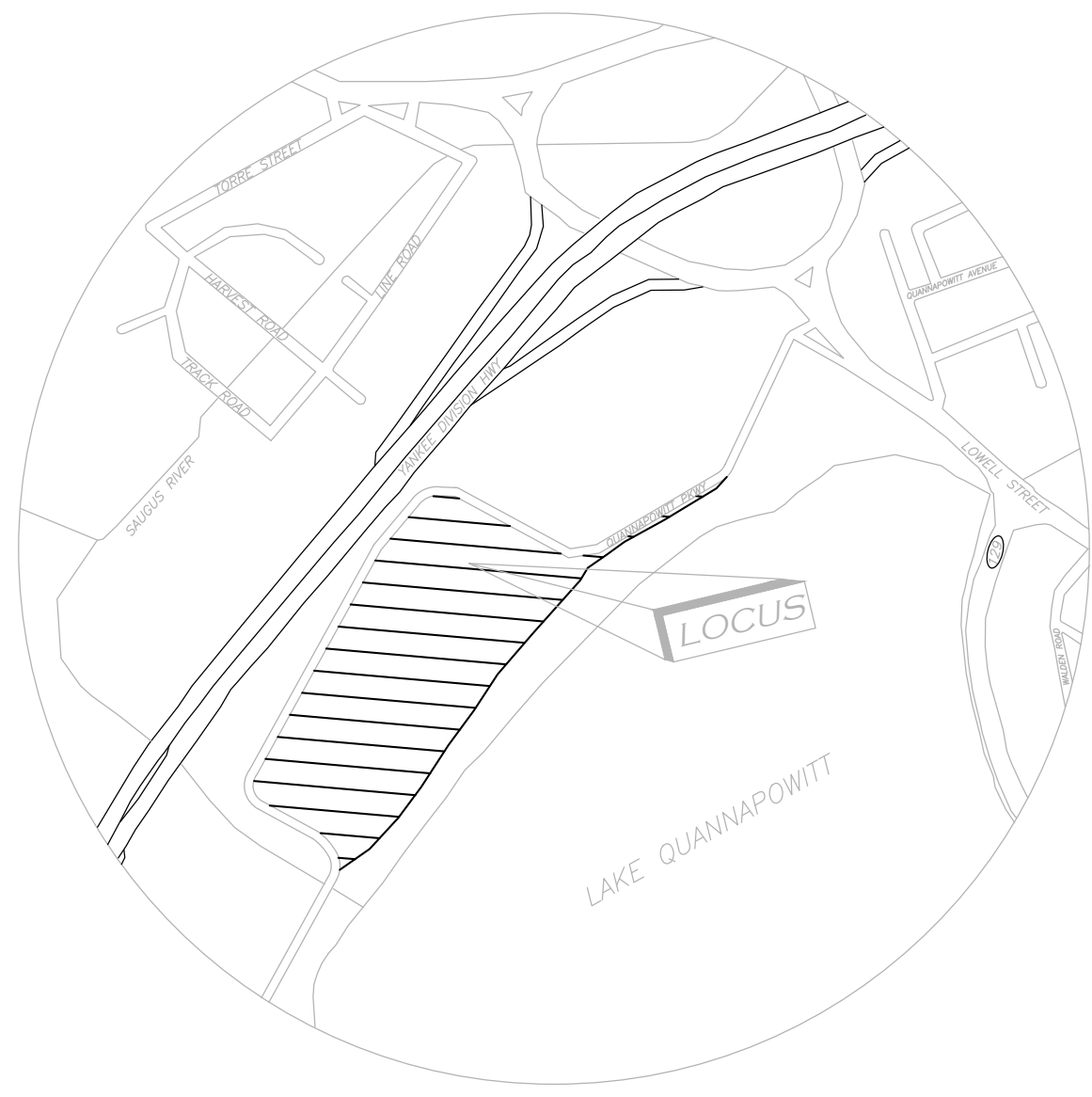




LOCUS MAP
NOT TO SCALE

SITE DEVELOPMENT PLANS FOR 200-400 QUANNAPOWITT PARKWAY WAKEFIELD, MA 01880

OWNER:
WATERSTONE PROPERTIES GROUP
117 KENDRICK STREET
NEEDHAM, MA 02494

APPLICANT:
CABOT, CABOT & FORBES
185 DARTMOUTH STREET, SUITE 402
BOSTON, MA 02116

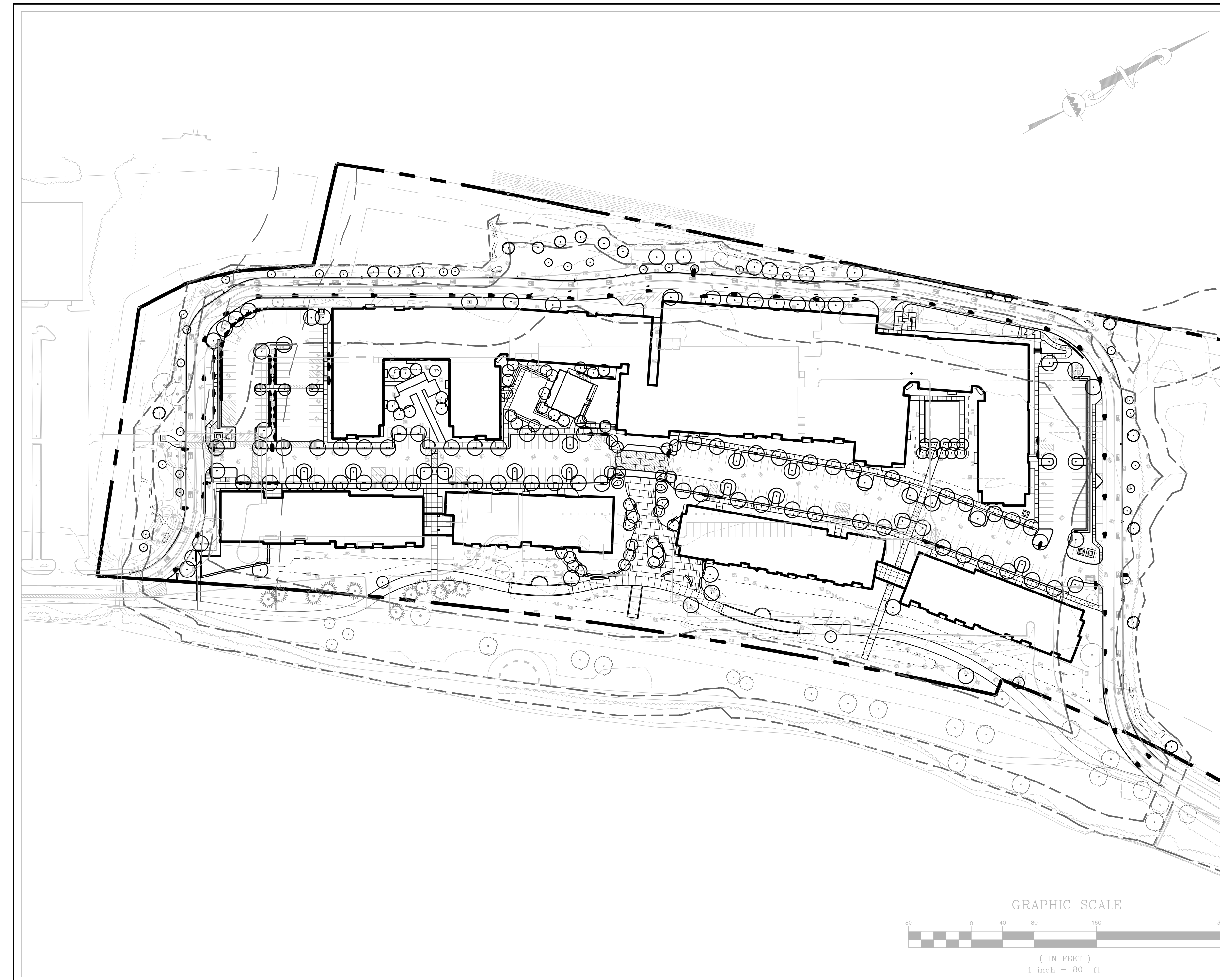
SITE ENGINEERS:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY
WOBURN, MA 01888-0118

LAND SURVEYORS:
MERRILL
427 COLUMBIA ROAD
HANOVER, MA 02339
781.826.9200

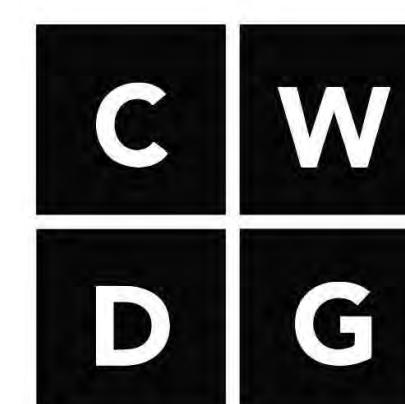
LANDSCAPE ARCHITECTS:
COPLEY WOLFF DESIGN GROUP
10 POST OFFICE SQUARE, SUITE 1315
BOSTON, MA 02109

ARCHITECT:
CUBE 3 STUDIO
160 STATE STREET, FLOOR 6
BOSTON, MA 02109

TRAFFIC ENGINEERS:
VANASSE & ASSOCIATES, INC.
35 NEW ENGLAND BUSINESS CENTER DRIVE, SUITE 140
ANDOVER, MA 01810



PREPARED BY:



Copley Wolff Design Group
Landscape Architects & Planners

SHEET INDEX

Sheet Number	Sheet Title
L-000	Tree Mitigation Plan
L-100	Overall Plan
L-101A	Landscape Plan
L-101B	Landscape Plan
L-200	Site Details
L-201	Site Details
L-202	Site Details

ISSUED TO ZONING BOARD OF APPEALS: MAY 31, 2022

EXISTING TREE SCHEDULE

Reference	Species	DBH	Condition	Comments	Located within 200' Riverfront Buffer	Status
T1	Sugar Maple	30	Fair	Prune dead wood	Yes	Protect
T2	Sugar Maple	6	Good		Yes	Protect
T3	Sugar Maple	28	Poor	Prune dead wood	Yes	Protect
T4	Sugar Maple	22	Dead		Yes	Remove
T5	Cottonwood	15	Good	Volunteer Succession Tree	Yes	Protect
T6	Norway Maple	24	Fair	Topped, missing central leader	No	Protect
T7	White Pine	26	Poor	Inside Proposed Building	No	Remove
T8	White Pine	24	Dead		Yes	Remove
T9	White Pine	30	Poor	Path and Grading Conflicts	Yes	Protect
T10	White Pine	18	Poor	50% Dead	Yes	Remove
T11	White Pine	18	Poor		Yes	Protect
T12	White Pine	22	Poor		Yes	Protect
T13	White Pine	20	Poor		Yes	Protect
T14	White Pine	12	Dead		Yes	Remove
T15	White Pine	20	Poor	50% Dead	Yes	Remove
T16	European Beech	24	Fair	Large hole in trunk	Yes	Protect
T17	Littleleaf Linden	22	Fair	Overgrown with Ivy	Yes	Remove
T18	White Oak	36	Poor	Topped, Stump Growth	No	Remove
T19	Honeylocust	24	Fair	Inside Proposed Building	No	Remove
T20	Sugar Maple	14	Good		No	Protect
T21	Sugar Maple	18	Dead		No	Remove
T22	Sugar Maple	24	Fair		No	Protect
T23	Planetree	12	Good		No	Protect
T24	Planetree	12	Good		No	Protect
T25	Planetree	12	Good		No	Protect
T26	Planetree	14	Good	Loading Zone Conflicts	No	Remove
T27	Planetree	14	Good	Grading Conflicts	No	Remove
T28	Red Oak	30	Good		No	Remove
T29	Red Oak	20	Dead		No	Remove
T30	Red Oak	36	Good		No	Remove
T31	Red Oak	24	Good		Yes	Protect
T32	Red Oak	24	Good		No	Remove
T33	Red Oak	24	Good		No	Remove
T34	Red Maple	4	Good		No	Transplant
T35	Red Maple	4	Good		No	Transplant
T36	Red Maple	4	Good		No	Transplant
T37	Red Maple	4	Good		No	Transplant
T38	Red Maple	4	Good		No	Transplant
T39	Red Maple	14	Good		No	Transplant
T40	Sugar Maple	14	Dead		No	Remove
T41	Red Maple	14	Fair		No	Protect
T42	Red Maple	14	Fair		No	Transplant

EXISTING TREE CALIPER TO BE REMOVED

Quantity of Trees	Size	Subtotal Caliper
1	12"	12"
2	14"	28"
2	18"	36"
1	20"	20"
2	22"	44"
4	24"	96"
1	26"	26"
1	30"	30"
2	36"	72"
Total Caliper: 384 inches of existing tree caliper removed		

EXISTING TREE CALIPER TO BE REMOVED FROM BUFFER ZONE AND RIVERFRONT AREA

Quantity of Trees	Size	Subtotal Caliper
2	14"	28"
1	18"	18"
1	20"	20"
1	22"	22"
2	24"	48"
1	26"	26"
1	30"	30"
1	36"	36"
Total Caliper: 228 inches of existing tree caliper removed from Buffer Zone and Riverfront Area		

PROPOSED TREE CALIPER

Quantity of Trees	Size	Subtotal Caliper
30	1.5" cal.	45" cal.
72	2.5" cal.	180" cal.
118	3.5" cal.	413" cal.
Total Caliper: 638 inches of tree caliper proposed		

NOTE ON EVERGREEN TREE INCLUSION IN PROPOSED TREE CALIPER NUMBERS: ALL 10'-12' HT. EVERGREEN TREES ARE COUNTED AS EQUIVALENT TO 3.5" CALIPER DECIDUOUS TREES. ALL 6'-7' HT. EVERGREEN TREES ARE COUNTED AS EQUIVALENT TO 2.5" CALIPER DECIDUOUS TREES.

PROPOSED TREE CALIPER IN BUFFER ZONE AND RIVERFRONT AREA

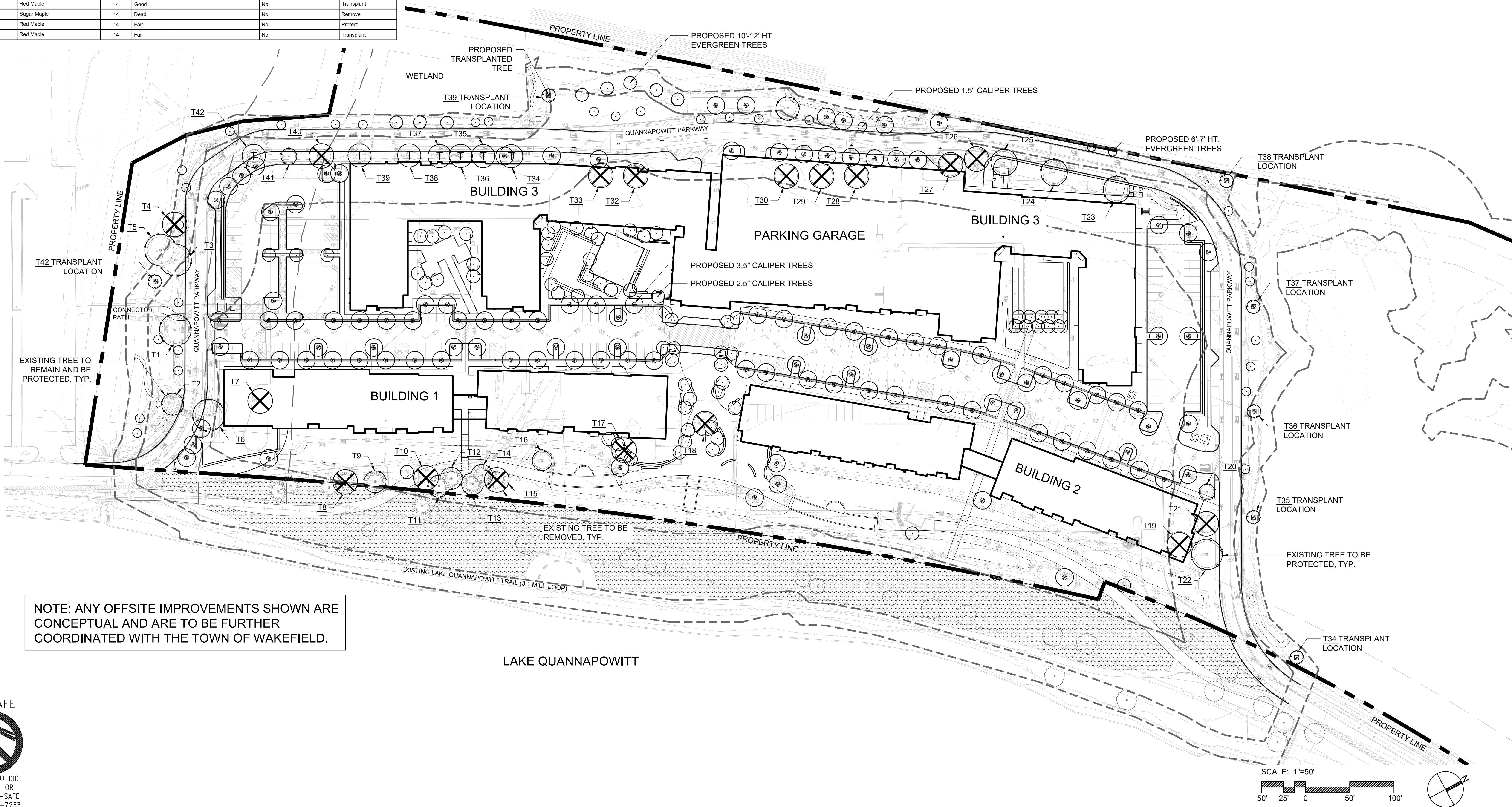
Quantity of Trees	Size	Subtotal Caliper
30	1.5" cal.	45" cal.
4	2.5" cal.	10" cal.
47	3.5" cal.	164.5" cal.
Total Caliper: 219.5 inches of tree caliper proposed in Buffer Zone and Riverfront Area		

TREE MITIGATION LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- TREE TO BE TRANSPLANTED
- PROPOSED 1.5" CALIPER DECIDUOUS TREE
- PROPOSED 2.5" CALIPER DECIDUOUS TREE
- PROPOSED 3.5" CALIPER DECIDUOUS TREE
- PROPOSED TRANSPLANTED DECIDUOUS TREE
- PROPOSED 6'-7" HT. EVERGREEN TREE
- PROPOSED 10'-12" HT. EVERGREEN TREE
- EXISTING TREE REFERENCE CODE, SEE EXISTING TREE SCHEDULE

TREE PROTECTION AND REMOVAL NOTES

- THIS SHEET DESCRIBES EXISTING TREE PRESERVATION AND REMOVAL WORK ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR COMPLETE SITE PREP AND DEMO REQUIREMENTS.
- TREE REMOVAL SCOPE SHALL INCLUDE THE FELLING, CUTTING, AND SATISFACTORY DISPOSAL OF ALL TREES, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FELL TREES IN SUCH A WAY AS TO NOT INJURE TREES TO BE SAVED. EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES TO BE SAVED SHALL BE PERFORMED ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE DIRECTED.
- STUMPS TO BE REMOVED OUTSIDE THE TREE PRESERVATION AREA SHALL BE GRUBBED TO THEIR FULL DEPTH. ROOTS 3 INCHES AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- STUMPS TO BE REMOVED WITHIN THE TREE PRESERVATION AREA SHALL BE GROUND DOWN USING A MECHANICAL STUMP GRINDER TO A DEPTH OF 2 FEET BELOW FINISHED GRADE.
- TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND REMAIN THROUGHOUT THE TIME OF CONSTRUCTION AS SPECIFIED AND DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL TAG ALL TREES TO BE REMOVED AND VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO THE START OF DEMOLITION.
- FOR ALL SITE PREP AND DEMO WORK OUTSIDE TREE PROTECTION AREA, SEE CIVIL ENGINEER'S DRAWINGS.
- NO STORAGE OF ANY TYPE OF MATERIAL, CHEMICAL OR EQUIPMENT SHALL BE ALLOWED IN THE PROTECTED FENCED IN AREA.
- BEFORE THE START OF ANY WORK ON THE SITE, PRECEDING THE ARRIVAL OF EQUIPMENT, MATERIALS OR VEHICLES TO THE SITE, AND PRIOR TO THE COMMENCEMENT OF ANY CLEARING ON THE SITE, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE ON THE SITE WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. REFER TO SPECIFICATION SECTION 01 56 39 FOR MORE INFORMATION.
- REMOVE AND DISPOSE OF DEBRIS AS DIRECTED BY THE OWNER.
- ALL EXCAVATION WITHIN THE TREE PROTECTION ZONE TO BE DONE BY HAND TO MINIMIZE DISTURBANCE TO ROOT ZONES.
- FINAL LOCATION OF PROPOSED TRANSPLANTS TO BE COORDINATED WITH TOWN AND OWNERSHIP.



