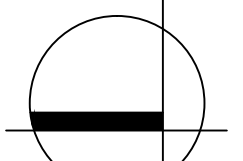


LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- MATCH LINE
- INLAND BANK
- TOCB --- TOP OF COASTAL BANK (TOCB)
- MHW E. 4.33 --- MEAN HIGH WATER EL. 4.33 (MHW)
- ORDINARY HIGH WATER EL. 0.07
- 100' BUFFER ZONE
- 25' RIVERFRONT AREA
- HHT EL. 6.82 --- HIGHEST HIGH TIDE EL. 6.82 (HHT) / (LANDWARD EDGE OF COASTAL BEACH)
- MLW EL. -5.16 --- MEAN LOW WATER EL. -5.16 (MLW)
- ISOLATED WETLAND (IW)
- 100YR FP --- 100 YEAR FLOOD PLAIN (100YR FP)



NOTES:
1. BEARINGS REFER TO THE MASSACHUSETTS NAD 83 STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE). ELEVATIONS REFER TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).



Project:
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Reviewed By: JL

Approved By: CFR

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Drawing Title:

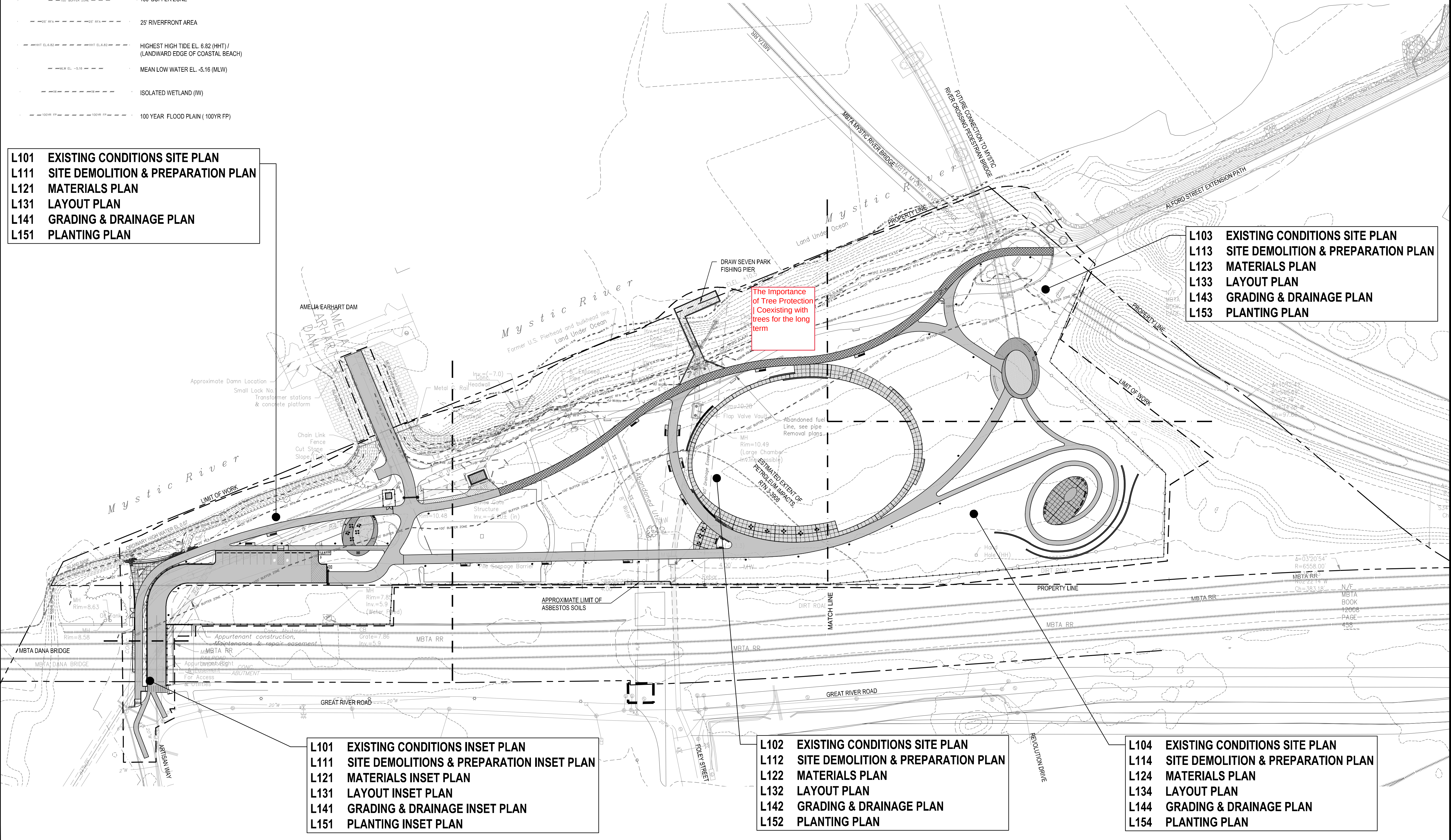
SITE KEY PLAN

Sheet Number:

L003

- L101 EXISTING CONDITIONS SITE PLAN
- L111 SITE DEMOLITION & PREPARATION PLAN
- L121 MATERIALS PLAN
- L131 LAYOUT PLAN
- L141 GRADING & DRAINAGE PLAN
- L151 PLANTING PLAN

- L103 EXISTING CONDITIONS SITE PLAN
- L113 SITE DEMOLITION & PREPARATION PLAN
- L123 MATERIALS PLAN
- L133 LAYOUT PLAN
- L143 GRADING & DRAINAGE PLAN
- L153 PLANTING PLAN



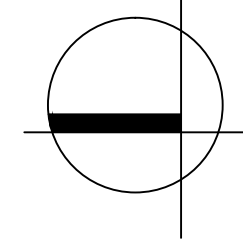
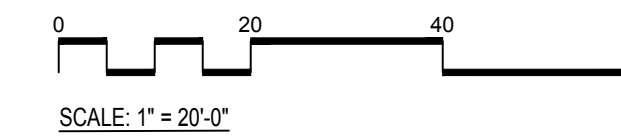
	LIMIT OF WORK
	PROPERTY LINE
	MATCH LINE
	TYP. DIMENSION
	TYP. ARC DIMENSION
	TYP. ANGLE DIMENSION
V.I.F.	VERIFY IN FIELD
	ALIGN

REFERENCE NOTE:

1. SEE SHEET L002 FOR LAYOUT NOTES.
2. SEE SHEET L003 FOR SITE KEY PLAN.
3. SEE SHEET L130 FOR LAYOUT LEGEND.

Site plan showing proposed construction area with dimensions and existing structures. The plan includes a dashed line indicating the "LIMIT OF WORK". Key dimensions and features include:

- Overall width: 55'-3" (ASB/11/12)
- Overall height: 98'-9"
- Internal dimensions: 24', 92'-9", 77'-1", 19'-1", 8'-6", 10', 6'-6", 7'-5", 9', 20'-4", 6'-9", 6'-6", 9'-0"
- Existing structures: 2969403.23 (N) / 770289.05 (E) and 2969379.53 (N) / 770315.88 (E)
- Proposed construction area: Indicated by hatched patterns.
- Adjacent features: "LIMIT OF WORK" boundary, "EXISTING" area, and "PROPOSED" area.

[illegible]

