

Site Plan Submission

J & L Landscaping Expansion

Located on Taunton Avenue (Rt. 44)

Seekonk, Ma.

Assessor's Plat 15 Lot 209

69-504

Sheet Index

1. Cover Sheet
2. Aerial 1/2 Mile Radius
3. Existing Conditions
4. Site Plan
5. Detail Sheet



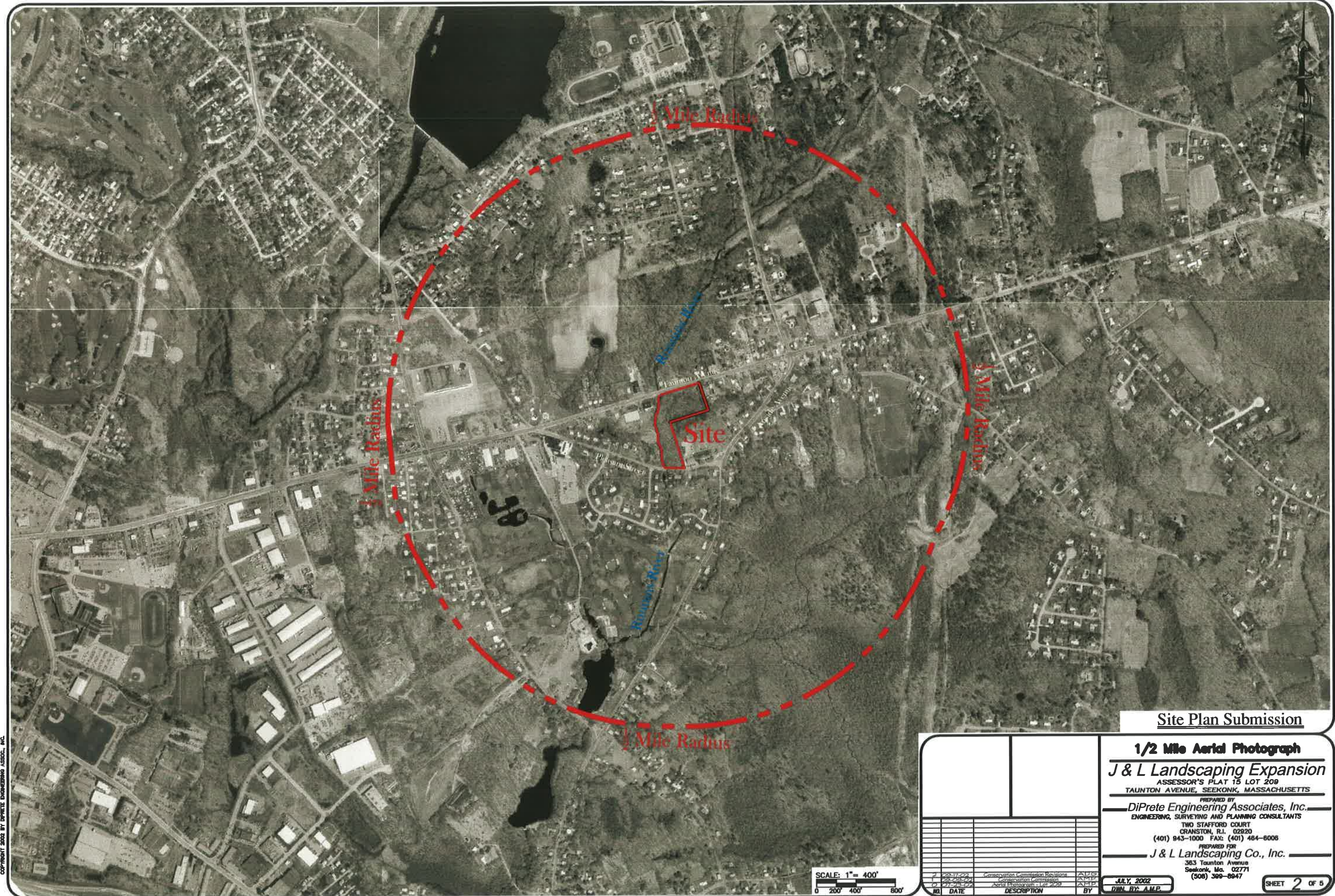
Location Map

PLAN LEGEND	
	PROPOSED TREES
	SOIL DIVISION LINE (SEE DESCRIPTIONS TO LEFT)
	200' RIVERBANK WETLAND
	50' PERIMETER WETLANDS
	LIMIT OF 100 YEAR FLOOD PLAIN ELEVATION
	HAYBALES
	STREAM
	TOWN OF SEEKONK ASSESSOR'S PLAT AND LOT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING STONEWALL
	EXISTING STRUCTURE
	EXISTING SITE PROPERTY LINE
	EXISTING FENCE LINE
	PROPOSED 1' CONTOURS
	EXISTING EDGE OF PAVEMENT

Site Plan Submission

Received
SEP 23 2002
Con. Comm.

