

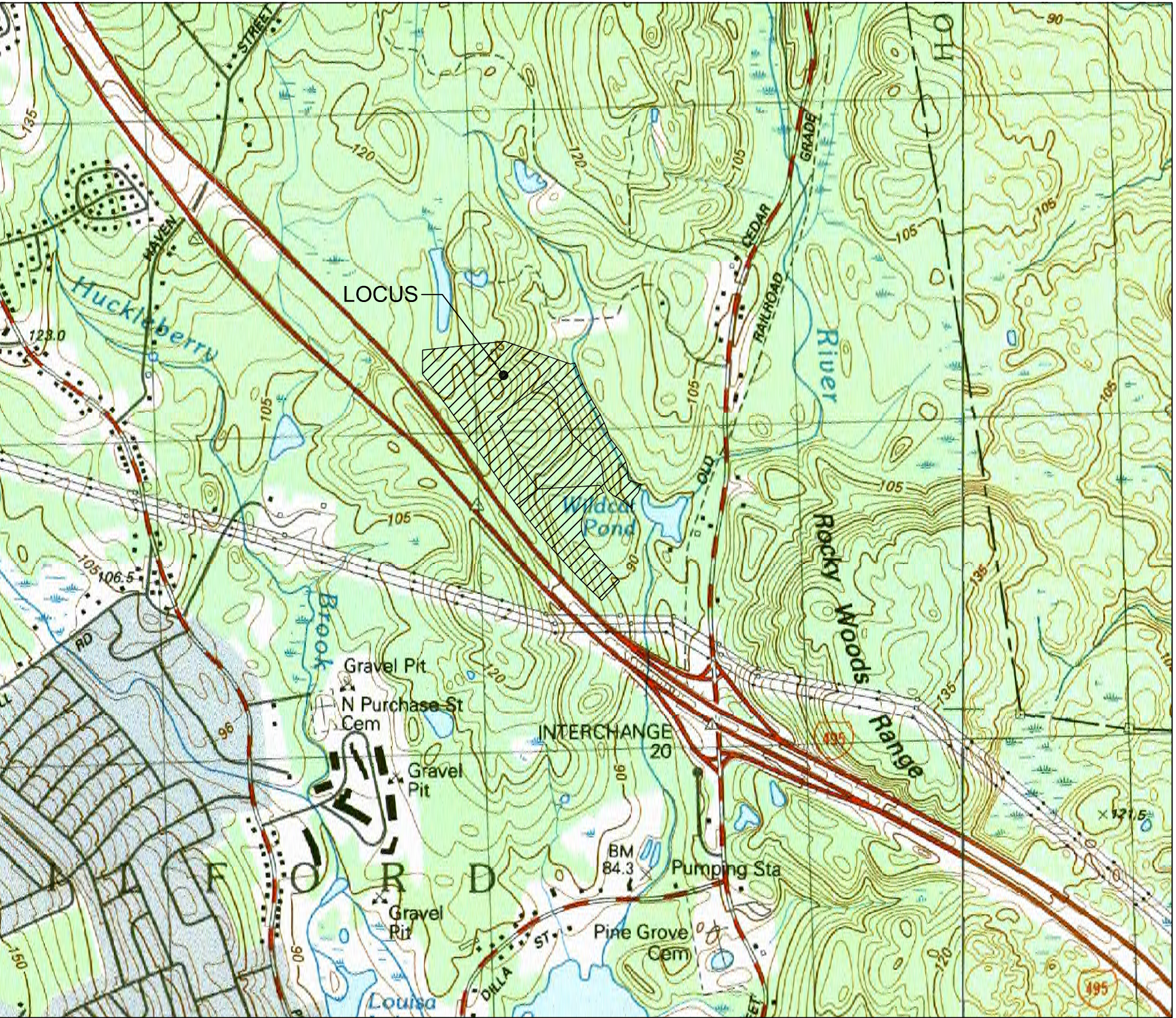


RESIDENCES AT STONE RIDGE

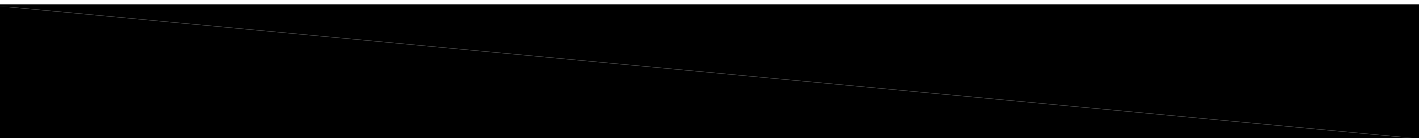
200 - 300 DEER STREET
MILFORD, MA

COMPREHENSIVE PERMIT03/09/2018

	COVER SHEET	REV. DATE
C-001	KEY PLAN	
C-101	EXISTING CONDITIONS PLAN	
C-111	SITE PREPARATION PLAN	
C-121	LAYOUT & MATERIALS PLAN	
C-141	GRADING & UTILITIES PLAN	
C-151	PLANTING PLAN	
C-501	DETAILS I	
C-502	DETAILS II	
C-503	DETAILS III	
C-504	DETAILS IV	



SCALE: 1" = 1000'



Cambridge | Chapel Hill | Providence

SMMA

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

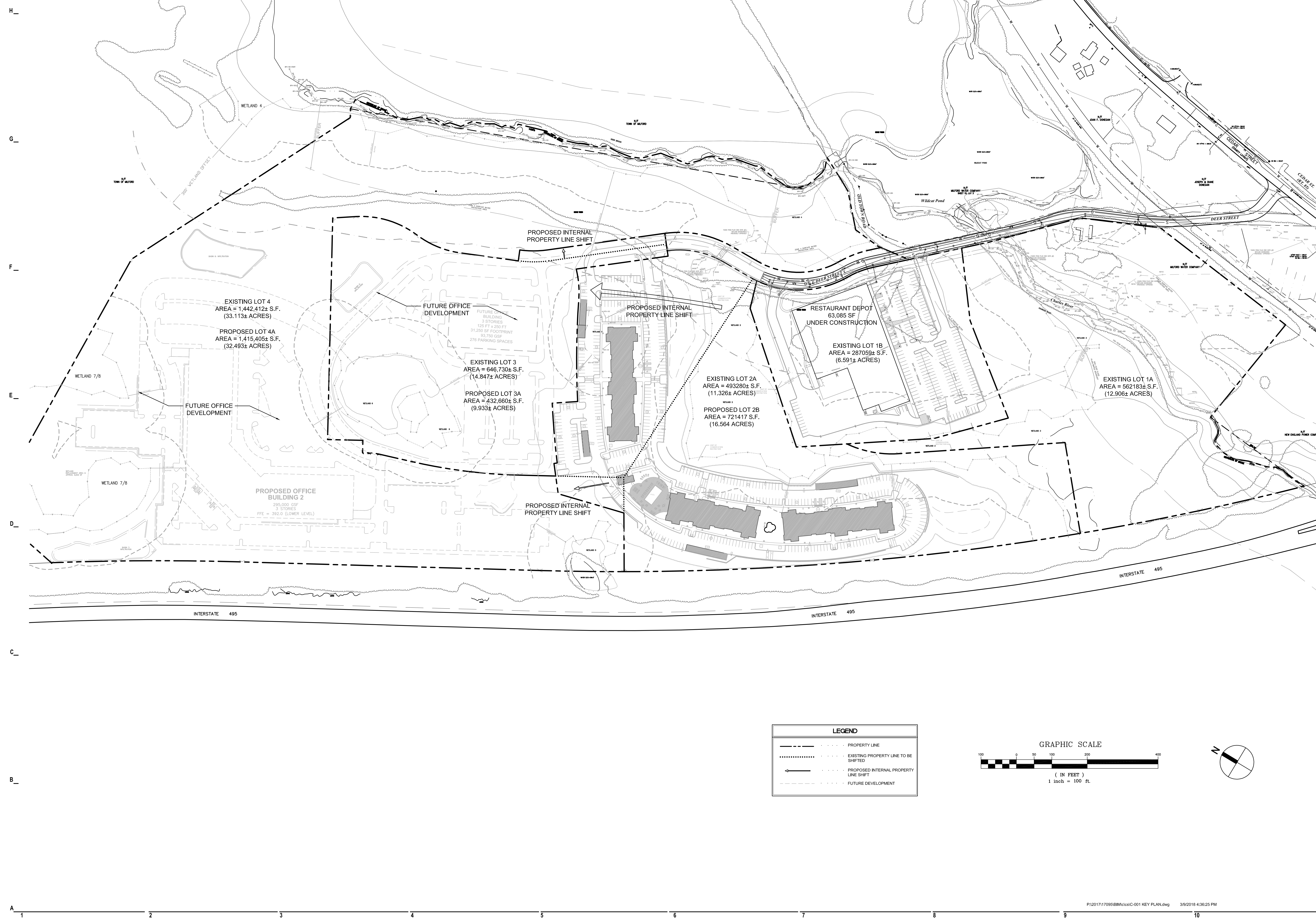
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ISSUE DATE:		DESCRIPTION:
LOG		

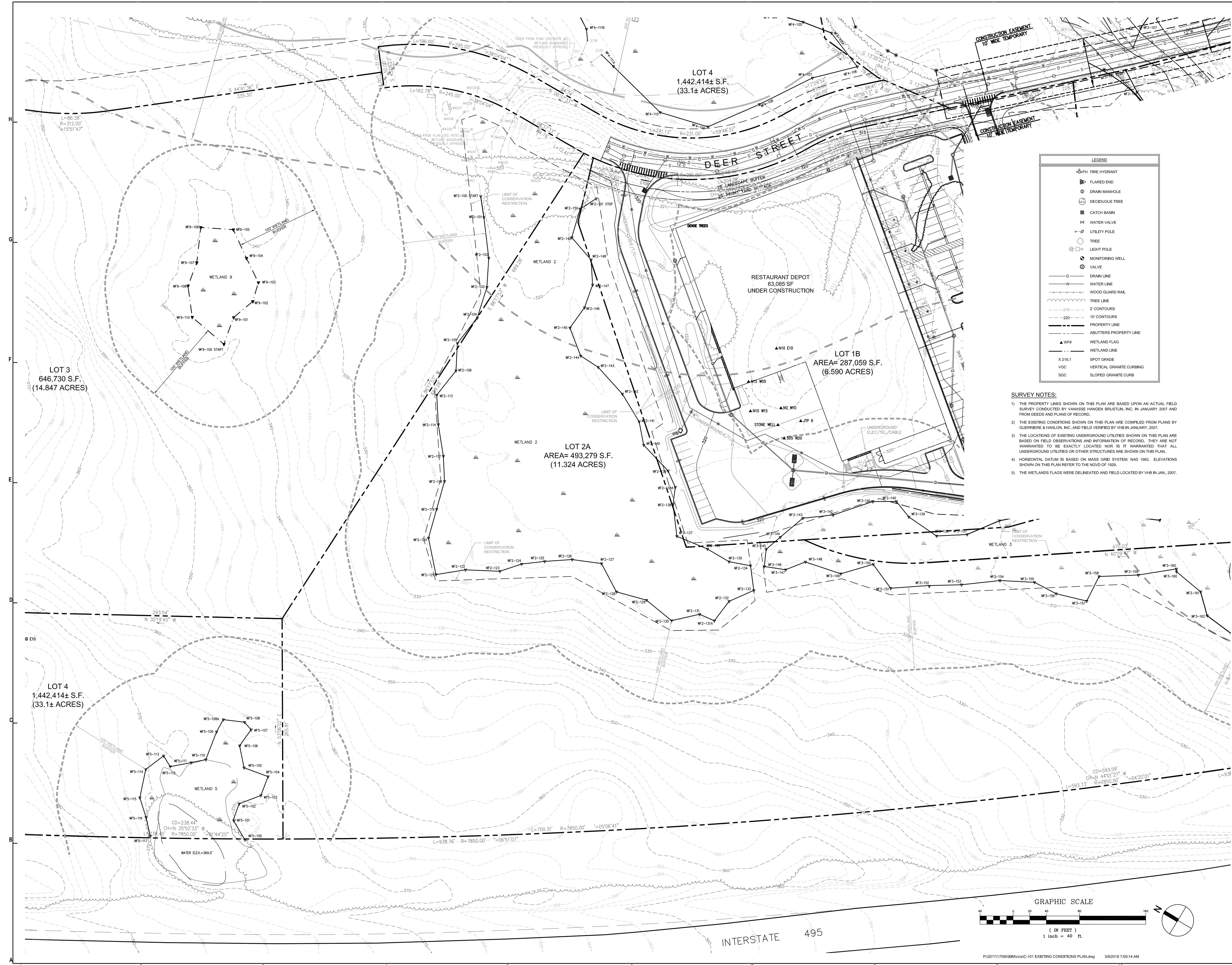
▲ = GLOUDED CHANGE

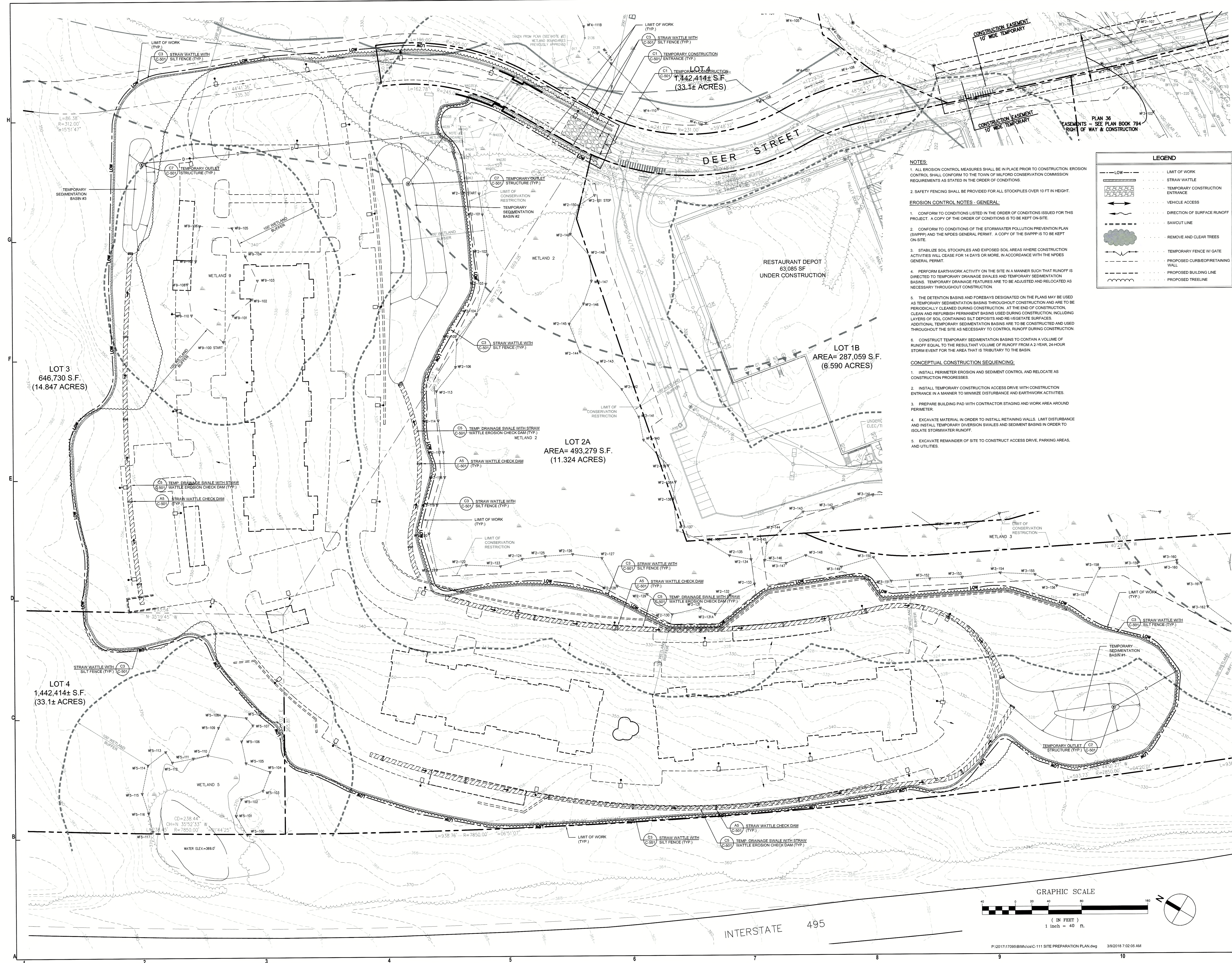
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DRAWN BY	WMM
CHECK BY	JAI
PROJ. ARCH./ENGR.	JAI
PROJ. MGR.	JAI
JOB NO.	1709

