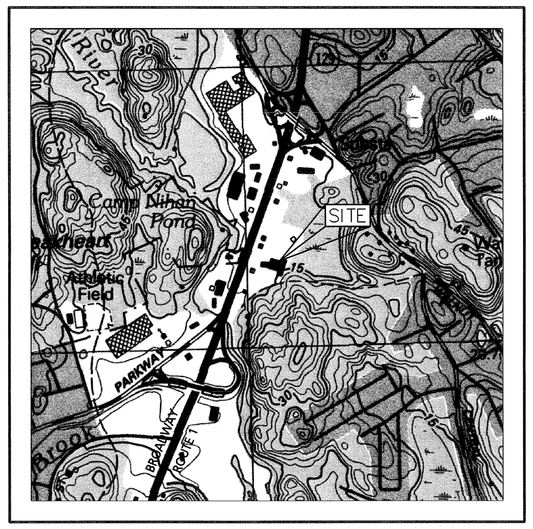
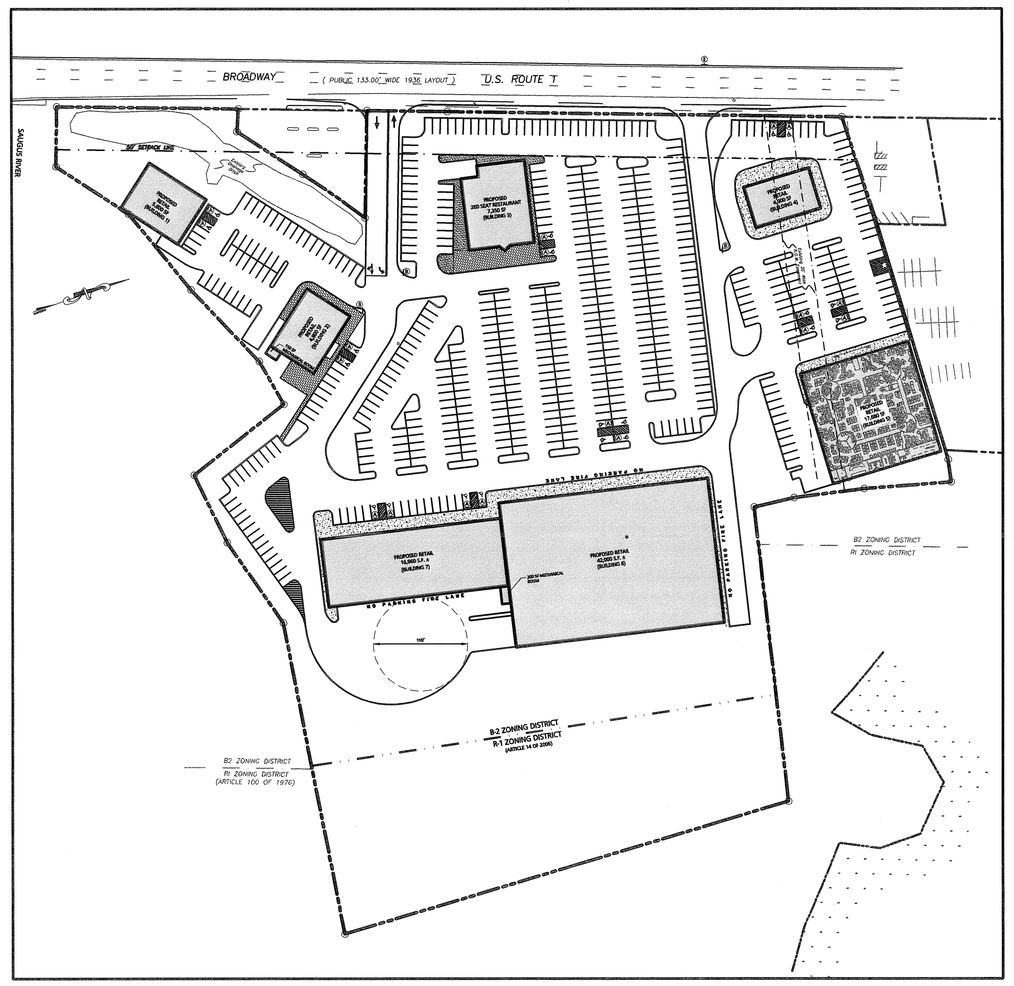
PROPOSED SITE DEVELOPMENT PLANS FOR THE

"SHOPS AT SAUGUS"

352 BROADWAY (ROUTE 1)
TAX MAP D13 / BLOCK 4 / LOT 1
TAX MAP E13 / BLOCK 2 / LOT 1
SAUGUS, MASSACHUSETTS



LOCUS MAP



KEY MAP
SCALE: 1"=100'

OWNER/APPLICANT:
REGENCY CENTERS
470 ATLANTIC AVENUE
BOSTON, MA 02210
(617) 273-8198

CIVIL ENGINEER:
ENGINEERING ALLIANCE, INC.
194 CENTRAL STREET
SAUGUS, MA 01906
(781) 231-1349

LAND SURVEYOR:
OTTE & DWYER, INC.
196 CENTRAL STREET
SAUGUS, MA 01906
(781) 233-8155

WETLANDS CONSULTANT:
RIMMER ENVIRONMENTAL CONSULTING, LLC
30 GREEN STREET
NEWBURYPORT, MA 01950
(978) 463-9226

GEOTECHNICAL ENGINEER:
JGI EASTERN, INC.
77 SUNDIAL AVENUE, SUIT 401W
MANCHESTER, NH 03103
(603) 647-9700

TRAFFIC ENGINEER:
TEC, INC.
65 GLENN STREET
LAWRENCE, MA 01843
(978) 794-1792

DRAFT

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PREPARED FOR:

REGENCY CENTERS
470 Atlantic Avenue
Boston, MA 02110
Tel: (617) 273-8198

SHEET NUMBER AND TITLE

C-1 COVER SHEET
C-2 EXISTING CONDITIONS PLAN
C-3 SITE LAYOUT PLAN
C-4 GRADING AND DRAINAGE PLAN
C-5 UTILITY PLAN
C-6 LIGHTING PLAN
C-7 LANDSCAPE PLAN
D-1 CONSTRUCTION DETAILS
D-2 CONSTRUCTION DETAILS
D-3 CONSTRUCTION DETAILS

ISSUED FOR CLIENT REVIEW: DECEMBER 8, 2006

DATE	DESCRIPTION OF REVISION

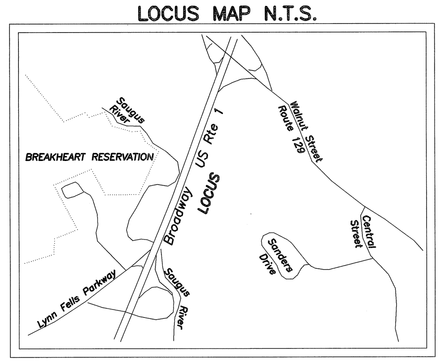
PREPARED BY: Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PROJECT: Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
352 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401 | DATE: December 7, 2006
SCALE: As Noted | DWG FILE NAME: 06-16401.dwg
DESIGN BY: James E. Hanley | CHECKED BY: Richard A. Salvo, P.E.

APPLICANT: Regency Centers
470 Atlantic Avenue
Boston, MA 02210

DWG. NO. C-1 | DRAWING TITLE: Cover Sheet



LEGEND:

- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WATER GATE
- HYDRANT
- LIGHT
- GAS METER
- GAS GATE
- UTILITY POLE
- POST
- GUARD RAIL
- FENCE
- RETAINING WALL
- TREE LINE
- W — WATER
- S — SEWER
- D — DRAIN
- G — GAS
- T — TELEPHONE
- OF — OVERHEAD POWER
- E — ELECTRIC(UNDERGROUND)

ALL UTILITIES SHOWN WERE EITHER LOCATED BY TRANSIT-STADIA METHOD OR COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND ARE APPROXIMATE ONLY. OTTE & DWYER, INC. AND ITS SURVEYOR ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

DATUM BASED ON SAUGUS SEWER BASE

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.-LAND SURVEYORS ON AUGUST 29, 2006

PROFESSIONAL LAND SURVEYOR
FOR OTTE & DWYER, INC.

