

P:\2015 PROJECTS\2015-063 18 BOYD ST. NEWBURYPORT.DWG, ENGINEERING\15-063 T1 TITLE SHEET.DWG

LEGEND OF SYMBOLS & ABBREVIATIONS:

| EXISTING:     |                              | PROPOSED: |
|---------------|------------------------------|-----------|
| ---           | PROPERTY LINE                | ---       |
| - . - . - . - | BORDERING VEGETATED WETLAND  | N/A       |
| - . - - . - . | BUFFER ZONE TO RESOURCE AREA | N/A       |
| ---102---     | INTERMEDIATE CONTOUR         | ---102--- |
| ---110---     | INDEX CONTOUR                | ---110--- |
| EP            | EDGE OF PAVEMENT             | EP        |
| BB            | BITUMINOUS BERM              | BB        |
| VGC           | VERTICAL GRANITE CURB        | VGC       |
| SGC           | SLOPED GRANITE CURB          | SGC       |
| CC            | CONCRETE CURB                | CC        |
| —○—○—         | GUARD RAIL                   | —○—○—     |
| —D—           | DRAIN                        | —D—       |
| —S—           | SEWER                        | —S—       |
| —W—W—         | WATER                        | —W—W—     |
| —E—           | UNDERGROUND ELECTRIC         | —E—       |
| —DHV—         | OVERHEAD WIRE                | —DHV—     |
| —T—           | TELEPHONE                    | —T—       |
| —G—           | NATURAL GAS                  | —G—       |
| —X—X—         | CHAIN LINK FENCE             | —X—X—     |
| —□—□—         | WOOD FENCE                   | —□—□—     |
| ---           | SILT FENCE                   | ---       |
| - . . . .     | HAY BALES                    | - . . . . |
| ~~~~~         | TREE LINE                    | ~~~~~     |
| =====         | RETAINING WALL               | =====     |
| ○             | STONE WALL                   | ○         |
| □SB(SET)      | STONE BOUND                  | □SB(SET)  |
| □CB(SET)      | CONCRETE BOUND               | □CB(SET)  |
| ○IP(SET)      | IRON PIPE                    | ○IP(SET)  |
| ●DH(SET)      | DRILL HOLE                   | ●DH(SET)  |
| ▲#A-11        | WETLAND FLAG                 | N/A       |
| x             | SPOT ELEVATION               |           |
| 田             | CATCH BASIN                  | 田         |
| ⊗             | DRY WELL                     | ⊗         |
| ⊙             | DRAIN MANHOLE                | ⊙         |
| ⊙             | SEWER MANHOLE                | ⊙         |
| ⊙             | ELECTRIC MANHOLE             | ⊙         |
| ⊙             | UTILITY MANHOLE              | ⊙         |
| ⊙             | FIRE HYDRANT                 | ⊙         |
| ⊙             | GATE VALVE                   | ⊙         |
| ⊙             | LIGHT                        | ⊙         |
| ⊙             | UTILITY POLE                 | ⊙         |
| ⊙             | GUY WIRE                     | ⊙         |
| ⊙             | WELL                         | ⊙         |
| ⊙PMW1         | MONITORING WELL              | ⊙PMW1     |
| ⊙T-1          | TEST PIT                     | N/A       |
| ⊙             | PERCOLATION TEST             | N/A       |
| ⊙T.B.M.       | BENCH MARK                   | N/A       |
| →             | TRAFFIC FLOW DIRECTION       |           |
| →             | DRAINAGE FLOW DIRECTION      |           |

LIST OF ABUTTING PROPERTIES

#14 BOYD DRIVE / B. WOOD & SOARS  
#12 BOYD DRIVE / R. BAILLY  
FERRY ROAD / CITY OF NEWBURYPORT  
#17 BRIGGS ROAD / J. BELL & L. MATTHEWS  
#14 BRIGGS ROAD / K. CHAMBERS  
#3 BROWN AVE. / S. ASPROGIANNIS  
#5 BROWN AVE. / D. COX  
#7 BROWN AVE. / W. MARGARET & W. BOOK  
#9 BROWN AVE. / P. CUSACK  
#13 LAUREL ROAD / A. & D. MCCARTHY  
#16 LAUREL ROAD / E. KOVACH  
INTERSTATE 95 / COMMONWEALTH OF MASSACHUSETTS  
WOODMAN WAY / VILLAGE AT NEWBURYPORT CONTINUUM  
#12 WOODMAN WAY / ADVANCE INVESTMENT PROPERTIES  
#23 BOYD DRIVE / S. BLANCHETTE & J. RIVERA-BLANCHETTE

OPEN SPACE RESIDENTIAL  
DEFINITIVE SUBDIVISION OF LAND  
& W.R.P.D. SPECIAL PERMIT  
NEWBURYPORT, MASSACHUSETTS

PREPARED FOR:  
EVERGREEN COMMONS LLC  
487 GROTON ROAD , SUITE A  
WESTFORD, MASSACHUSETTS



LOCUS PLAN  
SCALE: 1"=500'±

OWNER REFERENCES

18 BOYD DRIVE "EVERGREEN GOLF COURSE"  
OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20  
5 BROWN AVENUE  
OWNER: DORRIS COX  
DEED REFERENCE: BOOK 5304 PAGE 173  
ASSESSORS: MAP 111 PARCEL 13

ZONING MATRIX:  
PER OSRD SPECIAL PERMIT

REQUIRED: R-1 ZONE  
LOT AREA 10,000 S.F.  
BUILDING HEIGHT <35'  
MIN. FRONT SETBACK= 15' MIN.  
SIDE SETBACK= 10' MIN.  
REAR SETBACK= 10' MIN.

| SHEET NO. | DESCRIPTION                               |
|-----------|---|
| T1        | COVER SHEET                               |
| EX1       | EXISTING CONDITIONS PLAN OF LAND (1 OF 6) |
| EX2       | EXISTING CONDITIONS PLAN OF LAND (2 OF 6) |
| EX3       | EXISTING CONDITIONS PLAN OF LAND (3 OF 6) |
| EX4       | EXISTING CONDITIONS PLAN OF LAND (4 OF 6) |
| EX5       | EXISTING CONDITIONS PLAN OF LAND (5 OF 6) |
| EX6       | EXISTING CONDITIONS PLAN OF LAND (6 OF 6) |
| S1        | LOT LAYOUT KEY SHEET                      |
| S2        | LOT LAYOUT SHEET 1                        |
| S3        | LOT LAYOUT SHEET 2                        |
| S4        | LOT LAYOUT SHEET 3                        |
| S5        | LOT LAYOUT SHEET 4                        |
| S6        | LOT LAYOUT SHEET 5                        |

| SHEET NO. | DESCRIPTION                          |
|-----------|--------------------------------------|
| C1        | CIVIL KEY SHEET                      |
| C2        | GRADING PLAN 1                       |
| C3        | GRADING PLAN 2                       |
| C4        | GRADING PLAN 3                       |
| C5        | GRADING PLAN 4                       |
| C6        | DRAINAGE & UTILITY PLAN 1            |
| C7        | DRAINAGE & UTILITY PLAN 2            |
| C8        | DRAINAGE & UTILITY PLAN 3            |
| C9        | DRAINAGE & UTILITY PLAN 4            |
| C10       | STREET PLAN & PROFILE ROAD "A" & "D" |
| C11       | STREET PLAN & PROFILE ROAD "B"       |
| C12       | STREET PLAN & PROFILE ROAD "C"       |
| C13       | TYPICAL SECTIONS, DETAILS & NOTES 1  |
| C14       | TYPICAL SECTIONS, DETAILS & NOTES 2  |
| C15       | TYPICAL SECTIONS, DETAILS & NOTES 3  |
| C16       | TYPICAL SECTIONS, DETAILS & NOTES 4  |

| SHEET NO. | DESCRIPTION              |
|-----------|--------------------------|
| L1        | OVERALL LANDSCAPE PLAN   |
| L2        | LANDSCAPE PLAN           |
| L3        | LANDSCAPE PLAN           |
| L4        | LANDSCAPE PLAN           |
| L5        | LANDSCAPE PLAN           |
| L6        | DETAILS                  |
| A1        | ARCHITECTURAL ELEVATIONS |

BENCHMARK:

THE GRADES SHOWN ARE ON NAD88 VERTICAL DATUM ESTABLISHED BY RTK GPS. HYDRANT BONNET NUT LOCATED AT THE END OF BOYD DRIVE IS ELEVATION 63.05

CUT & FILL OPERATIONAL STATEMENT:

APPROXIMATELY 8,500 CUBIC YARDS OF LOAM WILL BE STRIPPED AND REMOVED FROM THE SITE FOR THE CONSTRUCTION OF THE ROADWAYS. THE ROADWAYS WILL REQUIRE APPROXIMATELY 18,000 CUBIC YARD OF FILL FOR SUBGRADE MATERIAL. FROM THE EXCAVATION FOR THE CONSTRUCTED STORMWATER WETLANDS AND SITE GRADING WE EXPECT TO HAVE 70,000 CUBIC YARDS OF SUITABLE MATERIAL FOR THIS USE THAT WILL BE USED FOR FILLING IN THE PROPOSED DEVELOPMENT AREA. THE PROJECT AS DESIGN IS BALANCED EXCEPT FOR REQUIRED ROADWAY SUBGRADE BASE AND UTILITY BACKFILL BORROW MATERIAL.

SCENIC ROAD:

THE EXISTING STREETS ARE NOT SUBJECT TO THE SCENIC ROAD ACT.

WATER DISTRICT:

THE SUBJECT PROPERTY RESIDES IN THE CITY OF NEWBURYPORT WATER DISTRICT.  
THE SUBJECT PROPERTY RESIDES IN ZONE II PUBLIC WATER SUPPLY PROTECTION AREAS ARE DEFINED IN THE DRINKING WATER REGULATIONS AT 310 CMR 22.0. THE PROPERTY ALSO RESIDES IN THE NEWBURYPORT WATER RESOURCE PROTECTION DISTRICT ZONE II.

ROADWAY CONSTRUCTION WAIVERS

5.4.2.D NAVD 88 HAS BEEN USED INSTEAD OF NGVD 29 SINCE THE CITY GIS BASE MAPPING IS ON NAVD 88 DATUM.

5.4.2.F LOT WIDTH IS NO LONGER APPLICABLE TO ANY LOTS. SQUARE OF REQUIRED 80% IS SHOWN IN THREE LOTS ON BOYD DRIVE AS NECESSARY. REMAINING LOTS ARE NOT SUBJECT TO SAID REQUIREMENT.

5.4.2.K STONE WALLS, FENCES, CART PATHS, WATER BODIES AND WATER COURSES WITHIN THE BOUNDARIES OF THE PROPERTY ARE NOT SHOWN ON LOT LAYOUT PLAN AS THEY ARE INTRINSIC TO THE OPERATION OF THE GOLF COURSE AND NOT BELIEVED TO BE EVIDENCE OF ADVERSE USE OR OCCUPATION. THERE ARE NO NATURAL WATER COURSES OR WATER BODIES ON THE PROPERTY. SAID FEATURES MAY BE FOUND ON THE EXISTING CONDITIONS PLAN.

6.12.1 MONUMENTS ARE PROPOSED AT STREET LINE INTERSECTIONS WITH EXISTING ROADS, AT CHANGES IN CURVATURE OR DIRECTION OF THE ROAD. NO LOT LINE ON A PROPOSED OR EXISTING STREET WILL BE MORE THAN APPROXIMATELY 100' FROM ANY NEWLY INSTALLED MONUMENT. NO ADDITIONAL MONUMENTS ARE PROPOSED ON INDIVIDUAL LOTS.

6.8 RIGHT OF WAY - MIN. RIGHT OF WAY WIDTH 50' REQUIREMENT, 40' PROPOSED.

6.8 MINIMUM ROADWAY CENTERLINE CURVE RADIUS OF 225', 125' RADIUS IS PROPOSED.

6.8.3 MINIMUM PAVEMENT WIDTH OF 24' REQUIRED, 25' PAVEMENT WIDTH PROPOSED.

6.9 CURBING - 6" VERTICAL GRANITE REQUIRED, 5" VERTICAL GRANITE CURB PROPOSED.

6.14.11- DRAINAGE EASEMENTS, 30' REQUIRED, 15' PROPOSED FOR PIPING TO BIO-INFILTRATION AREAS AND 20' FOR WATER LINE.

I CERTIFY THAT THE SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEEDING AND TECHNICAL STANDARDS FOR AN ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 6.0.1 AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

P.L.S. Everett Chandler, PLS MASS. REGISTRATION NO. 41783  
DATE: JAN. 7, 2018

P.E. Stephen B. Sawyer, PE MASS. REGISTRATION NO. 38800  
DATE: JAN. 7, 2018

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK  
NEWBURYPORT PLANNING BOARD  
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CLERK DATE DATE

NORTH



Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

| REV | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 3.  | CON.COM. PLANS  | 1/09/18  |
| 2.  | REVIEW COMMENTS | 11/16/17 |
| 1.  | REVIEW COMMENTS | 8/8/17   |

STAMP:

TITLE  
SHEET

SHEET NAME:

T1

SHEET NO:

DR BY: WAK

CHK BY: SBS

PROJ NO: 2015-063

DATE: June 2, 2017

SCALE: N.T.S.



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PROPERTY FOR DESIGN PURPOSES AND IS THE RESULT OF AERIAL MAPPING PERFORMED IN 2015 BASED ON 2010 FLIGHTS AS UPDATED BY AN ACTUAL ON THE GROUND SURVEY PERFORMED BETWEEN NOVEMBER 2015 AND JANUARY 2017.

WETLANDS WERE DELINEATED BY HUGHES ENVIRONMENTAL CONSULTANTS IN NOVEMBER 17 AND 18, 2015. ISOLATED LAND SUBJECT TO FLOODING AND WETLAND RESOURCE AREAS AS SHOWN WERE CONFIRMED BY ORDER OF RESOURCE DELINEATION MASS DEP FILE NO. 051-0950.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD8 DATUM AND HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATES NAD83 ZONE MASS MAINLAND 2001 AS DETERMINED UTILIZING RTK GPS.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CLIENT AND THE CITY OF NEWBURYPORT ASSESSOR'S OFFICE IN NOVEMBER 2015.

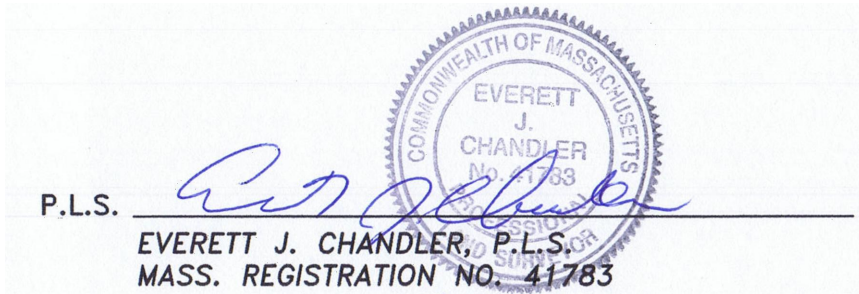
ALL PLAN AND DEED REFERENCES REFER TO THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

UTILITIES SHOWN HEREON ARE BASED ON RECORD PLANS OBTAINED FROM THE RESPECTIVE UTILITY OWNERS. INVERTS ARE BASED ON ACTUAL FIELD MEASUREMENTS.

THE LOCUS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS GRAPHICALLY SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 25009C0108F WITH AN EFFECTIVE DATE OF 07/03/2012. THE FLOOD ZONE DETERMINATION WAS MADE BY GRAPHIC PLOTTING ONLY AND NO FIELD SURVEYING WAS COMPLETED TO MAKE THIS DETERMINATION.

I CERTIFY THAT THE SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR AN ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 6.0.1 AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.



DATE 11/16/17

LEGEND

- TREES / BUSHES
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER GATE
- CATCHBASIN
- HYDRANT
- MONITORING WELL
- LIGHT
- UTILITY POLE
- SIGN
- WF-A104 WETLAND FLAG
- 58.6 x SPOT GRADE
- CONTOUR
- INDEX CONTOUR
- DRAIN LINE
- SEWER LINE
- ELECTRIC LINE
- GAS LINE
- WATER LINE
- FENCE
- ISOLATED LAND SUBJECT TO FLOODING
- WETLAND BUFFER
- WETLAND LINE
- TREELINE
- RETAINING WALL

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DCI PROJ. NO. 2015-063

Design Consultants, Inc.

Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

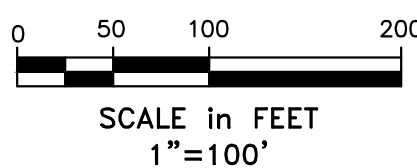
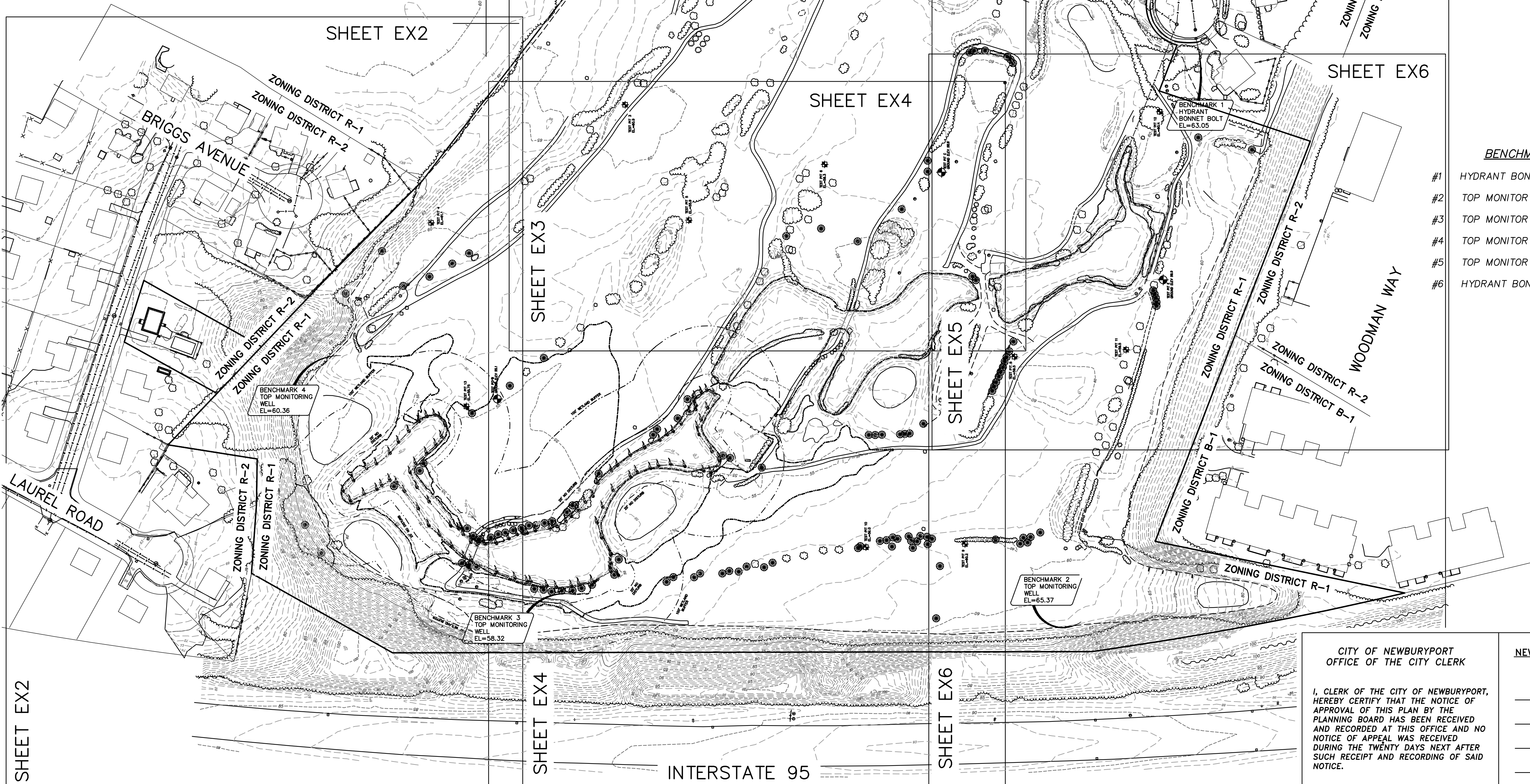
OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376

ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396

ASSESSORS: MAP 111 PARCEL 13



SCALE:

HORIZ: 1"= 100'

VERT: \_\_\_\_\_

|     |          |     |                               |
|-----|----------|-----|-------------------------------|
| NO. | DATE     | BY  | CHANGES PER REVIEW COMMENTS   |
| 3   | 1/9/18   |     | CONSERVATION COMMISSION PLANS |
| 1   | 11/16/17 | TPT | CHANGES PER REVIEW COMMENTS   |

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

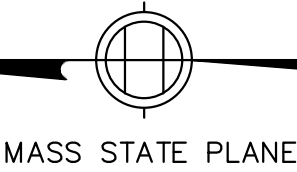
EXISTING CONDITIONS PLAN

PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
1 OF 6

EX1



RESERVED FOR REGISTERS USE ONLY

BENCHMARKS

- #1 HYDRANT BONNET BOLT - ELEV 63.05
- #2 TOP MONITOR WELL - 65.37
- #3 TOP MONITOR WELL - 58.32
- #4 TOP MONITOR WELL - 60.36
- #5 TOP MONITOR WELL - 65.37
- #6 HYDRANT BONNET BOLT - 63.91

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

CLERK

DATE

NEWBURYPORT PLANNING BOARD

DATE



RESERVED FOR REGISTERS USE ONLY

LOCUS TITLE INFORMATION  
18 BOYD DRIVE "EVERGREEN GOLF COURSE"  
OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20  
5 BROWN AVENUE  
OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 13

NOTES  
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.  
SEE SHEET EX1 FOR ADDITIONAL NOTES.

EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783  
DATE 11/16/17

NEWBURYPORT PLANNING BOARD

DATE

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

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CLERK DATE

Design Consultants, Inc.  
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350  
68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

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SCALE:  
HORIZ: 1"= 40'  
VERT: \_\_\_\_\_

| NO. | DATE     | BY  | REVISIONS                     |
|-----|----------|-----|-------------------------------|
| 3   | 1/09/18  |     | CONSERVATION COMMISSION PLANS |
| 1   | 11/16/17 | TPT | CHANGES PER REVIEW COMMENTS   |

0 20 40 80  
SCALE in FEET  
1"=40'

"DEFINITIVE PLAN"

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

EXISTING CONDITIONS PLAN

18 BOYD DRIVE & 5 BROWN AVENUE  
EVERGREEN GOLF COURSE

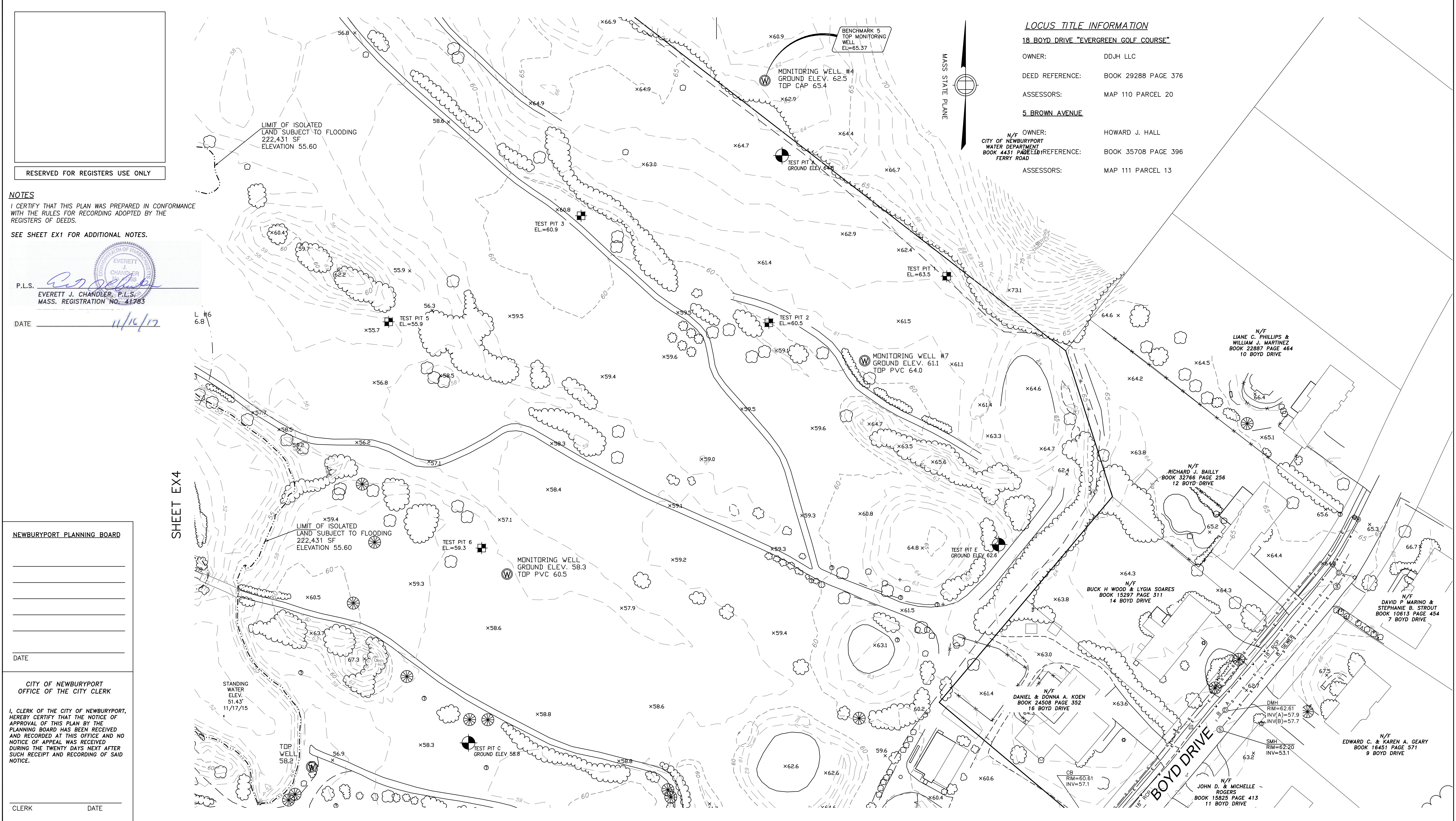
PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
2 OF 6

EX2







LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20  
5 BROWN AVENUE

N/F OWNER: HOWARD J. HALL  
CITY OF NEWBURYPORT  
WATER DEPARTMENT  
BOOK 4431 PAGE 110  
FERRY ROAD  
REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 13

NOTES  
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.  
SEE SHEET EX1 FOR ADDITIONAL NOTES.

P.L.S. EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783  
DATE 11/16/17

NEWBURYPORT PLANNING BOARD  
CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK  
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CLERK DATE

Design Consultants, Inc.  
Consulting Engineers and Surveyors  
120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350  
68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

SHEET EX6  
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SCALE in FEET  
1"=40'  
"DEFINITIVE PLAN"

SHEET EX5  
DCI PROJ. NO. 2015-063

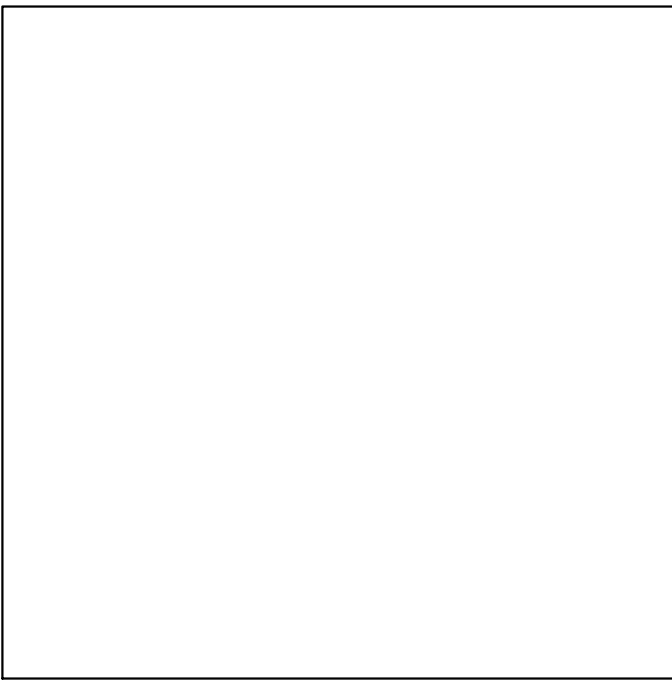
Winter GEC, LLC  
34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

|                |     |          |     |                               |
|----------------|-----|----------|-----|-------------------------------|
| SCALE:         |     |          |     |                               |
| HORIZ: 1"= 40' |     |          |     |                               |
| VERT: _____    |     |          |     |                               |
|                | 3   | 11/09/18 |     | CONSERVATION COMMISSION PLANS |
|                | 1   | 11/16/17 | TPT | CHANGES PER REVIEW COMMENTS   |
|                | NO. | DATE     | BY  | REVISIONS                     |

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC  
EXISTING CONDITIONS PLAN  
18 BOYD DRIVE & 5 BROWN AVENUE  
EVERGREEN GOLF COURSE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC  
PROJECT NO. 18BOYD  
DATE: MAY 22, 2017  
SHEET NO. 3 OF 6  
EX3



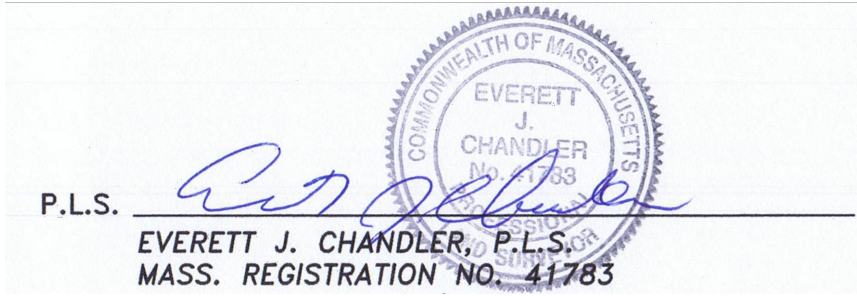


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NOTES

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

SEE SHEET EX1 FOR ADDITIONAL NOTES.



DATE 11/16/17

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC

DEED REFERENCE: BOOK 29288 PAGE 376

ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL

DEED REFERENCE: BOOK 35708 PAGE 396

ASSESSORS: MAP 111 PARCEL 13

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

CLERK

DATE

NEWBURYPORT PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE

Design Consultants, Inc.

Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350

68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

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Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:

HORIZ: 1"= 40'

VERT: \_\_\_\_\_

| NO. | DATE     | BY  | REVISIONS                     |
|-----|----------|-----|-------------------------------|
| 3   | 1/09/18  |     | CONSERVATION COMMISSION PLANS |
| 1   | 11/16/17 | TPT | CHANGES PER REVIEW COMMENTS   |

0 20 40 80  
SCALE in FEET  
1"=40'

"DEFINITIVE PLAN"

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

EXISTING CONDITIONS PLAN

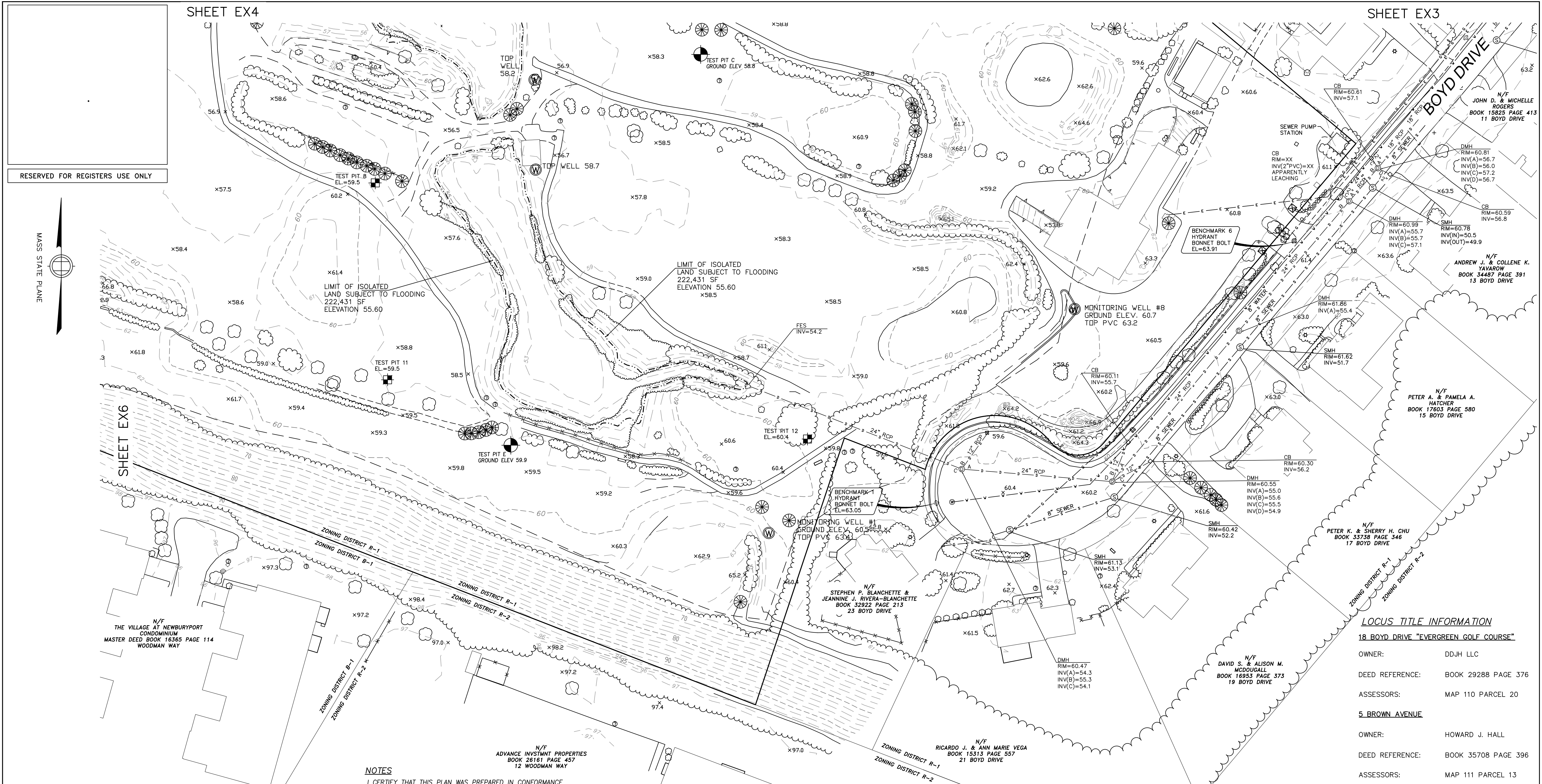
18 BOYD DRIVE & 5 BROWN AVENUE  
EVERGREEN GOLF COURSE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
4 OF 6

EX4





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68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

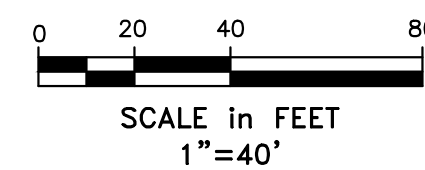
NOTES

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE  
WITH THE RULES FOR RECORDING ADOPTED BY THE  
REGISTERS OF DEEDS.

SEE SHEET EX1 FOR ADDITIONAL NOTES.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

DATE 11/16/17



"DEFINITIVE PLAN"

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

EXISTING CONDITIONS PLAN

18 BOYD DRIVE & 5 BROWN AVENUE  
EVERGREEN GOLF COURSE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
5 OF 6

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"  
OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20  
5 BROWN AVENUE  
OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 13

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

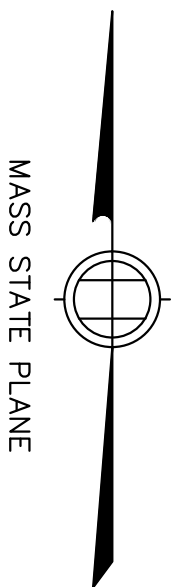
CLERK DATE

NEWBURYPORT PLANNING BOARD

DATE

EX5





RESERVED FOR REGISTERS USE ONLY

**NOTES**  
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.  
SEE SHEET EX1 FOR ADDITIONAL NOTES.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

DATE 11/16/17

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 13

INTERSTATE 95  
NORTH BOUND

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617-776-3350

68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:  
HORIZ: 1"= 40'  
VERT: \_\_\_\_\_

| NO. | DATE     | BY  | REVISIONS                     |
|-----|----------|-----|-------------------------------|
| 3   | 1/09/18  |     | CONSERVATION COMMISSION PLANS |
| 1   | 11/16/17 | TPT | CHANGES PER REVIEW COMMENTS   |

0 20 40 80  
SCALE in FEET  
1"=40'

"DEFINITIVE PLAN"

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

EXISTING CONDITIONS PLAN

18 BOYD DRIVE & 5 BROWN AVENUE  
EVERGREEN GOLF COURSE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
6 OF 6

EX6

|  |      |                            |  |
|--|------|----------------------------|--|
| CITY OF NEWBURYPORT<br>OFFICE OF THE CITY CLERK  |      | NEWBURYPORT PLANNING BOARD |  |
| I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE. |      |                            |  |
| CLERK  | DATE | DATE                       |  |





RESERVED FOR REGISTERS USE ONLY

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE PRELIMINARY LOT LAYOUT FOR A DEFINITIVE SUBDIVISION OFF BOYD DRIVE AND LAUREL ROAD IN NEWBURYPORT, MASSACHUSETTS. IT IS THE RESULT OF AERIAL MAPPING PERFORMED IN 2015 BASED ON 2010 FLIGHTS AS UPDATED BY AN ACTUAL ON THE GROUND SURVEY PERFORMED BETWEEN NOVEMBER 2015 AND SEPTEMBER 2016 AND ROADWAY AND LOT LAYOUT BY DESIGN CONSULTANTS, INC IN SEPTEMBER 2016.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CLIENT AND THE CITY OF NEWBURYPORT ASSESSOR'S OFFICE IN NOVEMBER 2015.

ALL PLAN AND DEED REFERENCES REFER TO THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.

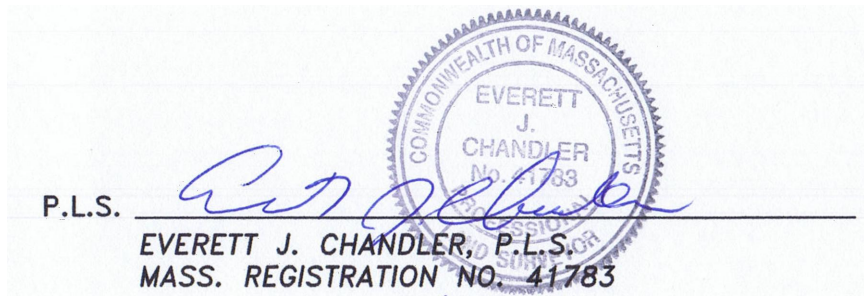
UTILITIES SHOWN HEREON ARE BASED ON RECORD PLANS OBTAINED FROM THE RESPECTIVE UTILITY OWNERS. INVERTS ARE BASED ON ACTUAL FIELD MEASUREMENTS.

THE LOCUS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS GRAPHICALLY SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 25009C0108F WITH AN EFFECTIVE DATE OF 07/03/2012. THE FLOOD ZONE DETERMINATION WAS MADE BY GRAPHIC PLOTTING ONLY AND NO FIELD SURVEYING WAS COMPLETED TO MAKE THIS DETERMINATION.

SEE COVER SHEET FOR LIST OF WAIVERS REQUESTED.

I CERTIFY THAT THE SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR AN ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 6.0.1 AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.



DATE 11/16/17

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 117

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617-776-3350

68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:  
HORIZ: 1"= 100'  
VERT: \_\_\_\_\_

| NO. | DATE     | BY  | REVISIONS                     |
|-----|----------|-----|-------------------------------|
| 3   | 1/09/17  |     | CONSERVATION COMMISSION PLANS |
| 2   | 11/16/17 | EJC | CHANGES PER REVIEW COMMENTS   |
| 1   | 8/8/17   | EJC | REVIEW COMMENTS               |

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

LOT LAYOUT KEY PLAN

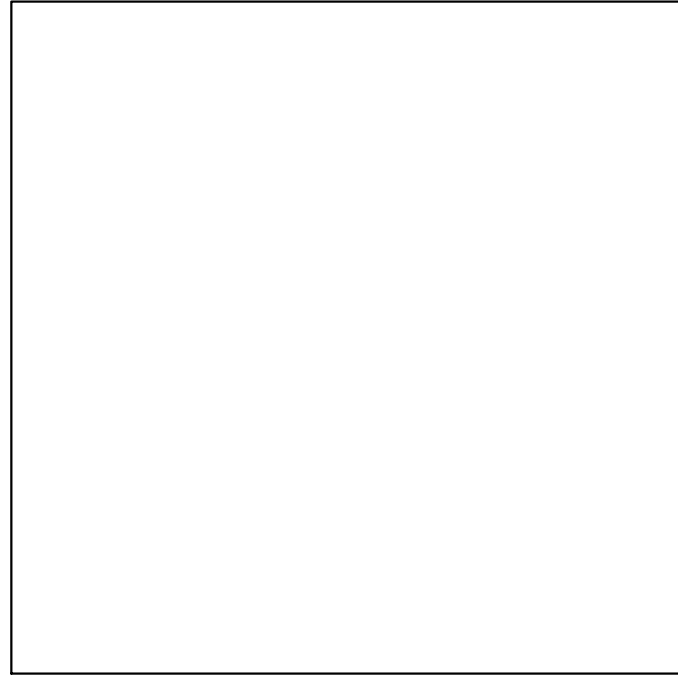
PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
1 OF 6

S1





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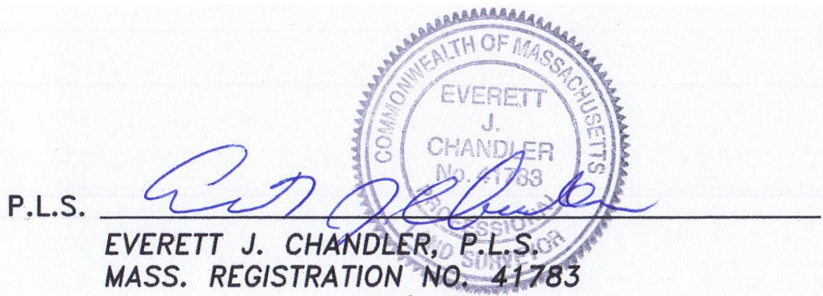
LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"  
OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20  
5 BROWN AVENUE  
OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 117

NOTES

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

SEE SHEET S1 FOR ADDITIONAL NOTES.



DATE 11/16/17

NEWBURYPORT PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CLERK DATE

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Consulting Engineers and Surveyors

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617-776-3350

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NEWBURYPORT, MA 01950  
978-358-7173

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:

HORIZ: 1"= 40'

VERT: \_\_\_\_\_

| NO. | DATE     | BY  | REVISIONS                     |
|-----|----------|-----|-------------------------------|
| 3   | 1/09/18  |     | CONSERVATION COMMISSION PLANS |
| 2   | 11/16/17 | EJC | CHANGES PER REVIEW COMMENTS   |
| 1   | 8/8/17   | EJC | REVIEW COMMENTS               |

FIELD: EC

CALCS: EC

CHECKED: EJC

APPROVED: EJC

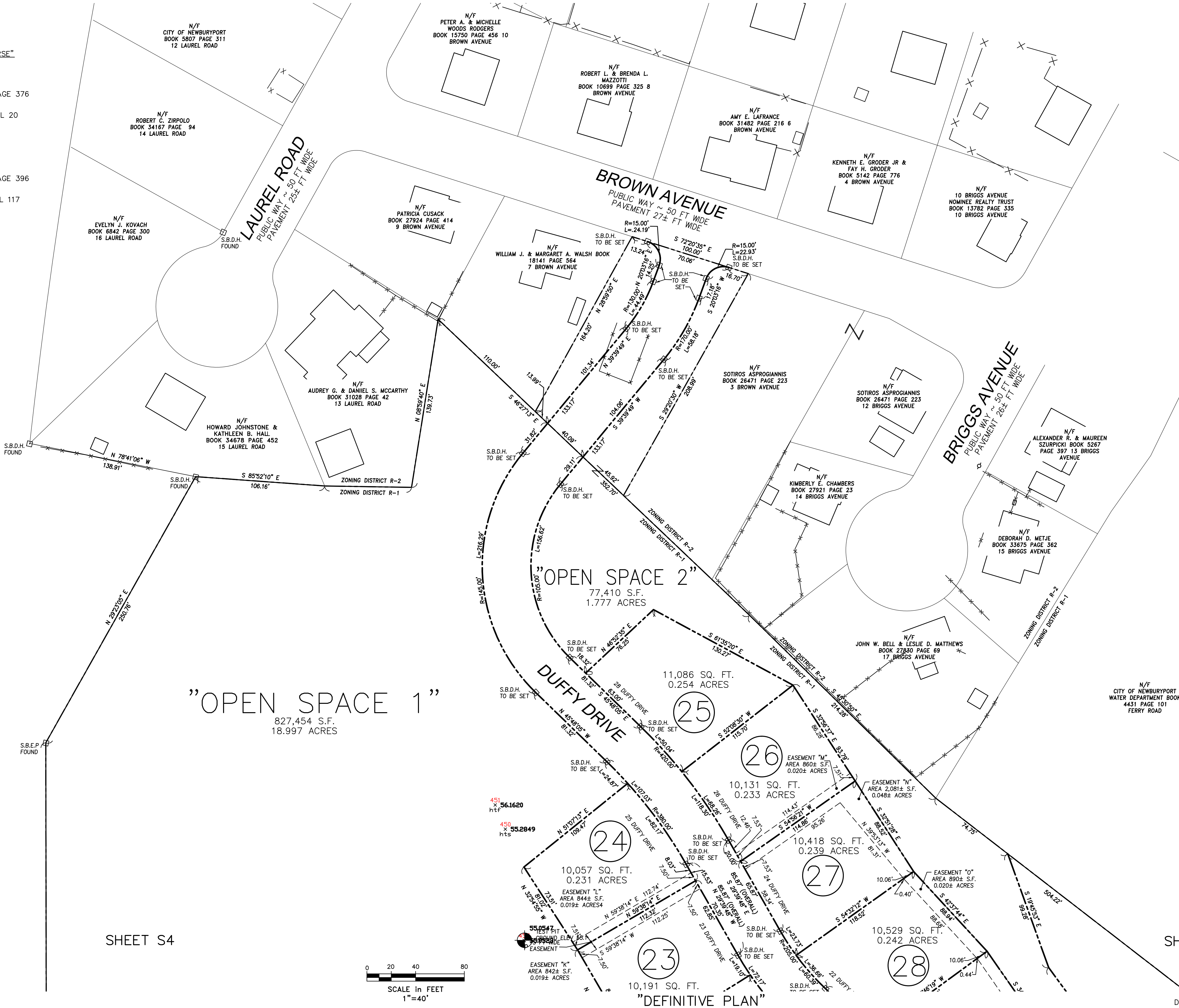
LOT LAYOUT PLAN

PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

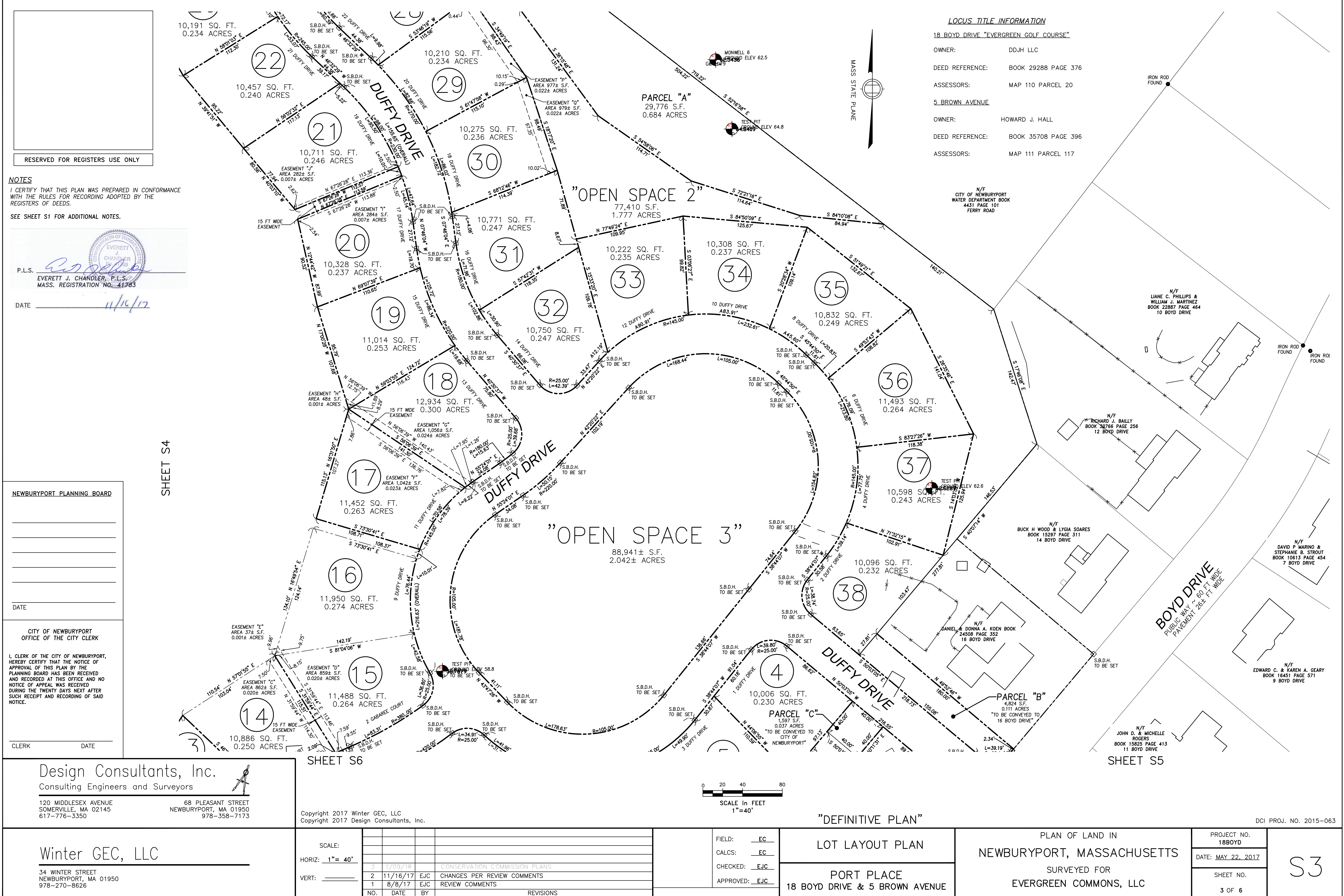
PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
2 OF 6

S2



DCI PROJ. NO. 2015-063





LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20  
OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 117

NOTES  
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.  
SEE SHEET S1 FOR ADDITIONAL NOTES.

P.L.S. *Everett J. Chandler*  
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41763  
DATE 11/16/17

NEWBURYPORT PLANNING BOARD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_  
CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK  
I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.  
CLERK \_\_\_\_\_ DATE \_\_\_\_\_

Design Consultants, Inc.  
Consulting Engineers and Surveyors  
120 MIDDLESEX AVENUE  
SOMERVILLE, MA 02145  
617-776-3350  
68 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-358-7173  
Winter GEC, LLC  
34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

|                |          |     |                               |  |
|----------------|----------|-----|-------------------------------|--|
| SCALE:         |          |     |                               |  |
| HORIZ: 1"= 40' |          |     |                               |  |
| VERT: _____    |          |     |                               |  |
| NO.            | DATE     | BY  | REVISIONS                     |  |
| 3              | 1/09/18  |     | CONSERVATION COMMISSION PLANS |  |
| 2              | 11/16/17 | EJC | CHANGES PER REVIEW COMMENTS   |  |
| 1              | 8/8/17   | EJC | REVIEW COMMENTS               |  |

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

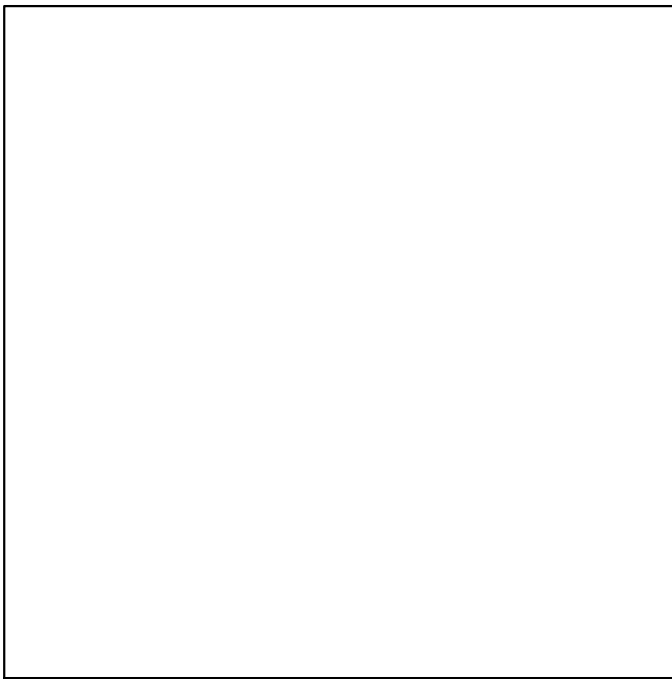
"DEFINITIVE PLAN"  
LOT LAYOUT PLAN  
PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
3 OF 6

S3





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NOTES  
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

SEE SHEET S1 FOR ADDITIONAL NOTES.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

DATE 11/16/17

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC

DEED REFERENCE: BOOK 29288 PAGE 376

ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL

DEED REFERENCE: BOOK 35708 PAGE 396

ASSESSORS: MAP 111 PARCEL 117

CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK

NEWBURYPORT PLANNING BOARD

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

CLERK DATE

DATE

Design Consultants, Inc.

Consulting Engineers and Surveyors

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SOMERVILLE, MA 02145  
617-776-3350

68 PLEASANT STREET  
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Winter GEC, LLC

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NEWBURYPORT, MA 01950  
978-270-8626

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SCALE:

HORIZ: 1"= 40'

VERT: \_\_\_\_\_

| NO. | DATE     | BY  | REVISIONS                     |
|-----|----------|-----|-------------------------------|
| 3   | 1/09/18  |     | CONSERVATION COMMISSION PLANS |
| 2   | 11/16/17 | EJC | CHANGES PER REVIEW COMMENTS   |
| 1   | 8/8/17   | EJC | REVIEW COMMENTS               |

FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

"DEFINITIVE PLAN"

LOT LAYOUT PLAN

PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
4 OF 6

S4

SHEET S4

SHEET S2

SHEET S2

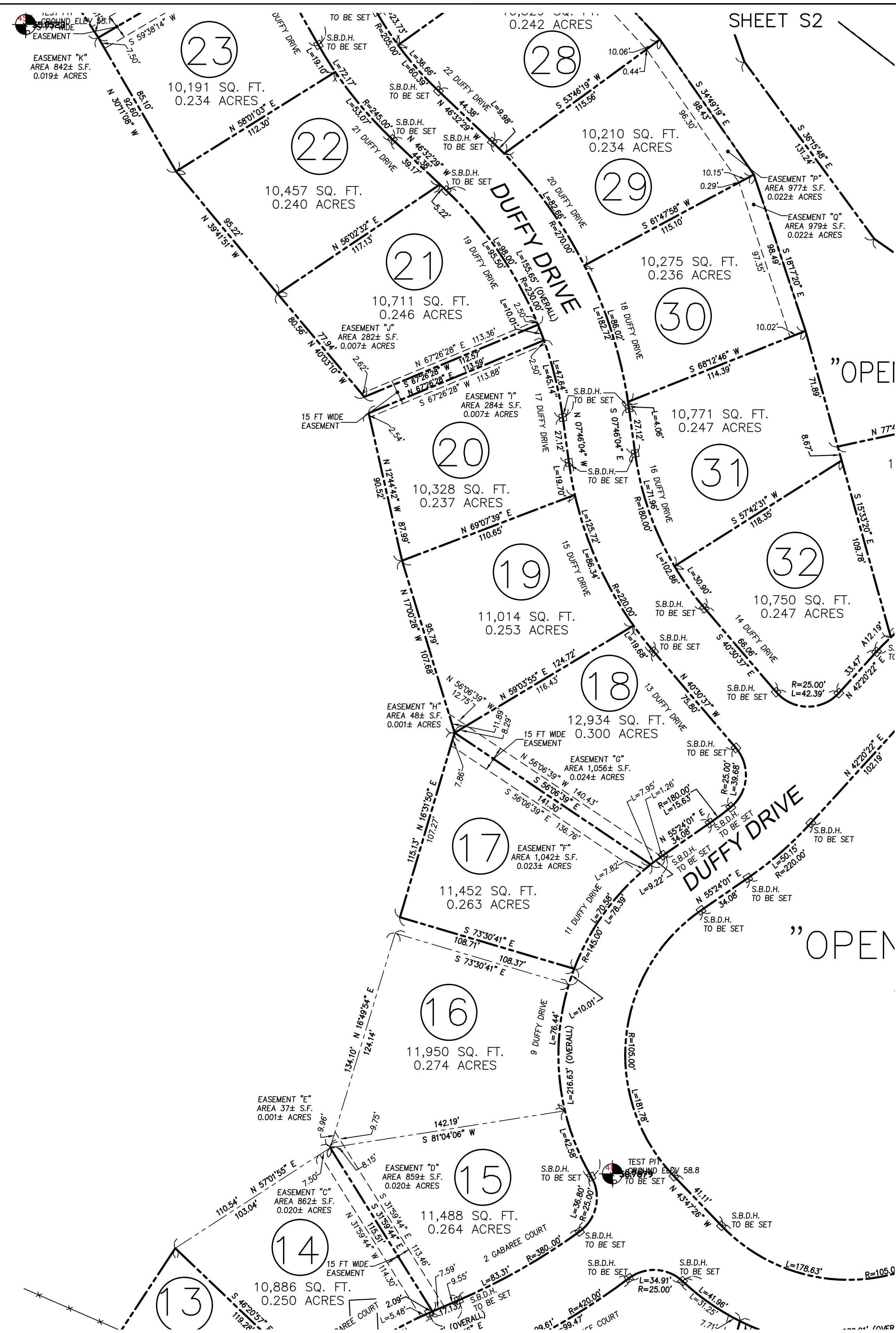
INTERSTATE 95  
NORTH BOUND

"OPEN SPACE 1"

827,454 S.F.  
18.997 ACRES

0 20 40 80  
SCALE in FEET  
1"=40'

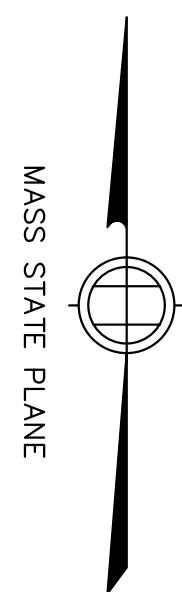
SHEET S6



SHEET S5

DCI PROJ. NO. 2015-063





SHEET S6

”OPEN SPACE 1”  
827,454 S.F.  
18.997 ACRES

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE  
WITH THE RULES FOR RECORDING ADOPTED BY THE  
REGISTERS OF DEEDS.

SEE SHEET S1 FOR ADDITIONAL NOTES.



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68 PLEASANT STREET  
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978-358-7173

P.L.S.  

EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41783

DATE 11/16/17

0 20 40 80

SCALE in FEET

1"=40'

"DEFINITIVE PLAN"

## LOT LAYOUT PLAN

PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

**LOCUS TITLE INFORMATION**

**18 BOYD DRIVE "EVERGREEN GOLF COURSE"**

OWNER: DDJH LLC

DEED REFERENCE: BOOK 29288 PAGE 376

ASSESSORS: MAP 110 PARCEL 20

**5 BROWN AVENUE**

OWNER: HOWARD J. HALL

DEED REFERENCE: BOOK 35708 PAGE 396

ASSESSORS: MAP 111 PARCEL 117

**CITY OF NEWBURYPORT  
OFFICE OF THE CITY CLERK**

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

|       |      |
|-------|------|
| CLERK | DATE |
|-------|------|

NEWBURYPORT PLANNING BOARD

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DATE \_\_\_\_\_

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:

HORIZ: 1" = 40'

VERT: \_\_\_\_\_

|     |          |     |                               |
|-----|----------|-----|-------------------------------|
|     |          |     |                               |
|     |          |     |                               |
|     |          |     |                               |
| 3   | 1/09/18  |     | CONSERVATION COMMISSION PLANS |
| 2   | 11/16/17 | EJC | CHANGES PER REVIEW COMMENTS   |
| 1   | 8/8/17   | EJC | REVIEW COMMENTS               |
| NO. | DATE     | BY  | REVISIONS                     |

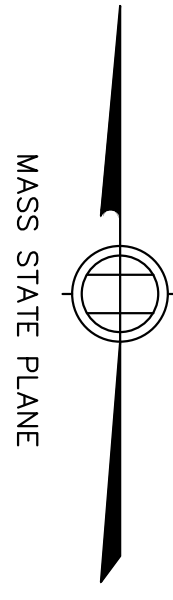
FIELD: EC  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

|                           |
|---------------------------|
| PROJECT NO.<br>18BOYD     |
| DATE: <u>MAY 22, 2017</u> |
| SHEET NO.<br>5 OF 6       |

S5



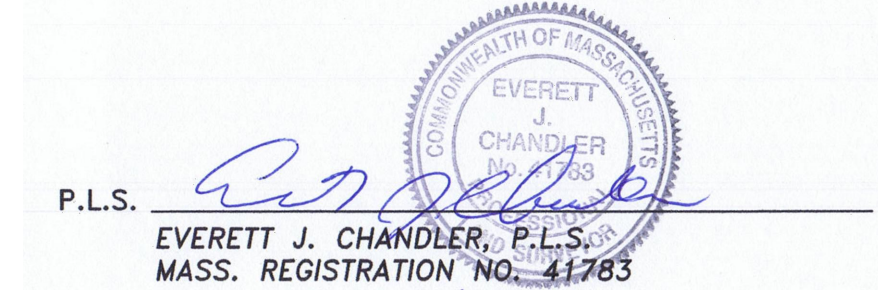
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NOTES

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

SEE SHEET EX1 FOR ADDITIONAL NOTES.



DATE 11/16/17

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC  
DEED REFERENCE: BOOK 29288 PAGE 376  
ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL  
DEED REFERENCE: BOOK 35708 PAGE 396  
ASSESSORS: MAP 111 PARCEL 117

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617-776-3350

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NEWBURYPORT, MA 01950  
978-358-7173

Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

INTERSTATE 95  
NORTH BOUND

L=483.17' R=539.49'

ZONING DISTRICT R-1  
ZONING DISTRICT B-1

N/F  
THE VILLAGE AT NEWBURYPORT  
CONDOMINIUM  
MASTER DEED BOOK 18365 PAGE 114  
WOODMAN WAY

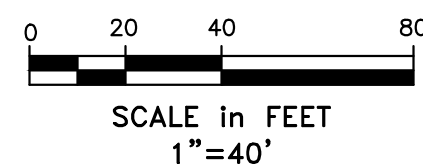
ZONING DISTRICT R-1  
ZONING DISTRICT B-1

ZONING DISTRICT R-1  
ZONING DISTRICT R-2

N/F  
ADVANCE INVSTMT PROPERTIES BOOK  
26161 PAGE 457  
12 WOODMAN WAY

N/F  
STEPHEN P. BLANCHETTE & JEANNINE J.  
RIVERA-BLANCHETTE BOOK 32922 PAGE  
213  
23 BOYD DRIVE

ZONING DISTRICT R-1  
ZONING DISTRICT R-2



"DEFINITIVE PLAN"

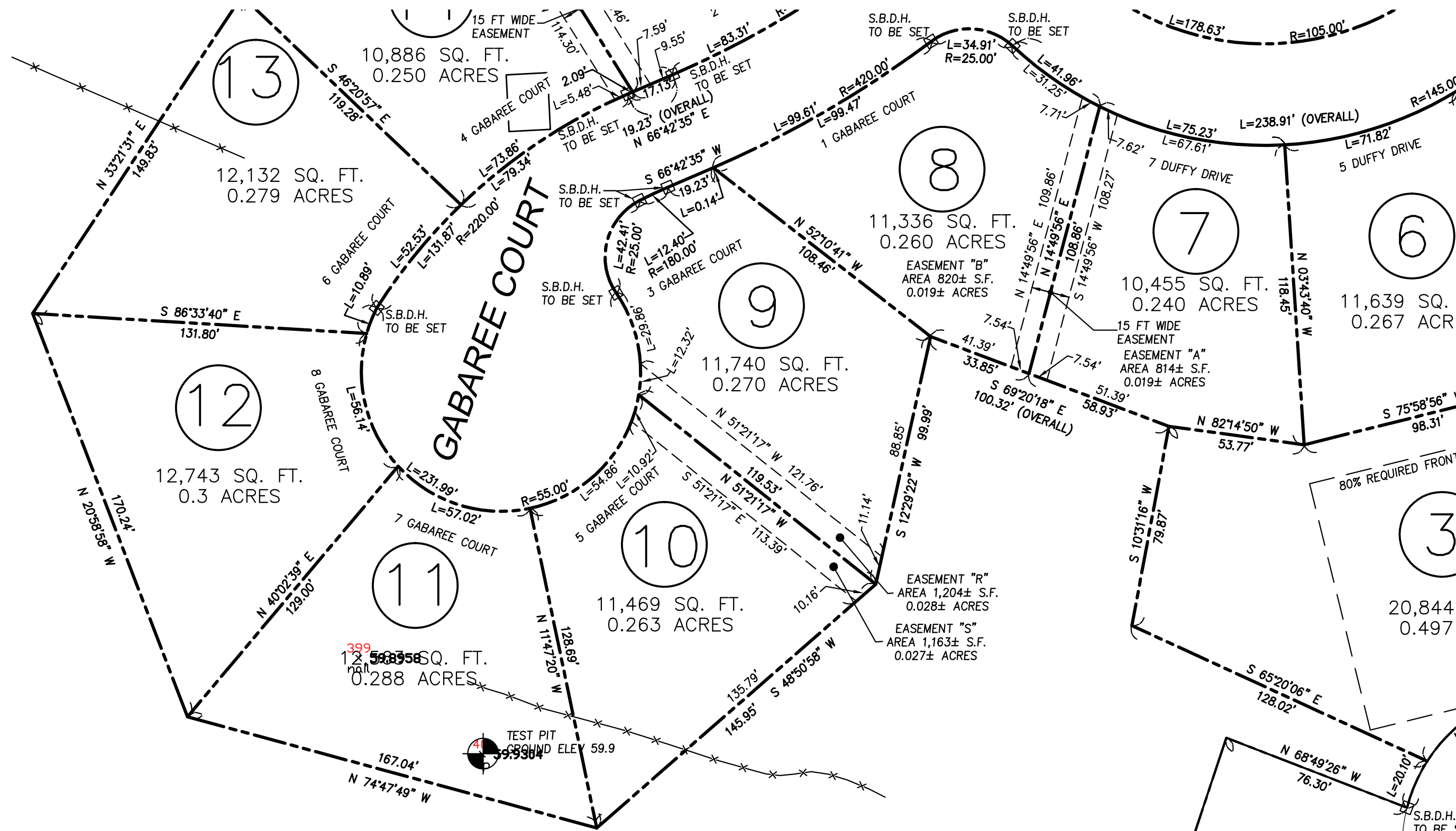
LOT LAYOUT PLAN

PORT PLACE  
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS  
SURVEYED FOR  
EVERGREEN COMMONS, LLC

PROJECT NO.  
18BOYD  
DATE: MAY 22, 2017  
SHEET NO.  
6 OF 6

S6



|  |      |                            |  |
|--|------|----------------------------|--|
| CITY OF NEWBURYPORT<br>OFFICE OF THE CITY CLERK  |      | NEWBURYPORT PLANNING BOARD |  |
| I, CLERK OF THE CITY OF NEWBURYPORT,<br>HEREBY CERTIFY THAT THE NOTICE OF<br>APPROVAL OF THIS PLAN BY THE<br>PLANNING BOARD HAS BEEN RECEIVED<br>AND RECORDED AT THIS OFFICE AND NO<br>NOTICE OF APPEAL WAS RECEIVED<br>DURING THE TWENTY DAYS NEXT AFTER<br>SUCH RECEIPT AND RECORDING OF SAID<br>NOTICE. |      |                            |  |
| CLERK  | DATE | DATE                       |  |







| <b>PROJECT INFO</b> |                 |          |
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| 3.                  | CON.COM. PLANS  | 1/09/17  |
| 2.                  | REVIEW COMMENTS | 11/16/17 |
| 1.                  | REVIEW COMMENTS | 8/8/17   |
| REV                 | DESCRIPTION     | DATE     |



STAMP

# GRADING PLAN 1

SHEET NAME:

C2

SHEET NO:

DR BY: WAK

CHK BY: SB9

PROJ NO: 2015-063

DATE: June 2, 2017

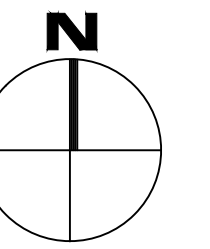
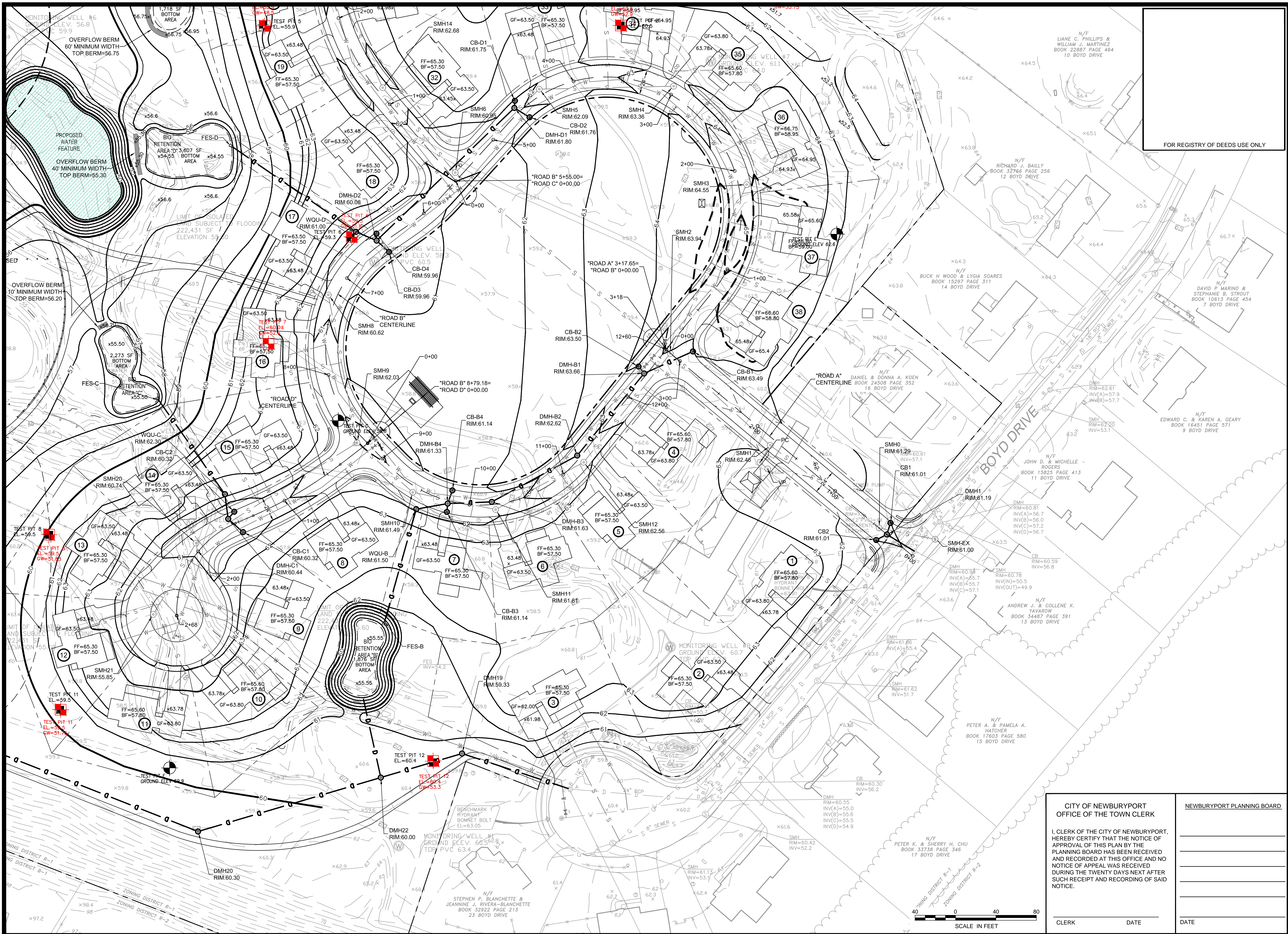
SCALE: 1"=40'



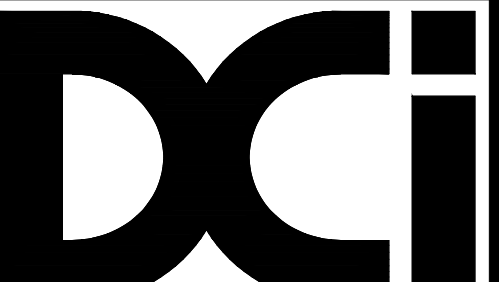








NORTH



**Design Consultants Inc.**  
Somerville - Quincy - Newburyport  
[www.dci-ma.com](http://www.dci-ma.com)

FOR REGISTRY OF DEEDS USE ONLY

## PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

## PROJECT INFO

[illegible]

STAMP:

# GRADING PLAN 3

SHEET NAME:

# C4

SHEET NO:

OR BY: WAK

CHK BY: SBS

PROJ NO: 2015-063

DATE: June 2, 2017

SCALE: 1"=40'

NEWBURYPORT PLANNING BOARD

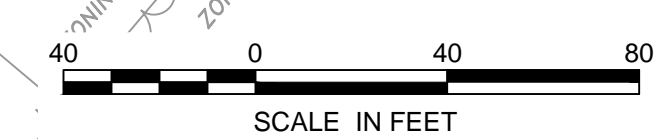
CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CLERK

DATE \_\_\_\_\_

DATE \_\_\_\_\_







## PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

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| 3.  | CON.COM. PLANS  | 1/09/18  |
| 2.  | REVIEW COMMENTS | 11/16/17 |
|     | REVIEW COMMENTS | 8/8/17   |
| REV | DESCRIPTION     | DATE     |



STAMP:

# GRADING PLAN 4

SHEET NAME:

# C5

|                    |
|--------------------|
| SHEET NO:          |
| DR BY: WAK         |
| CHK BY: SBS        |
| PROJ NO: 2015-063  |
| DATE: June 2, 2017 |
| SCALE: 1"=40'      |





18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

| PROJECT INFO |                 |          |
|--------------|-----------------|----------|
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| 3.           | CON.COM. PLANS  | 1/09/18  |
| 2.           | REVIEW COMMENTS | 11/16/17 |
| 1.           | REVIEW COMMENTS | 8/8/17   |
| REV          | DESCRIPTION     | DATE     |



STAMP

# DRAINAGE & UTILITY PLAN 1

SHEET NAME:

# C6

SHEET NO:

DR BY: WAK

CHK BY: SBS

PROJ NO: 2015-063

DATE: June 2, 2017

SCALE: 1"=40'

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

I, CLERK OF THE CITY OF NEWBURYPORT  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

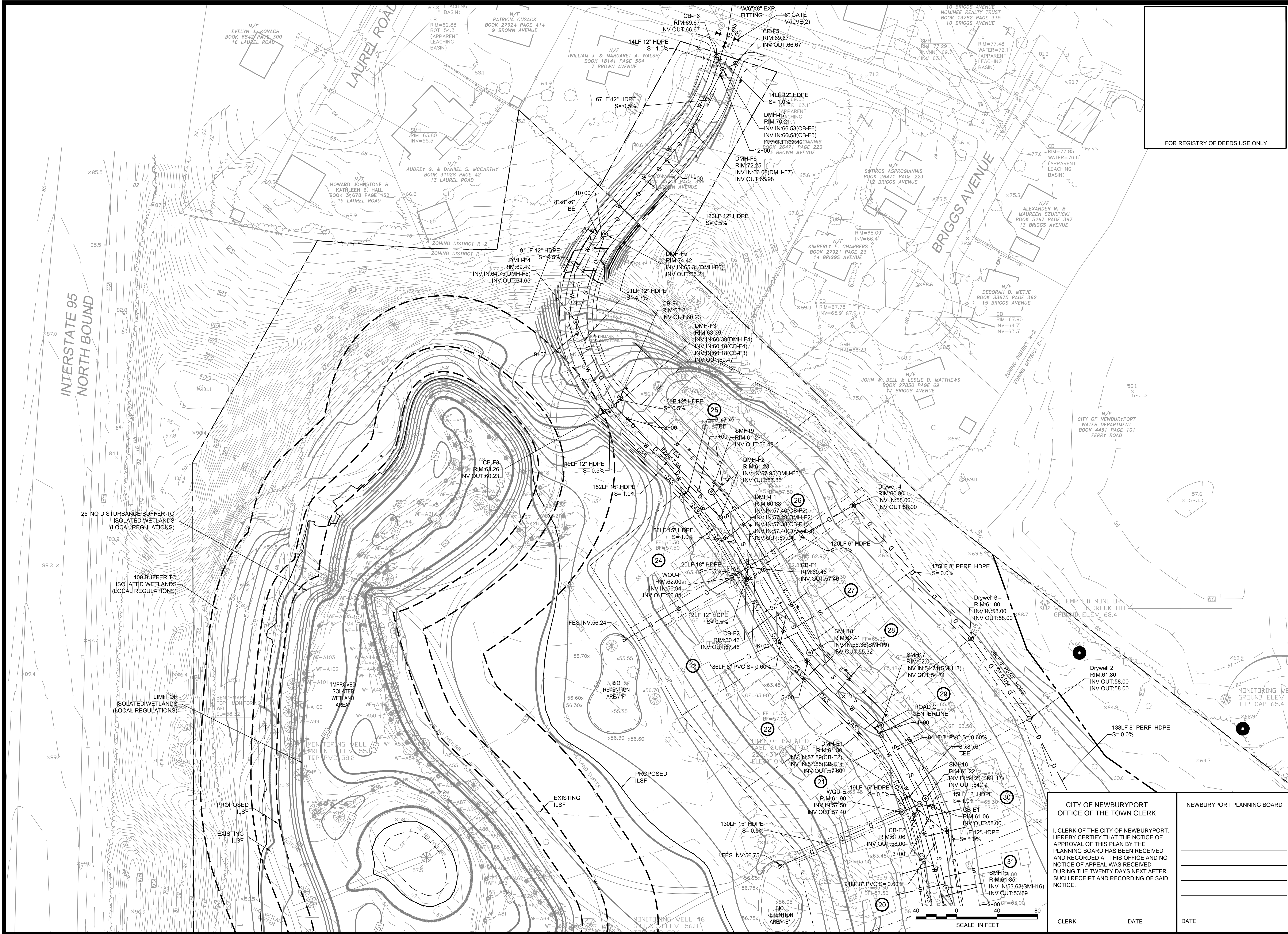
|       |      |
|-------|------|
| CLERK | DATE |
|-------|------|

NEWBURYPORT PLANNING BOARD

DATE \_\_\_\_\_



P:\2015 PROJECTS\2015-063 18 BOYD ST. NEWBURYPORT.DWG, ENGINEERING\15-063 CS DRAINAGE & UTILITY PLAN.DWG



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www.dci-ma.com

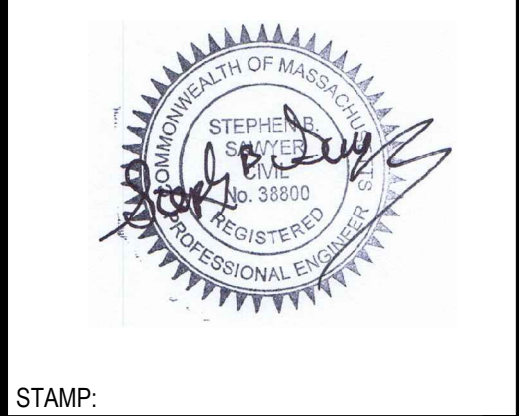
PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

| REV | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 3.  | CON.COM. PLANS  | 1/09/18  |
| 2.  | REVIEW COMMENTS | 11/16/17 |
| 1.  | REVIEW COMMENTS | 8/8/17   |



STAMP:

**DRAINAGE  
& UTILITY  
PLAN 2**

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

CLERK DATE

NEWBURYPORT PLANNING BOARD

DATE

SHEET NAME:

**C7**

SHEET NO:

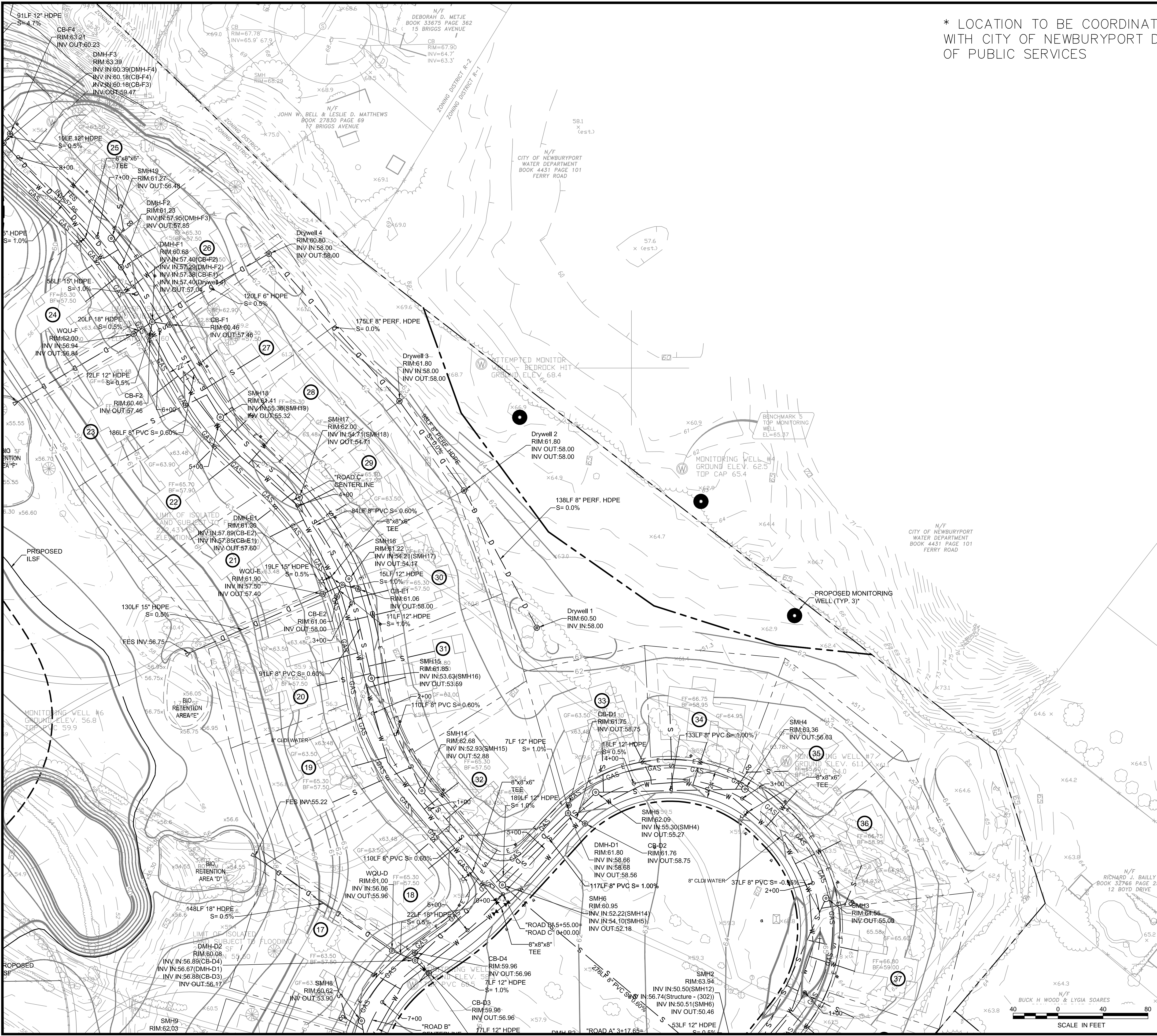
DR BY: WAK  
CHK BY: SBS

PROJ NO: 2015-063  
DATE: June 2, 2017  
SCALE: 1"=40'









\* LOCATION TO BE COORDINATED IN FIELD  
WITH CITY OF NEWBURYPORT DEPARTMENT  
OF PUBLIC SERVICES

FOR REGISTRY OF DEEDS USE ONLY

MONITORING WELL #4  
TOP PVC 74.53

N

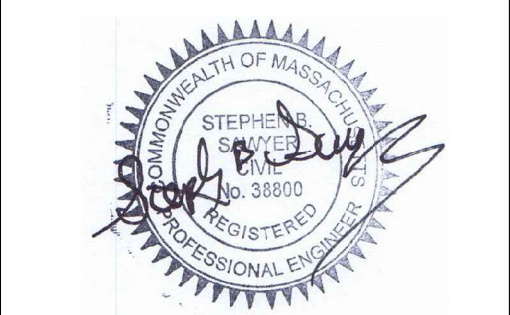
NORTH

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Somerville - Quincy - Newburyport  
www.dci-ma.com

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

| PROJECT INFO |                 |          |
|--------------|-----------------|----------|
| 3.           | CON.COM. PLANS  | 1/09/18  |
| 2.           | REVIEW COMMENTS | 11/16/17 |
| 1.           | REVIEW COMMENTS | 8/8/17   |
| REV          | DESCRIPTION     | DATE     |



STAMP:

DRAINAGE  
& UTILITY  
PLAN 4

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER  
SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

CLERK DATE

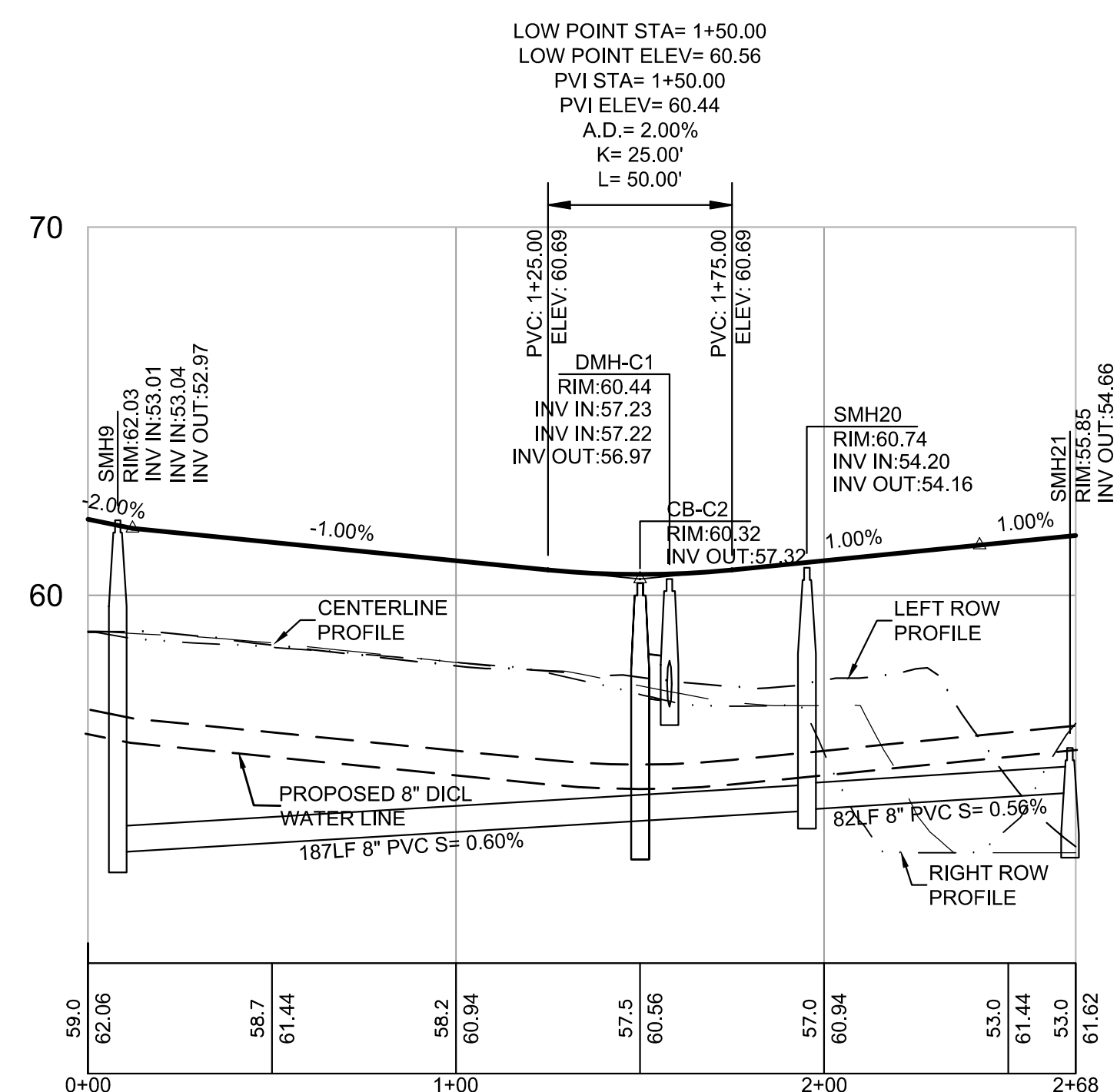
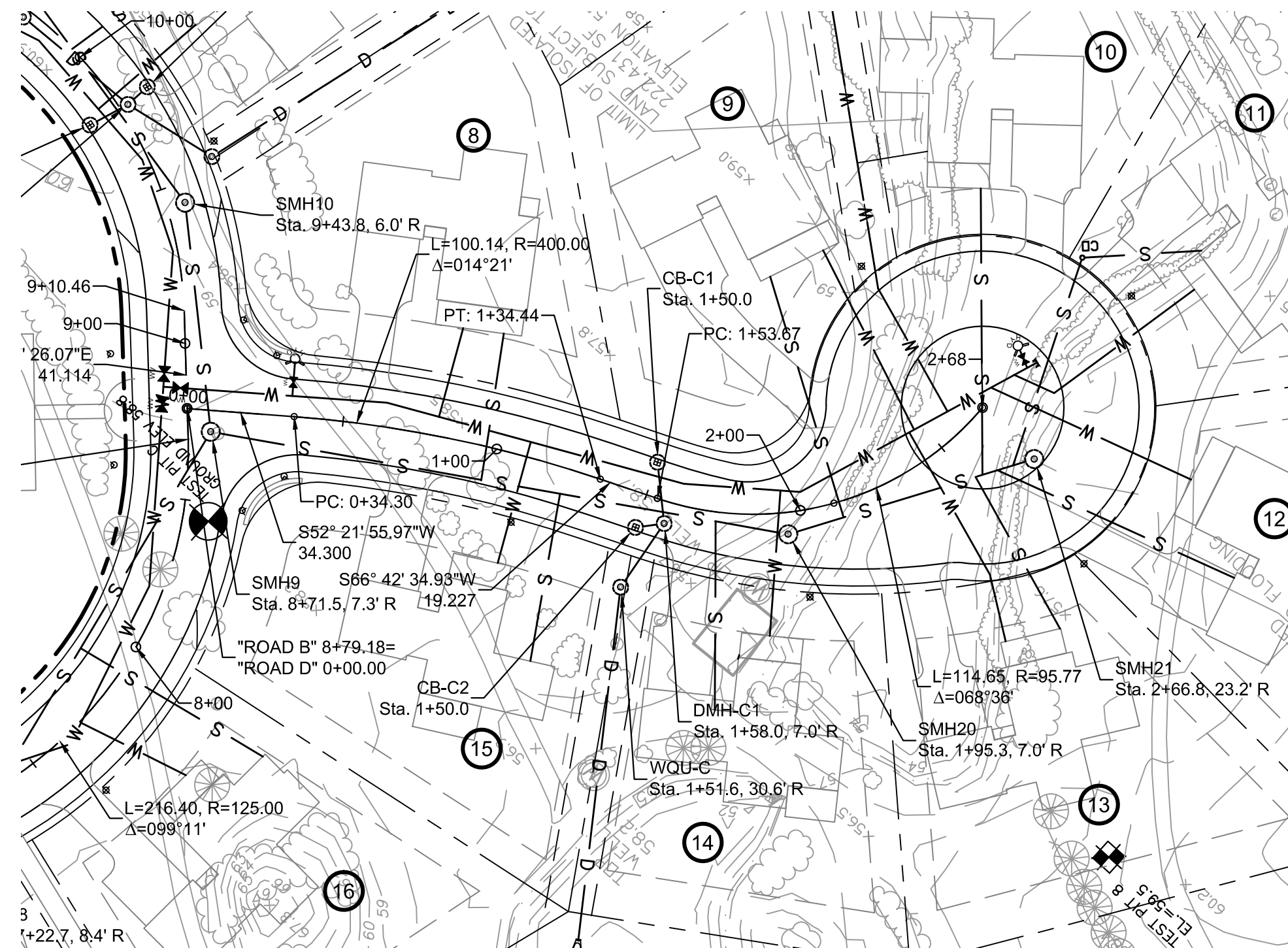
NEWBURYPORT PLANNING BOARD

