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

PROJECT LOCATION
2 OLD POINT RD - NEWBURY
MAP U02, LOT 153

OWNER OF RECORD
MAP U02, LOT 153:
VINCENT GODIN
8R OLD POINT RD,
NEWBURY, MA

THE COTTAGES COMMERCIAL LLC
2 OLD POINT RD,
NEWBURY, MA

THE SITE IS LOCATED WITHIN A PLUM ISLAND OVERLAY DISTRICT

TITLE INDEX
T1 TITLE SHEET
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C501 CIVIL DETAILS
C502 CIVIL DETAILS
A110 FLOOR PLAN
A112 ARCHITECTURAL SITE PLAN
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L1 MATERIALS, PLANTING & LIGHTING PLAN
L2 PHOTOMETRIC PLAN
L3 SITE DETAILS

NEWBURY PLANNING BOARD APPROVAL

DATE

THIS IS TO CERTIFY THAT ON ________________________, 2021, I FIXED THE FOLLOWING ITEMS OF THIS PLAN AND THAT DURING THE 20-DAY PERIOD FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

RECEIVED FROM THE PLANNING BOARD
APPROVAL

DATE

Clerk

SCALE: 1" = 200'

PROJECT VIGNETTE MAP

PROJECT LOCATION MAP

PROJECT VICINITY MAP

SCALE = 1"-0"
NEWBURY

EXISTING CONDITIONS

PLAN

NEWBURY PLANNING BOARD APPROVAL

DATE

THIS IS TO CERTIFY THAT ON     /    /     ,
I RECEIVED FROM THE PLANNING BOARD
CERTIFICATION OF ITS APPROVAL OF THIS
PLAN AND THAT DURING THE (20) TWENTY
DAYS NEXT FOLLOWING, I HAVE RECEIVED
NO NOTICE OF ANY APPEAL FROM SAID
DECISION.

CLERK

DATE
1. Catch basin protection to be "siltsock" (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™

- 2" x 2" wooden stake
- Compost / JSOIL / seed fill to meet application requirements.

NOT TO SCALE

1. All material to meet Filtrexx® specifications.
2. SiltSoxx™ compost / JSOIL / seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by engineer.
PLUM ISLAND PATIO
2 OLD POINT RD
NEWBURY, MA 01951

PLANNING BOARD
02/24/21

NOTES:
1. IMAGE FOR REFERENCE ONLY. FENCING PROVIDED BY OWNER

2. "CLASSIC PICKET" FENCE BY FENCES UNLIMITED; TEL: 603-537-0555

PLANNING BOARD
03/22/21

NOTES:
1. IMAGE FOR REFERENCE ONLY. FENCING PROVIDED BY OWNER

1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND SHOWN ORIGINAL AS
ACCURATELY AS POSSIBLE. ALL PLANTS PLANTED ON SHEET NO. 3 SHALL BE PERMITTED TO BE
SUBSTITUTED OR ADJUSTED TO FIT當地 SPECIFICATIONS. SUBSTITUTIONS WILL BE
APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. PLANTS AND SITE FENCES AND OTHER ARTICULATED TO SHEET NO. 3 SHALL BE
REPLACED PRIOR TO SUBGRADING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL.
4. THE GROWER OF ALL PLANTS MUST SEND A LUMP SUM.
5. MULCHING OF ALL PLANTS MUST BE FAIRLY DISTRIBUTED.
6. TRANSPORTING OF ALL PLANTS MUST BE FAIRLY DISTRIBUTED.
7. PLANT MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. PLANT MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. PLANT MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. PLANT MATERIALS MUST BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.

11. SOIL DEPTHS:
   a. SHRUBS AND PERENNIAL BEDS: 18" MIN.;
   b. GROUNDCOVER: 6" MIN.;
   c. TREES: SEE DETAIL;
   d. SOD/SEED: 6" MIN.

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

6' HT WOOD FENCE

SHRUB PLANTING

GROUND COVER PLANTING
SANITARY WASTE MANAGEMENT CONTRACTOR.

1. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
2. WATER MATERIALS

A. ALL WATER MATERIALS WILL BE COLLECTED AND STORIED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE PROCESSED WITH WATER AT THE SITES, AS PERMITTED AND AS REQUIRED. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WATER DISPOSAL OF THE ACQUISITION

B. INSTALLATION-

- THE ITEMS OF THE ACQUISITION

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SHADING BETWEEN CURBS AND GRASS GUARD BARRIERS IS RECOMMENDED.

2. PROPER AND EQUAL

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. EXISTING LANDSCAPE

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SANITARY WASTE MANAGEMENT CONTRACTOR.

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. CONSTRUCTION ENTRANCE

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. PAVING MATERIALS

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. EXISTING WALLS

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. BIRDSEED AREA

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SANITARY WASTE MANAGEMENT CONTRACTOR.

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. EXISTING FENCING

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SILODUMPING

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. MATERIALS

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SANITARY WASTE MANAGEMENT CONTRACTOR.

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. EXISTING PLANTER CURB

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SANITARY WASTE MANAGEMENT CONTRACTOR.

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. EXISTING GRASS CURB

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. SANITARY WASTE MANAGEMENT CONTRACTOR.

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. CONSTRUCTION ENTRANCE

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.

1. EXISTING FINISH CURB

A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED.