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SITE DEVELOPMENT PLANS

FOR A

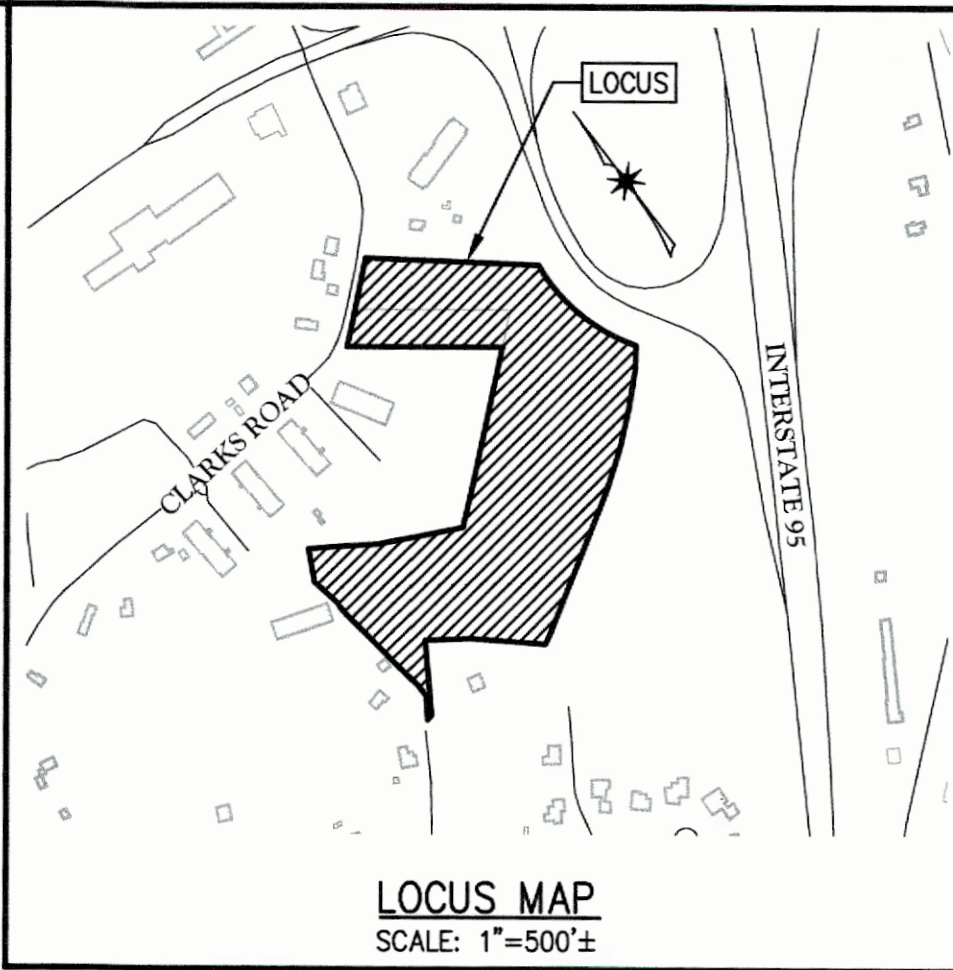
MULTI-FAMILY DEVELOPMENT

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
2	NOI SUBMISSION	12/11/2025
3	PEER REVIEW RESPONSES, BLDG MOD.	12/17/2025

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

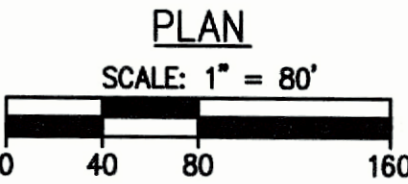
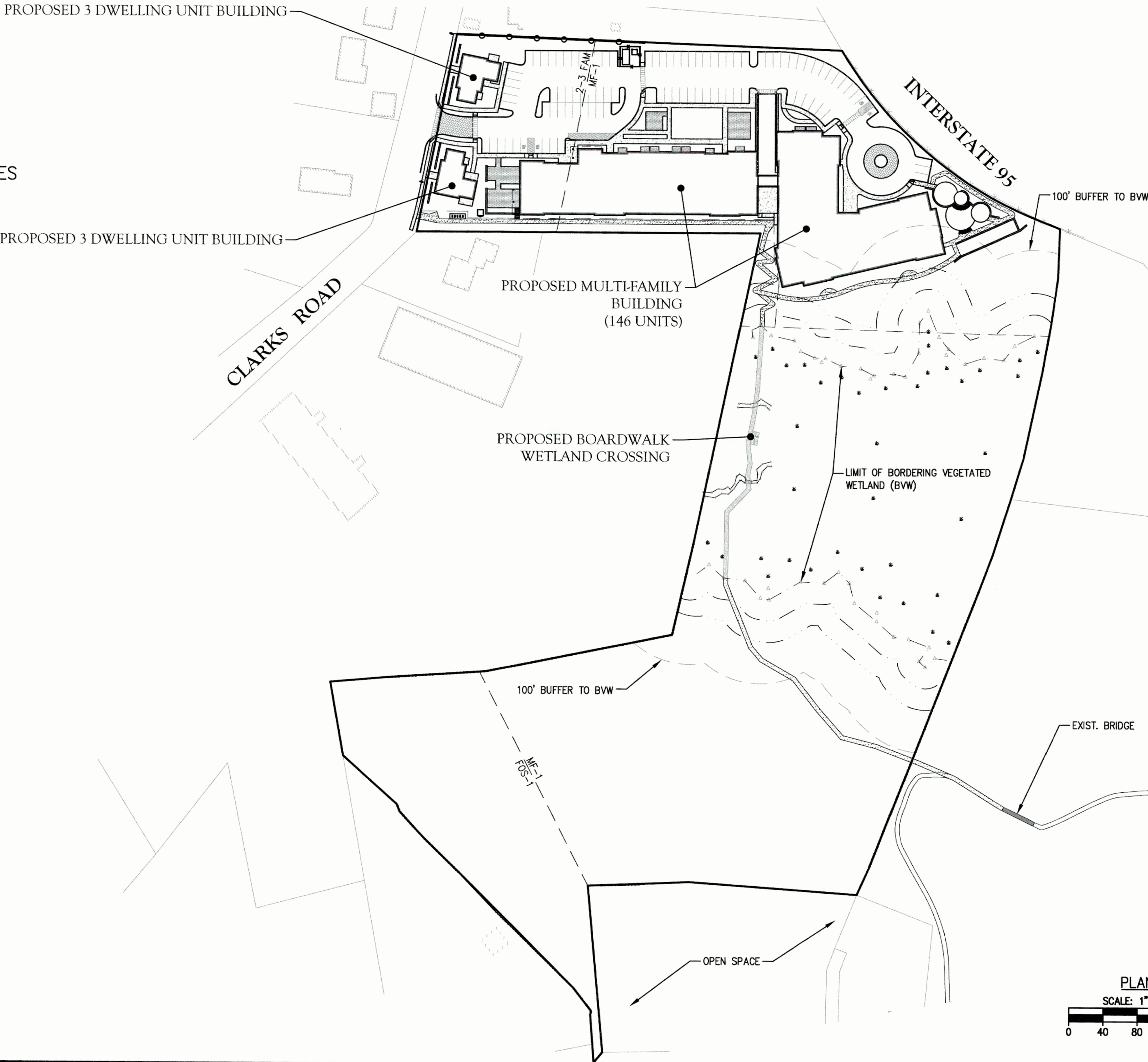
ARCHITECT:
HDS ARCHITECTURE,
625 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138
PHONE: 617-714-5870

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

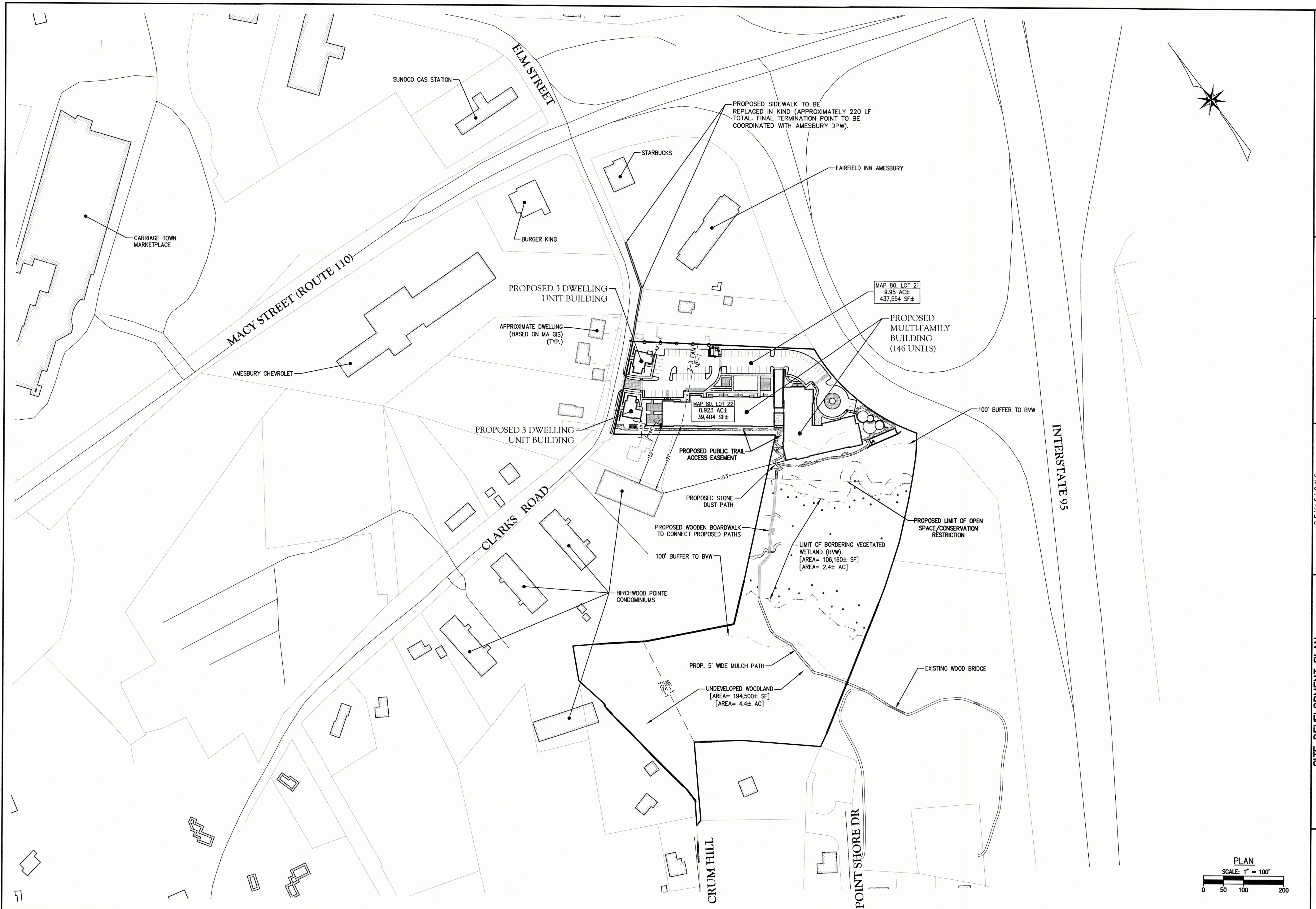
WETLAND SCIENTIST:
LEC ENVIRONMENTAL CONSULTANTS, INC.
380 LOWELL STREET, SUITE 101
WAKEFIELD, MA 01880
PHONE: 781-245-2500

- 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.



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.



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

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

EXISTING
WELLING
#26

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

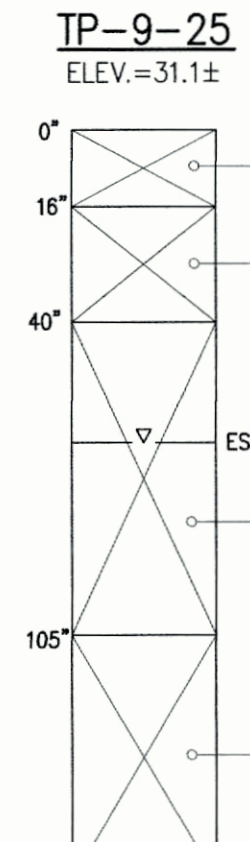
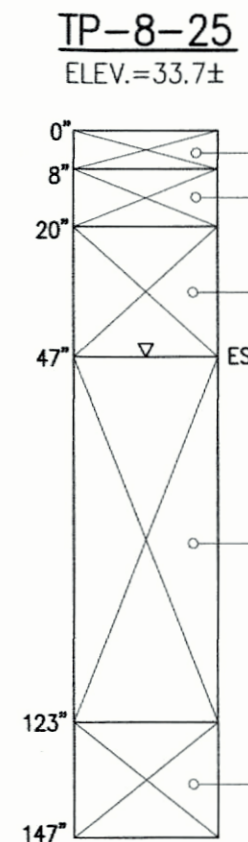
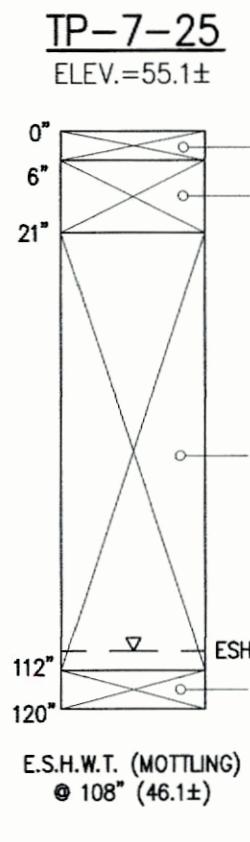
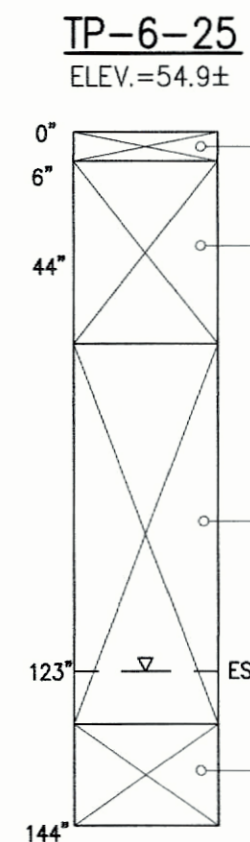
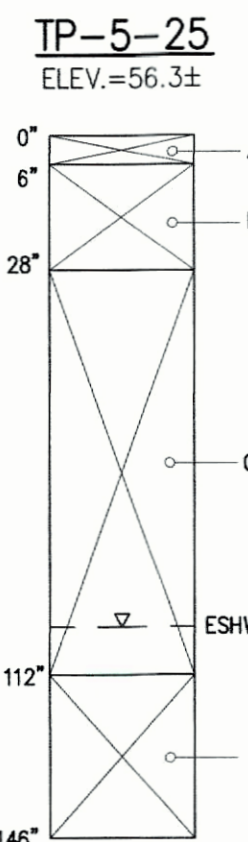
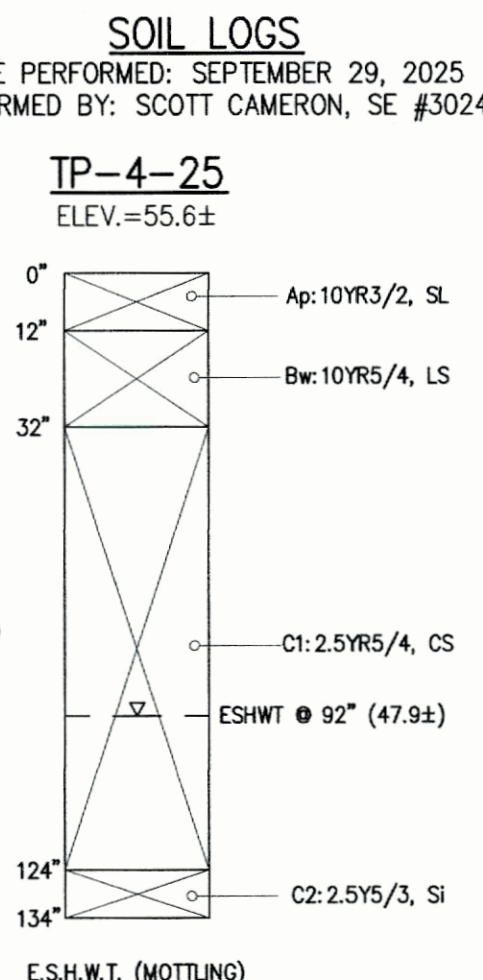
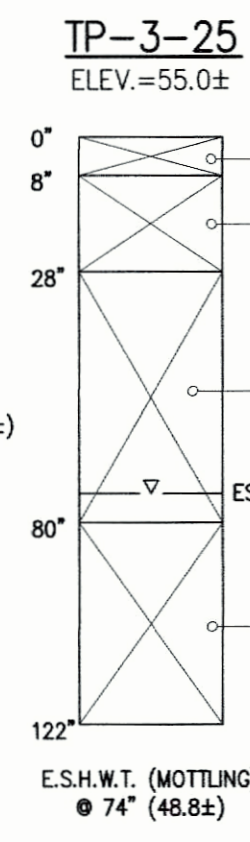
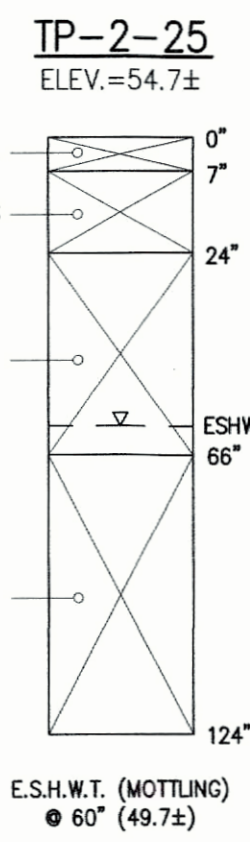
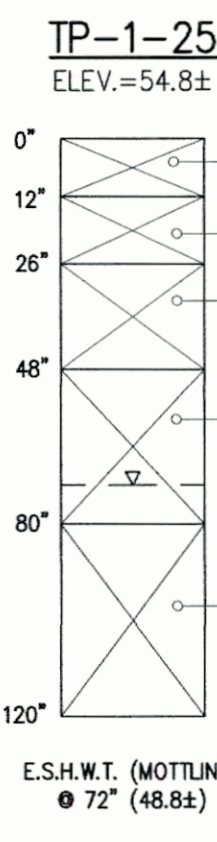
GENERAL NOTES:

- 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.

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

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



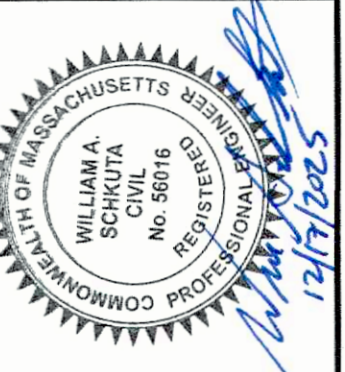
ZONING DISTRICT: RESIDENCE (R20)
OVERLAY DISTRICT (40R): EAST END SMART GROWTH OVERLAY DISTRICT (EE-SGOD)
SUB DISTRICTS: 2-3 FAM (TWO-THREE FAMILY), MF-1 (MULTIFAMILY),
FOS-1 (FUTURE OPEN SPACE)

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. 25009C0106F, 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)

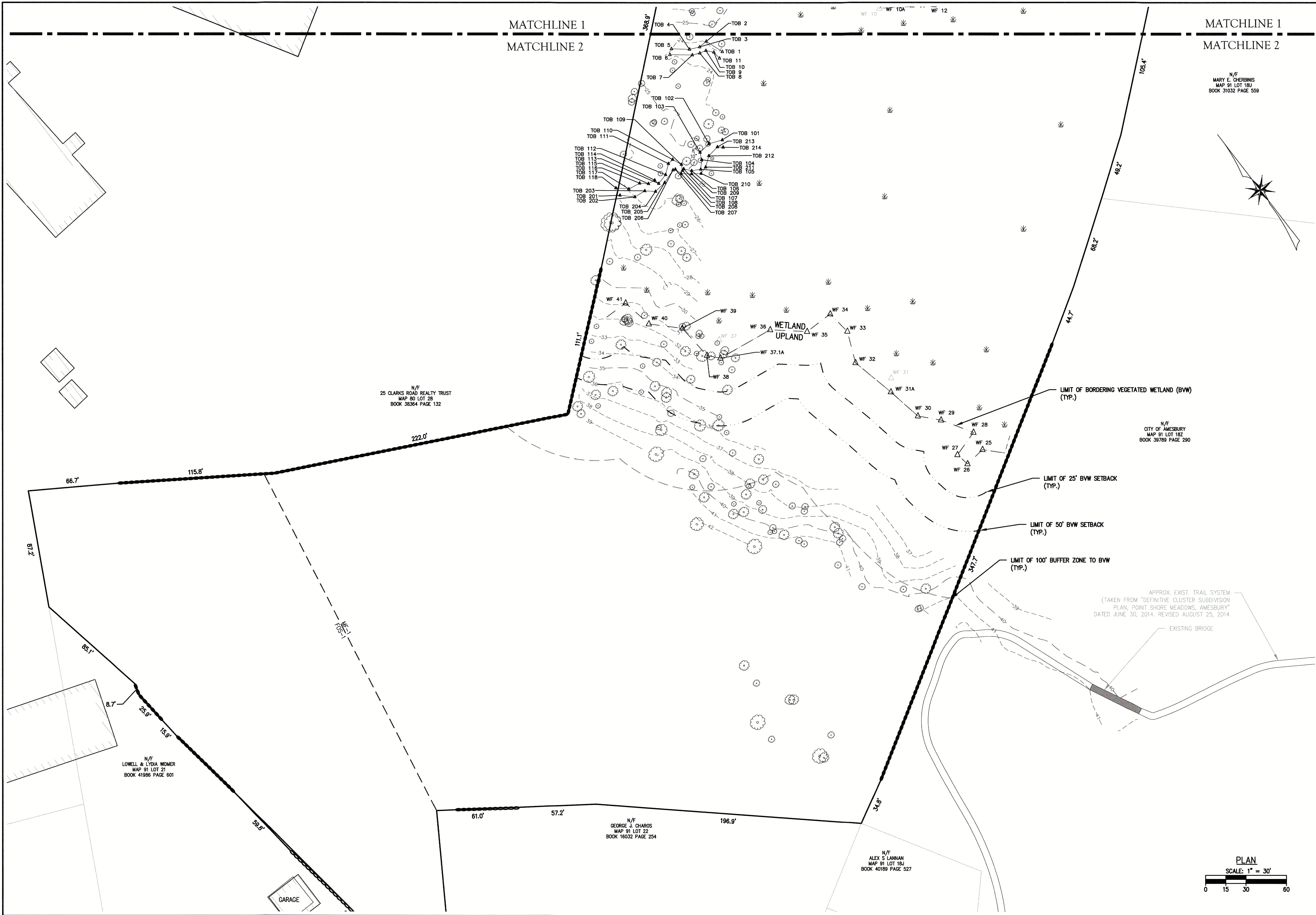


SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	
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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 | LAND USE PLANNERS
 100 WASHINGTON STREET, SUITE 200
 AMESBURY, MA 01921
 P: 978-777-5558, F: 978-777-5559, WWW.MORINCAMERON.COM

REVISIONS

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025
2	NO. SUBMISSION	12/11/2025
3	PEER REVIEW RESPONSES, BLDG MOD.	12/17/2025

EXISTING CONDITIONS PLAN II

DRAWING NO. C-5

SITE DEVELOPMENT PLAN

IN

AMESBURY, MASSACHUSETTS

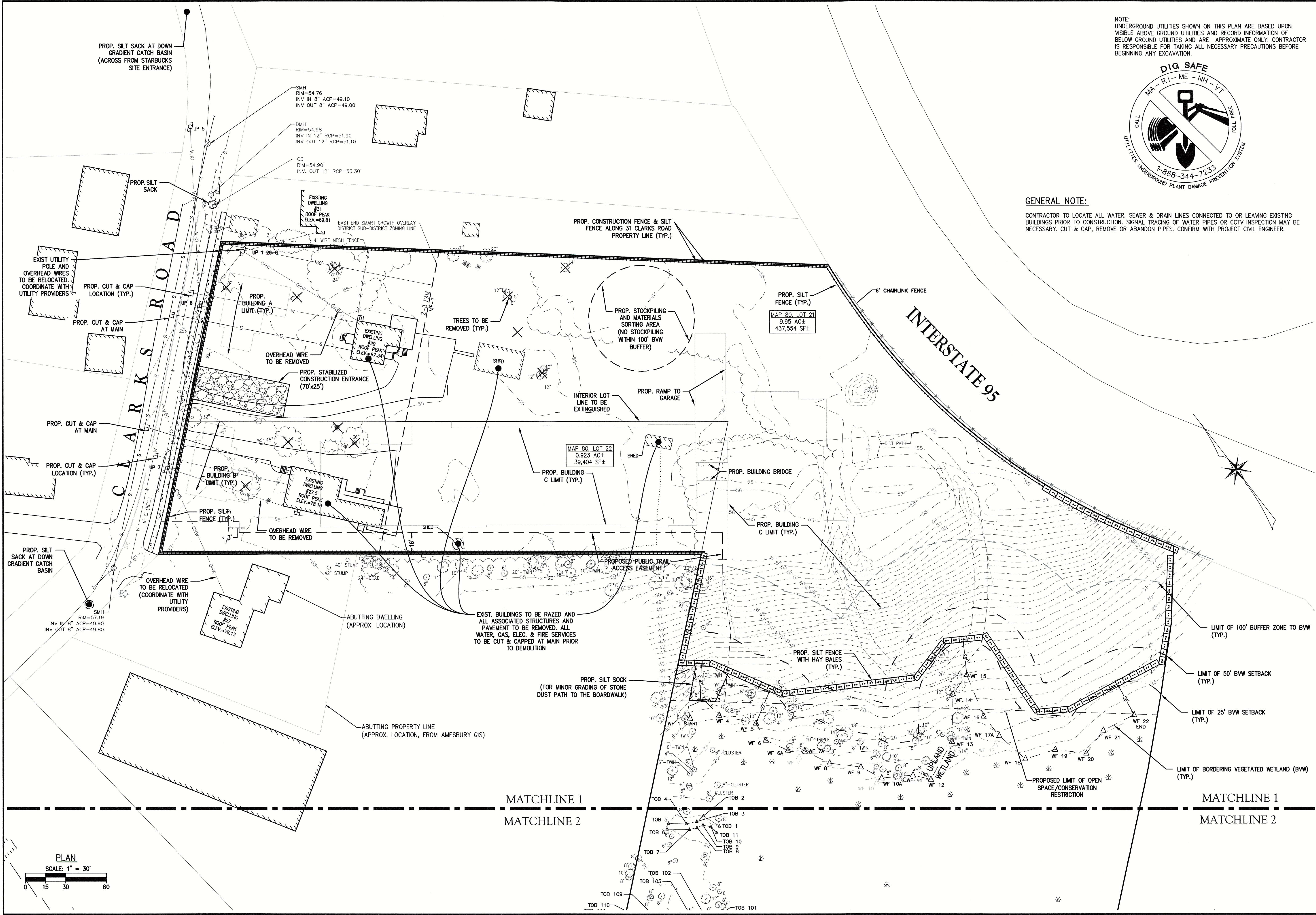
27.5 & 29 CLARKS ROAD

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

PREPARED FOR:

EAGLES CROSSING, LLC

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



NOTE:
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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 Main Street, Suite 200
Amesbury, MA 01921
P: 978-777-8888, W: WWW.MORINCAMERON.COM

WILLIAM A. SCHMITT
CIVIL ENGINEER
No. 14172

REVISIONS		SURVEY BY: MCG	DATE
NO.	DESCRIPTION	DRAFTED BY: DTS	10/20/2025
1	UPDATED DESIGN	CHECKED BY: WAS	12/11/2025
2	NO SUBMISSION	APPROVED BY: SPC	12/17/2025
3	PEER REVIEW RESPONSES, BLDG MOD.	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)

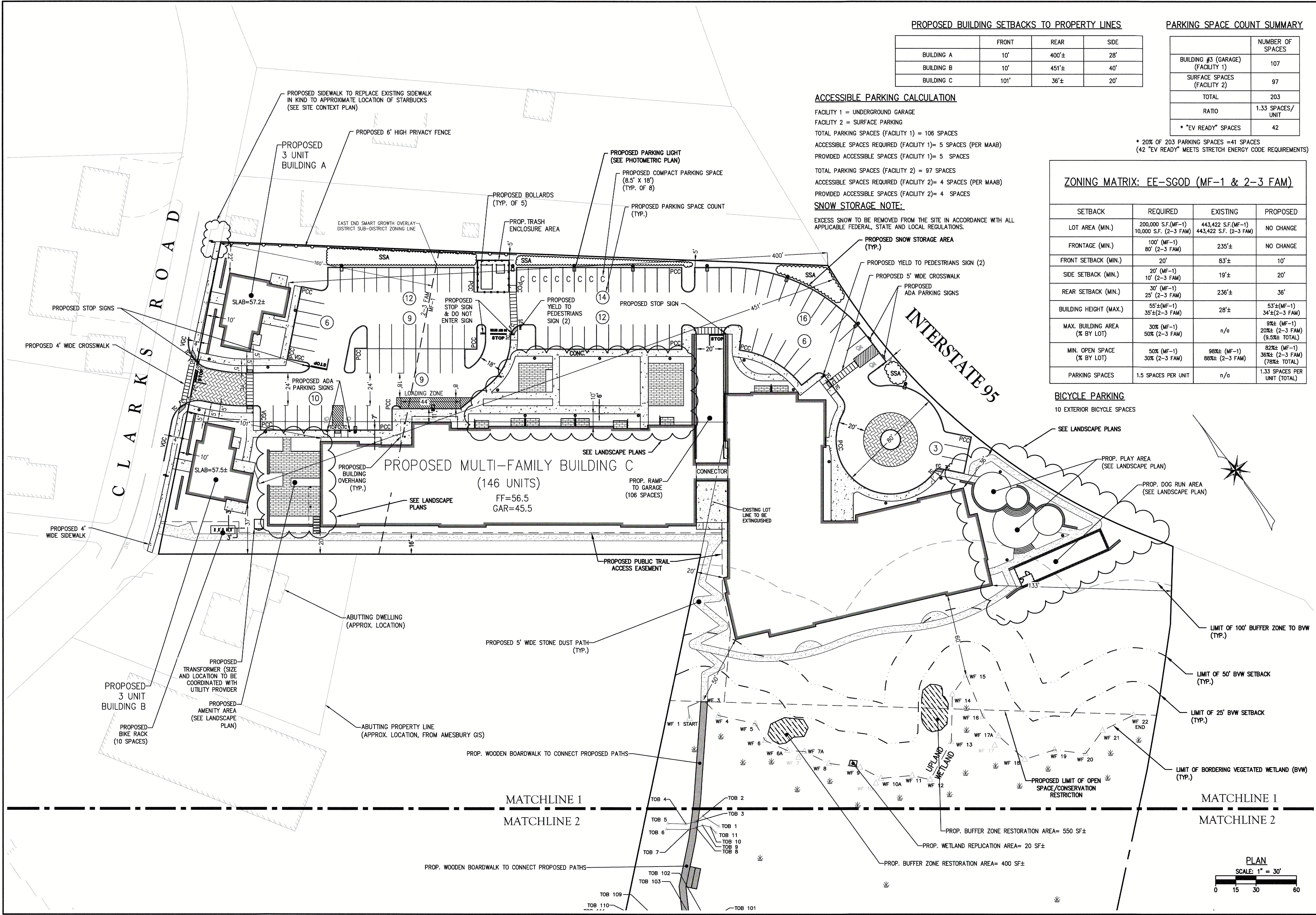
PREPARED FOR:

EAGLES CROSSING, LLC

SITE 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)	107
SURFACE SPACES (FACILITY 2)	97
TOTAL	203
RATIO	1.33 SPACES/UNIT
* "EV READY" SPACES	42

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.

CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
200 WEST STREET, SUITE 200, ANDOVER, MASSACHUSETTS 01810
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SITE DEVELOPMENT PLAN

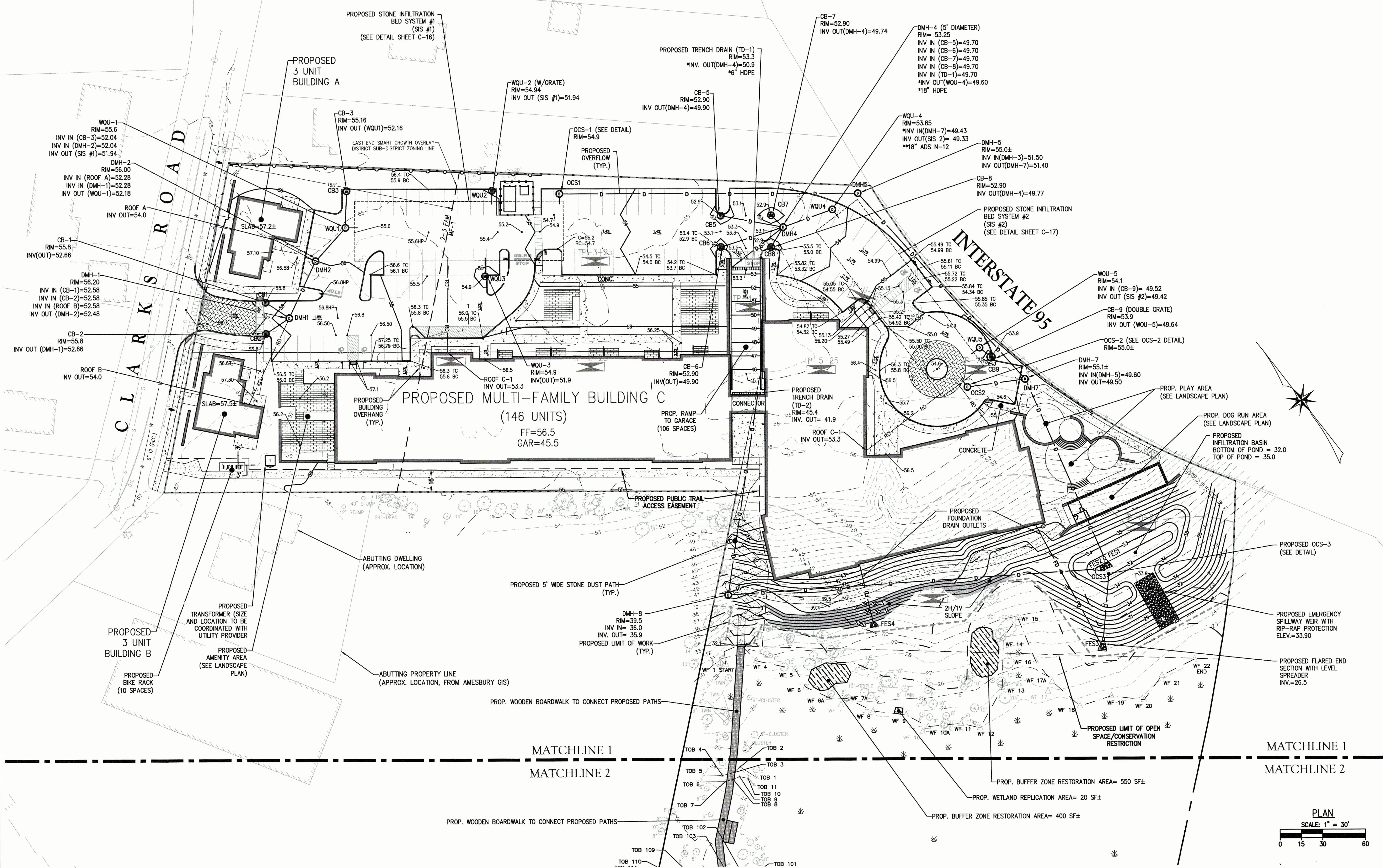
IN
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(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

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

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



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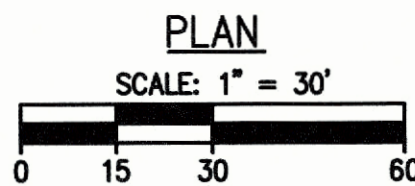
REVISIONS

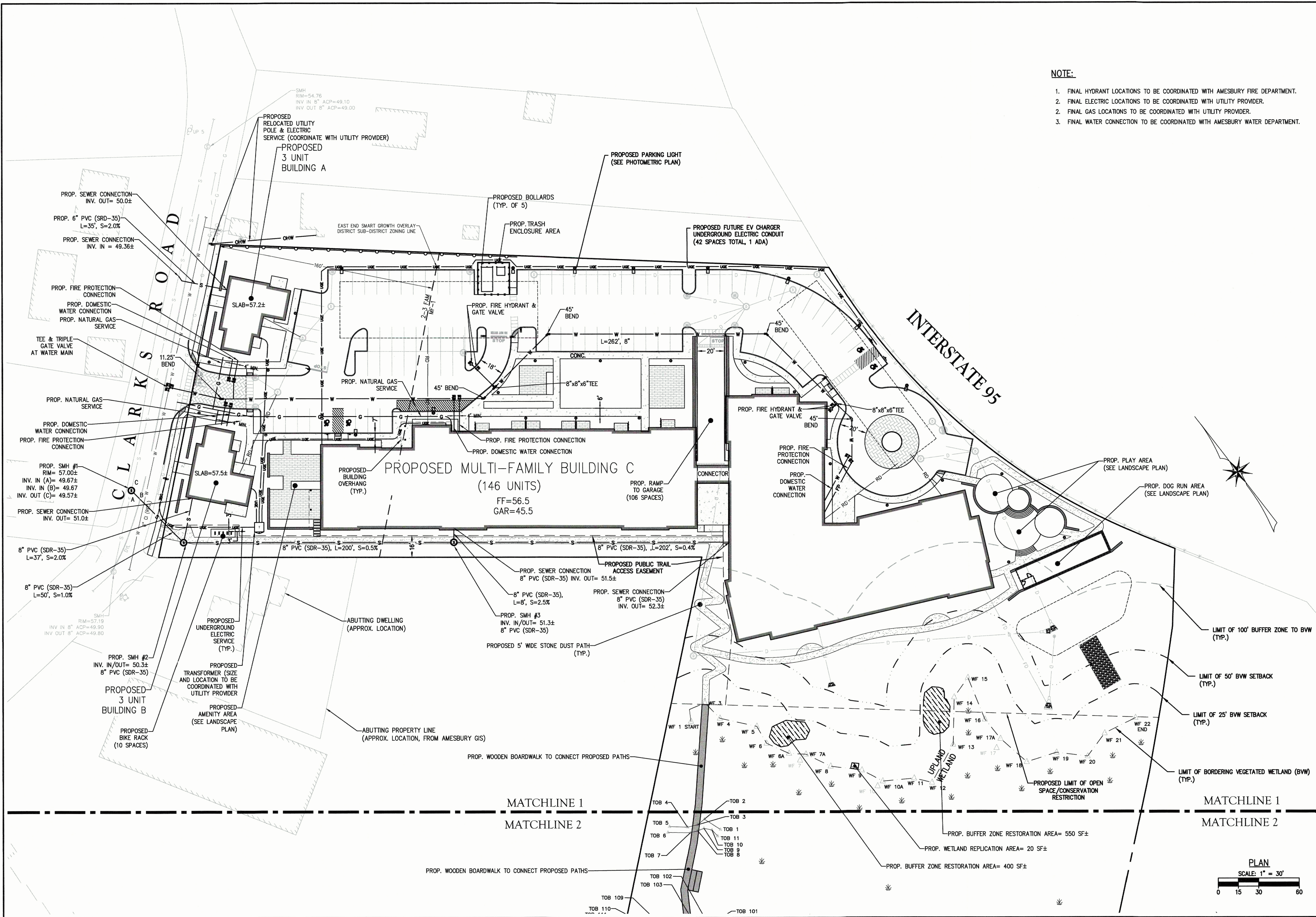
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SITE DEVELOPMENT PLAN
IN
AMESBURY, MASSACHUSETTS
27.5 & 29 CLARKS ROAD
(ASSESSOR'S MAP 80, LOTS 21 & 22)
PREPARED FOR:
EAGLES CROSSING, LLC

GRADING AND DRAINAGE PLAN
DRAWING NO. **C-8**

PROJECT: #3962
DRAWING: 3962_Main.dwg

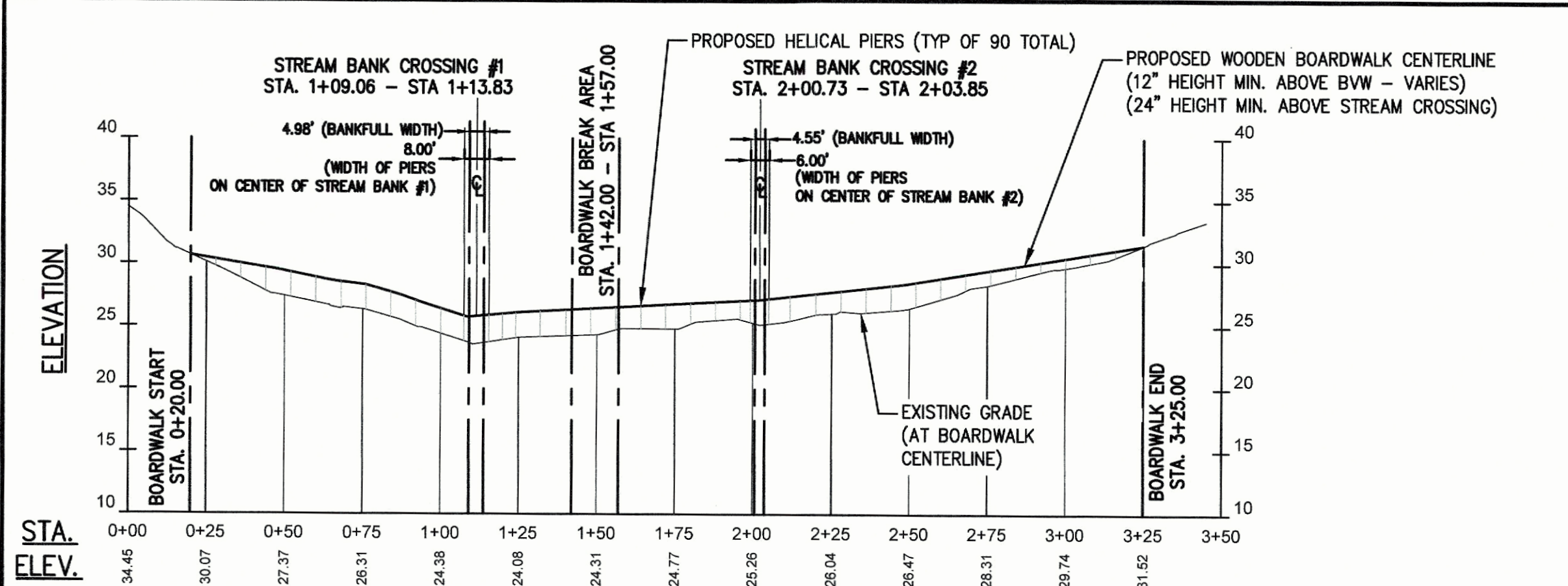




NOTE:

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.

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BOARDWALK CENTERLINE PROFILE AT WETLAND CROSSING

SCALE: 1" = 40' (HOR)
1" = 10' (VERT)

**BOARDWALK BRIDGE OPENNESS RATIO
(BANK CROSSING #1)**

OPENNESS RATIO = $\frac{\text{CROSS-SECTIONAL AREA}}{\text{BOARDWALK BRIDGE LENGTH}}$
BOARDWALK WIDTH (PIERS ON CENTER OF STREAM) = 8 FEET
MIN. VERTICAL CLEARANCE = 2 FEET
BOARDWALK BRIDGE LENGTH = 5 FEET
CROSS SECTIONAL AREA = 8 FEET X 2 FEET = 16 SF
OPENNESS RATIO = 16 SF / 5 FEET = 3.2
(MINIMUM REQUIRED = 0.82)

**BOARDWALK BRIDGE OPENNESS RATIO
(BANK CROSSING #2)**

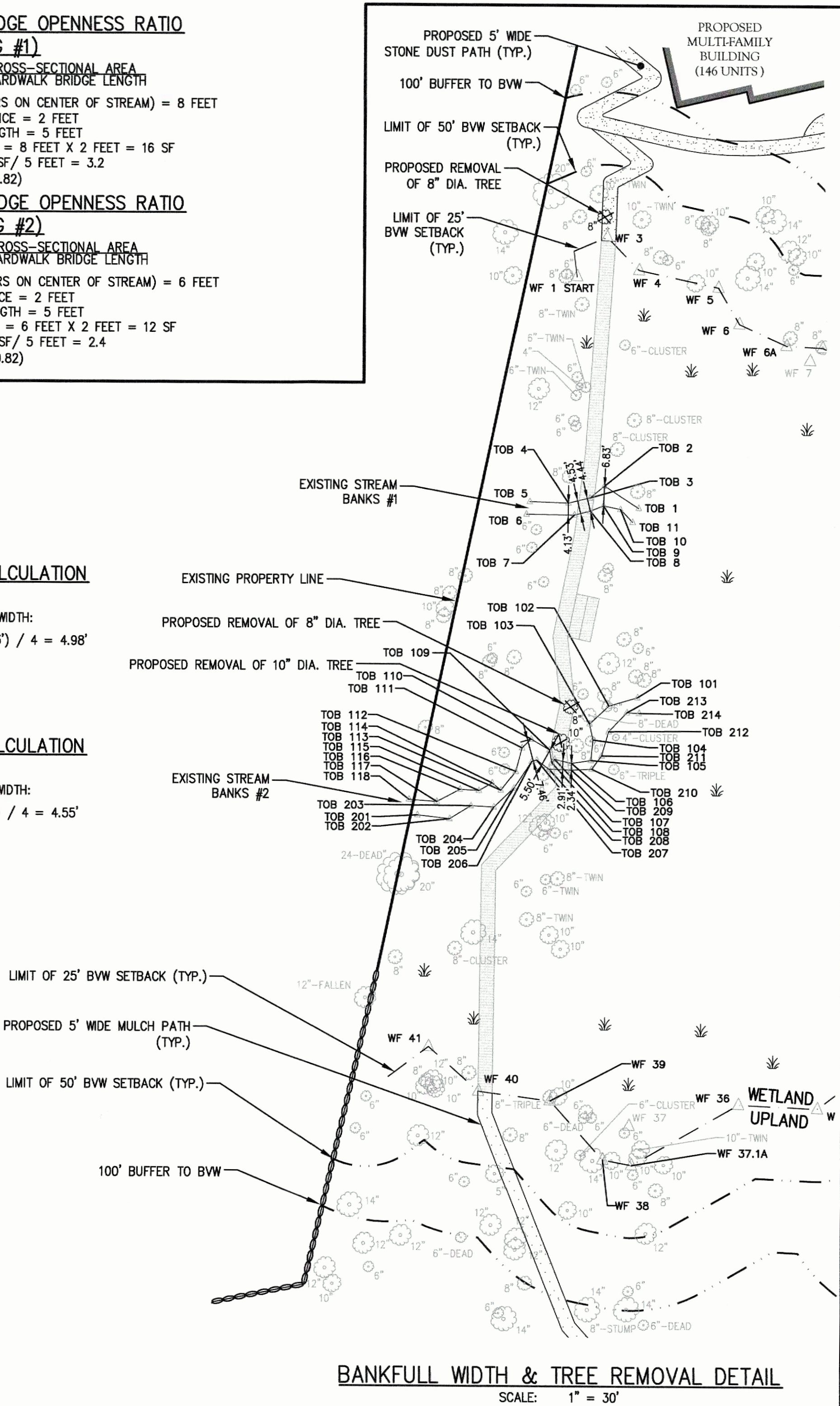
OPENNESS RATIO = $\frac{\text{CROSS-SECTIONAL AREA}}{\text{BOARDWALK BRIDGE LENGTH}}$
BOARDWALK WIDTH (PIERS ON CENTER OF STREAM) = 6 FEET
MIN. VERTICAL CLEARANCE = 2 FEET
BOARDWALK BRIDGE LENGTH = 5 FEET
CROSS SECTIONAL AREA = 6 FEET X 2 FEET = 12 SF
OPENNESS RATIO = 12 SF / 5 FEET = 2.4
(MINIMUM REQUIRED = 0.82)

**BANKFULL WIDTH CALCULATION
(STREAM BANKS #1)**

EXISTING AVERAGE BANKFULL WIDTH:
 $(4.13' + 4.53' + 4.44' + 6.83') / 4 = 4.98'$
 $4.98' \times 1.2 = 5.98'$
 $8' > 5.98'$ (OK)

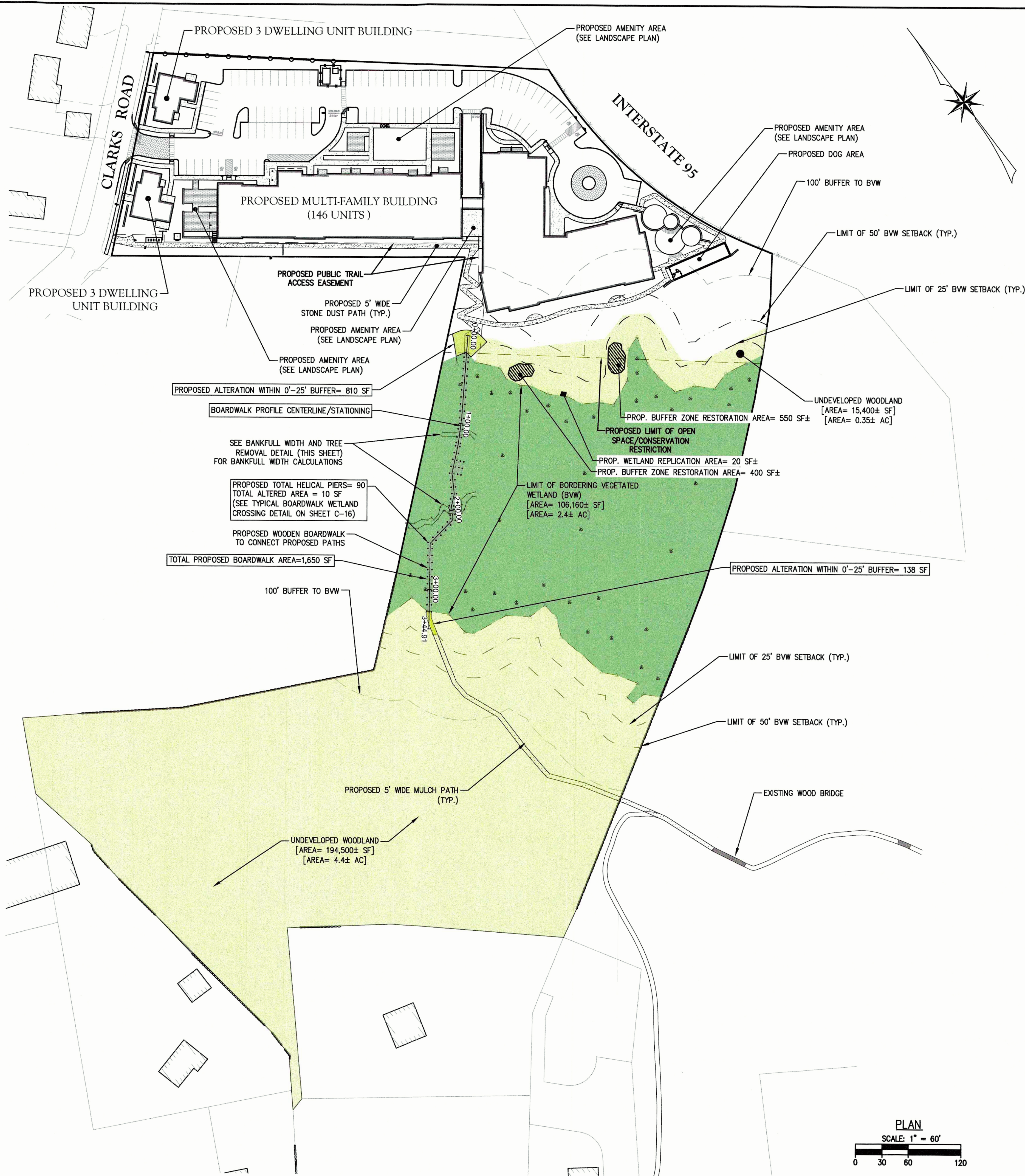
**BANKFULL WIDTH CALCULATION
(STREAM BANKS #2)**

EXISTING AVERAGE BANKFULL WIDTH:
 $(7.46' + 5.50' + 2.91' + 2.34') / 4 = 4.55'$
 $4.55' \times 1.2 = 5.46'$
 $6' > 5.46'$ (OK)



BANKFULL WIDTH & TREE REMOVAL DETAIL

SCALE: 1" = 30'



PLAN
SCALE: 1" = 60'
0 30 60 120

The Morin-Cameron GROUP, INC.
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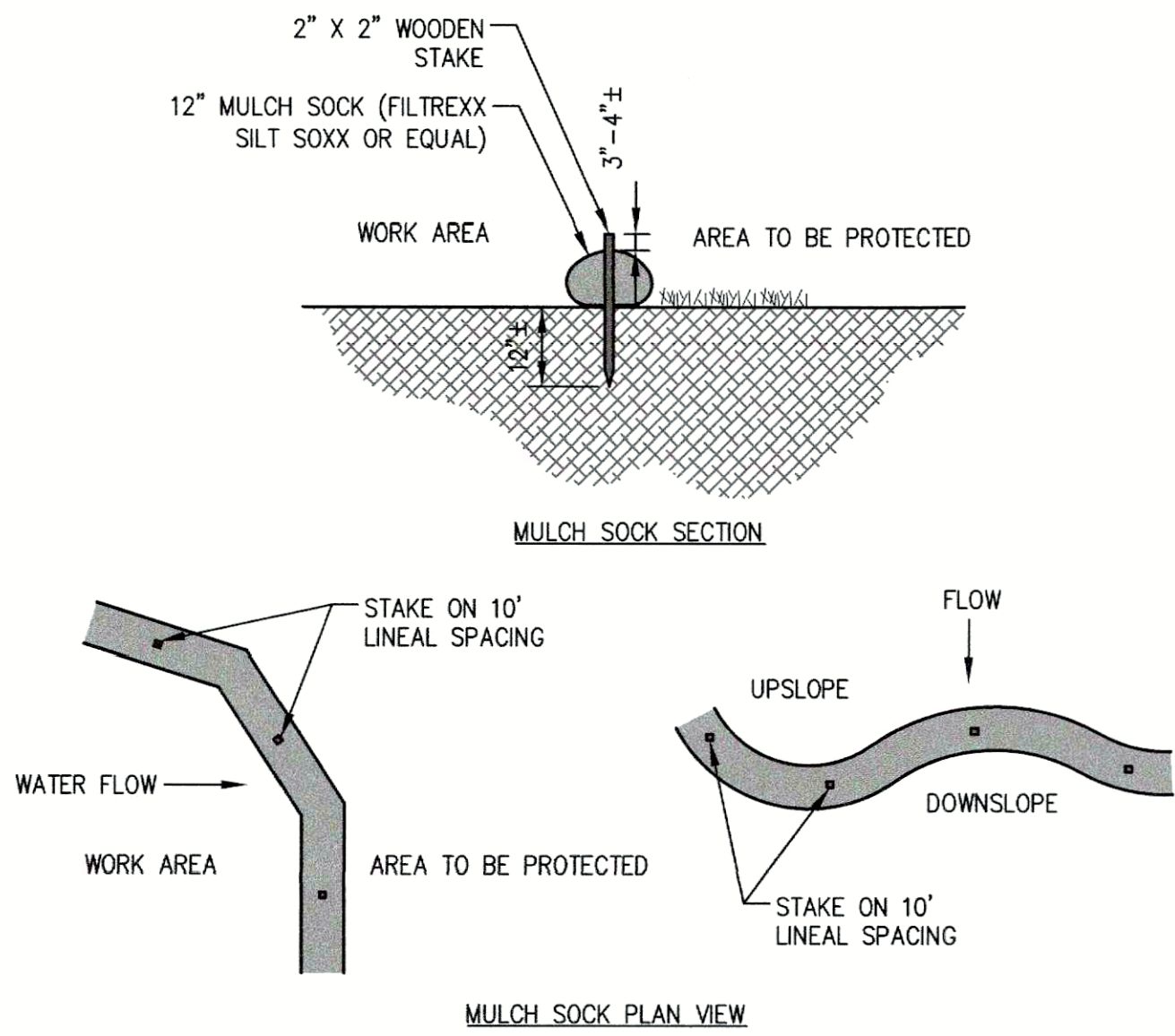
12/11/2025

SURVEY BY:	MCS
DRAFTED BY:	DTS
CHECKED BY:	WAS
APPROVED BY:	SFC
SCALE:	AS NOTED
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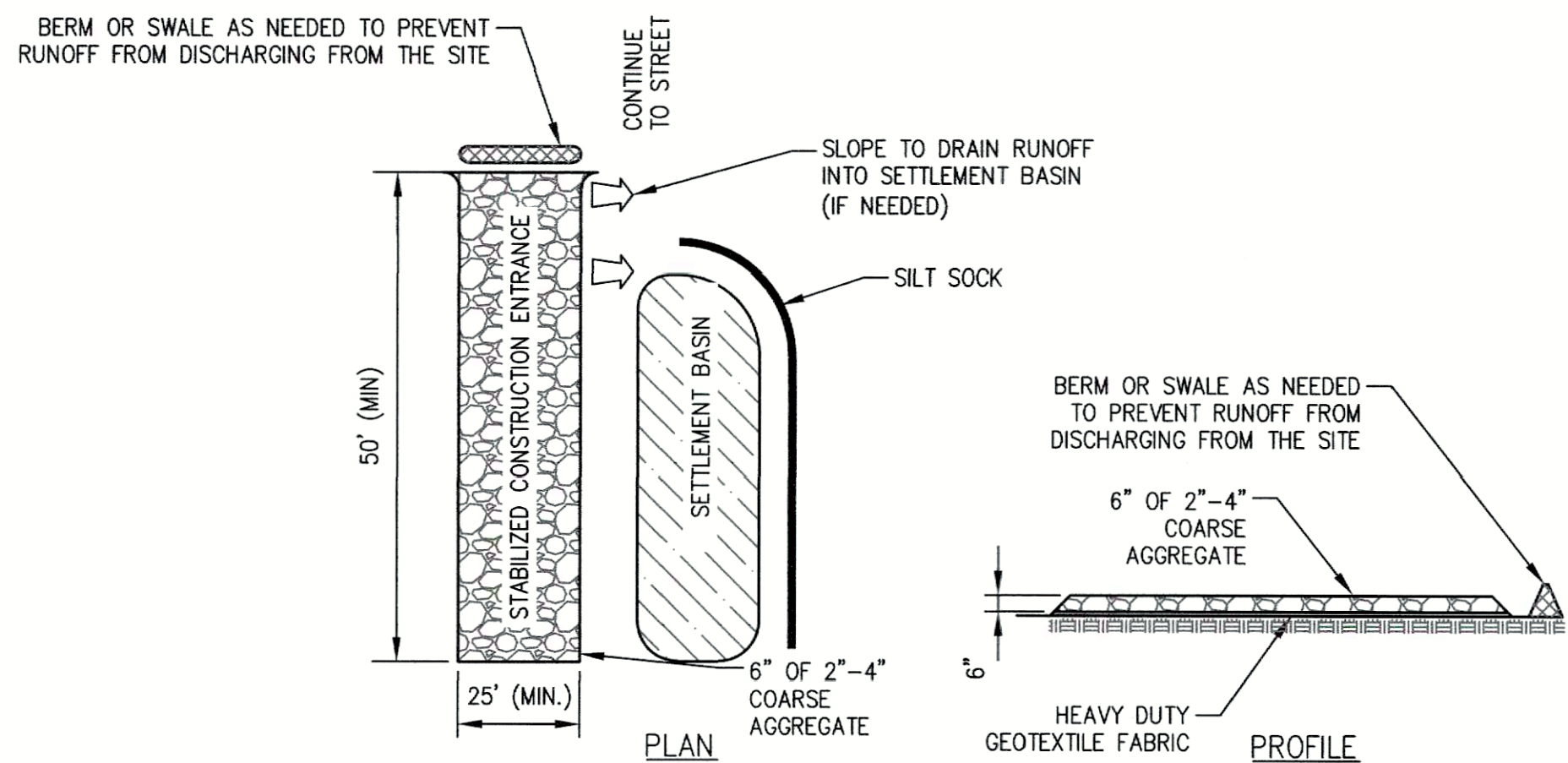
REVISIONS	
NO.	DESCRIPTION
1	DATE 10/20/2025 UPDATED DESIGN
2	DATE 12/11/2025 NOI SUBMISSION
3	DATE 12/17/2025 PEER REVIEW RESPONSES, BUG MOD.

