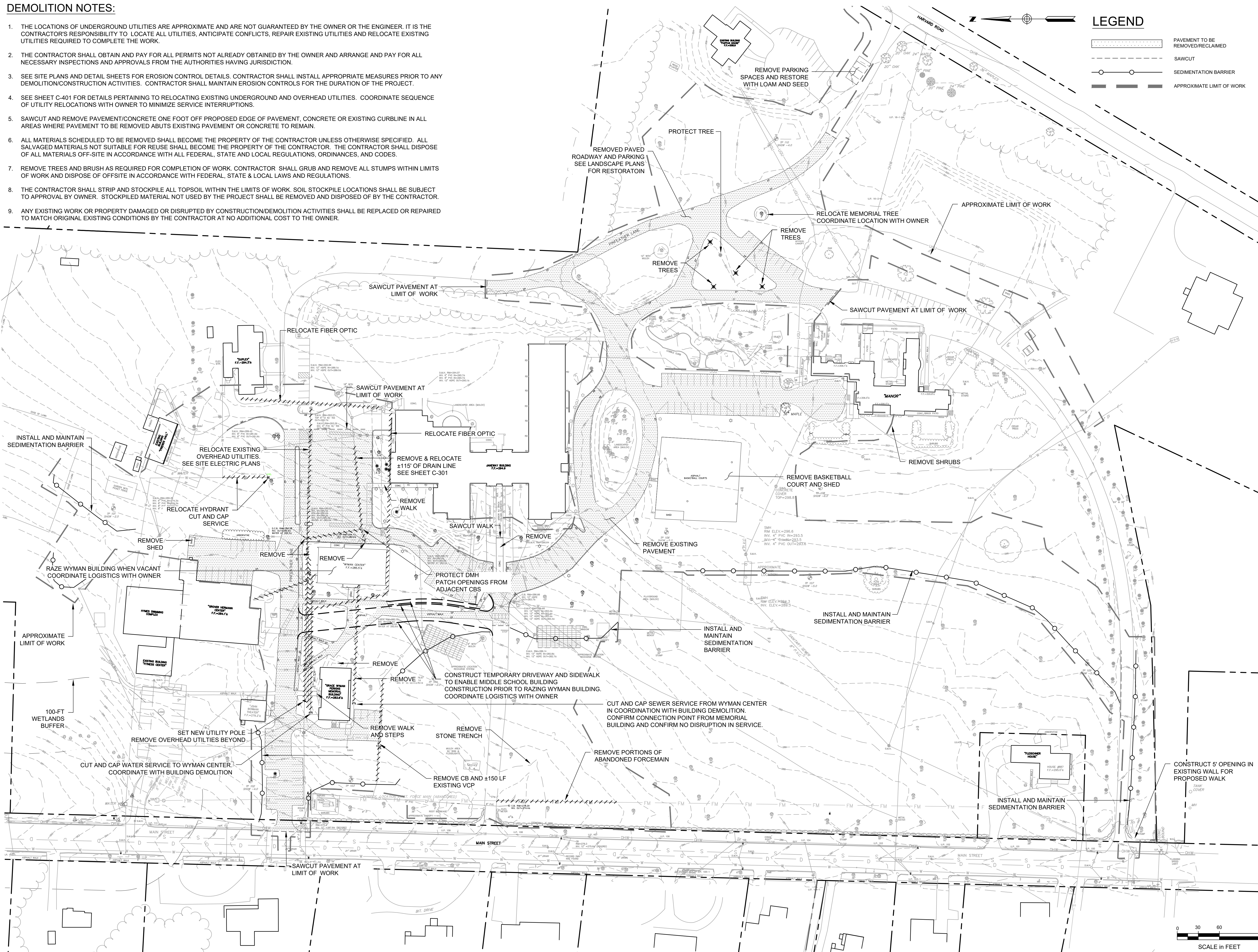


DEMOLITION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR ALL NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
3. SEE SITE PLANS AND DETAIL SHEETS FOR EROSION CONTROL DETAILS. CONTRACTOR SHALL INSTALL APPROPRIATE MEASURES PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN EROSION CONTROLS FOR THE DURATION OF THE PROJECT.
4. SEE SHEET C-401 FOR DETAILS PERTAINING TO RELOCATING EXISTING UNDERGROUND AND OVERHEAD UTILITIES. COORDINATE SEQUENCE OF UTILITY RELOCATIONS WITH OWNER TO MINIMIZE SERVICE INTERRUPTIONS.
5. SAWCUT AND REMOVE PAVEMENT/CONCRETE ONE FOOT OFF PROPOSED EDGE OF PAVEMENT, CONCRETE OR EXISTING CURBLINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
6. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL SALVAGED MATERIALS NOT SUITABLE FOR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
7. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFFSITE IN ACCORDANCE WITH FEDERAL, STATE & LOCAL LAWS AND REGULATIONS.
8. THE CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL WITHIN THE LIMITS OF WORK. SOIL STOCKPILE LOCATIONS SHALL BE SUBJECT TO APPROVAL BY OWNER. STOCKPILED MATERIAL NOT USED BY THE PROJECT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
9. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



