

PROPOSED SITE PLAN PLANS
CARRIAGE HILL LOFTS
AT OAKLAND STREET
IN
AMESBURY, MA
OCTOBER 2025

I CERTIFY:
THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS
OF THE REGISTER OF DEEDS.

DATE

FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

DATE

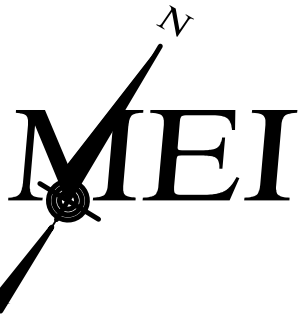
CITY OF AMESBURY
OFFICE OF THE CITY OF THE CLERK

THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE AMESBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

CLERK

DATE

NORTH



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952
(978) 463-8980

OWNER:

9 OAKLAND STREET
AMESBURY LLC
PO BOX 999
DANVILLE NH 03819

PROJECT TEAM

9 OAKLAND ST
CARRIAGE HILL LOFTS
4-STORY BUILDING WITH
GARAGE
9 OAKLAND STREET
AMESBURY, MA

PROJECT INFO

REV	DESCRIPTION	DATE
-----	-------------	------



STAMP:

COVER
SHEET

SHEET NAME:

SHEET: C1.0

SHT NO:

DR BY: SBS

CHK BY: AM

PROJ NO: M254459

DATE: SEPT. 23, 2025

SCALE: AS NOTED



LOCUS MAP
N.T.S.



PLAN INDEX

SHEET NO.	TITLE
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES & LEGEND
C-3.0	BOUNDARY PLAN
C-4.0	EXISTING CONDITIONS PLAN
C-5.0	CIVIL SITE PLAN
C-6.0	DEMOLITION & EROSION CONTROL PLAN
C-7.0, 7.1, 7.2, & 7.3	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN

OWNER:
9 OAKLAND STREET AMESBURY LLC
PO BOX 999
DANVILLE, NH 03819
978-815-1853

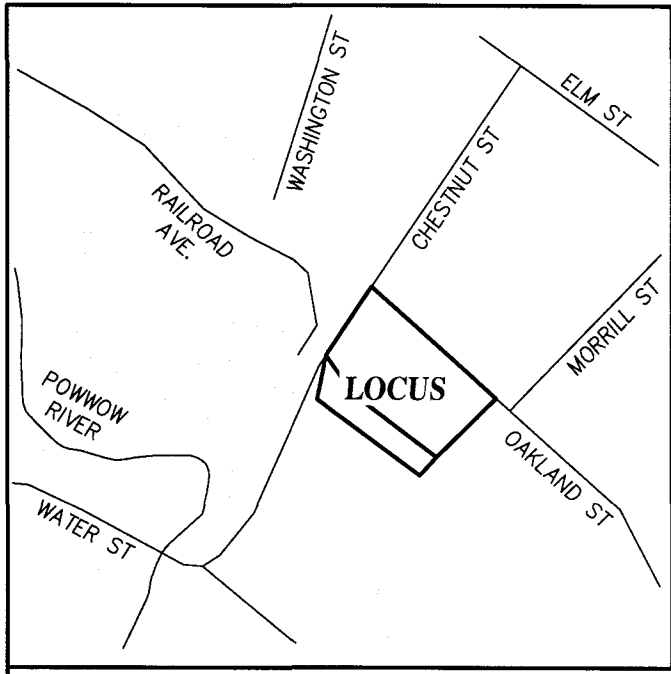
ATTORNEY:
LAW OFFICES OF
JEFFREY L. ROELOFS, PC
44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-462-7600

PROJECT TEAM

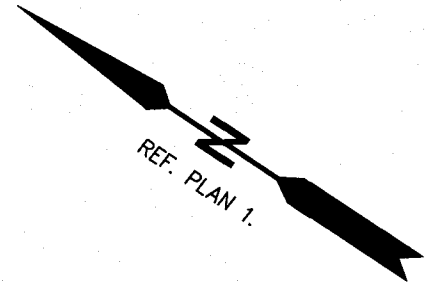
ARCHITECT:
SV DESIGN LLC
126 DODGE STREET
BEVERLY, MA 01915
978-529-2303

CIVIL ENGINEERING
SURVEY:
MILLENNIUM ENGINEERING, INC.
62 ELM STREET 01952
SALISBURY, MA
978-463-8980

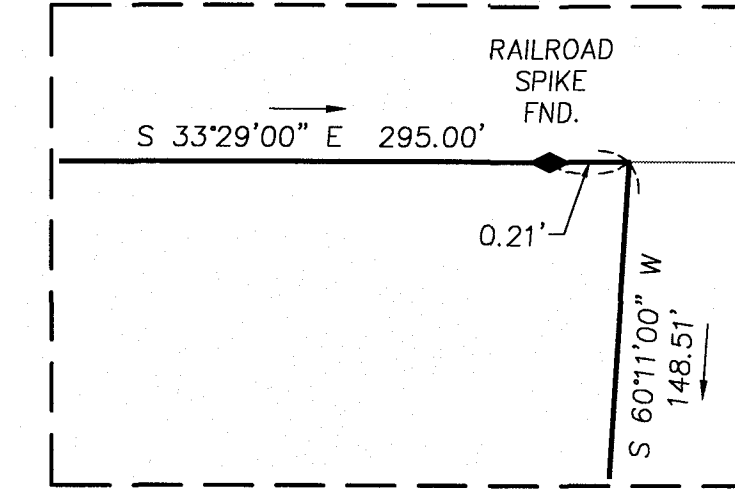
LANDSCAPE ARCHITECT:
JAMES K. EMMANUEL ASSOCIATES
22 CARLTON ROAD
MARBLEHEAD, MA 01945
978-622-7487



LOCUS MAP
N.T.S.



ASSESSOR REFERENCE
CITY OF AMESBURY ASSESSOR
MAP 53 LOTS 94 & 95



DETAIL A.
(NOT TO SCALE)

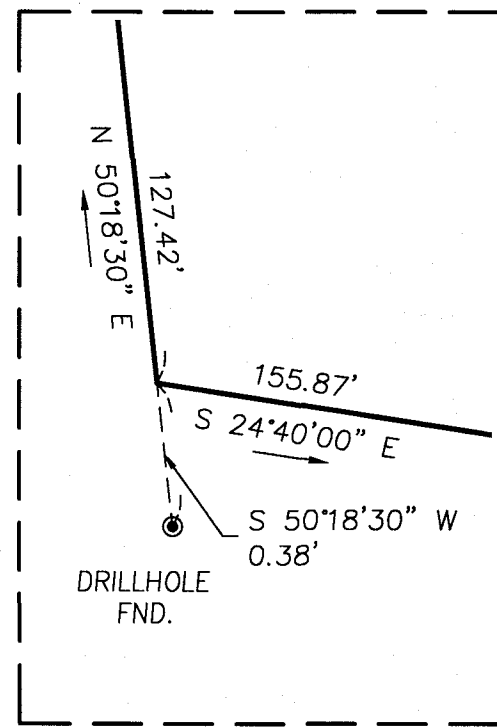
I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTER
OF DEEDS.

Michael J. Sergi
MICHAEL J. SERGI
9/23/2025
DATE

OWNER OF RECORD
9 OAKLAND STREET AMESBURY, LLC

- DEED REFERENCES**
- SEE DEED FROM ROGER D. MATTHEWS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SALLY P. ISRAEL TO 9 OAKLAND STREET AMESBURY, LLC. DATED 4/13/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 33983 PAGE 110.
 - REGISTERED LAND CERTIFICATE No. 88344

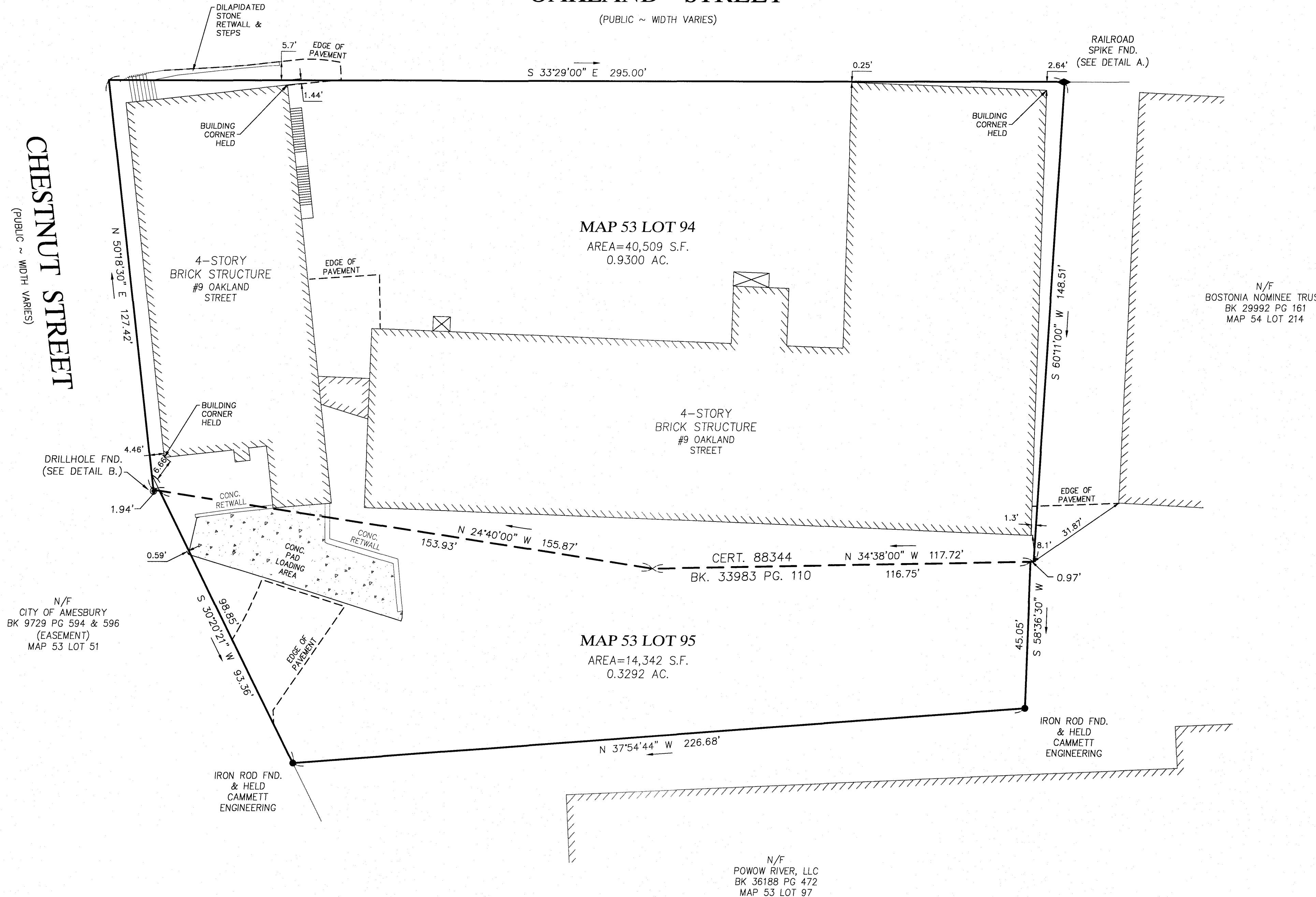
- KEY PLAN REFERENCES**
- LAND COURT 30403A
 - PLAN OF LAND IN AMESBURY, MA DRAWN BY PORT ENGINEERING ASSOCIATES, INC. DATED DEC 2, 1986 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 219 PLAN 79.
 - PLAN OF LAND IN AMESBURY, MA DRAWN BY PORT ENGINEERING ASSOCIATES, INC. DATED AUG 17, 1987 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 244 PLAN 100.



DETAIL B.
(NOT TO SCALE)

CHESTNUT STREET
(PUBLIC ~ WIDTH VARIES)

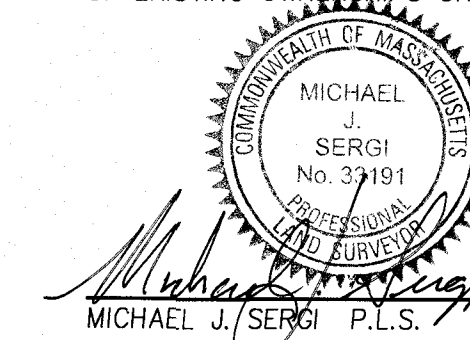
OAKLAND STREET
(PUBLIC ~ WIDTH VARIES)



- NOTES**
- ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
 - STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
 - THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

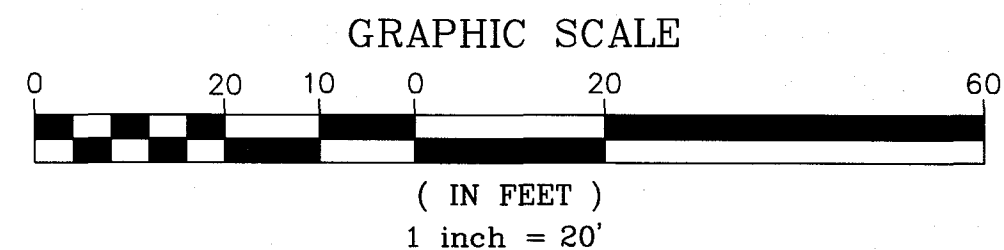
I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES
DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR
WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION
OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

CHAPTER 41 SECTION 81X

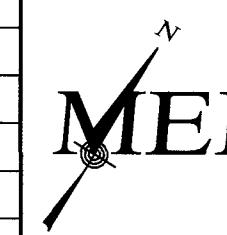


9/23/2025
DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET
REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO
TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF
ADJOINING PROPERTIES ARE ACCORDING TO ASSESSORS
RECORDS.



PREPARED FOR
9 OAKLAND STREET AMESBURY, LLC
11353 REED HARTMAN HWY, SUITE 300
CINCINNATI, OH 45241

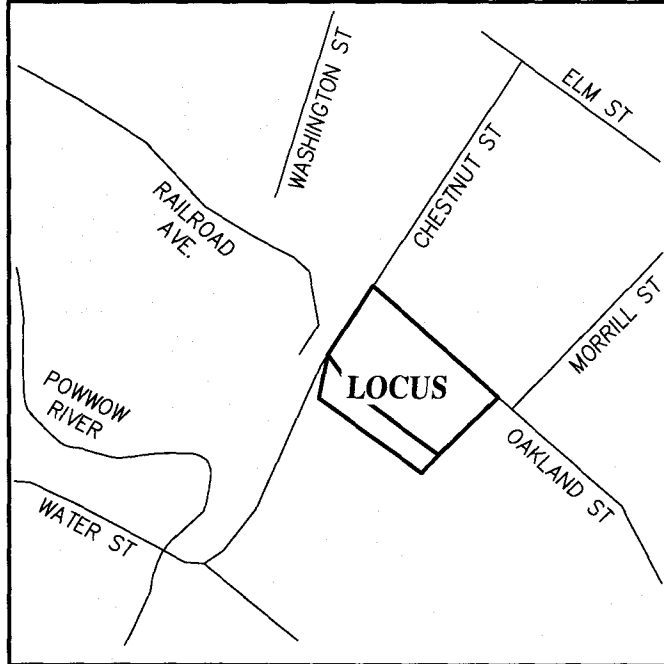


MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'
DATE: SEPT 23, 2025
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M254459

PLAN OF LAND
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
9 OAKLAND STREET

BOUNDARY
PLAN
SHEET: C-3.00



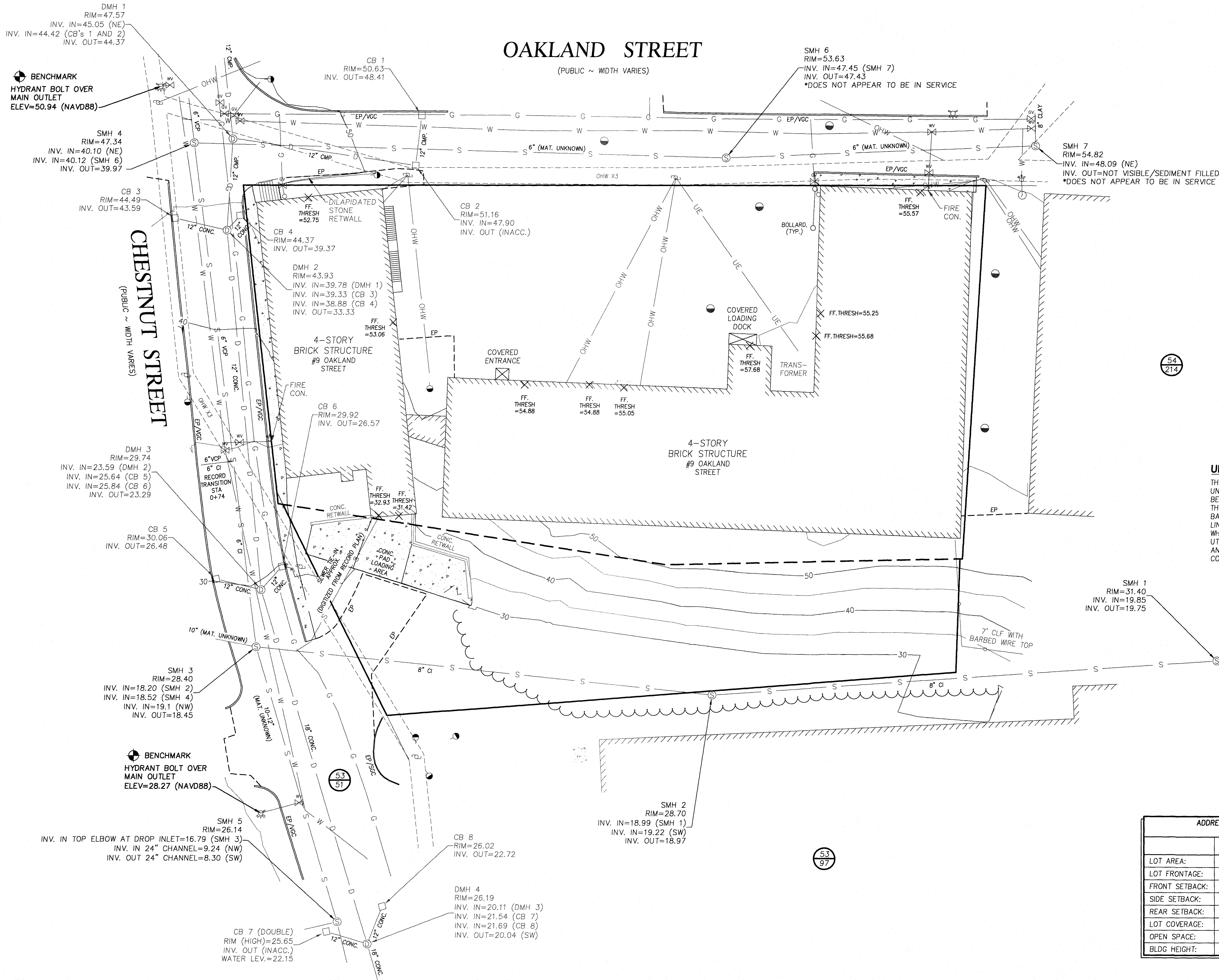
OWNER OF RECORD
9 OAKLAND STREET AMESBURY, LLC

DEED REFERENCES

- SEE DEED FROM ROGER D. MATTHEWS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SALLY P. ISRAEL TO 9 OAKLAND STREET AMESBURY, LLC. DATED 4/13/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 33983 PAGE 110.
- SEE LAND COURT CERTIFICATE No. 88344 DATED 4/15/2015 AND ON FILE AT THE SOUTH ESSEX REGISTRY OF DEEDS.

FLOOD NOTE:
THE TWO PROPERTIES COMPRISING 9 OAKLAND STREET ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA F.I.R.M. 25009C0106F, EFFECTIVE 7/3/2012.

- LEGEND**
- D.H. DRILL HOLE
 - I ROD IRON ROD
 - FND. FOUND
 - N/F NOW OR FORMERLY
 - D DRAINAGE
 - W WATER
 - S SEWER
 - G GAS
 - OHW OVERHEAD WIRE
 - UGT UNDERGROUND TELEPHONE
 - UE UNDERGROUND ELECTRIC
 - BENCHMARK
 - CB CATCH BASIN
 - DMH DRAIN MANHOLE
 - SMH SEWER MANHOLE
 - X SPOT GRADE
 - UTILITY POLE
 - GUY
 - MONITORING WELL
 - HYDRANT
 - GAS VALVE
 - GAS SHUT OFF
 - WATER SHUT OFF
 - WATER VALVE
 - ASSESSORS MAP#
 - PARCEL#

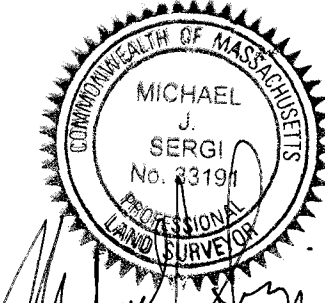
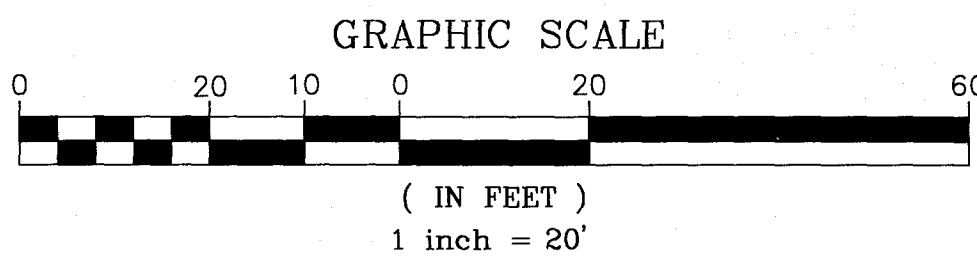


ASSESSOR REFERENCE
CITY OF AMESBURY ASSESSOR
MAP 53 LOTS 94 & 95

UNDERGROUND UTILITY NOTE
THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES, OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES AND CLIENT RECORDS. WHERE POSSIBLE, AVAILABLE RECORD INFORMATION FOR UTILITIES HAS BEEN USED TO VERIFY THE FIELD LOCATIONS AND CONNECTIONS SHOWN. THE ACTUAL LOCATION AND CONNECTIONS MAY VARY FROM THAT SHOWN HEREON.

ZONING TABLE

ADDRESS - ASSESSORS MAP 53 LOTS 94 & 95 ZONING DISTRICT IC			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 S.F.	**	**
LOT FRONTAGE:	125 FT.	**	**
FRONT SETBACK:	25 FT.	**	**
SIDE SETBACK:	20 FT.	**	**
REAR SETBACK:	40 FT.	**	**
LOT COVERAGE:	50%	**	**
OPEN SPACE:	40%	**	**
BLDG HEIGHT:	40 FT.	**	**



9 OAKLAND STREET AMESBURY, LLC
11353 REED HARTMAN HWY, SUITE 300
CINCINNATI, OH 45241

NO. DATE DESCRIPTION BY



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'
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CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M254459

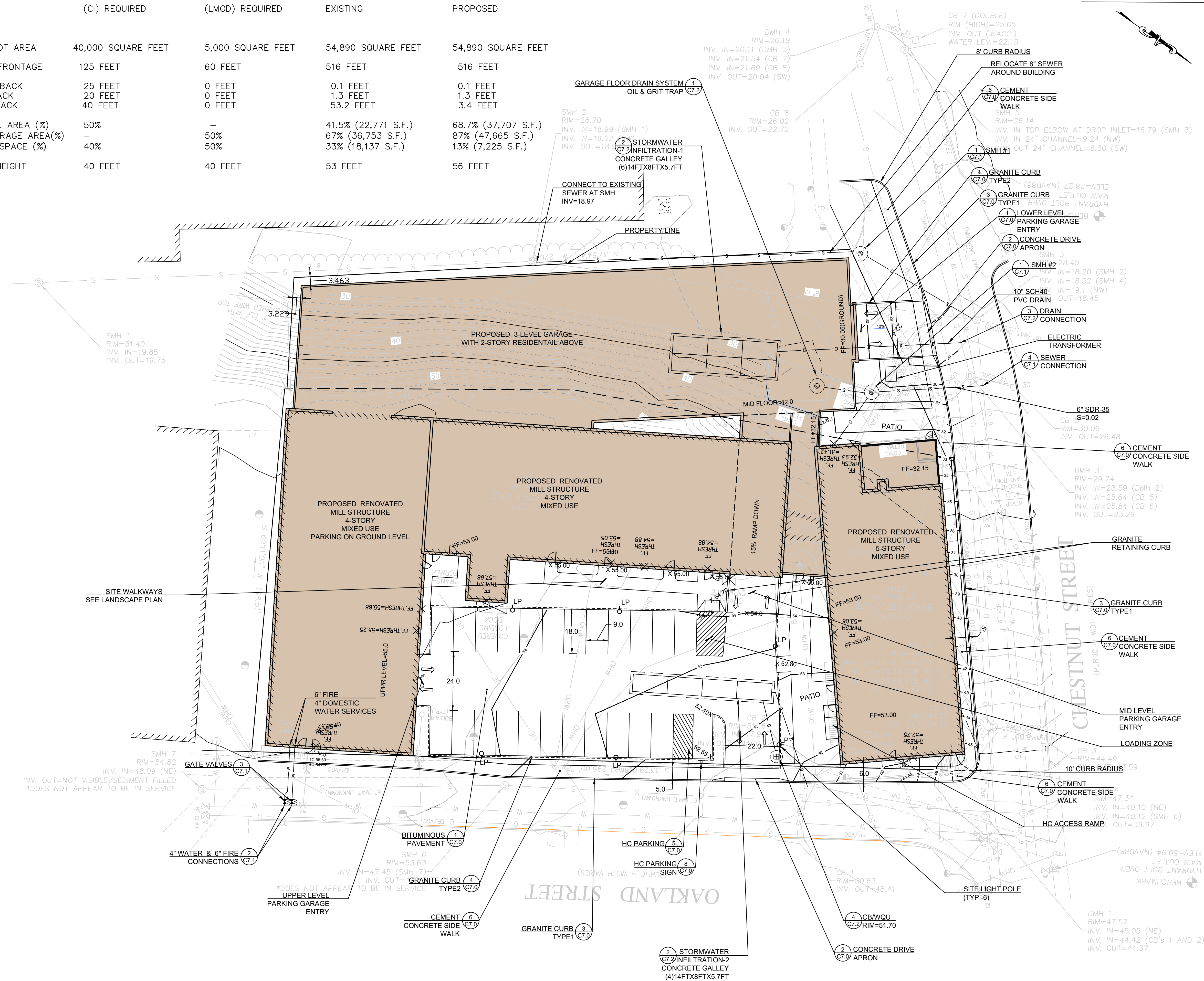
SITE PLAN
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
9 OAKLAND STREET

EXISTING CONDITIONS
SHEET: C-4200

ZONING

CENTRAL INDUSTRIAL (IC) &
LOWER MILLYARD OVERLAY DISTRICT (LMD)

	(CI) REQUIRED	(LMD) REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQUARE FEET	5,000 SQUARE FEET	54,890 SQUARE FEET	54,890 SQUARE FEET
MINIMUM FRONTAGE	125 FEET	60 FEET	516 FEET	516 FEET
FRONT SETBACK	25 FEET	0 FEET	0.1 FEET	0.1 FEET
SIDE SETBACK	20 FEET	0 FEET	1.3 FEET	1.3 FEET
REAR SETBACK	40 FEET	0 FEET	53.2 FEET	3.4 FEET
MAX. BLDG. AREA (%)	50%	—	41.5% (22,771 S.F.)	68.7% (37,707 S.F.)
MAX. COVERAGE AREA(%)	—	50%	67% (36,753 S.F.)	87% (47,665 S.F.)
MIN OPEN SPACE (%)	40%	50%	33% (18,137 S.F.)	13% (7,225 S.F.)
MAXIMUM HEIGHT	40 FEET	40 FEET	53 FEET	56 FEET



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FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

DATE

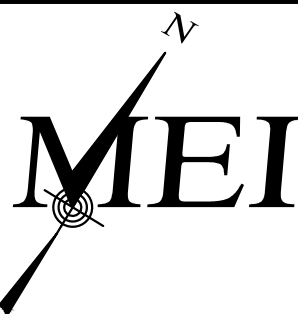
CITY OF AMESBURY
OFFICE OF THE CITY OF THE CLERK

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DAYS NEXT FOLLOWING I HAVE RECEIVED NO
NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK

DATE

NORTH



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952
(978) 463-8980

OWNER:

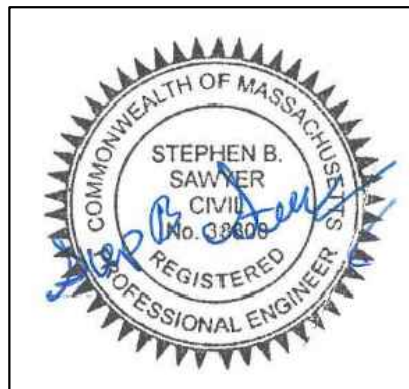
9 OAKLAND STREET
AMESBURY LLC
PO BOX 999
DANVILLE NH 03819

PROJECT TEAM

9 OAKLAND ST
CARRIAGE HILL LOFTS
4-STORY BUILDING WITH
GARAGE
9 OAKLAND STREET
AMESBURY, MA

PROJECT INFO

REV	DESCRIPTION	DATE
-----	-------------	------



STAMP:

CIVIL
SITE
PLAN

SHEET NAME:

C5.0

SHT NO:

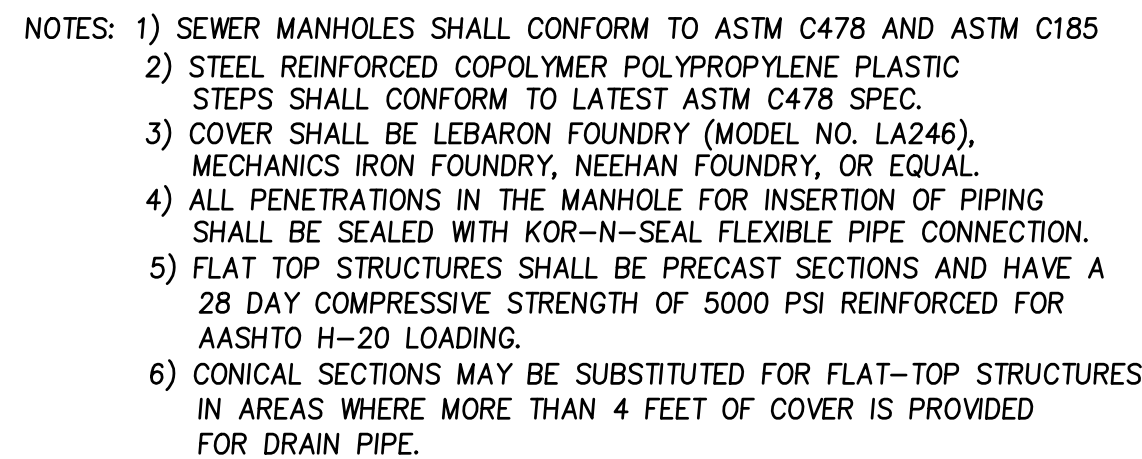
DR BY: SS

CHK BY: AM

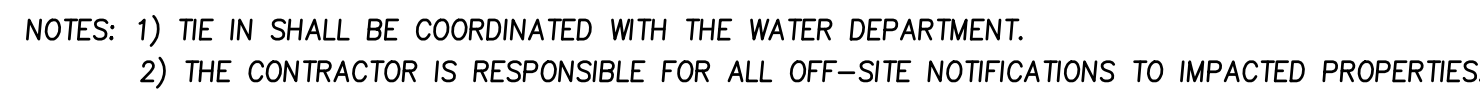
PROJ NO: M254459

DATE: SEPT. 23, 2025

SCALE: 1"=20'



N.T.S.



N.T.S



1. VALUES SHOWN ARE FOR TEST PRESSURE OF 150 PSI WITH A 100 PSI SURGE ALLOWANCE.
2. THRUST BLOCKS SHALL NOT BE PLACED AGAINST THE FOLLOWING SOILS: PEAT, ORGANIC SILT AND ORGANIC SILTS, SOFT CLAY, RUBBISH FILL AND OTHER UNSUITABLE ARTIFICIAL FILL, SHATTERED SHALE, INORGANIC SILT AND VERY FINE SANDS.
3. POURED CONCRETE THRUST BLOCKS SHALL NOT COVER ANY JOINTS, CLAMPS, NUTS, BOLTS, ETC.

N.T.S.



DATE _____

FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

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CITY OF AMESBURY
OFFICE OF THE CITY OF THE CLERK

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CLERK _____ DATE _____



OWNER:

9 OAKLAND STREET
AMESBURY LLC
PO BOX 999
DANVILLE NH 03819

PROJECT TEAM

9 OAKLAND ST
CARRIAGE HILL LOFTS
4-STORY BUILDING WITH
GARAGE
9 OAKLAND STREET
AMESBURY, MA

PROJECT INFO

[illegible]

STAMP:

CONSTRUCTION DETAILS

SHEET NAME:

SHEET: C7.1

SHT NO:

DR BY: SBS

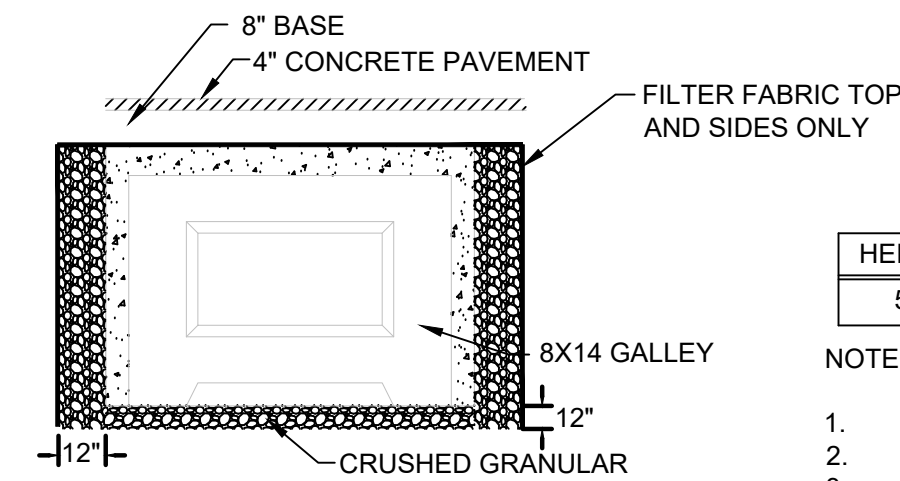
CHK BY: AM

PROJ NO: M254459

DATE: SEPT. 23, 2025

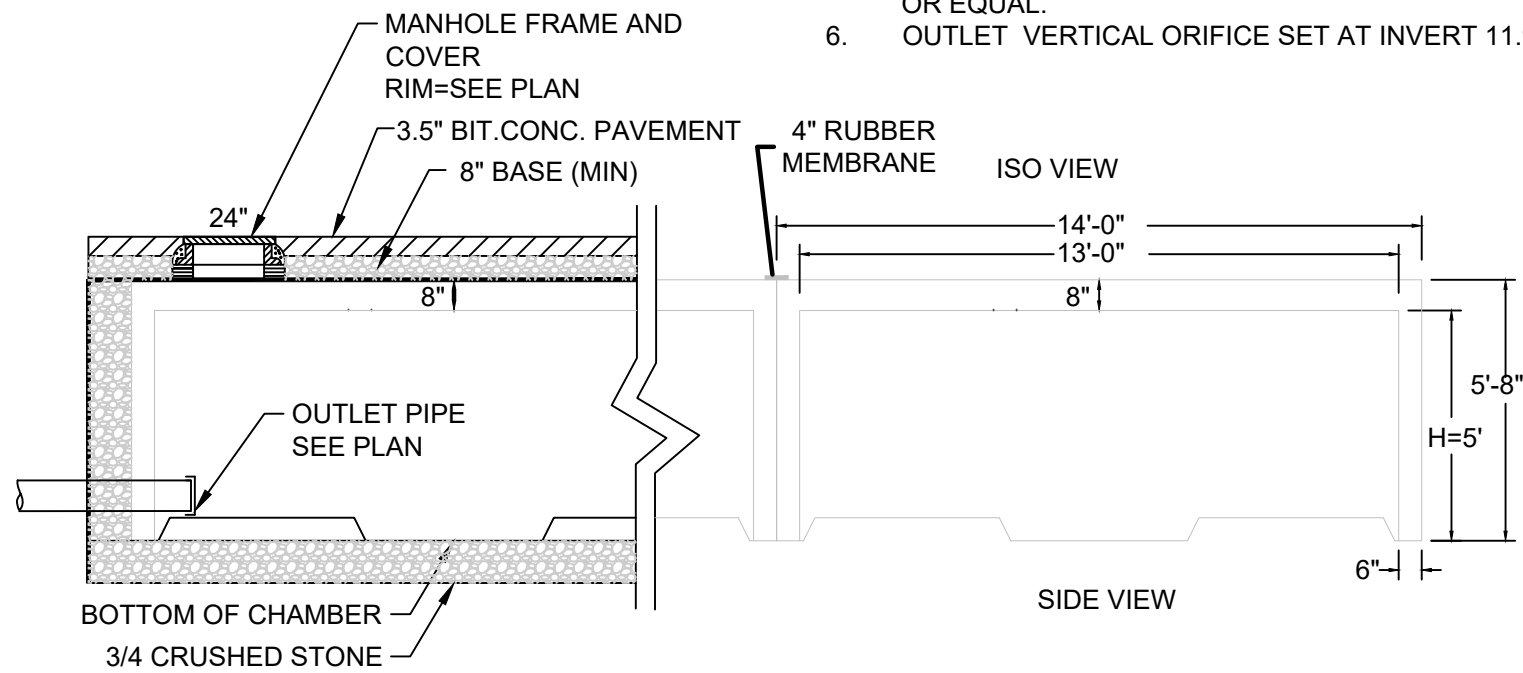
SCALE: AS NOTED

INLET	D	A	B	INLET	D	A	B
4"	3'-6"ø	3'-0"	2'-6"	8"	5'-0"ø	6'-0"	5'-0"
5"	3'-6"ø	5'-0"	4'-0"		5'-6"x 5'-6"	4'-6"	4'-0"
	3'-6"x 3'-6"	4'-0"	3'-0"		6'-0"ø	4'-0"	3'-6"
	3'-6"x 3'-6"	3'-6"	3'-0"		6'-0"x 6'-0"	3'-0"	2'-6"
	3'-6"x 3'-6"	3'-0"	2'-6"		6'-6"ø	3'-6"	3'-0"
	3'-6"x 3'-6"	3'-0"	2'-6"		6'-6"x 6'-6"	3'-0"	2'-6"
6"	4'-0"ø	5'-0"	4'-6"	10"	5'-6"ø	7'-6"	6'-6"
	4'-0"x 4'-0"	4'-0"	3'-6"		6'-0"x 6'-0"	5'-6"	4'-6"
	4'-6"ø	4'-0"	3'-6"		6'-0"ø	6'-6"	5'-6"
	4'-6"x 4'-6"	3'-6"	3'-0"		6'-6"x 6'-6"	5'-0"	4'-0"
	5'-0"ø	3'-6"	3'-0"				
	5'-0"x 5'-0"	3'-0"	2'-6"				



HEIGHT(H)	VOLUME(EA)	WEIGHT
5'-0"	500CF	20,000#

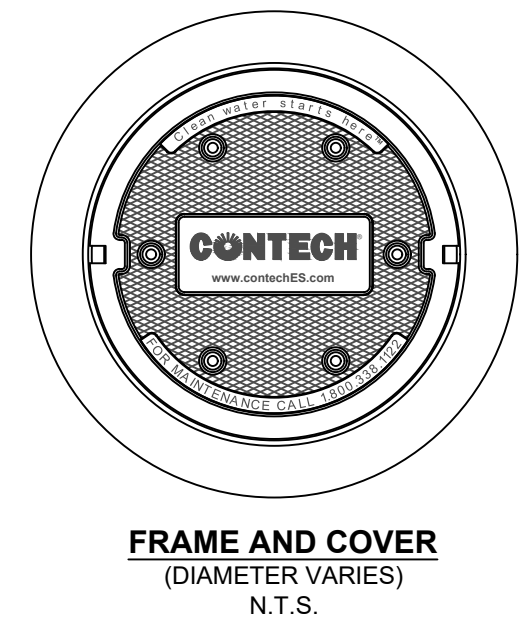
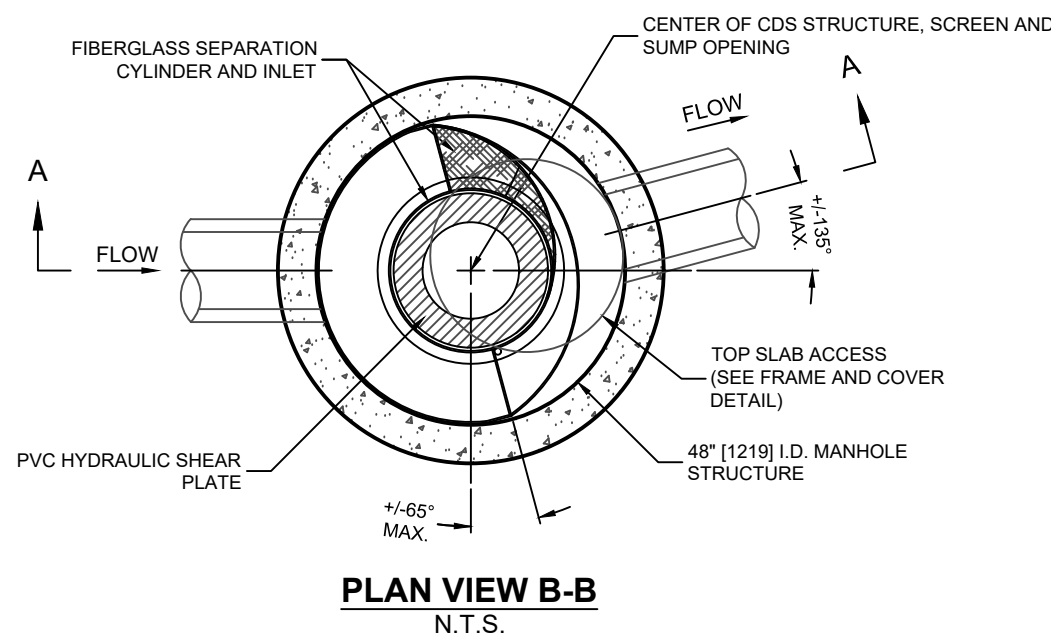
- NOTES:
- SEE SITE PLANS FOR OUTLET ORIFICE LOCATIONS
 - CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - DESIGNED FOR AASHTO HS-20 LOAD, 0 TO 5FT COVER.
 - END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.
 - GALLEYS TO BE SHEA CONCRETE 8x14 GALLEY CHAMBERS OR EQUAL.
 - OUTLET VERTICAL ORIFICE SET AT INVERT 11.91.



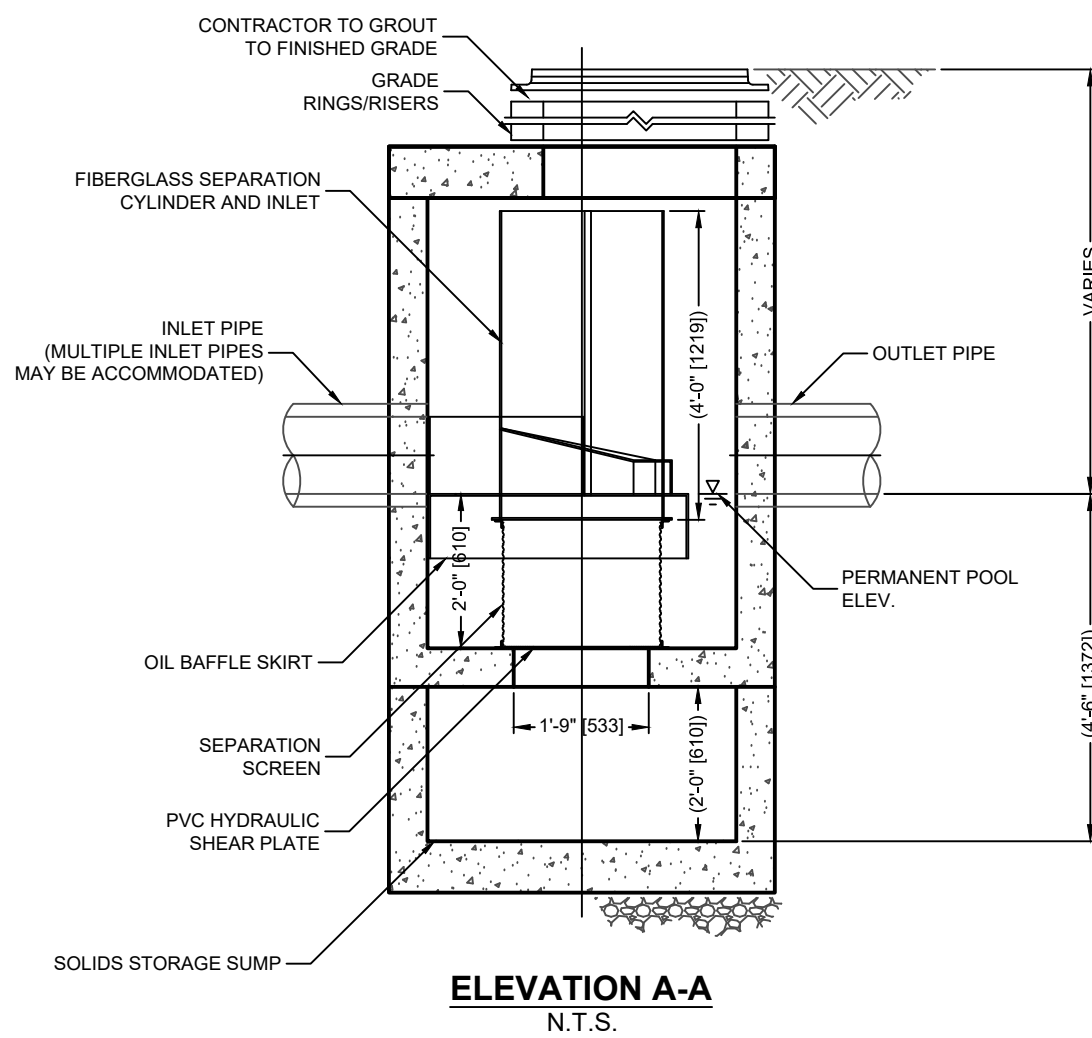
SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	100 YR STORM ELEV.
SUB. DET. 1	22.33	22.83	28.57	27.56
SUB. DET. 2	45.08	45.58	51.28	50.58

2 SHEA 8'x14' CONCRETE DETENTION CHAMBER

N.T.S.



*PROVIDE CATCH BASIN GRATE IN PLACE OF SOLID COVER



4 CONTECH CDS2015-4-C-DTL DETAIL

N.T.S.

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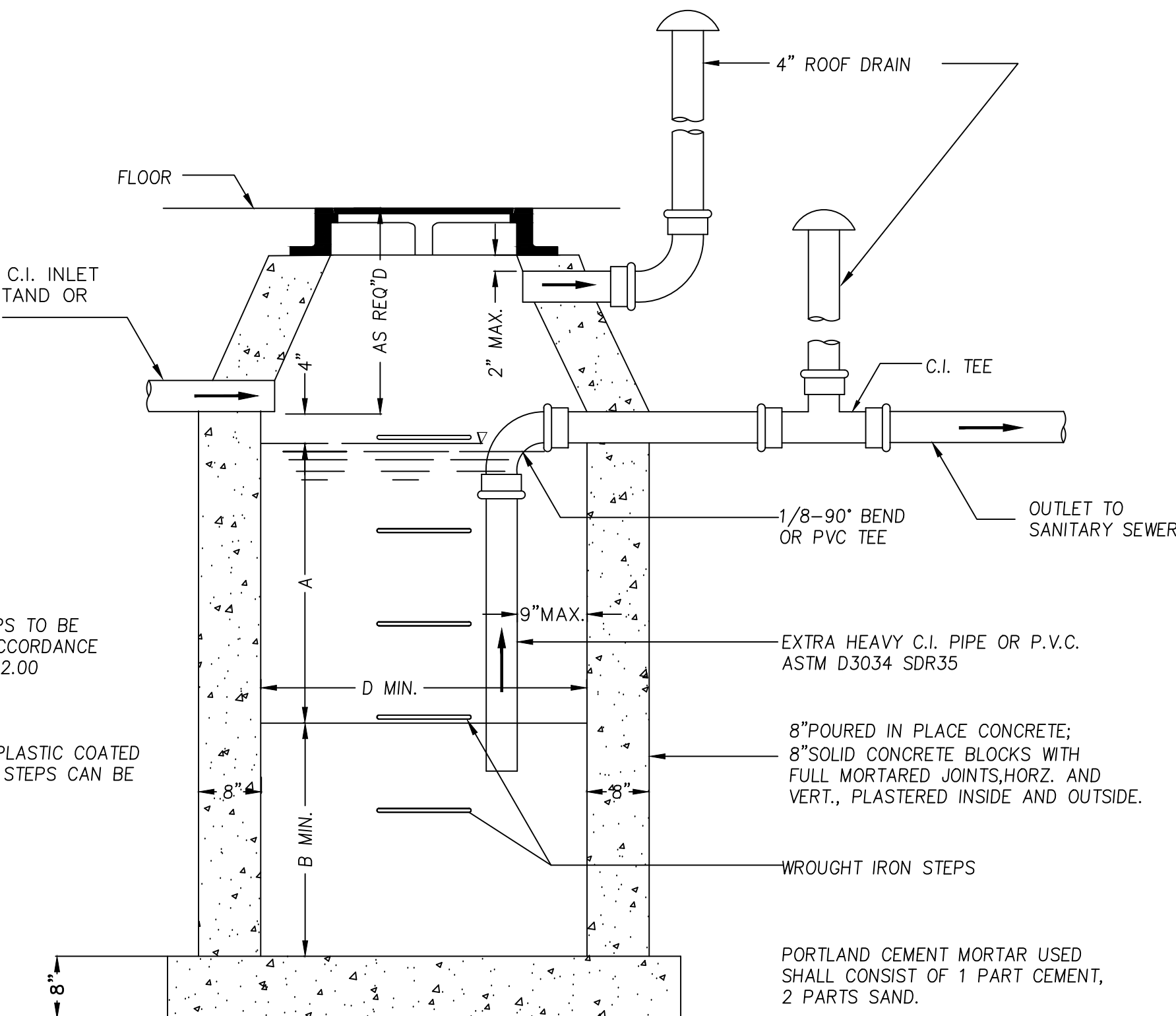
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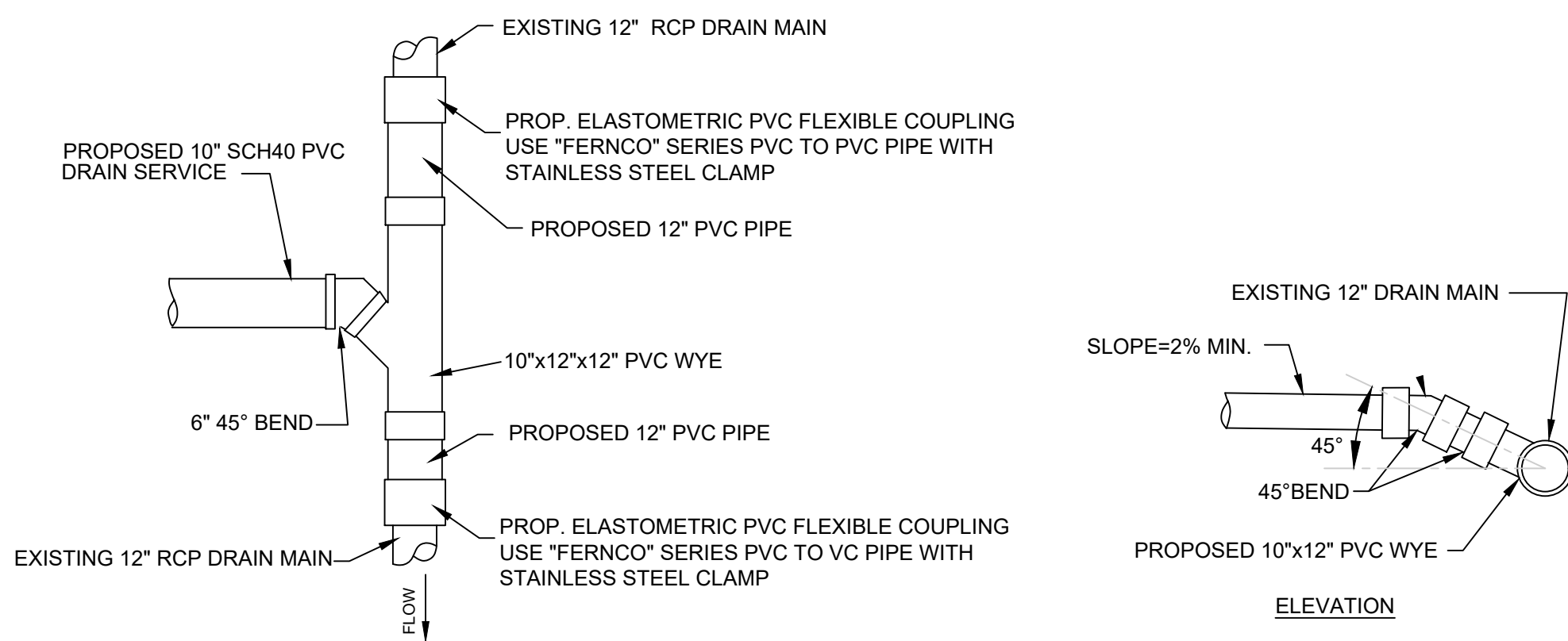


NOTES:

- FOR INLETS LARGER THAN 10", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
- PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.
- EXAMPLE 2

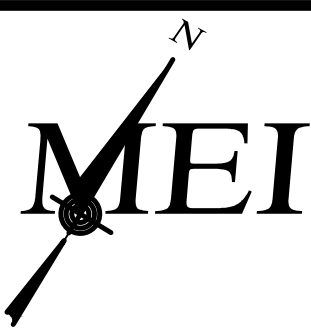
1 OIL AND GRIT SEPARATOR DETAIL

N.T.S.



3 DRAIN SERVICE CONNECTION DETAIL

NORTH



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952
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9 OAKLAND ST
CARRIAGE HILL LOFTS
4-STORY BUILDING WITH
GARAGE
9 OAKLAND STREET
AMESBURY, MA

PROJECT INFO

REV DESCRIPTION DATE



STAMP:

CONSTRUCTION
DETAILS

SHEET NAME:

SHEET: C7.2

SHT NO:

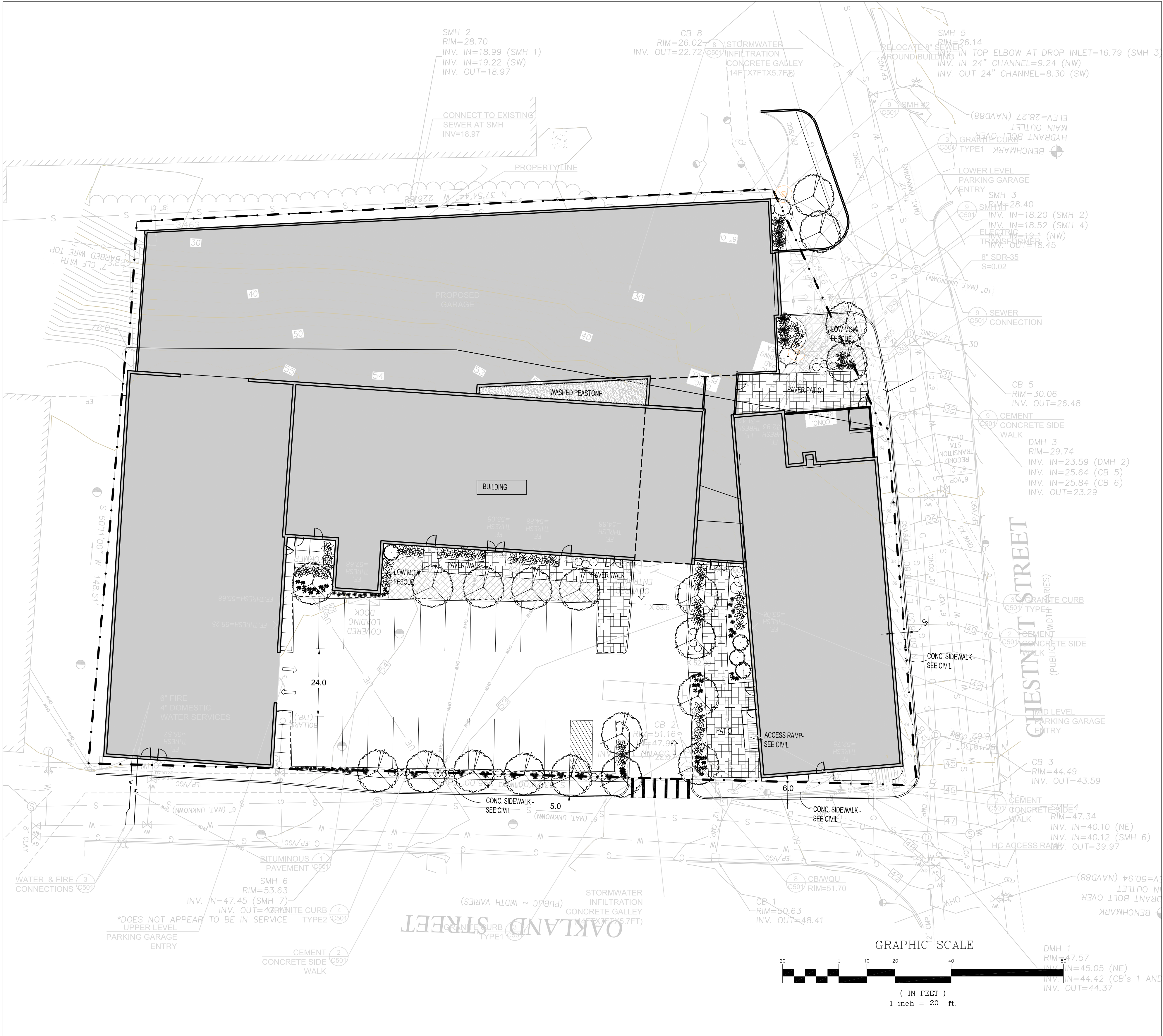
DR BY: SBS

CHK BY: AM

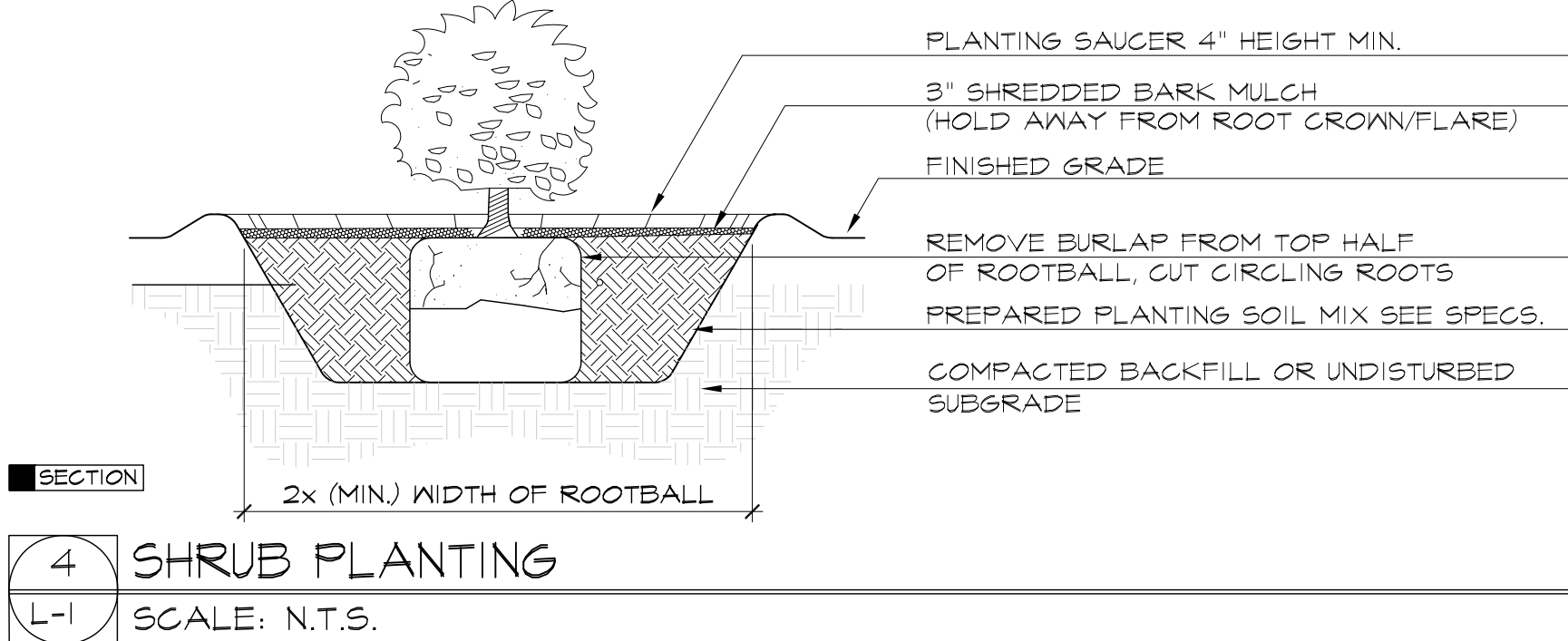
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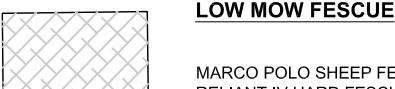
1 LANDSCAPE PLAN
SCALE: 1" = 20'