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C-001







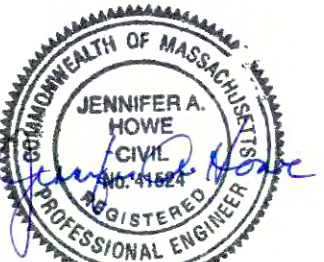


THE
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RESIDENCES AT
STONE RIDGE

200 - 300 DEER STREET
MILFORD, MA

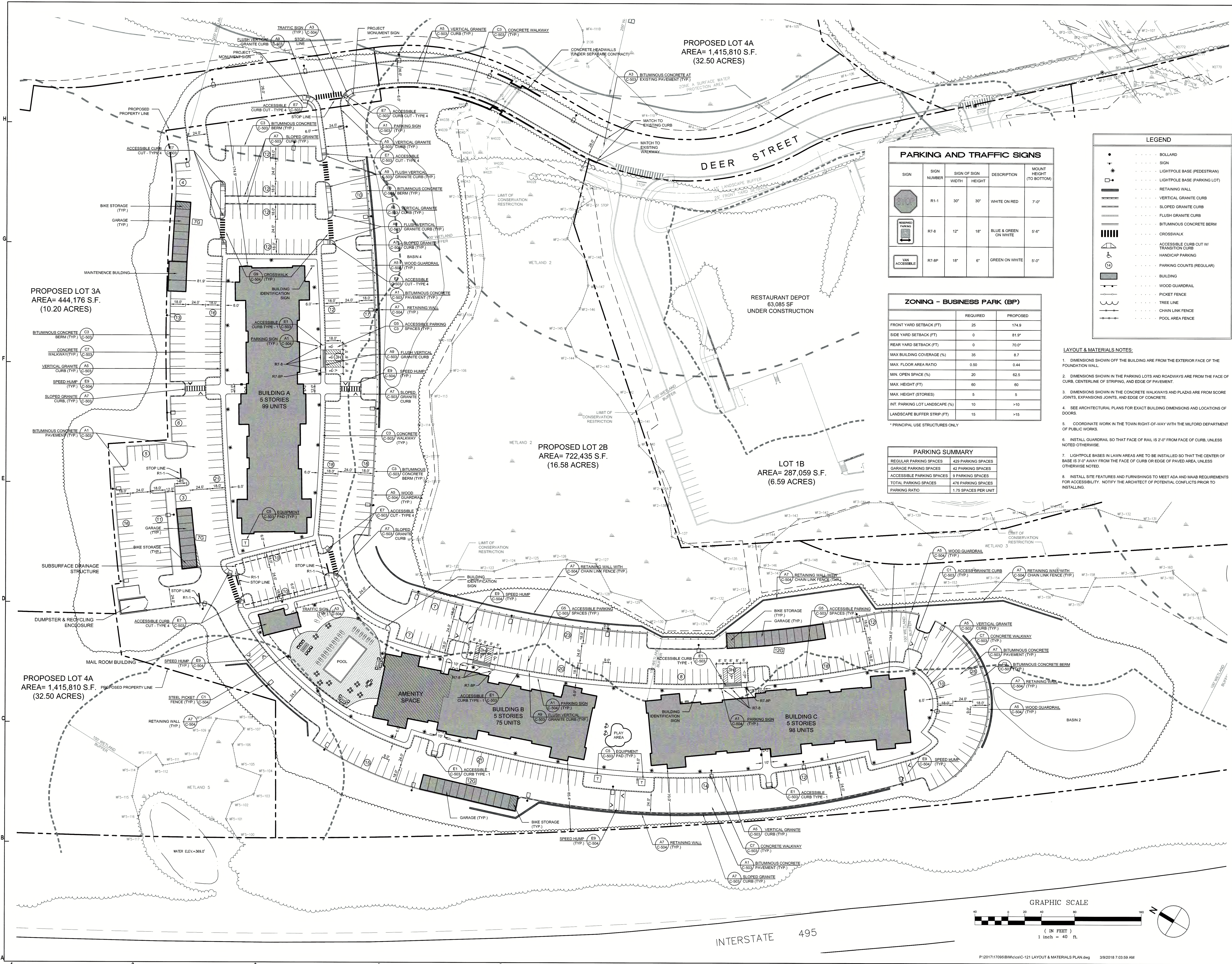
03/09/2018 COMPREHENSIVE PERMIT
MARK: DATE: DESCRIPTION:
ISSUE LOG
△ = CLOUDED CHANGE



SCALE 1"=40'
DRAWN BY WWP
CHECK BY JAH
PROJ. ARCH. ENGR. JAH
PROJ. MGR. JAH
JOB NO. 17095
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LAYOUT &
MATERIALS
PLAN

C-121



PARKING AND TRAFFIC SIGNS

SIGN	SIGN NUMBER	SIGN OF SIGN WIDTH	SIGN OF SIGN HEIGHT	DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)
	R1-1	30"	30"	WHITE ON RED	7'-0"
	R7-8	12"	18"	BLUE & GREEN ON WHITE	5'-6"
	R7-8P	18"	6"	GREEN ON WHITE	5'-0"

ZONING - BUSINESS PARK (BP)

	REQUIRED	PROPOSED
FRONT YARD SETBACK (FT)	25	174.9
SIDE YARD SETBACK (FT)	0	81.9'
REAR YARD SETBACK (FT)	0	70.0'
MAX. BUILDING COVERAGE (%)	35	8.7
MAX. FLOOR AREA RATIO	0.50	0.44
MIN. OPEN SPACE (%)	20	62.5
MAX. HEIGHT (FT)	60	60
MAX. HEIGHT (STORIES)	5	5
INT. PARKING LOT LANDSCAPE (%)	10	>10
LANDSCAPE BUFFER STRIP (FT)	15	>15

* PRINCIPAL USE STRUCTURES ONLY

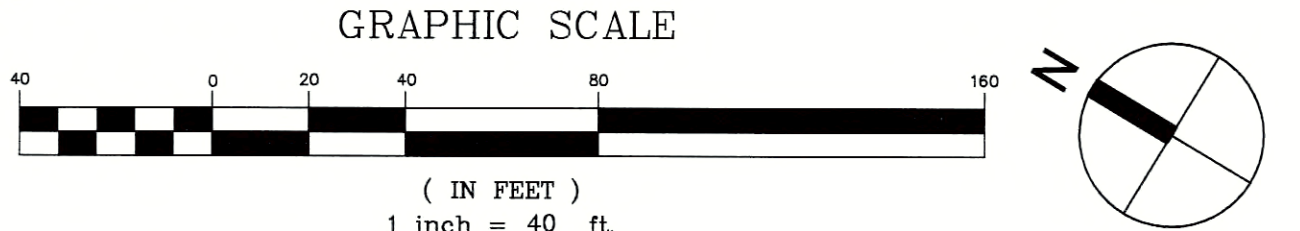
PARKING SUMMARY

REGULAR PARKING SPACES	429 PARKING SPACES
GARAGE PARKING SPACES	42 PARKING SPACES
ACCESSIBLE PARKING SPACES	9 PARKING SPACES
TOTAL PARKING SPACES	476 PARKING SPACES
PARKING RATIO	1.75 SPACES PER UNIT

LEGEND

- BOLLARD
- SIGN
- LIGHTPOLE BASE (PEDESTRIAN)
- LIGHTPOLE BASE (PARKING LOT)
- RETAINING WALL
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- FLUSH GRANITE CURB
- BITUMINOUS CONCRETE BERM
- CROSSWALK
- ACCESSIBLE CURB CUT W/ TRANSITION CURB
- HANDICAP PARKING
- PARKING COUNTS (REGULAR)
- BUILDING
- WOOD GUARDRAIL
- PICKET FENCE
- TREE LINE
- CHAIN LINK FENCE
- POOL AREA FENCE

- LAYOUT & MATERIALS NOTES:**
- DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
 - DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
 - DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSION JOINTS, AND EDGE OF CONCRETE.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
 - COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE MILFORD DEPARTMENT OF PUBLIC WORKS.
 - INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
 - LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
 - INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.



INTERSTATE 495

Plant Schedule					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AC	8	Abies concolor	White Fir	B & B	7' - 8' HT.
AR	23	Acer rubrum 'October Glory'	Red Maple	B & B	2.5'-3" CAL.
AS	8	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2.5'-3" CAL.
BN	19	Betula nigra	River Birch - Multi-stem	B & B	8' - 10' HT.
CJ	4	Cercidiphyllum japonicum	Katsura Tree	B & B	2.0'-2.5" CAL.
CC	7	Cercos canadensis	Eastern Redbud	B & B	2.5'-3" CAL.
GT	47	Gleditsia triacanthos 'nervis'	Honeylocust	B & B	2.5'-3" CAL.
LT	11	Liriodendron tulipifera	Tulip Tree	B & B	2.5'-3" CAL.
MS	16	Malus x 'Snowdrift'	Snowdrift Crab Apple	B & B	2.0'-2.5" CAL.
ML	11	Magnolia soulangeana	Saucer Magnolia	B & B	2.0'-2.5" CAL.
PS	11	Pinus strobus	White Pine	B & B	8' - 10' HT.
PY	16	Prunus x yedoensis 'Akebono'	Flowering Cherry	B & B	2.0'-2.5" CAL.
QR	22	Quercus rubra	Red Oak	B & B	2.0'-2.5" CAL.

Planting Legend	
	SHADE TREE
	MULTI-STEM TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHRUBS, PERENNIALS, AND GROUND COVER
	NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX (UNKNOWN)
	NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX (UNKNOWN)
	MOW LINE

Constructed Wetland Planting Schedule		
BOTANICAL NAME	COMMON NAME	WETLAND INDICATOR STATUS*
MICROPOOL (18-36" WATER) - 160 TOTAL PLANTINGS		
SCIOENOPLECTUS TABERNAMONTANI	SOFT STEM BULLRUSH	OBL
SCIRPUS ACUTUS	HARD STEM BULLRUSH	OBL
PONTEDERIA CORDATA	PICKERWEED	OBL
POLYGONUM HYDROPERIODES	SWAMP SMARTWEED	OBL
NUPHAR LUTEUM	SPATTERDOCK	OBL
LOW/HIGH MARSH (0-18" WATER) - 1,800 TOTAL PLANTINGS		
IRIS VERSICOLOR	BLUE FLAG IRIS	OBL
GLYCERIA CANADENSIS	FOWL MANNA GRASS	OBL
PELTANDRIA VIRGICA	ARROW ARUM	OBL
VERBENA HASTATA	BLUE VERVAIN	FACW
EUPATORIUM MACULATUM	JOE-PYE WEED	FACW
ALISMA PLANTAGO-AQUATICA	WATER PLANTAIN	OBL
SPARGANIUM EURYCARPUM	GIANT BURREED	OBL
ACRIS AMERICANUS	SWEETFLAG	OBL
SCIRPUS CYPERINUS	WOOLGRASS	FACW

