

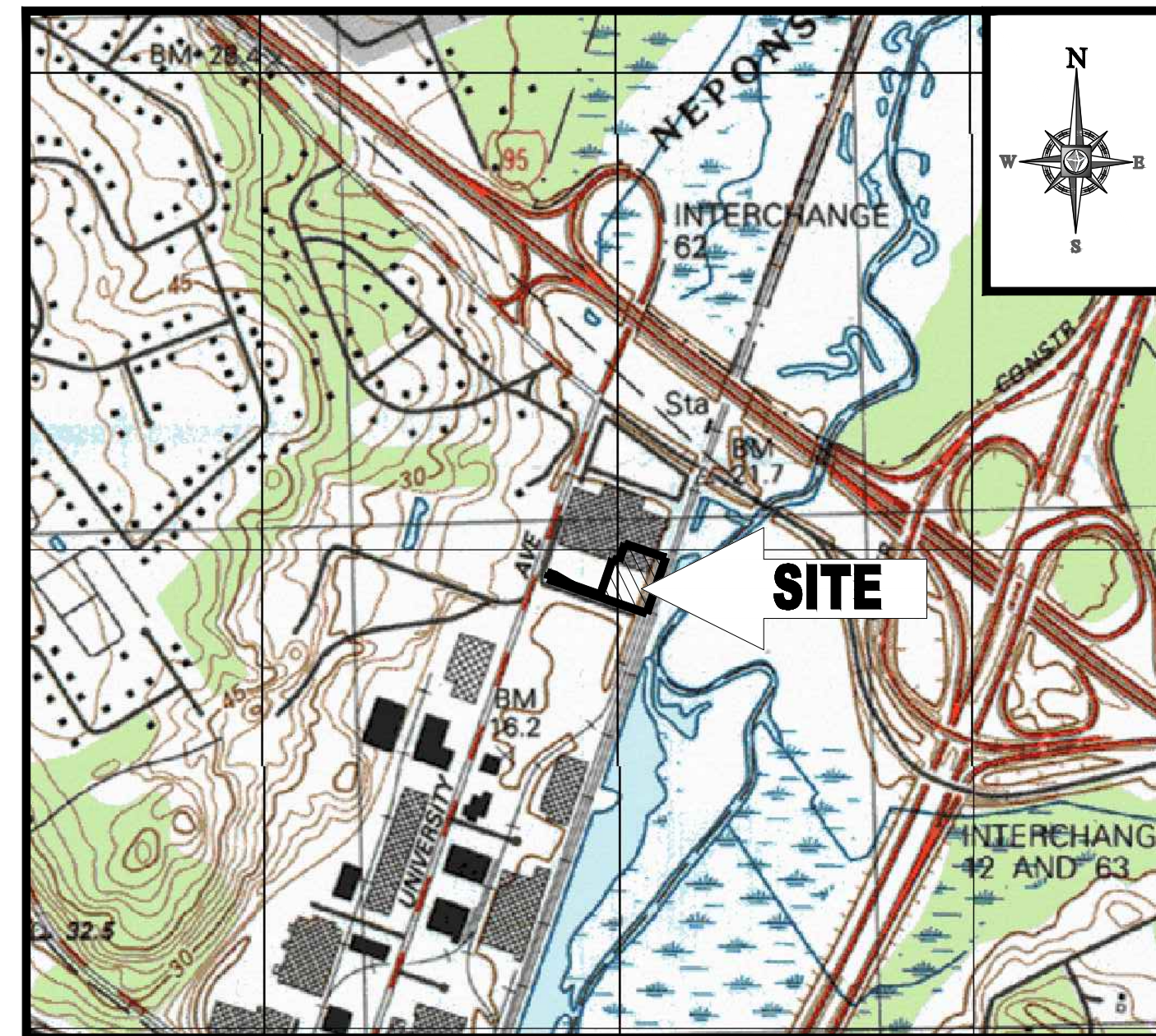
SITE DEVELOPMENT PLANS

FOR:
PROPOSED



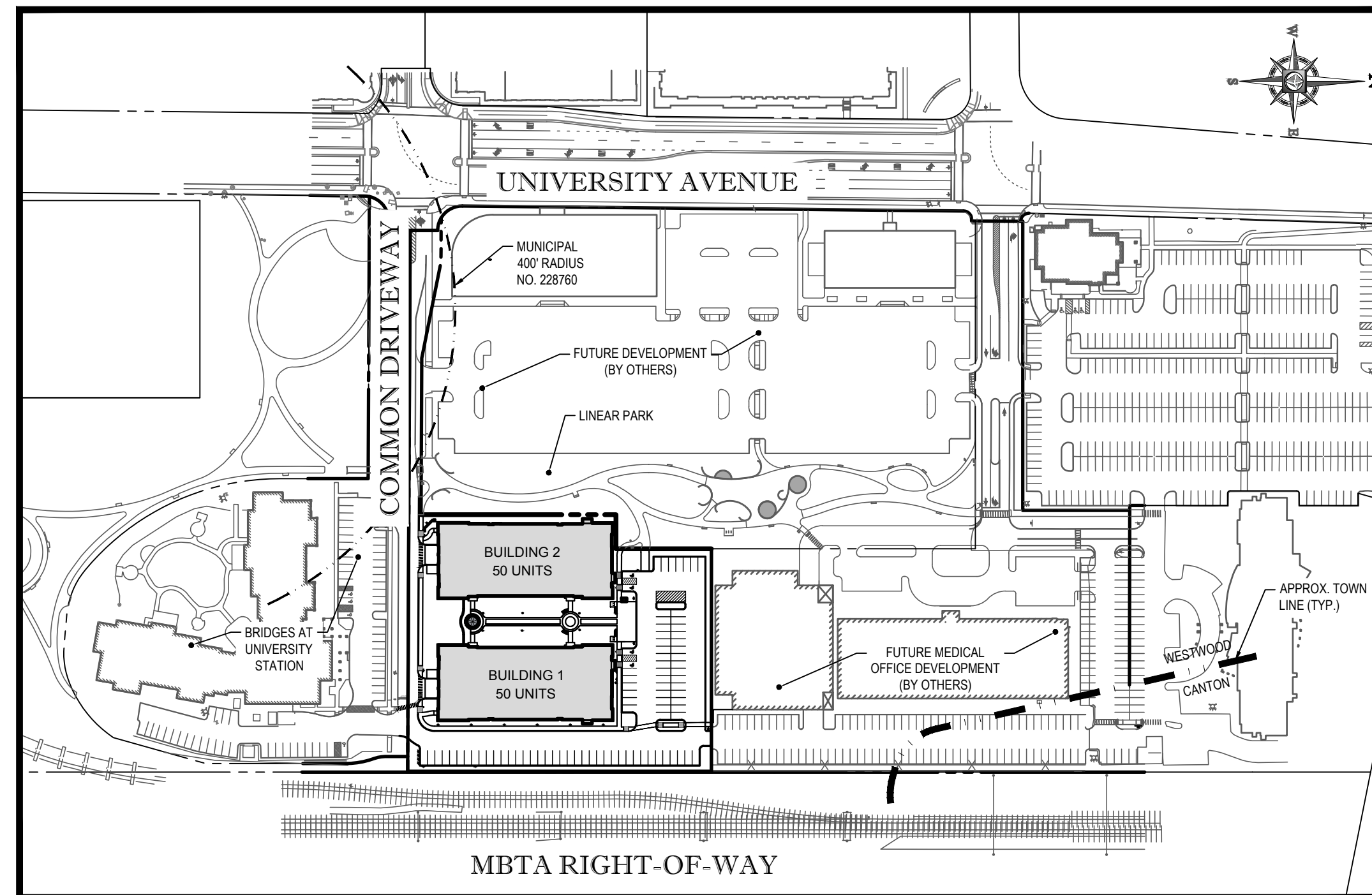
WESTWOOD PLACE AT UNIVERSITY STATION

LOCATION OF SITE:
DEVELOPMENT AREA B OF THE UNIVERSITY AVENUE MIXED USE DISTRICT
UNIVERSITY AVENUE, TOWN OF WESTWOOD
NORFOLK COUNTY, MASSACHUSETTS



LOCATION MAP

SCALE: 1"=100'
PLAN REFERENCE: NORWOOD MASSACHUSETTS USGS QUADRANGLE



AREA PLAN

SCALE: 1"=150'

APPLICANT:

PULTE HOMES OF NEW ENGLAND LLC
115 FLANDERS ROAD, SUITE 200
WESTBOROUGH, MA 01581

OWNER:

UNIVERSITY STATION PHASE 2, LLC

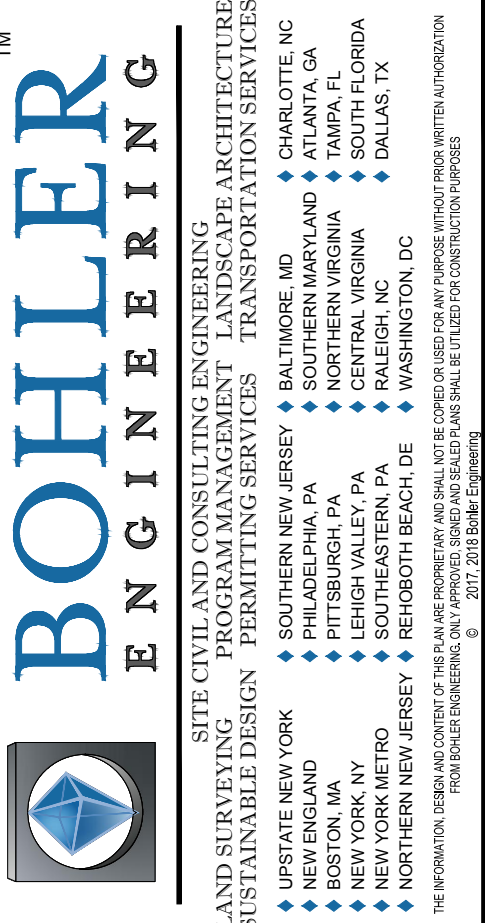
PREPARED BY



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SHEET TITLE	SHEET NUMBER
COVER SHEET	1 OF 17
GENERAL NOTES SHEET	2 OF 17
EXISTING CONDITIONS & DEMOLITION PLAN	3 OF 17
SITE PLAN	4 OF 17
GRADING & DRAINAGE PLAN	5 OF 17
UTILITY PLAN	6 OF 17
SOIL EROSION & SEDIMENT CONTROL PLAN	7 OF 17
SOIL EROSION CONTROL NOTES & DETAILS SHEET	8 OF 17
LANDSCAPE PLAN	9 OF 17
LANDSCAPE DETAIL SHEET	10 OF 17
LIGHTING PLAN	11 OF 17
LIGHTING DETAIL SHEET	12 OF 17
CONSTRUCTION DETAIL SHEET	13 OF 17
CONSTRUCTION DETAIL SHEET	14 OF 17
CONSTRUCTION DETAIL SHEET	15 OF 17
CONSTRUCTION DETAIL SHEET	16 OF 17
CONSTRUCTION DETAIL SHEET	17 OF 17
GENERAL LAYOUT MAP (BY OTHERS)	1 OF 1

SHEET INDEX



REVISIONS			
REV	DATE	COMMENT	BY
1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
2	02/05/18	PER TOWN / PEER REVIEW COMMENTS	CFD
3			
4			
5			
6			
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PROJECT DEVELOPMENT
REVIEW AND SPECIAL
PERMIT PLAN SET

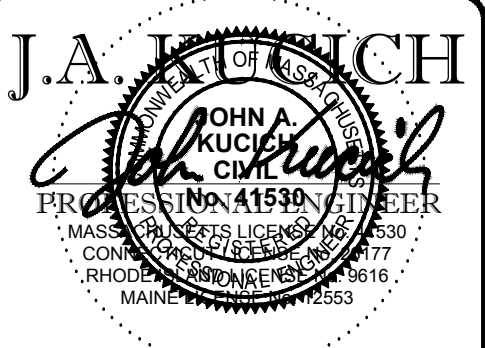
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CHECKED BY:	MD/NEM
DATE:	11/27/2017
SCALE:	AS NOTED
CAD I.D.:	W171101SSZ

PROJECT: **SITE DEVELOPMENT PLANS FOR**

LOCATION OF SITE
WESTWOOD PLACE
AT UNIVERSITY STATION
DEVELOPMENT AREA B OF THE
UNIVERSITY AVENUE MIXED
USE DISTRICT
UNIVERSITY AVENUE
TOWN OF WESTWOOD
NORFOLK COUNTY, MA

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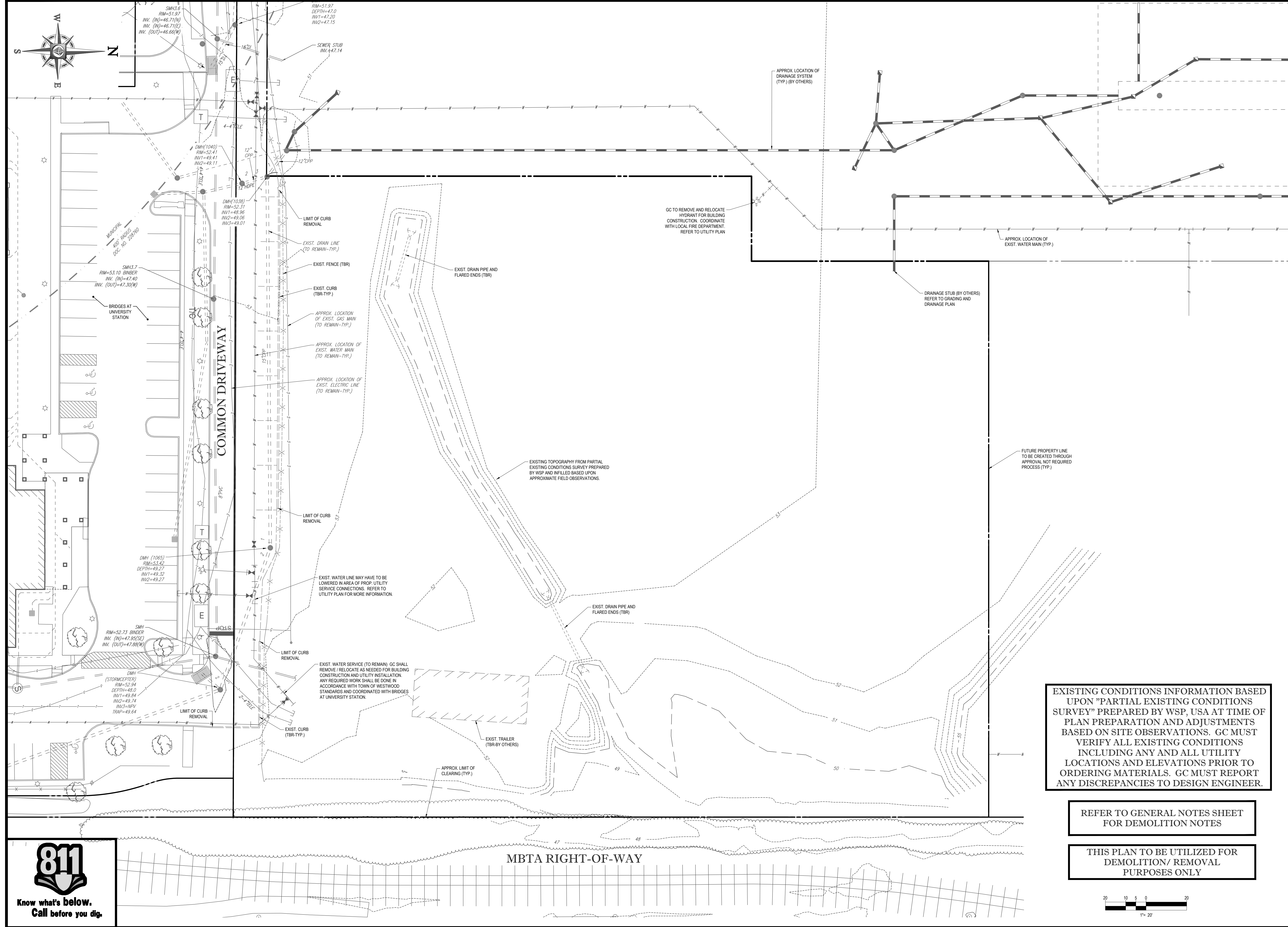
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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 17

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 SOUTH BEND, IN
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 WASHINGTON, DC

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REV	DATE	COMMENT	BY
1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
2	02/05/18	PER TOWN / PEER REVIEW COMMENTS	CFD
3			
4			
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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

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 CAD I.D.: W171101SSZ

SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE
 WESTWOOD PLACE
 AT UNIVERSITY STATION
 DEVELOPMENT AREA B OF THE
 UNIVERSITY AVENUE MIXED
 USE DISTRICT
 UNIVERSITY AVENUE
 TOWN OF WESTWOOD
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J.A. KUCI

JOHN A. KUCI
 CIVIL ENGINEER
 PROFESSIONAL REGISTRATION NO. 41938
 REGISTERED IN THE STATE OF MASSACHUSETTS
 EXPIRES 12/31/2018

EXISTING CONDITIONS INFORMATION BASED UPON "PARTIAL EXISTING CONDITIONS SURVEY" PREPARED BY WSP, USA AT TIME OF PLAN PREPARATION AND ADJUSTMENTS BASED ON SITE OBSERVATIONS. GC MUST VERIFY ALL EXISTING CONDITIONS INCLUDING ANY AND ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO ORDERING MATERIALS. GC MUST REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.

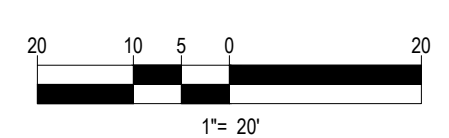
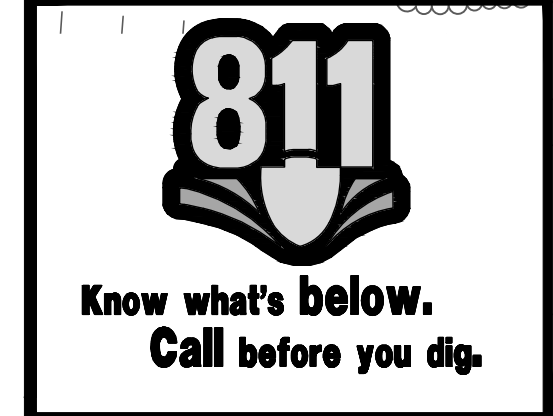
REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
3
 OF 17

REV 2 - 02/05/2018



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LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
PULTE HOMES OF NEW ENGLAND, LLC
115 FLANDERS ROAD, SUITE 200
WESTBOROUGH, MA 01581
2. OWNER:
UNIVERSITY STATION PHASE 2, LLC
3. SITE INFORMATION:
DEVELOPMENT AREA B OF THE UNIVERSITY AVENUE MIXED USE DISTRICT
UNIVERSITY AVENUE
TOWN OF WESTWOOD
NORFOLK COUNTY, MA

PARKING SUMMARY TABLE

LOCATION:	NO. OF SPACES:
SURFACE PARKING	77*
GARAGE PARKING	100
TOTAL PARKING:	177*

* DOES NOT INCLUDE 8 SPACES DESIGNATED TO BRIDGES

REVISIONS

REV	DATE	COMMENT	BY
1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
2	02/05/18	PER TOWN / PEER REVIEW COMMENTS	CFD
3			
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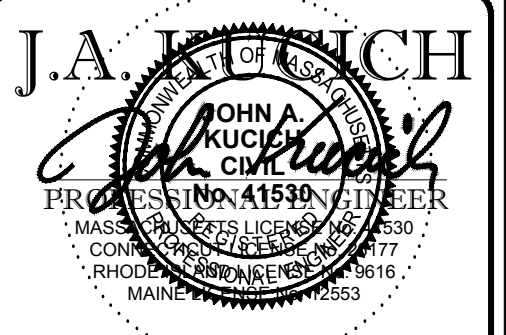
SITE DEVELOPMENT PLANS FOR



LOCATION OF SITE
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DEVELOPMENT AREA B OF THE
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TOWN OF WESTWOOD
NORFOLK COUNTY, MA

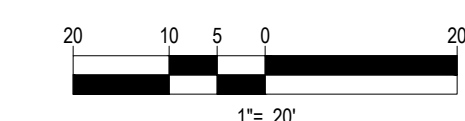
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REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

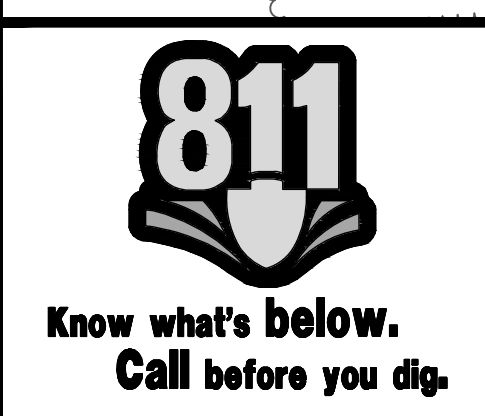
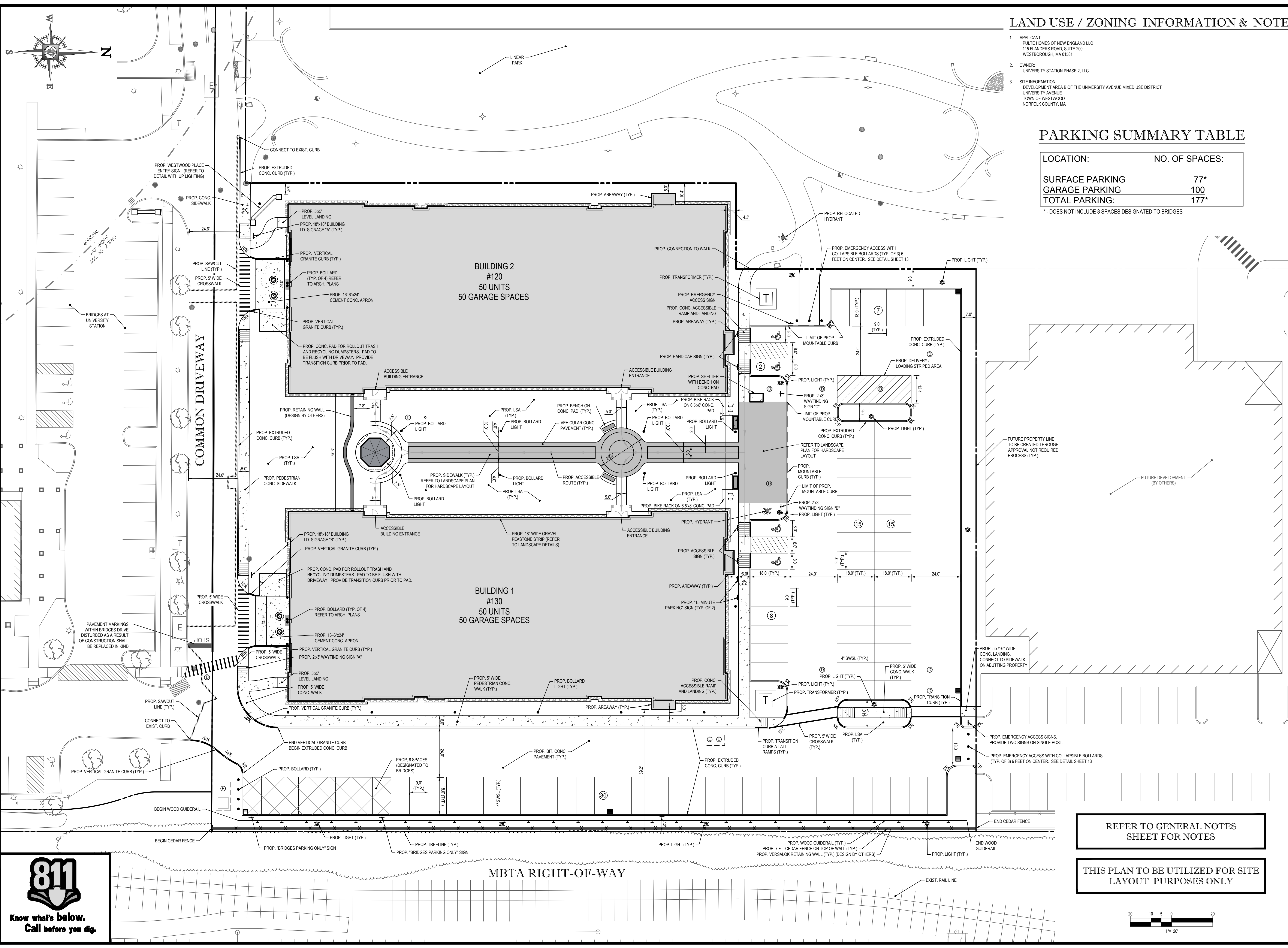


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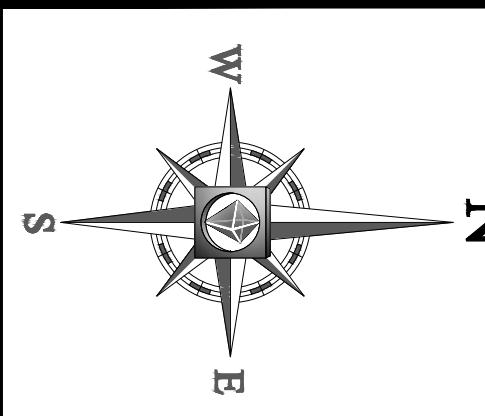
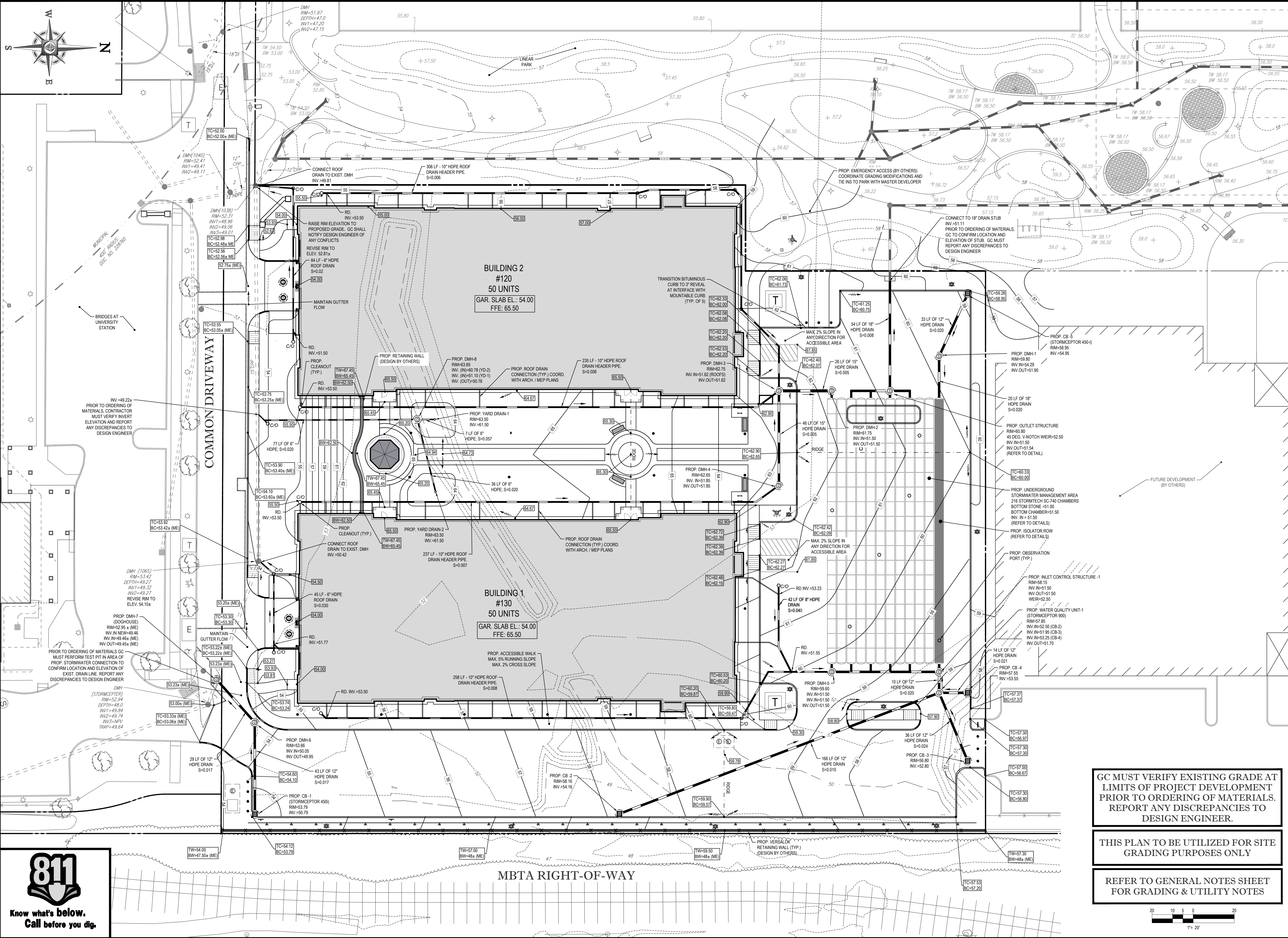
SITE PLAN

SHEET NUMBER:
4
OF 17

REV 2 - 02/05/2018



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REVISIONS			
REV	DATE	COMMENT	BY
1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
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3			
4			
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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

PROJECT No: W171101
 DRAWN BY: CFD
 CHECKED BY: MD/MEM
 DATE: 11/27/2017
 SCALE: AS NOTED
 CAD I.D.: W171101S22

SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE
WESTWOOD PLACE
 AT UNIVERSITY STATION
 DEVELOPMENT AREA B OF THE
 UNIVERSITY AVENUE MIXED
 USE DISTRICT
 UNIVERSITY AVENUE
 TOWN OF WESTWOOD
 NORFOLK COUNTY, MA

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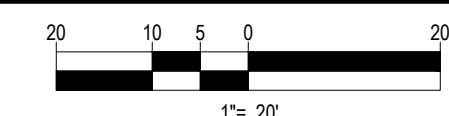
J.A. KUCI

JOHN A. KUCI
 CIVIL ENGINEER
 REG. NO. 11938
 STATE OF MASSACHUSETTS
 (Professional Seal)

GC MUST VERIFY EXISTING GRADE AT LIMITS OF PROJECT DEVELOPMENT PRIOR TO ORDERING OF MATERIALS. REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



SHEET TITLE:
GRADING & DRAINAGE PLAN

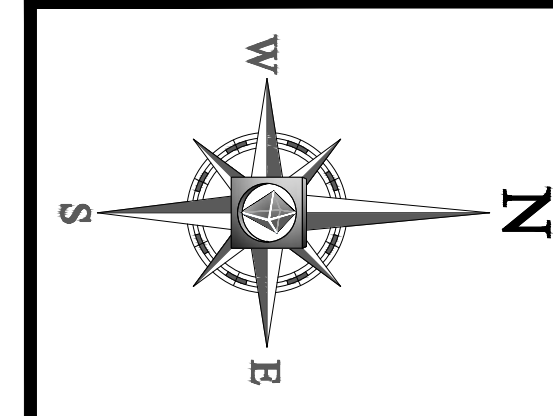
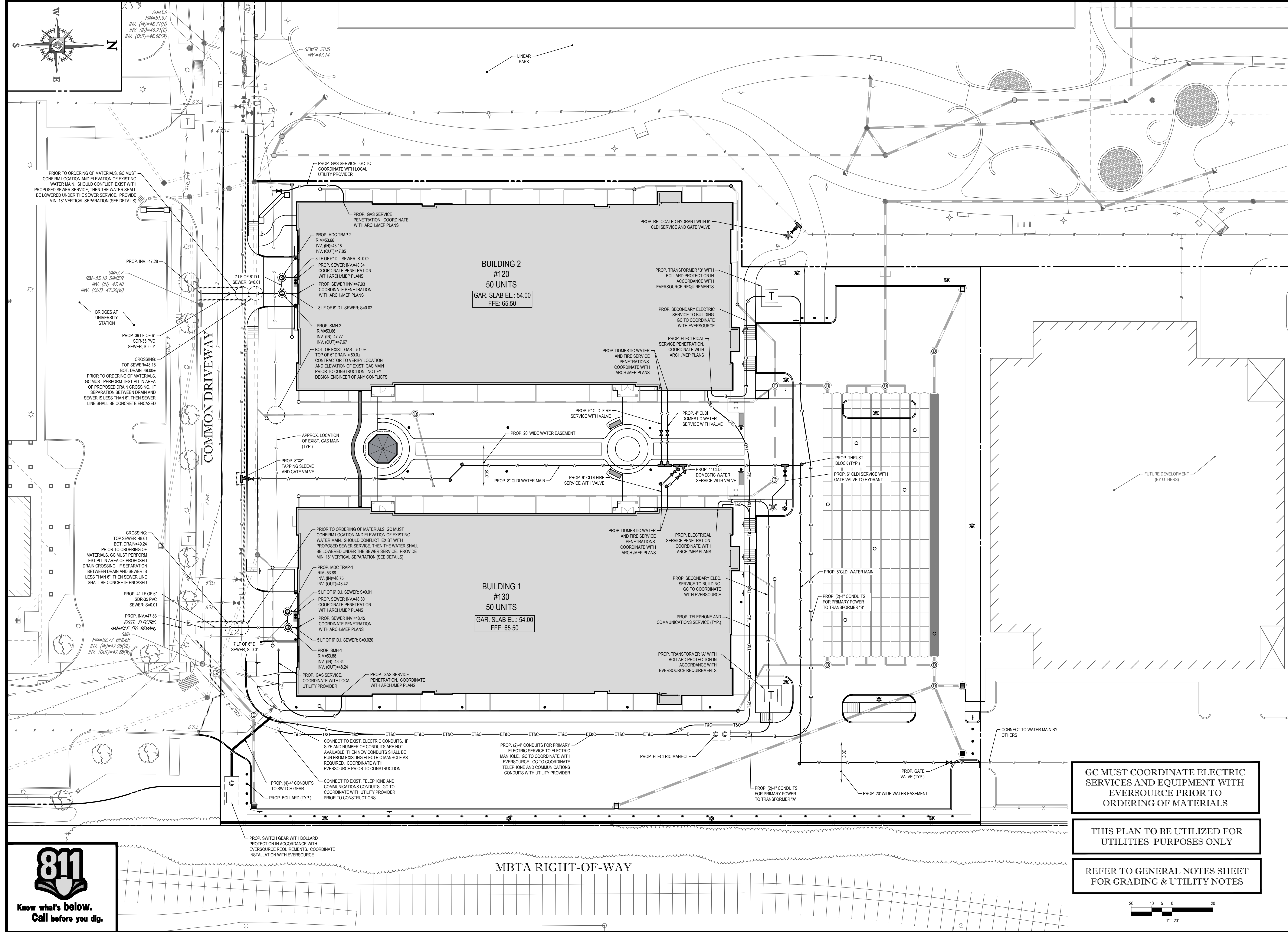
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5
 OF 17

REV 2 - 02/05/2018

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Know what's below.
 Call before you dig.

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SMH3.6
RIM=51.97
INV. (N)=46.71(N)
INV. (W)=46.71(W)
INV. (OUT)=46.69(W)

**BUILDING 2
#120
50 UNITS**
GAR. SLAB EL.: 54.00
FFE: 65.50

**BUILDING 1
#130
50 UNITS**
GAR. SLAB EL.: 54.00
FFE: 65.50

PROP. GAS SERVICE. GC TO COORDINATE WITH LOCAL UTILITY PROVIDER

PROP. GAS SERVICE. GC TO COORDINATE WITH LOCAL UTILITY PROVIDER

PRIOR TO ORDERING OF MATERIALS, GC MUST CONFIRM LOCATION AND ELEVATION OF EXISTING WATER MAIN. SHOULD CONFLICT EXIST WITH PROPOSED SEWER SERVICE, THEN THE WATER SHALL BE LOWERED UNDER THE SEWER SERVICE. PROVIDE MIN. 18" VERTICAL SEPARATION (SEE DETAILS)

PROP. INV =47.28

SMH3.7
RIM=53.10
INV. (N)=47.40
INV. (OUT)=47.30(W)

COMMON DRIVEWAY

PROP. INV =47.83

SMH
RIM=52.73
INV. (N)=47.95(SE)
INV. (OUT)=47.88(W)

PROP. MDC TRAP-1
RIM=53.88
INV. (N)=48.75
INV. (OUT)=48.42

PROP. SMH-1
RIM=53.88
INV. (N)=48.34
INV. (OUT)=48.24

CROSSING TOP SEWER=48.61
BOT DRAIN=49.24
PRIOR TO ORDERING OF MATERIALS, GC MUST PERFORM TEST PIT IN AREA OF PROPOSED DRAIN CROSSING. IF SEPARATION BETWEEN DRAIN AND SEWER IS LESS THAN 6", THEN SEWER LINE SHALL BE CONCRETE ENCASED

PRIOR TO ORDERING OF MATERIALS, GC MUST CONFIRM LOCATION AND ELEVATION OF EXISTING WATER MAIN. SHOULD CONFLICT EXIST WITH PROPOSED SEWER SERVICE, THEN THE WATER SHALL BE LOWERED UNDER THE SEWER SERVICE. PROVIDE MIN. 18" VERTICAL SEPARATION (SEE DETAILS)

PRIOR TO ORDERING OF MATERIALS, GC MUST CONFIRM LOCATION AND ELEVATION OF EXISTING WATER MAIN. SHOULD CONFLICT EXIST WITH PROPOSED SEWER SERVICE, THEN THE WATER SHALL BE LOWERED UNDER THE SEWER SERVICE. PROVIDE MIN. 18" VERTICAL SEPARATION (SEE DETAILS)

PROP. (4)" CONDUITS TO SWITCH GEAR
PROP. BOLLARD (TYP.)

