



**LEGEND**

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

architect:

**GSD**  
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landscape architect:

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owner:

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

sheet title:

**Colored Context Plan**

project name:

**3 BOSTON WAY  
 NEWBURYPORT, MA**

issue date: 10/23/19

revisions:  
 Planning Bd Review 12/11/2019

dr. chk.


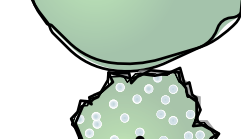


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job number:


**DA 19-22**

**L0.0**

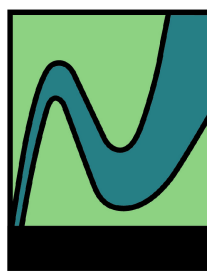


- LEGEND**
-  Proposed Shade Trees
  -  Proposed Ornamental Trees
  -  Lawn
  -  STORMWATER BASIN

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

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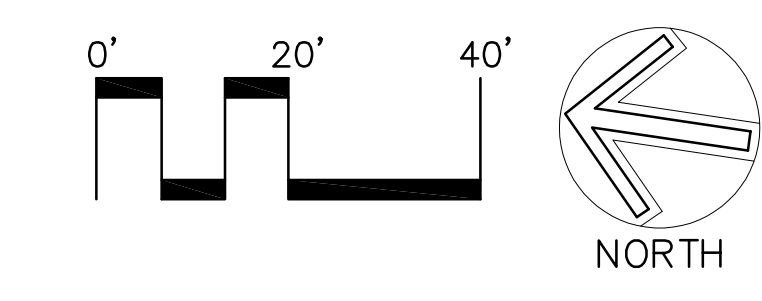
**project name:**  
**3 BOSTON WAY**  
 NEWBURYPORT, MA

**sheet title:**  
**Colored Plan**

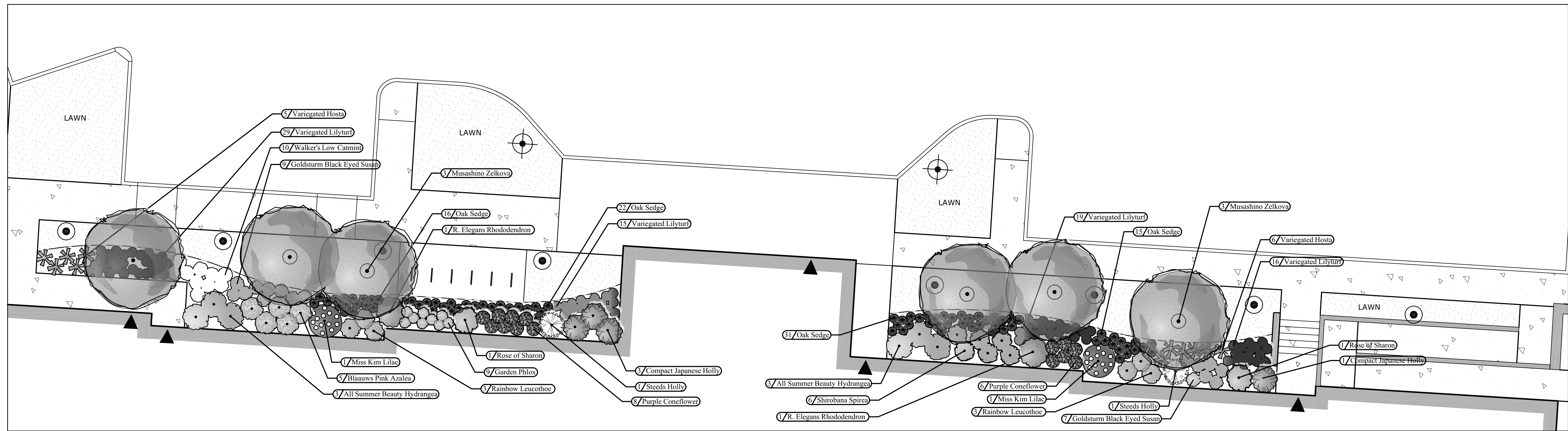
**issue date:** 10/23/19  
**revisions:**  
 [ ] Planning Bd Review 12/11/2019

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

**L0.1**







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 SEEDED 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**  
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EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

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**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>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FACU
<i>Agrostis perennans</i>	Upland Bentgrass	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 frequent 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.

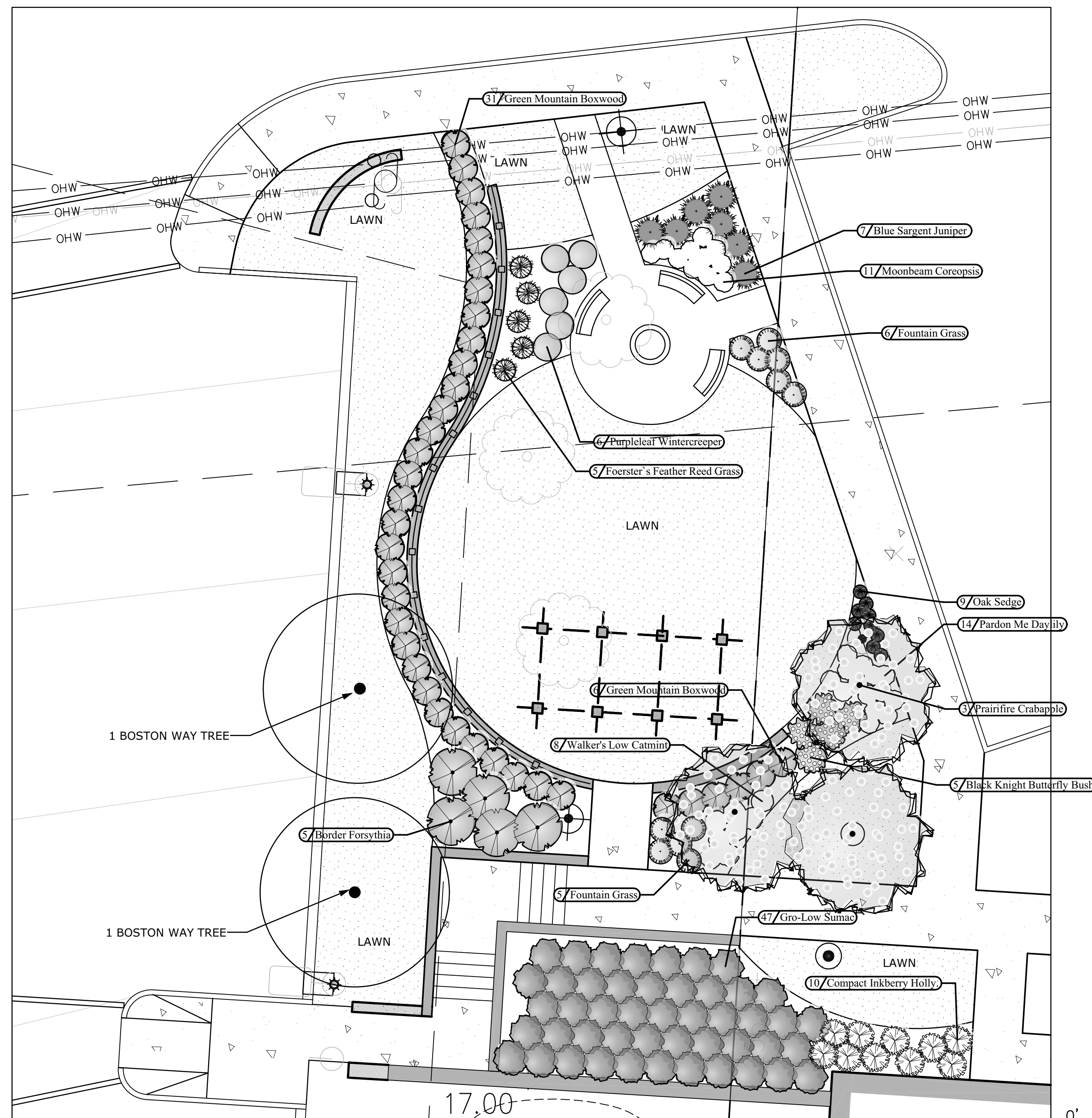
**New England Conservation/Wildlife Mix**