Cover Sheet																										
J & L Landscaping Expansion																										
ASSESSOR'S PLAT 15 LOT 209 Taunton Avenue, Seekonk, Massachusetts																										
PREPARED BY DiPrete Engineering Associates, Inc.																										
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS																										
TWO STAFFORD COURT CRANSTON, RI 02920 (401) 943-1000 FAX (401) 464-6006																										
PREPARED FOR J & L Landscaping Co., Inc.																										
363 Taunton Avenue Seekonk, Ma 02771 (508) 399-8947																										
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SHEET 1 OF 5																										



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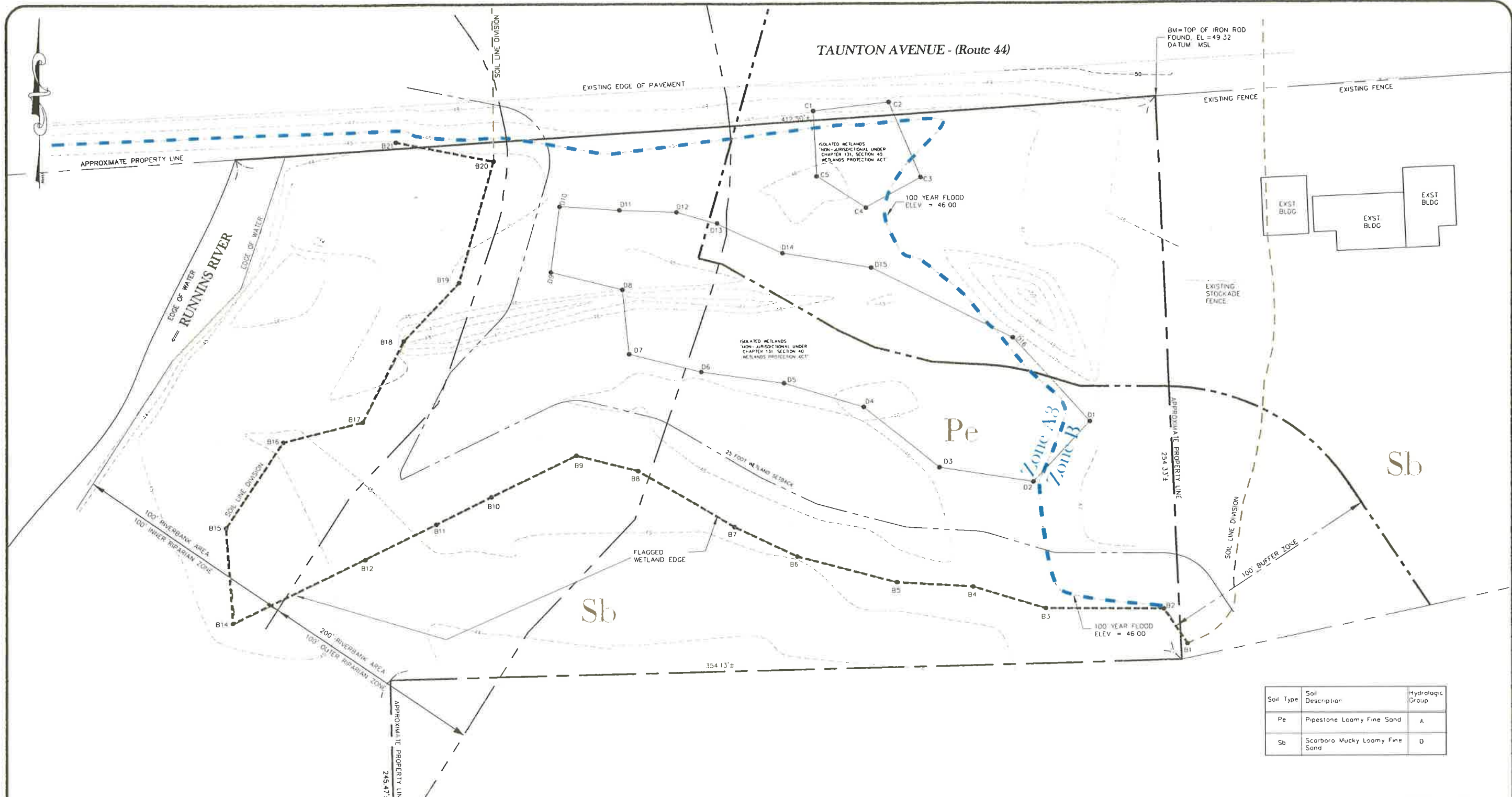
Site Plan Submission

