

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
L-1 PHOTOMETRICS
L1.1 LANDSCAPE & MATERIALS PLAN
L1.2 REPRESENTATIVE PLAN LIST

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

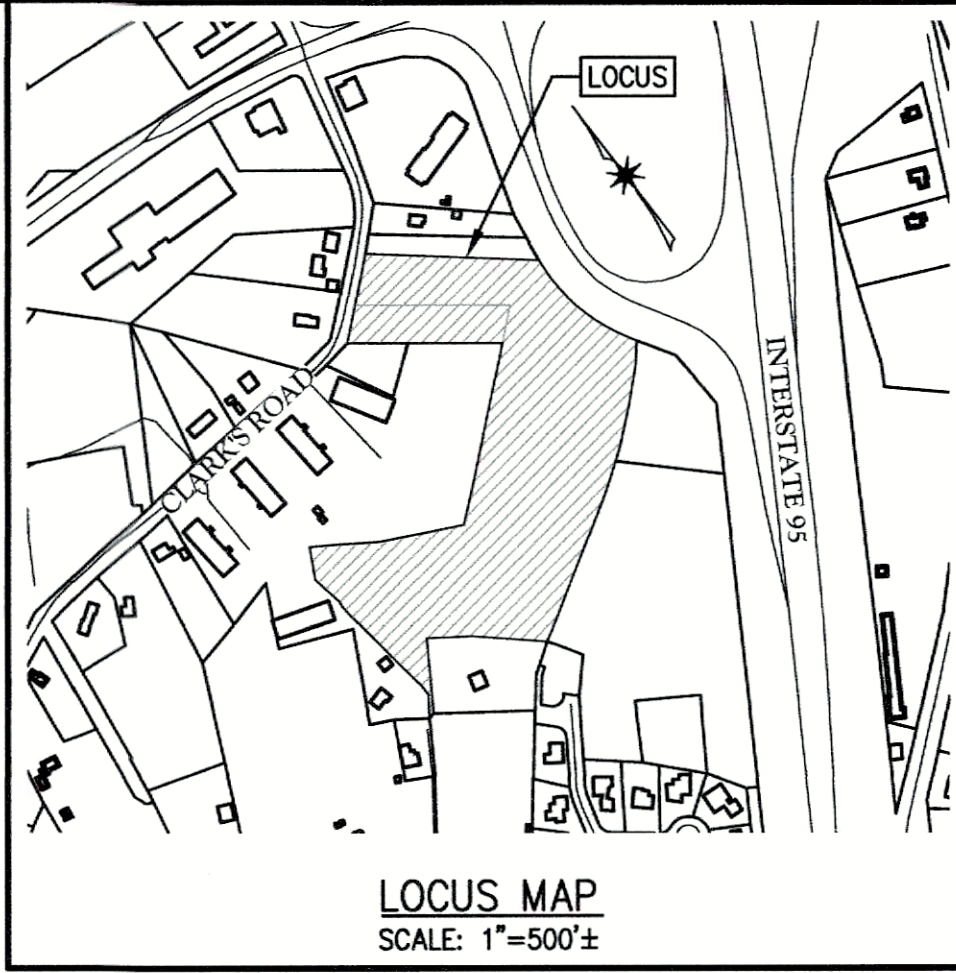
WETLAND SCIENTIST:
LEC ENVIRONMENTAL CONSULTANTS, INC.
380 LOWELL STREET, SUITE 101
WAKEFIELD, MA 01880
PHONE: 781-245-2500



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.

SITE DEVELOPMENT PLANS

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



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)

PROPOSED 3 DWELLING UNIT BUILDING

PROPOSED 3 DWELLING UNIT BUILDING

CLARK'S ROAD

PROPOSED MULTI-FAMILY
BUILDING
(146 UNITS)

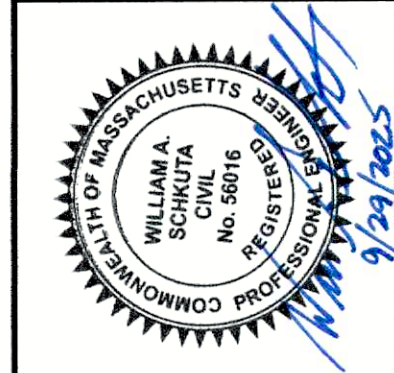
LIMIT OF BORDERING VEGETATED
WETLAND (BVW)

100' BUFFER TO BVW

EXIST. BRIDGE

OPEN SPACE

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

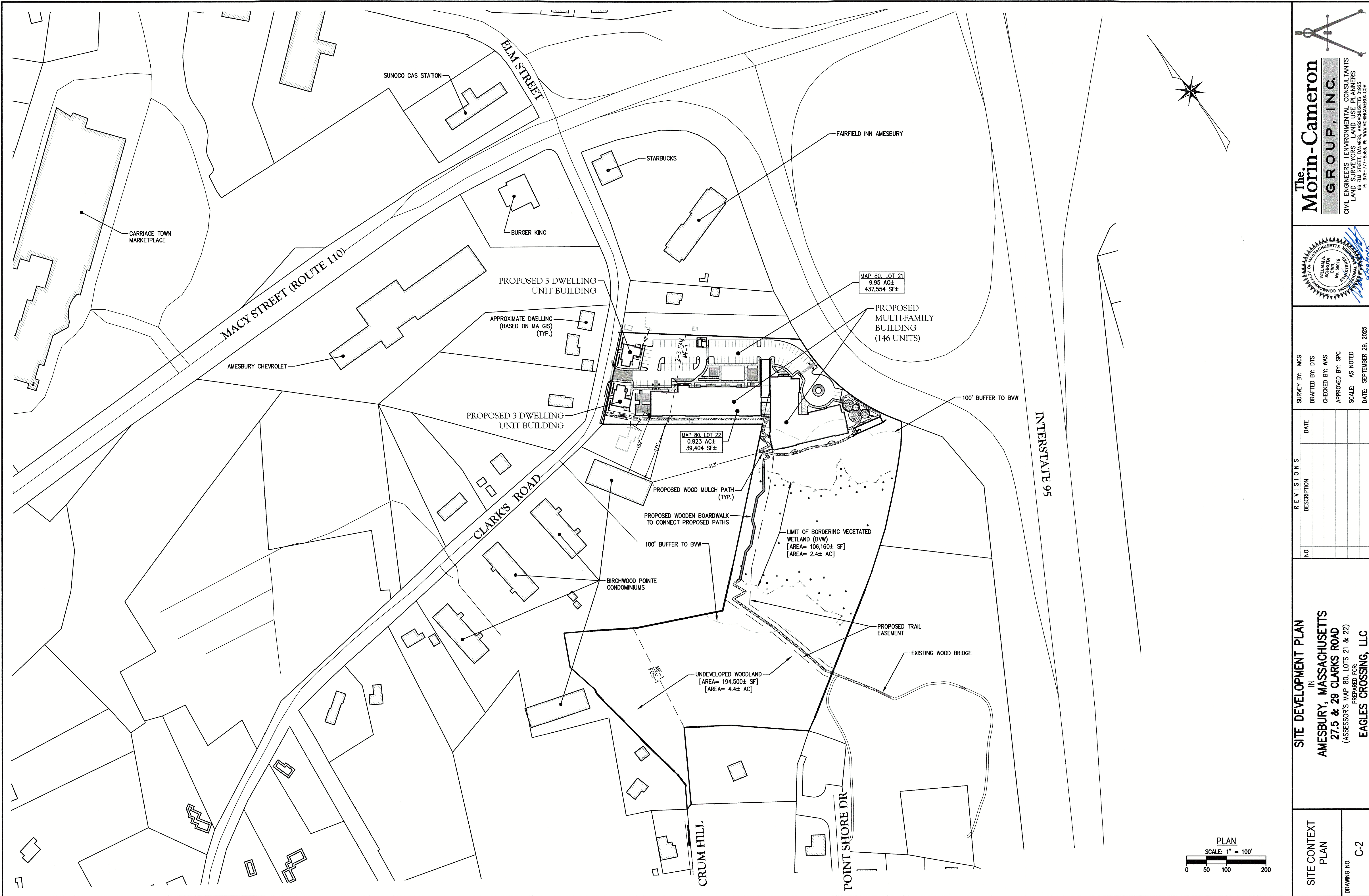


SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	

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



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

REVISIONS		DATE
NO.	DESCRIPTION	

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
----------------------	-----------------

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.

