

S I T E P L A N

RALSCO SITE PARK, ALLEN STREET POCKET PARK, SOUTH STREET & GEORGE E. KEITH PARK

ASSESSORS MAP 63 LOT 99, MAP 111 LOT 1, MAP 83 LOTS 3 & 4, MAP 117 LOT 40

BROCKTON, MASSACHUSETTS

DRAFT

THOMPSON FARLAND

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DESIGNED BY: AEC

CHECKED BY: CAF

S I T E P L A N

BROCKTON PARKS
VARIOUS LOCATIONS
BROCKTON, MASSACHUSETTS

PREPARED FOR:
BROCKTON REDEVELOPMENT AUTHORITY
50 SCHOOL STREET
BROCKTON, MA 02301

DECEMBER 21, 2012

SCALE: AS NOTED

JOB NO. 12-182

LATEST REVISION:

COVER
C-1

EXISTING	LEGEND	PROPOSED
— — — —	DESCRIPTION	— — — — — —
— — — —	PROPERTY LINE	— — — — — —
— — — —	CONTOUR LINE	— — — — — —
— — — —	SPOT ELEVATION	— — — — — —
— — — —	EDGE OF PAVEMENT	— — — — — —
— — — —	VERTICAL GRANITE CURB	— — — — — —
— — — —	WATER LINE	— — — — — —
— — — —	OVERHEAD WIRES	— — — — — —
— — — —	FENCE	— — — — — —
— — — —	GUARDRAIL	— — — — — —
— — — —	GAS LINE	— — — — — —
— — — —	ELECTRIC, TELEPHONE & CABLE	— — — — — —
— — — —	DRAIN LINE	— — — — — —
— — — —	GRAVITY SEWER	— — — — — —
— — — —	STONE WALL	— — — — — —
— — — —	HYDRANT	— — — — — —
— — — —	WATER GATE	— — — — — —
— — — —	GAS GATE	— — — — — —
— — — —	SIGN	— — — — — —
— — — —	LIGHT	— — — — — —
— — — —	UTILITY POLE	— — — — — —
— — — —	MANHOLE	— — — — — —
— — — —	CATCHBASIN	— — — — — —
— — — —	DRAIN MANHOLE	— — — — — —
— — — —	ELECTRIC MANHOLE	— — — — — —
— — — —	BENCH	— — — — — —
— — — —	GAS METER	— — — — — —
— — — —	TRASH RECEPTACLE	— — — — — —
— — — —	DECIDUOUS TREE	— — — — — —
— — — —	EVERGREEN	— — — — — —
— — — —	SILT FENCE & HAYBALES	— — — — — —



I N D E X	
SHEET	DESCRIPTION
C-1	COVER
C-2.1-2.5	EXISTING CONDITIONS
2.1	RALSCO SITE PARK
2.2	ALLEN STREET POCKET PARK
2.3&2.4	SOUTH STREET
2.5	GEORGE E. KEITH PARK
C-3.1-3.5	LAYOUT
3.1	RALSCO SITE PARK
3.2	ALLEN STREET POCKET PARK
3.3&3.4	SOUTH STREET
3.5	GEORGE E. KEITH PARK
C-4.1-4.5	GRADING
4.1	RALSCO SITE PARK
4.2	ALLEN STREET POCKET PARK
4.3&4.4	SOUTH STREET
4.5	GEORGE E. KEITH PARK
C-5.1-5.4	DETAILS
C-6	CONSTRUCTION NOTES

— AREA MAP —
SCALE: 1"=1,000'±

RECORD OWNER:
ASSESSORS MAP 63 LOT 99
ASSESSORS MAP 111 LOT 1
ASSESSORS MAP 83 LOTS 3&4
ASSESSORS MAP 117 LOT 40
CITY OF BROCKTON
BROCKTON, MA 02301

DRAFT

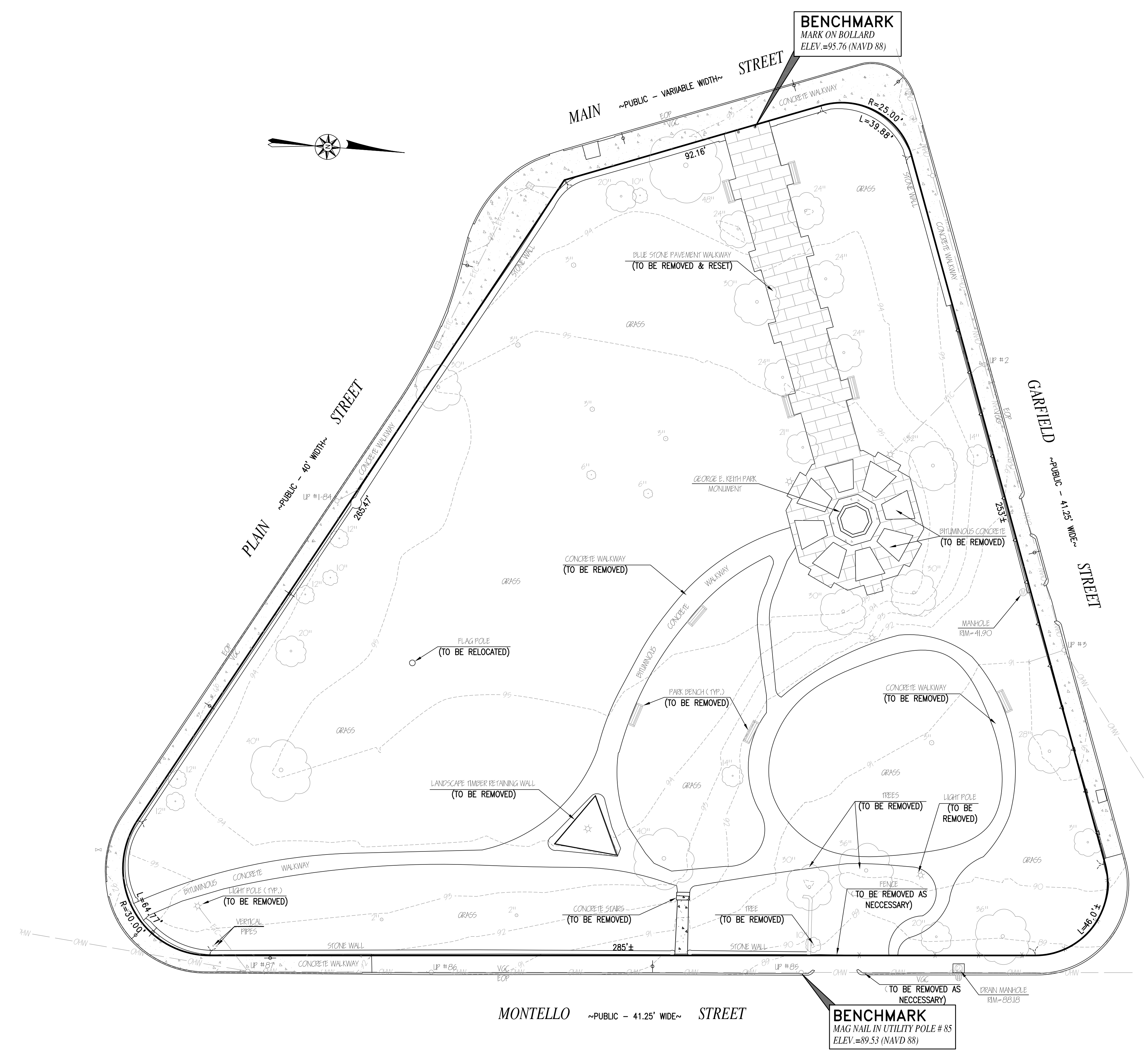
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SITE PLAN
 GEORGE E. KEITH PARK
 ASSESSORS MAP 117 LOT 40
 BROCKTON, MASSACHUSETTS
 PREPARED FOR:
 BROCKTON REDEVELOPMENT AUTHORITY
 50 SCHOOL STREET
 BROCKTON, MA 02301

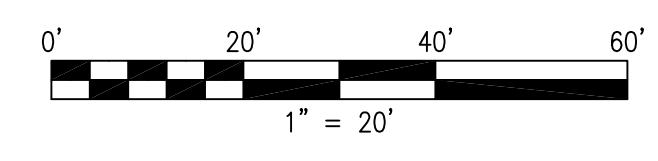
DECEMBER 21, 2012
 SCALE: 1"=20'
 JOB NO. 12-181
 LATEST REVISION:

EXISTING
 C-2.5

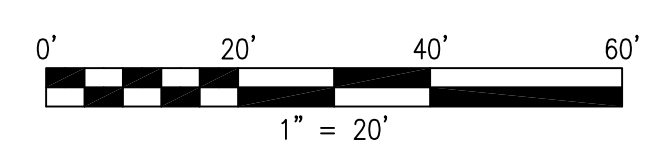
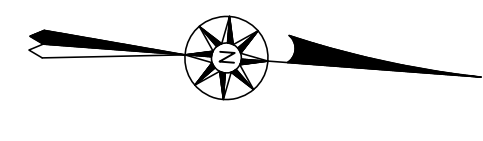
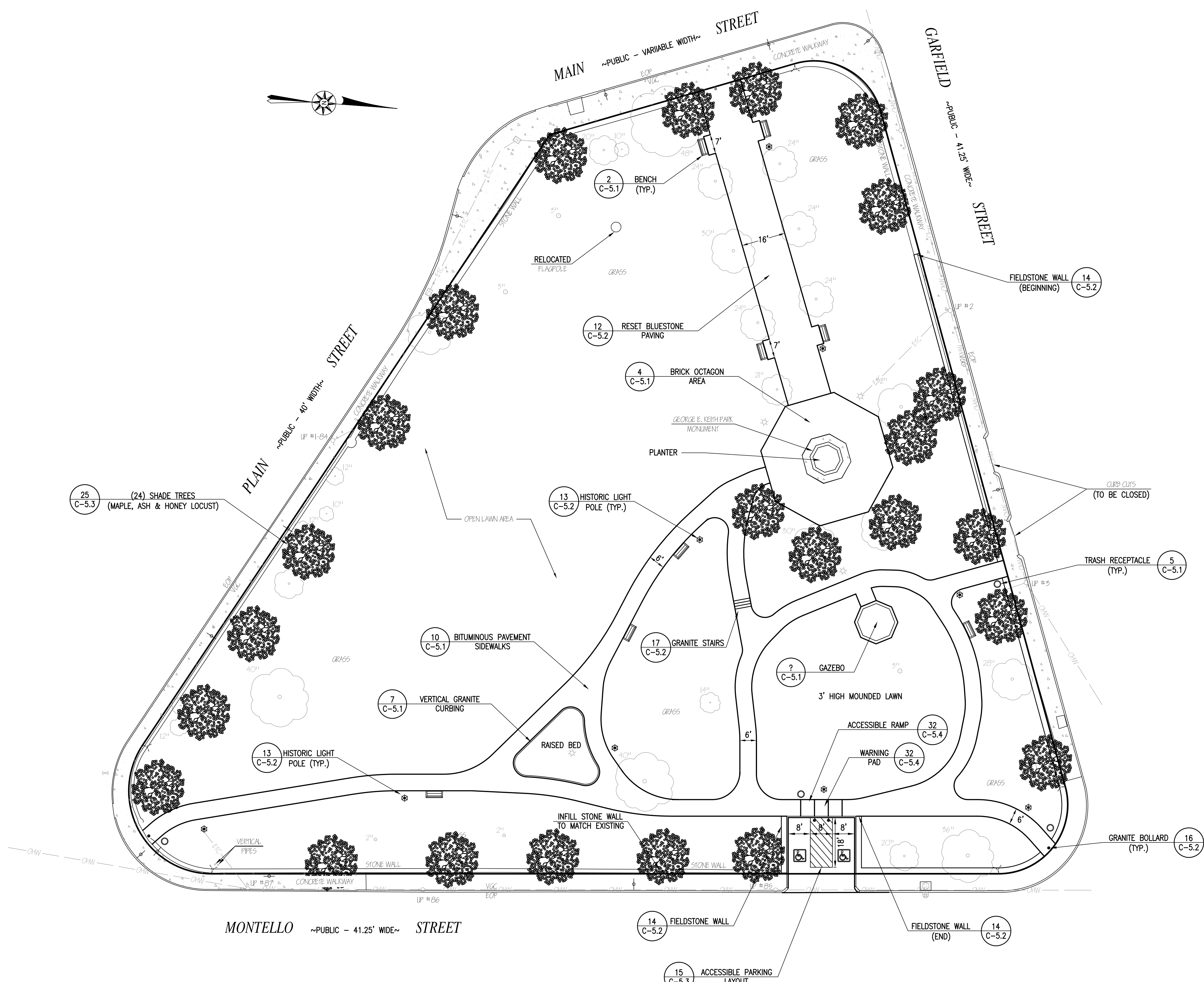


NOTES:
 1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN FEBRUARY 2012.
 2. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE C, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 250261 0005 C, DATED DECEMBER 26, 1980.



RECORD OWNER:
 ASSESSORS MAP 117 LOT 40
 CITY OF BROCKTON
 BROCKTON, MA 02301



REVISIONS

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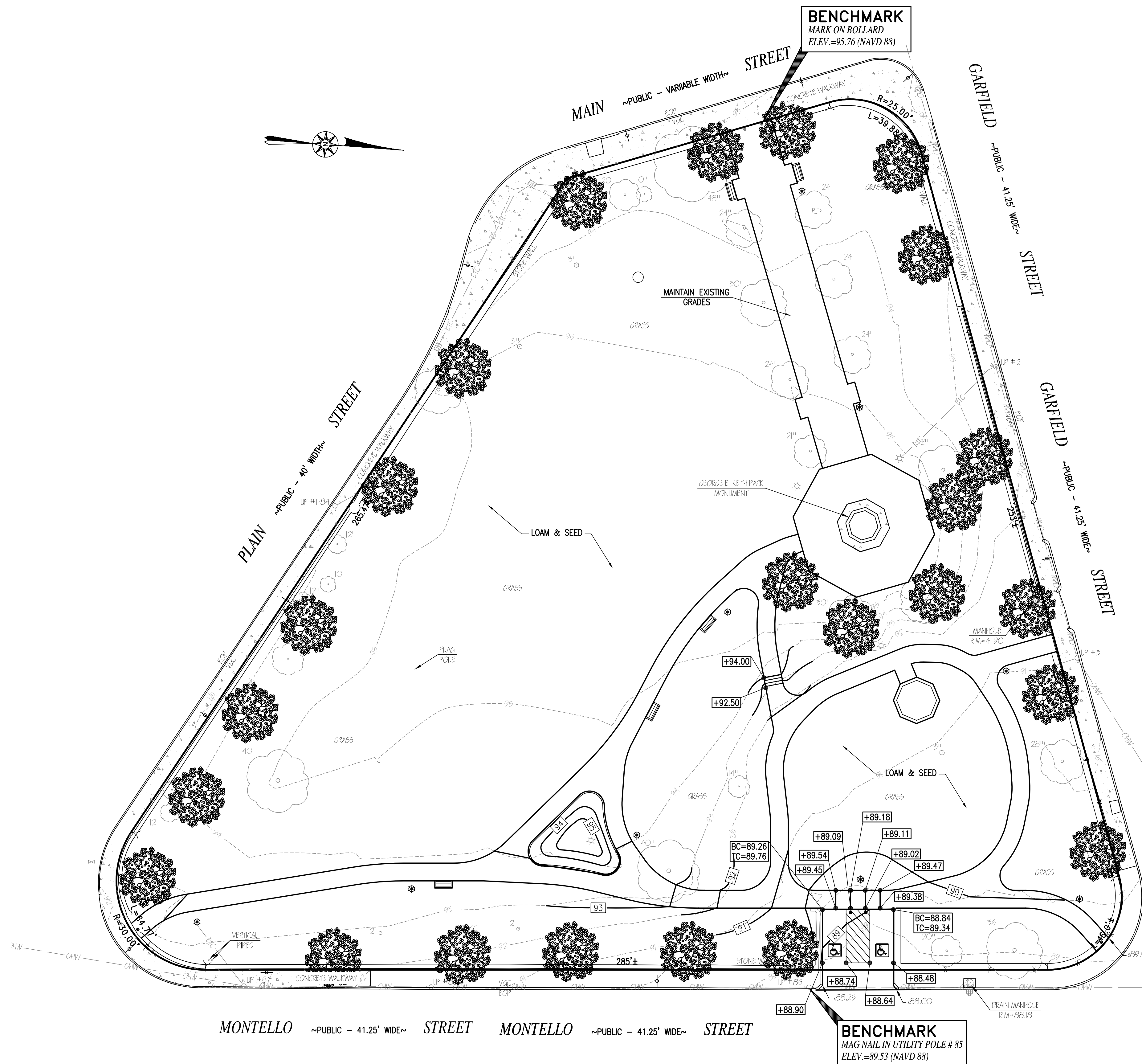
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SITE PLAN
 GEORGE E. KEITH PARK
 ASSESSORS MAP 117 LOT 40
 BROCKTON, MASSACHUSETTS
 PREPARED FOR:
 BROCKTON REDEVELOPMENT AUTHORITY
 50 SCHOOL STREET
 BROCKTON, MA 02301

DECEMBER 21, 2012
 SCALE: 1"=20'
 JOB NO. 12-181
 LATEST REVISION:

LAYOUT
 C-3.5



REVISIONS

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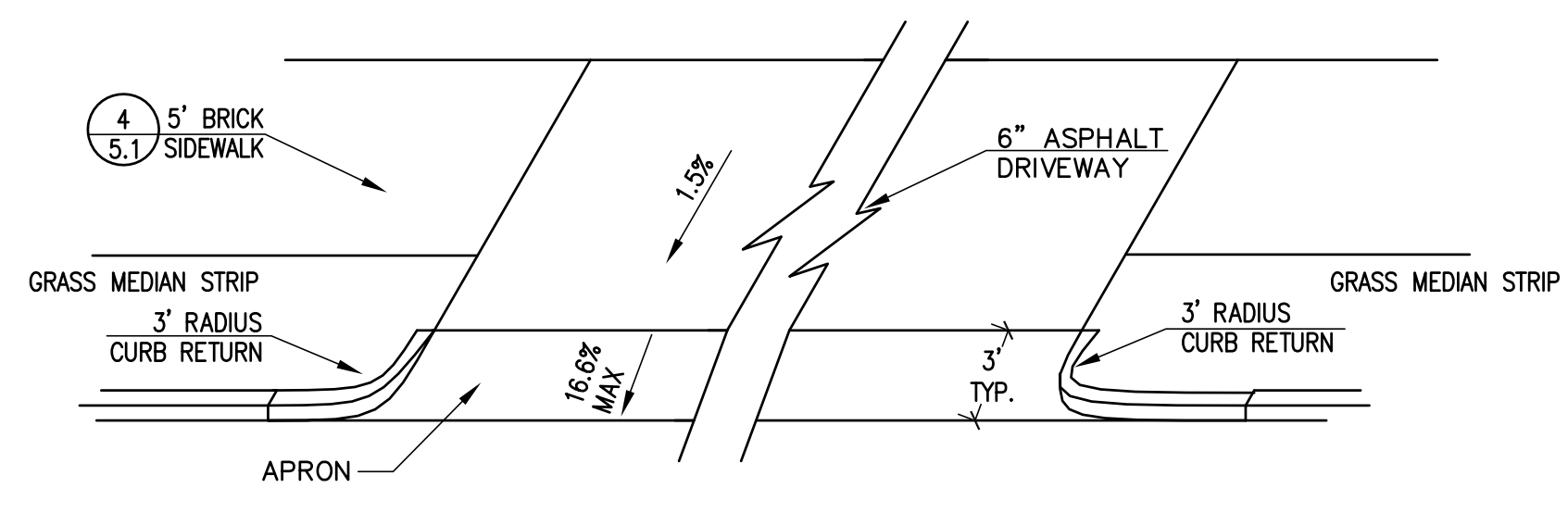
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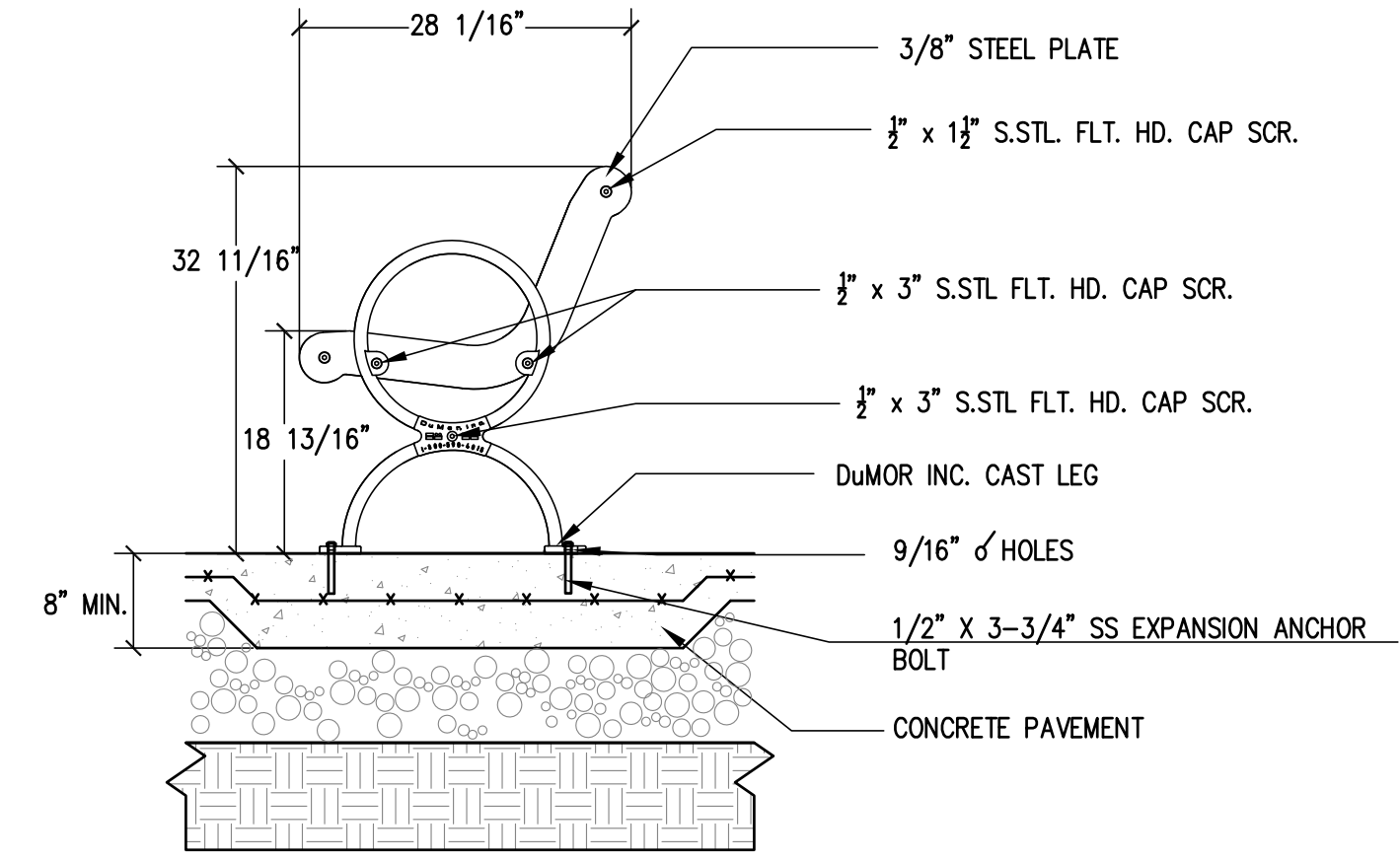
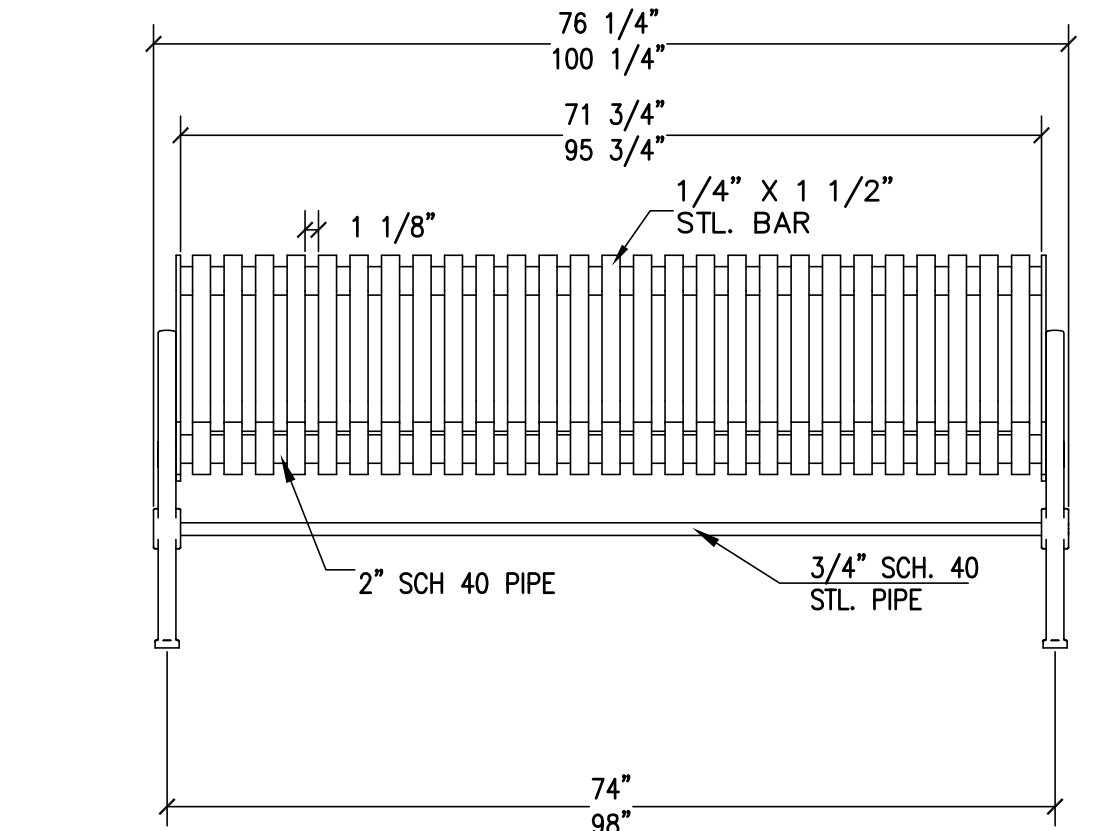
SITE PLAN
 GEORGE E. KEITH PARK
 ASSESSORS MAP 117 LOT 40
 BROCKTON, MASSACHUSETTS
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 50 SCHOOL STREET
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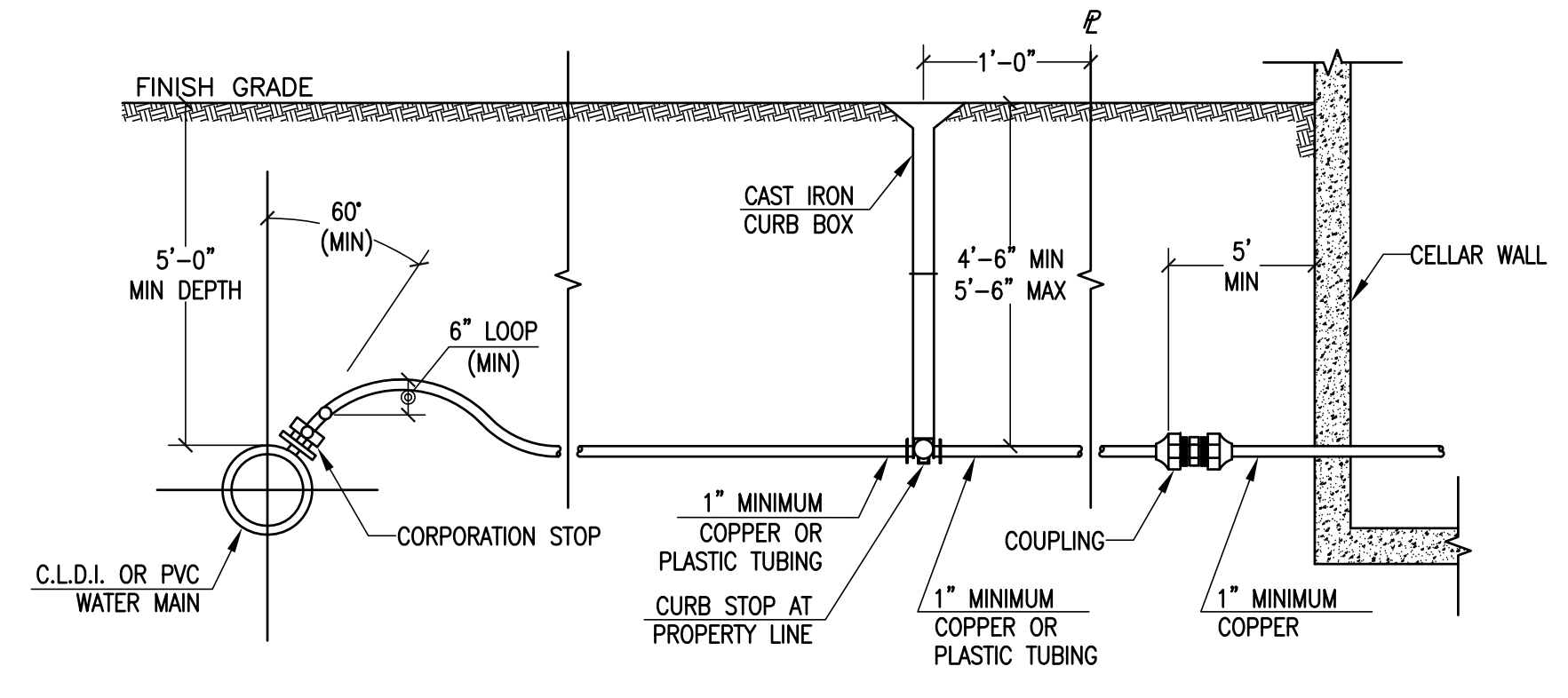
GRADING
 C-4.5



