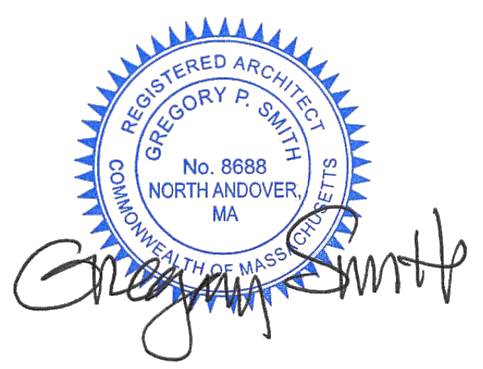


# 3 BOSTON WAY

SUBMITTAL TO PLANNING BOARD UNDER ZONING SECTION XXIX  
NEWBURYPORT SMART GROWTH DISTRICT



3 BOSTON WAY  
NEWBURY PORT,  
MA

**Owner:**

3 Boston Way, LLC  
231 Sutton St.  
North Andover, MA 01845  
Tel: 978-687-6200

**Architect:**

GSD Associates, LLC  
146 Main Street  
North Andover, MA 01845  
Tel: 978-688-5422

**Civil Engineer:**

The Morin-Cameron Group, Inc.  
447 Boston St.  
Topsfield, MA 01983  
Tel: 978-887-8586

**Landscape Architect:**

Radner Design Associate, Inc.  
945 Concord St., Suite 100  
Framingham, MA 01701  
Tel: 508-736-6144

**Environmental Consultant:**

LEC Environmental Consultants, Inc.  
380 Lowell St., Suite 101  
Wakefield, MA 01880  
Tel: 781-245-2500



DRAWING LIST			
A0.0	Coversheet	C-1	Existing Conditions Plan
A1.1	Site Plan & Parking Garage	C-2	Site Layout Plan
A1.2	Floor Plan with Unit Mix/Affordable Location	C-3	Grading & Drainage Plan
A1.3	First Floor Plan	C-4	Utility Plan
A1.4	Second Floor Plan	C-5	Construction Details I
A1.5	Typical Floor Plan (3rd & 4th Floor Plan)	C-6	Construction Details II
A1.6	Fifth Floor Plan	C-7	Construction Details III
A1.7	Roof Plan	L0	Colored Plan
A1.8	Elevations - East & North	L1.1	Planting Plan
A1.9	Elevations - South & West	L1.2	Planting Enlargements
		L2.1	Site Improvements Enlargements
		L3.1	Photometric Lighting Plan
		L4.1	Site Improvement Details 1
		L4.2	Site Improvement Details 2

AERIAL MAP

**3 BOSTON WAY**  
 3 BOSTON WAY  
 NEWBURY PORT,  
 MA

issue date: 10-23-2019  
 revisions:  
 \_\_\_\_\_  
 dr.                      chk.  
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**GSD-19-045**  
**A0.0**

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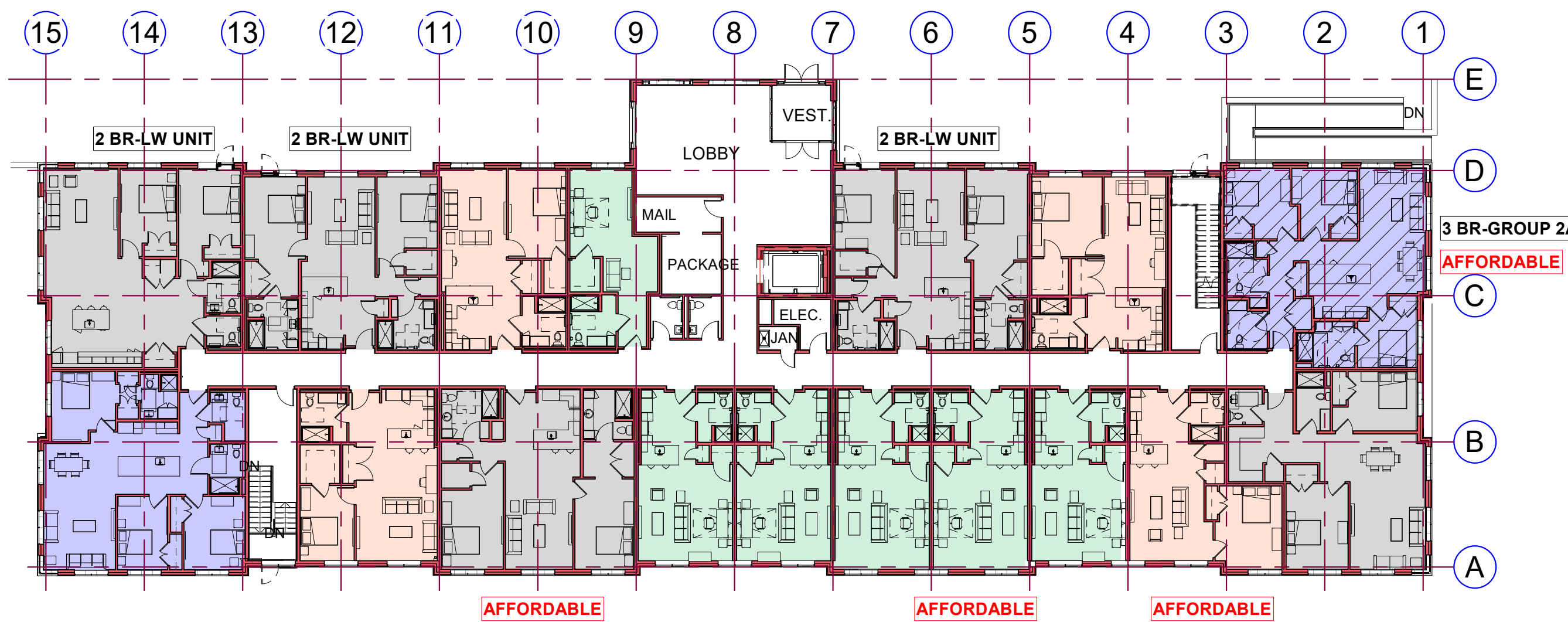






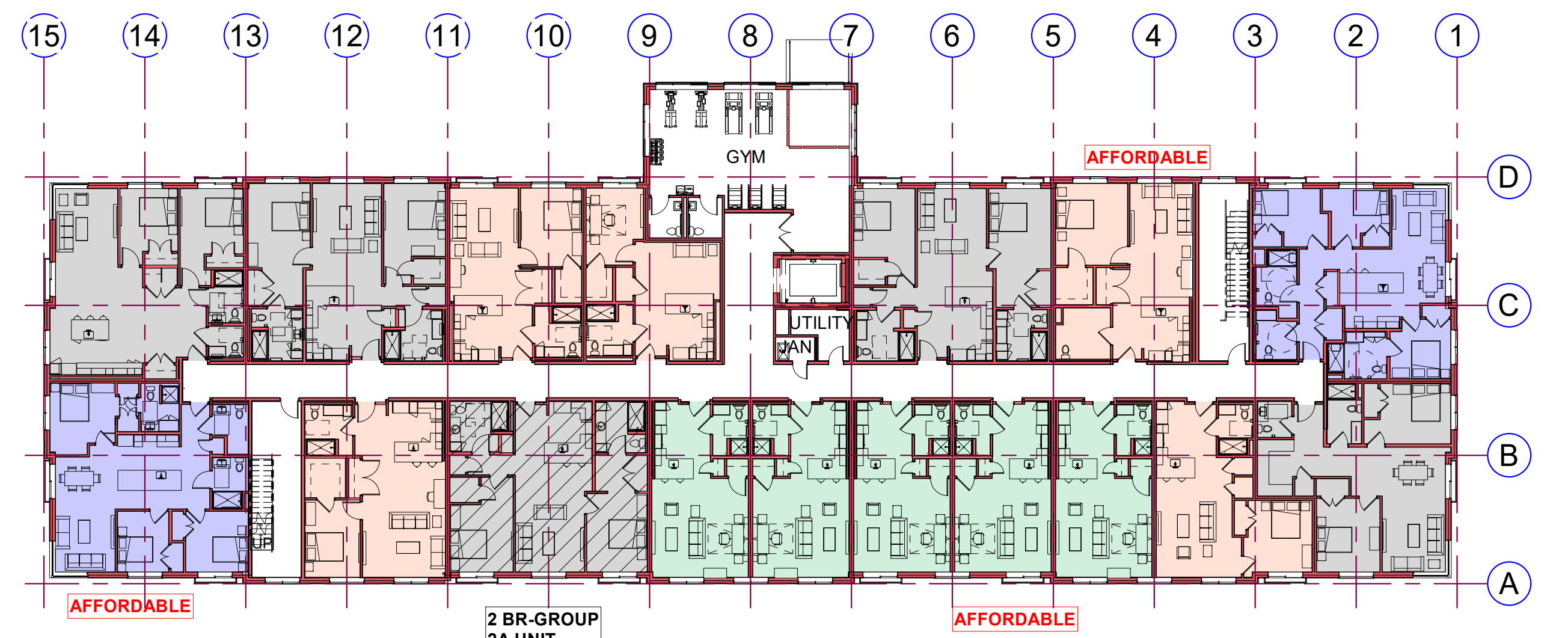


**1 GARAGE**  
SCALE: 1" = 20'-0"



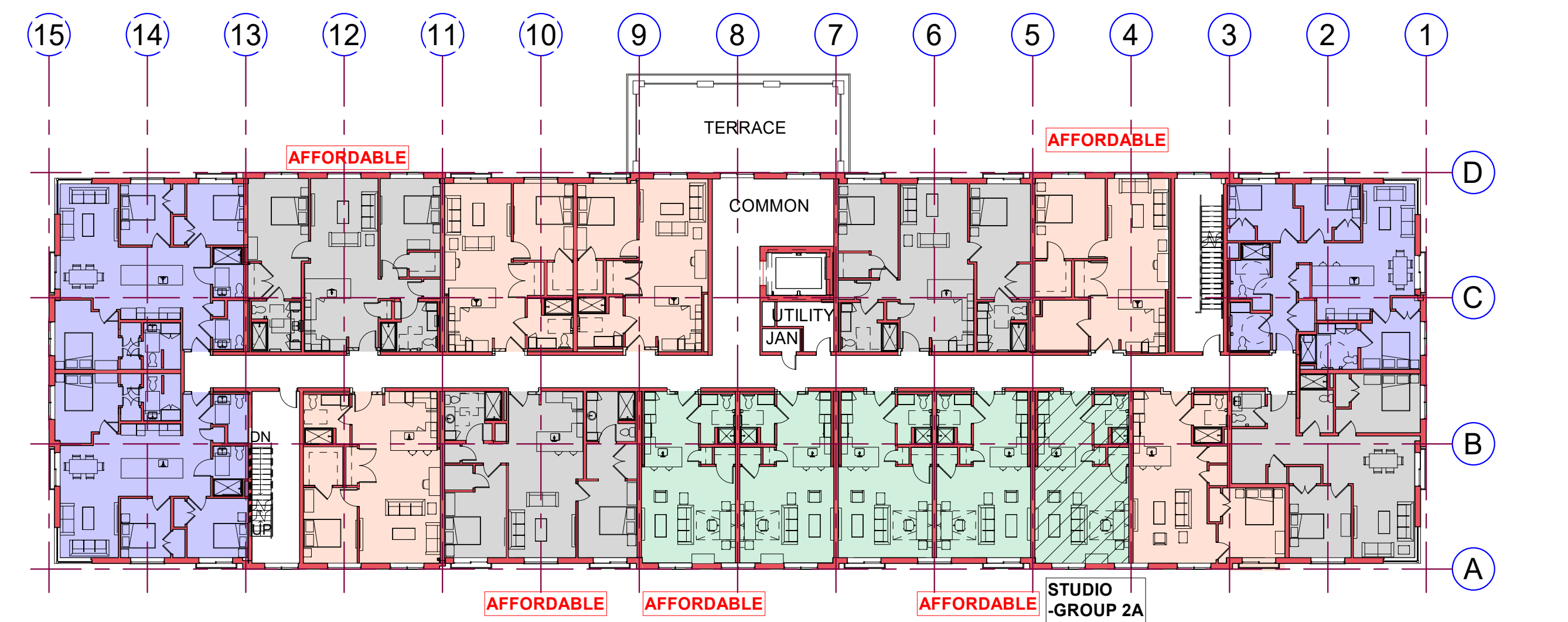
**2 FIRST FLOOR**  
SCALE: 1" = 20'-0"

■ STUDIO 6 TOTAL  
■ 1 BEDROOM 4 TOTAL  
■ 2 BEDROOM 5 TOTAL  
■ 3 BEDROOM 2 TOTAL  
**TOTAL UNITS ON 1ST FLOOR: 17**



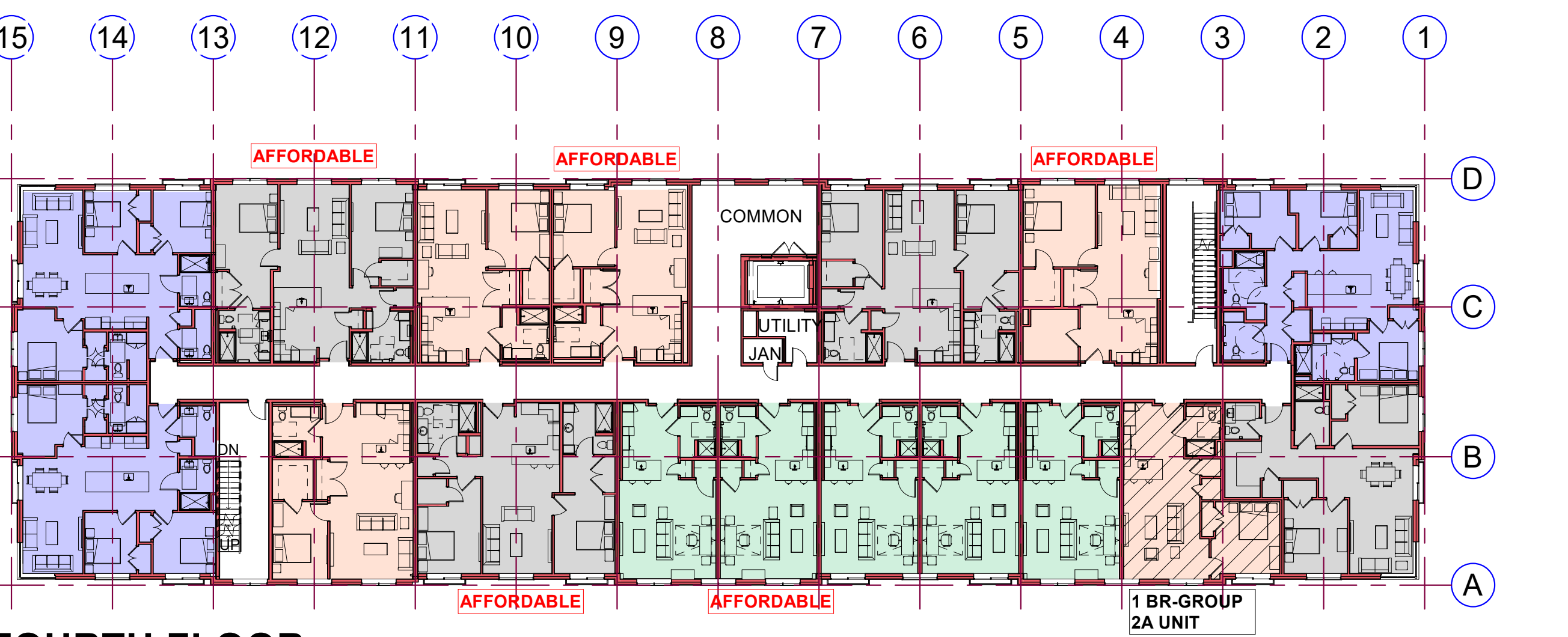
**3 SECOND FLOOR**  
SCALE: 1" = 20'-0"

■ STUDIO 5 TOTAL  
■ 1 BEDROOM 5 TOTAL  
■ 2 BEDROOM 5 TOTAL  
■ 3 BEDROOM 2 TOTAL  
**TOTAL UNITS ON 2ND FLOOR: 17**



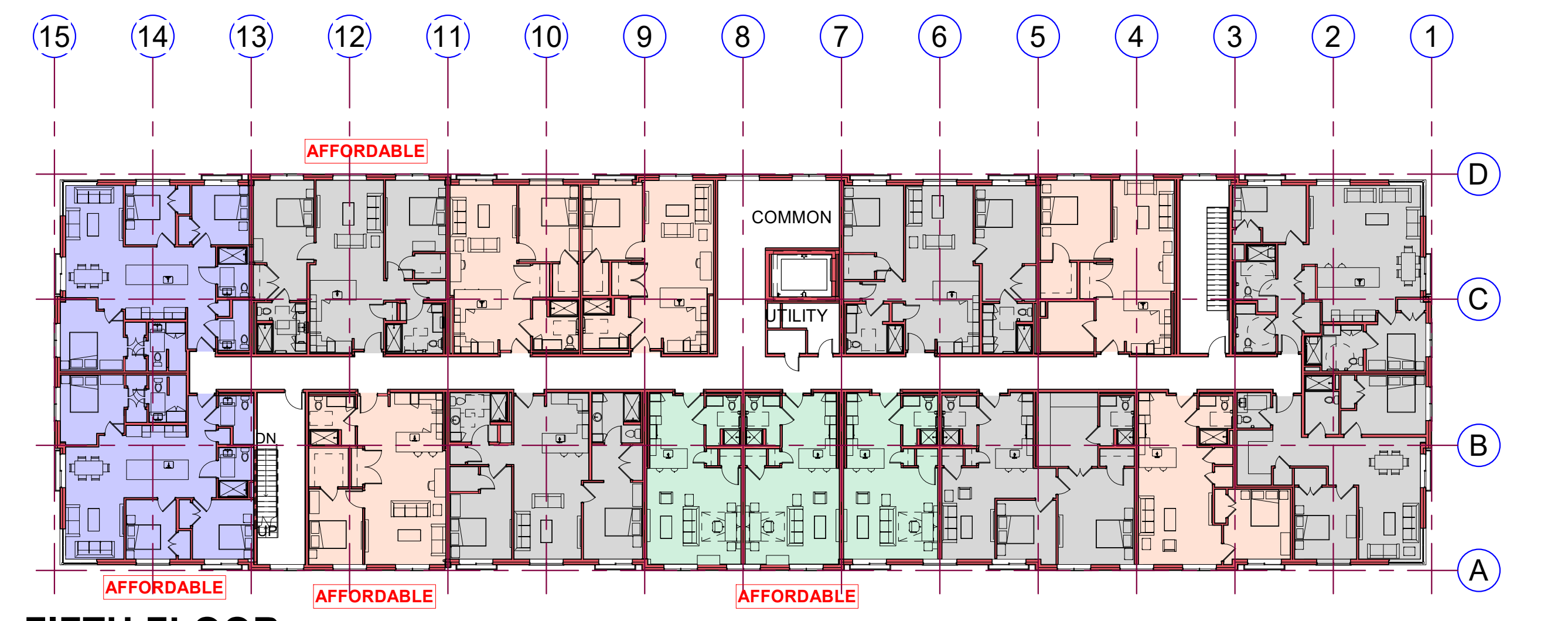
**4 THIRD FLOOR**  
SCALE: 1" = 20'-0"

■ STUDIO 5 TOTAL  
■ 1 BEDROOM 5 TOTAL  
■ 2 BEDROOM 4 TOTAL  
■ 3 BEDROOM 3 TOTAL  
**TOTAL UNITS ON 3RD FLOOR: 17**



**5 FOURTH FLOOR**  
SCALE: 1" = 20'-0"

■ STUDIO 5 TOTAL  
■ 1 BEDROOM 5 TOTAL  
■ 2 BEDROOM 4 TOTAL  
■ 3 BEDROOM 3 TOTAL  
**TOTAL UNITS ON 4TH FLOOR: 17**



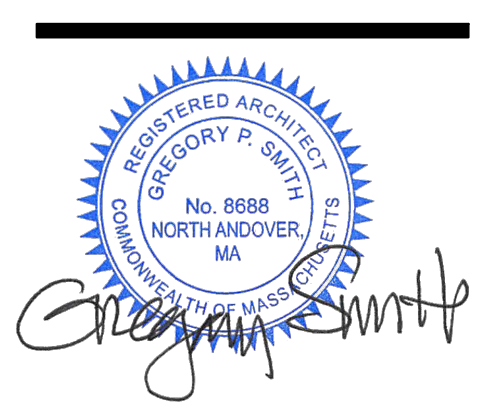
**6 FIFTH FLOOR**  
SCALE: 1" = 20'-0"

■ STUDIO 3 TOTAL  
■ 1 BEDROOM 5 TOTAL  
■ 2 BEDROOM 6 TOTAL  
■ 3 BEDROOM 2 TOTAL  
**TOTAL UNITS ON 5TH FLOOR: 16**

UNIT COUNT SUMMARY		
UNIT TYPE	COUNT	AFFORD. (25%)
STUDIO	24	6
1 BEDROOM	24	6
2 BEDROOM	24	6
3 BEDROOM	12	3
<b>TOTAL</b>	<b>84</b>	<b>21 OUT OF 84</b>

GROSS FLOOR AREA SUMMARY (INNER BUILDING ENVELOPE)	
FLOOR	AREA IN SF
FIRST FLOOR	17,679
SECOND FLOOR	16,784
THIRD FLOOR	16,265
FOURTH FLOOR	16,265
FIFTH FLOOR	16,265
<b>TOTAL BUILDING AREA</b>	<b>83,258</b>

TOTAL L-W UNITS AREA	3,352 SF
TOTAL BUILDING AREA	83,258 SF
% OF L-W UNITS (COMM.)	4% OF TOTAL



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GSD Associates, LLC  
146 MAIN STREET, NORTH ANDOVER, MA 01923  
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**civil engineer:**  
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Danvers, MA 01923  
Tel: 978-777-8686  
www.morincameron.com

**landscape architect:**  
Radmer Design Associates, Inc.  
945 CONCORD STREET, SUITE 100  
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Tel: 978-736-4144  
www.radmerdesign.com

**owner:**  
THREE BOSTON WAY, LLC  
231 SUTTON STREET, SUITE 1B  
North Andover, MA 01845  
Tel: 978-888-5422

**sheet title:**  
FLOOR PLANS WITH UNIT MIX AND AFFORDABLE UNIT LOCATIONS

**project name:**  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURY PORT, MA

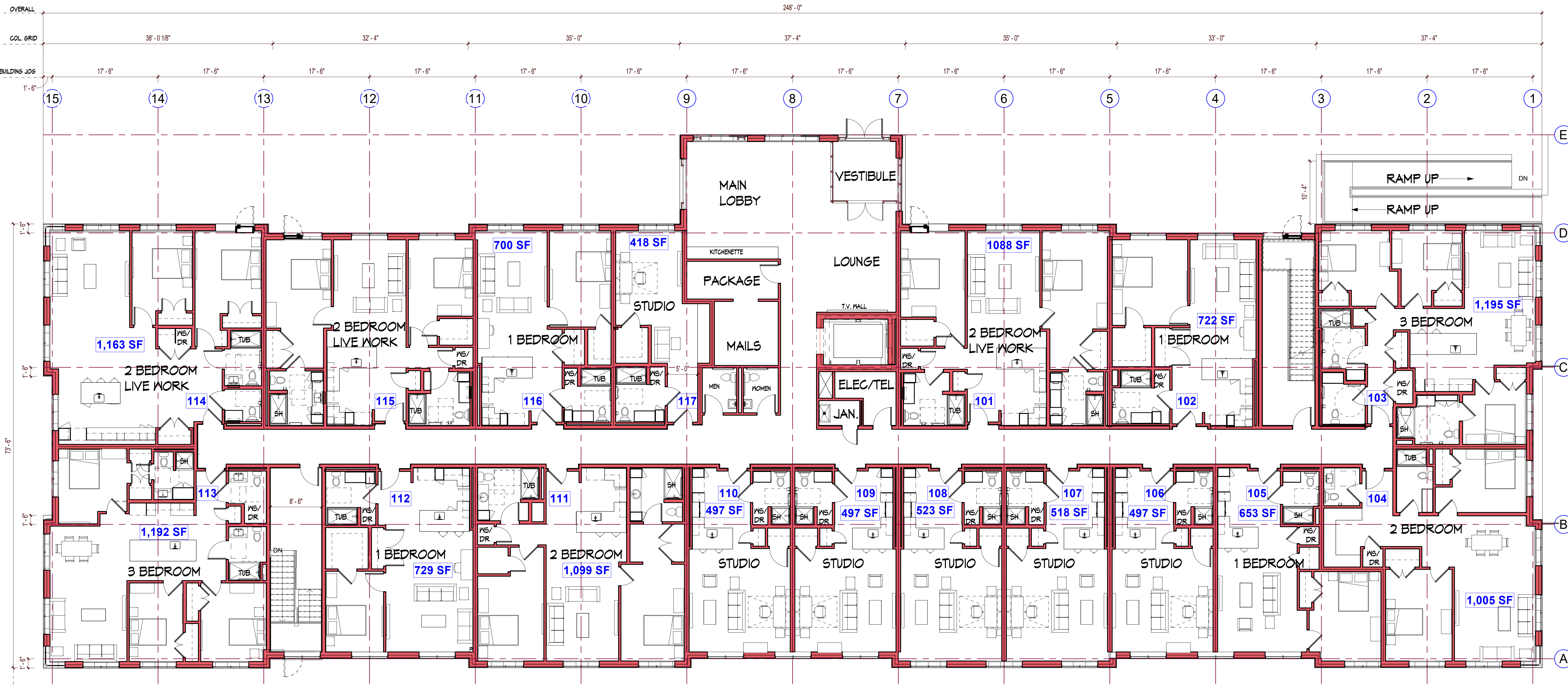
**issue date:** 10-23-2019  
**revisions:**

**job number:**  
GSD-19-045

**A1.2**

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**1 1st Floor Plan**  
SCALE: 1/8" = 1'-0"



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Tel: 978-888-5422

**sheet title:**  
FIRST FLOOR PLAN

**project name:**  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURY PORT, MA

**issue date:** 10-23-2019

**revisions:**

dr. chk.

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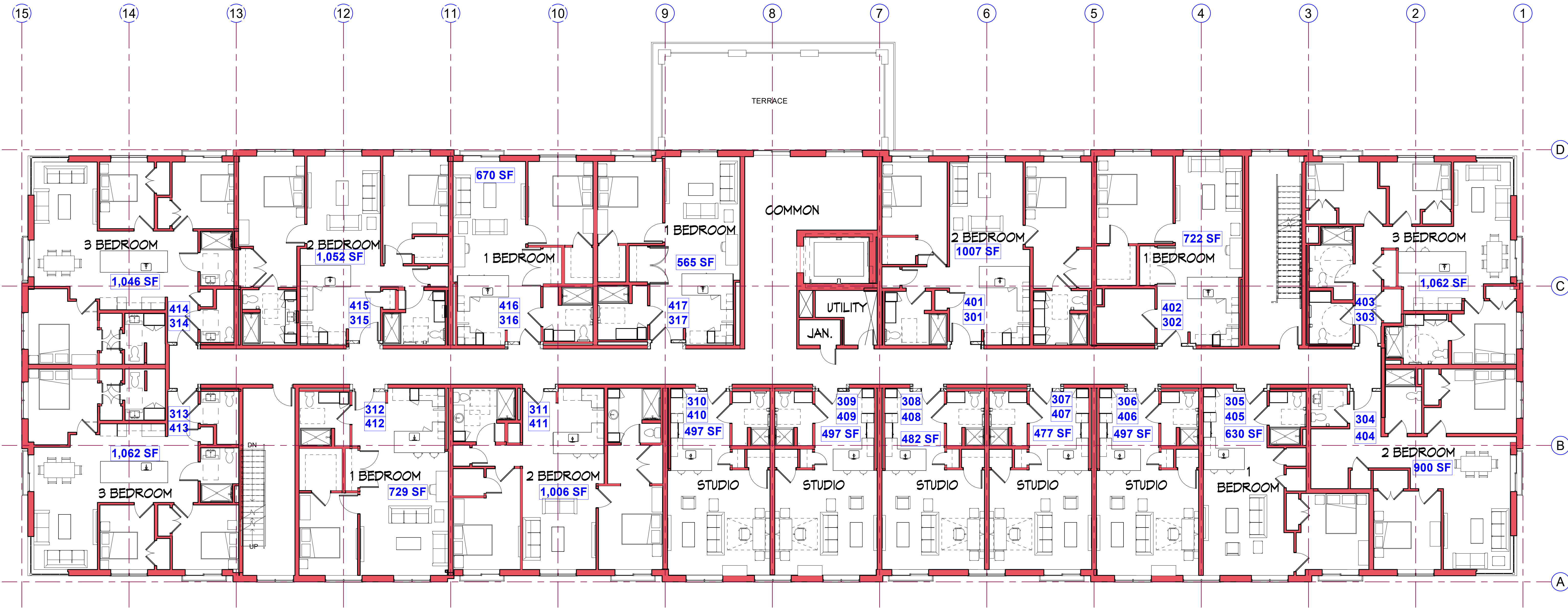
**A1.3**

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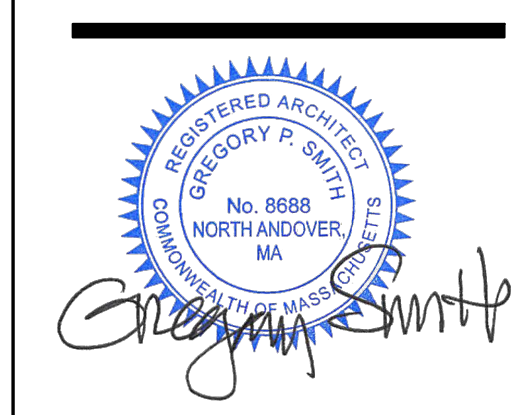








**1** TYPICAL FLOOR PLAN-3RD AND 4TH  
SCALE: 1/8" = 1'-0"



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**owner:**  
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North Andover, MA 01845  
Tel: 978-888-5422

**sheet title:**  
TYPICAL FLOOR PLAN

**project name:**  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURY PORT, MA

**issue date:** 10-23-2019

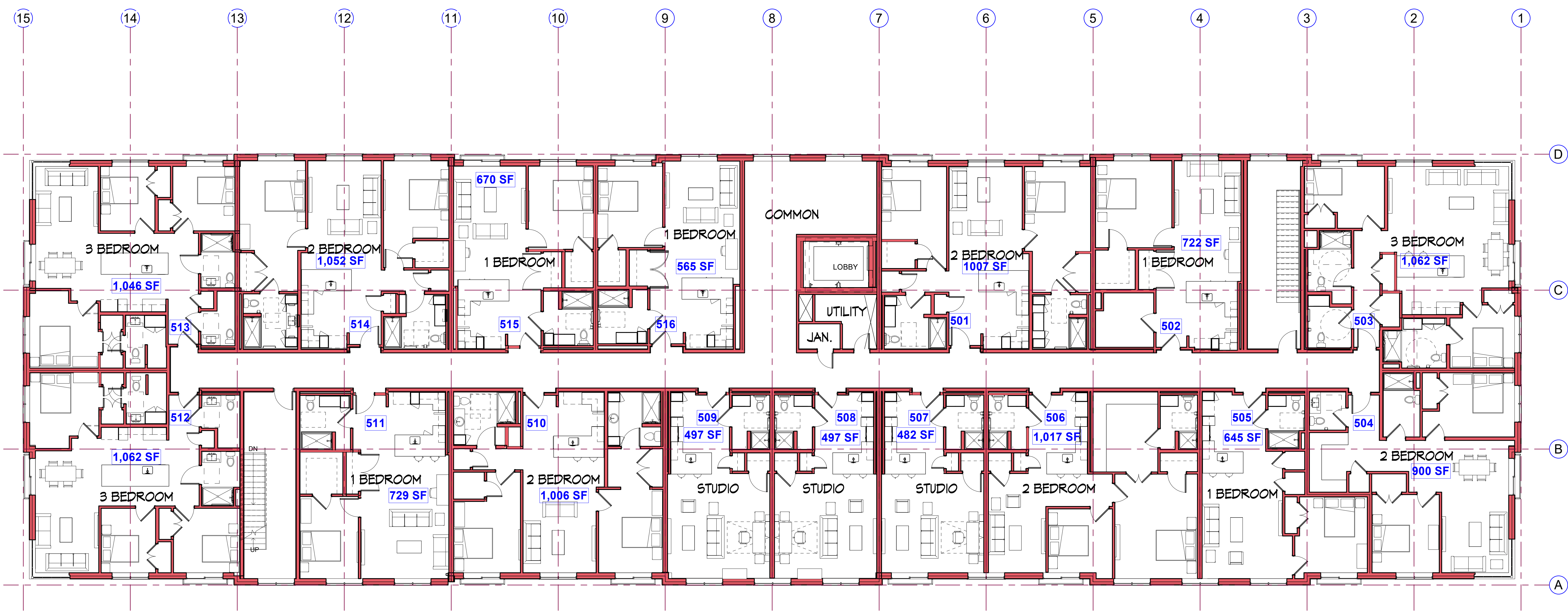
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**job number:**  
GSD-19-045

**A1.5**





**1 FIFTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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**civil engineer:**  
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www.radnerdesign.com

