

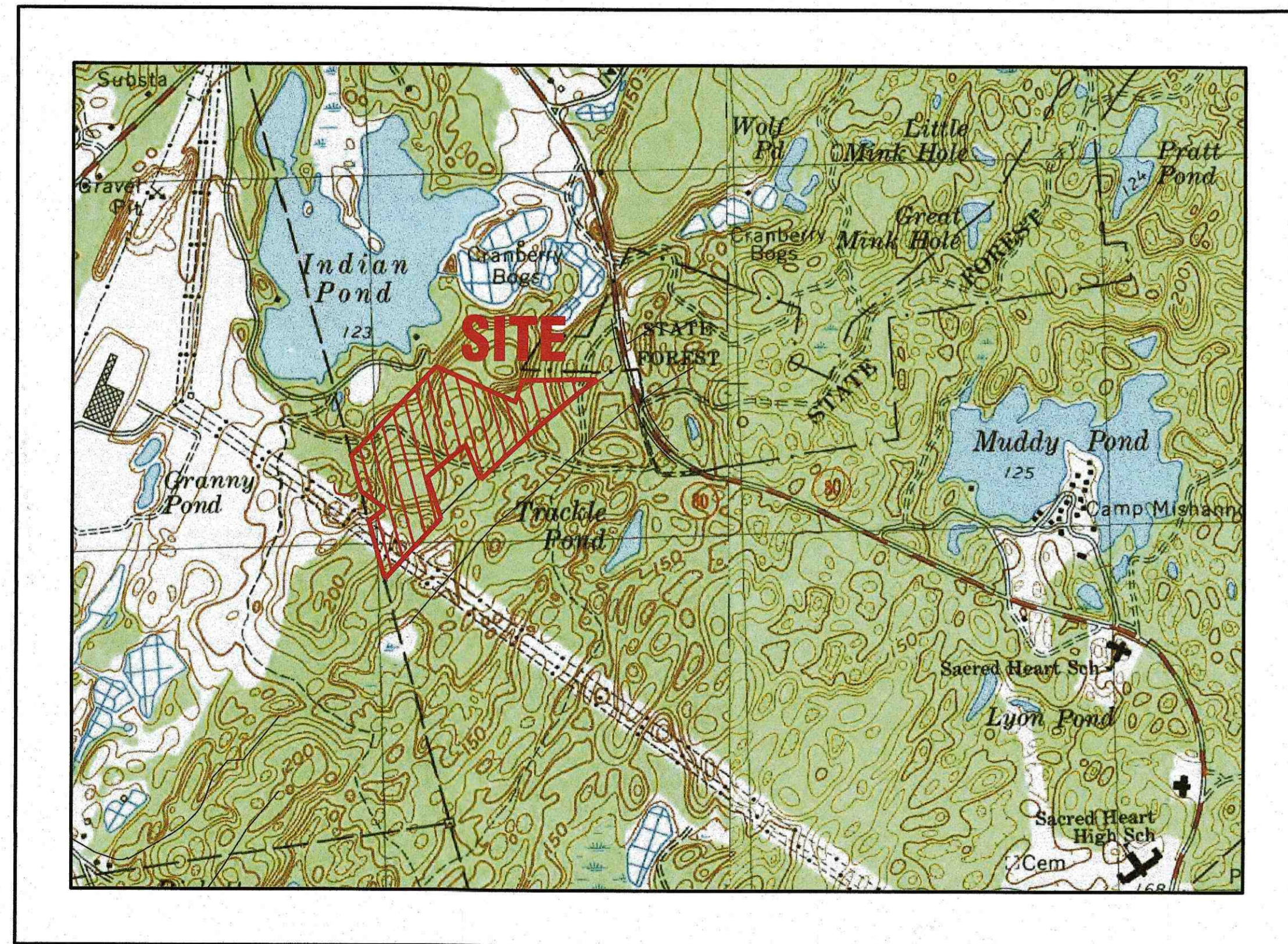
# PK REALTY TRUST

## CRANBERRY BOG SITE DEVELOPMENT PLAN

### KINGSTON, MASSACHUSETTS

OWNER: PK REALTY TRUST  
P.O. BOX 240  
PLYMPTON, MA 02367

APPLICANT: PK REALTY TRUST  
P.O. BOX 240  
PLYMPTON, MA 02367



— U.S.G.S. LOCUS PLAN —  
SCALE: 1"=1000'



— AERIAL OVERVIEW —  
SCALE: 1"=600'

SITE DATA	
ZONING DISTRICT: RESIDENTIAL 80 (R-80)	
ZONING DISTRICT: WATER RESOURCE OVERLAY DISTRICT	
ZONING DISTRICT: CONSERVANCY DISTRICT **	
REQUIRED LOT AREA: 80,000 SQ.FT.	
REQUIRED ROAD FRONTAGE: 200'	
FRONT SETBACK: 50' ARTERIAL	
FRONT SETBACK: 50' COLLECTOR	
FRONT SETBACK: 40' SUBCOLLECTOR	
FRONT SETBACK: 25' LOCAL/MINOR	
SIDE SETBACK: 30'	
REAR SETBACK: 40'	
MAX. PRINCIPAL BUILDING HEIGHT: 35'	
MAX. BUILDING COVERAGE: 25%	
MIN. OPEN SPACE 50%	

MAP / LOT DATA	
MAP 92 / LOT 5	
MAP 96 / LOT 1	
MAP 96 / LOT 2	
MAP 96 / LOT 5	
MAP 96 / LOT 6	
MAP 97 / LOT 1	
MAP 97 / LOT 2	

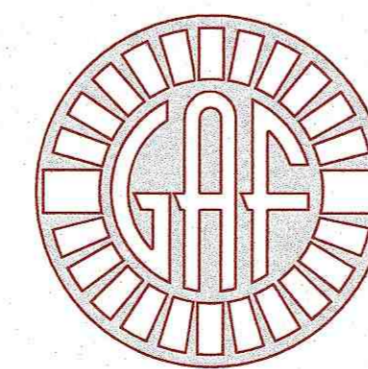
\*\* CONSERVANCY DISTRICT / 25' FROM WATERCOURSE  
( ZONING MAP SHOWS 25' OFFSET FROM INDIAN POND )

**PLAN INDEX:**

SHEET NO.	DESCRIPTION:
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EX. CONDITIONS OVERVIEW
4	PROPOSED SITE PLAN
5	EROSION CONTROL PLAN
6	PHASING PLAN
7	SOIL BORING LOGS
8	CONSTRUCTION DETAILS
9	PRE DEVELOPMENT DRAINAGE AREA PLAN
10	POST DEVELOPMENT DRAINAGE AREA PLAN

**FLOOD ZONE DATA:**

THE PROJECT IS WITHIN FLOOD ZONE X & ZONE A. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0334K, DATED: JULY 6, 2021.



**G. A. F. ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
266 MAIN STREET, WAREHAM, MA 02571  
TEL: (508) 295-6600 FAX: (508) 295-6634  
E-MAIL: info@gafenginc.com

NOVEMBER 27, 2023

PERMIT SET  
(NOT FOR CONSTRUCTION)

H:\GAF\DRAWINGS\2020\DRAWINGS\20-9617 (PLYMPTON SMO & CRANB) \2017-23-SITE PLAN.dwg

DATE	REV.	DATE	BY	APP'D	DESCRIPTION
NOV. 27, 2023					
DATE: NOV. 27, 2023					
DRAWN BY: JH					
CHECKED BY: WFM					
JOB NO.: 20-9617					
SCALE: AS NOTED					
APPROVED BY:					
<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com <small>COPYRIGHT © 2023 G.A.F. ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED BY ANY MEANS, ELECTRONIC AND/OR MECHANICAL, INCLUDING PHOTOCOPYING, TAPING, SCANNING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. WITH THE EXCEPTION OF ANY OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL RENDER IT UNUSABLE.</small>					
<b>CRANBERRY BOG</b> <b>SITE DEVELOPMENT PLAN</b> <b>COVER SHEET</b>		<b>PK REALTY TRUST</b>		<b>PLYMPTON, MA</b>	
OFF ROUTE 44	KINGSTON, MA	PREPARED FOR:	PK REALTY TRUST		
			P.O. BOX 240		
JOB NO.:	20-9617				
DWG.					
1 OF 10					

**GENERAL NOTES:**

- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCUATELY SHOWN.
- EXISTING CONDITIONS ARE BASED ON ACTUAL FIELD SURVEY, PRIVATE UTILITY PLANS, AND OTHER AVAILABLE SOURCES. FIELD SURVEY WAS PERFORMED BY MORAN SURVEYING INCORPORATED, DATED MARCH 24, 2022.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS AND REGULATIONS, AND PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.
- THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE, TESTING, START-UP AND COMPLETION OF THIS WORK.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
- ANY CHANGES TO THESE PLANS THAT ARE MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS AND REPORTED TO THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EXCAVATION AND TRENCH PERMIT PURSUANT TO 520 CMR 14.00 AS APPLICABLE PRIOR TO THE START OF CONSTRUCTION.

**CONSTRUCTION NOTES:**

- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- THE LOCATION OF UTILITIES WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. THE EXACT LOCATION AND COMPLETENESS IS NOT GUARANTEED. THE CONTRACTOR MUST NOTIFY DIG SAFE PRIOR TO THE START OF CONSTRUCTION (1-888-DIG-SAFE OR 811). G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCUATELY SHOWN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF PERSONNEL AND PROTECTION OF PROPERTY AT THE SITE OR ADJACENT THERETO INCLUDING TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UNDERGROUND UTILITIES NOT DESIGNED FOR REMOVAL, RELOCATION, OR REPLACEMENT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
- ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
- THE CONTRACTOR SHALL INSTITUTE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, BARRICADES, SIGNS, LIGHTING, FENCES, POLICE DETAILS, AND ANY OTHER MEANS AS DIRECTED. NO TRENCHES ARE TO REMAIN OPEN OVERNIGHT.
- ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
- SIDE SLOPE GRADING SHALL BE AS NOTED ON THE SITE PLANS.
- ALL SIDE SLOPES SHALL BE DRESSED WITH 4 INCHES OF TOPSOIL. WHERE SIDE SLOPES EXCEED 3:1, PROVIDE AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED, HYDROSEEDING MAY BE USED IN LIEU OF AN EROSION CONTROL BLANKET. SEE PLAN FOR LOCATIONS. ALL TOPSOIL WILL BE DERIVED ON SITE, AND STOCKPILED PRIOR TO BULK EXCAVATION.

