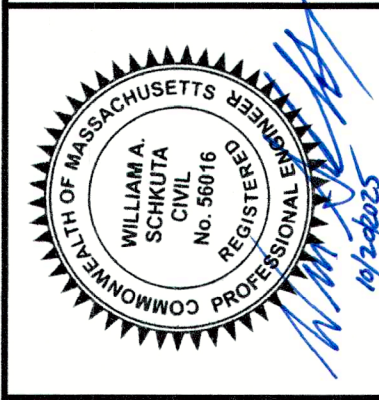
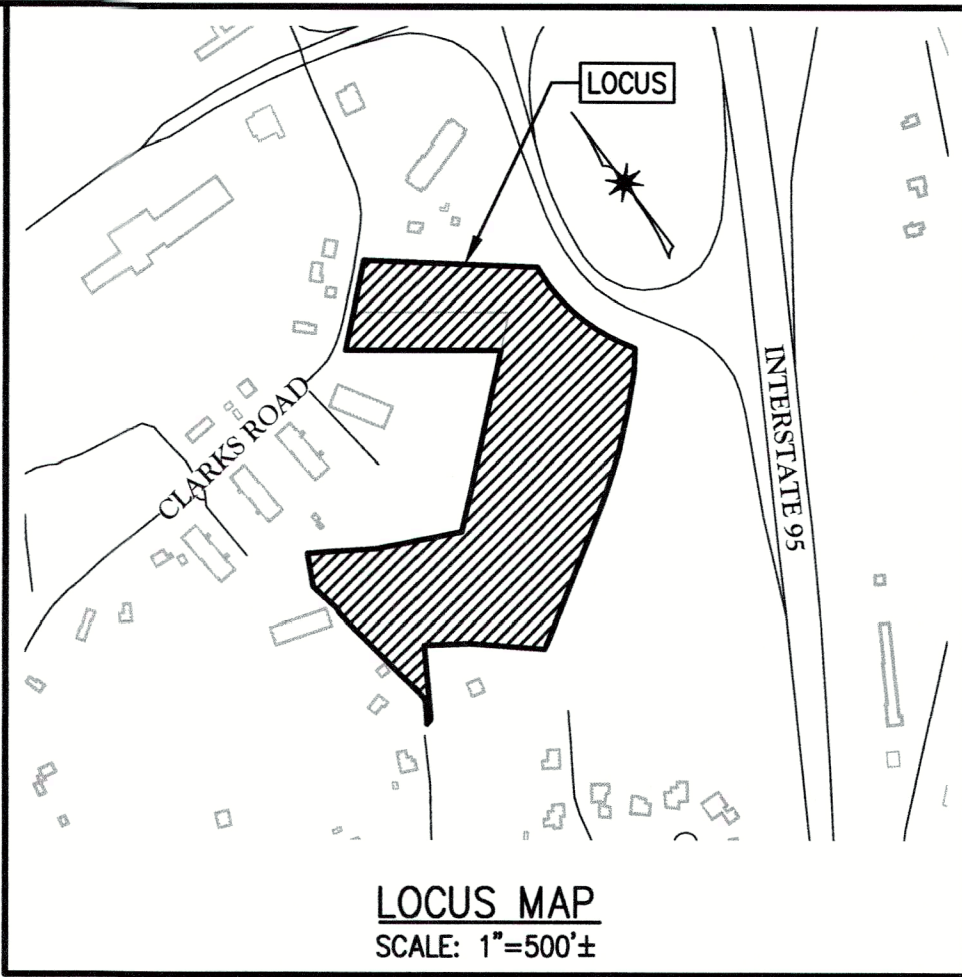


SCHEDULE OF PLAN SET DRAWINGS:

- C-1 COVER SHEET
C-2 SITE CONTEXT PLAN
C-3 GENERAL NOTES, LEGEND & ABBREVIATIONS
C-4 EXISTING CONDITIONS PLAN I
C-5 EXISTING CONDITIONS PLAN II
C-6 SITE PREPARATION & DEMOLITION PLAN
C-7 SITE LAYOUT PLAN
C-8 GRADING AND DRAINAGE PLAN
C-9 UTILITY PLAN
C-10 PROPOSED TRAIL PLAN
C-11 DETAILS
C-12 DETAILS
C-13 DETAILS
C-14 DETAILS
C-15 DETAILS
C-16 DETAILS
L-1 PHOTOMETRICS
L1.1 LANDSCAPE & MATERIALS PLAN
L1.2 REPRESENTATIVE PLAN LIST

SITE DEVELOPMENT PLANS
FOR A
MULTI-FAMILY DEVELOPMENT
LOCATED AT
27.5 & 29 CLARKS ROAD
AMESBURY, MASSACHUSETTS
(ASSESSOR'S MAP 80 LOTS 21 & 22)



SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

COVER SHEET
DRAWING NO. C-1

ZONING DISTRICT: RESIDENCE (R20)
OVERLAY DISTRICT (40R): EAST END SMART GROWTH OVERLAY DISTRICT (EE-SGOD)
SUB DISTRICTS: 2-3 FAM (TWO-THREE FAMILY), MF-1 (MULTIFAMILY),
FOS-1 (FUTURE OPEN SPACE)

OWNER/APPLICANT:
EAGLES CROSSING, LLC
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845
BOOK 41035, PAGE 253 (27.5 CLARK'S ROAD)
BOOK 38273, PAGE 334 (29 CLARK'S ROAD)

CIVIL ENGINEER/SURVEYOR:
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923
PHONE: 978-777-8586

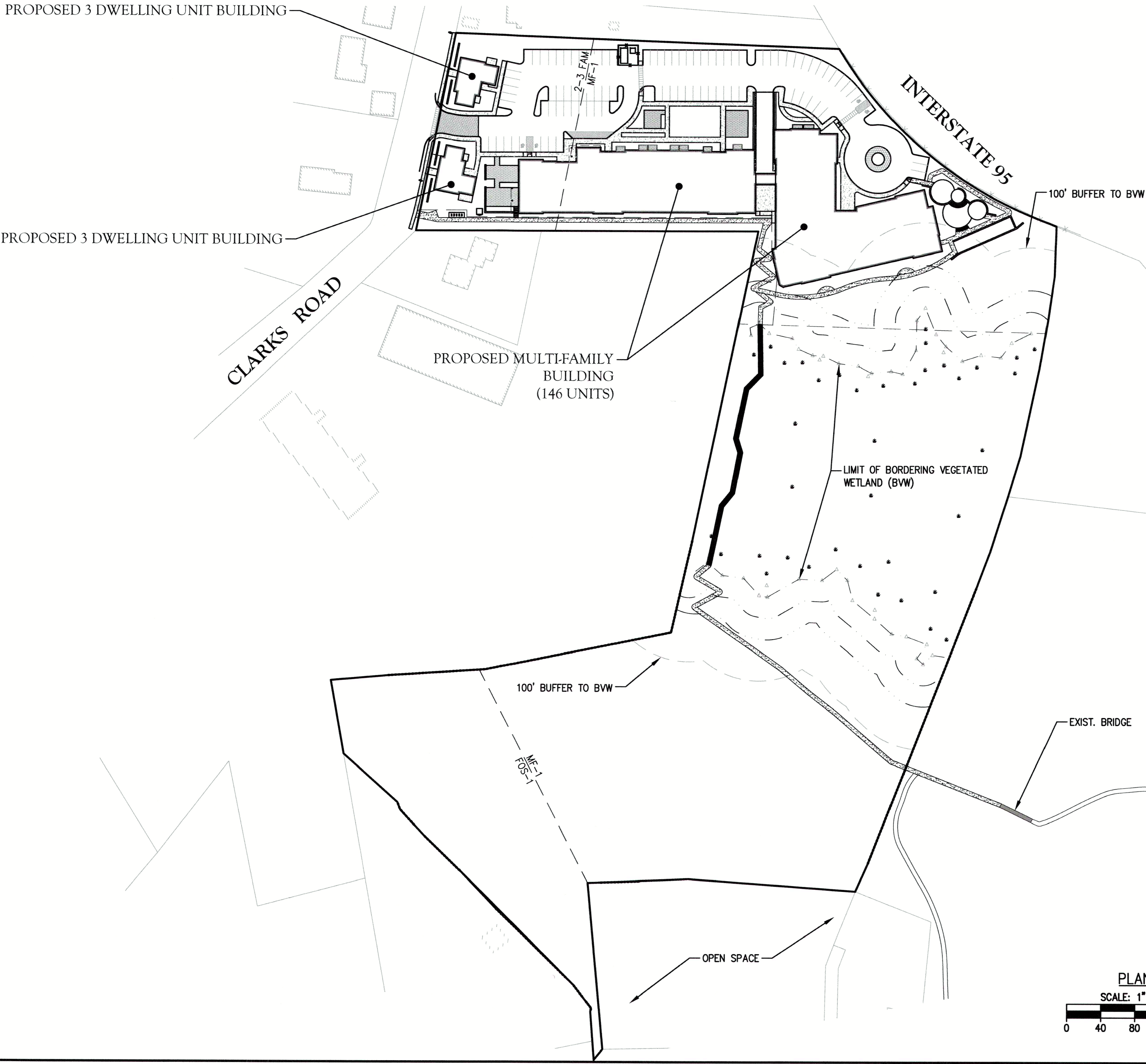
ARCHITECT:
HDS ARCHITECTURE,
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138
PHONE: 617-714-5870

LANDSCAPE ARCHITECT:
HALVORSON TIGHE & BOND STUDIO
25 KINGSTON STREET
BOSTON, MA 02111
PHONE: 617-536-0380

WETLAND SCIENTIST:
LEC ENVIRONMENTAL CONSULTANTS, INC.
380 LOWELL STREET, SUITE 101
WAKEFIELD, MA 01880
PHONE: 781-245-2500

- WAIVER REQUESTS:
- SECTION XI.Q-5.2.1.C TO ALLOW AMENITIES RELATED TO BOTH THE 2-3 FAMILY BUILDINGS AND THE MULTI-FAMILY BUILDING TO BE LOCATED IN THE 2-3 FAMILY ZONE.
 - SECTION XI.Q-5.2.2.A TO BUILD ONE BUILDING CONTAINING 146 UNITS, WHERE 'NO MORE THAN FORTY-EIGHT (48) UNITS PER BUILDING' ARE ALLOWED, PROVIDED THAT THE MINIMUM ALLOWABLE AS-OF-RIGHT DENSITY REQUIREMENTS FOR RESIDENTIAL USE SPECIFIED IN SECTION 7.1 SHALL APPLY. (NOTE: THE APPLICABLE SECTION FOR THE EESGOD IS 7.2.2, NOT 7.1.)
 - SECTION XI.Q-7.2.1 TO BUILD TWO THREE FAMILY BUILDINGS EACH 10' FROM THE FRONT PROPERTY LINE, WHERE 20' IS REQUIRED
 - SECTION XI.Q-10.5.B.1 TO ALLOW 1.33 PARKING SPACES PER UNIT WHERE 1.75 SPACES ARE REQUIRED
 - SECTION XI.Q-10.5.B.4.D TO ALLOW FOR 8 COMPACT SPACES OF 8.5 WIDTH BY 18 LENGTH
 - SECTION XI.Q-10.5.C.1 LANDSCAPE BUFFERS TO PROVIDE A 10' BUFFER STRIP ALONG CLARKS ROAD WHERE 20' IS REQUIRED
 - SECTION XI.Q-10.5.E.2.B TO DISTURB SLOPES GREATER THAN 25% (LANGUAGE IN ZONING IS 'SHALL BE AVOIDED'.)
 - SECTION XI.Q-10.5.O TO CONSTRUCT A BUILDING WHICH CAST(S) A SHADOW ON ANY RESIDENTIAL STRUCTURE IN EXISTENCE AT THE TIME OF PRELIMINARY PLAN SUBMISSION BETWEEN 9AM AND 3PM FROM FEBRUARY 21 TO OCTOBER 21. (OUR SHADOW STUDY SHOWS POTENTIAL FOR MINIMAL SHADOWING OF A SHED LOCATED AT 31 CLARKS ROAD, IN AN AREA CURRENTLY SHADOWED BY A LARGE EVERGREEN TREE.)

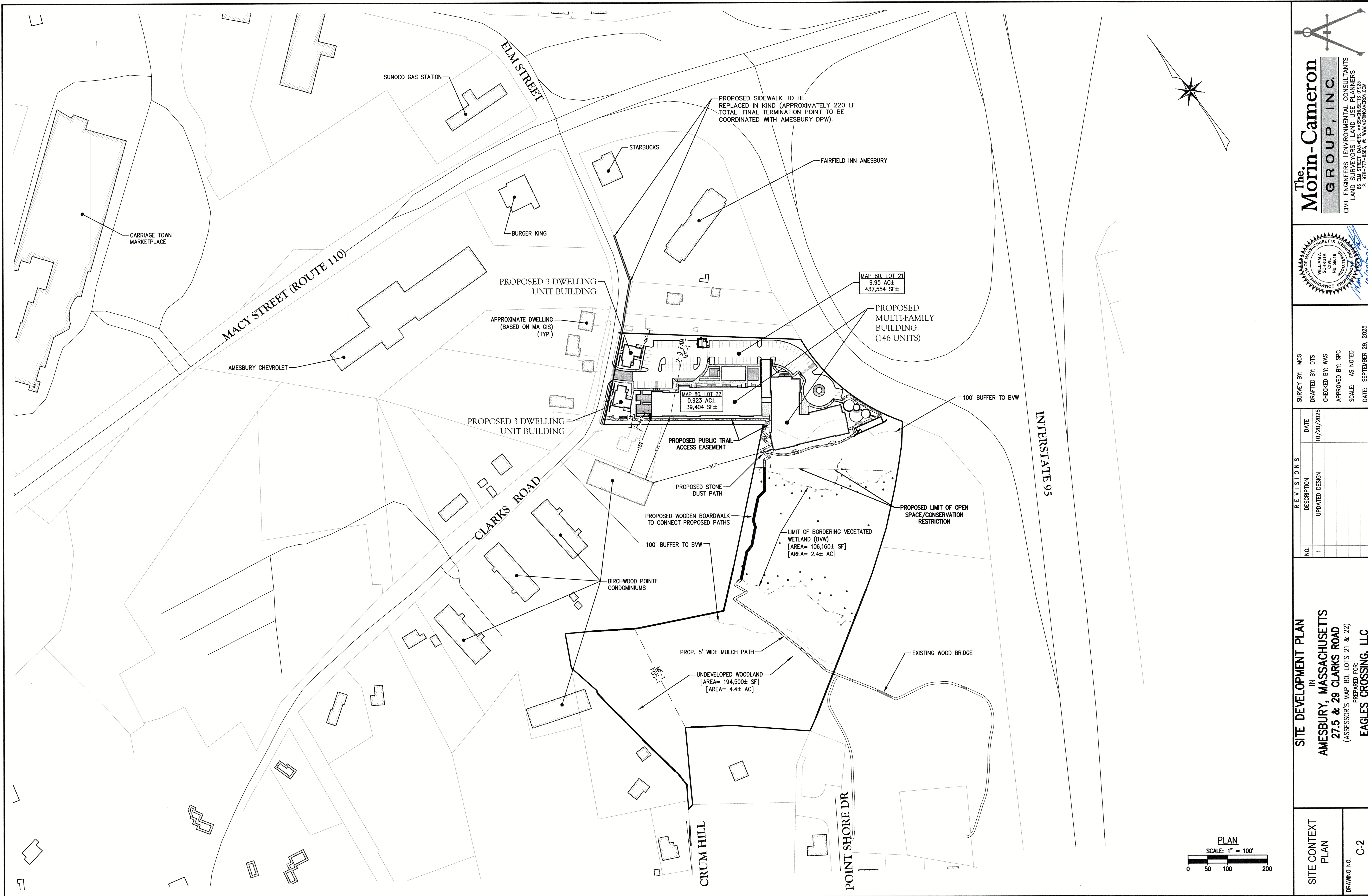
- ZONING SCRIVENER'S ERROR OR WAIVER
- SECTION XI.Q-10.5.E.1.C TO PERMIT A FOUR STORY BUILDING APPROXIMATELY 90' FROM AN ABUTTING BUILDING 3 STORIES OR LESS, DUE TO SIGNED ORDINANCE FAILING TO CAPTURE THE APPROVED LANGUAGE CHANGE FROM 150' TO 75'. (SCRIVENER'S ERROR- MISTAKE HIGHLIGHTED BELOW). THE LANDSCAPE BUFFER AS REQUIRED WILL BE PROVIDED.



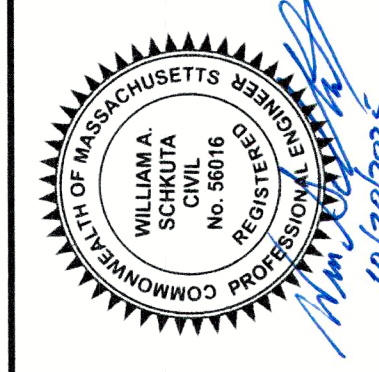
PLAN
SCALE: 1" = 80'
0 40 80 160



NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON
VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF
BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR
IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE
BEGINNING ANY EXCAVATION.



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LANDSCAPE ARCHITECTS
P. 978-777-8586, W. WWW.MORINCAMERON.COM



SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

SITE CONTEXT PLAN
DRAWING NO. C-2

GENERAL NOTES:

- THESE PLANS ARE PREPARED FOR OUR CLIENTS USE FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHER WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
- ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZONTAL ORIENTATION IS NAD 1983 MA SPC.
- THE WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 23, 2024, REVISED ON AUGUST 22, 2024, AND SURVEYED BY THE MORIN-CAMERON GROUP, INC. IN AUGUST 2024. THE LIMIT OF THE WETLAND WAS APPROVED BY THE AMESBURY CONSERVATION COMMISSION BY AN ORDER OF RESOURCE AREA DELINEATION UNDER MASSDEP FILE #002-1338.
- ADDITIONAL INFORMATION WAS OBTAINED FROM THE OF AMESBURY ASSESSORS AND ONLINE GIS DATABASES AND SHOULD BE CONSIDERED APPROXIMATE.

GENERAL UTILITY NOTES:

- THE GENERAL CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON VARIOUS RECORD PLANS, RECORDS OF VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES 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 GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE GENERAL 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 GENERAL CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK. THE INFORMATION DEVELOPED SHALL BE PROVIDED TO THE ENGINEER
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC, CABLE AND TELEPHONE COMPANIES, GAS PROVIDER AND AMESBURY MUNICIPAL UTILITY DEPARTMENTS TO VERIFY THE LOCATION, SIZE AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE EXCAVATING OF TRENCHES, THE METHODS AND MATERIALS OF BACKFILLING, AND ALL OTHER MATTERS RELATING TO THE INSTALLATION OF WATER PIPES, SEWER LINES, STORM DRAINS, SUBSURFACE DRAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE CONSISTENT WITH GOOD CONSTRUCTION PRACTICES AND SHALL AT ALL TIMES BE SUBJECT TO THE INSPECTION OF THE APPLICABLE CITY DEPARTMENTS.
- ALL TRENCHES SHALL BE TAMPED WITH A POWER TAMPER AT INTERVALS NOT GREATER THAN ONE (1) FOOT.
- ALL CONCRETE CASTINGS SHALL BE H-20.
- MATERIALS FOR BRICK INVERTS AND FRAME AND COVER/GRATE ADJUSTMENT SHALL CONFORM TO ASTM C32 SEWER AND MANHOLE BRICK. CEMENT FOR SHALL BE PORTLAND CEMENT TYPE II CONFORMING TO ASTM C150.

STORM DRAIN NOTES:

- STORMWATER CONVEYANCE PIPES SHALL BE HDPE (ADS N-12) OR PROJECT CIVIL ENGINEER APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
- BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-180D METHOD.
- SHEETTING, IF USED, SHALL BE REMOVED PRIOR TO BACKFILLING TRENCH.
- UNSUITABLE SOIL BELOW THE INVERT (CLAY, ORGANICS, DEBRIS, ETC) SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE REUSED AS BACKFILL.
- ANY PIPES BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN KIND.

CONSTRUCTION SEQUENCE:

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPLES FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

- STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND COMMENCING CONSTRUCTION ACTIVITIES. PLACE EROSION CONTROLS AT LOCATIONS INDICATED ON THE SITE DEVELOPMENT PLANS.
- THE GENERAL CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER (OWNER'S REPRESENTATIVE), CONSERVATION COMMISSION REPRESENTATIVE, PLANNING BOARD REPRESENTATIVE AND ANY OTHER INTERESTED CITY DEPARTMENT REPRESENTATIVES.
- IN PREPARING TO REMOVE MATERIALS FROM THE WORK AREA ON THE SITE, CAREFUL CONSIDERATION SHOULD BE MADE TO THE EXTENT OF DISTURBANCE SO AS NOT TO DISTURB MORE OF THE SITE THAN WHAT IS INTENDED TO BE IMMEDIATELY DEVELOPED AND RE-STABILIZED. ALL LAND DISTURBANCE WITHIN ACTIVITY AND USE LIMITATION AREAS SHALL BE OVERSEEN BY A LICENSED SITE PROFESSIONAL.
- LOAM AND TOP SOIL EXCAVATED FROM THE WORK AREA SHALL BE STOCKPILED AT THE LOCATIONS SHOWN ON THE PLANS. IF MATERIALS ARE STOCKPILED ON THE SITE WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION ACTIVITIES, THEY SHALL BE LOCATED SO AS TO MINIMIZE THE POTENTIAL FOR EROSION INTO EXISTING DRAINAGE INFRASTRUCTURE OR WETLAND RESOURCE AREAS. STOCKPILES SHALL BE STABILIZED WITH HAYBALES, SILT FENCING OR EQUIVALENT. STOCKPILES LEFT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH AN EROSION CONTROL MIX. STOCKPILES SHALL BE SITUATED OUTSIDE THE WETLAND BUFFER ZONES WHEREVER POSSIBLE
- REMOVAL OF ALL DEBRIS OR MATERIAL FROM THE WORK AREA SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNDER THE OVERSIGHT OF A LICENSED SITE PROFESSIONAL HIRED BY THE OWNER IF APPLICABLE.

EROSION AND SEDIMENTATION CONTROL NOTES:

- WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE.
- THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO MATCH EXISTING TOPOGRAPHY AND GROUND COVER. EXISTING DRAINAGE PATTERNS OF THE SITE HAVE BEEN MAINTAINED TO THE EXTENT PRACTICABLE.
 - STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
 - NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
 - THE GENERAL CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
 - SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
 - THE SITE IS LOCATED IN AN AREA OF POTENTIAL CLAY AND SILT SOILS. THE CONTRACTOR SHALL TAKE PRECAUTION IN PREVENTING THE DISCHARGE OF SUSPENDED CLAY AND SILT THROUGH THE USE OF BEST MANAGEMENT PRACTICES (BMP'S) TO ALLOW THE FINE PARTICULATE TO SETTLE OUT OF THE STORMWATER. THESE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO: LARGER SEDIMENT FOREBAYS TO EXTEND DETENTION TIMES; MINIMIZE AREAS OF EXPOSED SOIL; MINIMIZE EXCAVATION DURING WET PERIODS; SEDIMENT FILTERS AND CHECK DAMS TO REDUCE VELOCITY.
 - TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, STABILIZED CONSTRUCTION ENTRANCES, FILTER FABRIC SILT FENCES, SILT SOCKS, SEEDING AND MULCHING, AND SILT SACKS IN CATCH BASINS (EXISTING AND NEWLY INSTALLED).
 - TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON AN UPHILL SLOPE.
 - SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
 - THE CONSERVATION COMMISSION SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS TO BE IMPLEMENTED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) 2022 CONSTRUCTION GENERAL PERMIT (CGP). PRIOR TO CONSTRUCTION A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED. REGULAR SITE INSPECTIONS WILL BE PERFORMED IN ACCORDANCE WITH THE SWPPP.

DEMOLITION NOTES:

- CONTRACTOR TO CUT AND CAP ALL EXISTING UTILITY SERVICES PROPOSED TO BE REMOVED AT THE MAIN, IN ACCORDANCE WITH CITY BUILDING DEMOLITION REGULATIONS, PRIOR TO CONSTRUCTION. TEE SERVICE CONNECTIONS SHALL BE REMOVED FROM THE MAIN AND REPLACED WITH A MINIMUM OF 4 FT. OF NEW OLDI PIPE.
- HYDRANT CONNECTIONS FOR WATER USE DURING DEMOLITION SHALL BE COORDINATED WITH THE CITY OF AMESBURY ENGINEERING DEPARTMENT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ELECTRIC PROVIDER FOR ANY WORK IN THE VICINITY OF OVERHEAD WIRES.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0106F, WHICH HAS AN EFFECTIVE DATE OF JULY 8, 2025.

BUILDING DRAINAGE NOTES:

- ROOF RUNOFF FOR BUILDINGS SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEMS.
- GARAGE FLOOR DRAINS SHALL GO TO A SAND, GAS & OIL (S.G.O.) SEPARATOR PRIOR TO DISCHARGE TO THE SANITARY SEWER SYSTEM PER THE MASS. PLUMBING CODE 248 CMR 10.00. SEE PLUMBING PLANS.

SEWER NOTES:

- 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 FEET BEYOND EACH SIDE OF SECTION THAT IS LESS THAN 10 FEET.
- ALL GRAVITY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 FOR GRAVITY & SDR-21 FOR FORCE MAINS UNLESS NOTED OTHERWISE. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL-JOINT CEMENT LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT BASED ON WATER-TIGHTNESS AND STRUCTURAL SOUNDNESS. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER-TIGHTNESS.
- 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.
- SANITARY SEWER WORK SHALL CONFORM WITH THE TR-16 GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS.

WATER NOTES:

- WATER LINES WILL HAVE AT LEAST FIVE (5) FEET OF COVER.
- THERE MUST BE AT LEAST SIX (6) INCHES OF CLEARANCE BETWEEN A NEW WATER LINE AND ANY UNDERGROUND ROCK FORMATION.
- INSTALLATION IN CLAY/SILT SOILS: ALL WATER MAIN COMPONENTS SHALL MEET AWWA STANDARDS. "ALL DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE MASS OF THE ZINC APPLIED SHALL BE 200 G/M². A FINISHING TOPCOAT SHALL BE APPLIED TO THE ZINC. INTERIOR LINING FOR POTABLE WATER MAIN SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR IN ACCORDANCE WITH ANSI/AWWA A21.4/C104. WATER AND FIRE PROTECTION MAINS FOUR (4) INCH AND GREATER SHALL BE CLASS 52 DUCTILE IRON CEMENT LINED PIPE AND ZINC COATED, WHERE SOIL CONDITIONS ARE DETERMINED BY THE DEPARTMENT TO BE CORROSIVE, POLY WRAP WILL BE INSTALLED AS ADDITIONAL MEANS OF PROTECTION. "POLYETHYLENE ENCASEMENT: POLYETHYLENE ENCASEMENT SHALL BE POLYETHYLENE CONSISTING OF THREE LAYERS OF CO-EXTRUDED LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS OF NOT LESS THAN 8 (EIGHT) MILS."
- ALL MECHANICAL JOINT COMPONENTS WILL BE INSTALLED USING RETAINING GLANDS, SUCH AS, GRIP RING, MEGA LUG OR STAR GRIP. METAL WEDGES MUST BE USED AT ALL BELL JOINTS TO ENSURE CONTINUITY FOR TRACING. ALL FITTINGS (TEES, BENDS, SOLID SLEEVE ETC.) WILL BE ZINC COATED AS WELL FOR PROTECTION PER ISO 8179-2, ZINC RICH PAINT SHALL HAVE A ZINC CONTENT OF AT LEAST 85% BY WEIGHT AND SHALL BE FINISHED WITH AN EXTERIOR BITUMINOUS COATING.". A MINIMUM 307SS (STAINLESS STEEL) "T" BOLTS WILL BE USED TO CONNECT ANY APPURTENANCE THAT REQUIRES THE USE OF "T" BOLTS FOR ASSEMBLY.
- THE SERVICE CONNECTIONS SHALL BE PERPENDICULAR TO THE MAIN.
- INSTALLATION IN CLAY/SILT SOILS: GATE VALVES WILL BE DUCTILE IRON EPOXY COATED (AWWA C550), WITH O-RING SEALS, URETHANE COATED WEDGE, STAINLESS STEEL NUTS AND BOLTS, AND ANTI-ROTATION SEATS TO PREVENT T-BOLTS FROM TURNING. VALVES WILL BE OPEN RIGHT USING A TWO (2) INCH OPERATING NUT WITH AN ARROW CAST IN THE METAL.
- ALL WATER VALVE BOX COVERS SHALL BE LABELED 'WATER'.
- ALL WATER METERS MUST BE PURCHASED FROM THE AMESBURY WATER & SEWER DEPARTMENT. SHUT OFF VALVES ARE REQUIRED BOTH BEFORE AND AFTER THE METER. ALL METERS MUST BE INSTALLED OR REMOVED BY AN EMPLOYEE OF THE AMESBURY WATER & SEWER DEPARTMENT ONLY.
- NO WATER WILL BE SUPPLIED TO ANY CONTRACTOR OR BUILDER THROUGH A WATER SERVICE WHICH HAS NOT BEEN PLACED "IN SERVICE" BY THE AMESBURY WATER & SEWER DEPARTMENT. NO DISTRIBUTION SYSTEM COMPONENT WILL BE OPERATED BY ANYONE OTHER THAN AMESBURY WATER & SEWER DEPARTMENT PERSONNEL.
- WATER LINES (MAINS AND SERVICE CONNECTIONS) SHALL BE PRESSURE TESTED TO 150 PSI AND HELD FOR ONE HOUR AND WITNESSED BY THE AMESBURY WATER & SEWER DEPARTMENT CONSTRUCTION FOREMAN OR HIS DESIGNEE. ALL INSTALLATIONS MUST BE INSPECTED BY THE WATER CONSTRUCTION FOREMAN OR HIS DESIGNEE. PROVIDE THE AMESBURY WATER & SEWER DEPARTMENT WITH AT LEAST 72 HOURS NOTICE FOR THE INSPECTION.
- BACKFLOW PREVENTERS WILL BE REQUIRED FOR EACH BUILDING AND A BACKFLOW PREVENTION DEVICE DESIGN DATA SHEET SHALL BE SUBMITTED FOR EACH DEVICE BY A LICENSED PLUMBER OR FIRE PROTECTION ENGINEER FOR APPROVAL BY THE CITY ENGINEER. ALL BACKFLOW DEVICES SHALL BE TESTED AS SOON AS THE WATER IS TURNED ON TO THE BUILDING AND PROOF OF PASSED TEST SHALL BE SUBMITTED PRIOR TO SIGNING OFF ON A CERTIFICATE OF OCCUPANCY.
- ALL WATER VALVES SHALL OPEN "RIGHT".
- HYDRANT LOCATIONS SHALL BE CONFIRMED WITH THE AMESBURY FIRE DEPARTMENT.
- ALL TAPS SHALL BE SADDLE TAPS TO INSURE A TIGHT CONNECTION.
- WATER PIPE FITTING SHALL CONFORM TO AWWA C100-71 AND CEMENT MORTAR SHALL CONFORM TO C104-71.

ACCESSIBILITY NOTE:

ALL WORK SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND 521 CMR. CROSS SLOPES ON ALL ACCESSIBLE WALKING SURFACES SHALL NOT EXCEED 1.9%. SLOPES IN ACCESSIBLE PARKING AREAS AND PLAZA AREAS SHALL NOT EXCEED 1.9% IN ALL DIRECTIONS. RUNNING SLOPES ON ALL WALKING SURFACES SHALL NOT EXCEED 4.9% EXCEPT WHERE A CURB RAMP IS PROPOSED. ALL CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 7.5% AND A MINIMUM SLOPE OF 1.0%. ALL WALKWAYS SHALL BE AT LEAST 48" WIDE (60" MIN. PREFERRED) WITH A MINIMUM OF 36" CLEAR SPACE AT OBSTACLES (E.G. LIGHT POLES, SIGNS), EXCLUDING CURBING.

PLAN COORDINATION NOTES:

- ALL FOUNDATION DIMENSIONS, PROPERTY LINE SETBACKS AND BUILDING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED WITH THE STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL UTILITY SERVICES, INCLUDING INVERTS AND FOUNDATION PENETRATION LOCATIONS, SHOWN ON THESE PLANS SHALL BE VERIFIED WITH THE PLUMBING AND ELECTRICAL PLANS PRIOR TO CONSTRUCTION.

ABBREVIATIONS:

AASHTO	THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ACP	ASBESTOS CONCRETE PIPE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT/ARCHITECTURE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BC	BOTTOM OF CURB
AWWA	AMERICAN WATER WORKS ASSOCIATION
BEG	BEGINNING
BIT	BITUMINOUS
BLDG	BUILDING
BW	BORDERING VEGETATED WETLAND
BW	FINISH GRADE ADJACENT TO BOTTOM OF WALL
CCB	CAPE COD BERM
CCTV	CLOSED-CIRCUIT TELEVISION
CB	CATCH BASIN
CF	CUBIC FEET
CJ	CAST IRON
CLDI	CEMENT LINED DUCTILE IRON
CMR	CODE OF MASSACHUSETTS REGULATIONS
CONC	CONCRETE
CY	CUBIC YARD
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
DS	DOWNSTREAM
DYL	DOUBLE YELLOW LINE
ELEC	ELECTRIC
EL/ELEV	ELEVATION
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
ESHGWT	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE
EXIST	EXISTING
FC	FLUSH CURB
FES	FLARED END SECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FG	FINAL GRADE
FS	FIRE SERVICE
FT	FEET
GG	GAS GATE
HCAP	HANDICAP
HOPE	HIGH DENSITY POLYETHYLENE
HW	HEAD WALL
ID	INNER DIAMETER

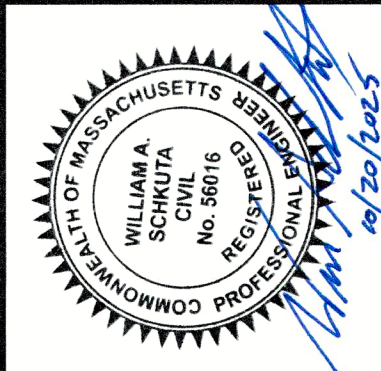
LEGEND

CONTOURS	
MAJOR	---
MINOR	- - - -
SPOT GRADES	---
CURB/WALL ELEVATIONS	WF 37
LIMIT OF BVW	---
LIMIT OF 25' BVW SETBACK	---
LIMIT OF 50' BVW SETBACK	---
LIMIT OF 100' BVW BUFFER ZONE	---
CHAIN LINK FENCE	---
GAS SERVICE	---
OVERHEAD WIRES	---
RETAINING WALL	---
SANITARY SEWER	---
SILT FENCE	---
SILT FENCE/HAY BALES COMBINATION	---
STOCKADE FENCE	---
STORM SEWER	---
ROOF DRAIN	---
TREELINE	---
UNDERGROUND ELEC./TELE./COM.	---
WATER SERVICE	---
GUARDRAIL	---
ZONING DISTRICT BOUNDARY	---
CATCH BASIN	---
DETECTABLE WARNING PANEL	---
DOOR/ENTRY	---
DRAIN/WATER QUALITY MANHOLE	---
GAS GATE	---
HYDRANT	---
LIGHT POLE	---
LIMIT OF WORK	---
MANHOLE	---
RIP-RAP	---
SEWER MANHOLE	---
SAND, GAS & OIL SEPARATOR	---
SIGN	---
TREE	---
UTILITY POLE	---
WATER GATE	---

IN	INCH
INV	INVERT
L	LENGTH
LB	POUNDS
MAX	MAXIMUM
MCC	MONOLITHIC CONCRETE CURB
MIN	MINIMUM
N/F	NOW OR FORMERLY
OC	ON CENTER
OHW	OVERHEAD WIRES
PE	POLYETHYLENE
±	PLUS OR MINUS
PCC	PRECAST CONCRETE CURB
RGP	RIGID CONCRETE PIPE
REC	RECORD
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RC	RELATIVE COMPACTION
REC'D	REQUIRED
ROW	RIGHT OF WAY
S	SLOPE
SF	SQUARE FEET
SGO	SAND, GAS AND OIL SEPARATOR
SMH	SEWER MANHOLE
SQ	SQUARE
TBD	TO BE DETERMINED
TC	TOP OF CURB/TRANSITION CURB
TW	FINISH GRADE ADJACENT TO TOP OF WALL
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
VAR	VARIANCE
VC	VETRIFIED CLAY
VGC	VERTICAL GRANITE CURB
WF	VERIFY IN FIELD
LSA	LANDSCAPE AREA
LF	LINEAR FEET
MAAB	MASSACHUSETTS ARCHITECTURE ACCESS BOARD
MEP	MECHANICAL ELECTRICAL PLUMBING
MCC	MONOLITHIC CONCRETE CURB
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MIL	MILLIMETER
NF	NOT FOUND
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
US	UPSTREAM
WF	WETLAND FLAG
WG	WATER GATE
WQU	WATER QUALITY UNIT
WSO	WATER SHUTOFF
W/	
	PROPOSED



CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
1000 WEST STREET, SUITE 200
AMESBURY, MA 01821
P: 978-777-6586, W: WWW.MORINCAMERON.COM



4/27/2025

SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

GENERAL NOTES,
LEGEND &
ABBREVIATIONS

DRAWING NO. C-3

NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON
VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF
BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR
IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE
BEGINNING ANY EXCAVATION.



N/F
JEREMY SCHUTZ
MAP 80 LOT 5
BOOK 34254 PAGE 435

N/F
ORYAH H. JOHNSON &
TIFFANY M. LAROCHE
MAP 80 LOT 24
BOOK 35127 PAGE 244

BM
SPIKE SET 52" OAK
ELEV.=58.73'
SMH
RIM=57.19
INV IN 8" RCP=49.90
INV OUT 8" ACP=49.80

GENERAL NOTES:

1. THESE PLANS ARE PREPARED FOR OUR CLIENTS USE FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHER WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
2. ELEVATIONS SHOWN ON THESE PLANS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZONTAL ORIENTATION IS NAD 1983 MA SPC.
3. THE WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 23, 2024, REVISED ON AUGUST 22, 2024, AND SURVEYED BY THE MORIN-CAMERON GROUP, INC. IN AUGUST 2024. THE LIMIT OF THE WETLAND WAS APPROVED BY THE AMESBURY CONSERVATION COMMISSION BY AN ORDER OF RESOURCE AREA DELINEATION UNDER MASSDEP FILE #002-1338.
4. ABUTTER INFORMATION WAS OBTAINED FROM THE OF AMESBURY ASSESSORS AND ONLINE GIS DATABASES AND SHOULD BE CONSIDERED APPROXIMATE.

N/F
NATALIA SARRO
MAP 80 LOT 23
BOOK 39243 PAGE 396

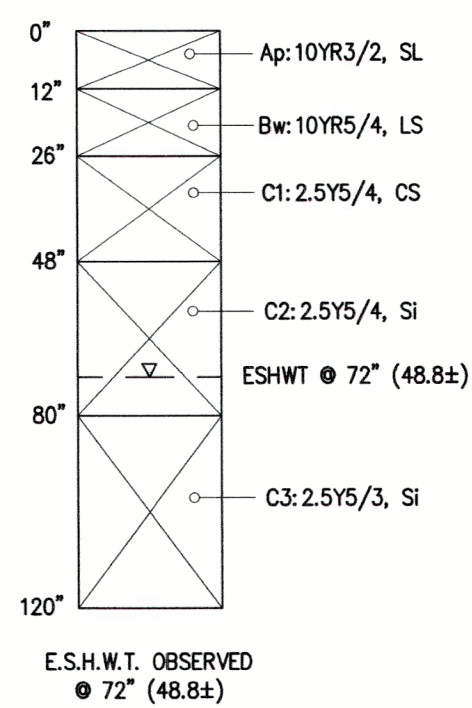
N/F
25 CLARKS ROAD REALTY TRUST
MAP 80 LOT 28
BOOK 38364 PAGE 132

ABUTTING PROPERTY LINE
(APPROX. LOCATION, FROM AMESBURY GIS)

PLAN
SCALE: 1" = 30'
0 15 30 60

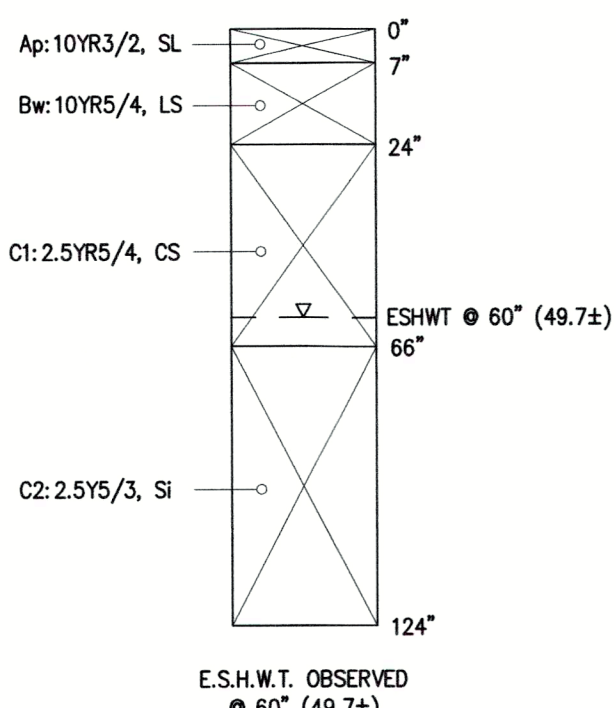
TP-1-25

ELEV.=54.8±



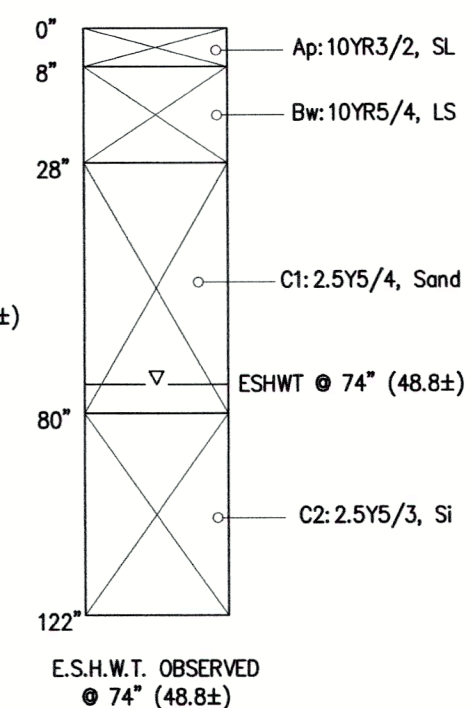
TP-2-25

ELEV.=54.7±



TP-3-25

ELEV.=55.0±

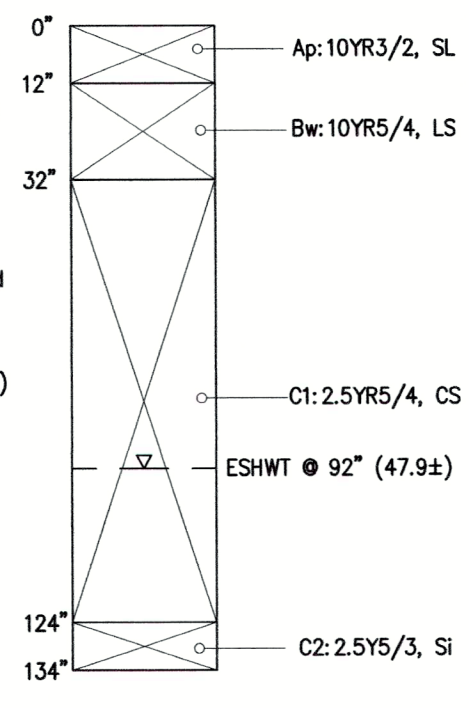


SOIL LOGS

DATE PERFORMED: SEPTEMBER 29, 2025
PERFORMED BY: SCOTT CAMERON, SE #3024

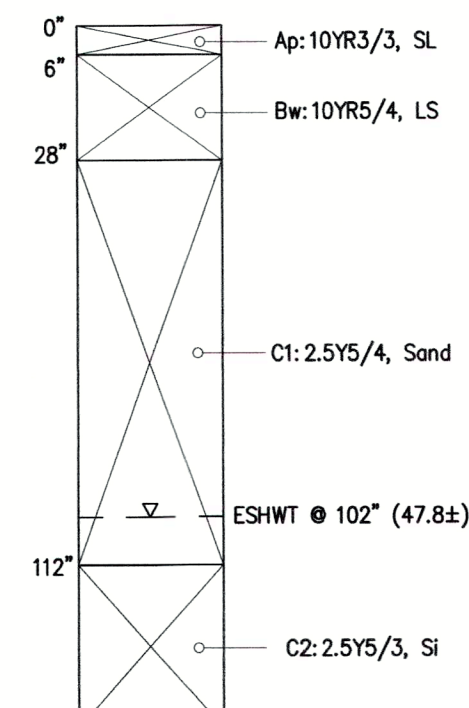
TP-4-25

ELEV.=55.6±



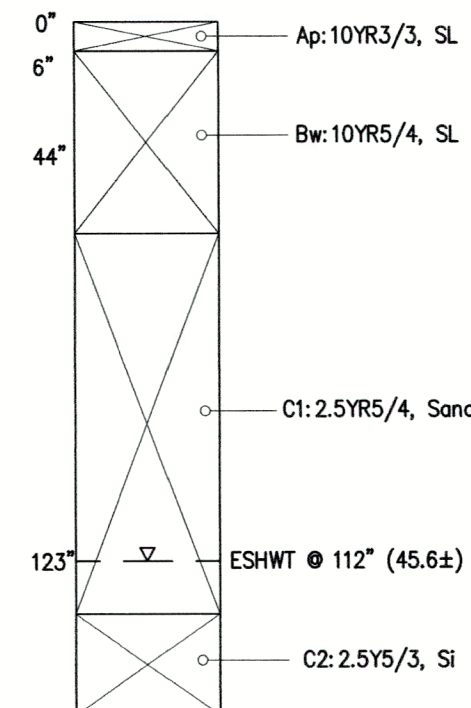
TP-5-25

ELEV.=56.3±



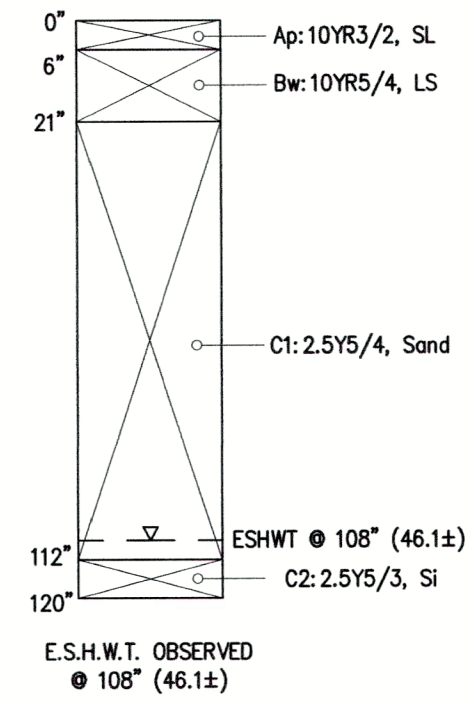
TP-6-25

ELEV.=54.9±



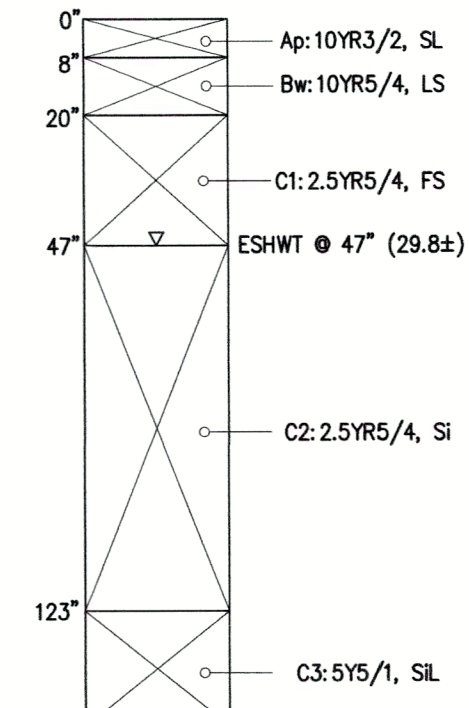
TP-7-25

ELEV.=55.1±



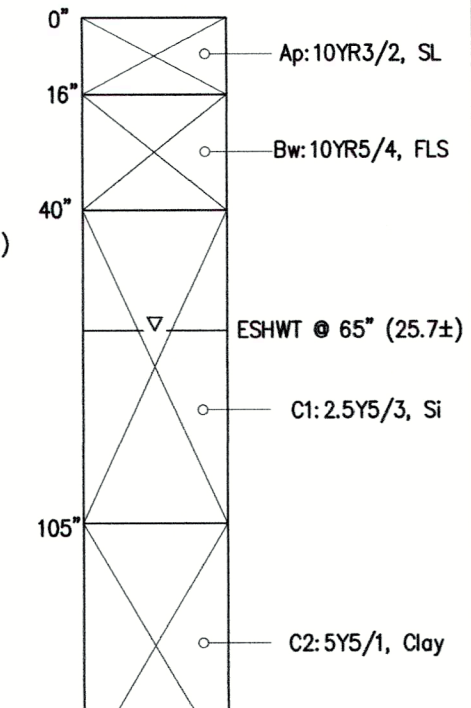
TP-8-25

ELEV.=33.7±



TP-9-25

ELEV.=31.1±



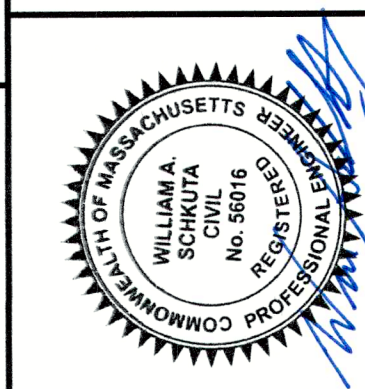
ZONING DISTRICT: RESIDENCE (R20)
OVERLAY DISTRICT (40R): EAST END SMART GROWTH OVERLAY DISTRICT (EE-SGOD)
SUB DISTRICTS: 2-3 FAM (TWO-THREE FAMILY), MF-1 (MULTIFAMILY),
FOS-1 (FUTURE OPEN SPACE)

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25090C0106F, WHICH HAS AN EFFECTIVE DATE OF JULY 8, 2025.