**owner:**  
THREE BOSTON WAY, LLC  
231 SUTTON STREET, SUITE 1B  
North Andover, MA 01845  
Tel: 978-888-5422

**sheet title:**  
FIFTH FLOOR PLAN

**project name:**  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURY PORT, MA

**issue date:** 10-23-2019

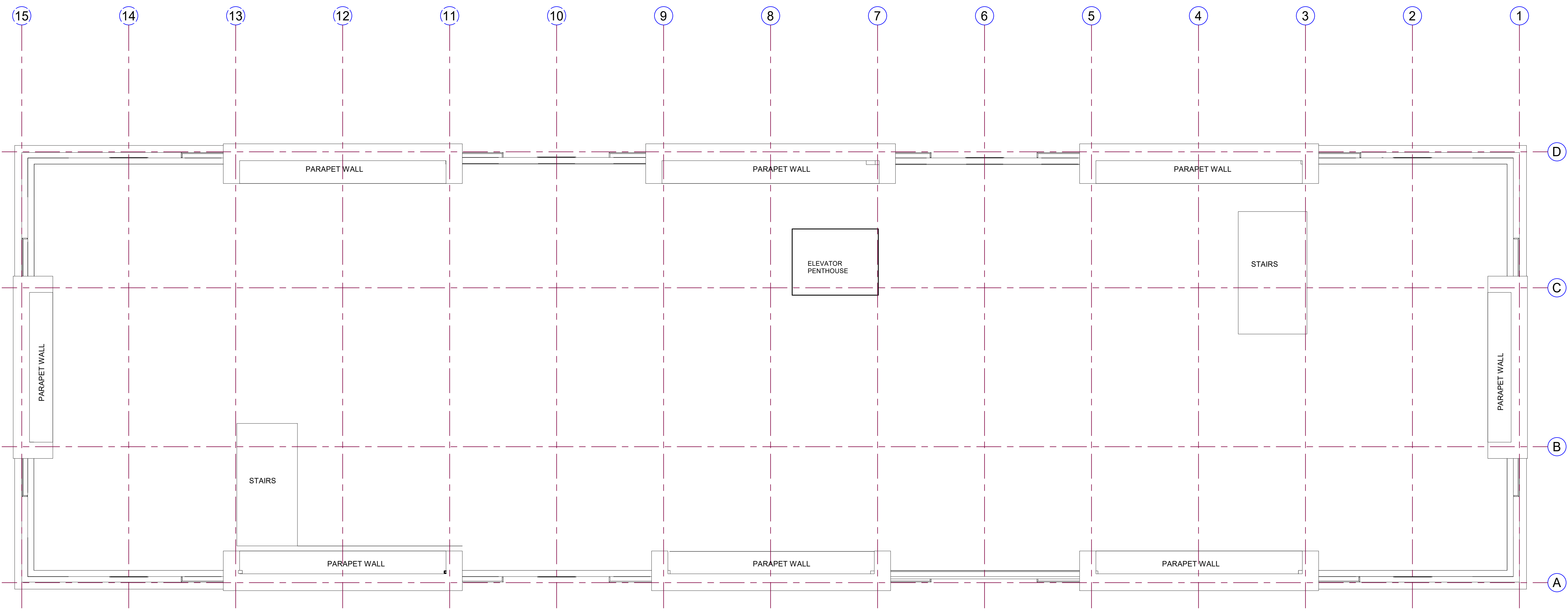
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**job number:**  
GSD-19-045

**A1.6**





**1 ROOF**  
SCALE: 1/8" = 1'-0"

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**project name:**  
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3 BOSTON WAY  
NEWBURY PORT,  
MA

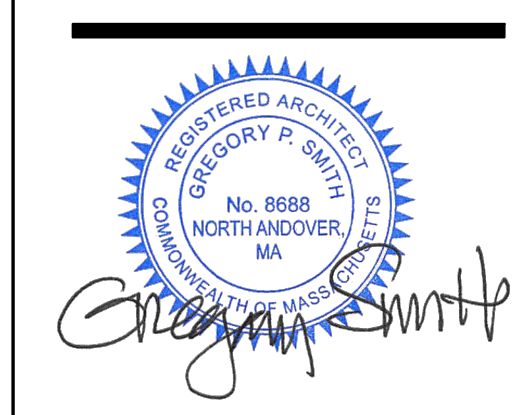
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ROOF PLAN

**owner:**  
THREE BOSTON WAY, LLC  
231 SUTTON STREET, SUITE 1B  
North Andover, MA 01845  
Tel: 978-688-5422

**landscape architect:**  
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Tel: 508-736-4144  
www.radmerdesign.com

**civil engineer:**  
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CIVIL ENGINEER / ENVIRONMENTAL CONSULTANTS  
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66 ELM STREET  
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Tel: 978-777-8686  
www.morincameron.com

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ANDOVER, MA 01845  
Tel: 978-688-5422  
www.gsd-assoc.com



**issue date:** 10-23-2019

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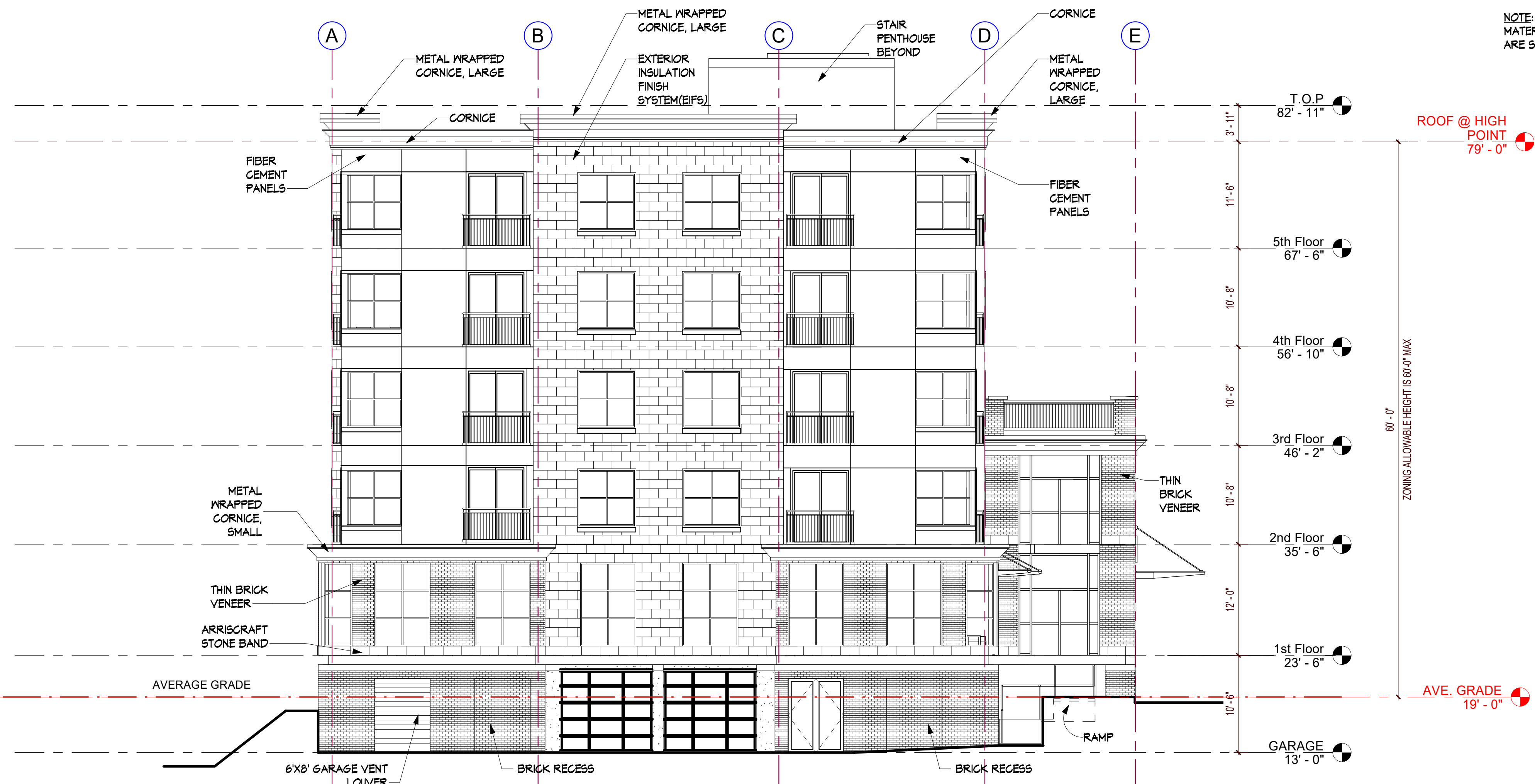
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**job number:**  
GSD-19-045

**A1.7**





NOTE:  
MATERIALS ON THE BUILDING EXTERIOR  
ARE SIMILAR TO ONE BOSTON WAY

**1 East**  
SCALE: 1/8" = 1'-0"



**2 North**  
SCALE: 1/8" = 1'-0"



**architect:**  
GSD Associates, LLC  
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**civil engineer:**  
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North Andover, MA 01845  
Tel: 978-888-5422

**sheet title:**  
ELEVATIONS - EAST AND  
NORTH

**project name:**  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURY PORT,  
MA

**issue date:** 10-23-2019

**revisions:**  
dr. chk.

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**job number:**  
GSD-19-045

**A1.8**





**1 South**  
SCALE: 1/8" = 1'-0"



**2 West**  
SCALE: 1/8" = 1'-0"

NOTE:  
MATERIAL ON THE BUILDING  
SIMILAR TO ONE BOSTON WAY



**architect:**  
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**civil engineer:**  
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**landscape architect:**  
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Associates, Inc.  
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**owner:**  
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North Andover, MA 01845  
Tel: 978-888-5422

**sheet title:**  
ELEVATIONS- SOUTH AND  
WEST

**project name:**  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURY PORT,  
MA

**issue date:** 10-23-2019

**revisions:**

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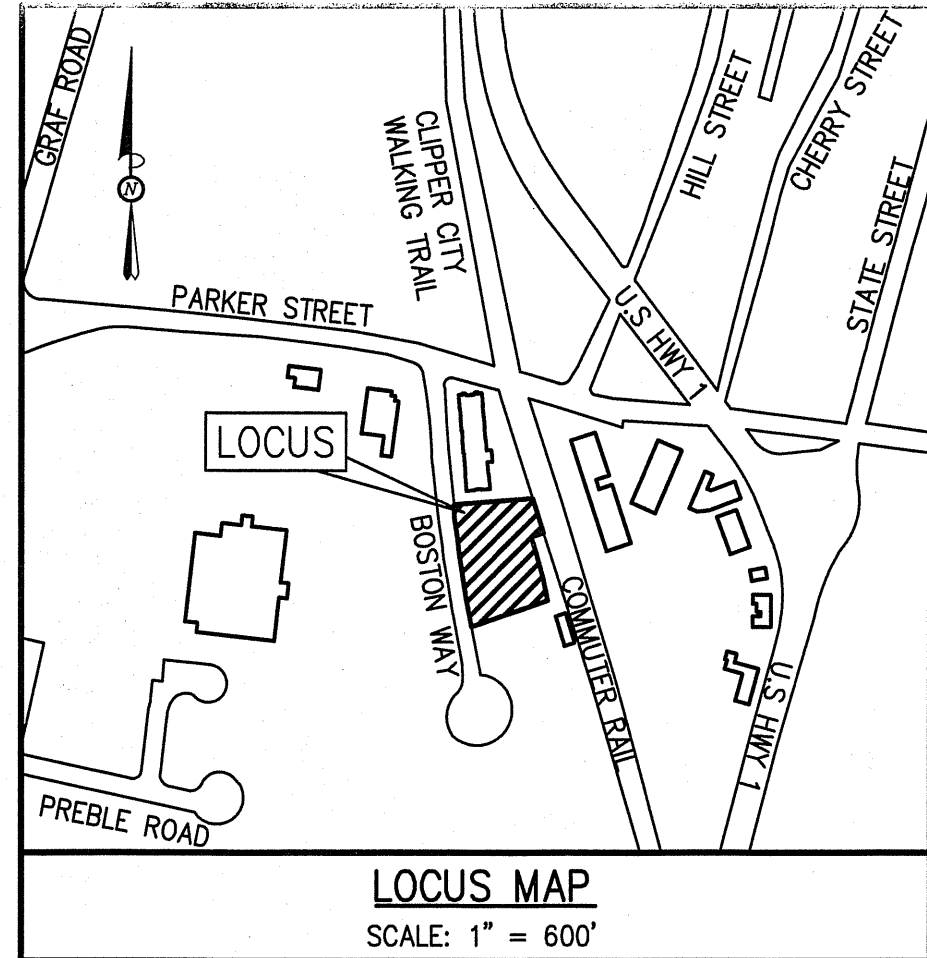
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**job number:**  
GSD-19-045

**A1.9**

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**ZONING:**  
THE SUBJECT PROPERTY IS LISTED AS BEING IN THE INDUSTRIAL (I1) ZONING DISTRICT AND THE SMART GROWTH OVERLAY DISTRICT, ACCORDING TO THE CITY OF NEWBURYPORT ASSESSORS DEPARTMENT.

- REFERENCES:**
- ESSEX COUNTY REGISTRY OF DEEDS, SOUTH DISTRICT
    - DEED BOOK 12045 PAGE 541
    - DEED BOOK 14148 PAGE 279
    - DEED BOOK 15081 PAGE 486
    - DEED BOOK 15081 PAGE 499
  - PLAN BOOK 309 PLAN 78
  - PLAN BOOK 246 PLAN 82
  - PLAN BOOK 241 PLAN 30
  - PLAN BOOK 232 PLAN 2
  - PLAN BOOK 150 PLAN 11
  - PLAN 450 OF 1950
  - PLAN 349 OF 1950
  - 1963 COUNTY LAYOUT NO. 2960
  - BOSTON AND MAINE RAILROAD RIGHT OF WAY AND TRACK MAP V.3M/34

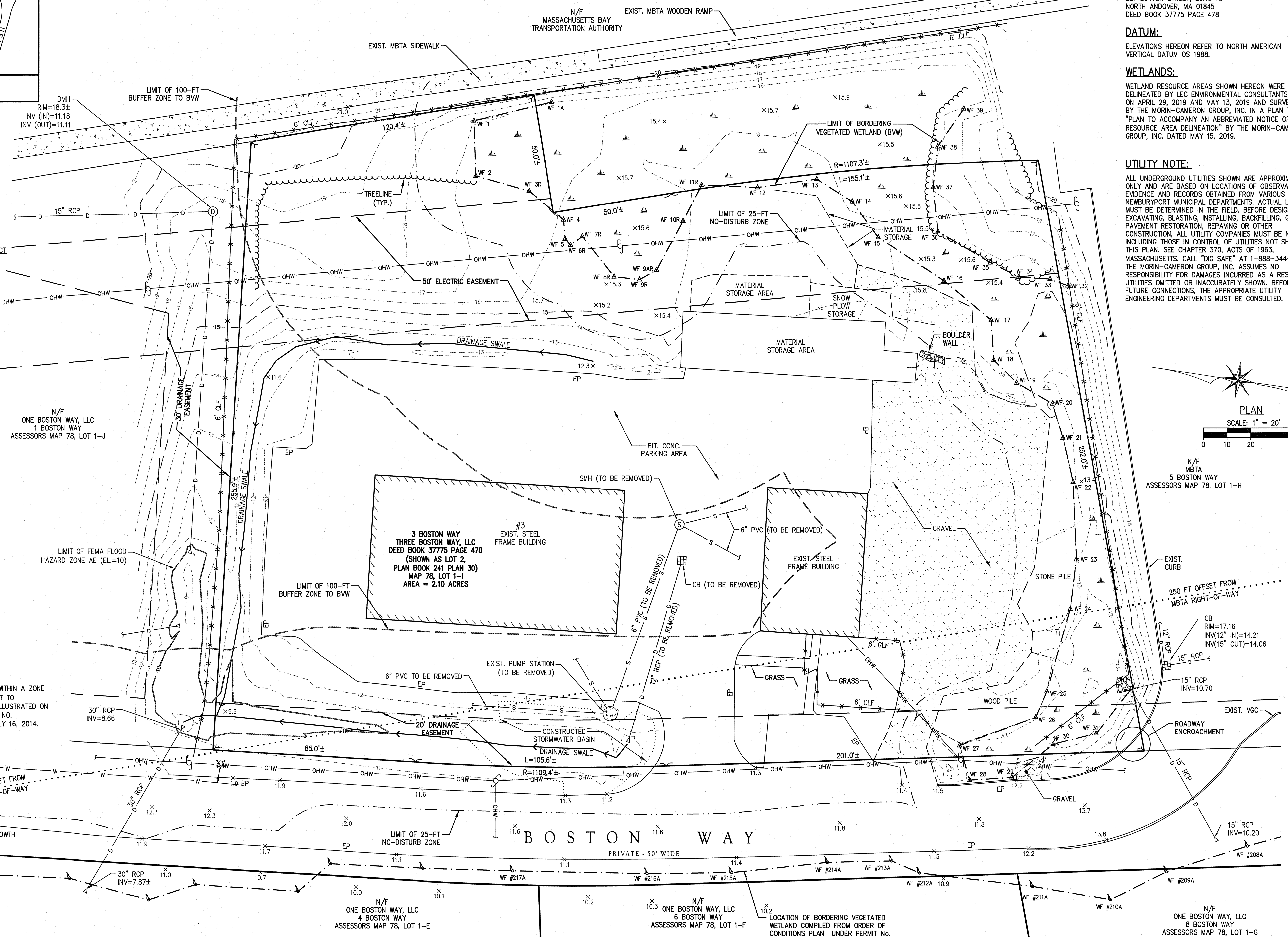
- 2. CITY OF NEWBURYPORT ENGINEERING RECORDS**
- GIS AND ASSESSORS MAP

**ABBREVIATIONS:**

APPROX	APPROXIMATE
BIT	BITUMINOUS
BVW	BORDERING VEGETATED WETLAND
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DIA	DIAMETER
DMH	DRAIN MANHOLE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FT	FEET
HYD	HYDRANT
INV	INVERT
L	LENGTH
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SMH	SEWER MANHOLE
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
WF	WETLAND FLAG
WG	WATER GATE

**FLOOD NOTE:**  
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE AE (EL=10); SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C01176, WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014.

**TREE NOTE:**  
NO TREES WERE OBSERVED OVER 12" CALIPER



**GENERAL NOTES:**

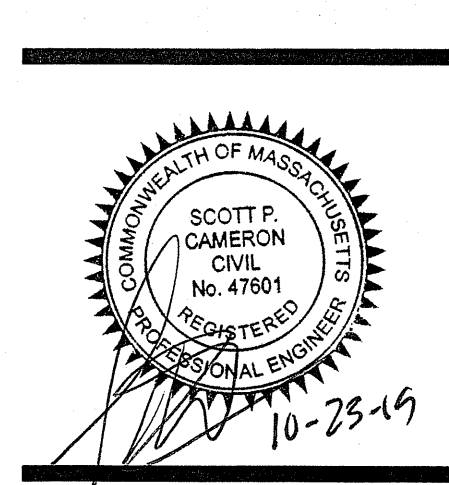
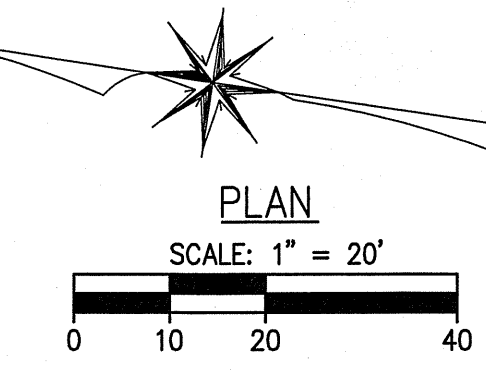
- THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF DEPICTING EXISTING CONDITIONS OBTAINED BY AN ON-THE-GROUND FIELD SURVEY BY THE MORIN-CAMERON GROUP, INC. IN MAY 2019.
- ADJUTER INFORMATION SHOW HEREON WAS TAKEN FROM THE NEWBURYPORT GIS DATABASE.

**RECORD OWNER:**  
THREE BOSTON WAY, LLC  
231 SUTTON STREET, SUITE 1B  
NORTH ANDOVER, MA 01845  
DEED BOOK 37775 PAGE 478

**DATUM:**  
ELEVATIONS HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OS 1988.

**WETLANDS:**  
WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 29, 2019 AND MAY 13, 2019 AND SURVEYED BY THE MORIN-CAMERON GROUP, INC. IN A PLAN TITLED "PLAN TO ACCOMPANY AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION" BY THE MORIN-CAMERON GROUP, INC. DATED MAY 15, 2019.

**UTILITY NOTE:**  
ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON LOCATIONS OF OBSERVABLE FIELD EVIDENCE AND RECORDS OBTAINED FROM VARIOUS NEWBURYPORT MUNICIPAL DEPARTMENTS. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, REPAIRING OR OTHER CONSTRUCTION, ALL UTILITY COMPANIES MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. CALL "DIG SAFE" AT 1-888-344-7233. THE MORIN-CAMERON GROUP, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED.



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**owner:**  
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Tel: 978-888-5422

**sheet title:**  
EXISTING CONDITIONS PLAN

**project name:**  
3 BOSTON WAY  
NEWBURYPORT, MA

**issue date:** 10/23/19

**revisions:**

**dr.** **chk.**  
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**job number:**  
MCG-3856

**C-1**



DIMENSIONAL & DENSITY TABLE FOR 3 BOSTON WAY SMART GROWTH DISTRICT: SUBDISTRICT "A"		
CRITERIA	REQUIRED	PROPOSED
MAX. DENSITY	40 UNITS PER ACRE	84 UNITS IN 2.1 ACRES (40 UNITS PER ACRE)
LOT AREA	10,000 S.F.	91,489± S.F. (2.1± AC.)
MINIMUM FRONTAGE	40 FEET	391.6'
MIN. FRONT SETBACK	NO REQUIREMENT	20'
MAX. FRONT SETBACK	10 FEET (1)	32'
MIN. SIDE SETBACK	NO REQUIREMENT	10'
MIN. REAR SETBACK	10 FEET	114'
UNDEVELOPED AREA	20% (2)	51%
MAXIMUM BUILDING HEIGHT	5 STORIES & 60 FEET (3)	5 STORIES & 60 FEET
MAX. BUILDING FOOTPRINT	22,000 SF (4)	18,400 SF

**PARKING CALCULATION:**

REQUIRED:	# OF UNITS	REQUIRED SPACES
RESIDENTIAL MULTI-FAMILY		
1 PER STUDIO OR ONE-BEDROOM UNIT	48	48
1.3 PER TWO-BEDROOM UNIT	24	32
1.5 PER UNIT W/ THREE BEDROOMS OR MORE	12	18
<b>PROPOSED:</b>		<b>98 SPACES</b>
51 REGULAR SURFACE SPACES		
3 SURFACE HANDICAP SPACES (INCLUDING 1 VAN SPACE)		
2 GARAGE HANDICAP SPACES (INCLUDING 1 VAN SPACE)		
42 GARAGE SPACES		
12 PARALLEL PARKING SPACES IN BOSTON WAY		
<b>TOTAL:</b>		<b>110 PARKING SPACES</b>

**PARKING NOTES:**

SURFACE SPACE: 9' x 18'  
 COMPACT GARAGE SPACE: 8' x 16'  
 HANDICAP SPACE: 8' x 18'  
 VAN HANDICAP LOADING AREA: 8' x 18'  
 HANDICAP LOADING AREA: 5' x 18'

**BICYCLE PARKING CALCULATION:**

REQUIRED:  
 3 SURFACE HANDICAP SPACES  
 110/10 x 3 = 33 SPACES

PROVIDED:  
 20 SURFACE  
 14 GARAGE (MIN.)  
 34 TOTAL (MIN.)

**SCHEDULE OF LOT COVERAGES**

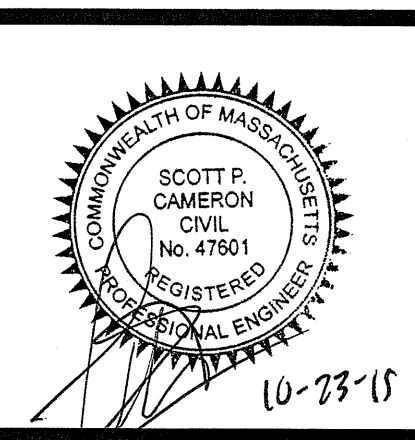
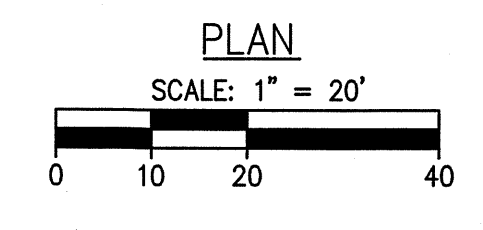
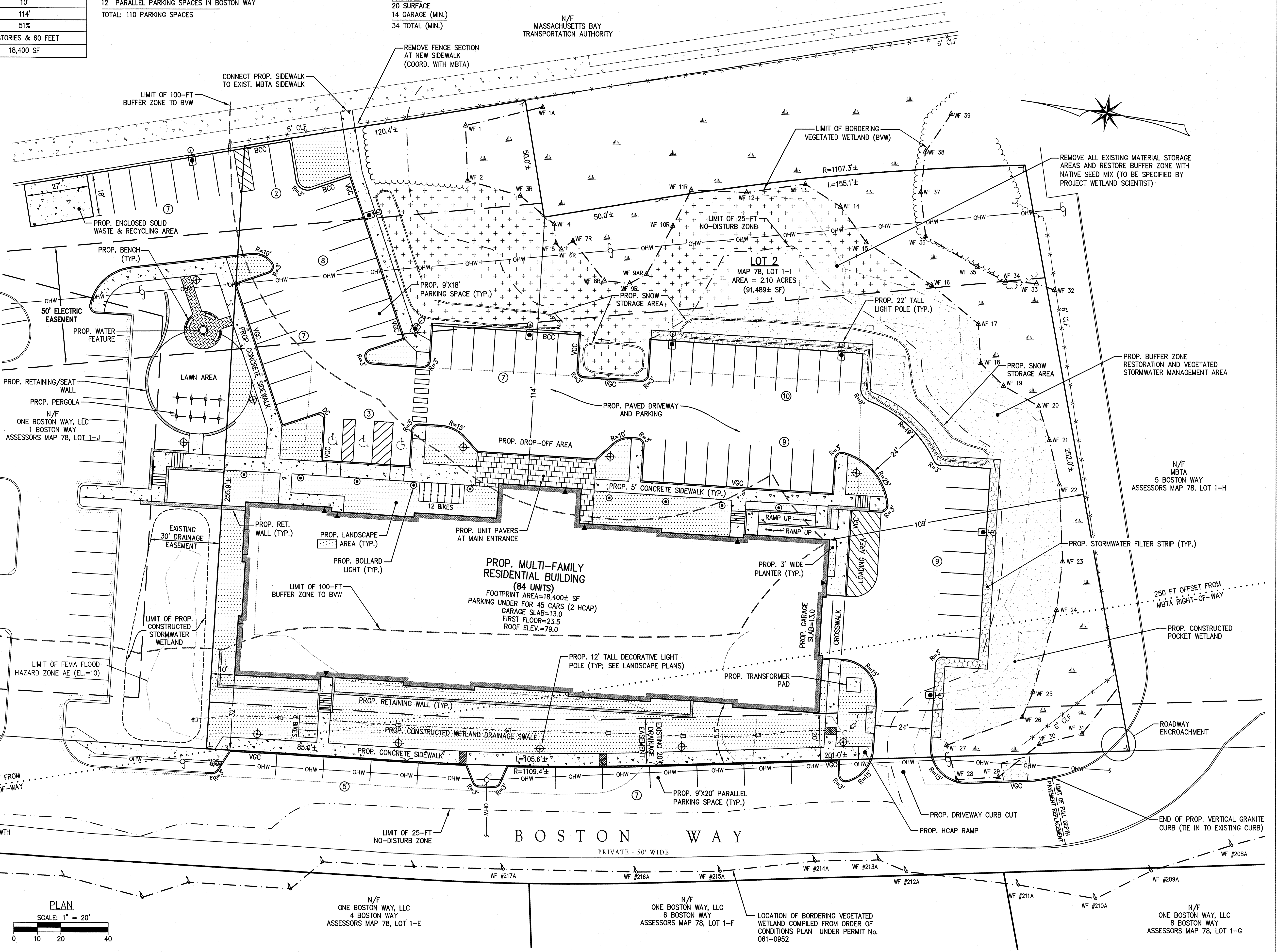
	LOT AREA	OPEN AREA (2)	IMPERVIOUS AREA (1)	% OPEN SPACE
EXISTING	91,489 SF	60,959 SF	30,530 SF	67%
PROPOSED	NO CHANGE	44,421 SF	47,068 SF	49%

(1) BUILDING, PAVEMENT, SIDEWALKS & RAMPS.  
 (2) ALL OTHER LAND NOT INCLUDED IN (1).

- DIMENSIONAL & DENSITY TABLE NOTES:**
- EXCEPT WHERE UTILITY EASEMENTS MAKE THIS SETBACK INFEASIBLE, SITE IS SUBJECT TO AN EXISTING 20' WIDE DRAINAGE EASEMENT ALONG THE PARCEL FRONTAGE ON BOSTON WAY AND A 50' ELECTRIC EASEMENT ACROSS THE ENTIRE PROPERTY. BUILDING IS SITUATED AS CLOSE TO THE 20' DRAINAGE EASEMENT AS POSSIBLE WITH AN ORIENTATION THAT IS CONSISTENT WITH THE ESTABLISHED BUILDING STREET LINE ON BOSTON WAY (1 BOSTON WAY).
  - AT LEAST 20% OF THE DEVELOPABLE LAND SHALL BE LEFT UNDEVELOPED AS PUBLIC OR SEMI-PUBLIC COMMON SPACE OR VEGETATED LANDSCAPE AND SUCH AREAS SHALL NOT INCLUDE BUILDINGS, STRUCTURES, PARKING AREAS, OR INTERNAL LANDSCAPING IN PARKING LOTS BUT MAY INCLUDE WETLANDS, WETLAND BUFFER AREAS AND FLOOD PLAINS.
  - SITE IS SITUATED WITHIN 250 FEET OF THE MBTA RIGHT-OF-WAY.
  - SITE IS SITUATED WITHIN 250 FEET OF THE COMMUTER RAIL STATION.

- REQUESTED WAIVERS:**
- SECTION XXIX-F.2.a(i): MAXIMUM FRONT YARD SETBACK EQUALS 10 FEET. A WAIVER IS REQUESTED TO INCREASE THIS TO 20 FEET TO ACCOMMODATE AN EXISTING DRAINAGE EASEMENT AND TO MAINTAIN A CONSISTENT BUILDING STREET LINE ALONG BOSTON WAY (IN LINE WITH 1 BOSTON WAY).
  - SECTION XXIX-7.a(i): 60% OF THE FRONT BUILDING FACADE MUST BE AT THE FRONT LINE. IF NOT MET, CAN ALLOW UP TO MAXIMUM SETBACK FOR PEDESTRIAN USE. A WAIVER IS REQUESTED TO ALLOW NO FACADE AT THE FRONT LINE ON BOSTON WAY DUE TO THE EXISTING DRAINAGE EASEMENT AND LOT GEOMETRY. A NEW PEDESTRIAN SIDEWALK WILL BE CONSTRUCTED ALONG BOSTON WAY FOR PEDESTRIAN USE.
  - SECTION XXIX-7.b(i): A WAIVER IS REQUESTED TO ALLOW CHANGES IN PLANE, COLOR AND MATERIALS TO BE LESS THAN 1 FOOT DEEP WHERE A MINIMUM OF 1 FOOT IS REQUIRED AND TO OCCUR AT 38'-FT SPACING WHERE 30'-FT IS REQUIRED.
  - SECTION XXIX-8.a(iii): A WAIVER IS REQUESTED TO USE CAPE COD STYLE BITUMINOUS BERM OR NO CURBING IN CERTAIN AREAS OF THE PARKING AREA WHERE VERTICAL GRANITE CURB OR CONCRETE CURB IS REQUIRED. BITUMINOUS BERM OR NO CURB IS REQUESTED ALONG THE PERIMETER EDGES OF THE PARKING AREA TO ACCOMMODATE LOW-IMPACT STORMWATER MANAGEMENT MEASURES AND SNOW PUSH AREAS.

