

ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ARROWSTREET
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com



SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A1.0	VIEW FROM THE PLAZA
A1.1	VIEW FROM LEWIS STREET
A1.2	AERIAL VIEW
A1.3	VIEW TOWARDS COMMUNITY BUILDING
A1.4	VIEW FROM BUXTON COURT
A1.5	ELEVATION 1
A1.6	ELEVATION 2
A1.7	ELEVATION 3
CIVIL	
C1.0	COVER SHEET
C1.1	GENERAL NOTES, ABBREVIATIONS, & LEGEND
C2.0	EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
C2.2	PRE-DEVELOPMENT WATERSHED PLAN
C3.0	DEMOLITION AND SITE PREPARATION PLAN
C3.1	DEMOLITION AND SITE PREPARATION PLAN
C4.0	ZONING ANALYSIS PLAN
C4.1	SITE LAYOUT PLAN
C4.2	SITE LAYOUT PLAN
C5.0	GRADING AND DRAINAGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	POST-DEVELOPMENT WATERSHED PLAN
C5.3	RATIONAL CALCULATION AREAS PLAN
C5.4	DRAINAGE SCHEDULE PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C7.0	PROFILE PLAN
C8.0	CONSTRUCTION DETAILS - EROSION & SEDIMENT CONTROL
C8.1	CONSTRUCTION DETAILS - UTILITIES
C8.2	CONSTRUCTION DETAILS - DRAINAGE
C8.3	CONSTRUCTION DETAILS - DRAINAGE
C8.4	CONSTRUCTION DETAILS - SITE
C8.5	CONSTRUCTION DETAILS - SITE
LANDSCAPE	
L1.0	ILLUSTRATIVE SITE PLAN
L1.1	LANDSCAPE MATERIALS PLAN
L1.2	LANDSCAPE MATERIALS PLAN
L1.3	LANDSCAPE MATERIALS ENLARGEMENT PLANS
L2.1	PLANTING PLAN
L2.2	PLANTING PLAN
L2.3	PLANTING ENLARGEMENT PLANS
L4.1	LANDSCAPE DETAILS
L4.2	LANDSCAPE SECTIONS & ELEVATIONS
L5.1	LANDSCAPE LIGHTING
L5.2	LANDSCAPE LIGHTING

PROJECT TEAM

APPLICANT
ANDOVER TOWN YARD, LLC
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845
TEL: 978.687.6200

ARCHITECT
ARROWSTREET INC.
10 POST OFFICE SQ, STE 700N
BOSTON, MA 02109
TEL: 617.623.5555

CIVIL
THE MORIN-CAMERON GROUP, INC.
66 ELM STREET
DANVERS, MA 01923
TEL: 978.777.8586

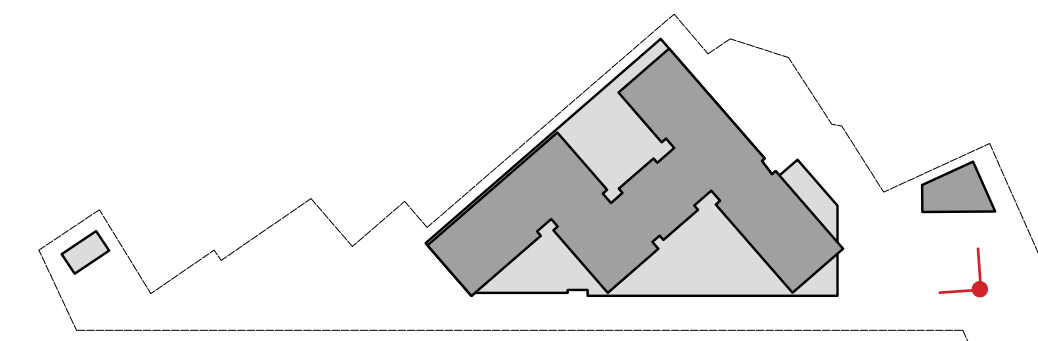
LANDSCAPE
HALVORSON TIGHE & BOND STUDIO
25 KINGSTON STREET, 5TH FLOOR
BOSTON, MA 02111
TEL: 617.536.0380

TRAFFIC
VANASSE & ASSOCIATES INC.
35 NEW ENGLAND
BUSINESS CENTER DR STE 140
ANDOVER, MA 01810
TEL: 978.474.8800

5/7/24

SPECIAL PERMIT APPLICATION

KEY PLAN



APPLICANT

ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

ARCHITECT

ARROWSTREET ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
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CONSULTANT

PROJECT INFORMATION

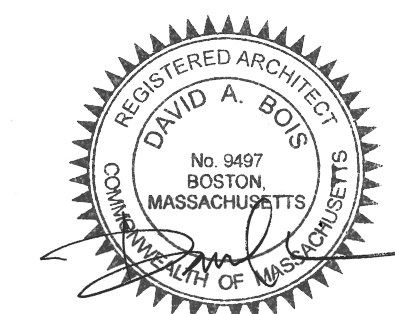
ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE

SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

No.	Date	Description

DRAWING TITLE

VIEW FROM THE PLAZA

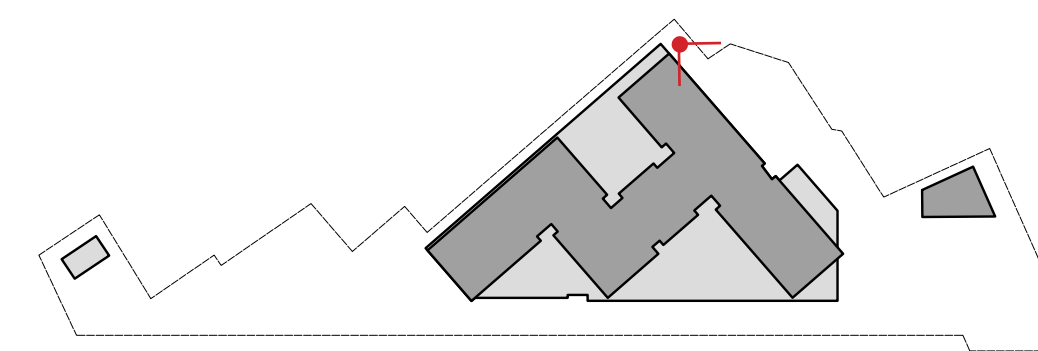
Project No.	21035
Drawn By	
Date	5/7/24
Scale	NONE

DRAWING NUMBER:

A1.0



KEY PLAN



APPLICANT

ANDOVER TOWN YARD, LLC

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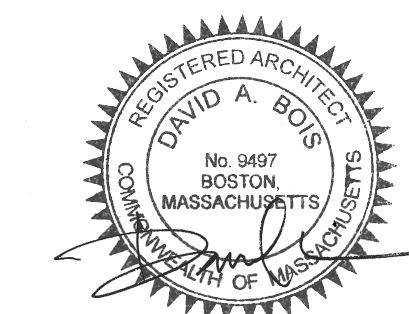
ANDOVER TOWN YARD

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REVISIONS

No.	Date	Description

DRAWING TITLE

VIEW FROM LEWIS STREET

Project No. 21035

Drawn By

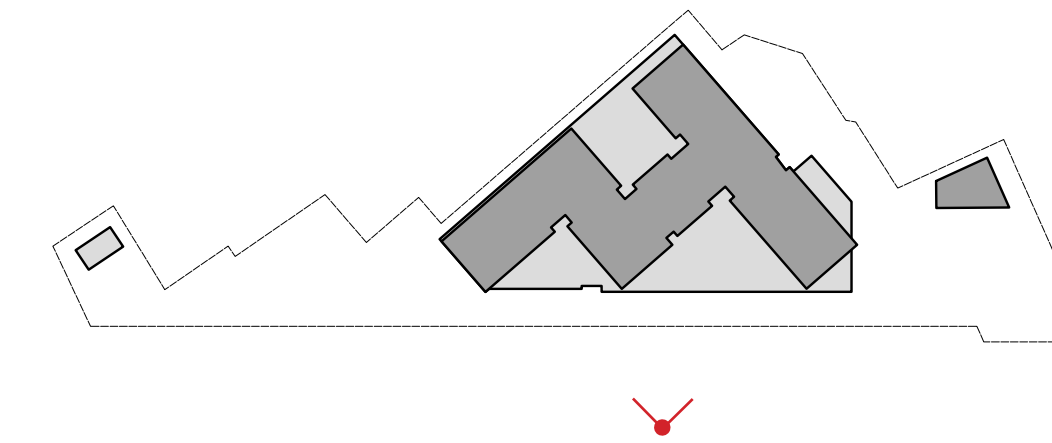
Date 5/7/24

Scale NONE

DRAWING NUMBER:

A1.1

KEY PLAN



APPLICANT

ANDOVER TOWN YARD, LLC

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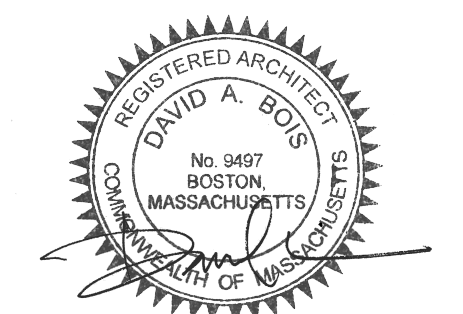
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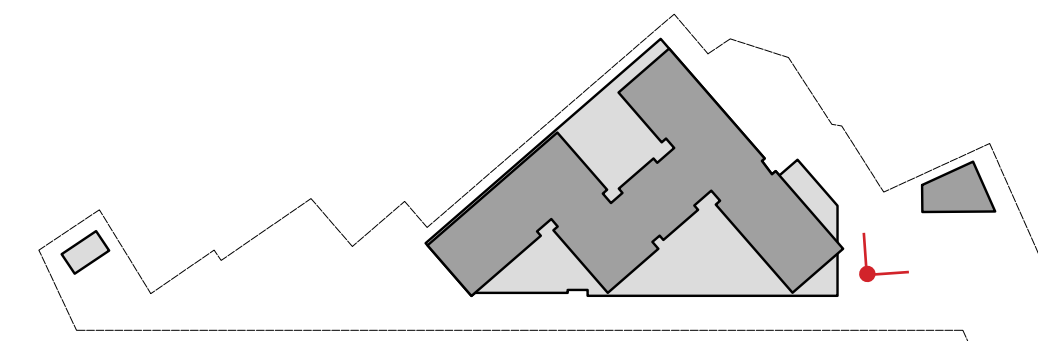
AERIAL VIEW

Project No.	21035
Drawn By	
Date	5/7/24
Scale	NONE

DRAWING NUMBER:

A1.2

KEY PLAN



APPLICANT

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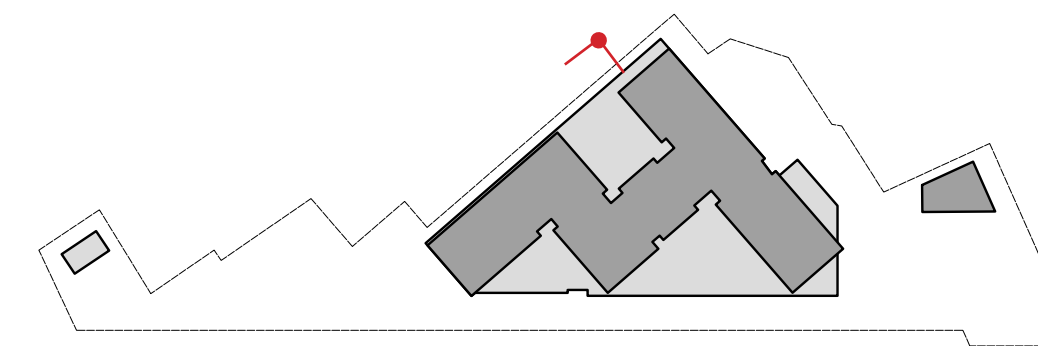
VIEW TOWARDS COMMUNITY BUILDING

Project No.	21035
Drawn By	
Date	5/7/24
Scale	NONE

DRAWING NUMBER:

A1.3

KEY PLAN



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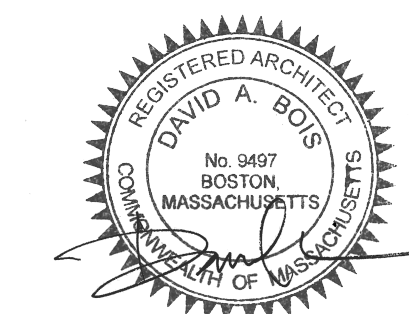
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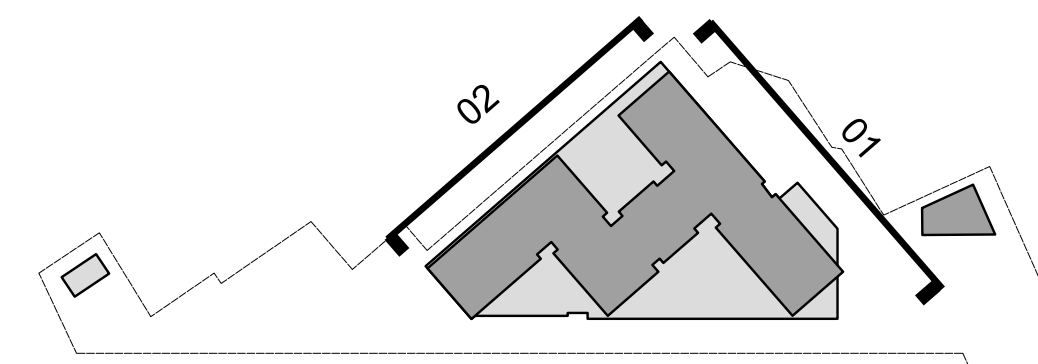
VIEW FROM BUXTON COURT

Project No.	21035
Drawn By	
Date	5/7/24
Scale	NONE

DRAWING NUMBER:

A1.4

KEY PLAN



01 SOUTH ELEVATION
1/16" = 1'-0"



02 EAST ELEVATION
1/16" = 1'-0"

APPLICANT

ANDOVER TOWN YARD, LLC

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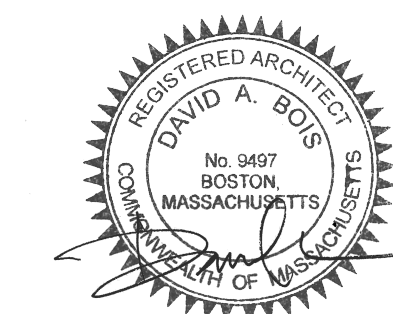
ANDOVER TOWN YARD

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SPECIAL PERMIT APPLICATION

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REVISIONS

No.	Date	Description

DRAWING TITLE

ELEVATION 1

Project No. 21035

Drawn By

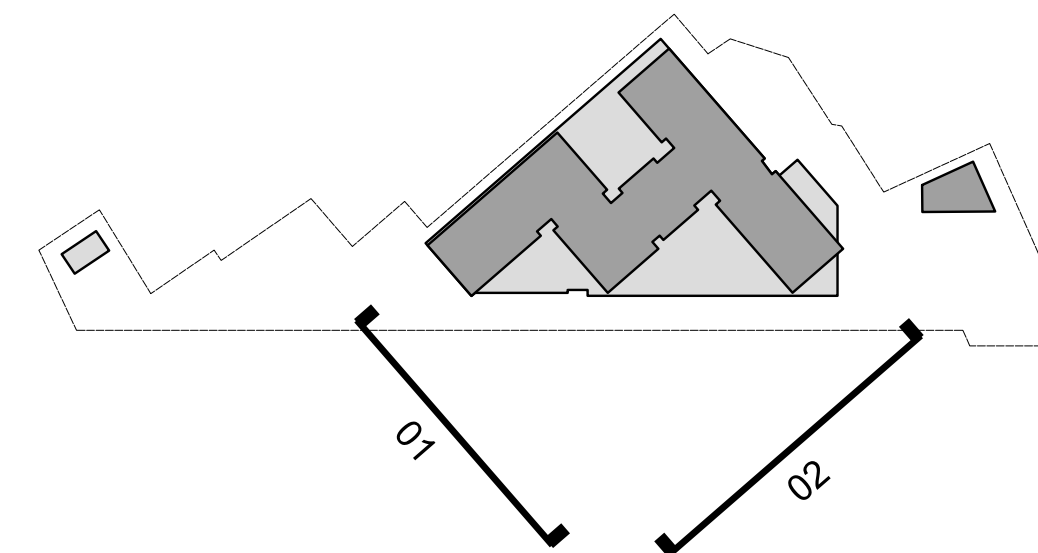
Date 5/7/24

Scale 1/16" = 1'-0"

DRAWING NUMBER:

A1.5

KEY PLAN



T.O. STRUCTURE	162'-0"
LEVEL 4	146'-0"
LEVEL 3	137'-0"
LEVEL 2	127'-0"
LEVEL 1	118'-0"
AVERAGE GRADE	104'-0"
GARAGE	100'-0"

01 NORTH ELEVATION
1/16" = 1'-0"



T.O. STRUCTURE	162'-0"
LEVEL 4	146'-0"
LEVEL 3	137'-0"
LEVEL 2	127'-0"
LEVEL 1	118'-0"
AVERAGE GRADE	104'-0"
GARAGE	100'-0"

02 WEST ELEVATION
1/16" = 1'-0"

APPLICANT

ANDOVER TOWN YARD, LLC

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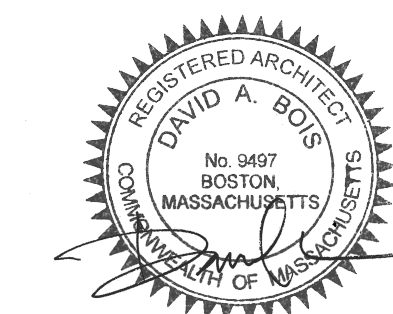
ANDOVER TOWN YARD

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SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

No.	Date	Description

DRAWING TITLE

ELEVATION 2

Project No. 21035

Drawn By

Date 5/7/24

Scale 1/16" = 1'-0"

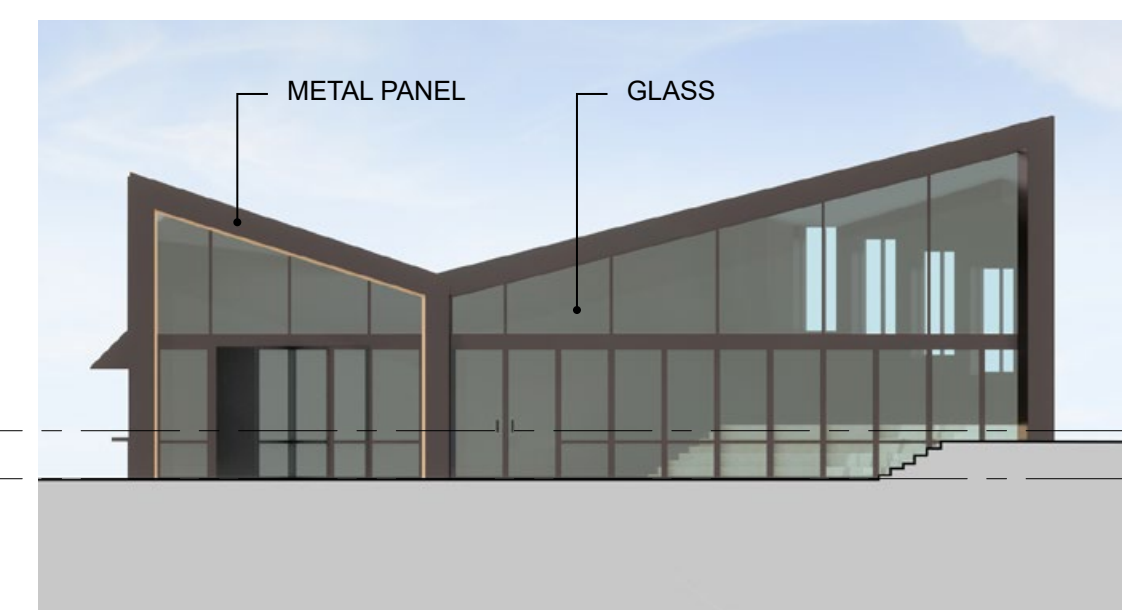
DRAWING NUMBER:

A1.6

KEY PLAN



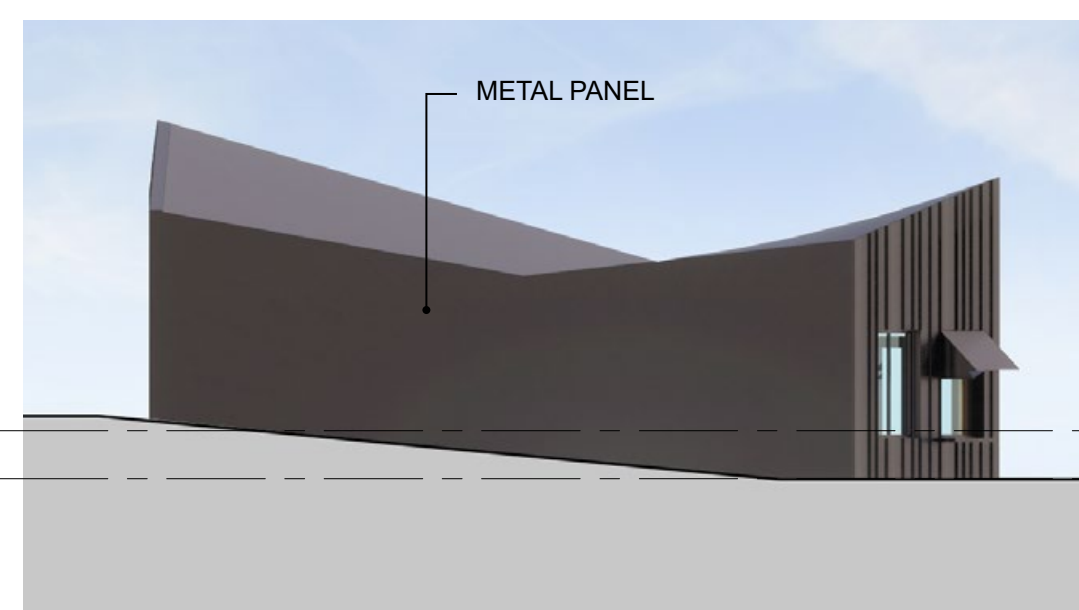
01 NORTHWEST ELEVATION
1/16" = 1'-0"



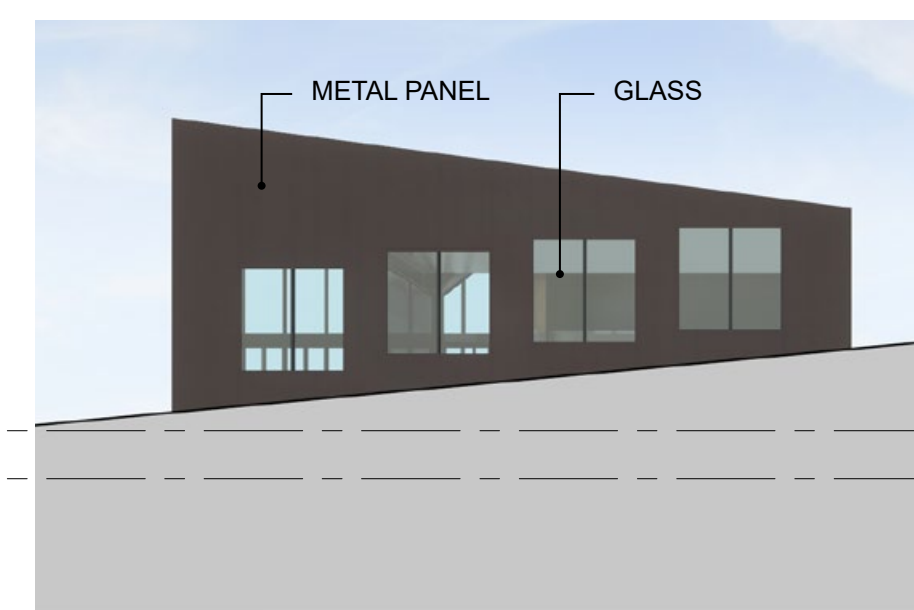
02 WEST ELEVATION - COMMUNITY BUILDING
1/16" = 1'-0"



03 NORTH ELEVATION - COMMUNITY BUILDING
1/16" = 1'-0"



04 EAST ELEVATION - COMMUNITY BUILDING
1/16" = 1'-0"



05 SOUTH ELEVATION - COMMUNITY BUILDING
1/16" = 1'-0"

APPLICANT

ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

ARCHITECT

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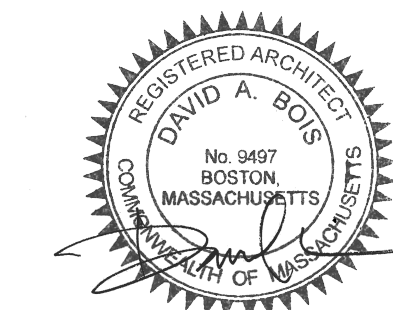
ANDOVER TOWN YARD

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SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

No.	Date	Description

DRAWING TITLE

ELEVATION 3

Project No. 21035

Drawn By

Date 5/7/24

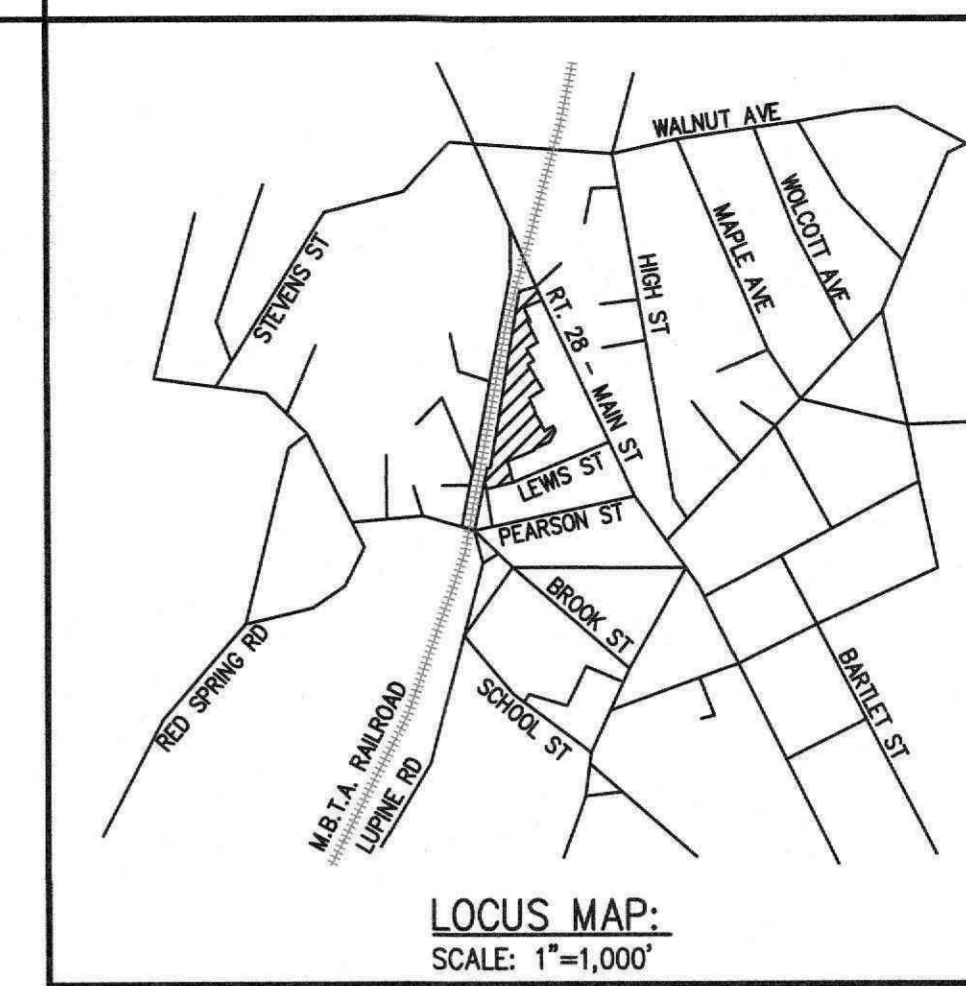
Scale 1/16" = 1'-0"

DRAWING NUMBER:

A1.7

SITE DEVELOPMENT PLANS

2-4 BUXTON COURT, 7-9 & 11 LEWIS STREET, 35 PEARSON STREET & 122 NORTH MAIN STREET ANDOVER, MASSACHUSETTS (ASSESSOR'S MAP 38, LOT 32A, 16, 15, 4, & 35)



APPLICANT
ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

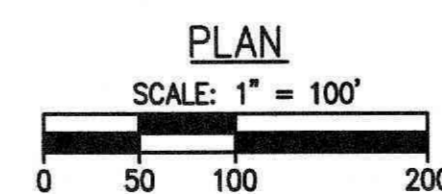
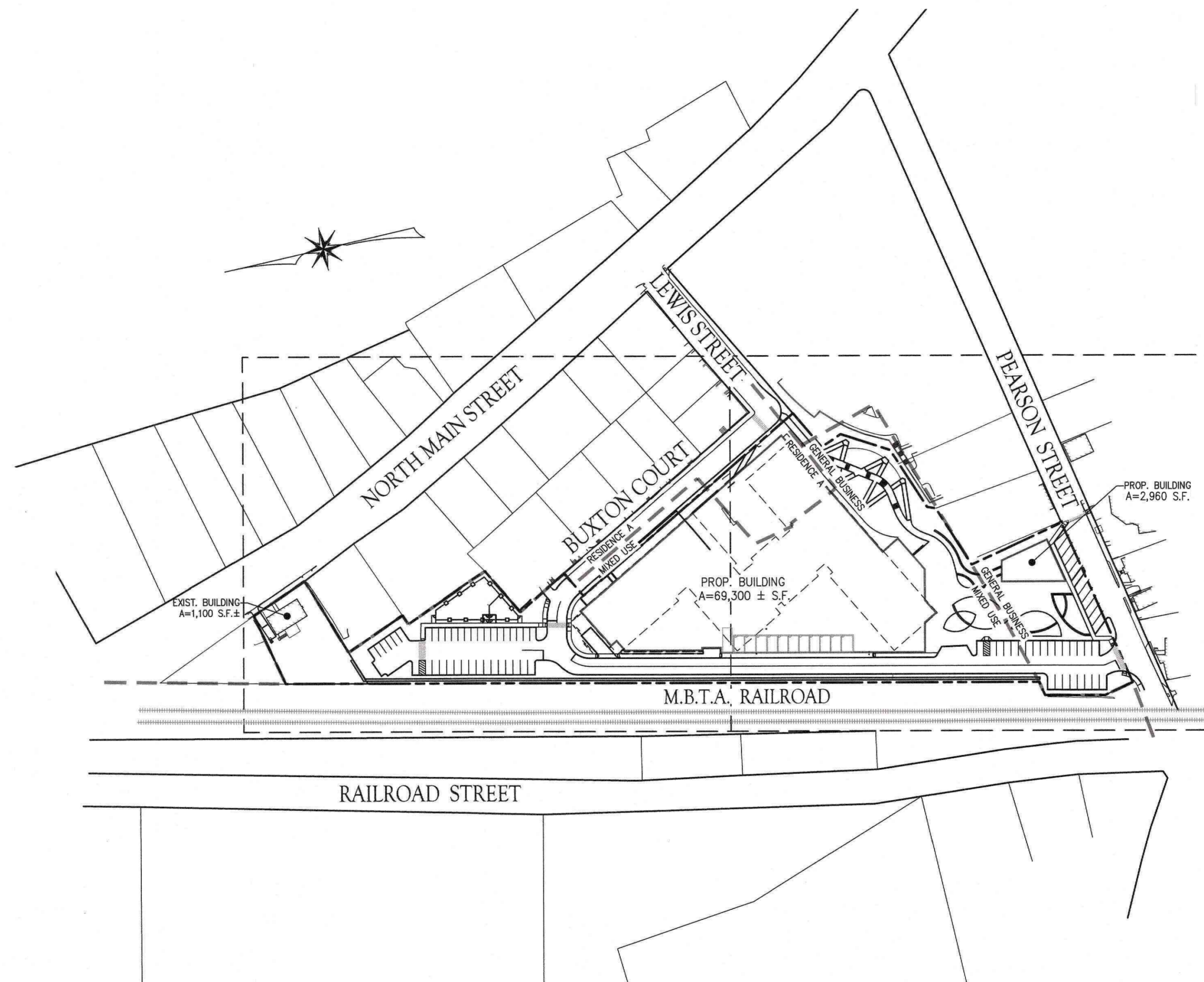
ARCHITECT
ARROWSTREET ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
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CONSULTANT