1. 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 RECORDS, PLANS, RECORDS OF VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES AND WHERE POSSIBLE, THE CONTRACTOR SHALL INTERFERE WITH 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 AN EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERED WITH IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY SUCH INTERFERENCE TO THE ENGINEER PRIOR TO 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.
2. 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.
3. 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.
4. 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

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

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.

1. 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.
2. 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.
3. 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.
4. 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 SEEDDED WITH AN EROSION CONTROL MIX. STOCKPILES SHALL BE SITUATED OUTSIDE THE WETLAND BUFFER ZONES WHEREVER POSSIBLE.
5. 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.

1. 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.
2. STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
3. NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
4. THE GENERAL CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
5. 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.
6. 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.
7. 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).
8. 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.
9. SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHOULD BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
10. THE CONSERVATION COMMISSION SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS TO BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) 2022 CONSTRUCTION GENERAL PERMIT (CGP), PRIOR TO CONSTRUCTION A STORMWATER POLLUTION PREVENTION PLAN WILL BE REQUIRED.

1. 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. TREE SERVICE CONNECTIONS SHALL BE REMOVED FROM THE MAIN AND REPLACED WITH A MINIMUM OF 4 FT. OF NEW CLDI PIPE.
2. HYDRANT CONNECTIONS FOR WATER USE DURING DEMOLITION SHALL BE COORDINATED WITH THE CITY OF AMESBURY ENGINEERING DEPARTMENT.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ELECTRIC PROVIDER FOR ANY WORK IN THE VICINITY OF OVERHEAD WIRES.

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.

1. ROOF RUNOFF FOR BUILDINGS SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEMS.
2. 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.

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 FEET BEYOND EACH SIDE OF SECTION THAT IS LESS THAN 10 FEET.
2. 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.
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 WORK SHALL CONFORM WITH THE TR-16 GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS.

1. WATER LINES WILL HAVE AT LEAST FIVE (5) FEET OF COVER.
2. THERE MUST BE AT LEAST SIX (6) INCHES OF CLEARANCE BETWEEN A NEW WATER LINE AND ANY UNDERGROUND ROCK FORMATION.
3. 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/C10.4. WATER AND FIRE PROTECTION MAINS OVER (4) INCH DIAMETER WATER SHALL BE CLASS 52 DUCTILE IRON CEMENT LINED PIPE AND CEMENT 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."
4. 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 PIPE SHALL HAVE A ZINC CONTENT OF AT LEAST 80% 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.

6. 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.
7. ALL WATER VALVE BOX COVERS SHALL BE LABELED 'WATER'.
8. 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.
9. 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.
10. 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.
11. 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.
12. ALL WATER VALVES SHALL OPEN "RIGHT".
13. HYDRANT LOCATIONS SHALL BE CONFIRMED WITH THE AMESBURY FIRE DEPARTMENT.
14. ALL TAPS SHALL BE SADDLE TAPS TO INSURE A TIGHT CONNECTION.
15. WATER PIPE FITTING SHALL CONFORM TO AWWA C100-71 AND CEMENT MORTAR SHALL CONFORM TO C104-71.

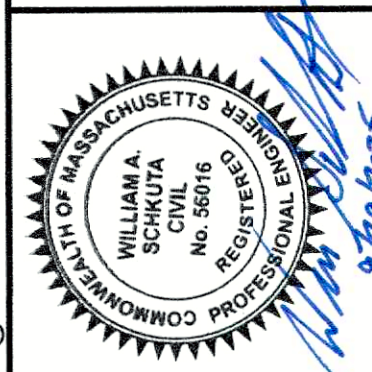
ALL WORK SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND 521 CMR. CROSS SLOPES ON ALL ACCESSIBLE WALKING SURFACES SHALL NOT EXCEED 1.9% SLOPES IN ACCESSIBLE PARKING AREAS AND PLAZA AREAS SHALL NOT EXCEED 1.9% IN ALL DIRECTIONS. RUNNING SLOPES ON ALL WALKING SURFACES SHALL NOT EXCEED 4.9% EXCEPT 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.

1. 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.
2. 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.

ASHUTO	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
BWV	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
CI	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
EOH	EDGE OF PAVEMENT
ESHGWT	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE
EXIST	EXISTING
FES	FLARED END SECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FG	FINAL GRADE
FS	FIRE SERVICE
FT	FEET
GG	GAS GATE
HCAP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HW	HEAD WALL
ID	INNER DIAMETER
IN	INCH

	EXISTING	PROPOSED
CONTOURS		
MAJOR	-----9-----	-----10-----
MINOR	-----10-----	-----11-----
SPOT GRADES		 56.8 TC 55.9 BC 55.9 TW 55.4 BW
CURB/WALL ELEVATIONS		
LIMIT OF BVW	WF 37	
LIMIT OF 25' BVW SETBACK	-----	
LIMIT OF 50' BVW SETBACK	-----	
LIMIT OF 100' BVW BUFFER ZONE	-----	
CHAIN LINK FENCE	-----X-----X-----X-----	
GAS SERVICE	-----G-----	-----G-----
OVERHEAD WIRES	-----OHW-----	
RETAINING WALL		
SANITARY SEWER	-----S-----	-----S-----
SILT FENCE		-----+-----+-----+-----+-----
SILT FENCE/HAY BALES COMBINATION		
STOCKADE FENCE		-----O-----O-----O-----
STORM SEWER	-----D-----	-----D-----
ROOF DRAIN		-----RD-----
TREELINE		
UNDERGROUND ELEC./TELE./COM.	-----W-----	-----W-----
WATER SERVICE		-----O-----O-----O-----
GUARDRAIL	-----	
ZONING DISTRICT BOUNDARY		
CATCH BASIN		
DETECTABLE WARNING PANEL		
DOOR/ENTRY		
DRAIN/WATER QUALITY MANHOLE	 GG O	
GAS GATE		
HYDRANT		
LIGHT POLE		
LIMIT OF WORK		-----
MANHOLE		
RIP-RAP		
SEWER MANHOLE		
SAND, GAS & OIL SEPARATOR		
SIGN		
TREE	 14" UP 7	
UTILITY POLE	 WG O	
WATER GATE		

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
REQ'D	REQUIRED
ROW	RIGHT OF WAY
S	SLOPE
SF	SQUARE FEET
SGO	SAND, GAS AND OIL SEPARATOR
SMH	SEWER MANHOLE
SQ	SQUARE
TBO	TO BE DETERMINED
TC	TOP OF CURB
TW	FINISH GRADE ADJACENT TO TOP OF WALL
TYPE	TYPICAL
UGE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
VAR	VARIANCE
VC	VITRIFIED CLAY
VGC	VERTICAL GRANITE CURB
VIF	VERDIF 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/	WITH

[illegible]

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.