- PARKING LOT LANDSCAPING CALCULATIONS:**
- STREET TREES = PROVIDE 30 FEET ON CENTER ALONG STREET. - PROVIDED: 30 FEET ON CENTER
  - 1 SHADE TREE PER 5 SPACES: 54 SURFACE SPACES/5 = 11 TREES REQUIRED / 13 PROVIDED
  - 5% OF INTERIOR PARKING AREA SHALL BE LANDSCAPED: TOTAL PARKING LOT AREA = 24,069 SF  
TOTAL LANDSCAPED AREA = 2,310 SF = 9.6%
  - MINIMUM LANDSCAPED ISLAND WIDTH = 9 FEET; PROVIDED MINIMUM OF 9 FEET
  - MAXIMUM PARKING SPACES WITHOUT LANDSCAPE ISLAND; 10 MAXIMUM REQUIRED, 10 MAXIMUM PROVIDED



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**3 BOSTON WAY  
 SITE LAYOUT  
 PLAN**

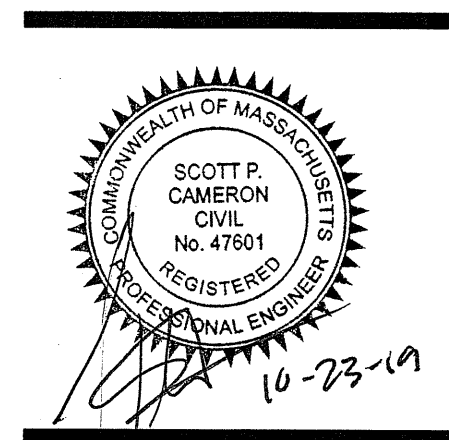
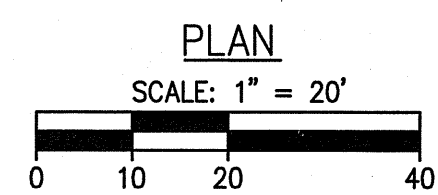
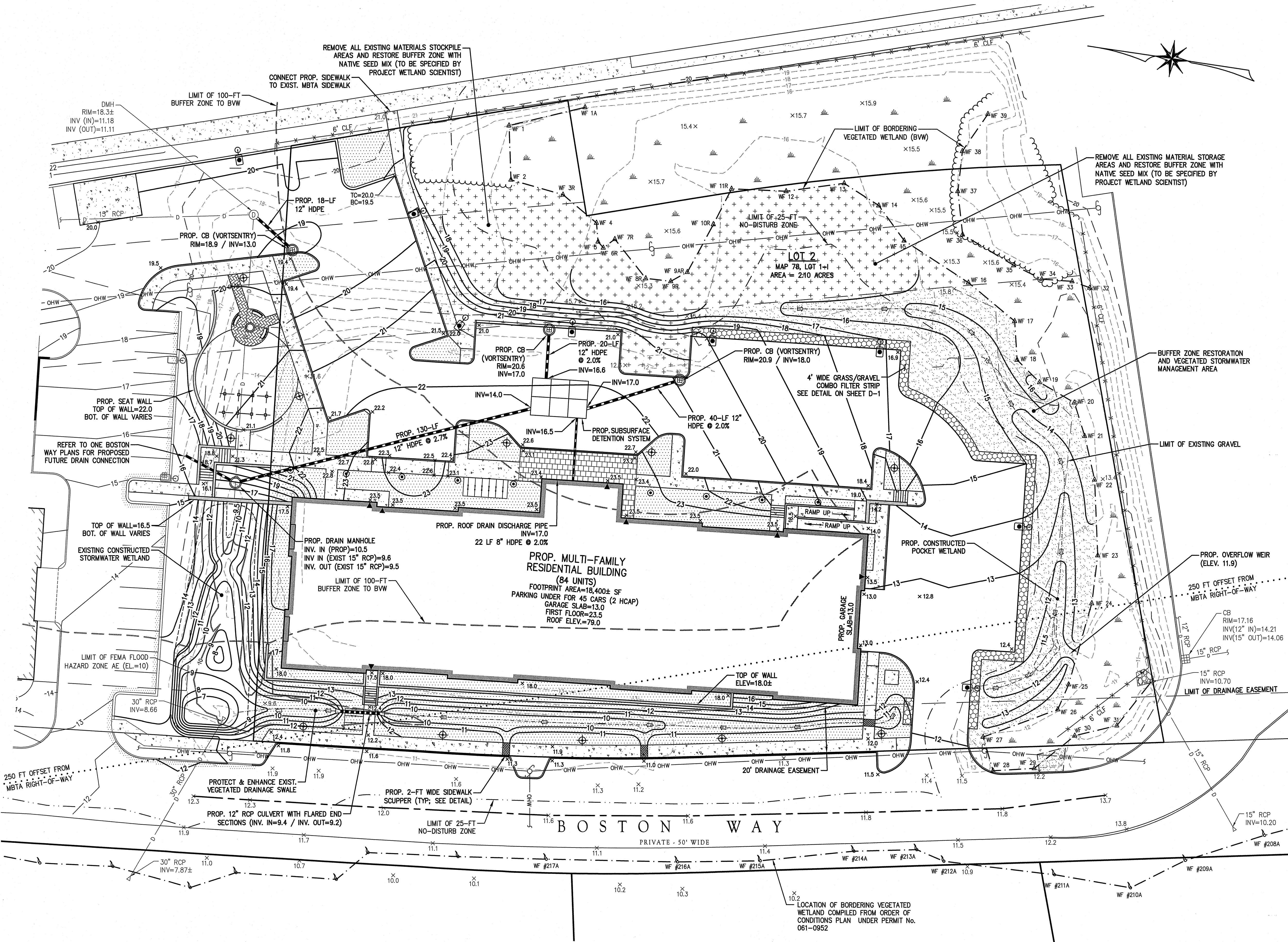
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**3 BOSTON WAY  
 3 BOSTON WAY  
 NEWBURYPORT, MA**

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 revisions:  
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 chk. \_\_\_\_\_  
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job number:  
**MCG-3856**





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sheet title:  
GRADING & DRAINAGE PLAN

project name:  
3 BOSTON WAY  
NEWBURYPORT, MA

issue date: 10/23/19

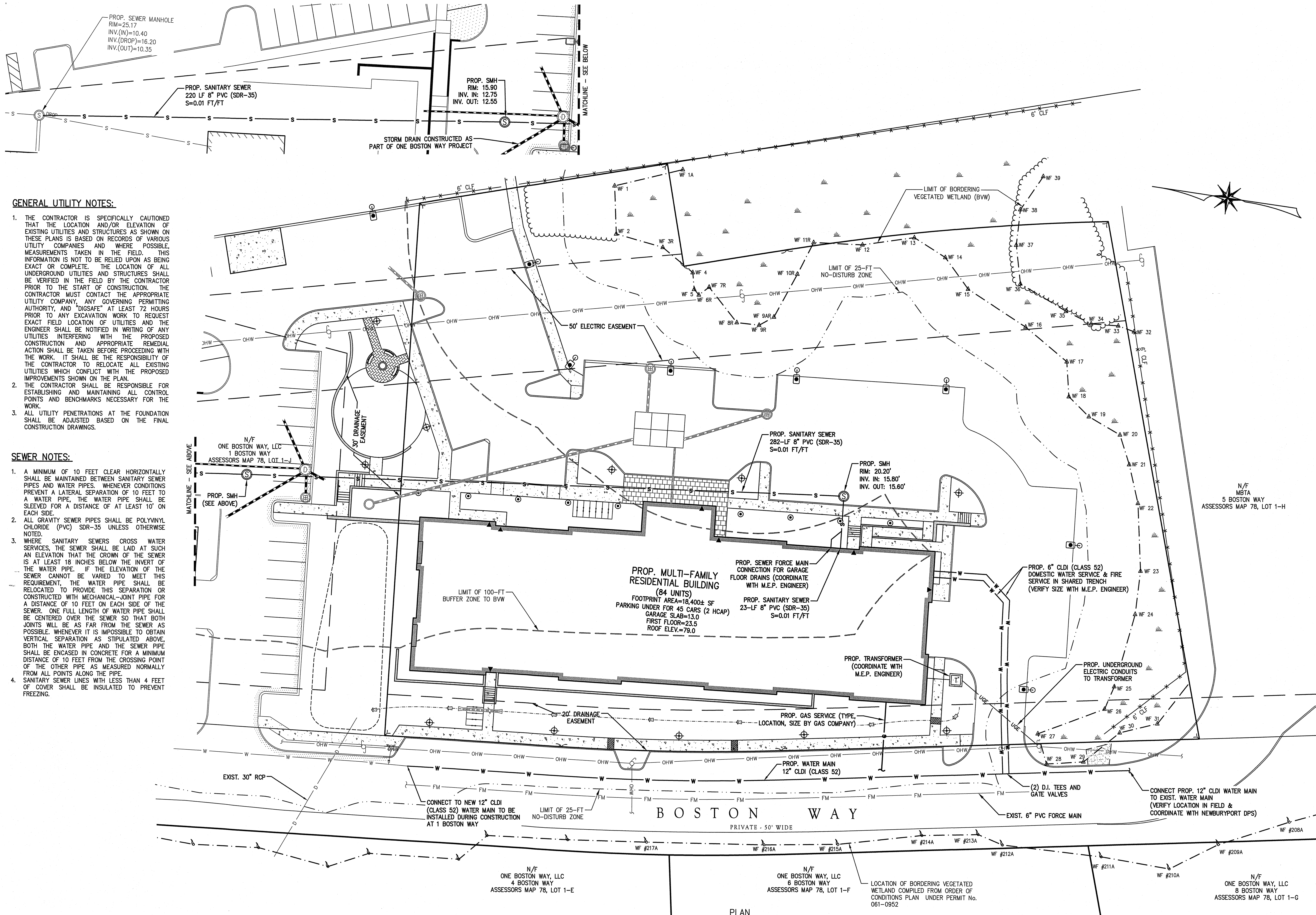
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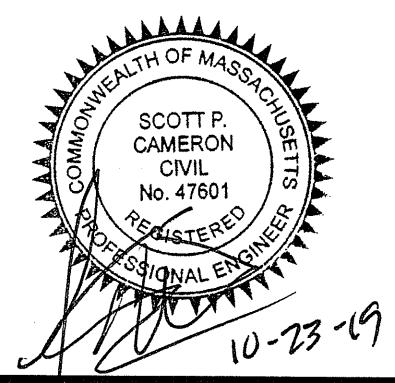


**GENERAL UTILITY NOTES:**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. ALL UTILITY PENETRATIONS AT THE FOUNDATION SHALL BE ADJUSTED BASED ON THE FINAL CONSTRUCTION DRAWINGS.

**SEWER NOTES:**

1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER PIPES AND WATER PIPES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER PIPE, THE WATER PIPE SHALL BE SLEEVED FOR A DISTANCE OF AT LEAST 10' ON EACH SIDE.
2. ALL GRAVITY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
3. WHERE SANITARY SEWERS CROSS WATER SERVICES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER PIPE. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER PIPE SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER PIPE AND THE SEWER PIPE SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
4. SANITARY SEWER LINES WITH LESS THAN 4 FEET OF COVER SHALL BE INSULATED TO PREVENT FREEZING.



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sheet title:  
**UTILITY PLAN**

project name:  
**3 BOSTON WAY  
 3 BOSTON WAY  
 NEWBURYPORT, MA**

issue date: 10/23/19

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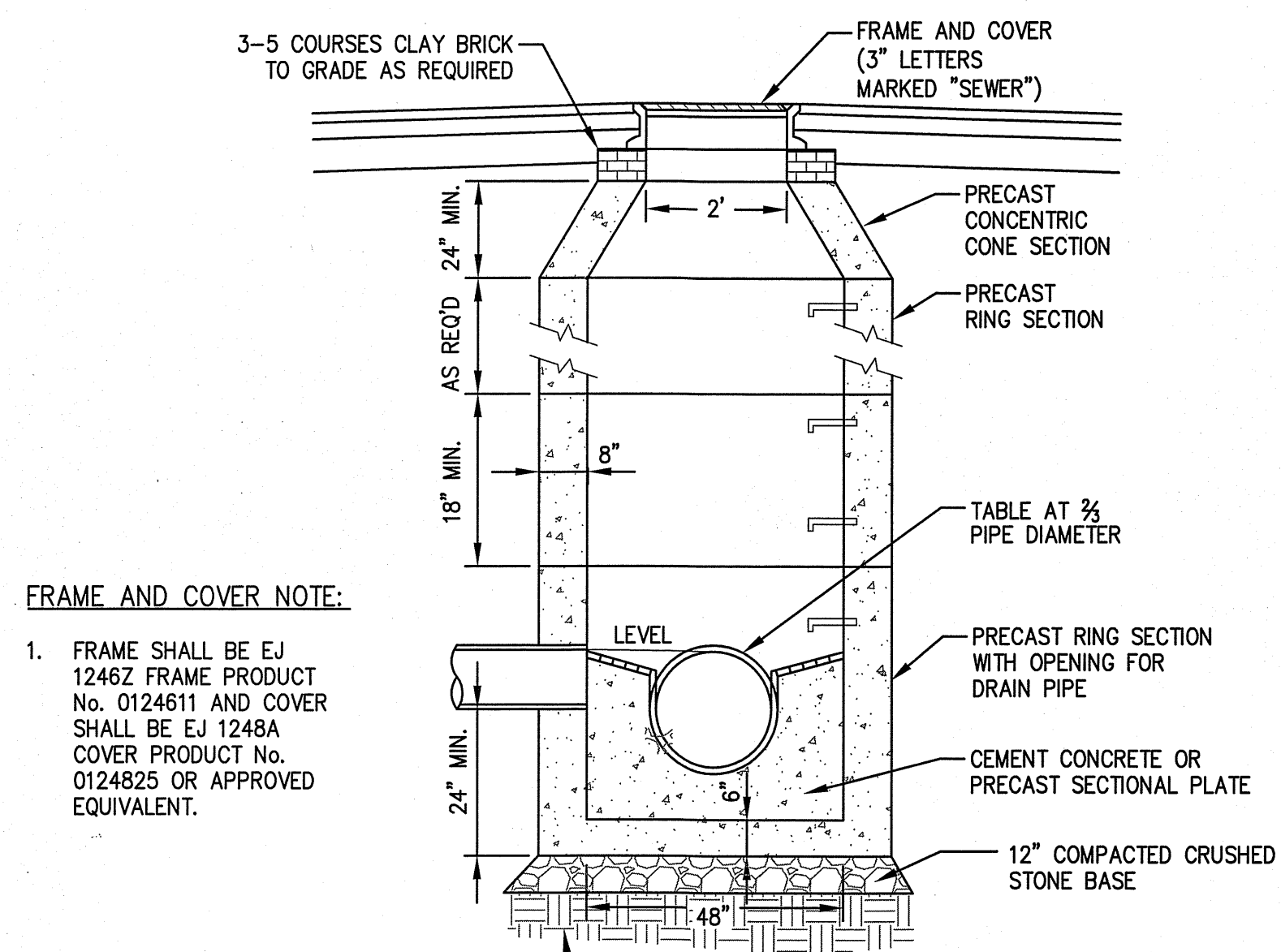
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**C-4**





**FRAME AND COVER NOTE:**

1. FRAME SHALL BE EJ 1246Z FRAME PRODUCT No. 0124611 AND COVER SHALL BE EJ 1248A COVER PRODUCT No. 0124825 OR APPROVED EQUIVALENT.

**NOTE:**

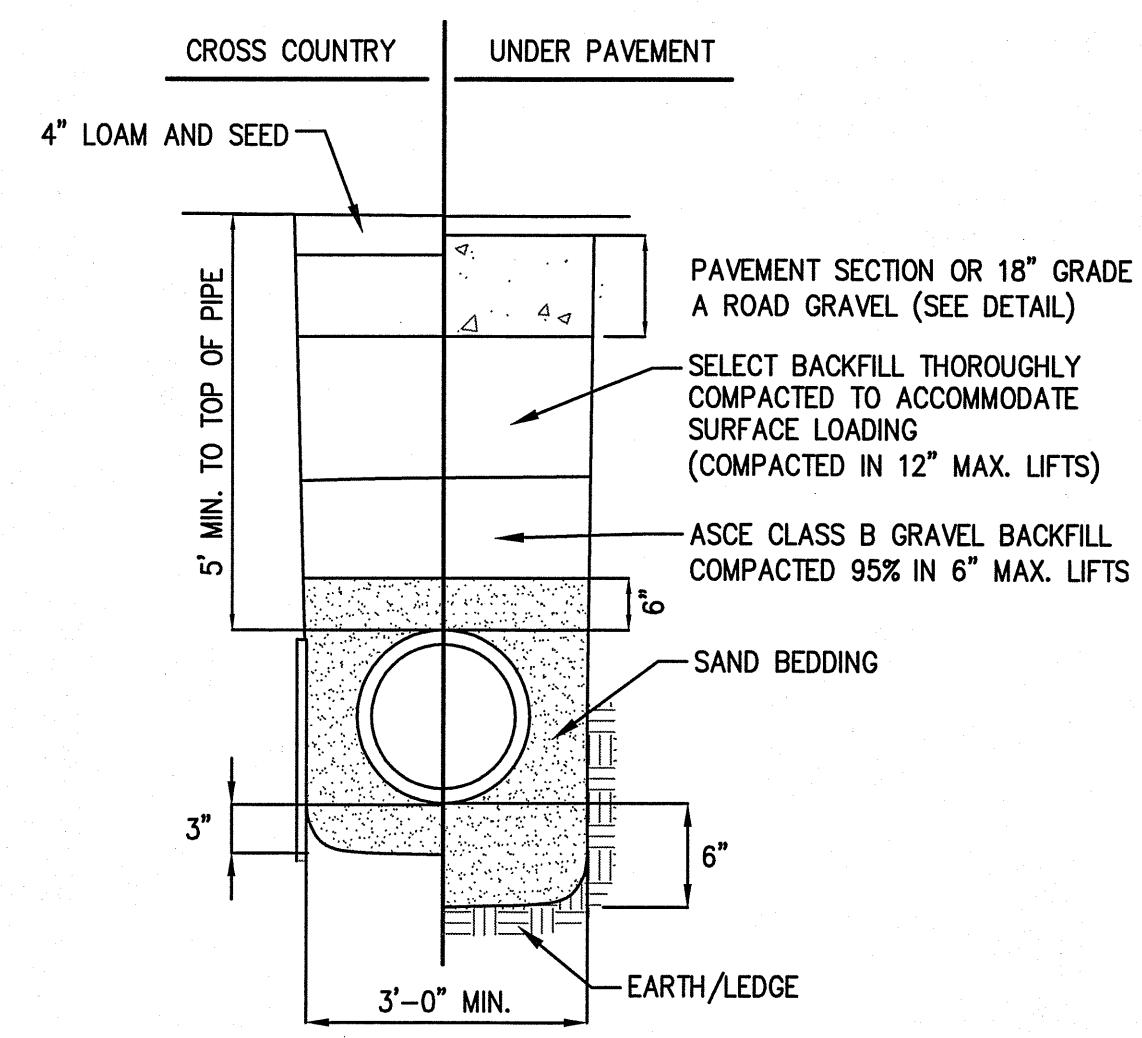
1. OUTLET INVERT IS A MINIMUM 0.10' LOWER THAN INLET INVERT.

EXISTING CLAY/SILT SUBSOIL SHALL NOT BE LEFT EXPOSED FOR MORE THAN 24 HOURS

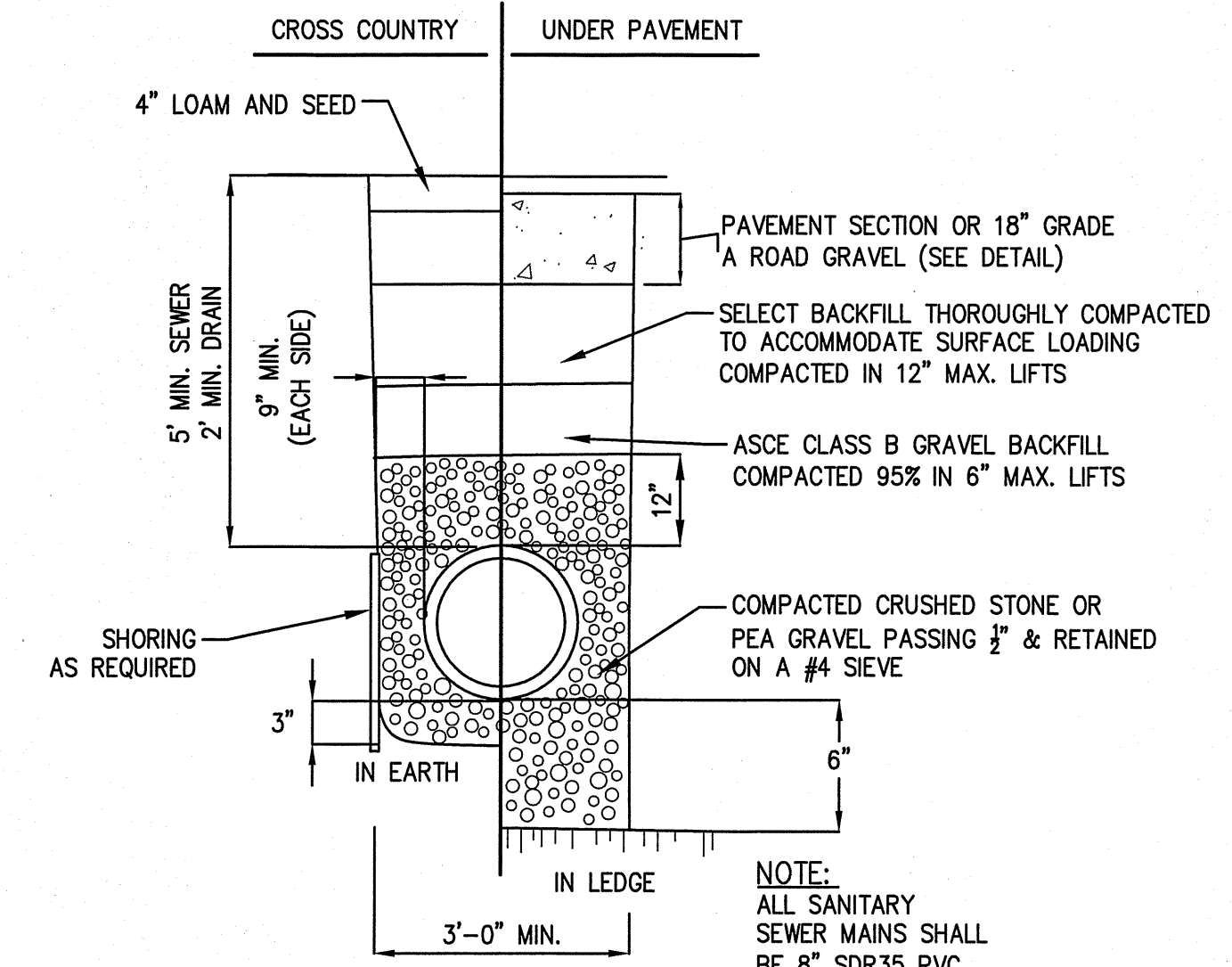
**SUBSOIL NOTE:**

SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF ALL STRUCTURES. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.

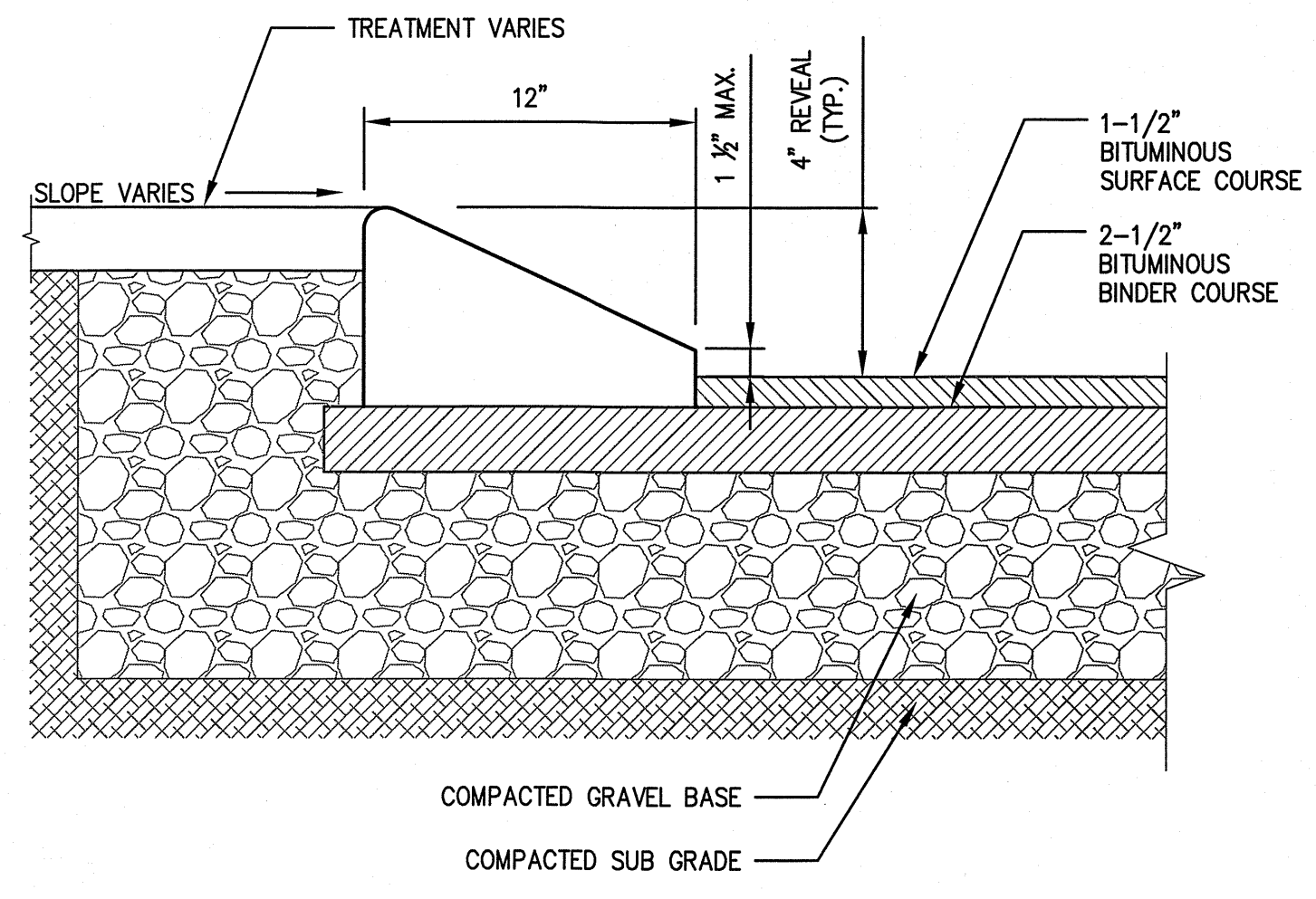
**TYPICAL SEWER MANHOLE**  
(NOT TO SCALE)



**TYPICAL WATER TRENCH DETAIL**  
(NOT TO SCALE)



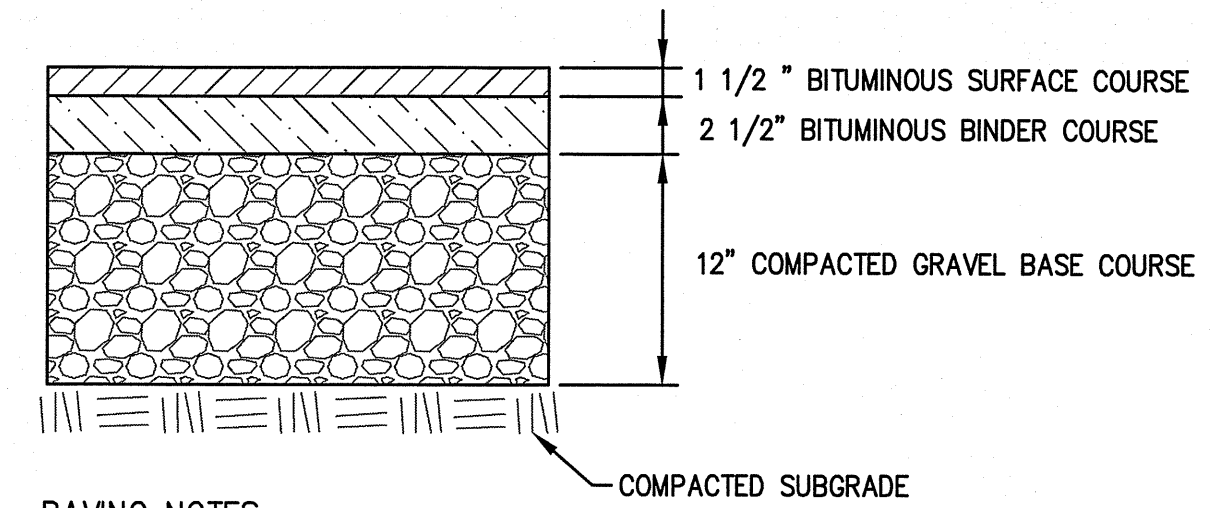
**TYPICAL SEWER/RAIN TRENCH DETAIL**  
(NOT TO SCALE)



**NOTE:**

1. ALL CURBING TO BE MACHINE EXTRUDED

**CAPE COD BERM (CCB)**  
(NOT TO SCALE)



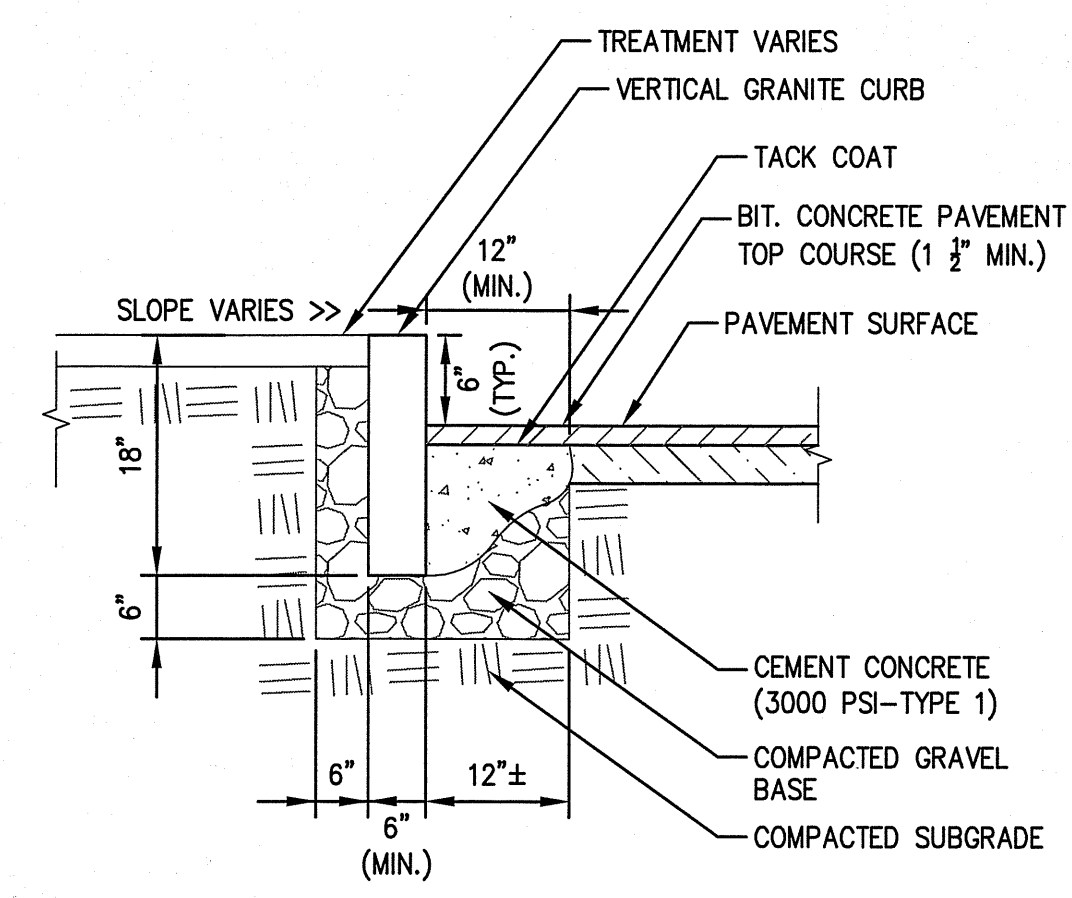
**PAVING NOTES:**

1. PAVEMENT SHALL BE TYPE 1, CLASS 1 BITUMINOUS CONCRETE
2. PAVEMENT THICKNESS AFTER ROLLING

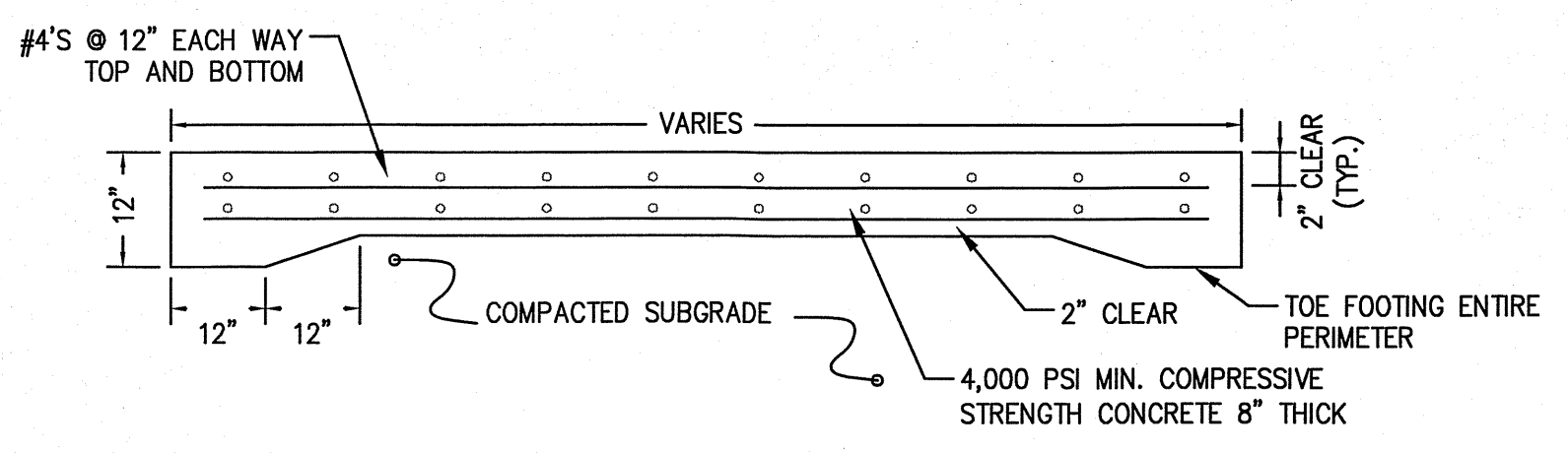
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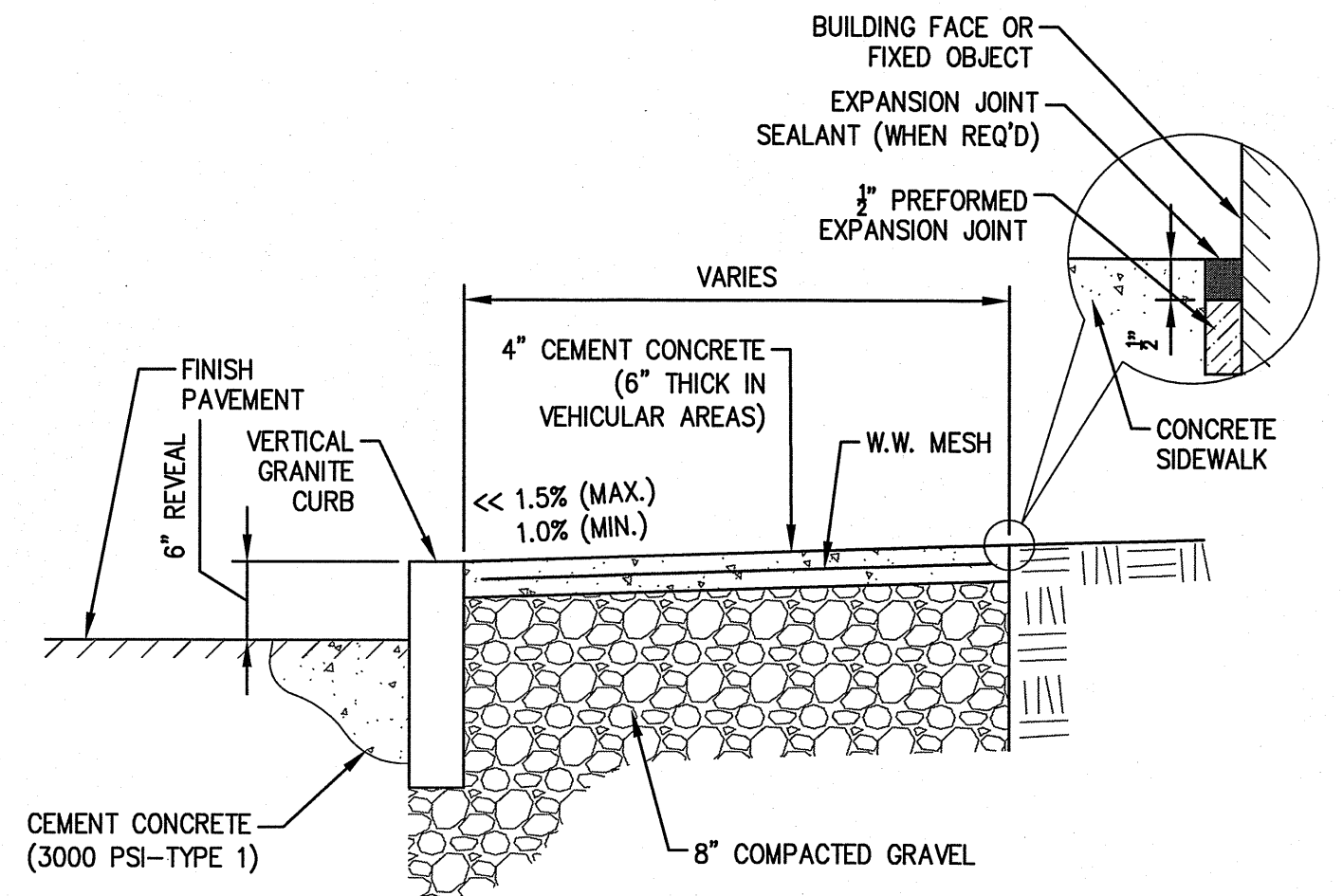
**TYPICAL PAVEMENT SECTION**  
(NOT TO SCALE)



**VERTICAL GRANITE CURB**  
(NOT TO SCALE)



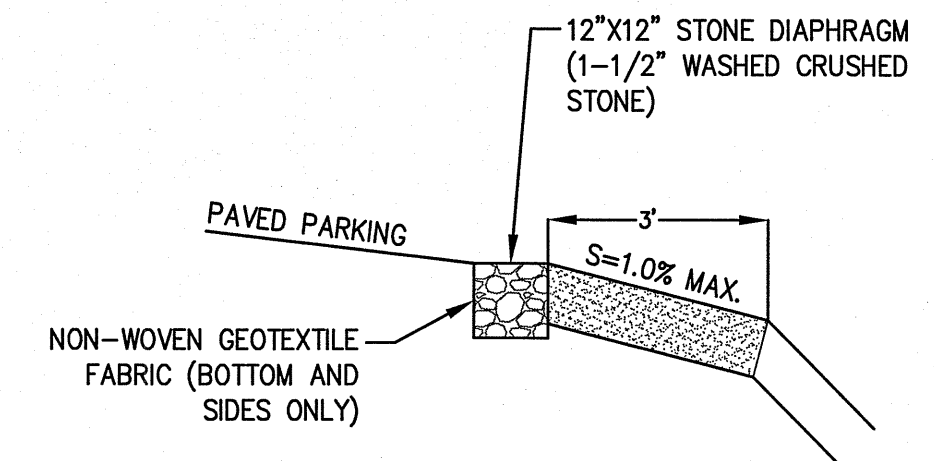
**CONCRETE DUMPSTER PAD**  
(NOT TO SCALE)



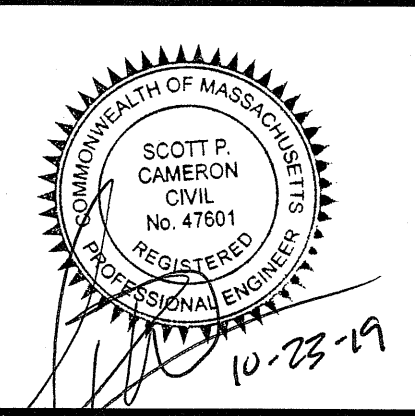
**NOTES:**

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

**CONCRETE SIDEWALK**  
(NOT TO SCALE)



**VEGETATED FILTER STRIP DETAIL**  
(NOT TO SCALE)



architect:

civil engineer:

landscape architect:

owner:

sheet title:

project name:

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revisions:

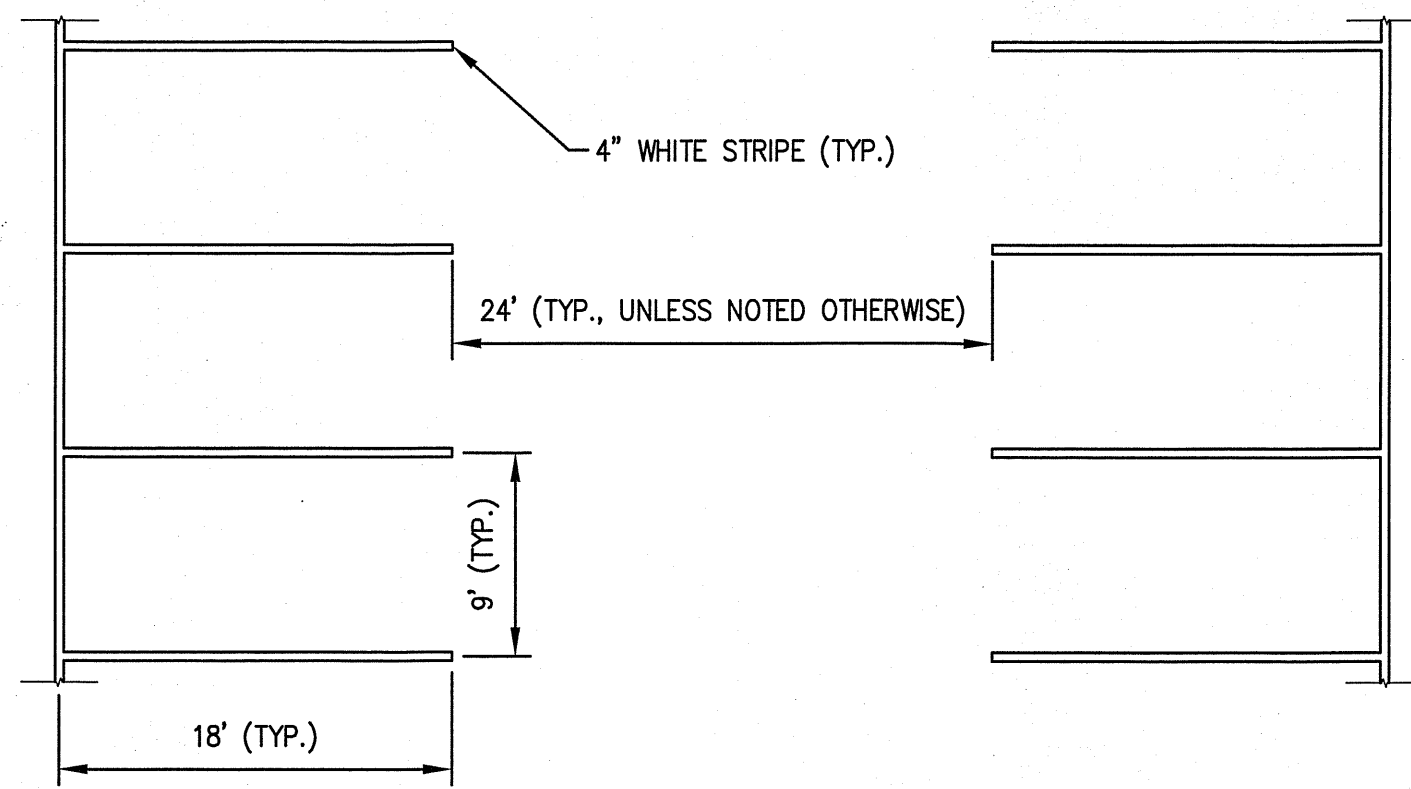
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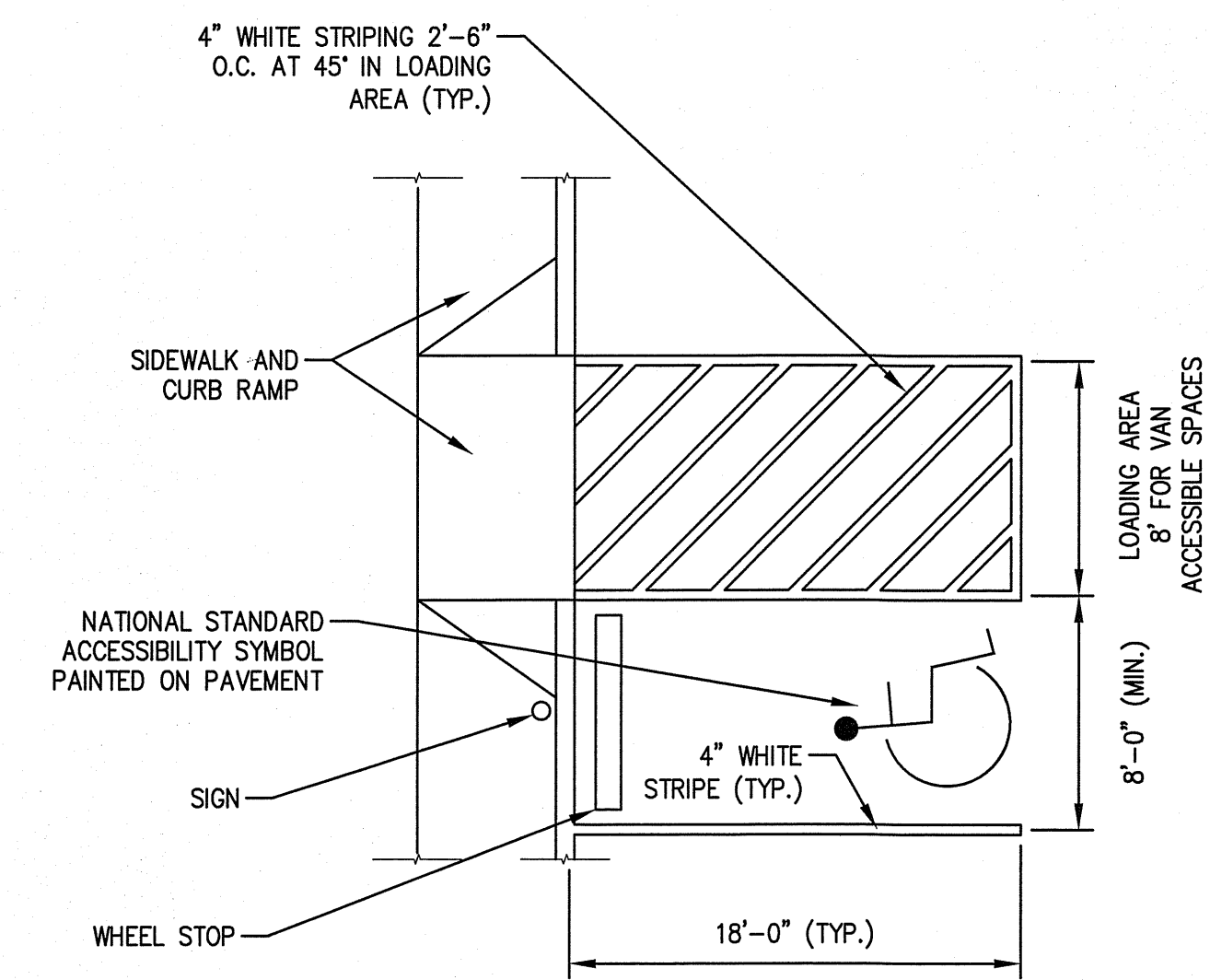
MCG-3856





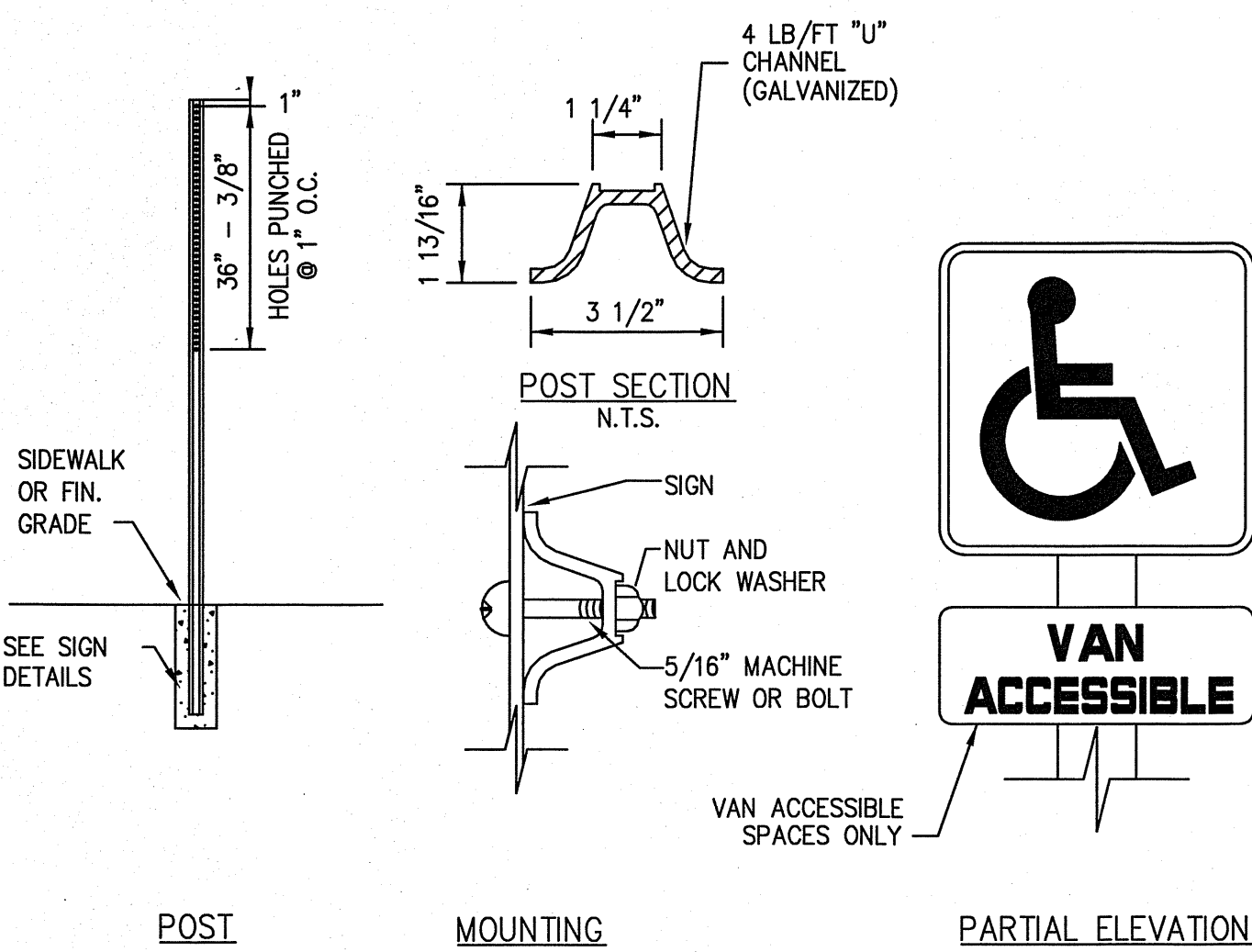
NOTE:  
1. PARALLEL SPACES SHALL BE 8'x22'.

**PARKING SPACE STRIPING**  
(NOT TO SCALE)

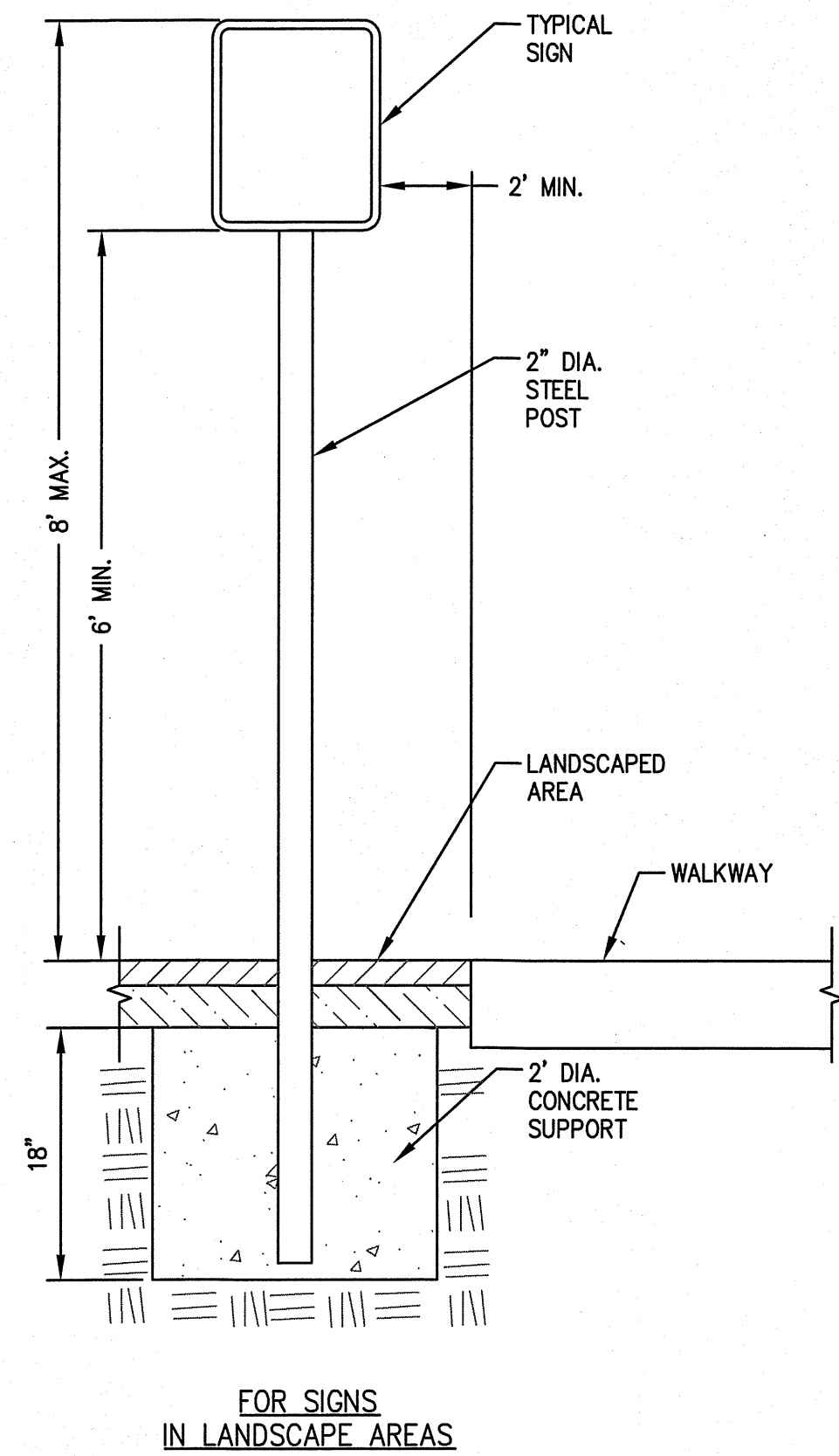


NOTE:  
1. PAVEMENT MAX SLOPE 2% IN ALL DIRECTIONS.

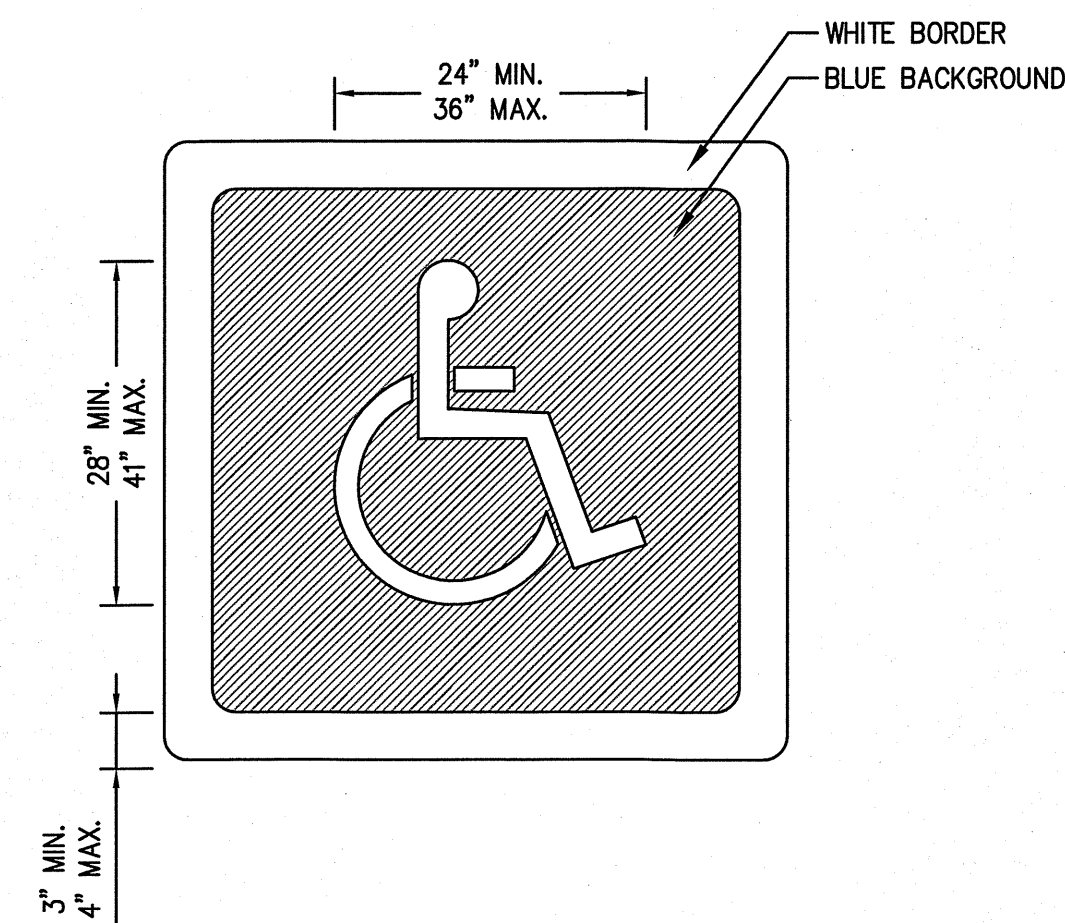
**ACCESSIBLE PARKING SPACE**  
(NOT TO SCALE)



**ACCESSIBLE PARKING SPACE SIGN**  
(NOT TO SCALE)

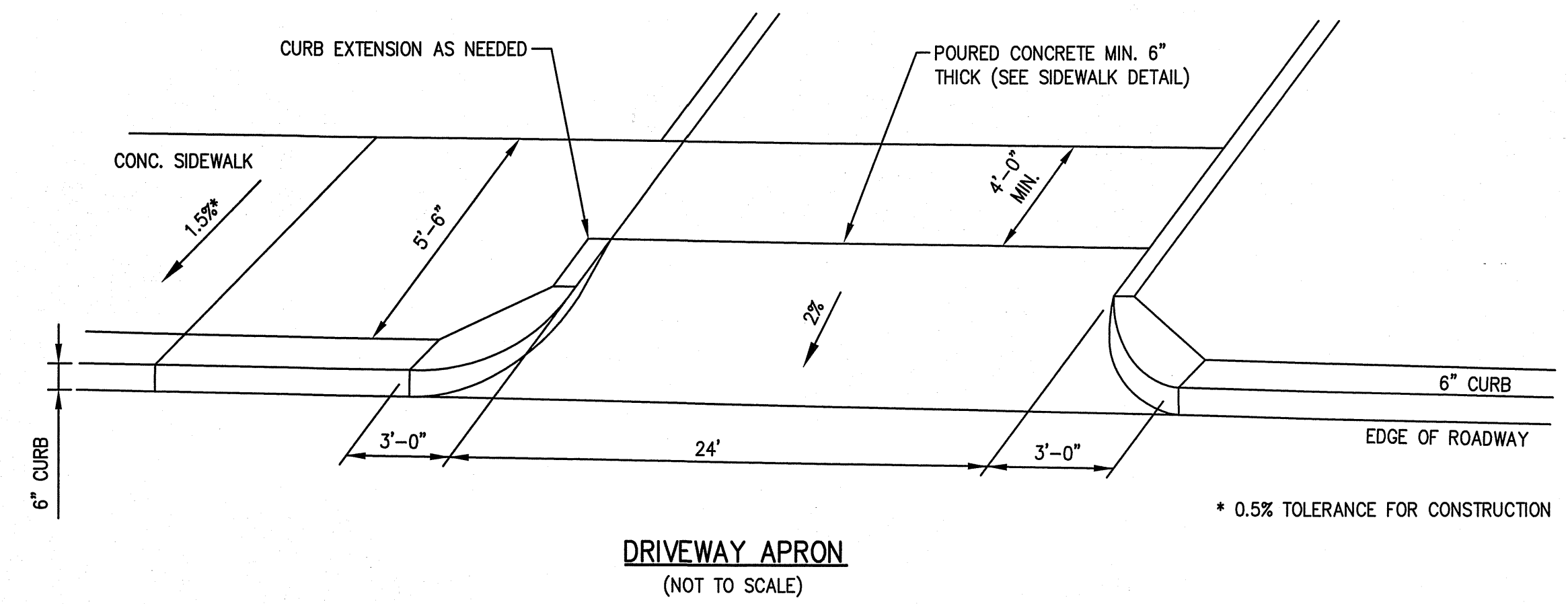


**SIGN POST**  
(NOT TO SCALE)

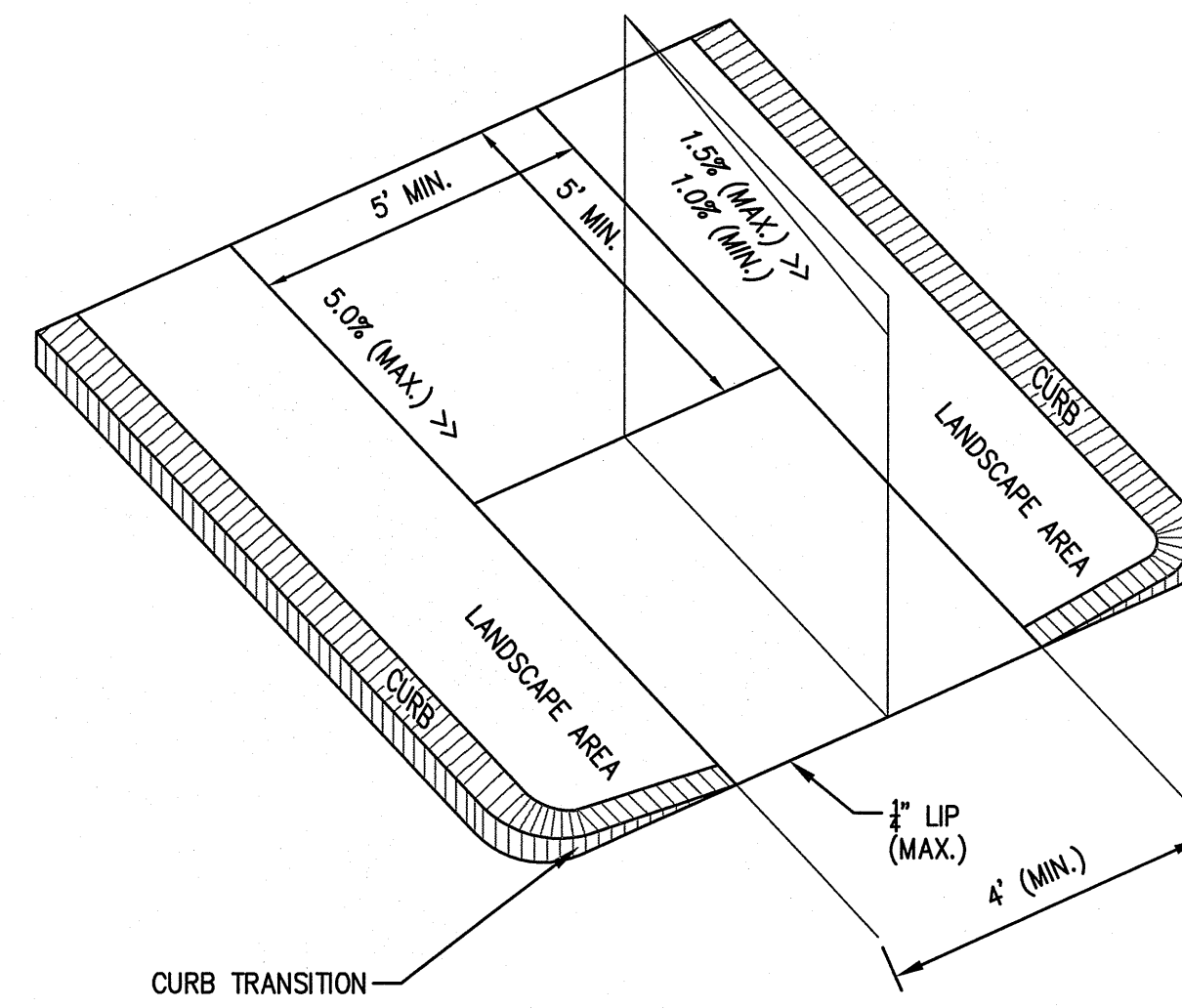


NOTE:  
1. THE STROKE WIDTH OF THE PAINTED SYMBOL AND THE WHITE BORDER MUST BE A MINIMUM THICKNESS OF 3", WITH A MAXIMUM THICKNESS OF 4".  
2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL.