DATE	DESCRIPTION OF REVISION

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
25 Central Street
Saugus, MA 01906
Tel.:(781) 231-1349
Fax: (781) 417-0020

PREPARED BY:
Otte & Dwyer, Inc.
LAND SURVEYORS
196 CENTRAL STREET SAUGUS, MASS.
P.O. BOX 982 (781) 233-8155
SCALE: 1"=60' AUGUST 30, 2006

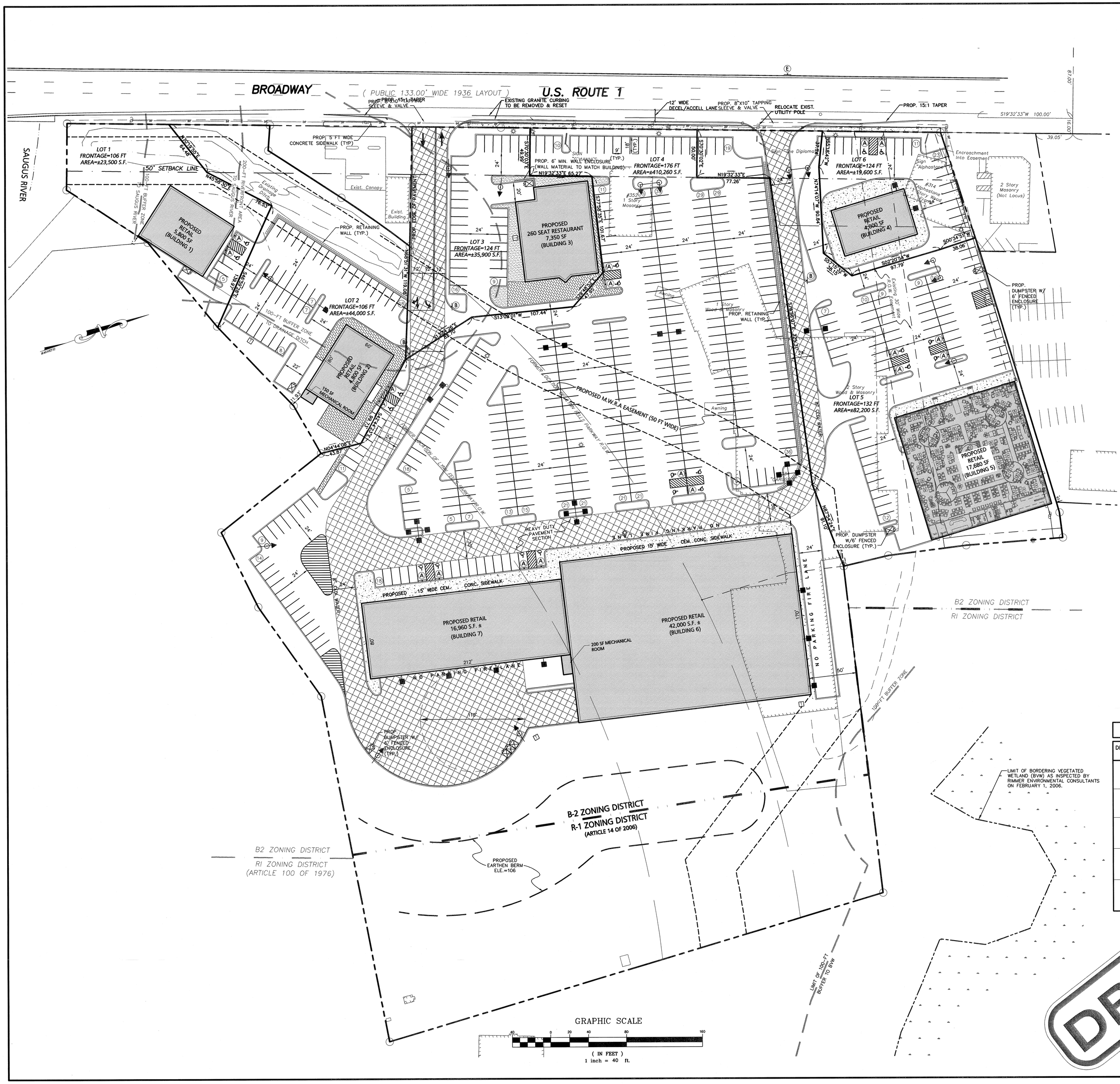
PROJECT: Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
25 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401	DATE: December 7, 2006
SCALE: As Noted	DWG FILE NAME: 06-16401.dwg
DESIGN BY: James E. Hanley	CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:
Regency Centers
470 Atlantic Avenue
Boston, MA 02210

DWG. NO. C-2

DRAWING TITLE: Existing Conditions Plan



DRAFT

LEGEND - SITE PLAN

PROPERTY LINE	
PROPOSED STRIPING	
BUILDING	
PARKING COUNT	10
SIGN DESIGNATION	A
CONCRETE SIDEWALK	
LANDSCAPED AREA	
PROPOSED CONCRETE CURBING	
PROPOSED RETAINING WALL	
HANDICAP PARKING	
PROPOSED TRAFFIC SIGN	
DIRECTIONAL TRAFFIC ARROW	
PROPOSED HEAVY-DUTY PAVEMENT SECTION	
PROPOSED LIGHTING	
ZONING DESIGNATION	

LAND USAGE TABLE

ZONING DISTRICT B-2

ITEM	REQUIRED	PROVIDED	VARIANCE/WAIVER REQUIRED
MINIMUM LOT SIZE	10,000 SF	615,729 SF	NO
MINIMUM LOT FRONTAGE	100 FT	556.4 FT	NO
MINIMUM FRONT YARD SETBACK	50 FT	53.2 FT	NO
MINIMUM SIDE YARD SETBACK	–	1.0 FT	NO
MINIMUM REAR YARD SETBACK (1)	15 FT	221.2 FT	NO
MAXIMUM HEIGHT	90 FT	< 90 FT	NO
MAXIMUM STORIES	–	–	NO
MAXIMUM BUILDING AREA (2)	70%	16.3%	NO

NOTES:

1. ANY BUILDING THAT ABUTS A RESIDENTIAL DISCTRICT SHALL HAVE FRONT AND REAR YARDS AS REQUIRED IN ADJOINING DISTRICT. SETBACK ON RT. 1 SHALL BE 50 FT.
2. BUILDING AREA CALCULATION:
   100,390 SF / 615,729 SF x 100 = 16.3%

PARKING SUMMARY

USE	REQUIRED	PROVIDED
PROP. RETAIL 4,000 SF	4,000 SF / 300 SF PER SPACE = 14 SPACES	36 SPACES
PROP. RETAIL 4,800 SF	4,800 SF / 300 SF PER SPACE = 16 SPACES	47 SPACES
PROP. RESTAURANT 7,350 SF	260 SEATS / 4 SEATS PER SPACE = 65 SPACES	120 SPACES
PROP. RETAIL 16,960 SF	16,960 SF / 300 SF PER SPACE = 57 SPACES	101 SPACES
PROP. RETAIL 42,000 SF	42,000 SF / 300 SF PER SPACE = 140 SPACES	171 SPACES
PROP. RETAIL 17,680 SF	17,680 SF / 300 SF PER SPACE = 59 SPACES	65 SPACES
PROP. RETAIL 5,800 SF	5,800 SF / 300 SF PER SPACE = 19 SPACES	30 SPACES
TOTAL	370 SPACES	570 SPACES

PARKING NOTES:

1. HANDICAP SPACE REQUIREMENTS TAKEN FROM MASSACHUSETTS REGULATION 521 CMR 23.2.1. 2% of 570 spaces = 11.4 Spaces – 20 Spaces Provided
2. STANDARD PARKING STALL DIMENSION = 9' X 18' WITH 20% OPEN SPACE (22% OPEN SPACE PROVIDED).
3. 528 PARKING SPACES EXISTING IN PRE-DEVELOPMENT CONDITIONS.

