

DEFINITIVE SUBDIVISION PLANS

OSPREY LANDING
510 NEWBURYPORT TURNPIKE
ROWLEY, MA 01969
PREPARED FOR APPLICANT:
TAYLOR LANE LLC
357 NORTH STREET
GEORGETOWN, MA 01833

PREPARED BY:
ASB design group LLC
363 boston street, route 1
topfield ma 01983
phone 978.500.8419

PROJECT GENERAL NOTES

- EXISTING BOUNDARY LINE, TOPOGRAPHIC, AND SITE UTILITY INFORMATION IS BASED UPON SURVEY PERFORMED BY DONOHUE SURVEY, INC.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND INFORMATION UTILITIES TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT BY THE CONTRACTOR AND THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH THE STATE POLICE AND/OR THE LOCAL POLICE DEPARTMENT FOR TRAFFIC RELATED ISSUES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC COORDINATION AND POLICE DETAILS AS REQUIRED BY THE CITY, TOWN OR STATE.
- CONTRACTOR SHALL MAINTAIN ALL NEAR AND EXISTING UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL WORK IS COMPLETED AND ACCEPTED.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL OBTAIN THE IMPROVEMENTS CONSTRUCTION GENERAL PERMIT.
- TOWN OF ROWLEY DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED 15 HOURS IN ADVANCE TO MARK OUT TO BUILDING PERMITS.
- FINAL STREET ADDRESS NUMBERS SHALL BE USED BY TOWN OF ROWLEY BUILDINGS DEPARTMENT UPON COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY EXCAVATION.
- ALL WATER SEWER, GASE CUT, STREET OPENING AND JACKERS LAM EXCAVATION PERMITS SHALL BE OBTAINED AT THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY EXCAVATION.
- FINAL APPROVAL OF DRIVEWAY LAYOUT AND LOCATION SHALL BE SUBMITTED TO THE PLANNING BOARD PRIOR TO BUILDING PERMITS.
- FINAL STREET ADDRESS NUMBERS SHALL BE USED BY TOWN OF ROWLEY BUILDINGS DEPARTMENT UPON COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY EXCAVATION.
- ALL SITE WORK SHALL BE SUPERVISED BY THE TOWN OF ROWLEY ENGINEERING REPRESENTATIVE OR THE DEPARTMENT OF PUBLIC WORKS. THE APPLICATIONS CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR THE PROPOSED WORK. ALL INSPECTIONS SHALL BE SCHEDULED 24 HOURS IN ADVANCE.
- AN APPROVED SITE AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION OR PLANNING BOARD PRIOR TO CONSTRUCTION. THE AS-BUILT SHALL BE SUBMITTED IN PDF AND IN HARD COPY TO THE TOWN OF ROWLEY ENGINEERING REPRESENTATIVE AND THE DEPARTMENT OF PUBLIC WORKS. THE AS-BUILT SHALL ALSO BE SUBMITTED TO THE ROWLEY CONSERVATION COMMISSION FOR NOTICE OF INTENT APPROVAL.

DIG SAFE NOTES

- IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS THE CONTRACTOR SHALL NOTIFY IN WRITING THE TOWN OF ROWLEY DEPARTMENT OF PUBLIC WORKS PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE INFORMATION UTILITIES TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT BY THE CONTRACTOR AND THE ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

BEFORE CONSTRUCTION CALL (72 HOURS IN ADVANCE):
1-800-DIG-SAFE
1-800-544-7253



GENERAL UTILITY NOTES

- PRIOR TO CONSTRUCTION AND THE PURCHASE OF ANY DRAINAGE PIPE, SEWER, FIRE FITTINGS, AND MANHOLES, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND LOCATIONS OF ALL UTILITIES AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE REQUIRED FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE TOWN OF ROWLEY DPW.

UTILITY ASSUMPTIONS

- THE FOLLOWING ASSUMPTIONS WERE MADE BY THE DESIGNER CONCERNING THE VERTICAL LOCATION OF OFF-SITE EXISTING UTILITIES:
- ALL WATER LINES (TRUNK LINES AND SERVICES) WERE ASSUMED TO BE 9' BELOW THE EXISTING SURFACE TO TOP OF PIPE.
 - ALL GAS PIPES AND GAS SERVICES WERE ASSUMED TO BE 9' BELOW THE EXISTING SURFACE TO TOP OF PIPE.

LOCATION PLAN

SCALE: 1" = 400'

COVER SHEET, INDEX & NOTES

EXISTING CONDITIONS & TOPOGRAPHIC PLANS - DONOHUE SURVEY INC.

LOTTING & ROADWAY PLANS - DONOHUE SURVEY INC.

OVERALL SITE PLAN & NEG'S SOIL DATA

SITE PLANS

ROADWAY PROFILE

UTILITIES DETAILS

SITE DETAILS

BMP & NETLAND RESTORATION DETAILS

NETLAND CROSSING PLAN

ROADWAY ENTRANCE CULVERT PLAN

STORMWATER MANAGEMENT DETAILS

EROSION CONTROL DETAILS

NETLAND RESTORATION PLAN & DETAILS

NETLAND RESTORATION PLAN & DETAILS

BMP DETAILS

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C14 SHEET 14 OF 21

C15 SHEET 15 OF 21

C16 SHEET 16 OF 21

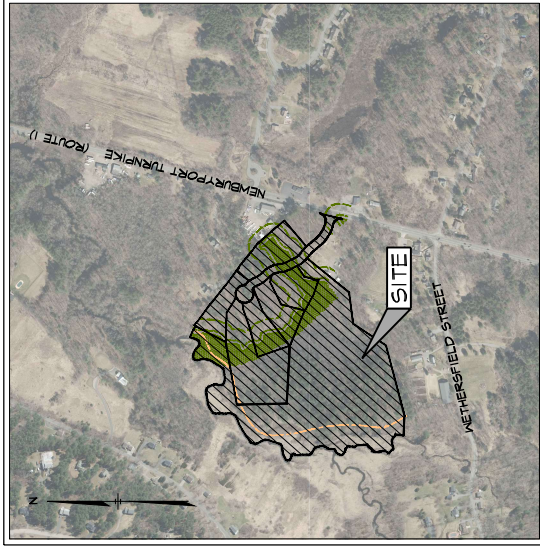
C17 SHEET 17 OF 21

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C20 SHEET 20 OF 21

C21 SHEET 21 OF 21



CONSULTANTS DESIGN TEAM:

ATTORNEY:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

CIVIL ENGINEER:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

LANDSCAPE ARCHITECT:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

PLANNING BOARD:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

ENGINEER:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

DESIGNER:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

PREPARED FOR APPLICANT:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

DATE:

02-07-2022

PROJECT TITLE:

OSPREY LANDING

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

OWNER:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

8 DOUGLAS LANE

MARLBOROUGH, MA 01945

PREPARED FOR APPLICANT:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

DATE:

02-07-2022

PROJECT IDENTIFICATION:

OSPREY LANDING

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

MAP: 19

BLOCK: 8

LOT: 4A

REVISIONS:

NO. DATE DESCRIPTION

1 02-07-22 0600 FOR REVIEW

2 02-07-22 0600 FOR REVIEW

3 02-07-22 0600 FOR REVIEW

4 02-07-22 0600 FOR REVIEW

5 02-07-22 0600 FOR REVIEW

6 02-07-22 0600 FOR REVIEW

7 02-07-22 0600 FOR REVIEW

8 02-07-22 0600 FOR REVIEW

9 02-07-22 0600 FOR REVIEW

10 02-07-22 0600 FOR REVIEW

11 02-07-22 0600 FOR REVIEW

12 02-07-22 0600 FOR REVIEW

13 02-07-22 0600 FOR REVIEW

14 02-07-22 0600 FOR REVIEW

15 02-07-22 0600 FOR REVIEW

16 02-07-22 0600 FOR REVIEW

17 02-07-22 0600 FOR REVIEW

18 02-07-22 0600 FOR REVIEW

19 02-07-22 0600 FOR REVIEW

ASB

design group, LLC

civil engineering

landscape architecture

traffic engineering

363 boston street, route 1

topfield, ma 01983

ROWLEY, MA

PLANNING BOARD

APPROVAL UNDER THE

SUBDIVISION CONTROL

LAW REQUIRED

DATE:

02-07-2022

PROJECT TITLE:

OSPREY LANDING

510 NEWBURYPORT TURNPIKE

ROWLEY, MA 01969

OWNER:

OSPREY LANDING LLC

510 NEWBURYPORT TURNPIKE

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MARLBOROUGH, MA 01945

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30 02-07-22 0600 FOR REVIEW

31 02-07-22 0600 FOR REVIEW

32 02-07-22 0600 FOR REVIEW

33 02-07-22 0600 FOR REVIEW

34 02-07-22 0600 FOR REVIEW

35 02-07-22 0600 FOR REVIEW

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



DATE
11/2/13
[Signature]

FOR REGISTRY USE ONLY

ZONING DISTRICTS: OUTLYING & FLOODPLAIN

ASSESSORS: 19-8-4-A

REFERENCES:

- DEED - BK. 22248 PG. 517
- PLANS - PL BK. 232 PL. 9
PL BK. 326 PL. 58
PL BK. 384 PL. 55
PL BK. 431 PL. 90
PL BK. 199 PL. 13
PL. 122 OF 1929

1922 STATE LAYOUT OF NEWBURYPORT TURNPIKE

VERTICAL DATUM: N.A.V.D. 1988

HORIZONTAL DATUM: N.A.D. 1983

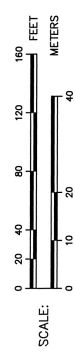
AERIAL MAPPING: BLUESKY GEOSPATIAL LTD. (JUNE 2020)

WETLAND DELINEATION: HORSE ENVIRONMENTAL SERVICES, INC.
(APRIL 2020)

FEMA: MAP NO.: 25009C0257G (7/16/2014) ZONE A

LEGEND & SYMBOLS

- BZ BUFFER ZONE
- ND NO DISTURB
- @20A WETLAND FLAG & NUMBER
- WETLAND SYMBOL
- UTILITY POLE
- HYDRANT



DEFINITIVE SUBDIVISION PLAN OSPREY LANDING ROWLEY, MA C2

PROPERTY OF

510 NEWBURYPORT REALTY TRUST

SCALE: 1" = 40' NOVEMBER 2, 2022

DONOHUE SURVEY, INC.

