

Site Plan for

# 3 RIVER ROAD

Whately, Massachusetts

FOR SPECIAL PERMIT

Prepared For:

DMCTC, Inc.  
11-13 Hampden Street  
Springfield, MA 01103

Prepared By:



Landscape Architecture  
Civil Engineering  
Planning  
Land Surveying

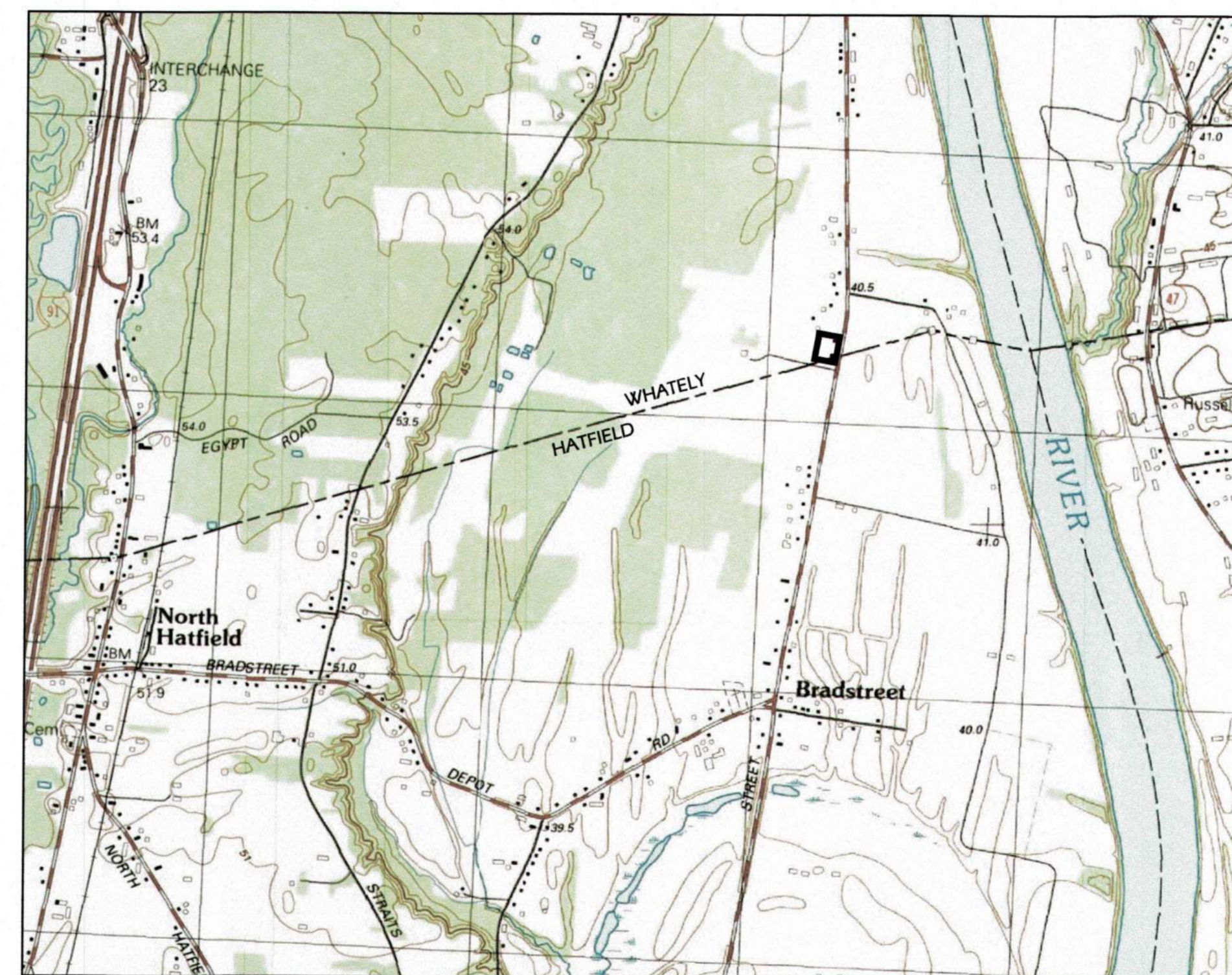
4 Allen Place Northampton  
Massachusetts 01060  
www.berkshiredesign.com

Date:

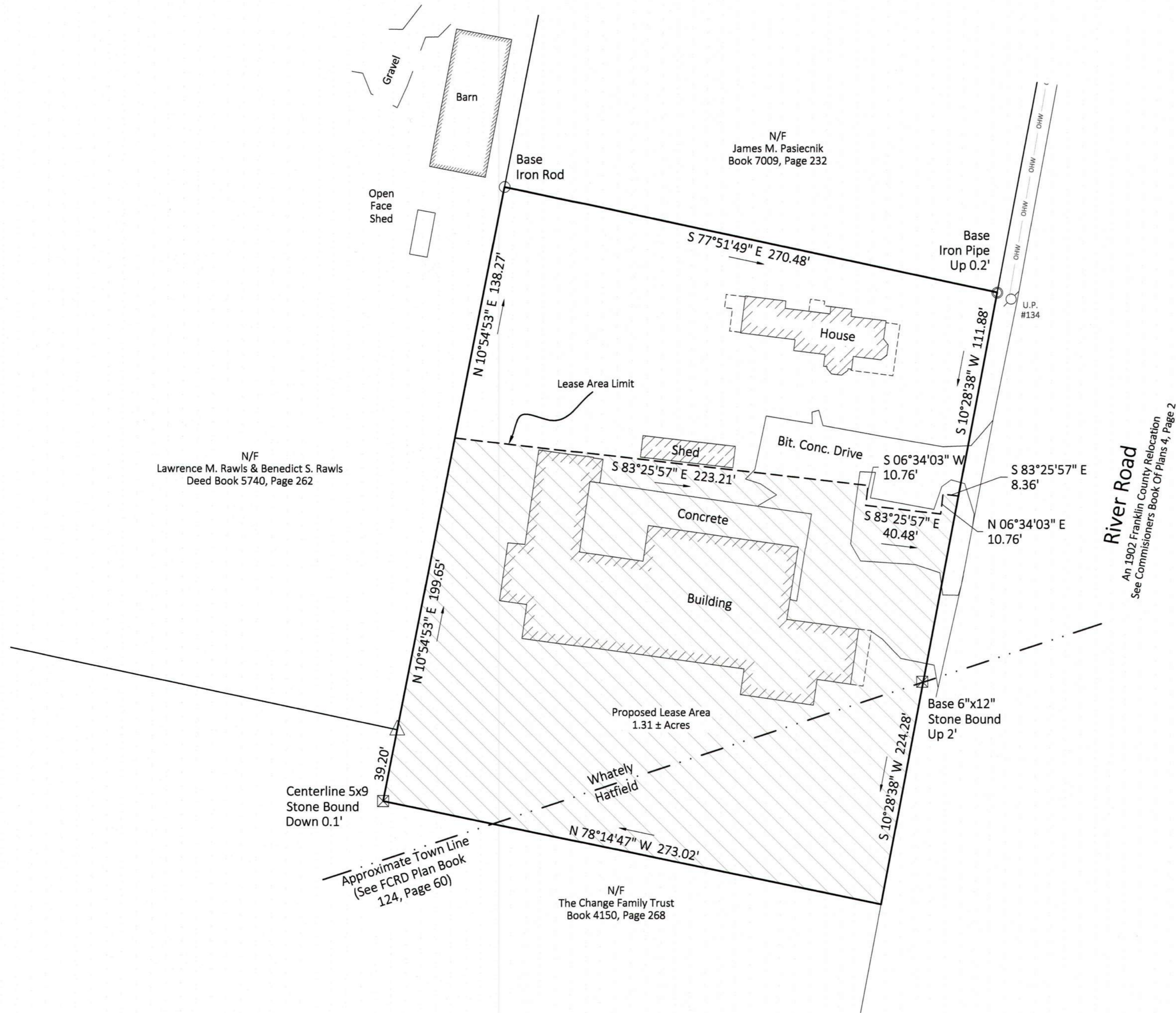
April 14, 2021

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SP-1	CONTEXT PLAN
SP-2	EXISTING CONDITIONS PLAN
SP-3	PROPOSED SITE PLAN
SP-4	DETAILS



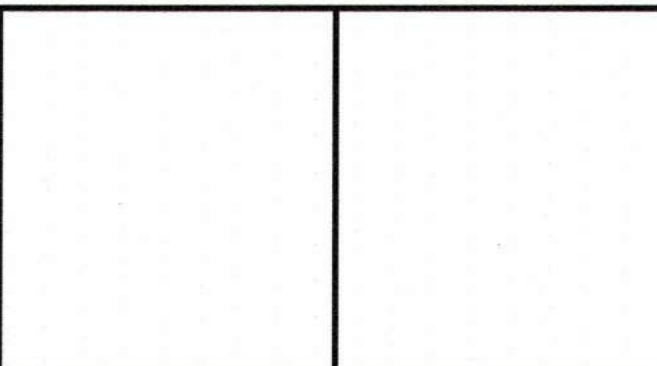
Locus Map



**Owner Of Record**  
Al S. Annis Jr. & Carol L. Annis  
Deed Book 1337, Page 148



LOCUS PLAN - Not To Scale Map Data © Mass GIS 2018



Plan Of Land  
Located In  
**WHATELY, MASSACHUSETTS**  
(Franklin County)  
& Hatfield (Hampshire County)

Prepared For  
**DMCTC, Inc**

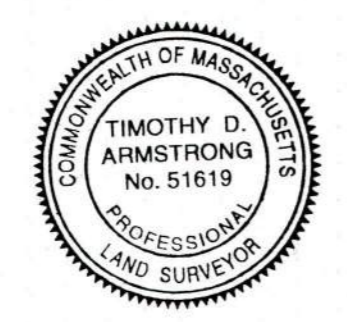
**Notes**

1. The Record Conditions And Boundary Retracement Survey Depicted Hereon Was Obtained By Field Survey Between June 2020 and February 2021 By The Berkshire Design Group, Inc.
2. The Purpose Of This Plan Is To Provide A Plan Illustrating This Surveyors Interpretation Of Constructed Improvements, Natural Features, Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Partial Field Survey.
3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.
4. The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System (NAD83).

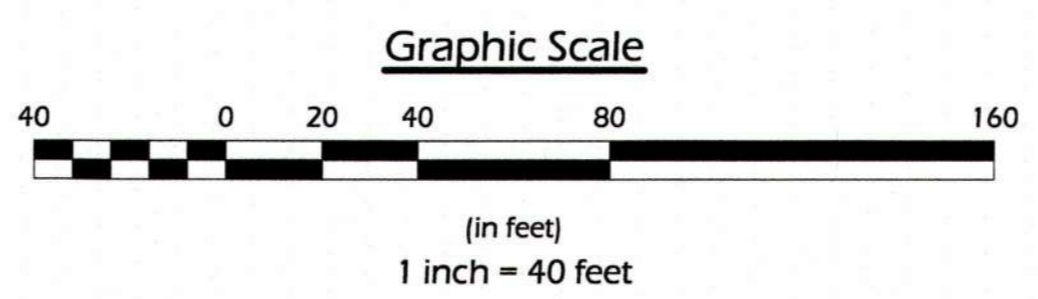
Revisions	

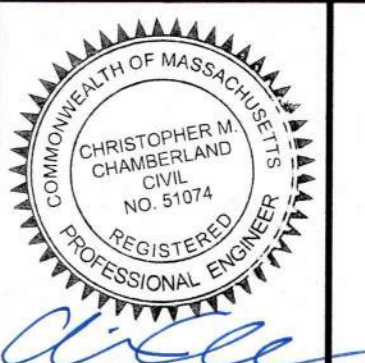
Date:	April 14, 2021	Sheet Number	<b>1 of 1</b>
Scale:	1"=40'		
Drawn By:	RGY		
Checked By:	TDA		

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts And That This Plan And Survey Have Been Prepared In Accordance With The Rules And Regulations Of The Registers Of Deeds And That This Plan Shows The Property Lines Of Existing Ownership And The Lines Of Streets And Ways Shown Are Those Of Public Or Private Ways Already Established And That No New Lines For The Division Of Existing Ownership, Or New Ways Are Shown.