5	4/8/2022	CONSERVATION COMMISSION SUBMISSION
4	2/7/2022	CONSERVATION COMMISSION SUBMISSION
3	1/5/2022	CONSERVATION COMMISSION SUBMISSION
2	8/3/2021	NOI SUBMISSION
1	5/31/2021	SPECIAL PERMIT SUBMISSION
REV	DATE	DESCRIPTION

APPLICANT/OWNER:
CABOT, CABOT & FORBES
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:
200 QUANNAPOWITT PARKWAY
WAKEFIELD, MA 01880

PROJECT NO. 2021	DATE: 3/16/2021
SCALE: 1" = 10'-0"	DWG. NAME: 200QP.dwg
DESIGNED BY: AD IJR	CHECKED BY: JR

PREPARED BY:



Copley Wolff Design Group
Landscape Architects & Planners

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DRAWING TITLE: Tree Mitigation Plan
SHEET No. L-000

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GENERAL PLANTING NOTE: ALL SITE PLANTING AND SEED MIXES MAY BE SUBSTITUTED FOR A SIMILAR OR EQUAL SPECIES BASED ON SEASONAL AVAILABILITY.

PLANTING SCHEDULE -
RAIN GARDEN PLUGS & SEEDS

SUPPLIER: NEW ENGLAND WETLAND PLANTS, INC.
TYPE: NEW ENGLAND WETMIX
SEED MIX DETAILS: CAREX VULPINOIDEA, CAREX SCOPARIA, CAREX LURIDA, CAREX LUPULINA, POA PALUSTRIS, BIDENS FRONDOSA, SCIRPUS ATROVIRENS, ASCLEPIAS INCARNATA, CAREX CRINITA, VERONIA NOVEBORACENSIS, JUNCUS EFFUSUS, ASTER LATERIFLORUS, IRIS VERSICOLOR, GLYCERIA GRANDIS, MUMULUS RINGENS, EUPATORIUM MACULATUM

TOTAL SQUARE FOOTAGE OF SEED MIX: 39,800 SF

NOTE: CONTRACTOR TO ASSUME TEMPORARY IRRIGATION FOR ALL RAIN GARDEN PLUGS AND SEEDS LISTED ABOVE. SEE SHEET L102 FOR REFERENCE.

PLANTING SCHEDULE -
CONSERVATION SEED MIX

SUPPLIER: NEW ENGLAND WETLAND PLANTS, INC.
TYPE: NEW ENGLAND CONSERVATION/WILDLIFE MIX
SEED MIX DETAILS: ELYMUS VIRGINICUS, SCHIZACHYRIUM SCOPARIUM, ANDOPOGON GERARDII, FESTUCA RUBRA, PANICUM VIRGATUM, CHAMAECRISTA FASCICULATA, DESMODIUM PANICULATUM, SORGHASTRUM NUTANS, VERBENA HASTATA, ASCLEPIAS TUBEROSA, RUDBECKIA HIRTA, HELENIUM AUTUNALE, SYMPHYOTRICHUM PILOSUM, SOLIDAGO JUNCEA, AGROSTIS PERENNANS

TOTAL SQUARE FOOTAGE OF SEED MIX: 43,000 SF

NOTE: CONTRACTOR TO ASSUME TEMPORARY IRRIGATION FOR ALL CONSERVATION SEED MIX LISTED ABOVE. SEE SHEET L102 FOR REFERENCE.

PLANTING SCHEDULE - GENERAL SITE

Symbol	Qty.	Scientific Name	Common Name	Size	Comments
Deciduous Trees					
AR2	14	<i>Acer rubrum</i>	Red Maple	3" - 3 1/2" cal.	B&B, Matched
OV	14	<i>Ostrya virginiana</i>	Hop Hornbeam	3" - 3 1/2" cal.	B&B, Matched
MG	5	<i>Larix laricina</i>	Eastern Larch	3" - 3 1/2" cal.	B&B, Matched
LM	13	<i>Malusus pyrosteuoides</i>	Dawn Redwood	3" - 3 1/2" cal.	B&B, Matched
QM	16	<i>Quercus macrocarpa</i>	Bur Oak	3" - 3 1/2" cal.	B&B, Matched
QP	19	<i>Quercus palustris</i>	Pin Oak	3" - 3 1/2" cal.	B&B, Matched
TA	17	<i>Tilia americana</i>	American Linden	3" - 3 1/2" cal.	B&B, Matched
UA	14	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	3" - 3 1/2" cal.	B&B, Matched
UV	4	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	3" - 3 1/2" cal.	B&B, Matched
Ornamental Trees					
BA	10	<i>Betula alleghaniensis</i>	Yellow Birch	2" - 2 1/2" cal.	B&B, Matched
BP	10	<i>Betula populifolia</i>	Grey Birch	2" - 2 1/2" cal.	B&B, Matched
CF	10	<i>Cornus florida</i>	Flowering Dogwood	2" - 2 1/2" cal.	B&B, Matched
CK	11	<i>Cladradis kentuckiae</i>	Yellowwood	2" - 2 1/2" cal.	B&B, Matched
CM	9	<i>Crateagus laevigata 'Crimson Cloud'</i>	Crimson Cloud Hawthorn	2" - 2 1/2" cal.	B&B, Matched
CO	9	<i>Celtis occidentalis</i>	Hackberry	2" - 2 1/2" cal.	B&B, Matched
CV	11	<i>Chionanthus virginicus</i>	Fringetree	2" - 2 1/2" cal.	B&B, Matched
Shrubs					
AM	181	<i>Aronia melanocarpa</i>	Black Chokeberry	#2 CONT.	36" O.C. spacing
CAL	181	<i>Clethra alnifolia</i>	Sweet Pepperbush	#2 CONT.	36" O.C. spacing
CAM	181	<i>Ceanothus americanus</i>	New Jersey Tea	#2 CONT.	36" O.C. spacing
FG	181	<i>Fothergilla gardenii 'Suzanne'</i>	Dwarf Fothergilla	#2 CONT.	36" O.C. spacing
HQ	181	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#2 CONT.	36" O.C. spacing
IVW	181	<i>Ilex verticillata 'Winter Red'</i>	Winter Red Winterberry	#2 CONT.	48" O.C. spacing
IVS	181	<i>Ilex verticillata 'Southern Gentleman'</i>	Southern Gentleman Winterberry	#2 CONT.	48" O.C. spacing
IVH	181	<i>Ilex virginica 'Henry's Garnet'</i>	Dwarf Sweetpire	#2 CONT.	48" O.C. spacing
MP	181	<i>Myrica pennsylvanica</i>	Bayberry	#2 CONT.	48" O.C. spacing
RA	181	<i>Rhus aromatica 'Gro-low'</i>	Gro-low Sumac	#2 CONT.	48" O.C. spacing
ST	181	<i>Spiraea tomentosa</i>	Steeplebush	#2 CONT.	36" O.C. spacing
SA	181	<i>Symphoricarpos albus</i>	Snowberry	#2 CONT.	36" O.C. spacing
VNW	181	<i>Viburnum nudum 'Winterthur'</i>	Smooth Withered	#2 CONT.	6" O.C. spacing
Perennials / Grasses / Groundcovers					
AN	482	<i>Aster novae-angliae</i>	New England Aster	1 GAL.	18" O.C. spacing
CL	482	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	1 GAL.	24" O.C. spacing
DC	482	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1 GAL.	18" O.C. spacing
HS	482	<i>Helictotrichon sempervirens 'Saphirspide'</i>	Blue Oak Grass	1 GAL.	24" O.C. spacing
LN	482	<i>Liastris novae-angliae</i>	New England Blazing Star	1 GAL.	18" O.C. spacing
NF	482	<i>Nepeta faasseni</i>	Catmint	1 GAL.	18" O.C. spacing
PFG	482	<i>Potentilla fruticosa 'Goldfinger'</i>	Shrubby Cinquefoil	1 GAL.	24" O.C. spacing
PV	482	<i>Panicum virgatum</i>	Switchgrass	1 GAL.	18" O.C. spacing
SH	482	<i>Sporobolus heterolepis 'Tara'</i>	Prairie Dropseed	1 GAL.	24" O.C. spacing
TD	482	<i>Tripsacum dactyloides</i>	Eastern Gamma Grass	1 GAL.	24" O.C. spacing
WF	482	<i>Waldsteinia fragaroides</i>	Barren Strawberry	1 GAL.	18" O.C. spacing

NOTE: CONTRACTOR TO ASSUME PERMANENT IRRIGATION FOR ALL GENERAL SITE PLANTING IN SCHEDULE ABOVE. SEE SHEET L102 FOR REFERENCE.

PLANTING SCHEDULE - RAIN GARDEN
SHRUBS & PERENNIALS

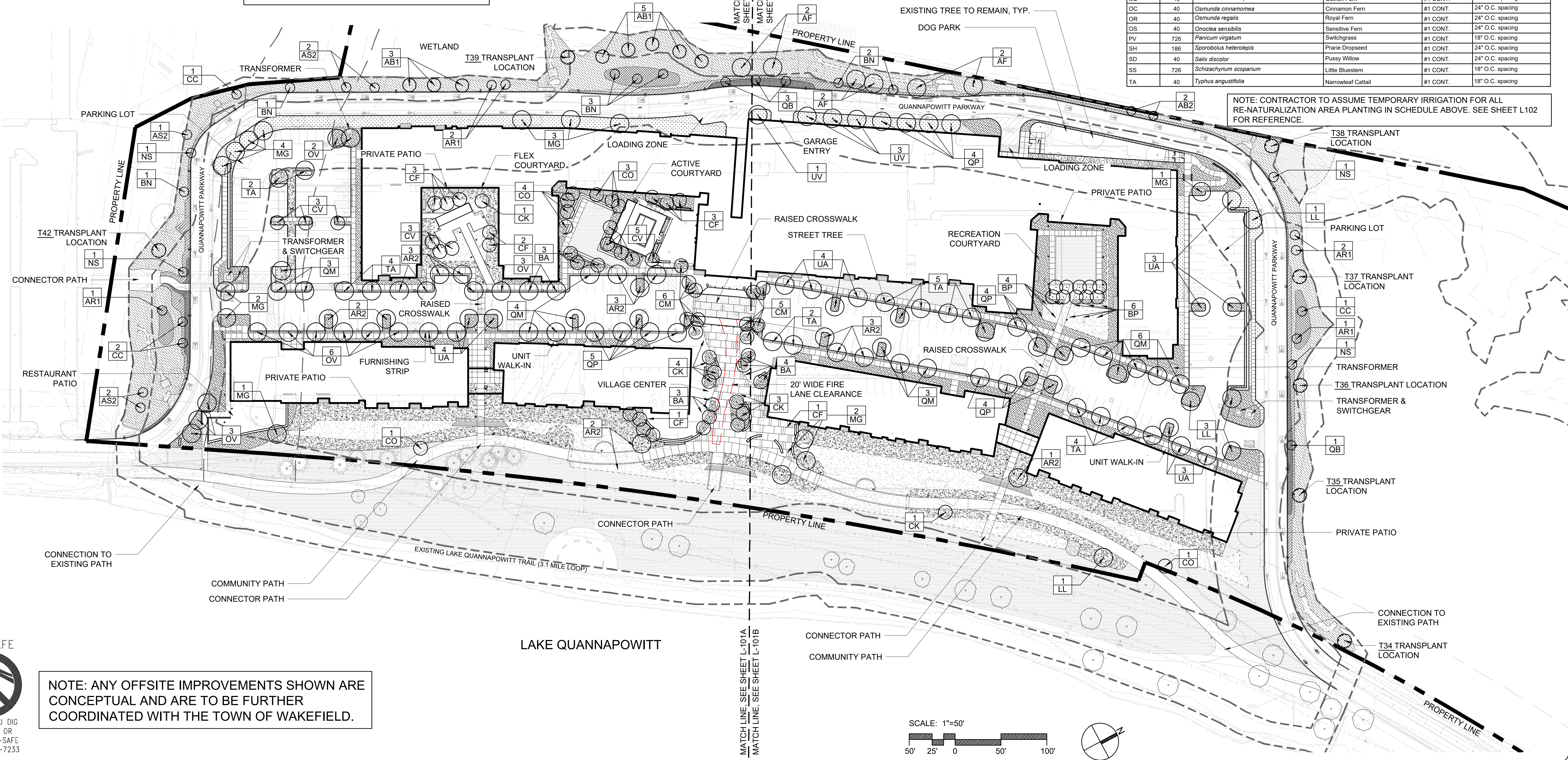
Symbol	Qty.	Scientific Name	Common Name	Size	Comments
Ornamental Trees					
BN	3	<i>Betula nigra</i>	River Birch	8'-10' ht.	B&B, Matched
CC	3	<i>Carpinus caroliniana</i>	American Hornbeam	8'-10' ht.	B&B, Matched
JV	3	<i>Juniperus virginiana</i>	Eastern Red Cedar	5'-6' ht.	B&B, Matched
HV	3	<i>Hamamelis virginiana</i>	Witchhazel	5'-6' ht.	B&B, Matched
RT	3	<i>Rhus typhina</i>	Staghorn Sumac	5'-6' ht.	B&B, Matched
Shrubs					
ARG	90	<i>Alnus rugosa</i>	Speckled Alder	#2 CONT.	36" O.C. spacing
AAR	90	<i>Aronia arbutifolia</i>	Red Chokeberry	#2 CONT.	48" O.C. spacing
CAL	90	<i>Clethra alnifolia</i>	Sweet Pepperbush	#2 CONT.	36" O.C. spacing
COC	90	<i>Cephalanthus occidentalis</i>	Butterbush	#2 CONT.	36" O.C. spacing
CR	90	<i>Cornus racemosa</i>	Grey Dogwood	#2 CONT.	36" O.C. spacing
IVW	90	<i>Ilex verticillata 'Winter Red'</i>	Winter Red Winterberry	#2 CONT.	48" O.C. spacing
IVS	90	<i>Ilex verticillata 'Southern Gentleman'</i>	Southern Gentleman Winterberry	#2 CONT.	48" O.C. spacing
IVH	90	<i>Ilex virginica 'Henry's Garnet'</i>	Dwarf Sweetpire	#2 CONT.	24" O.C. spacing
MP	90	<i>Myrica pennsylvanica</i>	Bayberry	#2 CONT.	48" O.C. spacing
RV	90	<i>Rhododendron viscosum</i>	Swamp Azalea	#2 CONT.	36" O.C. spacing
SC	90	<i>Sambucus canadensis</i>	Elderberry	#2 CONT.	36" O.C. spacing
ST	90	<i>Spiraea tomentosa</i>	Steeplebush	#2 CONT.	36" O.C. spacing
VL	90	<i>Viburnum lentago</i>	Nannyberry	#2 CONT.	48" O.C. spacing
VT	90	<i>Viburnum trilobum</i>	American Cranberrybush	#2 CONT.	48" O.C. spacing
Perennials / Grasses / Groundcovers					
AI	275	<i>Asclepias incarnata</i>	Swamp Milkweed	1 GAL.	24" O.C. spacing
AP	275	<i>Aster puniceus</i>	Swamp Aster	1 GAL.	24" O.C. spacing
AN	275	<i>Aster novae-angliae</i>	New England Aster	1 GAL.	18" O.C. spacing
CXC	275	<i>Carex comosa</i>	Bearded Sedge	1 GAL.	18" O.C. spacing
CXS	275	<i>Carex stricta</i>	Tussock Sedge	1 GAL.	18" O.C. spacing
EM	275	<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	1 GAL.	36" O.C. spacing
IVR	275	<i>Iris versicolor</i>	Northern Blue Flag Iris	1 GAL.	24" O.C. spacing
HM	275	<i>Hibiscus moscheutos</i>	Crimsoneyed Rosemallow	1 GAL.	24" O.C. spacing
LN	275	<i>Liastris novae-angliae</i>	New England Blazing Star	1 GAL.	18" O.C. spacing
LC	275	<i>Lobelia cardinalis</i>	Cardinal Flower	1 GAL.	18" O.C. spacing
SD	275	<i>Salix discolor</i>	Pussy Willow	1 GAL.	18" O.C. spacing
SS	275	<i>Schizachyrium scoparium</i>	Little Bluestem	1 GAL.	18" O.C. spacing
TA	275	<i>Typhus angustifolia</i>	Narrowleaf Cattail	1 GAL.	18" O.C. spacing
VA	275	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	1 GAL.	18" O.C. spacing

NOTE: CONTRACTOR TO ASSUME TEMPORARY IRRIGATION FOR ALL RAIN GARDEN SHRUBS & PERENNIALS IN SCHEDULE ABOVE. SEE SHEET L102 FOR REFERENCE.