383 BOSTON ST. TOPSFIELD, MA

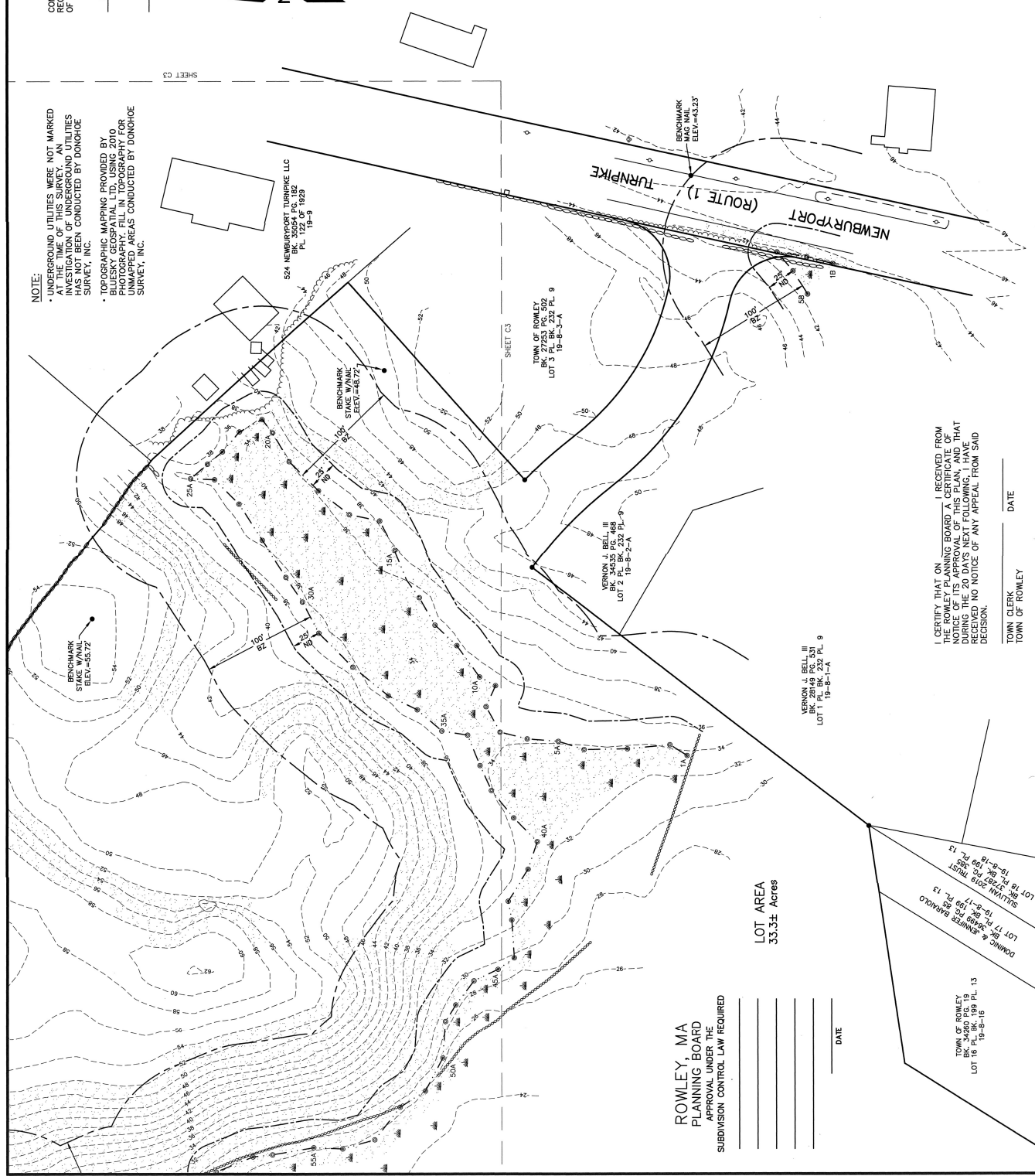
EXISTING CONDITIONS

SHEET C2

PROJ. 3882

NOTE:

- UNDERGROUND UTILITIES WERE NOT MARKED
- THIS SURVEY WAS CONDUCTED BY DONOHUE SURVEY, INC.
- TOPOGRAPHIC MAPPING PROVIDED BY BLUESKY GEOSPATIAL LTD. USING 2010 AERIAL PHOTOGRAPHY AND FIELD DATA FOR UNMAPPED AREAS CONDUCTED BY DONOHUE SURVEY, INC.



ROWLEY, MA
PLANNING BOARD
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW REQUIRED

LOT AREA
33.3± Acres

DATE

I CERTIFY THAT ON _____ I RECEIVED FROM
THE ROWLEY PLANNING BOARD A CERTIFICATE OF
NOTICE OF ITS APPROVAL OF THIS PLAN, AND THAT
NOTICE OF THE 20 DAYS NEXT FOLLOWING, I HAVE
GIVEN NO NOTICE OF ANY APPEAL FROM SAID
DECISION.

TOWN CLERK _____ DATE _____
TOWN OF ROWLEY

DOMINGUE & ENTERA BARRIOLO
LOT 17 PL BK. 232 PL. 13
LOT 18 PL BK. 232 PL. 13
SULLIVAN 2019 TRUST
LOT 19 PL BK. 232 PL. 13
LOT 20 PL BK. 232 PL. 13

TOWN OF ROWLEY
BP 3480 PG. 19
LOT 19 PL BK. 232 PL. 13

ROWLEY, MA
PLANNING BOARD
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW REQUIRED

I CERTIFY THAT ON _____ I RECEIVED FROM
THE ROWLEY PLANNING BOARD A CERTIFICATE OF
NOTICE OF ITS APPROVAL OF THIS PLAN, AND THAT
DURING THE 20 DAYS NEXT FOLLOWING, I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM SAID
DECISION.

TOWN CLERK _____ DATE _____
TOWN OF ROWLEY

TOWN OF ROWLEY
PLANNING BOARD
PARCEL B 19-1A

TOWN OF ROWLEY
PLANNING BOARD
PARCEL B 19-1B

N.A.D. 1983

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



11/15/11

DATE

Chris P. DeLuca

FOR REGISTRY USE ONLY

LEGEND & SYMBOLS

- BZ BUFFER ZONE
- ND NO DISTURB
- @20A WETLAND FLAG & NUMBER
- WETLAND SYMBOL
- UTILITY POLE
- HYDRANT

COURTNEY AMBER JOHNSON
LOT 1 PL. BK. 534 PL. 55
19-11-1

BENCHMARK
STAKE W/NAI
ELEV. 40.32

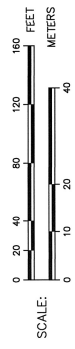
BENCHMARK
STAKE W/NAI
ELEV. 55.12

524 NEWBURYPORT TURNPIKE LLC
LOT 1 PL. BK. 122 OF 1923
19-9

DEFINITIVE SUBDIVISION PLAN OSPREY LANDING ROWLEY, MA C3

PROPERTY OF
510 NEWBURYPORT REALTY TRUST
SCALE: 1" = 40'
NOVEMBER 2, 2022
DONOHOE SURVEY, INC.
363 BOSTON ST., TOPSFIELD, MA
EXISTING CONDITIONS
SHEET C3

PROJ. 3882



LOT AREA
33.3± Acres

Chh. Datta



ROWLEY, MA
PLANNING BOARD
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW REQUIRED

FOR REGISTRY USE ONLY

ZONING DISTRICTS: OUTLYING & FLOODPLAIN

ASSESSORS: 19-8-4-A

REFERENCES:

DEED - BK. 22248 PG. 517

PLANS - PL BK. 232 PL. 9

PL. BK. 326 PL. 58

PL BK. 384	PL 55
PL BK. 431	PL 90

PL BK. 199 PL 13

PL 122 OF 1929
1000 STATE LAVERIE OF

1977 STATE LAWS OF

VERTICAL DATUM: N.A.V.D. 1988

HORIZONTAL DATUM: N.A.D. 1983

AERIAL MAPPING: BILISKY CEASRAT

MENTAL MATING; DEGREE OF AFFECTION

WETLAND DELINEATION: NORSE ENVIRONMENTAL (APRIL 2020)