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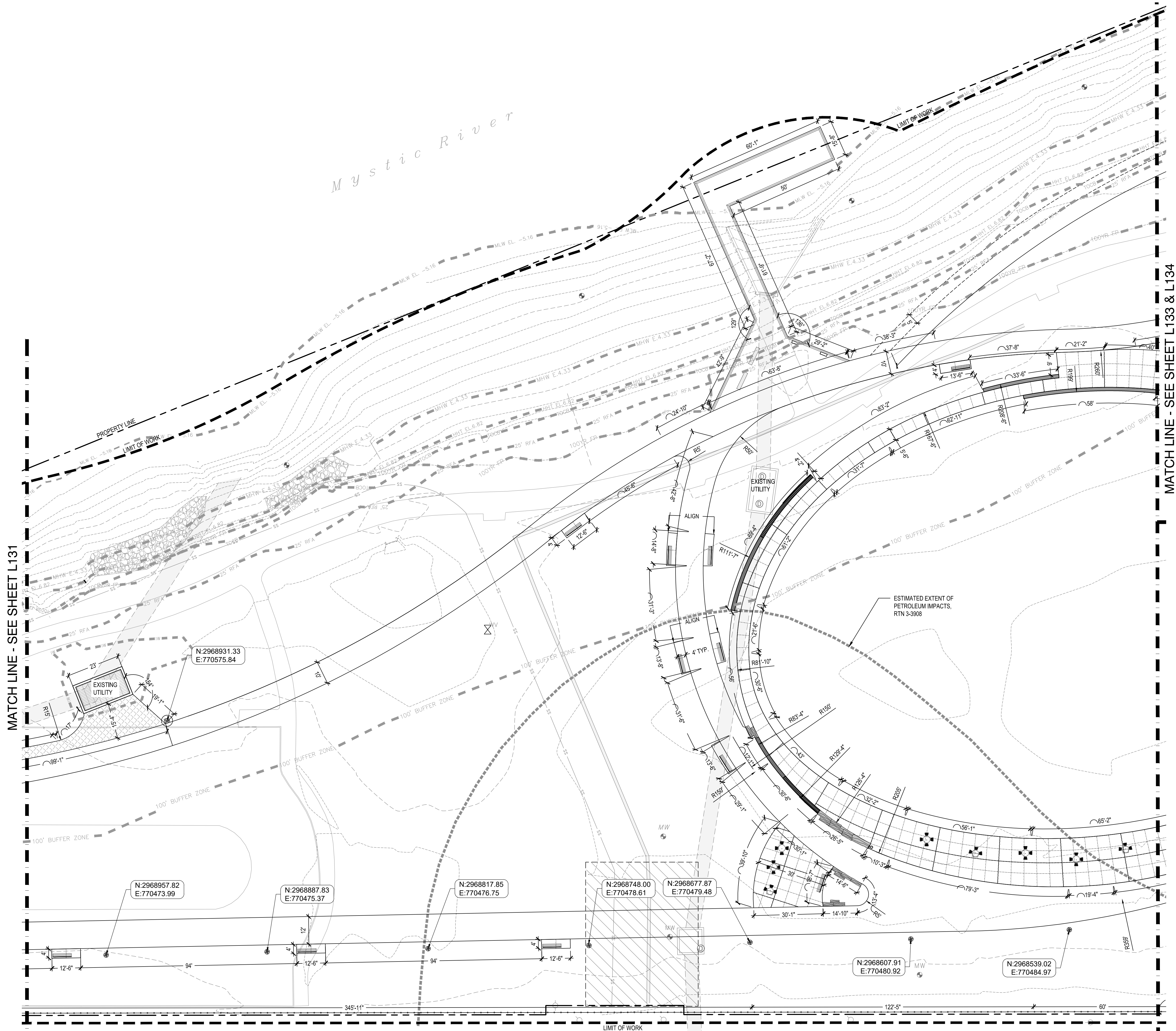
W&S Project No: 2170376

Drawing Title:

LAYOUT PLAN

Sheet Number:

L131



0 20 40 60
SCALE: 1" = 20'-0"

NOTES:
1. BEARINGS REFER TO THE MASSACHUSETTS NAD 83 STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE), ELEVATIONS REFER TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).

LEGEND

--- LIMIT OF WORK
--- PROPERTY LINE
--- MATCH LINE
XX' TYP. DIMENSION
X'-X' TYP. ARC DIMENSION
XX' TYP. ANGLE DIMENSION
V.I.F. VERIFY IN FIELD
ALIGN ALIGN

REFERENCE NOTE:
1. SEE SHEET L002 FOR LAYOUT NOTES
2. SEE SHEET L003 FOR THE SITE KEY PLAN.
3. SEE SHEET L130 FOR LAYOUT LEGEND.

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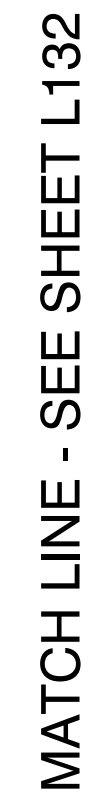
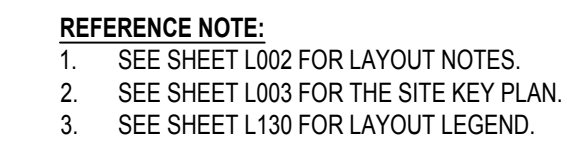
Date: SEPTEMBER 22, 2023
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Drawing Title:

LAYOUT PLAN

Sheet Number:

L132



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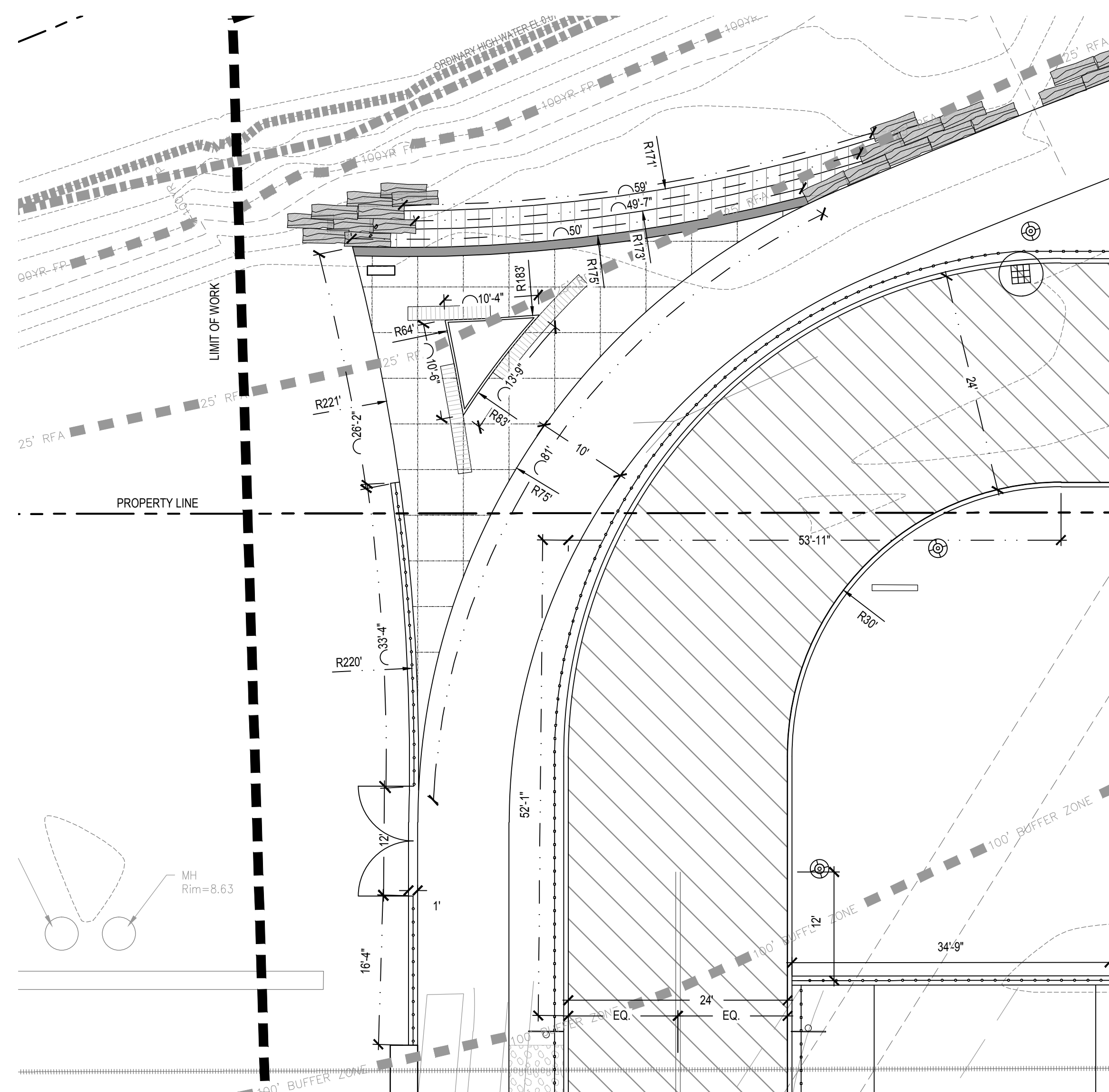
L134

