



PROJECT TEAM

PROJECT INFO

STAMP:

SHEET NAME:

SHEET NO:

DR BY: SSW

CHK BY: SBS

PROJ NO: 2015-063

DATE: JULY 20, 2016

SCALE: 1"=80'

P:\2015 PROJECTS\2015-063 18 BOYD ST. NEWBURYPORT\DWG_ENGINEERING\15-063 YIELD PLAN.DWG



PROJECT TEAM

PROJECT INFO

REV	DESCRIPTION	DATE
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SHEET NAME

SHEET NO:

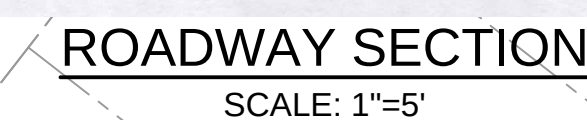
DR BY: SSW

CHK BY: SBS

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SCALE: 1"=80'



ISOLATED LAND SUBJECT TO FLOODING (ILSF)

 ISOLATED WETLAND AREA TO BE IMPROVED

PROPOSED STORMWATER MANAGEMENT SYSTEMS
TO BE UPGRADED

TEST PIT LOCATION

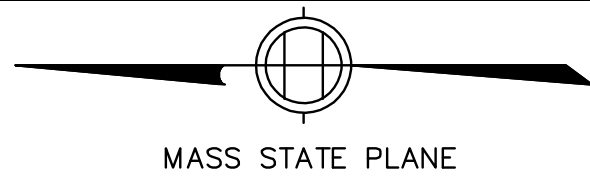


SCALE: 1"=80'