ABUTTING DWELLING
HOUSE #32
ROOF PEAK ELEV.=78.98

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

ABUTTING DWELLING
HOUSE #26
OF PEAK ELEV.=89.31

BM
SPIKE SET 52" OAK
ELEV.=58.73'

SMH
RIM=57.19
INV IN 8" ACP=49.90
INV OUT 8" ACP=49.80

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

N/F
JOHN JANECWICZ
MAP 80 LOT 20
BOOK 21175 PAGE 166

MAP 80, LOT 21
9.95 AC±
437,554 SF±

MAP 80, LOT 22
0.923 AC±
39,404 SF±

OWNER/APPLICANT:
EAGLES CROSSING, LLC
231 SUTTON STREET, SUITE 18
NORTH ANDOVER, MA 01845
BOOK 41035, PAGE 253 (27.5 CLARK'S ROAD)
BOOK 38273, PAGE 334 (29 CLARK'S ROAD)

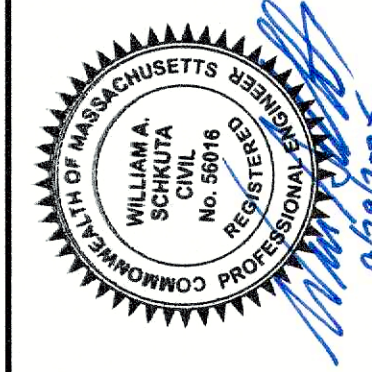
ZONING DISTRICT: RESIDENCE (R20)
OVERLAY DISTRICT (40R): EAST END SMART GROWTH OVERLAY DISTRICT (EE-SGOD)
SUB DISTRICTS: 2-3 FAM (TWO-THREE FAMILY), MF-1 (MULTIFAMILY),
FOS-1 (FUTURE OPEN SPACE)

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.
- ABUTTER INFORMATION WAS OBTAINED FROM THE OF AMESBURY ASSESSORS AND ONLINE GIS DATABASES AND SHOULD BE CONSIDERED APPROXIMATE.

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.

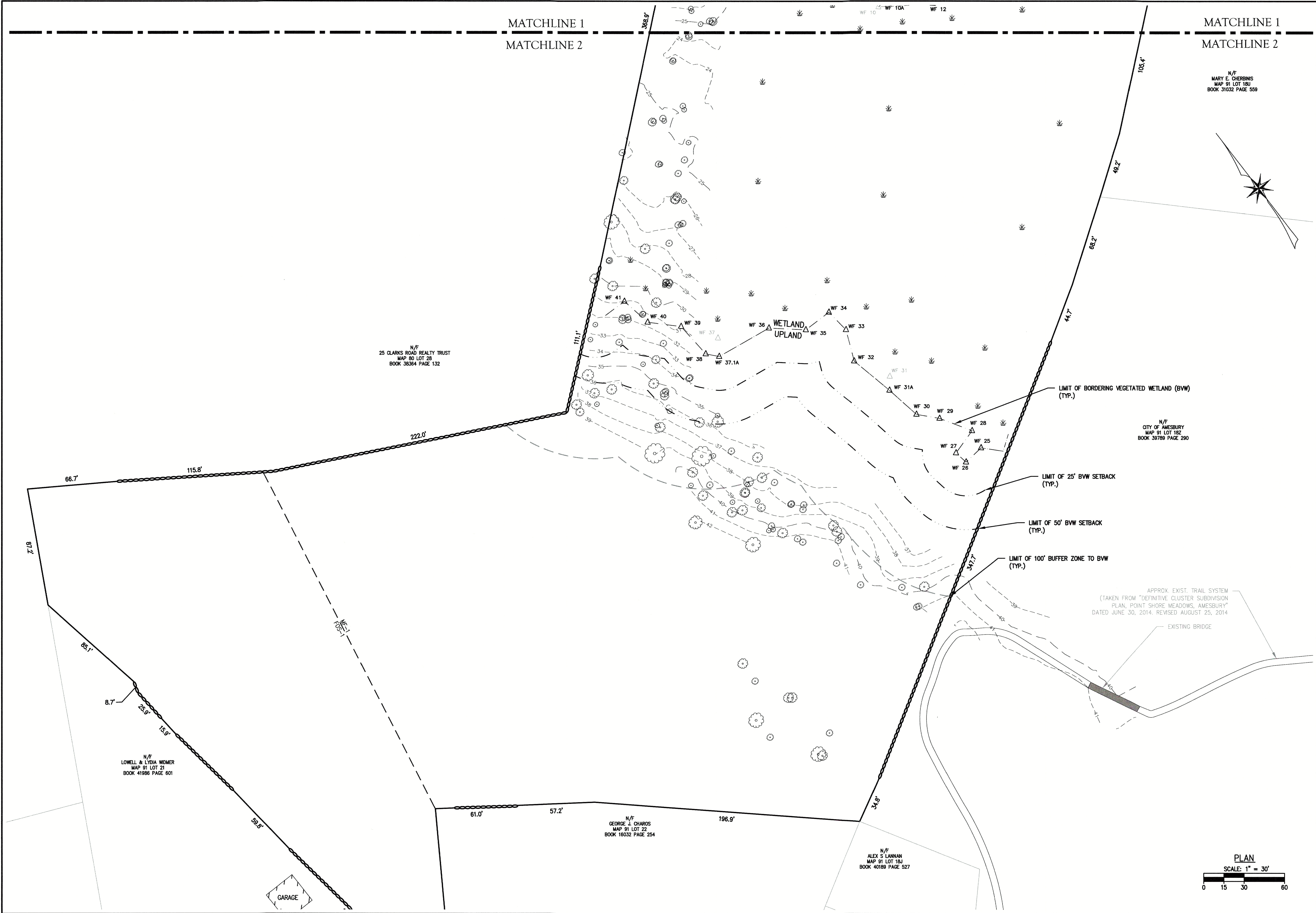


SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	

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
LAND SURVEYORS / PLANNERS
180 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM

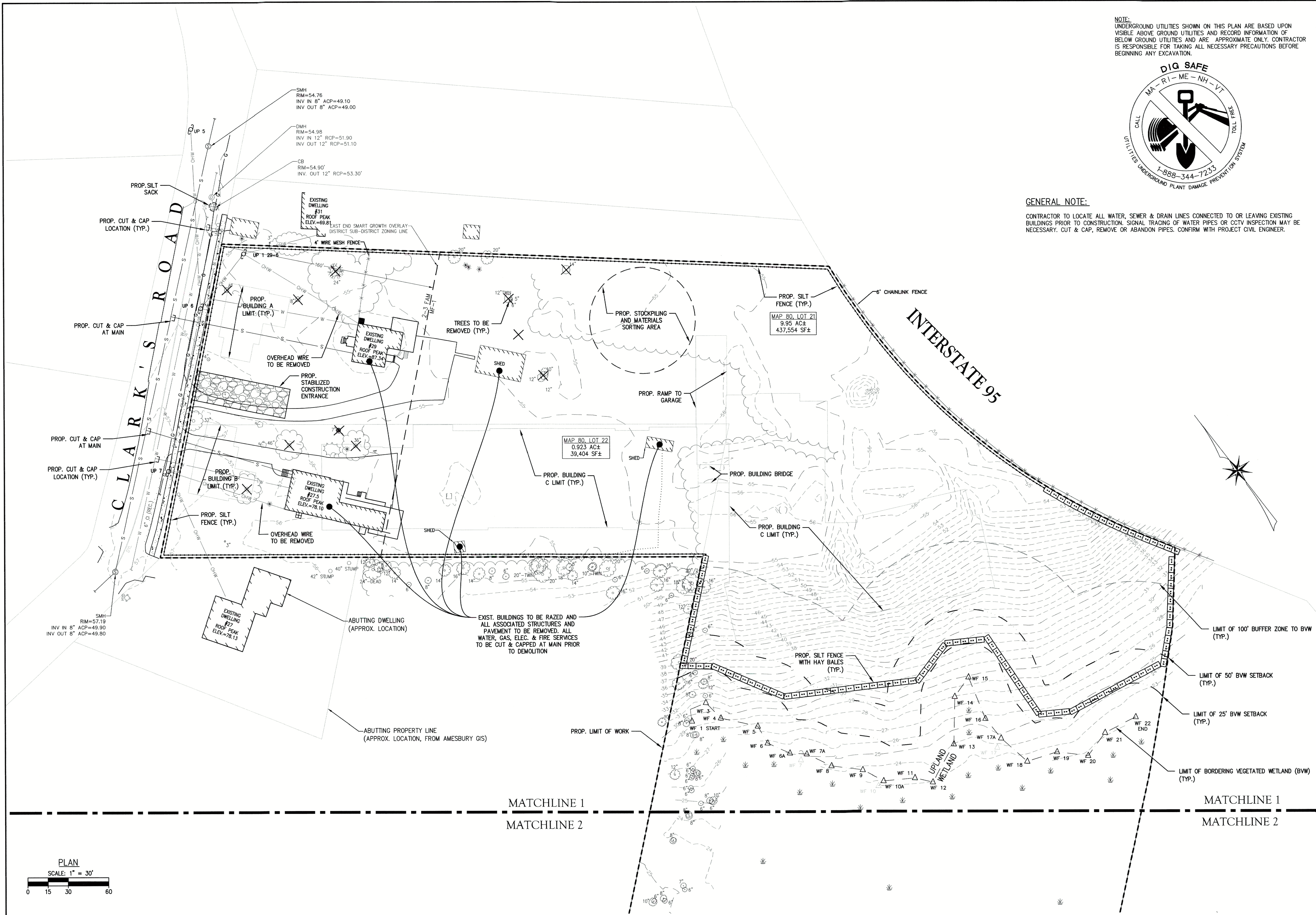


SURVEY BY:	MCG
DRAFTED BY:	DTS
CHECKED BY:	WAS
APPROVED BY:	SFC
SCALE:	AS NOTED
DATE:	SEPTEMBER 29, 2025

REVISIONS	
NO.	DESCRIPTION

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 | LAND USE PLANNERS
1000 ROUTE 1A, SUITE 200
AMESBURY, MA 01821
P: 978-777-9586, W: WWW.MORINCAMERON.COM

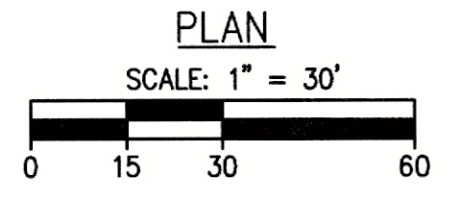
WILLIAM A. MORIN
No. 56016
PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS
9/24/2025

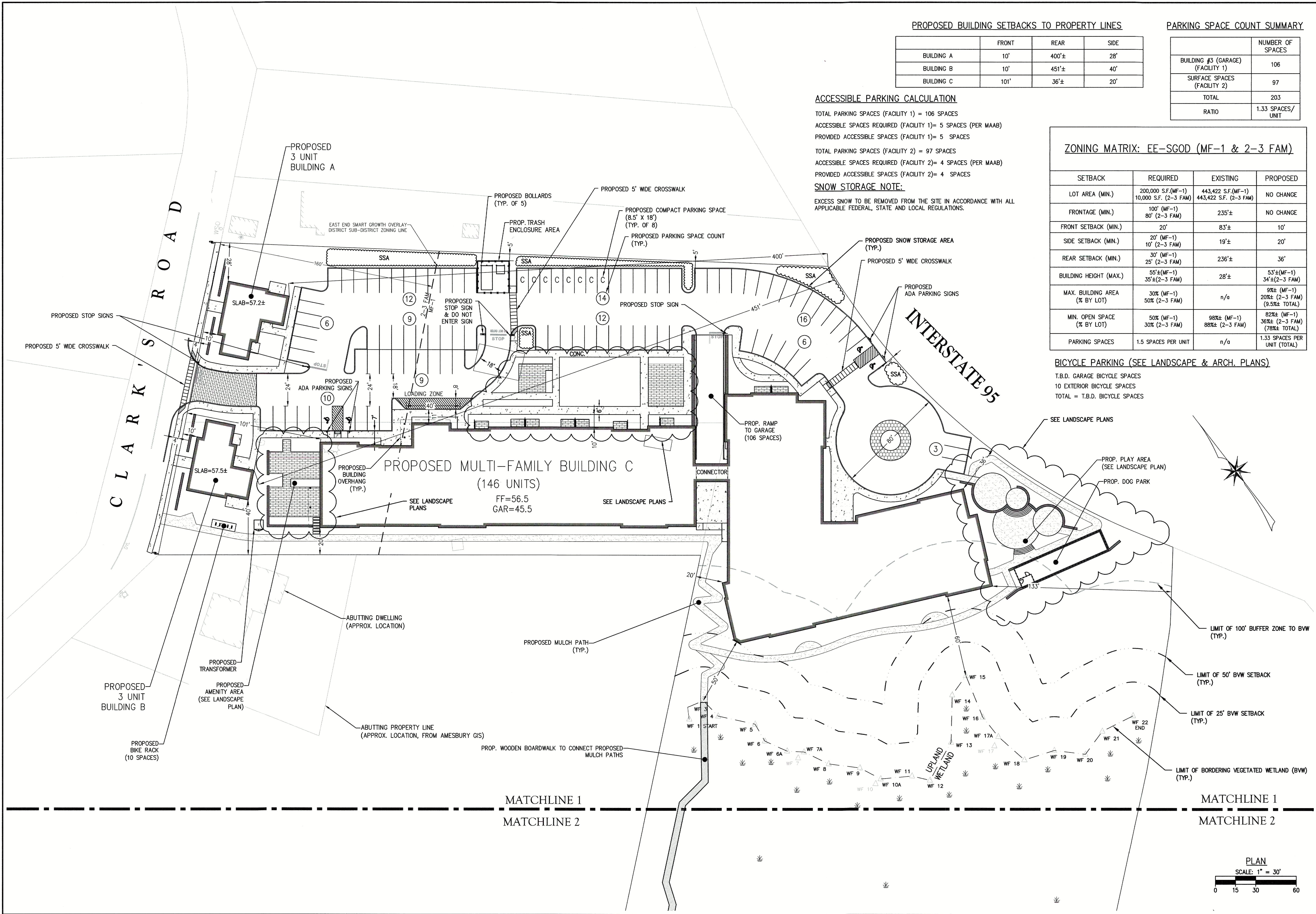
SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS	
NO.	DESCRIPTION

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

SITE PREPARATION & DEMOLITION PLAN
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

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 (SEE LANDSCAPE & ARCH. PLANS)

T.B.D. GARAGE BICYCLE SPACES
10 EXTERIOR BICYCLE SPACES
TOTAL = T.B.D. BICYCLE SPACES

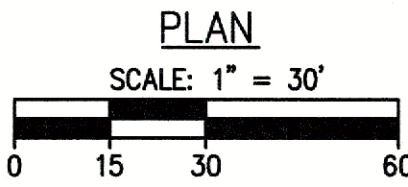
The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS LAND USE PLANNERS
1000 WASHINGTON STREET, SUITE 200
AMESBURY, MASSACHUSETTS 01821
P: 978-777-8886, W: WWW.MORIN-CAMERON.COM