**EROSION CONTROL NOTES:**

- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF THIRTY DAYS OR MORE.
- IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
- SPRINKLE OR APPLY DUST SUPPRESSERS TO MINIMIZE DUST AT THE CONSTRUCTION SITE. A WATER TRUCK WILL REMAIN ON THE SITE AT ALL TIMES DURING CONSTRUCTION. MAINTAIN DUST CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

**DUST MITIGATION PLAN**

- IT IS PROPOSED TO PROGRESSIVELY DEVELOP THE SITE, FROM INITIAL EARTH REMOVAL TO THE DEVELOPMENT OF CRANBERRY BOGS. THE PROGRESSION OF ACTIVITIES IN GENERAL CONSIST OF:
  - LAND CLEARING, GRUBBING AND STUMPING.
  - STRIPPING/STOCKPILING OF TOPSOIL AND SUBSOIL FOR FUTURE USE ON SITE.
  - BULK EXCAVATION & REMOVAL OF MINERAL SOILS FROM THE SITE.
  - GRADING AND CONSTRUCTING CRANBERRY BOGS IN SHAPE AND FORM.
  - PLANTING OF CRANBERRY VINES.
  - PROVIDE TEMPORARY SLOPE STABILIZATION WITH STUMP GRINDINGS
  - COVER SLOPES WITH TOPSOIL & SEED WITH A COVER CROP.

- DUST SOURCES AND CONTROL : COMPLETE ELIMINATION OF DUST ORIGINATING AT THE SITE IS DIFFICULT ALTHOUGH PREVENTIVE MEASURES CAN BE TAKEN TO REDUCE THESE FACTORS TO NEGLIGIBLE AMOUNTS. DUST EMISSIONS FROM THE SITE CONSIST OF FINE SOIL PARTICLES WHICH MOVE BY AIR CURRENTS. HEAVIEST PARTICLES WILL FALL OUT WITHIN A HALF (1/2) MILE RADIUS OF THE ACTIVATING SOURCE. HOWEVER, WIND VELOCITIES DETERMINE THE DUST CARRYING RANGE AND DIRECTION OF PREDOMINANT PARTICLE MOVEMENT.

AREAS ON SITE WHICH PRODUCE DUST ARE CATEGORIZED IN THE FOLLOWING ORDER OF IMPORTANCE:

HIGH USE VEHICLE ROUTES WITHIN THE SITE CAN BE PRIMARY CONTRIBUTORS TO DUST EMISSIONS. THESE ROADS AND AREAS ARE NON-SURFACED WHICH ALLOW SOIL BREAKDOWN BY HEAVY EARTH MOVING EQUIPMENT AND TRUCKS HAULING MATERIAL.

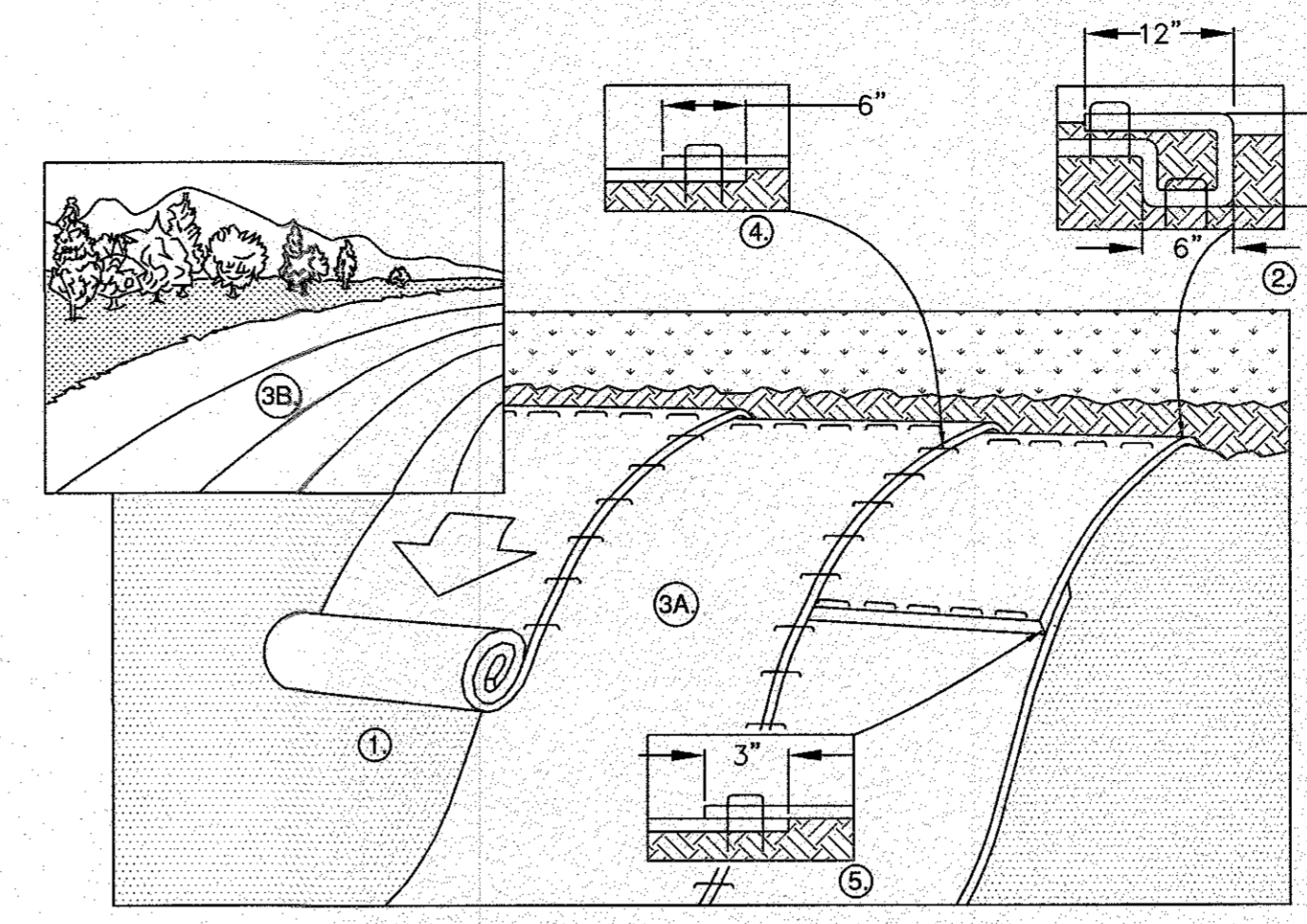
EARTH REMOVAL PROCESS : THE SECONDARY CONTRIBUTOR OF DUST. THE OPERATIONAL PROCESS OF EXCAVATING AND LOADING OPERATIONS ARE CONTRIBUTORS OF DUST EMISSIONS.

THE FINISHED EXCAVATION AREA PRODUCES THE LEAST AMOUNT OF DUST AS THIS SURFACE CONTAINS SURFACE MOISTURE SUFFICIENT TO PREVENT DUST. SURFACE SLOPES WHICH LACK MOISTURE CONTRIBUTE AS A MINOR SOURCE OF DUST.

- DUST MITIGATION CONTROL : IN ORDER TO MITIGATE DUST CONCERNS ON SITE THE FOLLOWING DUST CONTROL PRACTICES WILL BE IMPLEMENTED.

**3.1 SURFACE WETTING**  
THE TRUCK ROUTE (HIGH USE VEHICLE ROUTES) IN THE AREA OF EXCAVATION WILL BE WETTED BY THE USE OF AN ON-SITE WATER TRUCK. THE WATER TRUCK WILL WET SOIL SURFACES IN THE AREAS UTILIZED BY TRUCKS AND EQUIPMENT ON AN AS-NEEDED BASIS THROUGHOUT A TYPICAL WORK DAY. SURFACE WETTING IS A PRACTICAL AND EASILY EMPLOYABLE METHODOLOGY USED IN MINIMIZING DUST EMISSIONS.

**3.2 MODIFICATION OF EARTH REMOVAL PROCESS.**  
IN EACH PHASE EXCAVATION AND LOADING OF MATERIAL WILL PROCEED IN THE ORDER DENOTED BY THE PHASE NUMBERS INDICATED ON THE PLANS.



**NOTES:**

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP.
- CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: \*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
- REFER TO NORTH AMERICAN GREEN FOR INSTALLATION METHODS AND STAPLE CONFIGURATION.

**EROSION CONTROL BLANKET SLOPE DETAIL**  
FOR USE ON SLOPES STEEPER THEN 3:1  
N.T.S.

ABBREVIATIONS	
AC	ASBESTIC CONCRETE
ADS	ADVANCED DRAINAGE SYSTEM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BIT. CONC.	BITUMINOUS CONCRETE
BLDRS	BOULDERS
BW	BOTTOM OF WALL
BVW	BORDERING VEGETATED WETLANDS
CB	CATCH BASIN
CB/DH	CONCRETE BOUND/DRILL HOLE
CCB	CAPE COD BERM
CEM.	CEMENT
C.I.	CAST IRON
CONC.	CONCRETE
C.O.	CLEAN OUT
C.L.D.I.	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
D.I.	DUCTILE IRON
DCS	DRAINAGE CONTROL STRUCTURE
E	ELECTRIC
ELEV., EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EX.	EXISTING
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.S.	FLARED END SECTION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
FP	FIRE PROTECTION
G	GAS
GG, GV	GAS GATE, GAS VALVE
H.C.	HANDICAP PARKING
H.D.P.E.	HIGH DENSITY POLYETHYLENE
H.P.	HIGH POINT
HYD	HYDRANT
INV.	INVERT
L.P.	LOW POINT
MAX	MAXIMUM
MED	MEDIUM
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
P.C.S.	PRECAST CONCRETE CURBING
PVC	POLYVINYL CHLORIDE PIPE
PROP.	PROPOSED
PWW	PAVED WATERWAY
RCP	REINFORCED CONCRETE PIPING
R	RADIUS
R&D	REMOVE AND DISPOSE
R&S	REMOVE AND STOCK
SB/DH	STONE BOUND/DRILL HOLE
S	SEWER
SGC	SLOPED GRANITE CURBING
SMH	SEWER MANHOLE
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
T/O/F	TOP OF FOUNDATION
UP	UTILITY POLE
UE	UNDERGROUND ELECTRIC
VGC	VERTICAL GRANITE CURB
W	WATER
WG, WV	WATER GATE, WATER VALVE
WQS	WATER QUALITY STRUCTURE
WQ CB	WATER QUALITY CAYCH BASIN