CONNECT TO EXIST. TELEPHONE AND COMMUNICATIONS CONDUITS. GC TO COORDINATE WITH UTILITY PROVIDER PRIOR TO CONSTRUCTIONS

PROP. (2)½" CONDUITS FOR PRIMARY ELECTRIC SERVICE TO ELECTRIC MANHOLE. GC TO COORDINATE WITH EVERSOURCE. GC TO COORDINATE TELEPHONE AND COMMUNICATIONS CONDUITS WITH UTILITY PROVIDER

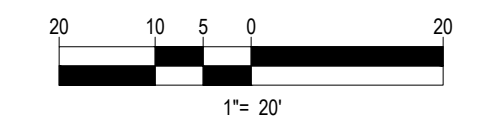
GC MUST COORDINATE ELECTRIC SERVICES AND EQUIPMENT WITH EVERSOURCE PRIOR TO ORDERING OF MATERIALS

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



MBTA RIGHT-OF-WAY



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1	01/18/18	PER TOWN / PEER REVIEW COMMENTS
2	02/05/18	PER TOWN / PEER REVIEW COMMENTS
3		
4		
5		
6		
7		
8		
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10		
11		
12		
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14		
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PROJECT DEVELOPMENT
REVIEW AND SPECIAL
PERMIT PLAN SET

PROJECT No.:	W171101
CHECKED BY:	CFD
DATE:	11/27/2017
SCALE:	AS NOTED
CAD I.D.:	W171101SS2

PROJECT: **SITE DEVELOPMENT PLANS FOR**

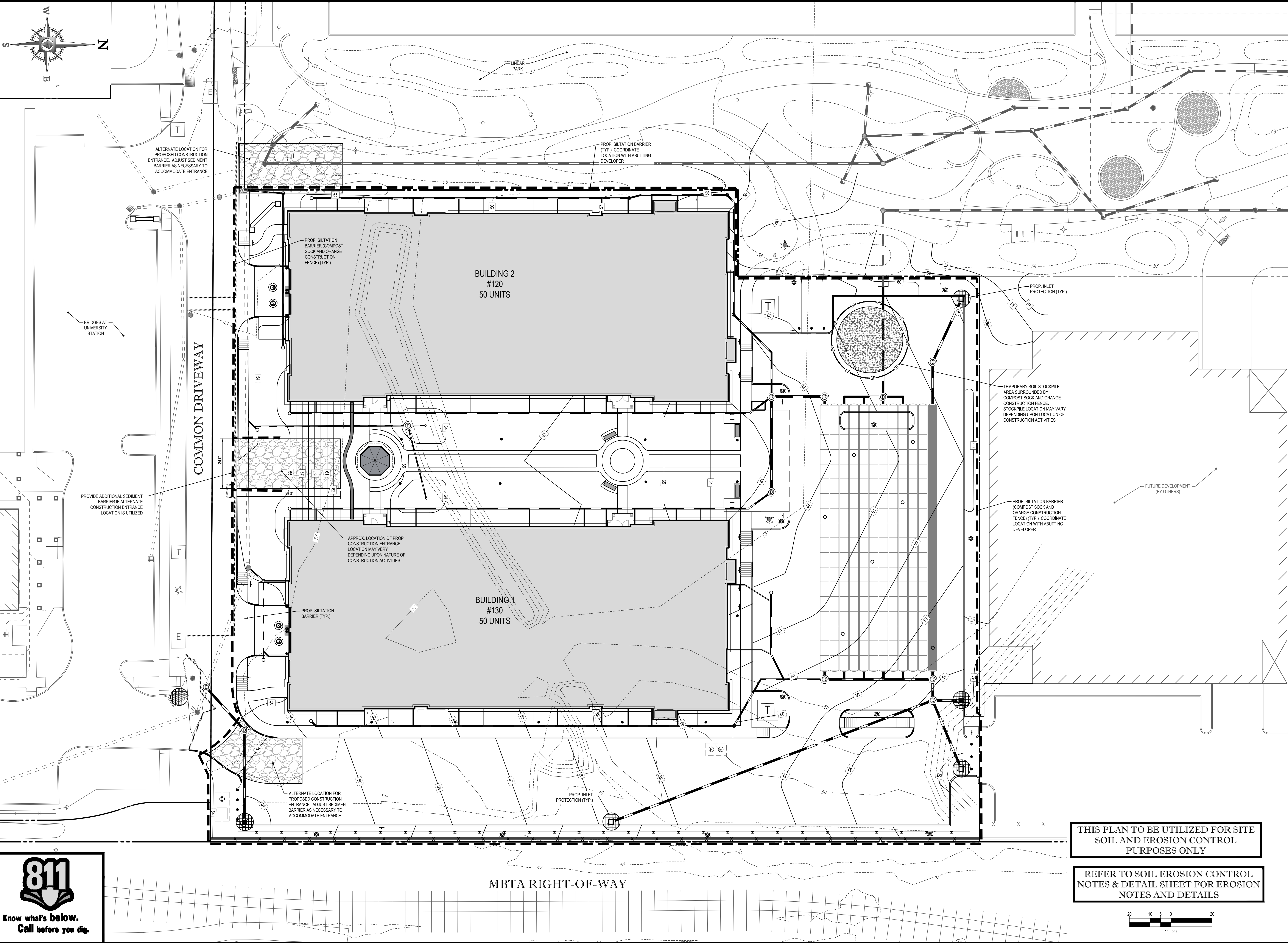
Pulte Homes
 LOCATION OF SITE
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J.A. KUCI

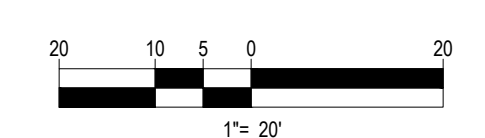
 JOHN A. KUCI
 CIVIL ENGINEER
 REG. NO. 19385
 STATE OF MASSACHUSETTS
 MAINE

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
6
 OF 17
 REV 2 - 02/05/2018



THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
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3			
4			
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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

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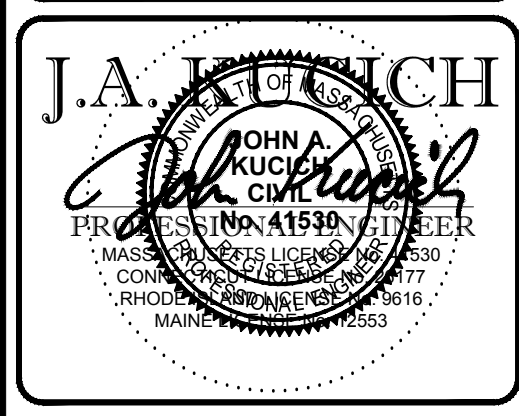
SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE WESTWOOD PLACE AT UNIVERSITY STATION DEVELOPMENT AREA B OF THE UNIVERSITY AVENUE MIXED USE DISTRICT UNIVERSITY AVENUE TOWN OF WESTWOOD NORFOLK COUNTY, MA

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SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
7
OF 17

REV 2 - 02/05/2018

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EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, COMPOST SOCK, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT SEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 4% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ COMPOST SOCK AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

*A HYDRO APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING

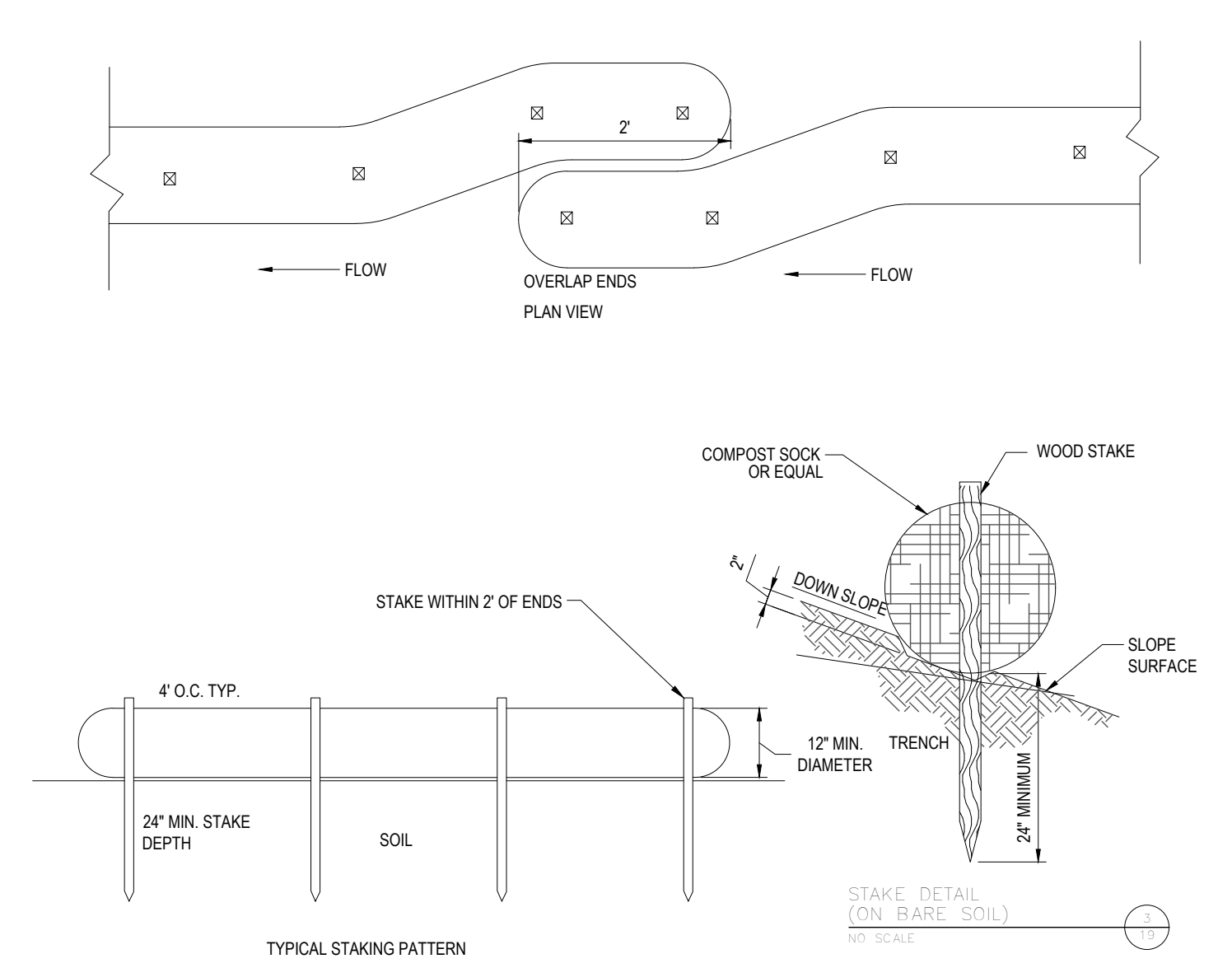
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK), MULCH NETTING (AS PER MANUFACTURER), WOOD CELLULOSE FIBER (750 LBS/ACRE), CHEMICAL TACKY (AS PER MANUFACTURER'S SPECIFICATIONS), USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR #2w AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. AT SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF #2w OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST. THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
 - AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
 - DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
 - STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
 - EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

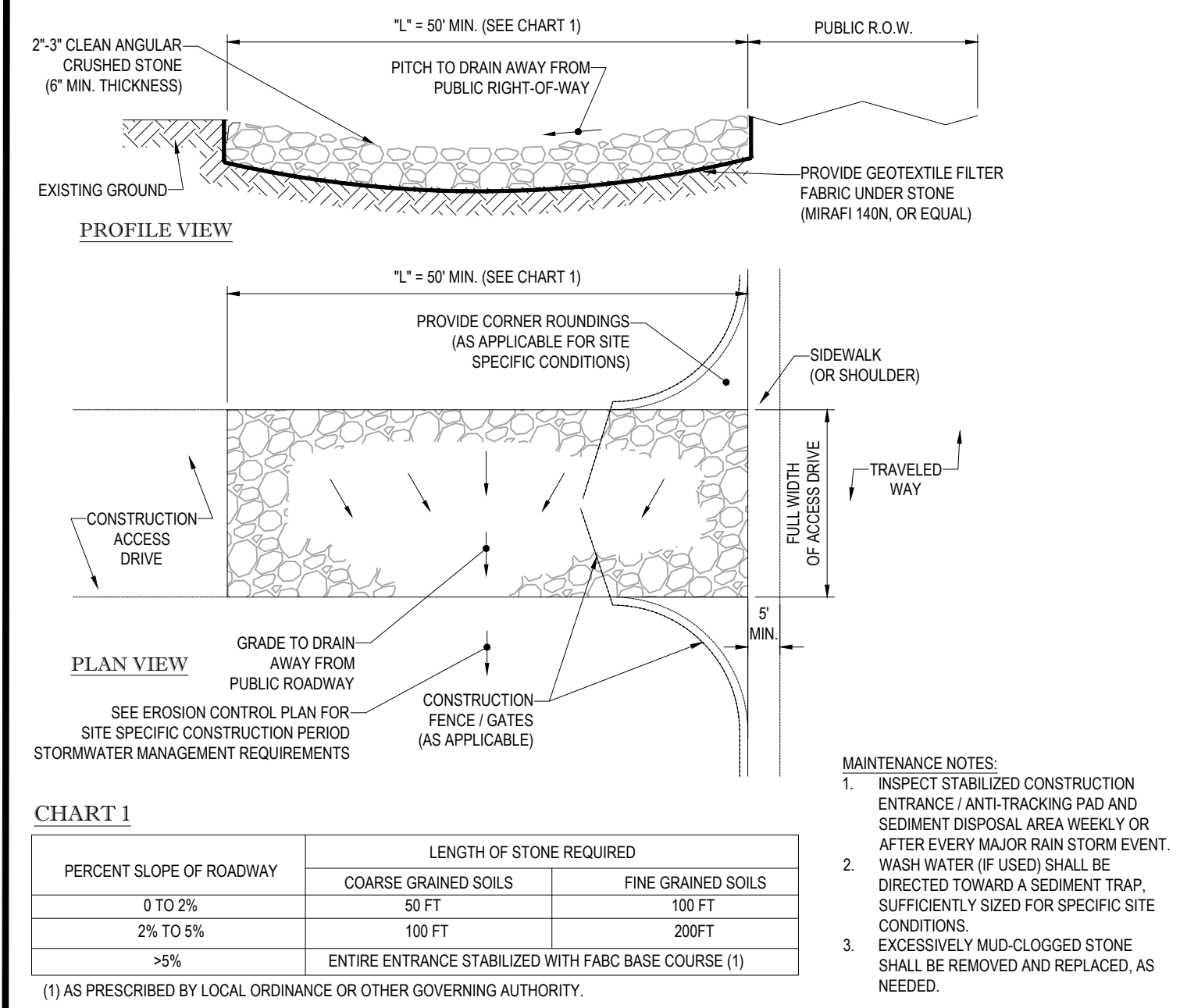


Know what's below.
Call before you dig.

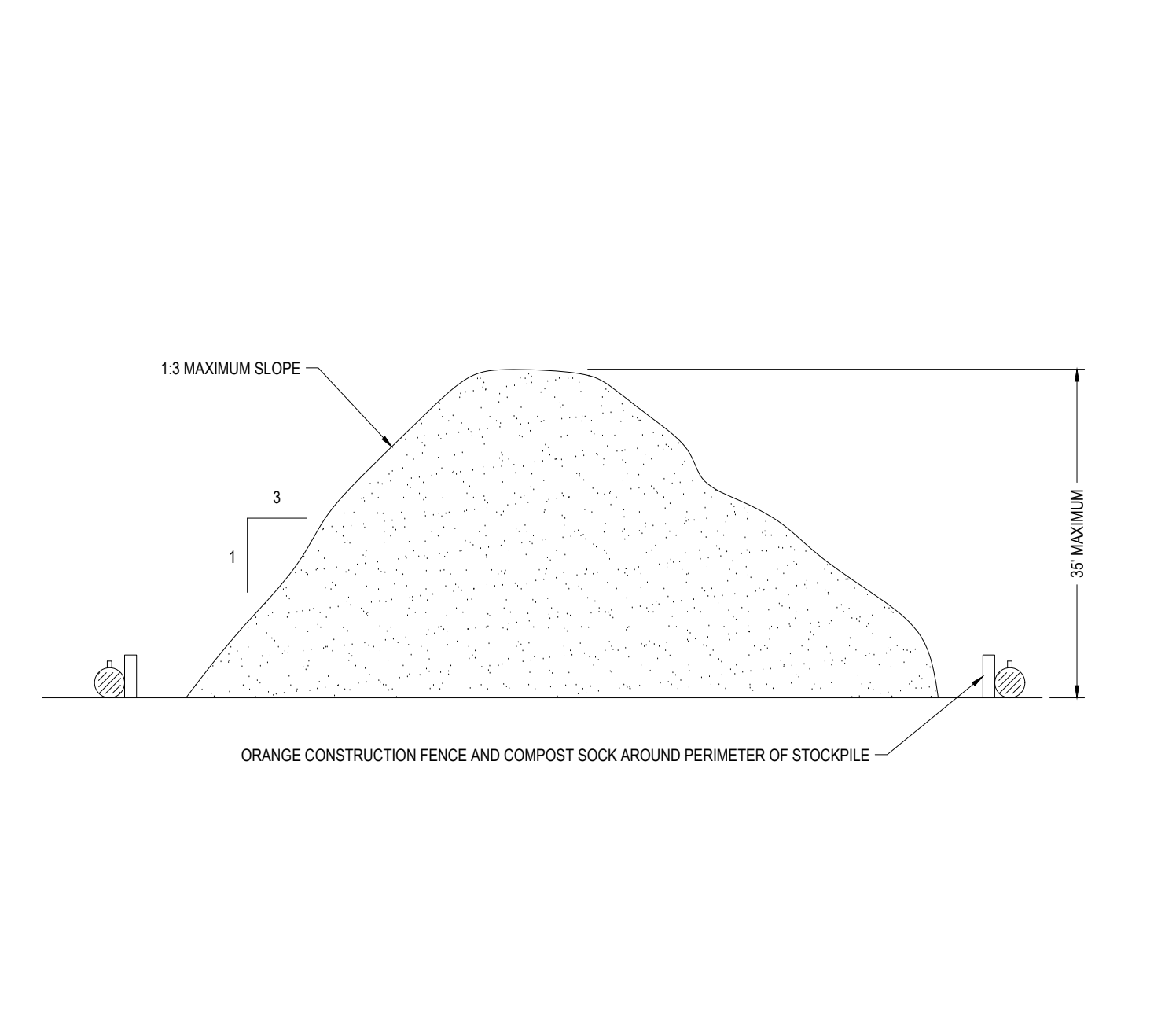


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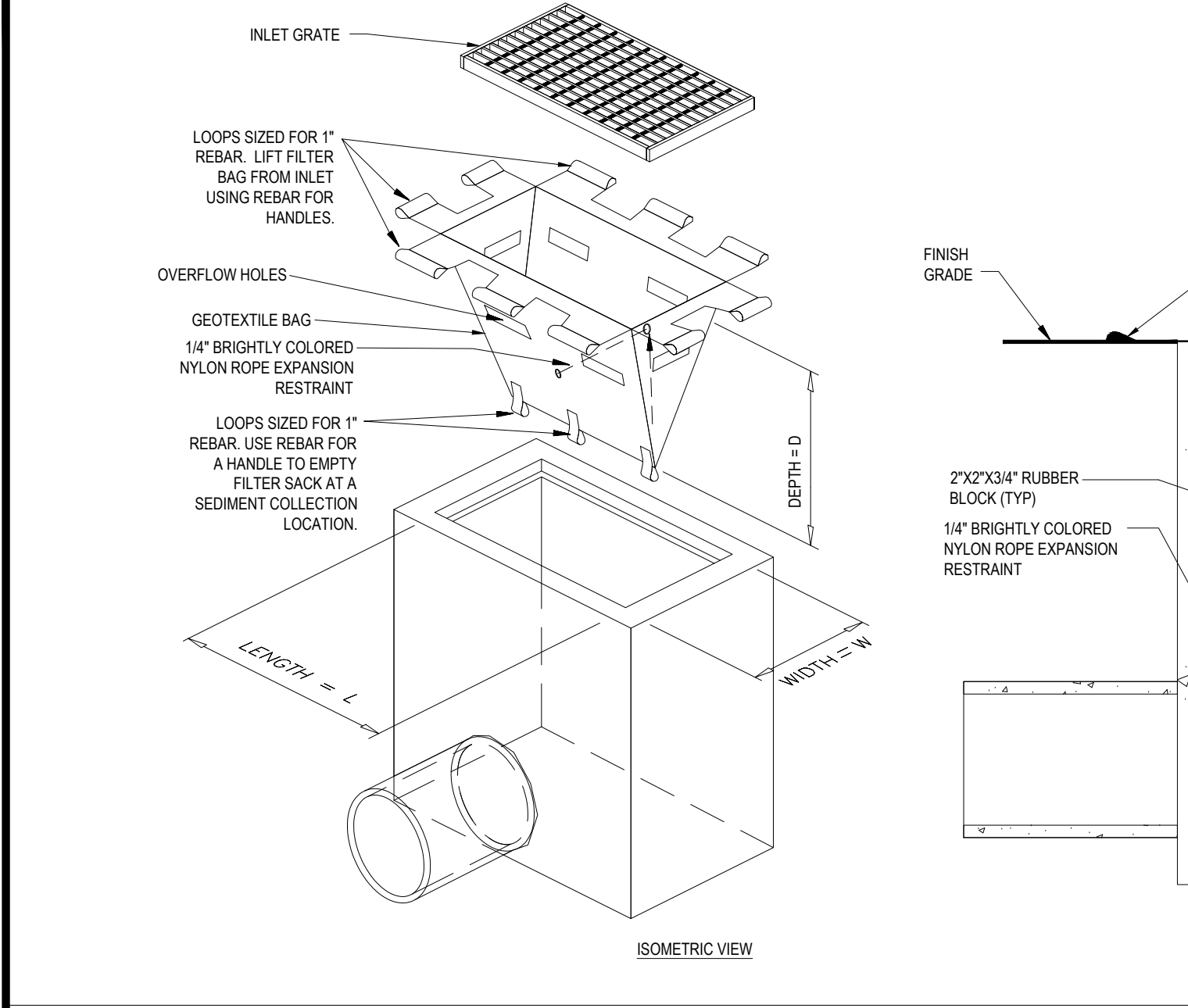
COMPOST SOCK DETAIL N.T.S.



STABILIZED CONSTRUCTION EXIT N.T.S.



TEMPORARY STOCKPILE DETAIL N.T.S.



FILTER SACKS (GRADED INLETS) N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3796	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	365 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3796	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY

FILTER SACKS (GRADED INLETS) N.T.S.

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REVISIONS			
REV	DATE	COMMENT	BY
1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
2	02/05/18	PER TOWN / PEER REVIEW COMMENTS	CFD
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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

PROJECT No.:	W171101
DRAWN BY:	CFD
CHECKED BY:	MD/NEM
DATE:	11/27/2017
SCALE:	AS NOTED
CAD I.D.:	W171101SS2

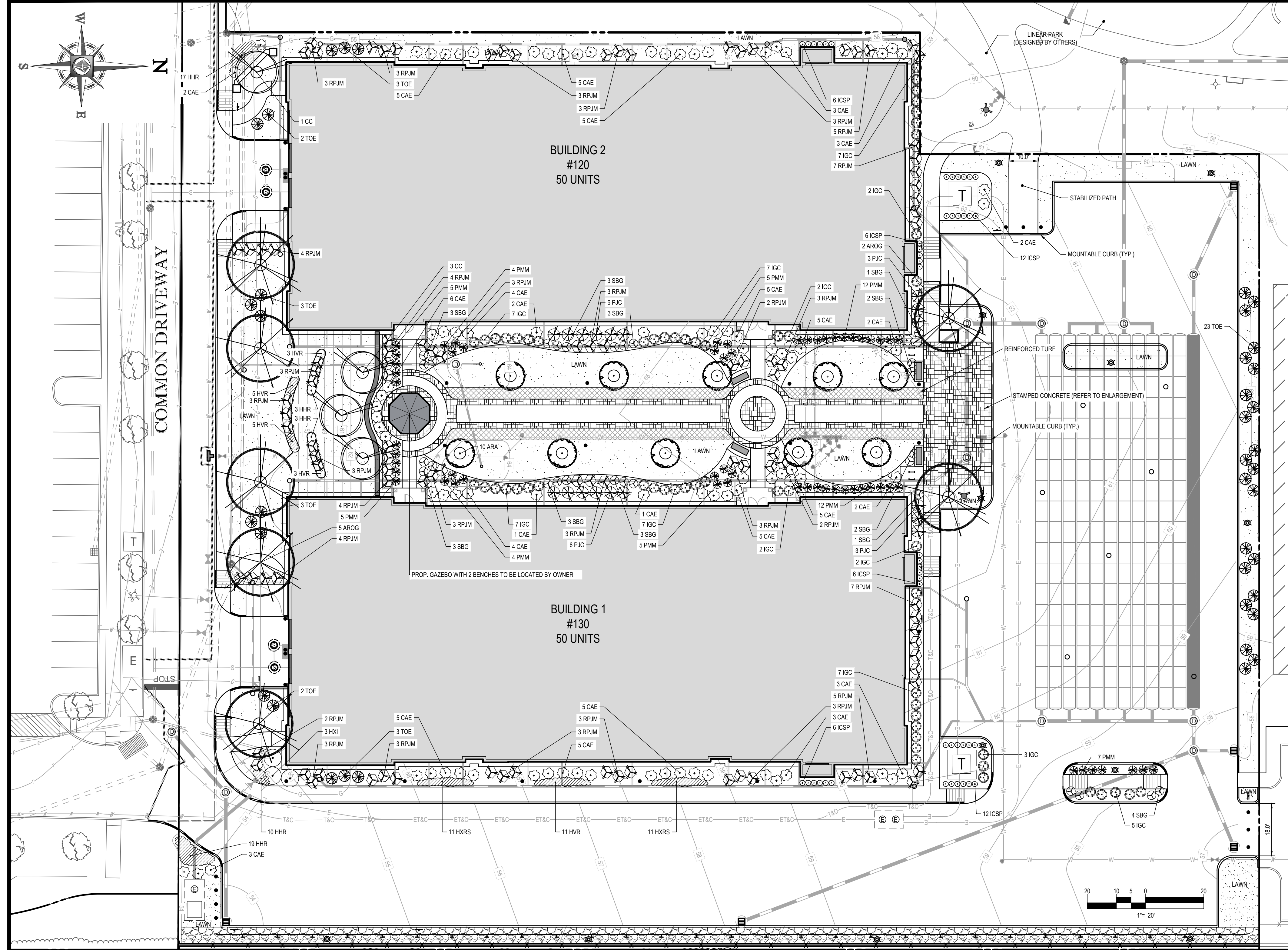
SITE DEVELOPMENT PLANS FOR

LOCATION OF SITE
WESTWOOD PLACE
 AT UNIVERSITY STATION
 DEVELOPMENT AREA B OF THE
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 USE DISTRICT
 UNIVERSITY AVENUE
 TOWN OF WESTWOOD
 NORFOLK COUNTY, MA

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 JOHN A. KUCI, ARCHITECT
 1938 W. STATE STREET
 WASHINGTON, MA 01890
 TEL: 508-548-7777
 FAX: 508-548-7777
 MA 01890

SHEET TITLE:
SOIL EROSION CONTROL NOTES & DETAILS SHEET
 SHEET NUMBER:
8
 OF 17
 REV 2 - 02/05/2018



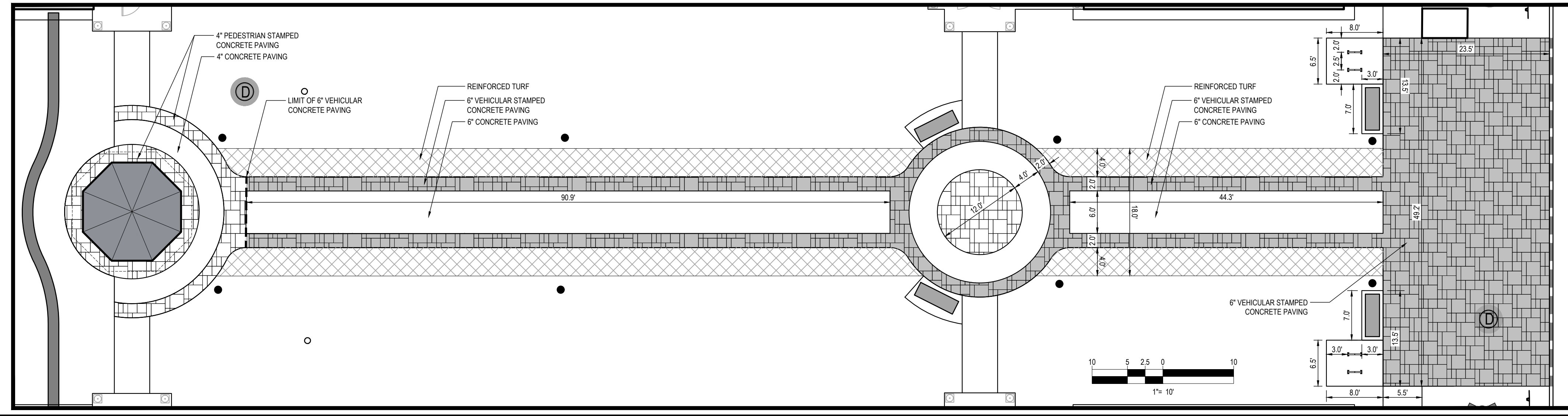
LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
AROG	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3' CAL.	B-B
CBF	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2'-2 1/2' CAL.	B-B
SUBTOTAL: 17					
ORNAMENTAL TREES(S)					
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	22 1/2' CAL.	B-B
SUBTOTAL: 4					
DECIDUOUS SHRUB(S)					
CAE	93	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'	B-B
HXI	3	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD WITCHHAZEL	3-4'	B-B
SBG	28	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	15-18"	#3 CAN
SUBTOTAL: 124					
EVERGREEN SHRUB(S)					
ICSP	47	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	3-4'	#3 CAN
IGC	58	ILEX GLABRA 'COMPACTA'	DWARF HEBBERRY HOLLY	24-30"	#5 CAN
PJC	18	PIERS JAPONICA COMPACTA	DWARF JAPANESE ANDROMEDA	30-36"	B-B
PMM	59	PINUS MUGO MUGUS	DWARF MUGO PINE	18-24"	#3 CAN
RPJM	103	RHODODENDRON CAROLINIANA X PJM	PJM RHODODENDRON	24-30"	B-B
TOE	39	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B-B
SUBTOTAL: 324					
PERENNIAL(S)					
HHR	52	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
HVR	27	HEMEROCALLIS VARIETIES	PEACH-RED-YELLOW DAYLILY	1 GAL.	CONTAINER
HRS	22	HOSTA X 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	2 GAL.	CONTAINER
SUBTOTAL: 101					

ALL LANDSCAPED AREAS SHALL BE IRRIGATED UNLESS NOTED OTHERWISE. IRRIGATION SYSTEM SHALL BE DESIGN BUILD

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

PAVING LAYOUT ENLARGEMENT
1" = 10'



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PROJECT DEVELOPMENT
REVIEW AND SPECIAL
PERMIT PLAN SET

PROJECT No.: W171101
DRAWN BY: CFD
CHECKED BY: MDNEM
DATE: 11/27/2017
SCALE: AS NOTED
CAD I.D.: W171101SS2

PROJECT: SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE
WESTWOOD PLACE
AT UNIVERSITY STATION
DEVELOPMENT AREA B OF THE
UNIVERSITY AVENUE MIXED
USE DISTRICT
UNIVERSITY AVENUE
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NORFOLK COUNTY, MA

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M. J. MALVA

REGISTERED
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MASSACHUSETTS
LICENSE NO. 1917
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359

SHEET TITLE:
LANDSCAPE PLAN

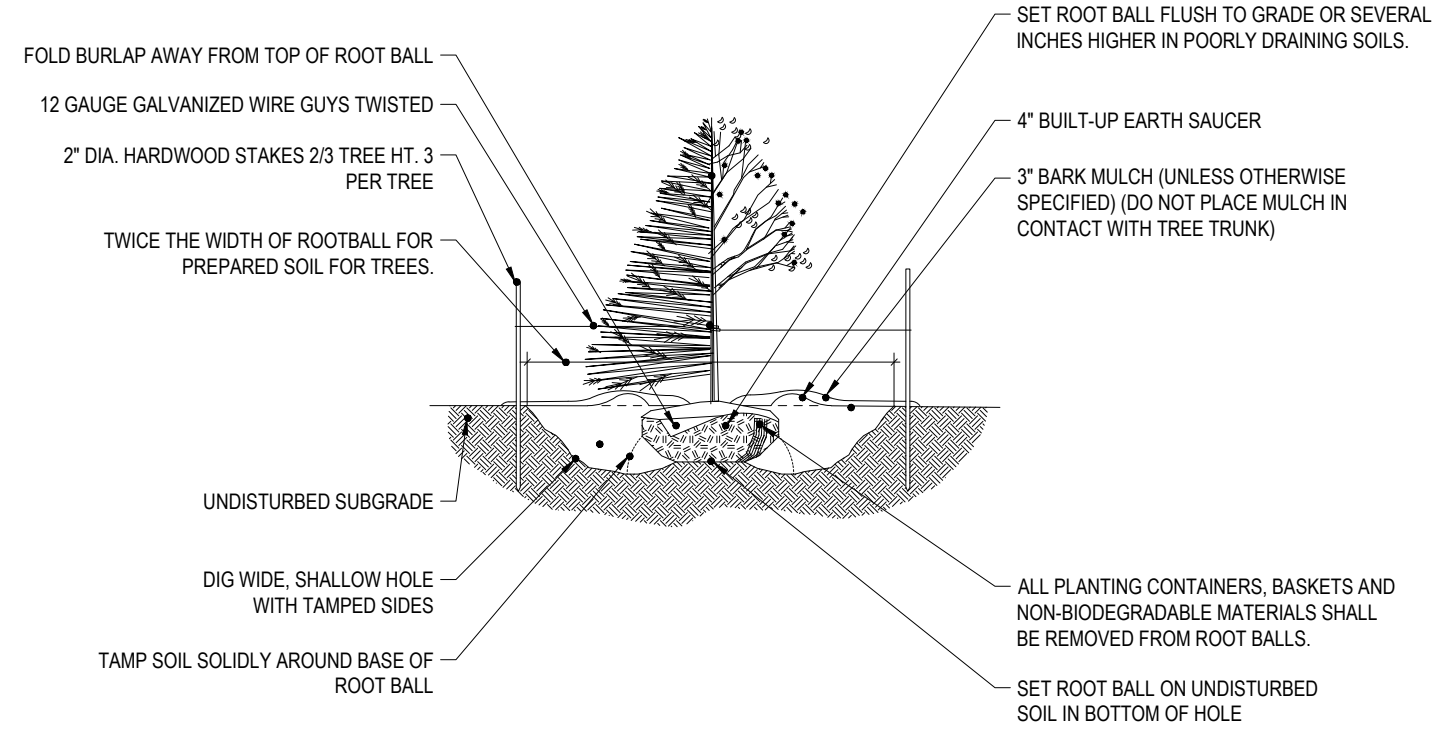
SHEET NUMBER:
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OF 17

