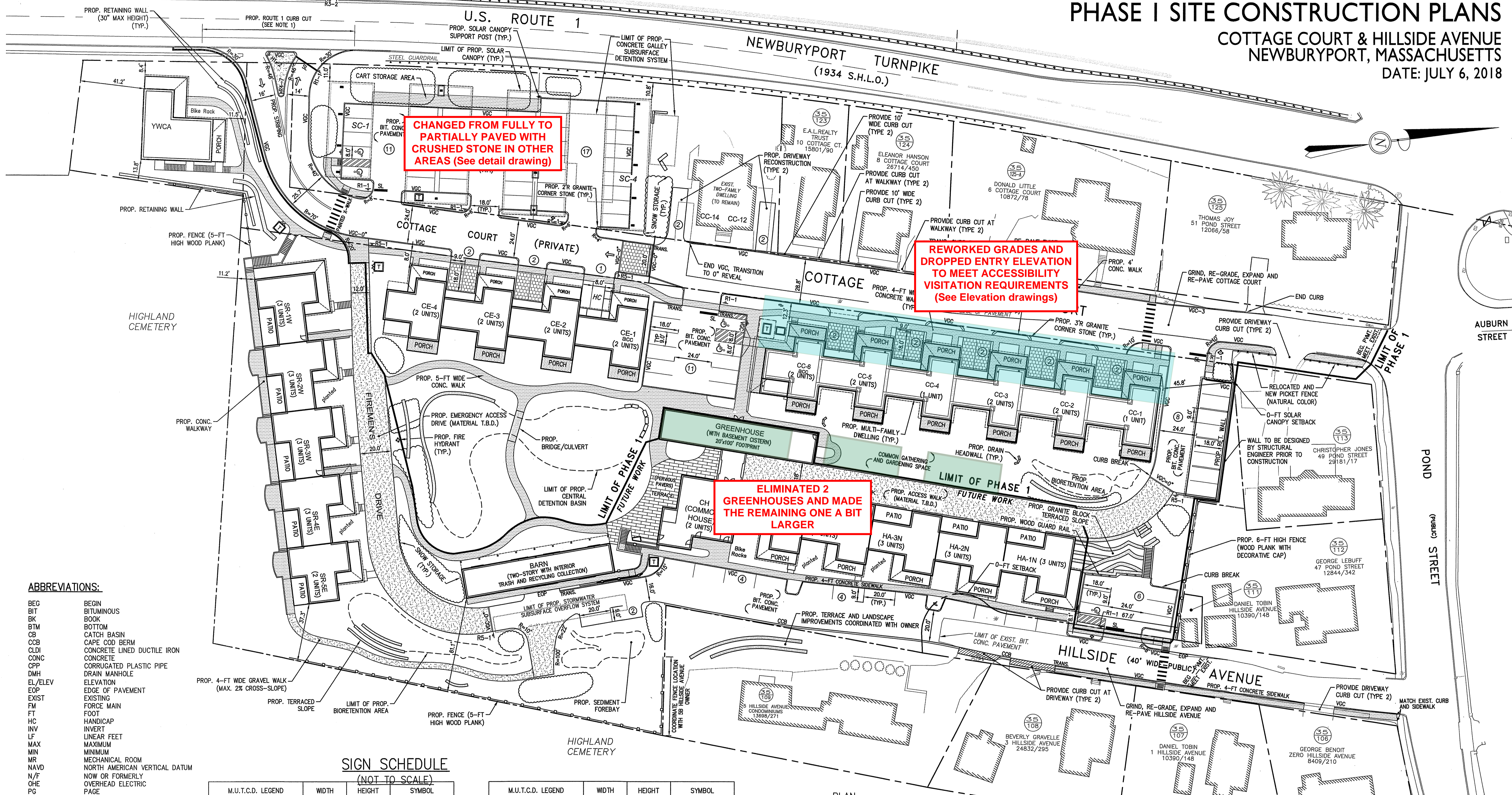
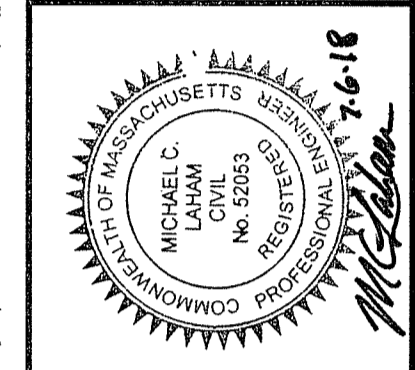