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

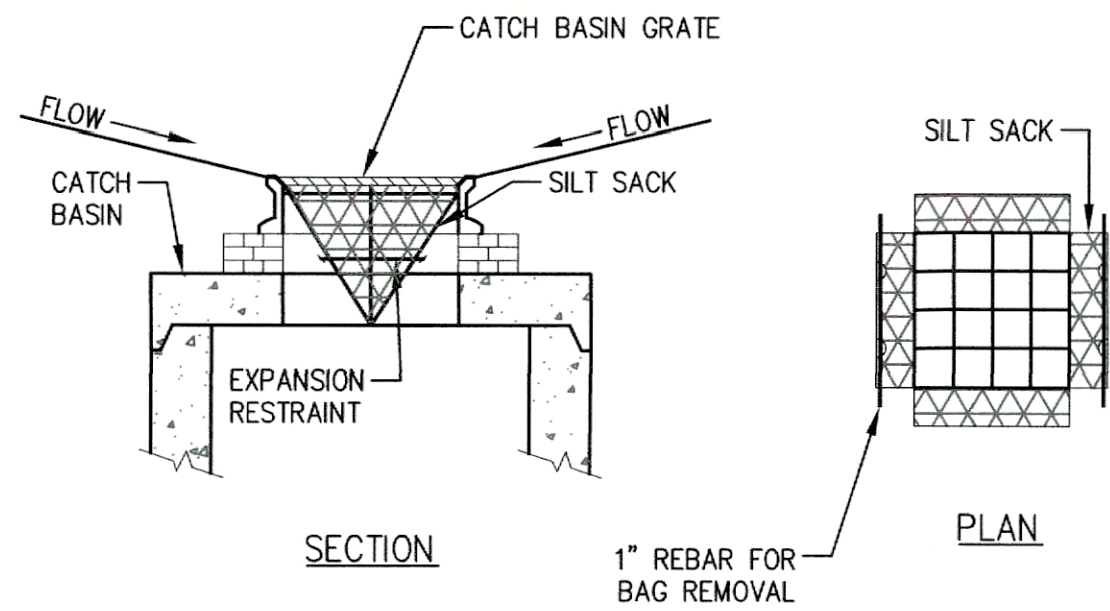
PROPOSED TRAIL PLAN
DRAWING NO. C-10



1 MULCH SOCK
(NOT TO SCALE)

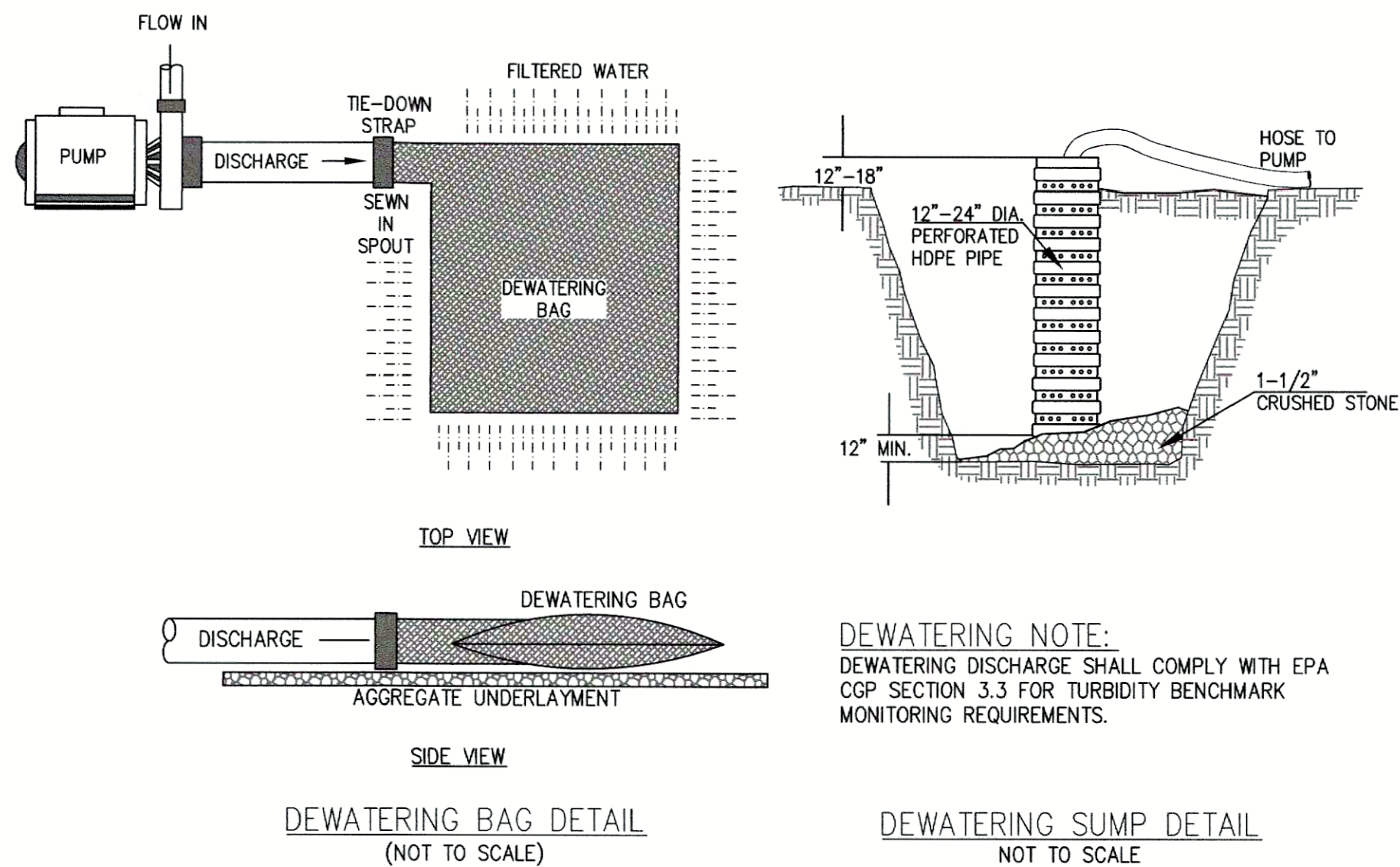


2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)



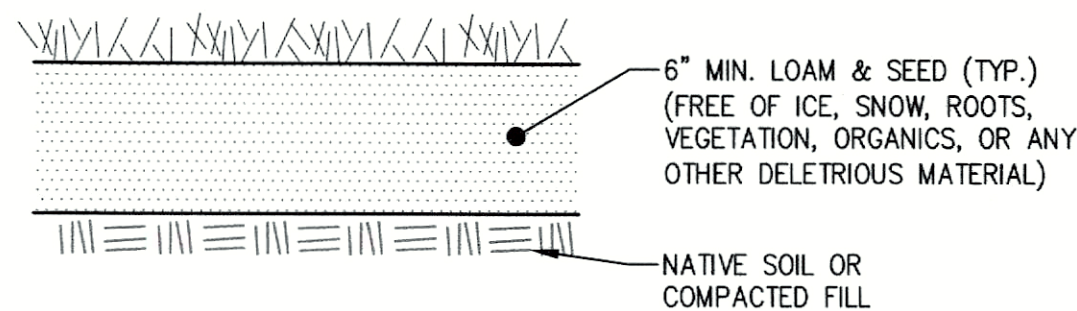
3 SILT SACK
(NOT TO SCALE)

- SILT SACK NOTES:**
1. INSTALL SILT SACKS IN EXISTING CATCH BASINS. INSTALL SILT SACKS IN NEW CATCH BASINS AFTER INSTALLATION.
 2. GRATES TO BE PLACED OVER SILT SACKS.
 3. SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED WHEN DEPTH OF SEDIMENT IS WITHIN 6" OF GRATE.
 4. USE SILT SACK WITH HIGH FLOW CAPACITY FOR CATCH BASINS IN ROUTE 1 AND PARKER STREET.

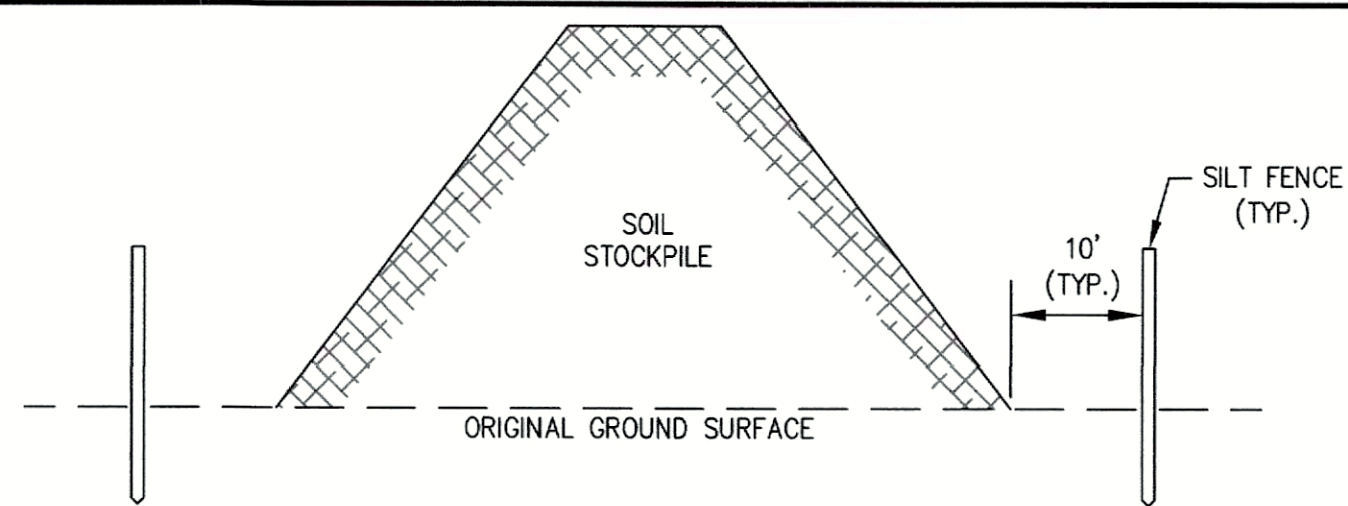


4 DEWATERING BAG DETAIL
(NOT TO SCALE)

7 FLUSH SET GRANITE CURB (VGC)
(NOT TO SCALE)

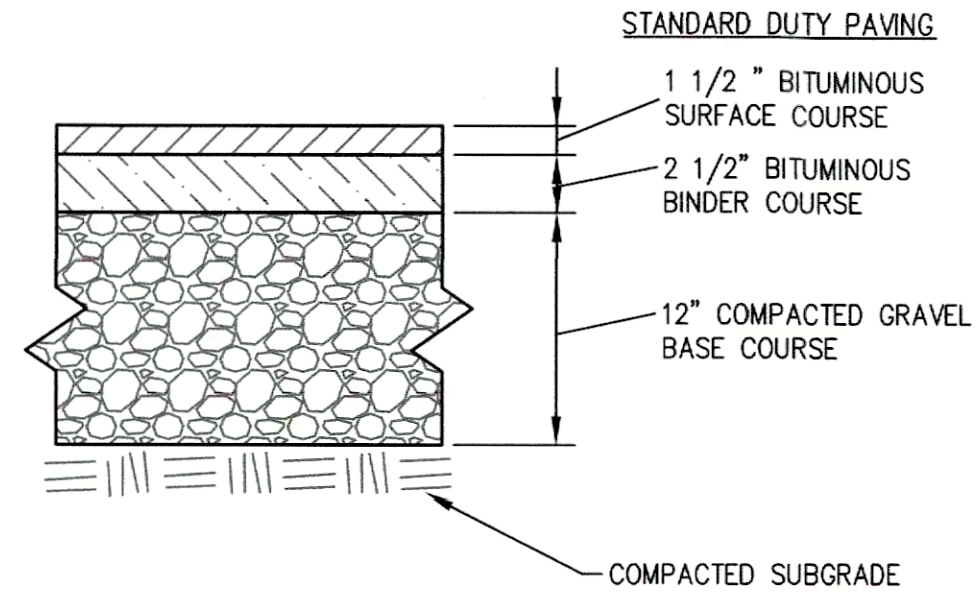


6 LOAM & SEED
(NOT TO SCALE)



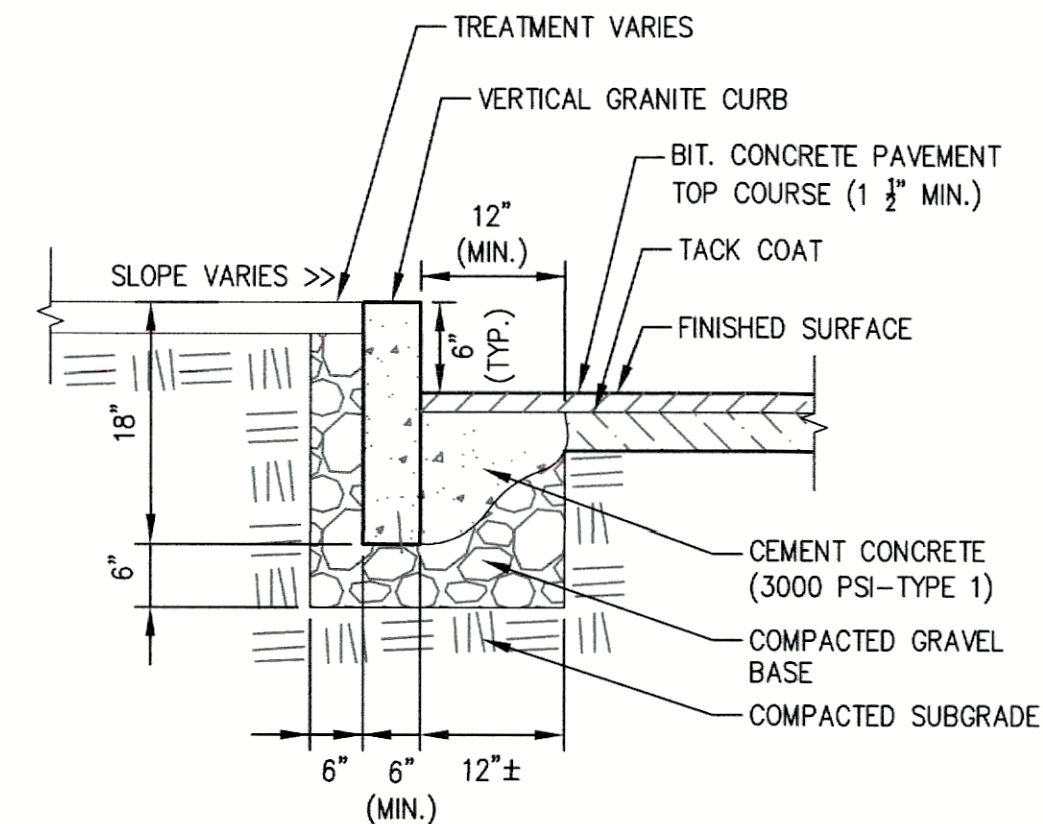
- NOTES:**
1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE IF ON LEVEL GROUND OR TO EXTEND AROUND DOWNGRADIENT PORTION STOCKPILE IS ON SLOPE.
 2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS IT SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OR SEEDED (IF LOAM).
 3. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
 4. SEDIMENT TRAPPED BY SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN SEDIMENT DEPTH REACHES 12".
 5. SILT FENCES SHALL BE MAINTAINED UNTIL STOCKPILE IS ELIMINATED.
 6. STOCKPILE SHALL BE COVERED BY AT LEAST 1 LAYER OF 6-MIL POLYETHYLENE SHEETING WHEN NOT IN USE. SHEETING SHALL BE SECURED AT THE END OF EACH WORKDAY.

5 TEMPORARY SOIL STOCKPILE
(NOT TO SCALE)

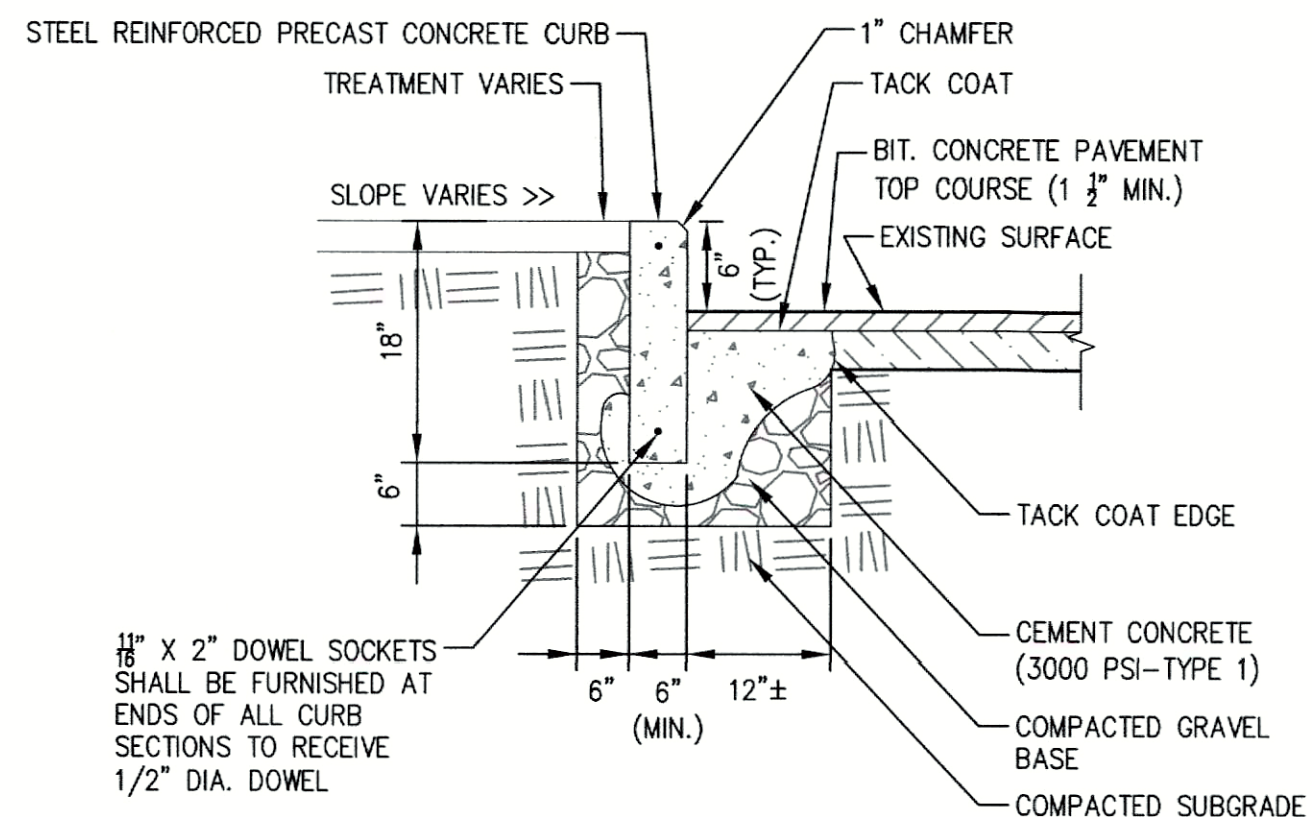


- NOTES:**
1. PAVEMENT SHALL BE TYPE 1, CLASS 1, BITUMINOUS CONCRETE
 2. PAVEMENT THICKNESS AFTER ROLLING.
 3. SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF PAVEMENT SUBBASE. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT, IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.

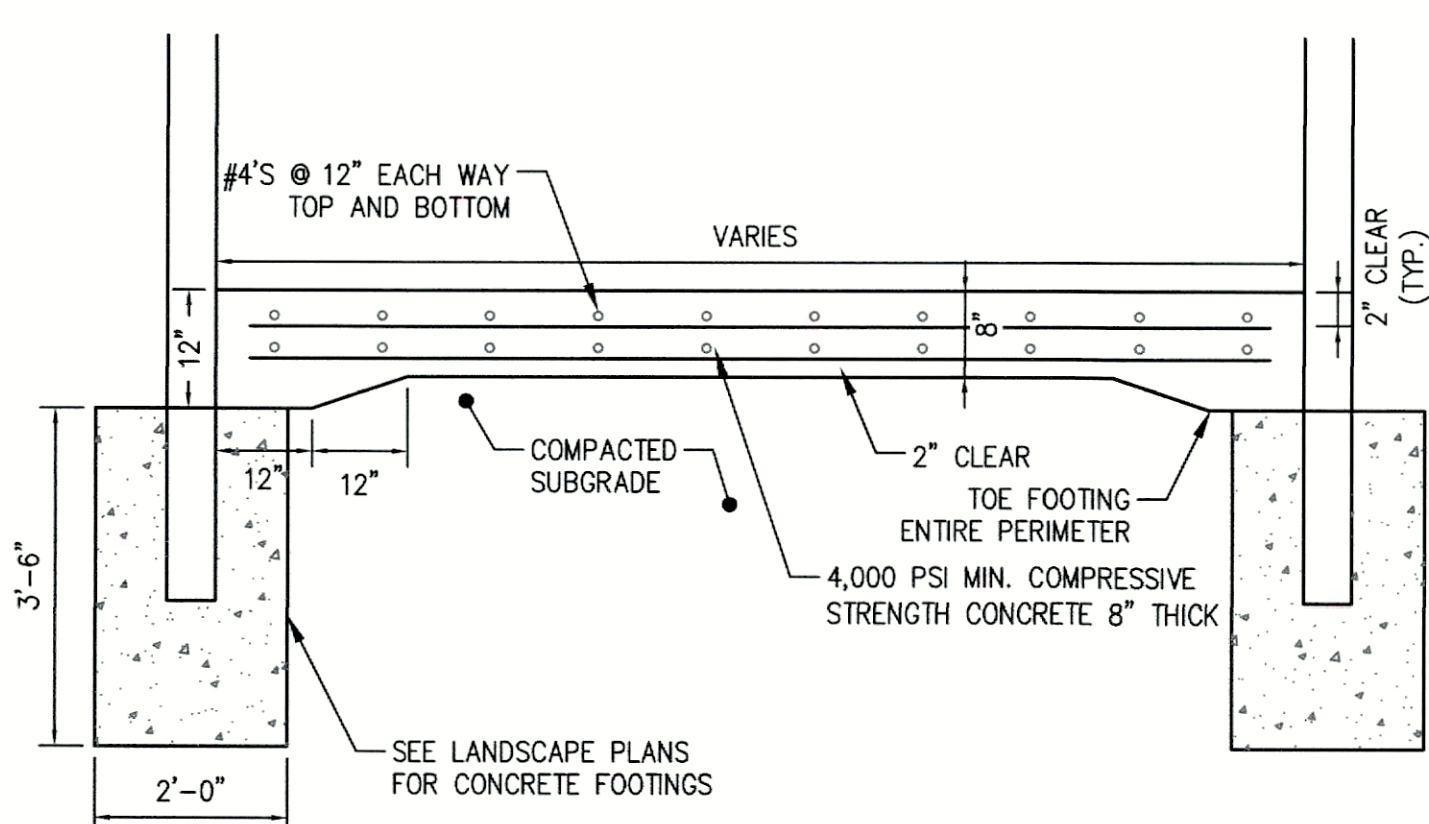
8 TYPICAL PAVEMENT SECTION
(NOT TO SCALE)