*Timothy D. Armstrong*  
Timothy D. Armstrong, PLS #51619  
Date: 4-15-2021





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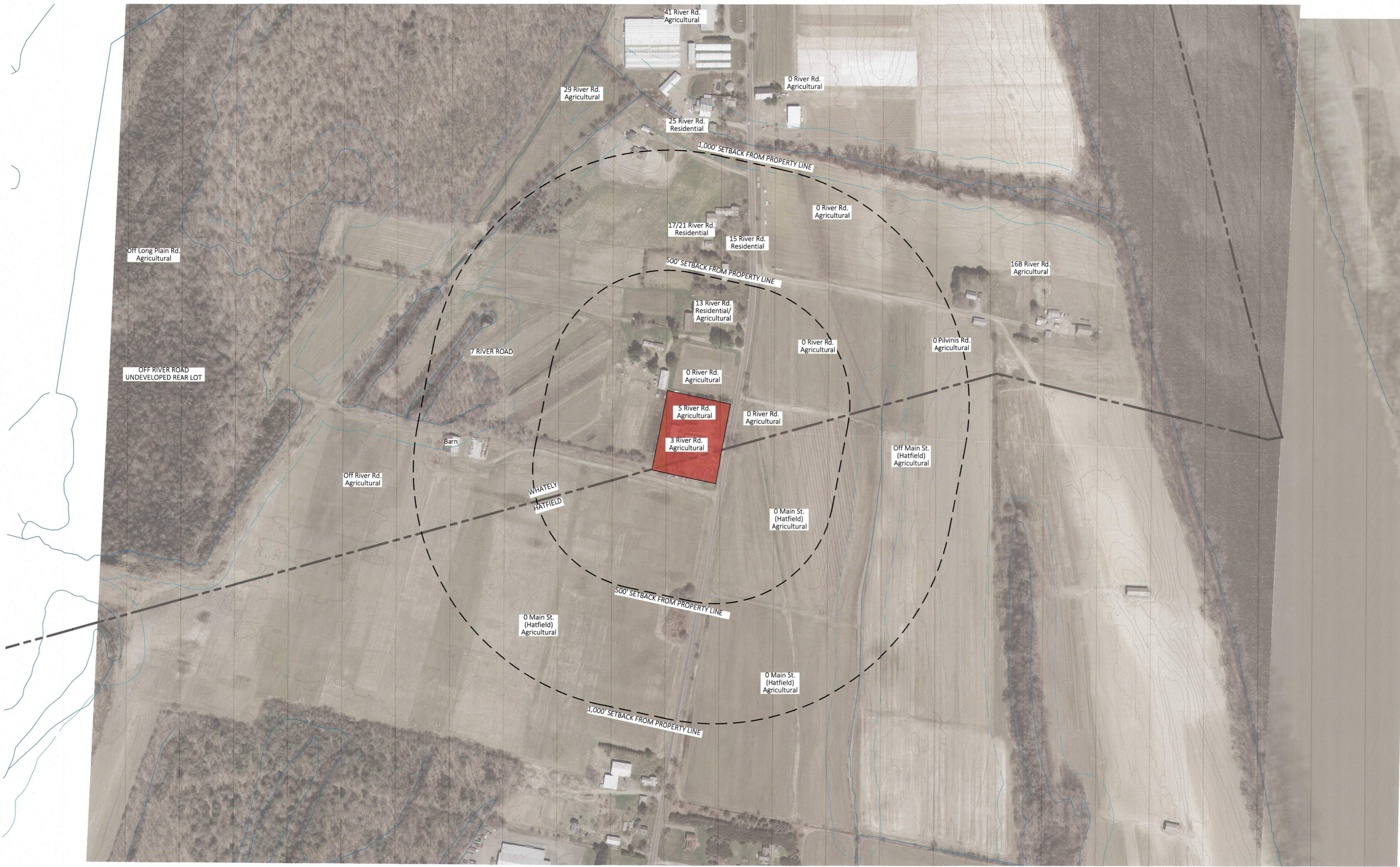
3 River Road  
Whately, MA

Site Context Plan

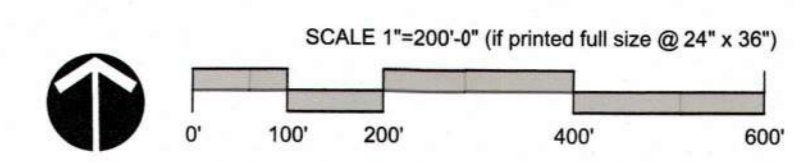
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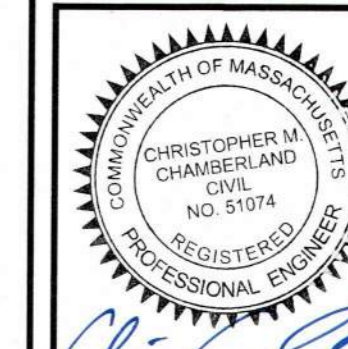
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Date:	4/14/2021	Sheet Number
Scale:	AS NOTED	SP-1
Drawn By:	CS	
Checked By:	CC	



F:\WHATELY - 3 RIVER ROAD\02-DESIGN PROCESS\04-DRAWINGS\20.064.C-300 PROPOSED SITE PLAN.DWG. PLOT DATE: 4/15/2021





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Existing Conditions Plan

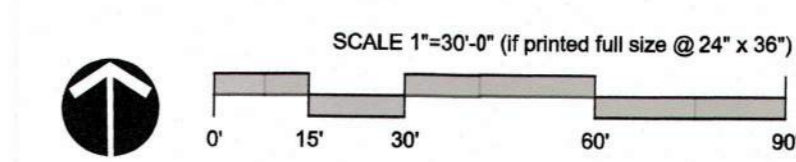
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Revisions	
Date:	4/14/2021
Scale:	AS NOTED
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**EXISTING CONDITIONS NOTES**

1. THE EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED BY A FIELD SURVEY BETWEEN JUNE 2020 AND JANUARY 2021 BY THE BERKSHIRE DESIGN GROUP, INC.
2. THIS PLAN IS PREPARED AS A SITE DESIGN AND IS NOT INTENDED TO BE USED FOR DETERMINATION OF PROPERTY LINES.
3. WETLAND AREAS AT 7 RIVER ROAD DELINEATED BY WENDELL WETLAND SERVICE IN JUNE 2020. WETLAND AREAS AT 3 RIVER ROAD TO BE DELINEATED AT A FUTURE DATE.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS FOUND BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THIS PLAN AND SURVEY WERE PREPARED USING GNSS AND CONVENTIONAL SURVEY METHODS. A LEICA TS15 TOTAL STATION WAS USED HAVING AN ACCURACY OF 5" AND 5 PPM. A LEICA GS14 NETWORK RTK WAS USED HAVING SUBCENTIMETER ACCURACY.
7. THE BASIS OF BEARINGS, AZIMUTHS, AND THE NORTH ARROW SHOWN HEREON IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83). THE BASIS OF THE ELEVATIONS DEPICTED HEREON IS A GRID SEPARATION CALCULATION BASED ON GEOID12A RESULTING IN NAVD88.