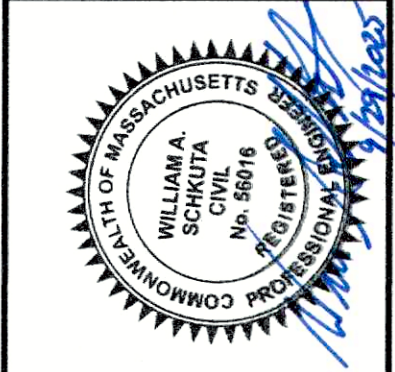
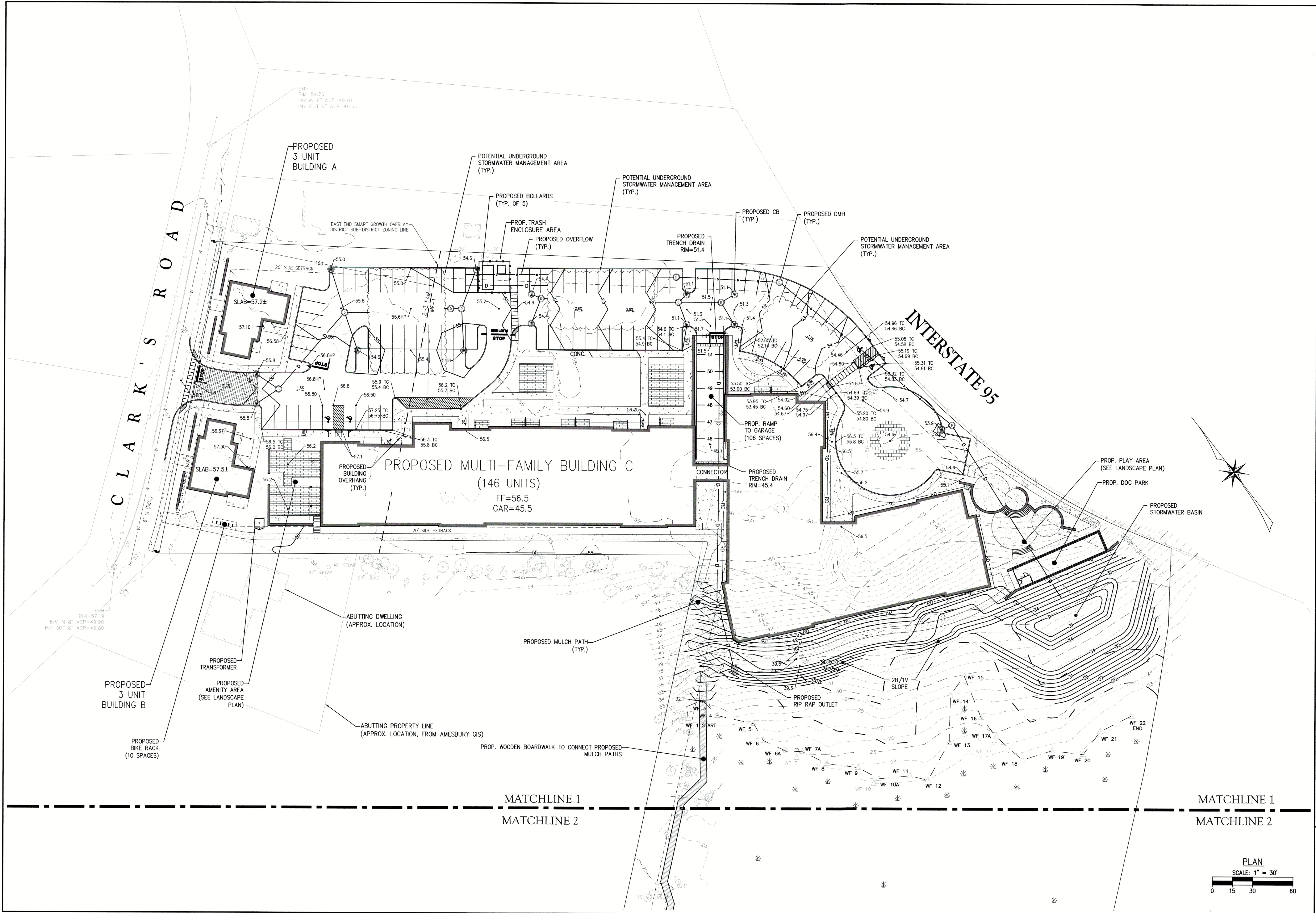
WILLIAM A. SCOVILLE
No. 96016
STATE OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

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

SITE LAYOUT PLAN
DRAWING NO. C-7



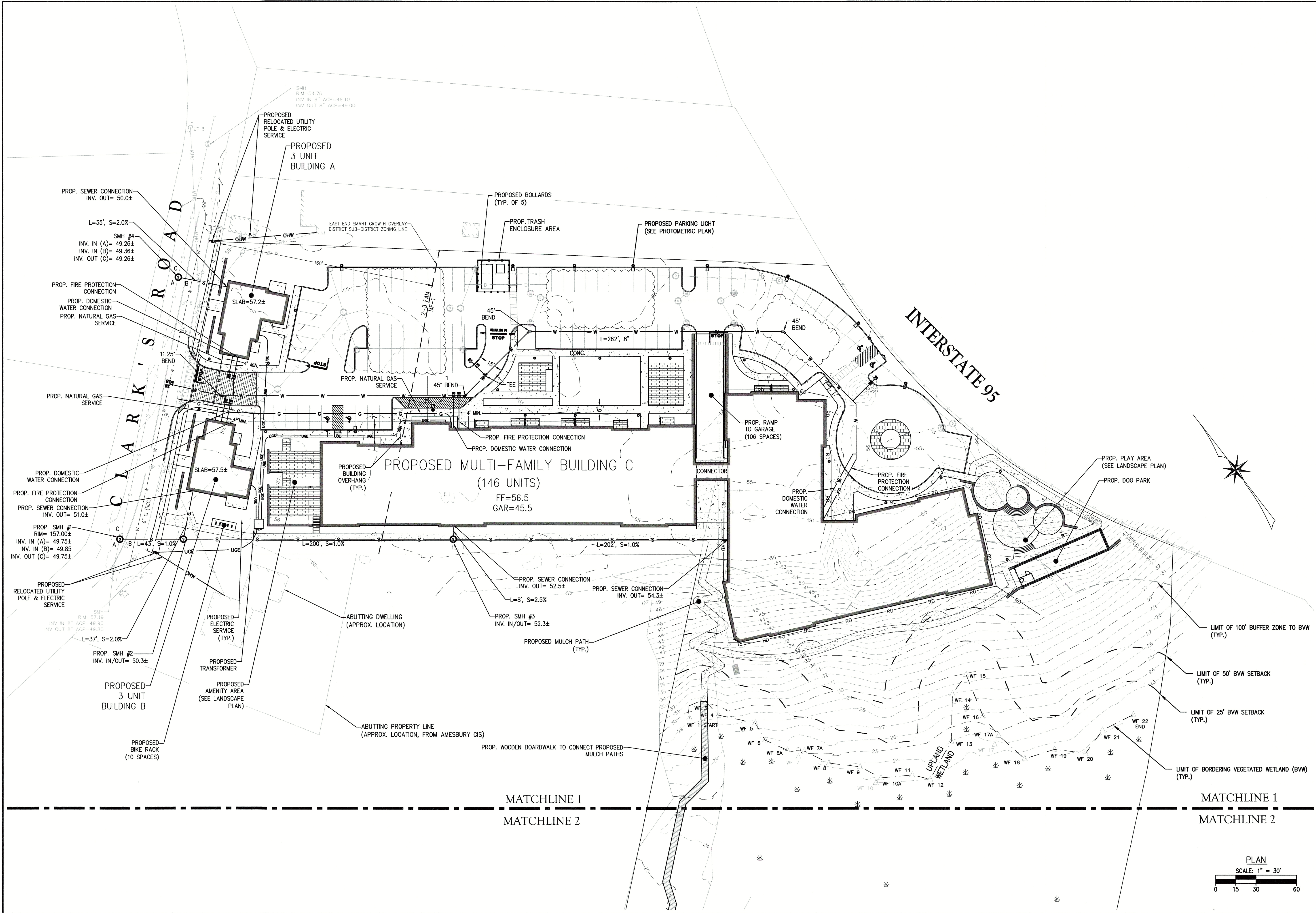


SURVEY BY:	MCG
DRAFTED BY:	DTS
CHECKED BY:	WAS
APPROVED BY:	SPC
SCALE:	AS NOTED
DATE:	SEPTEMBER 29, 2025

NO.	REVISIONS	DESCRIPTION	DATE

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**



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
100 W. MAIN STREET, SUITE 200
AMESBURY, MA 01821
P. 978-777-8986, F. 978-777-8987, 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