C9

SHEET NO:

DR BY: WAK  
CHK BY: SBS  
PROJ NO: 2015-063  
DATE: June 2, 2017  
SCALE: 1"=40'





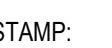
# ROAD D

All joints shall be solvent welded, no rubber gaskets

|       |      |
|-------|------|
| CLERK | DATE |
|-------|------|

DATE \_\_\_\_\_

SCALE: HORIZ: 1"=40', VERT: 1"=4'

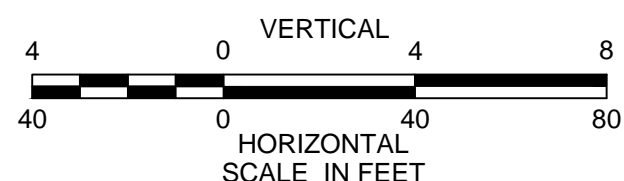


# STREET PLAN & PROFILE "ROADS A & D"

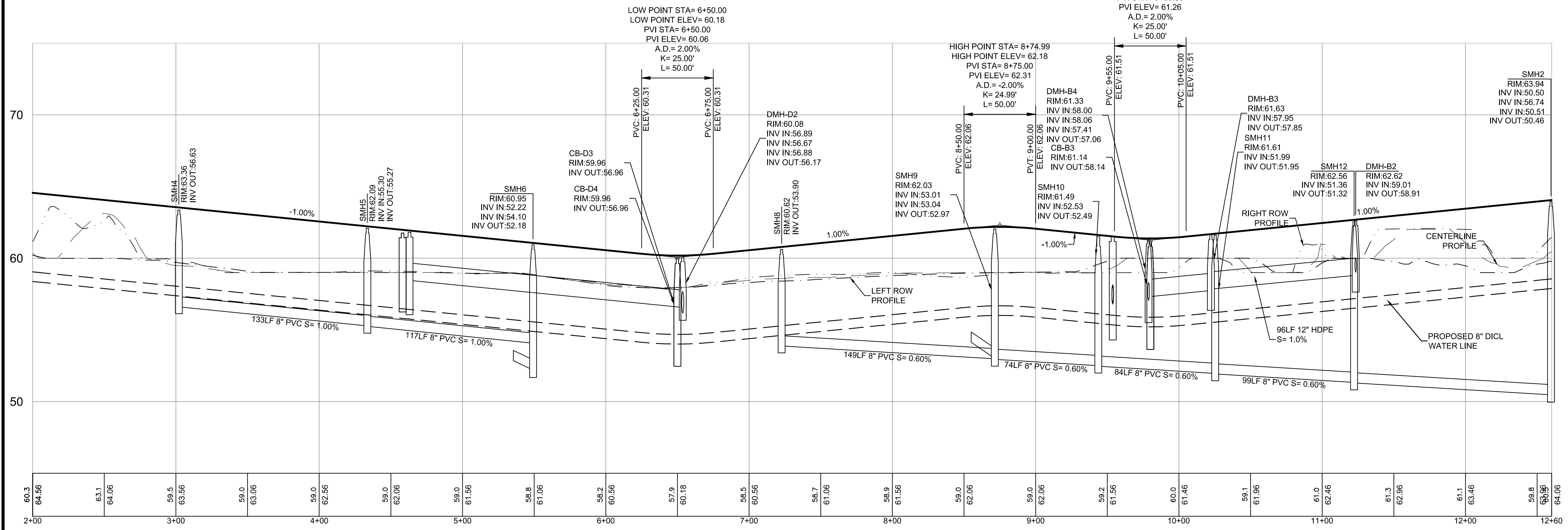
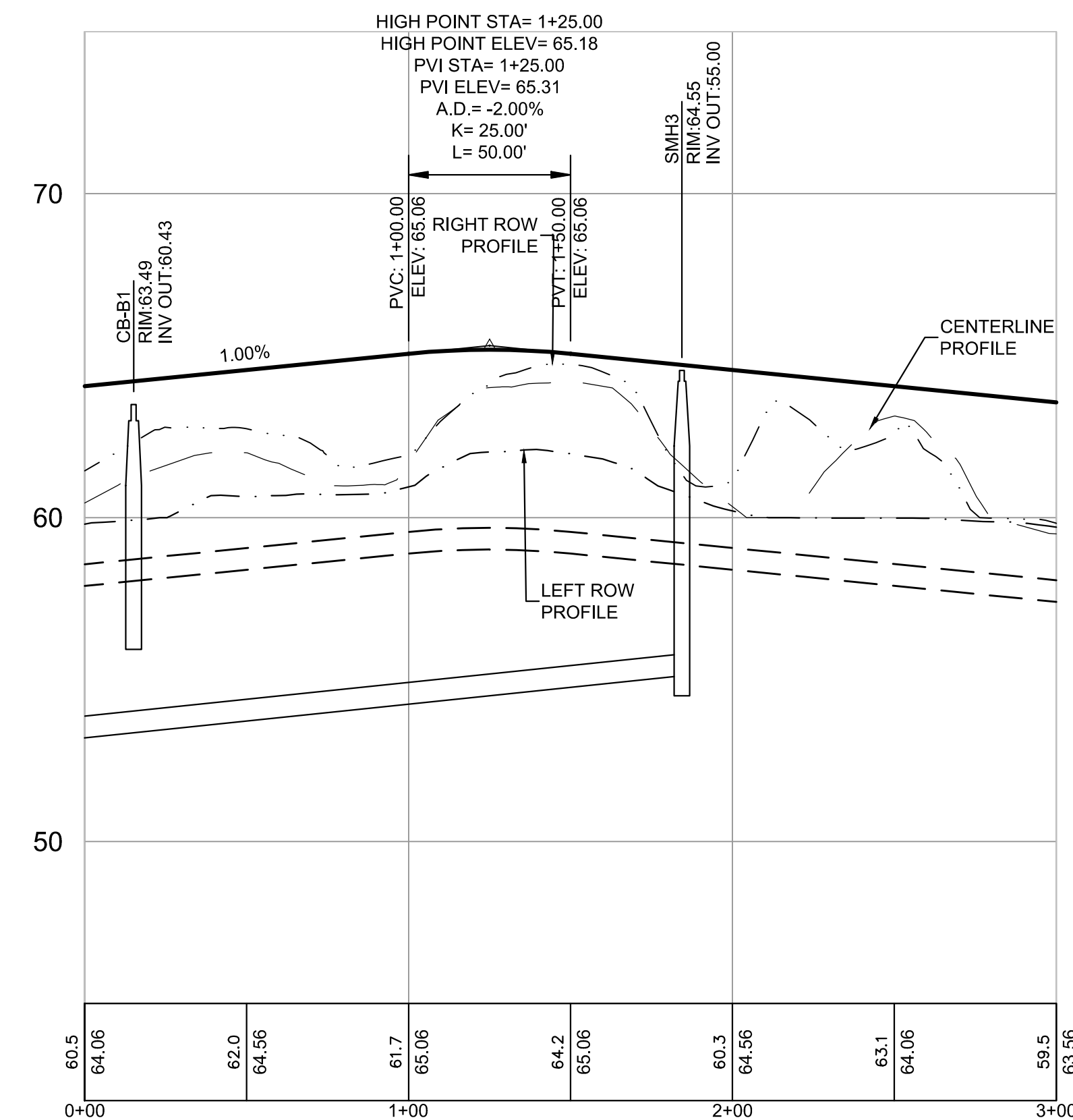
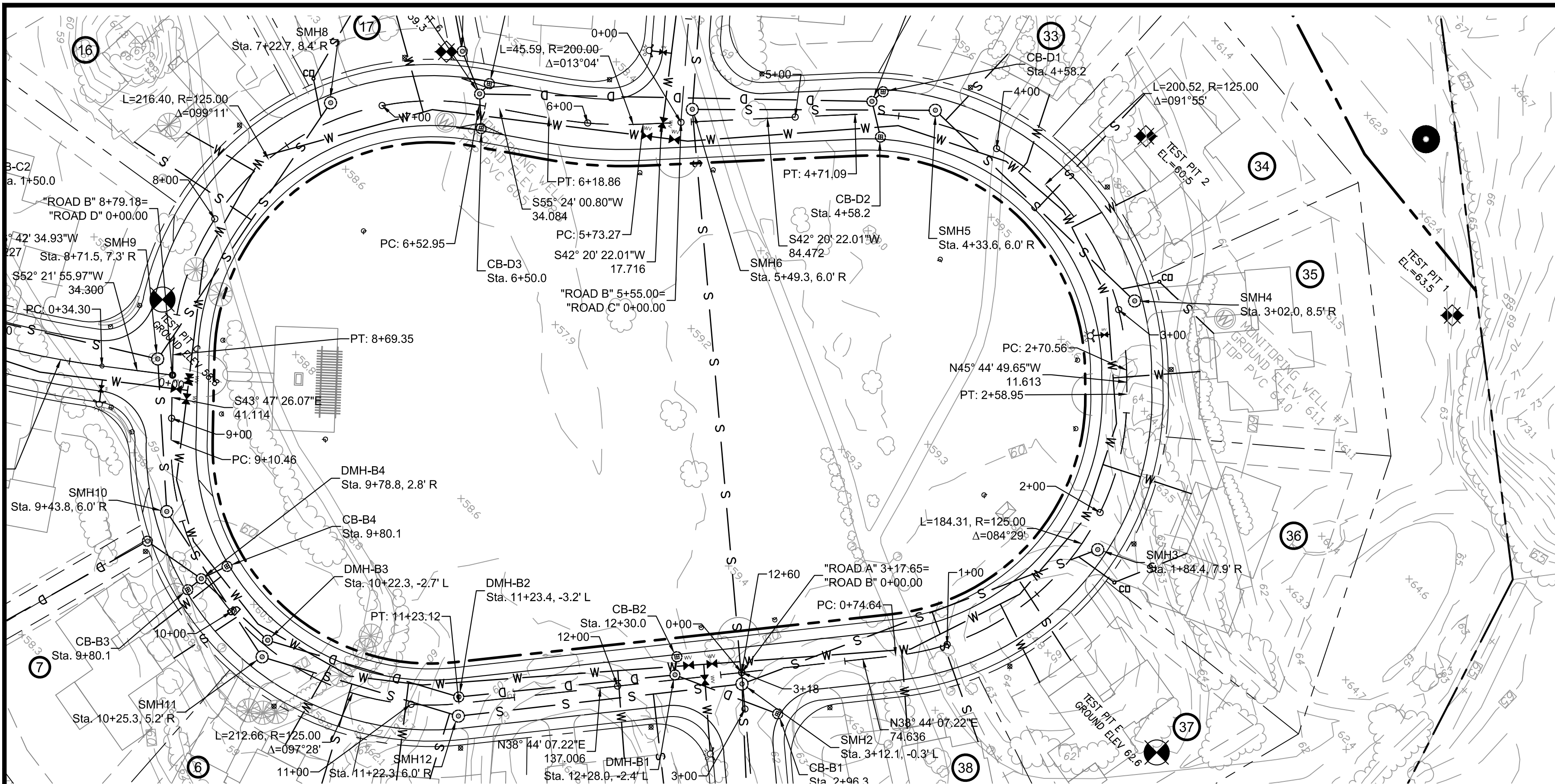
SHEET NAME:

# C10

SCALE: HORIZ: 1"=40', VERT: 1"=4'



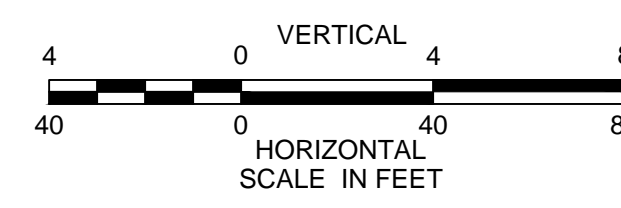




**NOTE:**

Sanitary Sewer depths of less than 12 feet shall use SDR 35; Sanitary Sewer depths greater than 12 feet shall use SDR 26.

All joints shall be solvent welded, no rubber gaskets



Design Consultants Inc.  
Somerville - Quincy - Newburyport  
www.dci-ma.com

PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

| REV | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 3.  | CON. COM. PLANS | 1/09/18  |
| 2.  | REVIEW COMMENTS | 11/16/17 |
| 1.  | REVIEW COMMENTS | 8/8/17   |

STAMP:

STREET PLAN  
& PROFILE  
"ROAD B"

SHEET NAME:

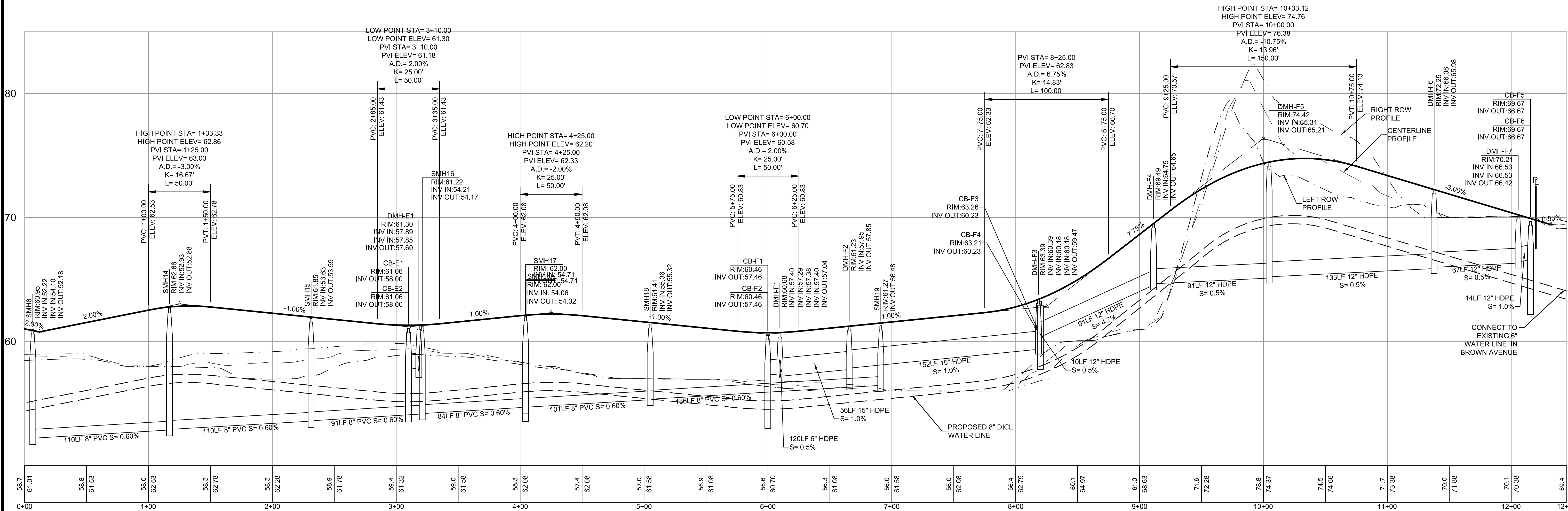
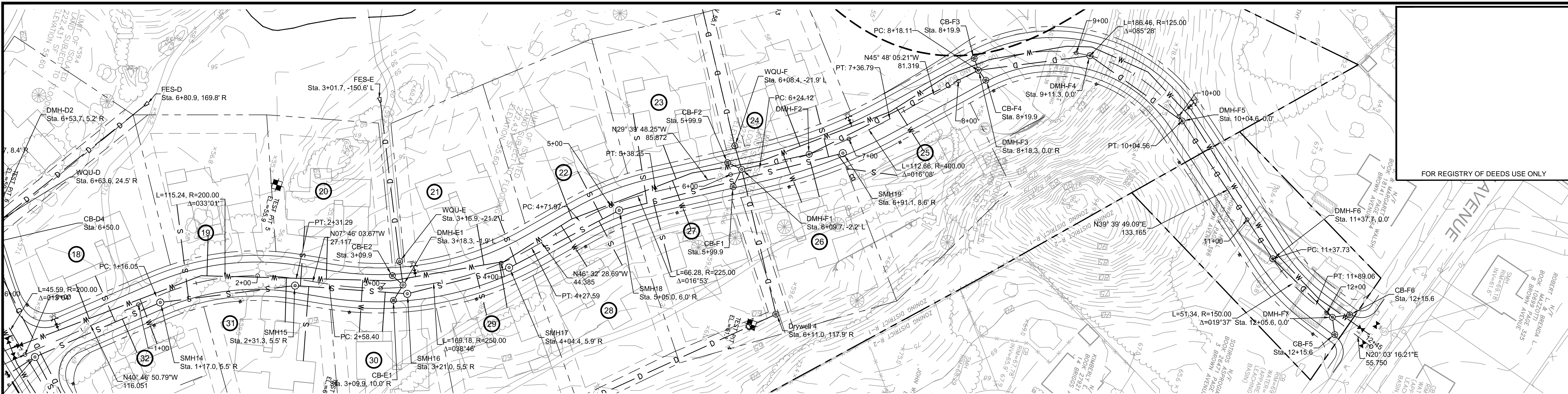
C11

SHEET NO:

DR BY: WAK  
CHK BY: SBS  
PROJ NO: 2015-063  
DATE: June 2, 2017  
SCALE: HORIZ: 1"=40', VERT: 1"=4'

|  |                            |
|--|----------------------------|
| CITY OF NEWBURYPORT<br>OFFICE OF THE TOWN CLERK  | NEWBURYPORT PLANNING BOARD |
| I, CLERK OF THE CITY OF NEWBURYPORT,<br>HEREBY CERTIFY THAT THE NOTICE OF<br>APPROVAL OF THIS PLAN BY THE<br>PLANNING BOARD HAS BEEN RECEIVED<br>AND RECORDED AT THIS OFFICE AND NO<br>NOTICE OF APPEAL WAS RECEIVED<br>DURING THE TWENTY DAYS NEXT AFTER<br>SUCH RECEIPT AND RECORDING OF SAID<br>NOTICE. |                            |
| CLERK  | DATE                       |
|  | DATE                       |

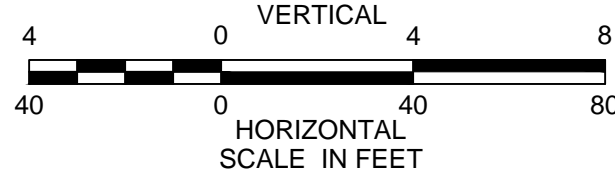




**NOTE:**

Sanitary Sewer depths of less than 12 feet shall use SDR 35; Sanitary Sewer depths greater than 12 feet shall use SDR 26.

All joints shall be solvent welded, no rubber gaskets



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Somerville - Quincy - Newburyport  
www.dci-ma.com

PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

| REV | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 3.  | CON. COM. PLANS | 1/09/18  |
| 2.  | REVIEW COMMENTS | 11/16/17 |
| 1.  | REVIEW COMMENTS | 8/8/17   |



STAMP:

**STREET PLAN  
& PROFILE  
"ROAD C"**

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

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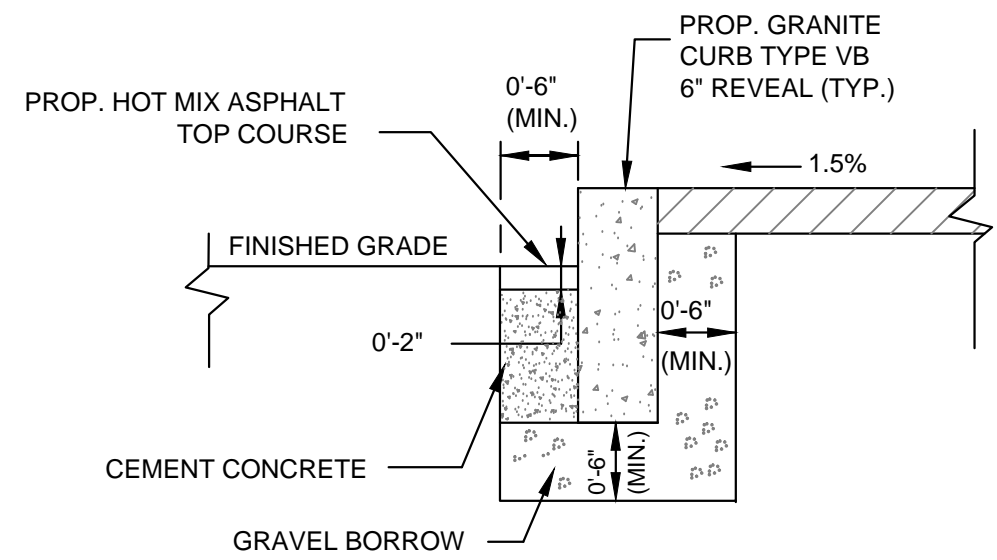
CLERK DATE

NEWBURYPORT PLANNING BOARD

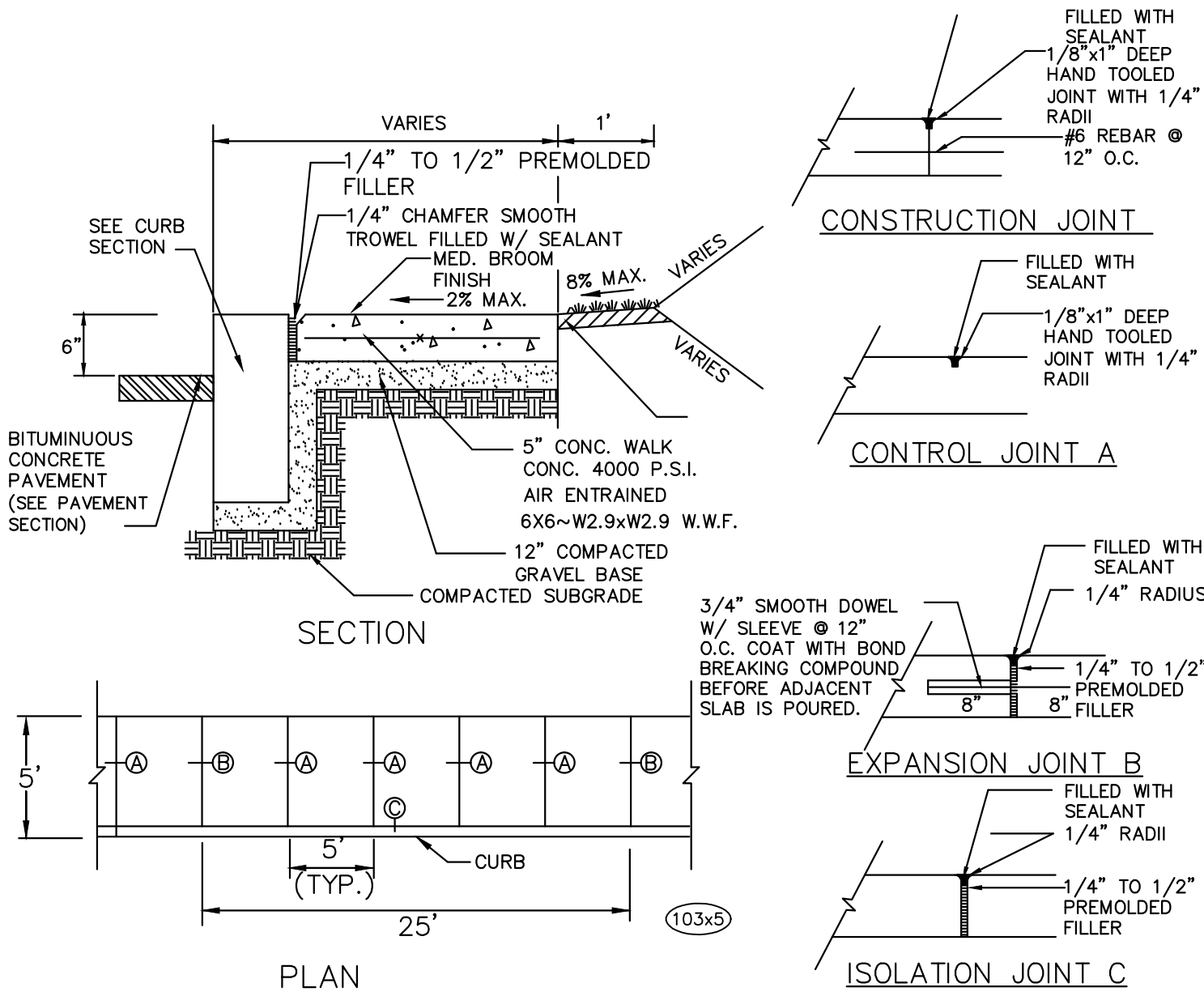
SHEET NAME:  
**C12**

SHEET NO:  
DR BY: WAK  
CHK BY: SBS  
PROJ NO: 2015-063  
DATE: June 2, 2017  
SCALE: HORIZ: 1"=40'; VERT: 1"=4'