LEGEND

- PAVEMENT TO BE REMOVED/RECLAIMED
- SAWCUT
- SEDIMENTATION BARRIER
- APPROXIMATE LIMIT OF WORK



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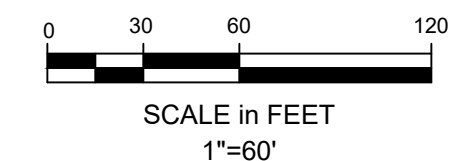
PROJECT	19026.00
SCALE	
DRAWN	
CHECKED	
DATE	09/23/2020

1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
**Perkins School Phase 1
971 Main Street
Lancaster, MA**

SHEET TITLE
**SITE PREPARATION
PLAN**

SHEET NUMBER
C-101
GMP PACKAGE



LEGEND

PROPOSED	
	BITUMINOUS PAVEMENT
	EOP
	VERTICAL GRANITE CURB
	BITUMINOUS BERM
	CONCRETE SIDEWALK/PAD
	SIGN
	EXISTING/PERMITTED DRIVEWAY/PARKING
	AMENDED DRIVEWAY/PARKING

PARKING SUMMARY:

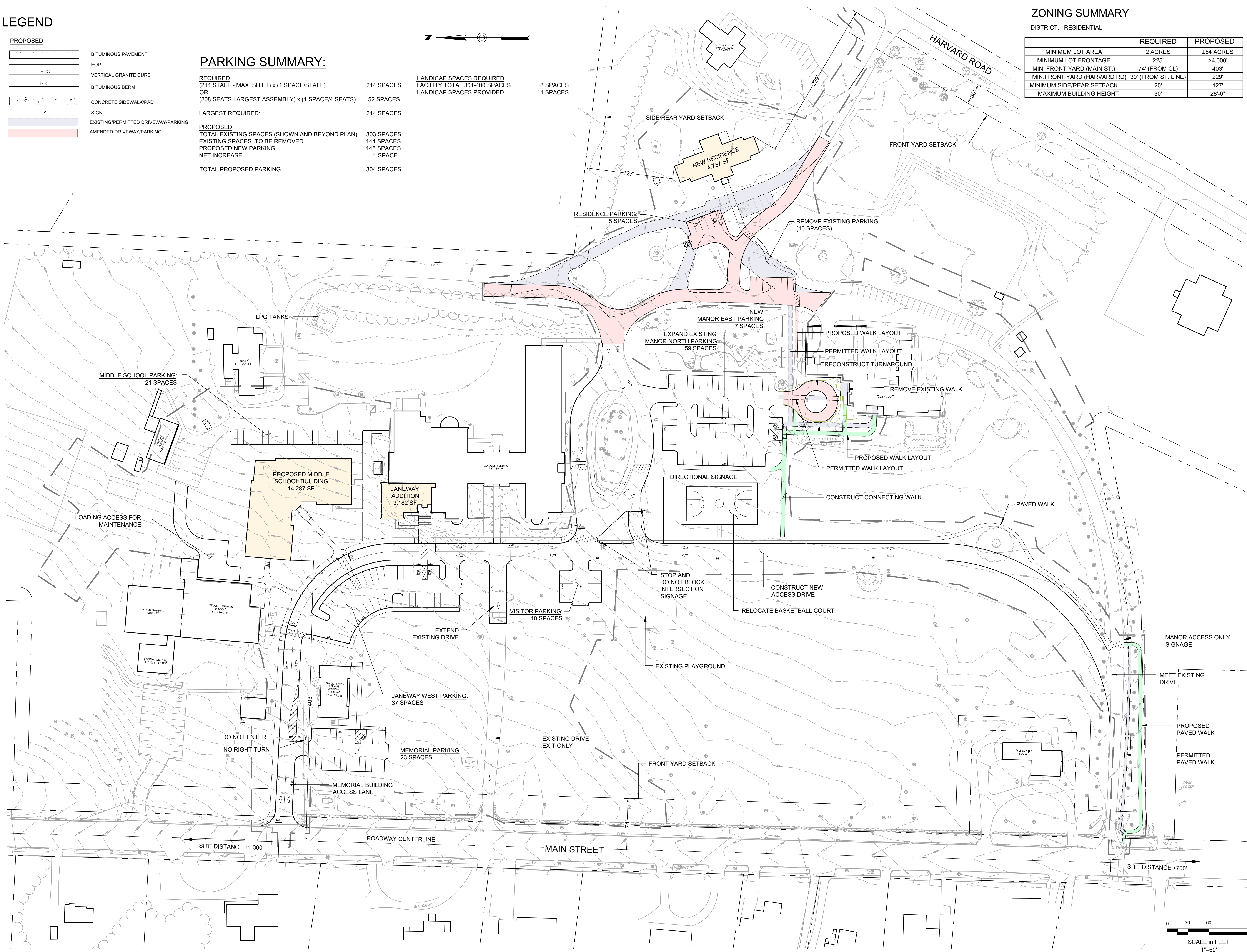
REQUIRED (214 STAFF - MAX. SHIFT) x (1 SPACE/STAFF) OR (208 SEATS LARGEST ASSEMBLY) x (1 SPACE/4 SEATS)	214 SPACES
LARGEST REQUIRED:	214 SPACES
PROPOSED TOTAL EXISTING SPACES (SHOWN AND BEYOND PLAN)	303 SPACES
EXISTING SPACES TO BE REMOVED	144 SPACES
PROPOSED NEW PARKING	145 SPACES
NET INCREASE	1 SPACE
TOTAL PROPOSED PARKING	304 SPACES

