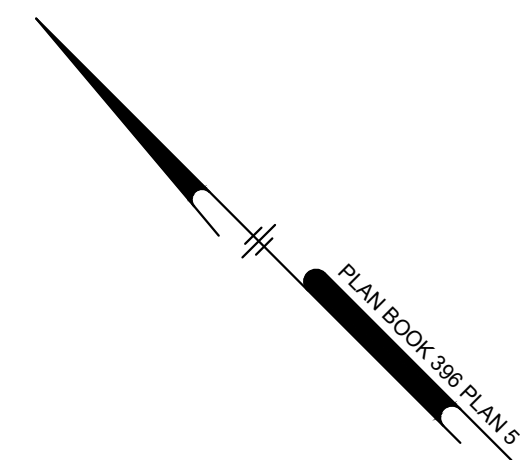
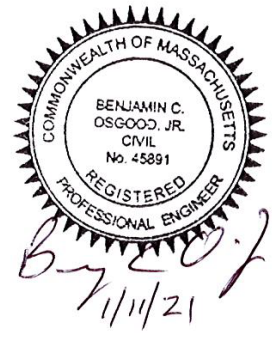
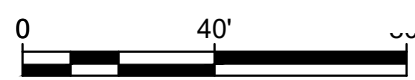
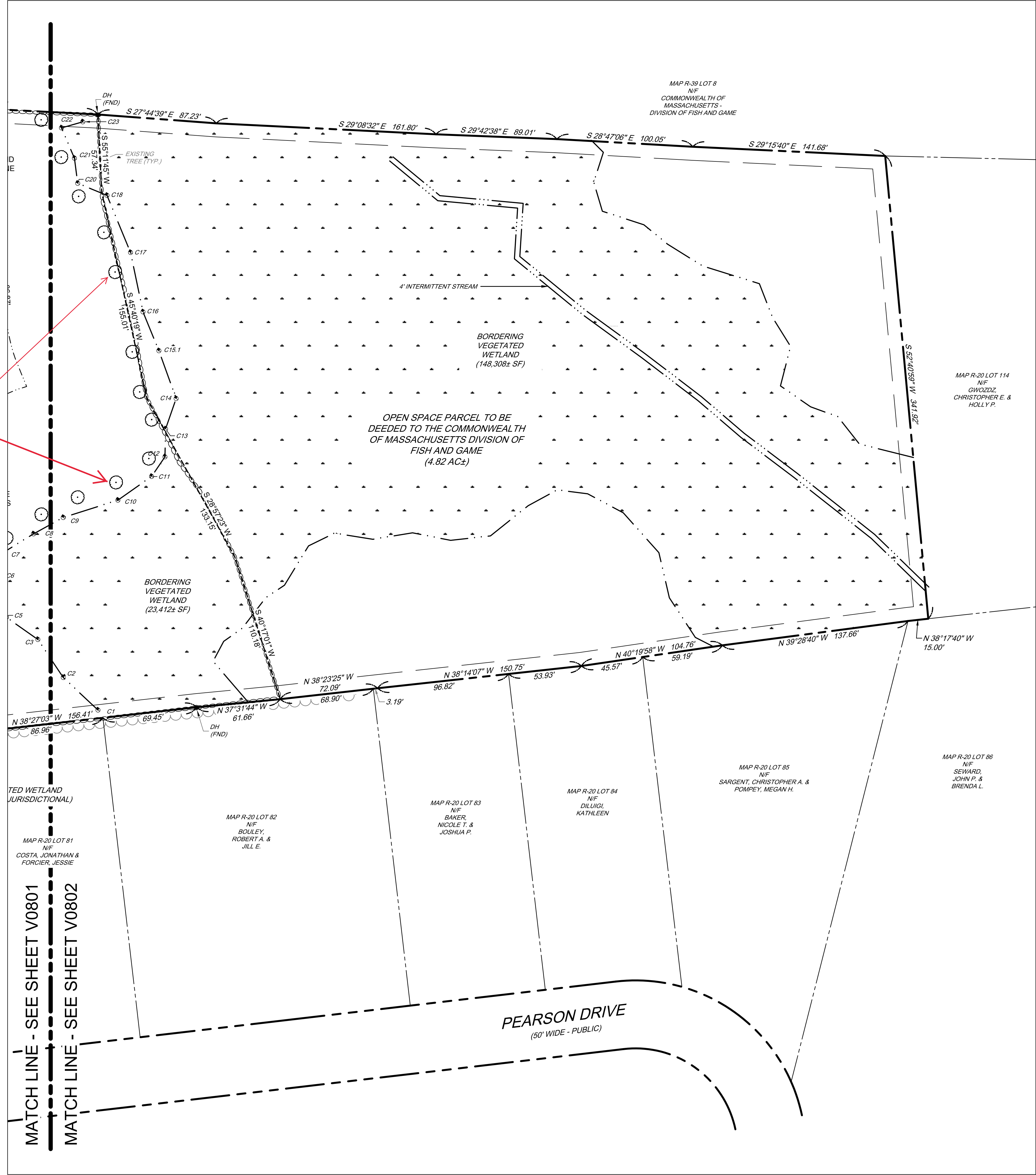


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Proposed trees should not be shown on the roadway layout sheet. Remove from this sheet only.



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THE VILLAGE AT CRICKET LANE
BYFIELD (NEWBURY), MA 01922
ASSESSOR'S MAP R-20 LOT 75

ROADWAY LAYOUT AND PROPERTY LINE PLAN

CRICKET ROAD DEVELOPMENT, LLC
92 MIDDLESEX ROAD
TYNGSBOROUGH, MA 01879

NO.	DATE	REVISIONS	BY
3	12/09/2020	FINAL REVIEW COMMENT REVISIONS	BCO
2	08/17/2020	REVIEW COMMENT REVISIONS	BCO
1	06/26/2020	REVIEW COMMENT REVISIONS	BCO

PROJECT	15-1516
DATE	2020-08-10
DRAWING SCALE	AS NOTED
DRAWN BY	OMR
APPROVED BY	BCO

V0802

SHEET 6 OF 30

Ranger Engineering Group, Inc.
13 Branch Street, Suite 101
Methuen, MA, 01844
Tel: 978-208-1762
rangereng.com

IMPERVIOUS AREAS	AREA (SF)
BUILDING AREA	42,240±
ROADWAY AREA	27,300±
SIDEWALK AREA	3,650±
DRIVEWAY AREA	28,188±
TOTAL	101,378±

WETLAND DISTURBANCE:

WETLAND FILL AREA: 1,730 SF
HISTORIC FILL AREA: 2,039 SF
TEMPORARY DISTURBANCE: 855 SF
TOTAL WETLANDS ALTERED: 4624 SF

WETLAND REPLACEMENT: (REPLACED IN PLACE)
TEMPORARY DISTURBANCE AREA = 785 SF

WETLAND FILL & HISTORIC FILL = 3,769 SF
REQUIRED REPLACEMENT = 3,769 x 1.5 = 5653 SF
PROPOSED REPLACEMENT = 5,660 SF

PROP. TREES 30' O.C AND SHRUBS 5' O.C ALONG BOTTOM OF SLOPE (TYP. OF 6 TREES AND 20 SHRUBS)
TREES AND SHRUBS SHALL BE A MIX OF THOSE IN TABLE 1.2 BASED ON AVAILABILITY
^ (Sheet 8)

INSTALL TREE WELL AROUND EXISTING TREES TO BE SAVED WHEN FILL COVER IS GREATER THAN 8" (TYP. OF 4)
10' SETBACK LINE (TYP.)