 LIMIT OF WORK
 PROPERTY LINE
 MATCH LINE

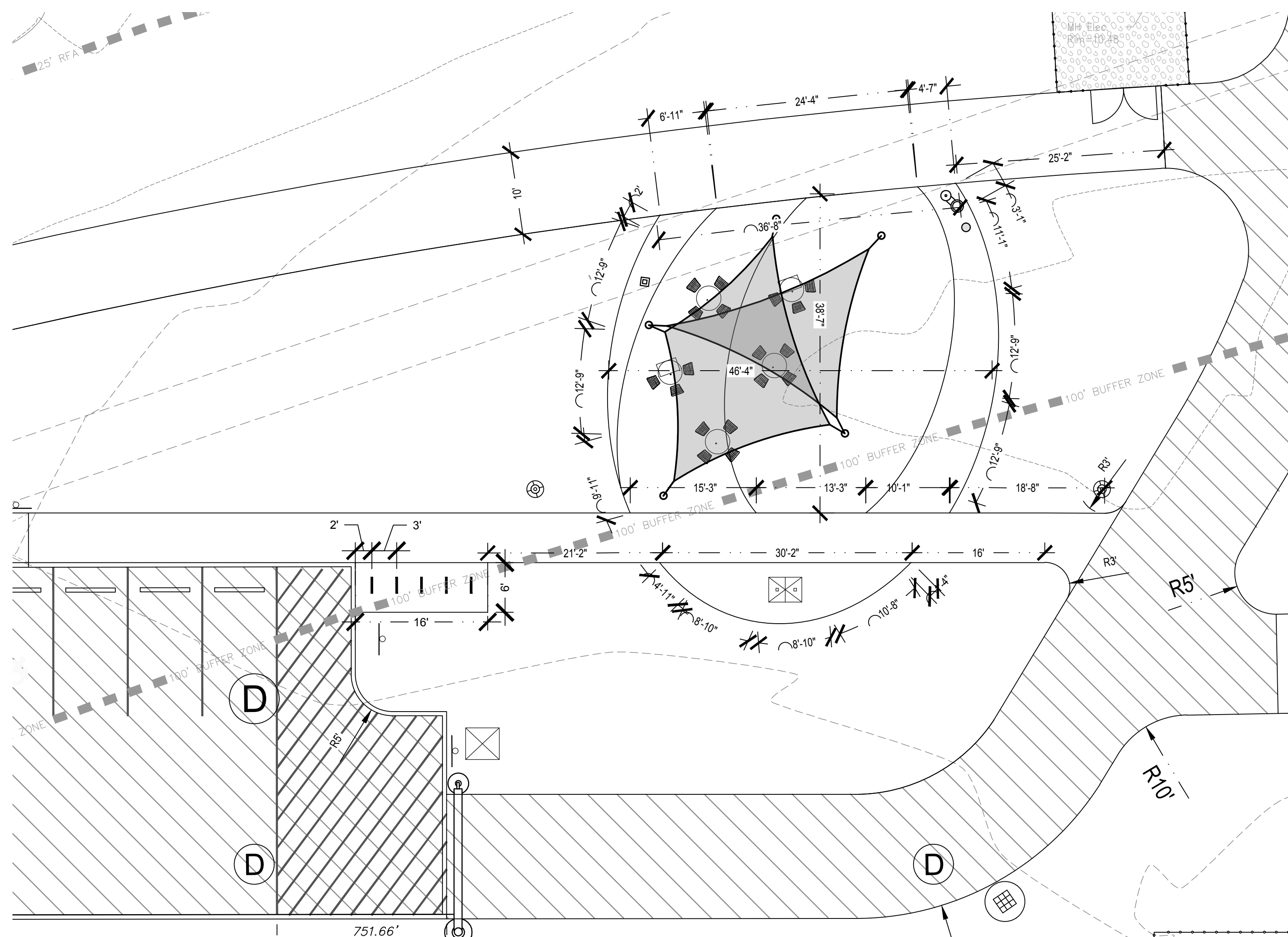
	TYP. DIMENSION
	TYP. ARC DIMENSION
	TYP. ANGLE DIMENSION
V.I.F.	VERIFY IN FIELD
	ALIGN

REFERENCE NOTE:

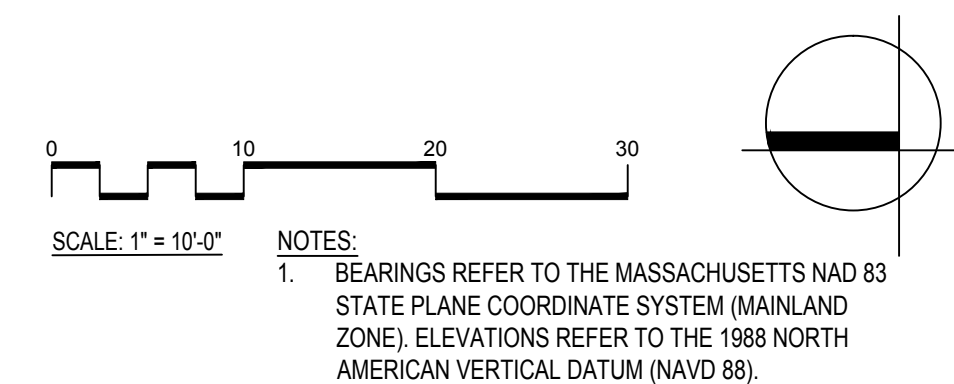
- REFERENCE NOTE:**
1. SEE SHEET L002 FOR LAYOUT NOTES AND SHEET L130 FOR LAYOUT LEGEND.
 2. SEE SHEET L003 FOR THE SITE KEY PLAN



1 ENLARGEMENT 1
SCALE: 1" = 10'-0"



2 ENLARGEMENT 2
SCALE: 1" = 10'-0"



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Drawing Title:

LAYOUT ENLARGEMENT
PLAN

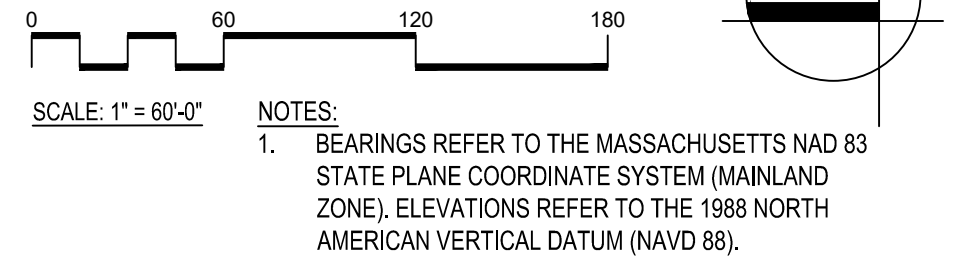
Sheet Number:

L135

LEGEND

	LIMIT OF WORK		CATCH BASIN	HP	HIGH POINT
	PROPERTY LINE		AREA DRAIN	LP	LOW POINT
	MATCH LINE		DRAINAGE MANHOLE	TW	TOP OF WALL
	INLAND BANK		FLARED END STRUCTURE	BW	BOTTOM OF WALL
	TOP OF COASTAL BANK (TOCB)		HDPE SOLID DRAIN PIPE	TS	TOP OF STEP
	MEAN HIGH WATER EL. 4.33 (MHW)		HDPE SOLID DRAIN PIPE, DIAMETER VARIES	BS	BOTTOM OF STEP
	ORDINARY HIGH WATER EL. 0.07		SLOPE OF PIPE	TC	TOP OF CURB
	100' BUFFER ZONE		GRADE BREAK	BC	BOTTOM OF CURB
	25' RIVERFRONT AREA		SWALE	DMH	DRAINAGE MANHOLE
	HIGHEST HIGH TIDE EL. 6.82 (HHT) / (LANDWARD EDGE OF COASTAL BEACH)		TRENCH DRAIN	CB	CATCH BASIN
	MEAN LOW WATER EL. -5.16 (MLW)		SUBSURFACE INFILTRATION SYSTEM	AD	AREA DRAIN
	ISOLATED WETLAND (IW)		REINFORCED PATHWAY SHOULDERS	PROP	PROPOSED
	100 YEAR FLOOD PLAIN (100YR FP)			FES	FLARED END STRUCTURE
	EXISTING DRAINAGE STRUCTURE. SEE UTILITIES PLAN				
	EXISTING CONTOURS				
	EXISTING SPOT ELEVATION				
	PROPOSED CONTOURS				
	PROPOSED SLOPE				

REFERENCE NOTE:
1. SEE SHEET L002 FOR GRADING AND DRAINAGE NOTES.



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OVERALL GRADING &
DRAINAGE PLAN

Sheet Number:

L140

LEGEND

	LIMIT OF WORK
	PROPERTY LINE
	MATCH LINE
	BEACH NOURISHMENT
	LOW MAINTENANCE PERENNIAL PLANTING
	LOAM AND SEED - LOW MOW, TYPE 1 SEE SPECIFICATIONS
	LOAM AND SEED, TYP. SEE SPECIFICATIONS
	LOAM AND SEED - NO MOW SEE SPECIFICATIONS
	STRATEGIC PLANTING LOWER BANK SEE SPECIFICATIONS
	STRATEGIC PLANTING UPPER BANK SEE SPECIFICATIONS
	HERBACEOUS PERENNIAL MIX

REFERENCE NOTES:
1. SEE SHEET L002 FOR PLANTING NOTES.
2. SEE SHEET L003 FOR THE SITE KEY PLAN.