REV.	DATE	BY	APP'D	DESCRIPTION

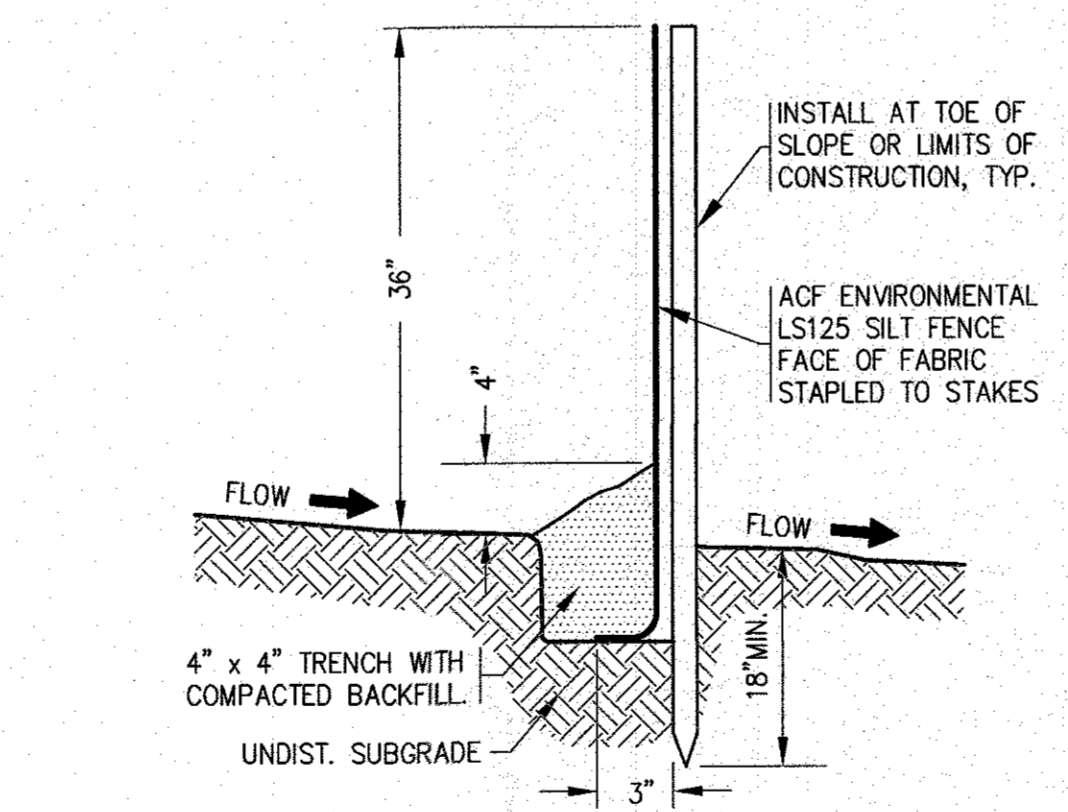
DATE: NOV. 27, 2023  
DRAWN BY: JH  
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JOB NO.: 20-9617  
SCALE: N.T.S.

APPROVED BY: *[Signature]*

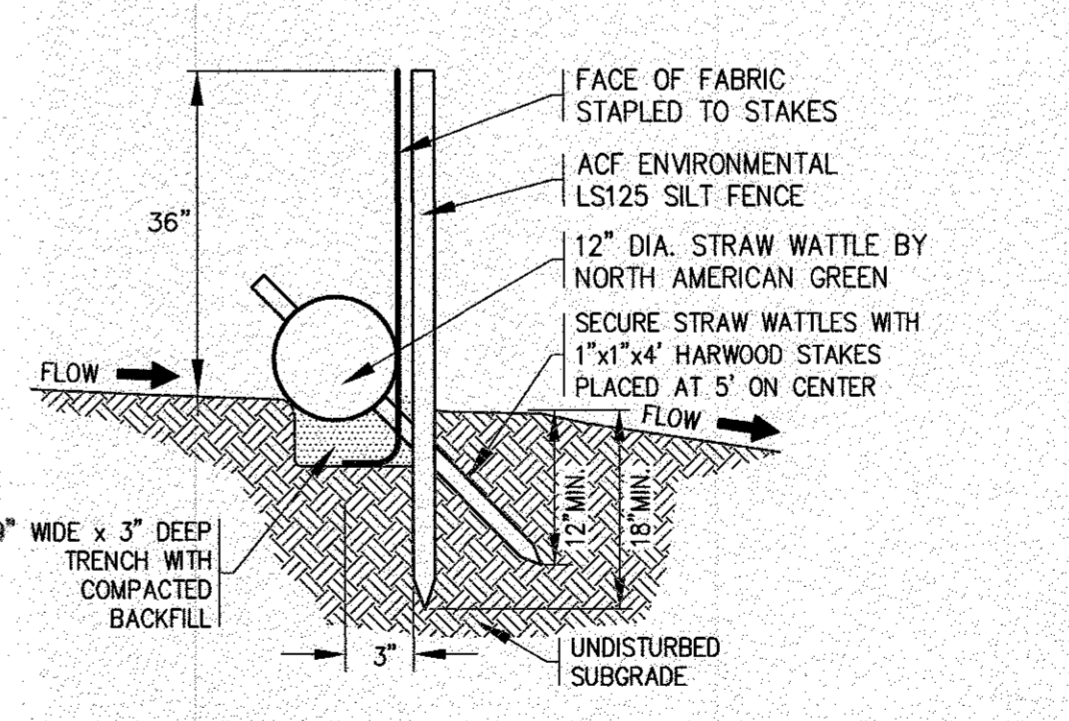
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PERMIT SET  
(NOT FOR CONSTRUCTION)

**SILTATION FENCE BARRIER**  
N.T.S.



- NOTES:**
- SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
  - EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE OR STABILIZED COVER HAS BEEN FIRMLY ESTABLISHED.
  - EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.



- NOTES:**
- STRAW WATTLES AND SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
  - SECURE WATTLES WITH 1"x1"x4" STAKES EVERY 5' AND STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING 2"-4" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
  - EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE OR STABILIZED COVER HAS BEEN FIRMLY ESTABLISHED.
  - EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.

**SILT FENCE/STRAW WATTLE DETAIL**  
N.T.S.

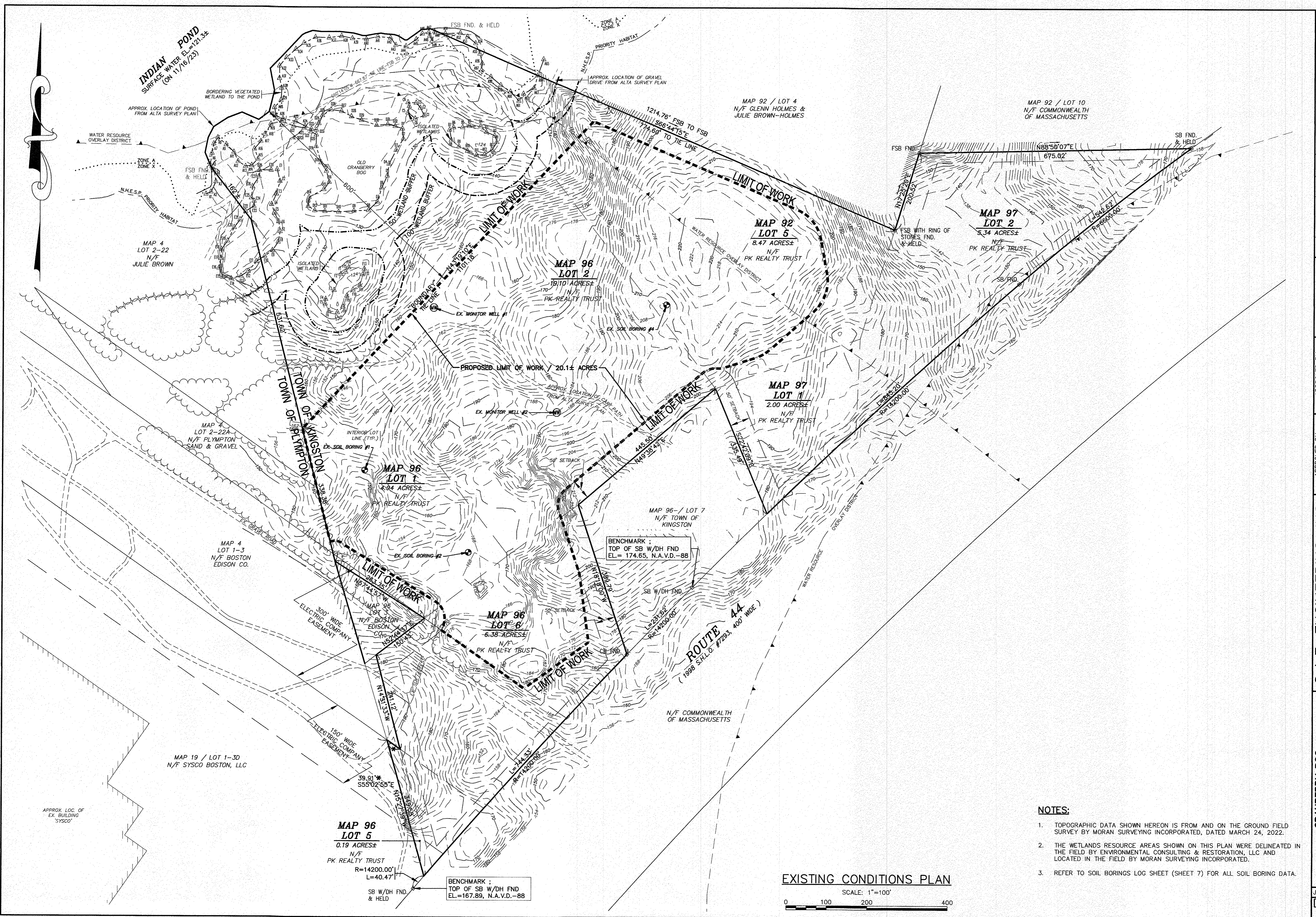
LEGEND		
EXISTING	DESC.	PROPOSED
55	CONTOURS	55
53x5	SPOT GRADES	52x5, 52x5.1
---	WETLANDS	---
---	F.E.M.A. FLOOD ZONE	---
D	DRAIN LINE	D
RD	PERFORATED DRAIN LINE	RD
CB	CATCH BASIN (CB)	CB
DMH	DRAIN MANHOLE (DMH)	DMH
C.O.	CLEAN OUT (C.O.)	C.O.
EMH	ELECTRIC MANHOLE (EMH)	EMH
UE	UNDERGROUND UTILITIES	UE
OHW	OVERHEAD WIRES	OHW
UP	UTILITY POLE	UP
GUY	GUY POLE	GUY
WG	WATER GATE VALVE	WG
WSS	WATER SHUTOFF/CURB STOP	WSS
HYD	HYDRANT	HYD
PIV	POST INDICATOR VALVE	PIV
W	WATER LINE	W
FP	FIRE PROTECTION LINE	FP
SMH	SEWER MANHOLE (SMH)	SMH
S	SEWER LINE	S
FM	FORCE MAIN	FM
T	TREELINE	T
G	GAS LINE	G
GG	GAS GATE/VALVE	GG
GS	GAS SHUTOFF	GS
GM	GAS METER	GM
SIGN	SIGN	SIGN
F	FENCE	F
B	BOUND	B
TP	TEST PIT/PERC TEST	TP
SF	SILT FENCE	SF
GR	GUARD RAIL	GR
FL	FLARED END SECTION	FL
SW	STONE WALL	SW