PROP. WETLAND REPLICATION PLANTINGS

260 SF TEMPORARY WETLAND DISTURBANCE AT WETLAND CROSSING (See Sheet 23 for specifications)
PROP NO PARKING FIRE LANE SIGN

SOLAR POWER STREET LIGHT
PROP. MUTT MITT DOG WASTE STATION
PROP GUARD RAIL WITH 4' CHAIN LINK FENCE
PROP RETAINING WALL

PROPOSED WETLAND REPLACEMENT 5660 SF (See Sheet 23 for specifications)
495 SF TEMPORARY WETLAND DISTURBANCE (See Sheet 23 for specifications)
1730 SF WETLAND FILLING INCLUDE 5X5' AREA FOR 1 LEVEL SPREADER

55 PEARSON DR
ASSESSOR'S MAP R-20 LOT 75
55,973 SF±
1.28 AC±

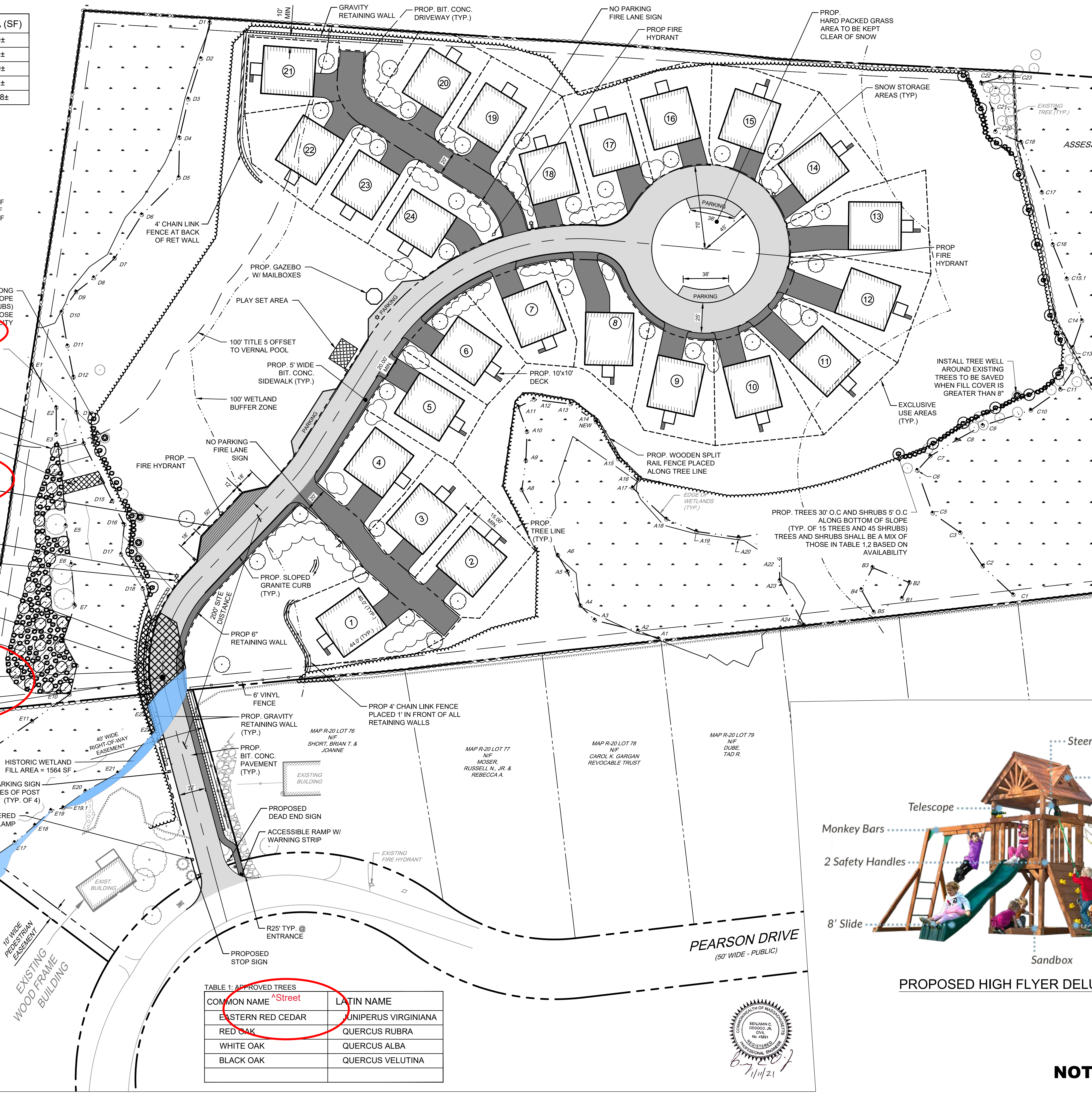
HISTORIC WETLAND FILL AREA = 1564 SF
NO PARKING SIGN BOTH SIDES OF POST (TYP. OF 4)
SOLAR POWERED STREET LAMP