SCHEDULE OF PLAN SET DRAWINGS:

- C1.0 COVER SHEET
- C1.1 GENERAL NOTES, ABBREVIATIONS, & LEGEND
- C2.0 EXISTING CONDITIONS
- C2.1 EXISTING CONDITIONS
- C2.2 PRE-DEVELOPMENT WATERSHED PLAN
- C3.0 DEMOLITION AND SITE PREPARATION PLAN
- C3.1 DEMOLITION AND SITE PREPARATION PLAN
- C4.0 ZONING ANALYSIS PLAN
- C4.1 SITE LAYOUT PLAN
- C4.2 SITE LAYOUT PLAN
- C5.0 GRADING AND DRAINAGE PLAN
- C5.1 GRADING AND DRAINAGE PLAN
- C5.2 POST-DEVELOPMENT WATERSHED PLAN
- C5.3 RATIONAL CALCULATION AREAS PLAN
- C5.4 DRAINAGE SCHEDULE PLAN
- C6.0 UTILITY PLAN
- C6.1 UTILITY PLAN
- C7.0 PROFILE PLAN
- C8.0 CONSTRUCTION DETAILS - EROSION & SEDIMENT CONTROL
- C8.1 CONSTRUCTION DETAILS - UTILITIES
- C8.2 CONSTRUCTION DETAILS - DRAINAGE
- C8.3 CONSTRUCTION DETAILS - DRAINAGE
- C8.4 CONSTRUCTION DETAILS - SITE
- C8.5 CONSTRUCTION DETAILS - SITE



APPLICANT:
ANDOVER TOWN YARD, LLC
231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

CIVIL ENGINEER:
THE MORIN-CAMERON GROUP, INC.
25 KENOZA AVENUE
HAVERHILL, MA 01830
PHONE: 978-777-8586

ARCHITECT:
ARROWSTREET INC.
10 POST OFFICE SQUARE
BOSTON, MA 02109
PHONE: 617-623-5555

LANDSCAPE ARCHITECT:
HALVORSON DESIGN PARTNERSHIP
25 KINGSTON STREET
BOSTON, MA 02111
PHONE: 617-536-0380

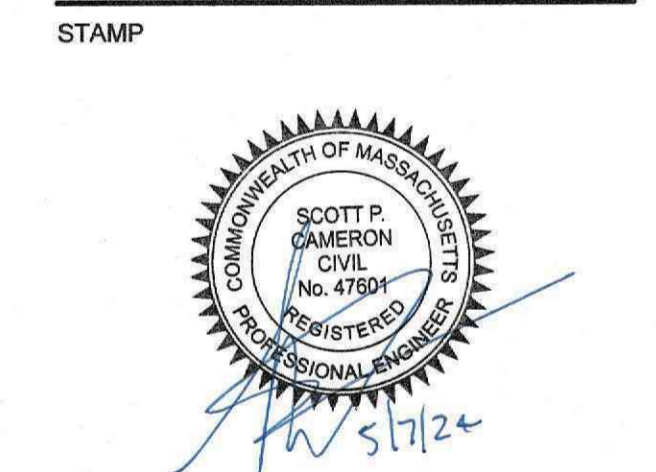
TRANSPORTATION ENGINEER:
VANASSE & ASSOCIATES, INC.
35 NEW ENGLAND BUSINESS
CENTER DRIVE - SUITE 140
ANDOVER, MA 01810-1071
PHONE: 978-474-8800



PROJECT INFORMATION
ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE
SPECIAL PERMIT APPLICATION



REVISIONS		
No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
2	03/14/24	ADDRESS PUBLIC COMMENTS
3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE
COVER SHEET

Project No. 4145
Drawn By LNO
Date 11/15/23
Scale AS NOTED

DRAWING NUMBER:
C1.0

PERMIT/APPROVAL	BOARD/APPROVING AUTHORITY	APPLICABLE REGULATIONS
SITE PLAN REVIEW	ANDOVER PLANNING BOARD	TOWN OF ANDOVER ZONING BYLAW, SECTION 9.5
SPECIAL PERMIT	ANDOVER PLANNING BOARD	TOWN OF ANDOVER ZONING BYLAW, SECTION 8.5
STORMWATER PERMIT	ANDOVER PLANNING BOARD	TOWN OF ANDOVER STORMWATER MANAGEMENT & EROSION CONTROL BYLAW

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

**ISSUED NOVEMBER 15, 2023
REVISED ON MAY 7, 2024**

RECORD OWNERS:

TAX MAP LOT 38-32A
15 BUXTON CT

TOWN OF ANDOVER
38 BARTLET STREET
ANDOVER, MA 01810

TAX MAP 38 LOTS 4, 15, 16 & 35
35 PEARSON ST, 7-9 & 11 LEWIS ST, 2-4 BUXTON CT, 122 N MAIN ST

BUXTON REDEVELOPMENT LLC
231 SUTTON ST, SUITE 1H
NORTH ANDOVER, MA 01845

GENERAL NOTES:

- 1. THESE PLANS ARE PREPARED FOR OUR CLIENT'S USE ONLY FOR THE PURPOSE OBTAINING PERMITS AND ARE NOT TO BE USED OR RELIED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
- 2. EXISTING CONDITION AND BOUNDARY INFORMATION FROM THIS OFFICE.

FLOOD NOTE:

THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A ZONE 'X' AS ILLUSTRATED ON FLOOD INSURANCE RATE MAP #250090217C, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

GENERAL UTILITY NOTES:

- 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 ANDOVER 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 TOWN 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.

SITE PREPARATION NOTES:

- 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. ALL TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. AVOID HEAVY MACHINERY WITHIN ROOT BALL FOOTPRINT.
- 4. COORDINATE WITH TOWN OF ANDOVER WATER AND SEWER DIVISION.

RECORD KEEPING, AS-BUILTS & LAYOUT NOTES:

- 1. THE SITE CONTRACTOR SHALL MAINTAIN TIES AND EXTENSIVE PHOTOS OF ALL BURIED UTILITIES. WHENEVER POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER OF INSPECTION MILESTONES SO UTILITIES CAN BE INSPECTED PRIOR TO BACKFILLING.
- 2. ALL AS-BUILT SURVEYS AND LAYOUT NECESSARY DURING CONSTRUCTION SHALL BE COORDINATED WITH THE SURVEYOR. PROVIDE AT LEAST 72 HOURS ADVANCED NOTICE.

CONSTRUCTION SEQUENCE:

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

- 1. THE GENERAL CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER (OWNER'S REPRESENTATIVE), PLANNING DEPARTMENT REPRESENTATIVE AND ANY OTHER INTERESTED TOWN DEPARTMENT REPRESENTATIVES.
- 2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE EROSION CONTROLS AT LOCATIONS INDICATED ON THE SITE DEVELOPMENT PLANS. AN EPA CONSTRUCTION GENERAL PERMIT AND STORMWATER POLLUTION PREVENTION PLAN MUST BE ACTIVATED PRIOR TO CONSTRUCTION ACTIVITIES.
- 3. IN PREPARING TO REMOVE MATERIALS FROM THE WORK AREA ON THE SITE, CAREFUL CONSIDERATION SHOULD BE MADE TO THE EXTENT OF DISTURBANCE SO AS NOT TO DISTURB MORE OF THE SITE THAN WHAT IS INTENDED TO BE IMMEDIATELY DEVELOPED AND RE-STABILIZED.
- 4. LOAM AND TOP SOIL EXCAVATED FROM THE WORK AREA SHALL BE STOCKPILED AT THE LOCATIONS SHOWN ON THE PLANS. IF MATERIALS ARE STOCKPILED ON THE SITE WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION ACTIVITIES, THEY SHALL BE LOCATED SO AS TO MINIMIZE THE POTENTIAL FOR EROSION INTO EXISTING DRAINAGE INFRASTRUCTURE OR WETLAND RESOURCE AREAS. STOCKPILES SHALL BE STABILIZED WITH HAYBALES, SILT FENCING OR EQUIVALENT. STOCKPILES LEFT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH AN EROSION CONTROL MIX. STOCKPILES SHALL BE SITUATED OUTSIDE THE WETLAND BUFFER ZONES WHEREVER POSSIBLE.
- 5. REMOVAL OF ALL DEBRIS OR MATERIAL FROM THE WORK AREA SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNDER THE OVERSIGHT OF A LICENSED SITE PROFESSIONAL (LSP) HIRED BY THE OWNER IF APPLICABLE.
- 6. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS NOTED.
- 7. ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS.
- 8. REMOVAL OF ALL EXISTING UTILITIES TO BE CUT AND CAPPED, AND COORDINATED WITH APPROPRIATE UTILITY COMPANIES.

CONSTRUCTION PRACTICES:

ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

- 1. ALL REASONABLE ACTION SHALL BE TAKEN TO MINIMIZE THE NEGATIVE EFFECTS OF CONSTRUCTION ON ABUTTERS. ADVANCE NOTICE SHALL BE PROVIDED TO ALL ABUTTERS IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE PROJECT.
- 2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD, AND IN ACCORDANCE WITH ANY AND ALL RULES, REGULATIONS, AND ORDINANCES OF THE TOWN OF ANDOVER.
- 3. THE OWNER SHALL PROMPTLY NOTIFY THE BOARD OF HEALTH OF ANY ENVIRONMENTAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION THAT MAY ADVERSELY IMPACT THE ABUTTERS TO THE SITE.
- 4. ALL PROVISIONS IN THE TOWN OF ANDOVER'S CODE OF ORDINANCE, CHAPTER 22, NOISE CONTROL, SHALL BE STRICTLY ADHERED TO. IF STRICTER MEASURES ARE REQUIRED BY THIS DECISION, THE STRICTER MEASURES SHALL APPLY.
- 5. ANY ROCK HAMMERING, DRILLING, OR BLASTING SHALL BE LIMITED TO MONDAY-FRIDAY BETWEEN 8:00 AM UNTIL 5:00 PM. THERE SHALL BE NO DRILLING OR BLASTING ON SATURDAYS, SUNDAYS, OR HOLIDAYS. BLASTING SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- 6. ADVANCE NOTICE SHALL BE PROVIDED TO ALL ABUTTERS IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF BLASTING ACTIVITY. NOTICE SHALL BE PROVIDED AGAIN AFTER BLASTING INACTIVITY FOR SEVEN (7) OR MORE DAYS.
- 7. ALL ONSITE ROCK HAMMERING SHALL BE CONDUCTED FOR THE PURPOSE OF DECREASING THE SIZE OF BLASTED OR EXCAVATED ROCK. ALL ROCK SHALL BE TRANSPORTED OFFSITE TO BE CRUSHED AND PROCESSED ELSEWHERE, EXCEPT IN LIMITED CIRCUMSTANCES WHERE THERE IS VERBAL OR WRITTEN PRE-APPROVAL FROM THE CLERK OF THE WORKS. THIS LIMITED ON-SITE ROCK CRUSHING ACTIVITY SHALL BE CONDUCTED AT THE MAXIMUM PRACTICABLE DISTANCE FROM OCCUPIED BUILDINGS.
- 8. WHERE PRACTICAL, ALL ONSITE MATERIAL SHALL BE USED AS BACK FILL AND FOR OTHER USES ON SITE.
- 9. ALL CONSTRUCTION VEHICLES LEFT OVERNIGHT AT THE SITE MUST BE LOCATED COMPLETELY ON THE SITE.
- 10. ALL CONSTRUCTION VEHICLES SHALL BE CLEANED PRIOR TO LEAVING THE SITE SO THAT THEY DO NOT LEAVE DIRT AND/OR DEBRIS ON SURROUNDING ROADWAYS.
- 11. ALL CONSTRUCTION WILL OCCUR ON SITE; NO CONSTRUCTION WILL OCCUR OR BE STAGED WITHIN TOWN RIGHT OF WAY. ANY DEVIATION FROM THIS SHALL BE APPROVED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- 12. ANY ROADWAYS, DRIVEWAYS, SIDEWALKS, OR LANDSCAPING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE OWNER. THE TOWN ENGINEER, ALONG WITH THE CLERK OF THE WORKS SHALL DETERMINE THE CONDITION OF THE ROADWAYS DIRECTLY IMPACTED BY CONSTRUCTION AND RELATED TRAFFIC AND DETERMINE THE TYPES OF REPAIRS REQUIRED BY THE OWNER.

EROSION AND SEDIMENTATION CONTROL:

WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROJECT.

- 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. NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
- 3. STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
- 4. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
- 5. 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.
- 6. TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, FILTER FABRIC SILT FENCES, SEEDING AND MULCHING, SEEDED FILTER STRIPS AND SILT SACKS IN CATCH BASINS(EXISTING AND NEWLY INSTALLED).
- 7. TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON AN UPHILL SLOPE.
- 8. 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.
- 9. THE CONSTRUCTION PHASE MUST COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY(EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROTOCOLS. AN EPA NOTICE OF INTENT SHALL BE FILLED OUT AT LEAST 2 WEEKS PRIOR TO THE START OF CONSTRUCTION.
- 10. NOTIFY THE TOWN OF ANDOVER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 11. ALL SLOPES 3:1 AND/OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
- 12. SOIL SHALL NOT BE STOCKPILED OVER ANY STORMWATER RETENTION BASINS.

STORM DRAIN NOTES:

- 1. STORMWATER CONVEYANCE PIPES SHALL BE (ADS N-12) OR HDPE PROJECT CIVIL ENGINEER APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
- 2. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-1800 METHOD.
- 3. SHEETING, IF USED, SHALL BE REMOVED PRIOR TO BACKFILLING TRENCH.
- 4. UNSUITABLE SOIL BELOW THE INVERT (CLAY, ORGANICS, DEBRIS, ETC) SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE REUSED AS BACKFILL.
- 5. ROOF DRAINS SHALL BE DIRECTED TO THE DRAINAGE SYSTEM IN THE LOCATIONS SHOWN. COORDINATE LOCATIONS WITH THE PROJECT ARCHITECT AND LANDSCAPE ARCHITECT.
- 6. REPAIR BROKEN OR DAMAGED DRAIN PIPES IN KIND.

SEWER NOTES:

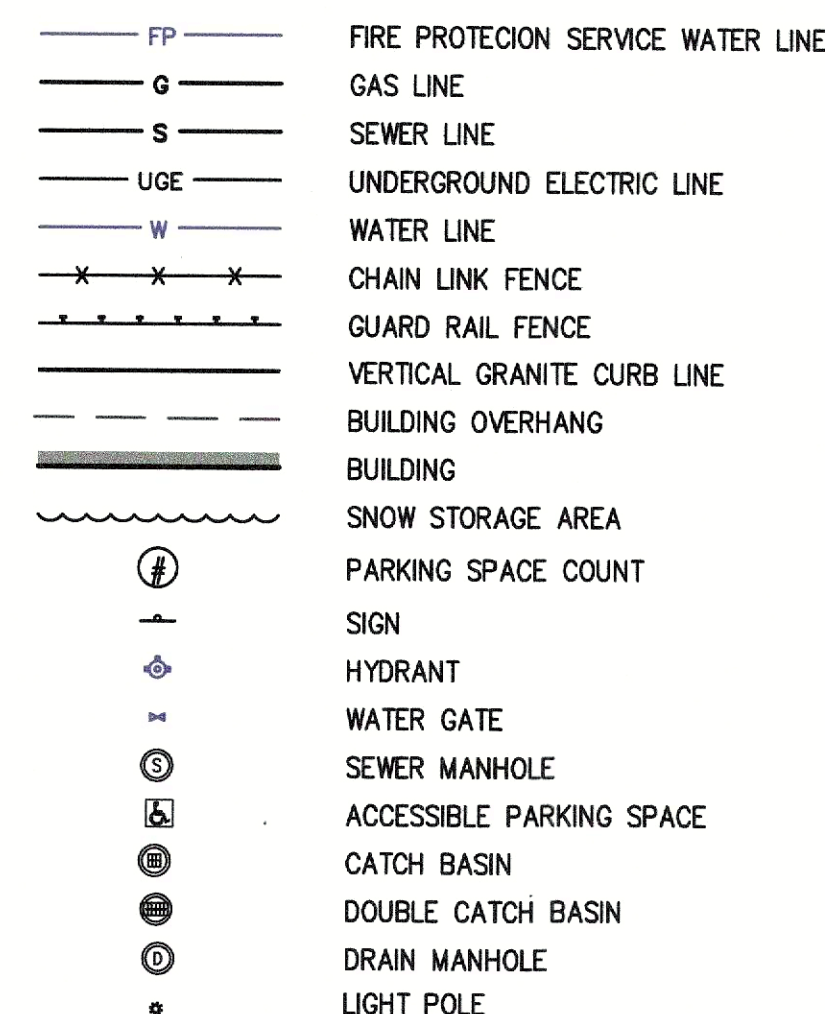
- 1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER PIPES AND WATER PIPES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER PIPE, THE WATER PIPE SHALL BE SLEEVED FOR A DISTANCE OF AT LEAST 10' ON EACH SIDE.
- 2. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
- 3. WHERE SANITARY SEWERS CROSS WATER SERVICES, 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 OF WATER PIPE SHALL BE CENTERED 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, BOTH THE WATER PIPE AND THE SEWER PIPE SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- 4. SANITARY SEWER LINES WITH LESS THAN 4 FEET OF COVER SHALL BE INSULATED TO PREVENT FREEZING.

DEMOLITION NOTES:

- 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 GLDI PIPE.
- 2. ALL EXISTING BUILDING FLOOR DRAINS SHALL BE CAPPED AND ABANDONED.
- 3. HYDRANT CONNECTIONS FOR WATER USE DURING DEMOLITION SHALL BE COORDINATED WITH THE TOWN OF ANDOVER ENGINEERING DEPARTMENT.
- 4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ANDOVER MUNICIPAL LIGHT DEVELOPMENT FOR ANY WORK IN THE VICINITY OF OVERHEAD WIRES.
- 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITIES DISCONNECTION WITH PRIVATE SERVICE PROVIDERS.

WATER NOTES:

- 1. WATER LINES WILL HAVE AT LEAST FIVE (5) FEET OF COVER.
- 2. THERE MUST BE AT LEAST SIX (6) INCHES OF CLEARANCE BETWEEN A NEW WATER LINE AND ANY UNDERGROUND ROCK FORMATION.
- 3. ALL WATER MAIN COMPONENTS SHALL MEET AWWA STANDARDS. ALL DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179. THE MASS OF THE ZINC APPLIED SHALL BE 200 G/M². A FINISHING TOPCOAT SHALL BE APPLIED TO THE ZINC. INTERIOR LINING FOR POTABLE WATER MAIN SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR IN ACCORDANCE WITH ANSI/AWWA A21.4/C104. WATER AND FIRE PROTECTION MAINS FOUR (4) INCH AND GREATER SHALL BE CLASS 52 DUCTILE IRON CEMENT LINED PIPE AND ZINC COATED. POLYETHYLENE ENCASEMENT SHALL BE INSTALLED AS ADDITIONAL MEANS OF PROTECTION. POLYETHYLENE ENCASEMENT: POLYETHYLENE ENCASEMENT SHALL BE POLYETHYLENE CONSISTING OF THREE LAYERS OF CO-EXTRUDED LINEAR LOW DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS OF NOT LESS THAN 8 (EIGHT) MILS.
- 4. ALL MECHANICAL JOINT COMPONENTS WILL BE INSTALLED USING RETAINING GLANDS, SUCH AS, GRIP RING, MEGA LUG OR STAR GRIP. ALL FITTINGS (TEES, BENDS, SOLID SLEEVE ETC.) WILL BE ZINC COATED AS WELL FOR PROTECTION PER ISO 8179-2, ZINC RICH PAINT SHALL HAVE A ZINC CONTENT OF AT LEAST 85% BY WEIGHT AND SHALL BE FINISHED WITH AN EXTERIOR BITUMINOUS COATING. A MINIMUM 307SS (STAINLESS STEEL) "T" BOLTS WILL BE USED TO CONNECT ANY APPURTENANCE THAT REQUIRES THE USE OF "T" BOLTS FOR ASSEMBLY.
- 5. THE SERVICE CONNECTIONS SHALL BE PERPENDICULAR TO THE MAIN AND FOLLOW A STRAIGHT LINE INTO THE BUILDING.
- 6. GATE VALVES WILL BE DUCTILE IRON EPOXY COATED (AWWA C550), WITH O-RING SEALS, URETHANE COATED WEDGE, STAINLESS STEEL NUTS AND BOLTS, AND ANTI-ROTATION SEATS TO PREVENT T-BOLTS FROM TURNING. VALVES WILL BE OPEN RIGHT USING A TWO (2) INCH OPERATING NUT WITH AN ARROW CAST IN THE METAL.
- 7. ALL WATER VALVE BOX COVERS SHALL BE LABELED 'WATER'.
- 8. ALL WATER METERS MUST BE PURCHASED FROM THE ANDOVER WATER & SEWER DEPARTMENT. SHUT OFF VALVES ARE REQUIRED BOTH BEFORE AND AFTER THE METER. ALL METERS MUST BE INSTALLED OR REMOVED BY AN EMPLOYEE OF THE ANDOVER WATER & SEWER DEPARTMENT ONLY. ALL METERS MUST BE LOCATED WITHIN THREE (3) FEET OF WHERE THE SERVICE ENTERS THE BUILDING AND SHALL BE ACCESSIBLE FOR READING, MAINTENANCE AND REPAIR.
- 9. NO WATER WILL BE SUPPLIED TO ANY CONTRACTOR OR BUILDER THROUGH A WATER SERVICE WHICH HAS NOT BEEN PLACED "IN SERVICE" BY THE ANDOVER WATER & SEWER DEPARTMENT. NO DISTRIBUTION SYSTEM COMPONENT WILL BE OPERATED BY ANYONE OTHER THAN ANDOVER WATER & SEWER DEPARTMENT PERSONNEL.
- 10. WATER LINES (MAINS AND SERVICE CONNECTIONS) SHALL BE PRESSURE TESTED TO 150 PSI AND HELD FOR ONE HOUR AND WITNESSED BY THE ANDOVER WATER & SEWER DEPARTMENT CONSTRUCTION FOREMAN OR HIS DESIGNEE. ALL INSTALLATIONS MUST BE INSPECTED BY THE WATER CONSTRUCTION FOREMAN OR HIS DESIGNEE. PROVIDE THE ANDOVER WATER & SEWER DEPARTMENT WITH AT LEAST 72 HOURS NOTICE FOR THE INSPECTION.
- 11. AS-BUILT PLANS (HARD COPIES AND DIGITAL) ARE REQUIRED PRIOR TO PLACING A NEW WATER SYSTEM IN SERVICE. AS-BUILT PLANS (CORNER TIES) AND PAYMENTS ARE DUE PRIOR TO TURNING A WATER SERVICE ON. CONTACT THE SURVEYOR AT LEAST 72 HOURS PRIOR TO INSTALLATION TO COORDINATE AN AS-BUILT SURVEY.
- 12. A BACKFLOW PREVENTOR SHALL BE INSTALLED ON BOTH THE FIRE AND DOMESTIC WATER SERVICES AND REGISTERED WITH THE DEPARTMENT OF PUBLIC SERVICE.



ABBREVIATION:

ACR	ACCESSIBLE CURB RAMP
BWLL	BROKEN WHITE LANE LINE
C	COMPACT CAR PARKING SPACE
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CLF	CHAIN-LINK FENCE
CW	CROSSWALK
DMH	DRAIN MAHOLE
DWLL	4" DOUBLE WHITE LANE LINE
DSYL	DOUBLE SOLID YELLOW LINE
FF	FINISH FLOOR
FCC	FORMED CONCRETE CURB
HC	HANDICAP PARKING SPACE
INV.	INVERT
(M)	MEASURED
PCC	PRE CAST CONCRETE CURB
(R)	RECORD
R#	CURB RADIUS
RT-1	STOP SIGN
SB	SPEED BUMP
SSA	SNOW STORAGE AREA
SL	10" STOP LINE
SMH	SEWER MANHOLE
SWLL	4" SOLID WHITE LANE LINE
T	PAD MOUNT TRANSFORMER 13"x13"
TBR	TO BE REMOVED
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB

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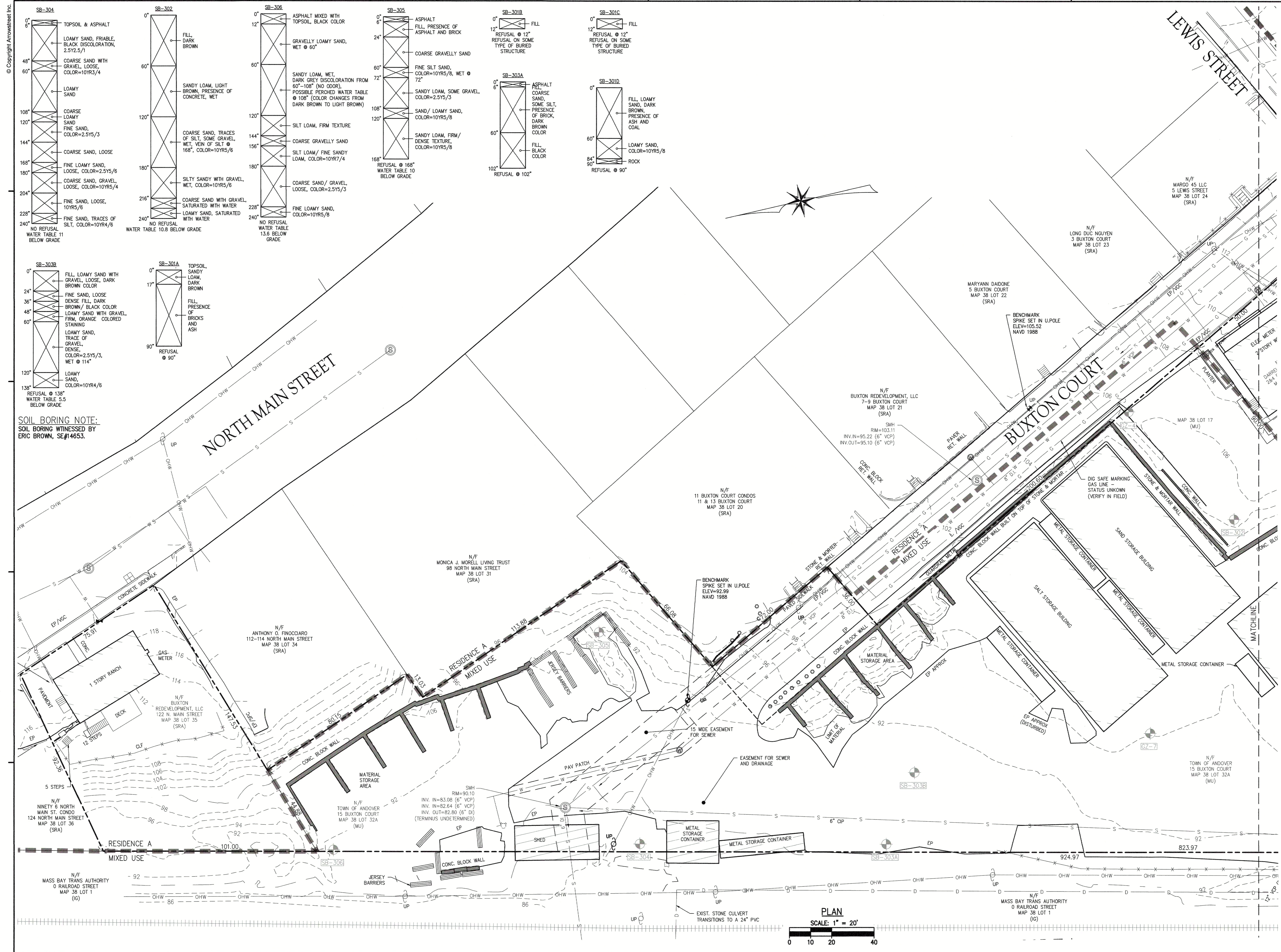
GENERAL NOTES, LEGEND & ABBREVIATIONS

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

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SOIL BORING NOTE:
SOIL BORING WITNESSED BY
ERIC BROWN, SE#14653.