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	

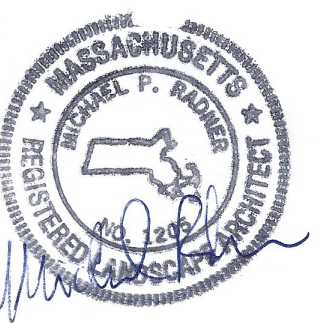
PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS/ACRE :1750 sq ft/lb

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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sheet title:

**Planting Enlargements**

project name:

**3 BOSTON WAY NEWBURYPORT, MA**

issue date:

10/23/19

revisions:

Planning Bd Review 12/11/2019

dr.

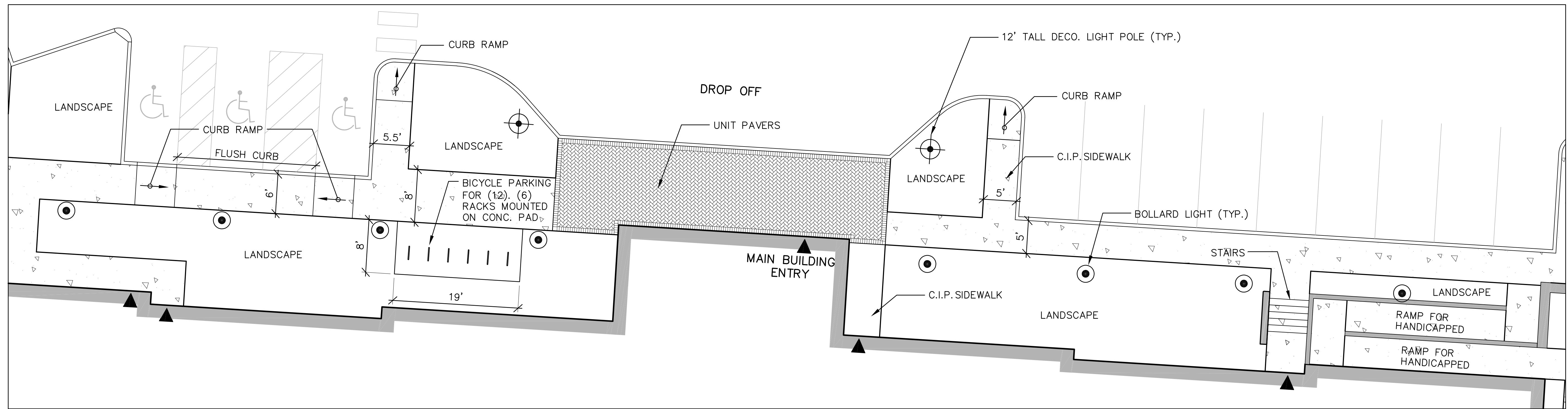
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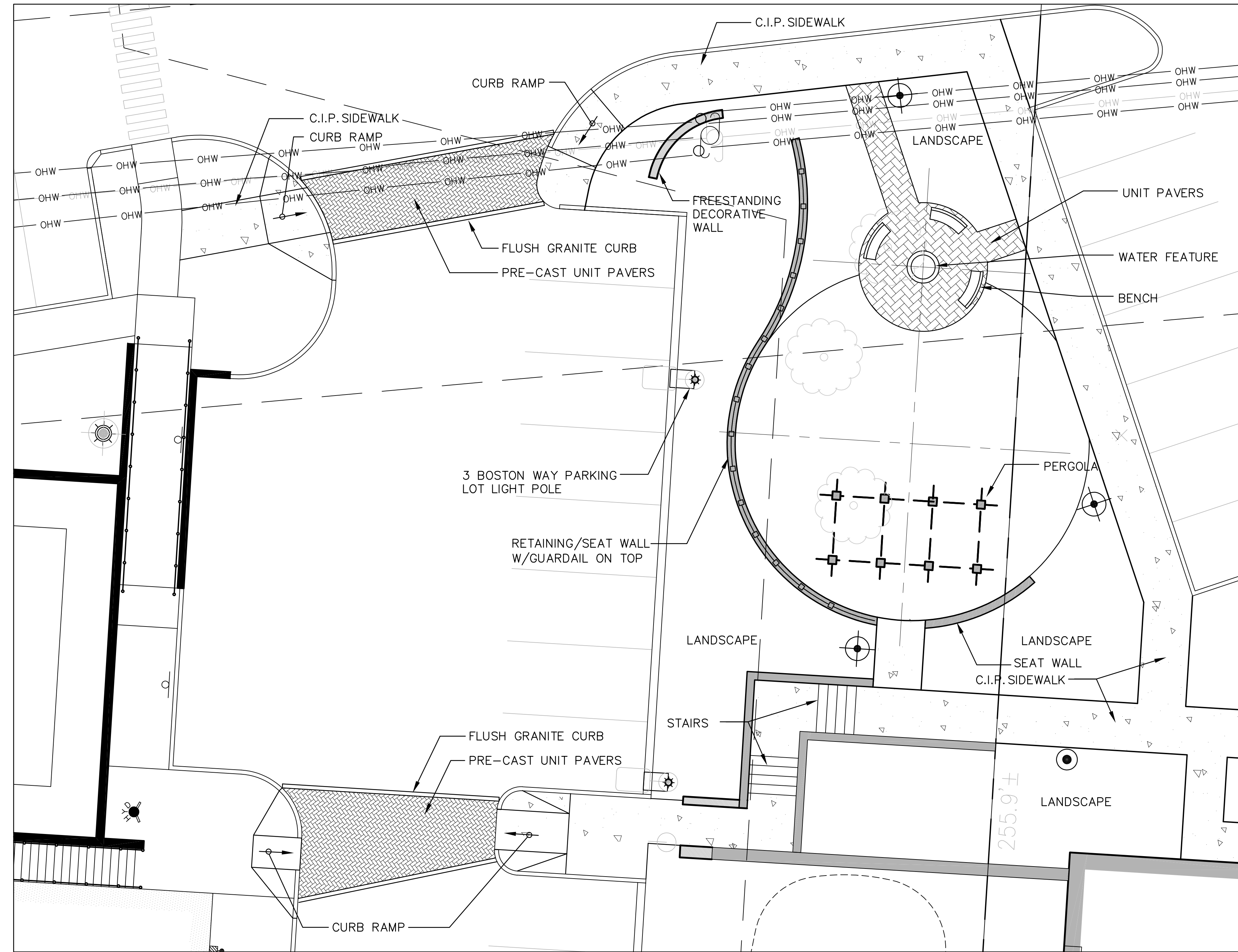
job number:

RDA 19-22

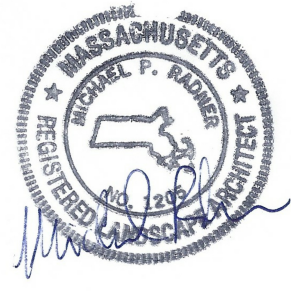
**L1.2**



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



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



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sheet title:

Site Improvements Enlargements

project name:

3 BOSTON WAY  
NEWBURYPORT, MA

issue date: 10/23/19

revisions:  
□ Planning Bd Review 12/11/2019

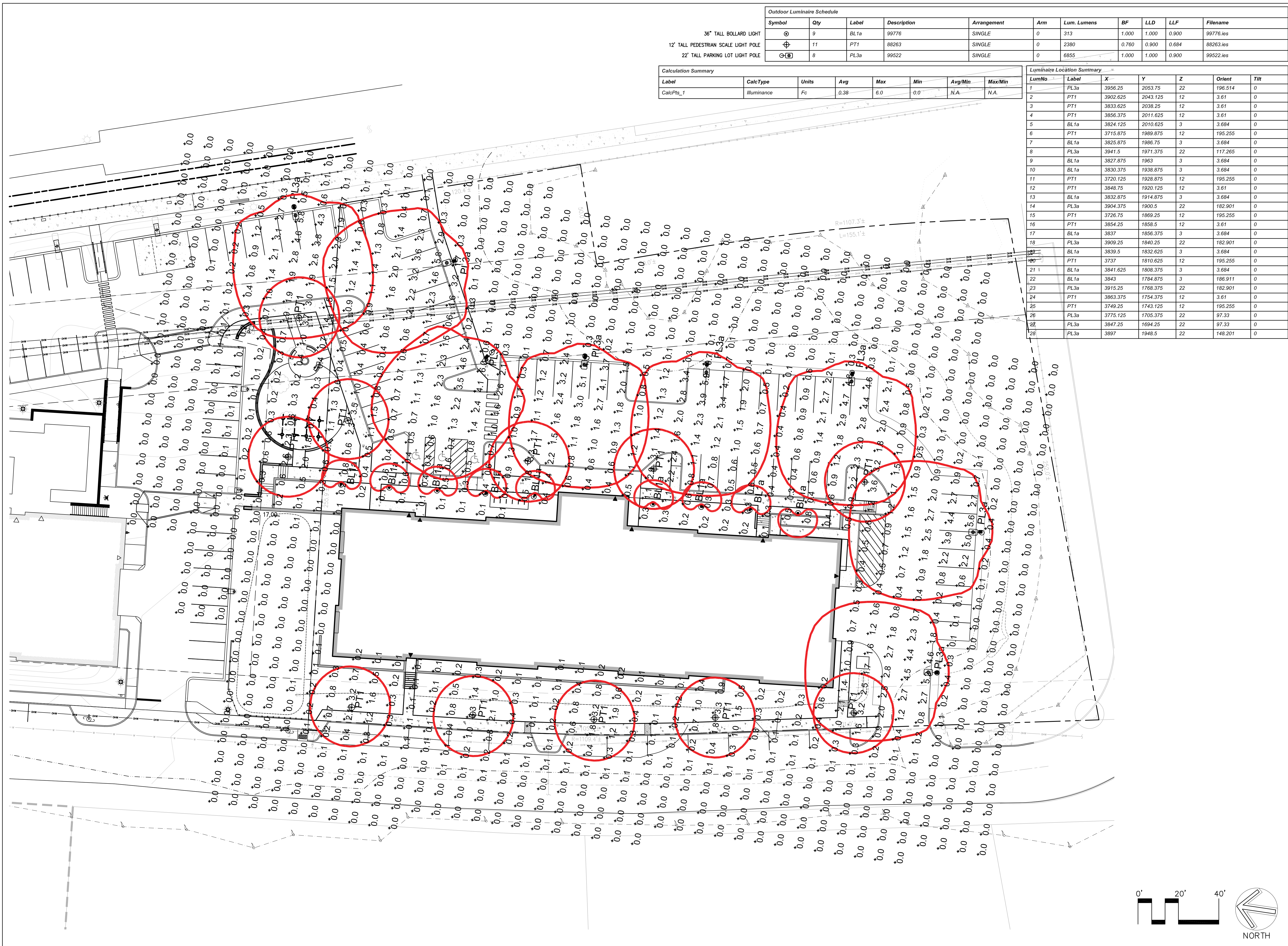
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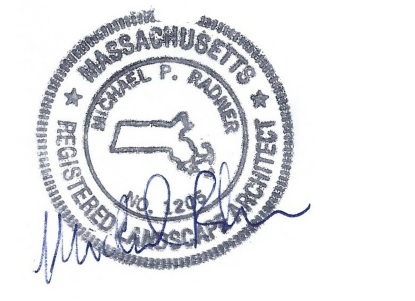
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4	PT1	3856.375	2011.625	12	3.61	0
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6	PT1	3715.875	1989.875	12	195.255	0
7	BL1a	3825.875	1986.75	3	3.684	0
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9	BL1a	3827.875	1963	3	3.684	0
10	BL1a	3830.375	1938.875	3	3.684	0
11	PT1	3720.125	1928.875	12	195.255	0
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**owner:**  
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 Tel: 978-688-5422

