

I, _____, CLERK OF THE CITY OF AMESBURY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE AMESBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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(MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

TOWN CLERK _____ DATE _____

FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

SITE DEVELOPMENT PLANS

MAP: 99 LOT: 23

THE MARINA AT HATTER'S POINT

LOCATED IN

AMESBURY, MASSACHUSETTS

DATE: AUGUST 24, 2015

REVISED: NOVEMBER 10, 2015

REVISED: FEBRUARY 24, 2016

REVISED: MARCH 25, 2016

FOR REGISTRY OF DEEDS USE ONLY

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FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

OWNER:

HATTER'S POINT CONDOMINIUM ASSOCIATION
C/O TIGER PROPERTY SERVICES, LLC
60 MERRIMAC STREET
AMESBURY, MASSACHUSETTS 01913

APPLICANT:

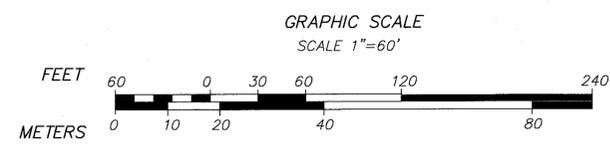
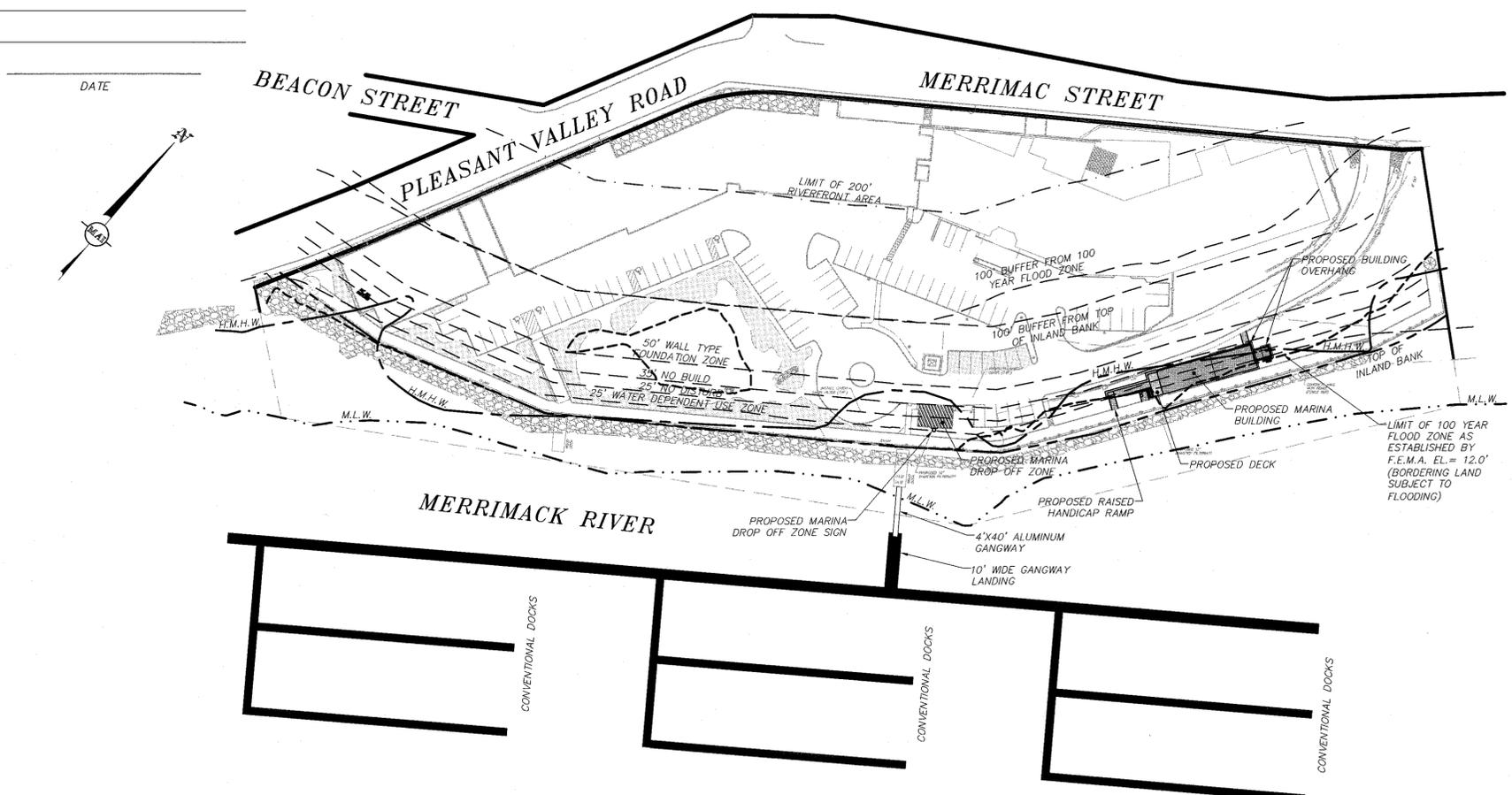
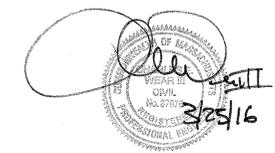
HATTER'S POINT MARINA PARKING, LLC
15 EVANS PLACE
AMESBURY, MASSACHUSETTS 01913

PREPARED BY:

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DRAWING INDEX

SHEET 1	COVER SHEET
SHEET 2	RECORD CONDITIONS PLAN
SHEET 3	RECORD CONDITIONS/DEMOLITION PLAN
SHEET 4	LAYOUT PLAN
SHEET 5	GRADING PLAN
SHEET 6	UTILITY PLAN
SHEET 7	DETAILS
SHEET 8	LANDSCAPE PLAN



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(MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