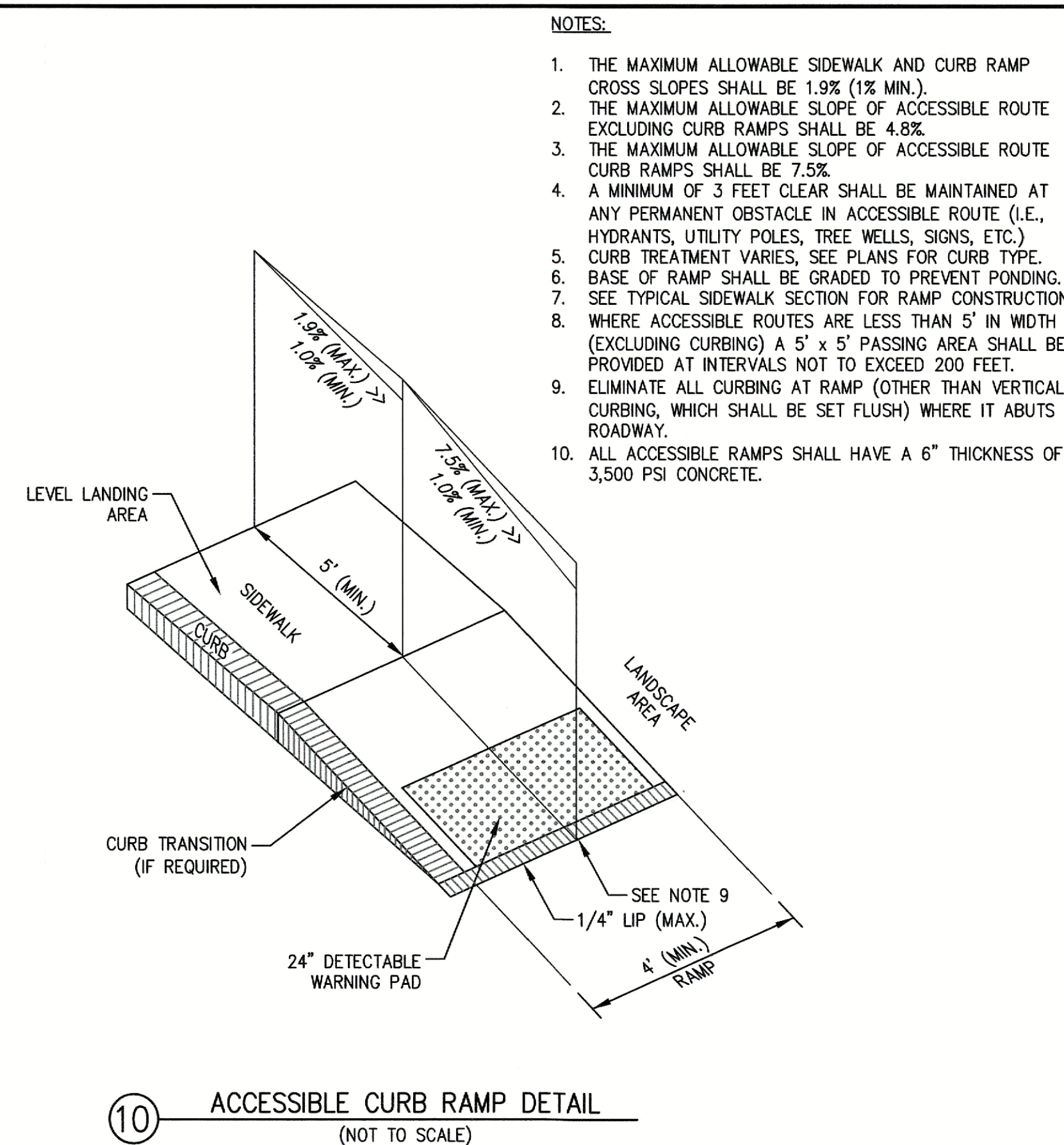
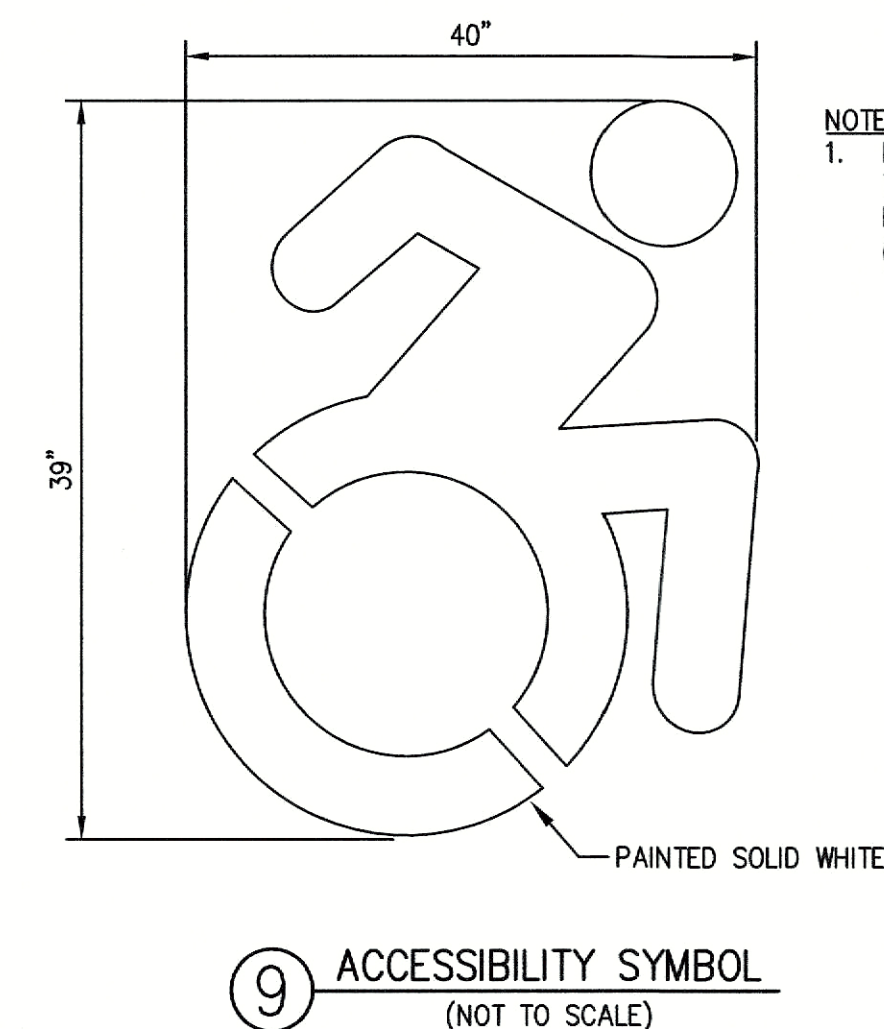
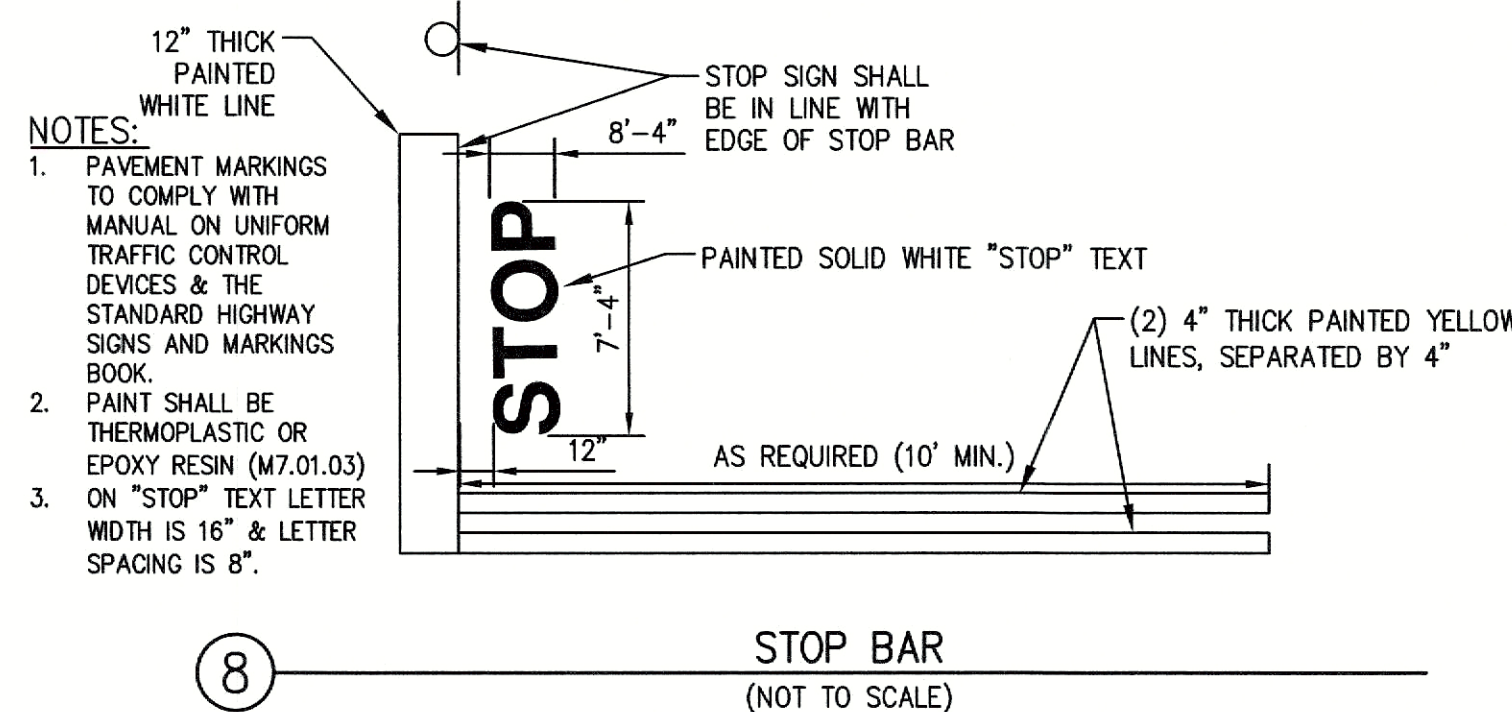
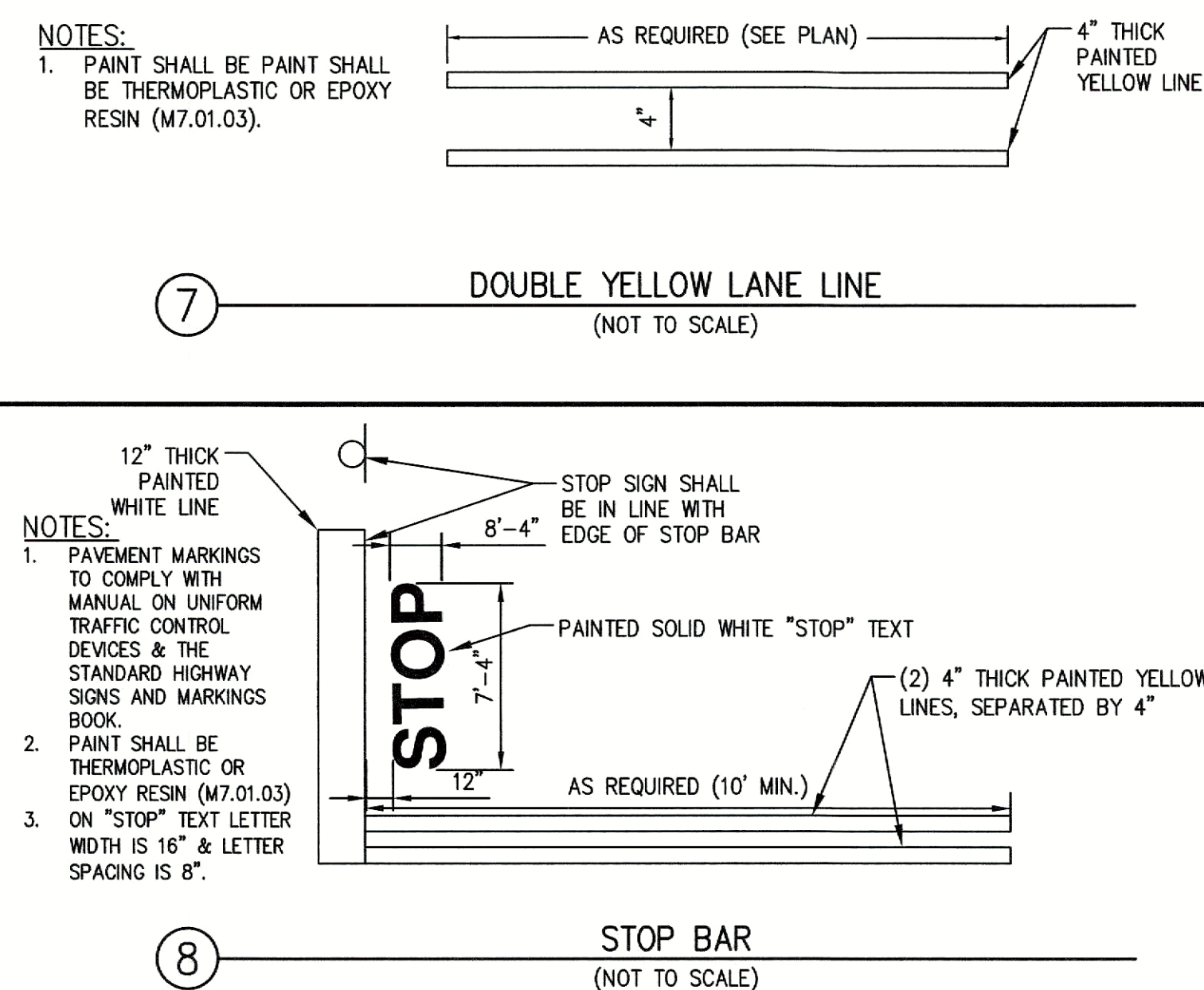
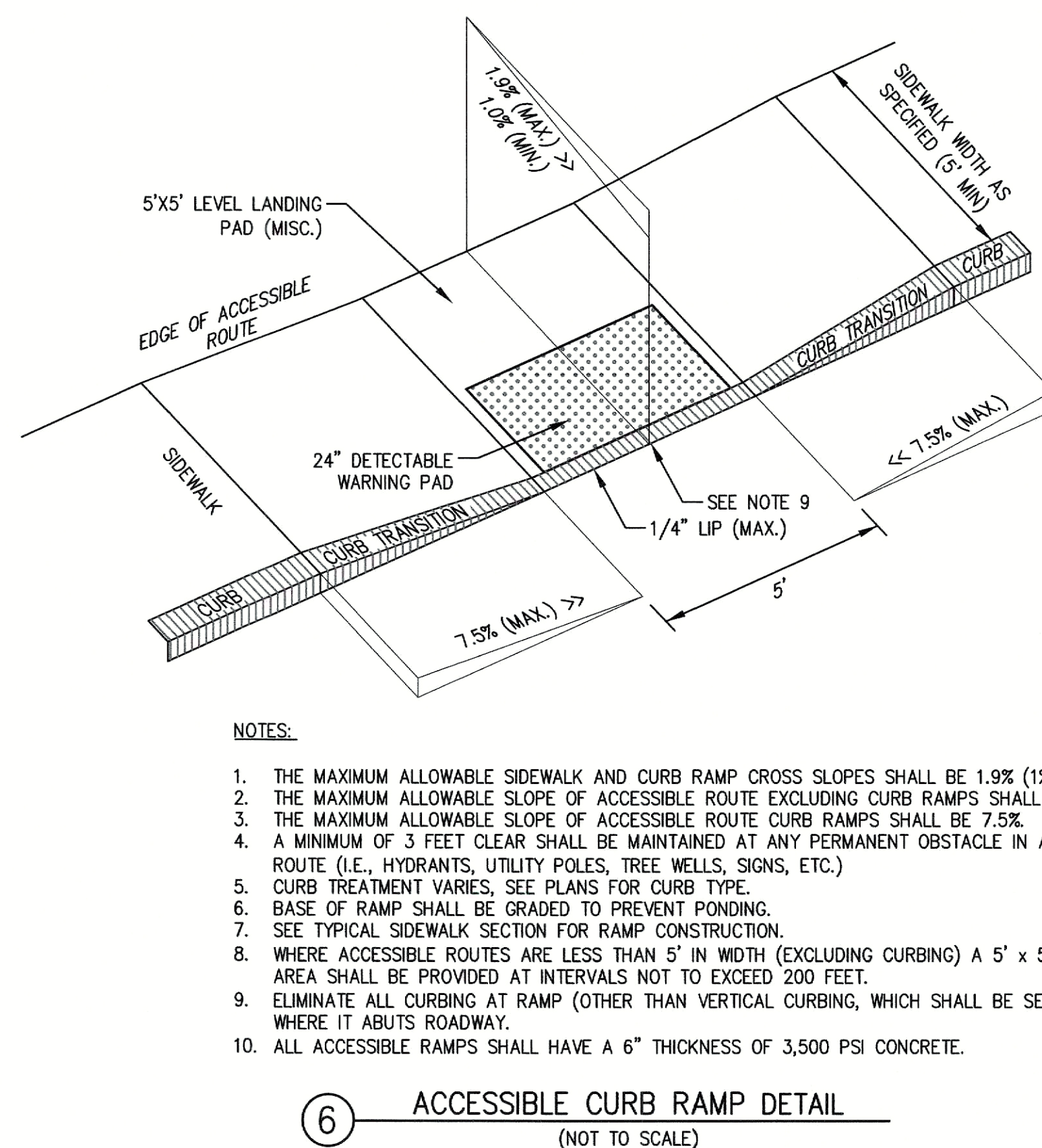
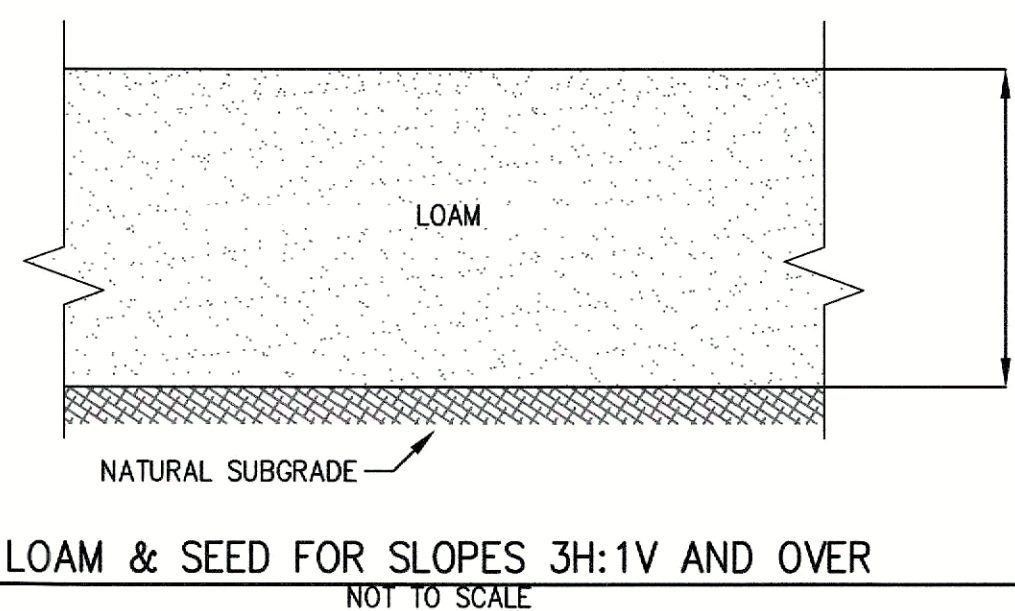
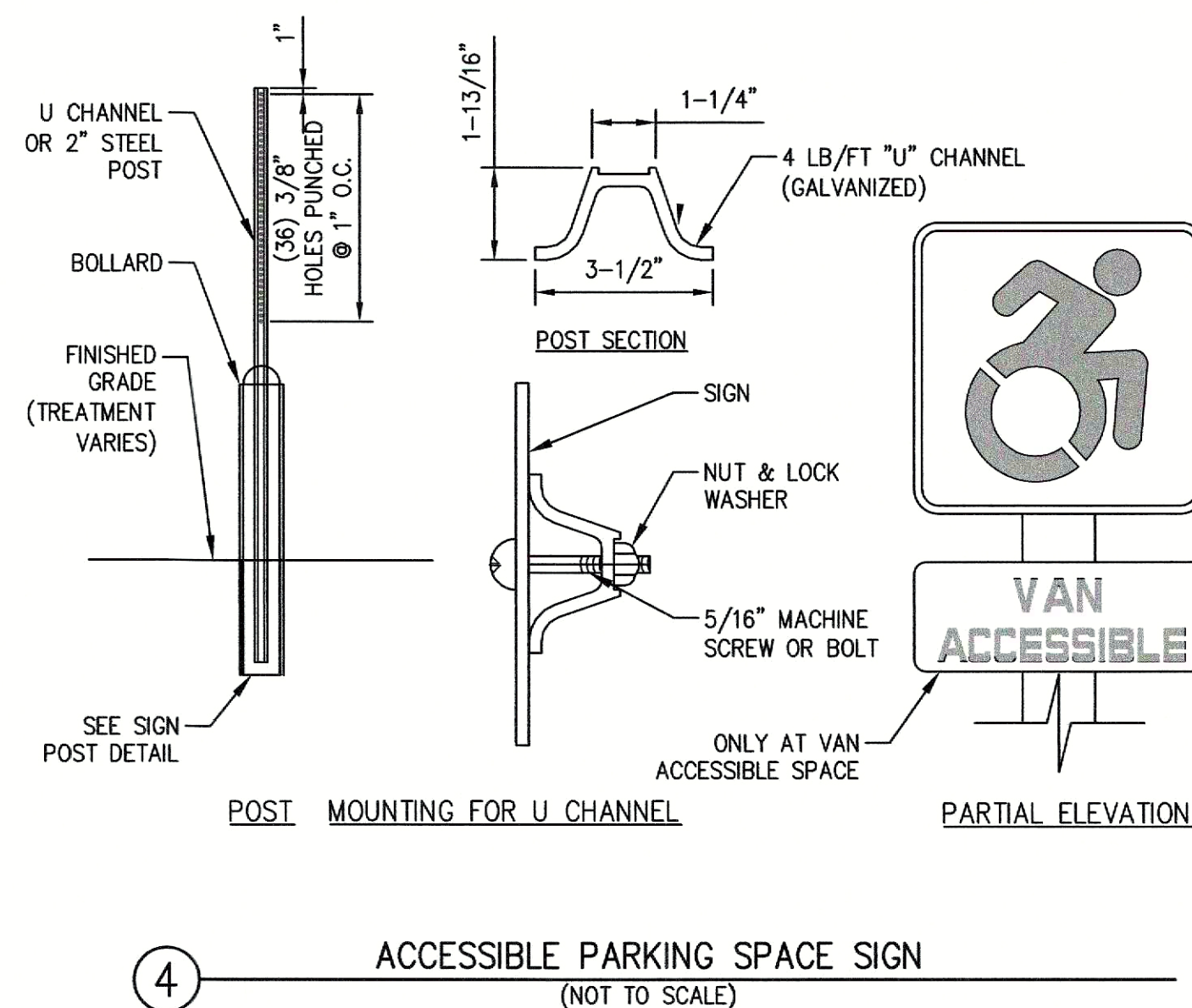
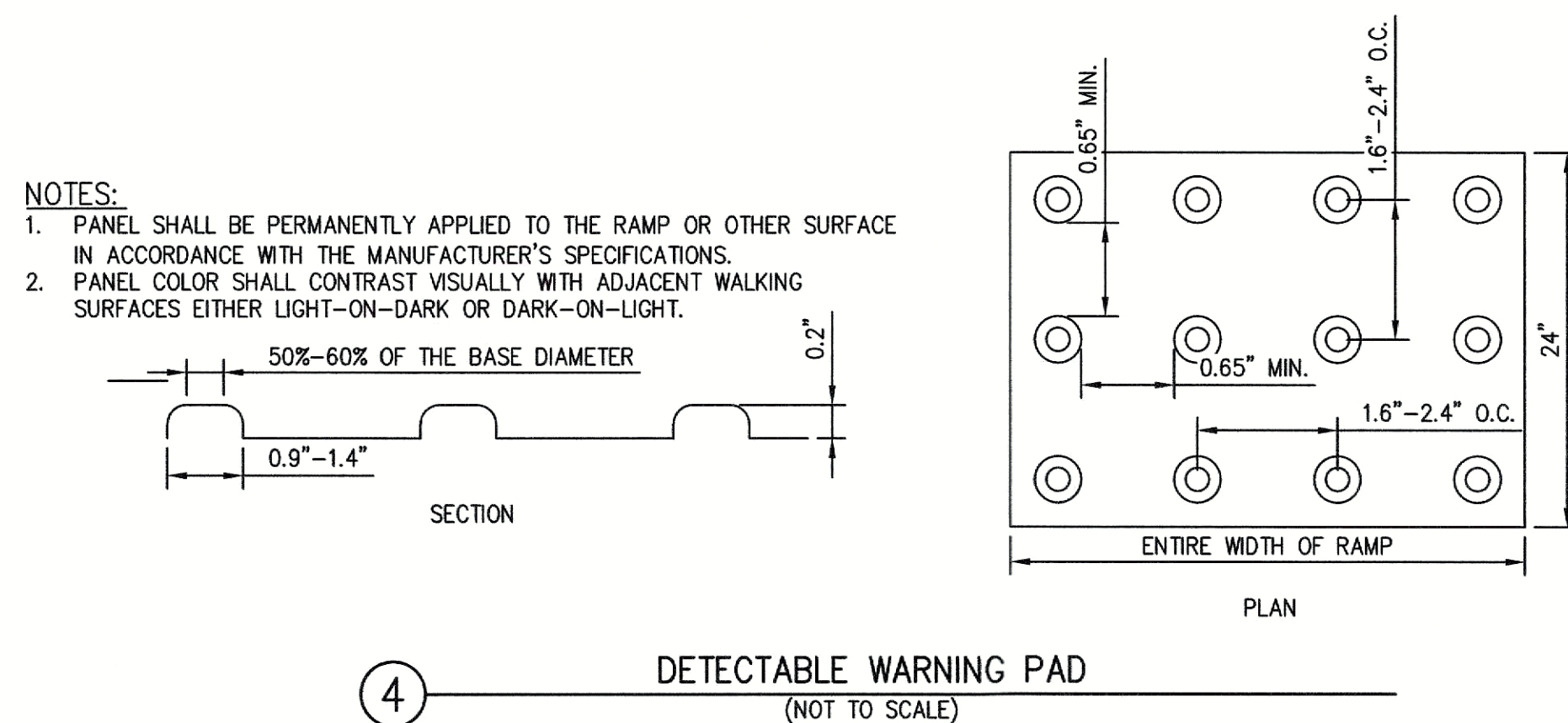
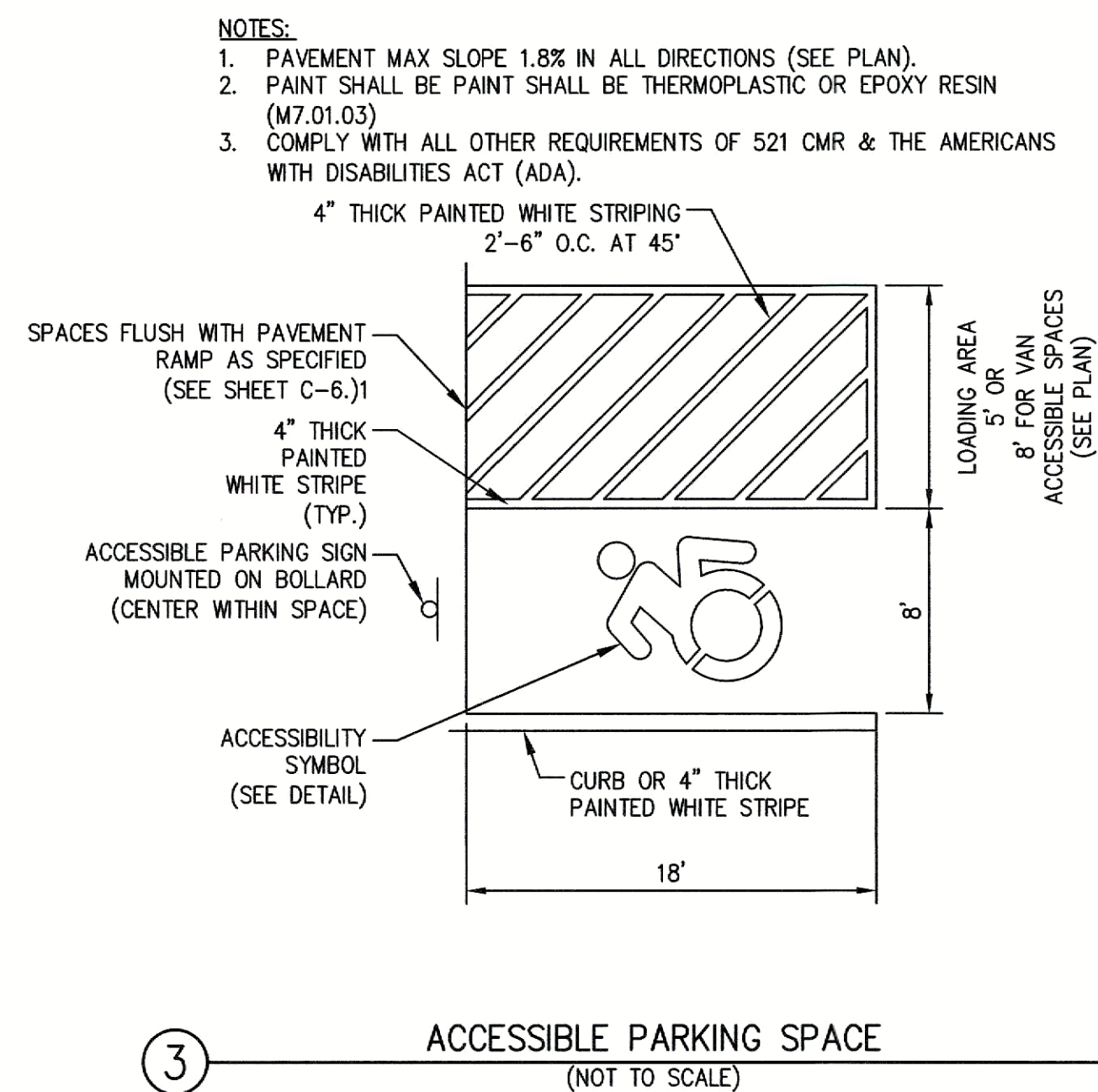
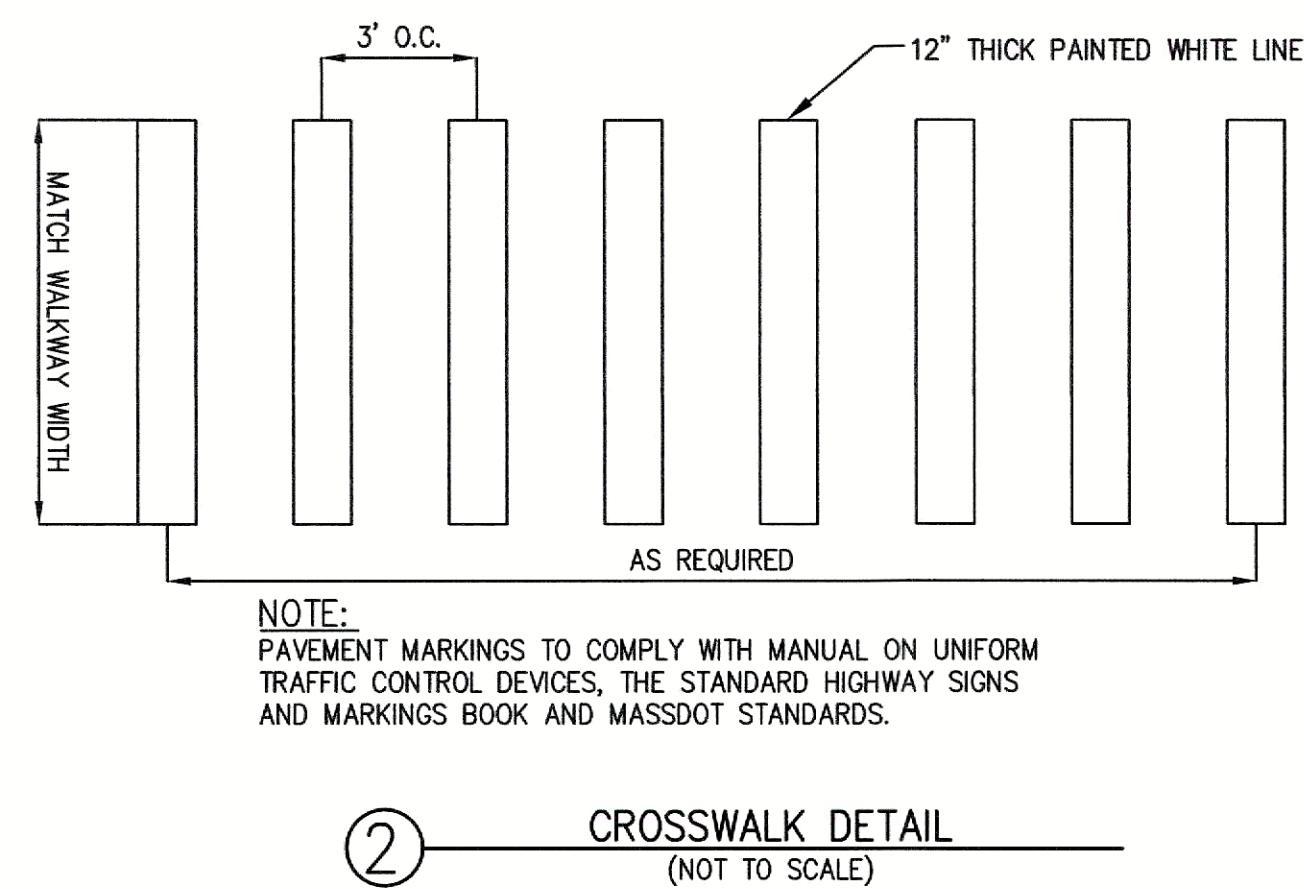
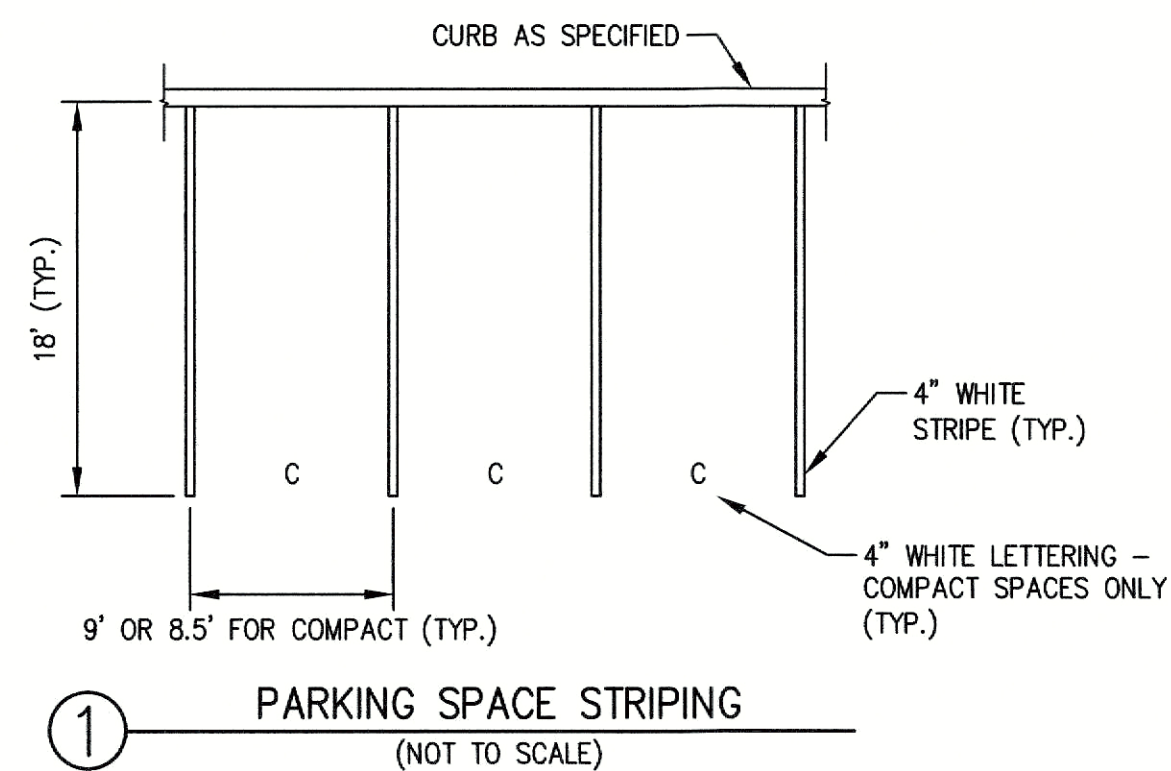
9 VERTICAL GRANITE CURB (VGC)
(NOT TO SCALE)

