

CITY OF NEWBURYPORT
PLANNING BOARD
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400
WWW.CITYOFNEWBURYPORT.COM

RECEIVED
CITY CLERK'S OFFICE
NEWBURYPORT, MA

2020 MAR 13 AM 10:36

CERTIFICATE OF VOTE

2016-SGD-01

At a regularly scheduled meeting of the Newburyport Planning Board held on March 4, 2020, a quorum being present and voting, upon a motion duly made by James Brugger and seconded by MJ Verde, it was unanimously

VOTED: To approve a minor modification of the Smart Growth District Plan approval granted to One Boston Way, LLC recorded at the Essex South Registry of Deeds at Book 37130 and Page 540 and it's amendment recorded at Book 37130 Page 552 for the project located at 1 Boston Way as described in the memo from GSD Associates, LCC to Bonnie Sontag, Planning Board Chairperson dated January 24, 2020 regarding minor modifications in coordination with the proposed 3 Boston Way project and as shown in the plans entitled "3 Boston Way, Submittal to Planning Board Under SGD Section XXIX, Newburyport Smart Growth District", submitted by 3 Boston Way, LLC, 231 Sutton Street, North Andover, MA 01845 consisting of a full plan set including sheets A1.1 and L.O.0 dated October 23, 2019 and revised on January 23, 2020 . The modifications include a façade revision, a site plan modification regarding parking and traffic flow for both 1 and 3 Boston Way and a landscape modification to the greenspace area between 1 and 3 Boston Way. All other terms of the decision remain the same.

Leah McGavern, Vice-Chair
Newburyport Planning Board



January 24, 2020

Bonnie Sontag, Chairperson
Newburyport Planning Board
City Hall
60 Pleasant St.
Newburyport, MA 01950

Attn: Andrew Port, Planning Director

Dear Ms. Sontag:

RE: REVISED 1-24-20 ONE BOSTON WAY- DESCRIPTION AND CLARIFICATION OF REQUESTED MINOR MODIFICATIONS IN COORDINATION WITH 3 BOSTON WAY.

On behalf of the Applicant for One Boston Way, GSD Associates, LLC is submitting the following summary of revisions and clarifications to the site and façade designs for the requested minor modifications as described below. The modifications are described in **bold**.

1. Façade Revision:

In order to visually coordinate 1 Boston Way and 3 Boston Way, the design of the façade of 1 Boston Way has been adjusted slightly. The intent is to create continuity of the colors and designs to ensure a coherent appearance between the buildings.



APPROVED ELEVATION



PROPOSED ELEVATION



PROPOSED ELEVATION WITH MATERIALS

CLARIFICATION AND DESCRIPTION OF FINISHES. ALL PRODUCTS DESCRIBED BELOW MAY BE REPLACED WITH AN EQUIVALENT PRODUCT:

- Cement panels- Nichiha - Illumination series in 18" nominal coursing
Color 1- Dark Grey
Color 2- Light Grey

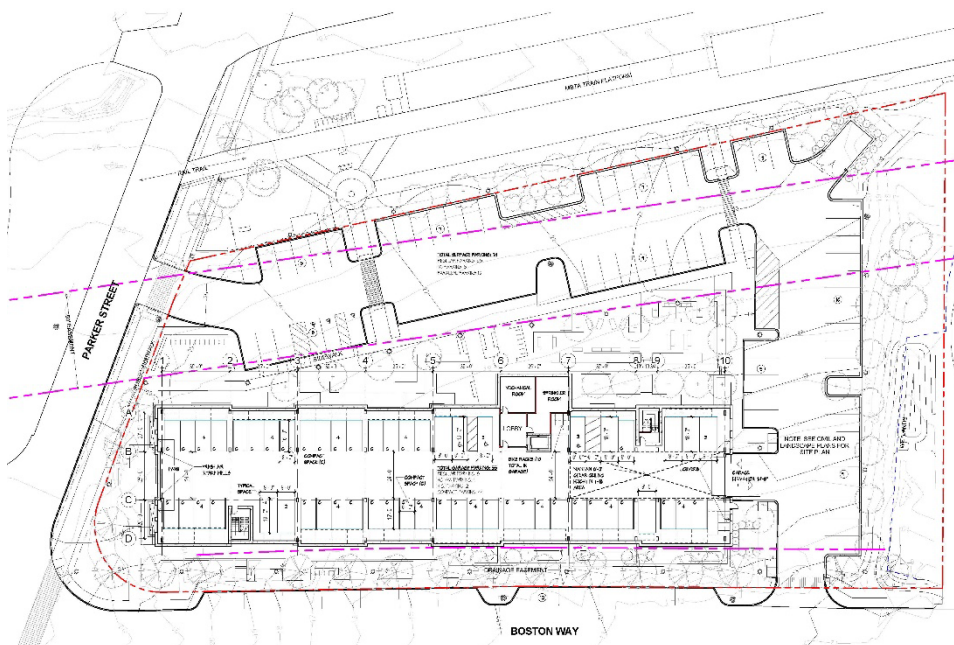
Color 3-Minor modification: Terracotta color or similar @ 4 corners and 2 accent panels as shown on renderings.

- Brick – Cushwa#237 Cambridge-Thin Brick.
- Arriscraft Renaissance tiles – Limestone color, smooth finish.
- Arriscraft Adair tiles @ exterior wall grade and belt course – Sepia color, vein cut, split face finish.
- Cornice –EIFS profiles in smooth finish.
- **Metal Cap flashings – Minor modification: Enlarged depth at corners to match similar cap initially presented - Metal profiles in paint finish.**
- Windows –Vinyl windows by Stergis in Black color
Typical windows: Stergis 5000 Series DH.
Typical sliding patio door: Stergis 1100 Series.
Typical Office entrance @ First Floor: Stergis EuroView series.
Typical 1st Floor Windows: Stergis EuroView series.
Aluminum Storefront at Entrances: Black Aluminum Frame similar color to Stergis windows.

2. Site Plan Minor Modification:

The parking and driveway at 1 Boston way and 3 Boston Way are proposed to be used as described below. To do this we will require Minor Modifications to the 1 Boston Way Site Plan.

- We are proposing a Reciprocal Easement Agreement (REA) to allow for traffic from 3 Boston Way to travel through One Boston Way to access Parker Street and to create two pedestrian paths between the 1 Boston Way and 3 Boston Way sites. Please see the approved and the new plans below and attached for comparison.
- The sewer, water, lighting, trash and other utilities will be extended and coordinated during the sitework for 3 Boston Way in accordance with the proposed REA.



APPROVED 1
BOSTON WAY SITE
PLAN



NEW 1 BOSTON WAY SITE PLAN, SHOWING THE PEDESTRIAN PATHWAYS BETWEEN THE TWO BUILDINGS

3. Landscape Minor Modification:

The greenspace area between the 1 Boston Way and 3 Boston Way sites is proposed to be upgraded and used in a more active way than previously planned for 1 Boston Way.

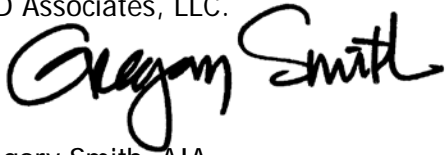
- **The trash enclosure has been enlarged and relocated in the center of the two sites so that it can be shared by both 1 Boston Way and 3 Boston Way. Recycling and trash compactors will be provided for use by residents of both buildings**
- **The green spaces and curbs along the southern edge of 1 Boston way have been revised in order to coordinate the sites. Please see the plan below and attached.**

Revised Trash enclosure
Revised landscaping



If you have any questions or comments with this submittal, please do not hesitate to contact us directly.

Sincerely,
GSD Associates, LLC.

A handwritten signature in black ink that reads "Gregory Smith". The signature is written in a cursive, flowing style.

Gregory Smith, AIA
Principal Architect / Member

3 BOSTON WAY

SUBMITTAL TO PLANNING BOARD UNDER ZONING SECTION XXIX
NEWBURYPORT SMART GROWTH DISTRICT

3 BOSTON WAY
NEWBURY PORT,
MA
Owner:

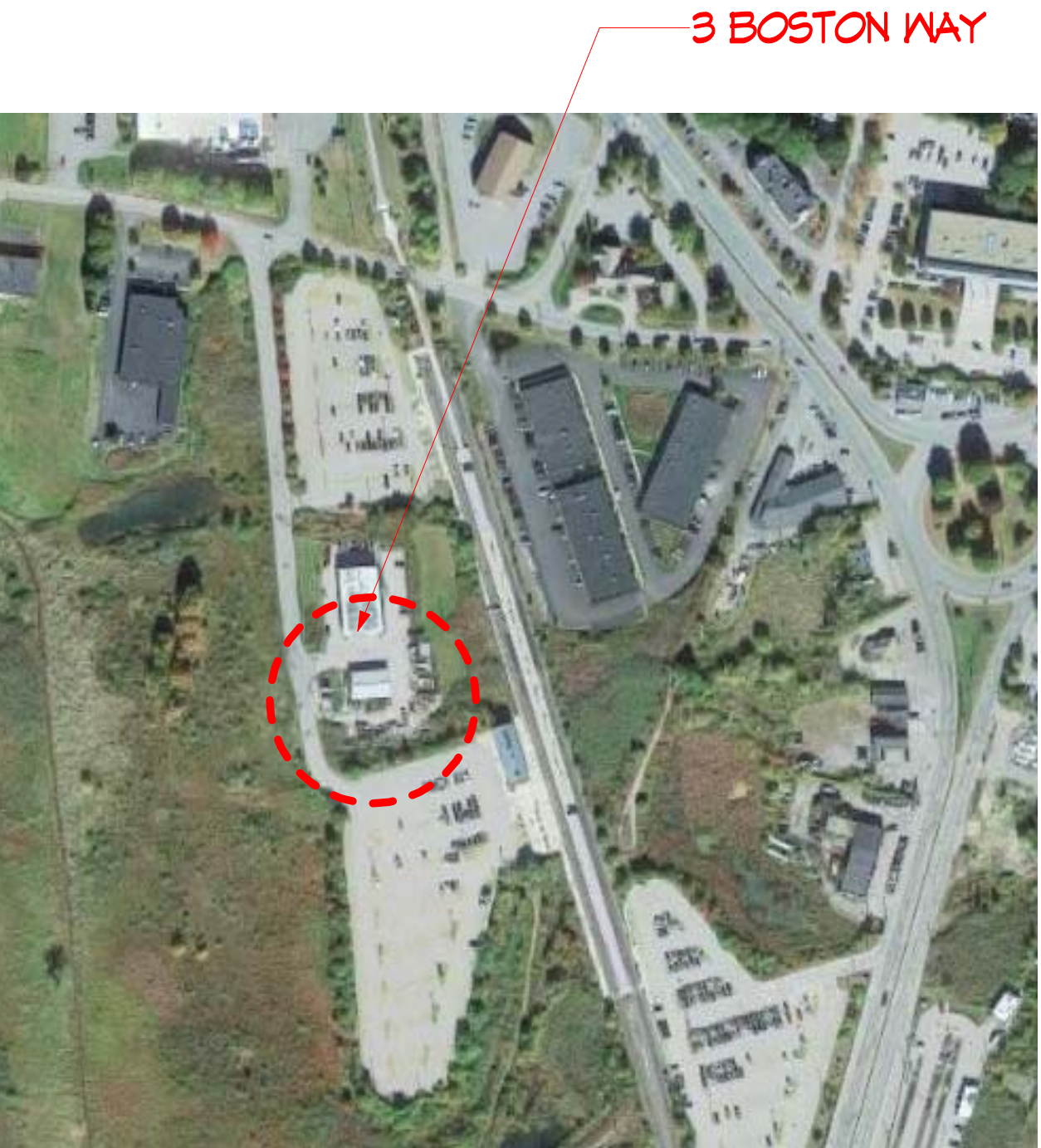
3 Boston Way, LLC
231 Sutton St.
North Andover, MA 01845
Tel: 978-687-6200

Architect:
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146 Main Street
North Andover, MA 01845
Tel: 978-688-5422

Civil Engineer:
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66 Elm Street
Danvers, MA 01923
Tel: 978-777-8686

Landscape Architect:
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945 Concord St., Suite100
Framingham, MA 01701
Tel: 508-736-6144

Environmental Consultant:
LEC Environmental Consultants, Inc.
380 Lowell St., Suite101
Wakefield, MA 01880
Tel: 781-245-2500



AERIAL MAP

DRAWING LIST			
A0.0	Coversheet	C-1	Existing Conditions Plan
A0.1	Fire Truck Access Site Plan	C-2	Site Layout Plan
A0.2	Ladder truck Fire rescue sections	C-3	Grading & Drainage Plan
A1.1	Site Plan & Parking Garage	C-4	Utility Plan
A1.2	Floor Plan with Unit Mix/Affordable Location	C-5	Construction Details I
A1.3	First Floor Plan	C-6	Construction Details II
A1.4	Second Floor Plan	C-7	Construction Details III
A1.5	Typical Floor Plan (3rd & 4th Floor Plan)	C-8	Construction Details IV
A1.6	Fifth Floor Plan	C-9	Erosion Control & Site Preparation Plan
A1.7	Roof Plan	L0.0	Colored Context Plan
A1.8	Elevations - East & North	L0.1	Colored Plan
A1.9	Elevations - South & West	L1.1	Planting Plan
A1.10	East Elevation	L1.2	Planting Enlargements
A1.11	Building section	L2.1	Site Improvements Enlargements
A1.12	Balcony and signage details	L3.1	Photometric Lighting Plan
		L4.1	Site Improvement Details 1
		L4.2	Site Improvement Details 2

3 BOSTON WAY

3 BOSTON WAY
NEWBURY PORT,
MA

issue date:

10/21/19

revisions:

1

1/23/2020

Revised drawing list

dr.

chk.

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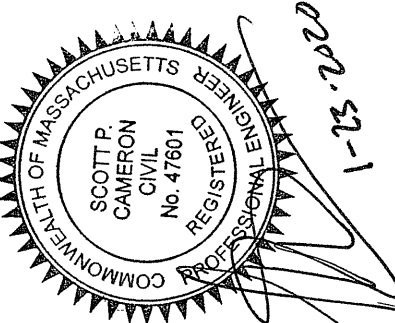
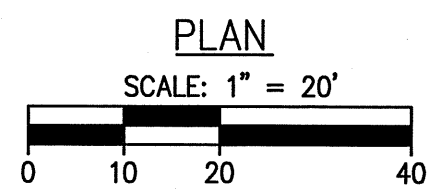
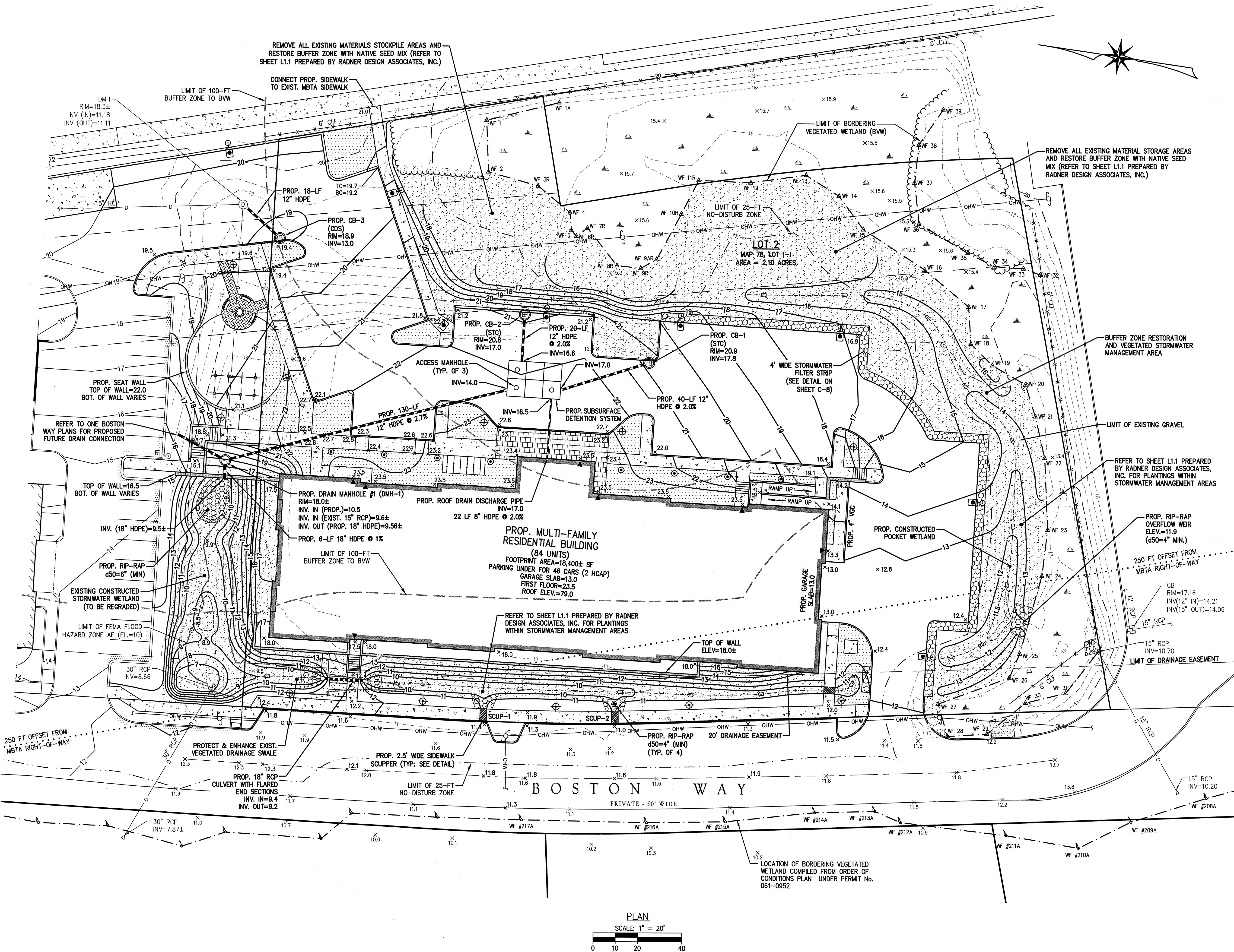
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job number:

GSD-19-045

A0.0

G:\P19-045\30. SCHEMATIC DESIGN\Drawings\3 Boston way_revised permit set_19-045_third presentation to town.rvt



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Tel: 978-688-5422

sheet title:
GRADING &
DRAINAGE
PLAN

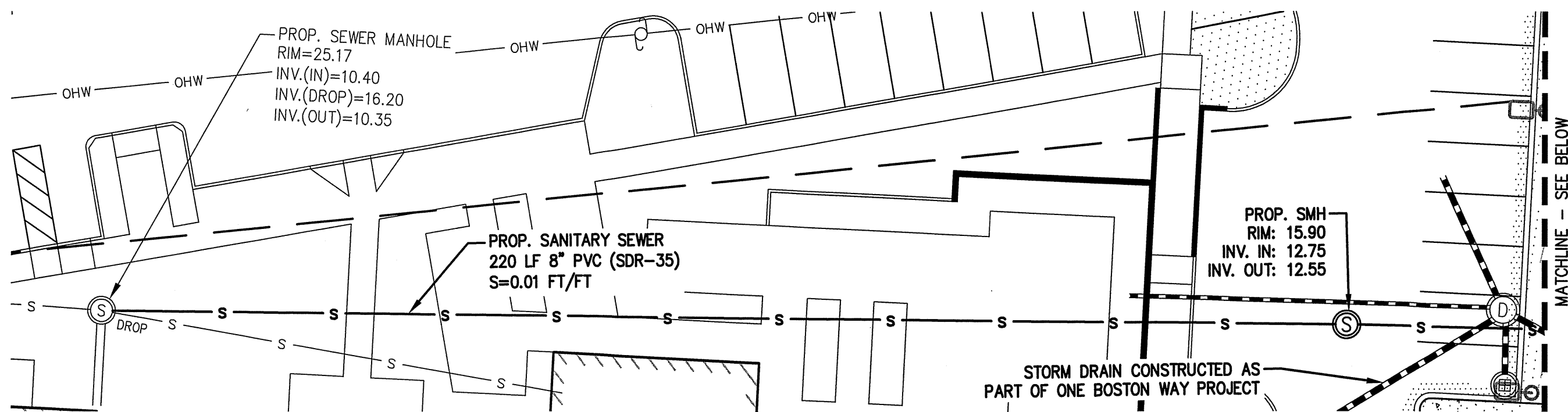
project name:
3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19
revisions:
12-20-19 - NOI SUBMISSION
1-23-20 - PLANNING BD. REVIEW

dr. chf.
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job number:
MCG-3856

C-3



NEWBURYPORT DPS WATER NOTES:

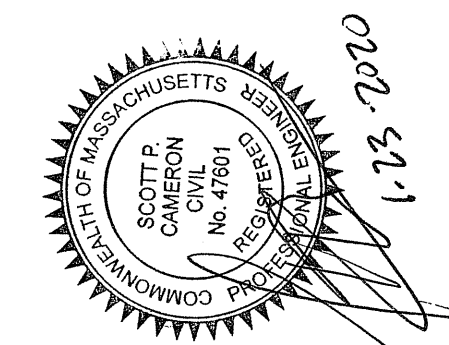
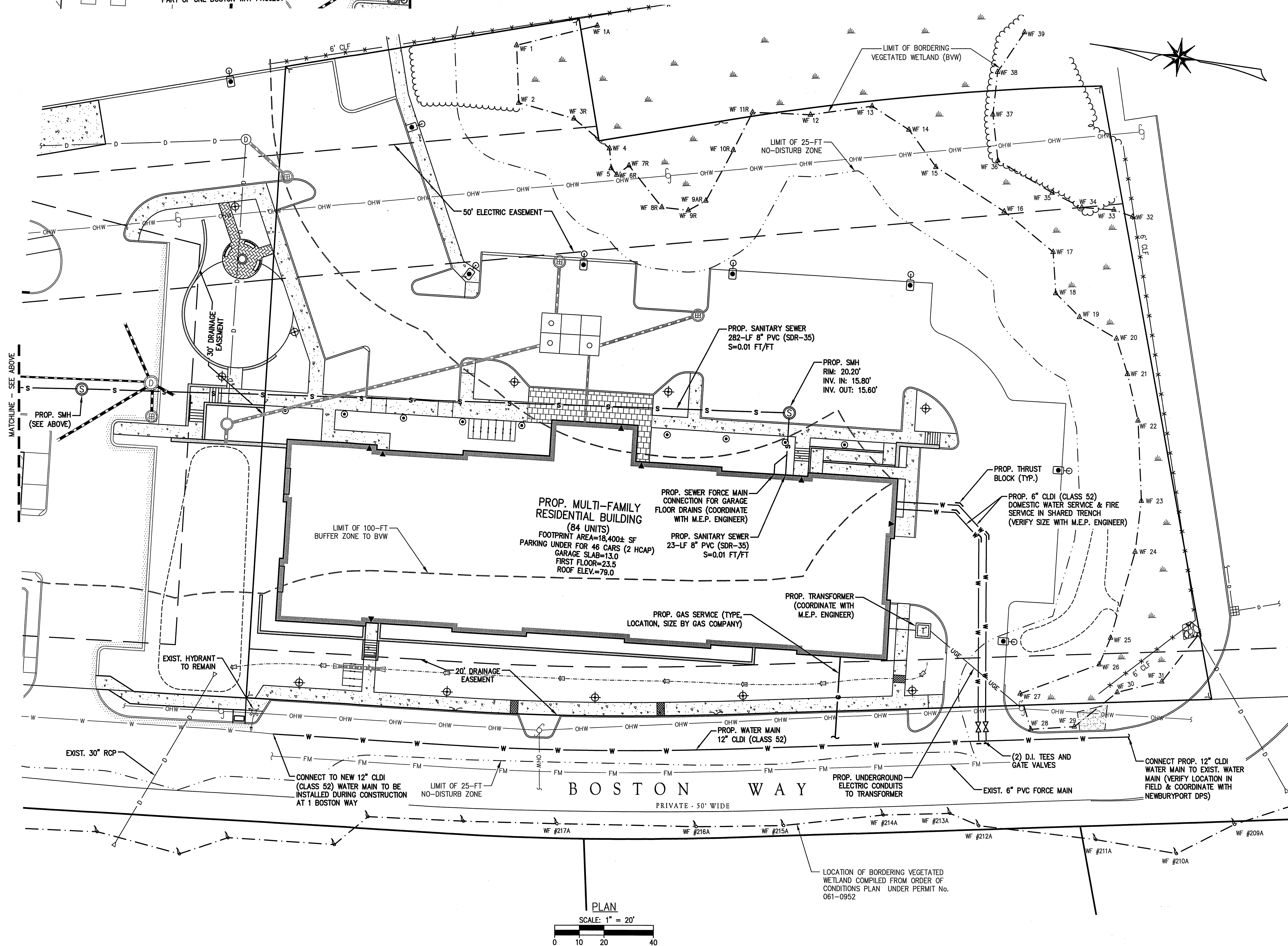
- ALL WATER SYSTEM COMPONENTS MUST BE INSTALLED TO MEET DEP GUIDELINES AND PRACTICES. NEW WATER LINES (MAINS AND SERVICE CONNECTIONS) WILL HAVE 10'-FEET OF HORIZONTAL AND/OR 18 INCHES VERTICAL (WATER 18-INCHES ABOVE SEWER) SEPARATION FROM SEWER LINES. IF THESE CLEARANCES CANNOT BE MET, THEN ALL LINES SHALL BE ENCASED IN CONCRETE FOR THEIR FULL LENGTHS WHERE THE SEPARATION CANNOT BE MET. WATER LINES WILL HAVE AT LEAST FOUR AND ONE HALF (4 1/2) FEET OF COVER. THERE MUST BE AT LEAST SIX (6) INCHES OF CLEARANCE BETWEEN A NEW WATER LINE AND ANY UNDERGROUND ROCK FORMATION.
- A HYDRANT FLOW TEST AND HYDRAULIC ANALYSIS NEEDS TO BE PERFORMED. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM OF TWENTY (20) PSI AT ALL POINTS UNDER ALL FLOW CONDITIONS. THIS HYDRAULIC ANALYSIS MUST CONFIRM THAT ADEQUATE CAPACITY EXISTS IN THE EXISTING LINE TO WHICH THE CONNECTION IS BEING MADE. THIS ANALYSIS MUST ALSO CONFIRM THAT SIZING IS ADEQUATE FOR FIRE FLOW REQUIREMENTS, BASED ON INSURANCE SERVICES OFFICE (ISO) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. THE PROPONENT MUST PROVIDE THIS ANALYSIS FOR REVIEW.
- ALL WATER MAIN COMPONENTS SHALL MEET AWWA STANDARDS. "ALL DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE MASS OF THE ZINC APPLIED SHALL BE 200 G/M². A FINISHING TOPCOAT SHALL BE APPLIED TO THE ZINC. INTERIOR LINING FOR POTABLE WATER MAIN SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR IN ACCORDANCE WITH ANSI/AWWA A21.4/C104. WATER AND FIRE PROTECTION MAINS FOUR (4) INCH AND GREATER SHALL BE CLASS 52 DUCTILE IRON CEMENT LINING PIPE AND ZINC COATED. WHERE SOIL CONDITIONS ARE DETERMINED BY THE DEPARTMENT TO BE CORROSIVE, POLY WRAP SHALL BE INSTALLED AS ADDITIONAL MEANS OF PROTECTION. POLYETHYLENE ENCASEMENT: POLYETHYLENE ENCASEMENT SHALL BE POLYETHYLENE CONSISTING OF THREE LAYERS OF CO-EXTRUDED LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS OF NOT LESS THAN 8 (EIGHT) MILS. " ALL MECHANICAL JOINT COMPONENTS WILL BE INSTALLED USING RETAINING GLANDS, SUCH AS, GRIP RING, MEGA LUG OR STAR GRIP. METAL WEDGES MUST BE USED AT ALL BELL JOINTS TO ENSURE CONTINUITY FOR TRACING. ALL FITTINGS (TEES, BENDS, SLOD SLEEVE ETC.) WILL BE ZINC COATED AS WELL FOR PROTECTION PER ISO 8179-2. ZINC RICH PAINT SHALL HAVE A ZINC CONTENT OF AT LEAST 85% BY WEIGHT AND SHALL BE FINISHED WITH AN EXTERIOR BITUMINOUS COATING. A MINIMUM 307SS (STAINLESS STEEL) "T" BOLTS WILL BE USED TO CONNECT ANY APPURTENANCE THAT REQUIRES THE USE OF "T" BOLTS FOR ASSEMBLY.
- SERVICE CONNECTIONS SHALL BE PERPENDICULAR TO THE MAIN AND FOLLOW A STRAIGHT LINE INTO THE DWELLING. TYPE "K" COPPER TUBING, NO LESS THAN ONE (1) INCH IN DIAMETER, WILL BE USED FROM THE MAIN TO THE CURB STOP. IT IS RECOMMENDED THAT THE ENTIRE SERVICE BE COPPER FOR TRACING. IN INSTANCES WHERE THE STOP TO THE DWELLING IS A LONG DISTANCE, COPPER TUBING SIZE (CTS) POLYETHYLENE (HDPE) MAY BE USED, BUT THE DECISION RESTS SOLELY UPON THE WATER DEPARTMENT CONSTRUCTION FOREMAN. ALL SERVICE FITTINGS WILL BE BRASS. CORPORATION WILL BE BALL TYPE WITH COUNTER CLOCKWISE (CC) THREAD BY COMPRESSION.
- GATE VALVES WILL BE DUCTILE IRON EPOXY COATED (AWWA C550), WITH O-RING SEALS, URETHANE COATED WEDGE, STAINLESS STEEL NUTS AND BOLTS, AND ANTI-ROTATION SEATS TO PREVENT T-BOLTS FROM TURNING. VALVES WILL BE OPEN RIGHT USING A TWO (2) INCH OPERATING NUT WITH AN ARROW CAST IN THE METAL.
- CURB STOPS WILL BE "NO LEAD" BALL TYPE THAT SEATS BY COMPRESSION AND ARE TO BE INSTALLED WITHIN THE ROADWAY PUBLIC WAY (NOT ON PRIVATE PROPERTY) SO THE WATER DEPARTMENT CAN ACCESS THE VALVE. CURB STOPS WILL BE INSTALLED WITH A BUFFALO-TYPE TELESCOPING (NOT SCREW TYPE) BOX FOR ACCESS AND SHALL BE SELF-DRAINING. CURB STOPS WILL BE NO LESS THAN FOUR AND A HALF (4.5) FEET DEEP AND NO MORE THAN FIVE AND A HALF (5.5) FEET DEEP.
- ALL WATER VALVE BOX COVERS SHALL BE LABELED "WATER".
- ALL WATER METERS MUST BE PURCHASED FROM THE NEWBURYPORT DPS, WATER DIVISION. SHUT OFF VALVES ARE REQUIRED BOTH BEFORE AND AFTER THE METER. ALL METERS MUST BE INSTALLED OR REMOVED BY AN EMPLOYEE OF THE NEWBURYPORT DPS WATER DIVISION ONLY. ALL METERS MUST BE LOCATED WITHIN THREE (3) FEET OF WHERE THE SERVICE ENTERS THE BUILDING AND SHALL BE ACCESSIBLE FOR READING, MAINTENANCE AND REPAIR.
- ALL TAPS ARE TO BE MADE BY AN EMPLOYEE OF THE NEWBURYPORT DPS WATER DIVISION, UNLESS WRITTEN CONSENT IS GIVEN BY THE WATER CONSTRUCTION FOREMAN. IF WRITTEN CONSENT IS GIVEN, AN APPROVED CONTRACTOR MUST DO THE TAPPING, AND THE WATER CONSTRUCTION FOREMAN OR HIS DESIGNEE MUST BE PRESENT DURING THE TAP. TAPS MUST BE EITHER ONE (1) INCH OR TWO (2) INCH DIAMETER AND LARGER - NO INCREMENTS BETWEEN ONE (1) INCH AND TWO (2) INCH ARE ALLOWED.
- THE SIGNING OF DESIGN/PERMIT PLANS (DRAWINGS) WILL BE CONSIDERED PRELIMINARY PENDING FINAL INSTALLATION INSPECTION.
- NO WATER WILL BE SUPPLIED TO ANY CONTRACTOR OR BUILDER THROUGH A WATER SERVICE WHICH HAS NOT BEEN PLACED "IN SERVICE" BY THE NEWBURYPORT WATER DIVISION. NO DISTRIBUTION SYSTEM COMPONENT WILL BE OPERATED BY ANYONE OTHER THAN NEWBURYPORT WATER DIVISION PERSONNEL.
- WATER LINES (MAINS AND SERVICE CONNECTIONS) SHALL BE PRESSURE TESTED TO 150 PSI AND HELD FOR ONE HOUR AND WITNESSED BY THE WATER CONSTRUCTION FOREMAN OR HIS DESIGNEE. ALL INSTALLATIONS MUST BE INSPECTED BY THE WATER CONSTRUCTION FOREMAN OR HIS DESIGNEE.
- NEW WATER MAINS SHALL BE CHLORINATED FOLLOWING INSTALLATION. CHLORINATION WILL MEET AWWA STANDARDS (ANSI/AWWA C651 - 05). BACTERIA SAMPLES WILL BE TAKEN BY THE CONTRACTOR AND TESTED BY AN APPROVED LAB, WHICH WILL SEND RESULTS DIRECTLY TO THE NEWBURYPORT WATER TREATMENT PLANT VIA CERTIFIED MAIL. RESULTS OF BACTERIA TESTING MUST BE RECEIVED BY THE NEWBURYPORT WATER TREATMENT PLANT WITHIN FIVE (5) DAYS OR RE-SAMPLING MUST BE DONE. IF THE BACTERIA TEST COMES BACK POSITIVE, THE WATER MAIN WILL BE FLUSHED AND RE-CHLORINATED PRIOR TO RE-SAMPLING. CONTRACTOR SHALL VERIFY UNDERSTANDING OF THIS REQUIREMENT.
- AS- BUILT PLANS (HARD COPIES AND DIGITAL) ARE REQUIRED PRIOR TO PLACING A NEW WATER SYSTEM IN SERVICE. AS- BUILT PLANS (CORNER TIES) AND PAYMENTS ARE DUE PRIOR TO TURNING A WATER SERVICE ON.