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**CRANBERRY BOG**  
**SITE DEVELOPMENT PLAN**  
**GENERAL NOTES & LEGEND**

PREPARED FOR:  
**PK REALTY TRUST**  
OFF ROUTE 44  
PLYMPTON, MA  
P.O. BOX 240

JOB NO.: 20-9617  
DWG. 2 OF 10



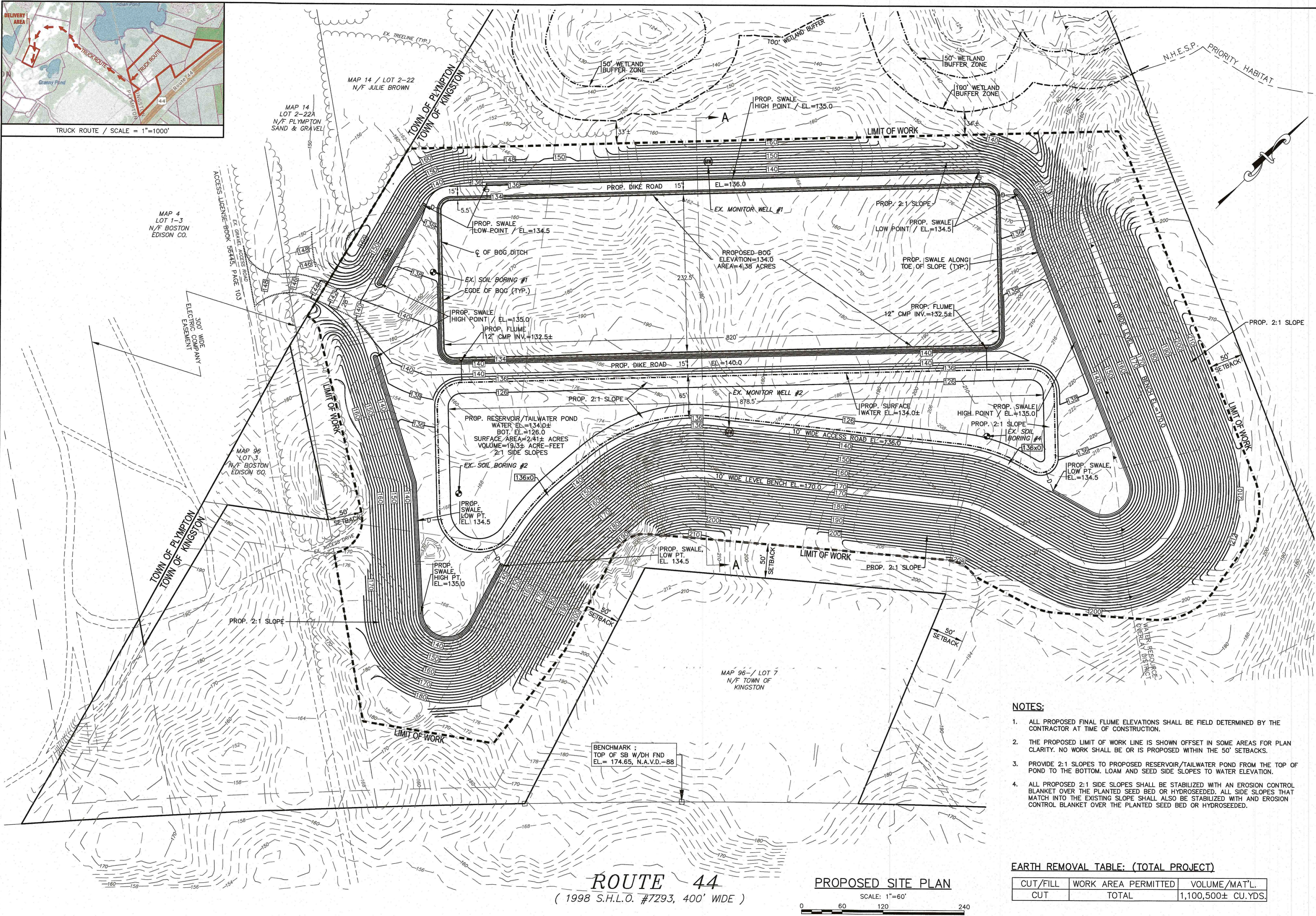
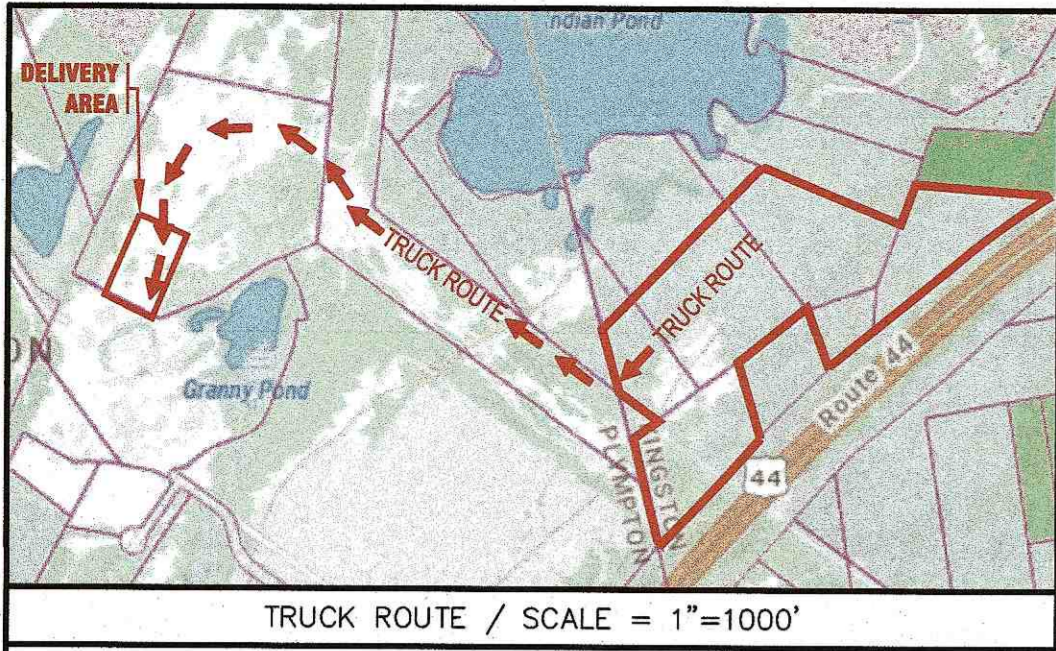
- NOTES:**
1. TOPOGRAPHIC DATA SHOWN HEREON IS FROM AND ON THE GROUND FIELD SURVEY BY MORAN SURVEYING INCORPORATED, DATED MARCH 24, 2022.
  2. THE WETLANDS RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED IN THE FIELD BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC AND LOCATED IN THE FIELD BY MORAN SURVEYING INCORPORATED.
  3. REFER TO SOIL BORINGS LOG SHEET (SHEET 7) FOR ALL SOIL BORING DATA.

**EXISTING CONDITIONS PLAN**

SCALE: 1"=100'

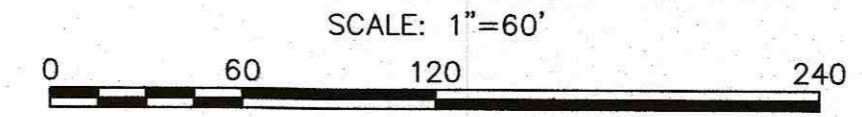
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<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafeng.com		APPROVED BY: <i>[Signature]</i> DATE: 11/27/24
<b>CRANBERRY BOG</b> SITE DEVELOPMENT PLAN EXISTING CONDITIONS PLAN OFF ROUTE 44	PREPARED FOR: <b>PK REALTY TRUST</b> P.O. BOX 240 PLYMPTON, MA	DATE: NOV. 27, 2023 DRAWN BY: JH CHECKED BY: WFM JOB NO.: 20-9617 SCALE: 1" = 100'
G.A.F. ENGINEERING, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.		REV. DATE BY APP'D DESCRIPTION



**ROUTE 44**  
 ( 1998 S.H.L.O. #7293, 400' WIDE )

**PROPOSED SITE PLAN**



**NOTES:**

1. ALL PROPOSED FINAL FLUME ELEVATIONS SHALL BE FIELD DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
2. THE PROPOSED LIMIT OF WORK LINE IS SHOWN OFFSET IN SOME AREAS FOR PLAN CLARITY. NO WORK SHALL BE OR IS PROPOSED WITHIN THE 50' SETBACKS.
3. PROVIDE 2:1 SLOPES TO PROPOSED RESERVOIR/TAILWATER POND FROM THE TOP OF POND TO THE BOTTOM. LOAM AND SEED SIDE SLOPES TO WATER ELEVATION.
4. ALL PROPOSED 2:1 SIDE SLOPES SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED OR HYDROSEEDED. ALL SIDE SLOPES THAT MATCH INTO THE EXISTING SLOPE SHALL ALSO BE STABILIZED WITH AND EROSION CONTROL BLANKET OVER THE PLANTED SEED BED OR HYDROSEEDED.

**EARTH REMOVAL TABLE: (TOTAL PROJECT)**

CUT/FILL	WORK AREA PERMITTED	VOLUME/MAT'L.
CUT	TOTAL	1,100,500± CU.YDS.