MAP R-20 LOT 74
N/F
GRAHAM, DONALD P. & DIANE A.

HISTORIC FILL AREA = 475 SF

EXISTING WOOD FRAME BUILDING

TABLE 1: APPROVED TREES	
COMMON NAME	LATIN NAME
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
RED OAK	QUERCUS RUBRA
WHITE OAK	QUERCUS ALBA
BLACK OAK	QUERCUS VELUTINA



MUTT MITT STATION



PROPOSED GAZEBO WITH MAILBOXES



PROPOSED HIGH FLYER DELUXE PLAYGROUND SET

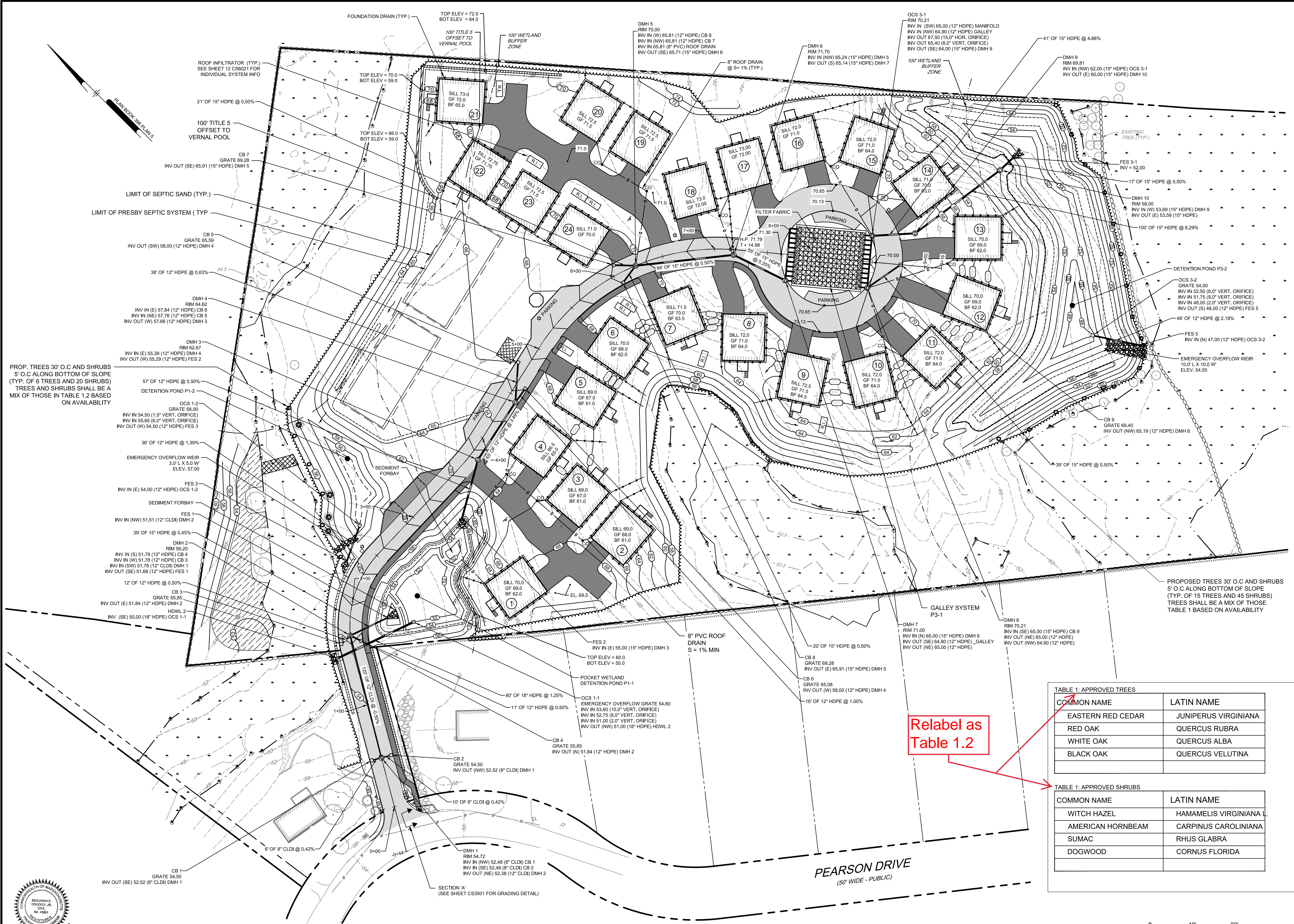
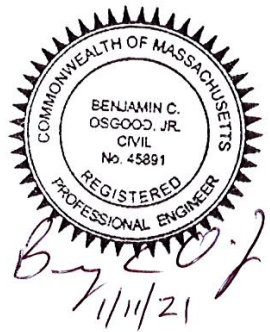