SB-304
0' TOPSOIL & ASPHALT
6" LOAMY SAND, FRIABLE, BLACK DISCOLORATION, 2.5Y2.5/1
48" COARSE SAND WITH GRAVEL, LOOSE, COLOR=10YR3/4
60" LOAMY SAND
108" COARSE LOAMY SAND
120" FINE SAND, COLOR=2.5Y5/3
144" COARSE SAND, LOOSE
168" FINE LOAMY SAND, LOOSE, COLOR=2.5Y5/6
180" COARSE SAND, GRAVEL, LOOSE, COLOR=10YR5/4
204" FINE SAND, LOOSE, 10YR5/6
228" FINE SAND, TRACES OF SILT, COLOR=10YR4/6
240" NO REFUSAL WATER TABLE 11' BELOW GRADE

SB-302
0' FILL, DARK BROWN
60" SANDY LOAM, LIGHT BROWN, PRESENCE OF CONCRETE, WET
120" COARSE SAND, TRACES OF SILT, SOME GRAVEL, WET, VERN OF SILT @ 168", COLOR=10YR5/6
180" SILTY SANDY WITH GRAVEL, WET, COLOR=10YR5/6
216" COARSE SAND WITH GRAVEL, SATURATED WITH WATER
240" LOAMY SAND, SATURATED WITH WATER
NO REFUSAL WATER TABLE 10.8' BELOW GRADE

SB-306
0' ASPHALT MIXED WITH TOPSOIL, BLACK COLOR
12" GRAVELLY LOAMY SAND, WET @ 60"
60" SANDY LOAM, WET, DARK GREY DISCOLORATION FROM 60"-108" (NO ODOR), POSSIBLE PERCHED WATER TABLE @ 108" (COLOR CHANGES FROM DARK BROWN TO LIGHT BROWN)
144" SILT LOAM, FIRM TEXTURE
156" COARSE GRAVELLY SAND
180" SILT LOAM / FINE SANDY LOAM, COLOR=10YR7/4
228" COARSE SAND / GRAVEL, LOOSE, COLOR=2.5Y5/3
240" FINE LOAMY SAND, COLOR=10YR5/8
NO REFUSAL WATER TABLE 13.8' BELOW GRADE

SB-305
0' ASPHALT
6" FILL, PRESENCE OF ASPHALT AND BRICK
24" COARSE GRAVELLY SAND
60" FINE SILT SAND, COLOR=10YR5/8, WET @ 72"
108" SANDY LOAM, SOME GRAVEL, COLOR=2.5Y5/3
120" SAND / LOAMY SAND, COLOR=10YR5/8
168" SANDY LOAM, FIRM / DENSE TEXTURE, COLOR=10YR5/8
REFUSAL @ 168" WATER TABLE 10' BELOW GRADE

SB-301B
0' FILL
12" REFUSAL @ 12" TYPE OF BURIED STRUCTURE
SB-301A
0' ASPHALT
6" COARSE SAND, SOME SILT, PRESENCE OF BRICK, DARK BROWN COLOR
60" FILL, BLACK COLOR
102" REFUSAL @ 102"

SB-301C
0' FILL
12" REFUSAL @ 12" TYPE OF BURIED STRUCTURE
SB-301D
0' FILL, LOAMY SAND, DARK BROWN, PRESENCE OF ASH AND COAL
60" LOAMY SAND, COLOR=10YR5/8
84" REFUSAL @ 90"
90" REFUSAL @ 90"

SB-303B
0' FILL, LOAMY SAND WITH GRAVEL, LOOSE, DARK BROWN COLOR
24" FINE SAND, LOOSE DENSE FILL, DARK BROWN / BLACK COLOR
36" LOAMY SAND WITH GRAVEL, FIRM, ORANGE COLORED STAINING
48" LOAMY SAND, TRACE OF GRAVEL, DENSE, COLOR=2.5Y5/3, WET @ 114"
60" LOAMY SAND, COLOR=10YR4/6
REFUSAL @ 138" WATER TABLE 5.5' BELOW GRADE

SB-301A
0' TOPSOIL, SANDY LOAM, DARK BROWN
17" FILL, PRESENCE OF BRICKS AND ASH
90" REFUSAL @ 90"

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CIVIL ENGINEER
No. 47501
REGISTERED PROFESSIONAL ENGINEER
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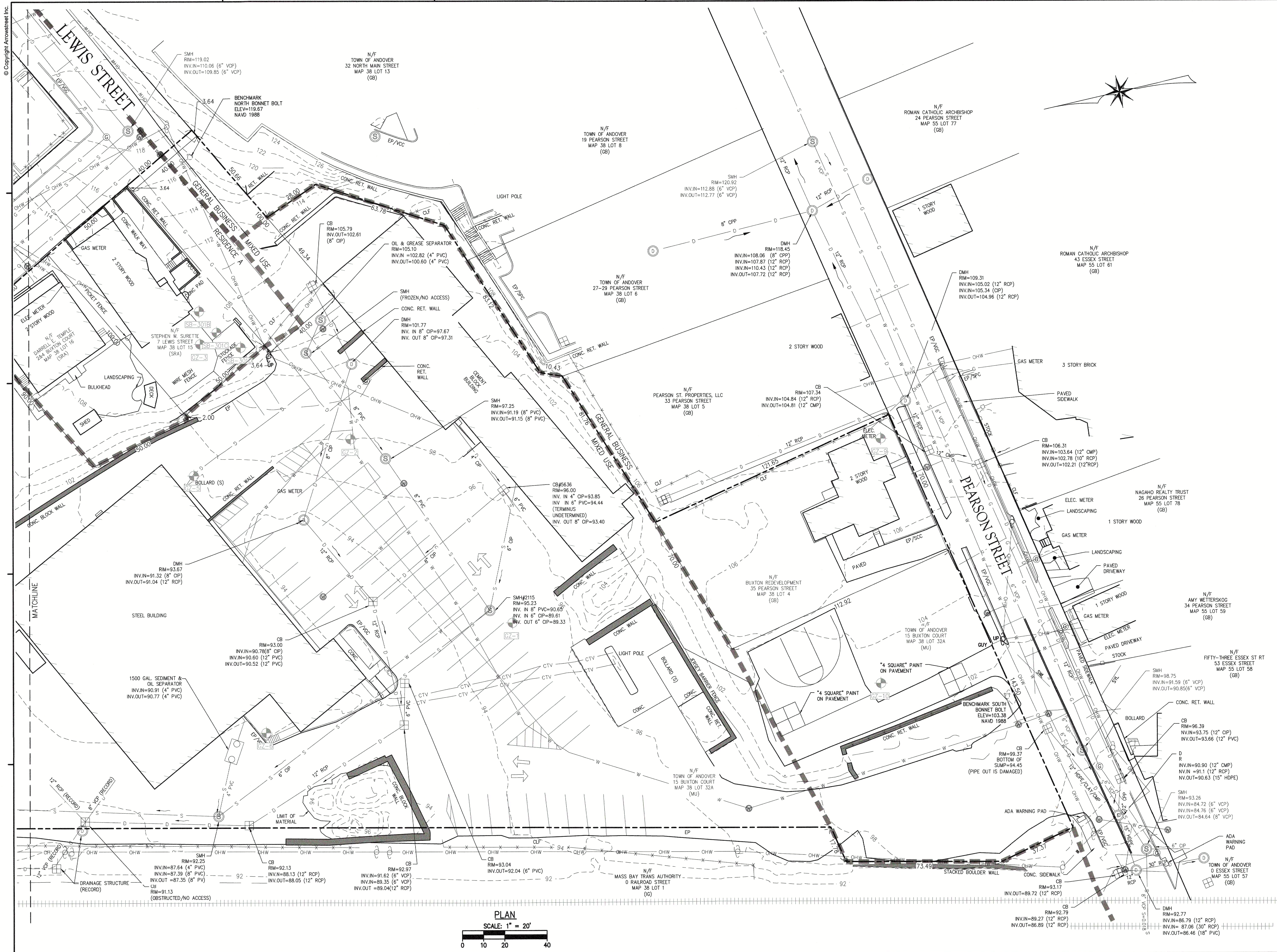
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Project No. 4145
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 Scale **AS NOTED**

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SCS SOIL DESCRIPTIONS
100% 802: URBAN LAND, HSC B

WATERSHED LEGEND

- TIME OF CONCENTRATION FLOW PATH
- WATERSHED BOUNDARY
- SCS SOIL BOUNDARY
- DP2 DESIGN POINT
- E2 SUBCATCHMENT

WATERSHED LEGEND

- 3.9% WOODS CN 55
- 8.7% OPEN SPACE CN 61
- 11.2% ROOF CN 98
- 38.8% ASPHALT & CONC. PAVEMENT AND WALLS CN 98
- 8.4% GRAVEL CN 85
- 29% 1/8 ACRE DEVELOPMENT (OFF-SITE) CN 85



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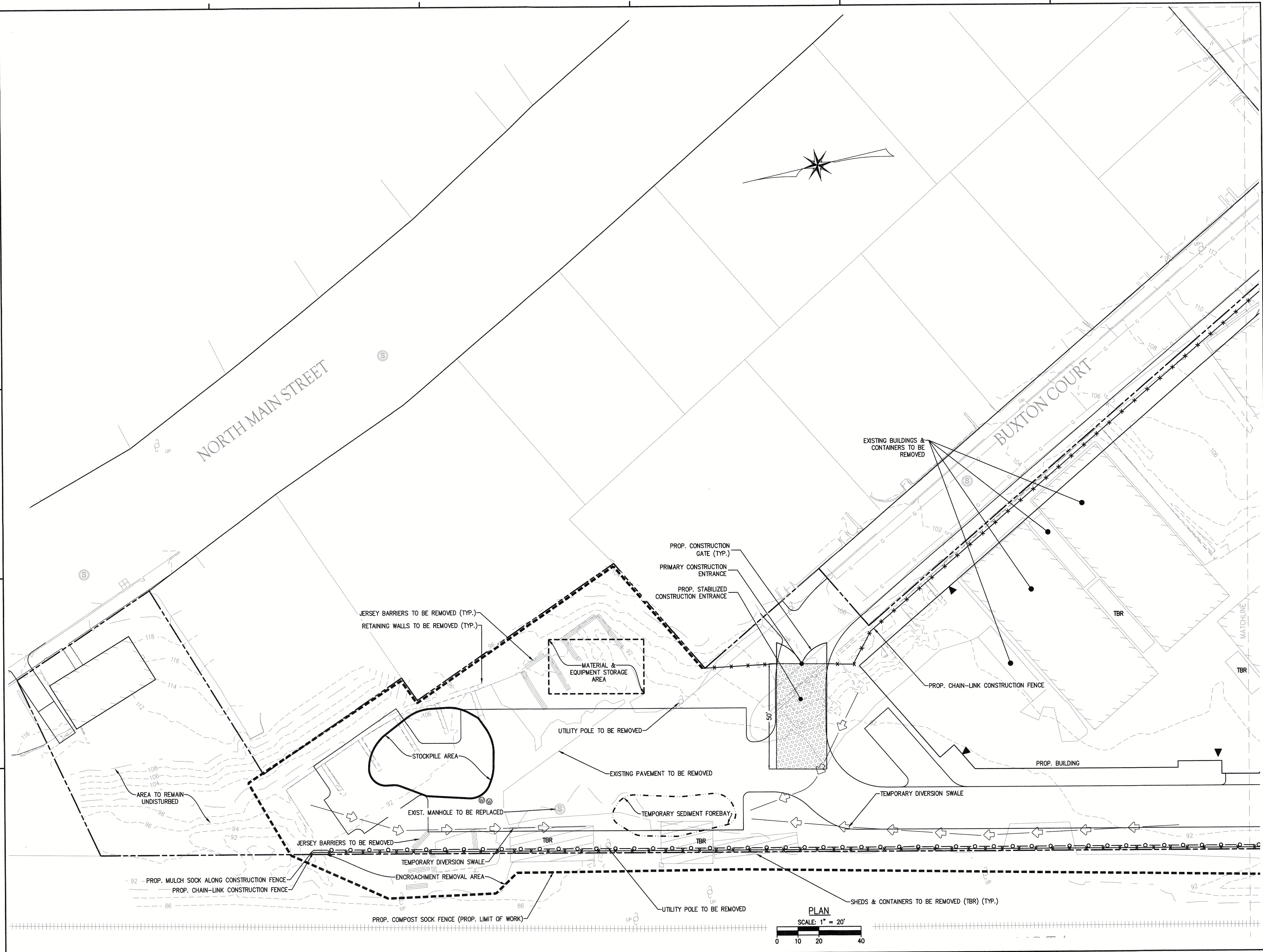
PRE-DEVELOPMENT WATERSHED

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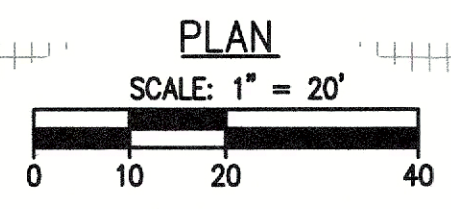
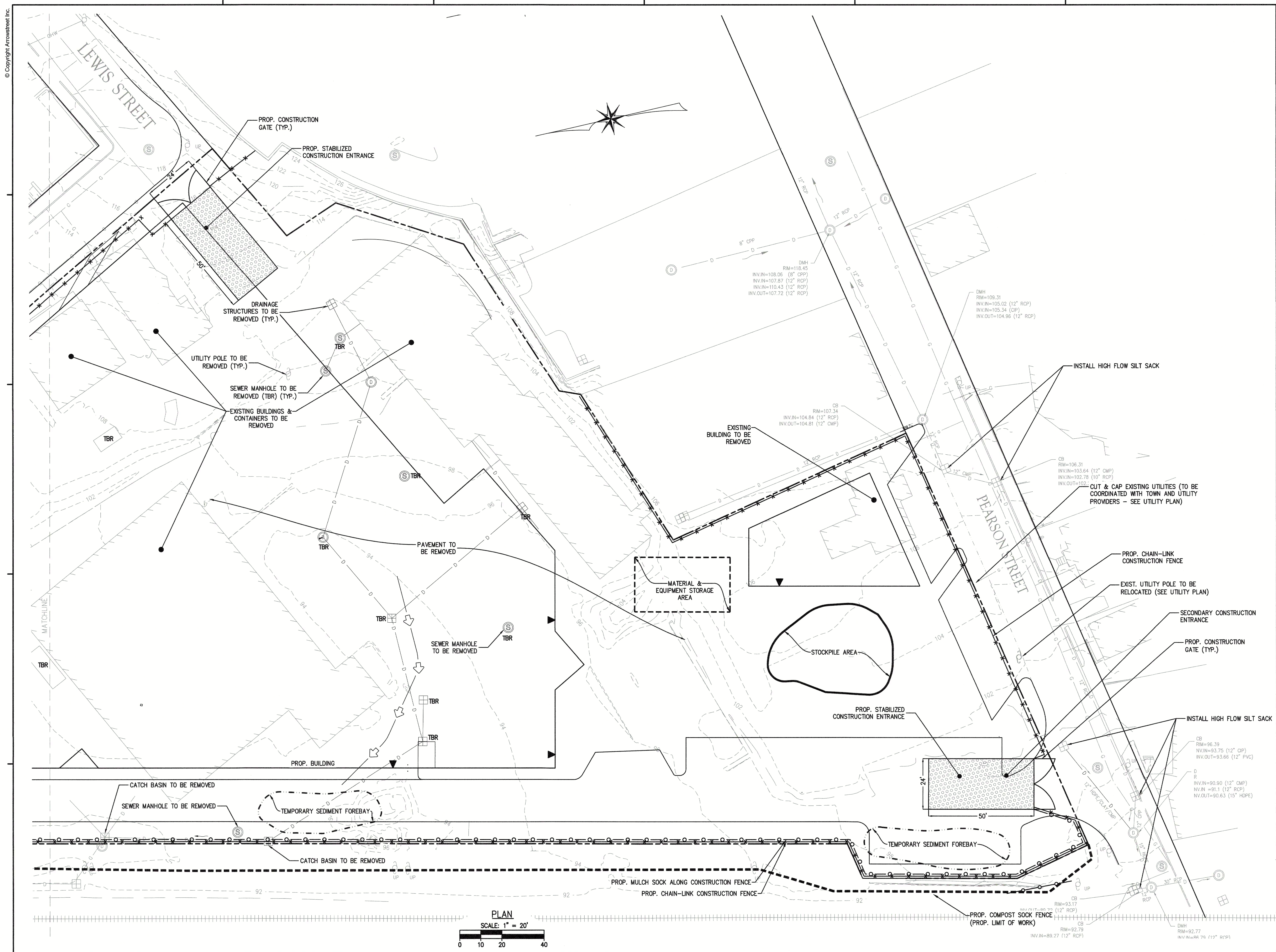
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DEMOLITION & SITE PREPARATION PLAN

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P. 978-777-8886, W. WWW.MORINCAMERON.COM

PROJECT INFORMATION

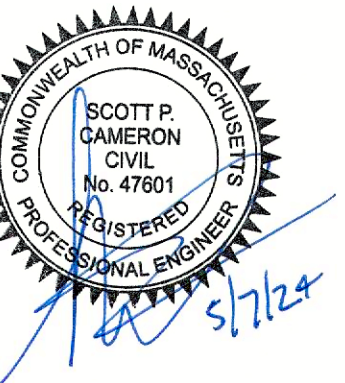
ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE

SPECIAL PERMIT APPLICATION

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No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
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3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE

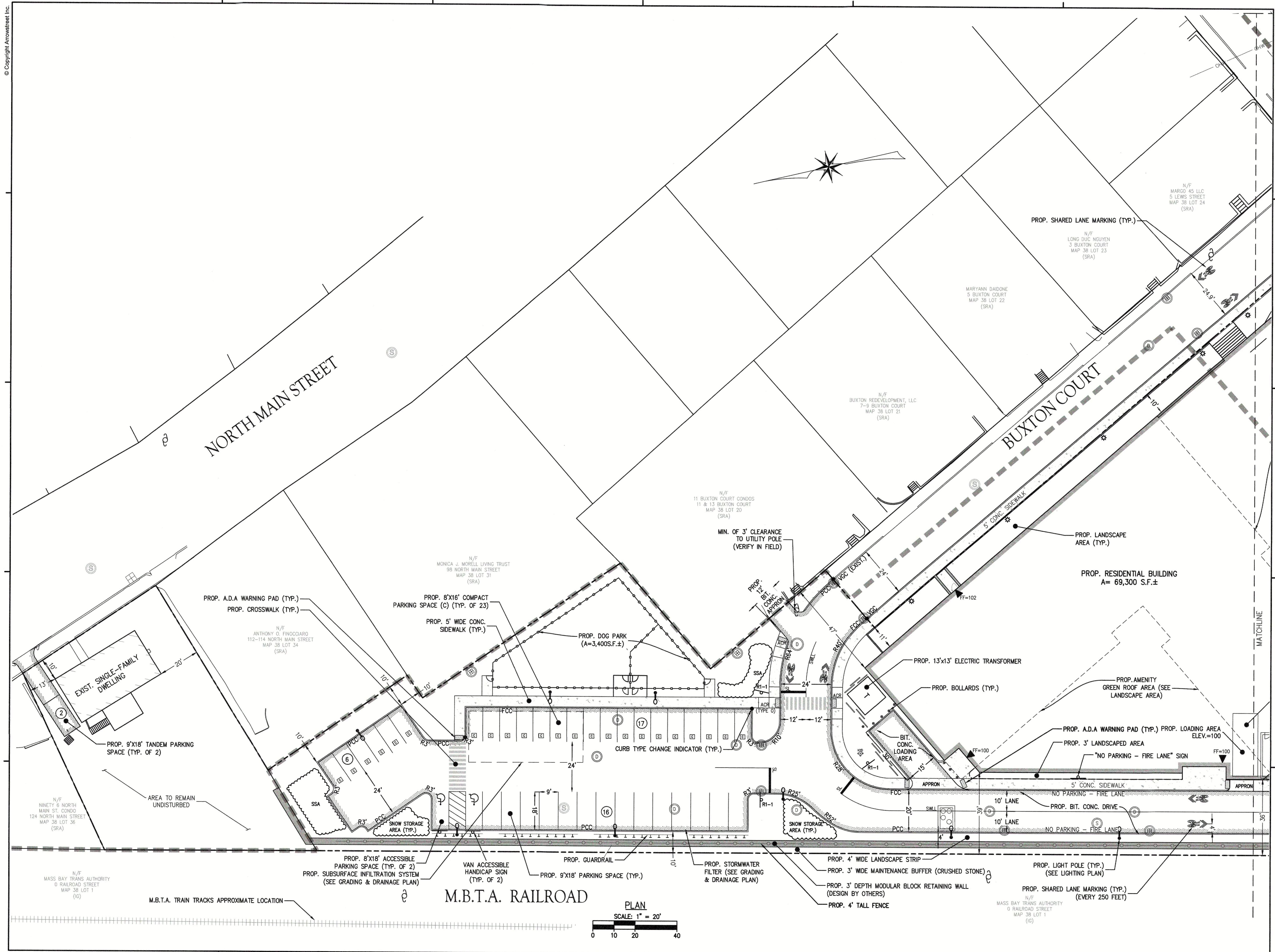
DEMOLITION & SITE PREPARATION PLAN

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C3.1

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APPLICANT

ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

ARCHITECT

ARROWSTREET ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
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617.623.5555
arrowstreet.com

CONSULTANT

The Morin-Cameron GROUP, INC.

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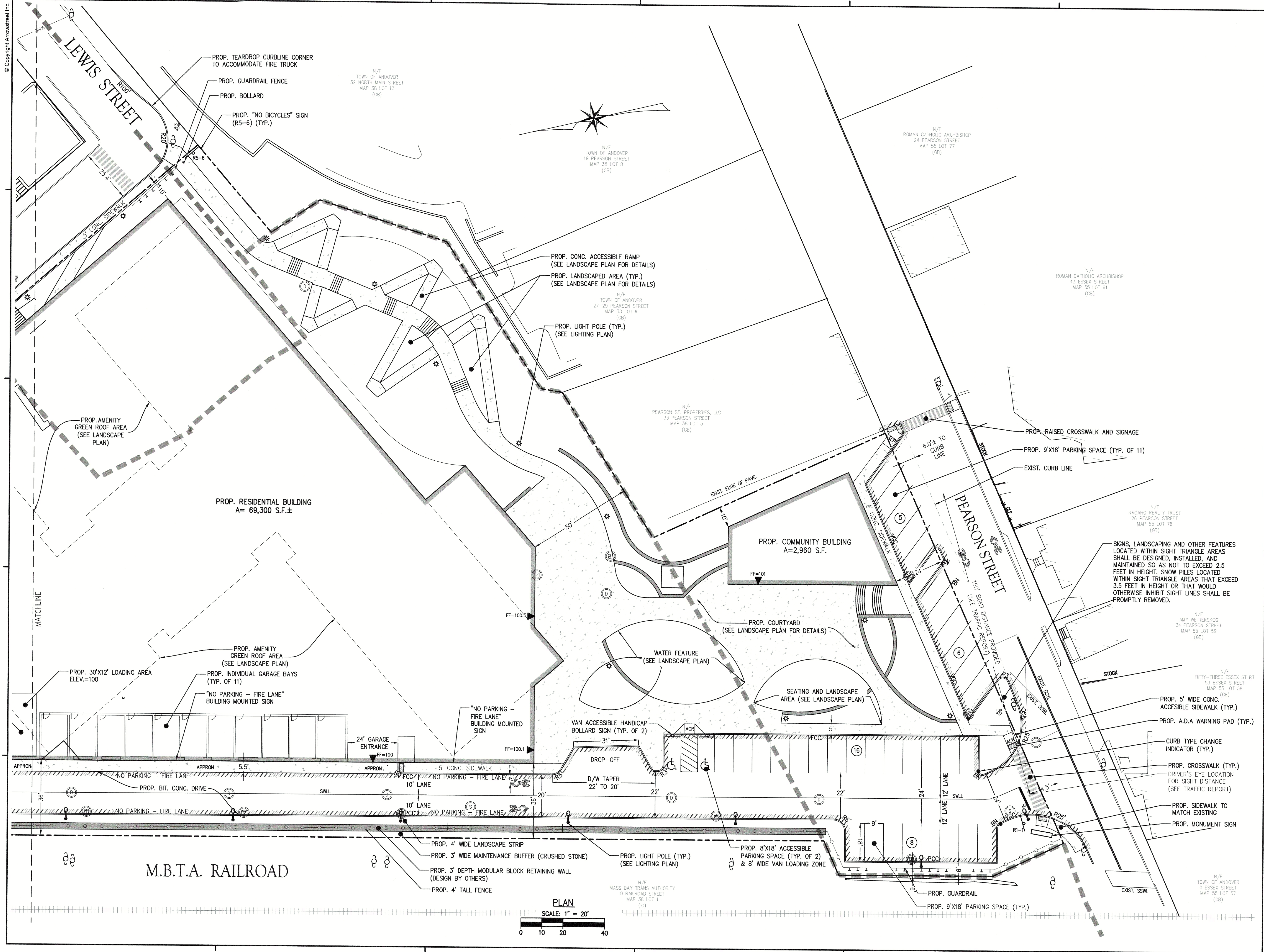
DRAWING TITLE

SITE LAYOUT PLAN

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C4.1



APPLICANT
ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
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ARCHITECT
ARROWSTREET ARCHITECTURE & DESIGN


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ANDOVER TOWN YARD

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STAMP


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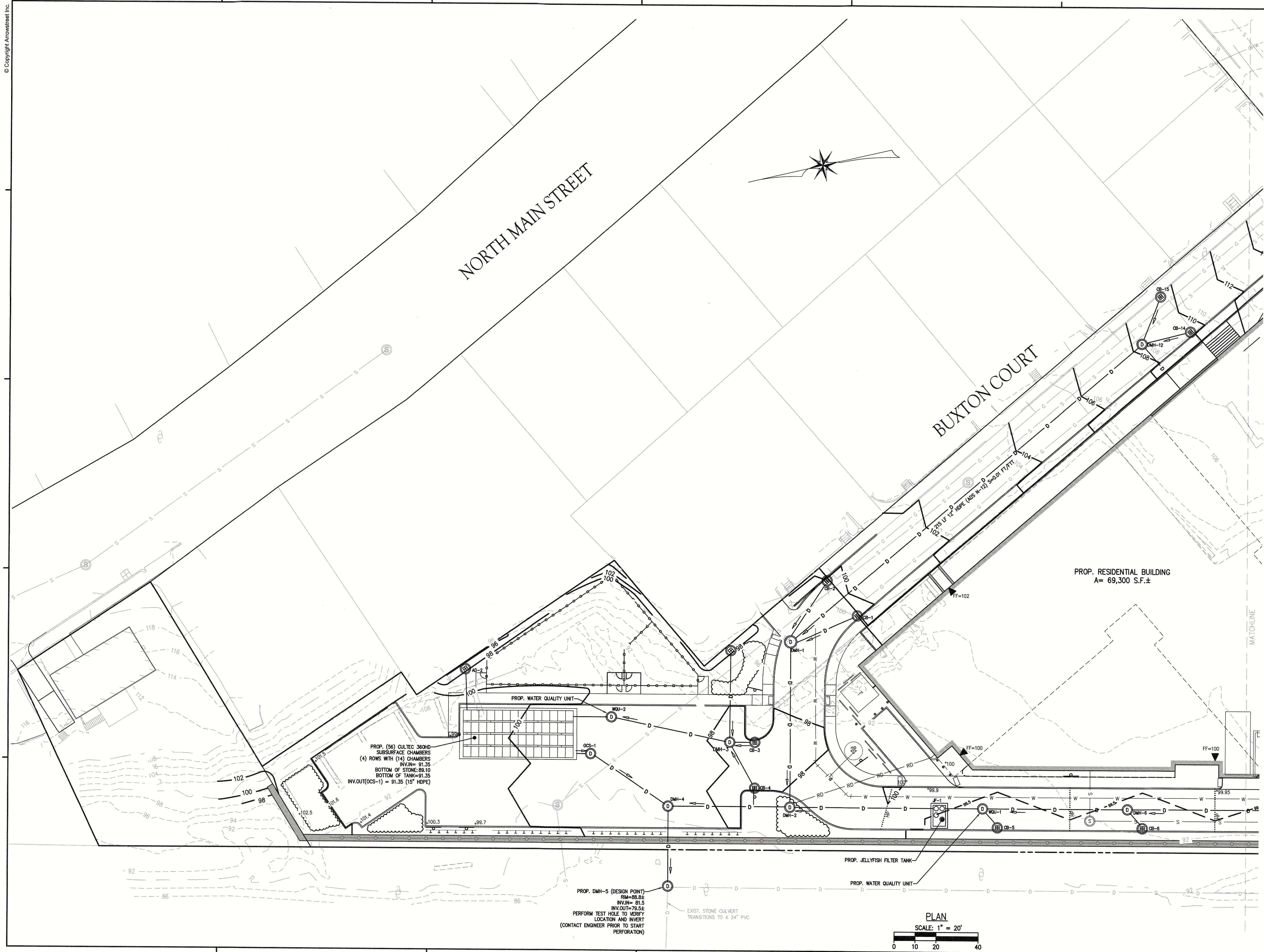
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3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE
SITE LAYOUT PLAN

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C4.2



APPLICANT
ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
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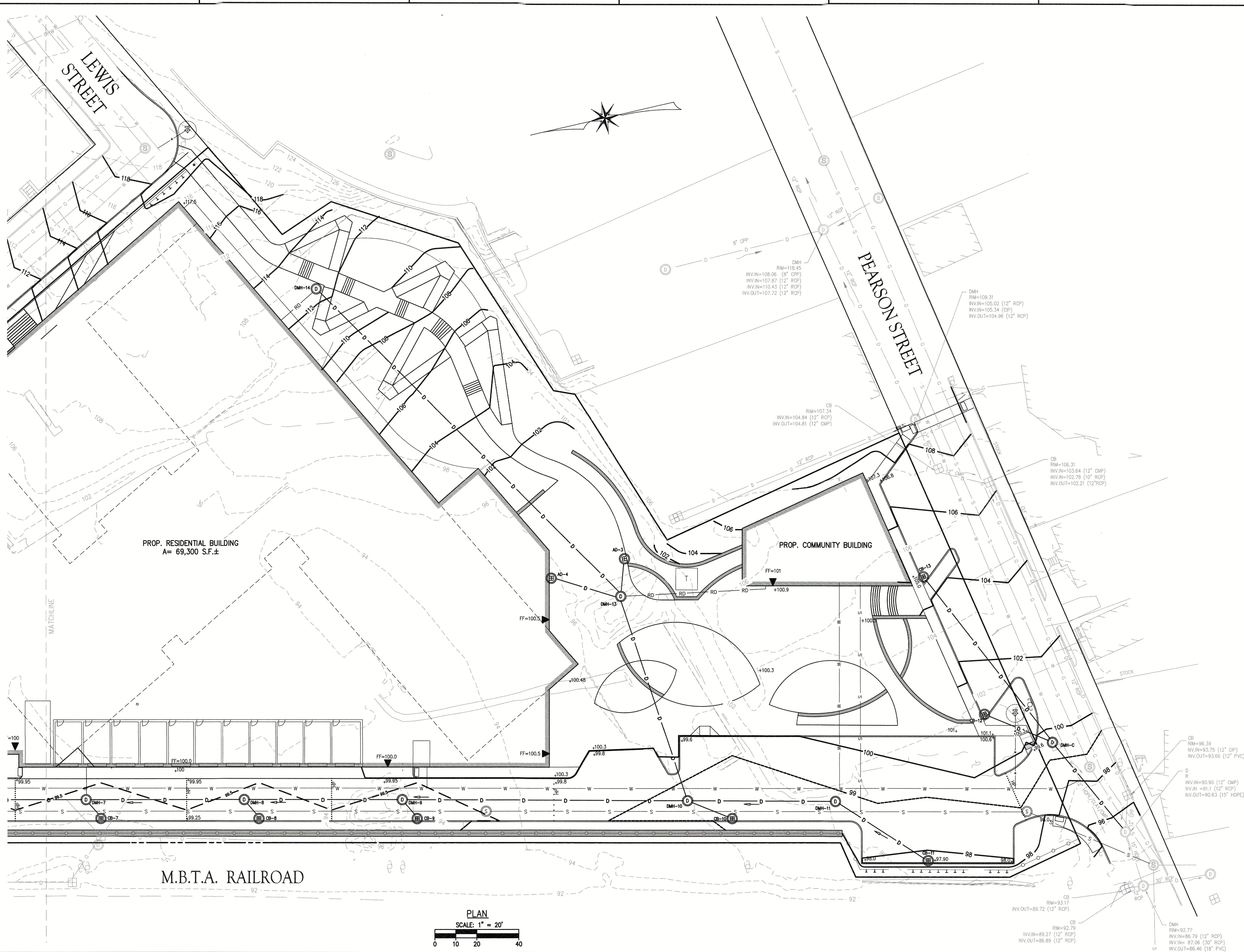
No.	Date	Description
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3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE
GRADING AND DRAINAGE PLAN

Project No. 4145
 Drawn By LNO
 Date 11/15/23
 Scale AS NOTED

DRAWING NUMBER:
C5.0

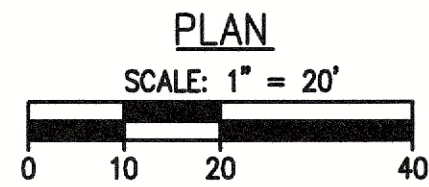
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PROP. RESIDENTIAL BUILDING
A= 69,300 S.F.±

PROP. COMMUNITY BUILDING

M.B.T.A. RAILROAD



APPLICANT

**ANDOVER
TOWN YARD,
LLC**

231 SUTTON STREET, SUITE 1B
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ARCHITECT

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3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE

**GRADING AND
DRAINAGE PLAN**

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C5.1

SCS SOIL DESCRIPTIONS
 100% 602: URBAN LAND, HSG UNKNOWN

WATERSHED LEGEND

TIME OF CONCENTRATION FLOW PATH
 WATERSHED BOUNDARY
 SCS SOIL BOUNDARY
 DESIGN POINT
 SUBCATCHMENT

1.8% WOODS CN 55
 13% GRASS/OPEN SPACE CN 79
 23.3% ROOF CN 98
 28.3% ASPHALT & CONC. PAVEMENT AND WALLS CN 98
 4.6% GRAVEL CN 85
 29.0% 1/8 ACRE DEVELOPMENT (OFF-SITE) CN 85