**G.A.F. ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 286 MAIN STREET - WAREHAM, MA 02571  
 TEL: (508) 295-6600 FAX: (508) 295-6634  
 E-MAIL: info@gafeng.com

**PK REALTY TRUST**  
 OFF. ROUTE 44 KINGSTON, MA  
 P.O. BOX 240 PLYMPTON, MA

**DATE:** NOV. 27, 2023  
**DRAWN BY:** JH  
**CHECKED BY:** WFM  
**JOB NO.:** 20-9617  
**SCALE:** 1" = 60'

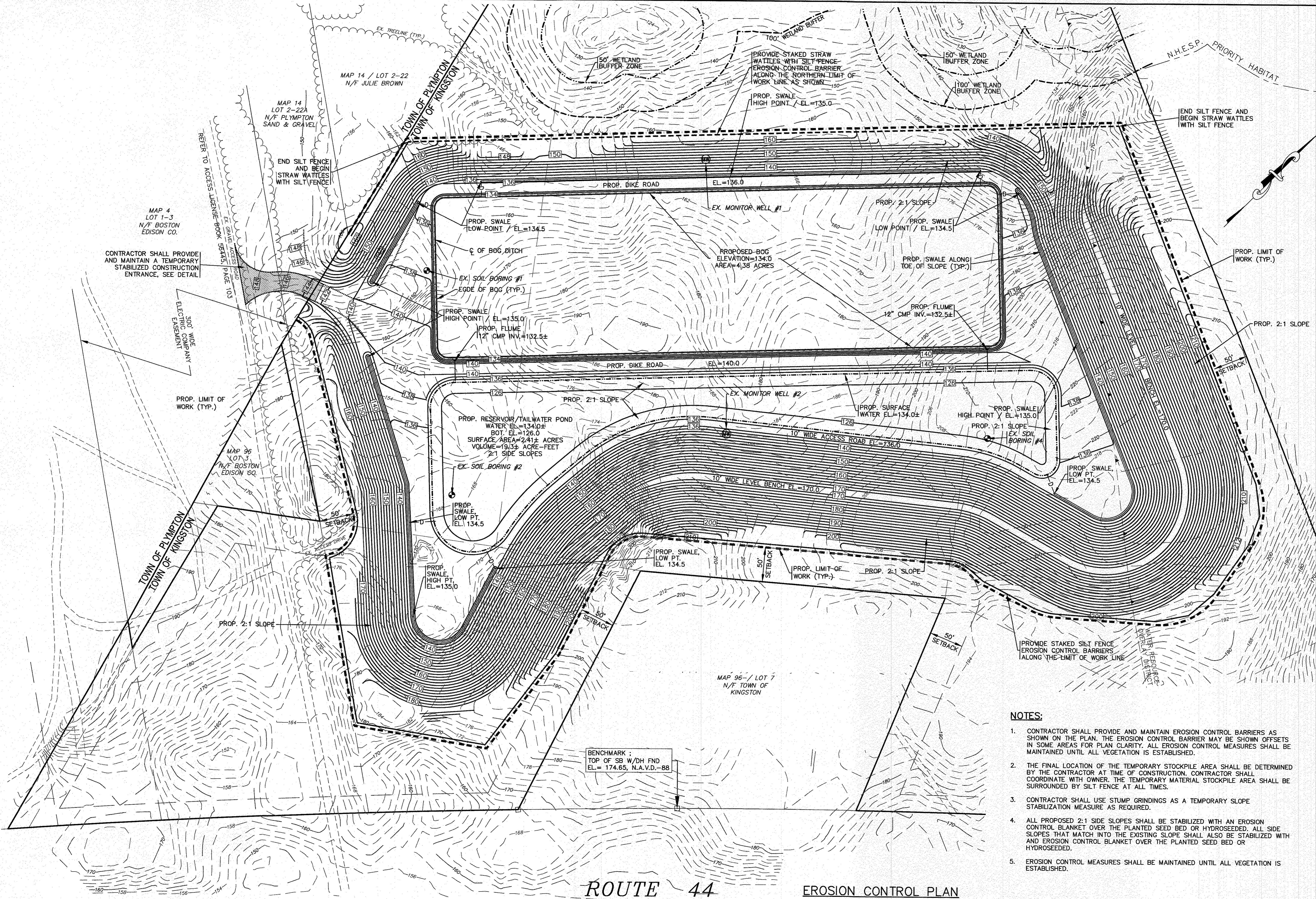
REV.	DATE	BY	APP'D	DESCRIPTION

**APPROVED BY:** [Signature]  
**DATE:** 11/27/23

**PROFESSIONAL ENGINEER:** WILLIAM MADSEN, LICENSE NO. 98020  
**PROFESSIONAL LAND SURVEYOR:** [Signature]

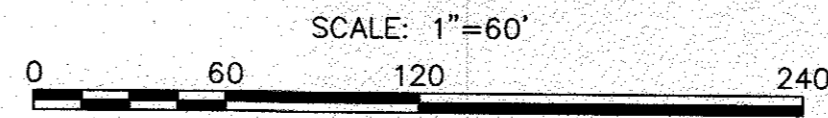
**JOB NO.:** 20-9617  
**DWG.:** 4 OF 10

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**ROUTE 44**  
(1998 S.H.L.O. #7293, 400' WIDE)

**EROSION CONTROL PLAN**



**NOTES:**

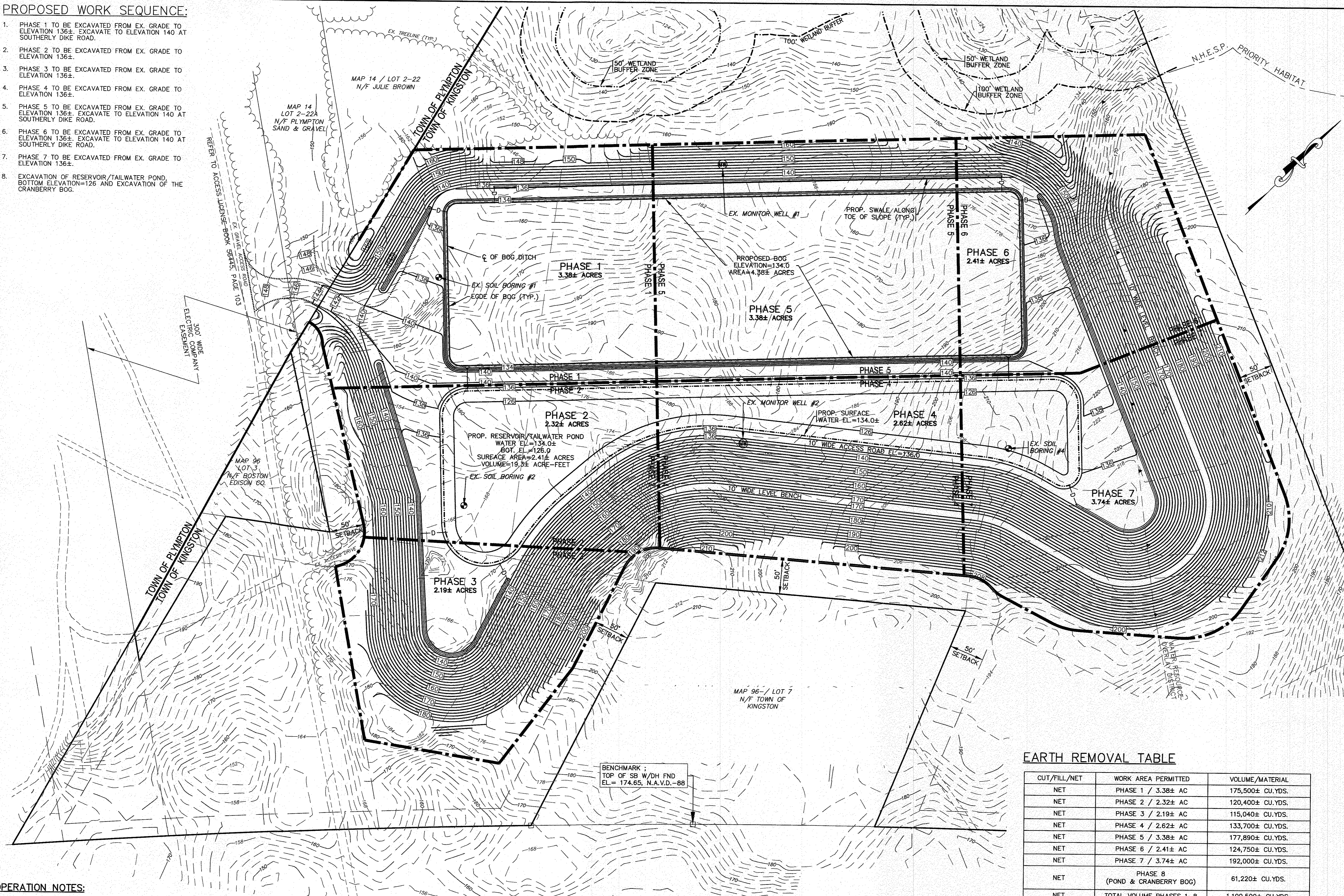
- CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL BARRIERS AS SHOWN ON THE PLAN; THE EROSION CONTROL BARRIER MAY BE SHOWN OFFSETS IN SOME AREAS FOR PLAN CLARITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.
- THE FINAL LOCATION OF THE TEMPORARY STOCKPILE AREA SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER. THE TEMPORARY MATERIAL STOCKPILE AREA SHALL BE SURROUNDED BY SILT FENCE AT ALL TIMES.
- CONTRACTOR SHALL USE STUMP GRINDINGS AS A TEMPORARY SLOPE STABILIZATION MEASURE AS REQUIRED.
- ALL PROPOSED 2:1 SIDE SLOPES SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED OR HYDROSEEDED. ALL SIDE SLOPES THAT MATCH INTO THE EXISTING SLOPE SHALL ALSO BE STABILIZED WITH AND EROSION CONTROL BLANKET OVER THE PLANTED SEED BED OR HYDROSEEDED.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.

<b>CRANBERRY BOG</b> SITE DEVELOPMENT PLAN EROSION CONTROL PLAN OFF ROUTE 44	PREPARED FOR: <b>PK REALTY TRUST</b> P.O. BOX 240 PLYMPTON, MA	DATE: NOV. 27, 2023 DRAWN BY: JH CHECKED BY: WFM JOB NO.: 20-9617 SCALE: 1" = 60'	REV. DATE BY APP'D DESCRIPTION
		APPROVED BY:  DATE: 11/27/23	APPROVED BY:  DATE: 11/27/23

11/27/23 11:58 AM C:\DRAWINGS\2020 DRAWINGS\20-9617 (PLYMPTON SAND & GRAVEL)\19617.dwg 19617-ER-SITE PLANS.dwg

**PROPOSED WORK SEQUENCE:**

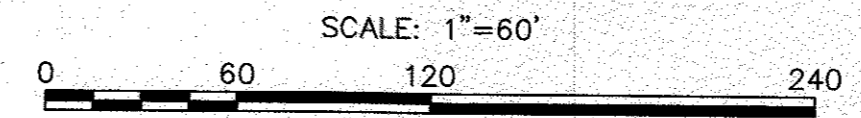
1. PHASE 1 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±. EXCAVATE TO ELEVATION 140 AT SOUTHERLY DIKE ROAD.
2. PHASE 2 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±.
3. PHASE 3 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±.
4. PHASE 4 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±.
5. PHASE 5 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±. EXCAVATE TO ELEVATION 140 AT SOUTHERLY DIKE ROAD.
6. PHASE 6 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±. EXCAVATE TO ELEVATION 140 AT SOUTHERLY DIKE ROAD.
7. PHASE 7 TO BE EXCAVATED FROM EX. GRADE TO ELEVATION 136±.
8. EXCAVATION OF RESERVOIR/TAILWATER POND, BOTTOM ELEVATION=126 AND EXCAVATION OF THE CRANBERRY BOG.