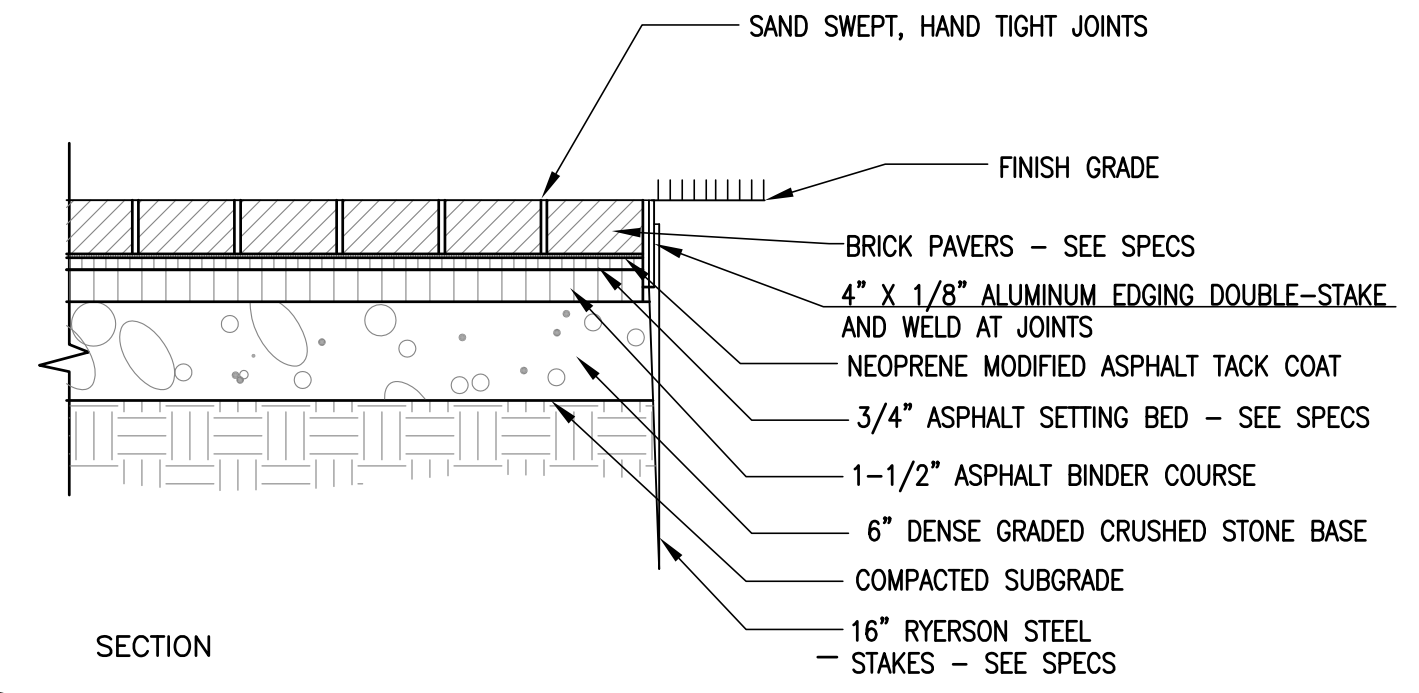
1 DRIVEWAY RAMP
5.1 NOT TO SCALE



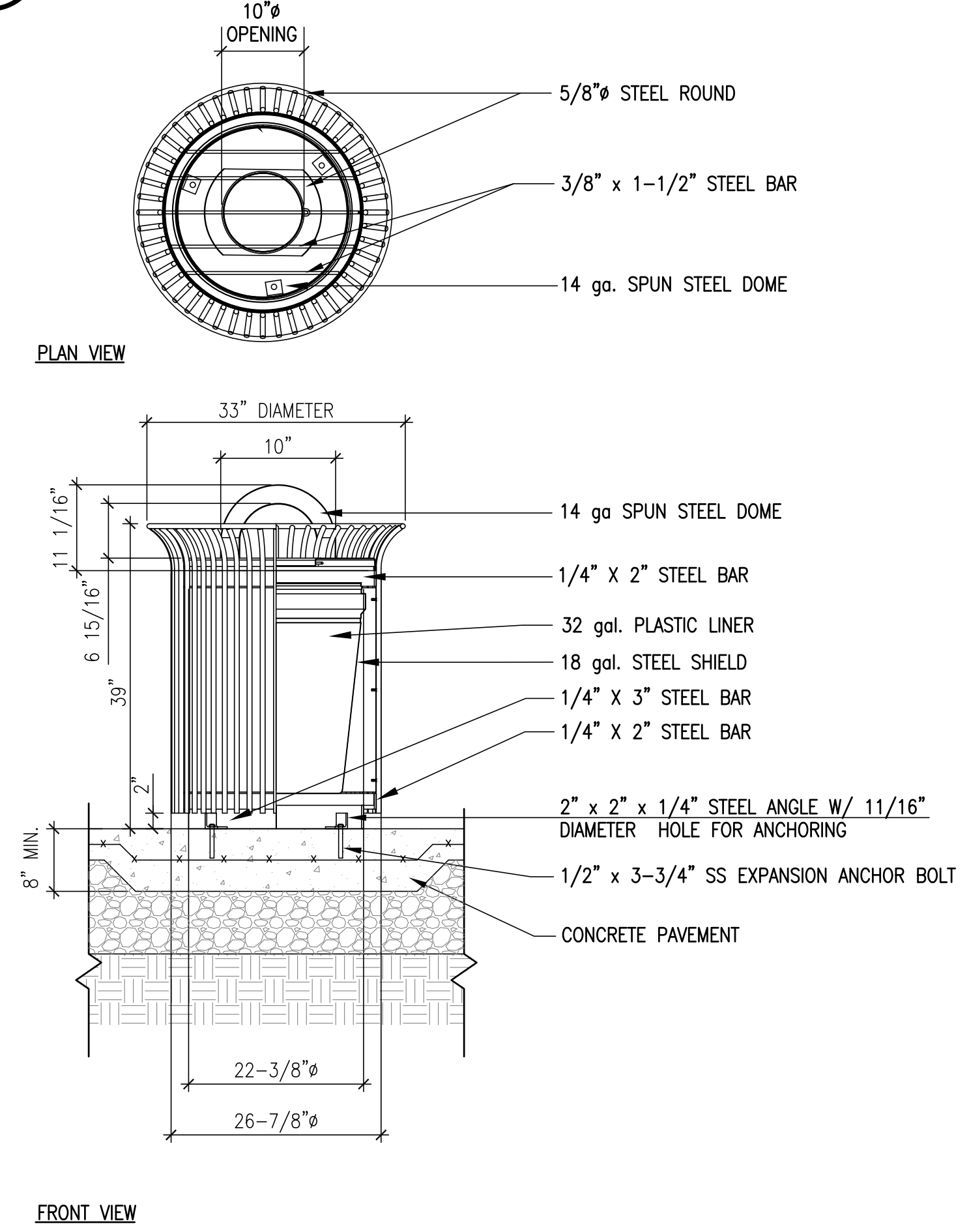
2 BENCHES
5.1 NOT TO SCALE



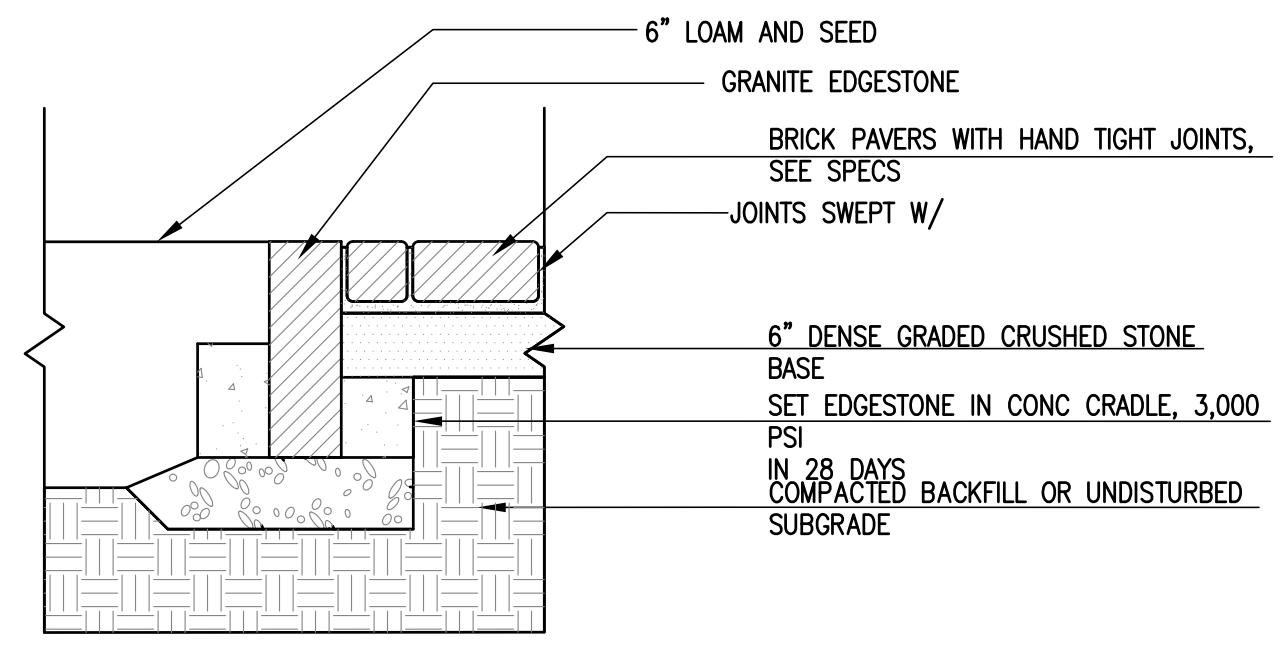
3 WATER SERVICE DETAIL
5.1 NOT TO SCALE



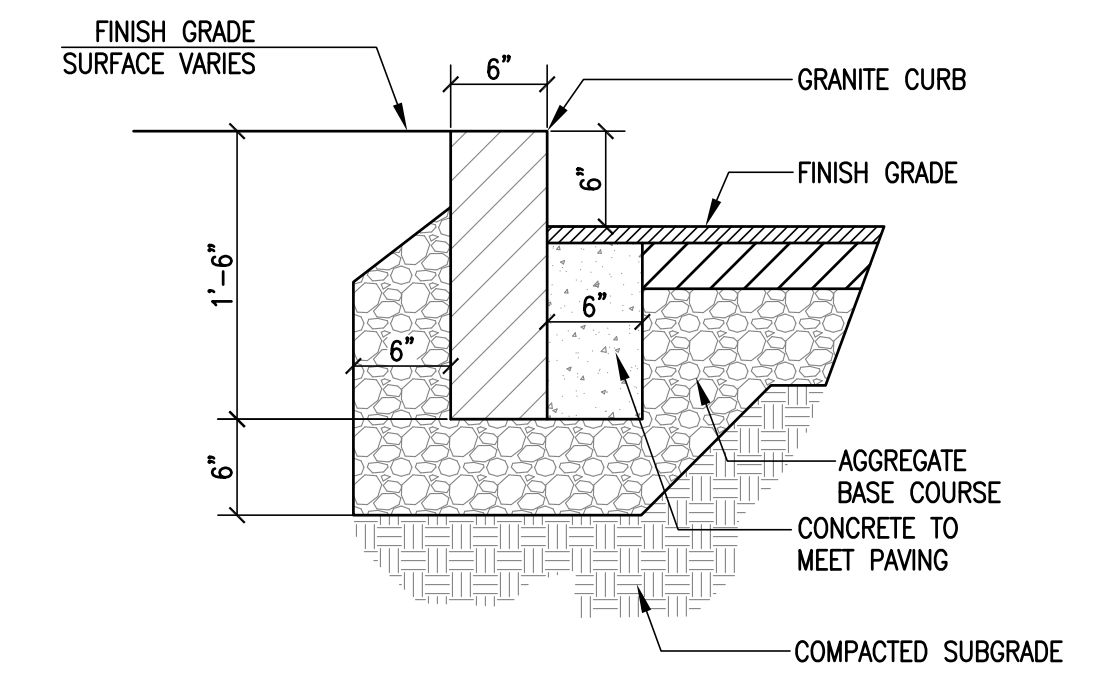
4 BRICK PAVING ON ASPHALT BASE
5.1 NOT TO SCALE



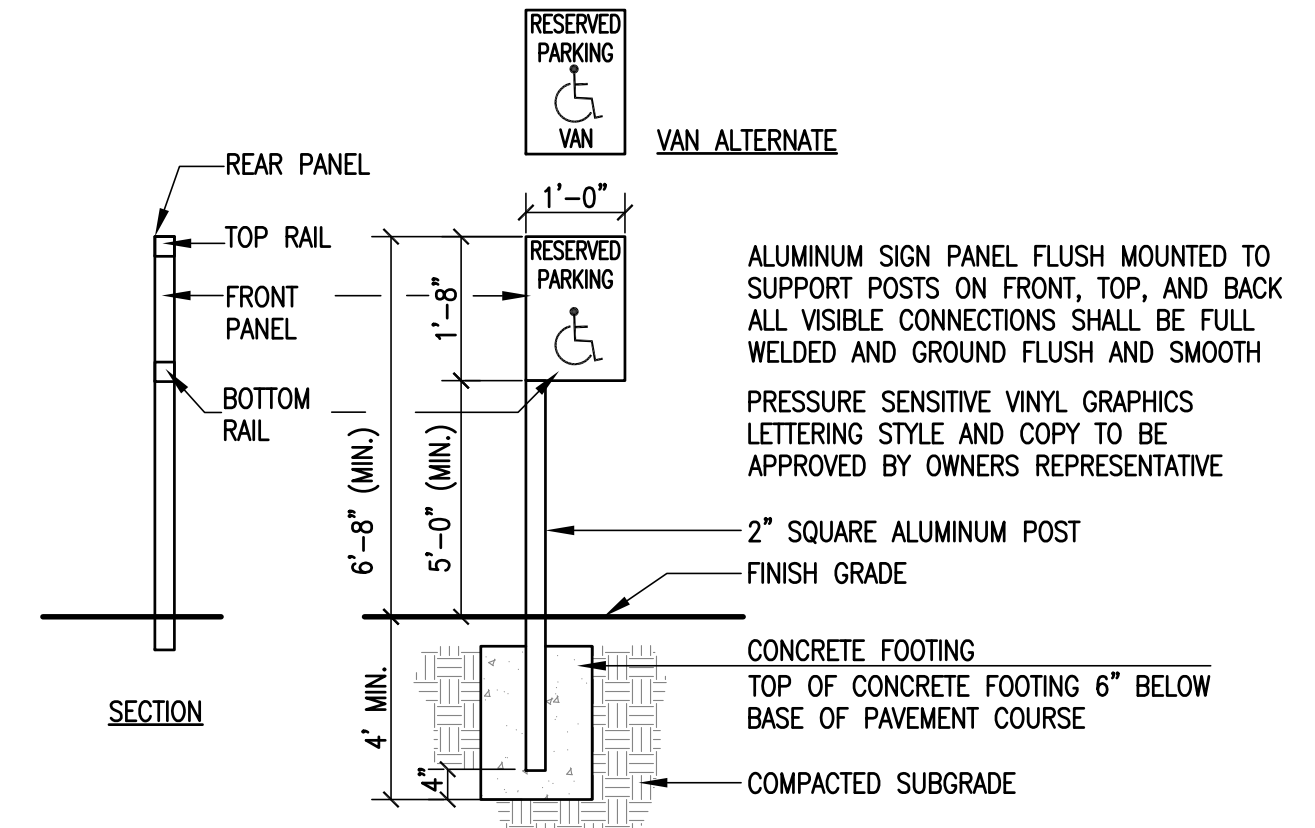
5 TRASH RECEPTACLE
5.1 NOT TO SCALE



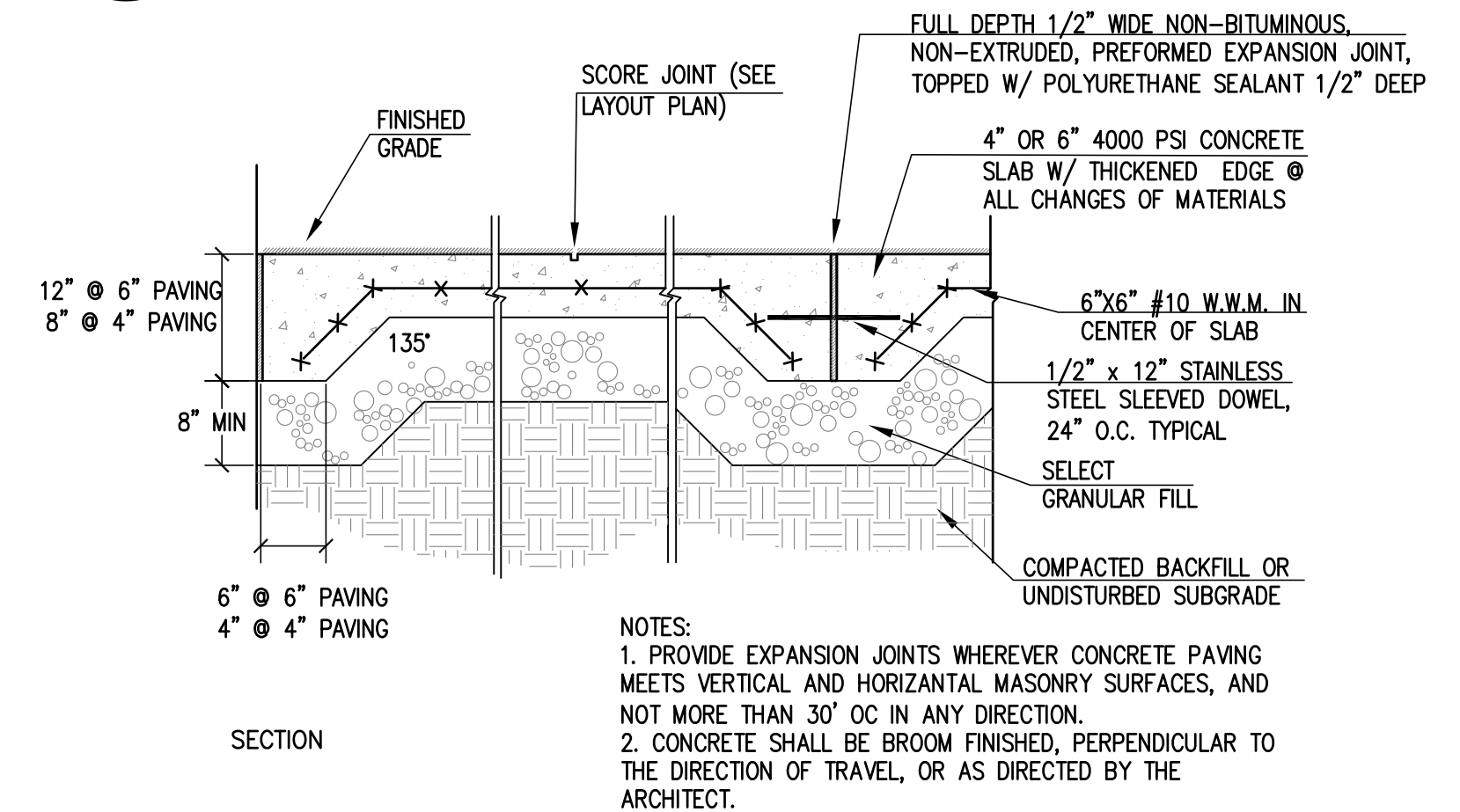
6 BRICK PAVING WITH GRANITE EDGESTONE
5.1 NOT TO SCALE



7 VERTICAL GRANITE CURB
5.1 NOT TO SCALE



8 ACCESSIBLE PARKING SIGN
5.1 NOT TO SCALE



9 CONCRETE PAVING/JOINT TREATMENT
5.1 NOT TO SCALE

REVISIONS

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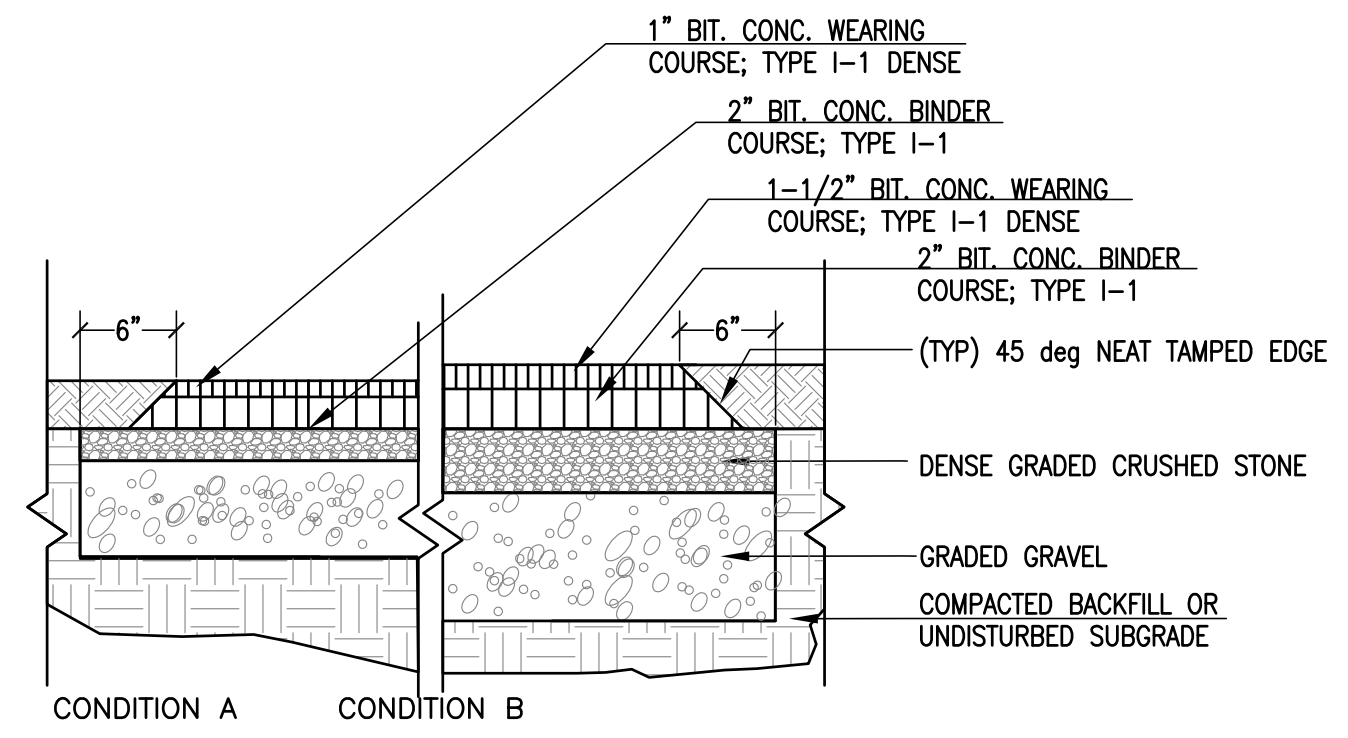
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SITE PLAN
BROCKTON PARKS
VARIOUS LOCATIONS
BROCKTON, MASSACHUSETTS
PREPARED FOR:
BROCKTON REDEVELOPMENT AUTHORITY
50 SCHOOL STREET
BROCKTON, MA 02301

DECEMBER 21, 2012
SCALE: AS NOTED
JOB NO. 12-182
LATEST REVISION:

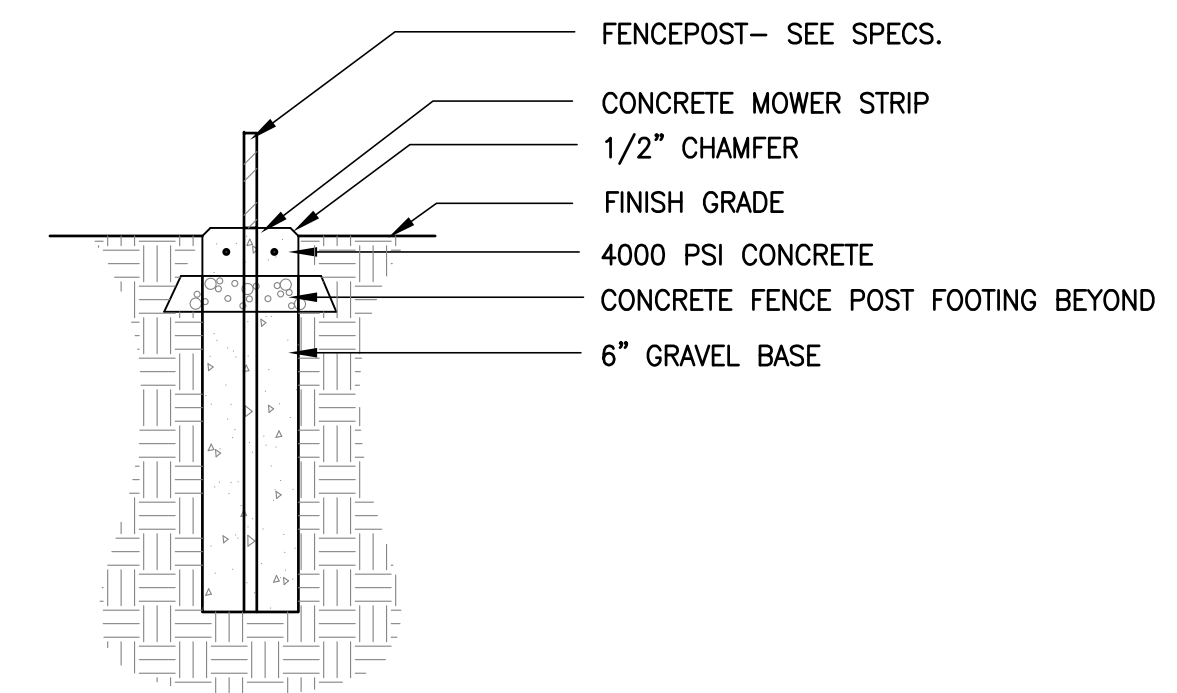
DETAILS
C-5.1



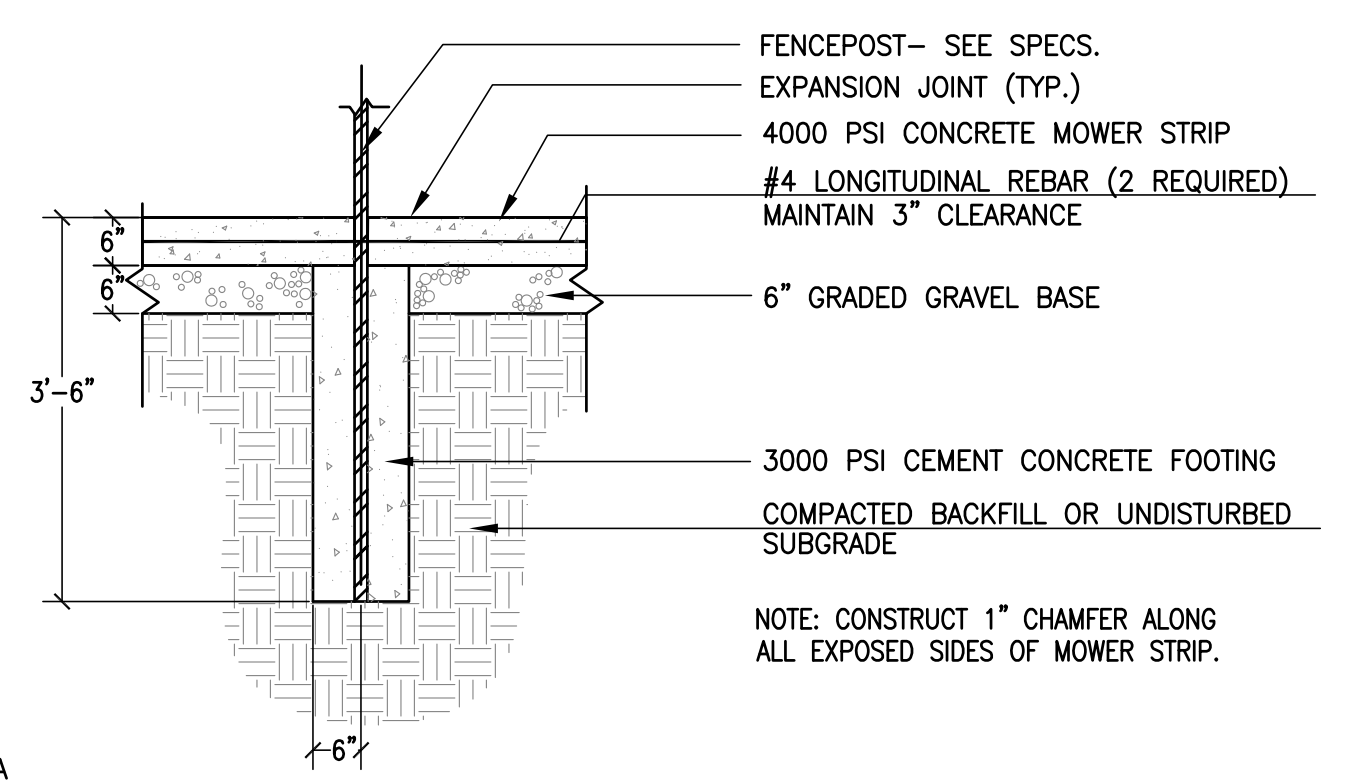
CONDITION A - BIT. CONCRETE FOR PEDESTRIAN WALKS AND BIKEWAYS
 2" DENSE GRADED CRUSHED STONE
 6" GRAVEL BASE
 1" BIT. CONC. WEARING COURSE
 1-1/2" BIT. CONC. BINDER COURSE

CONDITION B - BIT. CONCRETE FOR ROADWAYS, DRIVES AND PARKING
 4" DENSE GRADED CRUSHED STONE
 8" GRAVEL BASE
 BIT. CONC. WEARING COURSE
 2-1/2" BIT. CONC. BINDER COURSE

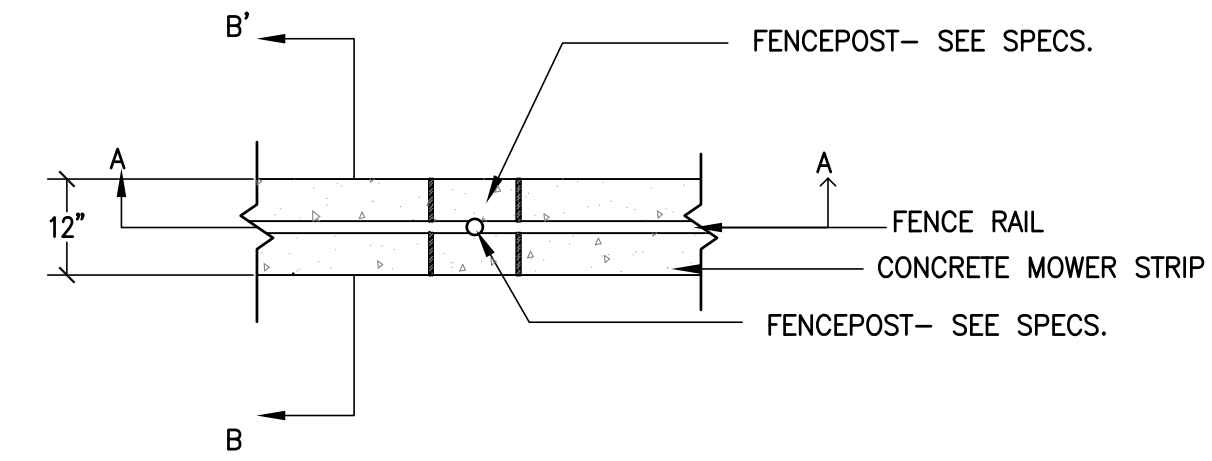
10 BITUMINOUS CONCRETE PAVEMENT - 2 CONDITIONS
 5.2 NOT TO SCALE



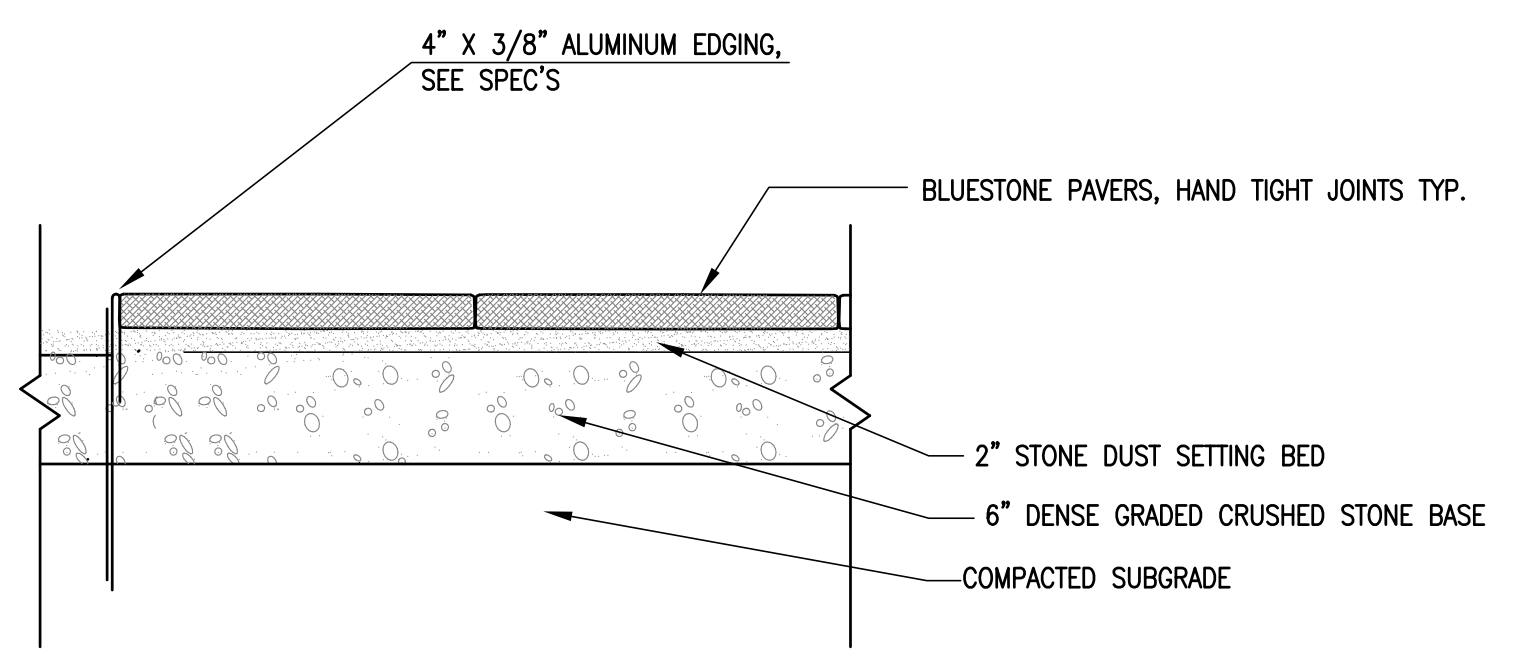
SECTION BB'