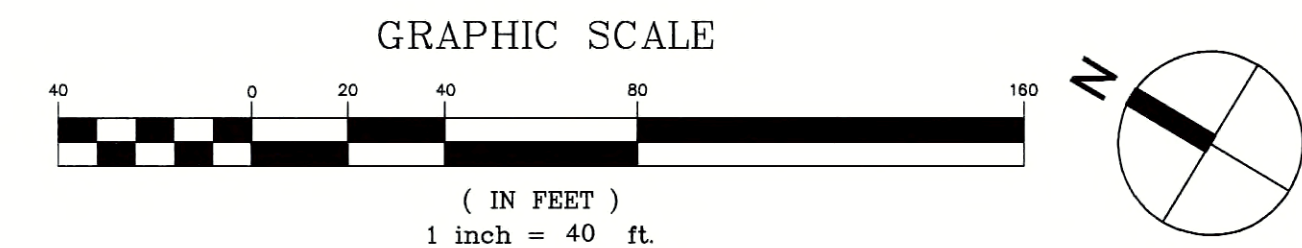
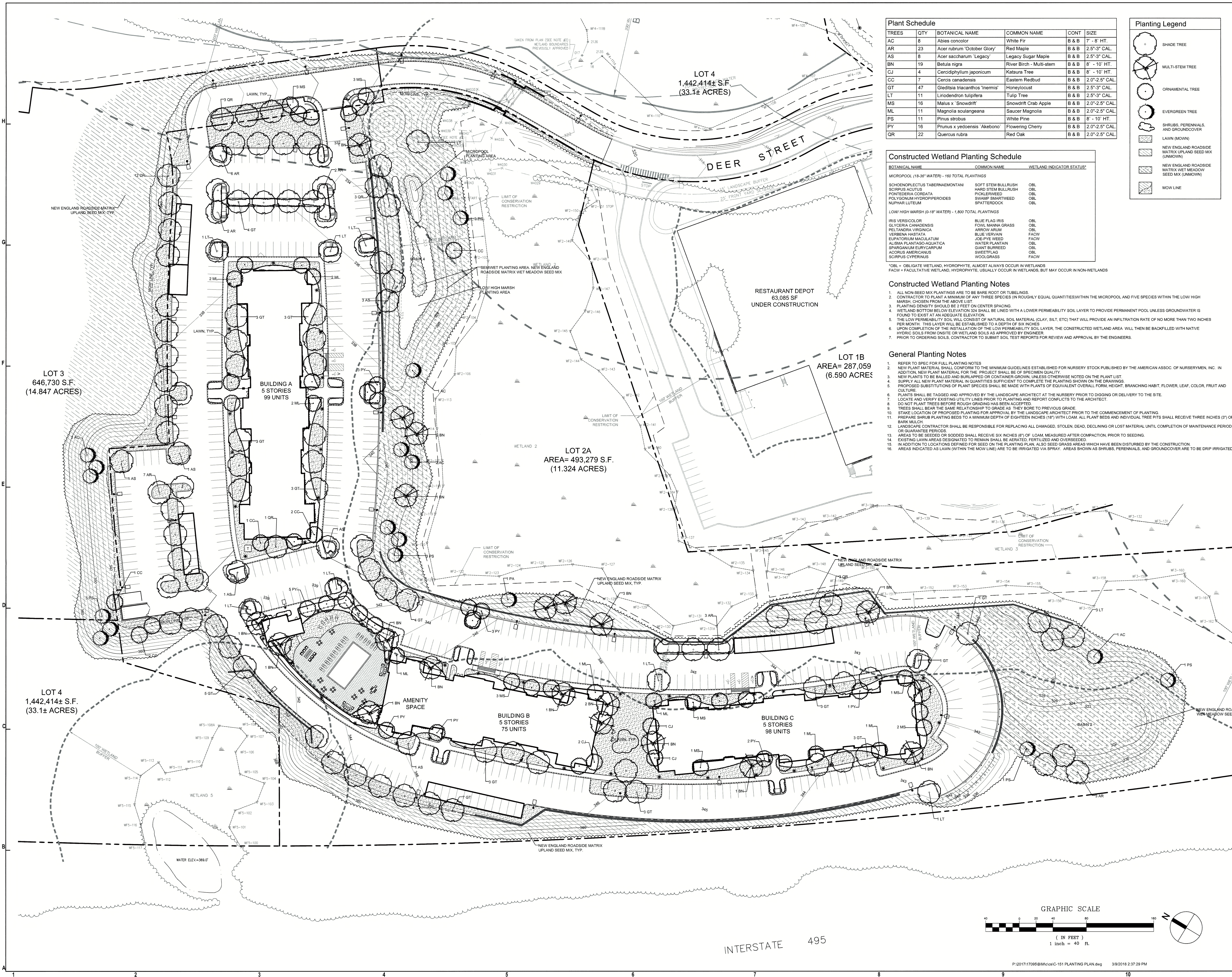
*OBL = OBLIGATE WETLAND, HYDROPHYTE, ALMOST ALWAYS OCCUR IN WETLANDS
FACW = FACULTATIVE WETLAND, HYDROPHYTE, USUALLY OCCUR IN WETLANDS, BUT MAY OCCUR IN NON-WETLANDS

Constructed Wetland Planting Notes

1. ALL NON-SEED MIX PLANTINGS ARE TO BE BARE ROOT OR TUBELINGS.
2. CONTRACTOR TO PLANT A MINIMUM OF ANY THREE SPECIES IN ROUGHLY EQUAL QUANTITIES WITHIN THE MICROPOOL AND FIVE SPECIES WITHIN THE LOW/HIGH MARSH, CHOSEN FROM THE ABOVE LIST.
3. PLANTING DENSITY SHOULD BE 2 FEET ON CENTER SPACING.
4. WETLAND BOTTOM BELOW ELEVATION 324 SHALL BE LINED WITH A LOWER PERMEABILITY SOIL LAYER TO PROVIDE PERMANENT POOL UNLESS GROUNDWATER IS FOUND TO EXIST AT AN ADEQUATE ELEVATION.
5. THE LOW PERMEABILITY SOIL WILL CONSIST OF NATURAL SOIL MATERIAL (CLAY, SILT, ETC) THAT WILL PROVIDE AN INFILTRATION RATE OF NO MORE THAN TWO INCHES PER MONTH. THIS LAYER WILL BE ESTABLISHED TO A DEPTH OF SIX INCHES.
6. UPON COMPLETION OF THE INSTALLATION OF THE LOW PERMEABILITY SOIL LAYER, THE CONSTRUCTED WETLAND AREA WILL THEN BE BACKFILLED WITH NATIVE HYDRIC SOILS FROM ONSITE OR WETLAND SOILS AS APPROVED BY ENGINEER.
7. PRIOR TO ORDERING SOILS, CONTRACTOR TO SUBMIT SOIL TEST REPORTS FOR REVIEW AND APPROVAL BY THE ENGINEERS.

General Planting Notes

1. REFER TO SPEC FOR FULL PLANTING NOTES.
2. NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN, INC. IN ADDITION, NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
3. NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
5. PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
6. PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
7. LOCATE AND VERIFY EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT CONFLICTS TO THE ARCHITECT.
8. DO NOT PLANT TREES BEFORE ROUGH GRADING HAS BEEN ACCEPTED.
9. TREES SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS THEY BORE TO PREVIOUS GRADE.
10. STAKE LOCATION OF PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
11. PREPARE SHRUB PLANTING BEDS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") WITH LOAM. ALL PLANT BEDS AND INDIVIDUAL TREE PITS SHALL RECEIVE THREE INCHES (3") OF BARK MULCH.
12. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGED, STOLEN, DEAD, DECLINING OR LOST MATERIAL UNTIL COMPLETION OF MAINTENANCE PERIODS OR GUARANTEE PERIODS.
13. AREAS TO BE SEED OR SODDED SHALL RECEIVE SIX INCHES (6") OF LOAM, MEASURED AFTER COMPACTION, PRIOR TO SEEDING.
14. EXISTING LAWN AREAS DESIGNATED TO REMAIN SHALL BE AERATED, FERTILIZED AND OVERSEED.
15. IN ADDITION TO LOCATIONS DEFINED FOR SEED ON THE PLANTING PLAN, ALSO SEED GRASS AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION.
16. AREAS INDICATED AS LAWN (WITHIN THE MOW LINE) ARE TO BE IRRIGATED VIA SPRAY. AREAS SHOWN AS SHRUBS, PERENNIALS, AND GROUND COVER ARE TO BE DRIP IRRIGATED.



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△ = CLOUDED CHANGE



SCALE N.T.S.
DRAWN BY ACO
CHECK BY
PROJ ARCH/ENGR JAH
PROJ MGR JAH
JOB NO. 17095
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DETAILS I

C-501

H

G

F

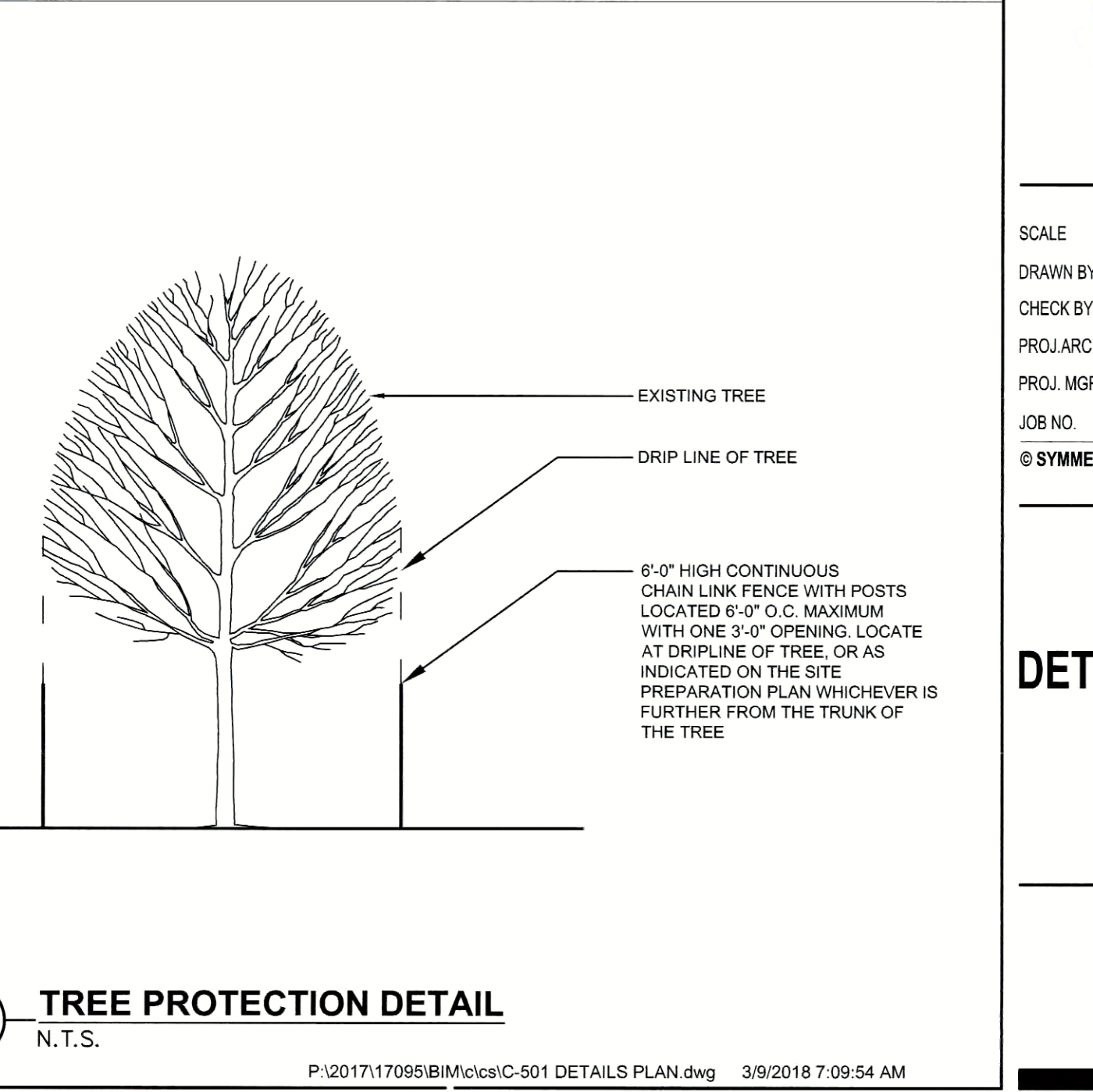
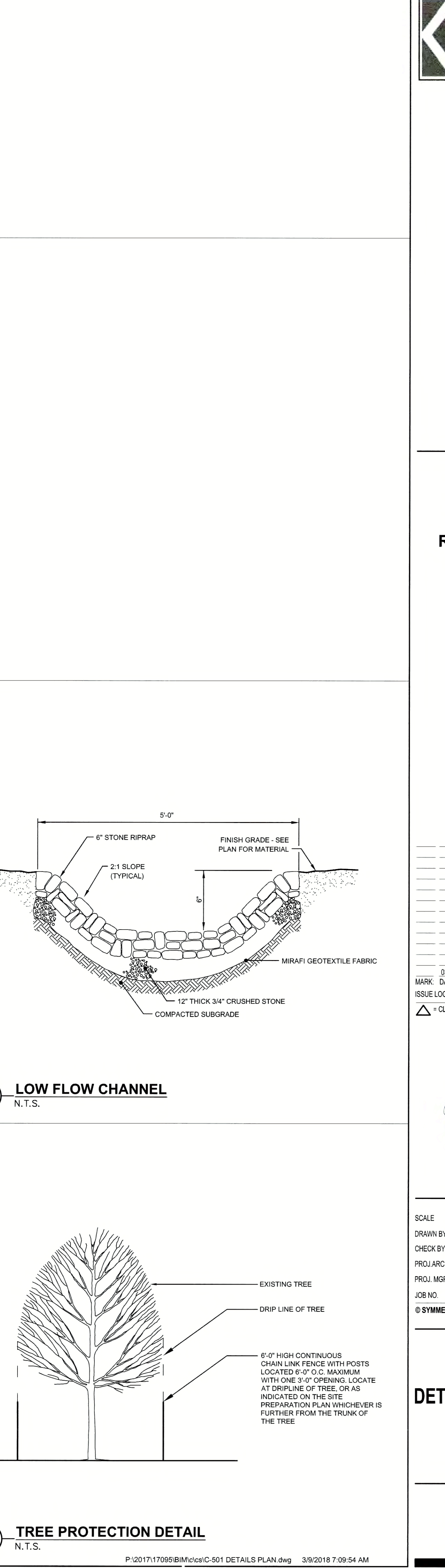
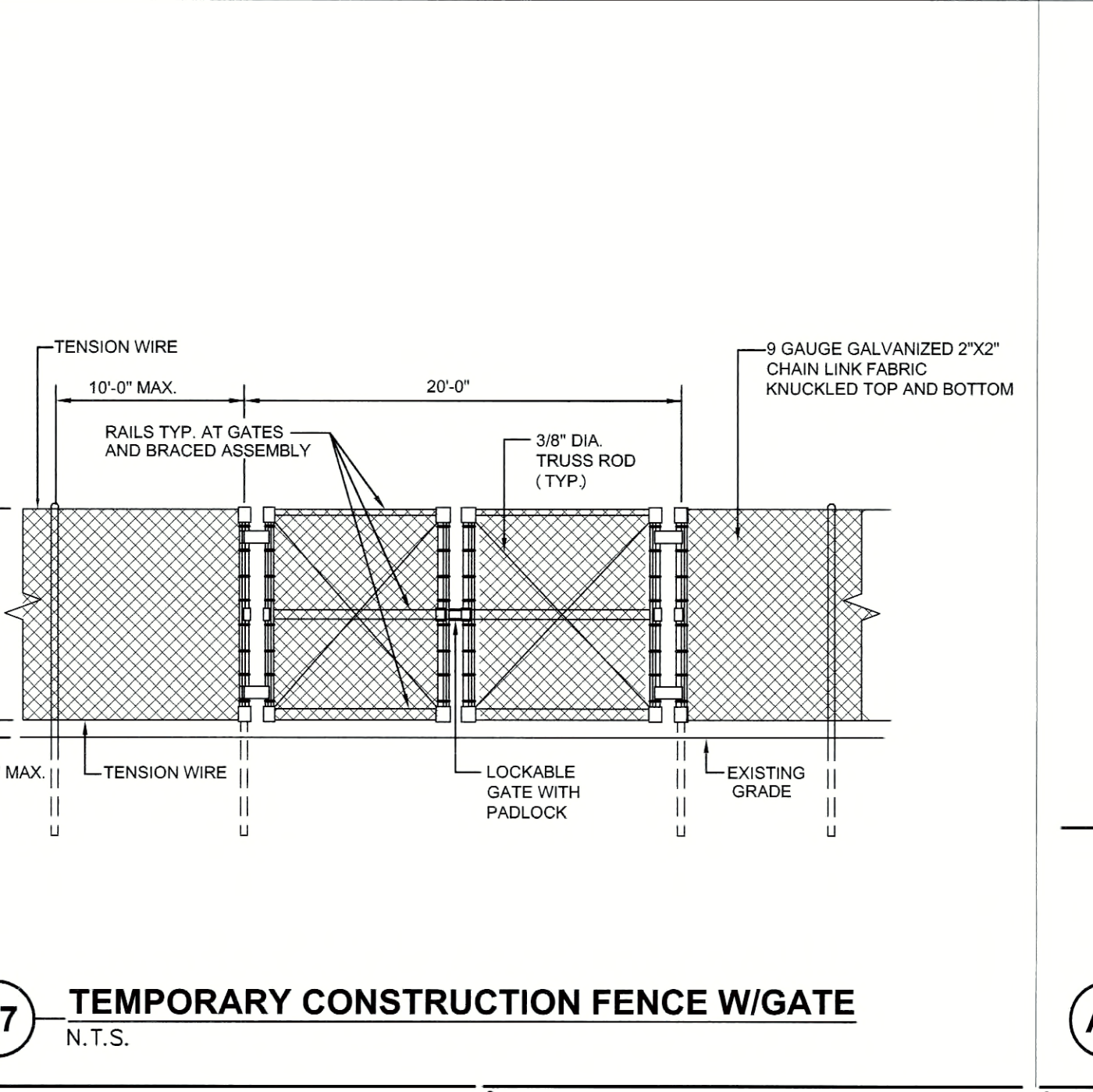
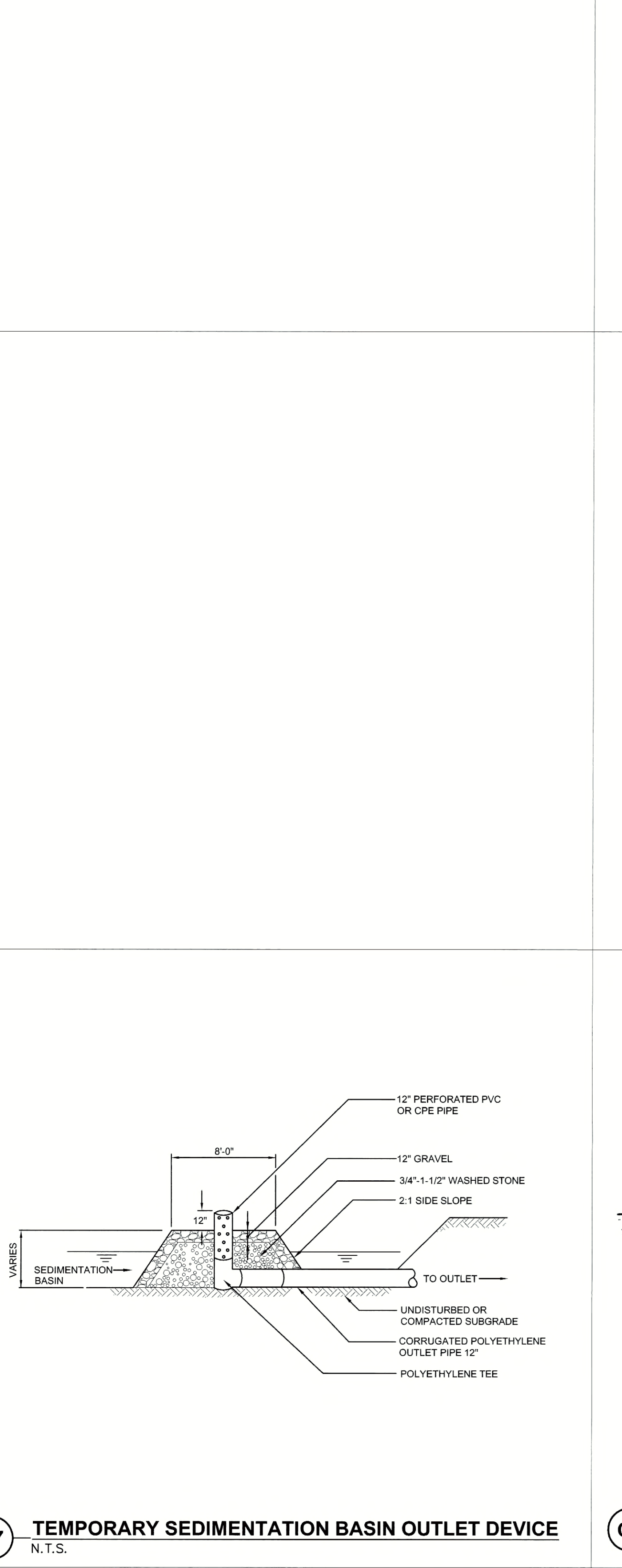
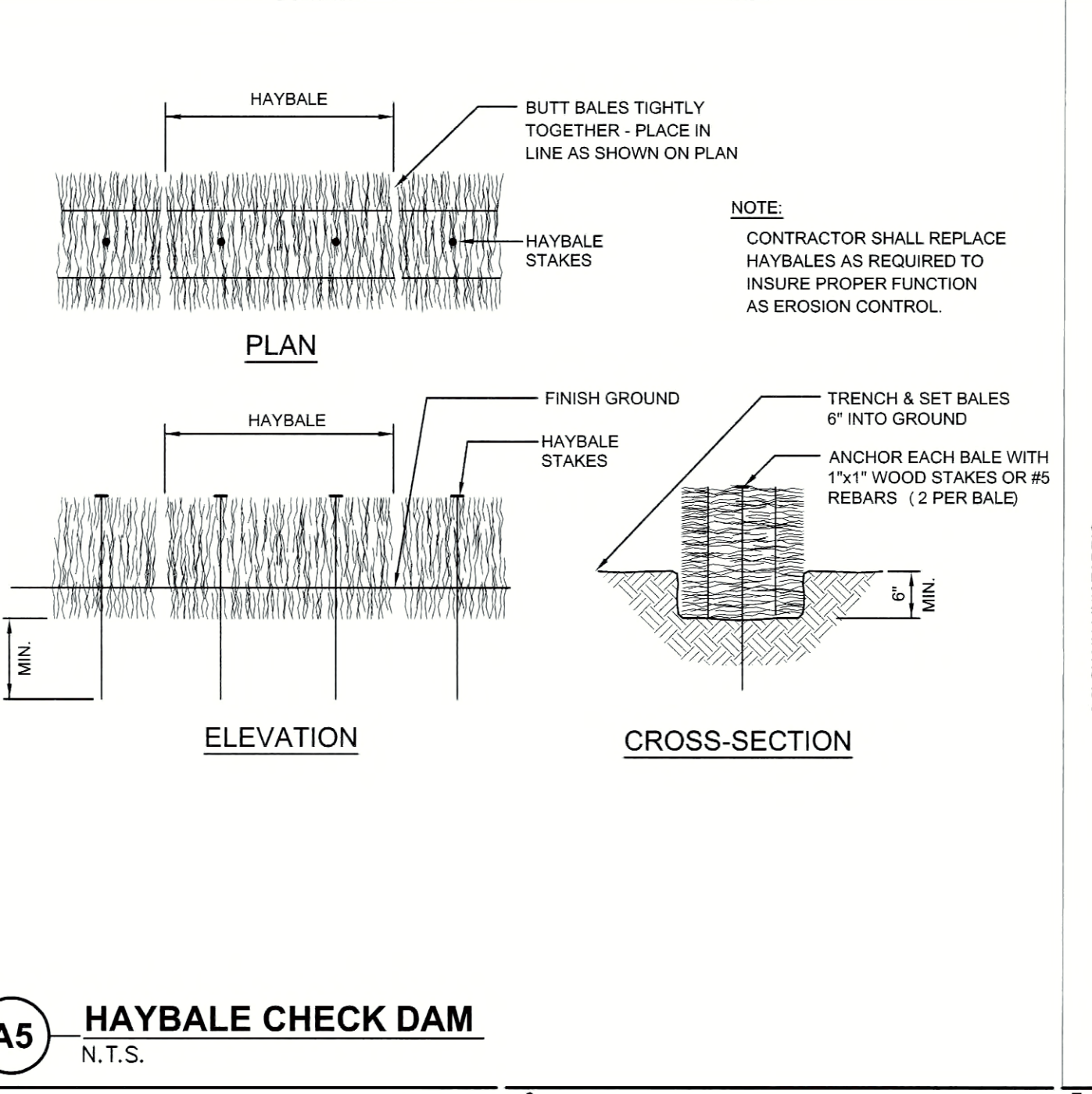
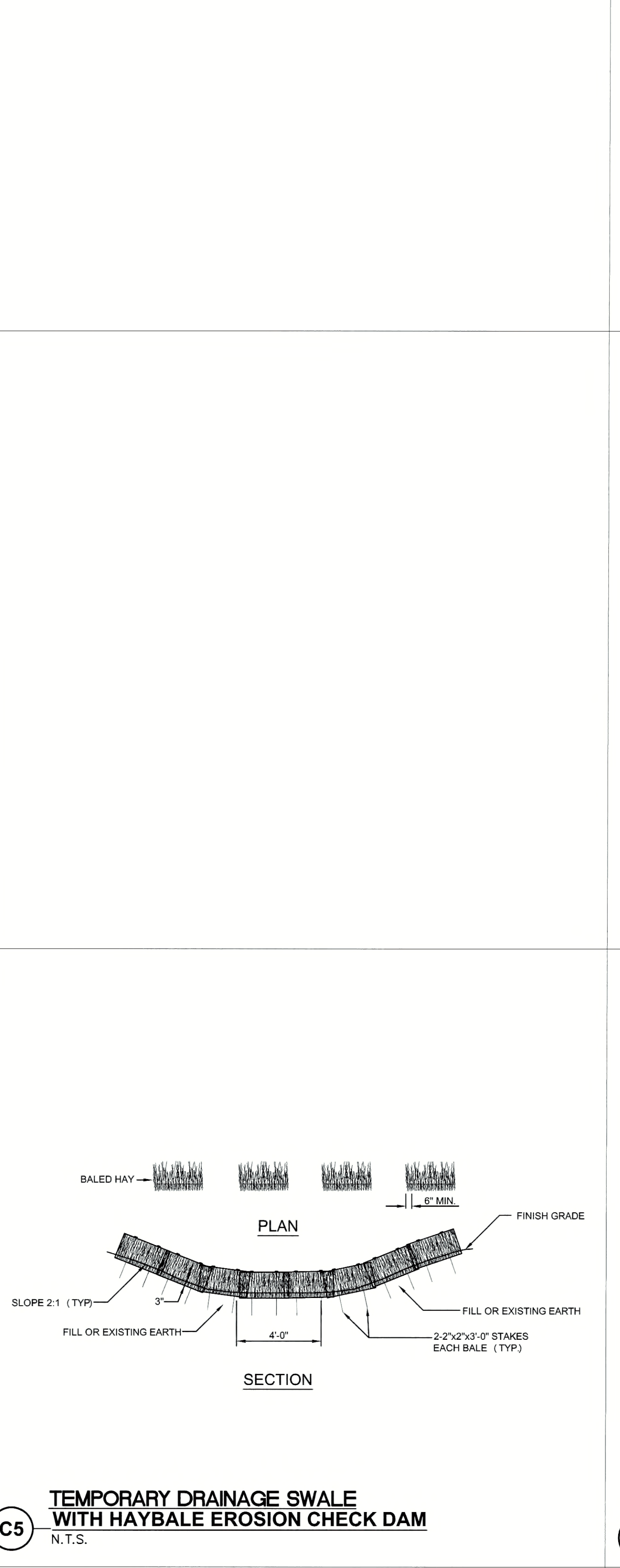
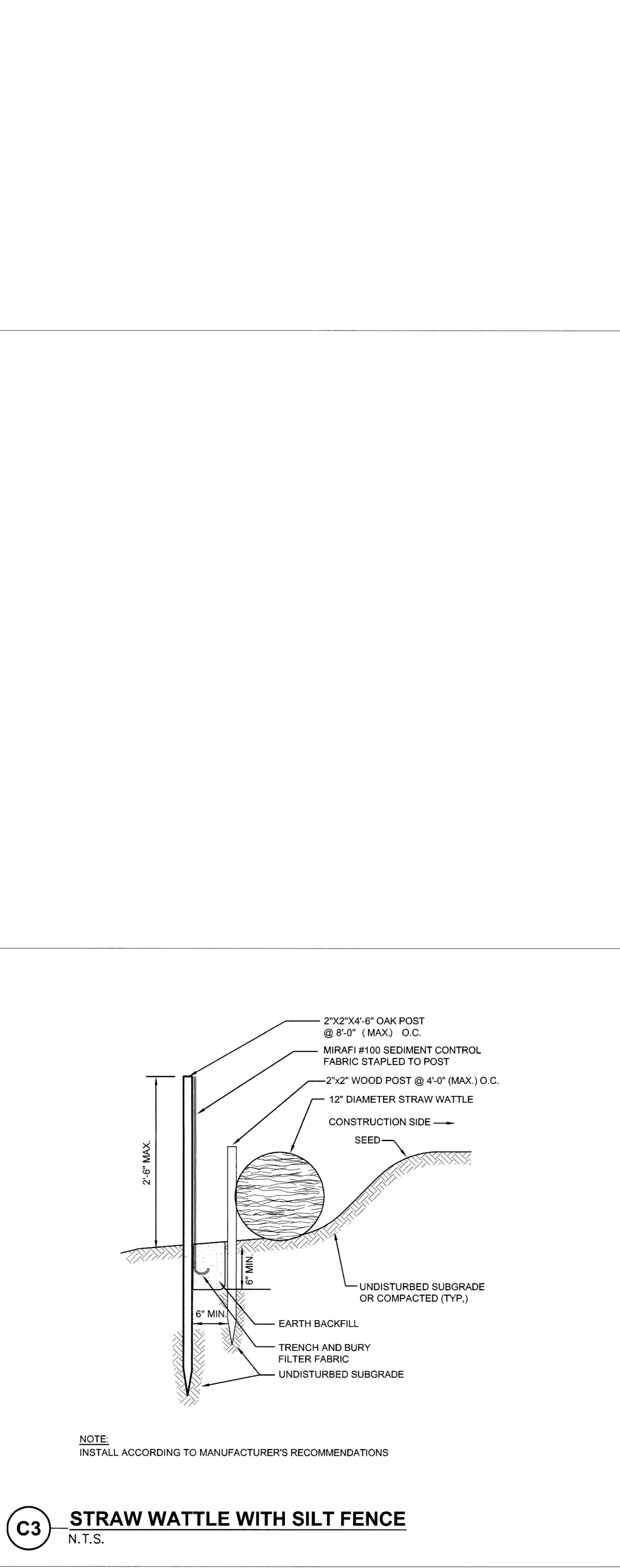
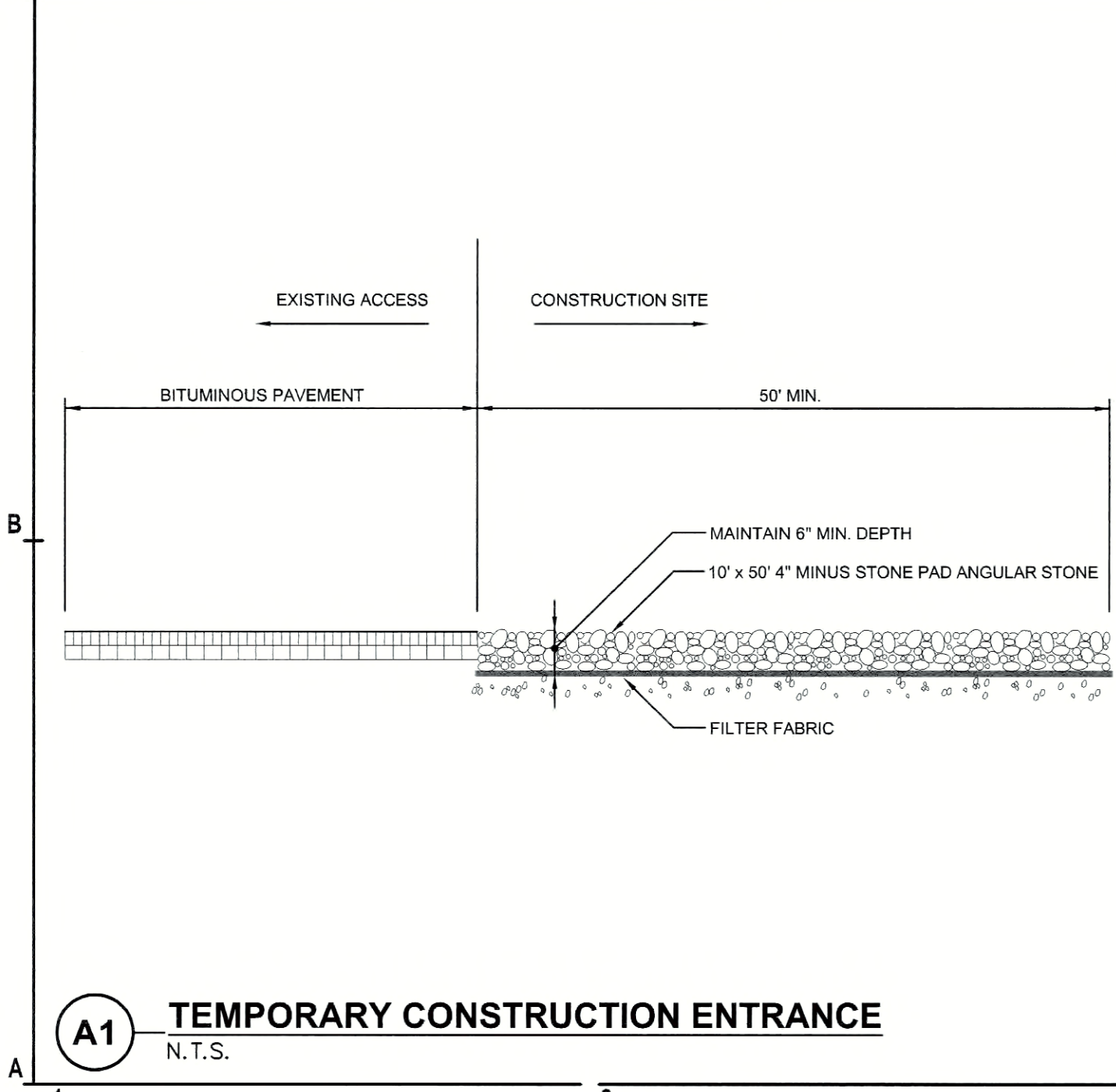
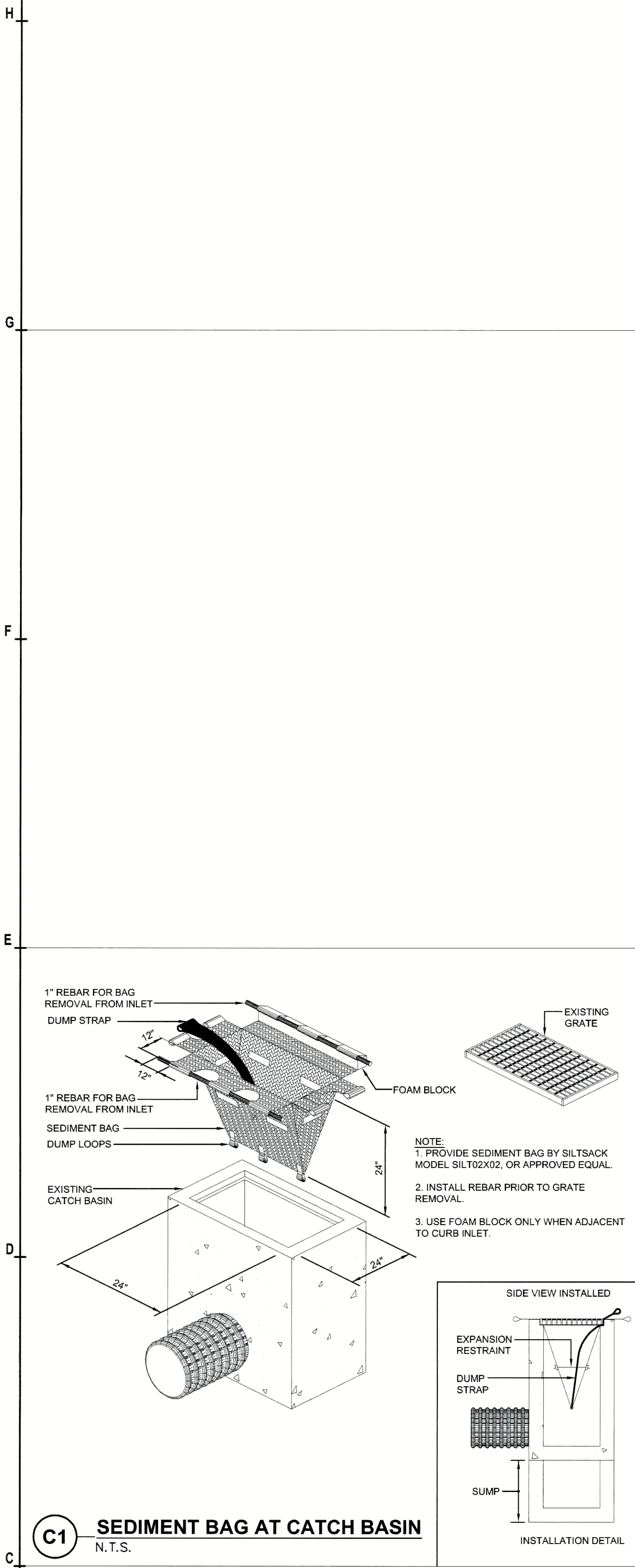
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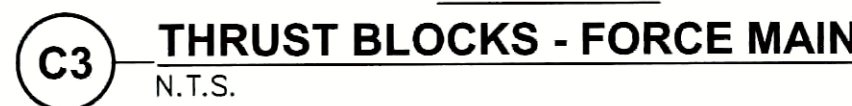
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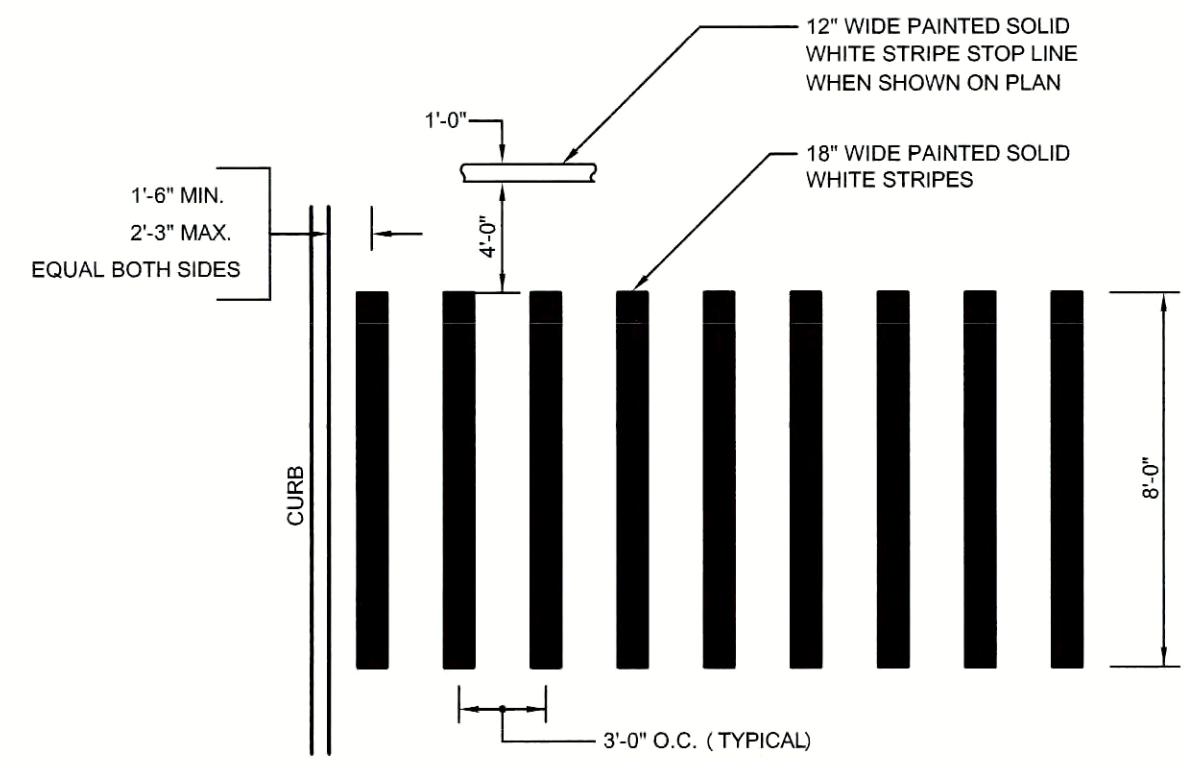
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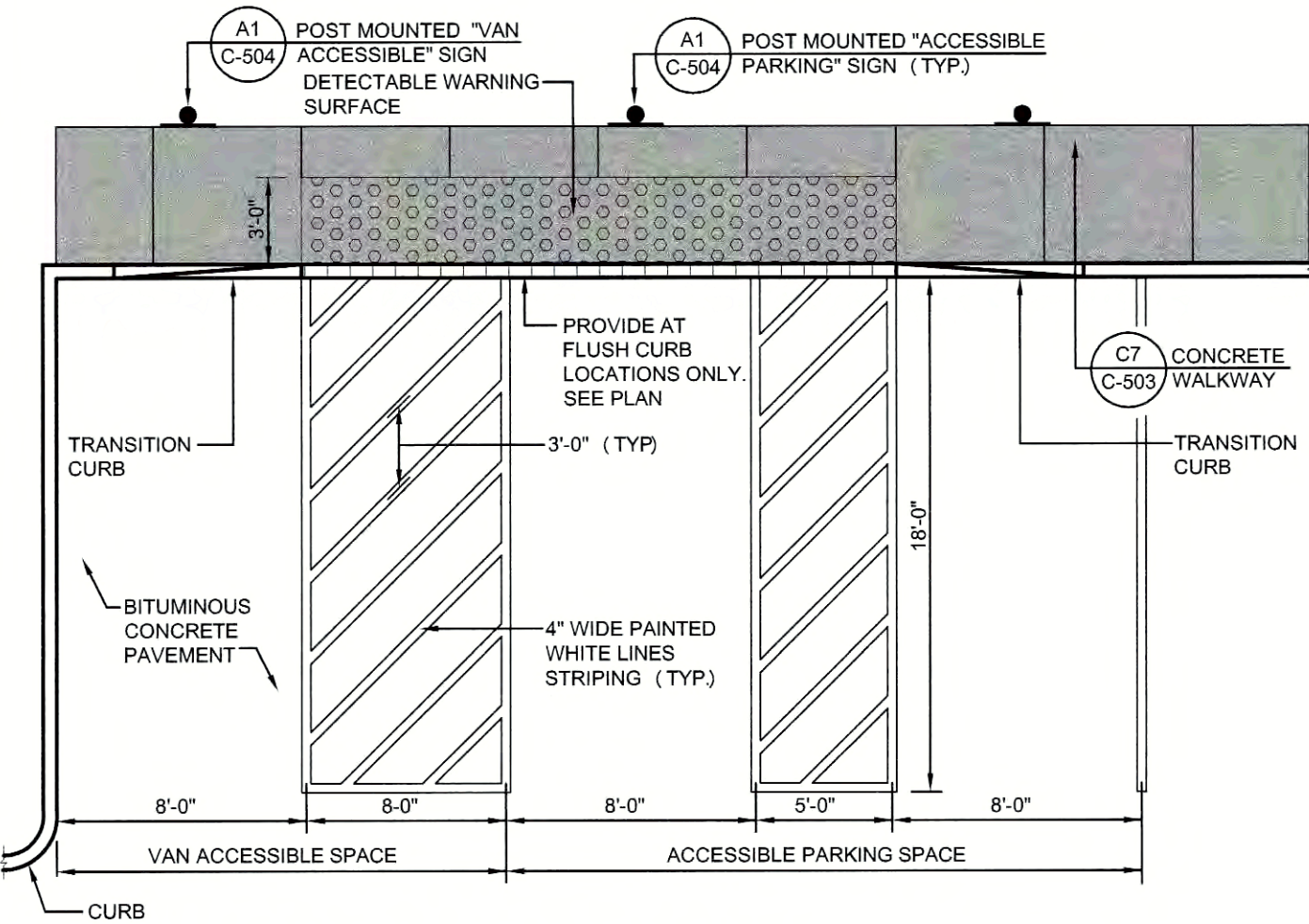