SIGN TABLE

DESIGNATION SYMBOL	REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MEASURED TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
A	R7-8 (MODIFIED)	ORDINANCE NO. 2 1991 AMENDED 2006 VAN DYCK	12" X 20"	7' - 0"	GREEN & BLUE ON WHITE	YES
B	R1-1	STOP	30" x 30"	7' - 0"	WHITE ON RED	YES
C	R3-2		24" X 24"	7' - 0"	BLACK & RED ON WHITE	YES
D	R3-1		24" X 24"	7' - 0"	BLACK & RED ON WHITE	YES
E	R6-1	ONE WAY	36" X 12"	7' - 0"	BLACK & RED ON WHITE	YES

DESCRIPTION OF REVISION

DATE

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
Mark Cronin, President
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

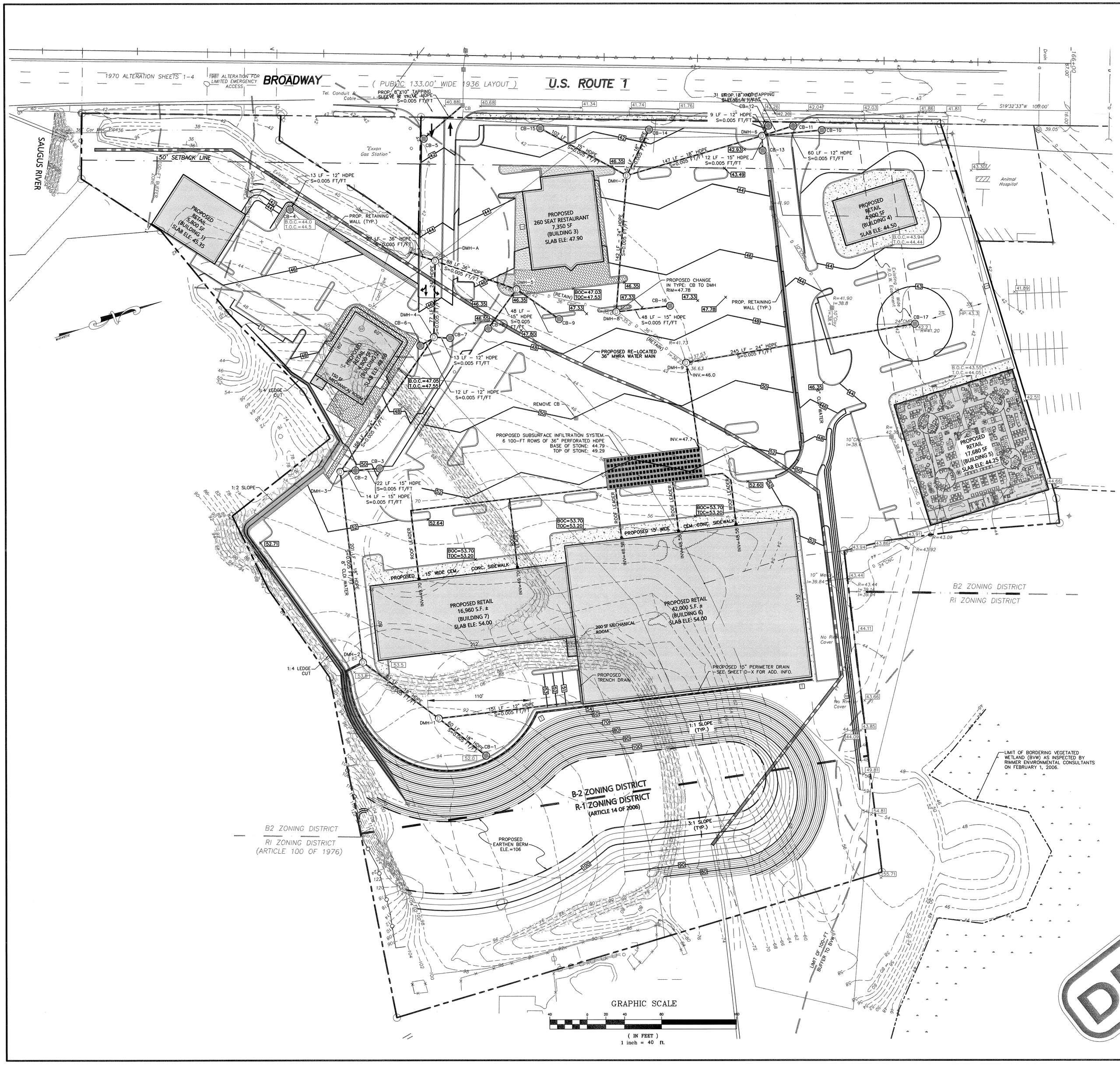
PROJECT:
Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
352 Broadway (Rte. 1)
Saugus, Massachusetts

PROJECT #: 06-16401
DATE: December 7, 2006
SCALE: As Noted
DWG FILE NAME: 06-16401.dwg
DESIGN BY: Jamie E. Hanley
CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:
Regency Centers
470 Atlantic Avenue
Boston, MA 02210

DWG. NO.
C-3

DRAWING TITLE:
Site Layout Plan



LEGEND - GRADING AND DRAINAGE PLAN

PROPERTY LINE	
BUILDING	
EXISTING CONTOUR	50
PROPOSED CONTOUR	50
PROPOSED RETAINING WALL	
PROPOSED DRAIN PIPE	
PROPOSED CATCH BASIN	
PROPOSED DRAIN MANHOLE	D
PROPOSED DOWNSPOUT	

RIM AND INVERT SCHEDULE

PROPOSED DRAIN STRUCTURES

STRUCTURE	RIM	INV. (IN)		INV. (OUT)
REACH #1				
CB-1	52.00			48.50
TRENCH DRAIN	50.00			47.80
DMH-1	52.60	48.20	CB-1	46.49
		46.99	TRENCH DR.	
DMH-2	53.00	46.00	DMH-1	45.90
		48.00	TRENCH DR.	
CB-2	50.20	46.54	CB-3	46.44
CB-3	49.90			46.65
DMH-3	50.50	44.89	DMH-2	44.39
		46.37	CB-2	
CB-6	46.80			43.80
CB-7	46.70			43.70
DMH-4	46.70	43.75	CB-6	41.70
		43.63	CB-7	
		42.70	DMH-3	
CB-8	47.30			44.30
CB-9	46.88			43.88
DMH-5	46.60	44.10	CB-8	34.82
		43.62	CB-9	
A	44.88	40.88	DMH-4	34.28
		34.38	DMH-5	
REACH #2				
CB-4	45.50			37.57
REACH #3				
CB-5	41.80			38.80
REACH #4				
CB-10	42.80			39.80
CB-11	42.50			39.50
CB-12	42.50			39.50
CB-13	42.53			39.62
DMH-6	43.70	39.49	CB-10	38.85
		39.35	CB-11	
		39.46	CB-12	
		39.56	CB-13	
CB-14	41.80			38.30
CB-15	41.70			38.45
DMH-7	43.10	38.12	DMH-6	37.55
		38.05	CB-14	
		37.95	CB-15	
CB-16	47.00			44.00
DMH-8	47.50	43.74	CB-16	35.00
		36.84	DMH-7	
REACH #5				
CB-17	42.20			38.20
DMH-9	49.00	36.98	CB-17	36.23

GENERAL NOTES:

1. PLANS AND TOPOGRAPHIC INFORMATION ARE PREPARED FROM EXISTING INFORMATION AND GROUND SURVEY PERFORMED BY OTTE & DWYER, INC., IN OCTOBER, 2006.
2. ALL ELEVATIONS SHOWN REFER TO N.G.V.D. (U.S.G.S.) MEAN SEA LEVEL DATUM.
3. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO INSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN ARE PROPER AND ADEQUATE TO SERVE THE PROJECT'S NEEDS, AND COMPLY WITH APPLICABLE STANDARDS, AND REGULATIONS.
4. ACCORDING TO TOWN OF SAUGUS ZONING MAP, PARCEL IS LOCATED IN ZONING DISTRICT B-2, HIGH-RISE BUSINESS AND INDUSTRIAL DISTRICT.

DRAINAGE NOTES:

1. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH GAS/OIL HOODS AND 4 FOOT SUMPS.
2. ALL STORM DRAINAGE PIPES SHALL BE 12" HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) CORRUGATED OUTSIDE & SMOOTH INSIDE UNLESS NOTED OTHERWISE.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10' FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SERVICE CONNECTIONS (I.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.
5. THE CONTRACTOR SHALL INSPECT THE EXISTING STATE HIGHWAY DRAINAGE SYSTEM TO VERIFY THAT IT IS FUNCTIONING PROPERLY AND CAN ACCOMMODATE THE PROPOSED TIE-INS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS OF THE INSPECTION PRIOR TO COMMENCING ANY WORK.