APPLICANT

ANDOVER TOWN YARD, LLC

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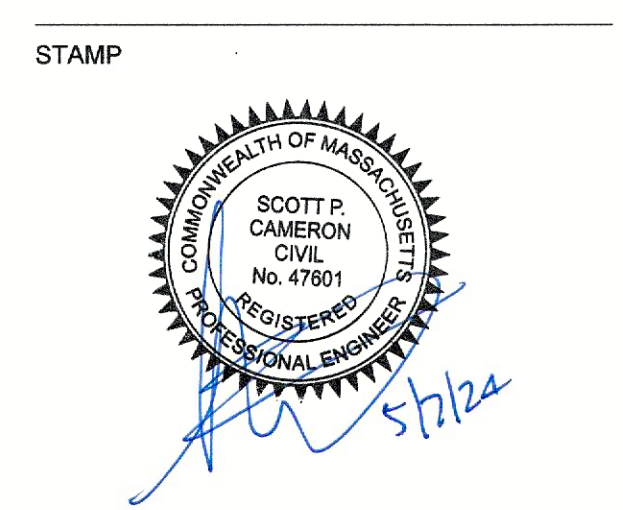
PROJECT INFORMATION

ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

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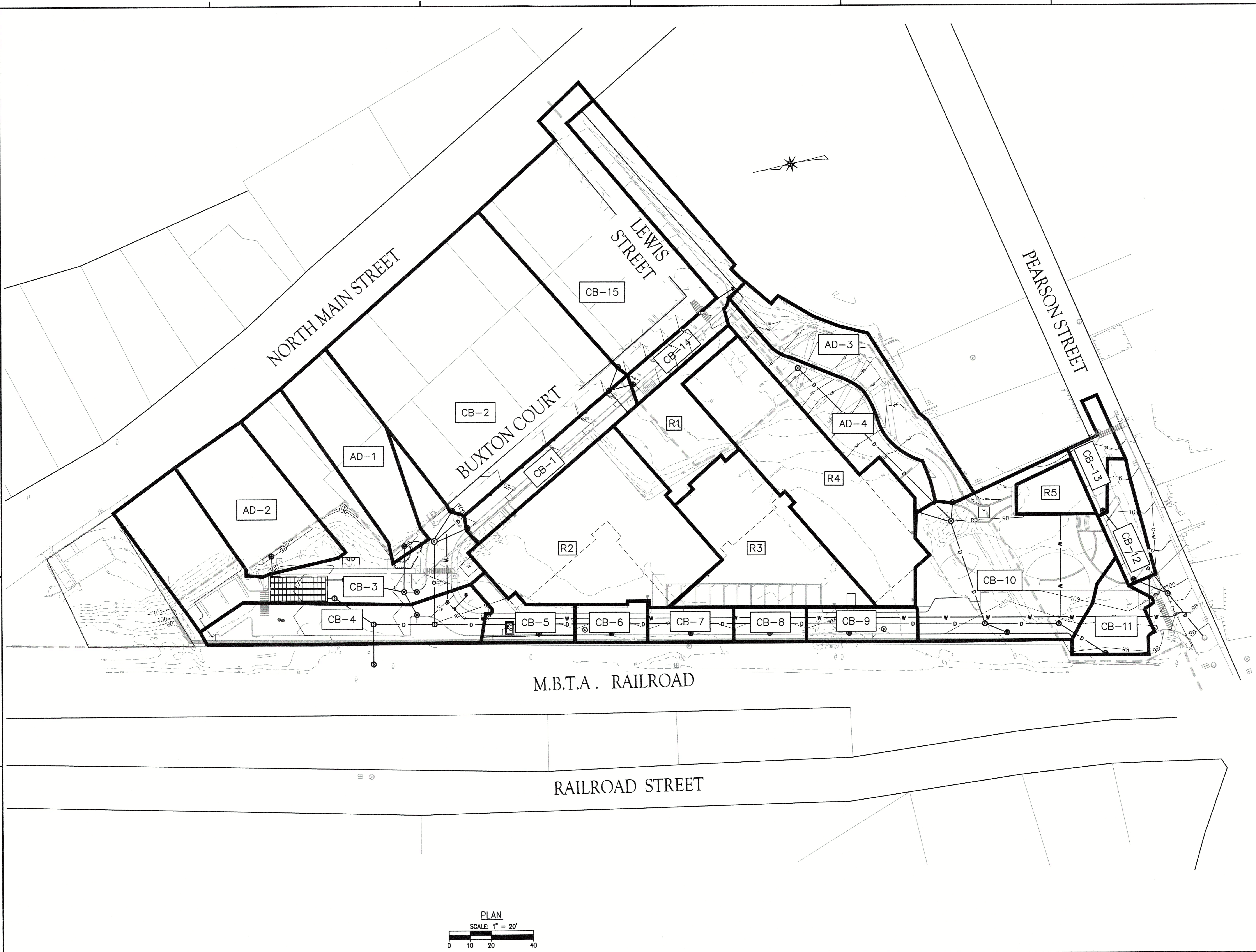
DRAWING TITLE

POST DEVELOPMENT WATERSHED

Project No. 4145
 Drawn By LNO
 Date 11/15/23
 Scale AS NOTED

DRAWING NUMBER:

C5.2



APPLICANT

ANDOVER TOWN YARD, LLC

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DRAWING TITLE

RATIONAL CALCULATION AREAS PLAN

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C5.3

DRAINAGE SCHEDULE									
UPSTREAM			CONNECTING PIPE		DOWNSTREAM STRUCTURE	PIPE INFORMATION			
ID	RIM	SUMP	INVERT START	INVERT END		LENGHT	DIAMETER	SLOPE	TYPE
CB-14	109.60	100.60	104.60	104.20	DMH-12	20	12	0.020	HDPE
CB-15	109.60	100.60	104.60	104.20	DMH-12	20	12	0.020	HDPE
DMH-12	108.20	-	103.30	95.60	DMH-1	215	12	0.035	HDPE
CB-1	99.90	92.40	96.40	95.80	DMH-1	30	12	0.020	HDPE
CB-2	99.90	92.40	96.40	95.80	DMH-1	30	12	0.020	HDPE
DMH-1	99.20	-	95.00	93.90	DMH-2	74	15	0.020	HDPE
DMH-2	98.20	-	90.20	88.58	DMH-4	54	18	0.030	HDPE
OCS-1	98.60	90.35	91.35	90.50	DMH-4	41	15	0.020	HDPE
DMH-4	88.80	-	83.00	81.50	DMH-5	29	18	0.052	HDPE
CB-3	97.50	89.30	93.30	93.16	DMH-3	7	12	0.020	HDPE
CB-4	97.50	89.30	93.30	92.90	DMH-3	20	12	0.020	HDPE
AD-1	97.90	-	93.70	93.10	DMH-2	41	12	0.015	HDPE
DMH-3	97.80	-	92.80	92.10	WQU-2	54	12	0.015	HDPE
AD-2	95.90	-	91.69	91.35	I.SYSTEM	17	12	0.020	HDPE
WQU-2	98.70	-	91.75	91.35	I.SYSTEM	16	12	0.025	HDPE
I.SYSTEM	99	-	91.35	91.35	OCS-1	5	18	0.010	HDPE
CB-11	97.90	91.10	95.10	94.81	DMH-11	48	12	0.006	HDPE
CB-10	98.50	91.70	95.70	95.32	DMH-11	19	12	0.020	HDPE
DMH-11	99.10	-	94.75	94.35	DMH-10	66	12	0.006	HDPE
DMH-14	112.20	-	95.50	95.50	DMH-13	198	12	0.020	HDPE
AD-4	112.10	-	95.78	95.78	DMH-13	28	12	0.015	HDPE
AD-3	100.40	-	95.92	92.92	DMH-13	9	12	0.020	HDPE
DMH-13	100.30	-	94.55	94.55	DMH-10	105	15	0.010	HDPE
DMH-10	101.00	-	93.47	93.47	DMH-9	132	15	0.006	HDPE
CB-9	100.40	90.86	94.86	94.86	DMH-9	7	12	0.020	HDPE
DMH-9	99.40	-	92.93	92.93	DMH-8	71	15	0.006	HDPE
CB-8	99.25	90.86	94.86	94.86	DMH-8	7	12	0.020	HDPE
DMH-8	99.40	-	92.40	92.40	DMH-7	71	15	0.006	HDPE
CB-7	99.25	90.86	94.86	94.86	DMH-7	7	12	0.020	HDPE
DMH-7	99.40	-	91.87	91.87	DMH-6	71	15	0.015	HDPE
CB-6	99.25	90.86	94.86	94.86	DMH-6	7	12	0.020	HDPE
DMH-6	99.40	-	91.38	91.38	WQU-1	65	18	0.006	HDPE
CB-5	99.25	90.86	94.86	94.86	WQU-1	7	12	0.020	HDPE
WQU-1	99.40	-	91.22	91.22	JF-1	10	18	0.006	HDPE
JF-1	99.50	-	90.32	90.32	DMH-2	66	18	0.006	HDPE
CB-12	104.50	95.16	99.16	95.80	DMH-C	96	12	0.035	HDPE
CB-13	100.4	91.92	95.92	95.30	DMH-C	31	12	0.020	HDPE
DMH-C	99.3	-	92.10	91.10	EXIST. DMH	49	12	0.020	HDPE

APPLICANT

ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

ARCHITECT

ARROW STREET ARCHITECTURE & DESIGN

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CONSULTANT

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ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

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DRAWING TITLE

PROFILE PLAN

Project No. 4145

Drawn By LNO

Date 11/15/23

Scale AS NOTED

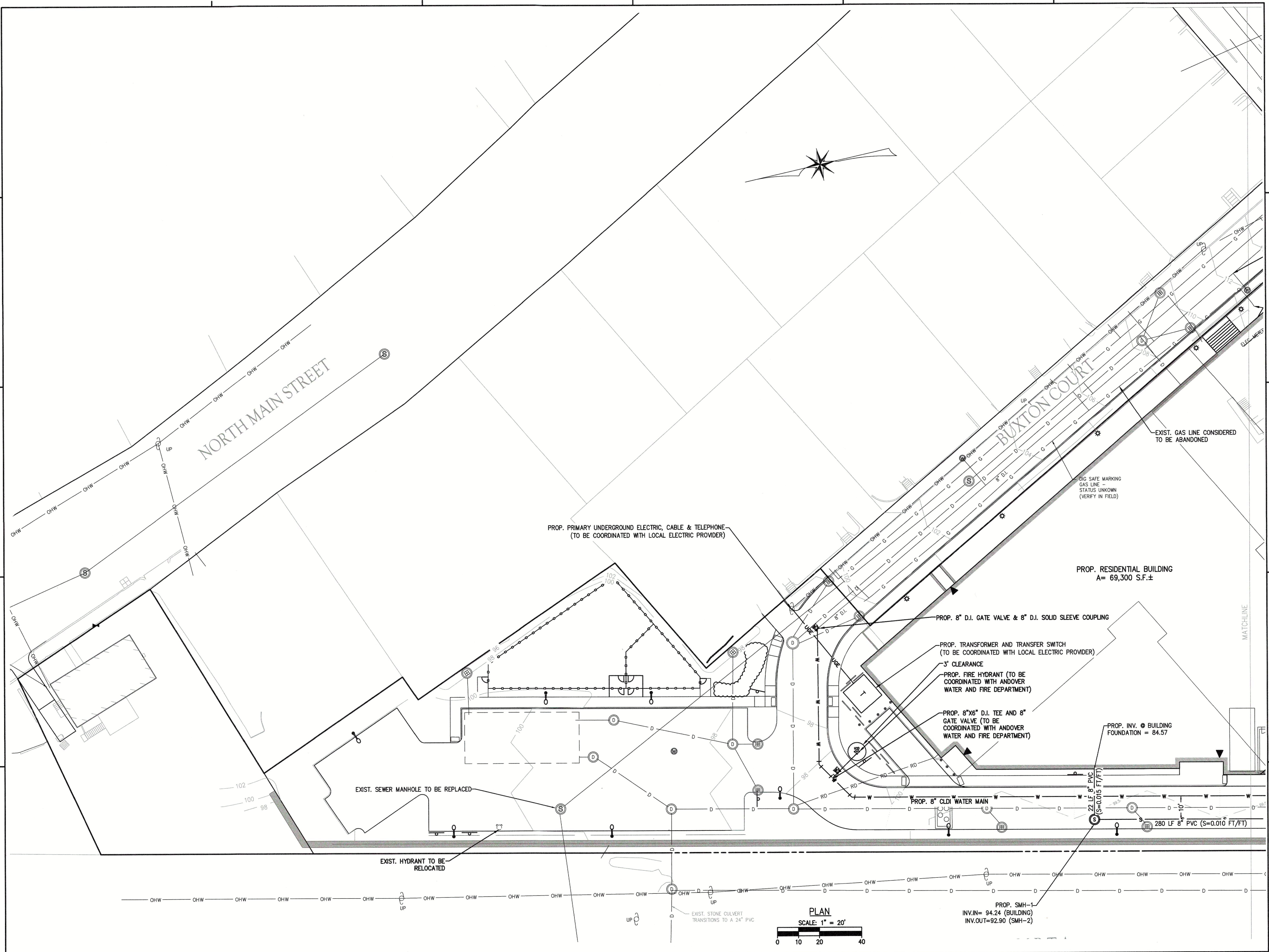
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C5.4

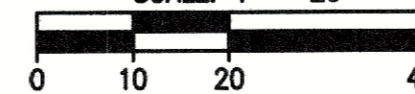


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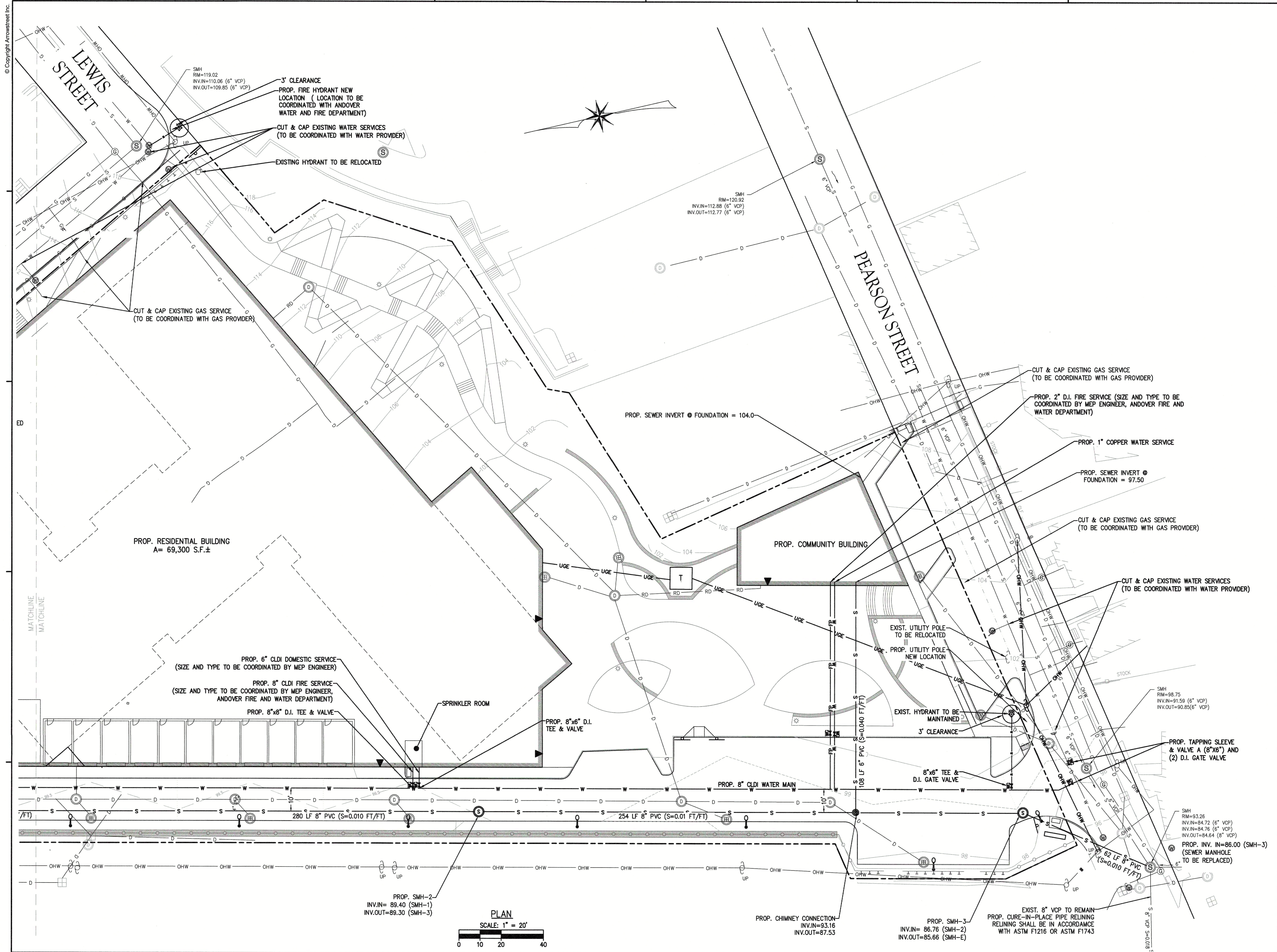
Project No.	4145
Drawn By	LNO
Date	11/15/23
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PLAN
SCALE: 1" = 20'



PROP. SMH-1
INV.IN= 94.24 (BUILDING)
INV.OUT=92.90 (SMH-2)



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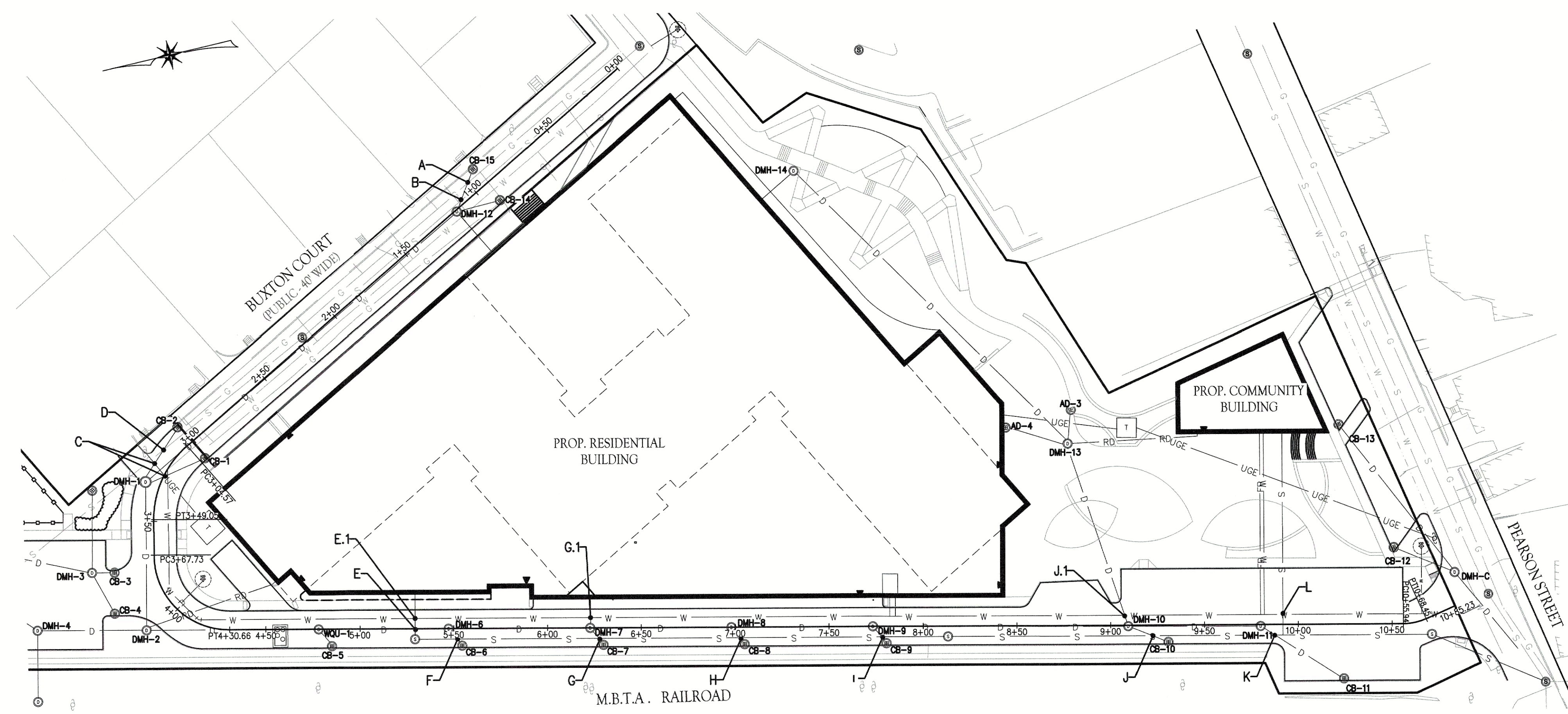
DRAWING TITLE

UTILITY PLAN

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C6.1



PROFILE NOTE:

UNDERGROUND ELECTRIC, TRAFFIC LOOPS AND TELECOMMUNICATION CONDUITS NOT SHOWN. CONTRACTOR TO CONFIRM ALL UTILITIES WITH SERVICE PROVIDERS PRIOR TO CONSTRUCTION.

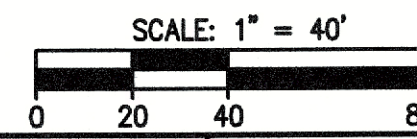
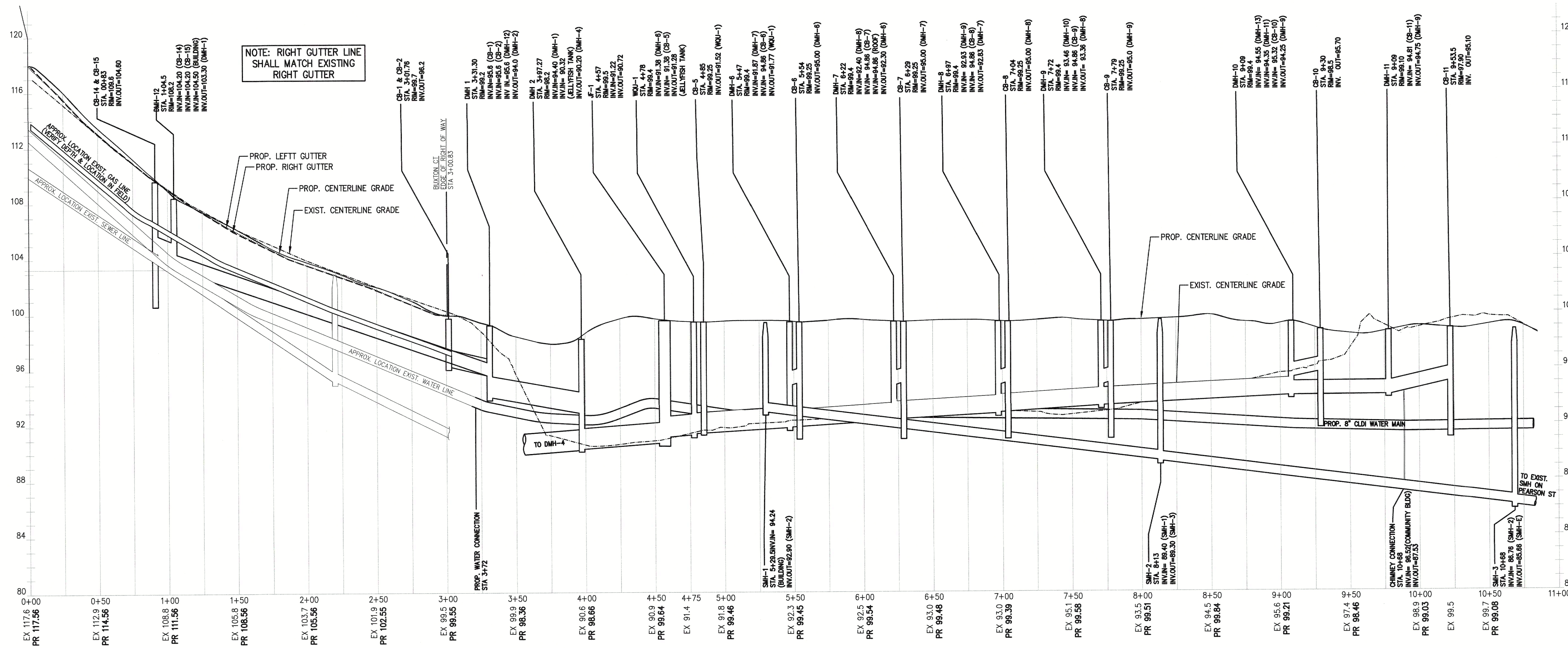
CATCH BASIN/MANHOLE NOTE:

CATCH BASIN GRATES SHALL BE SET AT THE GUTTERLINE AT THE TOE OF THE CURB. RIGHT/LEFT MEASUREMENTS FOR CATCH BASINS SHOWN HERON ARE TO THE BACK CENTER OF THE GRATE. RIGHT/LEFT MEASUREMENTS FOR MANHOLES ARE SHOWN HERON TO THE CENTER OF THE STRUCTURE.

GRADING NOTE:

ALL EXISTING AND FINISHED GRADES SHOWN HEREON SHALL BE FIELD VERIFIED BY THE SITE CONTRACTOR. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.

UTILITY CROSSING SCHEDULE					
CROSSING	TOP OF SEWER OR GAS	BOTTOM OF SEWER OR GAS	BOTTOM OF DRAIN OR WATER	TOP OF DRAIN OR WATER	SEPARATION
A		106.0 (GAS)		105.5	0.5
B		101.94		100.45	1.5
C					
D	90.97		96.05		5.1
E		94.18		93.03	1.2
E.1		94.35		92.85 (WATER)	1.5
F	93.38		94.85		1.5
G	92.67		94.95		3.4
G.1			94.84	93.20 (WATER)	1.6
H	91.54		94.95		4.5
I	90.41		94.95		5.7
J	89.37		95.55		7.3
J.1			94.55	93.05 (WATER)	1.5
K	89.39		92.60		5.4
L		93.6		92.1 (WATER)	1.5



APPLICANT

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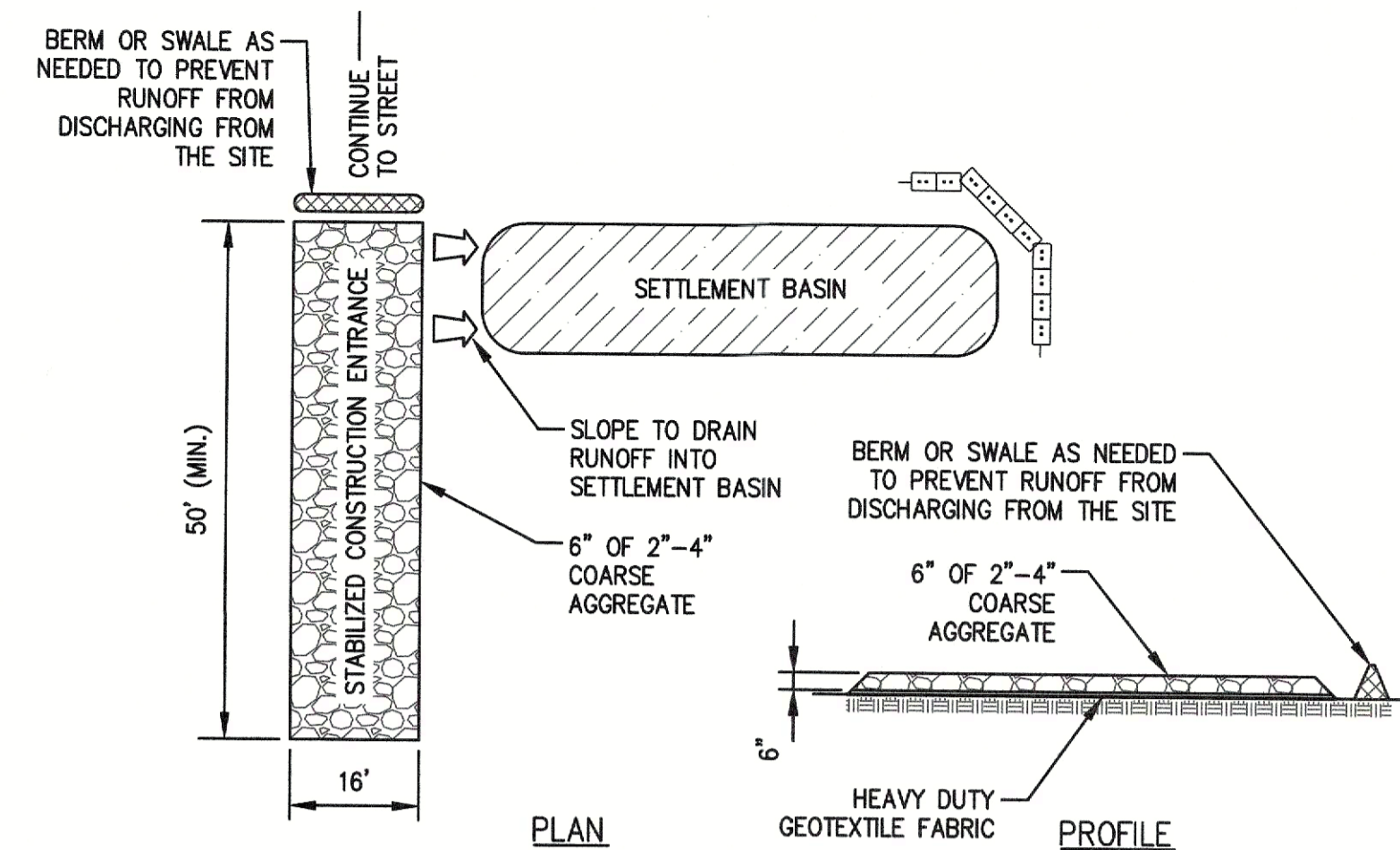
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PROFILE PLAN

Project No.	4145
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DRAWING NUMBER:

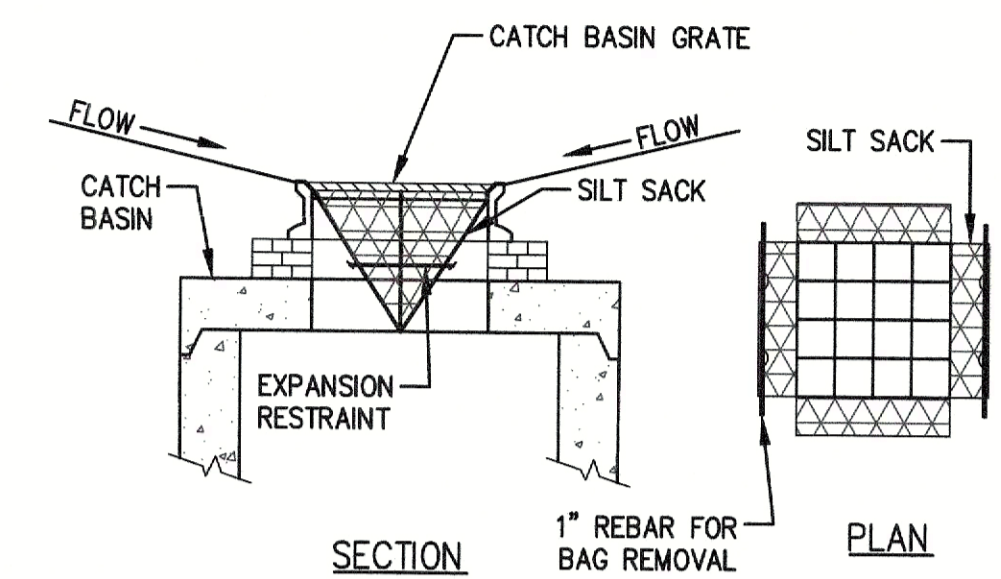
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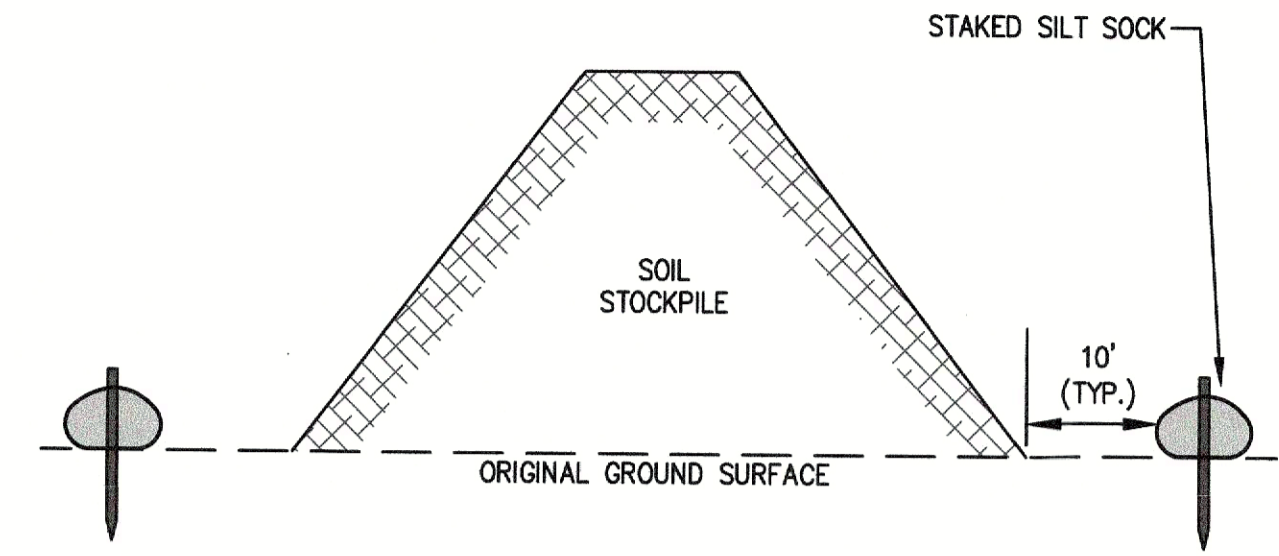
- SITE CONSTRUCTION EXIT SPECIFICATIONS FOR BOSTON WAY:**
- STONE FOR STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 2"-4" STONE.
 - THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40 FEET.
 - THE WIDTH OF THE ENTRANCE SHALL BE NO LESS THAN THE WIDTH OF THE INGRESS OR EGRESS DRIVE, OR 16 FEET, WHICHEVER IS GREATER.
 - GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH MINIMUM 1 TO 5 SLOPES THAT CAN BE CROSSED BY VEHICLES CAN BE SUBSTITUTED.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

- SILT SACK NOTES:**
- INSTALL SILT SACKS IN EXISTING CATCH BASINS. INSTALL SILT SACKS IN NEW CATCH BASINS AFTER INSTALLATION.
 - GRATES TO BE PLACED OVER SILT SACKS.
 - SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED WHEN DEPTH OF SEDIMENT IS WITHIN 6" OF GRATE.