1/2 Mile Aerial Photograph
J & L Landscaping Expansion
 ASSESSOR'S PLAT 15 LOT 209
 TAUNTON AVENUE, SEEKONK, MASSACHUSETTS
 PREPARED BY
DiPrete Engineering Associates, Inc.
 ENGINEERING, SURVEYING AND PLANNING CONSULTANTS
 TWO STAFFORD COURT
 CRANSTON, R.I. 02920
 (401) 943-1000 FAX: (401) 464-8006
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 363 Taunton Avenue
 Seekonk, Ma. 02771
 (508) 399-8947

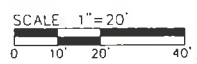
SCALE: 1" = 400'
 0 200' 400' 800'

NO.	DATE	DESCRIPTION	BY
1	06/11/02	Construction Commission Application	AJL/JP
2	06/26/02	Construction Commission	AJL/JP
3	07/08/02	Aerial Photograph - 1/2 Mile	AJL/JP

JULY 2002
 DWN. BY: A.M.P.



Soil Type	Soil Descriptor	Hydrologic Group
Pe	Pipestone Loamy Fine Sand	A
Sb	Scarboro Mucky Loamy Fine Sand	D



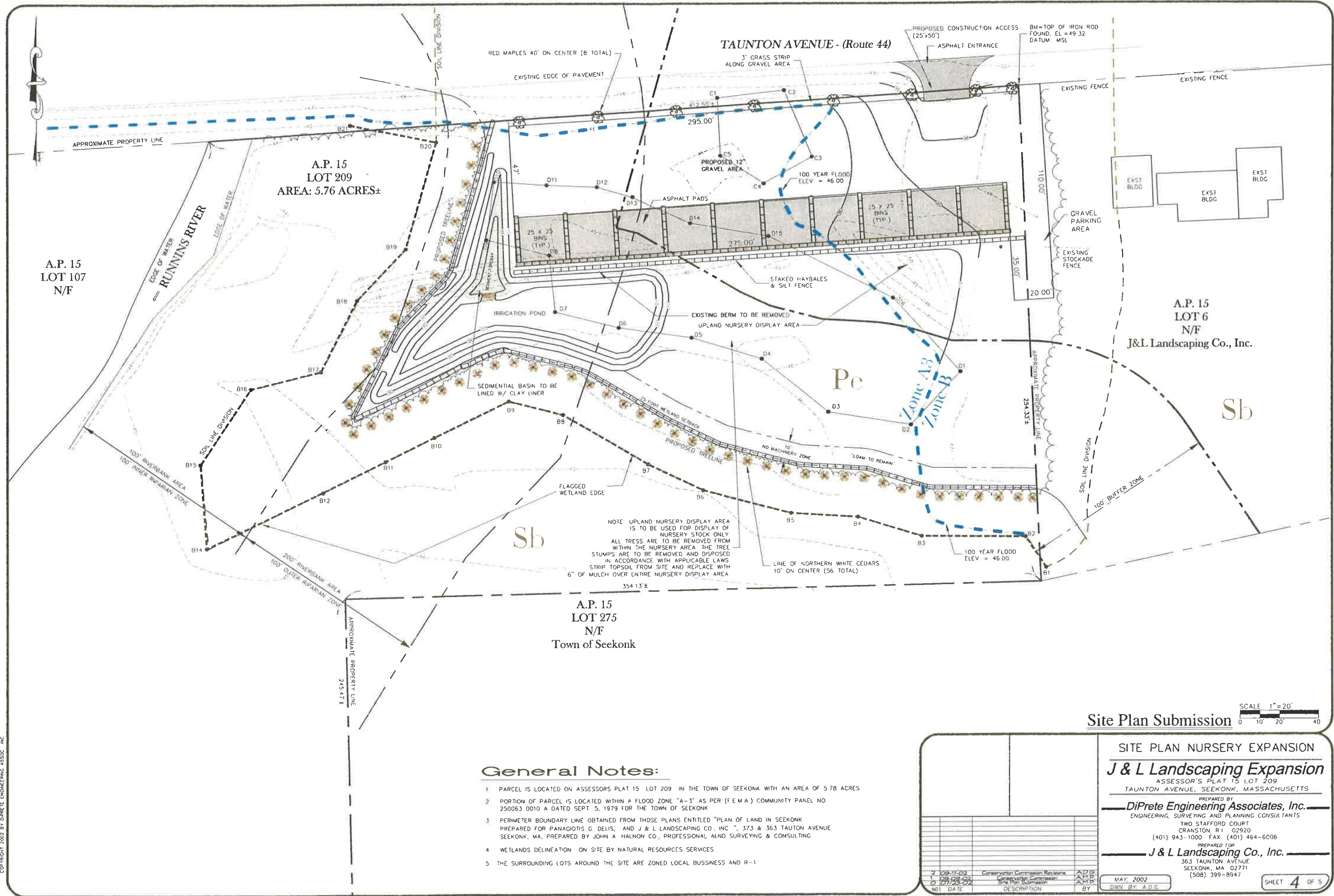
Site Plan Submission

General Notes:

- 1 PARCEL IS LOCATED ON ASSESSORS PLAT 15 LOT 209 IN THE TOWN OF SEEKONK WITH AN AREA OF 5.78 ACRES
- 2 PORTION OF PARCEL IS LOCATED WITHIN A FLOOD ZONE "A-3" AS PER (F.E.M.A) COMMUNITY PANEL NO 250063 0010 A DATED SEPT 5, 1979 FOR THE TOWN OF SEEKONK
- 3 PERIMETER BOUNDARY LINE OBTAINED FROM THOSE PLANS ENTITLED "PLAN OF LAND IN SEEKONK PREPARED FOR PANAGIOTIS C DELIS, AND J & L LANDSCAPING CO., INC", 373 & 363 TAUNTON AVENUE SEEKONK, MA, PREPARED BY JOHN A. HALNOR CO., PROFESSIONAL LAND SURVEYING & CONSULTING
- 4 WETLANDS DILINIATION ON SITE BY NATURAL RESOURCES SERVICES
- 5 THE SURROUNDING LOTS AROUND THE SITE ARE ZONED LOCAL BUSSINESS AND R-1

EXISTING CONDITIONS																		
J & L Landscaping Expansion																		
ASSESSOR'S PLAT 15 LOT 209 TAUNTON AVENUE, SEEKONK, MASSACHUSETTS																		
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3	07-23-02	Site Plan Submission	A.M.P.															