EVERGREEN COMMONS - NEEDHAMPORT, MA.
SCHEMATIC SITE PLAN
1" = 80'
KOTOKLER DESIGN
7/18/10

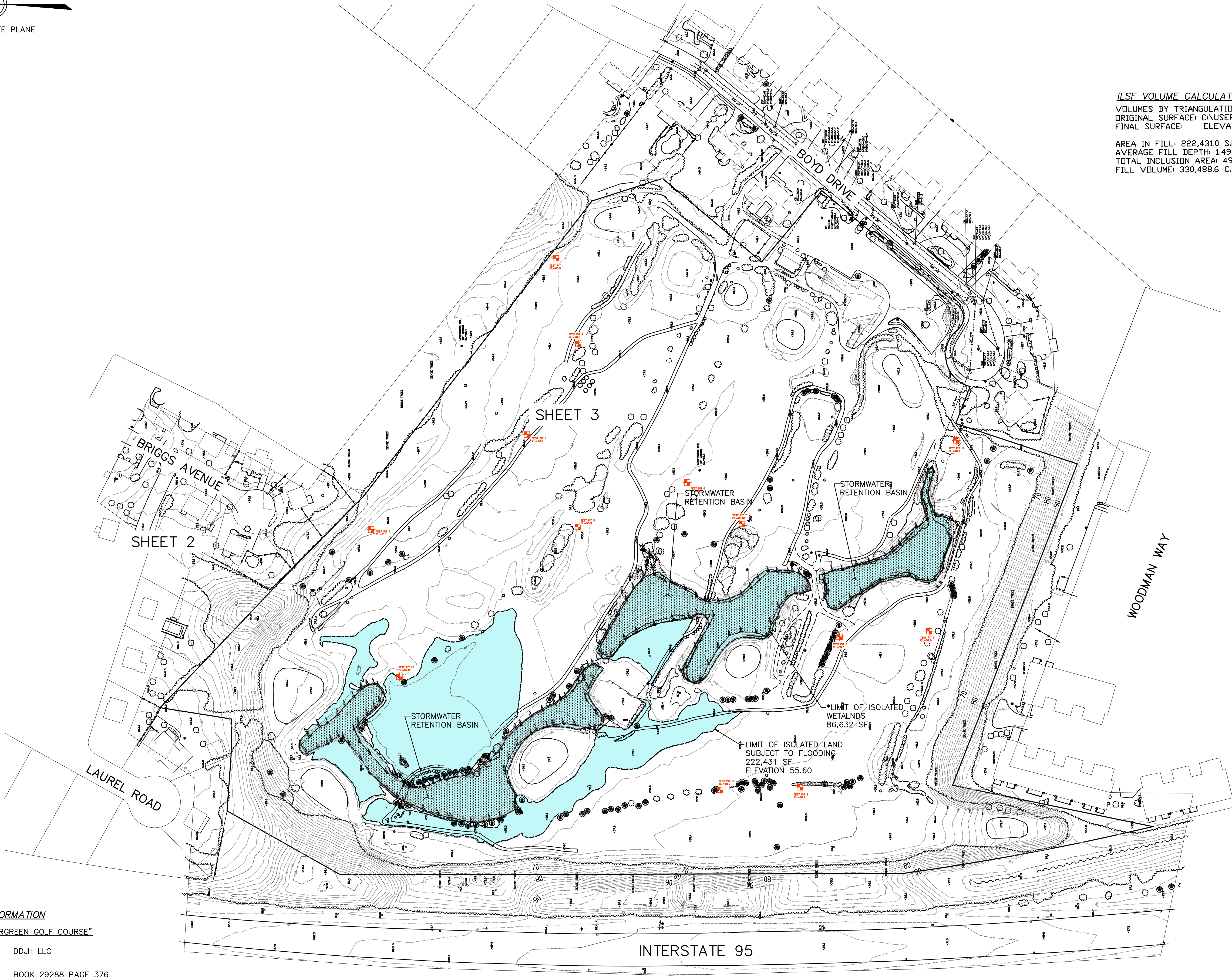
I N T E R S T A T E 9 5 N





ILSF VOLUME CALCULATION
VOLUMES BY TRIANGULATION (PRISMS) 1/18/2016 14:35
ORIGINAL SURFACE: C:\USERS\SSAWYER.DC\DOCUMENTS\BOYD\SITE-TOPD.TIN
FINAL SURFACE: ELEVATION OF 55.60 FEET

AREA IN FILL: 222,431.0 S.F., 5.11 ACRES
AVERAGE FILL DEPTH: 1.49 FEET
TOTAL INCLUSION AREA: 492,721.6 S.F., 11.31 ACRES
FILL VOLUME: 330,488.6 C.F., 12,240.32 C.Y.



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 DURING NOVEMBER 2015 AND JANUARY 2016. EXISTING CONDITIONS PLAN COMPLETED BY WINTER GEC LLC.

WETLANDS WERE DELINEATED BY HUGHES ENVIRONMENTAL CONSULTANTS IN NOVEMBER 17 AND 18, 2015.

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

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.

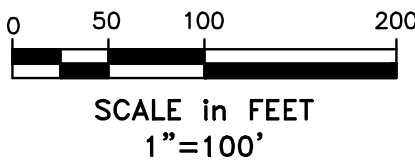
LOCUS TITLE INFORMATION
18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC

DEED REFERENCE: BOOK 29288 PAGE 376

ASSESSORS: MAP 110 PARCEL 20

*** ISOLATED WETLANDS SHOWN ARE NOT JURISDICTIONAL UNDER WETLANDS PROTECTION ACT OR NEWBURYPORT WETLANDS ORDINANCE**



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Consulting Engineers and Surveyors

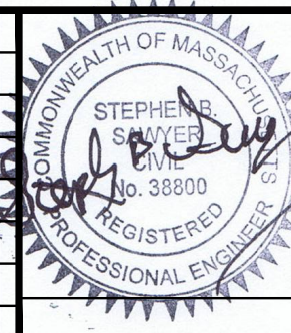
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

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

SCALE:
HORIZ: 1"= 100'

VERT: _____

2.	3-10-16	SBS	RETENTION BASINS NOTE
1.	2-10-16	SBS	ADD TEST PIT LOCATIONS
NO.	DATE	BY	REVISIONS



FIELD: SBS
CALCS: SW
CHECKED: SBS
APPROVED: SBS

EXISTING CONDITIONS PLAN
TO ACCOMPANY ANRAD

18 BOYD DRIVE
EVERGREEN GOLF COURSE

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS

SURVEYED FOR
EVERGREEN COMMONS, LLC

PROJECT NO.
18BOYD

DATE: JAN. 18, 2016

SHEET NO.
1 OF 3