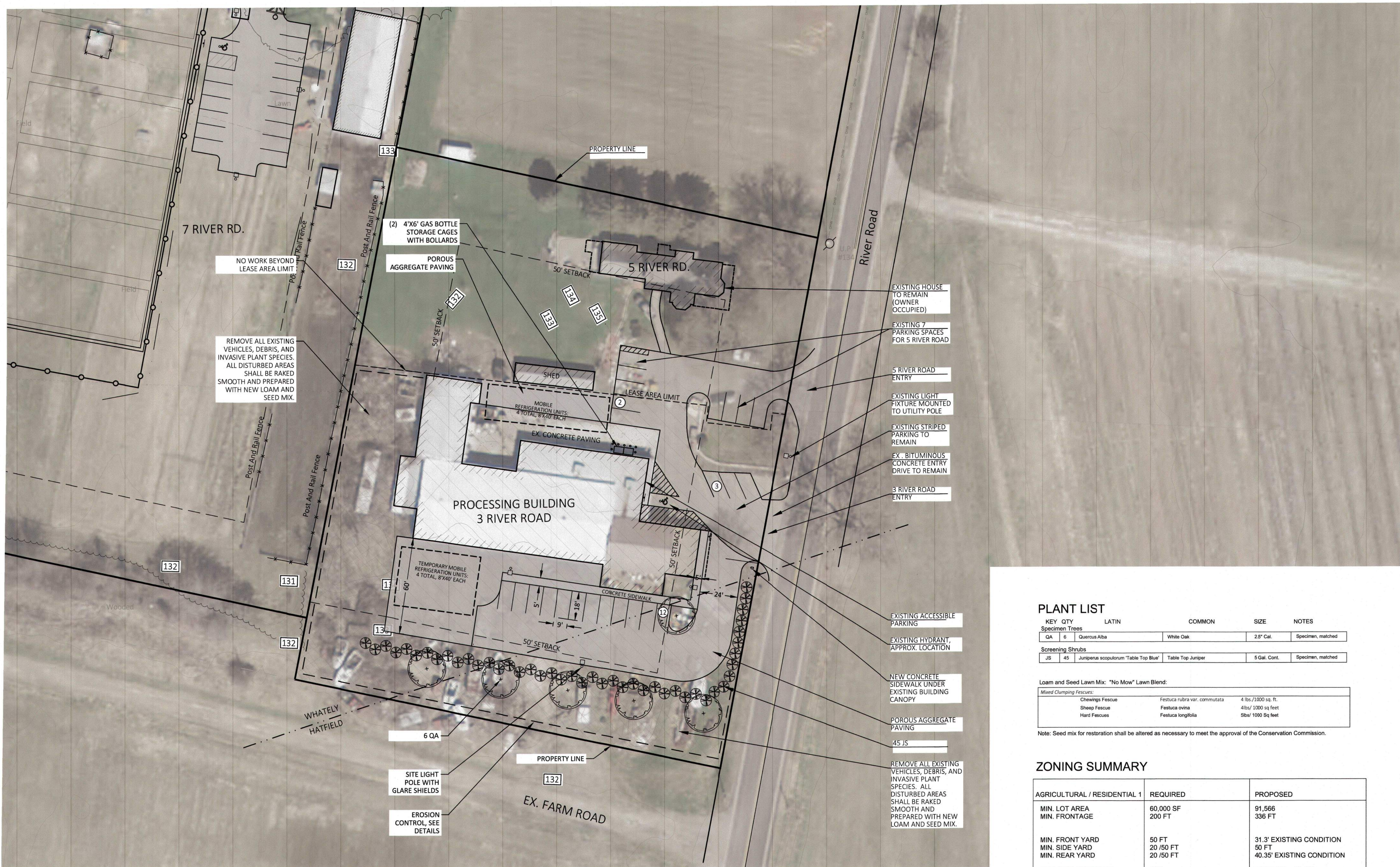
E:\WHATELY - 3 RIVER ROAD\02-DESIGN PROCESS\04-DRAWINGS\120-04-C-300-PROPOSED SITE PLAN.DWG PLOT DATE: 4/15/2021



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**PLANT LIST**

KEY	QTY	LATIN	COMMON	SIZE	NOTES
<b>Specimen Trees</b>					
QA	6	Quercus Alba	White Oak	2.5' Cal.	Specimen, matched
<b>Screening Shrubs</b>					
JS	45	Juniperus scopulorum 'Table Top Blue'	Table Top Juniper	5 Gal. Cont.	Specimen, matched

Loam and Seed Lawn Mix: "No Mow" Lawn Blend:

Mixed Clumping Fescues:			
Chewings Fescue	Festuca rubra var. commutata	4 lbs./1,000 sq. ft.	
Sheep Fescue	Festuca ovina	4lbs/ 1,000 sq feet	
Hard Fescues	Festuca longifolia	5lbs/ 1000 Sq feet	

Note: Seed mix for restoration shall be altered as necessary to meet the approval of the Conservation Commission.

**ZONING SUMMARY**

AGRICULTURAL / RESIDENTIAL 1	REQUIRED	PROPOSED
MIN. LOT AREA	60,000 SF	91,566
MIN. FRONTAGE	200 FT	336 FT
MIN. FRONT YARD	50 FT	31.3' EXISTING CONDITION
MIN. SIDE YARD	20 / 50 FT	50 FT
MIN. REAR YARD	20 / 50 FT	40.35' EXISTING CONDITION
MAX. SITE COVERAGE	30%	27,151 SF 29.6% NOTE: COVERAGE CALCULATION DOES NOT INCLUDE 12,795 SF POROUS AGGREGATE PAVING

**LAYOUT NOTES**

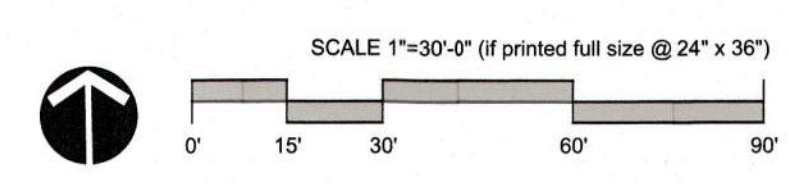
- DO NOT SCALE DRAWINGS FOR QUANTITY TAKE-OFFS OR CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. IF DIMENSIONS ARE INCOMPLETE, CONTACT THE BERKSHIRE DESIGN GROUP, INC. FOR CLARIFICATION.
- ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY AND ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
- ALL AREAS PREVIOUSLY USED FOR STORAGE OF DEBRIS TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED WITH A MIX OF NATIVE GRASSES UNLESS OTHERWISE NOTED.
- ALL NEW WALKS AND SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
- THE CONTRACTOR SHALL NOT INSTALL CONCRETE DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.) UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