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A.P. 15
LOT 209
AREA: 5.76 ACRES±

A.P. 15
LOT 107
N/F

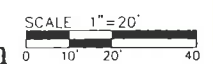
A.P. 15
LOT 6
N/F
J&L Landscaping Co., Inc.

A.P. 15
LOT 275
N/F
Town of Seekonk

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Site Plan Submission



SITE PLAN NURSERY EXPANSION
J & L Landscaping Expansion
ASSESSOR'S PLAT 15 LOT 209
TAUNTON AVENUE, SEEKONK, MASSACHUSETTS

PREPARED BY
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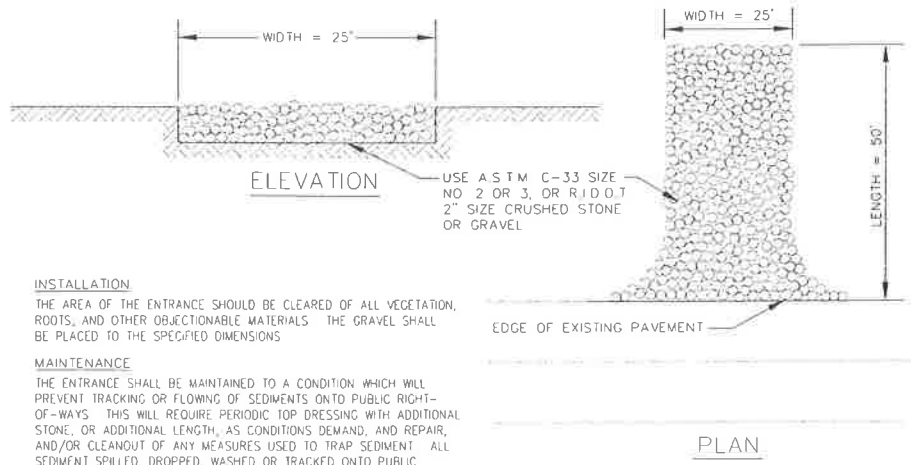
PREPARED FOR
J & L Landscaping Co., Inc.
363 TAUNTON AVENUE
SEEKONK, MA 02771
(508) 399-8947

NO.	DATE	DESCRIPTION	BY
1	08-17-02	Conservation Commission Review	ADG
2	09-02-02	Conservation Commission	ADG
3	07/25/04	Site Plan Submission	ADG