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

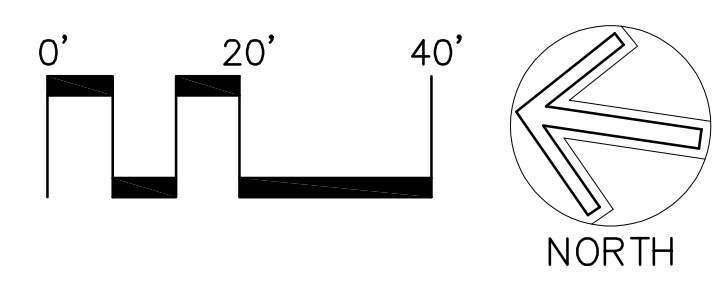
**project name:**  
**3 BOSTON WAY**  
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**issue date:** 10/23/19  
**revisions:**  
 Planning Bd Review 12/11/2019

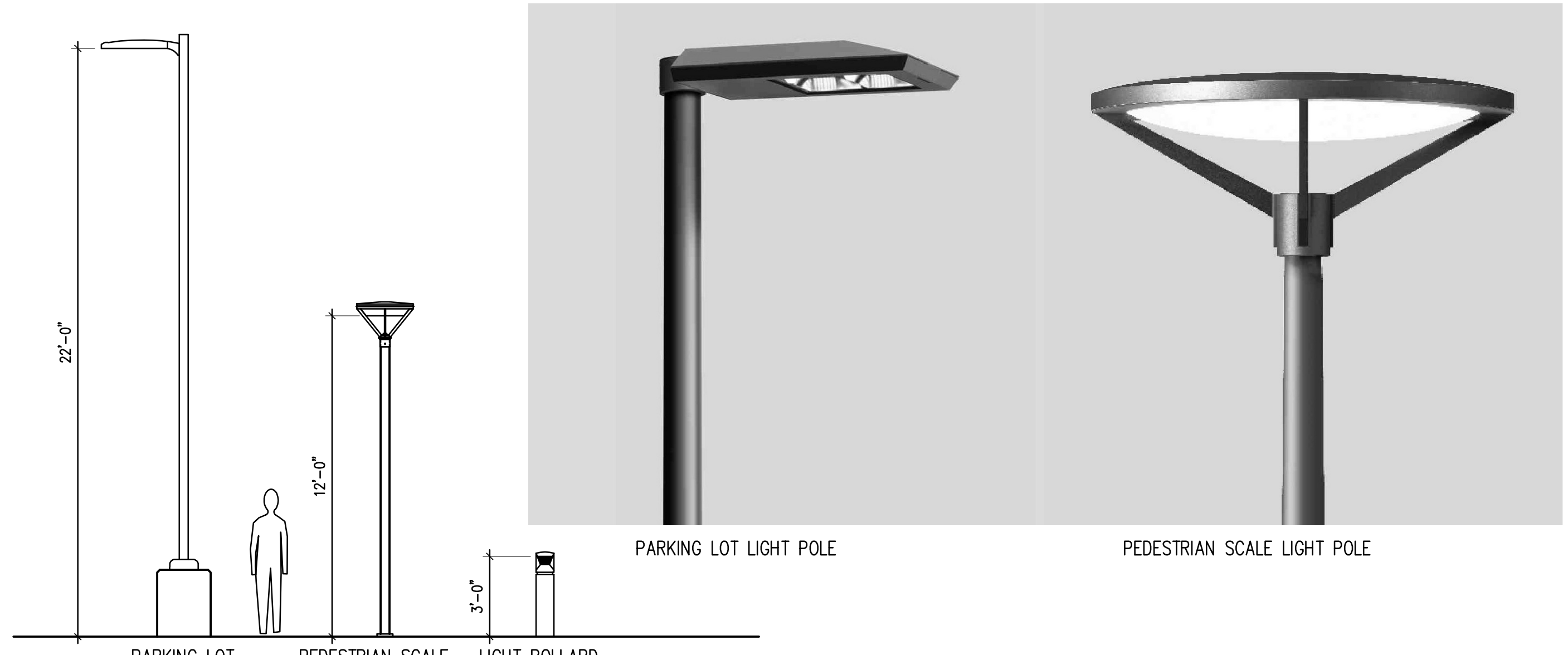
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**job number:**  
**RDA 19-22**