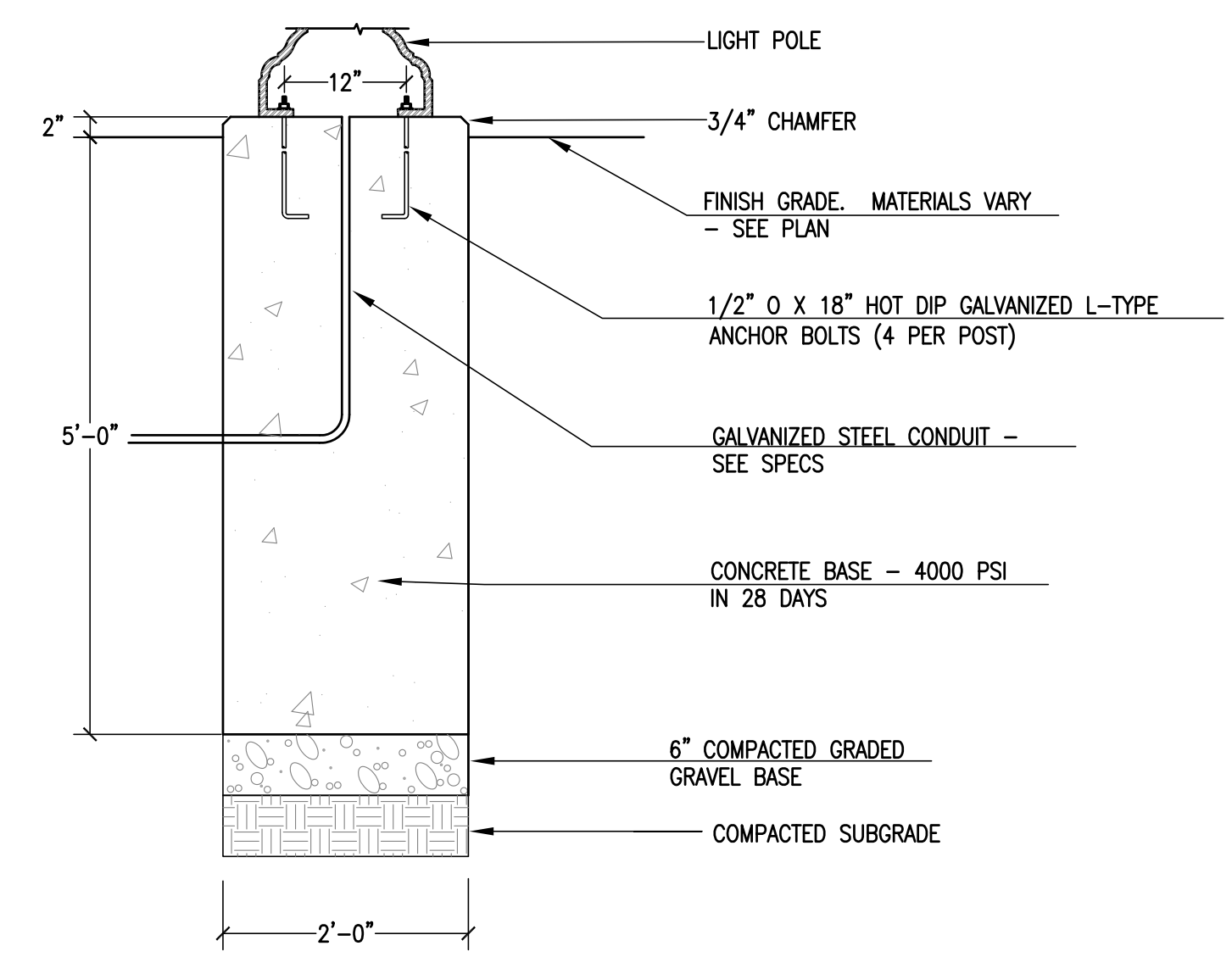
SECTION AA



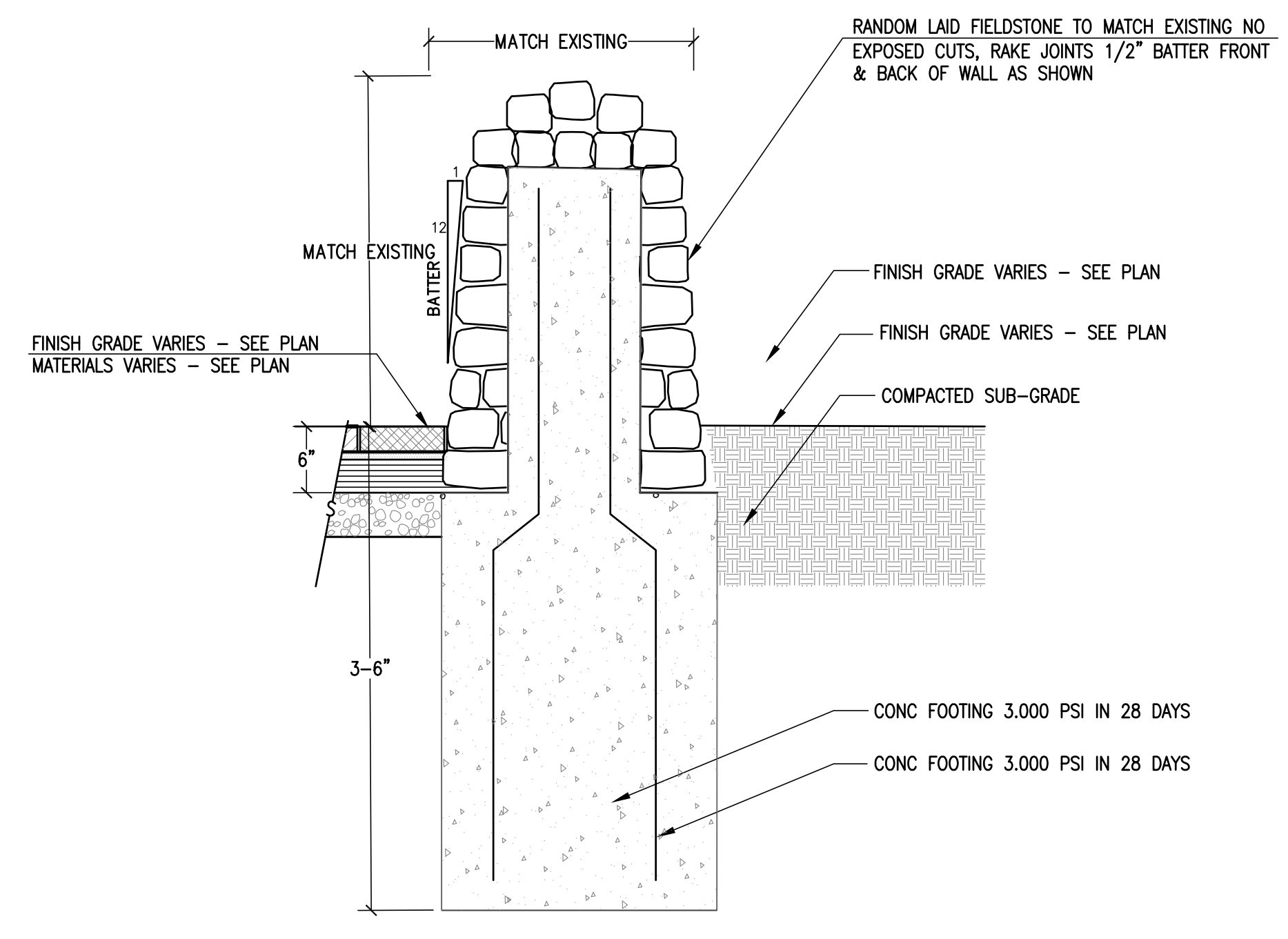
11 FENCEPOST FOOTING IN CONCRETE MOWER STRIP
 5.2 NOT TO SCALE



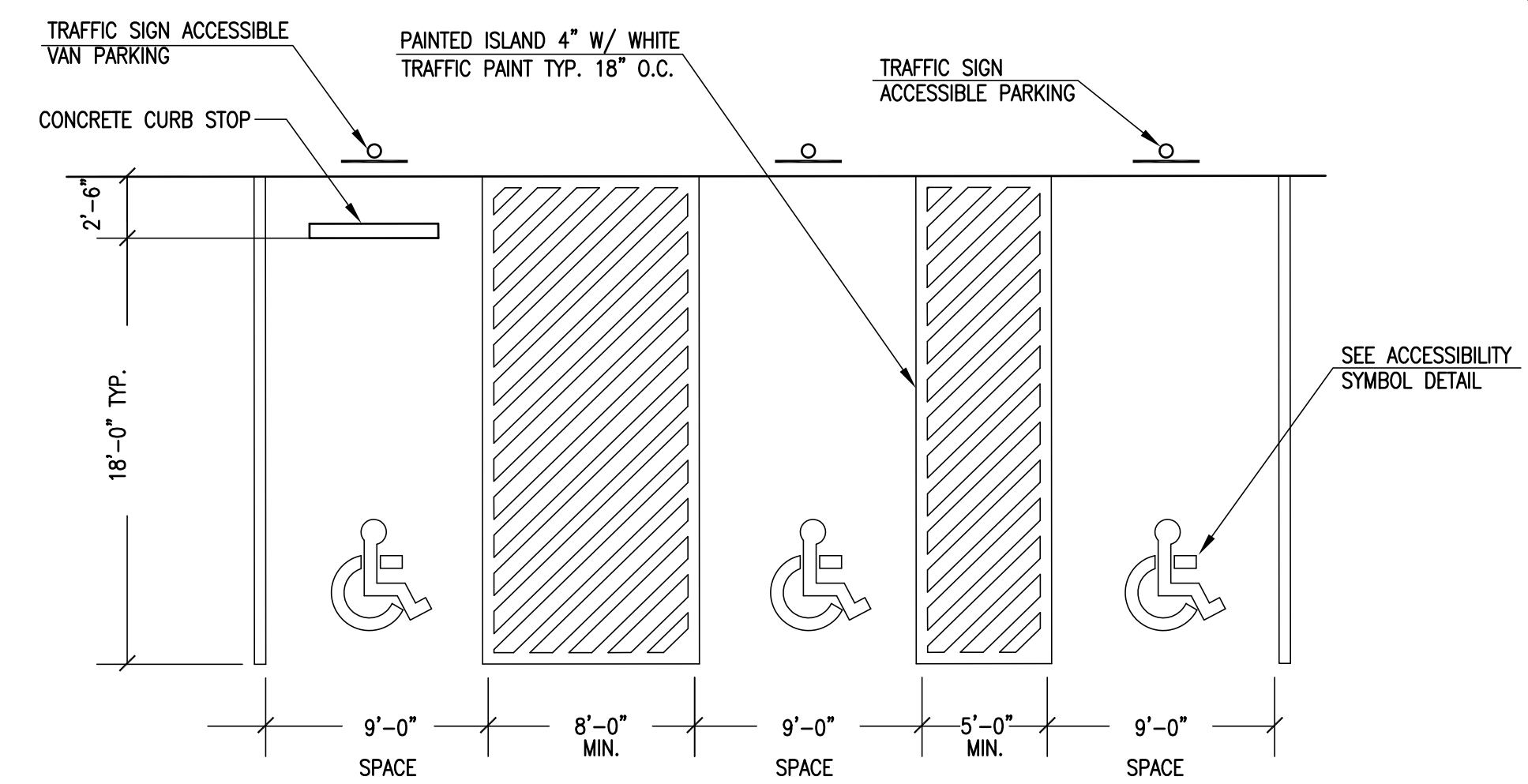
12 RESET BLUESTONE PAVING
 5.2 NOT TO SCALE



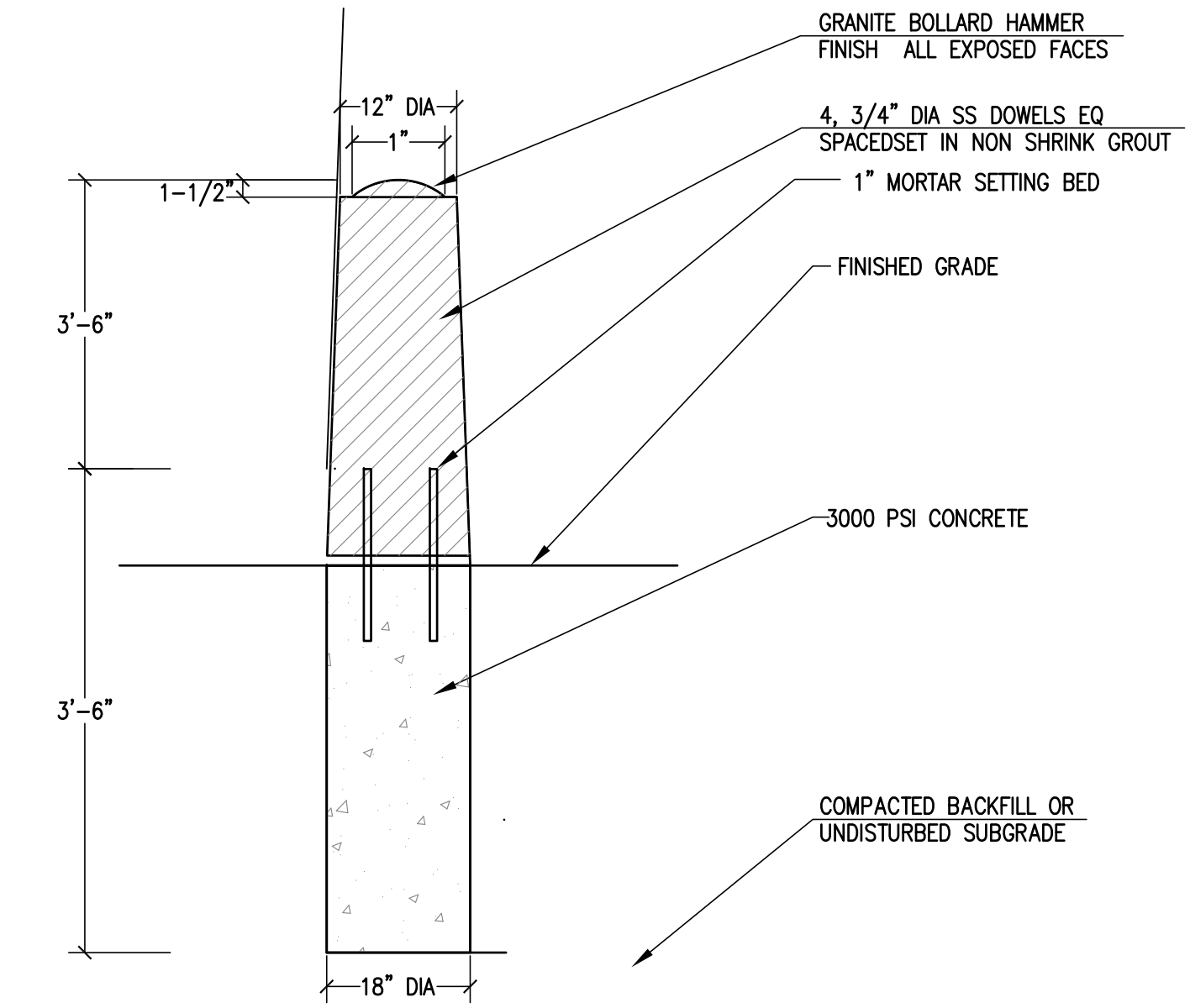
13 HISTORIC LIGHT POLE BASE
 5.2 NOT TO SCALE



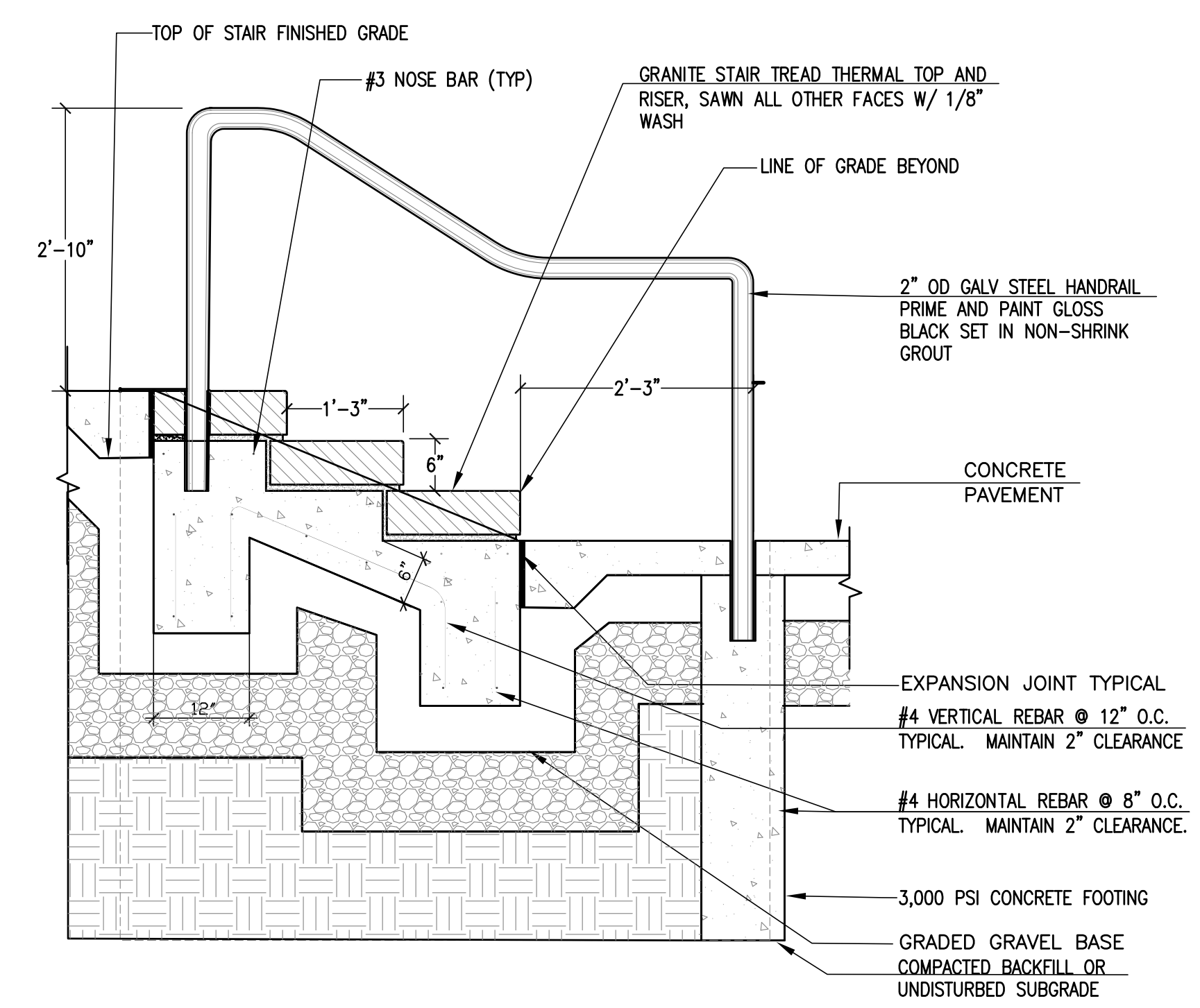
14 FIELDSTONE WALL
 5.2 NOT TO SCALE



15 ACCESSIBLE PARKING LAYOUT
 5.3 NOT TO SCALE



16 GRANITE BOLLARD
 5.2 NOT TO SCALE



17 GRANITE STAIRS AND METAL HANDRAILS
 5.2 NOT TO SCALE

REVISIONS

DRAFT

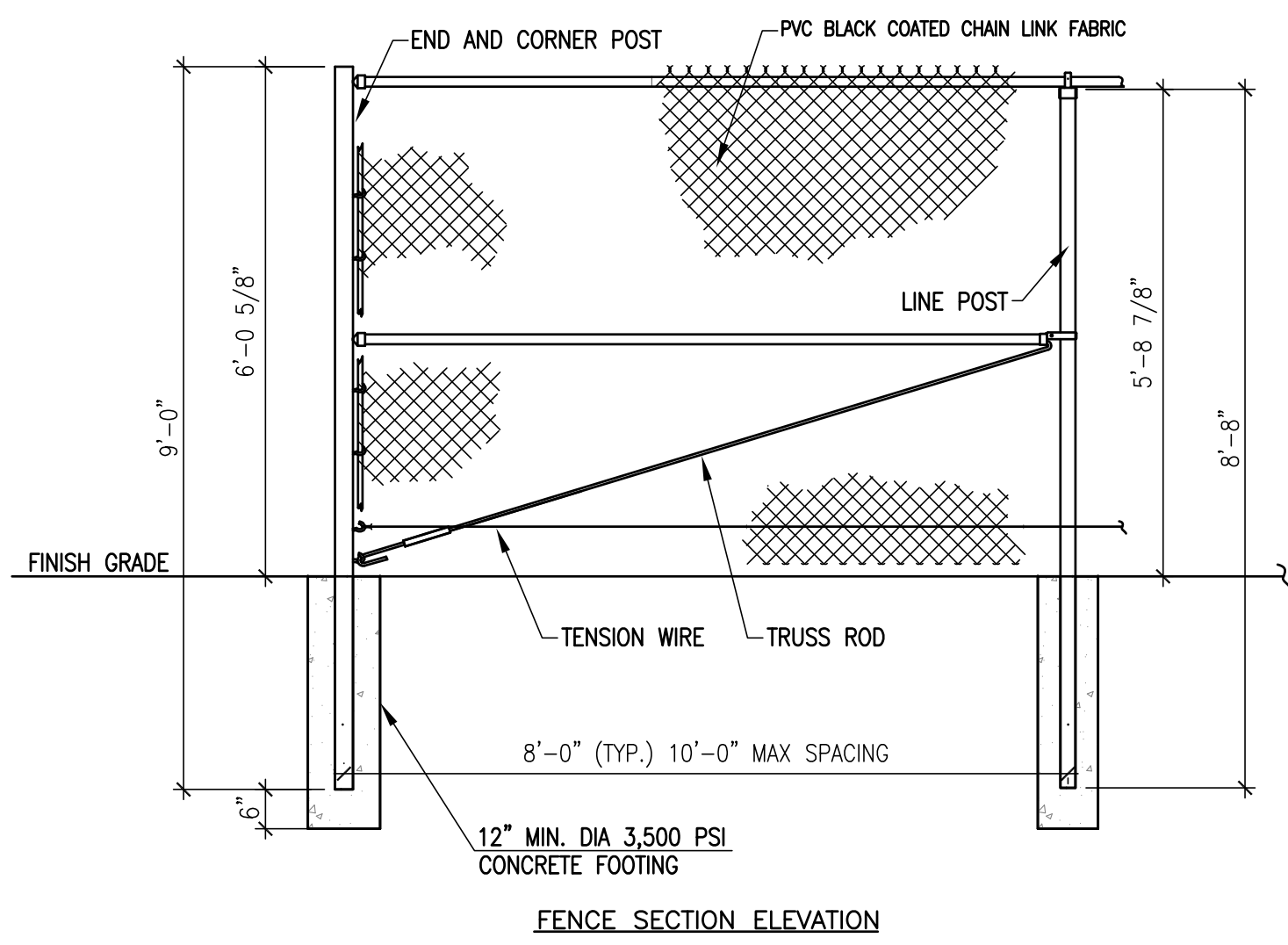
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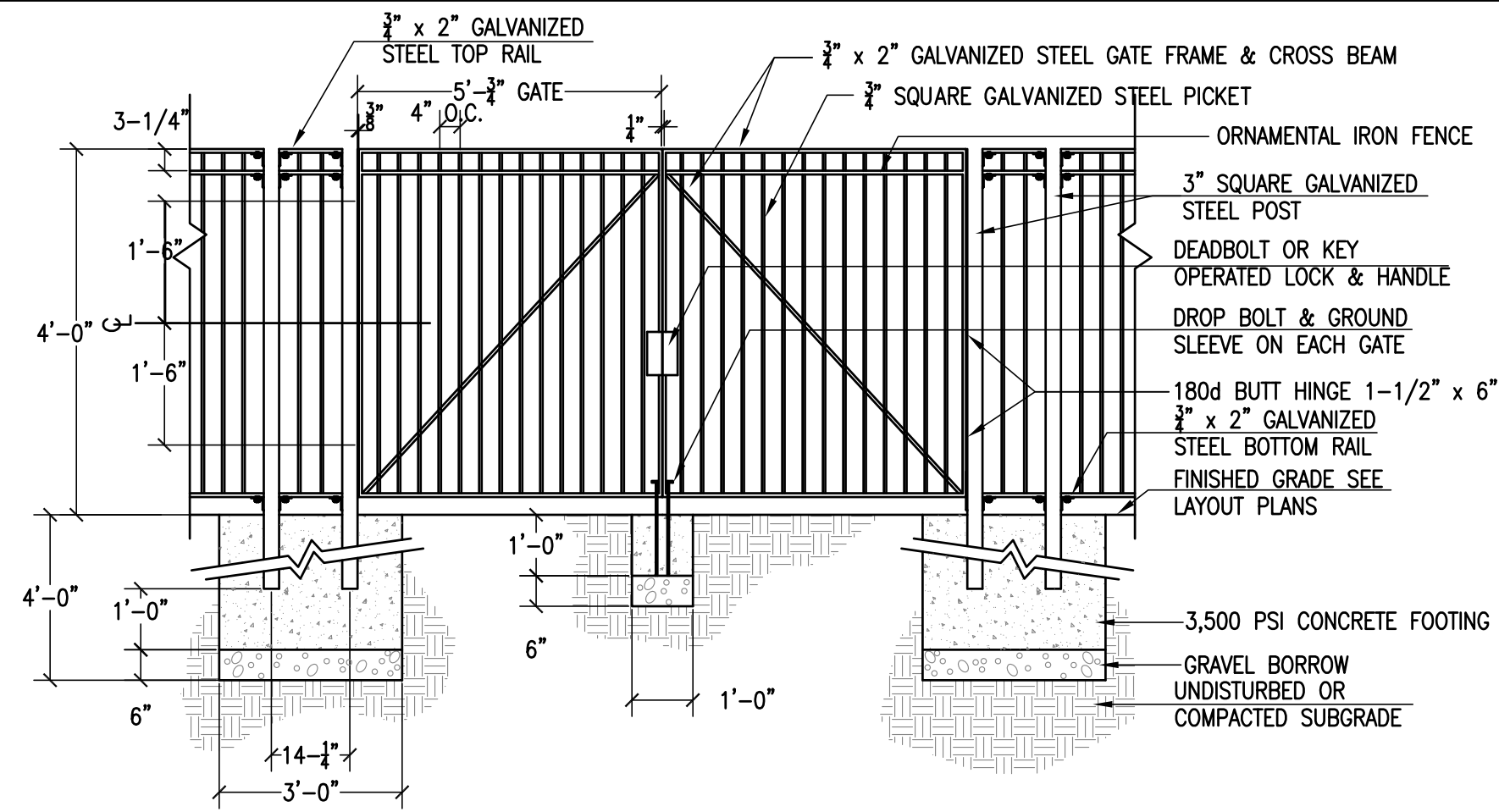
SITE PLAN
 BROCKTON PARKS
 VARIOUS LOCATIONS
 BROCKTON, MASSACHUSETTS
 BROCKTON REDEVELOPMENT AUTHORITY
 50 SCHOOL STREET
 BROCKTON, MA 02301

