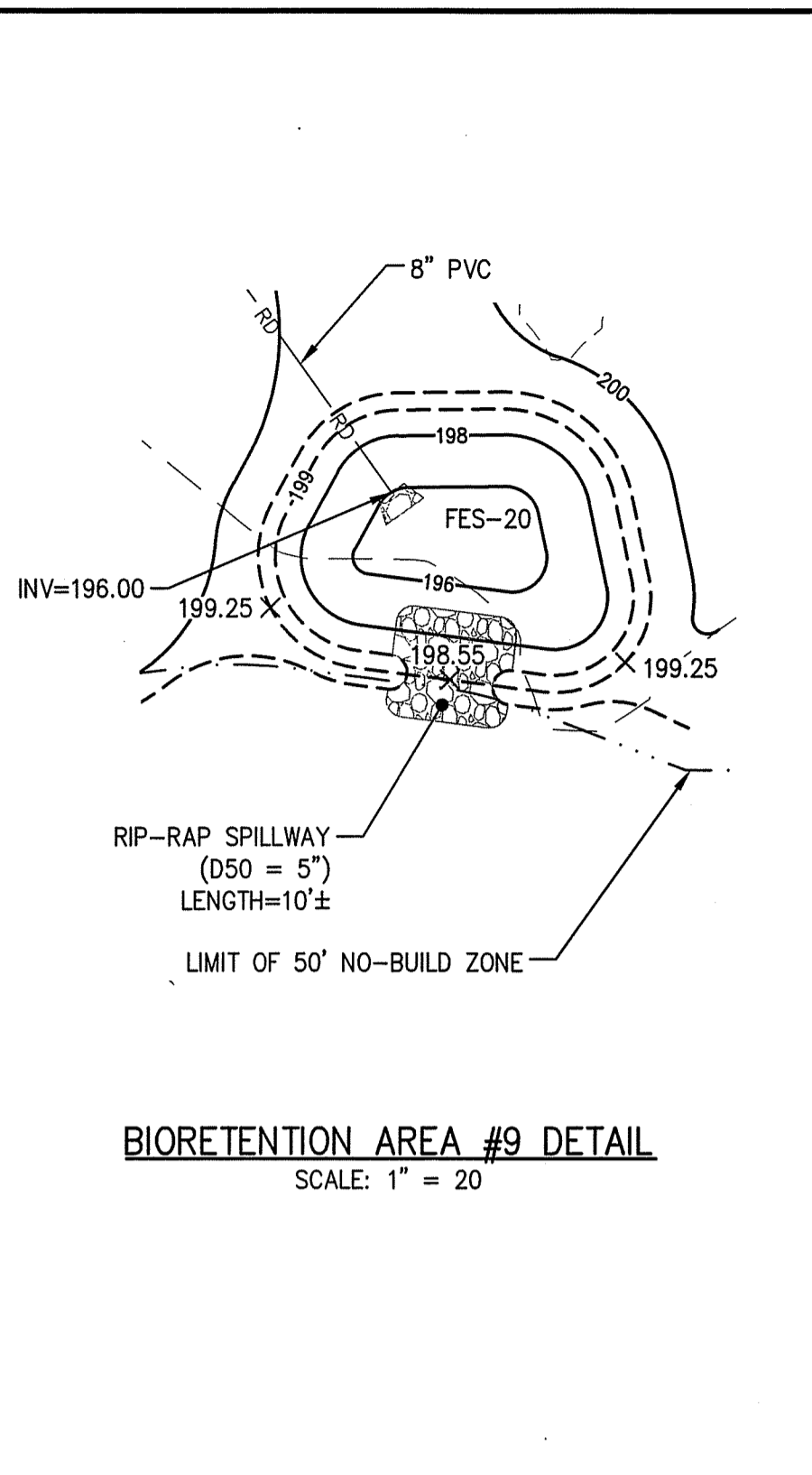
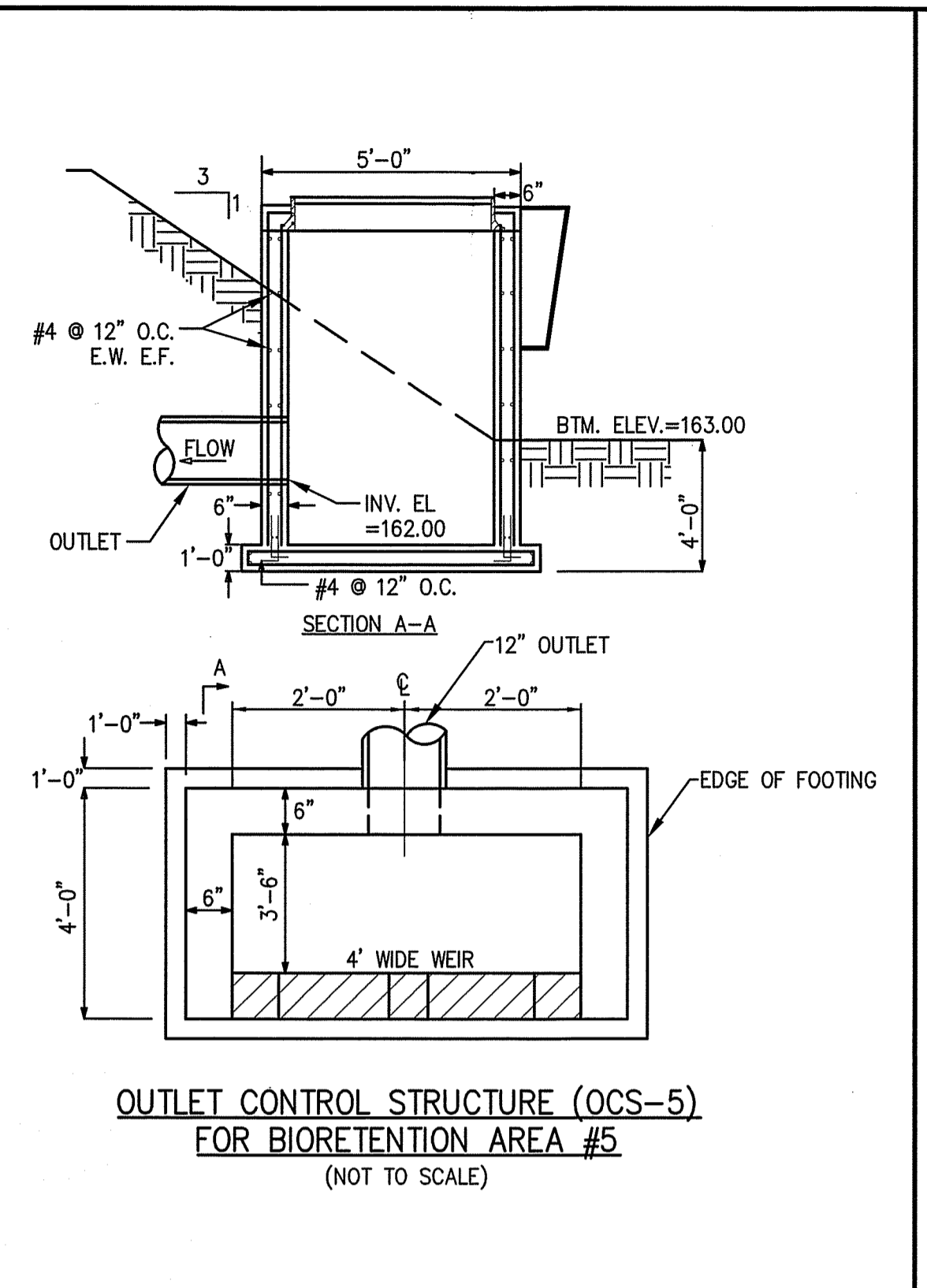
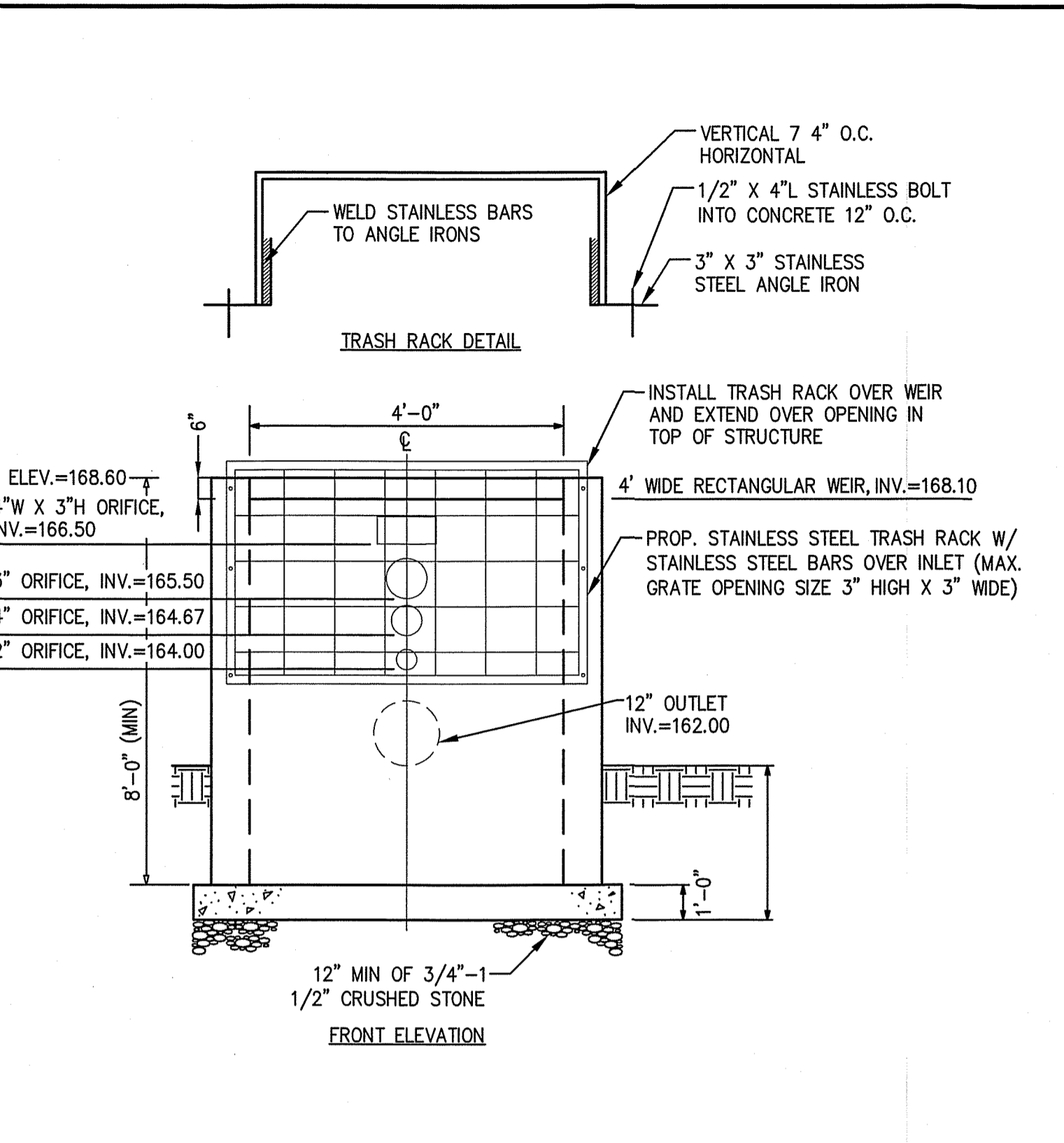
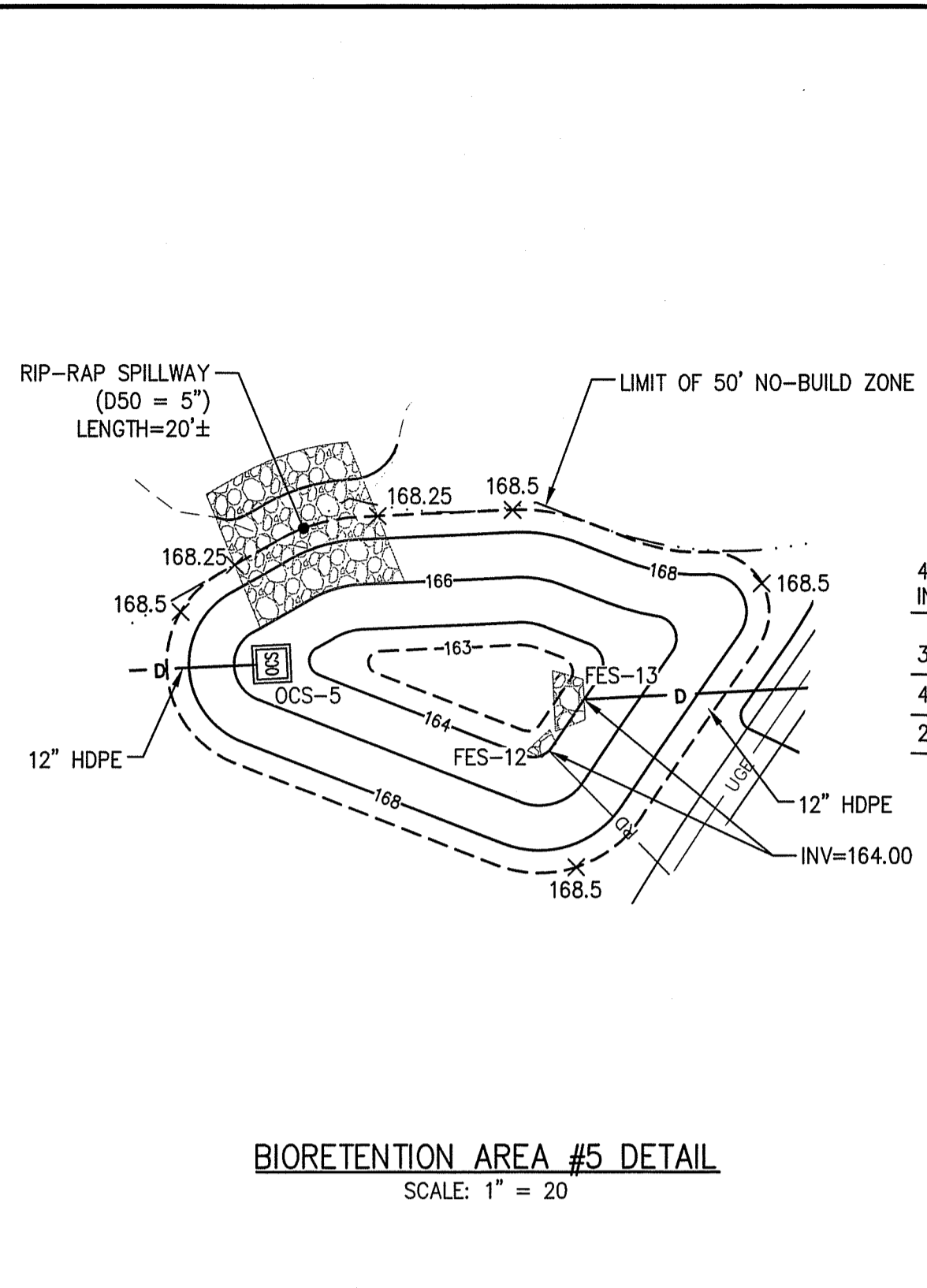
OUTLET CONTROL STRUCTURE (OCS-3)
FOR BIORETENTION AREA #3
(NOT TO SCALE)



SURVEY BY: ESE	DATE
DRAFTED BY: DJP	DESCRIPTION
CHECKED BY: SPC	NO.
APPROVED BY: SPC	DATE
SCALE: AS NOTED	DATE: NOVEMBER 30, 2023

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

CONSTRUCTION DETAILS IV
DRAWING NO. **C-24**



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
66 EDWARDS STREET, BANGOR, MASSACHUSETTS 01923
P: 508-777-6586, F: 508-777-6587, WWW.MORINCAMERON.COM

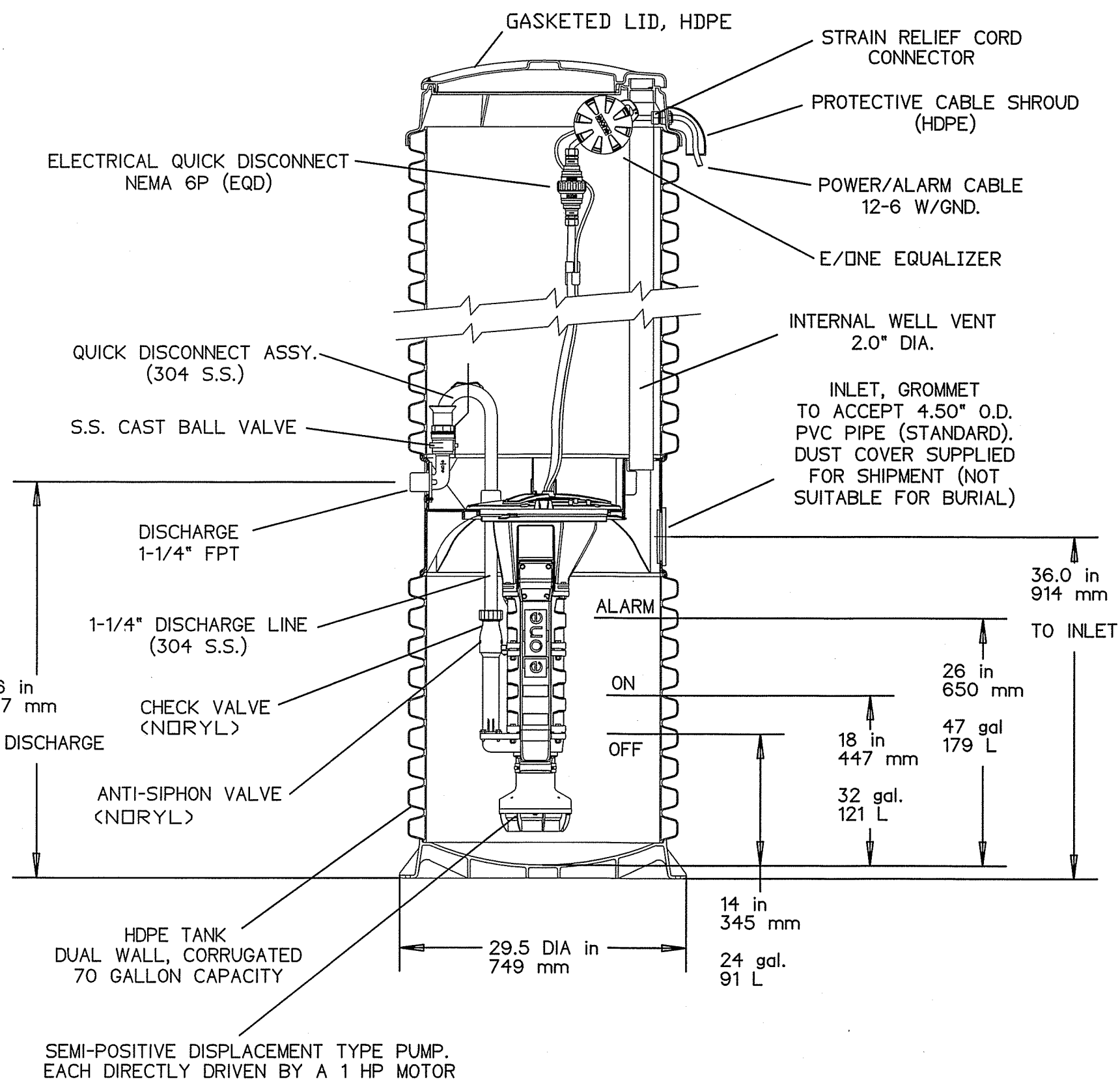
PROFESSIONAL SEAL: SCOTT MORIN, CIVIL ENGINEER, LICENSE NO. 10173

REVISIONS

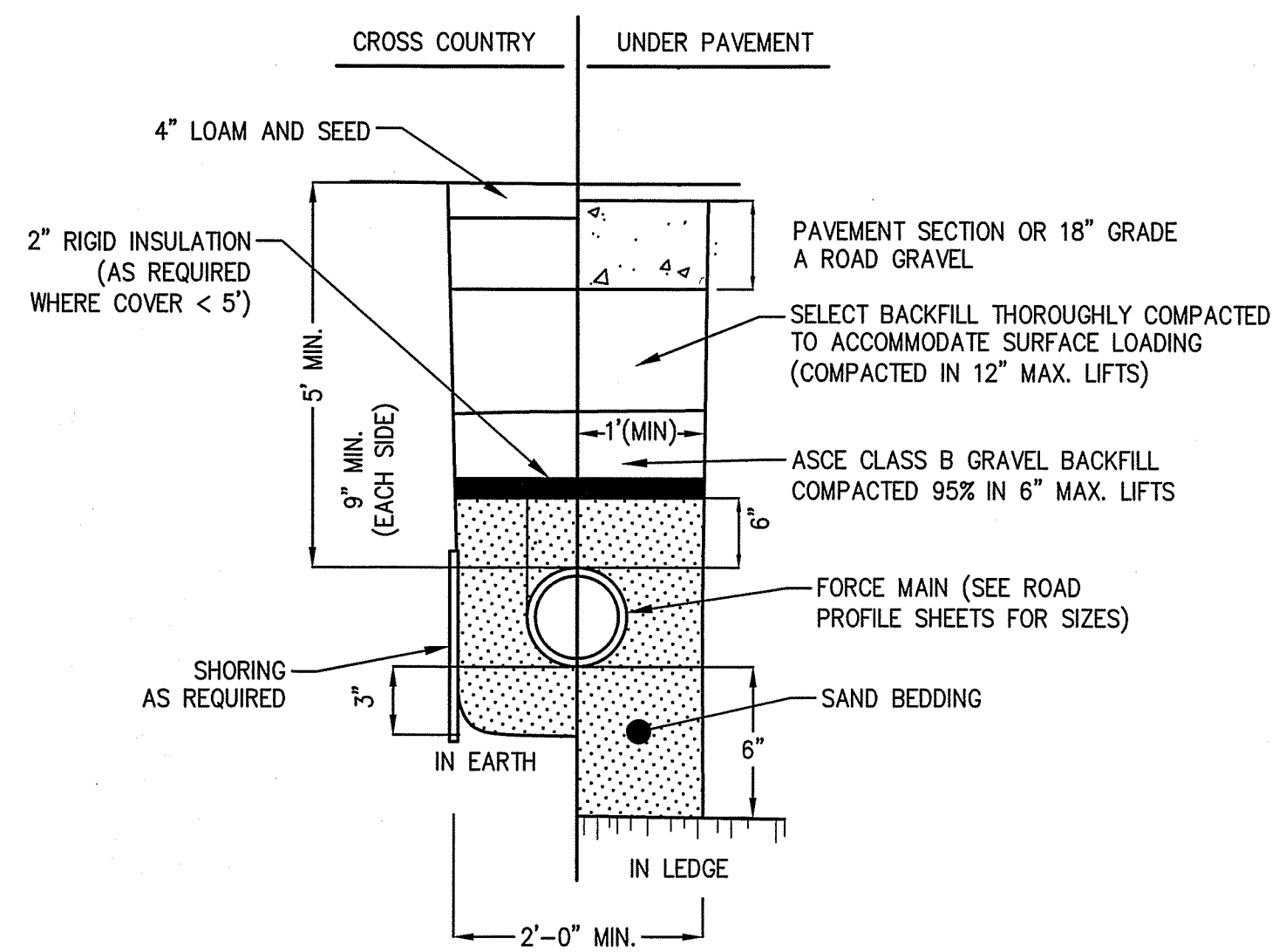
NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

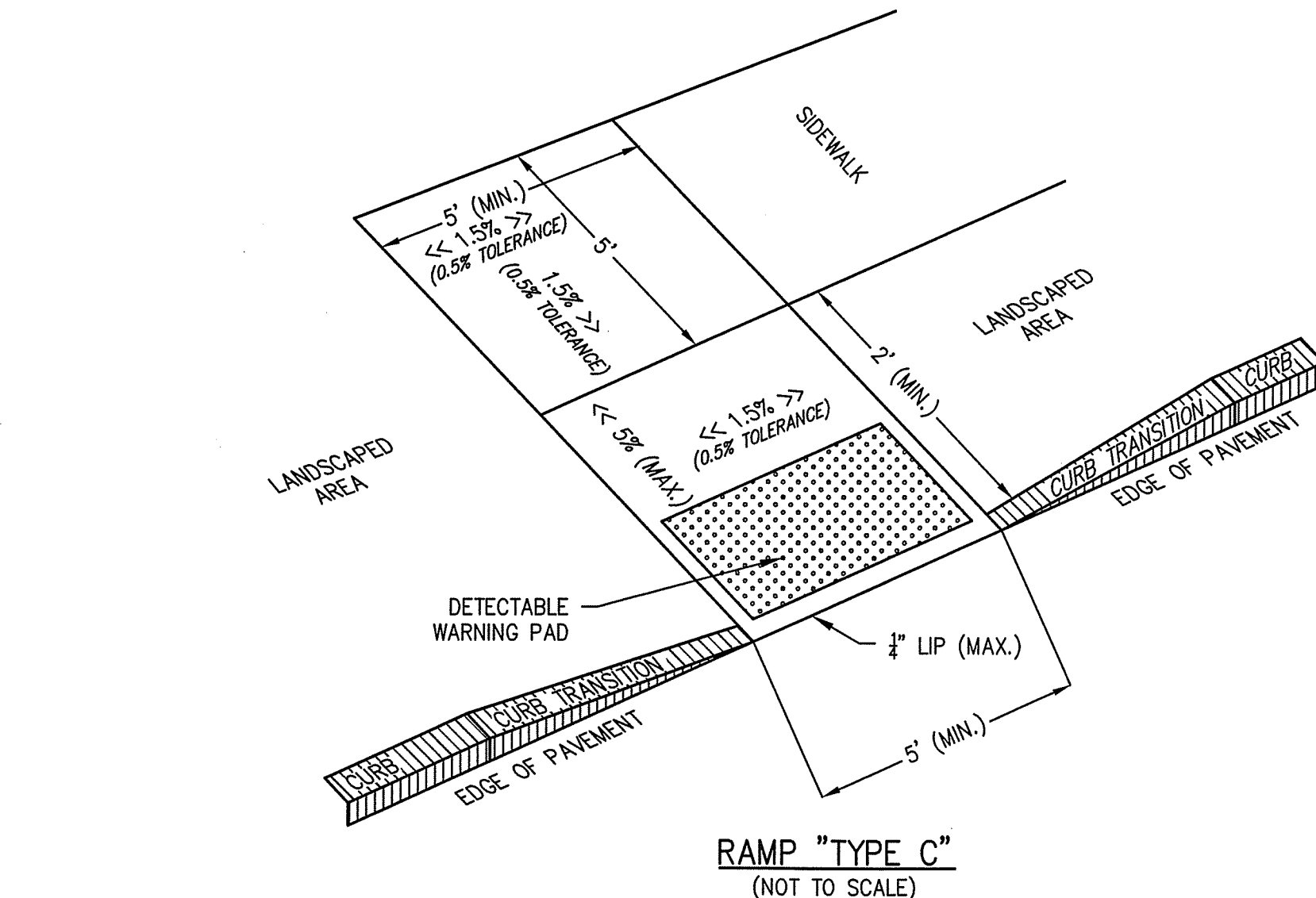
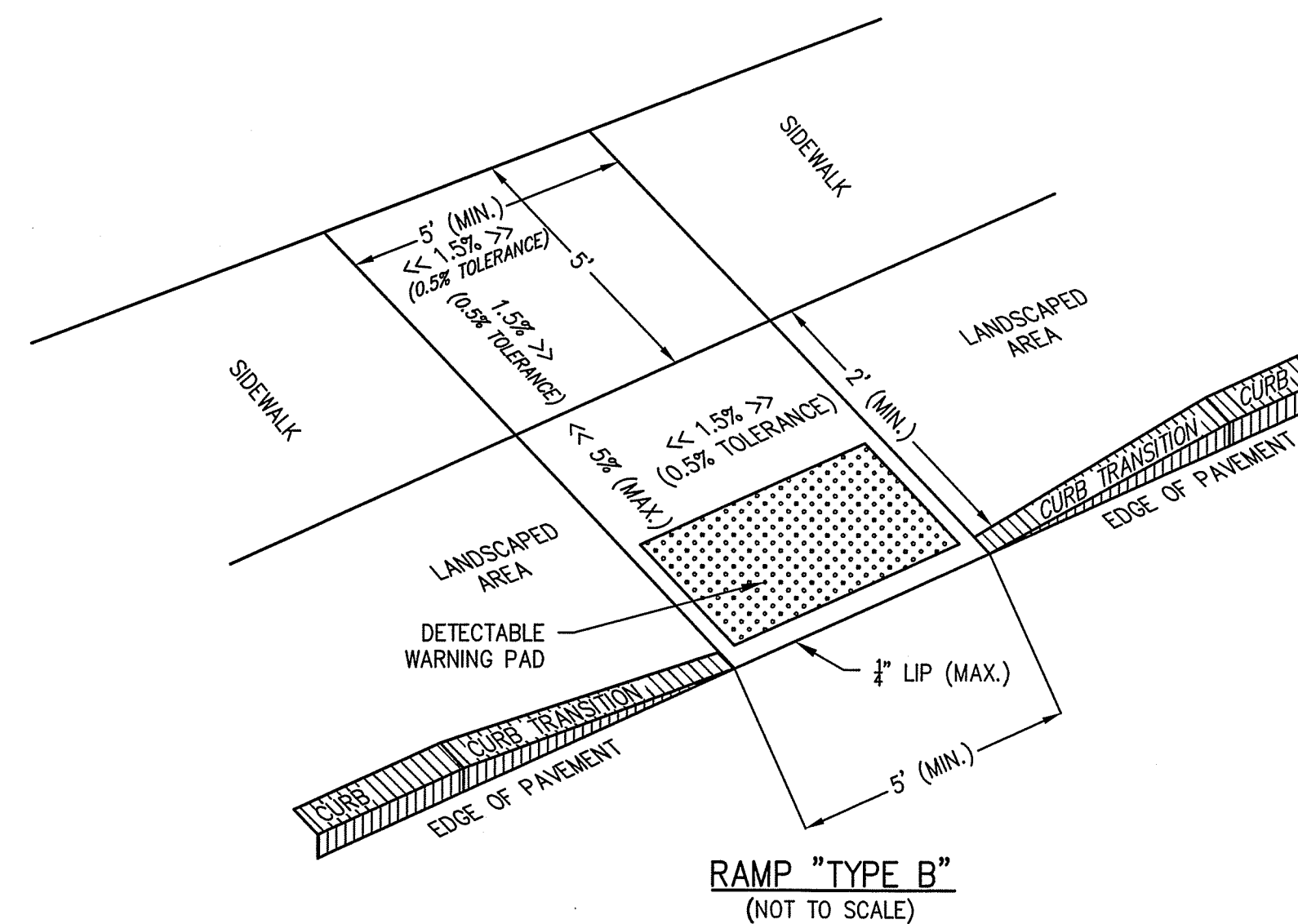
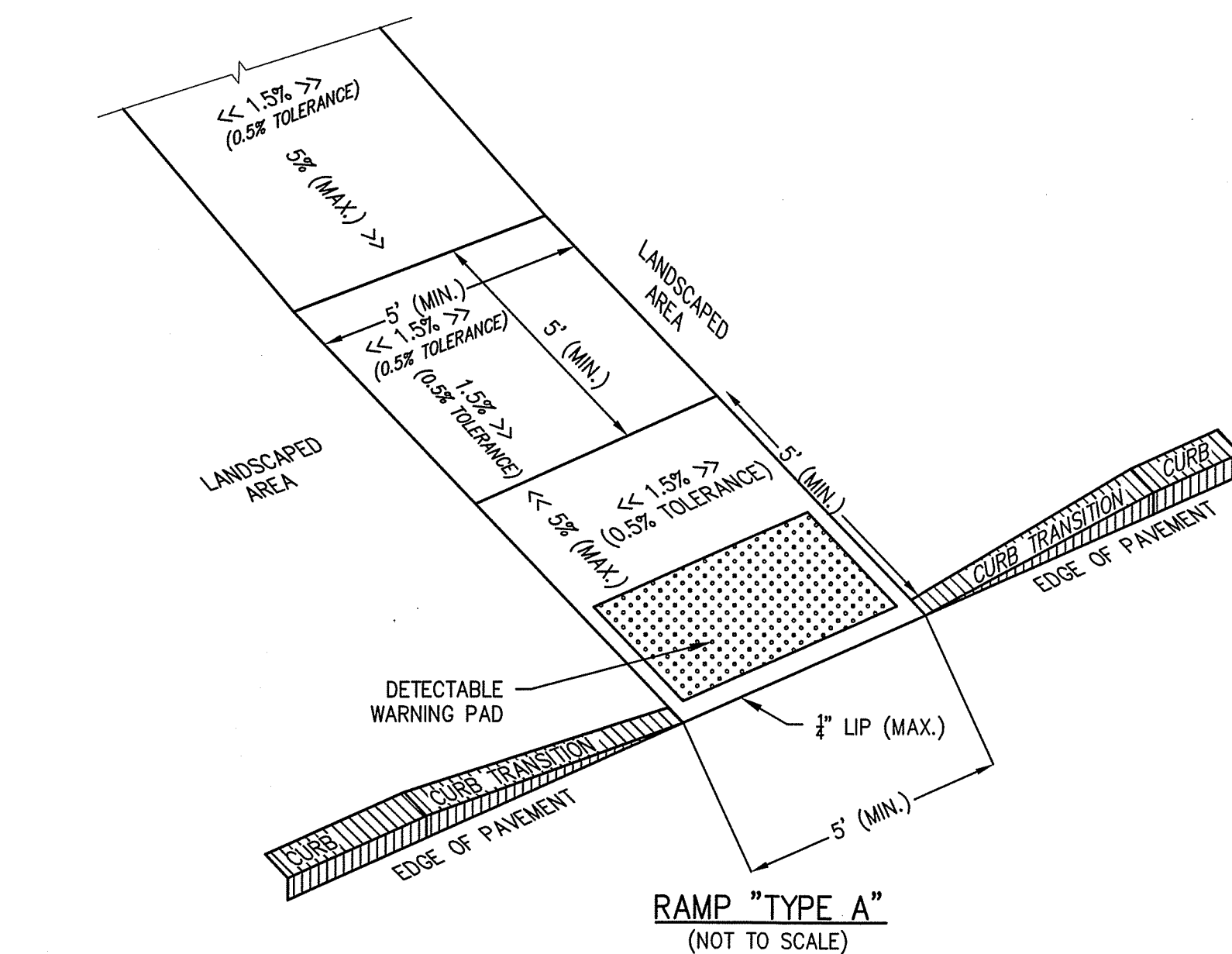
CONSTRUCTION DETAILS V
DRAWING NO. C-25
DATE: NOVEMBER 30, 2023
SCALE: AS NOTED
APPROVED BY: SPC
CHECKED BY: DPC
DRAFTED BY: ESE
SURVEY BY: ESE