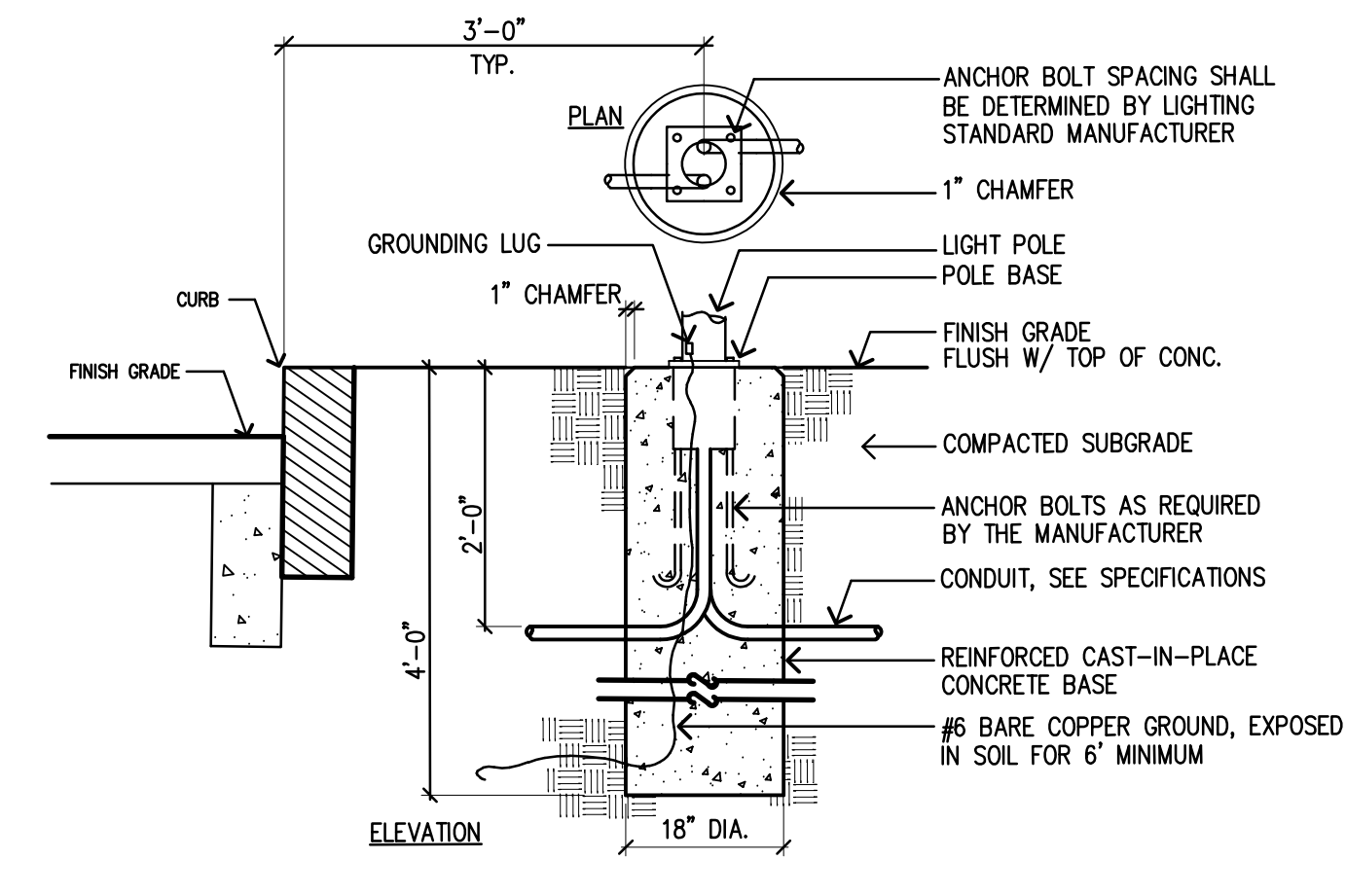
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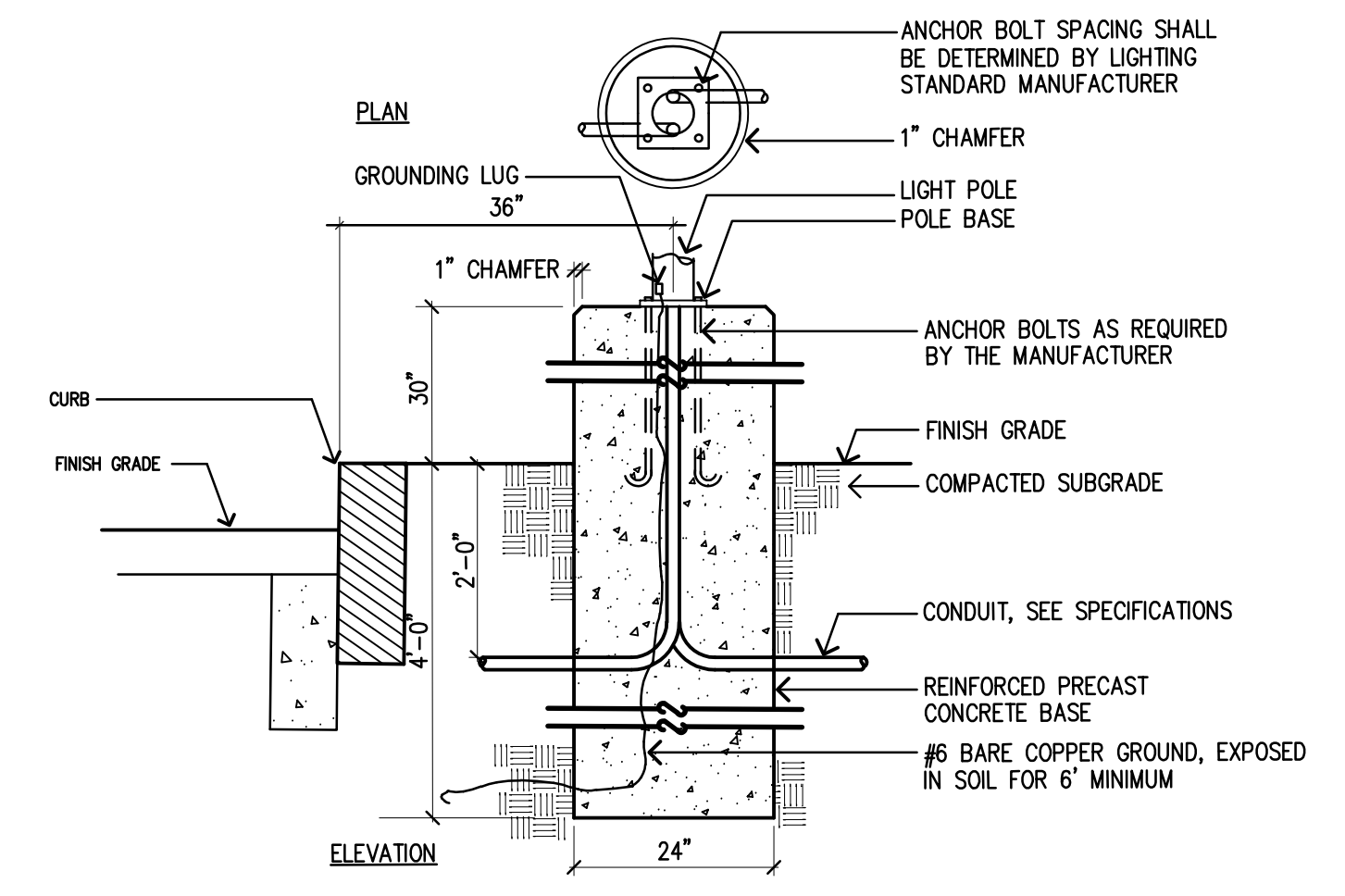




