SITE PLAN REVIEW
"PLUM ISLAND SUNSET CLUB"
2 OLD POINT RD
NEWBURY, MASSACHUSETTS

PREPARED FOR:
PLUM ISLAND PROPERTIES, LLC
14 PLUM ISLAND BLVD.
NEWBURY, MA 01951
1. Silt Sack Protection to be "SiltSoxx" (by ACF Environmental) or "Stream Guard" (by Foss Environmental Services) or equal.
2. Insert to be emptied and properly disposed of when it is 1/2 full of sediment.
3. Inspect insert after all rainfall events, repair and maintain as required.

NOTES

Filtrexx® SiltSoxx™

Plan View

Work Area

Protected

3" - 4"
12"±

2"x2" Wooden Stake

Filtrexx®
SiltSoxx™

(18" Typical)

Area to be

Protected

NOT TO SCALE

SILT SACK

NOT TO SCALE

SILT SOCK
NOTE:
1. ALL PAINT SHALL BE FAST DRYING WHITE TRAFFIC PAINT, MEET THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
3. HANDICAP PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

NOTE:
1. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. HANDICAP PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
STABILIZATION AREA SHALL BE CONSIDERED STABILIZED ONLY IF ONE OF THE FOLLOWING HAS OCCURRED:

1. A MINIMUM OF 90% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
2. A MINIMUM OF 7' OF NON-DEBRIS MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
3. EROSION CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED.

STABILIZATION AREA SHALL BE COVERED WITH STABILIZED ASPHALT, SOIL, AND/OR PLANTS AS DESIGNED BY THE SUPERINTENDENT PRIOR TO THE APPLICATION OF NAVIGABLE WATER. STABILIZATION AREAS SHALL BE STABILIZED WITHIN A MAXIMUM OF 60 DAYS OF TERMINATION. ALL NATIVE SOIL AUTOMATICALLY PLACED ON STABILIZED AREAS SHALL BE STABILIZED WITHIN THE TIMEFRAME OF AVOIDING GRASS OR FINE SEDIMENT STABILIZATION MEASURES TO BE USED INCLUDE:

- EROSION CONTROL
- PLANTING
- PICKET FENCE

TERRAIN CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE Silt & Sediment Barriers shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the application of applicable erosion & sediment control measures. Temporary erosion control measures are designed to prevent for three to thirty days, after which they shall be removed or replaced with permanent erosion control measures. Permanent erosion control measures are designed to prevent erosion for the construction site for the duration of construction.

THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE SHOWN INSTRUCTIONS IN THESE PRACTICES BY THE SUPERINTENDENT.

THIS IS TO CERTIFY THAT ON       /       /       ,

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1. WASTE MATERIALS
2. HAZARDOUS WASTE
3. SANITARY WASTE

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WARNING:
Joe The Architect, Inc., all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.
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For Approval

JOE
THE ARCHITECT

project: The Sunset Club
address: 2 Old Point Rd, Newbury, MA 01951

BUILDING/SITE
SECTIONS

1 SITE PLAN REVIEW 01/06/2021
2 SITE PLAN RESUBMISSION 02/24/2021

J A
JOE THE ARCHITECT

1/8" = 1'-0"
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<tr>
<th>QTY.</th>
<th>SYMBOL</th>
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PLUM ISLAND PATIO
2 OLD POINT RD
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PLANTING:
1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. 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 TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1”, NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

SOIL DEPTHS:
- SHRUBS AND PERENNIAL BEDS: 18” MIN;
- GROUNDCOVER: 6” MIN;
- TREES: SEE DETAIL;
- SOD/SEED: 6” MIN.

PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER.

GROUND COVER:
- INSTALL BEFORE PLANTING
- MAINTAIN ORIGINAL GRADE OF ROOT FLARE AFTER TRANSPLANTING AS EXISTED AT THE NURSERY
- 3” BARK MULCH
- TEMPORARY EARTH SAUCER
- ROLL BACK BURLAP
- PLANTING SOIL BACKFILL
- COMPACTED SUBGRADE

PERMEABLE PAVING:
- MN SPC-3 PERMEABLE PAVER
- PLANT SPACING NOTED IN PLANT SCHEDULE
- 3’ HT DUNE FENCE
- 6’ HT WOOD FENCE

NOTES:
1. IMAGE FOR REFERENCE ONLY. FENCING PROVIDED BY OWNER
2. "CLASSIC PICKET" FENCE BY FENCES UNLIMITED; TEL: 603-537-0555
3. "PERMEABLE PAVING" FABRIC BY MDLA; TEL: 203-592-4788
4. "PERMEABLE PAVING" BASE BY MDLA; TEL: 203-592-4788

PLUM ISLAND PATIO
2 OLD POINT RD
NEWBURY, MA 01951

MICHAEL D’ANGELO
LANDSCAPE ARCHITECT LLC
732 EAST BROADWAY #3
BOSTON, MA 02127

t. 203.592.4788
www.m-d-l-a.com

PLANNING BOARD
02/24/21

DETAILS:
- BLU LIGHT
- CL2 LIGHT
- WL6 LIGHT
- BL2 LIGHT
- BL3 LIGHT

NOT FOR CONSTRUCTION