DRAFT

DESCRIPTION OF REVISION

DATE

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
30 Cross Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PROJECT:

Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
Tax Map E13 Block 3 Lot 1
Saugus, Massachusetts

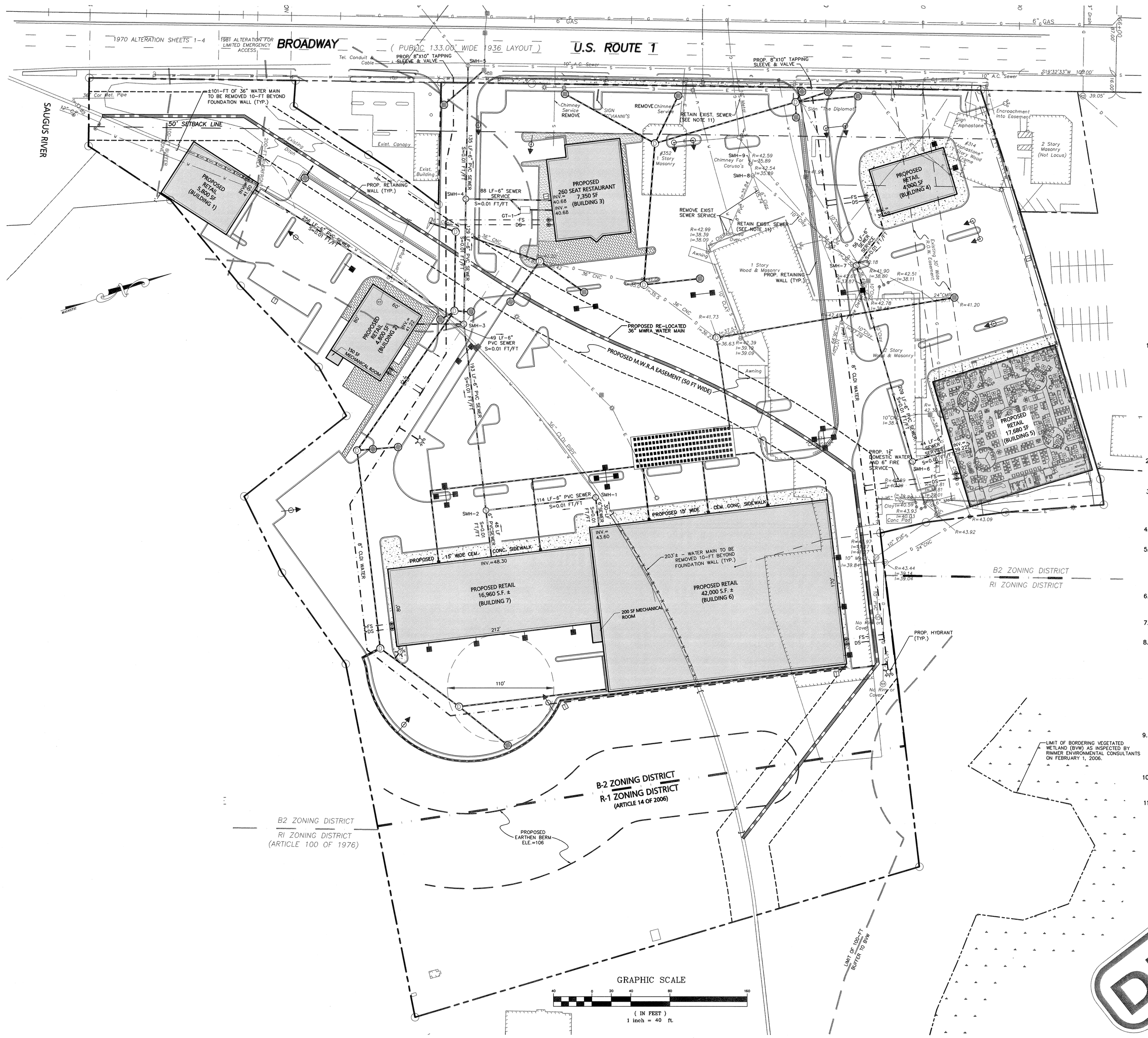
PROJECT #: 06-16401	DATE: December 7, 2006
SCALE: As Noted	DWG FILE NAME: 06-16401.dwg
DESIGN BY: James E. Hanley	CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:

Regency Centers
470 Atlantic Avenue
Boston, MA 02210

DWG. NO. C-4

DRAWING TITLE: Grading & Drainage Plan



LEGEND - GRADING AND DRAINAGE PLAN

PROPERTY LINE	
BUILDING	
PROPOSED WATER	
PROPOSED HYDRANT	
PROPOSED SEWER	
PROPOSED SEWER MANHOLE	
PROPOSED WATER MAIN RELOCATION	
PROPOSED RETAINING WALL	
PROPOSED DRAIN PIPE	
PROPOSED CATCH BASIN	
PROPOSED DRAIN MANHOLE	

RIM AND INVERT SCHEDULE

PROPOSED SEWER MANHOLE STRUCTURES

STRUCTURE	RIM	INV.	FROM
SMH-1	53.30	43.30	BLD. 6
SMH-2	53.20	47.82	BLD. 7
		42.16	SMH-1
SMH-3	46.90	40.23	SMH-2
		40.73	BLD. 2
		38.44	BLD. 1
		38.14	INV.OUT
SMH-4	44.00	36.93	SMH-3
		39.80	BLD. 3
SMH-5	EXIST.	35.58	SMH-4
		29.97	EXIST.
SMH-6	44.40	38.78	BLD. 5
SMH-7	44.00	36.68	SMH-6
		38.96	BLD. 4

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL EXCAVATE THE TEST PITS PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
4. ALL WATER SERVICES SHALL BE INSTALLED WITH 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
5. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES.
6. DOMESTIC WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE, CURB STOP, GATE AND BOX.
7. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
8. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT , THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
9. PROPOSED GAS SERVICE LOCATIONS SHALL BE ESTABLISHED BY THE CONTRACTOR. CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT THE GAS LINE INSTALLATION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.
10. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SERVICE CONNECTIONS (I.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE EXISTING 10" CLAY SEWER SERVICE TO DETERMINE THE INTEGRITY OF THE EXISTING PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE RESULTS OF THE INSPECTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

DRAFT

DATE | DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
Mark C. Rodrigues
Saugus, MA 01906
Tel.: (781) 231-1349
Fax: (781) 417-0020