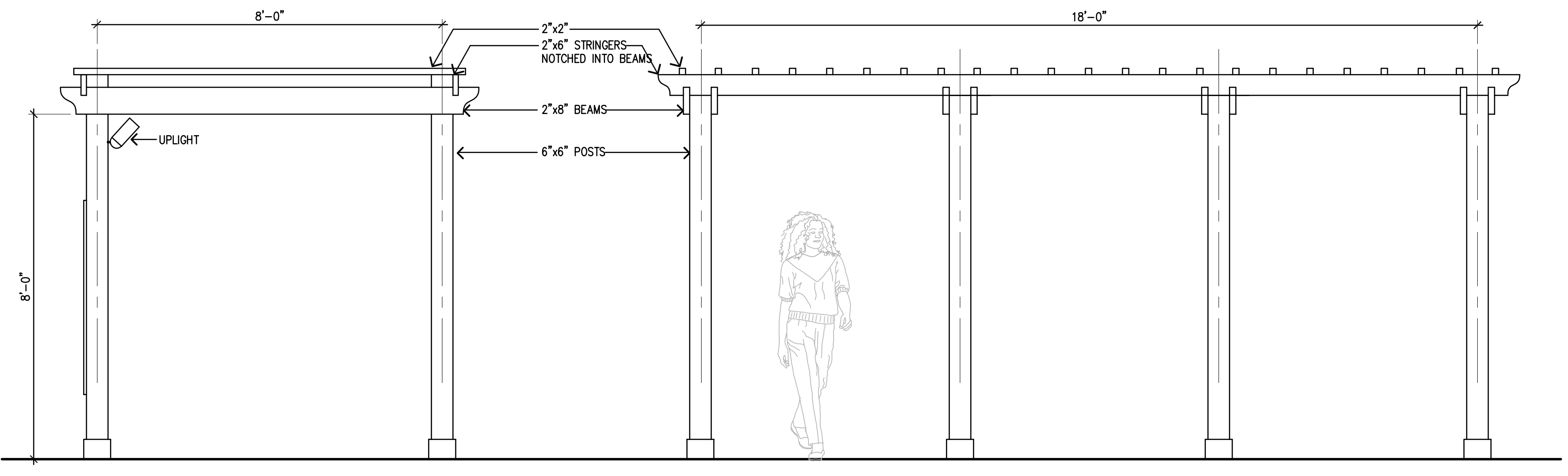
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2 LIGHT POLE BASE - PEDESTRIAN SCALE POLE  
SCALE: 3/4"=1'-0"