**INTERNATIONAL ACCESSIBILITY PARKING SPACE SYMBOL**  
(NOT TO SCALE)

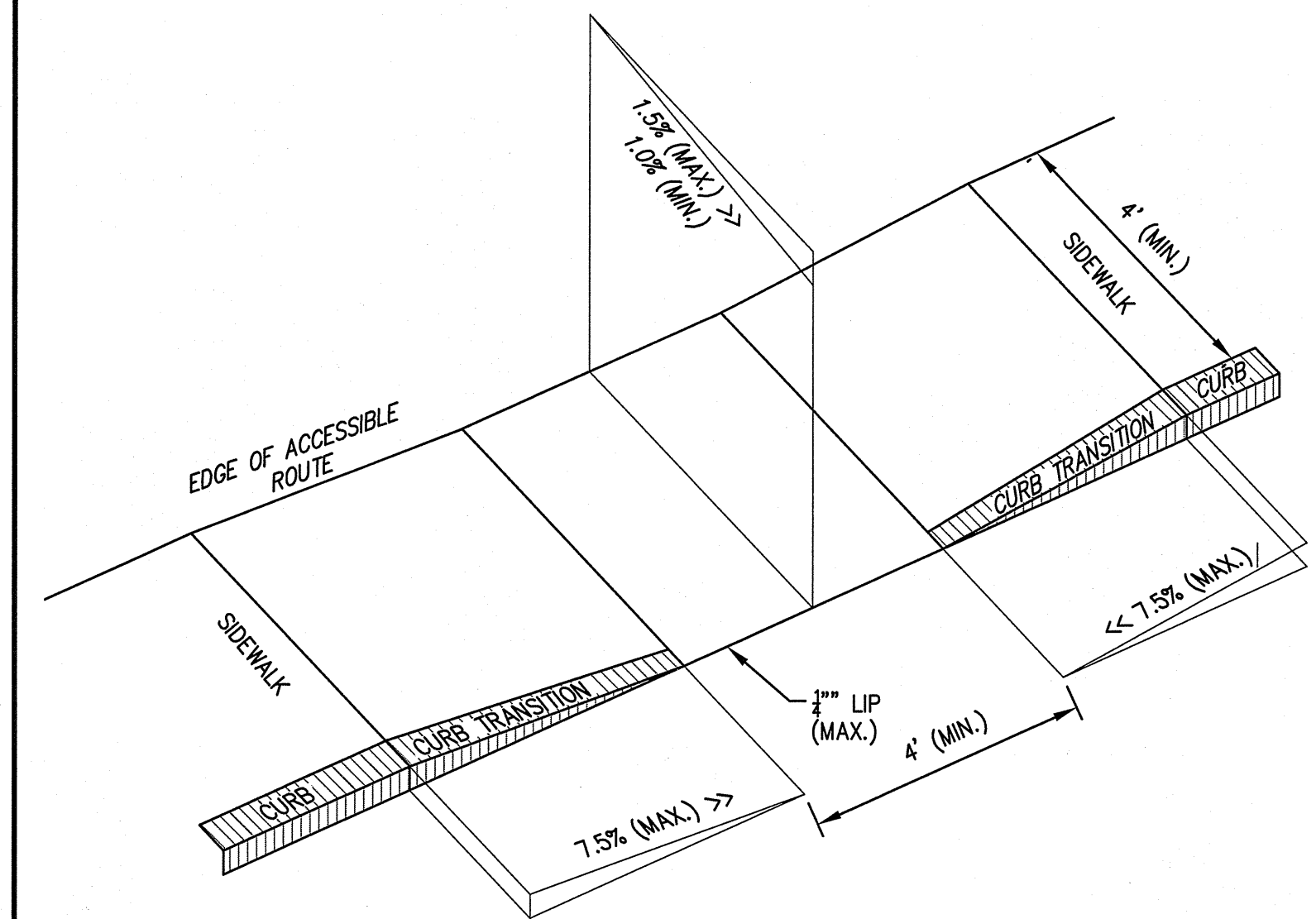


**DRIVEWAY APRON**  
(NOT TO SCALE)



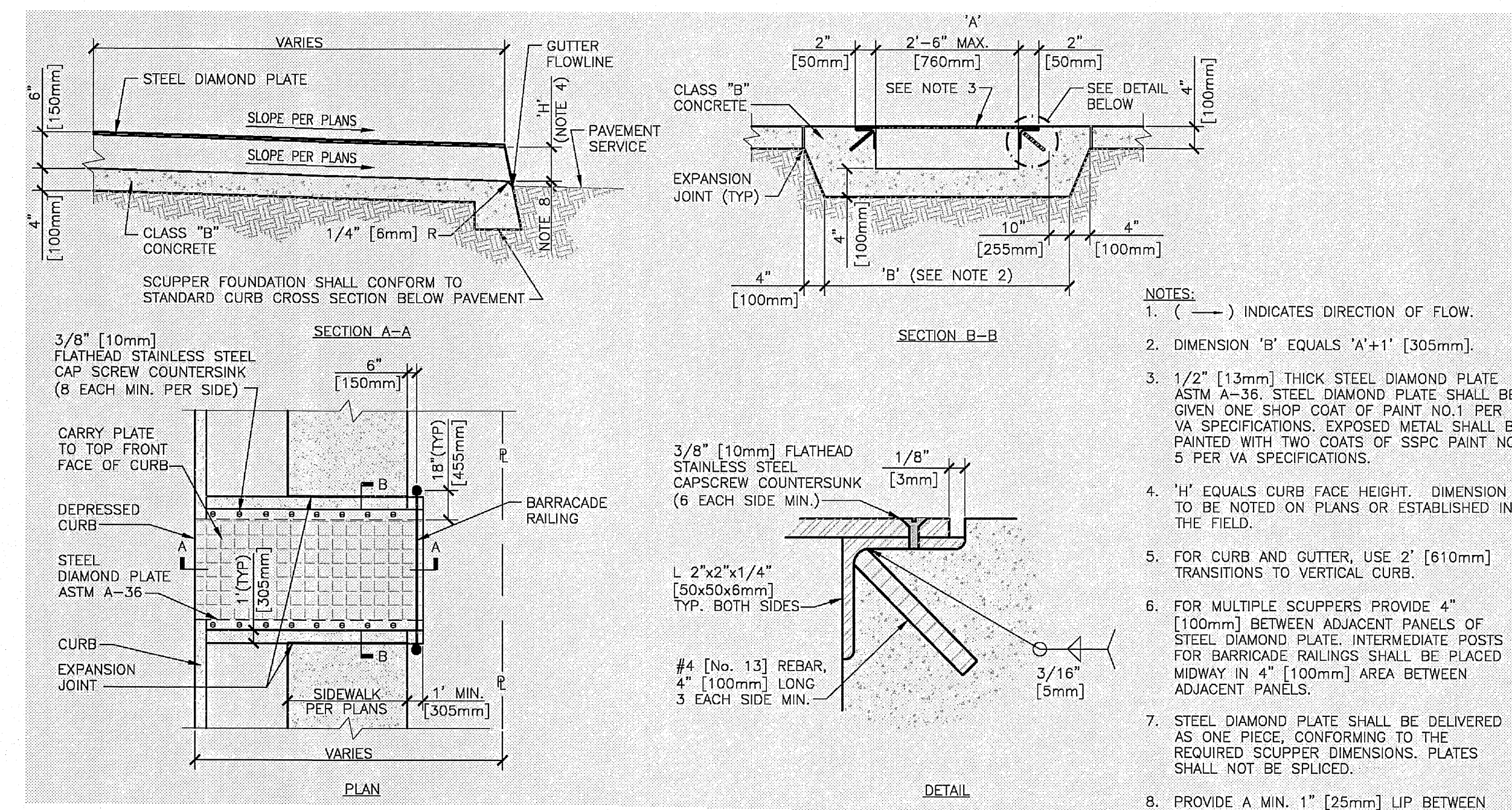
NOTES:  
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).  
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.  
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.  
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).  
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.  
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.  
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.  
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

**ACCESSIBLE CURB RAMP (TYPE 'A')**  
(NOT TO SCALE)

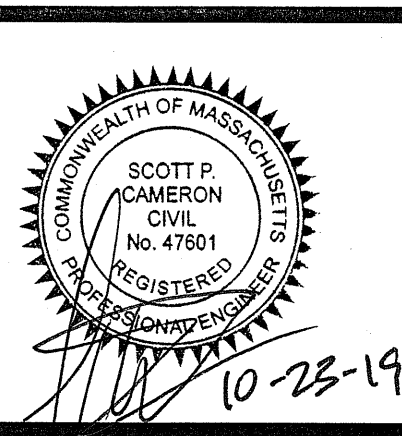


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2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.  
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.  
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).  
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.  
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.  
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.  
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

**ACCESSIBLE CURB RAMP (TYPE 'B')**  
(NOT TO SCALE)



**SIDEWALK SCUPPER**  
(NOT TO SCALE)



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**CONSTRUCTION DETAILS II**

project name:  
**3 BOSTON WAY**  
3 BOSTON WAY  
NEWBURYPORT, MA

issue date: 10/23/19

revisions:  
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dr. chk.

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job number:  
**MCG-3856**



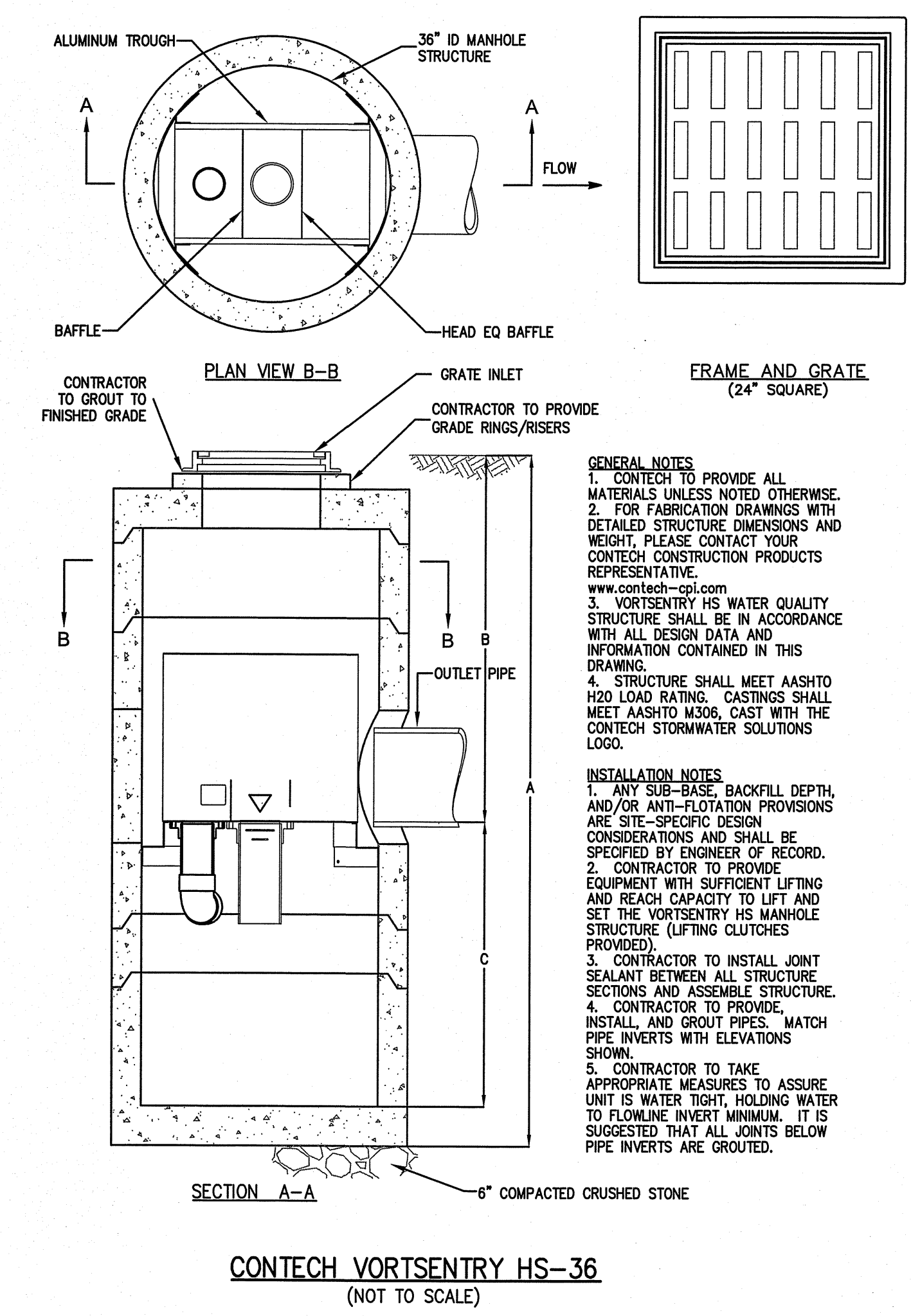
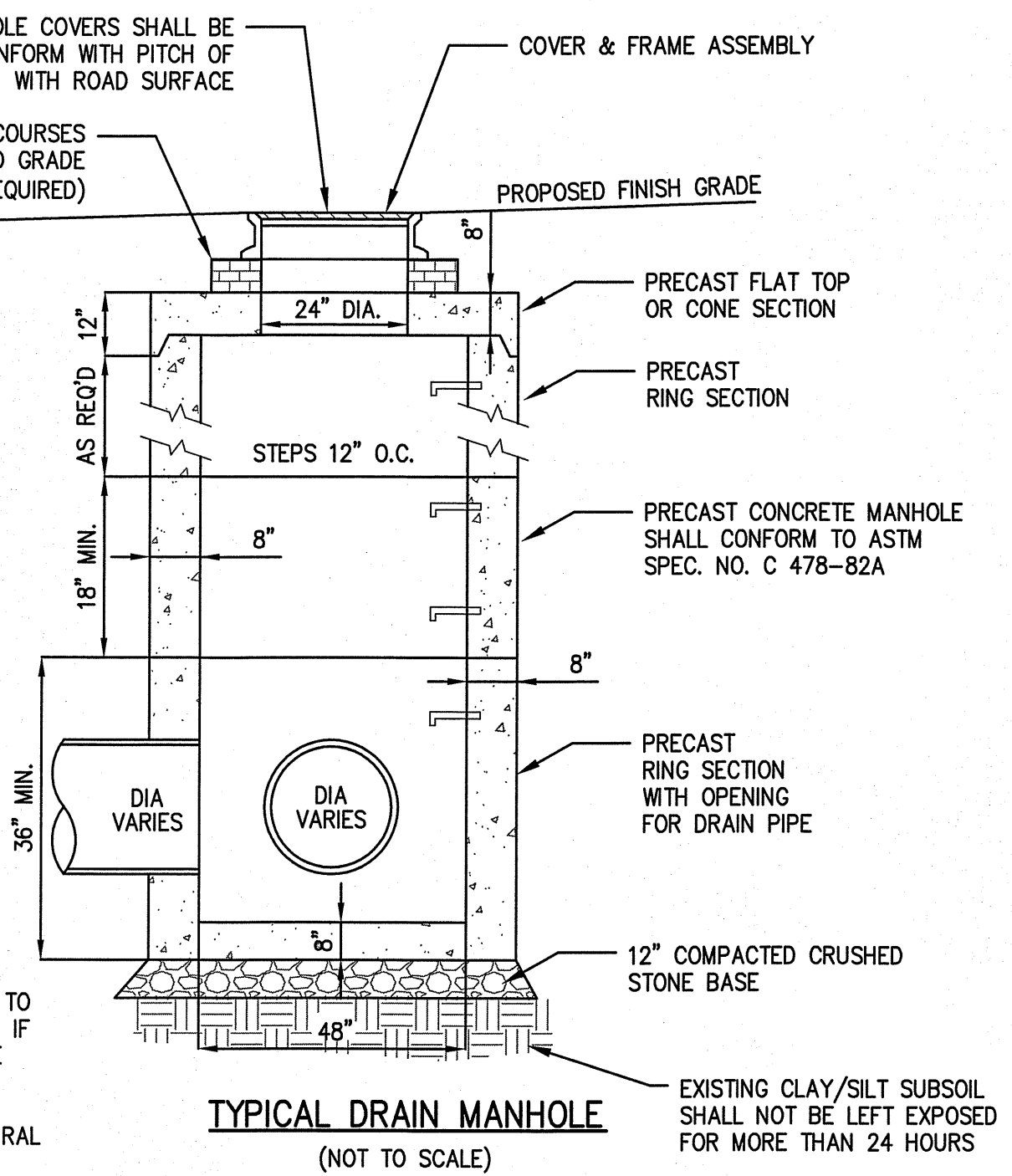
ALL DRAIN MANHOLE COVERS SHALL BE INSTALLED TO CONFORM WITH PITCH OF ROADWAY AND FLUSH WITH ROAD SURFACE

**FRAME AND COVER NOTE:**

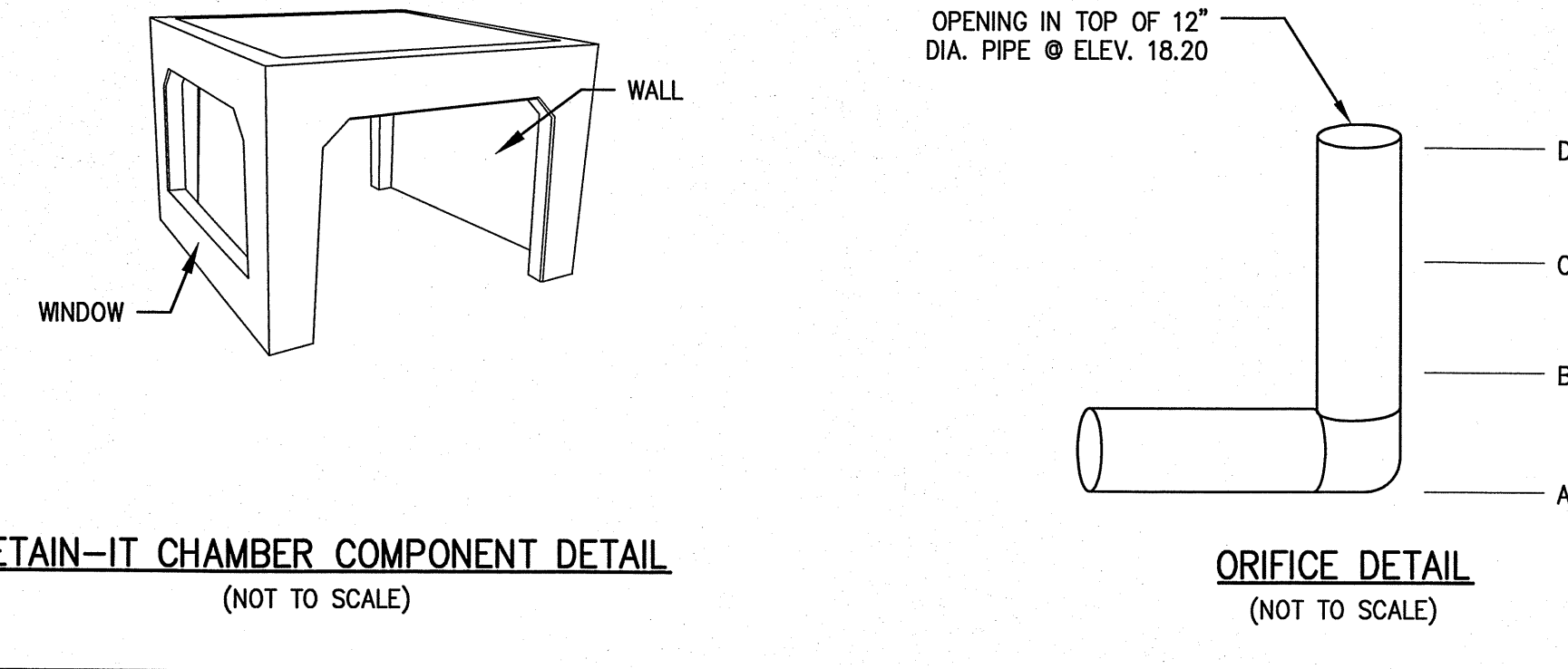
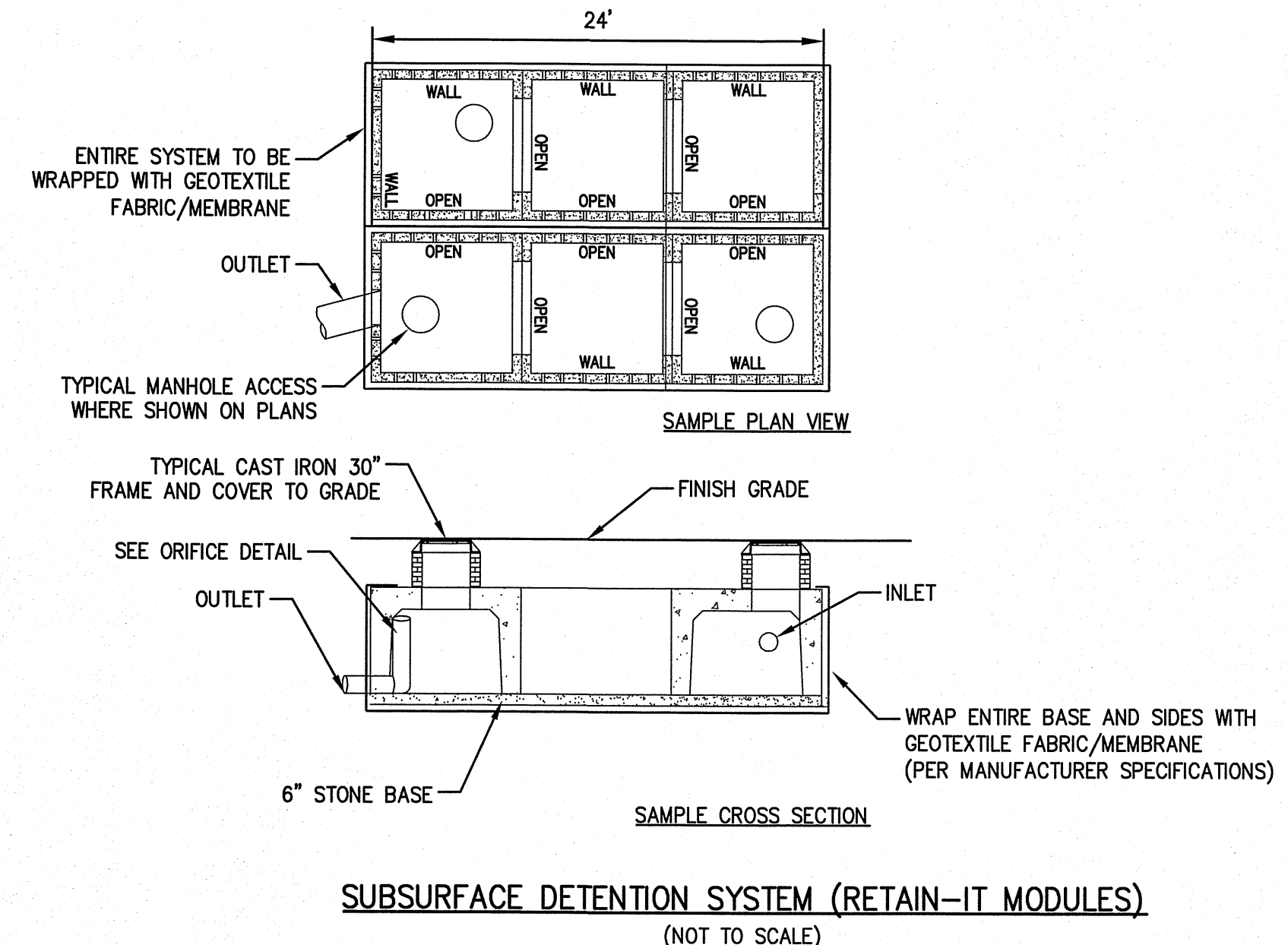
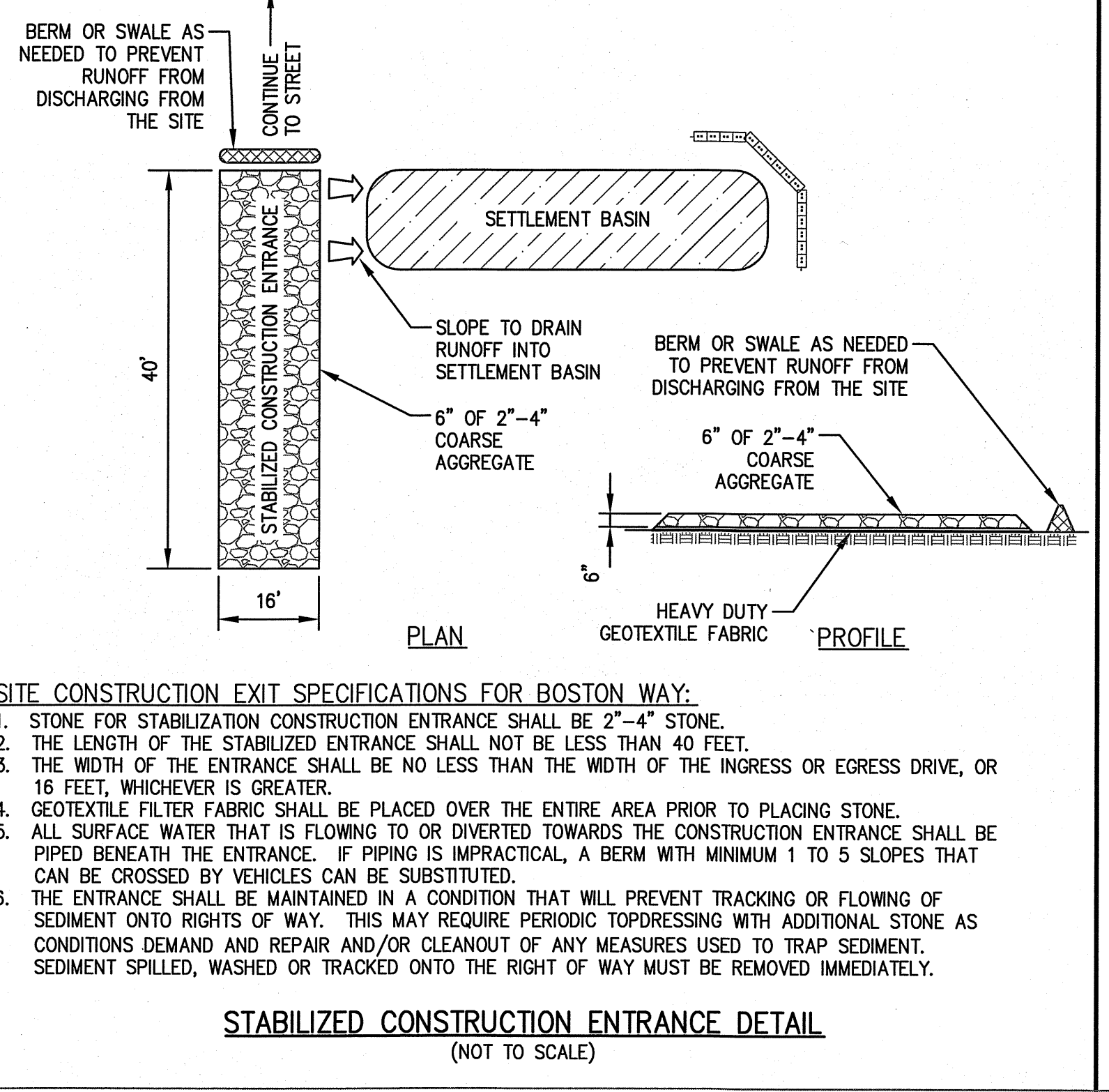
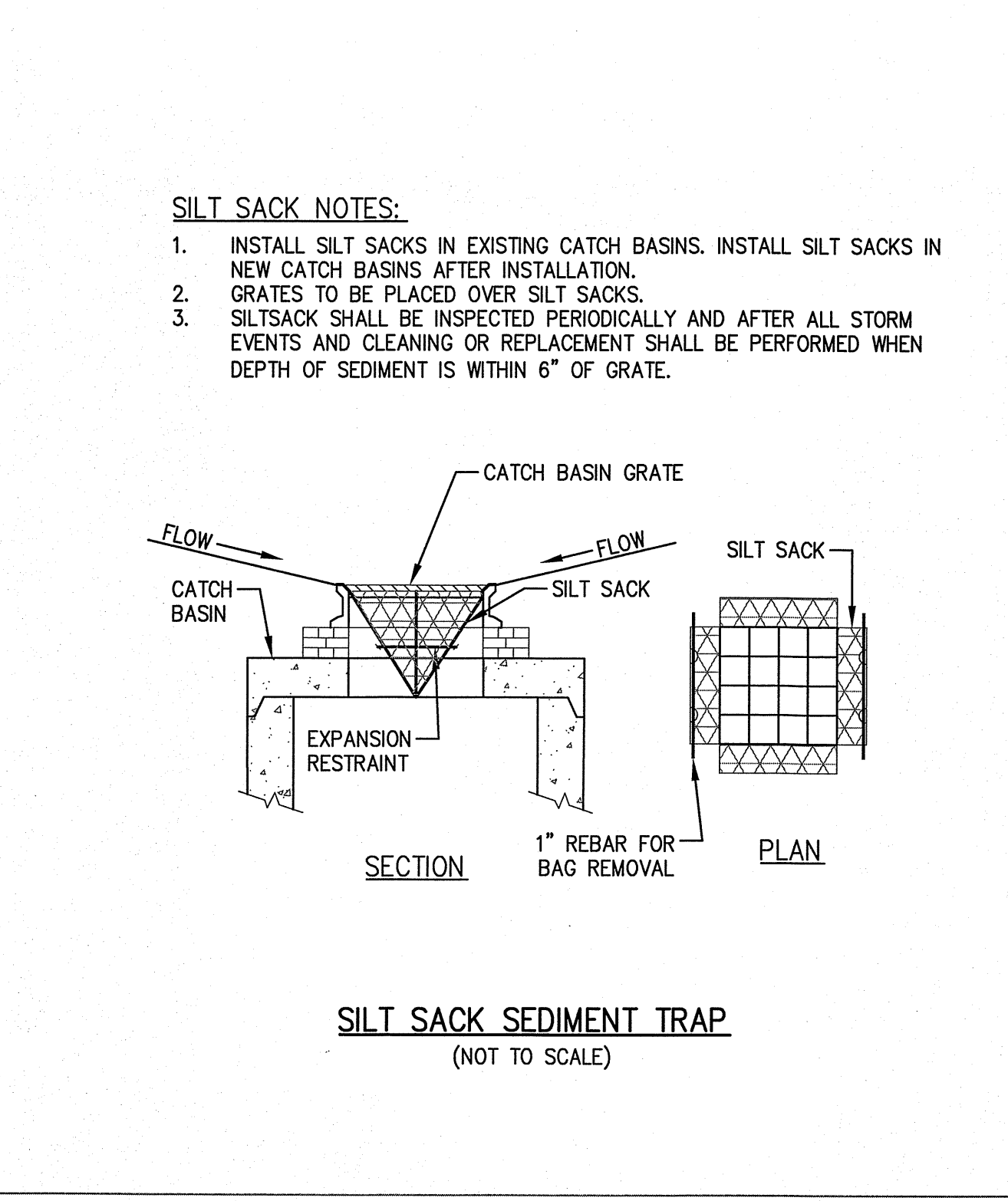
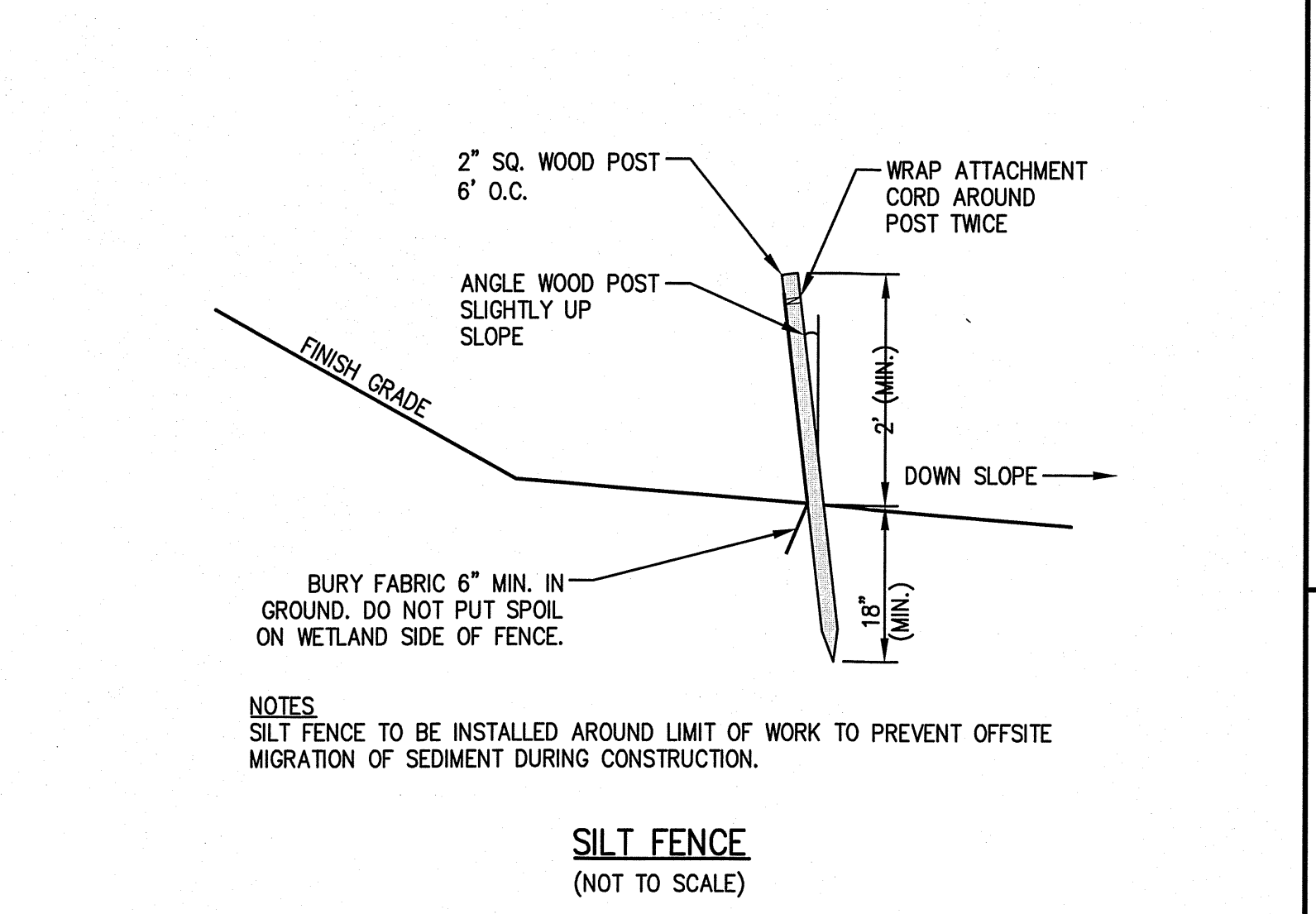
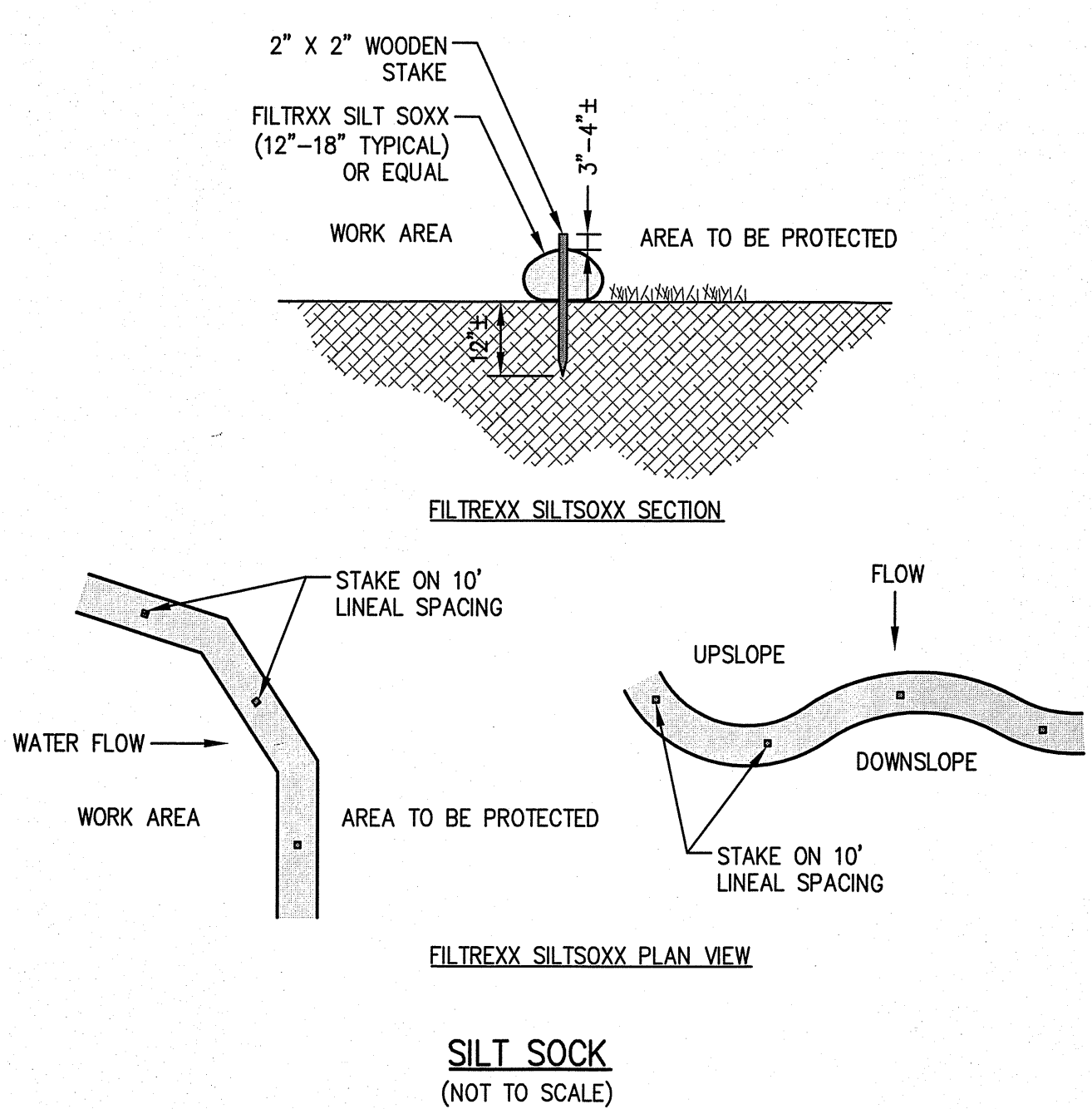
- 4" FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL No. R-1706-1 OR APPROVED EQUIVALENT.
- 8" FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL No. R-1870-A OR APPROVED EQUIVALENT.