TOWN CLERK _____ DATE _____

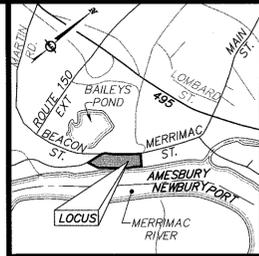
FOR REGISTRY OF DEEDS USE ONLY

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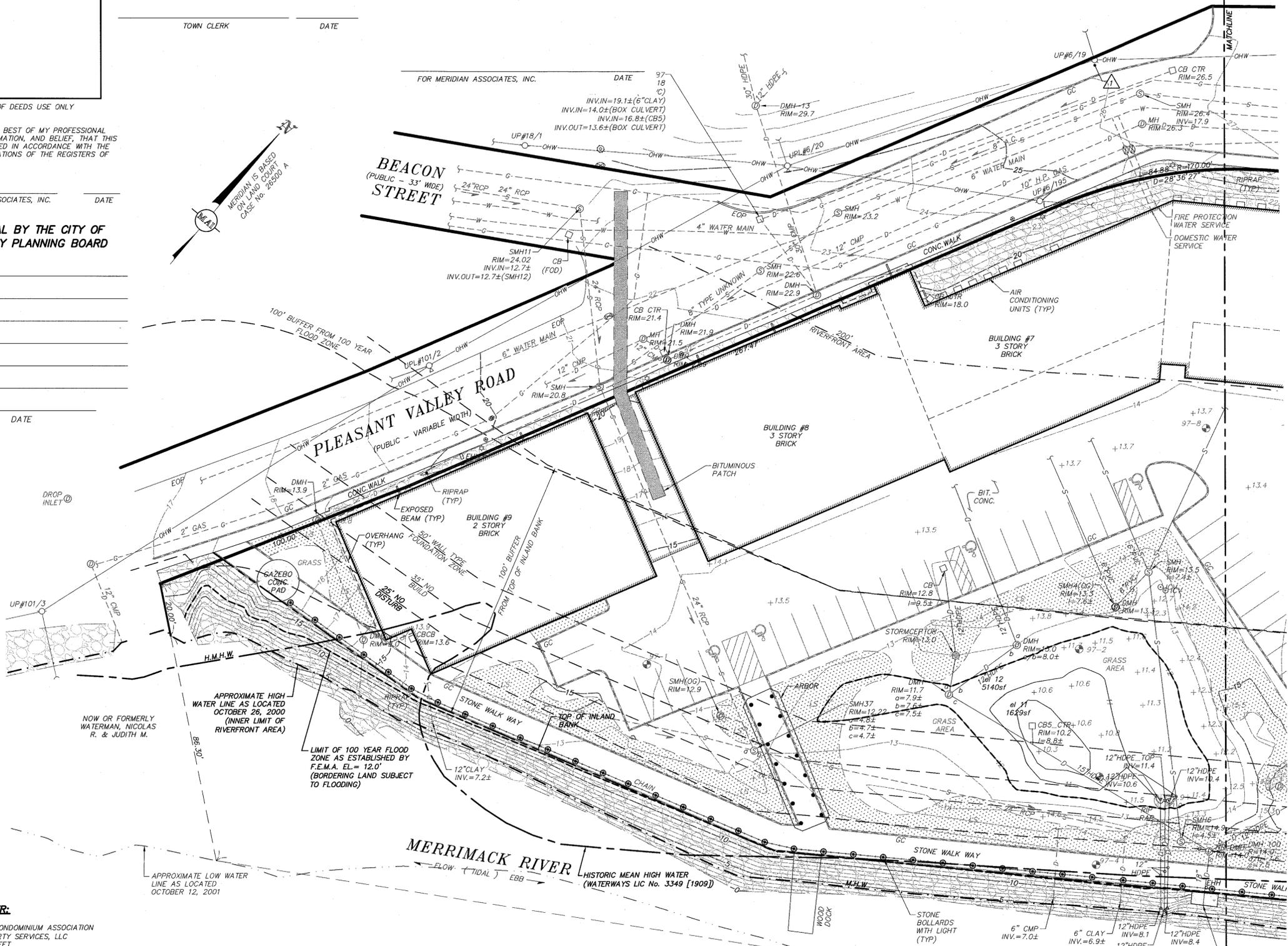
FOR MERIDIAN ASSOCIATES, INC. DATE _____

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

DATE _____



LOCUS MAP:
(NOT TO SCALE)



NOTES:

- THE SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN AUGUST 31, 2000 AND FEBRUARY 28, 2002 AS WELL AS APRIL 2, 2004, DECEMBER 26, 2013, AND APRIL 14, 2014 BY MERIDIAN ASSOCIATES, INC.
- THE SUBJECT PROPERTY DEPICTED IS LOCATED IN ZONE P.U.D. (PLANNED UNIT DEVELOPMENT).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 23 ON TOWN OF AMESBURY ASSESSOR'S MAP 99.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, STARTING BENCHMARK: A MASS. DPM BENCH MARK DISK STAMPED "5404" SET FLUSH IN THE CONCRETE WHEEL GUARD OF THE RTE 1-495 NORTHBOUND BRIDGE OVER MERRIMACK STREET (RTE 150), LOCATED BELOW THE STATE SEAL AT THE SOUTHWEST CORNER OF THE BRIDGE, 75.7 FT. WEST OF THE CENTERLINE OF RTE 150, 22.0 FT. SOUTH OF THE CENTERLINE OF RTE 1-495, 16.1 FT. EAST OF THE CORNER OF A 6' HIGH CHAIN LINK FENCE. ELEVATION=93.015.
- REFERENCE IS MADE TO TWO LICENSES GRANTED BY THE COMMONWEALTH OF MASSACHUSETTS, No. 3349 TO THE MERRIMACK HAT COMPANY, DATED FEBRUARY 15, 1908, RECORDED IN DEED BOOK 1863, PAGE 474 AND No. 4039 TO THE BAILEY COMPANY, INC., DATED JANUARY 13, 1958, RECORDED IN DEED BOOK 4436, PAGE 50 ON RECORD AT THE ESSEX SOUTH REGISTRY OF DEEDS.
- FOR EXISTING EASEMENTS LOCATED ON THE SUBJECT PROPERTY REFERENCE IS MADE TO DEED BOOK 18960, PAGES 170-179* AND PLANS FILED AS DOCUMENT No. 402335*. RECENT REVISIONS TO THE PROPOSED PARKING AREAS AND ACCESS DRIVE WILL REQUIRE MODIFICATIONS TO EXISTING SAID EASEMENTS.
- THE PREMISES DEPICTED HEREON ARE SUBJECT TO RIGHTS AND EASEMENTS MORE SPECIFICALLY DESCRIBED IN DEED BOOK 18960, PAGE 172 (STORM DRAIN EASEMENT), DEED BOOK 18960, PAGE 174 (PUBLIC ACCESS EASEMENT) AND DEED BOOK 18960, PAGE 177 (MARINA EASEMENT) ON RECORD AT THE ESSEX SOUTH REGISTRY OF DEEDS. THE SAID EASEMENTS ARE DEPICTED ON A PLAN PREPARED BY MERIDIAN ENGINEERING, INC., RECORDED IN THE LAND REGISTRATION OFFICE, DOCUMENT No. 402235.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE WHICH ARE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0108F DATED JULY 3, 2012.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

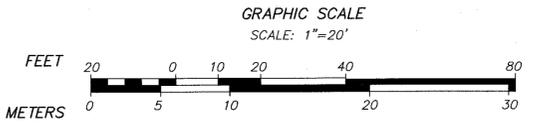
TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
▲	NAIL FOUND IN UP #6/19 1' A.C.	27.98'

(SEE NOTE 6)

RECORD OWNER:
HATTER'S POINT CONDOMINIUM ASSOCIATION
C/O TIGER PROPERTY SERVICES, LLC
60 MERRIMACK STREET
AMESBURY, MASSACHUSETTS 01913
DOCUMENT NO. 402235 *

REFERENCES:
- CERTIFICATE No. 72173* (LOCUS)
- LAND COURT PLAN No. 26500A *
- DEED BOOK 18960, PAGE 170 *
- DEED BOOK 18960, PAGE 172 *
- DEED BOOK 18960, PAGE 174 *
- DEED BOOK 18960, PAGE 177 *
- DOCUMENT No. 402235 *



* DENOTES DOCUMENTS RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS

**THE MARINA AT HATTER'S POINT
RECORD CONDITIONS PLAN**
LOCATED IN
AMESBURY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HATTER'S POINT MARINA PARKING, LLC
SCALE: 1" = 20' DATE: FEBRUARY 24, 2016

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 WESTBOROUGH, MASSACHUSETTS 01581
BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 299-4477 WWW.MERIDIANASSOC.COM
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

SHEET No. 2 OF 8 PROJECT No. 3066

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	3/25/16	ADD REGISTRY BLOCKS	CJR	CEW

DWG. No. 3066M-REC

CLERK OF THE CITY OF AMESBURY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE AMESBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

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(MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

DEMOLITION NOTES:

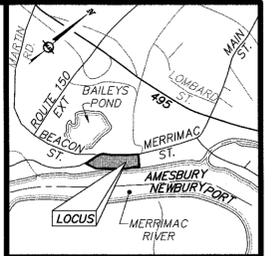
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING WATER, SEWER, GAS, ELECTRICAL, AND COMMUNICATIONS SERVICES ON-SITE WHICH SERVE BUILDINGS OR STRUCTURES TO BE REMOVED. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL WITH RESPECTIVE UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXISTING STAIRS, WALKS, BULKHEADS, DECKS, CONC. PADS, OTHER HARDSCAPE FEATURES AND/OR BUILDING ACCESSORIES ASSOCIATED WITH DWELLINGS OR STRUCTURES TO BE REMOVED. WHETHER SPECIFIED HEREON OR NOT, SHALL BE PART OF THE SCOPE OF WORK.
- CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST ON-SITE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION SITE FENCING (6' TALL CHAIN LINK) AND EROSION CONTROL BARRIERS AROUND THE WORK AREA PRIOR TO BEGINNING ANY WORK. CONSTRUCTION FENCING AND ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE SITE WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS AS NECESSARY TO ENSURE ALL VEHICULAR TRAFFIC LEAVING THE SITE MUST CROSS A PAD. CONTRACTOR SHALL WASH VEHICLES IF NECESSARY TO PREVENT THE TRACKING OF DEBRIS ONTO PUBLIC WAYS.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PUBLIC WAYS REMAIN CLEAN AND FREE OF DEBRIS RESULTING FROM THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE DUST ON-SITE THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

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TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
105	TOP OF WESTERLY CHAIN HANGER ON LIGHT BOLLARD 3.5' A.G.	16.06'

(SEE NOTE 6 - SHEET 2)



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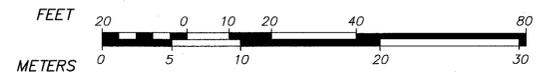
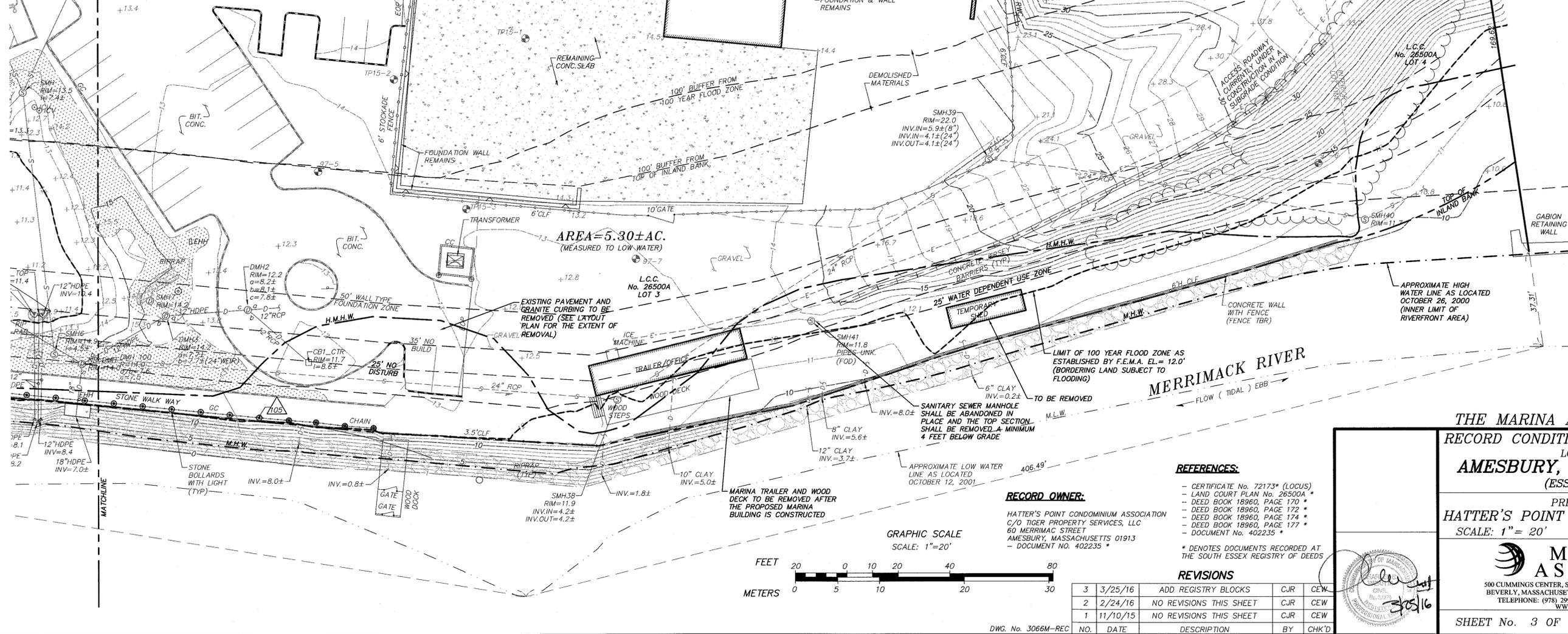
FOR MERIDIAN ASSOCIATES, INC. DATE _____

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

BUILDING #6
3 STORY
BRICK

FOR MERIDIAN ASSOCIATES, INC. DATE _____

DATE _____



REFERENCES:

- CERTIFICATE No. 72173* (LOCUS)
 - LAND COURT PLAN No. 26500A *
 - DEED BOOK 18960, PAGE 170 *
 - DEED BOOK 18960, PAGE 172 *
 - DEED BOOK 18960, PAGE 174 *
 - DEED BOOK 18960, PAGE 177 *
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- * DENOTES DOCUMENTS RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
3	3/25/16	ADD REGISTRY BLOCKS	CJR	CEW
2	2/24/16	NO REVISIONS THIS SHEET	CJR	CEW
1	11/10/15	NO REVISIONS THIS SHEET	CJR	CEW

RECORD OWNER:

HATTER'S POINT CONDOMINIUM ASSOCIATION
C/O TIGER PROPERTY SERVICES, LLC
60 MERRIMACK STREET
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- DOCUMENT NO. 402235 *

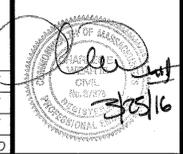
THE MARINA AT HATTER'S POINT
RECORD CONDITIONS/DEMOLITION PLAN
LOCATED IN
AMESBURY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HATTER'S POINT MARINA PARKING, LLC
SCALE: 1" = 20' DATE: AUGUST 24, 2015

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 3 OF 8 PROJECT No. 3066



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FOR MERIDIAN ASSOCIATES, INC. DATE _____ FOR MERIDIAN ASSOCIATES, INC. DATE _____