**PLANTING NOTES**

- ALL NURSERY STOCK SHALL COMPLY WITH THE LATEST STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION WITH REGARD TO GRADING AND QUALITY.
- ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE PROJECT LOCALITY FOR AT LEAST TWO YEARS.
- BALLED AND BURLAPPED PLANTS (B&B) SHALL BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS; ROOT BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM CONTAINER PRIOR TO THE TIME OF INSTALLATION; ROOT SYSTEM SHALL BE FIRMLY SET IN CONTAINER.
- PLANTING SOIL MIX SHALL CONSIST OF SEVEN (7) PARTS LOAM AND ONE (1) PART PEAT MOSS BY VOLUME, WITH A PH VALUE OF 5.0 TO 6.0.
- ALL TREES AND SHRUBS TO RECEIVE TWO (2) FERTILIZER PACKETS AS SHOWN IN DETAILS.
- PLANTING BEDS TO RECEIVE 4" DEPTH OF BARK MULCH.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR UNEXPECTEDLY DEFOLIATES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUALITY, SIZE AND MEETING ALL PLANTING SPECIFICATIONS.
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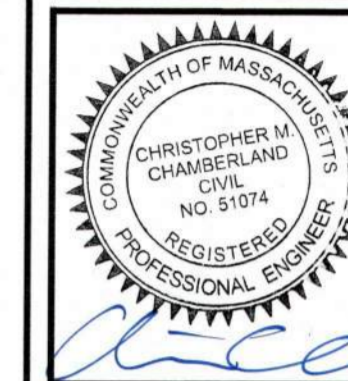
**EROSION CONTROL NOTES**

- THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION WITHIN THE SITE AND MIGRATION OF SEDIMENT OUT OF THE SITE, OR AS DIRECTED BY THE ENGINEER. ALL DEVICES SHALL COMPLY WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES, CURRENT VERSION.
- THE CONTRACTOR SHALL INSPECT ALL INSTALLED EROSION CONTROL DEVICES AT LEAST WEEKLY AND AFTER EACH STORM. IF ANY DEVICE IS FOUND TO BE DAMAGED, THE CONTRACTOR SHALL REPAIR IT IMMEDIATELY. IF SEDIMENT IS FOUND TO FILL MORE THAN HALF THE HEIGHT OF THE DEVICE, THE SEDIMENT SHALL BE REMOVED OR THE DEVICE REPLACED.
- ALL VEHICLES ENTERING AND EXITING THE SITE SHALL BE REQUIRED TO CROSS A TRACKING PAD TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS. IF SEDIMENT IS FOUND ON ROADWAYS, THE SEDIMENT SHALL BE REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER ALONG ALL DOWN-SLOPE SITE LIMITS TO PREVENT THE MIGRATION OF SEDIMENT OFF-SITE.
- ALL SEDIMENT STOCKPILES SHALL BE SURROUNDED BY A CONTINUOUS SILT FENCE. IF THE STOCKPILE WILL REMAIN UNUSED FOR MORE THAN 30 DAYS, THE STOCKPILE SHALL BE STABILIZED BY SEEDING.
- ALL DEWATERING DISCHARGES SHALL BE DIRECTED TO A DEWATERING SEDIMENT TRAP.
- THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EXTRA EROSION CONTROL MATERIALS ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL IMPLEMENT SPILL-PREVENTION PROCEDURES AND MAINTAIN A SPILL PREVENTION AND CLEANUP PLAN FOR THE SITE. ALL MATERIALS THAT ARE CAPABLE OF SPILLING, LEAKING, DISSOLVING OR OTHERWISE POLLUTING STORMWATER RUNOFF SHALL BE COVERED WHILE STORED AT THE SITE.
- ALL MATERIALS THAT ARE CAPABLE OF SPILLING, LEAKING, DISSOLVING OR OTHERWISE POLLUTING STORMWATER RUNOFF SHALL BE COVERED WHILE STORED AT THE SITE.
- ALL SEDIMENT REMOVED FROM THE SITE SHALL BE HANDLED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ALL TEMPORARY EROSION CONTROLS SHALL BE REMOVED FROM THE SITE PRIOR TO THE COMPLETION OF THE WORK, EXCEPT WHERE DEGRADABLE MATERIALS ARE TO REMAIN IN-PLACE PERMANENTLY.



Proposed Site Plan  
FOR SPECIAL PERMIT

Revisions	
Date:	4/14/2021
Scale:	AS NOTED
Drawn By:	CS
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Whately, MA

DETAILS

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Revisions

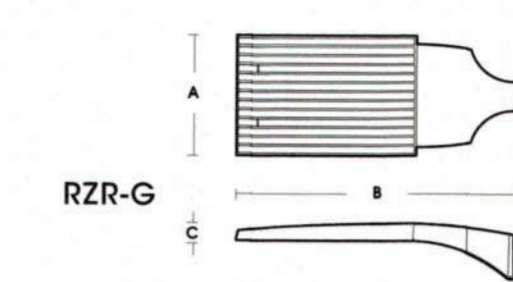
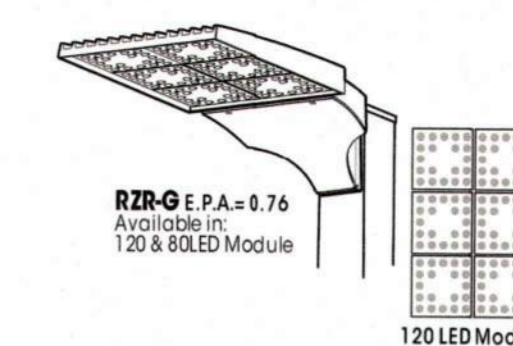
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Scale: AS NOTED

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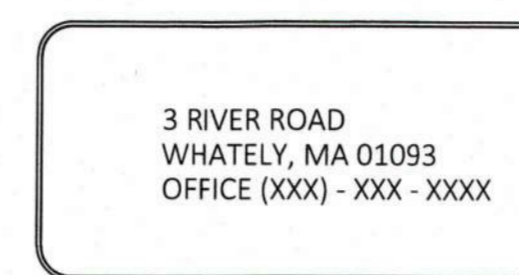
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SP-4



NOTES  
1. US ARCHITECTURAL MODEL G. POLE AND FIXTURE SHALL BE NO TALLER THAN 25'