PLANTING SCHEDULE - RENATURALIZATION AREA

Symbol	Qty.	Scientific Name	Common Name	Size	Comments
Deciduous Trees					
AR	6	<i>Acer rubrum</i>	Red Maple	1 1/2" - 2" cal.	Matched
AF	6	<i>Acer x freemanii</i>	Freeman Maple	3" - 3 1/2" cal.	Matched
AS	5	<i>Acer saccharinum</i>	Silver Maple	1 1/2" - 2" cal.	Matched
BN	7	<i>Betula nigra</i>	River Birch	1 1/2" - 2" cal.	Matched
CC	4	<i>Carpinus caroliniana</i>	American Hornbeam	1 1/2" - 2" cal.	Matched
NS	4	<i>Nyssa sylvatica</i>	Black Tupelo	1 1/2" - 2" cal.	Matched
QB	4	<i>Quercus bicolor</i>	Swamp White Oak	1 1/2" - 2" cal.	Matched
Evergreen Trees					
AB1	8	<i>Abies balsamea</i>	Balsam Fir	10'-12' ht.	Matched
AB2	2	<i>Abies balsamea</i>	Balsam Fir	6'-7' ht.	Matched
Ornamental Trees					
HV	24	<i>Hamamelis virginiana</i>	Witchhazel	#3 CONT.	Matched
LB	15	<i>Lindera benzoin</i>	Spirobush	#2 CONT.	Matched
LL	90	<i>Larix laricina</i>	Eastern Larch	#3 CONT.	Matched
RT	23	<i>Rhus typhina</i>	Staghorn Sumac	#2 CONT.	Matched
Shrubs					
AI	15	<i>Alnus incana</i>	Speckled Alder	#1 CONT.	36" O.C. spacing
AM	90	<i>Aronia melanocarpa</i>	Black Chokeberry	#3 CONT.	6" O.C. spacing
CA	90	<i>Clethra alnifolia</i>	Sweet Pepperbush	#1 CONT.	36" O.C. spacing
CE	15	<i>Cephalanthus occidentalis</i>	Butterbush	#1 CONT.	36" O.C. spacing
CO	23	<i>Ceanothus americanus</i>	New Jersey Tea	#1 CONT.	36" O.C. spacing
CM	15	<i>Cornus amomum</i>	Silky Dogwood	#3 CONT.	48" O.C. spacing
CR	15	<i>Cornus racemosa</i>	Grey Dogwood	#2 CONT.	48" O.C. spacing
FG	23	<i>Fothergilla gardenii</i>	Fothergilla	#2 CONT.	36" O.C. spacing
JV	23	<i>Juniperus virginiana</i>	Eastern Red Cedar	#3 CONT.	6" O.C. spacing
IT	15	<i>Itea virginica</i>	Virginia Sweetpire	#3 CONT.	36" O.C. spacing
IV	15	<i>Ilex verticillata</i>	Winterberry	#2 CONT.	48" O.C. spacing
MP	15	<i>Myrica pennsylvanica</i>	Bayberry	#2 CONT.	48" O.C. spacing
RV	15	<i>Rhododendron viscosum</i>	Swamp Azalea	#2 CONT.	48" O.C. spacing
SC	15	<i>Sambucus canadensis</i>	Steeplebush	#1 CONT.	48" O.C. spacing
ST	15	<i>Spiraea tomentosa</i>	Steeplebush	#2 CONT.	36" O.C. spacing
VA	23	<i>Vaccinium angustifolia</i>	Lowbush Blueberry	#1 CONT.	24" O.C. spacing
VC	90	<i>Vaccinium corymbosum</i>	Highbush Blueberry	#2 CONT.	48" O.C. spacing
VN	15	<i>Viburnum nudum</i>	Wild Rasin	#3 CONT.	6" O.C. spacing
Perennials / Grasses / Groundcovers					
AI	40	<i>Asclepias incarnata</i>	Swamp Milkweed	#1 CONT.	24" O.C. spacing
AP	40	<i>Aster puniceus</i>	Swamp Aster	#1 CONT.	24" O.C. spacing
AN	40	<i>Aster novae-angliae</i>	New England Aster	#1 CONT.	18" O.C. spacing
CL	186	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	#1 CONT.	24" O.C. spacing
CXC	40	<i>Carex comosa</i>	Bearded Sedge	#1 CONT.	18" O.C. spacing
CXS	40	<i>Carex stricta</i>	Tussock Sedge	#1 CONT.	18" O.C. spacing
DR	40	<i>Dropteria cristata</i>	Crested Wood Fern	#1 CONT.	18" O.C. spacing
DC	40	<i>Dropteria carthusiana</i>	Spirulose Wood Fern	#1 CONT.	24" O.C. spacing
EM	40	<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	#1 CONT.	36" O.C. spacing
IVR	40	<i>Iris versicolor</i>	Northern Blue Flag Iris	#1 CONT.	24" O.C. spacing
HP	186	<i>Helianthus pauciflorus</i>	Showy Sunflower	#1 CONT.	18" O.C. spacing
HM	40	<i>Hibiscus moscheutos</i>	Crimsoneyed Rosemallow	#1 CONT.	24" O.C. spacing
LN	40	<i>Liastris novae-angliae</i>	New England Blazing Star	#1 CONT.	18" O.C. spacing
LC	40	<i>Lobelia cardinalis</i>	Cardinal Flower	#1 CONT.	18" O.C. spacing
MS	40	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#1 CONT.	36" O.C. spacing
OC	40	<i>Osmunda cinnamomea</i>	Cinnamon Fern	#1 CONT.	24" O.C. spacing
OR	40	<i>Osmunda regalis</i>	Royal Fern	#1 CONT.	24" O.C. spacing
OS	40	<i>Oncoclea sensibilis</i>	Sensitive Fern	#1 CONT.	24" O.C. spacing
PV	726	<i>Panicum virgatum</i>	Switchgrass	#1 CONT.	18" O.C. spacing
SH	186	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 CONT.	24" O.C. spacing
SD	40	<i>Salix discolor</i>	Pussy Willow	#1 CONT.	24" O.C. spacing
SS	726	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 CONT.	18" O.C. spacing
TA	40	<i>Typhus angustifolia</i>	Narrowleaf Cattail	#1 CONT.	18" O.C. spacing

NOTE: CONTRACTOR TO ASSUME TEMPORARY IRRIGATION FOR ALL RE-NATURALIZATION AREA PLANTING IN SCHEDULE ABOVE. SEE SHEET L102 FOR REFERENCE.



REV	DATE	DESCRIPTION
5	4/8/2022	CONSERVATION COMMISSION SUBMISSION
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2	8/3/2021	NOI SUBMISSION
1	3/31/2021	SPECIAL PERMIT SUBMISSION

APPLICANT/OWNER:
CABOT, CABOT & FORBES
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:
200 QUANNAPOWITT PARKWAY
WAKEFIELD, MA 01880

PROJECT NO. 2021	DATE: 3/16/2021
SCALE: 1" = 10'-0"	DWG. NAME: 200QP.dwg
DESIGNED BY: AD IIR	CHECKED BY: IR



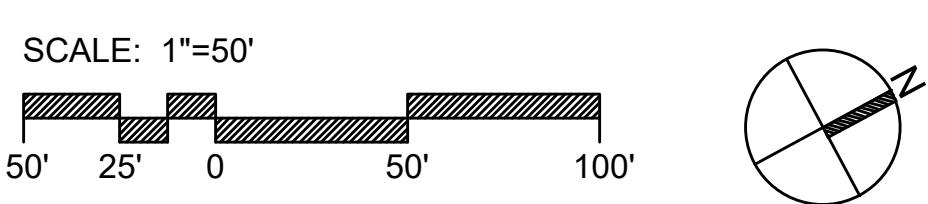
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DRAWING TITLE:	SHEET NO.
Overall Plan	L-100



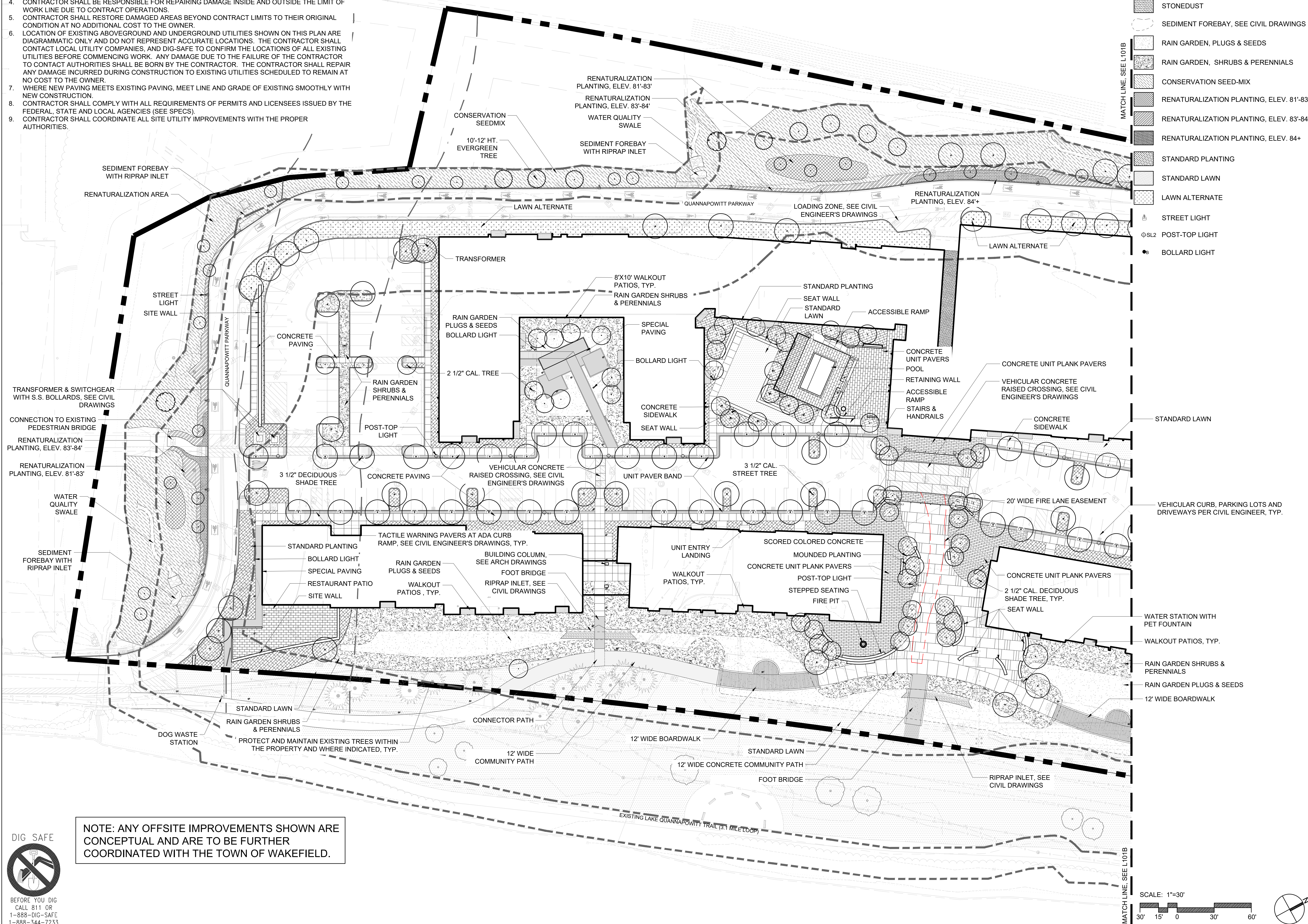
NOTE: ANY OFFSITE IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE TO BE FURTHER COORDINATED WITH THE TOWN OF WAKEFIELD.



T:\2021\200 QUANNAPOWITT PARKWAY\WAKEFIELD MA\01880-001\CONSTRUCTION DRAWINGS\CURRENT\01880-001 SITE PLAN.DWG

1. THE SITE PLAN IS BASED ON EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS. COPLEY-WOLFF DESIGN GROUP IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
2. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES BEFORE COMMENCING NEW CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY AND ALL CONFLICTS BETWEEN PROPOSED SITE WORK AND WORK OF ALL OTHER TRADES.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL AND RECORDED ON RECORD DRAWINGS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS.
5. CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
6. LOCATION OF EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY AND DO NOT REPRESENT ACCURATE LOCATIONS. THE CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES, AND DIG-SAFE TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO THE FAILURE OF THE CONTRACTOR TO CONTACT AUTHORITIES SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO EXISTING UTILITIES SCHEDULED TO REMAIN AT NO COST TO THE OWNER.
7. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING SMOOTHLY WITH NEW CONSTRUCTION.
8. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF PERMITS AND LICENSEES ISSUED BY THE FEDERAL, STATE AND LOCAL AGENCIES (SEE SPECS).
9. CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE PROPER AUTHORITIES.

	CONCRETE PAVING
	SPECIAL PAVING
	FURNISHING STRIP
	UNIT PAVERS
	STONEDRUST
	SEDIMENT FOREBAY, SEE CIVIL DRAWINGS
	RAIN GARDEN, PLUGS & SEEDS
	RAIN GARDEN, SHRUBS & PERENNIALS
	CONSERVATION SEED-MIX
	RENATURALIZATION PLANTING, ELEV. 81'-83"
	RENATURALIZATION PLANTING, ELEV. 83'-84"
	RENATURALIZATION PLANTING, ELEV. 84'+
	STANDARD PLANTING
	STANDARD LAWN
	LAWN ALTERNATE
	STREET LIGHT
	POST-TOP LIGHT
	BOLLARD LIGHT



PROFESSIONAL LANDSCAPE ARCHITECT
COPLEY WOLFF DESIGN GROUP

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1	3/31/2021	SPECIAL PERMIT SUBMISSION
REV	DATE	DESCRIPTION

REV	DATE	
APPLICANT\OWNER:		

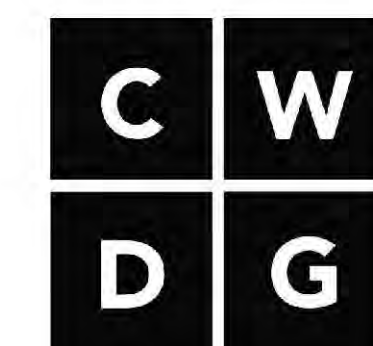
CABOT, CABOT & FORBES
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:

200 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA 01880

PROJECT NO.2021	DATE: 3/16/2021
SCALE: 1" = 10'-0"	DWG. NAME: 200QP.d
DESIGNED BY:AD I IR	CHECKED BY:IR

PREPARED BY	
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Copley Wolff Design Group
Landscape Architects & Planners

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DRAWING TITLE:	SHEET No
Landscape Plan	L-101A



MATCH LINE SEE L101A

MATCH LINE

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MATERIAL LEGEND

- CONCRETE PAVING
- SPECIAL PAVING
- FURNISHING STRIP
- UNIT PAVERS
- STONEDUST
- SEDIMENT FOREBAY, SEE CIVIL DRAWINGS
- RAIN GARDEN, PLUGS & SEEDS
- RAIN GARDEN, SHRUBS & PERENNIALS
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- RENATURALIZATION PLANTING, ELEV. 81'-83'
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BOSTON, MA 02116

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WAKEFIELD, MA 01880

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DESIGNED BY: AD IJR	CHECKED BY: JIR

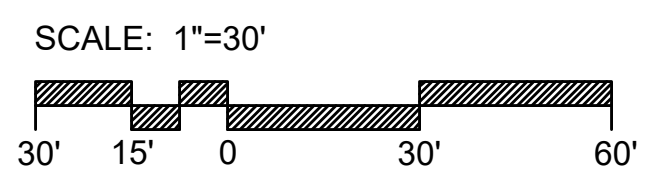


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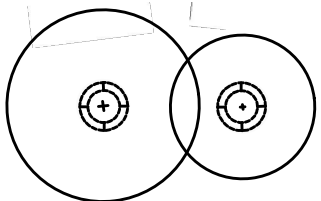
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DRAWING TITLE: LANDSCAPE PLAN L-101B
SHEET NO. L-101B

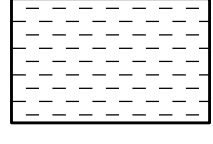
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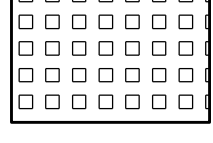
IRRIGATION LEGEND



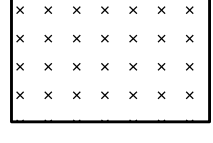
TREES TO BE IRRIGATED WITH DRIP RING



SHRUB AND PERENNIAL BEDS
TO RECEIVED PERMANENT
IRRIGATION BY DRIP GRID



GRASS AREA TO RECEIVE PERMANENT
IRRIGATION BY SPRAY HEADS



PLANTING TO BE TEMPORARILY
IRRIGATED, SEE NOTES



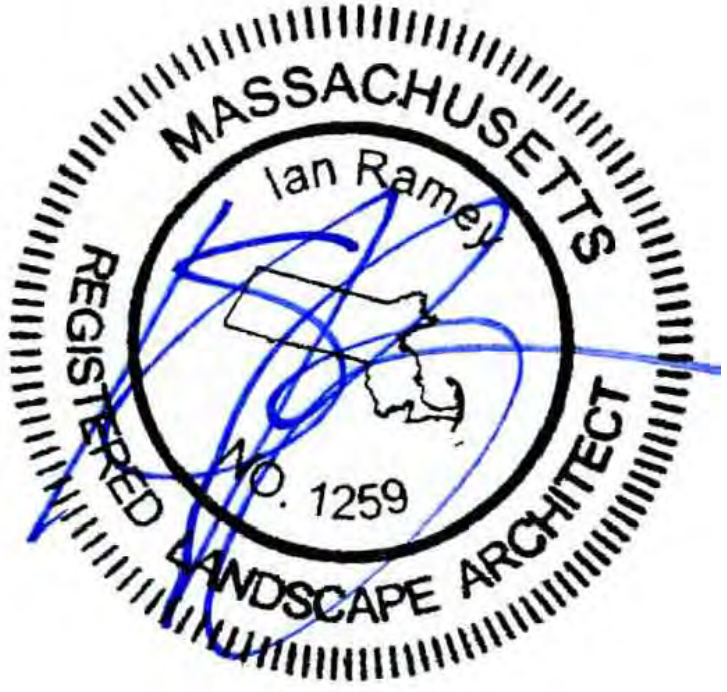
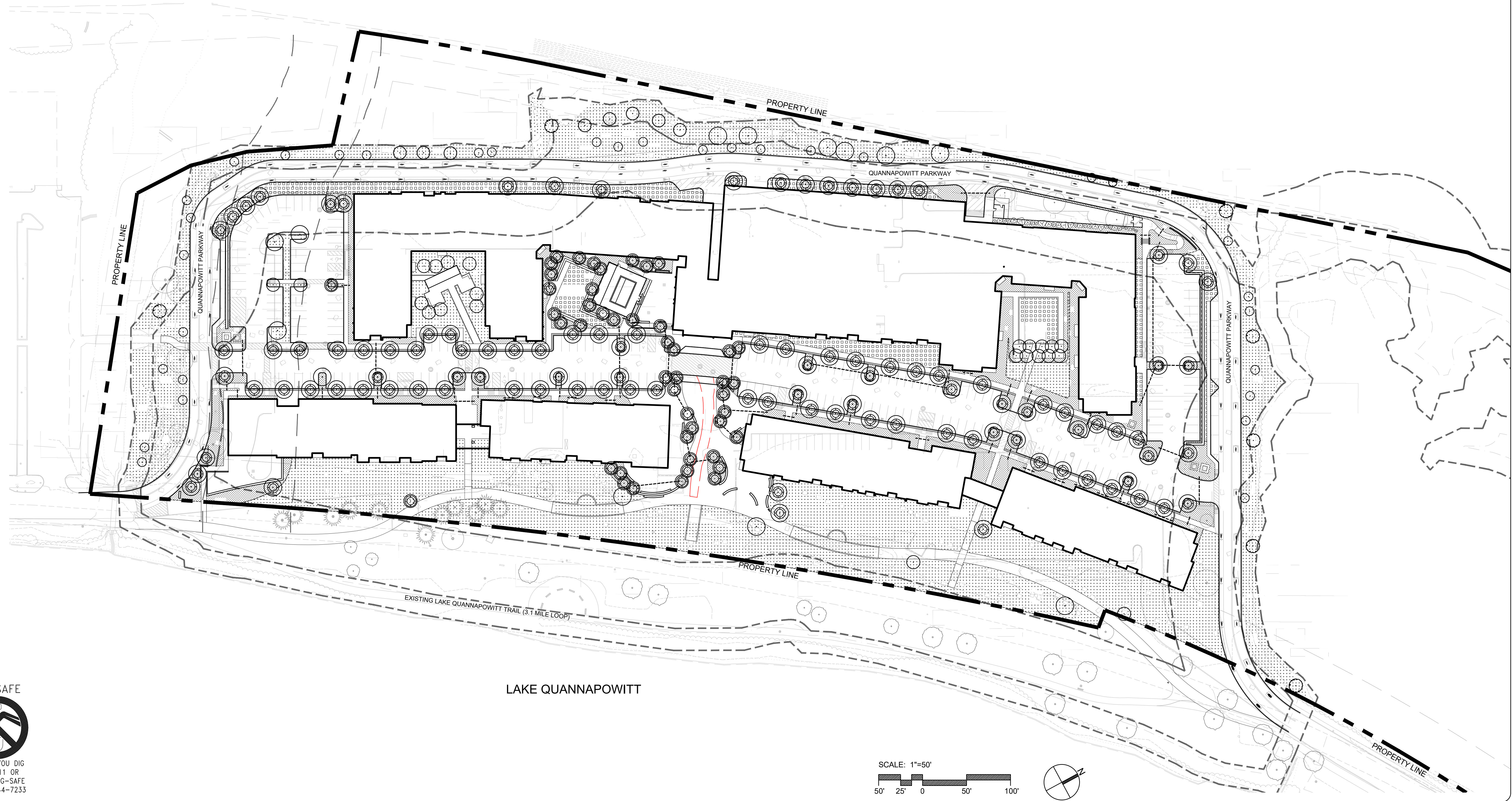
SLEEVING
(SHOWN DIAGRAMMATICALLY, PROVIDE
ALLOWANCE FOR UNDER PAVEMENT
SLEEVING THROUGHOUT PROJECT)

