

FLANSBURGH

77 NORTH WASHINGTON STREET
BOSTON, MA 02114-1910
FLANSBURGH.COM

Owner/Project Manager

Compass Project Management, Inc.
Owners' Project Manager
One Edgewater Drive, Suite 204
Norwood, MA 02062

Consultants

Nitsch Engineering, Inc.
Land Survey/Traffic/Civil
Engineers
2 Center Plaza
Boston, MA 02108

Stimson Studio
Landscape Architect
288 Norfolk Street
Cambridge, MA 02139

Engineers Design Group Inc
Structural Engineer
350 Main Street
Malden, MA 02148

Stefura Associates, Inc.
FF&E and Casework
77 North Washington Street
Boston, MA 02114

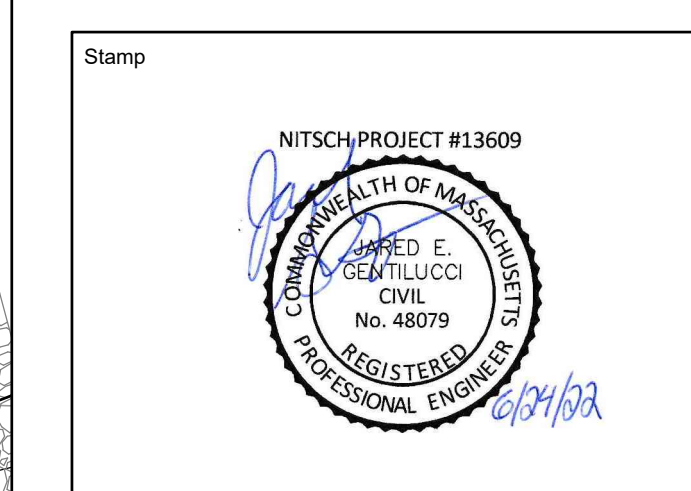
Crabtree McGrath Associates, Inc.
FF&E and Casework
161 West Main Street
Georgetown, MA 01833

Vanderweil Engineers, LLP
Mechanical Electrical Technology
Plumbing & Fire Protection
Engineers
274 Summer Street
Boston, MA 02210

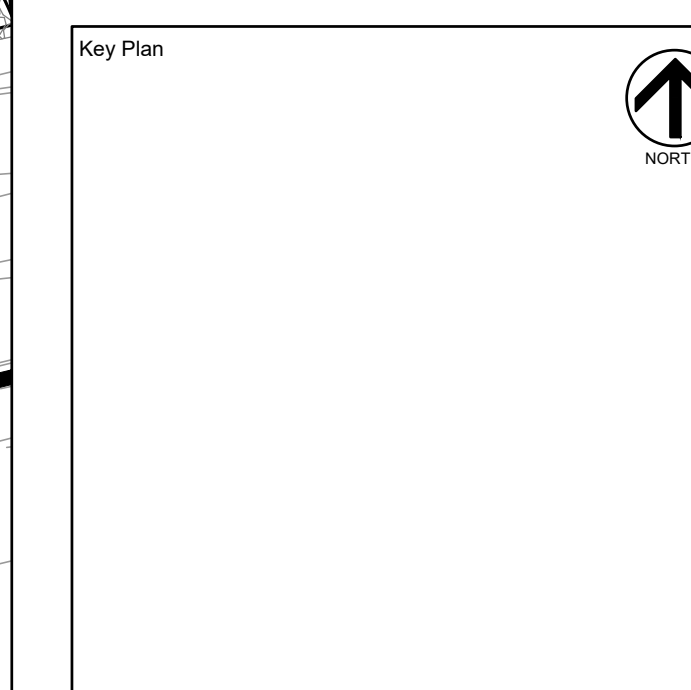
Fuss and O'Neill, Inc.
Hazardous Materials
108 Myrtle Street, Suite 502
Quincy, MA 02171

AM Fogarty
Cost Estimators
175 Derby St, Ste 5
Hingham, Massachusetts 02043

06/24/2022 OOC AMENDMENT		
No.	Date	Note
REVISIONS		
No.	Date	Note
ISSUE		



Final Permitting Set



Erosion and Sedimentation Control Plan

Drawn By	Project ID
NJB	1914.00
Reviewed By	Scale
BMV/JEG	1" = 20'
Issue Date	Print Date
09.23.2021	11.19.2021
Sheet No.	

C2.0



117 CONCORD ST
N/F
LAWRENCE F. CROKE

SITE EROSION CONTROL LEGEND

ALL PROPOSED DRAINAGE INLET STRUCTURES SHALL BE PROVIDED WITH INLET PROTECTION ONCE INSTALLED

SCALE: 1" = 20'

20 10 0 10 20 40

5 ALFRED RD
N/F
THOMAS D. FRASER
BK 56030 PG 44

MATCH LINE - SHEET C2.1

MATCH LINE - SHEET C2.0

17 RAYMOND MARCHETTI ST T
N/F
TANVIR RIZWAN PATEL RITEN
BK 54585 PG 171

RAYMOND MARCHETTI ST
N/F
R1 STEVEN E. MAIORI JOHN J.
BK 20788 PG 470

CONSTRUCTION FENCE FINAL LOCATION TO BE DETERMINED BY CONTRACTOR (TYP)

PERIMETER EROSION CONTROL BARRIER (TYP)

ZONE 'X' SHADED

10' SIDE YARD SETBACK

30' FRONT YARD SETBACK

CONCORD ST
N/F
BY FEISS
72 PG 126

85 CONCORD ST
N/F
PATRICIA M. CONCOTTA
BK 31631 PG 475

SOIL STOCKPILE LOCATIONS

PROPOSED LOCATION OF STORMWATER RECHARGE SYSTEM
NO CONSTRUCTION PARKING OR MATERIAL STOCKPILING ALLOWED WITHIN THE FOOTPRINT OF THE SYSTEM

2.75' DEEP TEMPORARY SEDIMENT BASIN
APPROXIMATE CONTRIBUTING AREA=4.6 ACRES
REQUIRED STORAGE VOLUME=3,600 CF/ACRE*4.6 ACRES=16,560 CF
PROVIDED STORAGE VOLUME=17,900 CF

INLET PROTECTION (TYP)

PROPOSED LOCATION OF INFILTRATION BASIN
NO CONSTRUCTION PARKING OR MATERIAL STOCKPILING ALLOWED WITHIN THE FOOTPRINT OF THE SYSTEM

PROPOSED LOCATION OF STORMWATER RECHARGE SYSTEM
NO CONSTRUCTION PARKING OR MATERIAL STOCKPILING ALLOWED WITHIN THE FOOTPRINT OF THE SYSTEM

PROPOSED LOCATION OF INFILTRATION BASIN
NO CONSTRUCTION PARKING OR MATERIAL STOCKPILING ALLOWED WITHIN THE FOOTPRINT OF THE SYSTEM

PROPOSED LOCATION OF INFILTRATION BASIN
NO CONSTRUCTION PARKING OR MATERIAL STOCKPILING ALLOWED WITHIN THE FOOTPRINT OF THE SYSTEM

PERIMETER EROSION CONTROL BARRIER (TYP)

30' FRONT YARD SETBACK

PERIMETER EROSION CONTROL BARRIER (TYP)

CONCORD STREET
PUBLIC - 49.5' WIDE

APPROXIMATE LOCATION OF BORDERING VEGETATED WETLAND "LEC"

WETLAND MASSGIS LINE



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Malden, MA 02148

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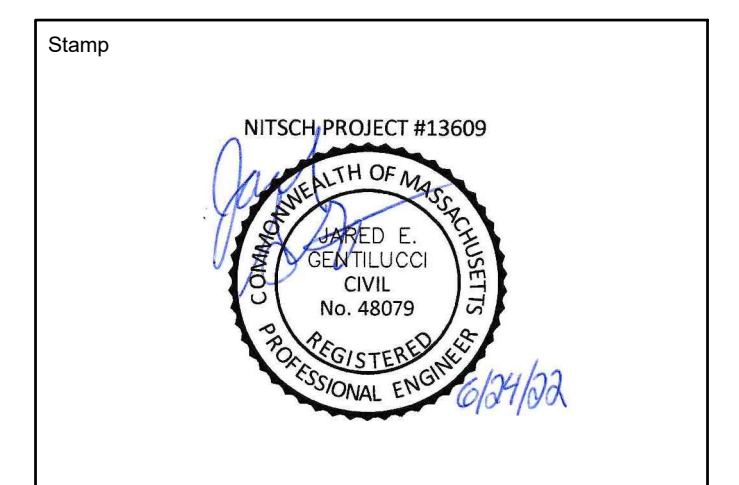
Crabtree McGrath Associates, Inc.
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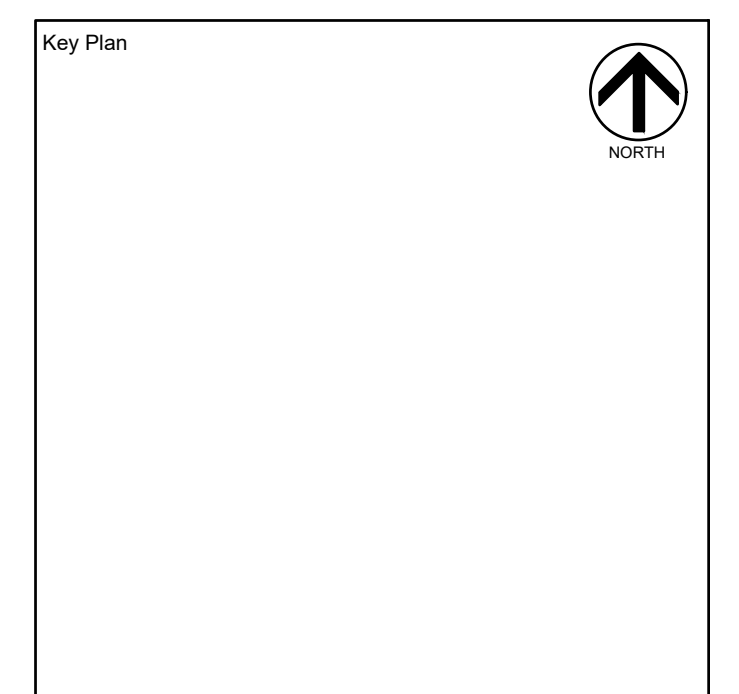
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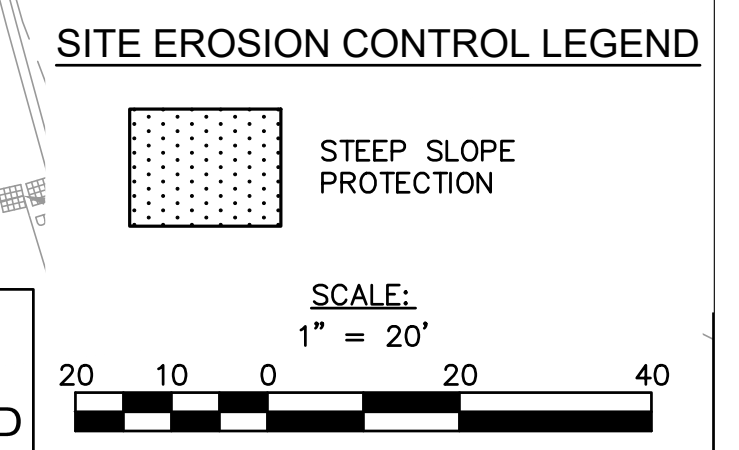
Final Permitting Set



Erosion and Sedimentation Control Plan

Drawn By NLSB	Project ID 1914.00
Reviewed By BMV/JEG	Scale 1" = 20'
Issue Date 09.23.2021	Print Date 11.19.2021
Sheet No.	