**OPERATION NOTES:**  
 HOURS OF OPERATION:  
 MONDAY THROUGH FRIDAY: 7:00 A.M. TO 4:00 P.M.  
 SATURDAY: 7:00 A.M. UNTIL TO 12 NOON

**ROUTE 44**  
 ( 1998 S.H.L.O. #7293, 400' WIDE )

**PHASING PLAN**



**EARTH REMOVAL TABLE**

CUT/FILL/NET	WORK AREA PERMITTED	VOLUME/MATERIAL
NET	PHASE 1 / 3.38± AC	175,500± CU.YDS.
NET	PHASE 2 / 2.32± AC	120,400± CU.YDS.
NET	PHASE 3 / 2.19± AC	115,040± CU.YDS.
NET	PHASE 4 / 2.62± AC	133,700± CU.YDS.
NET	PHASE 5 / 3.38± AC	177,890± CU.YDS.
NET	PHASE 6 / 2.41± AC	124,750± CU.YDS.
NET	PHASE 7 / 3.74± AC	192,000± CU.YDS.
NET	PHASE 8 (POND & CRANBERRY BOG)	61,220± CU.YDS.
NET	TOTAL VOLUME PHASES 1-8	1,100,500± CU.YDS.

DATE: NOV. 27, 2023  
 DRAWN BY: JH  
 CHECKED BY: WFM  
 JOB NO.: 20-9617  
 SCALE: 1" = 60'

REV. DATE BY APPD DESCRIPTION

APPROVED BY: [Signature]

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 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
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**CRANBERRY BOG SITE DEVELOPMENT PLAN**

OFF ROUTE 44  
 KINGSTON, MA

PREPARED FOR:  
**PK REALTY TRUST**

PLYMPTON, MA  
 P.O. BOX 240

JOB NO.: 20-9617  
**DWG. 6 OF 10**

10: (GAF DRAWINGS) 2020 DRAWINGS 20-9617 (PLYMPTON SAND & GRAVEL) 10/17/2023 0917-GR-SITE PLANS.dwg

SOIL BORING LOG				
BORING NO.: SB-1		PROJECT: PK REALTY		
WATER ENC.: 35'		LOCATION: KINGSTON		
GROUND ELEV.: 154.0		BORING CONT.: WEST END DRILLING		
WATER ELEV.: 119.0		BORING METHOD: HOLLOW STEM AUGER		
LOGGED BY: BRG		DATE: NOV. 6, 2023		
ELEVATION	DEPTH-FT.	SOIL DESCRIPTION	COLOR	REMARKS
134.0	20	FINE TO MEDIUM SANDY CLAY LOAM WITH TRACE OF GRAVEL	2.5Y5/3	
124.0	30	MEDIUM TO FINE LOAMY SAND WITH TRACE OF GRAVEL	2.5Y5/3	TIGHT
119.0	35	▽ FINE TO MEDIUM LOAMY SAND	2.5Y5/3	TIGHT
114.0	40	MEDIUM SAND	2.5Y6/4	LOOSE
		END OF BORING AT 40'		

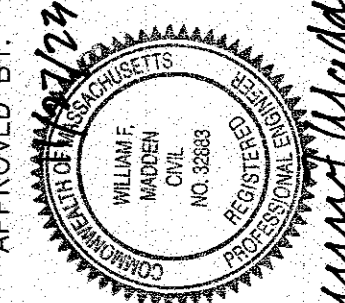
SOIL BORING LOG				
BORING NO.: SB-2		PROJECT: PK REALTY		
WATER ENC.: 46'		LOCATION: KINGSTON		
GROUND ELEV.: 167.7		BORING CONT.: WEST END DRILLING		
WATER ELEV.: 121.7		BORING METHOD: HOLLOW STEM AUGER		
LOGGED BY: BRG		DATE: NOV. 6, 2023		
ELEVATION	DEPTH-FT.	SOIL DESCRIPTION	COLOR	REMARKS
162.7	5	DISTURBED		
152.7	15	VERY FINE SAND	2.5Y6/4	
		MEDIUM TO FINE SANDY LOAM TRACE OF GRAVEL LAYERS OF FINE SAND	2.5Y6/4	
132.7	35			
128.7	39	MEDIUM TO FINE SAND	2.5Y6/3	
117.7	50	▽ COARSE TO MEDIUM SAND	2.5Y6/4	
		MEDIUM SAND	2.5Y6/4	
107.7	60			
102.7	65	MEDIUM SAND, SOME COARSE SAND	2.5Y5/4	
		END OF BORING 65'		

SOIL BORING LOG				
BORING NO.: SB-4		PROJECT: PK REALTY		
WATER ENC.: 80'		LOCATION: KINGSTON		
GROUND ELEV.: 207.4		BORING CONT.: WEST END DRILLING		
WATER ELEV.: 127.4		BORING METHOD: HOLLOW STEM AUGER		
LOGGED BY: BRG		DATE: NOV. 6, 2023		
ELEVATION	DEPTH-FT.	SOIL DESCRIPTION	COLOR	REMARKS
167.4	40			
157.4	50	MEDIUM TO FINE SAND TRACE OF GRAVEL	2.5Y5/4	
		MEDIUM TO FINE SANDY LOAM GRAVEL	5Y4/3	TIGHT
142.4	65	COARSE TO FINE SILTY SAND GRAVEL	5Y4/3	TIGHT
132.4	75	MEDIUM SAND	2.5Y5/4	LOOSE
117.4	90	▽ COARSE TO MEDIUM SAND	2.5Y6/4	LOOSE
107.4	100	END OF BORING 100'		

SOIL BORING LOG				
BORING NO.: MW-1		PROJECT: PK REALTY		
WATER ENC.: 40.8'		LOCATION: KINGSTON		
GROUND ELEV.: 161.86		BORING CONT.: WEST END DRILLING		
WATER ELEV.: 121.0		BORING METHOD: HOLLOW STEM AUGER		
LOGGED BY: BRG		DATE: NOV. 6, 2023		
ELEVATION	DEPTH-FT.	SOIL DESCRIPTION	COLOR	REMARKS
120.5	40	▽ COARSE TO FINE LOAMY SAND AND GRAVEL	5Y4/3	TIGHT
157.4	50	COARSE TO FINE SILTY SAND AND GRAVEL	5Y4/3	TIGHT
		END OF BORING 100'		

SOIL BORING LOG				
BORING NO.: MW-2		PROJECT: PK REALTY		
WATER ENC.: 63.1'		LOCATION: KINGSTON		
GROUND ELEV.: 184.52		BORING CONT.: WEST END DRILLING		
WATER ELEV.: 121.4		BORING METHOD: HOLLOW STEM AUGER		
LOGGED BY: BRG		DATE: NOV. 6, 2023		
ELEVATION	DEPTH-FT.	SOIL DESCRIPTION	COLOR	REMARKS
158.4	25	MEDIUM TO FINE SILTY SAND	2.5Y5/3	
148.4	35	CLAY LOAM	5Y5/3	
138.4	45	MEDIUM TO FINE SILTY SAND TRACE OF GRAVEL	2.5Y4/3	TIGHT
		▽ MEDIUM SAND SOME COARSE SAND TRACE OF GRAVEL	2.5Y5/4	
103.4	80	END OF BORING 100'		

DATE: NOV. 27, 2023  
 DRAWN BY: JH  
 CHECKED BY: WFM  
 JOB NO.: 20-9617  
 SCALE: AS NOTED

APPROVED BY: 

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 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 266 MAIN STREET - WAREHAM, MA 02571  
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CRANBERRY BOG  
 SITE DEVELOPMENT PLAN  
 SOIL BORINGS LOGS