LANDSCAPE IRRIGATION NOTES

1. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY CONTRACTOR FOLLOWING PERFORMANCE-BASED CRITERIA OUTLINED IN THE SPECIFICATIONS AND INDICATED ON DRAWINGS. ALL IRRIGATION SYMBOLS AND NOTES SHOWN ON THIS PLAN ARE DIAGRAMMATIC AND INTENDED TO CONVEY DESIGN INTENT ONLY.
2. COORDINATE THE LOCATION OF ALL EXISTING AND FUTURE UTILITIES AND CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES PRIOR TO THE START OF WORK.
3. ALL VALVES AND VALVE BOXES SHALL BE PLACED UNDER THIN LAYER OF MULCH IN PLANTED AREAS. NEITHER SHALL BE VISIBLE.
4. IN-LINE DRIP TUBING SHALL BE INSTALLED 6" FROM ALL MASONRY WALLS, PLANTER WALLS AND CURBING. FLUSH ALL LINES PRIOR TO INSTALLATION. IN-LINE DRIP TUBING SHALL NOT BE VISIBLE.
5. THE IRRIGATION SYSTEM MAY BE DRAINED AND PURGED WITH COMPRESSED AIR IN THE EXISTING FIRE SERVICE ROOMS WHERE BACKFLOW PREVENTER WILL BE INSTALLED.
6. IRRIGATION AUTOMATIC CONTROLLER, WATER METER, SOIL MOISTURE SENSOR, BACKFLOW PREVENTER AND BOOSTER PUMP (IF DEEMED NECESSARY) SHALL BE LOCATED IN THE FIRE SERVICE ROOMS IN EACH BUILDING. COORDINATE WITH ARCHITECT. REFER TO MEP DRAWINGS FOR WATER LINE AND ELECTRICAL CONNECTION.
7. PROVIDE MOISTURE SENSOR(S) IN EACH IRRIGATION ZONE. NECESSARY QUANTITY AND LOCATION DETERMINED BY CONTRACTOR.

WATER EFFICIENCY NOTES

1. PROPOSED PLANTINGS ARE A COMBINATION OF NATIVE AND ADAPTED SPECIES THAT REQUIRE LESS WATER THAN NON-ADAPTED SPECIES.
2. ALL PERMANENT TREE, SHRUB AND PERENNIAL IRRIGATION SHALL UTILIZE DRIP EMITTERS WITH A 90% IRRIGATION EFFICIENCY RATING.
3. THE TEMPORARY IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE A MINIMUM OF ONE INCH OF WATER PER WEEK TO ALL LAWN AND PLANTING AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND INSTALLING A COMPLETE IRRIGATION SYSTEM SUFFICIENT TO FULLY WATER ALL AREAS NOTED DURING THE FULL ESTABLISHMENT PERIOD. UPON SUBSTANTIAL COMPLETION, CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY IRRIGATION EQUIPMENT.



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1	5/31/2021	SPECIAL PERMIT SUBMISSION
REV	DATE	DESCRIPTION

APPLICANT/OWNER:
CABOT, CABOT & FORBES
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:
200 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA 01880

PROJECT NO. 2021	DATE: 3/16/2021
SCALE: 1" = 10'-0"	DWG. NAME: 200QP.dwg
DESIGNED BY: AD IJR	CHECKED BY: JR

PREPARED BY:



Copley Wolff Design Group
Landscape Architects & Planners

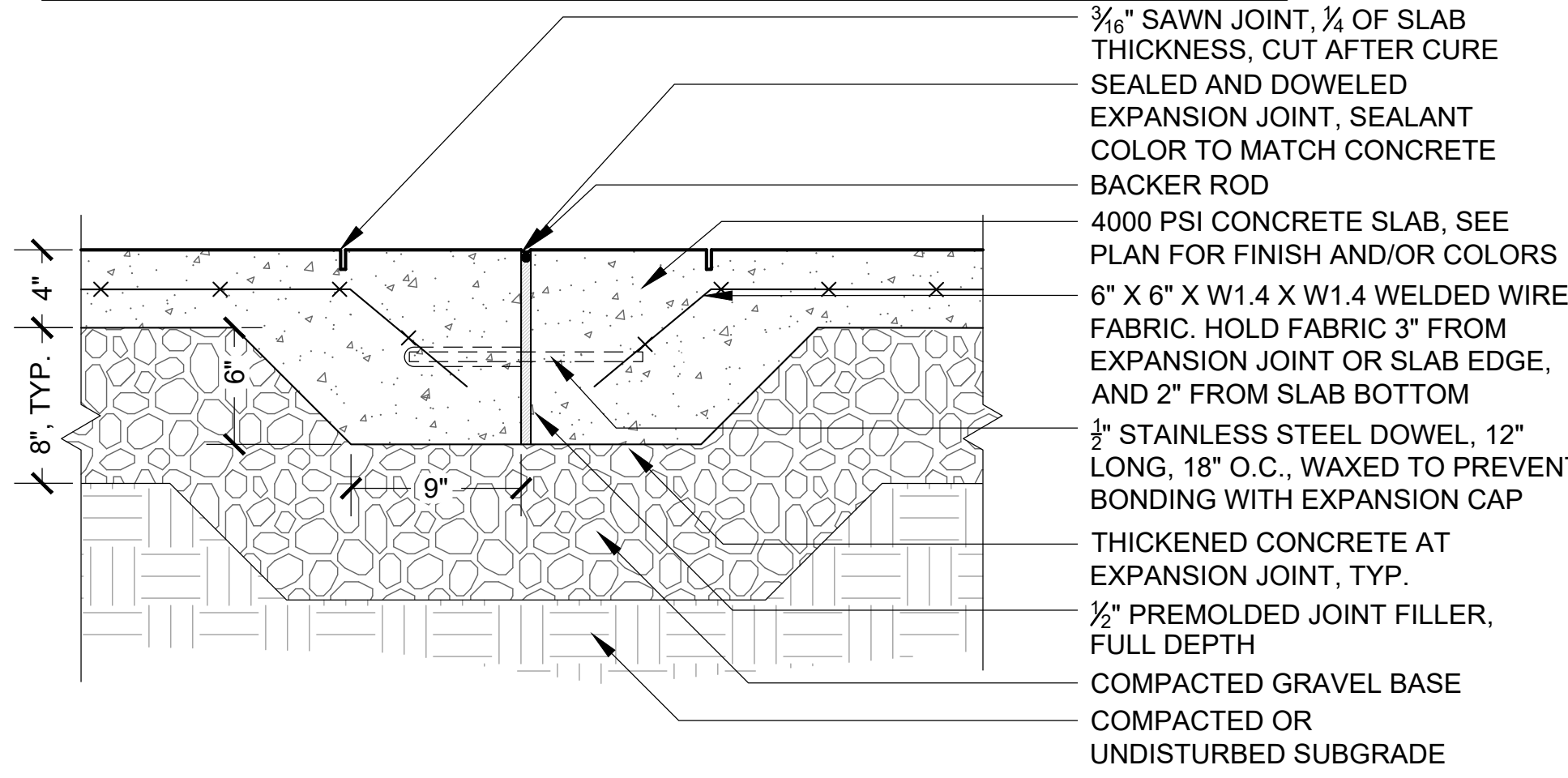
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DRAWING TITLE:
Landscape Irrigation
Plan

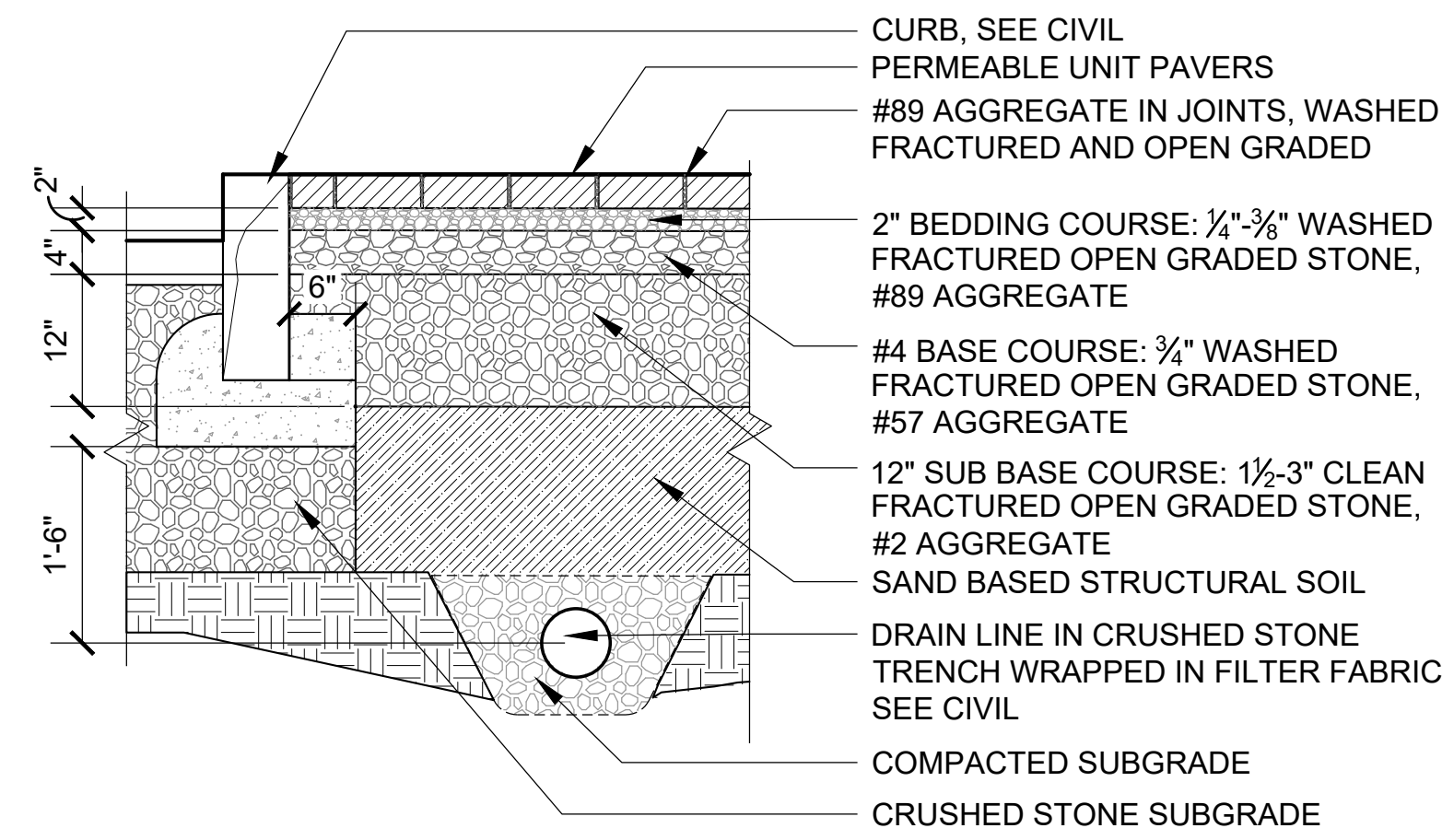
SHEET No.
L102

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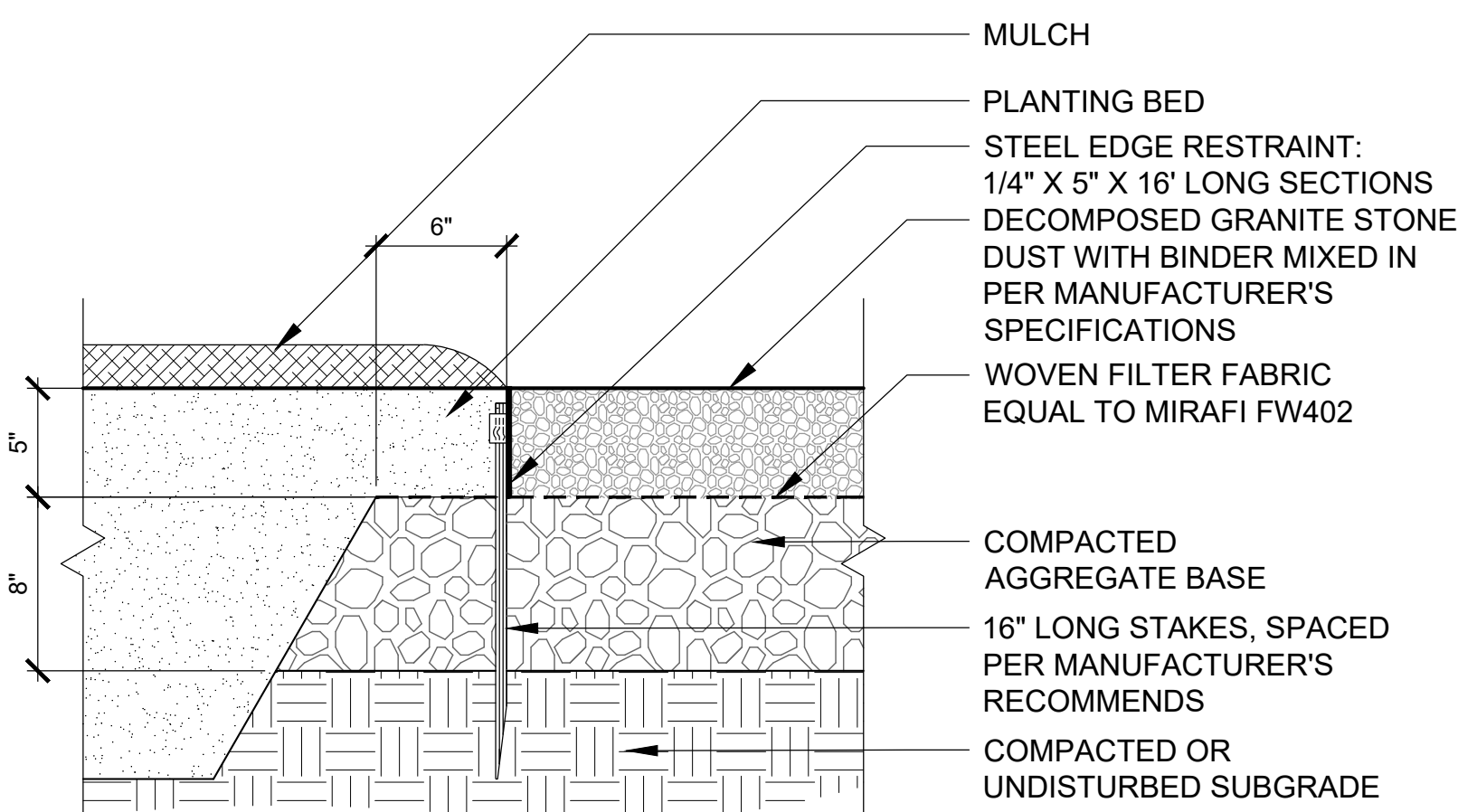
- NOTE:
1. CONTROL JOINTS EVERY 5' UNLESS OTHERWISE SHOWN ON PLAN.
2. PROVIDE EXPANSION JOINT EVERY 20' UNLESS OTHERWISE SHOWN ON PLAN.
3. PROVIDE EXPANSION JOINT WITH SEALANT WHERE CONCRETE PAVEMENT ABUTS CURBS, WALLS, AND BUILDING FACES.
4. PROVIDE 10" DEEP THICKENED EDGE AT PLANTING BEDS, 6" WIDTH.