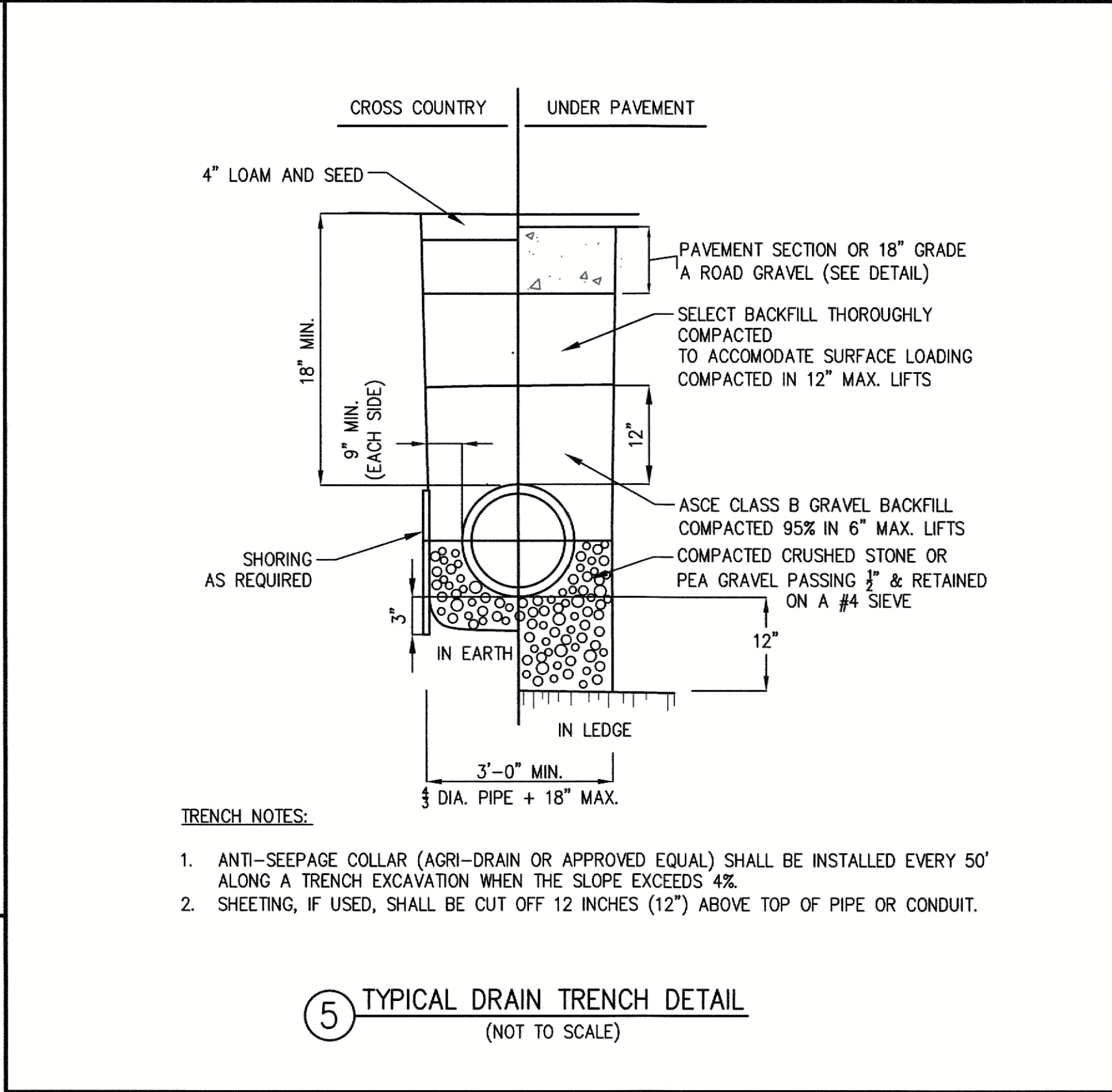
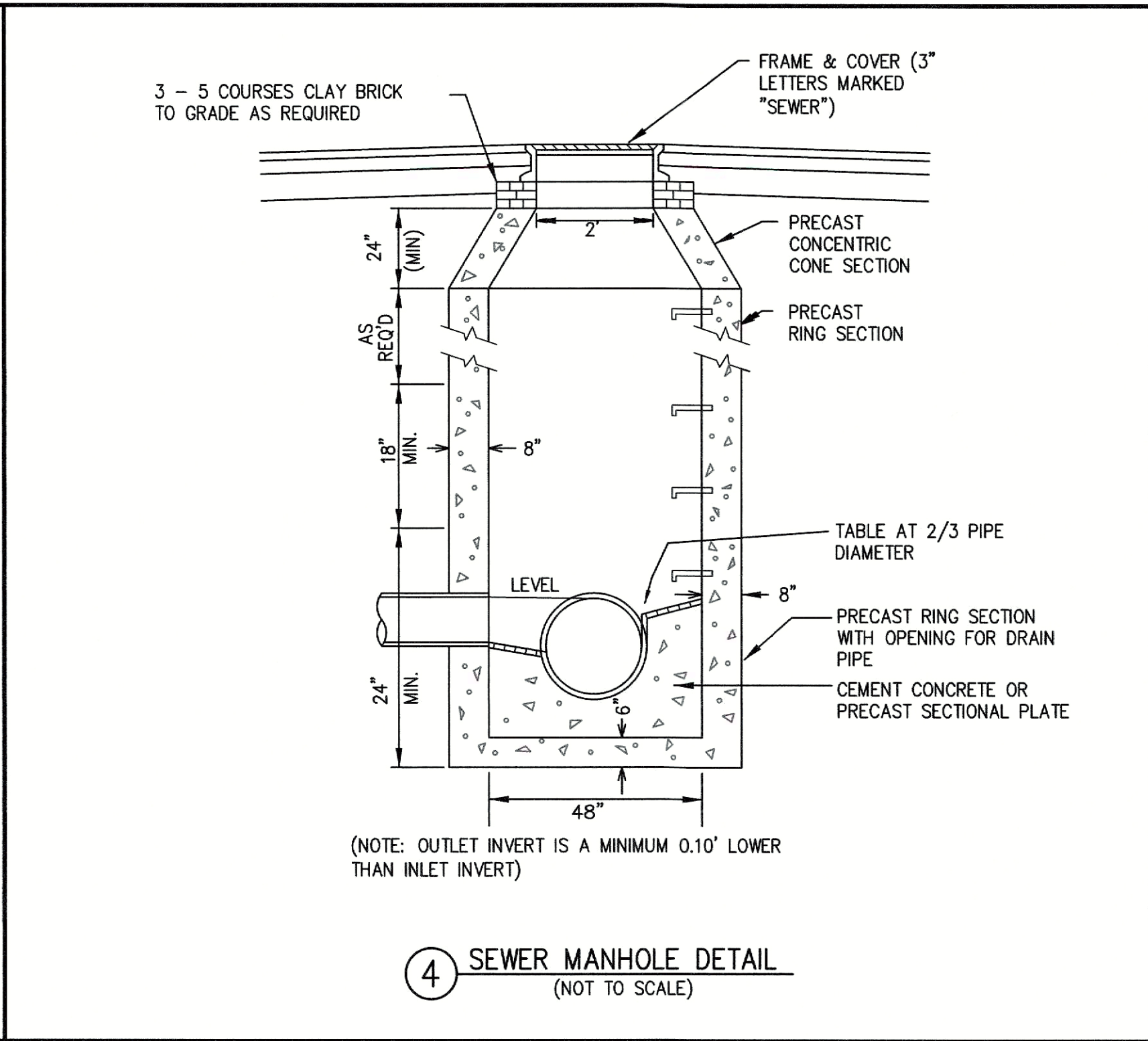
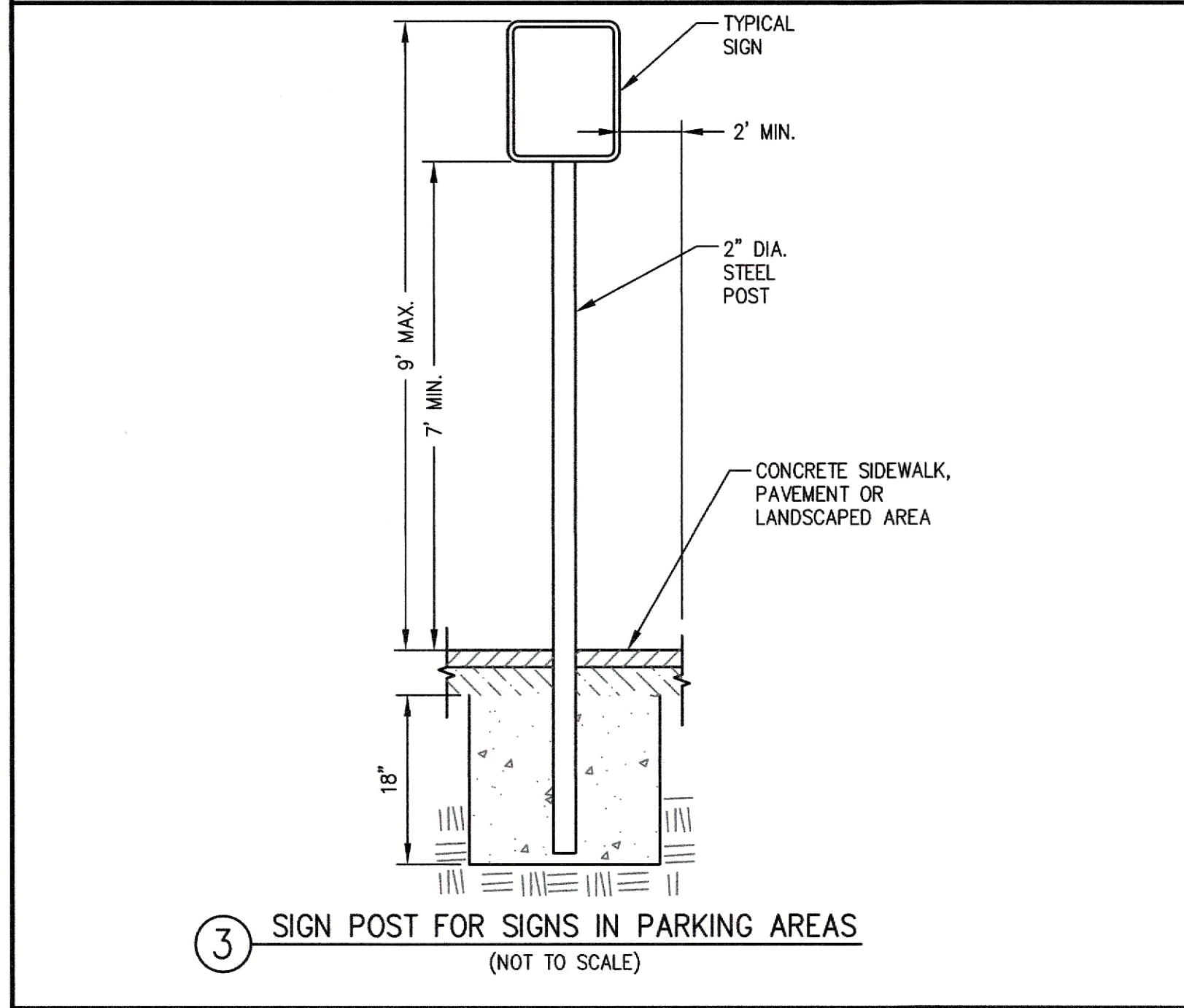
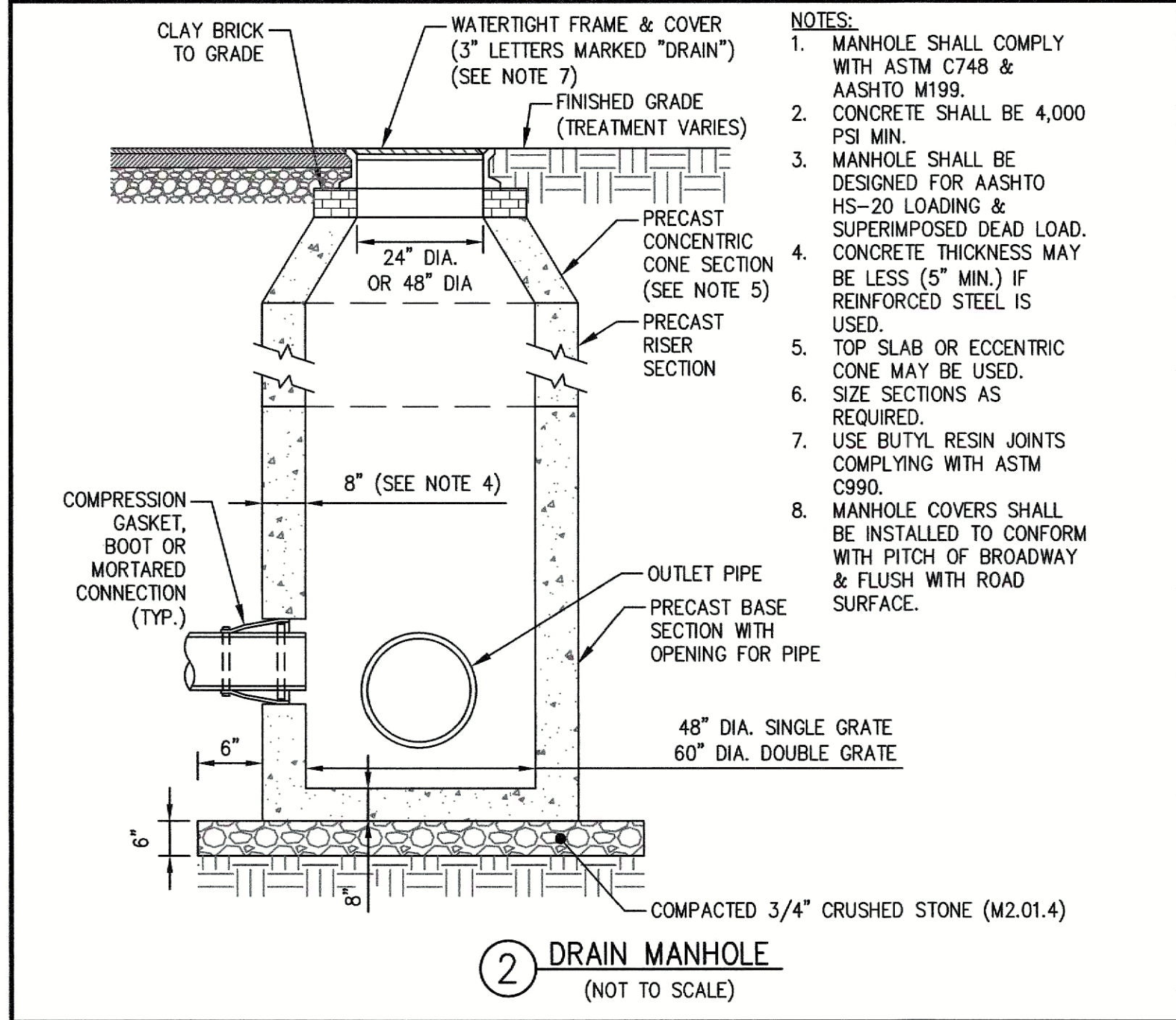
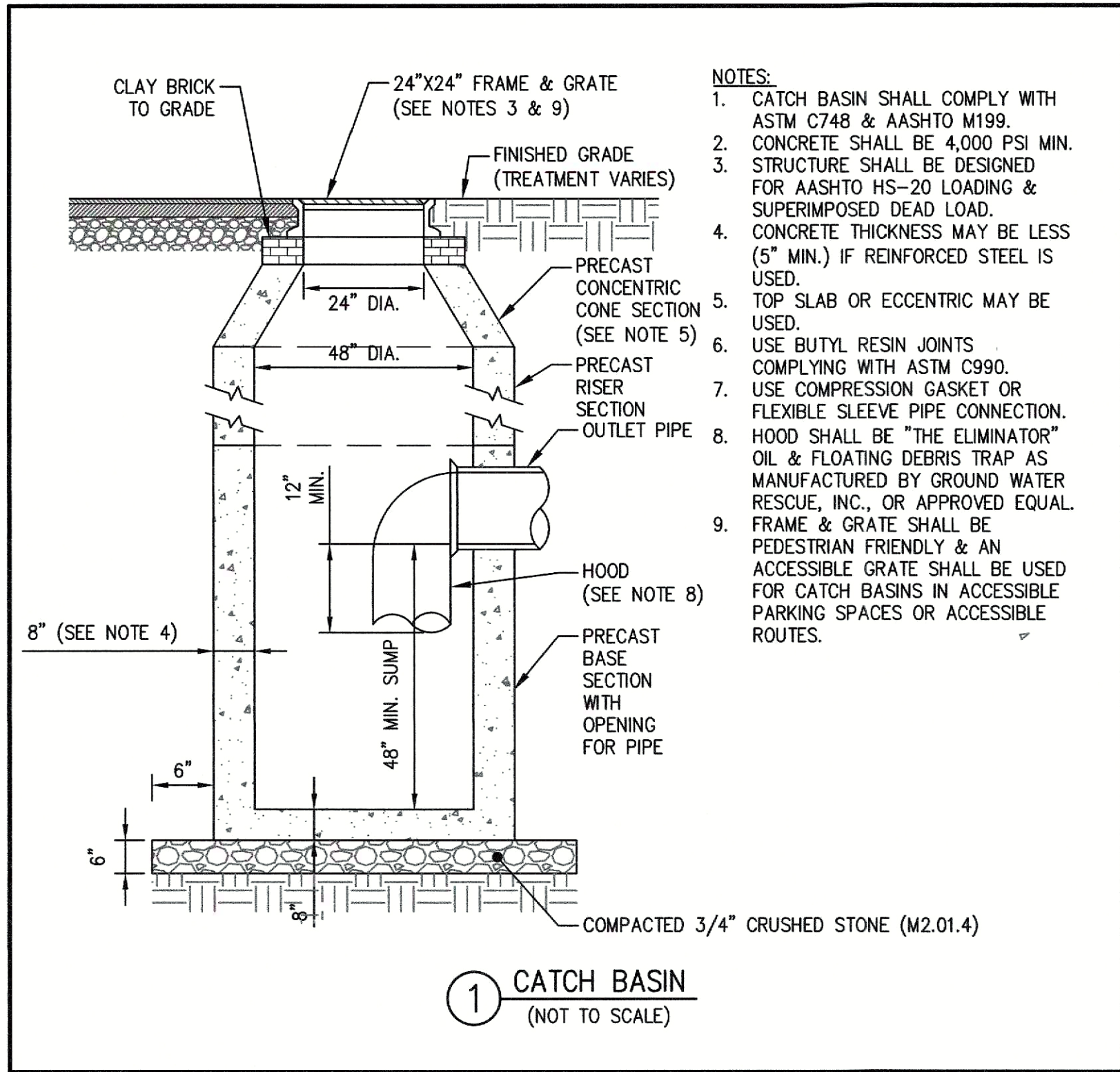