REV 2 - 02/05/2018

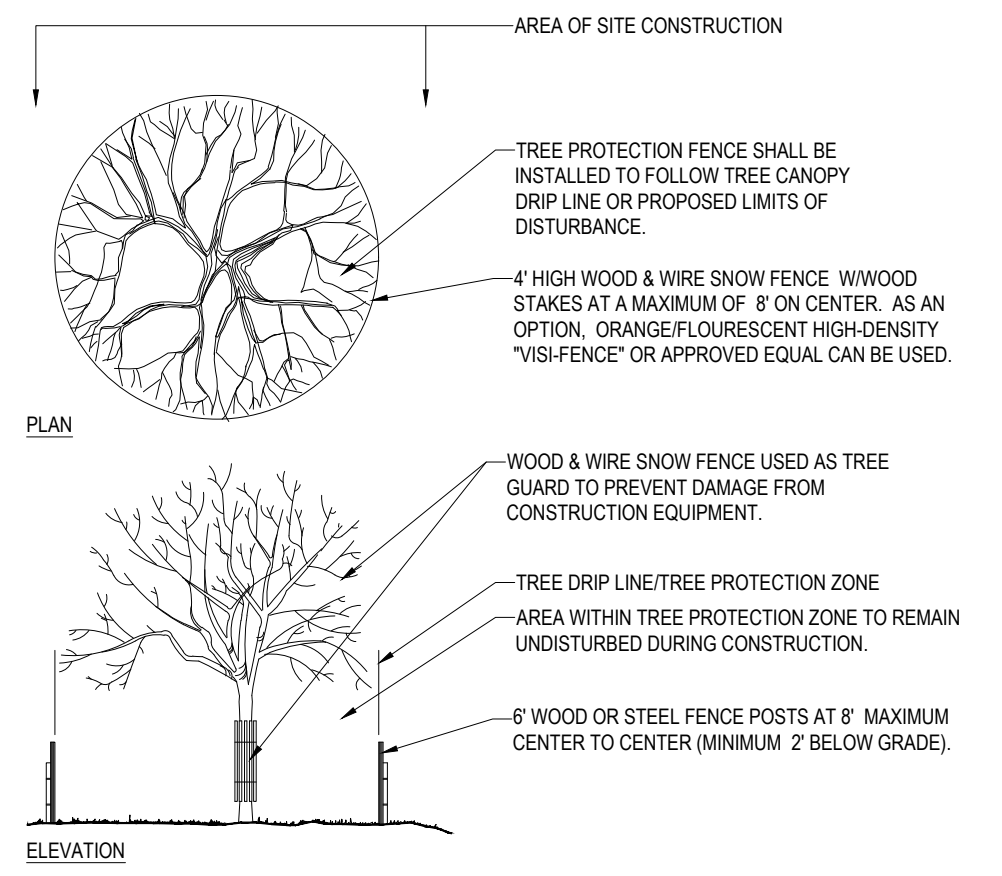
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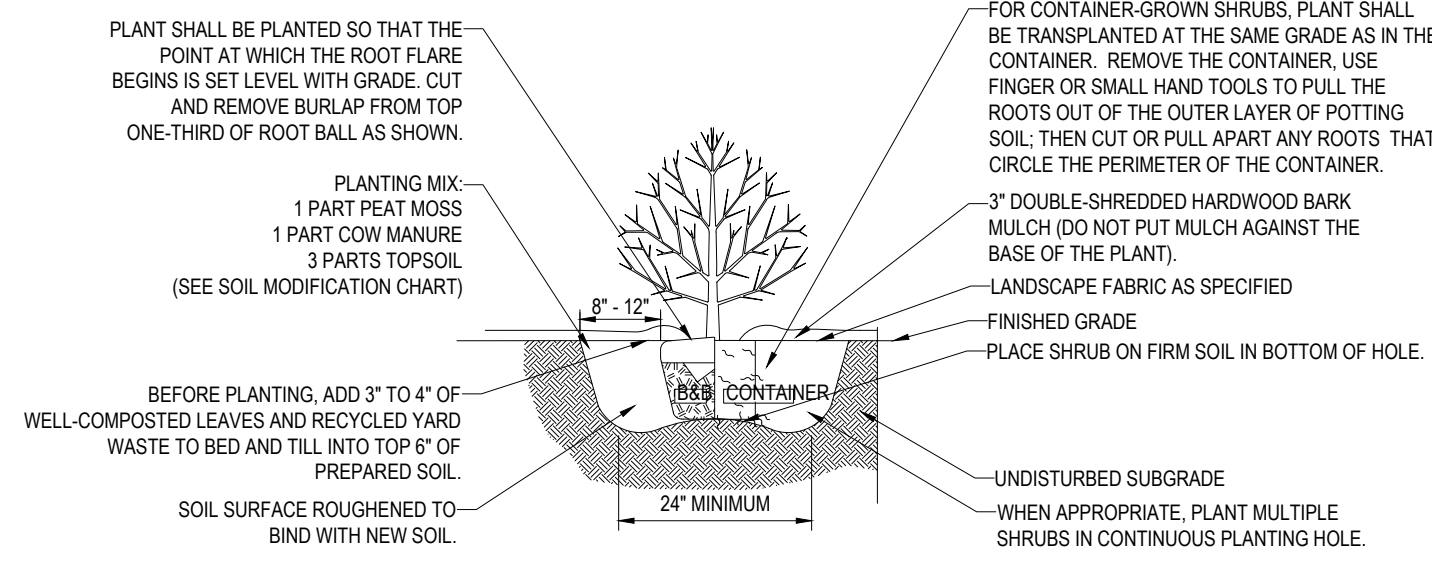
TREE PLANTING DETAIL

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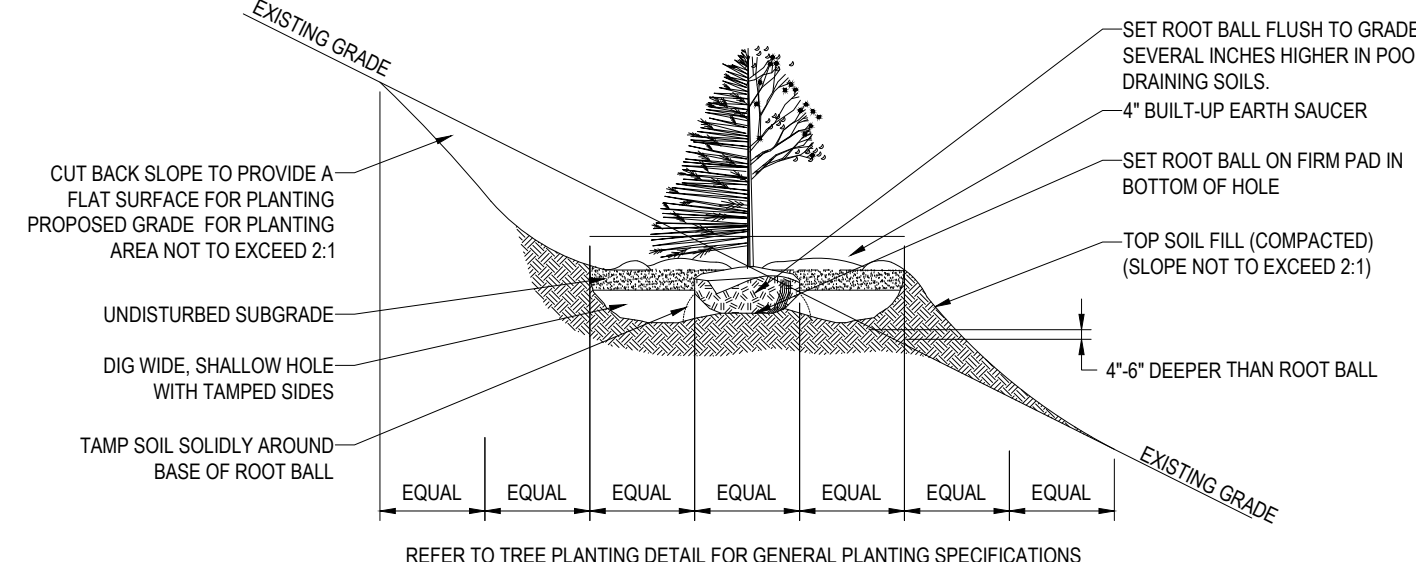
TREE PROTECTION DURING SITE CONSTRUCTION

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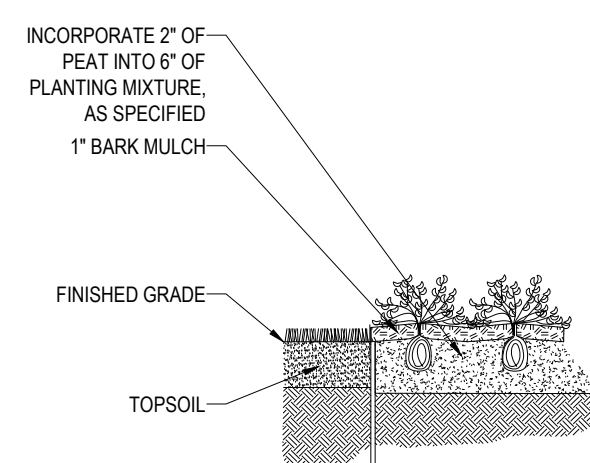
SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL - ON SLOPE

N.T.S.



GROUNDCOVER PLANTING

N.T.S.

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:
 - PERENNIAL RYEGRASS 1/2 LB/1000 SQ FT
 - KENTUCKY BLUEGRASS 1 LB/1000 SQ FT
 - RED FESCUE 1/2 LB/1000 SQ FT
 - SPREADING FESCUE 1/2 LB/1000 SQ FT
 - FERTILIZER (16.32 16) 2 LB/1000 SQ FT
 - LIQUID LIME 1 GAL/800 GAL
 - TANK TACKIFIER 35 LB/800 GAL
 - TANK FIBER MULCH 30 LB/1000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

HYDROSEED SPECIFICATIONS

N.T.S.

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REGISTRATION STATE OF MA: MA010120014
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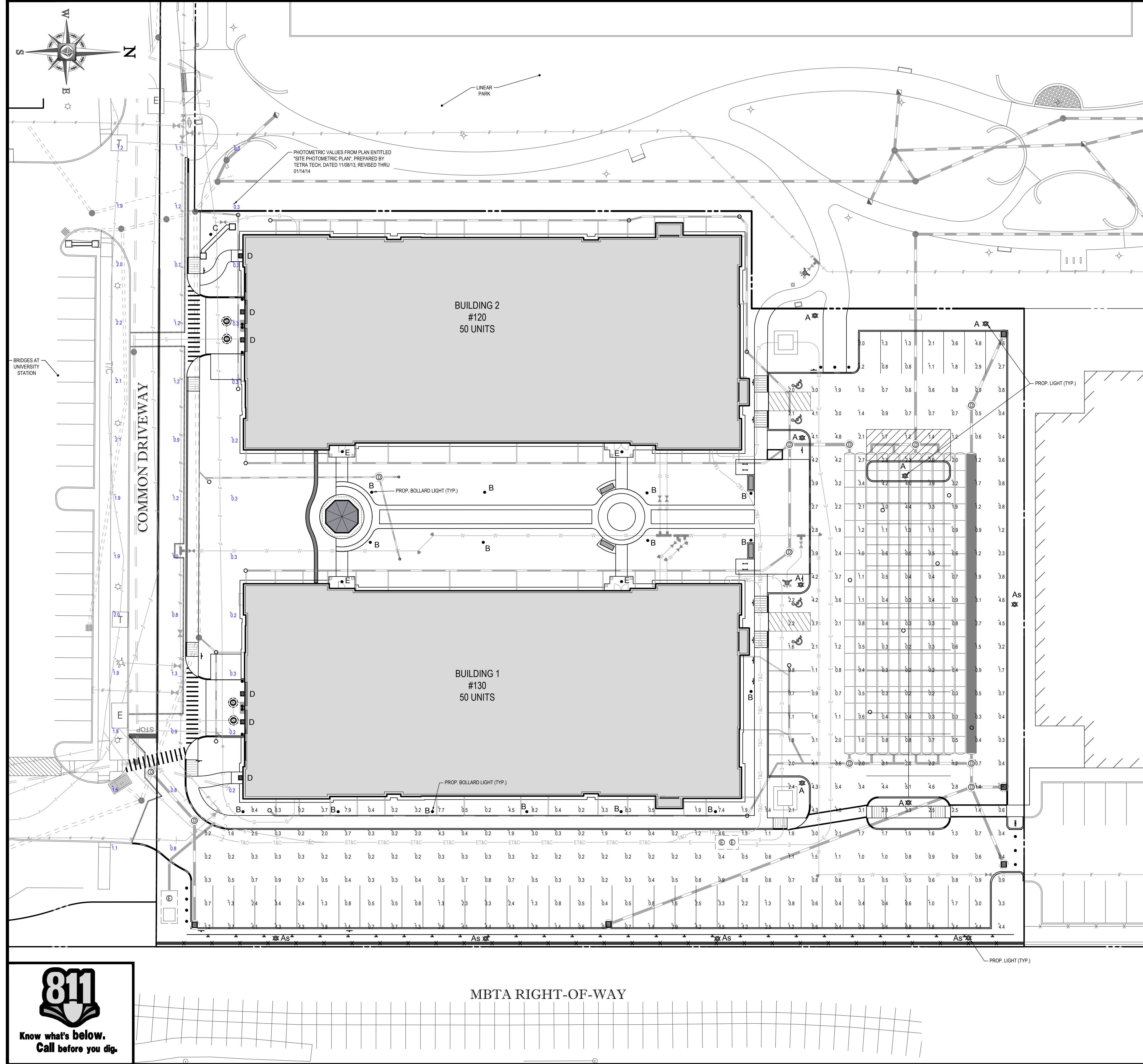
REGISTERED
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 MA 010120014
 NH 0120014
 CT 0120014
 NEW HAMPSHIRE No. 109
 CONNECTICUT No. 1359

LANDSCAPE DETAIL SHEET

SHEET NUMBER:
10
 OF 17

REV 2 - 02/05/2018

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- ### LIGHTING NOTES:
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 - THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
 - THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
 - THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
 - WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
 - THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
 - CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
 - IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
 - THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
 - THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
 - UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	7	SINGLE	N/A	0.90	D650SRLED-6ARC45T3-MDL03 LED DECORATIVE LIGHT MOUNTED @ 12'
As	5	SINGLE	N/A	0.90	D650SRLED-6ARC45T3-MDL03 LED DECORATIVE LIGHT MOUNTED @ 12' WITH SHIELD ON PROPERTY LINE SIDE. COORDINATE WITH OWNER
B	15	BOLLARD	N/A	0.90	K8AR-LED-16C-330-40K-SYM-DBLXD LED ROUND TOP BOLLARD LIGHT
C	1	SIGN UPLIGHT	N/A	N/A	LIBF-12"LED-64-SP-BL-P9 LIBERTY FLOOD LIGHT (LIBF)
D	6	BUILDING MOUNTED LIGHT	N/A	N/A	
E	4	CEILING CANOPY LIGHT	N/A	N/A	

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING AREA SUMMARY	ILLUMINANCE	FC	1.55	5.4	0.2	7.50	27.00

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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

PROJECT No.: W171101
DRAWN BY: CFD
CHECKED BY: MD/NEM
DATE: 11/27/2017
SCALE: AS NOTED
CAD I.D.: W171101SSZ

SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE
WESTWOOD PLACE
AT UNIVERSITY STATION
DEVELOPMENT AREA B OF THE
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J.A. KUCIENSKI

JOHN A. KUCIENSKI
CIVIL ENGINEER
PROFESSIONAL REG. NO. 11938
MASS. REG. NO. 11938
CON. REG. NO. 11938
MASS. REG. NO. 11938

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
11

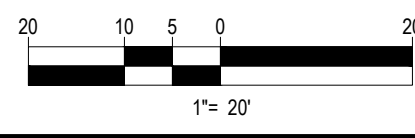
OF 17

REV 2 - 02/05/2018

811

Know what's below.
Call before you dig.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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LIBERTY FLOODLIGHT (LBF)

PROJECT:
TYPE:
CATALOG NUMBER: LBF LED
SOURCE: LED - Power of X Technology with Chip On Board Construction
NOTES:

CATALOG NUMBER LOGIC

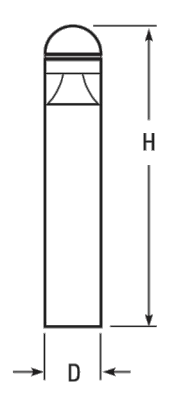
Example: LBF-12-LED-x64-FL-AQW-12-11-A
Material: Blank - Aluminum, C - Copper
Series: LBF - Liberty Floodlight
Stem Length: -31.6, 12, 18
Source: LED - Power of X Technology with Chip On Board Construction
LED Type: x64 - 27WLED/2700K, x65 - 27WLED/3000K, x66 - 27WLED/4000K
Optics: SP - Spot, FL - Flood, WFL - Wide Flood
Finish: NAT - Natural, BP - Brown Patina, GP - Green Patina, NK - Nickel Plate, RW - Bronze Winkles
Lens Type: 9 - Clear (Standard), 10 - Spread Lens, 12 - Soft Focus Lens, 13 - Rectilinear Lens
Shielding: 11 - Honeycomb Buffer
Cap Style: A - 45, B - 90, C - Flush, D - 45 Less Weep Hole, E - 90 Less Weep Hole

TEKA ILLUMINATION
40429 Birchyard Drive • Merced, CA 95368 • USA
558.438.5800 • FAX 558.438.5900
www.tekainc.com • info@tekainc.com
RELEASED 09-08-2017 DRAWING NUMBER SLUB-2615-00



KBA8 LED LED Specification Bollard

Specifications
8" Round (203.2mm)
42" (106.7cm)
Weight (max): 27 lbs (12.25 kg)



Catalog Number
Notes
Type

Introduction
The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

Table with columns: Series, LEDs, Driver current, Color temperature, Distribution, Voltage, Control system, Other options, Finish, and Notes. Includes rows for KBA8 LED, Shipped installed, and Shipped options.

Accessories table listing MR8U and MR8U Anchor bolts for KBA8 LED.

- NOTES
1 - Only available in the 12C, 37A version.
2 - Only available in the 16C, 37A version.
3 - Only available with 450 AMBW version.
4 - Not available with ELCO.
5 - MCLC driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SP, LP, optional, or photocell) (PE control).
6 - Not available with 347V. Not available with fusing. Not available with 450 AMBW.
7 - Single line SP requires 120, 277, or 347 voltage option. Double Line (DF) requires 208 or 240 voltage option.
8 - MR8U is not available with LUBK option.
9 - Striping is available only in the colors listed.

D650SRLED BOULEVARD SERIES

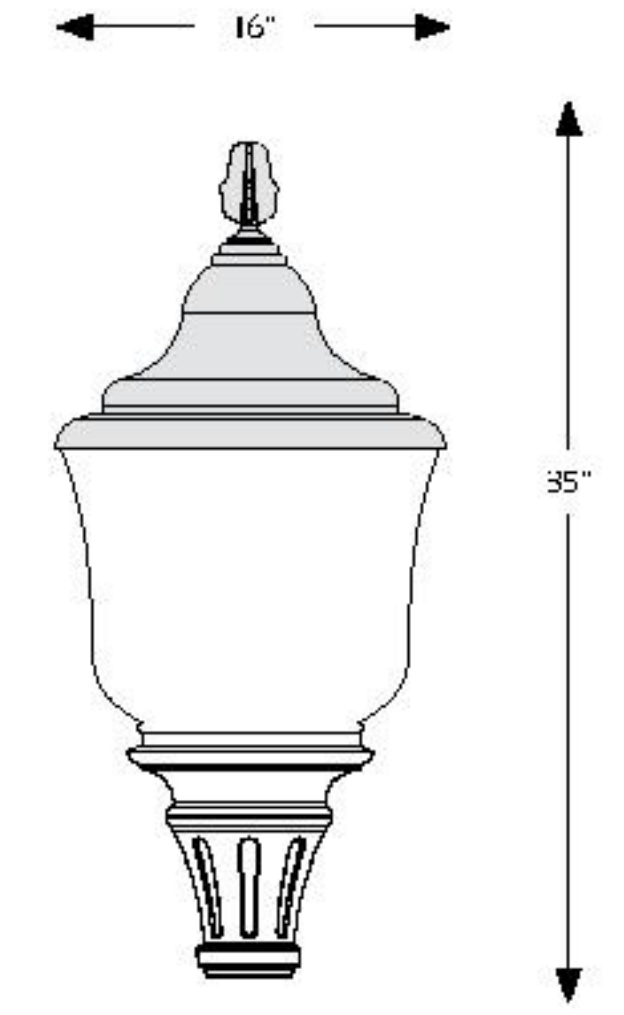
EPA 1.04 (ft) WEIGHT 34 LBS
7 YEAR WARRANTY
LUMEN RANGE 5170 to 10855
LIFE SPAN LT0 MINIMUM 100,000 HOURS
UL LISTED
RATED IP65
CLICK FOR FAO's
JOB NAME
FITURE TYPE
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-D650SRLED-SP-4ARC45T5-MDH03-A-PEC-FHD/480PM/4212FP4/FCC/BIKT

Table with columns: Mounting Config, Fixture, Filter, LED, CCT, Type, Driver, Lens, Option Control, Option Control, Option Fuse, Option GF1, Option GF2, Option House Side Shield, Arm, Pole, Finish.

Mounting Configuration
Filter - Standard
Arm
Pole
Lens
CCT - Color Temperature (K)
Type
Driver
Lens
Options
Specifications
The luminaire shall be 16" diameter and 35" tall. The acorn shall be supplied with a cast aluminum finial and a solid cast aluminum roof which includes optimized heat sinks to provide maximum life and performance for the LED light sources. The acorn shall be sealed to the cast aluminum roof to provide a moisture free and bug-free optic chamber for the LED light source, with an IP65 rating. The luminaire shall be UL listed in US and Canada.



D650SRLED-SP

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REVISIONS table with columns: REV, DATE, COMMENT, BY. Includes entries for 01/18/18 and 02/05/18.

PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

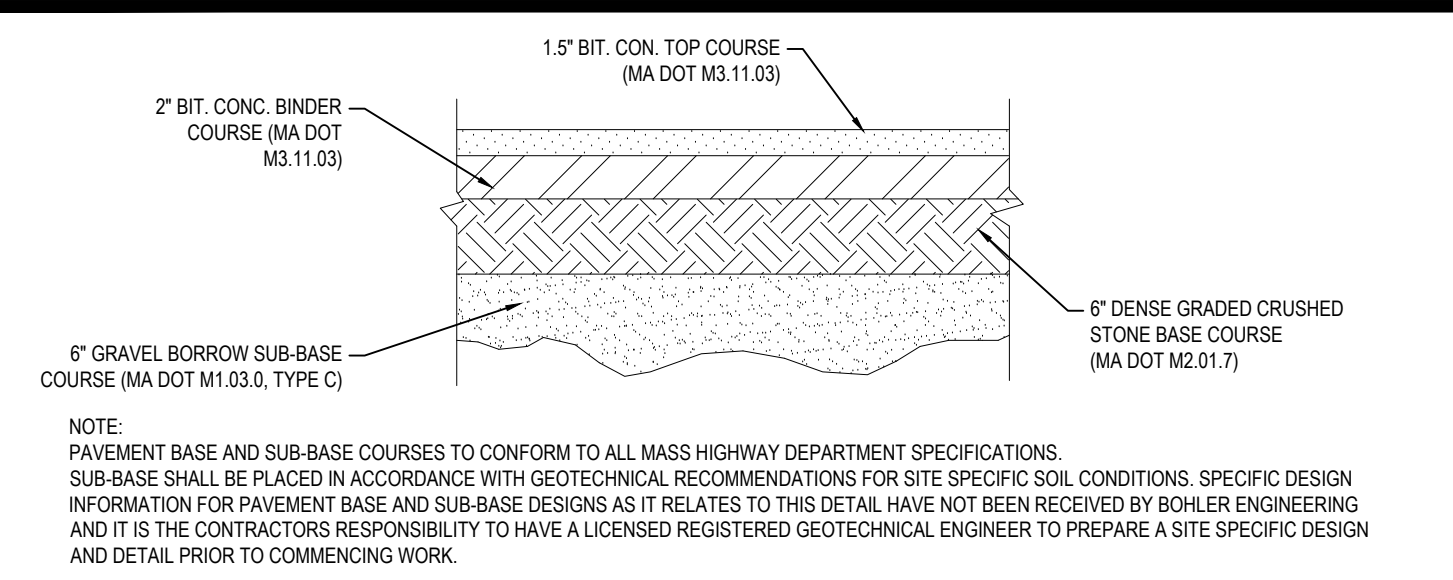
Table with project details: PROJECT No., DRAWN BY, CHECKED BY, DATE, SCALE, CAD I.D.

PROJECT: SITE DEVELOPMENT PLANS FOR
Pulte Homes
LOCATION OF SITE WESTWOOD PLACE AT UNIVERSITY STATION DEVELOPMENT AREA B OF THE UNIVERSITY AVENUE MIXED USE DISTRICT
UNIVERSITY AVENUE TOWN OF WESTWOOD NORFOLK COUNTY, MA

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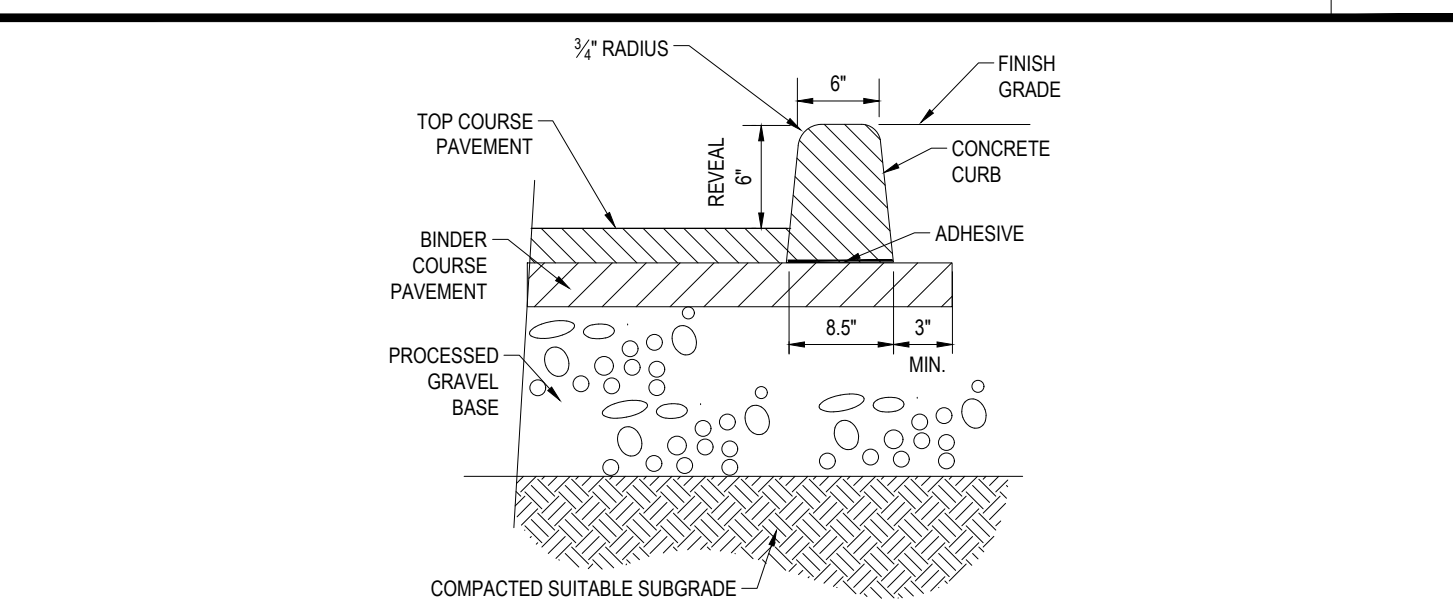
J.A. TRENCH
JOHN A. TRENCH
PROFESSIONAL ENGINEER
MASS. REG. NO. 41938
LICENSED SURVEYOR
MASS. REG. NO. 1177

SHEET TITLE: LIGHTING DETAIL SHEET
SHEET NUMBER: 12 OF 17
REV 2 - 02/05/2018



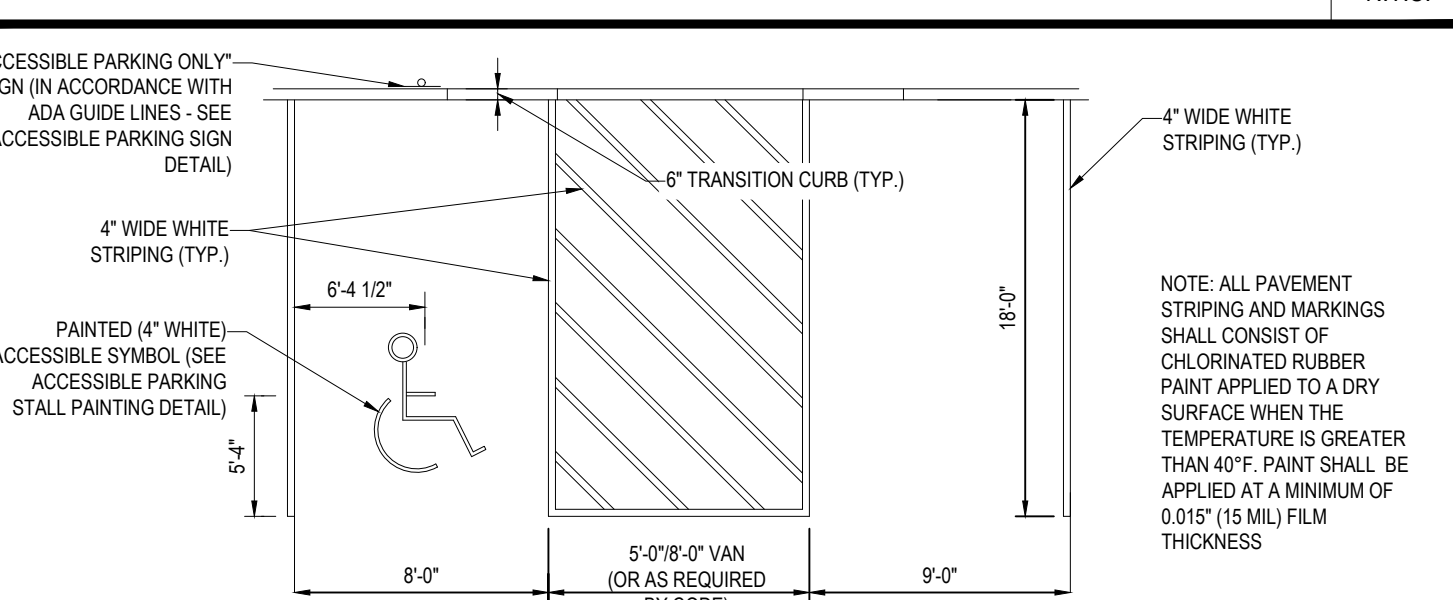
TYPICAL PAVEMENT SECTION

N.T.S.



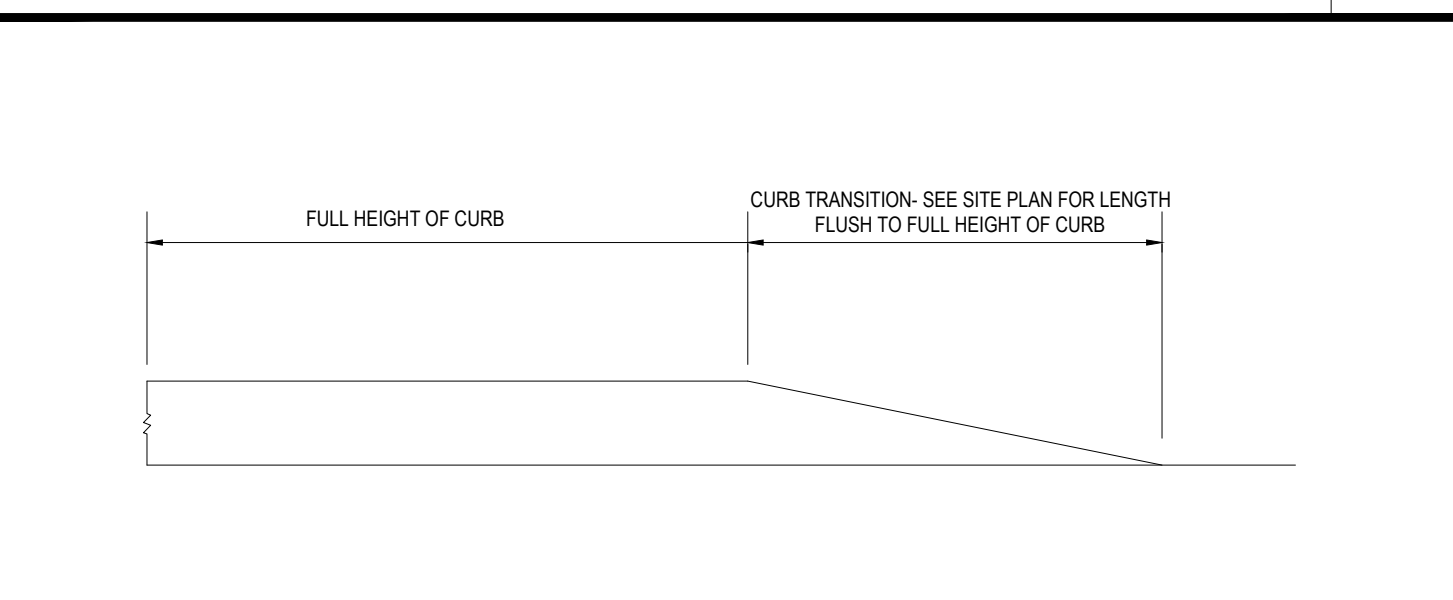
EXTRUDED CONCRETE CURB DETAIL

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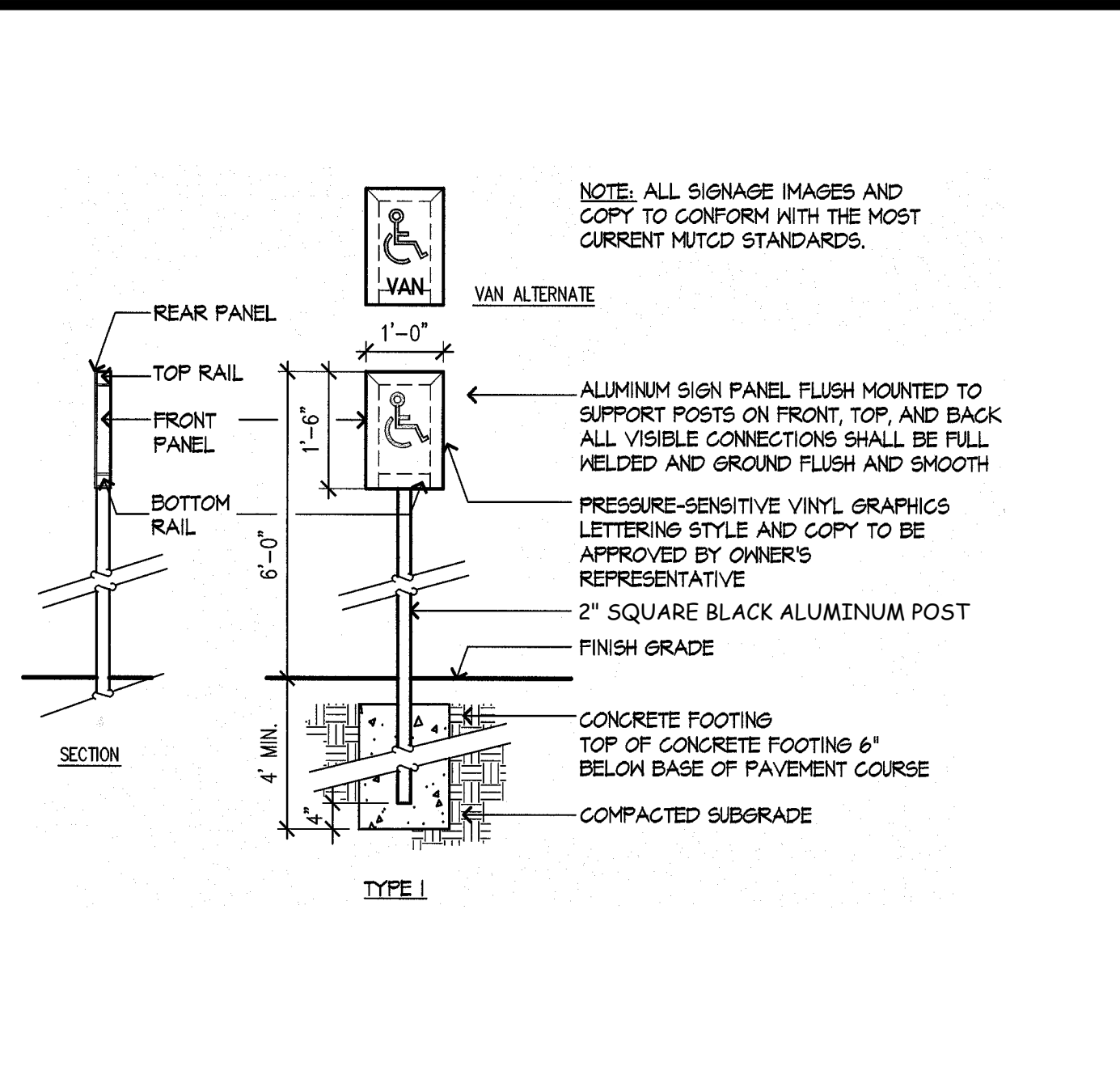
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



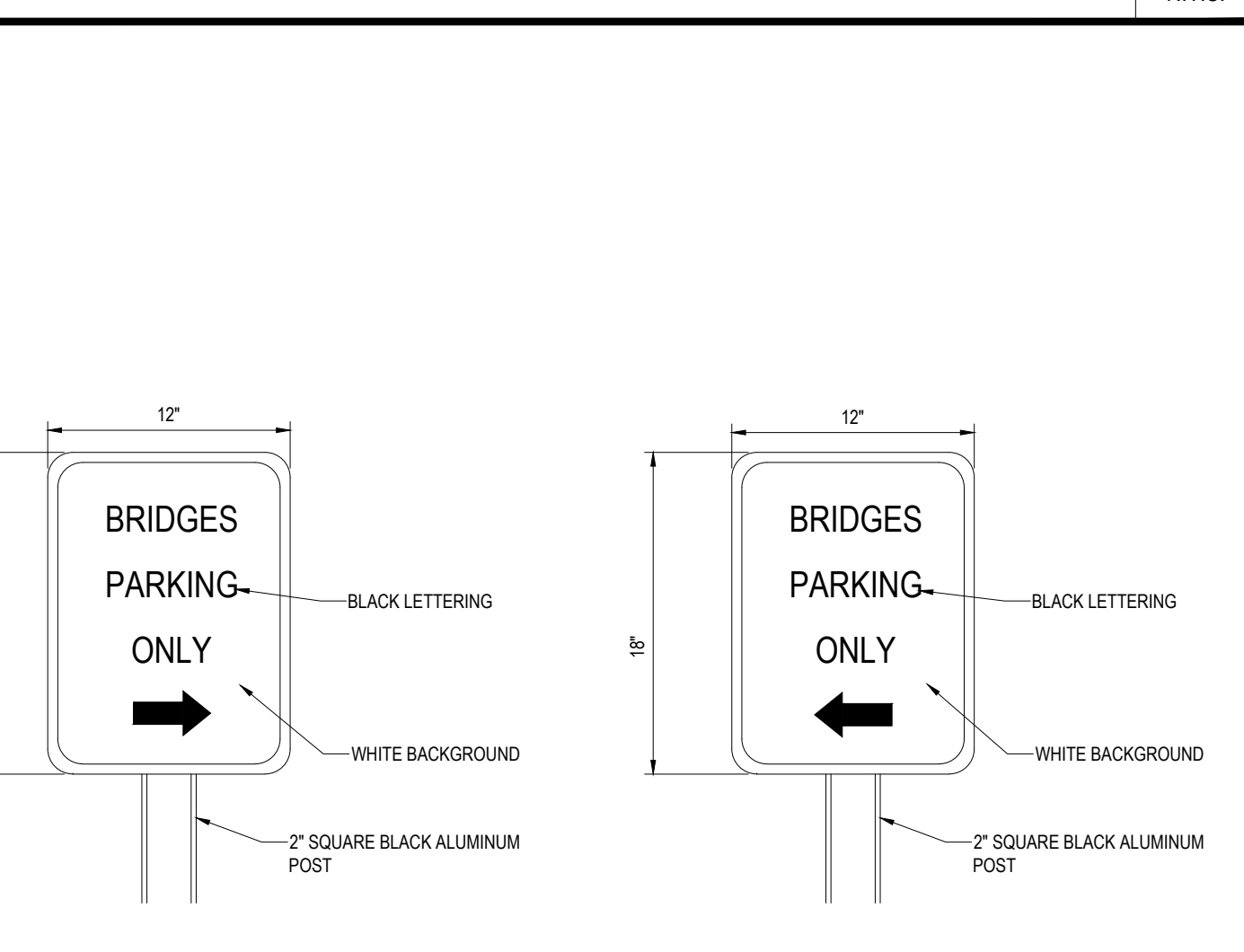
TRANSITION CURB DETAIL

N.T.S.