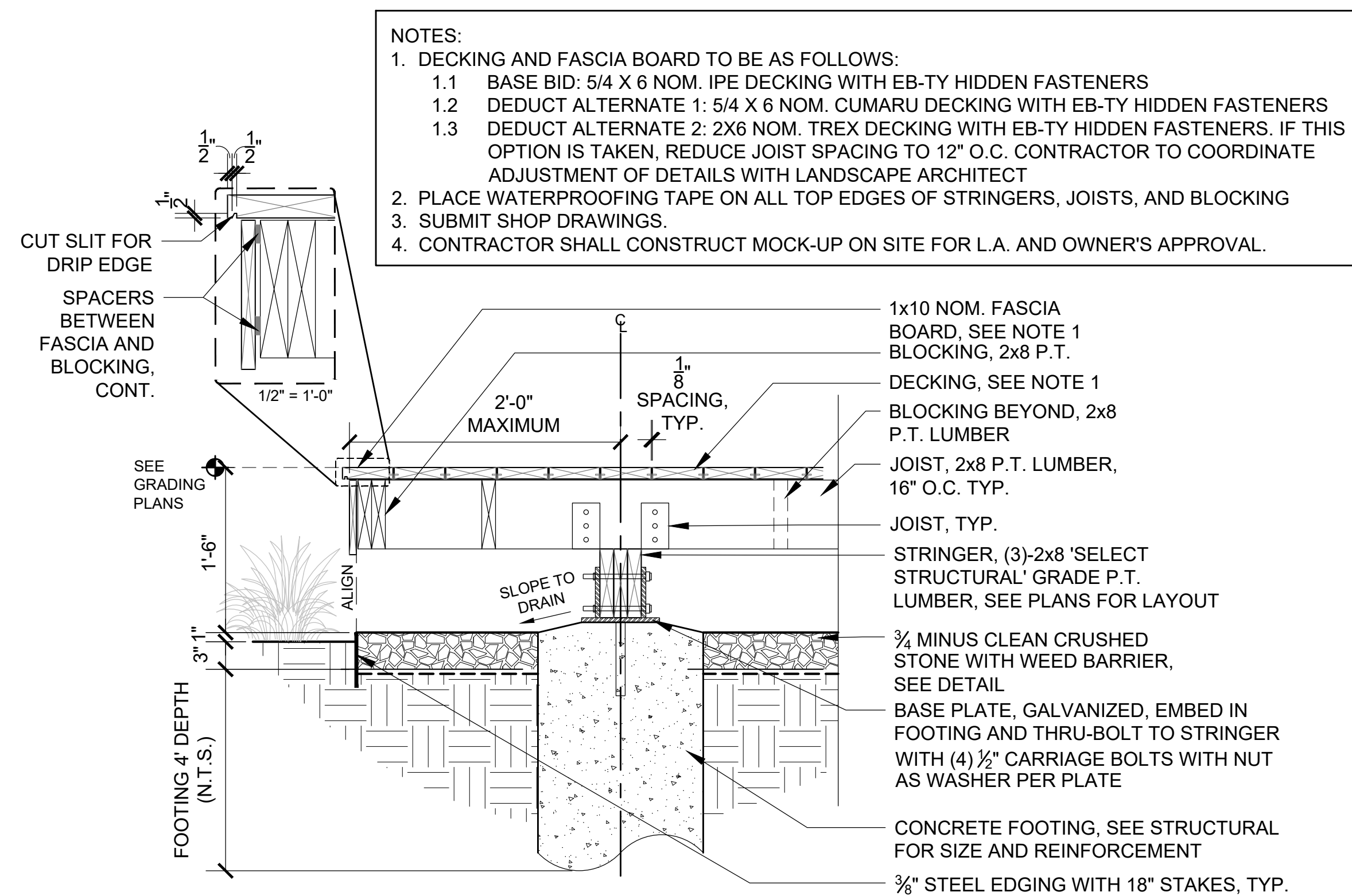
1 PEDESTRIAN CONCRETE PAVING
1 1/2" = 1'-0"



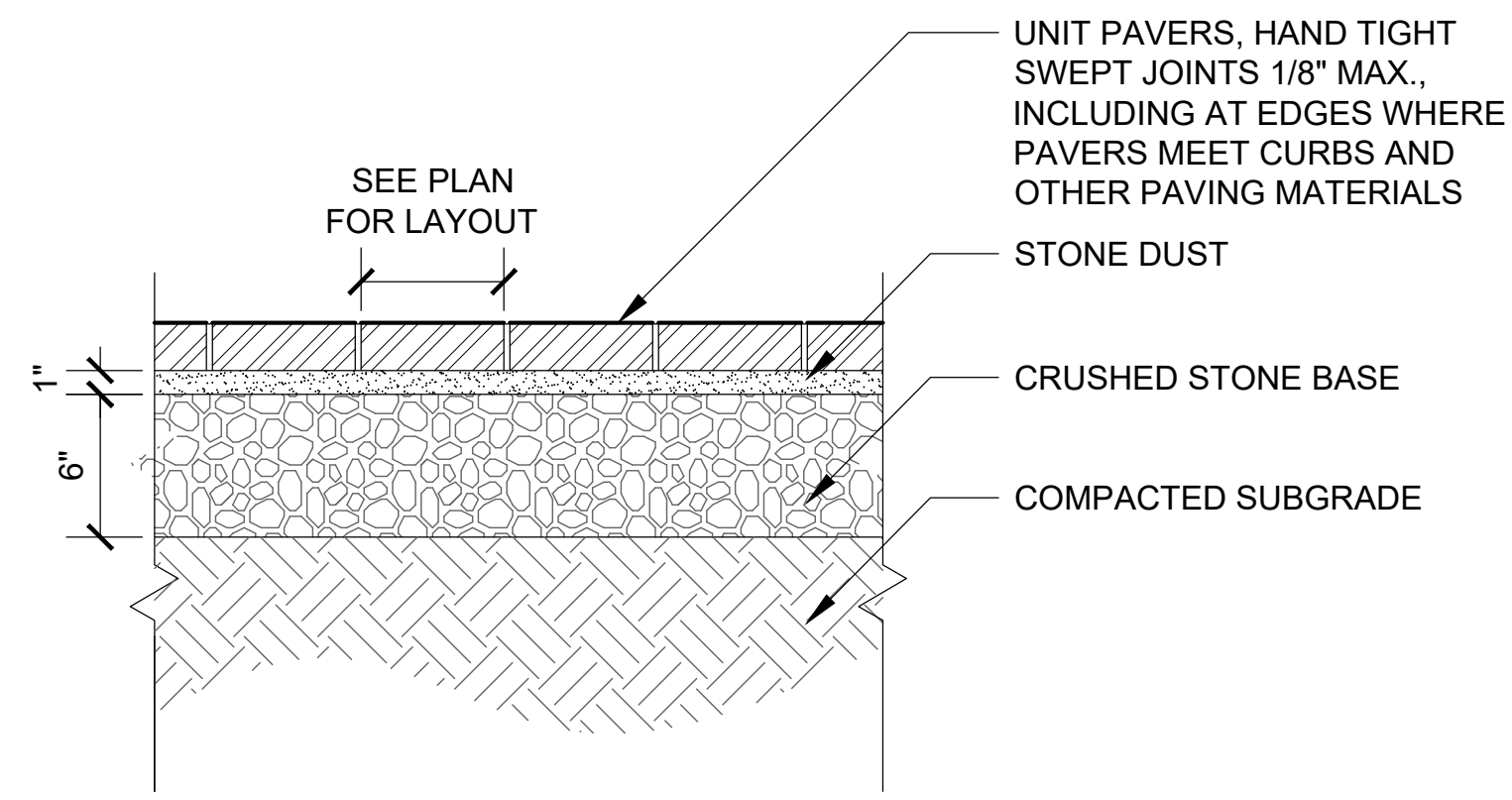
2 PEDESTRIAN PERMEABLE PAVING
3/4" = 1'-0"



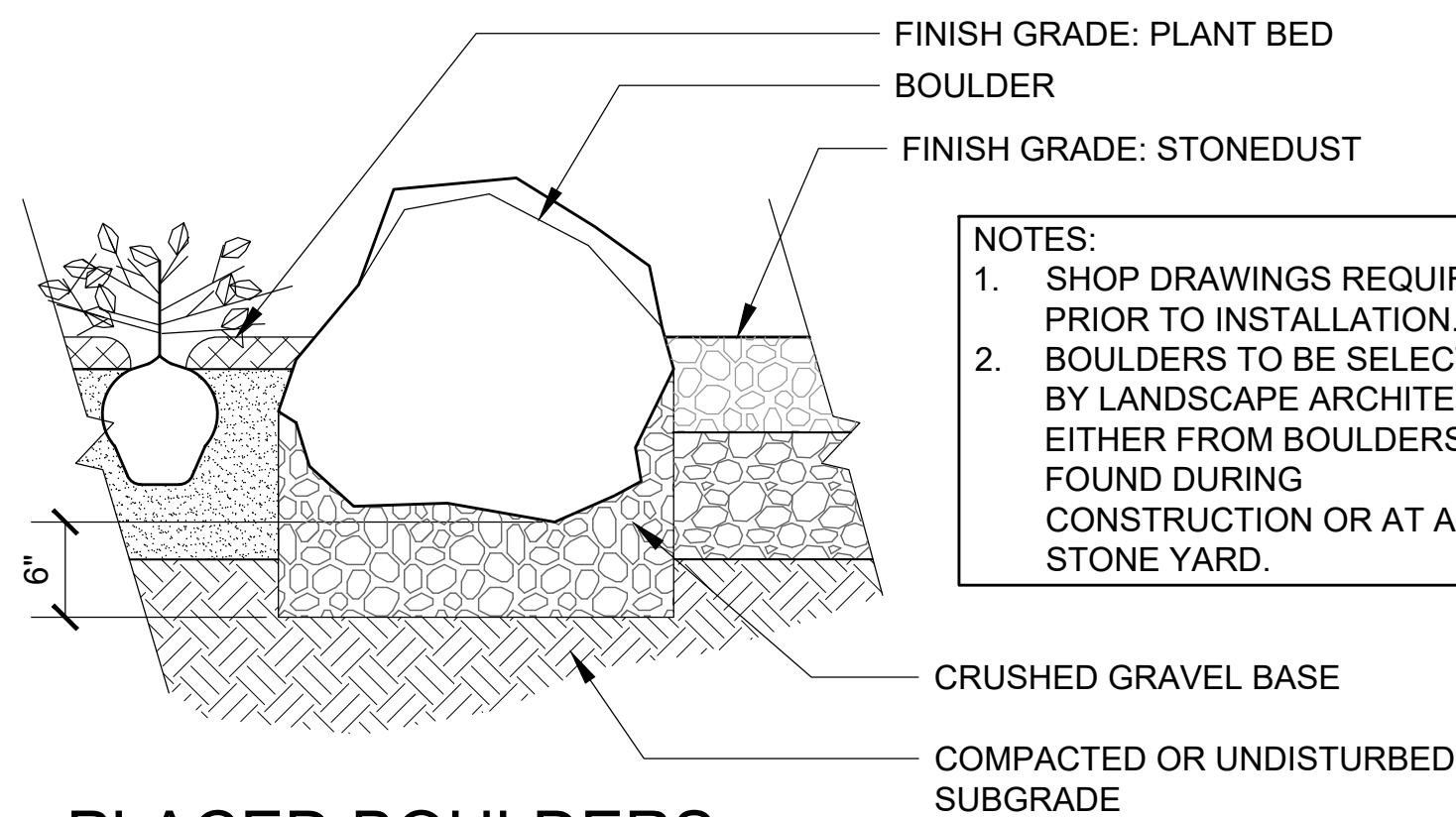
3 STONEDUST PAVING
1 1/2" = 1'-0"



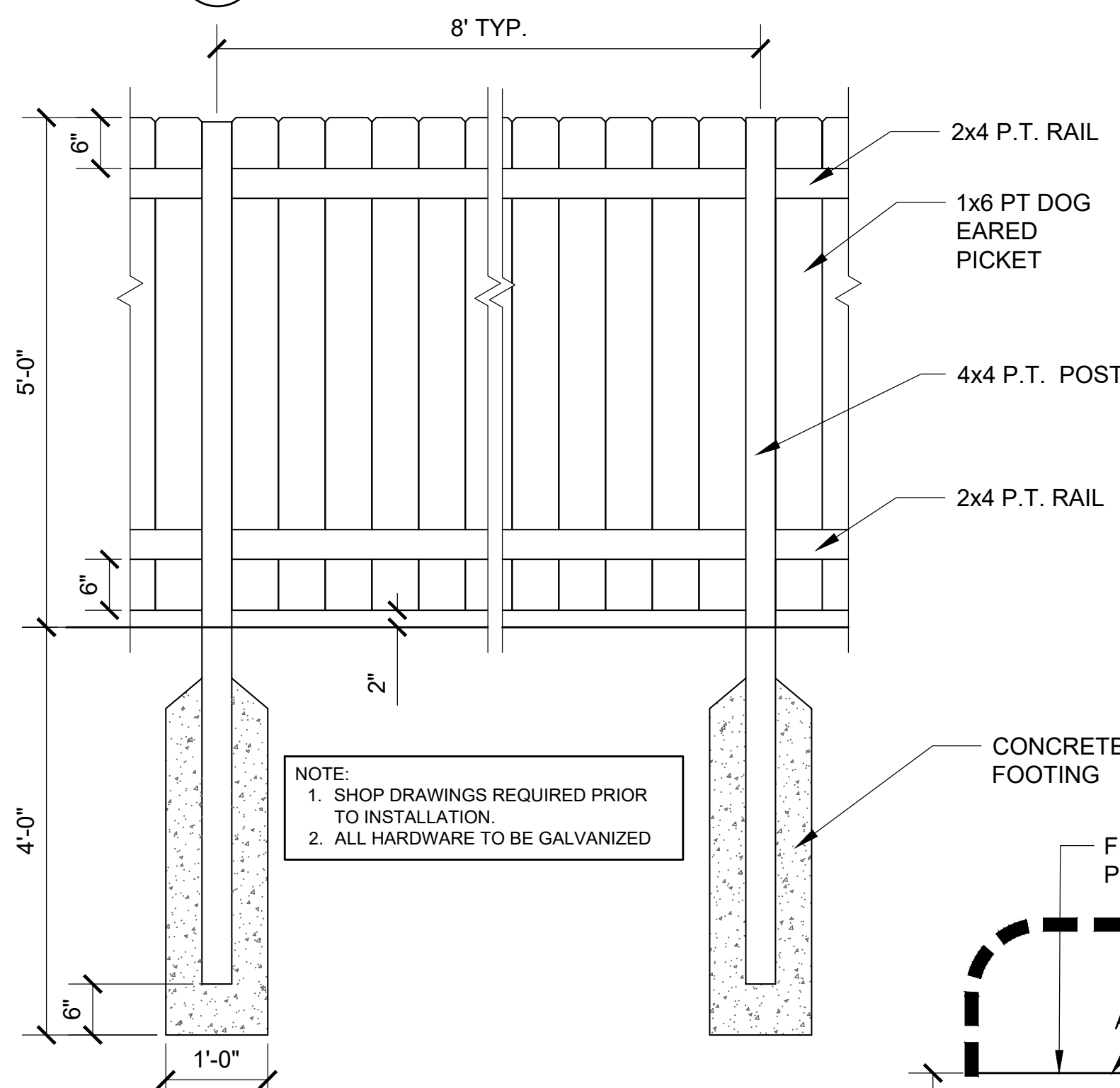
4 PEDESTRIAN BOARDWALK
1" = 1'-0"



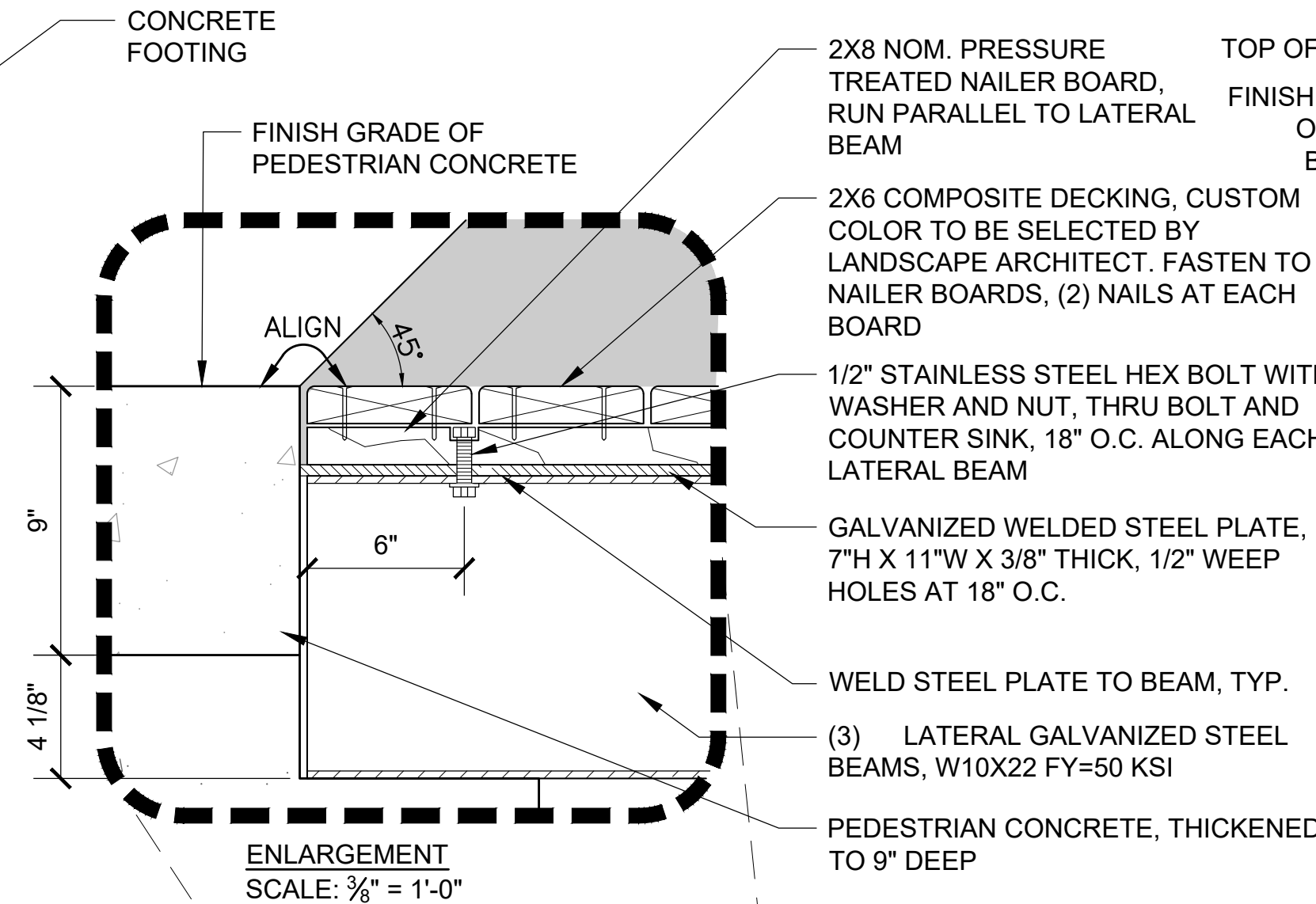
5 PEDESTRIAN UNIT PAVING
1 1/2" = 1'-0"