DECEMBER 21, 2012
 SCALE: AS NOTED
 JOB NO. 12-182
 LATEST REVISION:

DETAILS
 C-5.2

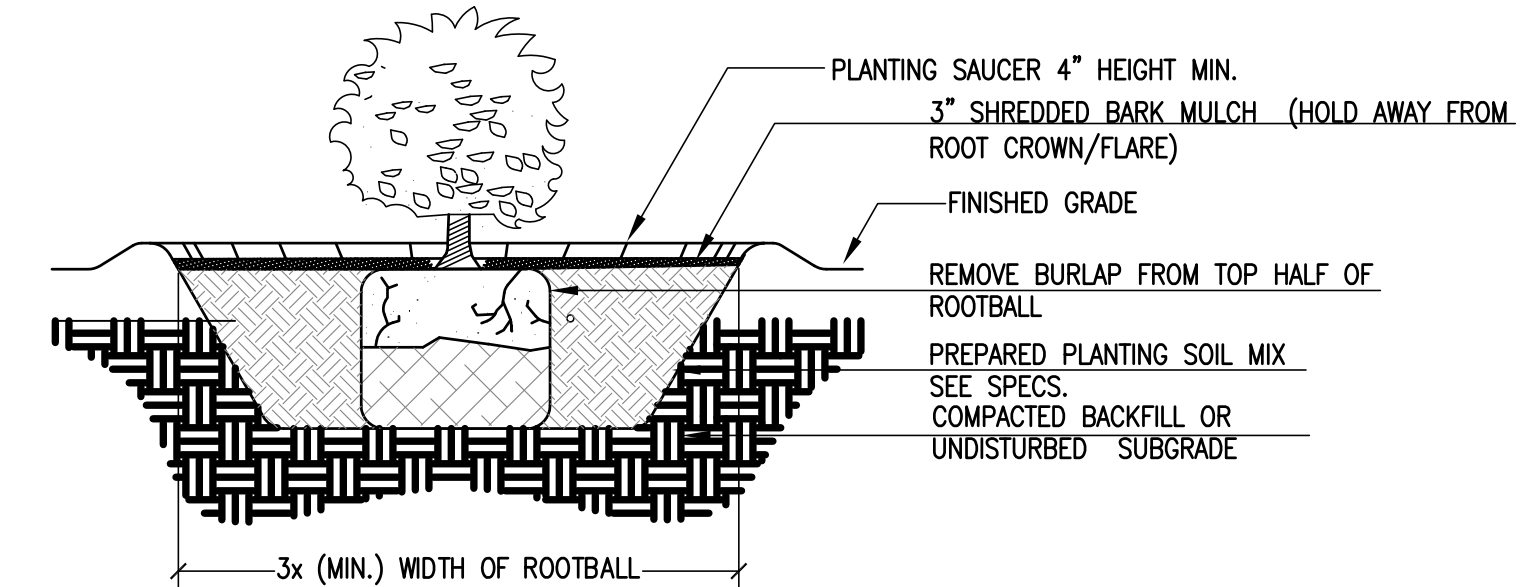


18 PVC COLOR COATED CHAIN LINK FENCE
5.3 NOT TO SCALE

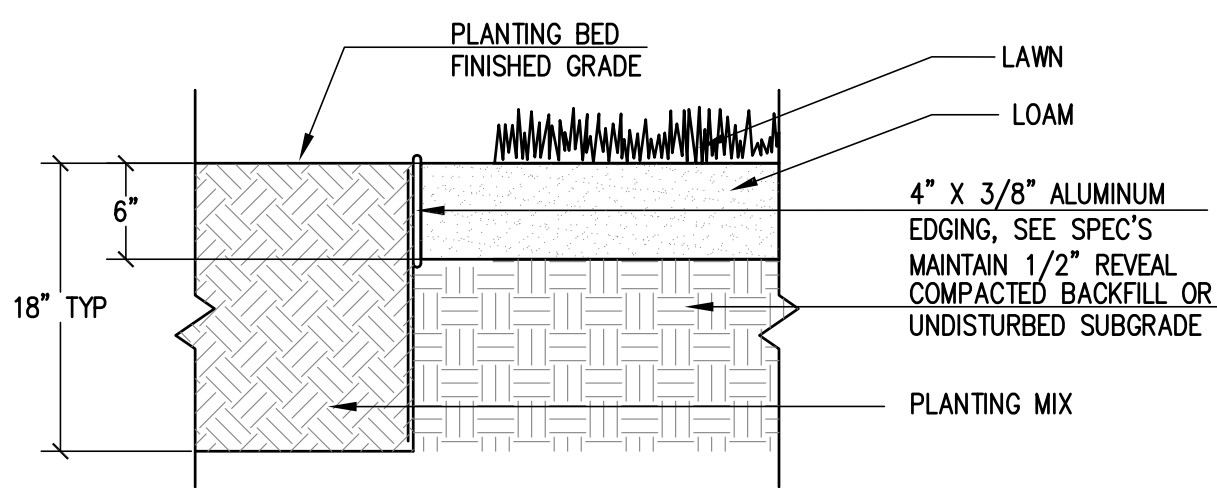


- NOTES:
1. ALL WELDS SHALL BE GROUND SMOOTH.
 2. ALL STEEL SHALL BE HOT DIPPED GALVANIZED, PRIMED & PAINTED PRIOR TO FIELD FABRICATION.
 3. ALL POSTS AND PICKETS SHALL BE VERTICALLY PLUMB.
 4. ALL RAILS SHALL BE HORIZONTALLY LEVEL.
 5. CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY MEASUREMENTS BEFORE UNDERTAKING GATE FABRICATION.

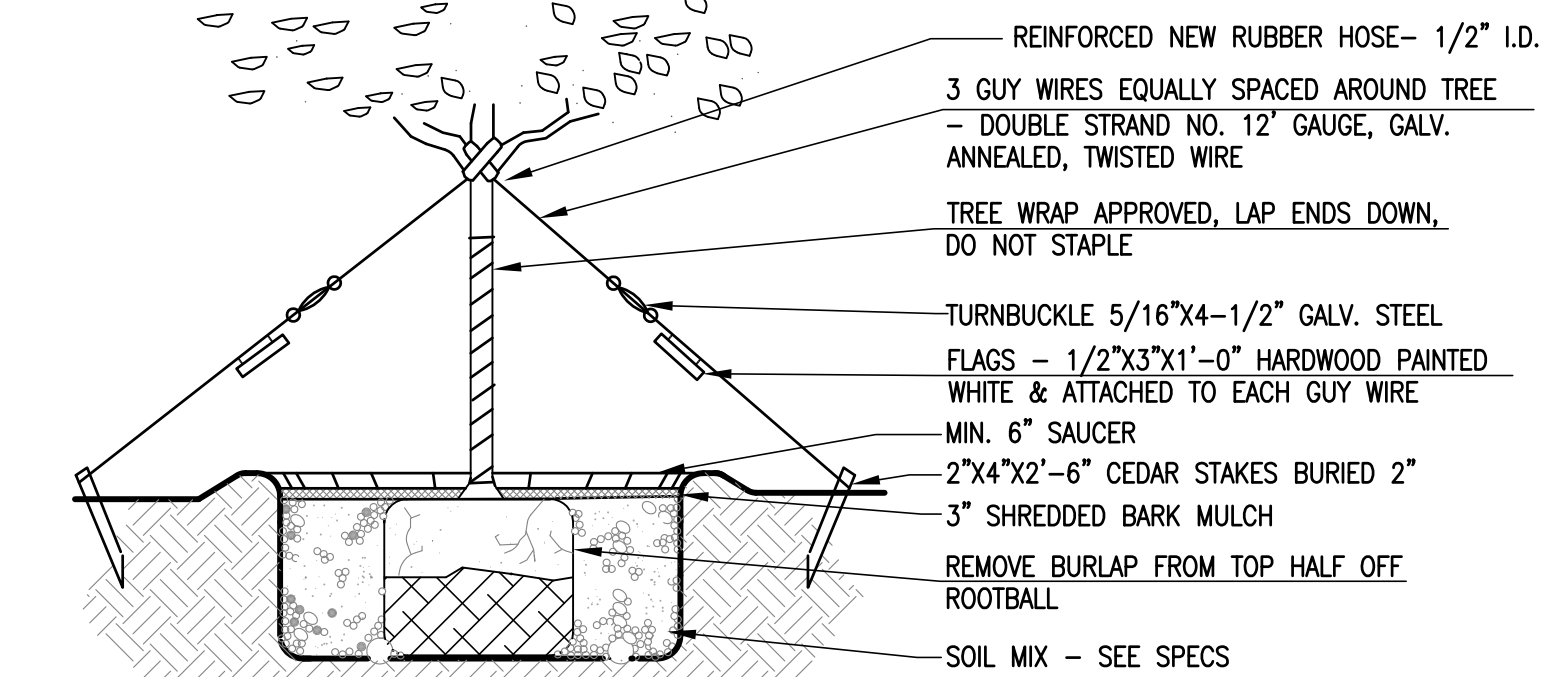
21 ORNAMENTAL IRON GATE
5.3 NOT TO SCALE



24 SHRUB PLANTING
5.3 NOT TO SCALE

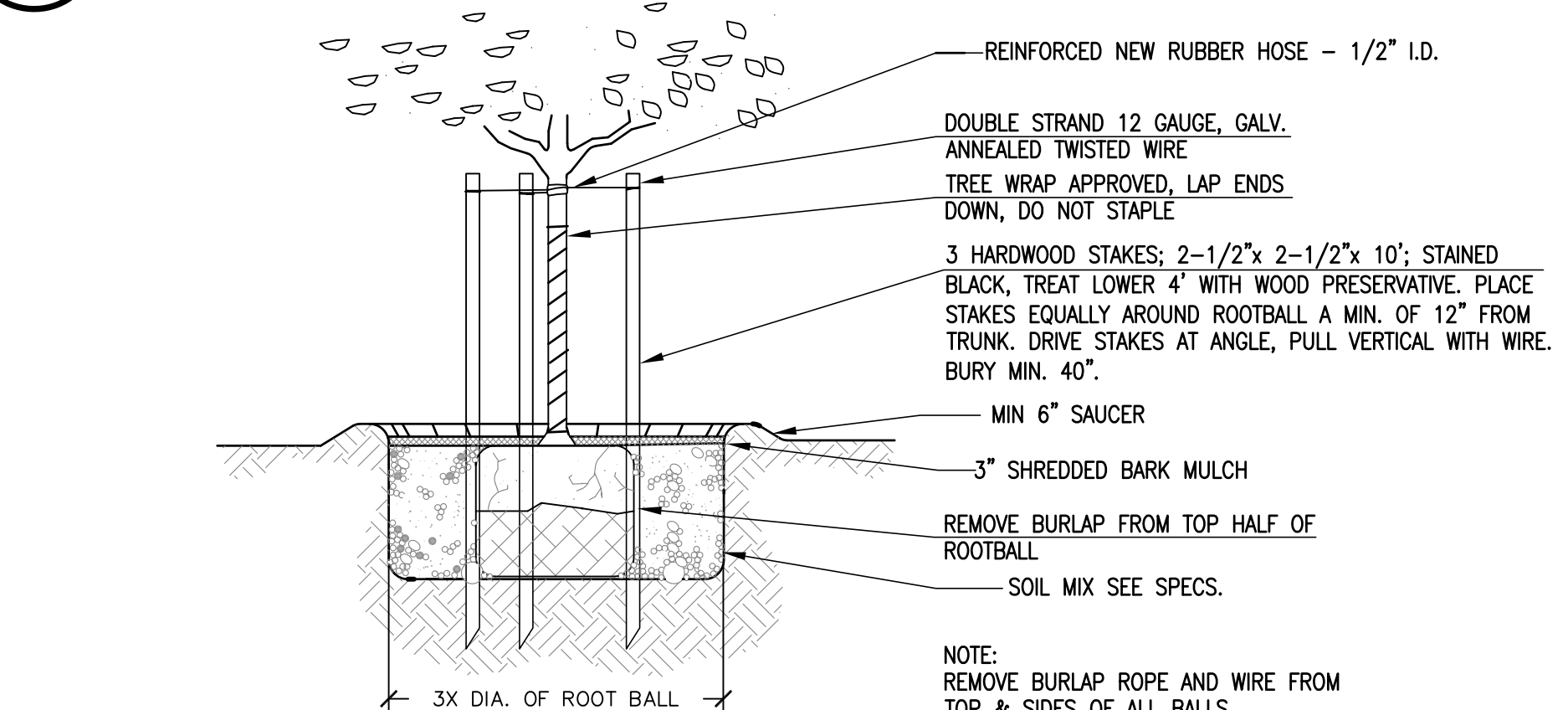


19 ALUMINUM PLANT BED EDGE
5.3 NOT TO SCALE



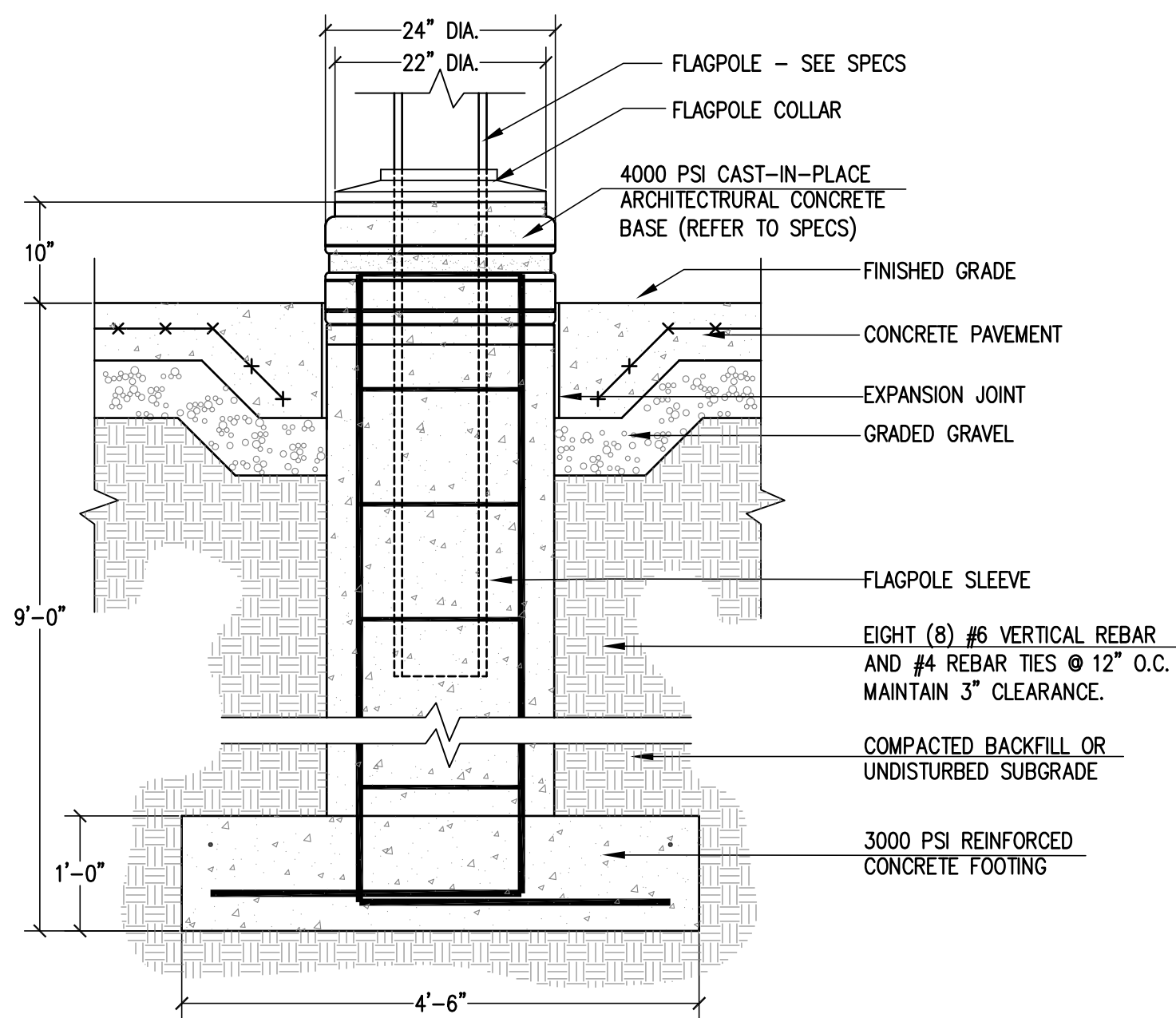
- NOTE: REMOVE BURLAP ROPE AND WIRE FROM TOP & SIDES OF ALL BALLS. ADD BARK MULCH AS SHOWN ON PLAN
- DECIDUOUS TREES 3 1/2" CAL. AND OVER AND EVERGREEN TREES 7' HIGH OR TALLER