E-ONE DH071 GRINDER PUMP STATION DETAIL
(NOT TO SCALE)



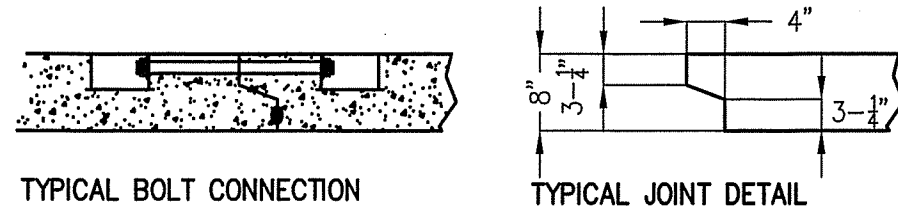
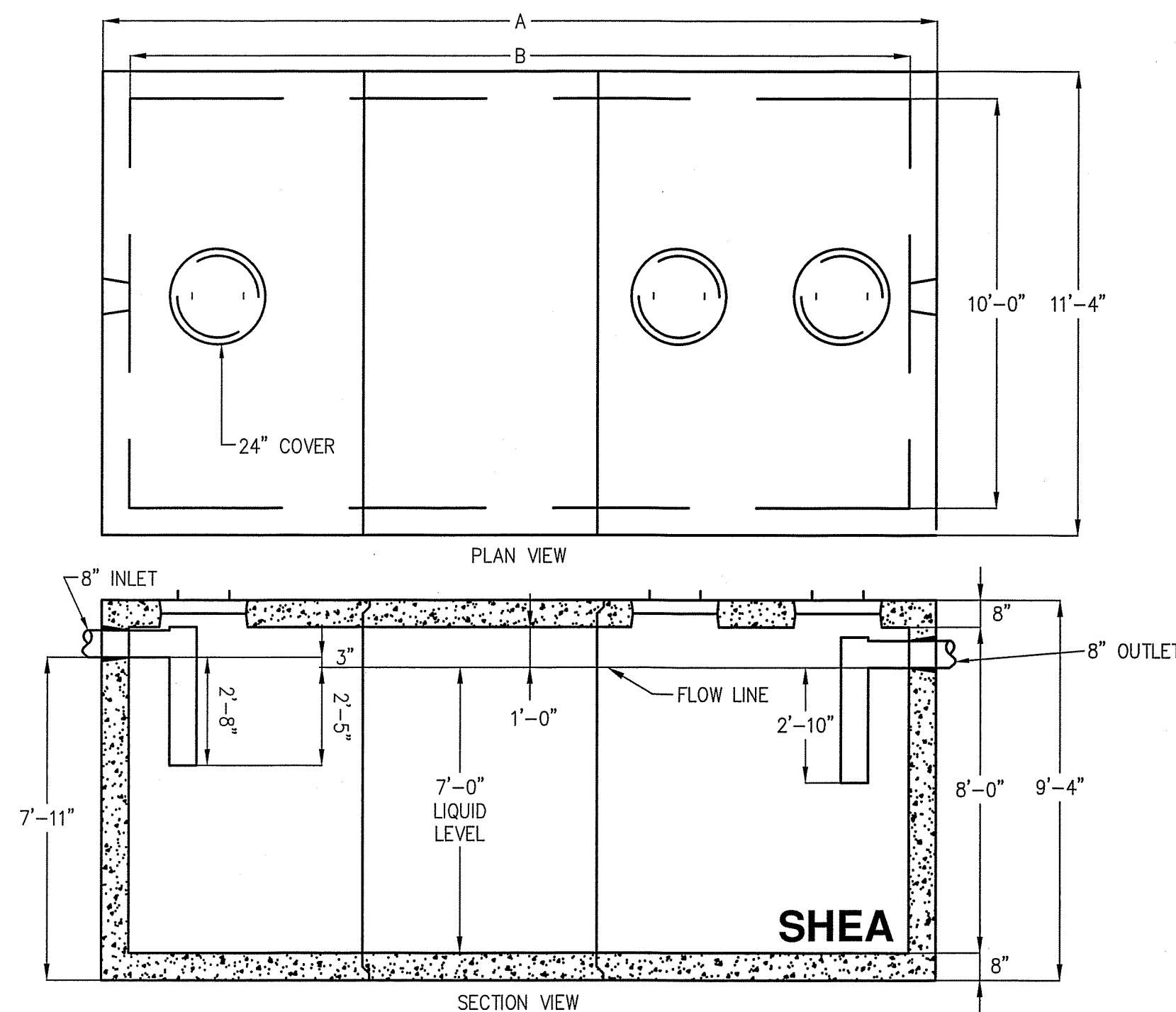
TYPICAL FORCE MAIN TRENCH DETAIL
(NOT TO SCALE)



NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2.0% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. A MINIMUM OF 3 FEET CLEAR SPACE SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
4. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
5. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY OR PARKING.

ACCESSIBLE CURB RAMP DETAILS
(NOT TO SCALE)



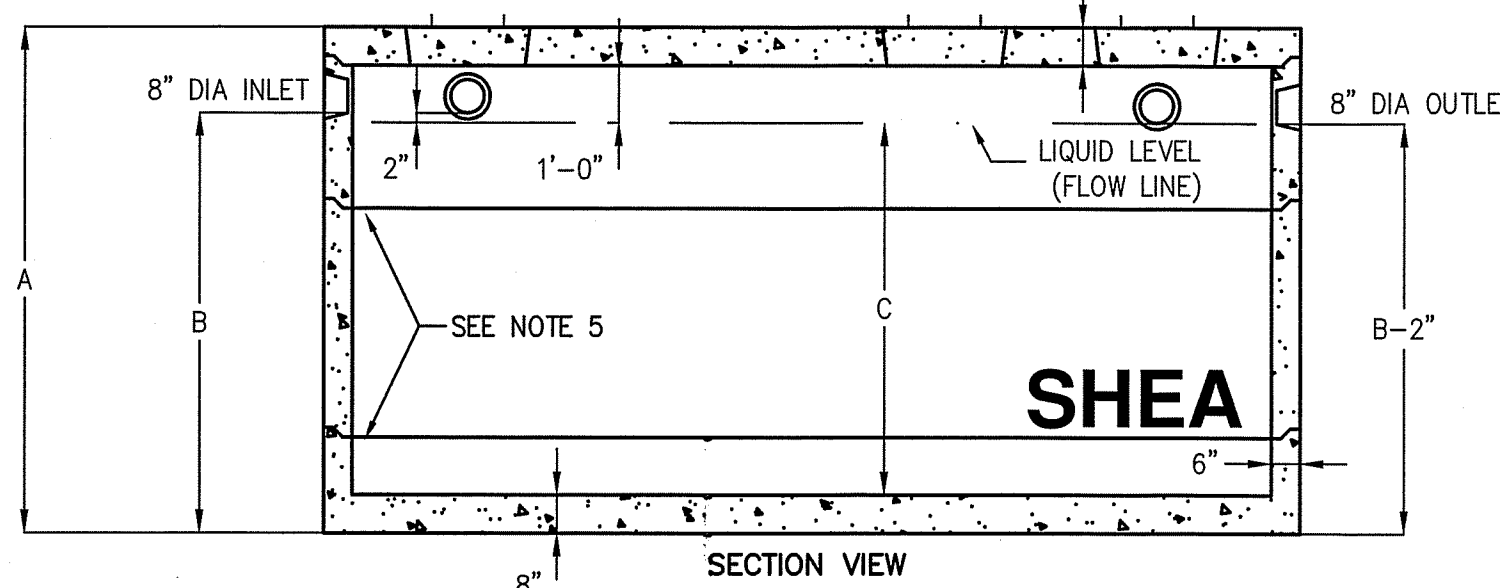
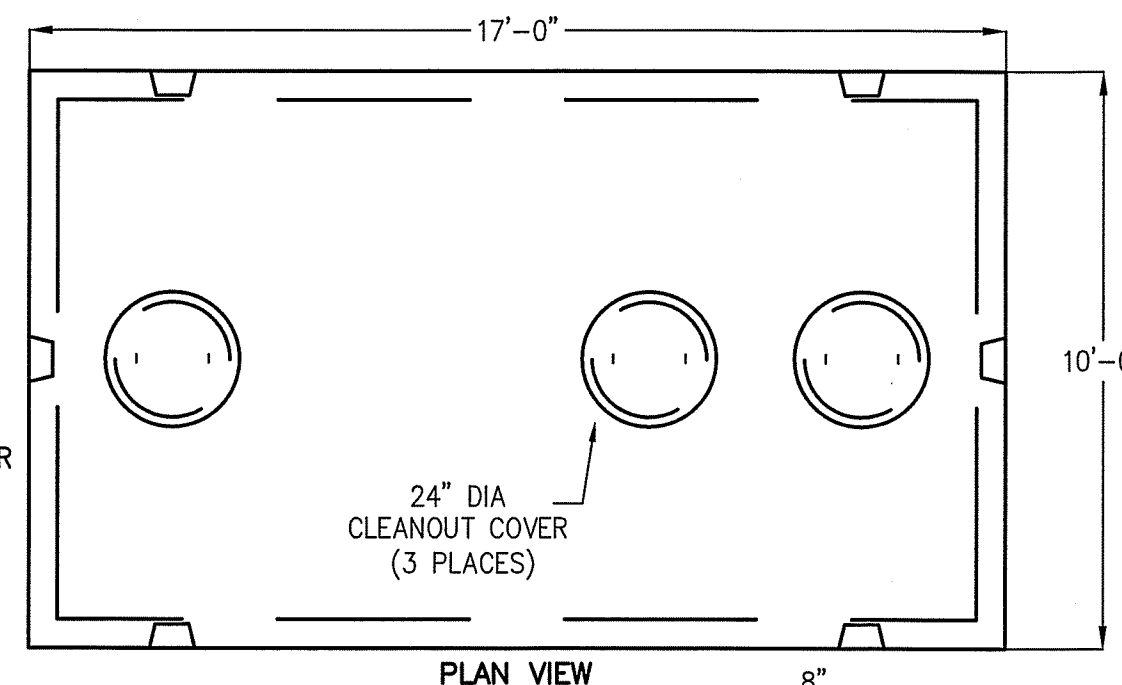
- NOTES:**
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR SEPTIC TANKS.
 3. ALL REINFORCEMENT PER ASTM A-615
 4. DESIGNED FOR AASHTO HS-20 LOADING, 2 TO 5 FEET COVER.
 5. TEES AND BAFFLES SOLD SEPARATELY.
 6. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN AND BOLTED WITH 3/4\"/>

GALLONS	A (LENGTH)	B (LENGTH)	WEIGHT
20,000	39'-8"	38'-4"	149,002#

OTHER SIZES AVAILABLE:
545 GALLONS/LF
3867 LBS/LF

20,000 GALLON SEPTIC TANK (TUNNEL TYPE)
(NOT TO SCALE)

- NOTES:**
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR SEPTIC TANKS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. DESIGNED FOR AASHTO HS-20 LOADING, COVER 1-5 FEET.
 5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN. INLET HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
 6. TEES AND BAFFLES SOLD SEPARATELY.
 7. SPANNERS USED IN CENTER SECTIONS FOR TANKS GREATER THAN 7000 GALLONS.



GALLONS	A (HEIGHT)	B (INLET)	C (LIQUID)	TOTAL WEIGHT	RISER 1 SIZE	RISER 2 SIZE	RISER 3 SIZE	ITEM NO.
4,000	76"	58"	48"	51,909	48"	0	0	10X17-40
5,000	88"	70"	60"	55,679	30"	30"	0	10X17-50
5,500	92"	74"	64"	56,936	30"	34"	0	10X17-55
6,000	96"	78"	68"	58,193	34"	34"	0	10X17-60
6,500	100"	82"	72"	59,449	30"	42"	0	10X17-65
7,000	106"	88"	78"	61,334	30"	48"	0	10X17-70
7,500	112"	94"	84"	65,586	42"	42" W/SPAN	0	10X17-75
8,000	118"	100"	90"	67,810	42"	48" W/SPAN	0	10X17-80
8,500	124"	106"	96"	69,695	48"	48" W/SPAN	0	10X17-85
9,000	130"	112"	102"	72,932	30"	30" W/SPAN	42" W/SPAN	10X17-90
9,500	136"	118"	108"	75,156	30"	30" W/SPAN	48" W/SPAN	10X17-95
10,000	140"	122"	112"	76,640	30"	34" W/SPAN	48" W/SPAN	10X17-100
10,500	146"	128"	118"	78,635	34"	42" W/SPAN	42" W/SPAN	10X17-105
11,000	152"	134"	124"	80,859	34"	42" W/SPAN	48" W/SPAN	10X17-110
11,500	158"	140"	130"	83,083	34"	48" W/SPAN	48" W/SPAN	10X17-115
12,000	162"	144"	134"	84,341	38"	48" W/SPAN	48" W/SPAN	10X17-120

ITEM SIZE	WEIGHT
8" TOP	16,312#
21" BOTTOM	20,517#
30" RISER	9,425#
30" RIS + SPAN	11,116#
34" RISER	10,682#
34" RIS + SPAN	12,600#
38" RISER	11,940#
38" RIS + SPAN	14,080#
42" RISER	13,195#
42" RIS + SPAN	15,562#
48" RISER	15,080#
48" RIS + SPAN	17,786#

10,000 GALLON SEPTIC TANK
(NOT TO SCALE)

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
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P: 978-777-8556, F: 978-777-8556, E: WWW.MORIN-CAMERON.COM

SCOTT CAMERON
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS
LICENSE NO. 130173

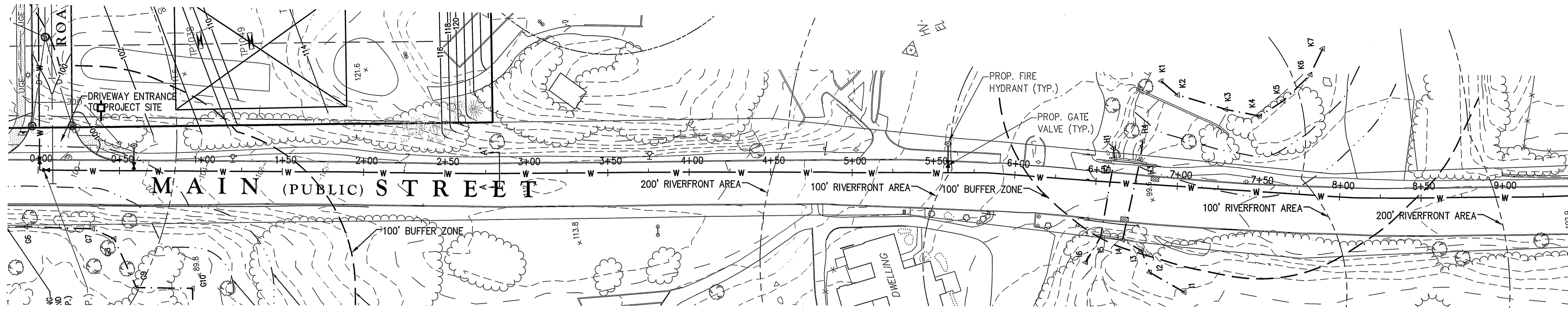
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NO.	DESCRIPTION	DATE											

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

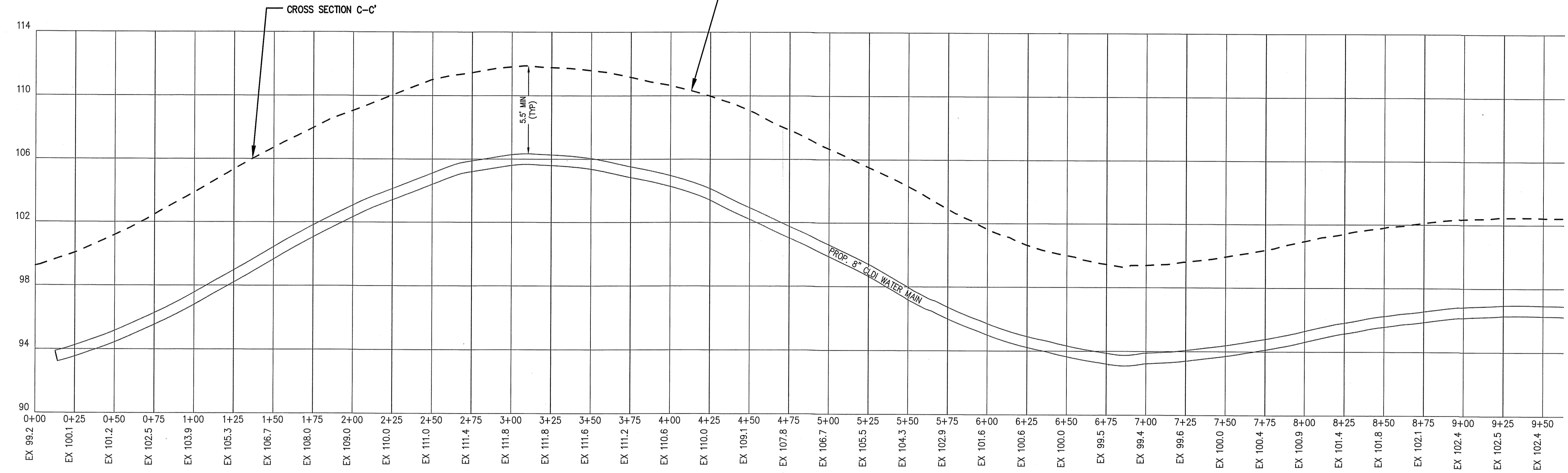
CONSTRUCTION DETAILS V

DRAWING NO. **C-26**

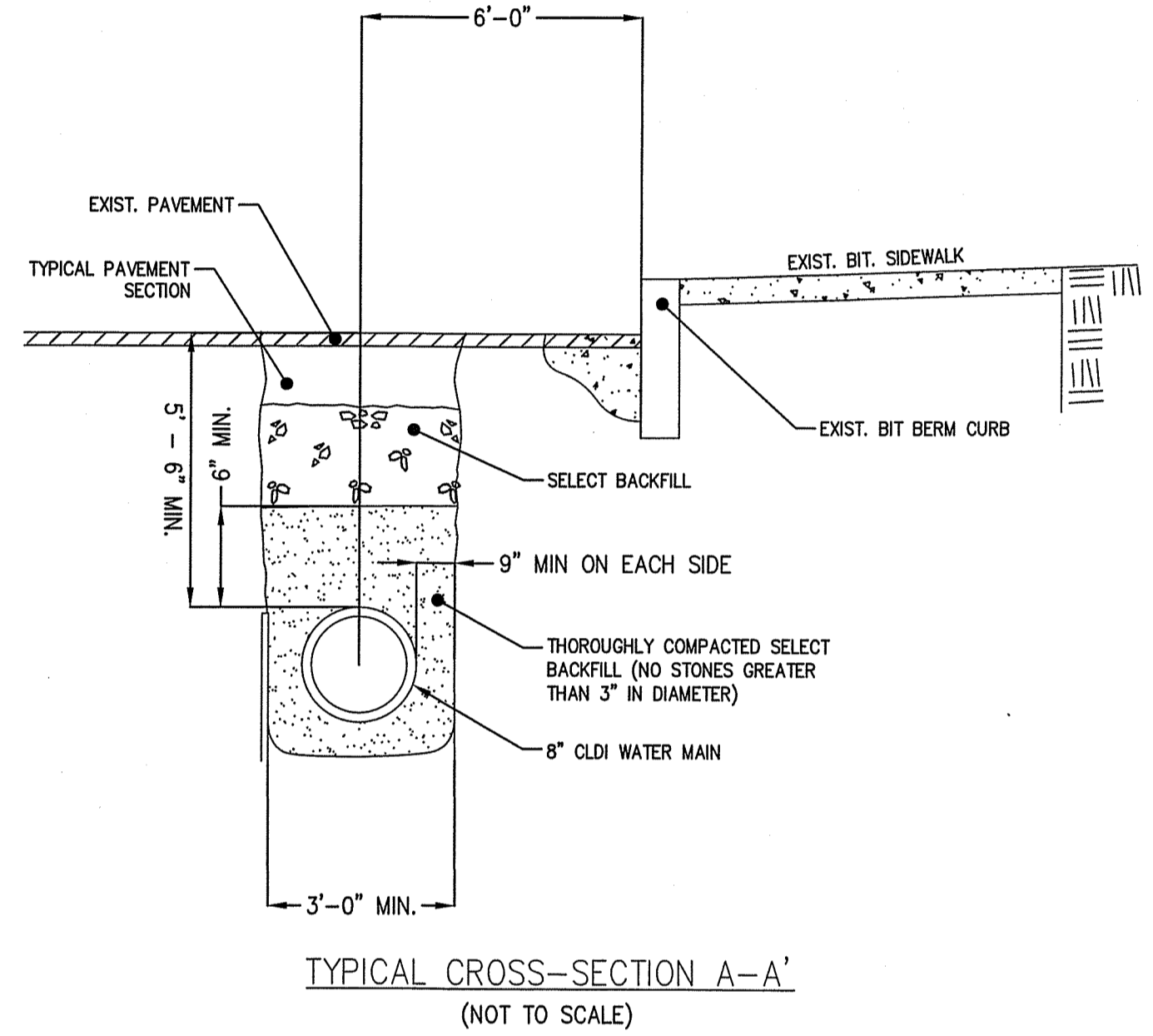
PROJ. #4171



PLAN
SCALE: 1" = 40'

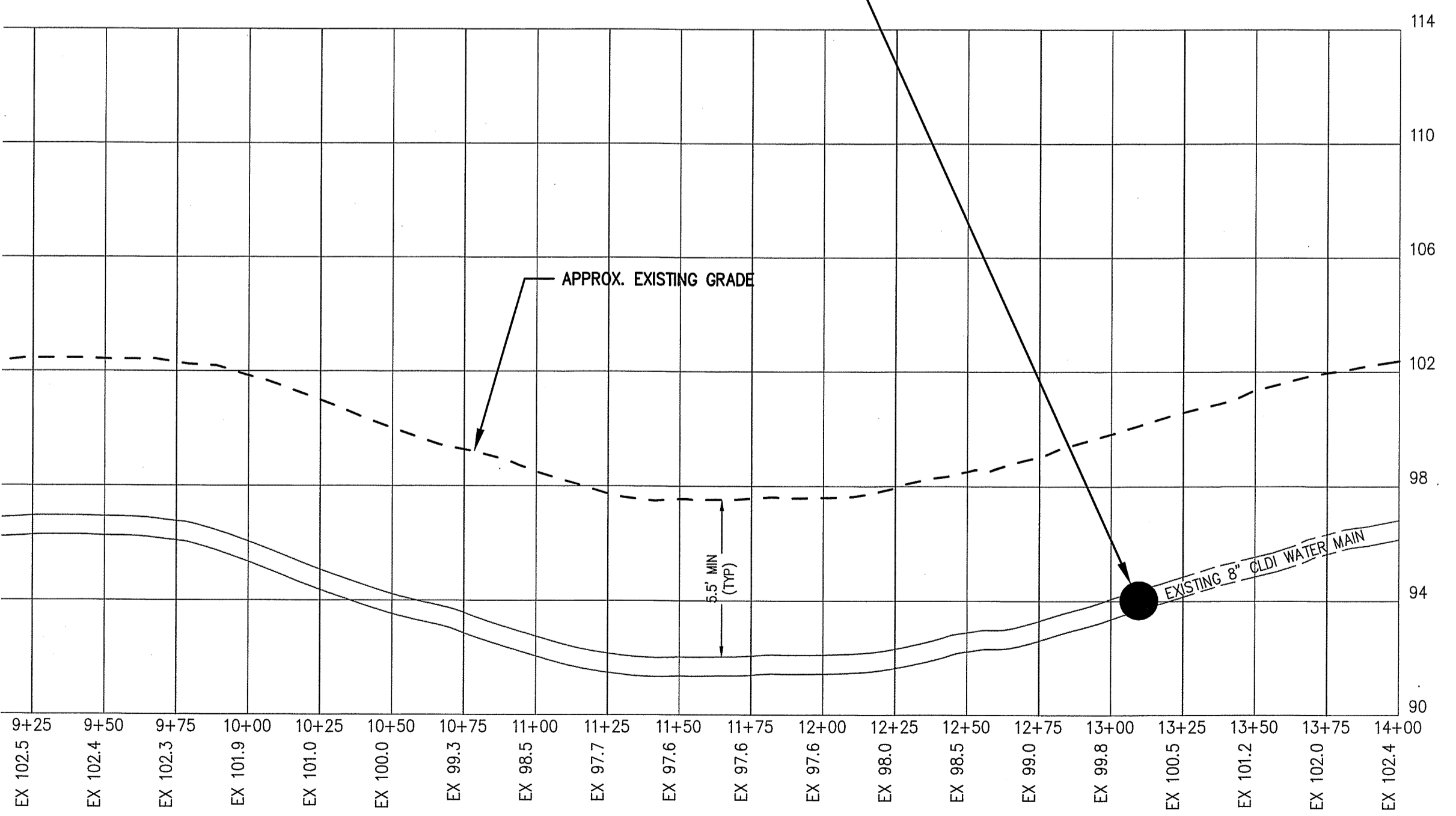


WATER MAIN EXTENSION (MAIN STREET) PROFILE
STA 0+00 TO STA 9+50
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

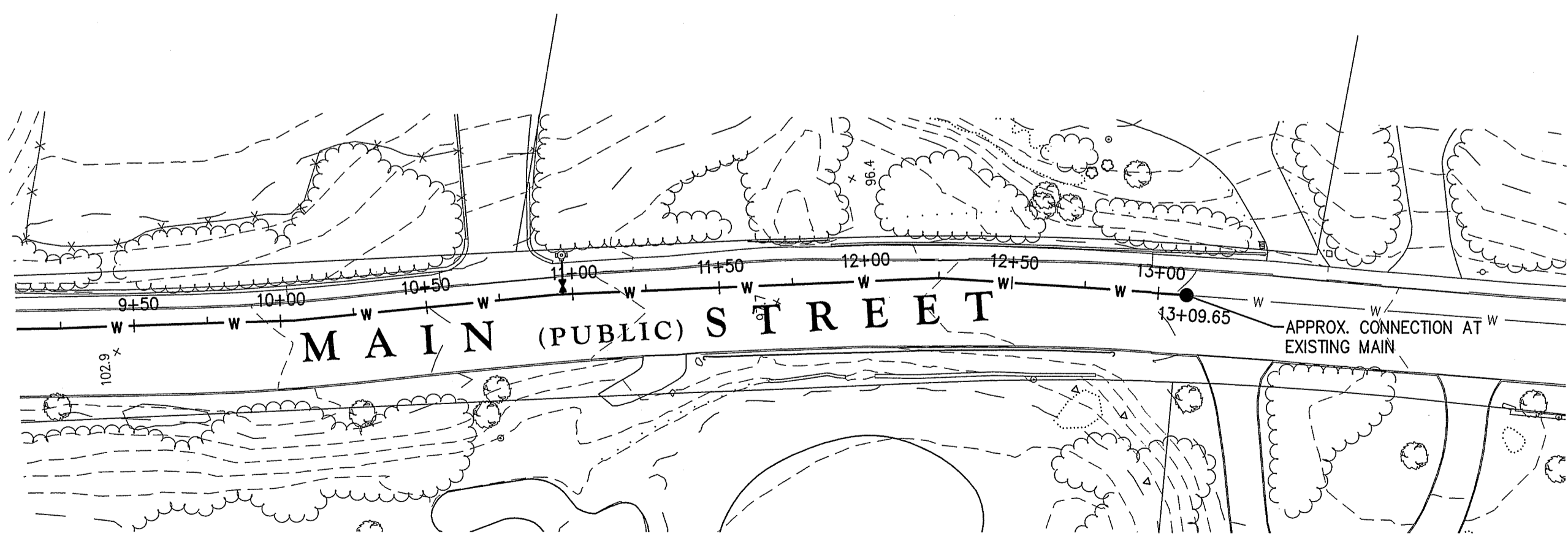


TYPICAL CROSS-SECTION A-A'
(NOT TO SCALE)

APPROX. CONNECTION AT EXISTING WATER MAIN
(VERIFY LOCATION PRIOR TO CONSTRUCTION)



WATER MAIN EXTENSION (MAIN STREET) PROFILE
STA 9+25 TO STA 14+00
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



PLAN
SCALE: 1" = 40'

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS, LAND USE PLANNERS
P.O. BOX 1000
LYNNFIELD, MASSACHUSETTS 01902
TEL: 978-777-8888 FAX: 978-777-8889
WWW.MORINCAMERON.COM