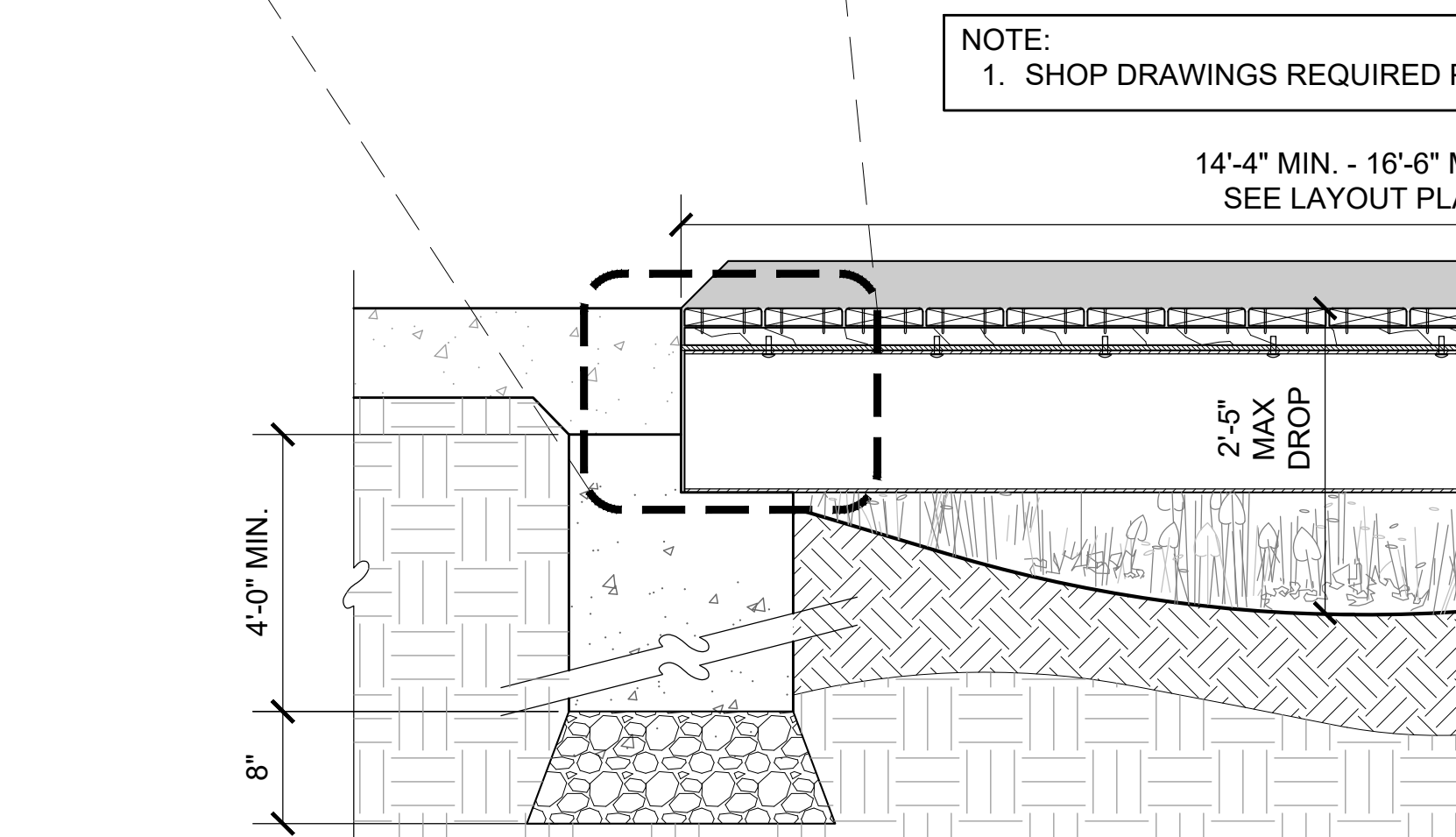
6 PLACED BOULDERS
1" = 1'-0"



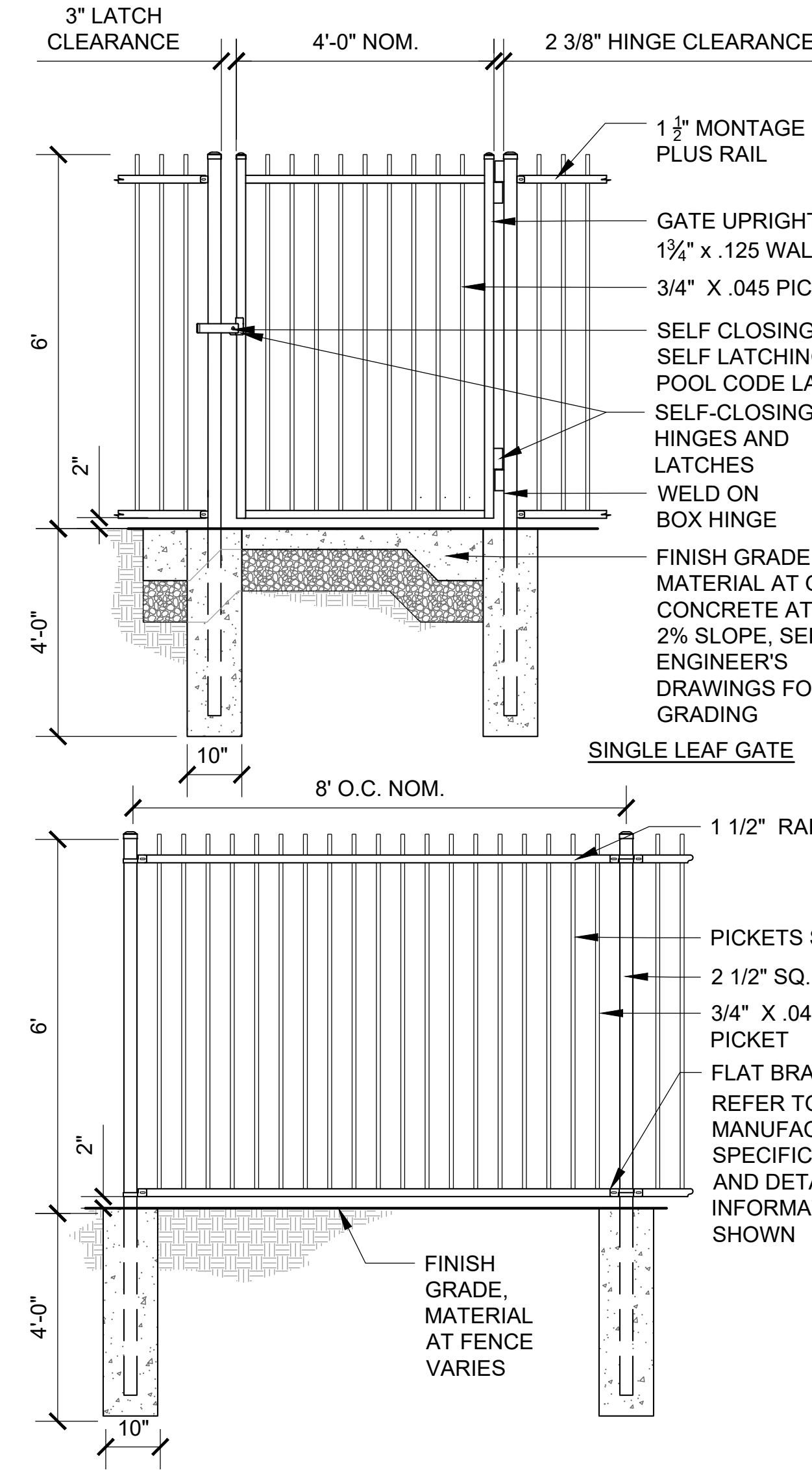
7 WOOD SCREEN FENCE
3/4" = 1'-0"



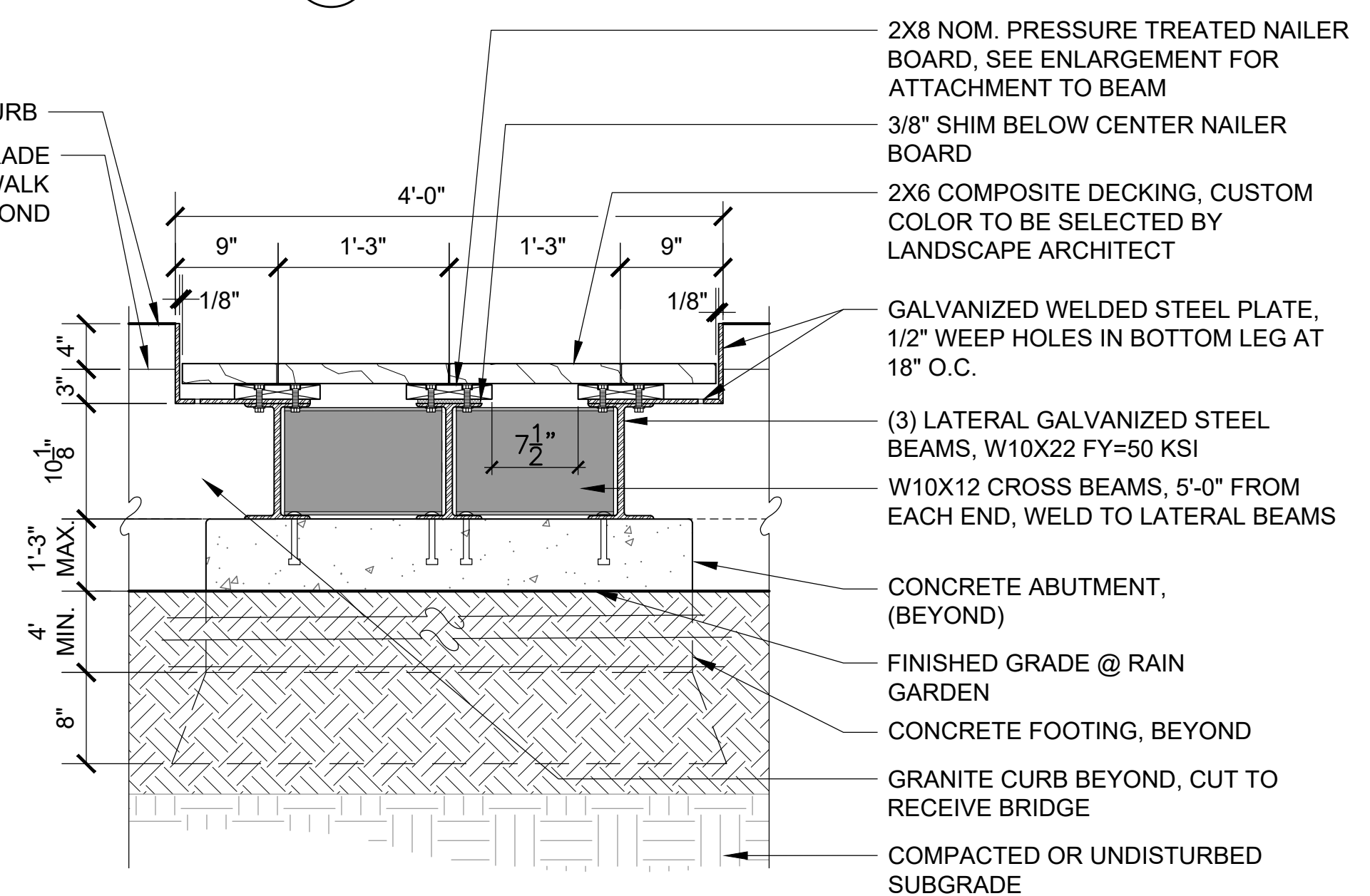
8 POOL FENCE
1/2" = 1'-0"



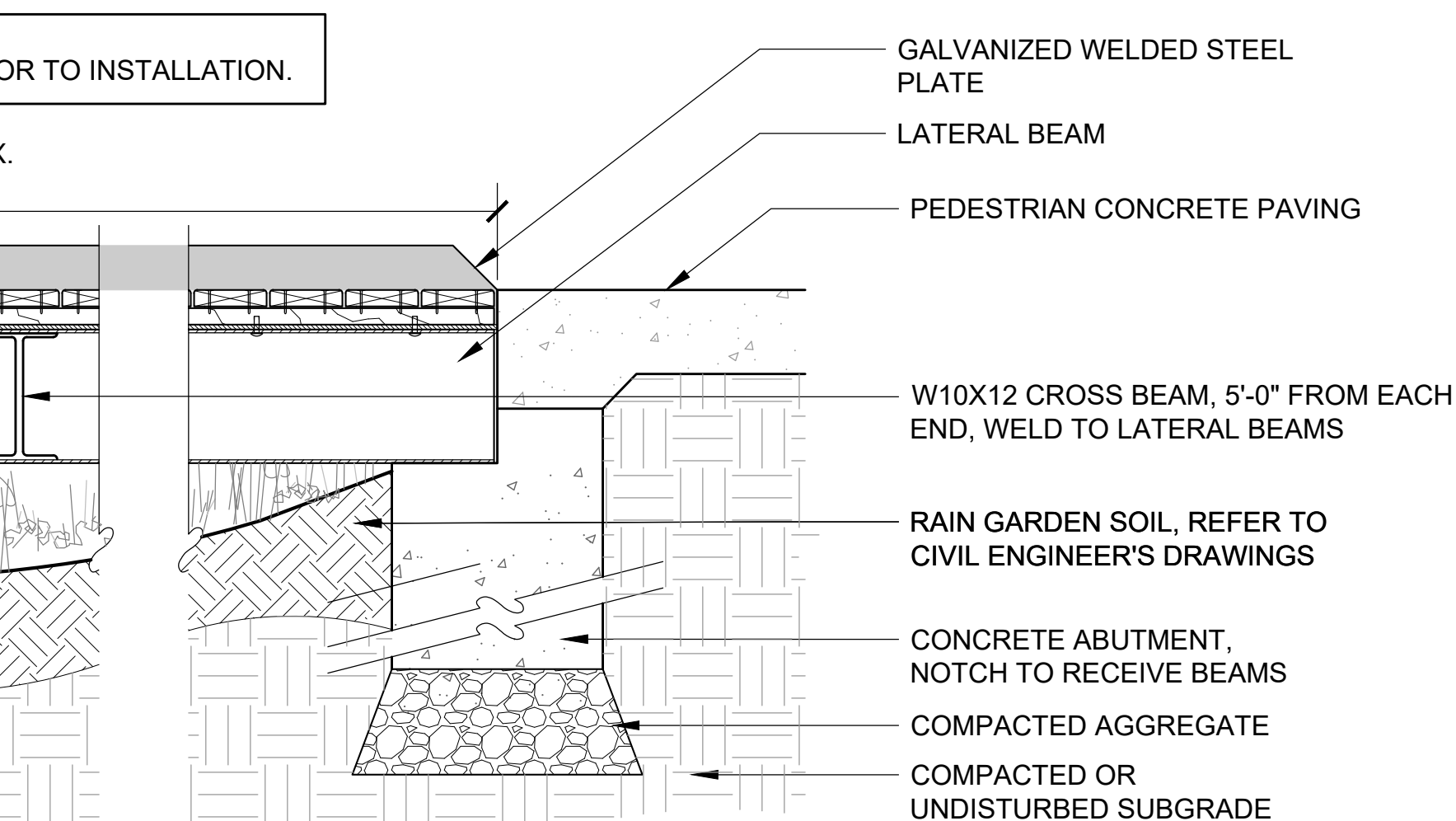
9 FOOT BRIDGE
1" = 1'-0"



10 POROUS ASPHALT
1 1/2" = 1'-0"



SECTION A



REV	DATE	DESCRIPTION
5	4/8/2022	CONSERVATION COMMISSION SUBMISSION
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DESIGNED BY: ADJ/IR	CHECKED BY: IR

PREPARED BY:



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Landscape Architects & Planners

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1 BENCH
N.T.S.



NOTE:
1. LITTER RECEPTACLES ARE TO BE LAKESIDE LITTER RECEPTACLES AS MANUFACTURED BY LANDSCAPE FORMS INC. OR APPROVED EQUAL. PRODUCT REPRESENTATIVE CONTACT: CAROLINA CARAVAJAL, EMAIL: CAROLINAC@LANDSCAPEFORMS.COM

2 LITTER RECEPTACLE
N.T.S.



NOTE:
1. BIKE RACKS ARE TO BE BOLA BIKE RACKS AS MANUFACTURED BY LANDSCAPE FORMS INC. OR APPROVED EQUAL. PRODUCT REPRESENTATIVE CONTACT: CAROLINA CARAVAJAL EMAIL: CAROLINAC@LANDSCAPEFORMS.COM

3 BIKE RACKS
N.T.S.



NOTE:
1. BOLLARD LIGHTS ARE TO BE STOP BOLLARD LIGHTS AS MANUFACTURED BY LANDSCAPE FORMS INC. OR APPROVED EQUAL. PRODUCT REPRESENTATIVE CONTACT: CAROLINA CARAVAJAL EMAIL: CAROLINAC@LANDSCAPEFORMS.COM

4 BOLLARD LIGHTS
N.T.S.



NOTE:
1. PET STATION IS TO BE A DOGIPOT PET STATION MODEL #1003-L WITH ALUMINUM RECEPTACLE AS MANUFACTURED BY DOGIPOT INC. OR APPROVED EQUAL. WWW.DOGIPOT.COM; PHONE: 800.364.7681.

5 PET STATION
N.T.S.

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

T:\2021 200 QUANNAPOWITT PARKWAY_WAKEFIELD W CUBES-CCT CONSTRUCTION DRAWINGS CURRENT CNDG DRAWINGS\200QP SITE DETAILS.DWG



5	4/8/2022	CONSERVATION COMISSION SUBMISSION
4	2/7/2022	CONSERVATION COMISSION SUBMISSION
3	1/5/2022	CONSERVATION COMISSION SUBMISSION
2	8/3/2021	NOI SUBMISSION
1	5/31/2021	SPECIAL PERMIT SUBMISSION
REV	DATE	DESCRIPTION

APPLICANT\OWNER:

CABOT, CABOT & FORBES
185 DARTMOUTH STREET
BOSTON, MA 02116

PROJECT:

200 QUANNAPOWITT
PARKWAY
WAKEFIELD, MA 01880

PROJECT NO. 2021	DATE: 3/16/2021
SCALE: 1" = 10'-0"	DWG. NAME: 200QP.dwg
DESIGNED BY: AD IJR	CHECKED BY: JR

PREPARED BY:

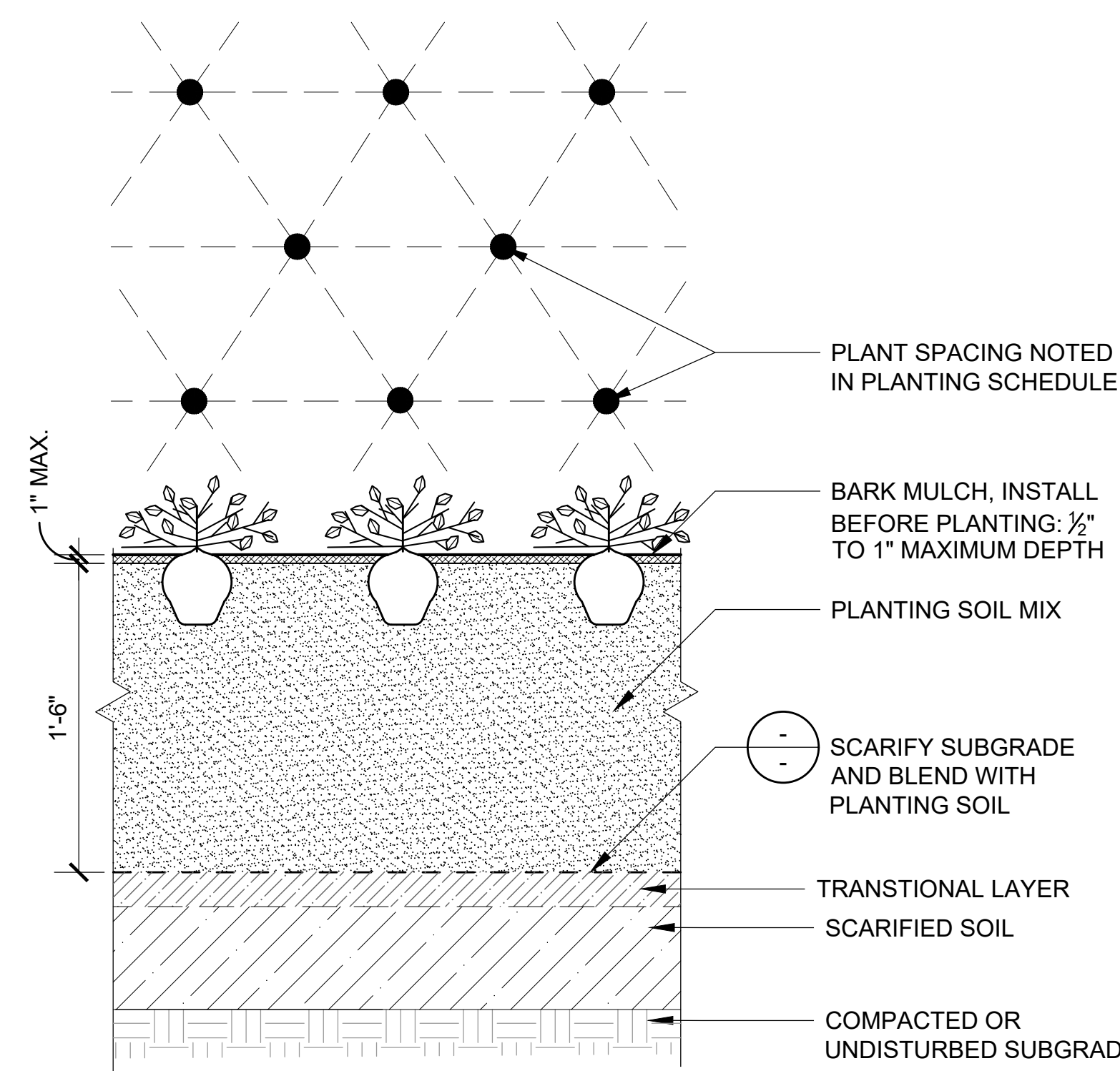


Copley Wolff Design Group
Landscape Architects & Planners

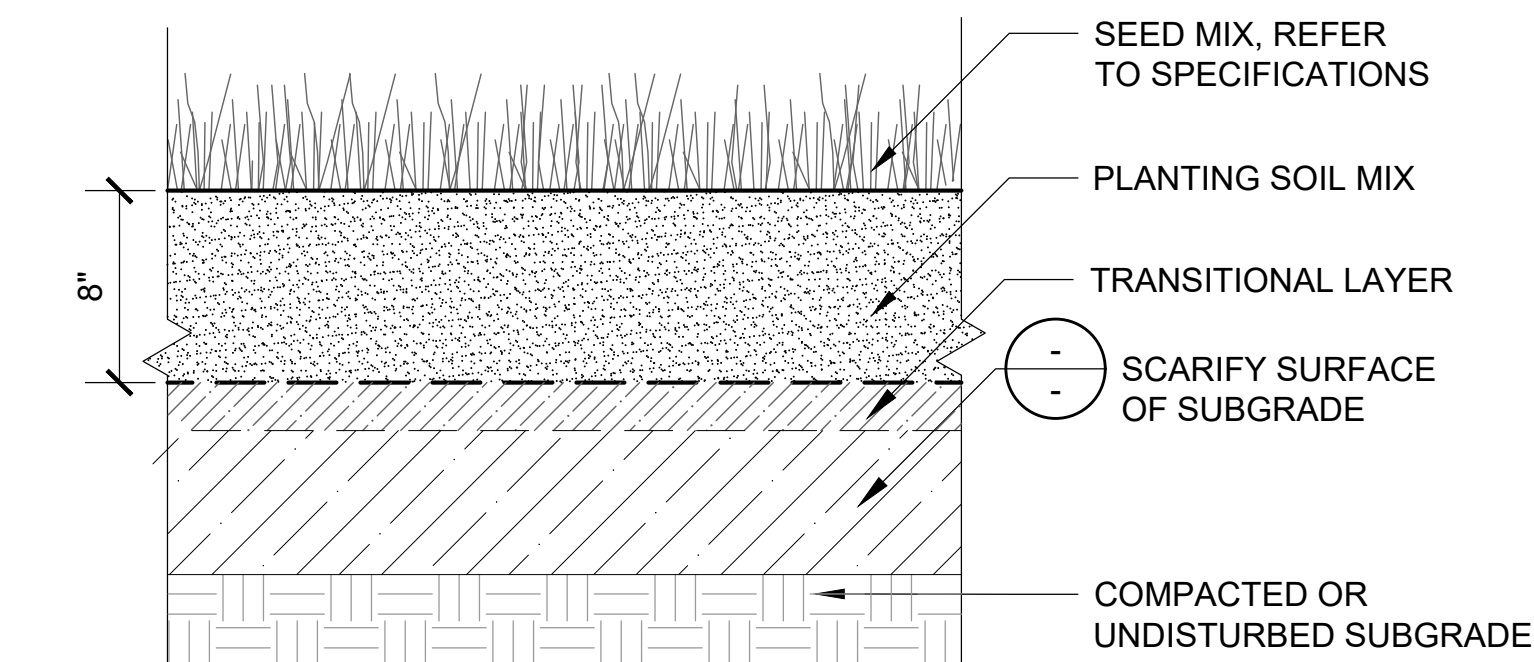
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DRAWING TITLE: SITE DETAILS SHEET No: L-201

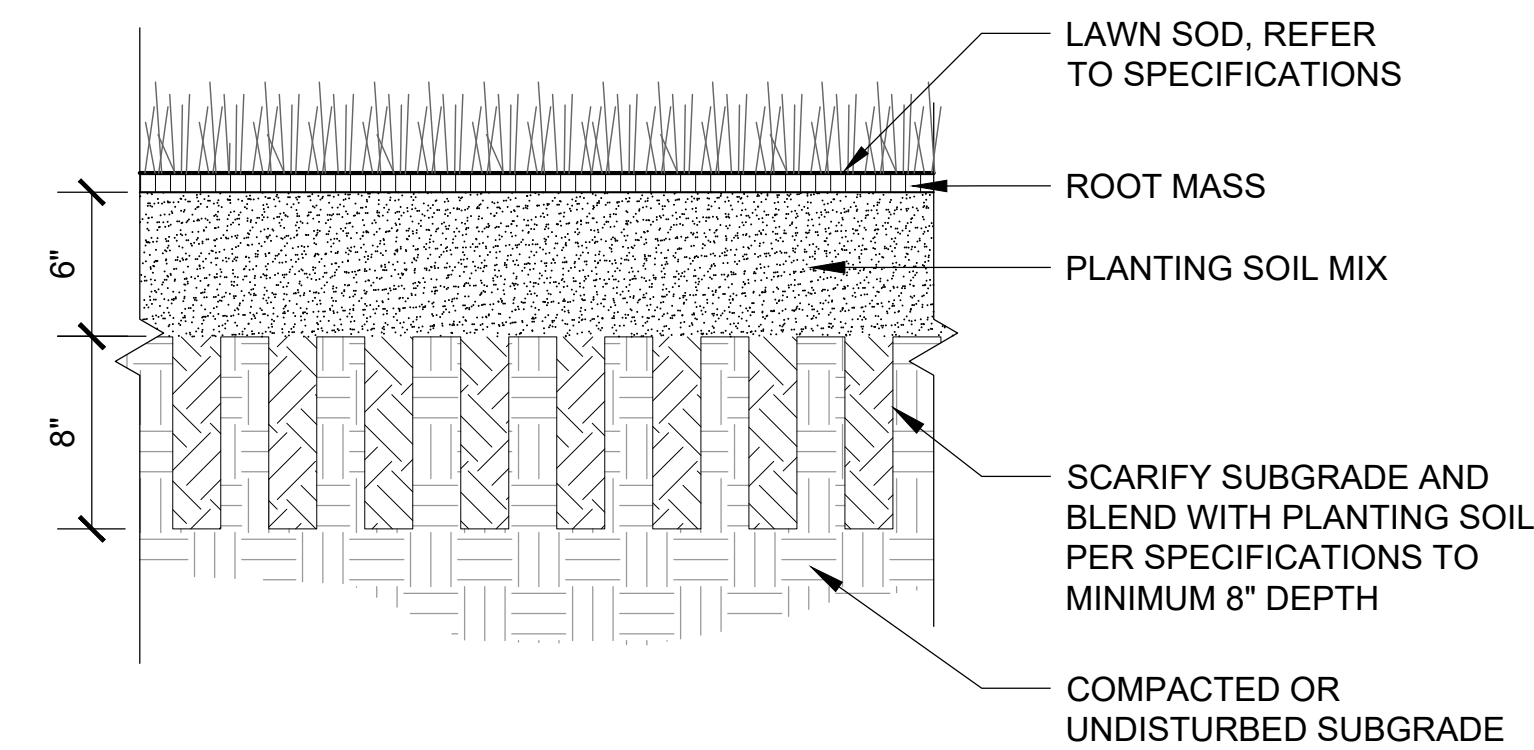
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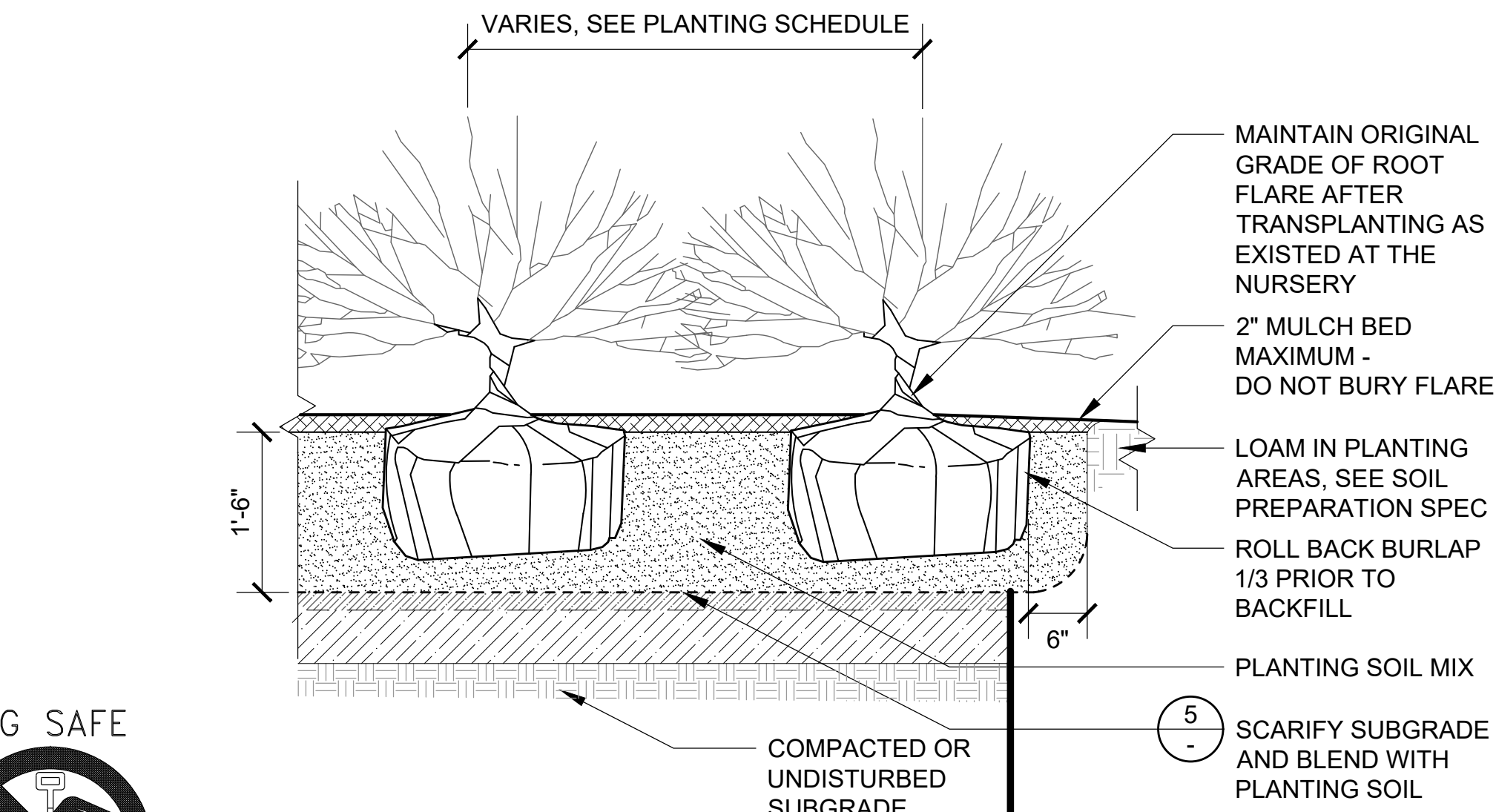
1 GROUNDCOVER PLANTING
1 1/2" = 1'-0"



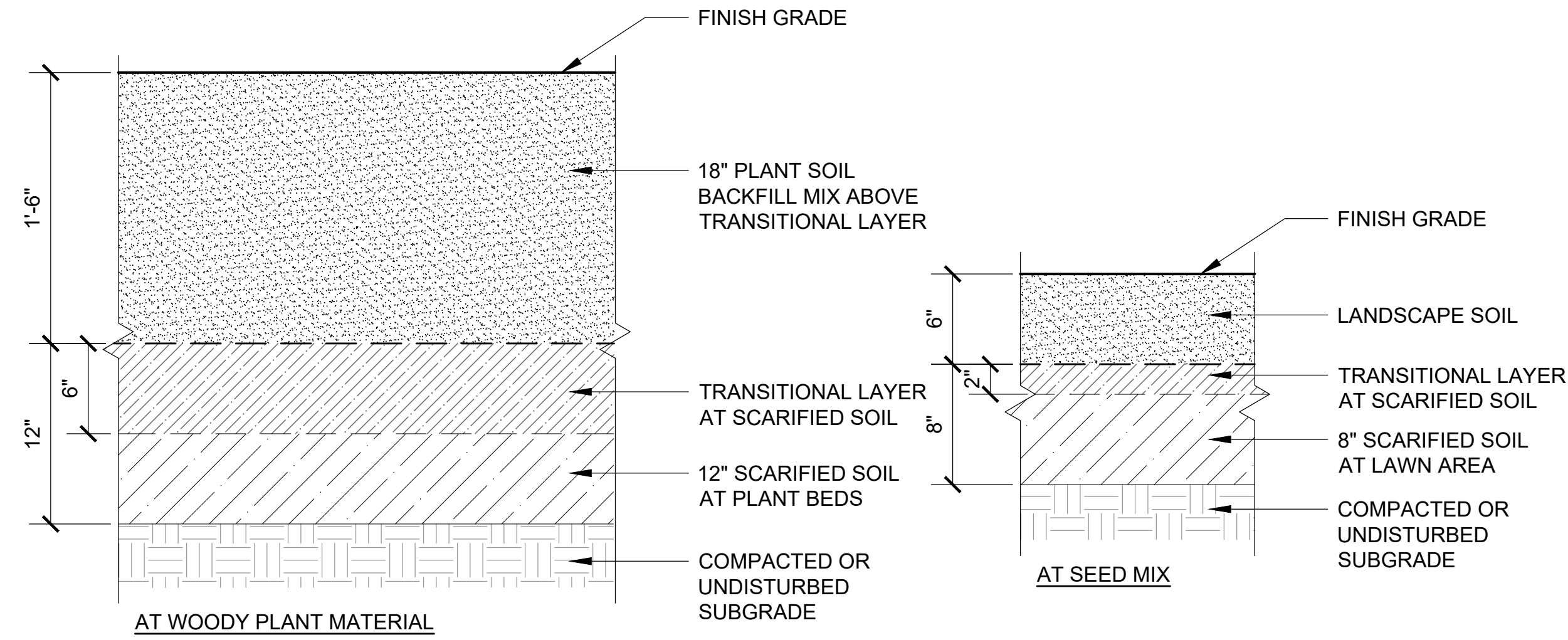
2 SEED MIX
1 1/2" = 1'-0"



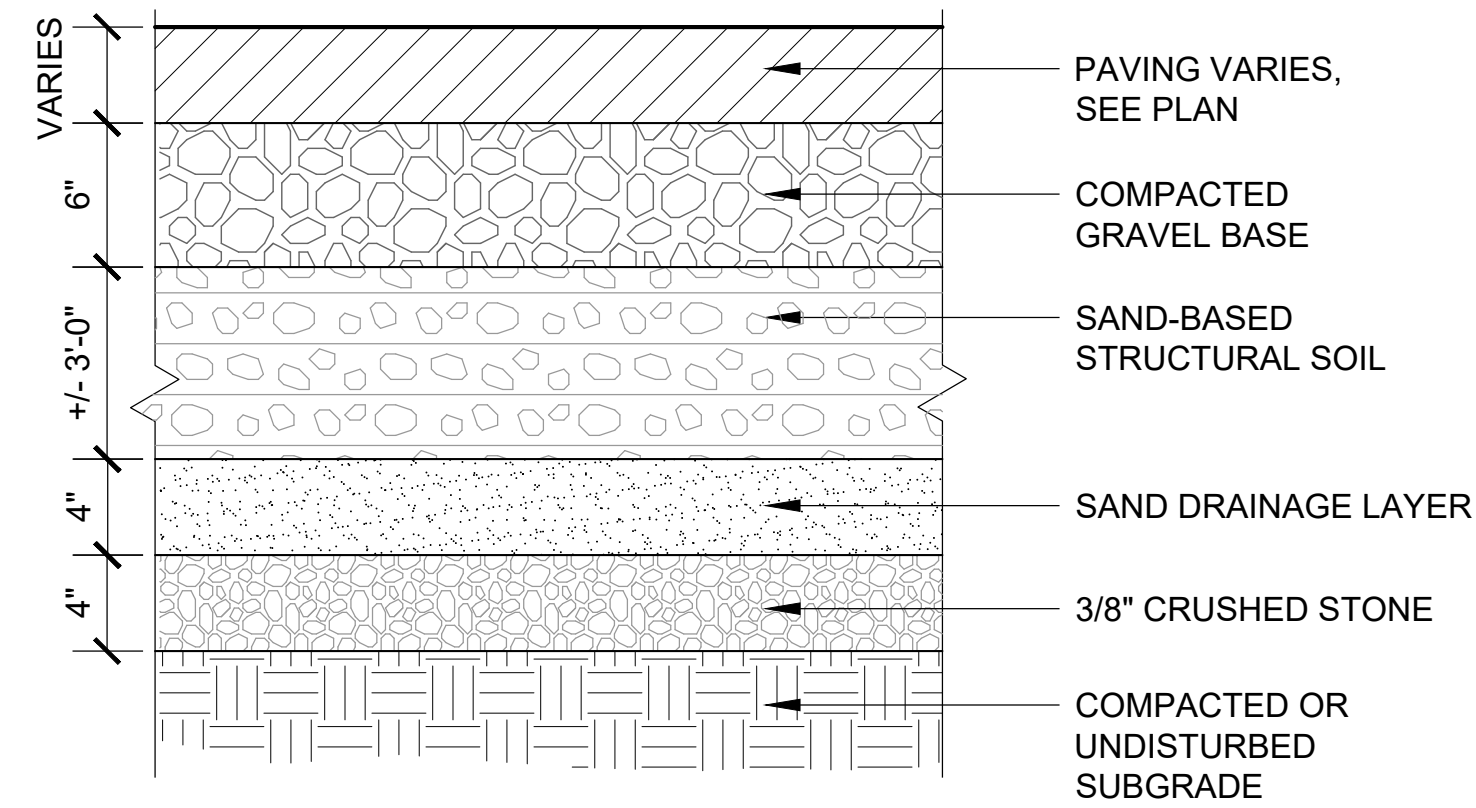
3 SOD LAWN
1 1/2" = 1'-0"