PLANT LEGEND:	Plant Palette			
	Qty	Botanical Name	Common Name	Size
	TREES:			
		Ulmus americana 'Princeton'	Princeton Elm	2"cal
		Gleditsia triacanthos 'Skyline'	Honeylocust	2"cal
		Acer rubrum 'Red Sunset'	Red Sunset Maple	2"cal
		Platanus occidentalis	American Sycamore	2"cal
		Tilia americana 'Redmond'	Redmond American Linden	2"cal
	EVERGREENS			
		Ilex opaca	American Holly	6-7"
		Juniperus virginiana	Eastern Red Cedar	6-7"
		Thuja x plicata 'Green Giant'	Green Giant Arborvitae	6-7"
		Juniperus virginiana 'Manhattan'	Manhattan Juniper	6-7"
	SHRUBS:			
		Myrica pensylvanicum	Northern Bayberry	#3pot
		Clethra alnifolia	Sweet Pepper	#3pot
		Comptonia peregrina	Sweetfern	#3pot
		Fothergilla gardenii	Dwarf Fothergilla	#3pot
		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#3pot
		Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#3pot
		Cornus alba 'Elegantissima'	Variegated Red Twig Dogwood	#3pot
		Viburnum dentatum	Arrowwood	#3pot
	GRASSES/PERENNIALS:			
		Sedum 'Autumn Joy'	Autumn Joy Sedum	#1pot
		Carex pensylvanica	Pennsylvania Sedge	#1pot
		Schizachyrium scoparium	Little Bluestem	#1pot
		Nepeta	Catmint	#1pot
		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1pot
		Rudbeckia	Black Eyed Susan	#1pot
		Salvia 'East Friesland'	Meadow Sage	#1pot
		Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	#1pot

PLANTING NOTES

- VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE FEATURES TO AVOID POSSIBLE CONFLICTS. CONSULT WITH ENGINEER / CONTRACTOR TO VERIFY CHANGES AS NECESSARY.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
- ALL PLANTING SIZES SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE CONDITIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL TREES TO RECEIVE A MINIMUM OF 3" OF MULCH. ALL SHRUBS TO RECEIVE A MINIMUM OF 2" OF MULCH. CONTRACTOR TO PROVIDE ONE YEAR GUARANTEE ON ALL PLANTING MATERIAL. WATER TO ESTABLISH PLANTINGS TO BE PROVIDED BY CONTRACTOR.
- NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.
- ALL DISTURBED AND REMAINING AREAS TO BE LOAM & SEEDED (low mow).
- WATER TO ESTABLISH PLANTINGS TO BE PROVIDED BY CONTRACTOR.
- TREES TO BE BAILED & BURLAPPED.
- WATER FOR PLANTING TREES TO BE PROVIDED BY CONTRACTOR FOR ESTABLISHMENT PERIOD OF 1-2 YEARS. WATER BY GATOR BAGS OR EQUIVALENT FOR TREES, FILL WEEKLY DURING SUMMER MONTHS. TEMPORARY IRRIGATION FOR LAWN AREAS.

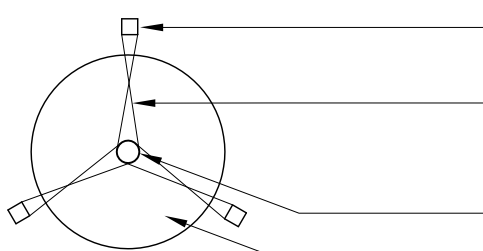


LOW MOW FESCUE

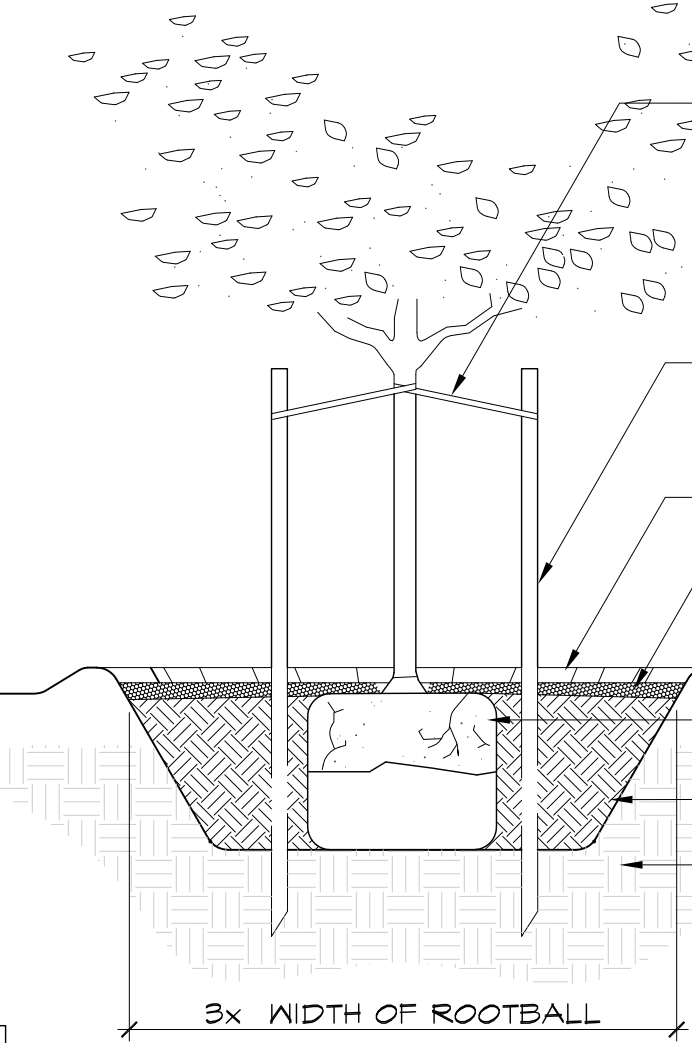
	PROPORTION	PURITY	GERMINATION
MARCO POLO SHEEP FESCUE	25%	95%	90%
RELIANT IV HARD FESCUE	25%	95%	90%
YORKING IV HARD FESCUE	25%	95%	90%
AZURE SHEEP FESCUE	25%	95%	90%

1. Fescue blend shall be a Fescue mix appropriate for full sun and shade exposure consisting of 4 varieties. The blend shall be from Colonial Seed Co. Windsor, CT. or approved equal.

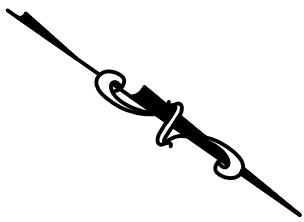
2. Seed mix rate shall be at 4# per 1000 SF for "Low Mow Fescue" areas.



- 3 x 3 (NOM.) HARDWOOD STAKE (TYP)
3 PER TREE REQUIRED.
3/4" FLAT BRAIDED NYLON CORDING
TIED IN A FIGURE EIGHT. CORDING
SHOULD ALLOW TREE TO SWAY SLIGHTLY.
TREE TRUNK
ROOTBALL
- NOTES:
1. DO NOT CUT LEADER.
2. REMOVE ALL TWINE, ROPES & TAGS
FROM TREE BRANCHES & TRUNK.
3. PLANT TREE SO THAT TRUNK/ ROOT
FLARE JUNCTION IS 1-2" ABOVE FINISHED
GRADE.
- 3/4" FLAT BRAIDED NYLON CORDING
TIED IN A FIGURE EIGHT. CORDING
SHOULD ALLOW TREE TO SWAY SLIGHTLY.



2 DECIDUOUS TREE PLANTING AND STAKING
SCALE: N.T.S.



APPLICANT

REVISIONS

Landscape Plan

9 Oakland St.
Amesbury, MA

DRAWING TITLE

Landscape Plan

james k. emmanuel | associates
LANDSCAPE ARCHITECTS

e 22 Carlton Rd.
Marblehead, MA 01945
tel. (781) 622-7487

james@jamesemmanuel.com
www.jamesemmanuel.com

SCALE 1" = 20'
DRAWN BY JE
CHECKED
DATE September 18, 2025

DRAWING NUMBER

L-1