

SCHEDULE OF PLAN SET DRAWINGS:

C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	SITE LAYOUT PLAN
C-4	GRADING, DRAINAGE & UTILITY PLAN
C-5	DETAILS
L-1	LANDSCAPE PLAN
L-2	LIGHTING PLAN

# SITE DEVELOPMENT PLANS

## 14, 16 & 18 NORTH END BOULEVARD

### SALISBURY, MASSACHUSETTS

(ASSESSOR'S MAP 33, LOTS 248, 249 & 250)

LEGEND:

EXISTING:

---	MAJOR TOPOGRAPHIC CONTOUR
---	MINOR TOPOGRAPHIC CONTOUR
D	DRAIN PIPE
S	SEWER PIPE
W	WATER SERVICE LINE
DSW	DIGSAFE WATER UTILITY MARKING
G	GAS SERVICE LINE (DIGITIZED)
DSG	DIGSAFE GAS UTILITY MARKING
OHW	OVERHEAD WIRE
X-X	CHAINLINK FENCE (CLF)
□-□	STOCKADE FENCE
---	GUARDRAIL
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	UTILITY POLE OR LIGHT POLE
⊙	WATER GATE VALVE
X	WATER SHUT OFF
⊕	CATCH BASIN
⊙	GAS GATE

PROPOSED:

---	GRADING
W	WATER LINE
D	DRAINAGE LINE
UGE	UNDERGROUND ELECTRIC LINE
G	GAS LINE
+7	SPOT GRADE
⊙	SEWER MANHOLE
X	WATER SHUTOFF
⊙	DOWNSPOUT
⊙	LIGHT

ABBREVIATIONS:

APPROX	APPROXIMATE
CONC.	CONCRETE
DMH	DRAIN MANHOLE
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FT	FEET
MIN	MINIMUM
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
SSA	SNOW STORAGE AREA
SP	SQUARE FEET
SWLL	SINGLE WHITE LANE LINE
TYP	TYPICAL
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WG	WATER GATE

GENERAL NOTE:

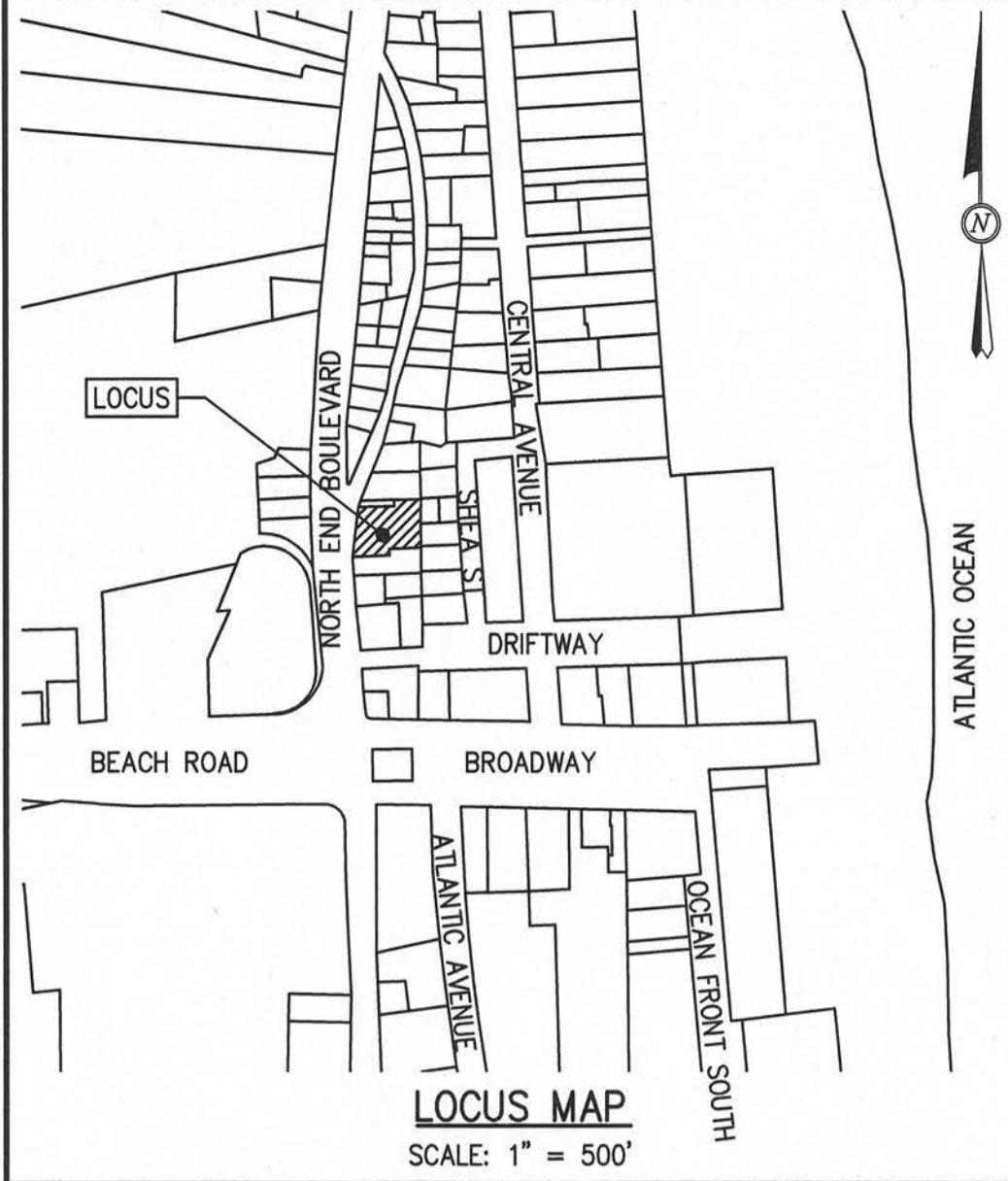
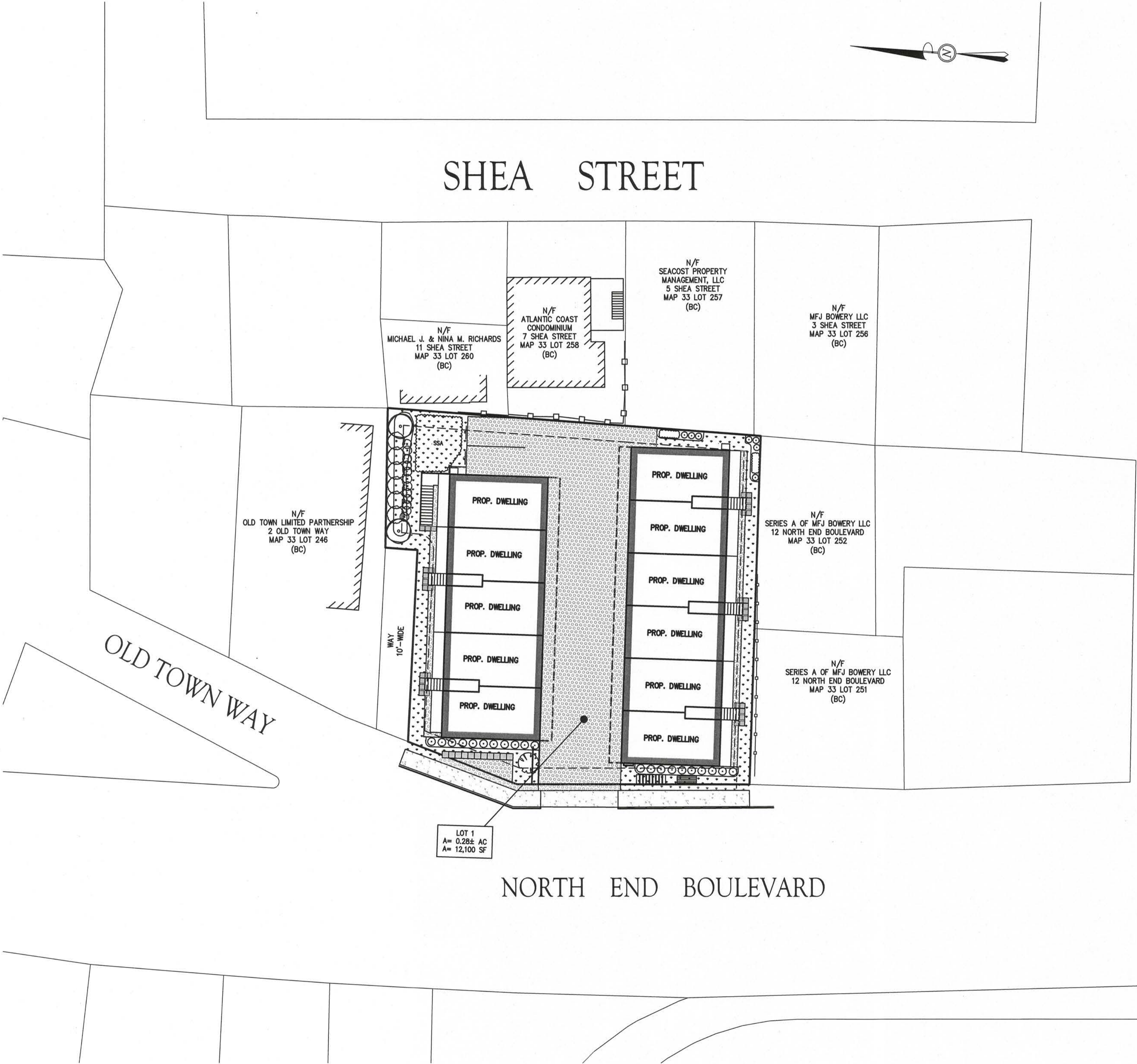
THESE PLANS ARE PREPARED FOR PERMITTING WITH THE TOWN OF SALISBURY. THE PLANS SHALL NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT WRITTEN PERMISSION FROM THE MORIN-CAMERON GROUP, INC.

PERMITS REQUIRED:

- SITE PLAN REVIEW AND SPECIAL PERMIT (PLANNING BOARD)
- ORDER OF CONDITIONS (CONSERVATION COMMISSION)

SHEA STREET

DRIFTWAY



OWNER:

SEACOST PROPERTY MANAGEMENT, LLC  
P.O. BOX 5514  
SALISBURY, MA 01952

APPLICANT:

18 NE BLDV LLC  
271 SALEM STREET, UNIT E  
WOBBURN, MA 01801

CIVIL ENGINEER & SURVEYOR:

THE MORIN-CAMERON GROUP, INC.  
25 KENOZA AVENUE  
HAVERHILL, MA 01830  
PHONE: 978-373-0310

The  
**Morin-Cameron**  
GROUP, INC.

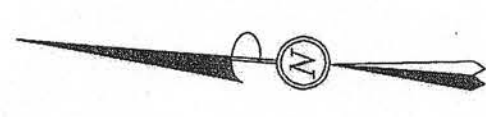
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS



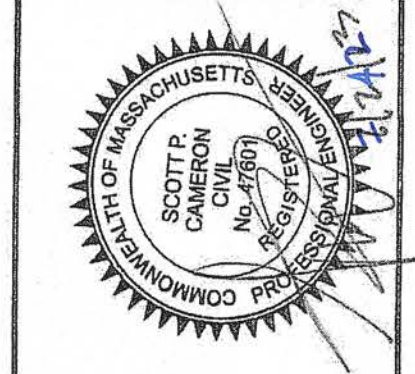
SCALE: 1" = 20'

ISSUED FEBRUARY 1, 2023

REVISIONS			SURVEY BY: MCG DRAFTED BY: LNO CHECKED BY: SPC APPROVED BY: SPC SCALE: AS NOTED DATE: FEBRUARY 1, 2023	COVER SHEET	DRAWING NO.  C-1
NO.	DESCRIPTION	DATE			
1	ADDRESSED TOWN STAFF COMMENTS	03/23/23			
2	ADDRESSED TOWN STAFF COMMENTS	06/07/23			
3	ADDRESSED TOWN STAFF COMMENTS	06/21/23			
4	ADDRESSED TOWN STAFF COMMENTS	07/24/23			
5					



**The Morin-Cameron GROUP, INC.**  
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
25 KENZO AVENUE, HANOVER, MASSACHUSETTS 01930  
P: 978-375-0014, F: 978-375-0015, WWW.MORINCAMERON.COM



SURVEY BY: MCG  
DRAFTED BY: LNO  
CHECKED BY: SPC  
APPROVED BY: SPC  
SCALE: 1"=20'  
DATE: FEBRUARY 1, 2023

REVISIONS	
1	ADDRESSED TOWN STAFF COMMENTS 03/23/23
2	ADDRESSED TOWN STAFF COMMENTS 06/07/23
3	ADDRESSED TOWN STAFF COMMENTS 08/21/23
4	ADDRESSED TOWN STAFF COMMENTS 07/21/23

**SITE DEVELOPMENT PLANS**  
IN  
**SALISBURY, MASSACHUSETTS**  
**14,16 & 18 NORTH END BOULEVARD**  
(ASSESSOR'S MAP 33, LOTS 248, 249 & 250)  
PREPARED FOR:  
**18 NE BLVD LLC**

**EXISTING CONDITIONS**  
DRAWING NO. **C-2**

**RECORD OWNER:**  
SEACOAST PROPERTY MANAGEMENT, LLC  
15 BROADWAY, P.O. BOX 5514  
SALISBURY, MASSACHUSETTS 01952  
  
BOOK 40625 PAGE 530 S.E.R.D  
(MAP 33 - LOTS 248, 249 & 250)

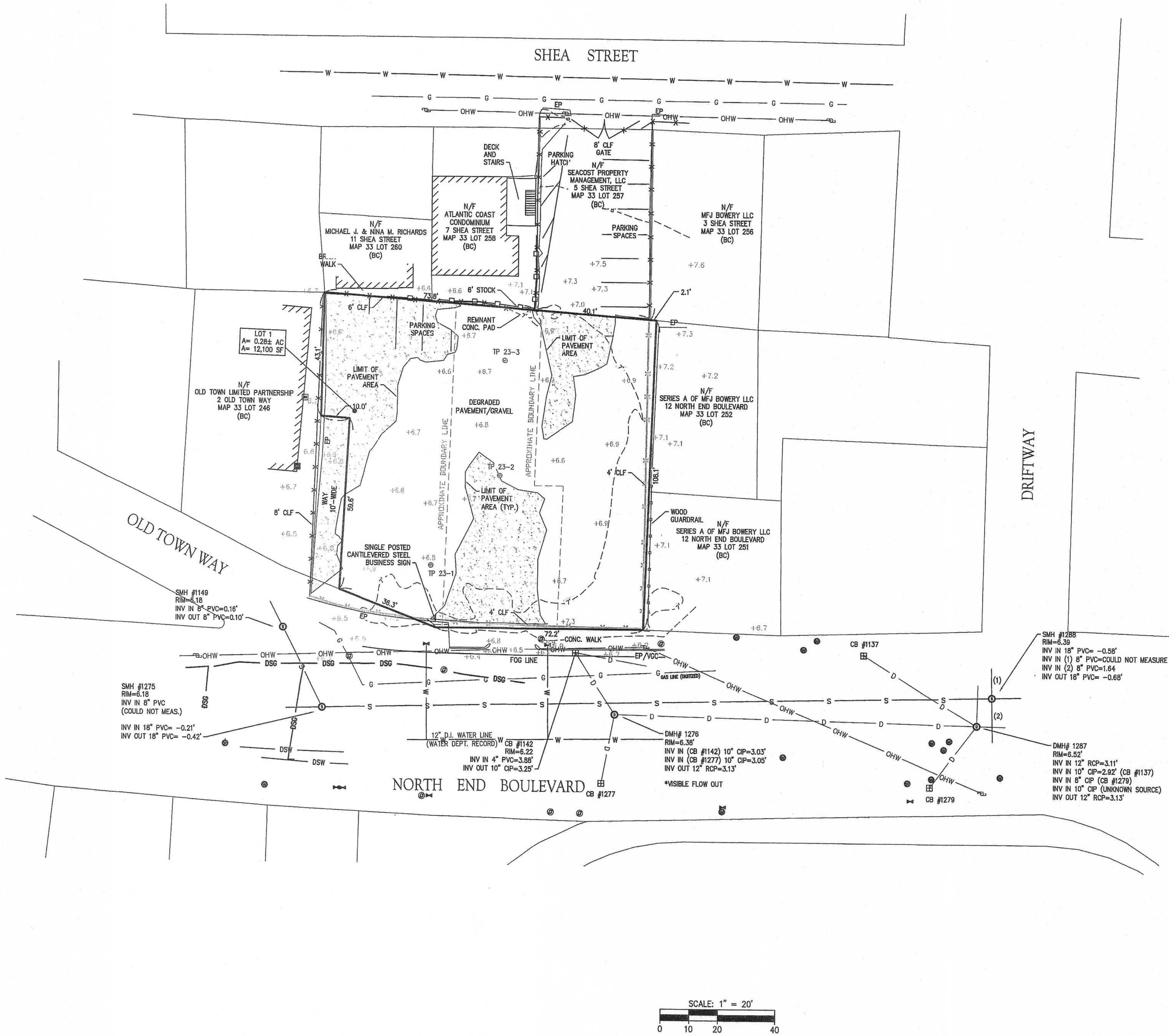
- GENERAL NOTES:**
- EXISTING CONDITIONS OBTAINED BY AN ON-THE-GROUND FIELD SURVEY BY THE MORIN-CAMERON GROUP IN AUGUST, 2022.
  - ABUTTER INFORMATION SHOW HEREON WAS TAKEN FROM THE MERRIMACK VALLEY PLANNING COMMISSION GIS FOR THE TOWN OF SALISBURY, MA.

**FLOOD NOTE:**  
THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE (EL.=9.0): SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0129F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

**DATUM:**  
ELEVATIONS HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND MASSPC HORIZONTAL DATUM (NAD 1983).

- ZONING NOTE:**  
THE SUBJECT PROPERTY IS LOCATED WITHIN:
- BEACH COMMERCIAL (BC) DISTRICT
  - BEACH OVERLAY DISTRICT, BEACH CENTER DEVELOPMENT SUBDISTRICT
  - WIRELESS COMMUNICATION C
  - FLOOD PLAIN DISTRICT

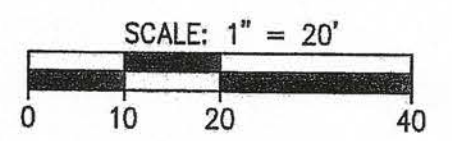
**UTILITY NOTES:**  
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF READILY OBSERVABLE FIELD LOCATIONS AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES, THE CLIENT AND GOVERNMENT AGENCIES. THERE IS NO GUARANTEE THAT ALL UTILITIES ARE SHOWN. IN ACCORDANCE WITH RSA 374 NOTIFY DIG-SAFE 811 BEFORE ANY EXCAVATION.



TP 23-1 (EXIST. GRADE ELEVATION = 6.7)						
DEPTH (IN.) [ELEV.]	SOIL HORIZON	SOIL TEXTURE	COLOR	SOIL STRUCTURE	SOIL CONSISTENCE	NOTES
0-21 [6.7-5.0]	FILL	LS/S	-			
21-48 [5.0-2.7]	C1	SAND	2.5Y 4	SG	LOOSE	WEEP @ 40" ELEV.=3.4±

TP 23-2 (EXIST. GRADE ELEVATION = 6.7)						
DEPTH (IN.) [ELEV.]	SOIL HORIZON	SOIL TEXTURE	COLOR	SOIL STRUCTURE	SOIL CONSISTENCE	NOTES
0-28 [6.7-4.4]	FILL	LS/S	-			
21-48 [4.4-2.2]	C1	SAND	2.5Y 4	SG	LOOSE	WEEP @ 42" ELEV.=3.2±

TP 23-3 (EXIST. GRADE ELEVATION = 6.9)						
DEPTH (IN.) [ELEV.]	SOIL HORIZON	SOIL TEXTURE	COLOR	SOIL STRUCTURE	SOIL CONSISTENCE	NOTES
0-24 [6.9-4.9]	FILL	LS/S	-			
24-54 [4.9-2.4]	C1	SAND	2.5Y 4	SG	LOOSE	WEEP @ 44" ELEV.=3.2±



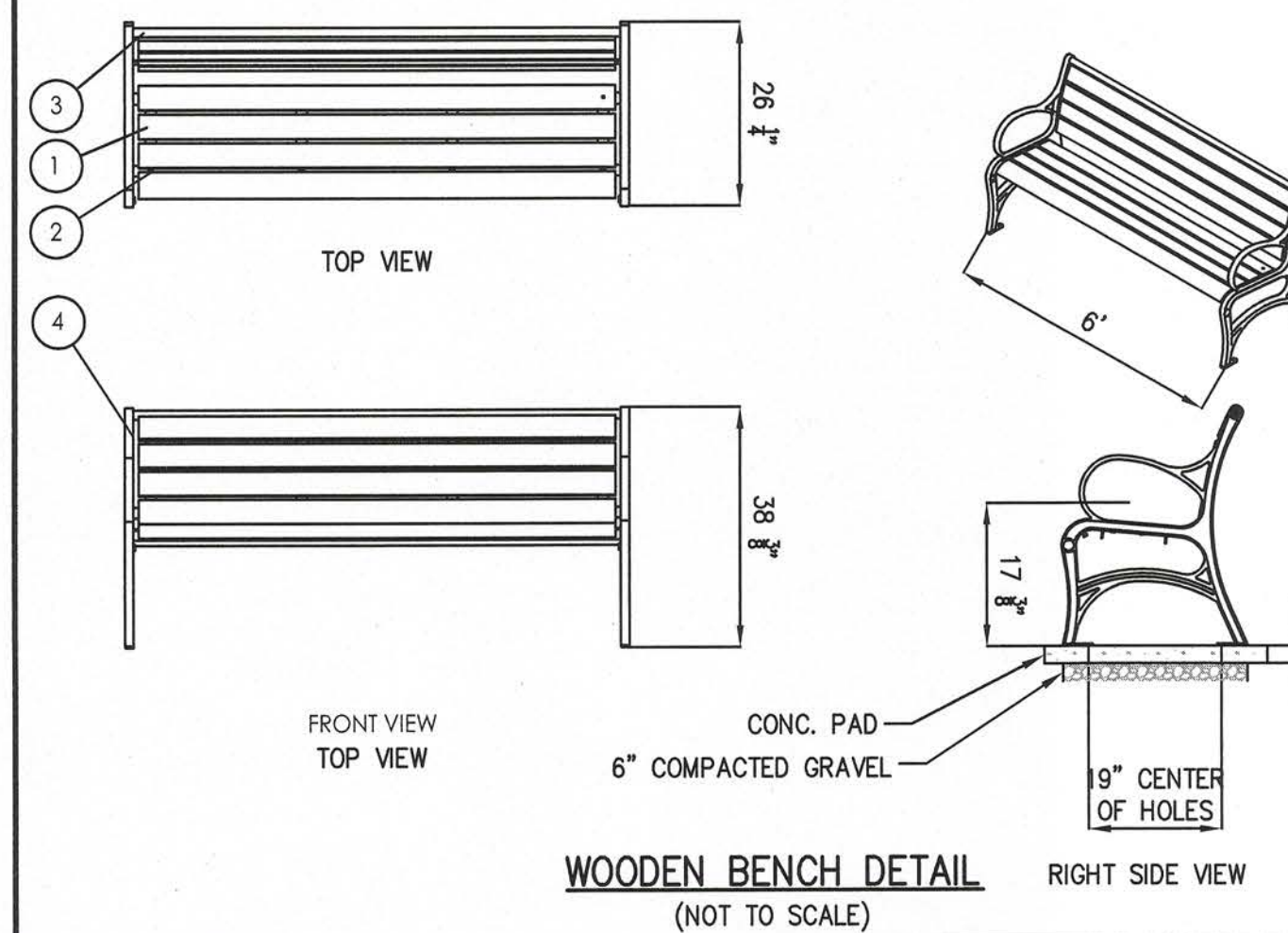
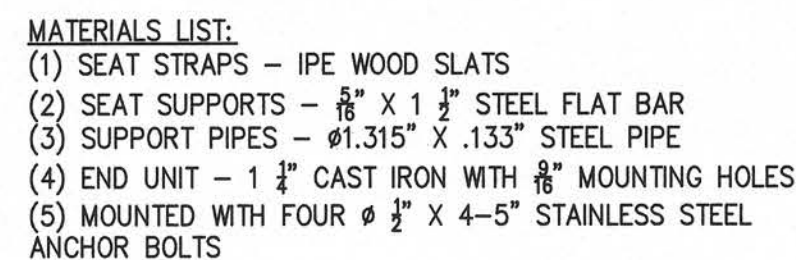
Architectural floor plan of the first floor of a building. The plan shows a central area with three stairwells labeled "STAIRS". To the left of the stairs is a utility chase and a sprinkler closet. To the right is a deck and an egress point. The plan also shows two tandem parking spaces at the bottom. Various structural elements and proposed features are labeled with leader lines.

Labels and callouts:

- PROP. RECESSED LIGHT (SEE LIGHTING PLAN L-2)
- PROP. WALL MOUNTED LIGHT (SEE LIGHTING PLAN L-2)
- RECESSED SKIRT BOARD AREA CONDENSERS MOUNTED ON SKIRT
- PROP. UTILITY CHASE & SPRINKLER CLOSET HUNG FROM 1ST FLOOR
- 3'-9" BUILDING OVERHANG
- PROP. PILING LOCATION (TYP.)
- EGRESS POINTS (TYP. OF 3)
- 11'-4" (TYP.)
- 10'-5" (TYP.)
- PROP. ELEVATED PLATFORMS FOR TRASH RECEPTACLES TO BE LOCATED ABOVE FLOODPLAIN (TYP.)
- TWO (2) TANDEM PARKING SPACES (9'X18') (TYP.)

SCALE: 1" = 10'

0 5 10 20



<b>BEACH COMMERCIAL DISTRICT (RESIDENTIAL USE) &amp; BEACH OVERLAY DISTRICT</b>		
<b>CRITERIA</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>LOT AREA</b>	<b>NO RESTRICTIONS</b>	<b>12,100 SF</b>
<b>MINIMUM FRONTAGE</b>	<b>NO RESTRICTIONS</b>	<b>108.5 FT</b>
<b>MIN. FRONT YARD SETBACK</b>	<b>5' (2)</b>	<b>5 FT</b>
<b>MIN. SIDE YARD SETBACK</b>	<b>(1)(2)</b>	<b>5 FT</b>
<b>MIN. REAR YARD SETBACK</b>	<b>(1)(2)</b>	<b>5 FT</b>
<b>MAX. BUILDING HEIGHT</b>	<b>65 FT (3)</b>	<b>39'--3" FT</b>
<b>MAX. % OF BUILDING LOT COVERAGE</b>	<b>90</b>	<b>50%</b>
<b>MIN. NUMBER OF PARKING SPACES REQUIRED PER UNIT</b>	<b>2 PER DWELLING UNIT (22 MINIMUM)</b>	<b>24 SPACES</b>

- (1) THE SETBACK REQUIREMENTS SHALL BE BASED ON 10'-0" FOR NON-FIRE-RATE STRUCTURES AND 5'-0" FOR FIRE RESISTANT STRUCTURES.
- (2) ACCORDING TO ARTICLE IV DIMENSIONAL REGULATIONS 300-19 OF THE TOWN OF SALSBUURY ZONING BYLAW, STAIRS, TWENTY-FIVE SQUARE FEET OF LANDING OR DECK FOR EGRESS USE ONLY, ROOF OVERHANGS AND BAY WINDOWS 24 INCHES MAXIMUM ARE STRUCTURES EXEMPT FROM THE SETBACK REQUIREMENTS.
- (3) ACCORDING TO BEACH OVERLAY DISTRICT.

SITE COVERAGE SCHEDULE		
SURFACE	EXISTING	PROPOSED
PAVEMENT/COMPACTED GRAVEL	12,100 SF	0
PEA STONE PERVIOUS SURFACE	0	10,109± SF (DRIVEWAY + AREAS UNDER BUILDING & DEC
DUNE VEGETATION	0	1,991± SF
TOTAL	12,100 SF	12,100 SF

**REQUIRED: 2 PARKING SPACES PER DWELLING UNIT**

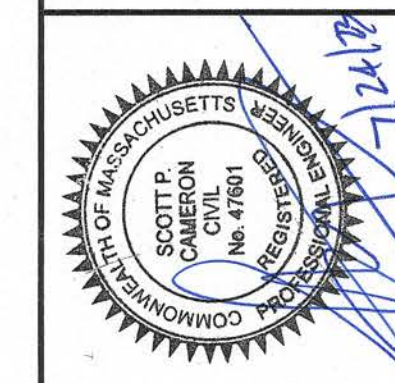
2 PARKING SPACES X 11 DWELLING UNITS = 22 PARKING SPACES REQUIRED

PROPOSED:  $(2 \times 11) + 2 = 24$  PARKING SPACES  
2 SPACES BELOW EACH UNIT + 2 VISITOR SPACES

SNOW REMOVAL. SNOW REMOVAL SHALL BE DONE BY THE HOMEOWNERS ASSOCIATION. SNOW SHALL BE STOCKPILED IN THE AREAS SHOWN HEREON TO THE MAXIMUM EXTENT PRACTICABLE. EXCESS SNOW TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

SOLID WASTE MANAGEMENT NOTE:  
EACH UNIT WILL HAVE ONE TRASH BARREL AND ONE RECYCLABLES BARREL. THE BARRELS WILL BE MOVED TO THE FRONTAGE OF THE PROPERTY FOR PICKUP BY A PRIVATE COMPANY. THE RECYCLABLES AND TRASH WILL BE PICKED UP IN DIFFERENT DAYS, SO THERE IS A TOTAL OF ONLY 11 BARRELS ON THE PROPERTY FRONTAGE.

POSTED SPEED LIMIT ON NORTH END BOULEVARD IS 20 MPH. ASSHTO REQUIREMENTS FOR SIGHT DISTANCE IN A 20 MPH SPEED LIMIT IS ONE HUNDRED AND FIFTEEN FEET (115). THE SIGHT DISTANCE AT THE NEW PROPOSED ENTRANCE MEETS THIS REQUIREMENT.



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**SITE DEVELOPMENT PLANS  
IN  
SALISBURY, MASSACHUSETTS  
14,16 & 18 NORTH END BOULEVARD  
(ASSESSOR'S MAP 33, LOTS 248, 249 & 250)  
PREPARED FOR:  
18 NE BLVD LLC**

LAYOUT  
PLAN

DRAWING NO. C-3

1. ALL MATERIALS REMOVED FROM THE PREMISES SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS FOR HAULING AND DISPOSAL.
2. COORDINATE ANY UTILITY DIS-CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS.
3. COORDINATE WITH TOWN OF SALISBURY DEPARTMENT OF PUBLIC WORKS.

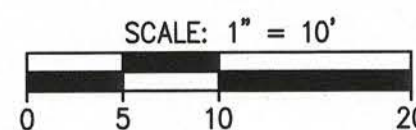
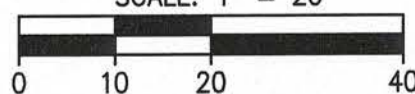
1. CONTRACTOR TO CUT AND CAP ALL EXISTING UTILITY SERVICES PROPOSED TO BE REMOVED AT THE MAIN, IN ACCORDANCE WITH TOWN BUILDING DEMOLITION REGULATIONS, PRIOR TO CONSTRUCTION. TEE SERVICE CONNECTIONS SHALL BE REMOVED FROM THE MAIN AND REPLACED WITH A MINIMUM OF 4 FT. OF NEW CLDI PIPE.

WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE.

1. THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO MATCH EXISTING TOPOGRAPHY AND GROUND COVER. EXISTING DRAINAGE PATTERNS OF THE SITE HAVE BEEN MAINTAINED TO THE EXTENT PRACTICABLE.
2. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
3. SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
4. TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, FILTER FABRIC SILT FENCES AND SILT SACKS FOR CATCH BASINS.
5. SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
6. NOTIFY THE TOWN OF SALISBURY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



SCALE: 1" = 20'



(SCALE: 1"=10')

1. THE GENERAL CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE GENERAL CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC, CABLE AND TELEPHONE COMPANIES, GAS PROVIDER AND SALISBURY MUNICIPAL UTILITY DEPARTMENTS TO VERIFY THE LOCATION, SIZE AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE EXCAVATING OF TRENCHES, THE METHODS AND MATERIALS OF BACKFILLING, AND ALL OTHER MATTERS RELATING TO THE INSTALLATION OF WATER PIPES, SEWER LINES, STORM DRAINS, SUBSURFACE DRAINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE CONSISTENT WITH GOOD CONSTRUCTION PRACTICES AND SHALL AT ALL TIMES BE SUBJECT TO THE INSPECTION BY THE APPLICABLE CITY DEPARTMENTS.
5. ALL TRENCHES SHALL BE TAMPED WITH A POWER TAMPER AT INTERVALS NOT GREATER THAN ONE (1) FOOT.
6. ALL UTILITY PENETRATIONS AT THE FOUNDATIONS SHALL BE ADJUSTED BASED ON THE FINAL CONSTRUCTION DRAWINGS.

1. SEWER SERVICE AND WATER CONNECTIONS SHALL BE COORDINATED WITH THE SALISBURY SEWER AND WATER DEPARTMENTS.

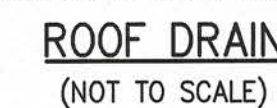
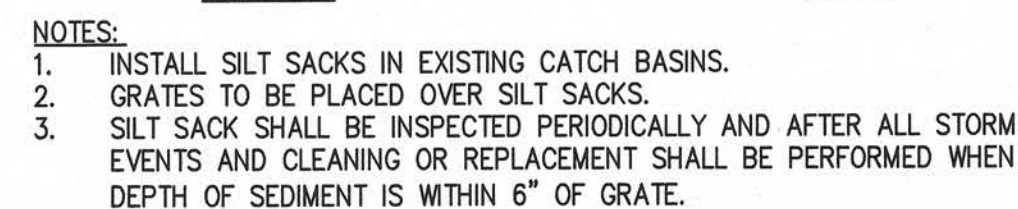
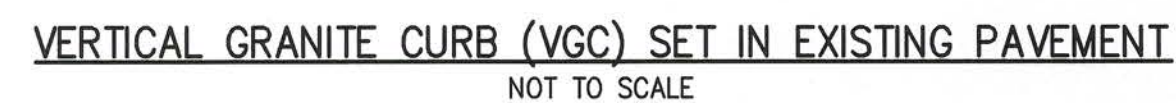
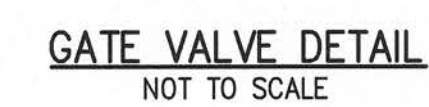
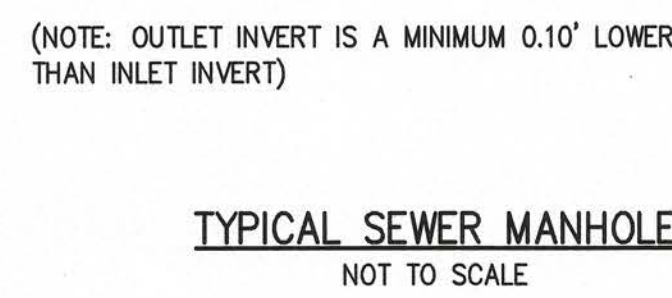
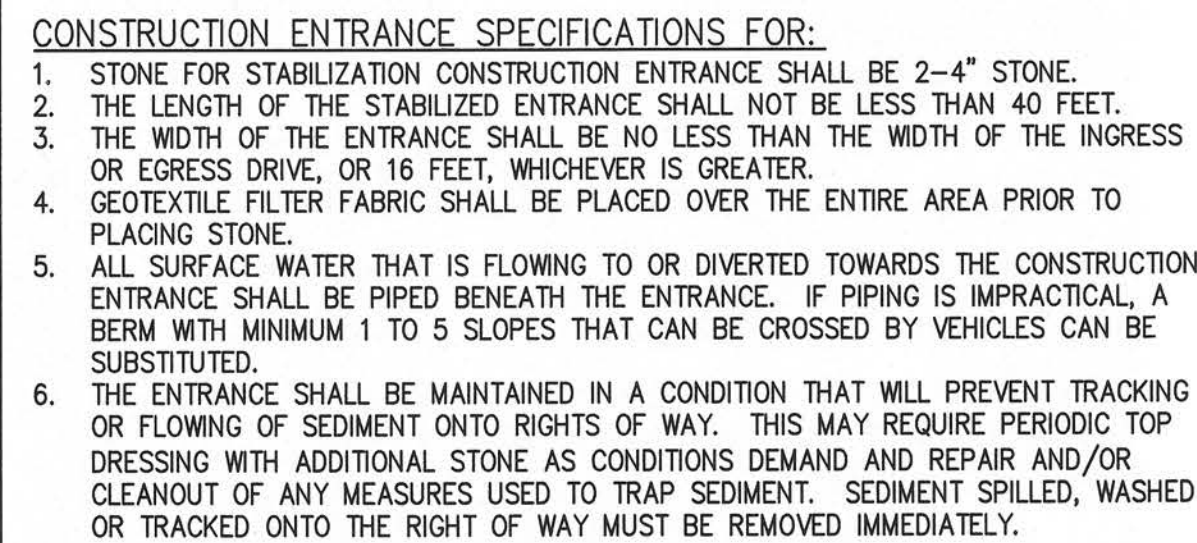
1. SEWER SERVICE AND WATER CONNECTIONS SHALL BE COORDINATED WITH THE SALESBURG SEWER AND WATER DEPARTMENTS.
2. A MINIMUM OF 10 FEET CLEAR HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER PIPES AND WATER PIPES UNLESS CONDITIONS PREVENT A LATERAL SEPARATION OF LESS THAN 10 FEET. WHERE SANITARY SEWERS CROSS WATER SERVICE PIPES OR A MINIMUM OF 10 FEET LATERAL SEPARATION CANNOT BE ACHIEVED, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER PIPE. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER PIPE SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH WATER PIPE SHALL BE USED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, THE WATER PIPE SHALL BE SLEEVED IN PVC FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE SEWER PIPE AND SEALED AT EACH END.
3. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
4. WATER SERVICE CONNECTIONS SHALL HAVE A MINIMUM 5' OF COVER TO PREVENT FREEZING.

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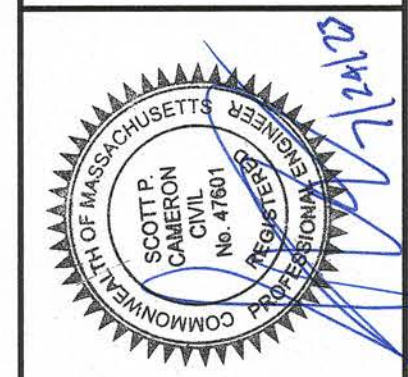
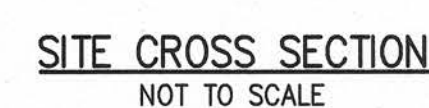
**SITE DEVELOPMENT PLANS**  
**IN**  
**SALISBURY, MASSACHUSETTS**  
**14,16 & 18 NORTH END BOULEVARD**  
**(ASSESSOR'S MAP 33, LOTS 248, 249 & 250)**  
**PREPARED FOR:**  
**18 NE BLVD LLC**

**GRADING,  
DRAINAGE &  
UTILITIES**

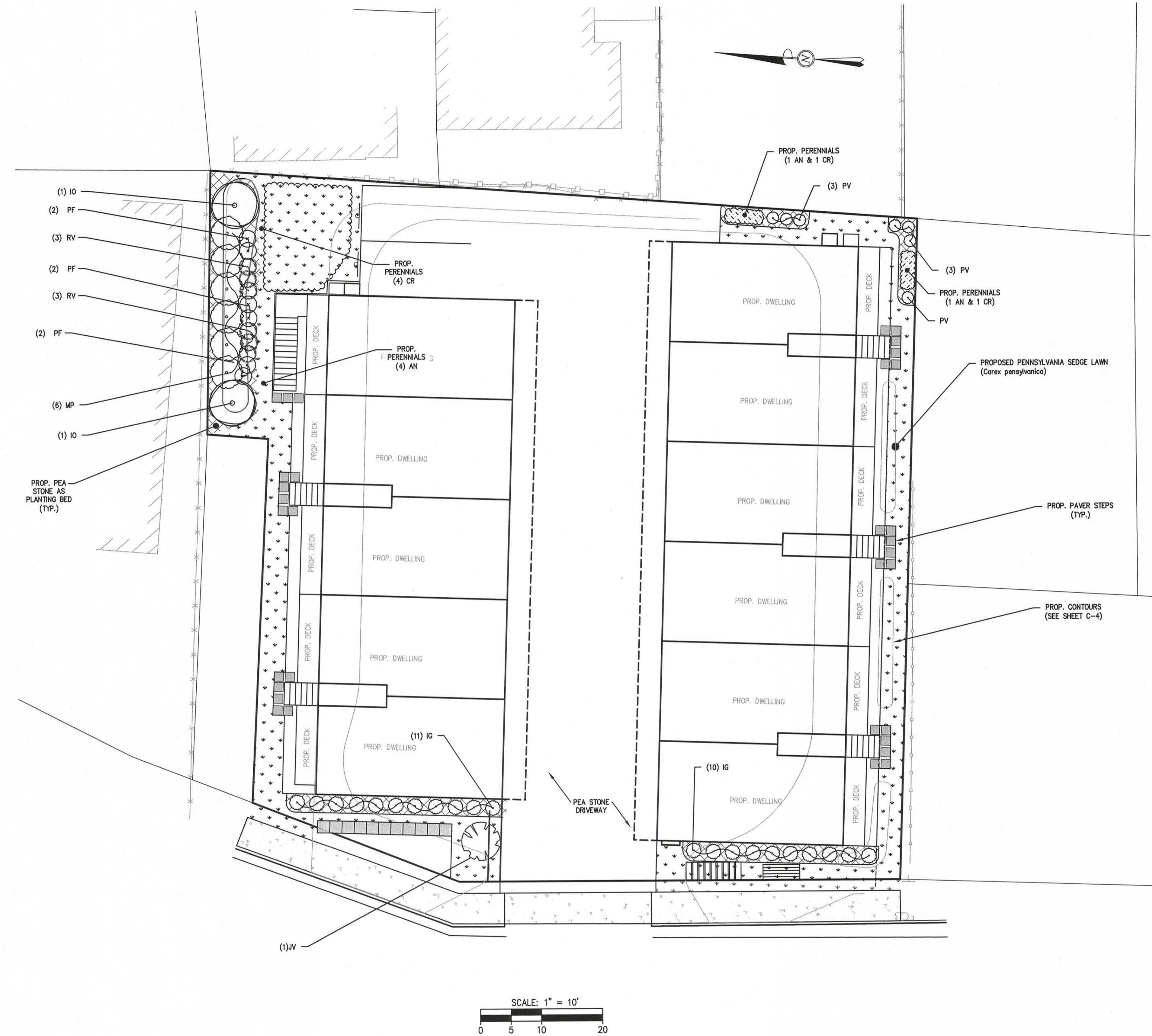
**C-4**



GRADATION REQUIREMENTS FOR SUBBASE	
SIEVE DESIGNATION	PERCENT PASSING
3 IN.	100
1 $\frac{1}{2}$ IN.	70-100
$\frac{3}{4}$ IN.	50-85
NO. 4	30-60
NO. 200	0-10



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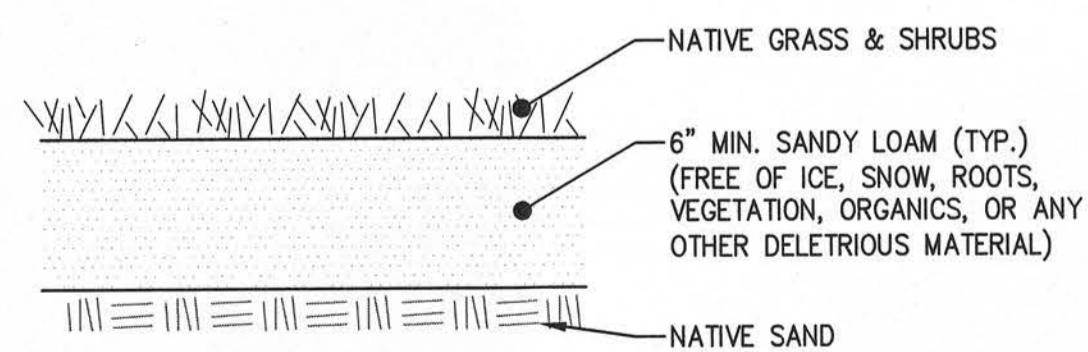
LANDSCAPING NOTES:

- LANDSCAPE DESIGN BY JARRET BASTYS, E.I.T., B.S. ENVIRONMENTAL ENGINEERING & LANDSCAPE ARCHITECTURE..
- WHERE DISCREPANCIES OCCUR BETWEEN DRAWING AND PLANT NOTES OR SCHEDULE, DRAWINGS SHALL SUPERCEDE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR THOSE IN THE LOCALITY OF THE PROGRAM.
- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS ORIGINAL GRADES BEFORE INSTALLATION.
- PLANT MATERIALS AND TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL LANDSCAPED AREAS WITH SHRUBS AND TREES HAVE A MINIMUM OF 2' OF TOPSOIL. USE OF PEAT MOSS IS PROHIBITED.
- ALL LAWN AREAS HAVE A MINIMUM OF 6" OF TOPSOIL. USE OF PEAT MOSS IS PROHIBITED.
- ALL PLANTING AREAS ARE COVERED WITH AT LEAST 3" OF PREMIUM BARK MULCH.
- ALL EXPOSED BURLAP, WIRE BASKETS, AND OTHER MATERIALS ATTACHED TO THE PLANTS SHALL BE REMOVE PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PALATES.
- IRRIGATION SYSTEM DESIGN NOT INCLUDED.
- ALL PROPOSED PLANT SPECIES ARE NATIVE TO THIS REGION.

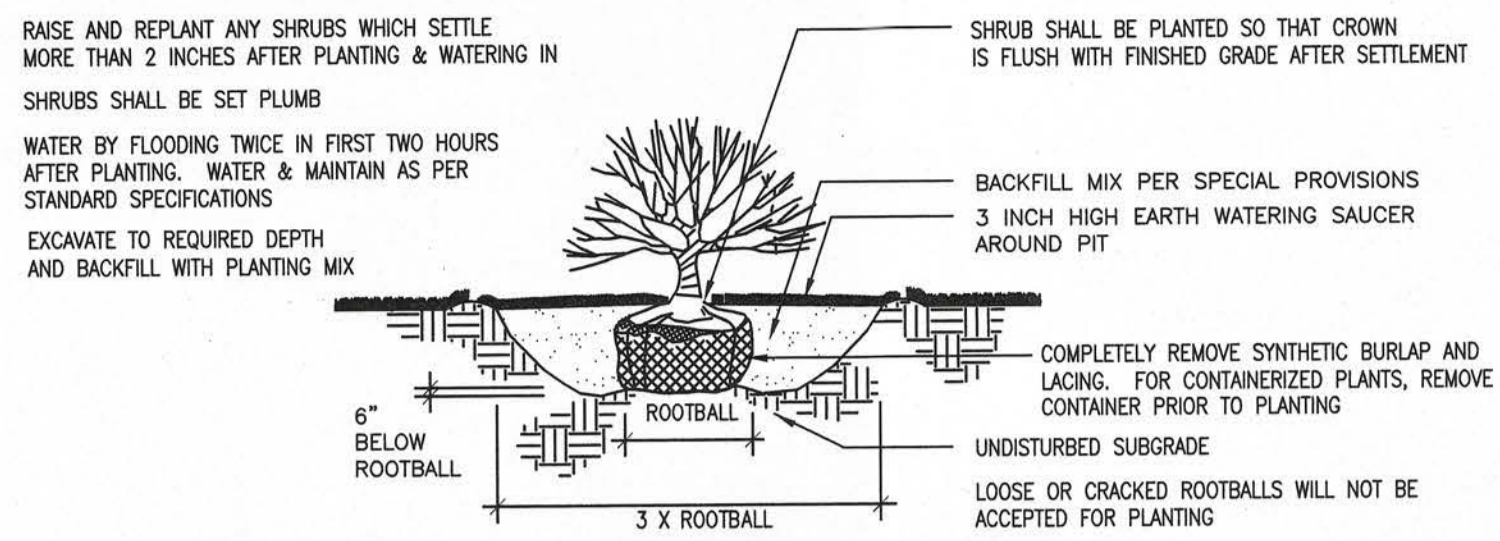
PLANT SCHEDULE					
ABBREVAITON	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY
TREES					
IO	AMERICAN HOLLY	<i>Ilex opaca</i>	8'-10' HT	AS SHOWN	2
JV	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	8'-10' HT	AS SHOWN	1
SHRUBS					
MP	NORTHERN BAYBERRY	<i>Myrica pensylvanica</i>	3'-4' HT	AS SHOWN	6
PF	SHRUBBY CINQUEFOIL	<i>Potentilla fruticosa</i>	2 GALLON	AS SHOWN	6
RV	VIRGINIA ROSE	<i>Rosa virginiana</i>	2 GALLON	AS SHOWN	6
IG	INKBERRY	<i>Ilex glabra</i>	2 GALLON	AS SHOWN	21
PERENNIALS & GRASSES					
AN	NEW ENGLAND ASTER	<i>Aster novae-angliae</i>	1 GALLON	18" O.C.	6
CR	PINK TICKSEED	<i>Coreopsis rosea</i>	1 GALLON	18" O.C.	6
PV	SWITCHGRASS	<i>Panicum virgatum 'Shenandoah'</i>	2 GALLON	AS SHOWN	7

KEY MAP

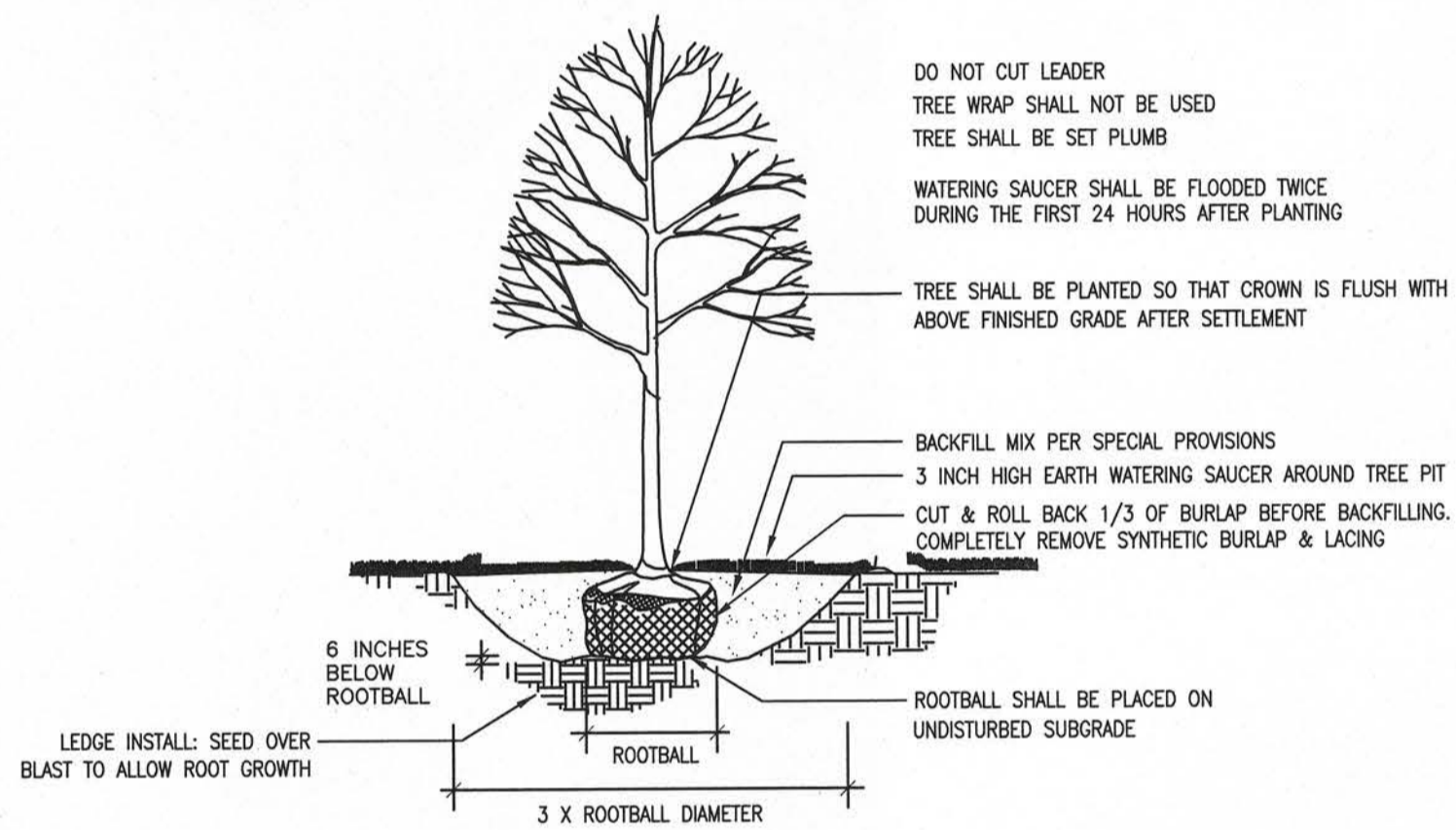
- PEA STONE PLANTING BED
- PERENNIALS
- PENNSYLVANIA SEDGE LAWN



NATIVE PLANTING  
(NOT TO SCALE)

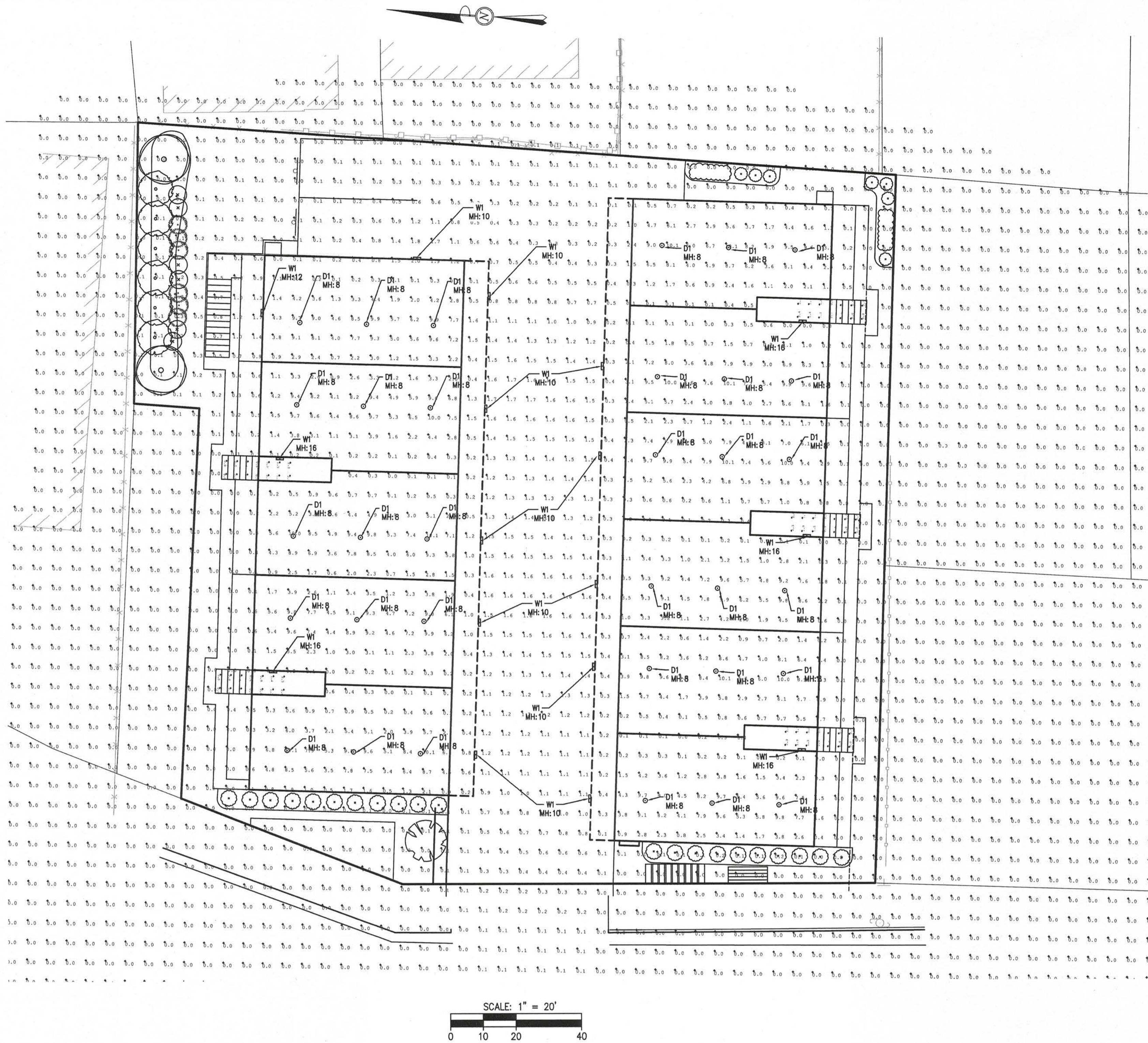


SHRUB PLANTING  
(NOT TO SCALE)