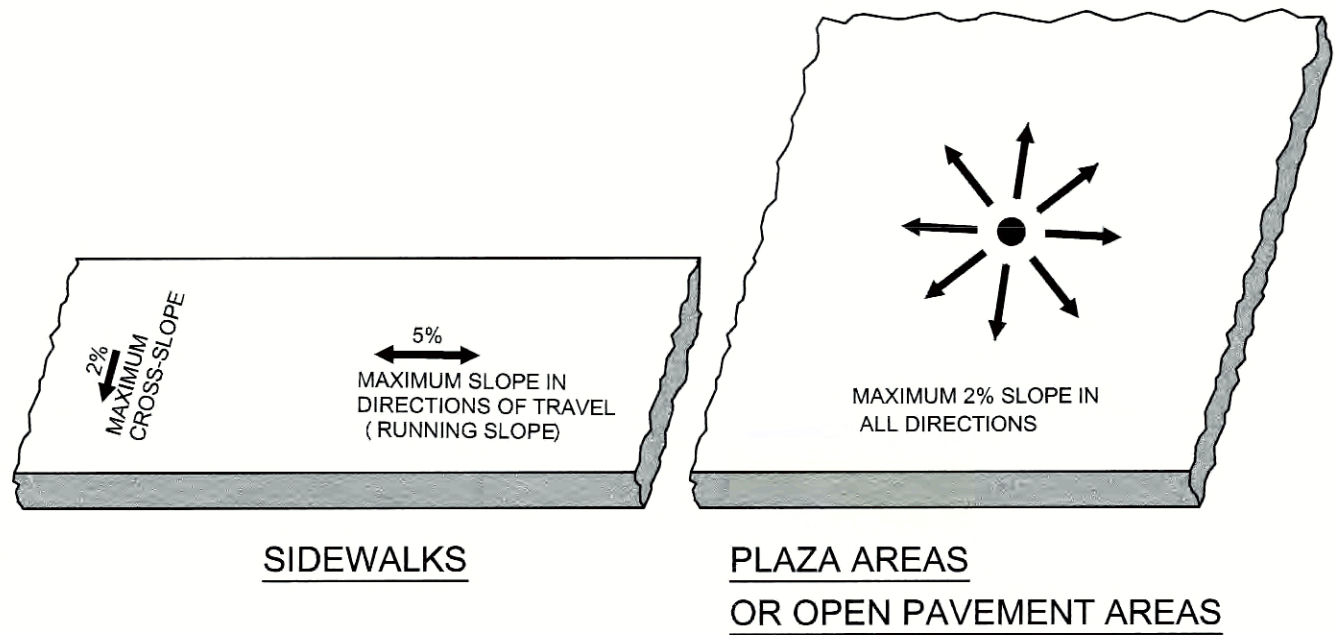
G9 CROSSWALK
N.T.S.