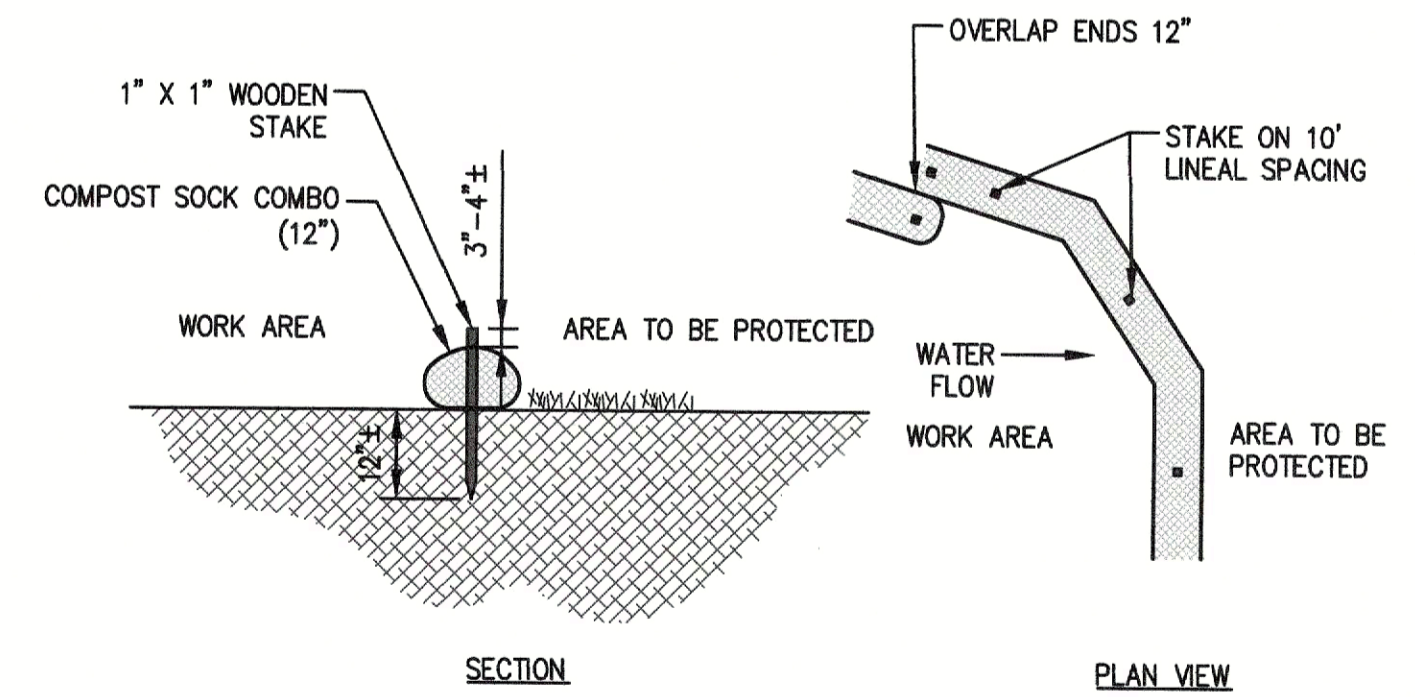


SILT SACK SEDIMENT TRAP
(NOT TO SCALE)

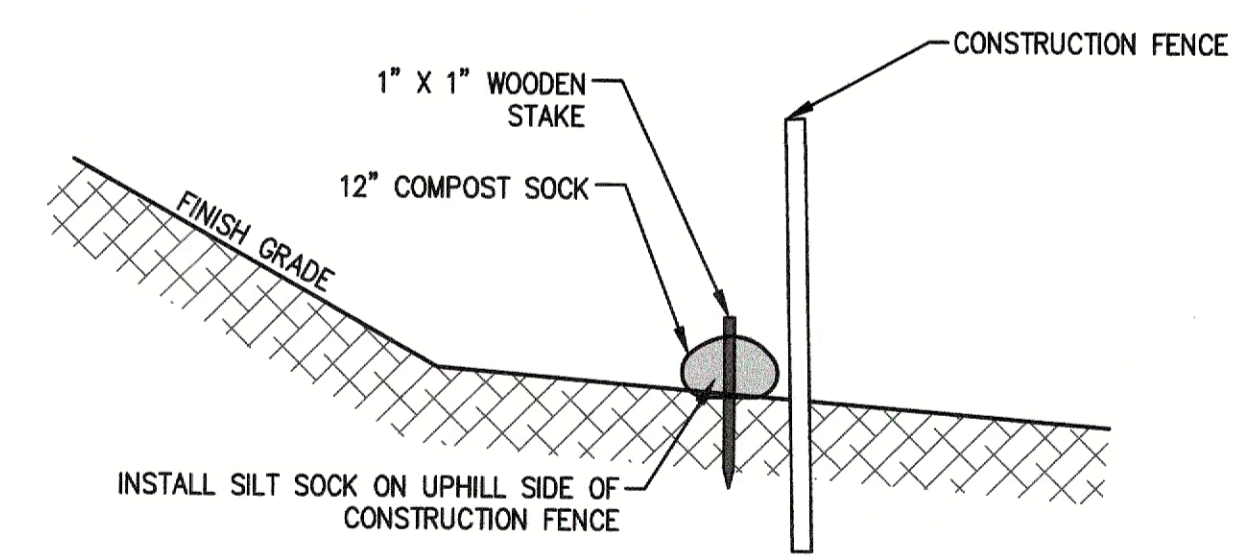


- NOTES:**
- SILT SOCK TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE IF ON LEVEL GROUND OR TO EXTEND AROUND DOWNGRADIENT PORTION STOCKPILE IS ON SLOPE.
 - IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS IT SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OR SEEDING (IF LOAM).
 - INSPECTION OF SILT SOCKS SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT OF SILT SOCK SHALL BE MADE PROMPTLY AS NEEDED.
 - SEDIMENT TRAPPED BY SILT SOCKS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN SEDIMENT DEPTH REACHES 12".
 - SILT SOCKS SHALL BE MAINTAINED UNTIL STOCKPILE IS ELIMINATED.

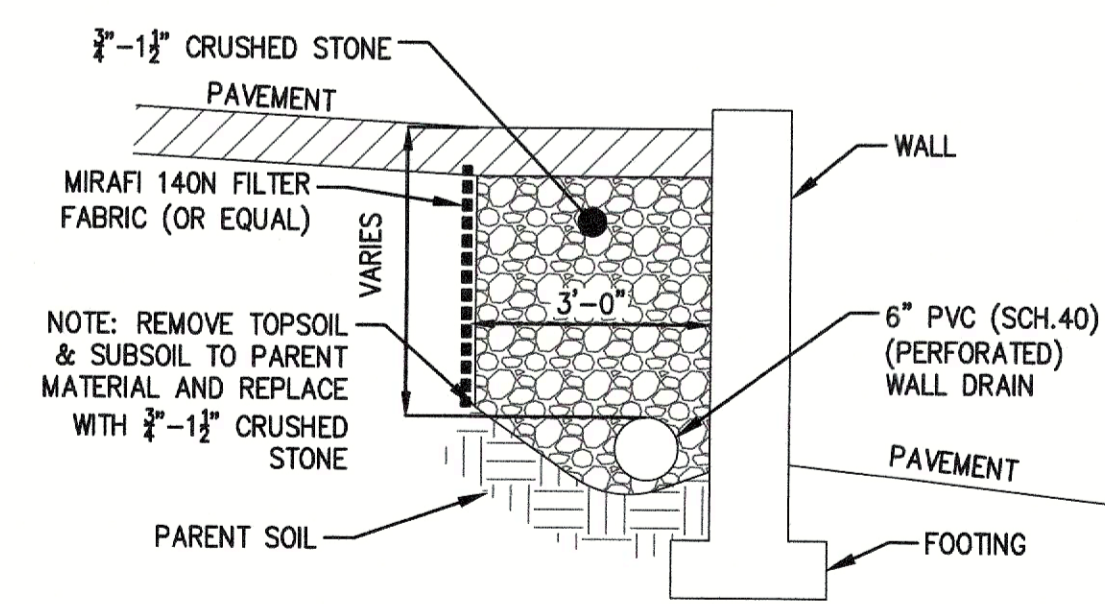
TEMPORARY SOIL STOCKPILE
(NOT TO SCALE)



COMPOST SOCK
(NOT TO SCALE)



COMPOST SOCK BACKED WITH CONSTRUCTION FENCE
(NOT TO SCALE)



WALL DRAIN DETAIL
(NOT TO SCALE)

APPLICANT
ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

ARCHITECT
ARROWSTREET ARCHITECTURE & DESIGN

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BOSTON MA 02109
617.623.5555
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PROJECT INFORMATION
ANDOVER TOWN YARD

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ISSUANCE
SPECIAL PERMIT APPLICATION



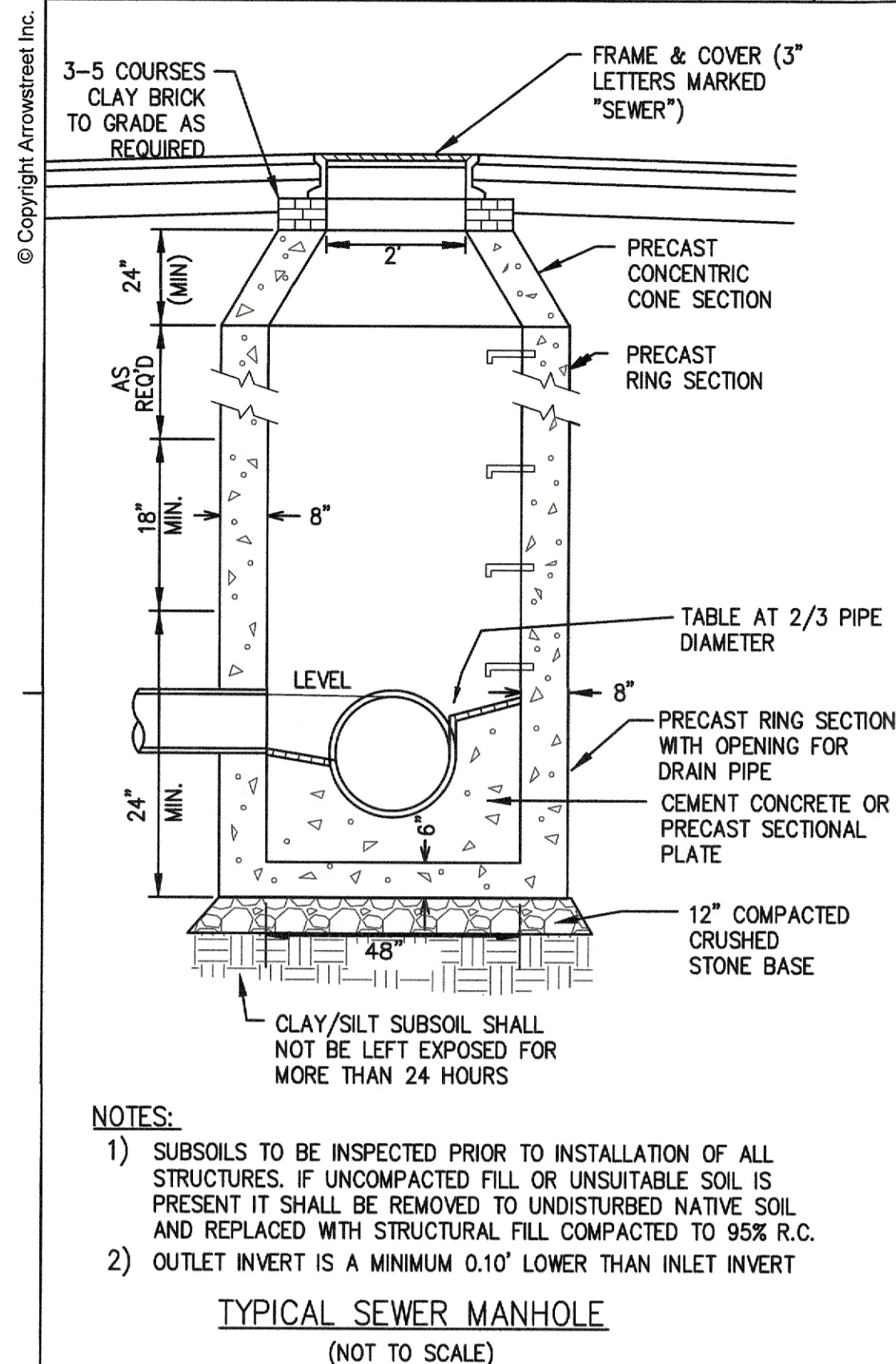
REVISIONS

No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
2	03/14/24	ADDRESS PUBLIC COMMENTS
3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE
CONSTRUCTION DETAILS - EROSION CONTROL

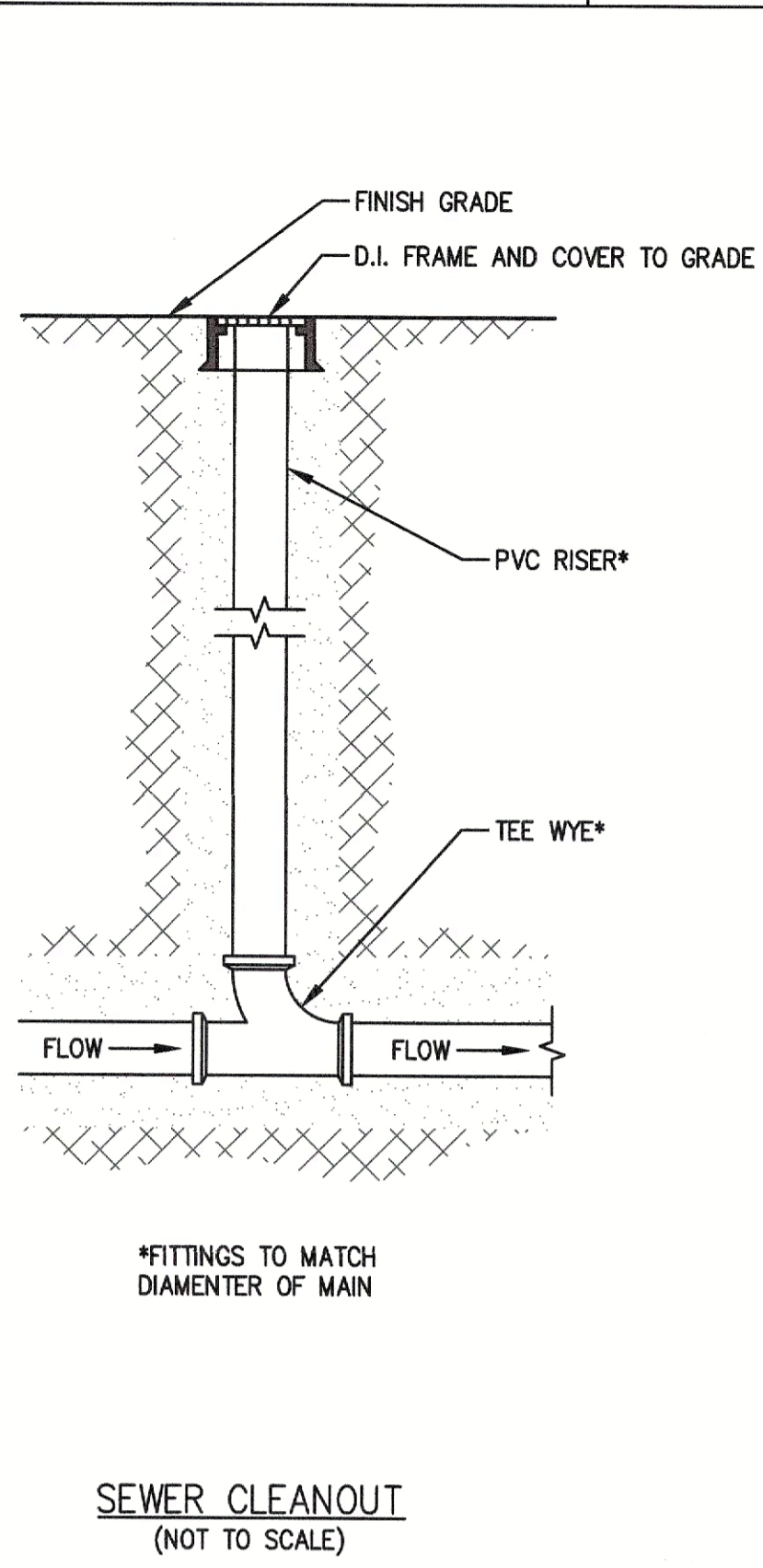
Project No. 4145
Drawn By LNO
Date 11/15/23
Scale AS NOTED

DRAWING NUMBER:
C8.0



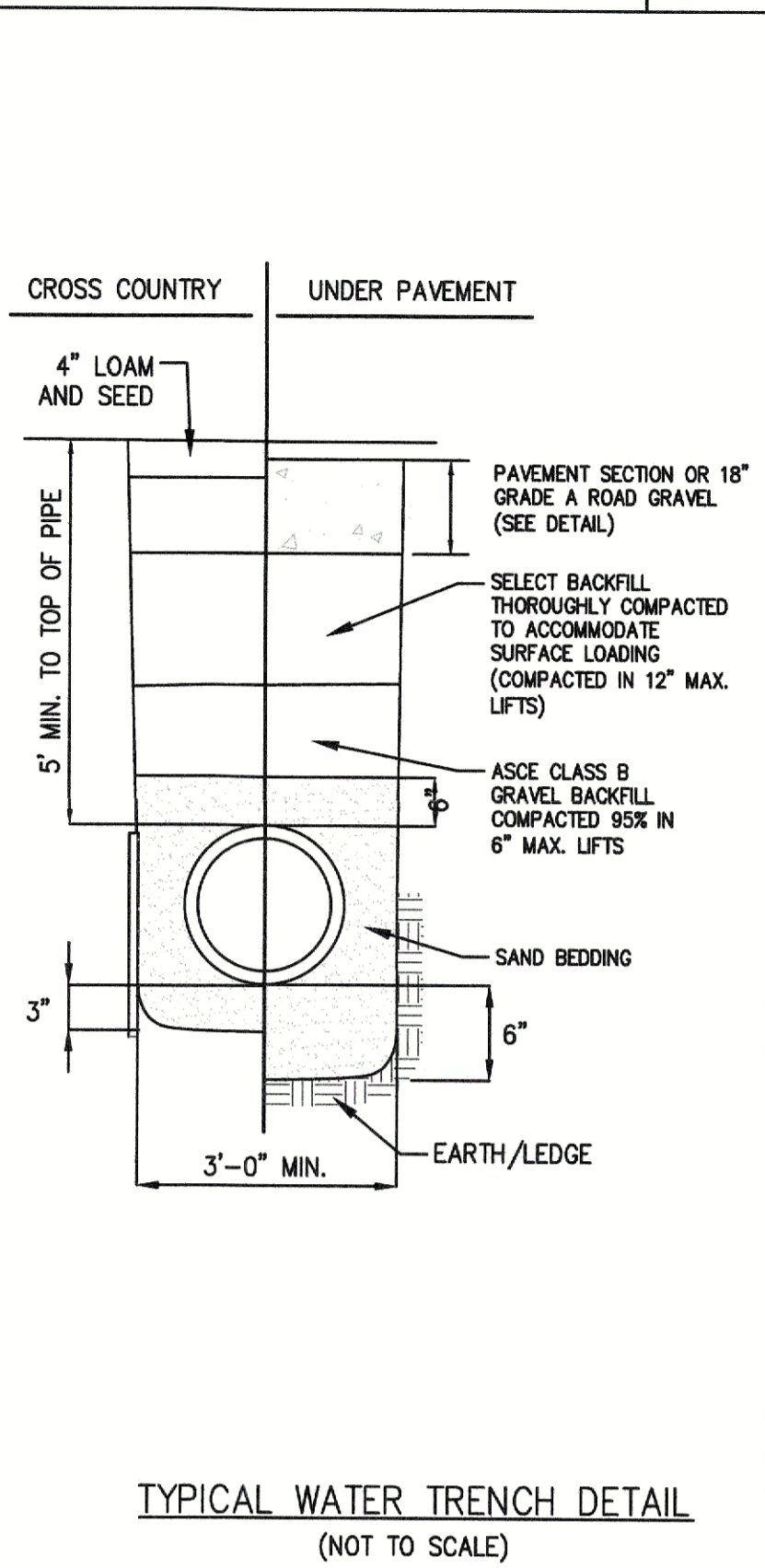
- NOTES:
- 1) SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF ALL STRUCTURES. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.
 - 2) OUTLET INVERT IS A MINIMUM 0.10' LOWER THAN INLET INVERT

TYPICAL SEWER MANHOLE
(NOT TO SCALE)

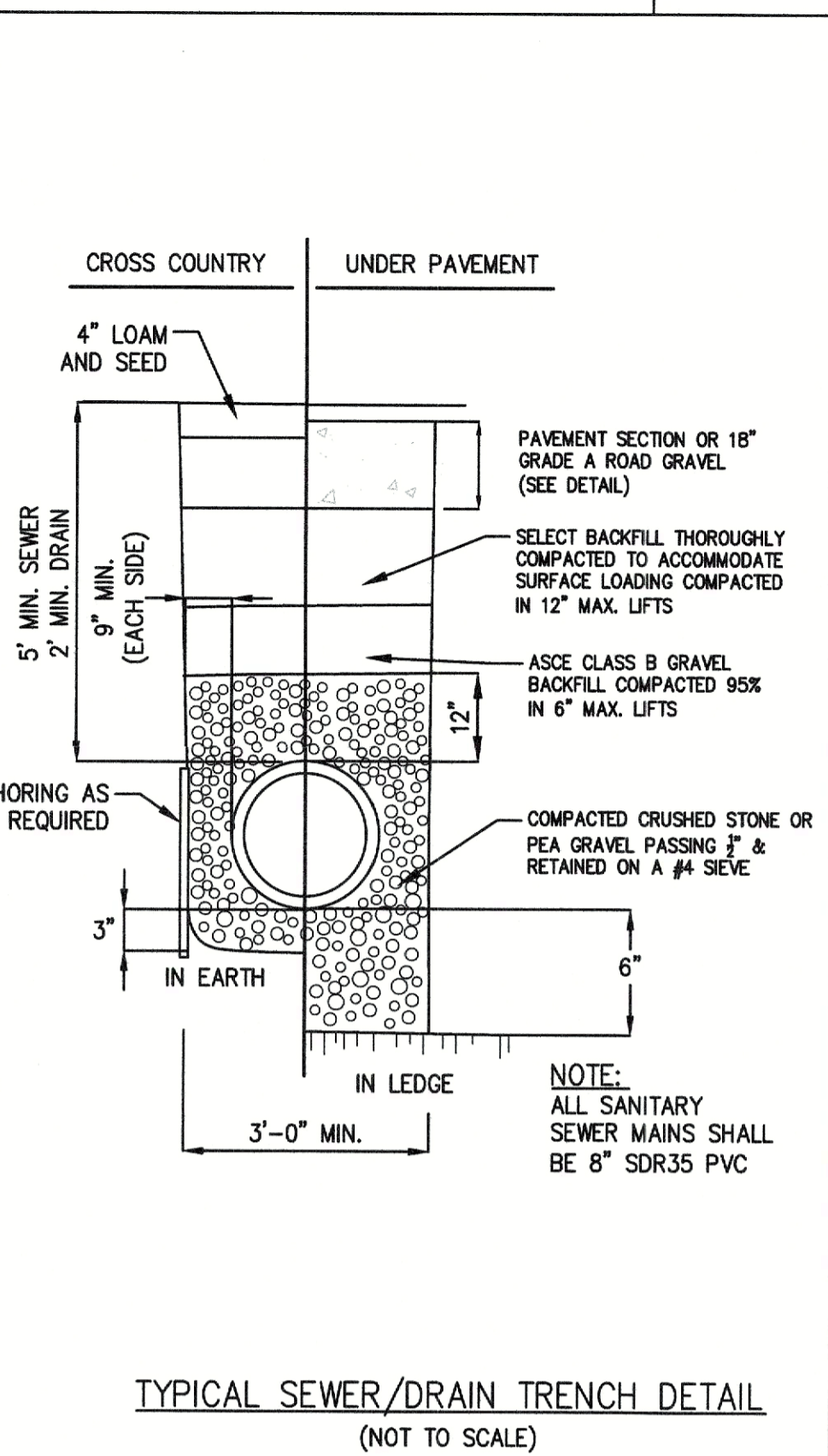


*FITTINGS TO MATCH DIAMETER OF MAIN

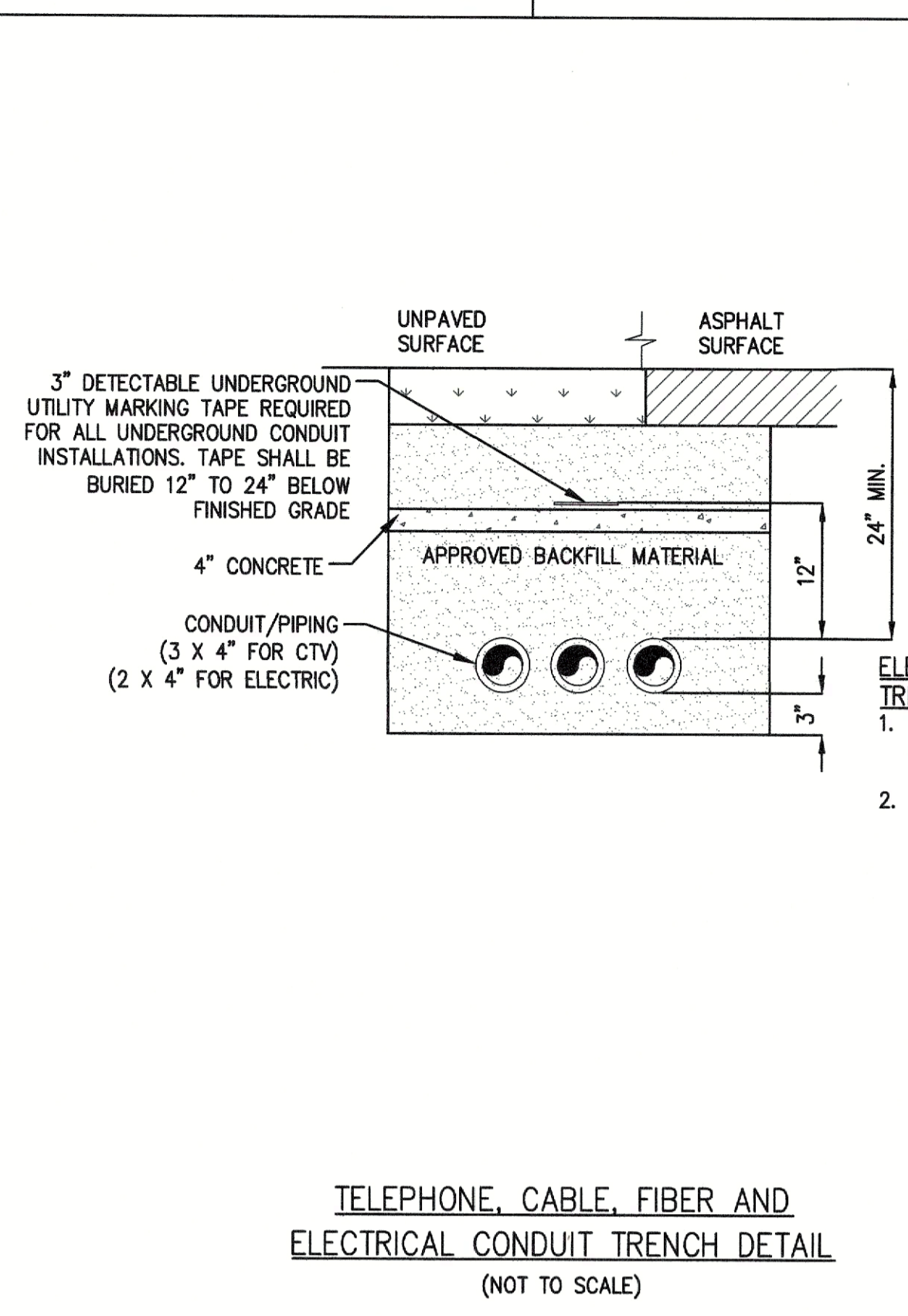
SEWER CLEANOUT
(NOT TO SCALE)



TYPICAL WATER TRENCH DETAIL
(NOT TO SCALE)