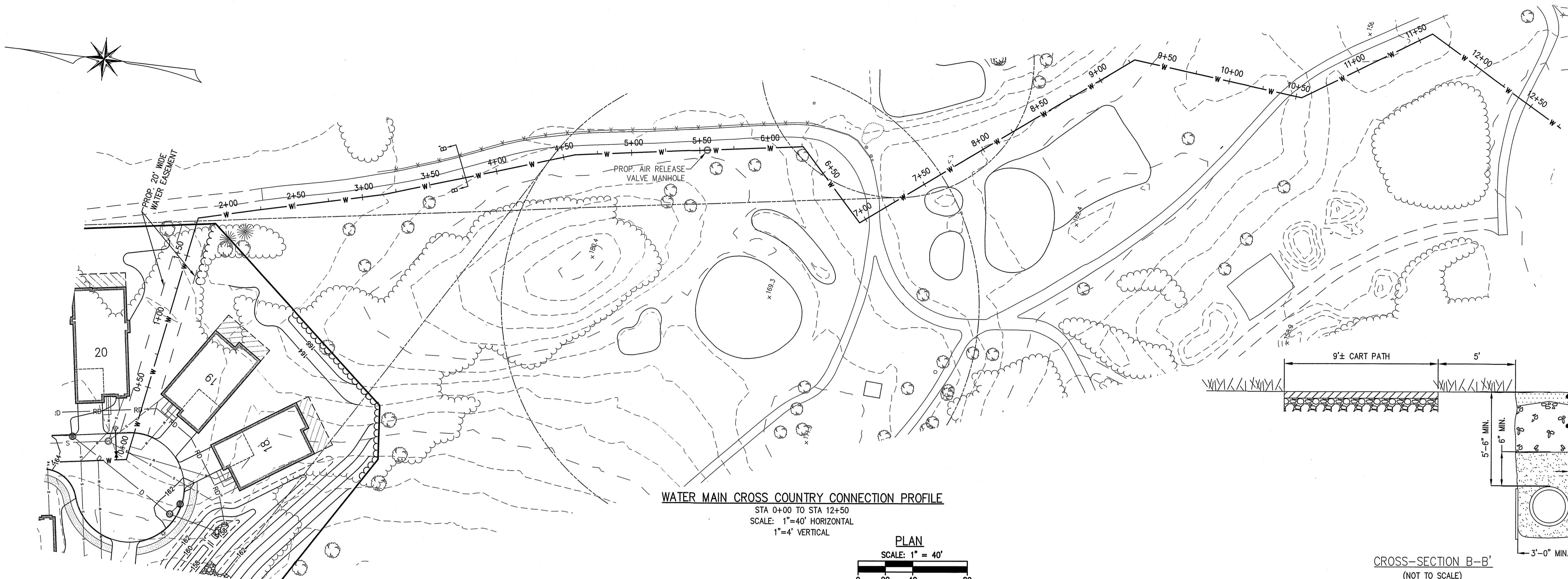


SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
DATE: NOVEMBER 30, 2023

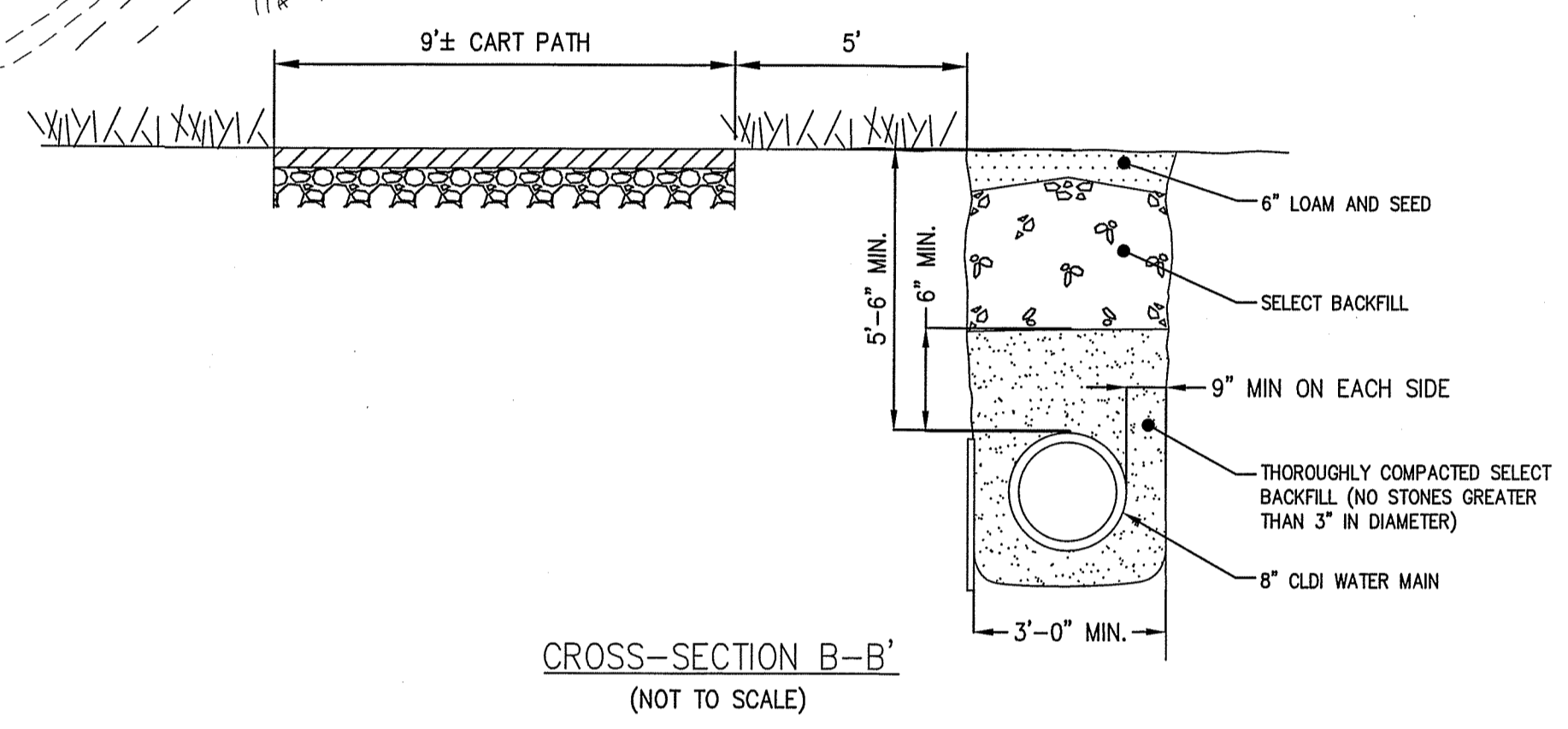
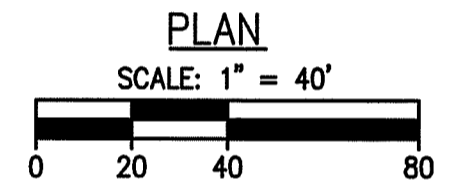
NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR
TOLL BROS., INC.

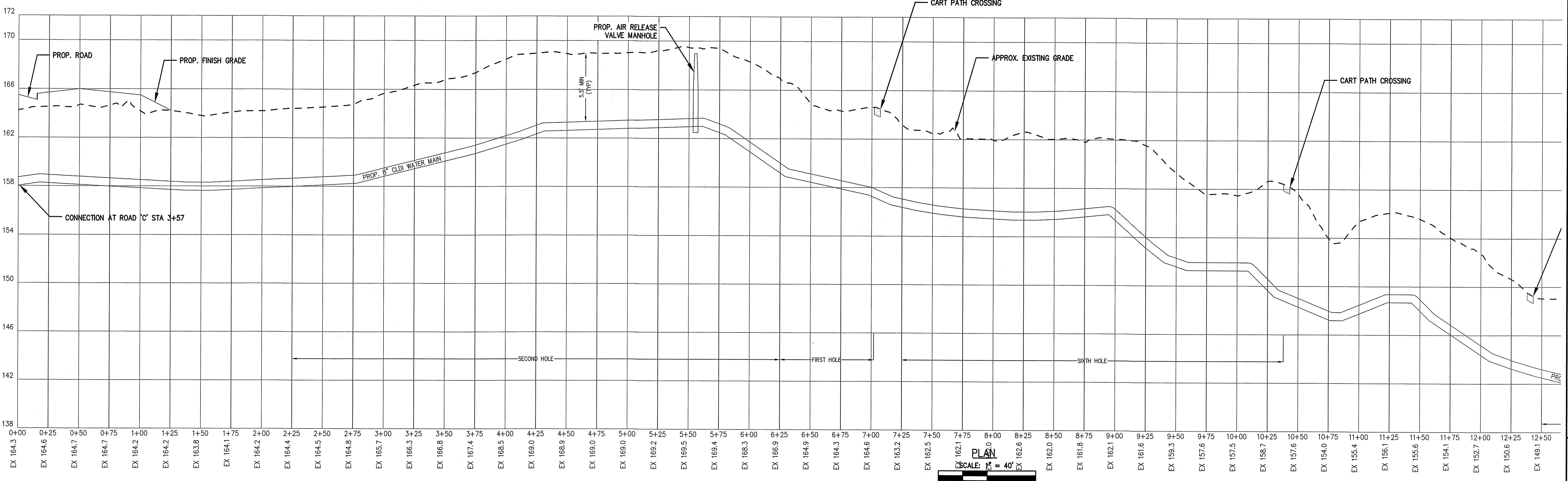
MAIN STREET WATER MAIN EXTENSION PLAN
DRAWING NO. **C-27**



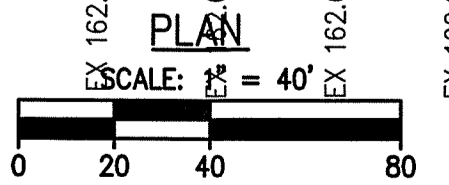
WATER MAIN CROSS COUNTRY CONNECTION PROFILE
 STA 0+00 TO STA 12+50
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL



CROSS-SECTION B-B'
 (NOT TO SCALE)

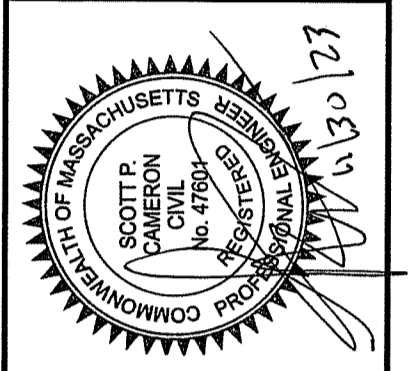


WATER MAIN EXTENSION (MAIN STREET) PROFILE
 STA 9+25 TO STA 14+00
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL



ROAD A PROFILE
 STA 0+00 TO STA 7+27
 SCALE: 1"=40' HORIZONTAL
 1"=4' VERTICAL

The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 161 ELLIOTT STREET, SUITE 200, LYNNFIELD, MASSACHUSETTS 01902
 P. 978-777-8886, W. WWW.MORINCAMERON.COM

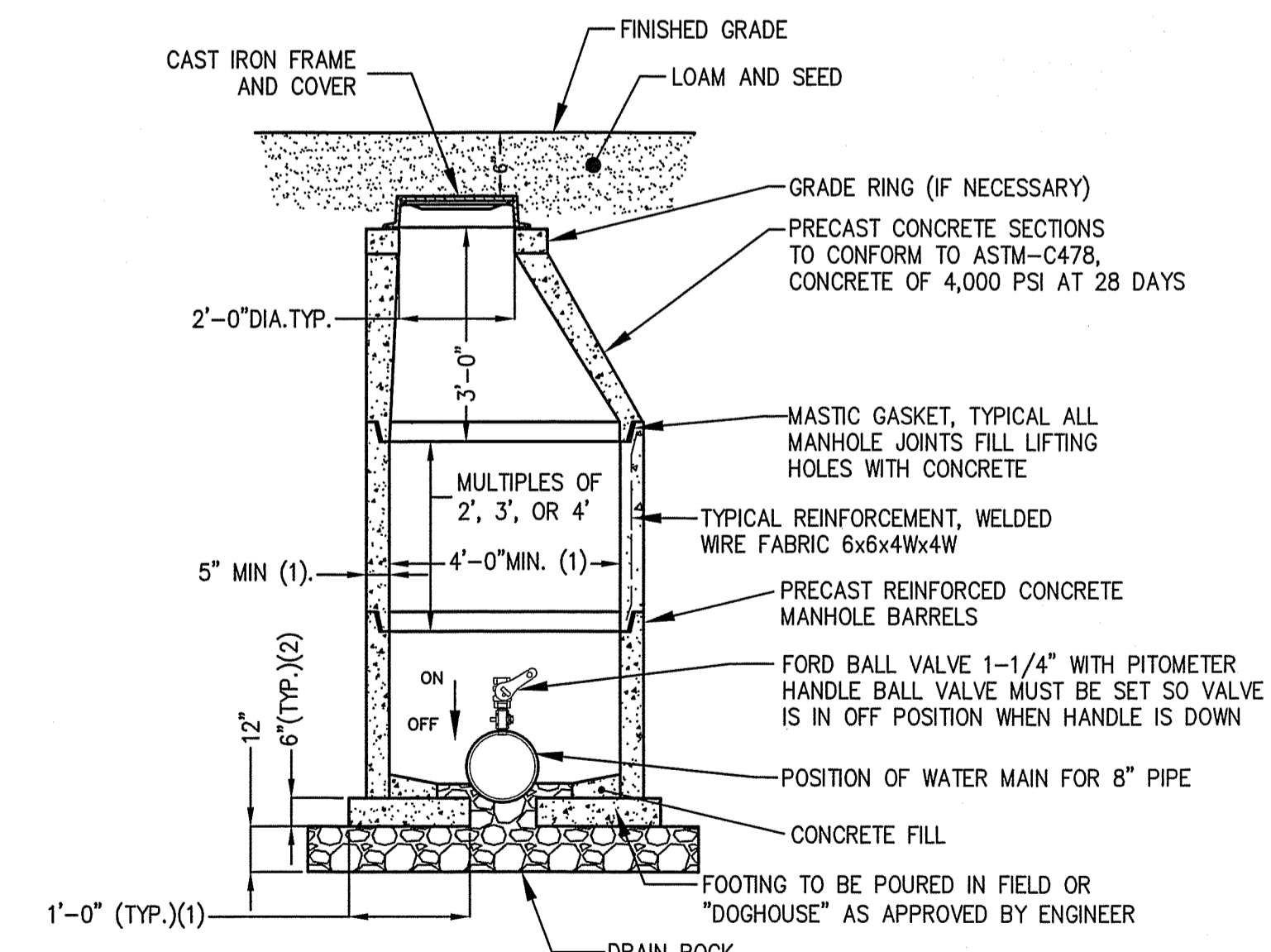
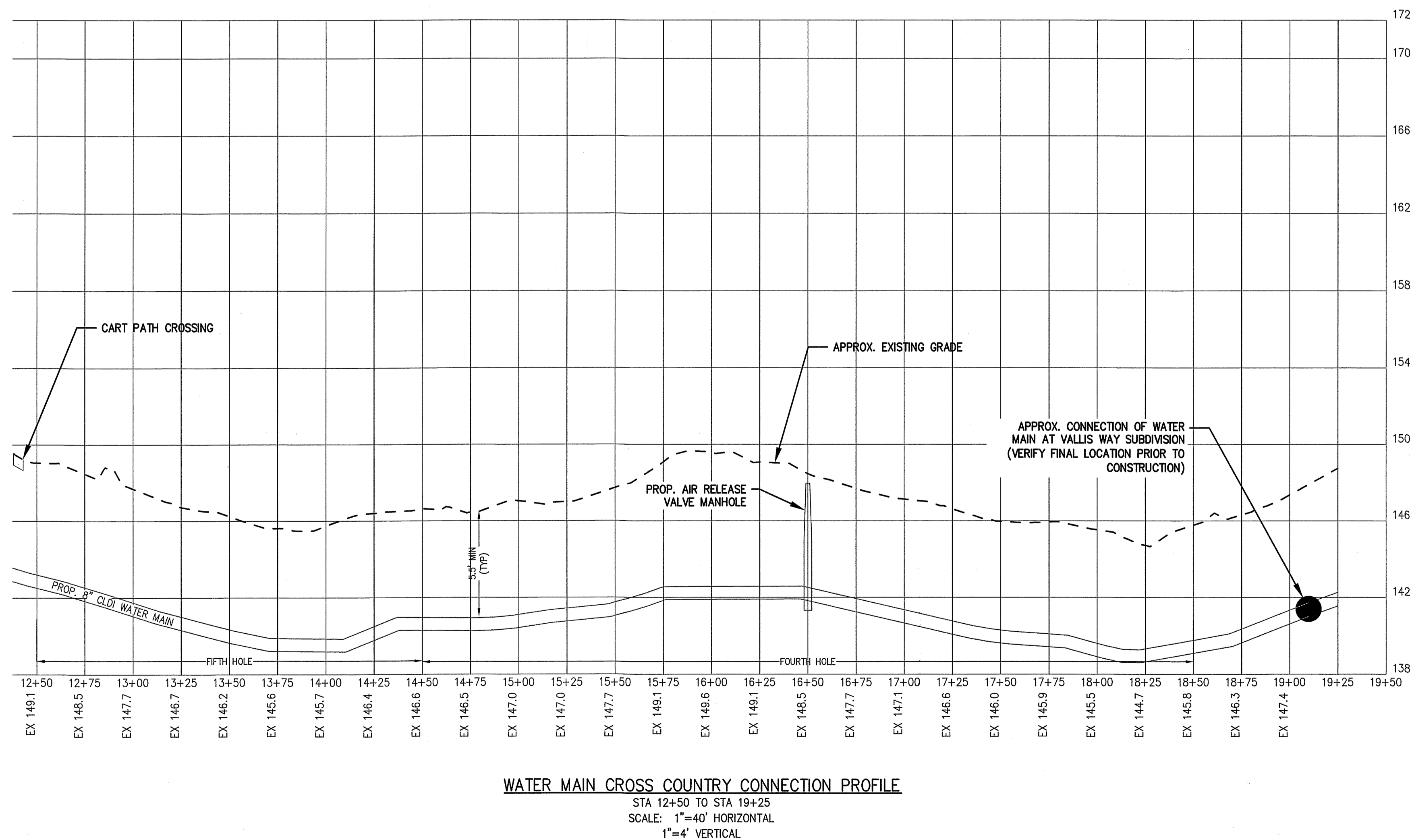
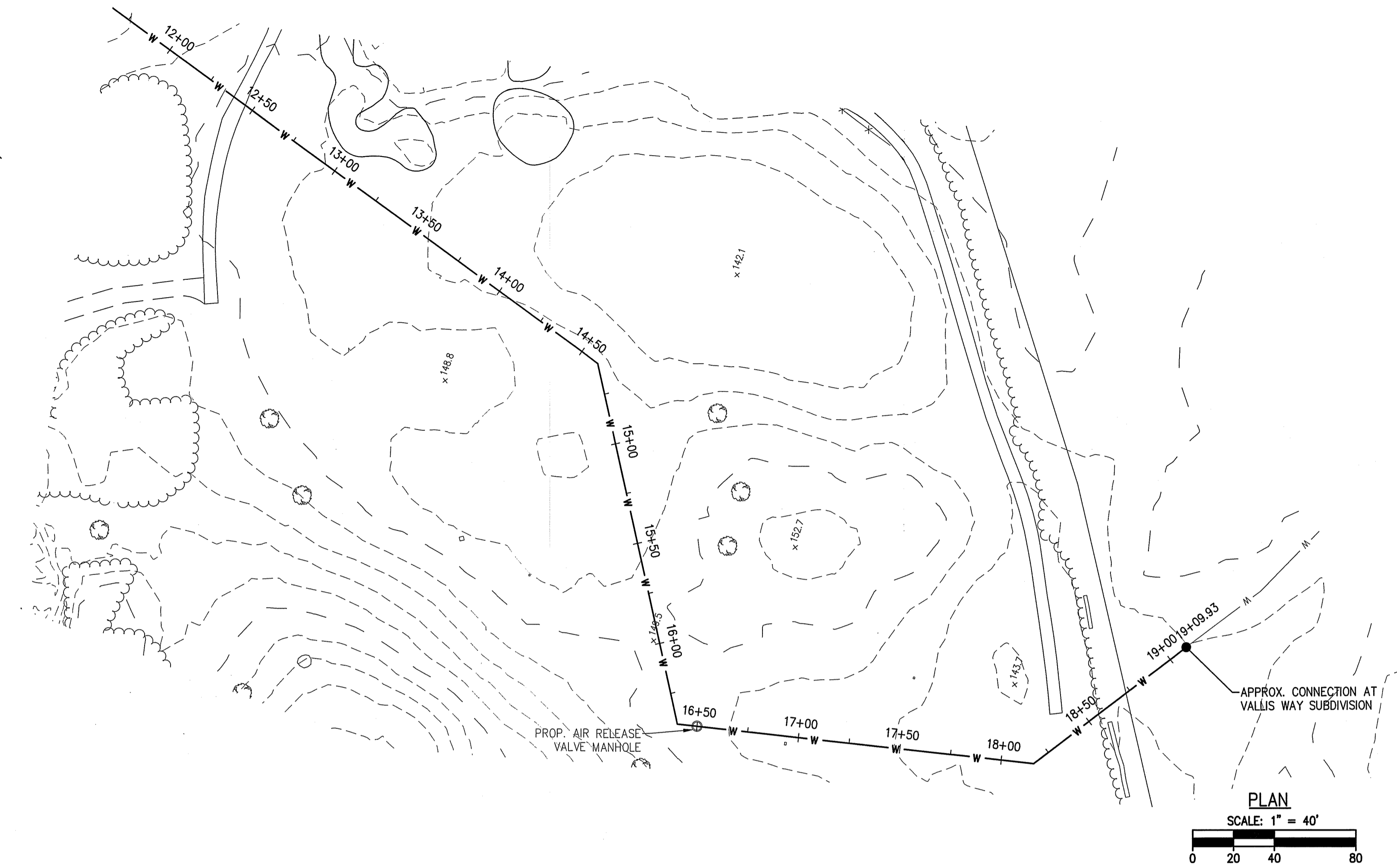


SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

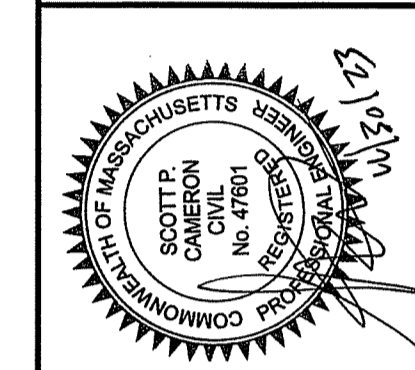
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR
TOLL BROS., INC.

WATER MAIN CROSS COUNTRY CONNECTION PLAN I
 DRAWING NO. **C-28**



- NOTES:**
- 6" MIN. WALL THICKNESS, 4"-0" INSIDE DIAMETER MANHOLES
 - BASE SHALL NOT BEAR ON WATER PIPE
 - PIPE JOINTS SHALL BE A MINIMUM OF 10 FT. AWAY IN BOTH DIRECTIONS FROM CENTER OF AIR RELEASE VALVE
 - TWO PIPE JOINTS SHALL BE RESTRAINED IN ALL DIRECTIONS OF AIR RELEASE VALVE

AIR RELEASE VALVE MANHOLE
(NOT TO SCALE)



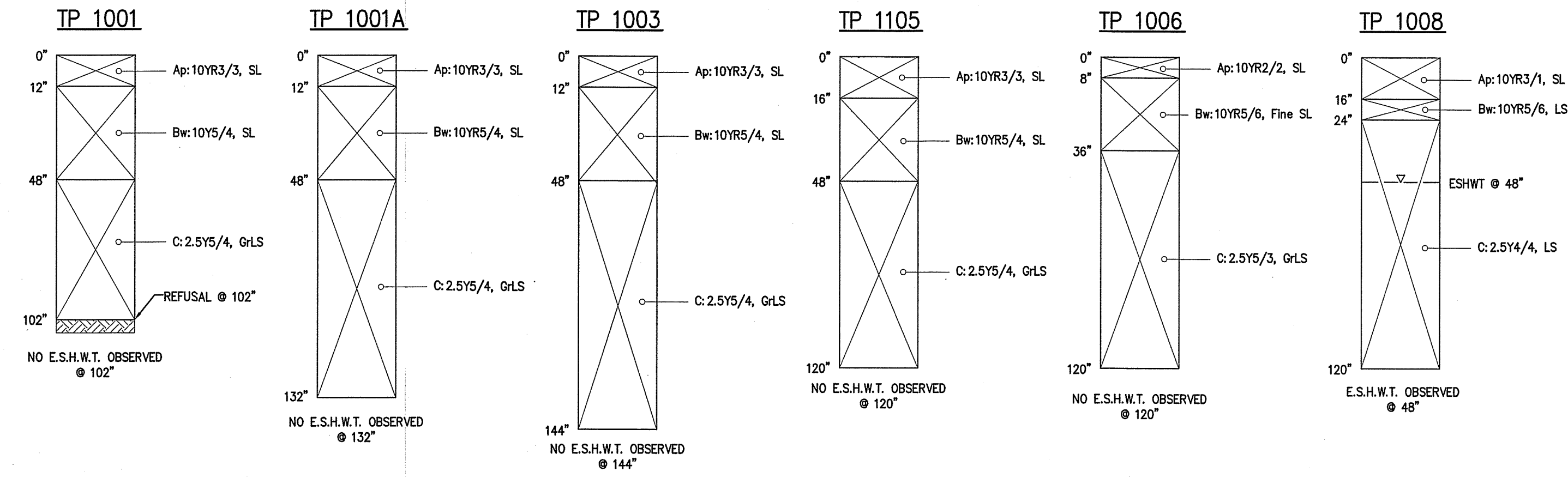
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SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

NO.	DESCRIPTION	DATE

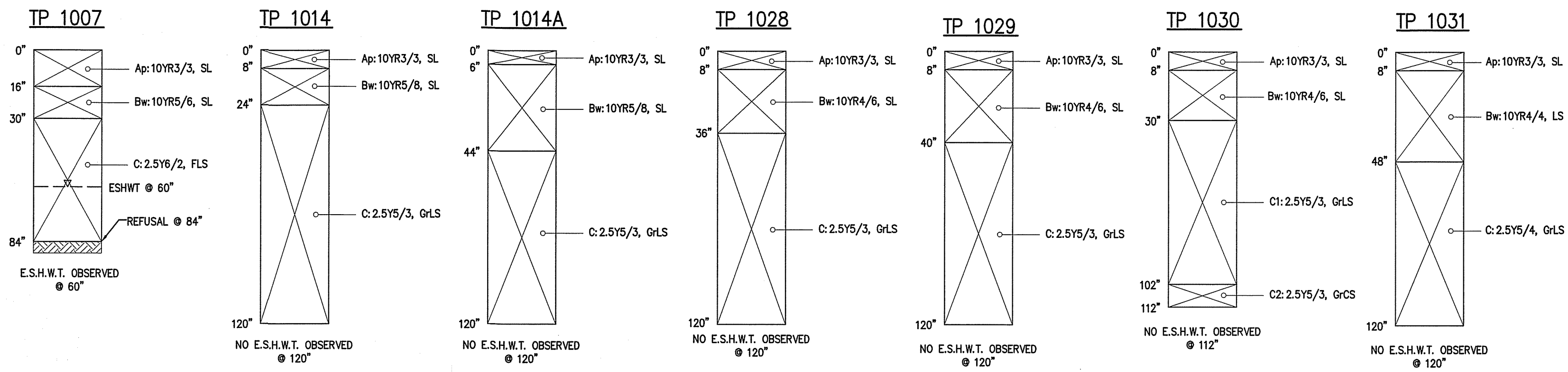
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

WATER MAIN CROSS COUNTRY CONNECTION PLAN II
DRAWING NO. **C-29**

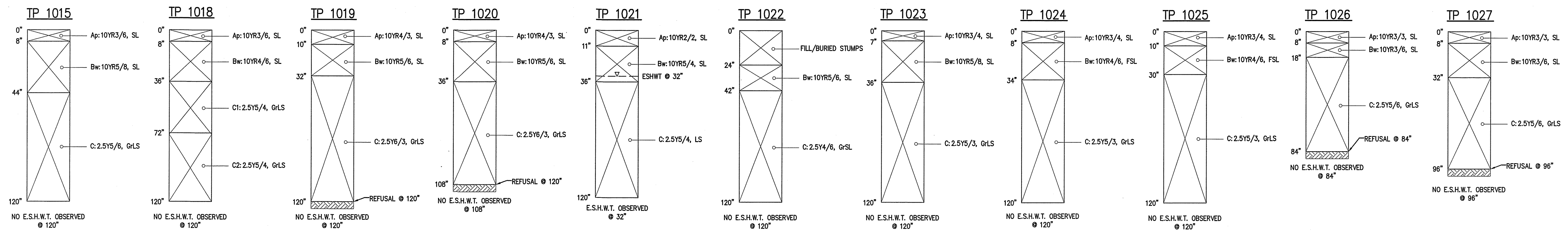
SOIL LOGS
DATE PERFORMED: JULY 11, 2023
PERFORMED BY: ERIC BROWN, SE #14653



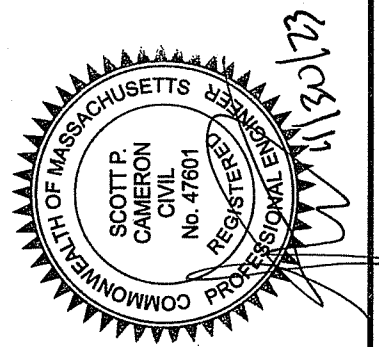
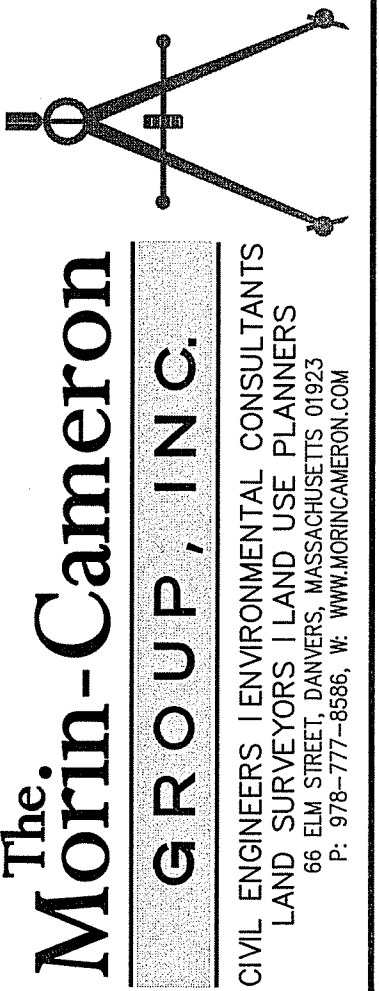
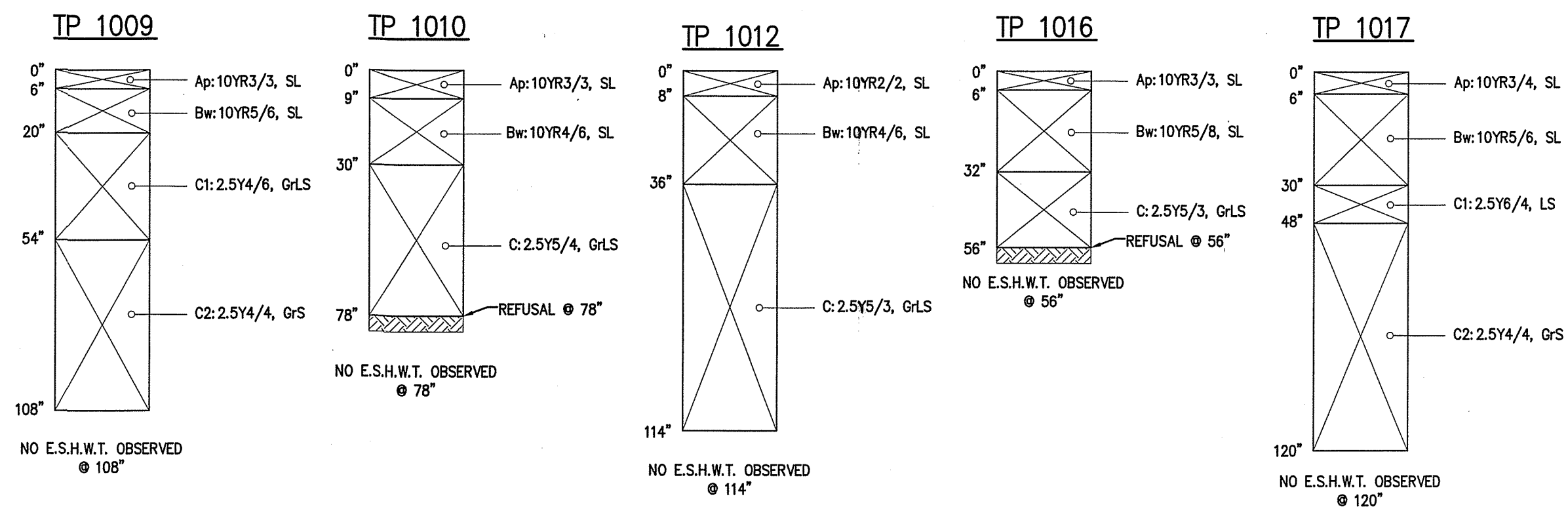
SOIL LOGS
DATE PERFORMED: JULY 12, 2023
PERFORMED BY: ERIC BROWN, SE #14653



SOIL LOGS
DATE PERFORMED: JULY 13, 2023
PERFORMED BY: ERIC BROWN, SE #14653



SOIL LOGS
DATE PERFORMED: JULY 14, 2023
PERFORMED BY: ERIC BROWN, SE #14653



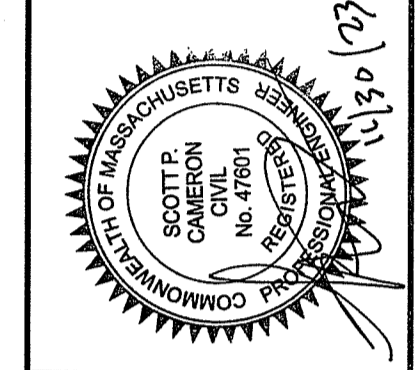
REVISIONS

NO.	DESCRIPTION	DATE

SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
 LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
 1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

