

# CITY OF NEWBURYPORT



IN CITY COUNCIL

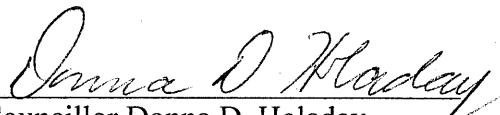
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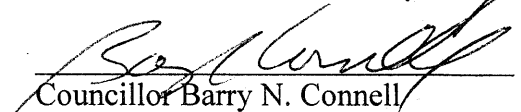
Date:

April 28, 2008

**THAT** the High Street Master Plan, Implementation Streetscape Improvements, prepared for the Department of Public Works and the Office of Planning and Development, City of Newburyport, Massachusetts, dated October 2004, by the Cecil Group and the accompanying "High Street Master Plan Executive Summary" are hereby adopted by the City of Newburyport in order to encourage the phased and long-term implementation of the Plan's recommendations, as amended and supplemented from time to time. The Master Plan is intended to serve as a guide for the restoration and preservation of this historic street and primary transportation corridor. The City Council authorizes the Mayor, the Department of Public Services, the Planning Office and their agents on behalf of the City of Newburyport to maintain elements of the Plan that have been implemented, including the pavement repairs, curb cuts and handicapped accessible ramps, lanes restricted to bicycles and identifying stencils, crosswalks and general striping plan, as well as install bicycle lane signage, street trees, sidewalk improvements, and cobblestone areas recommended by the Plan, as funding allows. The Mayor, the Department of Public Services, and the Planning Office shall be authorized to file grant applications on behalf of the City and to receive and accept such grants, including grants from private parties, for these purposes and/or any others connected with the scope of this vote.

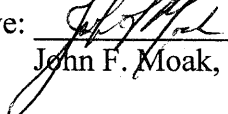
*Full plan available at the City Clerk's office.*

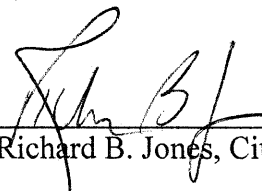
  
Councillor Donna D. Holaday

  
Councillor Barry N. Connell

**In City Council April 28, 2008:**

Councillor Holaday moved to approve seconded by Councillor Connell. So voted on a unanimous voice vote.

Approve:   
John F. Moak, Mayor

Attest:   
Richard B. Jones, City Clerk

Date: 5/12/09

# CITY OF NEWBURYPORT



## High Street Master Plan



*(High Street at State Street corner circa 1900)*

# High Street Master Plan Executive Summary

High Street is a municipal road that serves as one of the City of Newburyport's primary transportation corridors. As a stately gateway to the City, the corridor has evolved incrementally over the course of centuries and reflects different time periods, architectural styles, and historic and contemporary needs. While High Street is an inseparable combination of public and private resources, this Master Plan is intended to provide a framework for the improvement of the publicly owned right of way. The Plan details improvements to enhance the safety and efficiency of motor vehicle, bicycle, and pedestrian traffic and circulation.

## *Existing Conditions & Purpose:*

High Street connects state highway 1A on the east and Rt. 113 on the west. It extends approximately 2.3 miles from the Newbury Town line to the "three roads" intersection of Ferry Road, Moseley, and Storey Avenues in Newburyport. The corridor connects the municipal park March's Hill on the east with the Bartlett Mall and the Atkinson Common on the west. Tree-lined and primarily residential, High Street is the central element of the Newburyport National Register Historic District, and has maintained its current overall character and spatial relationships for over a century. Nearly all of the structures fronting on High Street are over 50 years old, and many are large Federal-period houses built during the peak of Newburyport's maritime-related prosperity, as well as significant houses from the second half of the nineteenth century. Sweeping lawns, period fences, outbuildings, brick sidewalks, and other details contribute to High Street's distinct character.

The problem of deferred maintenance and various design issues have helped prompt the development of the High Street Master Plan. These issues have included a generally poor pavement condition; lack of handicapped accessibility; deteriorating sidewalks plus inconsistent and undesirable sidewalk materials; improvements required at key intersections; need for pedestrian and bicycle enhancements; and needed improvements of street trees.

The Newburyport community and general public have been involved in the development of the High Street Master Plan since 1998, through public meetings and a citizens advisory group spanning two administrations, identifying issues, goals, and objectives in multiple meetings.

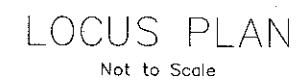
## *Overall Goals & Objectives:*

- Improve the road pavement surface for motorists and all other users.
- Improve the corridor's appeal, safety, and universal accessibility for pedestrians and bicyclists.
- Implement traffic calming measures to slow motor vehicle speeds down to the 30 mph speed limit.
- Improve High Street's function as a primary gateway and create a clearer sense of arrival at the City center.
- Minimize impacts on the corridor's historic and scenic character, traffic flow, on-street parking capacity, and existing curb alignment.

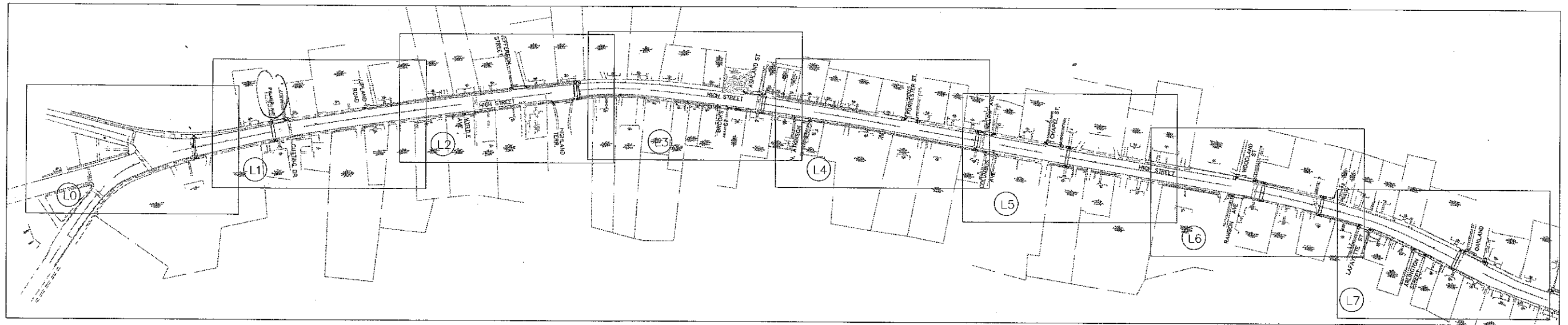
## *Primary Strategies:*

- ◆ Repair High Street's roadway pavement through a mill and overlay.
- ◆ Install handicapped access ramps and curb cuts at all High Street intersections and crosswalks.
- ◆ Narrow motor vehicle travel lanes, and install dedicated bike lanes.
- ◆ Prioritize improvement of sidewalks; focus on more consistent/contiguous brick sidewalks at the City center.
- ◆ Install textured shoulder areas at High Street's widest points to differentiate excess pavement.
- ◆ Install a new turning lane at the busy intersection of Toppan's Lane at the High School.
- ◆ Identify street tree planting recommendations by size and location; install turf belts; minimize impact of sidewalk repair on existing street trees.

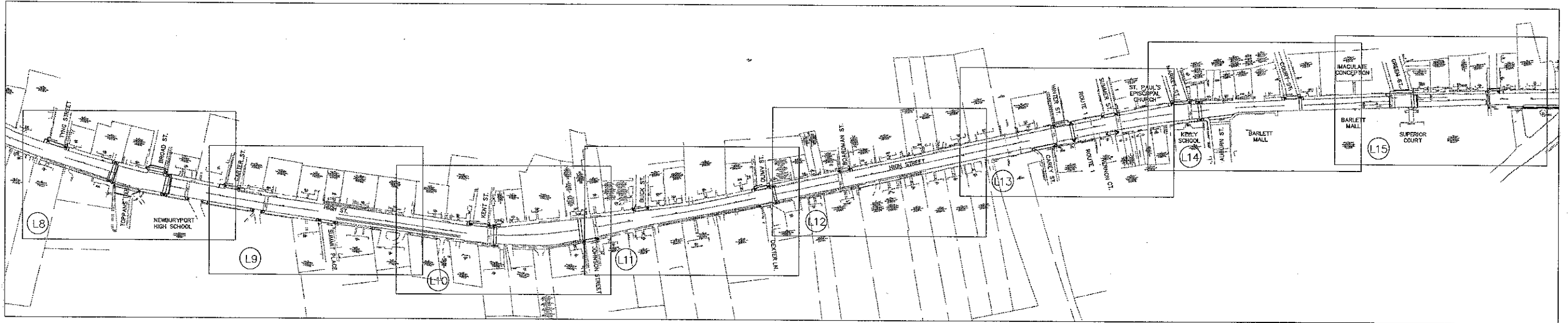
PREPARED FOR  
DEPARTMENT OF PUBLIC WORKS  
AND  
OFFICE OF PLANNING AND DEVELOPMENT  
CITY OF NEWBURYPORT, MASSACHUSETTS



CS	COVER SHEET
KEY	KEY PLAN
LN	LEGENDS AND NOTES
L0 - L21	STRIPING PLANS
LD1	ENLARGEMENT PLANS

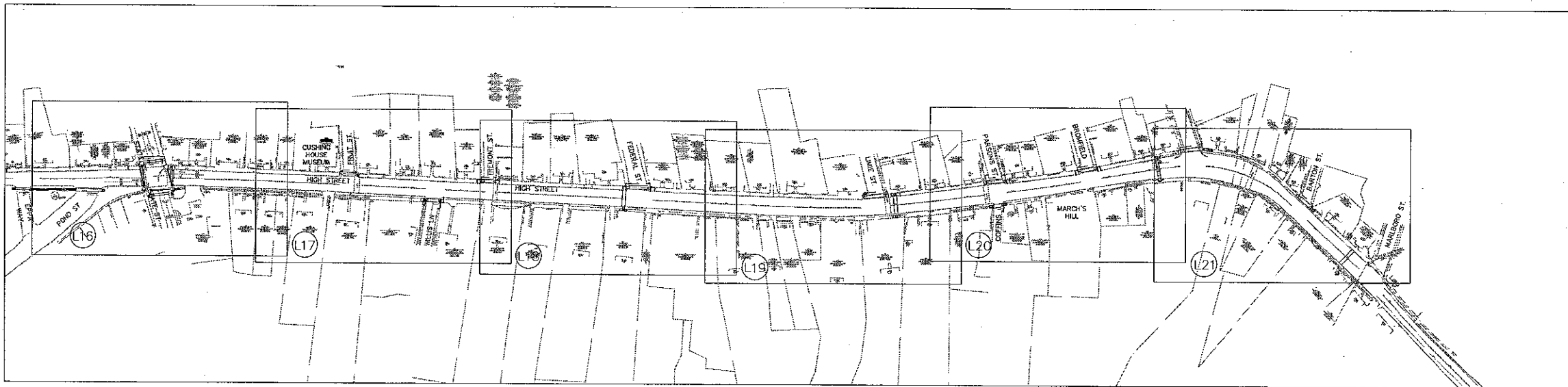


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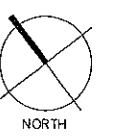


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**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

Project Title:  
**City of Newburyport  
 High Street Master Plan**  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:  
**High Street Streetscape Improvements  
 Key Sheet**

Scale:	As Noted	
Project #:	24025.00	
Drawn by:	HAS	
Checked by:	DOC	
Date:	October, 2004	
Revisions:		
No.	Date	Description
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-	-	-

Sheet No.:  
**KEY**  
 2 of 26

GENERAL LEGEND:

	STATE BOUNDARY LINE
	CITY, TOWN OR COUNTY BOUNDARY LINE
	STATE HIGHWAY LAYOUT LINE
	CITY, TOWN OR COUNTY LAYOUT LINE
	EASEMENT LINE
	PROPERTY LINE
	EDGE OF VEGETATED WETLAND/WETLAND FLAG
	HIGHWAY/PROPERTY BOUND (TYPE NOTED)
	CONSTRUCTION/SURVEY BASELINE
	TREE (TYPE & SIZE NOTED)
	EDGE OF WOODS/SHRUBS
	HANDICAP RAMP
	BENCH
	MAIL BOX
	PARKING METER
	SIGN
	FENCE (SIZE & TYPE AS NOTED)
	HIGHWAY GUARD (TYPE AS NOTED)
	BALANCED WALL (SIZE & TYPE AS NOTED)
	RETAINING WALL (SIZE & TYPE AS NOTED)
	CONTOURS
	SPOT ELEVATION, TOP AND BOTTOM CURB
	CURB OR BERM (TYPE AS NOTED)
	EDGE OF PAVEMENT (NO CURB OR BERM)
	BACK OF SIDEWALK
	TOP OR BOTTOM OF SLOPE (CUT OR FILL)
	SAWCUT LINE
	APPROX. COLD PLANING/TRANSITION AREA
	GRANITE RUBBLE BLOCK PAVEMENT
	SCORED CONCRETE PAVEMENT
	BORINGS, PAVEMENT CORES (SEE SPEC. PROV.)
	DRAIN LINE
	UNDERDRAIN (PERFORATED)
	DIRECTION OF FLOW
	PAVED WATERWAY
	DRAIN MANHOLE
	CATCH BASIN/DROP OR GUTTER INLET
	CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
	LEACHING BASIN
	R.C. FLARED END
	HEADWALL
	SEWER LINE
	SEWER MANHOLE
	COMBINED SEWER LINE
	COMBINED SEWER MANHOLE
	FORCE MAIN GATE VALVE
	WATER MAIN
	WATER MANHOLE
	HYDRANT
	FIRE ALARM BOX, FIRE STAND PIPE
	REDUCER
	CURB STOP OR WATER SHUT OFF
	WATER GATE
	GAS MAIN
	GAS GATE
	GAS SHUT OFF
	ELECTRICAL LINE OR DUCT
	ELECTRICAL CONDUIT
	ELECTRICAL MANHOLE
	ELECTRICAL HANDHOLE
	PULL BOX (300mm x 300mm)
	ELECTRICAL JUNCTION OR SWITCH BOX
	ELECTRICAL LOAD CENTER CABINET W/FDN
	LIGHT POLE
	UTILITY POLE
	GUY WIRE & ANCHOR
	TELEPHONE LINE OR DUCT
	TELEPHONE MANHOLE
	STEAM LINE
	STEAM MANHOLE/TUNNEL HATCH
	PLUG OR CAP
	DELINEATOR
	OVERHEAD WIRES
	CABLE TV
	TREE TO BE REMOVED