SITE DEVELOPMENT PLAN

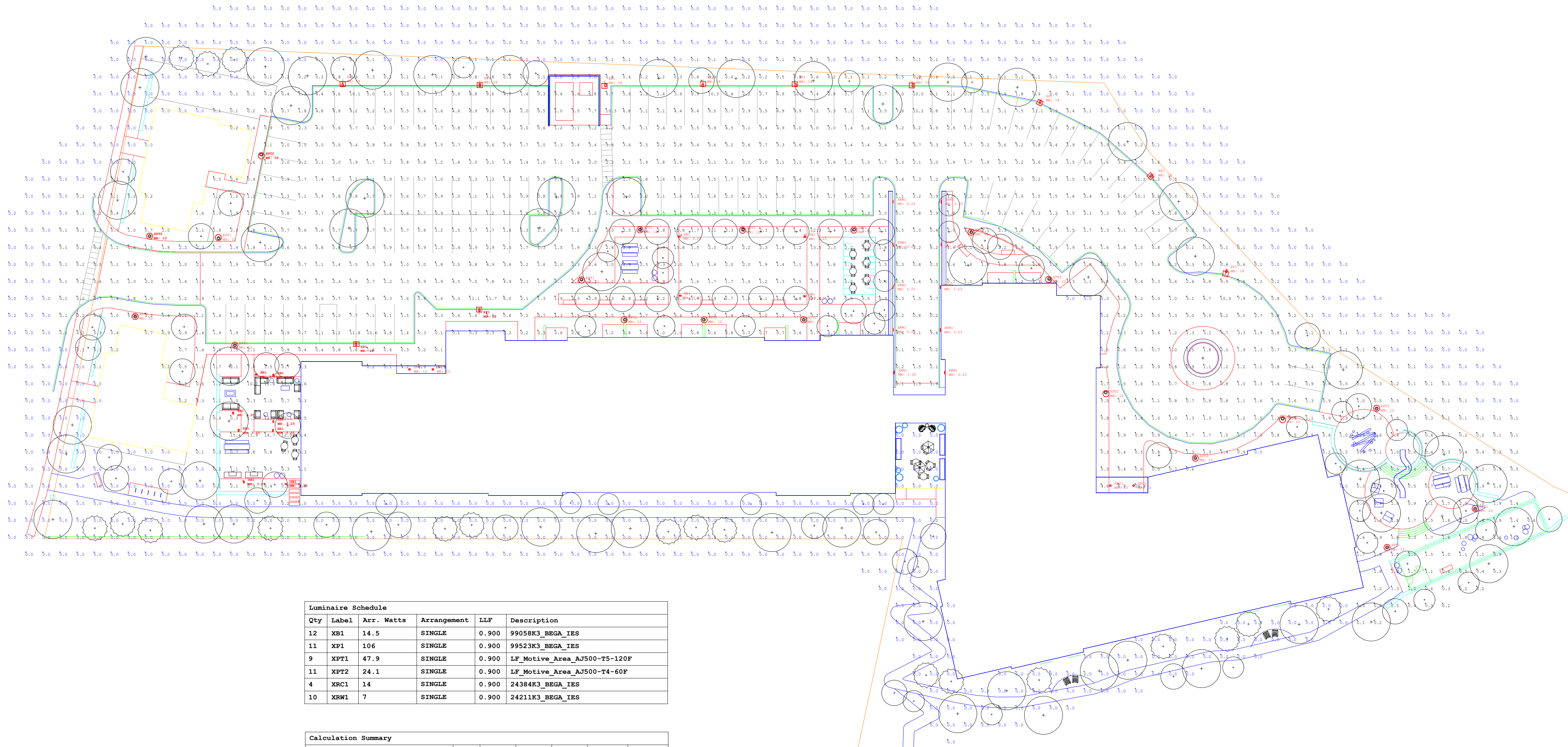
IN

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

PROJ. #3962
DRAWING: 3962_Main.dwg



Project:
29 Clarks Road - Site

Contact:
Sean Goulding
Specification Sales
(781) 272-2300 X211
sgoulding@omnilite.com

Detail: Photometric Calculation

Date: 09/26/2025

Revision: 2

Scale: 1" = 30'-0"

Drawn By: SHJ

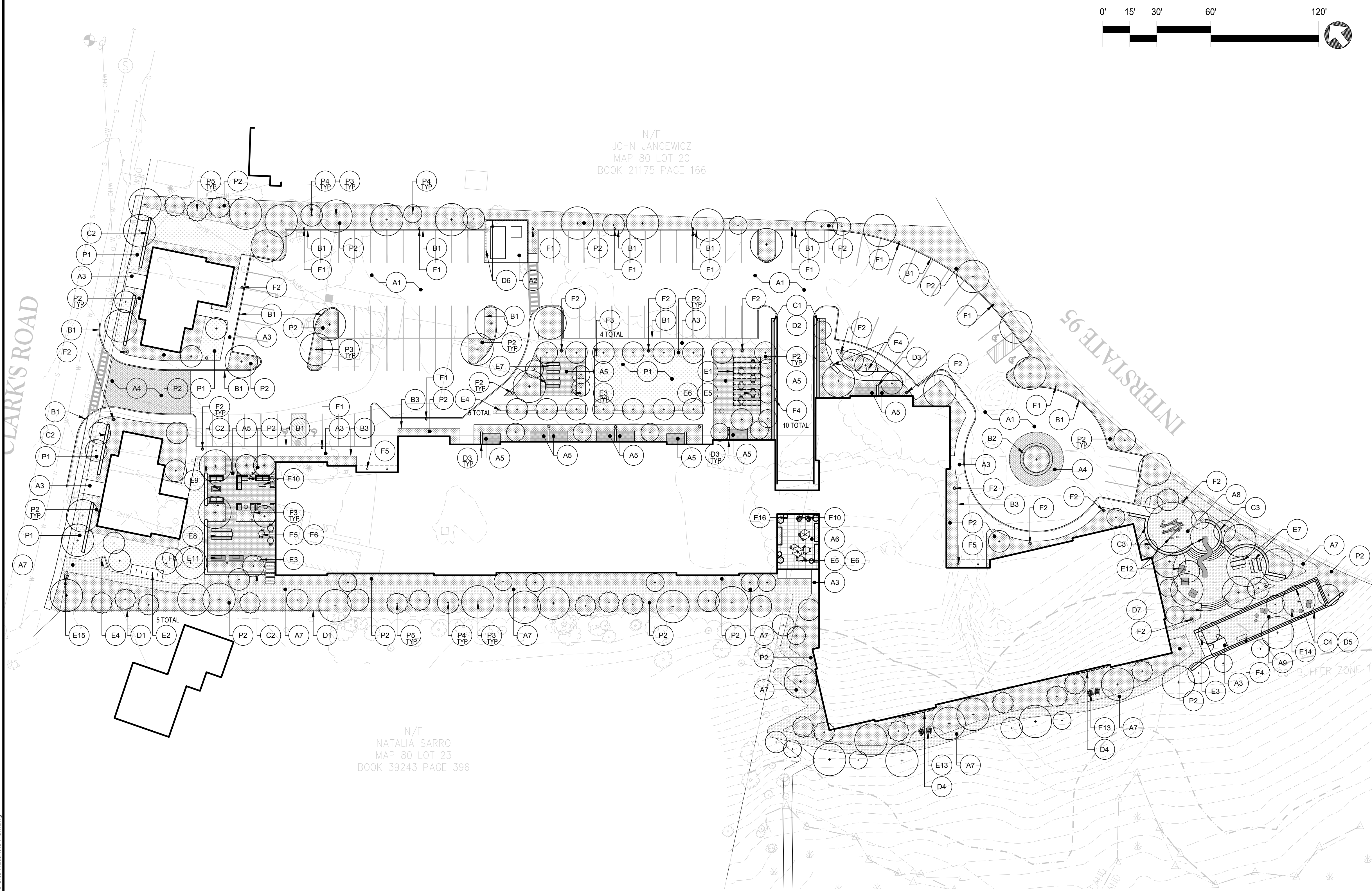
Generated For:
HALVORSON

illuminatē
263 Winn Street
Burlington, MA 01803
(781) 272-2300

L-1

Sheet 1 of 1

Last Saved: 9/16/2025
Printed On: Sep 26, 2025 - 4:58pm By: HEdin
Tighte & Bond L1.1 MM065 Minco Development Corporation\008 - Amesbury, MA 29 Clarks Road\00 CAD\Sheets\L1.1 D Site Materials Plan.dwg