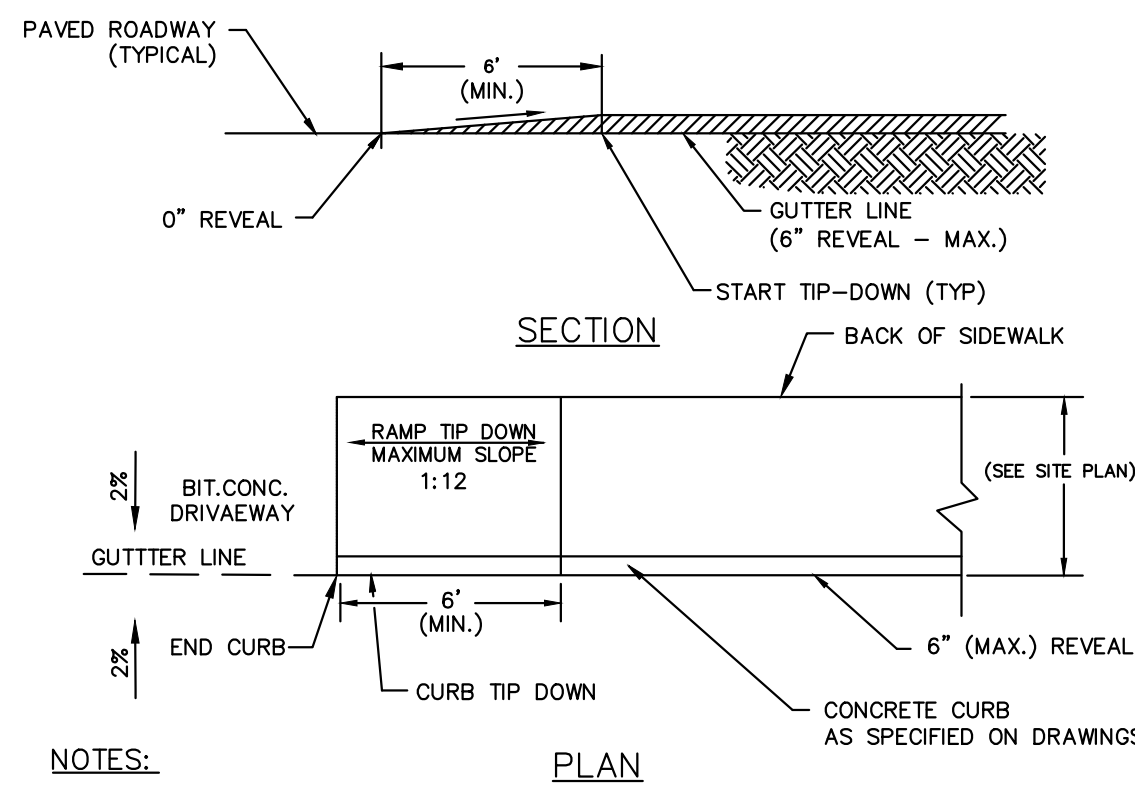




1 GRANITE CURB - TYPE VB  
NOT TO SCALE



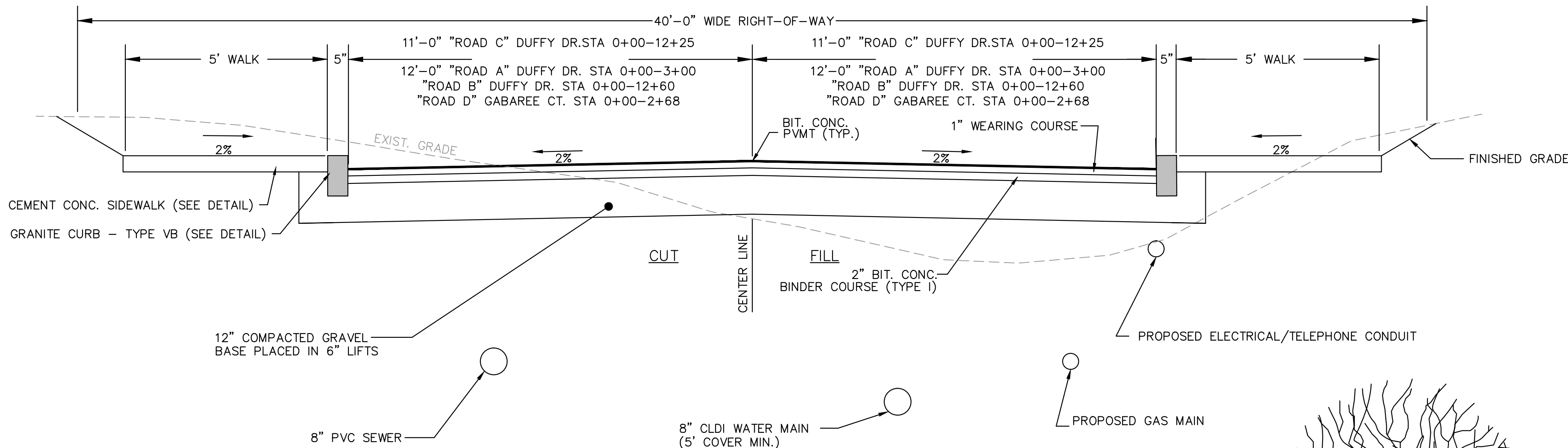
3 CONCRETE SIDEWALK  
NOT TO SCALE



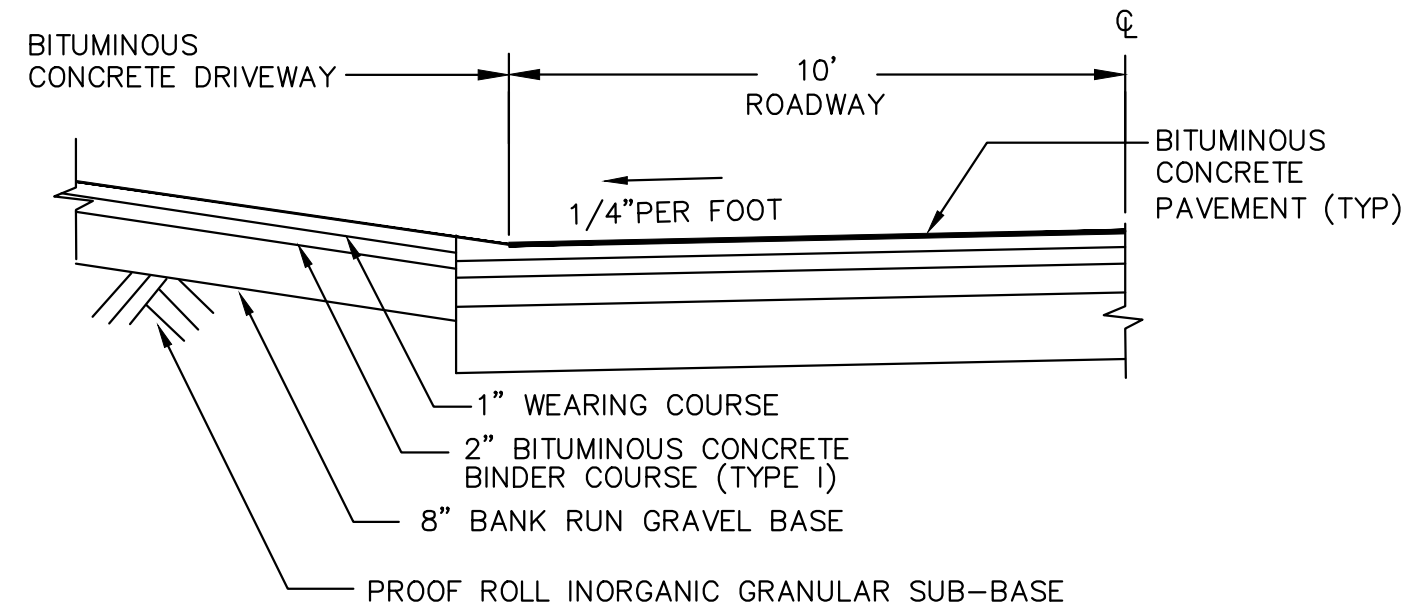
NOTES:

- SEE SITE PLAN FOR TIP DOWN RAMP AND SIDEWALK WIDTHS AND LOCATIONS.
- SEE GRADING, DRAINAGE, AND EROSION CONTROL PLANS FOR SIDEWALK SLOPES AND GRADES.

5 SIDEWALK TRANSITION AT DRIVEWAY  
NOT TO SCALE



4 TYPICAL DRIVEWAY CROSS SECTION  
NOT TO SCALE



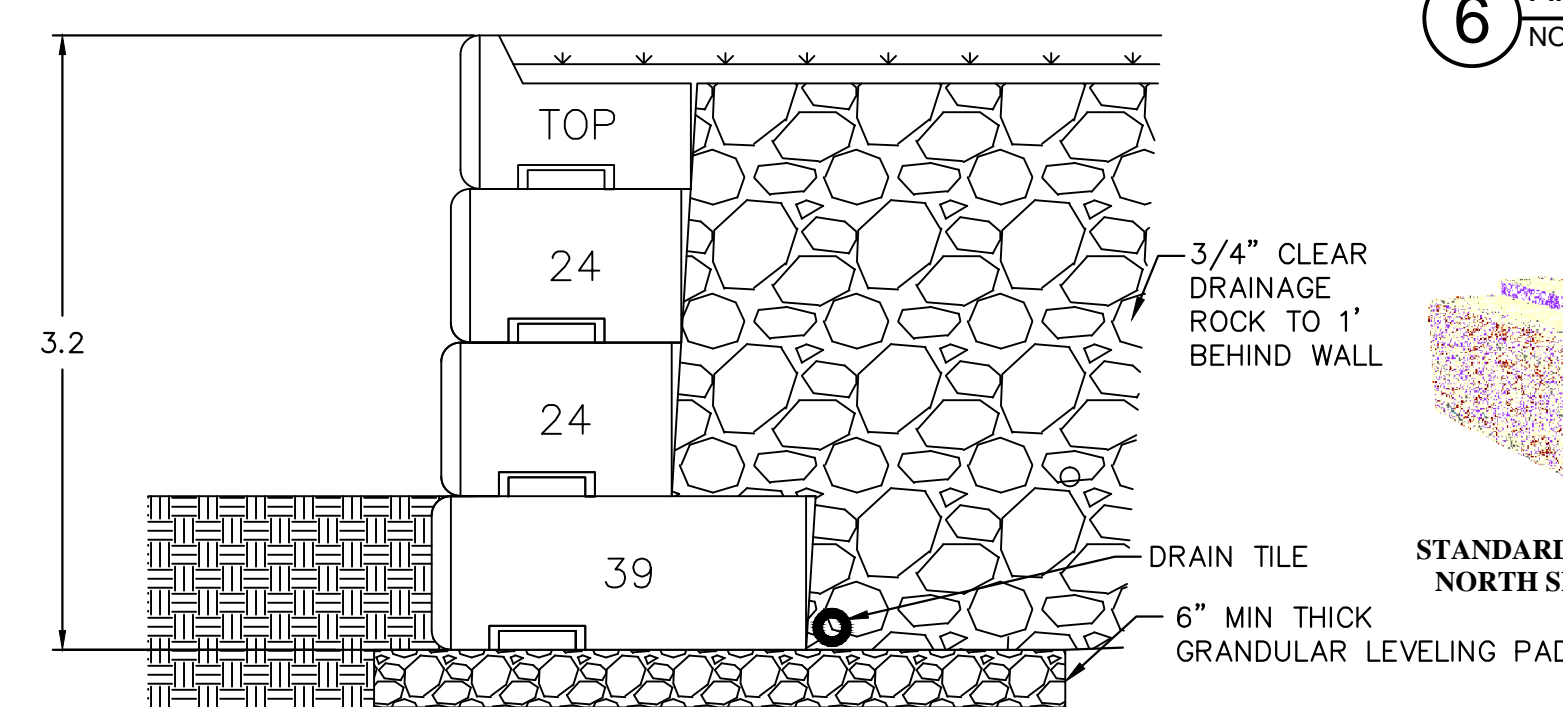
NOTES:

- ALL DRIVEWAY APRONS WILL BE CONSTRUCTED AND PAVED AT THE SAME TIME AS THE ROADWAY PAVEMENT

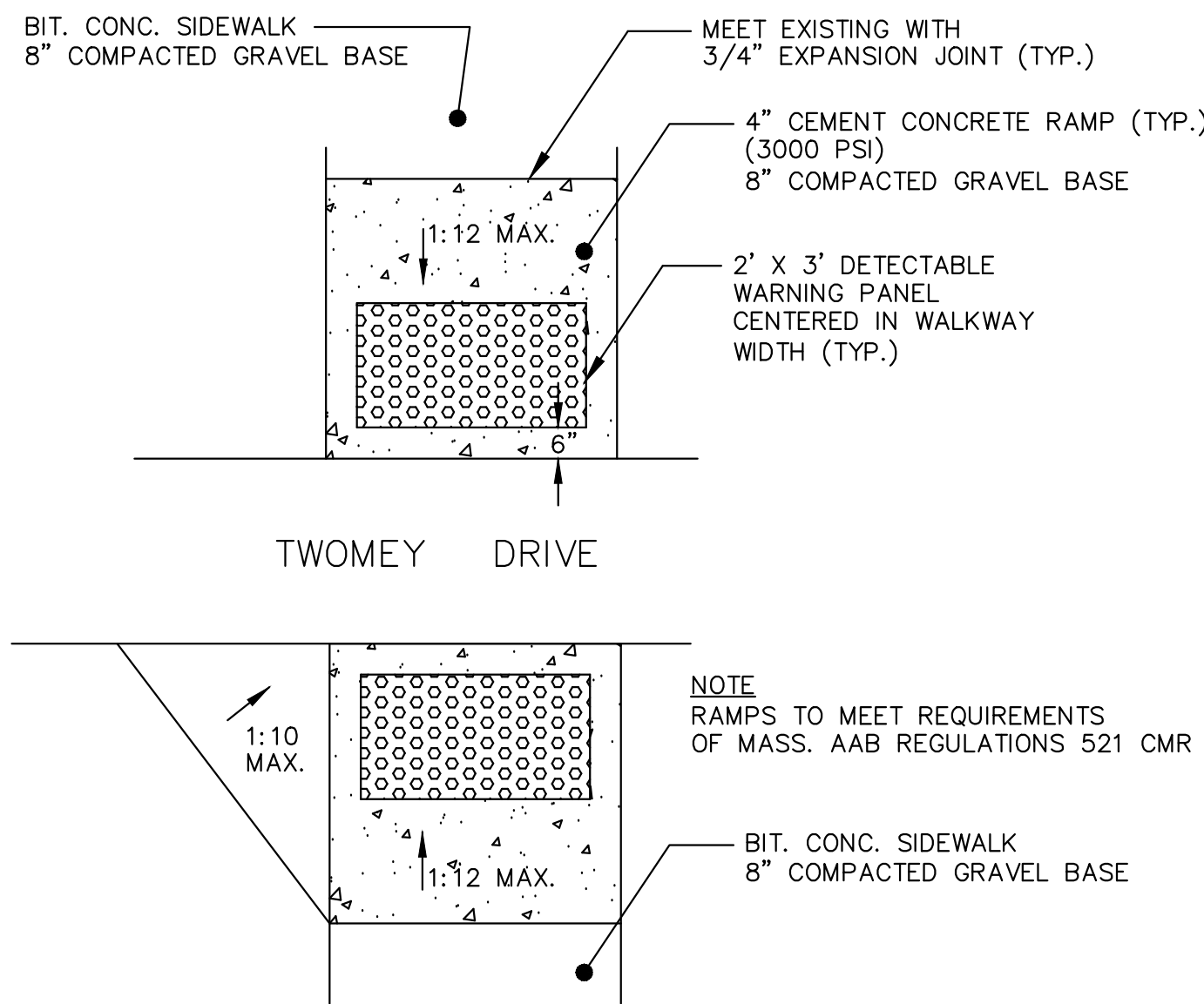
KEY ASSUMPTIONS AND NOTES:

- MAXIMUM HEIGHT NON REINFORCED WALLS VARIES DEPENDING ON SOILS AND SITE CONDITIONS HIGHER WALLS BUILT USING GEO-GRID.
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- STANDARD FACE TEXTURE: NORTH SHORE GRANITE OR AVAILABLE BY SPECIAL ORDER: RUSTIC, LIMESTONE, OLD WORLD.
- MINIMUM TURNING RADIUS 15 FEET.
- 1" SETBACK PER ROW ON A STRAIGHT WALL (ANGLE OF BATTER 3.6°) CURVED WALL 1-2.7" PER ROW.
- THIS WALL CROSS SECTION IS FOR A SPECIFIC SET OF SITE CONDITIONS. EACH WALL SHOULD BE PROPERLY DESIGNED AND ENGINEERED FOR SITE CONDITIONS.

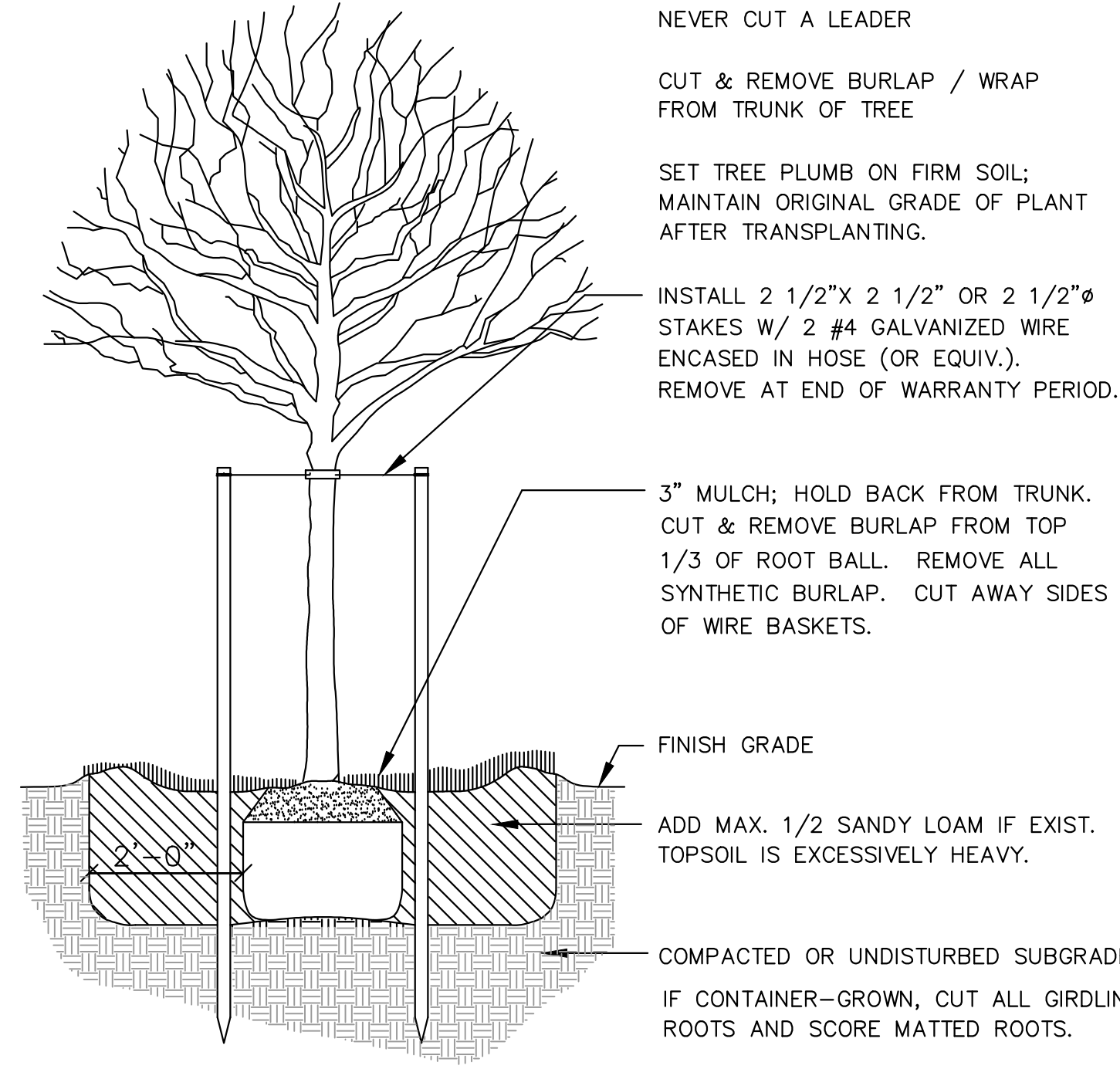
8 TYPICAL RETAINING WALL CROSS SECTION  
NOT TO SCALE



6 HANDICAP ACCESS RAMP  
NOT TO SCALE



7 TREE PLANTING  
NOT TO SCALE



NEVER CUT A LEADER

CUT & REMOVE BURLAP / WRAP FROM TRUNK OF TREE

SET TREE PLUMB ON FIRM SOIL; MAINTAIN ORIGINAL GRADE OF PLANT AFTER TRANSPLANTING.

INSTALL 2 1/2" X 2 1/2" OR 2 1/2" Ø STAKES W/ 2 #4 GALVANIZED WIRE ENCASED IN HOSE (OR EQUIV.). REMOVE AT END OF WARRANTY PERIOD.

3" MULCH; HOLD BACK FROM TRUNK. CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL SYNTHETIC BURLAP. CUT AWAY SIDES OF WIRE BASKETS.

FINISH GRADE

ADD MAX. 1/2 SANDY LOAM IF EXIST. TOPSOIL IS EXCESSIVELY HEAVY.

COMPACTED OR UNDISTURBED SUBGRADE IF CONTAINER-GROWN, CUT ALL GIRDLING ROOTS AND SCORE MATTED ROOTS.

ADJUST SAUCERING TO HOLD WATER WHEN PLANTING ON SLOPE

NORTH

**DCi**  
Design Consultants Inc.  
Somerville - Quincy - Newburyport  
www.dci-ma.com

**Winter GEC, LLC**

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
**EVERGREEN  
COMMONS, LLC**

PROJECT INFO

| REV | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 3.  | CON.COM. PLANS  | 1/09/18  |
| 2   | REVIEW COMMENTS | 11/16/17 |

| REV | DESCRIPTION     | DATE     |
|-----|-----------------|----------|
| 3.  | CON.COM. PLANS  | 1/09/18  |
| 2   | REVIEW COMMENTS | 11/16/17 |



STAMP:

**TYPICAL  
SECTIONS,  
DETAILS &  
NOTES 1**

SHEET NAME:

**C13**

SHEET NO:

DR BY: WAK

CHK BY: SBS

PROJ NO: 2015-063

DATE: June 2, 2017

SCALE: N.T.S.

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

I, CLERK OF THE CITY OF NEWBURYPORT,  
HEREBY CERTIFY THAT THE NOTICE OF  
APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
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NOTICE.

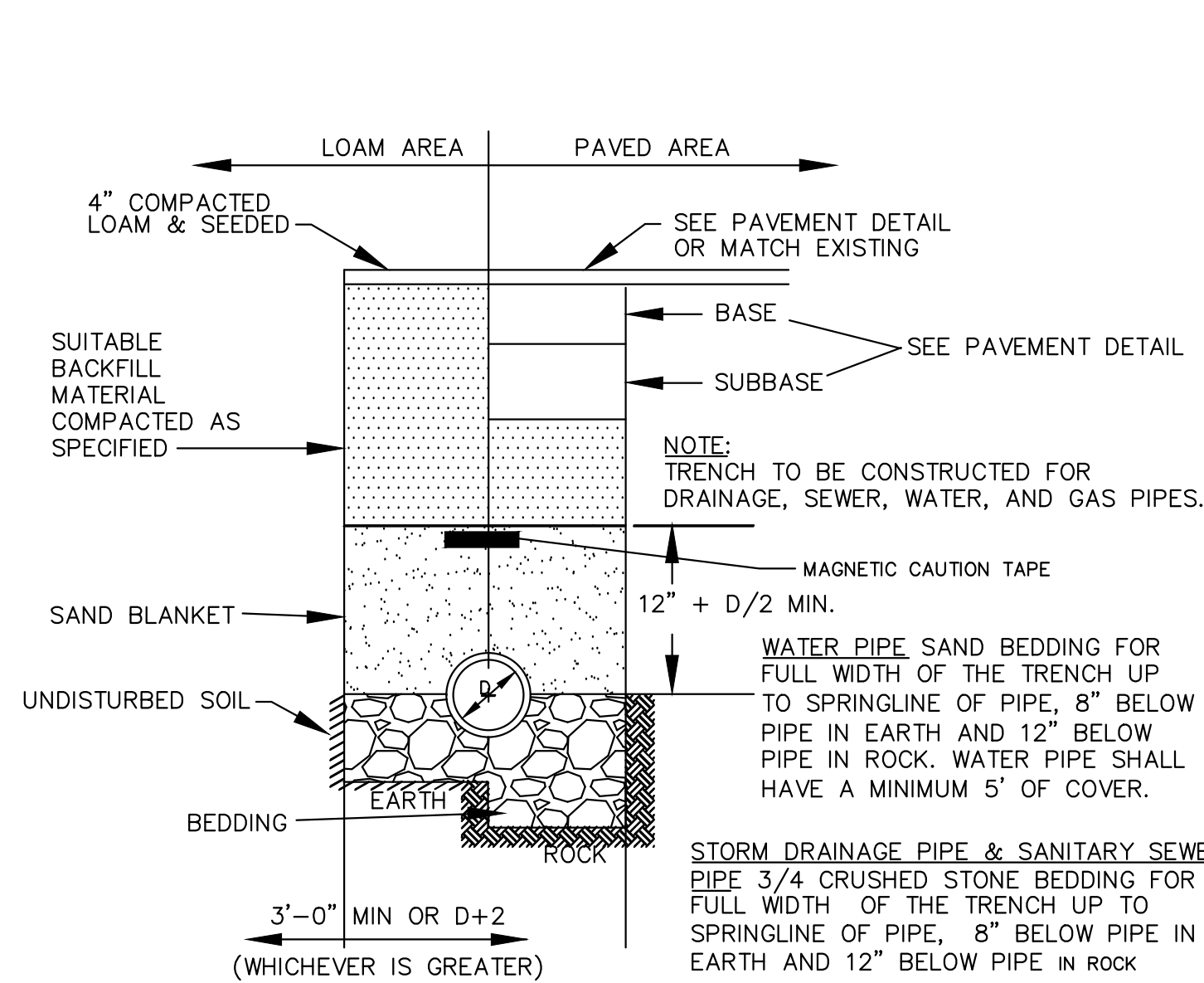
CLERK DATE

NEWBURYPORT PLANNING BOARD

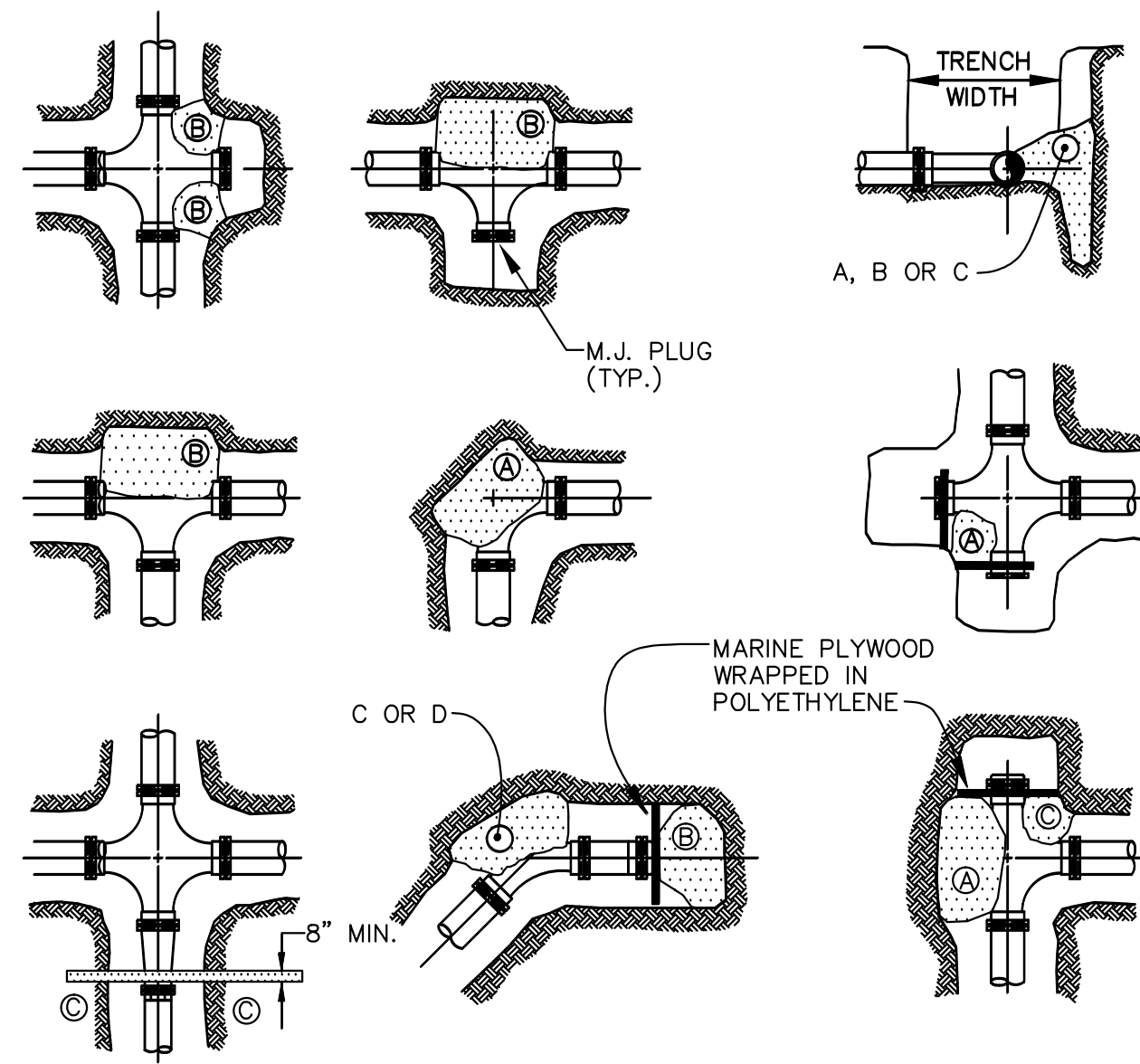
DATE



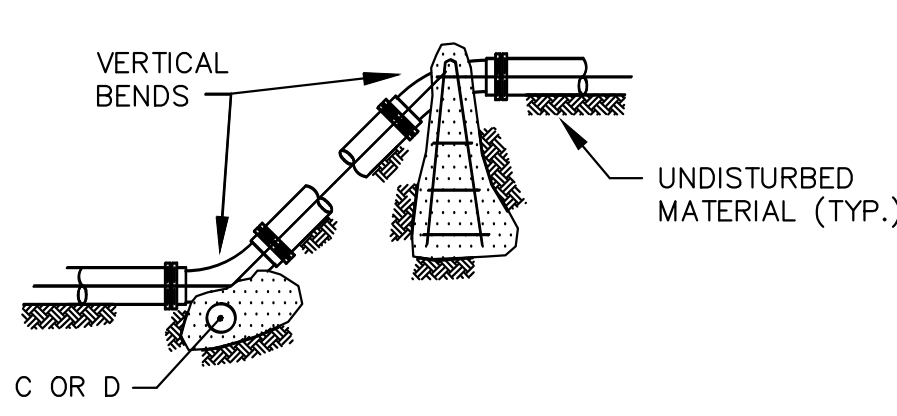
P:\2015 PROJECTS\2015-063 18 BOYD ST. NEWBURYPORT.DWG\ENGINEERING\15-063 C13 TYPICAL SECTIONS DETAILS & NOTES.DWG