GENERAL ABBREVIATIONS

ABAN	ABANDON
ACCOMP	ASPHALT COATED CORRUGATED METAL PIPE
ADJ	ADJUST
APPROX	APPROXIMATE
BC	BOTTOM OF CURB
BOUND	BOUND
BIT CONC	BITUMINOUS CONCRETE
BO	BY OTHERS
BM	BENCH MARK
BW	BOTTOM OF WALL
CEM CONC	CEMENT CONCRETE
CCB	CAPE COD BERM
CI	CURB INLET
CIP	CAST IRON PIPE
CIT	CHANGE IN TYPE
CLR	CLEARANCE
CLF	CHAIN LINK FENCE
CLDI	CEMENT LINED DUCTILE IRON
CMP	CORRUGATED METAL PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
DR	DRIVEWAY
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
EXIST	EXISTING
F & C	FRAME AND COVER
F & G	FRAME AND GRATE
FDM	FOUNDATION
FND	FOUND
FWD	FILLED WITH DEBRIS
GRAN	GRANITE
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
MHB	MASSACHUSETTS HIGHWAY BOUND
MHD	MASSACHUSETTS HIGHWAY DEPARTMENT
MON	MONUMENT
NIC	NOT IN CONTRACT
NGVD	NATIONAL GEODETTIC VERTICAL DATUM
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PROP	PROPOSED
MLB	MODIFIED LOAM BORROW
PVC	POLYVINYLCHLORIDE PIPE
PVMT	PAVEMENT
PWW	PAVED WATERWAY
R & D	REMOVE AND DISPOSE
R & R	REMOVE AND RESET
R & S	REMOVE AND STACK
REM	REMOVE
REMOD	REMODEL
RCP	REINFORCED CONCRETE PIPE
RET	RETAIN
ROW	RIGHT OF WAY
RR	RAILROAD
SB	STONE BOUND
SB/DH	STONE BOUND/DRILL HOLE
SHLD	SHOULDER
SHLO	STATE HIGHWAY LAYOUT
STA	STATION
STL	STEEL
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TOS	TOP OF SLOPE
TS	TRAFFIC SIGNAL
TSV & B	TAPPING SLEEVE, VALVE AND BOX
TYP	TYPICAL
TW	TOP OF WALL
UC	UNDER CONSTRUCTION
USGS	U.S. GEOLOGICAL SURVEY
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
WCR	WHEELCHAIR RAMP

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES, LATEST EDITION AS OF THE BID OPENING DATE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. WHERE DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION COULD AFFECT THE PROPOSED CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE FIELD MEASUREMENTS IN TIME FOR THEIR INCORPORATION INTO SHOP DRAWINGS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES THAT MAY EXIST.
3. CONTRACTOR IS RESPONSIBLE FOR SECURING THE SITE AND COORDINATING AND MAINTAINING CONTROL OF ALL ACCESS POINTS WITH DEVELOPER DURING ENTIRE PHASE OF CONSTRUCTION DURING WORK AND NON-WORK HOURS.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
5. THE CONTRACTOR SHALL SUPPORT AND PROTECT ALL UTILITIES THAT MAY BE AFFECTED BY THE WORK. ANY DAMAGE THAT OCCURS AS A RESULT OF THE CONTRACTOR'S WORK TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
7. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTIES, HIS WORKMEN, AND THE PUBLIC, AS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE THAT OCCURS AS A RESULT OF THE CONTRACTOR'S WORK TO EXISTING STRUCTURES SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
8. CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATION PRIOR TO ASSUMING TO PERFORM THE WORK. FAILURE TO DO THIS WILL IN NO WAY RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF FINISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE AND SANITARY SEWER STRUCTURES AS NECESSARY FOR CHANGES IN GRADE AND RESET ALL FRAMES, GRATES AND WATER GATES TO THE PROPOSED FINISH SURFACE GRADE. REQUIRED NEW MASONRY SHALL BE CLAY BRICK CONFORMING TO MAOS2.
10. CONTRACTOR TO PROTECT GATE VALVES, METERS, MAN-HOLES, OR OTHER UTILITY STRUCTURES WITHIN THE DEMOLITION AREA.
11. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
12. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
13. THE TERM "PROPOSED" (PROP) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, REUSING EXISTING MATERIALS IDENTIFIED AS REMOVE AND RESET (RR) AND REMOVE AND SALVAGE (RS).
14. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH HOT APPLIED ASPHALT CRACK FILLER AND BACKSANDS.
15. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
16. EXISTING UTILITY POLES SHALL REMAIN IN PLACE DURING CONSTRUCTION UNLESS OTHERWISE NOTED.
17. EXISTING SIDEWALK SHALL BE SAWCUT AT LIMITS OF PROPOSED WALK.
18. CONTRACTOR TO EXERCISE CAUTION WHEN DEMOLISHING SIDEWALKS AT BUILDING FACE.
19. THE CONTRACTOR SHALL NOTIFY EACH ADJUTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL AFFECT FREE ACCESS, SUCH AS EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT AND SIMILAR OPERATIONS.
20. EXCAVATION EDGES IN EXCESS OF 4' DEEP SHALL BE PROTECTED DURING NON-WORKING HOURS BY BACKFILLING WITH A WEDGE OF GRAVEL OR SOIL, TO COMPACTED 4:1 SLOPE.
21. PARKING IN THE AREA OF ACTIVE CONSTRUCTION MAY BE DISRUPTED TEMPORARILY AS DIRECTED BY THE ENGINEER.
22. CONTRACTOR TO BE AWARE THAT THERE WILL BE ACTIVE CONSTRUCTION WORK ONSOIN BY RIVERFRONT PROPERTIES ON THE SITE INCLUDING STORAGE OF MATERIALS AND PARKING OF EQUIPMENT DURING THE WORK UNDER THIS CONTRACT.
23. EXISTING CONDITIONS INFORMATION IS BASED ON SURVEY BY ANDOVER ENGINEERING, INC. 40 SALEM ST., BLDG. 41, LYNNFIELD, MA 01940-2622. DATE OF SURVEY: DECEMBER, 1997.
24. SURVEY INFORMATION IS BASED ON INFORMATION SHOWN IN DRAWINGS LABELED "REHABILITATION OF HIGH STREET (ROUTES 1A) " BY HTSD 105 CENTRAL STREET, SUITE 3100 STONEHAM, MA 0280.

DEMOLITION NOTES:

1. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
2. ALL EXISTING SIGNALS META POLES ARE TO BE RETAINED IN PLACE AND PROTECTED.
3. CONTRACTOR TO EXERCISE CAUTION WHEN DEMOLISHING SIDEWALKS AT BUILDING FACE.
4. WHERE CELLAR ACCESS, OIL FILLS, GAS METERS, CONCRETE LANDINGS, ROOF DRAIN PIPES OR DOWN SPOUTS, UTILITY POLES, UTILITY POLES WITH LIGHTS, UTILITY POLES GUY WIRE ANCHORS, GRANITE POSTS, RETAINING WALLS ARE LOCATED WITHIN THE PROJECT AREA, THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THESE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ITEMS ON PRIVATE PROPERTY.
5. IF, DURING SITE DEMOLITION, AN ENTRY STEP APPEARS TO BE SUPPORTED ONLY BY SIDEWALK OR WILL BE MADE UNSTABLE BY THE DEMOLITION WORK, STONE SHALL BE REMOVED AND STOCKPILED OR SUPPORTED SECURELY IN PLACE AS DIRECTED BY RESIDENT ENGINEER.
6. IF RESIDENT ENGINEER DIRECTS STEPPING STONE TO REMAIN IN PLACE, SAW CUT A NEAT STRAIGHT LINE AROUND THE STONE AND REMOVE PAVEMENT CAREFULLY.
7. FOR ANY ENTRY STEPS REMOVED AND STOCKPILED DURING DEMOLITION, PROVIDE TEMPORARY STEPS AS REQUIRED BY RESIDENT ENGINEER.
8. IF THE RESIDENT ENGINEER DIRECTS THE CONTRACTOR TO REMOVE ANY ENTRY STEPS, ALL STONES SHALL BE CAREFULLY STORED IN A SECURE LOCATION TO PREVENT DAMAGE OR LOSS.
9. ALL STEPS TO BE REMOVED SHOULD BE STOCKPILED AND PROTECTED. CONTRACTOR TO PHOTOGRAPH STEPS IN PRE-CONSTRUCTION CONDITION TO INSURE PROPER RE-INSTALLATION. CONTRACTOR TO PROVIDE RESIDENT ENGINEER WITH ADDITIONAL NUMBERED SET OF PRE-CONSTRUCTION PHOTOGRAPHS OF STOCKPILE STEPS. IDENTIFY ALL STONES BY ADDRESSES TO INSURE REINSTALLATION OF SPECIFIC STONES REMOVED. ANY STONES DAMAGED OR LOST DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE.
10. WHERE CONSTRUCTION OPERATIONS WILL TAKE PLACE AROUND OR DIRECTLY ADJACENT TO EXISTING TREES TO REMAIN, THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PREVENT DAMAGE TO THE TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING TREES DUE TO CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR SHALL ERECT TREE PROTECTION DEVICES PRIOR TO COMMENCEMENT OF DEMOLITION WORK AND DEVICES SHALL REMAIN IN PLACE UNTIL DIRECTED TO BE REMOVED BY THE RESIDENT ENGINEER.
12. CONTRACTOR TO RETAIN ALL GATE VALVES, METERS, MAN-HOLES, HYDRANTS, OR OTHER UTILITY STRUCTURES WITHIN THE SIDEWALK DEMOLITION AREA.
13. CONTRACTOR TO EXERCISE CAUTION IN REMOVING EXISTING CURBSTONES AROUND WHICH TREE ROOT HAVE GROWN DO NOT CUT TREE ROOTS IN REMOVING CURBSTONE.
14. CONTRACTOR MAY SAWCUT NEATLY AND DEMOLISH UP TO 3 FEET OF DRIVEWAY PAVEMENT ON PRIVATE PROPERTY TO ALLOW SMOOTH TRANSITION TO NEW SIDEWALK PAVEMENT. REPLACE IN KIND DISTURBED PAVEMENT ON PRIVATE PROPERTY.
15. SAWCUT SIDEWALK PAVEMENT NEATLY AT THE LIMIT OF WORK LINE.
16. CONTRACTOR TO EXERCISE CAUTION IN PAVEMENT DEMOLITION AND EXCAVATION AROUND EXISTING TREES TO REMAIN DO NOT CUT ANY ROOTS LARGER THAN 1" IN DIAMETER.

LAYOUT NOTES:

- THE CONTRACTOR SHALL LAYOUT ALL IMPROVEMENTS AS SHOWN ON THE PLANS AND SECURE THE APPROVAL OF THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION.
- THE LINES AND GRADES OF NEW IMPROVEMENTS SHALL MEET THOSE OF EXISTING CONDITIONS WHERE THEY INTERFACE. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE ON ALL FINISH SURFACES WITH NO SURFACE WATER PONDING OR PUDDLING.
- OBJECT LINES APPEARING AS PARALLEL OR PERPENDICULAR (90 DEG) LINES UNLESS OTHERWISE INDICATED.
- ALL PLAN DIMENSIONS SHOWN ON THE DRAWINGS ARE HORIZONTAL MEASUREMENTS (TAKEN IN THE HORIZONTAL PLANE) AND DO NOT ACCOUNT FOR SLOPES.

LANDSCAPE NOTES:

- NOTES:
1. FOR PLANT SCHEDULE, SEE SHEET LD-1.
  2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING PLANTING AND SHALL REPORT ALL CONFLICTS TO THE RESIDENT ENGINEER.
  3. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINISHED GRADE. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
  4. CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED PLANT MATERIAL AND PLANT BEDS FOR APPROVAL BY THE ARCHITECT PRIOR TO BEGINNING OF PLANTING OPERATIONS.
  5. ALL PLANTED AREAS WITHIN OR OUTSIDE THE LIMIT OF WORK WHICH ARE DISTURBED DURING CONSTRUCTION (INCLUDING PLANTING OPERATIONS) SHALL BE RETURNED TO ORIGINAL GRADE, LOAMED AND SEEDED OR MULCHED (AS APPROPRIATED) BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  6. ALL LANDSCAPE AREAS NOT INDICATED ON PLANS WITH PLANTING SHALL BE LOAMED AND SEEDED.
  7. PLANTS SHALL BE WELL WATERED THROUGHOUT THE FIRST GROWING SEASON.
  8. ALL BEDS TO BE SURFACED WITH 3" IN. OF BARK MULCH.
  9. PLANT COUNTS AND LAYOUT TO BE MATCHED AT ALL FOUR PLANTER BEDS IN THIS AREA.
  10. PACHYSTANDRA TERMINALS TO BE PLANTED AT RIVER STAIR PLANTERS ONLY IN AREAS AS INDICATED.

The Cecil Group

Planning and Design  
31 St. James Avenue  
Boston, MA 02116  
tel: 617.426.5050  
fax: 617.426.5051

Project Title:

City of Newburyport  
High Street Master Plan  
Newburyport, MA

Prepared for City of Newburyport

Sheet Title:

High Street Streetscape Improvements  
Legends and Notes Sheet

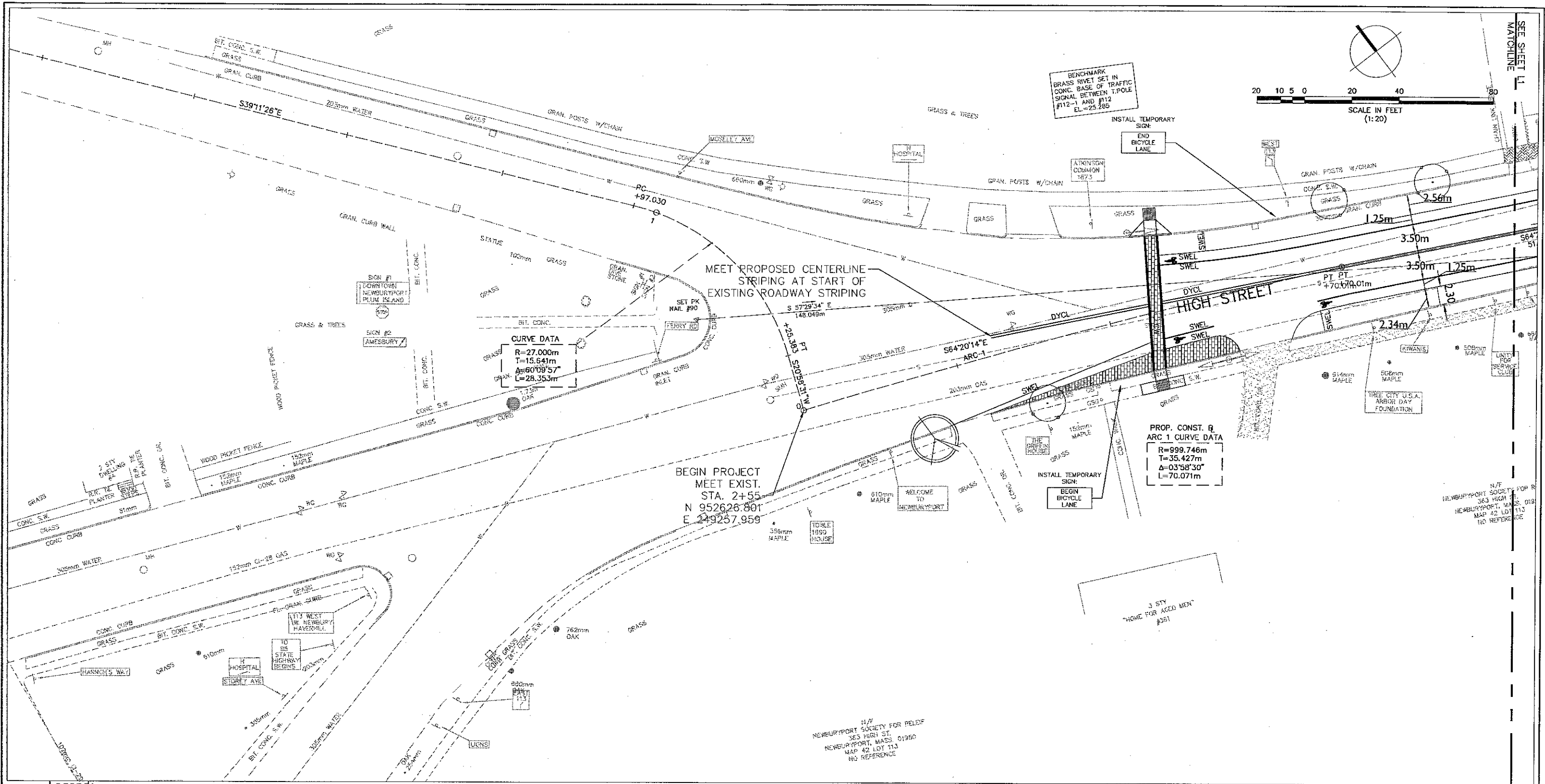
Scale: As Noted  
Project #: 23010.02  
Drawn by: HAS  
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Sheet No.:

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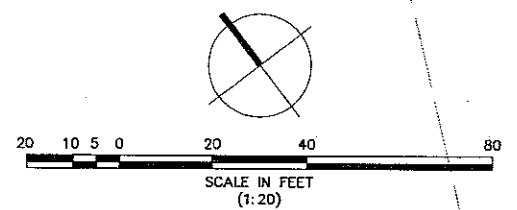
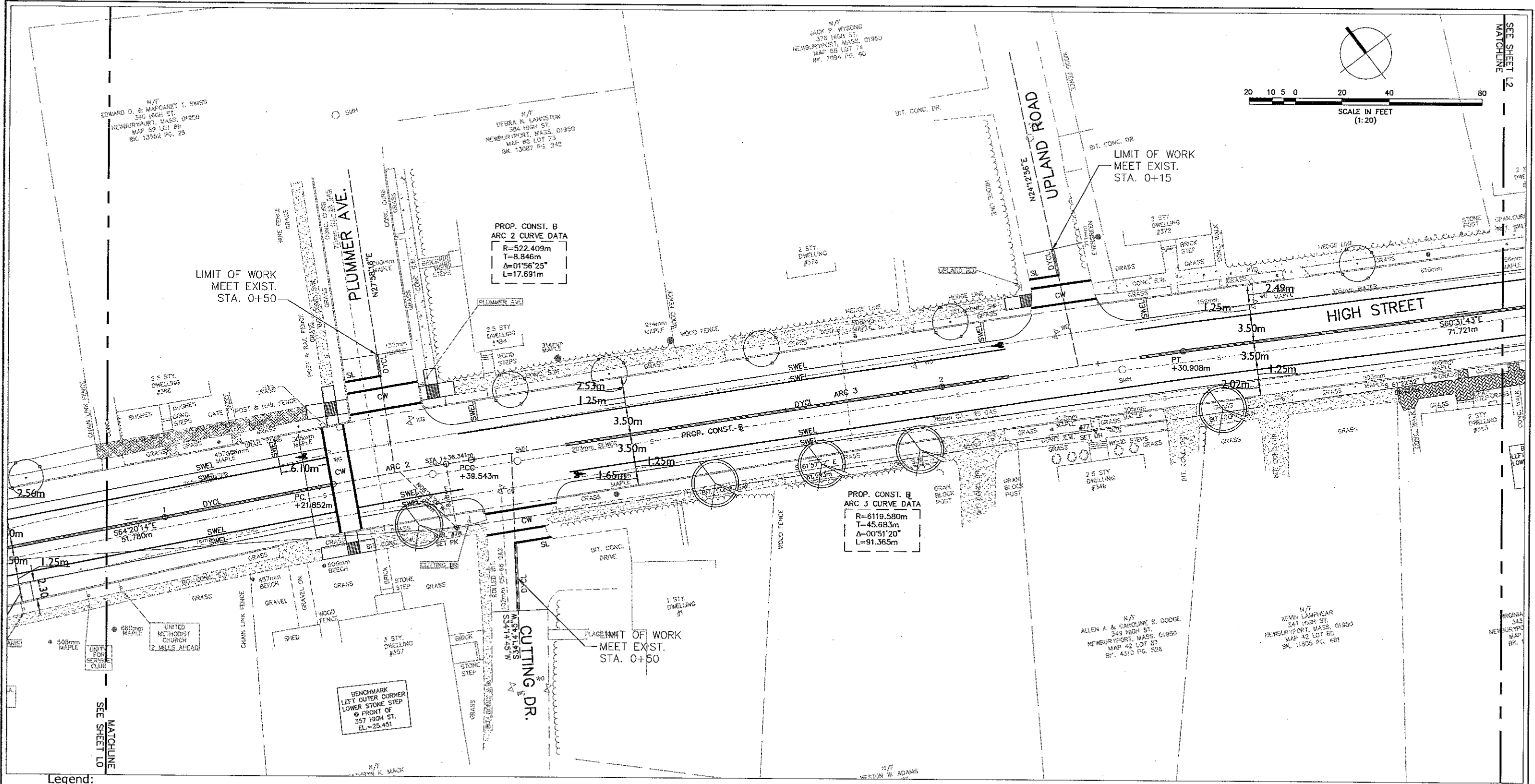


**Legend:**

	Large Street Tree		Tree Pit at Proposed Tree		New Brick Paving
	Medium Street Tree		New Landscape Planting Area		New Concrete Unit Paving
	Flowering Tree		New Cobblestone Paving		New Textured Bituminous Concrete Paving
			Bituminous Concrete Paving to Remain		

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.





- Legend:**
- Large Street Tree
  - Tree Pit at Proposed Tree
  - Medium Street Tree
  - Flowering Tree
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain
  - New Landscape Planting Area

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

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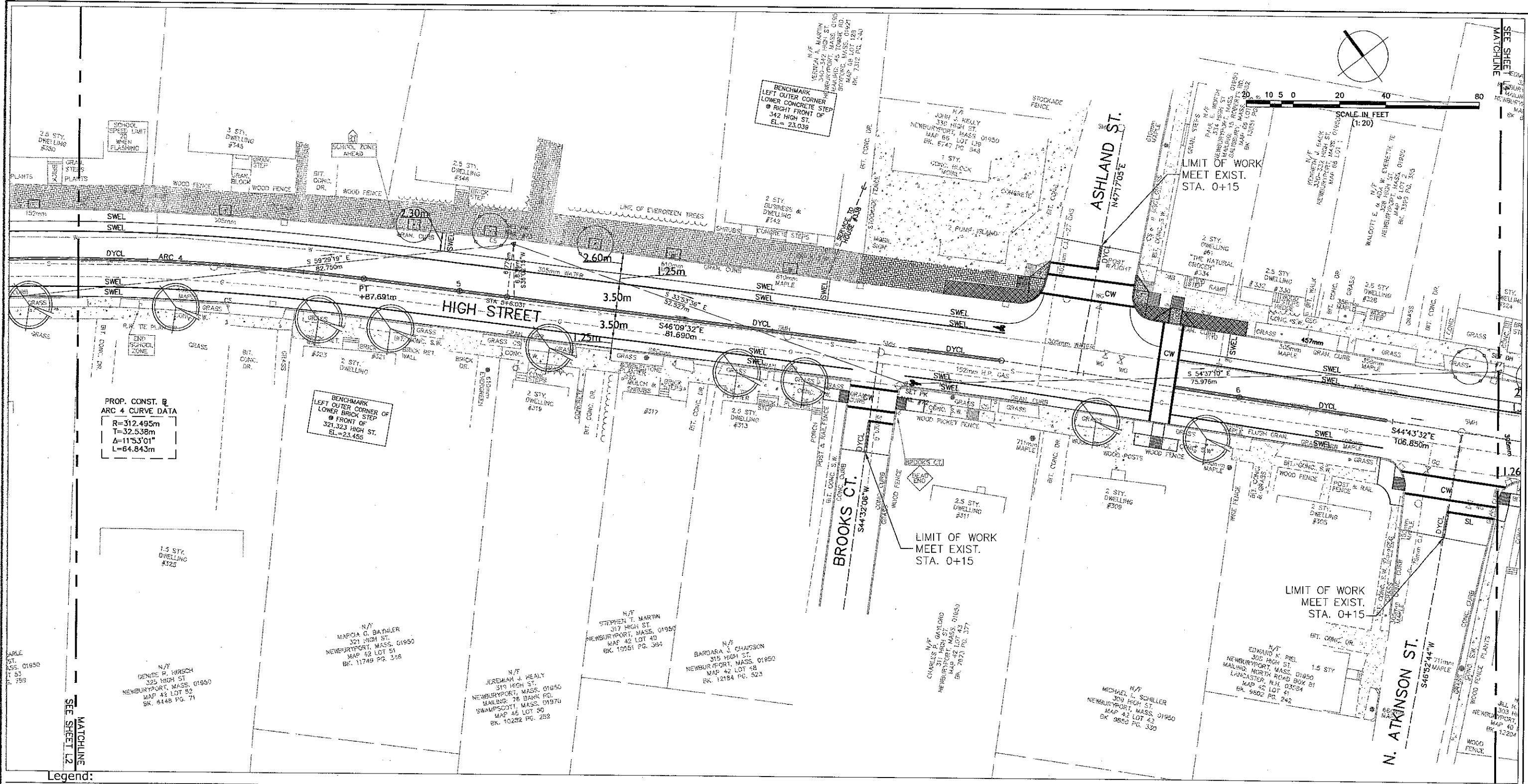
Sheet Title:  
**High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans**

Scale:	1"=20'-0"	
Project #:	24025.00	
Drawn by:	HAS	
Checked by:	DOC	
Date:	October, 2004	
Revisions:		
No.	Date	Description
1		
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Sheet No.: **L-1** 5 of 26







**Legend:**

	Large Street Tree		Tree Pit at Proposed Tree		New Brick Paving
	Medium Street Tree		New Landscape Planting Area		New Concrete Unit Paving
	Flowering Tree		New Cobblestone Paving		New Textured Bituminous Concrete Paving
			Bituminous Concrete Paving to Remain		

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

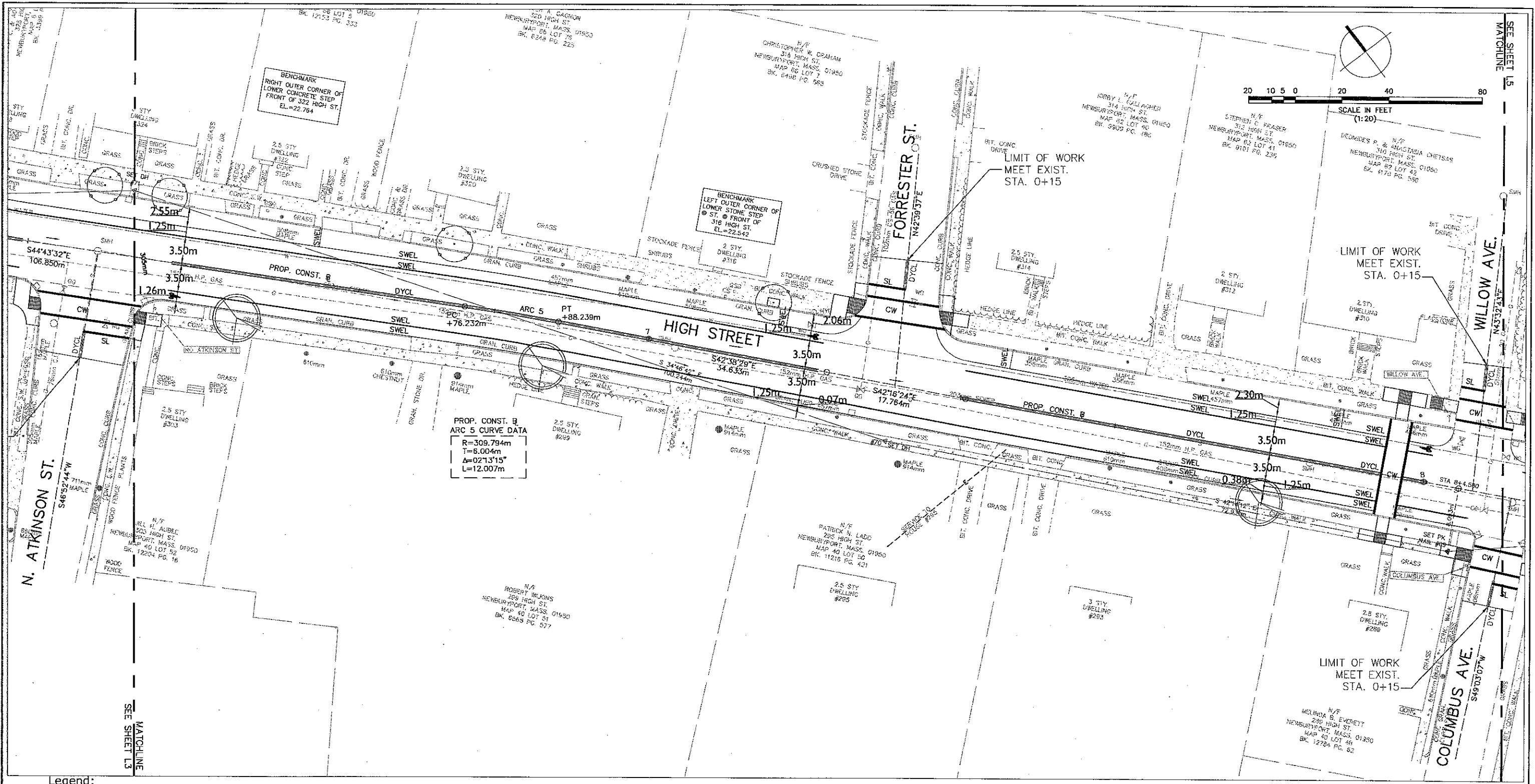
**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

Project Title:  
**City of Newburyport  
 High Street Master Plan**  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:  
**High Street Master Plan  
 Implementation  
 Streetscape Improvements Plans**

Scale:	1"=20'-0"	
Project #:	24025.00	
Drawn by:	HAS	
Checked by:	DOC	
Date:	October, 2004	
Revisions:		
No.	Date	Description
-	-	-
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-	-	-
-	-	-
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**Legend:**

	Large Street Tree		Tree Pit at Proposed Tree		New Brick Paving
	Medium Street Tree		New Landscape Planting Area		New Concrete Unit Paving
	Flowering Tree		New Cobblestone Paving		New Textured Bituminous Concrete Paving
			Bituminous Concrete Paving to Remain		