FEMA: MAP NO.: 25009C0257G (7/16/

LEGEND & SYMBOLS

M.H.	MA HIGHWAY
S.B.	STONE BOUND
I.R.	IRON ROD
I.PIPE	IRON PIPE
FD.	FUND
@20A	WETLAND FLAG & NUMBER
	WETLAND SYMBOL

DEFINITIVE SUBDIVISION PLAN
OSPREY LANDING
ROWLEY, MA C4

PROPERTY OF _____

510 NEWBURYPORT REALTY TRUST

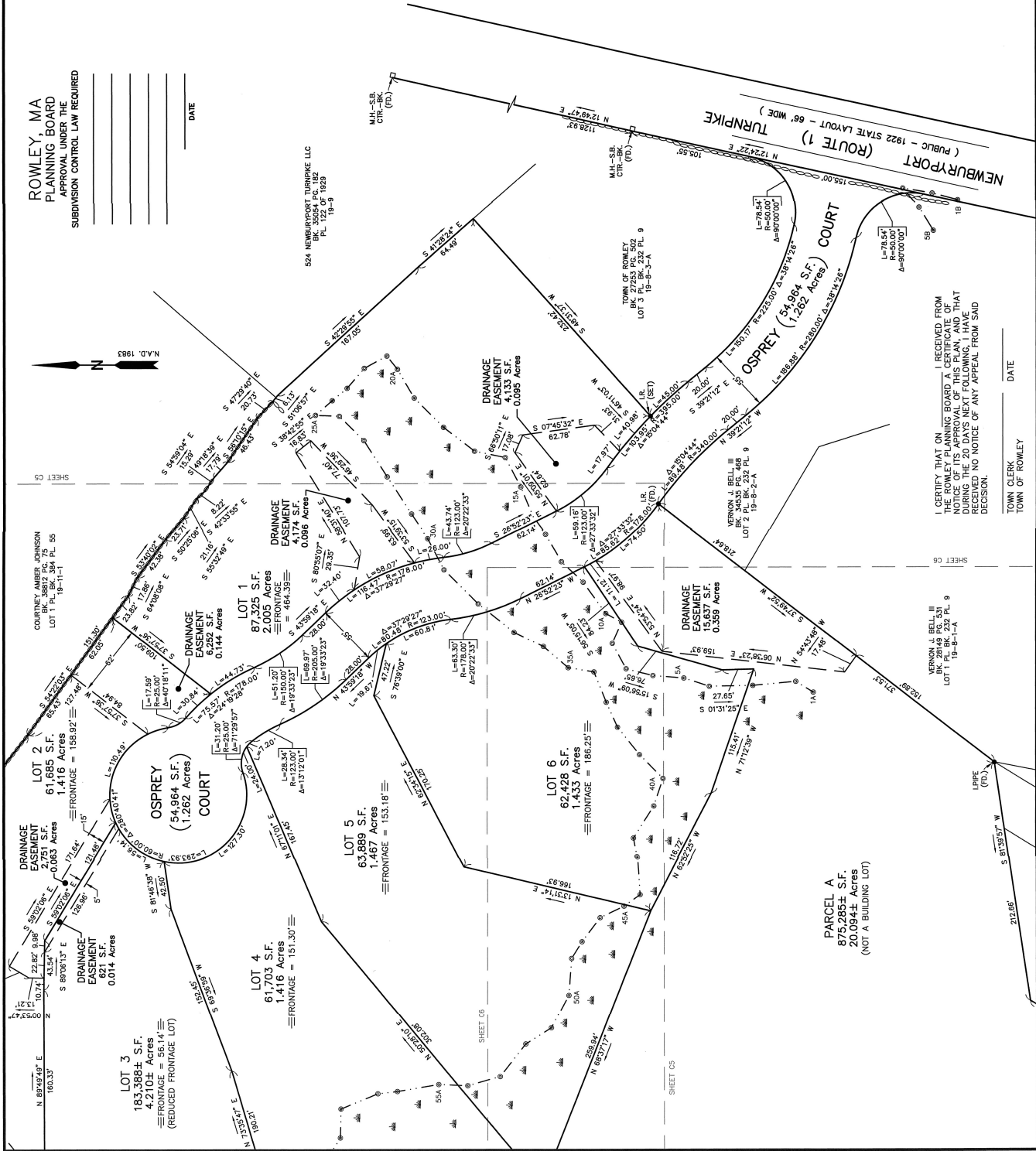
SCALE: 1" = 40'

DONOHUE SURVEY, INC.

363 BOSTON ST. TOPSFIELD, MA

(978) 887-6161

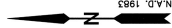
PROJ. 3882



SUBDIVISION CONTROL LAW REQUIRED

John D. Dwyer

DATE _____

BK. 24387 PG. 92
PARCEL B PL. BK. 326 PL. 58

20.034T ACIES
(NOT A BUILDING LOT)

183,388± S.F.
1 210± Acres

00'05
= 7

61,703 S.F.

875,285± S.F.

2.005 Acres

res
DRAINAGE

COURTNEY AMBER JOHNSON
DL 79912 DO 7E

CEMENT
751 SF
LOT

N 89°49'49" E

• —

1

—

183,388± S.F.
1 210± Acres

00'05
= 7

61,703 S.F.

875,285± S.F.

2.005 Acres

res
DRAINAGE

COURTNEY AMBER JOHNSON
DL 79912 DO 7E

CEMENT
751 SF
LOT

N 89°49'49" E

• —

1

—

DEPARTMENT OF THE ARMY
OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D. C. 20315-5000

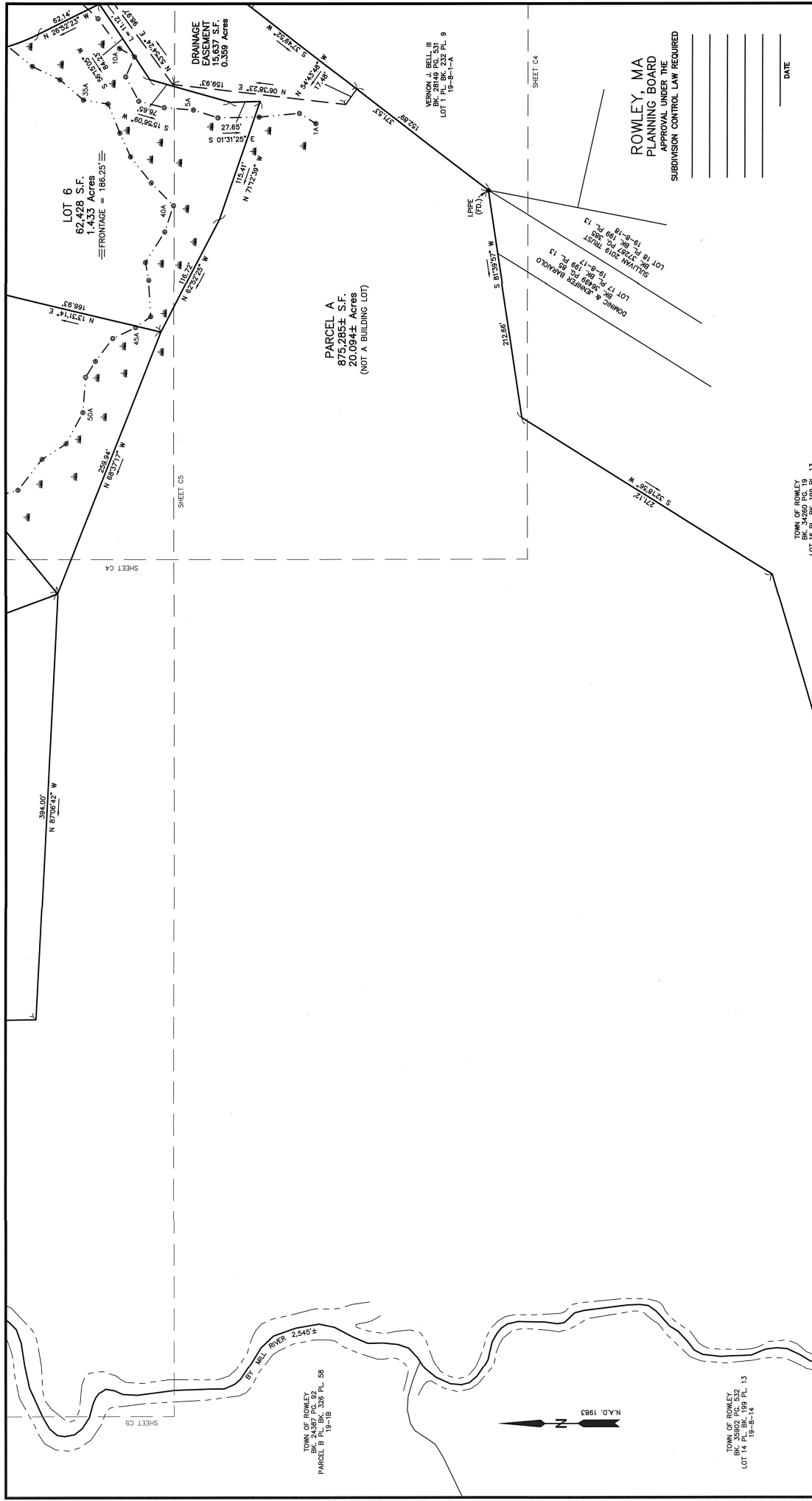
THE ROWLEY PLANNING BOARD A CERTIFICATE OF
NOTICE OF ITS APPROVAL OF THIS PLAN, AND THAT

JULIAN OF ROWLEY

A horizontal scale bar with a black and white checkered pattern. It is labeled "0" at the left end and "100" at the right end. Below the bar, the word "METERS" is written in capital letters.

DONOHUE SURVEY INC

STILL 3 FROM 388Z



DEFINITIVE SUBDIVISION PLAN
OSPREY LANDING
ROWLEY, MA C6

PROPERTY OF
510 NEWBURYPORT REALTY TRUST
SCALE: 1" = 40'
NOVEMBER 2, 2022
DONOHOE SURVEY, INC.
363 BOSTON ST. TOPSFIELD, MA
(978) 887-6161

PROJ. 3882

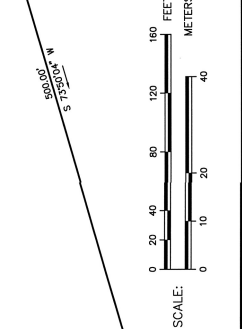
FOR REGISTRY USE ONLY

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

DATE: 11/16/22

Signature: [Handwritten Signature]

TOWN OF ROWLEY
RECEIVED
LOT 16 PL BK 199 PL 13
19-8-16



THE LINE
N 231°58' E
1600.89'