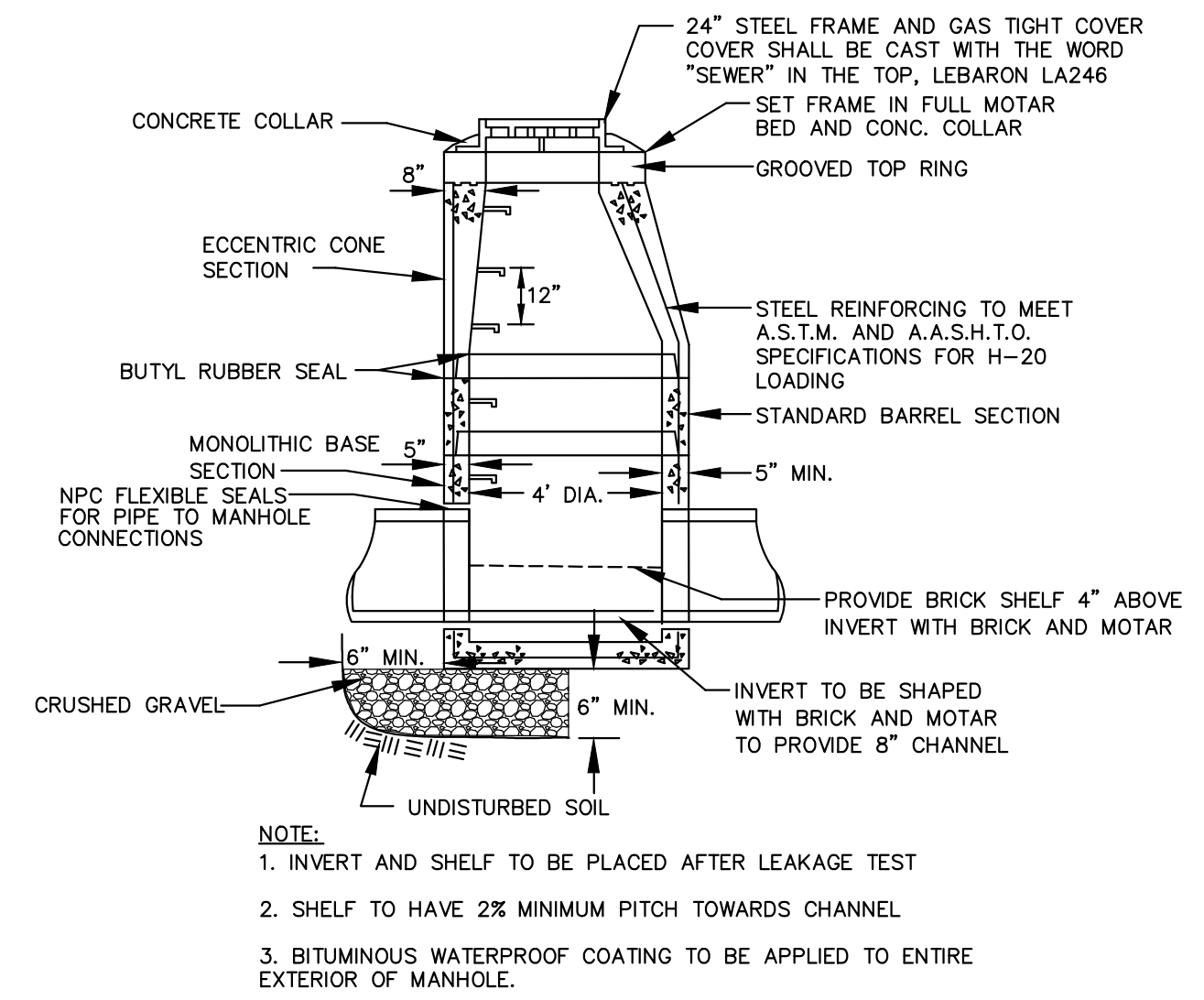
1 UTILITY TRENCH  
NOT TO SCALE



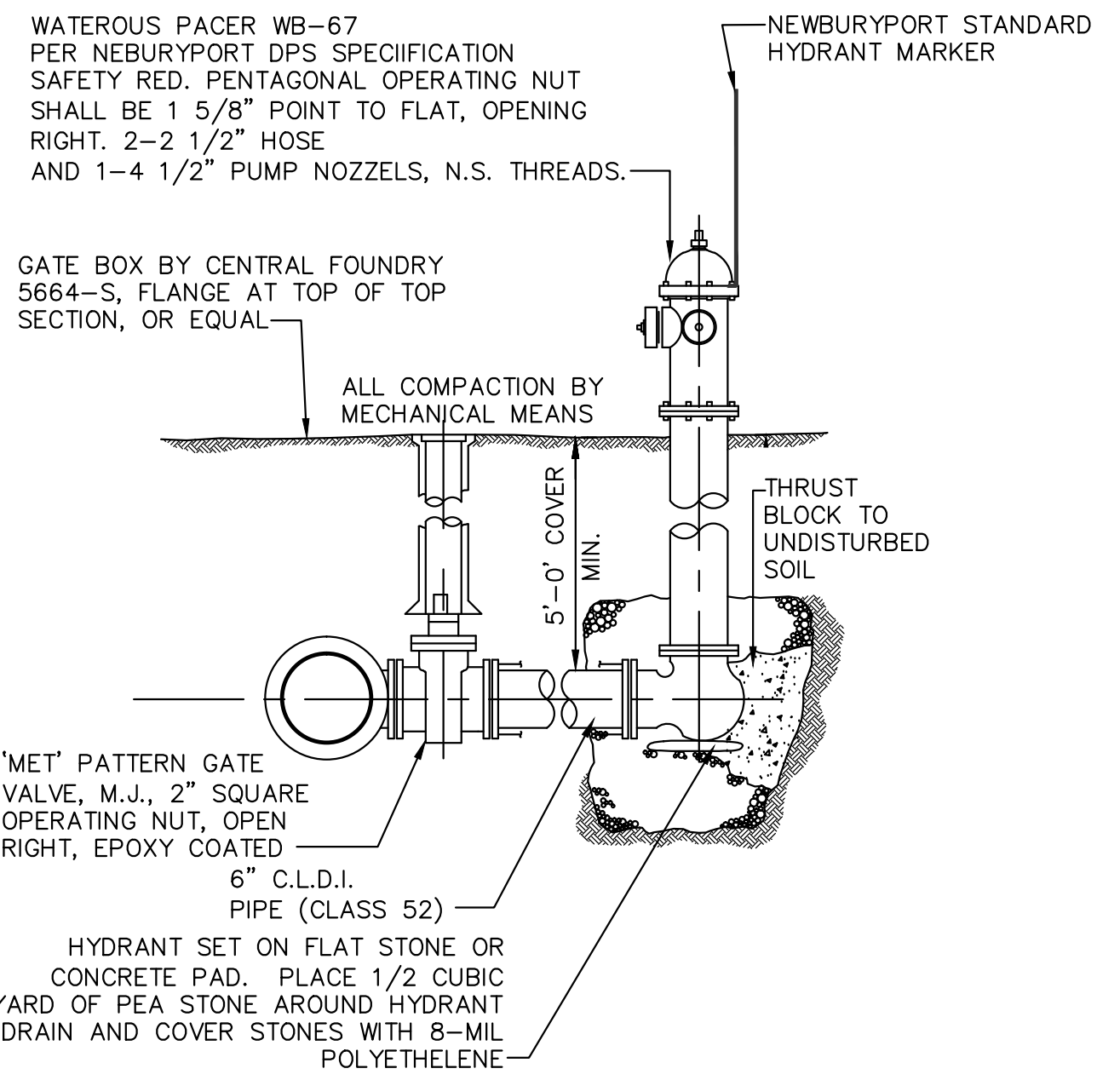
6 THRUST BLOCKS  
NOT TO SCALE



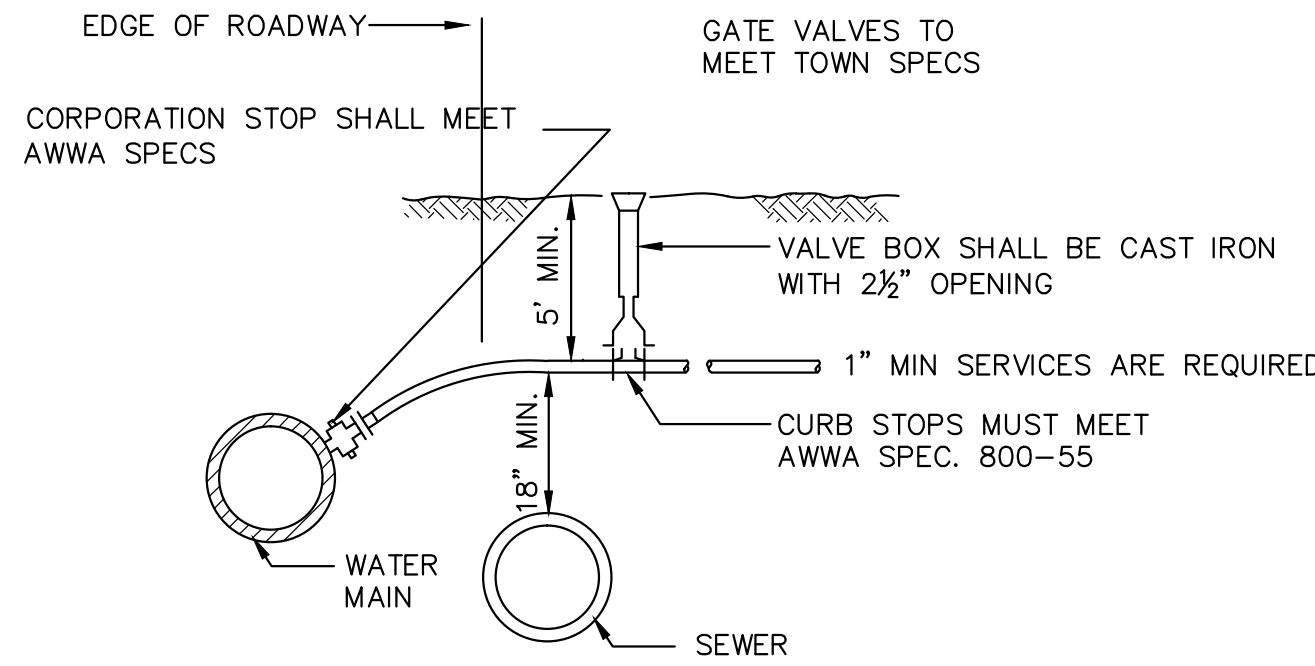
7 PRECAST CONCRETE CATCH BASIN  
NOT TO SCALE



2 SEWER MANHOLE  
NOT TO SCALE

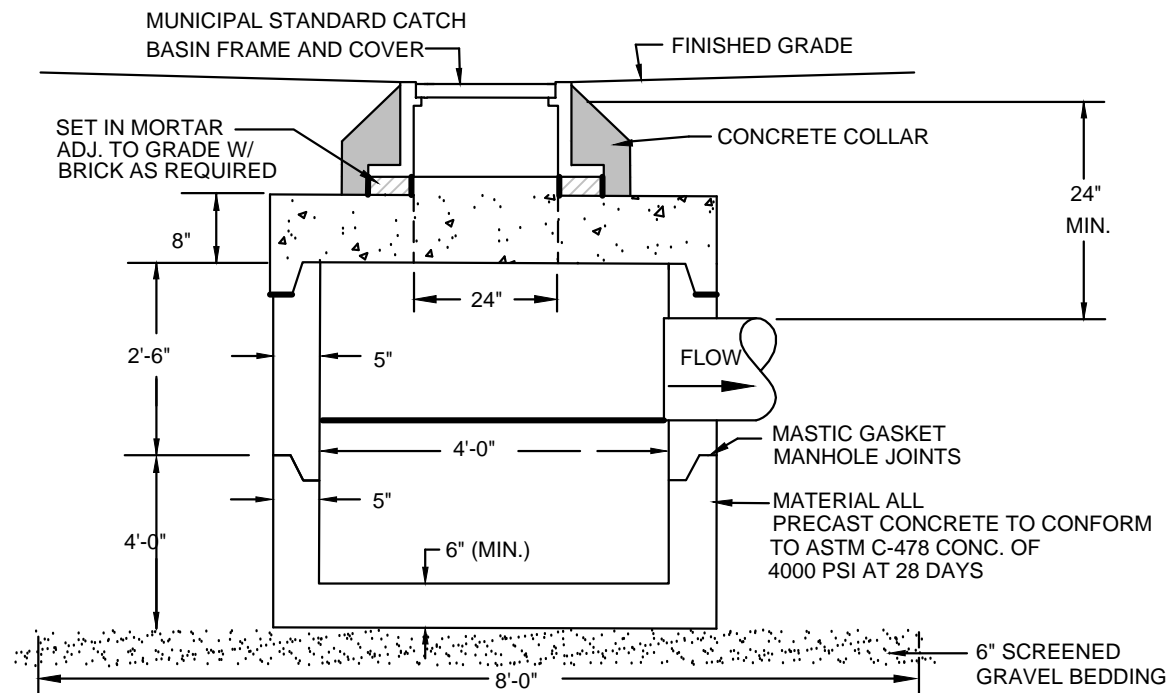


3 HYDRANT GATE VALVE ASSEMBLY  
NOT TO SCALE

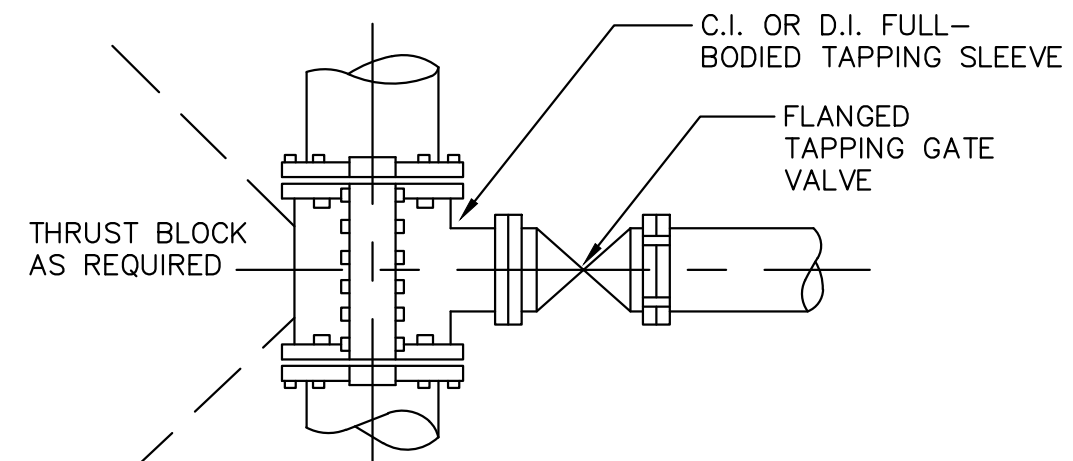


- NOTES:
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
  2. 1 1/2" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

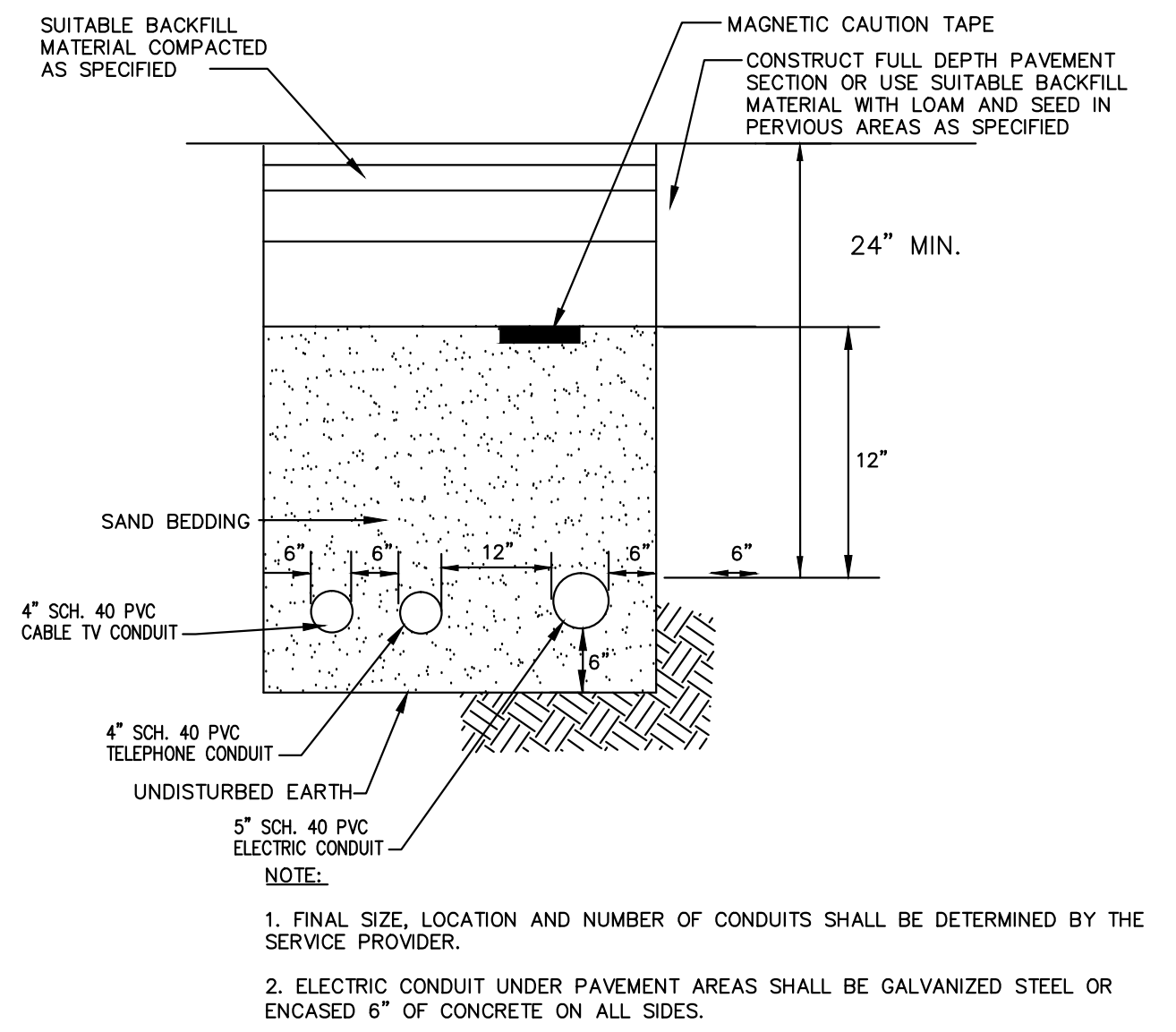
5 TYPICAL SERVICE CONNECTION  
NOT TO SCALE



7 PRECAST CONCRETE DRAIN MANHOLE  
NOT TO SCALE



8 TAPPING SLEEVE AND VALVE  
NOT TO SCALE



4 TYPICAL ELECTRICAL & COMMUNICATIONS TRENCH  
NOT TO SCALE

CITY OF NEWBURYPORT  
OFFICE OF THE TOWN CLERK

I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CLERK DATE

NEWBURYPORT PLANNING BOARD

DATE

NORTH

**DCi**  
Design Consultants Inc.  
Somerville - Quincy - Newburyport  
www.dci-ma.com

**Winter GEC, LLC**

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

PROJECT TEAM

18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

| REV | DESCRIPTION       | DATE     |
|-----|-------------------|----------|
| 3.  | CON.COM. PLANS    | 1/09/18  |
| 2   | REVIEW COMMENTS   | 11/16/17 |
| 1   | ISSUED FOR PERMIT | 11/16/17 |



STAMP:

**TYPICAL  
SECTIONS,  
DETAILS &  
NOTES 2**

SHEET NAME:

**C14**

SHEET NO:

DR BY: WAK

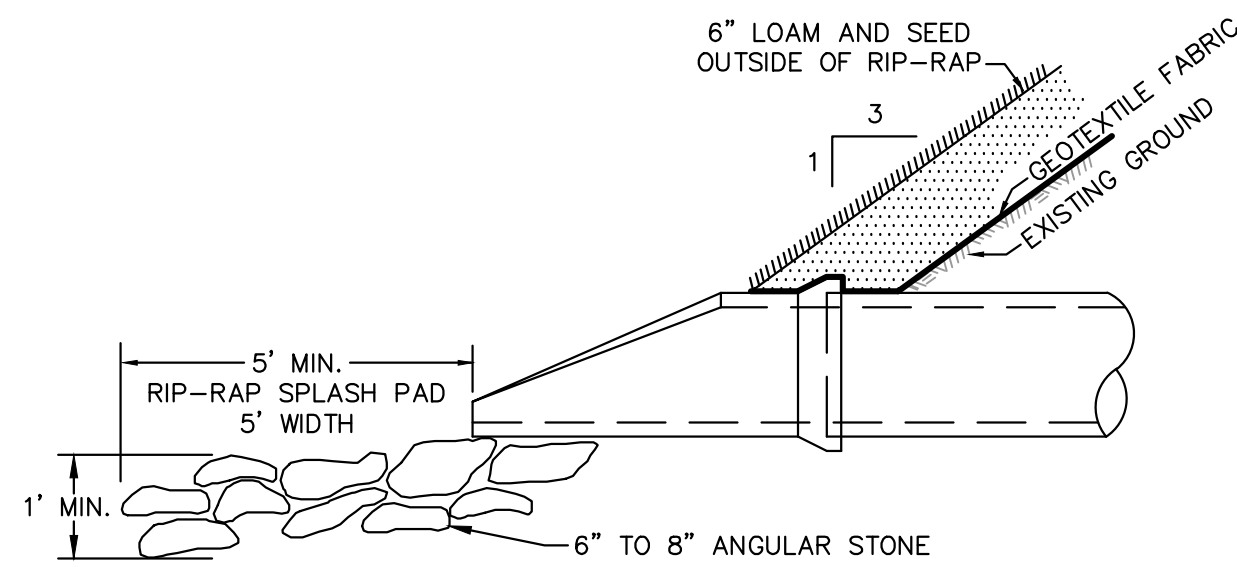
CHK BY: SBS

PROJ NO: 2015-063

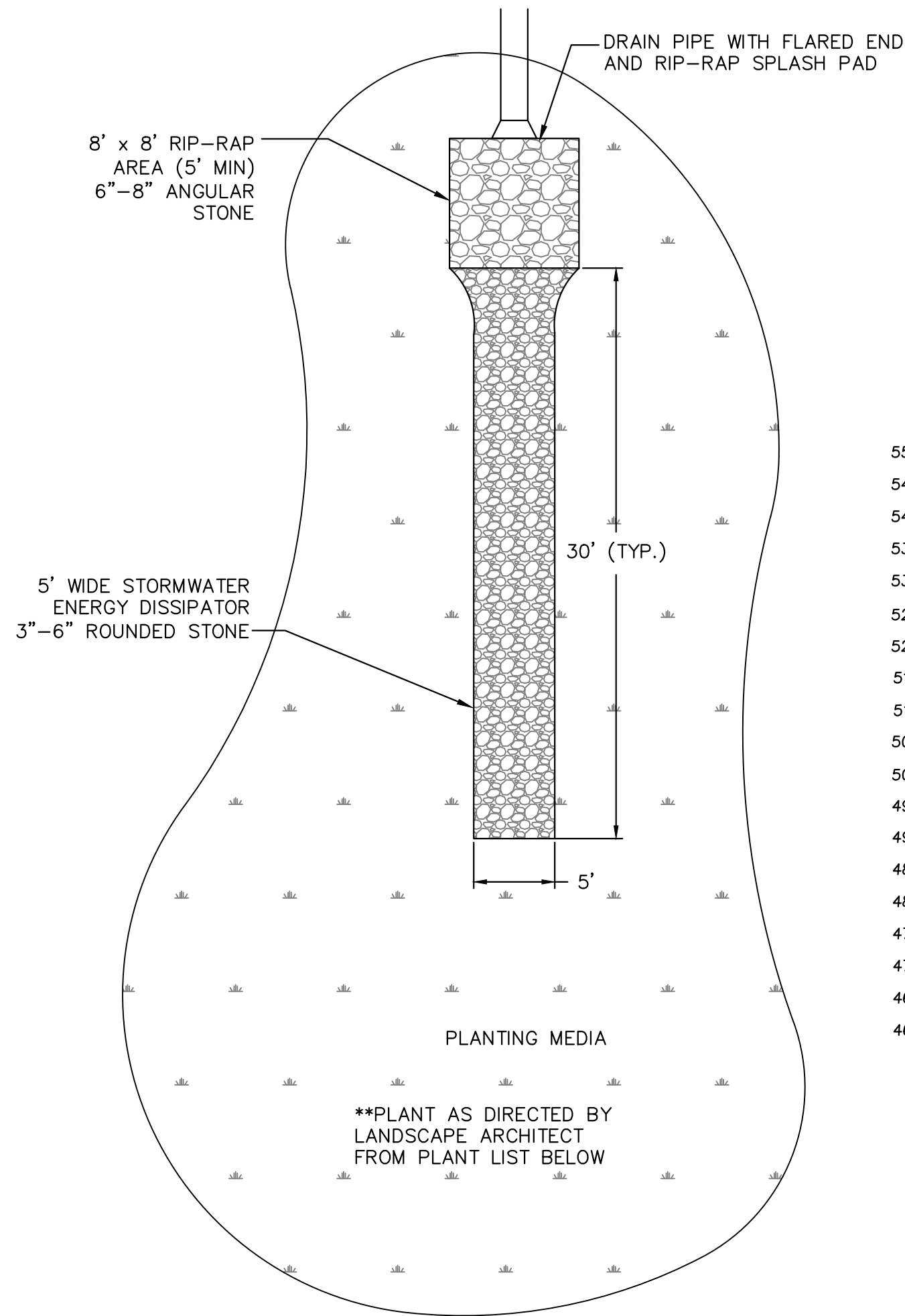
DATE: June 2, 2017

SCALE: N.T.S.

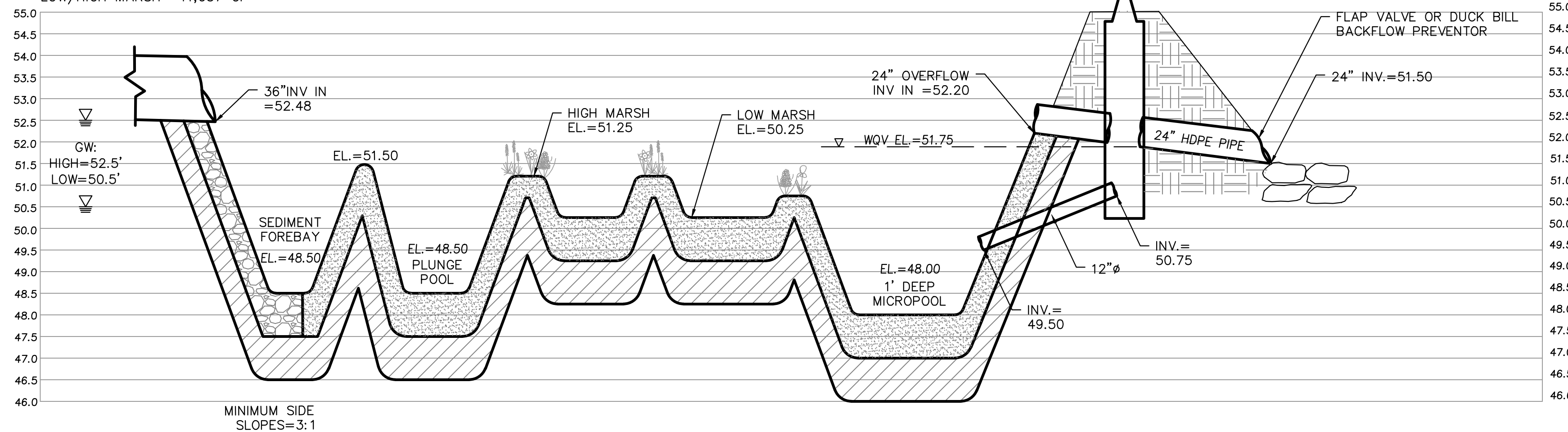




**1 FLARED END W/ RIP-RAP SPLASH PAD**  
NOT TO SCALE

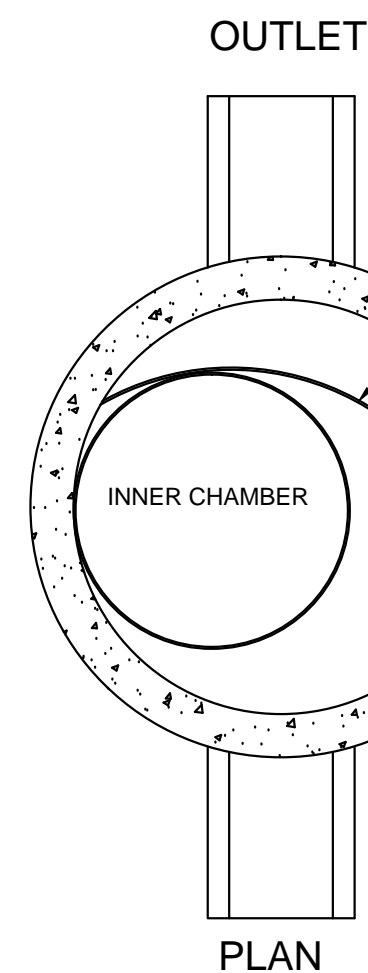


REQ'D 1" WATER QUALITY VOLUME= 8,694 CF/11,505 CF PROVIDED  
FOREBAY 0.1" PRETREATMENT VOLUME= 869 CF/4,487 CF PROVIDED  
WET POOLS= 1,902 CF  
LOW/HIGH MARSH= 11,057 CF