MAY, 2002
DWN BY ADG

SHEET 4 OF 5

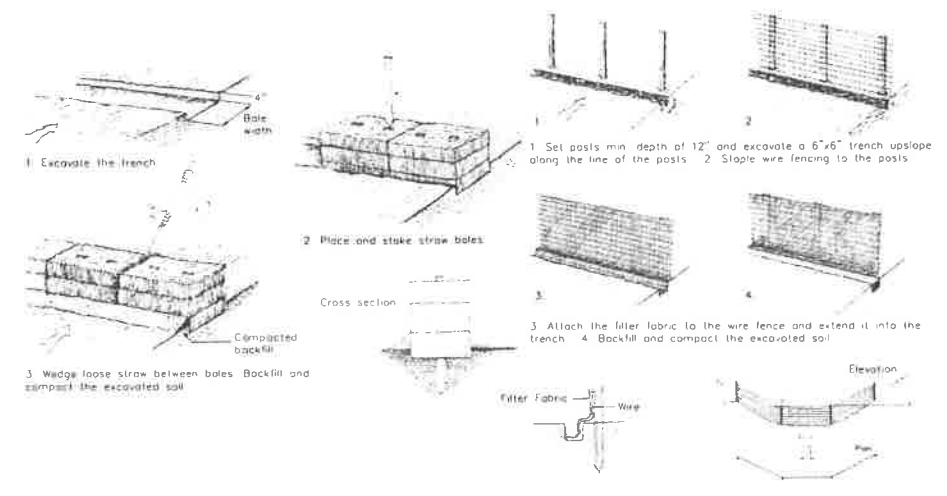
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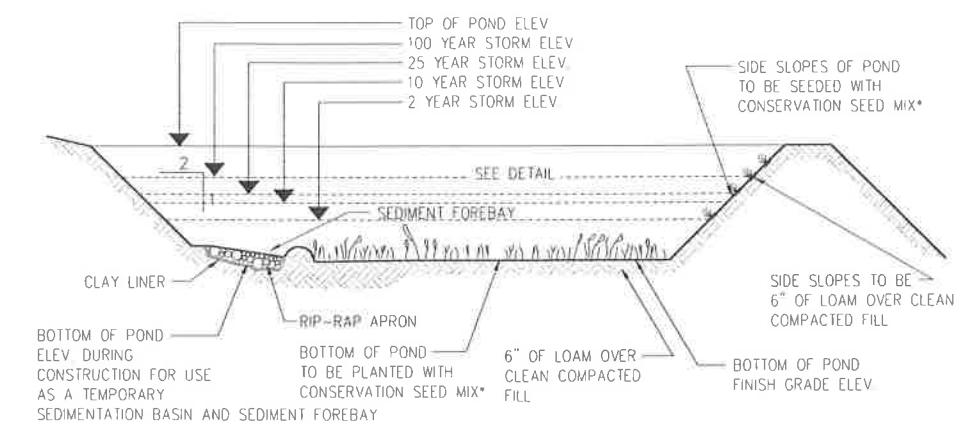
INSTALLATION
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIALS. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED TO A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

**CONSTRUCTION ENTRANCE PROTECTION
STONE STABILIZATION PAD**



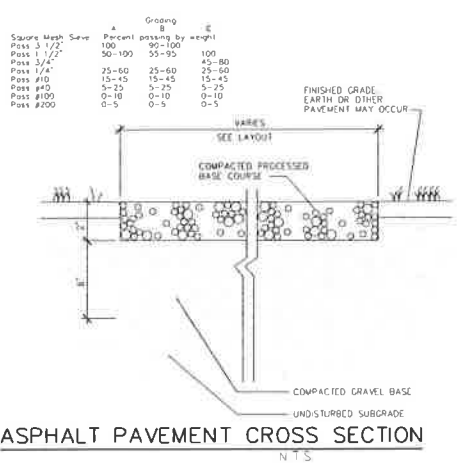
EROSION CONTROL



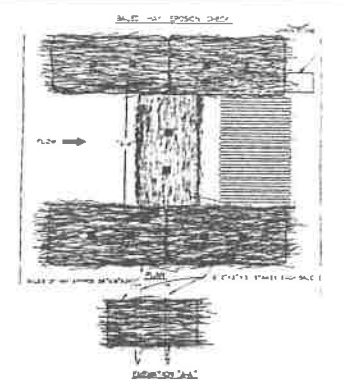
Description	POND #1
Top of Pond Elevation	46.00
Bottom of Pond Elevation for Sediment Forebay	43.00
Bottom of Pond	41.00
100 Year Storm Elevation	44.78
25 Year Storm Elevation	44.12
10 Year Storm Elevation	43.75
2 Year Storm Elevation	43.23
GW Elevation	43.00

*NOTE:
THE SIDE SLOPES SHALL BE PLANTED WITH A SEED MIX CONSISTING OF CREEPING RED FESCUE, TALL FESCUE, AND LADINO CLOVER.