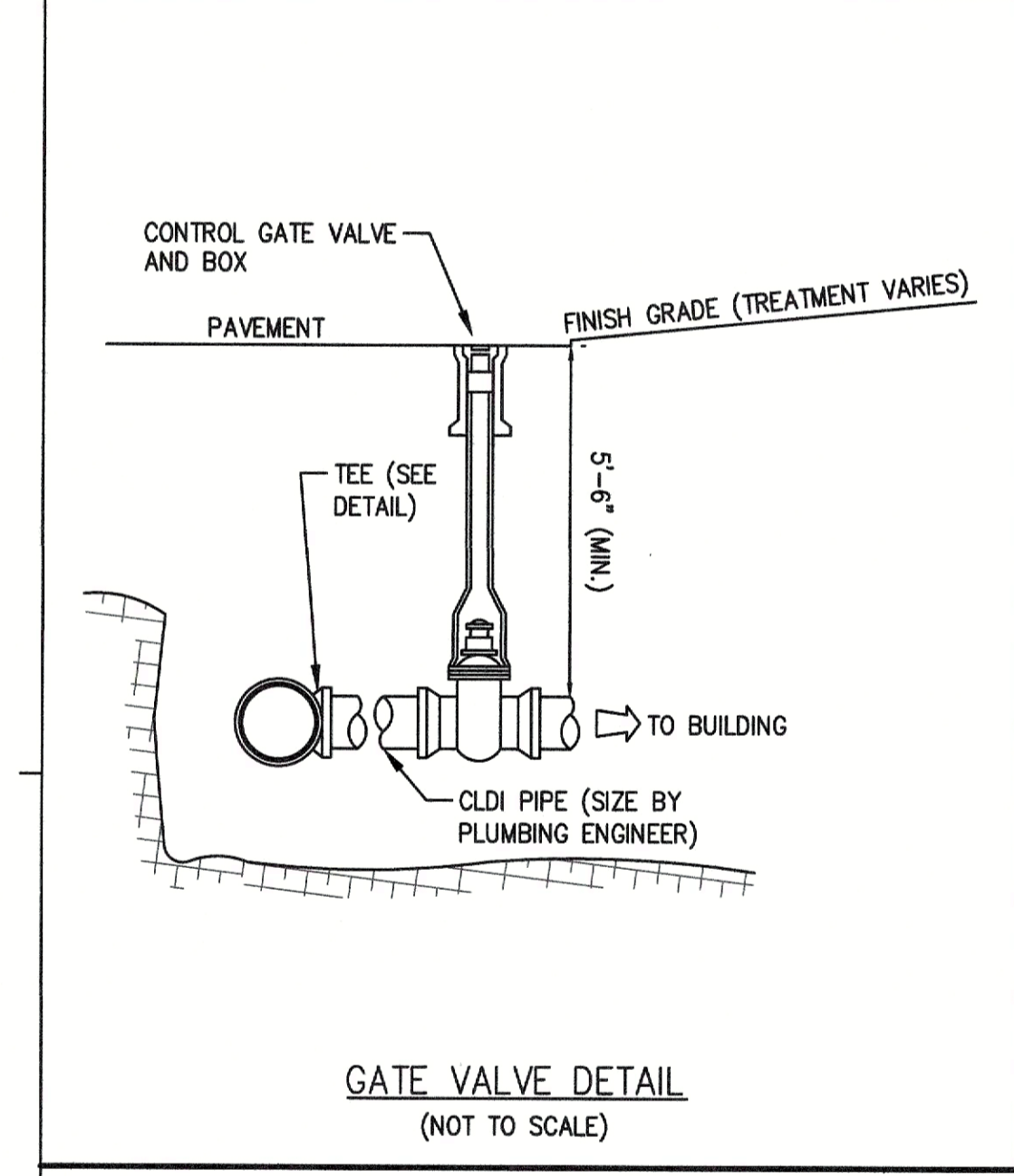


TYPICAL SEWER/DRAIN TRENCH DETAIL
(NOT TO SCALE)

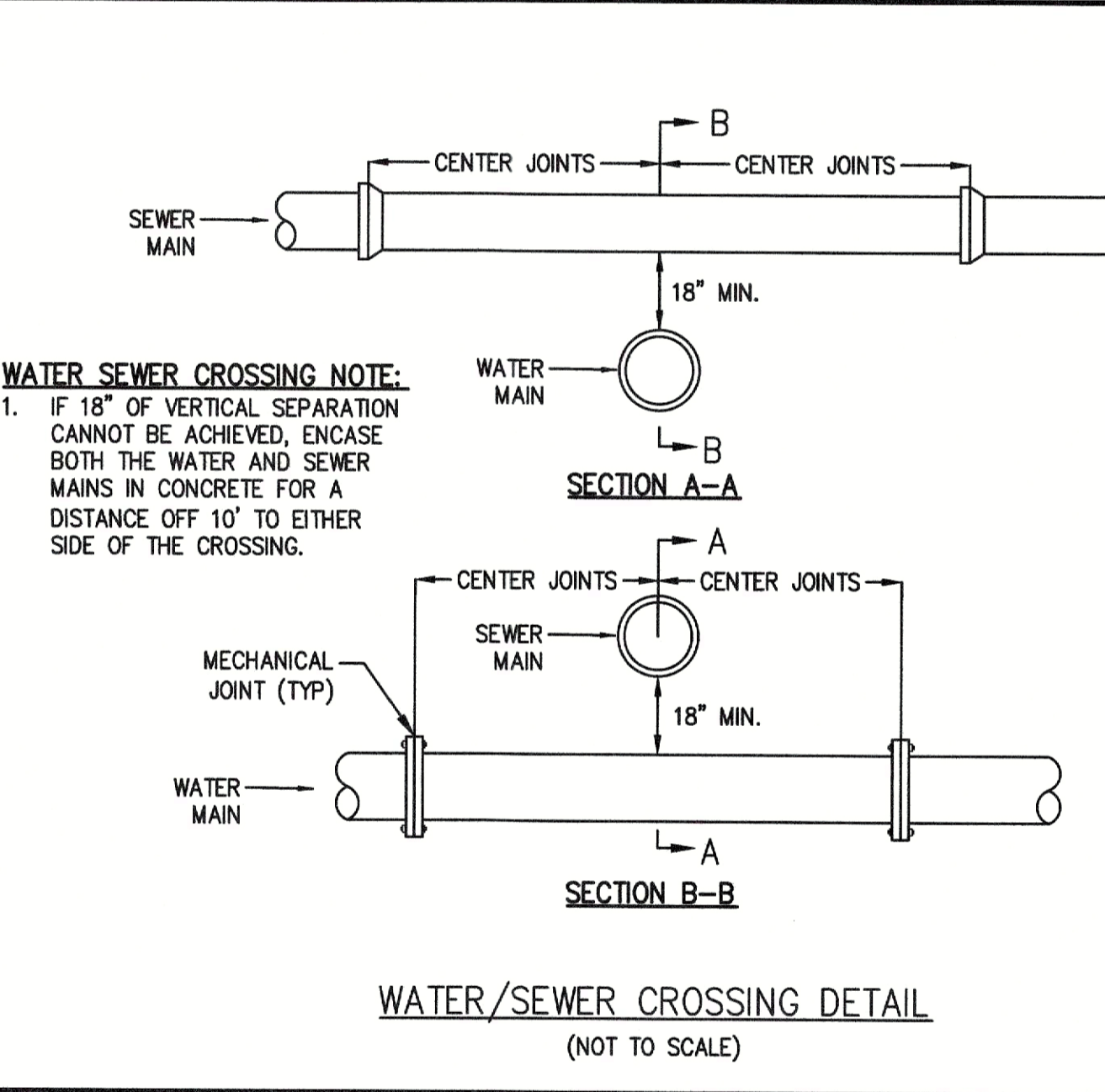


TELEPHONE, CABLE, FIBER AND ELECTRICAL CONDUIT TRENCH DETAIL
(NOT TO SCALE)

- ELECTRICAL CONDUIT TRENCH DETAIL NOTES:
1. ADJUST FOR ANY LOCAL MODIFICATIONS TO NFPA 70/NEC
 2. COORDINATE CONDUITS WITH APPLICABLE SERVICE PROVIDERS.

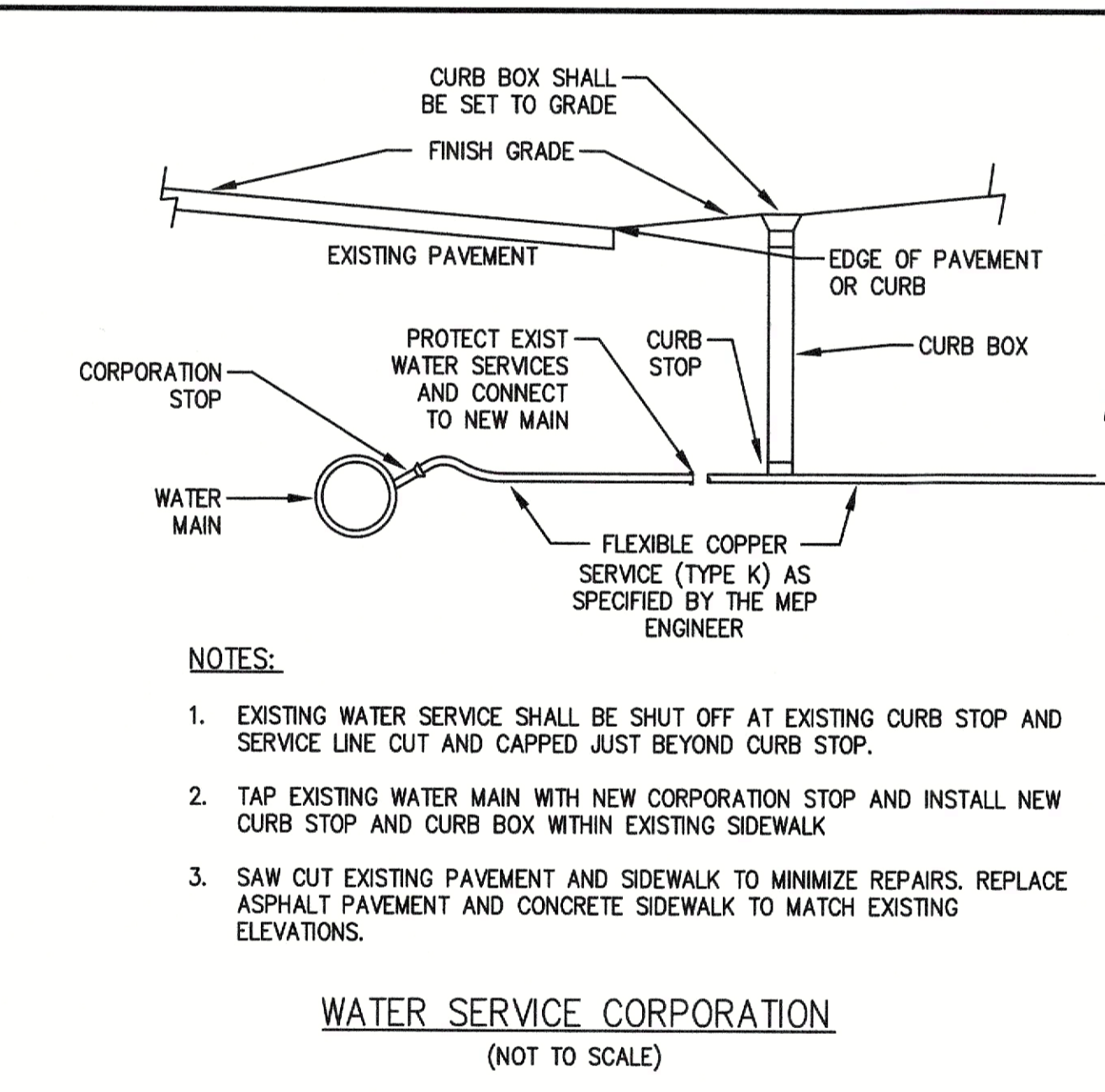


GATE VALVE DETAIL
(NOT TO SCALE)



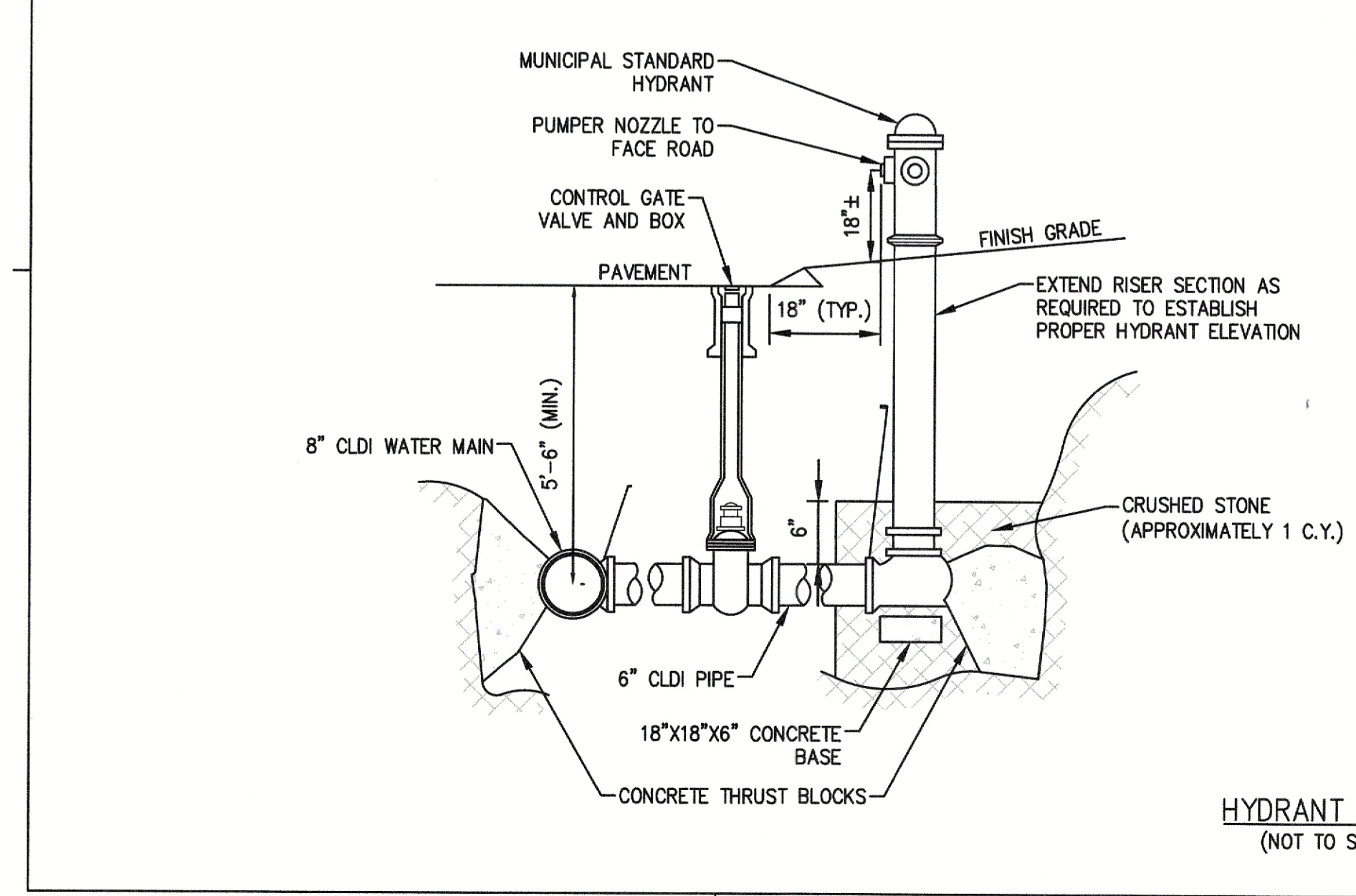
- WATER SEWER CROSSING NOTE:
1. IF 18" OF VERTICAL SEPARATION CANNOT BE ACHIEVED, ENCASE BOTH THE WATER AND SEWER MAINS IN CONCRETE FOR A DISTANCE OFF 10' TO EITHER SIDE OF THE CROSSING.

WATER/SEWER CROSSING DETAIL
(NOT TO SCALE)



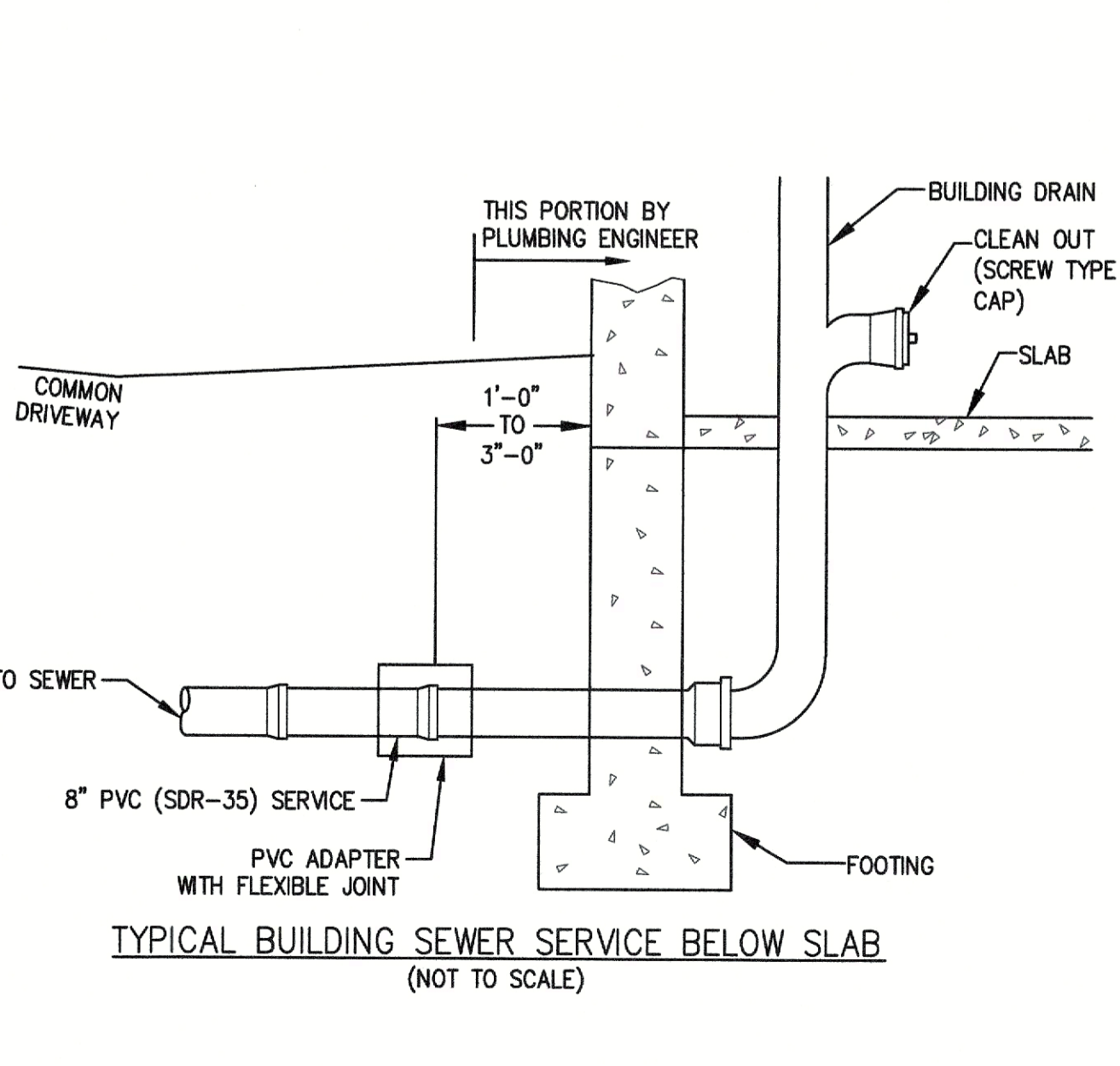
- NOTES:
1. EXISTING WATER SERVICE SHALL BE SHUT OFF AT EXISTING CURB STOP AND SERVICE LINE CUT AND CAPPED JUST BEYOND CURB STOP.
 2. TAP EXISTING WATER MAIN WITH NEW CORPORATION STOP AND INSTALL NEW CURB STOP AND CURB BOX WITHIN EXISTING SIDEWALK.
 3. SAW CUT EXISTING PAVEMENT AND SIDEWALK TO MINIMIZE REPAIRS. REPLACE ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO MATCH EXISTING ELEVATIONS.

WATER SERVICE CORPORATION
(NOT TO SCALE)



- NOTES:
1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
 2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.

HYDRANT DETAIL
(NOT TO SCALE)



TYPICAL BUILDING SEWER SERVICE BELOW SLAB
(NOT TO SCALE)

ANDOVER TOWN YARD, LLC

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PROJECT INFORMATION

ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE

SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

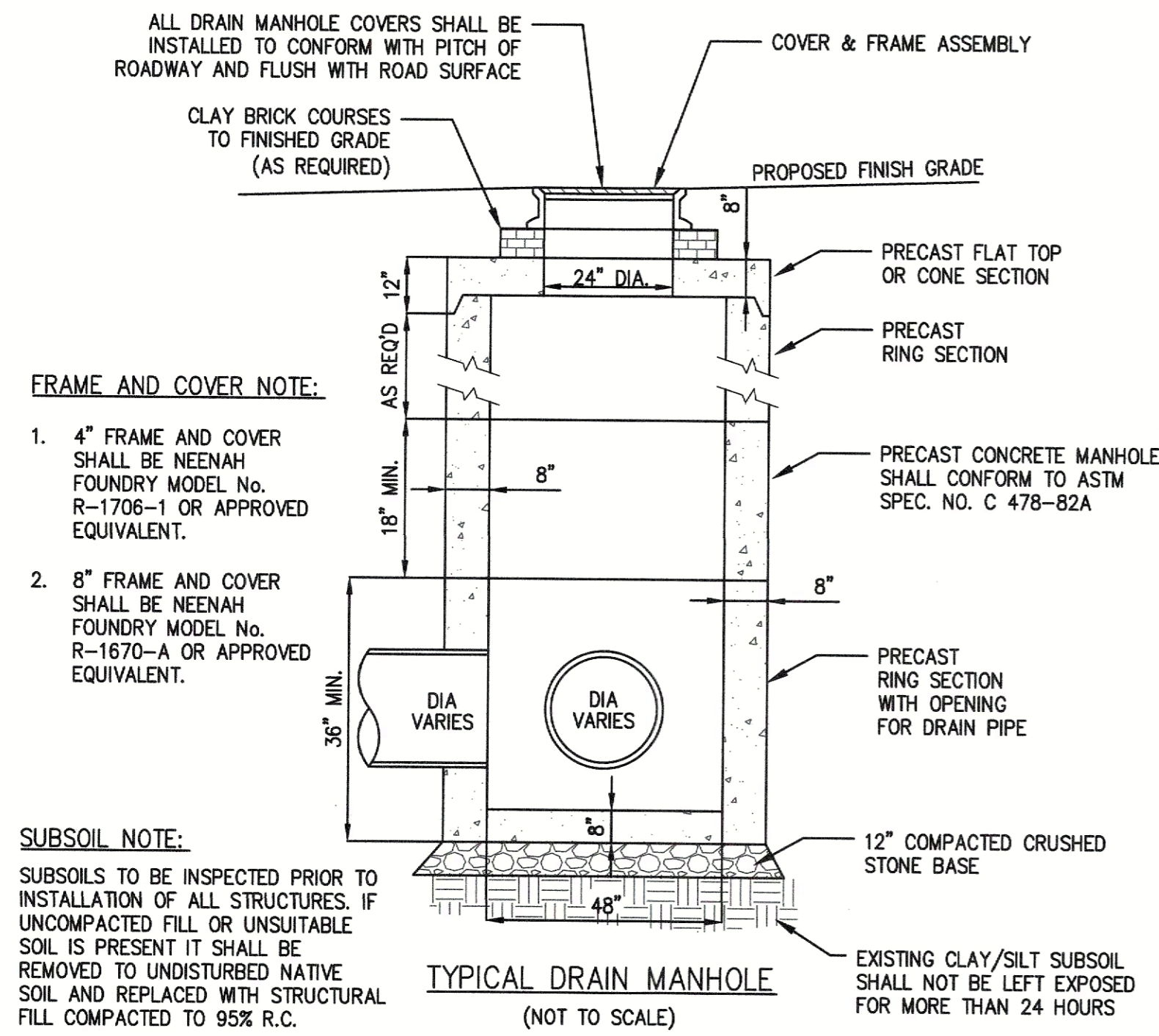
No.	Date	Description
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3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE

CONSTRUCTION DETAILS - UTILITIES

Project No. 4145
Drawn By LNO
Date 11/15/23
Scale AS NOTED

DRAWING NUMBER:



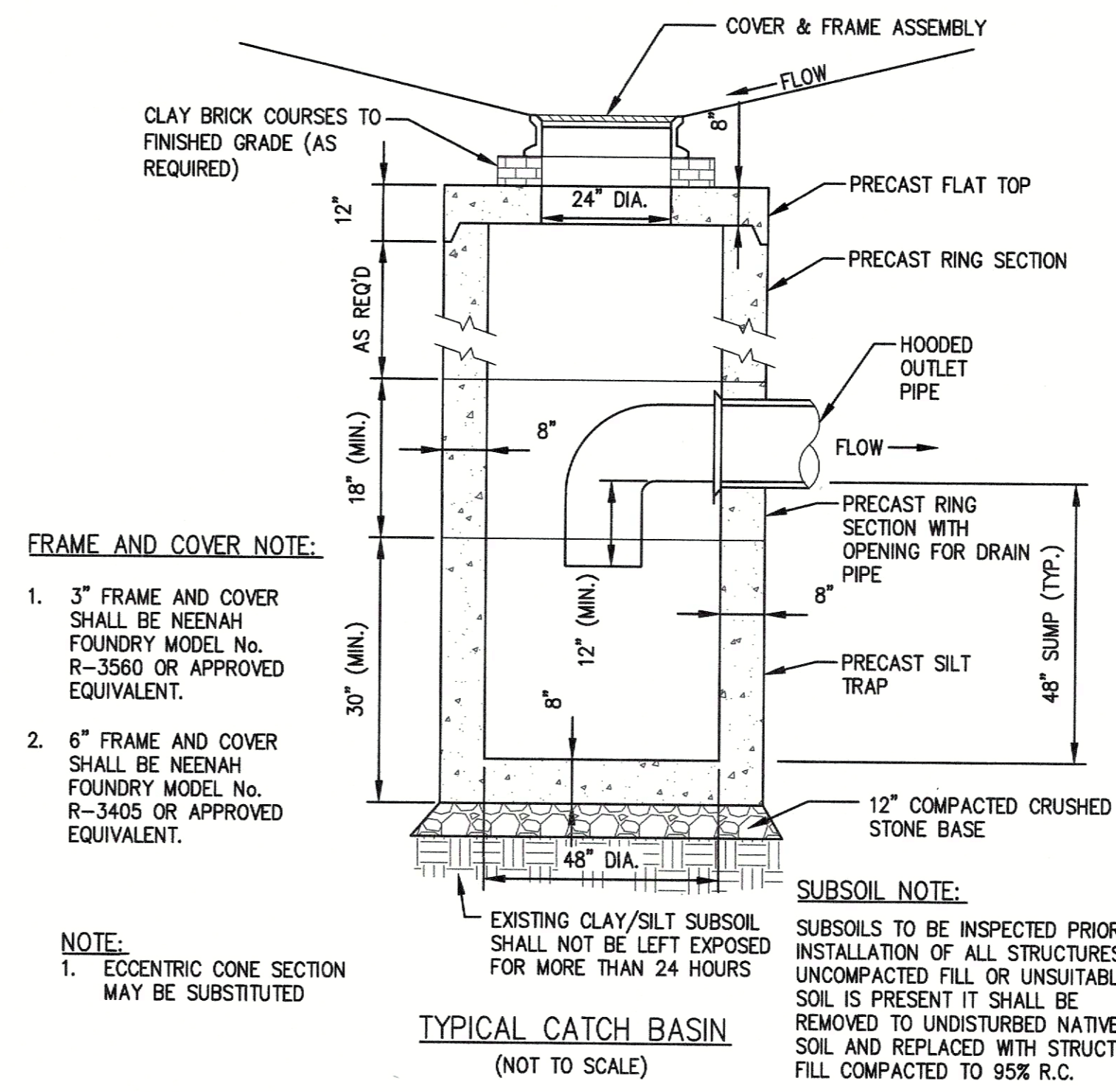
FRAME AND COVER NOTE:

- 4" FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL No. R-1706-1 OR APPROVED EQUIVALENT.
- 8" FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL No. R-1670-A OR APPROVED EQUIVALENT.

SUBSOIL NOTE:

SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF ALL STRUCTURES. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.

TYPICAL DRAIN MANHOLE
(NOT TO SCALE)



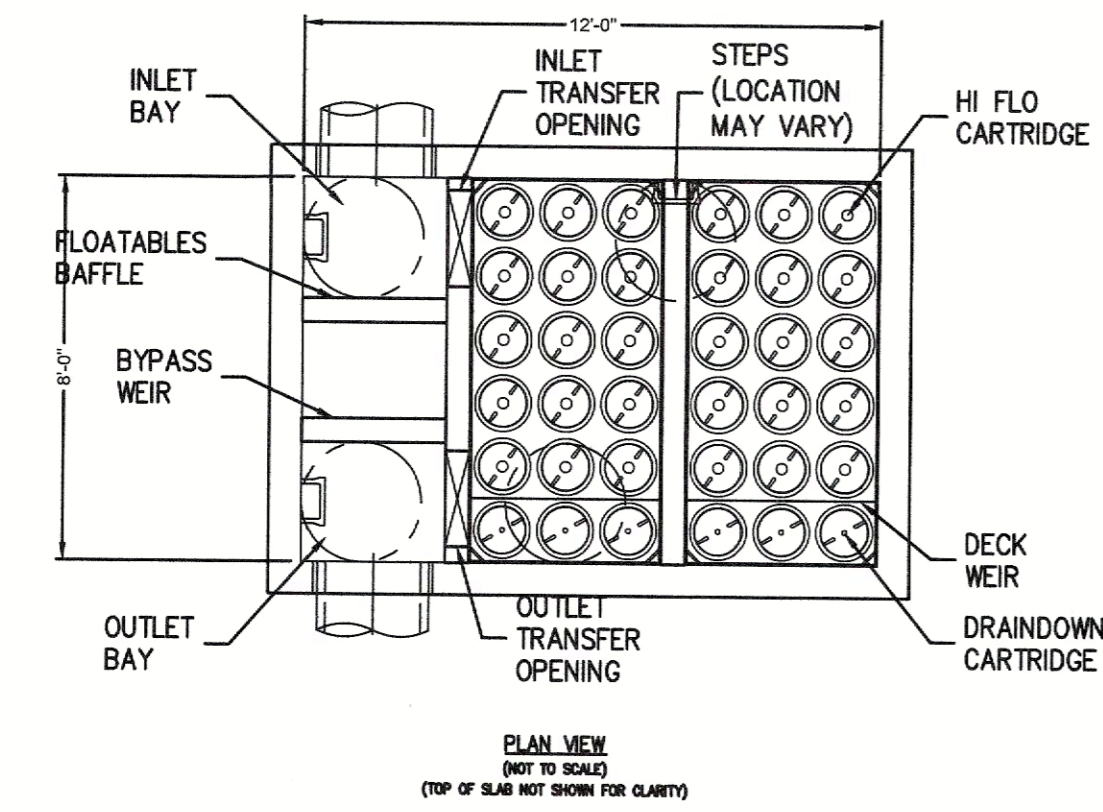
FRAME AND COVER NOTE:

- 3" FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL No. R-3560 OR APPROVED EQUIVALENT.
- 6" FRAME AND COVER SHALL BE NEENAH FOUNDRY MODEL No. R-3405 OR APPROVED EQUIVALENT.