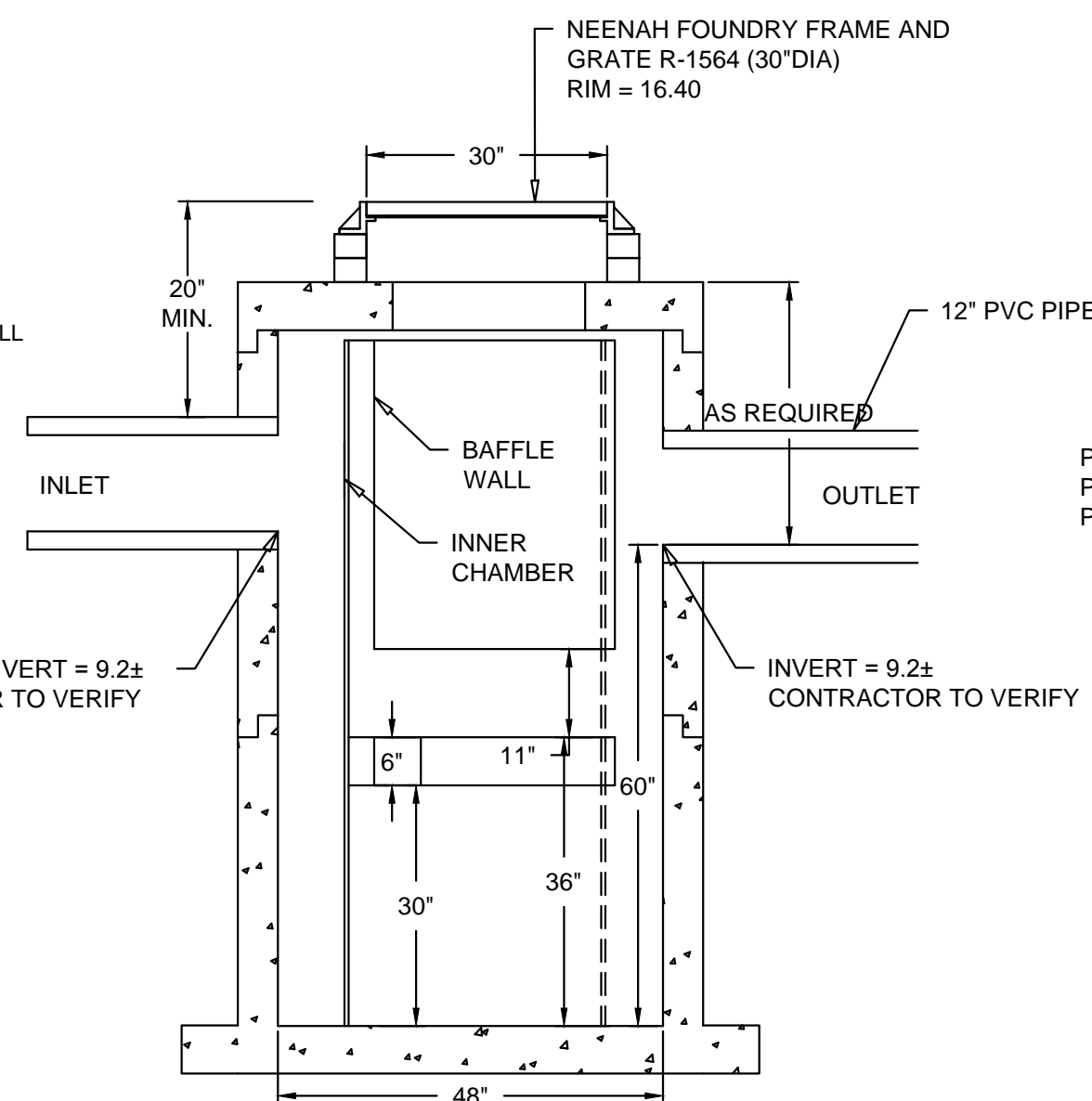


**3 EXTENDED DETENTION  
CONSTRUCTED STORMWATER WETLAND BASIN "A"**  
NOT TO SCALE

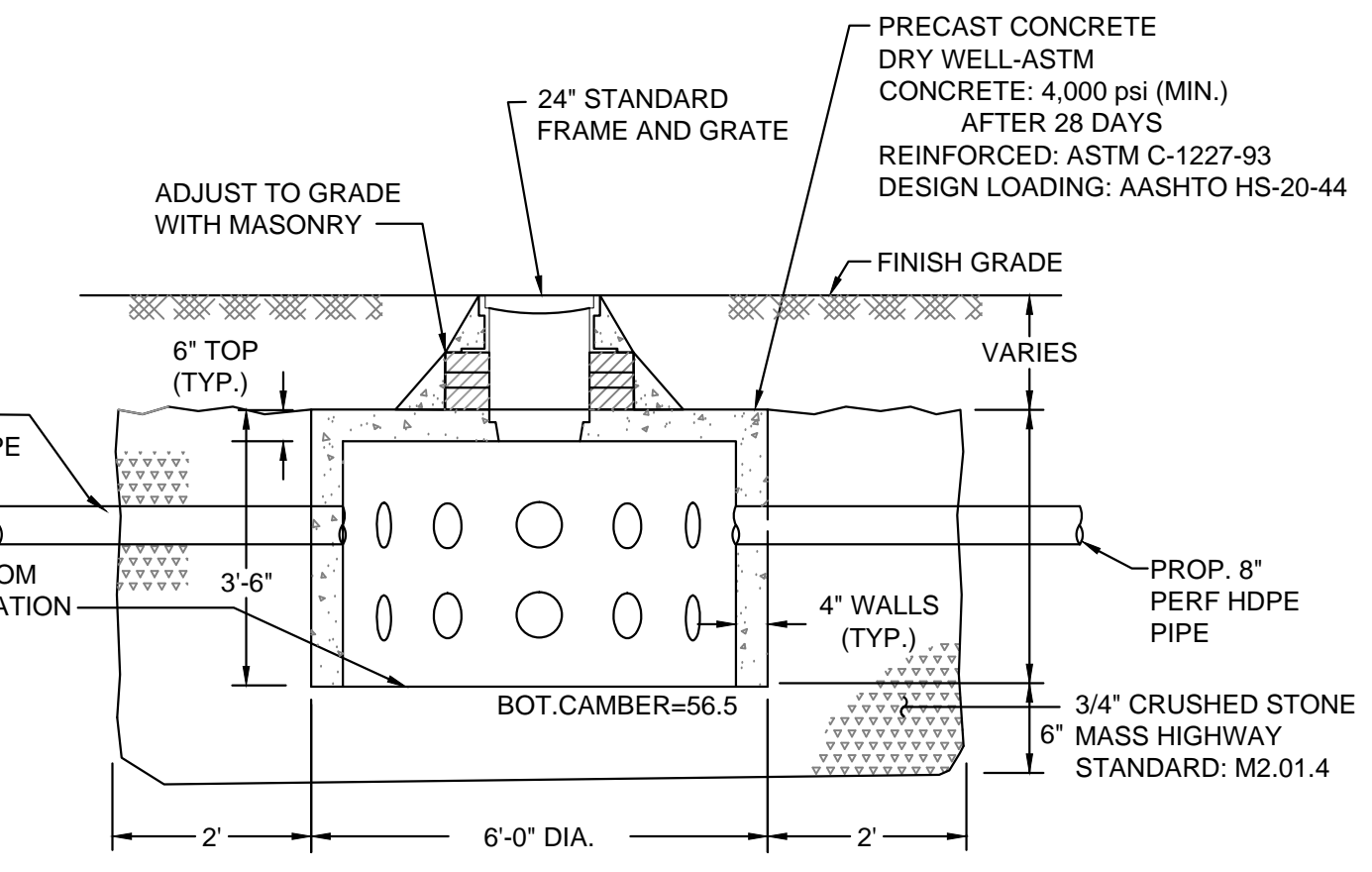
12" ORGANIC MATERIAL  
12" CLAY MATERIAL



PLAN

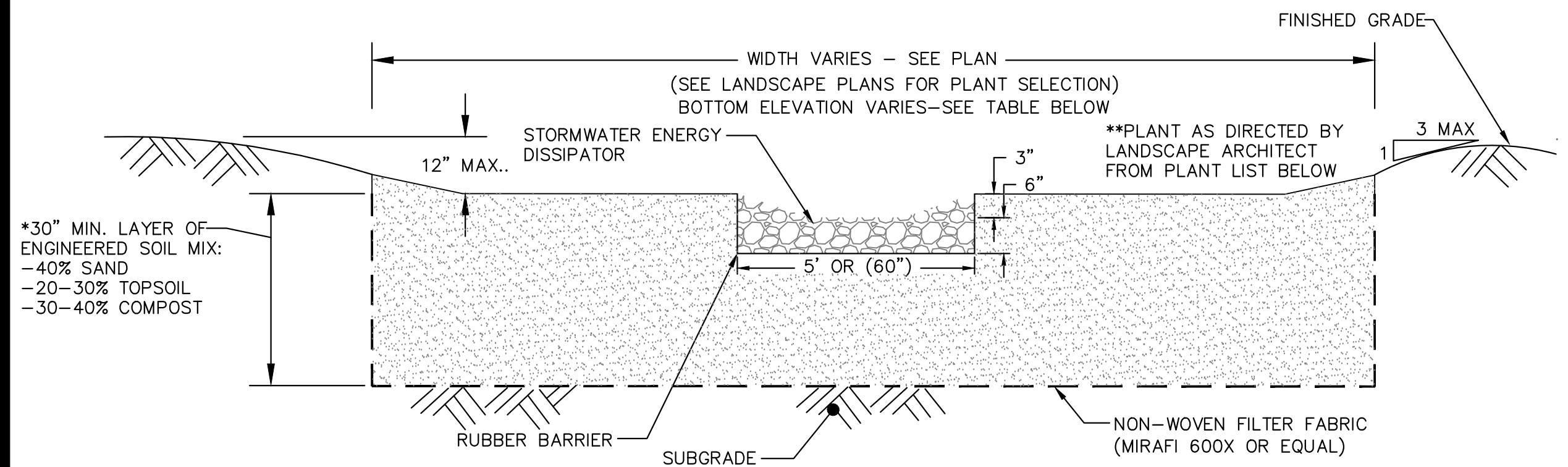


**5 DRY WELL**  
NOT TO SCALE



**4 STORMWATER DRIP EDGE**  
NOT TO SCALE

**7 8" INFILTRATION PIPE**  
NOT TO SCALE



**2 BIORETENTION AREA DETAIL**  
NOT TO SCALE

\*THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5, A RANGE THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ADSORPTION OF NITROGEN, PHOSPHORUS, AND OTHER POLLUTANTS.

USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS. THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.

**\*\*PLANT LIST**  
WINTERBERRY (ILEX VERTICILLATA)  
WITCHHAZEL (HAMAMELIS)  
REDSOIR DOGWOOD (CORNUS)  
SUMMERSWEET (CLETHRA)  
BAYBERRY (MYRICA)  
NINEBARK (PHYSOCARPUS)  
ARROWWOOD (VIBURNUM DENTATUM)

**GRASS LIST**  
REDTOP (AGROSTIS)  
PANICUM  
LITTLE BLUESTEM

| BIORETENTION AREA # | BOTTOM ELEV. | TOP OF BERM ELEV. OVERFLOW | MIN. BERM WIDTH OVERFLOW | EXIT GRADE ELEV. | ESHWG ELEV. | BOTTOM AREA (SF) |
|---------------------|--------------|----------------------------|--------------------------|------------------|-------------|------------------|
| B                   | 55.55        | 56.22 (CULV)               | N/A (CULV)               | 61± MAX.         | 52.7        | 1,876            |
| C                   | 55.50        | 56.20                      | 10'                      | 55± MAX.         | 52.0        | 2,273            |
| D                   | 54.55        | 55.30                      | 40'                      | 58± MAX.         | 52.0        | 3,607            |
| E                   | 56.05        | 56.75                      | 60'                      | 59± MAX.         | 52.0        | 1,718            |
| F                   | 55.55        | 56.30                      | 50'                      | 55± MAX.         | 52.0        | 3,463            |

DIMENSIONS IN INCHES  
PERMANENT POOL VOLUME = 450 US GALLONS  
THE HYDROGUARD MUST BE CLEANED AFTER THE CONSTRUCTION PERIOD IF IT IS USED AS A SEDIMENT AND EROSION CONTROL MEASURE  
THE HYDROGUARD SHOULD BE INSPECTED ONCE PER YEAR FOR STABILIZED SITES  
INSPECTION WILL DETERMINE THE MAINTENANCE FREQUENCY (ANNUAL MAINTENANCE OR ONCE EVERY TWO YEARS TYPICAL FOR STABILIZED SITES)  
SITES WITH UNSTABLE CONDITIONS (EXPOSED SOIL OR MATERIALS STORAGE) WILL REQUIRE MORE FREQUENT INSPECTION AND MAINTENANCE  
Hydroworks, LLC  
50 S. 21st St., Kenilworth, NJ 07033  
Phone: 888-290-7900 Fax: 888-783-7271  
Web: www.hydroworks.com

**6 HYDROGUARD WATER QUALITY UNIT (HG-4)**  
NOT TO SCALE

| CITY OF NEWBURYPORT<br>OFFICE OF THE TOWN CLERK  | NEWBURYPORT PLANNING BOARD |
|--|----------------------------|
| I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE. |                            |
| CLERK  | DATE                       |
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STAMP:

**TYPICAL  
SECTIONS,  
DETAILS &  
NOTES 3**

SHEET NAME:

**C15**

SHEET NO:

DR BY: WAK

CHK BY: SBS

PROJ NO: 2015-063

DATE: June 2, 2017

SCALE: N.T.S.



PROJECT NAME AND LOCATION

PORT PLACE, 18 BOYD DRIVE  
NEWBURYPORT, MASSACHUSETTS

DESCRIPTION

THE PROJECT CONSISTS OF SUBDIVIDING A 36.8 ACRE PARCEL AND THE CONSTRUCTION OF ASSOCIATED SITE IMPROVEMENTS INCLUDING ROADWAY, DRAINAGE SYSTEMS AND UNDERGROUND UTILITIES.

SOIL CHARACTERISTICS

THE EXISTING SITE IS PRESENTLY DEVELOPED WITH A PORTION OF UNDEVELOPED WOODED ARAE. SOILS CONSIST PRIMARILY OF WELL DRAINING SOILS.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 20± ACRES.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL TEMPORARY EROSION CONTROL, SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, CLEAR CONSTRUCTION STAGING AREA AND LANDSCAPE PLANTING IN OPEN SPACES OUTSIDE OF DISTURBED AREAS. SEE SITE PLANS FOR LOCATIONS.
2. DEMOLISH EXISTING BUILDING, UTILITIES AND PAVEMENT AND FILL SITE TO ROUGH GRADE.
3. CLEAR AND GRUB SITE. NO TREES TO BE CLEARED NOT INDICATED ON PLANS. CONTRACTOR SHALL NOTIFY NEWBURYPORT PLANNING DEPARTMENT OF ANY VARIATION FROM PLAN OR ADDITIONAL TREE CUTTING OR CLEARING REQUIREMENTS DUE TO UNFORESEEN SITE CONDITIONS.
4. ROUGH GRADING OF SITE.
5. CONSTRUCT ACCESS DRIVES, STORMWATER SYSTEM, UTILITIES AND ROUGH GRADE BUILDING LOTS.
6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL HAY BALES, SILT FENCES AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED ONCE ONE OF THE FOLLOWING HAS OCCURRED:

- A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED
- B. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

- A. TEMPORARY SEEDING.
- B. MULCHING.
- C. STONE RIP RAP.
- D. JUTE MATTING.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH HAY BALE BARRIERS AND/OR SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. ALL CATCH BASINS WILL BE COVERED WITH A GEOTEXTILE FABRIC PRIOR TO THE BASE PAYMENT COURSE BEING PLACED. STONE RIP RAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSES TO THE SITE AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE AND SILT FENCES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (30) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL INSPECTION

1. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
2. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
3. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

MAINTENANCE

1. STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. (b) REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
4. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

B. FILTERS

DISTURBED CONTRIBUTING AREA SHOULD NOT EXCEED 0.25 ACRES PER 100 LINEAR FEET OF FILTER BARRIER.

1. STRAW/HAY BALES

A. SHEET FLOW APPLICATIONS

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETEIORATION OF THE BINDINGS.
3. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR (4) INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO FOUR (4) INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. IDEALLY, BALES SHOULD BE PLACED TEN (10) FEET AWAY FROM THE TOE OF SLOPE.
4. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST SAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
5. THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW/HAY TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES.

2. SILT FENCE

- A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

| PHYSICAL PROPERTY                           | TEST   | REQUIREMENTS  |
|---|--------|---|
| FILTERING EFFICIENCY                        | VTM-51 | 75% MINIMUM   |
| TENSILE STRENGTH AT 20% MAXIMUM ELONGATION* | VTM-52 | EXTRA STRENGTH<br>50 LB/LIN IN (MIN)<br>STANDARD STRENGTH<br>30 LB/LIN IN (MIN) |

|  |        |                      |
|--|--------|----------------------|
| FLOW RATE  | VTM-51 | 0.3 GAL/SF/MIN (MIN) |
| * REQUIREMENTS REDUCED BY 50 PERCENT AFTER SIX (6) MONTHS OF INSTALLATION. |        |                      |

SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX (6) MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F TO 120 DEGREES F.

B. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED THIRTY-SIX (36) INCHES.

- C. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM SIX (6) INCH OVERLAP, AND SECURELY SEALED.

- D. POSTS SHALL BE SPACED A MAXIMUM OF TEN (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES).
- E. A TRENCH SHALL BE EXCAVATED APPROXIMATELY SIX (6) INCHES WIDE AND SIX (6) INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

- F. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.
  - G. THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE. AND EIGHT (8) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
  - H. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM (C) APPLYING.
  - I. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
  - J. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.
3. SEQUENCE OF INSTALLATION:  
SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
  4. MAINTENANCE:
    - A. STRAW/HAY BALE BARRIER AND SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
    - B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
    - C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
    - D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.

A. APPLY MULCH PRIOR TO ANY STORM EVENT.

THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

- B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS FROM EARLY SPRING TO SEPTEMBER 30:

AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED FOUR INCH THICKNESS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL AS WELL AS STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE, AND THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

IF REQUIRED, FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER. USE OF FERTILIZER SHOULD BE AVOIDED IN INFILTRATION AREAS.

SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK.

| A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE: |                     |                 |             |
|---|---------------------|-----------------|-------------|
|   |                     | POUNDS PER ACRE | MINIMUM     |
| GENERAL COVER   | CREeping RED FESCUE | 50              | 85%         |
|   | KENTUCKY BLUE GRASS | 50              | 85%         |
|   |                     | 100             | GERMINATION |
| SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)              | CREeping RED FESCUE | 20              | 85%         |
|   | TALL FESCUE         | 2               | 85%         |
|   | RED TOP             | 2               | 80%         |
|   |                     | 42              | 95%         |

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- 0 FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
  - 0 FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.
  - 0 MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:  
WHITER RYE (FALL SEEDING) 2.5 LBS./1,000 S.F.  
OATS (SPRING SEEDING) 2 LBS./1,000 S.F.  
MULCH 1.5 TONS/ACRE
4. STABILIZED CONSTRUCTION ENTRANCE
    1. SPECIFICATIONS
      - A. AGGREGATE SIZE: USE TWO (2) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
      - B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
      - C. WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
      - D. LENGTH: AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET.
      - E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.

- F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.

2. MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

WASTE DISPOSAL

A. WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSITER. NO CONSTRUCTION WASTE MATERIALS SHALL BE SECURED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

ADDITIONAL NOTES FOR WINTER CONSTRUCTION.

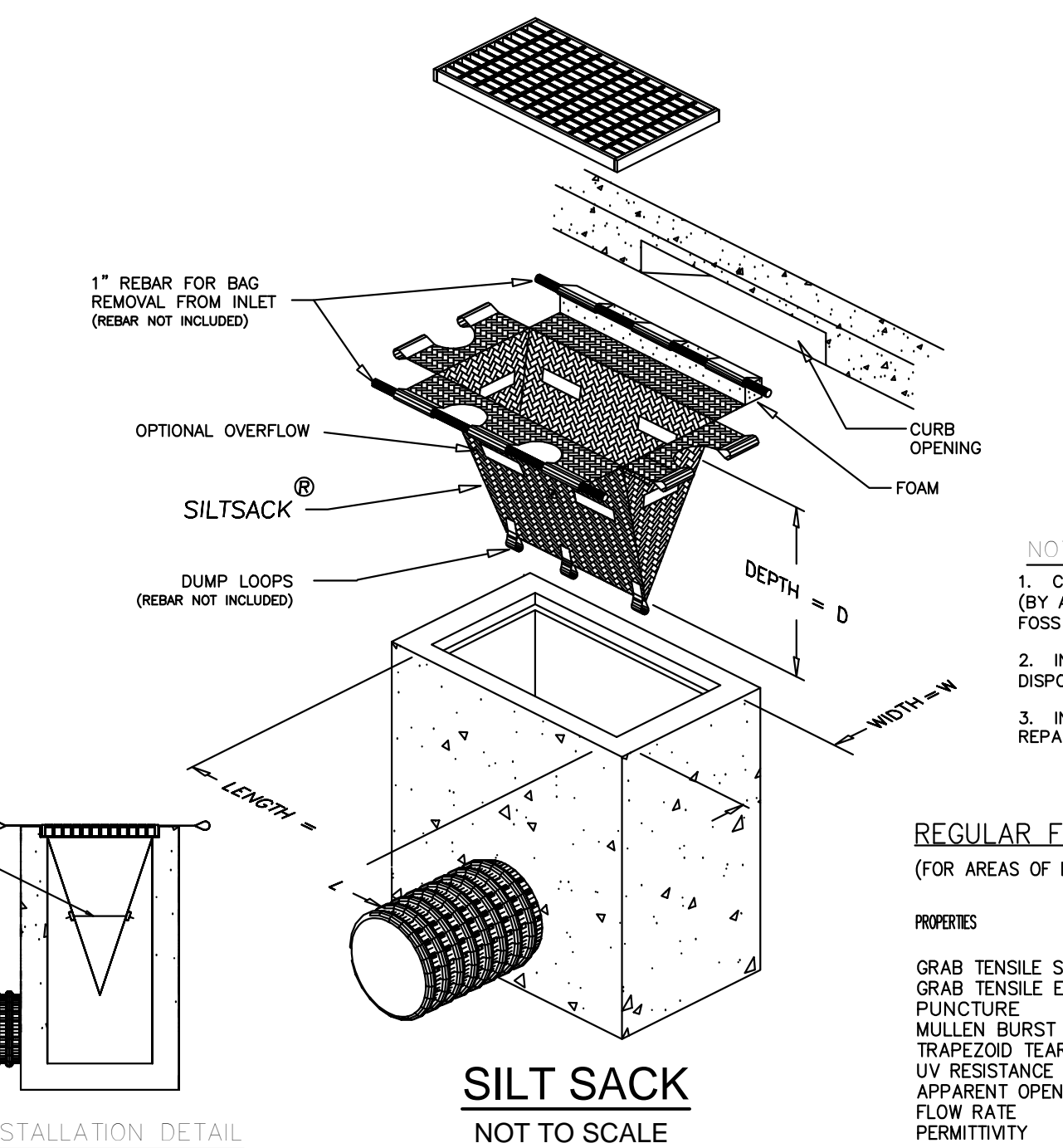
- A) ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.
- B) ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- C) AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

DUST CONTROL

- A. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

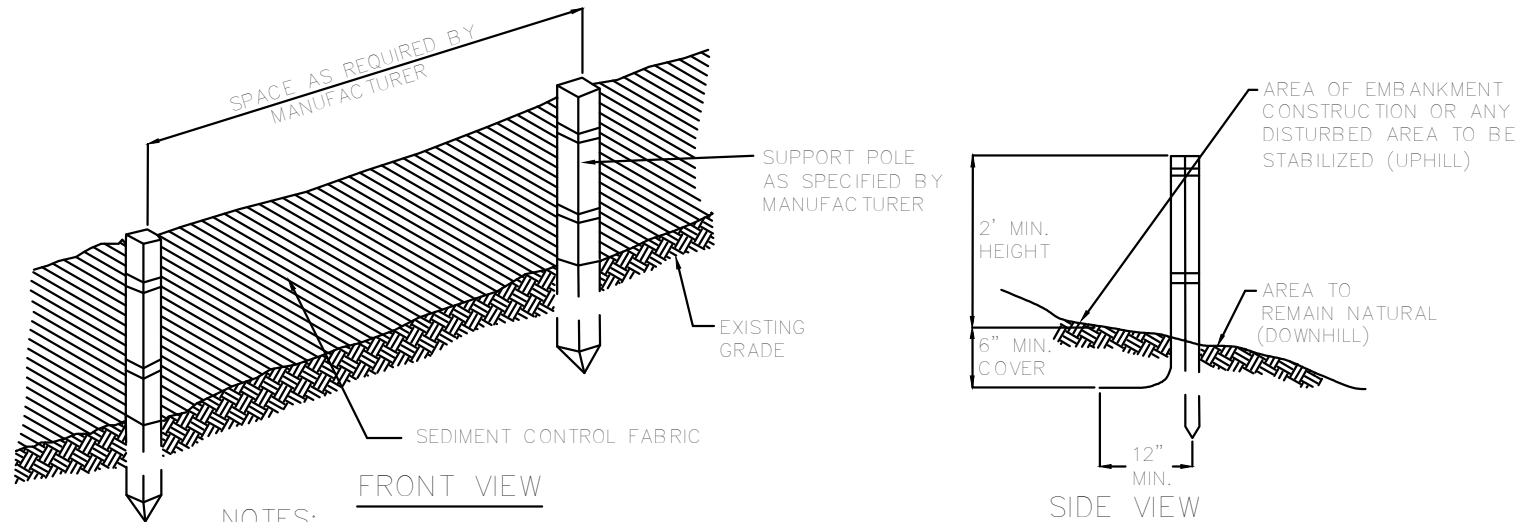
BIORETENTION BASIN MAINTENANCE

- A) INFILTRATION BASINS SHALL NOT BE USED AS TEMPORARY SEDIMENTATION BASINS. ALL DRAINAGE SHOULD BE DIRECTED AWAY FROM AREAS DESIGNATED FOR BIORETENTION WITH TEMPORARY SEDIMENT CONTROL BASINS, DIVERSION SWALES, OR STAKED HAY BALES.
- B) FERTILIZERS SHOULD NOT BE OVER INFILTRATION BED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
- C) INFILTRATION BASINS SHOULD BE INSPECTED A FEW TIMES A YEAR AND PARTICULARLY AFTER LARGE STORM EVENTS. SEDIMENT SHOULD BE REMOVED AT LEAST ANNUALLY TO PREVENT CLOGGING.