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

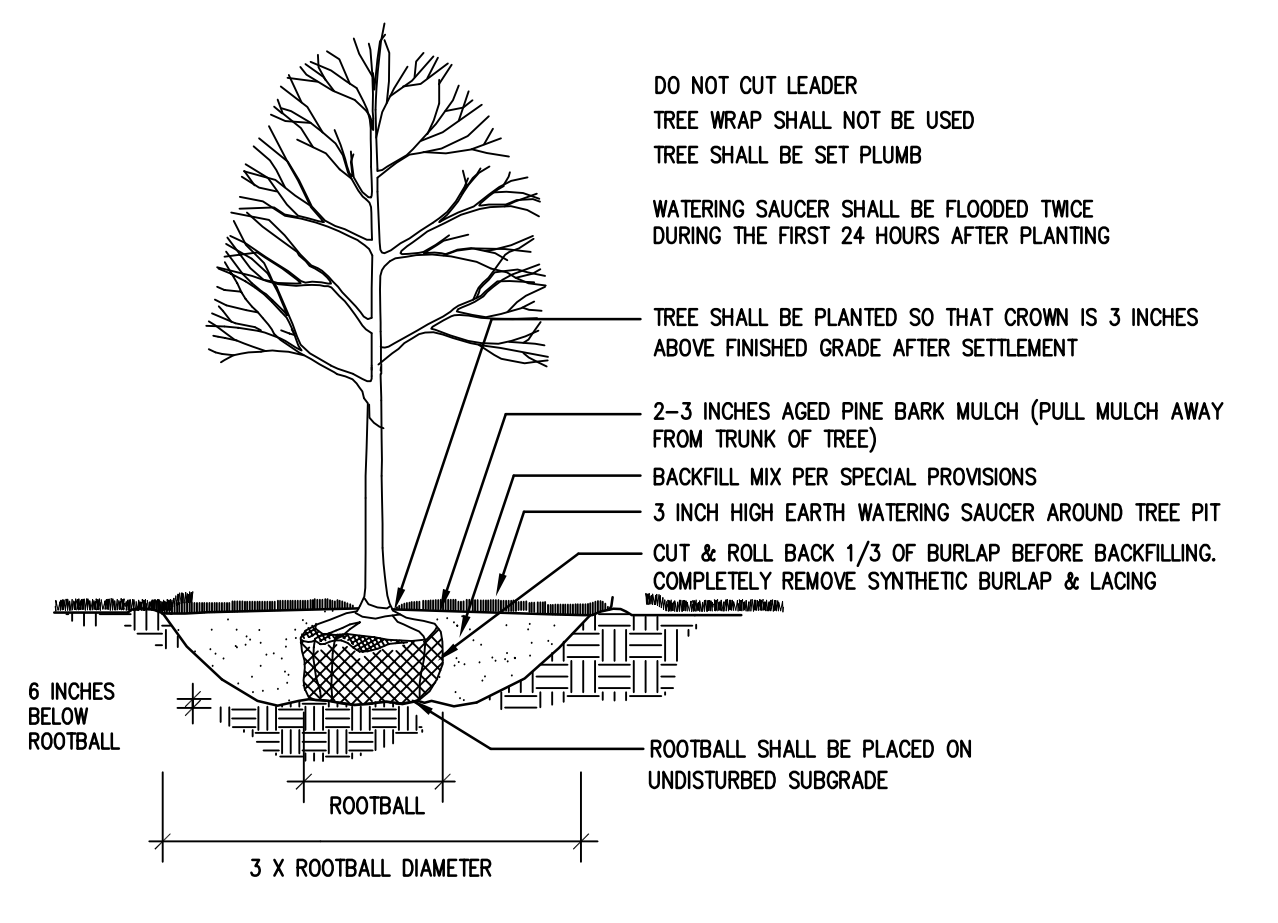


4 PERGOLA ELEVATION  
SCALE: 1/4"=1'-0"

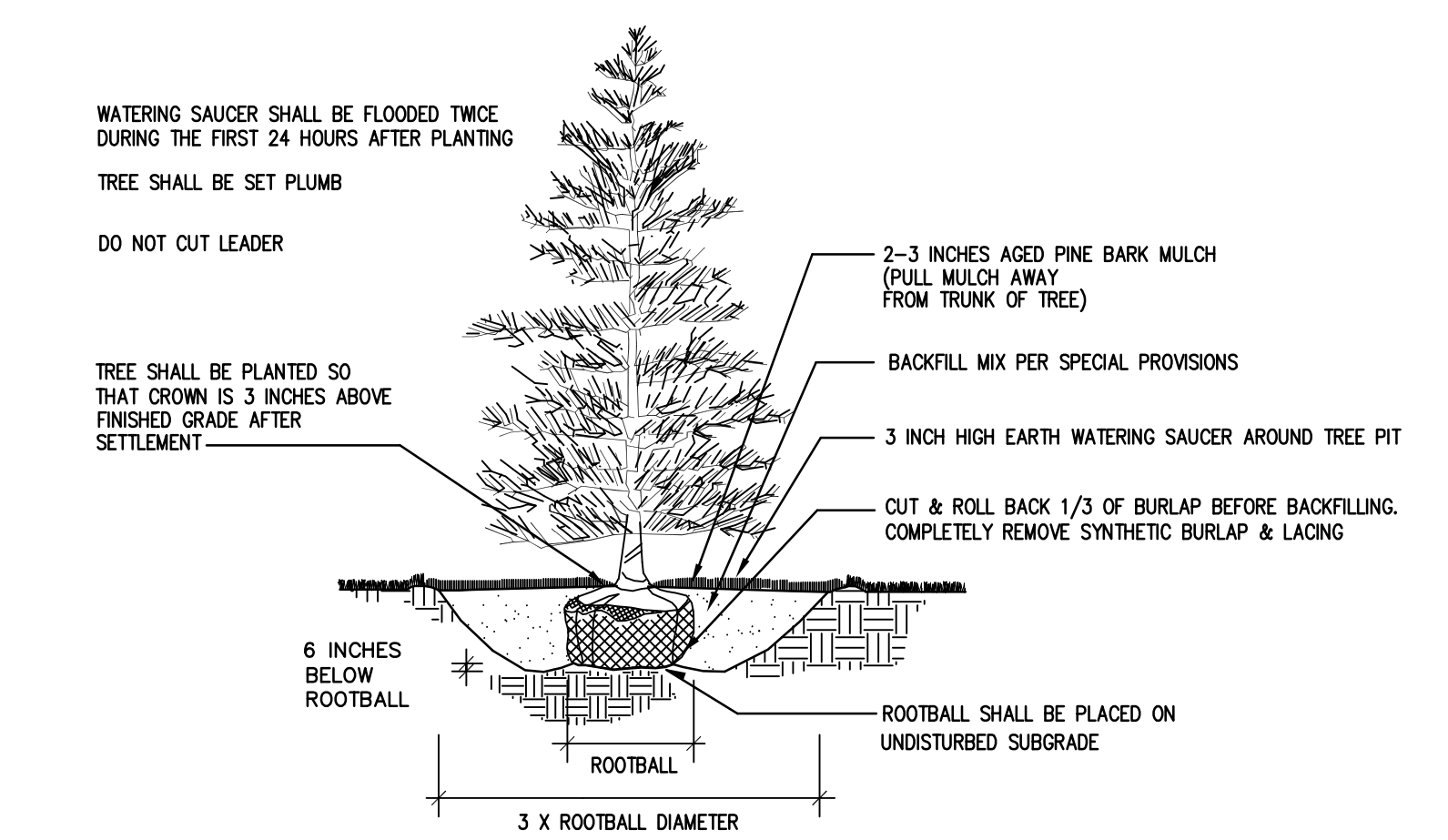


5 BENCH IMAGE  
NO SCALE

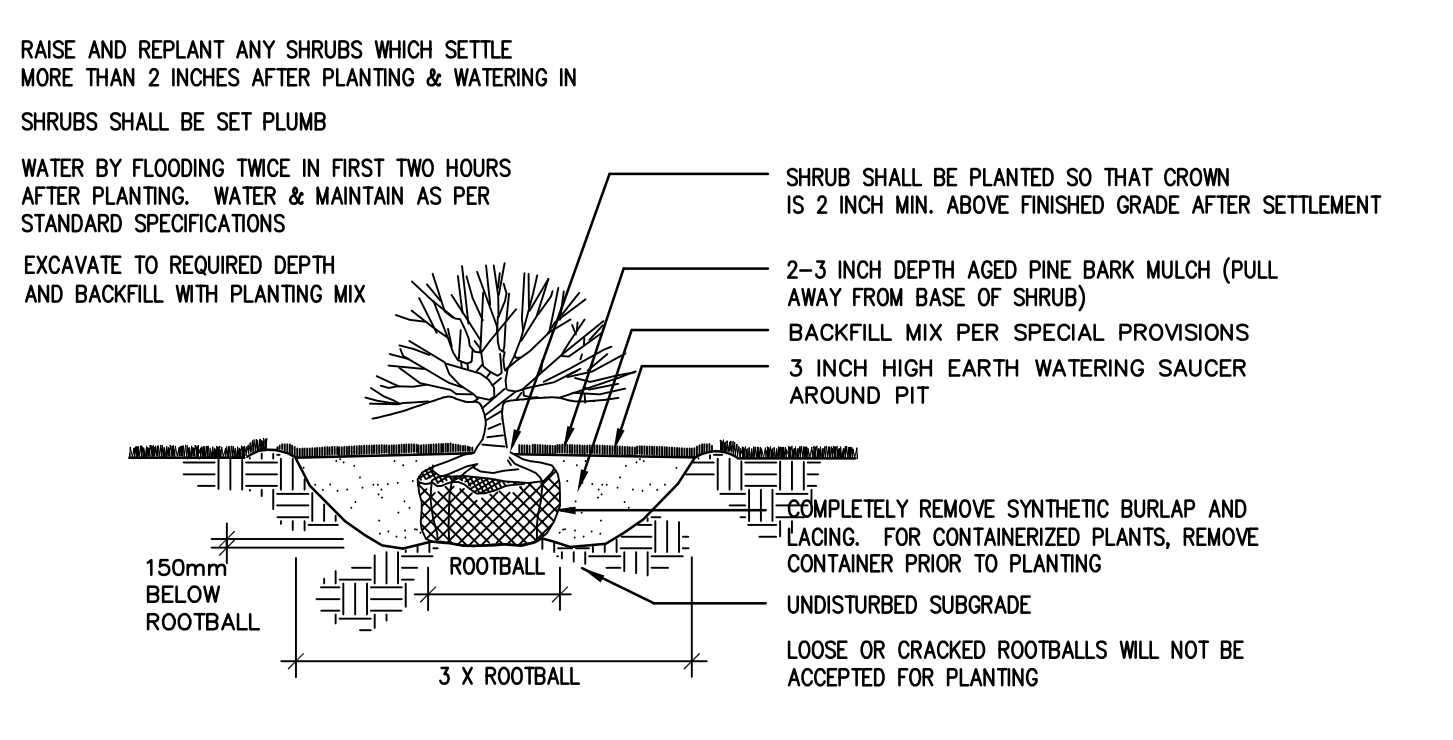