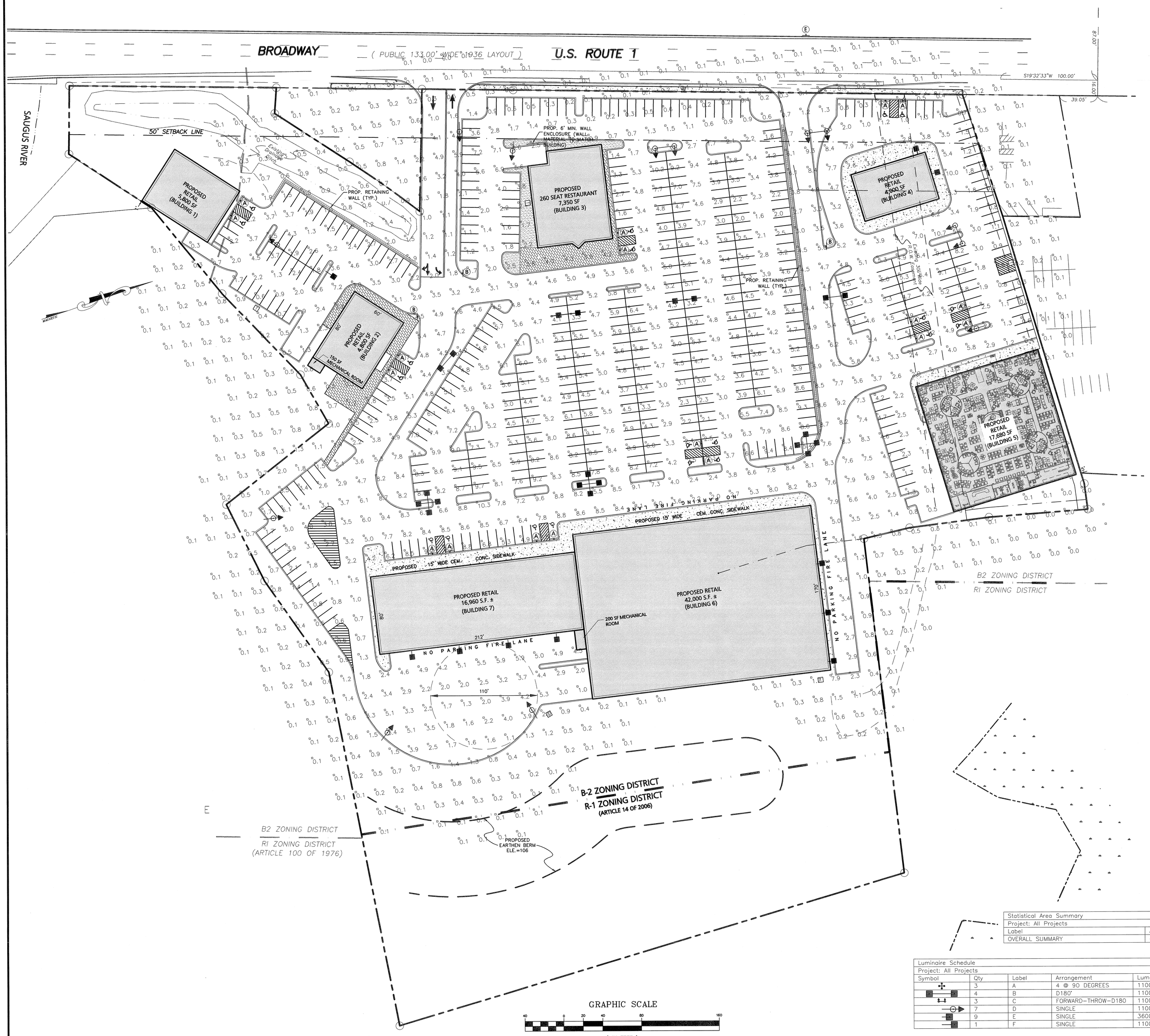
PROJECT:
Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
530 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401	DATE: December 7, 2006
SCALE: As Noted	DWG FILE NAME: 06-16401.dwg
DESIGN BY: James E. Hanley	CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:
Regency Centers
470 Atlantic Avenue
Boston, MA 02210

DWG. NO. C-5

DRAWING TITLE: Utility Plan



LEGEND - SITE PLAN

PROPERTY LINE	
PROPOSED STRIPING	
BUILDING	
PARKING COUNT	10
SIGN DESIGNATION	A
CONCRETE SIDEWALK	
LANDSCAPED AREA	
PROPOSED CONCRETE CURBING	
PROPOSED RETAINING WALL	
HANDICAP PARKING	
PROPOSED TRAFFIC SIGN	
DIRECTIONAL TRAFFIC ARROW	
ZONING DESIGNATION	

DRAFT

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SUMMARY	4.29	10.7	0.2	21.45	53.50

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	3	A	4 @ 90 DEGREES	110000	0.750	WLS-FVR-5-1000-MHR-FG 37' POLE 3' BASE
	4	B	D180°	110000	0.750	WLS-FVR-5-1000-MHR-FG 37' POLE 3' BASE
	3	C	FORWARD-THROW-D180	110000	0.750	WLS-FVR-3-1000-MHR-FG-GS 37 ' POLE 3' BASE
	7	D	SINGLE	110000	0.750	WLS-FVR-3-1000-MHR-FG-GS 37 ' POLE 3' BASE
	9	E	SINGLE	36000	0.750	WLS-H-S-3-400-MHR-FG 18' MH
	1	F	SINGLE	110000	0.750	WLS-FVR-3-1000-MHR-FG 37' POLE 3' BASE

DWG. NO.	DRAWING TITLE:
C-6	Lighting Plan

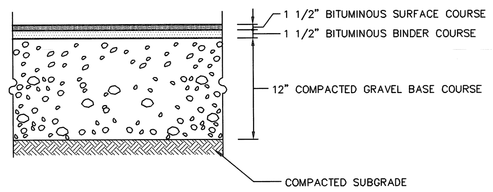
APPLICANT:
Regency Centers
470 Atlantic Avenue
Boston, MA 02210

PROJECT:
Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
352 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401	DATE: December 7, 2006
SCALE: As Noted	DWG FILE NAME: 06-16401.dwg
DESIGN BY: James E. Hanley	CHECKED BY: Richard A. Salvo, P.E.

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
10 Cordwainer Drive
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

DATE	DESCRIPTION OF REVISION

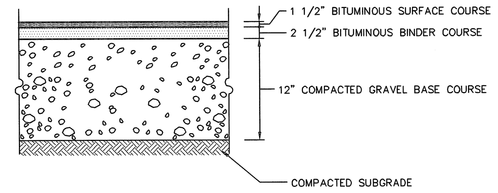


NOTES:

1. NEW STANDARD PAVEMENT SHALL CONSIST OF A 3" TOTAL THICKNESS IN ALL PAVED AREAS OF MASSHIGHWAY CLASS 1, TYPE 1 BITUMINOUS CONCRETE APPLIED IN TWO COURSES, ONE 1-1/2" SURFACE COURSE OVER ONE 1-1/2" BINDER COURSE OVER A 12" GRAVEL BASE COURSE. COMPACT THE UPPER 12" OF PAVEMENT SUBGRADE, BASE COURSE, PAVEMENT BINDER AND SURFACE COURSES TO 95 PERCENT OF MAXIMUM DENSITY, AS DETERMINED FOR EACH MATERIAL BY THE APPLICABLE TEST METHODS.
2. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST.
3. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

STANDARD PAVEMENT SECTION

NOT TO SCALE

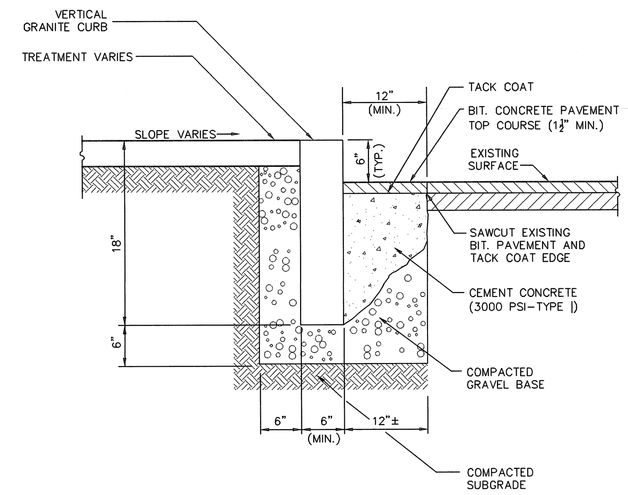


NOTES:

1. NEW STANDARD PAVEMENT SHALL CONSIST OF A 4" TOTAL THICKNESS IN ALL PAVED AREAS OF MASSHIGHWAY CLASS 1, TYPE 1 BITUMINOUS CONCRETE APPLIED IN TWO COURSES, ONE 1-1/2" SURFACE COURSE OVER ONE 2-1/2" BINDER COURSE OVER A 12" GRAVEL BASE COURSE. COMPACT THE UPPER 12" OF PAVEMENT SUBGRADE, BASE COURSE, PAVEMENT BINDER AND SURFACE COURSES TO 95 PERCENT OF MAXIMUM DENSITY, AS DETERMINED FOR EACH MATERIAL BY THE APPLICABLE TEST METHODS.
2. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYONE THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST.
3. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