HANDICAP SPACES REQUIRED FACILITY TOTAL 301-400 SPACES	8 SPACES
HANDICAP SPACES PROVIDED	11 SPACES

ZONING SUMMARY

DISTRICT: RESIDENTIAL

	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	±54 ACRES
MINIMUM LOT FRONTAGE	225'	>4,000'
MIN. FRONT YARD (MAIN ST.)	74' (FROM CL)	403'
MIN. FRONT YARD (HARVARD RD)	30' (FROM ST. LINE)	229'
MINIMUM SIDE/REAR SETBACK	20'	127'
MAXIMUM BUILDING HEIGHT	30'	28'-6"



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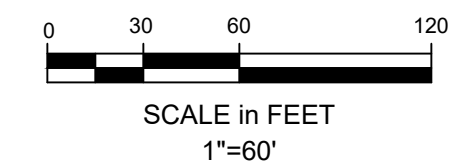
1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-200

GMP PACKAGE





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DATE	09/23/2020

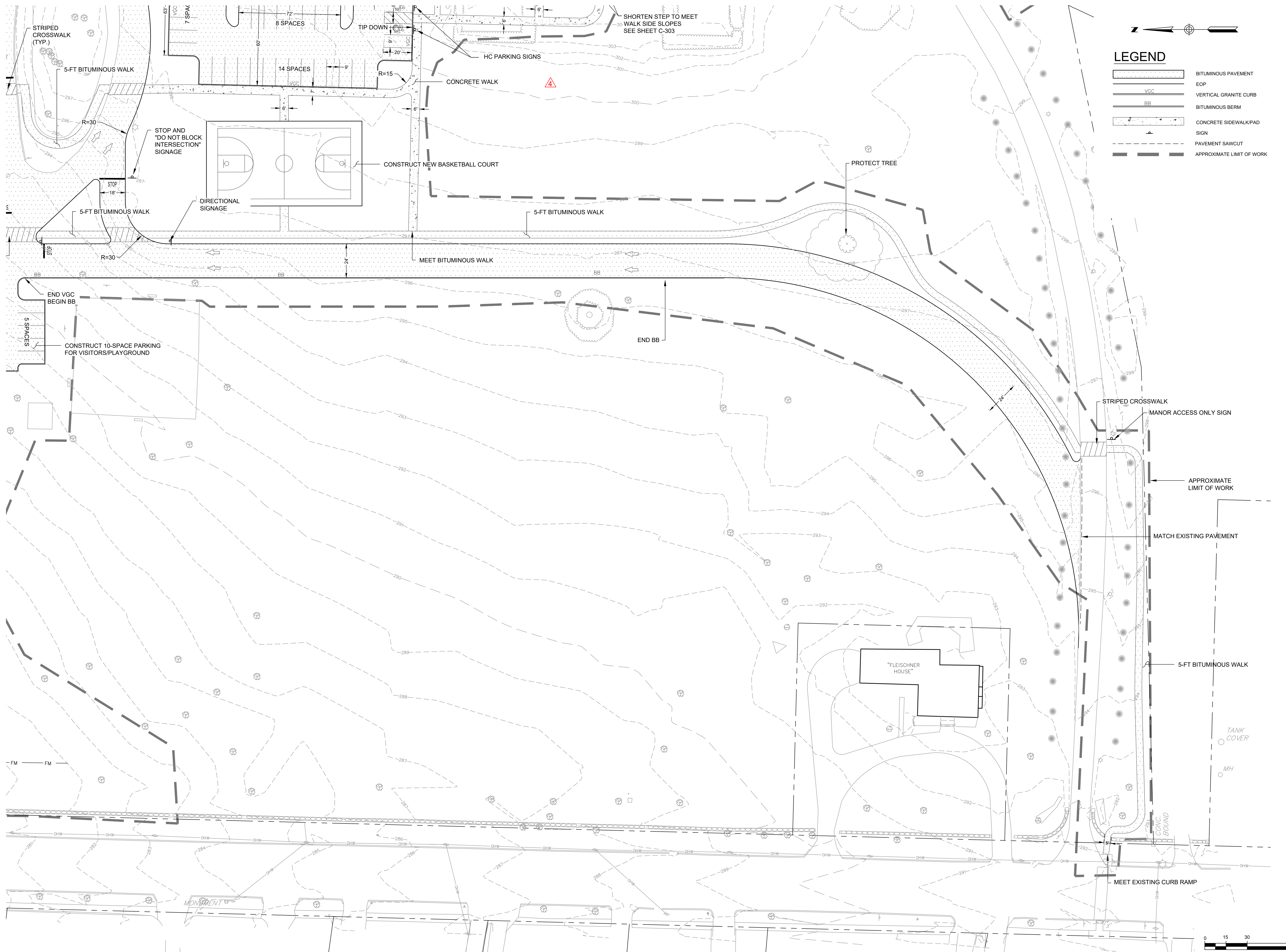
1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
SITE LAYOUT PLAN