C2.2



ALL PROPOSED DRAINAGE INLET STRUCTURES SHALL BE PROVIDED WITH INLET PROTECTION ONCE INSTALLED

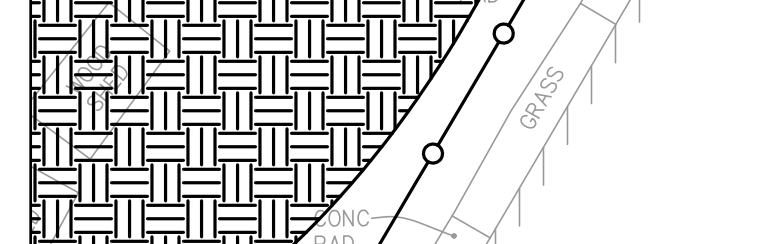
90 CONCORD ST
N/F
TOWN OF ASHLAND
BK 08063 PG 0449
PID 014014001850000
28± ACRES (DEED)
26.74± (CALC.)

MATCHLINE - SHEET C2.1
MATCHLINE - SHEET C2.2



M&P EXISTING MEMORIAL SITE DURING CONSTRUCTION. PROVIDE FENCING AND EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION

STEEP SLOPE PROTECTION (TYP)



PROPOSED LOCATION OF STORMWATER RECHARGE SYSTEM
NO CONSTRUCTION PARKING OR MATERIAL STOCKPILING ALLOWED WITHIN THE FOOTPRINT OF THE SYSTEM

APPROXIMATE LOCATION OF DRAINAGE DITCHES OR WADING PANS FROM FLOW OF WATER ORIGINATING FROM PERMANENT WASH "LEFT"

APPROXIMATE LOCATION OF EXISTING DRAIN "LEFT"

LIMIT OF WORK

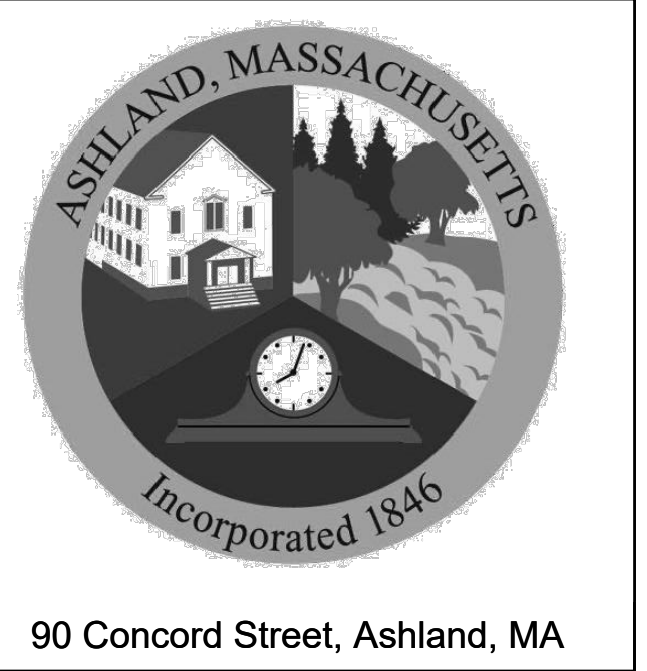
CONSTRUCTION FENCE FINAL LOCATION TO BE DETERMINED BY CONTRACTOR (TYP)

TEMPORARY 24" CPP PIPE WITH MINIMUM SLOPE OF 1%

PERIMETER EROSION CONTROL BARRIER (TYP)

MATCHLINE - SHEET C2.2
MATCHLINE - SHEET C2.3

SCALE: 1" = 20'



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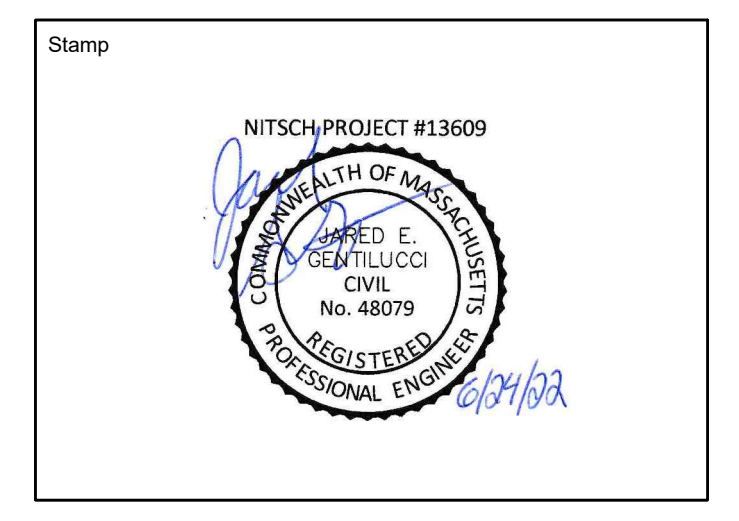
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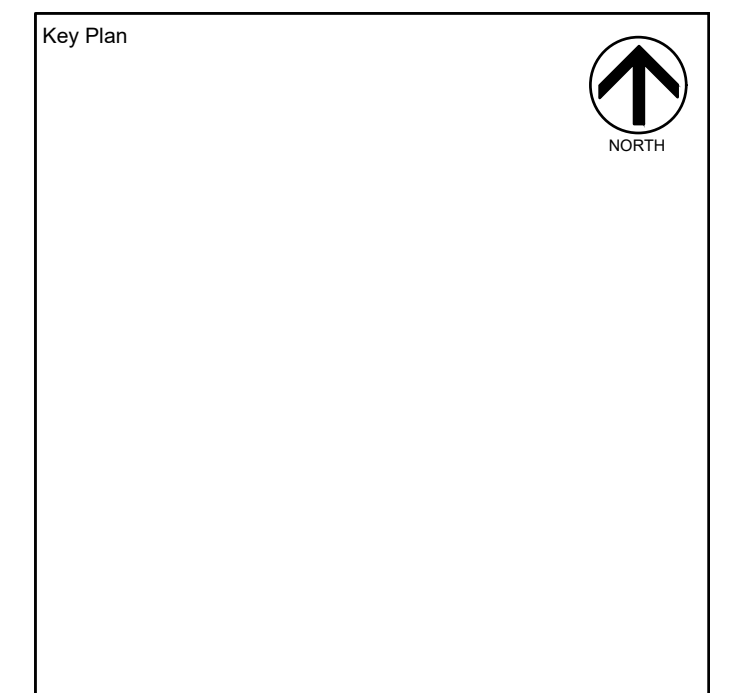
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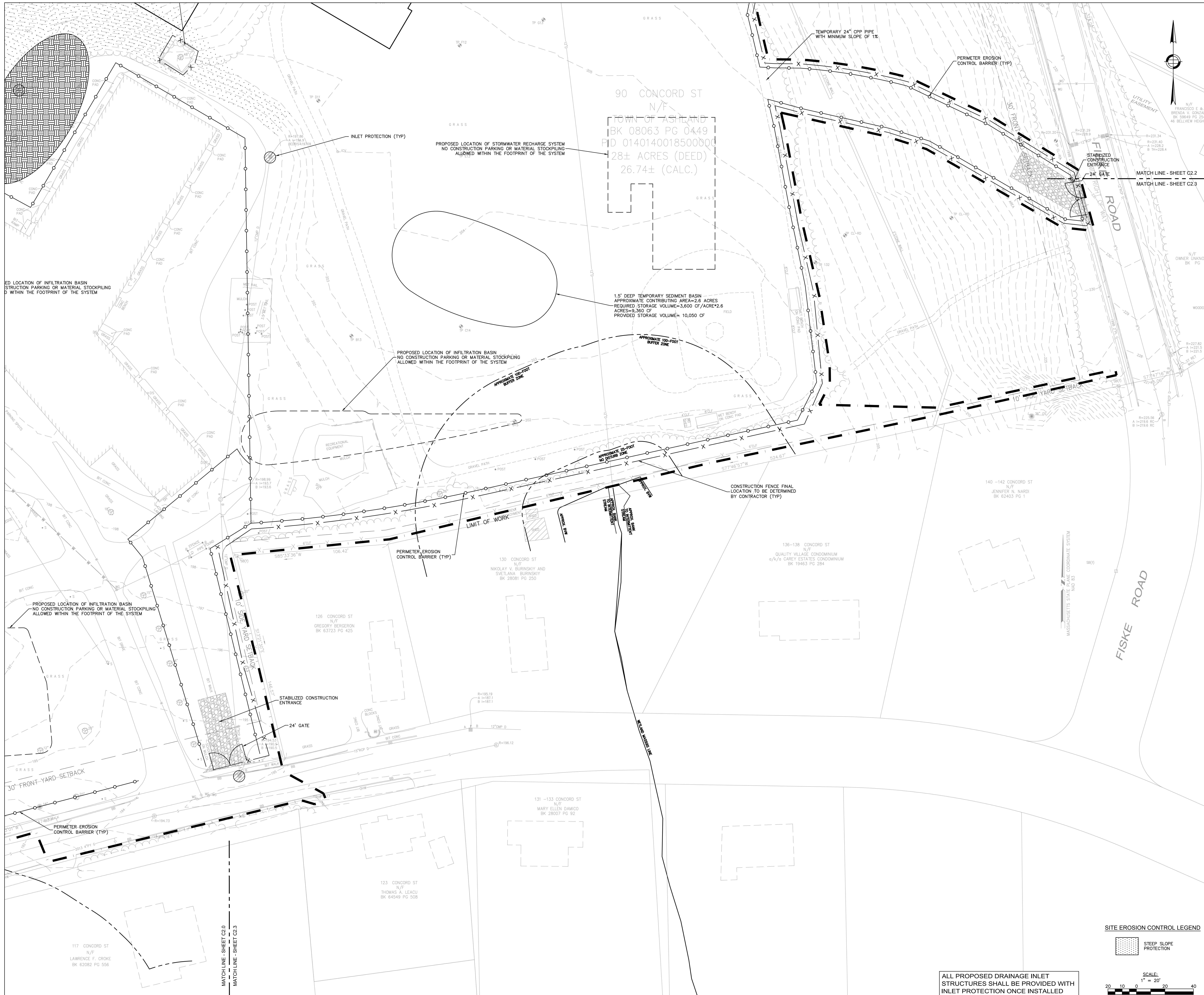
Final Permitting Set



Erosion and Sedimentation Control Plan

Drawn By	Project ID
Reviewed By	Scale
Issue Date	Plan Date
Sheet No.	11.19.2021

C2.3



90 CONCORD ST
N/F
TOWN OF ASHLAND
BK 08063 PG 0449
PID 014014001850000
28± ACRES (DEED)
26.74± (CALC.)

1.5' DEEP TEMPORARY SEDIMENT BASIN
APPROXIMATE CONTRIBUTING AREA=2.6 ACRES
REQUIRED STORAGE VOLUME=3,600 CF/ACRE=2.6 ACRES=9,360 CF
PROVIDED STORAGE VOLUME= 10,050 CF

APPROXIMATE 25-FOOT NO STORAGE ZONE

APPROXIMATE 100-FOOT BUFFER ZONE

ALL PROPOSED DRAINAGE INLET STRUCTURES SHALL BE PROVIDED WITH INLET PROTECTION ONCE INSTALLED

SITE EROSION CONTROL LEGEND

STEEP SLOPE PROTECTION

SCALE:
1" = 20'

MATCHLINE - SHEET C2.0
MATCHLINE - SHEET C2.3



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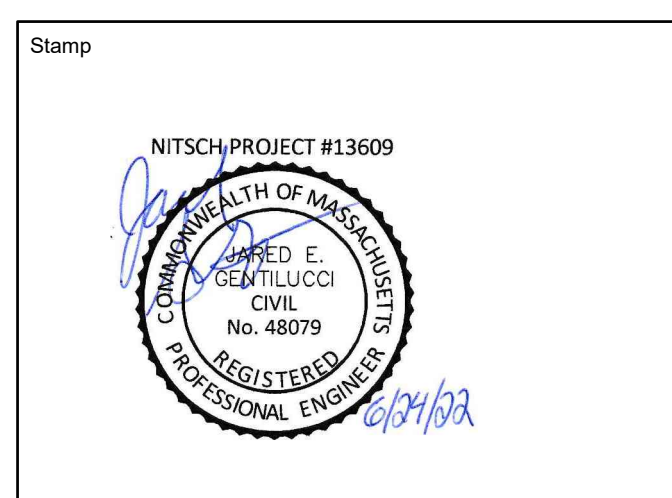
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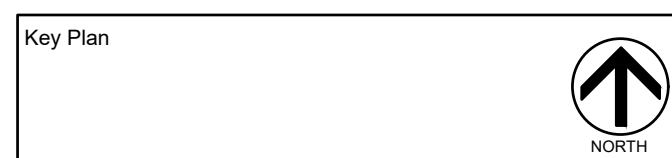
Fuss and O'Neill, Inc.
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Quincy, MA 02171

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Cost Estimators
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NO. 24/2022 COC AMENDMENT		
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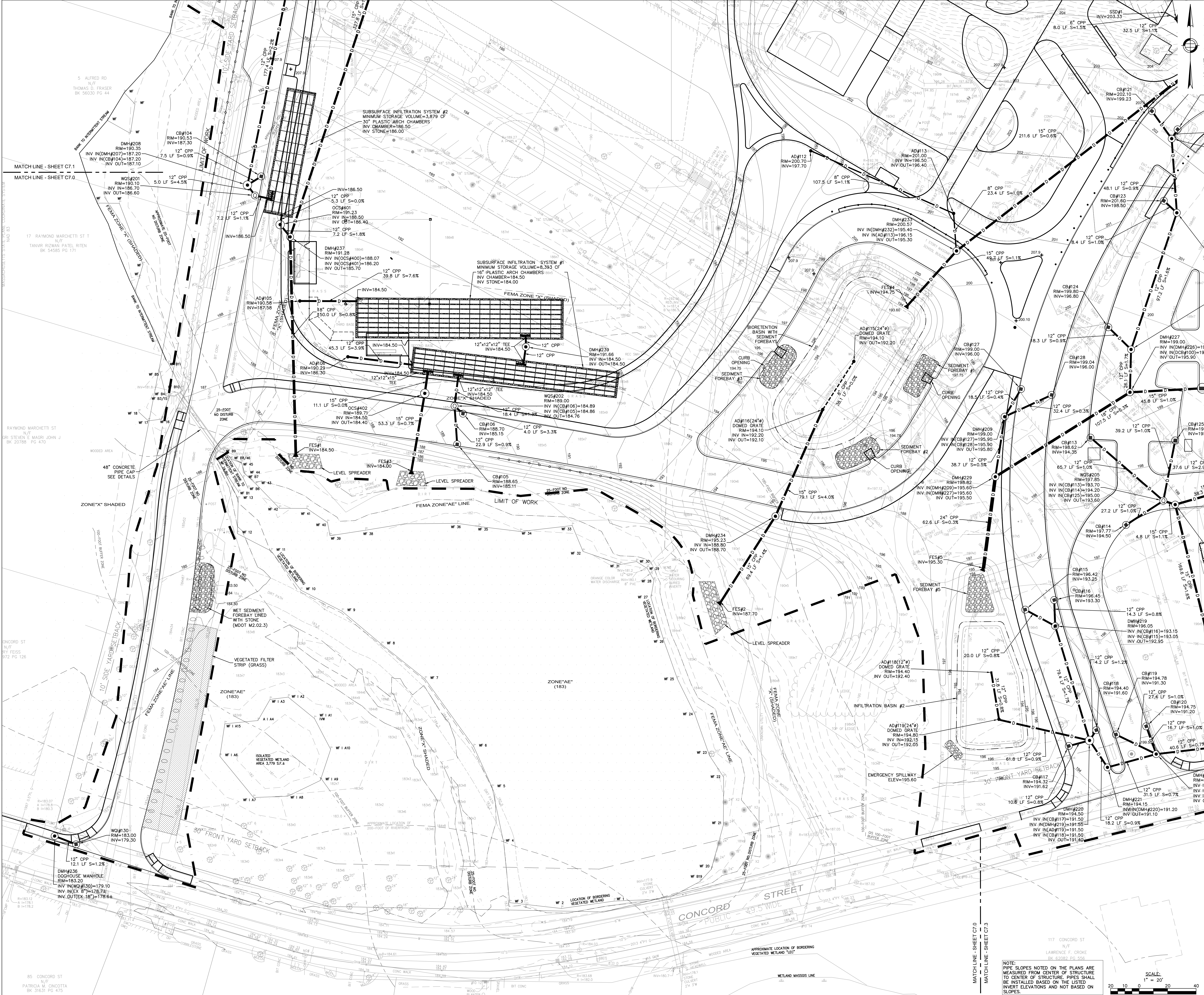
Final Permitting Set



Site Drainage Plan

Drawn By NJB	Project ID 1914.00
Reviewed By BNV/JEC	Scale 1" = 20'
Issue Date 09-23-2021	Plot Date 11-19-2021
Sheet No.	

C7.0



NOTE: PIPE SLOPES NOTED ON THE PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPES SHALL BE INSTALLED BASED ON THE LISTED INVERT ELEVATIONS AND NOT BASED ON SLOPES.

SCALE: 1" = 20'

117 CONCORD ST
LAWRENCE F. CROKE
BK 62082 PG. 556

85 CONCORD ST
PATRICIA M. CINCOTTA
BK 31631 PG 475

5 ALFRED RD
THOMAS D. FRASER
BK 56030 PG 44

MATCH LINE - SHEET C7.1
MATCH LINE - SHEET C7.0

17 RAYMOND MARCHETTI ST
TANVIR RIZWAN PATEL, RITEN
BK 54585 PG 171

RAYMOND MARCHETTI ST
DR. STEVEN E. MAGR, JOHN J
BK 20788 PG 470

CONCORD ST
N/F
RY FEISS
BK 1972 PG 126

CONCORD ST
N/F
RY FEISS
BK 1972 PG 126

CONCORD ST
N/F
RY FEISS
BK 1972 PG 126

CONCORD ST
N/F
RY FEISS
BK 1972 PG 126

CONCORD ST
N/F
RY FEISS
BK 1972 PG 126

CONCORD ST
N/F
RY FEISS
BK 1972 PG 126



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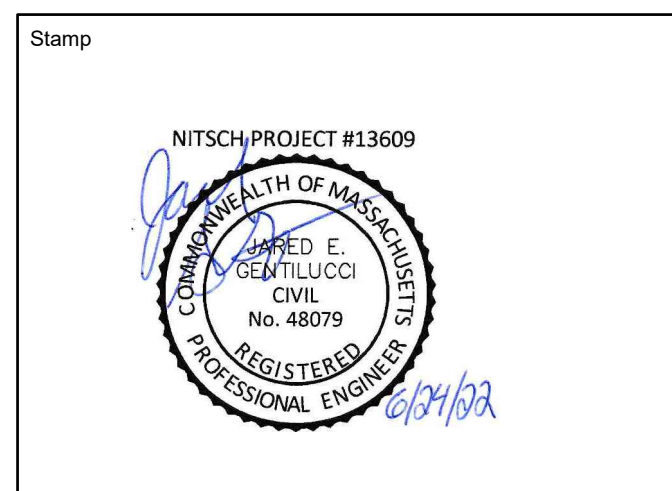
Vanderweil Engineers, LLP
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Plumbing & Fire Protection
Engineers
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Boston, MA 02210

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Hazardous Materials
108 Myrtle Street, Suite 502
Quincy, MA 02171

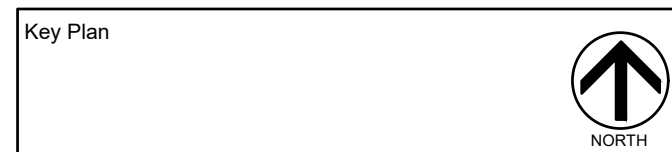
AM Fogarty
Cost Estimators
175 Derby St, Ste 5
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NO. 24 2022 GOC AMENDMENT

No.	Date	Note
REVISIONS		
ISSUE		



Final Permitting Set



Site Drainage Plan

Drawn By NJB	Project ID 1914.00
Reviewed By BNV/CEC	Scale 1" = 20'
Issue Date 09-23-2021	Plot Date 11-19-2021
Sheet No.	

C7.1





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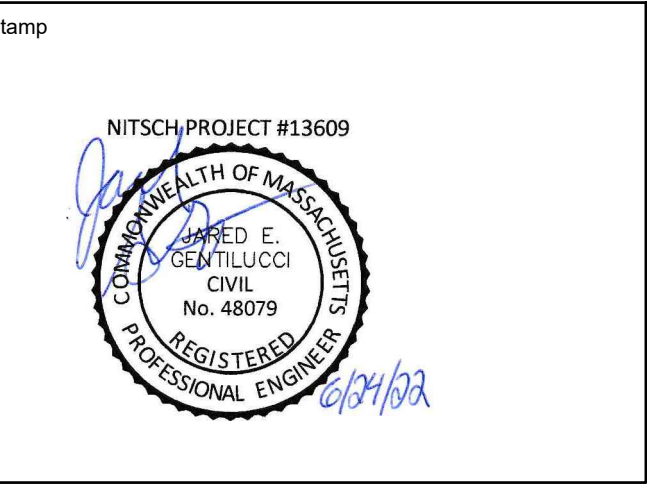
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19/24/2022 OOC AMENDMENT