05 POLE-MOUNT LIGHT FIXTURE  
NOT TO SCALE

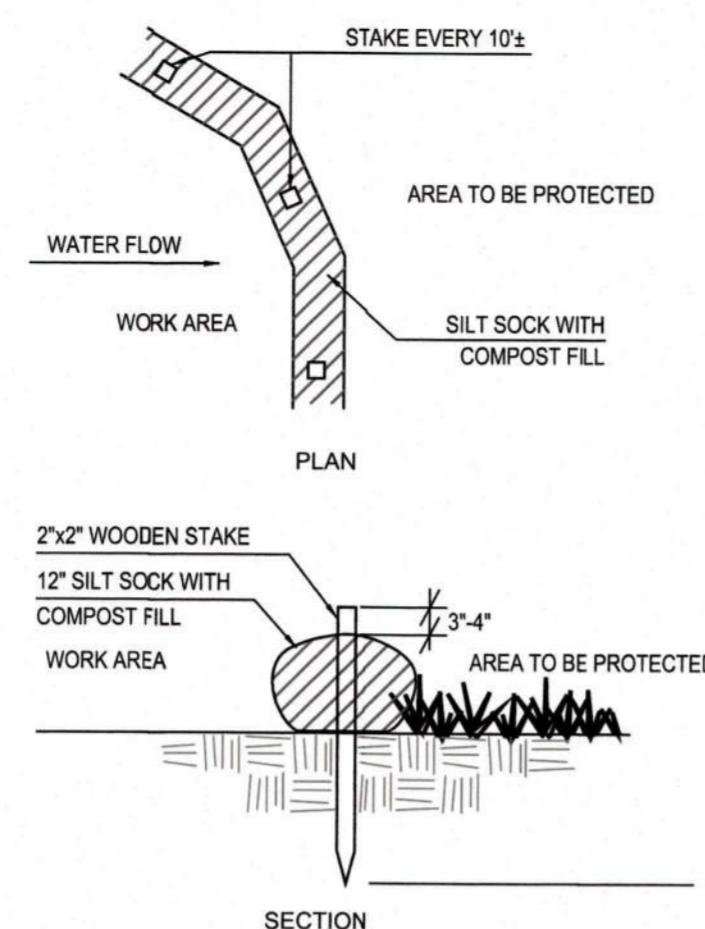


NOTES  
1. METAL SIGN TO BE PLACED ON BUILDING FACADE.

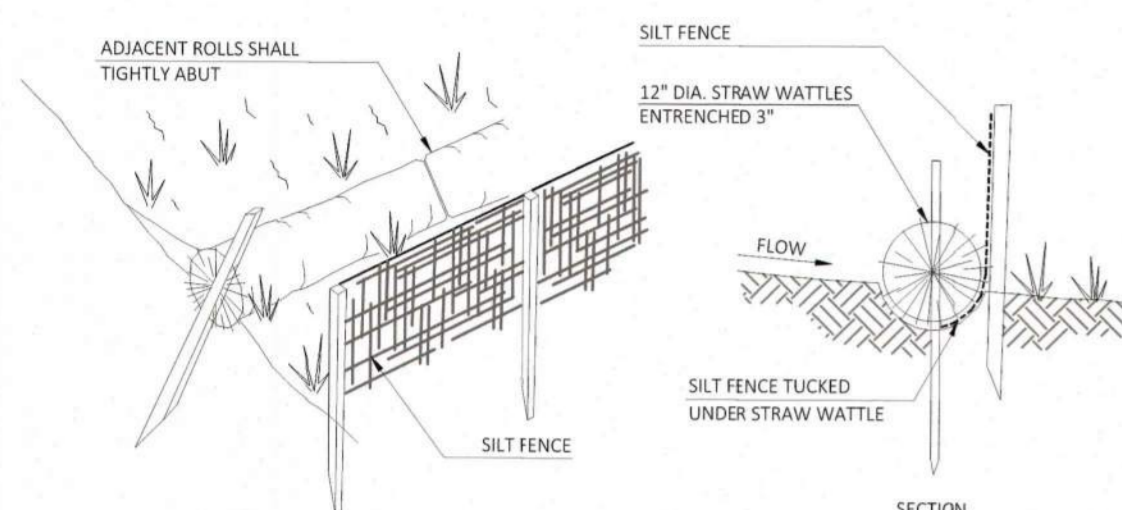
04 ACCESS SIGN  
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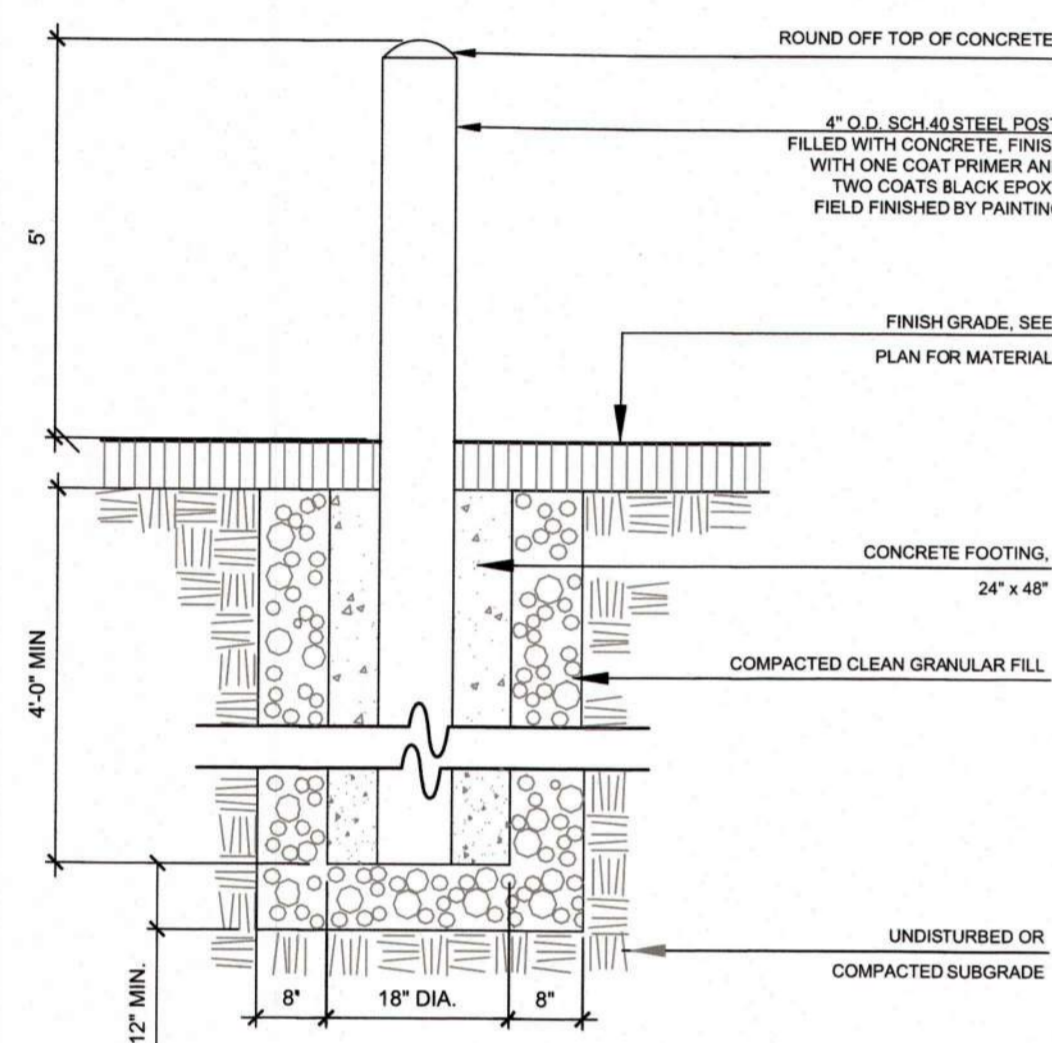
03 GAS BOTTLE STORAGE CAGE  
NOT TO SCALE