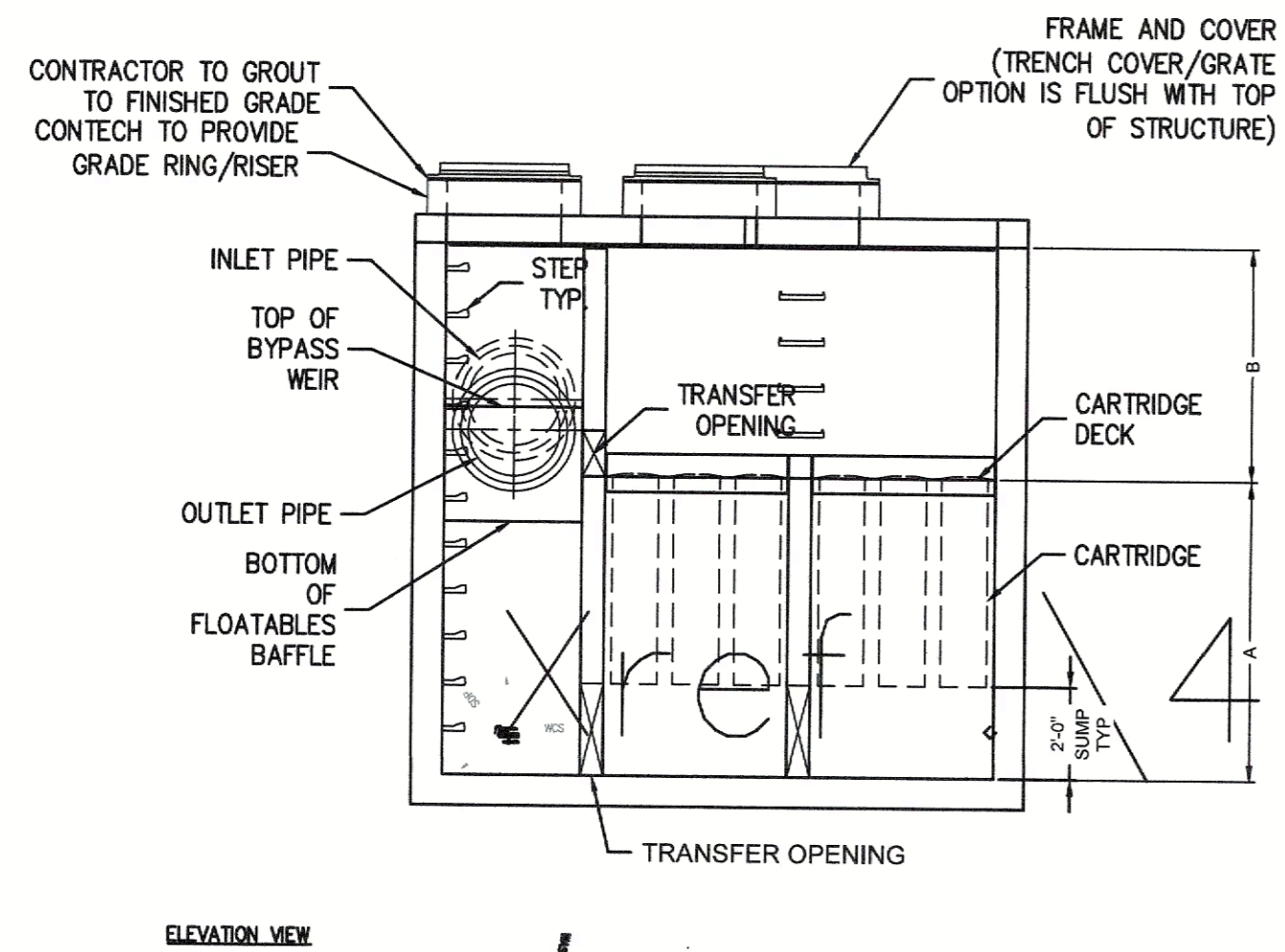
NOTE:

- ECCENTRIC CONE SECTION MAY BE SUBSTITUTED

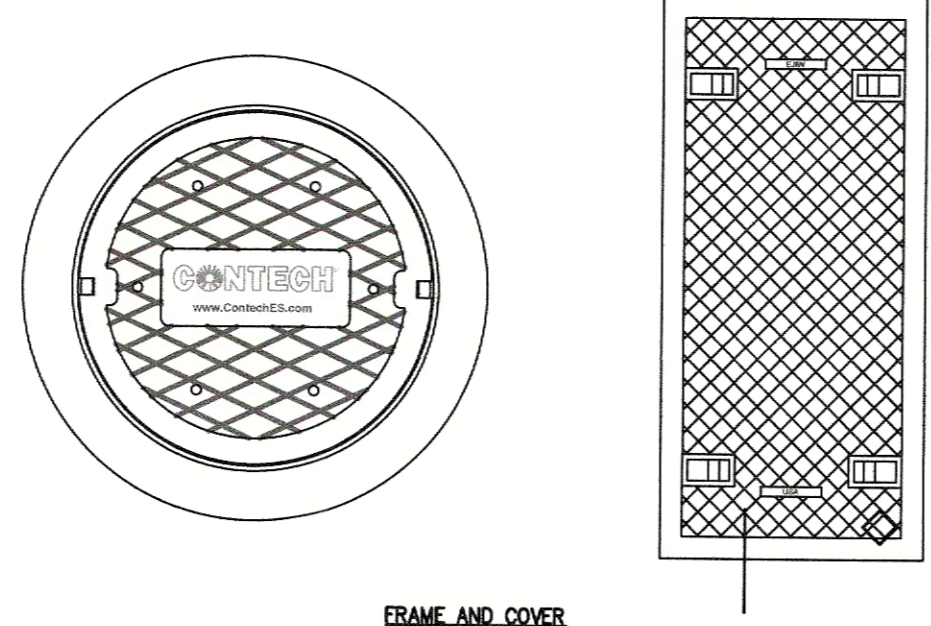
TYPICAL CATCH BASIN
(NOT TO SCALE)



PLAN VIEW
(NOT TO SCALE)
(TOP OF SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW



FRAME AND COVER

JELLYFISH FILTER
(NOT TO SCALE)

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
- JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

JELLYFISH DESIGN NOTES	
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD	
CARTRIDGE SELECTION	
CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HIGH-FLO/DRAINDOWN (GFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (GFS)	5.88
DECK TO INSIDE TOP (MIN) (B)	5.00

APPLICANT

ANDOVER TOWN YARD, LLC

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PROJECT INFORMATION

ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE

SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
2	03/14/24	ADDRESS PUBLIC COMMENTS
3	05/07/24	ADDRESS PUBLIC COMMENTS

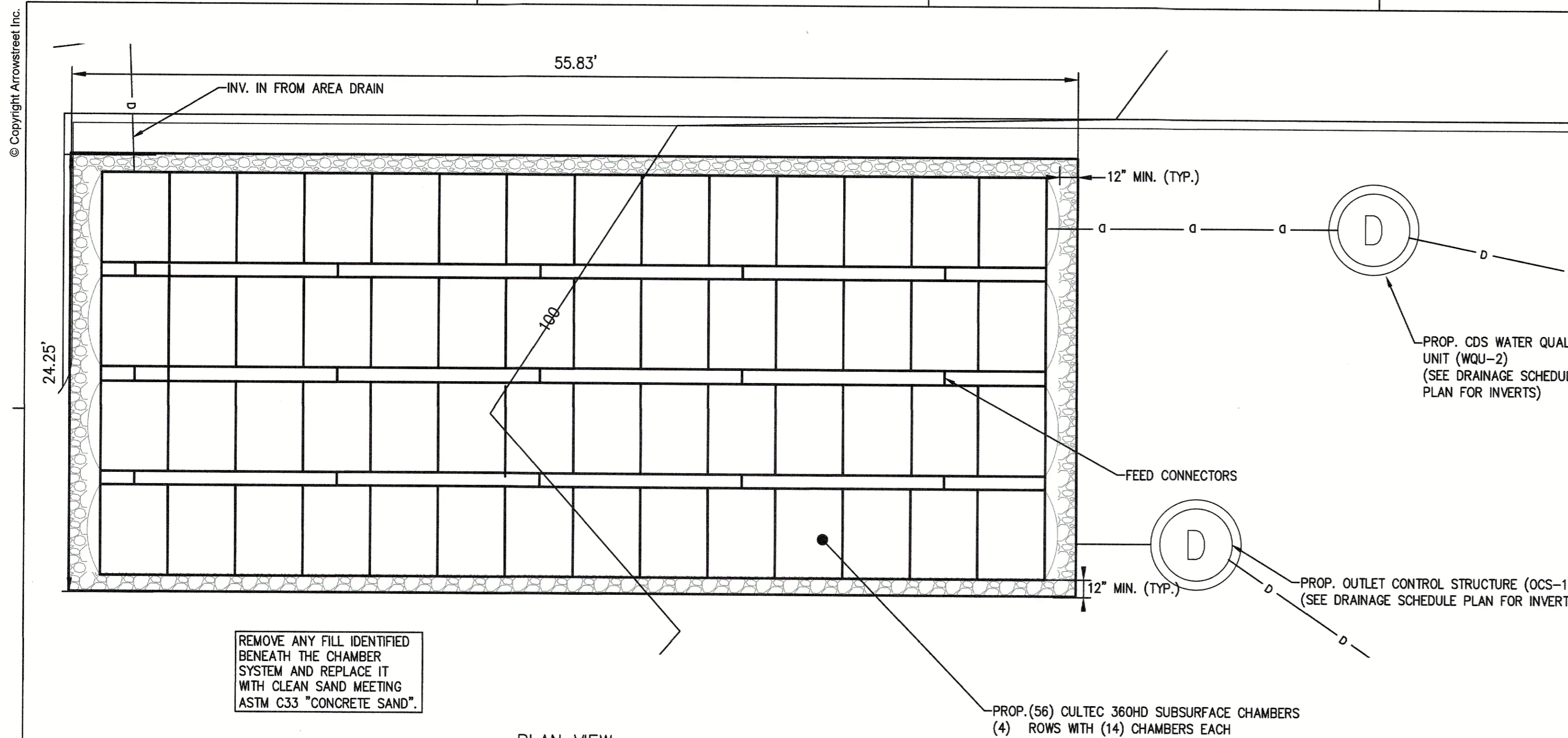
DRAWING TITLE

CONSTRUCTION DETAILS - DRAINAGE

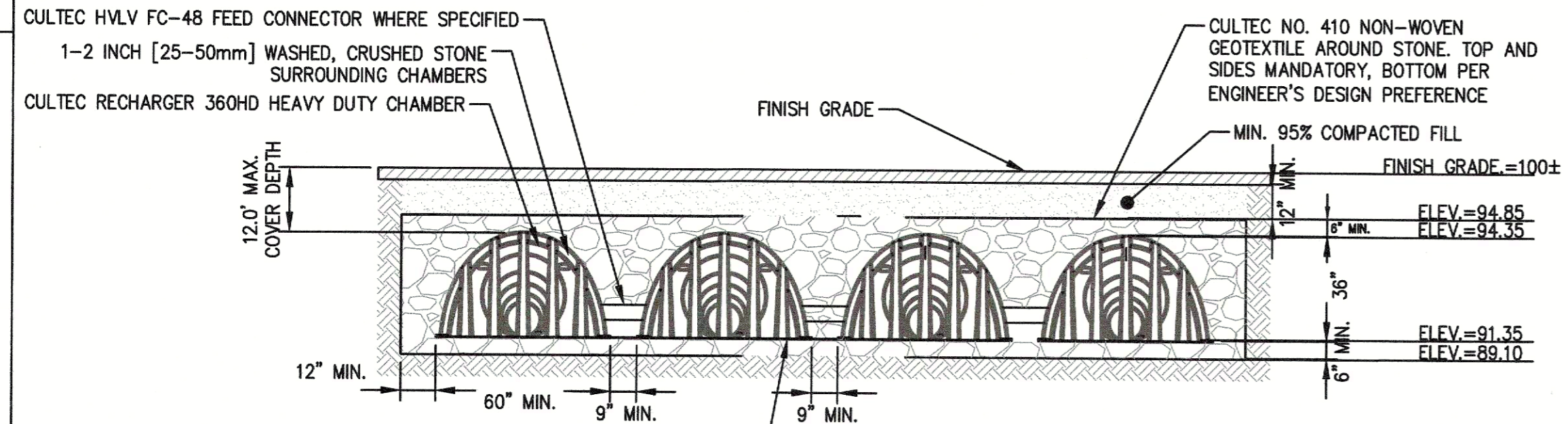
Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C8.2



PLAN VIEW
(SCALE: 1"=5')

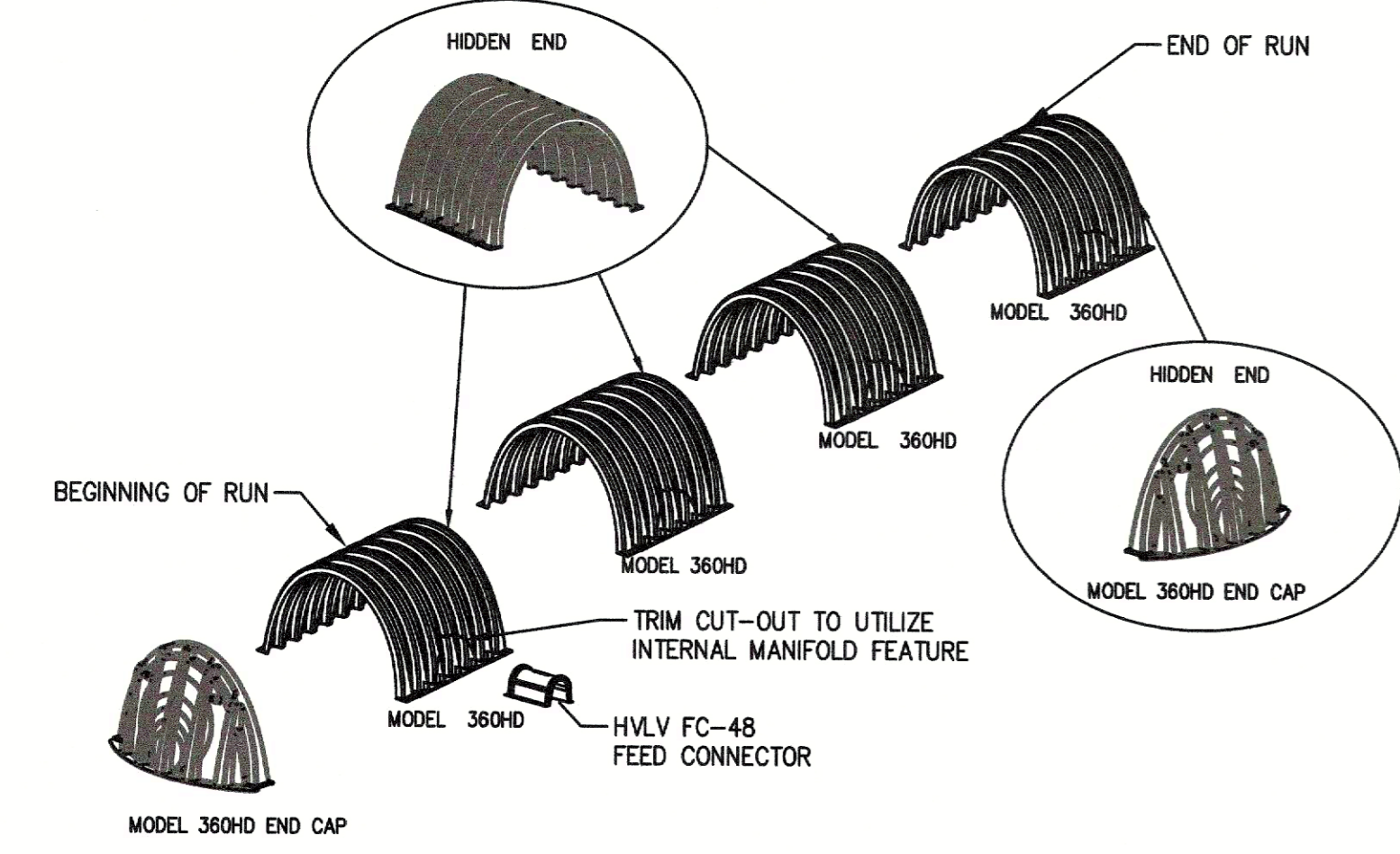


CROSS SECTION

CULTEC NO. 4800 WOVEN GEOTEXTILE TO BE PLACED BENEATH INTERNAL MANIFOLD FEATURE AND BENEATH ALL INLET/OUTLET PIPES (FOR SCOUR PROTECTION)

INSPECTION NOTE: SYSTEM INSPECTION REQUIRES A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CIVIL ENGINEER TO CONDUCT THE FOLLOWING INSPECTIONS:

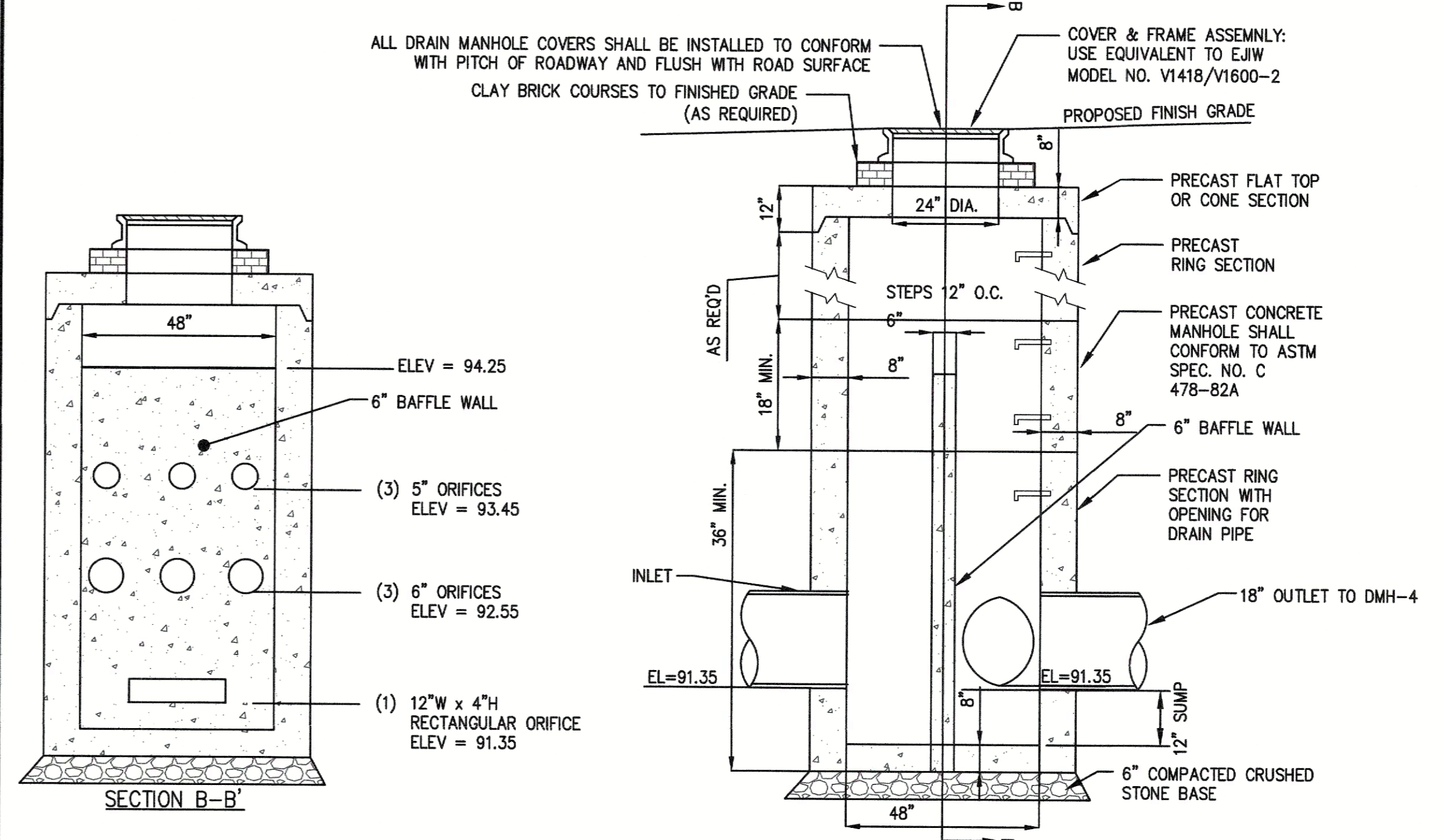
1. BOTTOM OF EXCAVATION PRIOR TO BACKFILLING.
2. AFTER INSTALLATION, PRIOR TO COVERING THE CHAMBERS.
3. COMPLETION OF CONSTRUCTION.



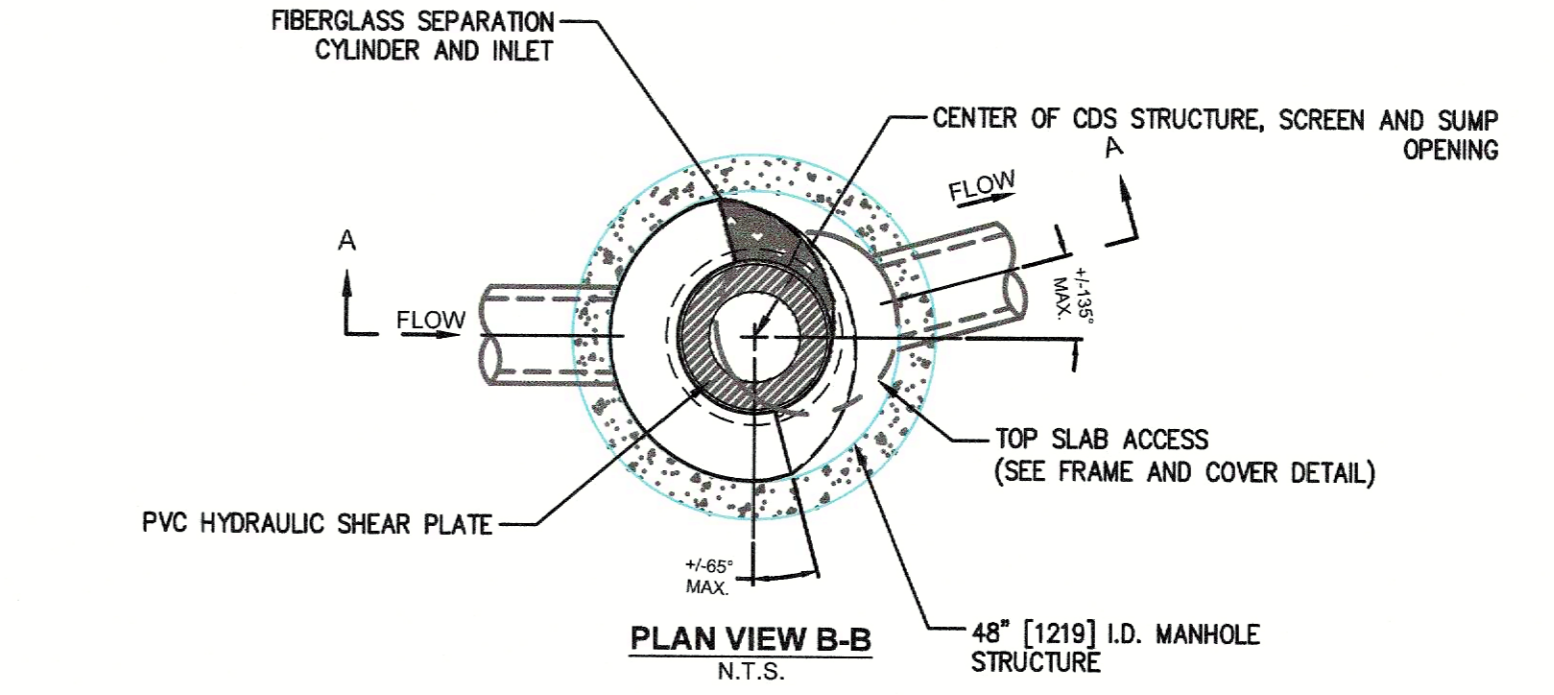
NOTES:

1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTREC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

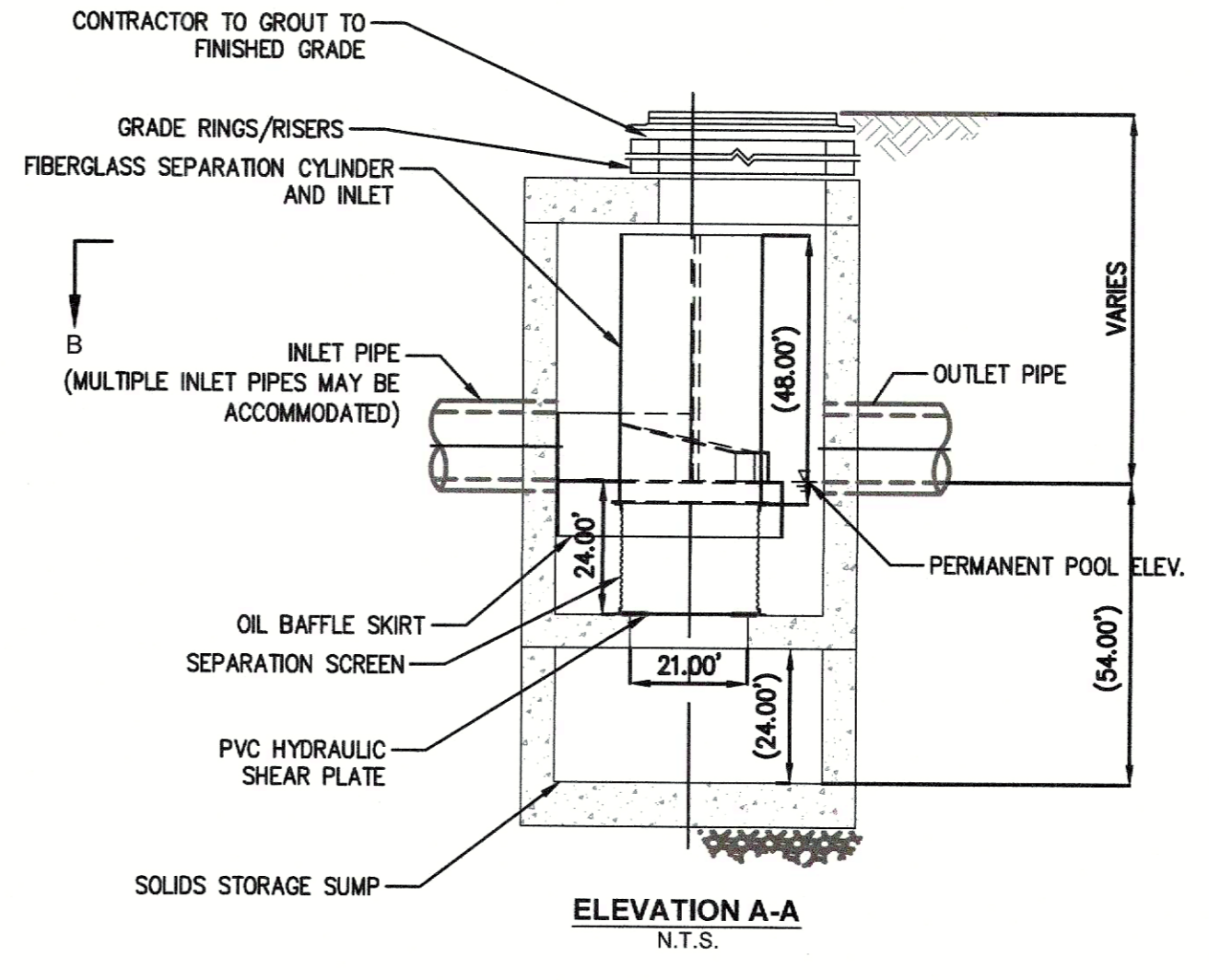
ROOF RECHARGE SYSTEM (CULTEC RECHARGER 360HD)
(NOT TO SCALE)



OUTLET CONTROL STRUCTURE (OCS-1)
(NOT TO SCALE)



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

CDS WATER QUALITY UNIT
(NOT TO SCALE)

APPLICANT

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ARCHITECT

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PROJECT INFORMATION

ANDOVER TOWN YARD

11 LEWIS ST, ANDOVER, MA 01810

ISSUANCE

SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
2	03/14/24	ADDRESS PUBLIC COMMENTS
3	05/07/24	ADDRESS PUBLIC COMMENTS

DRAWING TITLE

CONSTRUCTION DETAILS - DRAINAGE

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C8.3

ANDOVER TOWN YARD, LLC

231 SUTTON STREET, SUITE 1B
NORTH ANDOVER, MA 01845

ARCHITECT
ARROWSTREET ARCHITECTURE & DESIGN

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ANDOVER TOWN YARD

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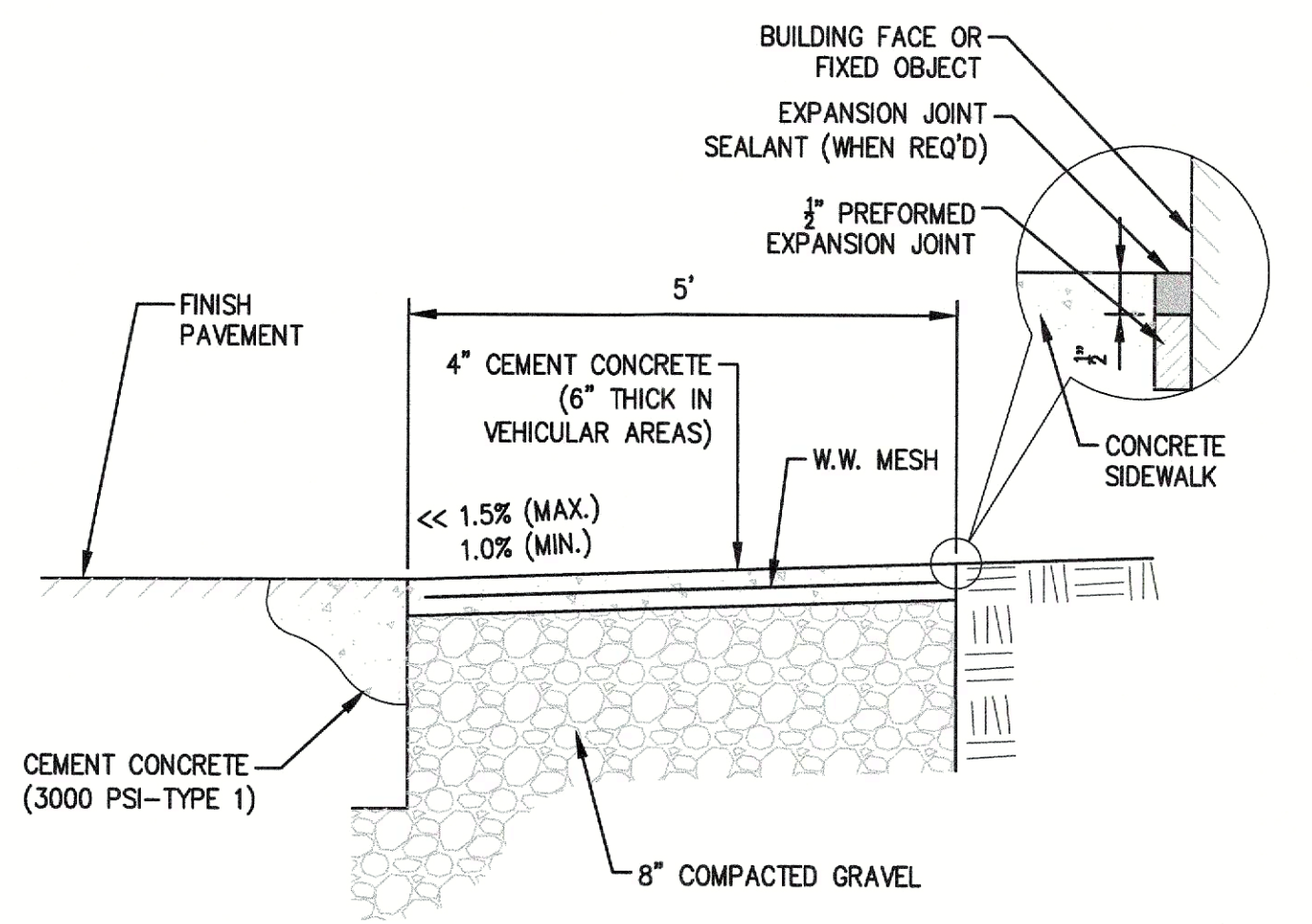
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CONSTRUCTION DETAILS - SITE