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

DATE _____

APPROVED FLOOD AREAS FOR HATTERS POINT PHASE II

FLOOD ZONE ALTERATION	FLOOD ZONE COMPENSATION
ELEVATION 11 -> 12: 480± SF	ELEVATION 11 -> 12: 820± SF

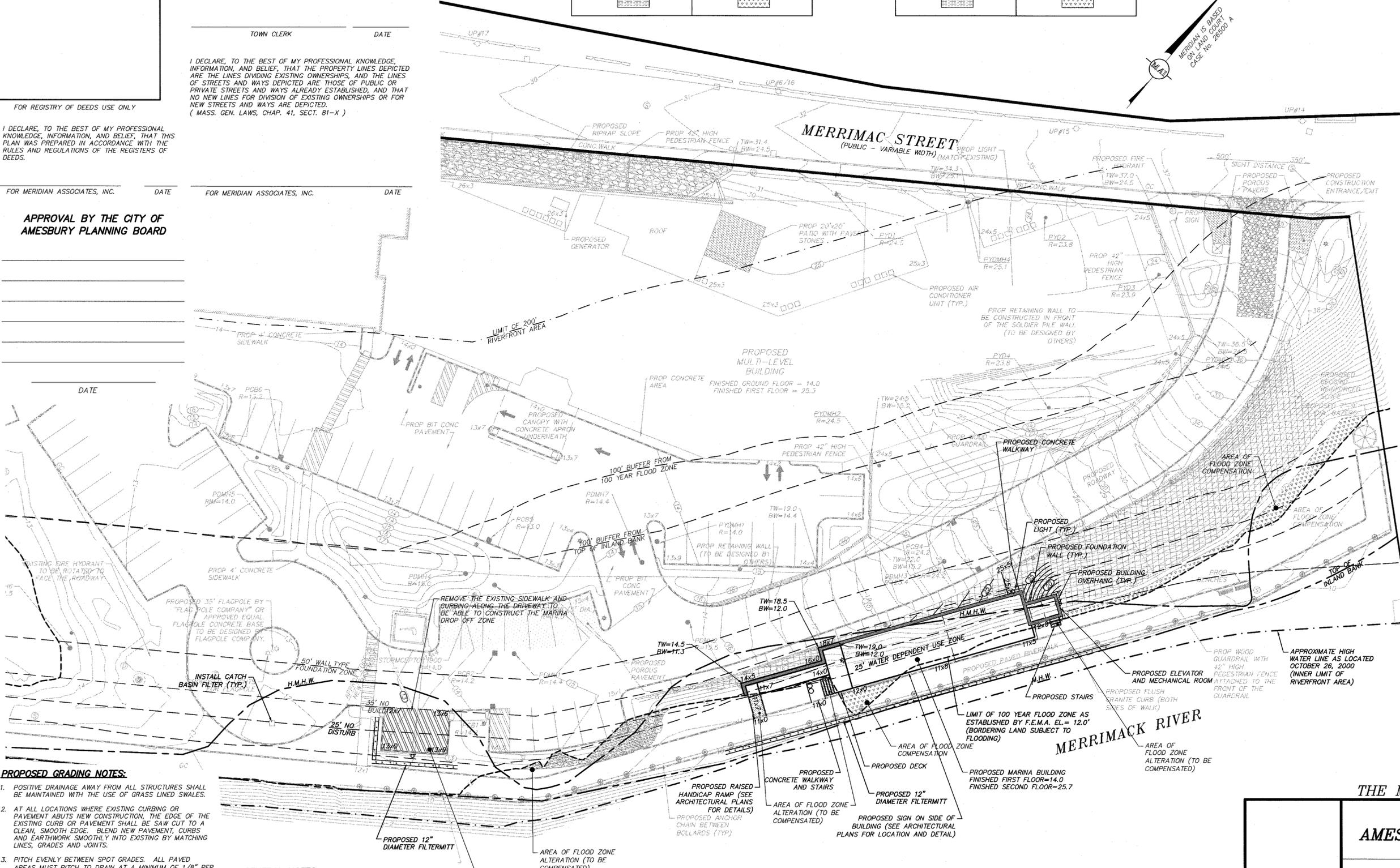
PROPOSED FLOOD AREAS FOR HATTERS POINT PHASE II AND MARINA BUILDING

FLOOD ZONE ALTERATION	FLOOD ZONE COMPENSATION
ELEVATION 11 -> 12: 566± SF	ELEVATION 11 -> 12: 795± SF

REFER TO SHEET 2 FOR NOTES AND LEGEND

LEGEND

— 13x5	PROPOSED CONTOUR
13x5	PROPOSED SPOT ELEVATION
■ PCB	PROPOSED CATCHBASIN
● PDMH	PROPOSED 4" DRAIN MANHOLE
● PYD	PROPOSED YARD DRAIN
○ STC	PROPOSED STORMCEPTOR UNIT
—	PROPOSED EROSION CONTROL
—	PROPOSED PEDESTRIAN FENCE
—	PROPOSED WOOD GUARDRAIL
—	PROPOSED WOOD STOCKADE FENCE
—	PROPOSED VERTICAL GRANITE CURB
—	PROPOSED WALL
R=	RIM ELEVATION
(TYP)	TYPICAL
⊕	PROPOSED SIGN
⊕	PROPOSED HANDICAP RAMP
POH	PROPOSED OVERHANG



EROSION CONTROL AND SEDIMENTATION NOTES:

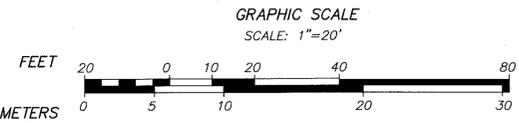
1. EROSION CONTROL & SILTATION DEVICES SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
3. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS OR PARKING AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
4. DUST SHALL BE CONTROLLED BY SPRINKLING WATER OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.
5. CATCH BASIN FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS DOWNHILL OF THE WORK AREA.
6. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE MERRIMACK RIVER.
7. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
8. CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE LIMIT OF WORK AT THE COMPLETION OF CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR SHALL REMOVE ALL SILTATION DEVICES AFTER REVEGETATION OF DISTURBED AREAS AND AFTER WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. THE CONTRACTOR SHALL PERFORM TEMPORARY AND PERMANENT STABILIZATION MEASURES ON ALL DISTURBED AREAS AS SOON AS PRACTICAL BUT NOT MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED ON THAT PORTION OF THE SITE.
11. THE MARINA PARKING AREA ACROSS MERRIMACK STREET SHALL BE USED FOR TEMPORARY STORAGE AND STAGING DURING CONSTRUCTION.
12. IF THE MARINA BUILDING, DROP OFF ZONE, UTILITIES OR OTHER ASSOCIATED WORK IS CONSTRUCTED AT THE SAME TIME AS HATTERS POINT PHASE II THEN THE PROJECT SHALL BE ADDED TO AND FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN "SWPPP" FOR HATTERS POINT DATED SEPTEMBER 2015.

PROPOSED GRADING NOTES:

1. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE MAINTAINED WITH THE USE OF GRASS LINED SWALES.
2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
4. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT FORMING SURFACE PONDS.
5. CONTRACTOR TO PROVIDE AND MAINTAIN APPROPRIATE EROSION CONTROL UNTIL ALL SITE WORK IS COMPLETED AND THE SITE IS FULLY VEGETATED AND/OR STABILIZED.
6. PRIOR TO CONSTRUCTION, AN ADDITIONAL TEMPORARY BENCHMARK SHALL BE SET WHICH WILL NOT BE DAMAGED DURING CONSTRUCTION PROCESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL FOR THE PROPOSED MARINA BUILDING AND ASSOCIATED DECK, WALKWAYS, HANDICAP RAMP AND THE PROPOSED MARINA DROP OFF ZONE. THE REMAINDER OF THE SITE THAT IS SCREENED BACK HAS BEEN APPROVED UNDER THE HATTERS POINT DEVELOPMENT.
2. THE PROPOSED MARINA BUILDING FOUNDATION IS TO BE CONSTRUCTED WITH A FOUNDATION WALL ALONG THE NORTHWEST PERIMETER AND CONCRETE PIERS AND WOOD PILES BELOW THE BUILDING AND HANDICAP RAMP. REFER TO THE SCHEMATIC FOUNDATION PLAN PREPARED BY FULCRUM, INC. ARCHITECTS.