10 PRECAST CONCRETE CURB (PCC) SET IN NEW PAVEMENT
(NOT TO SCALE)

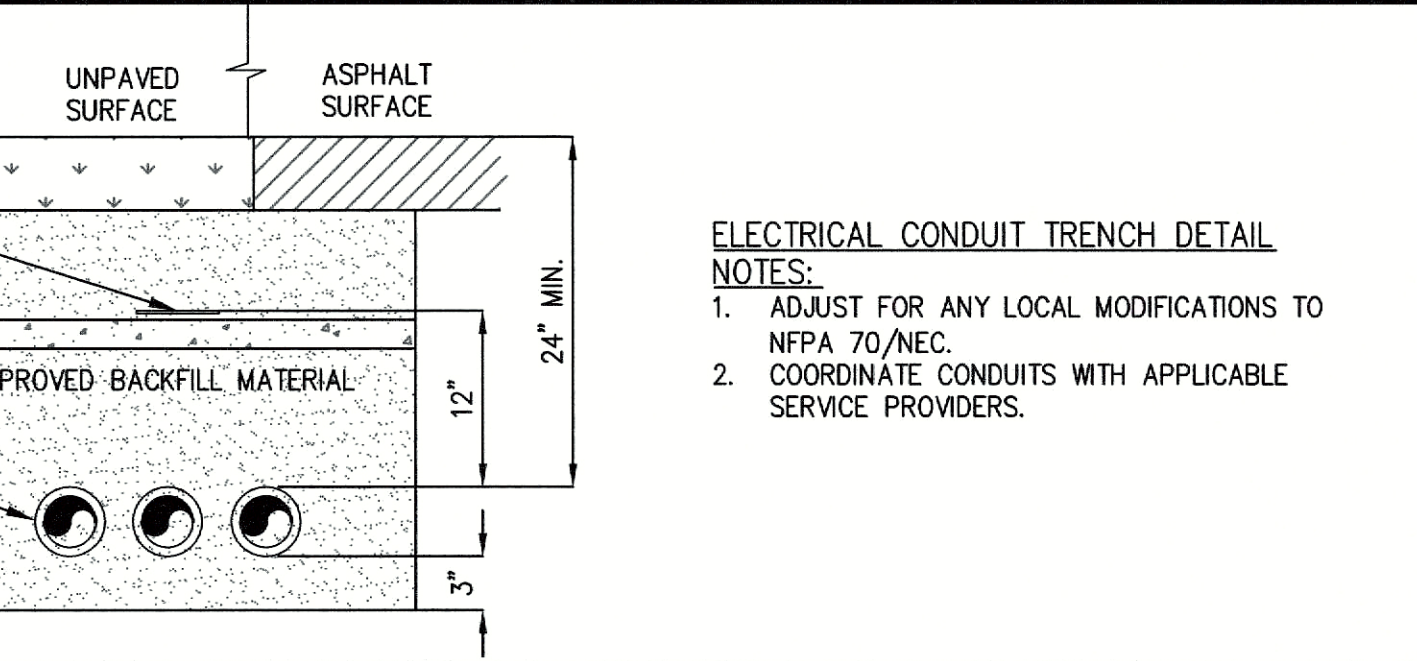
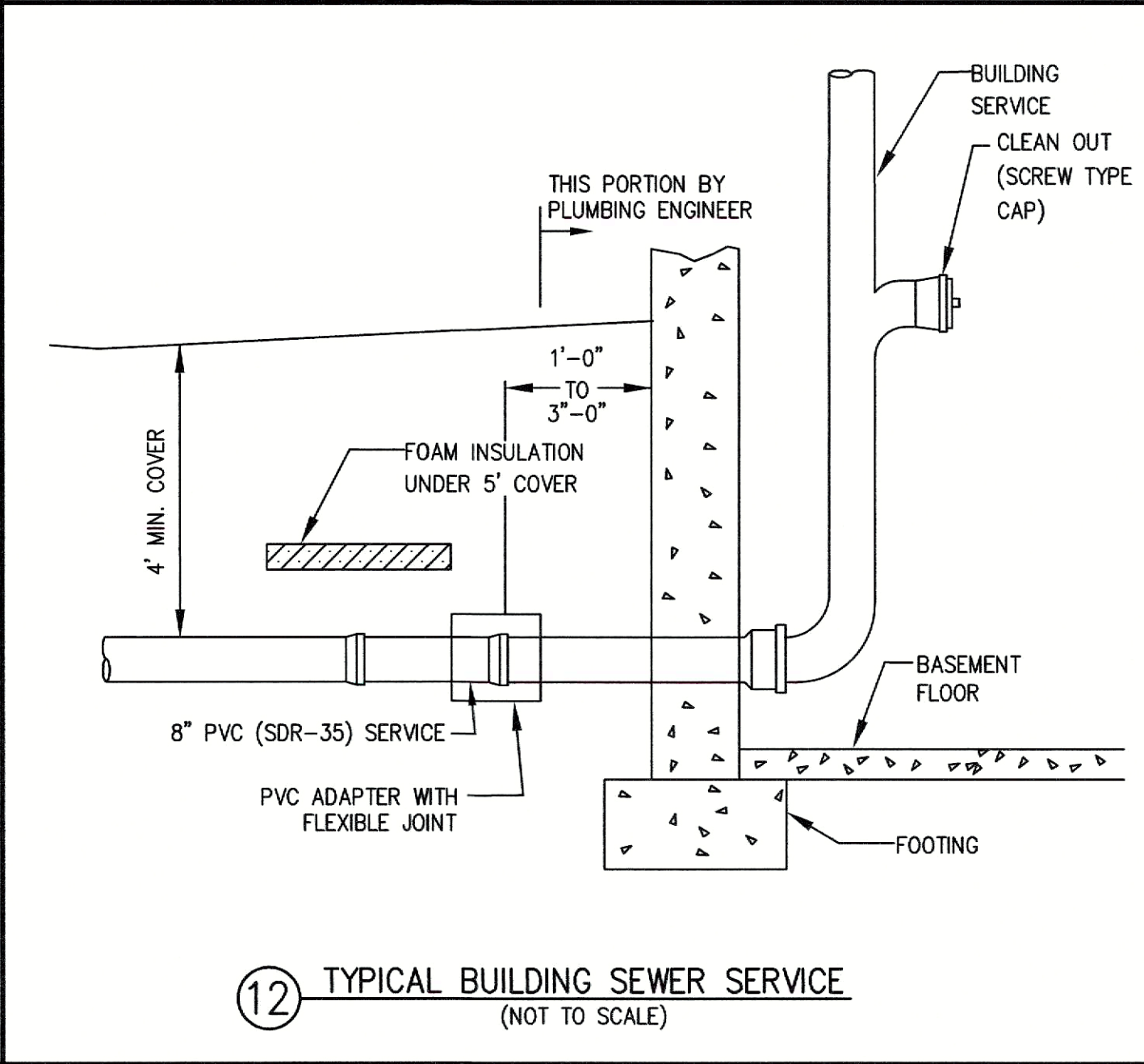
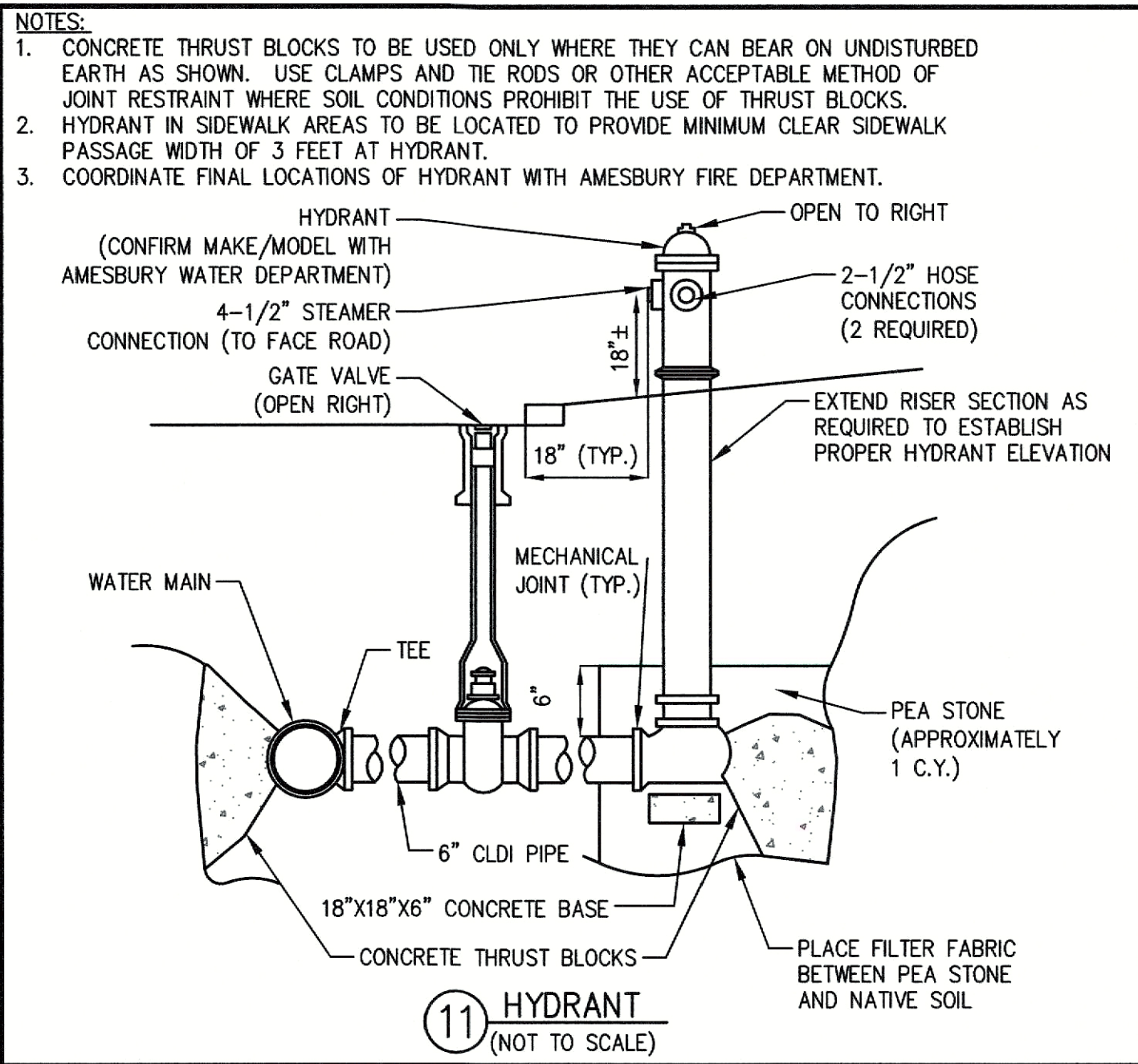
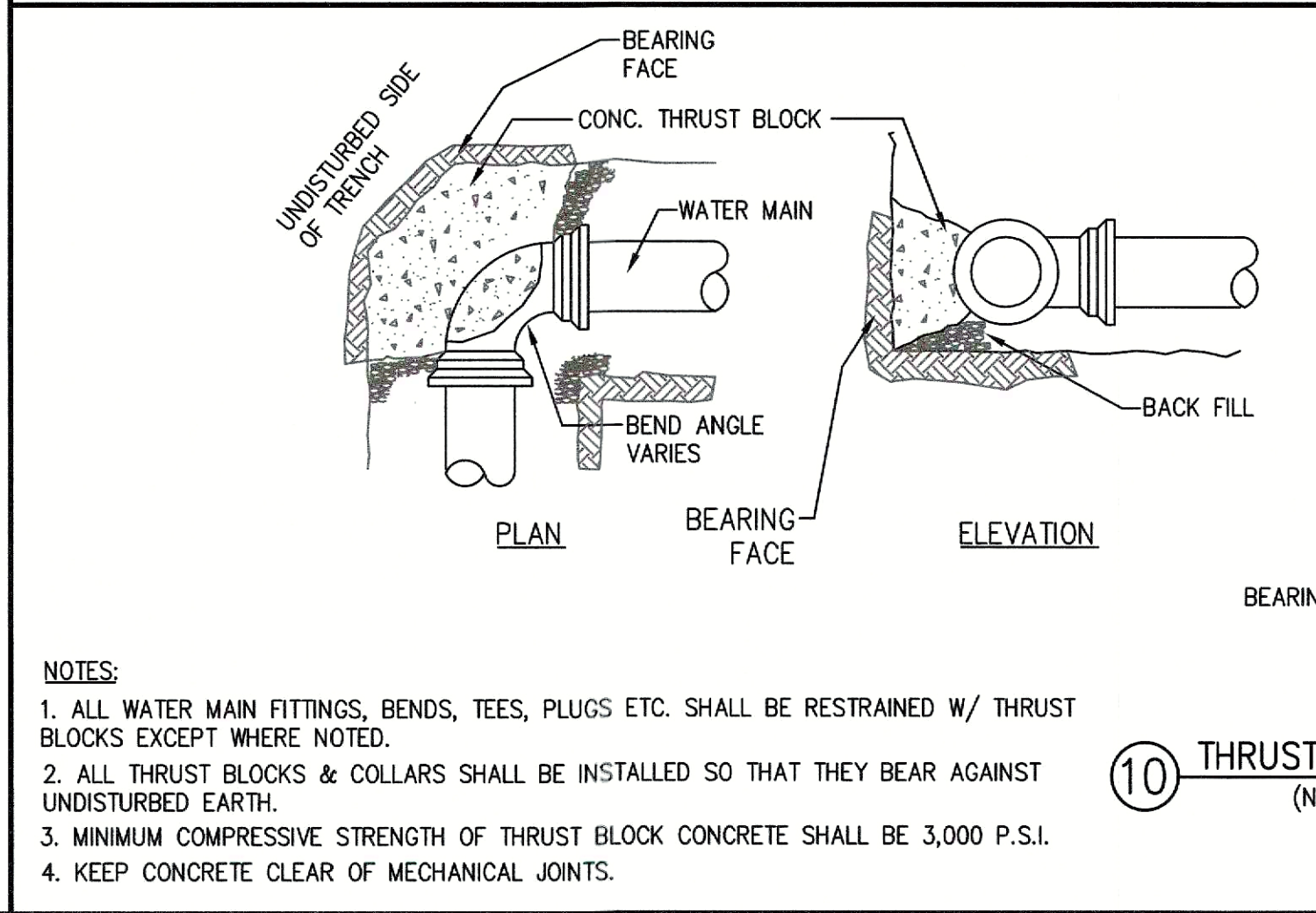
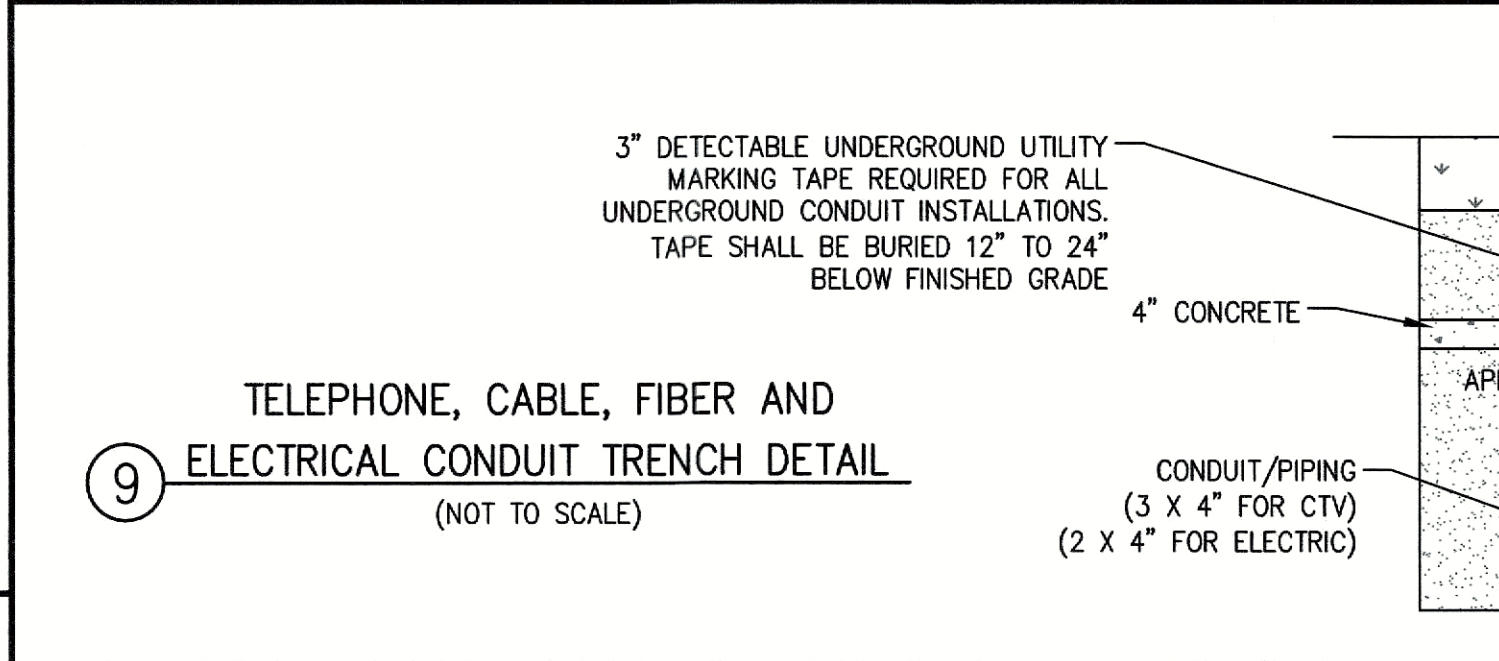
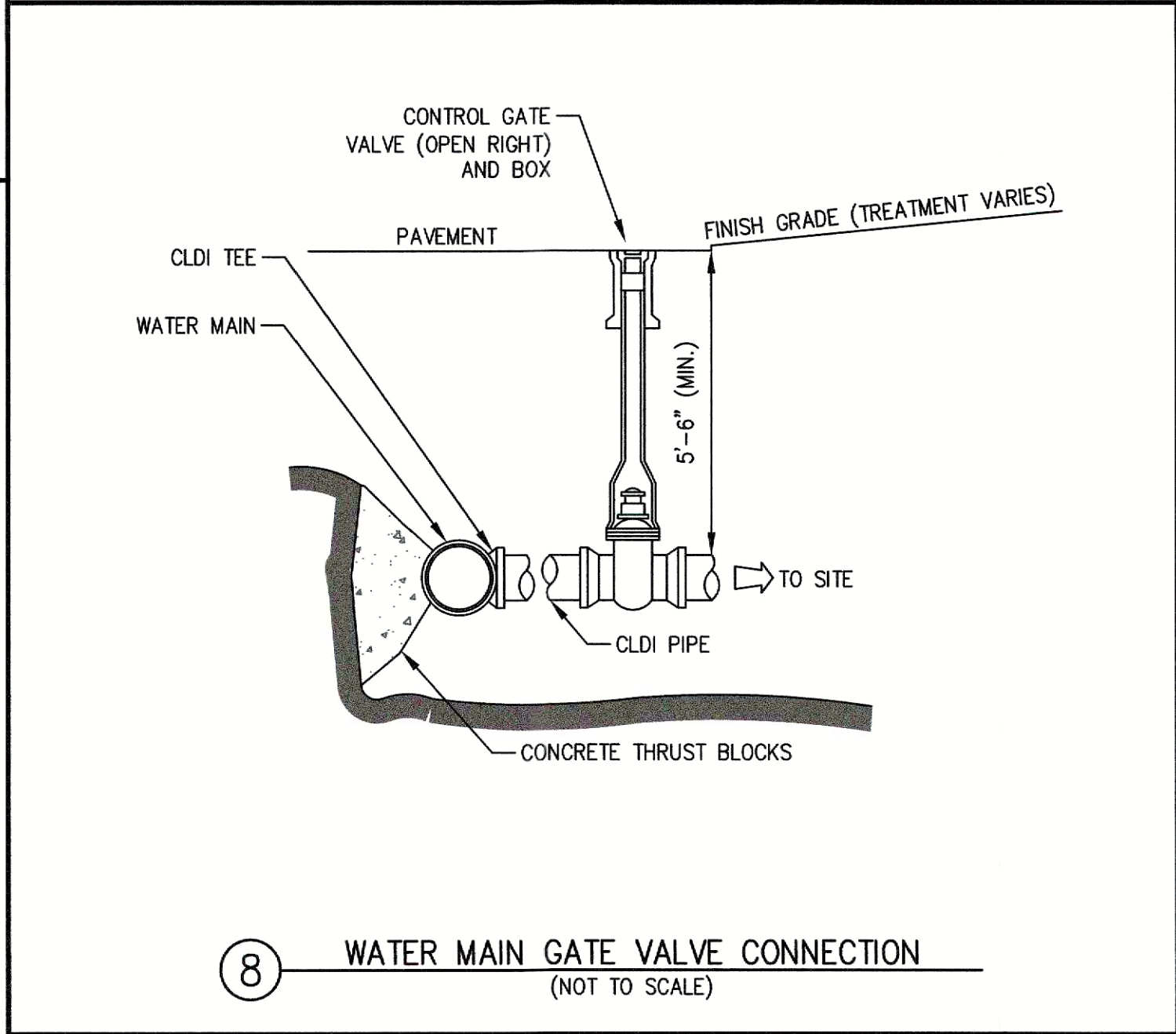
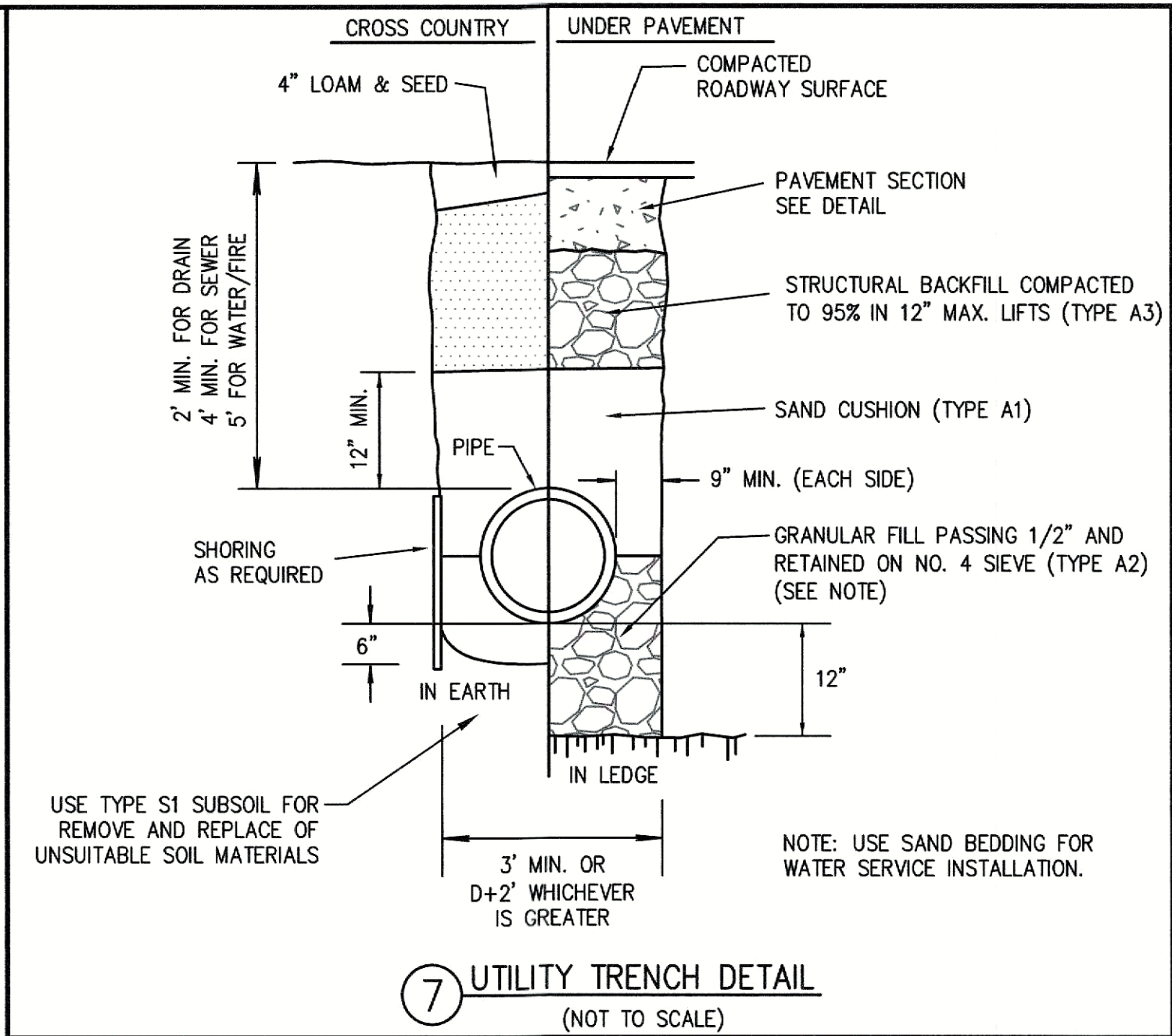


11 CONCRETE DUMPSTER PAD
(NOT TO SCALE)





M.U.T.C.D. LEGEND	WIDTH	HEIGHT	SYMBOL
R1-1	30"	30"	
R5-1	30"	30"	
R1-5a	18"	18"	



MIN. BEARING FACE AREAS FOR THRUSTBLOCKS									
	90°	45°	22.5°	TEES	PLUGS	CAPS	HYDRANTS		
0'-6"	8	5	6	4	4	4	4		
0'-8"	12	8	5	6	6	6	6		

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LANDSCAPE ARCHITECTS
OFFICE: 100 STATE STREET, SUITE 200, AMESBURY, MASSACHUSETTS 01921
P: 978-777-8886, W: WWW.MORIN-CAMERON.COM

WILLIAM A. SCHMITZ
No. 58616
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

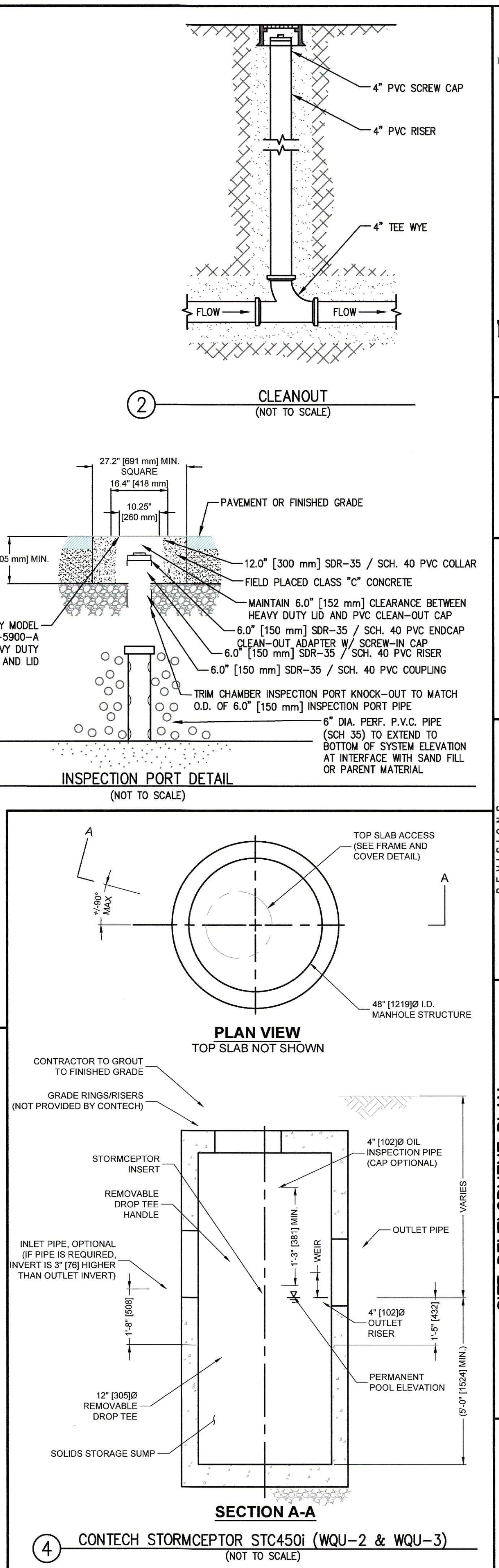
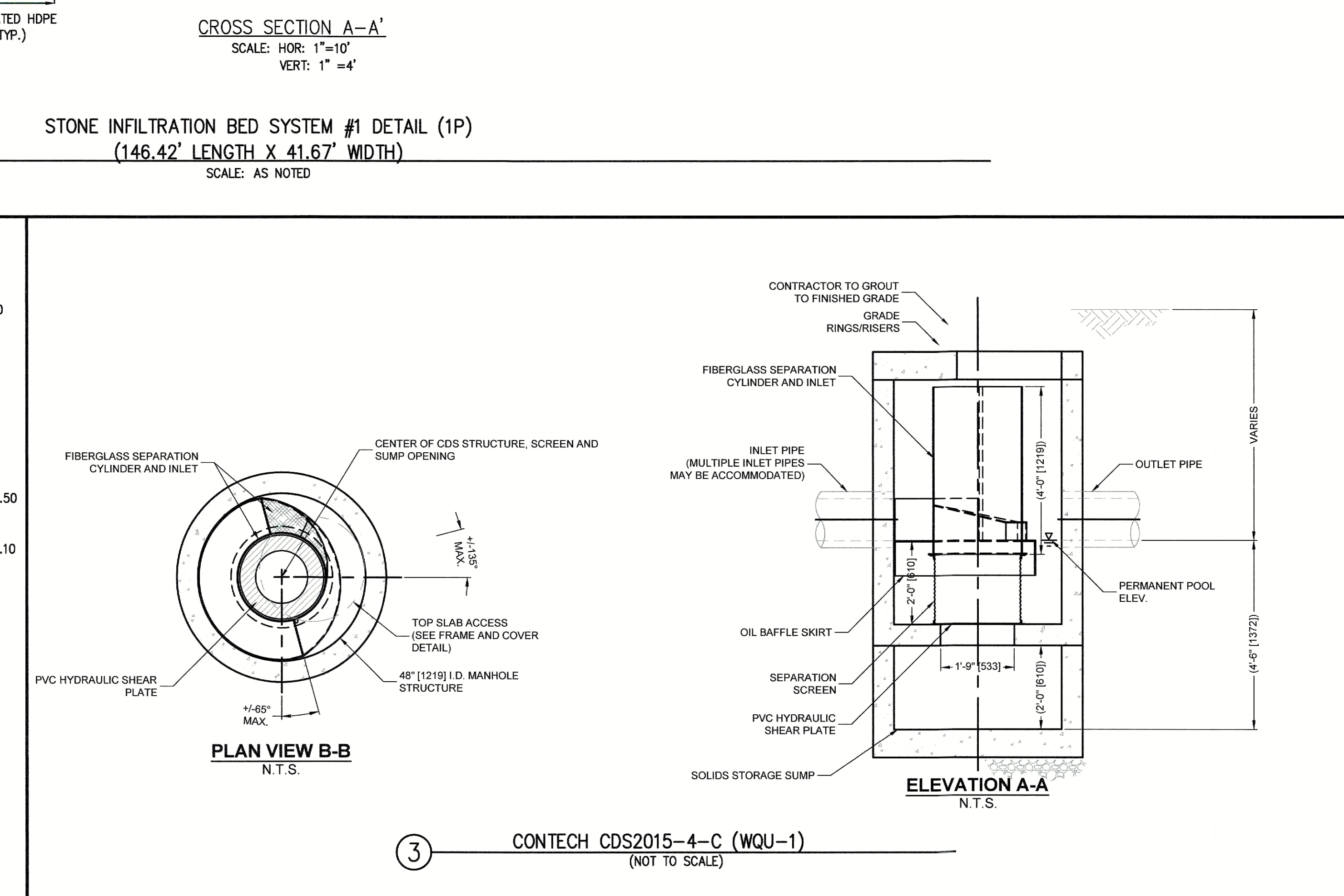
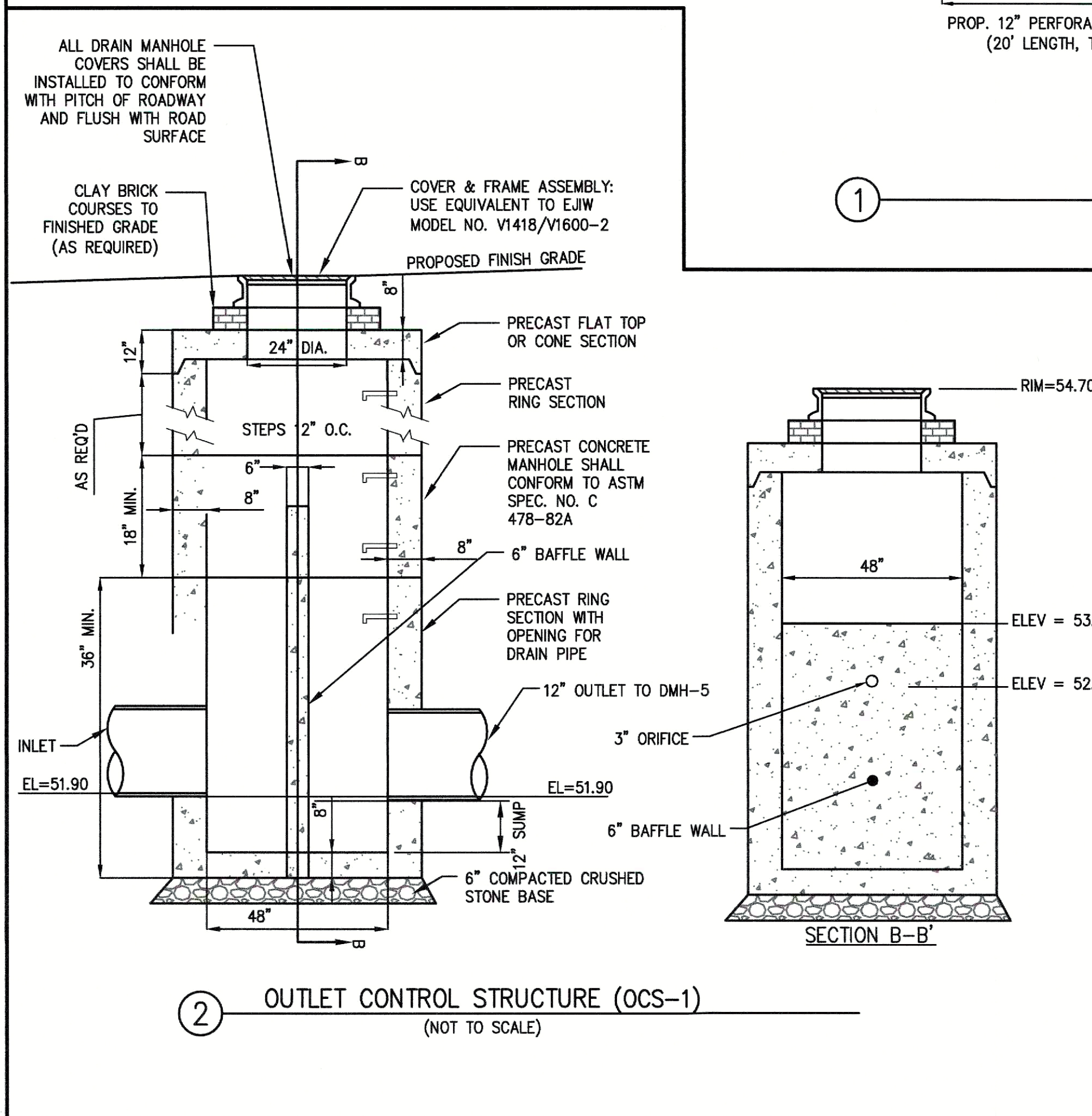
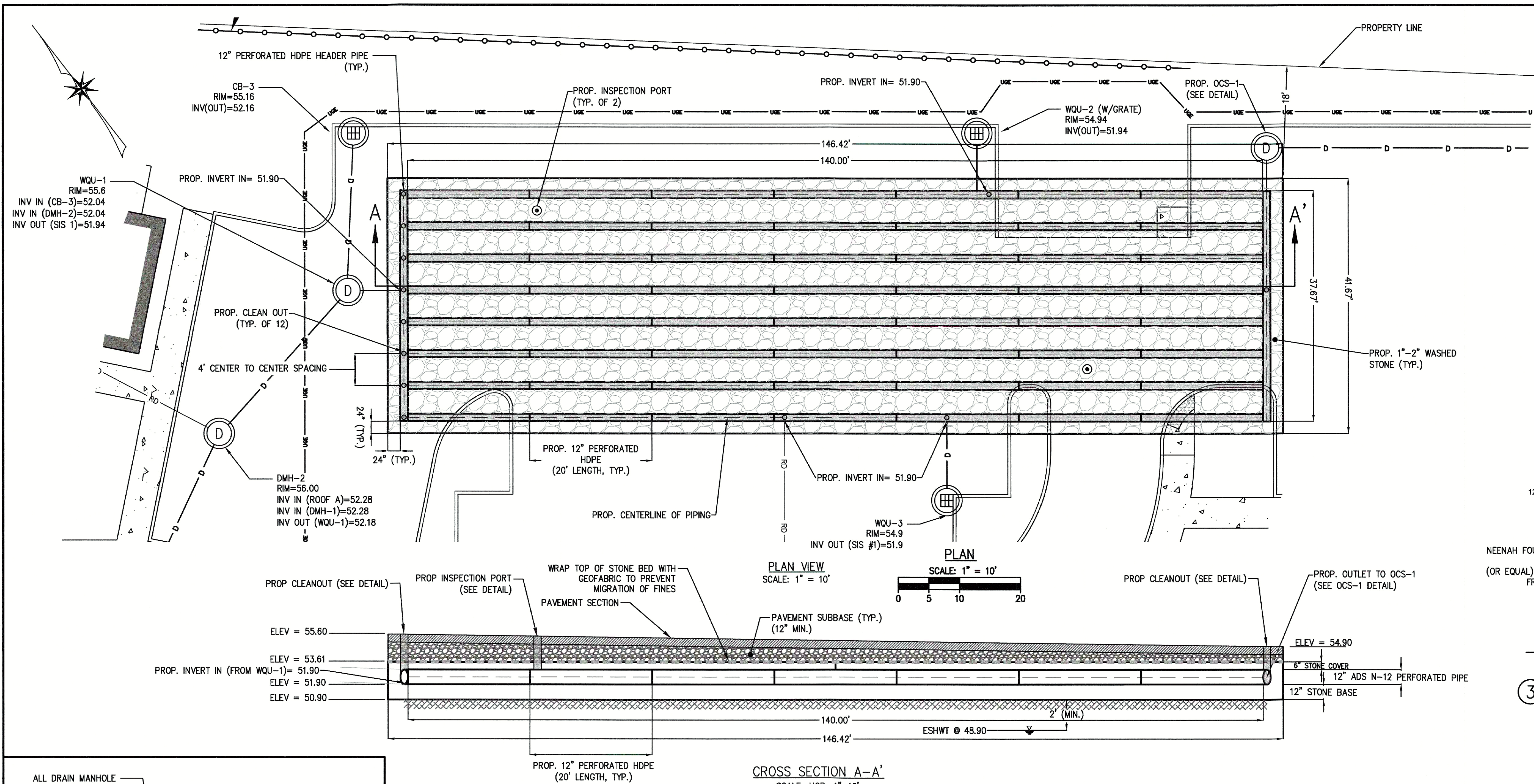
SURVEY BY: MCG
DRAFTED BY: DTS
CHECKED BY: WAS
APPROVED BY: SPC
SCALE: AS NOTED
DATE: SEPTEMBER 29, 2025