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NO.	DATE	REVISIONS	BY
3	12/09/2020	FINAL REVIEW COMMENT REVISIONS	BCO
2	08/17/2020	REVIEW COMMENT REVISIONS	BCO
1	08/26/2020	REVIEW COMMENT REVISIONS	BCO

PROJECT	15-1516
DATE	2020-08-10
DRAWING SCALE	AS NOTED
DRAWN BY	OMR
APPROVED BY	BCO

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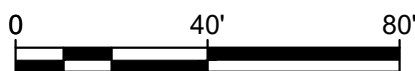
Relabel as
Table 1.2

TABLE 1: APPROVED TREES

COMMON NAME	LATIN NAME
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
RED OAK	QUERCUS RUBRA
WHITE OAK	QUERCUS ALBA
BLACK OAK	QUERCUS VELUTINA

TABLE 1: APPROVED SHRUBS

COMMON NAME	LATIN NAME
WITCH HAZEL	HAMAMELIS VIRGINIANA L.
AMERICAN HORNBEAM	CARPINUS CAROLINIANA
SUMAC	RHUS GLABRA
DOGWOOD	CORNUS FLORIDA



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				BCO	BCO	BCO	BY
				FINAL REVIEW COMMENT REVISIONS	REVIEW COMMENT REVISIONS	REVIEW COMMENT REVISIONS	REVISIONS
				3	2	1	NO.
				12/09/2020	08/17/2020	06/29/2020	DATE

PROJECT	15-1516
DATE	2020-08-10
DRAWING SCALE	AS NOTED
DRAWN BY	OMR
APPROVED BY	BCO



1. NEW ENGLAND WETMIX TO BE USED WITHIN WETLAND REPLACEMENT / RESTORATION AREA.
2. NEW ENGLAND LOGGING ROAD MIX TO BE USED FOR UPLAND AREAS.
3. MULCH WITH STRAW IF SEEDING PERFORMED AFTER JUNE 15TH.
4. SHRUBS TO BE MINIMUM 2'-3" TALL. TREES TO BE MINIMUM 1.5" CALIPER AT 4.5' DBH.
5. MIN OF 3 DIFFERENT TYPES OF SHRUBS TO BE PLANTED IN EACH TEMPORARY WETLAND DISTURBANCE AREA. MINIMUM OF 5 DIFFERENT SHRUBS TO BE PLANTED IN THE WETLAND REPLICATION AREA.
6. GROUND PROTECTION MATS TO BE REMOVED UPON COMPLETION OF WETLAND REPLACEMENT AREA CONSTRUCTION.

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