THE MARINA AT HATTER'S POINT
GRADING PLAN
LOCATED IN
AMESBURY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HATTER'S POINT MARINA PARKING, LLC
SCALE: 1"= 20' DATE: AUGUST 24, 2015

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 294-4444 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 5 OF 8 PROJECT No. 3066

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
3	3/25/16	PEER REVIEW COMMENTS	CJR	CEW
2	2/24/16	PEER REVIEW COMMENTS	CJR	CEW
1	11/10/15	FLOOD ALTERATION & NOTES	CJR	CEW

DWG. No. 3066M-SITE
(XREF: 3066M-REC)

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(MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

THERE IS ONE COMMERCIAL PROPERTY AND TWO RESIDENTIAL PROPERTIES ACROSS MERRIMAC STREET ALONG THE PROPOSED 12" DI WATER MAIN. IF THE EXISTING WATER SERVICES ARE COPPER PIPE THEY ARE TO BE CONNECTED TO THE PROPOSED 12" DI WATER MAIN. IF THE EXISTING WATER SERVICES ARE NOT COPPER PIPE THEY ARE TO BE REPLACED WITH COPPER PIPE INCLUDING THE CURB STOP AND CONNECTED TO THE PROPOSED 12" DI WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATIONS OF WATER SERVICES PRIOR TO CONSTRUCTION.



TOWN CLERK _____ DATE _____

FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

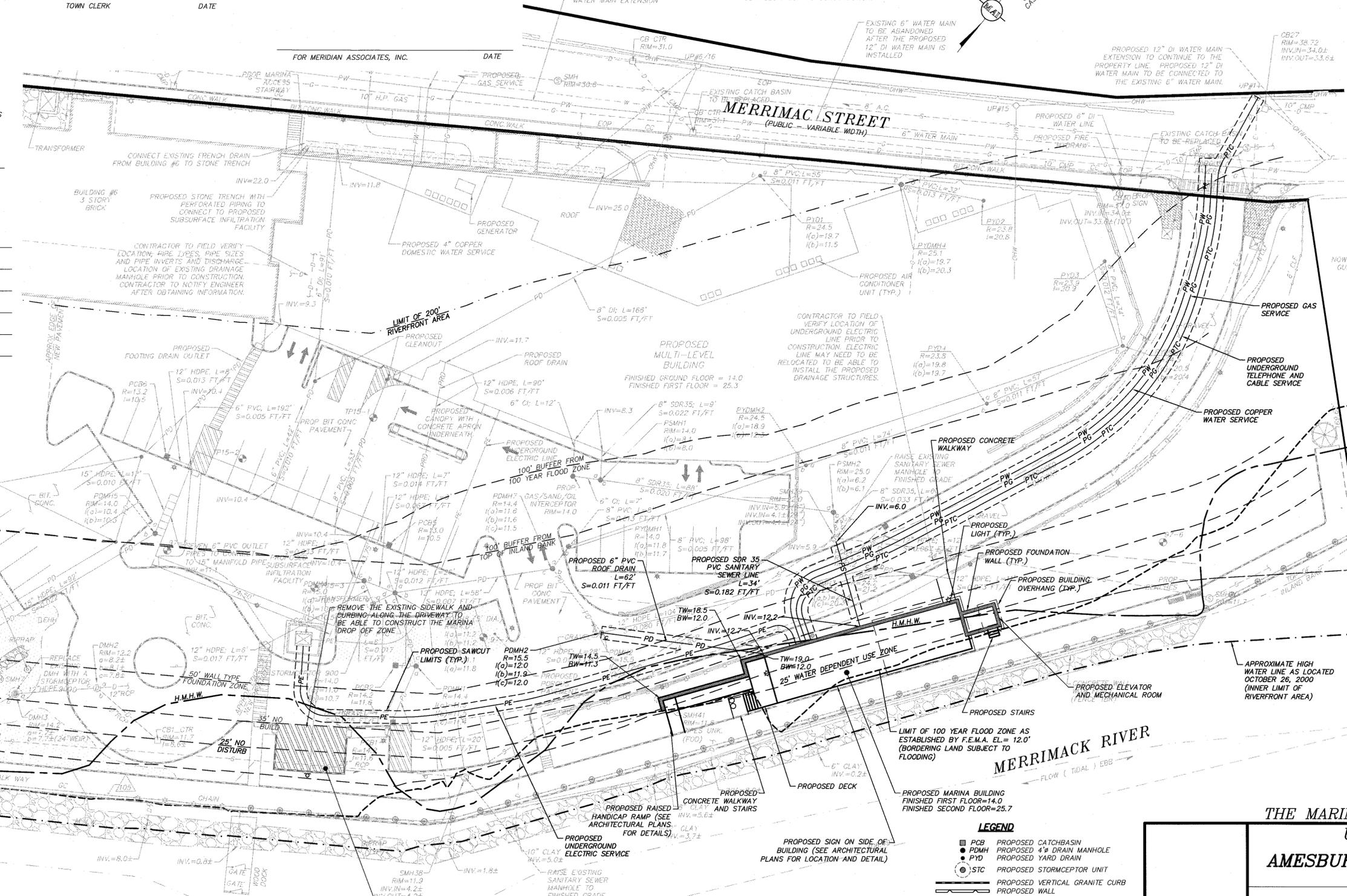
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I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

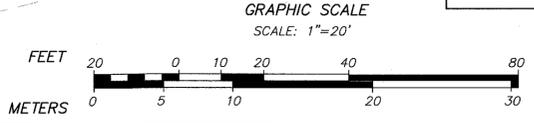
DATE _____



- PROPOSED UTILITY NOTES:**
1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
 2. INSTALL ALL UTILITIES (INCLUDING CONCRETE MECHANICAL PADS) PER MEP SPECIFICATIONS, UTILITY COMPANY AND LOCAL DPW STANDARDS.
 3. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
 4. ABANDON EXISTING UTILITY SERVICES AS REQUIRED ON SITE ACCORDING TO UTILITY COMPANY AND CITY OF AMESBURY REQUIREMENTS.
 5. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
 6. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.
 7. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
 8. PROPOSED BUILDING UTILITY CONNECTIONS DEPICTED HEREON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSES ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY THE RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS, AND PROPOSED CONNECTION LOCATIONS PROVIDED BY THE ARCHITECT.
 9. REFER TO ARCHITECTURAL AND MEP PLANS FOR INFORMATION AND DETAILS REGARDING THE LOCATION, SIZE AND TYPES OF PROPOSED UTILITY CONNECTIONS.
 10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEES, VALVES, EXPANSION AND/OR CONTRACTION FITTINGS, GATES AND ALL OTHER PARTS AND PIPING NECESSARY FOR THE INSTALLATION OF THE WATER LINE. ALL WORK SHALL BE COORDINATED WITH THE CITY OF AMESBURY WATER DIVISION.
 11. ALL TRENCHING, DIGGING, AND EXCAVATING SHALL BE EXECUTED AND PROTECTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING, BUT NOT LIMITED TO, MASSACHUSETTS GENERAL LAW 82A ("JACKIE'S LAW", EFFECTIVE JANUARY 1, 2009).
 12. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPLETION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
 13. EXISTING SANITARY SEWER MANHOLE TO BE CORE DRILLED AND THE PROPOSED SEWER LINE TO BE INSTALLED WITH A RUBBER BOOT. PROPOSED TROUGH TO BE CONSTRUCTED FOR THE SEWER LINE. CONTRACTOR TO COORDINATE THE INSTALLATION WITH THE CITY OF AMESBURY PUBLIC WORKS. CONTRACTOR TO USE CARE WHEN WORKING IN EXISTING SANITARY SEWER MANHOLE BECAUSE SEWER LINE IS THE MAIN INTERCEPTOR FOR MORE THAN 50% OF THE SEWER FLOW IN THE CITY OF AMESBURY.
 14. EXISTING WATER SERVICE FOR THE TEMPORARY MARINA TRAILER TO BE REMOVED AFTER THE PROPOSED MARINA BUILDING IS CONSTRUCTED.
 15. EXISTING ELECTRIC SERVICE FOR THE TEMPORARY MARINA TRAILER TO BE REMOVED AFTER THE PROPOSED MARINA BUILDING IS CONSTRUCTED.
 16. EXISTING SEWER SERVICE THAT DISCHARGES INTO THE TOP OF SEWER MANHOLE #38 FOR THE TEMPORARY MARINA TRAILER TO BE REMOVED AFTER THE PROPOSED MARINA BUILDING IS CONSTRUCTED.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL FOR THE PROPOSED MARINA BUILDING AND ASSOCIATED DECK, WALKWAYS, HANDICAP RAMP AND THE PROPOSED MARINA DROP OFF ZONE. THE REMAINDER OF THE SITE THAT IS SCREENED BACK HAS BEEN APPROVED UNDER THE HATTER'S POINT DEVELOPMENT.
 2. THE MARINA BUILDING ROOF AND DECK SHALL BE COLLECTED BY GUTTERS AND DISCHARGED TO THE PROPOSED ROOF DRAIN.

REFER TO SHEET 2 FOR NOTES & LEGEND



LEGEND

- PCB PROPOSED CATCHBASIN
- PMH PROPOSED 4" DRAIN MANHOLE
- PYD PROPOSED YARD DRAIN
- STC PROPOSED STORMCEPTOR UNIT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WALL
- RM ELEVATION
- PTC PROPOSED TELEPHONE AND CABLE LINE
- PE PROPOSED ELECTRIC LINE
- PD PROPOSED DRAIN LINE
- PS PROPOSED SEWER LINE
- PW PROPOSED WATER LINE
- PG PROPOSED GAS LINE
- (TYP) TYPICAL

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
3	3/25/16	PEER REVIEW COMMENTS	CJR	CEW
2	2/24/16	PEER REVIEW COMMENTS	CJR	CEW
1	11/10/15	GUARDRAIL, UTILITIES	CJR	CEW

**THE MARINA AT HATTER'S POINT
UTILITY PLAN
LOCATED IN
AMESBURY, MASSACHUSETTS
(ESSEX COUNTY)**

PREPARED FOR
HATTER'S POINT MARINA PARKING, LLC
SCALE: 1"=20' DATE: AUGUST 24, 2015

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-4447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 6 OF 8 PROJECT No. 3066

I, _____, CLERK OF THE CITY OF AMESBURY, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE AMESBURY PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED.
(MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

TOWN CLERK _____ DATE _____

FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

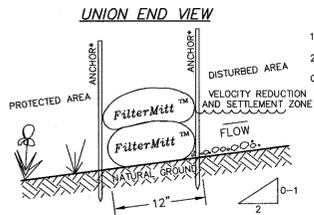
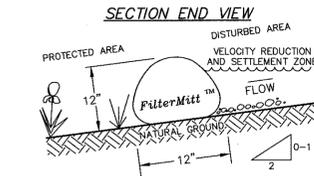
FOR REGISTRY OF DEEDS USE ONLY

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. _____ DATE _____

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

DATE _____



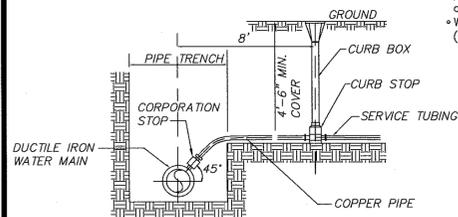
FilterMitt™ COMPONENTS:
 OUTSIDE CASING: 100% organic hessian.
 FILLER INGREDIENT: *FiberRoot Mulch™*
 • A blend of coarse and fine compost and shredded wood.
 • Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
 • Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

For more information visit:
www.groundscapesexpress.com
 or contact us at:
Groundscapes Express, Inc.
 P.O. Box 737
 Wrentham, MA 02093
 (508) 384-7140

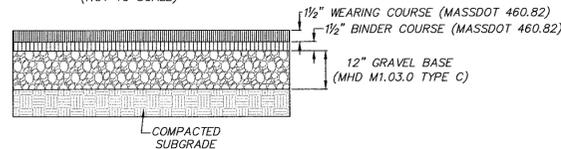
FilterMitt 2:1 SLOPES OR LESS
(NOT TO SCALE)

FilterMitt™ INSTALLATION:
 With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.
 Sections can also be delivered to the site in lengths from 1' to 8'.

The flexibility of *FilterMitt™* allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 12" wide.
 Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.

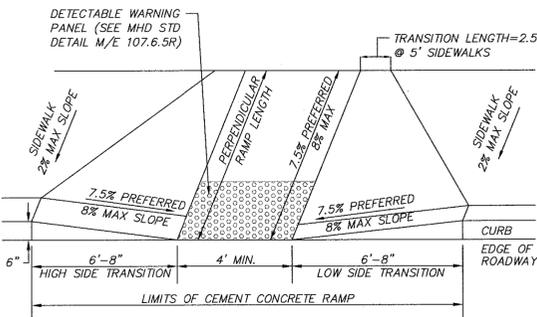


TYPICAL WATER SERVICE:
(NOT TO SCALE)

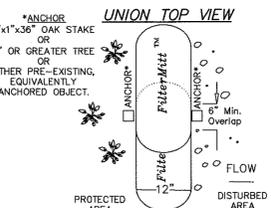
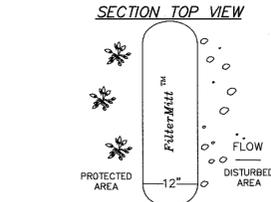


NOTE: PROP. 3" CLASS 1 BIT. CONC. PAVEMENT 1-1 PLACED IN TWO COURSES (1-1/2" TOP OVER 1-1/2" BINDER PER MASSDOT STANDARD SPECIFICATIONS)

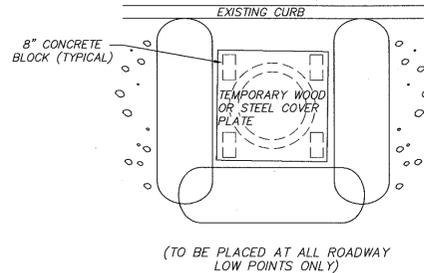
BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



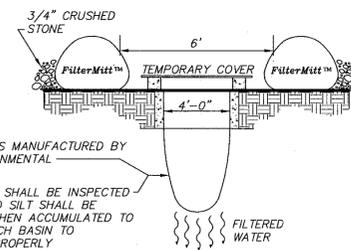
WHEELCHAIR RAMP DETAIL
(NOT TO SCALE)



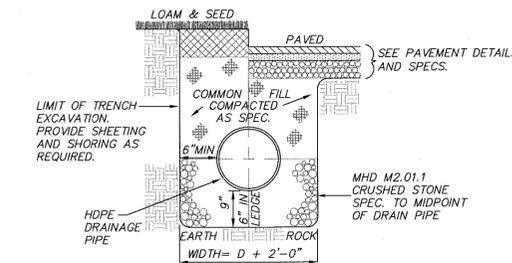
*ANCHOR:
 1"x1/2" OAK STAKE OR
 2" OR GREATER TREE OR
 OTHER PRE-EXISTING, EQUIVALENTLY ANCHORED OBJECT.
 9" Min. Overlap