No.	Date	Note
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ISSUE		



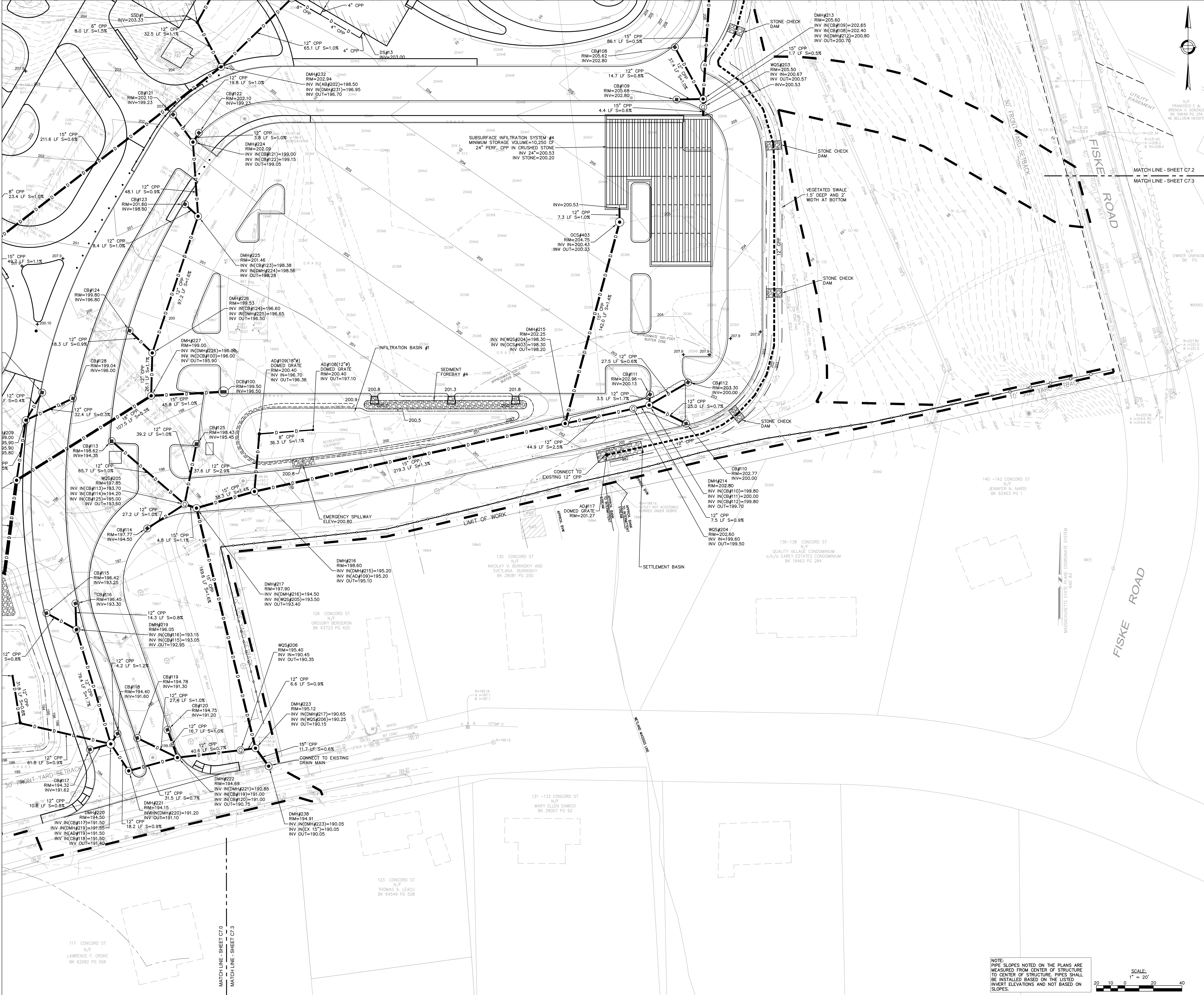
Final Permitting Set

Key Plan

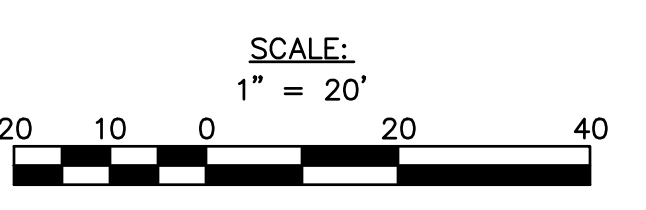
Sheet Title
Site Drainage Plan

Drawn By NJB	Project ID 1914.00
Reviewed By BNV/JEC	Scale 1" = 20'
Issue Date 09.23.2021	Plot Date 11.19.2021
Sheet No.	

C7.3



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TO CENTER OF STRUCTURE. PIPES SHALL
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INVERT ELEVATIONS AND NOT BASED ON
SLOPES.



MATCH LINE - SHEET C7.0
MATCH LINE - SHEET C7.3

117 CONCORD ST
N/F
LAWRENCE F. CROKE
BK 62082 PG 556

123 CONCORD ST
N/F
THOMAS A. LEACU
BK 64549 PG 508

131-133 CONCORD ST
N/F
MARY ELLEN DAMICO
BK 28007 PG 92

136-138 CONCORD ST
N/F
QUALITY VILLAGE CONDOMINIUM
4/4 1/2 CAREY ESTATES CONDOMINIUM
BK 19463 PG 284

140-142 CONCORD ST
N/F
JENNIFER N. NARDI
BK 62403 PG 1

130 CONCORD ST
N/F
NIKOLAY V. BURINSKIY AND
SVETLANA BURINSKIY
BK 28081 PG 250

126 CONCORD ST
N/F
GREGORY BERGERON
BK 63723 PG 425

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3

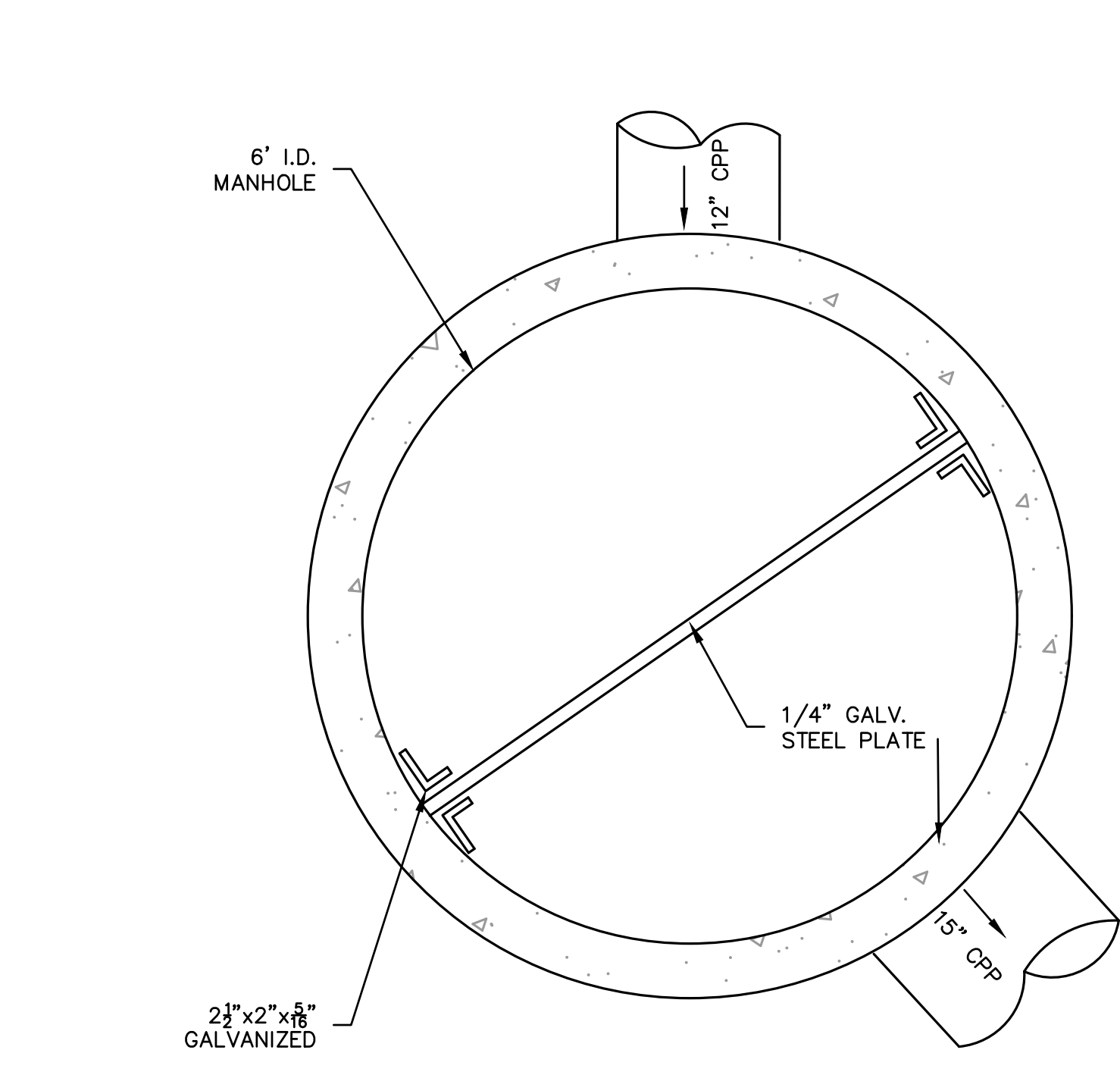
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MATCH LINE - SHEET C7.2
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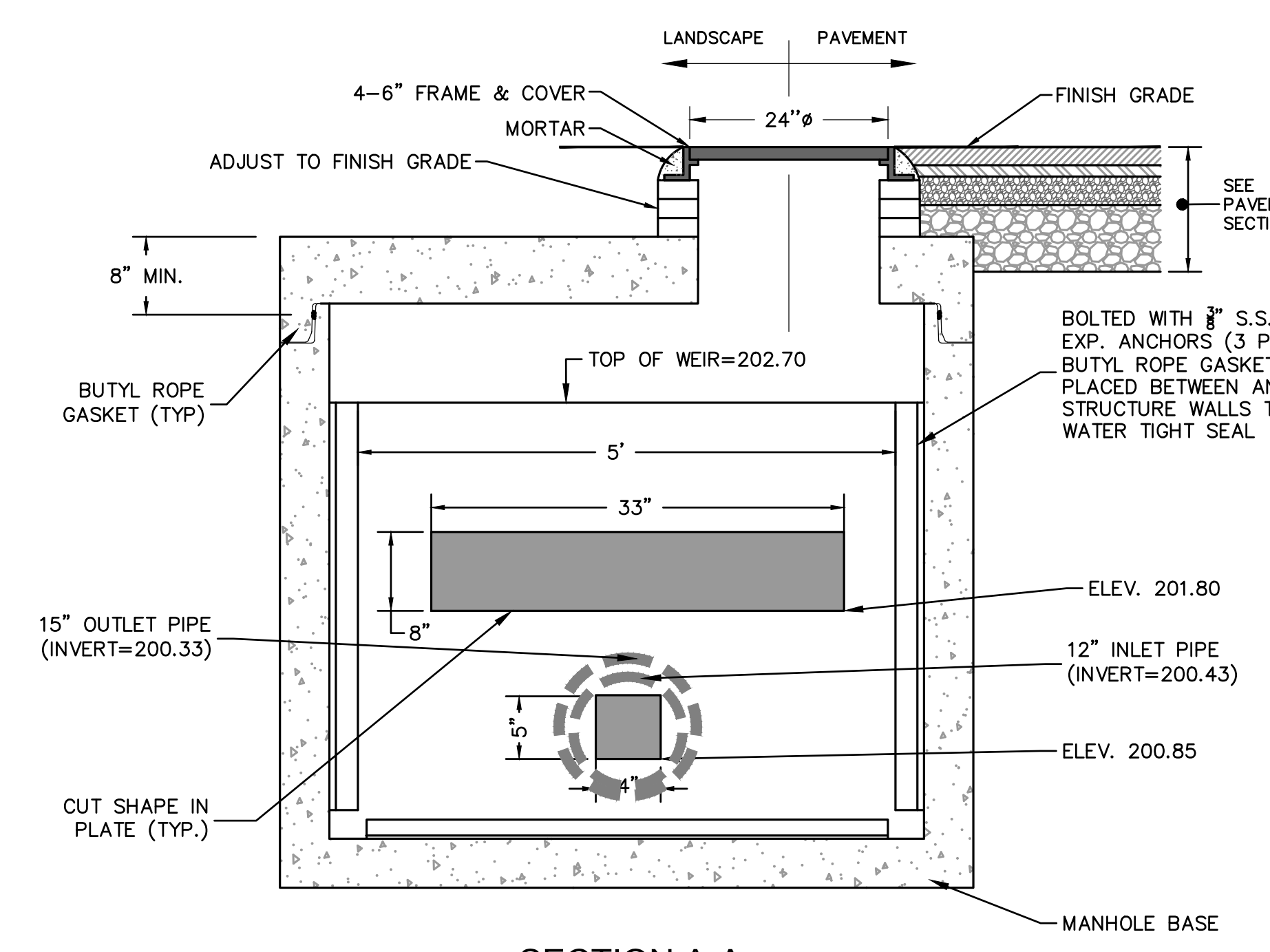
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MATCH LINE - SHEET C7.3