- NOTES:**
- ACCESSIBLE PARKING SPACES:**
1. MAXIMUM SLOPE 2% IN ANY DIRECTION.
 2. LOCATE SIGN WITHIN 10' OF ACCESSIBLE SPACE.
 3. PROVIDE AN ACCESSIBLE CURB CUT AT EACH ACCESS AISLE BETWEEN ACCESSIBLE SPACES.
- SIDEWALKS AND PLAZAS:**
1. SLOPE REQUIREMENTS APPLY TO ALL WALKWAY SURFACES INCLUDING BITUMINOUS, PORTLAND CEMENT, PAVERS AND CHIPSAL.
 2. SLOPE REQUIREMENTS APPLY TO ALL SIDEWALKS AND PLAZAS AND ARE NOT LIMITED TO ACCESSIBLE ROUTES.
 3. PROVIDE A 5' LEVEL LANDING AT ALL BUILDING DOORWAYS.
 4. IN THE EVENT OF DISCREPANCY BETWEEN THE MAXIMUM ACCESSIBLE CROSS SLOPE OR RUNNING SLOPE PER THE DETAILS AND THE GRADING SHOWN ON THE DRAWINGS, NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTING THE PAVEMENT.
- CURB CUTS:**
1. PROVIDE FLUSH TRANSITION FROM CURB CUTS TO ADJACENT WALKS AND STREETS, FREE OF CHANGES IN LEVEL GREATER THAN 1/2-INCH.
 2. THE SLOPE OF THE LEVEL LANDING AT THE TOP OF THE CURB CUT SHALL NOT EXCEED 1% IN ANY DIRECTION.
 3. ALL CURB CUTS ARE TO BE CONSTRUCTED OUT OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE NOTED ON PLANS.
- LEVEL LANDINGS:**
1. PROVIDE LEVEL LANDINGS WITH MAXIMUM SLOPE IN ANY DIRECTION OF 1%.
- TACTILE WARNING DEVICES:**
1. EXTEND FULL WIDTH OF CURB RAMP AND A LENGTH OF 24 INCHES.
 2. MATERIAL CONTRASTS WITH ADJACENT MATERIAL BY AT LEAST 70%.
 3. DOME SIZE: HEIGHT: 0.2 INCHES; BASE DIAMETER: 0.9 TO 1.4 INCHES; TOP DIAMETER: 50% TO 60% OF BASE DIAMETER.
 4. DOME SPACING: PATTERN: SQUARE GRID PATTERN; CENTER-TO-CENTER: 1.6 TO 2.4 INCHES; BASE TO BASE: 0.65 MINIMUM, BETWEEN CLOSEST DOMES IN GRID.

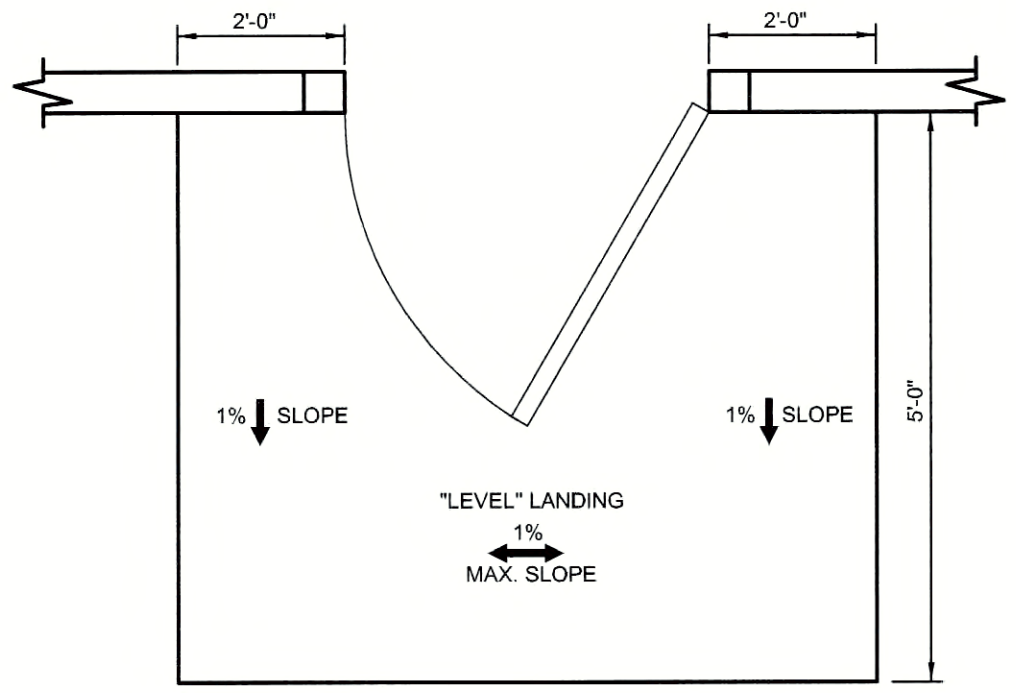
G7 NOTES
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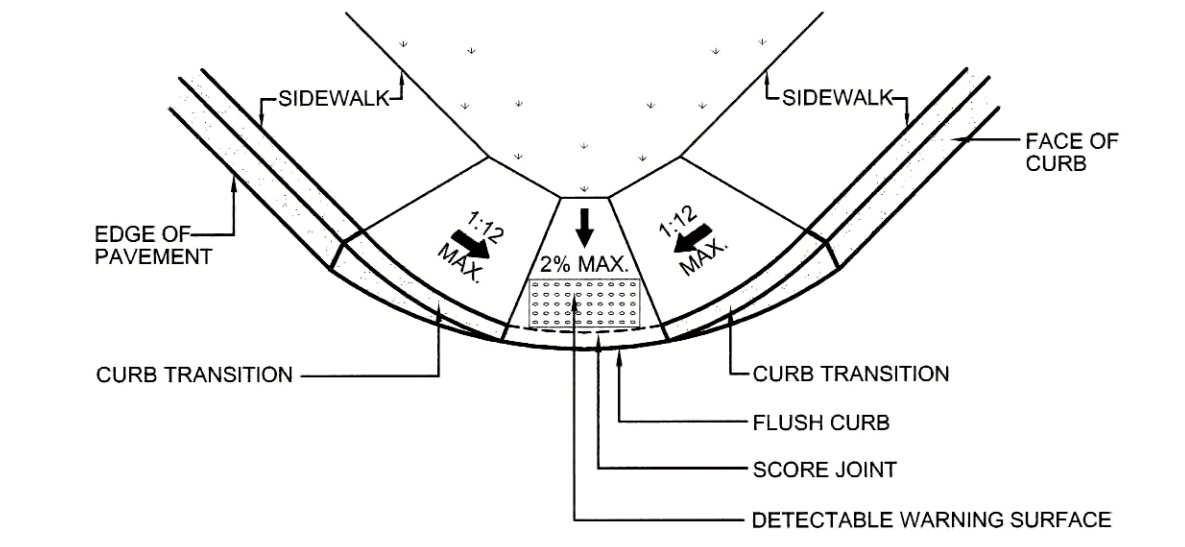
G5 ACCESSIBLE PARKING SPACES
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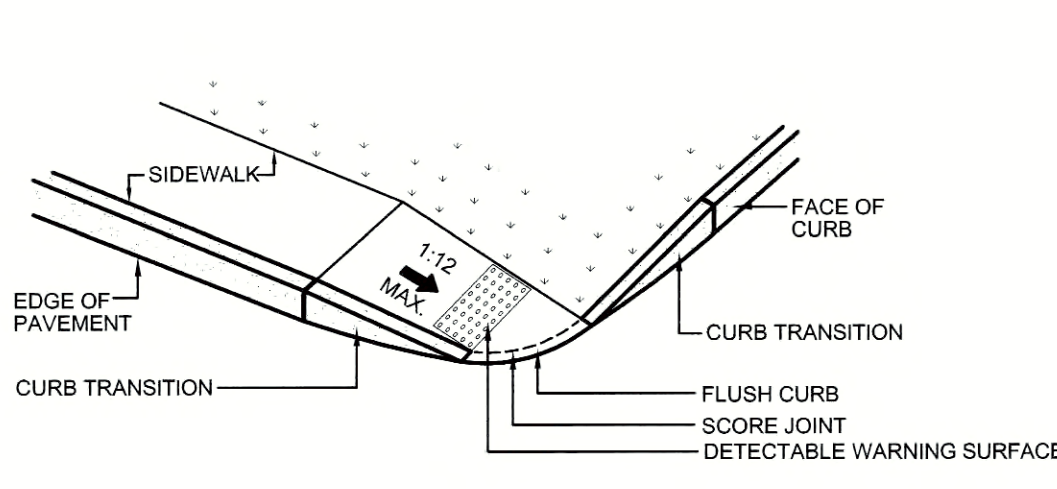
G3 PAVEMENT SLOPES
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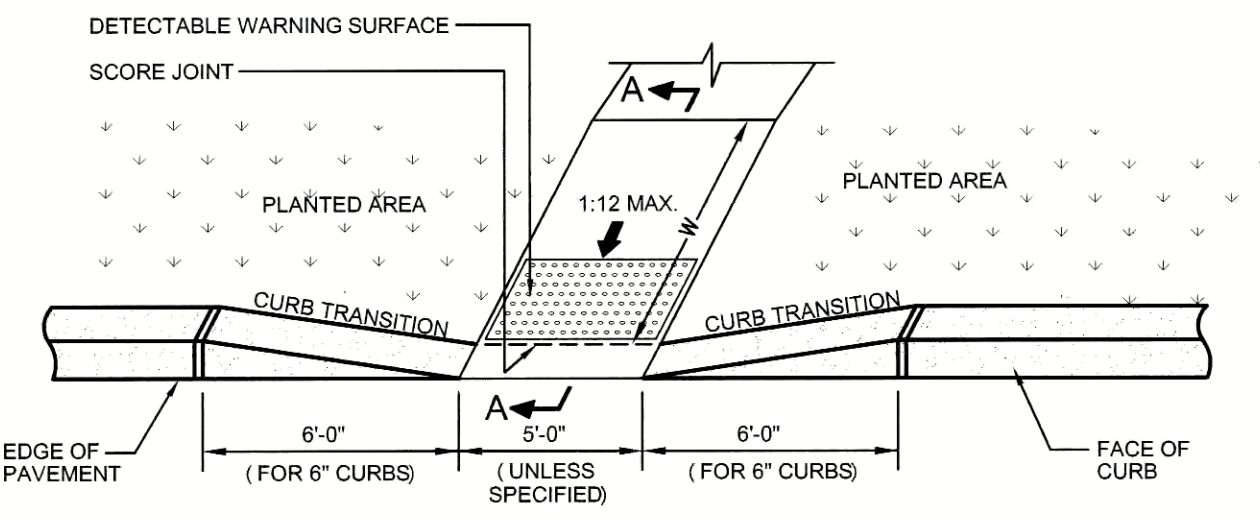
G1 LEVEL LANDING AT BUILDING ENTRANCES
N.T.S.