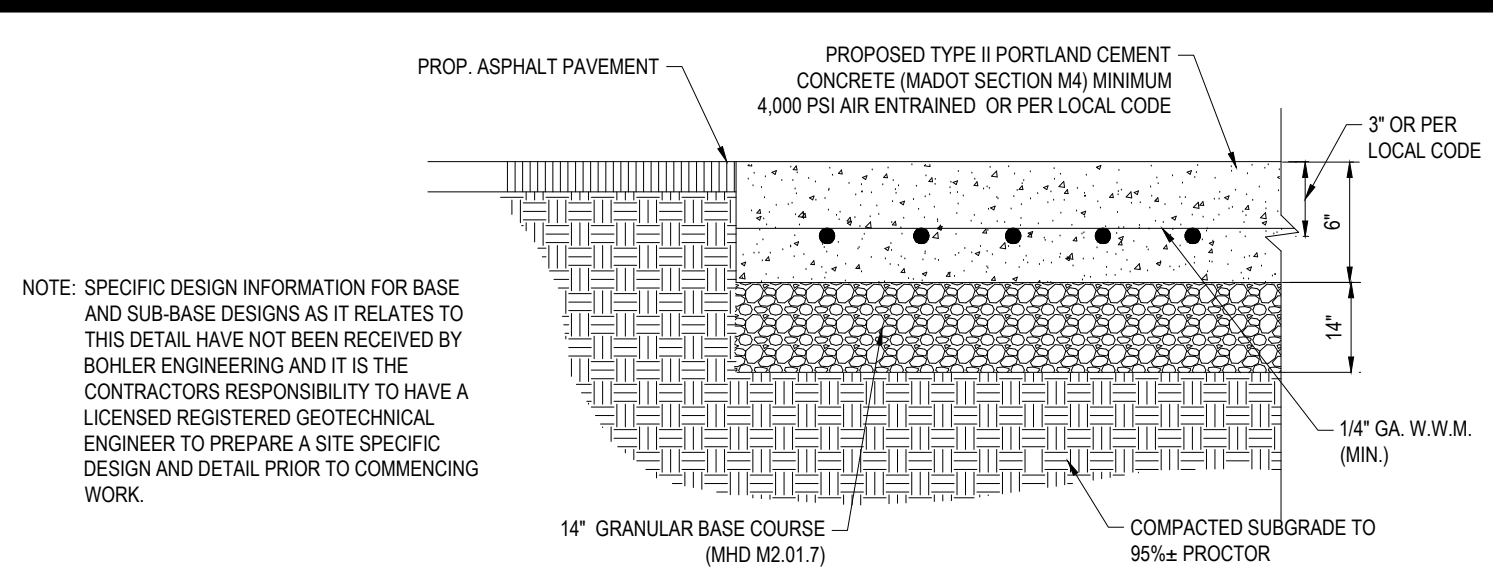
ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



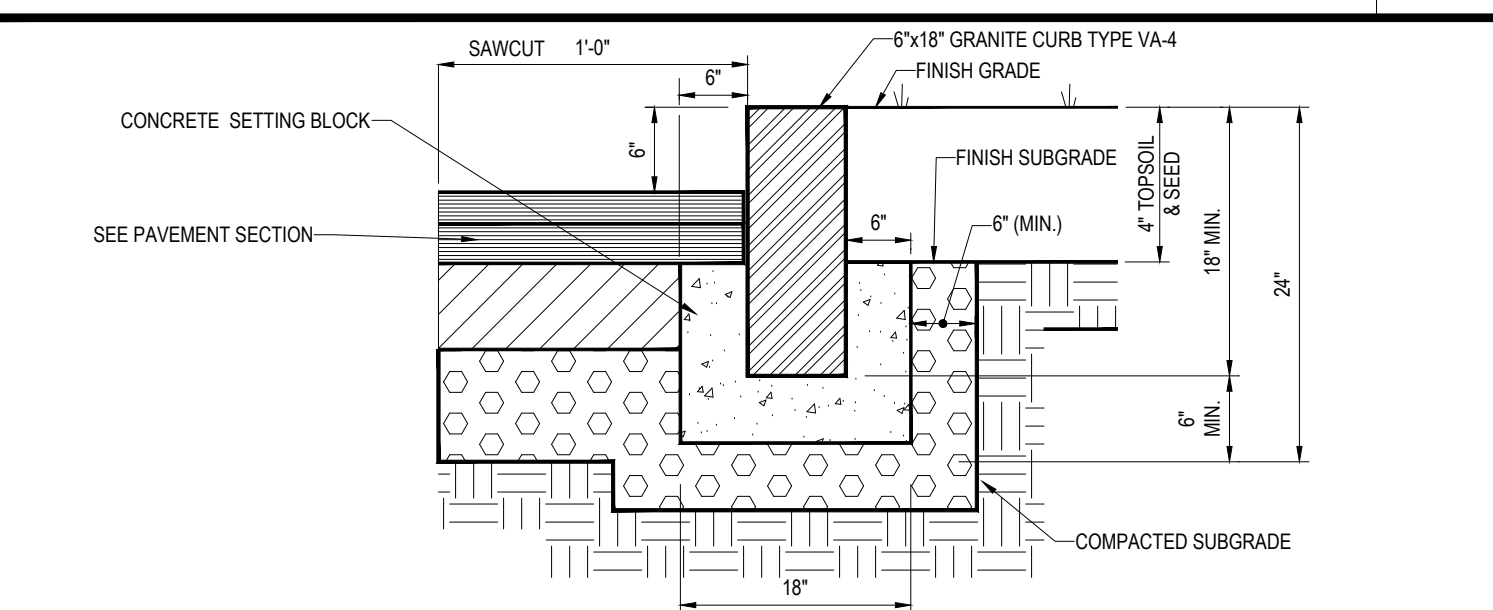
"BRIDGES PARKING ONLY" SIGN DETAIL

N.T.S.



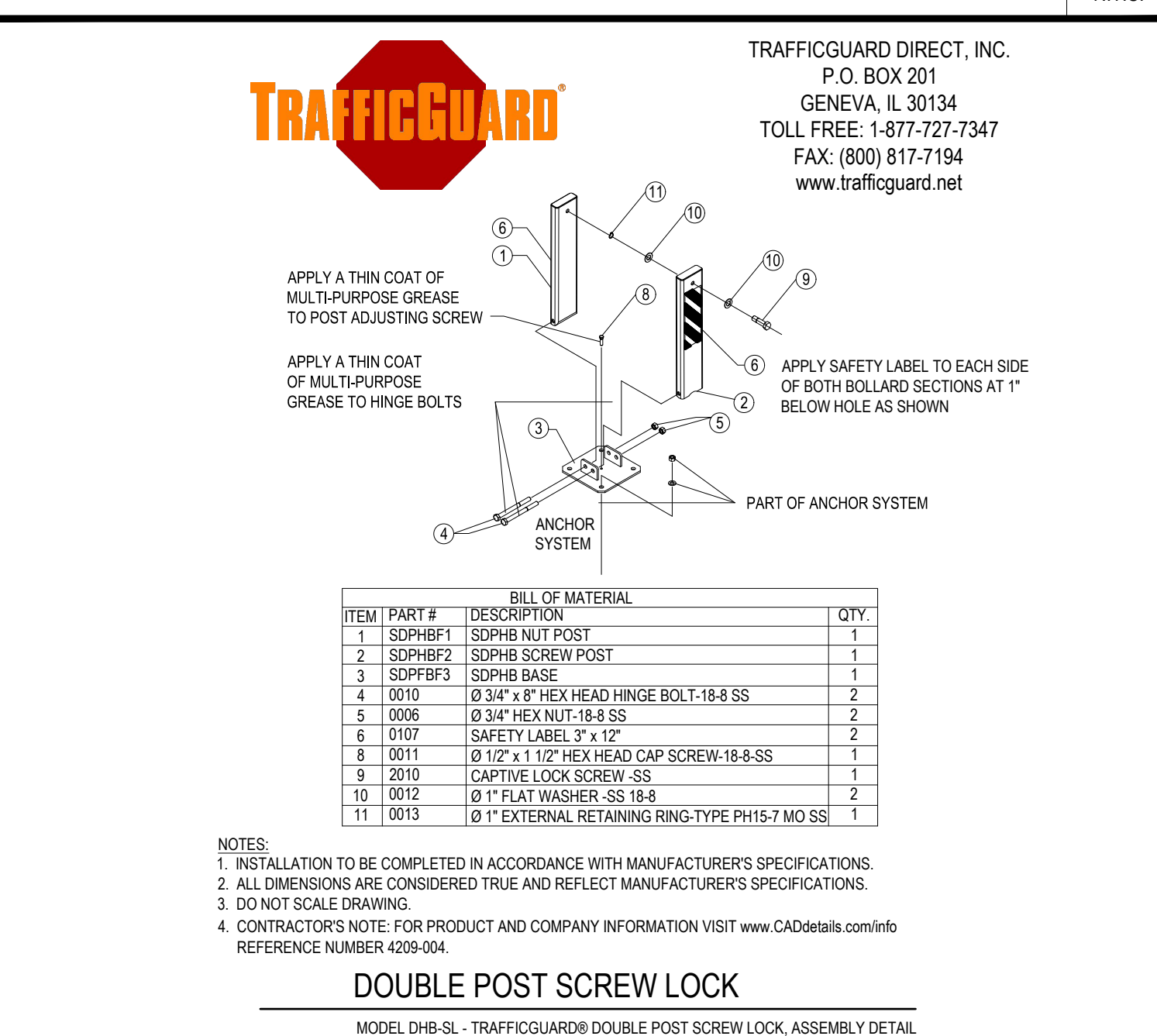
CEMENT CONCRETE APRON DETAIL

N.T.S.



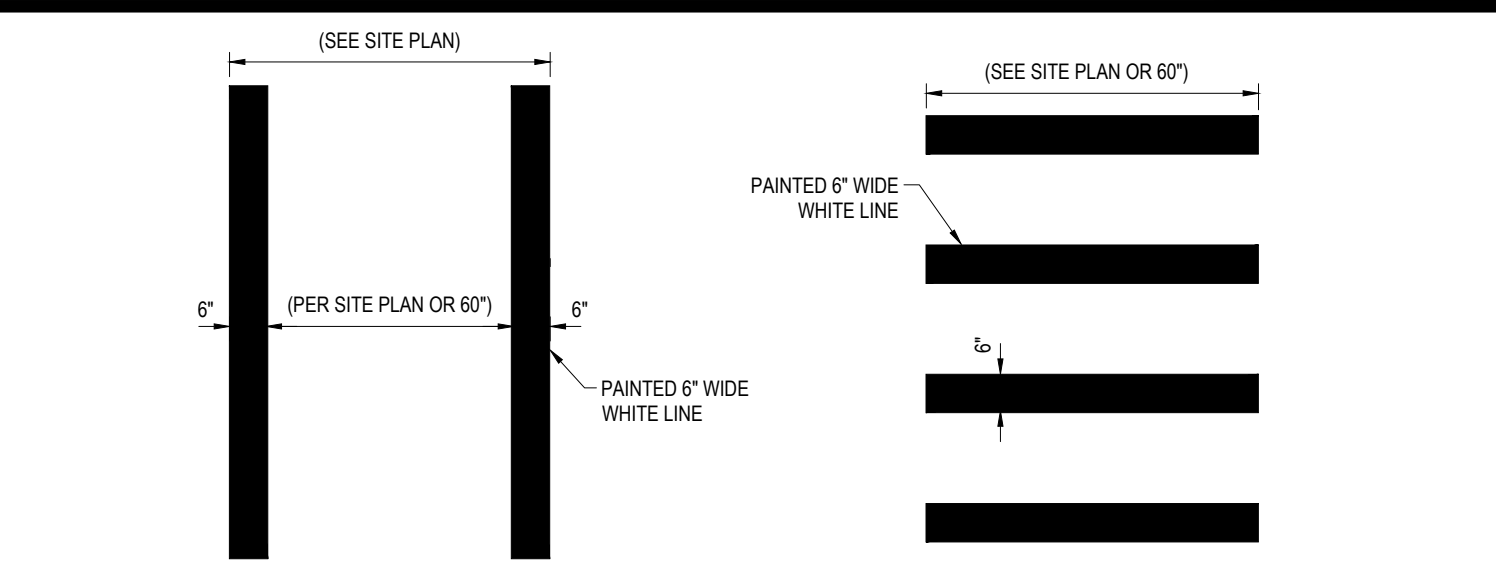
VERTICAL GRANITE CURB DETAIL

N.T.S.



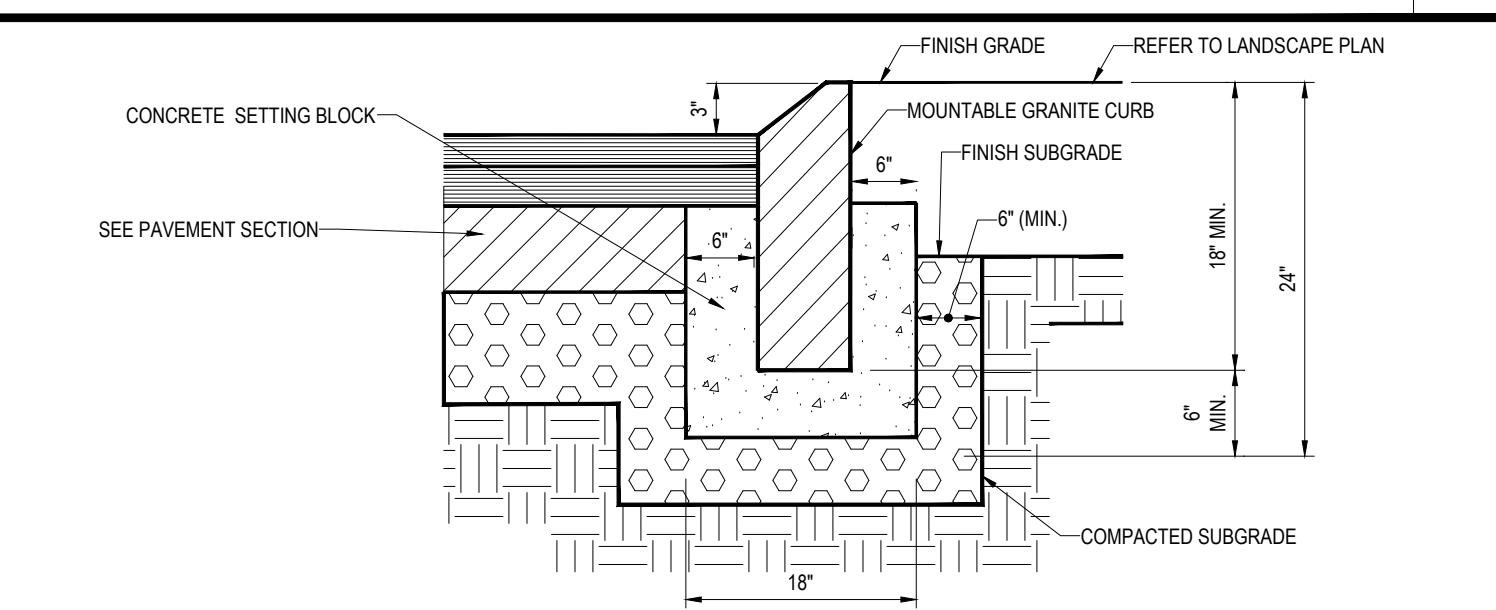
COLLAPSIBLE BOLLARD DETAIL

N.T.S.



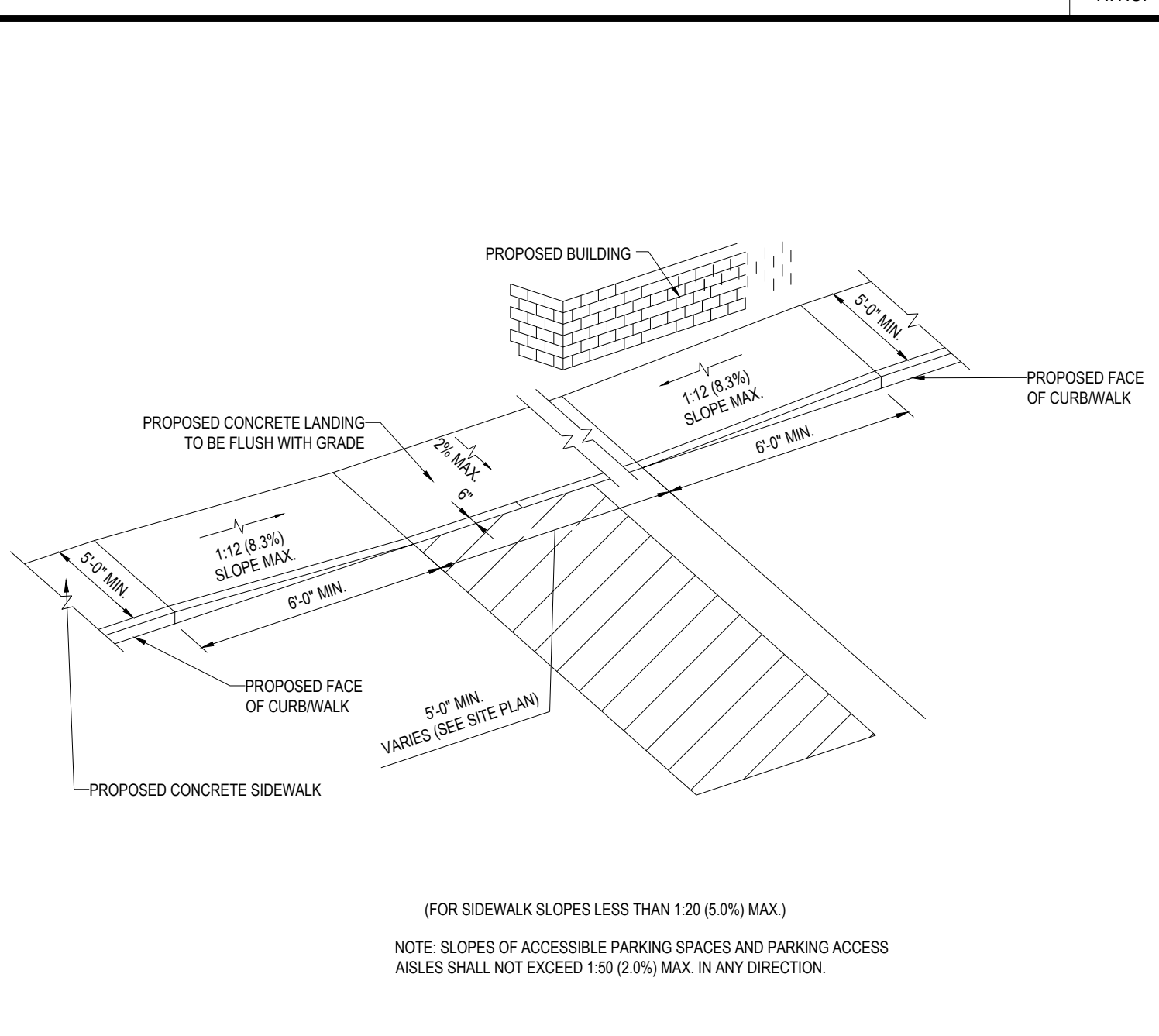
CROSSWALK DETAIL

N.T.S.



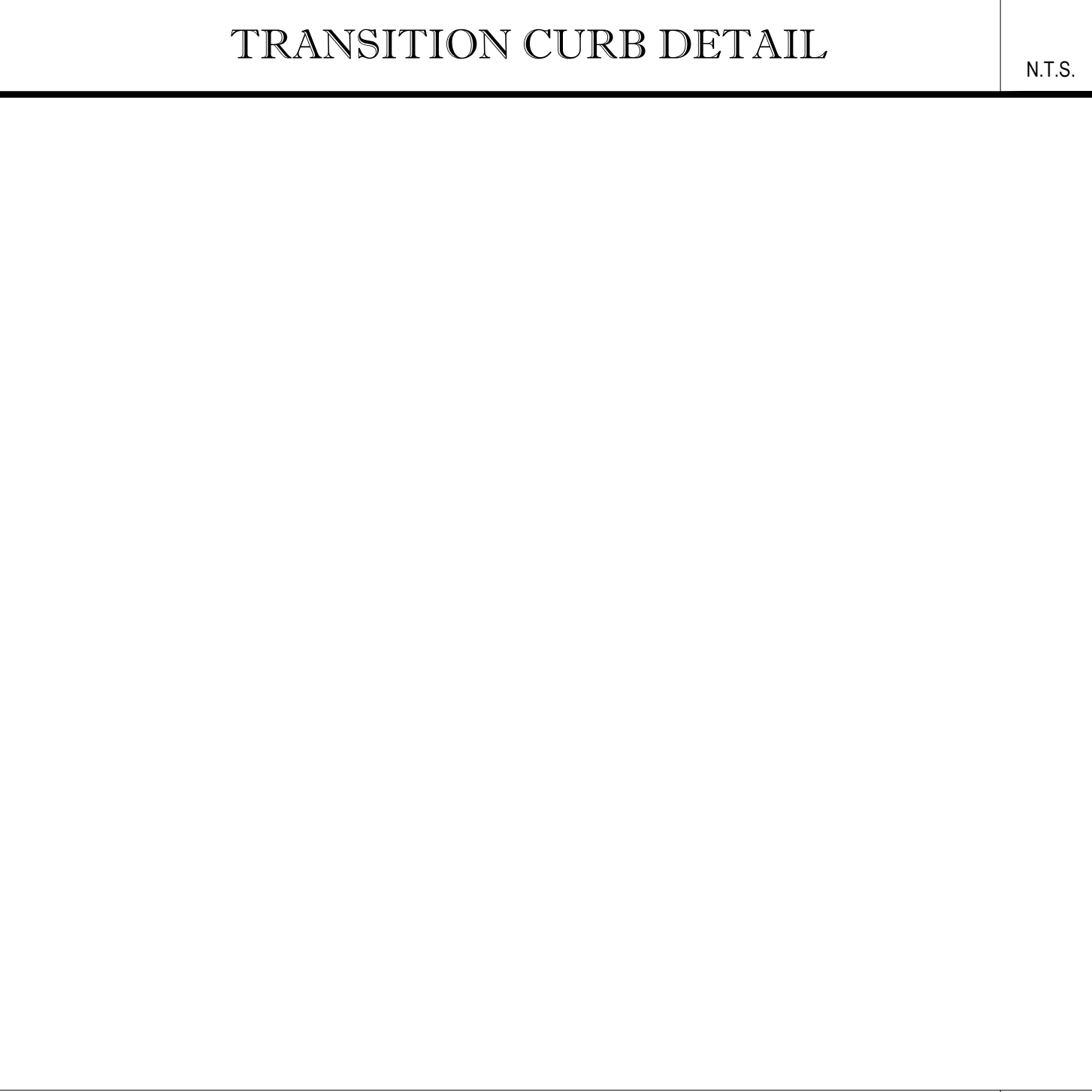
MOUNTABLE GRANITE CURB DETAIL

N.T.S.



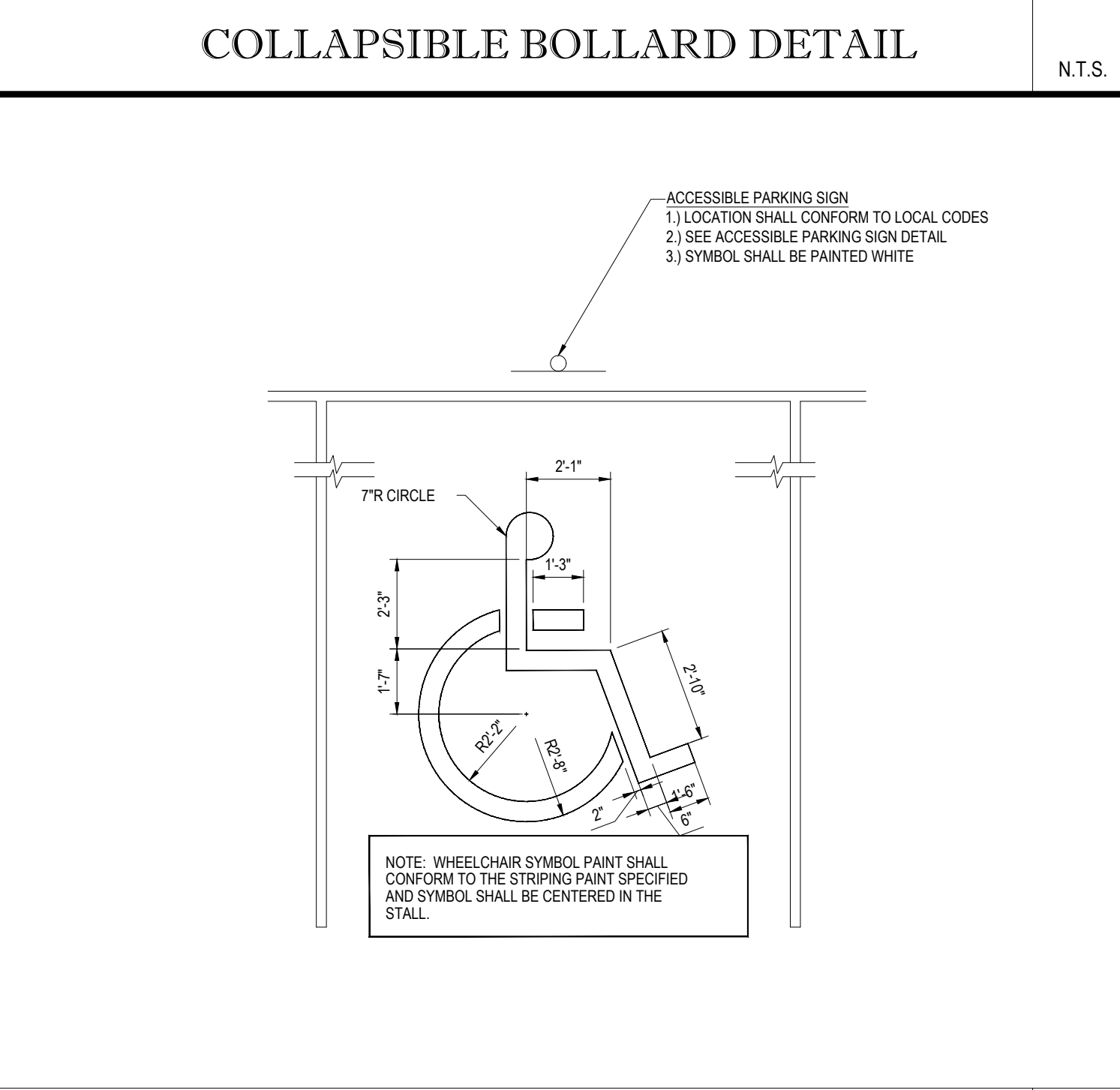
SLOPED WALK DETAIL

N.T.S.



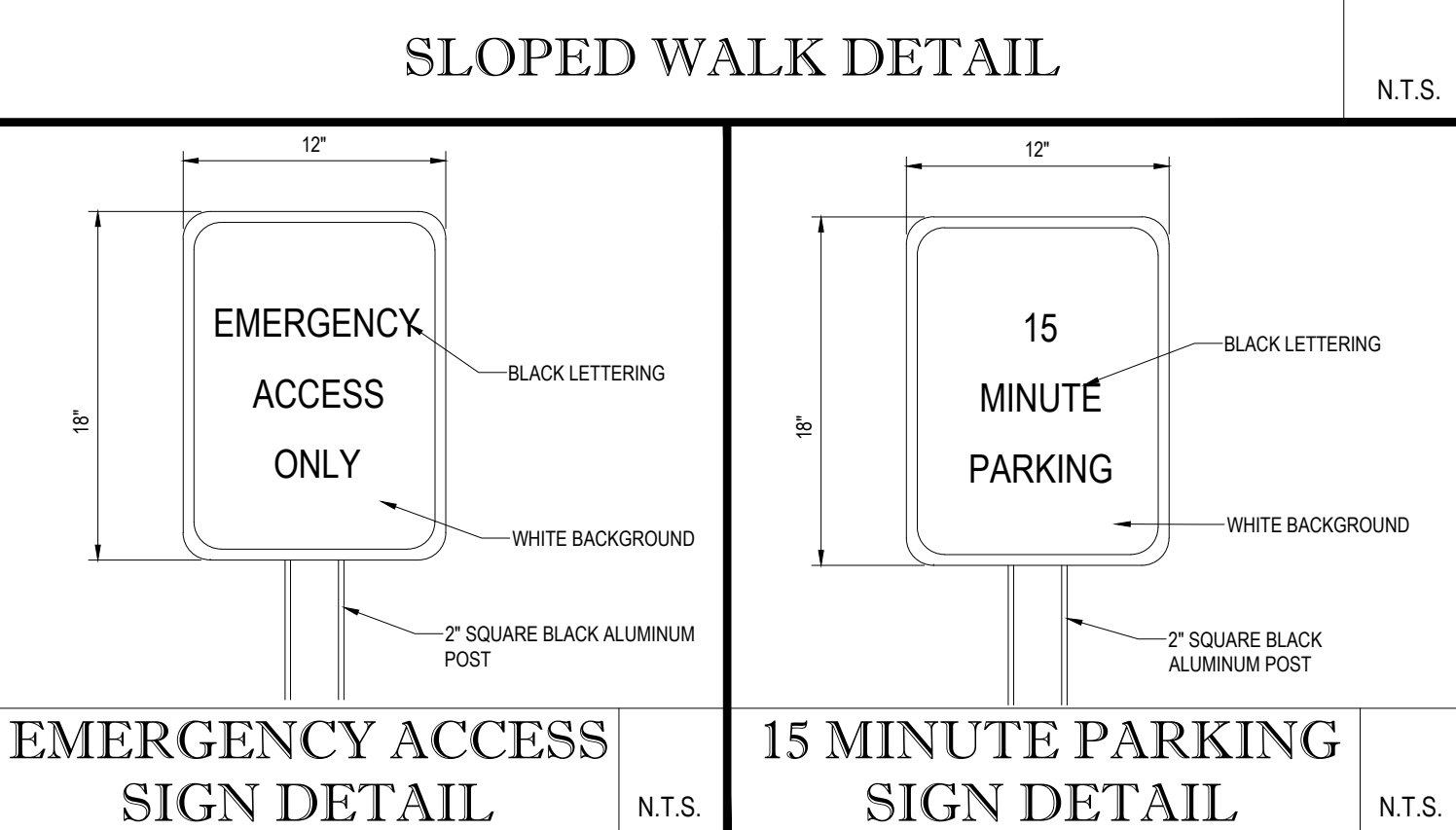
BOLLARD DETAIL

N.T.S.



ACCESSIBLE PARKING STALL PAINTING DETAIL

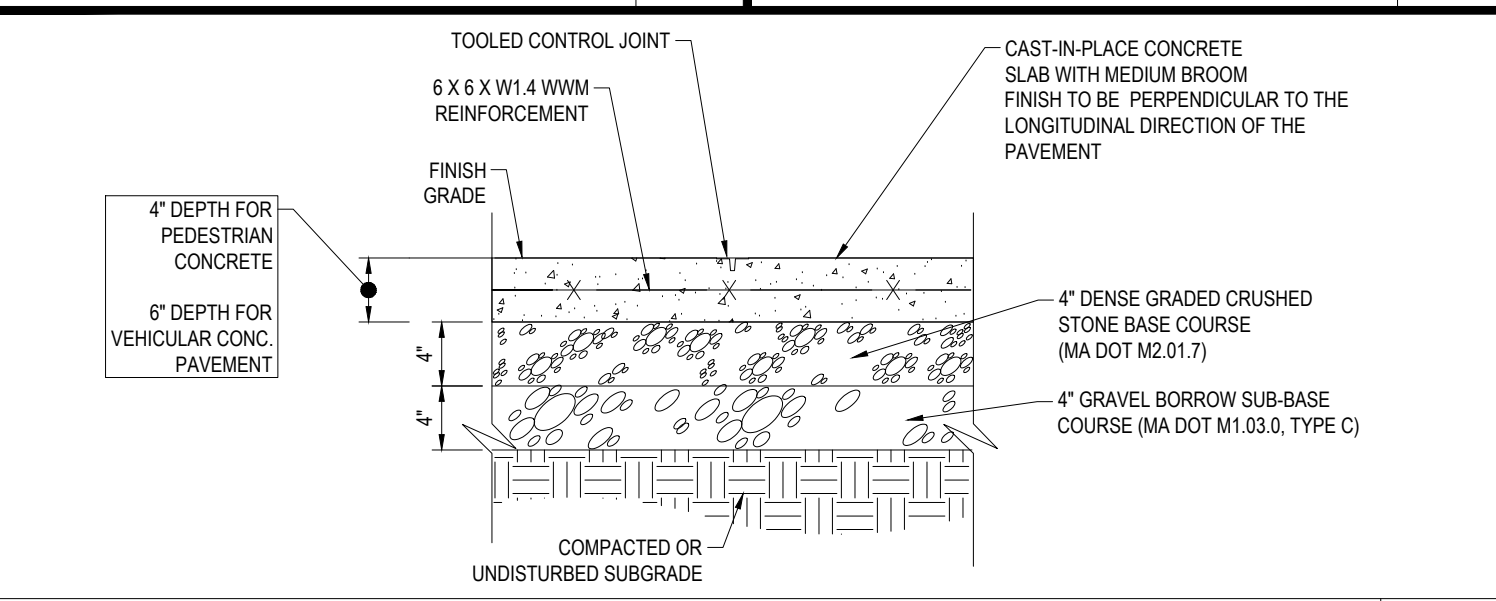
N.T.S.



EMERGENCY ACCESS SIGN DETAIL

15 MINUTE PARKING SIGN DETAIL

N.T.S.



CONCRETE PAVEMENT DETAIL

N.T.S.