SEWER NOTES:

- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER PIPES AND WATER PIPES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER PIPE, THE WATER PIPE SHALL BE SLEEVED FOR A DISTANCE OF AT LEAST 10' ON EACH SIDE.
- ALL GRAVITY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
- WHERE SANITARY SEWERS CROSS WATER SERVICES, 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 PIPE. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER PIPE 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 PIPE 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 PIPE AND THE SEWER PIPE 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.
- SANITARY SEWER LINES WITH LESS THAN 4 FEET OF COVER SHALL BE INSULATED TO PREVENT FREEZING.

GENERAL UTILITY NOTES:

- 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 SHALL BE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- ALL UTILITY PENETRATIONS AT THE FOUNDATION SHALL BE ADJUSTED BASED ON THE FINAL CONSTRUCTION DRAWINGS.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE CONDUIT SHALL BE INSTALLED UNDERGROUND. CONDUIT HAND-HOLE LOCATIONS AND HORIZONTAL ALIGNMENT OF CONDUIT SHALL BE COORDINATED WITH THE LOCAL UTILITY PROVIDERS DURING CONSTRUCTION.
- REFER TO ELECTRICAL PLANS PREPARED BY BLW ENGINEERS, INC. FOR DETAILS AND FURTHER INFORMATION REGARDING ELECTRIC, TELEPHONE AND CABLE CONDUIT.
- DOMESTIC AND FIRE SERVICE LOCATIONS AND SIZES SHALL BE SPECIFIED BY THE MECHANICAL ENGINEER.



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owner:
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Tel: 978-688-5422

sheet title:
UTILITY PLAN

project name:
3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19
revisions:
12-20-19 - NOI SUBMISSION
1-23-20 - PLANNING BD. REVIEW
dr. chk.
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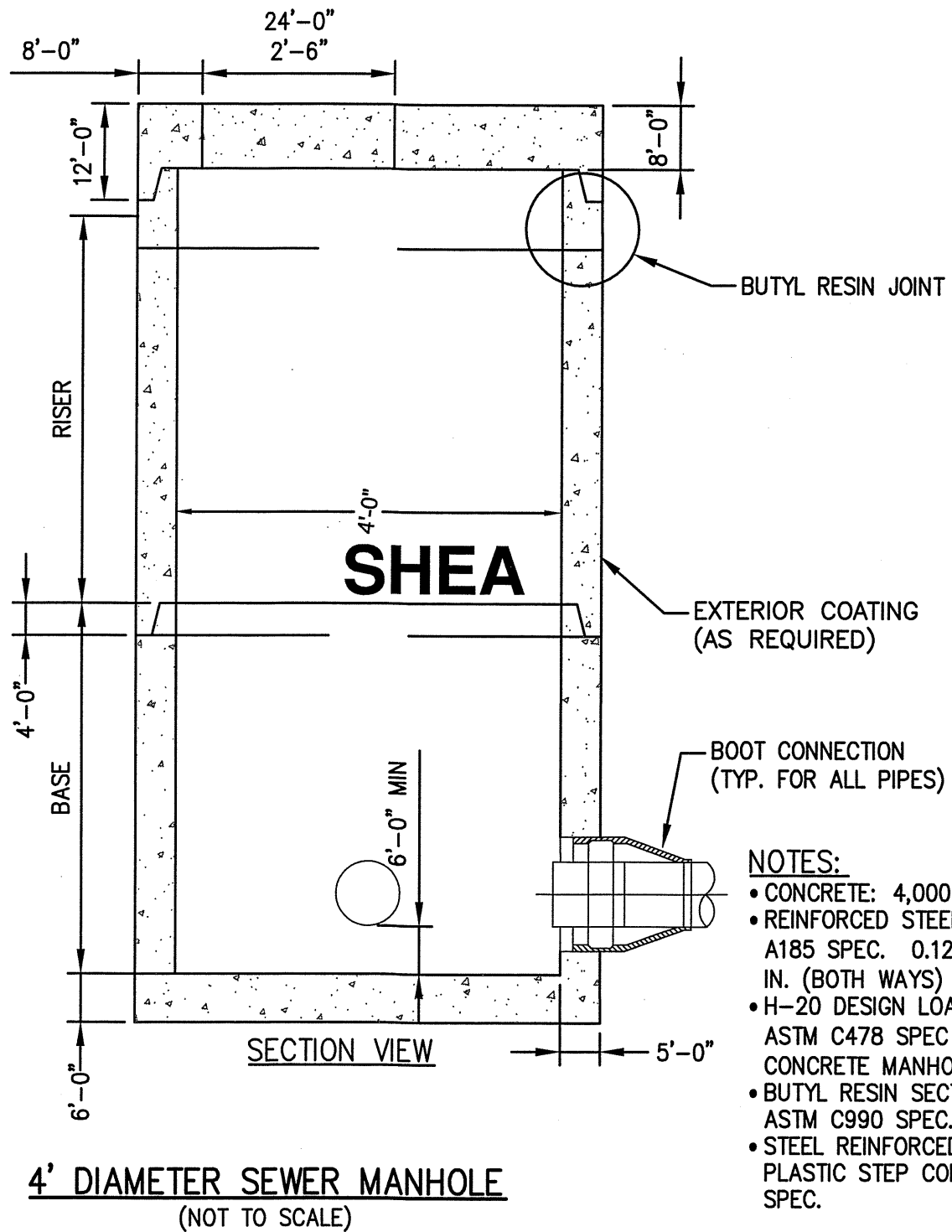
job number:
MCG-3856

C-4

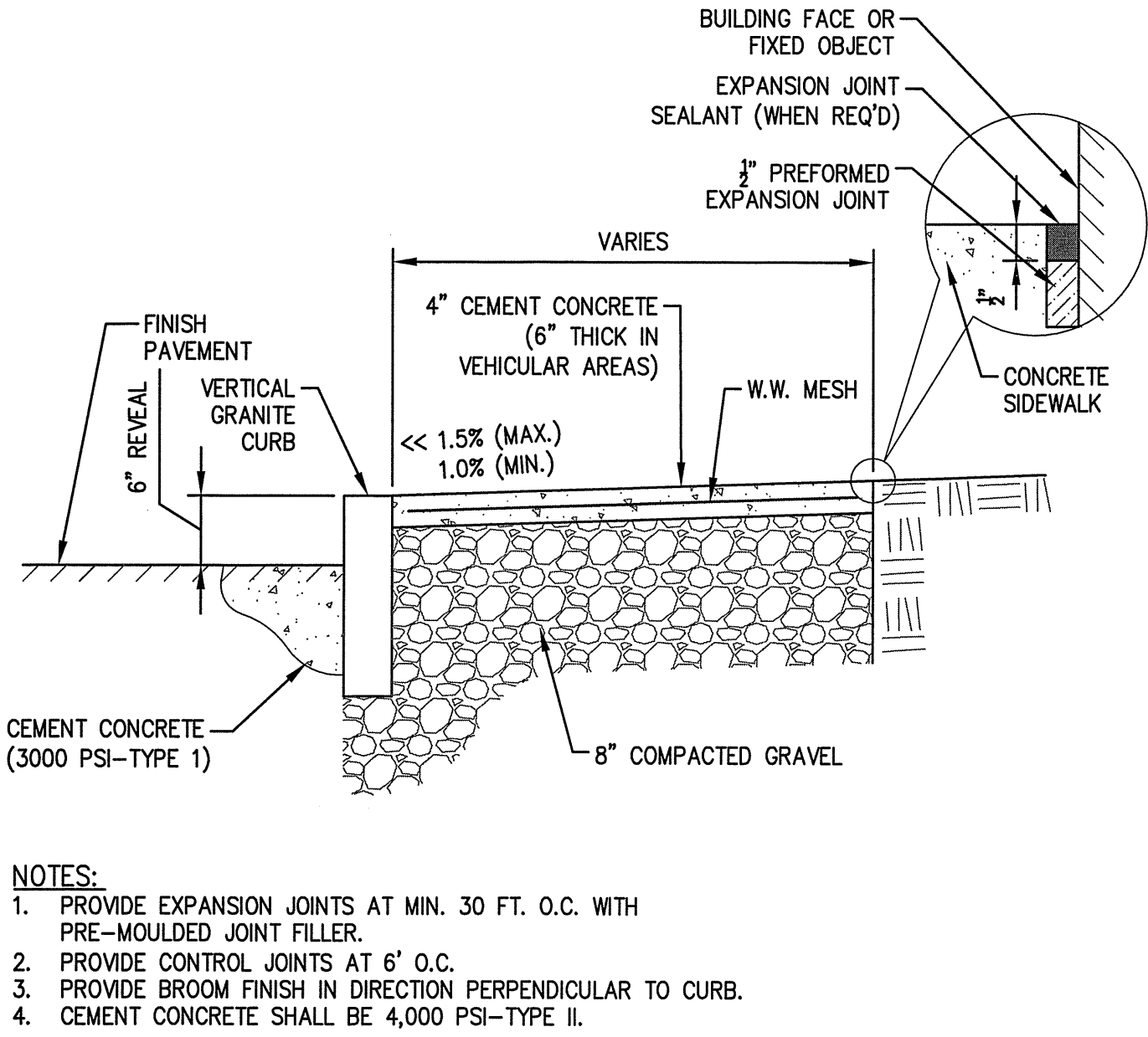
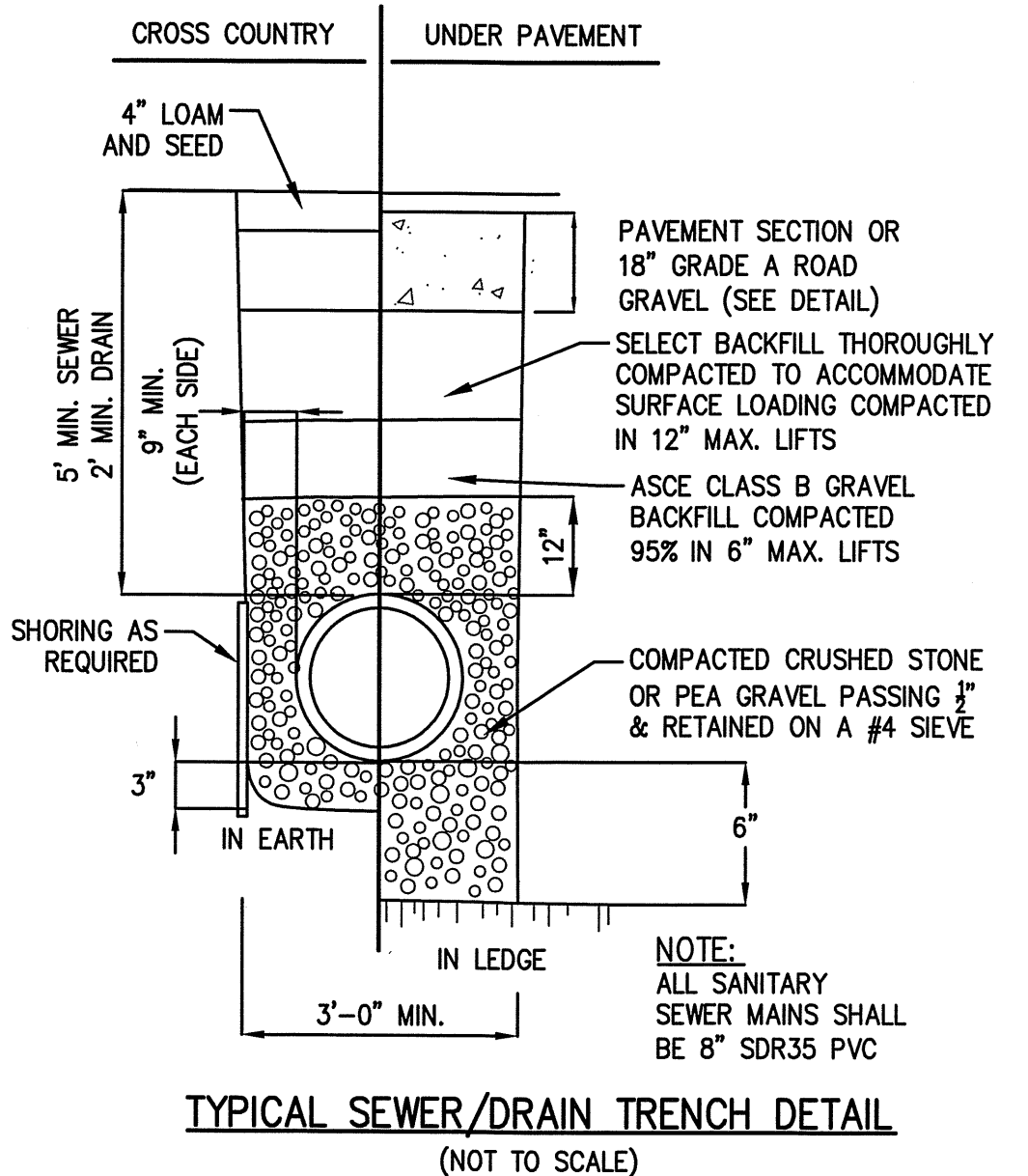
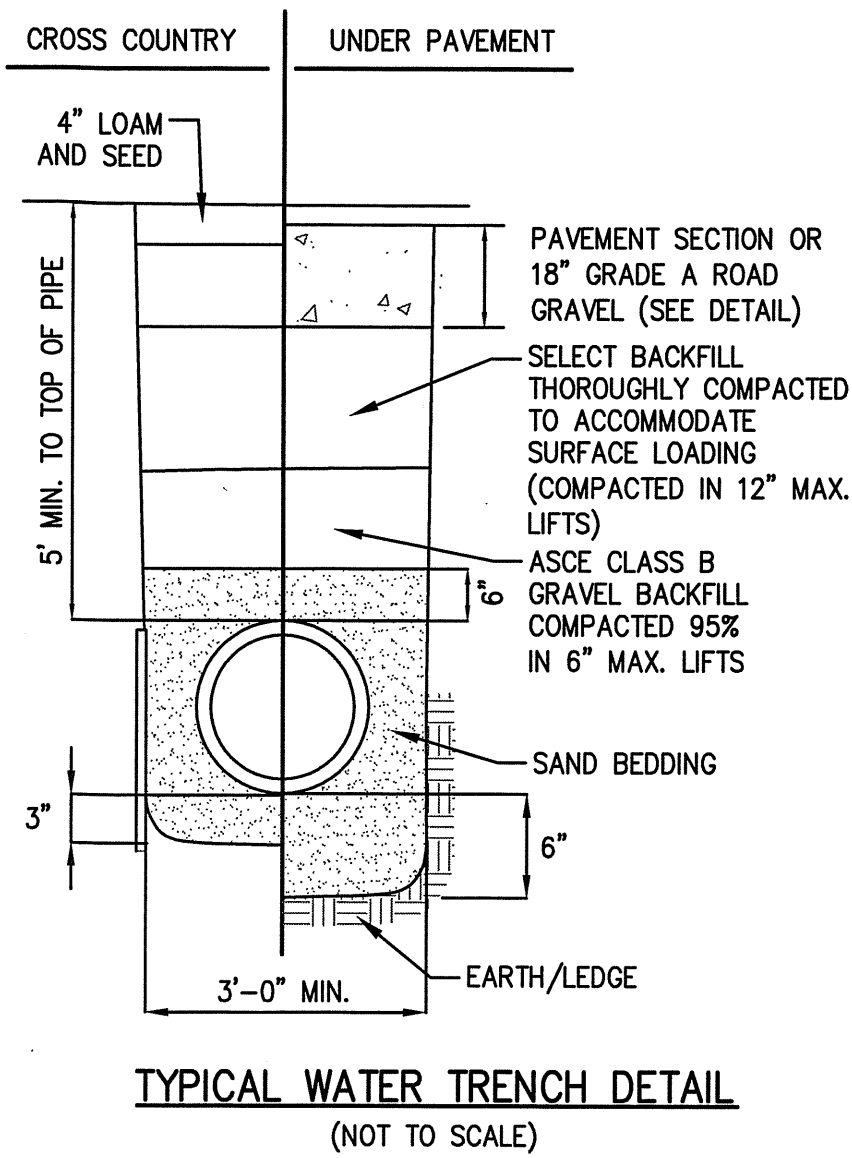
FLAT TOP		
ITEM NO	WEIGHT	
1 HOLE MH4-FT4ID	1,820#	
2 HOLE MH4-FT4ID2H	930#	

RISER SECTION		
HEIGHT	ITEM NO	WEIGHT
1'-0"	MH4-12CS4ID	856#
2'-0"	MH4-24CS4ID	1,712#
2'-6"	MH4-30CS4ID	2,140#
3'-0"	MH4-36CS4ID	2,568#
4'-0"	MH4-48CS4ID	3,424#
5'-0"	MH4-60CS4ID	4,280#

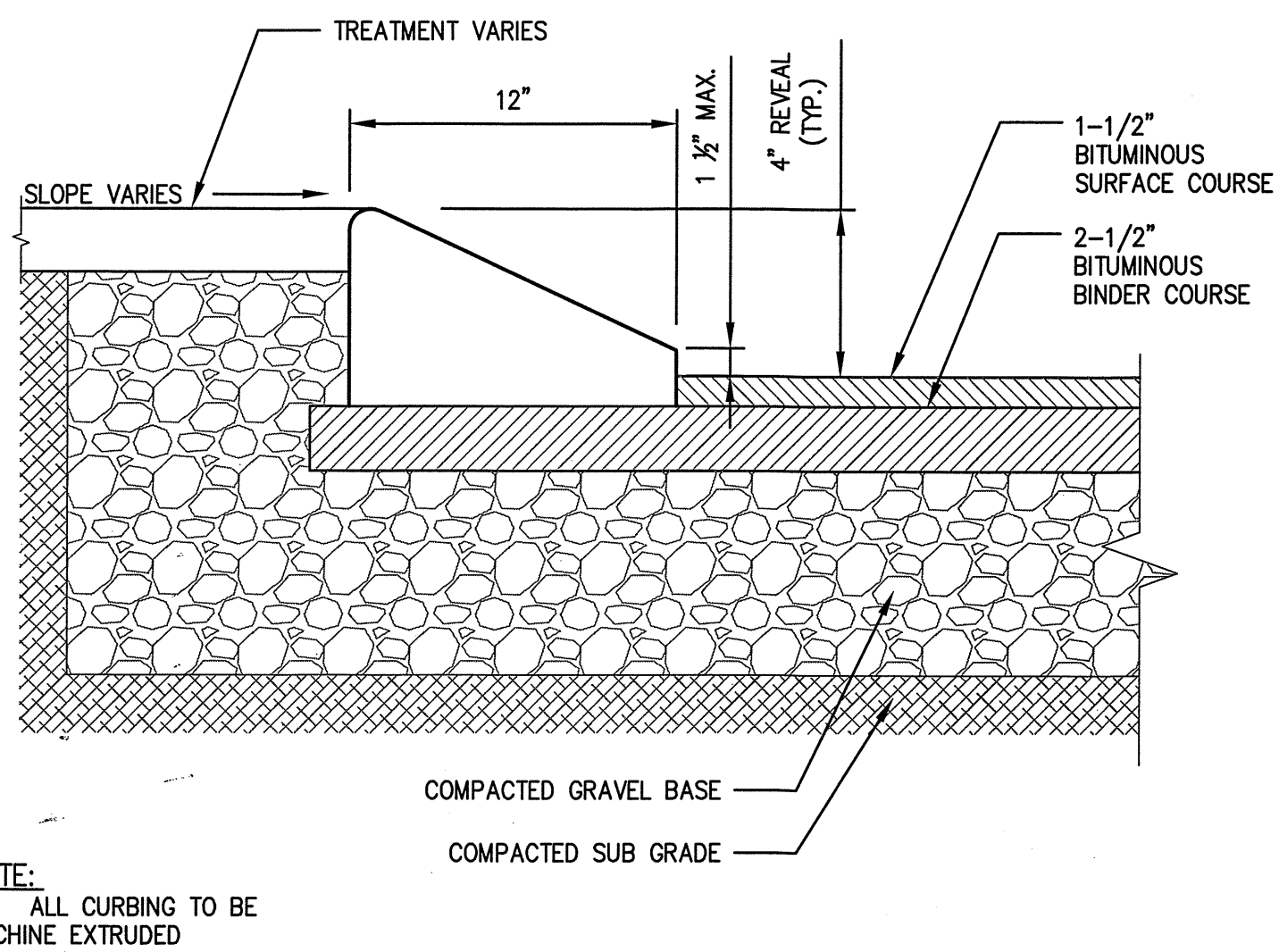
BASE SECTION		
HEIGHT	ITEM NO	WEIGHT
2'-0"	MH4-24S4ID	2,640#
2'-6"	MH4-30S4ID	3,067#
3'-0"	MH4-36S4ID	3,495#
3'-6"	MH4-42S4ID	3,922#
4'-0"	MH4-48S4ID	4,350#
4'-6"	MH4-54S4ID	4,777#
5'-0"	MH4-60S4ID	5,205#
5'-6"	MH4-66S4ID	5,633#
6'-0"	MH4-72S4ID	6,060#



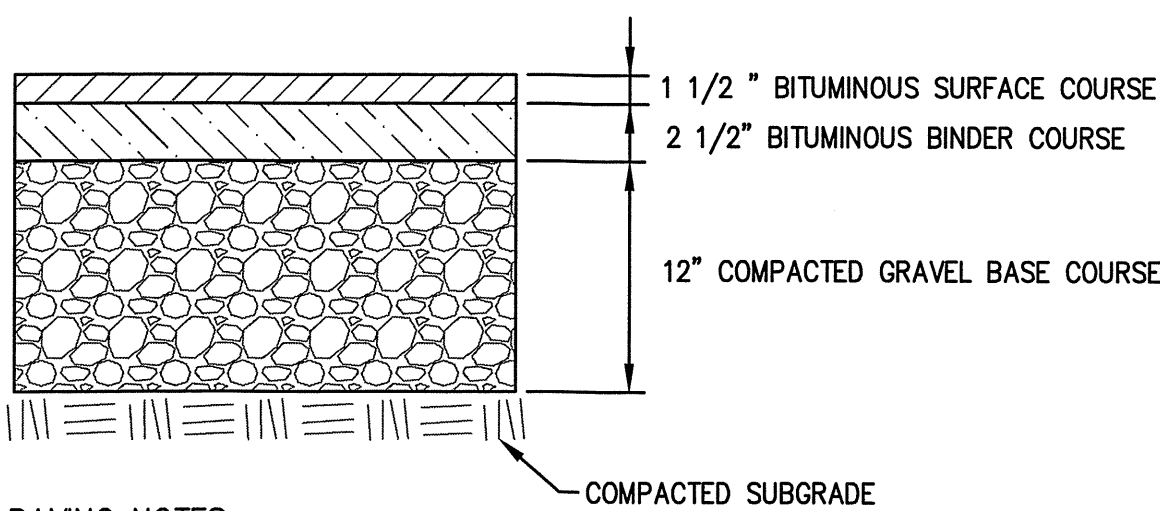
- NOTES:
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
 - BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C990 SPEC.
 - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.



- NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
 2. PROVIDE CONTROL JOINTS AT 6' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

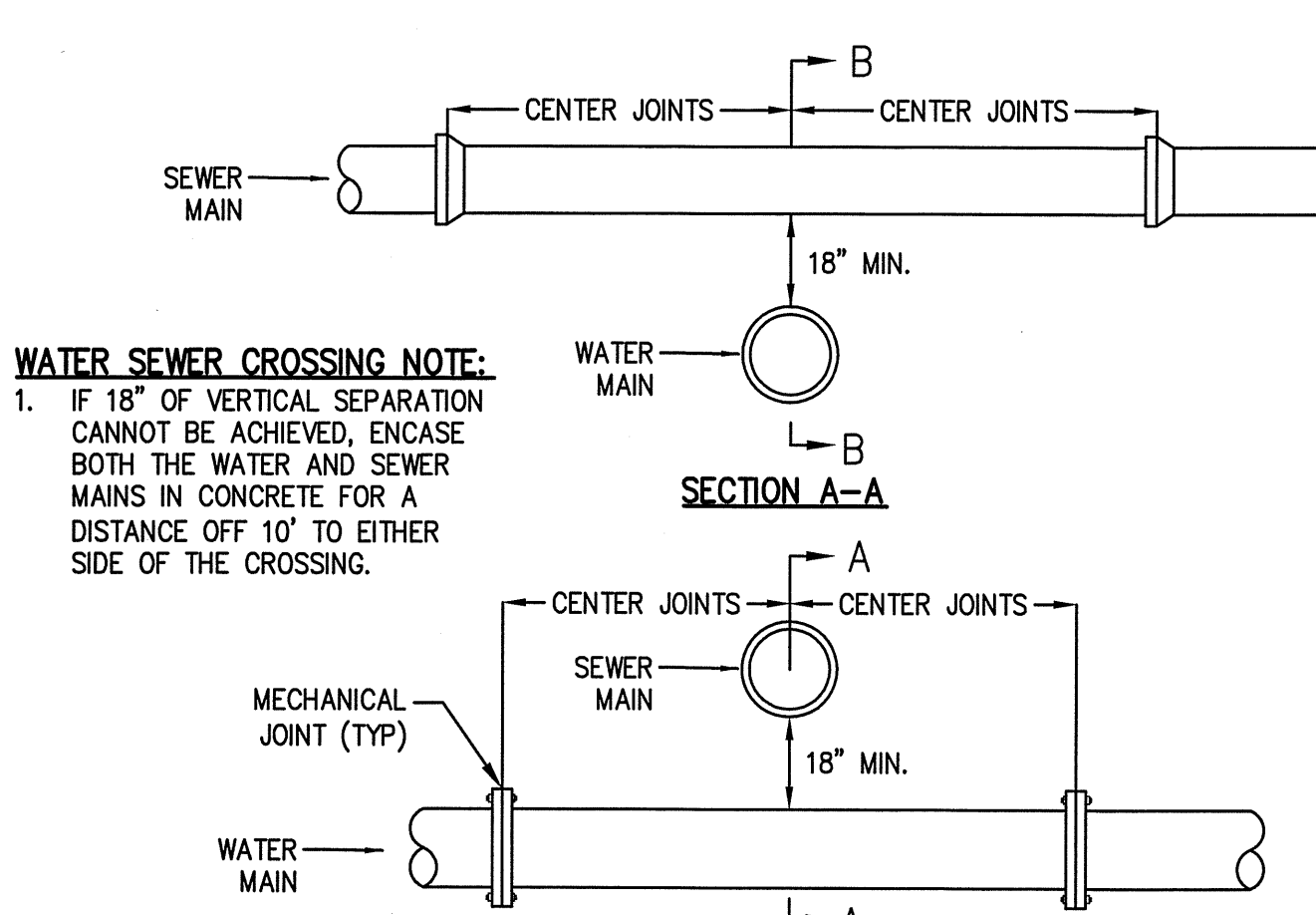
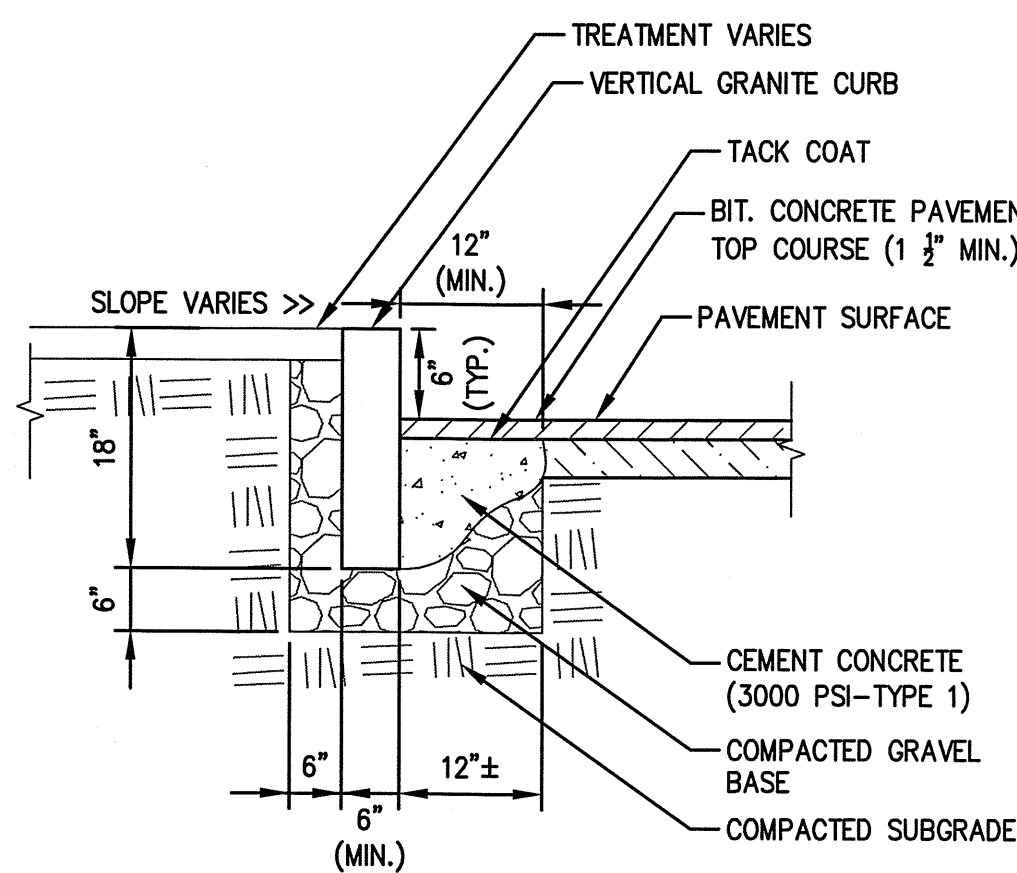


- NOTE:
1. ALL CURBING TO BE MACHINE EXTRUDED

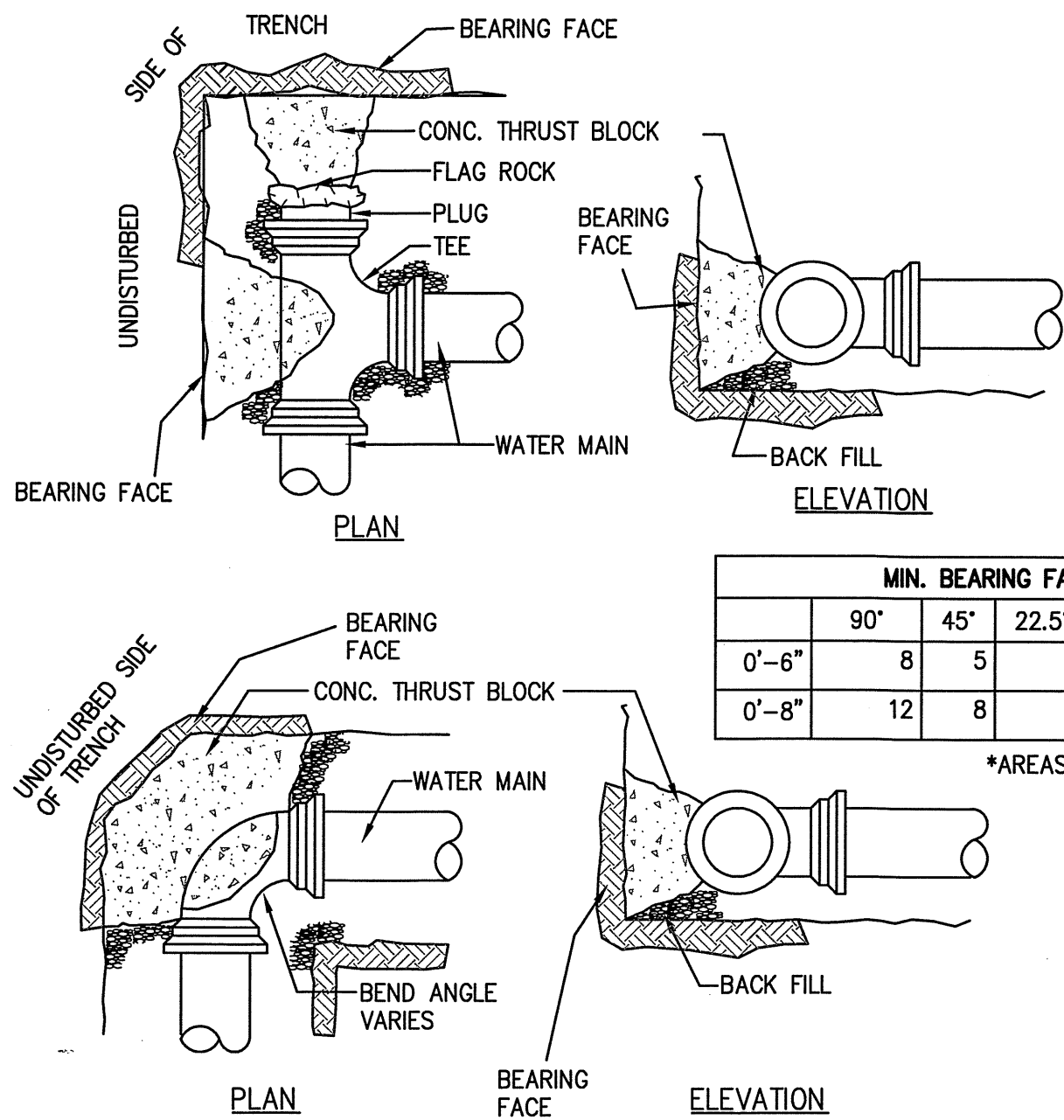


- PAVING NOTES:
1. PAVEMENT SHALL BE TYPE 1, CLASS 1 BITUMINOUS CONCRETE
 2. PAVEMENT THICKNESS AFTER ROLLING

- SUBSOIL NOTE:
- SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF PAVEMENT SUBBASE. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.



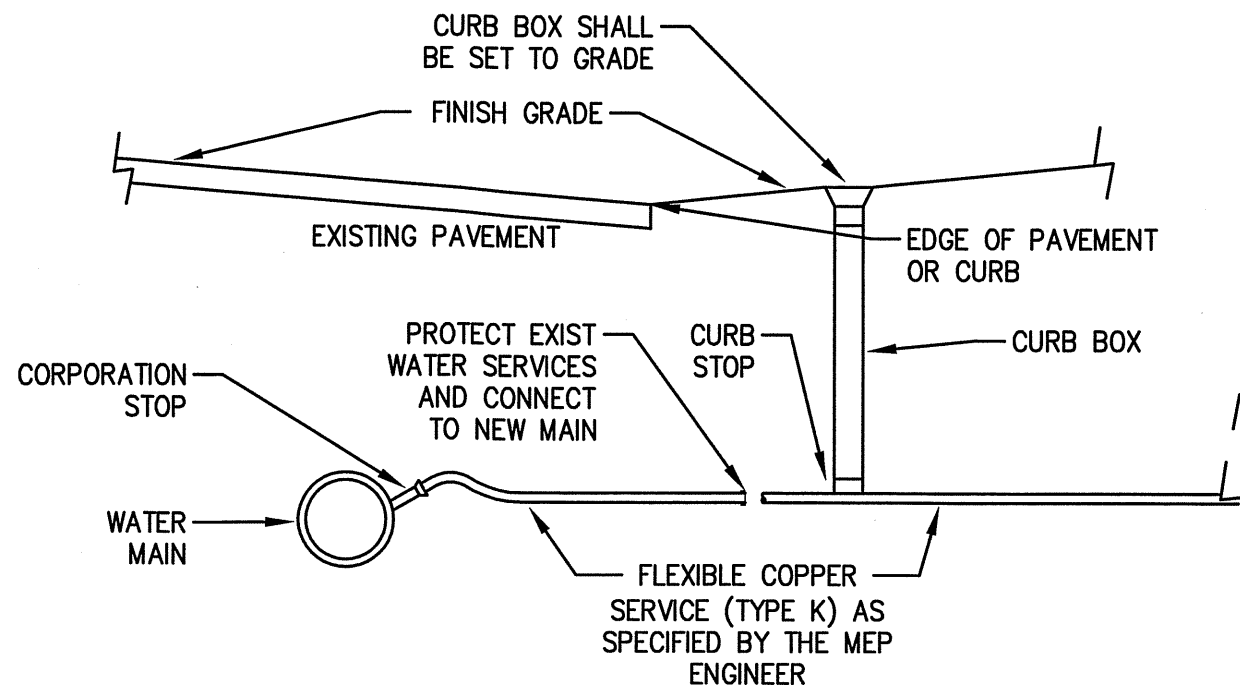
- WATER SEWER CROSSING NOTE:
1. IF 18" OF VERTICAL SEPARATION CANNOT BE ACHIEVED, ENCASE BOTH THE WATER AND SEWER MAINS IN CONCRETE FOR A DISTANCE OFF 10' TO EITHER SIDE OF THE CROSSING.



MIN. BEARING FACE AREAS FOR THRUSTBLOCKS							
	90°	45°	22.5°	TEES	PLUGS	CAPS	HYDRANTS
0'-6"	8	5	6	4	4	4	4
0'-8"	12	8	5	6	6	6	6

*AREAS IN SQUARE FEET

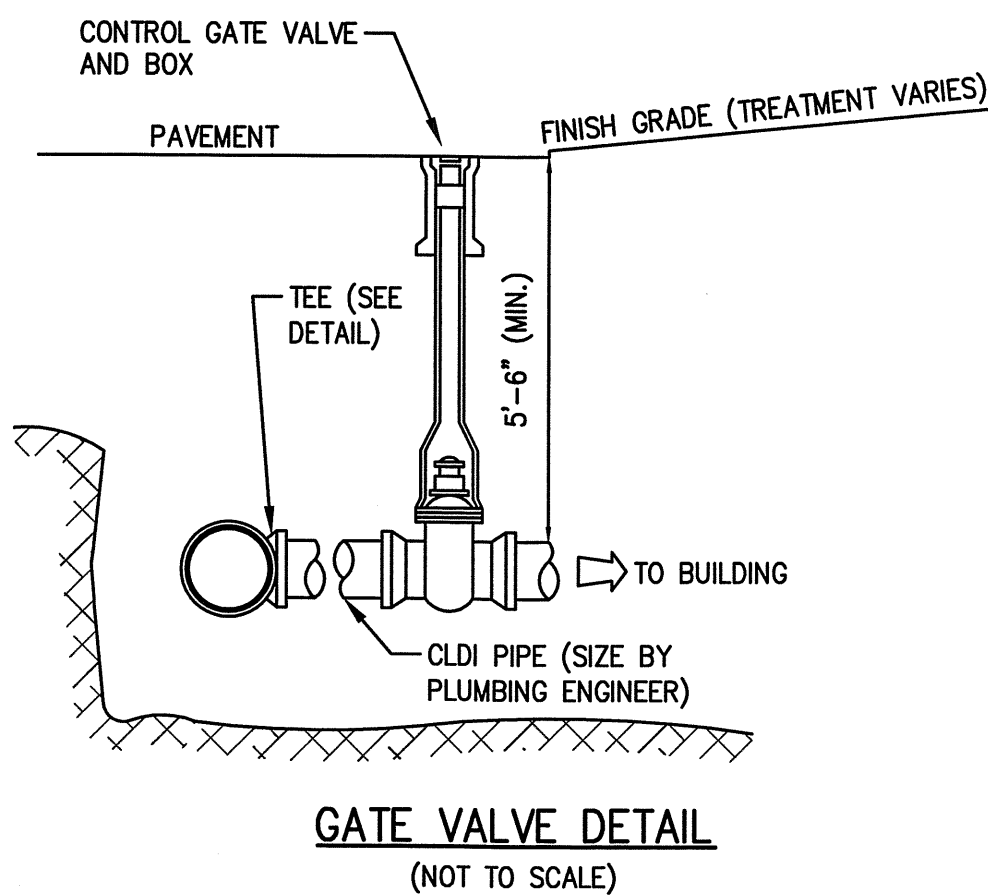
- NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
 2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
 3. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I.
 4. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.



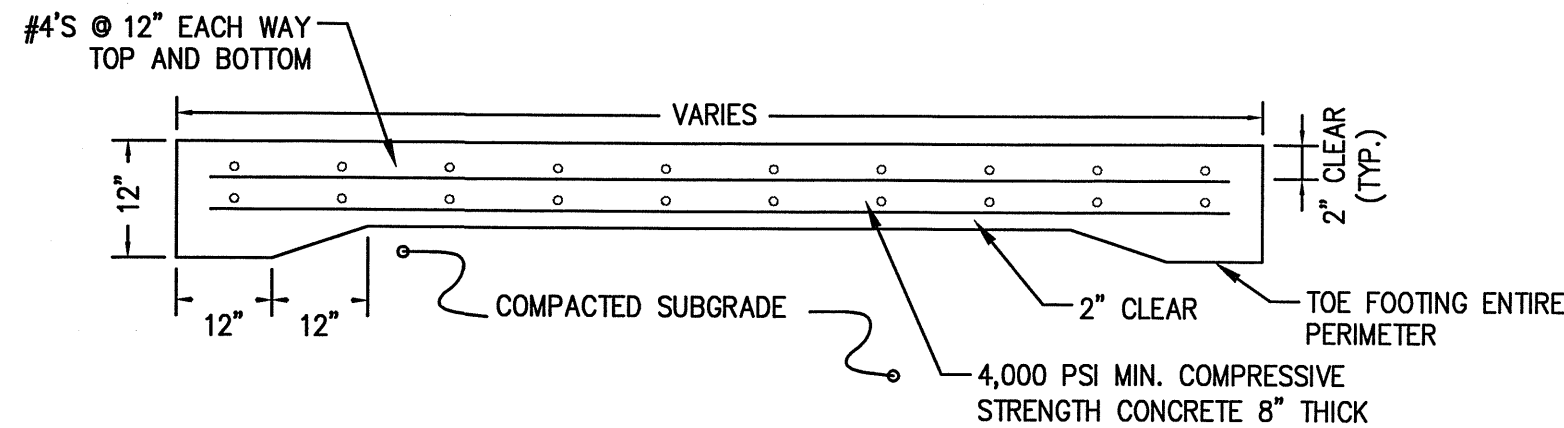
NOTES:

1. EXISTING WATER SERVICE SHALL BE SHUT OFF AT EXISTING CURB STOP AND SERVICE LINE CUT AND CAPPED JUST BEYOND CURB STOP.
2. TAP EXISTING WATER MAIN WITH NEW CORPORATION STOP AND INSTALL NEW CURB STOP AND CURB BOX WITHIN EXISTING SIDEWALK
3. SAW CUT EXISTING PAVEMENT AND SIDEWALK TO MINIMIZE REPAIRS. REPLACE ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO MATCH EXISTING ELEVATIONS.

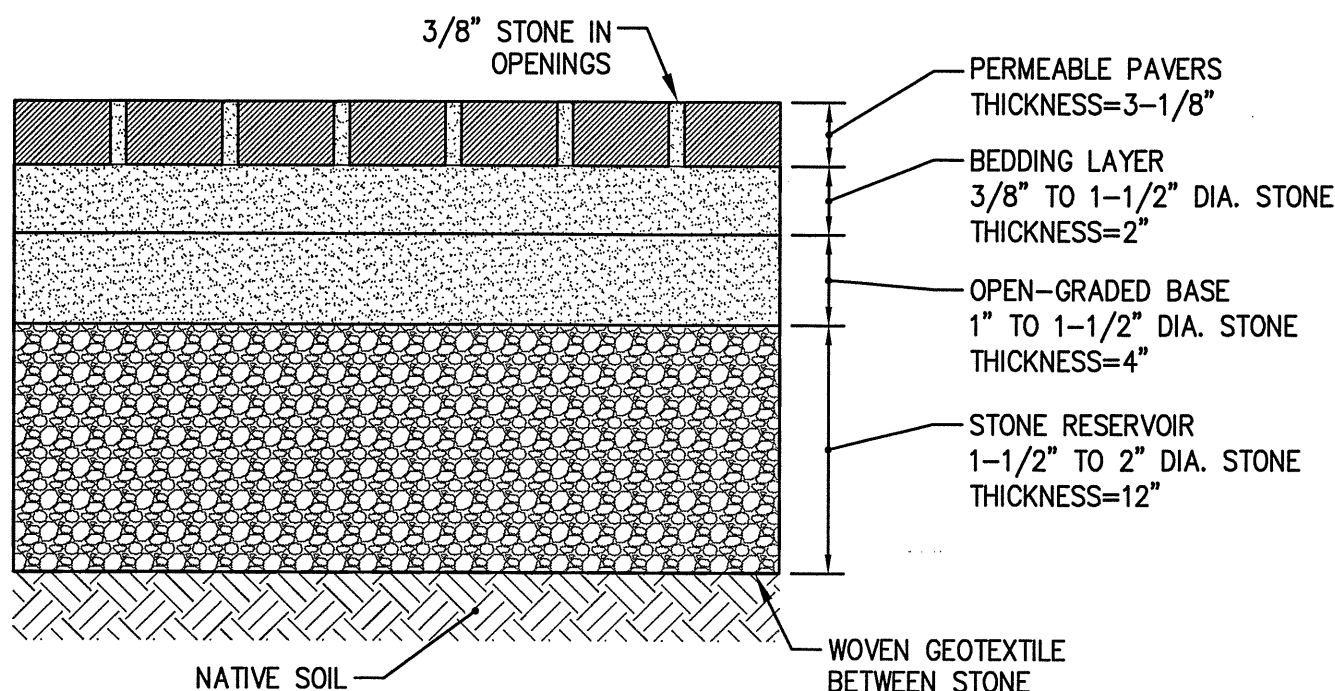
WATER SERVICE CORPORATION
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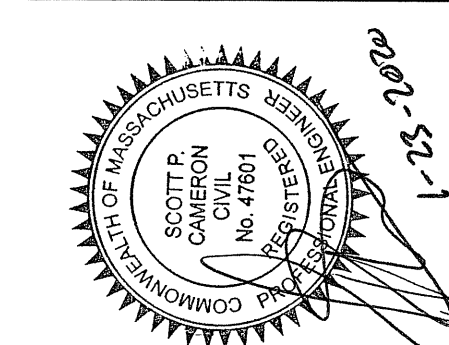
GATE VALVE DETAIL
(NOT TO SCALE)



CONCRETE DUMPSTER PAD
(NOT TO SCALE)



UNIT PAVER DETAIL
(NOT TO SCALE)



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sheet title:
CONSTRUCTION DETAILS I

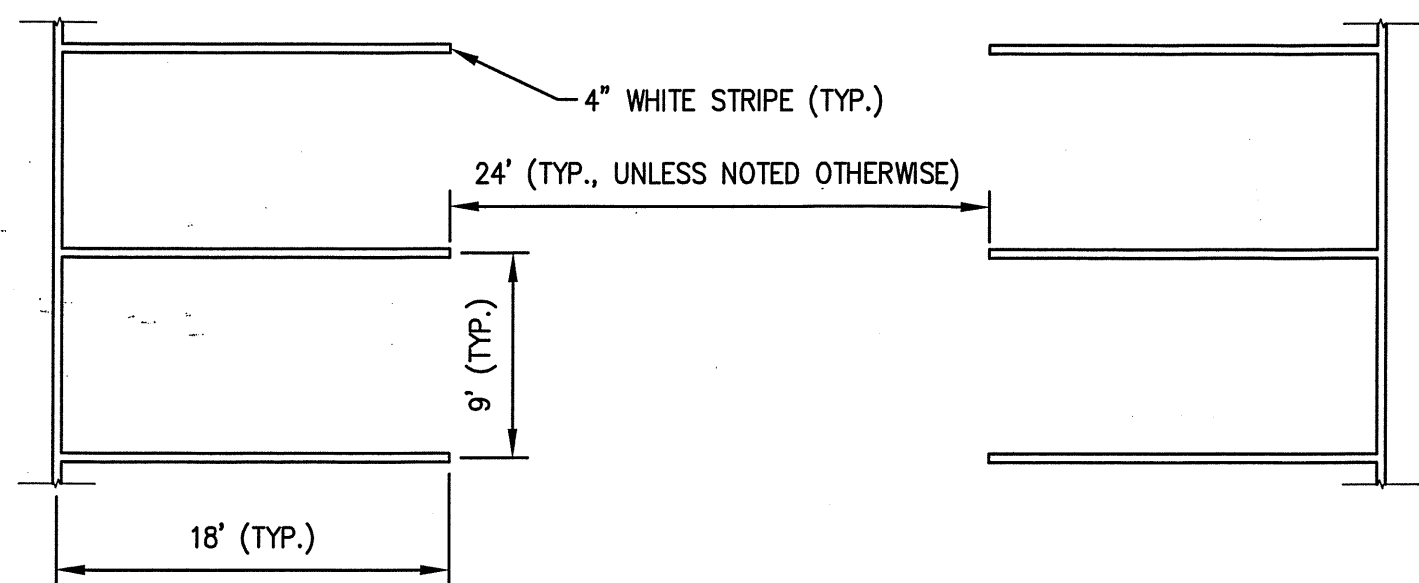
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revisions:
□ 12-20-19 - NOI SUBMISSION
□ 1-23-20 - PLANNING BD. REVIEW