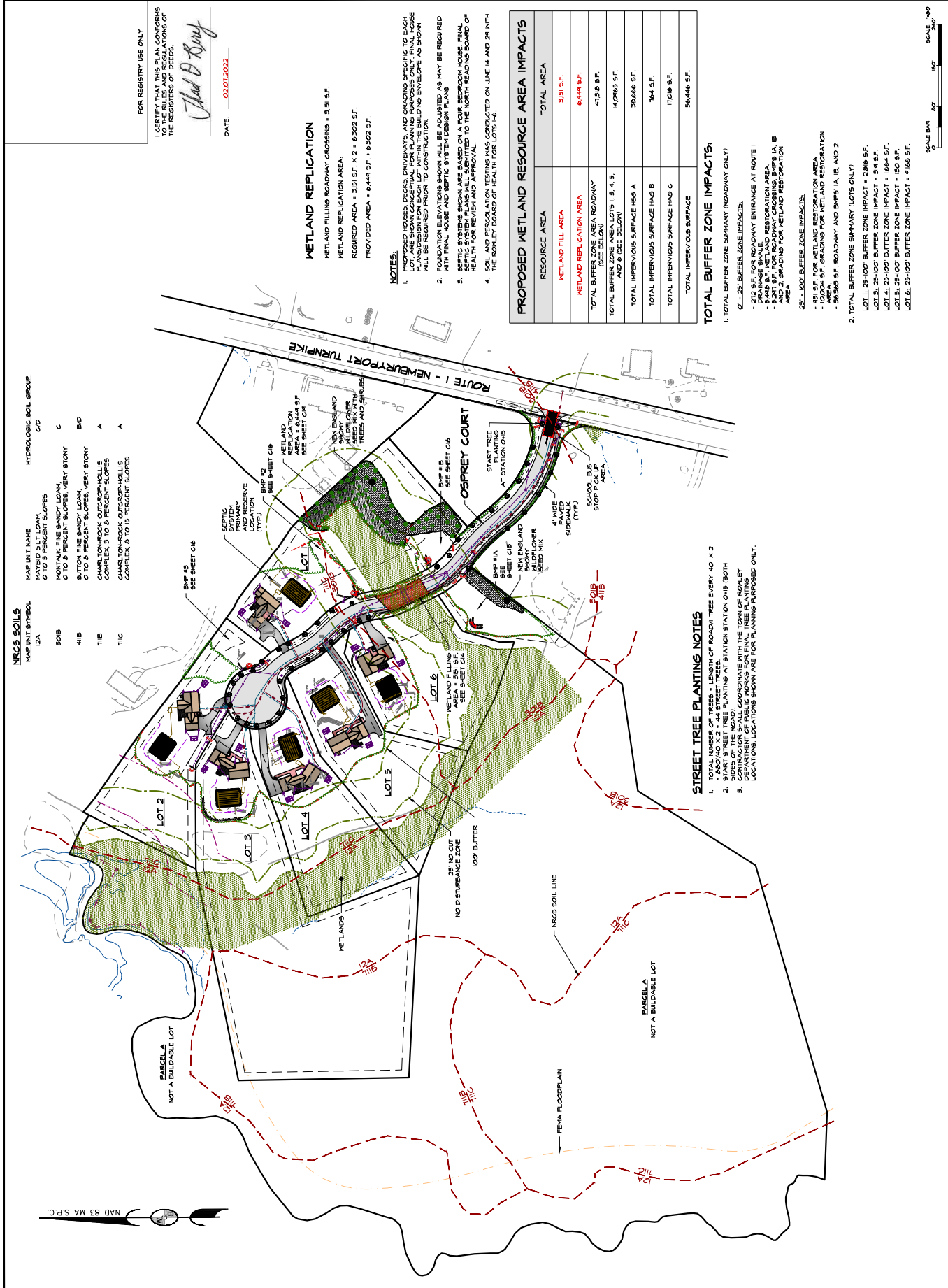
130' ± (130.00' TO THE LINE)
N 87°52'36" W

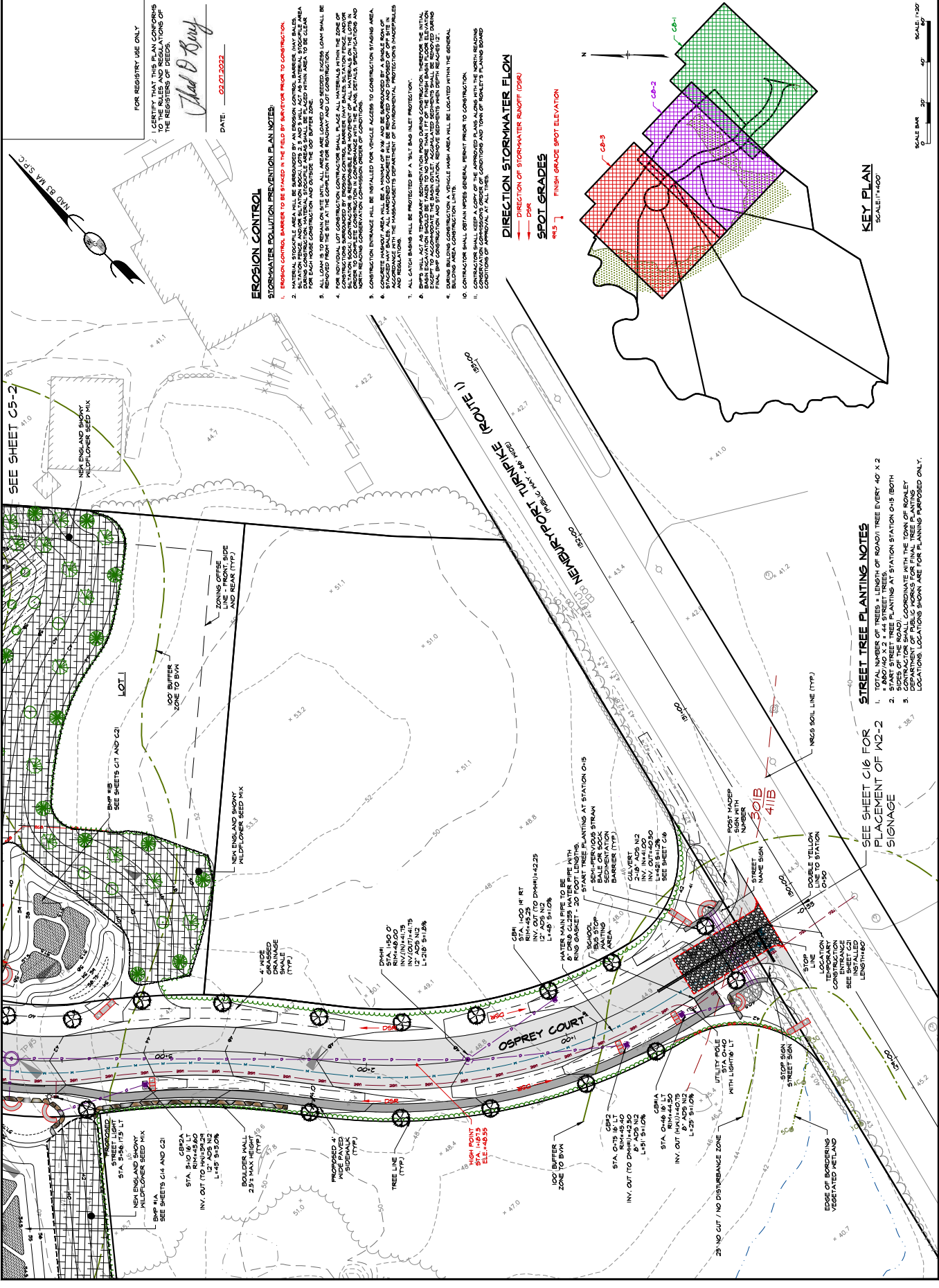
TOWN OF ROWLEY
RECEIVED
LOT 15 PL BK 199 PL 13
19-8-15

I CERTIFY THAT ON
THE ROWLEY PLANNING BOARD A CERTIFICATE OF
NOTICE OF ITS APPROVAL OF THIS PLAN, AND THAT
DURING THE 20 DAYS NEXT FOLLOWING, I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM SAID
DECISION.

TOWN CLERK
TOWN OF ROWLEY

DATE



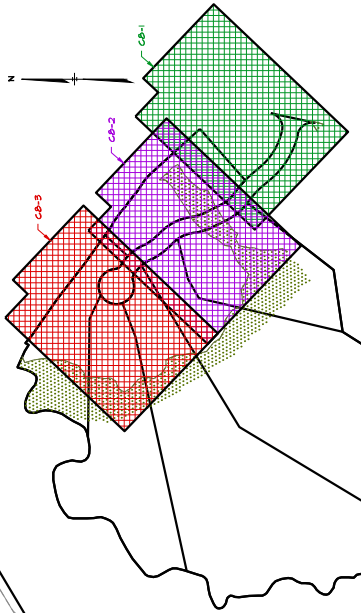


EROSION CONTROL

- STORMWATER POLLUTION PREVENTION PLAN NOTES:**
1. EROSION CONTROL BARRIERS TO BE SPACED IN THE FIELD BY SURVEYOR PRIOR TO CONSTRUCTION.
 2. EROSION CONTROL BARRIERS TO BE SPACED IN THE FIELD BY SURVEYOR PRIOR TO CONSTRUCTION.
 3. ALL LOANS TO BE REMOVED FROM THE SITE AT THE COMPLETION OF ROADWAY AND LOT CONSTRUCTION.
 4. ALL LOANS TO BE REMOVED FROM THE SITE AT THE COMPLETION OF ROADWAY AND LOT CONSTRUCTION.
 5. CONSTRUCTION ENTRANCE SHALL BE REPAIRED FOR VEHICLE ACCESS TO CONSTRUCTION STAGING AREA.
 6. CONSTRUCTION ENTRANCE SHALL BE REPAIRED FOR VEHICLE ACCESS TO CONSTRUCTION STAGING AREA.
 7. ALL CATCH BASINS SHALL BE PROTECTED BY A "NIT" BAG INLET PROTECTION.
 8. BIRDS SHALL NOT BE ALLOWED TO ENTER THE STAGING AREA DURING CONSTRUCTION. THEREFORE THE INITIAL CONSTRUCTION SHALL BE LIMITED TO THE STAGING AREA AND THE BIRDS SHALL BE REMOVED FROM THE STAGING AREA.
 9. CONSTRUCTION SHALL OBTAIN INPES GENERAL PERMIT PRIOR TO CONSTRUCTION.
 10. CONTRACTOR SHALL KEEP A COPY OF THE APPROVED PLANS ALONG WITH THE NORTH ARROWS AND CONDITIONS OF APPROVAL AT ALL TIMES.