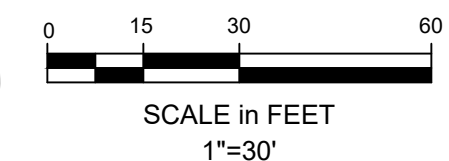
SHEET NUMBER
C-202

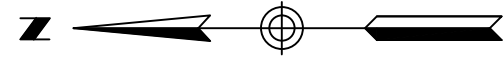
GMP PACKAGE



LEGEND

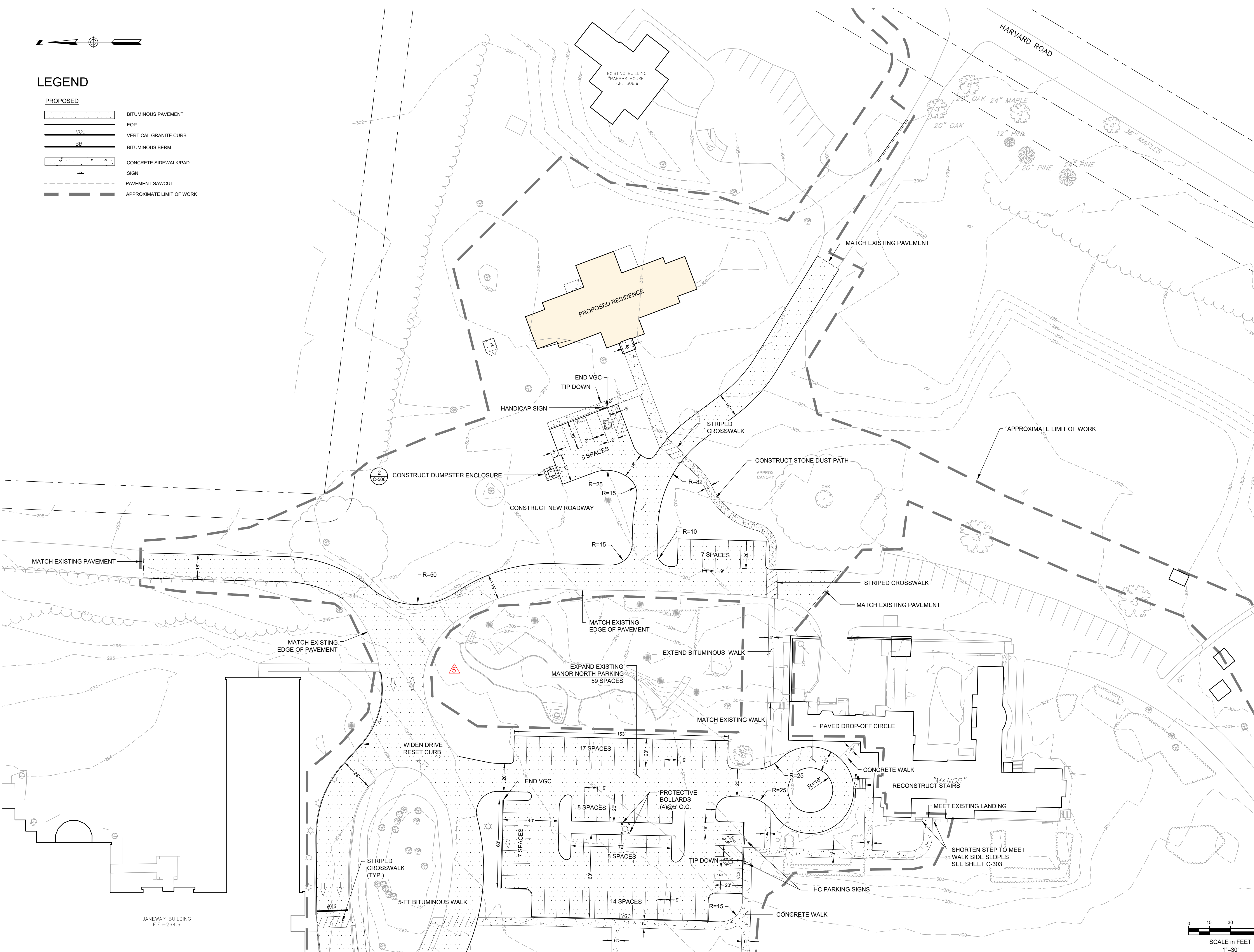
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[Symbol]	EOP
[Symbol]	VERTICAL GRANITE CURB
[Symbol]	BITUMINOUS BERM
[Symbol]	CONCRETE SIDEWALK/PAD
[Symbol]	SIGN
[Symbol]	PAVEMENT SAWCUT
[Symbol]	APPROXIMATE LIMIT OF WORK





LEGEND

- PROPOSED**
- BITUMINOUS PAVEMENT
 - EOP
 - VERTICAL GRANITE CURB
 - BITUMINOUS BERM
 - CONCRETE SIDEWALK/PAD
 - SIGN
 - PAVEMENT SAWCUT
 - APPROXIMATE LIMIT OF WORK



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DATE	09/23/2020

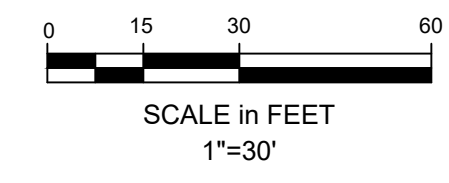
1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C-203

GMP PACKAGE





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PROJECT SCALE DRAWN CHECKED DATE
19026.00
09/23/2020