PLANTING	
P1	SEEDED LAWN
P2	PLANTING BED
P3	DECIDUOUS SHADE TREE - 4" CALIPER
P4	ORNAMENTAL TREE - 2.5" CALIPER
P5	EVERGREEN TREE - 10'-12' HGT
UTILITIES	
H1	EXISTING UTILITY POLE TO REMAIN
H2	NEW FIRE HYDRANT - SEE CIVIL DRAWINGS

LIGHTING	
F1	PARKING LOT POST TOP LIGHT - 18' HGT
F2	PEDESTRIAN POST TOP LIGHT - 12' HGT
F3	BOLLARD LIGHT
F4	PARKING GARAGE RAMP WALL MOUNTED LIGHT FIXTURES
F5	BUILDING MOUNTED ENTRY LIGHTING
F6	TASK LIGHT AT GRILL STATION

MATERIALS LEGEND

TAG	DESCRIPTION	DETAIL
PAVING		
A1	BITUMINOUS CONCRETE PAVING - VEHICULAR - SEE CIVIL DRAWINGS	
A2	POURED IN PLACE CONCRETE PAVING - VEHICULAR - SEE CIVIL DRAWINGS	
A3	POURED IN PLACE CONCRETE PAVING - PEDESTRIAN - SEE CIVIL DRAWINGS	
A4	PRECAST CONCRETE UNIT PAVERS - VEHICULAR	
A5	PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN	
A6	PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SYSTEM	
A7	WOOD CHIP TRAIL SURFACING	
A8	ENGINEERED WOOD FIBER PLAYGROUND SURFACING	
A9	RICE STONE SURFACING AT PET RELIEF AREA	
A10	ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS	
A11	DETECTABLE WARNING PANEL - SEE CIVIL DRAWINGS	
CURBS		
B1	GRANITE ROADWAY/PARKING LOT CURB - SEE CIVIL DRAWINGS	
B2	4" WIDTH GRANITE LANDSCAPE/PLANTER CURB	
B3	METAL PLANTER CURB	
WALLS		
C1	CONCRETE GARAGE RAMP RETAINING WALL	
C2	FIELDSTONE LANDSCAPE WALL	
C3	CONCRETE RETAINING WALL AT NATURE PLAY AREA	
C4	CONCRETE RETAINING WALL AT DOG RUN	
STAIRS, RAILS & FENCES		
D1	6 FT HEIGHT WOOD SLAT SCREEN FENCE AT PROPERTY LINE	
D2	DECORATIVE SCREEN FENCE AT GARAGE RAMP RETAINING WALLS	
D3	6' HEIGHT WOOD AND METAL PATIO PRIVACY SCREENS	
D4	DECORATIVE SCREEN FENCE AT BUILDING FOUNDATION AT SEATING NODES	
D5	4' HEIGHT BLACK VINYL COATED CHAINLINK PERIMETER FENCE AND GATE VESTIBULE AT PET RELIEF AREA	
D6	TRASH ENCLOSURE FENCE AND GATE	
D7	TIMBER STEPS AT PLAY AREA	
FURNISHINGS		
E1	WOOD AND METAL PERGOLA STRUCTURE	
E2	BIKE RACK	
E3	TRASH & RECYCLING RECEPTACLES (PAIRS) - ASSUME QTY: 4 PAIRS	
E4	WOOD AND METAL FREESTANDING BENCH	
E5	CAFE TABLE - 30" DIA. ROUND	
E6	CAFE CHAIRS	
E7	WOOD AND METAL PICNIC STYLE TABLE AND BENCHES	
E8	WOOD AND METAL LARGE COMMUNAL TABLE AND BENCHES	
E9	FIRE PIT	
E10	LOUNGE STYLE FURNITURE - ACTUAL TYPE AND LAYOUT TBD	
E11	OUTDOOR GRILLING STATIONS, ASSUME QTY: 2	
E12	NATURE PLAY AREA - ACTUAL COMPONENTS AND LAYOUT TBD	
E13	ADIRONDACK CHAIRS AT SEATING NODES	
E14	BOULDERS IN DOG RUN, ASSUME QTY: 5	
E15	WAYFINDING SIGNAGE AT TRAIL HEAD	
E16	FREESTANDING PLANTERS - ACTUAL TYPE AND LAYOUT TBD	

HALVORSON
Tighte & Bond STUDIO

25 KINGSTON ST. BOSTON MA 02111-2300
(PHONE) 617.536.0300
WWW.HALVORSONDESIGN.COM

PLAN SET ISSUE TITLE

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

**29 Clarks
Road**

MINCO

Amesbury, MA

MARK	DATE	DESCRIPTION
PROJECT NO:	M5065-008	
DATE:	09/22/2025	
FILE:	L1.0 Site Materials Plan.dwg	
DRAWN BY:	HE	
DESIGNED BY:	SJ	
CHECKED BY:	SJ	
APPROVED BY:	BU	