STORMWATER FLOW

- DIRECTION OF STORMWATER FLOW (DSF)**
- DSF
 - FINISH GRADE SPOT ELEVATION



KEY PLAN

SCALE: 1"=40'

STREET TREE PLANTING NOTES

1. TOTAL NUMBER OF TREES = LENGTH OF ROAD / TREE SPACING (40' x 2) = 800' / 40' x 2 = 40 STREET TREES.
2. TREE SPECIES: PLANTING AT STATION 0+15 (BOTH SIDES OF THE ROAD).
3. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF ROWLEY FOR TREE PLANTING PERMITTED ONLY. LOCATIONS SHOWN ARE FOR PLANNING PURPOSES ONLY.

SEE SHEET C16 FOR

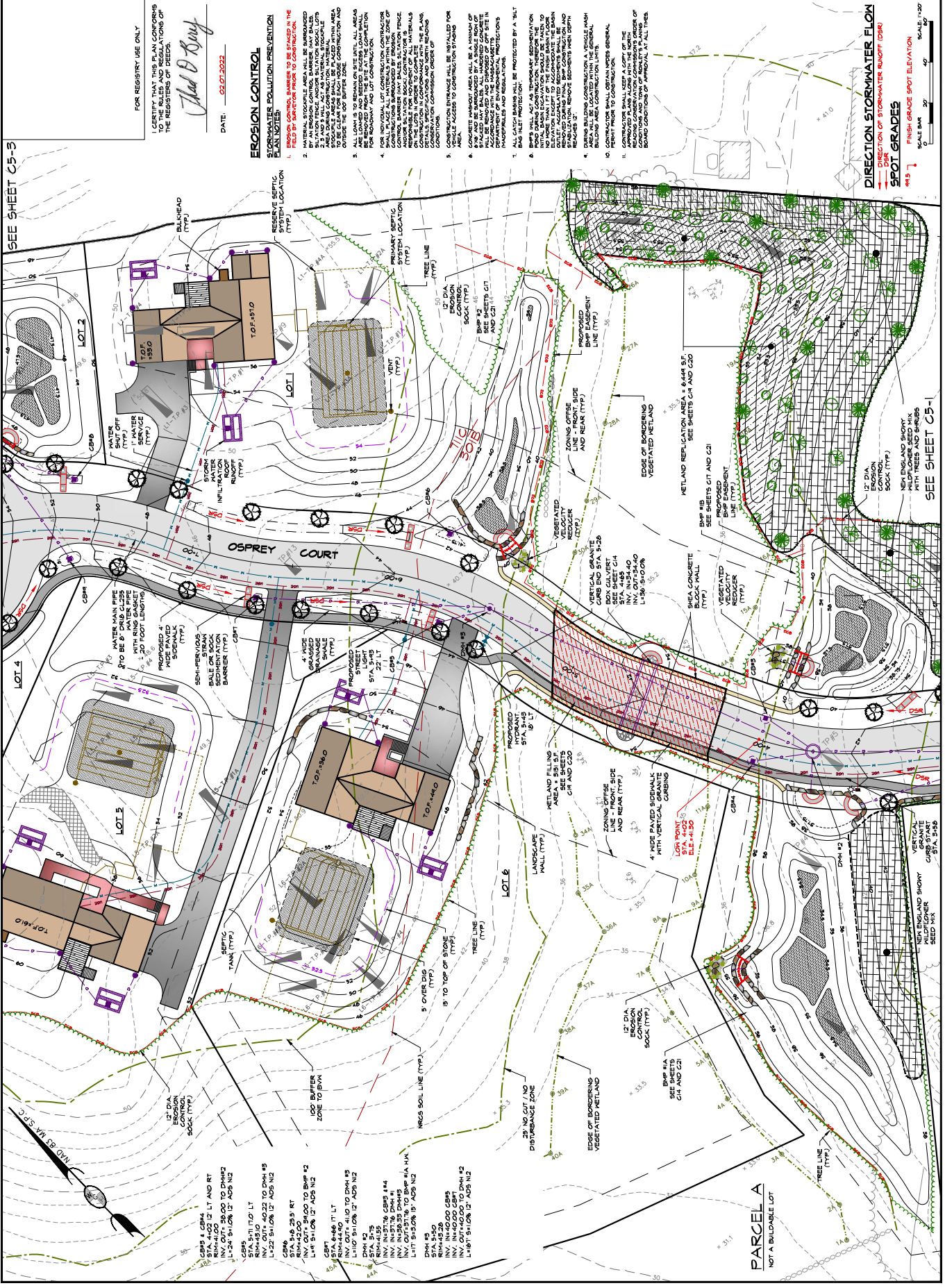
PLACEMENT OF #2-2 SIGNAGE

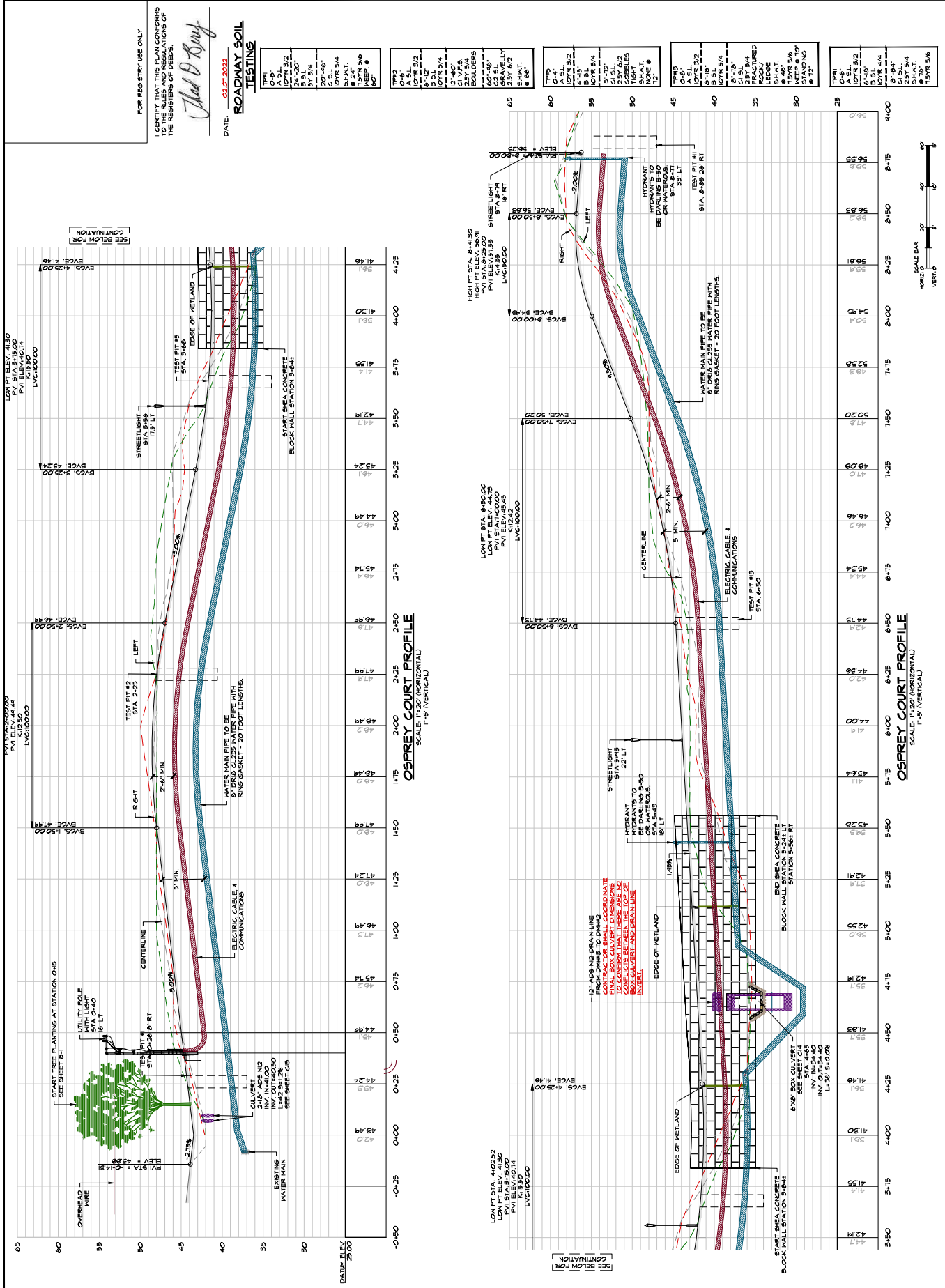
DATE:	02/07/2022	
project title:	OSPREY LANDING	
	510 NEWBURYPORT TURNPIKE	
	ROWLEY, MA 01869	
owner:	810 NEWBURYPORT REALTY TRUST	
	8 DOUG LANE	
	MARLBOROUGH, MA 01945	
prepared for applicant:	BITTERROOT LLC	
	337 NORTH STREET	
	GEORGETOWN, MA 01833	
parcel identification:		
map:	19	
block:	8	
parcel:	N.A.	
lot:	4A	
revisions		
no.	date	description
1	02/02/22	ISSUED FOR REVIEW
2	02/23/22	REVISION COMMENTS
3	04/20/22	REVISION COMMENTS
4	04/20/22	REVISION COMMENTS
5	04/20/22	REVISION COMMENTS
6	04/20/22	REVISION COMMENTS

plan submission
date: 02.07.2022
scale: 1"=20'
JOB NO.: 2020-10-3882
DEP NO.: ANARD-083-0701
DEP NO.: N90-083-0743