OWNER/APPLICANT:

EAGLES CROSSING, LLC
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845
BOOK 41035, PAGE 253 (27.5 CLARK'S ROAD)
BOOK 38273, PAGE 334 (29 CLARK'S ROAD)

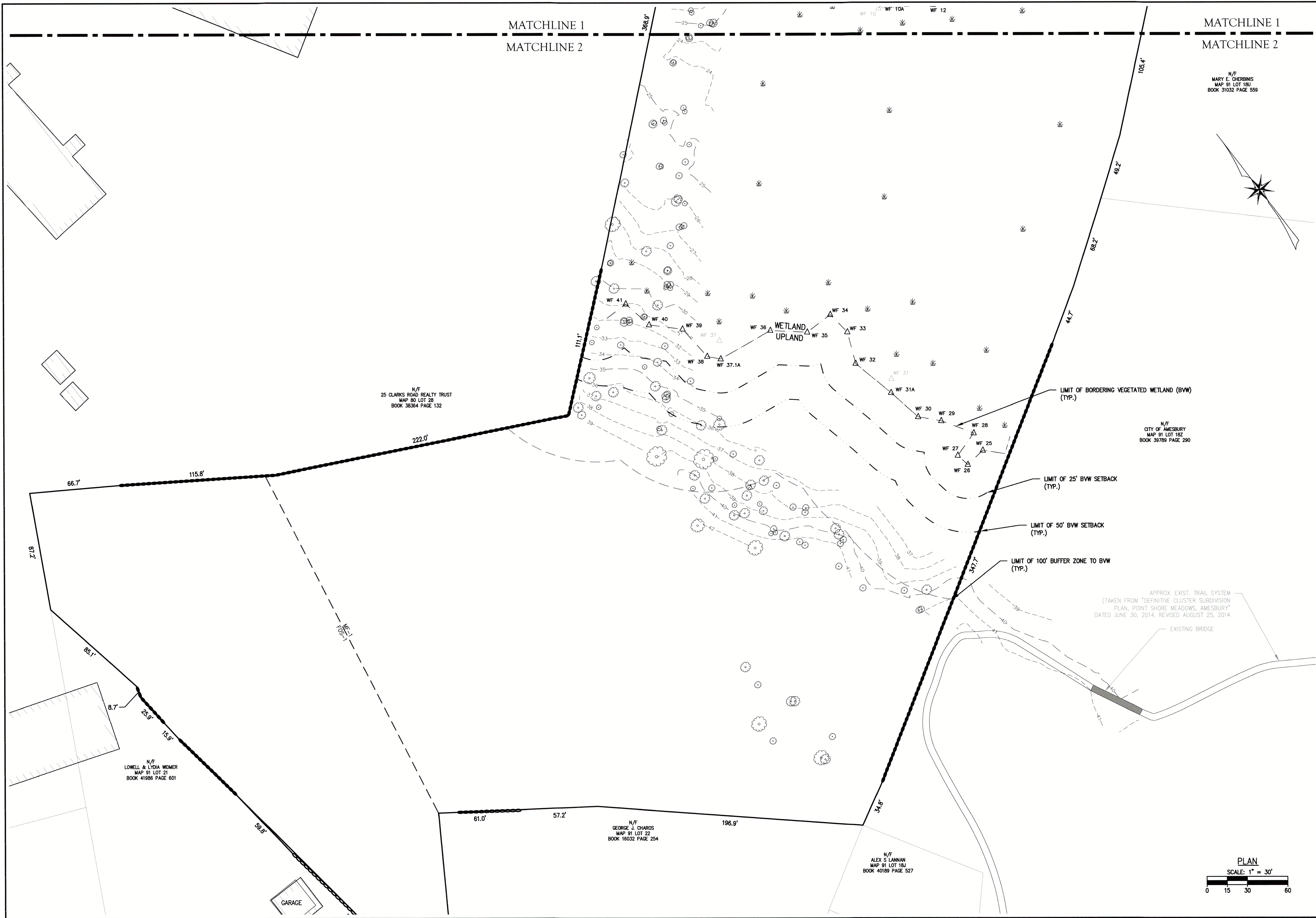


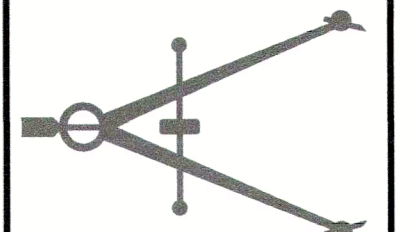
SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

EXISTING
CONDITIONS
PLAN I
DRAWING NO. C-4





The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
SURVEYING | LANDSCAPE ARCHITECTURE
100 WASHINGTON STREET, SUITE 200
AMESBURY, MASSACHUSETTS 01828
P: 978-777-8586, W: WWW.MORINCAMERON.COM



WILLIAM A. SCHMITZ
NO. 3676
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

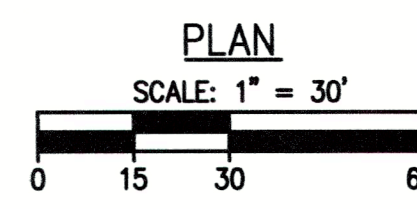
SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

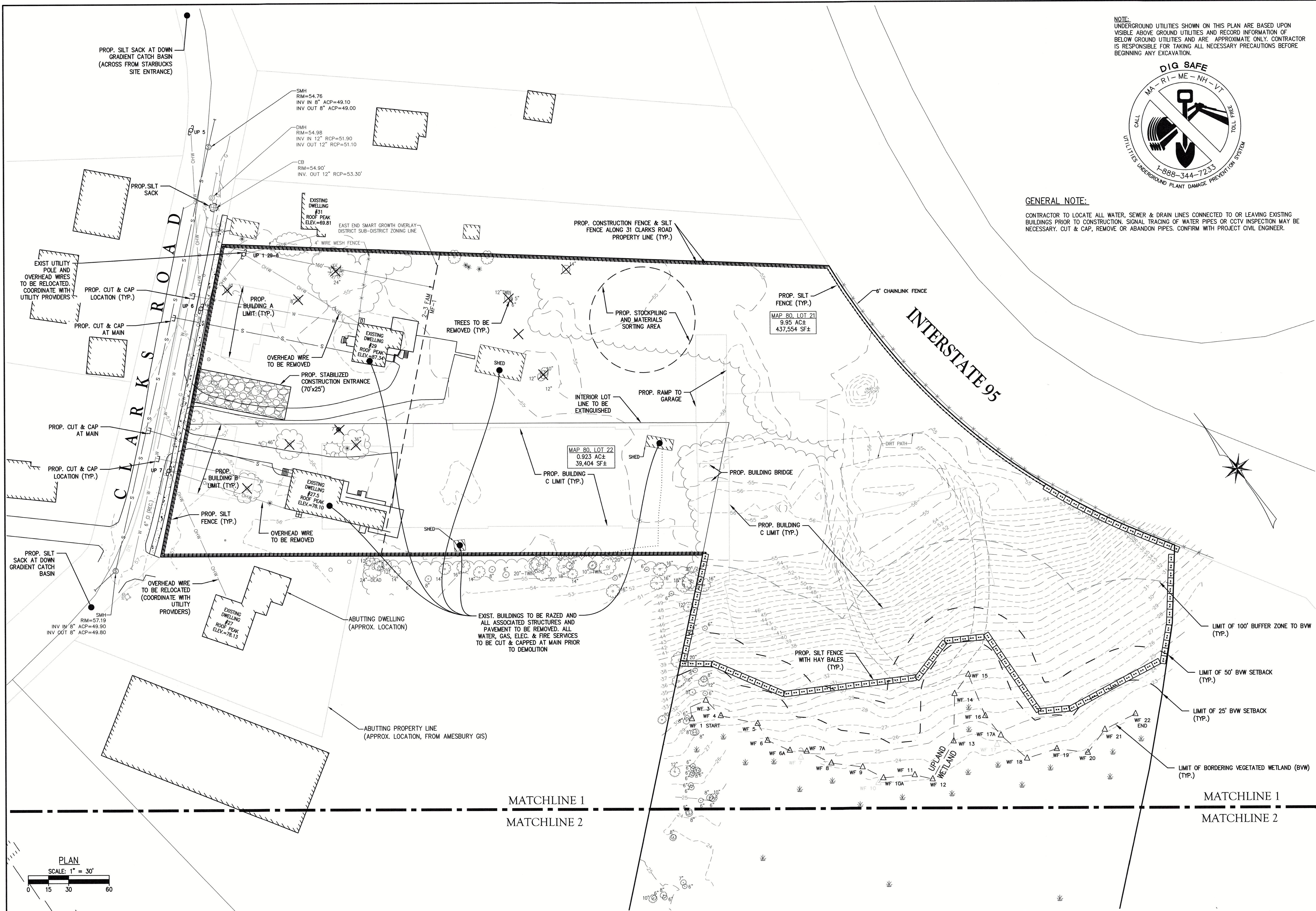
REVISIONS	
NO.	DESCRIPTION
1	UPDATED DESIGN

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

EXISTING CONDITIONS
PLAN II

DRAWING NO. C-5





NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON
VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF
BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR
IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE
BEGINNING ANY EXCAVATION.



GENERAL NOTE:
CONTRACTOR TO LOCATE ALL WATER, SEWER & DRAIN LINES CONNECTED TO OR LEAVING EXISTING
BUILDINGS PRIOR TO CONSTRUCTION. SIGNAL TRACING OF WATER PIPES OR CCTV INSPECTION MAY BE
NECESSARY. CUT & CAP, REMOVE OR ABANDON PIPES. CONFIRM WITH PROJECT CIVIL ENGINEER.

The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | EROSION CONTROL SPECIALISTS
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SURVEY BY: MCS
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 28, 2025

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN

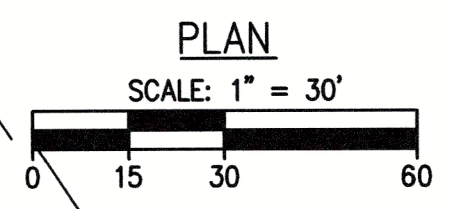
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)

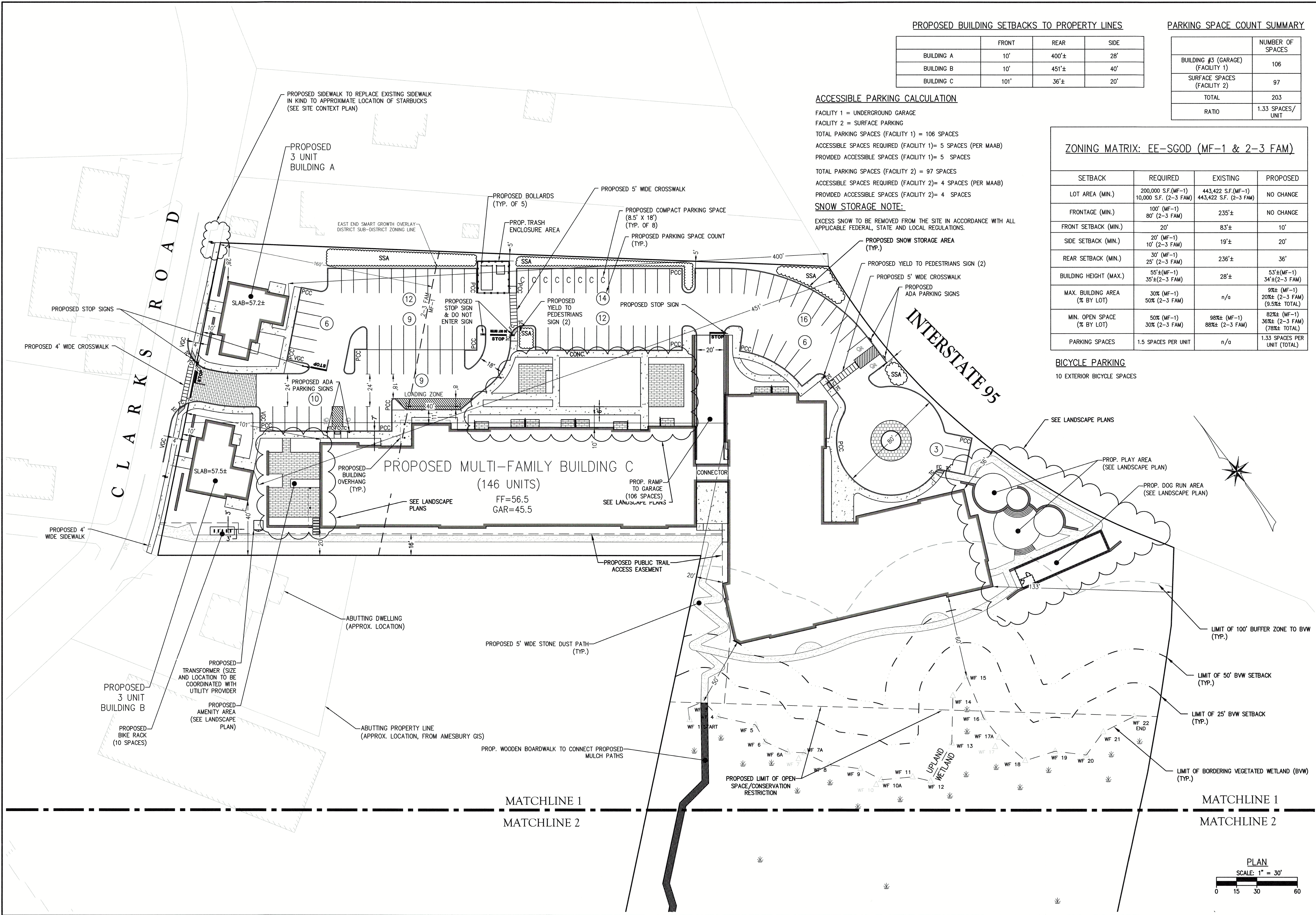
SITE PREPARATION & DEMOLITION PLAN

EAGLES CROSSING, LLC
PREPARED FOR:

DRAWING NO.

C-6





PROPOSED BUILDING SETBACKS TO PROPERTY LINES			
	FRONT	REAR	SIDE
BUILDING A	10'	400'±	28'
BUILDING B	10'	451'±	40'
BUILDING C	101'	36'±	20'

PARKING SPACE COUNT SUMMARY	
	NUMBER OF SPACES
BUILDING #3 (GARAGE) (FACILITY 1)	106
SURFACE SPACES (FACILITY 2)	97
TOTAL	203
RATIO	1.33 SPACES/UNIT

ACCESSIBLE PARKING CALCULATION

FACILITY 1 = UNDERGROUND GARAGE
FACILITY 2 = SURFACE PARKING
TOTAL PARKING SPACES (FACILITY 1) = 106 SPACES
ACCESSIBLE SPACES REQUIRED (FACILITY 1) = 5 SPACES (PER MAAB)
PROVIDED ACCESSIBLE SPACES (FACILITY 1) = 5 SPACES
TOTAL PARKING SPACES (FACILITY 2) = 97 SPACES
ACCESSIBLE SPACES REQUIRED (FACILITY 2) = 4 SPACES (PER MAAB)
PROVIDED ACCESSIBLE SPACES (FACILITY 2) = 4 SPACES

SNOW STORAGE NOTE:

EXCESS SNOW TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

ZONING MATRIX: EE-SGOD (MF-1 & 2-3 FAM)

SETBACK	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	200,000 S.F. (MF-1) 10,000 S.F. (2-3 FAM)	443,422 S.F. (MF-1) 443,422 S.F. (2-3 FAM)	NO CHANGE
FRONTAGE (MIN.)	100' (MF-1) 80' (2-3 FAM)	235'±	NO CHANGE
FRONT SETBACK (MIN.)	20'	83'±	10'
SIDE SETBACK (MIN.)	20' (MF-1) 10' (2-3 FAM)	19'±	20'
REAR SETBACK (MIN.)	30' (MF-1) 25' (2-3 FAM)	236'±	36'
BUILDING HEIGHT (MAX.)	55'± (MF-1) 35'± (2-3 FAM)	28'±	53'± (MF-1) 34'± (2-3 FAM)
MAX. BUILDING AREA (% BY LOT)	30% (MF-1) 50% (2-3 FAM)	n/a	9%± (MF-1) 20%± (2-3 FAM) (9.5%± TOTAL)
MIN. OPEN SPACE (% BY LOT)	50% (MF-1) 30% (2-3 FAM)	98%± (MF-1) 88%± (2-3 FAM)	82%± (MF-1) 36%± (2-3 FAM) (78%± TOTAL)
PARKING SPACES	1.5 SPACES PER UNIT	n/a	1.33 SPACES PER UNIT (TOTAL)

BICYCLE PARKING

10 EXTERIOR BICYCLE SPACES

The Morin-Cameron GROUP, INC.

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100 WILLOW STREET, SUITE 203
AMESBURY, MASSACHUSETTS 01821
P: 978-777-5556, W: WWW.MORIN-CAMERON.COM

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN

IN

AMESBURY, MASSACHUSETTS

27.5 & 29 CLARKS ROAD

(ASSESSOR'S MAP 80, LOTS 21 & 22)

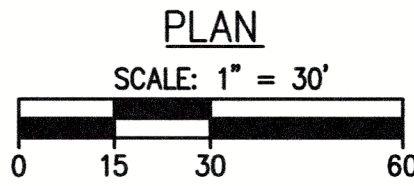
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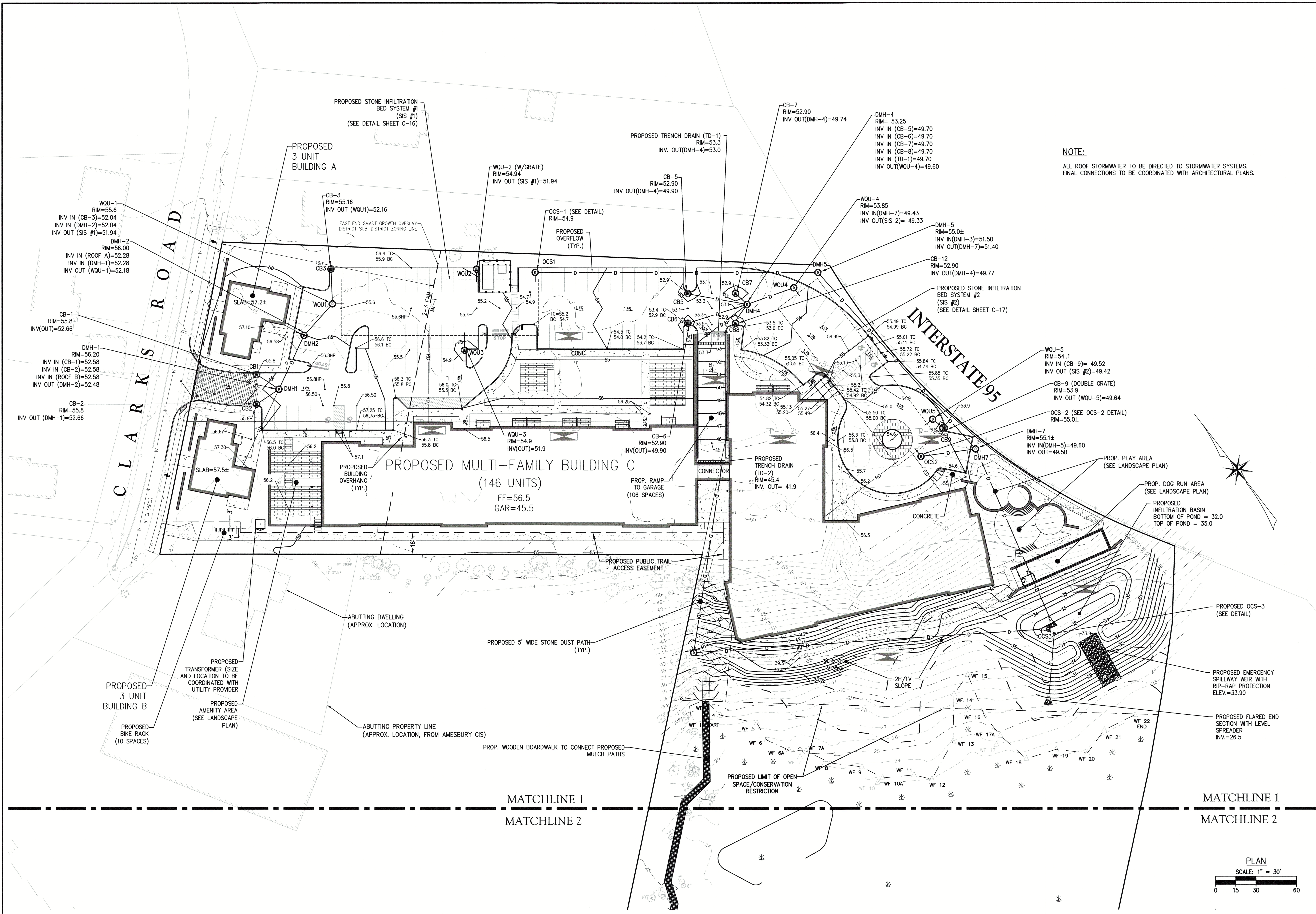
EAGLES CROSSING, LLC

SITE LAYOUT PLAN

DRAWING NO. C-7

PROJ. #3962
DRAWING: 3962_Main.dwg





NOTE:
ALL ROOF STORMWATER TO BE DIRECTED TO STORMWATER SYSTEMS.
FINAL CONNECTIONS TO BE COORDINATED WITH ARCHITECTURAL PLANS.

The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
100 STATE STREET, SUITE 200
AMESBURY, MASSACHUSETTS 01810
P: 978-777-8586, W: WWW.MORINCAMERON.COM

REVISIONS

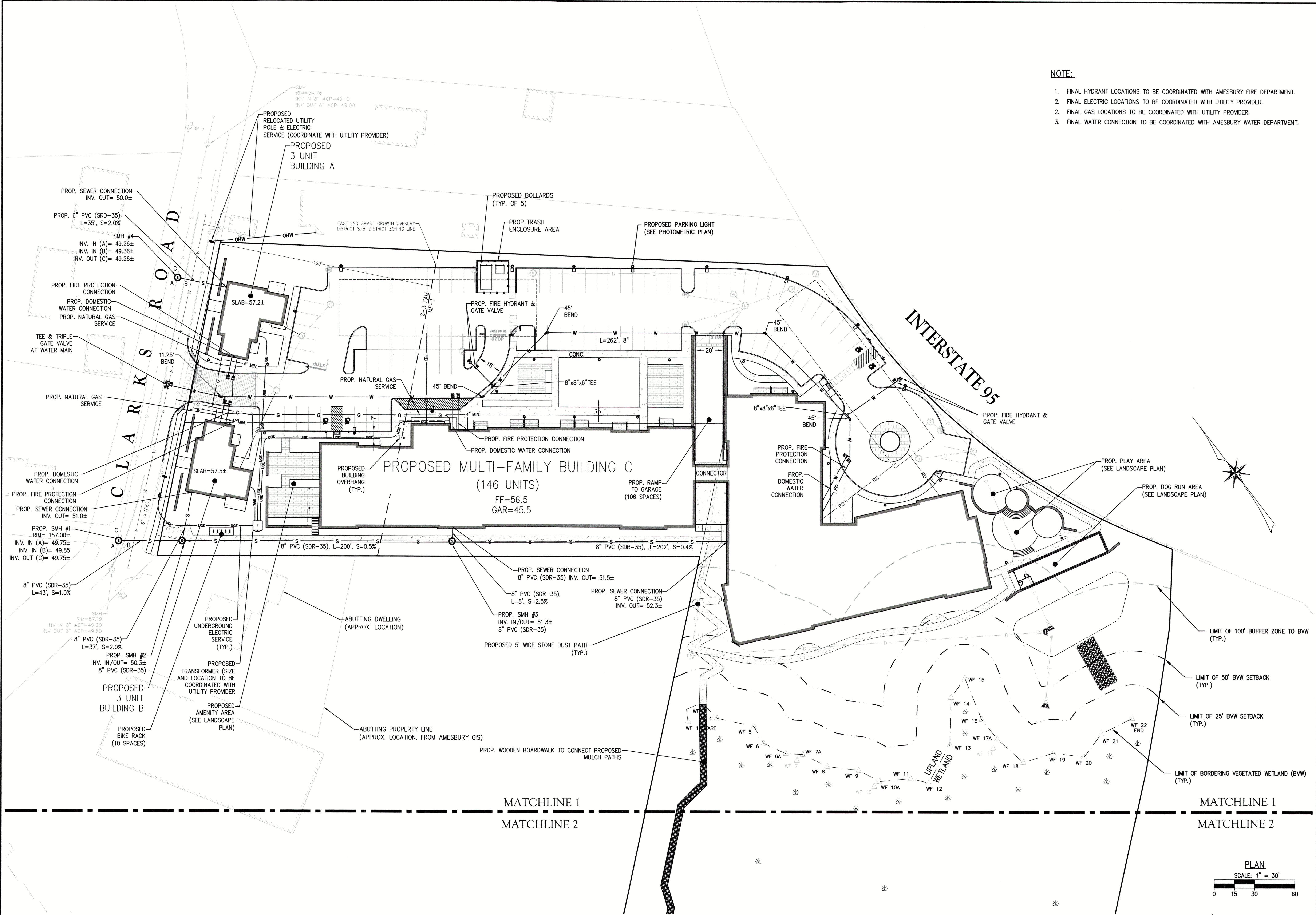
NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

GRADING AND DRAINAGE PLAN

DRAWING NO. C-8

PROJ. #3962
DRAWING: 3962_Main.dwg



- NOTE:
1. FINAL HYDRANT LOCATIONS TO BE COORDINATED WITH AMESBURY FIRE DEPARTMENT.
 2. FINAL ELECTRIC LOCATIONS TO BE COORDINATED WITH UTILITY PROVIDER.
 3. FINAL GAS LOCATIONS TO BE COORDINATED WITH UTILITY PROVIDER.
 4. FINAL WATER CONNECTION TO BE COORDINATED WITH AMESBURY WATER DEPARTMENT.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
1000 W. MAIN ST., SUITE 200
AMESBURY, MA 01821
P: 978-777-5556, F: 978-777-5557, WWW.MORINCAMERON.COM