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3			
4			
5			
6			
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8			
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12			
13			
14			
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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

PROJECT No: W171101
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 CHECKED BY: MD/NEM
 DATE: 11/27/2017
 SCALE: AS NOTED
 CAD I.D.: W171101SS2 DETAILS

SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE WESTWOOD STATION DEVELOPMENT AREA B OF THE UNIVERSITY AVENUE MIXED USE DISTRICT
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J.A. KUCI ARCHITECT

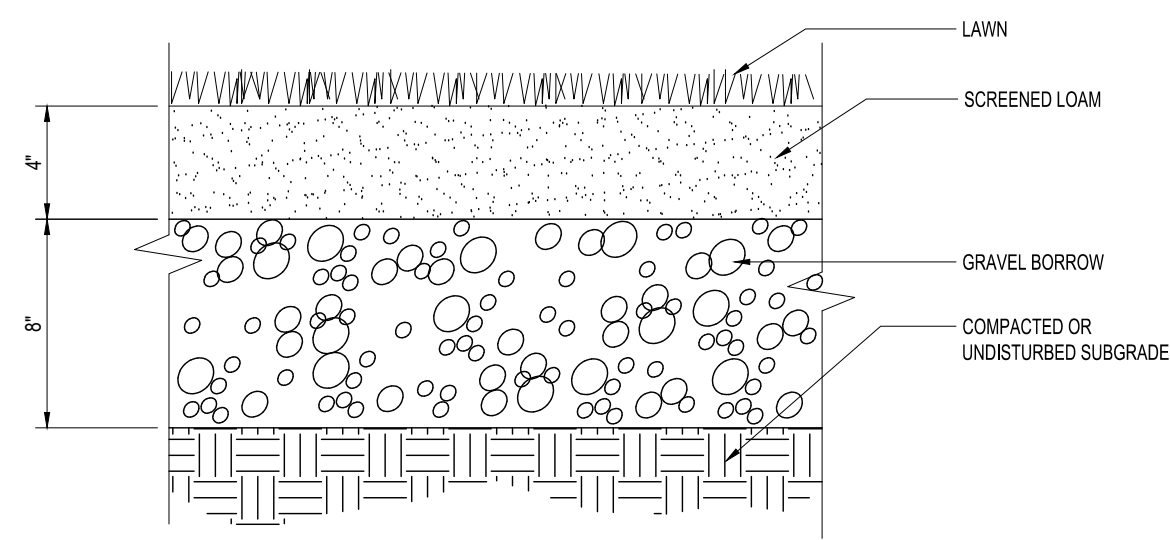
JOHN A. KUCI
 CIVIL ENGINEER
 LICENSE NO. 11938
 STATE OF MASSACHUSETTS

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

SHEET NUMBER:
13
 OF 17

REV 2 - 02/05/2018

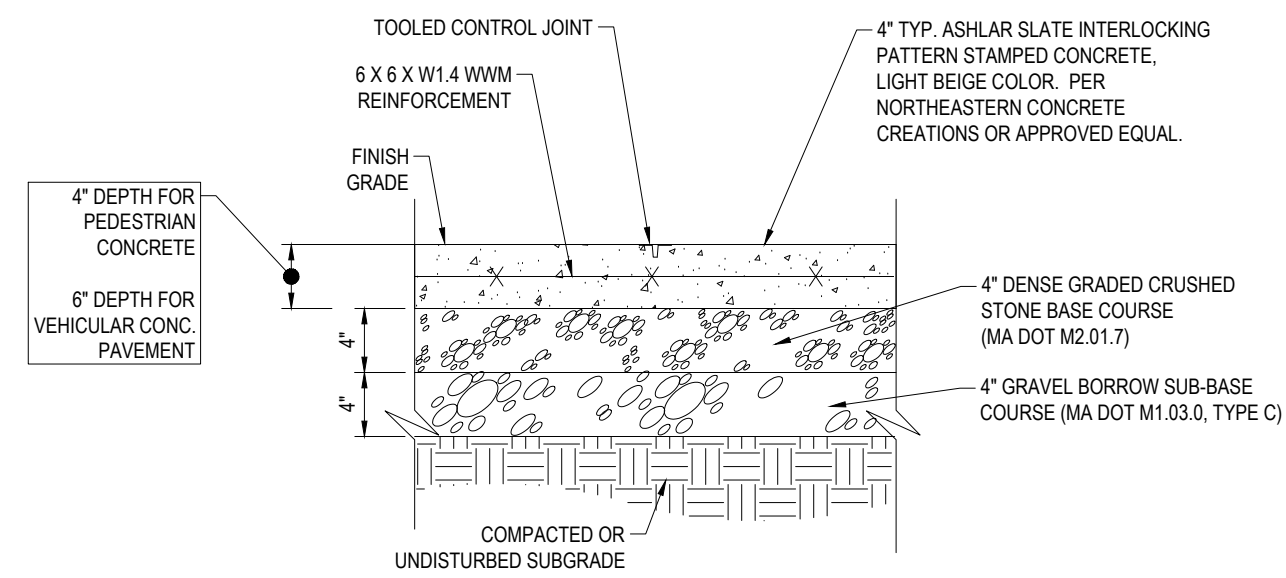
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NOTE:
REINFORCED TURF BASE AND SUBBASE MATERIALS
TO EXTEND 1'-0" BEYOND DIMENSIONED LIMIT OF
REINFORCED TURF AS SHOWN ON THE PLANS.

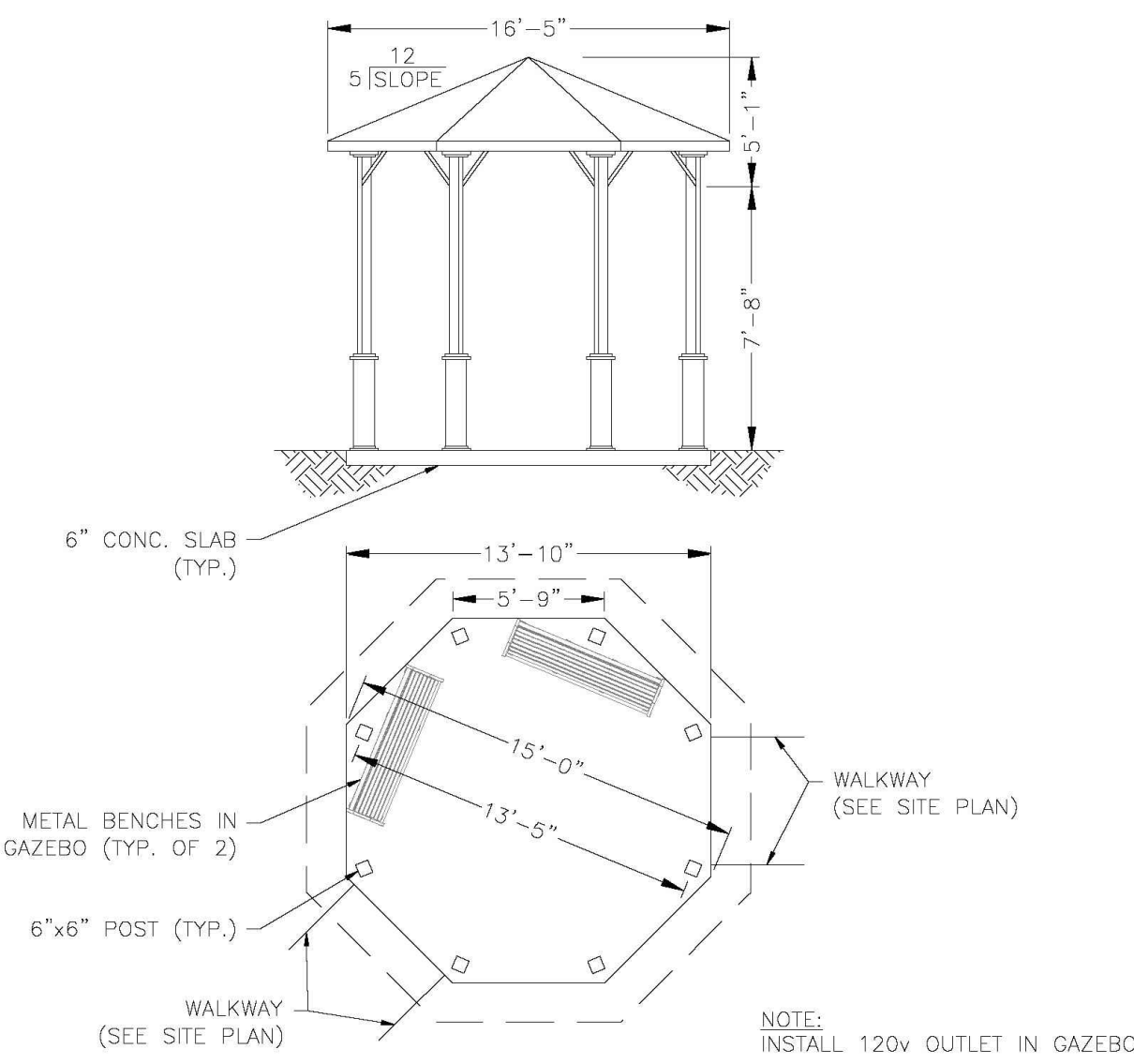
REINFORCED TURF

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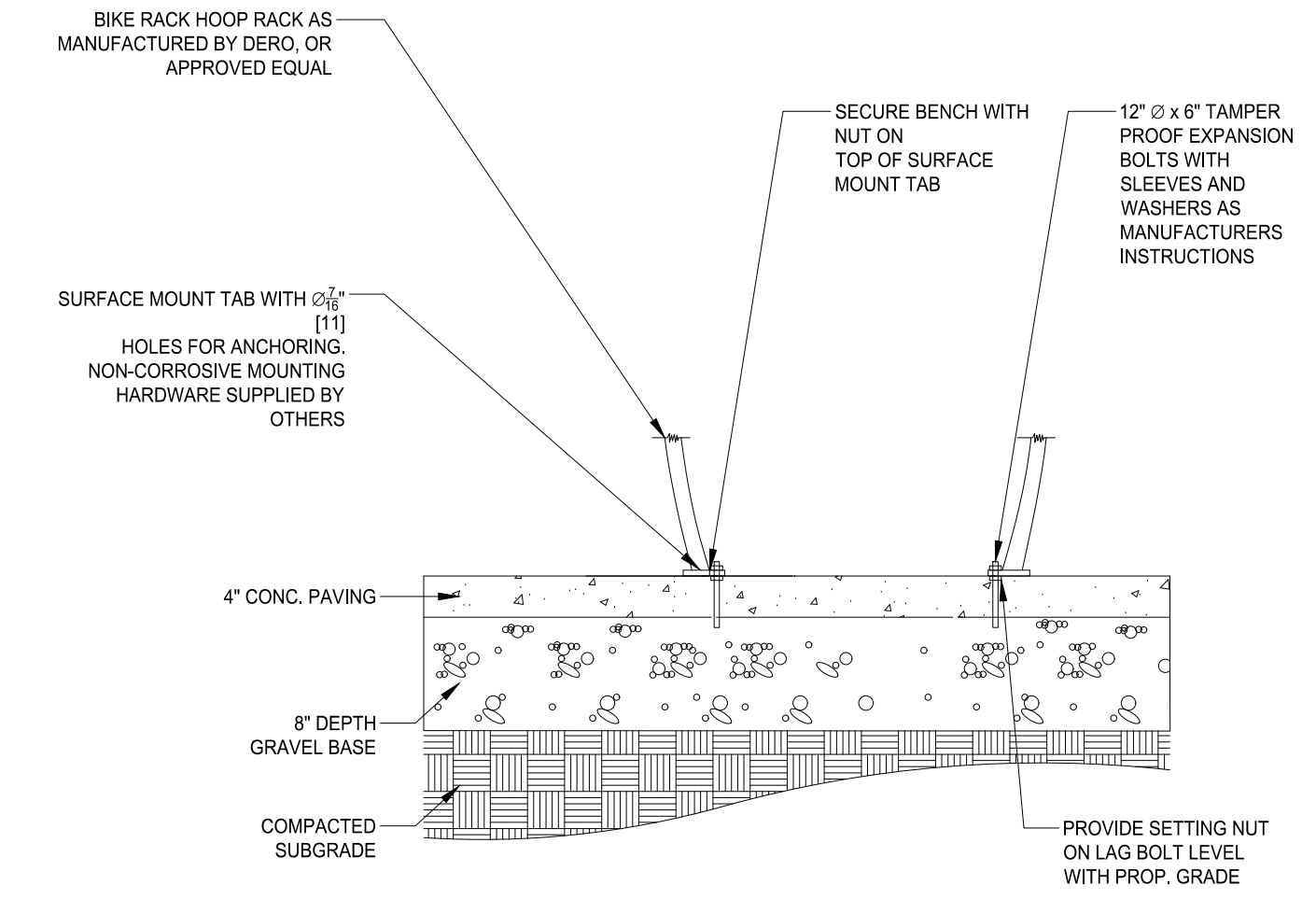
COLOR STAMPED CONCRETE

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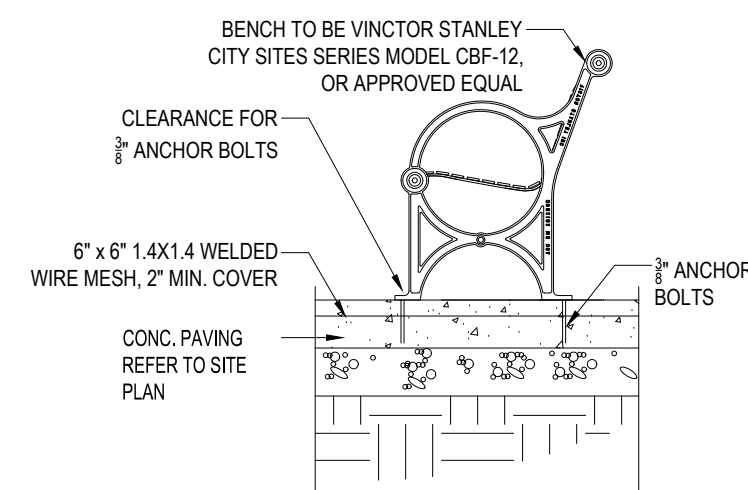
GAZEBO

N.T.S.



BIKE RACK ATTACHMENT

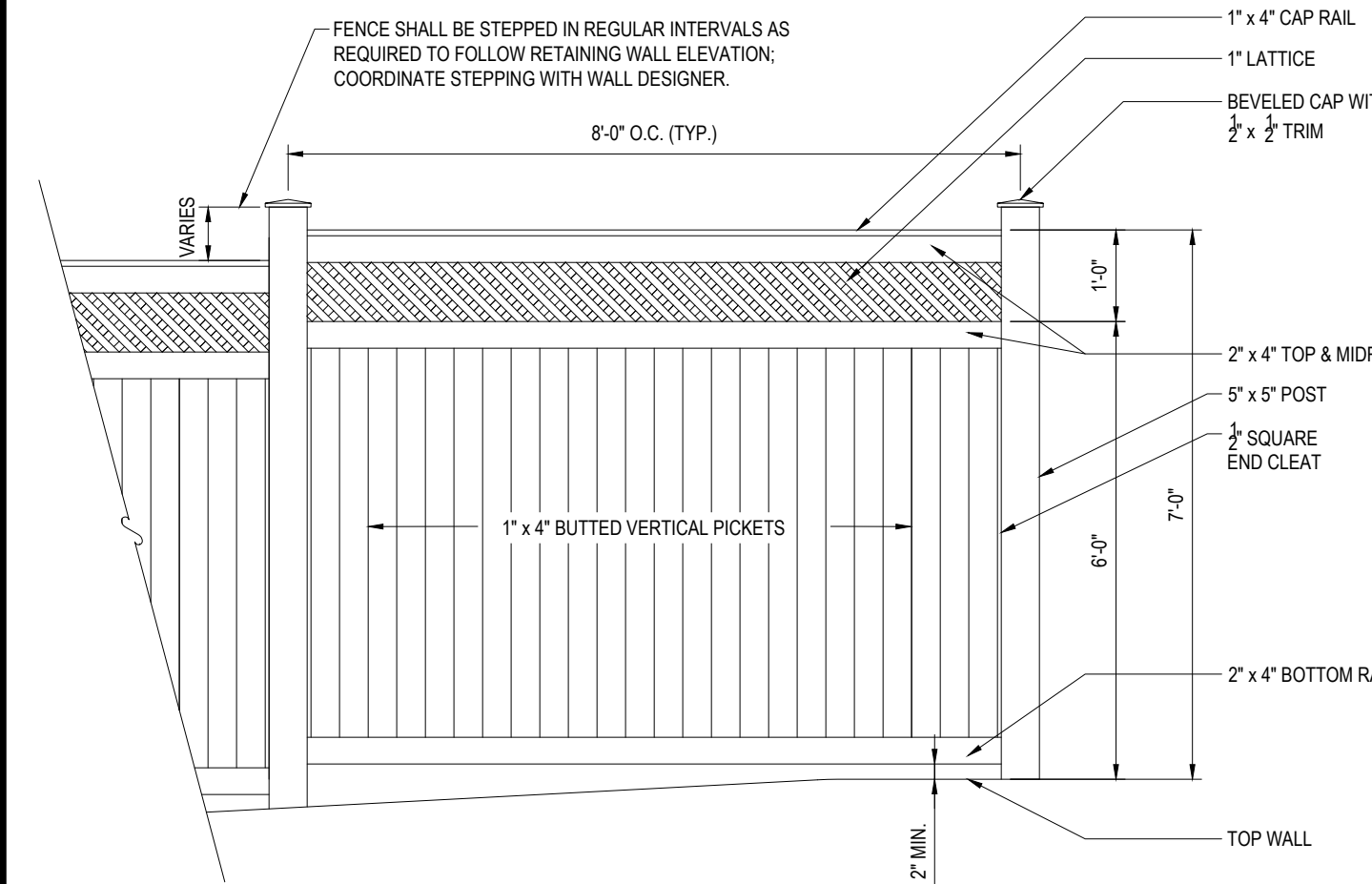
N.T.S.



NOTES:
1. ALL STEEL TO BE POWDERCOAT FINISH, COLOR BLACK. 2. ALL STEEL TO BE HOT DIPPED GALVANIZED PRIOR TO APPLICATION OF POWDERCOAT FINISH.
3. PROVIDE AND INSTALL QUANTITIES SHOWN ON PLANS.

BENCH

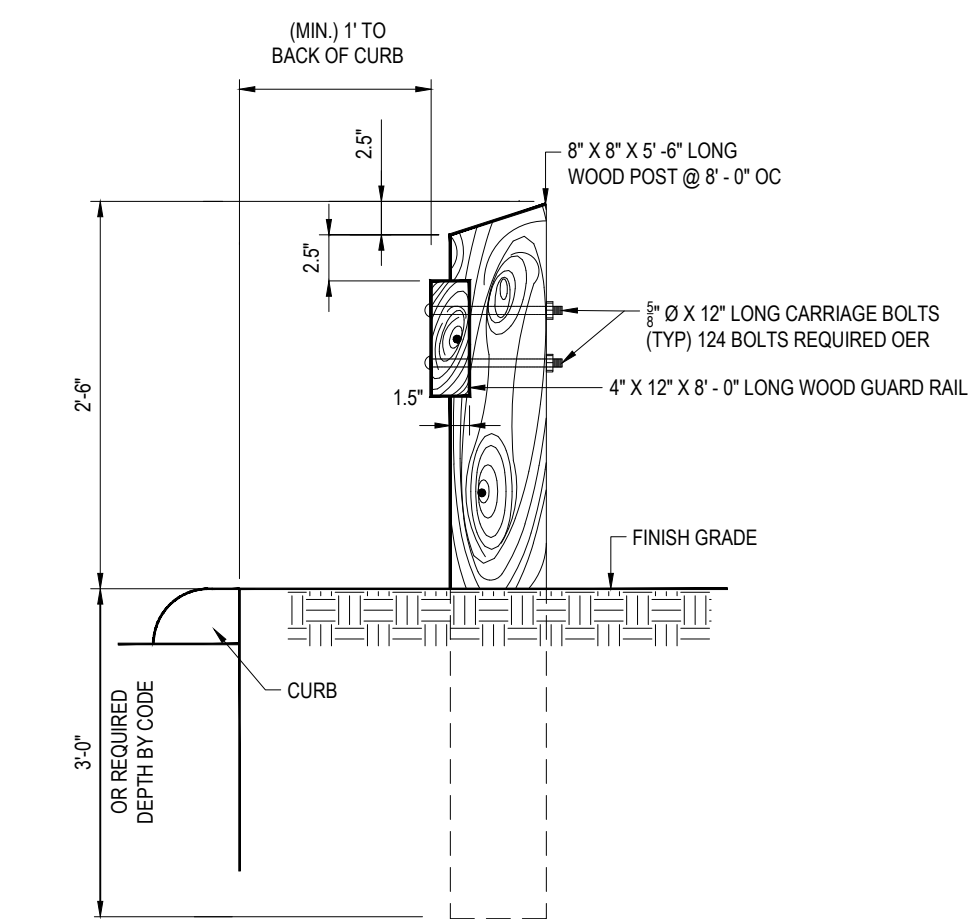
N.T.S.



NOTE:
FENCE COLOR: NATURAL
- FINAL SELECTION BY OWNER
- FINISHED SIDE OF FENCE SHALL FACE TOWARD BUILDING #1

SOLID NATURAL CEDAR UNIVERSAL BOARD FENCE DETAIL

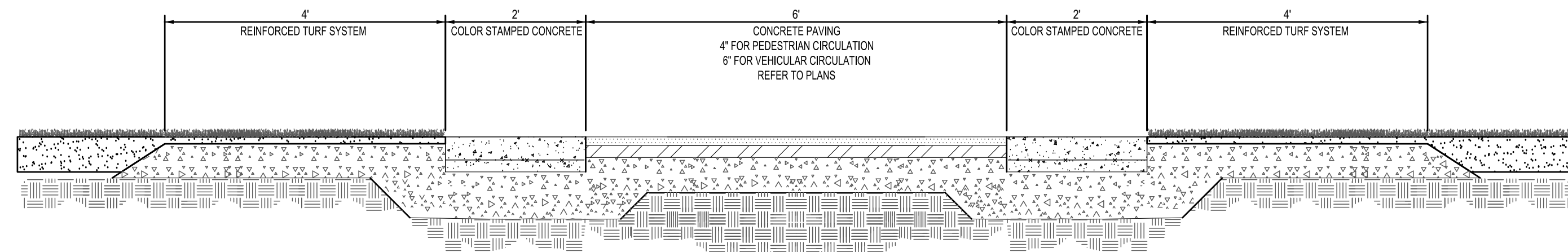
N.T.S.



NOTE: ALL CARRIAGE BOLTS, NUTS & WASHERS TO BE GALVANIZED & ALL WOOD POSTS & RAILS TO BE PRESSURE TREATED.

WOOD GUIDERAIL

N.T.S.



ACCESS DRIVE PAVING DETAIL

N.T.S.

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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

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SITE DEVELOPMENT PLANS FOR

 LOCATION OF SITE
 WESTWOOD PLACE
 AT UNIVERSITY STATION
 DEVELOPMENT AREA B OF THE
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J.A. KUCIENSKI

 JOHN A. KUCIENSKI
 PROFESSIONAL ENGINEER
 NO. 11938
 CIVIL ENGINEERING
 EXPIRES 12/31/2018
 MASSACHUSETTS

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

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14
 OF 17

REV 2 - 02/05/2018

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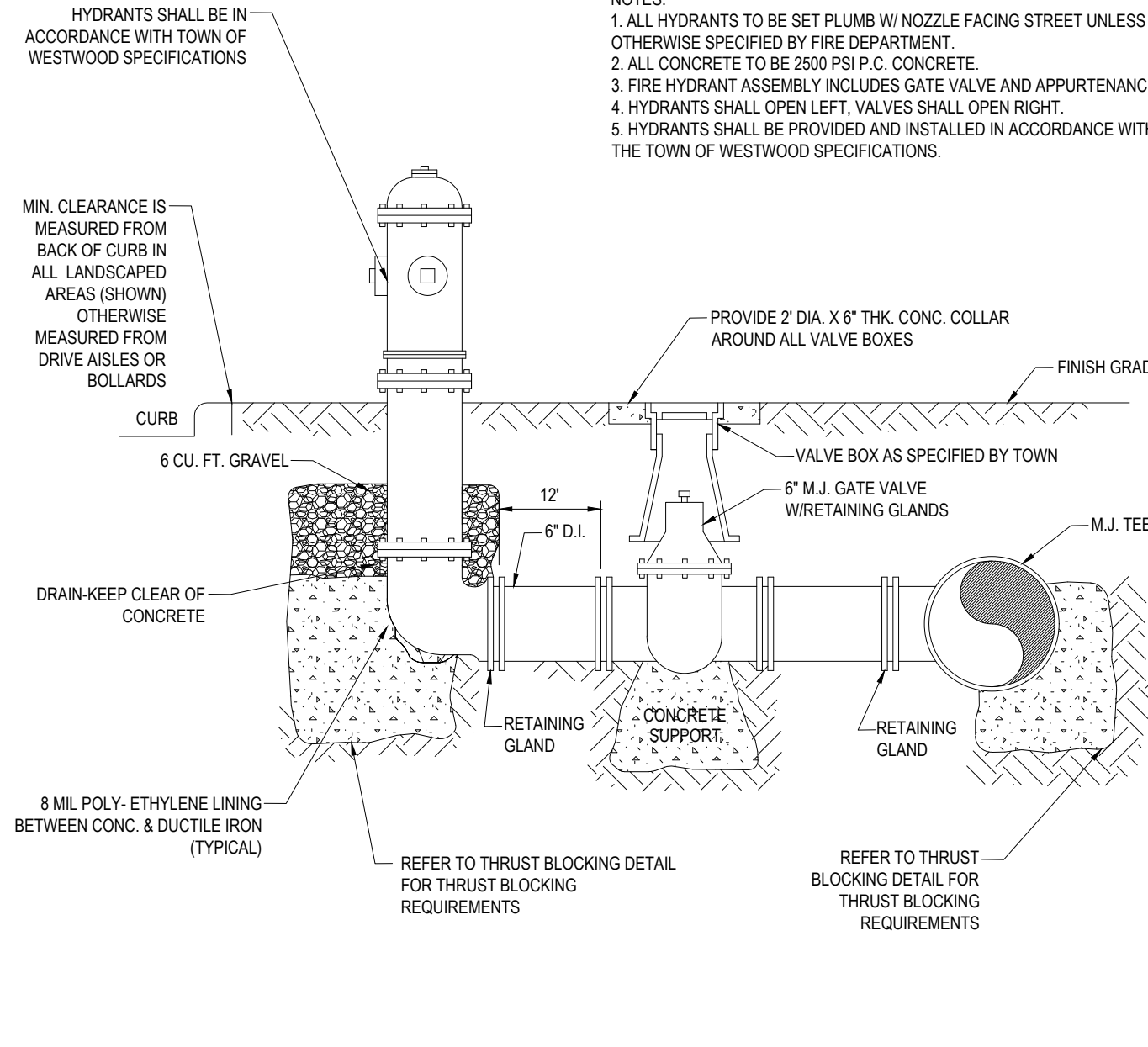
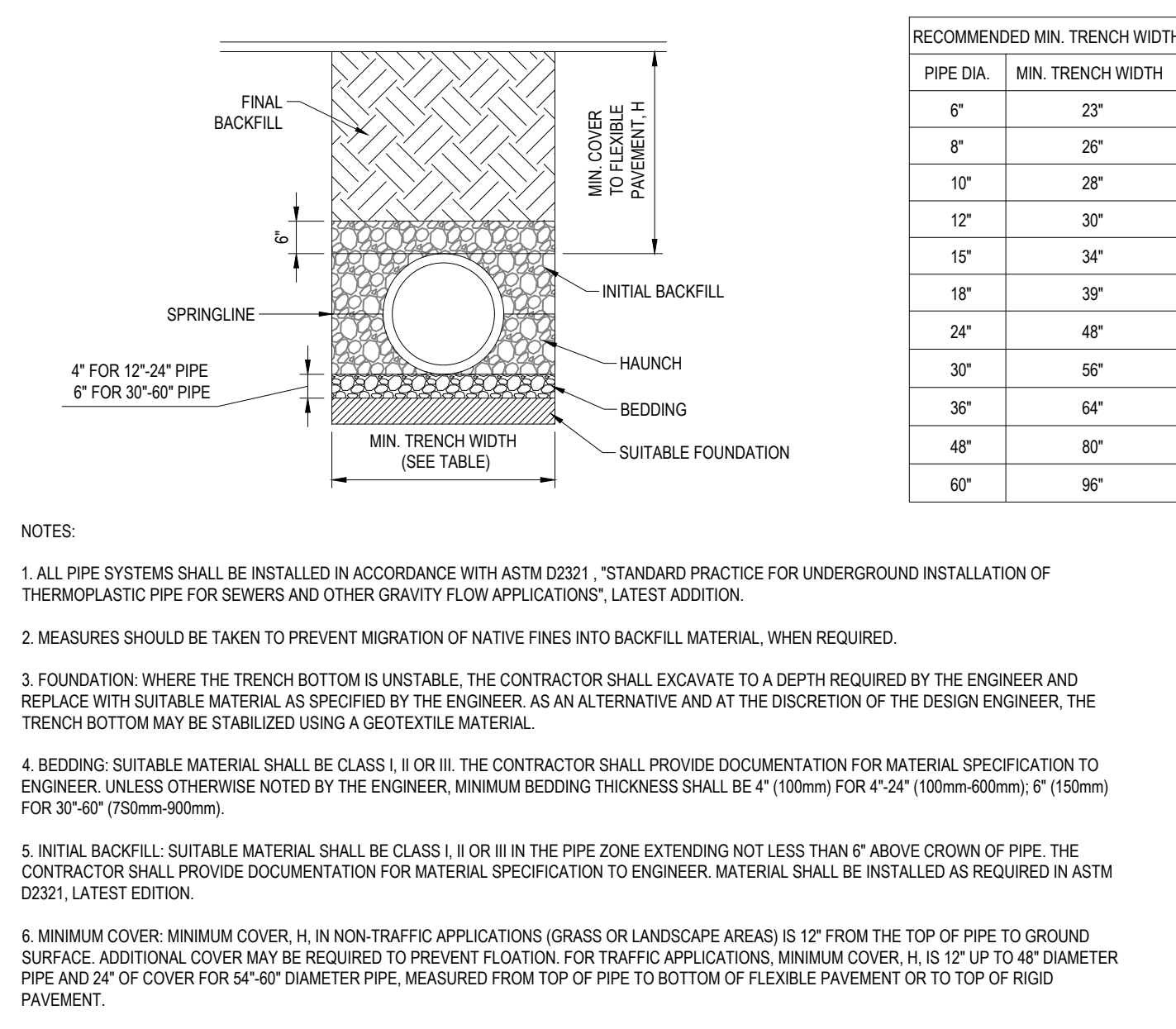
1. SHELTER MANUFACTURER EASY RACK - HOUSTON TEXAS. 1-832-427-5006
2. SHELTER/ BUS STOP [ERSH-7939-8] SHELTERS FEATURE RUGGED WELDED STEEL CONSTRUCTION FOR STRENGTH AND DURABILITY. SIDE PANELS ARE CONSTRUCTED OF CLEAR TEMPERED GLASS. THE TOP IS MADE FROM CLEAR POLYCARBONATE SHEET. MOUNTING PLATES INCLUDE CONCRETE LAGS FOR INSTALLATION. SHIPS KNICK DOWN. ASSEMBLY REQUIRED. MODEL NUMBER USABLE SIZE (WxDXH) OVERALL SIZE (WxDXHX) ERSH-7939-80 89 34"x31 1/2"x77 17" X 50" X 84"

SHELTER DETAIL

N.T.S.

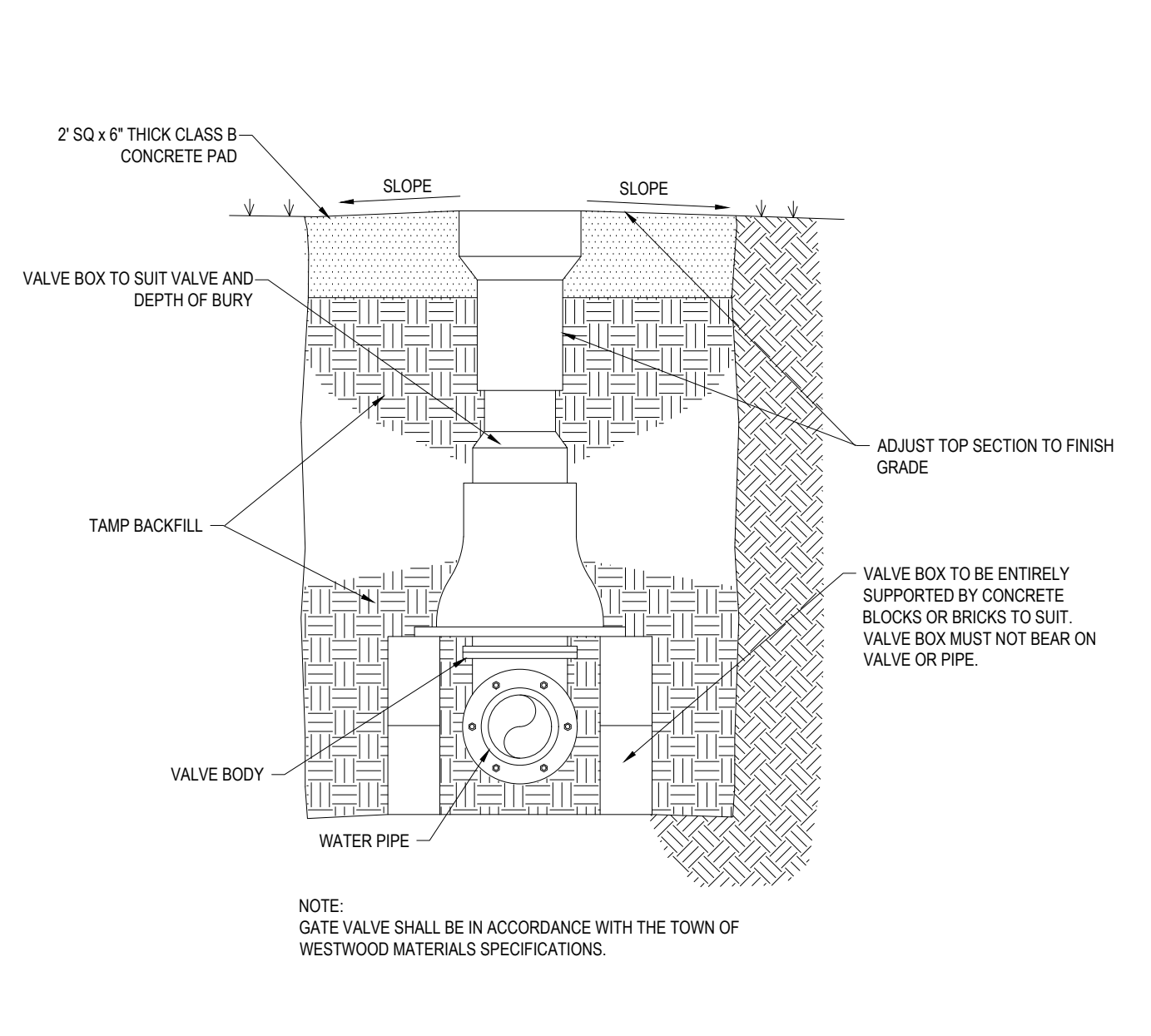
HDPE STORM DRAINAGE TRENCH

N.T.S.



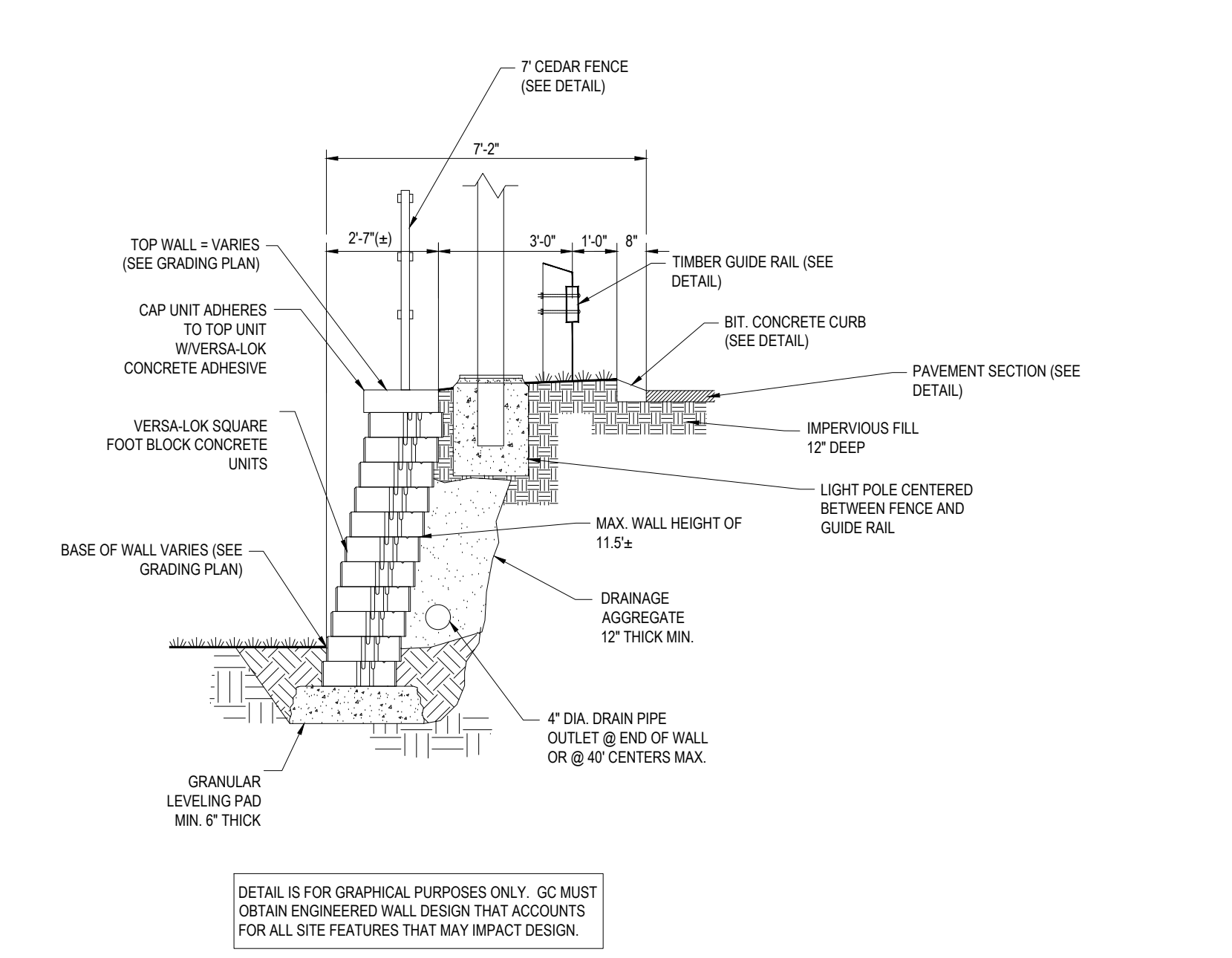
FIRE HYDRANT ASSEMBLY

N.T.S.



