*PHASING PLAN SUBJECT TO FINAL APPROVAL OF THE PLANNING BOARD.

CONSTRUCTION OF THREE HOMES LOCATED ON BOYD DRIVE:

THE THREE HOMES LOCATED ON BOYD DRIVE ARE A PART OF PHASE 1 AS SET FORTH IN THE PHASING PLAN DATED JUNE 2, 2017 AND ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("PHASING PLAN") AND THEY MAY BE CONSTRUCTED IMMEDIATELY AND AS APPROPRIATE CERTIFICATES OF OCCUPANCY ISSUED AND SHALL NOT BE SUBJECT TO THE TIMING LIMITATIONS SET FORTH BELOW AS SAME ARE SUPPORTED BY SEPARATE INFRASTRUCTURE FROM THE REMAINDER OF THE SUBDIVISION.

INSTALLATION OF DRAINAGE SYSTEMS:

NO BUILDING PERMIT/LOT RELEASE SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY HOME IN ANY PHASE UNTIL THERE IS PHYSICAL ACCESS TO THE LOT. NO OCCUPANCY CERTIFICATE SHALL ISSUE FOR ANY LOT UNTIL ALL DRAINAGE SYSTEMS, INCLUDING BUT NOT LIMITED TO, BIORETENTION BASINS, SHALL BE INSTALLED, WATER MAINS AND WATER SERVICES TO LOT LINES SHALL BE INSTALLED, ROUGH AND FINISHED GRADING SHALL BE AT PROPER GRADES AND FIRST OF BASE COURSE OF BITUMINOUS CONCRETE SHALL BE INSTALLED, FOR THE PHASE WITHIN WHICH THE LOT IS LOCATED, ALL TO THE SATISFACTION OF THE PLANNING BOARD AND ITS DELEGATED INSPECTION AGENT(S), AND/OR THE DEPARTMENT OF PUBLIC SERVICES.

CONSERVATION RESTRICTION:

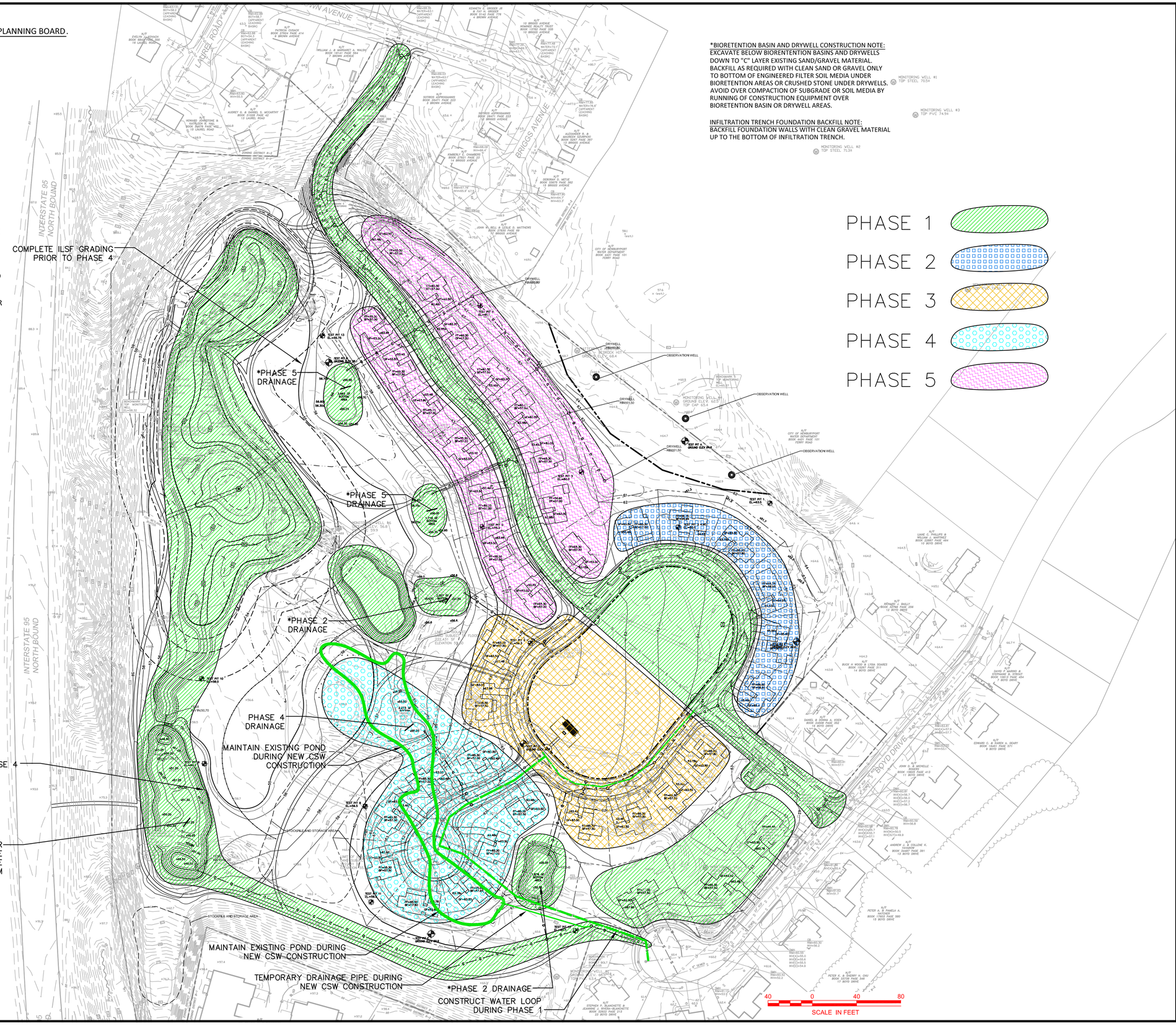
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT EXCEPT THOSE IN PHASE 1, THE APPLICANT SHALL RECORD A DECLARATION OF RESTRICTION SECURING THE OPEN SPACE AREAS AS SET FORTH ON THE OPEN SPACE PLAN AND WHICH INDICATES THE FORTHCOMING CONSERVATION RESTRICTION. THEREAFTER, PRIOR TO THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY OR THE COMPLETION OF THE OPEN SPACE IMPROVEMENTS, THE APPLICANT SHALL RECORD A FINAL CONSERVATION RESTRICTION FOR 18 BOYD DRIVE AND 5 BROWN AVE. WHICH SHALL HAVE BEEN REVIEWED AND APPROVED BY THE CONSERVATION COMMISSION, THE PLANNING BOARD, AND THE CITY SOLICITOR FOR COMPLIANCE WITH THE OSRD SPECIAL PERMIT CONDITIONS, THE ORDER OF CONDITIONS, AND THE APPROVED DSP PLANS AND SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE AUTHORITY AT THE DIVISION OF CONSERVATION SERVICE. PROOF OF RECORDING SHALL BE PROVIDED TO THE OFFICE OF PLANNING AND DEVELOPMENT AND THE BUILDING INSPECTOR.

HOME OWNER'S ASSOCIATION:

HOME OWNER'S ASSOCIATION DOCUMENT SHALL BE REQUIRED TO BE RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY HOME OTHER THAN THE THREE HOMES ON BOYD DRIVE.

*BIORETENTION BASIN AND DRYWELL CONSTRUCTION NOTE:
EXCAVATE BELOW BIORENTENTION BASINS AND DRYWELLS DOWN TO "C" LAYER EXISTING SAND/GRAVEL MATERIAL. BACKFILL AS REQUIRED WITH CLEAN SAND OR GRAVEL ONLY TO BOTTOM OF ENGINEERED FILTER SOIL MEDIA UNDER BIORETENTION AREAS OR CRUSHED STONE UNDER DRYWELLS. AVOID OVER COMPACTION OF SUBGRADE OR SOIL MEDIA BY RUNNING OF CONSTRUCTION EQUIPMENT OVER BIORETENTION BASIN OR DRYWELL AREAS.

INFILTRATION TRENCH FOUNDATION BACKFILL NOTE:
BACKFILL FOUNDATION WALLS WITH CLEAN GRAVEL MATERIAL UP TO THE BOTTOM OF INFILTRATION TRENCH.



NORTH

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

STAMP:

PHASING PLAN

SHEET NAME:

PH1

SHEET NO:

DR BY: WAK
CHK BY: SBS
PROJ NO: 2015-063
DATE: JAN. 9, 2018
SCALE: 1"=40'