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

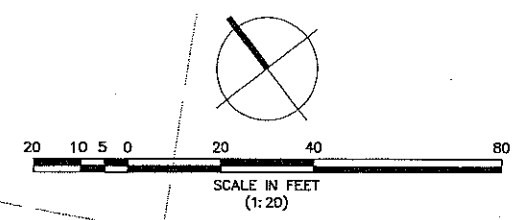
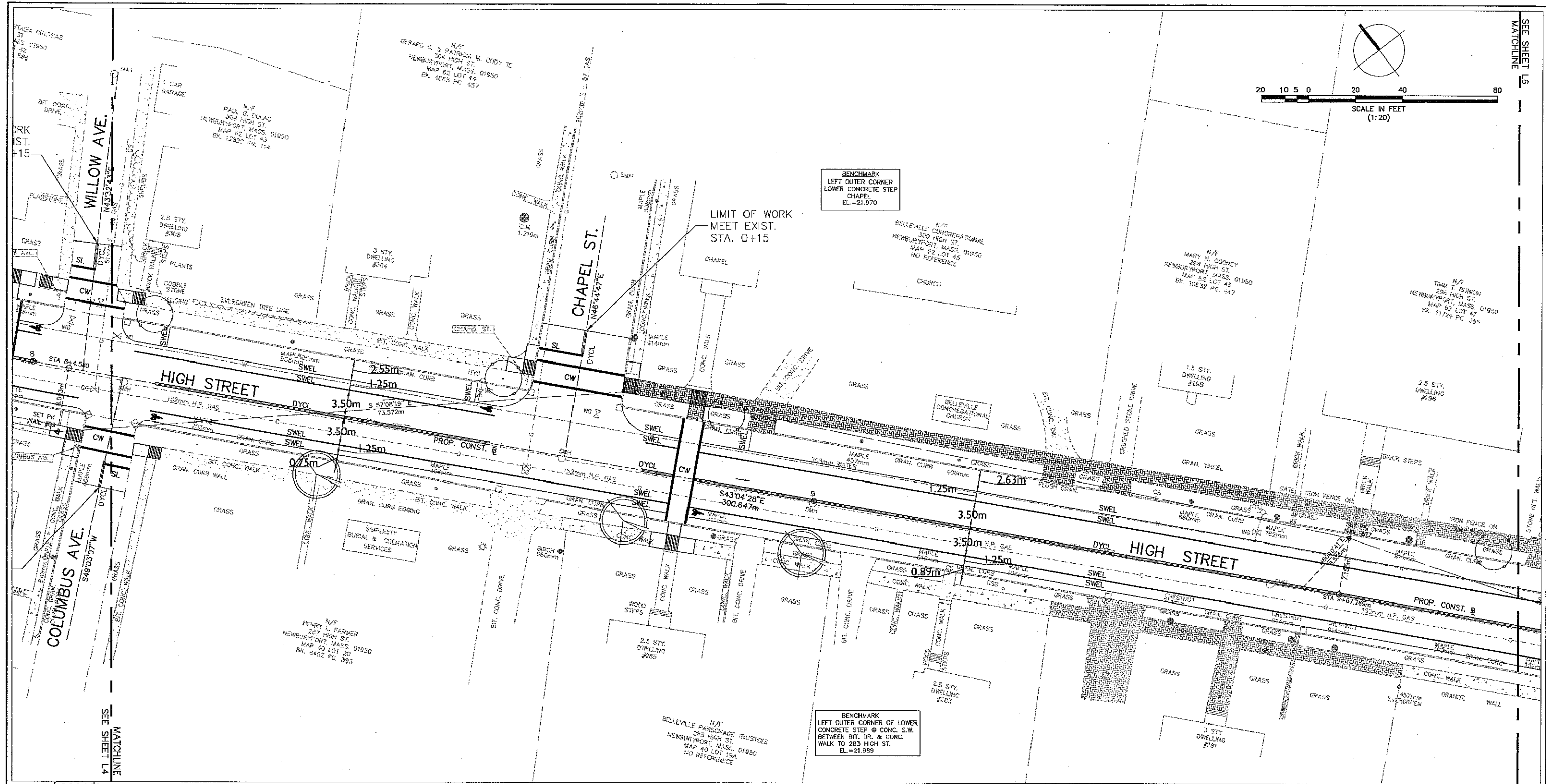
**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

Project Title:  
**City of Newburyport  
 High Street Master Plan**  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:  
**High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans**

Scale:	1"=20'-0"	
Project #:	24025.00	
Drawn by:	HAS	
Checked by:	DOC	
Date:	October, 2004	
Revisions:		
No.	Date	Description

Sheet No.: 8 of 26  
**L-4**



SEE SHEET L6  
MATCHLINE

**Legend:**

- |  |                    |  |                                      |  |   |
|--|--------------------|--|--------------------------------------|--|---|
|  | Large Street Tree  |  | Tree Pit at Proposed Tree            |  | New Brick Paving                        |
|  | Medium Street Tree |  | New Landscape Planting Area          |  | New Concrete Unit Paving                |
|  | Flowering Tree     |  | New Cobblestone Paving               |  | New Textured Bituminous Concrete Paving |
|  |                    |  | Bituminous Concrete Paving to Remain |  |   |

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

**The Cecil Group**  
Planning and Design  
31 St. James Avenue  
Boston, MA 02116  
tel: 617.426.5050  
fax: 617.426.5051

Project Title:

City of Newburyport  
**High Street Master Plan**  
Newburyport, MA  
Prepared for City of Newburyport

Sheet Title:

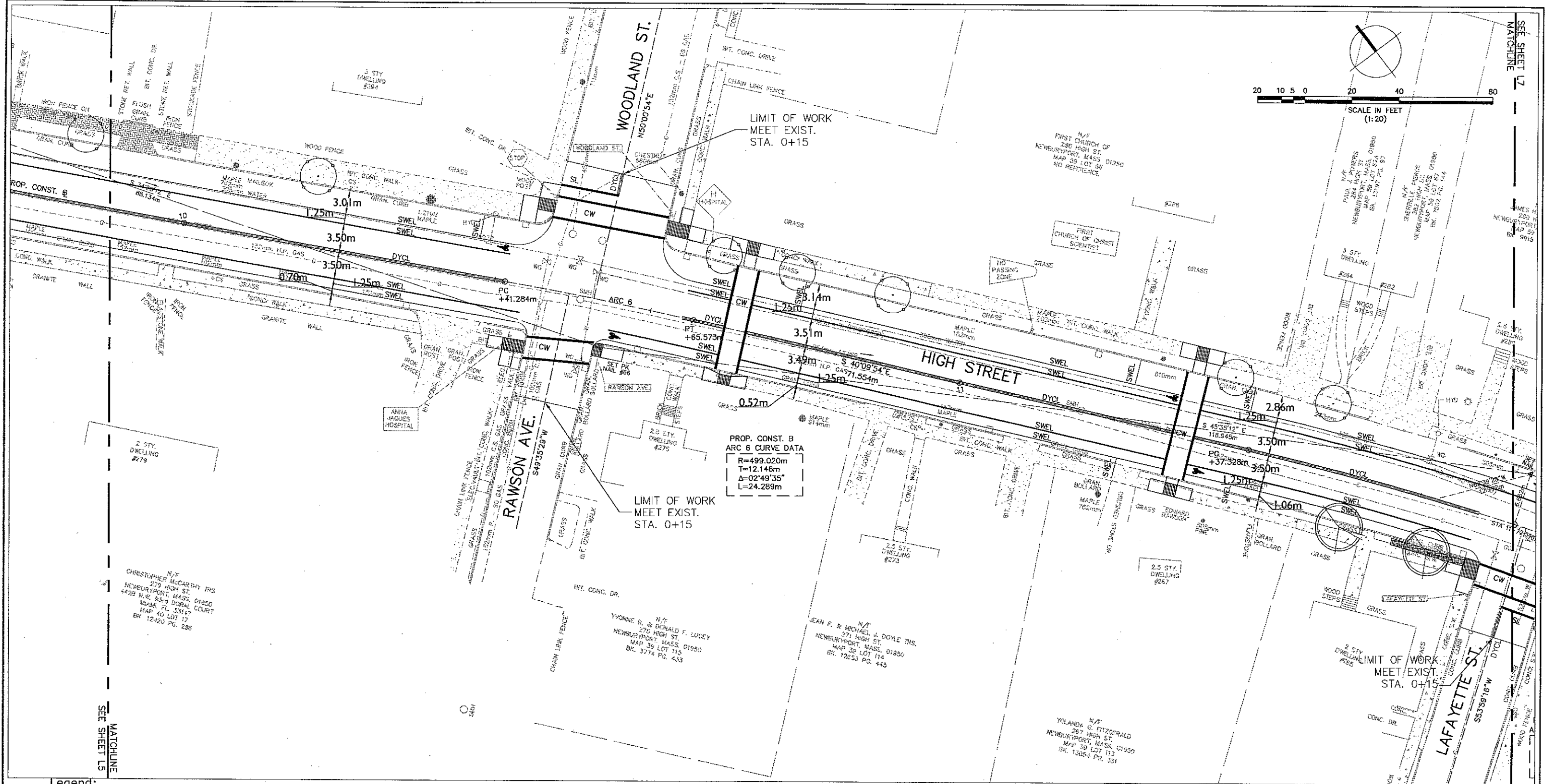
High Street Master Plan  
Implementation  
Streetscape Improvement Plans

Scale: 1"=20'-0"  
Project #: 24025.00  
Drawn by: HAS  
Checked by: DOC  
Date: October, 2004

Revisions:	No.	Date	Description

Sheet No.: 9 of 26

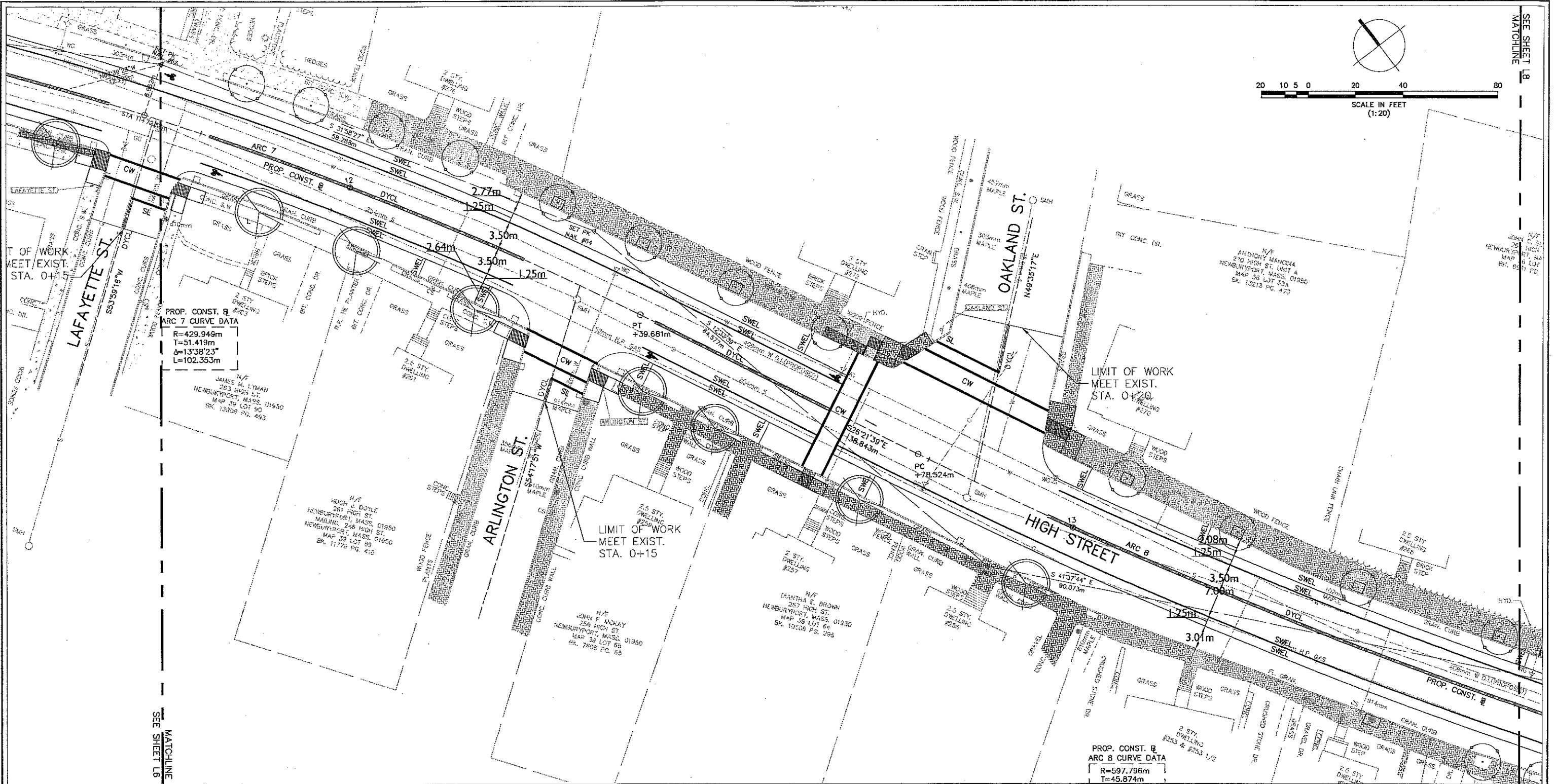
**L-5**



- Legend:**
- Large Street Tree
  - Medium Street Tree
  - Flowering Tree
  - Tree Pit at Proposed Tree
  - New Landscape Planting Area
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.