SILT SACK

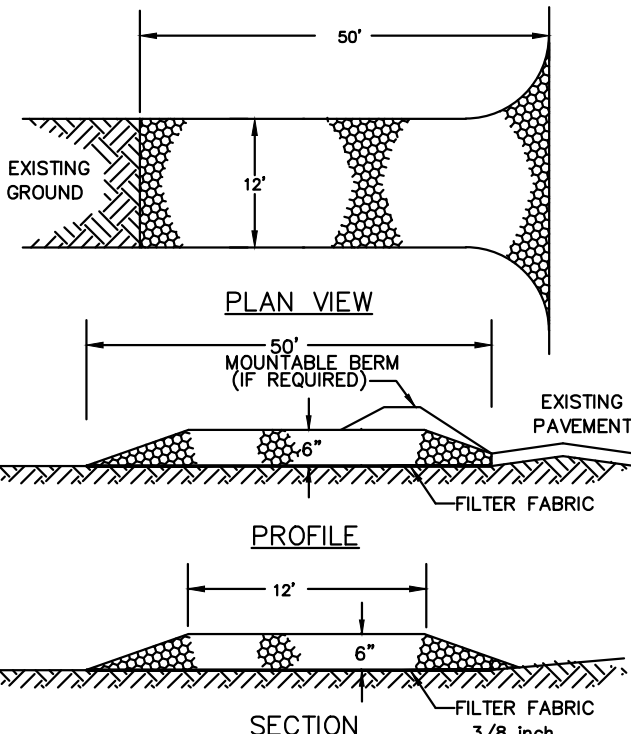
NOT TO SCALE



- NOTES:
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR BEST MANAGEMENT PRACTICE FOR SILT FENCES.
  2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
  3. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP. AND BE SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
  4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
  5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
  6. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND TO A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.
  7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
  8. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
  9. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
  10. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
  11. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
  12. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

- NOTES:
1. CATCH BASIN PROTECTION TO BE "SILT SACK" (BY AGC ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
  2. INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
  3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

REGULAR FLOW SILT SACK

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

| PROPERTIES              | TEST METHOD | UNITS            |
|-------------------------|-------------|------------------|
| GRAB TENSILE STRENGTH   | ASTM D-4632 | 300 LBS          |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 %             |
| PUNCTURE                | ASTM D-4833 | 120 LBS          |
| MULLEN BURST            | ASTM D-3786 | 800 PS           |
| TRAPEZOID TEAR          | ASTM D-4533 | 120 LBS          |
| UV RESISTANCE           | ASTM D-4355 | 80 %             |
| APPARENT OPENING SIZE   | ASTM D-4751 | 40 US SEIE       |
| FLOW RATE               | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY            | ASTM D-4491 | 0.55 SEC -1      |

| CITY OF NEWBURYPORT<br>OFFICE OF THE TOWN CLERK  | NEWBURYPORT PLANNING BOARD |
|--|----------------------------|
| I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE. |                            |
| CLERK  | DATE                       |
| DATE   | DATE                       |

NORTH



Winter GEC, LLC

34 WINTER STREET  
NEWBURYPORT, MA 01950  
978-270-8626

PROJECT TEAM

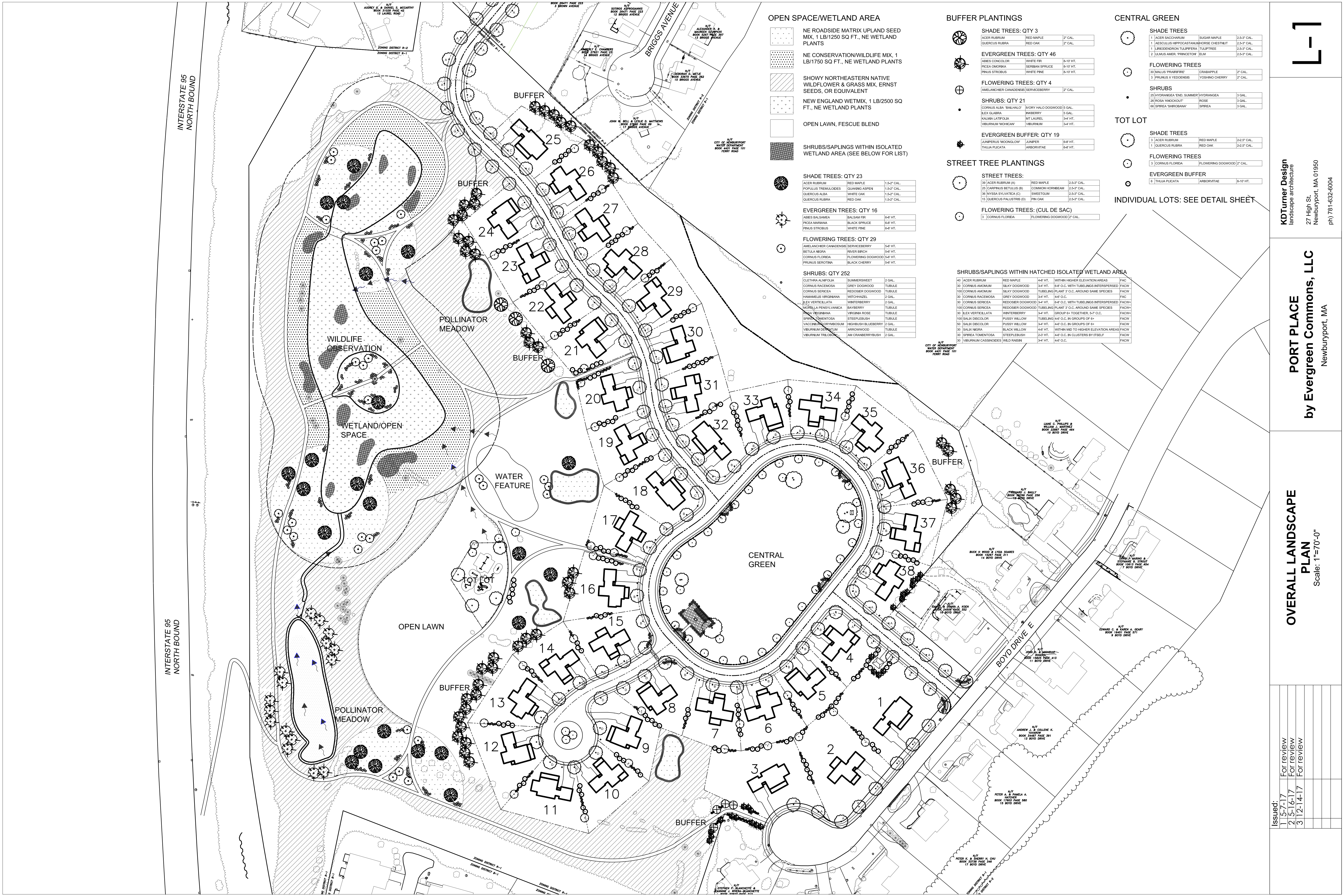
18 BOYD DRIVE,  
SUBDIVISION  
NEWBURYPORT, MA

PREPARED FOR  
EVERGREEN  
COMMONS, LLC

PROJECT INFO

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Issued:

1 5-7-17 For review

2 5-16-17 For review

3 12-14-17 For review

PORT PLACE

by Evergreen Commons, LLC

NEWBURYPORT, MA

OVERALL LANDSCAPE PLAN

Scale: 1"=70'-0"

KOTurner Design

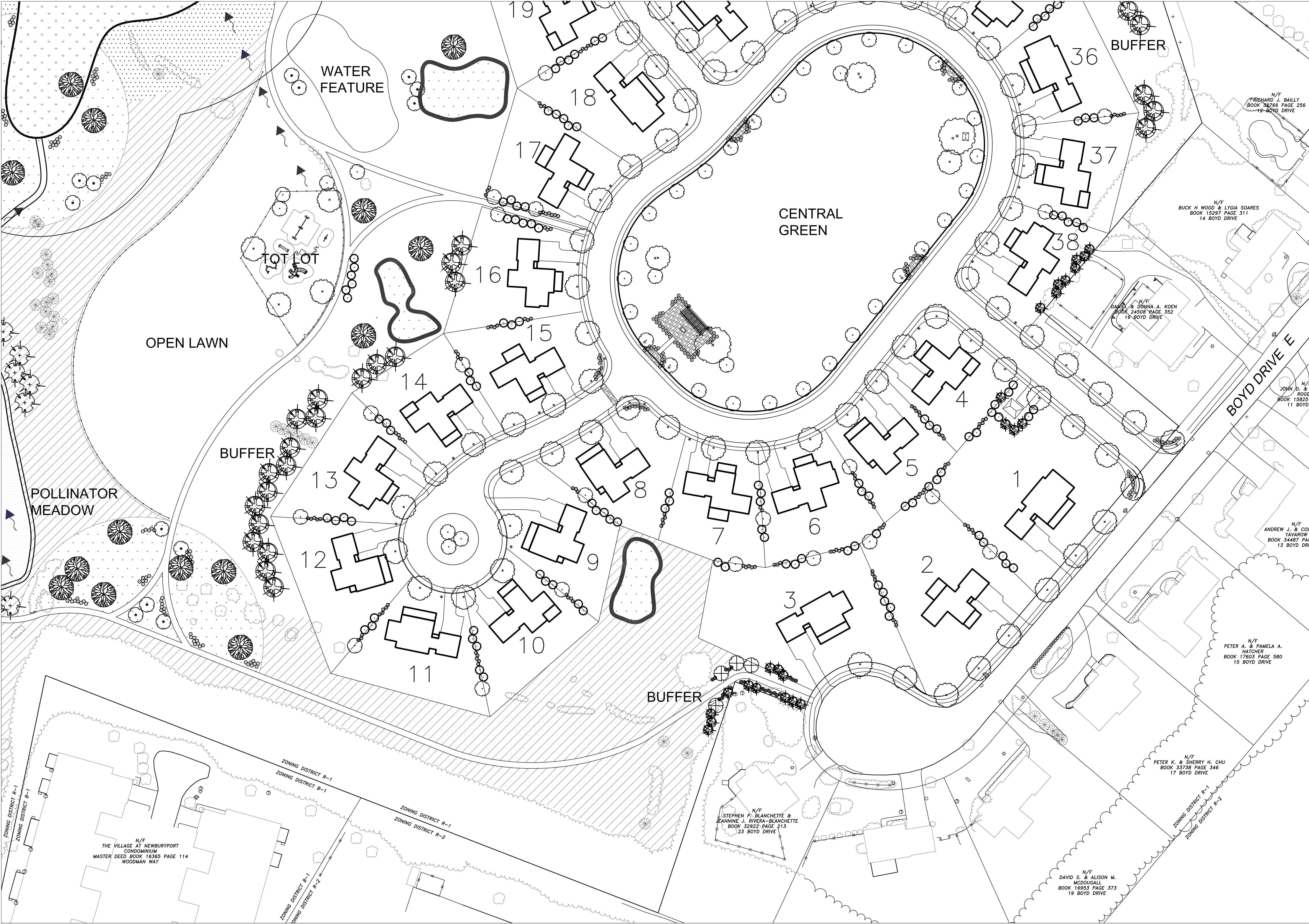
landscape architecture

27 High St.

Newburyport, MA 01950

ph 781-632-6004





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| Issued: | 1 5-7-17  | For review |  |  |  |
|         | 2 5-16-17 | For review |  |  |  |
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L-4

KOTurner Design  
landscape architecture  
27 High St.  
Newburyport, MA 01950  
ph) 781-632-6004

PORT PLACE  
by Evergreen Commons, LLC  
Newburyport, MA

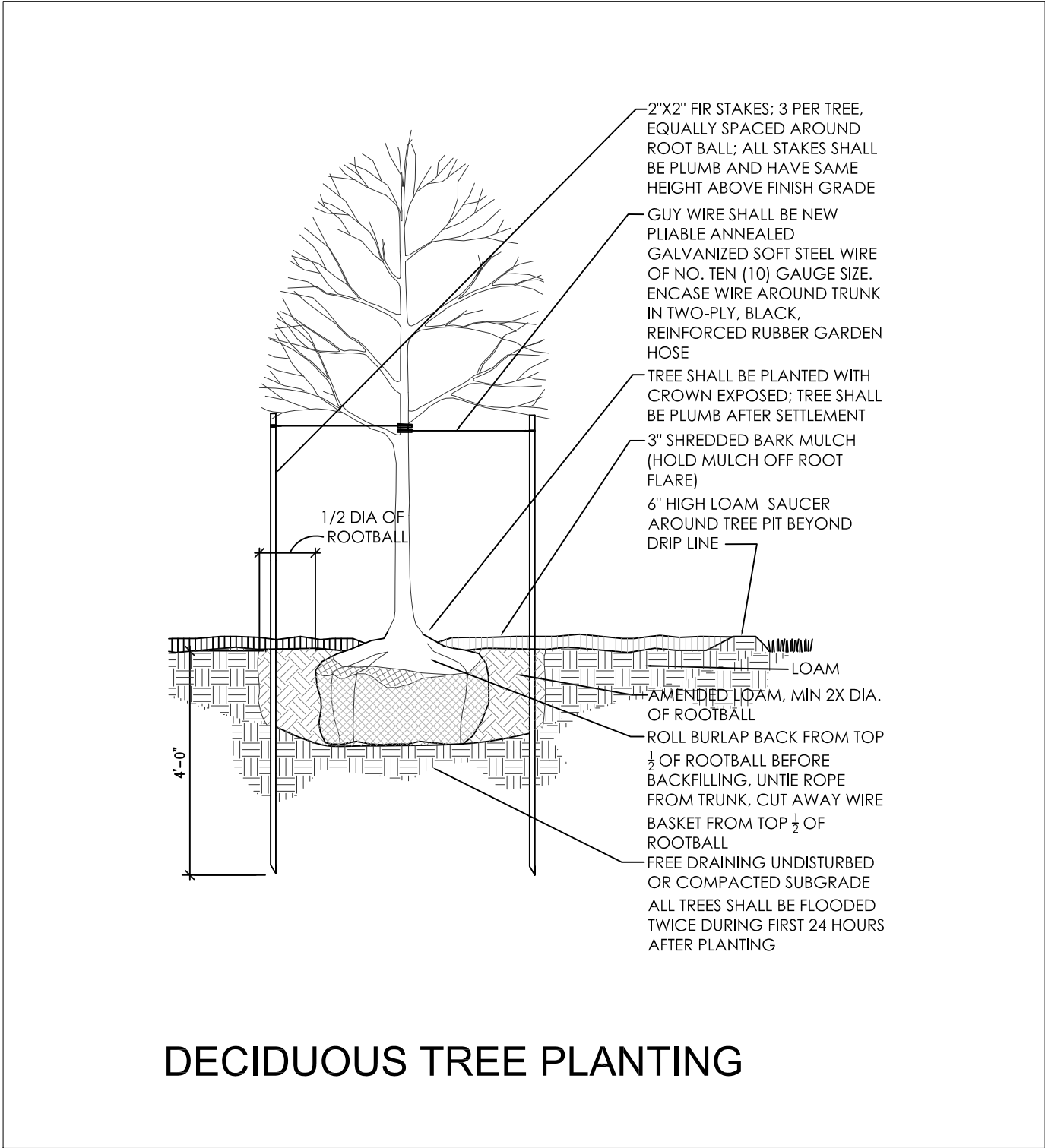
LANDSCAPE PLAN  
Scale: 1"=40'-0"

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| Issued: | 1 5-7-17  | For review |
|         | 2 5-16-17 | For review |
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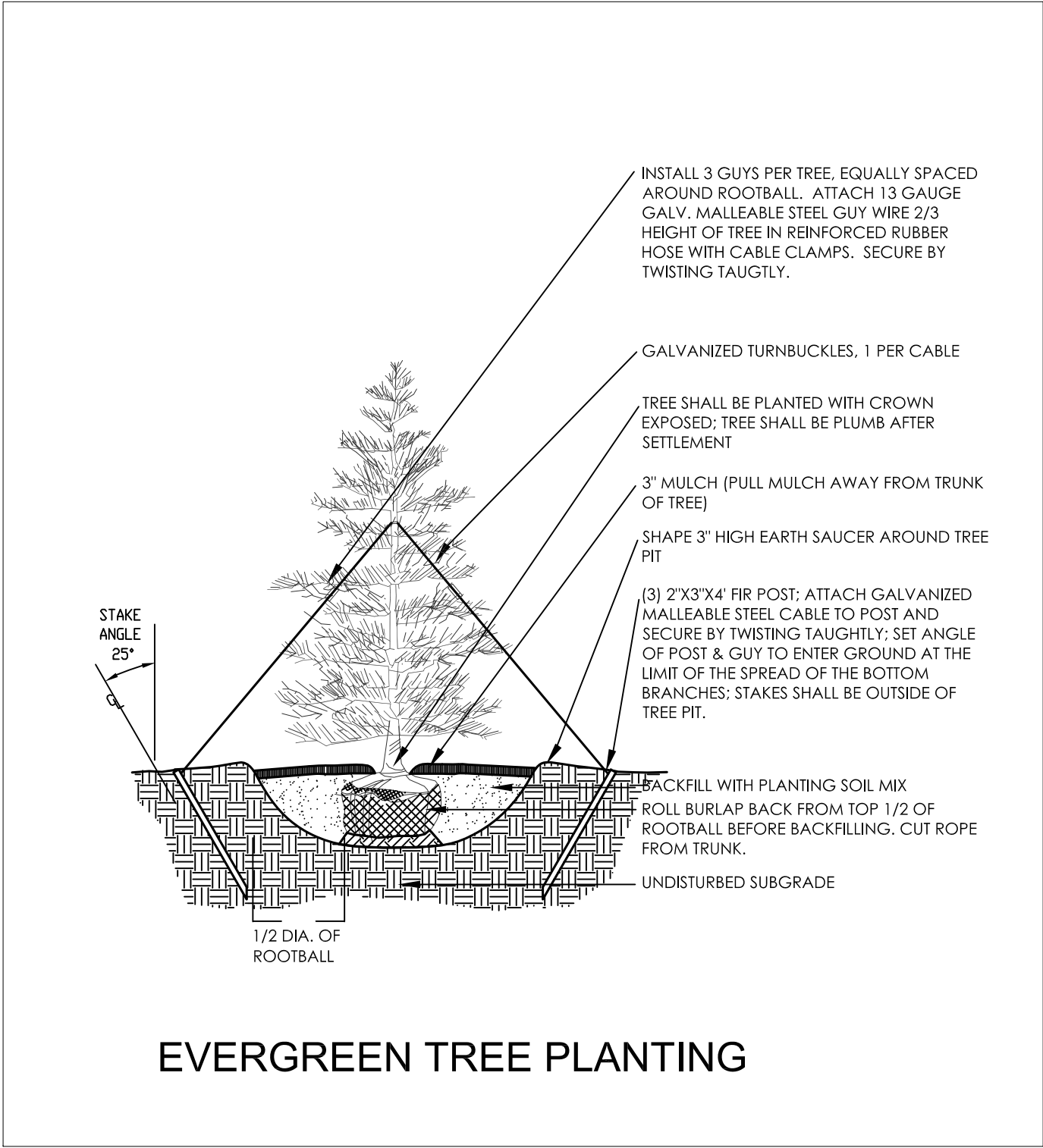




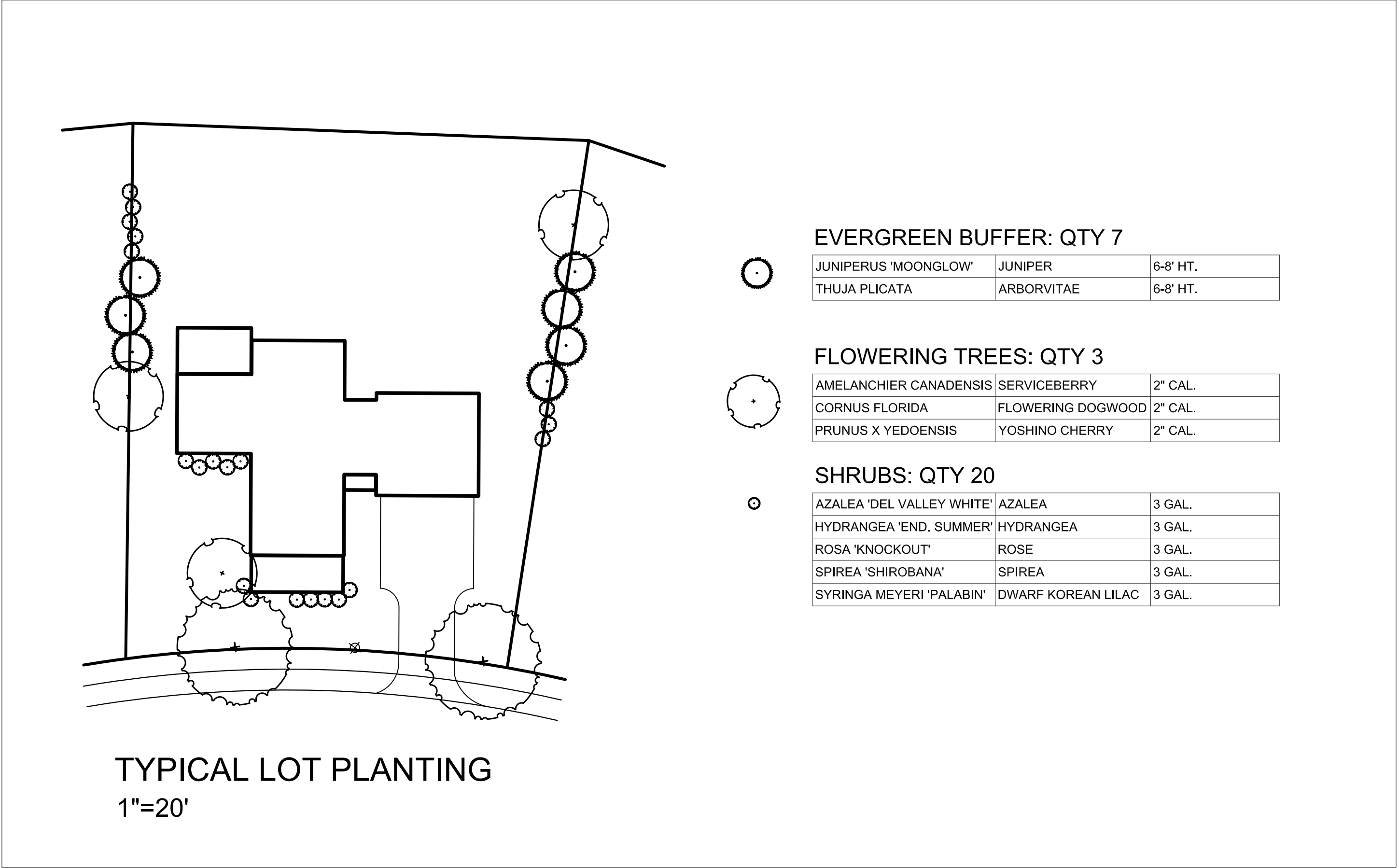




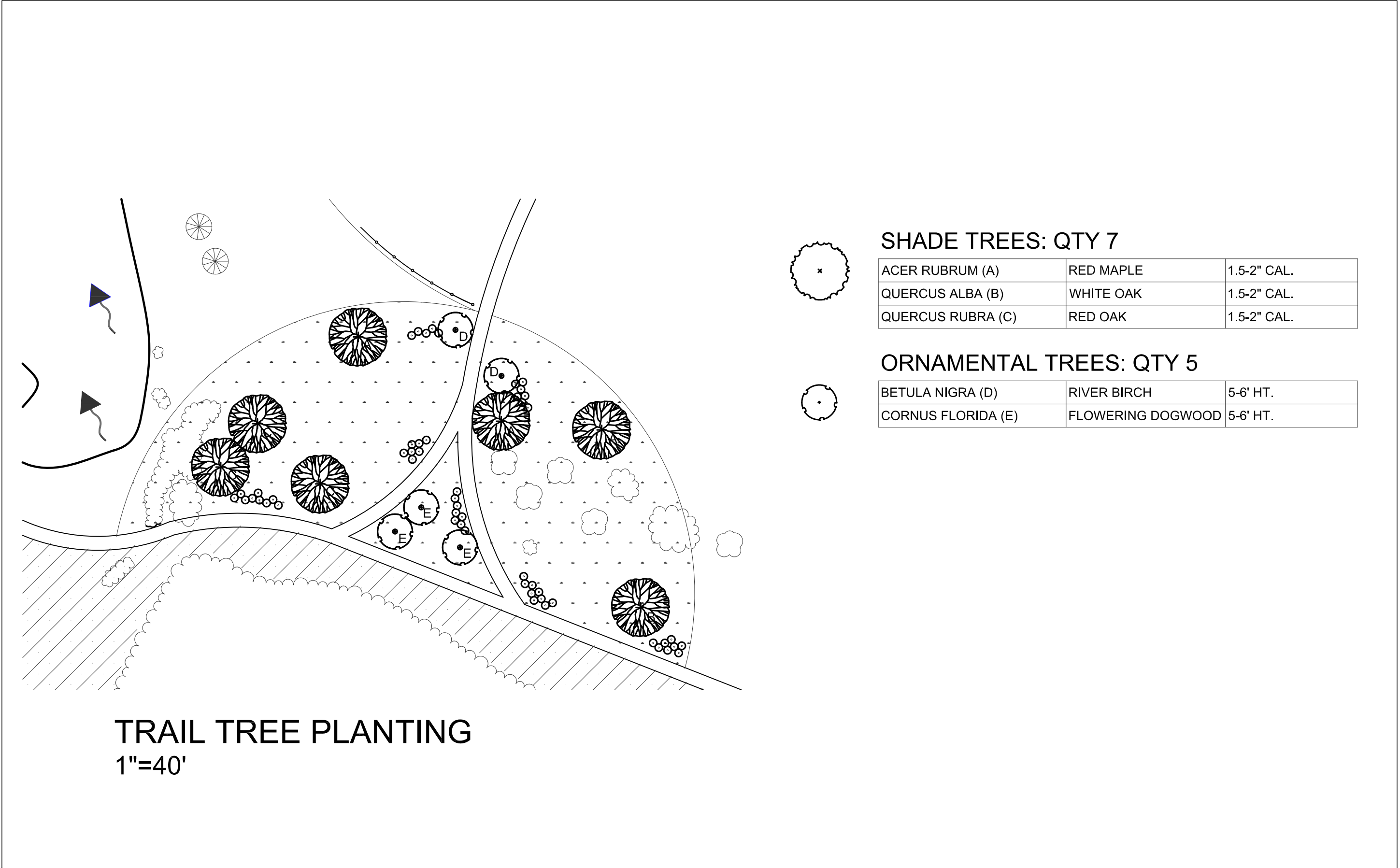
DECIDUOUS TREE PLANTING



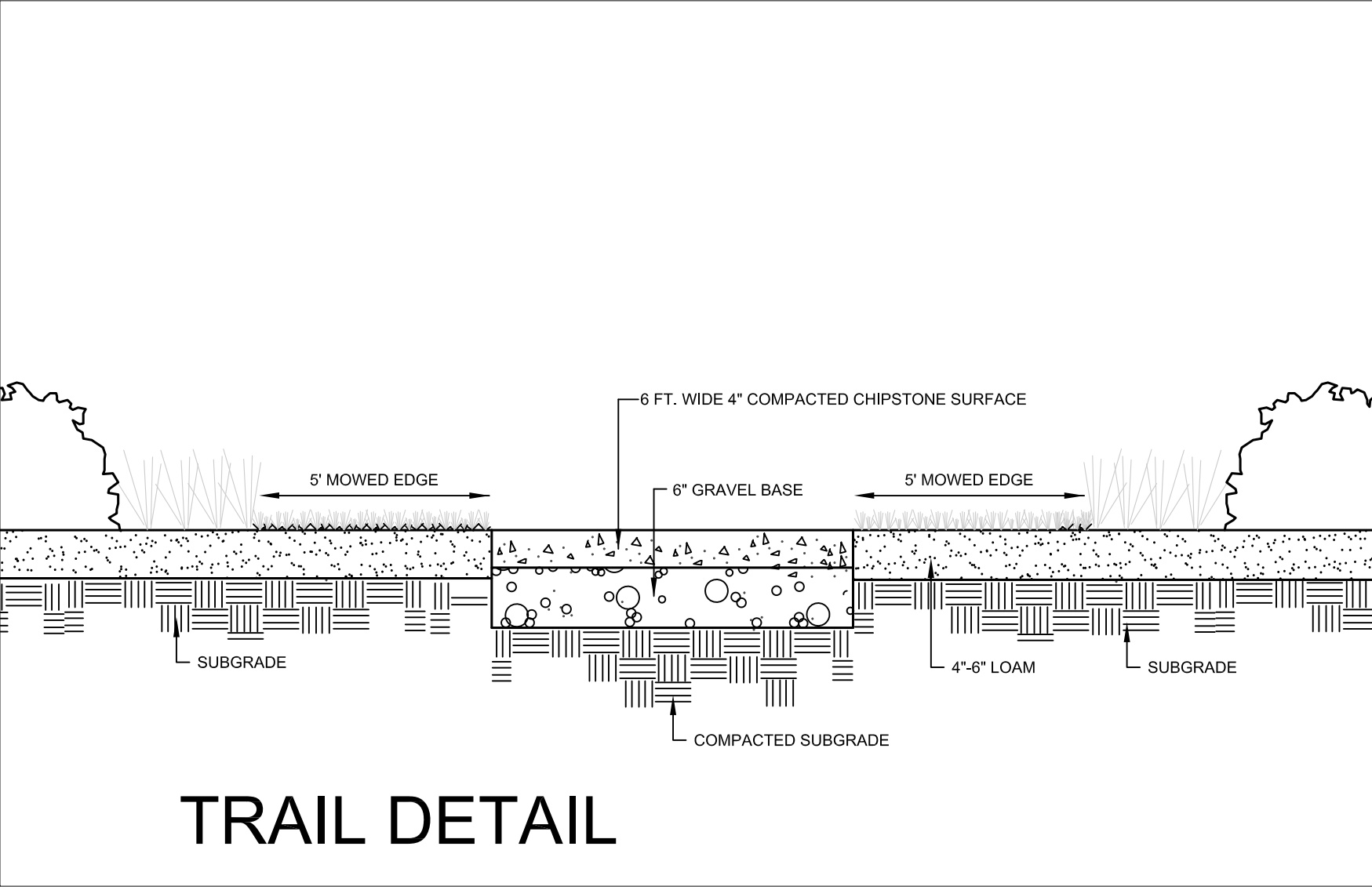
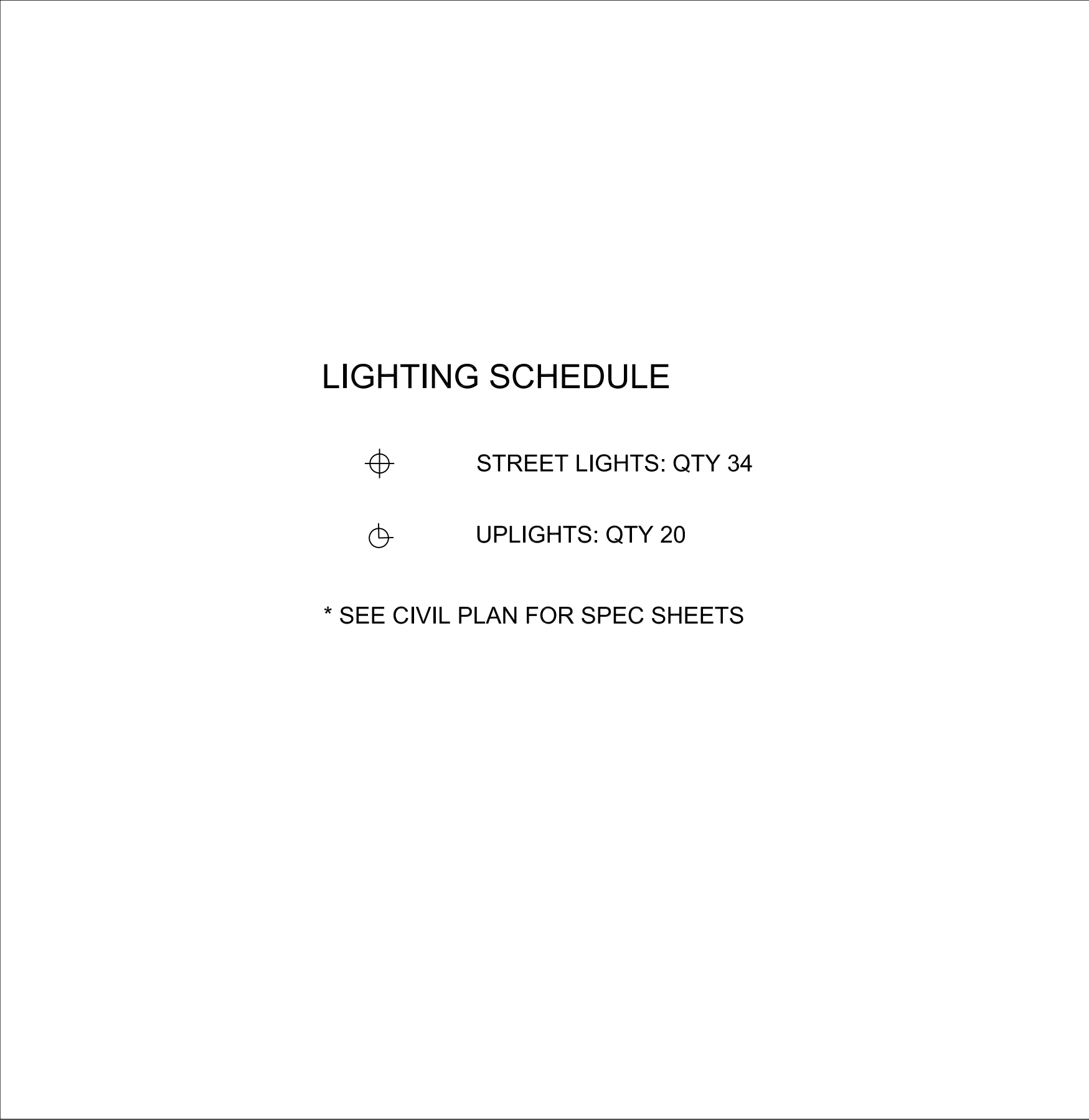
EVERGREEN TREE PLANTING



TYPICAL LOT PLANTING  
1"=20'



TRAIL TREE PLANTING  
1"=40'



TRAIL DETAIL

|         |         |            |  |  |  |
|---------|---------|------------|--|--|--|
| Issued: |         |            |  |  |  |
| 1       | 5-7-17  | For review |  |  |  |
| 2       | 5-16-17 | For review |  |  |  |
|         |         |            |  |  |  |
|         |         |            |  |  |  |
|         |         |            |  |  |  |