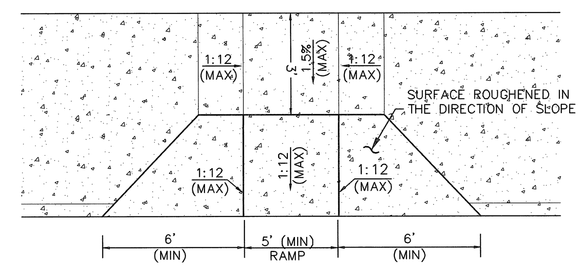
HEAVY-DUTY PAVEMENT SECTION

NOT TO SCALE



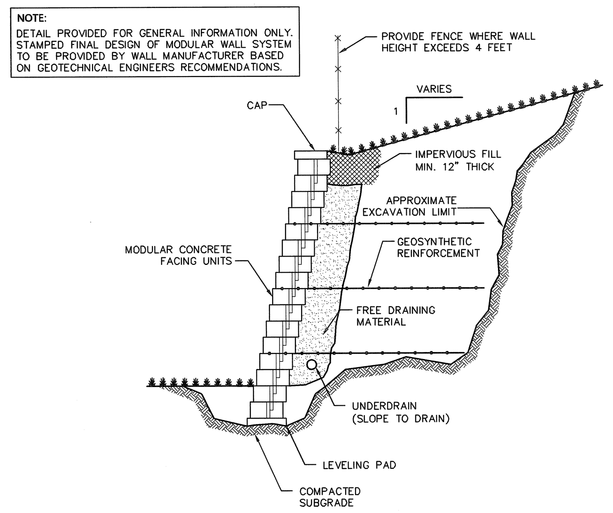
VERTICAL GRANITE CURB SET IN EXISTING PAVEMENT

NOT TO SCALE



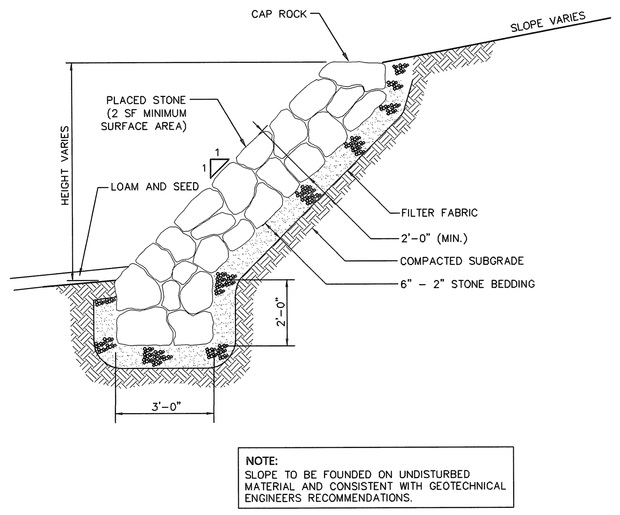
HANDICAP RAMP DETAIL

NOT TO SCALE



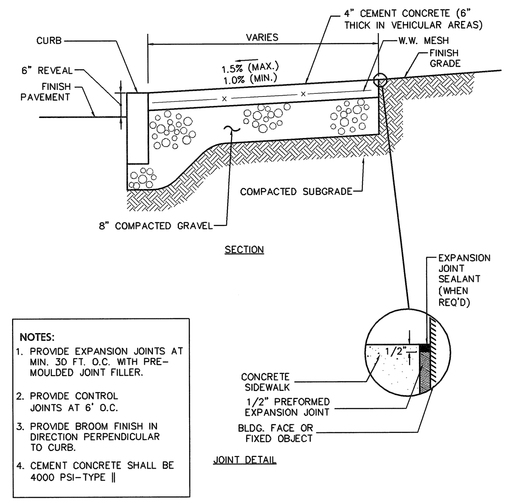
MODULAR RETAINING WALL

NOT TO SCALE



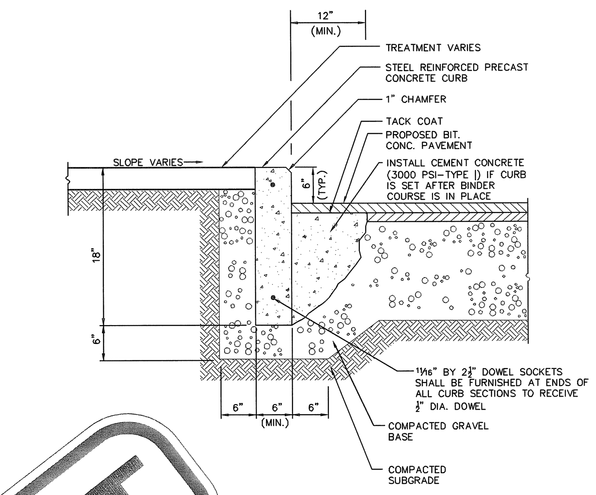
PLACED STONE SLOPE

NOT TO SCALE



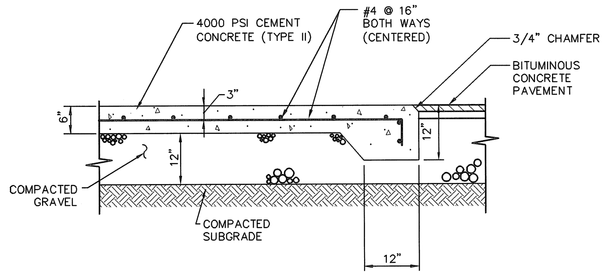
CONCRETE SIDEWALK

NOT TO SCALE



PRECAST CONCRETE CURB

NOT TO SCALE

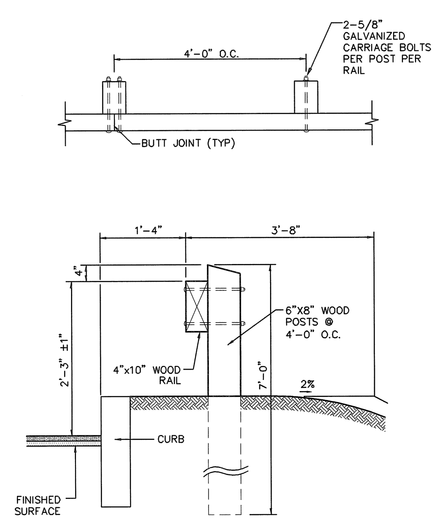


NOTES:

1. SIZE OF COMPACTOR PAD TO BE AS INDICATED ON PLANS. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH.
2. SQUARE DUMPSTER PAD TO BE 16'x16' (MAX).

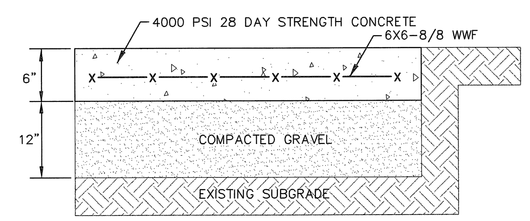
DUMPSTER PAD

NOT TO SCALE



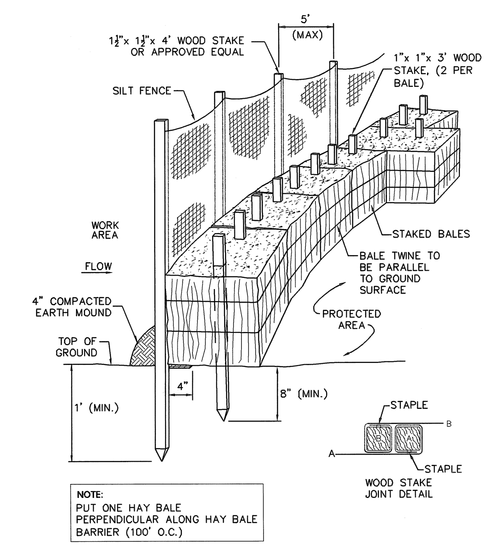
WOOD GUARDRAIL

NOT TO SCALE



TRANSFORMER PAD DETAIL

NOT TO SCALE



SILT FENCE / HAYBALE BARRIER

NOT TO SCALE

DRAFT

DATE	DESCRIPTION OF REVISION

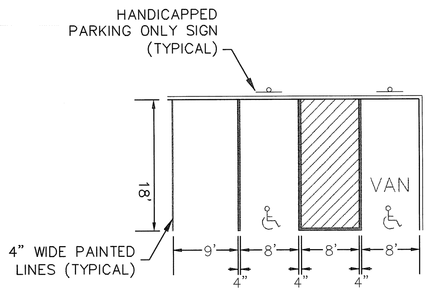
PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
394 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PROJECT: Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
352 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401 | DATE: December 7, 2006
SCALE: As Noted | DWG FILE NAME: 06-16401.dwg
DESIGN BY: Gary Scola | CHECKED BY: Richard A. Salvo, P.E.

