

**ARCHITECTURAL AND SITE NARRATIVE
PROPOSED OSRD SUBDIVISION
EVERGREEN COMMONS
NEWBURYPORT, MASSACHUSETTS**

Architecture

The project proposes five different home styles to be built throughout the development. They are mostly 1-1/2 story structures with clapboard, shingle and brick siding. All the homes will have front porches to invite a sense of community and interaction between the residents. The new home exteriors provide the following amenities:

- ENERGY STAR Certified Homes
- Low E ENERGY STAR divided light windows
- Hardie Plank clapboard/ shingle/board & batten siding
- Composite exterior trim
- Covered porches with composite decking
- Architectural shingles

The following renderings indicate the proposed architectural style.



House #1



House #2



House #3



House #4



House #5

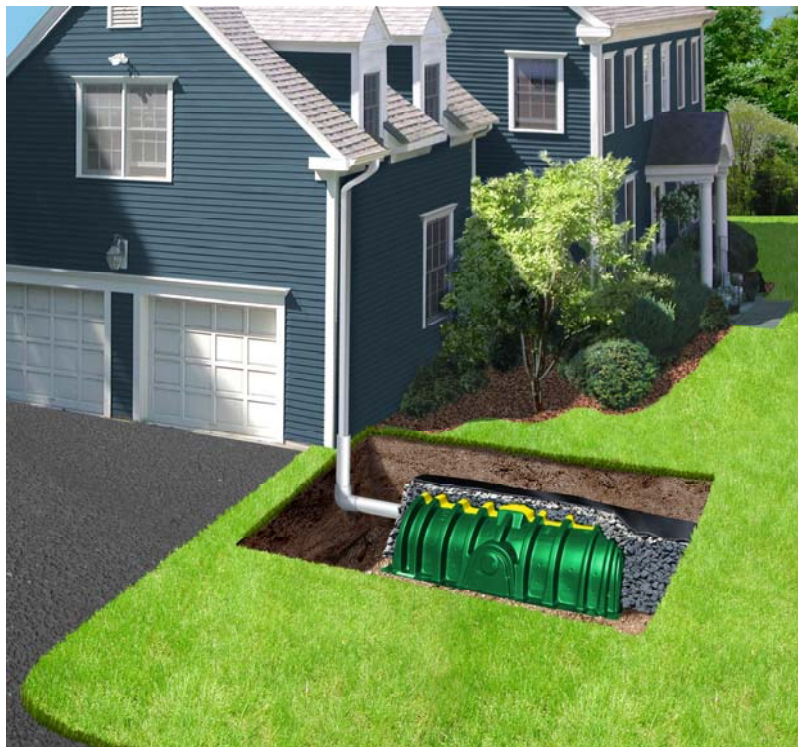
Water and Sewer

The proposed 38 homes will add 16,720 gallons per day of water and sewer flow based upon 310 CMR 15.203. This is about 200% of the actual flow with a true impact to the City of Newburyport water and sewer systems of 8,360 gallons per day. There is currently a 1,700 linear feet of dead ended water main servicing Boyd Drive. This is an undesirable with respect to water quality. The project proposes a network of water mains that will loop back to Laurel Drive or Briggs Road. By doing this Boyd Drive will now be a looped water system which is preferable regarding water quality standards.

The project proposes a new gravity system to service the 38 homes which will be connected to a new pump station. The pump station will replace the existing station and service the 20 homes on Boyd Drive. The new pump station will service a total of 58 homes.

Stormwater

The project is located within a Zone II wellhead protection area. This will require added water quality treatment measures including a 1" water quality volume for all paved areas. Currently the Boyd Drive drainage system discharges onto the property and does not meet the current DEP design standards. Included in this project, the stormwater treatment for Boyd Drive will be brought up to Current Standards. We have completed test pits and soil evaluation of the existing soils and found sands and gravel with groundwater approximately 90" below grade. The test pit logs are attached for your review. This is very suitable for infiltration with the new homes roof runoff directed to underground infiltration chambers. The Paved areas will be directed to low impact design rain gardens and surface infiltration systems. These systems will be landscaped and appealing to look at. Additionally these systems will be maintained by the new homeowners association with no maintenance responsibility to the Newburyport Department of Public Services. The photos below indicate the types of stormwater systems that will be proposed for this project.



Underground Infiltration Chambers



Rain Garden



Infiltration Basin