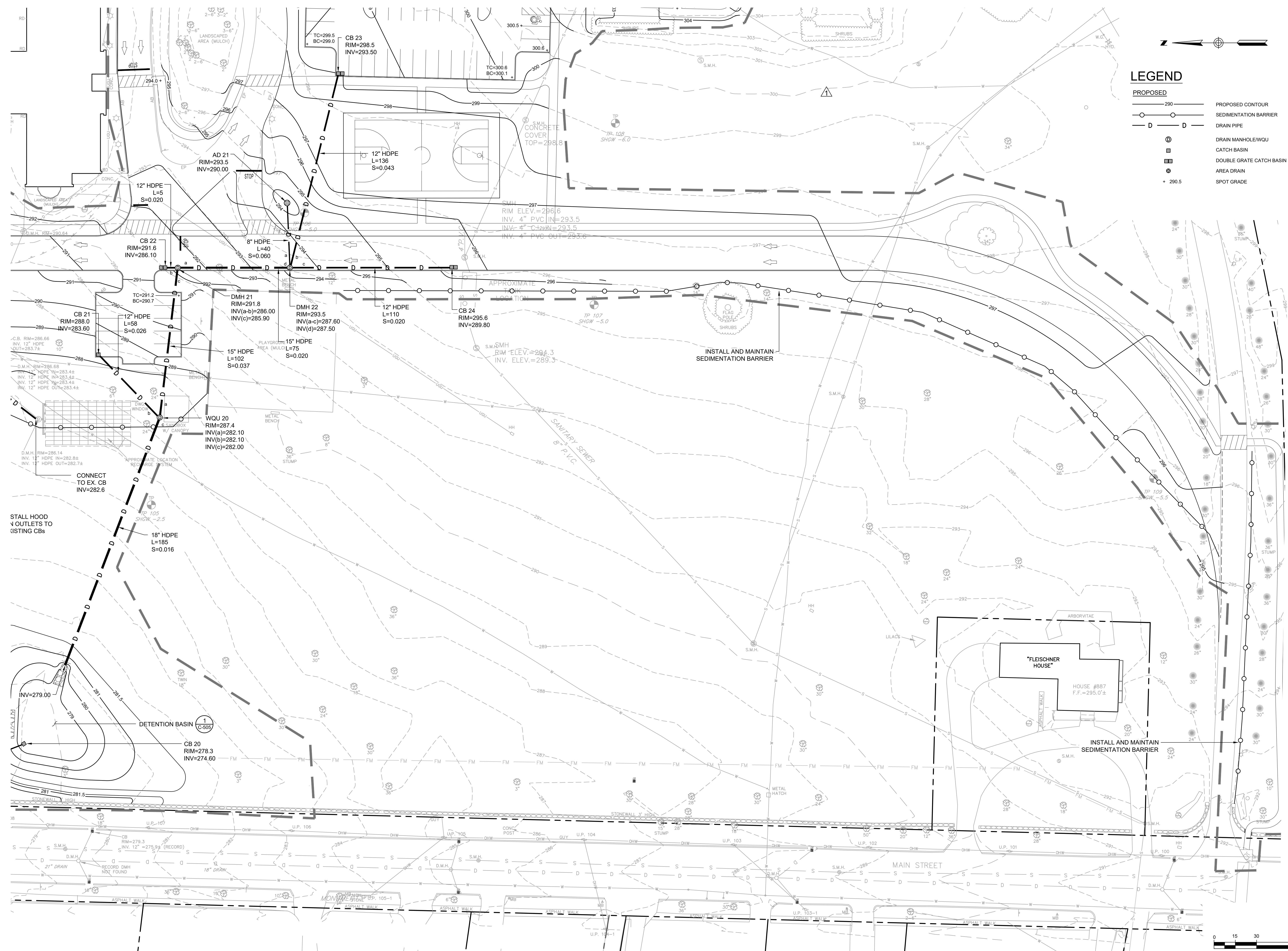
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1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
GRADING AND DRAINAGE PLAN

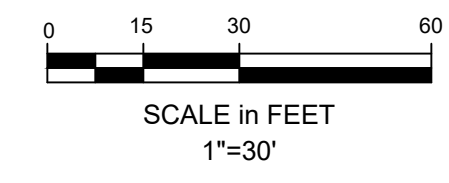
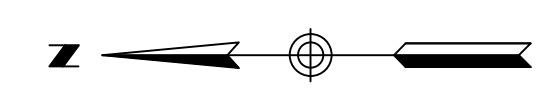
SHEET NUMBER
C-302

GMP PACKAGE



LEGEND

- PROPOSED
- 290 — PROPOSED CONTOUR
 - ○ SEDIMENTATION BARRIER
 - D — D — DRAIN PIPE
 - ⊙ DRAIN MANHOLE/WQU
 - ⊠ CATCH BASIN
 - ⊞ DOUBLE GRATE CATCH BASIN
 - ⊕ AREA DRAIN
 - + 290.5 SPOT GRADE