NO.	DESCRIPTION	DATE
1	UPDATED DESIGN	10/20/2025
2	NOI SUBMISSION	12/11/2025
3	PEER REVIEW RESPONSES, BLDG MOD.	12/17/2025

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-13**



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS / LAND SURVEYORS / LAND USE PLANNERS

1477205

STATE OF MASSACHUSETTS

WILLIAM A. MORIN

REGISTERED PROFESSIONAL ENGINEER

NO. 56016

DATE: SEPTEMBER 29, 2025

SURVEY BY: MGS

DRAWN BY: DTS

CHECKED BY: WAS

APPROVED BY: SPC

SCALE: AS NOTED

REVISIONS	
NO.	DESCRIPTION
1	UPDATED DESIGN 10/20/2025
2	NO. SUBMISSION 12/11/2025
3	PEER REVIEW RESPONSES, BLDG MOD. 12/17/2025

DATE: SEPTEMBER 29, 2025

SITE DEVELOPMENT PLAN

IN

AMESBURY, MASSACHUSETTS

27.5 & 29 CLARKS ROAD

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

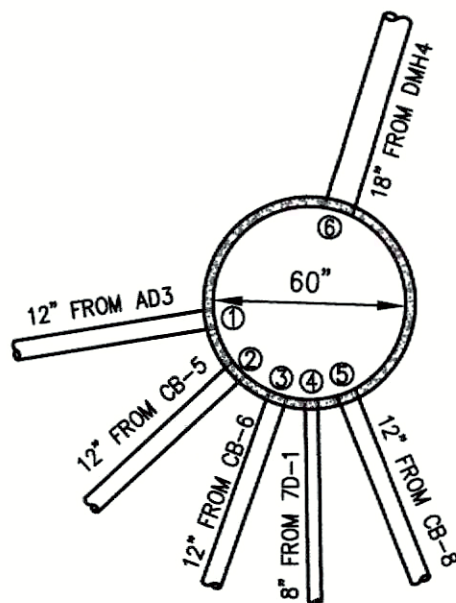
PREPARED FOR:

EAGLES CROSSING, LLC

DETAILS

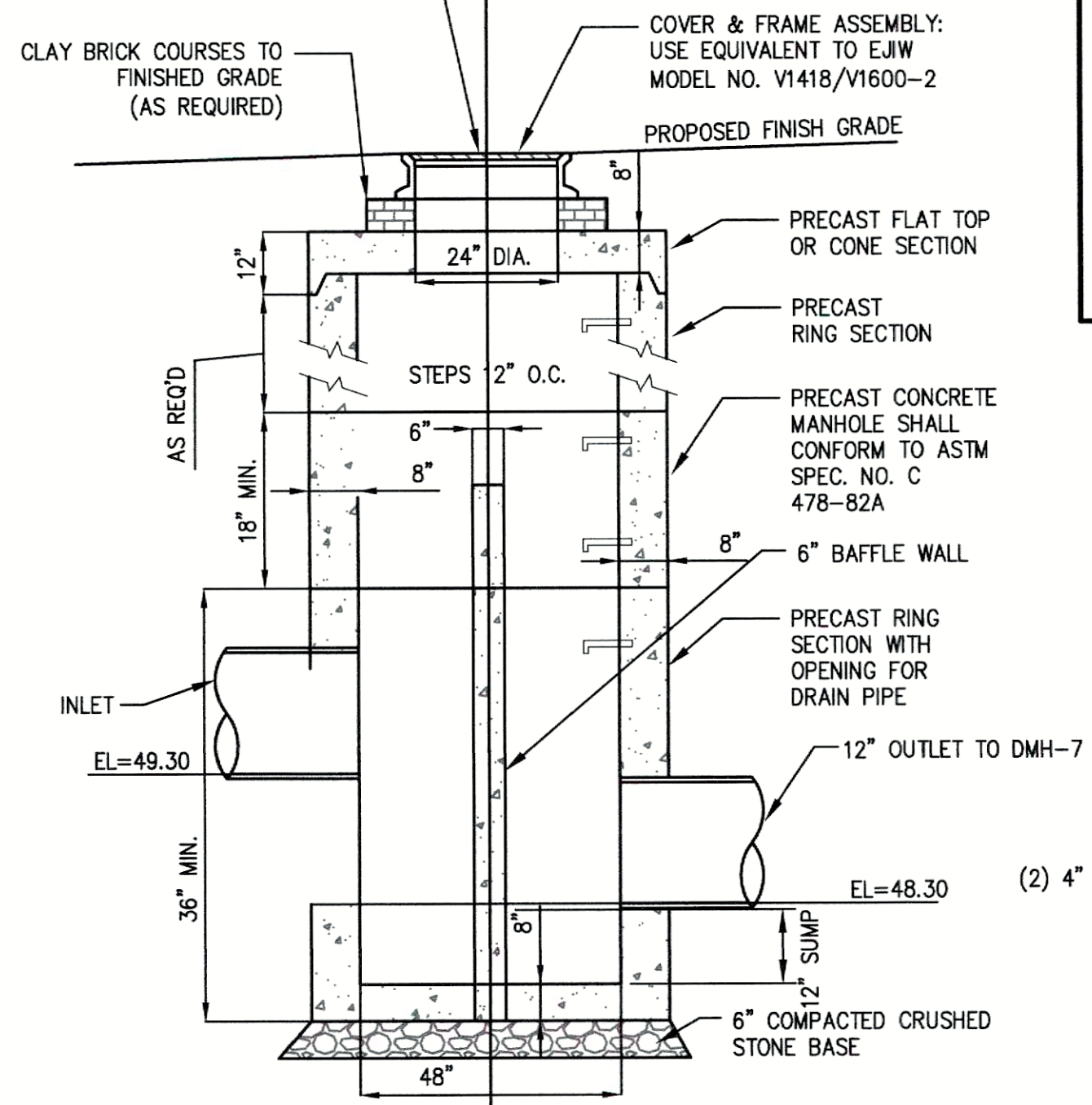
DRAWING NO. C-14

SCHEDULE OF INVERTS	
PIPE	INVERT
1	49.70
2	49.70
3	49.70
4	49.70
5	49.70
6	49.60



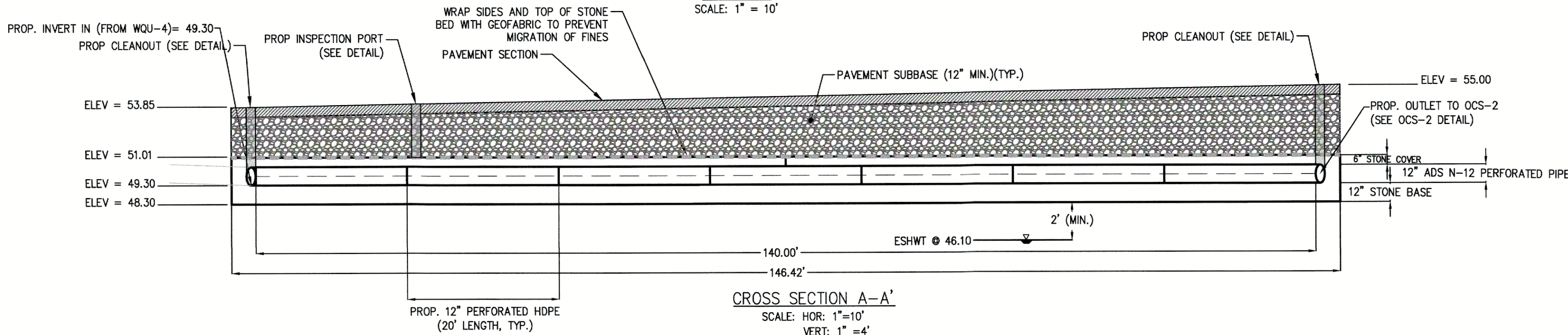
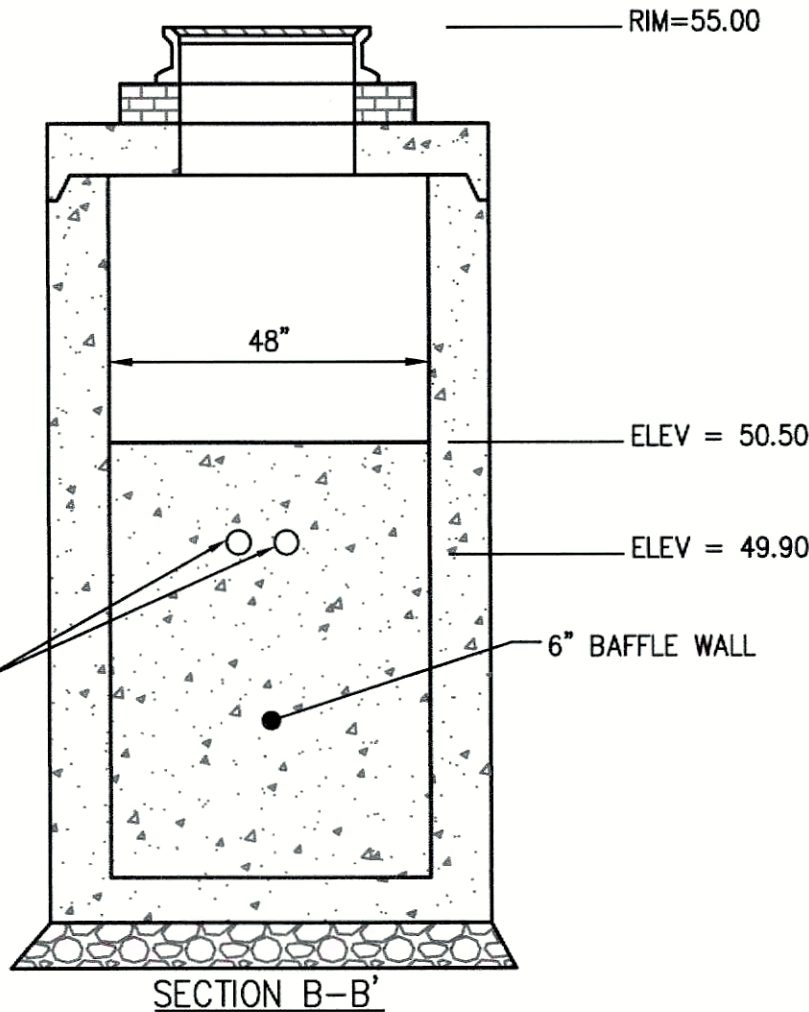
① PLAN VIEW OF PIPE LOCATIONS (DMH-4)
SCALE: 1"=10'

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

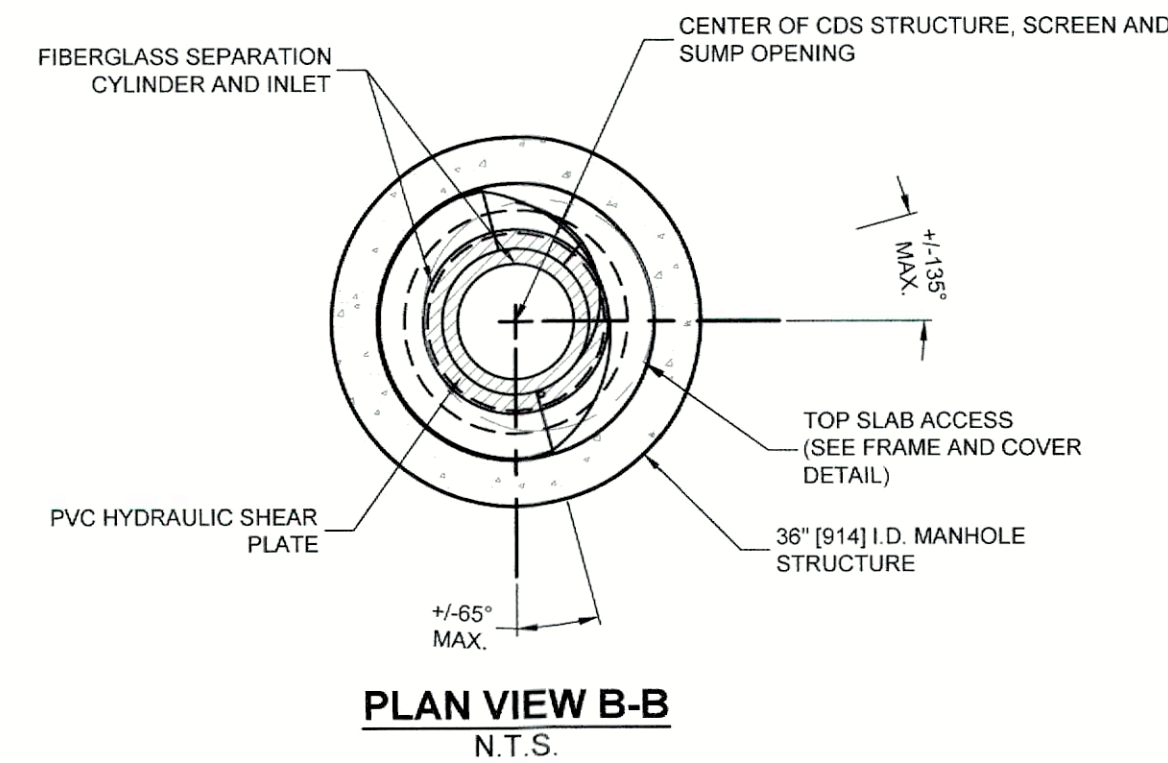


③ OUTLET CONTROL STRUCTURE (OCS-2)
(NOT TO SCALE)

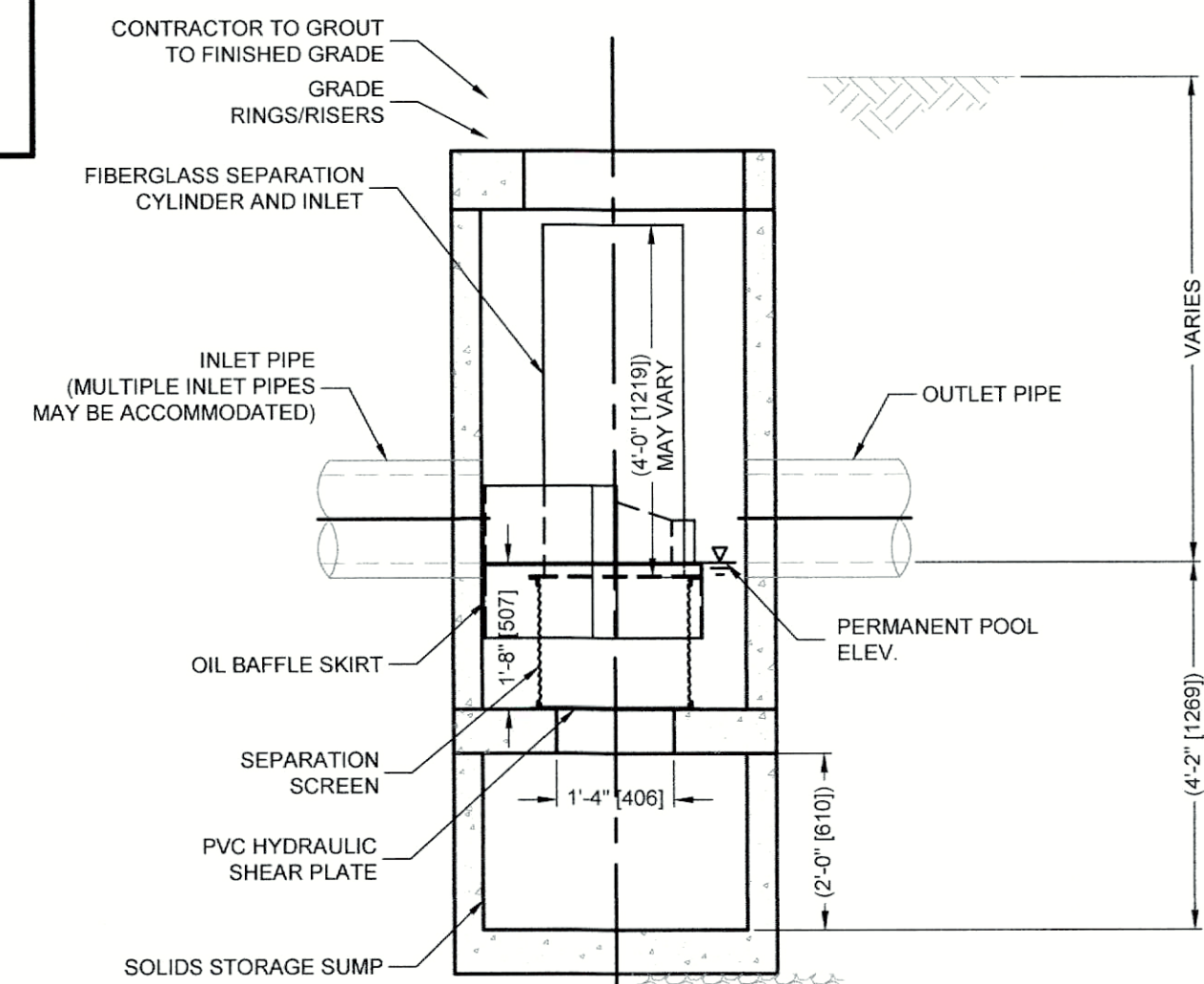
(2) 4" ORIFICES



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

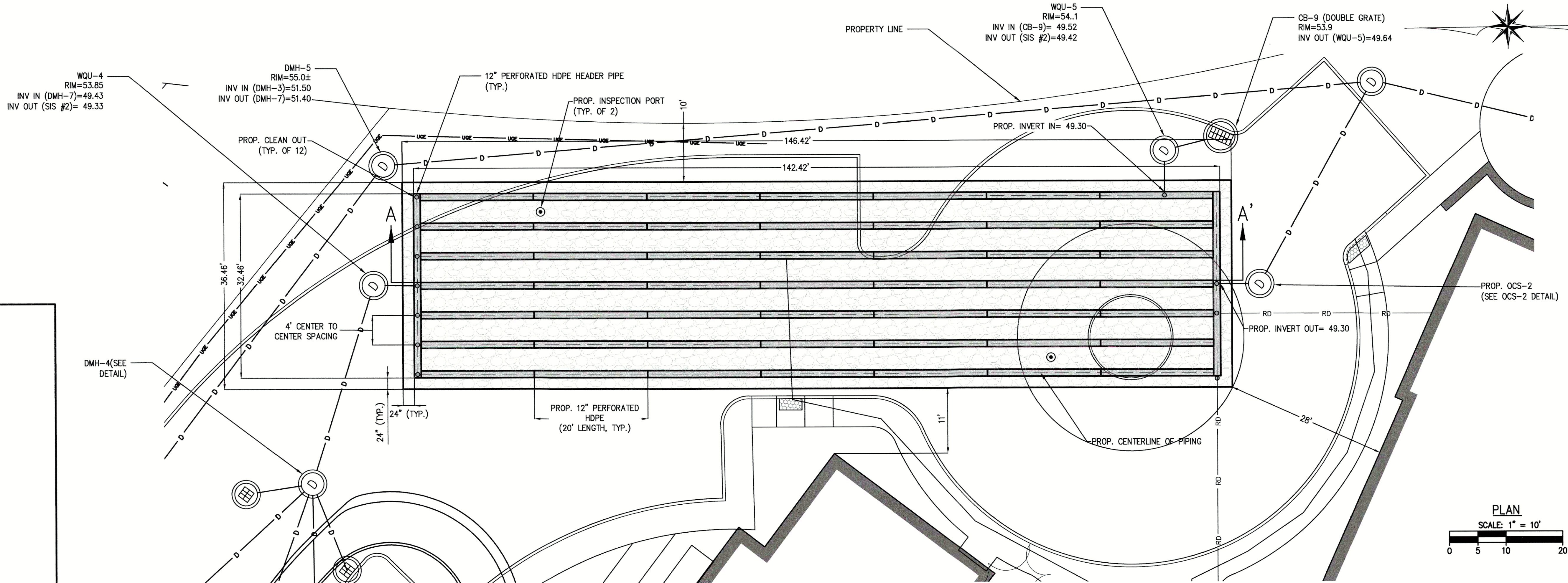


PLAN VIEW B-B
N.T.S.



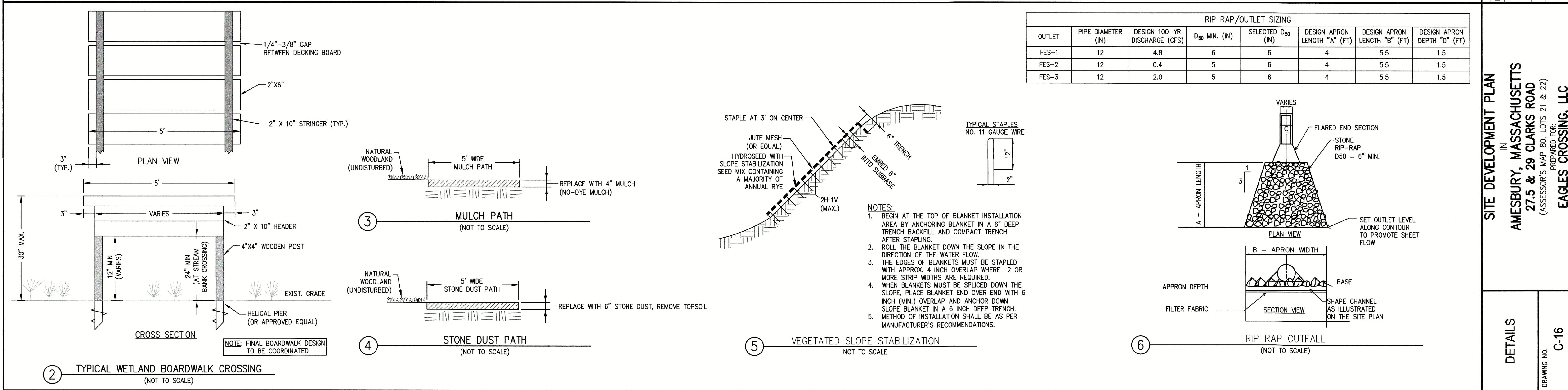
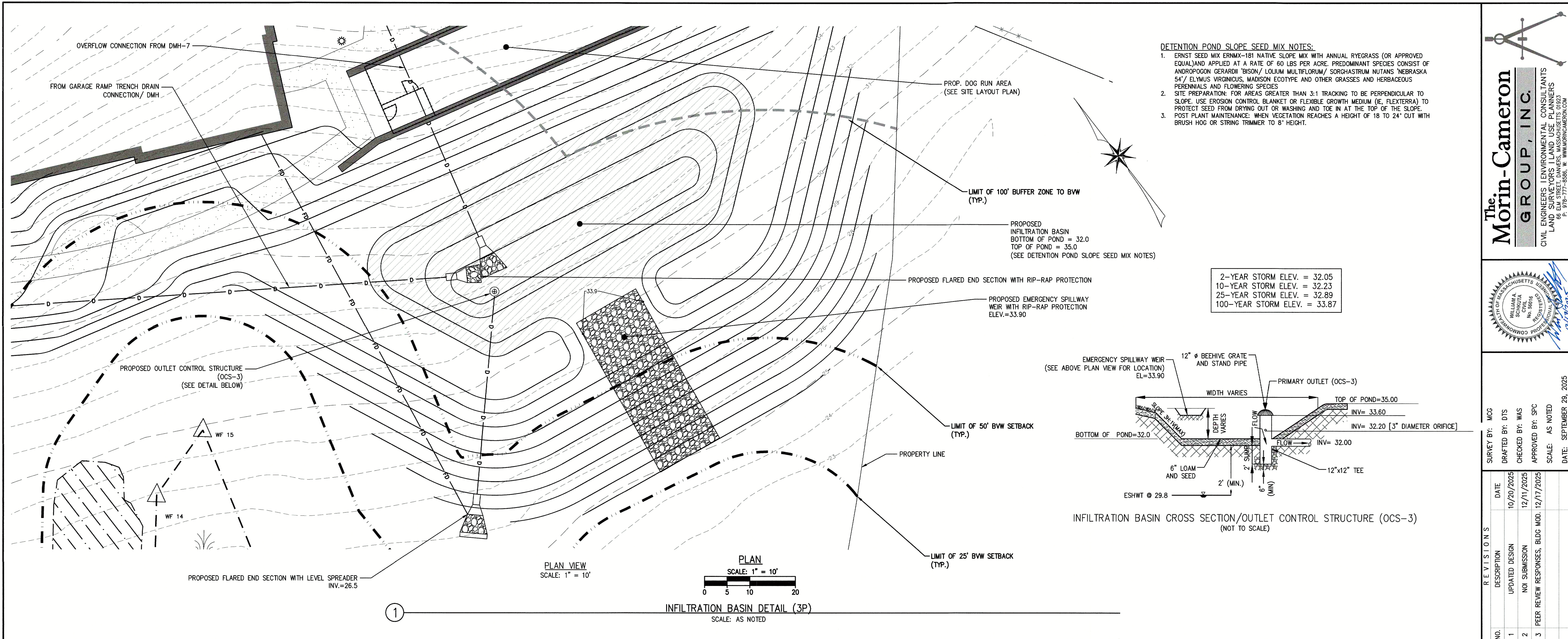
ELEVATION A-A
N.T.S.