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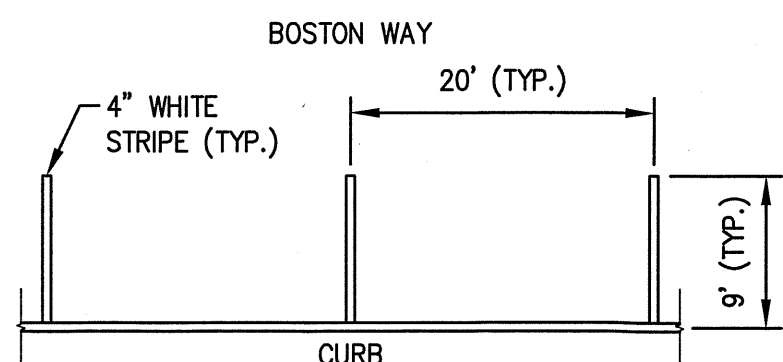
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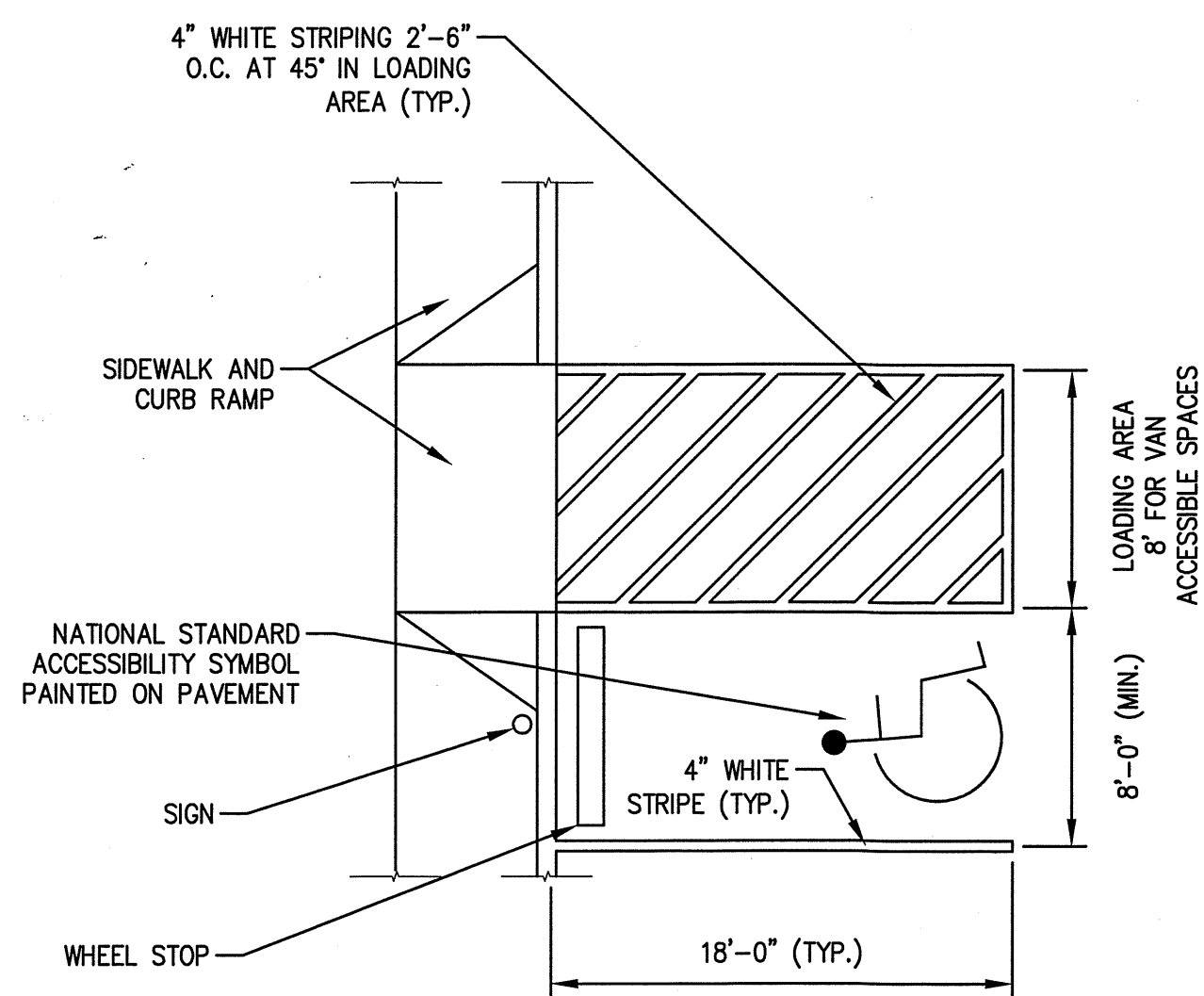


OFF-STREET SPACES



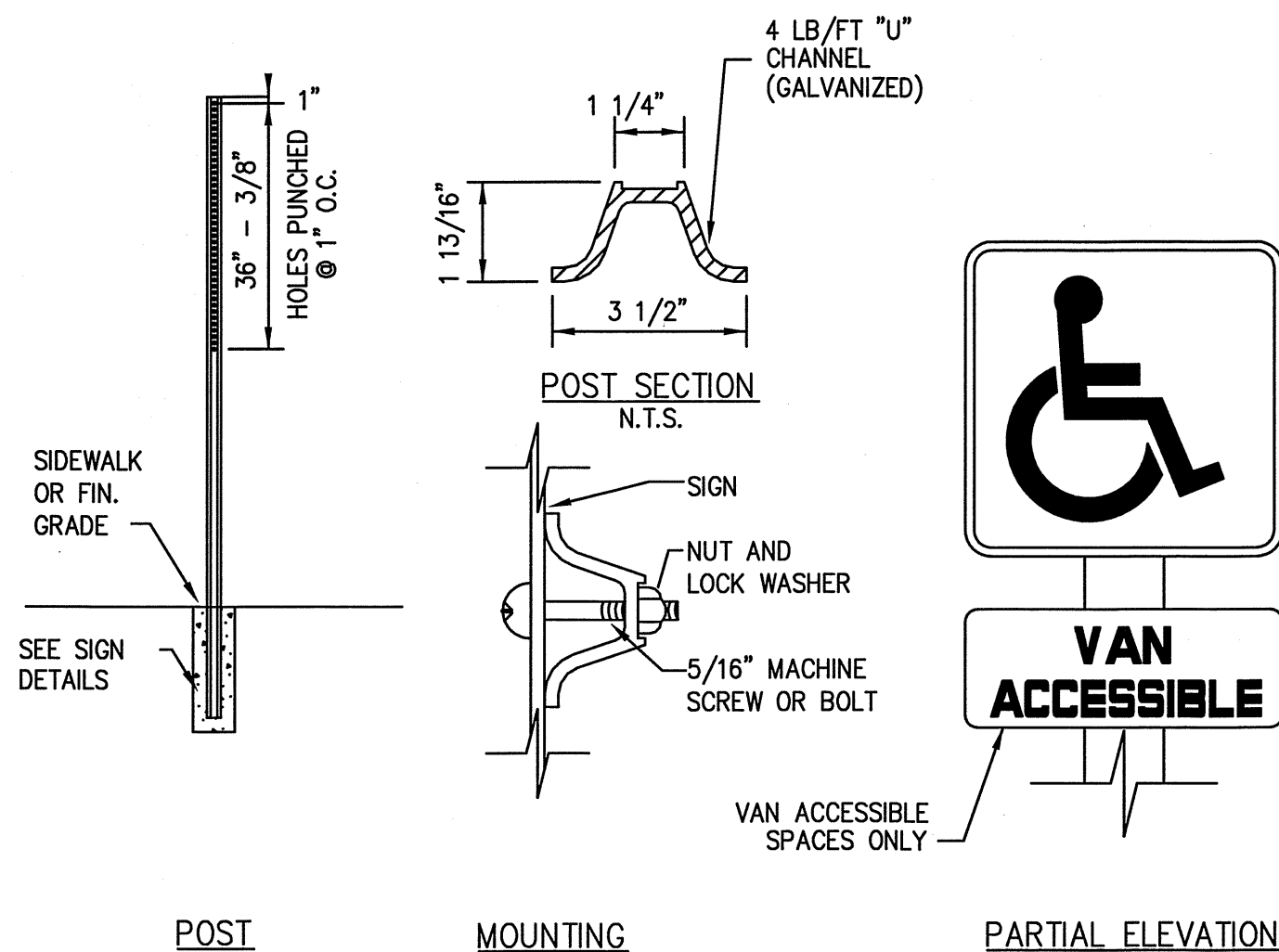
ON-STREET SPACES

PARKING SPACE STRIPING
(NOT TO SCALE)

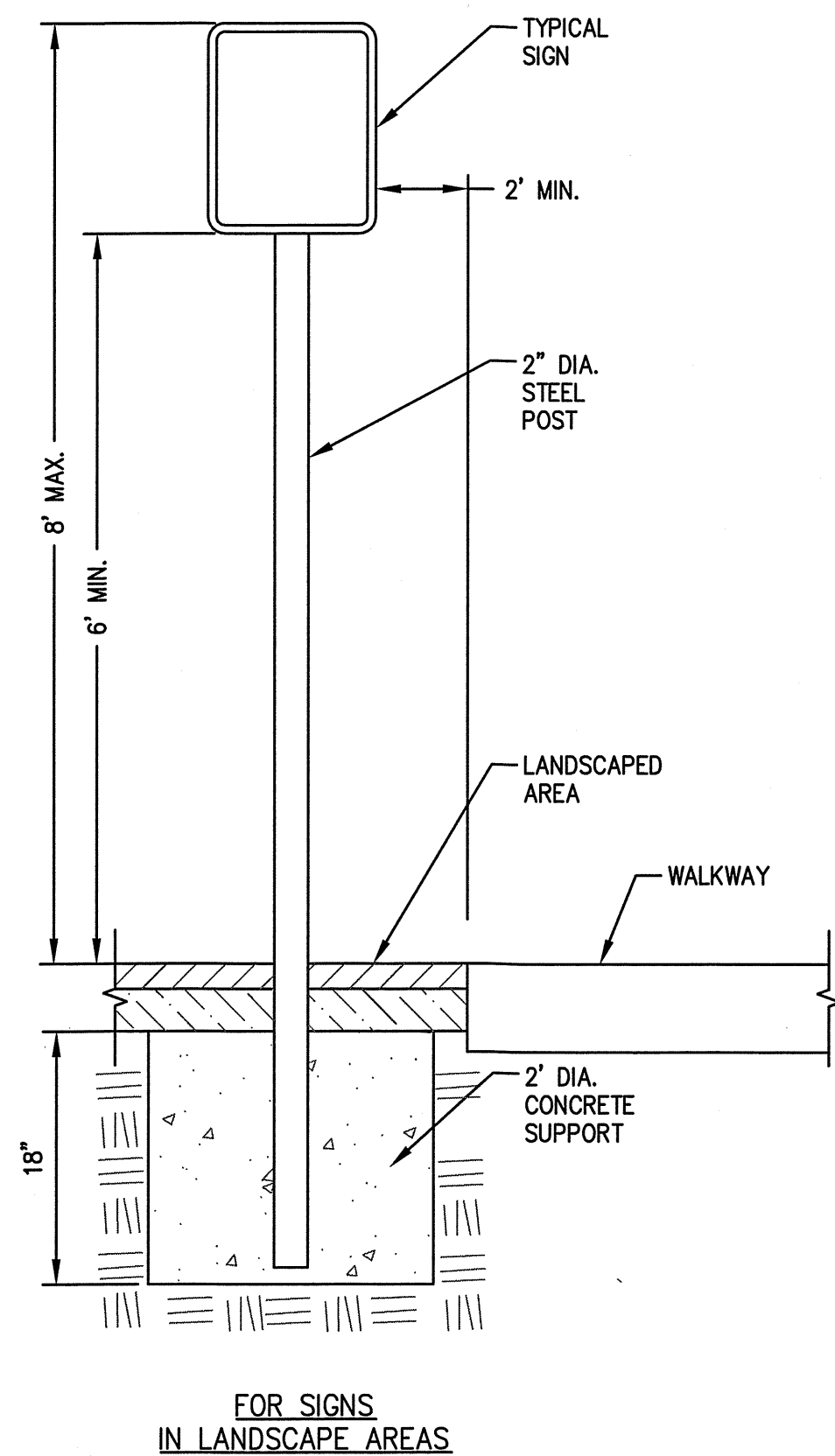


NOTE:
1. PAVEMENT MAX SLOPE 2% IN ALL DIRECTIONS.

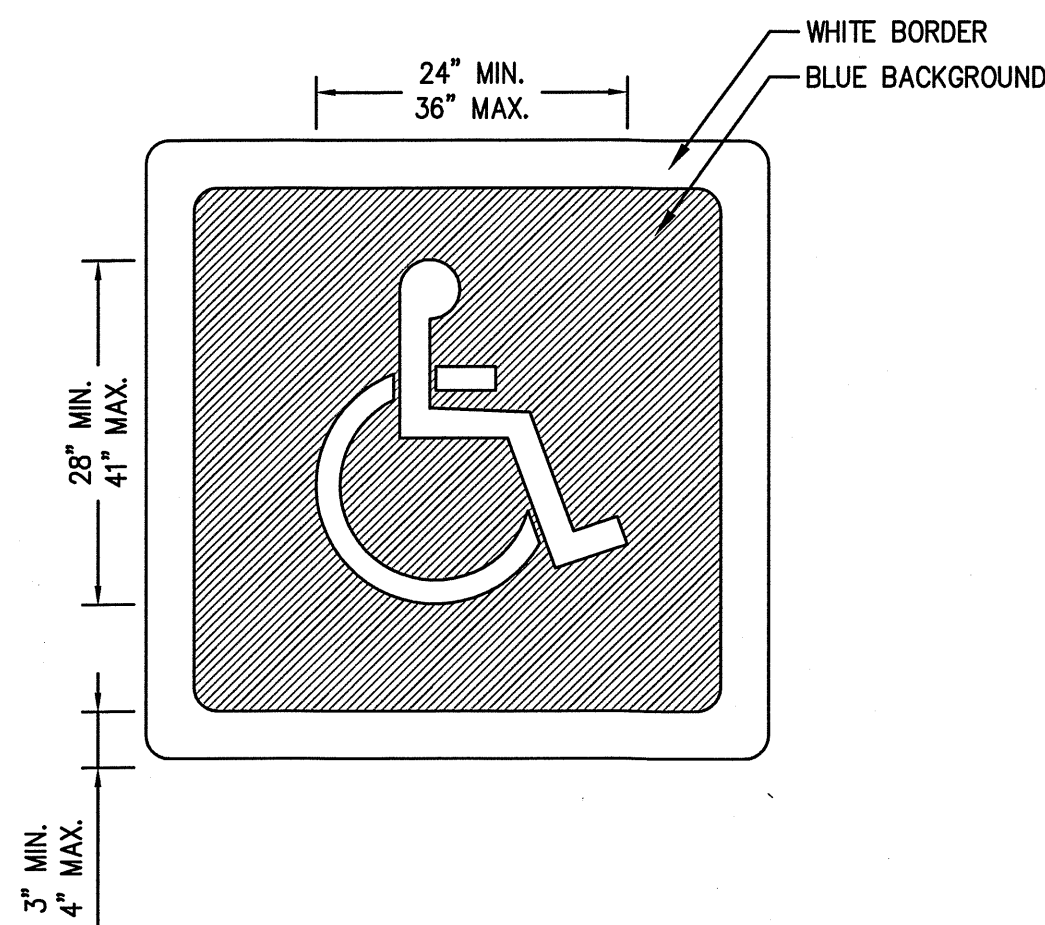
ACCESSIBLE PARKING SPACE
(NOT TO SCALE)



ACCESSIBLE PARKING SPACE SIGN
(NOT TO SCALE)

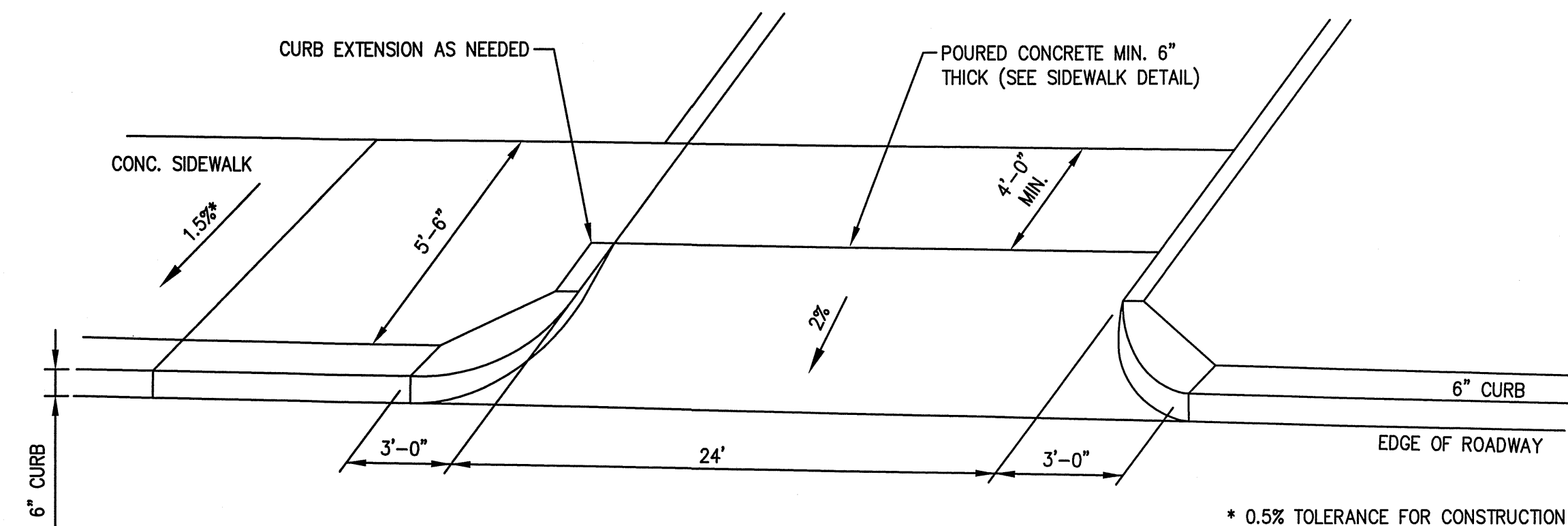


SIGN POST
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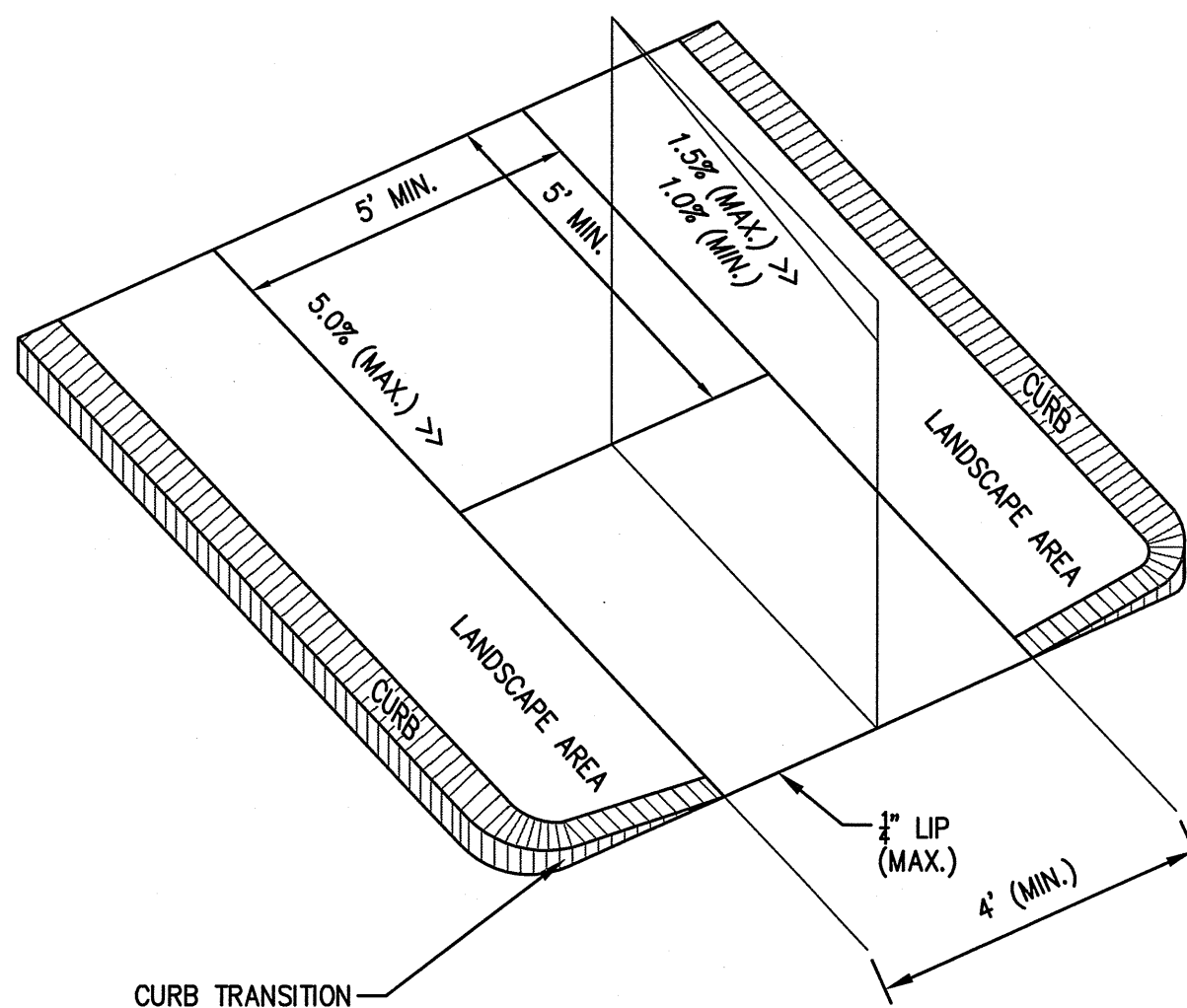


NOTE:
1. THE STROKE WIDTH OF THE PAINTED SYMBOL AND THE WHITE BORDER MUST BE A MINIMUM THICKNESS OF 3", WITH A MAXIMUM THICKNESS OF 4".
2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL.

INTERNATIONAL ACCESSIBILITY PARKING SPACE SYMBOL
(NOT TO SCALE)

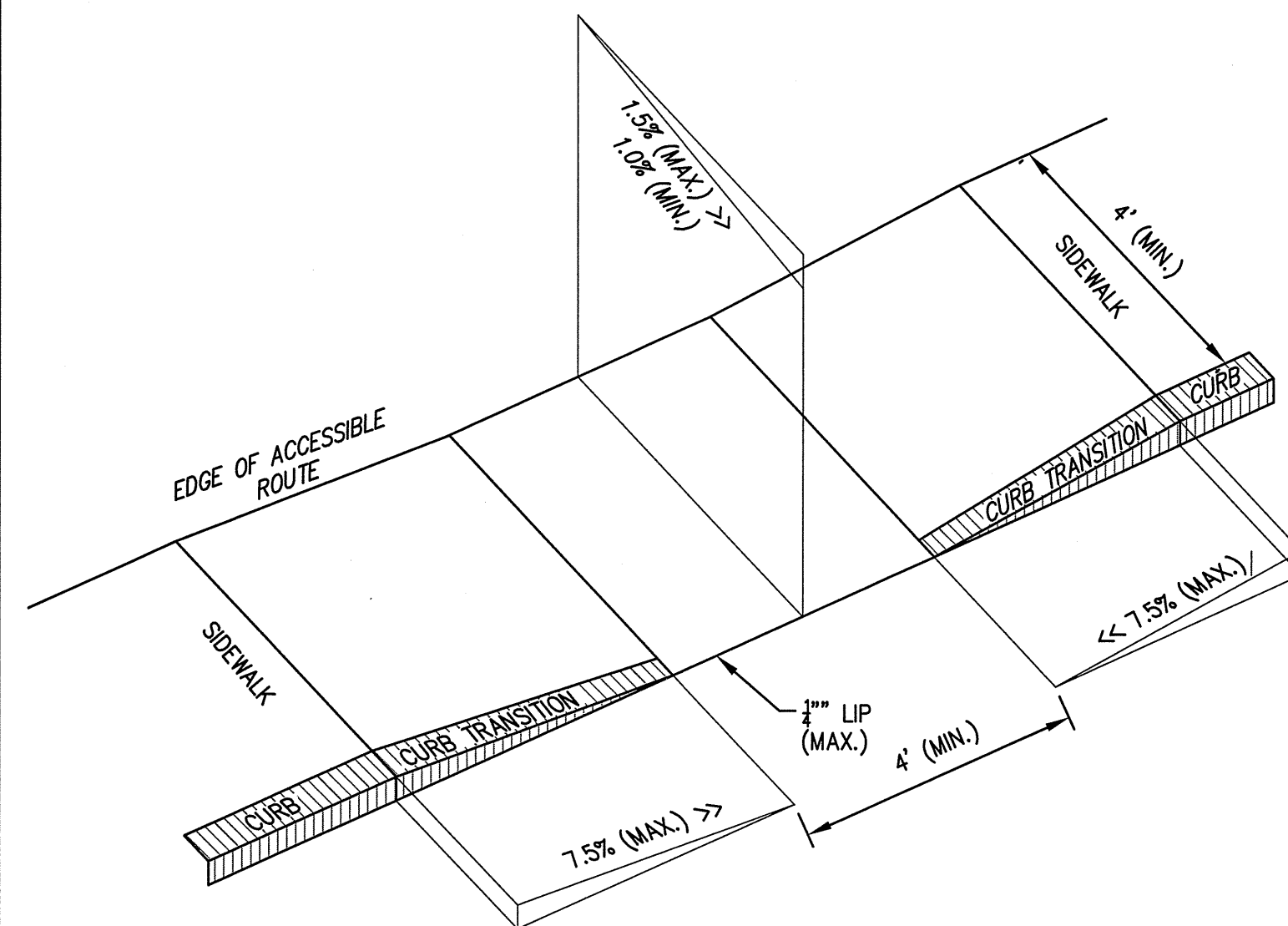


DRIVEWAY APRON
(NOT TO SCALE)



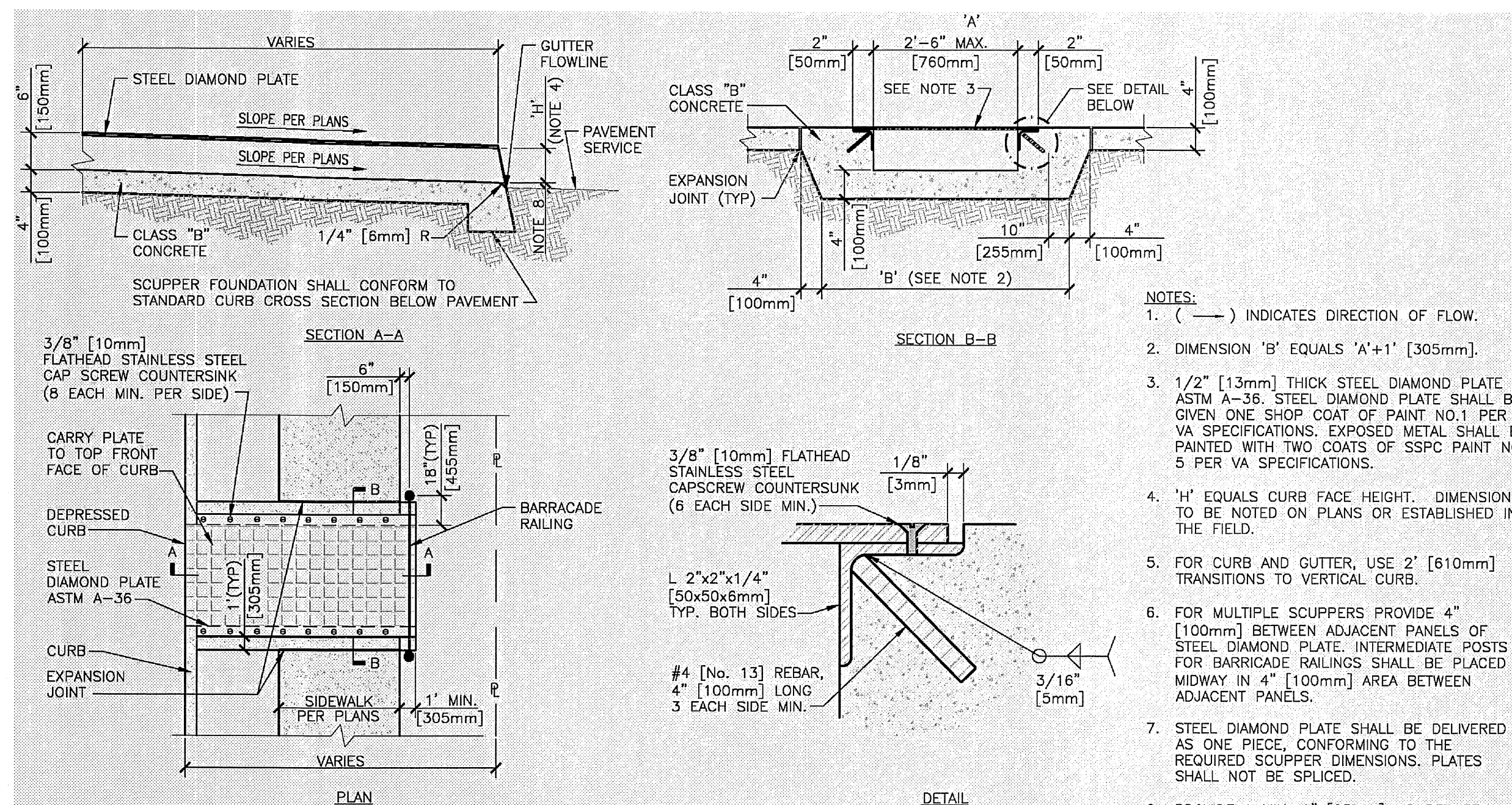
NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

ACCESSIBLE CURB RAMP (TYPE 'A')
(NOT TO SCALE)



NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
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5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

ACCESSIBLE CURB RAMP (TYPE 'B')
(NOT TO SCALE)



SIDEWALK SCUPPER
(NOT TO SCALE)



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sheet title:

CONSTRUCTION
DETAILS II

project name:

3 BOSTON WAY
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NEWBURYPORT, MA

issue date: 10/23/19

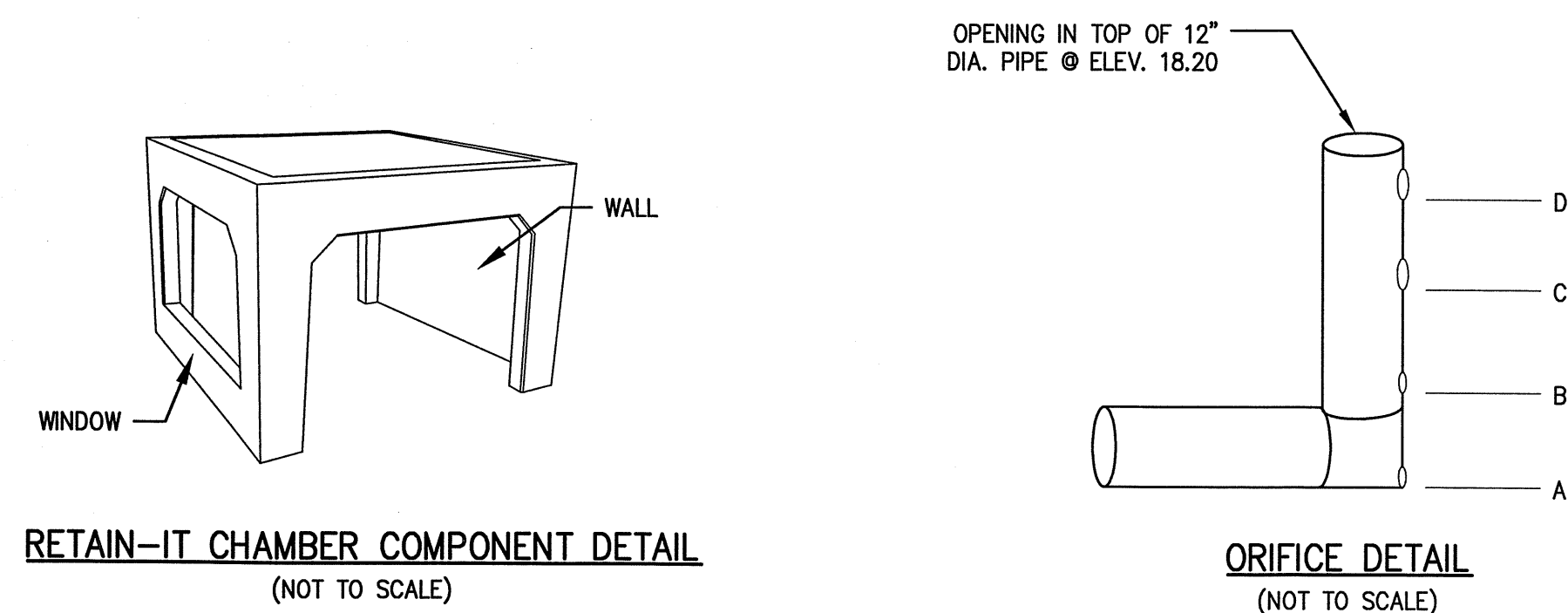
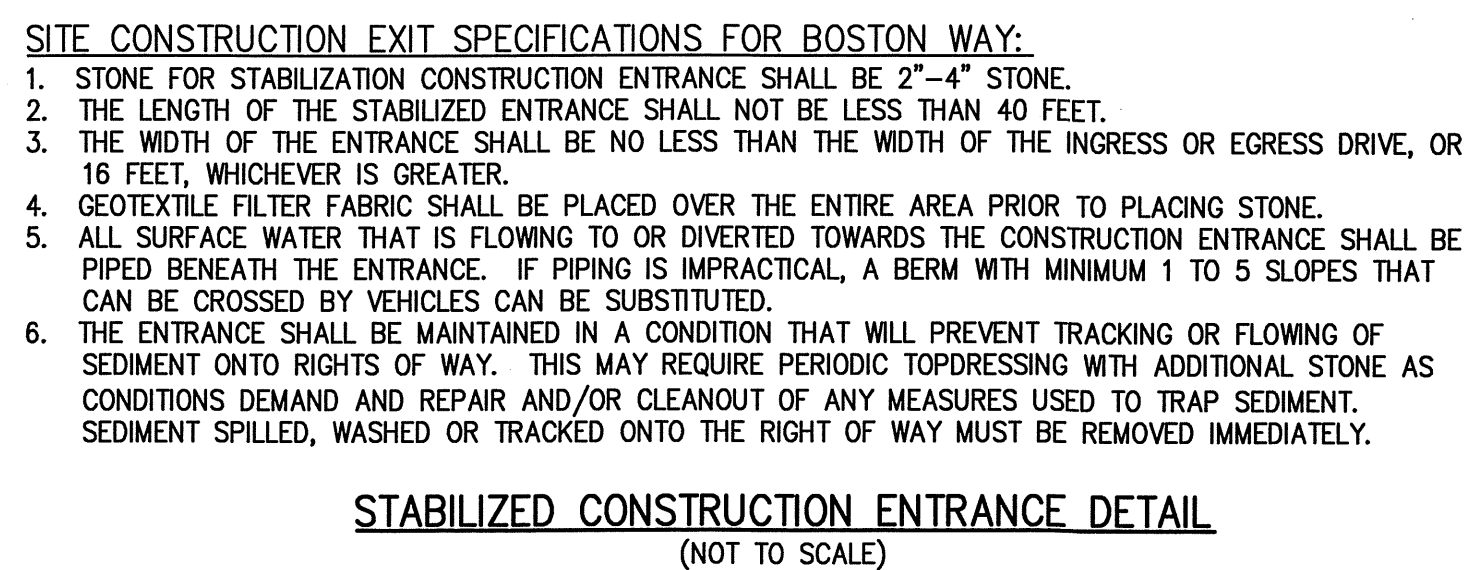
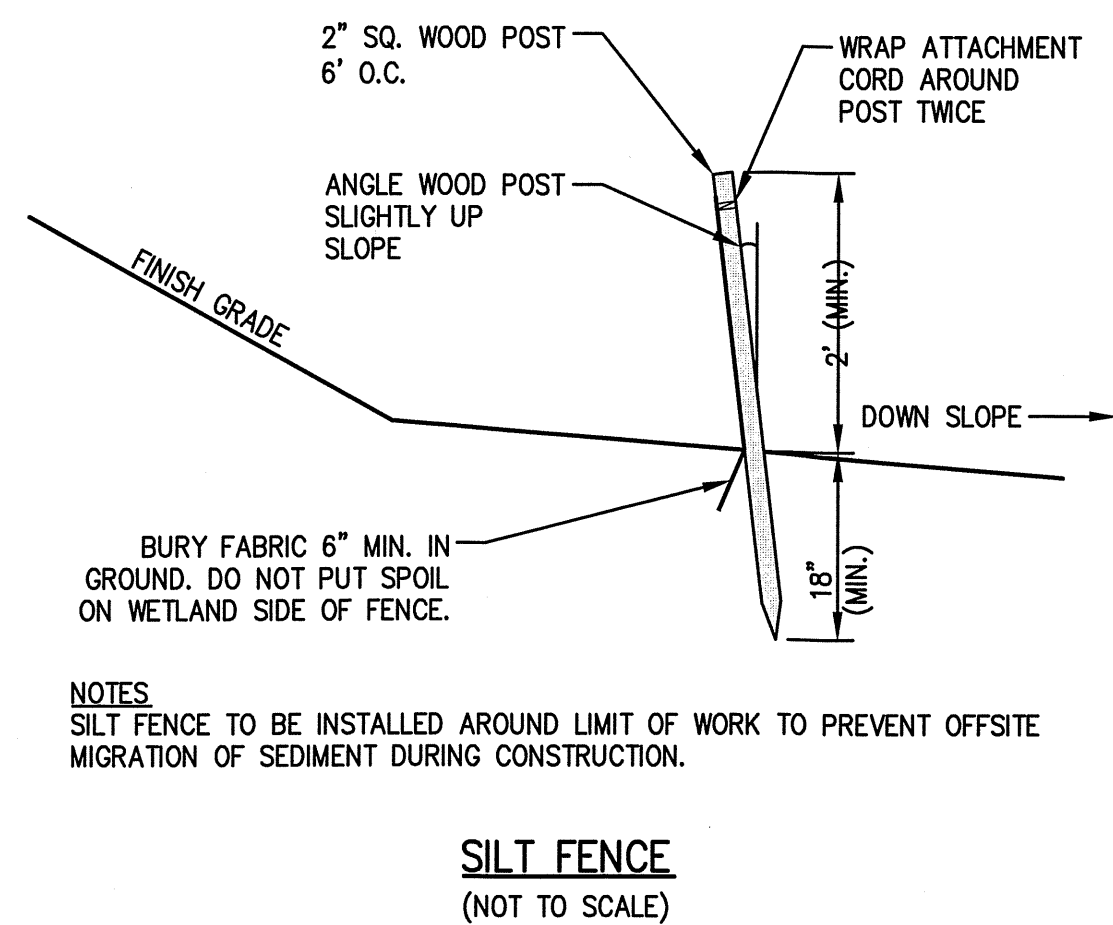
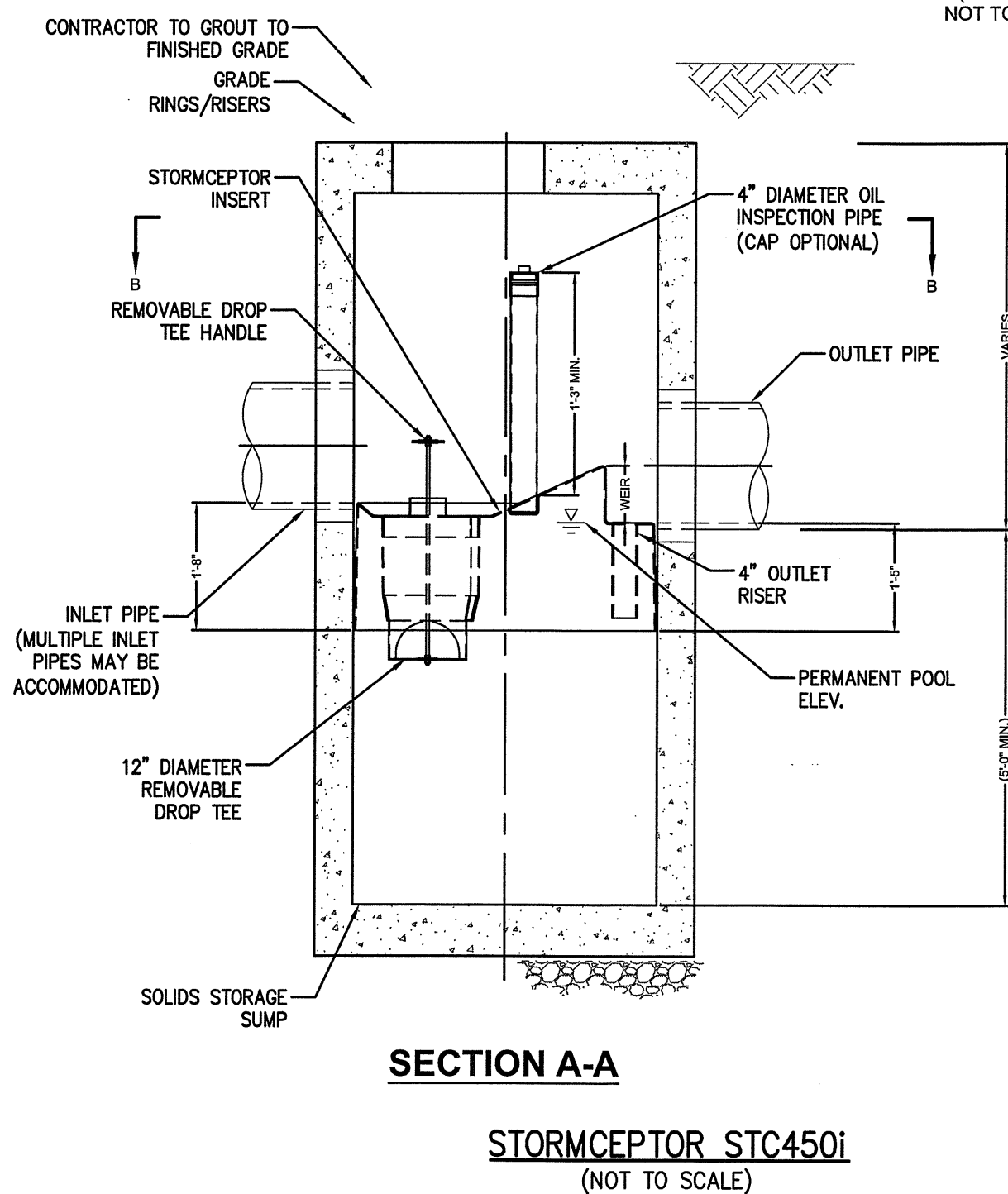
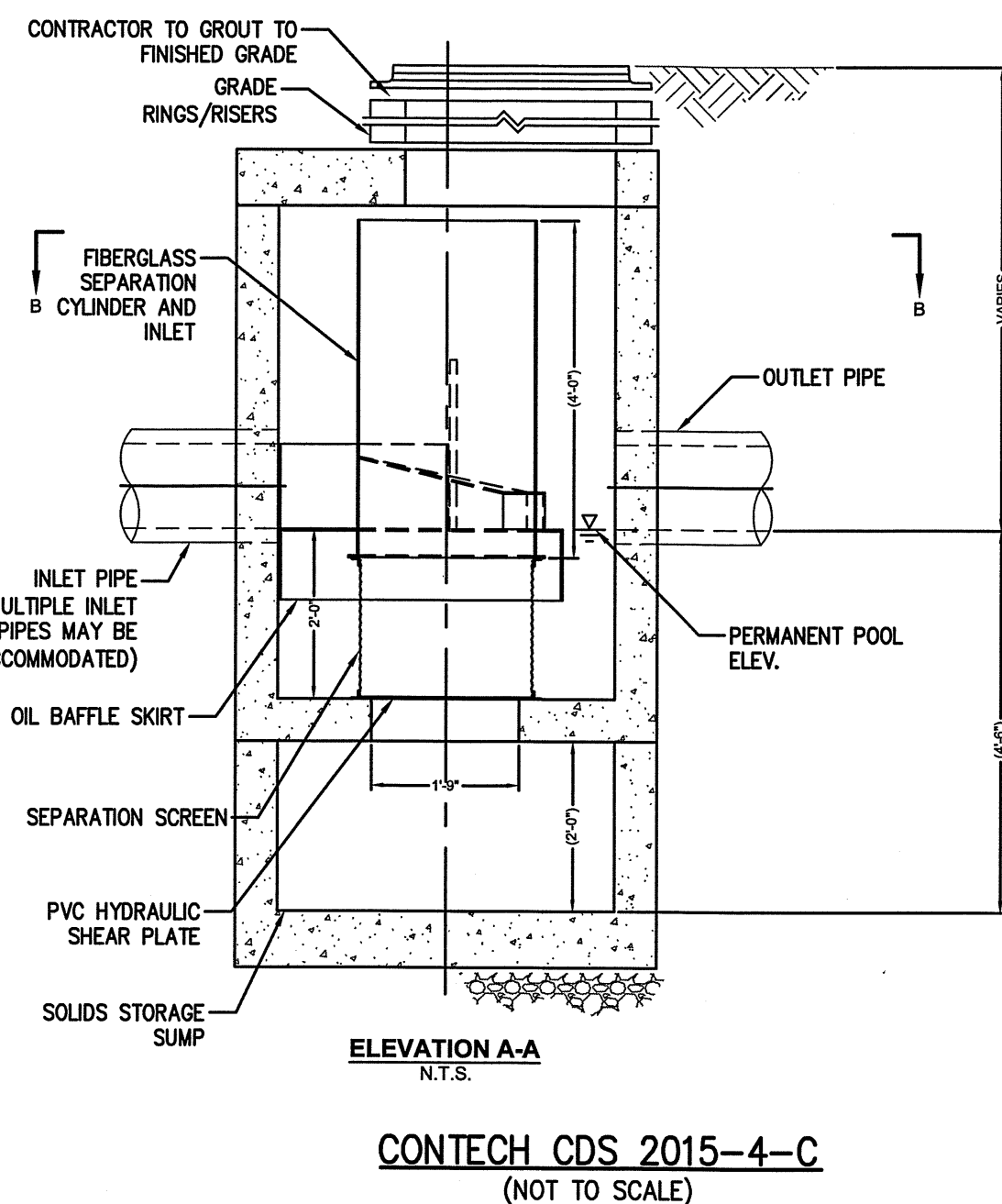
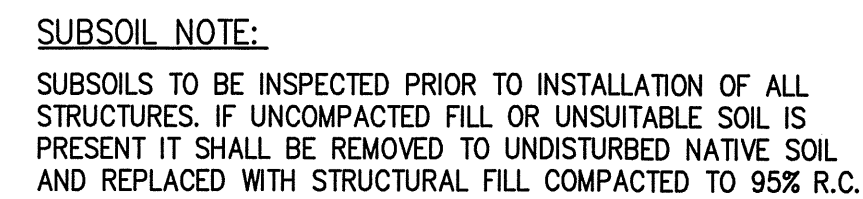
revisions:
12-20-19 - NOI SUBMISSION
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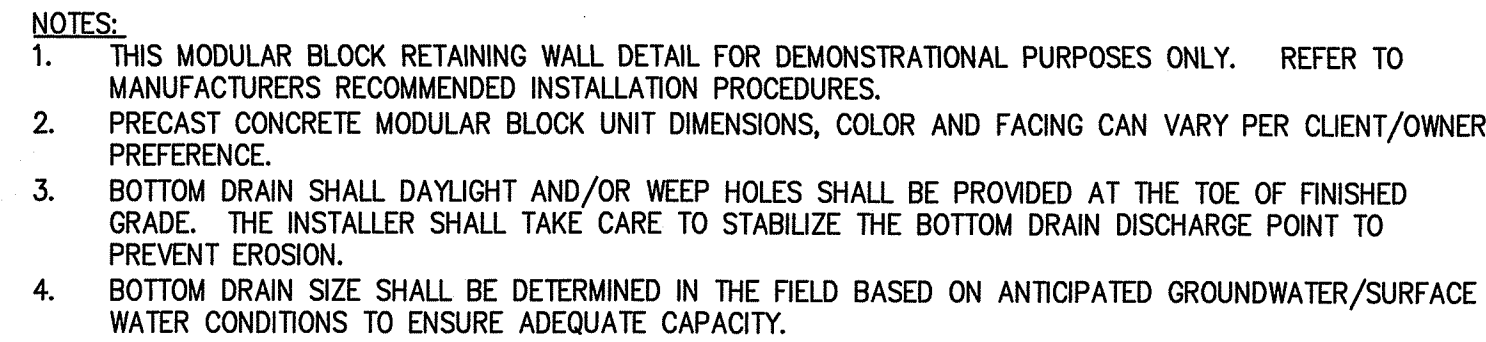
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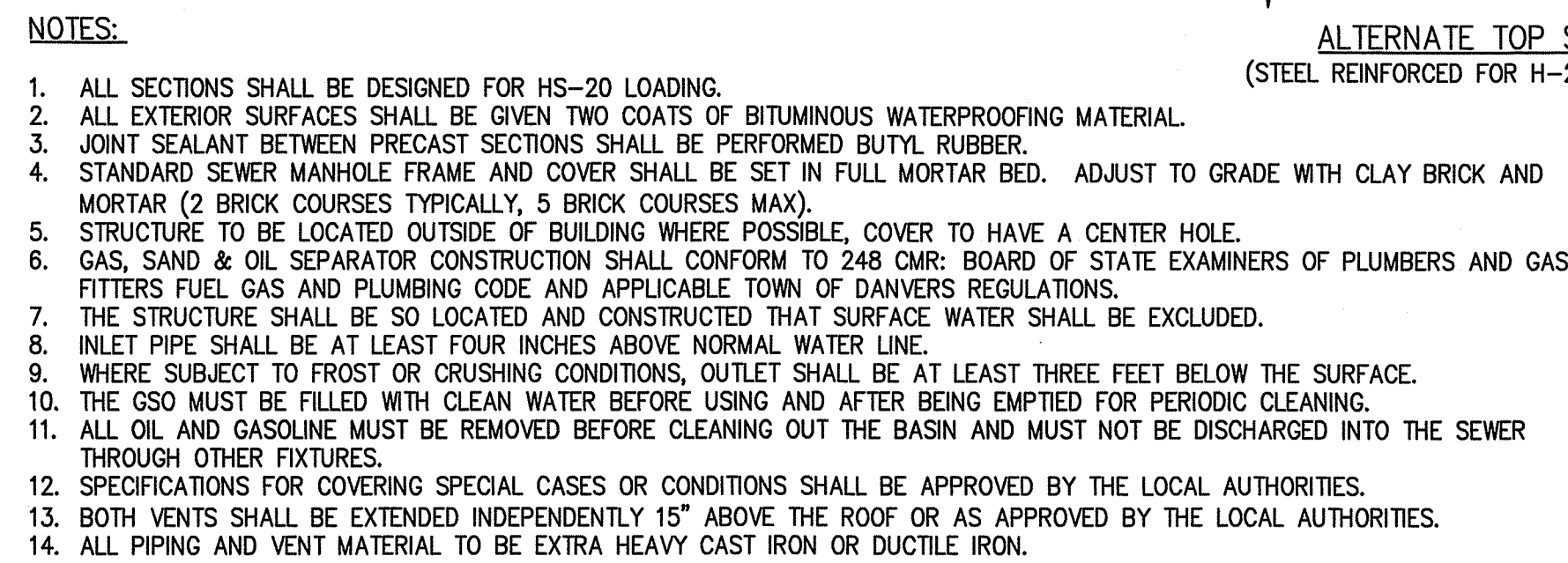
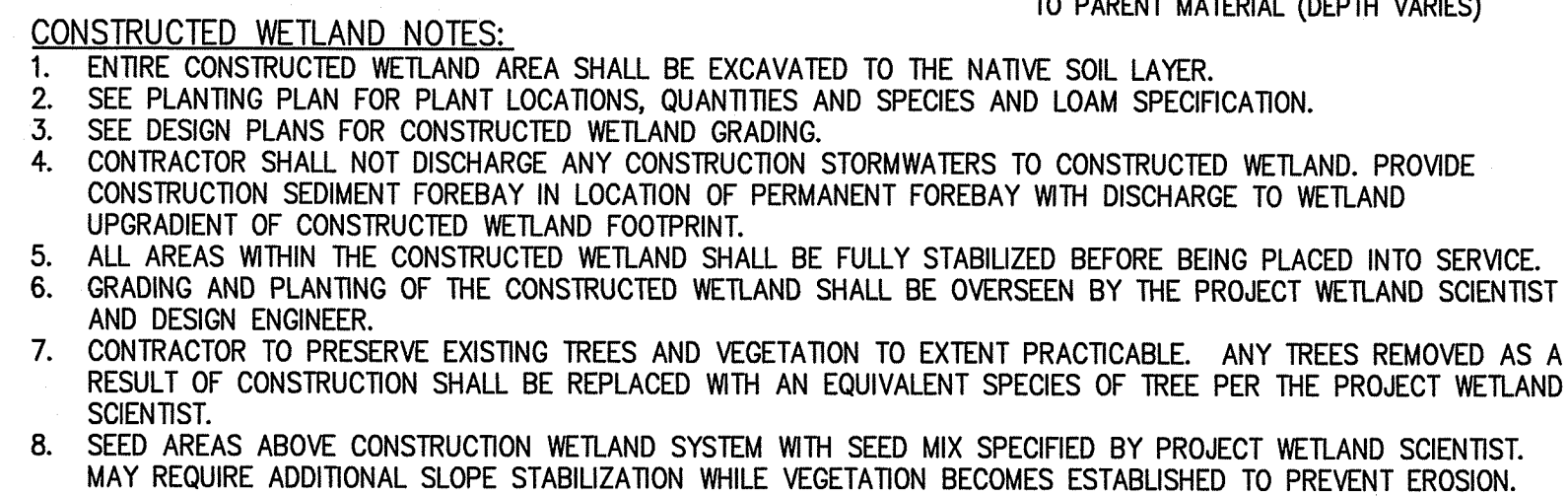
C-6



SCHEDULE OF ORIFICE INVERTS		
	ORIFICE SIZE	ELEVATION
A	4"	14.00
B	4"	14.75
C	6"	15.75
D	6"	17.00



CONSTRUCTED POCKET WETLAND
(NOT TO SCALE)



TOE OF SLOPE

FLARED END SECTION, HEADWALL OR CURB BREAK

STONE RIP-RAP (TYP.)

6"–12" DIAMETER RIP-RAP

8' WIDE OUTFALL (MIN.)

SEE PLAN VIEW FOR ORIENTATION

SECTION A-A

12" MIN. DEPTH OF STONE RIP-RAP (MASS. DPW MAT. SPEC N12.02.3)

6" GRAVEL OR CRUSHED STONE

SHAPE CHANNEL AS ILLUSTRATED ON THE SITE PLAN

FILTER FABRIC

SET OUTLET LEVEL ALONG CONTOUR TO PROMOTE SHEET FLOW

PLAN VIEW

מלכות

Civil Engineer.

landscape architect.

OWING.