**L1.1 LANDSCAPE
MATERIALS PLAN**

SCALE: AS NOTED

REPRESENTATIVE PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
TREES						
AM AR		<i>Amelanchier arborea</i>	Downy Serviceberry	10-12' ht, B&B		multi-stem, matched
AC FR		<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	4" caliper, B&B		Single stem, matched specimen
AC RU		<i>Acer rubrum 'Karpick'</i>	Karpick Maple	4" caliper, B&B		Single stem, matched specimen
AM GR		<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	10-12' ht, B&B		Multi-stem, matched
BE NI		<i>Betula nigra 'Cully'</i>	Heritage River Birch	16-18' ht, B&B		Multi-stem / clump
BE PO		<i>Betula populifolia 'Whitespire'</i>	Whitespire Grey Birch	16-18' ht, B&B		Multi-stem / clump
CA BE		<i>Carpinus caroliniana</i>	American Hornbeam	10-12' ht, B&B		multi-stem, matched
CE OC		<i>Celtis occidentalis</i>	Hackberry	4" Caliper, B&B		Single stem, matched specimen
CO RU		<i>Cornus x 'Rutgan'</i>	Stellar Pink Dogwood	3" caliper, B&B		Single stem, matched specimen
CR VI		<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	3" caliper, B&B		Single stem, matched specimen
GI BI		<i>Ginkgo biloba</i>	Ginkgo	4" Caliper, B&B		Single stem, matched specimen, NO FEMALES
GL TR		<i>Gleditsia triacanthos 'Shademaster'</i>	Shademaster Honeylocust	4" caliper, B&B		Single stem, matched specimen
HA IN		<i>Hamamelis x intermedia 'Arnold Promise'</i>	Arnold Promise Witch Hazel	10-12' ht, B&B		Multi-stem, matched
HA VE		<i>Hamamelis vernalis 'Autumn Embers'</i>	Autumn Embers Witch Hazel	6-8' ht, B&B		Multi-stem, matched
JU VI		<i>Juniperus virginiana</i>	Eastern Red Cedar	10-12' ht, B&B		
LI ST		<i>Liquidambar styraciflua 'Rotundiloba'</i>	Fruitless Sweetgum	4" caliper, B&B		Single stem, matched specimen
LI TU		<i>Liriodendron tulipifera</i>	Tuliptree	4" caliper, B&B		Single stem, matched specimen
PI TH		<i>Pinus thunbergiana</i>	Japanese Black Pine	10-12' ht, B&B		
QU BI		<i>Quercus bicolor</i>	Swamp White Oak	4" caliper, B&B		Single stem, matched specimen
UL XP		<i>Ulmus 'Patriot'</i>	Patriot Elm	4" caliper, B&B		Single stem, matched specimen, first branch to 7 ft
SHRUBS						
Bu Gm		<i>Buxus 'Green Mountain'</i>	Green Mountain Boxwood	24-30" ht	36" O.C.	
Bu Wg		<i>Buxus microphylla japonica 'Winter Gem'</i>	Winter Gem Boxwood	18-24" ht	36" O.C.	
Co Iv		<i>Cornus alba 'Ivory Halo'</i>	Variegated Red Twig Dogwood	30-36" ht	36" O.C.	
Fo Ma		<i>Fothergilla major 'Mount Airy'</i>	Mt. Airy Dwarf Fothergilla	24-30" ht	30" O.C.	
Hy Lr		<i>Hydrangea macrophylla 'Lady in Red'</i>	Lady in Red Hydrangea	30-36" ht	36" O.C.	
Hy Qu		<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	30-36" ht	36" O.C.	
Hy Sq		<i>Hydrangea quercifolia 'Snow Queen'</i>	Snow Queen Oakleaf Hydrangea	30-36" ht	36" O.C.	
Hy Fr		<i>Hypericum frondosum 'Sunburst'</i>	Sunburst St. John's Wort	18-24" ht	24" O.C.	
Ix De		<i>Ilex glabra 'Densa'</i>	Dense Inkberry	30-36" ht	36" O.C.	
Ix Sh		<i>Ilex glabra 'Shamrock'</i>	Shamrock Inkberry	30-36" ht	36" O.C.	
Mi De		<i>Microbiota decussata</i>	Siberian Carpet Cypress	3 GAL / 18-24" ht	36" O.C.	
My Pe		<i>Myrica pennsylvanica</i>	Northern Bayberry	36" ht	60" O.C.	
Rh Da		<i>Rhododendron 'Dora Amateis'</i>	Dora Amateis Rhododendron	30-36" ht	30" O.C.	
Rh Gi		<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	24-30" ht	24" O.C.	
Ro Bl		<i>Rosa 'Blushing Knock Out'</i>	Blushing Knock Out Rose	3 GAL / 18-24" ht	24" O.C.	
Ta Re		<i>Taxus bacata 'Repandens'</i>	Spreading English Yew	12-18" ht	24" O.C.	
Va An		<i>Vaccinium angustifolium</i>	Low Bush Blueberry	3 GAL	24" O.C.	
Vi Bl		<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum	30-36" ht	36" O.C.	
Vi Ju		<i>Viburnum x 'Juddii'</i>	Judd Viburnum	30-36" ht	48" O.C.	
Vi Sb		<i>Viburnum carlesii 'SMVCB' P.P. 25872</i>	Spice Baby Viburnum	24-30" ht	36" O.C.	
PERENNIALS						
ach mi		<i>Achillia millefolium 'Pretty Belinda'</i>	Pretty Belinda Yarrow	2 GAL	18" O.C.	
aga ba		<i>Agastache 'Black Adder'</i>	Black Adder Hyssop	2 GAL	18" O.C.	
alc mo		<i>Alchemilla mollis</i>	Common Lady's Mantle	1 GAL	12" O.C.	
ams bi		<i>Amsonia x 'Blue Ice'</i>	Blue Star Flower	1 GAL	12" O.C.	
ams ta		<i>Amsonia tabernaemontana 'Walter'</i>	Eastern Bluestar	1 GAL	18" O.C.	
ane sc		<i>Anemone x 'September Charm'</i>	September Charm Windflower	2 GAL	24" O.C.	
asc tu		<i>Asclepias tuberosa</i>	Butterfly Weed	1 GAL	18" O.C.	
bap au		<i>Baptisia australis</i>	False Indigo	2 GAL	18: O.C.	
den pu		<i>Dennstaedtia punctilobula</i>	Hay Scented Fern	2 GAL	30" O.C.	
ech pu		<i>Echinacea purpurea</i>	Purple Coneflower	2 GAL	18" O.C.	
ger ro		<i>Geranium x 'Rozanne'</i>	Rozanne Cranesbill	1 GAL	18" O.C.	
hem fr		<i>Heimerocallis 'Fragrant Returns'</i>	Fragrant Returns Daylily	2 GAL	18" O.C.	
heu ss		<i>Heuchera 'Stormy Seas'</i>	Coral Bells	2 GAL	24" O.C.	
lup pe		<i>Lupinus perennis</i>	Wild Blue Lupine	1 GAL	18" O.C.	
nep fa		<i>Nepeta x faassenii 'Walkers Low'</i>	Walkers Low Catmint	2 GAL	18" O.C.	
rud fu		<i>Rudbeckia fulgida 'Goldsturm'</i>	Black Eyed Susan	2 GAL	18" O.C.	
rud tr		<i>Rudbeckia triloba</i>	Brown Eyed Susan	1 GAL	18" O.C.	
sal mn		<i>Salvia 'May Night'</i>	May Night Salvia	2 GAL	18" O.C.	
sol se		<i>Solidago sempervirens</i>	Seaside Goldenrod	Plug	12" O.C.	

GRASSES & GROUND COVERS						
bou gr		<i>Bouteloua gracilis 'Blonde Ambition'</i>	Side Oats Grama	2 GAL	30" O.C.	
car pe		<i>Carex pendula</i>	Drooping Sedge	2 GAL	30" O.C.	
car pn		<i>Carex pensylvanica</i>	Pennsylvania Sedge	Plug	12" O.C.	
cha la		<i>Chasmanthium latifolium</i>	Northern Sea Oats	2 GAL	30" O.C.	
cha rm		<i>Chasmanthium latifolium 'River Mist'</i>	Variegated Northern Sea Oats	2 GAL	30" O.C.	
des ce		<i>Deschampsia cespitosa 'Pixie Fountain'</i>	Tufted Hair Grass	2 GAL	24" O.C.	
dis sp		<i>Distichlis spicata</i>	Spike Grass	Plug	12" O.C.	
epi ru		<i>Epimedium x rubrum</i>	Red Barrenwort	1 GAL	12" O.C.	
euo co		<i>Euonymus coloratus</i>	Wintercreeper Euonymus	1 GAL	12" O.C.	
fes ru		<i>Festuca rubra L.</i>	Coastal Red Fescue	Plug	12" O.C.	
jun ef		<i>Juncus effusus</i>	Soft Rush	Plug	12" O.C.	
lir sp		<i>Liriope spicata</i>	Lilyturf	1 GAL	12" O.C.	
mis si		<i>Miscanthus sinensis 'Adagio'</i>	Dwarf Silver Grass	2 GAL	30" O.C.	
pan vi		<i>Panicum virgatum</i>	Switchgrass	Plug	12" O.C.	
par qu		<i>Parthenocissus quinquefolia</i>	Virginia Creeper	Plug	12" O.C.	
sch sc		<i>Schizachyrium scoparium</i>	Little Bluestem	Plug	12" O.C.	

HALVORSON
Tight & Bond studio

25 KINGSTON ST. BOSTON MA 02111-2800
(617) 536-0300
WWW.HALVORSONDESIGN.COM

PLAN SET
ISSUE TITLE

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

29 Clarks
Road

MINCO

Amesbury, MA

MARK	DATE	DESCRIPTION
PROJECT NO:		M5065-008
DATE:		09/22/2025
FILE:		L1.0 Site Materials Plan.dwg
DRAWN BY:		HE
DESIGNED BY:		SJ
CHECKED BY:		SJ
APPROVED BY:		BU

L1.2 REPRESENTATIVE
PLAN LIST

SCALE: AS NOTED