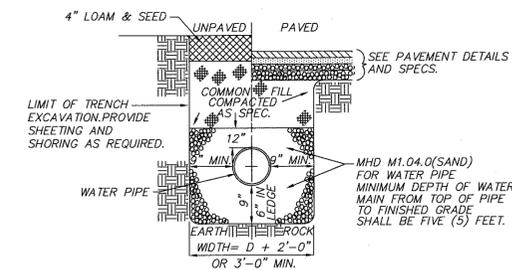
CONCRETE WALKWAY
(NOT TO SCALE)



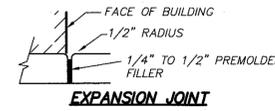
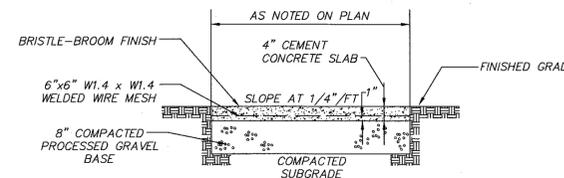
CATCH BASIN FILTER DETAIL
(NOT TO SCALE)



DRAIN TRENCH
(NOT TO SCALE)



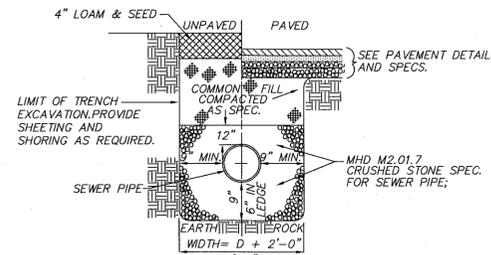
WATER TRENCH
(NOT TO SCALE)



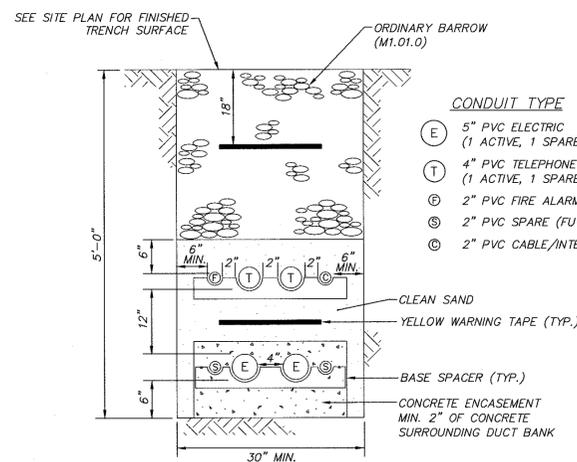
CONSTRUCTION CONTROL JOINT

NOTE: TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C. TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

CONCRETE WALKWAY
(NOT TO SCALE)



SEWER TRENCH
(NOT TO SCALE)



ALL TRENCH CONDUITS SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED

THIS DUCT BANK IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL DETAILS TO BE DETERMINED BY UTILITY PROVIDERS.

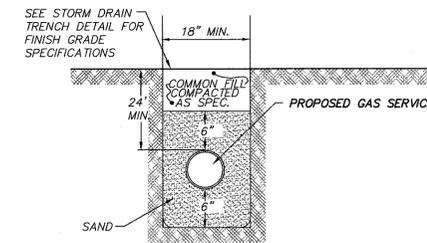
COMMON TRENCH DETAIL
ELECTRIC/TELEPHONE/FIRE ALARM/CABLE
(NOT TO SCALE)

- CONDUIT TYPE**
- (E) 5" PVC ELECTRIC (1 ACTIVE, 1 SPARE)
 - (T) 4" PVC TELEPHONE (1 ACTIVE, 1 SPARE)
 - (F) 2" PVC FIRE ALARM
 - (S) 2" PVC SPARE (FUTURE USE)
 - (C) 2" PVC CABLE/INTERNET

REVISIONS

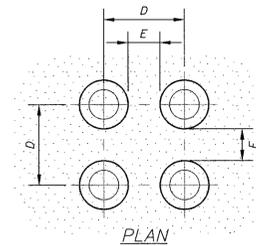
NO.	DATE	DESCRIPTION	BY	CHK'D
3	3/25/16	PEER REVIEW COMMENTS	CJR	CEW
2	2/24/16	PEER REVIEW COMMENTS	CJR	CEW
1	11/10/15	ADD SIDEWALK DETAIL	CJR	CEW

DWG. No. 3066M-DET



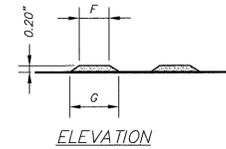
GAS TRENCH
(NOT TO SCALE)

NOTE: THIS GAS TRENCH IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL DETAIL TO BE DETERMINED BY THE GAS COMPANY.



PLAN

	MIN.	MAX.
D	1.60"	2.40"
E	.65"	1.50"
F	.45"	.80"
G	.90"	1.40"

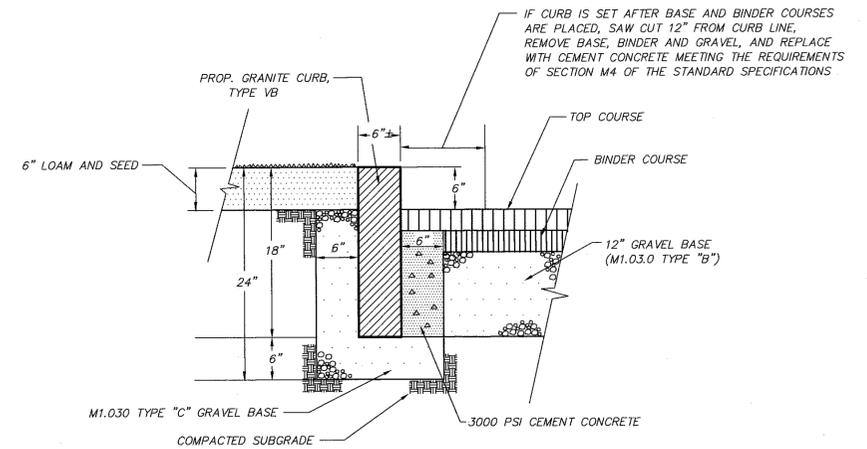


ELEVATION

NOTES:

- DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. (23mm.), A HEIGHT OF NOMINAL 0.2 IN. (5mm.), AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. (60mm.) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
- SHALL CONFORM WITH MassDOT STD DETAIL M/E 107.6.5R.

WHEELCHAIR RAMP DETECTABLE WARNING DETAIL
(NOT TO SCALE)



GRANITE CURB DETAIL
(NOT TO SCALE)

THE MARINA AT HATTER'S POINT

DETAILS
 LOCATED IN
AMESBURY, MASSACHUSETTS
 (ESSEX COUNTY)

PREPARED FOR
HATTER'S POINT MARINA PARKING, LLC
 SCALE: NOT TO SCALE DATE: AUGUST 24, 2015

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 590 BEVERLY, MASSACHUSETTS 01915
 69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

SHEET No. 7 OF 8

PROJECT No. 3066

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I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW STREETS AND WAYS ARE DEPICTED.
(MASS. GEN. LAWS, CHAP. 41, SECT. 81-X)

FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

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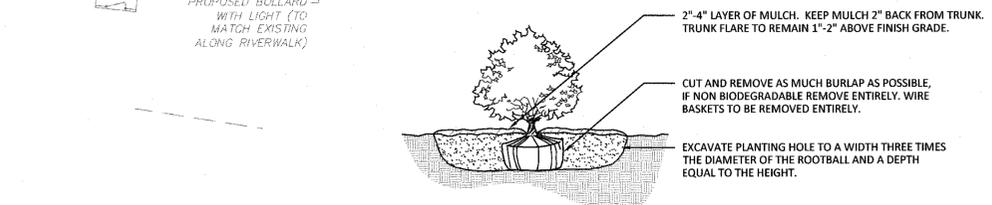
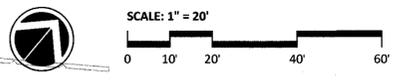
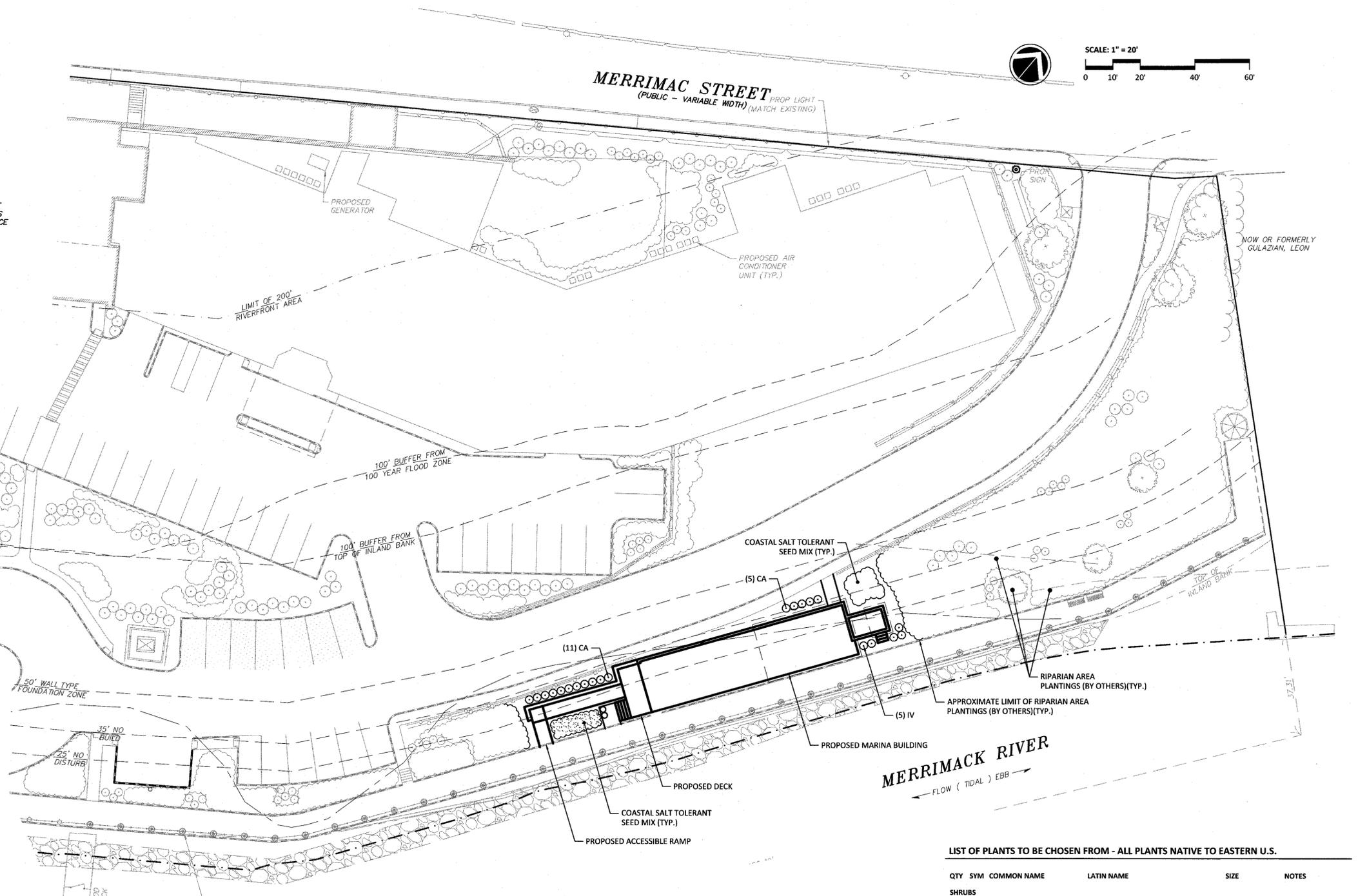
FOR MERIDIAN ASSOCIATES, INC. DATE TOWN CLERK DATE

APPROVAL BY THE CITY OF AMESBURY PLANNING BOARD

DATE

LANDSCAPE NOTES

1. PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE.
2. ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE IS PROVIDED TO CONTRACTOR BY OWNER OR HIS REPRESENTATIVE.
3. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR HIS REPRESENTATIVE. DURING THIS PLANT ESTABLISHMENT PERIOD OF FIRST TWO YEARS, THE PLANTS ARE TO BE WATERED TO AN EQUIVALENT OF 1/4" TO 1" OF WEEKLY PRECIPITATION DURING SPRING, SUMMER AND FALL MONTHS.
4. ON-GOING LONG TERM LANDSCAPE MAINTENANCE BY THE OWNER OR HIRED CONTRACTOR SHALL CONSIST OF KEEPING THE PLANTS IN A HEALTHY GROWING CONDITION; AND SHALL INCLUDE BUT IS NOT LIMITED TO WATERING, WEEDING, CULTIVATING, RE-MULCHING, PRUNING OR REMOVAL OF DEAD MATERIAL, AND RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION.
5. REFER TO ELECTRICAL PLANS FOR LIGHTING INFORMATION.
6. EROSION CONTROL/RESTORATION MIX IN RIPARIAN AREA TO BE NEW ENGLAND COASTAL SALT TOLERANT GRASS MIX AS AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, AMHERST, MA, WWW.NEWP.COM, OR APPROVED EQUAL AND APPLIED AND MAINTAINED PER MANUFACTURER'S RECOMMENDATIONS.
7. SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE INDICATED.
8. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
10. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES.
11. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.
12. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.
13. REUSE EXISTING TOPSOIL ENCOUNTERED ON-SITE AND AMEND TO BELOW PARAMETERS. IF ADDITIONAL TOPSOIL IS NEEDED PROVIDE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER (FOR PLANTING MIX), WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED SITE, REASONABLY FREE OF CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8. TOPSOIL SHALL NOT BE DELIVERED OR WORKED IN A MUDDY OR FROZEN CONDITION.
14. PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS: 3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.
15. IRRIGATION SYSTEM IS TO BE INSTALLED BY OTHERS.



NOTES:
BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING (NOT TO SCALE)

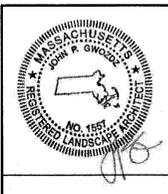
LIST OF PLANTS TO BE CHOSEN FROM - ALL PLANTS NATIVE TO EASTERN U.S.

QTY	SYM	COMMON NAME	LATIN NAME	SIZE	NOTES
16	CA	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	TUBELING	24" O.C.
5	IV	WINTERBERRY	ILEX VERTICILLATA	3' - 4'	B&B

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
3	3/25/16	PEER REVIEW COMMENTS	JPG	JPG
2	2/24/16	PEER REVIEW COMMENTS	JPG	JPG
1	11/10/15	NO CHANGE THIS SHEET	JPG	JPG

DWG No. 3066-2 LAND-R3.dwg



LANDSCAPE PLAN
LOCATED IN
AMESBURY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
HATTER'S POINT MARINA PARKING, LLC
SCALE: 1" = 20' DATE: AUGUST 24, 2015

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 8 OF 8 PROJECT No. 3066