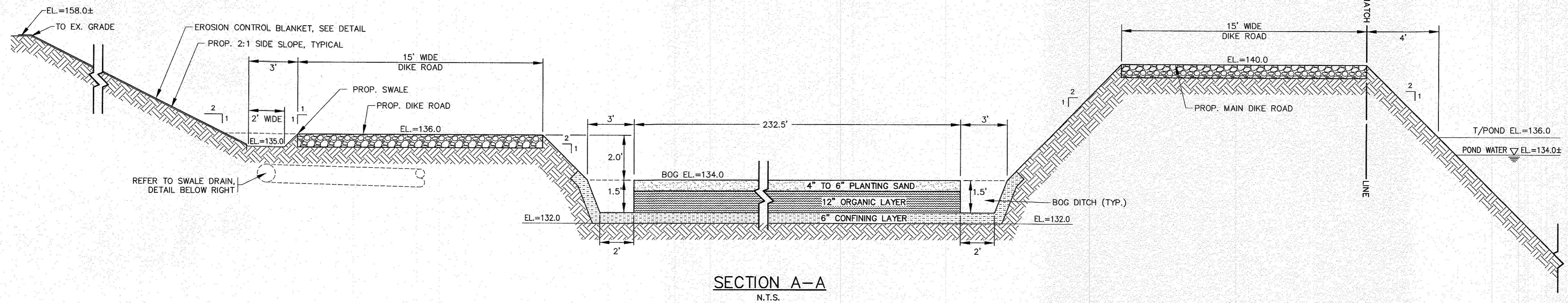
PREPARED FOR:  
 PK REALTY TRUST

OFF ROUTE 44  
 KINGSTON, MA  
 PLYMPTON, MA

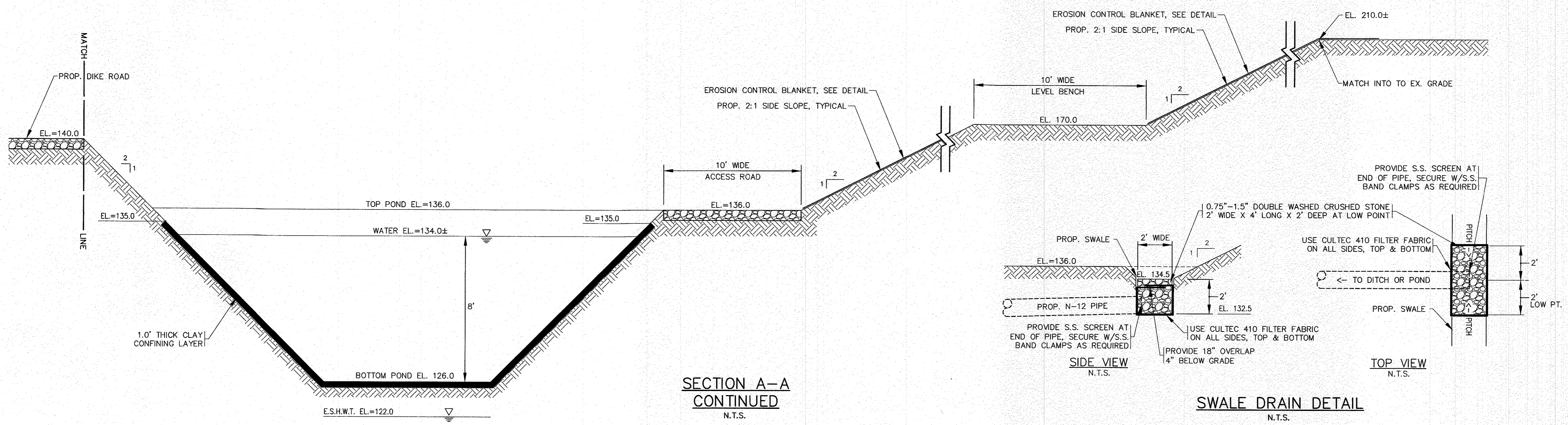
P.O. BOX 240

JOB NO.: 20-9617  
 DWG. 7 OF 10

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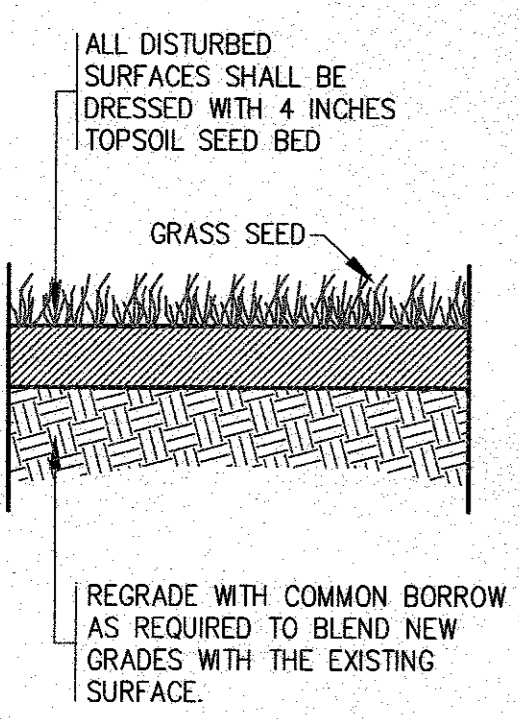


SECTION A-A  
N.T.S.



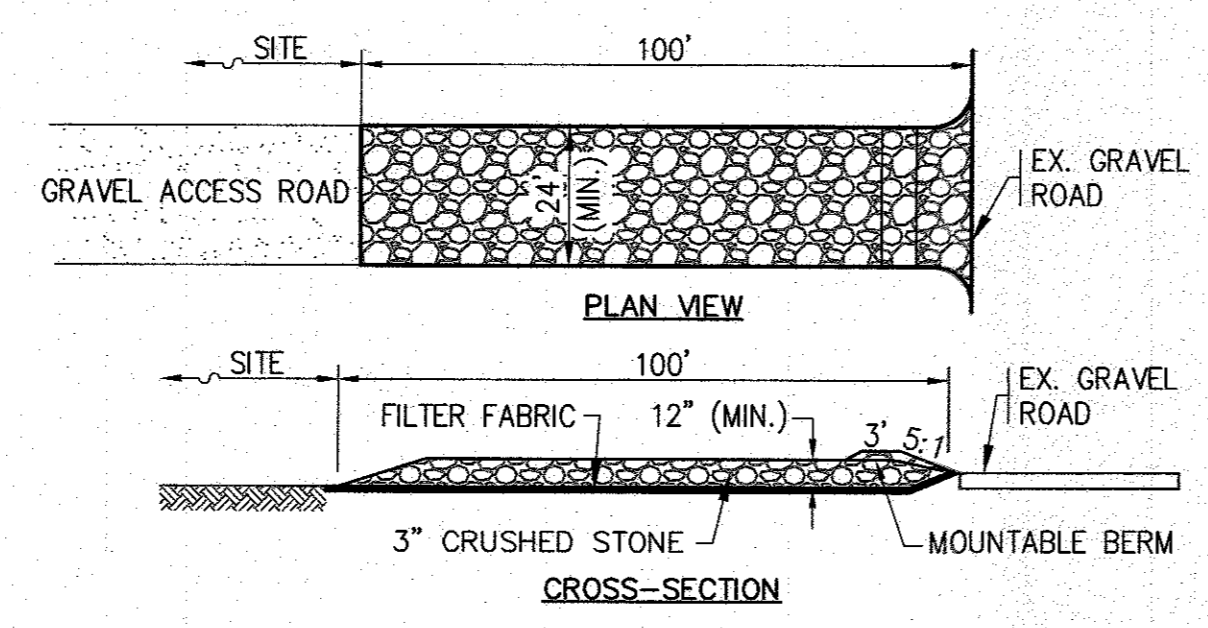
SECTION A-A  
CONTINUED  
N.T.S.

SWALE DRAIN DETAIL  
N.T.S.



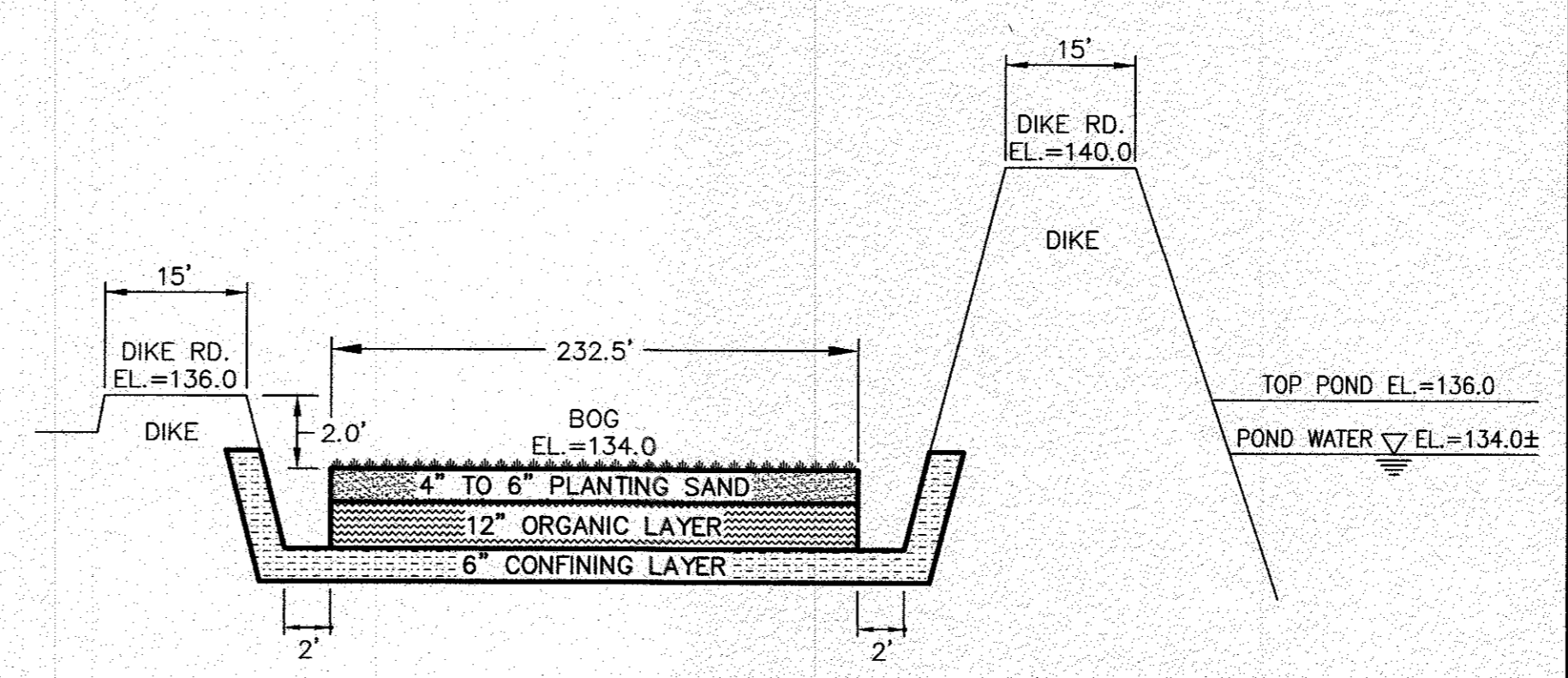
LOAM & SEED DETAIL  
N.T.S.

- NOTES:
- MATERIALS AND CONSTRUCTION METHODS FOR LOAM BORROW AND TOPSOIL SHALL CONFORM TO THE RELEVANT PROVISIONS OF SECTION 751 OF THE MassDOT STANDARD SPECIFICATIONS AND WITH THE PROCEDURES DESCRIBED HEREIN.
  - MATERIALS AND CONSTRUCTION FOR SEEDING SHALL CONFORM TO THE RELEVANT PROVISIONS OF SECTION 765 OF THE MassDOT STANDARD SPECIFICATIONS.
  - TOPSOIL WILL BE DERIVED ON SITE, AND STOCKPILED PRIOR TO BULK EXCAVATION OF EACH PHASE.
  - ALL DISTURBED AREAS SHALL BE DRESSED WITH TOPSOIL AND SEEDED. WHERE SIDE SLOPES EXCEED 3:1, PROVIDE AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED.