1970

Principal Investigator:

due date: 10/23/19

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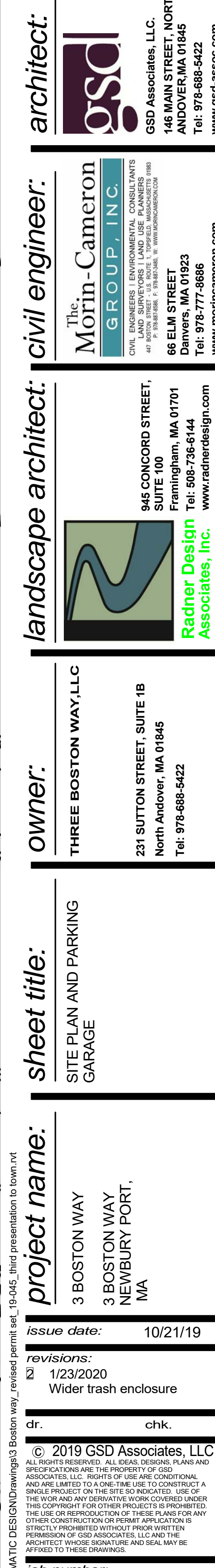
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C-8



SCALE: 1/16" = 1'-0"



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sheet title:

Colored Context Plan

project name:

3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19

revisions:
1 Planning Bd Review 12/11/2019
2 Notice of Intent 12/20/2019
3 Planning Bd Review 01/23/2020

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DA 19-22

L0.0



LEGEND

- Proposed Shade Trees
- Proposed Ornamental Trees
- Lawn
- STORMWATER BASIN

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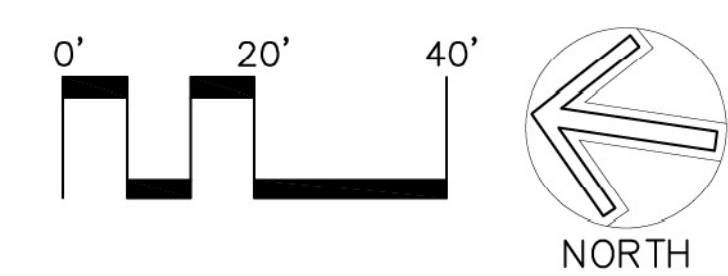
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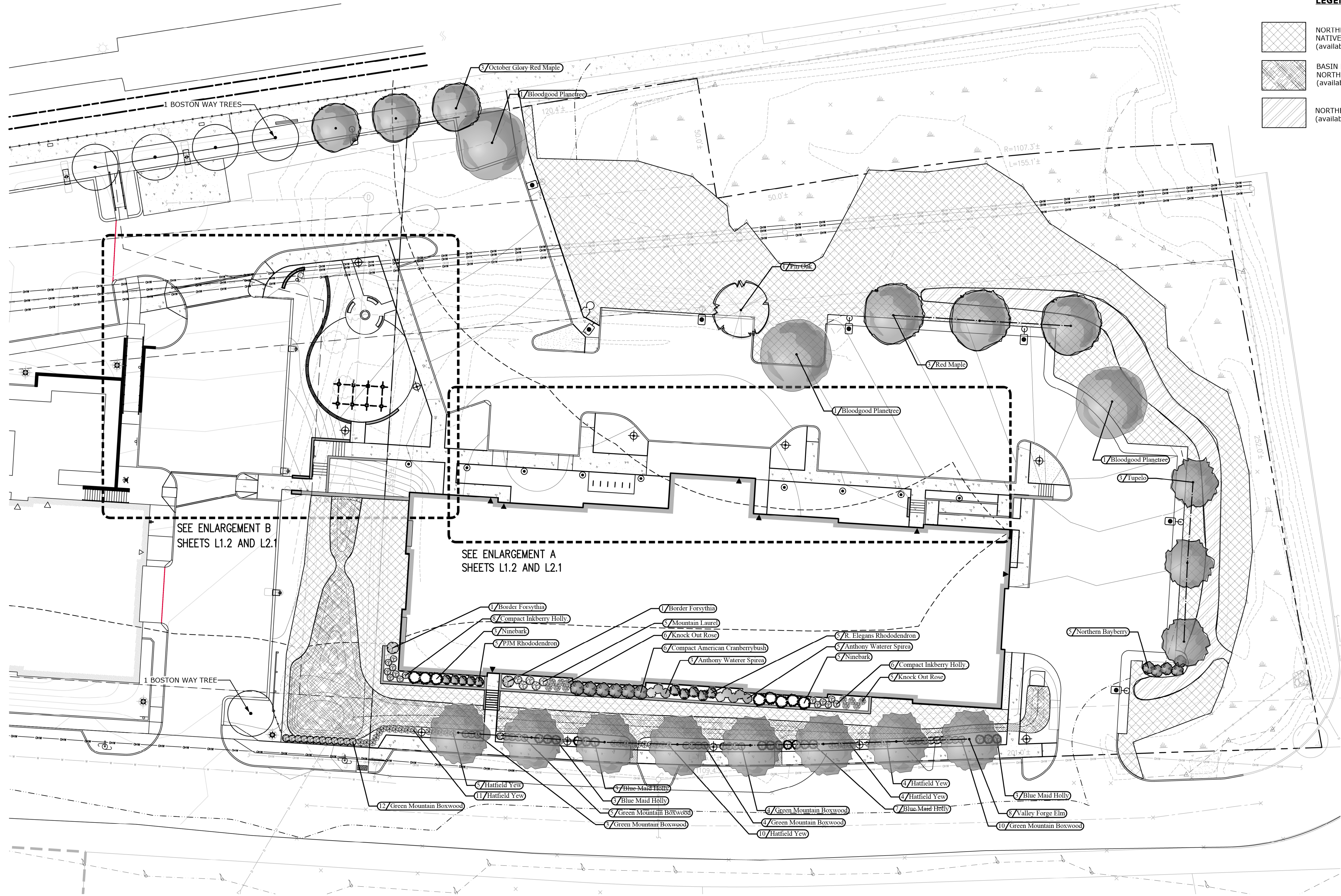
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RDA 19-22

L0.1





LEGEND

NORTHEAST UPLAND
NATIVE/NATURALIZED WILDFLOWER MIX
(available from Southern Tier Consulting)

BASIN BOTTOM SEED MIX
NORTHEAST WETLAND SHRUB HERB MIX
(available from Southern Tier Consulting)

NORTHEAST WETLAND HUMMOCK MIX
(available from Southern Tier Consulting)

PLANT SCHEDULE - Sheet L1.1				
Qty	Latin Name	Common Name	Scheduled Size	Remarks
Shade Trees				
3	Acer rubrum	Red Maple	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
3	Acer rubrum 'October Glory'	October Glory Red Maple	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
3	Nyssa sylvatica	Tupelo	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
3	Platanus acerifolia 'Bloodgood'	Bloodgood Planetree	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
1	Quercus palustris	Pin Oak	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
8	Ulmus americana 'Valley Forge'	Valley Forge Elm	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
Shrubs				
38	Buxus x 'Green Mountain'	Green Mountain Boxwood	18-24" HT.	Container, 2.5' on center
8	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	18-24" HT.	Container
2	Forsythia intermedia	Border Forsythia	3-4' HT.	Container
14	Ilex glabra 'Densa'	Compact Inkberry Holly	24-30" HT.	Container
16	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	24-30" HT.	Container, 3.5' on center
5	Kalmia latifolia 'Olympic Fire'	Mountain Laurel	24-30" HT.	Container
5	Myrica pennsylvanica	Northern Bayberry	7 Gal.	Container
8	Physocarpus opulifolium 'Diabolo'	Ninebark	3-4' HT.	Container
5	Rhododendron 'PJM'	PJM Rhododendron	24-30" HT.	B&B
5	Rhododendron 'Roseum Elegans'	Roseum Elegans Rhododendron	30-36" HT.	B&B
11	Rosa x 'Knock Out'	Knock Out Rose	5 Gal.	Container
8	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal.	Container
34	Taxus x media 'Hatfield'	Hatfield Yew	18-24" HT.	Container, 2.5' on center
6	Viburnum opulus x americanum	Compact American Cranberrybush	3-4' HT.	Container

PLANT SCHEDULE - Sheet L1.2				
Qty	Latin Name	Common Name	Scheduled Size	Remarks
Shade Trees				
6	Zelkova serrata 'Musashino'	Musashino Zelkova	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
Ornamental Trees				
3	Malus x 'Prairifire'	Prairifire Crabapple	8-10'	B&B, Full, Picturesque, Specimen
Shrubs				
5	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	3 Gal.	Container
37	Buxus x 'Green Mountain'	Green Mountain Boxwood	18-24" HT.	Container, 2.5' on center
6	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	2 gal.	Container
5	Forsythia intermedia	Border Forsythia	3-4' HT.	Container
2	Hibiscus syriacus	Rose of Sharon	3-4' HT.	Container
6	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	7 Gal.	Container
4	Ilex crenata 'Compacta'	Compact Japanese Holly	18-24" HT.	Container
2	Ilex crenata 'Steeds'	Steeds Holly	36-42" HT.	Container
10	Ilex glabra 'Densa'	Compact Inkberry Holly	24-30" HT.	Container
7	Juniperus chinensis sargentii 'Glaucia'	Blue Sargent Juniper	12-18" Spr.	Container
6	Leucothoe fontanesiana 'Girard's Rainbow'	Rainbow Leucothoe	18-24" HT.	Container
5	Rhododendron 'Blaauws Pink'	Blaauws Pink Azalea	18-24" HT.	Container
2	Rhododendron 'Roseum Elegans'	Roseum Elegans Rhododendron	24-30" HT.	B&B
47	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 gal.	Container
6	Spiraea japonica 'Shirobana'	Shirobana Spirea	12-18" HT.	Container
2	Syringa patula 'Miss Kim'	Miss Kim Lilac	30-36" HT.	Container

Perennials, Grasses and Groundcovers				
5	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	2 Gal.	Container
93	Carex pennsylvanica	Oak Sedge	1 Gal.	Container
11	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 Gal.	Container
14	Echinacea purpurea 'Harvest Moon'	Purple Coneflower	1 Gal.	Container
14	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 Gal.	Container
11	Hosta 'Frances'	Variegated Hosta	1 Gal.	Container
79	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Container
18	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal.	Container
11	Pennisetum alopecuroides.	Fountain Grass	2 Gal.	Container
9	Phlox paniculata	Garden Phlox	1 Gal.	Container
16	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 Gal.	Container

0' 20' 40'

NORTH

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sheet title:

Planting Plan

project name:

3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date:

10/23/19

revisions:

1

Planning Bd Review 12/11/2019

2

Notice of Intent 12/20/2019

3

Planning Bd Review 01/23/2019

dr.

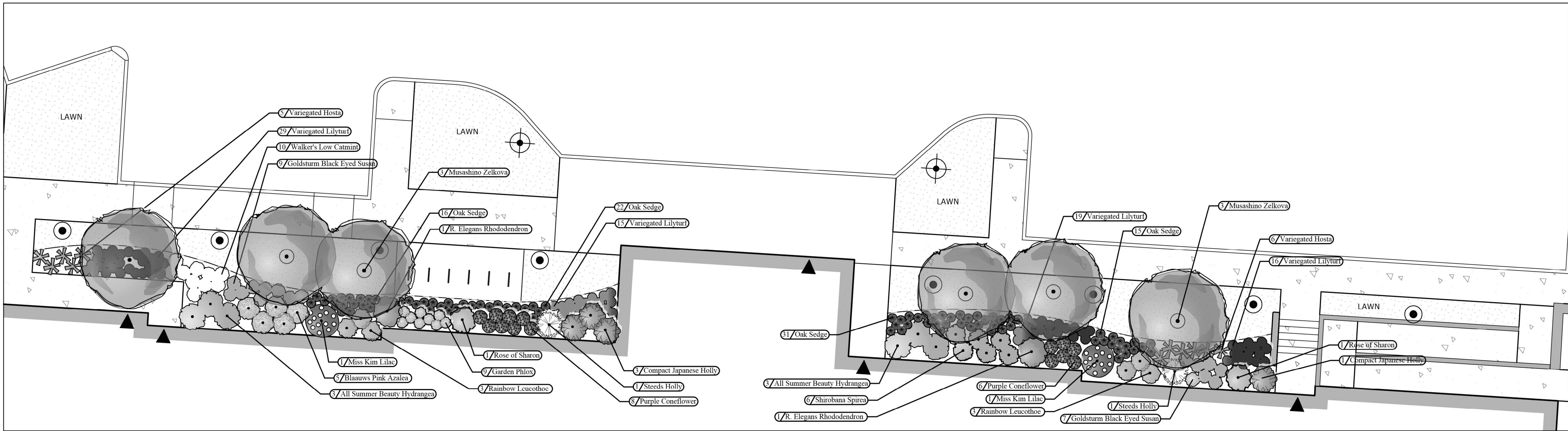
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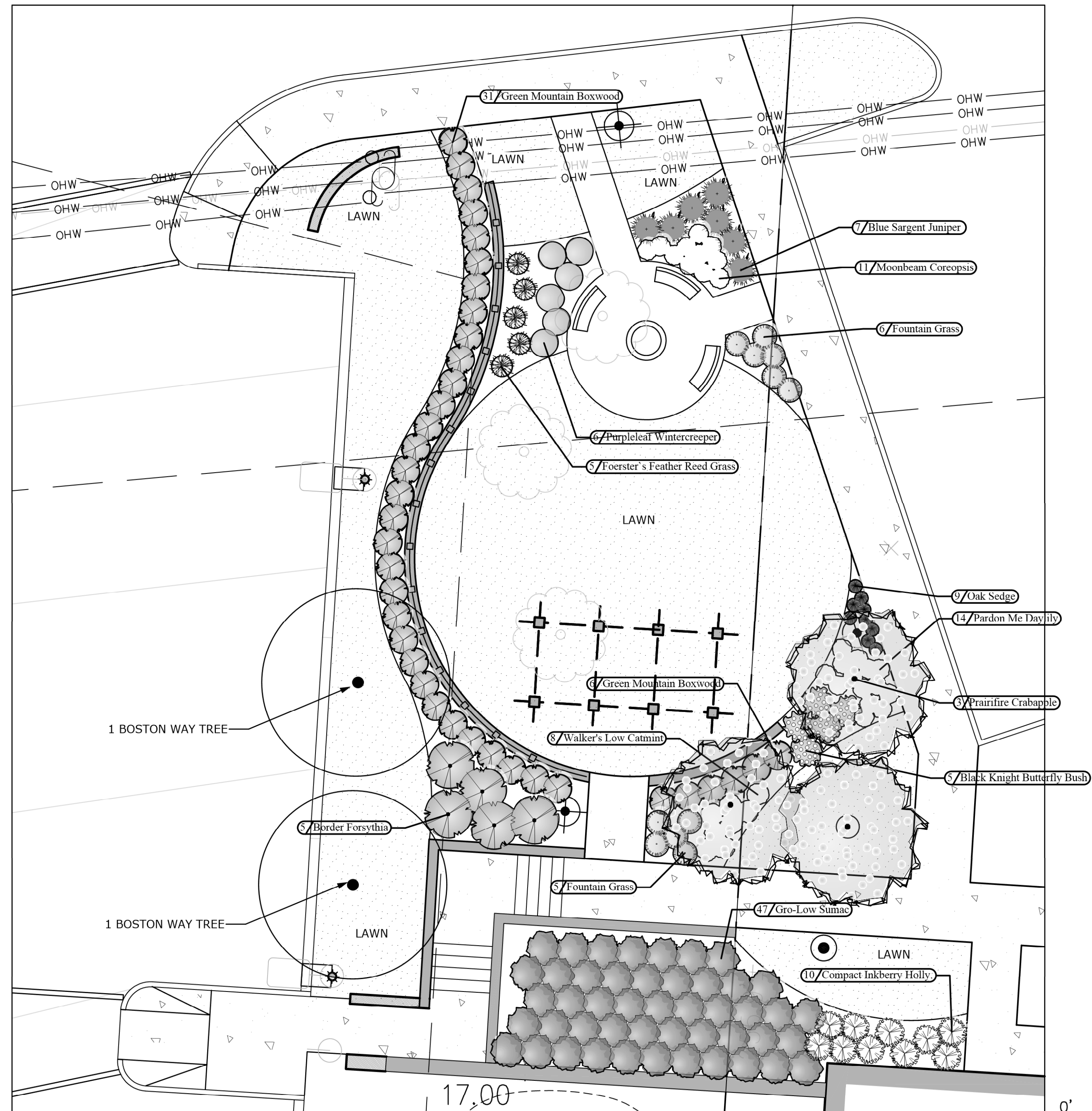
19-22

L1.1

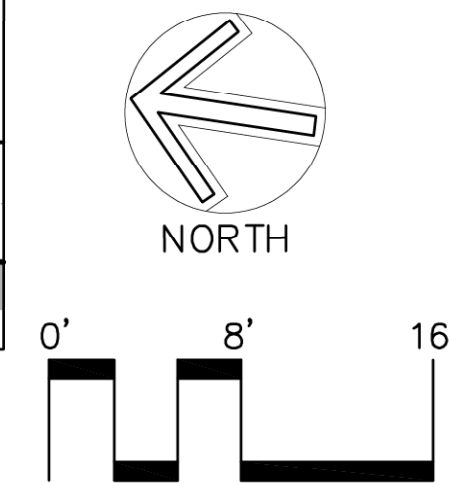


1 PLANTING ENLARGEMENT A
L1.2 SCALE: 1/8"=1'-0"

- NOTES**
- FURNISH AND INSTALL PLANTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF SHRUBS GRAPHICALLY SHOWN ON PLANS. IF THERE IS A DISCREPANCY BETWEEN PLANT LIST QUANTITIES AND GRAPHICS, THE GRAPHIC SHALL TAKE PRECEDENCE.
 - PRIOR TO THE START OF EXCAVATION FOR THE PROJECT BOTH ON AND OF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED A DIGSAFE NUMBER INDICATING THAT EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - CONTRACTOR SHALL BEGIN 90 DAY MAINTENANCE PERIOD IMMEDIATELY UPON PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL VERIFY TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
 - MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
 - PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
 - PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
 - MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
 - PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. USE OF PEAT MOSS IS PROHIBITED.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. REQUEST THE LANDSCAPE ARCHITECT PROVIDE A WRITTEN LETTER OF ACCEPTANCE UPON COMPLETION OF EACH PHASE.
 - PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
 - LANDSCAPE ARCHITECT TO FLAG TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
 - AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH TOPSOIL TO A MINIMUM DEPTH OF 6", AND SEEDED WITH A MIX CONSISTING OF 40% PERENNIAL RYE GRASS; 30% CHEWINGS FESCUE; 30% KENTUCKY BLUEGRASS.
 - SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
 - THERE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
 - NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
 - PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.



2 PLANTING ENLARGEMENT B
L1.2 SCALE: 1/8"=1'-0"



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3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

sheet title:

Planting Enlargements

issue date: 10/23/19

revisions:

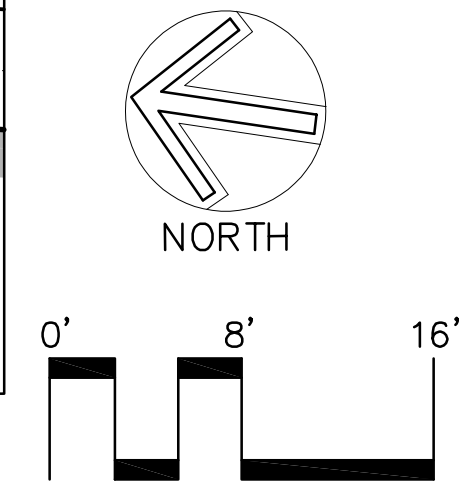
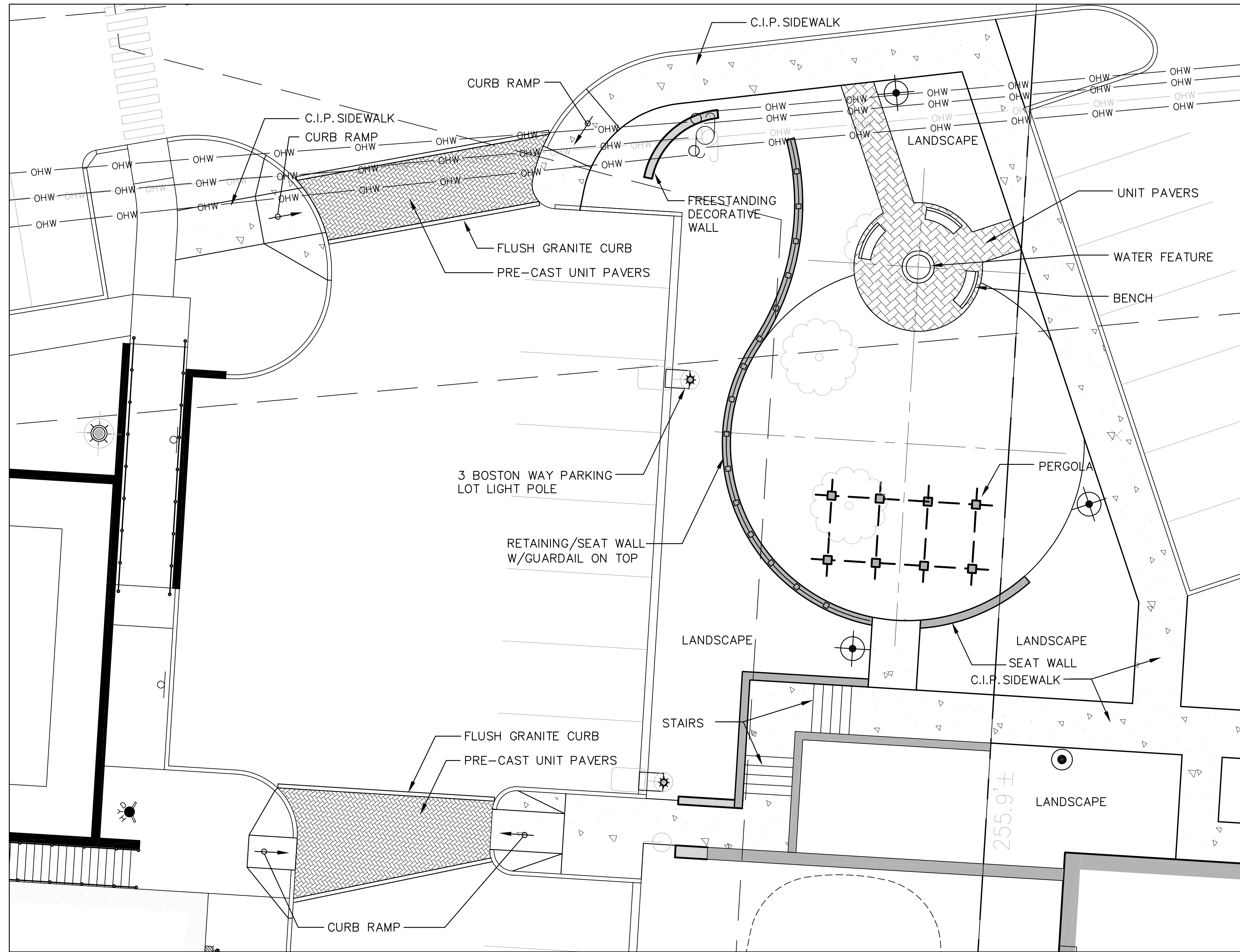
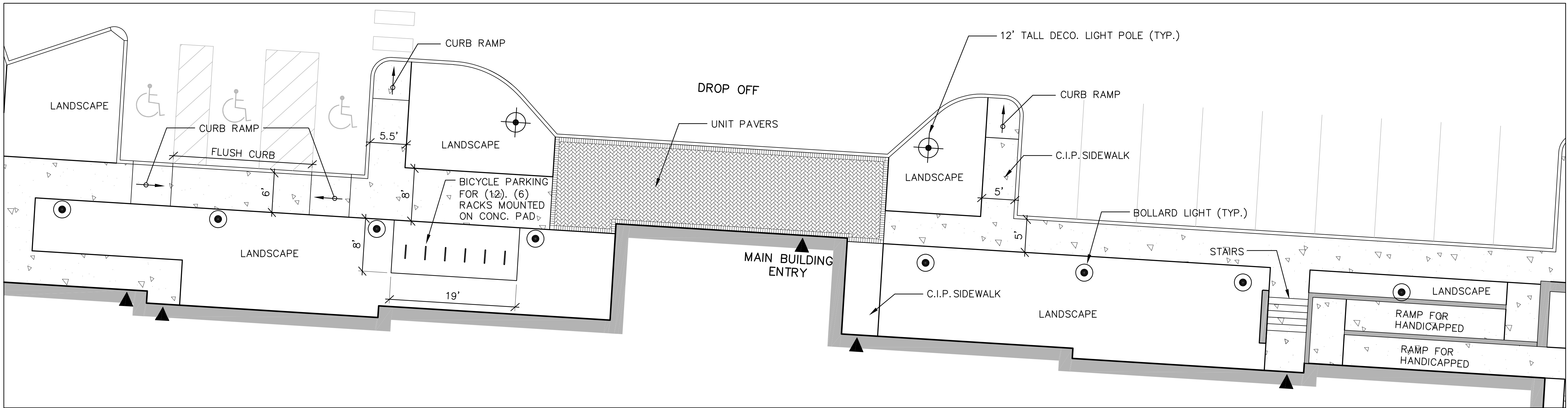
1	Planning Bd Review 12/11/2019
2	Notice of Intent 12/20/2019
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job number: RDA 19-22

L1.2



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sheet title:

Site Improvements Enlargements

project name:

3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19

revisions:

1	Planning Bd Review 12/11/2019
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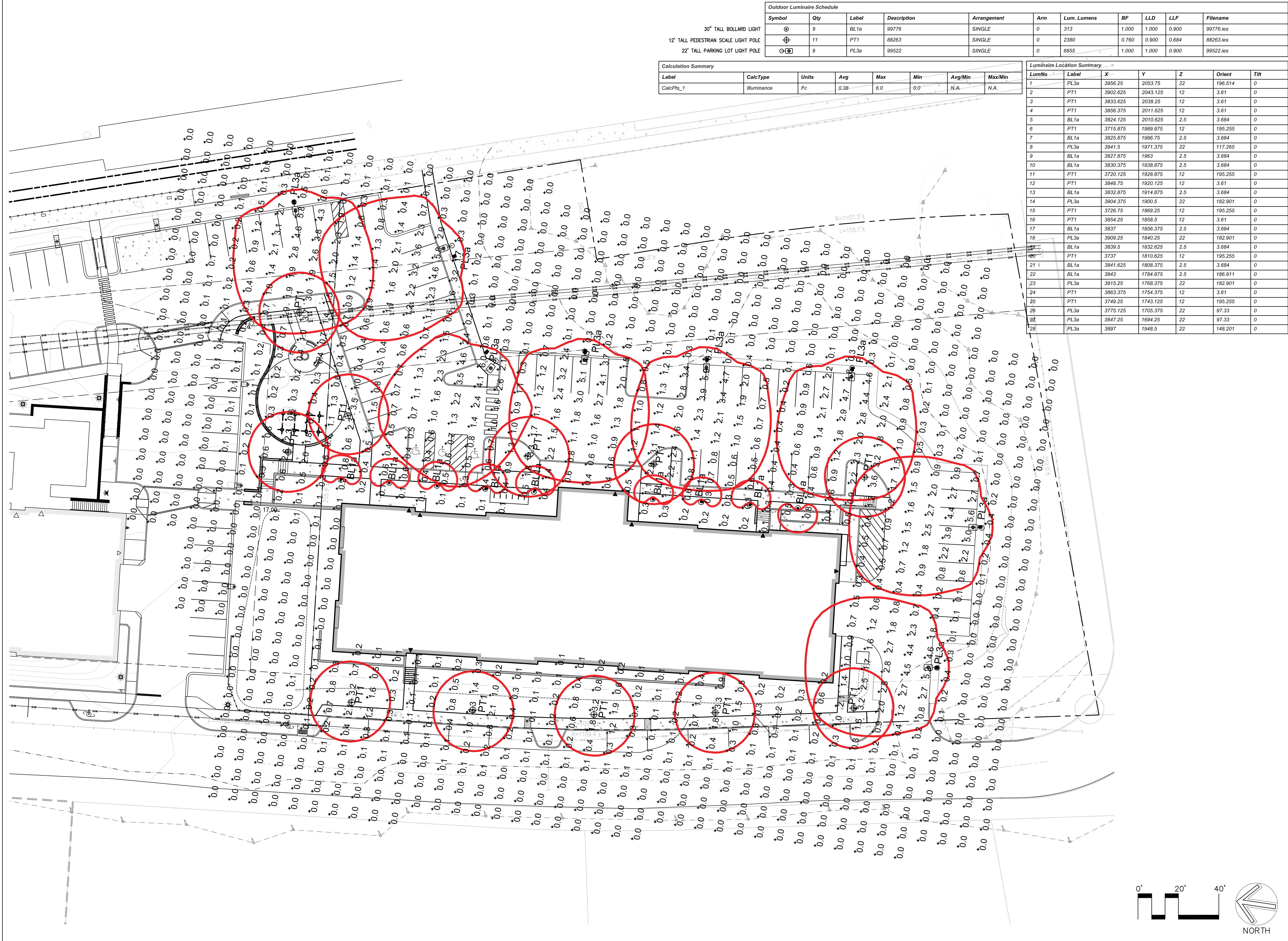
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job number:

RDA 19-22

L2.1


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Outdoor Luminaire Schedule										
Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	BF	LLD	LLF	Filename
⊙	9	BL1a	99776	SINGLE	0	313	1.000	1.000	0.900	99776.ies
⊕	11	PT1	88263	SINGLE	0	2380	0.760	0.900	0.684	88263.ies
⊗	8	PL3a	99522	SINGLE	0	6855	1.000	1.000	0.900	99522.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.38	6.0	0.0	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	PL3a	3956.25	2053.75	22	196.514	0
2	PT1	3902.625	2043.125	12	3.61	0



Seal of the Commonwealth of Massachusetts

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sheet title:

Photometric
Lighting Plan

project name:

3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date:

10/23/19

revisions:

Planning Bd Review	12/11/2019
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Planning Bd Review	01/23/2019

