

# PERMIT SITE PLAN

61 HIGH STREET  
 DANVERS, MASSACHUSETTS 01923  
 FOR  
 A POINT DESIGN INC.

61  
 HIGH  
 STREET

Danvers, Massachusetts

## PLAN INTENT

THIS PLAN IS INTENDED TO ACCOMPANY A NOTICE OF INTENT FILING WITH THE DANVERS CONSERVATION COMMISSION AND A FILING WITH THE TOWN OF DANVERS PLANNING BOARD.

## GENERAL NOTES

- ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM BY LEBLANC SURVEY ASSOCIATES, INC.
- BUILDING, RIGHT-OF-WAY, AND PROPERTY LINE INFORMATION SHOWN ON THE VICINITY MAP ARE SCALED IN FROM MASSMAPPER GS AND ARE CONSIDERED APPROXIMATE.
- ZONING LINE INFORMATION SHOWN ON THE VICINITY MAP IS FROM THE CHARACTER BASED ZONING DISTRICTS OF THE TOWN OF DANVERS, AND IS INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PLANS CONFORM TO MASSDOT STANDARD SPECIFICATIONS AS WELL AS TOWN OF DANVERS WATER AND SEWER REGULATIONS, STORMWATER REGULATIONS AND PAVEMENT RESTORATION AS DETAILED IN SECTION 8.6.7 OF THE DANVERS SUBDIVISION REGULATIONS. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE DANVERS ENGINEERING DEPARTMENT STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
- WETLAND LIMITS ON-SITE WERE DELINEATED BY WETLANDS AND LAND MANAGEMENT, INC.

## GRADING AND UTILITY PLAN NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH TOWN REQUIREMENTS. ALL CUT AND CAPS SHALL BE COORDINATED WITH THE DANVERS WATER AND SEWER DIVISION 48 HOURS PRIOR TO PERFORMING WORK.
- THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
- CONTRACTOR SHALL INSTALL ALL PARKING AREAS AND WALKWAYS IN ACCORDANCE WITH APPLICABLE ADA AND MAAB REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - HANDICAPPED SPACES AND STRIPED AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
  - HANDICAPPED RAMP SHALL NOT EXCEED 8% FOR A MAXIMUM VERTICAL DISTANCE OF 6 INCHES.
  - SIDEWALKS SHALL HAVE A MAXIMUM SLOPE IN THE PATH OF TRAVEL OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. CONTRACTOR SHOULD NOT LAYOUT SLOPES EXCEEDING 4.5% AND 1.5% RESPECTIVELY TO ALLOW FOR CONSTRUCTION TOLERANCES. IF THE CONTRACTOR DETERMINES THAT THE REQUIRED SLOPES CANNOT BE ACHIEVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING THE INFORMATION TO THE ENGINEER FOR RESOLUTION.
- ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE 6" ABOVE THE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- EXCAVATION REQUIRED WITHIN 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 ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL PROPOSED TOP OF CURB ELEVATIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCY WHICH MAY IMPACT DESIGN.
- ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOO, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. 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 AT NO ADDITIONAL COST BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- STRAW WATTLE SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS AND SHALL SERVE AS THE LIMIT OF WORK.
- CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF WATER AND SEWER SHUTDOWNS DURING CONSTRUCTION. UTILITY WORK ON HIGH STREET WILL NEED TO BE PERFORMED AT NIGHT TO MINIMIZE IMPACTS TO NEIGHBORS AND TRAFFIC.

## REGULATORY NOTES

- CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 24B CMR 2.00. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).



VICINITY MAP

SCALE: 1" = 100'



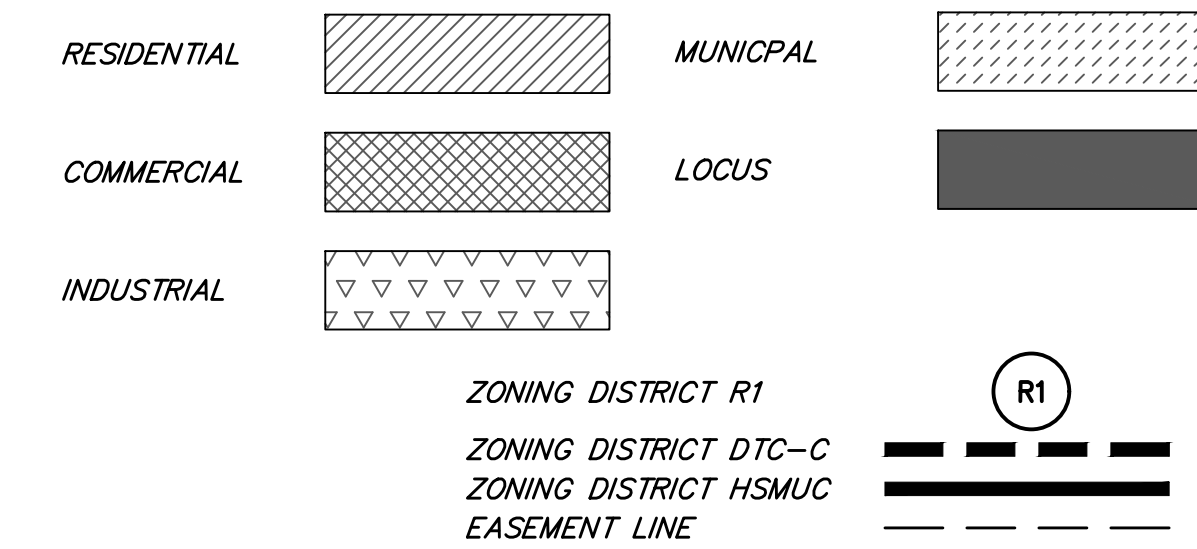
**OWNER**

RICHARD S. BOCCELLI JR. &  
 STACEY A. BOCCELLI  
 61 HIGH STREET  
 DANVERS, MASSACHUSETTS 01923

**APPLICANT**

A POINT DESIGN INC.  
 61 HIGH STREET  
 DANVERS, MASSACHUSETTS 01923

## VICINITY MAP LEGEND



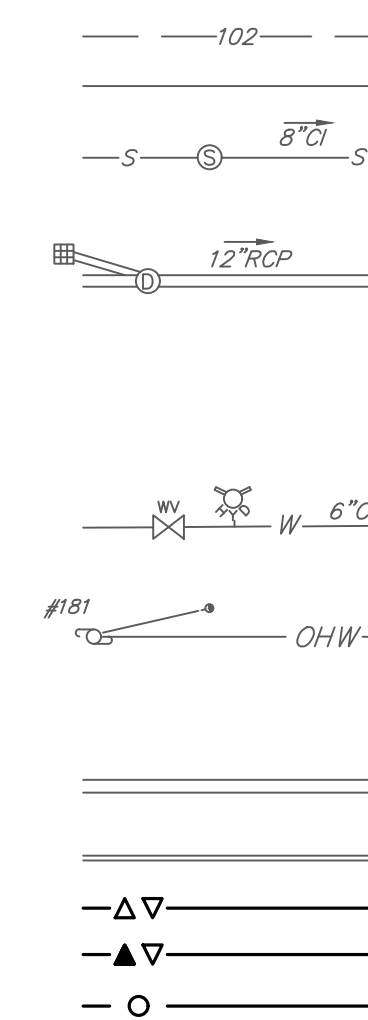
## SHEET INDEX

SHEET C1.....	TITLE SHEET
SHEET C2.....	EXISTING SITE PLAN
SHEET C3.....	SITE PREPARATION AND EROSION CONTROL PLAN
SHEET C4.....	DIMENSIONAL REGULATIONS PLAN
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SHEET C6.....	UTILITIES PLAN
SHEET C7.....	DETAIL SHEET
SHEET C8.....	DETAIL SHEET
	HARDSCAPE PLAN
	PLANTING PLAN

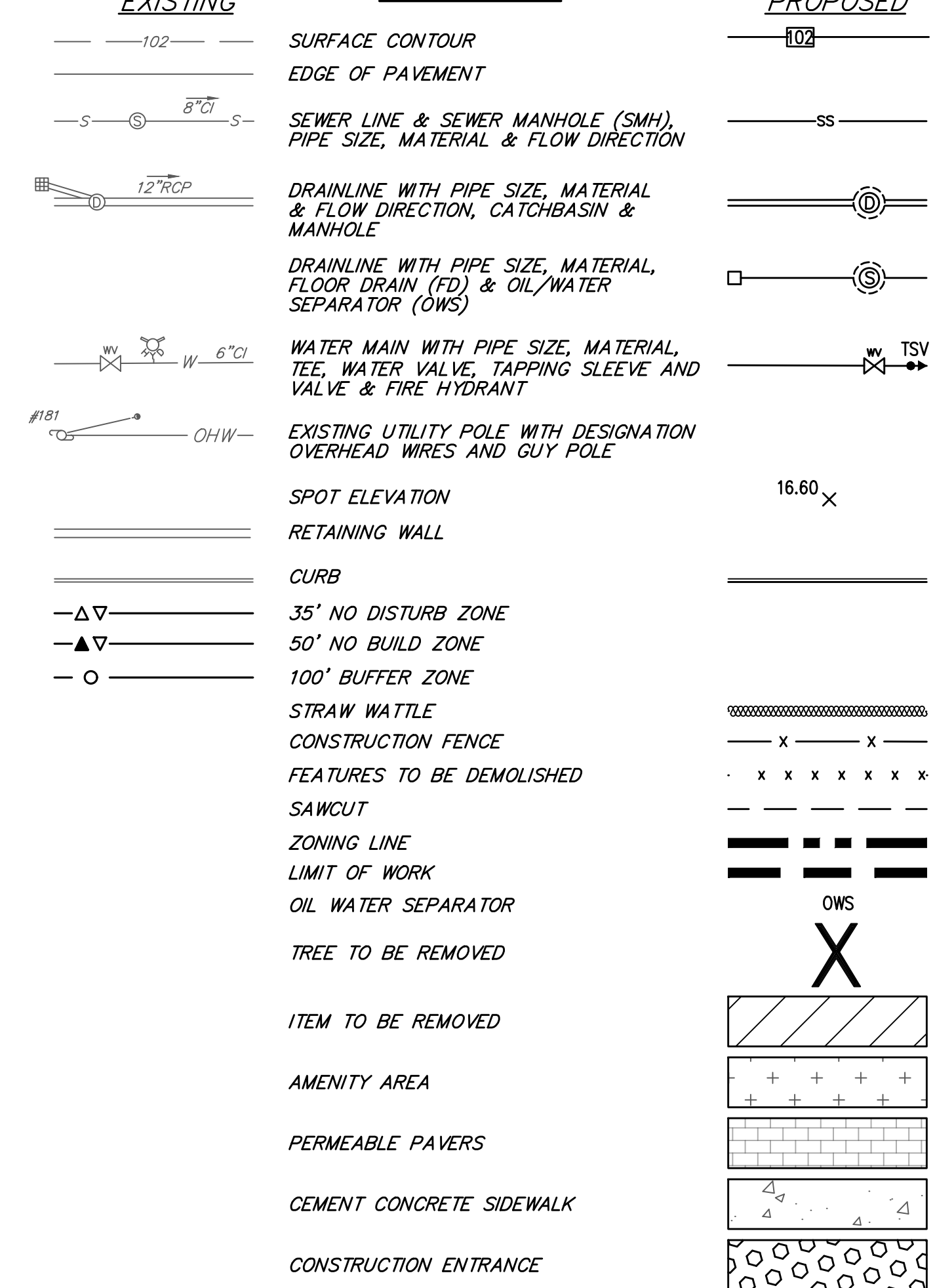
## SHEET WAIVERS REQUESTED:

- ZONING REGULATIONS:
- 4.3.2 INFORMATION REQUIRED ON SITE ANALYSIS PLAN ARE SHOWN ON THE EXISTING SITE PLAN
  - 4.3.2.e SOIL TESTING LOCATIONS AND RESULTS REQUIRED ON SITE ANALYSIS PLAN TO BE SHOWN ON THE SITE CONSTRUCTION PLAN AND UTILITIES PLAN
  - 4.3.2.g 35' AND 50' WETLAND BUFFERS AND 100' JURISDICTIONAL LINE REQUIRED ON SITE ANALYSIS PLAN TO BE SHOWN ON THE SITE PREPARATION AND EROSION CONTROL PLAN, SITE CONSTRUCTION PLAN AND UTILITIES PLAN
  - 4.3.5 NO STREET LAYOUT AND PROFILE PLAN IS PROPOSED AS NO NEW STREET IS PROPOSED
  - 4.3.8 OFF-STREET PARKING AND LOADING PLAN INFORMATION TO BE SHOWN ON THE DIMENSIONAL REGULATIONS PLAN, SITE CONSTRUCTION PLAN, AND LANDSCAPING PLAN
  - 4.3.8.b CONSTRUCTION DETAILS FOR THE LOADING AND PARKING PLAN ARE SHOWN ON THE DETAIL SHEET

## EXISTING



## LEGEND



## PROPOSED

PREPARED FOR:

A POINT  
 DESIGN INC.  
 RICHARD S. BOCCELLI, JR.

61 High Street  
 Danvers, MA 01923

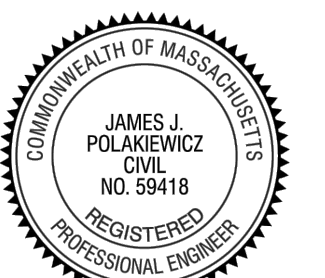
HANCOCK  
 ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
 VOICE (978) 777-3050, FAX (978) 774-7816  
 WWW.HANCOCKASSOCIATES.COM



James J. Polakiewicz  
 04/04/25

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
 SCALE: AS SHOWN DRAWN BY: PSL  
 APP BY: JJP CHECK BY: KAC

TITLE  
 SHEET

PLOT DATE: Apr 04, 2025 10:18 am  
 PATH: P:\2024\30 Projects\02733-a-point-design-Danvers\Eng\DWG\

DWG: 26733ts.dwg

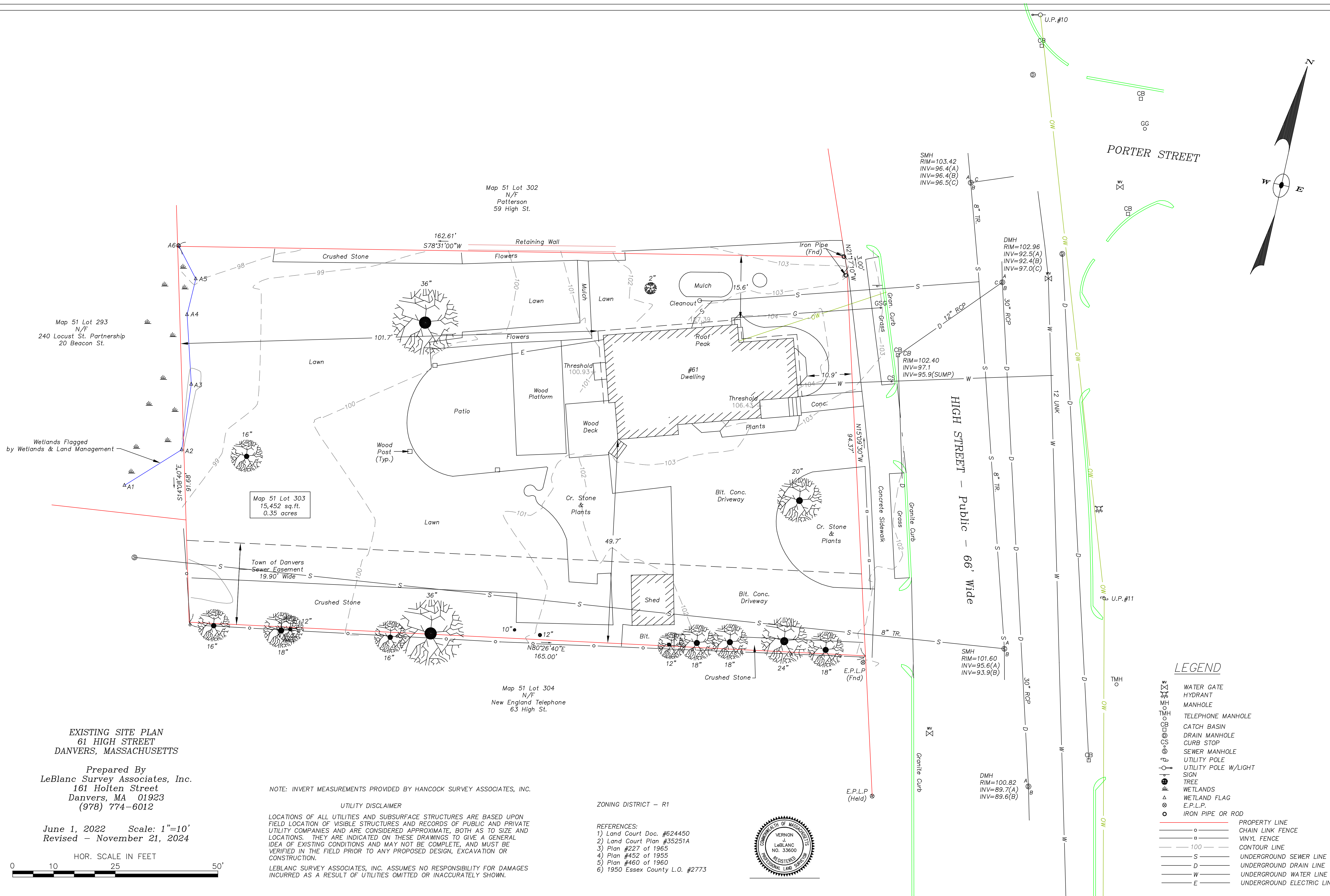
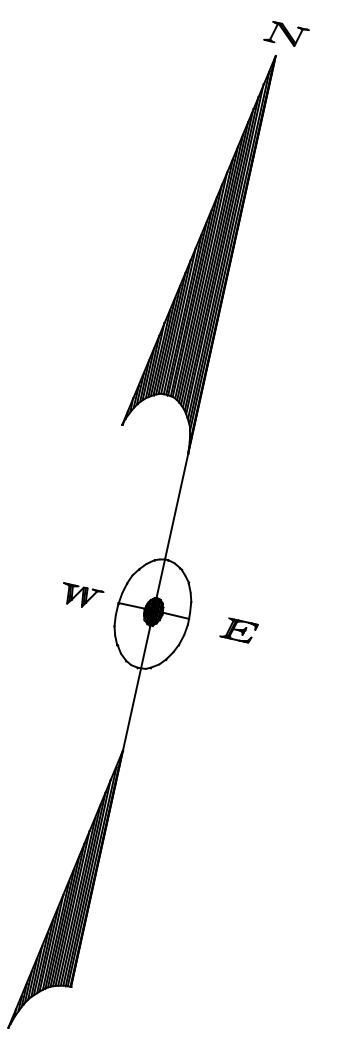
LAYOUT: TS

SHEET: 1 OF 11

PROJECT NO.:

C1

26733



Map 51 Lot 293  
N/F  
240 Locust St. Partnership  
20 Beacon St.

Map 51 Lot 302  
N/F  
Patterson  
59 High St.

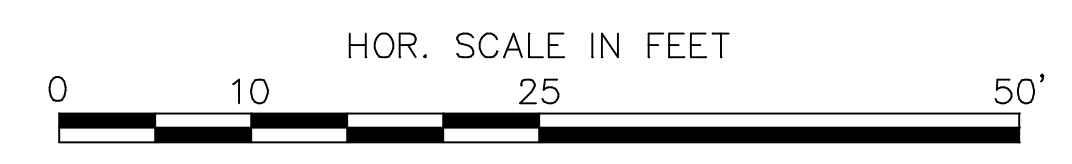
Map 51 Lot 303  
15,452 sq. ft.  
0.35 acres

Map 51 Lot 304  
N/F  
New England Telephone  
63 High St.

**EXISTING SITE PLAN  
61 HIGH STREET  
DANVERS, MASSACHUSETTS**

Prepared By  
**LeBlanc Survey Associates, Inc.**  
161 Holten Street  
Danvers, MA 01923  
(978) 774-6012

June 1, 2022 Scale: 1"=10'  
Revised - November 21, 2024



NOTE: INVERT MEASUREMENTS PROVIDED BY HANCOCK SURVEY ASSOCIATES, INC.

**UTILITY DISCLAIMER**

LOCATIONS OF ALL UTILITIES AND SUBSURFACE STRUCTURES ARE BASED UPON FIELD LOCATION OF VISIBLE STRUCTURES AND RECORDS OF PUBLIC AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE, BOTH AS TO SIZE AND LOCATIONS. THEY ARE INDICATED ON THESE DRAWINGS TO GIVE A GENERAL IDEA OF EXISTING CONDITIONS AND MAY NOT BE COMPLETE, AND MUST BE VERIFIED IN THE FIELD PRIOR TO ANY PROPOSED DESIGN, EXCAVATION OR CONSTRUCTION.

LEBLANC SURVEY ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

**ZONING DISTRICT - R1**

- REFERENCES:
- 1) Land Court Doc. #624450
  - 2) Land Court Plan #35251A
  - 3) Plan #227 of 1965
  - 4) Plan #452 of 1955
  - 5) Plan #460 of 1960
  - 6) 1950 Essex County L.O. #2773



**LEGEND**

- ☒ WATER GATE
- ☒ HYDRANT
- ☒ MANHOLE
- ☒ TELEPHONE MANHOLE
- ☒ CATCH BASIN
- ☒ DRAIN MANHOLE
- ☒ CURB STOP
- ☒ SEWER MANHOLE
- ☒ UTILITY POLE
- ☒ UTILITY POLE W/LIGHT SIGN
- ☒ TREE
- ☒ WETLANDS
- ☒ WETLAND FLAG
- ☒ E.P.L.P.
- ☒ IRON PIPE OR ROD
- PROPERTY LINE
- CHAIN LINK FENCE
- VINYL FENCE
- 100 — CONTOUR LINE
- S — UNDERGROUND SEWER LINE
- D — UNDERGROUND DRAIN LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND ELECTRIC LINE

**EROSION AND SEDIMENTATION PLAN**

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED STRAW WATTLES, FILTER FENCES, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S WILL BE INSPECTED DAILY AND MAINTAINED AS REQUIRED TO ENSURE PROPER FUNCTION.

IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

**PRE-CONSTRUCTION**

1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW WATTLES, SILT FENCE AND CRUSHED STONE.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.
3. UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
4. CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
5. EXISTING CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS.

**PRELIMINARY SITE WORK**

1. EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE CONSIDERED.

**ONGOING SITE WORK**

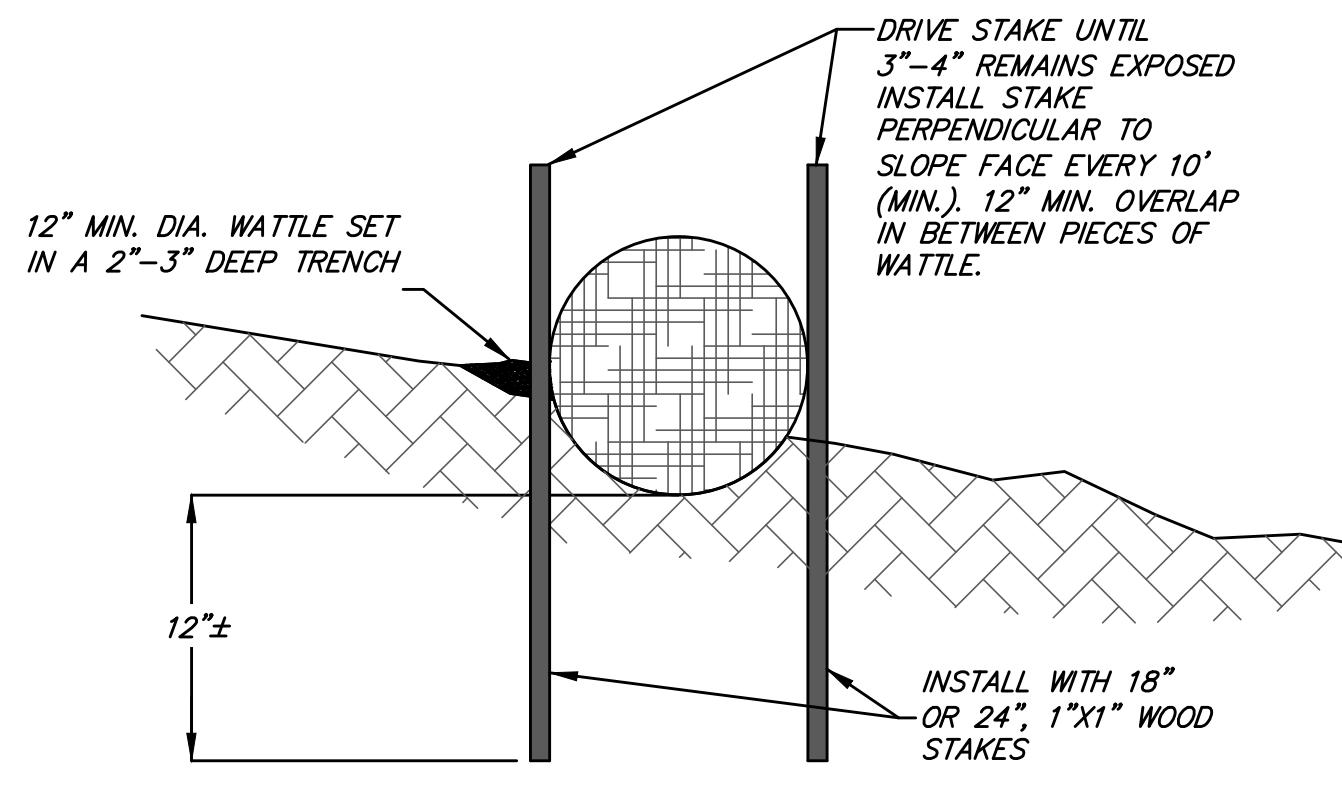
1. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED. SEDIMENT BUILT UP BEHIND SILT FENCES SHALL BE REMOVED WHEN LEVEL REACHES ONE HALF WATTLE HEIGHT AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. DEWATERING SHALL BE DONE IN A MANNER SO AS NOT TO TRANSMIT SILT, SAND, OR PARTICULATE MATTER TO THE RECEIVING WATER OR EXISTING DRAINAGE SYSTEM.
3. CATCH BASIN SILT SACKS SHALL BE INSPECTED WEEKLY. SILT SACKS SHALL BE REMOVED AND CLEANED WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE GRATE. SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
4. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY. STONE SHALL BE REMOVED AND REPLACED WHEN SEDIMENT REACHES TOP OF STONE.
5. HIGH STREET SHALL BE INSPECTED DAILY AND SWEEP AS NEEDED TO KEEP PAVED SURFACE FREE OF SOIL AND DEBRIS.
6. NO EXISTING UTILITIES SHALL BE ABANDONED IN PLACE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A FUNCTIONAL STORM DRAINAGE SYSTEM IN HIGH STREET AT ALL TIMES DURING CONSTRUCTION, INCLUDING PERIODIC CLEAN OUT OF SEDIMENT.

**LANDSCAPING**

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5-LBS/1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

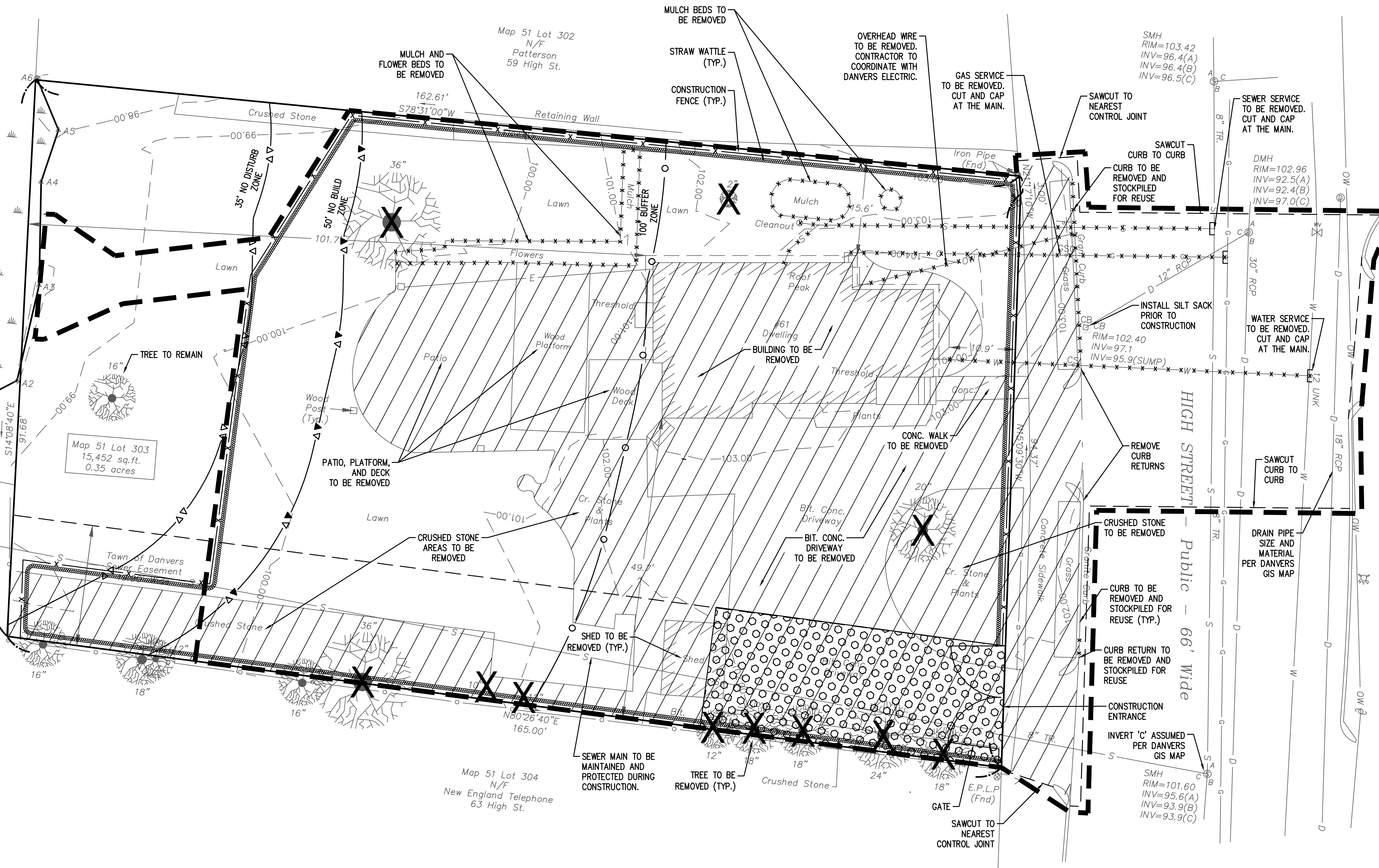
**CONSTRUCTION SEQUENCE**

1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL EROSION CONTROL AND SILT SACKS
3. SITE DEMOLITION AND PREPARATION PER PLAN.
4. UTILITY AND FOUNDATION CONSTRUCTION.
5. BACKFILL OF UTILITIES AND FOUNDATIONS.
6. PARKING LOT AND BUILDING CONSTRUCTION.
7. REMOVE CONSTRUCTION ENTRANCE.
8. FINAL GRADING, AND PAVING.
9. LANDSCAPING, LOAM AND SEED.
10. REMOVAL OF EROSION CONTROL AND SILT SACKS ONCE FULLY STABILIZED.

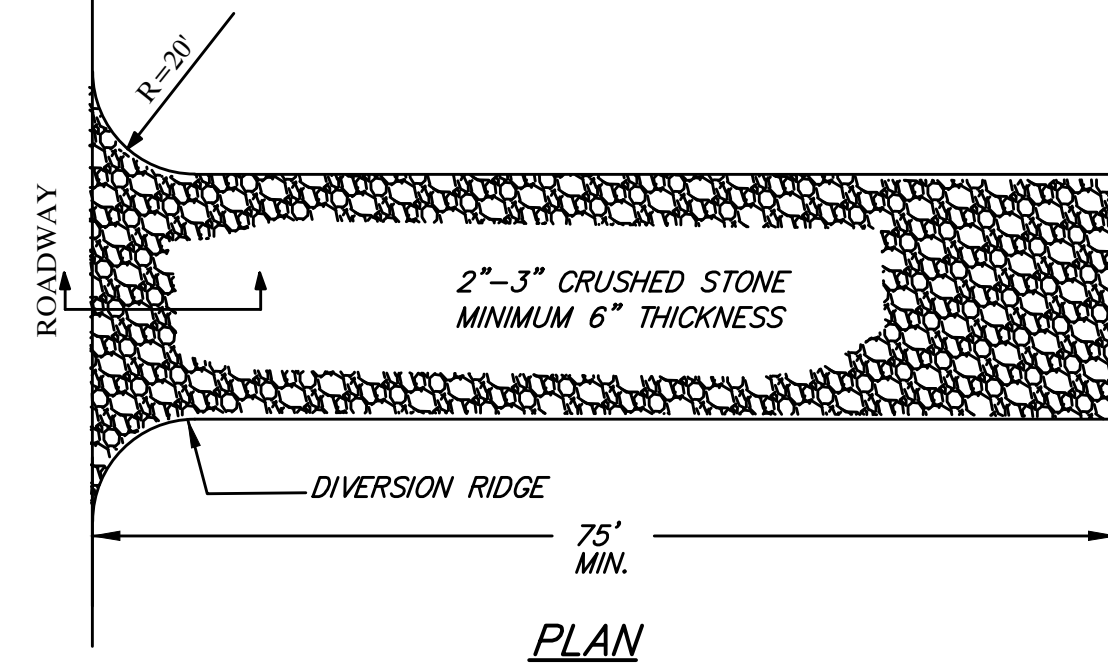


NOTES:  
 1. WATTLE SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER WATTLE.  
 2. PRIOR TO SETTING THE WATTLE REMOVE LOOSE LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE WATTLE FROM DIRECT CONTACT WITH SOIL.

**3 WATTLE**  
NOT TO SCALE

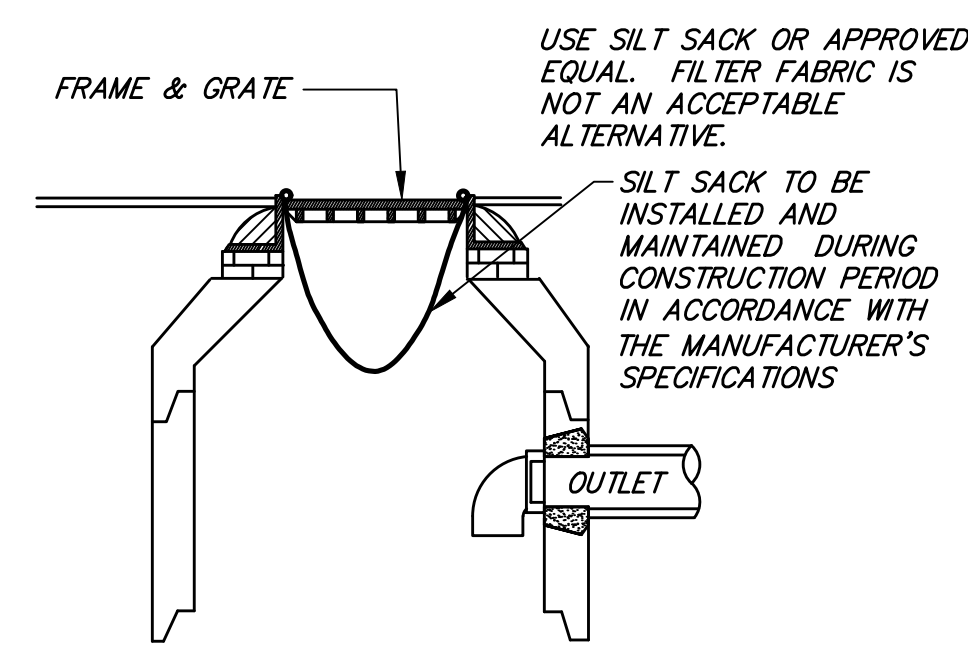


SCALE: 1" = 10'



**1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**  
NOT TO SCALE

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  4. IN THE DIRECTION OF TRAVEL, THE CONSTRUCTION ENTRANCE/EXIT SHALL SLOPE DOWN TOWARDS THE SITE AND AWAY FROM THE ROADWAY.



**2 CATCH BASIN SILT SACK**  
TYPICAL CROSS SECTION NOT TO SCALE

**61 HIGH STREET**

Danvers, Massachusetts

**A POINT DESIGN INC.**  
RICHARD S. BOCELLI, JR.

61 High Street  
Danvers, MA 01923

**HANCOCK ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
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04/04/25

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2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
 SCALE: 1" = 10' DRAWN BY: PSL  
 APP BY: JJP CHECK BY: KAC

**SITE PREPARATION AND EROSION CONTROL PLAN**

PLOT DATE: Apr 04, 2025 10:15 am  
 PATH: P:\CADD\3D Projects\26733-a-point-design-Danvers\Eng\DWG\

DWG: 26733sp.dwg

LAYOUT: SP  
 SHEET: 3 OF 11

PROJECT NO.: 26733

**C2**

**ZONING TABLE**

DISTRICT: DANVERS HIGH STREET MIXED USE CORRIDOR DISTRICT  
 USE: MIXED USE BUILDING (8 RESIDENTIAL UNITS, 1 GENERAL OFFICE)

REQUIREMENT	REQUIRED	PROPOSED
MAX. DENSITY PER ACRE (BY RIGHT/BY SPECIAL PERMIT)	24/36 (8 UNITS/12 UNITS)	8 UNITS (0.35 ACRES)
FRONTAGE	50'	97.37'
BUILD TO ZONE (MIN./MAX.)	0'/20'	0'
BUILD TO ZONE/FACADE BUILD OUT (MIN.)	70% MIN.	58'/97.37'=59.5% [1]
SIDE YARD (MIN./MAX.)	0'/15'	15.0'±
REAR YARD (MIN.)	20 FEET	49.7'±
OUTDOOR AMENITY (MIN.)	20%	23% (3,574 S.F.)
A. HEIGHT	45 FEET	<45 FEET [2]
MAX STORIES (MIN./MAX.)	2/4	3 STORIES [2]
BUILDING STEPBACK	25 FEET	31.5' [2][3]
MAX. BUILDING FOOTPRINT	10,000 SQ. FT.	6,242 SQ. FT.± [2]

[1] SPECIAL PERMIT FROM PLANNING BOARD REQUESTED  
 [2] PROVIDED BY ARCHITECT

**IMPERVIOUS SURFACE**

EXISTING IMPERVIOUS AREA  
 5,406 S.F.

PROPOSED IMPERVIOUS AREA  
 6,286 S.F.

**PARKING REQUIREMENTS**

**REQUIRED:**

RESIDENTIAL (TABLE 18-2, CBZD PARKING REQUIREMENTS)  
 1.5 SPACES PER DWELLING UNIT WITH 2 BEDROOMS  
 = 1.5 SPACES x 8 2-BEDROOM UNITS  
 = 12 SPACES REQUIRED

GENERAL OFFICE  
 1 SPACE PER 400 GROSS SQUARE FEET  
 = 946 GROSS SQUARE FEET PROPOSED [2]  
 = 3 SPACES REQUIRED

TOTAL  
 = 15 SPACES REQUIRED

**PROVIDED:**

16 RESIDENTIAL SPACES (12 TANDEM PARKING SPACES\*)  
 REQUIRED STANDARD PARKING SPACE = 9'x18'  
 PROVIDED STANDARD PARKING SPACE = 9'x18'  
 REQUIRED TANDEM PARKING SPACE = 9'x30'  
 PROVIDED TANDEM PARKING SPACE = 9'x34'

3 ON STREET PARKING FOR GENERAL OFFICE

TOTAL PROVIDED PARKING SPACES  
 = 19 SPACES

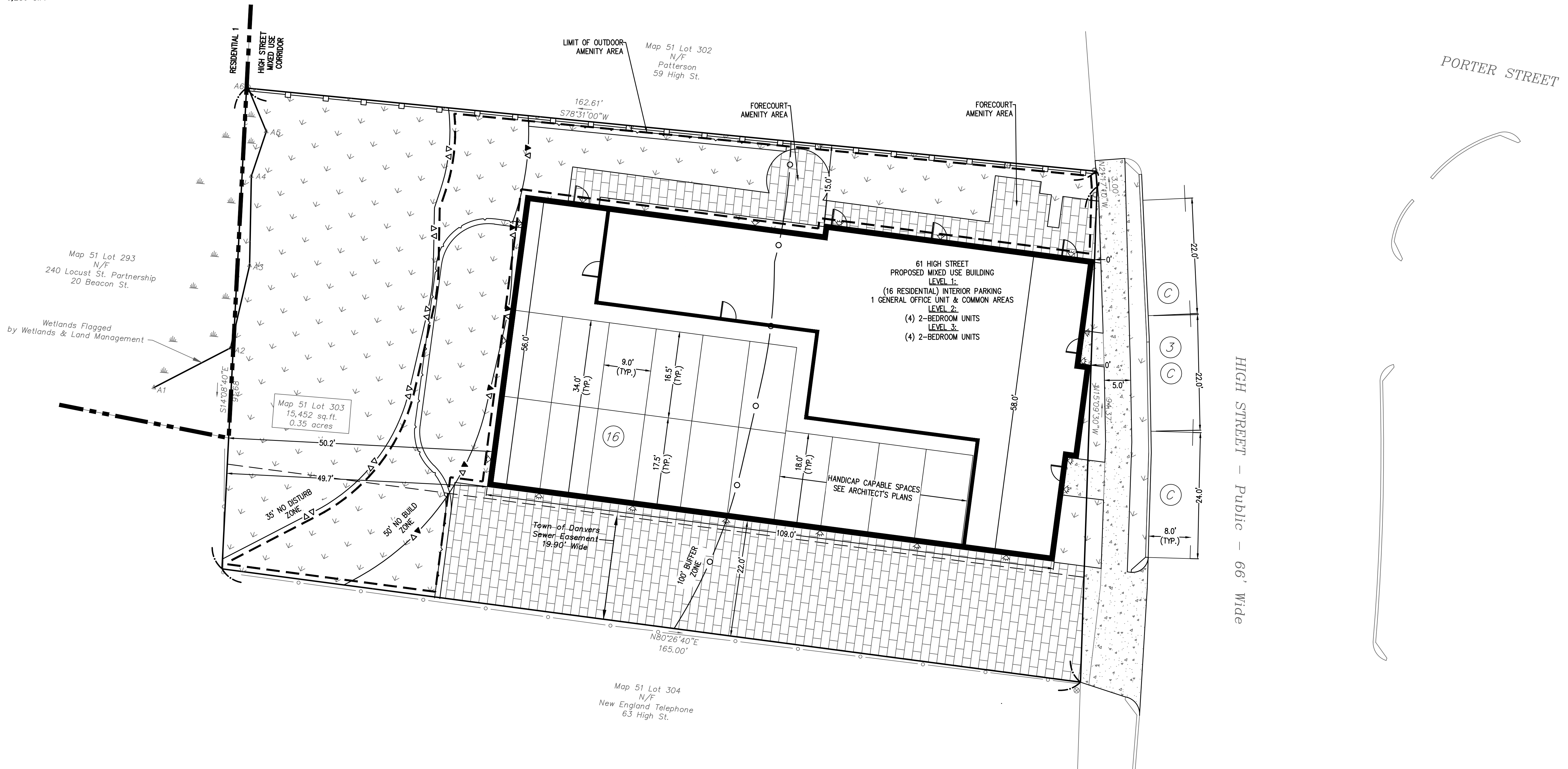
\*75% OF RESIDENTIAL PARKING SPACES AREA TANDEM

**BUFFER ZONE IMPACT TABLE**

ZONE	TOTAL AREA	MAX. IMPACT	PROPOSED IMPACT
0-50'	4,273 SF	4,273 x 0.2 = 855 SF	841 SF
0-35'	2,707 SF	2,707 x 0.1 = 271 SF	169 SF
35-50'	1,566 SF	4,273 x 0.2 = 855 SF 855 SF - 169SF = 686 SF	672 SF

**LEGEND**

- ⊙ COMMERCIAL PARKING
- ③ PARKING COUNT



61  
 HIGH  
 STREET

Danvers, Massachusetts

PREPARED FOR:

A POINT  
 DESIGN INC.  
 RICHARD S. BOCCELLI, JR.

61 High Street  
 Danvers, MA 01923

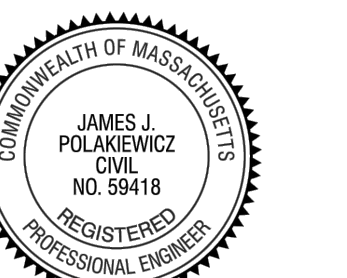
HANCOCK  
 ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
 VOICE (978) 777-3050, FAX (978) 774-7816  
 WWW.HANCOCKASSOCIATES.COM



James J. Polakiewicz  
 04/04/25

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
 SCALE: 1" = 10' DRAWN BY: PSL  
 APP BY: JJP CHECK BY: KAC

DIMENSIONAL  
 REGULATIONS  
 PLAN

PLOT DATE: Apr 07, 2025 3:45 pm  
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DWG: 26733dr.dwg

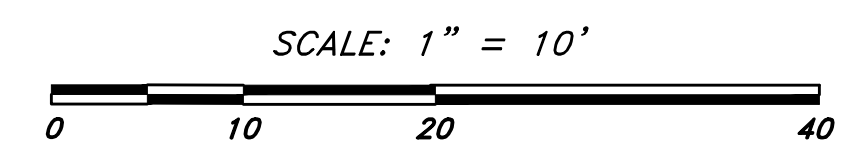
LAYOUT: DR

SHEET: 4 OF 11

PROJECT NO.:

C3

26733



**SOIL TEST DATA**

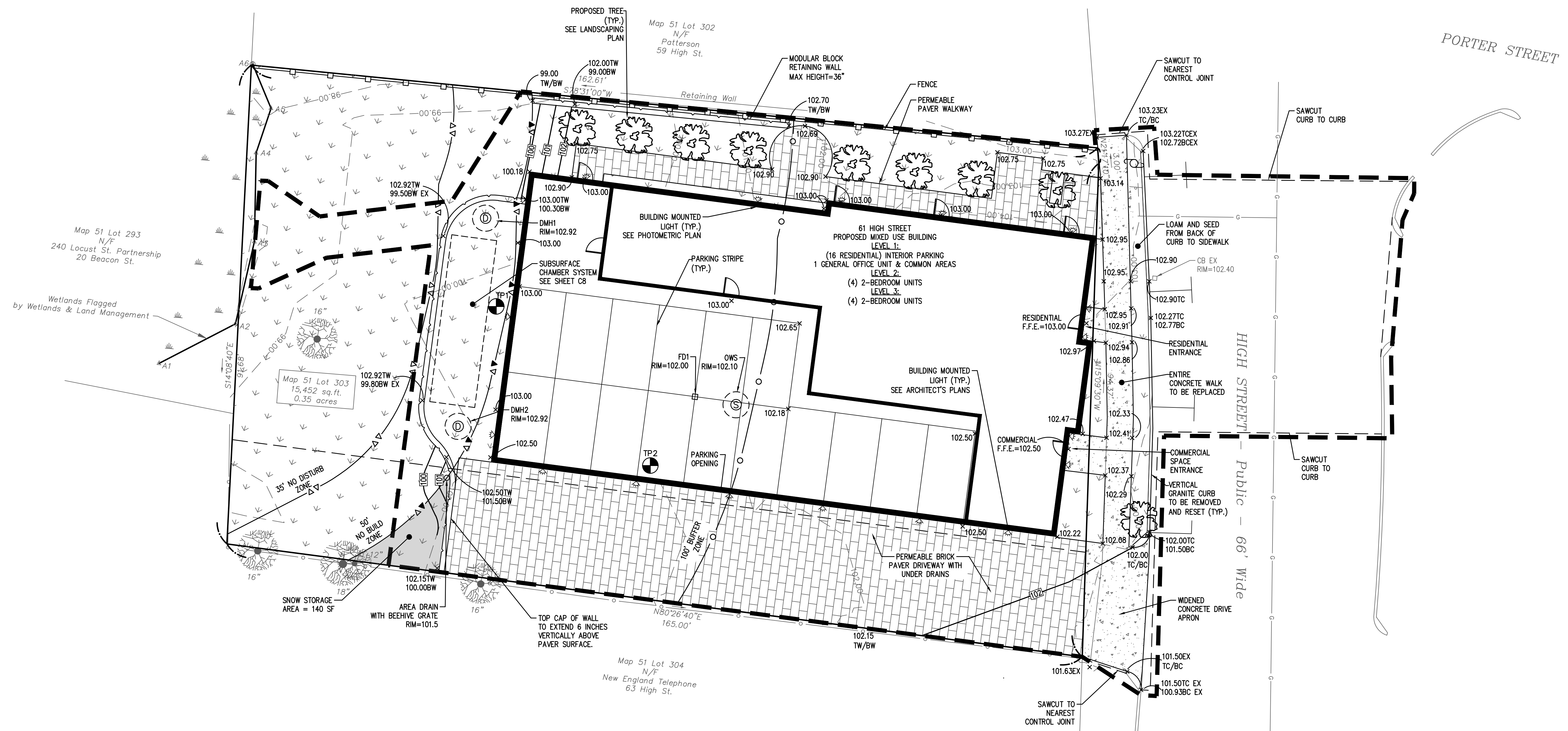
SOIL EVALUATOR: JAMES POLAKIEWICZ, PE, SE#14369  
DATE: AUGUST 22, 2024

**TP1 (ELEV. 101.0)**

0-5" FILL SANDY LOAM  
5-30" FILL SANDY LOAM  
30-48" FILL COARSE SAND  
48-70" Ab LOAM  
70-77" C1 SAND  
77-97"+ C2 SILTY CLAY LOAM  
REDOX @ 45"  
NO WEEP, NO STAND  
NO REFUSAL

**TP2 (ELEV. 101.0)**

0-21" FILL SANDY LOAM  
21-55" FILL LOAMY SAND  
55-80" Ab LOAM  
80-107"+ C1 SILTY CLAY LOAM  
REDOX @ 60"  
WEEP @ 92"  
STAND @ 105"  
NO REFUSAL



61  
HIGH  
STREET

Danvers, Massachusetts

PREPARED FOR:

**A POINT  
DESIGN INC.**  
RICHARD S. BOCCELLI, JR.

61 High Street  
Danvers, MA 01923

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Civil Engineers  
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James J. Polakiewicz  
04/04/25

NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
SCALE: 1" = 10' DRAWN BY: PSL  
APP BY: JJP CHECK BY: KAC

**SITE  
CONSTRUCTION  
PLAN**

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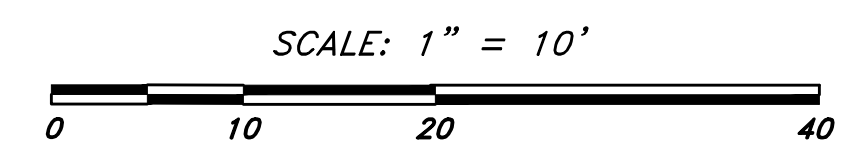
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SHEET: 5 OF 11

PROJECT NO.:

**C4**

26733



**SOIL TEST DATA**

SOIL EVALUATOR: JAMES POLAKIEWICZ, PE, SE#14369  
DATE: AUGUST 22, 2024

**TP1 (ELEV. 101.0)**

0-5" FILL SANDY LOAM  
5-30" FILL SANDY LOAM  
30-48" FILL COARSE SAND  
48-70" Ab LOAM  
70-77" C1 SAND  
77-97"+ C2 SILTY CLAY LOAM  
REDOX @ 45"  
NO WEEP, NO STAND  
NO REFUSAL

**TP2 (ELEV. 101.0)**

0-21" FILL SANDY LOAM  
21-55" FILL LOAMY SAND  
55-80" Ab LOAM  
80-107"+ C1 SILTY CLAY LOAM  
REDOX @ 60"  
WEEP @ 92"  
STAND @ 105"  
NO REFUSAL

61  
HIGH  
STREET

Danvers, Massachusetts

PREPARED FOR:

**A POINT  
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RICHARD S. BOCCELLI, JR.

61 High Street  
Danvers, MA 01923

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James J. Polakiewicz  
04/04/25

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
SCALE: 1" = 10' DRAWN BY: PSL  
APP BY: JJP CHECK BY: KAC

**UTILITIES  
PLAN**

PLOT DATE: Apr 07, 2025 4:02 pm  
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DWG: 26733gu.dwg

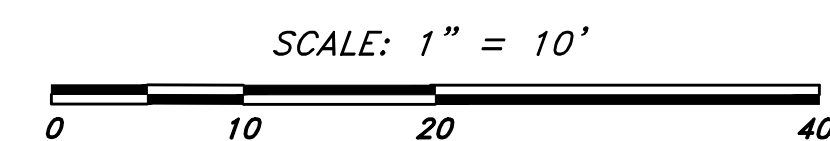
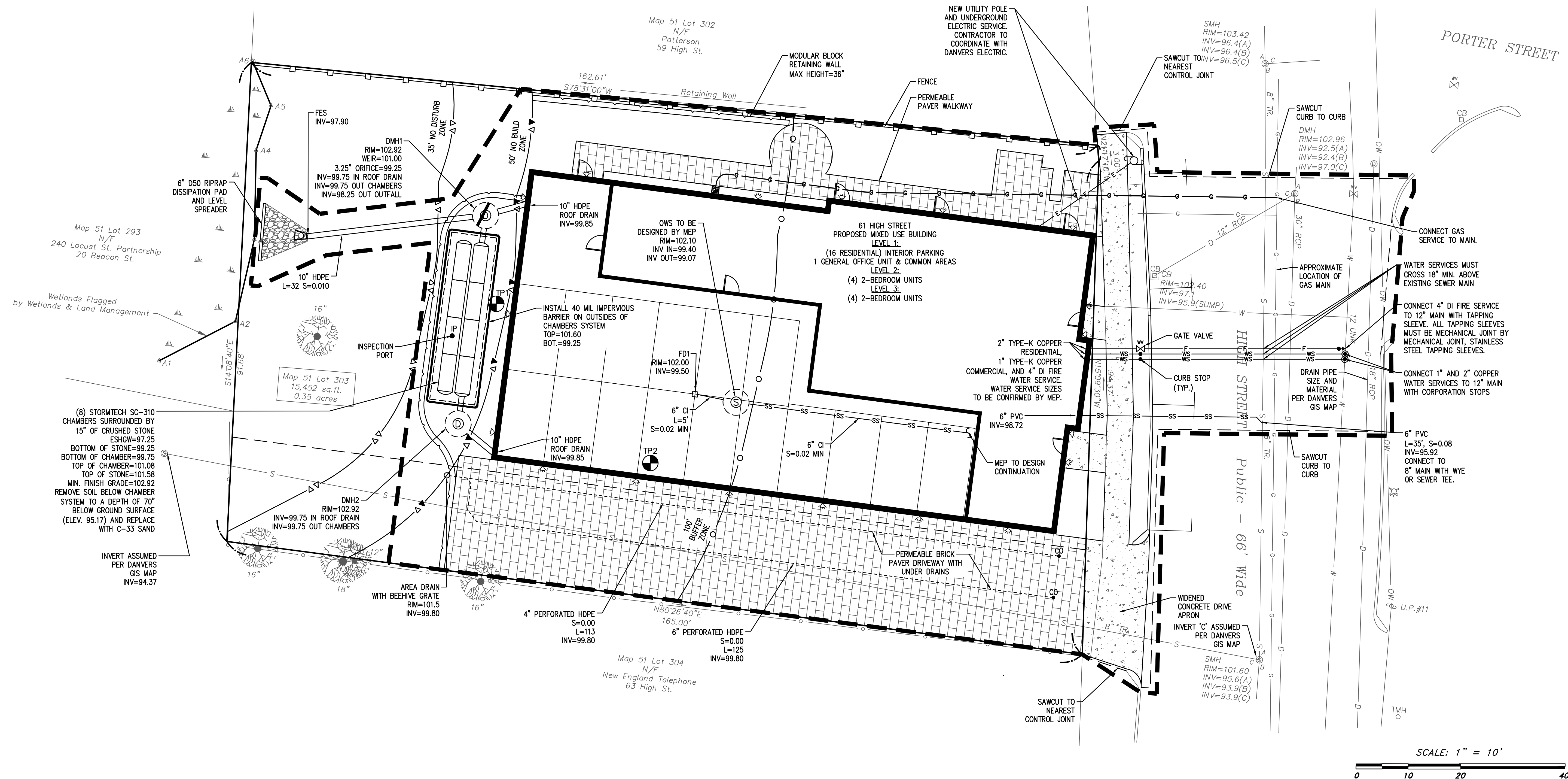
LAYOUT: U

SHEET: 6 OF 11

PROJECT NO.:

**C5**

26733



61  
HIGH  
STREET

Danvers, Massachusetts

PREPARED FOR:

A POINT  
DESIGN INC.  
RICHARD S. BOCCELLI, JR.

61 High Street  
Danvers, MA 01923

HANCOCK  
ASSOCIATES

Civil Engineers

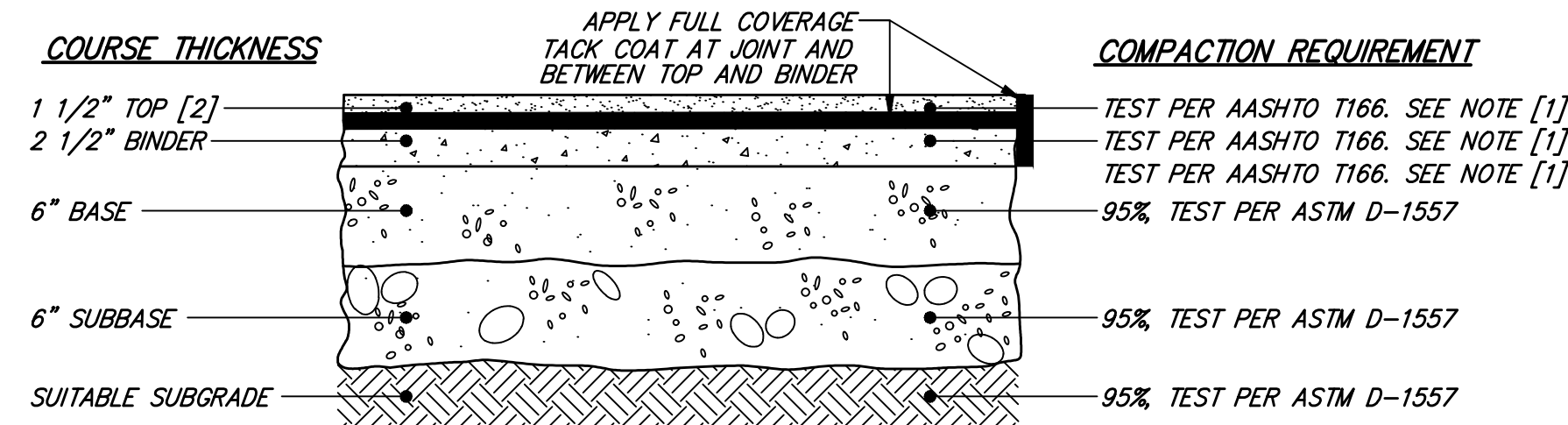
Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
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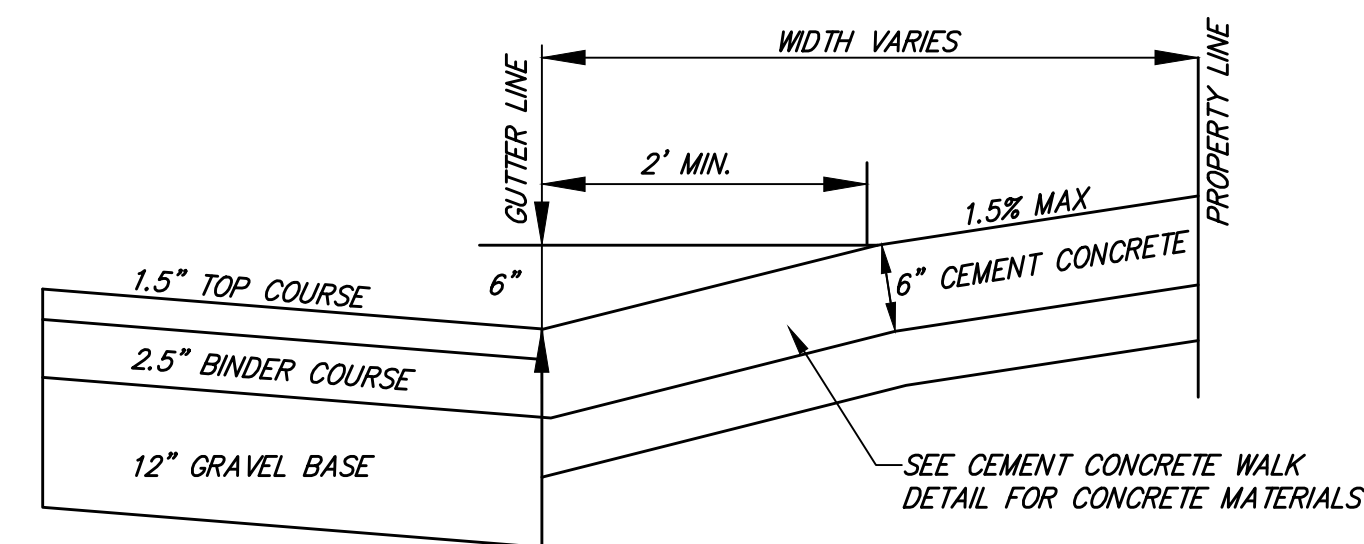
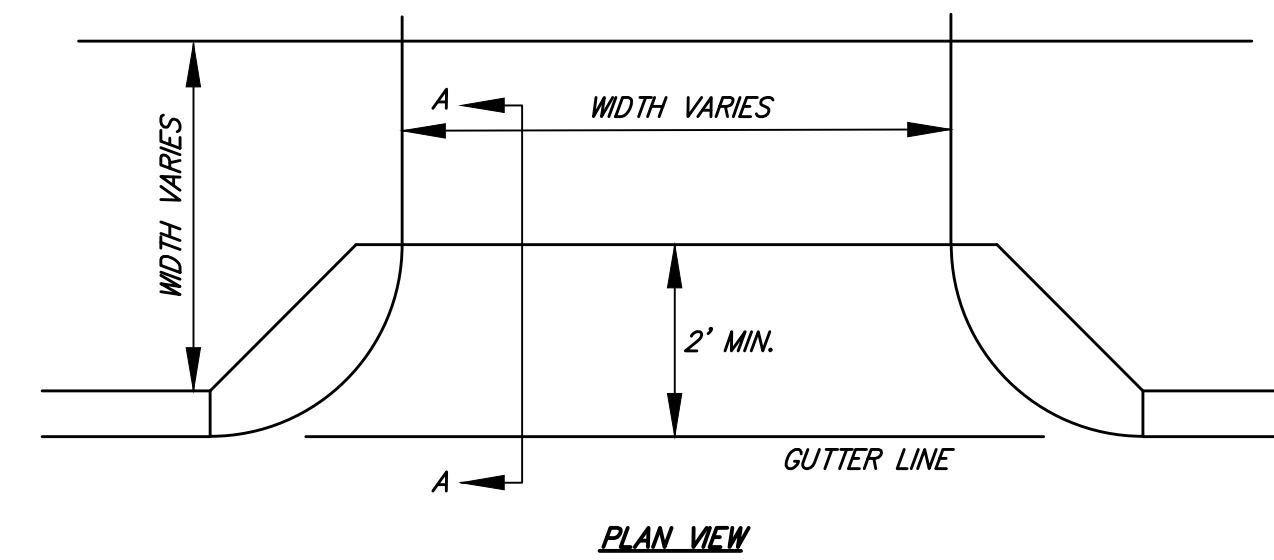
James Polakiewicz  
04/04/25



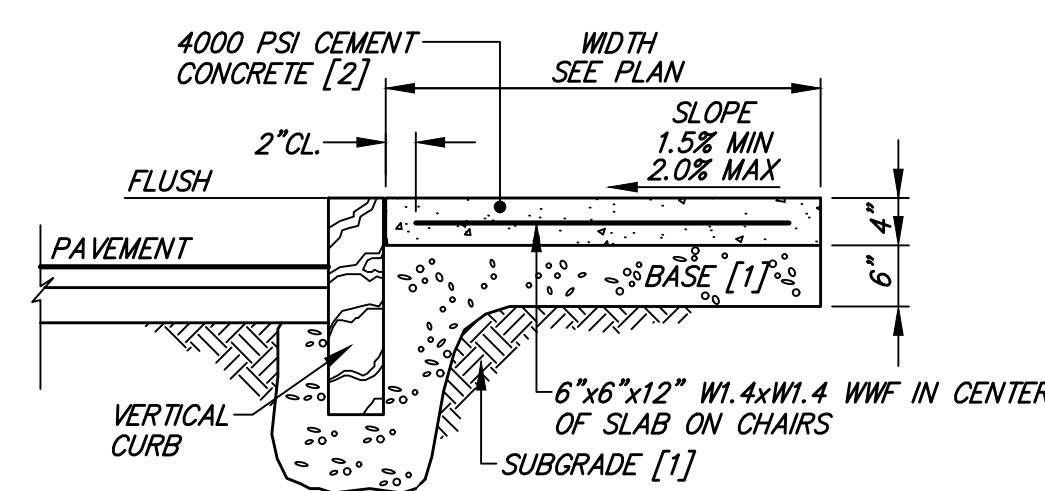
**NOTES:**  
[1] COMPACT TO TEST AVERAGE OF 95% ±2.5%  
[2] UTILITY TRENCHES TO BE PAVED TO MATCH EXISTING PAVEMENT THICKNESS. AFTER A PERIOD OF AT LEAST 90 DAYS, THE AREA SHALL BE MILLED 1.5 INCHES AND REPAVED WITH 1.5 INCHES OF SUPERPAVE 9.5 MM BITUMINOUS CONCRETE PAVEMENT.

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

1 **BITUMINOUS CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION  
NOT TO SCALE

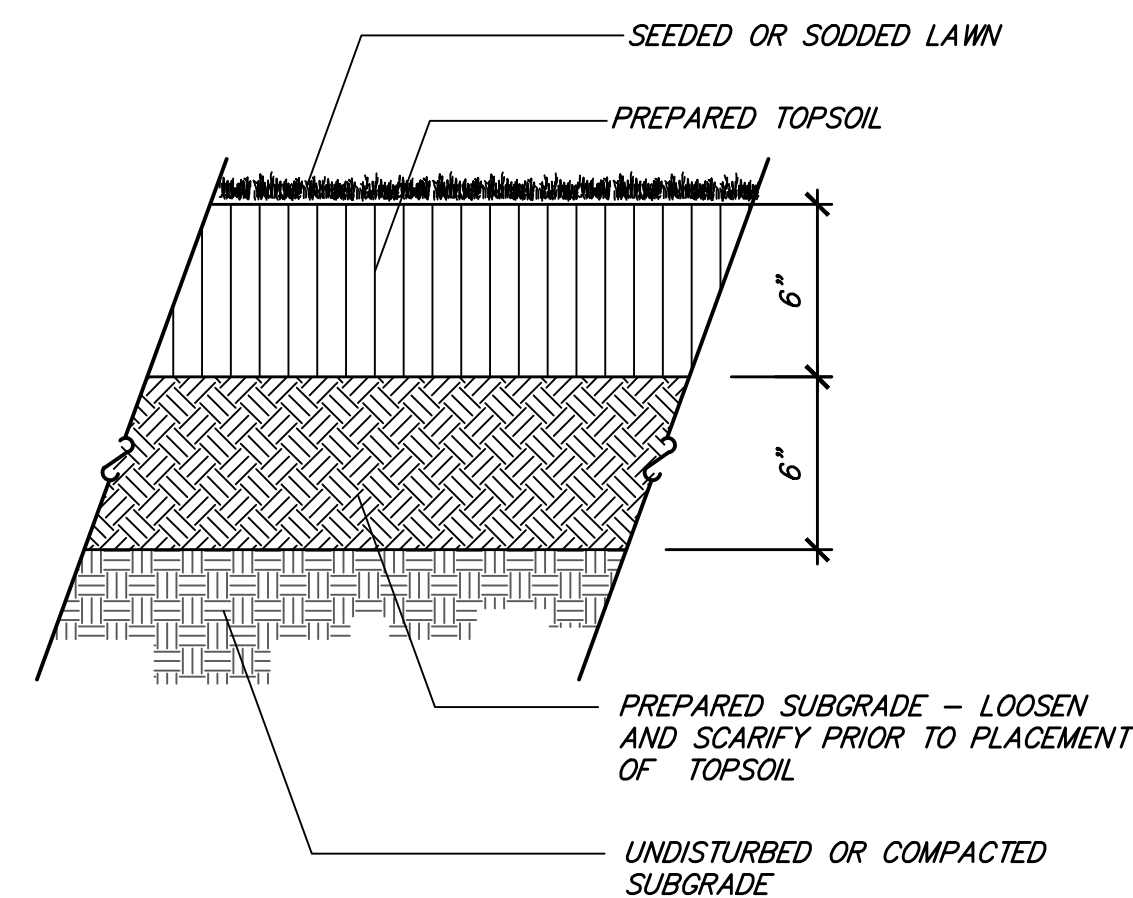


2 **DRIVEWAY APRON**  
NOT TO SCALE

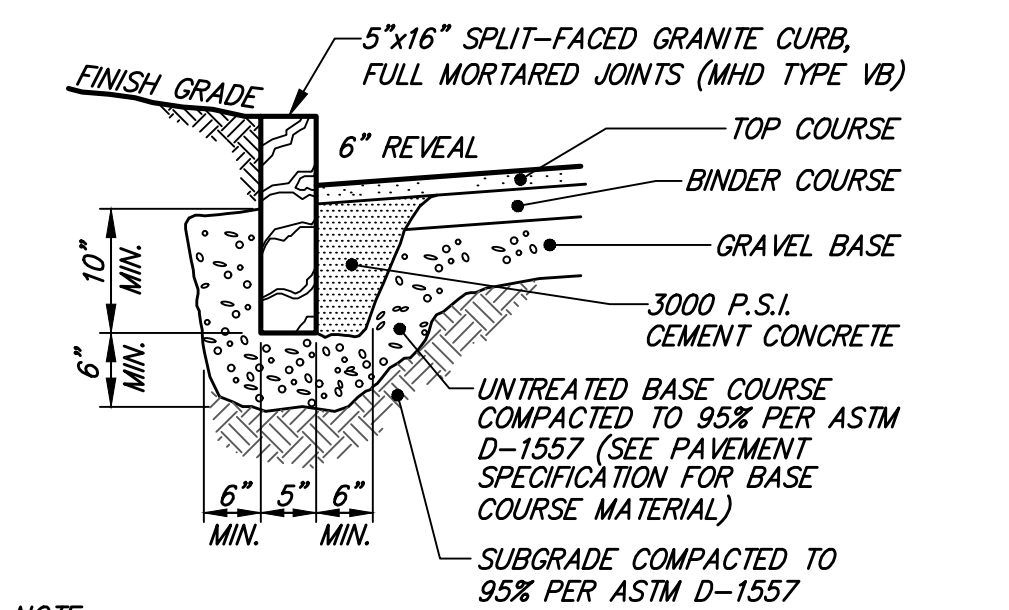


**NOTES:**  
[1] COMPACT TO 95% PER ASTM D-1557  
[2] CONTROL JOINT EVERY 5 LF, EXPANSION JOINT EVERY 50 LF.

3 **CEMENT CONCRETE WALK**  
CROSS SECTION  
NOT TO SCALE



4 **LOAM AND SEED**  
NOT TO SCALE



**NOTE:**  
VERTICAL GRANITE CURB ONLY TO BE USED ON TOWN OWNED PROPERTY

5 **VERTICAL GRANITE CURB**  
CROSS SECTION  
NOT TO SCALE


NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
SCALE: NTS DRAWN BY: PSL  
APP BY: JJP CHECK BY: KAC

DETAIL  
SHEET

PLOT DATE: Apr 07, 2025 4:03 pm  
PATH: F:\C6\30 Projects\26733-a-point.dwg-Danvers\Eng\DWG\

DWG: 26733det.dwg

LAYOUT: DET

SHEET: 7 OF 11

PROJECT NO.:

C6

26733

# 61 HIGH STREET

Danvers, Massachusetts

PREPARED FOR:

**A POINT DESIGN INC.**  
RICHARD S. BOCELLI, JR.

61 High Street  
Danvers, MA 01923

**HANCOCK ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

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04/04/25

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
SCALE: NTS DRAWN BY: PSL  
APP BY: JJP CHECK BY: KAC

## DETAIL SHEET

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DWG: 26733det.dwg

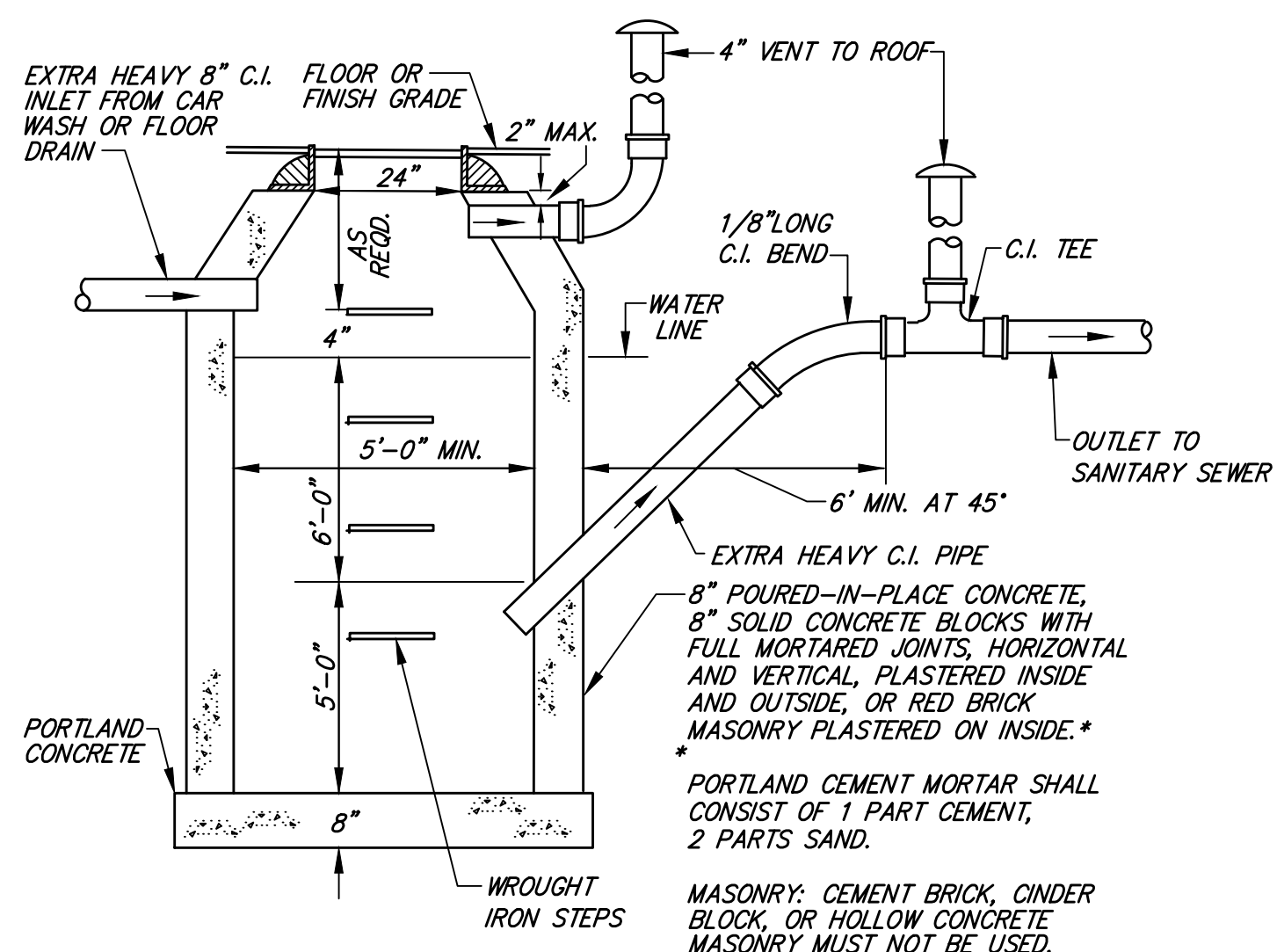
LAYOUT: DET (2)

SHEET: 8 OF 11

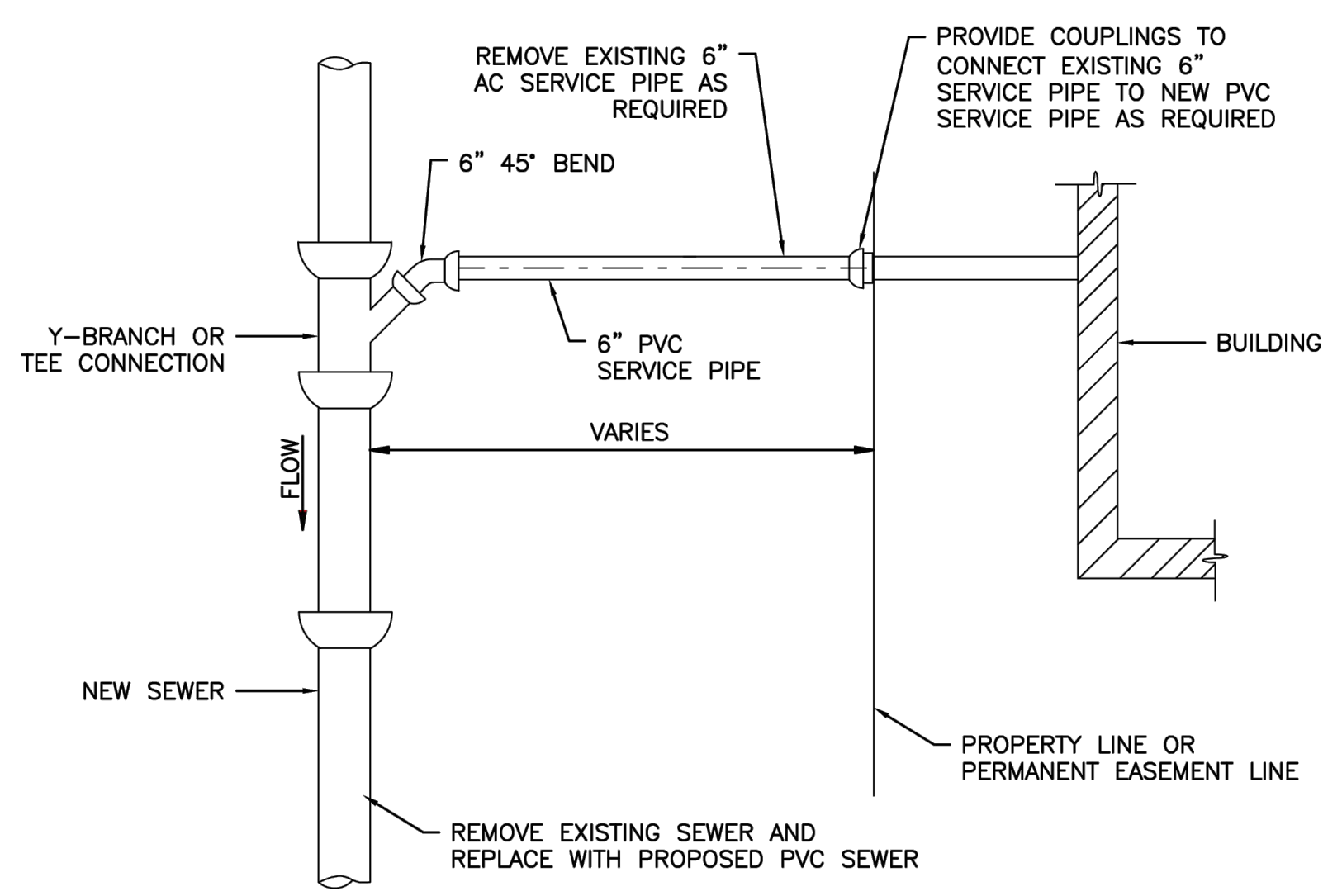
PROJECT NO.:

# C7

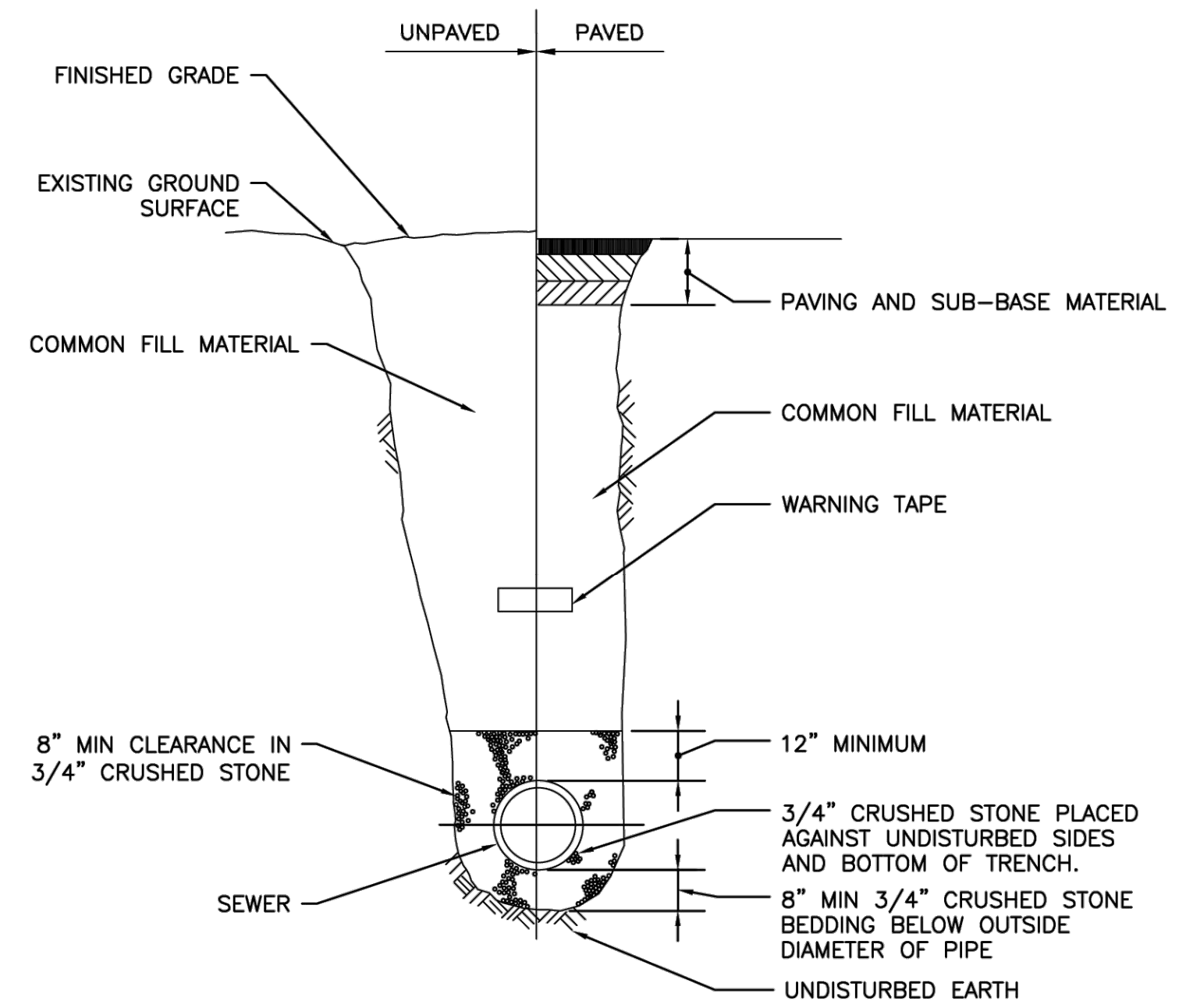
26733



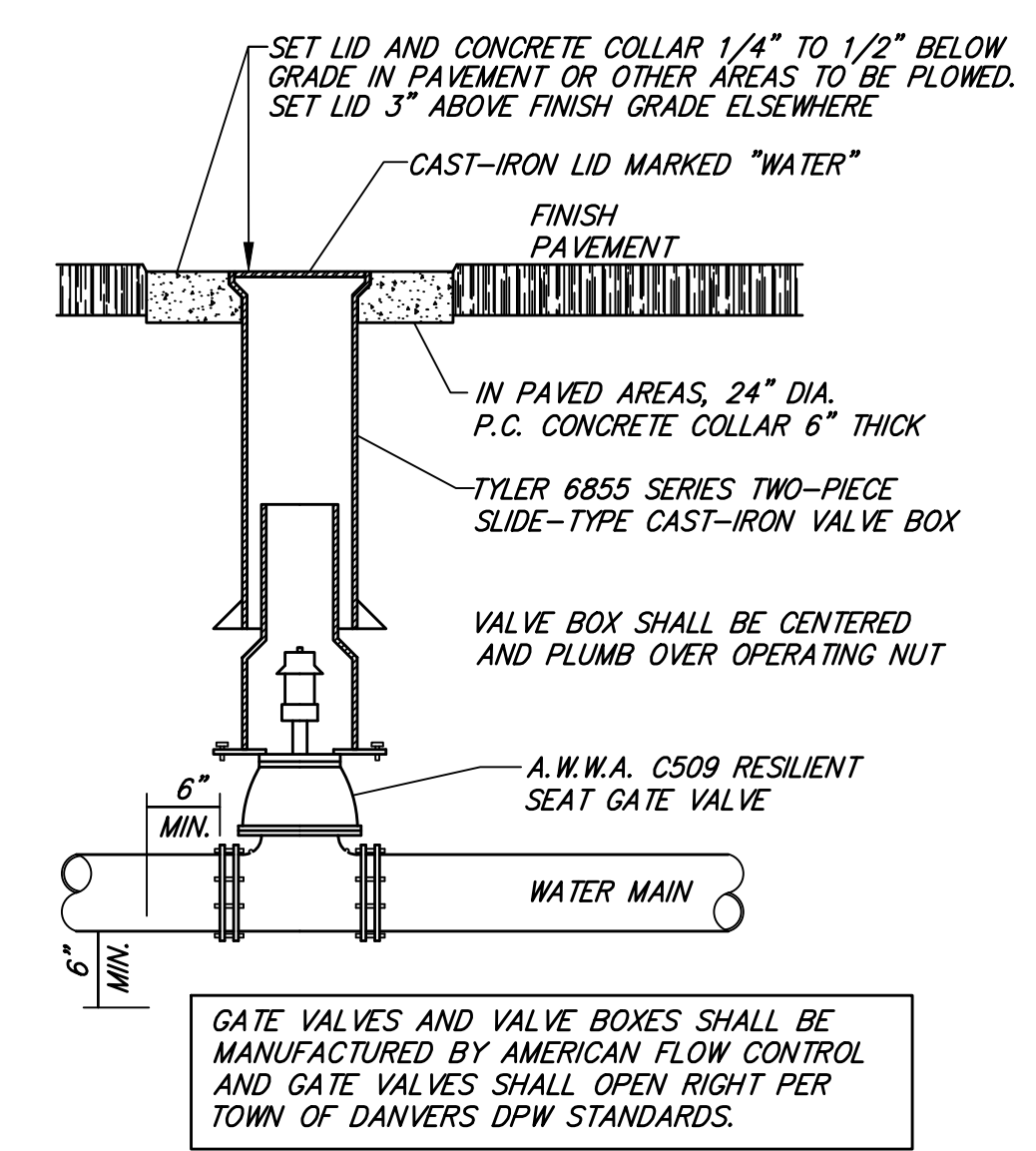
**1 OIL WATER SEPARATOR**  
NOT TO SCALE



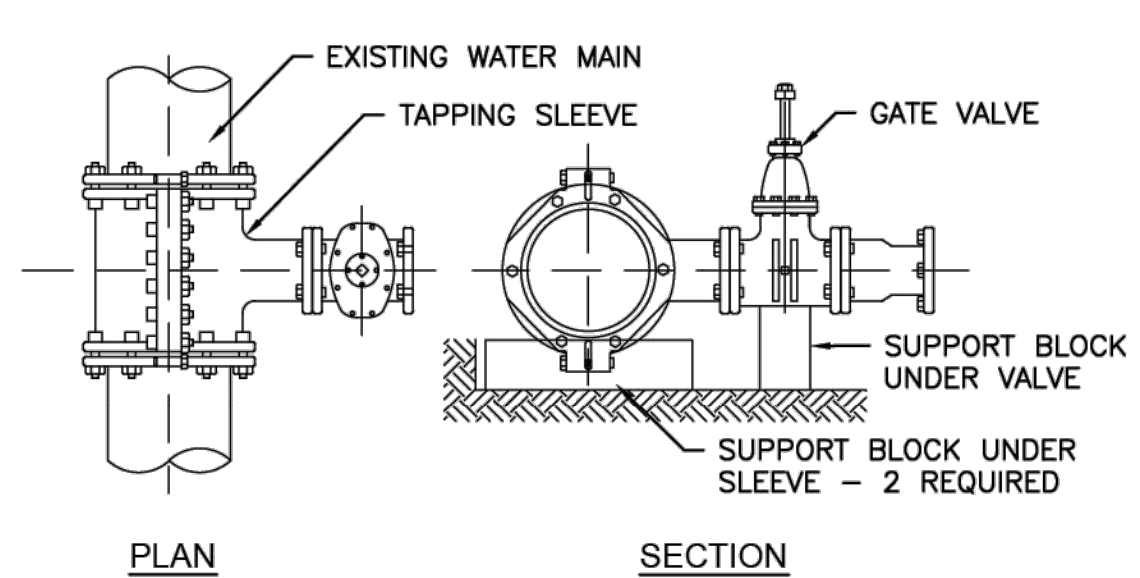
**4 SEWER SERVICE CONNECTION**  
TYPICAL CROSS SECTION & PLAN  
NOT TO SCALE



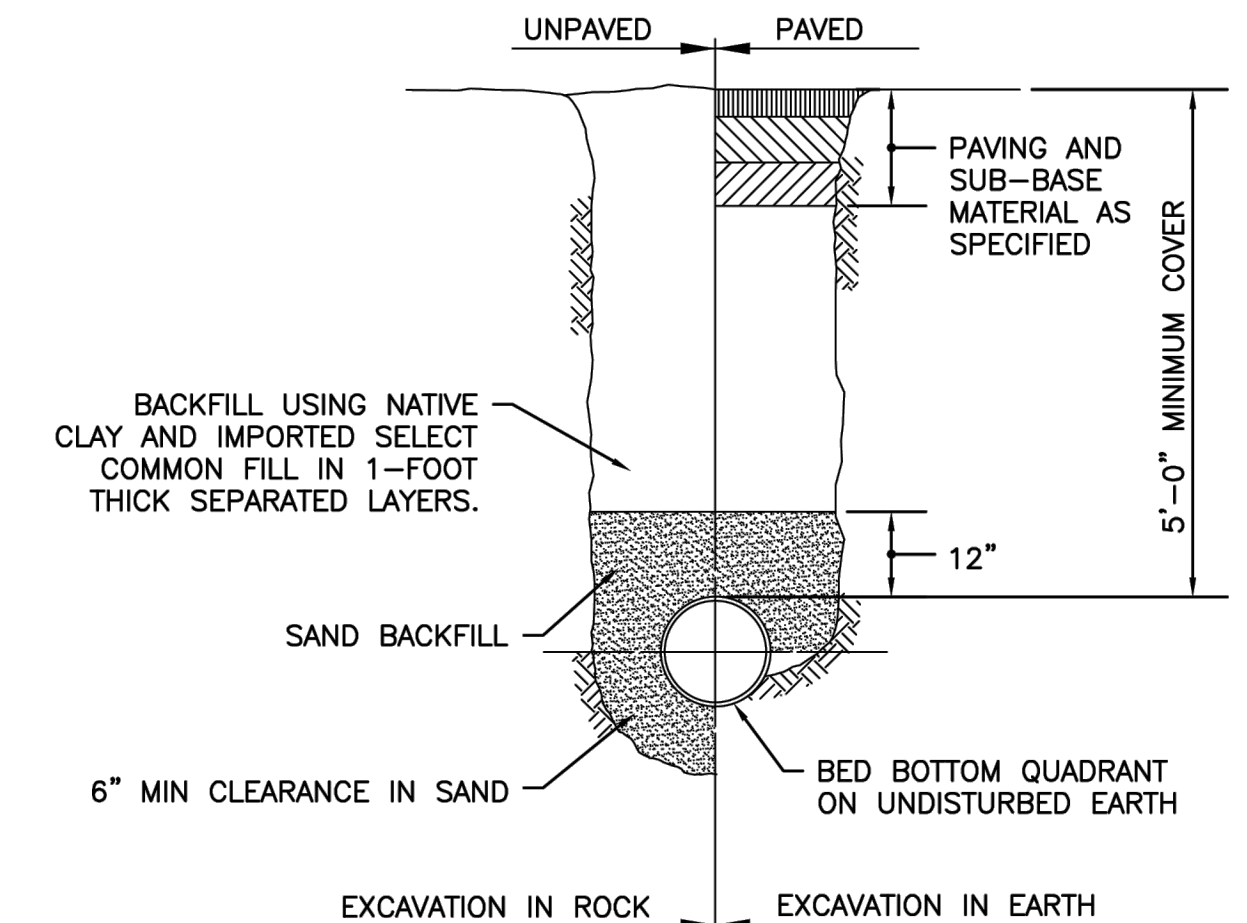
**2 SEWER TRENCH**  
TYPICAL CROSS SECTION  
NOT TO SCALE



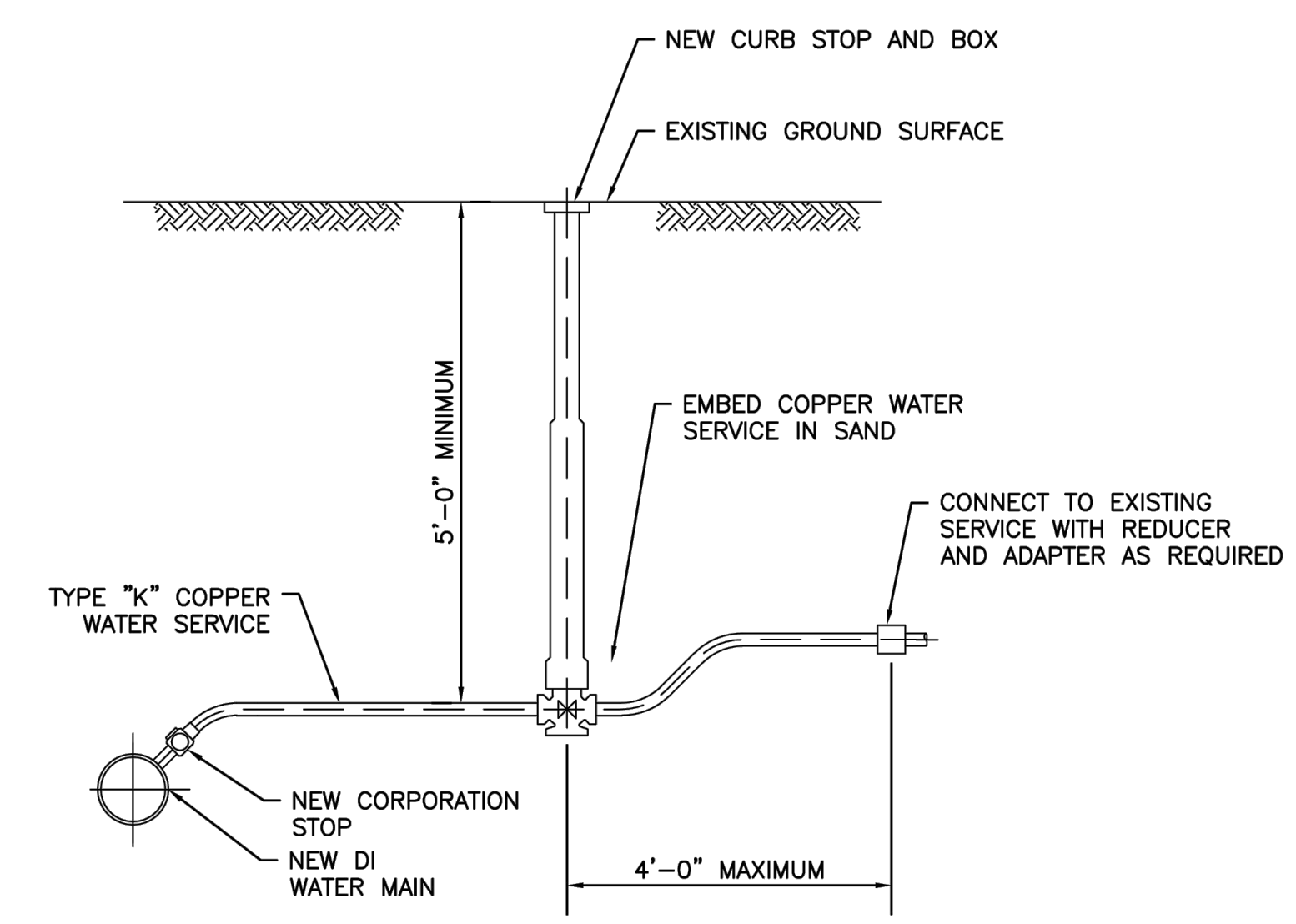
**5 GATE VALVE**  
TYPICAL CROSS SECTION  
NOT TO SCALE



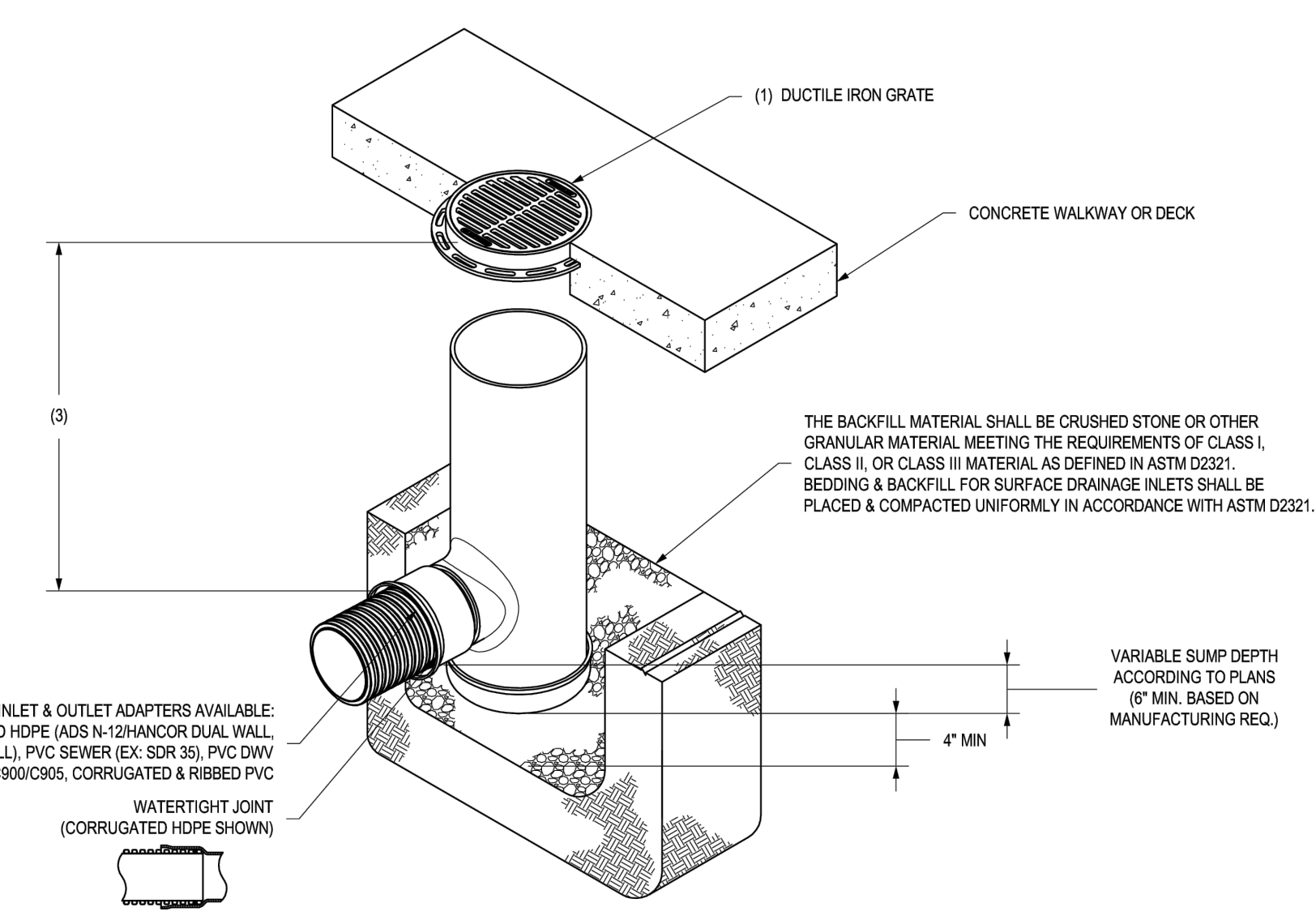
**7 TAPPING SLEEVE WITH GATE VALVE**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**3 WATER TRENCH**  
NOT TO SCALE



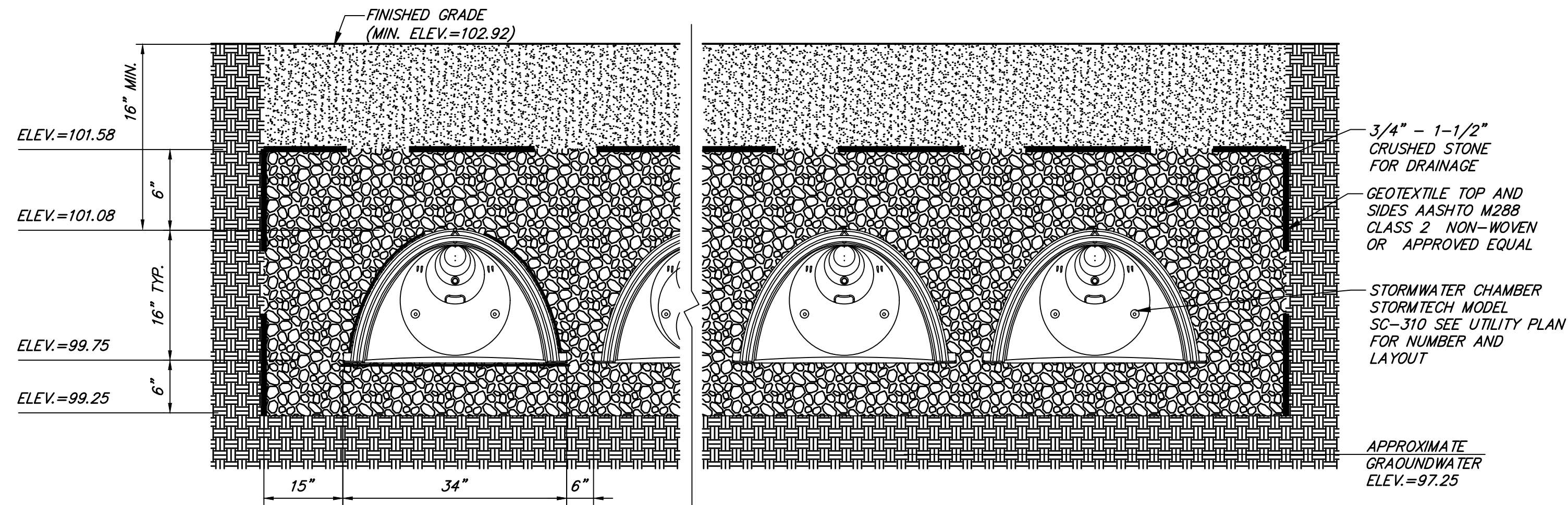
**6 WATER SERVICE CONNECTION**  
TYPICAL CROSS SECTION  
NOT TO SCALE



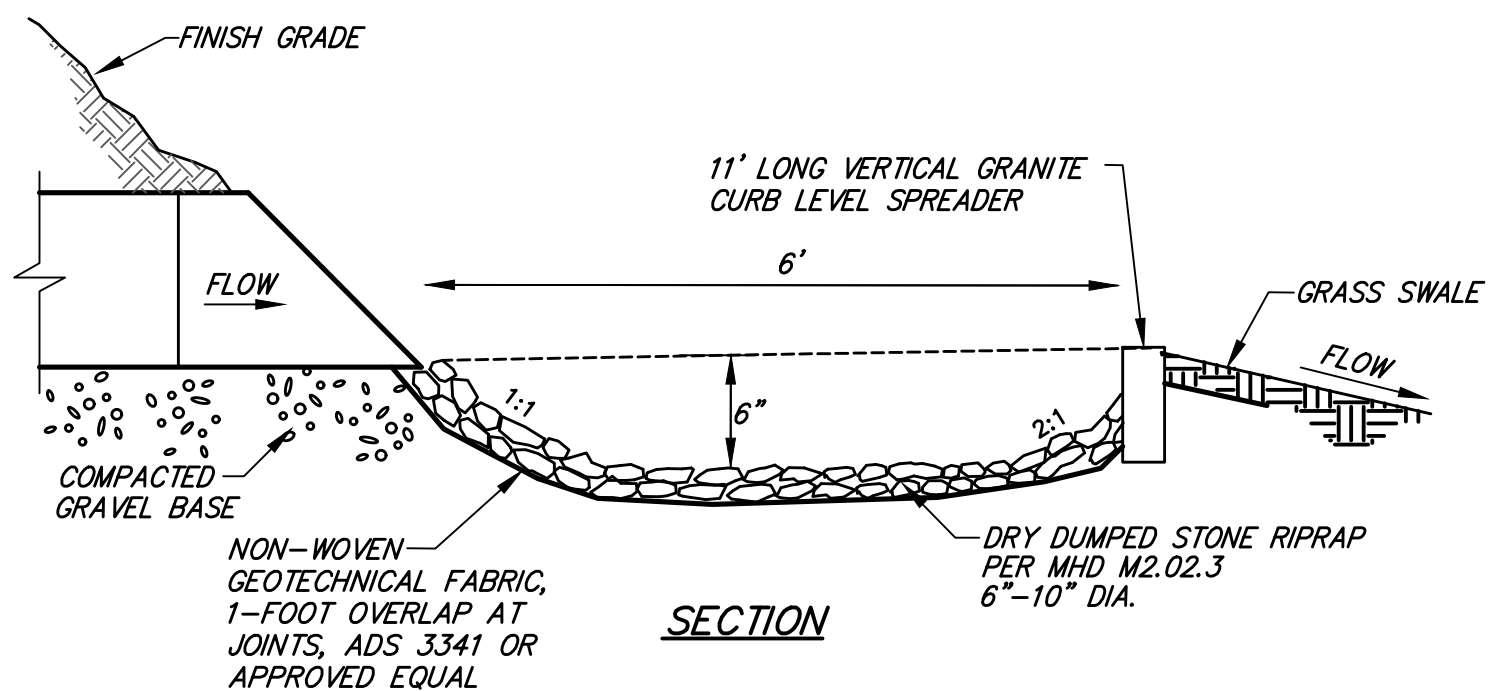
**8 GARAGE FLOOR DRAIN**  
TYPICAL CROSS SECTION  
NOT TO SCALE

- NOTES:
- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-06, WITH THE EXCEPTION OF THE BRONZE GRATE.
  - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-005.
  - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
  - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4"-10").

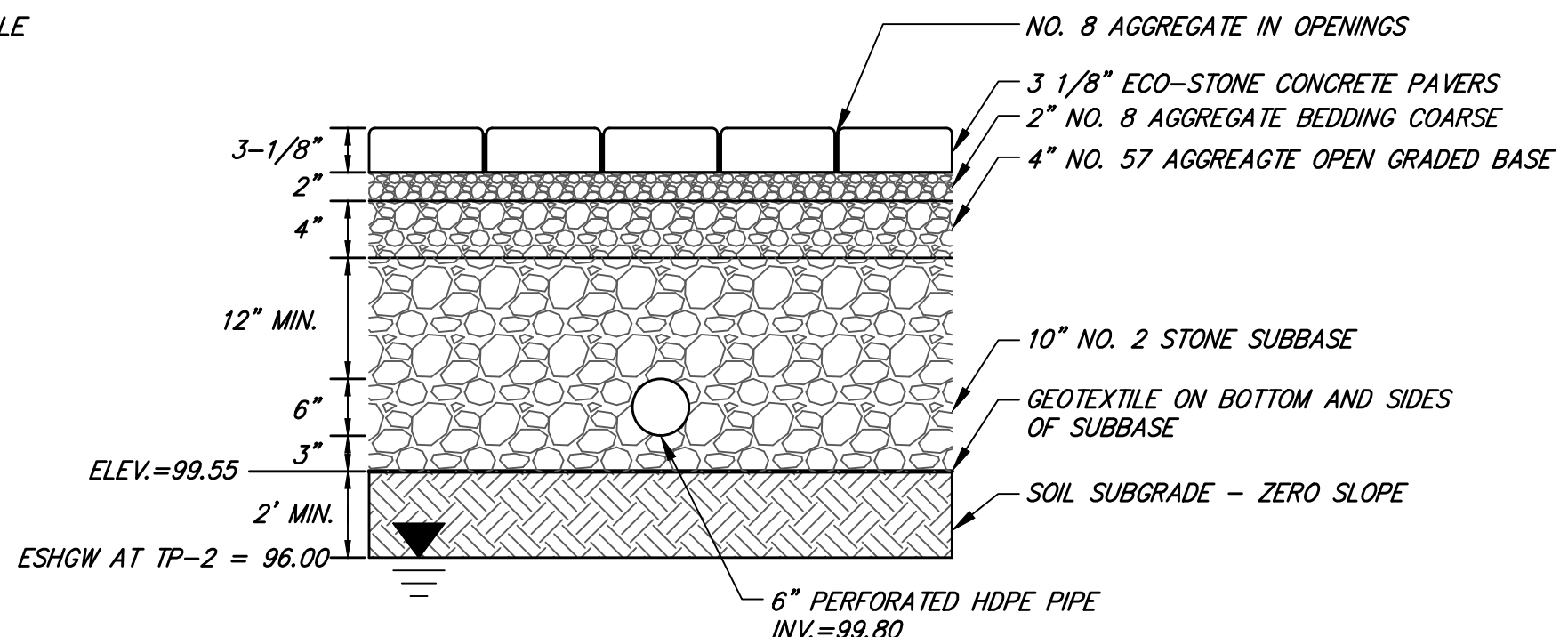
NOTES:  
FINAL DESIGN OF FLOOR DRAIN TO BE COMPLETED BY A LICENSED PLUMBING ENGINEER.



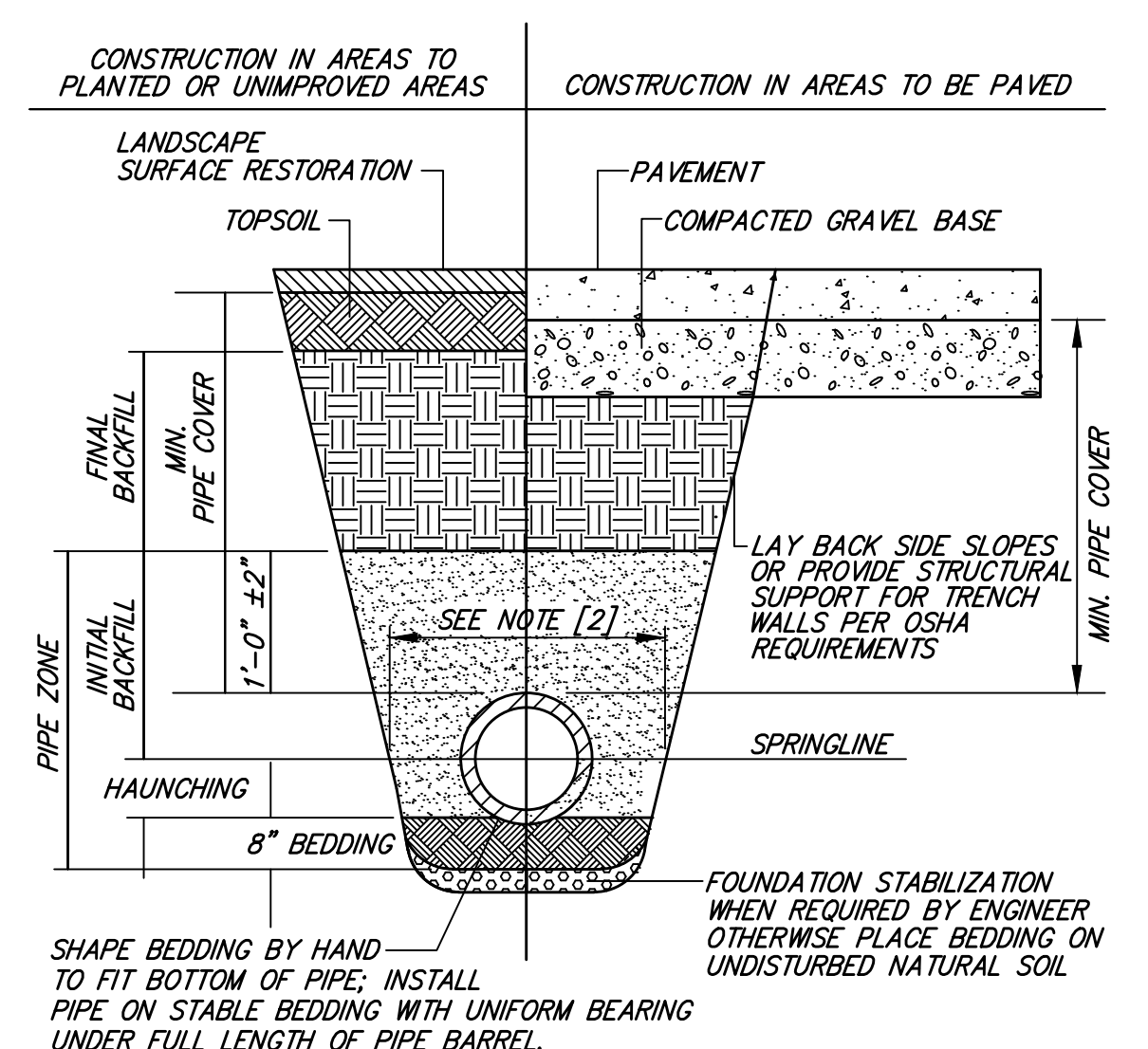
**1** **STORMTECH CHAMBERS**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**2** **STORMWATER ENERGY DIFFUSER**  
NOT TO SCALE



**3** **ECO-STONE PERMEABLE PAVEMENT BY IDEAL WITH FULL EXFILTRATION TO SOIL SUBGRADE**  
NOT TO SCALE



**FOUNDATION, BEDDING, & BACKFILL MATERIALS**

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

**NOTES:**

[1] PLACE 3/4"± GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL, 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.

[2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

[3] INSTALL PIPE IN CENTER OF TRENCH.

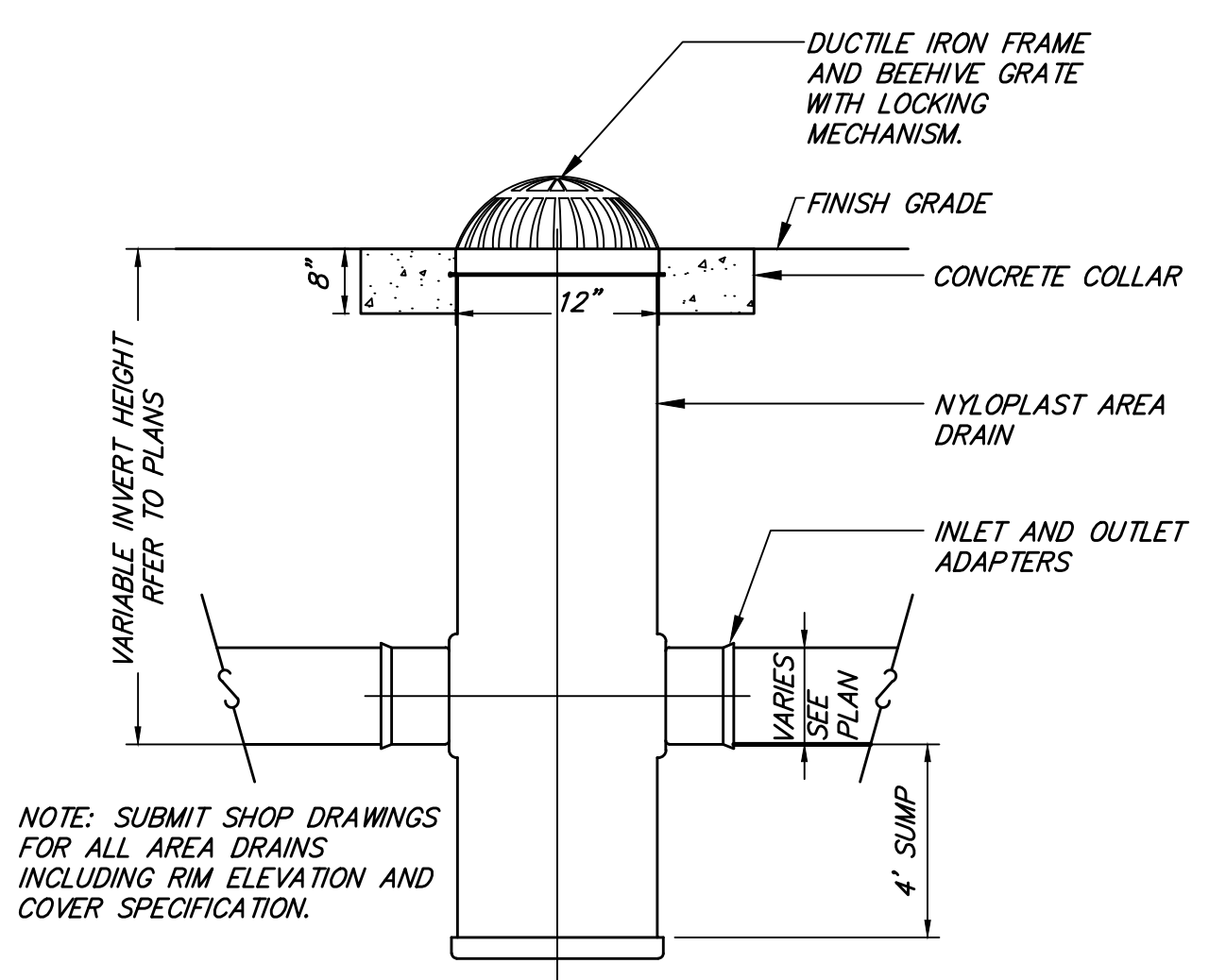
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.

[5] MINIMUM COVER OVER TOP OF PIPE:

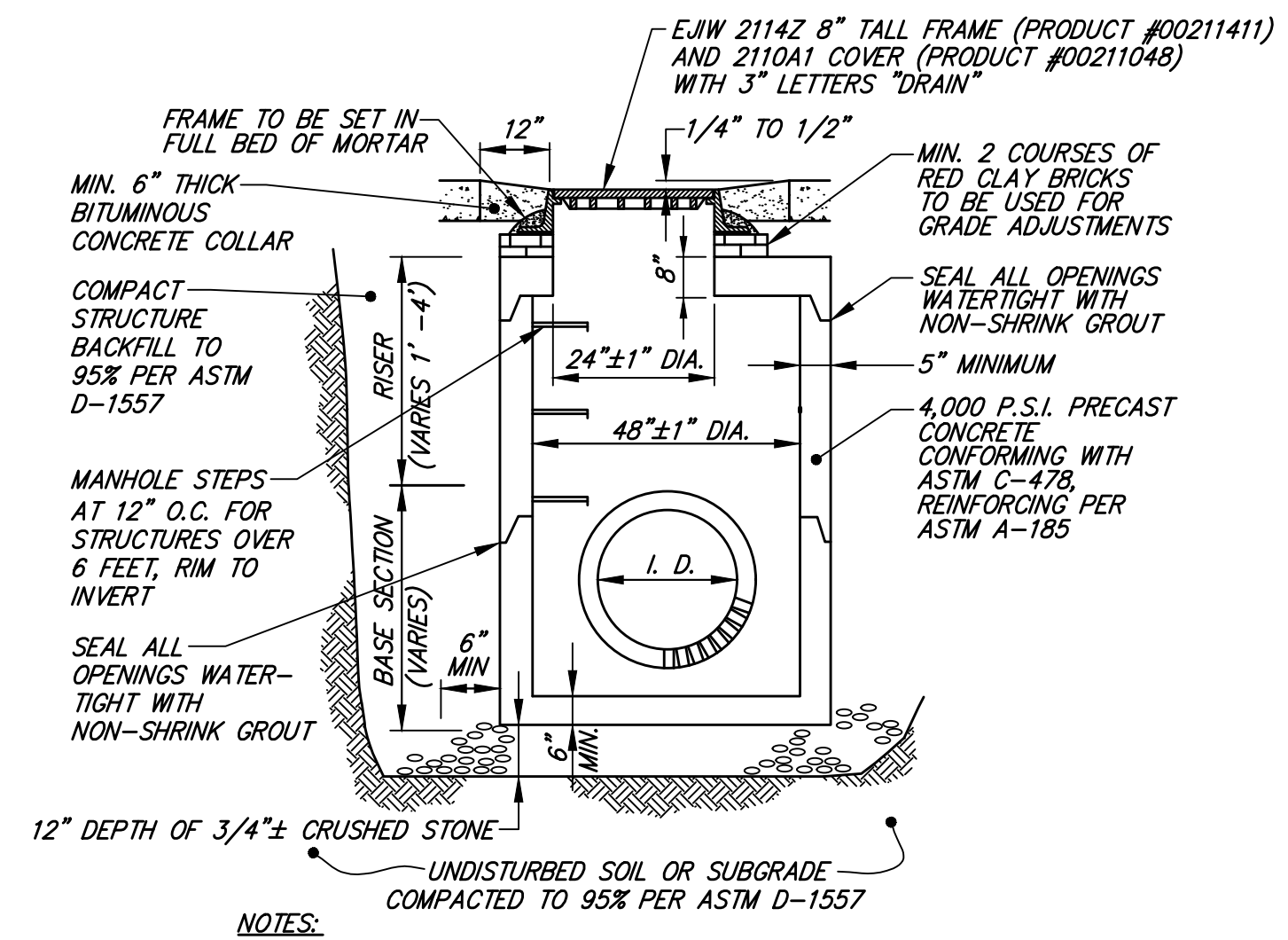
PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	1'-6"	1'-0"

[6] FOR FOUNDATION STABILIZATION, USE 2"± CRUSHED STONE.

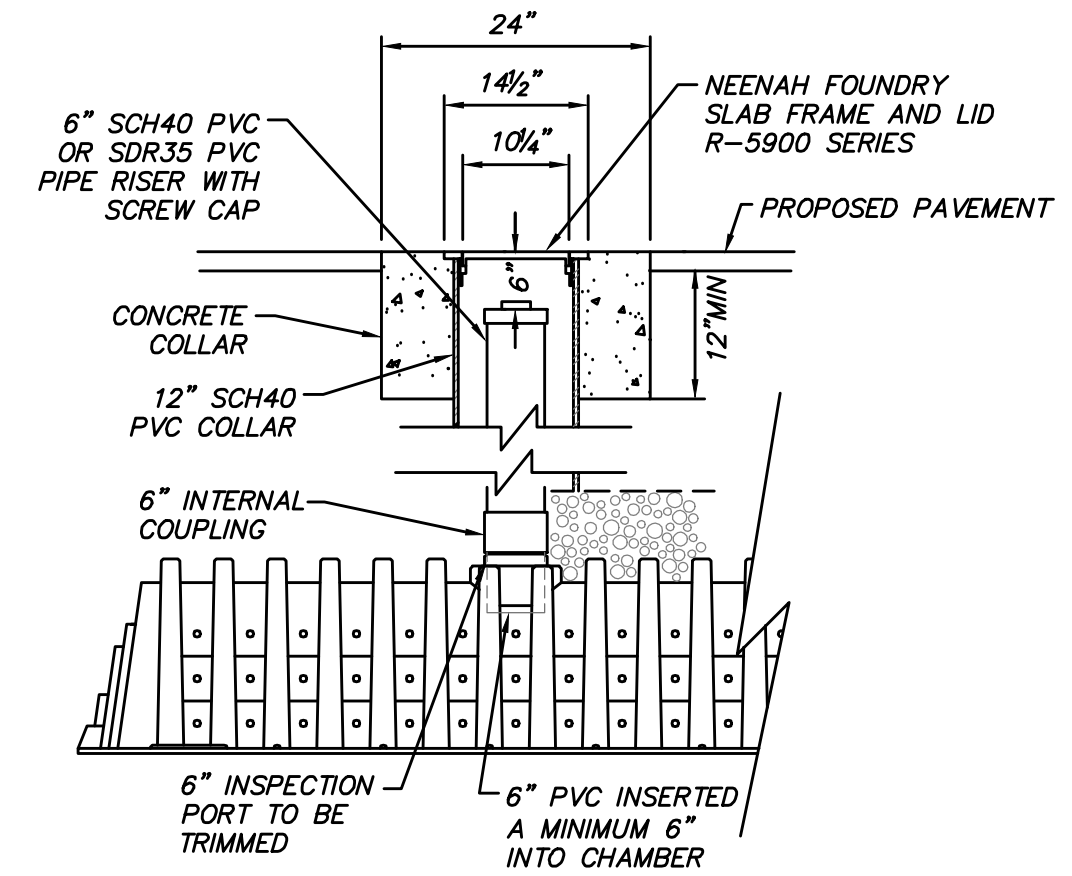
**4** **DRAINAGE PIPE TRENCH**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**5** **AREA DRAIN (AD)**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**6** **DRAIN MANHOLE**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**7** **INSPECTION PORT**  
NOT TO SCALE

61  
HIGH  
STREET

Danvers, Massachusetts

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DESIGN INC.  
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04/04/25

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2	JJP	JJP	04/04/25	ENGINEERING 2ND COMMENTS
1	PSL	JJP	03/31/25	ENGINEERING COMMENTS

DATE: 01/31/25 DESIGN BY: PSL/JJP  
SCALE: NTS DRAWN BY: PSL  
APP BY: JJP CHECK BY: KAC

DETAIL  
SHEET

PLOT DATE: Apr 04, 2025 10:23 am  
PATH: F:\CADD 3D Projects\26733-a-point.dwg-Danvers\Eng\DWG\

DWG: 26733det.dwg

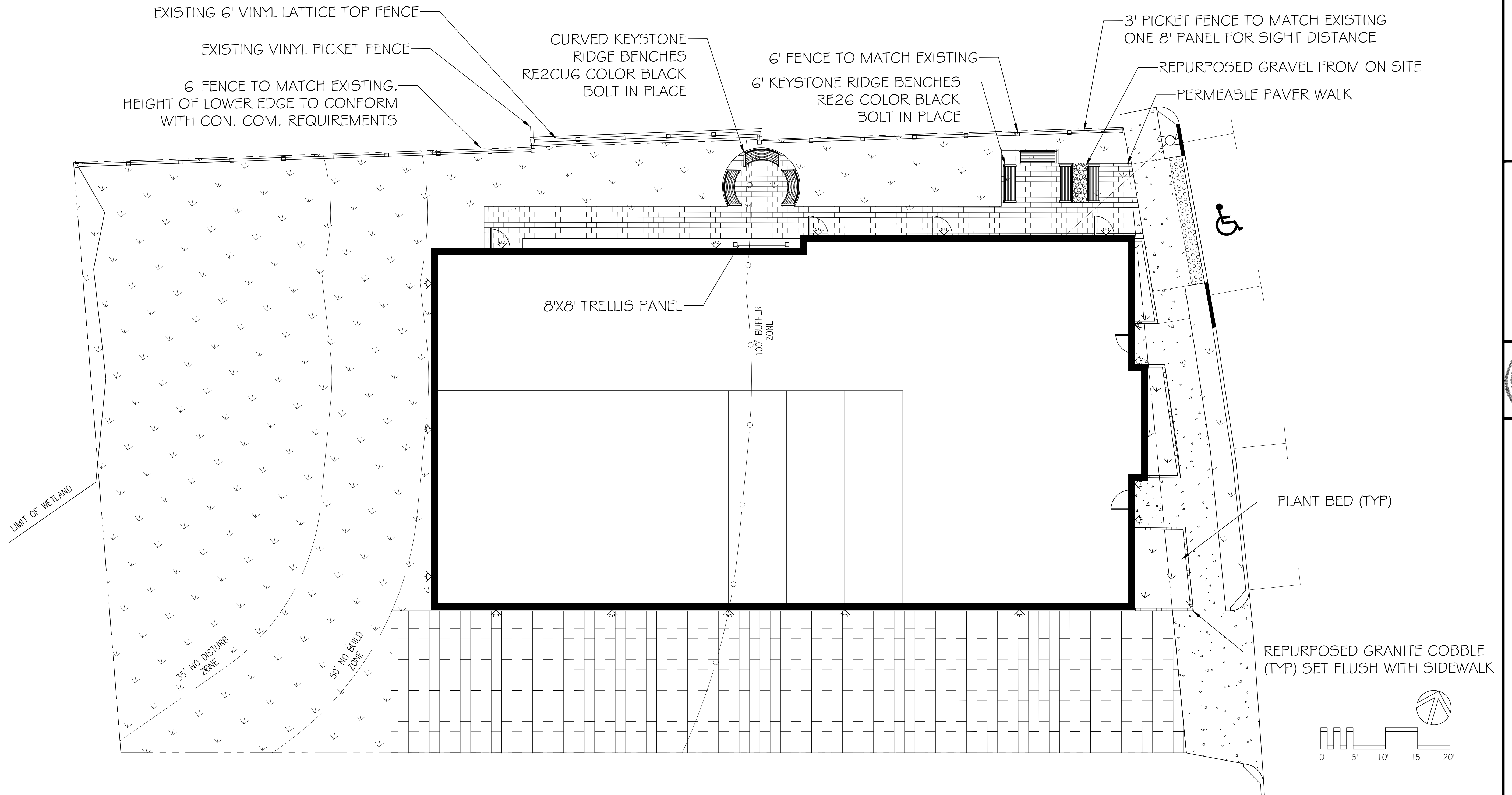
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SHEET: 9 OF 11

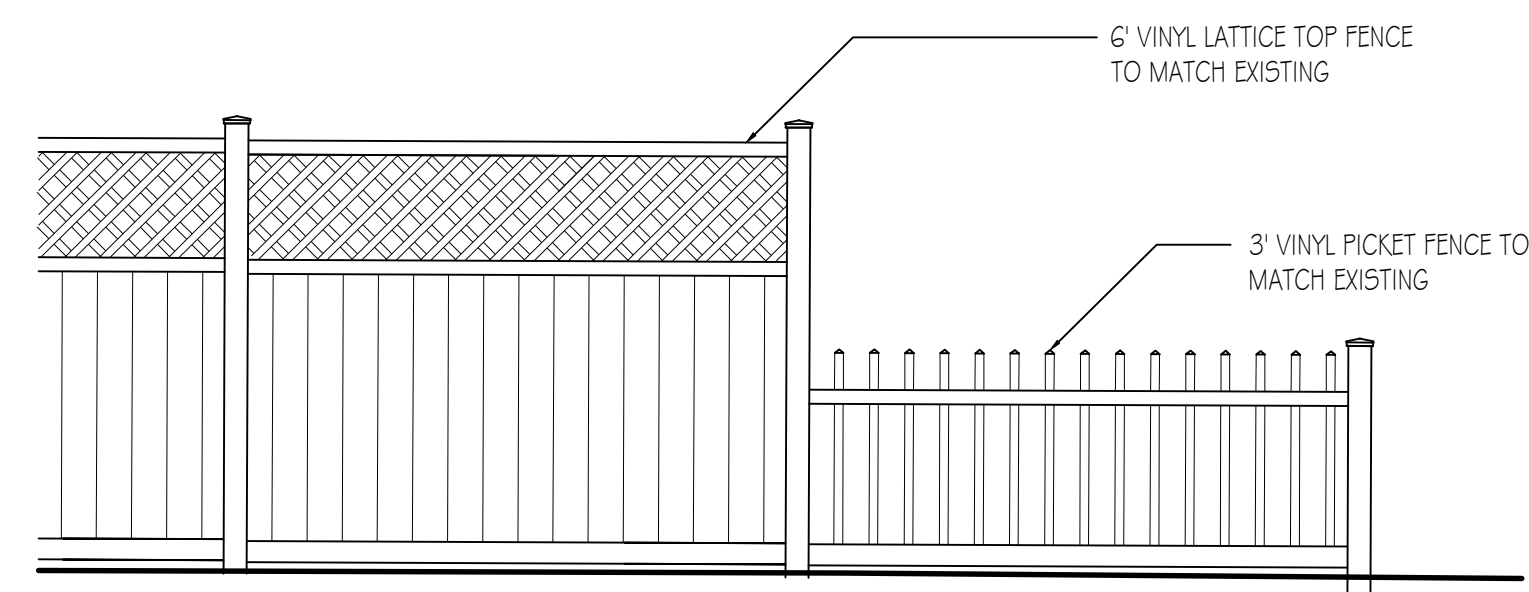
PROJECT NO.:

C8

26733

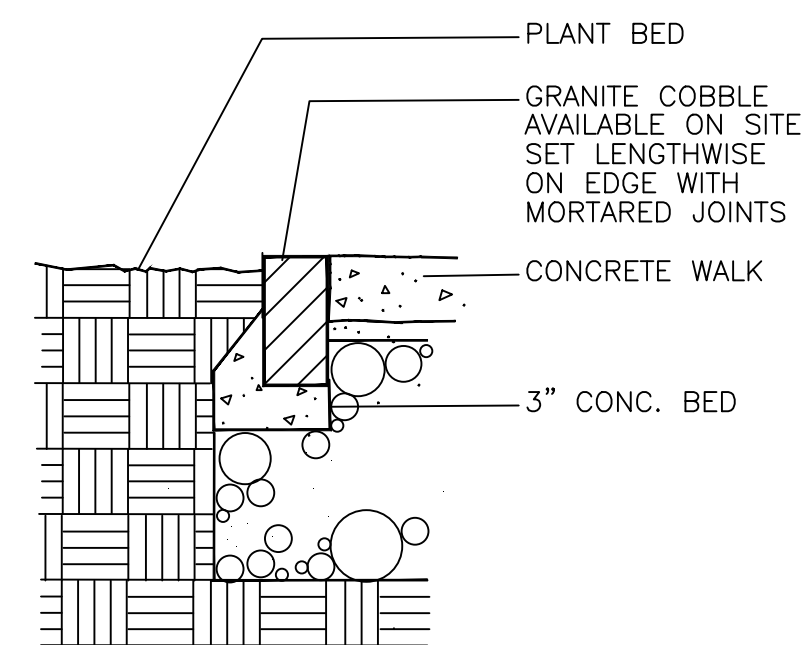


FENCING

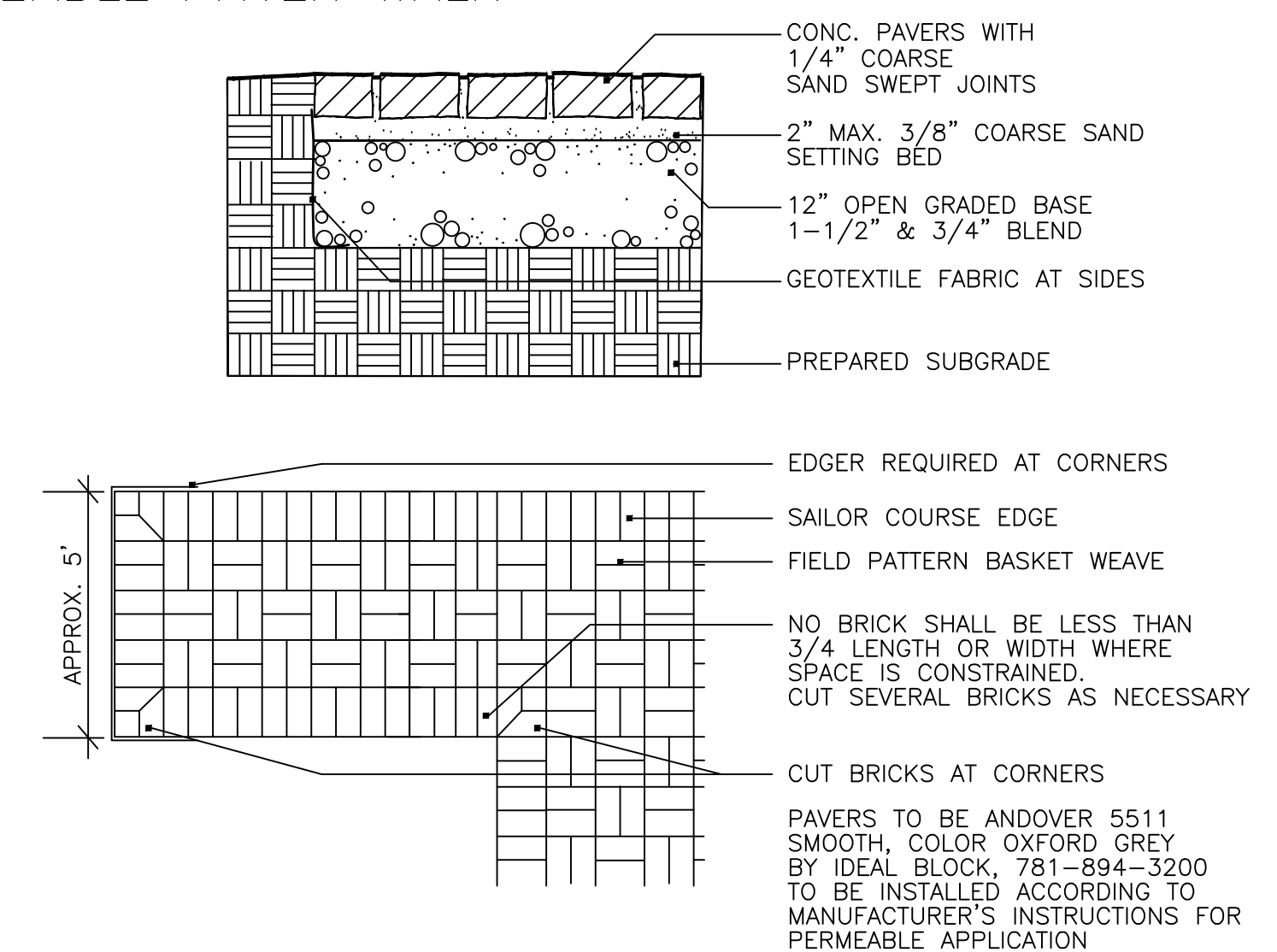


FENCING SHALL BE PROVIDED BY RELIABLE FENCE

GRANITE COBBLE EDGE

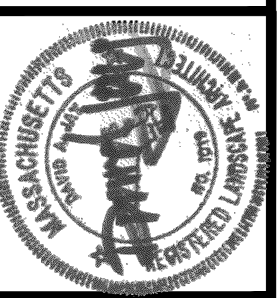


PERMEABLE PAVER WALK



a.point.design, inc.  
61 High Street,  
Danvers, MA

WEINMAYR/JAY ASSOC. INC.  
LANDSCAPE ARCHITECTS  
360 Charles River Rd. Watertown, MA 02472  
617.957.9733  
djay@weinmayrjay.com



61 HIGH STREET  
DANVERS, MA

REV.	DATE	BY	DESCRIPTION
1	01.31.25	DAJ	Remove references to irrigation

DATE: 01.31.25

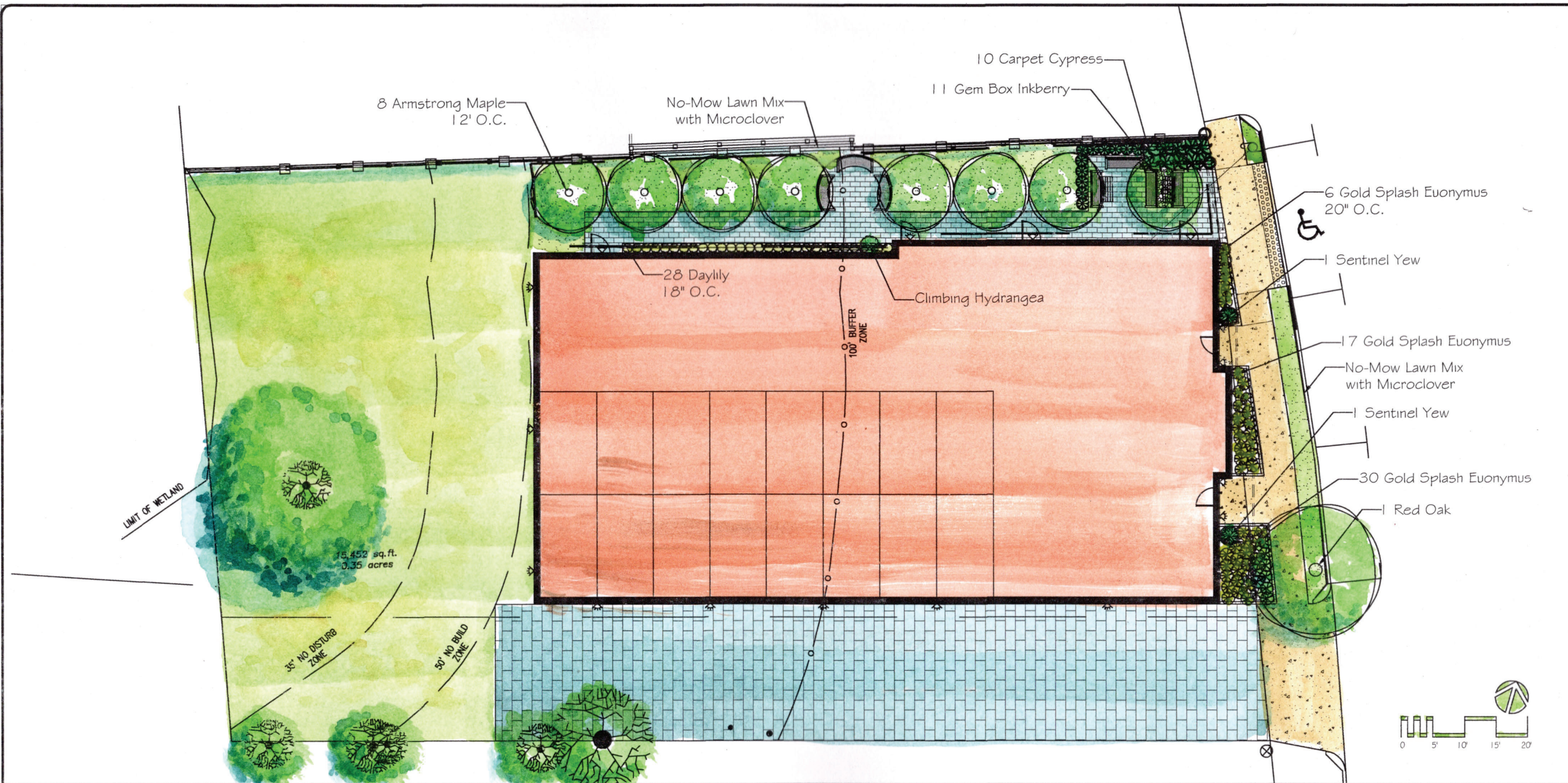
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SCALE: 1/8"=1'

HARDSCAPE PLAN

1-1

DRAWING NO.



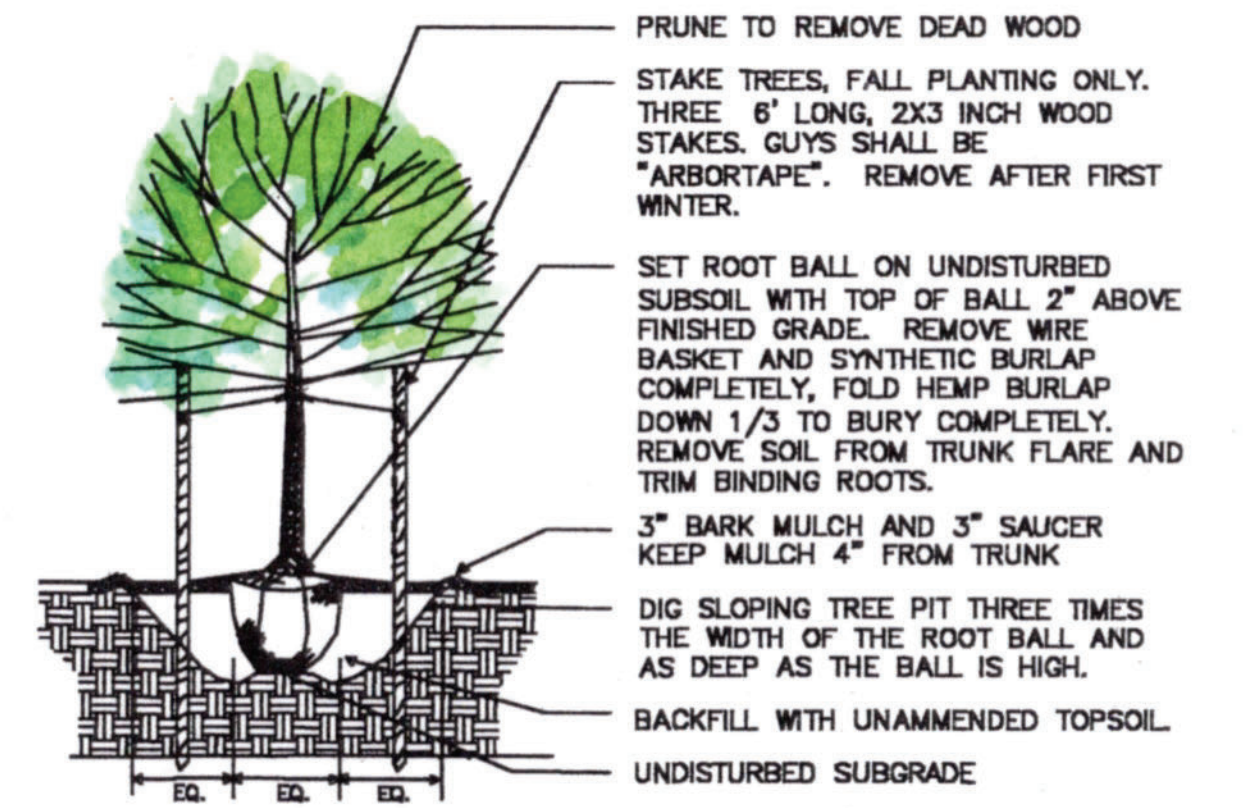
**PLANTING NOTES**

1. UTILITIES: CALL DIG SAFE PRIOR TO ANY DIGGING OR GRADING AT THE SITE. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE IRRIGATION AND LIGHTING CONTRACTORS.
2. COMPACTED SUBGRADE SHALL BE TILLED PRIOR TO THE SPREADING OF LOAM. COMPACTED LOAM SHALL BE TILLED PRIOR TO THE SPREADING OF SEED, LAYING OF SOD, OR PLANTING OF TREES AND SHRUBS. COMPACTED GRASS AREAS SHALL BE AERATED.
3. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL INSURE BEFORE AND AFTER THE SPREADING OF LOAM THAT ALL AREAS WILL DRAIN.
4. LOAM SHALL BE CLEAN, WELL DRAINED TOPSOIL, FREE OF TOXINS, CONTAINING A MINIMUM OF 10% ORGANIC MATTER, THOROUGHLY RAKED TO REMOVE STONES AND DEBRIS GREATER THAN 1". WHETHER FROM THE SITE OR IMPORTED, LOAM SHALL BE TESTED FOR PLANTING SUITABILITY (pH, ORGANIC MATTER, AVAILABLE PLANT NUTRIENTS, C/N RATIO, BULK DENSITY, SOLUBLE SALTS, HEAVY METALS, ETC.). AT LEAST THREE TESTS SHALL BE TAKEN PER STOCKPILE FOR CONSISTENCY. IF SOIL IS FOUND TO BE DEFICIENT, CONTRACTOR SHALL PROVIDE A PROGRAM OF CORRECTIVE ACTIONS. COMPOST SHALL BE ADDED AND TILLED INTO THE SOIL AS NECESSARY TO BRING THE ORGANIC CONTENT TO 10% MIN. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 12" OF LOAM. ALL LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM.
5. PLANT PITS SHALL BE THREE ROOT BALL DIAMETERS IN WIDTH, AND NO DEEPER THAN THE PLANT BALL. REMOVE SOIL FROM THE TOP OF THE ROOT BALL DOWN TO THE TRUNK FLARE BY LOOSENING THE BURLAP AND DIG PLANT PIT SUCH THAT ROOT FLARE IS 1 TO 2 INCHES ABOVE FINISHED GRADE.
6. SET PLANT IN THE HOLE. CUT AWAY ALL VISIBLE ROPE AND BURLAP. REMOVE WIRE BASKETS. REMOVE SOIL TO EXPOSE ROOT FLARE.
7. BACKFILL HOLE WITH EXISTING SOIL. WHEN BACKFILLING IS HALF COMPLETE, FILL PIT WITH WATER AND ALLOW TO DRAIN TO REMOVE AIR POCKETS. COMPLETE BACKFILLING LEAVING THE ROOT FLARE EXPOSED.
8. MIX MYCOR TREE SAVER INTO TOP 8" OF SOIL ADJACENT TO THE ROOT BALL AT THE RATE OF 1 PACKET PER CALIPER INCH OF TRUNK OR 1 PACKET PER FOOT OF ROOT BALL DIAMETER.
9. WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR 5 MINUTES IMMEDIATELY AFTER PLANTING.
10. STAKES AND TREE WRAP: THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKES AND TREE WRAP SHALL BE REMOVED IN THE SPRING PRIOR TO FINAL ACCEPTANCE AND RELEASE OF THE GUARANTEE.
11. COMPOST: IF MATERIAL IS PLANTED IN UNDISTURBED SOIL, SPREAD 1 TO 2" OF COMPOST OVER THE ENTIRE PLANT BED OR LAWN AREA. DO NOT FERTILIZE.
12. MULCH AREAS AROUND PROPOSED TREES AND SHRUBS AND ALL PLANT BEDS WITH 3" SHREDDED BARK MULCH. DO NOT MULCH AGAINST TRUNKS AND STEMS.
13. PRUNING: REMOVE ALL DEAD, BROKEN AND DAMAGED BRANCHES.
14. WATER PLANTS ONCE A DAY FOR THE FIRST WEEK AND ONCE A WEEK FOR THE FIRST PLANTING SEASON. WATER AT THE RATE OF FIVE GALLONS PER SHRUB AND 10 GALLONS PER TREE.
15. GUARANTEE ALL PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE.

**PLANT LIST**

QTY.	SIZE	COMMON NAME	BOTANICAL NAME
TREES			
8	2.5-3"	Red Maple	<i>Acer rubrum</i> 'Armstrong'
1	2.5-3"	Red Oak	<i>Quercus rubra</i>
SHRUBS			
53	24-36"	Gold Splash Euonymus	<i>Euonymus fortunei</i> 'Gold Splash'
1	3 gal.	Climbing Hydrangea	
11	3 gal.	Gem Box Inkberry	<i>Ilex glabra</i> 'Gem Box'
10	3 gal.	Siberian Carpet Cypress	<i>Microlota decussata</i> 'Celtic Pride'
2	18-24"	Sentinel Yew	<i>Taxus media</i> 'Sentinal'
PERENNIALS			
28	2 gal.	Stella D'Oro Daylily	<i>Hemerocallis</i> 'Stella D'Oro'

**TREE PLANTING**



a.point.design, inc.  
61 High Street,  
Danvers, MA

WEINMAYR/JAY ASSOC., INC.  
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360 Charles River Rd. Watertown, MA 02472  
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61 HIGH STREET  
DANVERS, MA

DATE:	01.31.25
DRAWN:	D.A.J.
SCALE:	1/8"=1'
PLANTING PLAN	

L-2  
DRAWING NO.