**SUBSOIL NOTE:**

SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF ALL STRUCTURES. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.

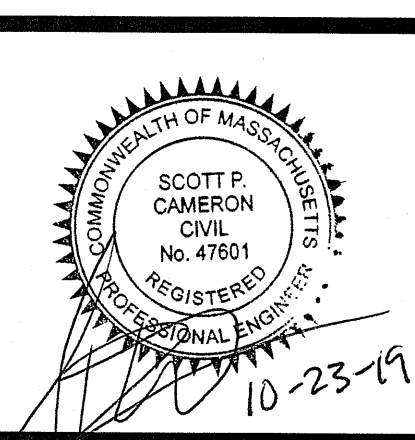


- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE.
  - VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
  - STRUCTURE SHALL MEET AASHTO H20 LOAD RATING. CASTINGS SHALL MEET AASHTO M306, CAST WITH THE CONTECH STORMWATER SOLUTIONS LOGO.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



**SCHEDULE OF ORIFICE INVERTS**

	ORIFICE SIZE	ELEVATION
A	4"	14.00
B	4"	14.75
C	6"	15.75
D	6"	17.00



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**sheet title:**  
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**project name:**  
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**issue date:** 10/23/19

**revisions:**  
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**dr.** **chk.**  
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**job number:**  
MCG-3856

**C-7**





**PROPOSED PARKING**  
 54 ON-SITE SURFACE SPACES  
 44 GARAGE SPACES  
 12 ON-STREET PARALLEL SPACES  
 110 TOTAL SPACES

**LEGEND**

- Proposed Shade Trees
- Proposed Ornamental Trees
- Lawn
- STORMWATER BASIN

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 NEWBURYPORT, MA

**sheet title:**  
 Colored Plan

**issue date:** 10/23/19

**revisions:**  
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**dr.:** chk.

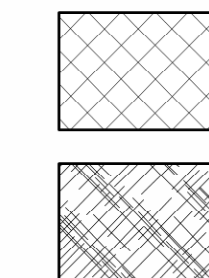
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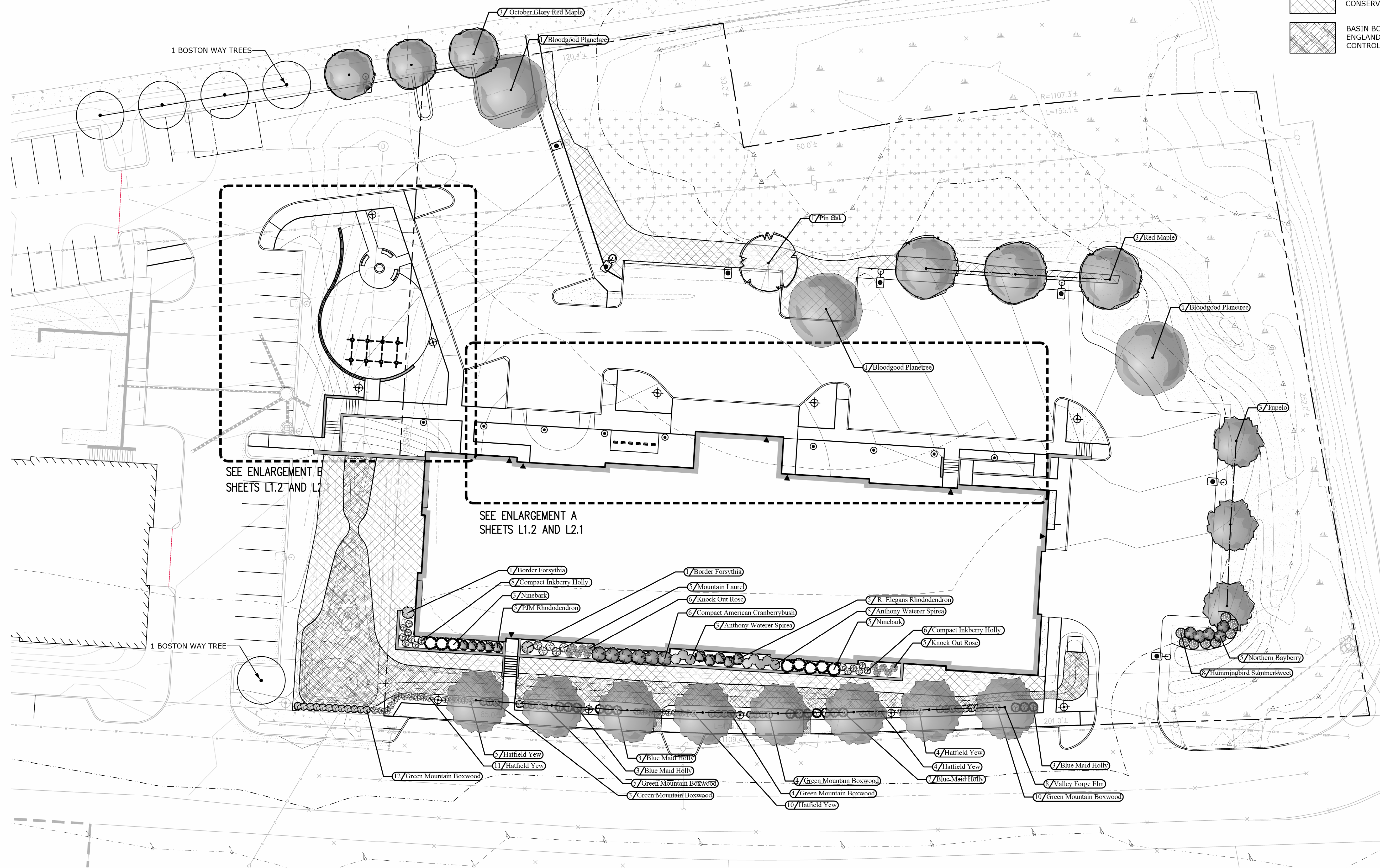


**LEGEND**



STEEP SLOPE SEED MIX. NEW ENGLAND CONSERVATION/WILDLIFE MIX

BASIN BOTTOM SEED MIX. NEW ENGLAND EROSION CONTROL/RESTORATION MIX



SEE ENLARGEMENT B SHEETS L1.2 AND L1.3

SEE ENLARGEMENT A SHEETS L1.2 AND L2.1

**PLANT SCHEDULE - Sheet L1.1**

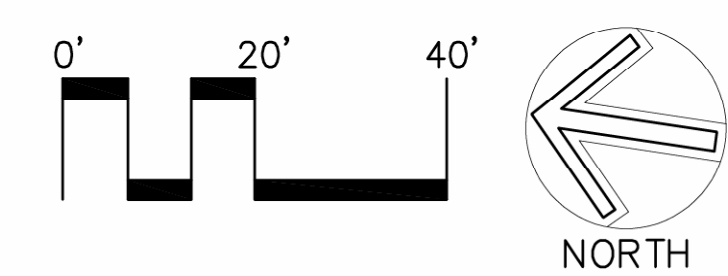
Qty	Latin Name	Common Name	Scheduled Size	Remarks
<b>Shade Trees</b>				
3	<i>Acer rubrum</i>	Red Maple	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
3	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
3	<i>Nyssa sylvatica</i>	Tupelo	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
3	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood Planetree	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
1	<i>Quercus palustris</i>	Pin Oak	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
8	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
<b>Shrubs</b>				
38	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	18-24" HT.	Container, 2.5' on center
8	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	18-24" HT.	Container
2	<i>Forsythia intermedia</i>	Border Forsythia	3-4' HL	Container
14	<i>Ilex glabra</i> 'Densa'	Compact Inkberry Holly	24-30" HT.	Container
16	<i>Ilex x meserveae</i> 'Blue Maid'	Blue Maid Holly	24-30" HT.	Container, 3.5' on center
5	<i>Kalmia latifolia</i> 'Olympic Fire'	Mountain Laurel	24-30" HT.	Container
5	<i>Myrica pennsylvanica</i>	Northern Bayberry	7 Gal.	Container
8	<i>Physocarpus opulifolium</i> 'Diabolo'	Ninebark	3-4" HT.	Container
5	Rhododendron 'PJM'	PJM Rhododendron	24-30" HT.	B&B
5	Rhododendron 'Roseum Elegans'	Roseum Elegans Rhododendron	30-36" HT.	B&B
11	<i>Rosa x 'Knock Out'</i>	Knock Out Rose	5 Gal.	Container
8	<i>Spiraea bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal.	Container
34	<i>Taxus x media</i> 'Hatfield'	Hatfield Yew	18-24" HT.	Container, 2.5' on center
6	<i>Viburnum opulus x americanum</i>	Compact American Cranberrybush	3-4" HT.	Container

**PLANT SCHEDULE - Sheet L1.2**

Qty	Latin Name	Common Name	Scheduled Size	Remarks
<b>Shade Trees</b>				
6	<i>Zelkova serrata</i> 'Musashino'	Musashino Zelkova	3.5-4" Cal.	B&B, Full, Symmetrical, High Branched
<b>Ornamental Trees</b>				
3	<i>Malus x 'Prairifire'</i>	Prairifire Crabapple	8-10'	B&B, Full, Picturesque, Specimen
<b>Shrubs</b>				
5	<i>Buddleia davidii</i> 'Black Knight'	Black Knight Butterfly Bush	3 Gal.	Container
37	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	18-24" HT.	Container, 2.5' on center
6	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	2 gal.	Container
5	<i>Forsythia intermedia</i>	Border Forsythia	3-4' HL	Container
2	<i>Hibiscus syriacus</i>	Rose of Sharon	3-4' HT.	Container
6	<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	7 Gal.	Container
4	<i>Ilex crenata</i> 'Compacta'	Compact Japanese Holly	18-24" HT.	Container
2	<i>Ilex crenata</i> 'Steeds'	Steeds Holly	36-42" HT.	Container
10	<i>Ilex glabra</i> 'Densa'	Compact Inkberry Holly	24-30" HT.	Container
7	<i>Juniperus chinensis sargentii</i> 'Glauca'	Blue Sargent Juniper	12-18" Sor.	Container
6	<i>Leucothoe fontanesiana</i> 'Gitar's Rainbow'	Rainbow Leucothoe	18-24" HT.	Container
5	Rhododendron 'Blauaus Pink'	Blauaus Pink Azalea	18-24" HT.	Container
2	Rhododendron 'Roseum Elegans'	Roseum Elegans Rhododendron	24-30" HT.	B&B
47	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	3 gal.	Container
6	<i>Spiraea japonica</i> 'Shirabana'	Shirabana Spirea	12-18" HT.	Container
2	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	30-36" HT.	Container

**Perennials, Grasses and Groundcovers**

5	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Feather Reed Grass	2 Gal.	Container
93	<i>Carex pennsylvanica</i>	Oak Sedge	1 Gal.	Container
11	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	1 Gal.	Container
14	<i>Echinacea purpurea</i> 'Harvest Moon'	Purple Coneflower	1 Gal.	Container
34	<i>Hemerocallis x 'Pardon Me'</i>	Pardon Me Daylily	1 Gal.	Container
31	<i>Hosta 'Frances'</i>	Variegated Hosta	1 Gal.	Container
79	<i>Liriope muscari</i> 'Variegata'	Variegated Liriope	1 Gal.	Container
18	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 Gal.	Container
11	<i>Pennisetum alopecuroides</i>	Fountain Grass	2 Gal.	Container
9	<i>Phlox paniculata</i>	Garden Phlox	1 Gal.	Container
16	<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black Eyed Susan	1 Gal.	Container



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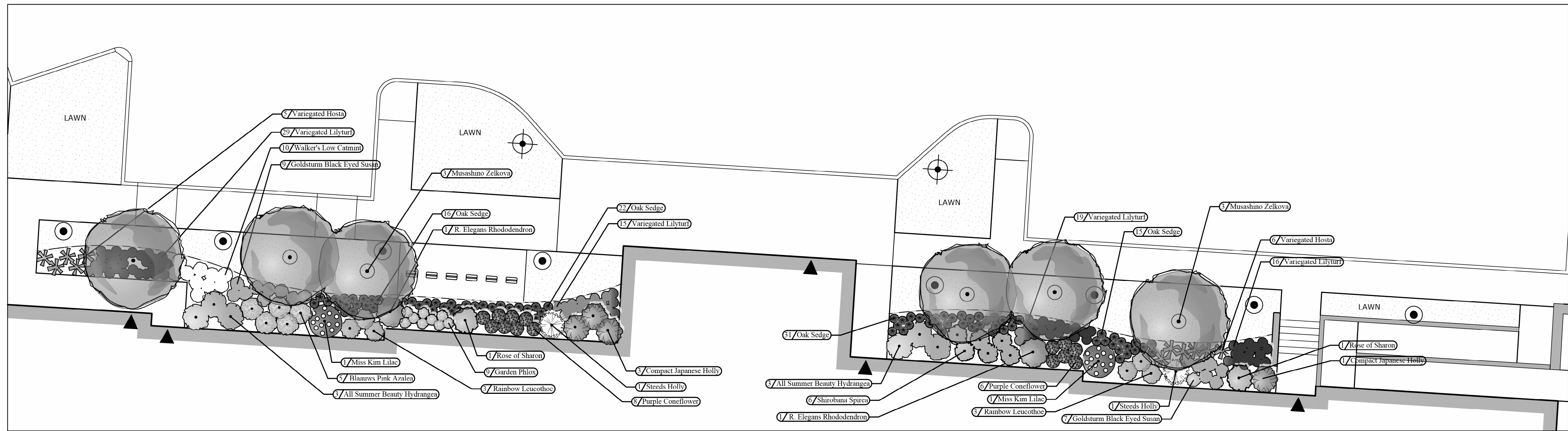
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**job number:**  
**DA 19-22**

**L1.1**





1 PLANTING ENLARGEMENT A  
SCALE: 1/8"=1'-0"

**NOTES**

- FURNISH AND INSTALL PLANTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF SHRUBS GRAPHICALLY SHOWN ON PLANS. IF THERE IS A DISCREPANCY BETWEEN PLANT LIST QUANTITIES AND GRAPHICS, THE GRAPHIC SHALL TAKE PRECEDENCE.
- PRIOR TO THE START OF EXCAVATION FOR THE PROJECT BOTH ON AND OF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED A DIGSAFE NUMBER INDICATING THAT EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL BEGIN 90 DAY MAINTENANCE PERIOD IMMEDIATELY UPON PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL VERIFY TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. USE OF PEAT MOSS IS PROHIBITED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. REQUEST THE LANDSCAPE ARCHITECT PROVIDE A WRITTEN LETTER OF ACCEPTANCE UPON COMPLETION OF EACH PHASE.
- PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- LANDSCAPE ARCHITECT TO FLAG TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH TOPSOIL TO A MINIMUM DEPTH OF 6", AND SEEDDED WITH A MIX CONSISTING OF 40% PERENNIAL RYE GRASS; 30% CHEWINGS FESCUE; 30% KENTUCKY BLUEGRASS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- THERE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
- NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.

**NEW ENGLAND WETLAND PLANTS, INC**  
820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000 FAX 413-549-4000  
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

**NEW ENGLAND WETLAND PLANTS, INC**  
820 WEST STREET, AMHERST, MA 01002  
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EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

**New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites**

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Yernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bromegrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae angliae (Symphyotrichum novae angliae)</i>	New England Aster	FACW
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS. TOTAL: \$111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cutpack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

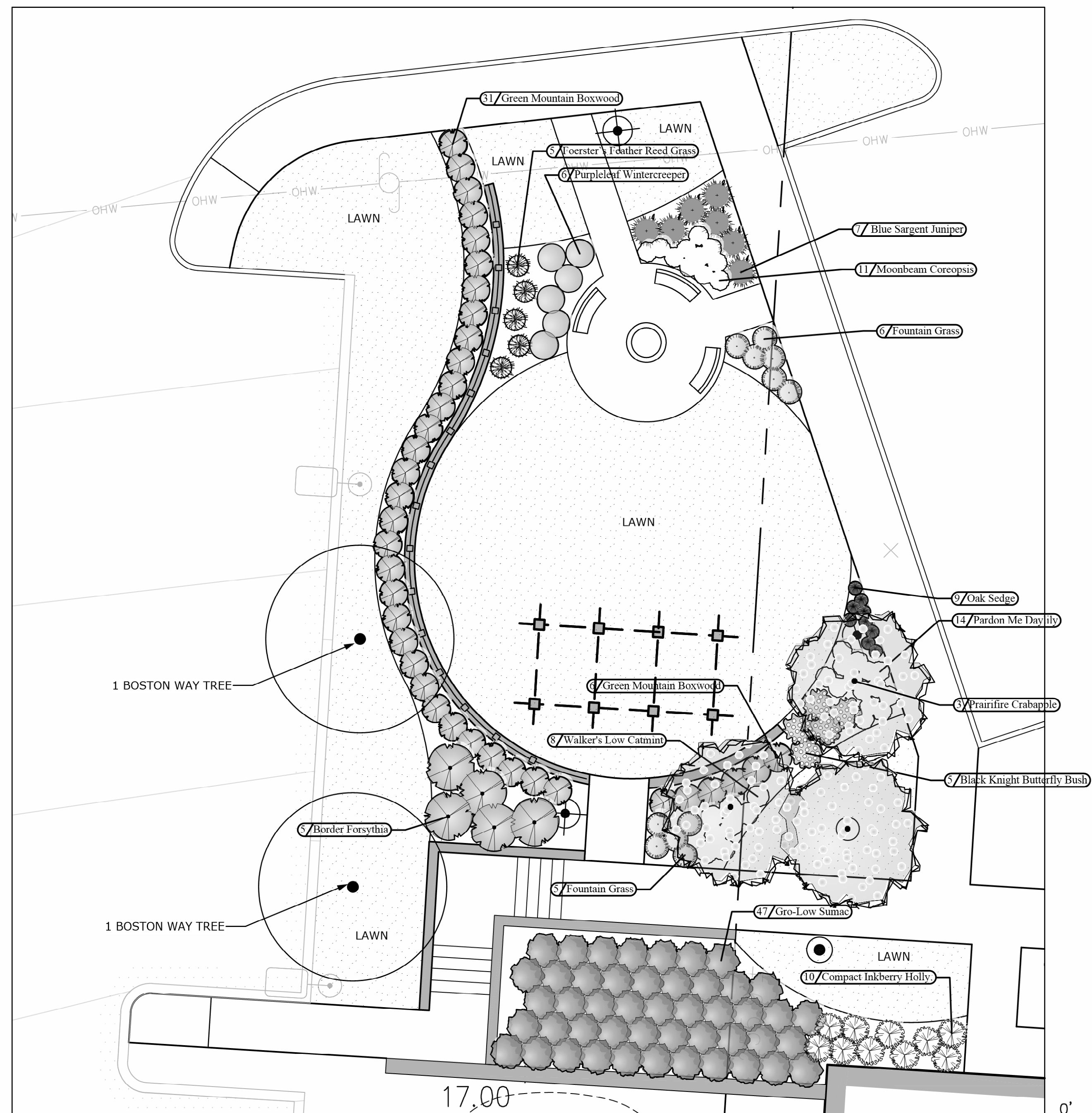
**New England Conservation/Wildlife Mix**

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FACU
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes. For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.



2 PLANTING ENLARGEMENT B  
SCALE: 1/8"=1'-0"



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Tel: 978-688-5422

sheet title:

**Planting Enlargements**

project name:

**3 BOSTON WAY**  
3 BOSTON WAY  
NEWBURYPORT, MA

issue date:

10/23/19

revisions:

dr:

chc

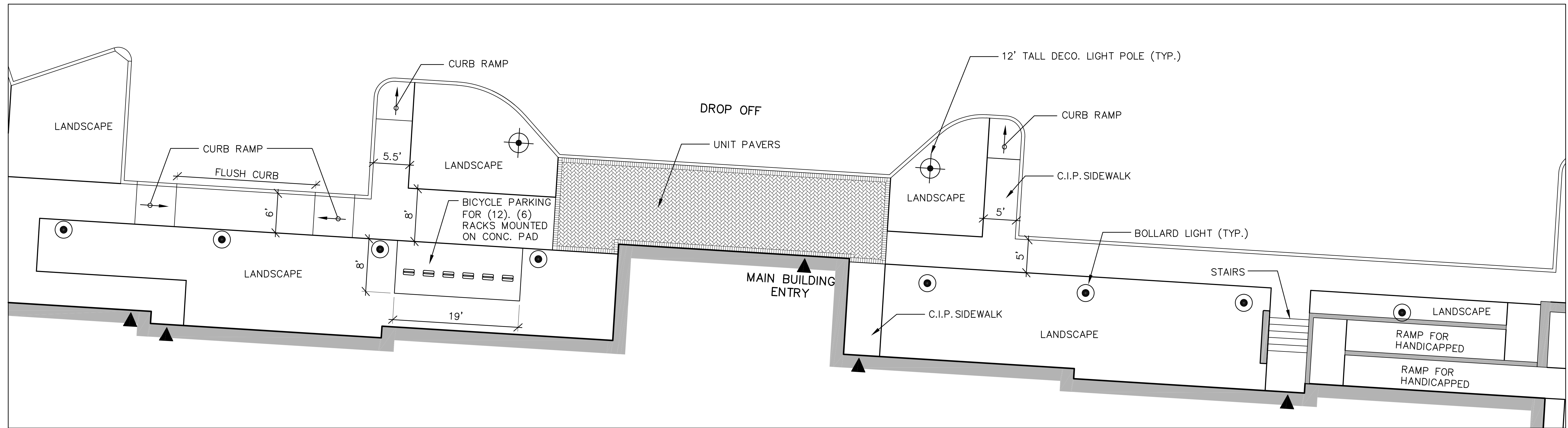
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job number:

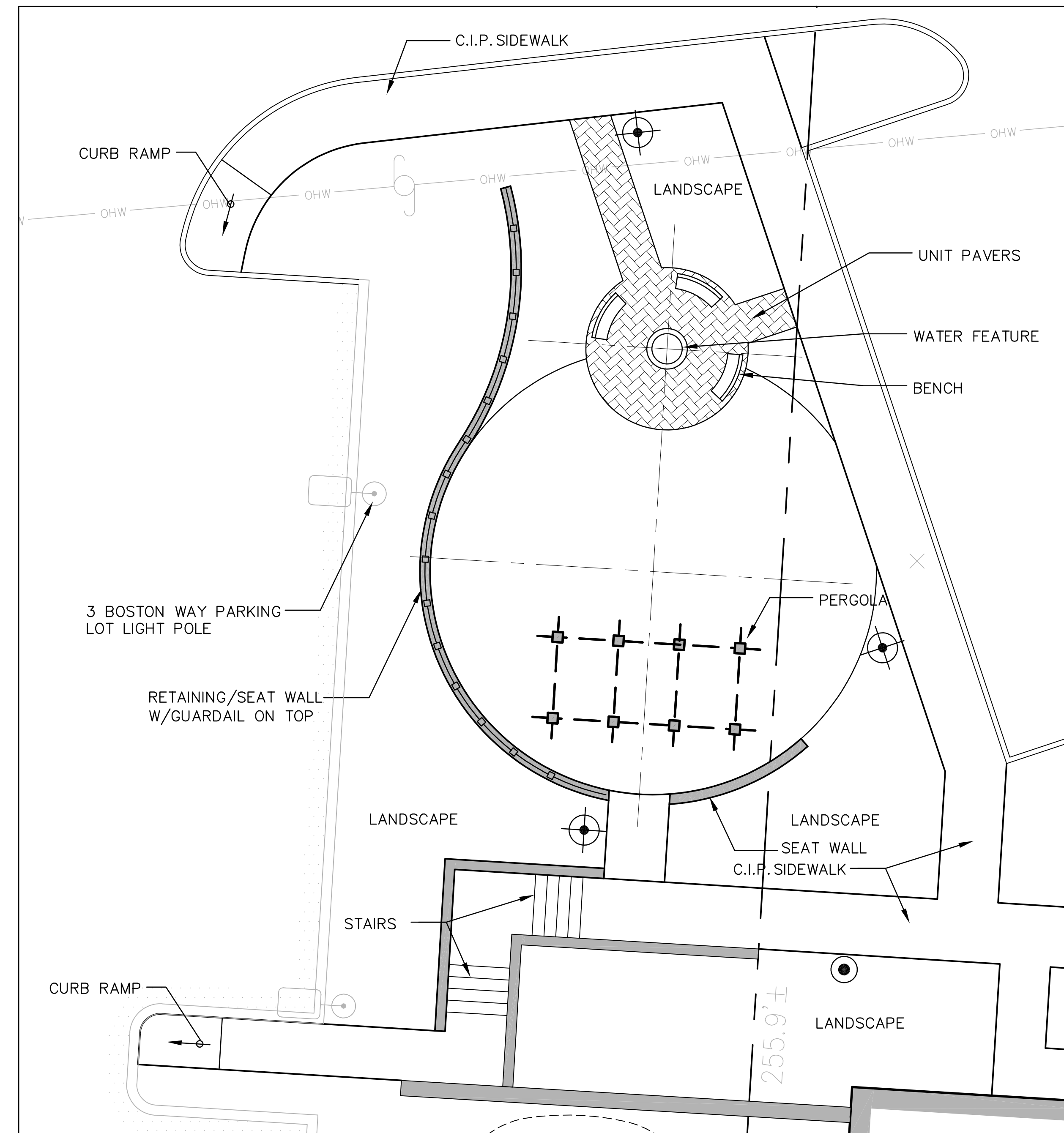
RDA 19-22

**L1.2**

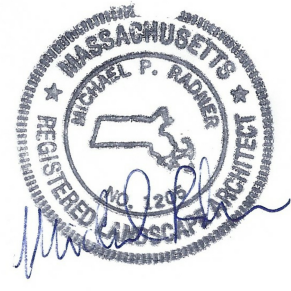
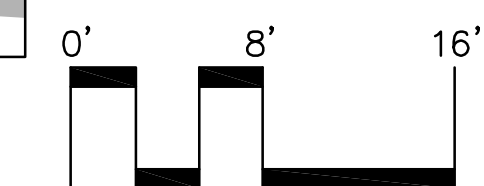




1 ENLARGEMENT A  
L2.1 SCALE: 1/8"=1'-0"



2 ENLARGEMENT B  
L2.1 SCALE: 1/8"=1'-0"



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sheet title:

**Site Improvements Enlargements**

project name:

**3 BOSTON WAY**  
3 BOSTON WAY  
NEWBURYPORT, MA

issue date: 10/23/19

revisions:  
□

dr. \_\_\_\_\_ chk. \_\_\_\_\_

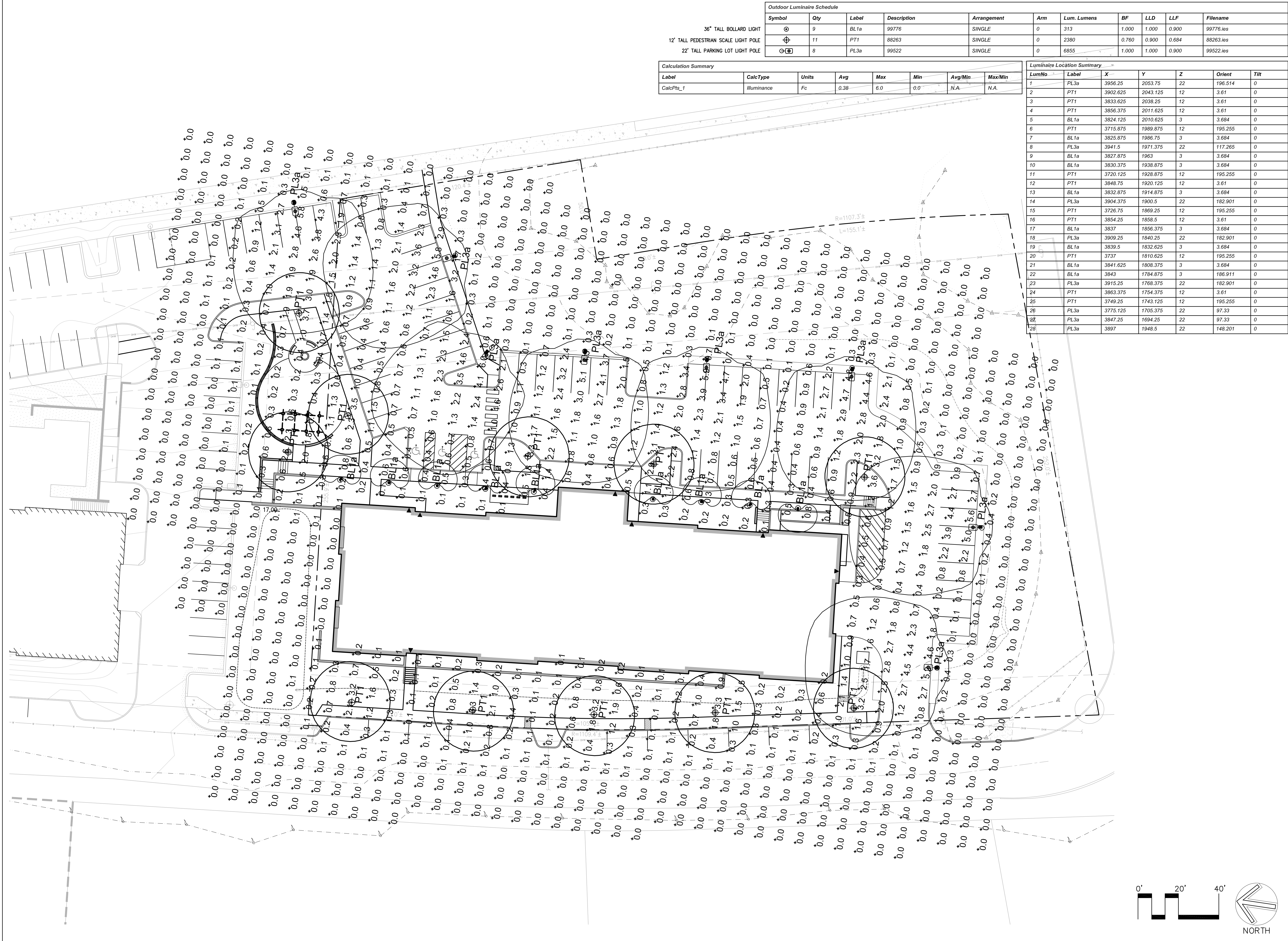
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job number:

**RDA 19-22**

**L2.1**

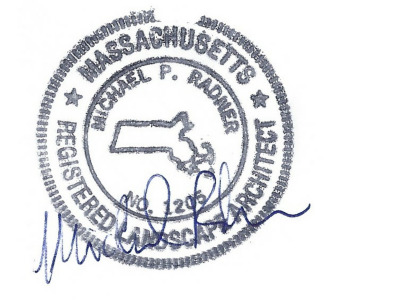
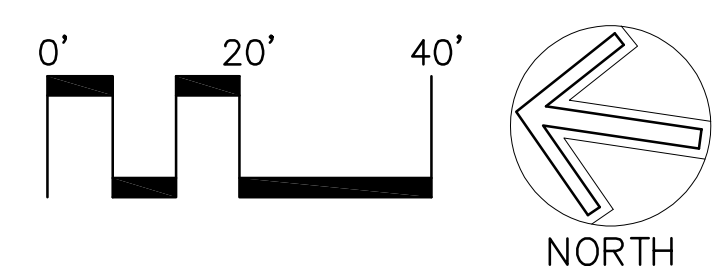




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⊗	8	PL3a	99522	SINGLE	0	6855	1.000	1.000	0.900	99522.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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 Tel: 978-688-5422

**sheet title:**  
**Photometric Lighting Plan**

**project name:**  
**3 BOSTON WAY**  
 3 BOSTON WAY  
 NEWBURYPORT, MA

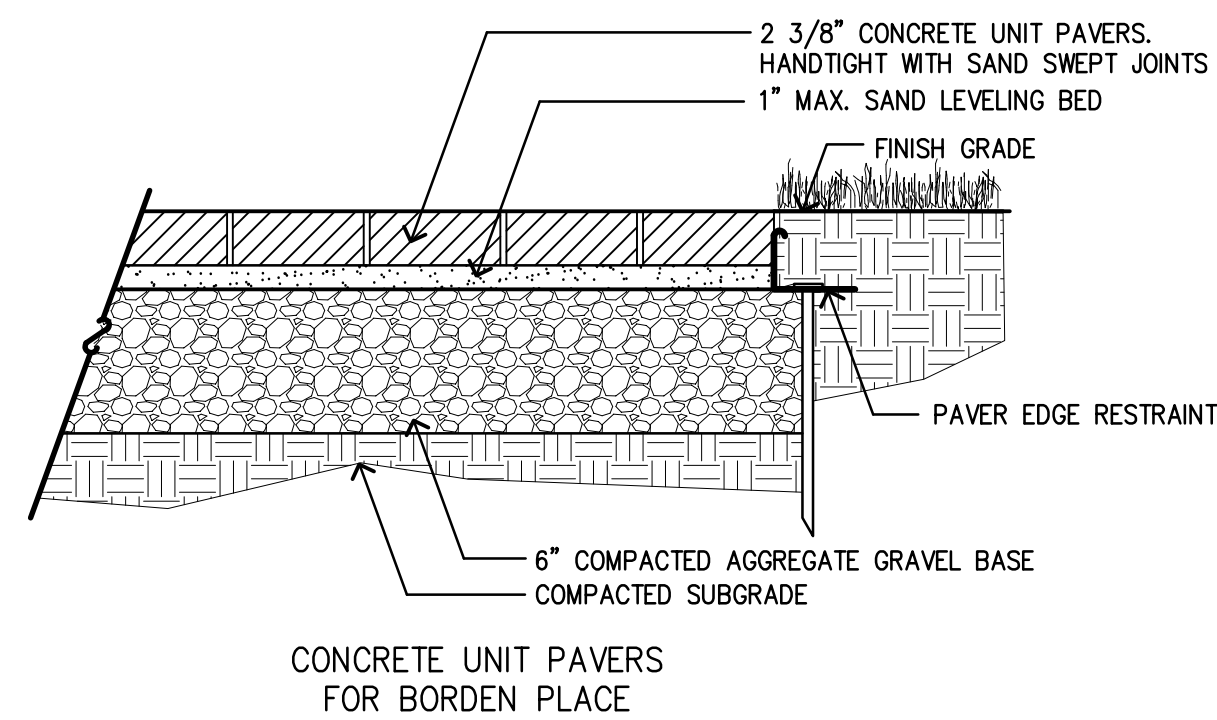
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**revisions:**

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 chk. \_\_\_\_\_  
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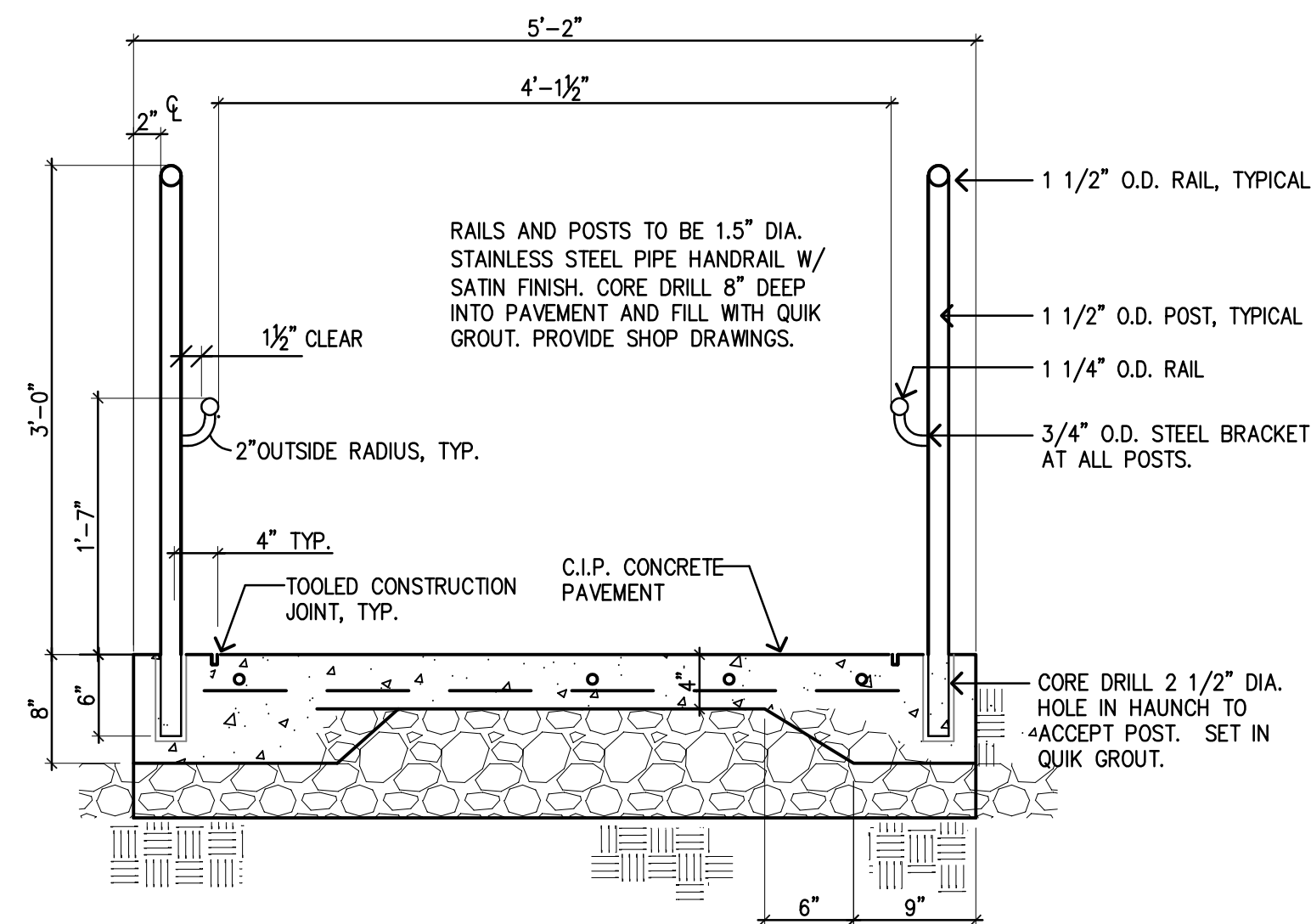
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**RDA 19-22**

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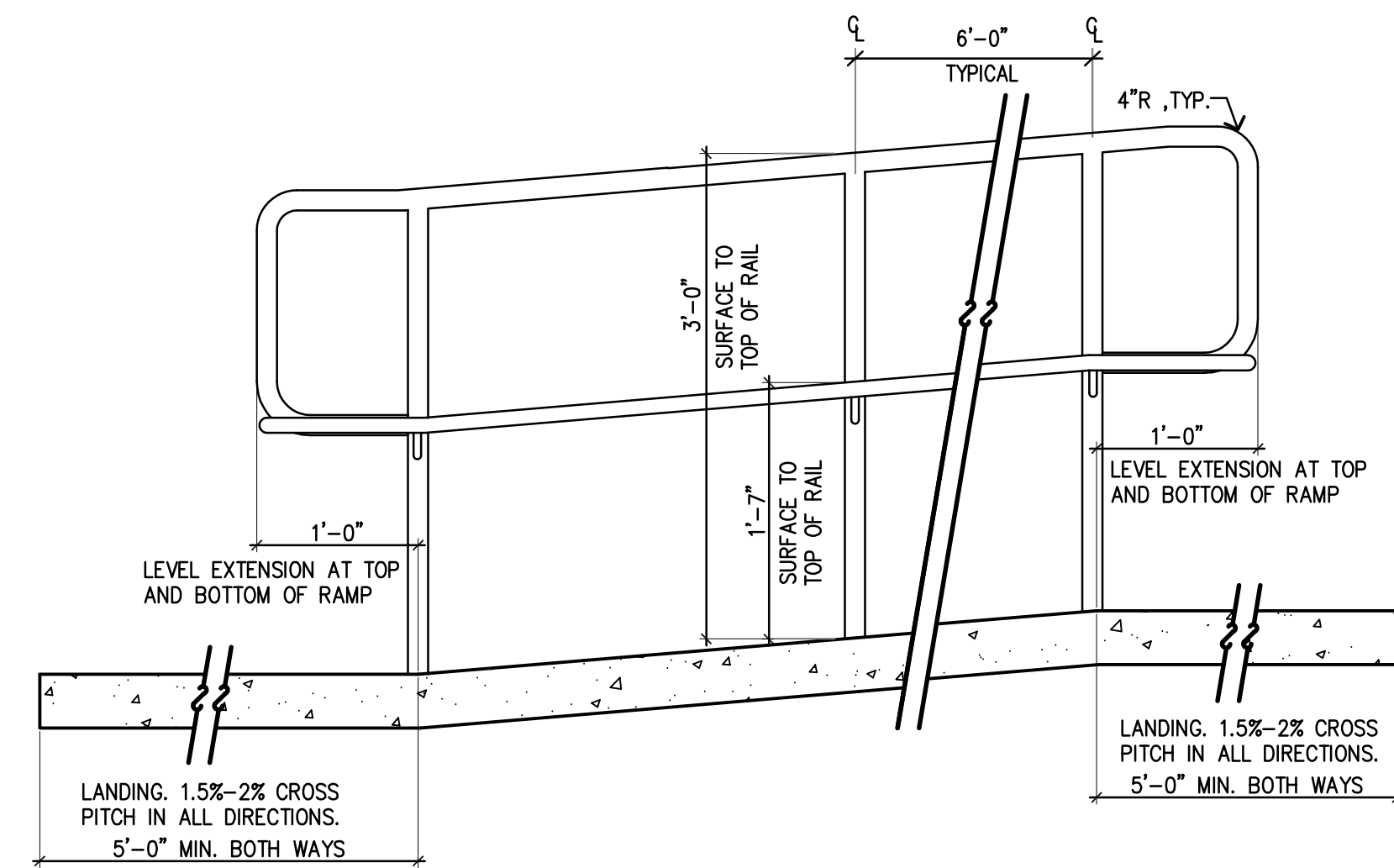




CONCRETE UNIT PAVERS FOR BORDEN PLACE



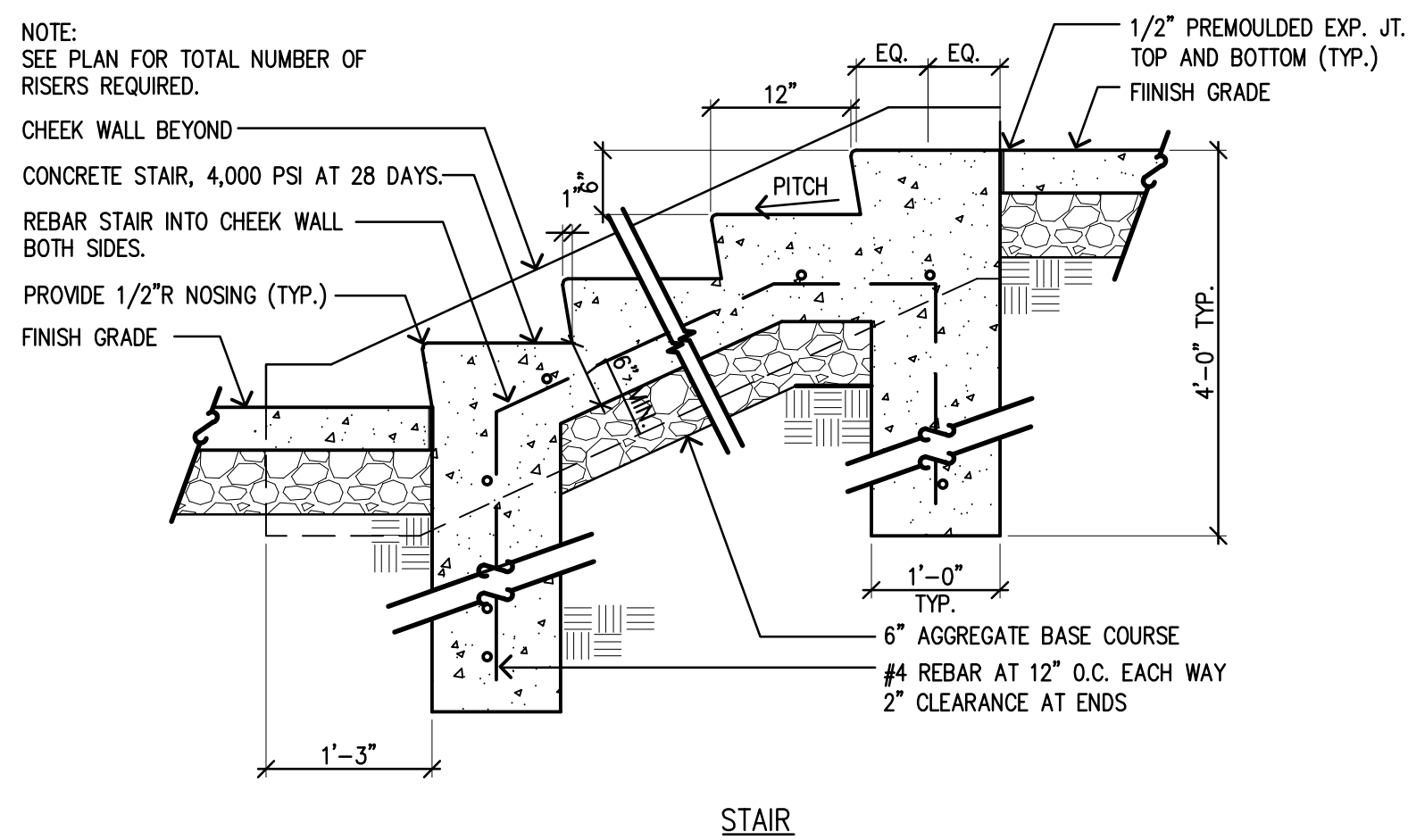
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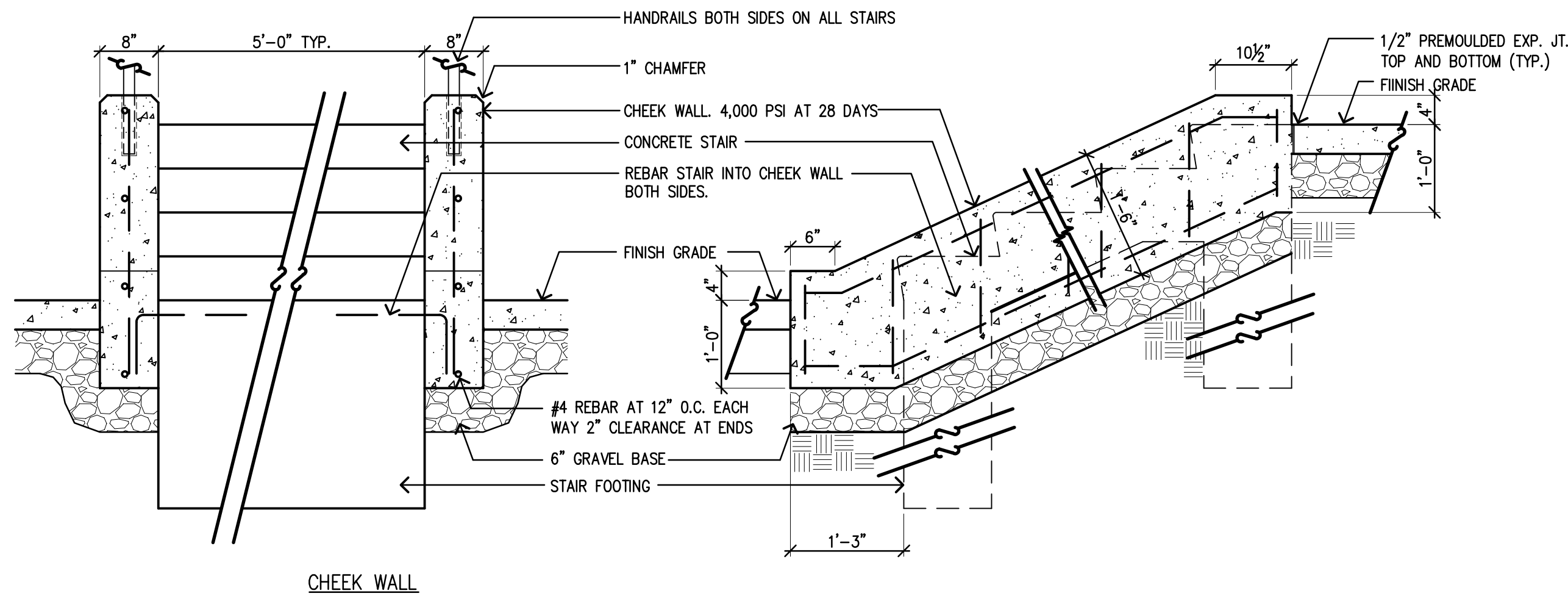
ELEVATION

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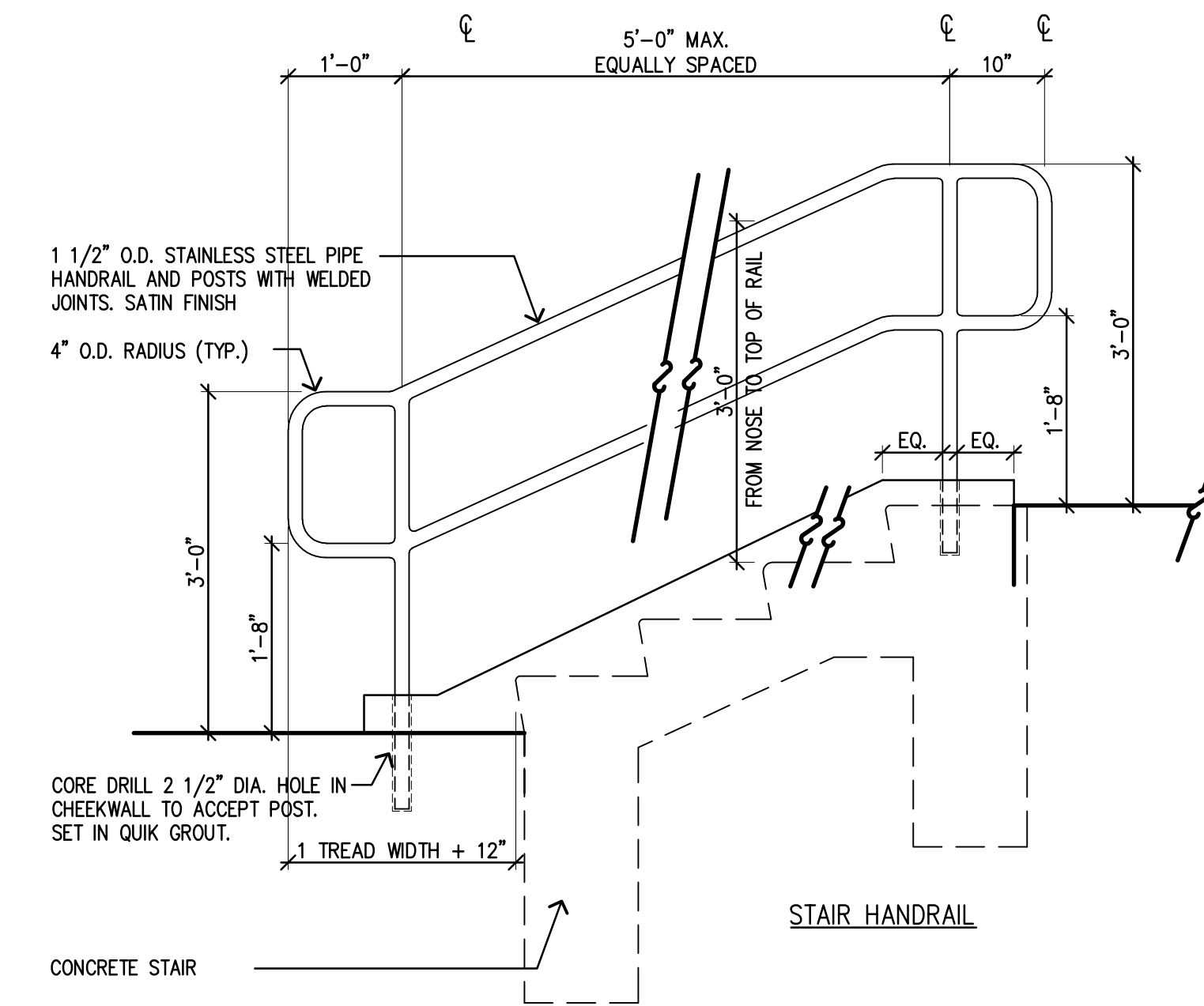
2 RAMP DETAILS  
L4.1 SCALE: 1"=1'-0"



STAIR



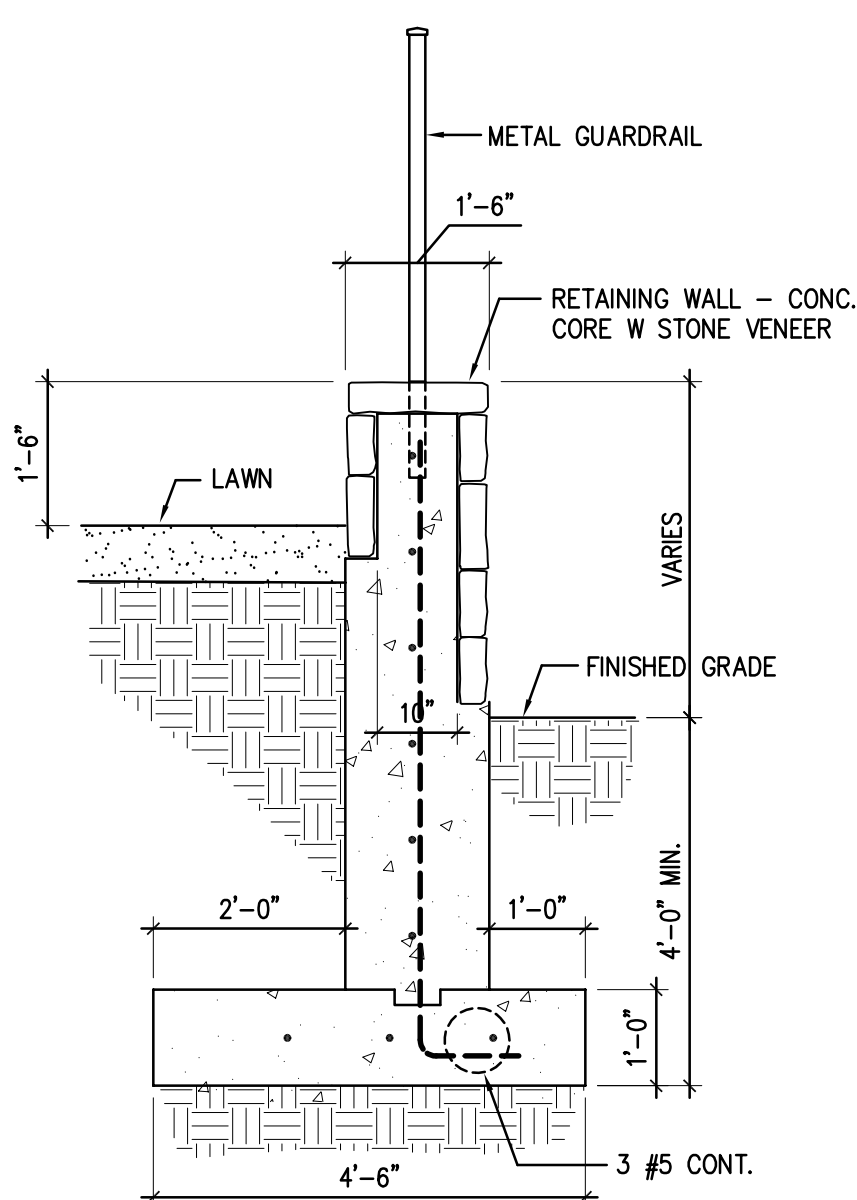
CHEEK WALL



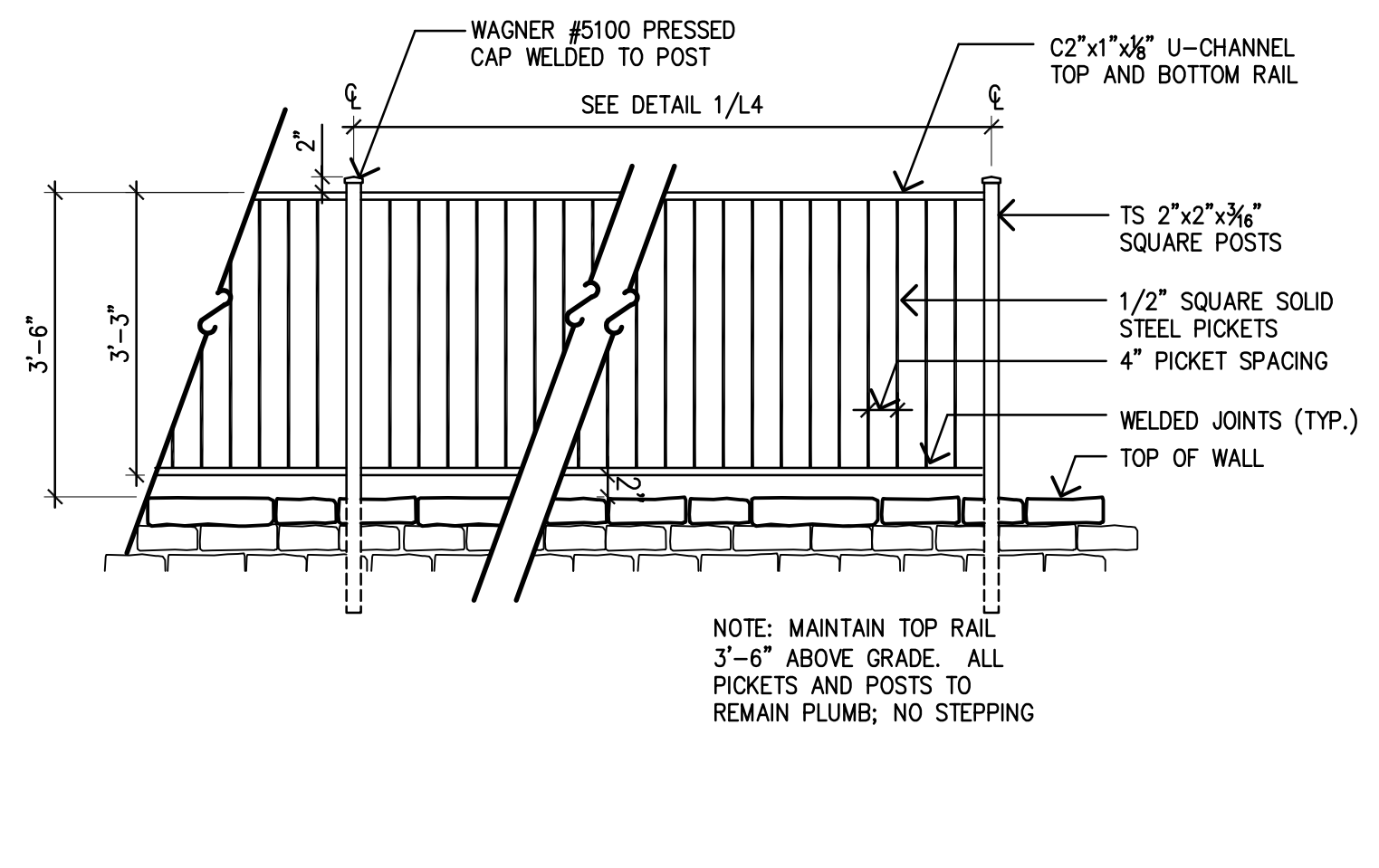
STAIR HANDRAIL

3 STAIR DETAILS  
L4.1 SCALE: 3/4"=1'-0"

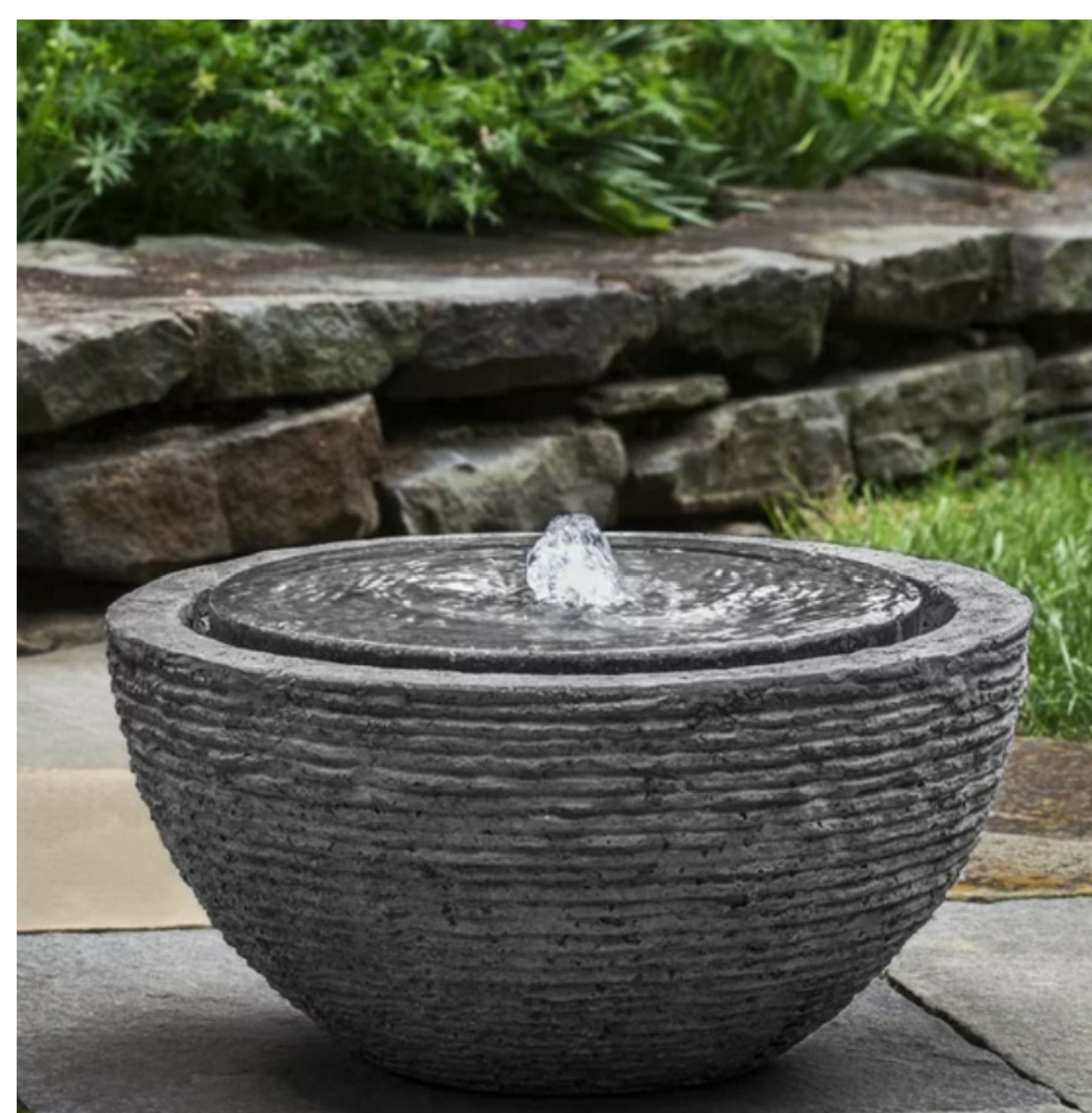
4 STAIR HANDRAIL  
L4.1 SCALE: 3/4"=1'-0"