SOIL TEST
 PIT LOGS
 DRAWING NO. **TP-1**



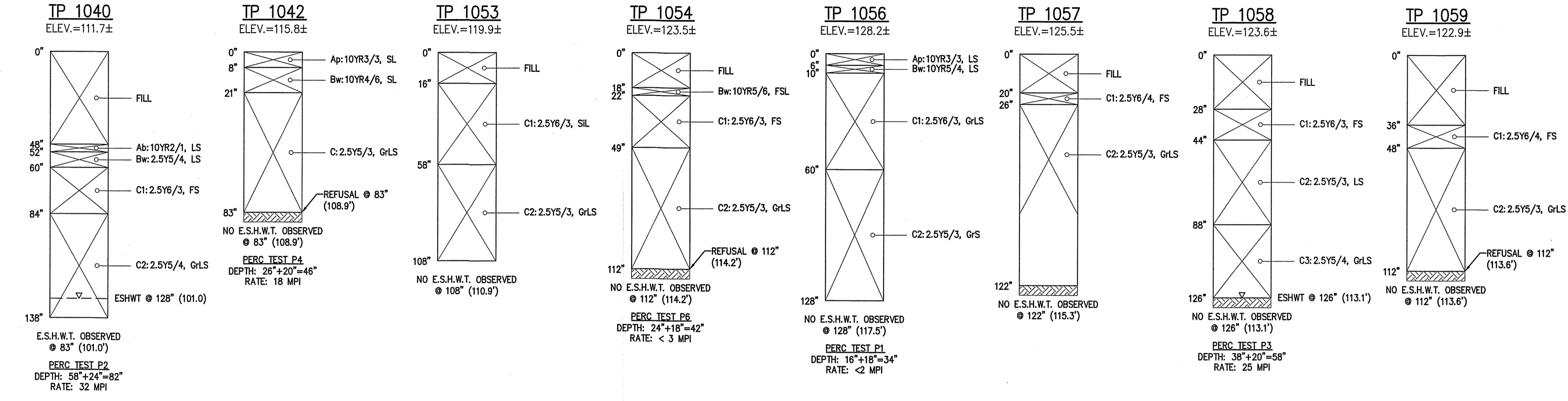
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 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

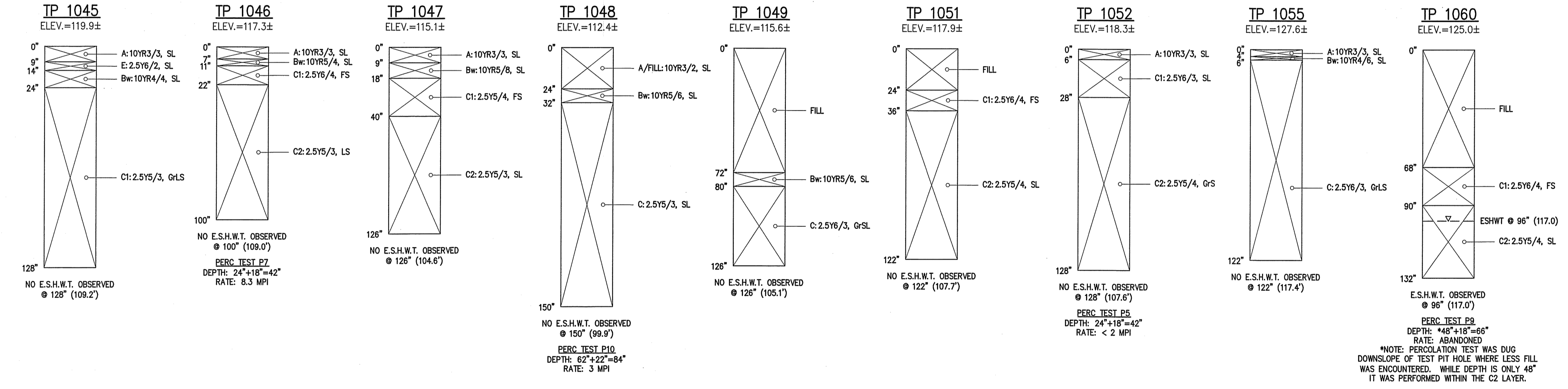
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

SOIL TEST PIT LOGS II
 DRAWING NO. **TP-2**

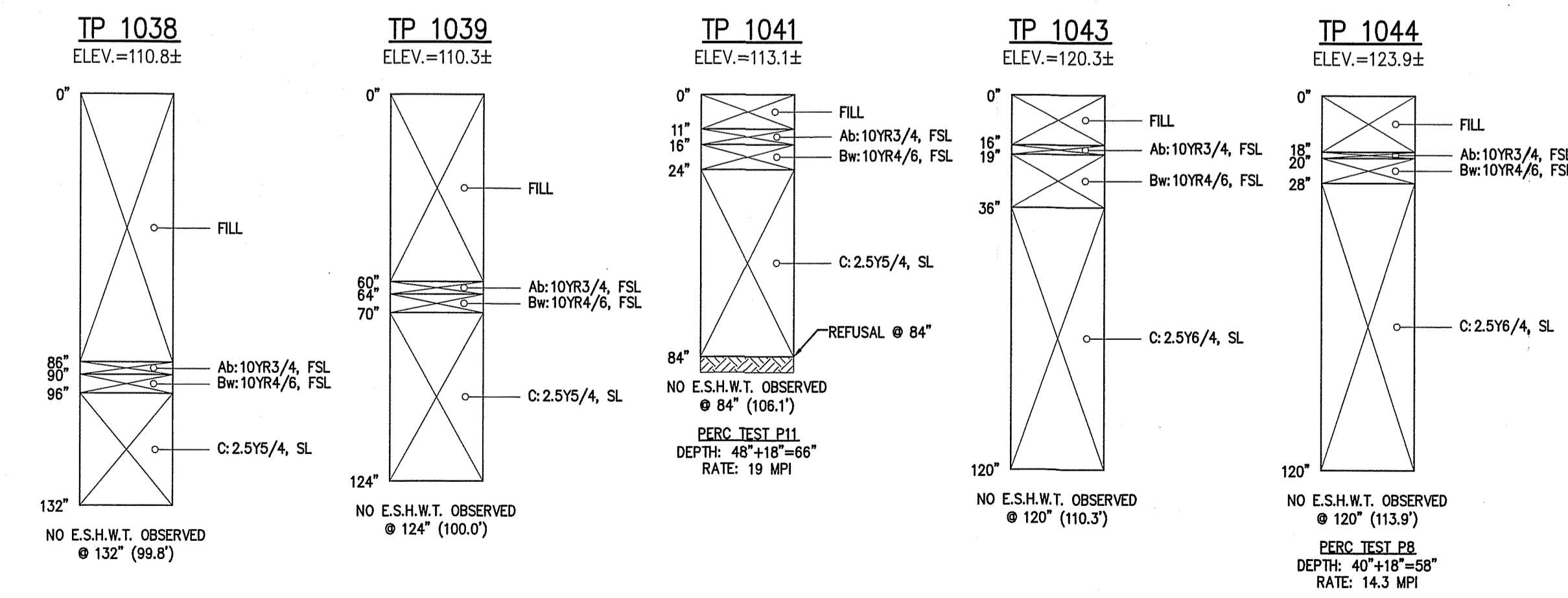
SOIL LOGS
 DATE PERFORMED: OCTOBER 17, 2023
 PERFORMED BY: ERIC BROWN, SE #14653
 WITNESSED BY: LEO CORMIER, LYNNFIELD HEALTH DEPARTMENT AGENT



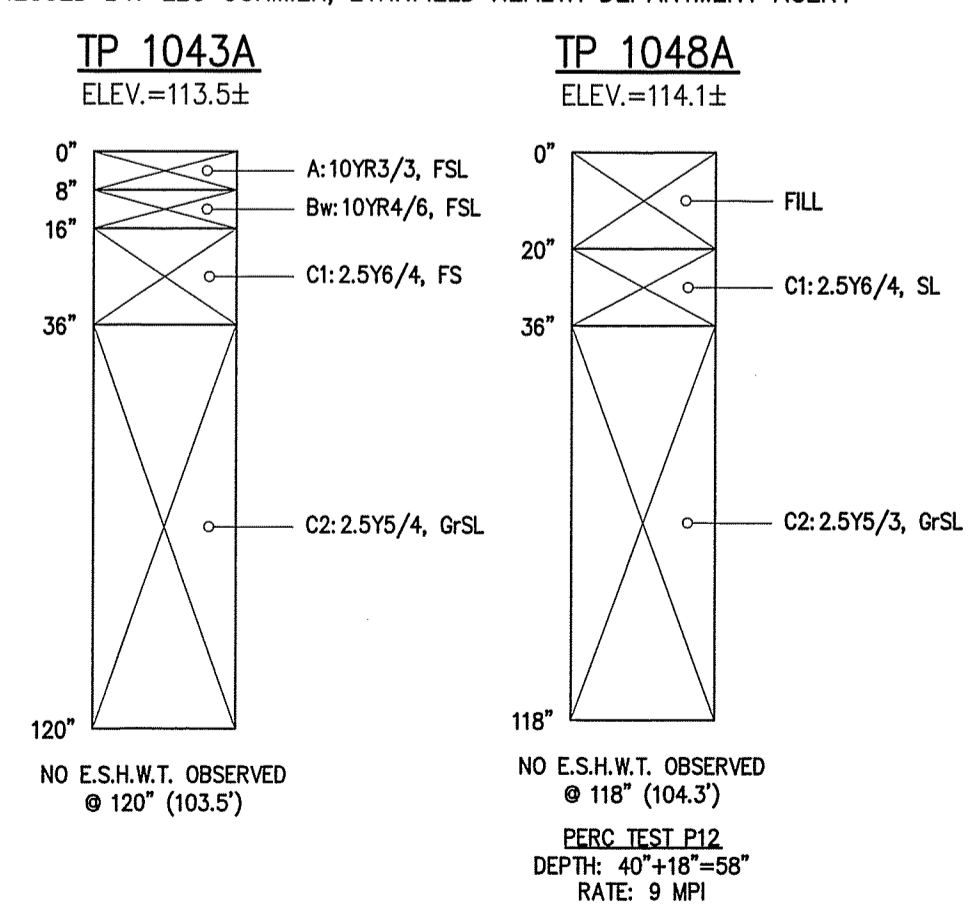
SOIL LOGS
 DATE PERFORMED: NOVEMBER 9, 2023
 PERFORMED BY: ERIC BROWN, SE #14653
 WITNESSED BY: LEO CORMIER, LYNNFIELD HEALTH DEPARTMENT AGENT

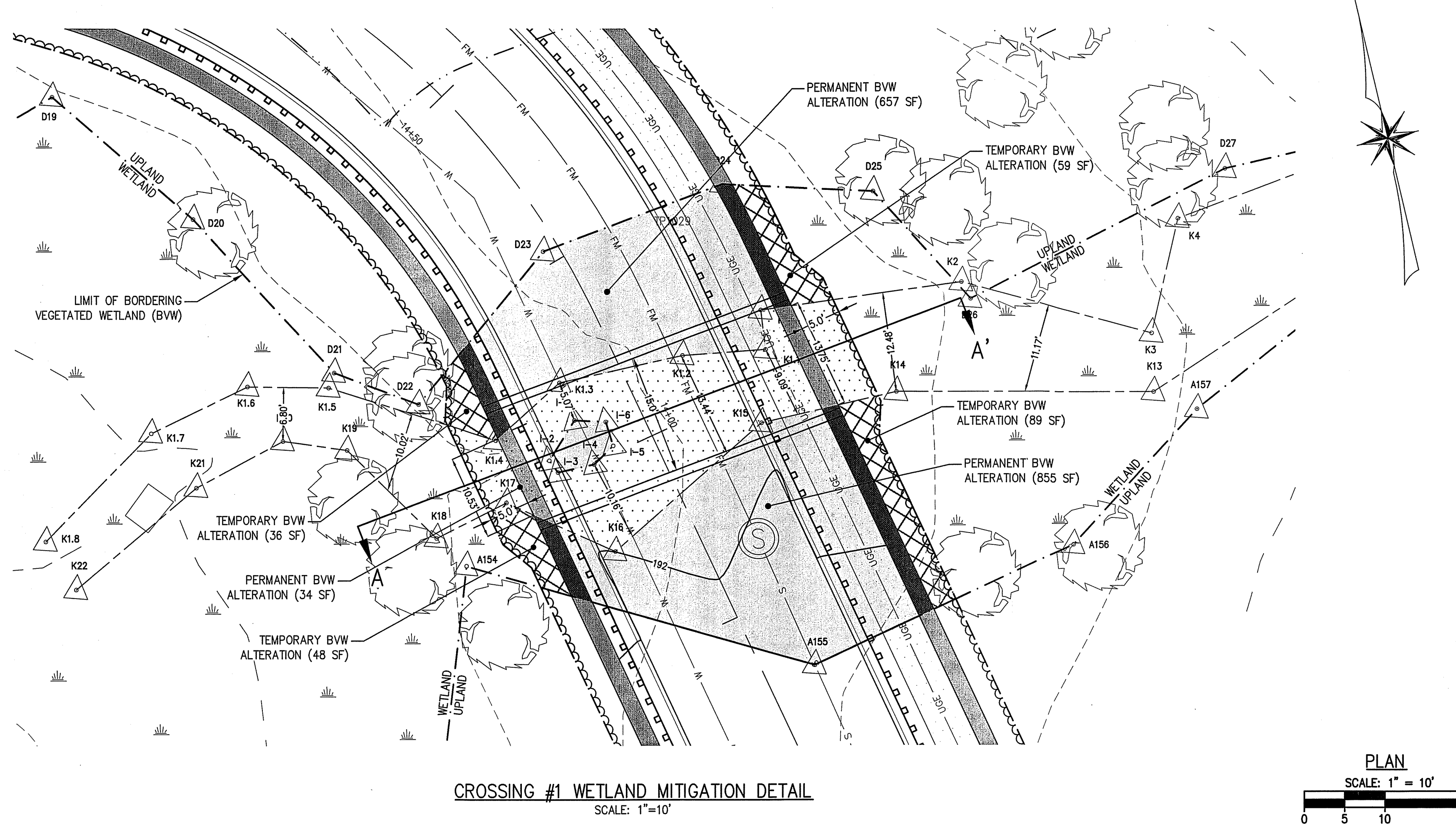
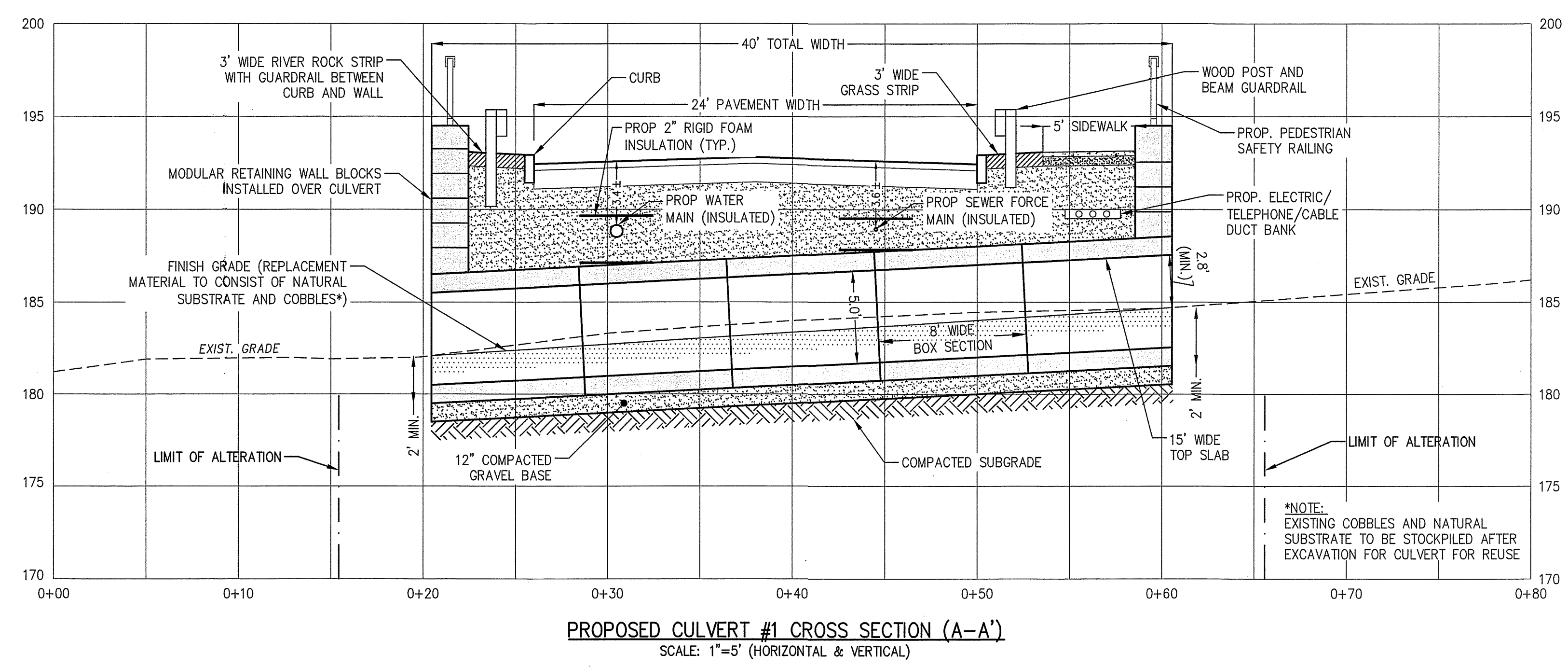
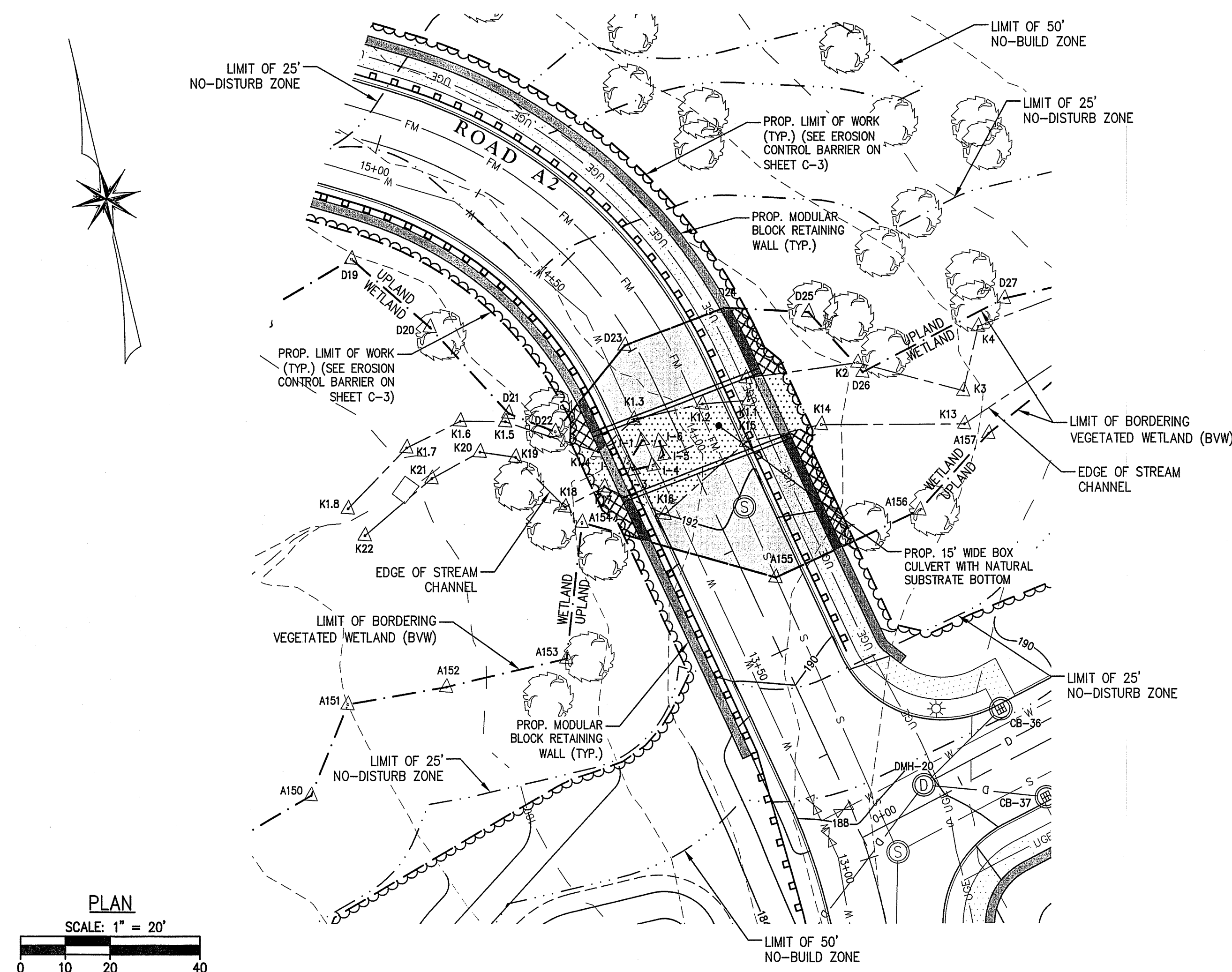


SOIL LOGS
 DATE PERFORMED: NOVEMBER 14, 2023
 PERFORMED BY: ERIC BROWN, SE #14653
 WITNESSED BY: LEO CORMIER, LYNNFIELD HEALTH DEPARTMENT AGENT



SOIL LOGS
 DATE PERFORMED: NOVEMBER 17, 2023
 PERFORMED BY: ERIC BROWN, SE #14653
 WITNESSED BY: LEO CORMIER, LYNNFIELD HEALTH DEPARTMENT AGENT





CULVERT OPENNESS RATIO

OPENNESS RATIO = $\frac{\text{CROSS-SECTIONAL AREA}}{\text{CULVERT LENGTH}}$

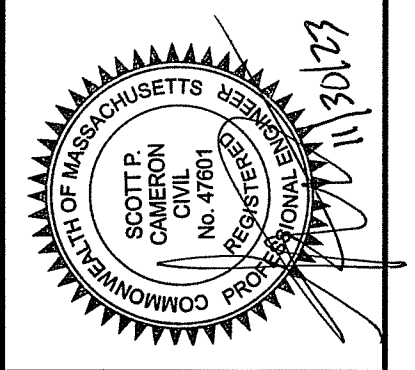
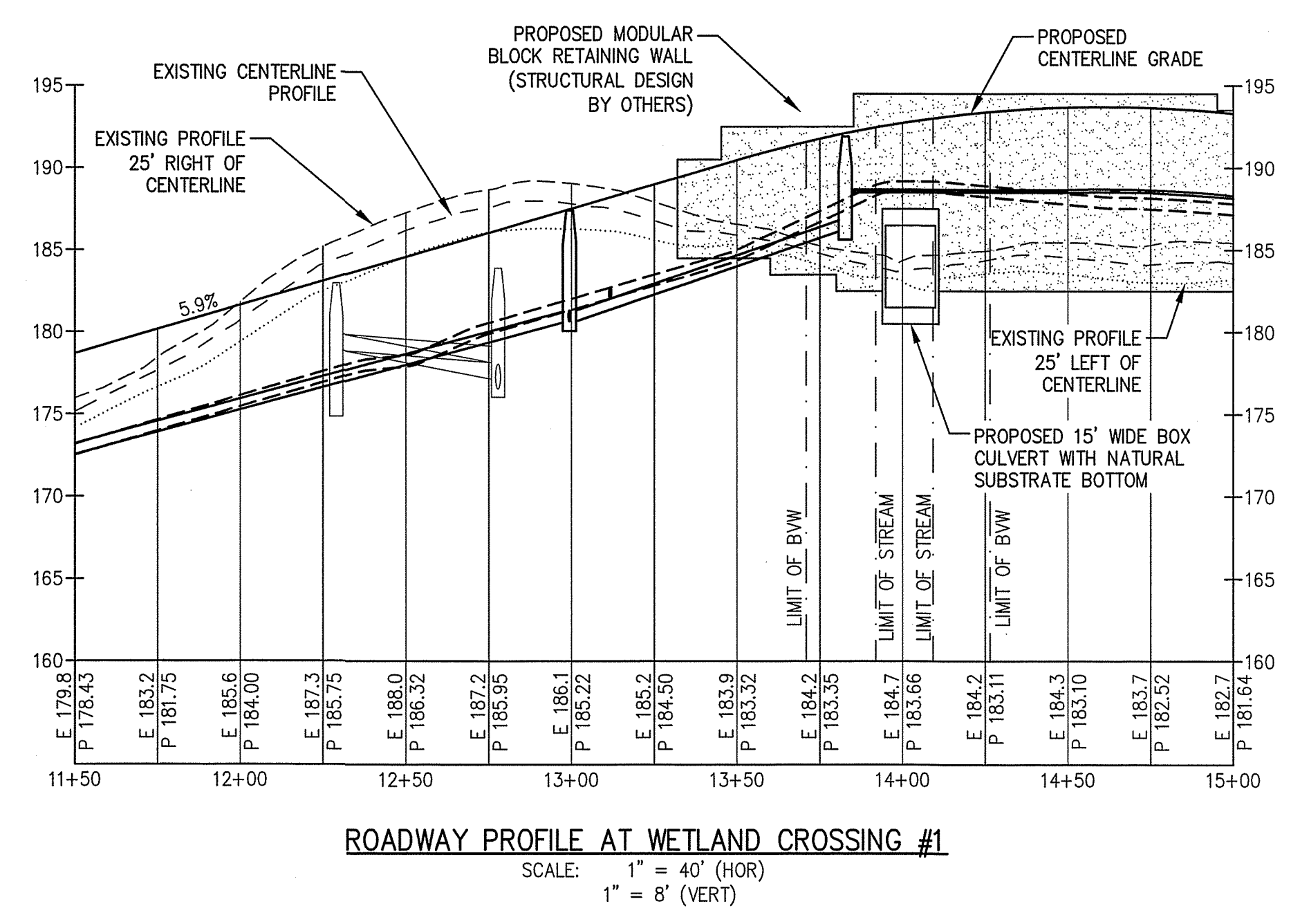
CULVERT WIDTH = 15 FEET
 MIN. VERTICAL CLEARANCE = 2.2 FEET
 CROSS SECTIONAL AREA = 15' X 2.8' = 42 SQ FEET
 OPENNESS RATIO = 42 / 40 = 1.05
 (MINIMUM REQUIRED = 0.82)

BANKFULL WIDTH CALCULATION

EXISTING AVERAGE BANKFULL WIDTH:
 $(6.80' + 10.02' + 10.53' + 5.07' + 10.16' + 13.44' + 9.09' + 13.75' + 12.48' + 11.17') / 10 = 10.25'$

$10.25' \times 1.2 = 12.30'$

$15' > 12.30'$ (OK)