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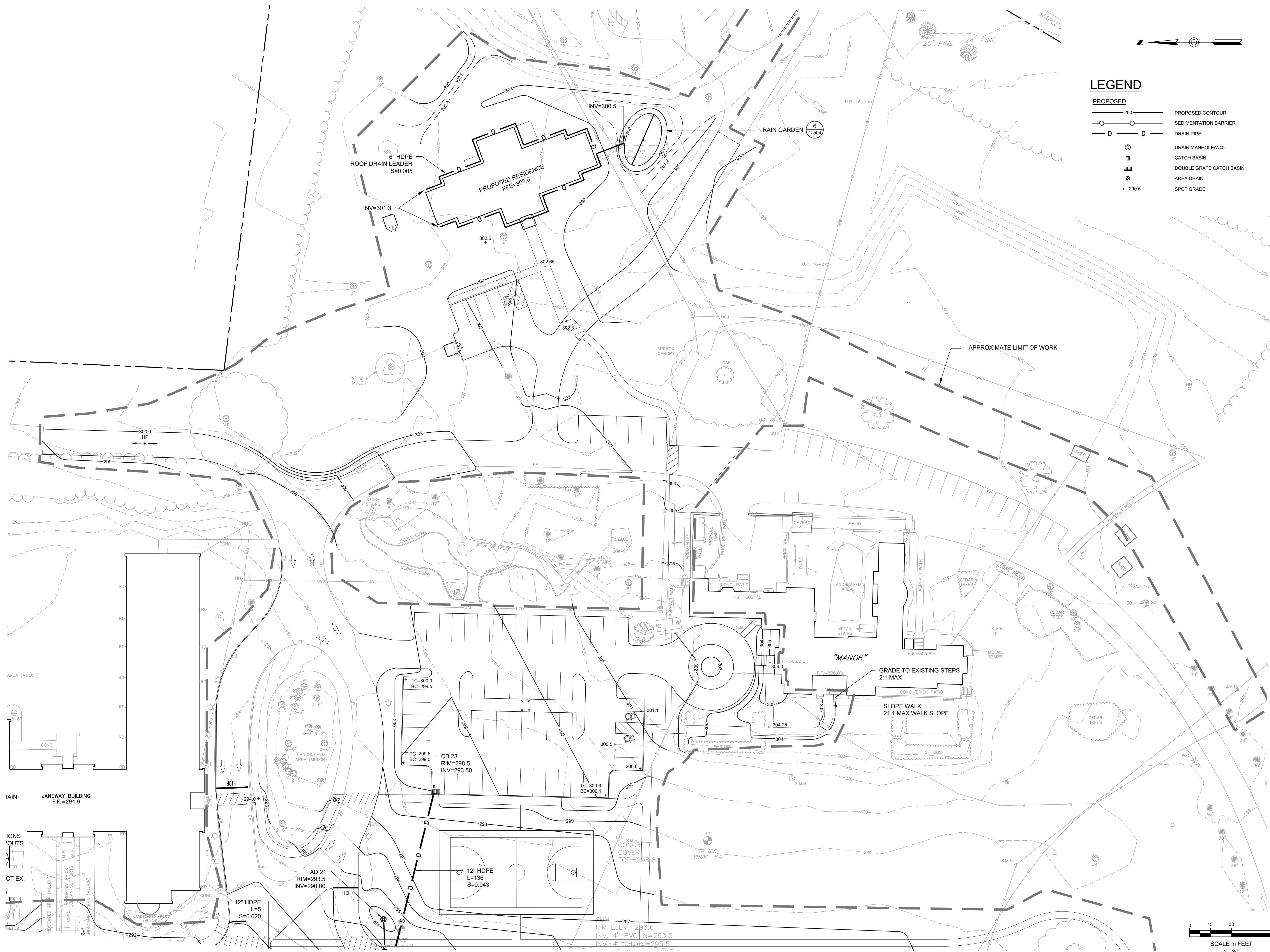
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1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
GRADING AND
DRAINAGE PLAN

SHEET NUMBER
C-303

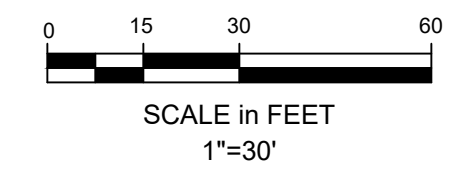
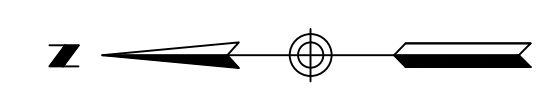
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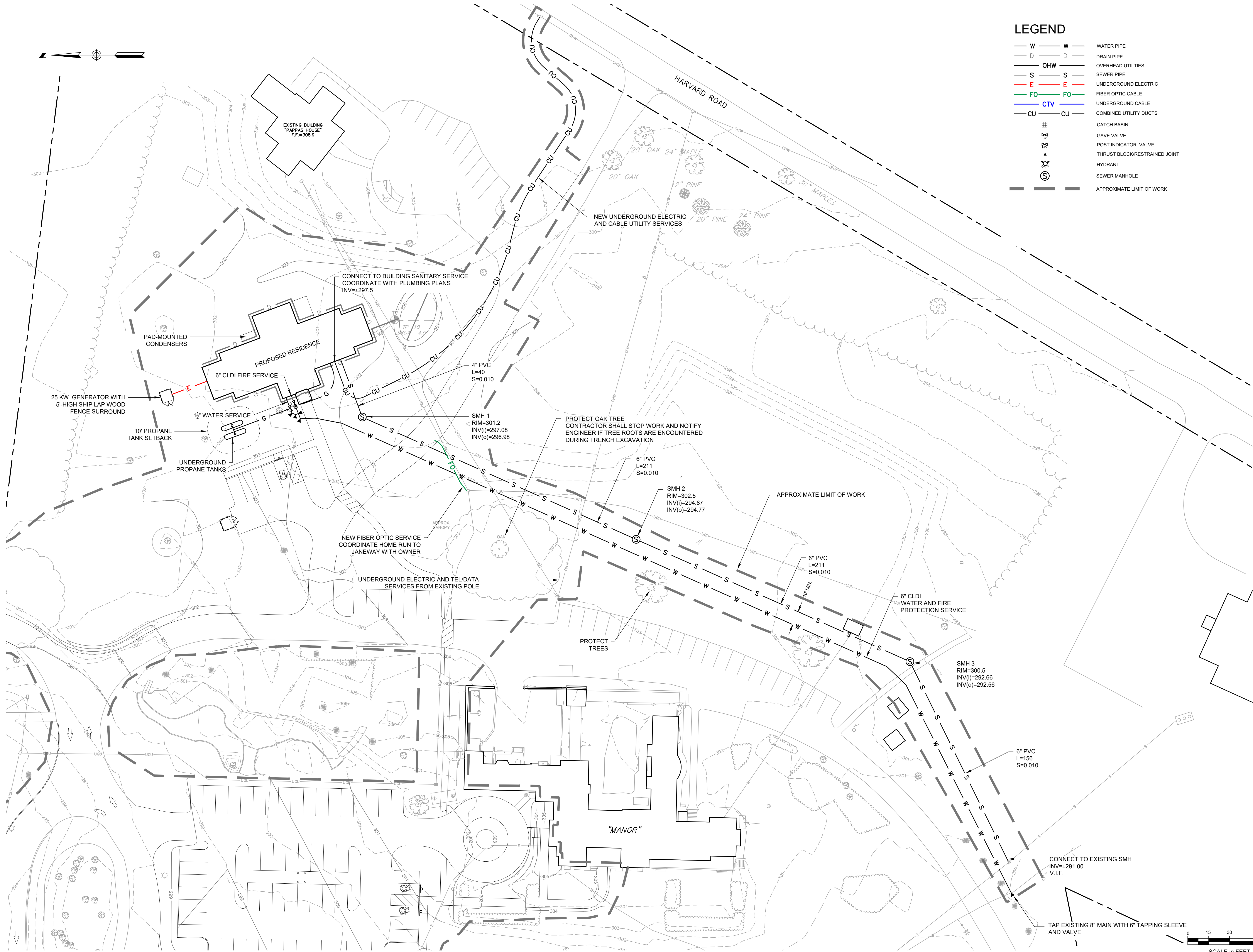
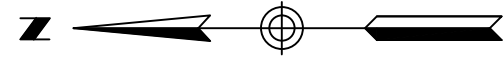
LEGEND

PROPOSED

- 290 — PROPOSED CONTOUR
- ○ SEDIMENTATION BARRIER
- D — DRAIN PIPE
- ⊙ DRAIN MANHOLE/WOU
- ▣ CATCH BASIN
- ▤ DOUBLE GRATE CATCH BASIN
- ⊗ AREA DRAIN
- + 290.5 SPOT GRADE



RIM ELEV.=296.6
INV. 4" PVC IN=293.5
INV. 4" C-12 IN=293.5



LEGEND

- W — WATER PIPE
- D — DRAIN PIPE
- OHW — OVERHEAD UTILITIES
- S — SEWER PIPE
- E — UNDERGROUND ELECTRIC
- FO — FIBER OPTIC CABLE
- CTV — UNDERGROUND CABLE
- CU — COMBINED UTILITY DUCTS
- ▢ CATCH BASIN
- ⊕ GATE VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ THRUST BLOCK/RESTRAINED JOINT
- ⊕ HYDRANT
- ⊕ SEWER MANHOLE
- — — APPROXIMATE LIMIT OF WORK



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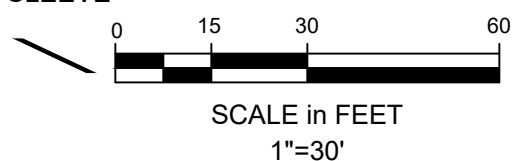
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1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
SITE UTILITIES PLAN

SHEET NUMBER
C-402

GMP PACKAGE



PLANTING SCHEDULE:

Manor North

Common Name	Botanical Name	#	Size
Trees			
LL	Little Leaf Linden	6	2.5" cal.
CB	Crimson Frost Birch	2	2.5" cal.
KD	Kousa Dogwood	1	2.5" cal.
AC	Weeping Alaskan Cedar	2	2.5" cal.
SM	Silver Maple (Existing/Former)	2	2.5" cal.
Total Trees		13	

Shrubs

Colorado Blue Spruce	Picea pungens 'Montgomery'	8	5 gal.
Siberia Spruce	Picea omorica 'Nana'	9	5 gal.
Drooping Leucothoe	Leucothoe fontanesian	7	5 gal.
Lace Cap Hydrangea	Hydrangea macrophylla 'Blue Wave'	9	5 gal.
Fringe Tree	Chionanthus virginicus	4	5 gal.
Oak Leaf Hydrangea	Hydrangea quercifolia	5	5 gal.
Russian Cypress	Microbiota decussata	5	5 gal.
PeeGee Hydrangea	Hydrangea grandiflora	8	5 gal.
Total Shrubs		55	

Manor East

Common Name	Botanical Name	#	Size
Trees			
AC	Weeping Alaskan Cedar	1	2.5" cal.
Total Trees		1	