WILLIAM A. MORIN
No. 58616
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

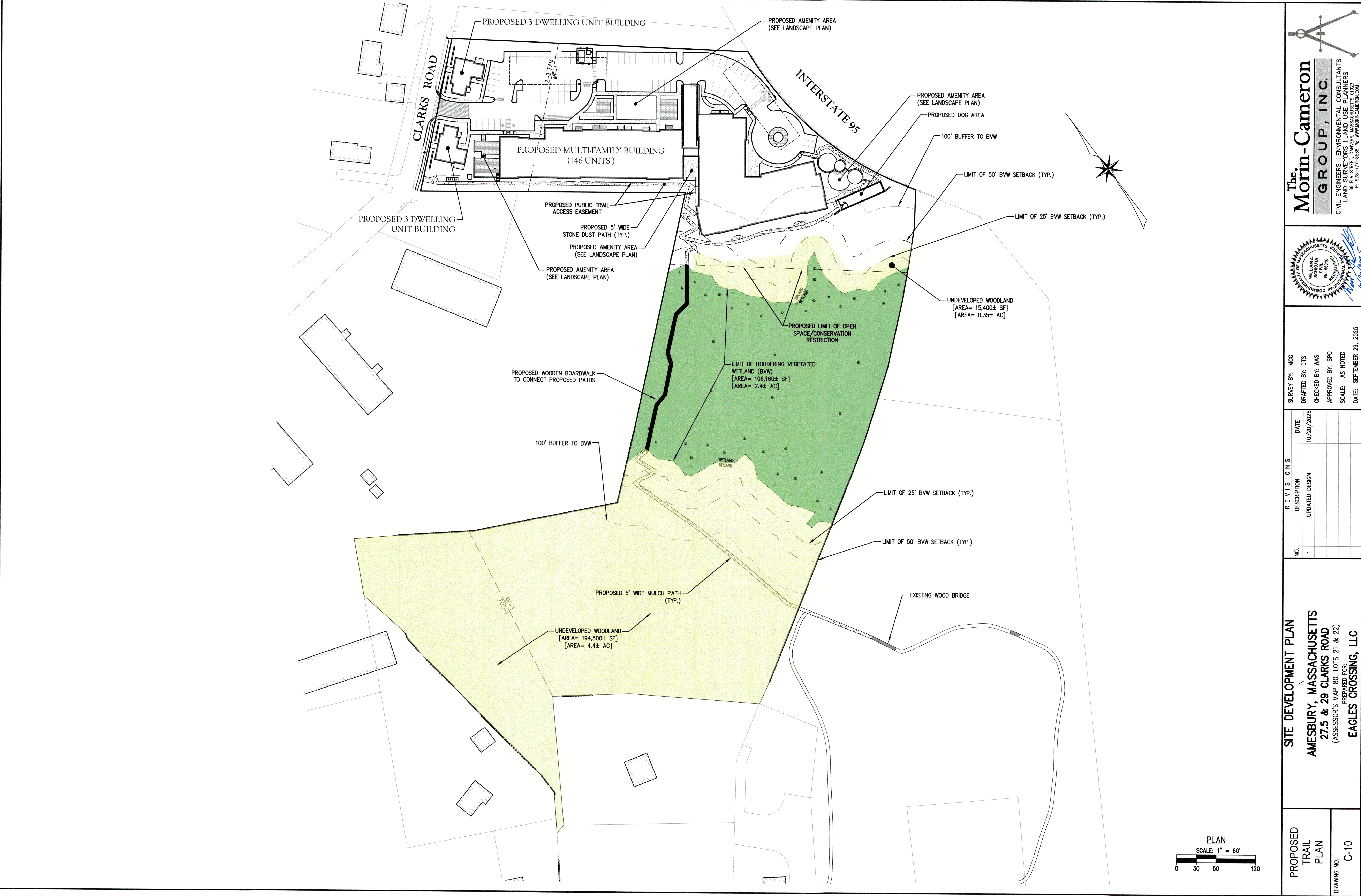
REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

UTILITY PLAN
DRAWING NO. C-9



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS | PLANNERS
185 ELM STREET, SUITE 200, AMESBURY, MASSACHUSETTS 01810
P: 978-777-8586, W: WWW.MORINCAMERON.COM

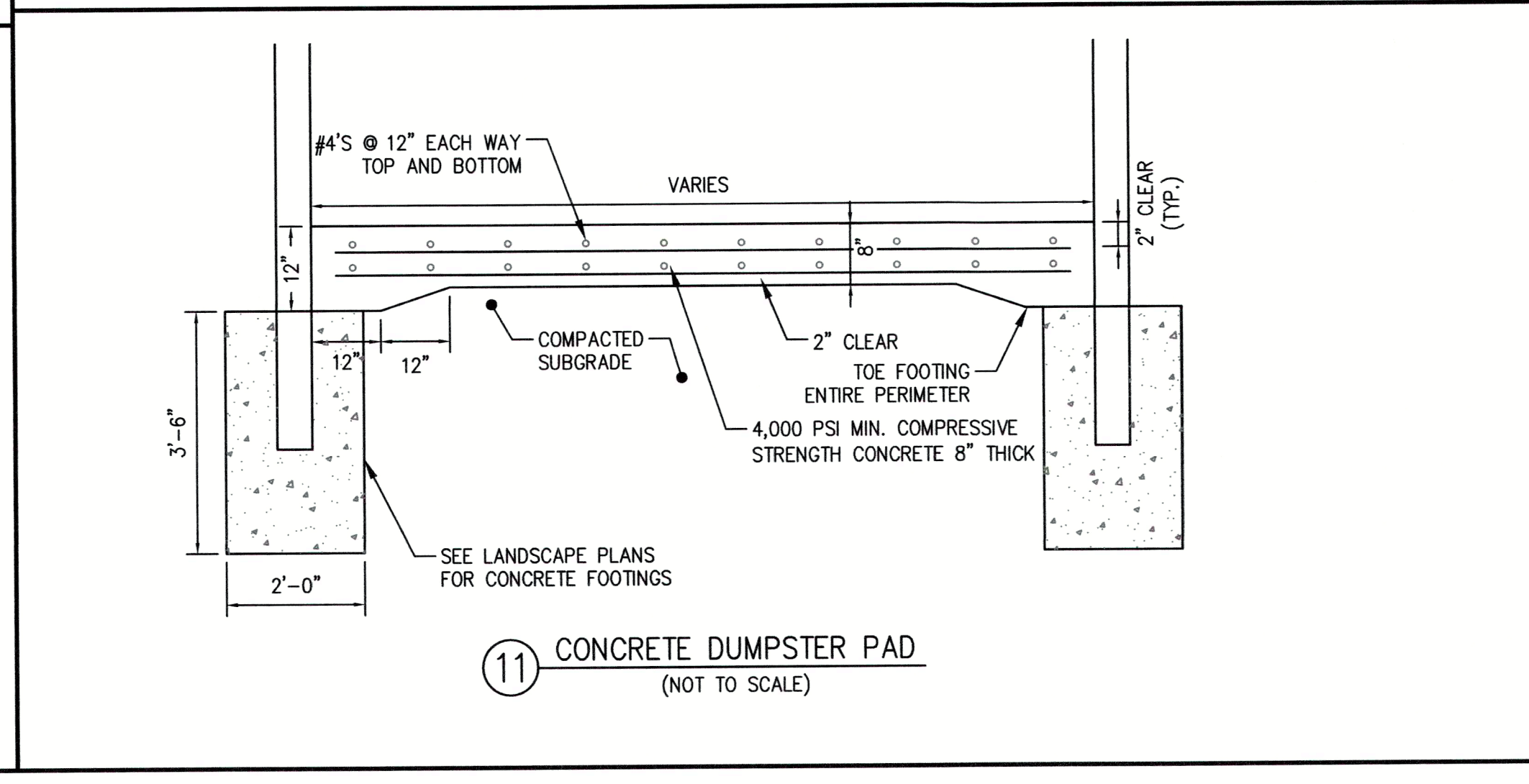
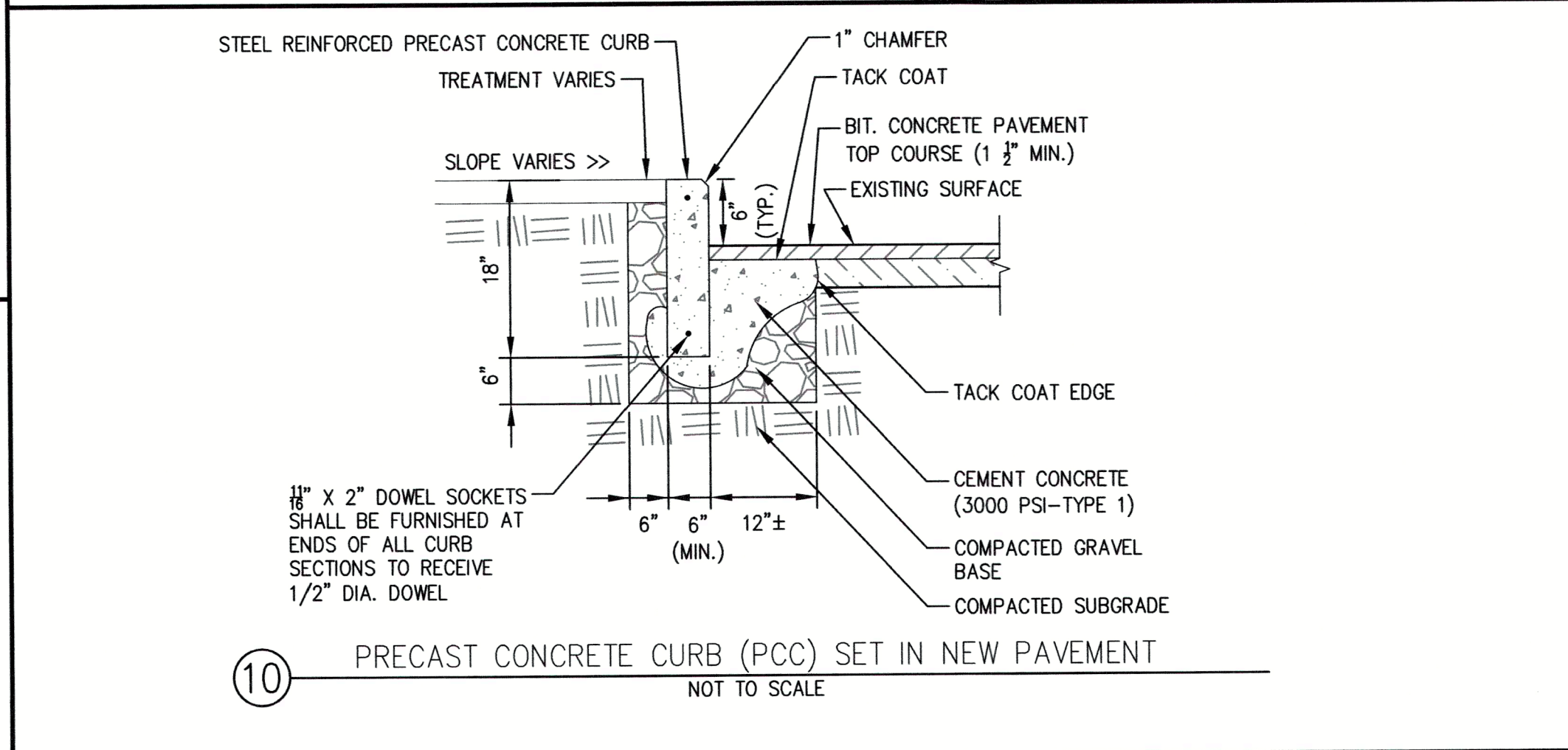