**Legend:**

	Large Street Tree		Tree Pit at Proposed Tree		New Brick Paving
	Medium Street Tree		New Landscape Planting Area		New Concrete Unit Paving
	Flowering Tree		New Cobblestone Paving		New Textured Bituminous Concrete Paving
			Bituminous Concrete Paving to Remain		

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

**The Cecil Group**  
Planning and Design  
31 St. James Avenue  
Boston, MA 02116  
tel: 617.426.5050  
fax: 617.426.5051

Project Title:

City of Newburyport  
**High Street Master Plan**  
Newburyport, MA  
Prepared for City of Newburyport

Sheet Title:

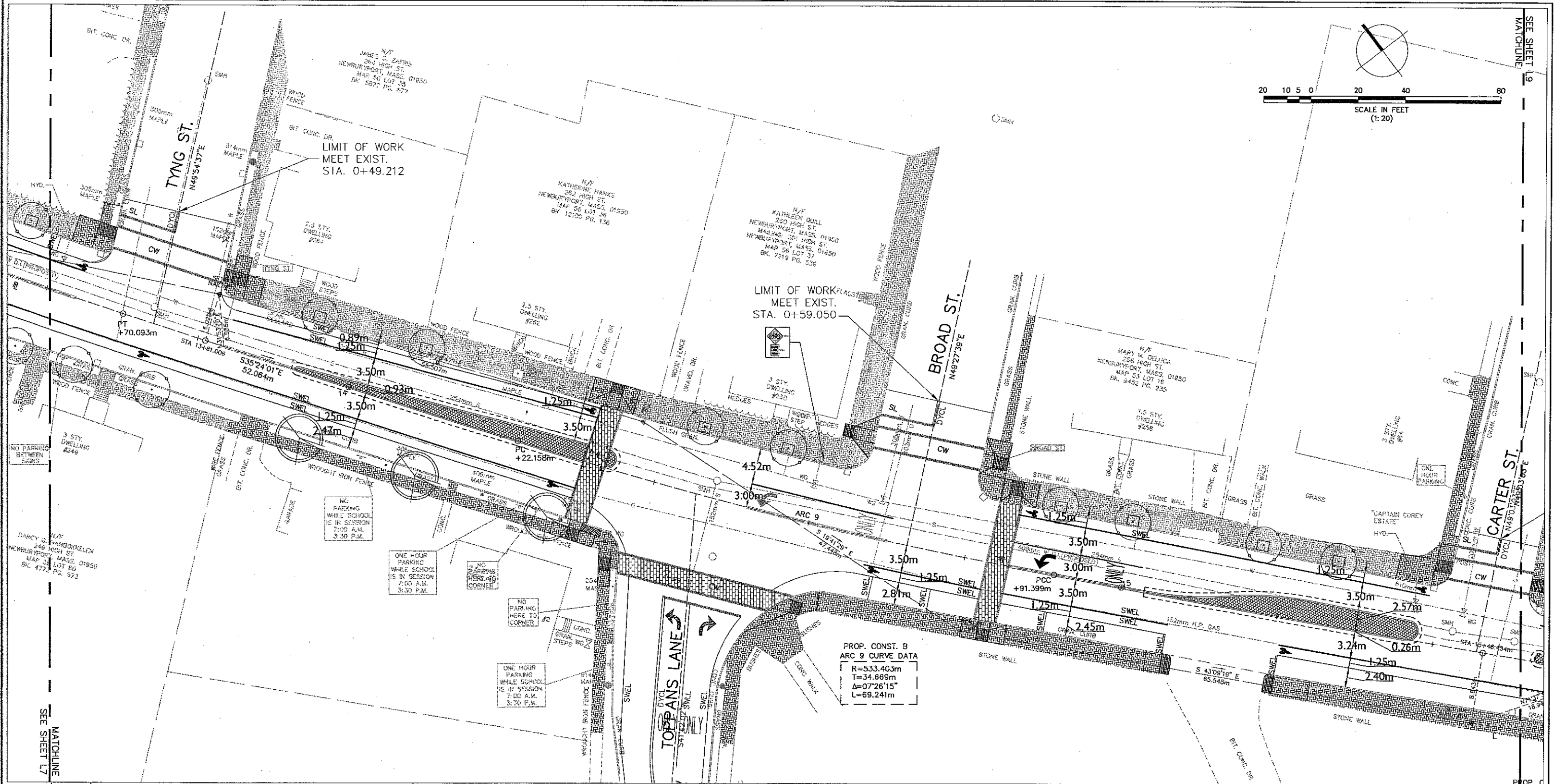
High Street Master Plan  
Implementation  
Streetscape Improvement Plans

Scale: 1"=20'-0"  
Project #: 24025.00  
Drawn by: HAS  
Checked by: DOC  
Date: October, 2004

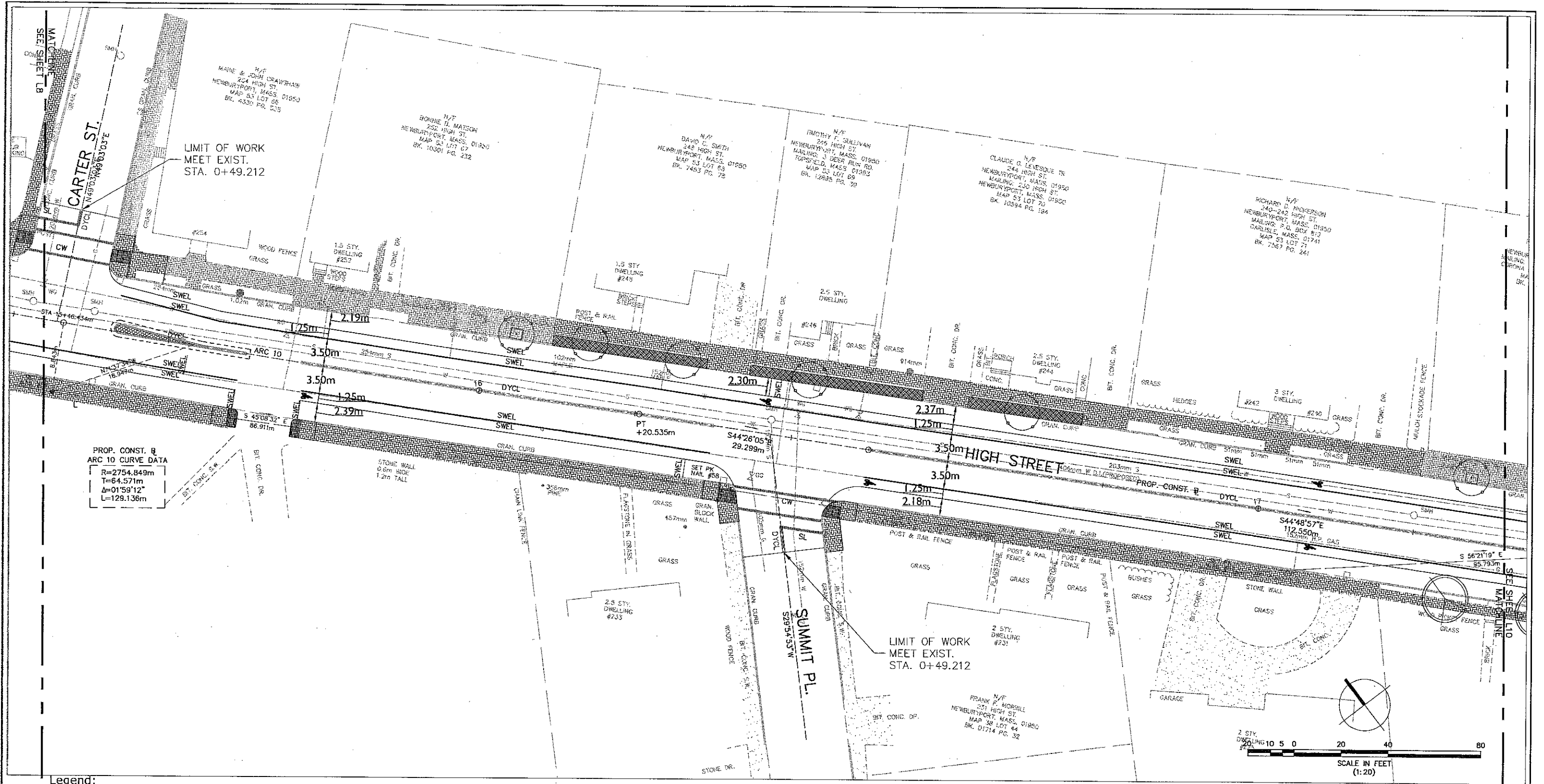
Revisions:		
No.	Date	Description

Sheet No.:

**L-7**







- Legend:**
- Large Street Tree
  - Tree Pit at Proposed Tree
  - Medium Street Tree
  - Flowering Tree
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain
  - New Landscape Planting Area

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

Project Title:

City of Newburyport  
High Street Master Plan  
Newburyport, MA

Prepared for City of Newburyport

Sheet Title:

High Street Master Plan Master Plan  
Implementation  
Streetscape Improvement Plans

Scale: 1"=20'-0"  
Project #: 24025.00  
Drawn by: HAS  
Checked by: DOC  
Date: October, 2004

Revision	No.	Date	Description
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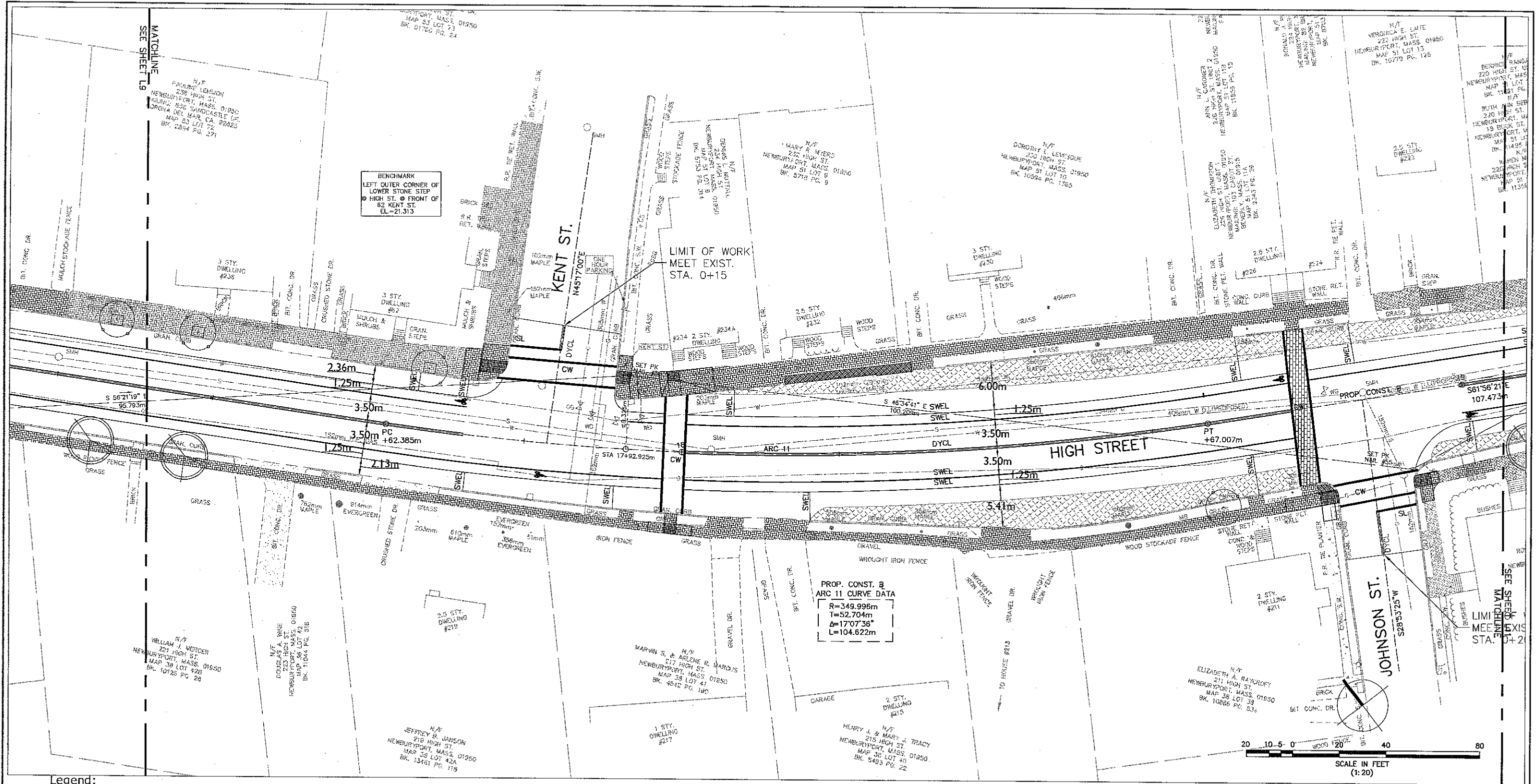
Sheet No.:

13 of 26

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**The Cecil Group**

Planning and Design  
31 St. James Avenue  
Boston, MA 02116  
tel: 617.426.5050  
fax: 617.426.5051



# The Cecil Group

Planning and Design  
31 St. James Avenue  
Boston, MA 02116  
tel: 617.426.5050  
fax: 617.426.5051

Project Title:

## City of Newburyport High Street Master Plan Newburyport, MA

Prepared for City of Newburyport

Sheet Title:

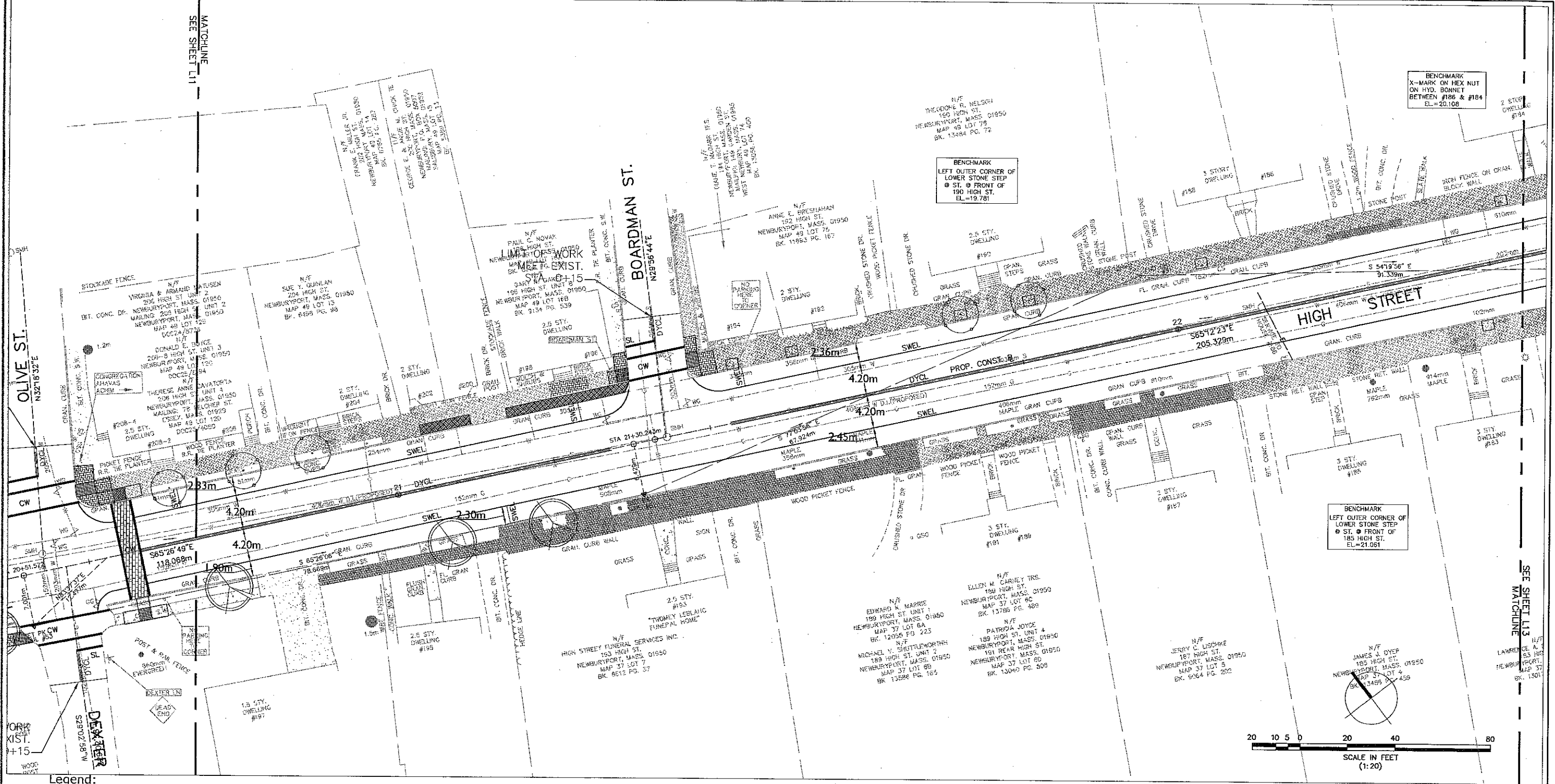
## High Street Master Plan Implementation Streetscape Improvement Plans