DETENTION POND & WATER QUALITY BASIN TYPICAL CROSS SECTION



ASPHALT PAVEMENT CROSS SECTION



BALED HAY EROSION CHECK

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES

1. SURVEY AND STAKE CORNERS OF THE PROPOSED GRAVEL AREA AND LIMIT OF SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (HAYBALES OR SILT FENCE) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. BEGIN GRAVEL AREA AND DRAINAGE WORK (CLEANING AND DRAINING EXCAVATING AND GRADING, ETC.). TOPSOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS. STOCKPILES TO BE COVERED OR TEMPORARILY SEEDED. CHECK ALL THE RUNOFF FROM DISTURBED AREAS TO THE DRAINAGE POINTS AND SEED THE DISTURBED AREAS.
4. MAINTAIN THE EROSION CONTROLS AT THE DISCHARGE POINTS AND SEED THE BASIN AND DISTURBED AREAS.
5. BEGIN PLACEMENT OF GRAVEL AREA BASE AND SURFACE COURSE.
6. BEGIN PLACING OF STORAGE BIN BASE COURSE.
7. INSTALL CONCRETE BIN DIVIDERS.
8. FINISH LANDSCAPING AND PERMANENT STABILIZATION.
9. REPAIR POND AS REQUIRED. THE TREE LEAVES, BRANCHES, ETC. SHALL BE REMOVED FROM THE BOTTOM OF THE BASIN BEFORE THE APPLICATION OF TOPSOIL.
10. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.
11. CONSTRUCTION TO OCCUR DURING 2007.

STRUCTURAL MEASURES

1. A POND DETENTION SYSTEM IS USED TO CONTROL RUNOFF. AN EMERGENCY SPILLWAY IS TO BE CONSTRUCTED.
2. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED IN ACCORDANCE WITH THE VEGETATIVE COVER PROVISIONS. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
3. VICIOUS VEGETATION SHALL BE MAINTAINED BY APPLYING LIME AND FERTILIZER. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEEDED BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE DETENTION AREAS UP TO A YEAR AFTER COMPLETION OF CONSTRUCTION. THE OWNER IS RESPONSIBLE THEREAFTER.
5. THE GRASS IN THE BASIN SHALL BE ALLOWED TO GROW BETWEEN 2' - 10'.
6. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE OVERALL RESPONSIBILITY FOR STRUCTURAL MEASURE IMPLEMENTATION AND FOR SEEING THAT APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
7. THE DETENTION POND SHALL BE BUILT TO CONFORM TO RUNOFF FOR 3 THROUGH 100 YEAR STORM FREQUENCIES.
8. SIDE SLOPES OF THE BASIN SHALL BE SEEDED. THE SLOPE SHALL BE 2:1 MINIMUM.
9. ALL EMBANKMENTS OF THE BASIN SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH MASS HIGHWAY DEPT. STANDARD SPECIFICATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BASIN DURING CONSTRUCTION AND DETENTION POND UP TO THE ACCEPTANCE BY THE OWNER. THE J & L LANDSCAPING CO. IS RESPONSIBLE THEREAFTER. THE OWNER SHALL INSPECT THE POND SEMIANNUALLY AND AFTER MAJOR STORMS.
11. A GRADUATED GAGE IS TO BE SET WITHIN THE POND TO MONITOR ACCUMULATED SEDIMENTS.
12. RIP RAP PADS SHALL BE INSPECTED SEMIANNUALLY AND AFTER MAJOR STORMS. IF REPAIRS ARE NEEDED, THEY SHALL BE ACCOMPLISHED IMMEDIATELY.

NONSTRUCTURAL MEASURES

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ACCESS ROADS. DRAINAGE EXCESSIVES AND AREAS TO BE GRADED.
2. A STONE STABILIZATION PAD IS LOCATED AT THE SITE ENTRANCE TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY.
3. THE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE SHALL INCLUDE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
4. TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER SHOULD SURROUND ALL TOPSOIL STOCKPILES.
5. HAYBALES OR SILT FENCE SHALL BE INSTALLED DOWNSTREAM OUTSIDE THE LIMITS OF ANY PROPOSED CONSTRUCTION AS SHOWN ON THE SITE PLANS AND PRIOR TO THE COMMENCEMENT OF THE PROPOSED ALTERATION.
6. HAYBALES SHALL BE MAINTAINED BY THE CONTRACTOR. INSPECTION SHALL BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT. CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.
7. THE HAYBALES OR SILT FENCE SHALL BE CHECKED WEEKLY BY THE CONTRACTOR FOR UNDERMINING OR DEGRADATION.
8. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.