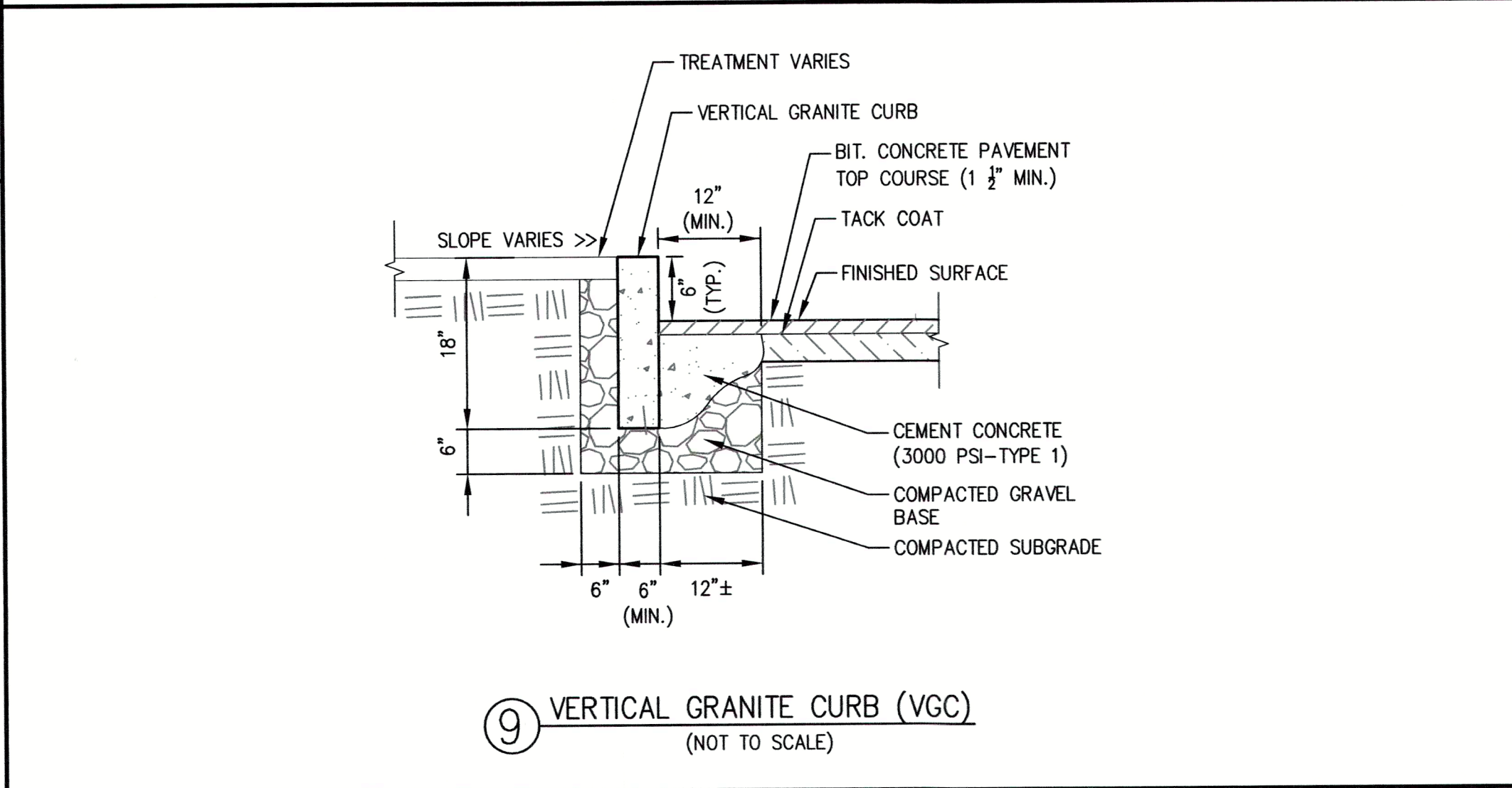
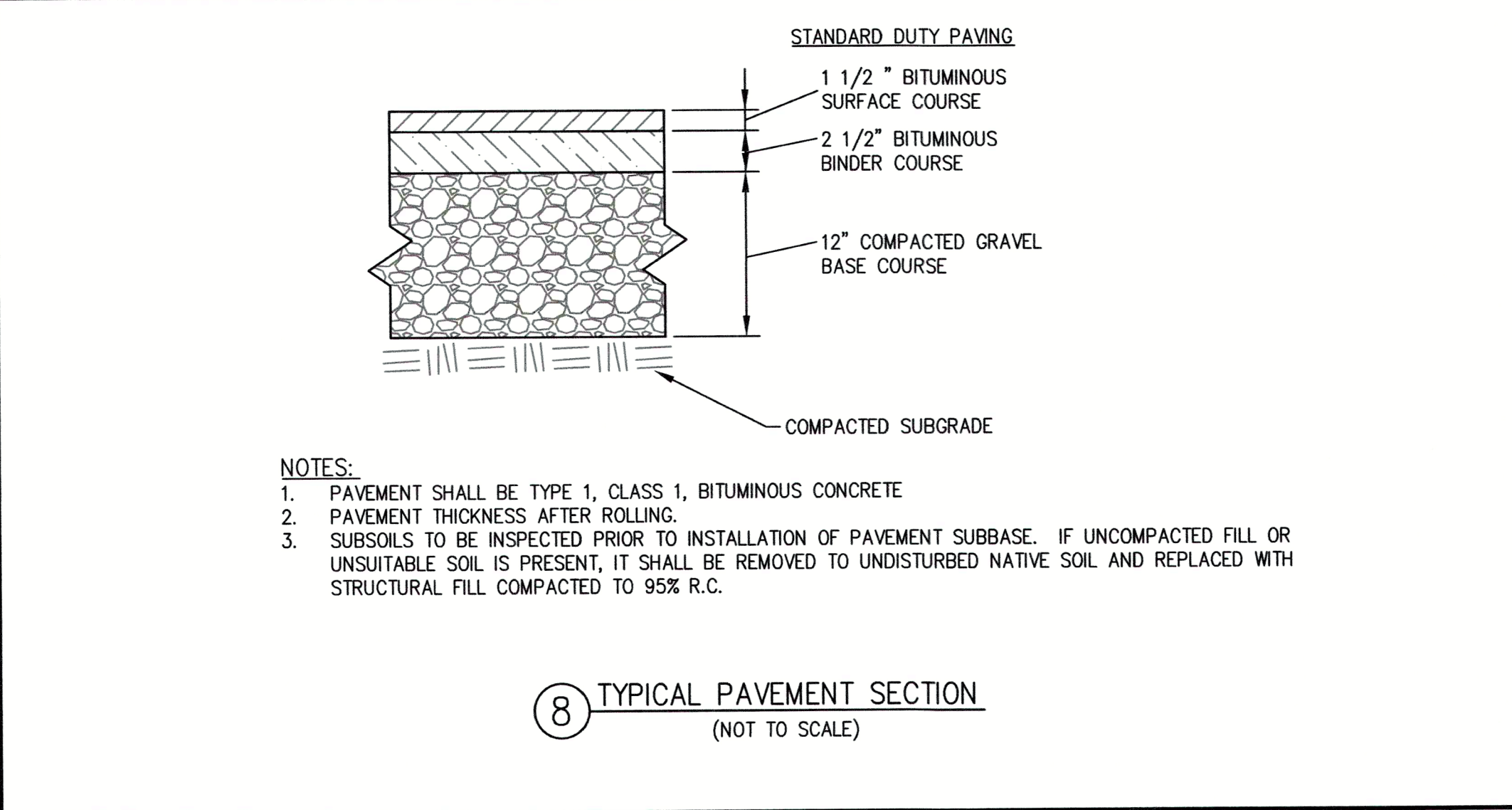
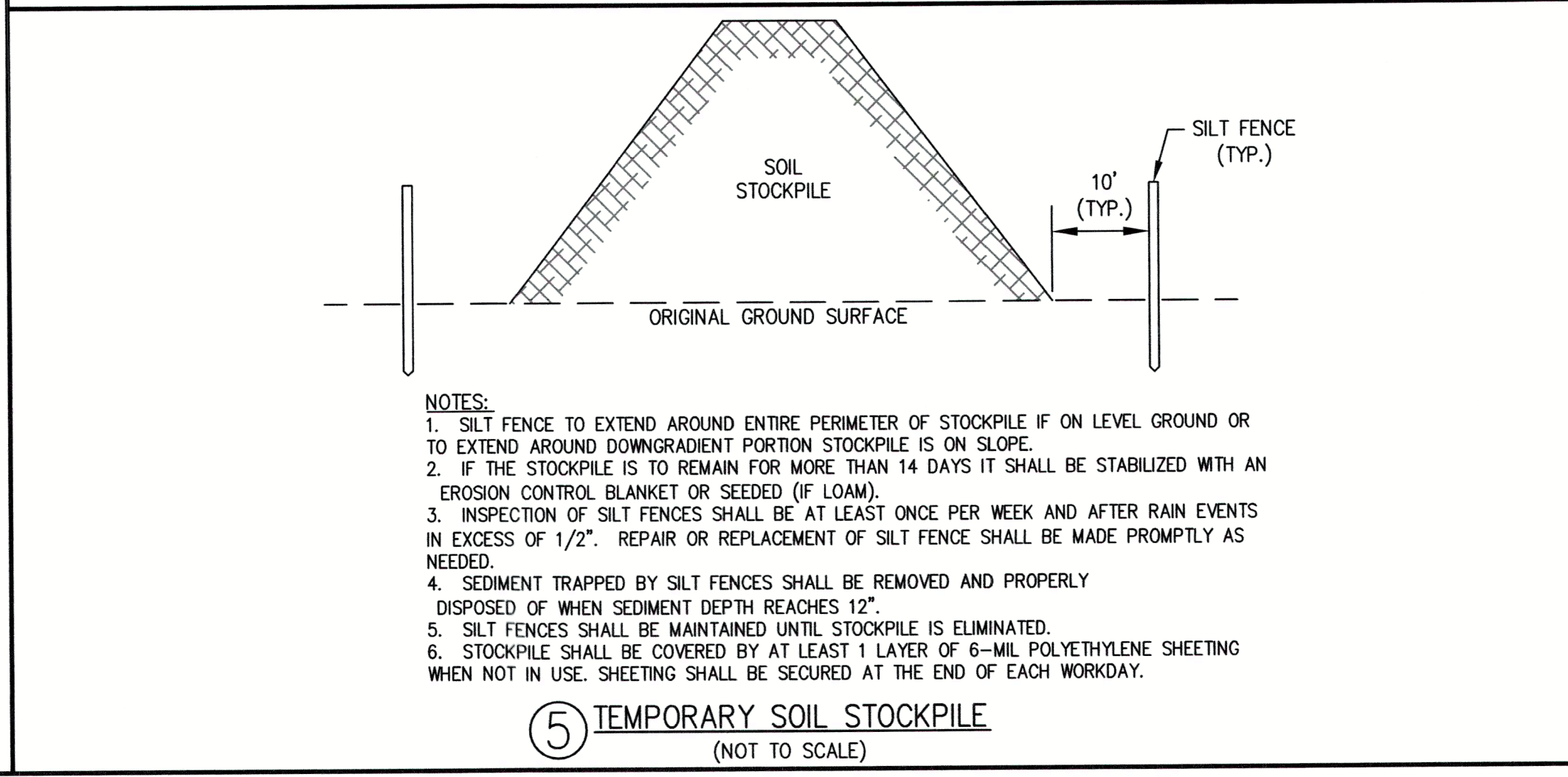
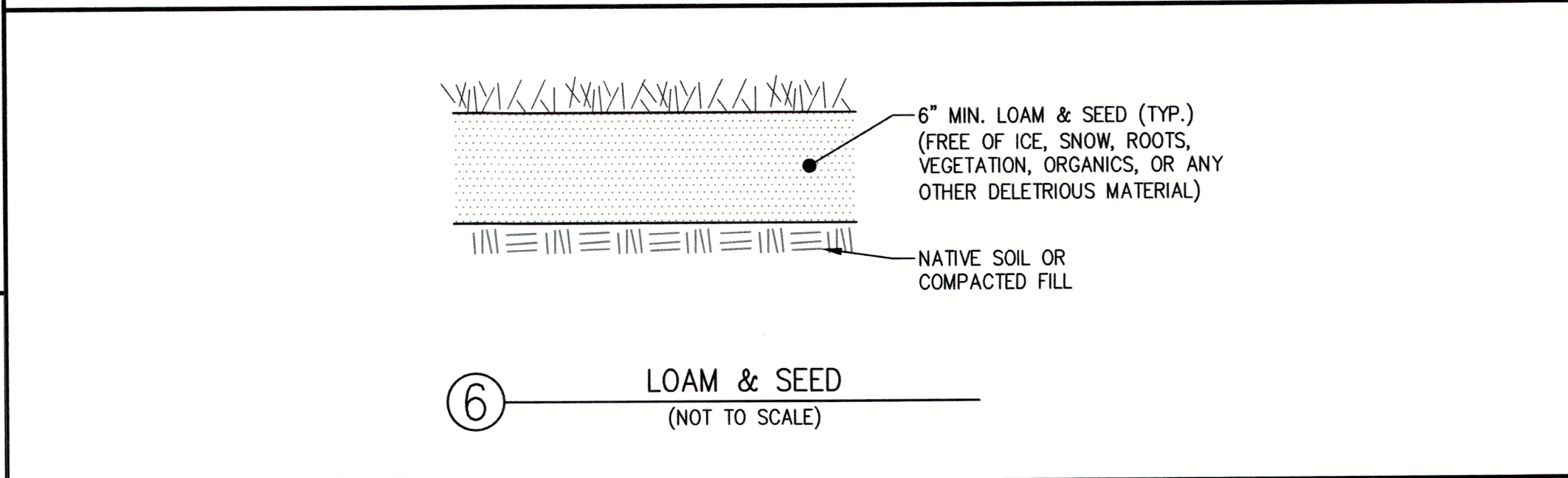
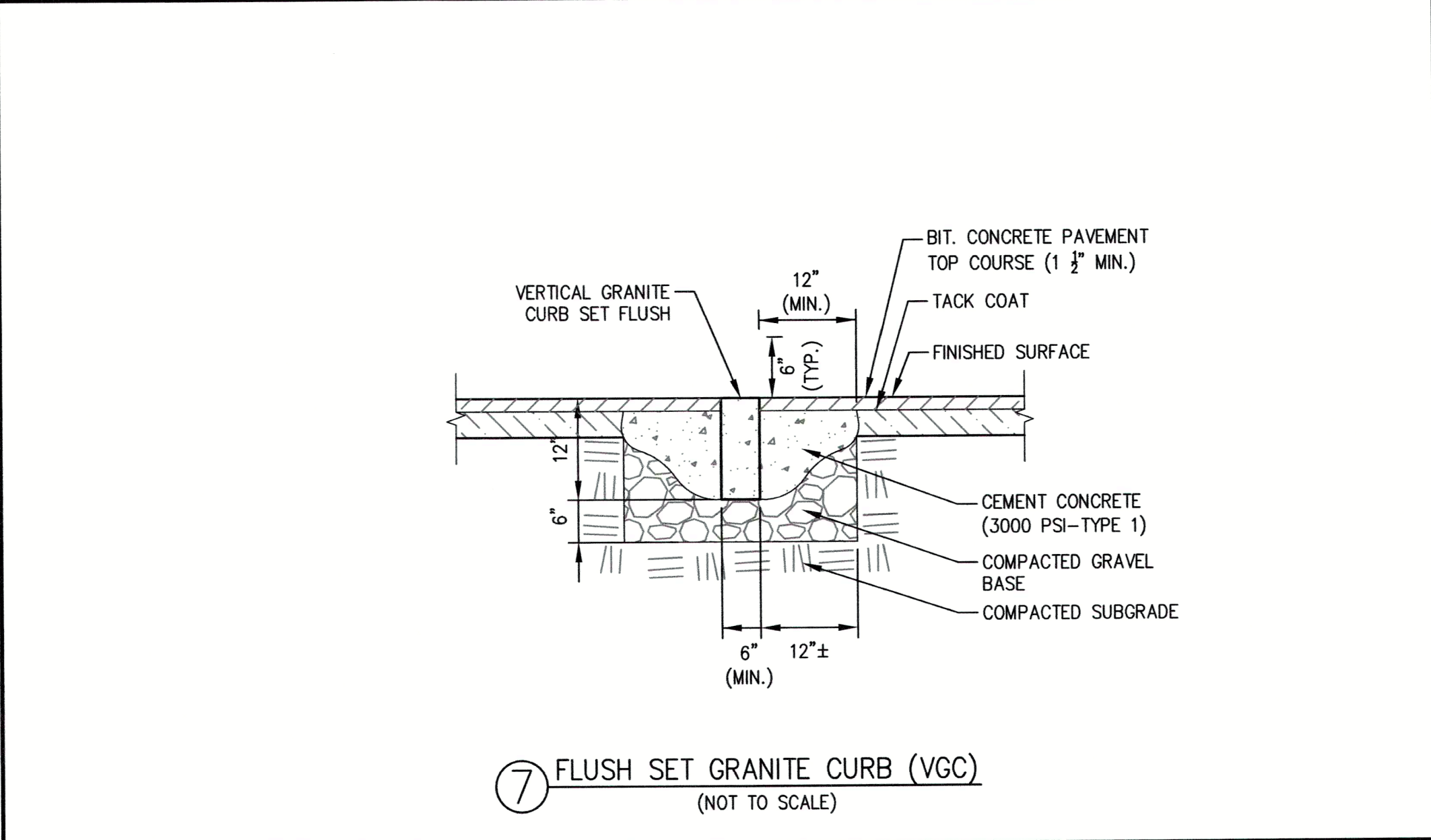
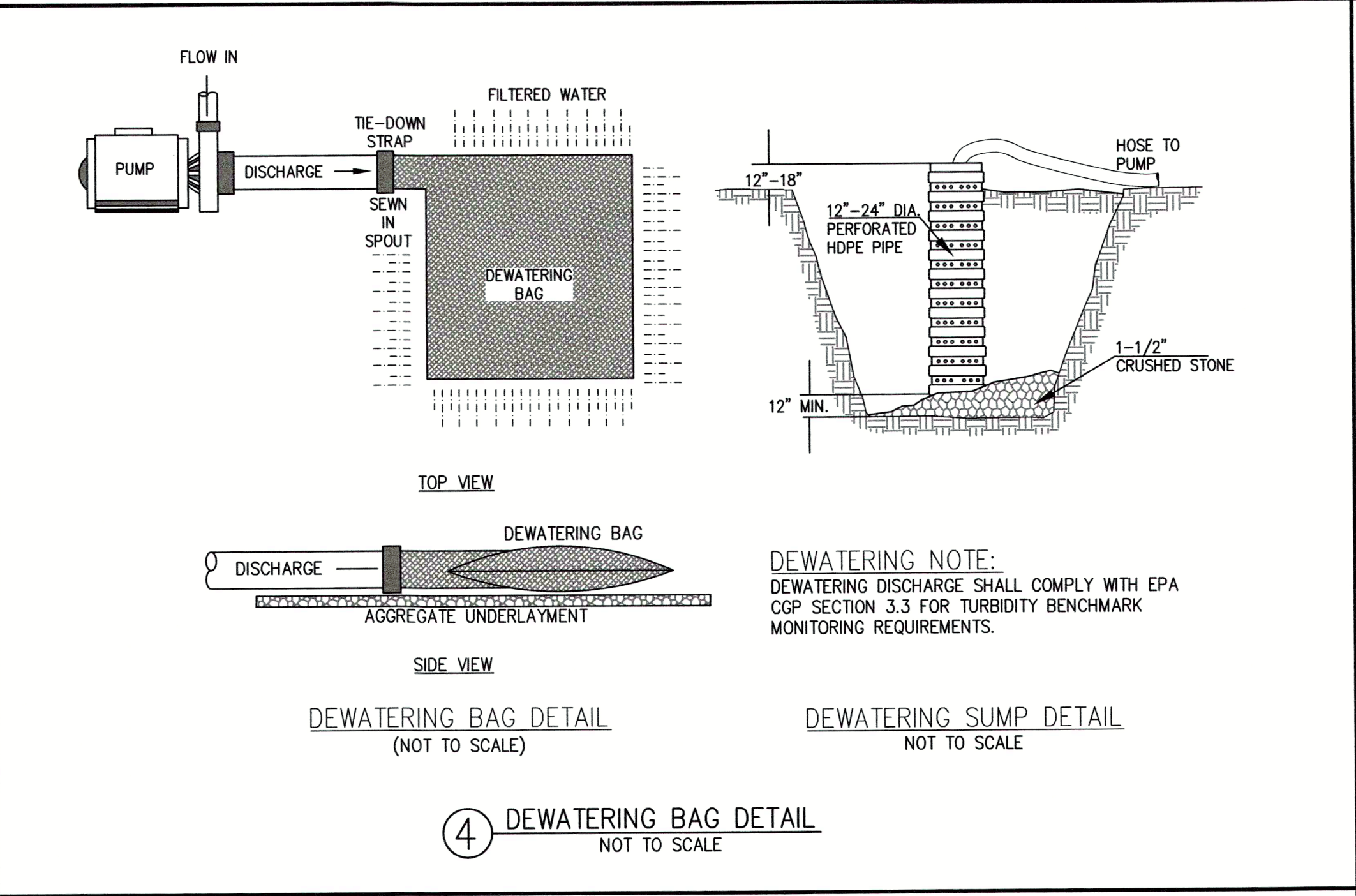
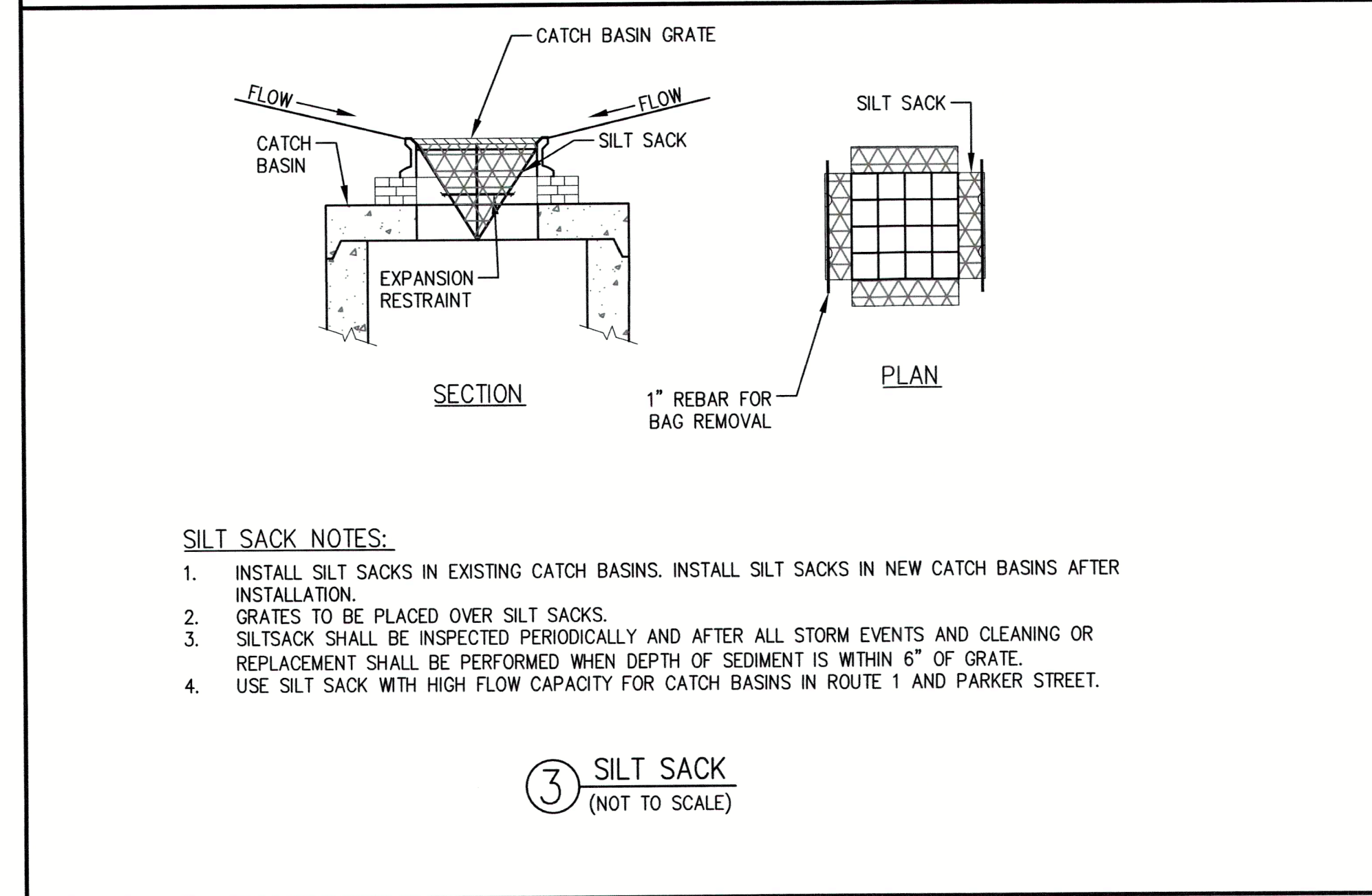
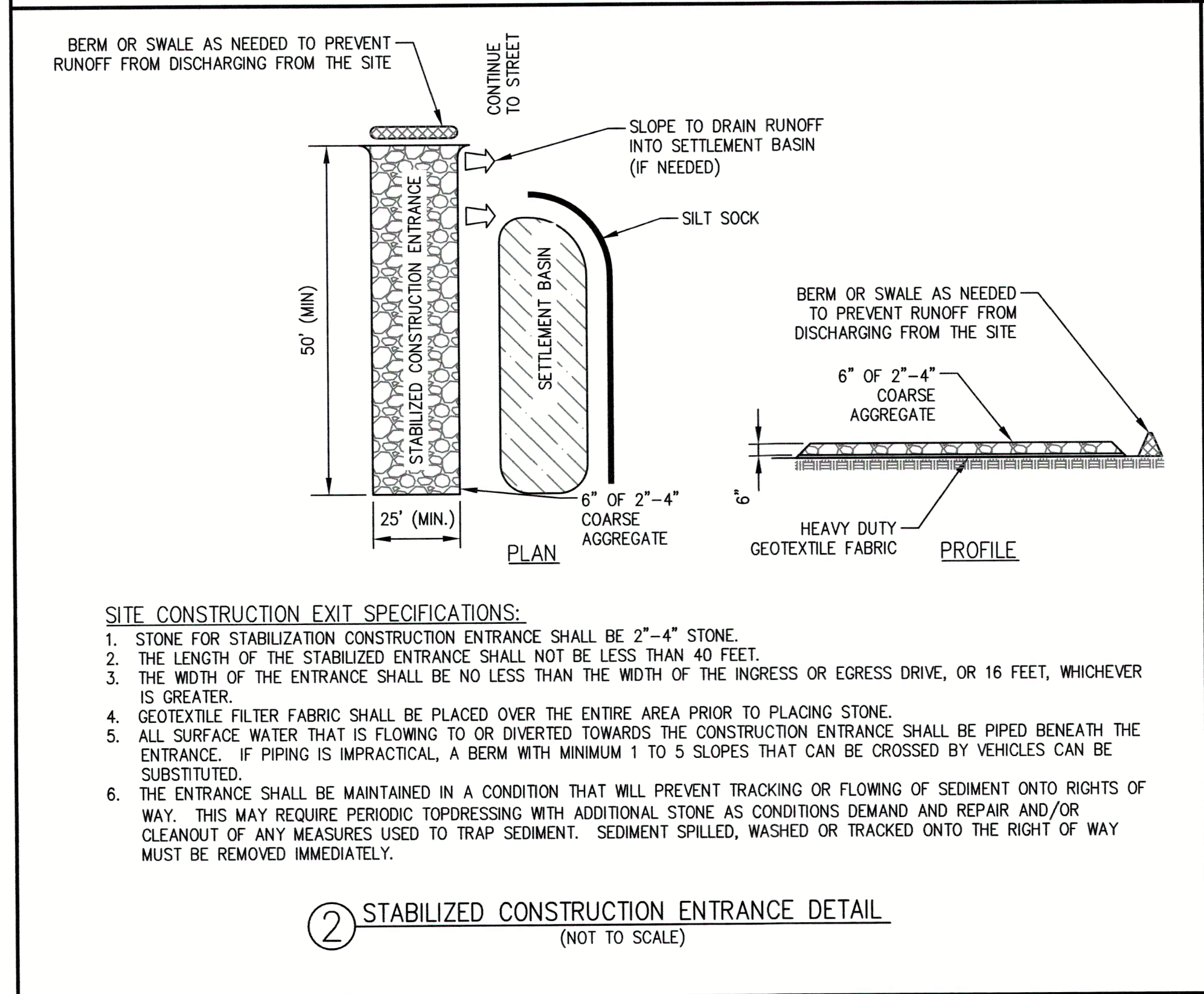
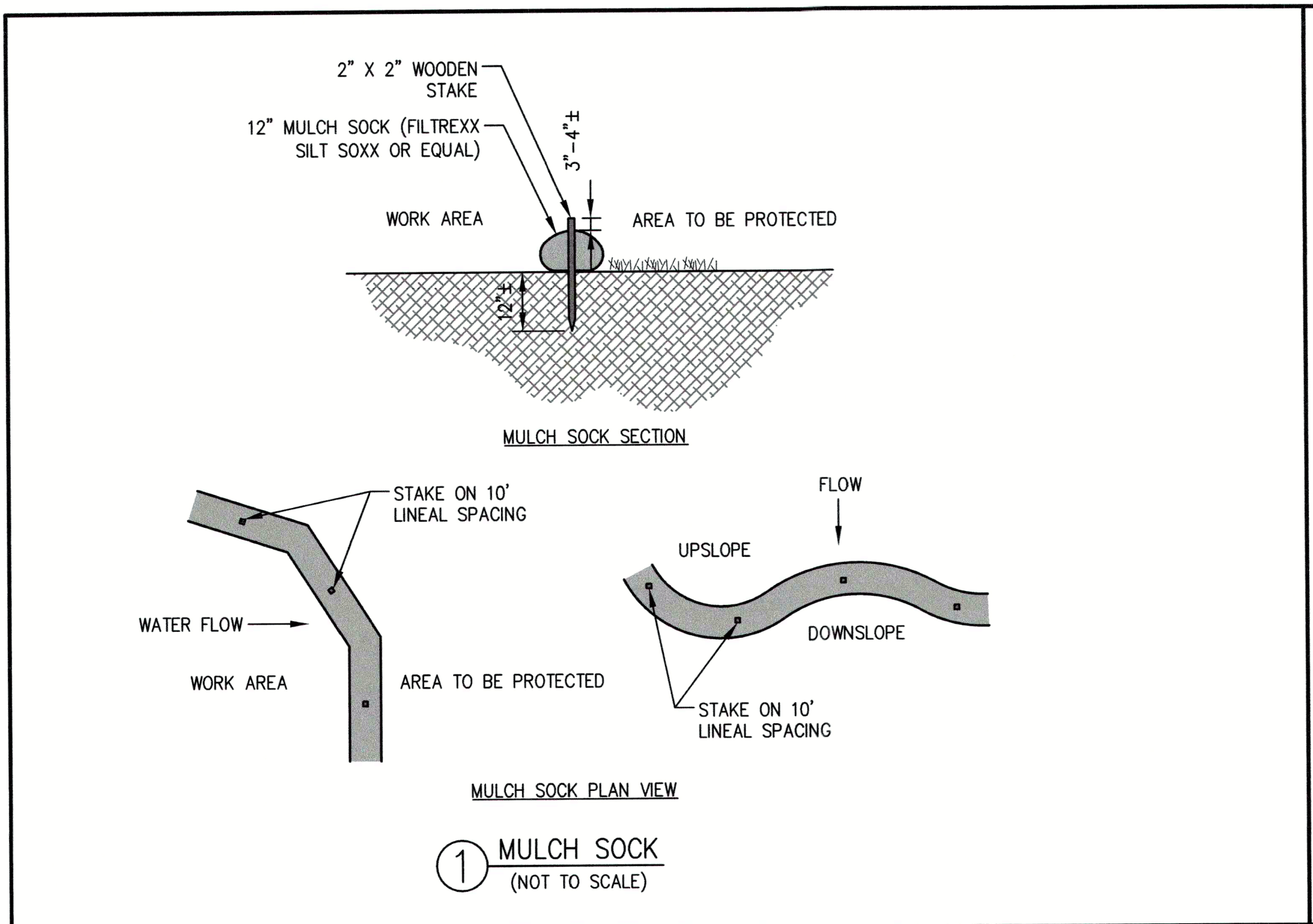
COMMONWEALTH OF MASSACHUSETTS
WILLIAM A. MORIN
REGISTERED PROFESSIONAL
No. 58016
DATE: 10/20/2025

SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

PROPOSED TRAIL PLAN
DRAWING NO. C-10



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
86 EDM STREET, SUITE 200, AMESBURY, MASSACHUSETTS 01823
TEL: 978-777-6588 | WWW.MORINCAMERON.COM

WILLIAM A. SCHMITT
No. 8616
PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

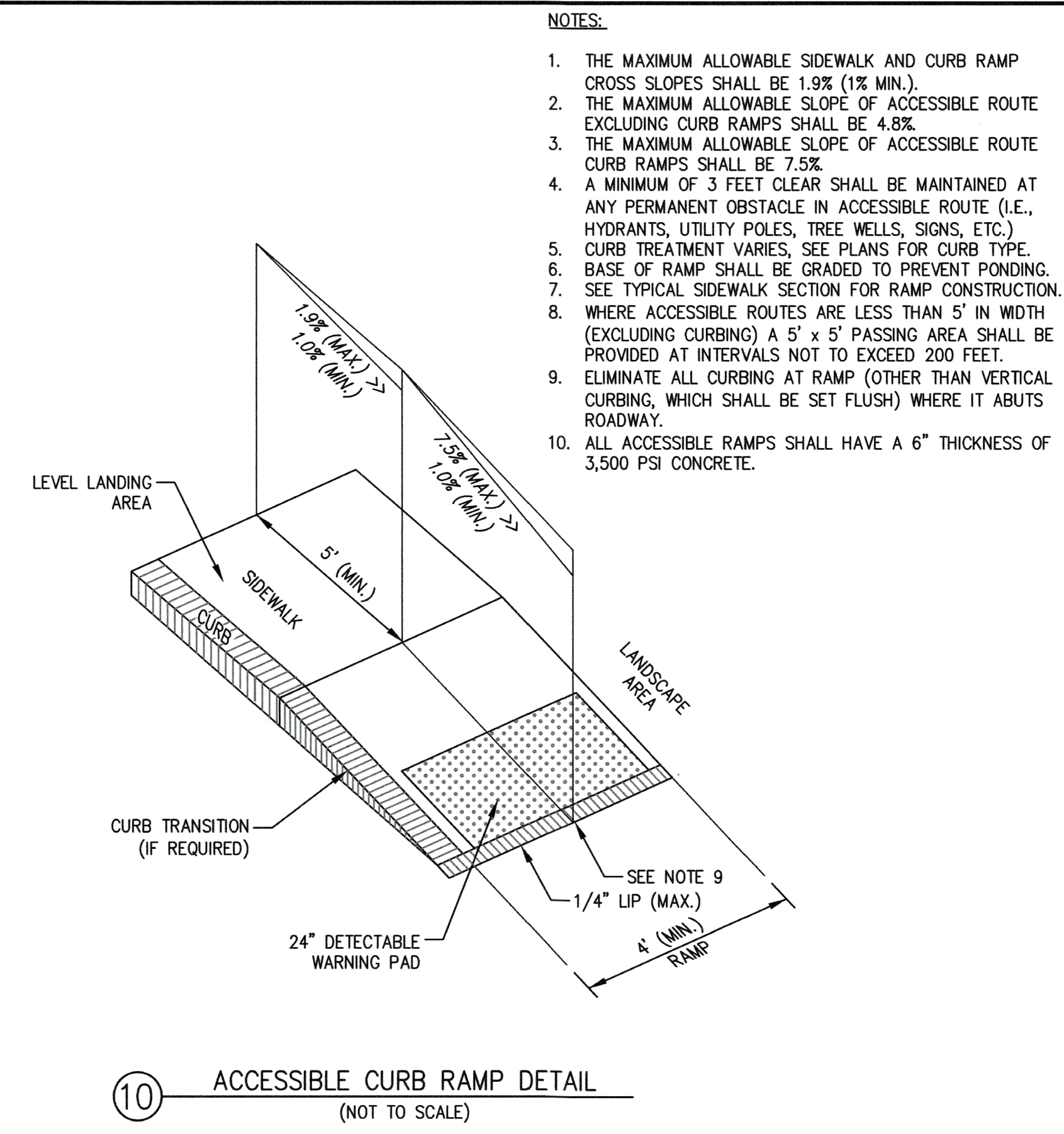
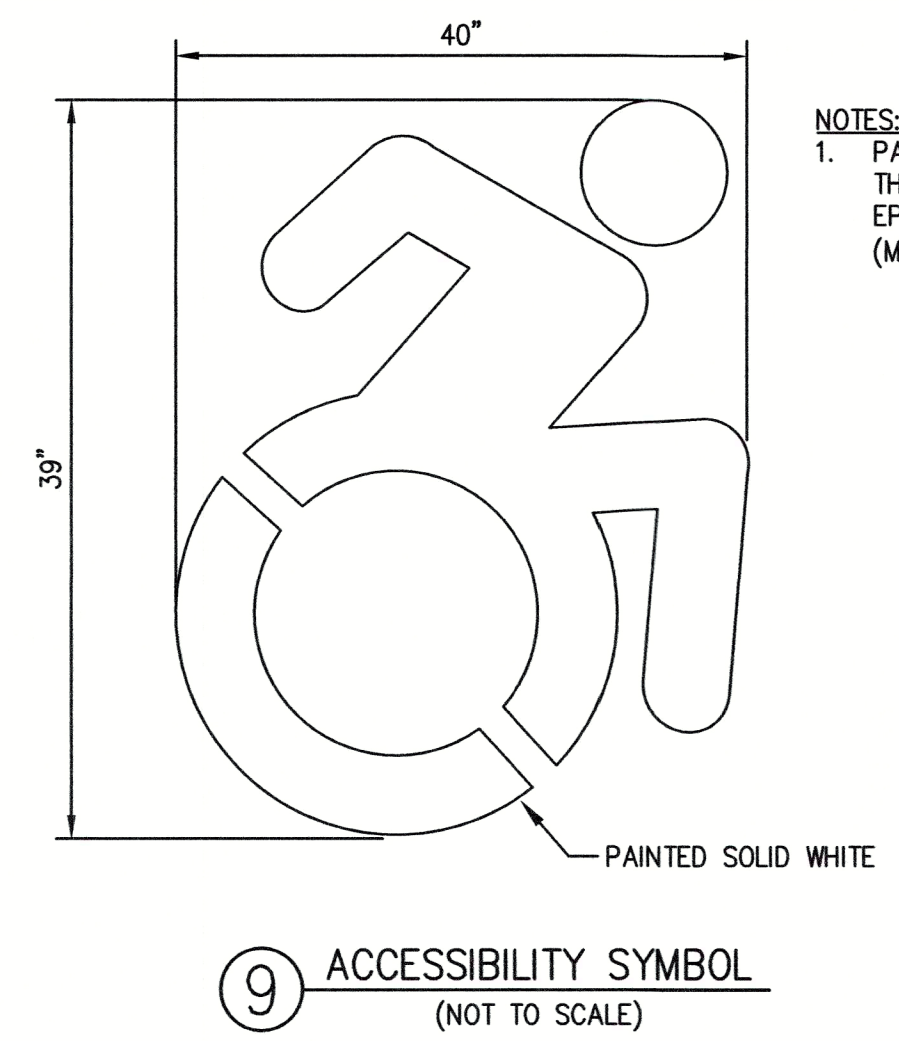
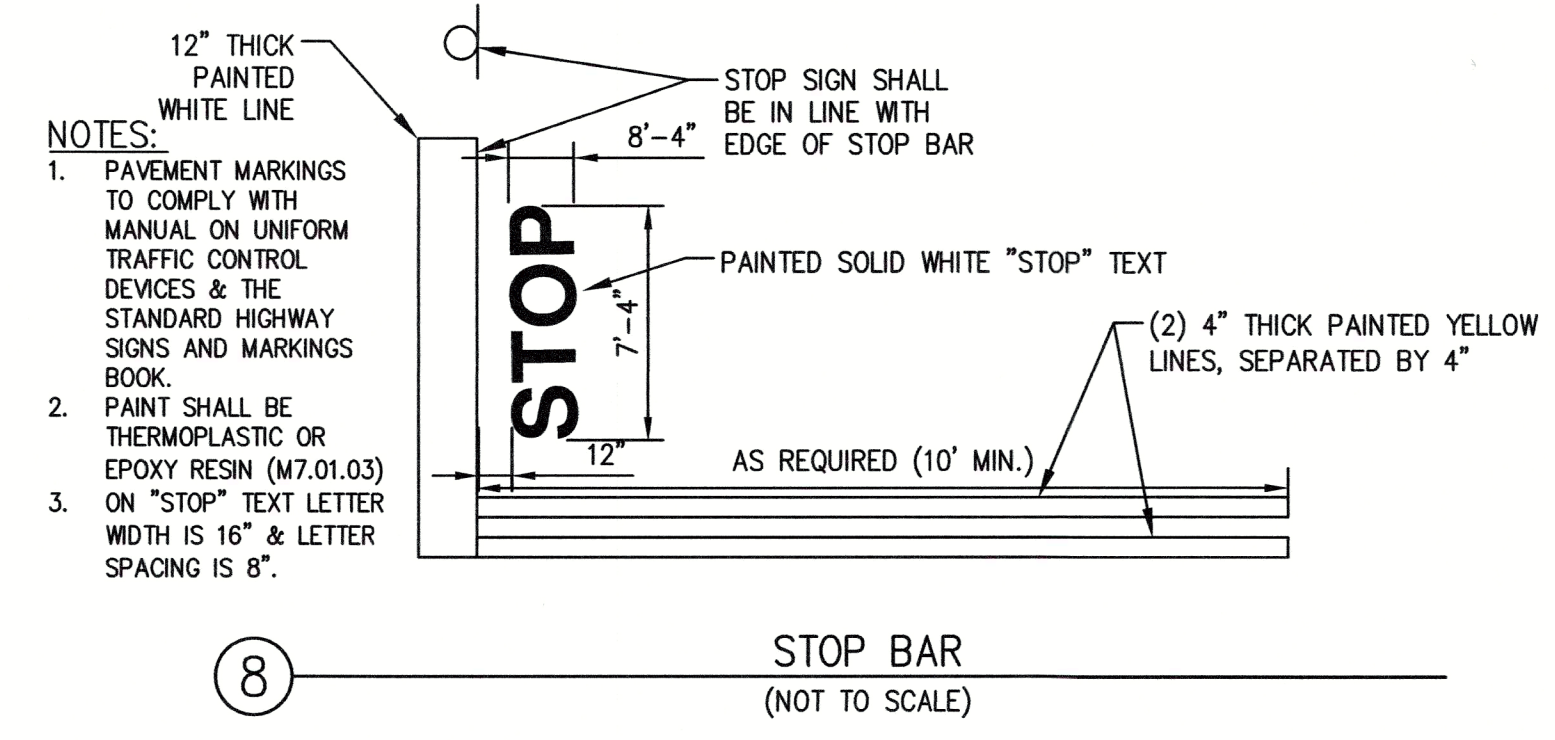
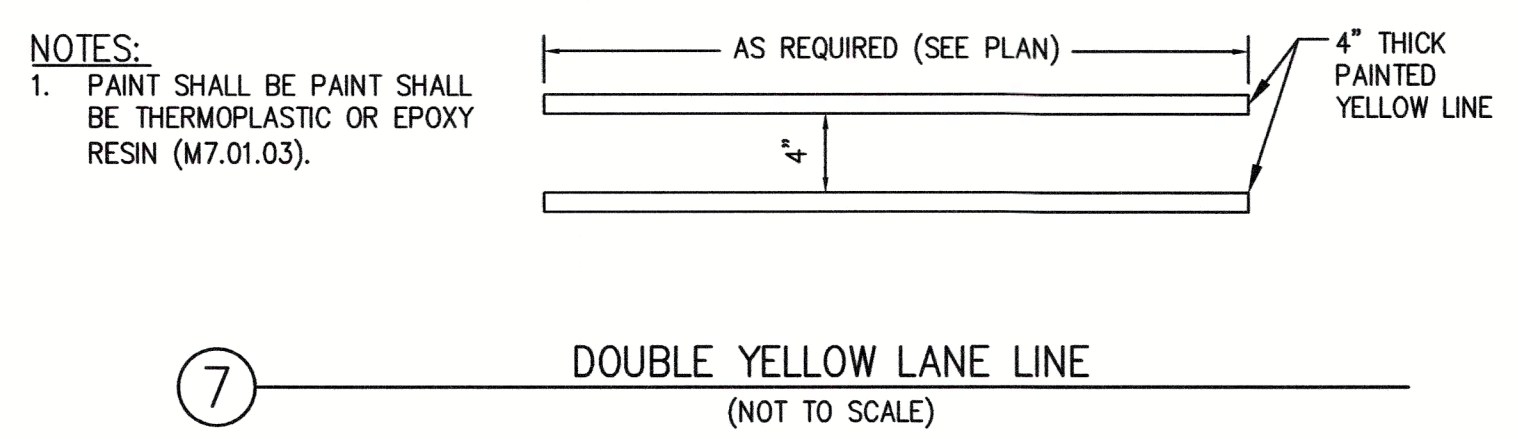
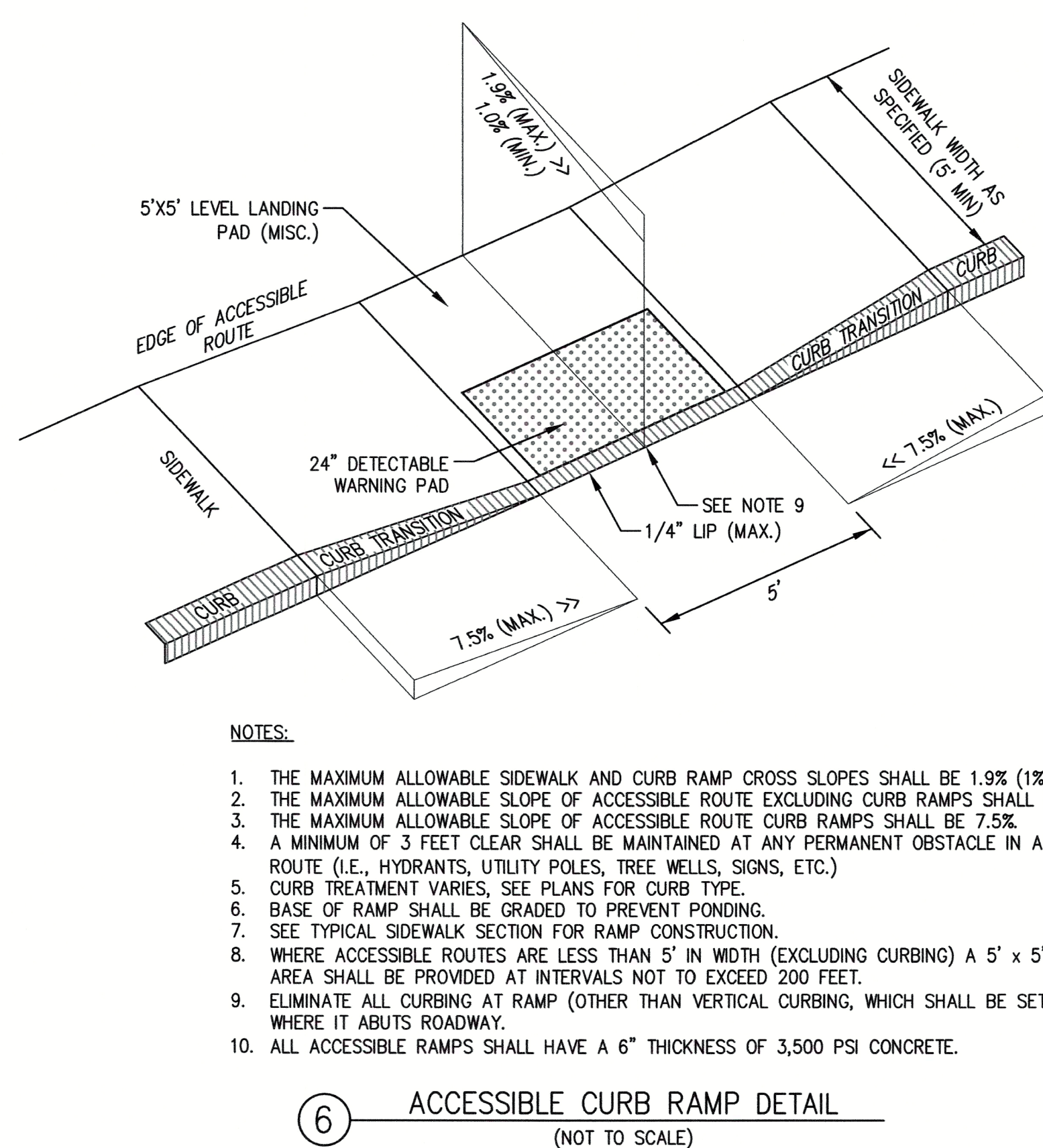
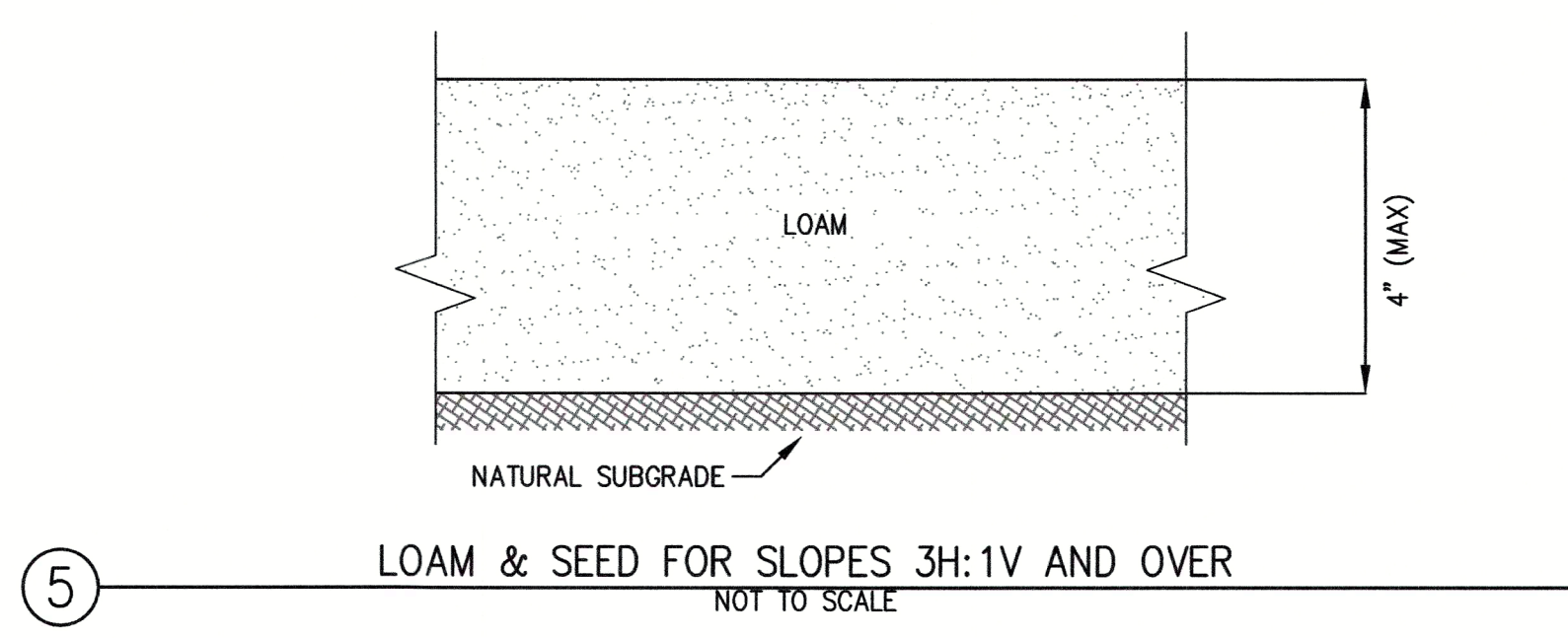
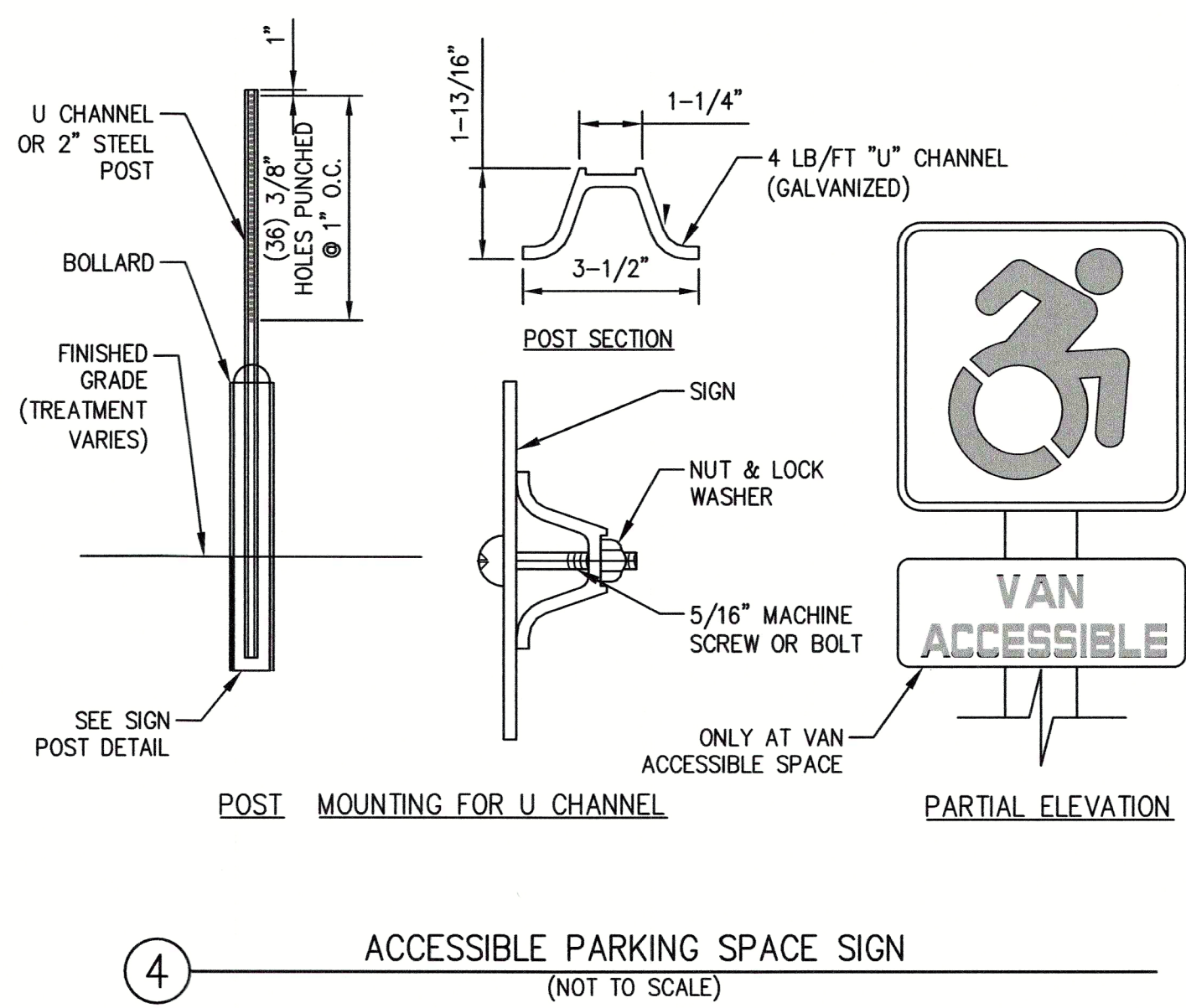
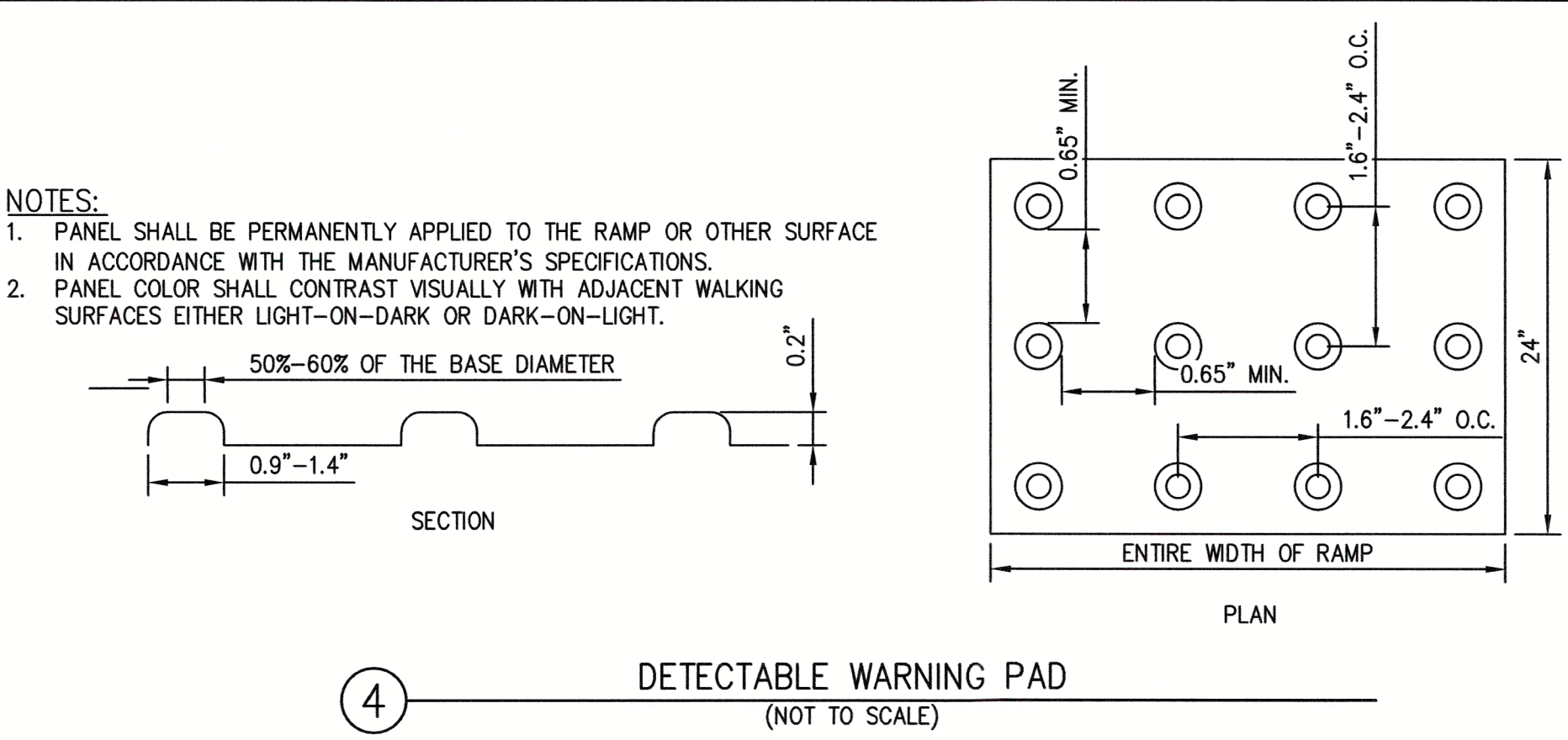
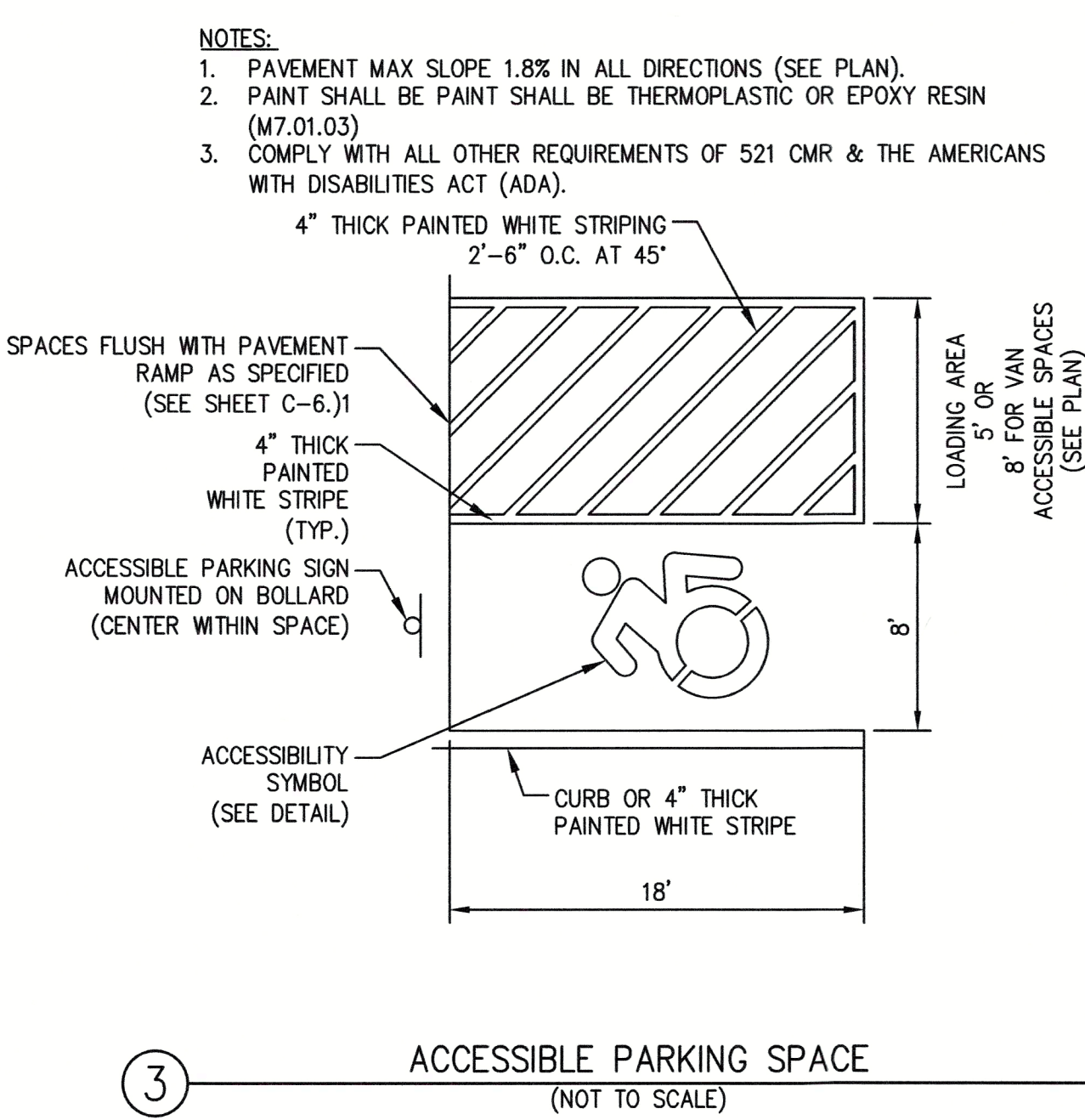
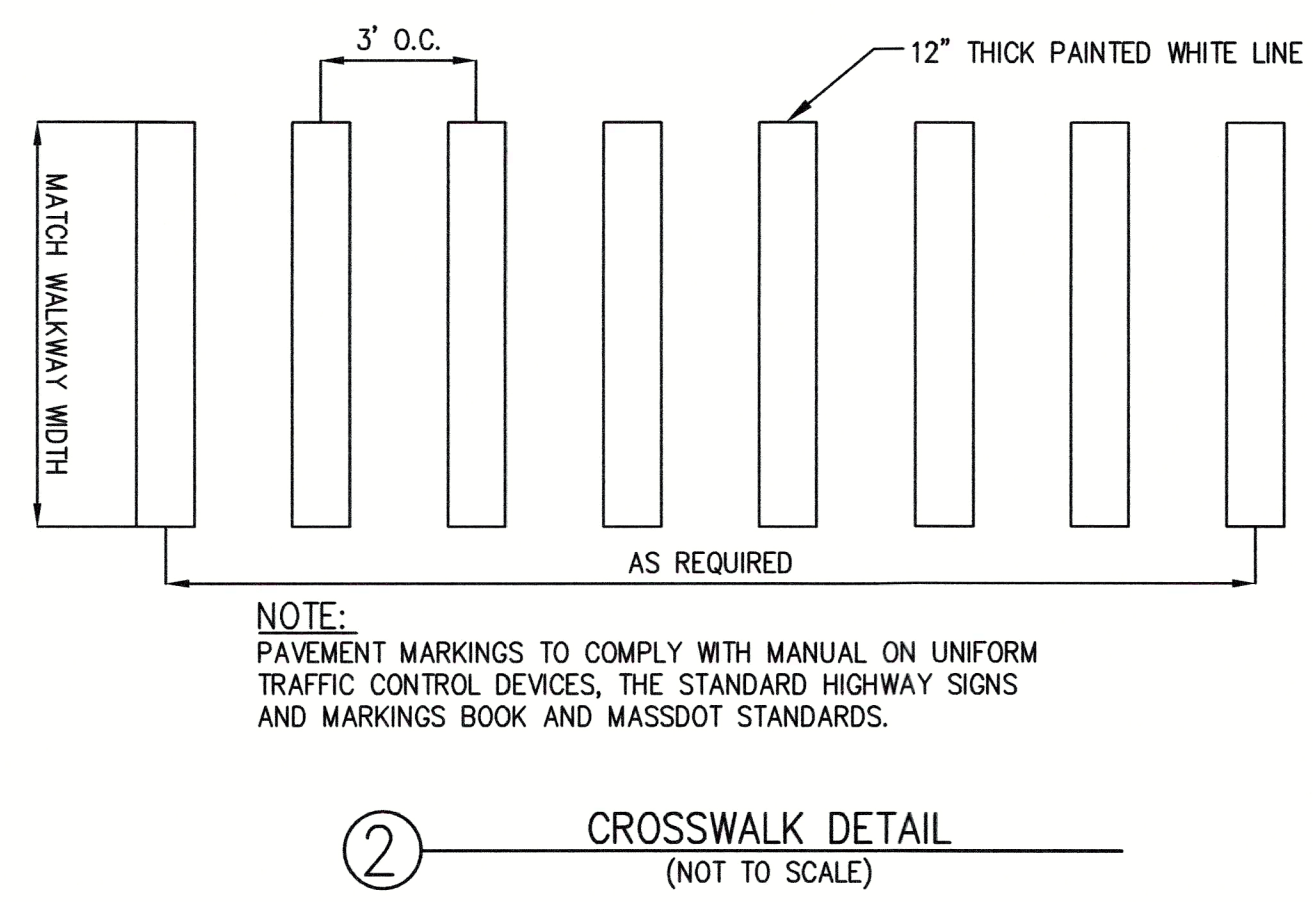
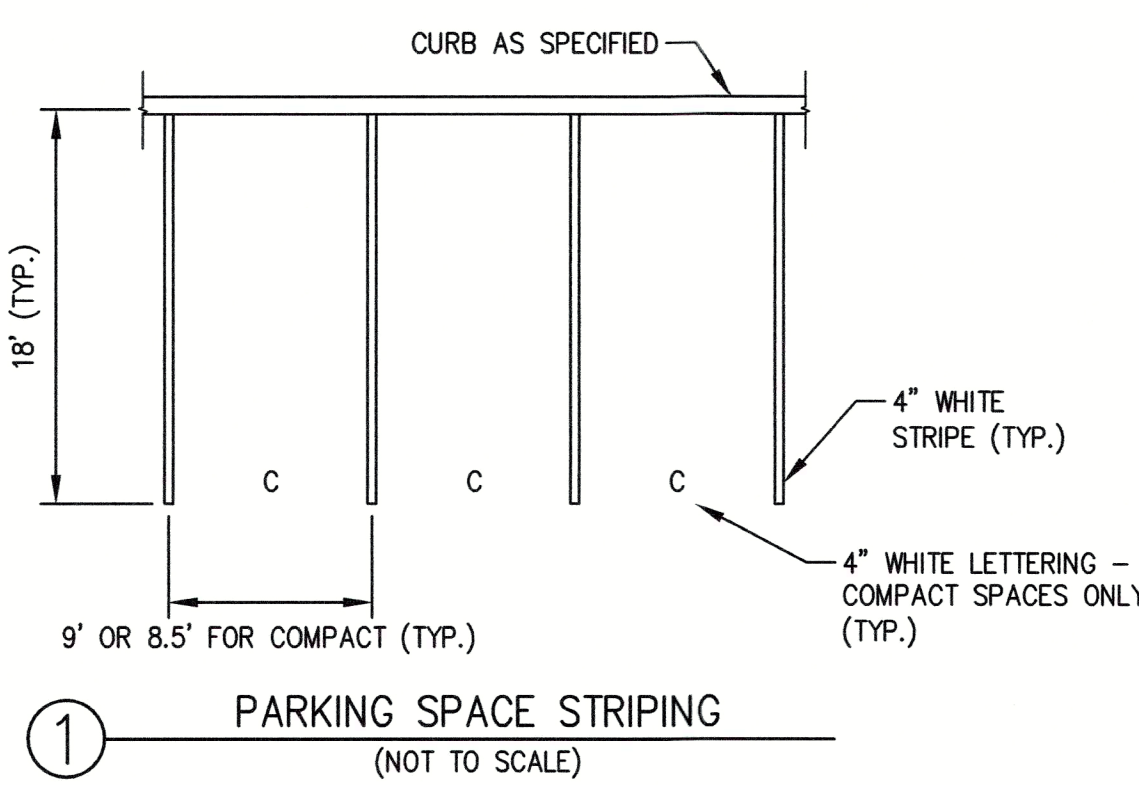
SURVEY BY: MCG	DRAFTED BY: DTS	CHECKED BY: WAS	APPROVED BY: SPC	SCALE: AS NOTED	DATE: SEPTEMBER 29, 2025
NO.	DESCRIPTION	DATE	REVISIONS		
1	UPDATED DESIGN	10/20/2025			