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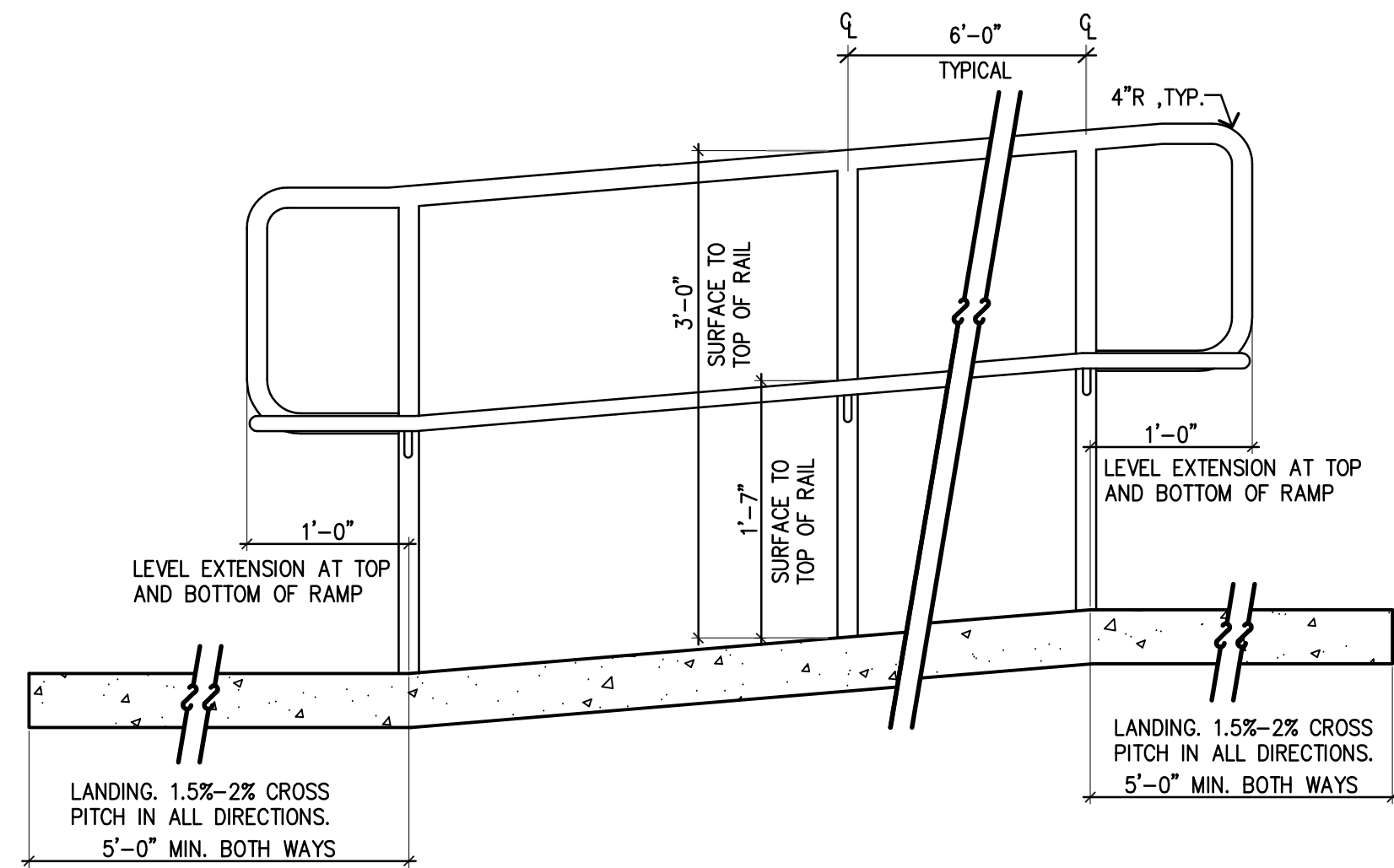
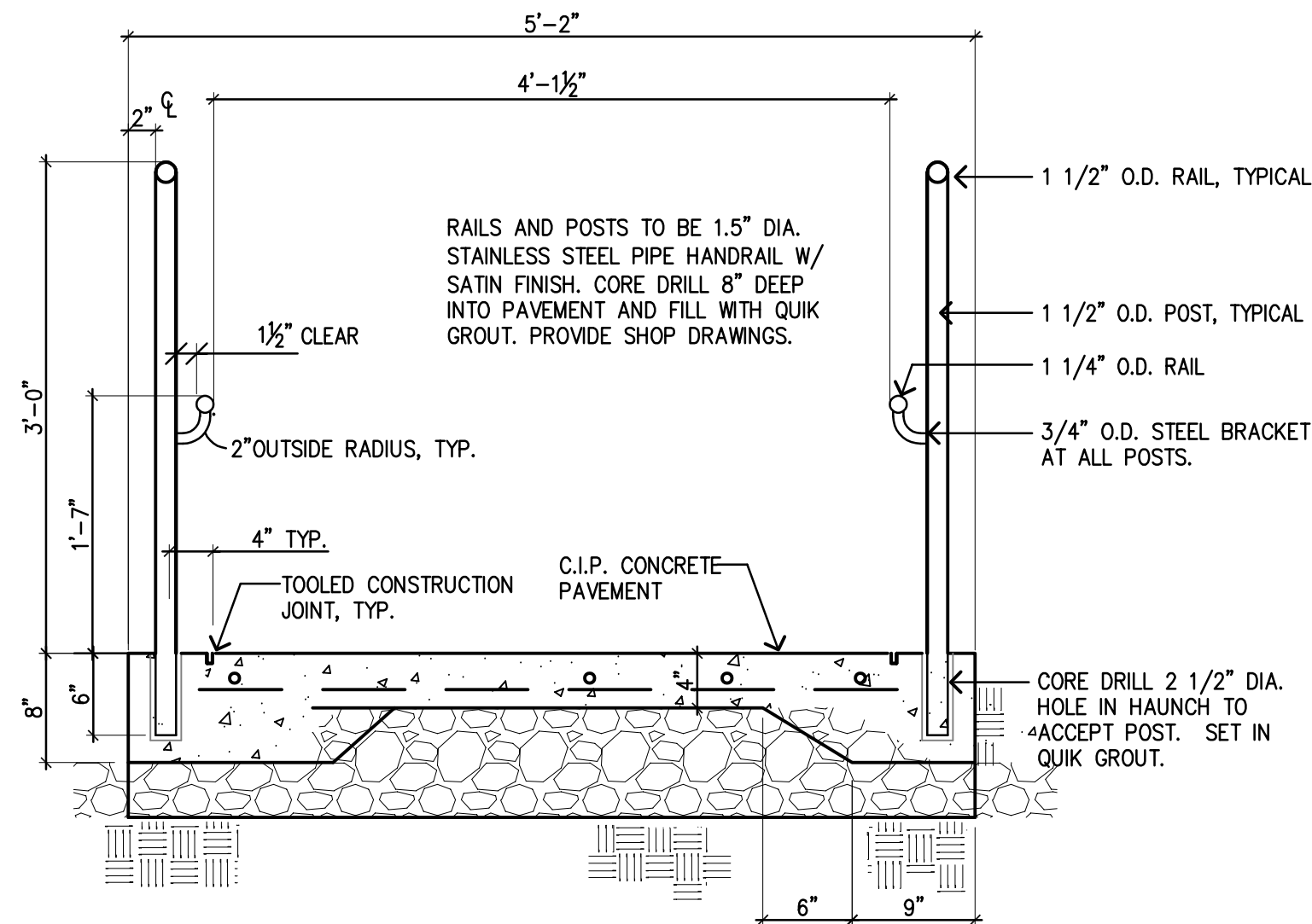
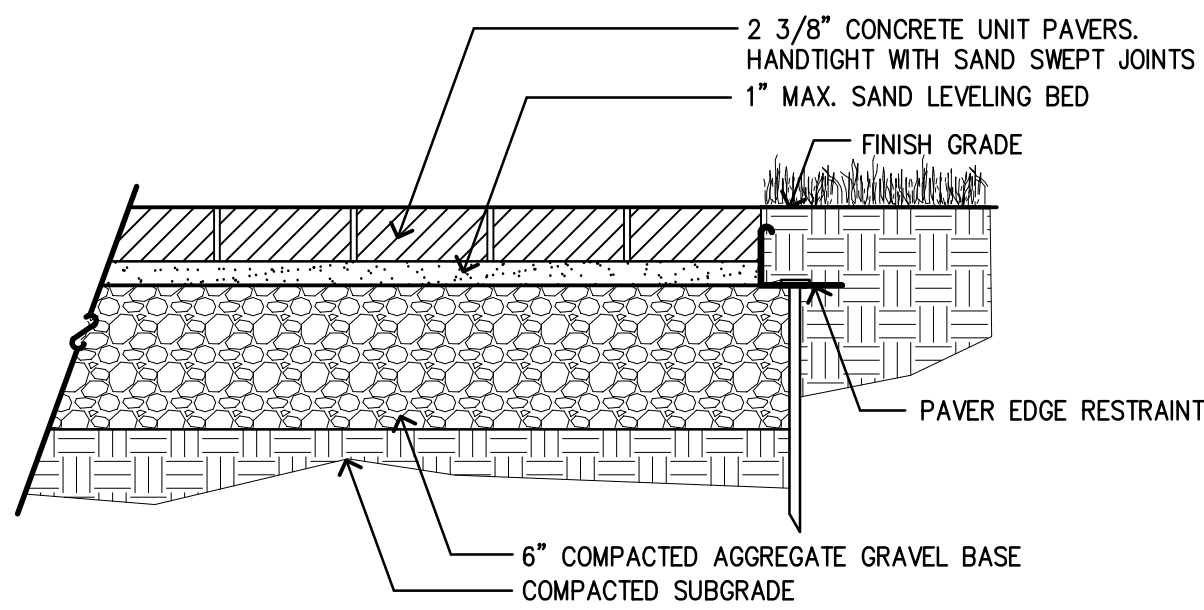
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RDA 19-22

L3.1

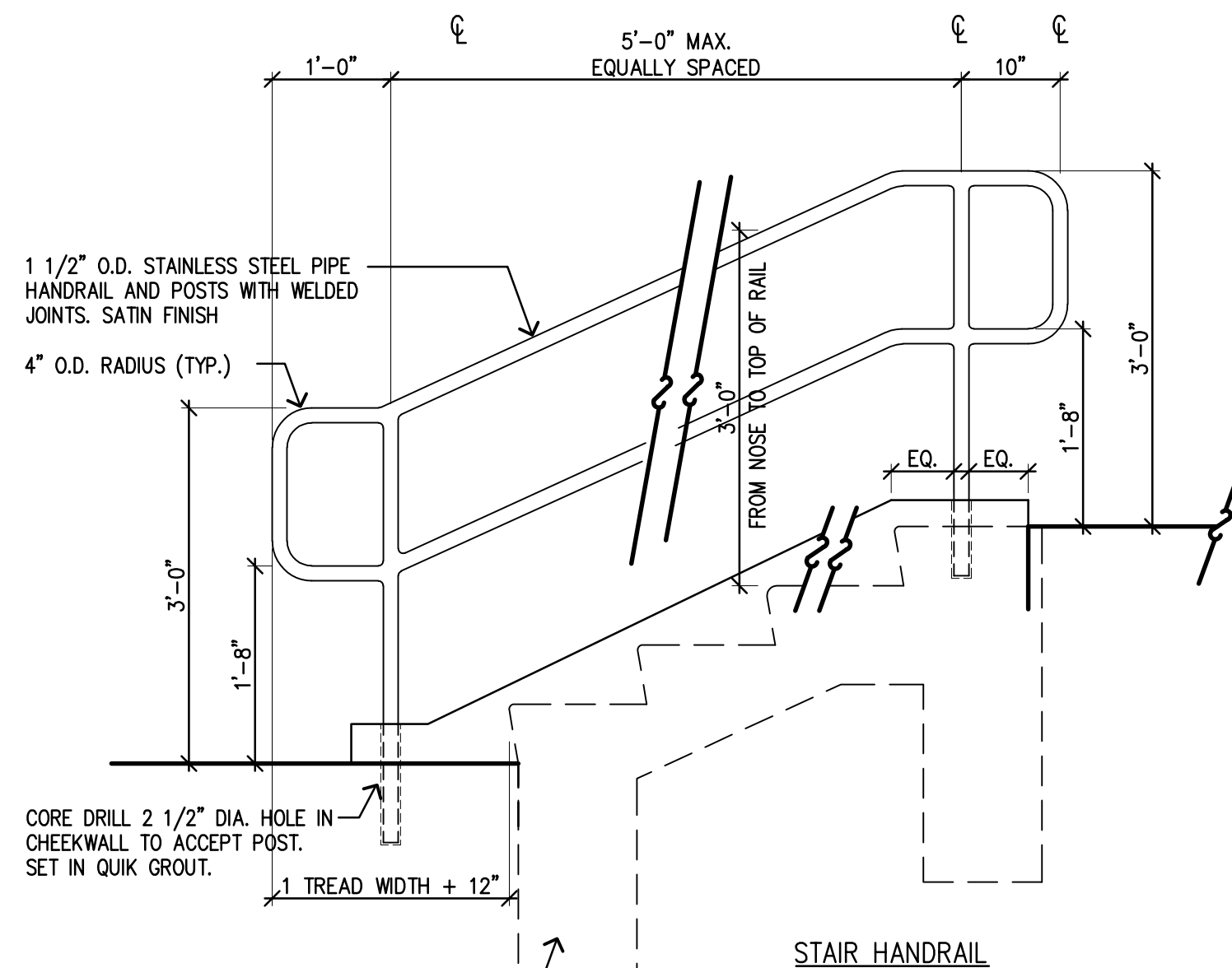
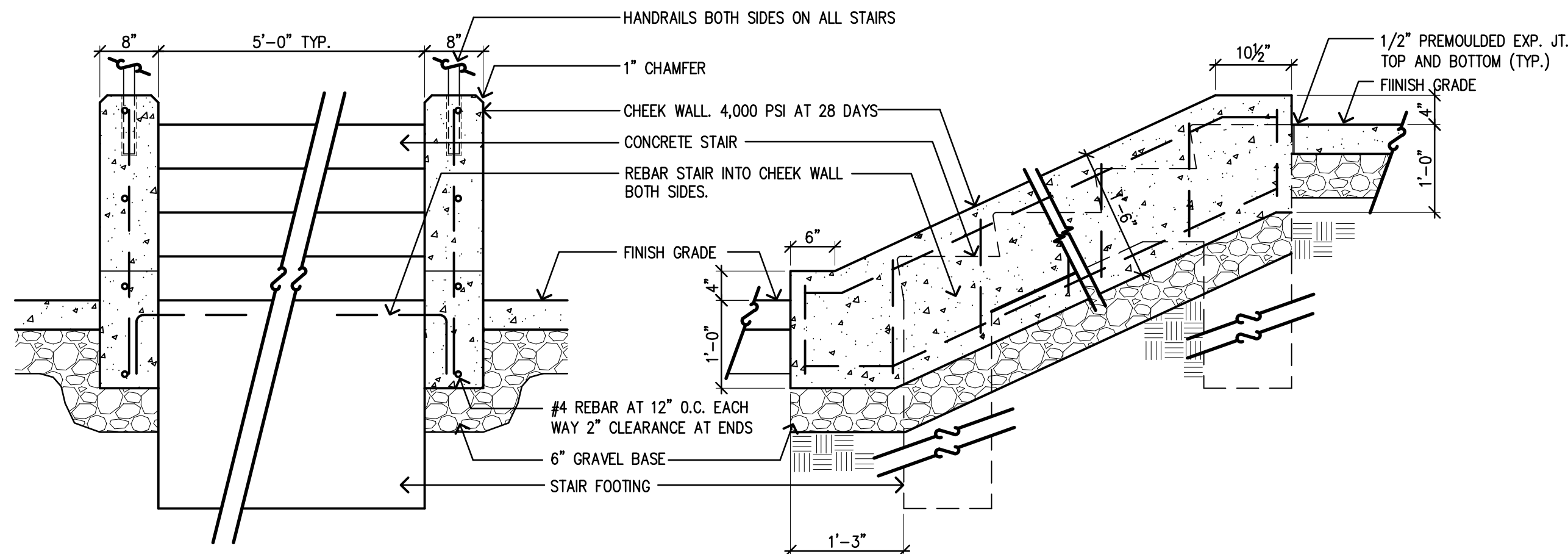
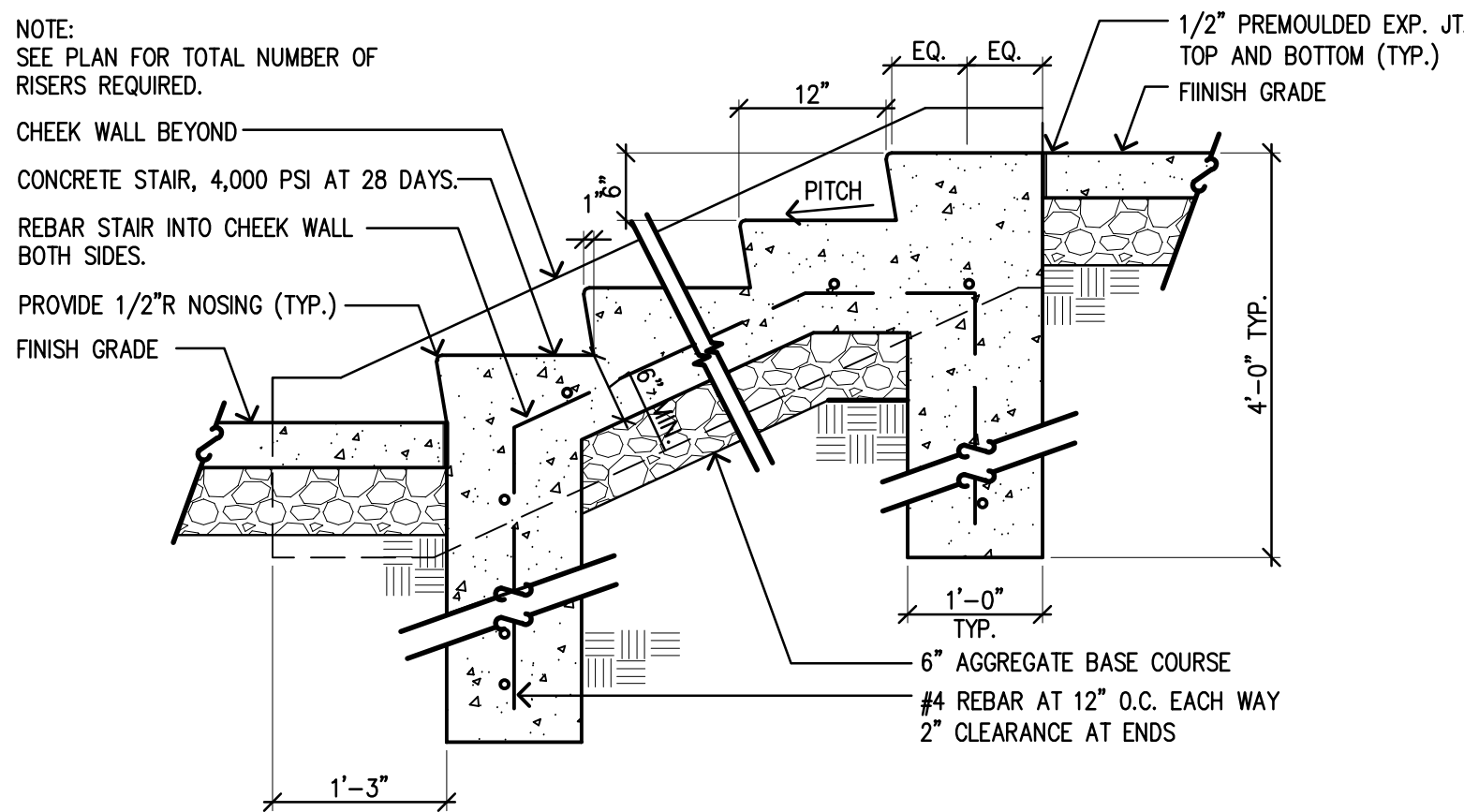


1 UNIT PAVERS

L4.1 SCALE: 1 1/2"=1'-0"

2 RAMP DETAILS

L4.1 SCALE: 1"=1'-0"

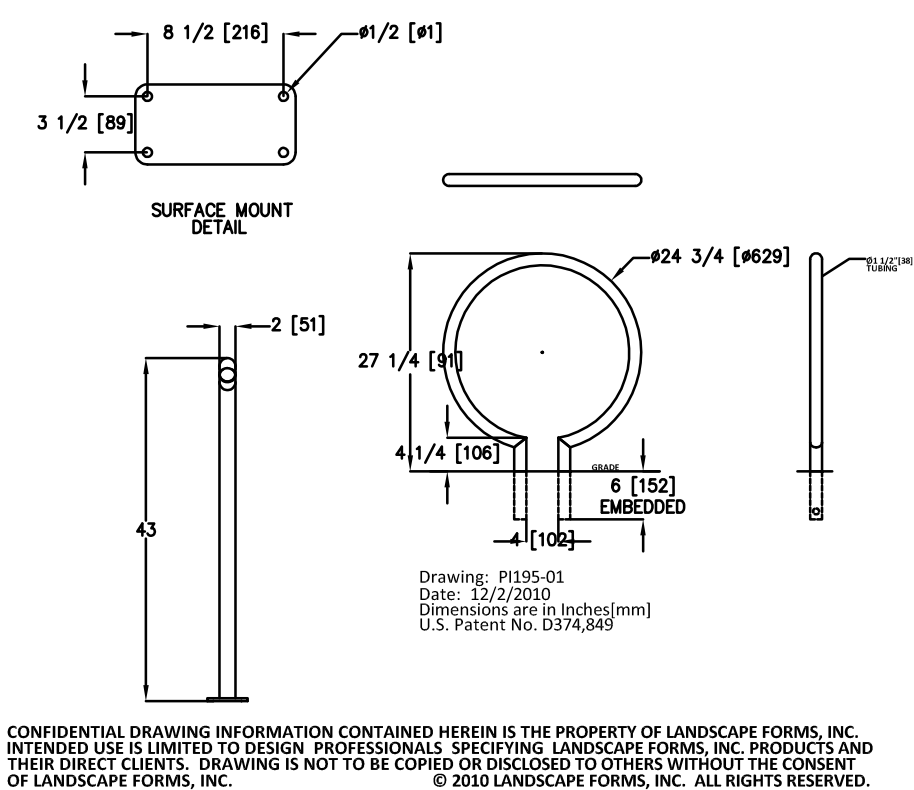
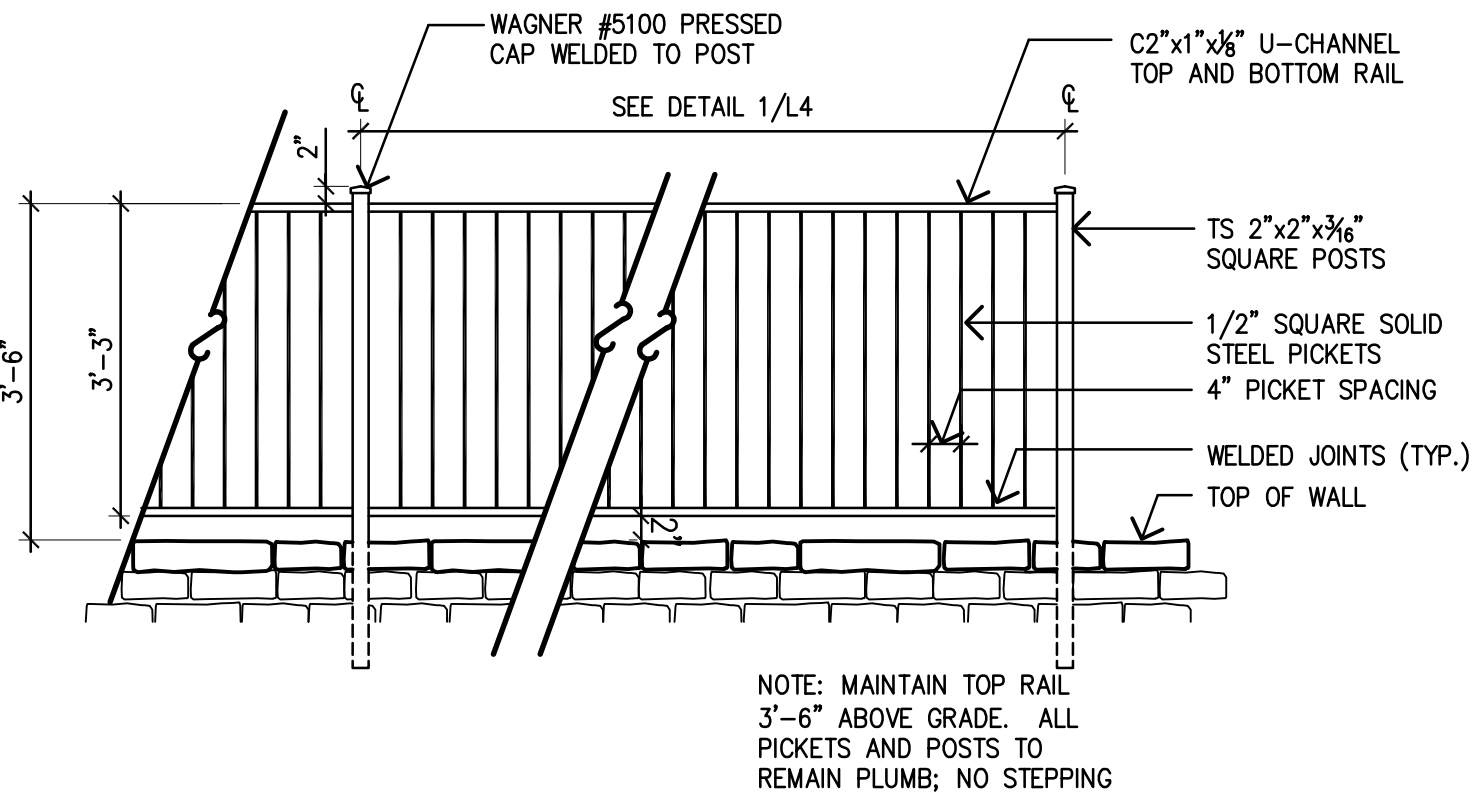
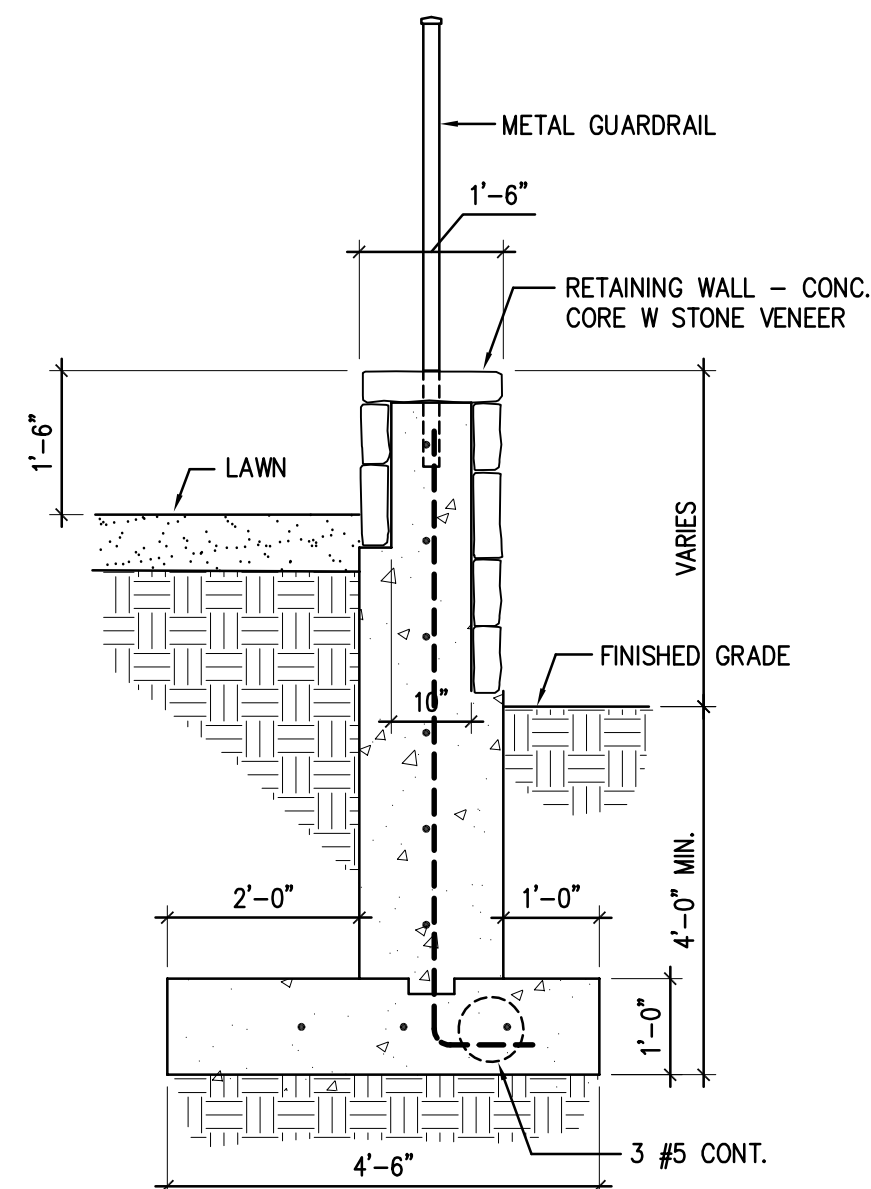


3 STAIR DETAILS

L4.1 SCALE: 3/4"=1'-0"

4 STAIR HANDRAIL

L4.1 SCALE: 3/4"=1'-0"



5 RETAINING WALL

L4.1 SCALE: 1/2"=1'-0"

6 METAL GUARDRAIL

L4.1 SCALE: 1/2"=1'-0"

7 WATER FEATURE

L4.1 NO SCALE

8 BICYCLE RACK - 'RING RACK' BY LANDSCAPE FORMS

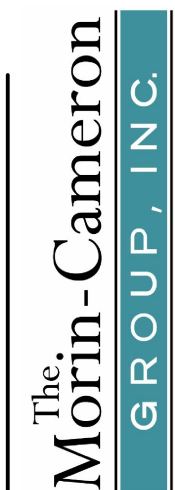
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architect:



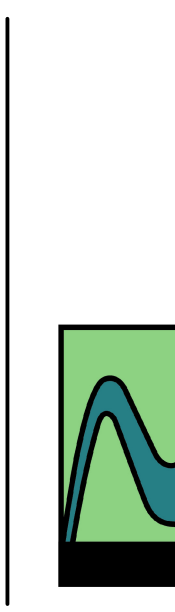
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Tel: 978-688-5422

sheet title:

Site Improvement Details 1

project name:

3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19

revisions:
Planning Bd Review 12/11/2019
Notice of Intent 12/20/2019
Planning Bd Review 01/23/2020

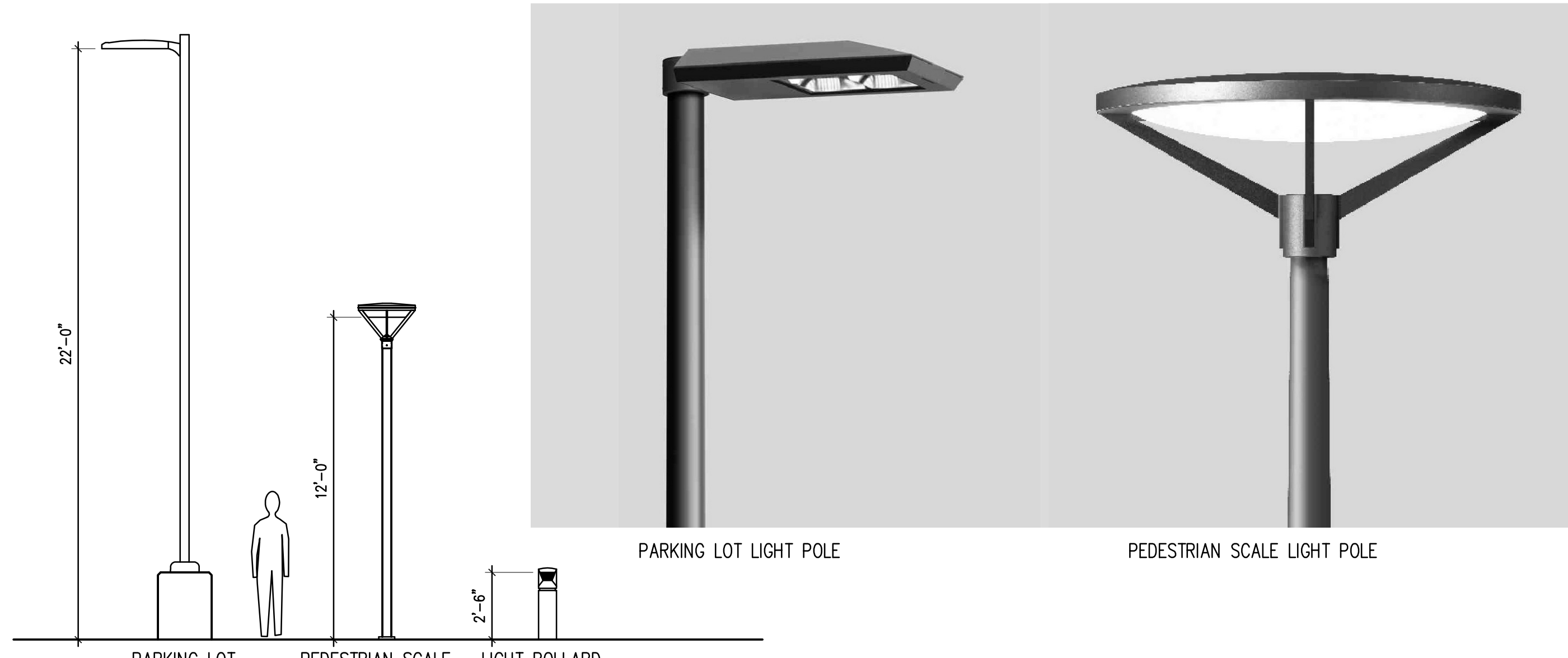
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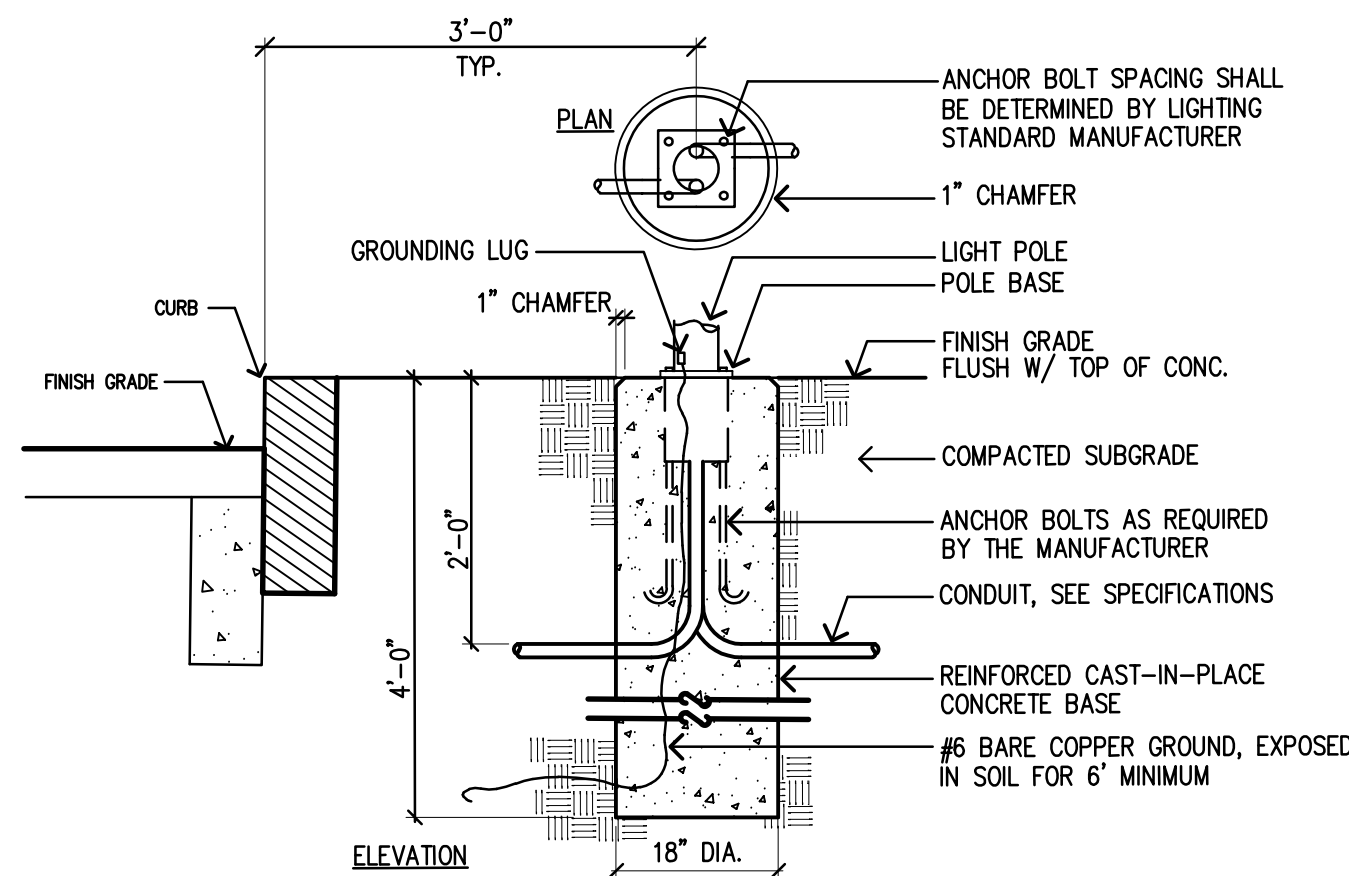
job number:

RDA 19-22

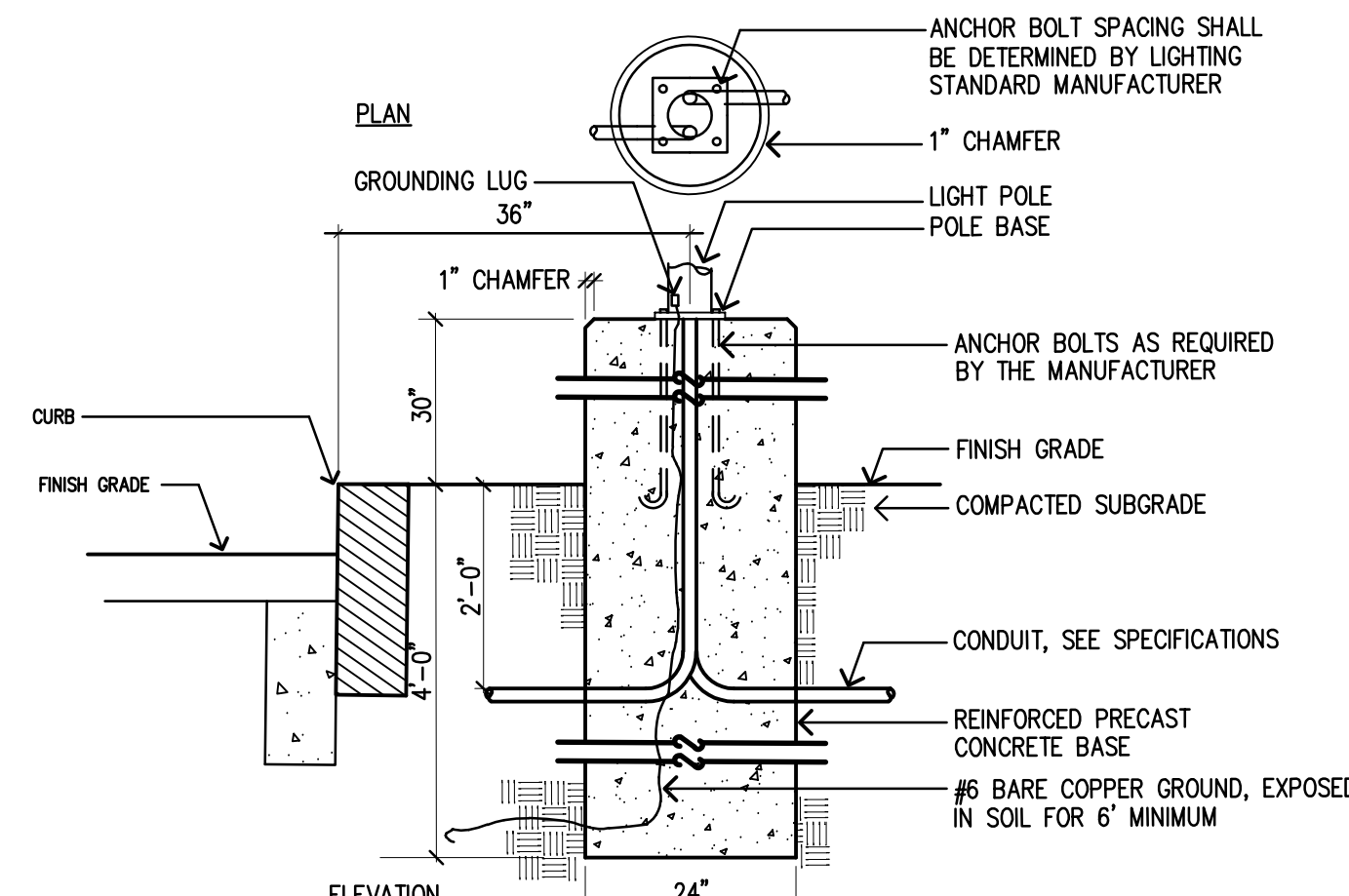
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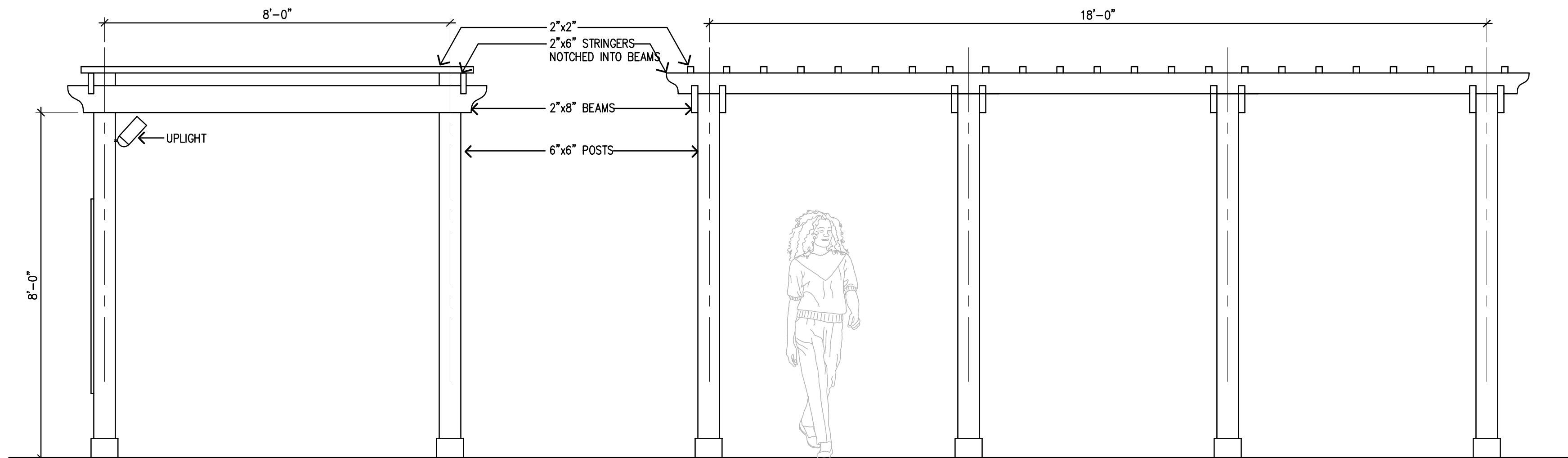
1 LIGHT POLE ELEVATIONS
SCALE: 1/4"=1'-0"



2 LIGHT POLE BASE - PEDESTRIAN SCALE POLE
SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - PARKING LOT POLE
SCALE: 3/4"=1'-0"

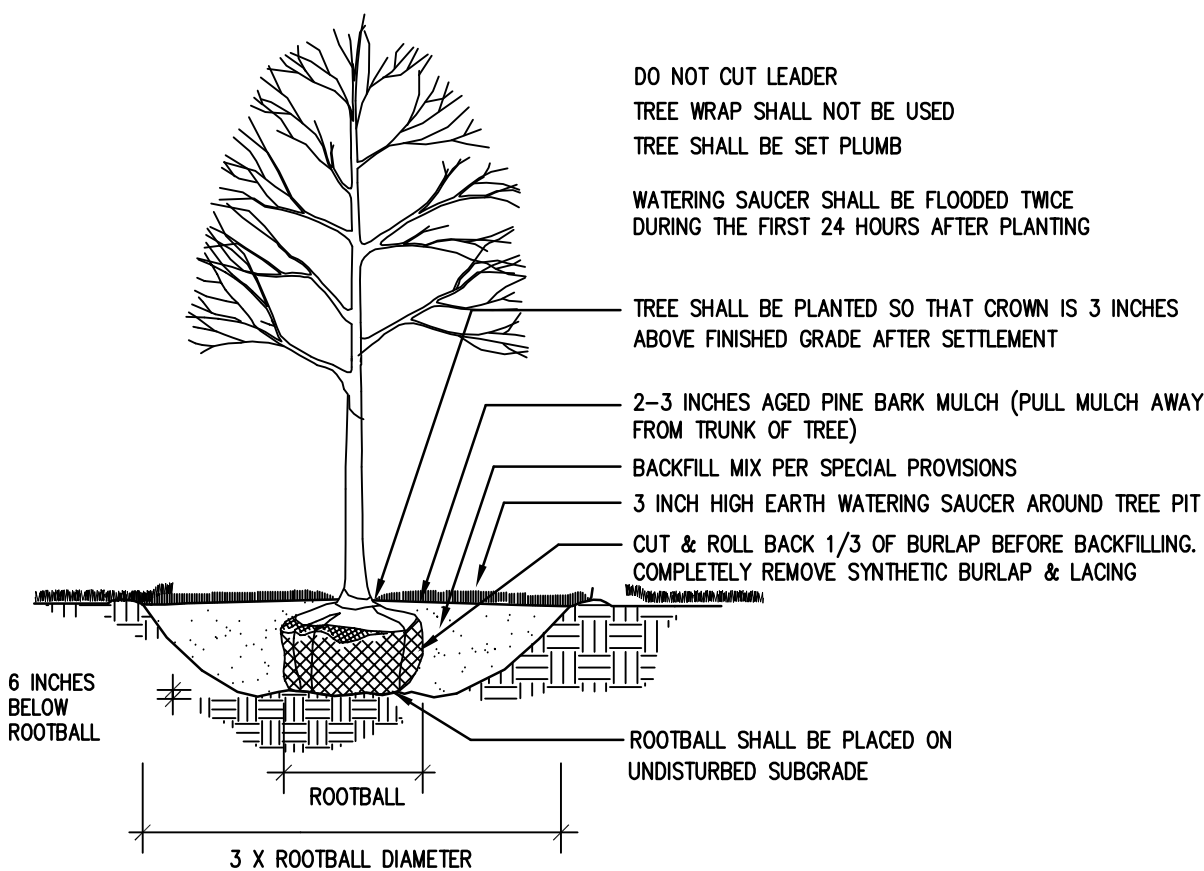


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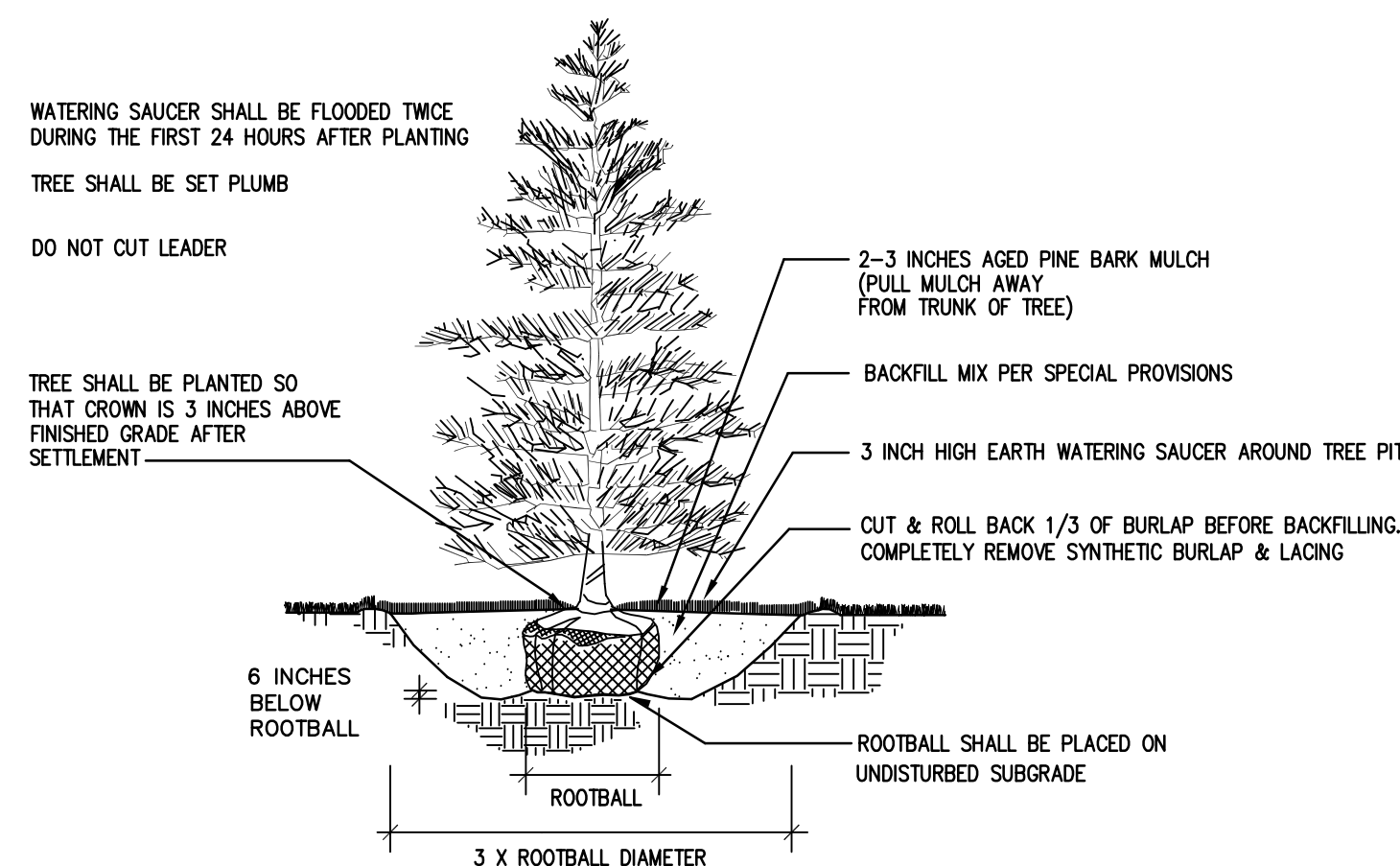


5 BENCH IMAGE
NO SCALE

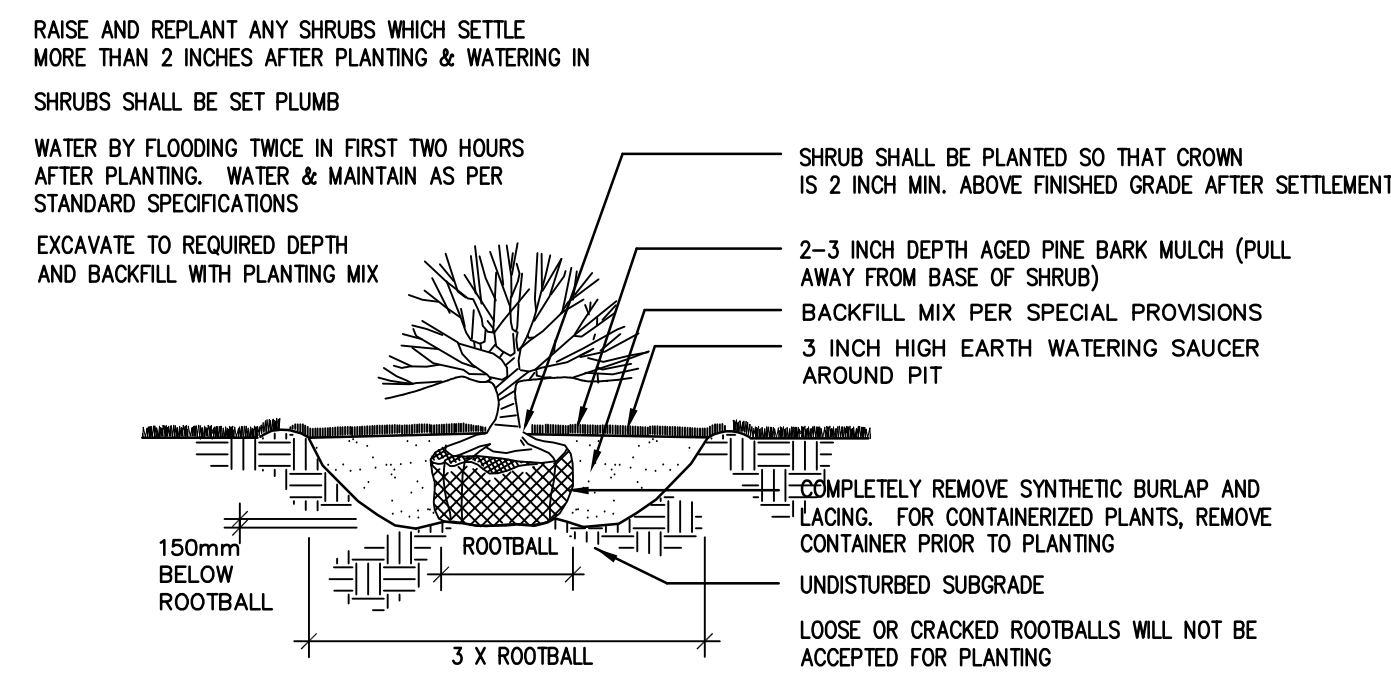
6 INTENTIONALLY BLANK
NO SCALE



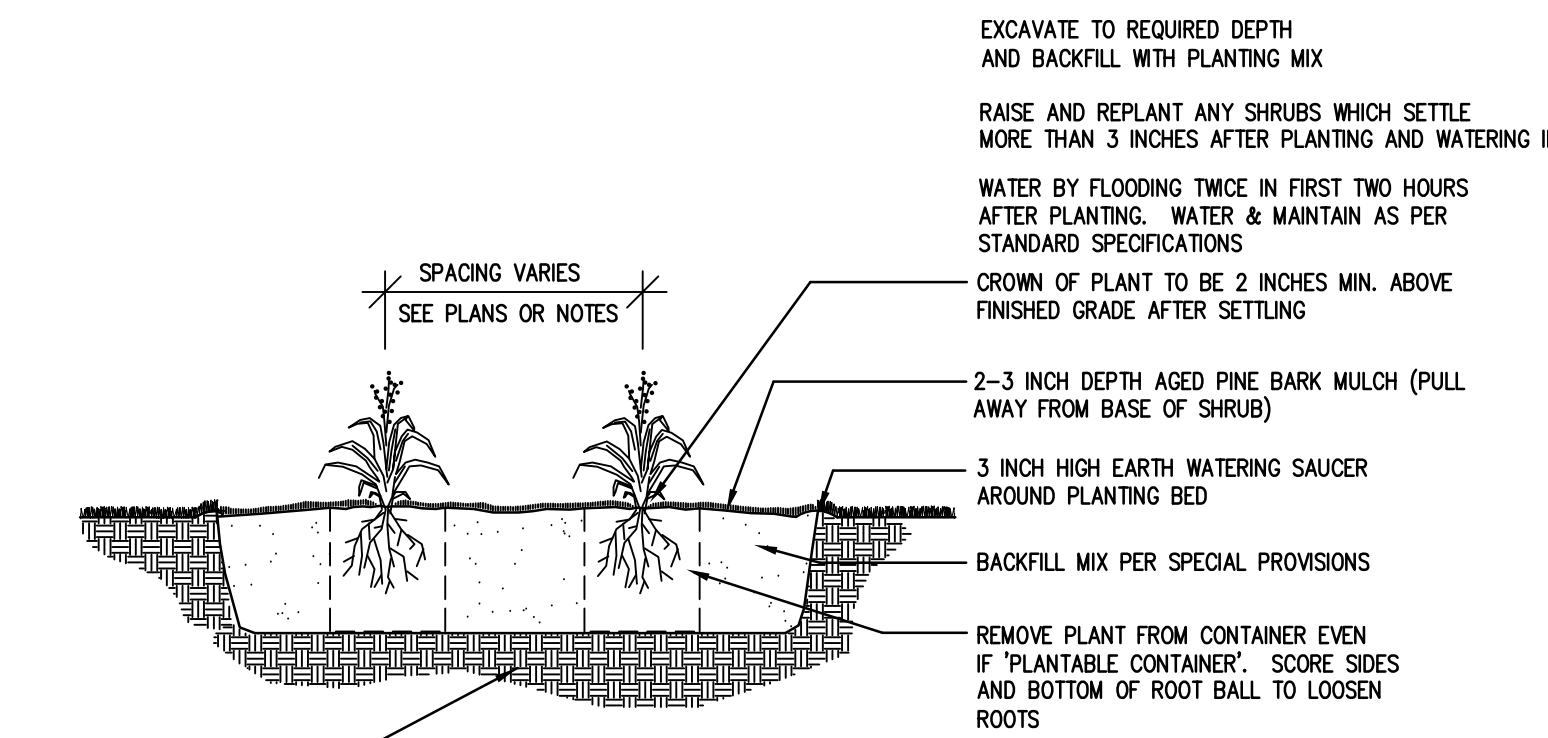
7 DECIDUOUS TREE PLANTING
NOT TO SCALE



8 EVERGREEN TREE PLANTING
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9 SHRUB PLANTING
NOT TO SCALE



10 PERENNIAL PLANTING
NOT TO SCALE



architect:



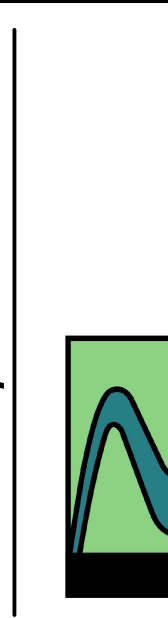
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sheet title:

Site
Improvement
Details 2

project name:

3 BOSTON WAY
3 BOSTON WAY
NEWBURYPORT, MA

issue date: 10/23/19

revisions:
Planning Bd Review 12/11/2019
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