APPLICANT: Regency Centers
8618 Westwood Center Drive, Suite 400
Vienna, VA 22182

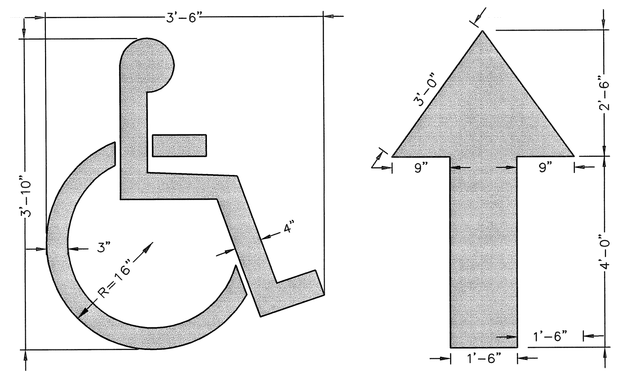
DWG. NO. D-1
DRAWING TITLE: Construction Details



NOTE:
1. "V" DENOTES HANDICAPPED ACCESSIBLE PARKING SPACE
2. SEE SHEET C-3 FOR PARKING STALL DIMENSIONS.

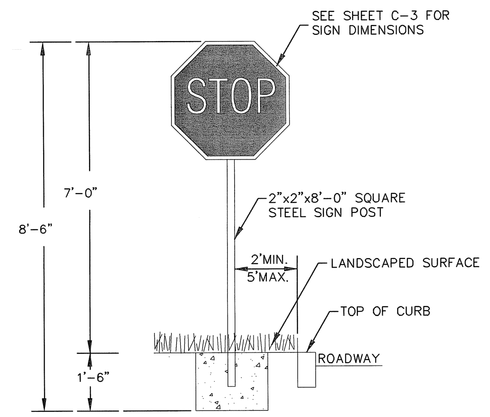
HANDICAP AND STANDARD PARKING DETAIL

NOT TO SCALE



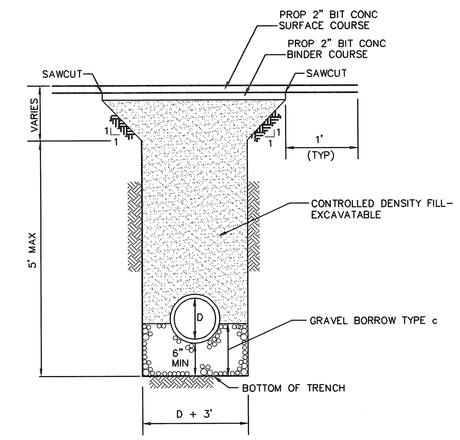
PAINTED HANDICAP SYMBOL & TRAFFIC ARROW DETAIL

NOT TO SCALE



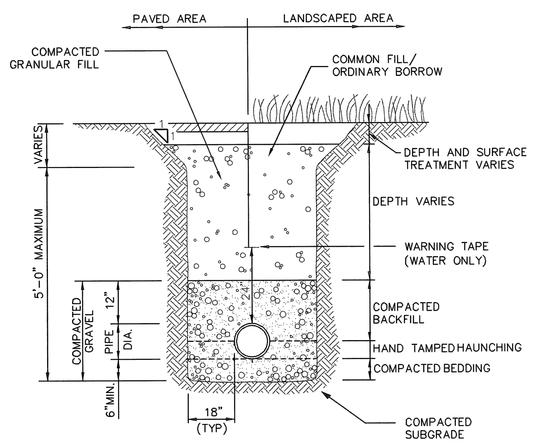
TYPICAL SIGN DETAIL

NOT TO SCALE



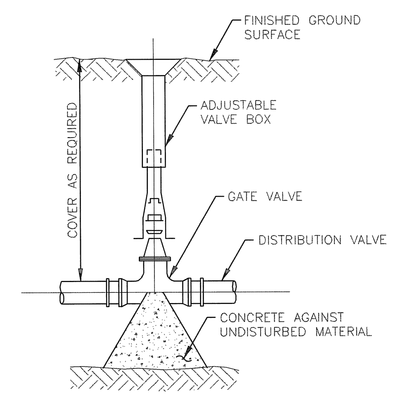
TYPICAL TRENCH IN EXISTING PAVEMENT

NOT TO SCALE



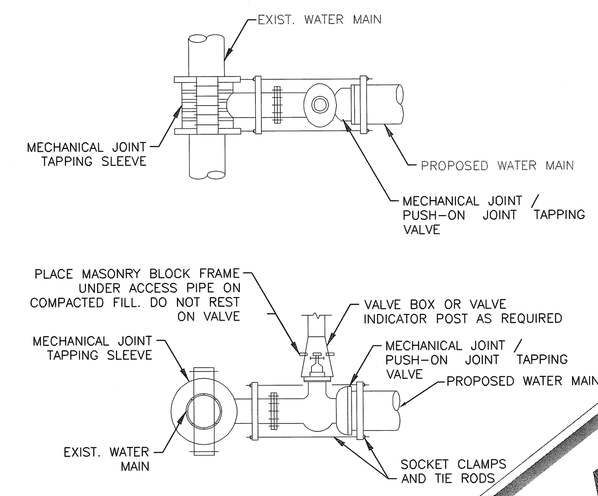
UTILITY TRENCH

NOT TO SCALE



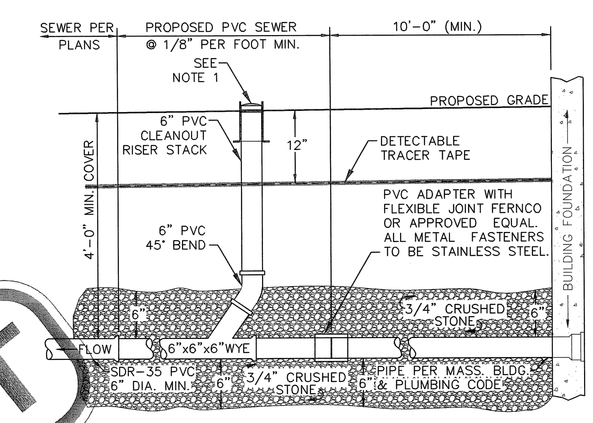
WATER GATE DETAIL

NOT TO SCALE



TAPPING SLEEVE AND VALVE

NOT TO SCALE

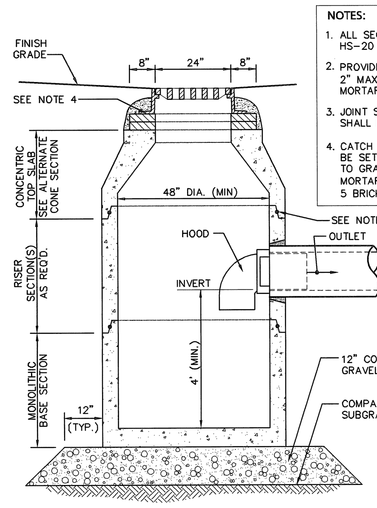


NOTES:
CeBARON CAST IRON SEWER CLEANOUT RING COVER. COVER TO BE CAST WITH THE WORD "CLEANOUT" AND HAVE FLAT DIAMOND SURFACE.