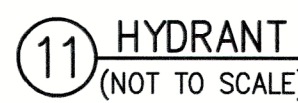
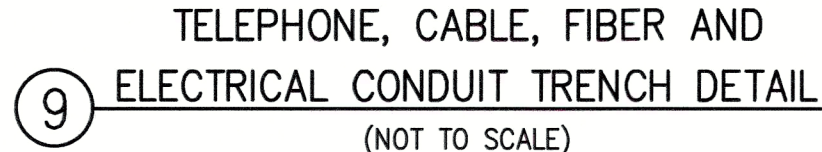
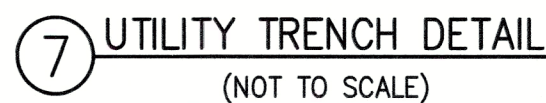
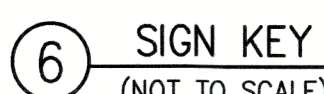
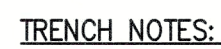
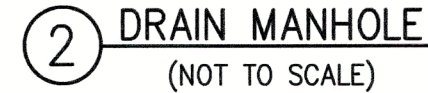
SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

DETAILS

DRAWING NO. **C-11**

REVISIONS		DESCRIPTION	DATE
NO.	1	UPDATED DESIGN	10/20/2025





DRAWING NO. C-13	SITE DEVELOPMENT PLAN IN AMESBURY, MASSACHUSETTS 27.5 & 29 CLARKS ROAD (ASSESSOR'S MAP 80, LOTS 21 & 22) PREPARED FOR EAGLES CROSSING, LLC				
	DETAILS				
		REVISIONS			SURVEY BY: MCG
		NO.	DESCRIPTION	DATE	DRAFTED BY: DTS
		1	STORMWATER DESIGN	10/20/2025	CHECKED BY: WAS
					APPROVED BY: SPC
					SCALE: AS NOTED
					DATE: SEPTEMBER 29, 2025



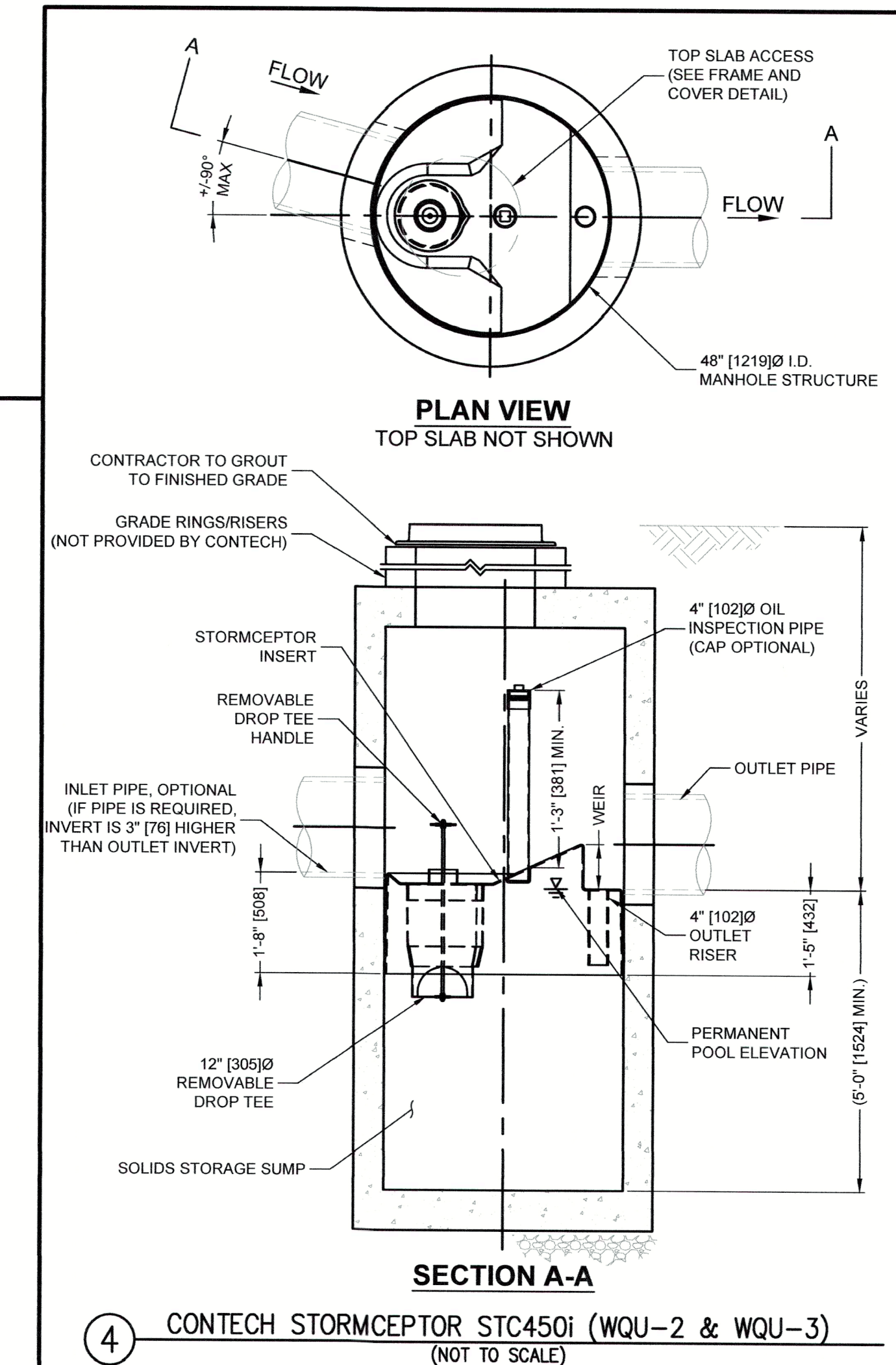
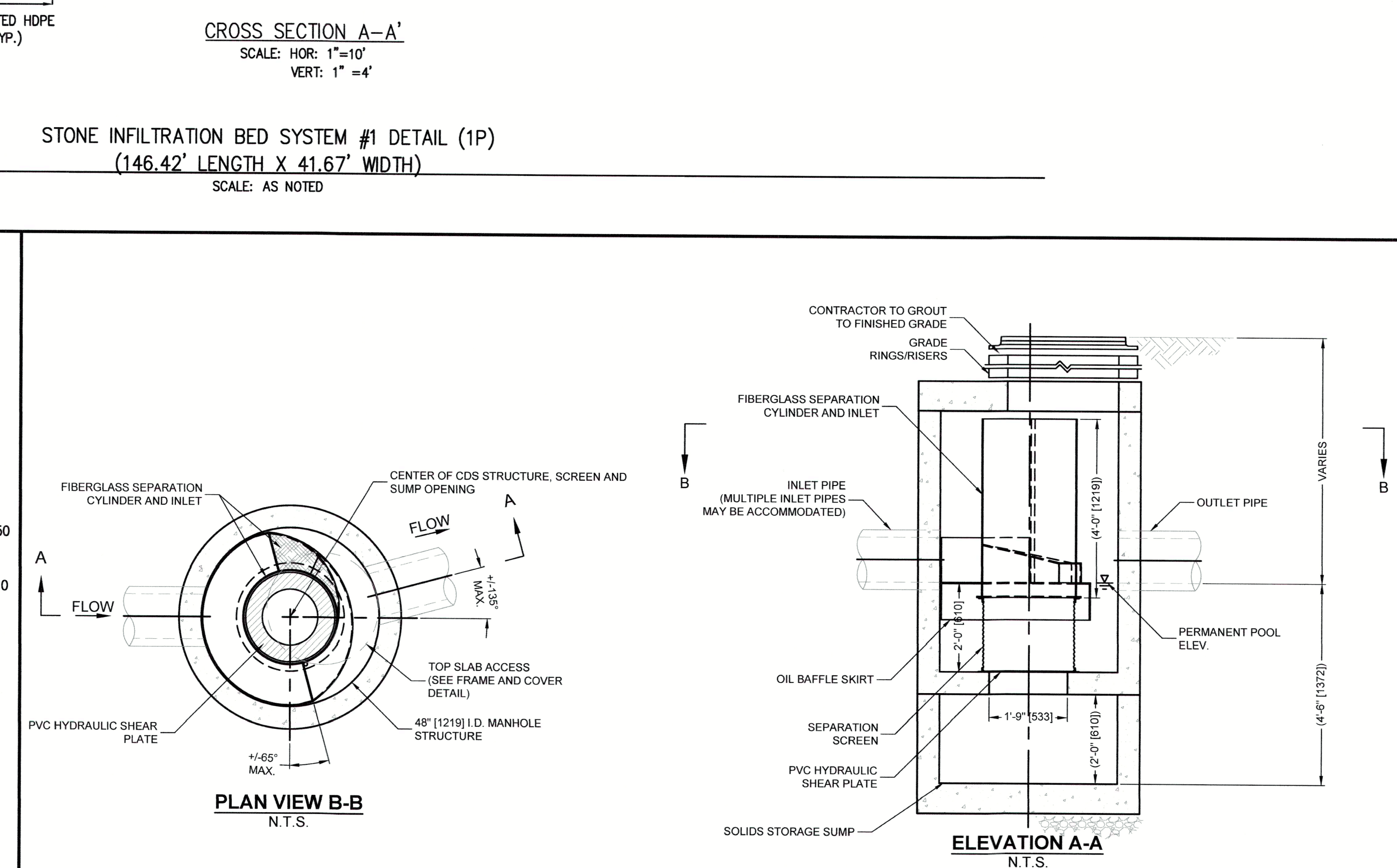
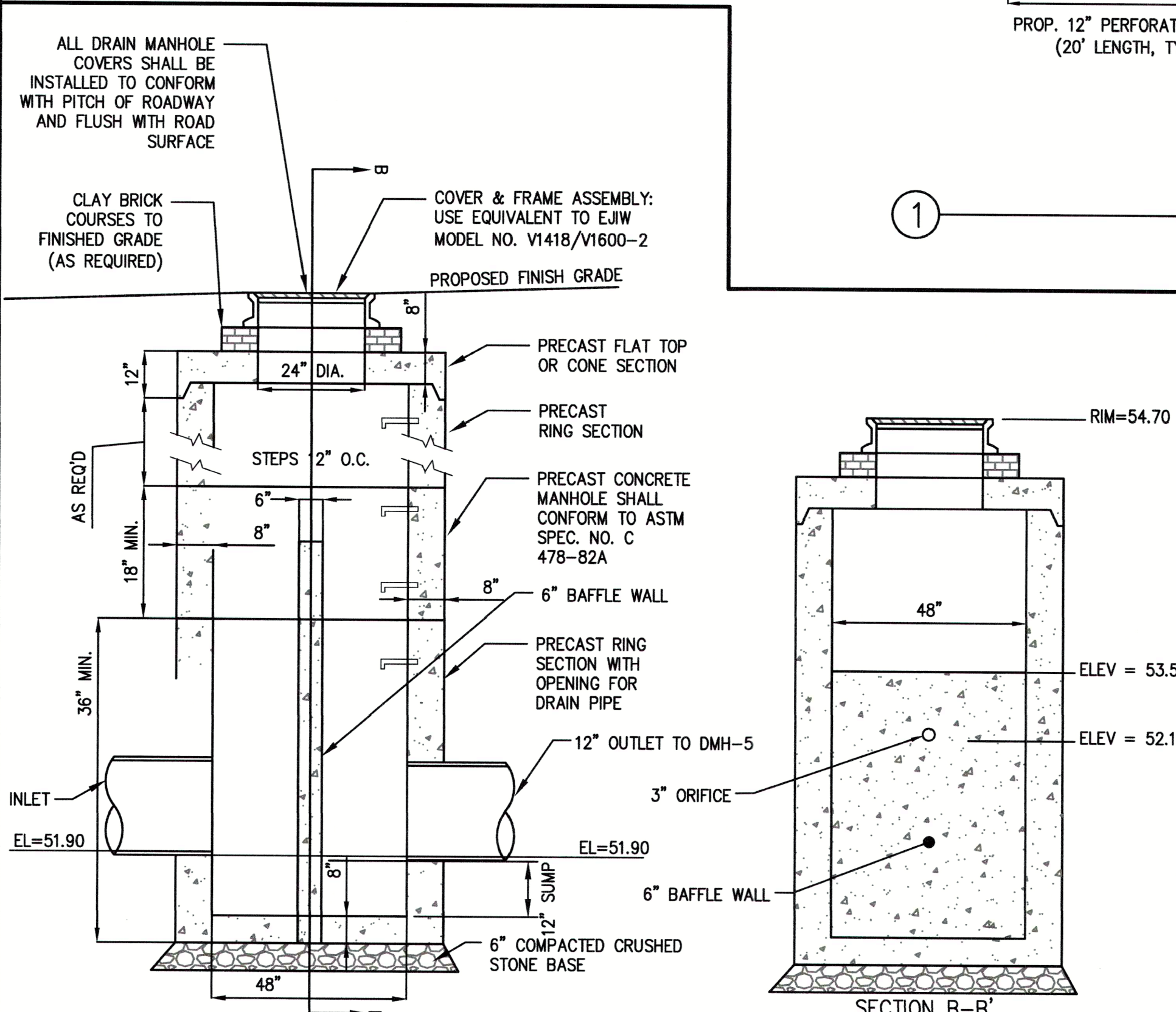
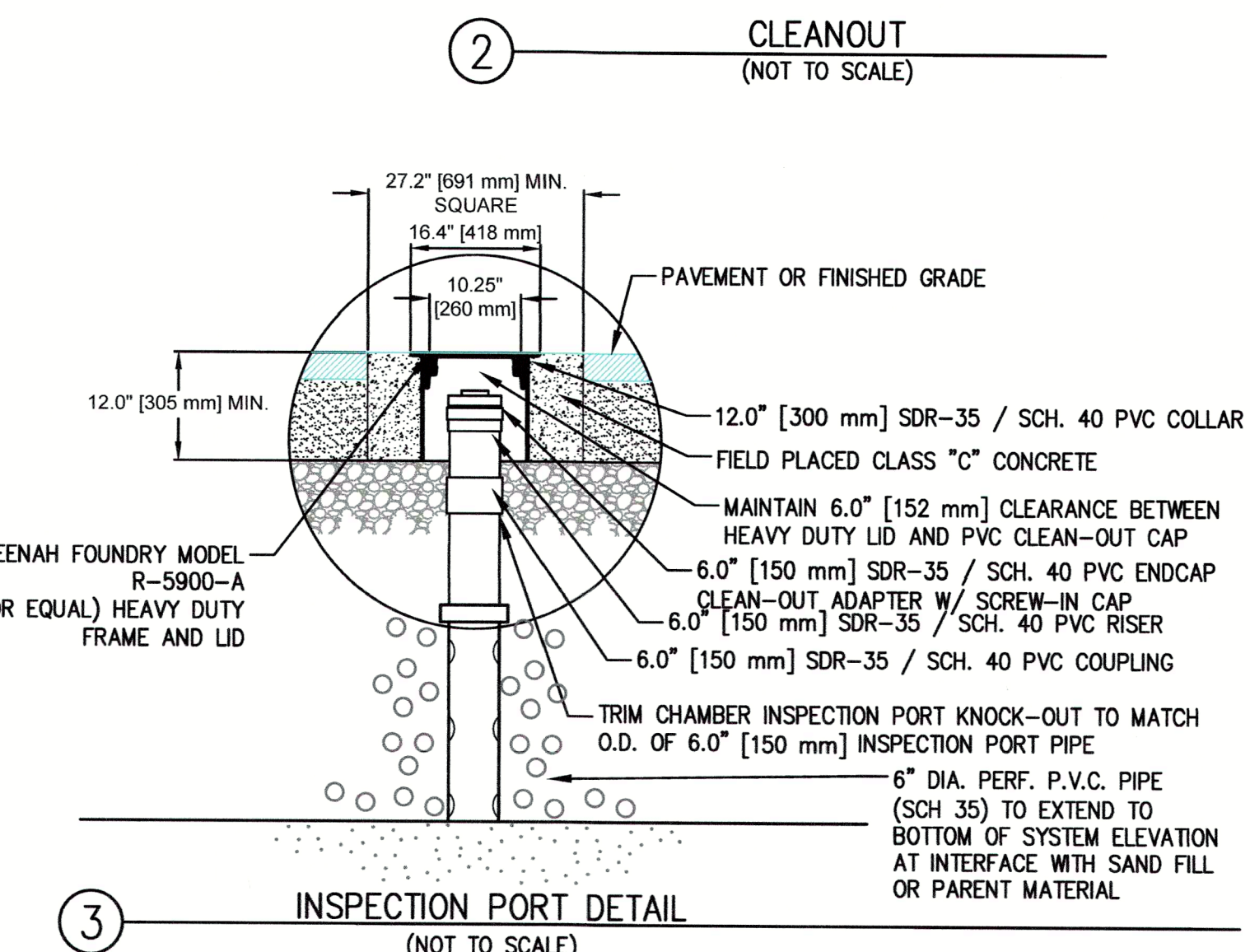
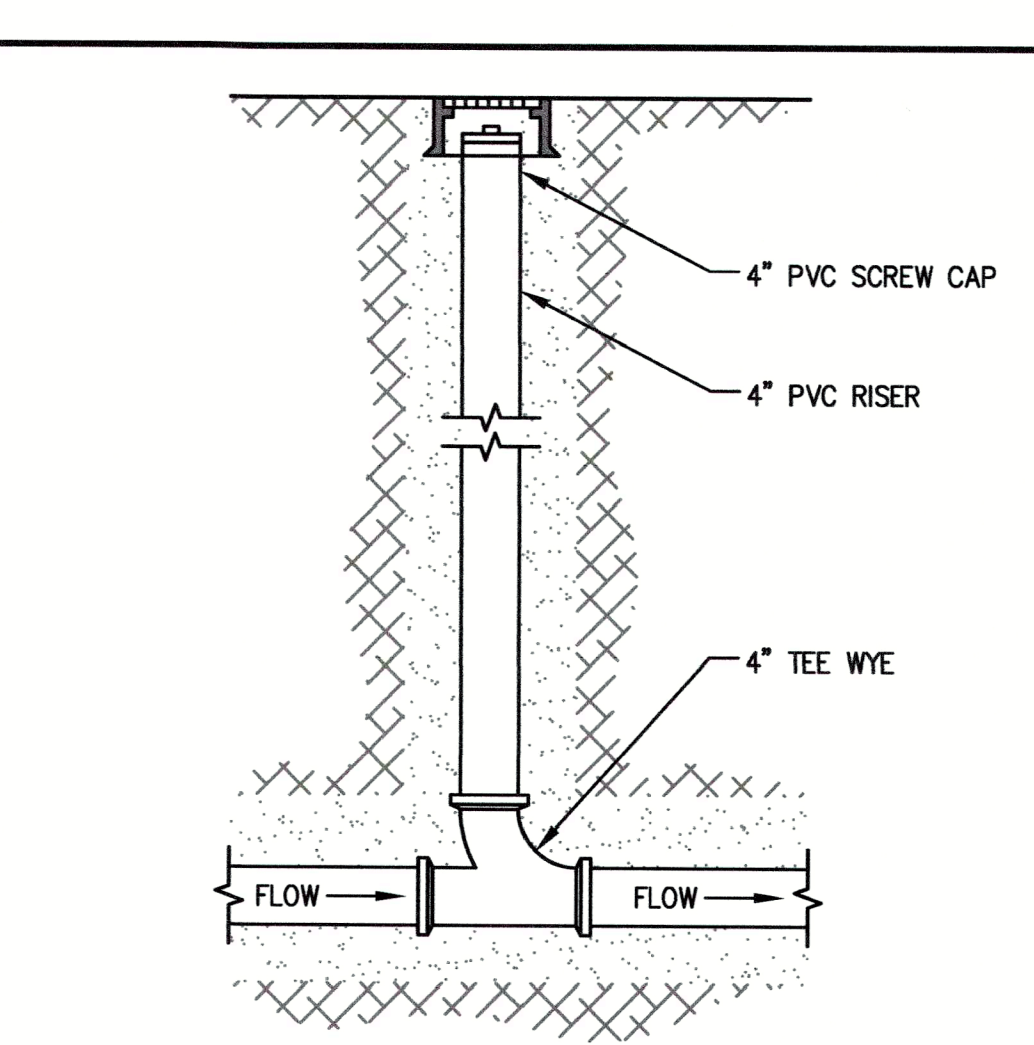
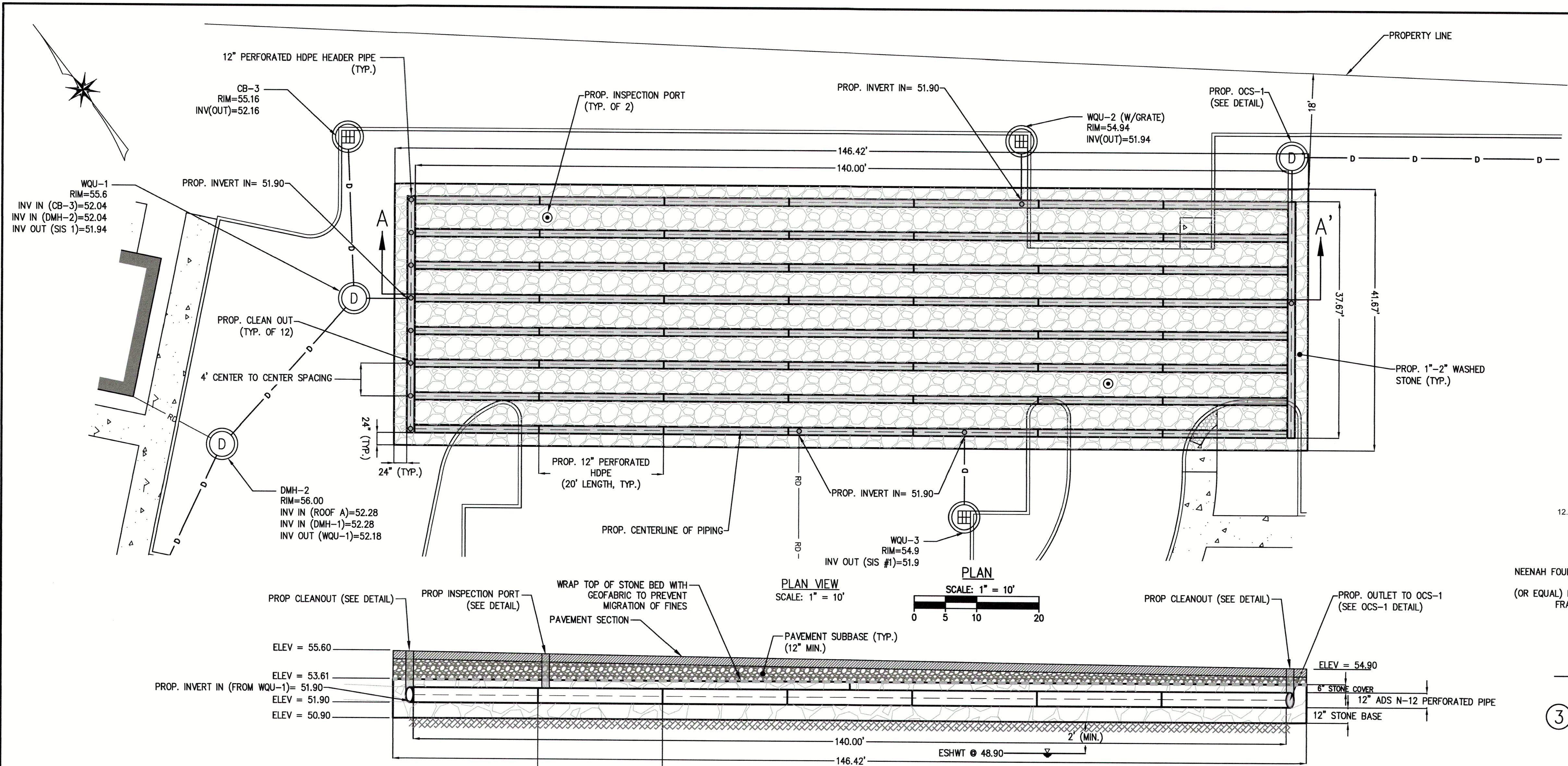
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8886, W: WWW.MORINCAMERON.COM





The
Morin-Cameron

GROUP, INC.