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

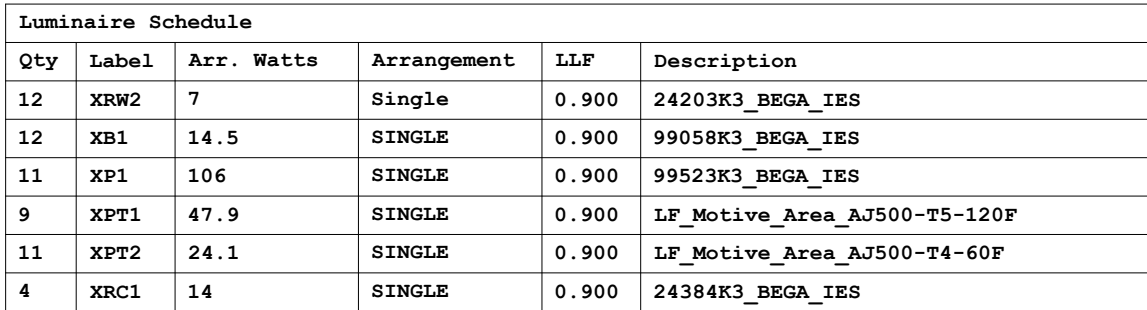


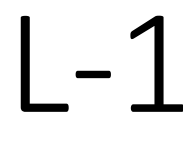
PLAN
SCALE: 1" = 10'

REVISIONS	
NO.	DESCRIPTION
1	UPDATED DESIGN 10/20/2025
2	NOI SUBMISSION 12/11/2025
3	PEER REVIEW RESPONSES, BLDG MOD. 12/17/2025

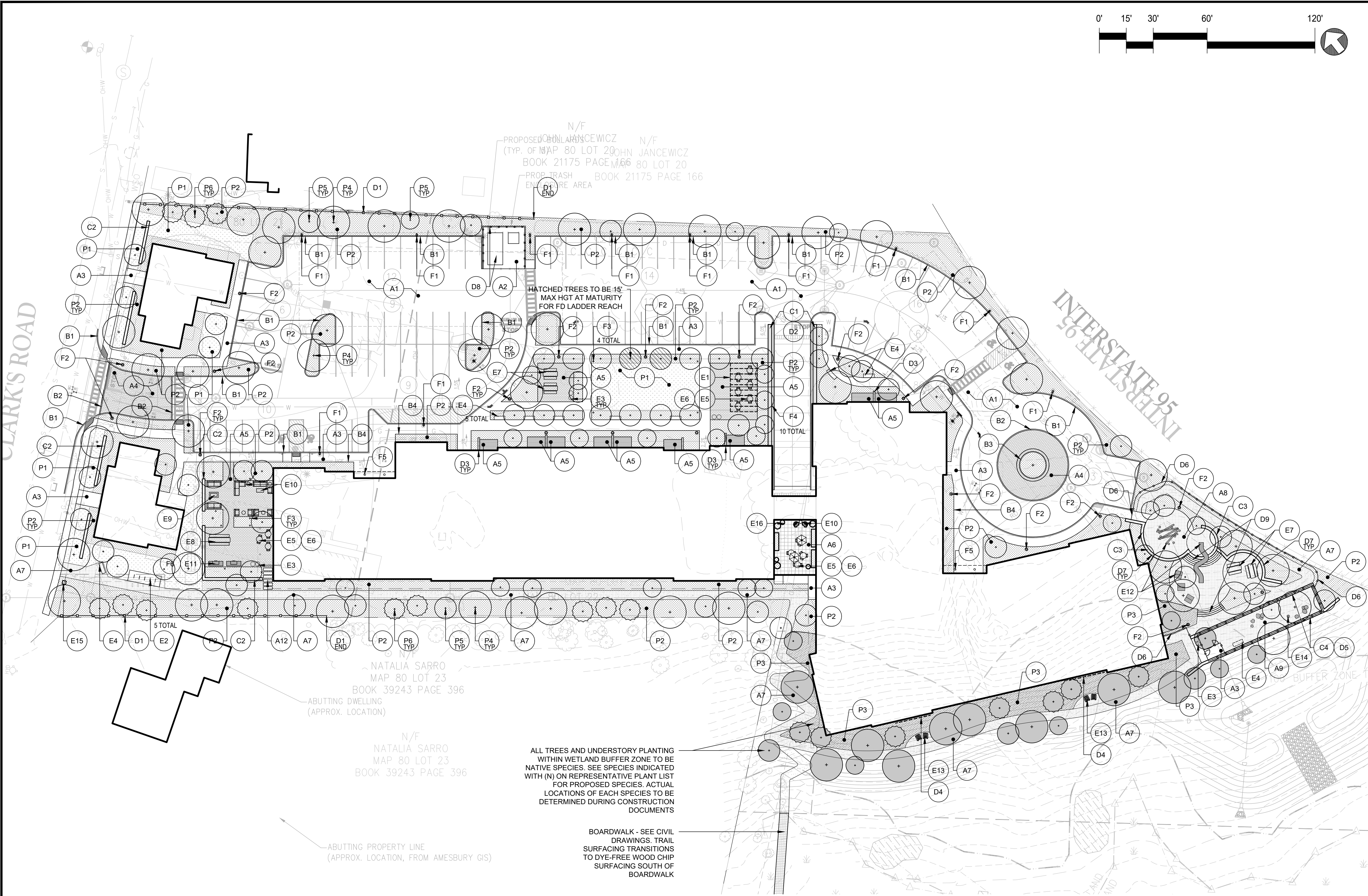


REVISIONS		NO.	DESCRIPTION	DATE	SURVEY BY: MCG	DRAFTED BY: DTS	CHECKED BY: WAS	APPROVED BY: SPC	SCALE: AS NOTED	DATE: SEPTEMBER 29, 2025
1	UPDATED DESIGN	1	10/20/2025							
2	NO SUBMISSION	2	12/11/2025							
3	PEER REVIEW RESPONSES, BLOG MOD.	3	12/17/2025							

[illegible][illegible][illegible][illegible]

Project: 29 Clarks Road - Site	
Contact: Sean Gouling Specification Sales (781) 272-2300 X211 sgouling@omnilite.com	Detail: Photometric Calculation Date: 10/20/2025 Revision: 3 Scale: 1" = 30'-0" Drawn By: SHJ
Generated For: Halvorson	Drawing Number:
 263 Winn Street Burlington, MA 01803 (781) 272-2300	 Sheet 5 of 1

Last Saved: 12/4/2025
Printed On: Dec 04, 2025 4:48pm By: Stamen
Tighte & Bond LLC/Minco Development Corporation/08 - Amesbury, MA 29 Clarks Road/00 CAD Sheets/L1.1 D Site Materials Plan.dwg



PLANTING	
P1	SEEDED LAWN
P2	PLANTING BED
P3	BUFFER ZONE PLANTING BED - NATIVE SPECIES ONLY. SEE PLANT SPECIES NOTED WITH (N) IN REPRESENTATIVE PLANT LIST
P4	DECIDUOUS SHADE TREE - 4" CALIPER. SEE TREE SPECIES NOTED WITH (N) IN REPRESENTATIVE PLANT LIST FOR TREES WITHIN BUFFER ZONE
P5	ORNAMENTAL TREE - 2.5" CALIPER. SEE TREE SPECIES NOTED WITH (N) IN REPRESENTATIVE PLANT LIST FOR TREES WITHIN BUFFER ZONE
P6	EVERGREEN TREE - 10'-12' HGT. SEE TREE SPECIES NOTED WITH (N) IN REPRESENTATIVE PLANT LIST FOR TREES WITHIN BUFFER ZONE
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	STABILIZED STONEDUST 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	
A12	FLUSH STONE STEPPERS	
CURBS		
B1	ROADWAY/PARKING LOT CURB - SEE CIVIL DRAWINGS	
B2	6" WIDTH FLUSH GRANITE CURB/EDGE	
B3	4" WIDTH GRANITE LANDSCAPE/PLANTER CURB	
B4	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	4' HEIGHT BLACK VINYL COATED CHAINLINK PERIMETER FENCE AND GATES AT NATURE PLAY AREA	
D7	42" HEIGHT GUARDRAIL AT RETAINING WALLS WITHIN NATURE PLAY AREA	
D8	TRASH ENCLOSURE FENCE AND GATE	
D9	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) 617.536.0380
WWW.HALVORSONDESIGN.COM

PLAN SET ISSUE TITLE

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

**29 Clarks
Road**

MINCO

Amesbury, MA

MARK	DATE	DESCRIPTION
1	11/14/2025	PB COMMENTS
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						
AB BA		<i>Abies balsamea (N)</i>	Balsam Fir	10-12' ht, B&B		
AC FR		<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	4" caliper, B&B		Single stem, matched specimen
AC KA		<i>Acer rubrum 'Karpick'</i>	Karpick Maple	4" caliper, B&B		Single stem, matched specimen
AC RU		<i>Acer rubrum (N)</i>	Red Maple	4" caliper, B&B		Single stem, matched specimen
AM AR		<i>Amelanchier arborea (N)</i>	Downy Serviceberry	10-12' ht, B&B		multi-stem, matched
AM GR		<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	10-12' ht, B&B		Multi-stem, matched
BE CU		<i>Betula nigra 'Cully'</i>	Heritage River Birch	16-18' ht, B&B		Multi-stem / clump
BE NI		<i>Betula nigra (N)</i>	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 (N)</i>	American Hornbeam	10-12' ht, B&B		multi-stem, matched
CE OC		<i>Celtis occidentalis (N)</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 MO		<i>Crataegus mollis</i>	Downy Hawthorn	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 SH		<i>Gleditsia triacanthos 'Shademaster'</i>	Shademaster Honeylocust	4" caliper, B&B		Single stem, matched specimen
GL TR		<i>Gleditsia triacanthos (N)</i>	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
HA VI		<i>Hamamelis virginiana (N)</i>	American Witch Hazel	6-8' ht, B&B		Multi-stem, matched
JU VI		<i>Juniperus virginiana (N)</i>	Eastern Red Cedar	10-12' ht, B&B		
LI RO		<i>Liquidambar styraciflua 'Rotundiloba'</i>	Fruitless Sweetgum	4" caliper, B&B		Single stem, matched specimen
LI ST		<i>Liquidambar styraciflua (N)</i>	Sweetgum	4" caliper, B&B		Single stem, matched specimen
LI TU		<i>Liriodendron tulipifera (N)</i>	Tuliptree	4" caliper, B&B		Single stem, matched specimen
PI GL		<i>Picea glauca (N)</i>	White Spruce	10-12' ht, B&B		
PI TH		<i>Pinus thunbergiana</i>	Japanese Black Pine	10-12' ht, B&B		
QU BI		<i>Quercus bicolor (N)</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						
Ar Me		<i>Aronia melanocarpa (N)</i>	Black Chokeberry	24-30" ht	36" O.C.	
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.	
CI Al		<i>Clethra alnifolia (N)</i>	Sweet Pepperbush	24-30" ht	36" O.C.	
Co Iv		<i>Cornus alba 'Ivory Halo'</i>	Variegated Red Twig Dogwood	30-36" ht	36" O.C.	
Co Se		<i>Cornus sericea (N)</i>	Red Osier 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 Gl		<i>Ilex glabra (N)</i>	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 (N)</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 Vi		<i>Rhododendron viscosum (N)</i>	Swamp Azalea	30-36" ht	36" O.C.	
Rh Gl		<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 (N)</i>	Low Bush Blueberry	3 GAL	24" O.C.	
Vi Ar		<i>Viburnum dentatum (N)</i>	Arrowwood Viburnum	30-36" ht	36" 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 (N)</i>	Common Yarrow	1 GAL	18" O.C.	
ach pb		<i>Achillia millefolium 'Pretty Belinda'</i>	Pretty Belinda Yarrow	1 GAL	18" O.C.	
aga ba		<i>Agastache 'Black Adder'</i>	Black Adder Hyssop	1 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	1 GAL	24" O.C.	
asc tu		<i>Asclepias tuberosa (N)</i>	Butterfly Weed	1 GAL	18" O.C.	
bap au		<i>Baptisia australis</i>	False Indigo	1 GAL	18" O.C.	
den pu		<i>Dennstaedtia punctilobula (N)</i>	Hay Scented Fern	1 GAL	30" O.C.	
ech pu		<i>Echinacea purpurea</i>	Purple Coneflower	1 GAL	18" O.C.	
ger ro		<i>Geranium x 'Rozanne'</i>	Rozanne Cranesbill	1 GAL	18" O.C.	
hem fr		<i>Hemerocallis 'Fragrant Returns'</i>	Fragrant Returns Daylily	1 GAL	18" O.C.	
heu ss		<i>Heuchera 'Stormy Seas'</i>	Coral Bells	1 GAL	24" O.C.	
lia sp		<i>Liatris spicata (N)</i>	Blazing Star	1 GAL	24" O.C.	
lup pe		<i>Lupinus perennis (N)</i>	Wild Blue Lupine	1 GAL	18" O.C.	
nep fa		<i>Nepeta x faassenii 'Walkers Low'</i>	Walkers Low Catmint	1 GAL	18" O.C.	
rud fu		<i>Rudbeckia fulgida 'Goldsturm'</i>	Black Eyed Susan	1 GAL	18" O.C.	

rud tr		<i>Rudbeckia triloba (N)</i>	Brown Eyed Susan	1 GAL	18" O.C.	
sal mn		<i>Salvia 'May Night'</i>	May Night Salvia	1 GAL	18" O.C.	
sol se		<i>Solidago sempervirens (N)</i>	Seaside Goldenrod	Plug	12" O.C.	
sym no		<i>Symphytotrichum novae-angliae (N)</i>	New England Aster	1 GAL	24" O.C.	
tia co		<i>Tiarella cordifolia (N)</i>	Foamflower	1 GAL	24" 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 (N)</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 (N)</i>	Tufted Hair Grass	2 GAL	24" 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. (N)</i>	Coastal Red Fescue	Plug	12" O.C.	
jun ef		<i>Juncus effusus (N)</i>	Soft Rush	Plug	12" O.C.	
lir mu		<i>Liriope muscari</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 (N)</i>	Switchgrass	Plug	12" O.C.	
par qu		<i>Parthenocissus quinquefolia (N)</i>	Virginia Creeper	Plug	12" O.C.	
sch sc		<i>Schizachyrium scoparium (N)</i>	Little Bluestem	Plug	12" O.C.	

NOTES:

- 1. ALL TREES AND UNDERSTORY PLANTING WITHIN BUFFER ZONE TO BE NATIVE SPECIES
- 2. SPECIES NOTED WITH (N) IN LEGEND INDICATES NATIVE SPECIES

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Tight&Bond studio

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PLAN SET
ISSUE TITLE

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CONSTRUCTION PURPOSES.

29 Clarks
Road

MINCO

Amesbury, MA

1	11/14/2025	PB COMMENTS
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
PLANT LIST

SCALE: AS NOTED

- 1 THE LIMITS OF THE 20 S.F. WETLAND REPLICATION AREA SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
- 2 EQUIPMENT WILL BE USED TO EXCAVATE TO A SUB-GRADE ELEVATION APPROXIMATELY 8-12 INCHES BELOW THE FINAL ELEVATIONS. THE WETLAND SCIENTIST SHALL OVERSEE ESTABLISHMENT OF SUBGRADE AND FINAL GRADE.
- 3 FOLLOWING EXCAVATION TO SUBGRADE AND INSPECTION BY THE WETLAND SCIENTIST, APPROXIMATELY 8-12 INCHES OF ORGANIC TOP SOIL SHALL BE ESTABLISHED IN THE WETLAND REPLICATION AREA. THE PROPOSED SOIL SHALL BE COMPRISED OF CLEAN LEAF COMPOST AND LOAMY SAND TOPSOIL MIXTURE, AND SHALL HAVE APPROXIMATELY 20% ORGANIC MATTER CONTENT. LARGE FRACTION MATERIAL (E.G. GRAVEL, COBBLE, STONES) WITHIN THE SOIL SHALL NOT EXCEED 10%. THE SOIL SHALL BE INSPECTED BY THE WETLAND SCIENTIST BEFORE PLACEMENT IN THE REPLICATION AREA.
- 5 FINAL ELEVATIONS SHALL MIMIC EXISTING GRADES WITHIN THE ADJACENT WETLAND ALONG THE LENGTH OF THE REPLICATION AREA.
- 6 THE NATIVE SEED MIX USED SHALL BE APPROVED BY THE MONITORING WETLAND SCIENTIST PRIOR TO SPREADING THE MIX.
- 7 COARSE WOODY DEBRIS, INCLUDING BRANCHES, LOGS, ETC., SOURCED FROM THE SITE SHALL BE PLACED WITHIN THE WETLAND REPLICATION AREA.
- 8 THE WETLAND REPLICATION AREA WILL BE MONITORED DURING AND FOLLOWING CONSTRUCTION, INCLUDING AT THE END OF THE FIRST AND SECOND GROWING SEASONS BY A QUALIFIED WETLAND SCIENTIST. MONITORING REPORTS DESCRIBING THE RELATIVE HEALTH OF THE HERBACEOUS GROWTH WILL BE SUBMITTED TO THE CONSERVATION COMMISSION WITH PHOTOGRAPHIC DOCUMENTATION AND RECOMMENDATIONS FOR SUPPLEMENTAL SEED, IF NECESSARY. THE MONITORING WILL INCLUDE AN ASSESSMENT OF THE DENSITY OF THE VEGETATION TO ENSURE 75% COVERAGE BY WETLAND INDICATOR PLANTS WITHIN 2 GROWING SEASONS.

- GENERAL MITIGATION NOTES
- ALL PLANTINGS SHALL BE NATIVE VARIETIES WITH NO LANDSCAPE CULTIVARS PROPOSED.
 - SPECIFIC PLACEMENT OF SHRUBS AND TREES WITHIN THE PLANTING AREAS ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD.
 - THE PROPOSED MITIGATION WORK ACTIVITY SHALL BE MONITORED BY A WETLAND SCIENTIST.
 - IF NECESSARY, ANY REQUIRED SUBSTITUTE NATIVE SHRUBS OR TREES SHALL BE REVIEWED BY THE WETLAND SCIENTIST PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL BE INSPECTED ON-SITE BY THE WETLAND SCIENTIST PRIOR TO INSTALLATION.
 - INSTALLATION OF PLANTINGS SHALL OCCUR IN THE SPRING OR FALL SEASON.
 - PREPARATION OF A WATERING SCHEDULE SHALL BE IMPLEMENTED FOR A MINIMUM OF ONE GROWING SEASON TO ENSURE ESTABLISHMENT OF PLANTINGS. WATERING SCHEDULE IS DEPENDANT ON RAIN EVENTS AND TIME OF SEASON. A DEEP SOAKING OF PLANTS SHALL OCCUR THE SAME DAY AS PLANTS ARE INSTALLED. WATERING IS RECOMMENDED IN THE EARLY MORNING HOURS.
 - THE SHRUB CLUSTERS AND INDIVIDUAL TREE PLANTINGS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PLANTING AREAS. LAYOUT OF PLANTINGS SHALL INVOLVE WETLAND SCIENTIST OVERSIGHT.

- BUFFER ZONE RESTORATION AREA
- THE LIMITS OF THE 950 S.F. BUFFER ZONE ENHANCEMENT AREA SHALL BE DEMARCATED IN THE FIELD PRIOR TO ADDRESSING THE AREA.
 - A MINIMUM OF 6" CLEAN TOPSOIL SHALL BE PLACED AS NEEDED IN AREAS LACKING SUITABLE TOPSOIL. A LOAMY SAND TOPSOIL IS RECOMMENDED WITH AN ORGANIC MATTER CONTENT OF APPROXIMATELY 10%.

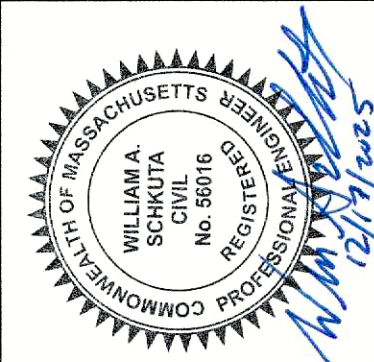
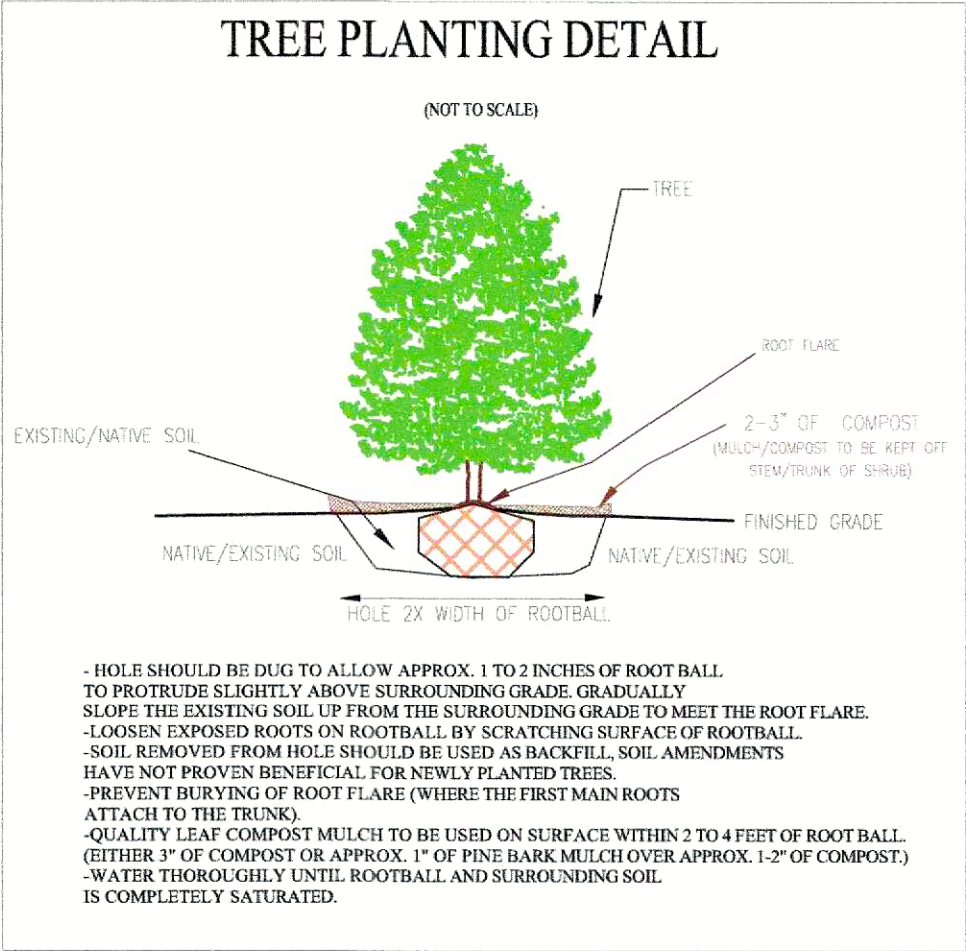
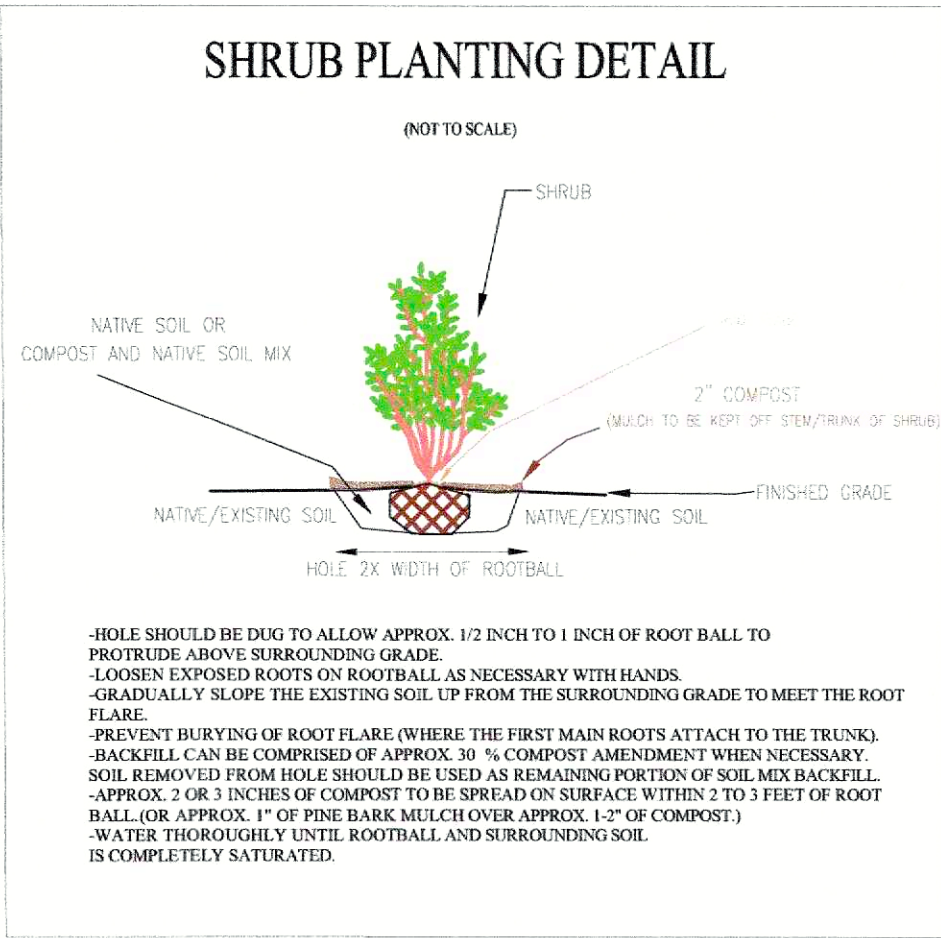
BUFFER RESTORATION AREAS PLANT LIST

Common Name	Genus/Species	Size	Planting Specifications	No.
Shrubs				
black chokeberry	<i>Aronia melanocarpa</i>	2 - 3' min.	4 - 6 feet o.c.	8
witch hazel	<i>Hamamelis virginiana</i>	2 - 3' min.	4 - 6 feet o.c.	8
serviceberry	<i>Amelanchier canadensis</i>	2 - 3' min.	4 - 6 feet o.c.	8
winterberry	<i>Ilex verticillata</i>	2 - 3' min.	4 - 6 feet o.c.	8
Trees				
black cherry	<i>Prunus serotina</i>	4 - 6' min.	singles, 10 feet o.c.	5
red maple	<i>Acer rubrum</i>	4 - 6' min.	singles, 10 feet o.c.	5
black birch	<i>Betula lenta</i>	4 - 6' min.	singles, 10 feet o.c.	5
tupelo	<i>Nyssa sylvatica</i>	4 - 6' min.	singles, 10 feet o.c.	5

WETLAND REPLICATION SEEDMIX

Ernst Seeds: Specialized Wetland Mix for Shaded OBL-FACW Areas

32.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
20.0% Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
14.0% Carex lurida, PA Ecotype (Lund Sedge, PA Ecotype)
6.9% Carex lupulina, PA Ecotype (Hop Sedge, PA Ecotype)
6.9% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
3.0% Cinna arundinacea, PA Ecotype (Wood Reedgrass, PA Ecotype)
3.0% Juncus effusus (Soft Rush)
3.0% Sparganium americanum (Eastern Bur Reed)
3.0% Sparganium angustifolium, PA Ecotype (Giant Bur Reed, PA Ecotype)
3.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
2.0% Helopsis helianthoides, PA Ecotype (Oxeye Sunflower, PA Ecotype)
1.0% Carex intumescens, PA Ecotype (Star Sedge, PA Ecotype)
0.5% Scirpus atrovirens, PA Ecotype (Green Bulrush, PA Ecotype)
0.5% Scirpus cyperinus, PA Ecotype (Woodgrass, PA Ecotype)
0.3% Vernonia noveboracensis, PA Ecotype (New York Ironweed, PA Ecotype)
0.2% Carex stricta, PA Ecotype (Tussock Sedge, PA Ecotype)
0.2% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
0.2% Lobelia siphilitica, PA Ecotype (Great Blue Lobelia, PA Ecotype)
0.1% Chelone glabra, PA Ecotype (Turtlehead, PA Ecotype)
0.1% Eupatorium fistulosum, PA Ecotype (Joe Pye Weed, PA Ecotype)
0.1% Penthorum sedoides, PA Ecotype (Ditch Stonewort, PA Ecotype)



SURVEY BY: MCG		DATE		NO.	
DRAFTED BY: DTS		10/20/2025		1	
CHECKED BY: WAS		12/11/2025		2	
APPROVED BY: SPC		12/17/2025		3	
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	

MITIGATION NOTES & PLANTING TABLES		DRAWING NO.	
		W-1	

MITIGATION PLANTING PLANS
DESIGNED BY LEC ENVIRONMENTAL
CONSULTANTS, INC.