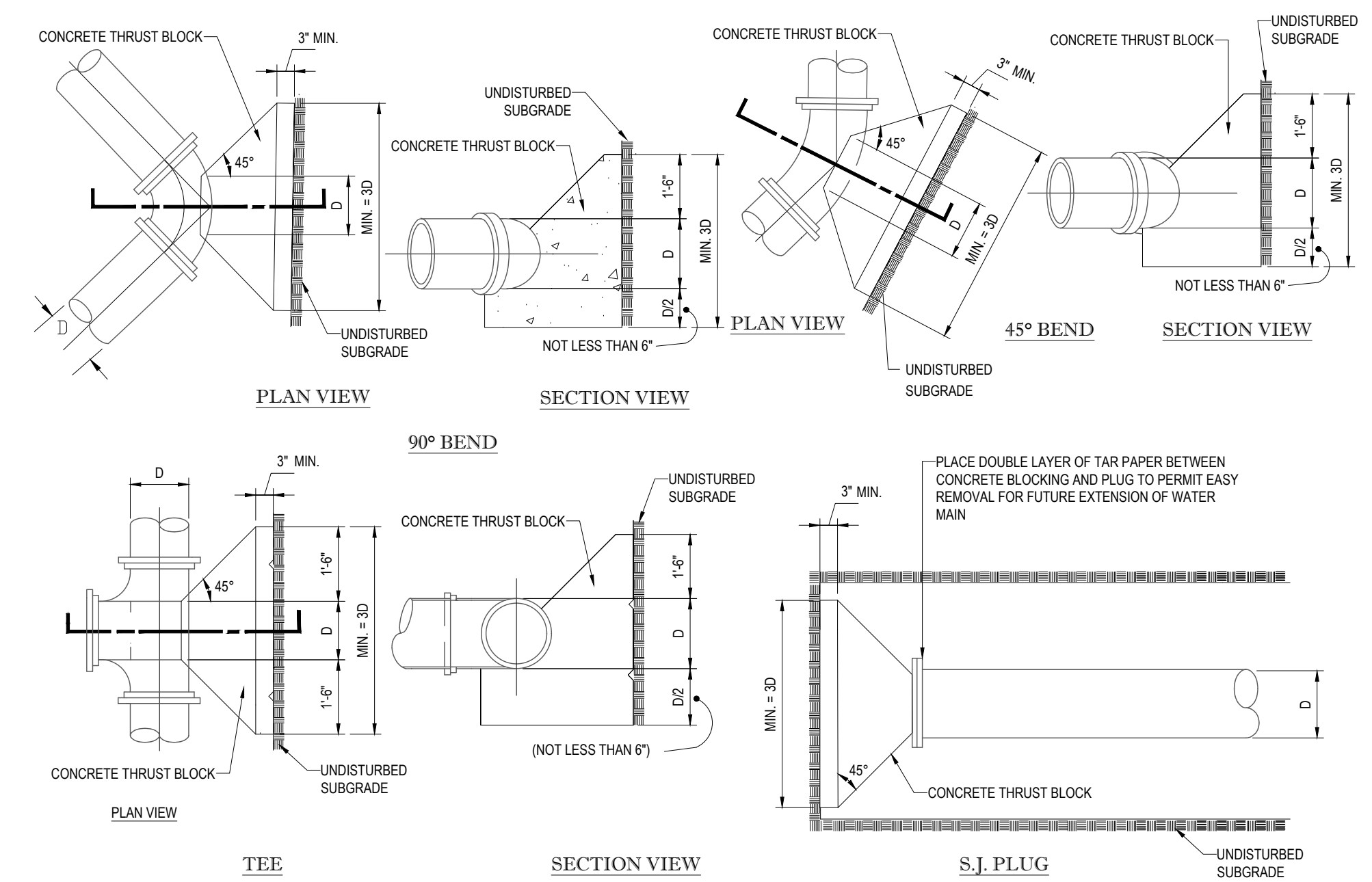
GATE VALVE

N.T.S.



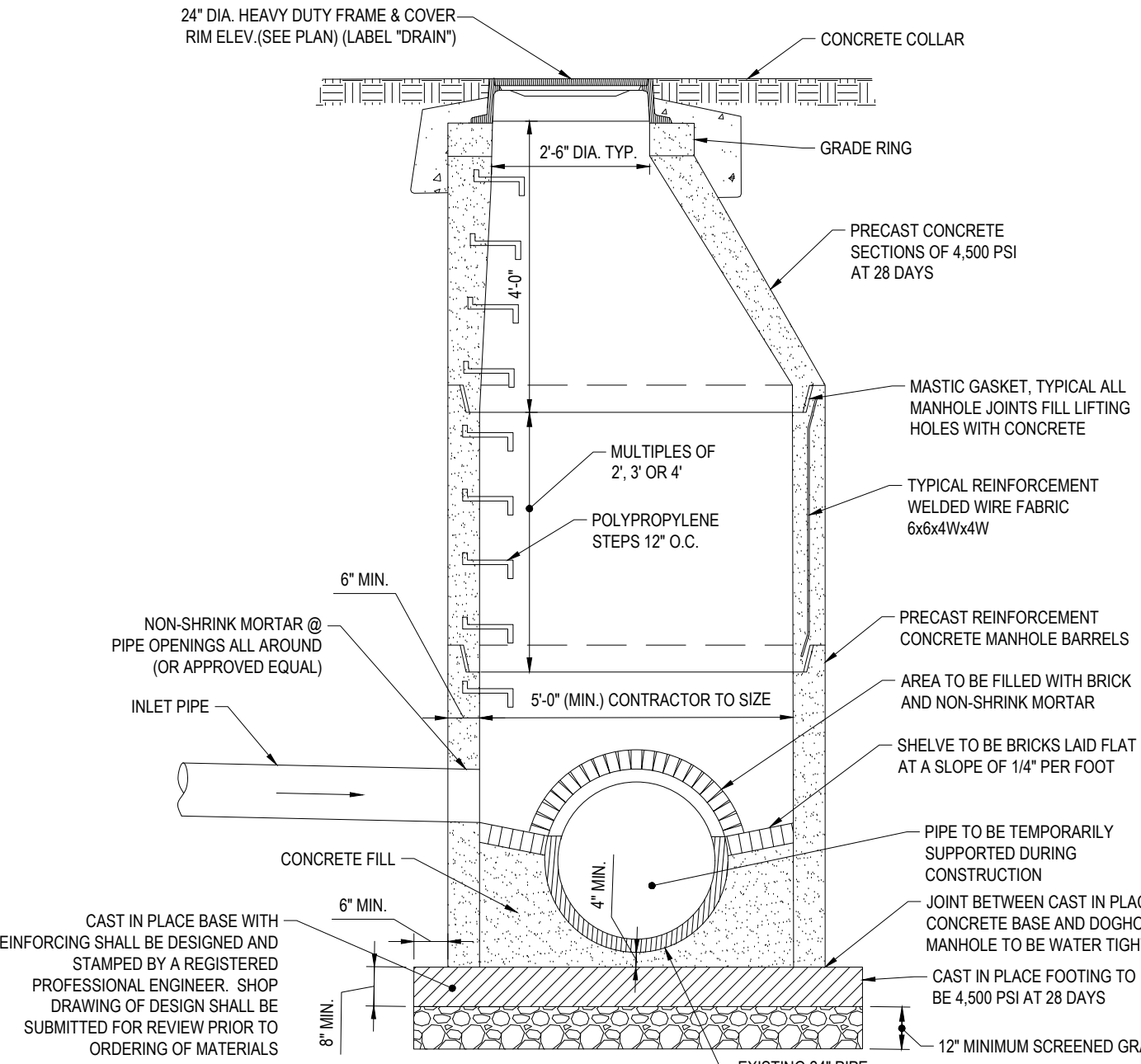
VERSALOK RETAINING WALL DETAIL

N.T.S.



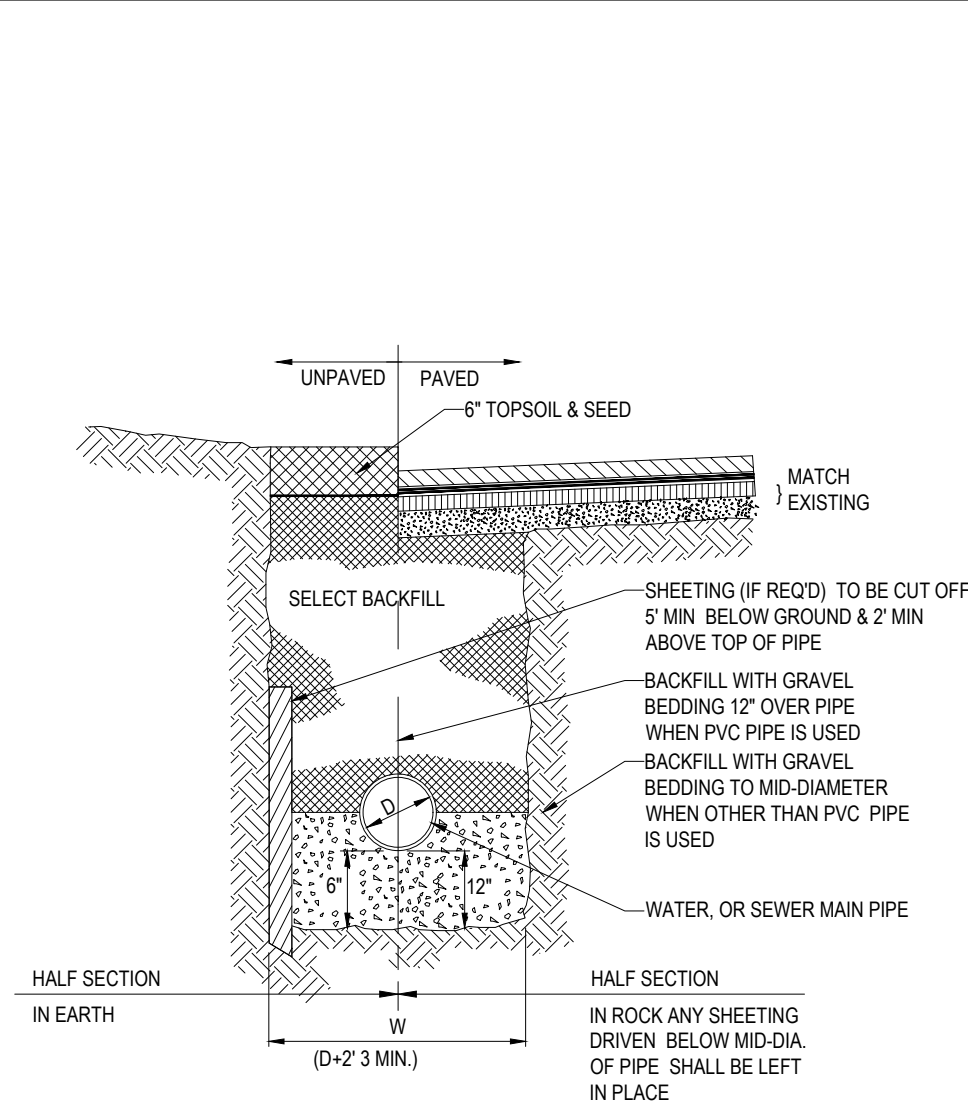
THRUST BLOCK DETAILS

N.T.S.



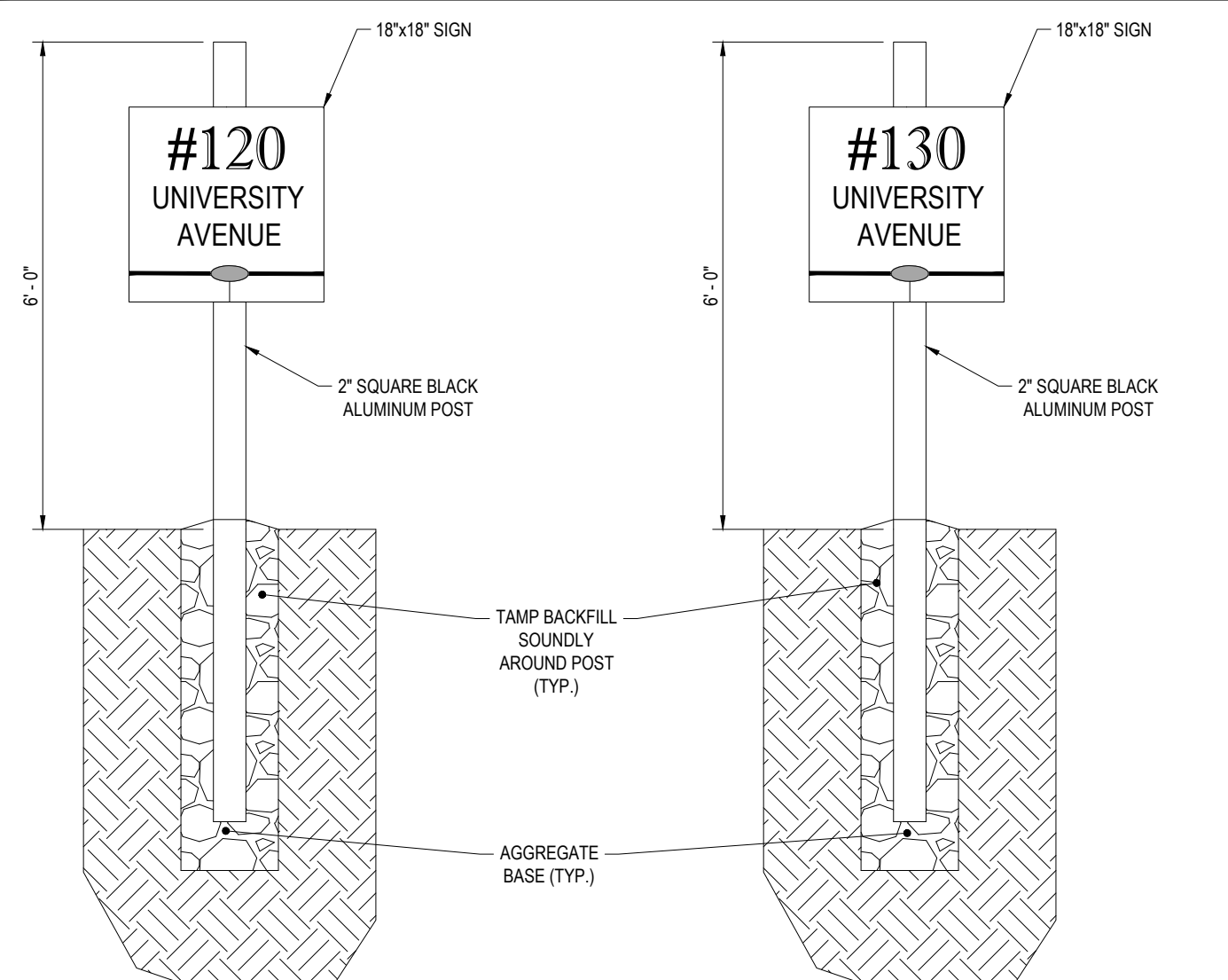
TYPICAL DOG HOUSE MANHOLE

N.T.S.



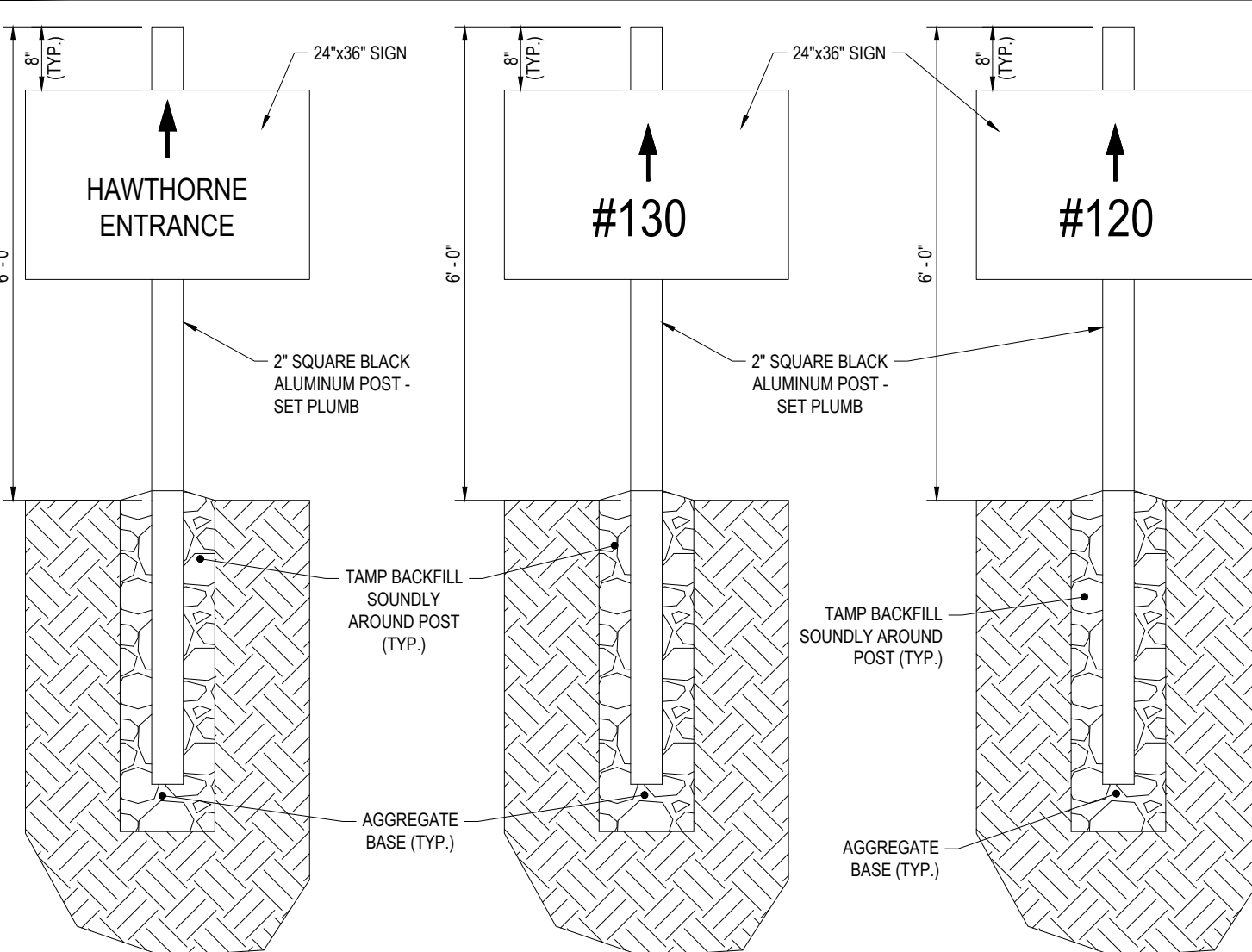
TYPICAL UTILITY TRENCH

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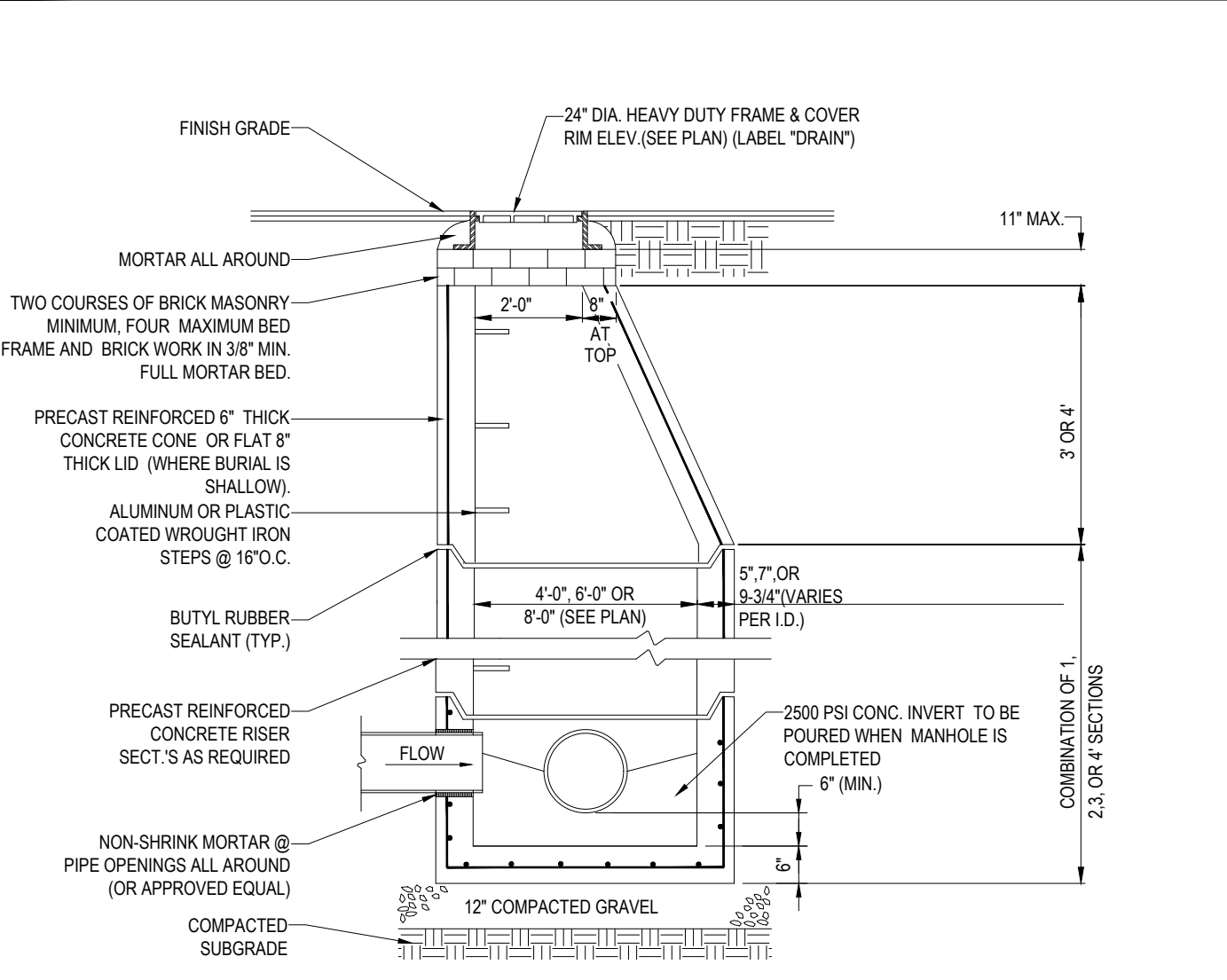
BUILDING SIGN DETAILS

N.T.S.



WAYFINDING SIGN DETAILS

N.T.S.



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

N.T.S.

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REVISIONS

REV	DATE	COMMENT	BY
1	01/18/18	PER TOWN / PEER REVIEW COMMENTS	CFD
2	02/05/18	PER TOWN / PEER REVIEW COMMENTS	CFD
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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

PROJECT No: W171101 CFD
 DRAWN BY: MD/DEM
 CHECKED BY: 11/27/2017
 DATE: 11/27/2017
 SCALE: AS NOTED
 CAD I.D.: W171101SS2 DETAILS

PROJECT: **SITE DEVELOPMENT PLANS** FOR **Pulte Homes**

LOCATION OF SITE WESTWOOD PLACE AT UNIVERSITY STATION DEVELOPMENT AREA B OF THE UNIVERSITY AVENUE MIXED USE DISTRICT UNIVERSITY AVENUE TOWN OF WESTWOOD NORFOLK COUNTY, MA

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
www.BohlerEngineering.com

J.A. KUCI ARCHITECTS

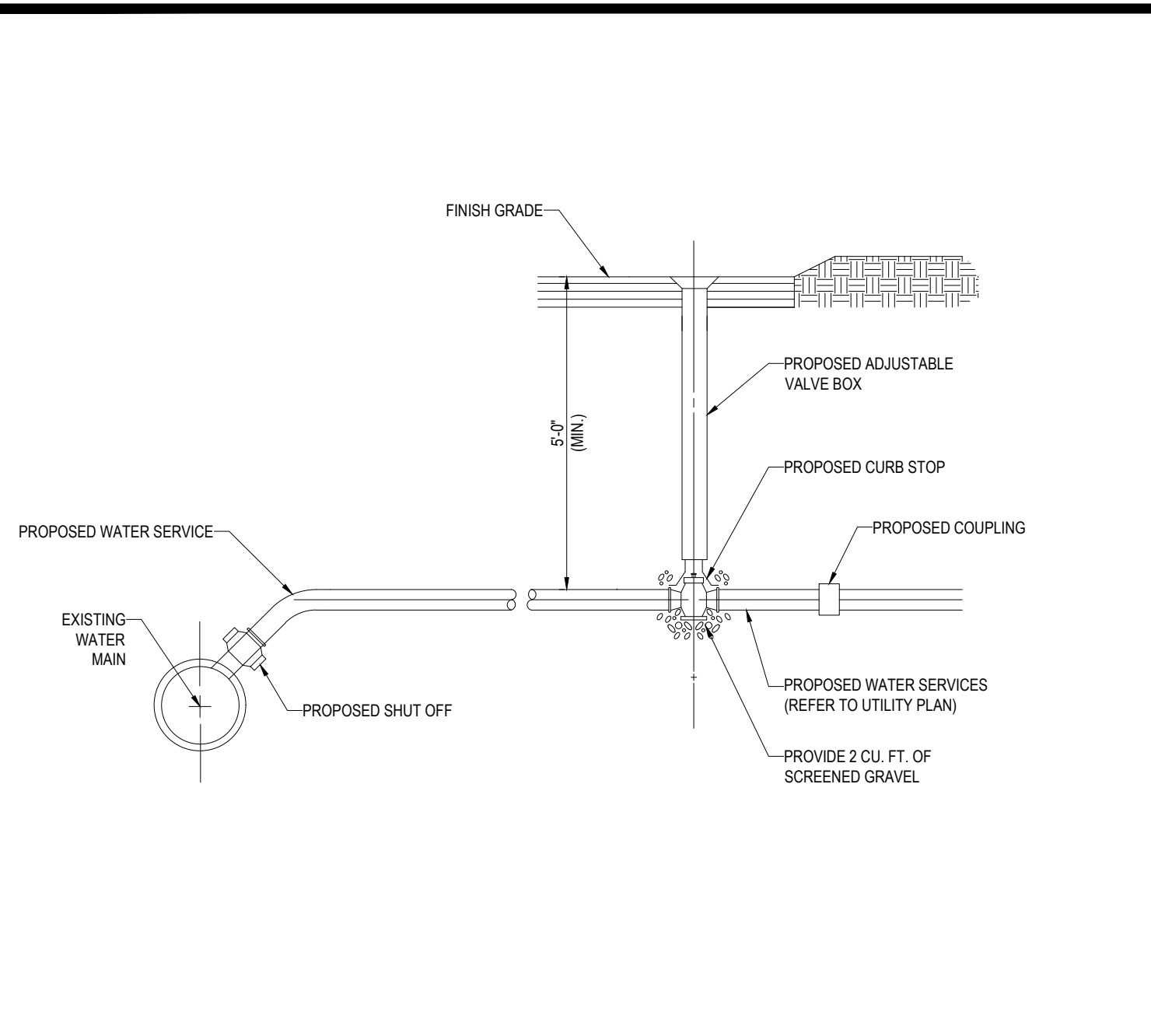
JOHN A. KUCI
 CIVIL ENGINEER
 PROFESSIONAL SEAL
 STATE OF MASSACHUSETTS
 REG. NO. 11938
 EXPIRES 12/31/2018

SHEET TITLE: **CONSTRUCTION DETAIL SHEET**

SHEET NUMBER: **15**
 OF 17

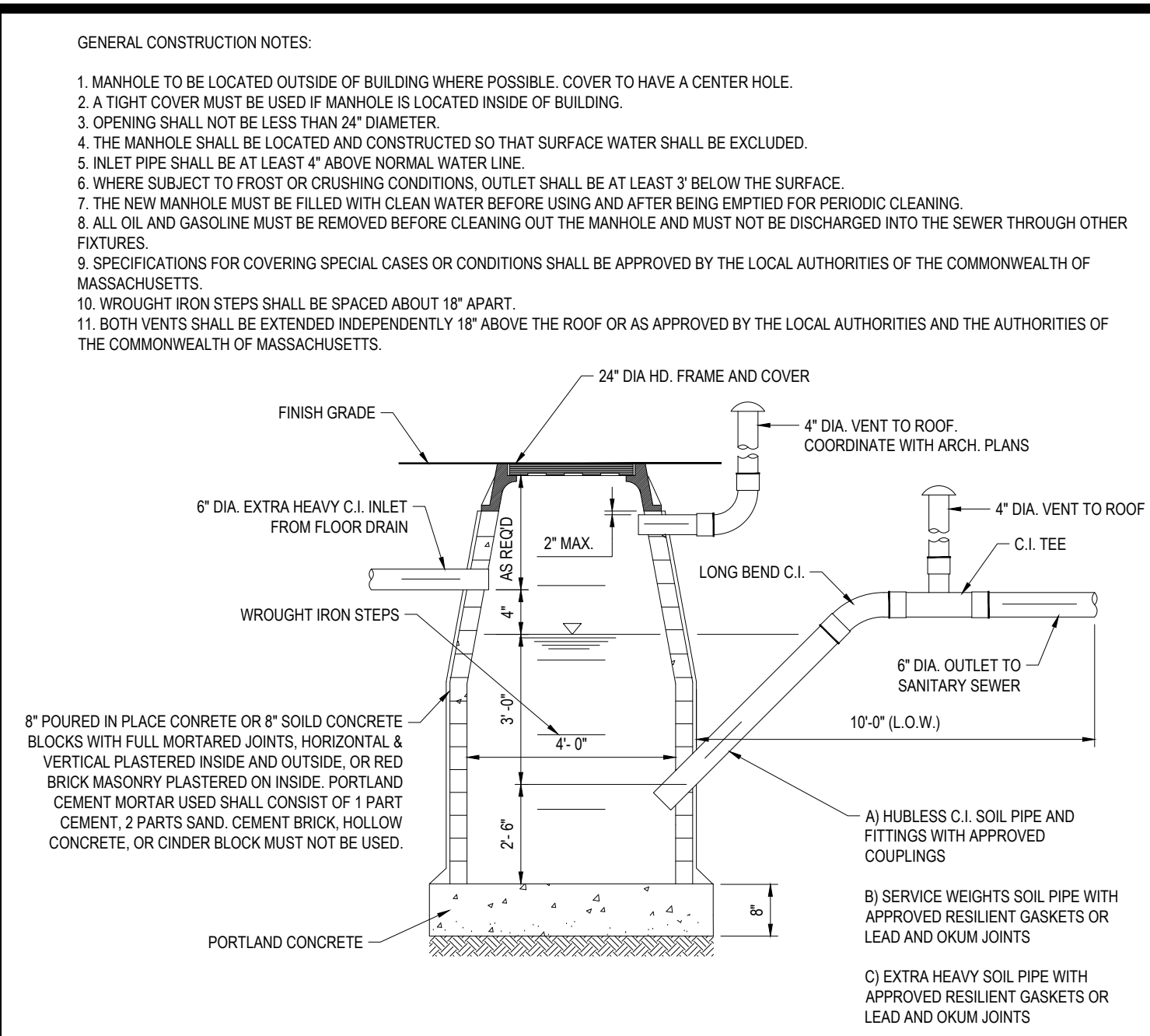
REV 2 - 02/05/2018

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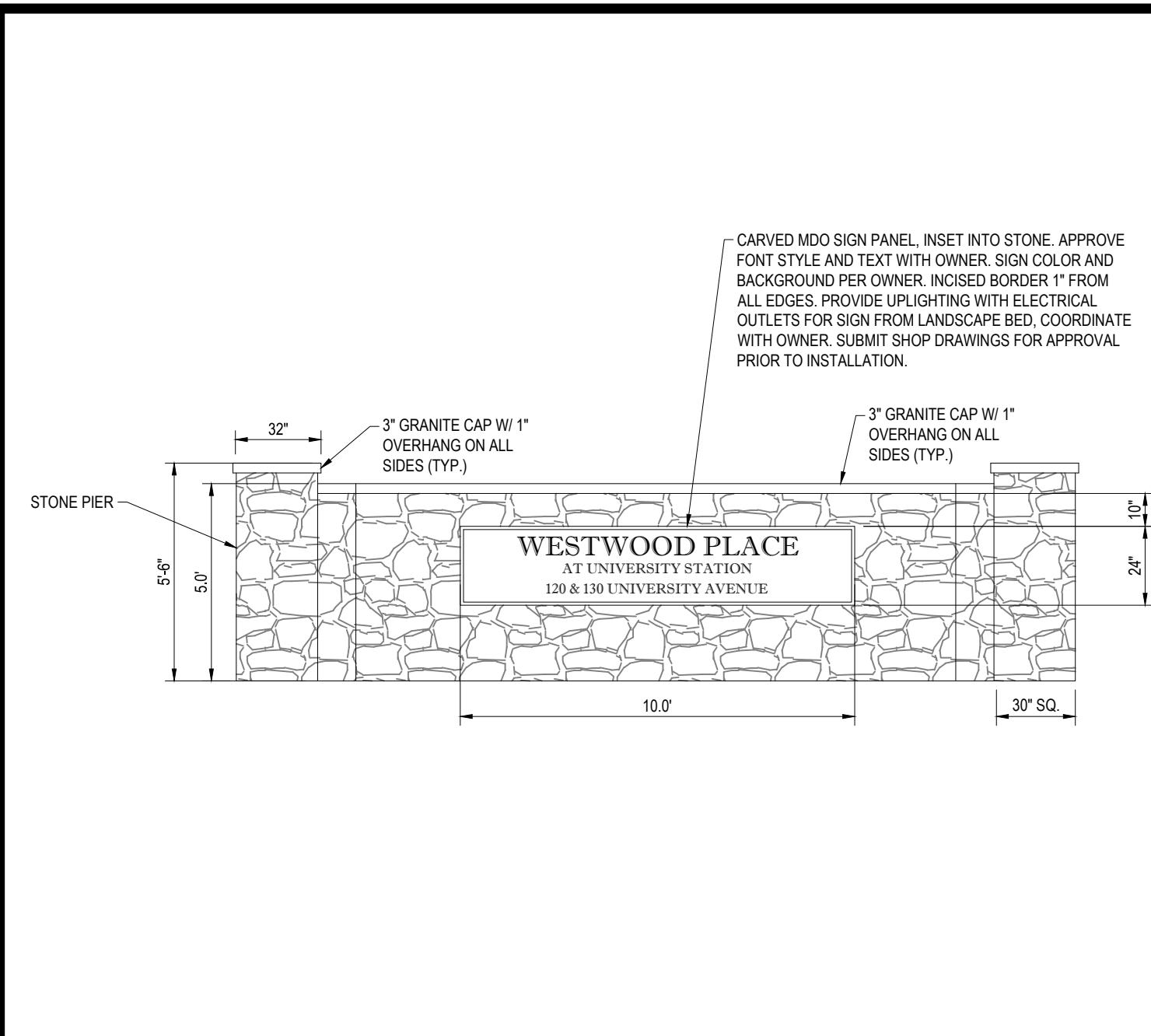
WATER SERVICE CONNECTION DETAIL

N.T.S.