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS

100 STATE STREET, SUITE 200, BOSTON, MASSACHUSETTS 02109

P: 617-777-8886, F: 617-777-8887, WWW.MORINCAMERON.COM

REVISIONS	
NO.	DESCRIPTION
1	DATE: 10/20/2025

SURVEY BY: MGS

DRAFTED BY: DTS

CHECKED BY: WAS

APPROVED BY: SPC

SCALE: AS NOTED

DATE: SEPTEMBER 29, 2025

SITE DEVELOPMENT PLAN

IN

AMESBURY, MASSACHUSETTS

27.5 & 29 CLARKS ROAD

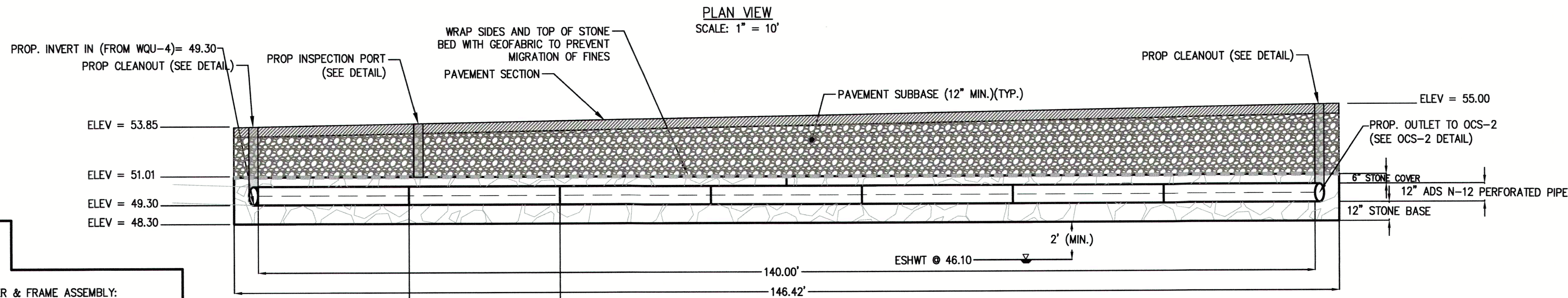
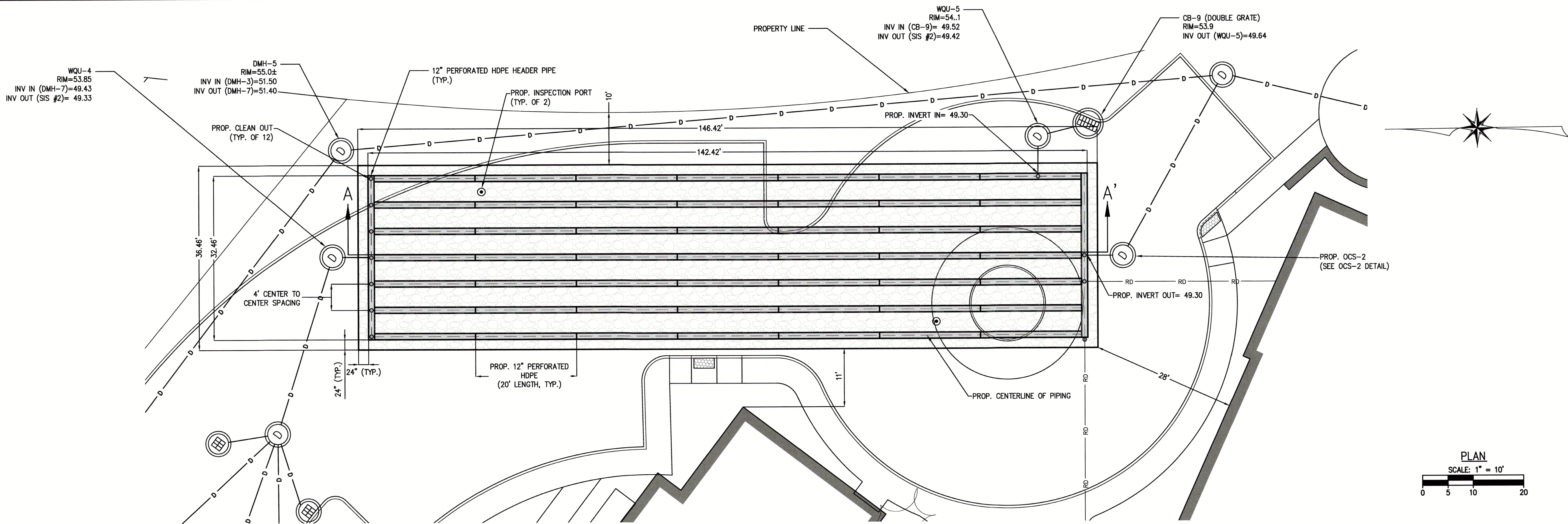
(ASSESSOR'S MAP 80, LOTS 21 & 22)

PREPARED FOR:

EAGLES CROSSING, LLC

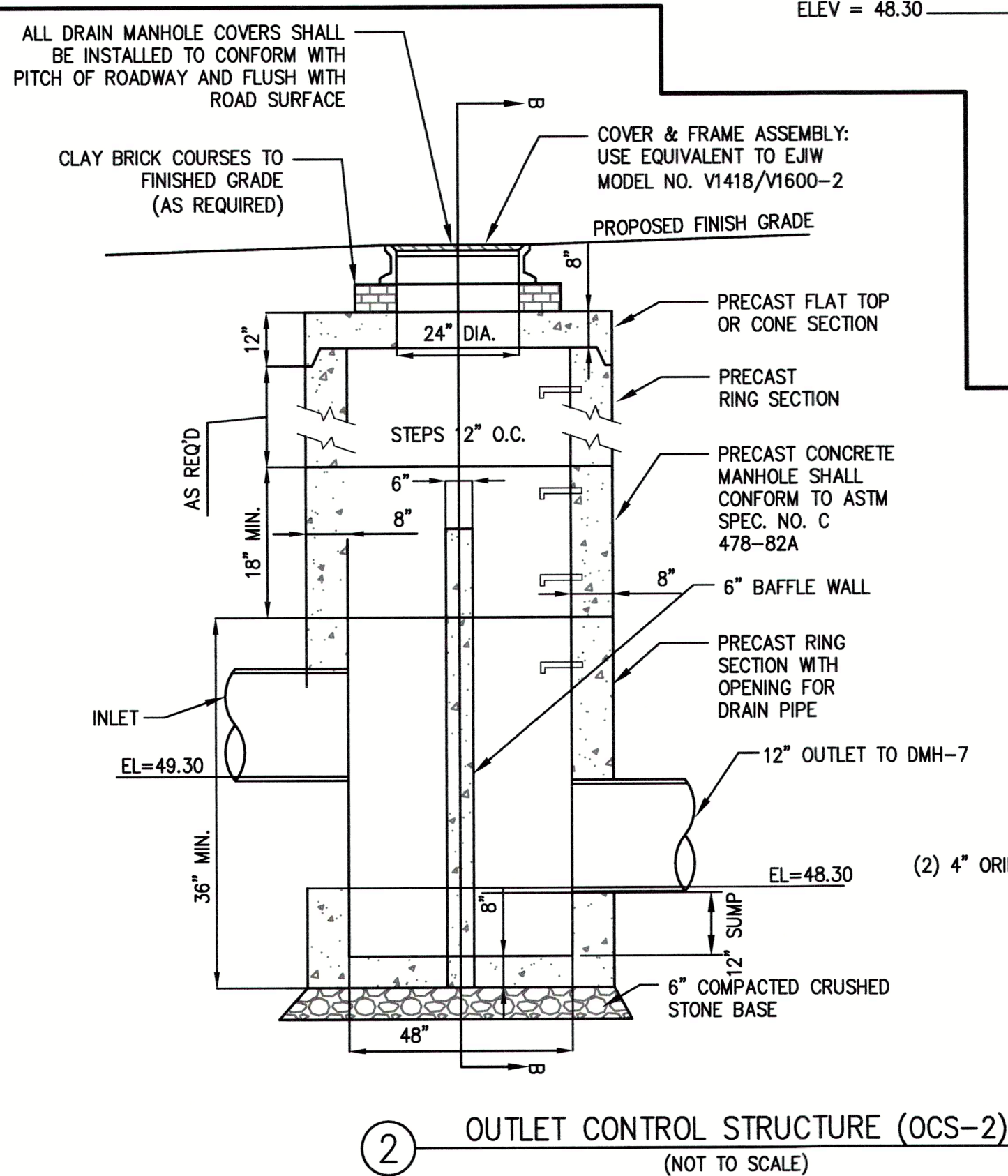
DETAILS

DRAWING NO. C-14

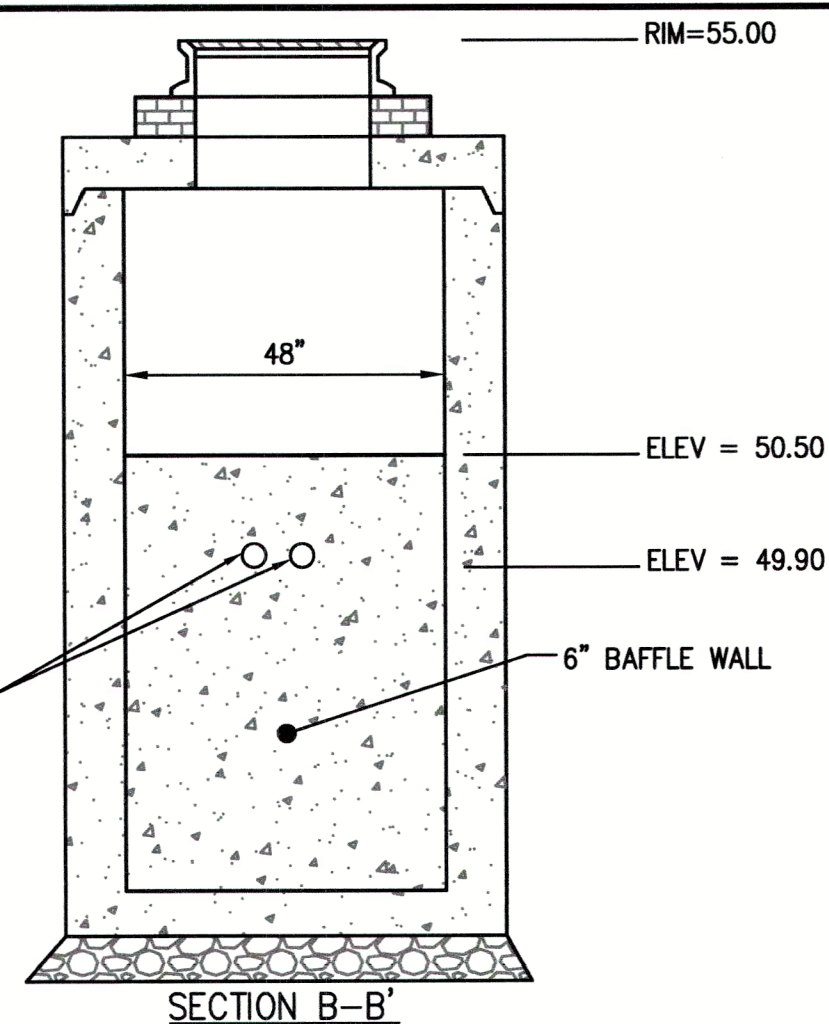


CROSS SECTION A-A'
SCALE: HOR: 1"=10'
VERT: 1"=4'

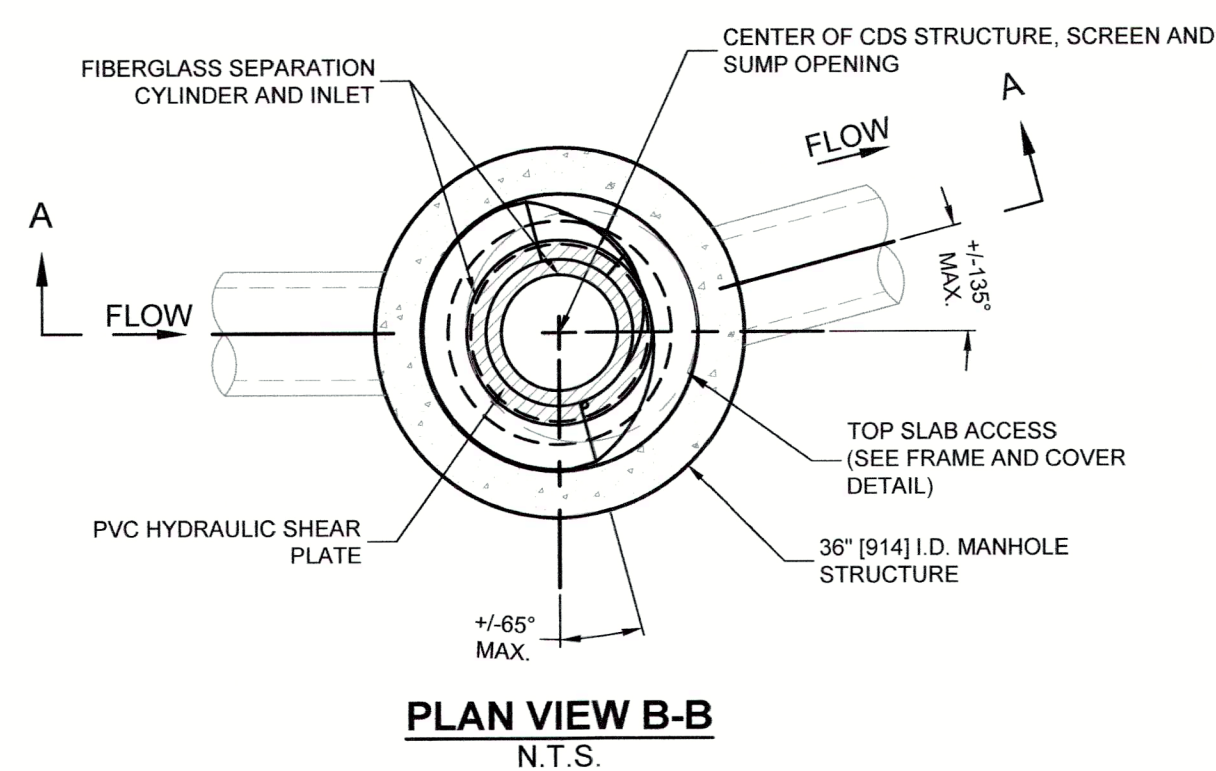
STONE INFILTRATION BED SYSTEM #2 DETAIL (2P)
(146.42' LENGTH X 36.46' WIDE)
SCALE: AS NOTED



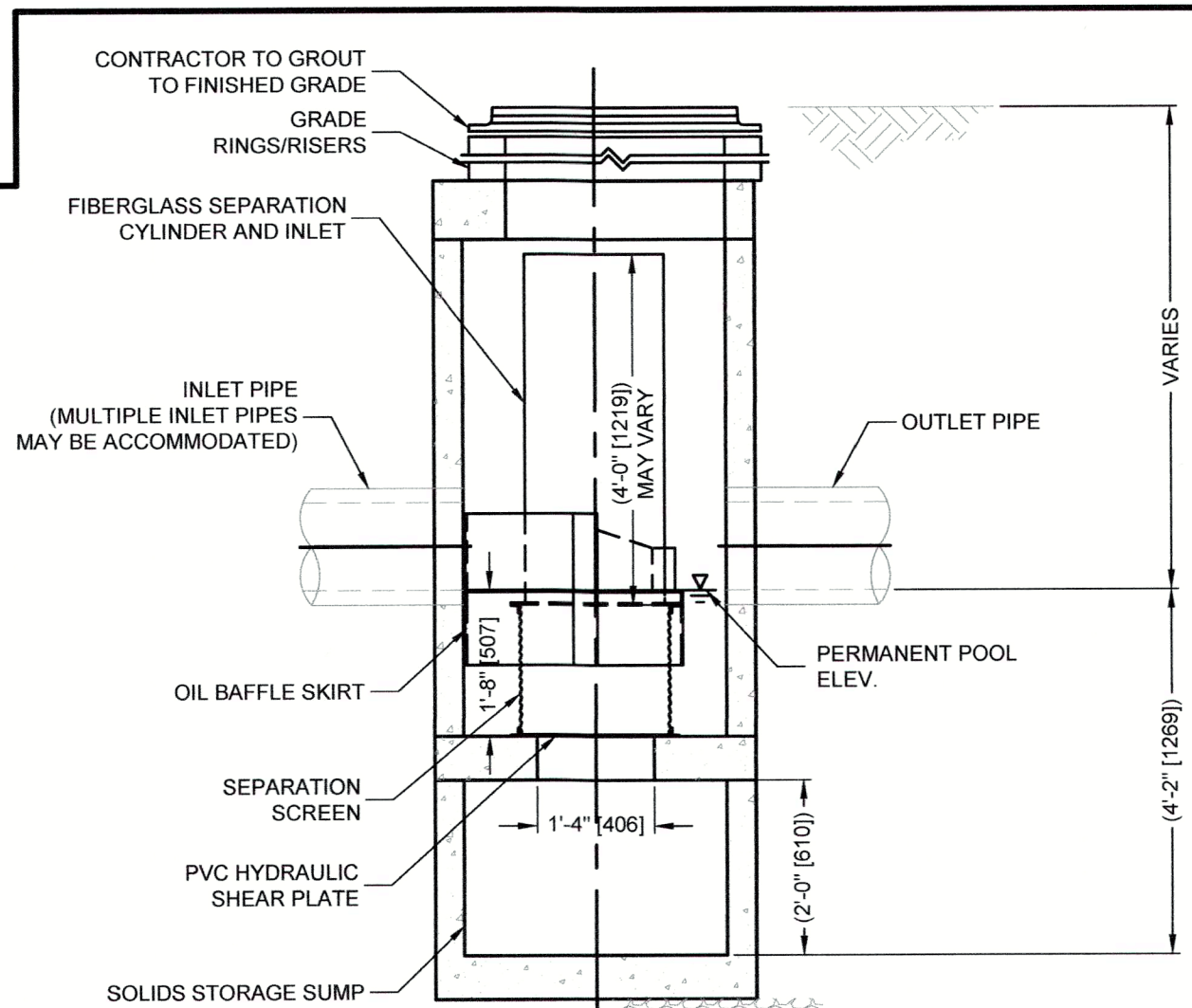
OUTLET CONTROL STRUCTURE (OCS-2)
(NOT TO SCALE)



SECTION B-B

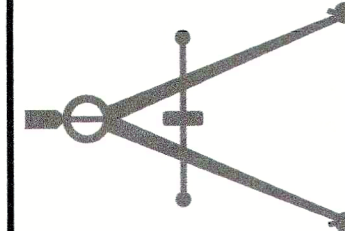


PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CONTECH CDS1515-3-C (WQU-4 & WQU-5)
(NOT TO SCALE)



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS

100 WEST STREET, SUITE 200
AMESBURY, MASSACHUSETTS 01821
P: 978-777-8888, W: WWW.MORINCAMERON.COM



SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 28, 2025

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025

SITE DEVELOPMENT PLAN

IN

AMESBURY, MASSACHUSETTS

27.5 & 29 CLARKS ROAD

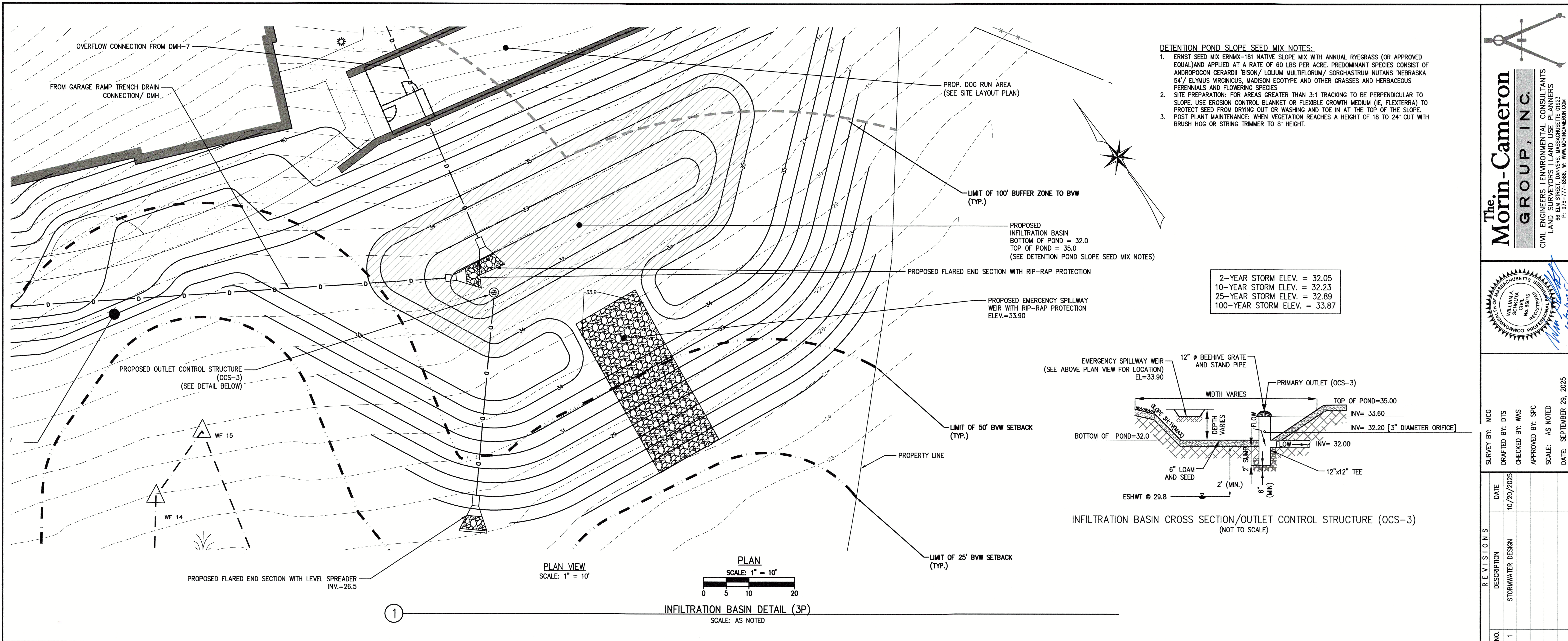
(ASSESSOR'S MAP 80, LOTS 21 & 22)

PREPARED FOR:

EAGLES CROSSING, LLC

DETAILS

DRAWING NO. **C-15**



REVISIONS		NO.	DESCRIPTION	DATE
1	STORMWATER DESIGN	10/20/2025		