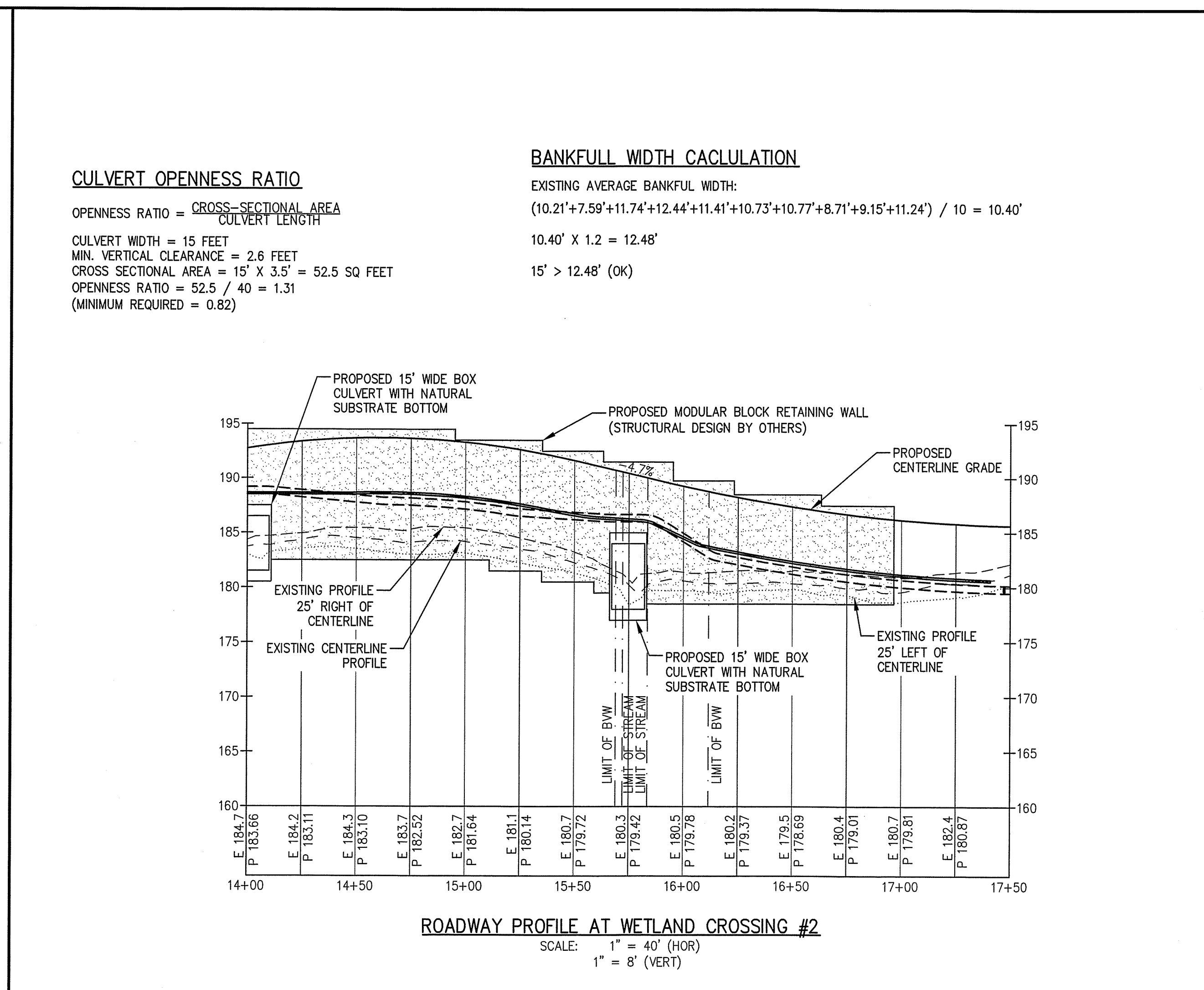
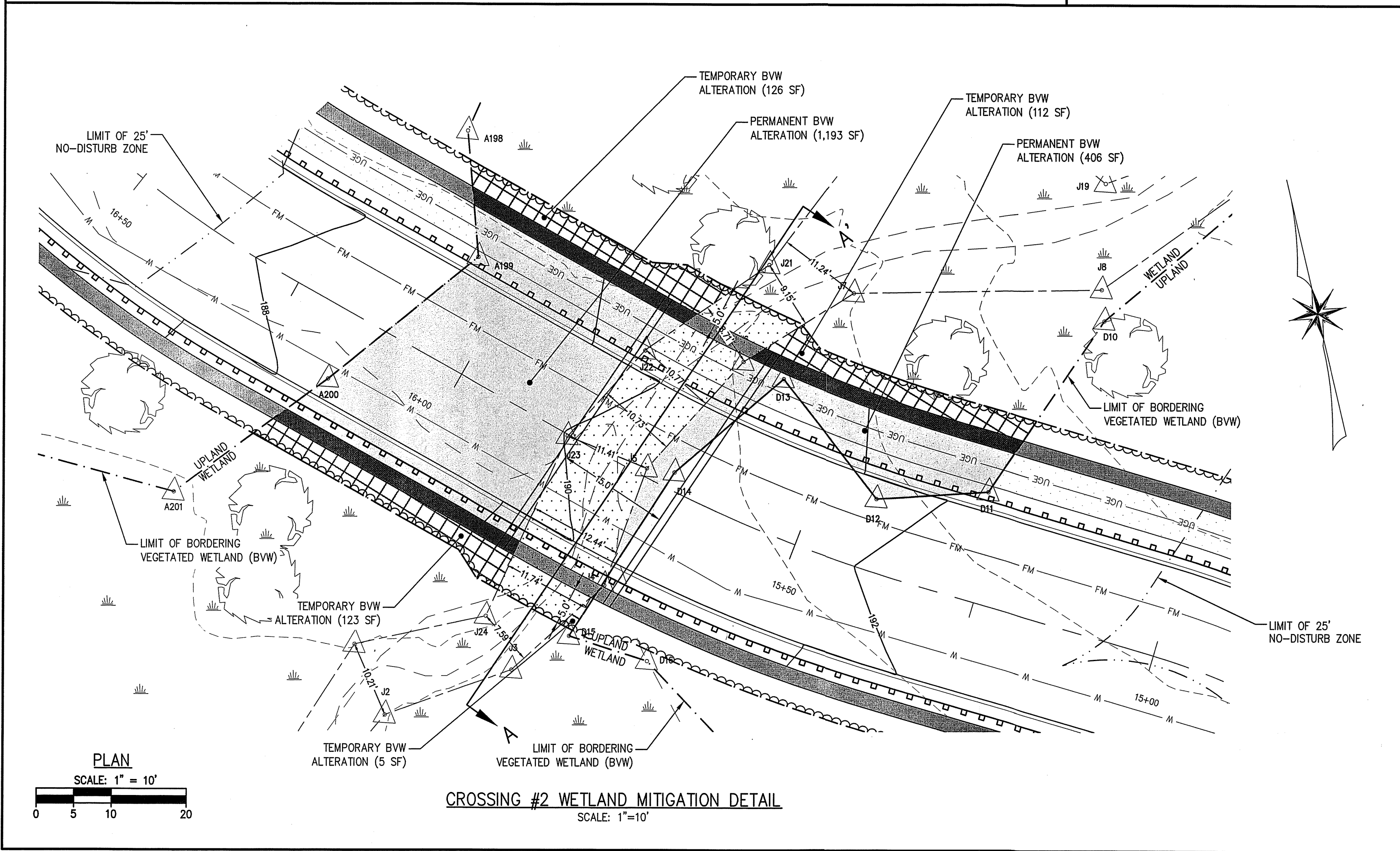
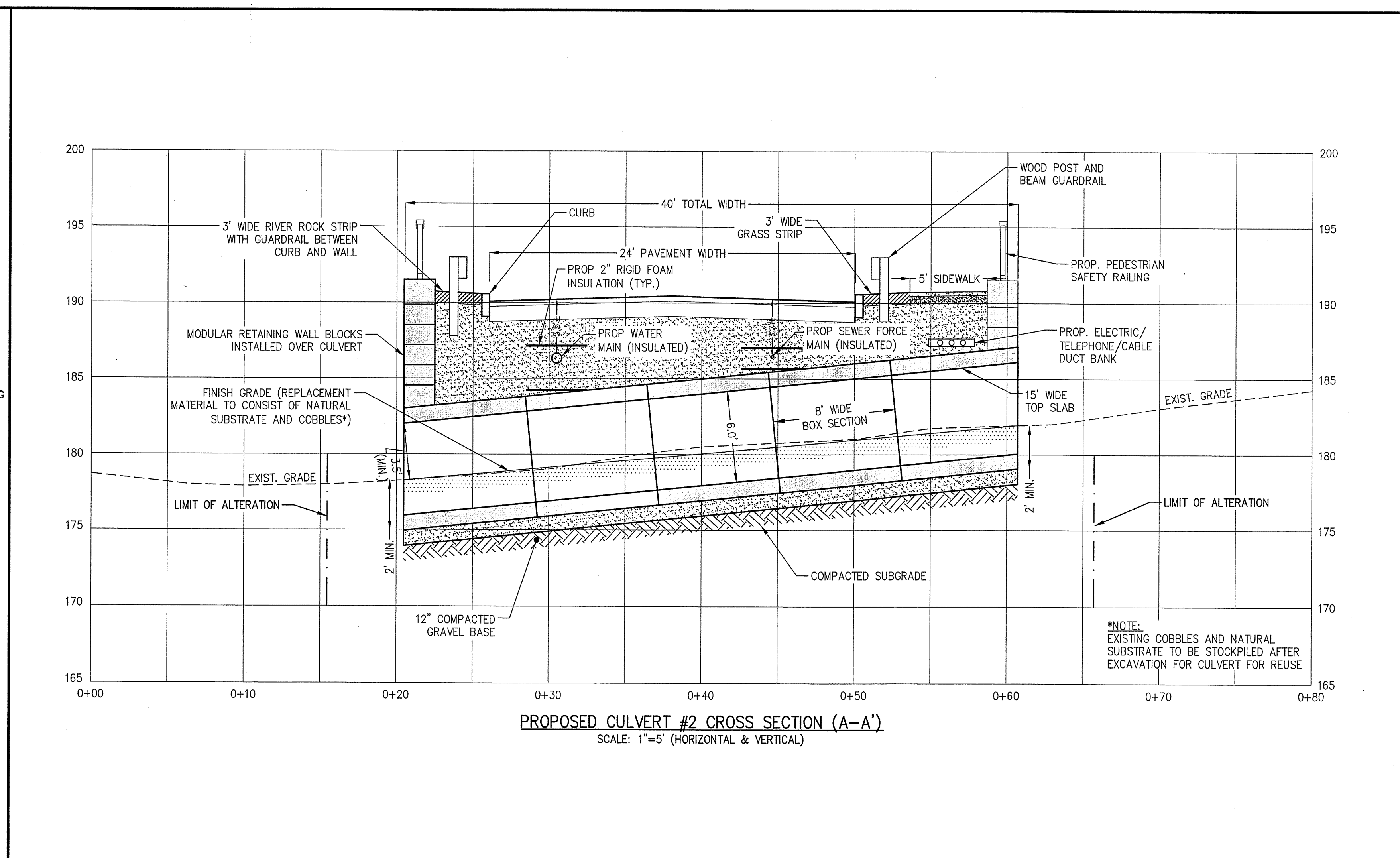
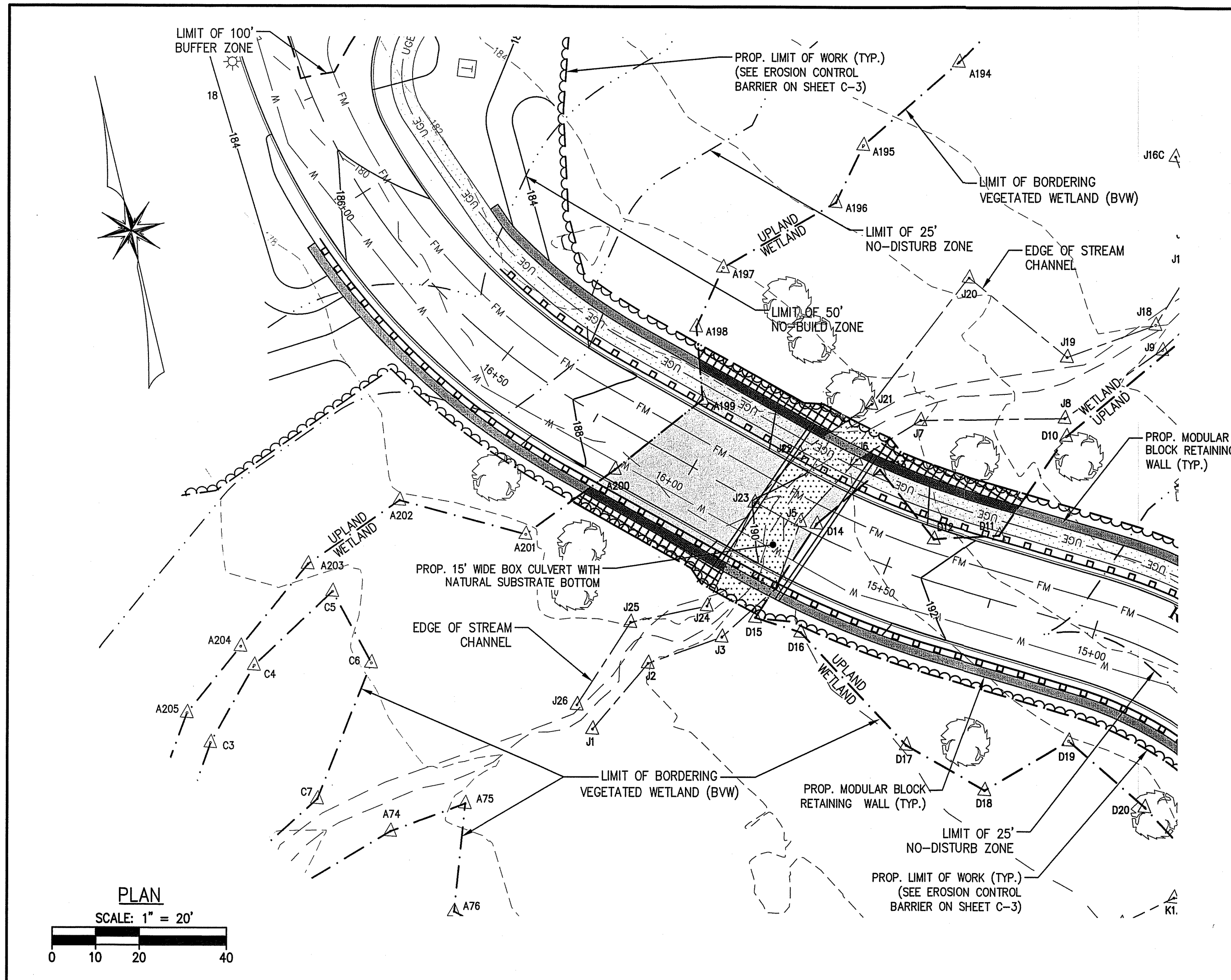


SURVEY BY: ESE
 DRAFTED BY: DJP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	REVISIONS	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

WETLAND CROSSING PLAN I
 DRAWING NO. **W-1**
 PROJ. #4171



CULVERT OPENNESS RATIO
 $OPENNESS RATIO = \frac{CROSS-SECTIONAL AREA}{CULVERT LENGTH}$
 CULVERT WIDTH = 15 FEET
 MIN. VERTICAL CLEARANCE = 2.6 FEET
 CROSS SECTIONAL AREA = 15' X 3.5' = 52.5 SQ FEET
 $OPENNESS RATIO = 52.5 / 40 = 1.31$
 (MINIMUM REQUIRED = 0.82)

BANKFULL WIDTH CALCULATION
 EXISTING AVERAGE BANKFULL WIDTH:
 $(10.21' + 7.59' + 11.74' + 12.44' + 11.41' + 10.73' + 10.77' + 8.71' + 9.15' + 11.24') / 10 = 10.40'$
 $10.40' \times 1.2 = 12.48'$
 $15' > 12.48'$ (OK)

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 66 ELM STREET, DANVERS, MASSACHUSETTS 01923
 P. 978-777-6586, W. WWW.MORIN-CAMERON.COM

REVISIONS

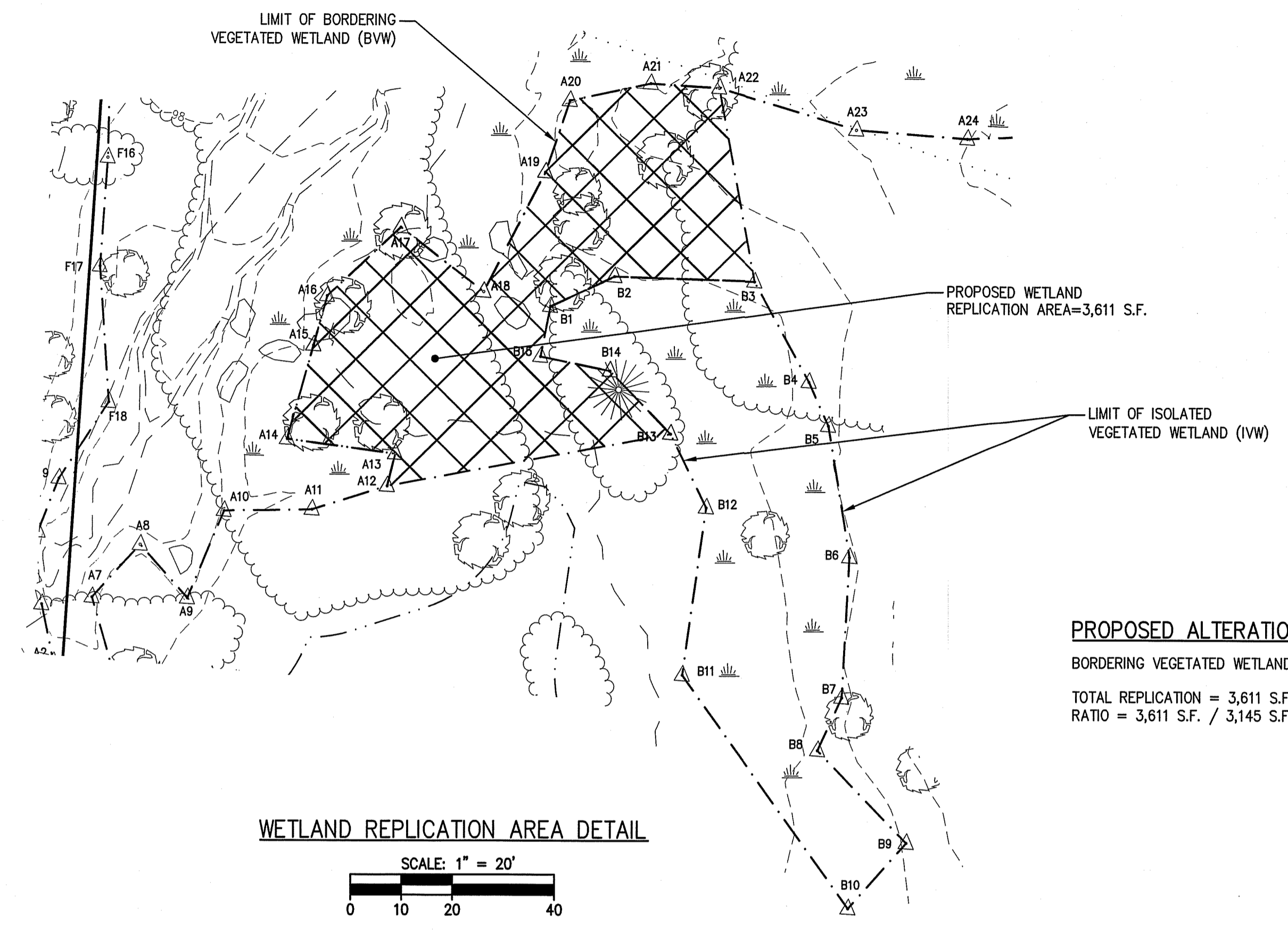
NO.	DESCRIPTION	DATE

SURVEY BY: ESE
DRAFTED BY: DJP
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: NOVEMBER 30, 2023

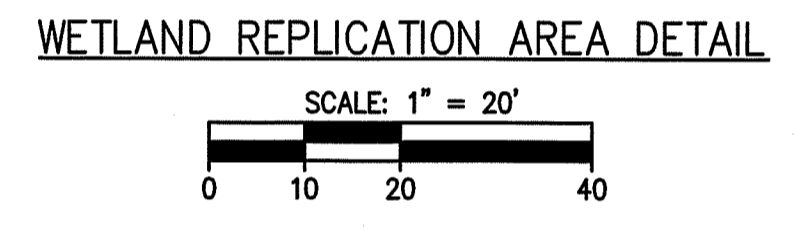
SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

WETLAND CROSSING PLAN II
 DRAWING NO. **W-2**

PROJ. #4171



PROPOSED ALTERATION CALCULATION
 BORDERING VEGETATED WETLAND ALTERATION AREA = 3,145 S.F.
 TOTAL REPLICATION = 3,611 S.F.
 RATIO = 3,611 S.F. / 3,145 S.F. = 1.15



WETLAND REPLICATION:

1. THE LIMITS OF THE 3,611 S.F. WETLAND REPLICATION AREA SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION AND CERTIFIED TO BE ACCURATELY LOCATED BY A PLS.
2. ALL EXISTING NATIVE TREE AND SHRUBS SHALL REMAIN IN PLACE, TO BE IDENTIFIED BY THE SUPERVISING WETLAND SCIENTIST. SOIL EXCAVATION SHALL BE PERFORMED BY SMALL EQUIPMENT SO AS NOT TO DAMAGE THE ROOT SYSTEMS OF THE NATIVE WOODY SPECIES TO REMAIN.
3. MECHANICAL EQUIPMENT WILL BE USED TO EXCAVATE TO A SUB-GRADE ELEVATION APPROXIMATELY 8-12 INCHES BELOW THE FINAL ELEVATIONS. THE WETLAND SCIENTIST SHALL OVERSEE ESTABLISHMENT OF SUBGRADE AND FINAL GRADE.
4. FOLLOWING EXCAVATION TO SUBGRADE AND INSPECTION BY THE WETLAND SCIENTIST, APPROXIMATELY 8-12 INCHES OF ORGANIC TOP SOIL SHALL BE ESTABLISHED IN THE WETLAND REPLICATION AREA.
5. THE PROPOSED SOIL SHALL BE COMPRISED OF CLEAN LEAF COMPOST AND LOAMY SAND TOPSOIL MIXTURE, AND SHALL HAVE APPROXIMATELY 20% ORGANIC MATTER CONTENT. LARGE FRACTION MATERIAL (E.G. GRAVEL, COBBLE, STONES) WITHIN THE SOIL SHALL NOT EXCEED 10%. THE SOIL SHALL BE INSPECTED BY THE WETLAND SCIENTIST BEFORE PLACEMENT IN THE REPLICATION AREA.
6. FINAL ELEVATIONS SHALL MIMIC EXISTING GRADES WITHIN THE ADJACENT BORDERING VEGETATED WETLAND (BVW) ALONG THE LENGTH OF THE REPLICATION AREA. SURVEY EQUIPMENT SHALL BE FREQUENTLY USED TO ESTABLISH THE FINAL GRADE AS SOIL IS PLACED.
7. COMPACTION OF SOILS WILL BE MINIMIZED VIA SCARIFICATION OF THE SUBSOIL AND TOPSOIL WITH THE TEETH OF THE EXCAVATOR BUCKET AS THE EXCAVATOR WORKS THE LAND FROM THE BVW BOUNDARY LANDWARD TOWARD THE LIMITS OF THE WETLAND REPLICATION AREA.
8. THE NATIVE SEED MIX USED SHALL BE APPROVED BY THE MONITORING WETLAND SCIENTIST PRIOR TO SPREADING THE MIX.
9. THE WETLAND REPLICATION AREA WILL BE MONITORED DURING AND FOLLOWING CONSTRUCTION, INCLUDING THE SPRING AND FALL DURING THE FIRST TWO GROWING SEASONS BY A QUALIFIED WETLAND SCIENTIST. MONITORING REPORTS DESCRIBING THE RELATIVE HEALTH OF THE PLANTINGS WILL BE SUBMITTED TO THE CONSERVATION COMMISSION AT THE END OF EACH GROWING SEASON WITH PHOTOGRAPHIC DOCUMENTATION AND RECOMMENDATIONS FOR SUPPLEMENTAL PLANTINGS, IF NECESSARY. THE MONITORING WILL INCLUDE AN ASSESSMENT OF THE DENSITY OF THE VEGETATION TO ENSURE 75% COVERAGE BY WETLAND INDICATOR PLANTS WITHIN TWO GROWING SEASONS.

GENERAL MITIGATION NOTES:

- ALL PLANTINGS SHALL BE NATIVE VARIETIES WITH NO LANDSCAPE CULTIVARS PROPOSED.
- SPECIFIC PLACEMENT OF SHRUBS AND TREES WITHIN THE PLANTING AREAS SHALL BE DETERMINED IN THE FIELD BY THE WETLAND SCIENTIST.
- THE PROPOSED MITIGATION WORK ACTIVITY SHALL BE MONITORED BY A WETLAND SCIENTIST.
- IF NECESSARY, ANY REQUIRED SUBSTITUTE NATIVE SHRUBS OR TREES SHALL BE REVIEWED BY THE WETLAND SCIENTIST PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL BE INSPECTED ON-SITE BY THE WETLAND SCIENTIST PRIOR TO INSTALLATION.
- INSTALLATION OF PLANTINGS SHALL OCCUR IN THE SPRING OR FALL SEASON.
- PREPARATION AND IMPLEMENTATION OF A WATERING SCHEDULE SHALL OCCUR FOR A MINIMUM OF ONE GROWING SEASON TO ENSURE ESTABLISHMENT OF PLANTINGS. THE WATERING SCHEDULE IS DEPENDANT ON RAIN EVENTS AND TIME OF SEASON. A DEEP SOAKING OF PLANTS IS RECOMMENDED THE SAME DAY AS PLANTS ARE INSTALLED. WATERING IS RECOMMENDED IN THE EARLY MORNING HOURS.
- THE SHRUB CLUSTERS AND INDIVIDUAL TREE PLANTINGS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PLANTING AREAS. LAYOUT OF PLANTINGS SHALL INVOLVE WETLAND SCIENTIST OVERSIGHT.

BANK/STREAM RESTORATION:

- THE CULVERT AREA REMOVAL AND RESTORATION WORK SHALL BE OVERSEEN BY A WETLAND SCIENTIST.
- TO THE EXTENT PRACTICABLE, EFFORT SHALL BE MADE TO SCHEDULE WORK IN THE STREAM DURING PERIODS OF LOW FLOW, AND WHEN FORECASTED WEATHER CONDITIONS ARE ABSENT OF A SUBSTANTIAL RAIN EVENT (E.G. GREATER THAN 0.50" RAIN EVENT) DURING PLANNED WORK ACTIVITY.
- SHOULD WATER BE FLOWING DURING CULVERT REMOVAL AND STREAM RESTORATION ACTIVITY, A TEMPORARY COFFERDAM (E.G. SANDBAGS) SHALL BE INSTALLED IMMEDIATELY UPGRADIENT OF THE PROPOSED WORK ACTIVITY. CONTAINED WATER WILL BE PUMPED DOWNGRADIENT OF THE WORK ACTIVITY LIMITS BACK INTO THE BORDERING VEGETATED WETLAND (BVW). THE DISCHARGE OF THE PUMPING SHALL NOT BE ALLOWED TO SCOUR.
- ANY NECESSARY DEWATERING WITHIN THE RESTORATION AREA SHALL BE CARRIED OUT USING CONSTRUCTION BEST MANAGEMENT PRACTICES. THE DEWATERING METHOD SHALL BE APPROVED BY THE WETLAND SCIENTIST MONITOR PRIOR TO IMPLEMENTATION.
- THE BOTTOM SUBSTRATE WITHIN THE RESTORED CHANNEL SHALL BE SIMILAR TO THE COMPOSITION OF THE SUBSTRATE IN THE ADJACENT EXISTING STREAM CHANNEL TO THE EXTENT PRACTICABLE. THE PROPOSED STREAM CHANNEL WIDTH AND DEPTH SHALL BE SIMILAR TO THE ADJACENT EXISTING STREAM CHANNEL.

WETLAND RESTORATION:

- FOLLOWING COMPLETION OF THE BLOCK RETAINING WALLS, THE 223 S.F. OF TEMPORARY WETLAND IMPACTS SHALL BE RESTORED WITH A WETLAND RESTORATION SEED MIX.
- PRIOR TO RESTORING EXISTING GRADES, CONSTRUCTION DEBRIS AND GRAVEL SHALL BE REMOVED FROM THE FOOTPRINT OF THE RESTORATION AREA, AND INSPECTED BY THE MONITORING WETLAND SCIENTIST.
- FINAL ELEVATIONS SHALL MIMIC EXISTING GRADES WITHIN THE ADJACENT WETLAND AND ESTABLISHMENT OF FINAL GRADES SHALL BE OVERSEEN BY THE MONITORING WETLAND SCIENTIST.
- THE FOOTPRINT OF RESTORED GRADES SHALL BE INSPECTED BY THE WETLAND SCIENTIST.
- THE NATIVE SEED MIX (SPECIALIZED WETLAND MIX FOR SHADED OBL-FACW AREAS) SHALL BE APPROVED BY THE MONITORING WETLAND SCIENTIST PRIOR TO SPREADING THE MIX.
- THE WETLAND RESTORATION AREA WILL BE MONITORED DURING AND FOLLOWING CONSTRUCTION, INCLUDING IN THE SPRING AND FALL DURING THE FIRST TWO GROWING SEASONS BY A QUALIFIED WETLAND SCIENTIST. MONITORING REPORTS DESCRIBING THE RELATIVE HEALTH OF THE HERBACEOUS GROWTH WILL BE SUBMITTED TO THE CONSERVATION COMMISSION AT THE END OF EACH GROWING SEASON WITH PHOTOGRAPHIC DOCUMENTATION AND RECOMMENDATIONS FOR SUPPLEMENTAL SEEDING, IF NECESSARY. THE MONITORING WILL INCLUDE AN ASSESSMENT OF THE DENSITY OF THE VEGETATION TO ENSURE 75% COVERAGE BY WETLAND INDICATOR PLANTS WITHIN TWO GROWING SEASONS.

WETLAND REPLICATION & WETLAND RESTORATION SEED MIX:

ERNST SEEDS: SPECIALIZED WETLAND MIX FOR SHADED OBL-FACW AREAS

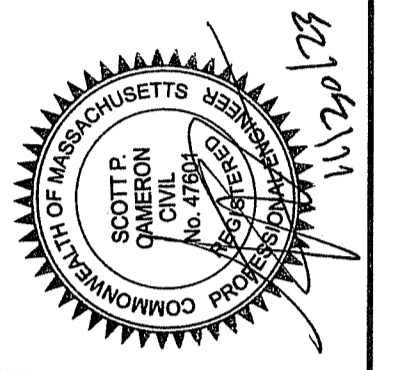
- 32.0% *Carex vulpinoidea*, PA Ecotype (Fox Sedge, PA Ecotype)
- 20.0% *Elymus virginicus*, PA Ecotype (Virginia Wildrye, PA Ecotype)
- 14.0% *Carex lurida*, PA Ecotype (Lurid Sedge, PA Ecotype)
- 6.9% *Carex lupulina*, PA Ecotype (Hop Sedge, PA Ecotype)
- 6.9% *Carex scoparia*, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 3.0% *Cinna arundinacea*, PA Ecotype (Wood Reedgrass, PA Ecotype)
- 3.0% *Juncus effusus* (Soft Rush)
- 3.0% *Sparganium americanum* (Eastern Bur Reed)
- 3.0% *Sparganium eurycarpum*, PA Ecotype (Giant Bur Reed, PA Ecotype)
- 3.0% *Verbena hastata*, PA Ecotype (Blue Vervain, PA Ecotype)
- 2.0% *Heliopsis helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
- 1.0% *Carex intumescens*, PA Ecotype (Star Sedge, PA Ecotype)
- 0.5% *Scirpus atrovirens*, PA Ecotype (Green Bulrush, PA Ecotype)
- 0.5% *Scirpus cyperinus*, PA Ecotype (Woolgrass, PA Ecotype)
- 0.3% *Vernonia noveboracensis*, PA Ecotype (New York Ironweed, PA Ecotype)
- 0.2% *Carex stricta*, PA Ecotype (Tussock Sedge, PA Ecotype)
- 0.2% *Eupatorium perfoliatum*, PA Ecotype (Boneset, PA Ecotype)
- 0.2% *Lobelia siphilitica*, PA Ecotype (Great Blue Lobelia, PA Ecotype)
- 0.1% *Chelone glabra*, PA Ecotype (Turtlehead, PA Ecotype)
- 0.1% *Eupatorium fistulosum*, PA Ecotype (Joe Pye Weed, PA Ecotype)
- 0.1% *Penthorum sedoides*, PA Ecotype (Ditch Stonecrop, PA Ecotype)

WETLAND REPLICATION PLANT LIST

COMMON NAME	GENUS/SPECIES	SIZE	PLANTING SPECIFICATIONS	NO.
TREES				
RED MAPLE	<i>Acer rubrum</i>	4-6' MIN.	SINGLES, 10-25 FEET O.C.	8
SHRUBS				
HIGHBUSH BLUEBERRY	<i>Vaccinium corymbosum</i>	2-3' MIN.	IN CLUSTERS OF 2-3, SPACED 4-7 FEET O.C.	12
NORTHERN ARROWWOOD	<i>Viburnum denatum</i>	2-3' MIN.	IN CLUSTERS OF 2-3, SPACED 4-7 FEET O.C.	12
WINTERBERRY	<i>Ilex verticillata</i>	2-3' MIN.	IN CLUSTERS OF 2-3, SPACED 4-7 FEET O.C.	*12
SPICEBUSH	<i>Lindera benzoin</i>	2-3' MIN.	IN CLUSTERS OF 2-3, SPACED 4-7 FEET O.C.	12
			TOTAL SHRUBS AND TREES	56
SHRUBS				
SENSITIVE FERN	<i>Onoclea sensibilis</i>	1 gal. pot	RANDOMLY SPACED THROUGHOUT	30

*6 MALE & 6 FEMALE WINTERBERRY

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SURVEY BY: ESE
 DRAFTED BY: DCP
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: AS NOTED
 DATE: NOVEMBER 30, 2023

NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
 1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
TOLL BROS., INC.

WETLAND RESTORATION PLAN
 DRAWING NO. **W-3**



LANDSCAPE LEGEND

TREE REPLACEMENT PLANTINGS

- STREET TREES**
- AR SHADE (OVERSTORY) TREES (SEE SCHEDULE FOR TYPE)
- BUFFER AND OPEN SPACE**
- QA SHADE (OVERSTORY) TREES (SEE SCHEDULE FOR TYPE)
 - Evergreen trees symbol (SEE SCHEDULE FOR TYPE)

SEED MIXES

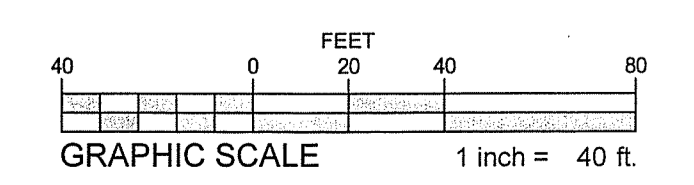
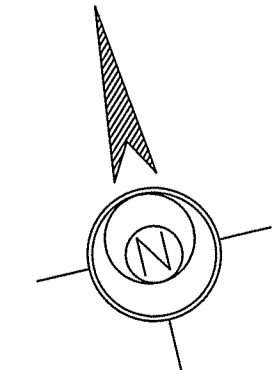
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- BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)
 - MEADOW SEED MIX
ERNST SEED MIX - ERNMX-156 (OR APPROVED EQUAL)
 - GENERAL SEED MIX

STREET LIGHT INFORMATION

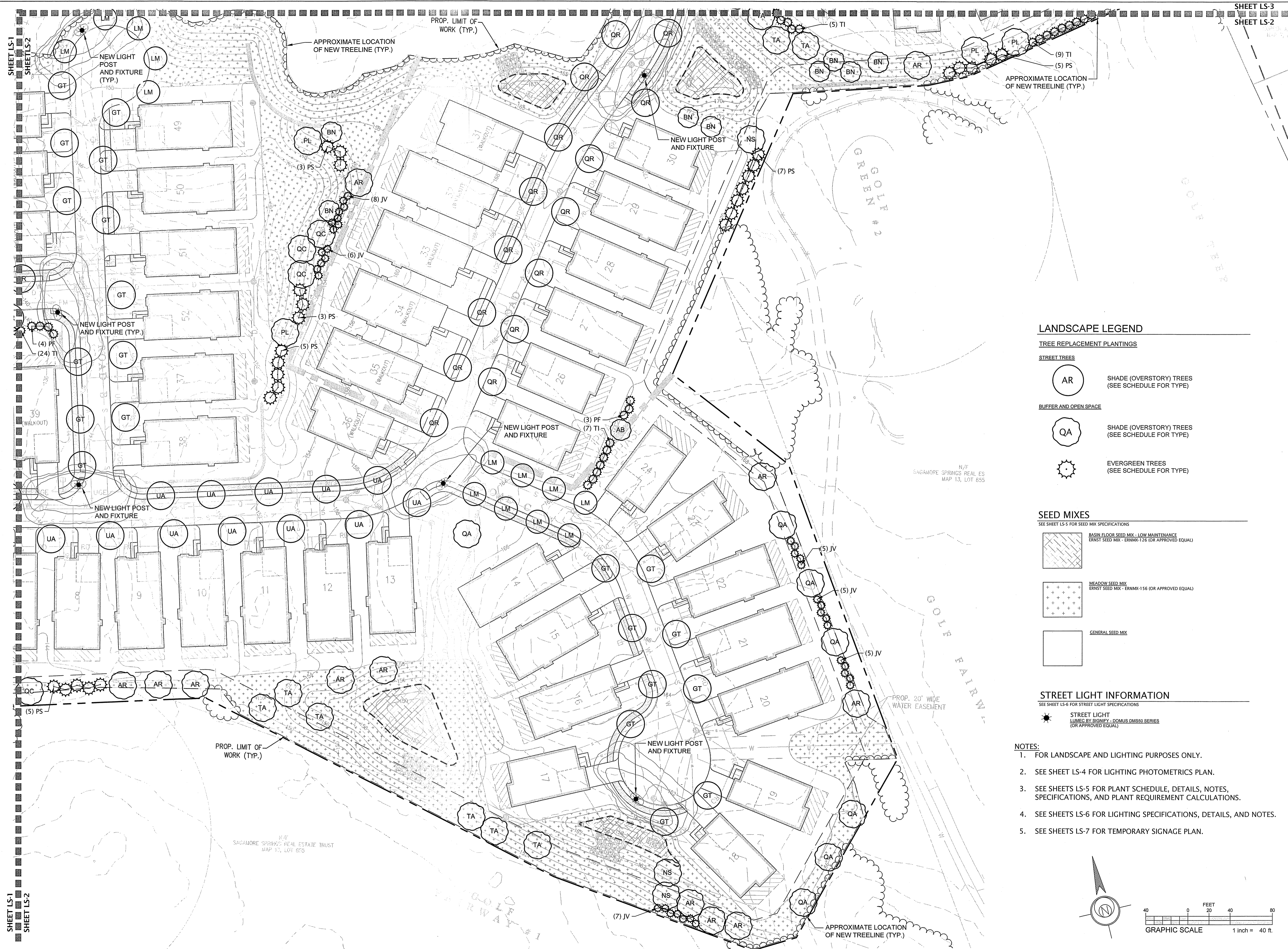
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- STREET LIGHT
LUMEN BY SIGNIFY - DOMUS DMS50 SERIES
(OR APPROVED EQUAL)

NOTES:

1. FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.
2. SEE SHEET LS-4 FOR LIGHTING PHOTOMETRICS PLAN.
3. SEE SHEETS LS-5 FOR PLANT SCHEDULE, DETAILS, NOTES, SPECIFICATIONS, AND PLANT REQUIREMENT CALCULATIONS.
4. SEE SHEETS LS-6 FOR LIGHTING SPECIFICATIONS, DETAILS, AND NOTES.
5. SEE SHEETS LS-7 FOR TEMPORARY SIGNAGE PLAN.



SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT LOCATED AT 1301 MAIN STREET LYNNFIELD, MASSACHUSETTS (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000) PREPARED FOR: TOLL BROS., INC.		REVISIONS	DATE
		DESCRIPTION	
NO.			
LANDSCAPE PLAN I DRAWING NO. LS-1			



SHEET LS-1
SHEET LS-2

SHEET LS-1
SHEET LS-2

SHEET LS-3
SHEET LS-2

LANDSCAPE LEGEND

TREE REPLACEMENT PLANTINGS

STREET TREES

AR SHADE (OVERSTORY) TREES
(SEE SCHEDULE FOR TYPE)

BUFFER AND OPEN SPACE

QA SHADE (OVERSTORY) TREES
(SEE SCHEDULE FOR TYPE)

EVERGREEN TREES
(SEE SCHEDULE FOR TYPE)

SEED MIXES

SEE SHEET LS-5 FOR SEED MIX SPECIFICATIONS

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

MEADOW SEED MIX
ERNST SEED MIX - ERNMX-156 (OR APPROVED EQUAL)

GENERAL SEED MIX

STREET LIGHT INFORMATION

SEE SHEET LS-6 FOR STREET LIGHT SPECIFICATIONS

STREET LIGHT
LUMED BY SIGNIFY - DOMUS DMS60 SERIES
(OR APPROVED EQUAL)

NOTES:

1. FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.
2. SEE SHEET LS-4 FOR LIGHTING PHOTOMETRICS PLAN.
3. SEE SHEETS LS-5 FOR PLANT SCHEDULE, DETAILS, NOTES, SPECIFICATIONS, AND PLANT REQUIREMENT CALCULATIONS.
4. SEE SHEETS LS-6 FOR LIGHTING SPECIFICATIONS, DETAILS, AND NOTES.
5. SEE SHEETS LS-7 FOR TEMPORARY SIGNAGE PLAN.

REVISIONS		DATE
NO.	DESCRIPTION	

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR
TOLL BROS., INC.

LANDSCAPE
PLAN II
DRAWING NO.
LS-2

LANDSCAPE LEGEND

TREE REPLACEMENT PLANTINGS

STREET TREES

AR SHADE (OVERSTORY) TREES
(SEE SCHEDULE FOR TYPE)

BUFFER AND OPEN SPACE

QA SHADE (OVERSTORY) TREES
(SEE SCHEDULE FOR TYPE)

Evergreen Trees
(SEE SCHEDULE FOR TYPE)

SEED MIXES

SEE SHEET LS-5 FOR SEED MIX SPECIFICATIONS

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

MEADOW SEED MIX
ERNST SEED MIX - ERNMX-156 (OR APPROVED EQUAL)

GENERAL SEED MIX

STREET LIGHT INFORMATION

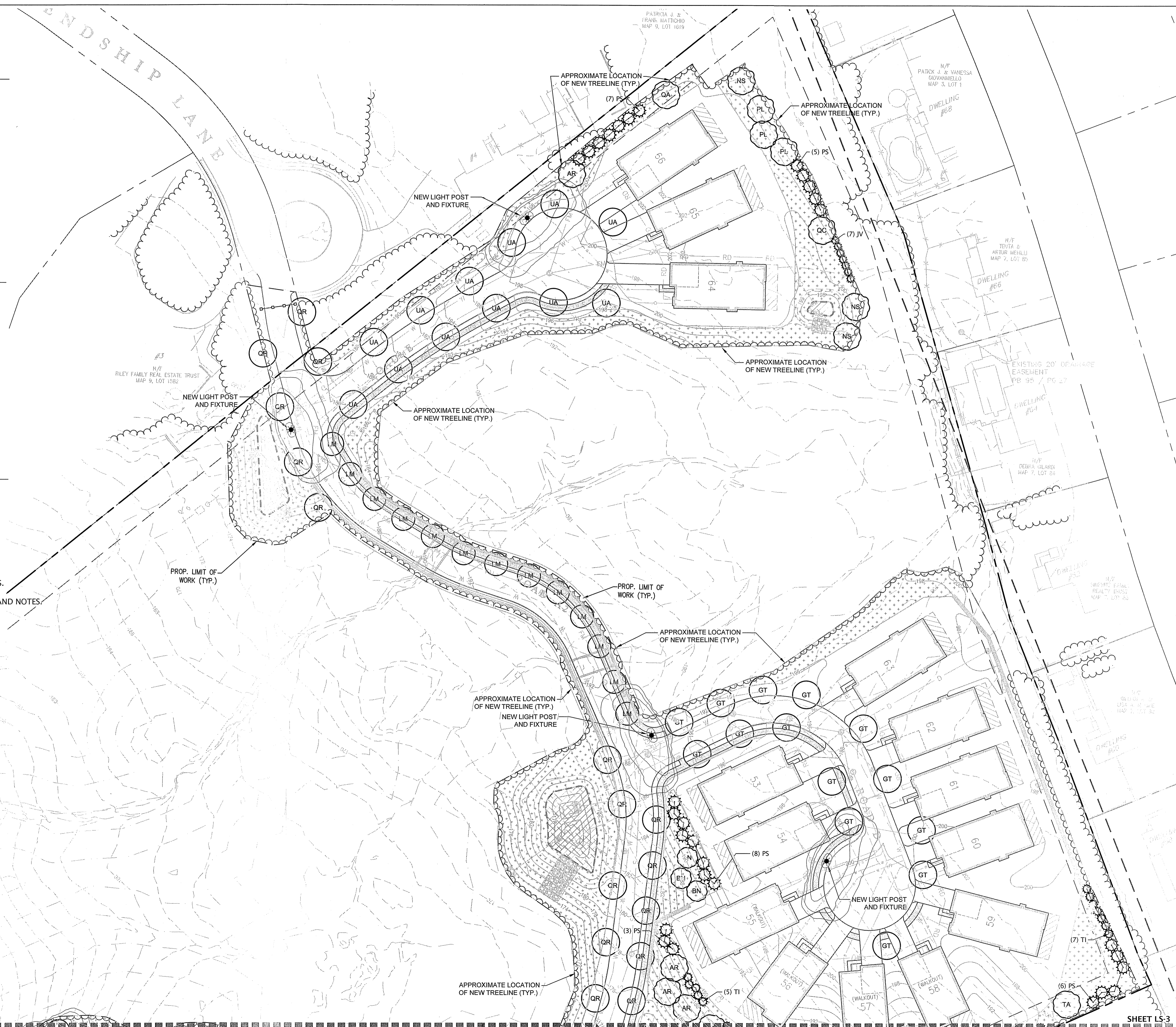
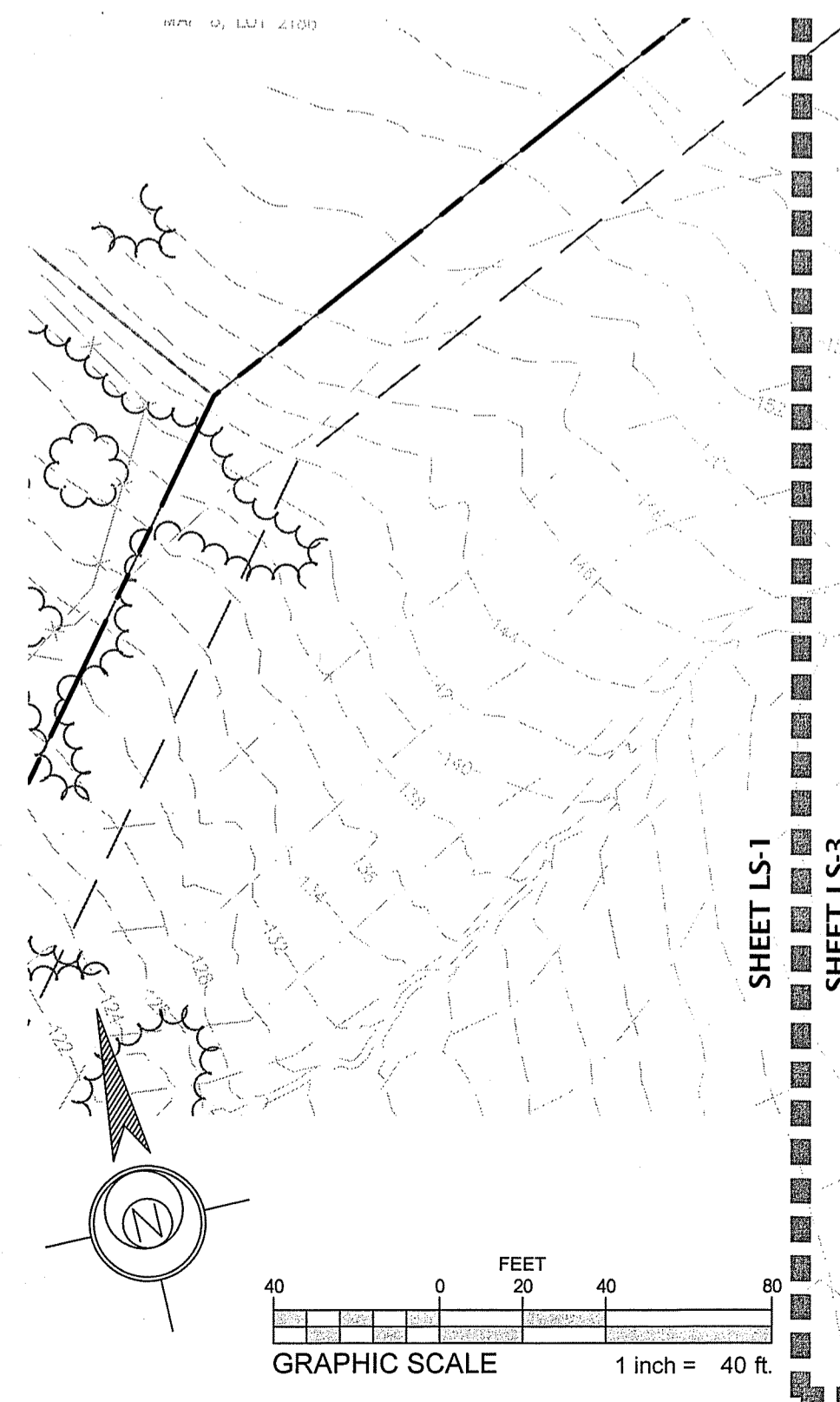
SEE SHEET LS-6 FOR STREET LIGHT SPECIFICATIONS

STREET LIGHT
LUMED BY SIGNIFY - DOMUS DMS90 SERIES
(OR APPROVED EQUAL)

NOTES:

- FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.
- SEE SHEET LS-4 FOR LIGHTING PHOTOMETRICS PLAN.
- SEE SHEETS LS-5 FOR PLANT SCHEDULE, DETAILS, NOTES, SPECIFICATIONS, AND PLANT REQUIREMENT CALCULATIONS.
- SEE SHEETS LS-6 FOR LIGHTING SPECIFICATIONS, DETAILS, AND NOTES.
- SEE SHEETS LS-7 FOR TEMPORARY SIGNAGE PLAN.

10/27/2019



NO.	REVISIONS	DATE

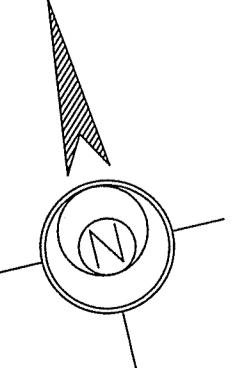
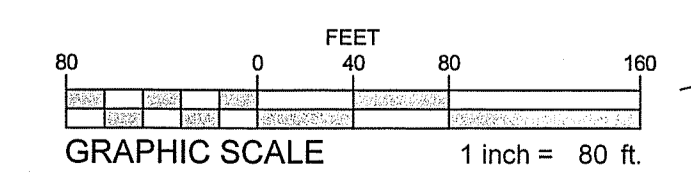
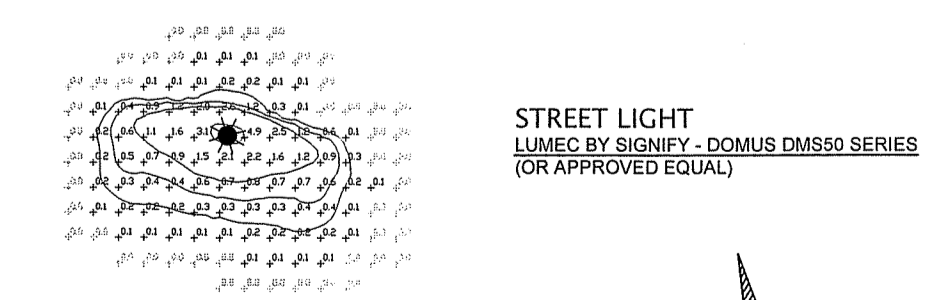
SITE DEVELOPMENT PLANS FOR THE REGENCY AT
LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

LANDSCAPE PLAN III
DRAWING NO. LS-3
PROJ. #8342

SHEET LS-3
SHEET LS-2



STREET LIGHT INFORMATION
 SEE SHEET LS-6 FOR STREET LIGHT SPECIFICATIONS

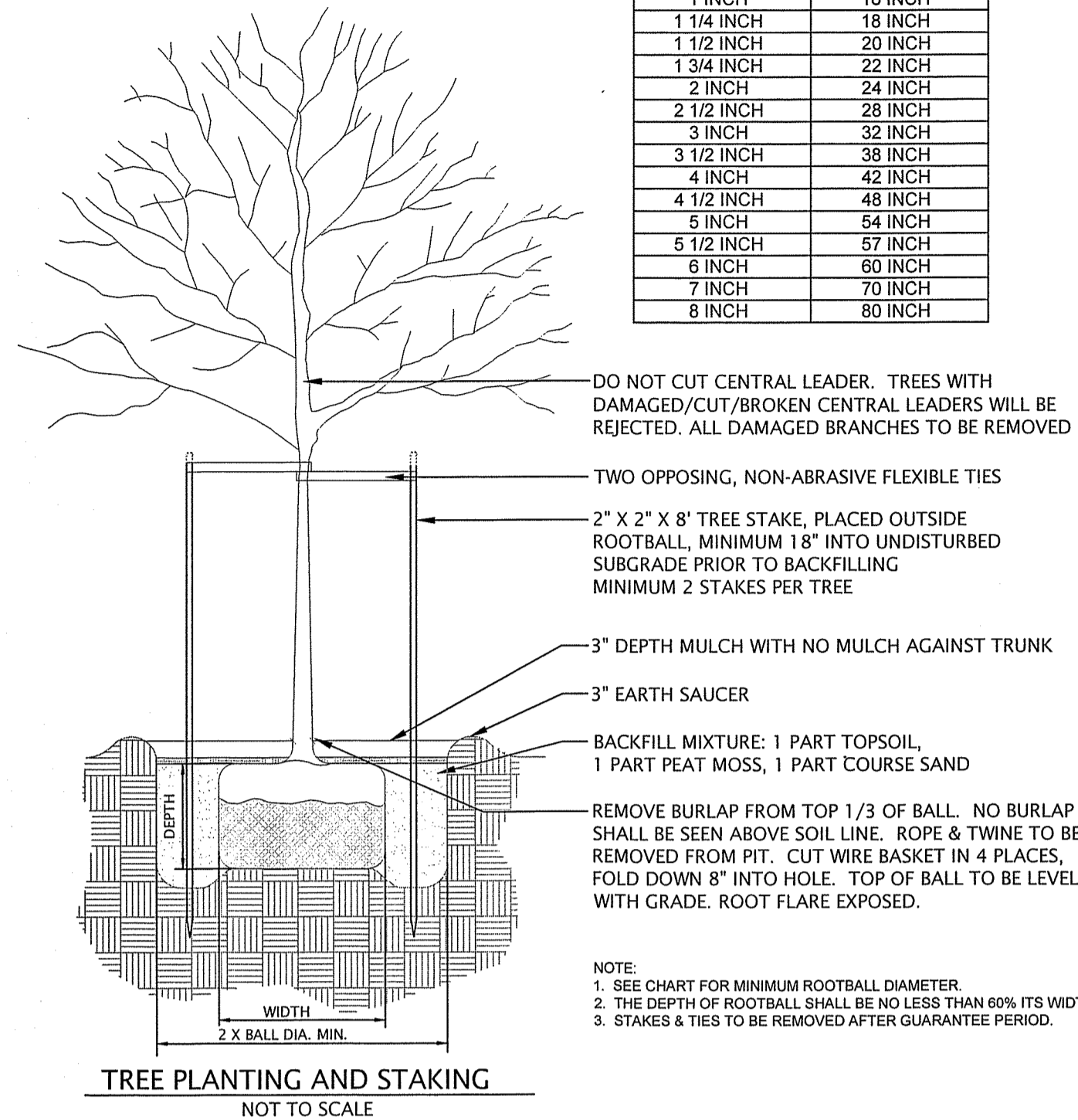


REVISIONS	
NO.	DESCRIPTION

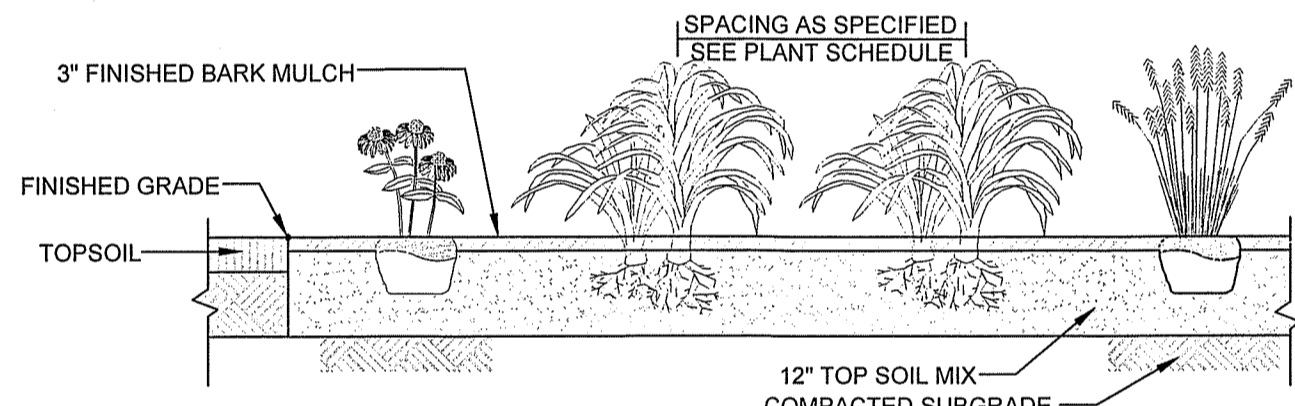
SITE DEVELOPMENT PLANS FOR THE REGENCY AT
 LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
 1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
 TOLL BROS., INC.

PHOTOMETRICS
 PLAN
 DRAWING NO. LS-4

TYPE 1 & 2 SHADE TREES	
CALIPER	MIN. DIA. ROOTBALL
1/2 INCH	12 INCH
3/4 INCH	14 INCH
1 INCH	16 INCH
1 1/4 INCH	18 INCH
1 1/2 INCH	20 INCH
1 3/4 INCH	22 INCH
2 INCH	24 INCH
2 1/2 INCH	28 INCH
3 INCH	32 INCH
3 1/2 INCH	38 INCH
4 INCH	42 INCH
4 1/2 INCH	48 INCH
5 INCH	54 INCH
5 1/2 INCH	57 INCH
6 INCH	60 INCH
7 INCH	70 INCH
8 INCH	80 INCH

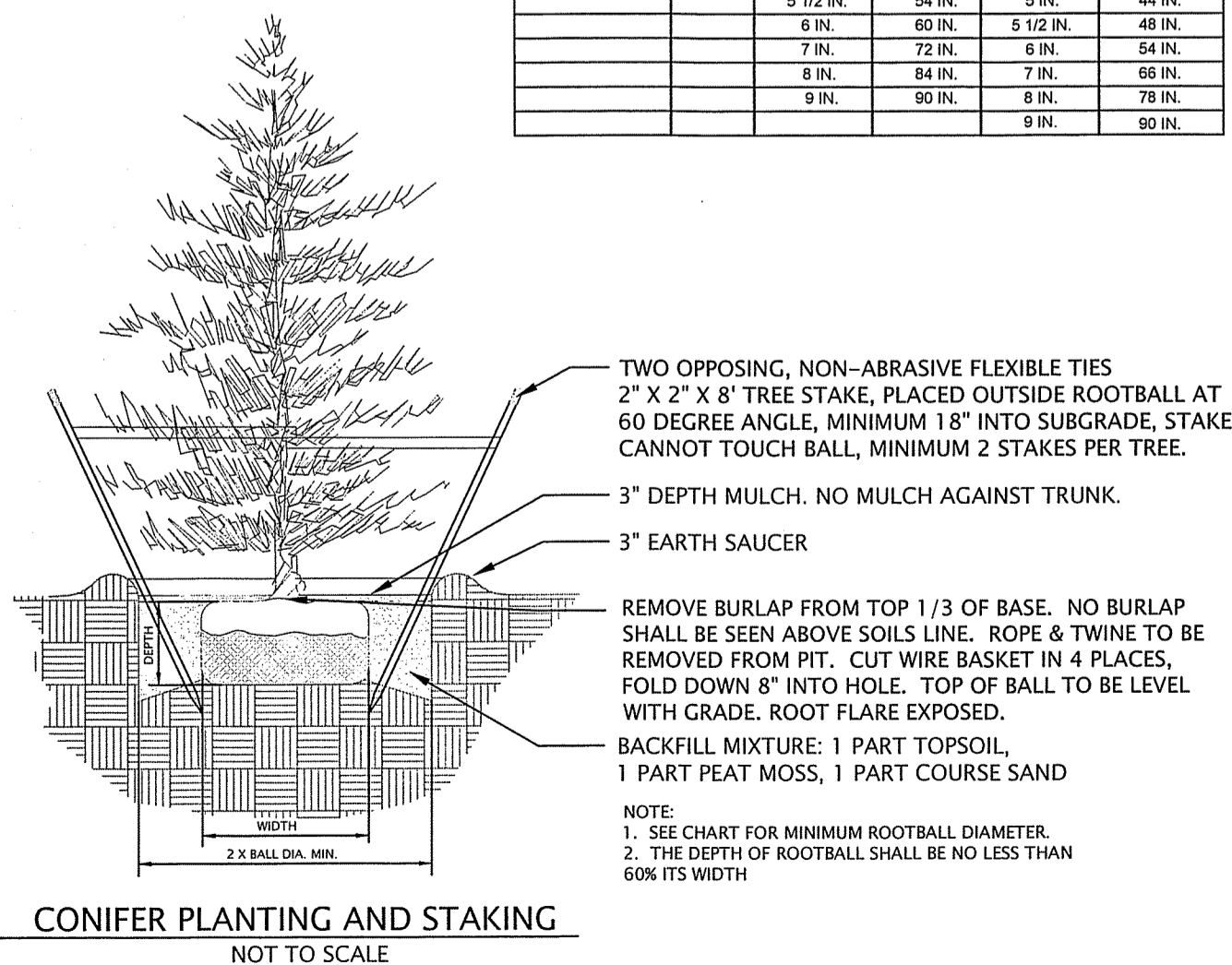


TREE PLANTING AND STAKING
NOT TO SCALE

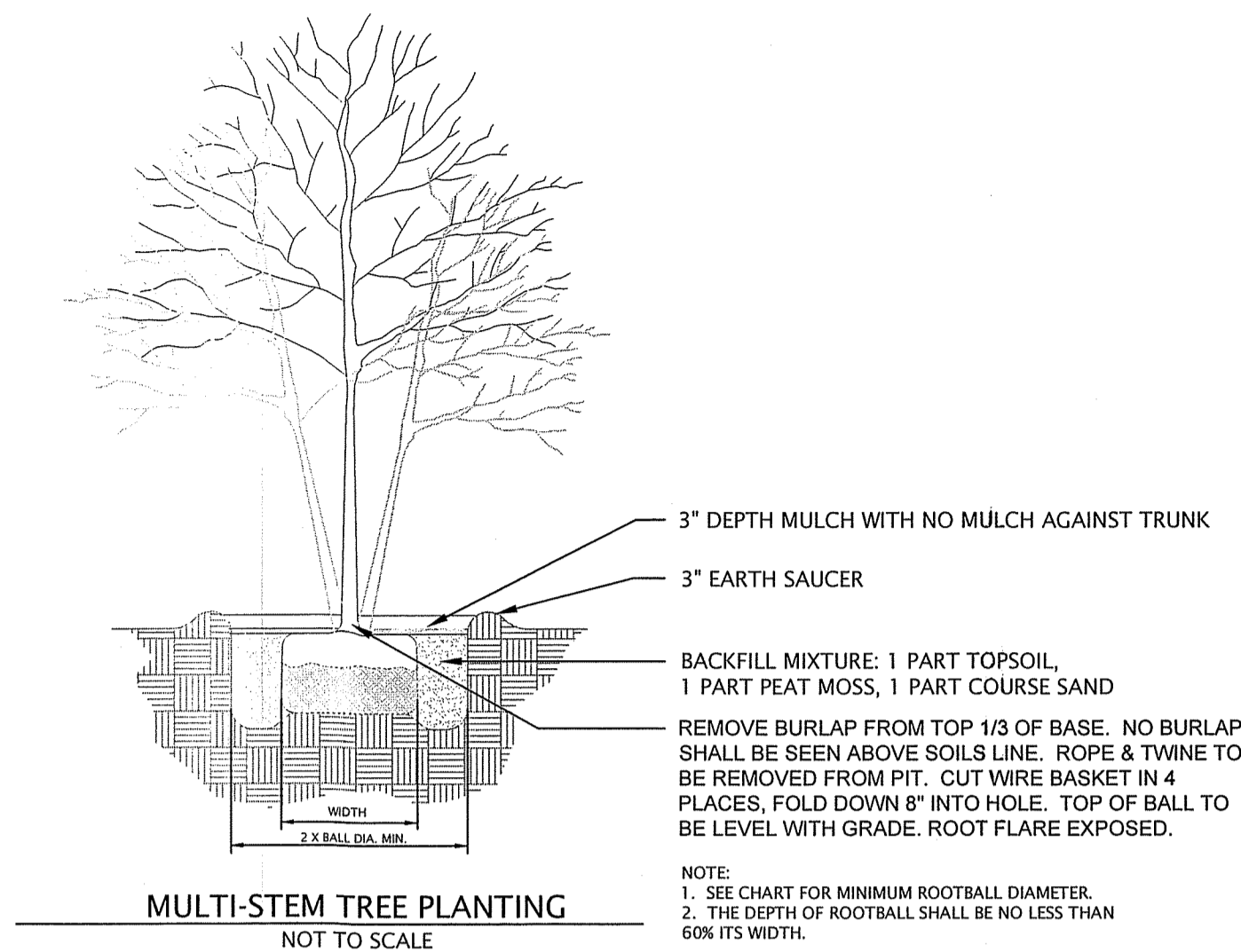


ANNUAL /PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE

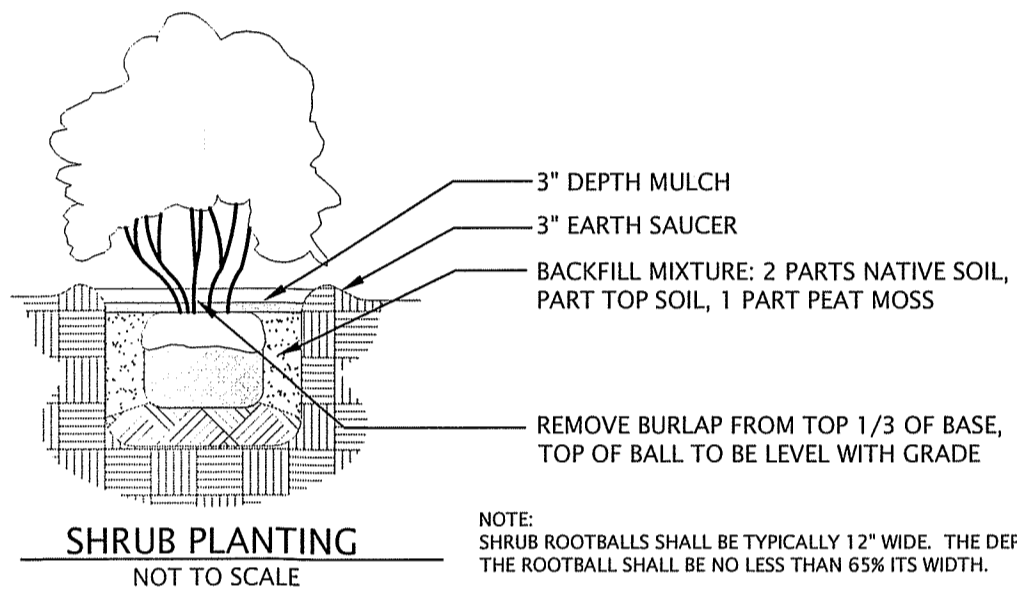
TYPE 1, 2 & 3 SPREADING, BROAD, COMPACT UPRIGHT		TYPE 4&5 PYRAMIDAL, BROAD UPRIGHT		TYPE 6 COLUMNAR	
SPREAD (TYPICAL HEIGHT) (FT.)	MIN. DIA. BALL	HEIGHT/ CALIPER	MIN. DIA. BALL	HEIGHT/ CALIPER	MIN. DIA. BALL
9 IN.	8 IN.	12 IN.	8 IN.	12 IN.	7 IN.
12 IN.	10 IN.	15 IN.	10 IN.	15 IN.	8 IN.
15 IN.	12 IN.	18 IN.	12 IN.	18 IN.	9 IN.
18 IN.	14 IN.	24 IN.	14 IN.	24 IN.	11 IN.
24 IN.	16 IN.	30 IN.	16 IN.	30 IN.	13 IN.
30 IN.	18 IN.	3 FT.	18 IN.	3 FT.	14 IN.
36 IN.	24 IN.	4 FT.	20 IN.	4 FT.	16 IN.
42 IN.	26 IN.	5 FT.	22 IN.	5 FT.	18 IN.
4 FT.	28 IN.	6 FT.	24 IN.	6 FT.	20 IN.
5 FT.	36 IN.	7 FT.	26 IN.	7 FT.	22 IN.
5 FT.	40 IN.	8 FT.	28 IN.	8 FT.	24 IN.
7 FT.	46 IN.	9 FT. 3 IN.	32 IN.	9 FT. 12 IN.	28 IN.
8 FT.	52 IN.	3 1/2 IN.	34 IN.	3 IN.	28 IN.
		4 IN.	38 IN.	3 1/2 IN.	32 IN.
		4 1/2 IN.	42 IN.	4 IN.	36 IN.
		5 IN.	48 IN.	4 1/2 IN.	40 IN.
		5 1/2 IN.	54 IN.	5 IN.	44 IN.
		6 IN.	60 IN.	5 1/2 IN.	48 IN.
		7 IN.	72 IN.	6 IN.	54 IN.
		8 IN.	84 IN.	7 IN.	66 IN.
		9 IN.	90 IN.	8 IN.	78 IN.
				9 IN.	90 IN.