SANITARY SEWER SERVICE AT BUILDING

NOT TO SCALE

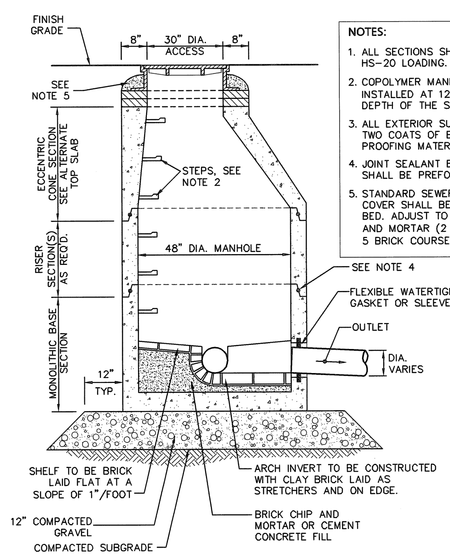
DRAFT



NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

TYPICAL CATCH BASIN WITH HOOD

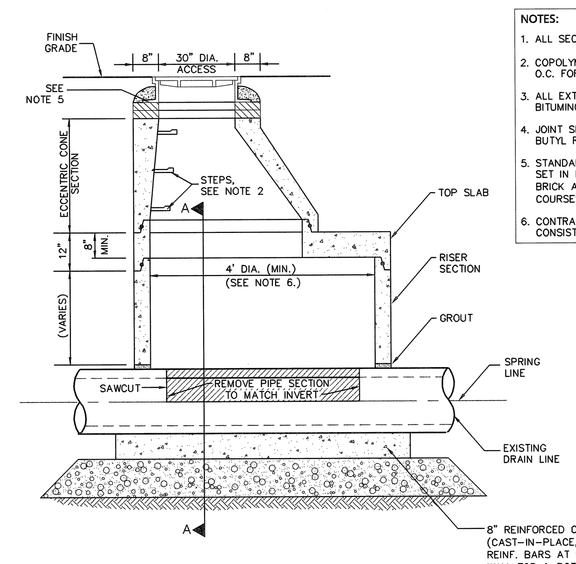
NOT TO SCALE



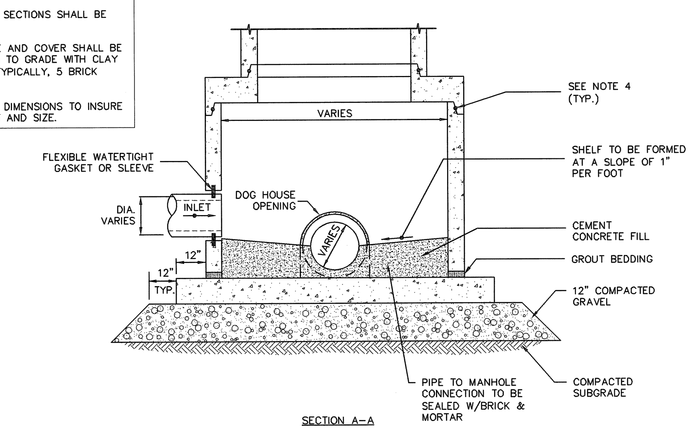
NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

SANITARY SEWER MANHOLE

NOT TO SCALE



NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
6. CONTRACTOR SHALL VERIFY INSIDE DIMENSIONS TO INSURE CONSISTENCY WITH PIPE GEOMETRY AND SIZE.



DROP OVER SEWER MANHOLE

NOT TO SCALE

DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
P.O. Box 1306, 1 Cedar Street
Sangus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

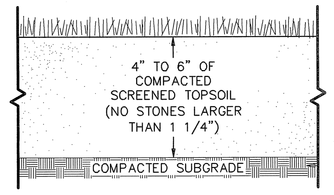
PROJECT:
Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
352 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401
DATE: December 7, 2006
SCALE: As Noted
DWG FILE NAME: 06-16401.dwg
DESIGN BY: Gary Scola
CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:
Regency Centers
8618 Westwood Center Drive, Suite 400
Vienna, VA 22182

DRAWING TITLE:
Construction Details

DWG. NO.
D-2

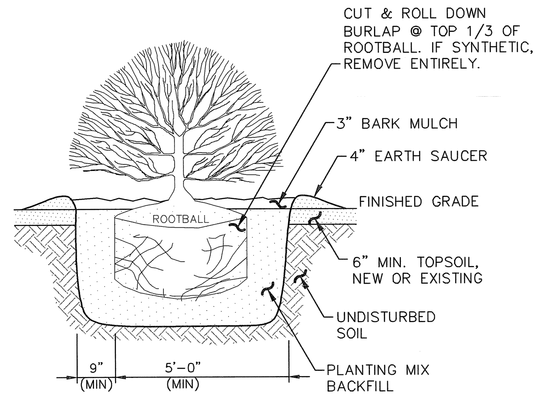


NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/4 INCH	100
No.4	85–100
No.40	60–85
No.100	38–60
No.200	28–40

SEEDED LAWN DETAIL

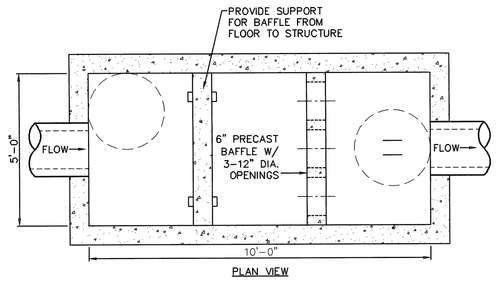
NOT TO SCALE



NOTES:
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
2. ALL SHRUB ARE TO BE PLANTED AT 3'– 0" ON CENTER.

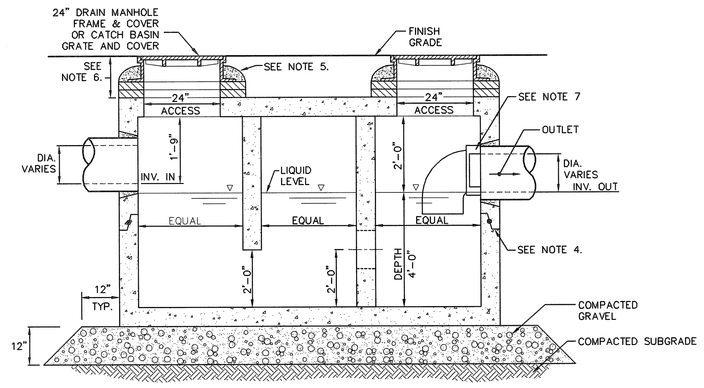
TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



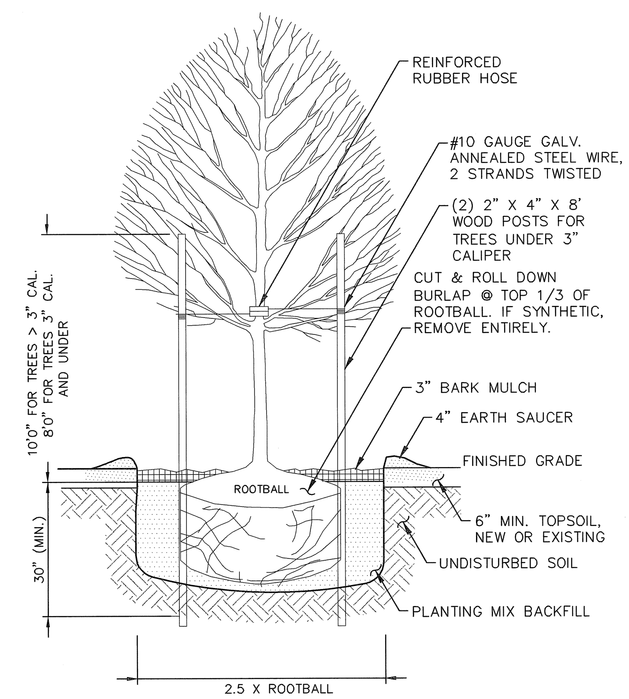
PLAN VIEW

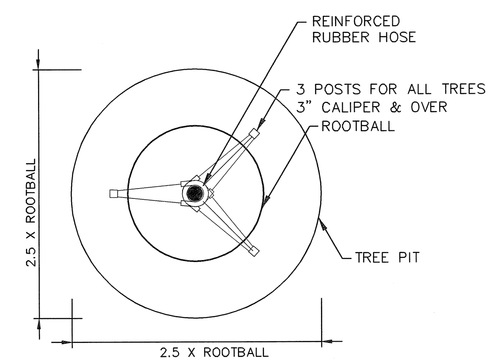
NOTES:
1. PARTICLE SEPARATOR SHALL BE A PRECAST TANK WITH PRECAST BAFFLES AS SHOWN.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS–20 LOADING.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN ALL SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
6. BARREL BLOCK AND MORTAR SHALL BE USED TO BRING MANHOLE FRAME AND COVER TO FINISHED GRADE WHEN DEPTH TO TOP OF STRUCTURE EXCEEDS 24 INCHES.
7. OIL HOOD MUST BE PROVIDED WHERE CATCH BASIN GRATE EXISTS.



ON-LINE PARTICLE SEPARATOR (1,500 GAL.)

NOT TO SCALE





NOTES:
1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

DRAFT

DESCRIPTION OF REVISION

DATE

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
150 Cross Street
Saugus, MA 01906
Tel.:(781) 231-1349
Fax.: (781) 417-0020

PROJECT:

Proposed Site Plan
Tax Map D13 Block 4 Lot 1
Tax Map E13 Block 2 Lot 1
352 Broadway (Route 1)
Saugus, Massachusetts

PROJECT #: 06-16401 | DATE: December 7, 2006
SCALE: As Noted | DWG FILE NAME: 06-16401.dwg
DESIGN BY: Gary Scola | CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:

Regency Centers
8618 Westwood Center Drive, Suite 400
Vienna, VA 22182

DWG. NO.: D-3

DRAWING TITLE: Construction Details