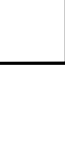
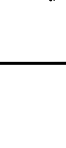
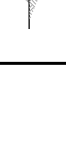
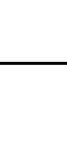
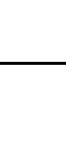
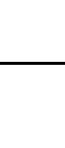
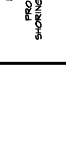
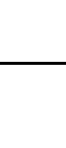
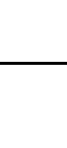
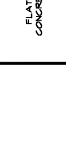
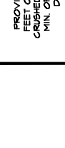
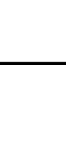
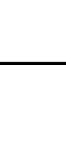
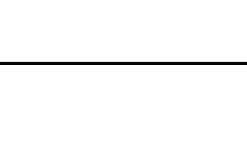
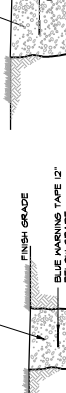
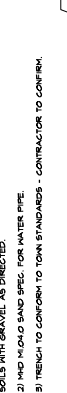
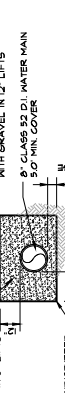
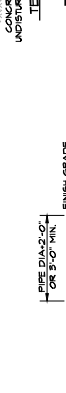
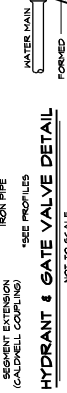
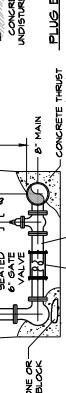
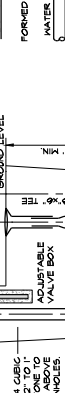
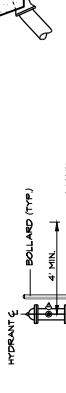
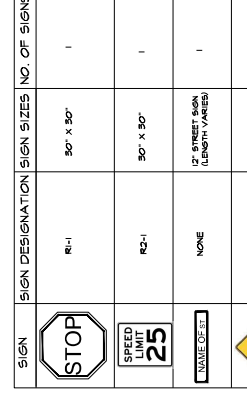
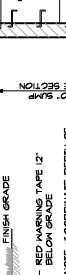
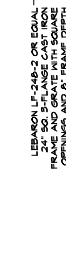
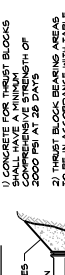
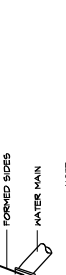
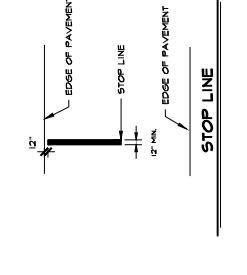
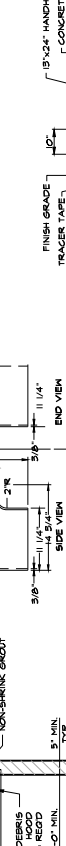
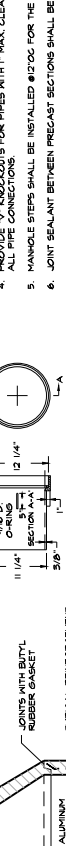
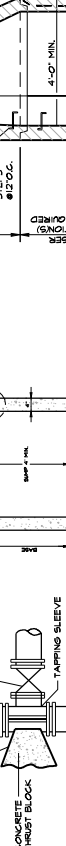
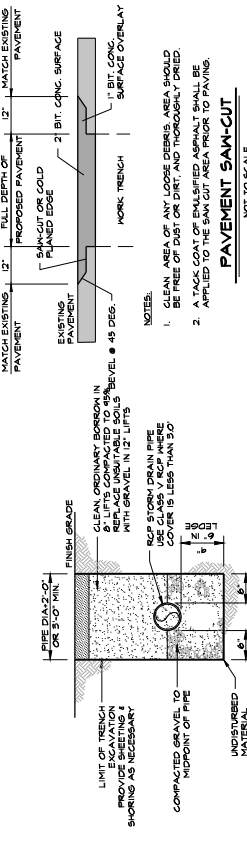


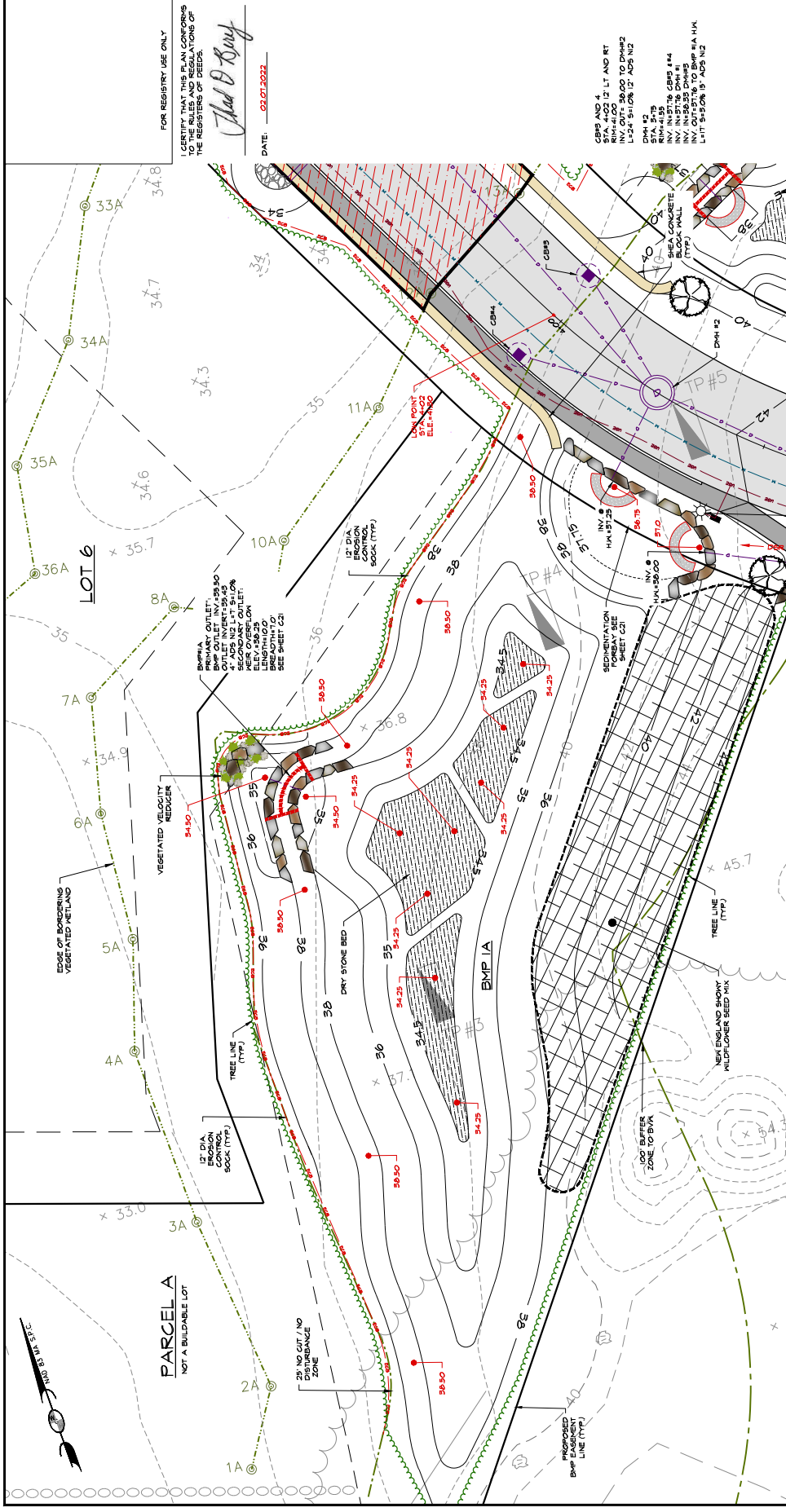
SITE
PLAN
drawing number
08-2





SIGN	SIGN DESIGNATION	SIGN SIZES	NO. OF SIGNS
	R-1	30" x 30"	1
	R-2-1	30" x 30"	1
	NONE	12" STREET SIGN (LENGTH VARIES)	1
	R-2-2	30" x 30"	2





WETLAND RESTORATION AREA

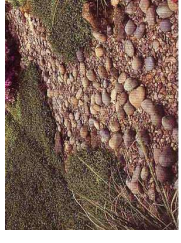
BMP 1A SOIL TESTING

TPH4	O-6		TPH3	O-4	
A 5L			LOAM		
10YR 5/2					
6"-14"			4"-48"		
B 5L			C1 V7 S		
10Y 5/6			2.5Y 5/4		
14"-60"			BOULDERS		
C 5L			48"-96"		
2.5Y 6/2			GRAVELLY		
BOULDERS			2.5Y 6/2		
COBBLES			COBBLES		
TIGHT			SHUNT.		
S.H.U.T.			• 48"		
NONE •			7.5YR 5/6		
60"			WEEP. •		
			56"		

BMP LANDSCAPE BOULDER
INTERFACE WITH DRY STONE
DRAINAGE CHANNEL BED



DRY STONE DRAINAGE CHANNEL/BED

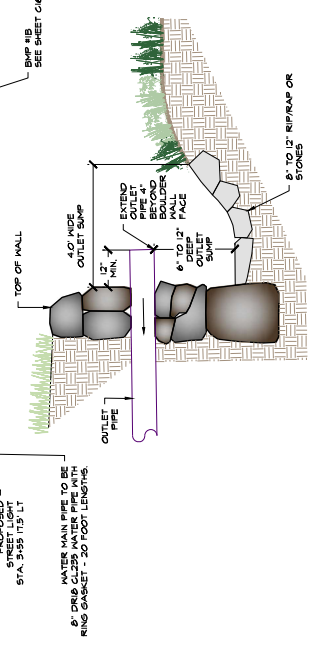


DIRECTION STORMWATER FLOW

— DIRECTION OF STORMWATER RUNOFF (DSR)