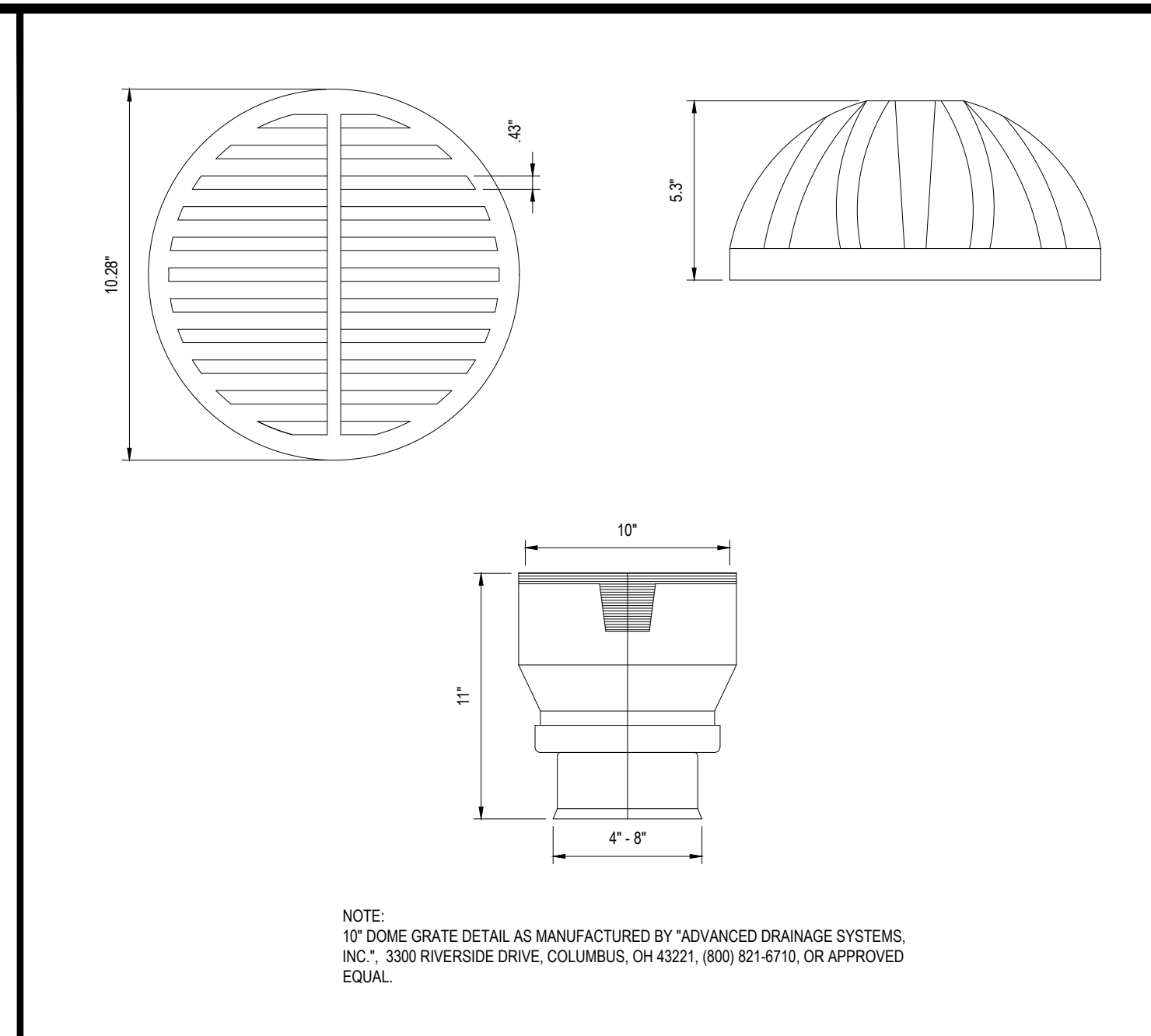
MDC GAS TRAP

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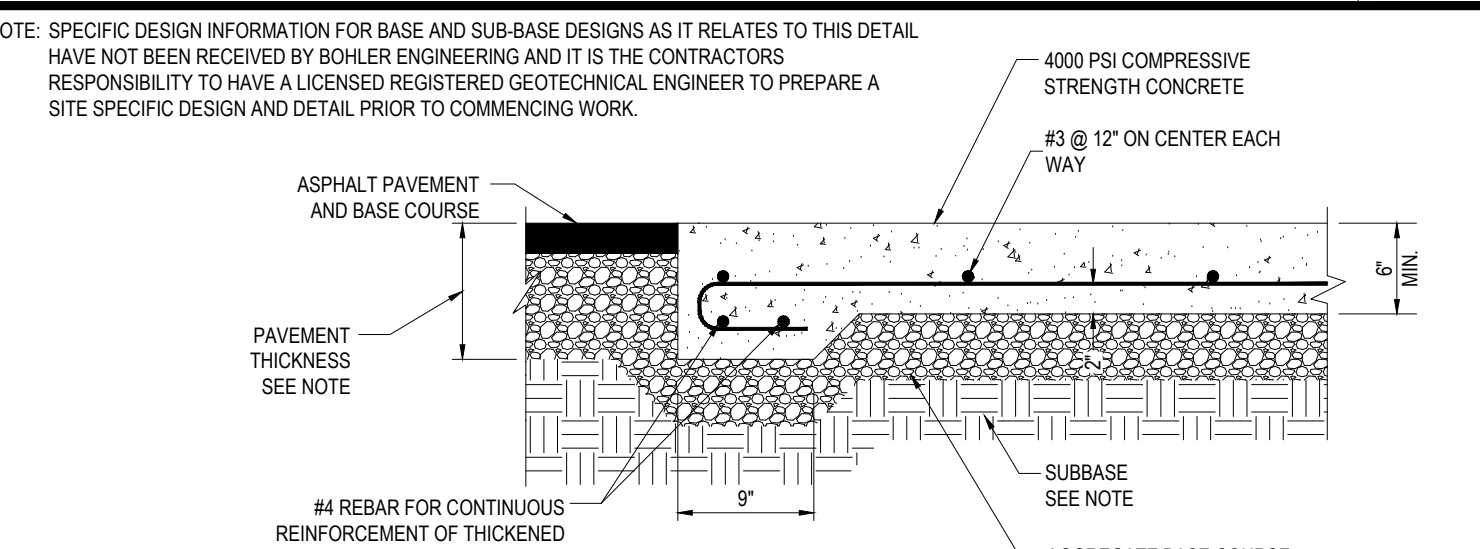
STONE ENTRY WALL

N.T.S.



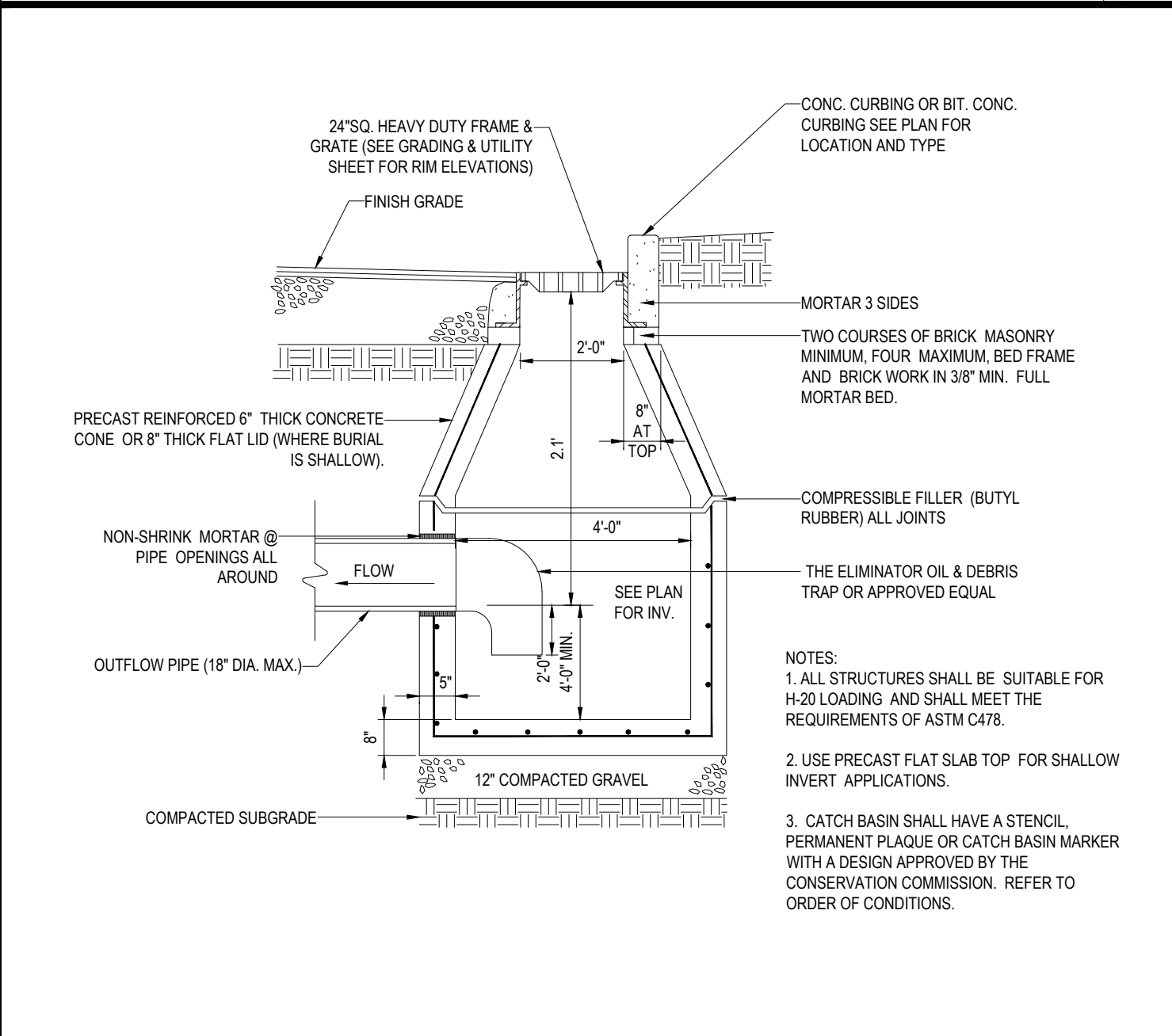
YARD DRAIN

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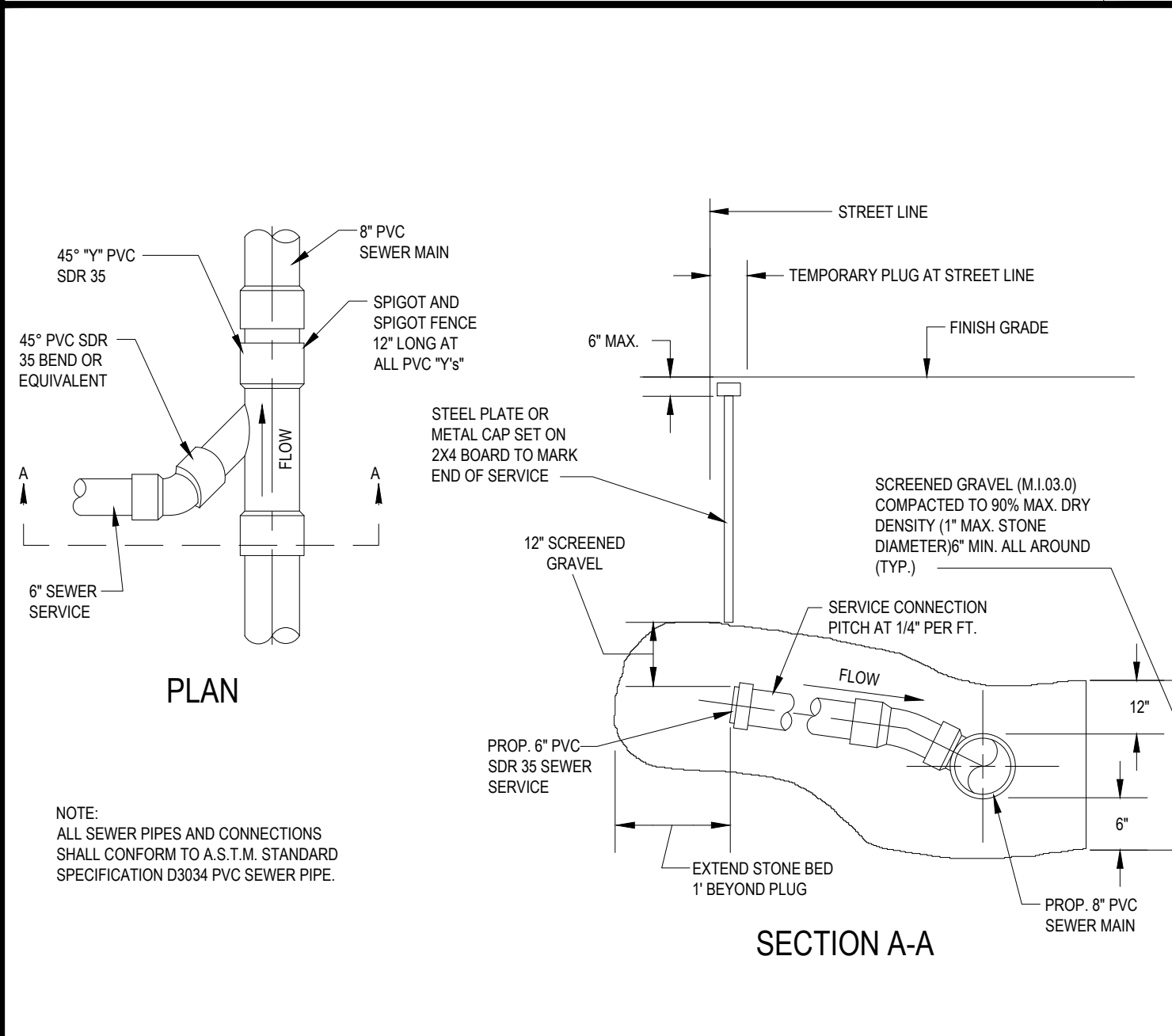
CONCRETE MAT FOR ROLL OUT TRASH AND RECYCLING DUMPSTERS

N.T.S.



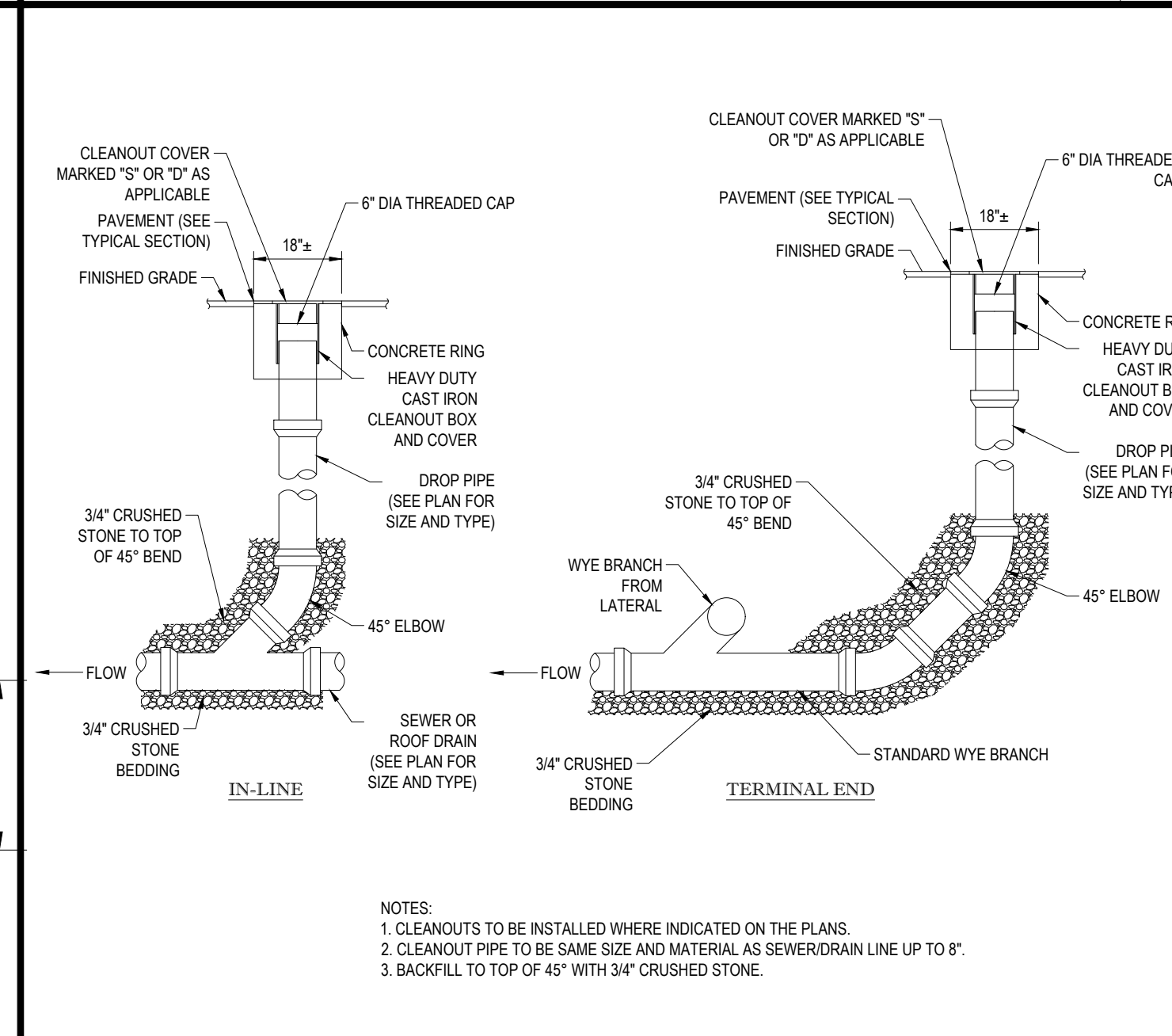
PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL

N.T.S.



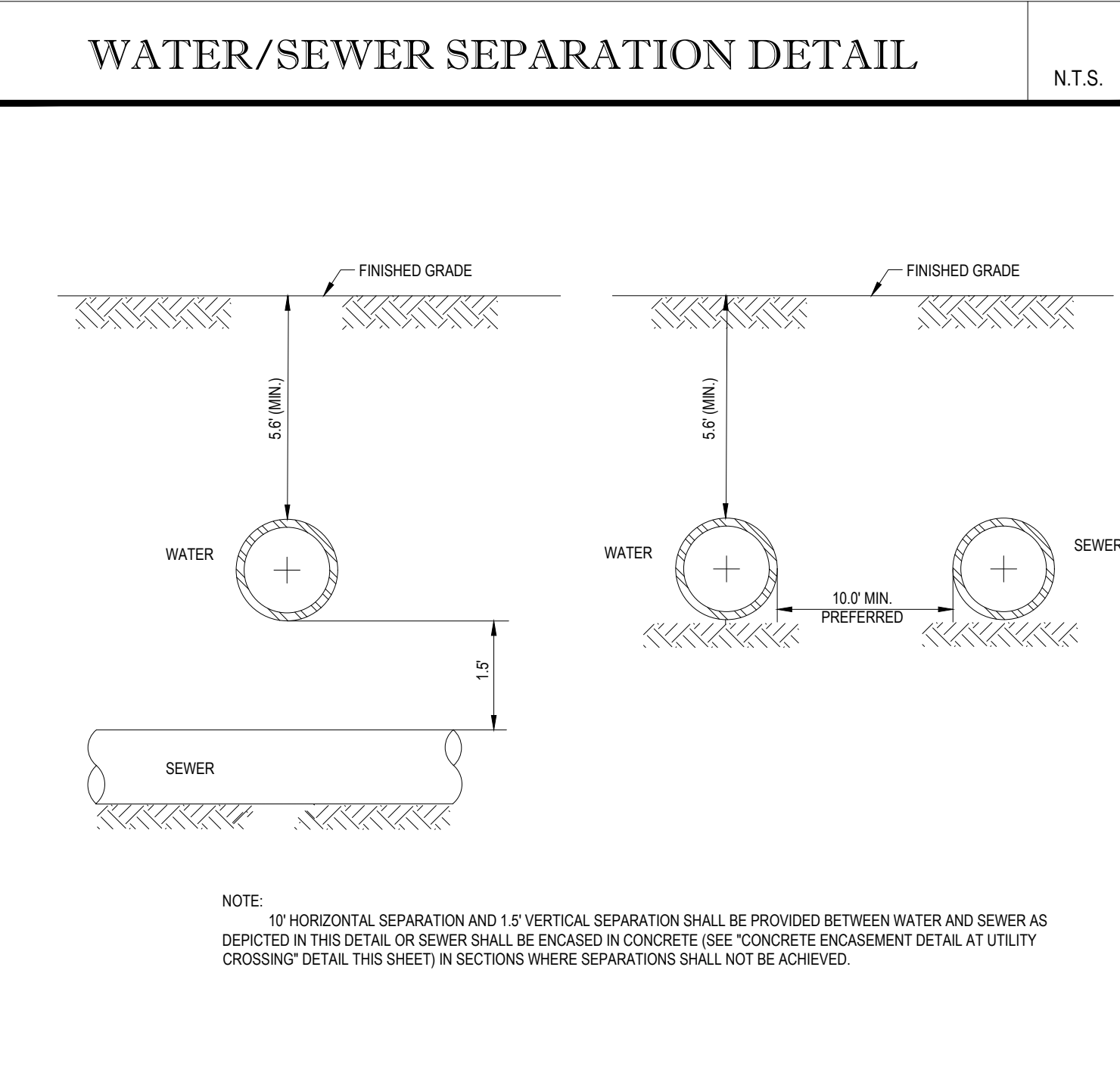
GRAVITY SEWER SERVICE CONNECTION

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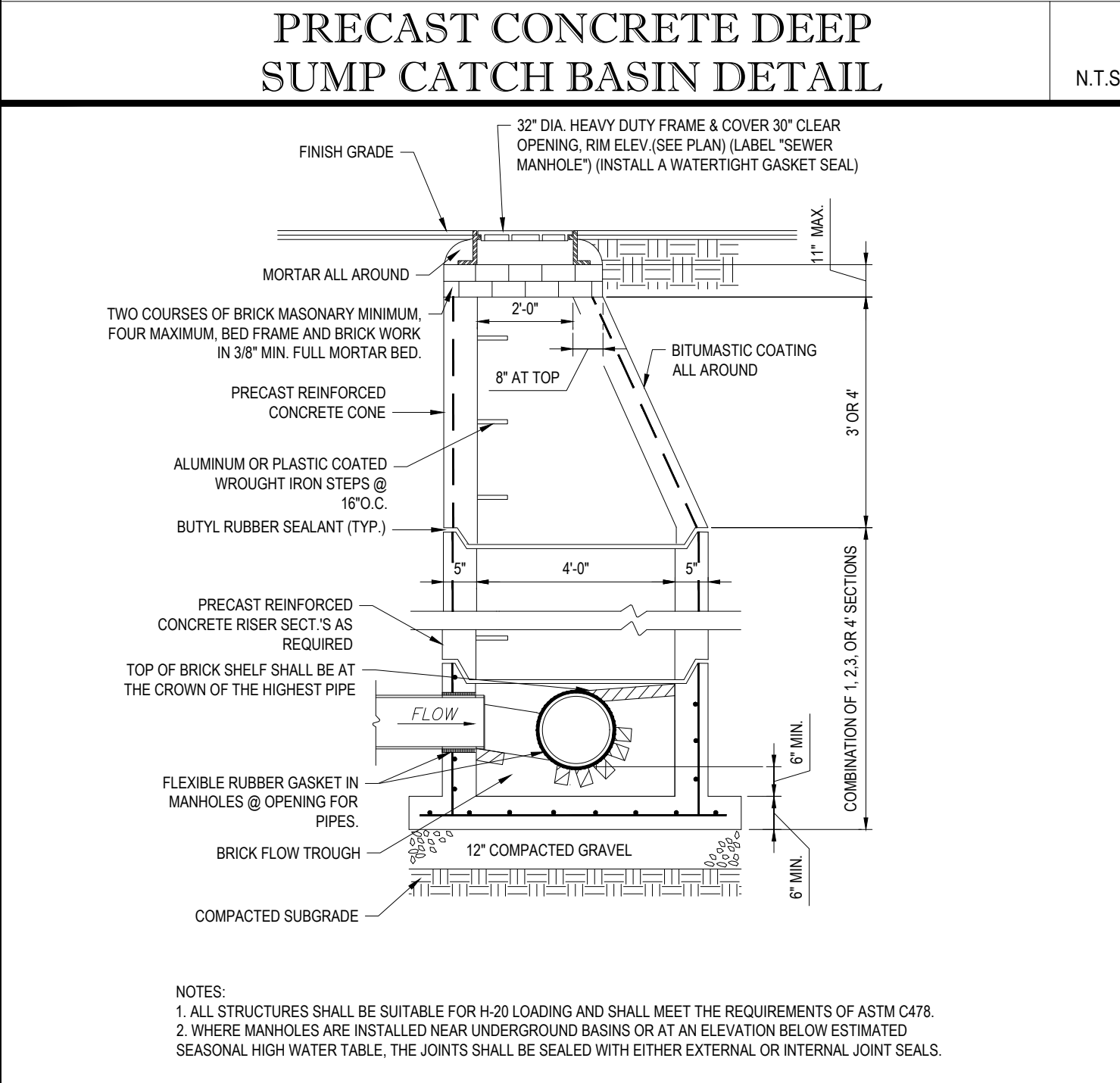
SEWER/ROOF DRAIN CLEANOUT

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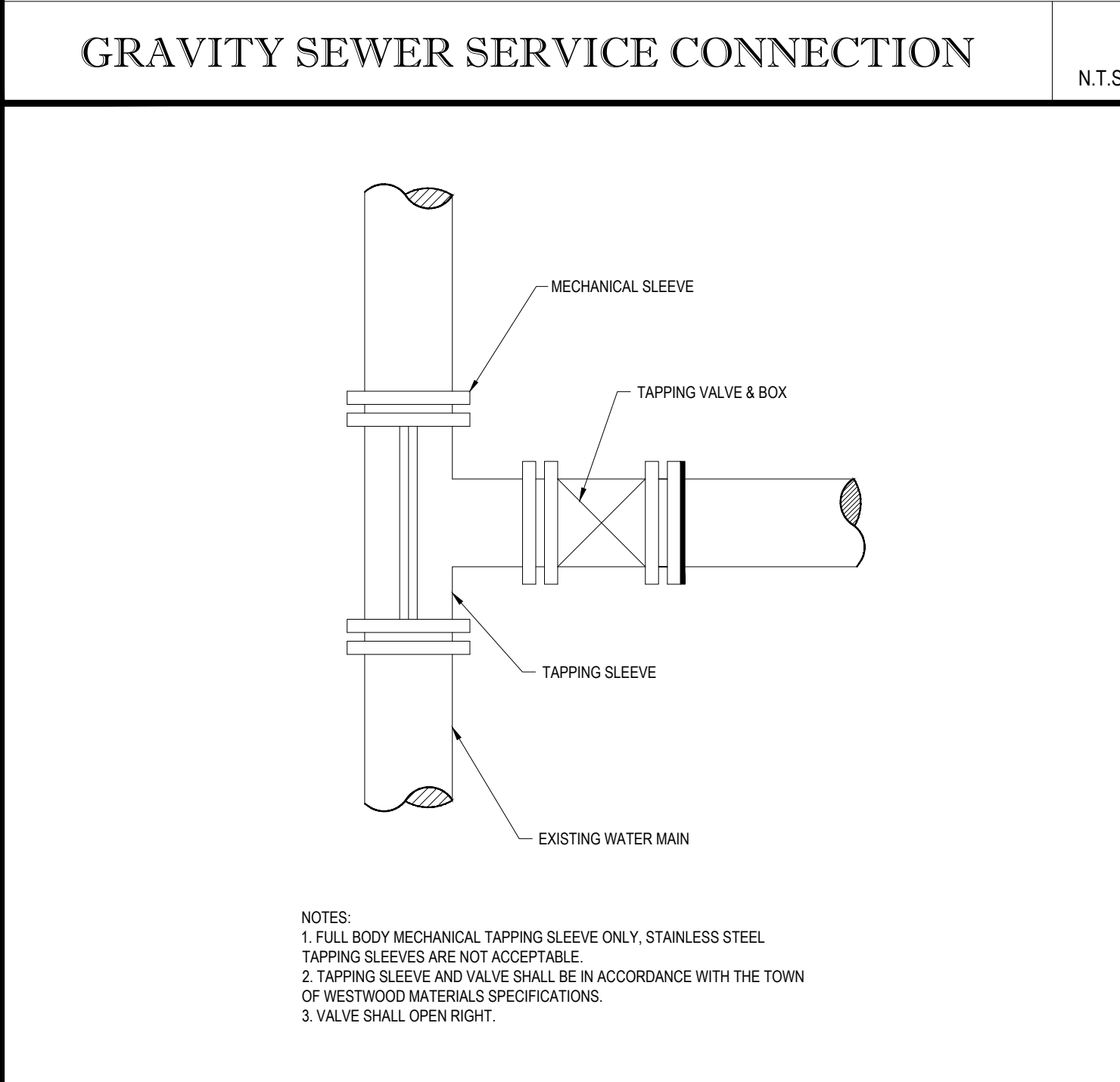
WATER/SEWER CROSSING DETAIL

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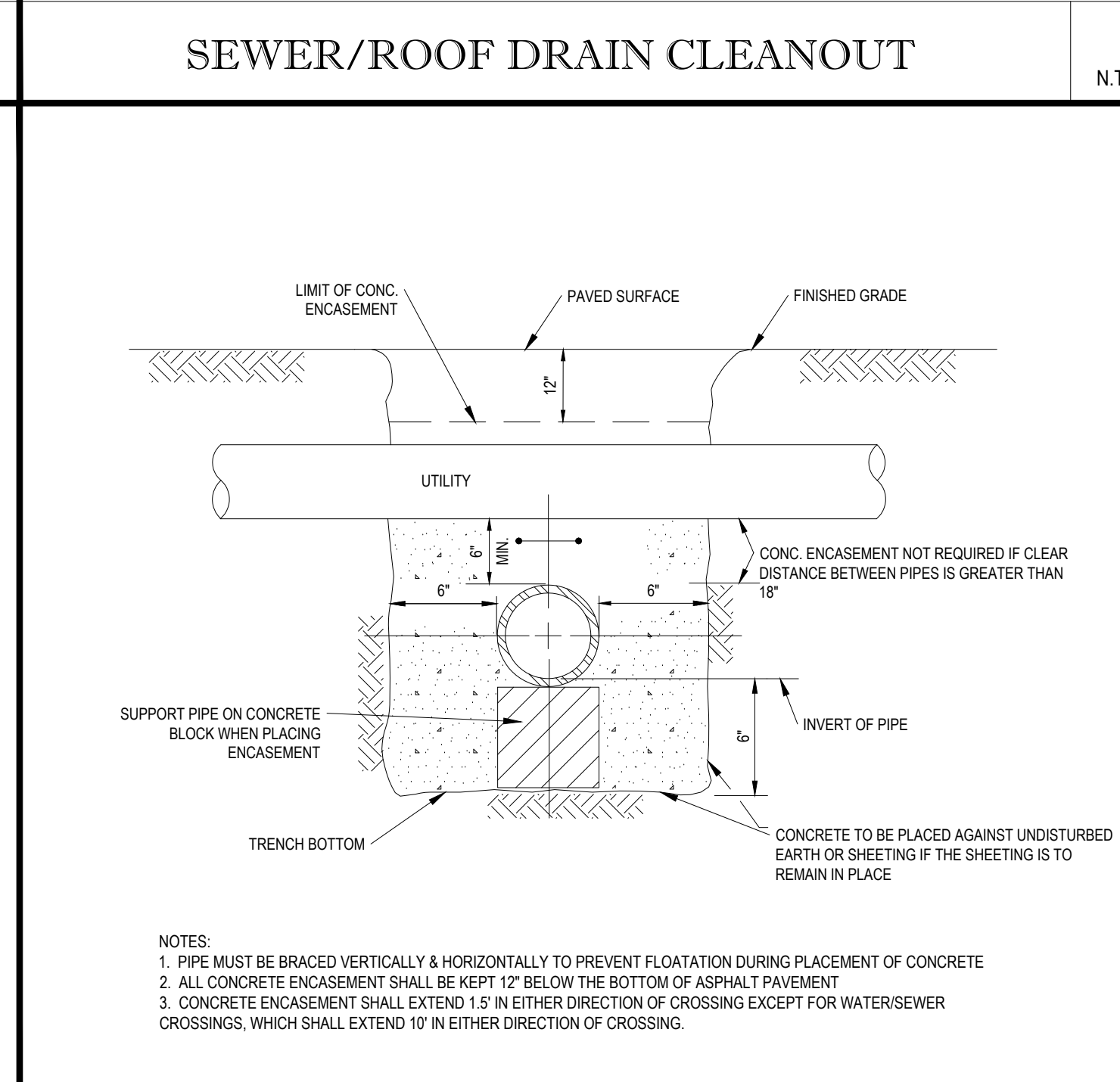
TYP. PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



TAPPING SLEEVE & GATE VALVE DETAIL

N.T.S.



CONCRETE ENCASUREMENT DETAIL AT UTILITY CROSSING

N.T.S.

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RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

PROJECT No: W171101
DRAWN BY: CFM
CHECKED BY: MD/DEM
DATE: 11/27/2017
SCALE: AS NOTED
CAD I.D.: W171101SS2 DETAILS

SITE DEVELOPMENT PLANS FOR

Pulte Homes

LOCATION OF SITE
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JA. KUCIENSKI

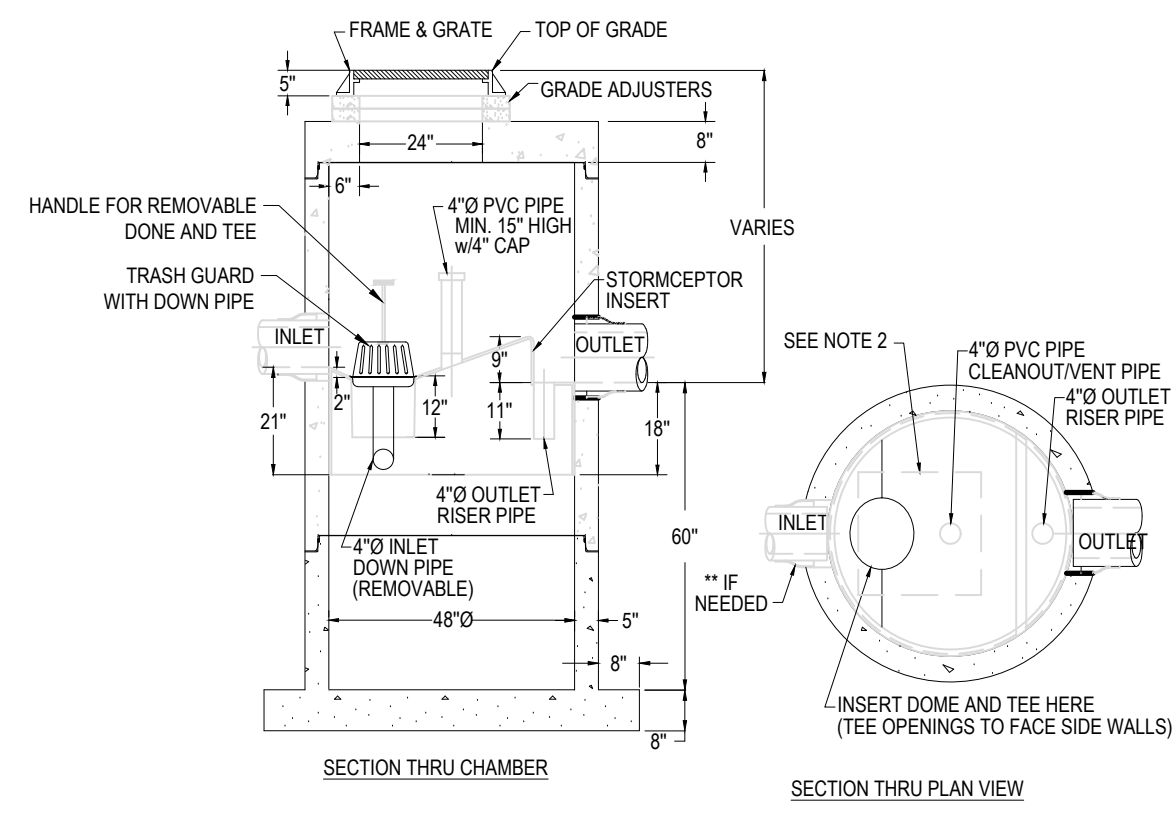
JOHN A. KUCIENSKI
REGISTERED PROFESSIONAL ENGINEER
1938
MASSACHUSETTS
CONTRACT NO. 1938-0177
MASSACHUSETTS REG. NO. 1938-0177

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

SHEET NUMBER:
16
OF 17

REV 2 - 02/05/2018

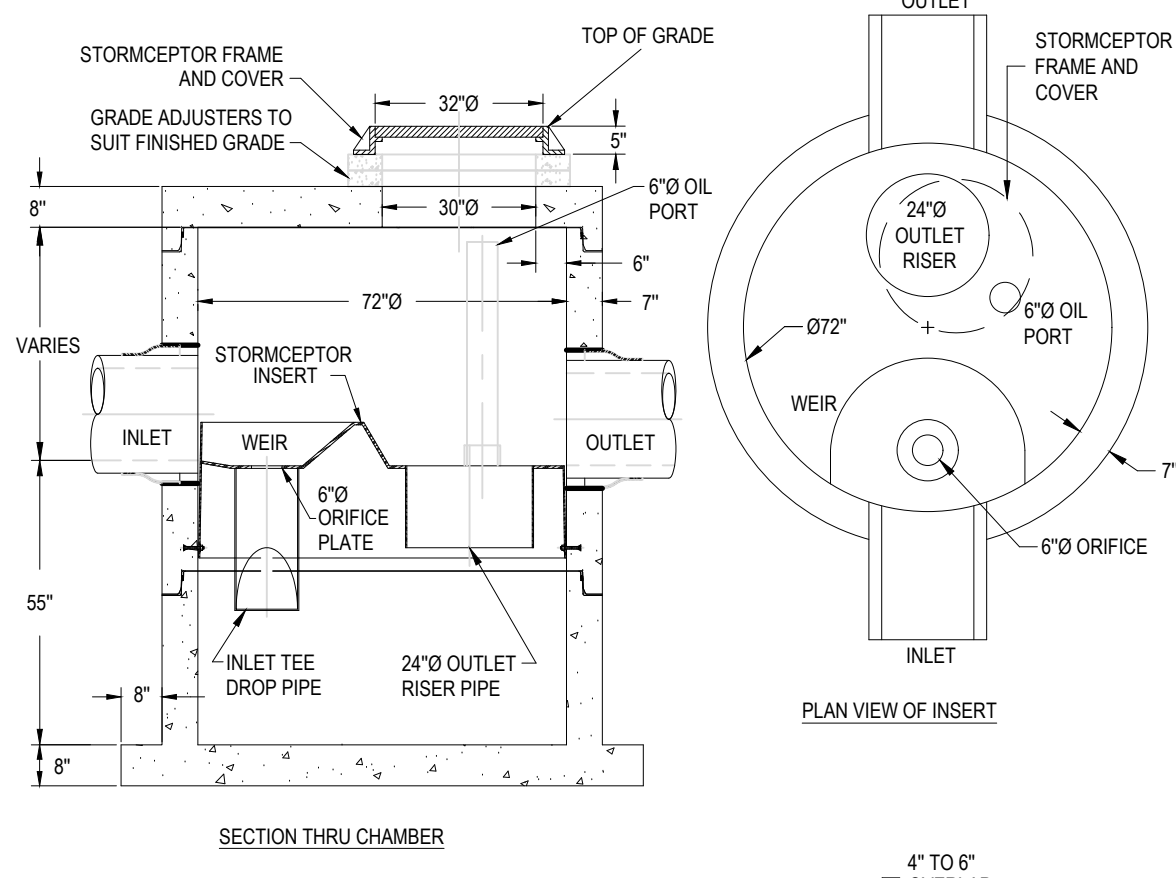
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- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 4" O CLEANOUT PIPE AND THE 4" O INLET DOWN PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4893148, #4963331, #5725760, #5753115, #5849181, #6088765, AND #6371690.
 4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LBS)

STORMCEPTOR 450i

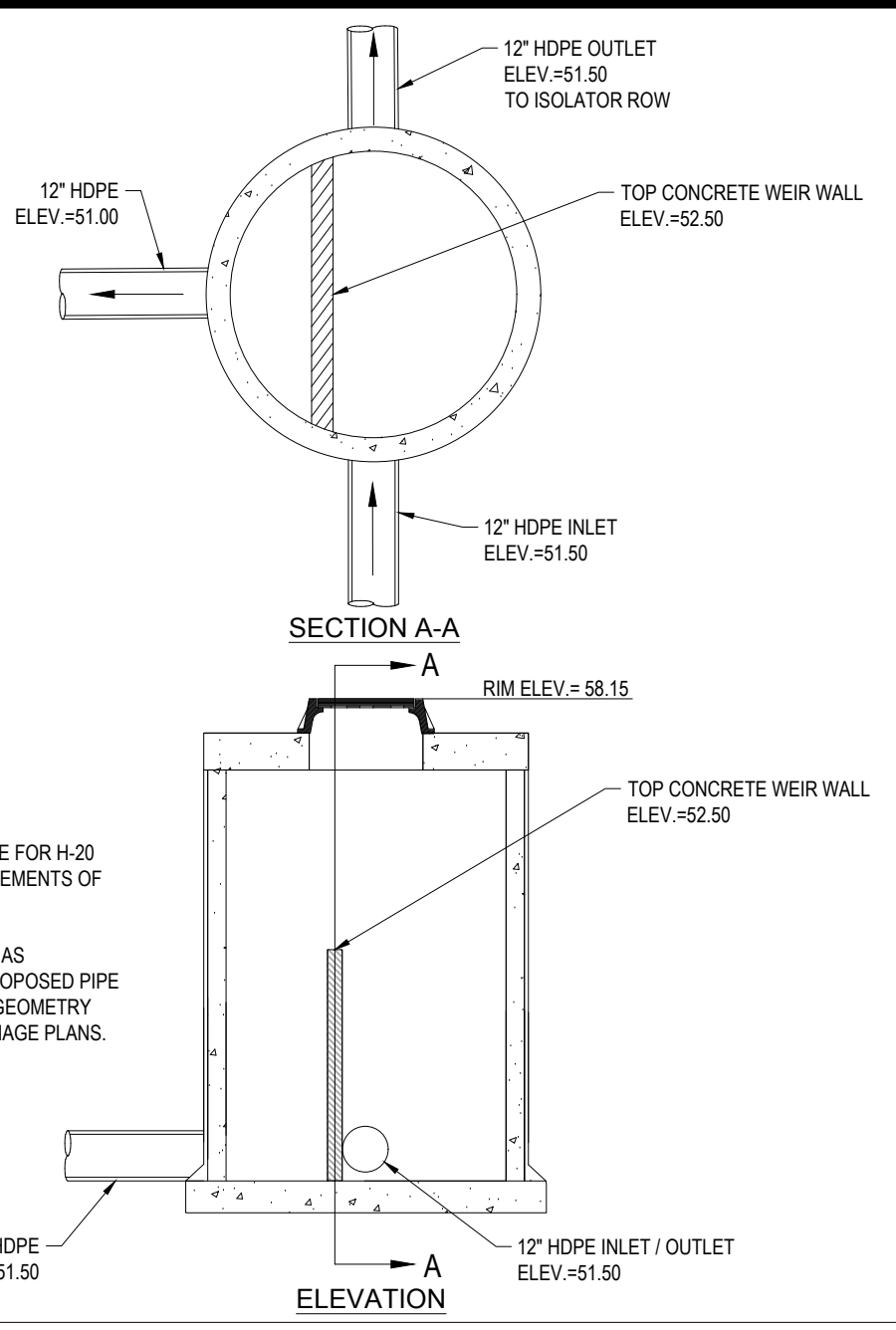
N.T.S.



- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 24" O OUTLET RISER PIPE AND THE 6" O OIL PORT.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4893148, #4963331, #5498331, #5725760, #5753115, #5849181, #6088765, AND #6371690.
 4. CONTRACTOR TO PROVIDE CRANE TO SET THE UNIT (HEAVIEST SECTION WEIGHS 5.9 TONS).

STORMCEPTOR STC 900

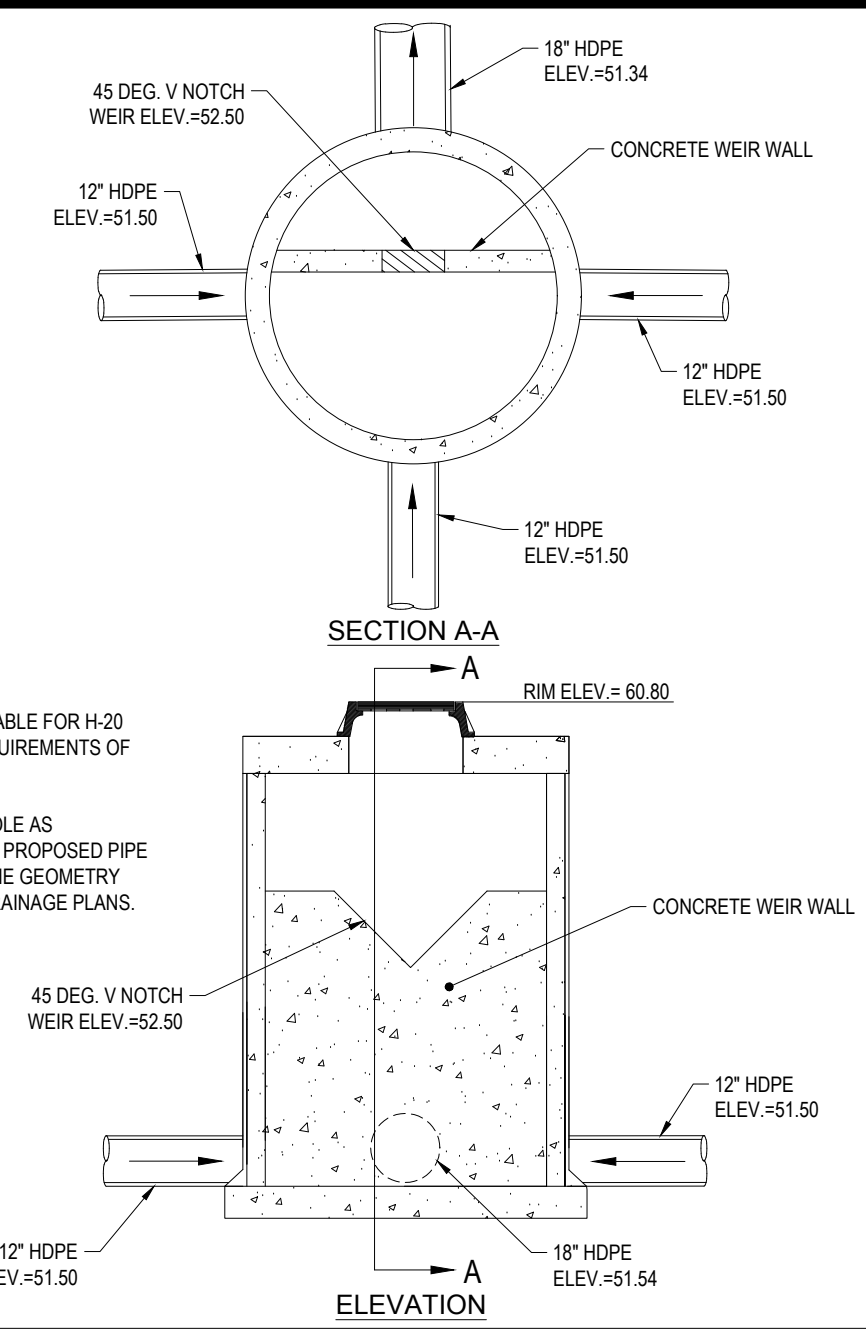
N.T.S.



- NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
 2. CONTRACTOR SHALL SIZE MANHOLE AS NECESSARY TO ACCOMMODATE ALL PROPOSED PIPE SIZES AND PENETRATIONS USING THE GEOMETRY PROVIDED ON THE GRADING AND DRAINAGE PLANS.

INLET CONTROL STRUCTURE DETAIL

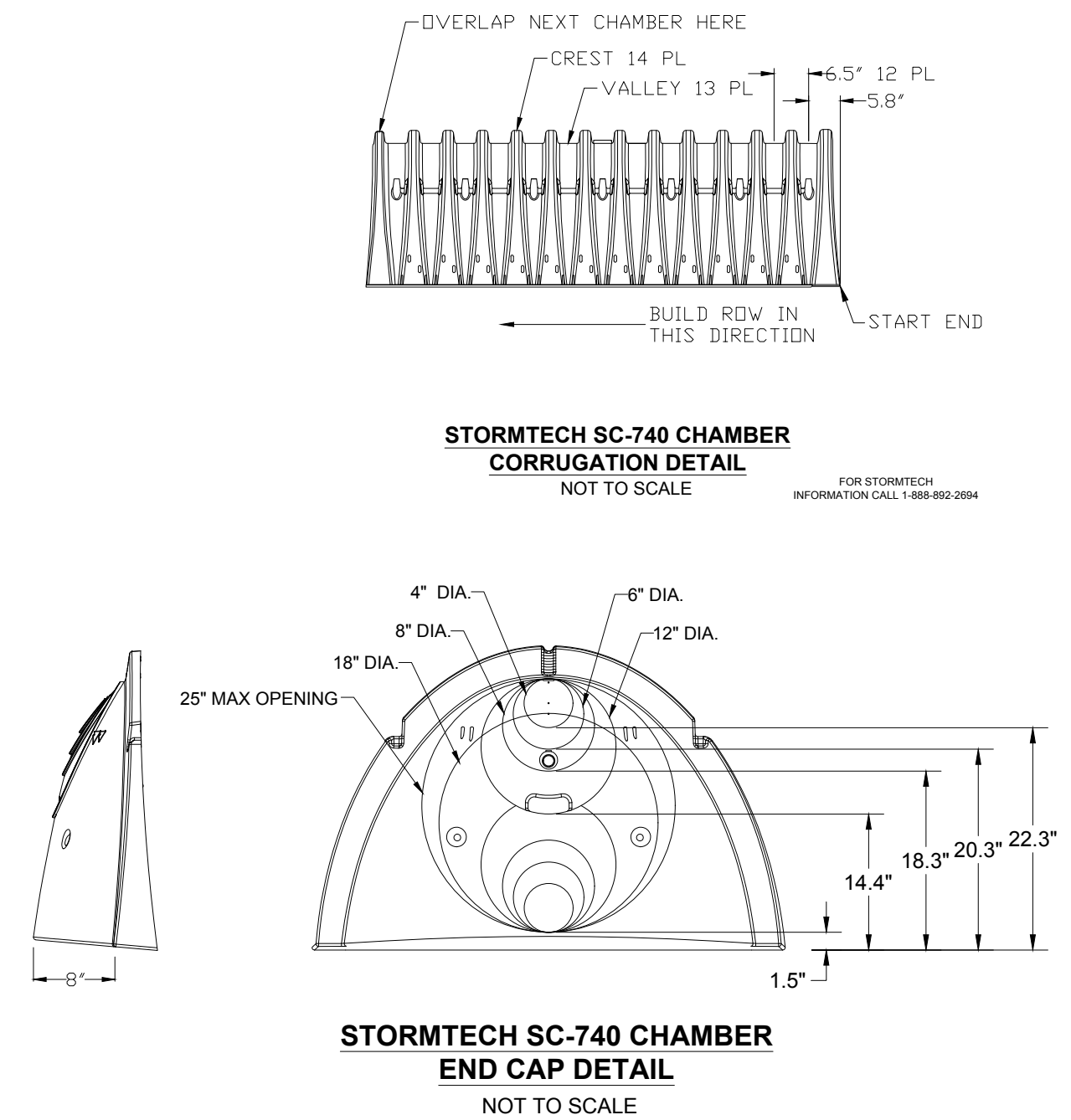
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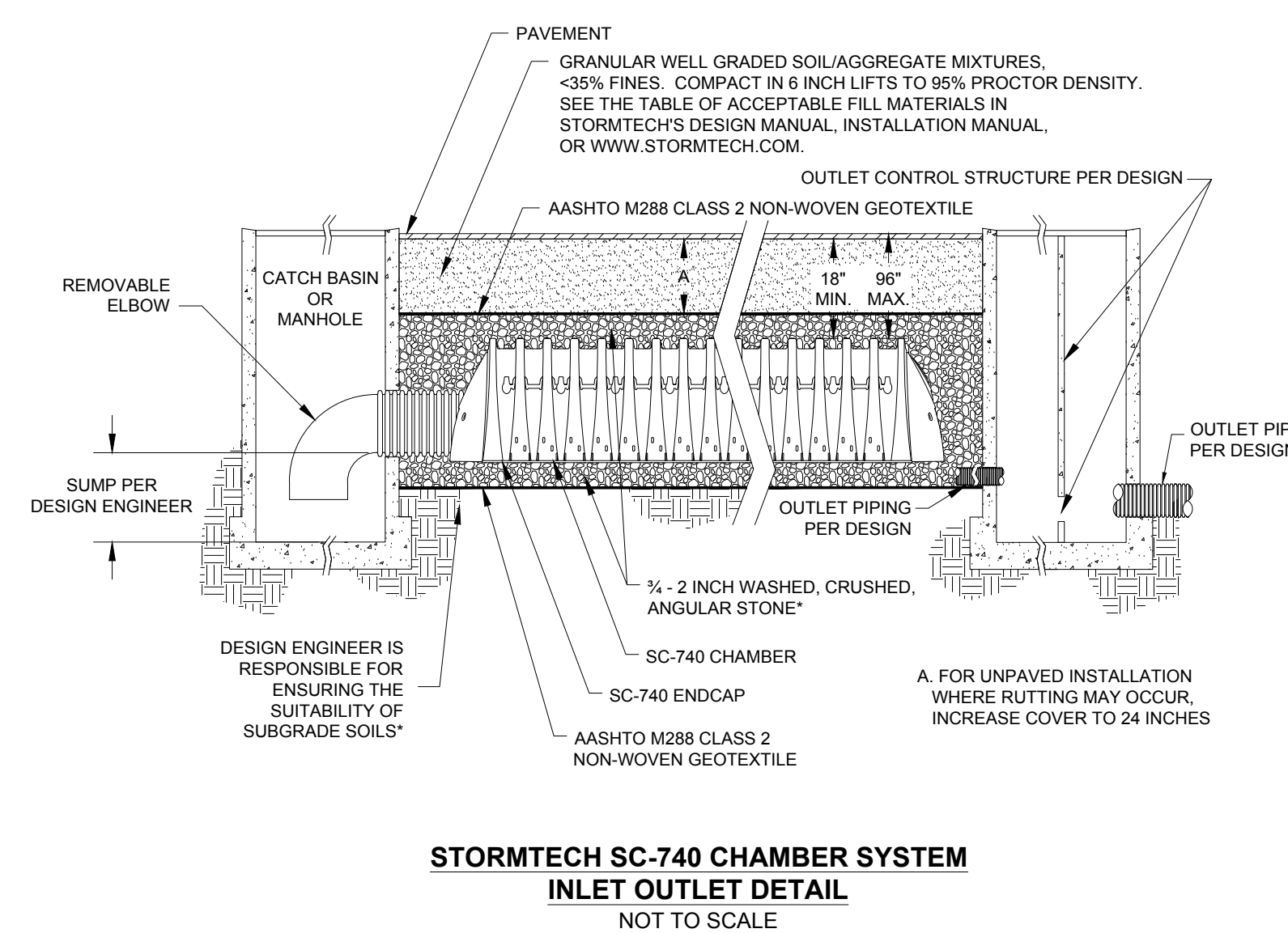
- NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
 2. CONTRACTOR SHALL SIZE MANHOLE AS NECESSARY TO ACCOMMODATE ALL PROPOSED PIPE SIZES AND PENETRATIONS USING THE GEOMETRY PROVIDED ON THE GRADING AND DRAINAGE PLANS.

OUTLET CONTROL STRUCTURE DETAIL

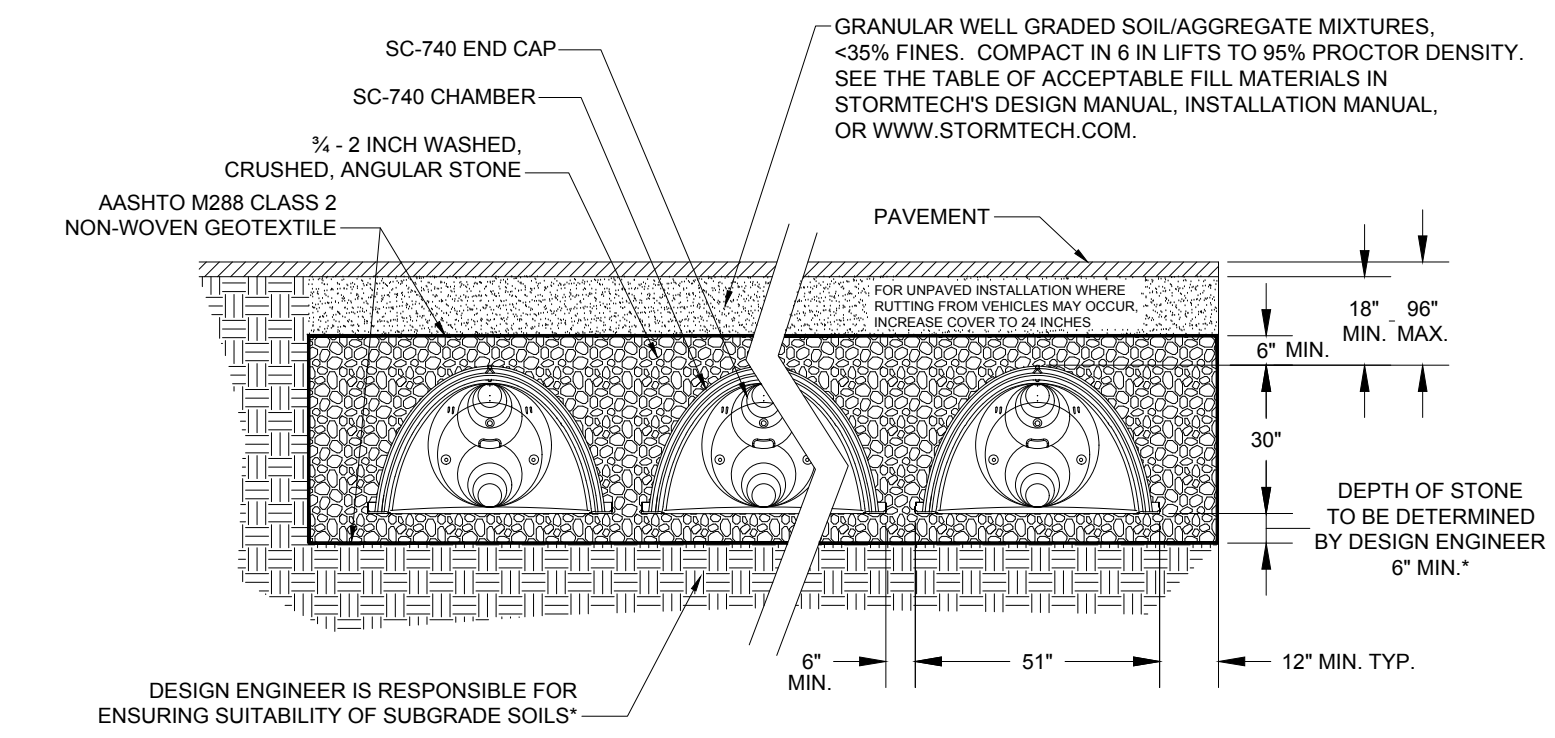
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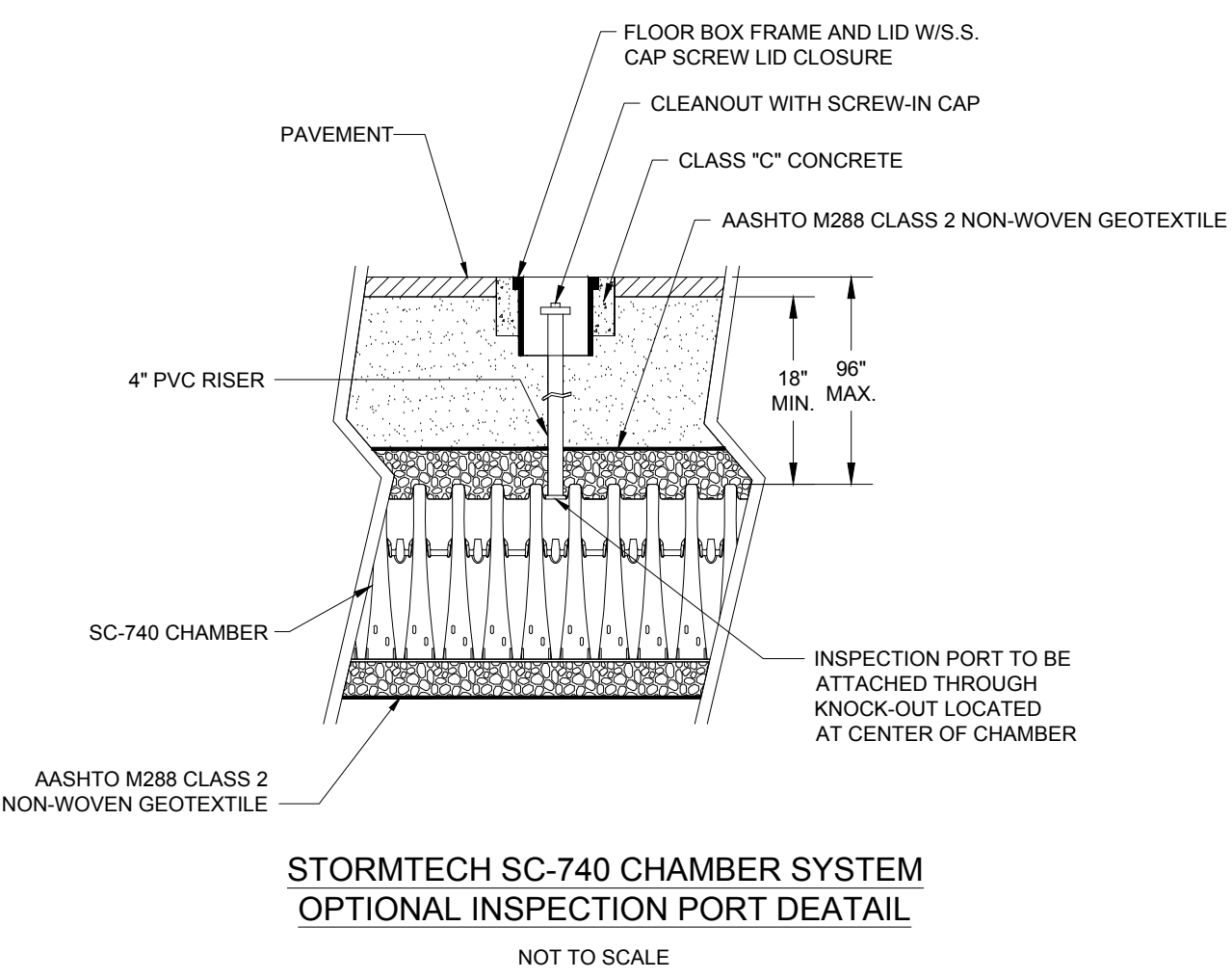
STORMTECH SC-740 CHAMBER END CAP DETAIL
NOT TO SCALE



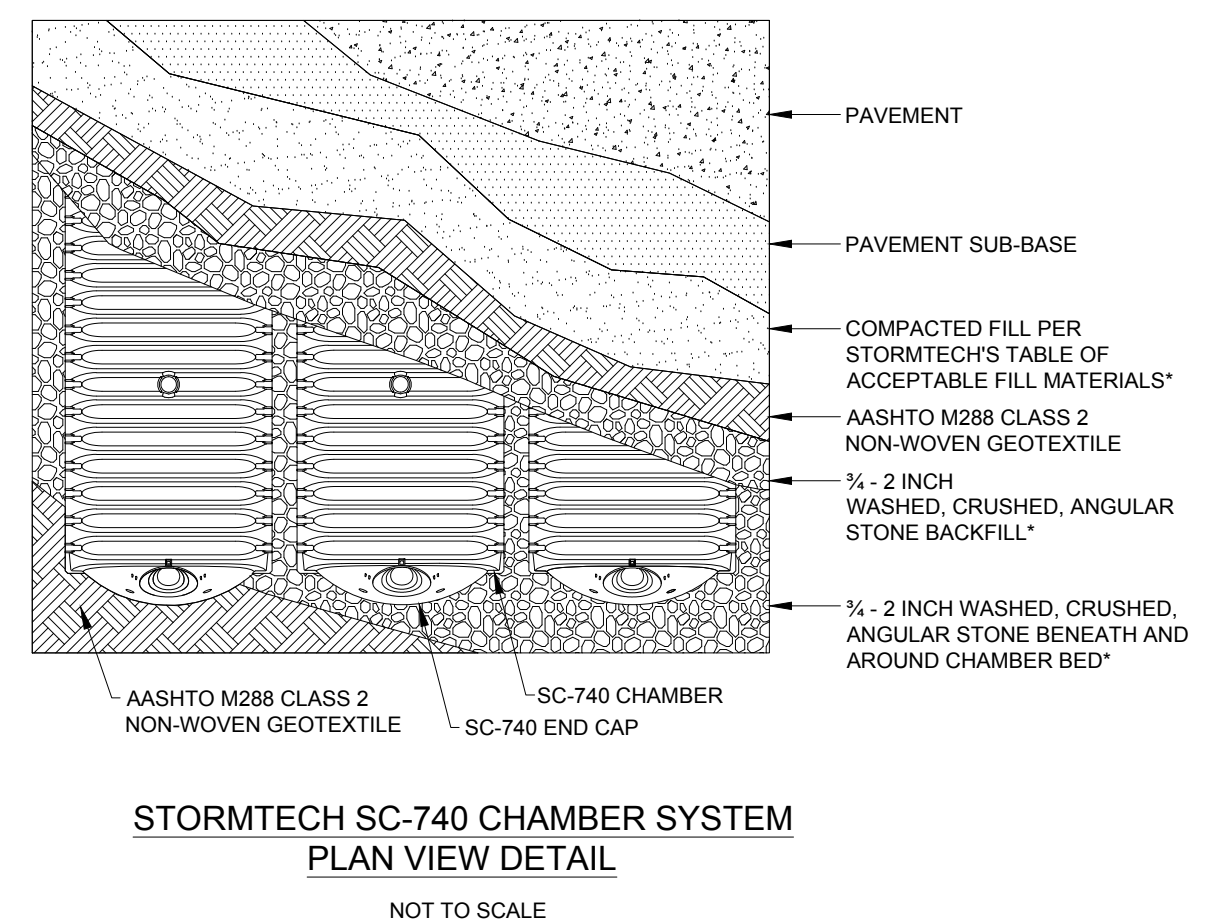
STORMTECH SC-740 CHAMBER SYSTEM INLET OUTLET DETAIL
NOT TO SCALE



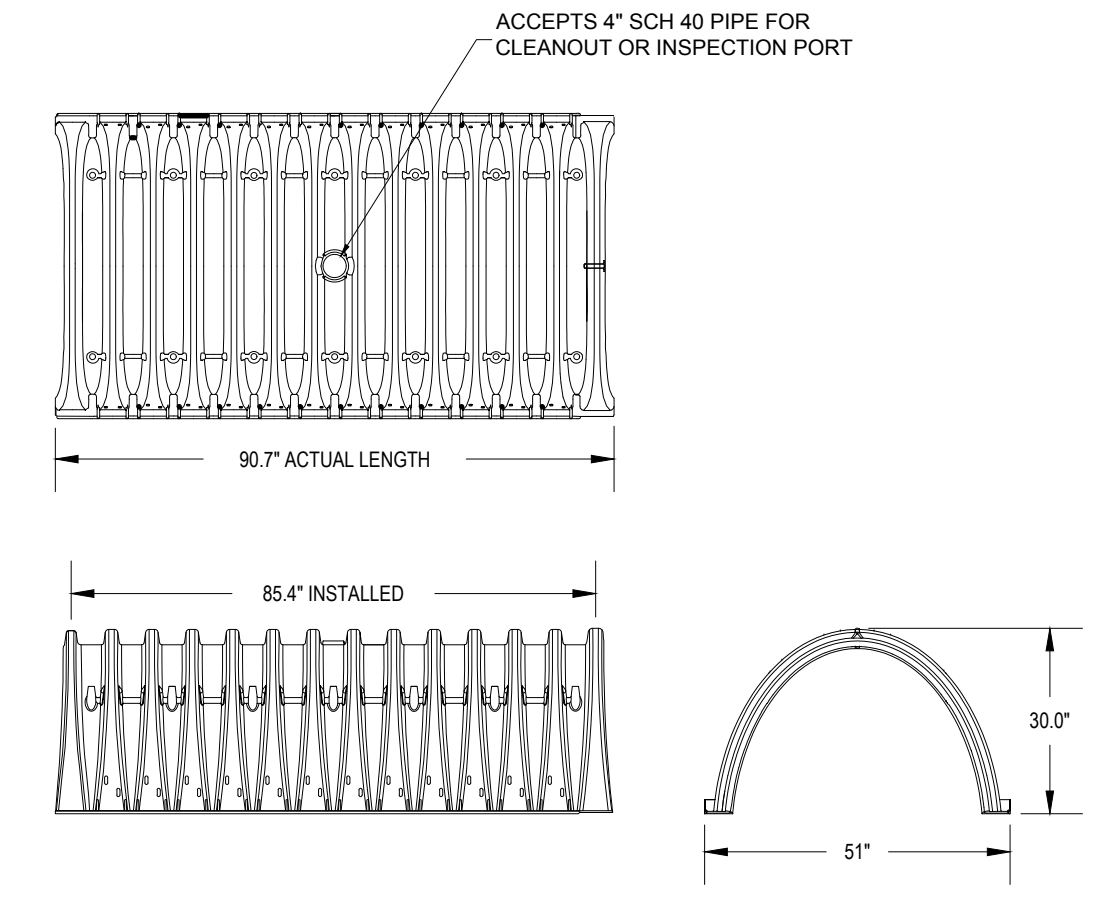
STORMTECH SC-740 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL
NOT TO SCALE



STORMTECH SC-740 CHAMBER SYSTEM OPTIONAL INSPECTION PORT DETAIL
NOT TO SCALE



STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL
NOT TO SCALE



STORMTECH SC-740 CHAMBER

- NOMINAL CHAMBER SPECIFICATIONS
- | | |
|---------------------------------|-----------------------|
| SIZE (W x H x INSTALLED LENGTH) | 51.0" x 30.0" x 85.4" |
| CHAMBER STORAGE | 45.9 CUBIC FEET |
| MINIMUM INSTALLED STORAGE | 74.9 CUBIC FEET |
| WEIGHT | 75 LBS. |

* SEE STORMTECH'S DESIGN MANUAL FOR STORMTECH INFORMATION CALL 1-888-892-2694

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NEW YORK METRO
BALTIMORE, MD

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PROJECT DEVELOPMENT REVIEW AND SPECIAL PERMIT PLAN SET

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DATE: 11/27/2017
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www.BohlerEngineering.com

J.A. KUCIENSKI

JOHN A. KUCIENSKI
CIVIL ENGINEER
PROFESSIONAL REG. NO. 11938
MASSACHUSETTS
CONTRACT REG. NO. 177
MASSACHUSETTS
MASSACHUSETTS

SHEET TITLE:
CONSTRUCTION DETAIL SHEET

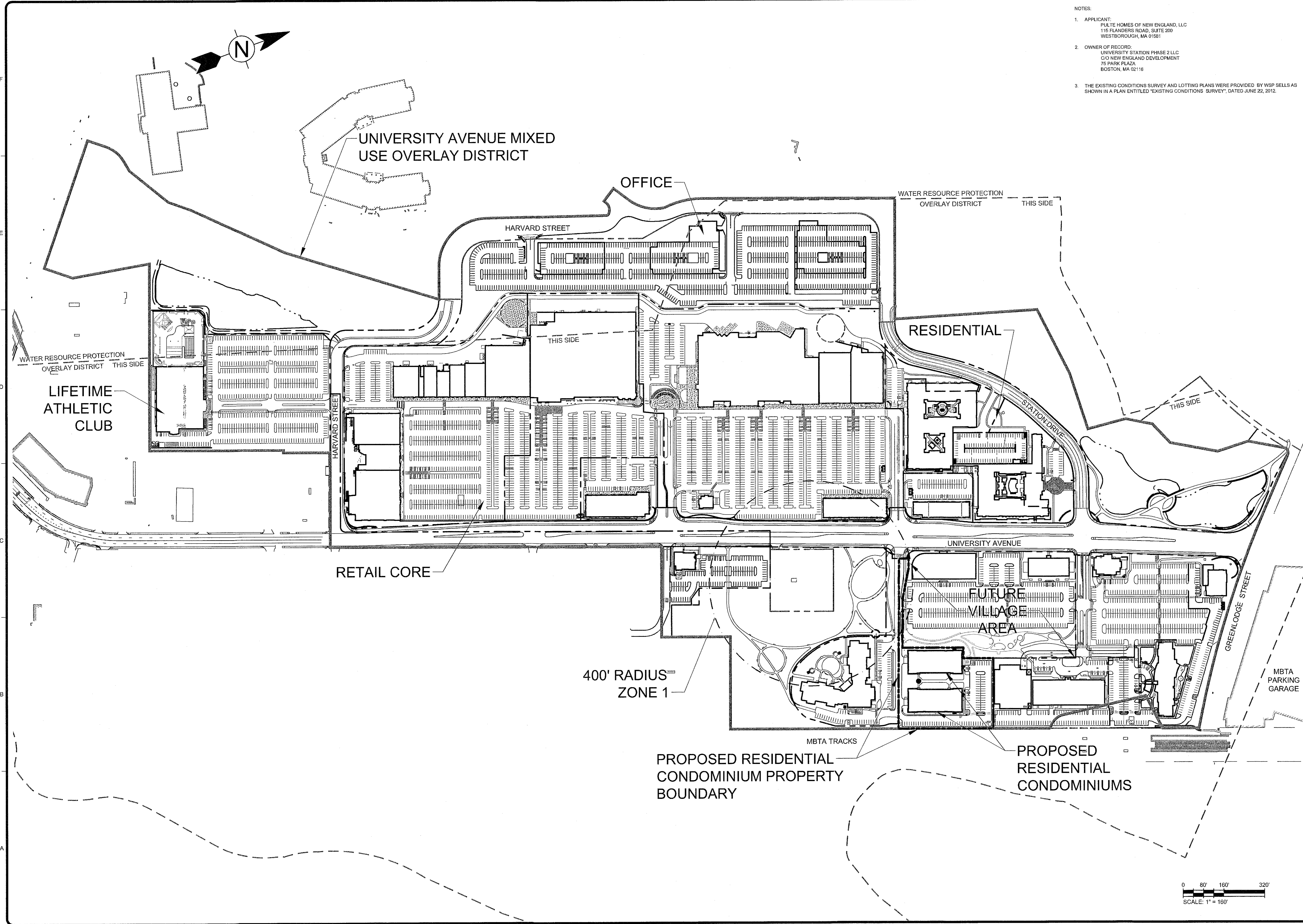
SHEET NUMBER:
17
OF 17

REV 2 - 02/05/2018

N.T.S.

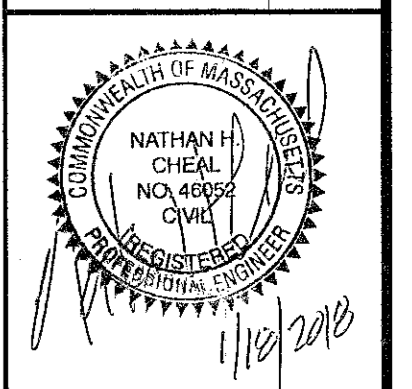
1/17/2018 9:52:33 AM - P:\424-1143-4241-18001\CAD\SHEETFILES\C-01 GENERAL LAYOUT MAP.DWG - CHEAL - NATE

- NOTES:
1. APPLICANT:
PULTE HOMES OF NEW ENGLAND, LLC
115 FLANDERS ROAD, SUITE 200
WESTBOROUGH, MA 01581
 2. OWNER OF RECORD:
UNIVERSITY STATION PHASE 2 LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116
 3. THE EXISTING CONDITIONS SURVEY AND LOTTING PLANS WERE PROVIDED BY WSP SELLS AS SHOWN IN A PLAN ENTITLED "EXISTING CONDITIONS SURVEY", DATED JUNE 22, 2012.



TETRA TECH

www.tetrattech.com
One Grant Street
Frammingham, MA 01701
PHONE: (508) 903-2000 FAX: (508) 903-2001



MARK	DATE	DESCRIPTION	BY	NHC
1	12/1/17	PDR and Special Permit Submittal	NHC	NHC
2	1/15/18	Revised PDR and Special Permit Submittal	NHC	NHC

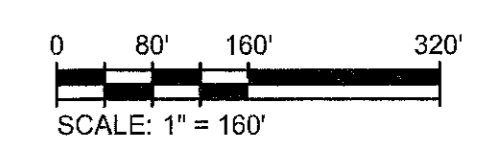
Client: Pulte-Homes of New England, LLC
Proj. Loc.: Westwood, MA

Project No.: 143-4142-18001

Designed By: N.H.C./C.D.H.
Drawn By: C.D.H.
Checked By: N.H.C./C.D.H.

University Station - Proposed Condominium PDR and Special Permit Submittal
Development Area B of the University Station Master Development Plan

General Layout Map



C-101

Bar Measures 1 inch