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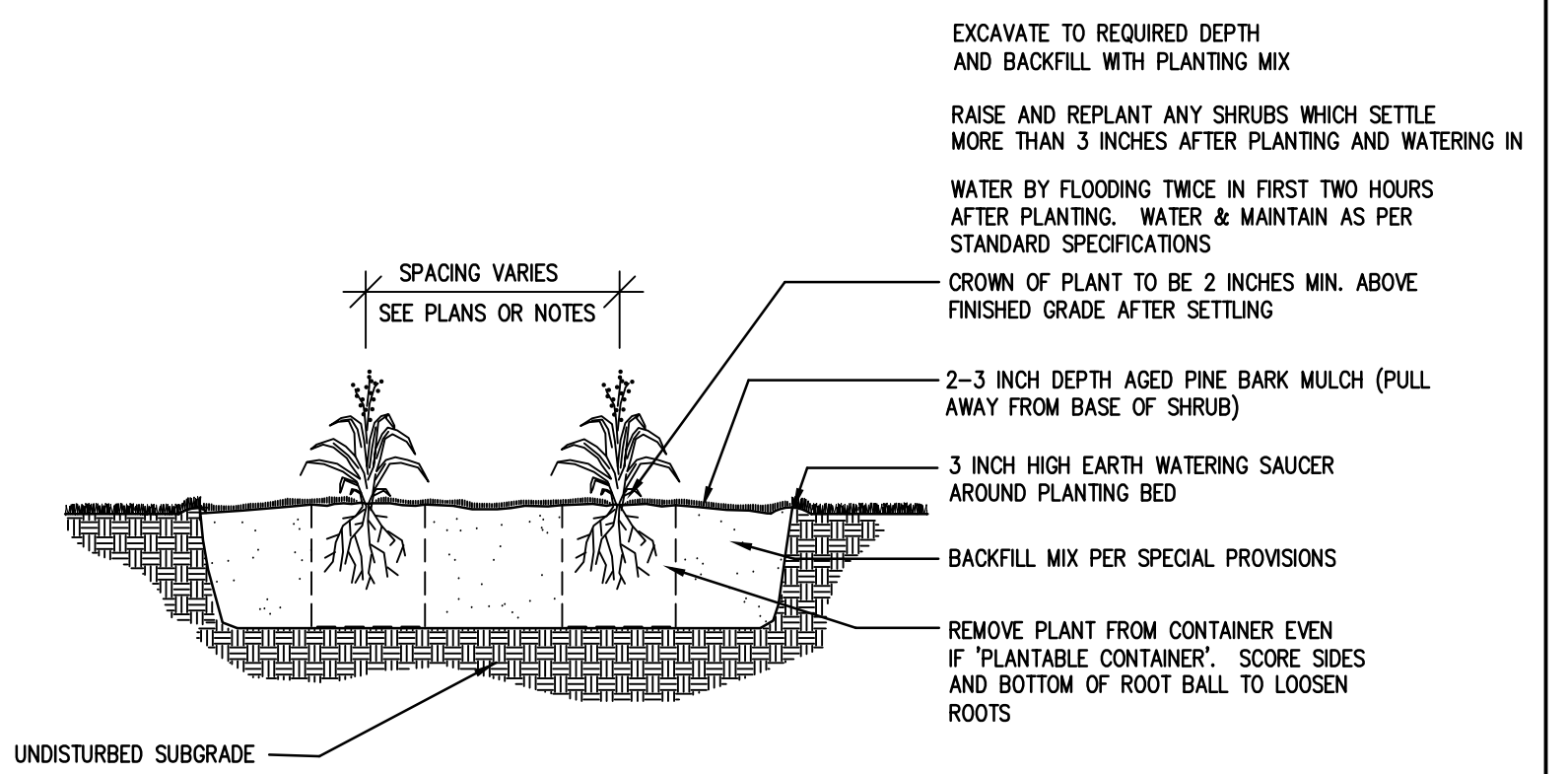
7 DECIDUOUS TREE PLANTING  
NOT TO SCALE



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  
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