SPOT GRADES

FINISH GRADE SPOT ELEVATION

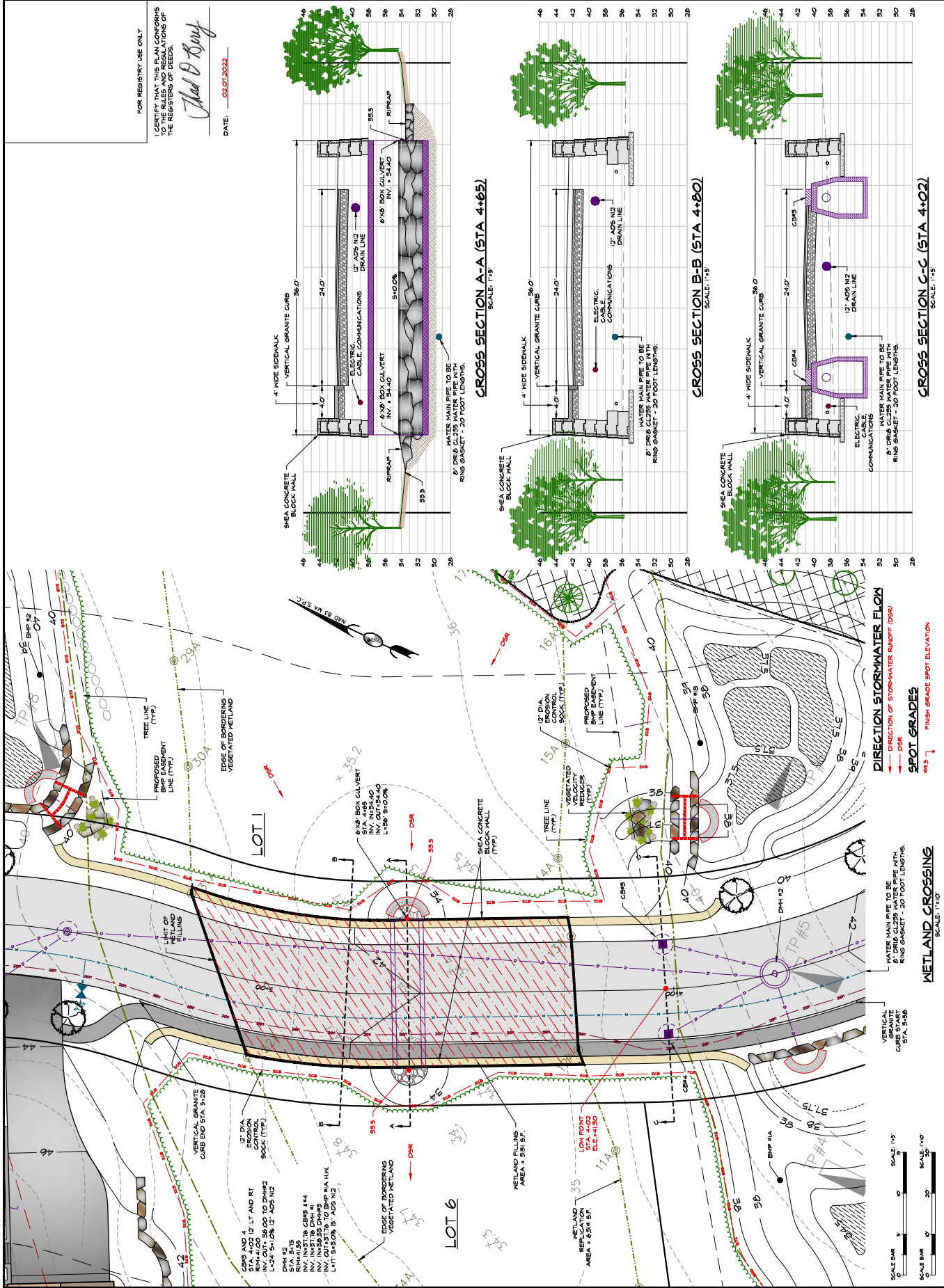


BMP OUTLET DETAIL

NOT TO SCALE

SCALE BAR
0 10' 20'

SCALE: 1" = 30'



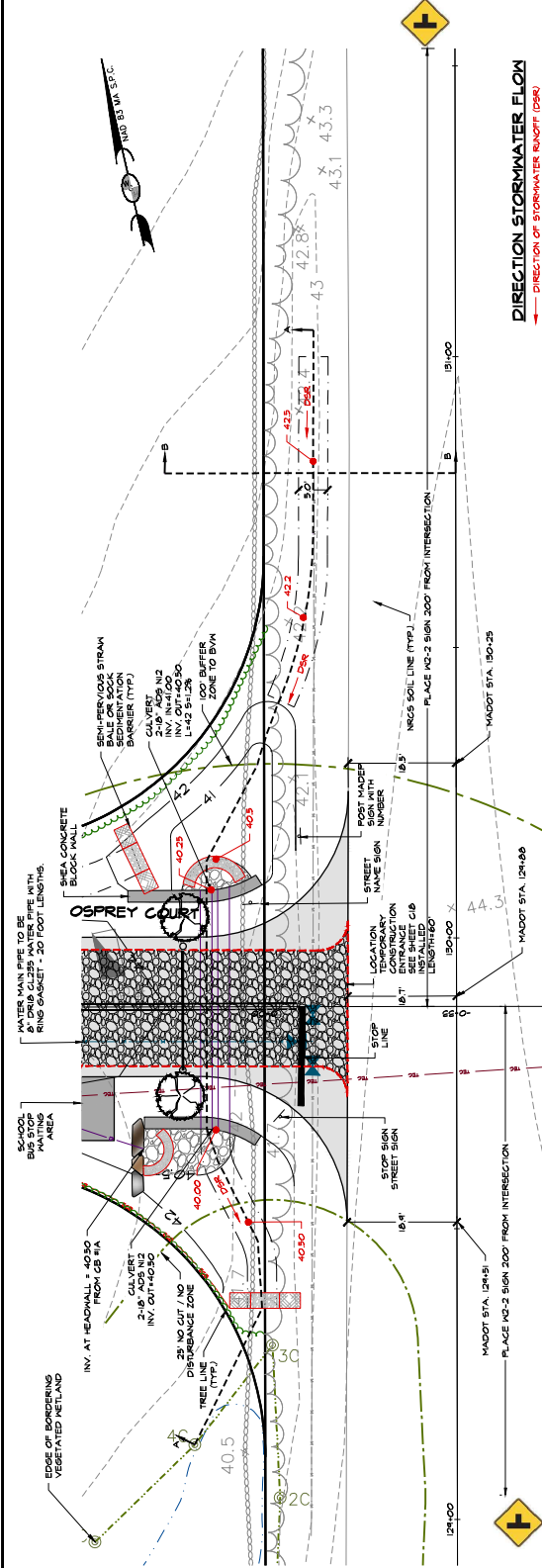
no.	date	description
0	02.07.22	ISSUED FOR REVIEW
1	09.29.22	REVIEW COMMENTS
2	09.29.22	REVIEW COMMENTS
3	11.09.22	REVIEW COMMENTS
4	12.14.22	REVIEW COMMENTS



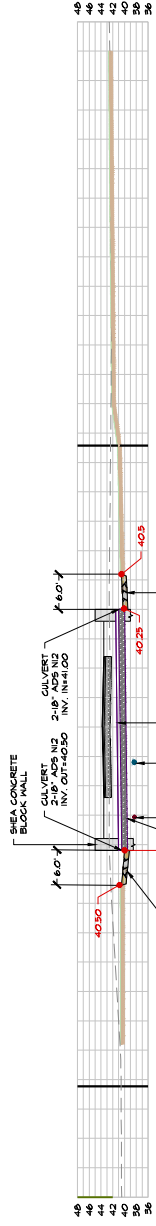
FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN CONFORMS
WITH THE REQUIREMENTS OF
THE REGISTRY OF DEEDS

Chad D. Bury

DATE: 02.07.2022



NEWBURYPORT TURNPIKE (ROUTE 1) / OSPREY COURT INTERSECTION
SCALE: 1"=40'

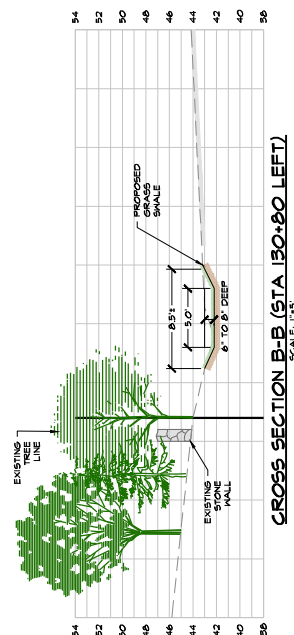


CROSS SECTION A-A
SCALE: 1"=40'

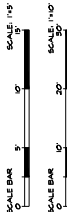
- EROSION CONTROL**
STORMWATER POLLUTION PREVENTION PLAN NOTES
1. EROSION CONTROL BARRIERS TO BE PLACED IN THE FIELD BY SEPARATION PRIOR TO CONSTRUCTION.
 2. MATERIAL STOCKPILE AREA WILL BE SURROUNDED BY AN EROSION CONTROL BARRIER (HAY BALE, SAND BAGS, OR EROSION CONTROL MATS) AND A 10' BUFFER ZONE SHALL BE MAINTAINED TO BE ADEQUATE FOR CONSTRUCTION AND OUTSIDE THE 10' BUFFER ZONE.
 3. THE INTERSECTION OF NEWBURYPORT TURNPIKE AND OSPREY COURT SHALL BE A CONSTRUCTION STAGING AREA AT THE INTERSECTION OF NEWBURYPORT TURNPIKE AND OSPREY COURT. A 10' BUFFER ZONE SHALL BE MAINTAINED.
 4. CONTRACTOR SHALL SWEEP ROUTE 1 - NEWBURYPORT TURNPIKE AT THE END OF EACH WORK DAY TO REMOVE ANY SITUATION DEPOSITED DURING THE WORK DAY.