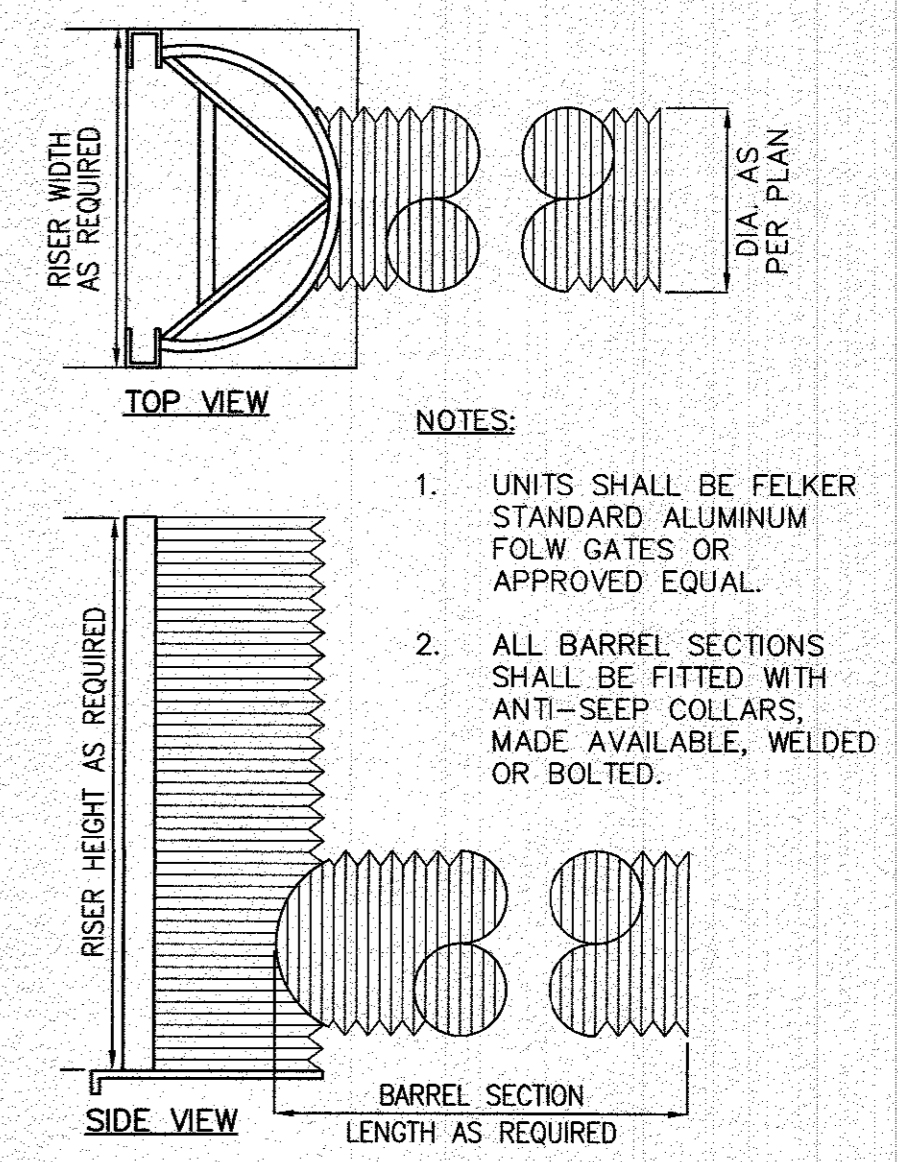


- NOTES:
- ENTRANCE WIDTH SHALL BE 24 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED.
  - THE ENTRANCE SHALL BE INSPECTED AT THE END OF EACH WORK DAY TO ENSURE NO SEDIMENT OR DEBRIS WILL BE TRACKED ON PUBLIC RIGHTS-OF-WAY. MAINTENANCE OF THE ENTRANCE SHALL BE PROVIDED AS NEEDED.

TEMPORARY CONSTRUCTION ENTRANCE  
N.T.S.



TYPICAL BED DESIGN  
CRANBERRY BED SECTION  
N.T.S.



- NOTES:
- UNITS SHALL BE FELKER STANDARD ALUMINUM FLOW GATES OR APPROVED EQUAL.
  - ALL BARREL SECTIONS SHALL BE FITTED WITH ANTI-SEEP COLLARS, MADE AVAILABLE, WELDED OR BOLTED.

TYPICAL FLUME DETAIL  
N.T.S.

REV.	DATE	BY	APP'D	DESCRIPTION

DATE: NOV. 27, 2023	APPROVED BY:	DATE: NOV. 27, 2023
DRAWN BY: JH		DATE: NOV. 27, 2023
CHECKED BY: WFM		DATE: NOV. 27, 2023
JOB NO.: 20-9617	SCALE: N.T.S.	DATE: NOV. 27, 2023

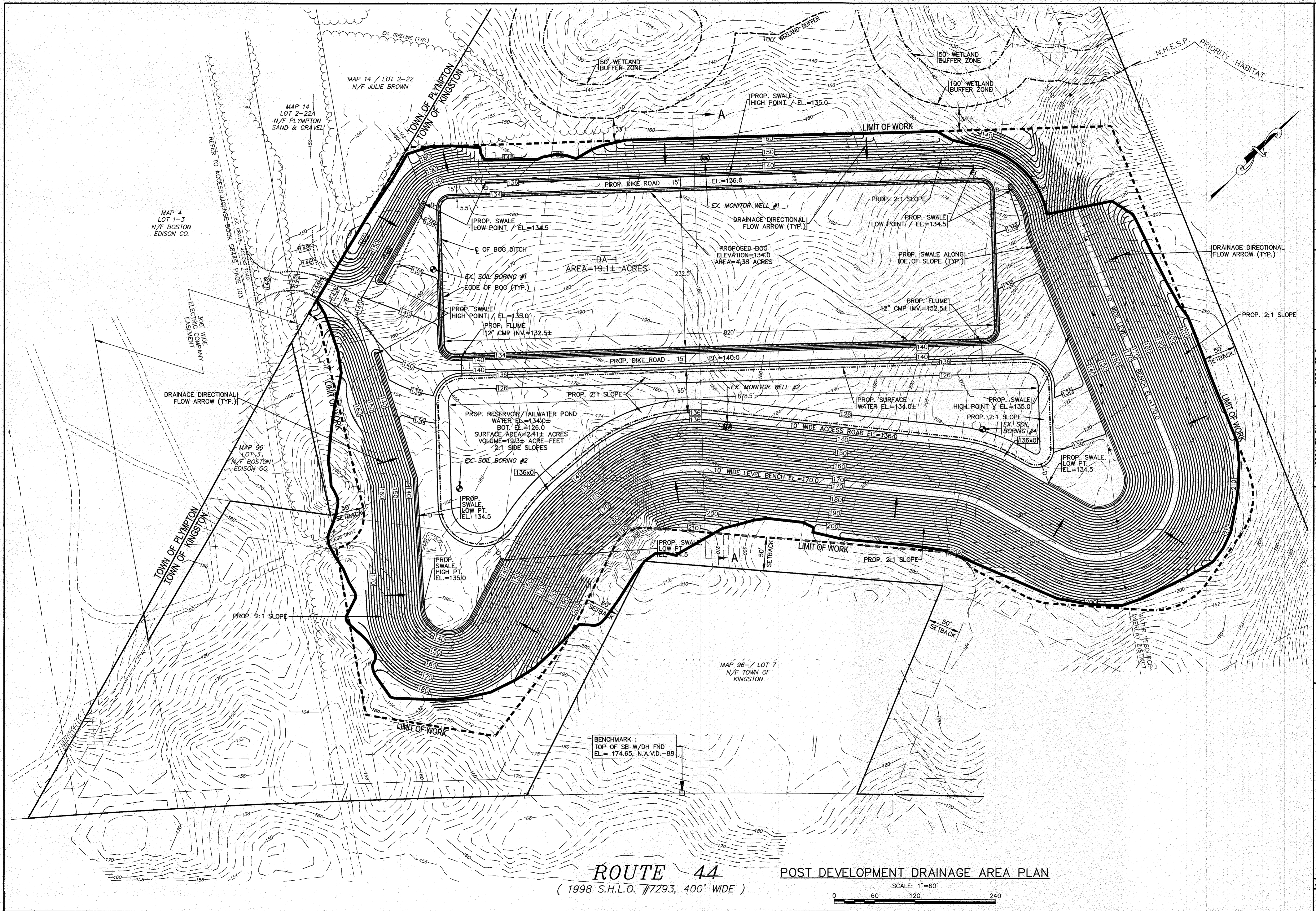
<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WARREN, MA 02577 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafeng.com	PREPARED FOR: <b>PK REALTY TRUST</b> OFF ROUTE 44 KINGSTON, MA P.O. BOX 240 PLIMPTON, MA
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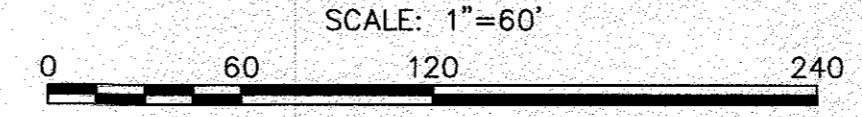
JOB NO.: 20-9617	DWG. NO.: 8 OF 10
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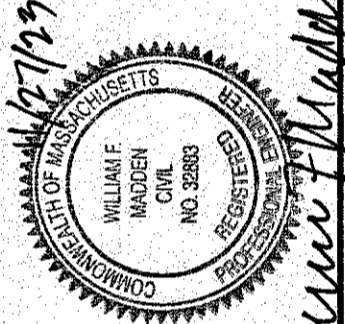
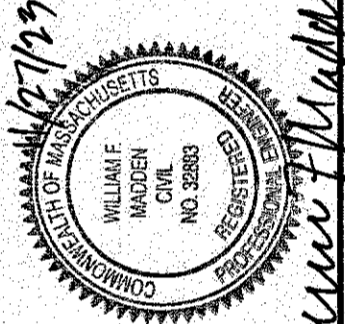






**ROUTE 44** POST DEVELOPMENT DRAINAGE AREA PLAN  
 ( 1998 S.H.L.O. #7293, 400' WIDE )



<p><b>CRANBERRY BOG</b>  <b>SITE DEVELOPMENT PLAN</b>  <b>POST DEVELOPMENT DRAINAGE AREA PLAN</b>          OFF ROUTE 44</p>	<p>PREPARED FOR:  <b>PK REALTY TRUST</b></p>	<p>DATE: NOV. 27, 2023          DRAWN BY: JH          CHECKED BY: WFM          JOB NO.: 20-9617          SCALE: 1" = 60'</p>	<p>DATE: NOV. 27, 2023          DRAWN BY: JH          CHECKED BY: WFM          JOB NO.: 20-9617          SCALE: 1" = 60'</p>	<p>DATE: NOV. 27, 2023          DRAWN BY: JH          CHECKED BY: WFM          JOB NO.: 20-9617          SCALE: 1" = 60'</p>	<p>DATE: NOV. 27, 2023          DRAWN BY: JH          CHECKED BY: WFM          JOB NO.: 20-9617          SCALE: 1" = 60'</p>
<p><b>G.A.F. ENGINEERING, INC.</b>          PROFESSIONAL ENGINEERS &amp; LAND SURVEYORS          266 MAIN STREET WAREHAM, MA 02571          TEL: (508) 295-6600 FAX: (508) 295-6634          E-MAIL: info@gafeng.com</p>		<p>APPROVED BY: <i>[Signature]</i>  </p>		<p>APPROVED BY: <i>[Signature]</i>  </p>	
<p>PLUMPTON, MA          P.O. BOX 240</p>		<p>PLUMPTON, MA          P.O. BOX 240</p>		<p>PLUMPTON, MA          P.O. BOX 240</p>	
<p>DWG. 10 OF 10</p>		<p>DWG. 10 OF 10</p>		<p>DWG. 10 OF 10</p>	

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