TREE PLANTING  
(NOT TO SCALE)

REVISIONS		ADDRESS	DATE
1	ADDRESSED TOWN STAFF COMMENTS	03/23/23	
2	ADDRESSED TOWN STAFF COMMENTS	06/07/23	
3	ADDRESSED TOWN STAFF COMMENTS	06/21/23	
4	ADDRESSED TOWN STAFF COMMENTS	07/24/23	



**LIGHTING NOTES:**

1. LIGHTING LOCATIONS SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL DRAWINGS AND FINAL UTILITY DRAWINGS.
2. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM DATA SUPPLIED BY LAMP MANUFACTURER AND TESTING LABS.
3. PHOTOMETRIC DATA PROVIDED BY OMNIBLUE ILLUMINATE NE, REP: STEVE JOHNSON 603-490-2446.

LUMINAIRE SCHEDULE					
QTY	LABEL	ARR. WATTS	ARRANGEMENT	LLF	DESCRIPTION
33	D1	7.8	SINGLE	0.900	LTR-4RD-H-SLO6L-DM1_LTR-4RD-T-SL35KBWDS
17	W1	8	SINGLE	0.900	24372_BEGA_IJS

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	Fc	0.94	10.2	0.0	N.A.	N.A.
STAIR_1_PLANAR	Fc	1.24	2.3	0.3	4.13	7.67
STAIR_2_PLANAR	Fc	1.23	2.8	0.2	6.15	14.00
STAIR_3_PLANAR	Fc	1.25	2.5	0.3	4.17	8.33
STAIR_4_PLANAR	Fc	1.24	2.5	0.3	4.13	8.33
STAIR_PLANAR	Fc	1.24	2.2	0.3	4.13	7.33

**LED wall luminaires - directed**

BEGA

**Application**  
LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

**Materials**  
Luminaire housing constructed of die-cast marine grade, copper free (c0.3% copper content) A583.0 aluminum alloy  
Matte safety glass  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
NRTL listed to North American Standards, suitable for wet locations  
Protection class IP 65  
Weight: 3.1 lbs

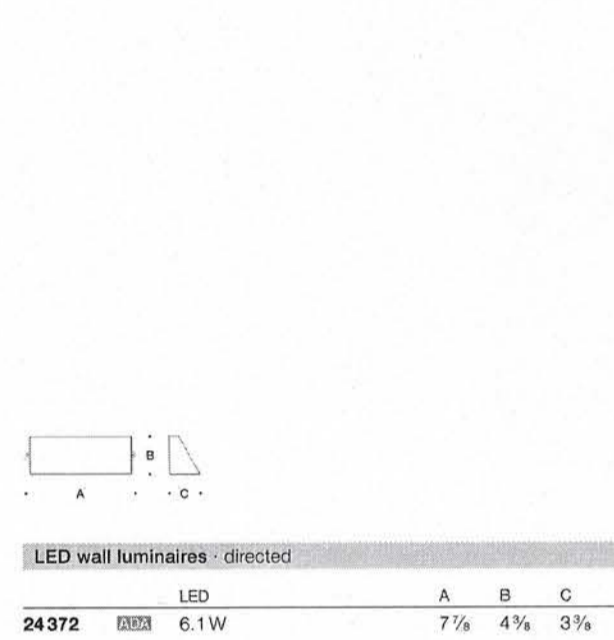
**Electrical**  
Operating voltage 120-277V AC  
Minimum start temperature -40° C  
LED module wattage 6.1W  
System wattage 8.0W  
Controllability 0-10V, TRIAC, and ELV dimmable  
Color rendering index Ra > 90  
Luminaire lumens 604 lumens (3000K)  
Lifetime at Ta=15° C > 500,000 h (L70)  
Lifetime at Ta=35° C 322,000 h (L70)

**LED color temperature**  
□ 4000K - Product number + K4  
□ 3500K - Product number + K35  
□ 3000K - Product number + K3  
□ 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Type:  
BEGA Product:  
Project:  
Modified:

**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors □ Black (BLK) □ White (WHT) □ RAL:  
□ Bronze (BRZ) □ Silver (SLV) □ CUS:



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com  
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com  
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prescolite

**LTR-4RD**  
LITEISTRY 4" ROUND DOWNLIGHT

**FEATURES**

- 4" architectural LED downlight delivering 600 - 4000 lm
- Five beam distributions from 0.3 to 1.2 Spacing Criteria
- Quiet reflector appearance with superior 50° optical cutoff
- 2700K - 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, and Lutron EcoSystem
- NX Lighting Controls wired and wireless controls capability available



**CONTROL TECHNOLOGY**

NX LIGHTING CONTROLS

**SPECIFICATIONS**

- CONSTRUCTION**
- Standard Non-IC, Chicago Plenum and IC options
  - Painted black durable steel platform with pre-installed bar hangers
  - Pre-wired junction box with snap-on covers for easy access
  - Snap-in connection from driver compartment allows easy installation
  - Light Engine connections use plenum rated (CMR) cable
- OPTICS**
- Visually pleasing 50° cutoff to source and source image
  - The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
  - Optical grade silicone lens integral to light engine
  - High purity spun aluminum reflector, self-flanged
  - Flush Mount flange option with mud-in ring available
  - Large selection of anodized finishes and colors
  - Painted cones and flange options available

- ELECTRICAL**
- Chip-on-board LED with 2 SDCM
  - Multiple CCTs, 80+ or 90+ CRI
  - Long LED life: L90 at >55,000 hours (TM-21)
  - Universal voltage 120V-277V driver, 347V optional
  - UL Class 2, inherent short circuit and overload protection
  - Flicker free 0-10V dimming with 1% or <1% performance
  - DALI, DMX, and Lutron EcoSystem options
  - Integral and remote emergency controller and battery pack options available
  - NX or Lutron Vive control options available
  - Refer to additional spec sheets for information on SpectraSync™ Tunable White or Dim-to-Warm solutions
- INSTALLATION**
- Accommodates ceiling thickness up to 2" (See DIMENSIONS section for details)
  - Universal adjustable mounting brackets also accept 0.5" EMT conduit or 1.5" or 0.75" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6)
  - Light Engine/Driver fully serviceable from above or below the ceiling

- CERTIFICATIONS**
- cCSAus certified to UL 1598
  - Suitable for wet locations, covered ceiling, EM/ EMR. Suitable for damp locations.
  - ENEC: Certified under UL 924 standard for emergency lighting and power equipment
  - When used with CE Bezel Trim Accessories: IP66/IP69K rating; also meets IK10 per IEC 60068-2-75 impact testing
  - Approved for 9 ft (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring
  - ENERGY STAR® certified models available (For list and additional information, visit <http://www.energystar.gov>)
  - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction. Materials under Trade Agreements effective 6/6/2020.
- WARRANTY**
- 5 year warranty

KEY DATA	
Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	90-99+
Reported Life (Hours)	L90 >55,000
Input Current (mA)	65-433 (120V)

\*Based on Specimen, 35C, 80 CRI

**The Morin-Cameron GROUP, INC.**  
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
25 VERNON AVENUE, HAVERHILL, MASSACHUSETTS 01830  
P: 978-375-0310 W: WWW.MORINCAMERON.COM



SURVEY BY: MCG  
DRAFTED BY: LNO  
CHECKED BY: SPC  
APPROVED BY: SPC  
SCALE: 1"=20'  
DATE: FEBRUARY 1, 2023

REVISIONS	
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**SITE DEVELOPMENT PLANS**  
IN  
**SALISBURY, MASSACHUSETTS**  
**14,16 & 18 NORTH END BOULEVARD**  
(ASSESSOR'S MAP 33, LOTS 248, 249 & 250)  
PREPARED FOR:  
**18 NE BLVD LLC**

**LIGHTING PLAN**

DRAWING NO.  
**L-2**