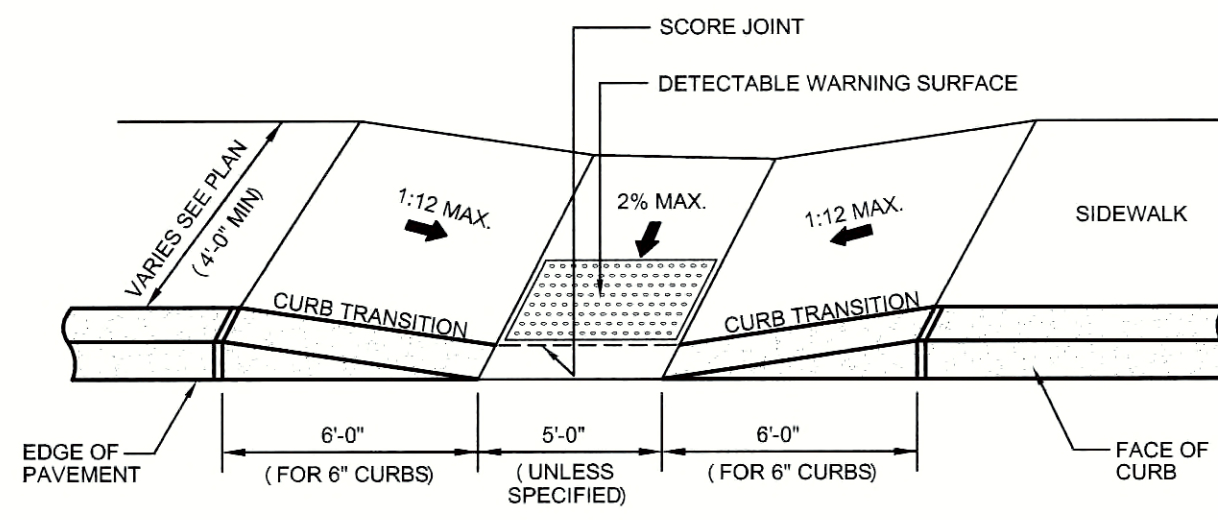
E9 ACCESSIBLE CURB CUT (TYPE 5)
N.T.S.



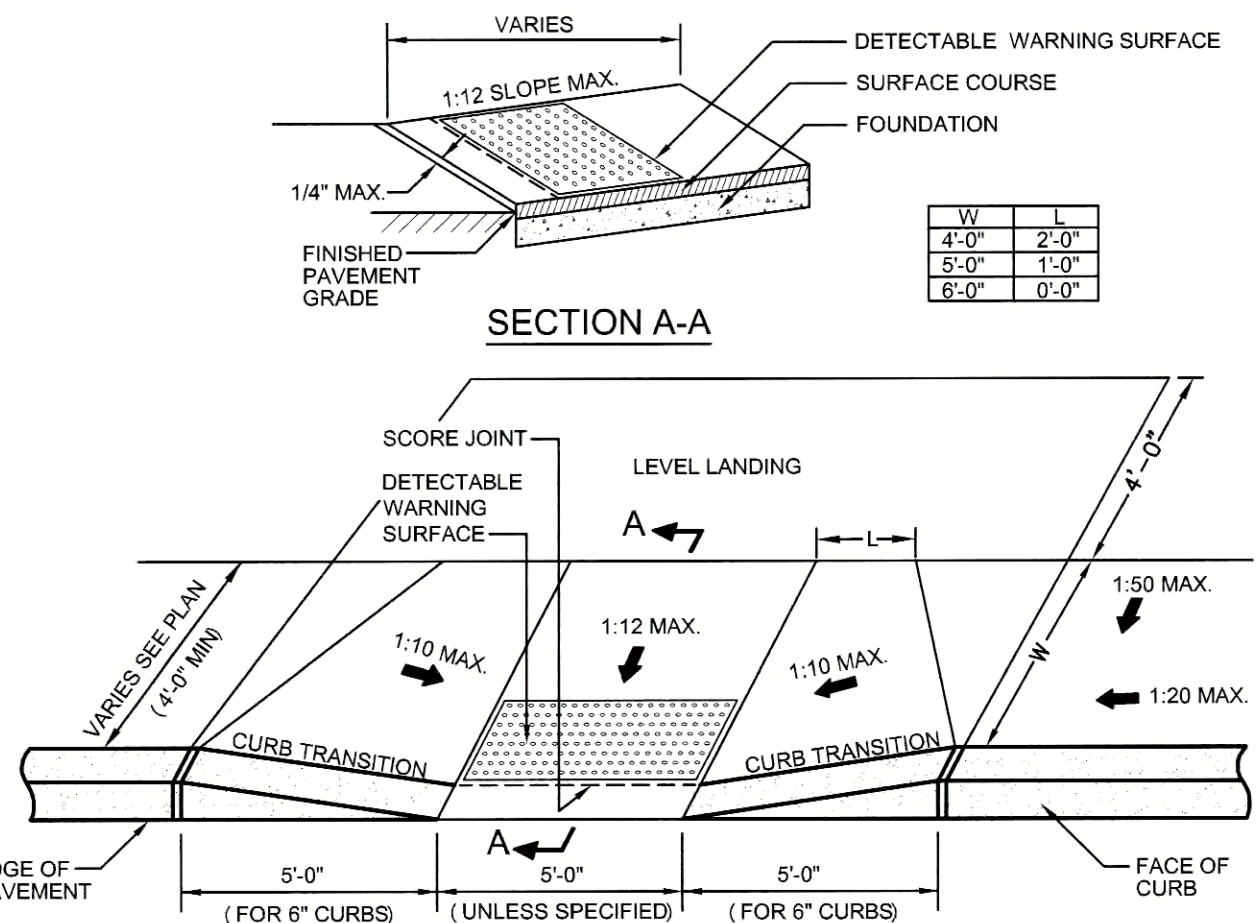
E7 ACCESSIBLE CURB CUT (TYPE 4)
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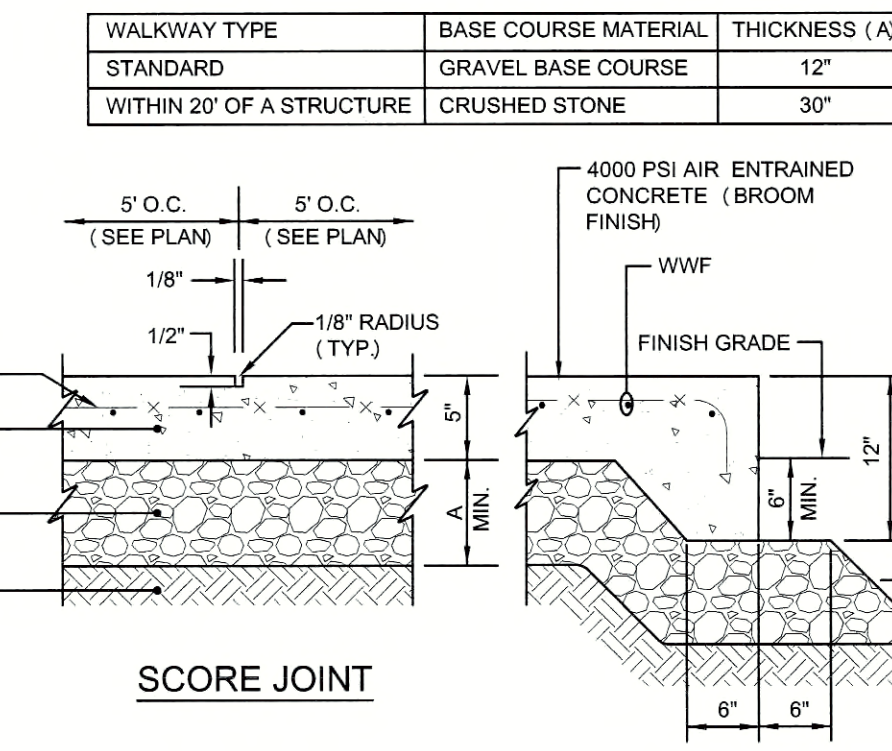
E5 ACCESSIBLE CURB CUT (TYPE 3)
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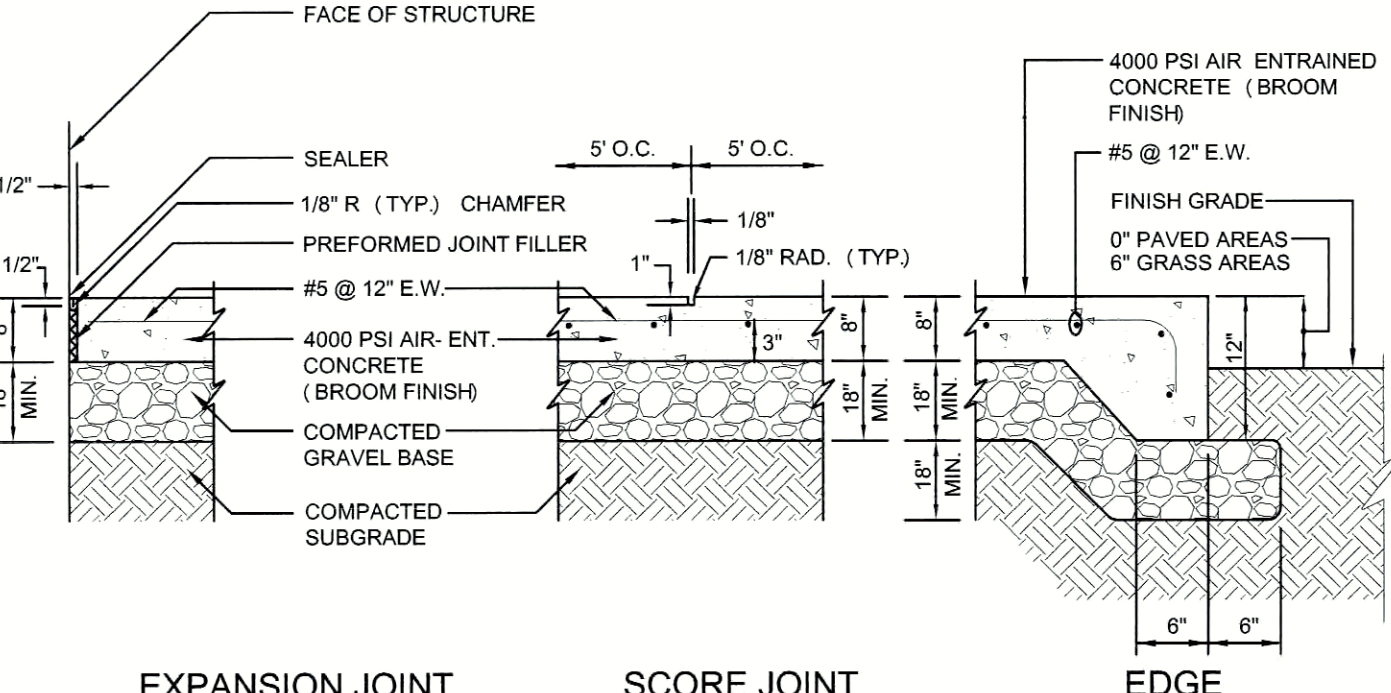
E3 ACCESSIBLE CURB CUT (TYPE 2)
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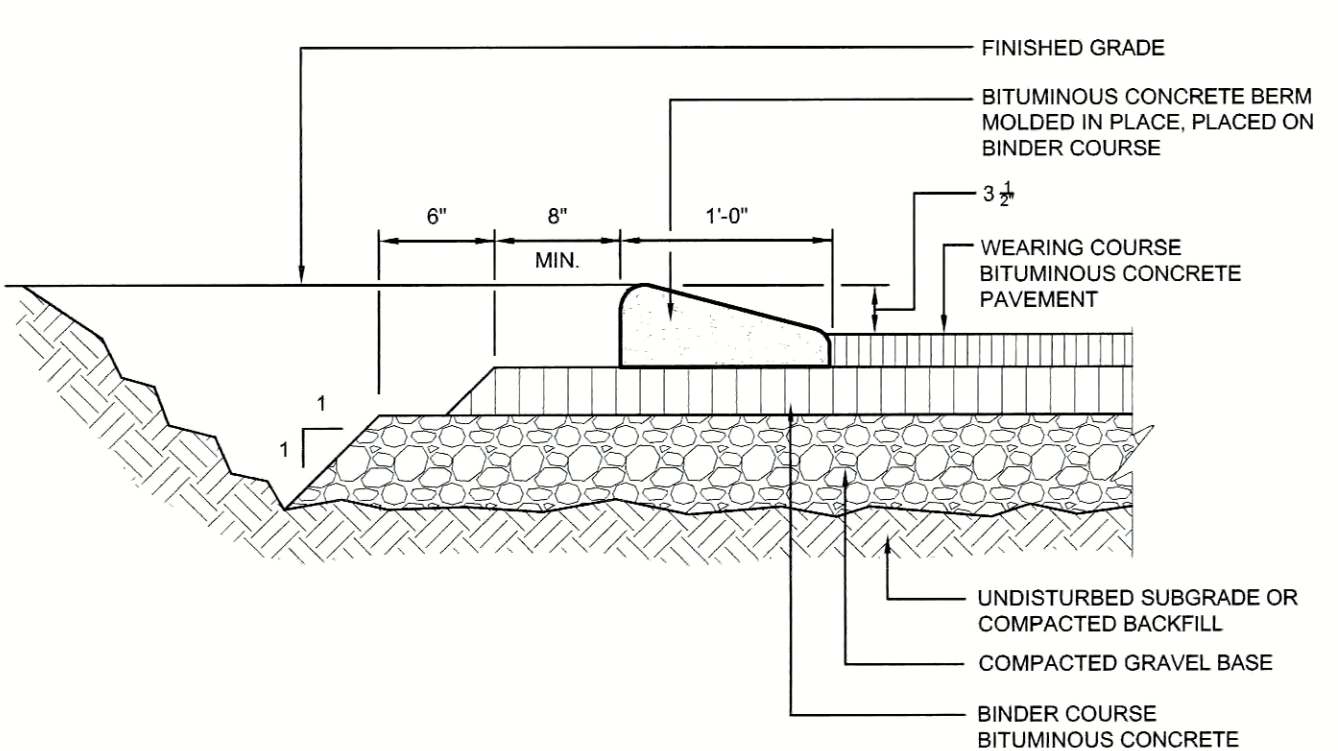
E1 ACCESSIBLE CURB CUT (TYPE 1)
N.T.S.