MATCH LINE - SHEET C7.2
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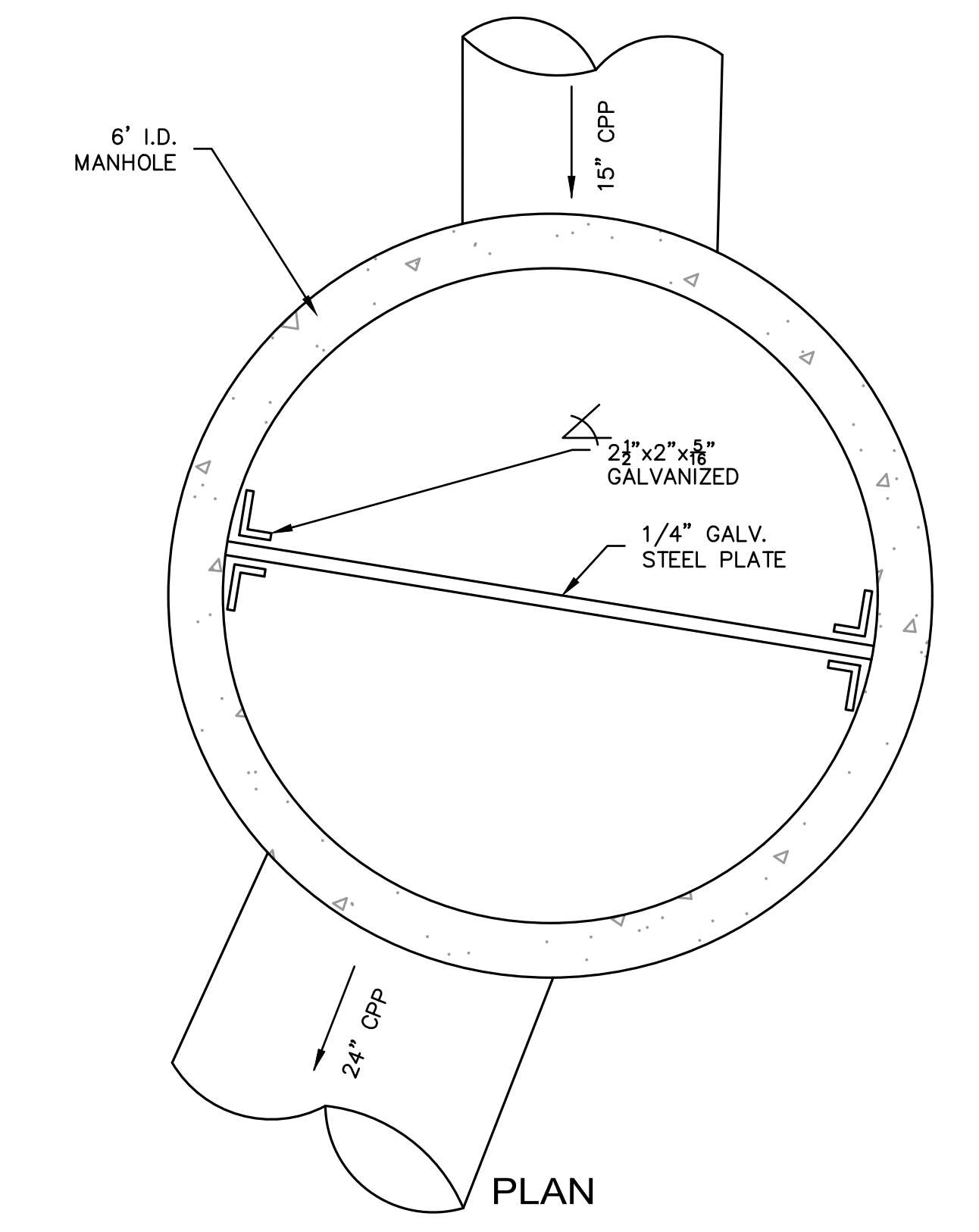
MATCH LINE - SHEET C7.2
MATCH LINE - SHEET C7.3