Sheet No.:

14 of 26

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- Legend:**
- Large Street Tree
  - Medium Street Tree
  - Flowering Tree
  - Tree Pit at Proposed Tree
  - New Landscape Planting Area
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

Project Title:

City of Newburyport  
 High Street Master Plan  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:

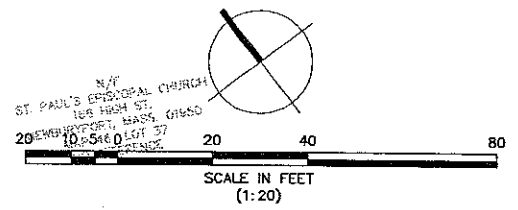
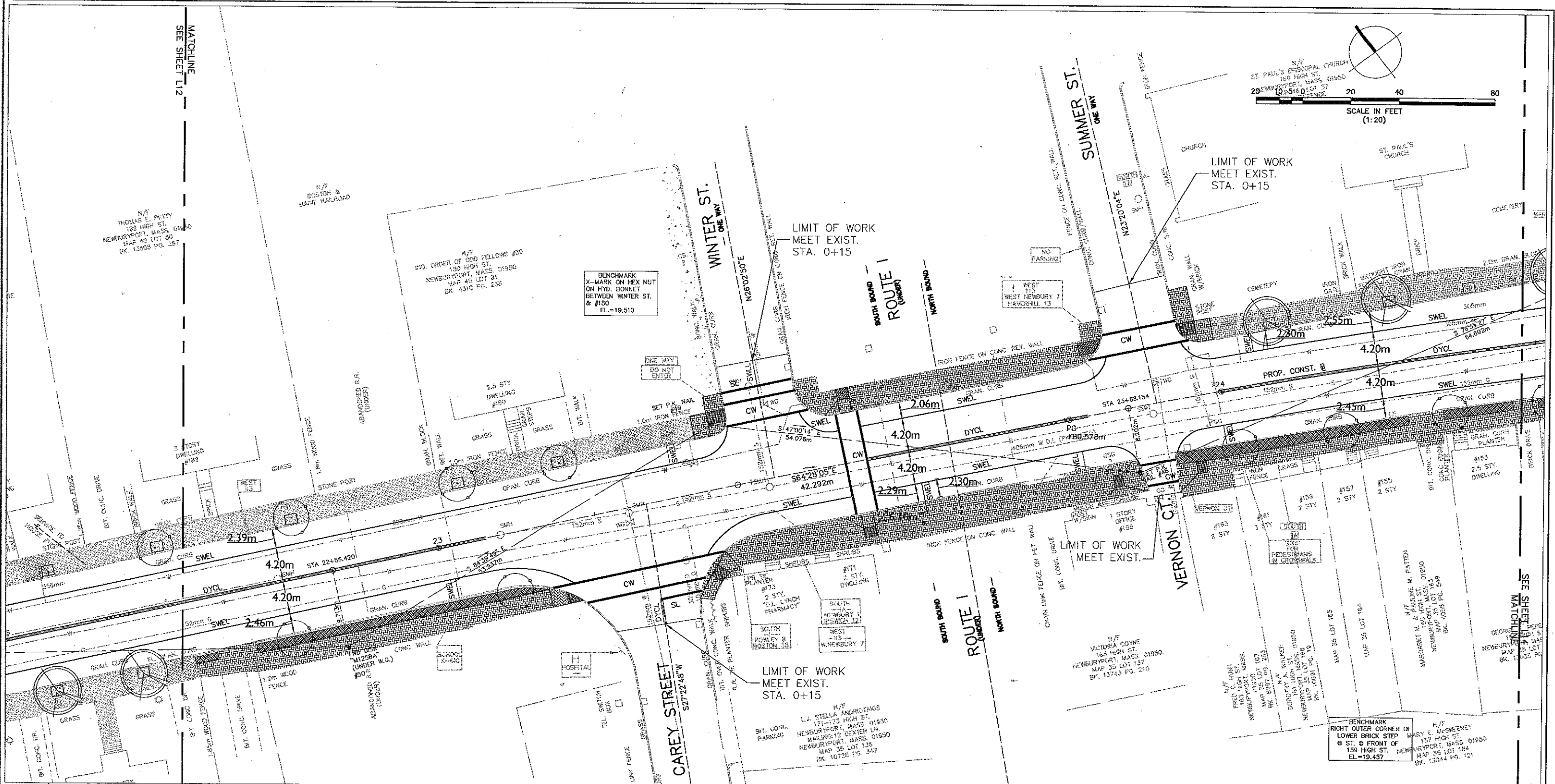
High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans

Scale:	1"=20'-0"
Project #:	24025.00
Drawn by:	HAS
Checked by:	DOC
Date:	October, 2004
Revisions:	
No.	Date Description
1	
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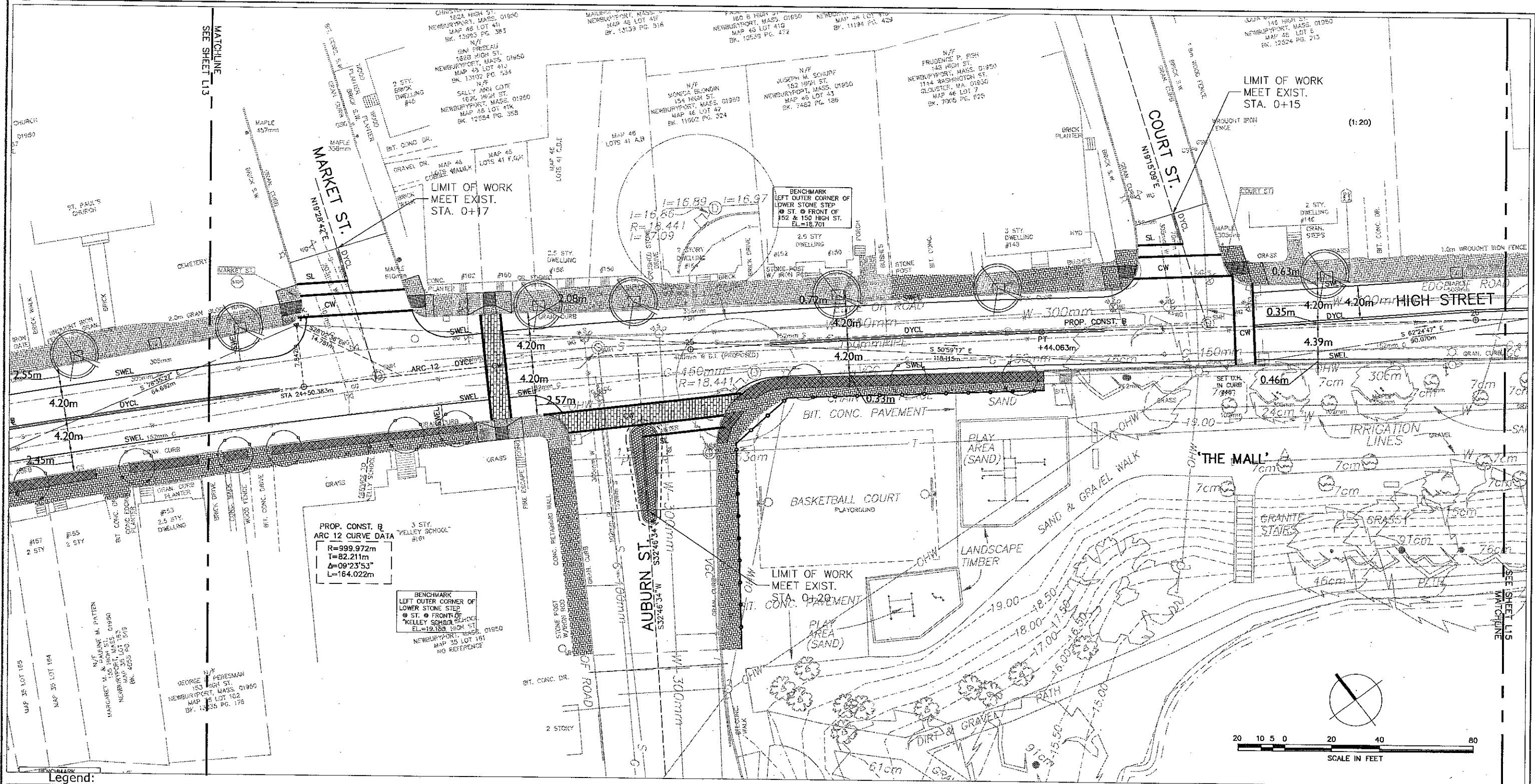
L-12





- Legend:**
- Large Street Tree
  - Medium Street Tree
  - Flowering Tree
  - Tree Pit at Proposed Tree
  - New Landscape Planting Area
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.



- Legend:**
- Large Street Tree
  - Medium Street Tree
  - Flowering Tree
  - Tree Pit at Proposed Tree
  - New Landscape Planting Area
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
 Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

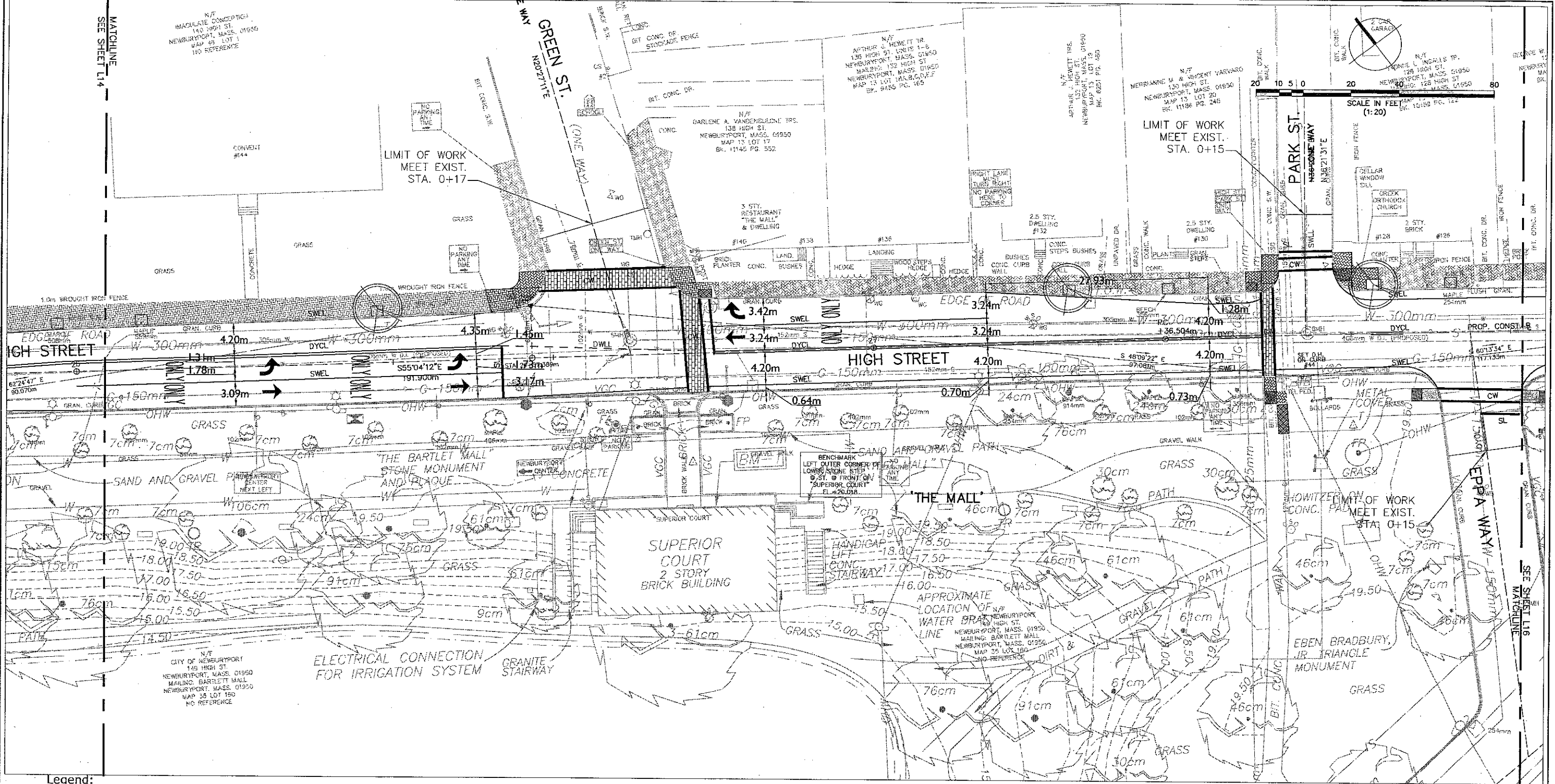
**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

Project Title:  
**City of Newburyport  
 High Street Master Plan**  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:  
**High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans**

Scale:	1"=20'-0"
Project #:	24025.00
Drawn by:	HAS
Checked by:	DOC
Date:	October, 2004
Revisions	
No.	Date Description

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**L-14**



- Legend:**
- Large Street Tree
  - Tree Pit at Proposed Tree
  - Medium Street Tree
  - New Landscape Planting Area
  - Flowering Tree
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
 Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

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 Planning and Design  
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 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