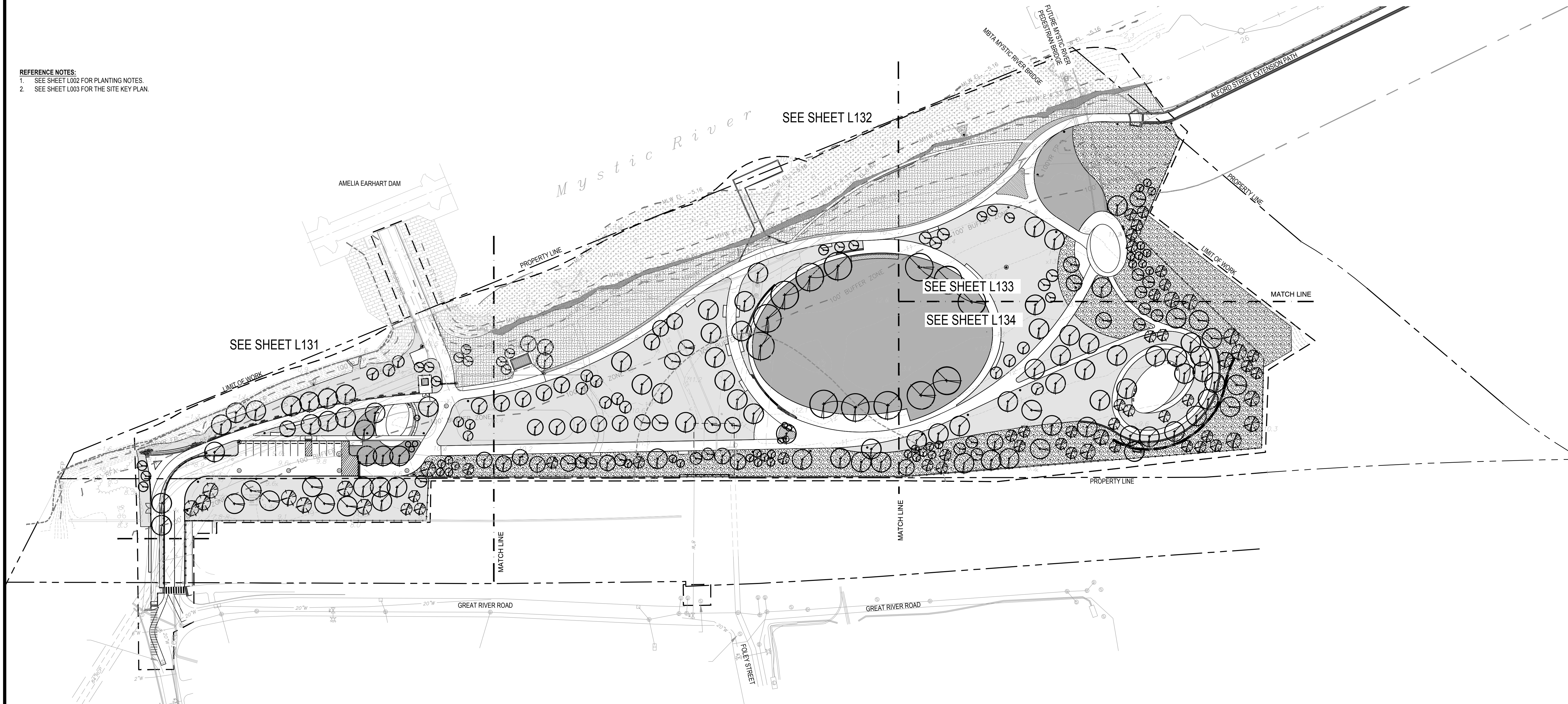
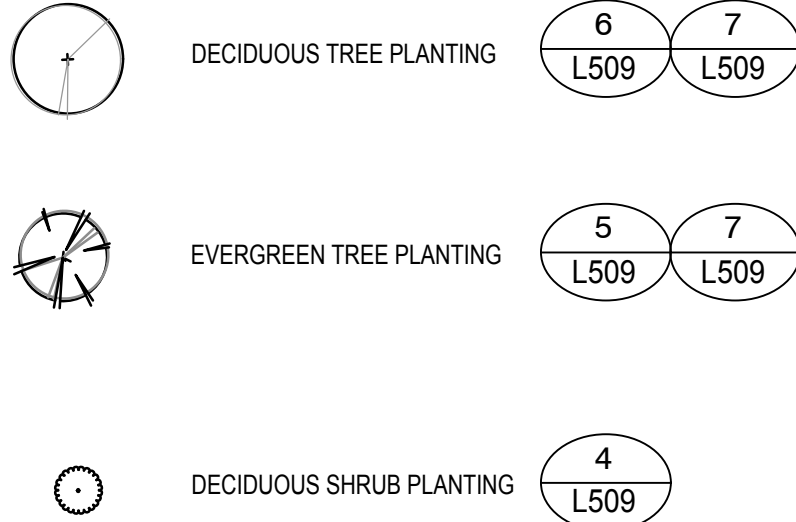
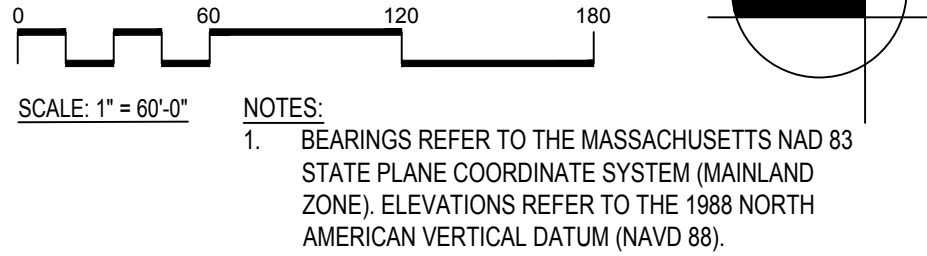
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AB	18	ABIES BALSAMEA	BALSAM FIR	6'-8' HT.	
AB-XL	3	ABIES BALSAMEA	BALSAM FIR	8'-10' HT.	
AR	5	ACER RUBRUM	RED MAPLE	2"-2.5" CAL.	B&B
AR-XL	5	ACER RUBRUM	RED MAPLE	3"-3.5" CAL.	B&B
AC	22	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	6'-8' HT.	B&B
BN	11	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	8'-10' HT.	B&B
BP	8	BETULA POPULIFOLIA	GRAY BIRCH	8'-10' HT.	B&B
CC	7	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2"-2.5" CAL.	B&B
CC-XL	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3"-3.5" CAL.	B&B
CCO	4	CARYA CORDIFORMIS	BITTERNUT HICKORY	2"-2.5" CAL.	B&B
CO	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2"-2.5" CAL.	B&B
CF	13	CORNUS FLORIDA	EASTERN DOGWOOD	3"-3.5" CAL.	B&B
JV	21	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8' HT.	
NS	5	NYSSA SYLVATICA	SOUR GUM	3"-3.5" CAL.	B&B
PS	13	PINUS STROBUS	WHITE PINE	6'-8' HT.	
PS-XL	2	PINUS STROBUS	WHITE PINE	8'-10' HT.	
PO	17	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3"-3.5" CAL.	B&B
PT	31	POPULUS TREMULOIDES	QUAKING ASPEN	2"-2.5" CAL.	B&B
QC	27	QUERCUS COCCINEA	SCARLET OAK	2"-2.5" CAL.	B&B
QC-XL	20	QUERCUS COCCINEA	SCARLET OAK	3"-3.5" CAL.	B&B
QR-XL	13	QUERCUS RUBRA	RED OAK	3"-3.5" CAL.	B&B
QV	8	QUERCUS VELUTINA	BLACK OAK	2"-2.5" CAL.	B&B
QV-XL	6	QUERCUS VELUTINA	BLACK OAK	3"-3.5" CAL.	B&B
SN	1	SALIX NIGRA	BLACK WILLOW	3"-3.5" CAL.	B&B
TA	12	TILIA AMERICANA	AMERICAN LINDEN	2"-2.5" CAL.	B&B
TA-XL	3	TILIA AMERICANA	AMERICAN LINDEN	3"-3.5" CAL.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
MP	6	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	#3 POT	
VC	2	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#2 POT	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AT	42	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	2 GAL.	18" o.c.
CL	428 SF	CAREX LACUSTRIS	COMMON LAKE SEDGE	---	
CP	17	COMPTONIA PEREGRINA	SWEET FERN	2 GAL.	36" o.c.
ES	95	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	2 GAL.	24" o.c.
PV	187	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	24" o.c.