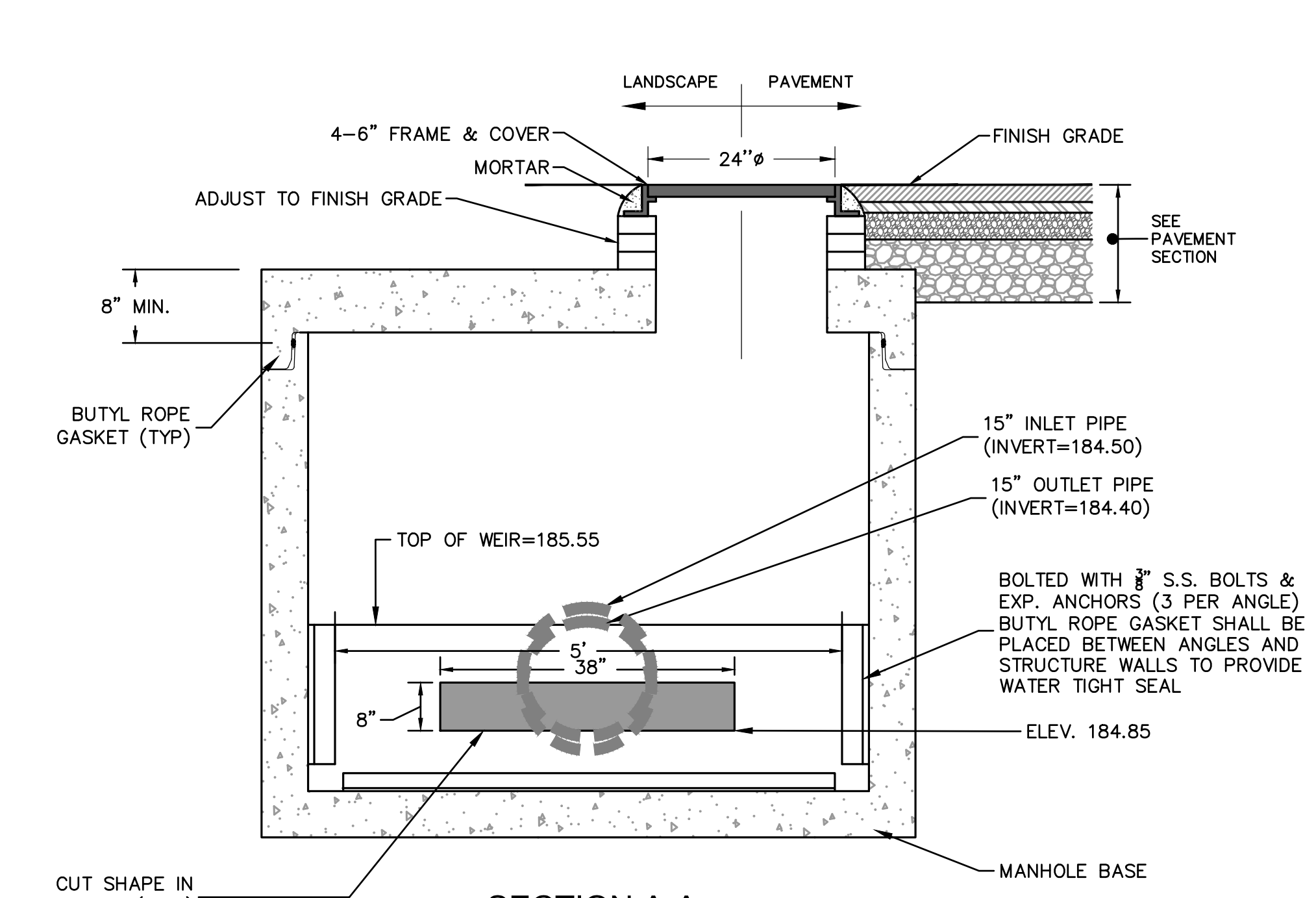
PLAN



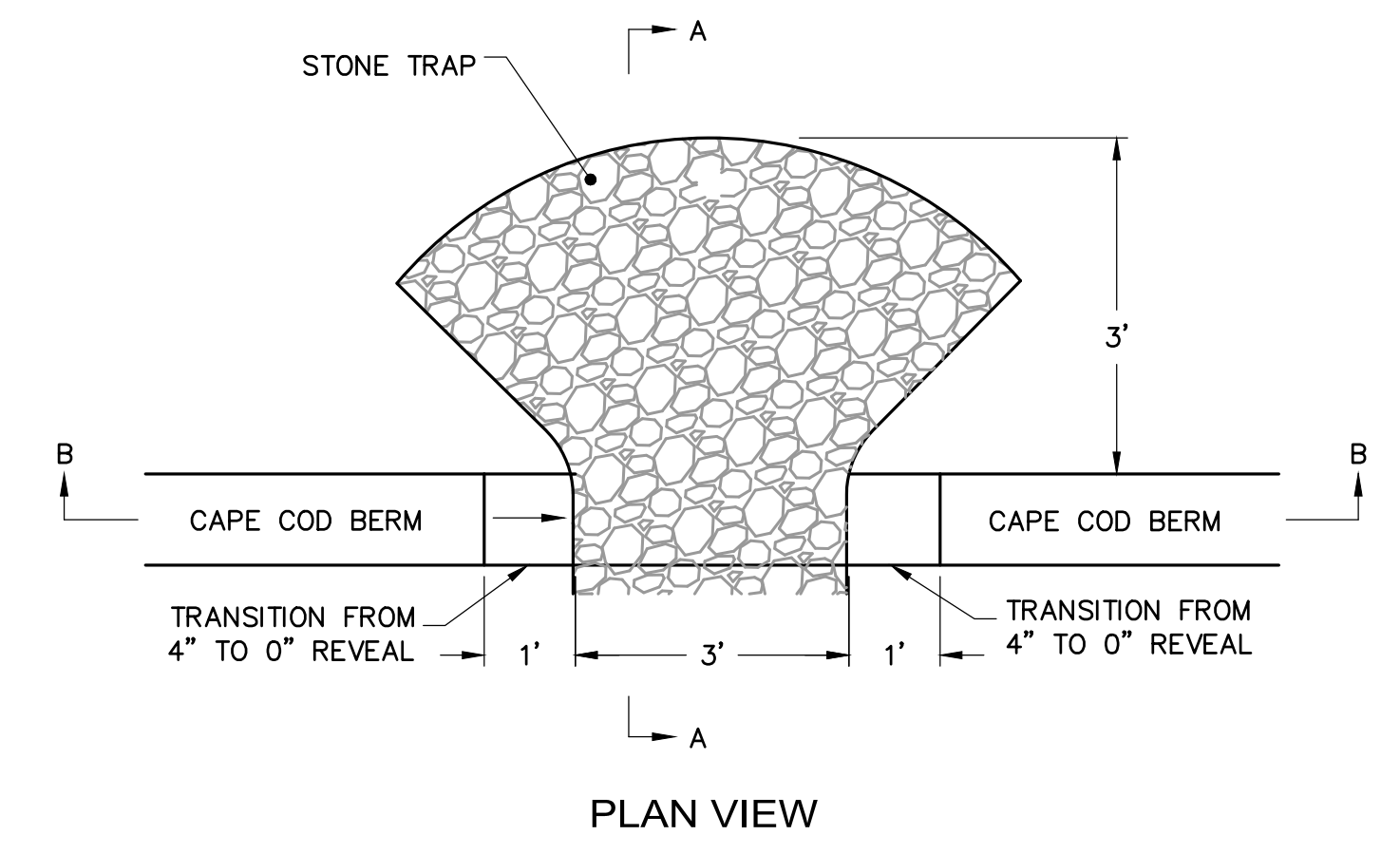
SECTION A-A
SS-4 OUTLET CONTROL STRUCTURE #403
NOT TO SCALE



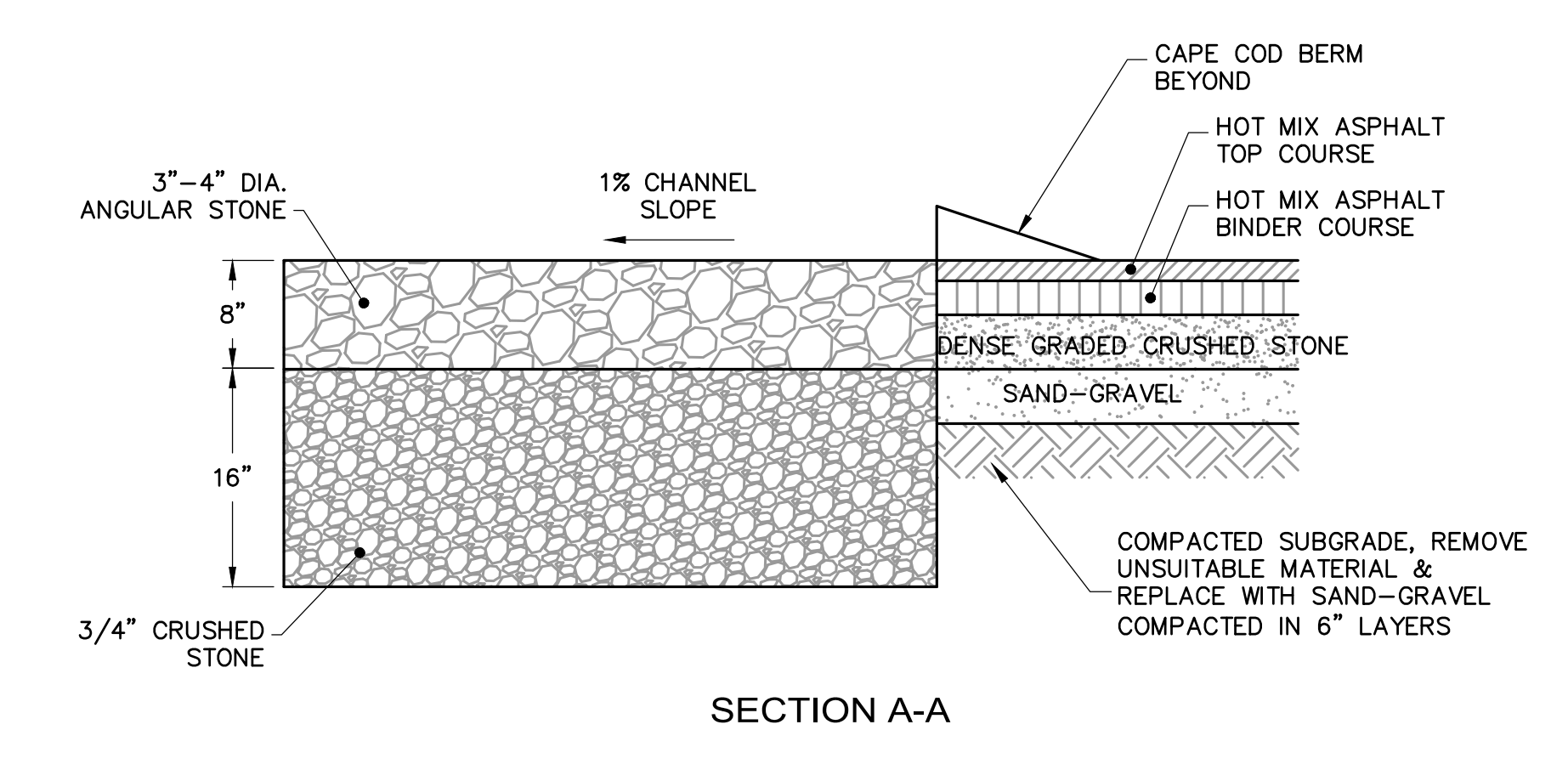
PLAN



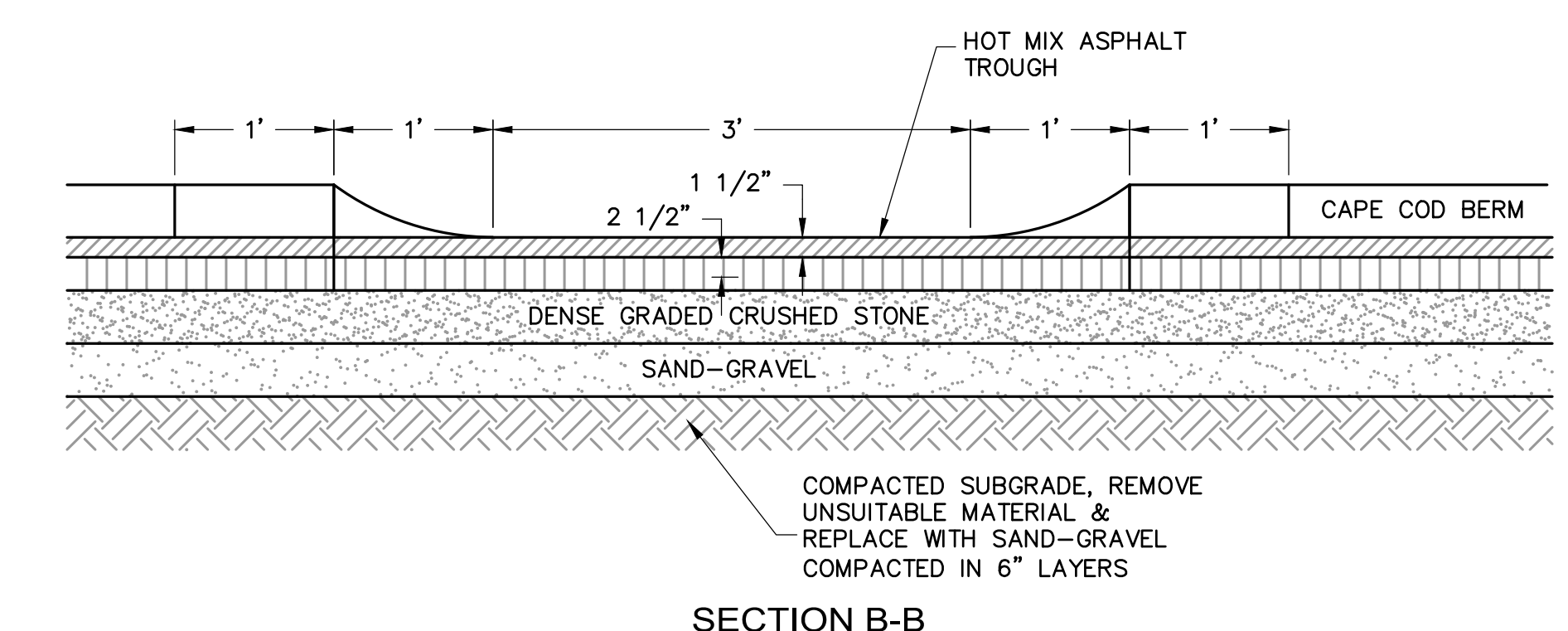
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SS-1 OUTLET CONTROL STRUCTURE #402
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PLAN VIEW