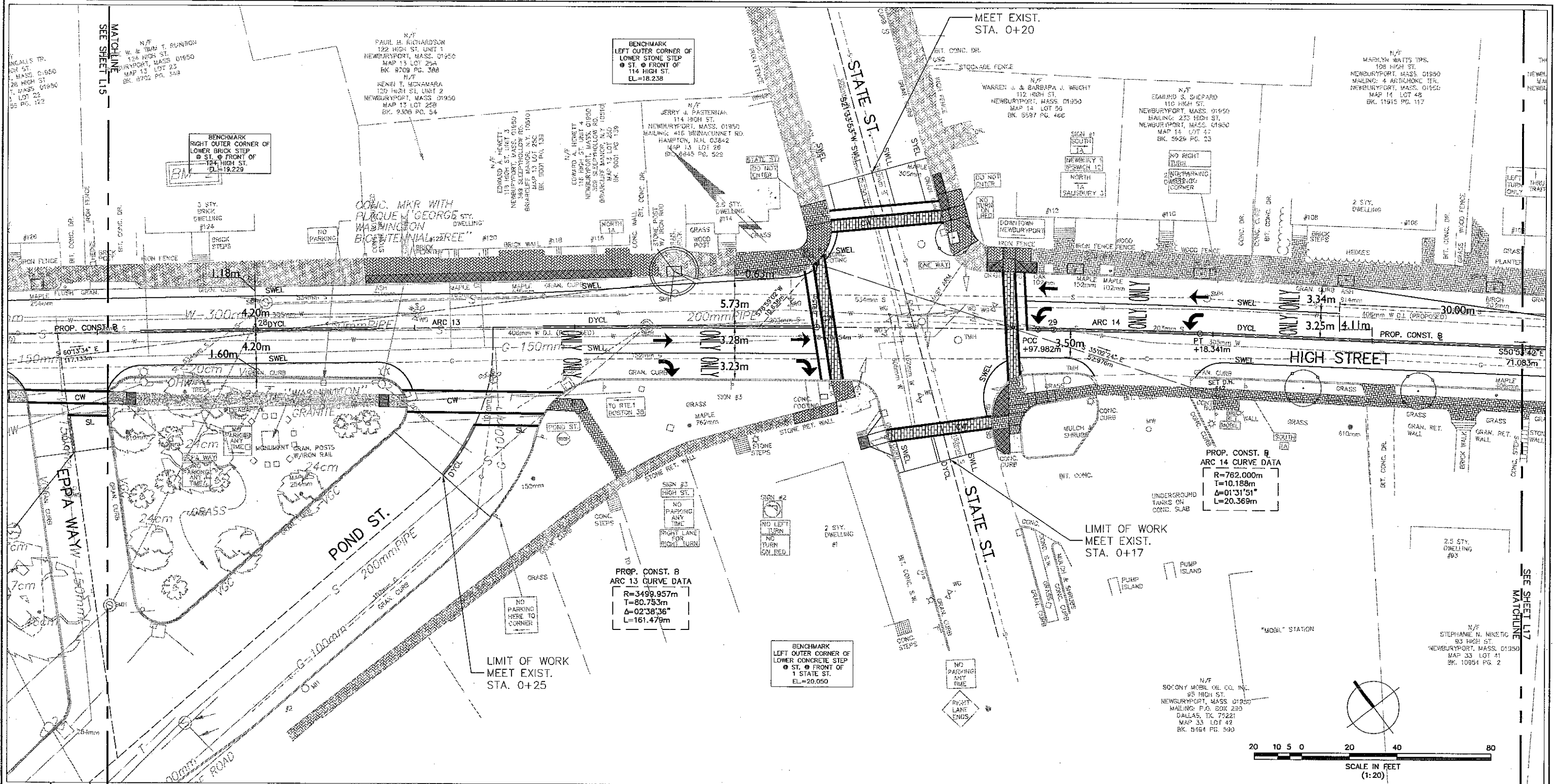
Project Title:  
**City of Newburyport  
 High Street Master Plan**  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:  
**High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans**

Scale:	1"=20'-0"	
Project #:	24025.00	
Drawn by:	HAS	
Checked by:	DOC	
Date:	October, 2004	
Revisions:		
No.	Date	Description

Sheet No.: 19 of 26  
**L-15**



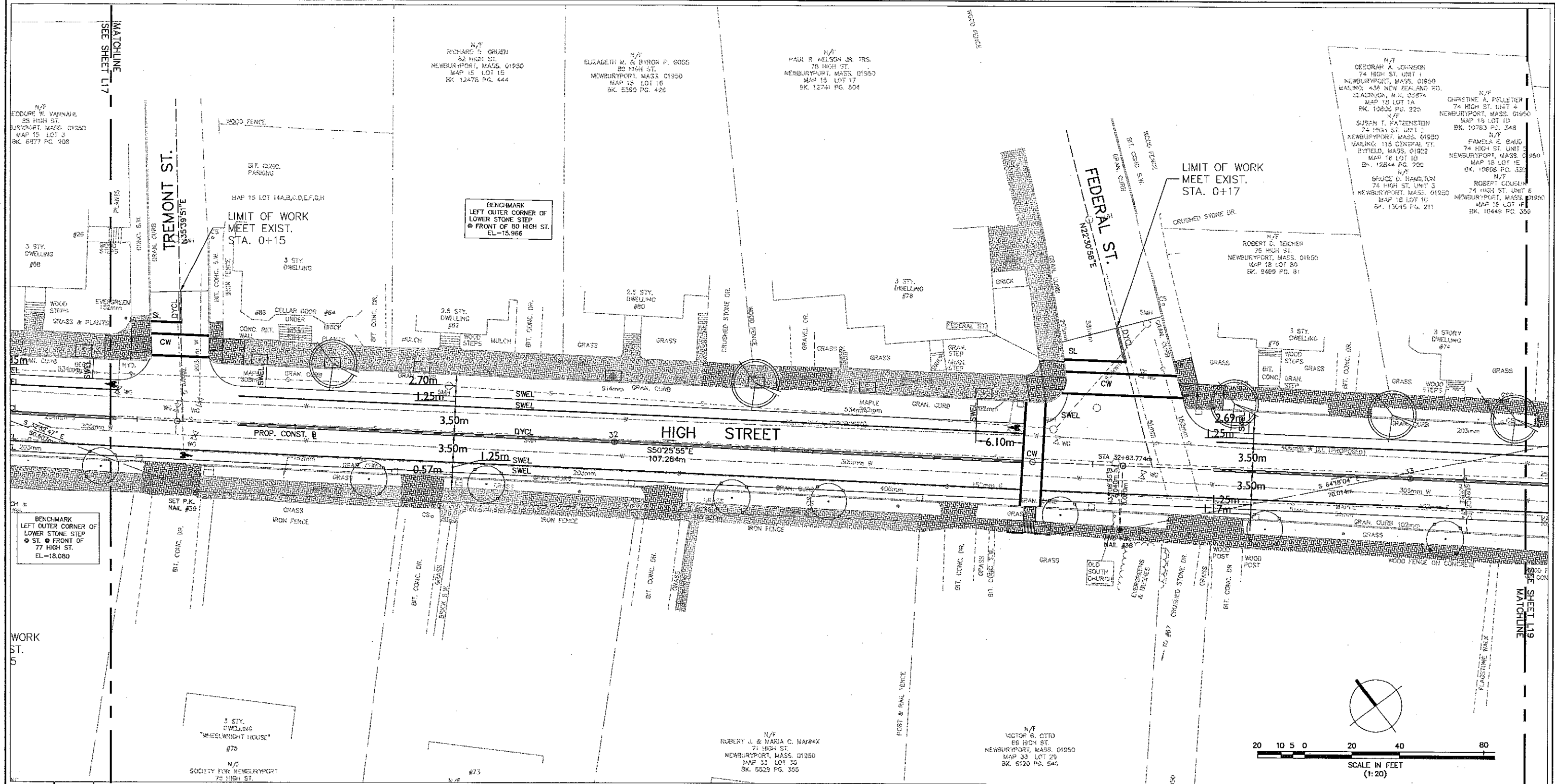


**Legend:**

	Large Street Tree		Tree Pit at Proposed Tree		New Brick Paving
	Medium Street Tree		New Landscape Planting Area		New Concrete Unit Paving
	Flowering Tree		New Cobblestone Paving		New Textured Bituminous Concrete Paving
			Bituminous Concrete Paving to Remain		

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.





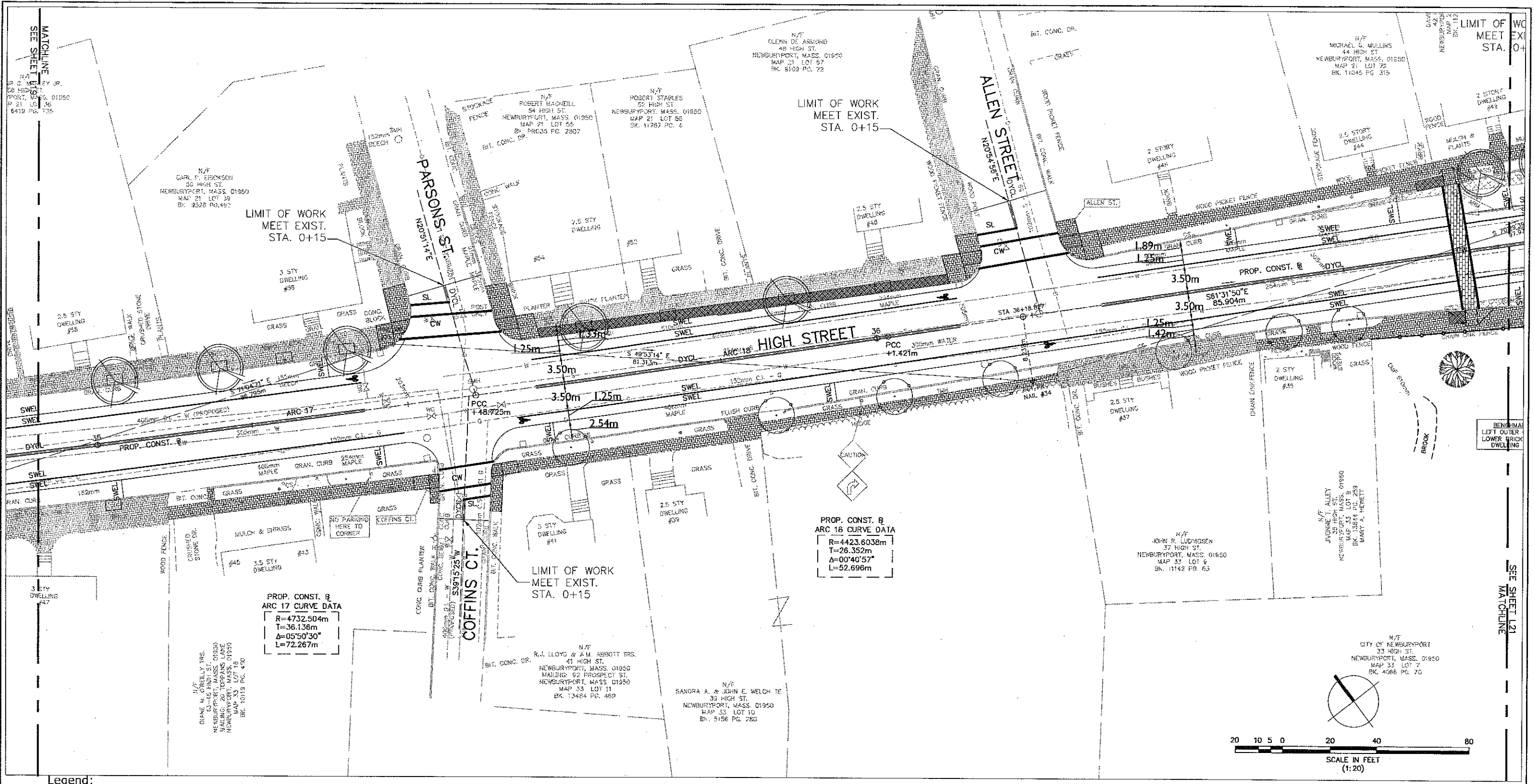
**Legend:**

	Large Street Tree		Tree Pit at Proposed Tree		New Brick Paving
	Medium Street Tree		New Landscape Planting Area		New Concrete Unit Paving
	Flowering Tree		New Cobblestone Paving		New Textured Bituminous Concrete Paving
			Bituminous Concrete Paving to Remain		

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
 Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.







- Legend:**
- Large Street Tree
  - Tree Pit at Proposed Tree
  - Medium Street Tree
  - Flowering Tree
  - New Brick Paving
  - New Concrete Unit Paving
  - New Cobblestone Paving
  - New Textured Bituminous Concrete Paving
  - Bituminous Concrete Paving to Remain
  - New Landscape Planting Area

Note: Drawings not for construction. Field verify dimensions and standards prior to installation.  
 Roadway striping layout noted in metric units for purpose of coordinating adherence to MHD standards.

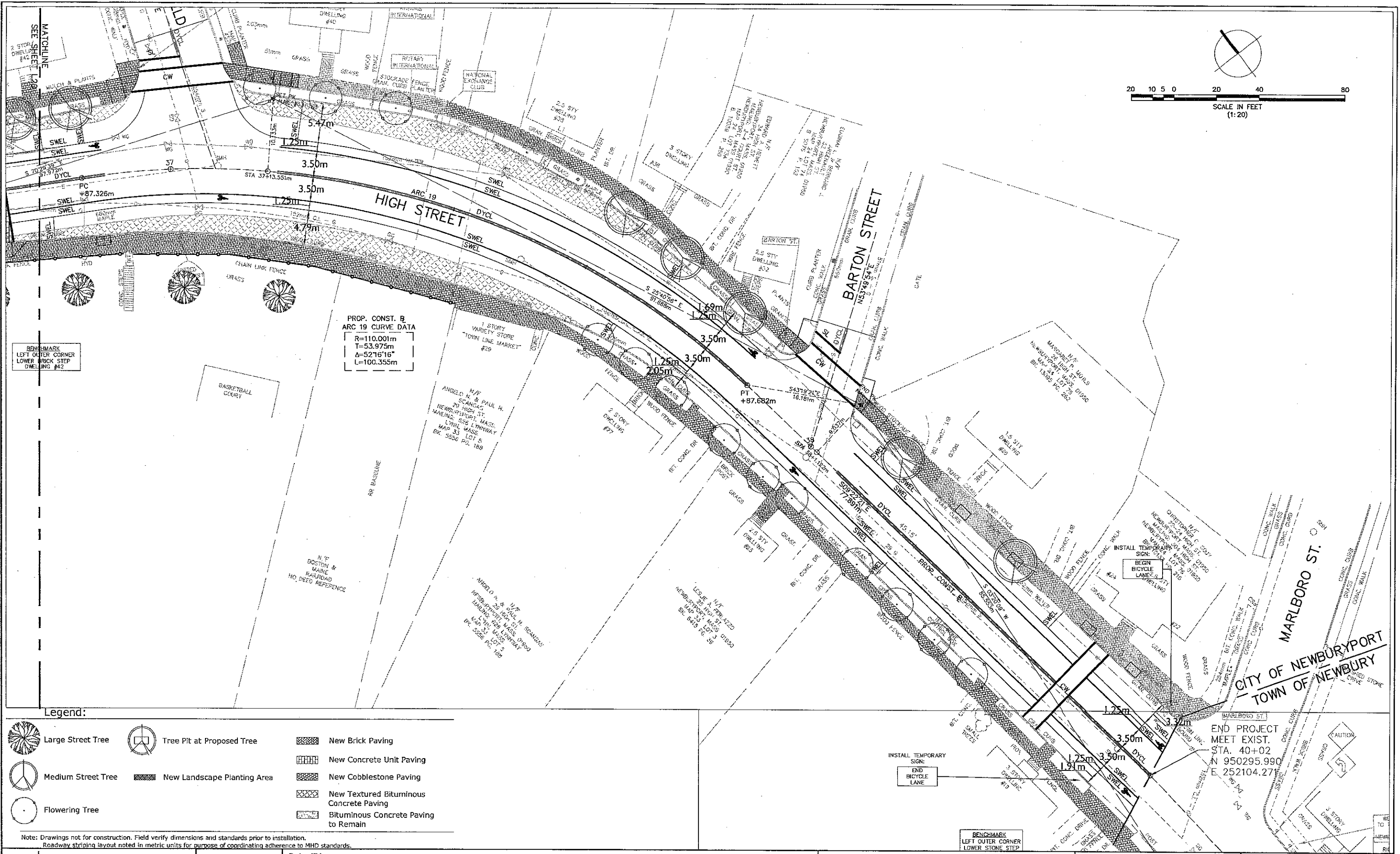
**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
 tel: 617.426.5050  
 fax: 617.426.5051