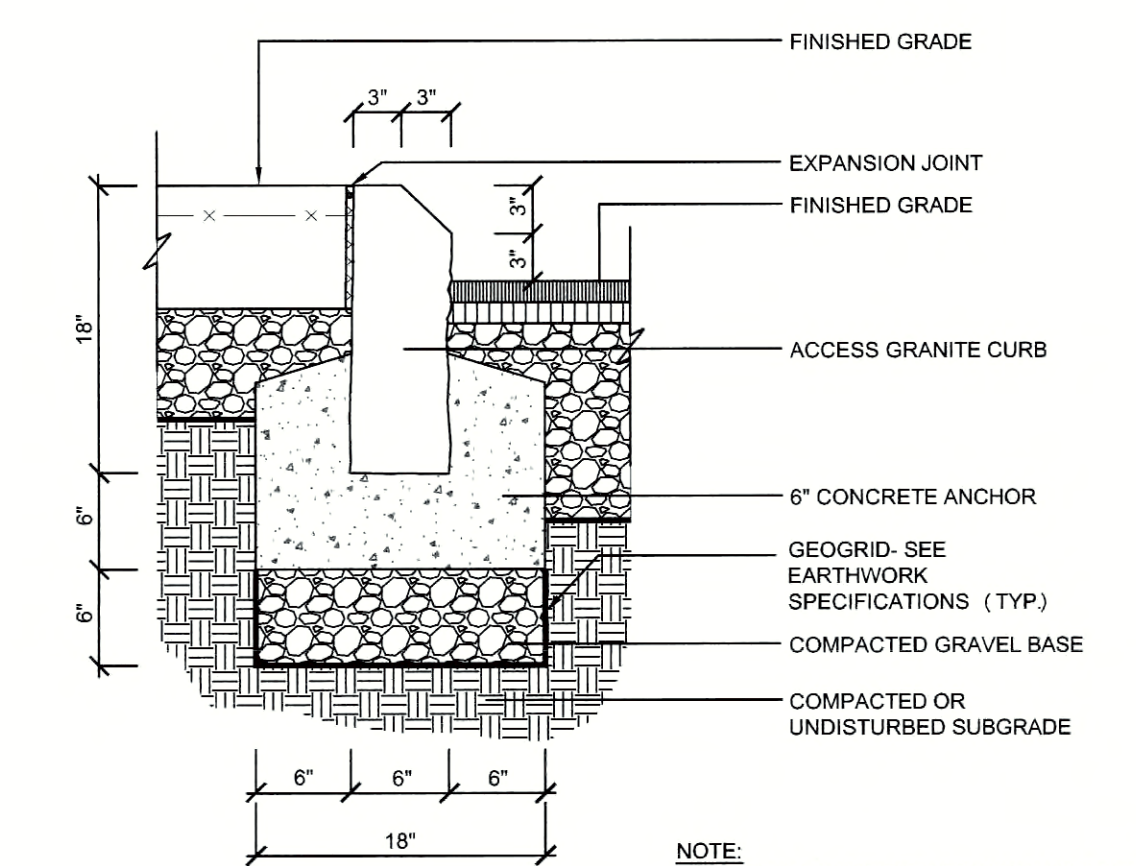
C7 CONCRETE WALKWAY
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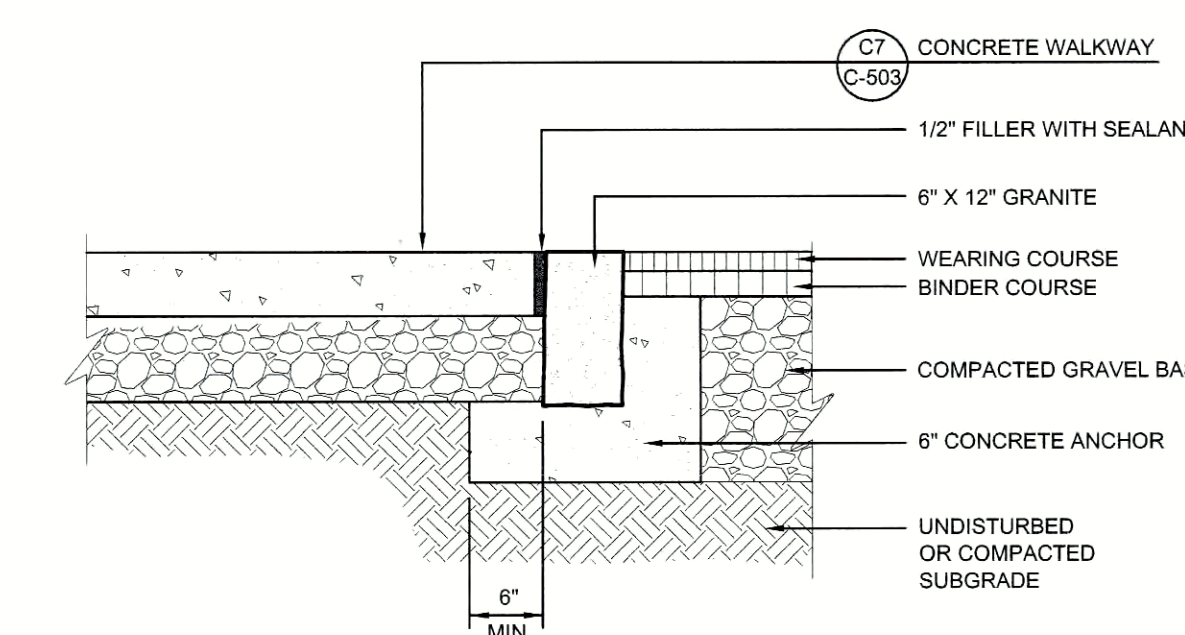
C5 EQUIPMENT PAD
N.T.S.



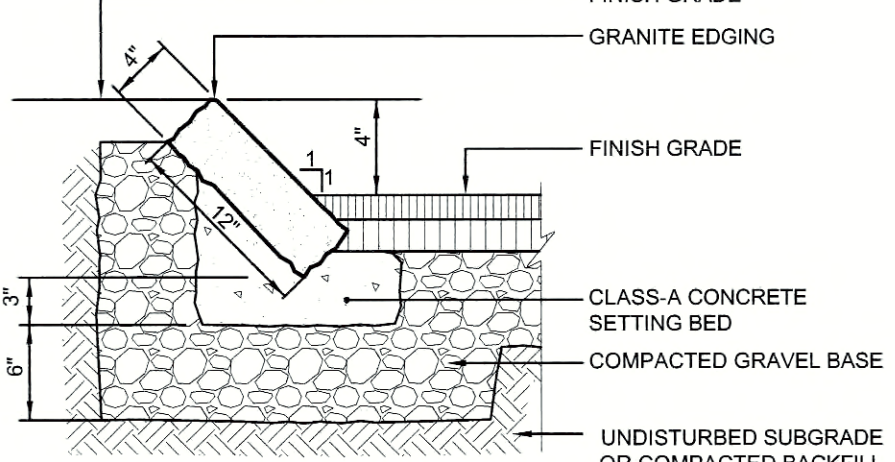
C3 LOW PROFILE BITUMINOUS CONCRETE BERM
N.T.S.



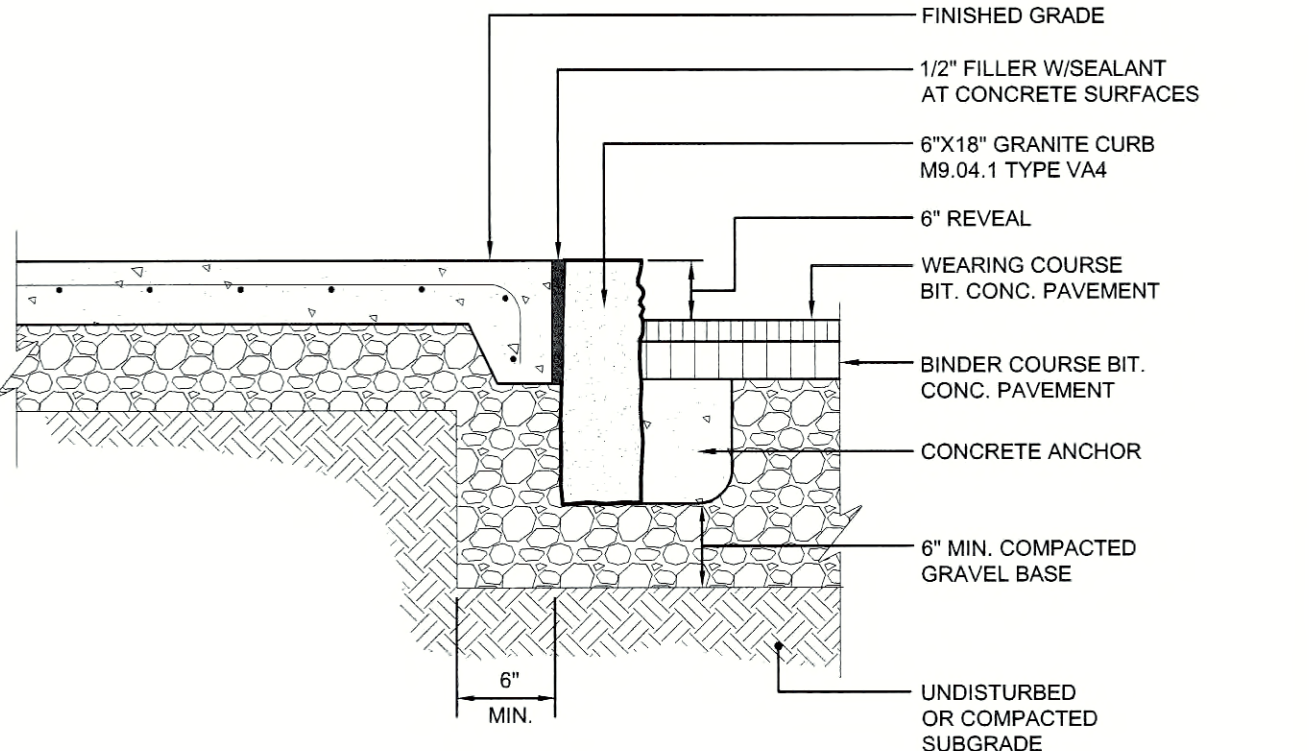
C1 ACCESS GRANITE CURB
N.T.S.



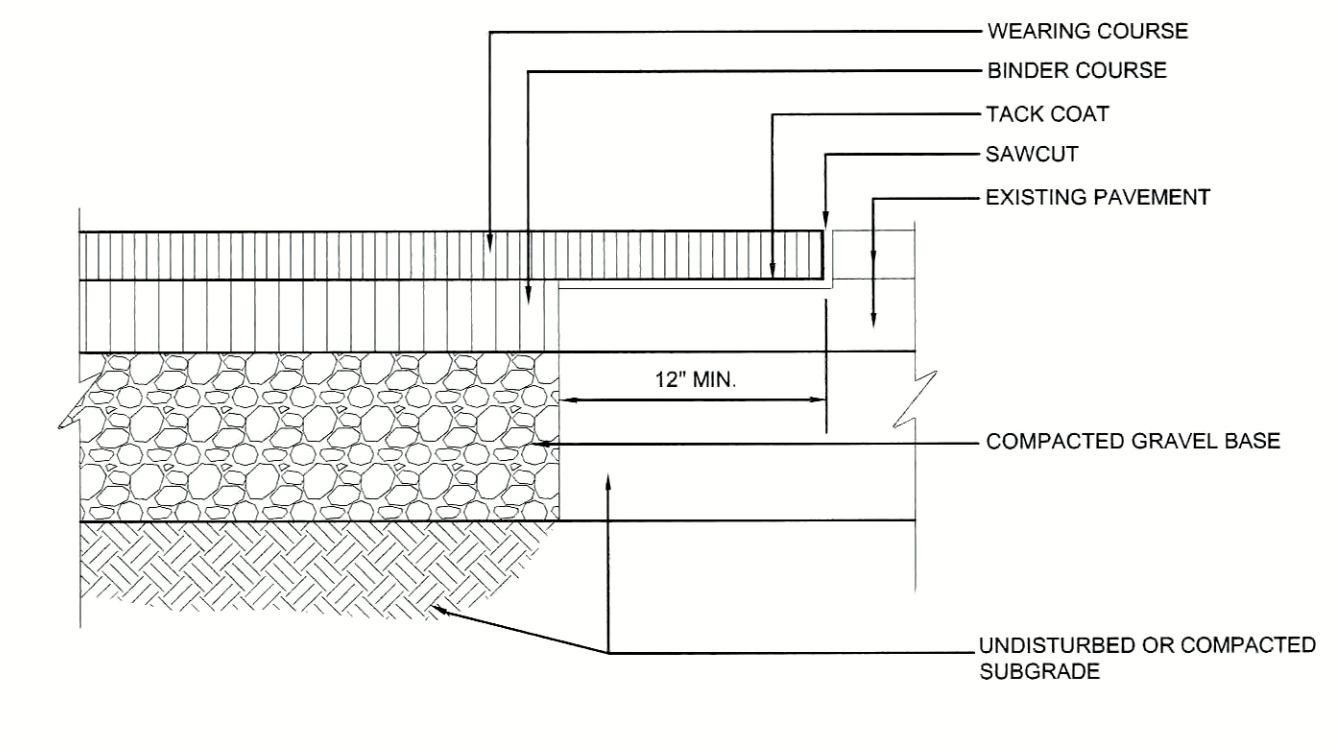
A9 FLUSH VERTICAL GRANITE CURB
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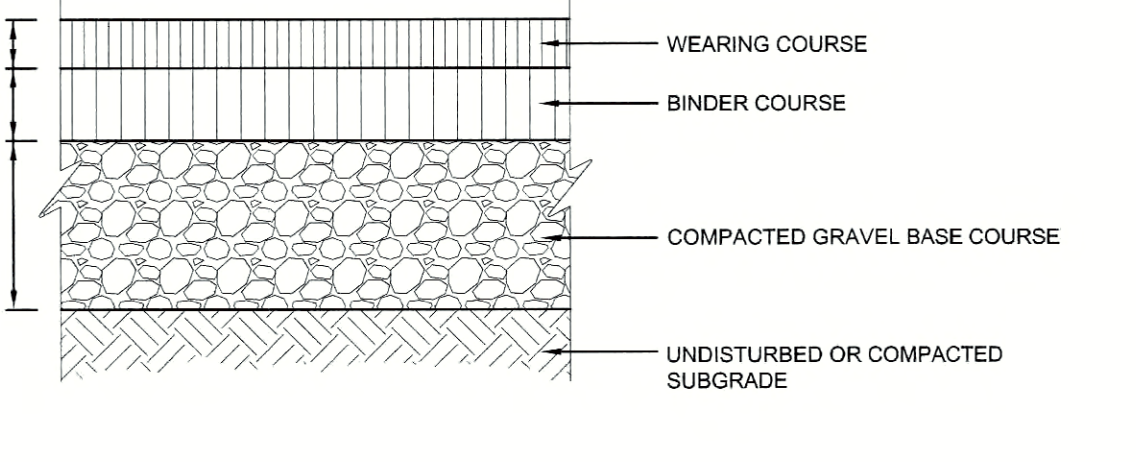
A7 SLOPED GRANITE EDGING
N.T.S.



A5 VERTICAL GRANITE CURB
N.T.S.



A3 BITUMINOUS CONCRETE AT EXISTING PAVEMENT
N.T.S.



A1 BITUMINOUS CONCRETE PAVEMENT
N.T.S.