5 RETAINING WALL  
L4.1 SCALE: 1/2"=1'-0"



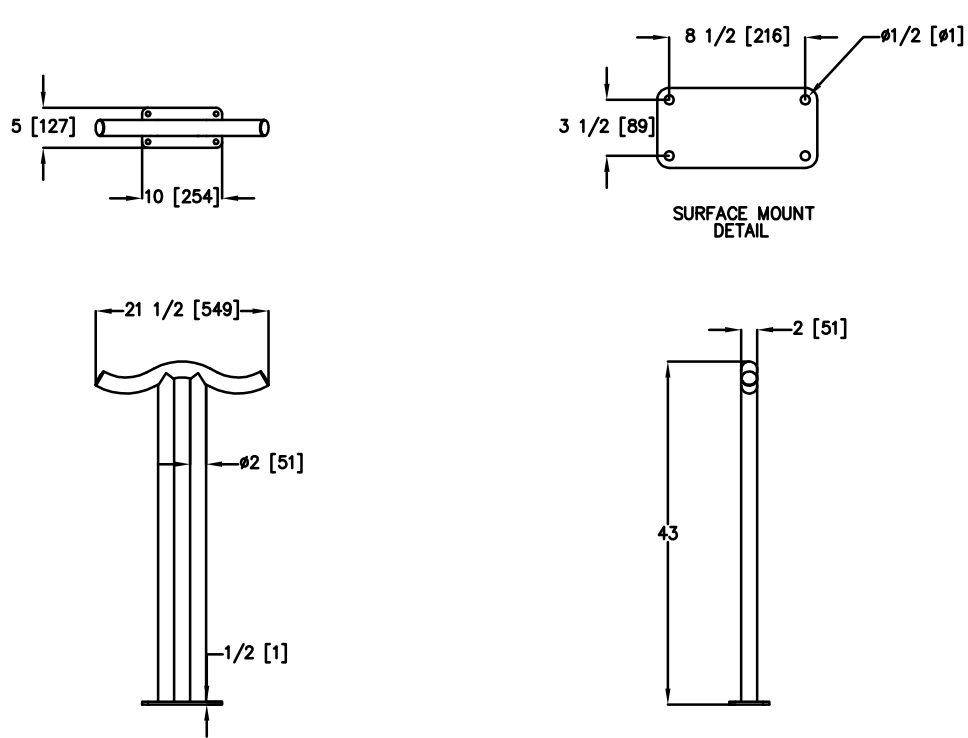
6 METAL GUARDRAIL  
L4.1 SCALE: 1/2"=1'-0"



7 WATER FEATURE  
L4.1 NO SCALE



8 BICYCLE RACK  
L4.1 NO SCALE



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sheet title:  
Site Improvement Details 1

project name:  
3 BOSTON WAY  
3 BOSTON WAY  
NEWBURYPORT, MA

issue date: 10/23/19

revisions:

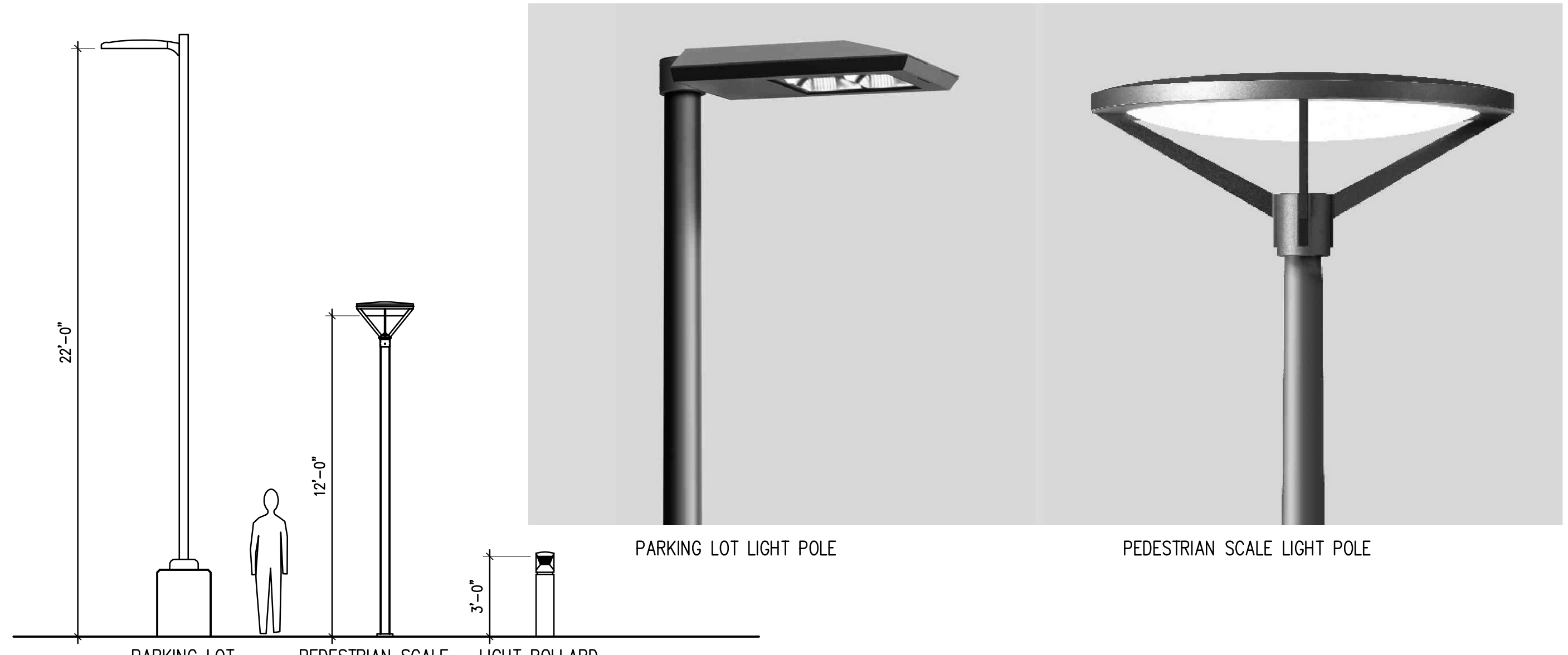
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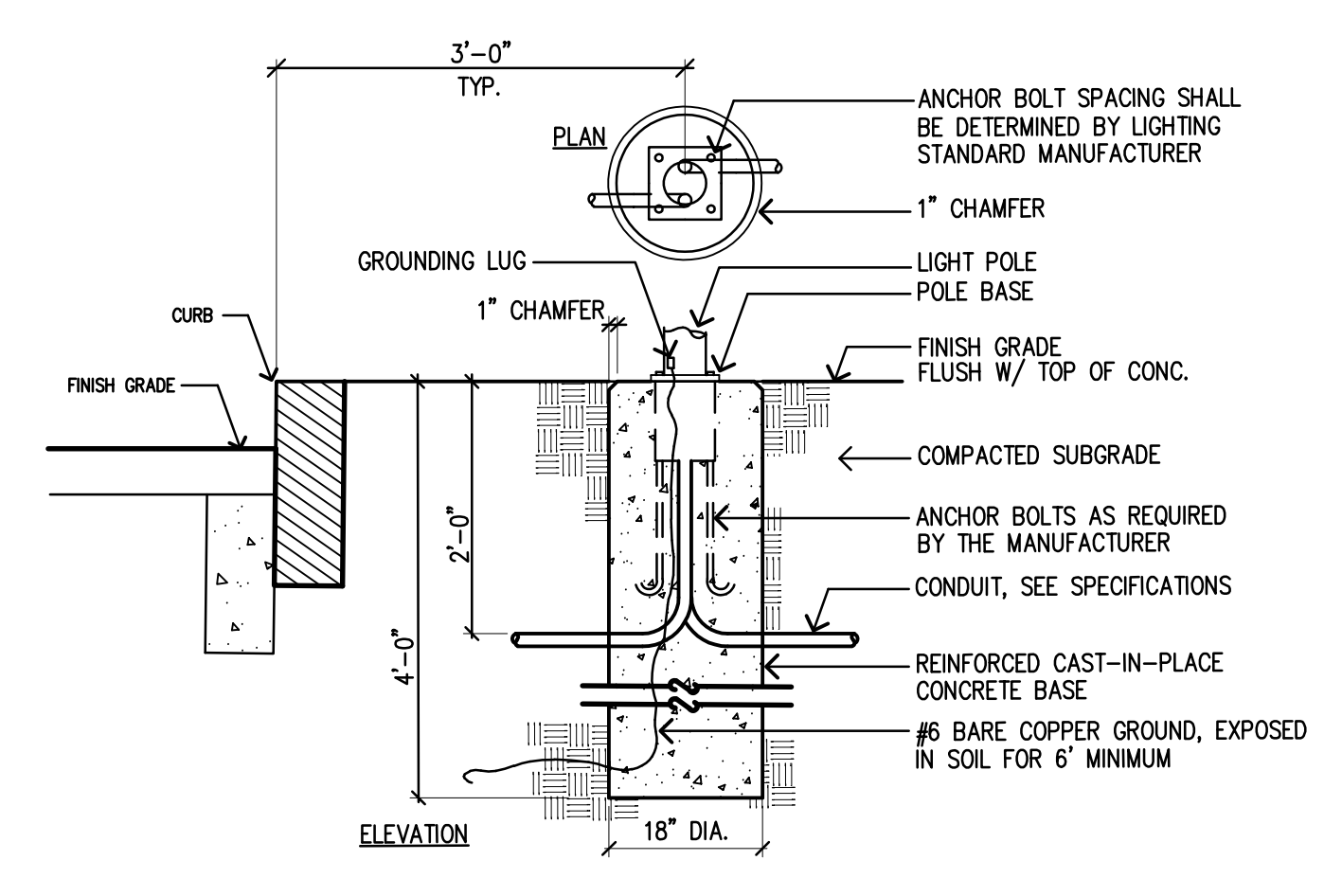
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RDA 19-22

L4.1

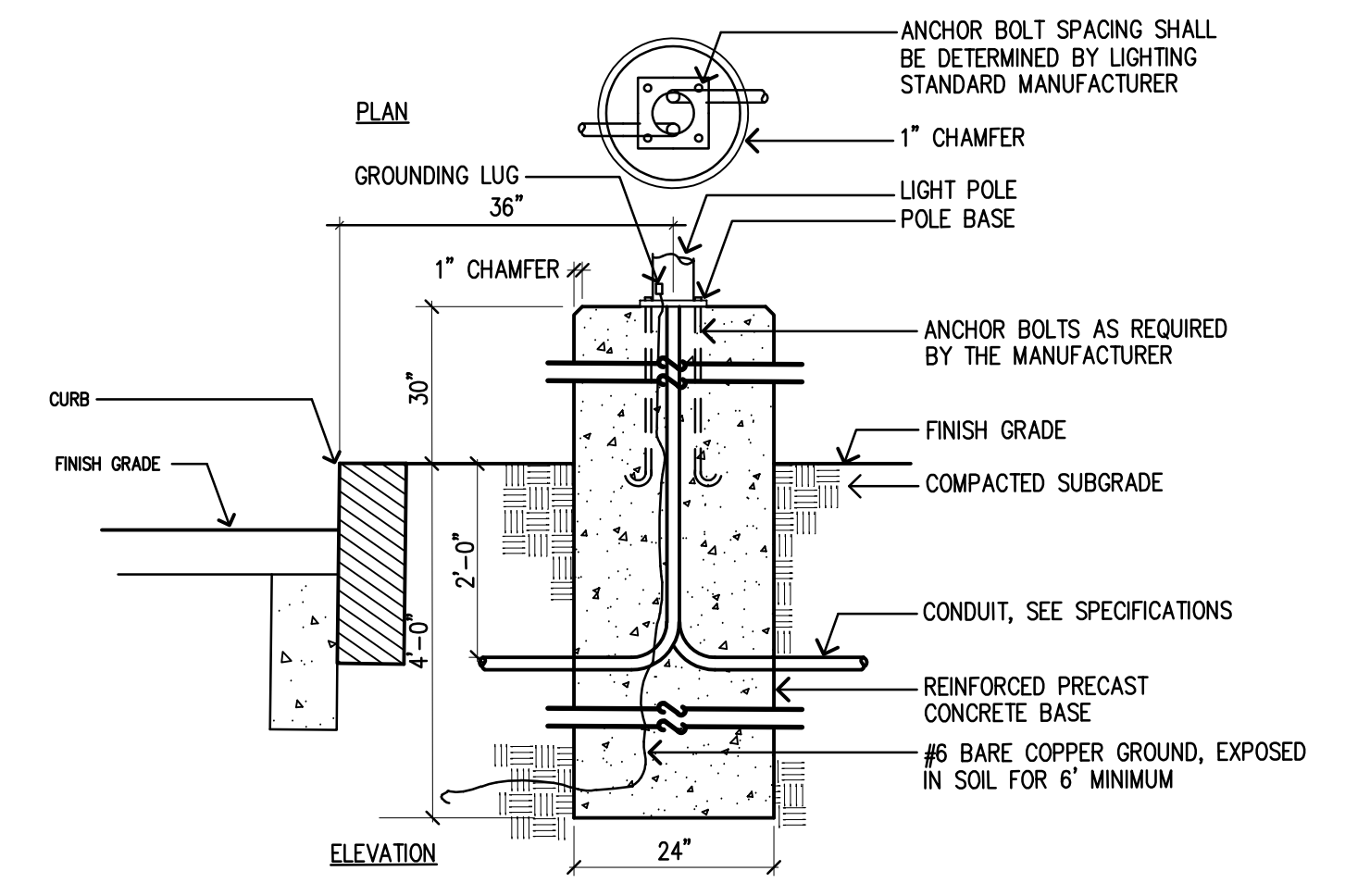




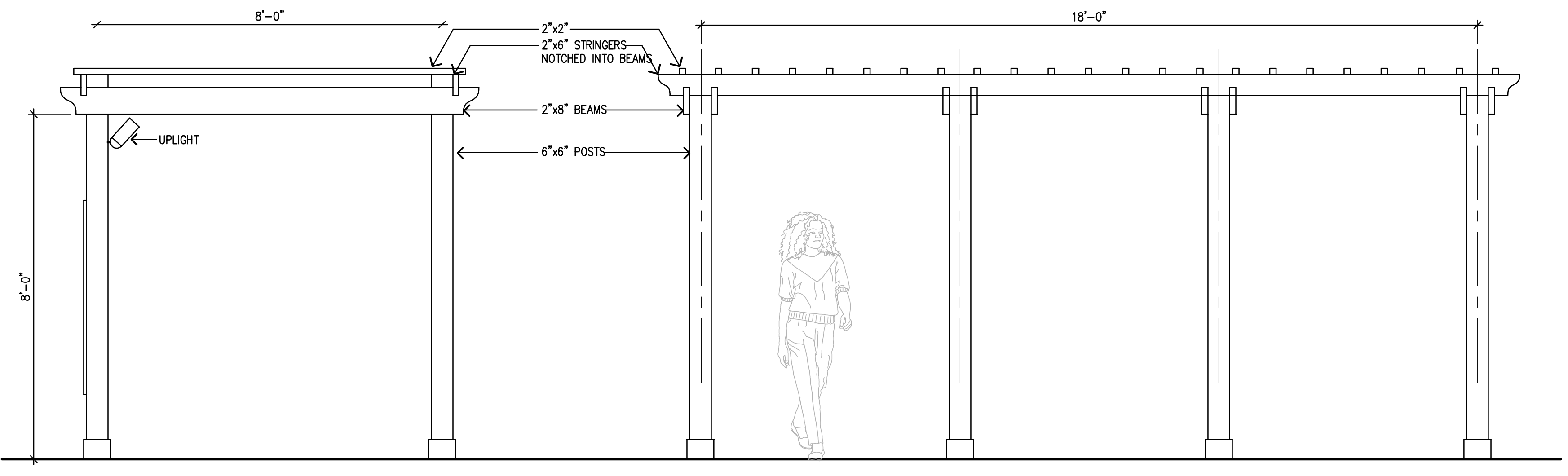
**1 LIGHT POLE ELEVATIONS**  
 SCALE: 1/4"=1'-0"



**2 LIGHT POLE BASE - PEDESTRIAN SCALE POLE**  
 SCALE: 3/4"=1'-0"



**3 LIGHT POLE BASE - PARKING LOT POLE**  
 SCALE: 3/4"=1'-0"

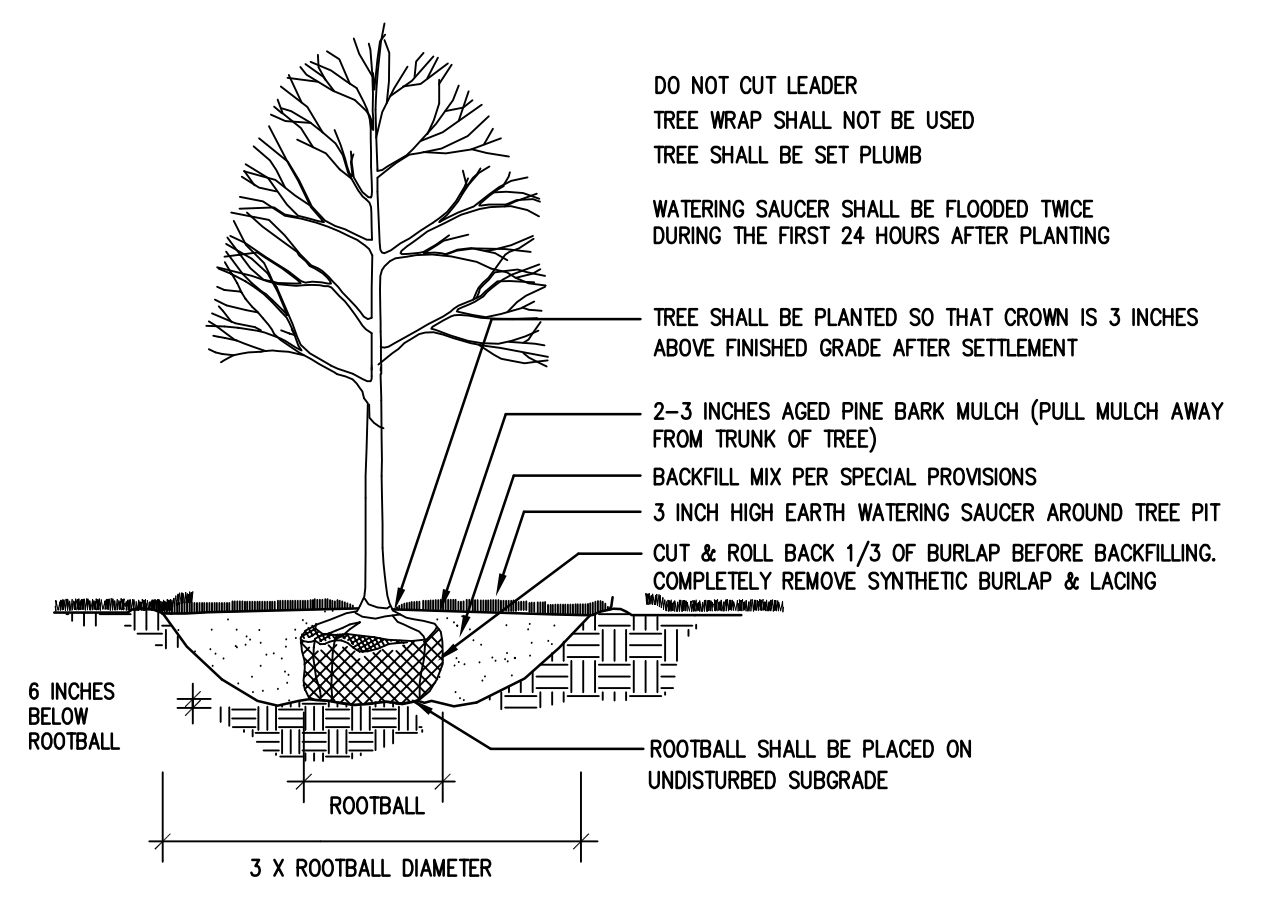


**4 PERGOLA ELEVATION**  
 SCALE: 1/4"=1'-0"

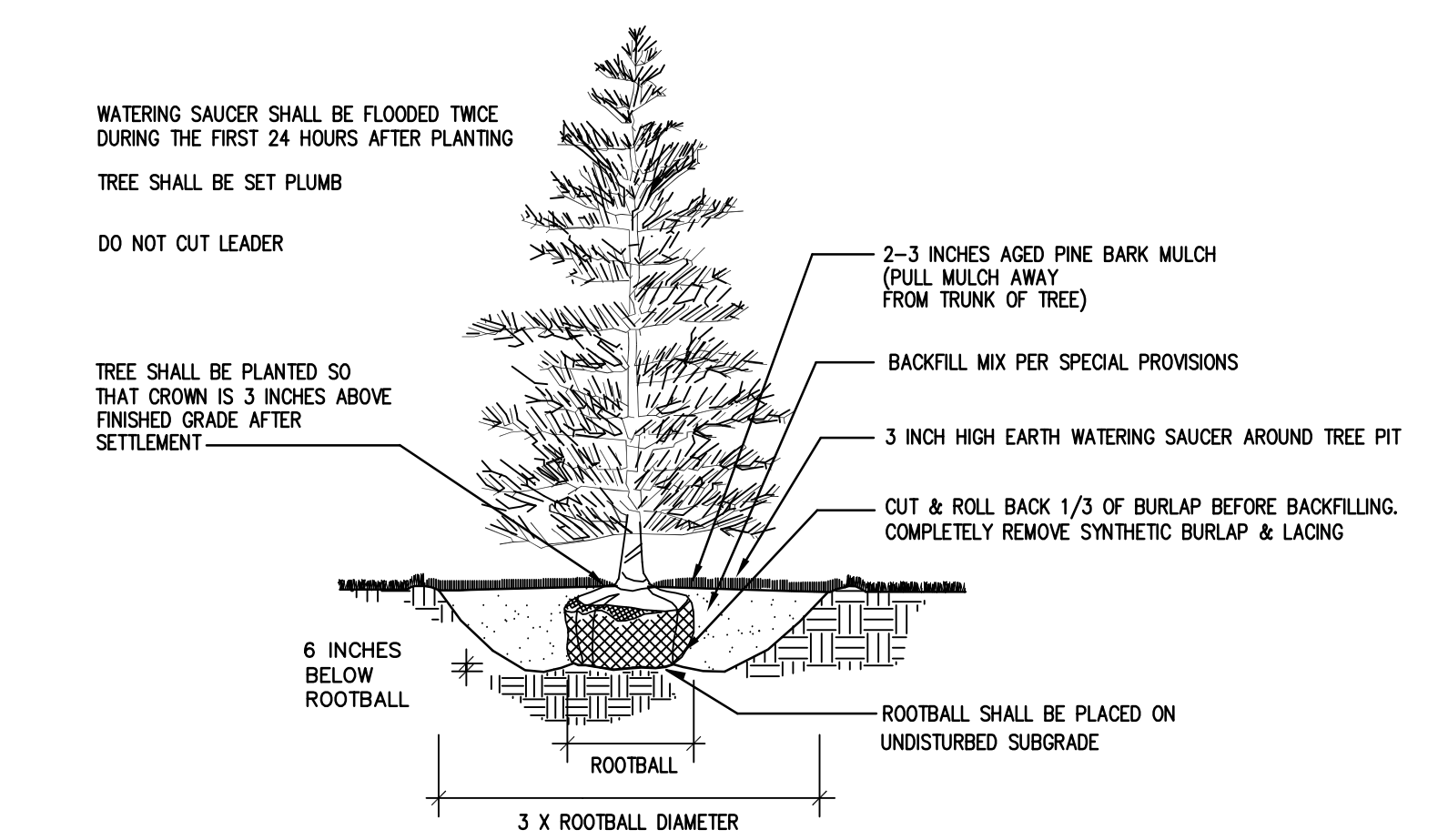


**5 BENCH IMAGE**  
 NO SCALE

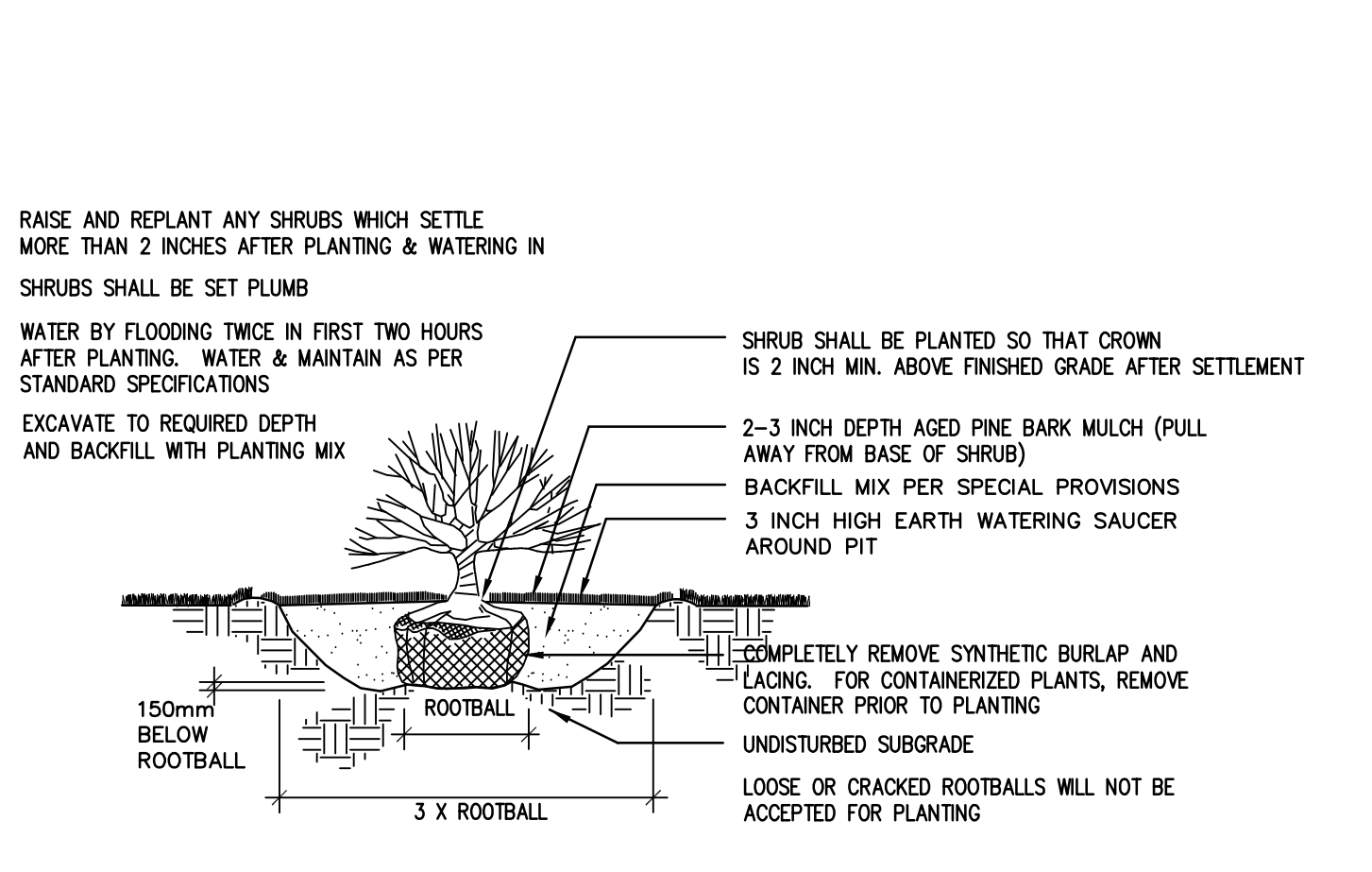
**6 INTENTIONALLY BLANK**  
 NO SCALE



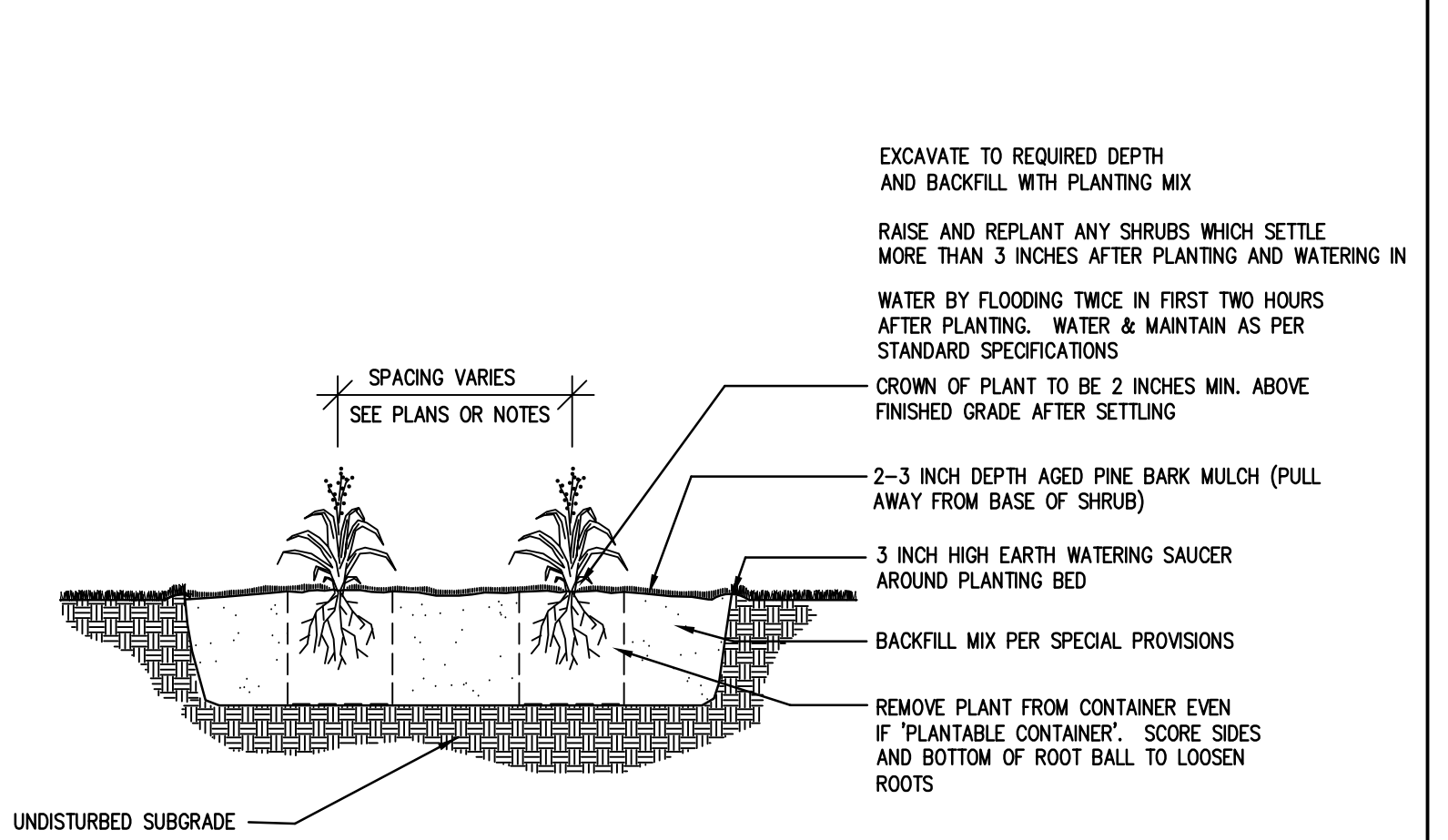
**7 DECIDUOUS TREE PLANTING**  
 NOT TO SCALE



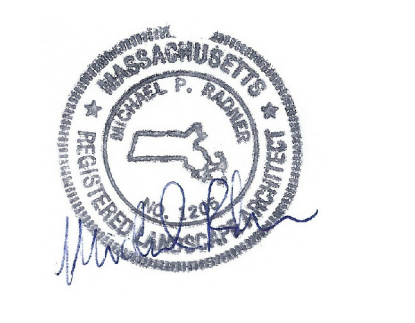
**8 EVERGREEN TREE PLANTING**  
 NOT TO SCALE



**9 SHRUB PLANTING**  
 NOT TO SCALE



**10 PERENNIAL PLANTING**  
 NOT TO SCALE



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**sheet title:**  
**Site Improvement Details 2**

**project name:**  
**3 BOSTON WAY NEWBURYPORT, MA**

**issue date:** 10/23/19  
**revisions:**

dr. chk.

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**job number:**  
**RDA 19-22**

**L4.2**