MAINTENANCE: SHORT TERM/LONG TERM

1. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL CHECK REGULARLY ALL SEEDED AREAS TO SEE THAT A GOOD STAND IS MAINTAINED.
2. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
3. ALL HAYBALES, TEMPORARY TREATMENTS (HAY, STRAW, ETC.) AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
4. THE CONTRACTOR SHALL MAINTAIN ALL TOP SOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE SHALL BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER.
5. THE HAYBALES OR SILT FENCE SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DEGRADATION. CONTRACTOR SHALL REPAIR OR REPLACE THE HAYBALES AS NECESSARY. CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED IN WITH SEDIMENTS.
6. THE STONE STABILIZATION PAD AT THE SITE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE SHALL INCLUDE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE POND DURING AND UP TO A YEAR AFTER COMPLETION OF CONSTRUCTION. MAINTENANCE SHALL INCLUDE RESEEDING ANY UNDEVELOPED AREAS AFTER A FULL GROWING SEASON AT NO ADDITIONAL EXPENSE. RESEEDING ACCUMULATED SOIL OVER 0.3 IN THE POND AND MAINTAINING THE GRASS TO A GROWING HEIGHT BETWEEN 2' - 10'. EXCAVATION OF SILT SHALL BE MANUAL WITH SHOVEL AND WHEELBARROW ONLY.
8. THE CONTRACTOR SHALL INSPECT RIP RAP PADS AFTER EACH STORM AND REPAIR AS NECESSARY.
9. J & L LANDSCAPING CO. IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM, DETENTION POND AND VEGETATIVE COVER. THE DRAINAGE SYSTEM SHALL BE CHECKED BY J & L LANDSCAPING CO. ON A SEMIANNUAL BASIS. ACCUMULATED SEDIMENTS OVER 0.3 IN ANYWHERE SHALL BE REMOVED AT 1/2 HOURS FROM DETENTION POND, ETC.
10. J & L LANDSCAPING CO. SHALL CHECK THE RIP-RAP PADS AND EMERGENCY OUTLETS AFTER MAJOR STORMS AND AN ANNUAL BASIS. REPAIRS SHALL BE PERFORMED IMMEDIATELY AS CONDITIONS WARRANT.
11. THE POND SHALL BE MAINTAINED BY THE J & L LANDSCAPING CO. AFTER THE FIRST YEAR. THE J & L LANDSCAPING CO. SHALL MAINTAIN A GOOD VEGETATIVE COVER (GRASS BETWEEN 2' - 10' OR VEGETATION AS SPECIFIED). BOTTOM OF POND SHALL BE CLEANED ON AN ANNUAL BASIS OR WHEN THE ACCUMULATED SEDIMENTS REACH A 0.3' HEIGHT. WHOEVER COMES FIRST THE POND DUTIES SHALL BE CHECKED BY THE J & L LANDSCAPING CO. ON A SEMIANNUAL BASIS AND SHALL BE CLEANED IF CONDITIONS DEMAND.
12. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR THE MAINTENANCE PROGRAM DURING THE CONSTRUCTION PHASE. THE SUPERINTENDENT SHALL SEE THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
13. AFTER THE FIRST YEAR AND ACCEPTANCE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR MAINTENANCE PROGRAM.
14. CONSTRUCTION OF DRAINAGE POND SHALL BE SUPERVISED BY A PROFESSIONAL ENGINEER.

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Detail Sheet

J & L Landscaping Expansion
ASSESSOR'S PLAT 15 LOT 209
TAUNTON AVENUE, SEEKONK, MASSACHUSETTS

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MAY 2002
DWN BY ADG

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