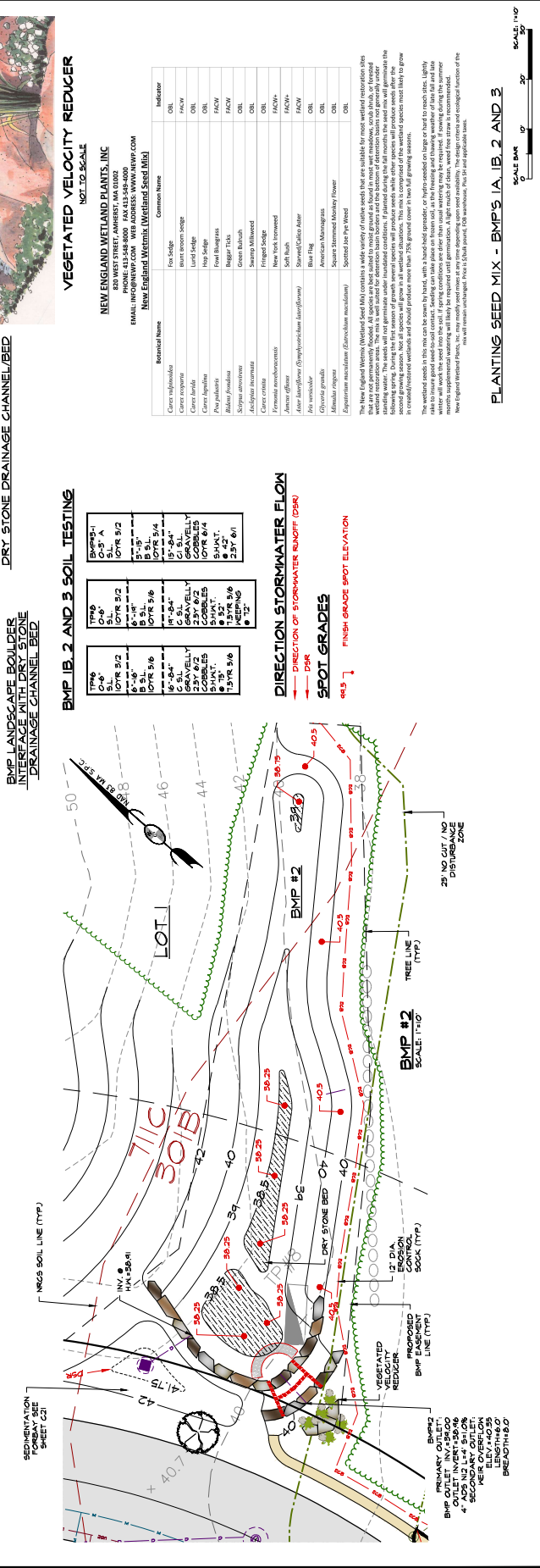
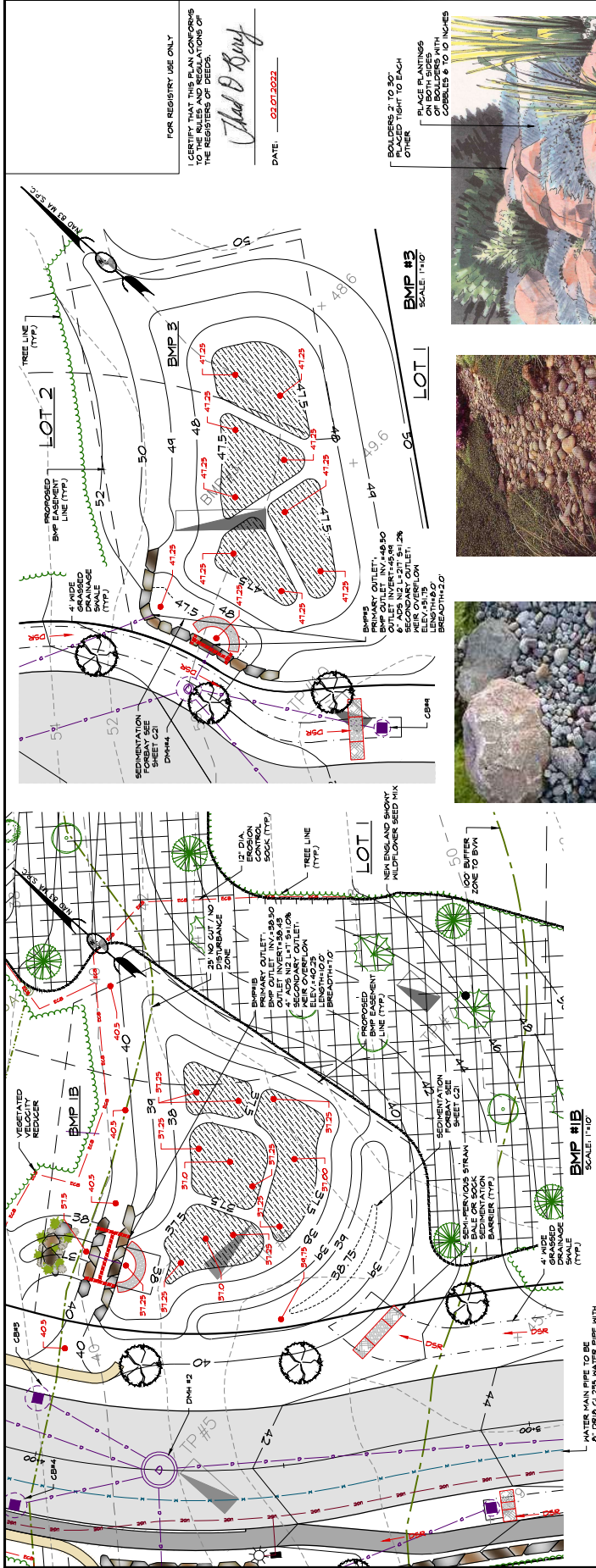
MASSDOT ACCESS PERMIT

1. CONTRACTOR SHALL REFER TO THE MAJORITY ACCESS PERMIT FOR TRAFFIC MANAGEMENT REQUIREMENTS.
2. PROPOSED CONSTRUCTION SIGNAGE SHALL BE PLACED TO MAINTAIN OR IMPROVE TRAFFIC TO THE CONSTRUCTION ENTRANCE (OSPREY COURT) SHALL BE PLACED AT THE END OF EACH WORK DAY.
3. CONSTRUCTION ENTRANCE (OSPREY COURT) SHALL BE CLOSED AT THE END OF EACH WORK DAY.



CROSS SECTION B-B (STA 130+80 LEFT)
SCALE: 1"=40'







PROPOSED WETLAND PLANTING LIST			
COMMON NAME	LATIN NAME	REGIONAL INDICATOR	TOTAL PLANTED
TREES	---	---	---
RED MAPLE	ACER RUBRA	For	5
AMERICAN ELM	ULMUS AMERICANA	For	6
SWAMP WHITE OAK	QUERCUS BICOLOR	For+	5
SHRUBS	---	---	---
ARROW-WOOD	VIBURNUM DENTATUM	For+	4
SWAMP AZALEA	RHOODODENDRON VIGOSUM	Obi	4
SILKY DOGWOOD	CORNUS AMOMUM	For+	4
SPICEBUSH	LINDERA BENZON	For+	4
HIGH BUSH BLUEBERRY	VACCINIUM CORTIMBOSUM	For+	4
COMMON WINTERBERRY	ILEX VERTICILLATA	For+	4
COMMON ELDERBERRY	SAMBUCUS CANADENSIS	For+	4

NOTE:
CONTRACTOR TO COORDINATE FINAL PLANTING LOCATION WITH NOISE ENVIRONMENTAL AT TIME OF CONSTRUCTION.



ARROW-WOOD



SWAMP AZALEA



SILKY DOGWOOD



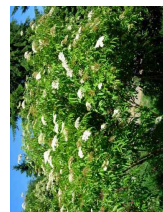
SPICEBUSH



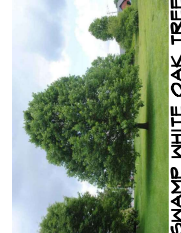
HIGH BUSH BLUEBERRY



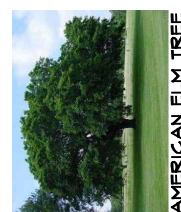
COMMON WINTERBERRY



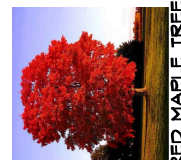
COMMON ELDERBERRY



SWAMP WHITE OAK TREE



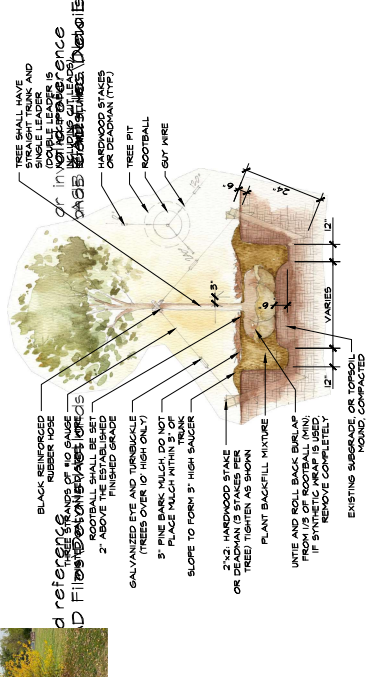
AMERICAN ELM TREE



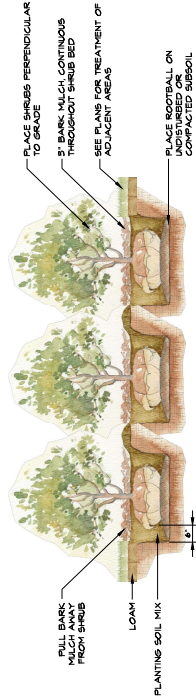
RED MAPLE TREE

NEW ENGLAND WETMIX (WETLAND SEED MIX)

NEW ENGLAND SHOWY WILDFLOWER MIX



DECIDUOUS
TREE PLANTING
NOT TO SCALE



TYPICAL
SHRUB BED PLANTING
NOT TO SCALE