Project Title:  
**City of Newburyport  
 High Street Master Plan**  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:  
**High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans**

Scale:	1"=20'-0"	
Project #:	24025.00	
Drawn by:	HAS	
Checked by:	DOC	
Date:	October, 2004	
Revisions:		
No.	Date	Description

Sheet No.: 24 of 26  
**L-20**



**The Cecil Group**  
 Planning and Design  
 31 St. James Avenue  
 Boston, MA 02116  
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 fax: 617.426.5051

Project Title:

City of Newburyport  
 High Street Master Plan  
 Newburyport, MA  
 Prepared for City of Newburyport

Sheet Title:

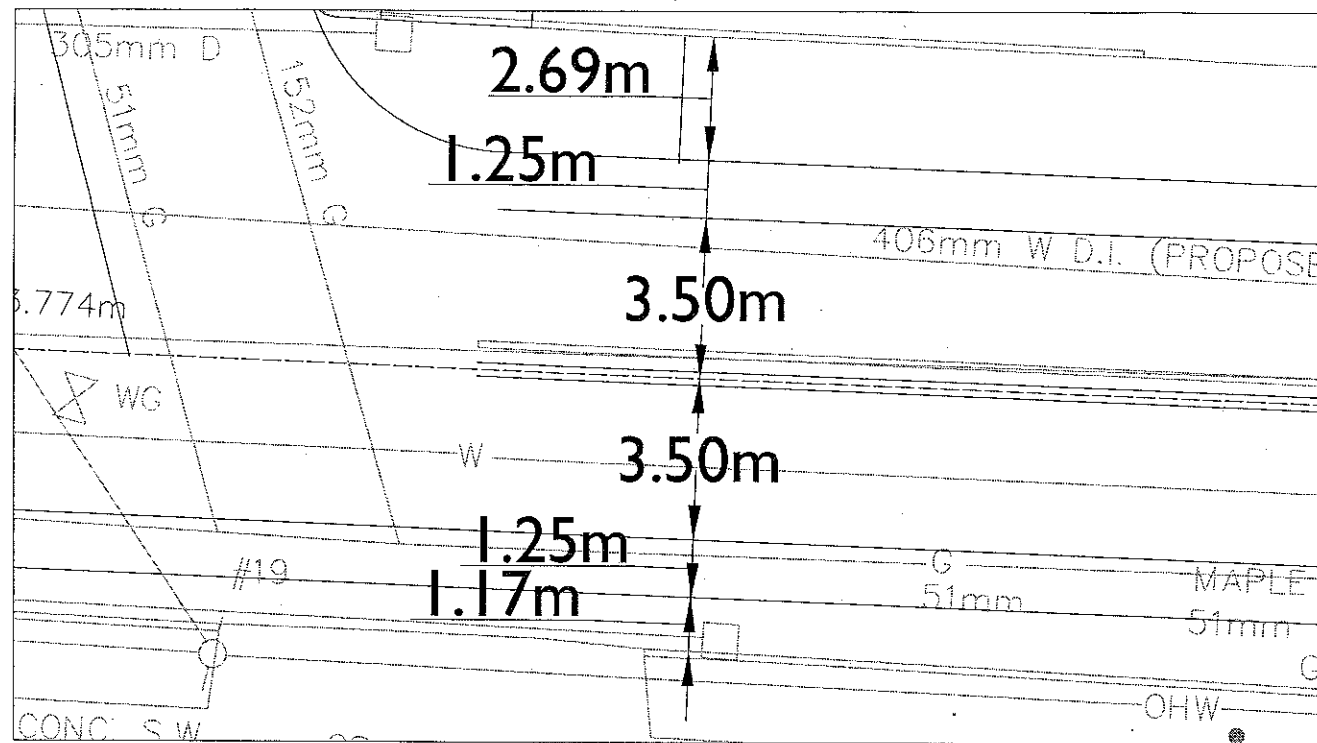
High Street Master Plan  
 Implementation  
 Streetscape Improvement Plans

Scale: 1"=20'-0"  
 Project #: 24025.00  
 Drawn by: HAS  
 Checked by: DOC  
 Date: October, 2004

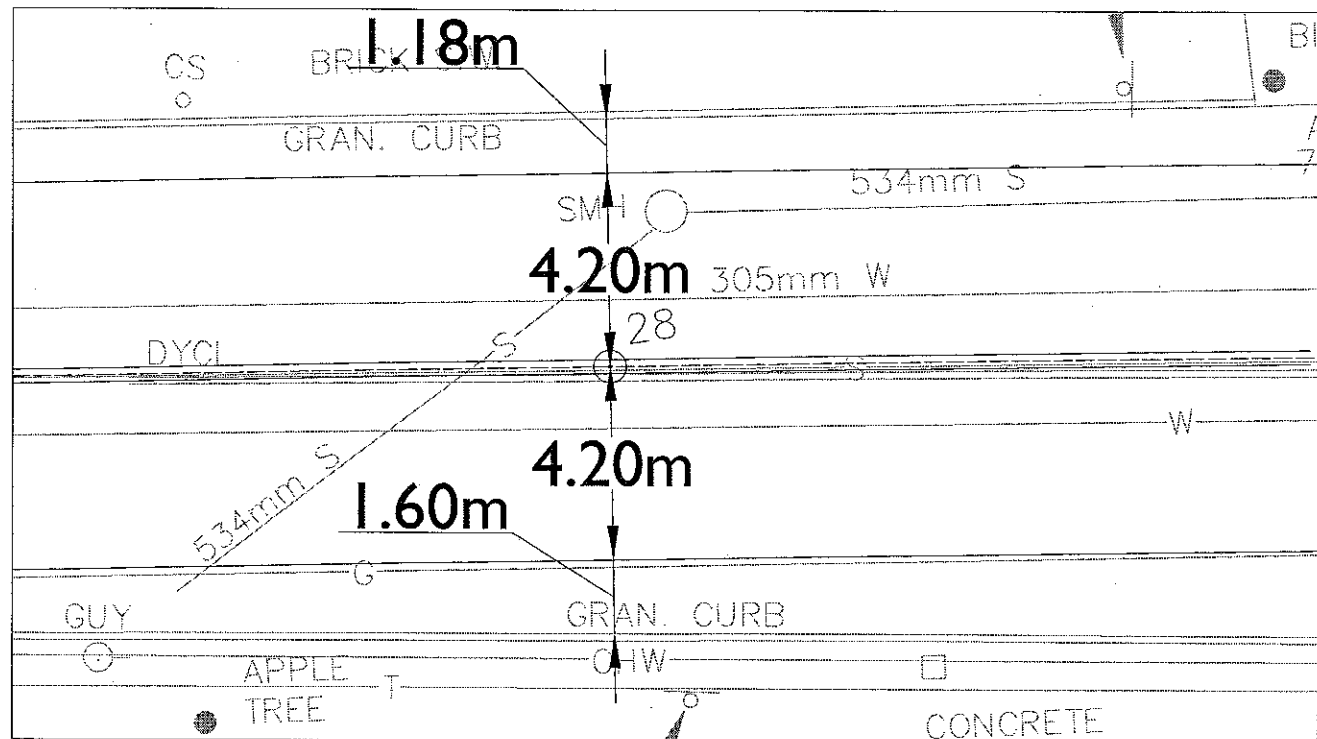
Revisions:		
No.	Date	Description

Sheet No.: 25 of 26

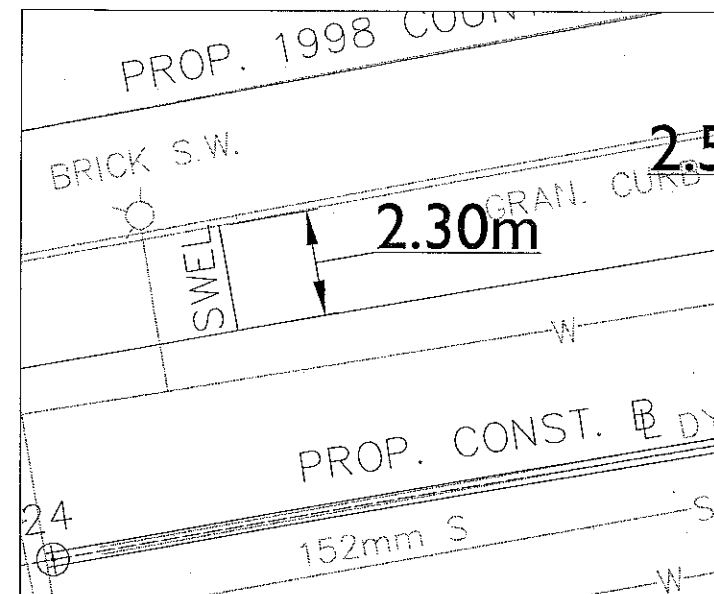
L-21



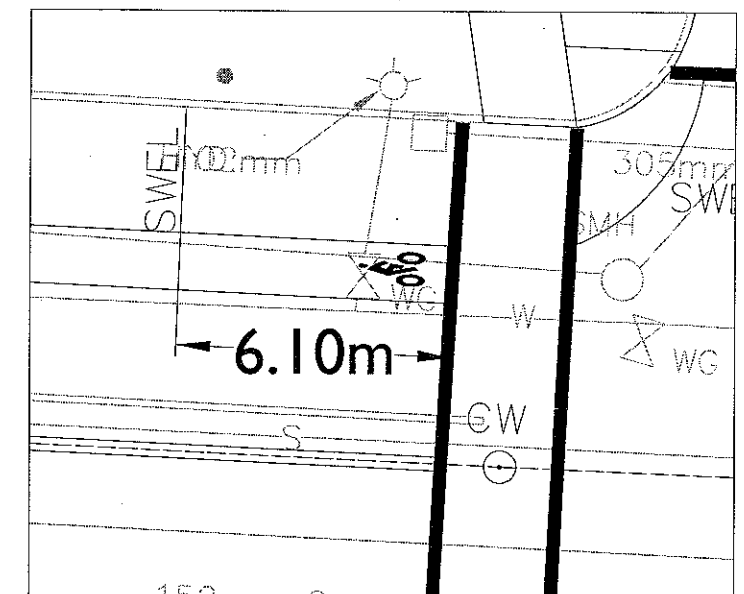
○ Typical Roadway Widths with Bikelanes  
(Dimensions to centerline of striping)



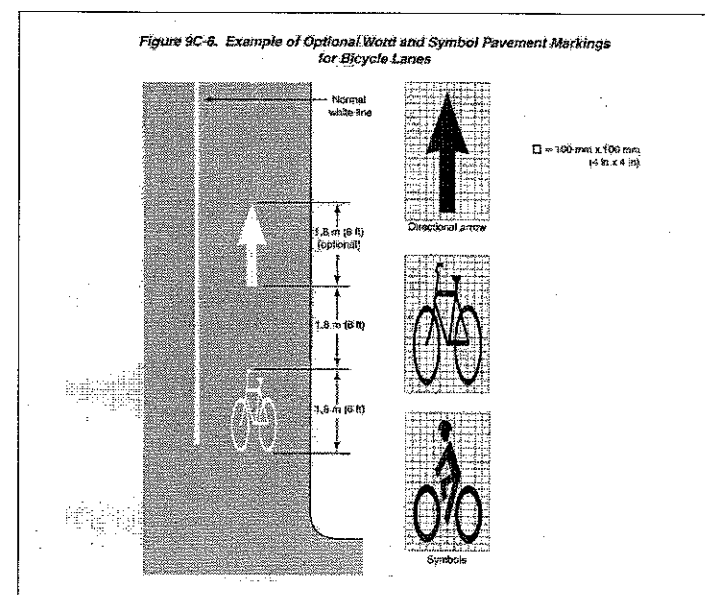
○ Typical Roadway Widths - Olive Street to Fruit Street  
(Dimensions to centerline of striping)



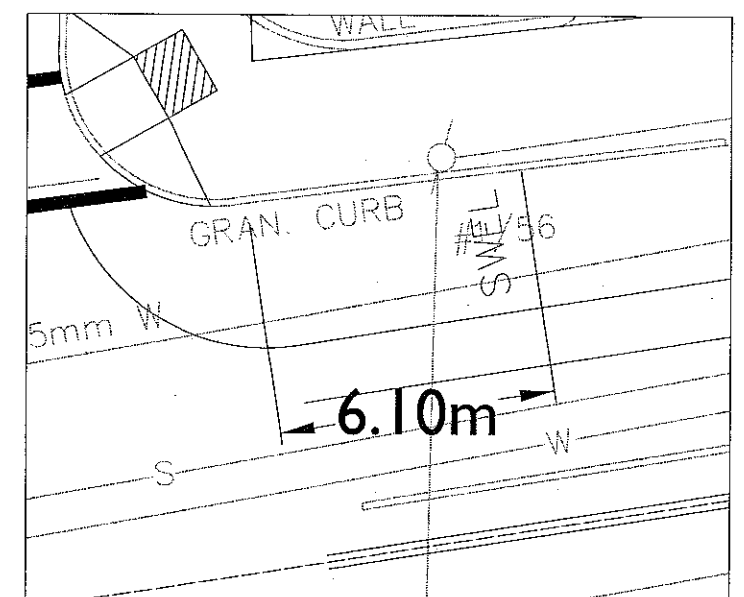
○ Typical Parking Lane Width  
(Striping typical at all parking lane locations where parking lane transitions to width less than 2.3m)



○ No Parking Area  
Typical Distance from Crosswalks



○ Designated Bicycle Lane Markings  
(Typical at beginning of bicycle lane after break in striping as required by MUTCD 2003 Edition, Part 9)



○ No Parking Area  
Typical Distance at Street Intersections

The Cecil Group  
Architecture Landscape Architecture Urban Design Planning  
9 Newbury Street Boston, MA 02116 Tel: 617.424.8686 Fax: 617.424.8282

Project Title:

City of Newburyport  
High Street Master Plan  
Newburyport, MA

Prepared for City of Newburyport

Sheet Title:

High Street Master Plan  
Implementation  
Streetscape Improvements

Scale:  
Project #: 200250  
Drawn by: HAS  
Checked by: DOC  
Date: October, 2004

No.	Date	Description
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Sheet No.: 26 of 26

LD-1