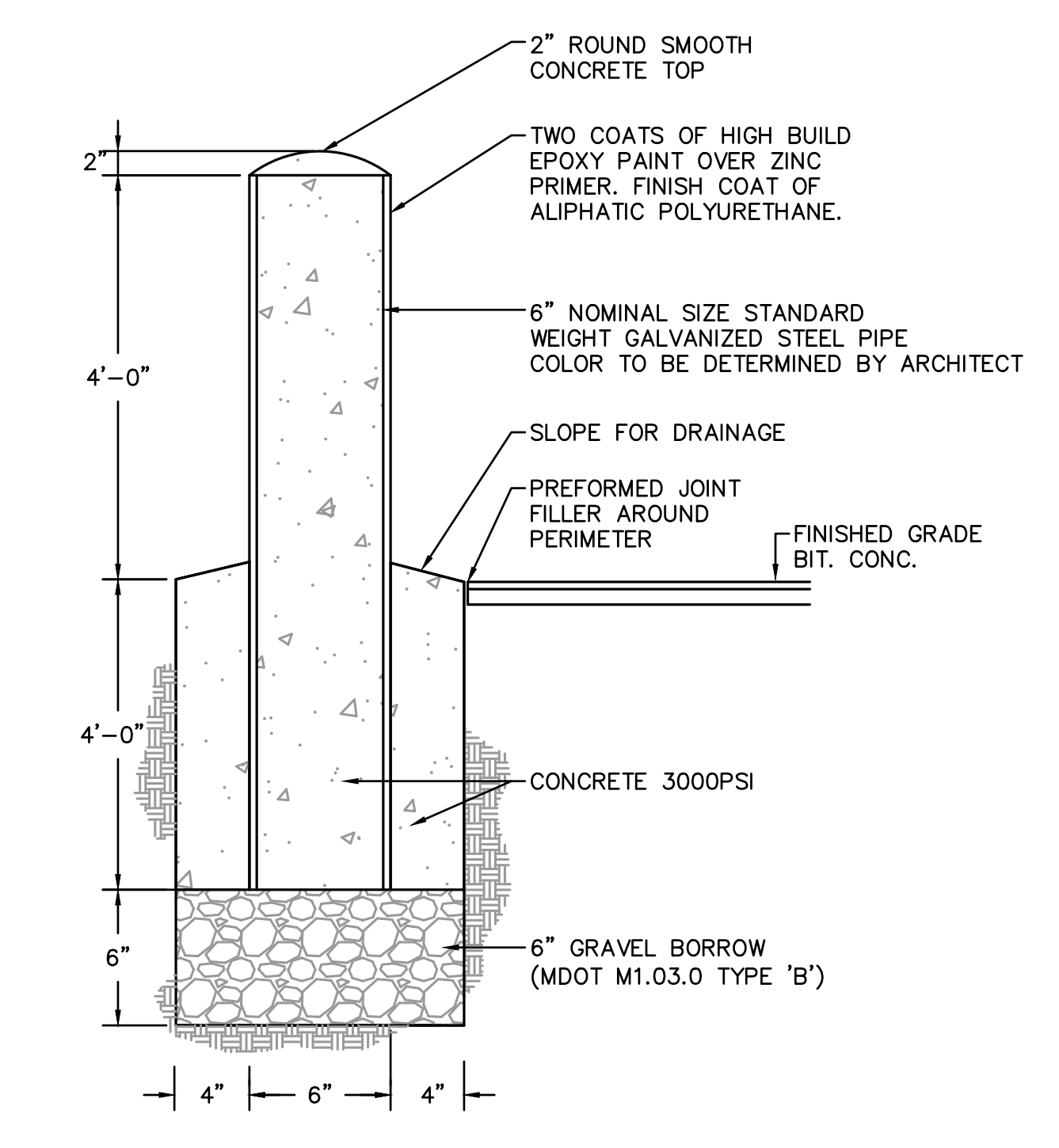


SECTION A-A

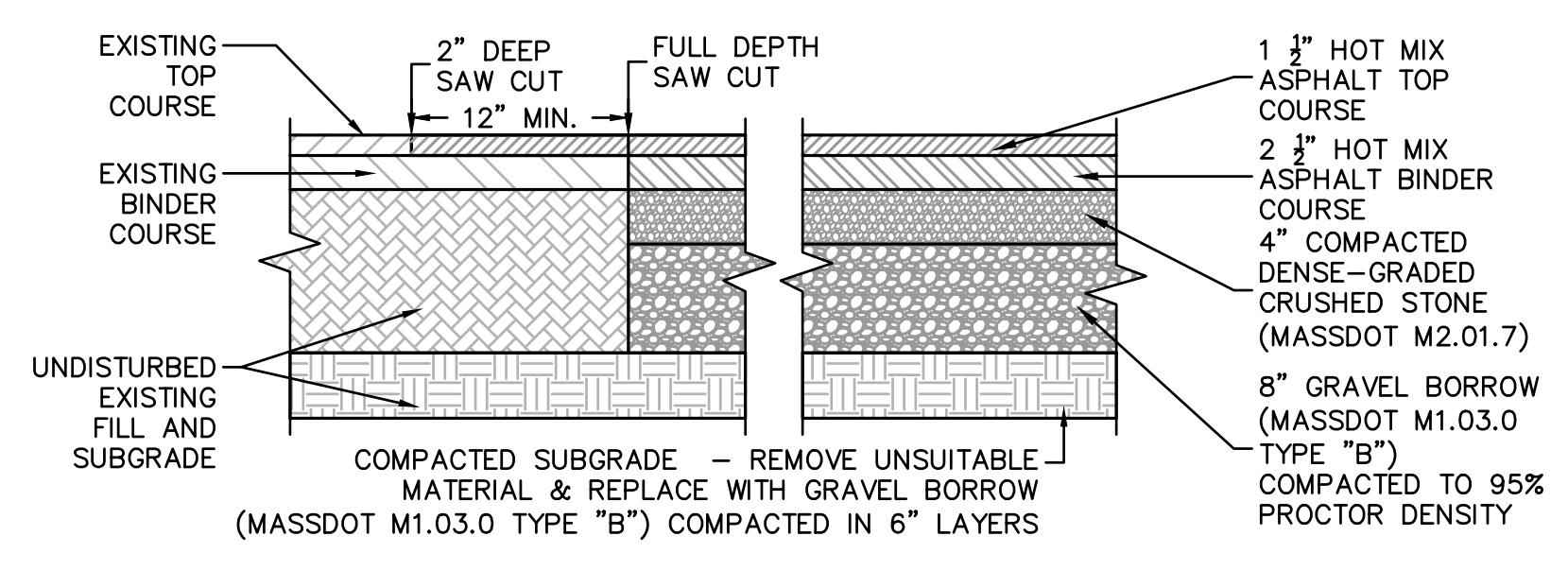


SECTION B-B

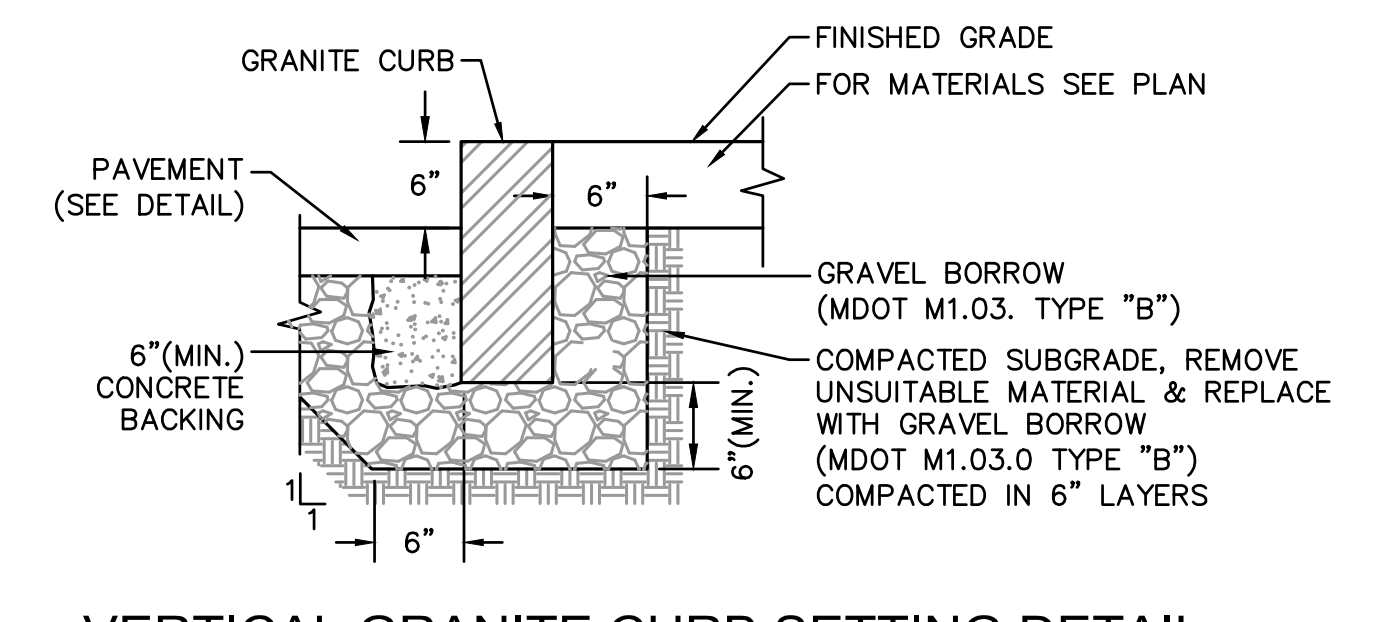
CURB BREAK DETAIL FOR CAPE COD BERM
NOT TO SCALE



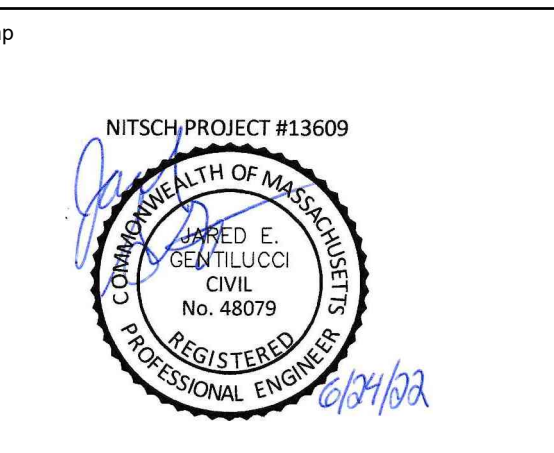
6" BOLLARD DETAIL
NOT TO SCALE




HOT MIX ASPHALT PAVING (TWO COURSES) DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB SETTING DETAIL
NOT TO SCALE

06/24/2022	DOC AMENDMENT	
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ISSUE		
Stamp		
		

Final Permitting Set

Key Plan		
Sheet Title		
Civil Details		
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Reviewed By BMV/JEG	Scale NOT TO SCALE	
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Vanderweil Engineers, LLP
*Mechanical Electrical Technology
Plumbing & Fire Protection Engineers*
274 Summer Street
Boston, MA 02210

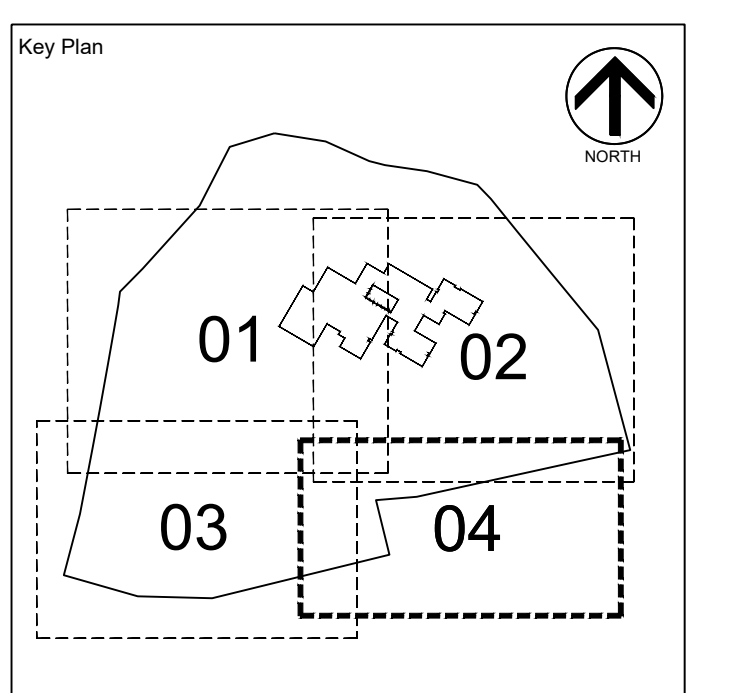
Fuss and O'Neill, Inc.
Hazardous Materials
108 Myrtle Street, Suite 502
Quincy, MA 02171

AM Fogarty
Cost Estimators
175 Derby St, Ste 5
Hingham, Massachusetts 02043

06.24.2022	DAC ADJUSTMENTS	
No.	Date	Note
REVISIONS		
No.	Date	Note
ISSUE		

Stamp

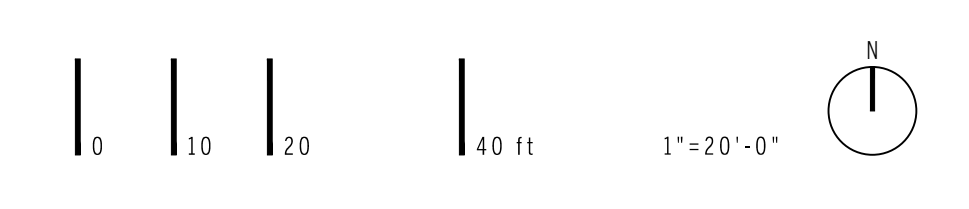
FINAL PERMIT SET



GRADING PLAN 4

Drawn By	Project ID
RICCHIMV	1914.00
Reviewed By	Scale
EMISSA	1" = 20'-0"
Issue Date	Plot Date
01.05.2022	01.05.2022
Sheet No.	

L3.04





90 Concord Street, Ashland, MA

FLANSBURGH

77 NORTH WASHINGTON STREET
BOSTON, MA 02114-1910
FLANSBURGH.COM

Owner/Project Manager

Compass Project Management, Inc.
Owners' Project Manager
One Edgewater Drive, Suite 204
Norwood, MA 02062

Consultants

Nitsch Engineering, Inc.
Land Survey/Traffic/Civil
Engineers
2 Center Plaza
Boston, MA 02108

Stimson Studio
Landscape Architect
288 Norfolk Street
Cambridge, MA 02139

Engineers Design Group Inc.
Structural Engineer
350 Main Street
Malden, MA 02148

Stefura Associates, Inc.
FF&E and Casework
77 North Washington Street
Boston, MA 02114

Crabtree McGrath Associates, Inc.
FF&E and Casework
161 West Main Street
Georgetown, MA 01833

Vanderweil Engineers, LLP
Mechanical/Electrical/Technology
Plumbing & Fire Protection
Engineers
274 Summer Street
Boston, MA 02210

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Hazardous Materials
108 Myrtle Street, Suite 502
Quincy, MA 02171