HILLSIDE CENTER FOR SUSTAINABLE LIVING PHASE I SITE CONSTRUCTION PLANS

COTTAGE COURT & HILLSIDE AVENUE
NEWBURYPORT, MASSACHUSETTS
DATE: JULY 6, 2018

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS, ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-774-8888, F: 978-774-8888, W: WWW.MORIN-CAMERON.COM



CHANGED FROM FULLY TO PARTIALLY PAVED WITH CRUSHED STONE IN OTHER AREAS (See detail drawing)

REWORKED GRADES AND DROPPED ENTRY ELEVATION TO MEET ACCESSIBILITY VISITATION REQUIREMENTS (See Elevation drawings)

ELIMINATED 2 GREENHOUSES AND MADE THE REMAINING ONE A BIT LARGER

ABBREVIATIONS:

BEG	BEGIN
BIT	BITUMINOUS
BOOK	BOOK
BTM	BOTTOM
CB	CATCH BASIN
CCB	CAPE COD BERM
CLDI	CONCRETE LINED DUCTILE IRON
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DMH	DRAIN MANHOLE
EOP/ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FM	FORCE MAIN
FT	FOOT
HC	HANDICAP
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MR	MECHANICAL ROOM
NAVD	NORTH AMERICAN VERTICAL DATUM
N/F	NOW OR FORMERLY
OHE	OVERHEAD ELECTRIC
PG	PAGE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
PWMT	PAVEMENT
R	RADIUS
RET	RETAINING
SF	SQUARE FEET
SSE	SLOPED GRANITE EDGE
SMH	SEWER MANHOLE
STRUC	STRUCTURE
TBD	TO BE DEMOLISHED
TBR	TO BE REMOVED
TR	TRANSFORMER
TRANS	TRANSITION (TO 0" CURB REVEAL)
Typ	TYPICAL
UGE	UNDERGROUND ELECTRIC
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
VGC-0	VERTICAL GRANITE CURB SET FLUSH
VGC-3	VERTICAL GRANITE CURB 3" REVEAL

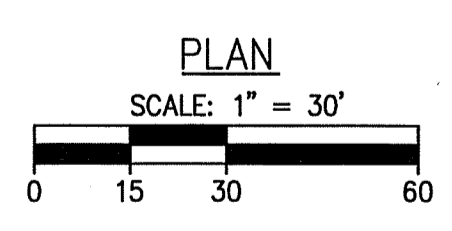
STRIPING LEGEND:

SWLL	4" WHITE
X-WALK	10" WHITE X 5' LONG
PARKING	4" WHITE
SL	10" WHITE

SIGN SCHEDULE (NOT TO SCALE)

M.U.T.C.D. LEGEND	WIDTH	HEIGHT	SYMBOL
R1-1	30"	30"	
R5-1	30"	30"	
R4-7	30"	24"	

M.U.T.C.D. LEGEND	WIDTH	HEIGHT	SYMBOL
R6-1R	36"	12"	
R3-2	24"	24"	
M.A.S.S.D.O.T. LEGEND	WIDTH	HEIGHT	SYMBOL
H1-2	24"	24"	



SITE LAYOUT NOTES:

- FOR CONSTRUCTION LAYOUT AND ADDITIONAL DETAIL FOR ROUTE 1 CURB CUT, REFER TO PLANS ENTITLED "HILLSIDE CENTER FOR SUSTAINABLE LIVING ACCESS/EGRESS IMPROVEMENTS FOR NEWBURYPORT TURNPIKE (ROUTE 1) AT SITE DRIVE IN THE CITY OF NEWBURYPORT," PREPARED BY MDM TRANSPORTATION CONSULTANTS INC. ON DECEMBER 19, 2016.
- SITE CONSTRUCTION SHALL COMPLY WITH 521 CMR: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, INCLUDING BUT NOT LIMITED TO WALKWAYS, STAIRS, RAMP, PARKING AND ACCESSIBLE ROUTES.
- FIREMAN'S DRIVE AND FIREMAN'S WALK ARE NOT INTENDED FOR REGULAR VEHICULAR USE. THEY ARE DESIGNED FOR PEDESTRIAN USE AND FOR ACCESS BY EMERGENCY VEHICLES ONLY.
- OFFSITE IMPROVEMENTS ILLUSTRATED HEREON SHALL NOT COMMENCE UNTIL WRITTEN PERMISSION IS OBTAINED FROM THE APPLICABLE LAND OWNERS.
- SEE ZONING ANALYSIS PLAN FOR DIMENSIONAL AND DENSITY INFORMATION.
- IMPROVEMENTS WITHIN THE PUBLIC WAYS WILL BE COORDINATED WITH THE NEWBURYPORT DEPARTMENT OF PUBLIC SERVICES DURING CONSTRUCTION.
- ALL DRIVEWAYS SHALL BE "TYPE 1" UNLESS NOTED OTHERWISE. SEE SHEET D-1.

PLAN REFERENCE:

- EXISTING CONDITIONS PLAN OF LAND PREPARED BY DGT SURVEY GROUP-NORTH SHORE, DATED JULY 30, 2015 AND REVISED THROUGH JULY 1, 2016.

GENERAL NOTE:

ANY DISCREPANCIES OBSERVED BETWEEN THE SITE CONSTRUCTION PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE MORIN-CAMERON GROUP, INC. PRIOR TO COMPLETION OF WORK IN THE ASSOCIATED AREA.

SHEET INDEX:

C-0	ZONING ANALYSIS PLAN*
E-1	EXISTING CONDITIONS PLAN*
C-1	SITE LAYOUT PLAN
C-2	LOTTING AND EASEMENT PLAN*
C-3A	GRADING & DRAINAGE PLAN I*
C-3B	GRADING & DRAINAGE PLAN II
C-4A	UTILITY PLAN I
C-4B	UTILITY PLAN II
C-5	ROADWAY PROFILES
C-6	EROSION CONTROL & SITE PREPARATION PLAN
C-7	COTTAGE COURT EXTENSION GRADING PLAN
C-8	CC BUILDING GRADING PLAN
D-1	CONSTRUCTION DETAILS
D-2	CONSTRUCTION DETAILS
D-3	CONSTRUCTION DETAILS
D-4	CONSTRUCTION DETAILS
D-5	CONSTRUCTION DETAILS
D-6	CONSTRUCTION DETAILS

* REFER TO SITE PLAN APPROVAL PERMIT PLAN SET DATED JULY 5, 2016 AND REVISED THROUGH JULY 29, 2016, PREPARED BY THE MORIN-CAMERON GROUP, INC. (SHEET E-1 PREPARED BY DGT SURVEY GROUP-NORTH SHORE)

NOTE: SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS FOR THE LATEST SIGN SPECIFICATIONS.

NOTE: SEE STANDARD DRAWINGS FOR SIGNS AND SUPPORTS FOR SPECIFICATIONS, TEXT, DIMENSIONS, COLOR AND NOMEN

REVISIONS

NO.	DATE	DESCRIPTION

HILLSIDE CENTER FOR SUSTAINABLE LIVING
IN
NEWBURYPORT, MASSACHUSETTS
COTTAGE COURT & HILLSIDE AVENUE

PHASE I SITE CONSTRUCTION PLANS

SITE LAYOUT PLAN

DRAWING NO. **C-1**