CONIFER PLANTING AND STAKING
NOT TO SCALE



MULTI-STEM TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

LANDSCAPE NOTES:

1. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWNSHIP ARBORIST OR TOWNSHIP ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
2. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR TOWNSHIP ARBORIST.
4. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
5. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
7. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
8. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
9. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
10. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
11. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
12. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1ST TO JUNE 1ST. FALL PLANTING SEASON SHALL BE: AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND SEPTEMBER 15TH TO DECEMBER 15TH, FOR DECIDUOUS PLANTS.
13. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
14. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
15. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
16. TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE TOWNSHIP ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
17. TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.

SEED MIXES

BASIN FLOOR SEED MIX - LOW MAINTENANCE (±0.30 ACRES TOTAL)
ERNST SEED MIX - ERNMK-126 (OR APPROVED EQUAL)

Mix Composition

- 20.0% Panicum clandestinum, "Tioga" (Deertongue, "Tioga")
- 20.0% Elymus virginicus, "Ruler" (Avalongrass, "Fulst")
- 18.0% Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
- 15.0% Agrostis stolonifera (Crawling Bentgrass)
- 15.0% Poa palustris (Fowl Bluegrass)
- 10.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
- 1.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 1.0% Juncus effusus (Soft Rush)

HEIGHT: 0.3-5.0 FT
SEEDING RATE: 20-40 LB PER ACRE OR 1 POUND PER 1,000 SQ.FT.
FOR A COVER CROP USE GRAIN RYE 30 LBS/ACRE (1 SEPT-30 APR.) OR JAPANESE MILLET OR BARNYARD GRASS 10 LBS/ACRE (1 MAY-31 AUG.)

MEADOW SEED MIX (±5.70 ACRES TOTAL)
ERNST SEED MIX - ERNMK-156 (OR APPROVED EQUAL)

Mix Composition

- 41.0% Festuca ovina, Variety Not Stated (Sheep Fescue, Variety Not Stated)
- 27.3% Lolium multiflorum (Annual Ryegrass)
- 10.0% Bouteloua curtipendula, Butte (Sideoats Grama, Butte)
- 6.3% Linum perenne (Perennial Blue Flax)
- 5.0% Centaurea cyanus (Cornflower (Bachelor's Button))
- 1.5% Coreopsis lanceolata (Lanceleaf Coreopsis)
- 1.5% Gaillardia aristata (Perennial Gaillardia (Blanketflower))
- 1.5% Rudbeckia hirta (Blackeyed Susan)
- 1.5% Gaillardia pulchella (Annual Gaillardia (Indian Blanket))
- 1.0% Chrysanthemum maximum (Shasta Daisy)
- 0.8% Zizia aurea, PA Ecotype (Golden Alexanders, PA Ecotype)
- 0.5% Asclepias tuberosa, PA Ecotype (Butterfly Milkweed, PA Ecotype)
- 0.5% Aster oblongifolius, PA Ecotype (Aromatic Aster, PA Ecotype)
- 0.4% Penstemon hirsutus (Hairy Beardtongue)
- 0.4% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)
- 0.3% Papaver rhoeas, Red (Corn Poppy, Red)
- 0.3% Papaver rhoeas, Shirley Mx (Corn Poppy/Shirley Mix)
- 0.2% Agastache foeniculum (Anise (Lavender) Hyssop)
- 0.1% Achillea millefolium (Common Yarrow)
- 0.1% Oenothera fruticosa var. fruticosa (Sundrops)

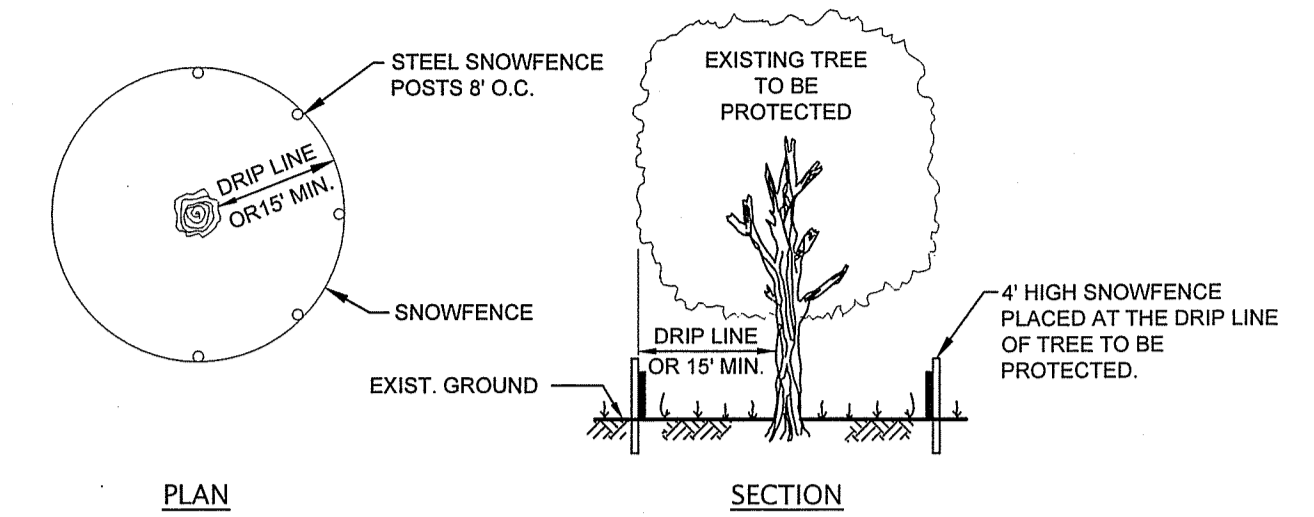
SEEDING RATE: 20-40 LB PER ACRE

GENERAL SEED MIX

Mix Composition

- 60.0% Kentucky Bluegrass
- 10.0% Pennine Perennial Ryegrass
- 30.0% Pennlawn Fescue

SEEDING RATE: 4 LB PER 1,000 SQ.FT.



PLAN

SECTION

NOTES:

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
2. 4\"/>

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
REPLACEMENT - STREET TREE					
GT	35	GLEDTISIA TRIACANTHOS 'INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	MIN. 3" CAL.
LI	12	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR	B & B	4" MIN. CAL.
LM	32	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR	B & B	MIN. 3" CAL.
QR	48	QUERCUS RUBRA	NORTHERN RED OAK	B & B	MIN. 3" CAL.
UA	29	ULMUS AMERICANA	AMERICAN ELM	B & B	MIN. 3" CAL.
REPLACEMENT TREES					
AR	18	ACER RUBRUM	RED MAPLE	B & B	MIN. 2" CAL.
AB	19	ACER SACCHARUM 'BARRETT COLE'	APOLLO® SUGAR MAPLE	B & B	MIN. 2" CAL.
BN	12	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH MULTI-TRUNK	B & B	MIN. 2" CAL.
JV	48	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	10' MIN. HT.
NS	6	NYSSA SYLVATICA	BLACK GUM	B & B	MIN. 2" CAL.
PS	81	PINUS STROBUS	WHITE PINE	B & B	10' MIN. HT.
PF	28	PINUS STROBUS 'FASTIGIATA'	PYRAMIDAL WHITE PINE	B & B	10' MIN. HT.
PO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	4" MIN. CAL.
PL	10	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	B & B	MIN. 2" CAL.
QA	9	QUERCUS ALBA	WHITE OAK	B & B	MIN. 2" CAL.
QC	5	QUERCUS COCCINEA	SCARLET OAK	B & B	MIN. 2" CAL.
TI	57	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	10' MIN. HT.
TA	10	TILIA AMERICANA	AMERICAN LINDEN	B & B	MIN. 2" CAL.

NOTES:

1. FOR LANDSCAPE PURPOSES ONLY.
2. SEE SHEETS LS-1, LS-2, AND LS-3 FOR LANDSCAPE PLANS.

REVISIONS
 NO. DESCRIPTION DATE
 SITE DEVELOPMENT PLANS FOR THE REGENCY AT LYNNFIELD SENIOR HOUSING DEVELOPMENT LOCATED AT 1301 MAIN STREET LYNNFIELD, MASSACHUSETTS (PORTION OF ASSESSOR'S MAP 1.3, PARCEL 1000) PREPARED FOR: TOLL BROS., INC.

LANDSCAPE DETAILS & NOTES 1
 DRAWING NO. LS-5
 PROJ. #8342

TYPICAL UNIT PLANT SCHEDULE

ORNAMENTAL TREE / UPRIGHT EVERGREEN TREE				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Betula nigra/ River Birch (Multi-trunk)	5'-6" HT	Full Sun/Part Shade
		Carpinus betulus/ European Hornbeam	5'-6" HT	Full Sun/Part Shade
		Cornus X 'Rutgan' / Stellar Pink Dogwood	5'-6" HT	Full Sun/Part Shade
		Juniperus virginiana 'Emerald Sentinel', 'Glauca', 'or 'Canaertii' / Juniper	5'-6" HT	Full Sun
		Magnolia stellata / 'Royal Star' Magnolia	5'-6" HT	Full Sun
		Picea glauca 'Iseli Fastigiata' / Iseli Fastigiata Blue Spruce	5'-6" HT	Full Sun/Part Shade
		Prunus serrulata 'Kwanzan' / Kwanzan Flowering Cherry	5'-6" HT	Full Sun
		Thuja occidentalis 'Nigra' / Arborvitae	5'-6" HT	Full Sun/Part Shade

LARGE-MEDIUM SHRUB A (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Chamaecyparis pisifera 'Filifera Aurea' / Golden Mop Falsecypress	24" MIN. HT	Full Sun/Part Shade
		Ilex crenata 'Compacta' / Japanese Holly	24" MIN. HT	Full Sun/Part Shade
		Ilex glabra 'Densa' or 'Shamrock' / Inkberry	24" MIN. HT.	Full Sun/Full Shade
		Ilex x 'Mesog' / China Boy & China Girl Holly	24" MIN. HT.	Full Sun/Full Shade
		Leucothoe axillaris/Coastal Leucothoe	24" MIN. HT.	Part Shade/Full Shade
		Pieris japonica 'Brower's Beauty' / Japanese Andromeda	24" MIN. HT.	Part Shade/Full Shade
		Rhododendron x 'PJM' / PJM Rhododendron	24" MIN. HT.	Full Sun/Part Shade

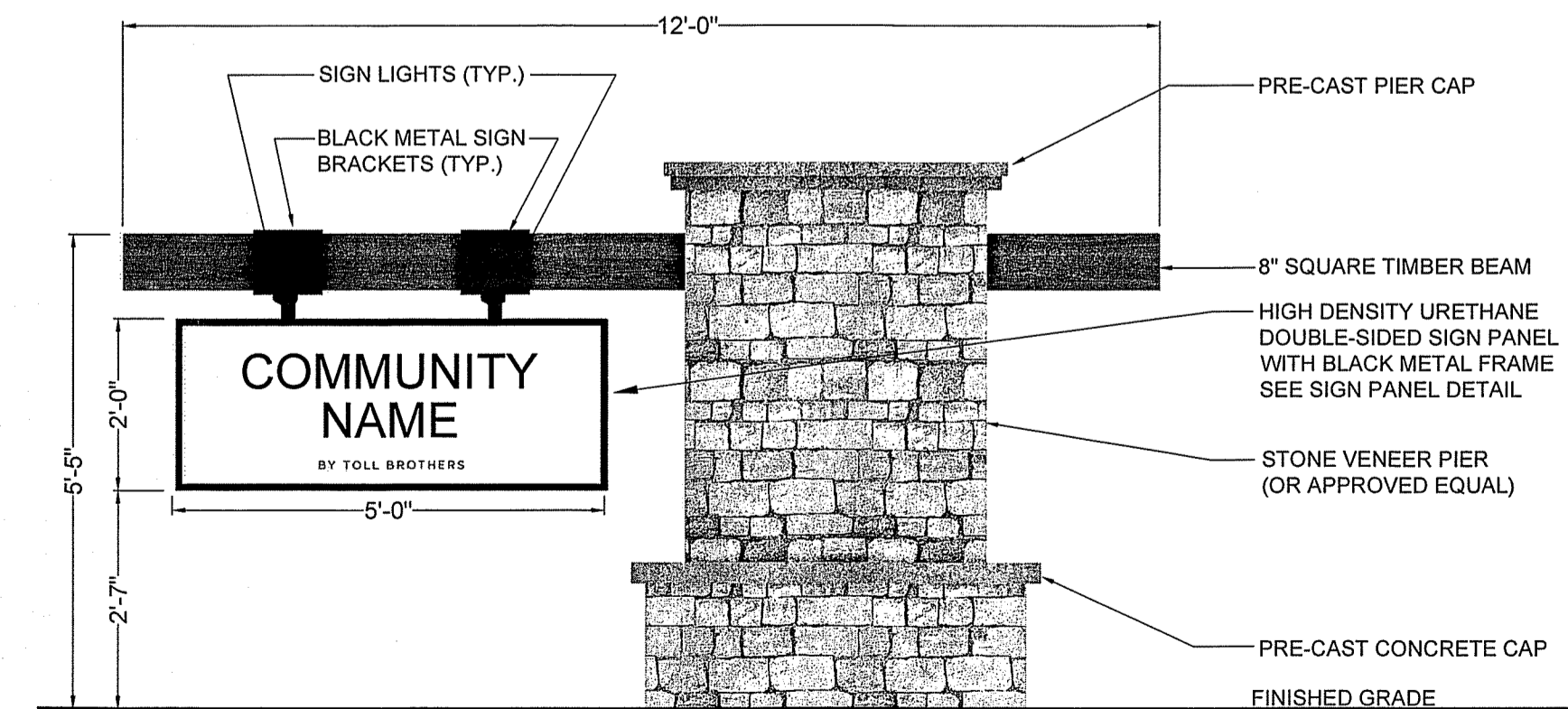
LARGE-MEDIUM SHRUB B (DECIDUOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Clethra alnifolia 'Ruby Spice' or 'September Beauty' / Summerweet	36" MIN. HT	Part Shade/Full Shade
		Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	36" MIN. HT.	Full Sun/Part Shade
		Hydrangea macrophylla / Bigleaf Hydrangea	36" MIN. HT.	Full Sun/Part Shade
		Hydrangea paniculata / Panicle Hydrangea	36" MIN. HT.	Full Sun/Part Shade
		Physocarpus opulifolius 'Summer Wine' or 'Coppertina' / Ninebark	36" MIN. HT.	Full Sun/Part Shade
		Rosa x 'Radtko' or 'Radcon' / Double or Pink Knock Out Rose	36" MIN. HT.	Full Sun
		Weigela florida 'Wine and Roses' / Wine and Roses Weigela	36" MIN. HT.	Full Sun/Part Shade

SMALL SHRUB C (DECIDUOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Clethra alnifolia 'Hummingbird' / Hummingbird Summerweet	18" MIN. HT	Full Sun/Part Shade
		Comptonia peregrina / Sweet-fern	18" MIN. HT.	Full Sun/Part Shade
		Cornus sericea 'Kelsey's Dwarf' / Kelsey's Dwarf Red-Osier Dogwood	18" MIN. HT.	Full Sun
		Fothergilla gardenii / Dwarf Fothergilla	18" MIN. HT.	Full Sun/Part Shade
		Itea virginia 'Little Henry' / Dwarf Virginia Sweetspire	18" MIN. HT.	Full Sun/Part Shade
		Rosa x 'Carpet Rose' / Carpet Rose varieties	18" MIN. HT.	Full Sun
		Weigela florida 'My Monet' or 'Midnight Wine' / Dwarf Weigela	18" MIN. HT.	Full Sun/Full Shade

SMALL SHRUB D (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Azalea Encore varieties	18" MIN. HT.	Full Sun/Part Shade
		Ilex crenata 'Hoogendorn' or 'Soft Touch' / Japanese Holly	18" MIN. HT.	Full Sun/Part Shade
		Ilex glabra 'Gem Box' / Gem Box Inkberry	18" MIN. HT.	Full Sun/Full Shade
		Chamaecyparis obtusa 'Nan Lutea' / Dwarf Golden Falsecypress	18" MIN. HT.	Full Sun/Part Shade
		Thuja occidentalis 'Bobozam' / Mr. Bowling Ball Arborvitae	18" MIN. HT.	Full Sun/Part Shade

PERENNIAL/GROUNDCOVER SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Astilbe varieties / Falsepina	1 GAL.	Part Shade/Full Shade
		Coreopsis varieties / Tickseed	1 GAL.	Full Sun
		Hemerocallis varieties / Daylily	1 GAL.	Full Sun
		Hosta varieties / Hosta	1 GAL.	Part Shade/Full Shade
		Liriope muscari 'Big Blue' or 'Variegata' / Liriope	2 QT.	Full Sun/Full Shade
		Nepeta racemosa 'Walkers Low' / Walker's Low Catmint	1 GAL.	Full Sun/Part Shade
		Phlox subulata / Creeping Phlox	1 GAL.	Full Sun/Part Shade
		Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL.	Full Sun
		Sedum 'Varieties' / Stonecrop	1 GAL.	Full Sun
		Tiarella cordifolia / Foamflower	1 GAL.	Full Sun / Part Shade

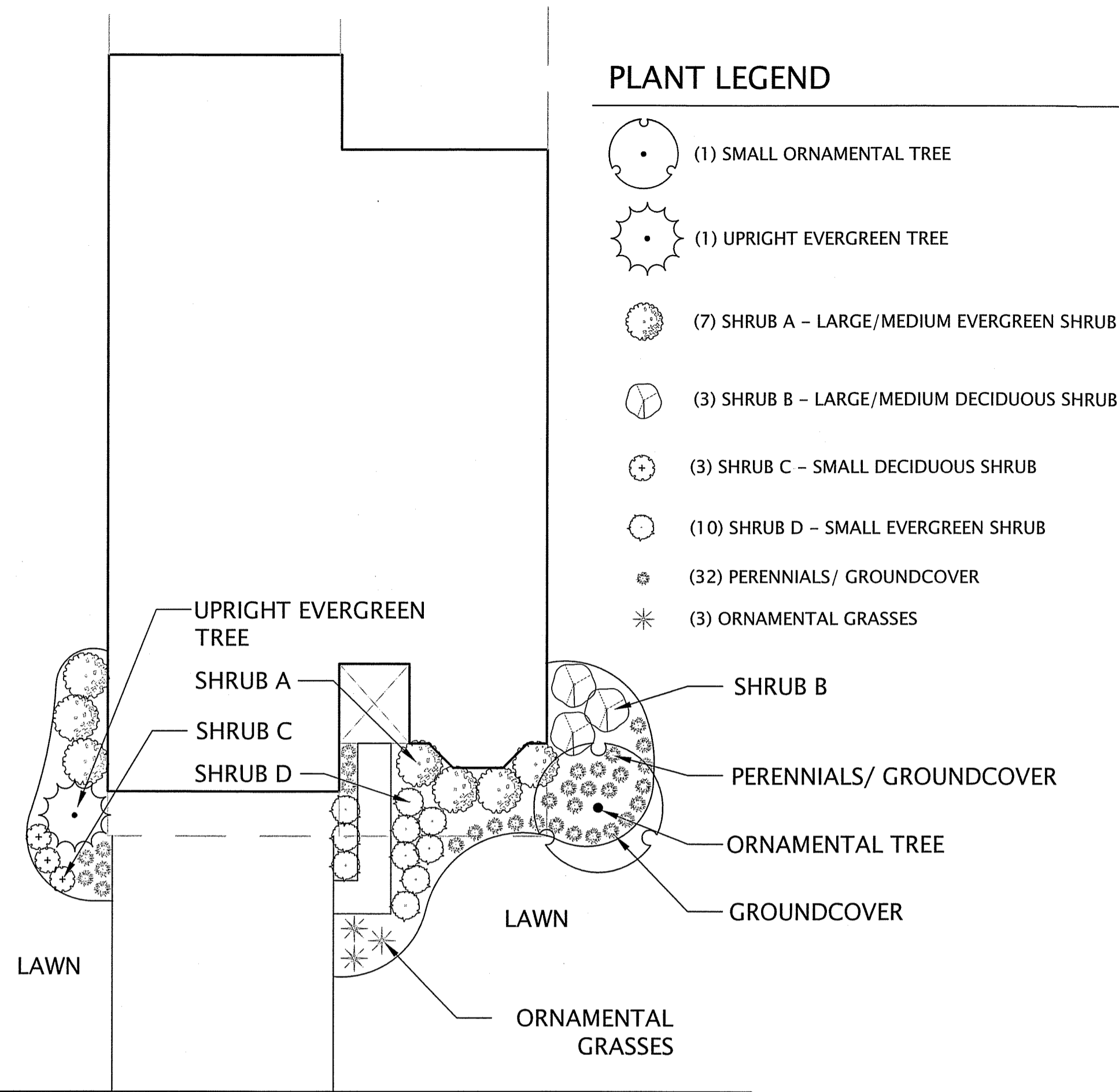
ORNAMENTAL GRASSES SELECT ONE SPECIES ONLY PER PLANT GROUPING				
SYMBOL	QUANTITY	SPECIES/Common NAME	SIZE	NOTES
		Festuca glauca 'Elijah Blue' / Blue Fescue	1 GAL.	Full Sun / Part Shade
		Hakonechloa macra 'Aureola' / Hakone Grass	1 GAL.	Full Sun / Part Shade
		Pennisetum alopecuroides 'Hamelin' or 'Cassian' / Dwarf Fountain Grass	1 GAL.	Part Shade/Full Shade
		Schizachyrium scoparium 'Prairie Blues' / Little Bluestem	1 GAL.	Full Sun / Part Shade
		Sporobolus heterolepis / Prairie Dropseed	1 GAL.	Full Sun / Part Shade



ENTRY MONUMENT SIGN

SCALE: 1"=2'

- NOTES:
 1. FOR LANDSCAPE PURPOSES ONLY.
 2. SEE SHEETS LS-1, LS-2, AND LS-3 FOR LANDSCAPE PLANS.



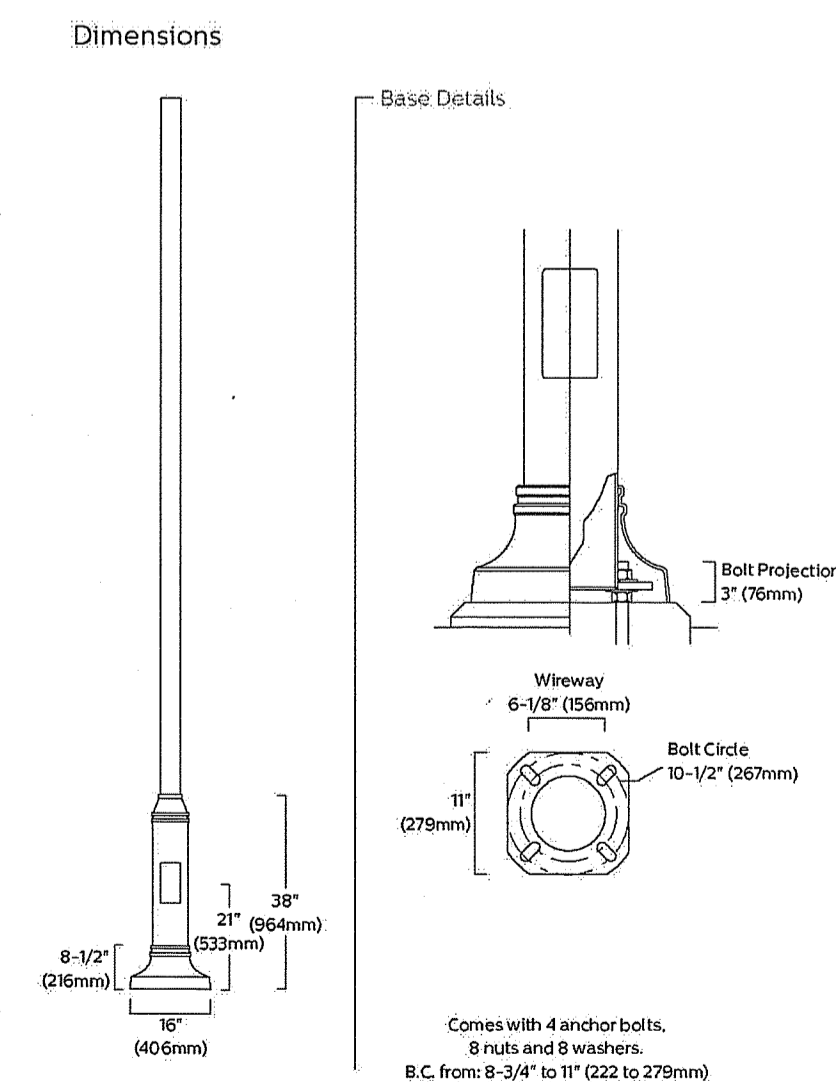
TYPICAL UNIT PLANTING

SCALE: 1"=10'

TYPICAL UNIT PLANTING NOTES:

- LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE: SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
- SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
- FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
- QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
- SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY ESE LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.
- TYPICAL UNIT PLANT LOCATIONS MAY VARY. TO BE COORDINATED WITH UTILITIES AND SWALES.

Outdoor Poles and Brackets
AM6 - Round Aluminum Bottleneck Pole



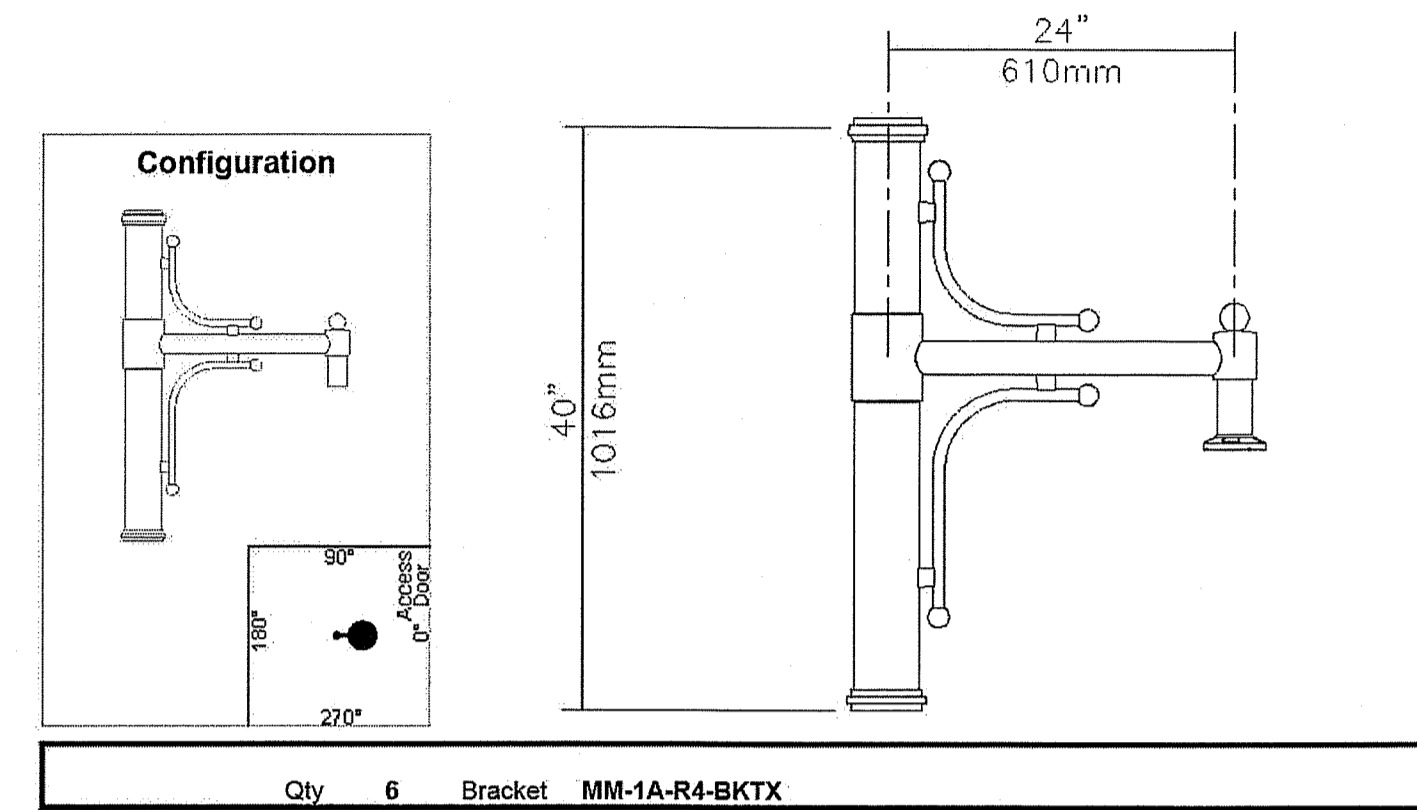
STREET LIGHT POLE (QUANTITY: 13)

NOT TO SCALE

PLANT LEGEND

- (1) SMALL ORNAMENTAL TREE
- (1) UPRIGHT EVERGREEN TREE
- (7) SHRUB A - LARGE/MEDIUM EVERGREEN SHRUB
- (3) SHRUB B - LARGE/MEDIUM DECIDUOUS SHRUB
- (3) SHRUB C - SMALL DECIDUOUS SHRUB
- (10) SHRUB D - SMALL EVERGREEN SHRUB
- (32) PERENNIALS/ GROUNDCOVER
- (3) ORNAMENTAL GRASSES

PENN16-86629 (78232)

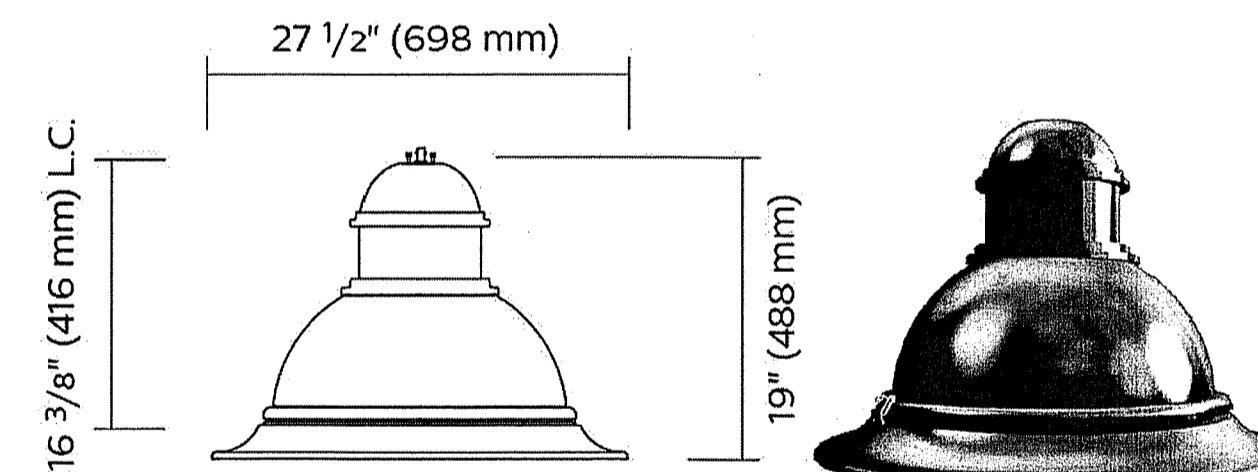


Description of Components:
 Arm: Made from 2 3/8in. (60mm) outside diameter aluminum tubing, welded.
 Decorative Element: Made of cast 356 aluminum, welded.
 Central Adaptor: Made of aluminum 6061-T6, 4 1/2" (114mm) outside diameter. Complete with a cast 356 aluminum fitter that slip-fits 3/8" (229mm) over a 4" (102mm) outside diameter pole tenon. Mechanically assembled using two sets of four set screws at 90 degrees around the bracket.
 Bracket Weight: 22 lbs (10 kg)

STREET LIGHT BRACKET (QUANTITY: 13)

NOT TO SCALE

PENN16-86629 (78232)



DMS50 - F optics
Flat lens

Qty 6 Luminaire DMS50-5W32LED4K-R-LE3S-VOLT-BKTX

Description of Components:

Hood: A die cast A360.1 aluminum dome complete with a cast-in technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.
Housing: In a round shape, this housing is made of cast 356 aluminum, c/w a watertight grommet, mechanically assembled to the bracket with four bolts 3/8-16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.
Light Engine: LEDgine composed of 5 main components: Heat Sink / Lens / LED Module / Optical System / Driver Electrical components are RoHS compliant.
Heat Sink: Heat Sink: Made of die cast A360 aluminum optimizing the LEDs efficiency and life, complete with a cast in skirt and technical ring. Product does not use any cooling device with moving parts (only passive cooling device)
Lens: Made of soda-lime clear tempered glass curved lens, mechanically assembled and sealed onto the lower part of the heat sink.
LED Module: LED type Philips Lumileds LUXEON R. Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.
Optical System: (LE3S), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated.