Shrubs

Lace Cap Hydrangea	Hydrangea macrophylla 'Blue Wave'	3	5 gal.
Total Shrubs		5	

Residence

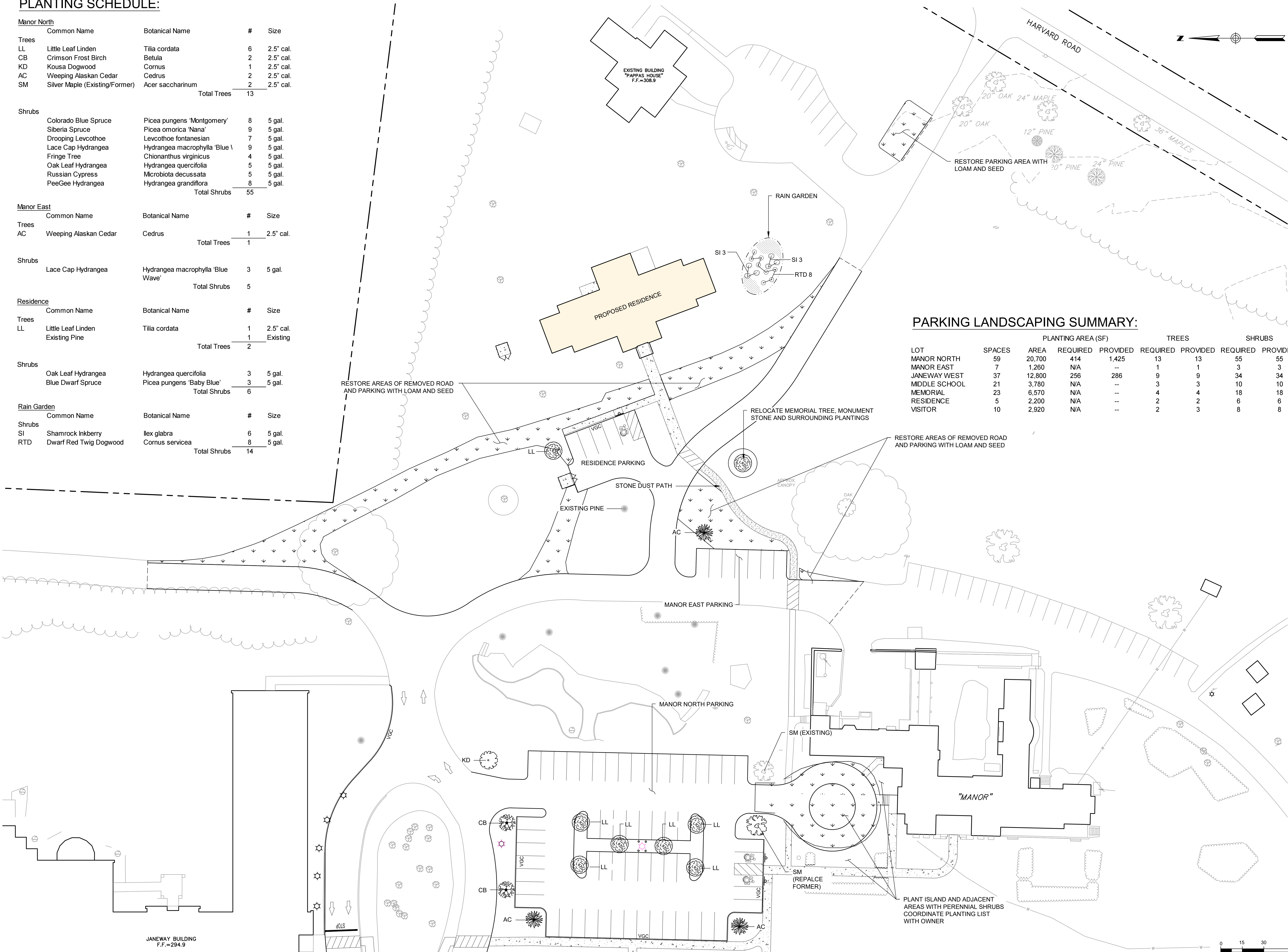
Common Name	Botanical Name	#	Size
Trees			
LL	Little Leaf Linden	1	2.5" cal.
	Existing Pine	1	Existing
Total Trees		2	

Shrubs

Oak Leaf Hydrangea	Hydrangea quercifolia	3	5 gal.
Blue Dwarf Spruce	Picea pungens 'Baby Blue'	3	5 gal.
Total Shrubs		6	

Rain Garden

Common Name	Botanical Name	#	Size
Shrubs			
SI	Shamrock Inkberry	6	5 gal.
RTD	Dwarf Red Twig Dogwood	8	5 gal.
Total Shrubs		14	



PARKING LANDSCAPING SUMMARY:

LOT	SPACES	PLANTING AREA (SF)		TREES		SHRUBS		
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
MANOR NORTH	59	20,700	414	1,425	13	13	55	55
MANOR EAST	7	1,260	N/A	--	1	1	3	3
JANEWAY WEST	37	12,800	256	286	9	9	34	34
MIDDLE SCHOOL	21	3,780	N/A	--	3	3	10	10
MEMORIAL	23	6,570	N/A	--	4	4	18	18
RESIDENCE	5	2,200	N/A	--	2	2	6	6
VISITOR	10	2,920	N/A	--	2	3	8	8



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1	6-4-21	SITE PLAN AMENDMENT
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NAME
Perkins School Phase 1
971 Main Street
Lancaster, MA

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-102
GMP PACKAGE