02 SILT SOCK  
NOT TO SCALE



01 EROSION CONTROL BARRIER  
NOT TO SCALE



06 SITE BOLLARDS AT SECURE STORAGE AREA  
NOT TO SCALE



**40-ft REFRIGERATED CONTAINER**

**Standard Features**

- 40-ft (2,360 cu ft) Size
- 10°F to 70°F Range
- Adjustable Thermostat
- Automatic Defrost
- Full Opening Swing Cargo Doors
- Aluminum T-grade Floors
- Stainless Steel Interior
- Lockable Doors
- On-site Delivery



Our spacious 40-ft refrigerated units (reefers) hold twice as much as our 20-ft reefers and are available for purchase and lease, in both new and used conditions. Rigid, high quality construction, and double swing doors allow you to load and unload product with the aid of forklifts and pallet jacks.

Unit	Length		Height		Width		Door Opening	
	Exterior	Interior	Exterior	Interior	Exterior	Interior	Height	Width
US	40' 0"	38' 0 1/2"	9' 6"	8' 3 1/2"	8' 0"	7' 5 1/2"	8' 6 1/2"	7' 5 1/2"
Metric (mm)	12,192	11,602	2,896	2,531	2,438	2,276	2,603	2,276

Unit/Tare	Weight	Payload	Gross Weight	Cubic Capacity
lb	10,030	57,170	67,200	2,360 cu ft
kg	4,550	25,930	30,480	66.8 cu m

[www.coldstorage2go.com](http://www.coldstorage2go.com)    [info@coldstorage2go.com](mailto:info@coldstorage2go.com)    1.800.732.2698

07 TEMPORARY MOBILE COLD STORAGE UNITS  
NOT TO SCALE

**DESIGN GUIDELINES - BASE DEPTH**

LOAD DESCRIPTION	CBR 2 - 4%		CBR > 4%
	MIN. DEPTH	MIN. DEPTH	
Heavy Fire Truck Access & H/H525 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 40 kips (178 kN). Gross vehicle weight of 80,000 lbs (40.1 MT).	6 IN (150 MM)	6 IN (150 MM)	6 IN (150 MM)
Heavy Fire Truck Access & H/H520 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN). Gross vehicle weight of 80,000 lbs (36.3 MT).	6 IN (150 MM)	6 IN (150 MM)	6 IN (150 MM)
Light Fire Truck Access & H/H515 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT).	6 IN (150 MM)	4 IN (100 MM)	4 IN (100 MM)
Utility & Delivery Truck Access & H/H510 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT).	4 IN (100 MM)	2 IN (50 MM)	2 IN (50 MM)
Care & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT).	2 IN (50 MM)	NONE	NONE
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	NONE	NONE	NONE

**GEOPAVE MATERIAL SPECIFICATION**

MATERIAL	UP TO 100% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK SUPERIOR
CHEMICAL RESISTANCE	1.5 TO 2.0%
CARBON BLACK FOR UV STABILIZATION, %	175 PSI (1,202 KPa)
UNIT MIN CRUSH STRENGTH - EMPTY @ 70F (21C)	5,160 PSI (35,625KPa)
UNIT MIN CRUSH STRENGTH - FILLED @ 70F (21C)	35,000 PSI (240,000 KPa)
FLEXURAL MODULUS @ 70F (21C)	20 X 40 IN (0.5 X 1.0 M)
NOMINAL DIMENSIONS - WIDTH X LENGTH	2.0 IN (50 MM)
NOMINAL UNIT DEPTH	5.38 SQFT (0.5 SQMTR)
NOMINAL AREA	50
CELLS PER UNIT	3.25 X 3.25 IN (83 X 83 MM)
SMALL CELL SIZE	3.25 X 6.5 IN (83 X 165 MM)
LARGE CELL SIZE	90.5%
TOP OPEN AREA PER UNIT	0.25 X 0.25 IN (6.35 X 6.35 MM)
BOTTOM OPEN AREA PER UNIT	7.8 LBS (3.4 KG)
BOTTOM MESH OPENING SIZE	0 - 0.15
NORMAL HEIGHT PER UNIT	46
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM)	
RAINFALL WITH AGGREGATE INFILL	
UNITS PER PALLET	

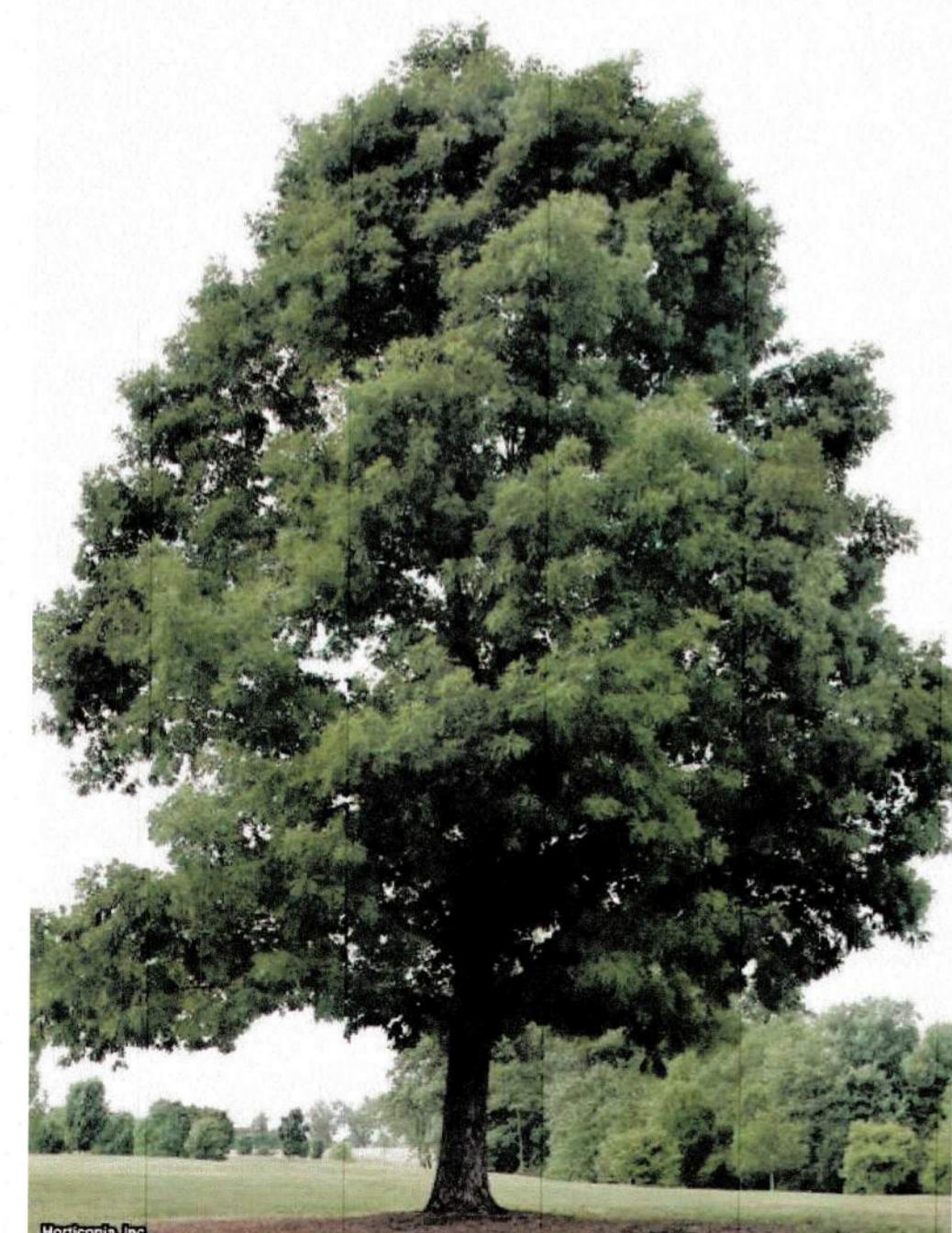
  

**NOTES:**

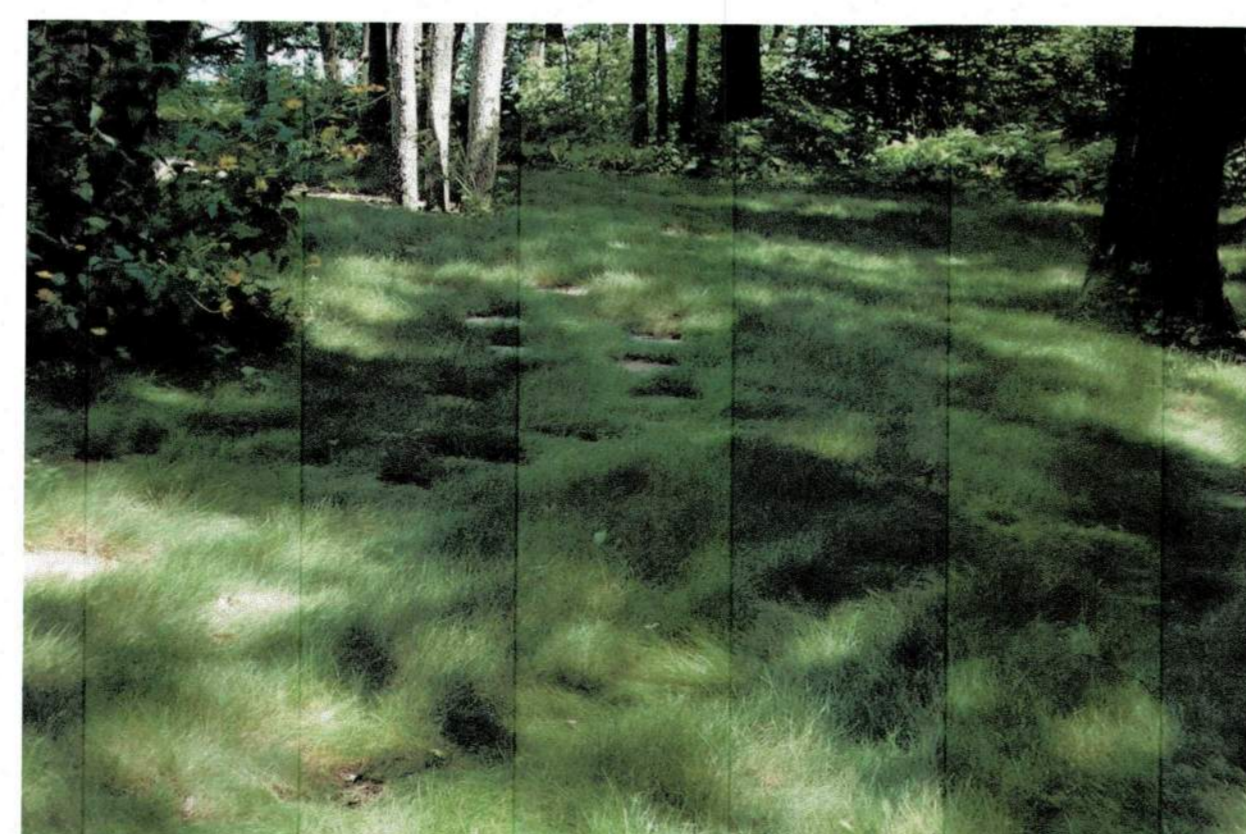
- This information is based on the use of Geopave manufactured by Reynolds Presto Products, Inc. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Reynolds Presto Products, Inc. is strictly prohibited and makes this information invalid.
- Aggregate infill shall be 0.375 to 0.5 inch (10 to 13 mm) open graded crushed aggregate with fine content less than 5% to allow for free drainage.
- Aggregate base shall be 0.375 to 1.0 inch (10 to 25 mm) open graded crushed aggregate with fine content less than 5% to allow for free drainage.
- A minimum 2 inch (50 mm) of aggregate base should be placed below the units to act as drainage layer and infiltration area. The Engineer of Record shall be responsible for the design and stability of the open graded base course.
- Provide a non-woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
- Connect Geopave panels with the L-CIP connection device at all half wall locations, and driven completely so that adjacent sections have horizontally level profiles.
- Refer to the Geopave Design and Construction Overview for a complete description of the design and construction methods.

08 POROUS AGGREGATE PAVING SECTION  
NOT TO SCALE

NOTES  
1. OR APPROVED EQUAL



09 SPECIMEN SHADE TREES - WHITE OAK  
NOT TO SCALE



10 NO MOW LAWN  
NOT TO SCALE



11 SHRUB PLANTING - JUNIPER  
NOT TO SCALE



12 POROUS AGGREGATE PAVING EXAMPLE  
NOT TO SCALE