HERBACEOUS PERENNIAL MIX

	STRATEGIC PLANTING LOWER BANK ANDROPOGON GERARDII / BIG BLUESTEM CAKILE EDENTULA / AMERICAN SEAROCKET ILEX GLABRA / INK BERRY HOLLY PANICUM VIRGATUM / SWITCH GRASS SOLIDAGO SEMPERVIRENS / SEASIDE GOLDENROD	3,781 SF 786 786 88 197 786	2 GAL., POT 2 GAL., POT 3 GAL., POT 2 GAL., POT 2 GAL., POT	20% @ 12" oc 20% @ 12" oc 20% @ 36" oc 20% @ 24" oc 20% @ 12" oc
	STRATEGIC PLANTING UPPER BANK FESTUCA RUBRA / RED FESCUE JUNIPERUS COMMUNIS / COMMON JUNIPER MORELLA PENSYLVANICA / NORTHERN BAYBERRY PANICUM VIRGATUM / SWITCH GRASS PRUNUS MARITIMA / BEACH PLUM ROSA VIRGINIANA / VIRGINIA ROSE SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM SOLIDAGO ODORA / SWEET GOLDENROD VACCINIUM ANGUSTIFOLIUM / LOWBUSH BLUEBERRY	37,599 SF 4,299 478 478 1,075 478 1,075 1,075 1,173 1,911	2 GAL., POT 3 GAL., POT 3 GAL., POT 2 GAL., POT 3 GAL., POT 2 GAL., POT 2 GAL., POT 2 GAL., POT 2 GAL., POT	11% @ 12" oc 11% @ 36" oc 11% @ 36" oc 11% @ 24" oc 11% @ 36" oc 11% @ 24" oc 11% @ 24" oc 11% @ 24" oc 11% @ 18" oc
	AT&ES MIX ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	175 SF 81 182	2 GAL., POT 2 GAL., POT	18" oc 12" oc



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Approved By: CFR

W&S Project No: 2170376

Drawing Title:

OVERALL
PLANTING PLAN

Sheet Number:

L150