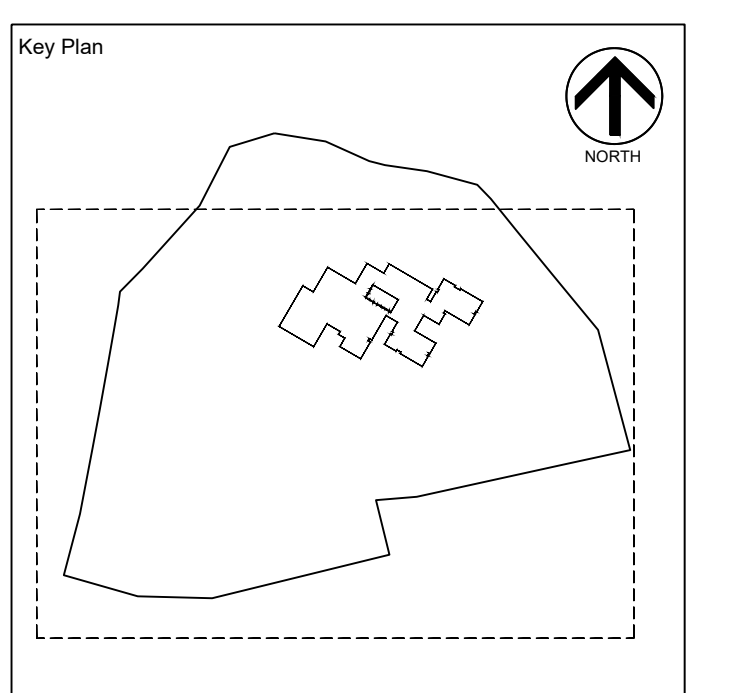
AM Fogarty
Cost Estimators
175 Derby St, Ste 5
Hingham, Massachusetts 02043

09.24.2022 DAC ADJUSTMENTS

No.	Date	Note
REVISIONS		
ISSUE		

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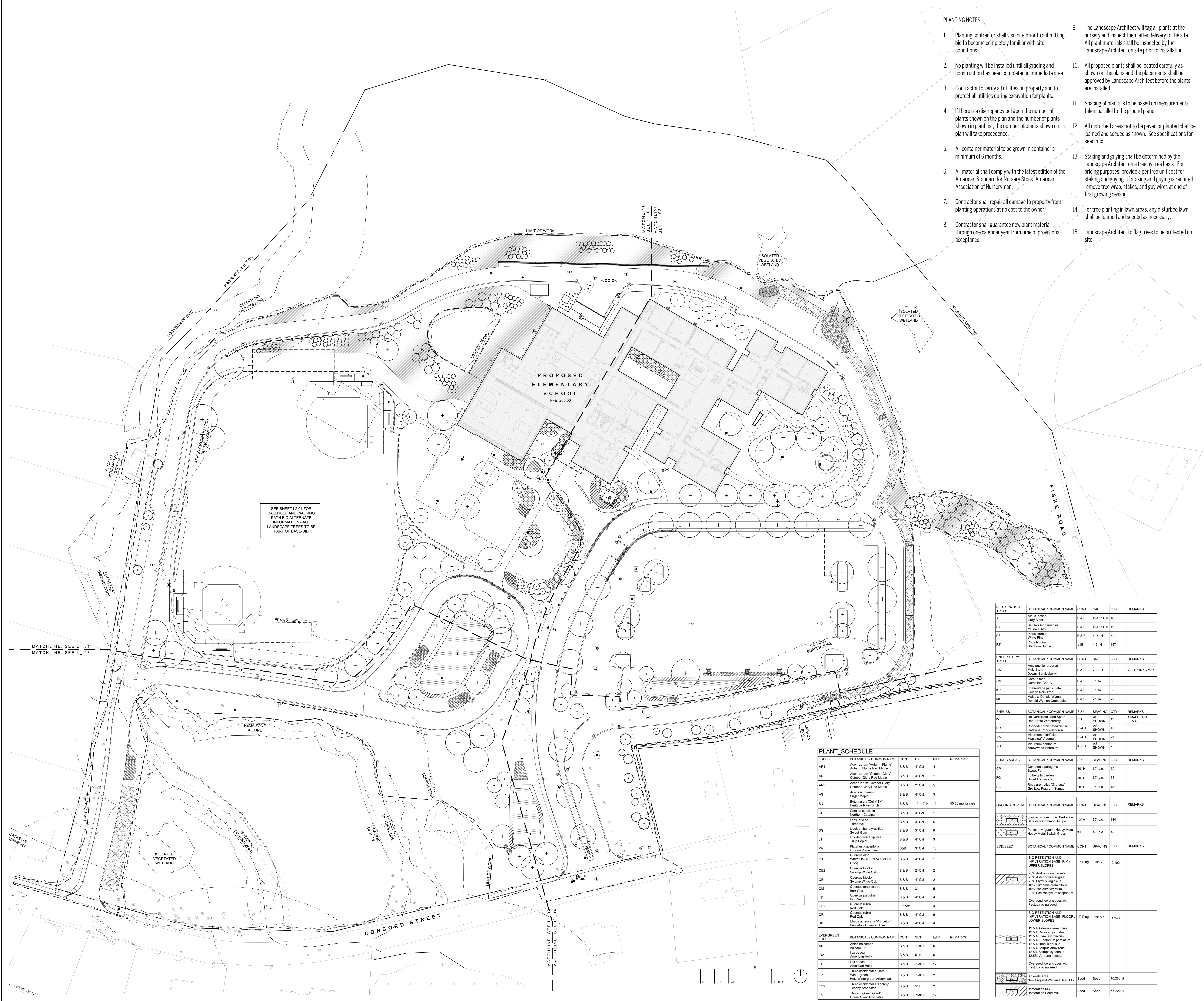


OVERALL PLANTING PLAN

Drawn By: RIC/CHM
Reviewed By: EM/SSA
Issue Date: 01.05.2022
Sheet No.:

Project ID: 1914.00
Scale: 1" = 40'-0"
Plot Date: 01.05.2022

L4.00



PLANTING NOTES

- Planting contractor shall visit site prior to submitting bid to become completely familiar with site conditions.
- No planting will be installed until all grading and construction has been completed in immediate area.
- Contractor to verify all utilities on property and to protect all utilities during excavation for plants.
- If there is a discrepancy between the number of plants shown on the plan and the number of plants shown on plan will take precedence.
- All container material to be grown in container a minimum of 6 months.
- All material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen.
- Contractor shall repair all damage to property from planting operations at no cost to the owner.
- Contractor shall guarantee new plant material through one calendar year from time of provisional acceptance.
- The Landscape Architect will tag all plants at the nursery and inspect them after delivery to the site. All plant materials shall be inspected by the Landscape Architect on site prior to installation.
- All proposed plants shall be located carefully as shown on the plans and the placements shall be approved by Landscape Architect before the plants are installed.
- Spacing of plants is to be based on measurements taken parallel to the ground plane.
- All disturbed areas not to be paved or planted shall be loamed and seeded as shown. See specifications for seed mix.
- Staking and guying shall be determined by the Landscape Architect on a tree by tree basis. For pricing purposes, provide a per tree unit cost for staking and guying. If staking and guying is required, remove tree wrap, stakes, and guy wires at end of first growing season.
- For tree planting in lawn areas, any disturbed lawn shall be loamed and seeded as necessary.
- Landscape Architect to flag trees to be protected on site.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
AR1	Acer rubrum 'Autumn Flame'	B & B	4" Cal	4	
AR2	Acer rubrum 'October Glory'	B & B	4" Cal	11	
AR3	Acer rubrum 'October Glory'	B & B	2" Cal	5	
AS	Acer saccharum 'Sugar Maple'	B & B	4" Cal	3	
BN	Betula nigra 'Cory TM Heritage River Birch'	B & B	10'-12" H	12	50:50 multi single
CS	Catalpa speciosa 'Northern Catalpa'	B & B	3" Cal	1	
LL	Larix laricina 'Larix'	B & B	4" Cal	5	
SG	Liquidambar styraciflua 'Sweet Gum'	B & B	3" Cal	9	
LT	Liriodendron tulipifera 'Tulip Poplar'	B & B	4" Cal	3	
PA	Prunus americana 'London Plane Tree'	B & B	3" Cal	13	
QA	Quercus alba 'White Oak (REPLACEMENT)'	B & B	4" Cal	1	
QR2	Quercus bicolor 'Swamp White Oak'	B & B	2" Cal	2	
QB	Quercus bicolor 'Swamp White Oak'	B & B	4" Cal	2	
QM	Quercus macrocarpa 'Bur Oak'	B & B	3"	5	
QP	Quercus palustris 'Pin Oak'	B & B	4" Cal	4	
QR2	Quercus rubra 'Red Oak'	36" box		4	
QR	Quercus rubra 'Red Oak'	B & B	4" Cal	9	
LP	Ulmus americana 'Princeton'	B & B	4" Cal	4	
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
AB	Abies balsamea	B & B	7'-8" H	5	
IB	Ilex opaca 'American Holly'	B & B	5" H	5	
IO	Ilex opaca 'American Holly'	B & B	7'-8" H	12	
TP	Thuja occidentalis 'Hetzl's Wintergreen'	B & B	7'-8" H	2	
TO2	Thuja occidentalis 'Techny'	B & B	5" H	2	
TG	Thuja occidentalis 'Green Giant Arborvitae'	B & B	7'-8" H	12	

RESTORATION TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
AI	Alnus incana 'Gray Alder'	B & B	1"-1.5" Cal	16	
BA	Betula alleghaniensis 'Yellow Birch'	B & B	1"-1.5" Cal	13	
PS	Pinus strobus 'White Pine'	B & B	4'-5" H	44	
RT	Rhus typhina 'Sagehen Sumac'	#15	4'-6" H	157	
UNDERSTORY TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
AA1	Amandorlier arborea - Multi-Stem 'Downy Serviceberry'	B & B	7'-8" H	5	7-8 TRUNKS MAX
CM	Comus mas 'Cornelian Cherry'	B & B	3" Cal	3	
KP	Koeleria paniculata 'Golden Rain Tree'	B & B	3" Cal	9	
MD	Malus 'Donald Wyman' 'Donald Wyman Crabapple'	B & B	2" Cal	22	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
IV	Ilex verticillata 'Red Sprite Winterberry'	3" H	AS SHOWN	13	1 MALE TO 4 FEMALE
RC	Rhododendron catalpaense 'Catalpa Rhododendron'	3'-4" H	AS SHOWN	15	
VA	Viburnum acerifolium 'Maple Viburnum'	3'-4" H	AS SHOWN	21	
VD	Viburnum dentatum 'Arrowwood viburnum'	4'-5" H	AS SHOWN	7	
SHRUB AREAS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
CP	Comptonia peregrina 'Sweet Fern'	30" H	60" o.c.	50	
FG	Fothergilla gardenii 'Dwarf Fothergilla'	30" H	60" o.c.	38	
RG	Rhus aromatica 'Scribner' 'Gro-Low Fragrant Sumac'	30" H	36" o.c.	187	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	Juncus communis 'Bottlebrush'	12" H	60" o.c.	144	
	Berberis thunbergii 'Barberry'	#1	42" o.c.	42	
	Panicum virgatum 'Heavy Metal'				
	Heavy Metal Switch Grass				
BOD/SEED	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
	BIO RETENTION AND INFILTRATION BASIN REM / UPPER SLOPES	2" Plug	18" o.c.	2,192	
	20% Andropogon gerardi				
	20% Acer novae-angliae				
	20% Elymus virginicus				
	10% Elymus paniculatus				
	10% Panicum virgatum				
	20% Sorghastrum nutans				
	Diversed lower slopes with Festuca ovina seed.				
	BIO RETENTION AND INFILTRATION BASIN FLOOR / LOWER SLOPES	2" Plug	18" o.c.	4,948	
	12.5% Aster novae-angliae				
	12.5% Carex virginica				
	12.5% Elymus virginicus				
	12.5% Sorghastrum nutans				
	12.5% Juncus effusus				
	12.5% Scirpus atrovirens				
	12.5% Scirpus opacatus				
	12.5% Verbena hastata				
	Diversed lower slopes with Festuca ovina seed.				
	Bioswale Area	Seed	Seed	10,283 sf	
	New England Wetland Seed Mix				
	Restoration Mix	Seed	Seed	57,222 sf	
	Restoration Seed Mix				