STREET LIGHT LUMINAIRE (QUANTITY: 13)

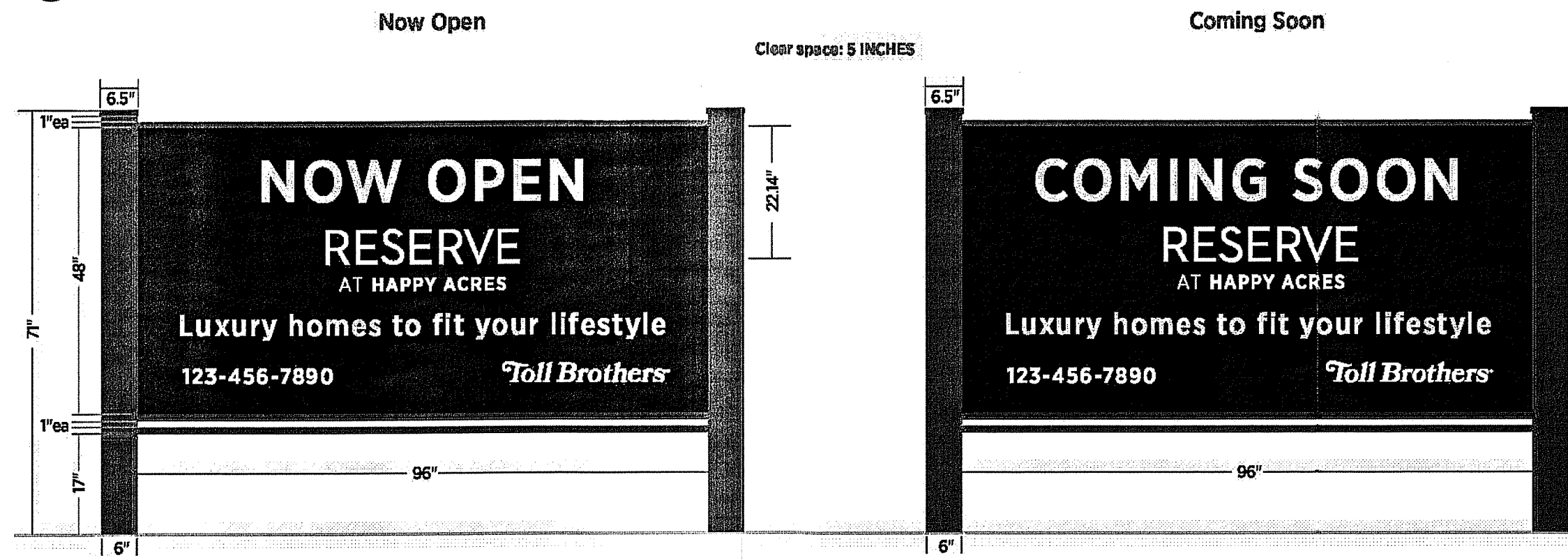
NOT TO SCALE

NO.	DESCRIPTION	DATE

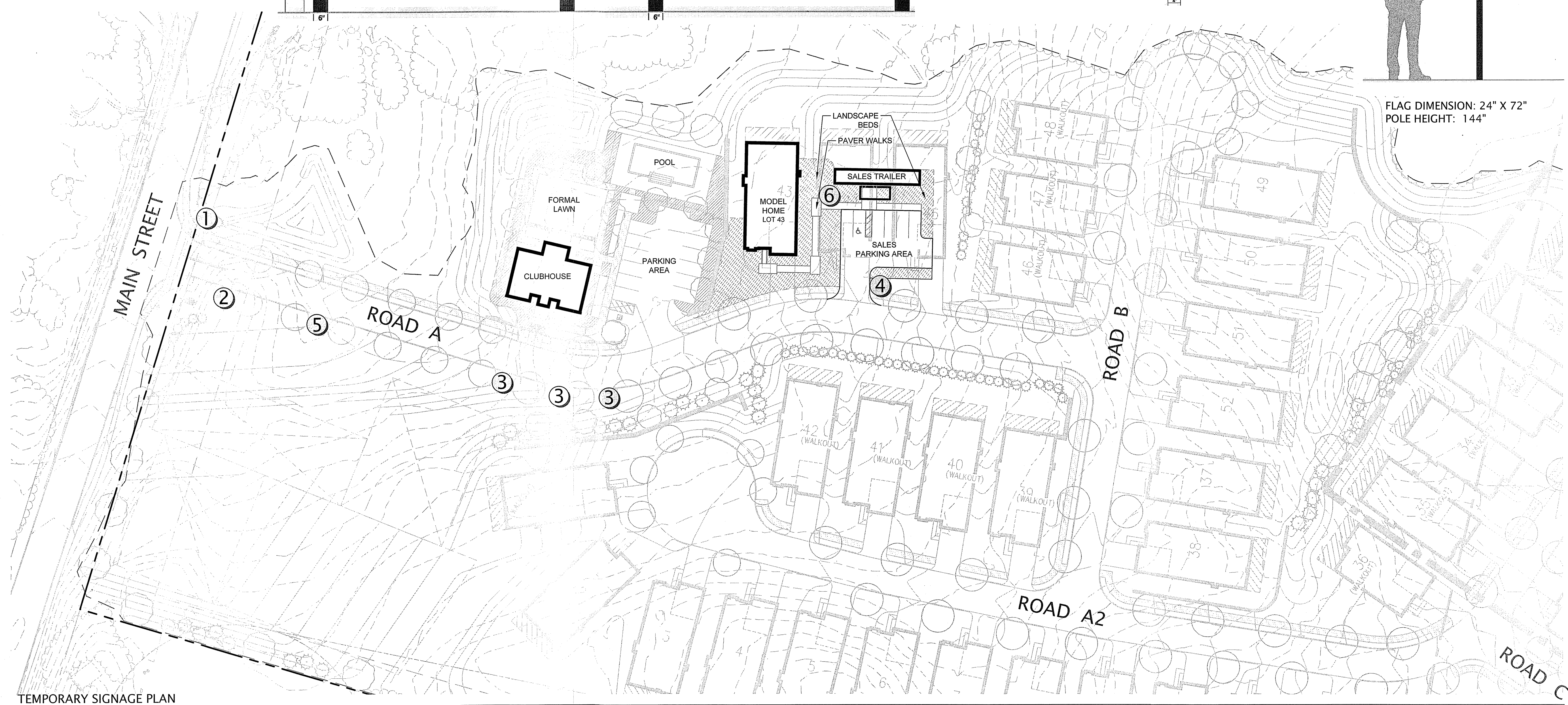
SITE DEVELOPMENT PLANS FOR THE REGENCY AT
 LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
 1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
 TOLL BROS., INC.

LANDSCAPE
 DETAILS &
 NOTES II
 DRAWING NO.
 LS-6

① PERIMETER SIGNS



② WELCOME SIGNS



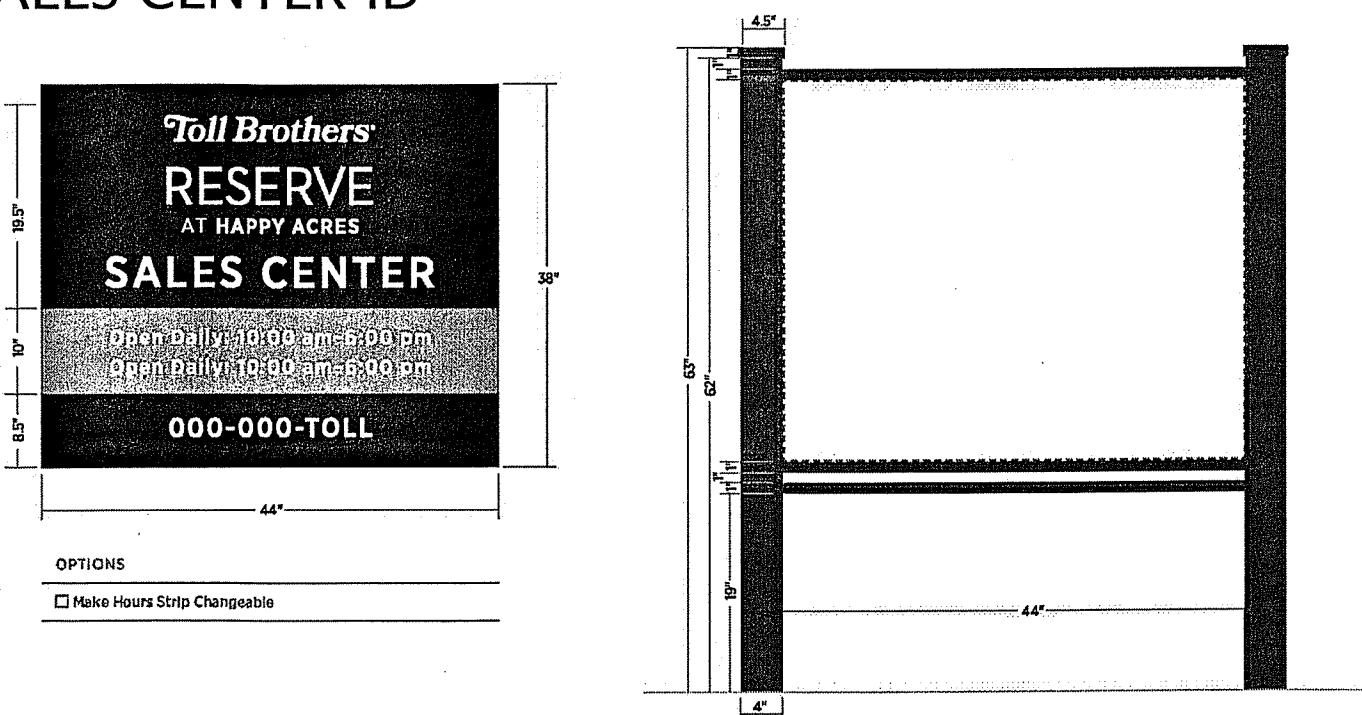
TEMPORARY SIGNAGE PLAN
SCALE: 1" = 40'

REVISIONS

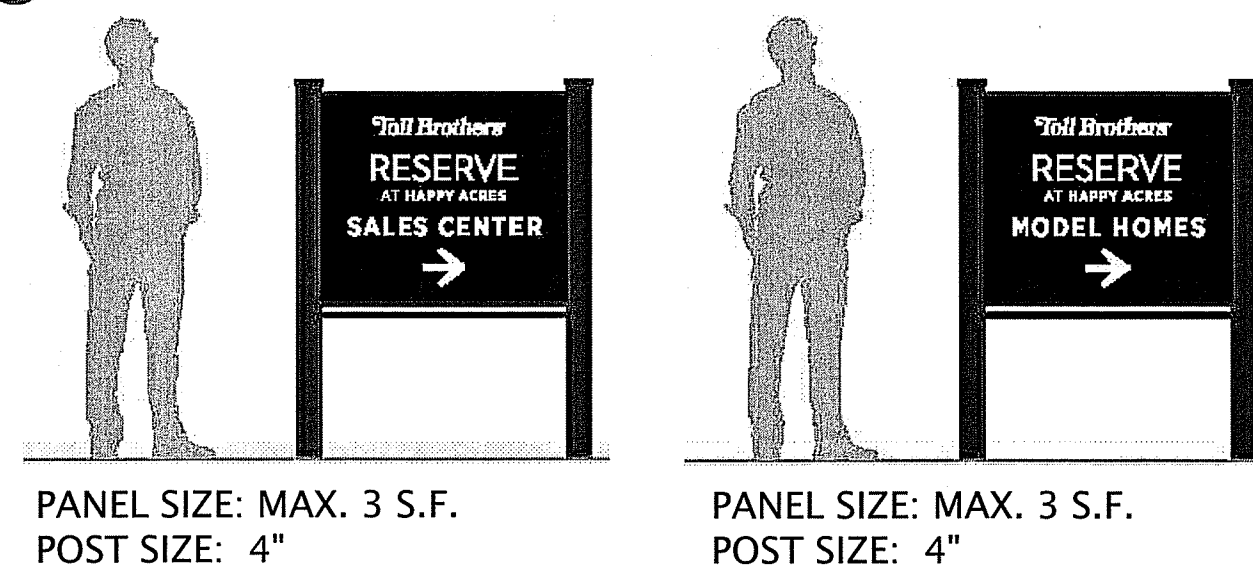
NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

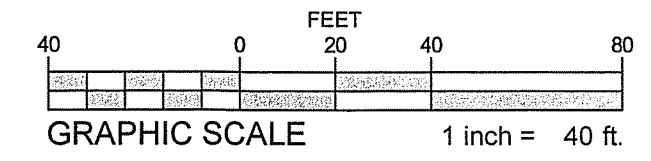
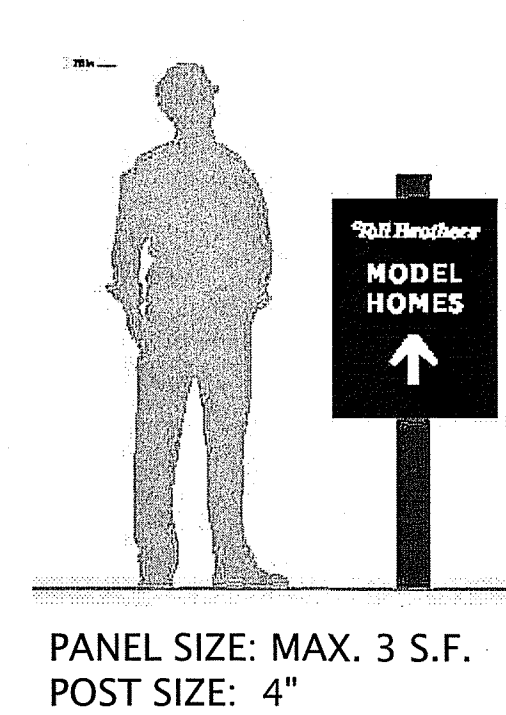
④ SALES CENTER ID



⑤ SALES CENTER/ MODEL DIRECTIONALS



⑥ DIRECTIONALS



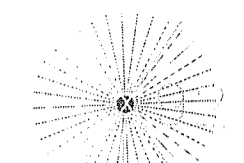
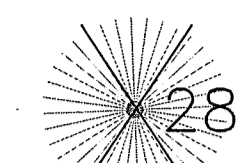


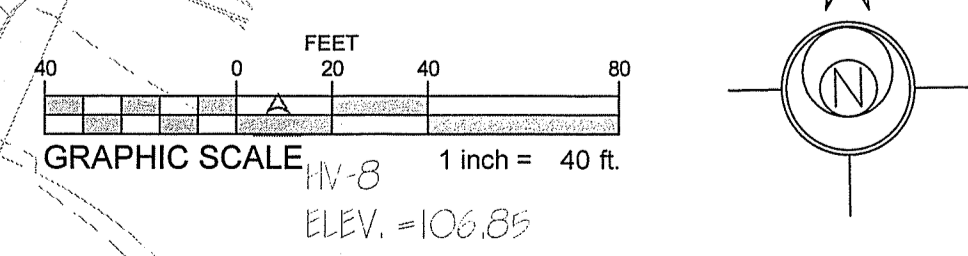
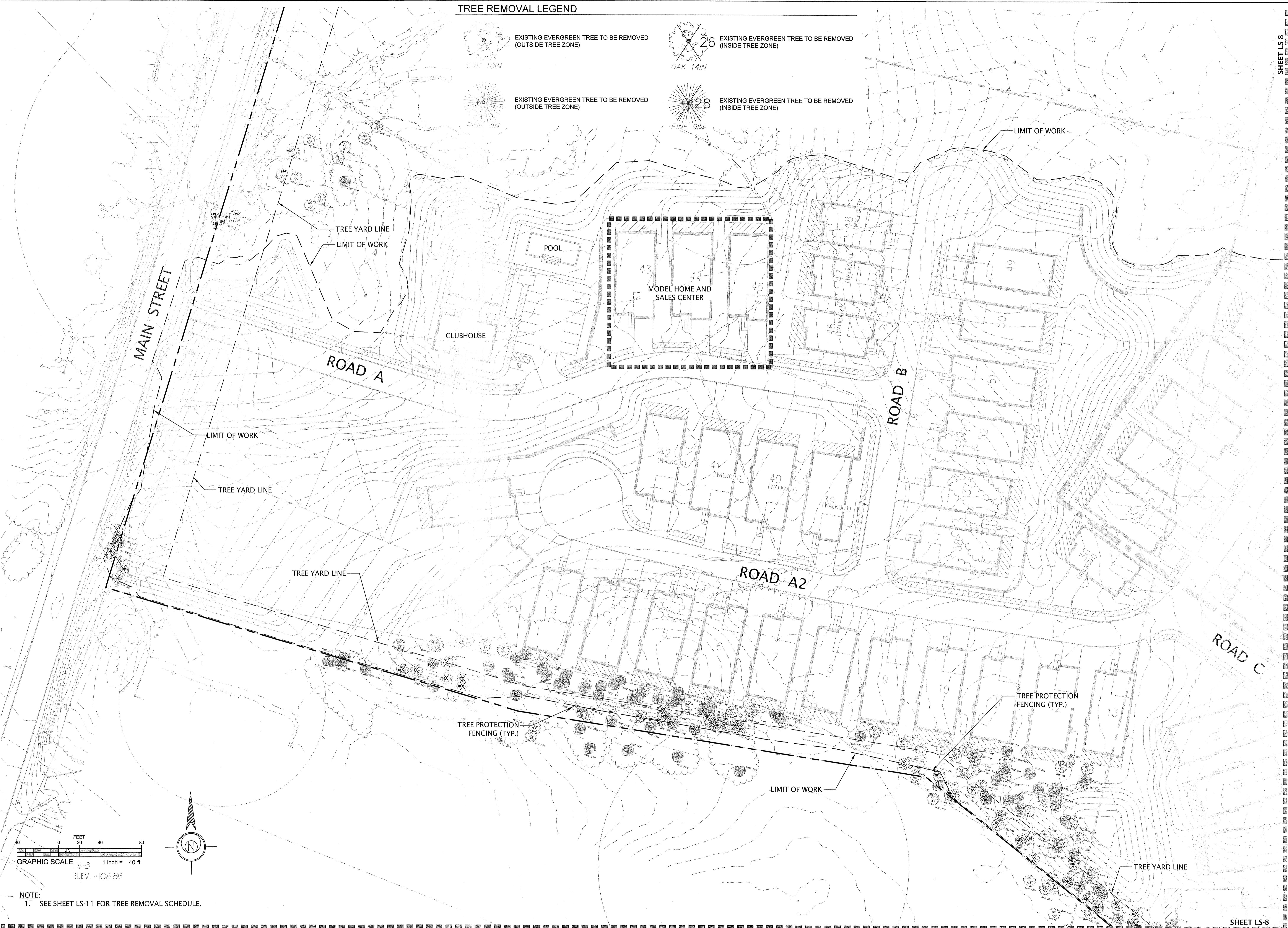
- NOTES:
1. FOR LANDSCAPE PURPOSES ONLY.
2. SEE SHEETS LS-1, LS-2, AND LS-3 FOR LANDSCAPE PLANS.

TEMPORARY
SIGNAGE PLAN

DRAWING NO.
LS-7

TREE REMOVAL LEGEND

	EXISTING EVERGREEN TREE TO BE REMOVED (OUTSIDE TREE ZONE)		EXISTING EVERGREEN TREE TO BE REMOVED (INSIDE TREE ZONE)
	EXISTING EVERGREEN TREE TO BE REMOVED (OUTSIDE TREE ZONE)		EXISTING EVERGREEN TREE TO BE REMOVED (INSIDE TREE ZONE)



NOTE:
1. SEE SHEET LS-11 FOR TREE REMOVAL SCHEDULE.

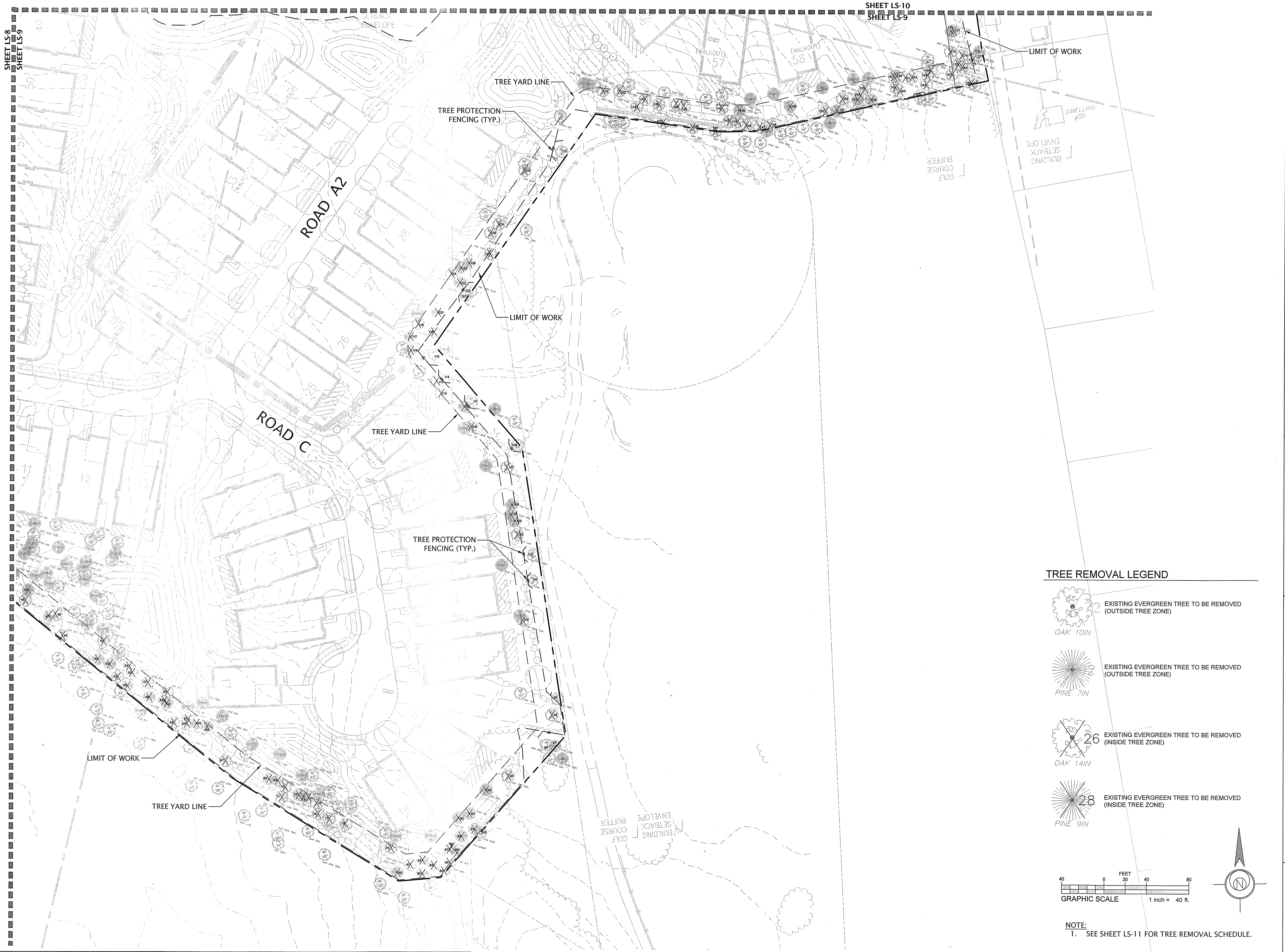
SHEET LS-8
SHEET LS-10

REVISIONS	
NO.	DESCRIPTION

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
 LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
 1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
 (PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR:
 TOLL BROS., INC.

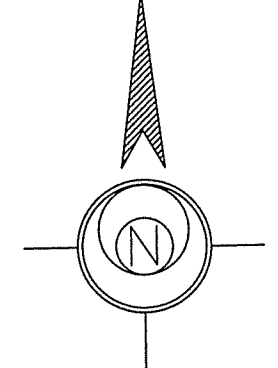
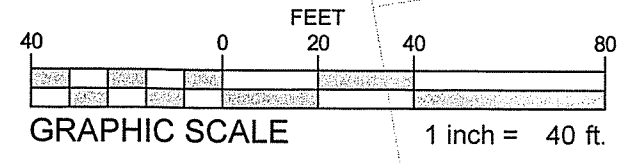
TREE REMOVAL
 PLAN 1
 DRAWING NO.
 LS-8

SHEET LS-8
SHEET LS-9



TREE REMOVAL LEGEND

- 26 EXISTING EVERGREEN TREE TO BE REMOVED (OUTSIDE TREE ZONE)
 OAK 10IN
- 27 EXISTING EVERGREEN TREE TO BE REMOVED (OUTSIDE TREE ZONE)
 PINE 7IN
- 26 EXISTING EVERGREEN TREE TO BE REMOVED (INSIDE TREE ZONE)
 OAK 14IN
- 28 EXISTING EVERGREEN TREE TO BE REMOVED (INSIDE TREE ZONE)
 PINE 9IN

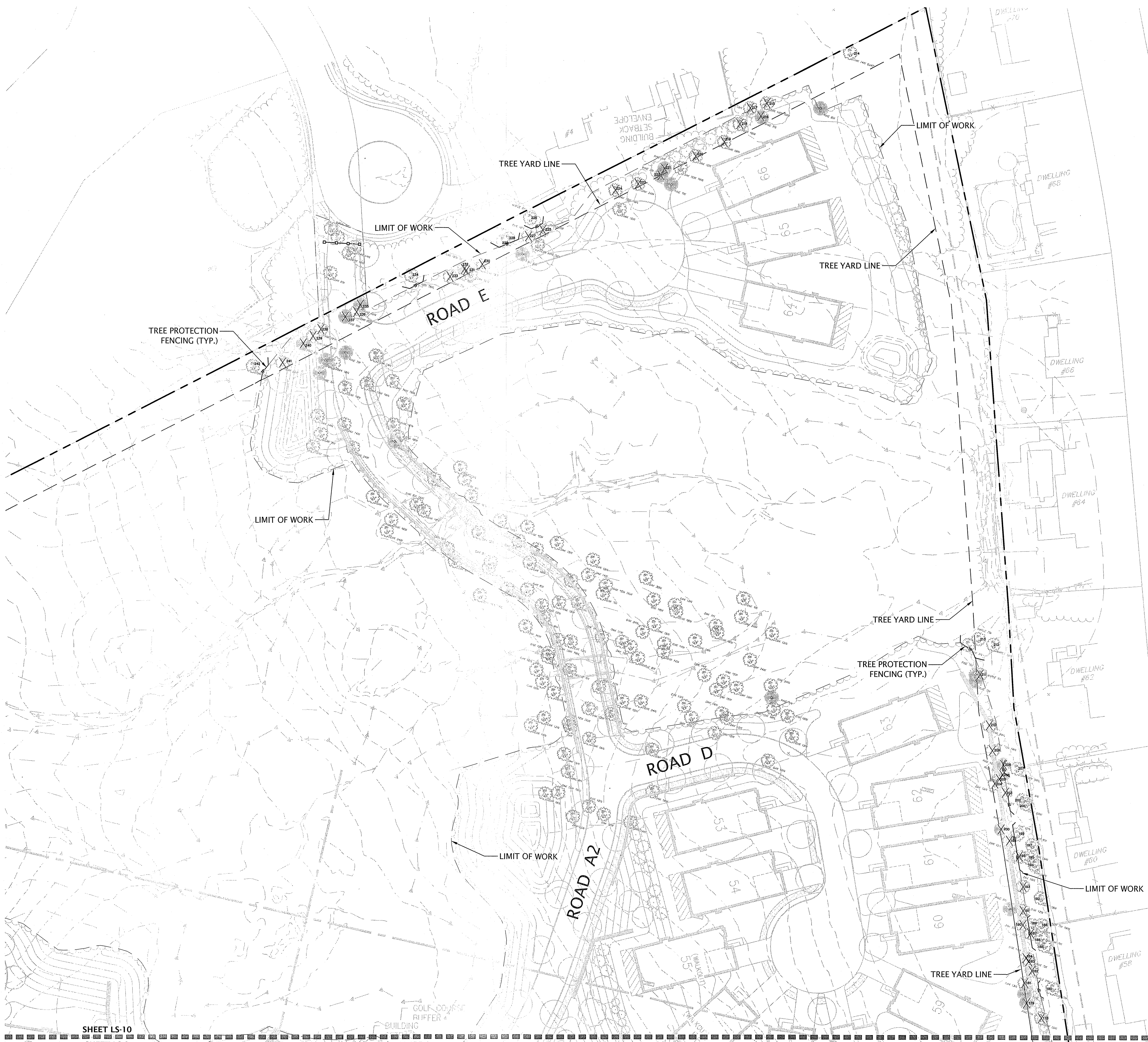


NOTE:
 1. SEE SHEET LS-11 FOR TREE REMOVAL SCHEDULE.

REVISIONS	
NO.	DESCRIPTION

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
 LYNNFIELD SENIOR HOUSING DEVELOPMENT
 LOCATED AT
 1301 MAIN STREET
 LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
 PREPARED FOR
 TOLL BROS., INC.

TREE REMOVAL
 PLAN II
 DRAWING NO.
 LS-9



TREE PROTECTION FENCING (TYP.)

LIMIT OF WORK

TREE YARD LINE

LIMIT OF WORK

ROAD E

LIMIT OF WORK

TREE YARD LINE

TREE YARD LINE

TREE PROTECTION FENCING (TYP.)

ROAD D


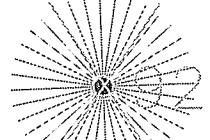


LIMIT OF WORK

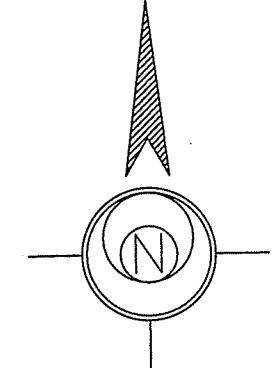
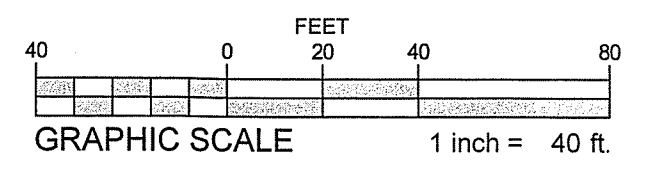
ROAD A2

LIMIT OF WORK

TREE YARD LINE

TREE REMOVAL LEGEND

-  EXISTING EVERGREEN TREE TO BE REMOVED (OUTSIDE TREE ZONE)
-  EXISTING EVERGREEN TREE TO BE REMOVED (OUTSIDE TREE ZONE)
-  EXISTING EVERGREEN TREE TO BE REMOVED (INSIDE TREE ZONE)
-  EXISTING EVERGREEN TREE TO BE REMOVED (INSIDE TREE ZONE)



NOTE:
1. SEE SHEET LS-11 FOR TREE REMOVAL SCHEDULE.

SHEET LS-10
SHEET LS-9

R E V I S I O N S	
NO.	DESCRIPTION

SITE DEVELOPMENT PLANS FOR THE REGENCY AT
LYNNFIELD SENIOR HOUSING DEVELOPMENT
LOCATED AT
1301 MAIN STREET
LYNNFIELD, MASSACHUSETTS
(PORTION OF ASSESSOR'S MAP 13, PARCEL 1000)
PREPARED FOR:
TOLL BROS., INC.

TREE REMOVAL PLAN III	DRAWING NO. LS-10
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PROJ. #8342