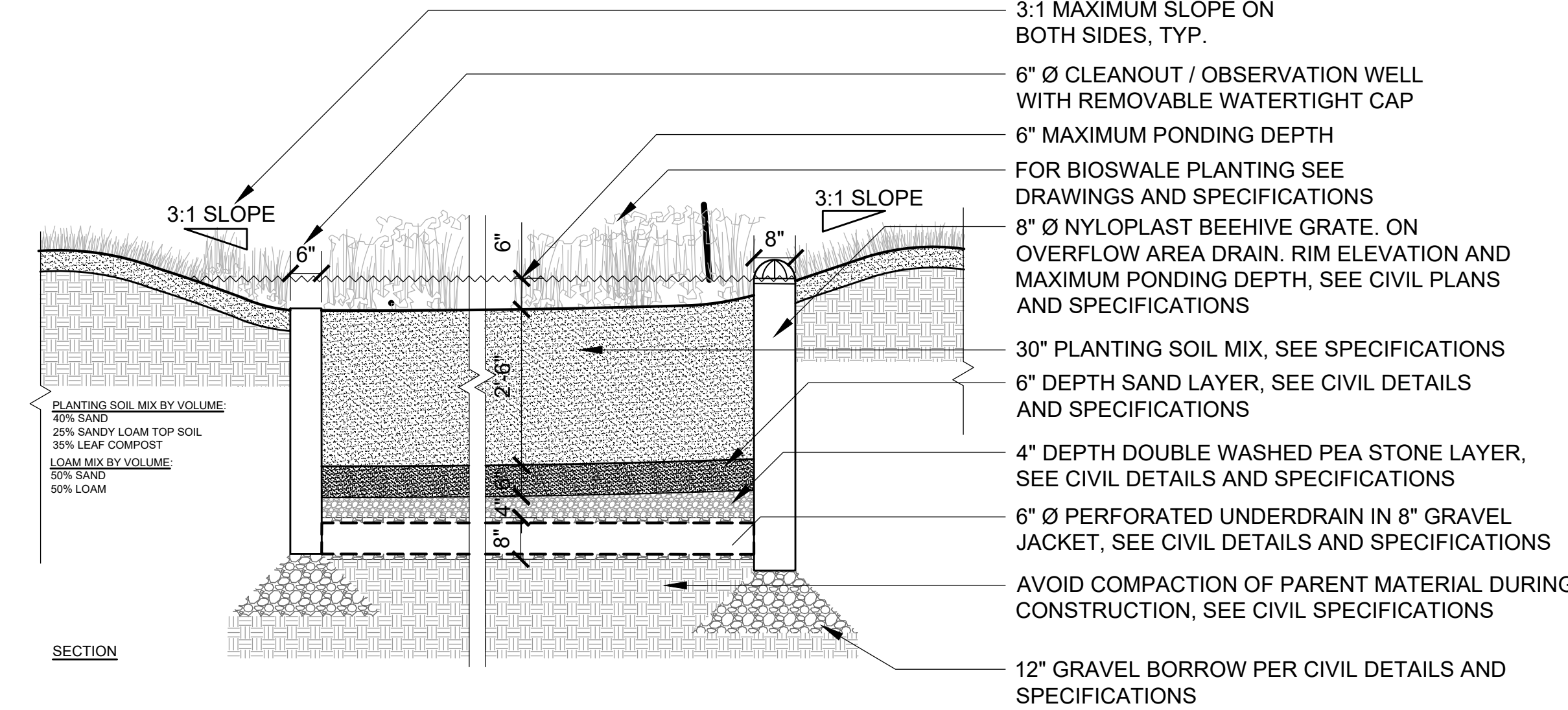
4 SHRUB PLANTING
3/4" = 1'-0"



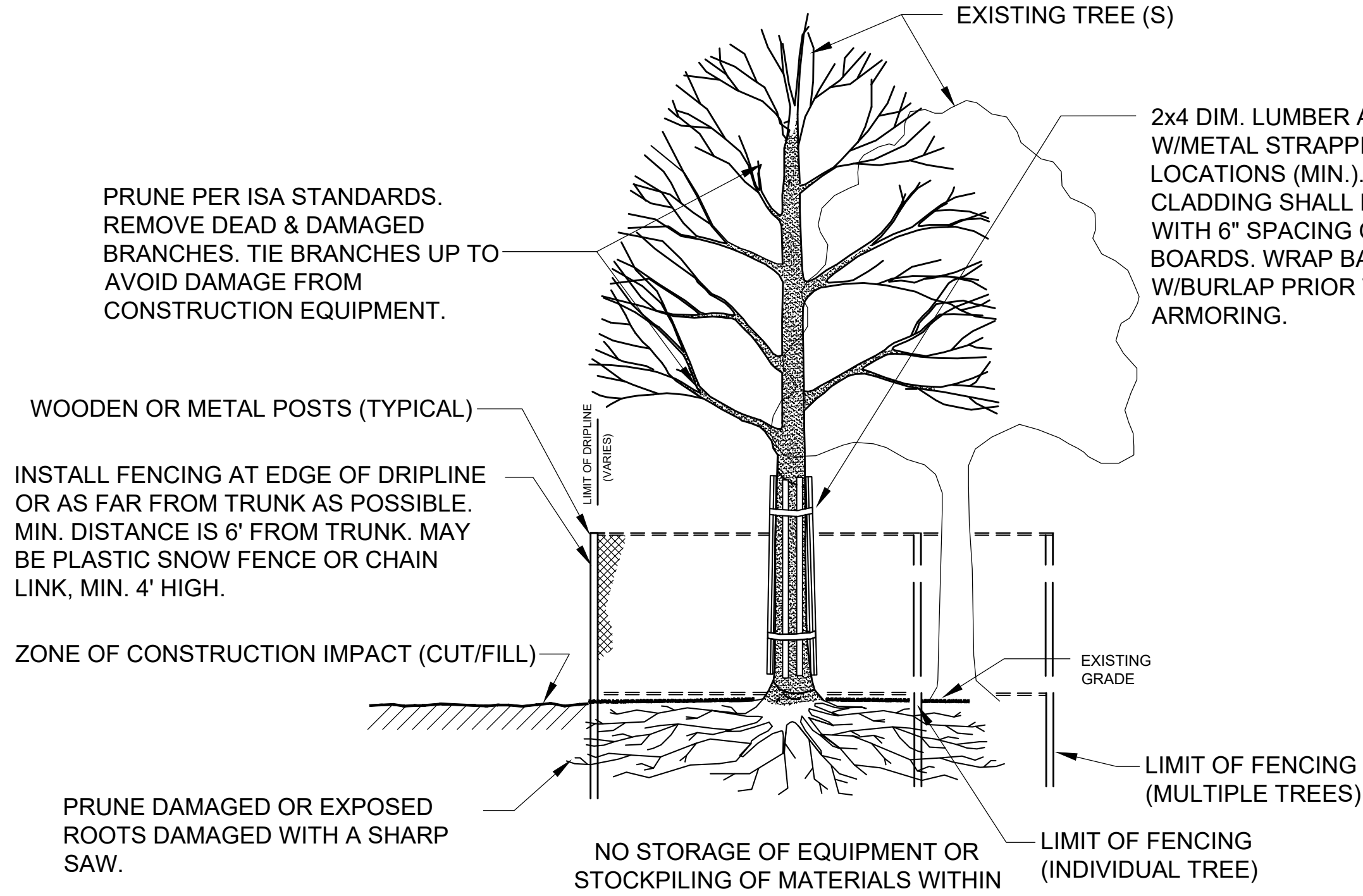
5 SOIL PREPARATION
1 1/2" = 1'-0"



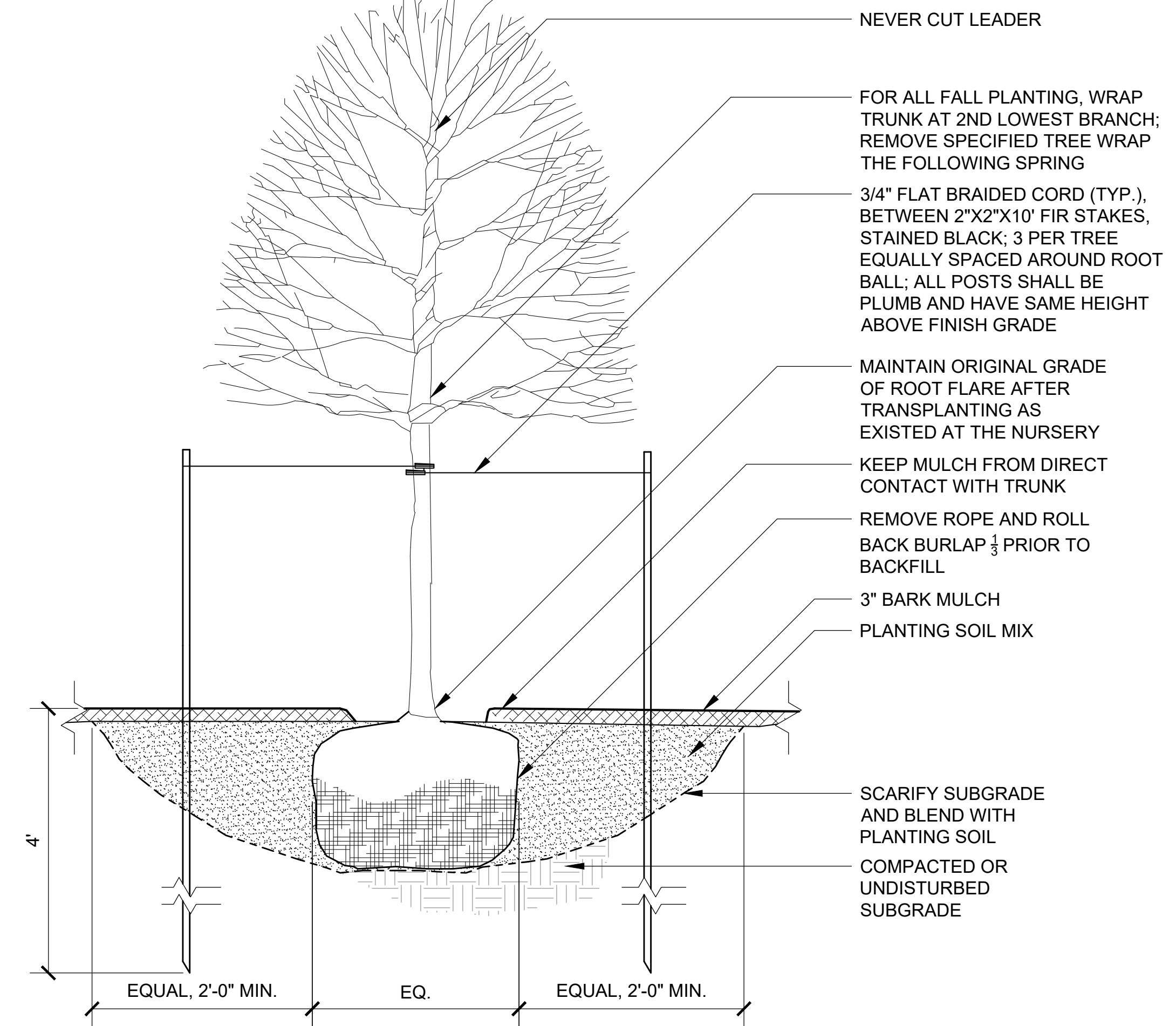
6 STRUCTURAL SOIL
1 1/2" = 1'-0"



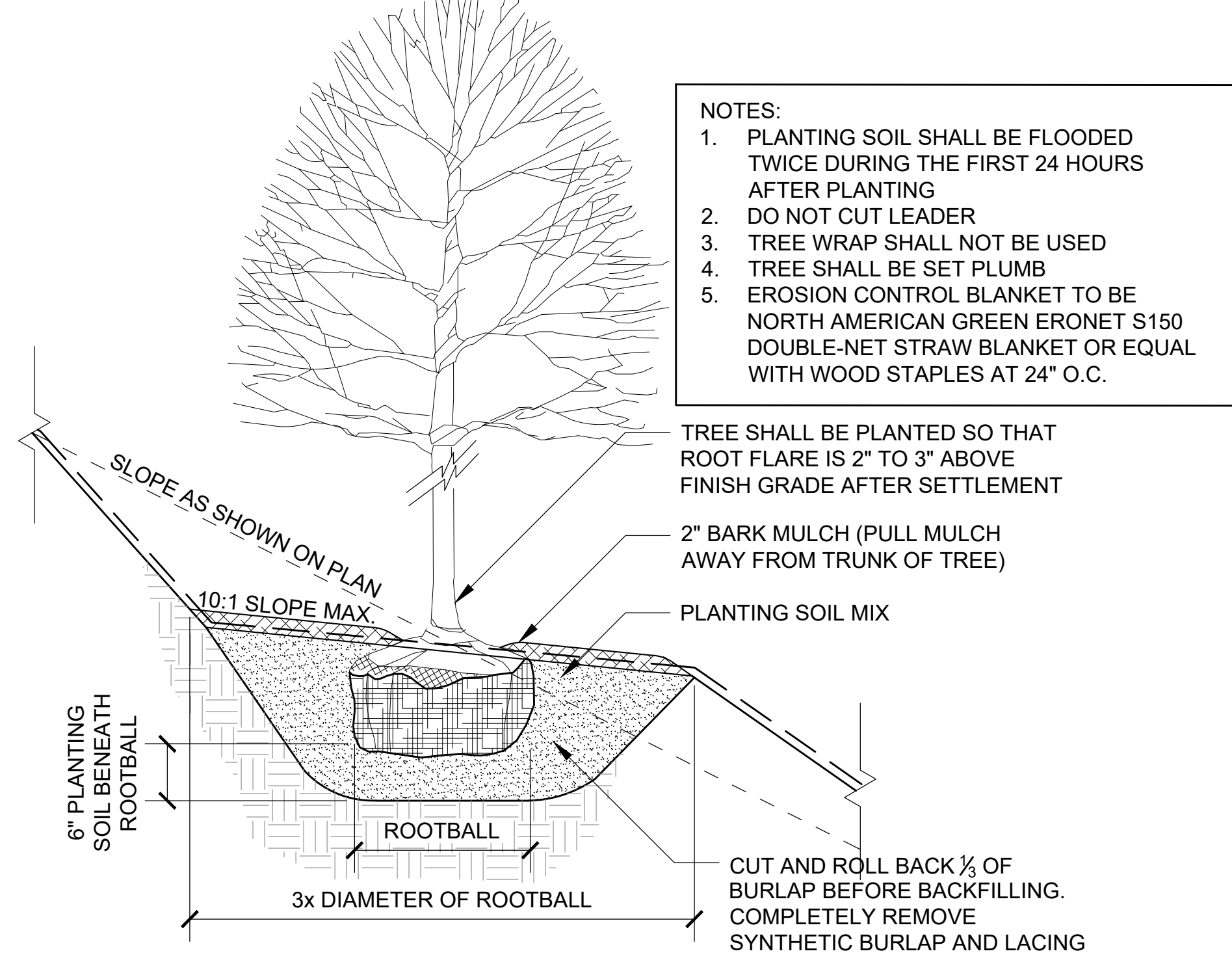
7 TYPICAL RAIN GARDEN
1/2" = 1'-0"



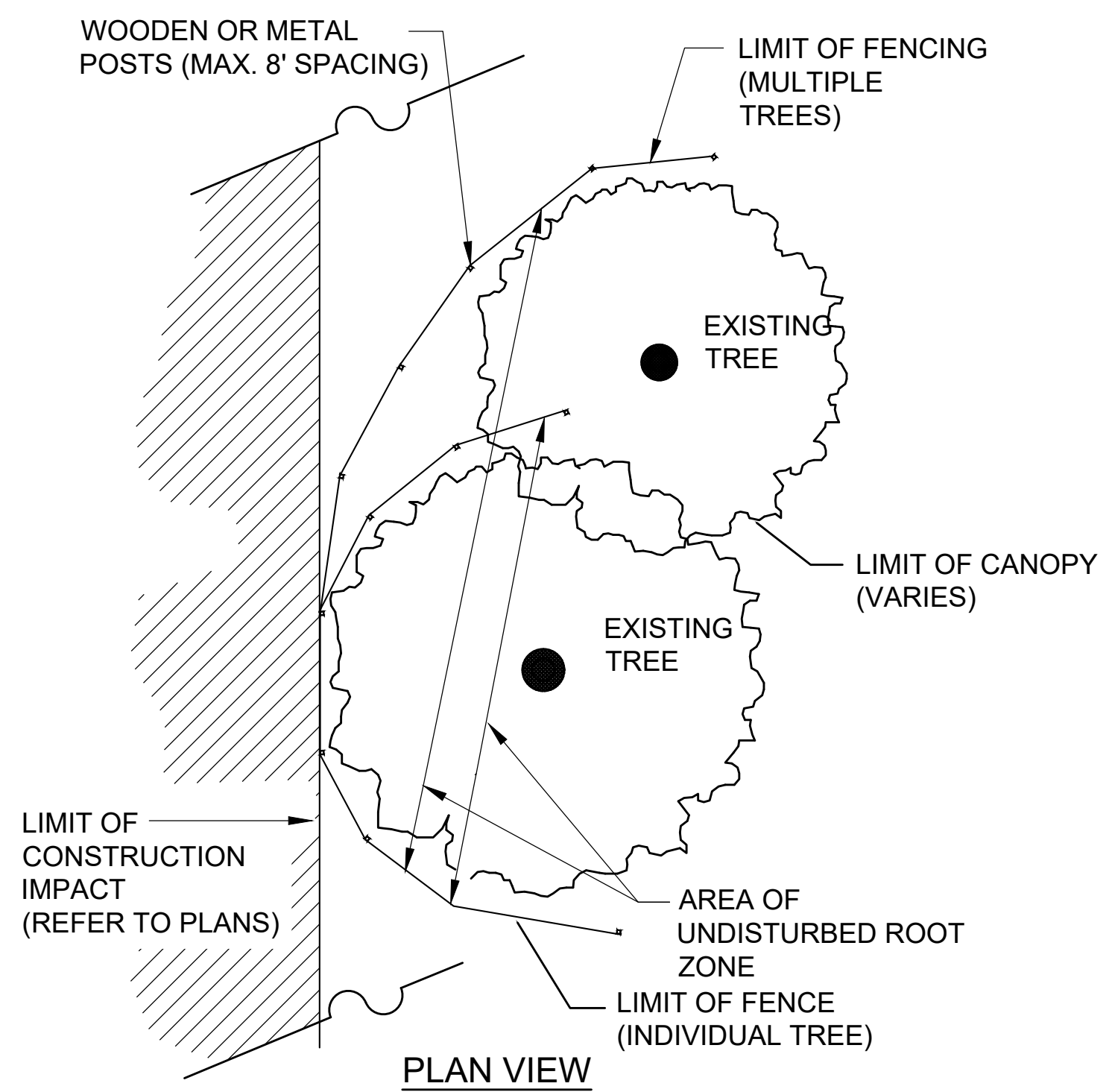
8 TREE PROTECTION - EXISTING TREES
1/2" = 1'-0"



9 TREE PLANTING
3/4" = 1'-0"



10 TREE PLANTING ON SLOPE
3/4" = 1'-0"



REV	DATE	DESCRIPTION
5	4/8/2022	CONSERVATION COMMISSION SUBMISSION
4	2/7/2022	CONSERVATION COMMISSION SUBMISSION
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PREPARED BY:
C W D G
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Landscape Architects & Planners

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DRAWING TITLE: **SITE DETAILS** SHEET No. **L-202**

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