22 TREE PLANTING AND GUYING
5.3 NOT TO SCALE

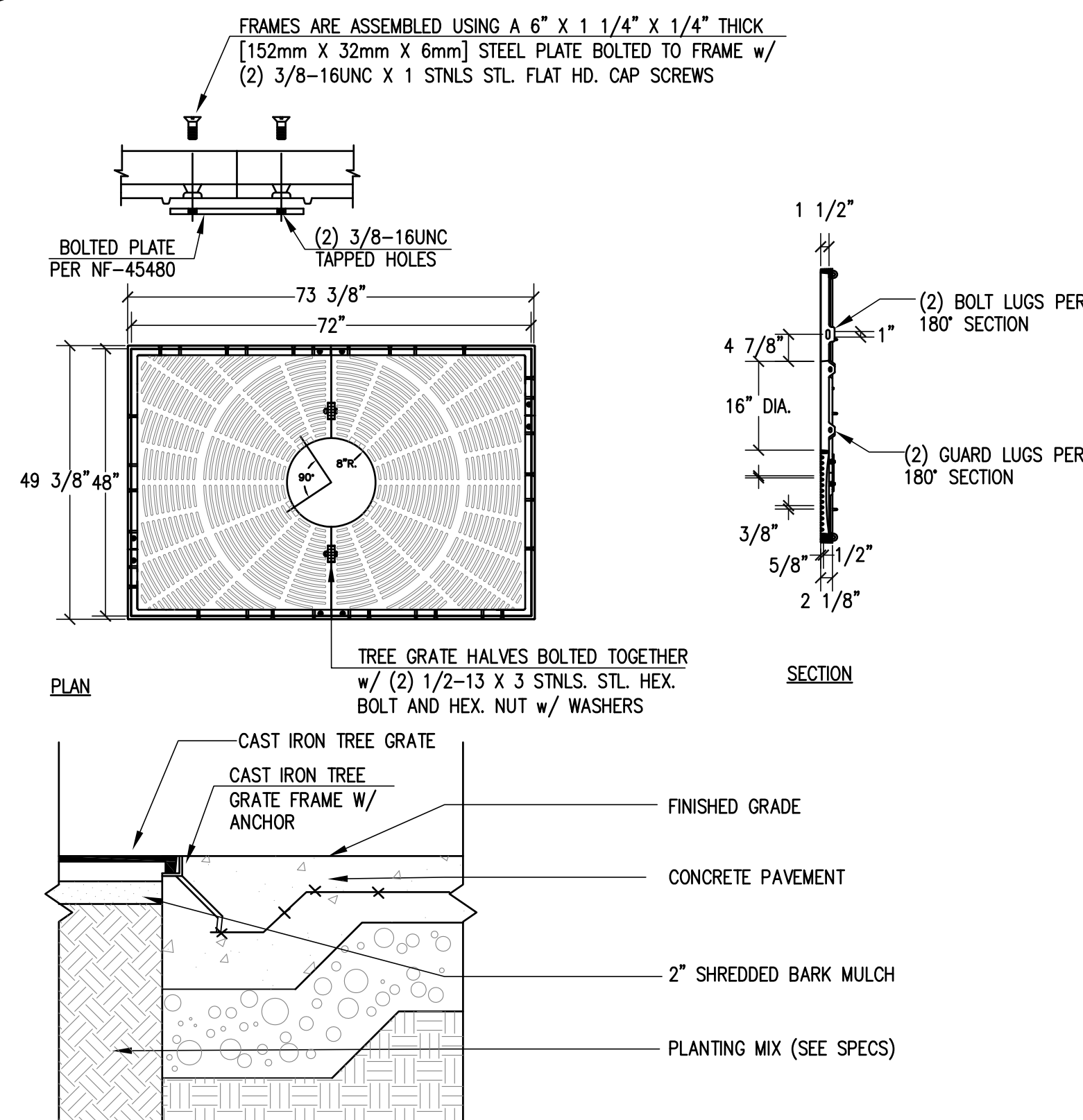


25 TREE PLANTING AND STAKING
5.3 NOT TO SCALE

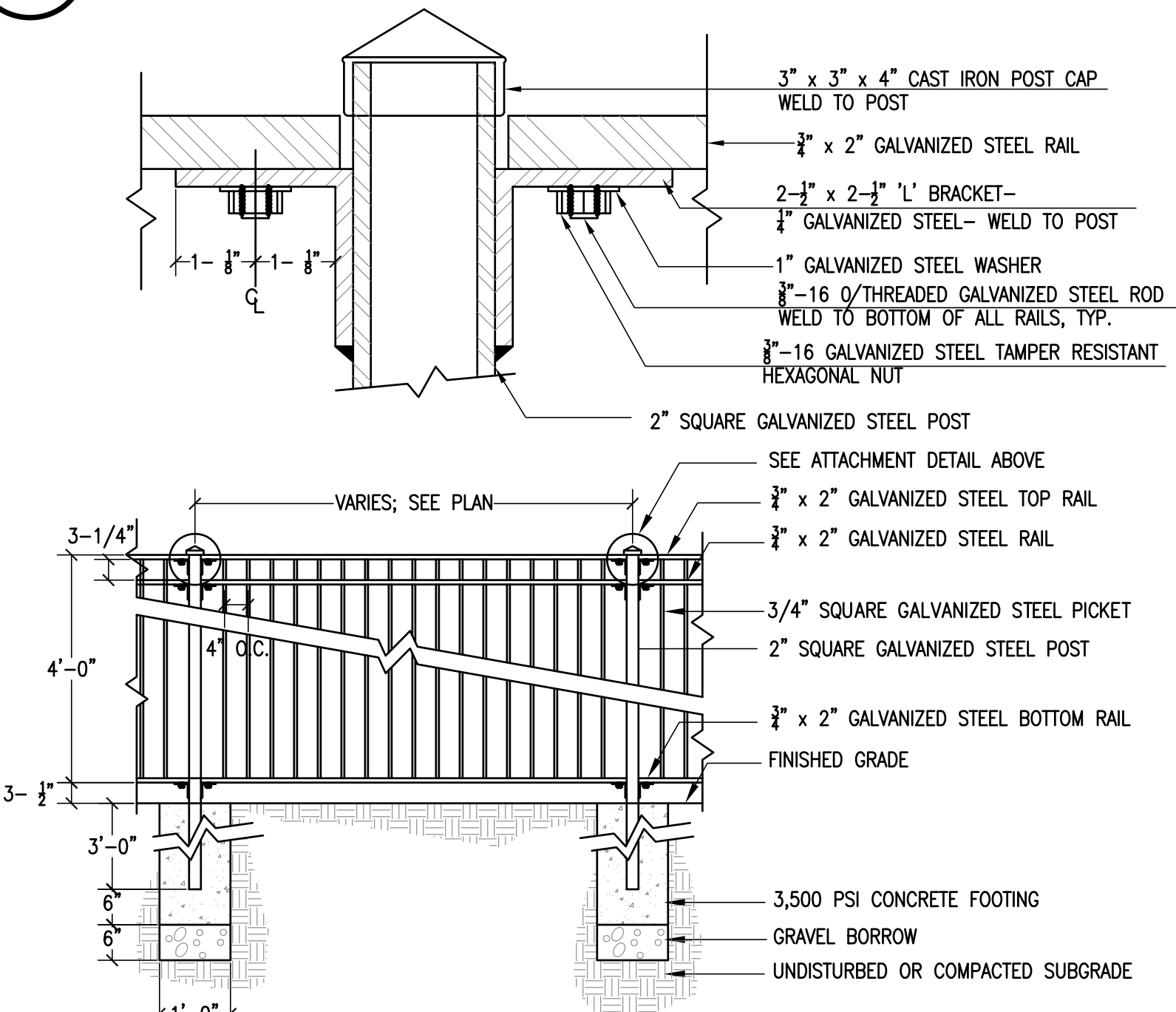
ALL DECIDUOUS TREES 3" OR LESS IN CAL. AND ALL EVERGREEN TREES 6' HIGH OR SMALLER



20 FLAGPOLE BASE (25- TO 45' FLAGPOLE)
5.3 NOT TO SCALE



23 TREE GRATE INSTALLATION
5.3 NOT TO SCALE

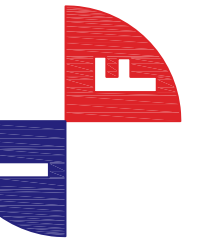


- NOTES:
1. LOCATION & HEIGHT OF IRON FENCE SHALL BE AS INDICATED ON THE LAYOUT PLAN.
 2. CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY MEASUREMENTS AND SHALL PROVIDE COMPLETE SHOP DRAWINGS INCLUDING ELEVATIONS, LAYOUT & SKETCHES FOR REVIEW & APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
 3. ALL WELDS SHALL BE GROUND SMOOTH.
 4. ALL STEEL SHALL BE HOT DIPPED GALVANIZED, PRIMED & PAINTED PRIOR TO FIELD FABRICATION.
 5. ALL POSTS AND PICKETS SHALL BE VERTICALLY PLUMB.
 6. ALL RAILS SHALL BE HORIZONTALLY LEVEL.

26 ORNAMENTAL IRON GATE - TYPE B
5.3 NOT TO SCALE

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VARIOUS LOCATIONS
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DECEMBER 21, 2012

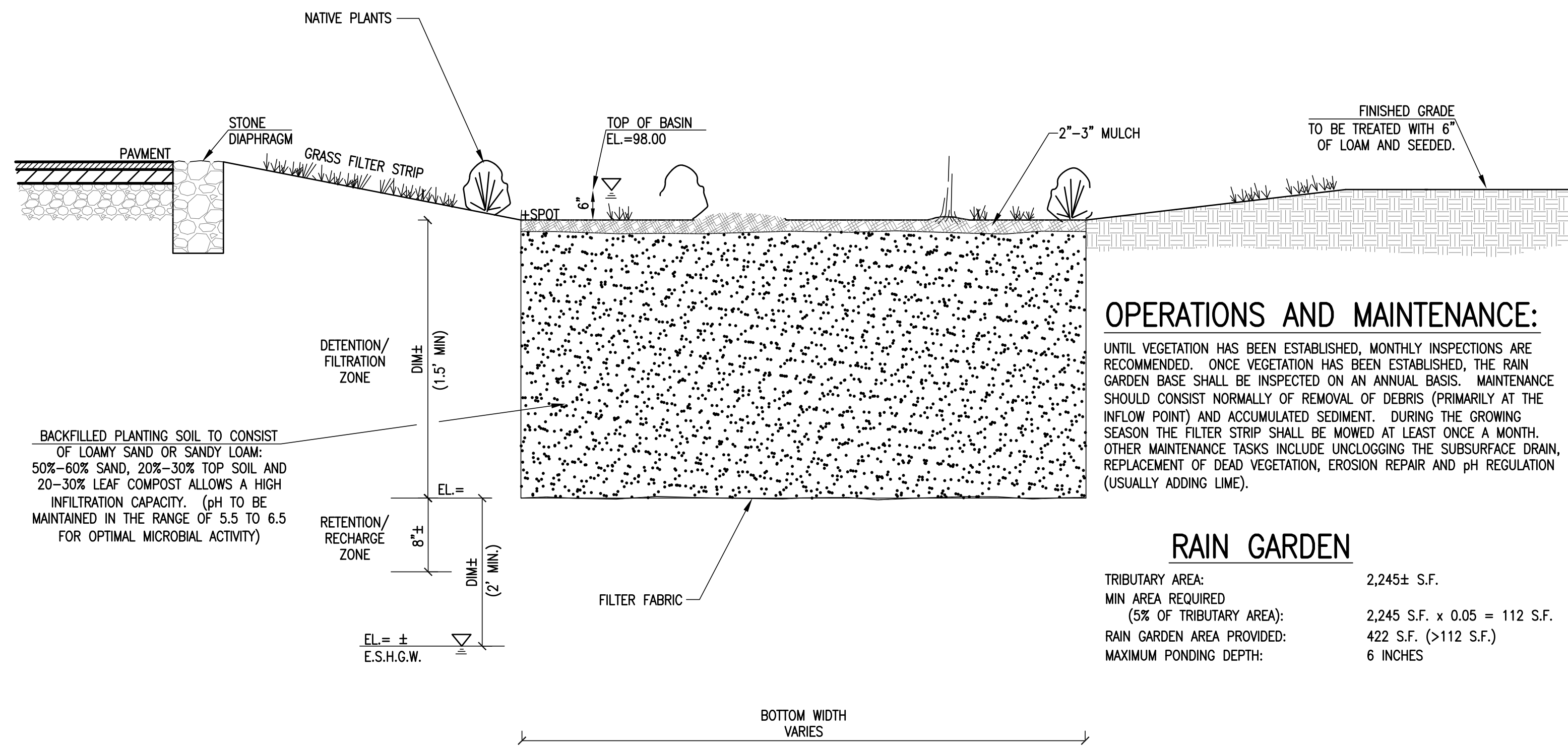
SCALE: AS NOTED

JOB NO. 12-182

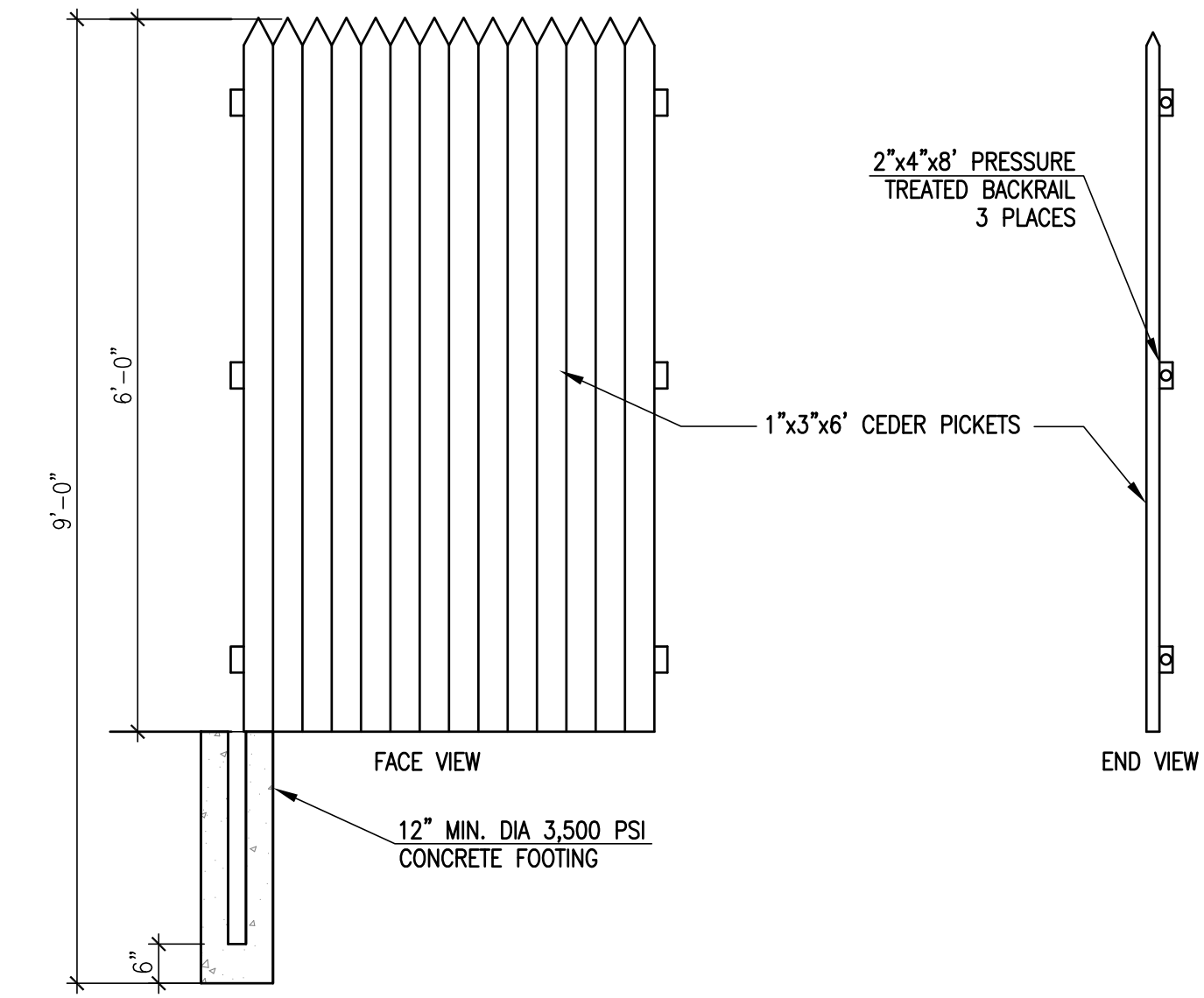
LATEST REVISION:

DETAILS

C-5.3

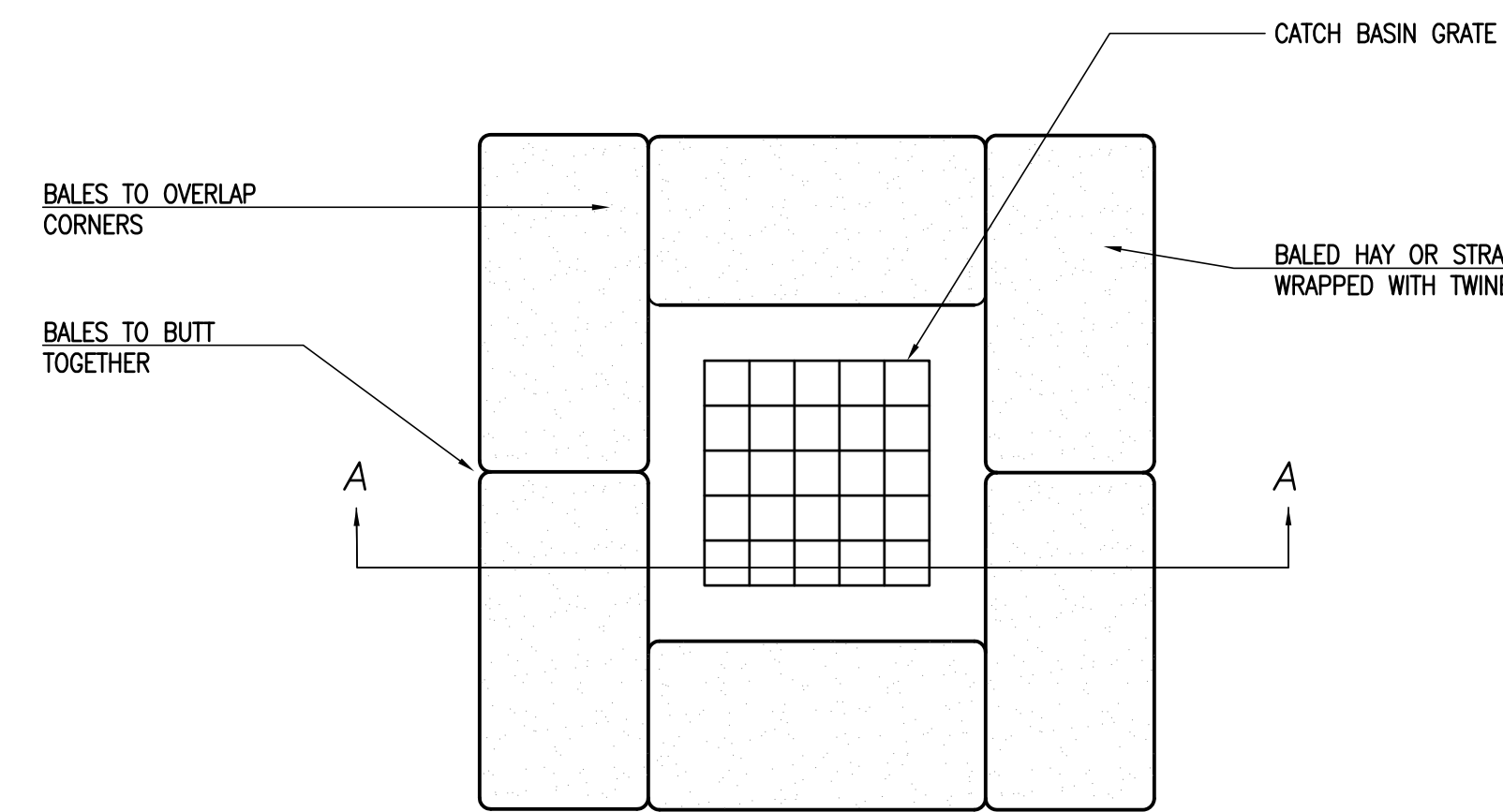


27 RAIN GARDEN (PROFILE)
5.4 NOT TO SCALE

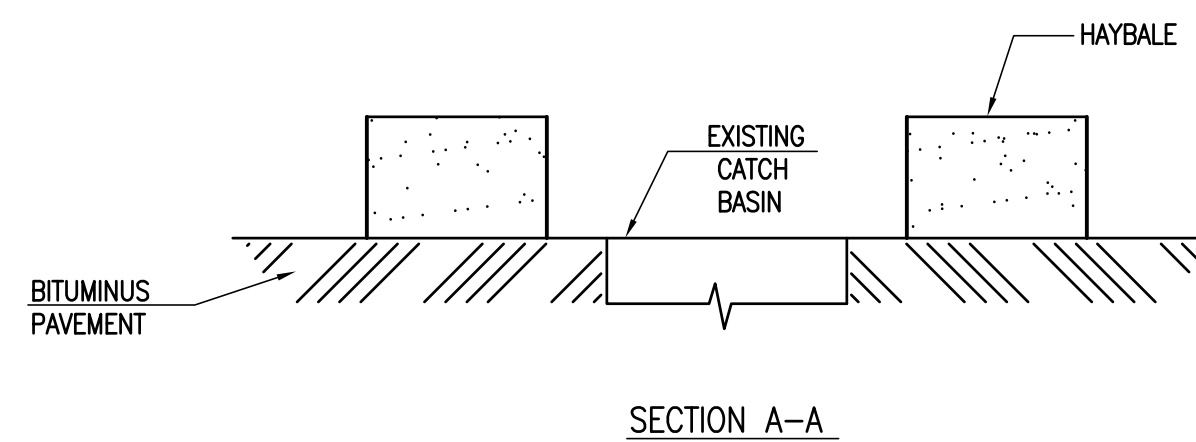


31 6' STOCKADE FENCE DETAIL
5.4 NOT TO SCALE

DRAFT



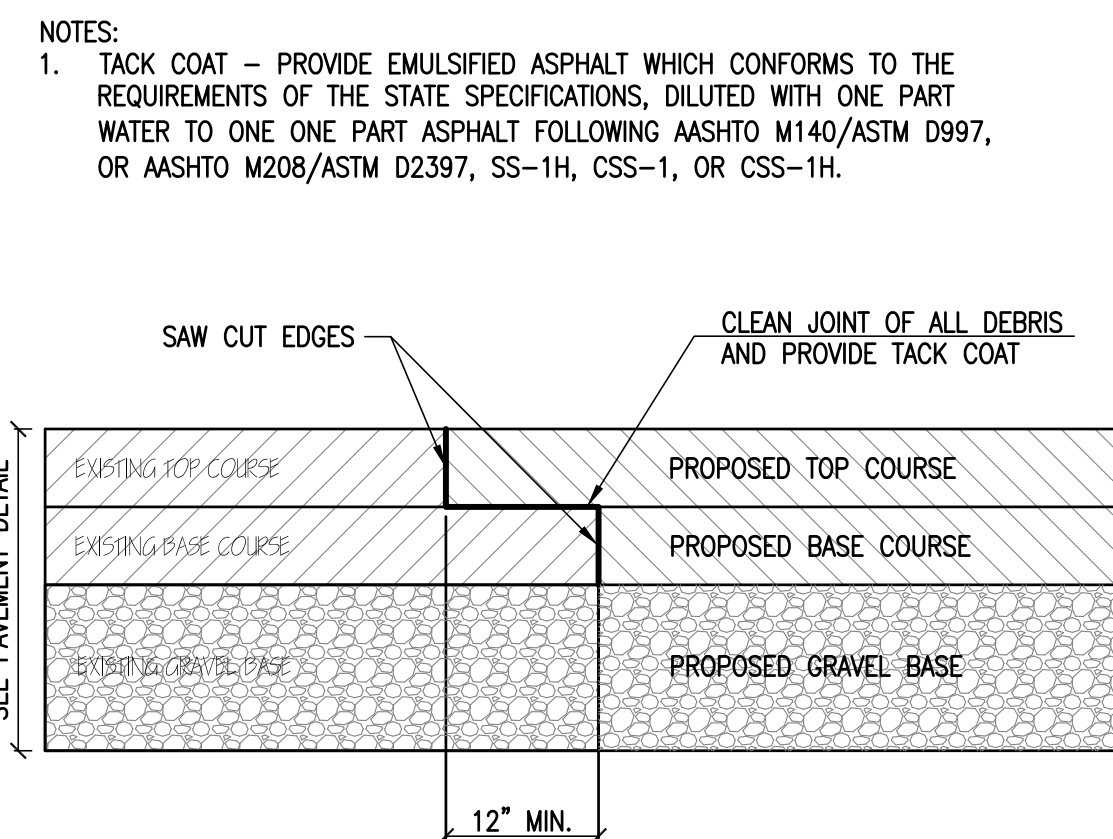
PLAN VIEW



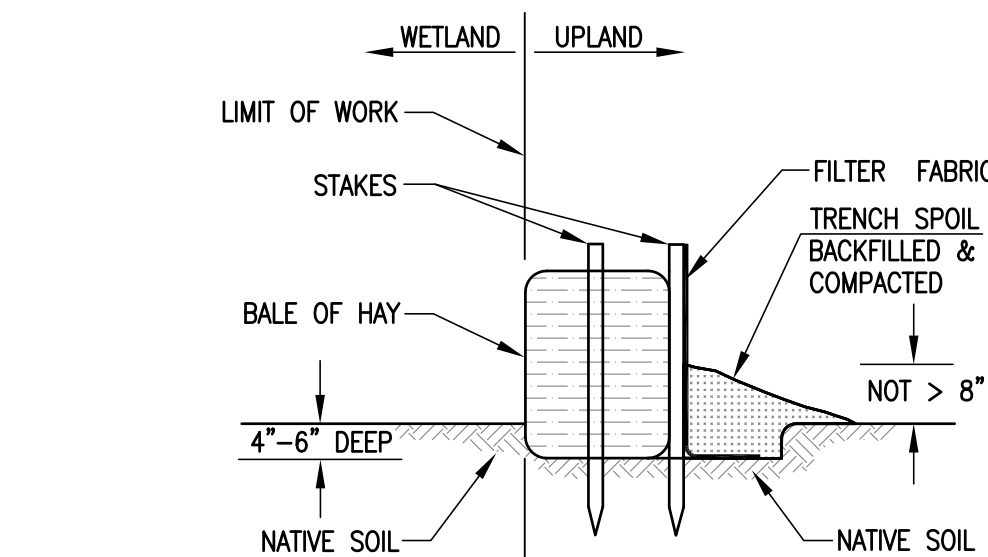
SECTION A-A

NOTES:
 1. SURROUND STREET DRAINAGE STRUCTURE INLET WITH HAY BALES PRIOR TO CONSTRUCTION AND MAINTAIN UNTIL CONSTRUCTION IS COMPLETED. ACCUMULATED SEDIMENTS SHALL BE REMOVED.

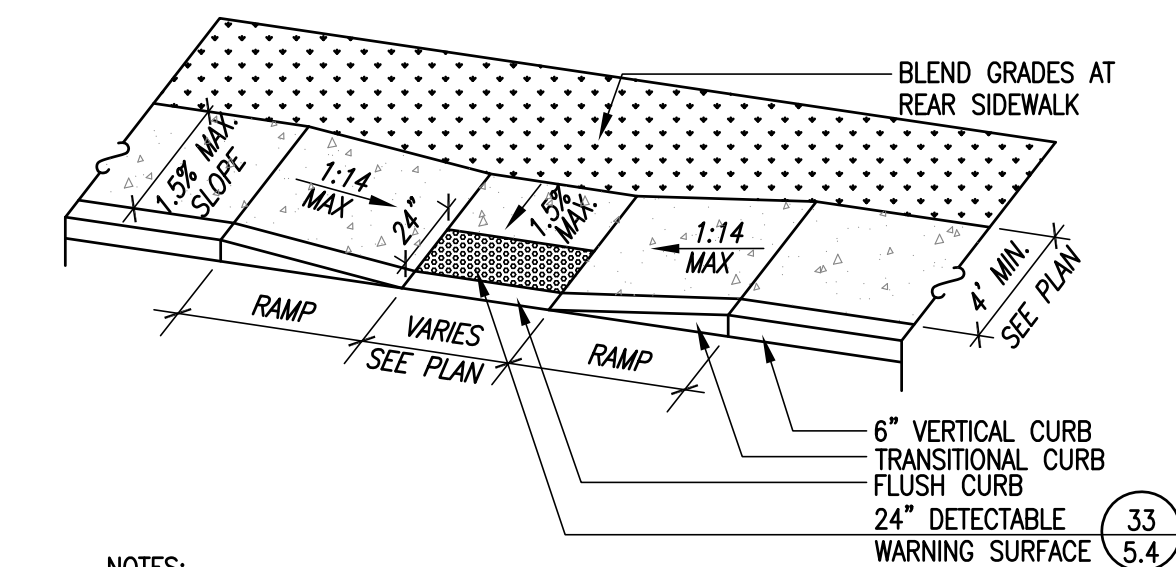
28 CATCH BASIN EROSION CONTROL MEASURE
5.4 NOT TO SCALE



29 PAVEMENT SAWCUT KEY DETAIL
5.4 NOT TO SCALE

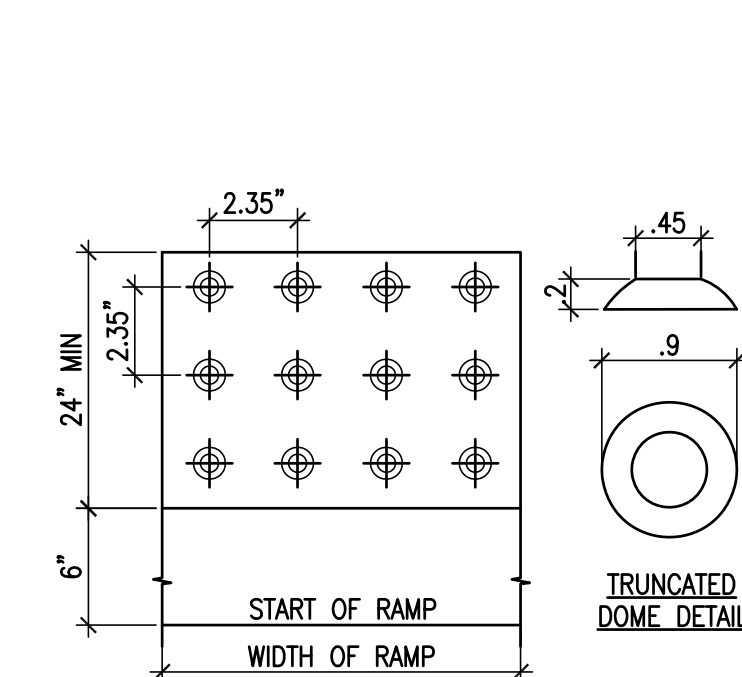


30 STAKED HAYBALES & SILT FENCE
5.4 NOT TO SCALE



NOTES:
 1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
 2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA MAB REQUIREMENTS.
 3. PROVIDE EXPANSION JOINTS AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 7. FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS, ETC.) MUST NOT ENCRATCH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
 8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

32 ACCESSIBLE RAMP TYPE B
5.4 NOT TO SCALE



33 DETECTABLE WARNING DETAIL
5.4 NOT TO SCALE

NOTES:
 1. COLOR OF TACTILE DETECTABLE WARNINGS SHALL BE YELLOW.
 2. CONTRACTOR SHALL INSTALL TILE PER MANUFACTURER'S SPECIFICATIONS.
 3. PREFERRED PRODUCT SHALL BE REPLACEABLE (WET-SET) COMPOSITE TACTILE BY ADA SOLUTIONS, INC. FOR PRICING QUOTATIONS, PLACING ORDERS, AND FURTHER INFORMATION, CALL JON MEHLMAN, EAST REGIONAL ACCOUNT DIRECTOR FOR ADA SOLUTIONS, INC. AT (800) 372-0519 or (978) 262-9900. DETAILED INFORMATION IS AVAILABLE AT www.odatile.com.
 4. ALTERNATE PRODUCT (TEXAS AND FLORIDA MARKETS ONLY) SHALL BE SURFACE-MOUNT COMPOSITE TACTILE BY PROFESSIONAL PAVEMENT PRODUCTS, INC. FOR PRICING QUOTATIONS, PLACING ORDERS, AND FURTHER INFORMATION, CALL SHAUN MACDONELL, REGIONAL RELATIONS MANAGER AT (888) 717-7771. DETAILED INFORMATION IS AVAILABLE AT www.pppcatalog.com.

SITE PLAN
 BROCKTON PARKS
 VARIOUS LOCATIONS
 BROCKTON, MASSACHUSETTS
 BROCKTON REDEVELOPMENT AUTHORITY
 50 SCHOOL STREET
 BROCKTON, MA 02301

DE
 AS NOTED
 JOB NO. 12-182
 LATEST REVISION:
 DETAILS
 C-5.4

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN FEBRUARY OF 2012.
- VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM (NAD) OF 1983.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARD AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
- WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
- CURBING TO BE AS INDICATED ON THE PLANS.
- ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONTRUCTION PURPOSES.
- ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
- SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
- LIGHTING SHALL BE DIRECTED ON SITE AND AWAY FROM TRAFFIC INTERFERENCE
- THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.

CONSTRUCTION SEQUENCING NOTES

- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTHMOVING.
- TREE PROTECTION FENCE SHALL BE INSTALLED AND APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO ANY EARTHMOVING.
- ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP RAP PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
- STORMWATER SHALL NOT BE DIRECTED TOWARDS THE INFILTRATION BASINS UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
- FINISH PAVING ALL HARD SURFACE AREAS.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
- UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES AS REQUIRED.

SITE PREPARATION NOTES

- WITHIN THE LIMIT OF WORK LINE AS NOTED ON THE SITE PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
- THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADES AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

LAYOUT AND MATERIAL NOTES

- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, WHICHER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

UTILITY AND GRADING NOTES

- BEFORE THE DEVELOPMENT SITE IS GRADED, THE AREA OF THE DRAINAGE BASINS SHOULD BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOIL.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1 , UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE CONSERVATION COMMISSION SHALL BE NOTIFIED, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
- A COPY OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
- OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
- THE CONSERVATION COMMISSION AND/OR ENGINEER MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES.
- THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- A CRUSHED STONE TIRE-CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. SEE LOCATION DETAIL ON PLAN.
- ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS DETAILED ON THE PLAN, IF APPLICABLE.
- ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- LAND AREAS EXPOSED AT ANY ONE TIME AND THE LENGTH OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM. THEY SHALL BE LEFT IN A NEAT AND FINISHED APPEARANCE AND PROTECTED FROM EROSION.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTRIBUTED AREAS SHALL BE MULCHED.
- ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
- IMMEDIATELY AFTER COMPLETION OF STRIPPING AND STOCKPIILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
- SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OFWETLANDS, THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. LOCATIONS ARE DELINEATED ON THE PLAN.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- ALL AREAS NOT STABILIZED BY CONSTRUCTION, SODDING OR LANDSCAPING SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
- MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

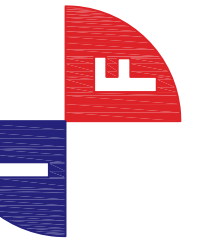
GENERAL PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNK OF MULTI-STEMMED TREES. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOP SOIL, PEAT MOSS, AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- NEWLY INSTALLED PLANT METERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION AND SHALL BE SUBSEQUENTLY FLOODED TWICE WITHIN TWENTY-FOUR (24) HOURS OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED WITH MATERIAL OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER. THE REPLACED PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT DATE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOO OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING NOTES. ALL DISTURBED LAWN AREAS SHALL BE TOP SOILED, LIMED, FERTILIZED, AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE, CEDAR OR HEMLOCK BARK.
- ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- ALL TREES ARE TO BE GUYED, 3 EACH, UNLESS OTHERWISE NOTED ON PLAN.
- ALL DECIDUOUS TREES ARE TO BE WRAPPED, WITH TREE WRAP, UP TO THE FIRST BRANCHING AND SECURED.
- THE LANDSCAPE CONTRACTOR IS TO PERFORM ALL CONTRACTED WORK IN A REASONABLE PERIOD OF CONTINUOUS WORK.
- THE LANDSCAPE CONTRACTOR IS TO MAINTAIN PLANT MATERIAL WHILE THE PROJECT IS UNDERWAY AND FOR A PERIOD OF TWO WEEKS AFTER THE COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE, CAUSED BY THE LANDSCAPE CONTRACTOR.

REVISIONS

DRAFT

THOMPSON FARLAND
PROFESSIONAL ENGINEERS // LAND SURVEYORS



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NEW BEDFORD | TAUNTON | CAMBRIDGE | MARLBOROUGH

DRAWN BY: AEC

DESIGNED BY: AEC

CHECKED BY: CAF

SITE PLAN
BROCKTON PARKS
VARIOUS LOCATIONS
BROCKTON, MASSACHUSETTS
PREPARED FOR:
BROCKTON REDEVELOPMENT AUTHORITY
50 SCHOOL STREET
BROCKTON, MA 02301

DECEMBER 21, 2012

SCALE: AS NOTED

JOB NO. 12-182

LATEST REVISION:

CONSTRUCTION NOTES

C-6