Project No. 4145
Drawn By LNO
Date 11/15/23
Scale AS NOTED

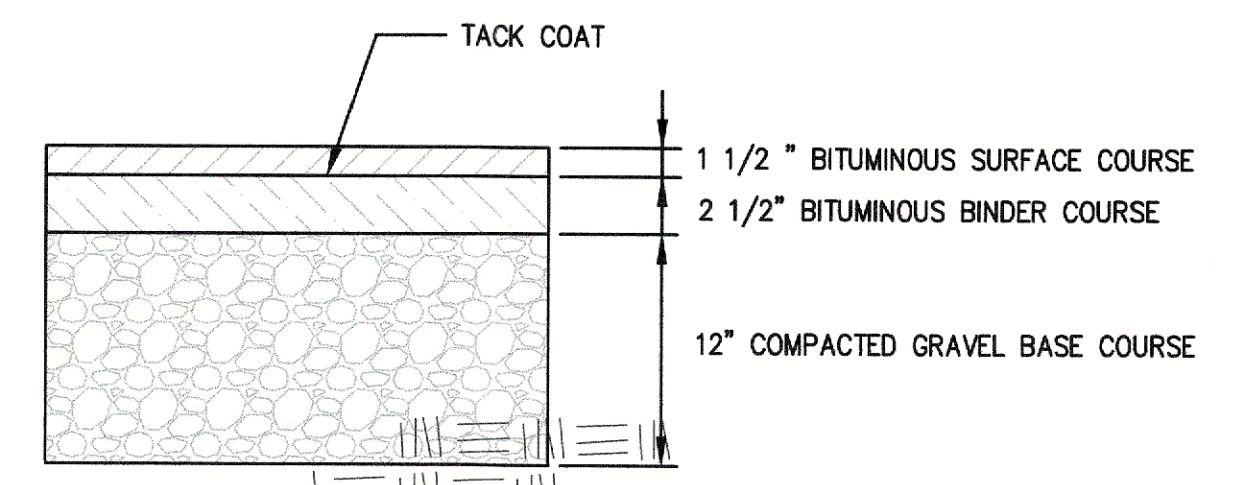
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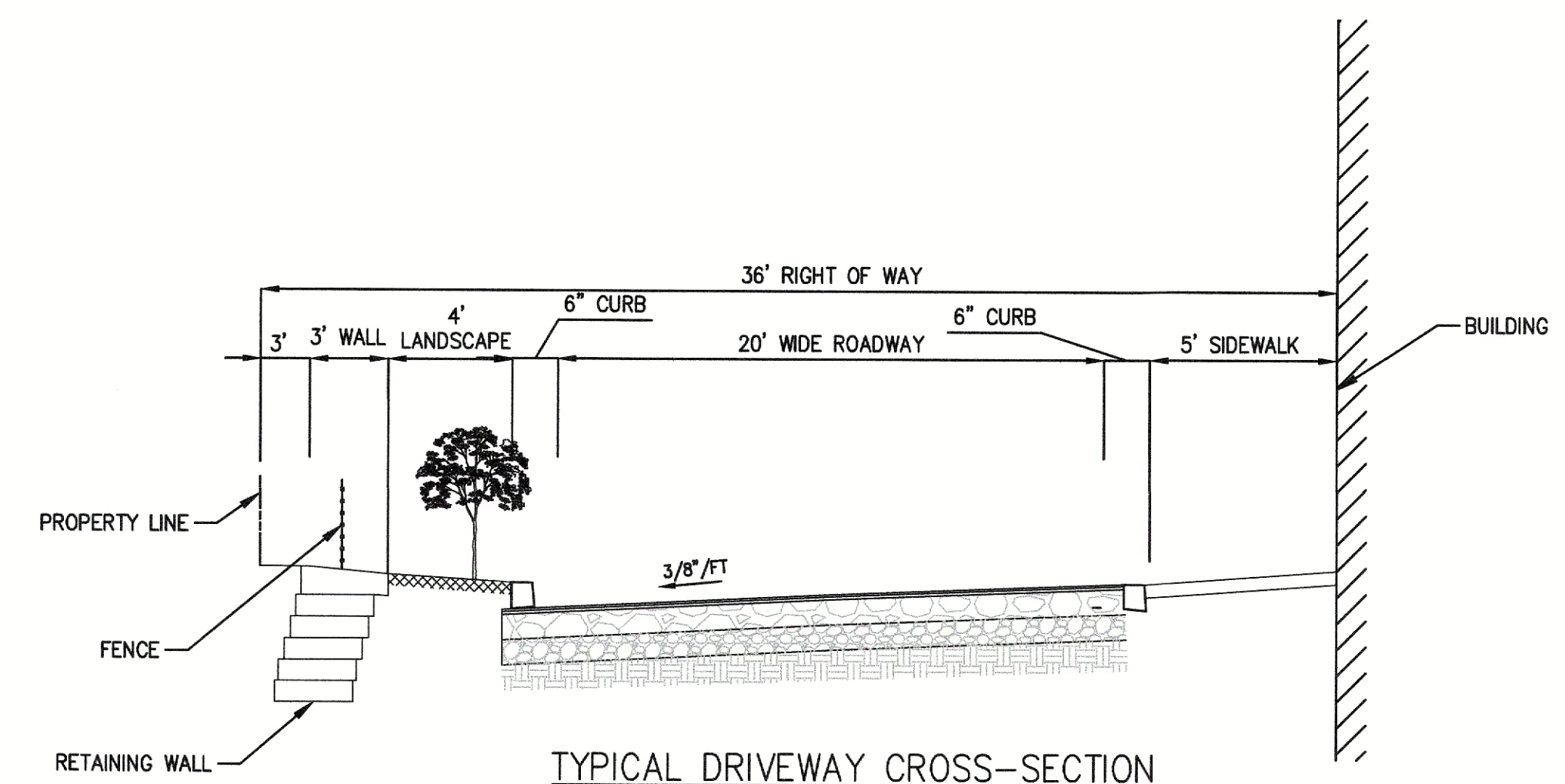
- NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
 2. PROVIDE CONTROL JOINTS AT 6' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

CONCRETE SIDEWALK
(NOT TO SCALE)

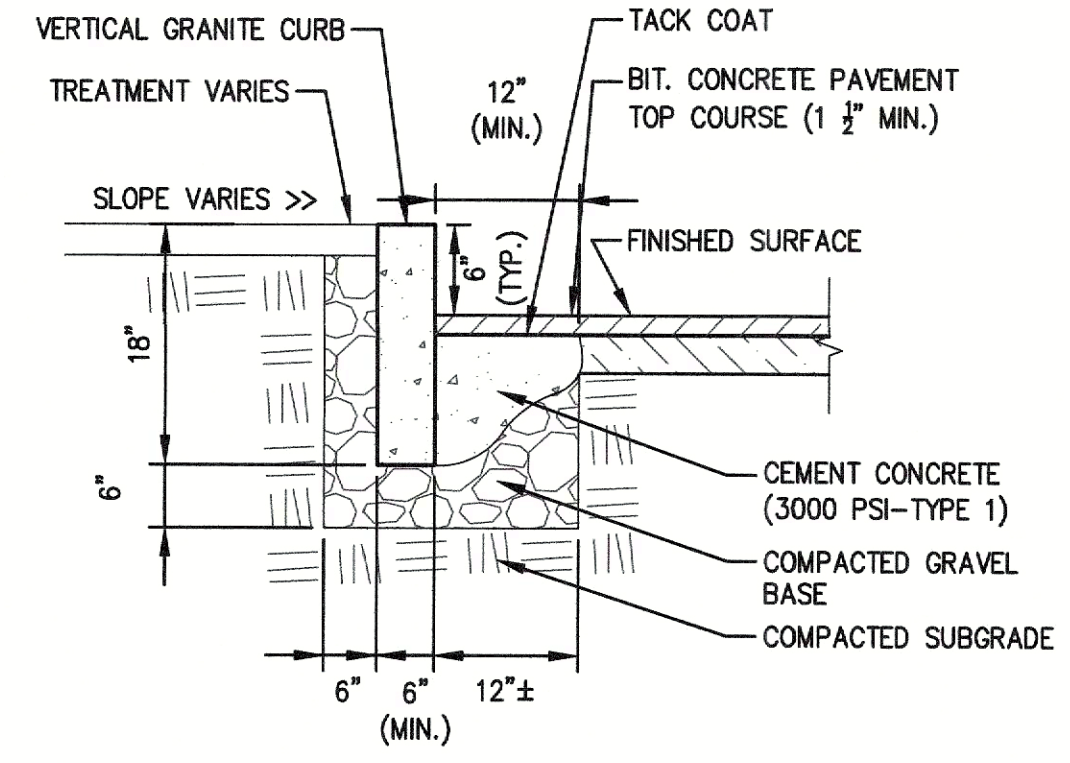


- SUBSOIL NOTE:
SUBSOILS TO BE INSPECTED PRIOR TO INSTALLATION OF PAVEMENT SUBBASE. IF UNCOMPACTED FILL OR UNSUITABLE SOIL IS PRESENT IT SHALL BE REMOVED TO UNDISTURBED NATIVE SOIL AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% R.C.
- PAVING NOTES:
1. PAVEMENT SHALL BE TYPE I, CLASS 1 BITUMINOUS CONCRETE
2. PAVEMENT THICKNESS AFTER ROLLING

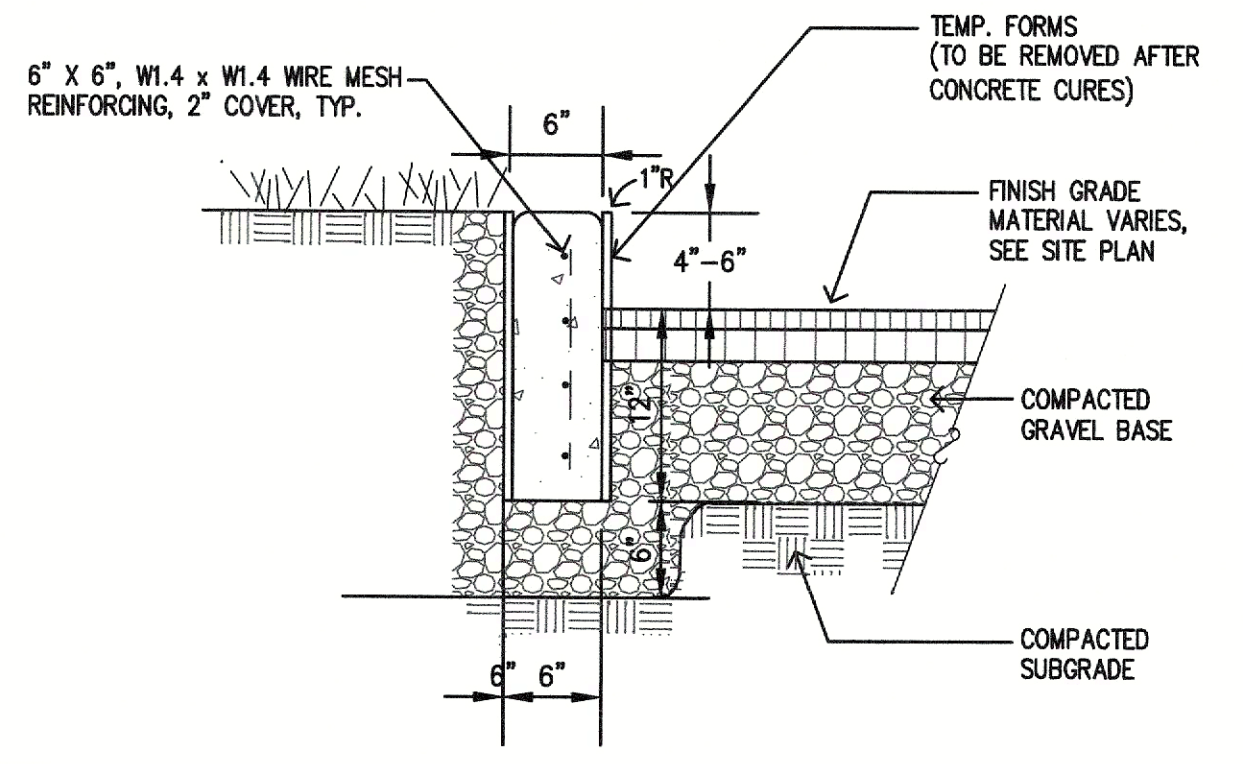
TYPICAL PAVEMENT SECTION
(NOT TO SCALE)



TYPICAL DRIVEWAY CROSS-SECTION (CROSS-SECTION A-A)
(NOT TO SCALE)



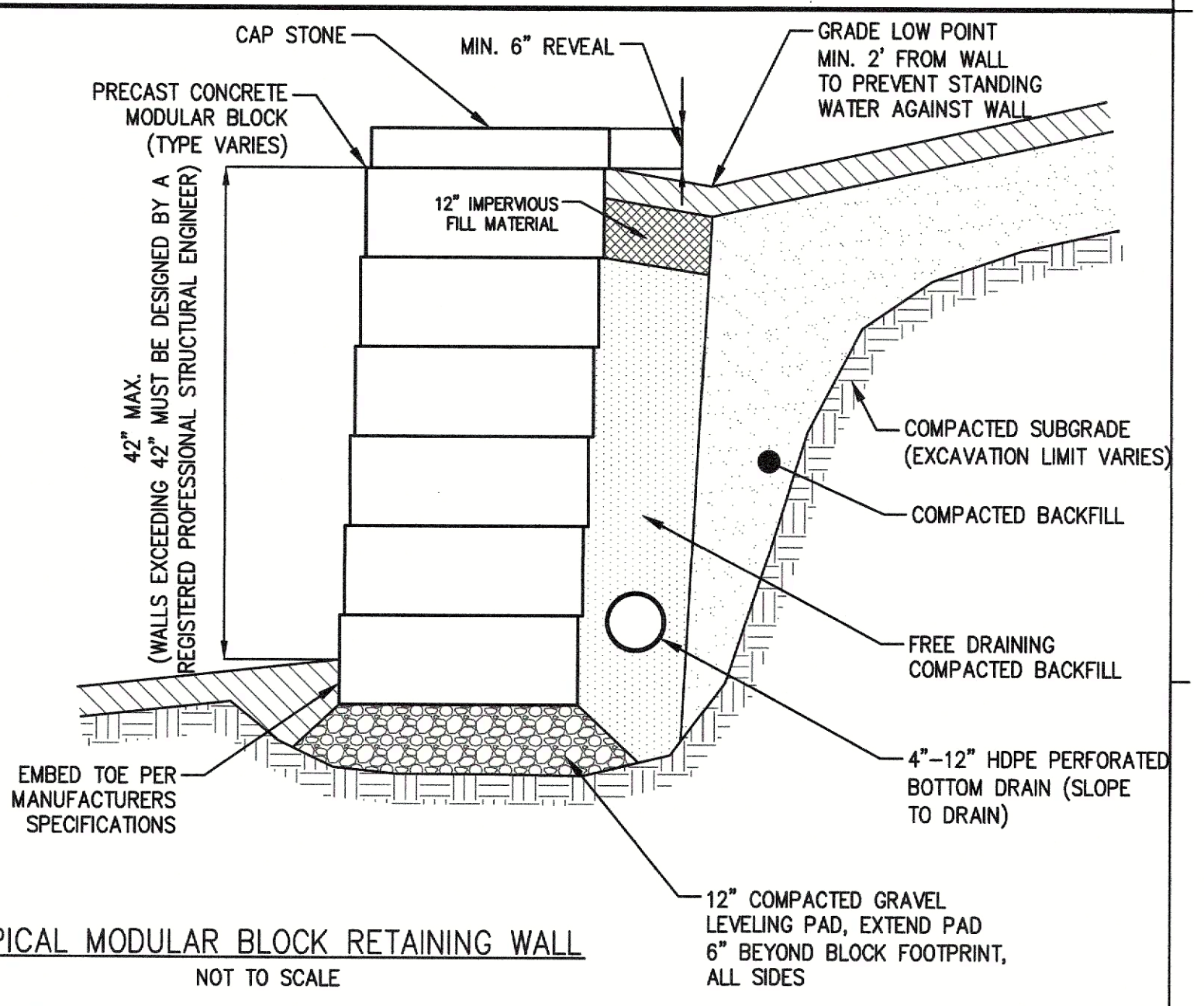
VERTICAL GRANITE CURB (VGC)
(NOT TO SCALE)



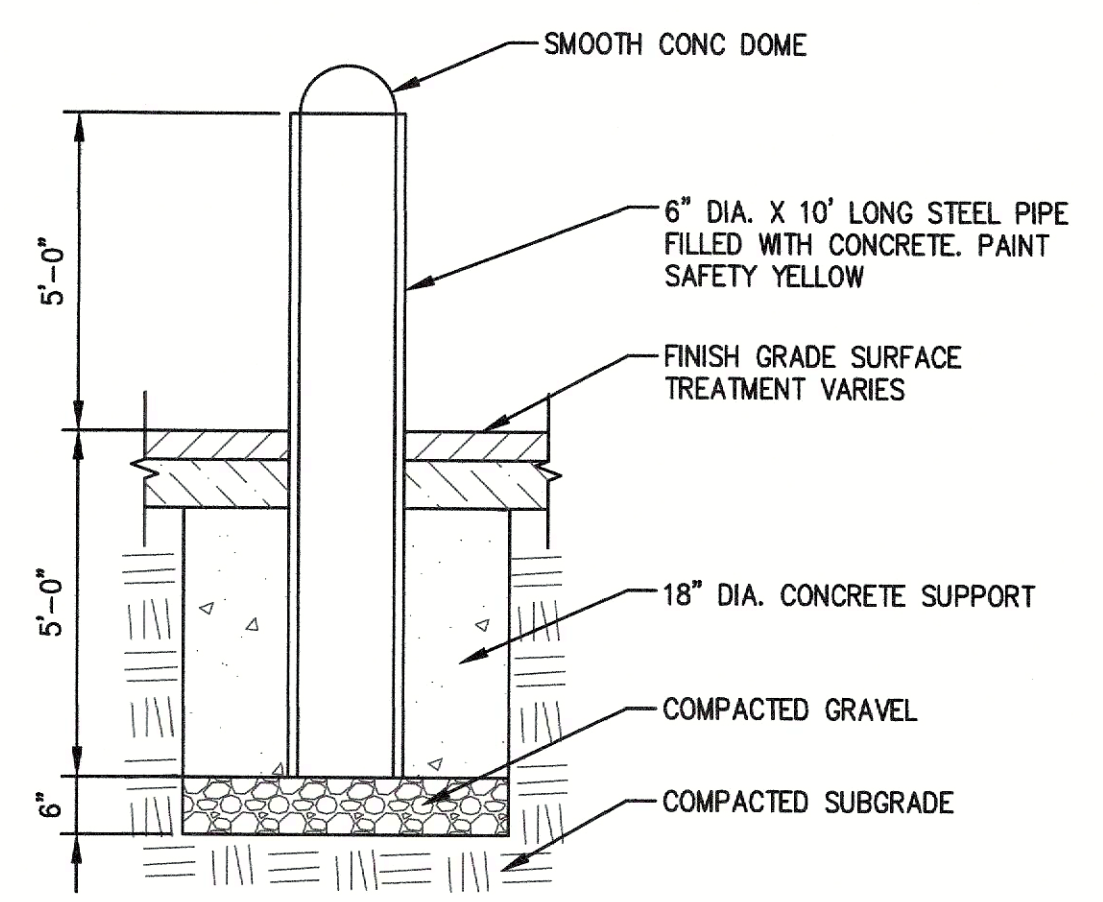
- NOTES:
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 2. PROVIDE CONTROL JOINTS AT 6' O.C.
 3. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

FORMED 'CAST-IN-PLACE' CONCRETE CURB
(NOT TO SCALE)

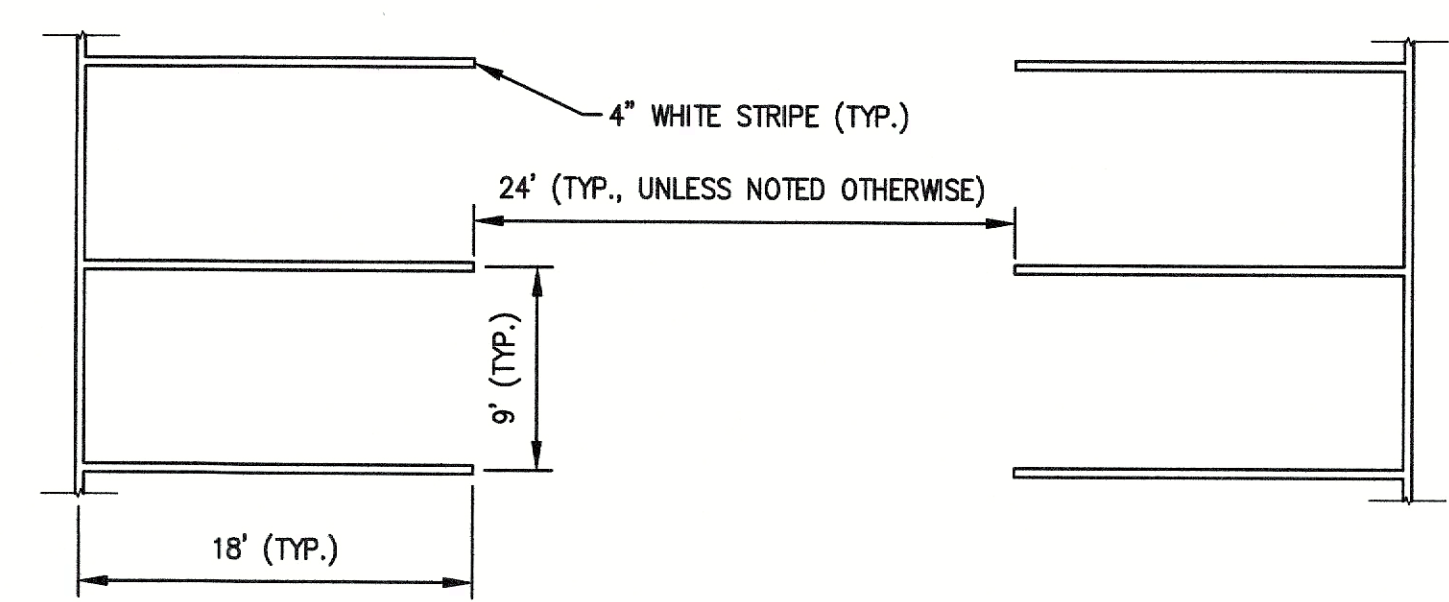
- NOTES:
1. THIS MODULAR BLOCK RETAINING WALL DETAIL FOR DEMONSTRATIONAL PURPOSES ONLY. REFER TO MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES.
 2. PRECAST CONCRETE MODULAR BLOCK UNIT DIMENSIONS, COLOR AND FACING CAN VARY PER CLIENT/OWNER PREFERENCE.
 3. BOTTOM DRAIN SHALL DAYLIGHT AND/OR WEEP HOLES SHALL BE PROVIDED AT THE TOE OF FINISHED GRADE. THE INSTALLER SHALL TAKE CARE TO STABILIZE THE BOTTOM DRAIN DISCHARGE POINT TO PREVENT EROSION.
 4. BOTTOM DRAIN SIZE SHALL BE DETERMINED IN THE FIELD BASED ON ANTICIPATED GROUNDWATER/SURFACE WATER CONDITIONS TO ENSURE ADEQUATE CAPACITY.



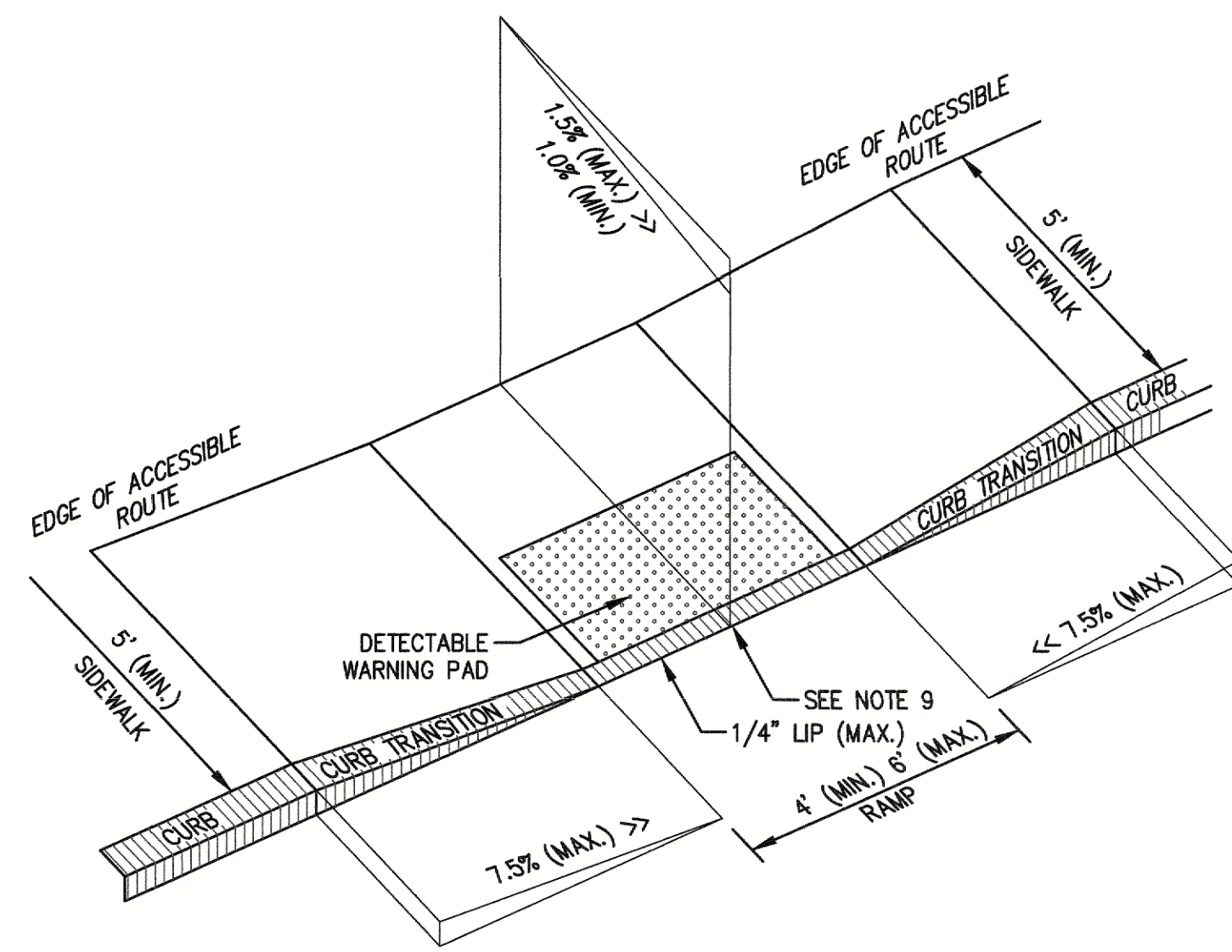
TYPICAL MODULAR BLOCK RETAINING WALL
NOT TO SCALE



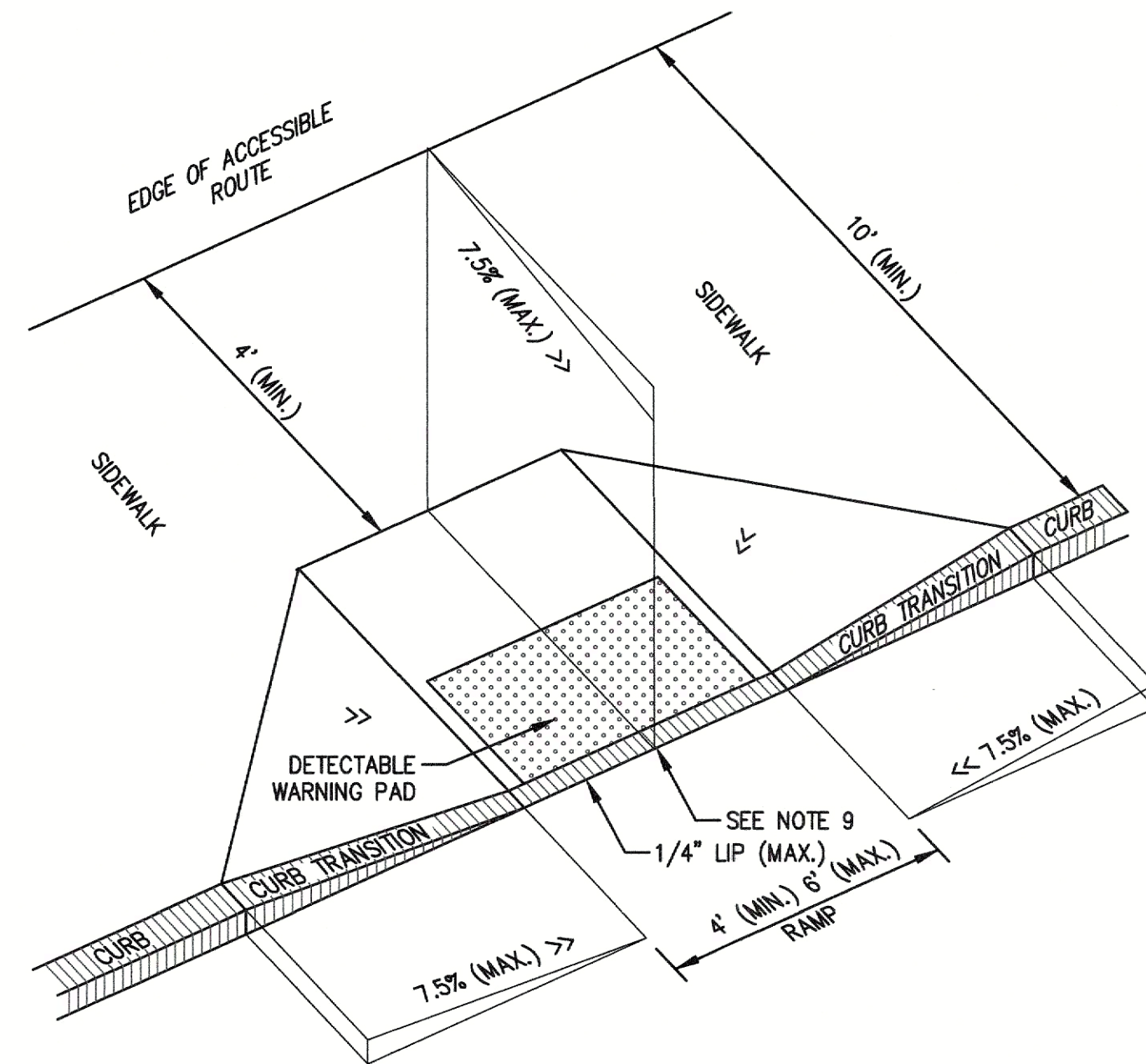
BOLLARD DETAIL
(NOT TO SCALE)



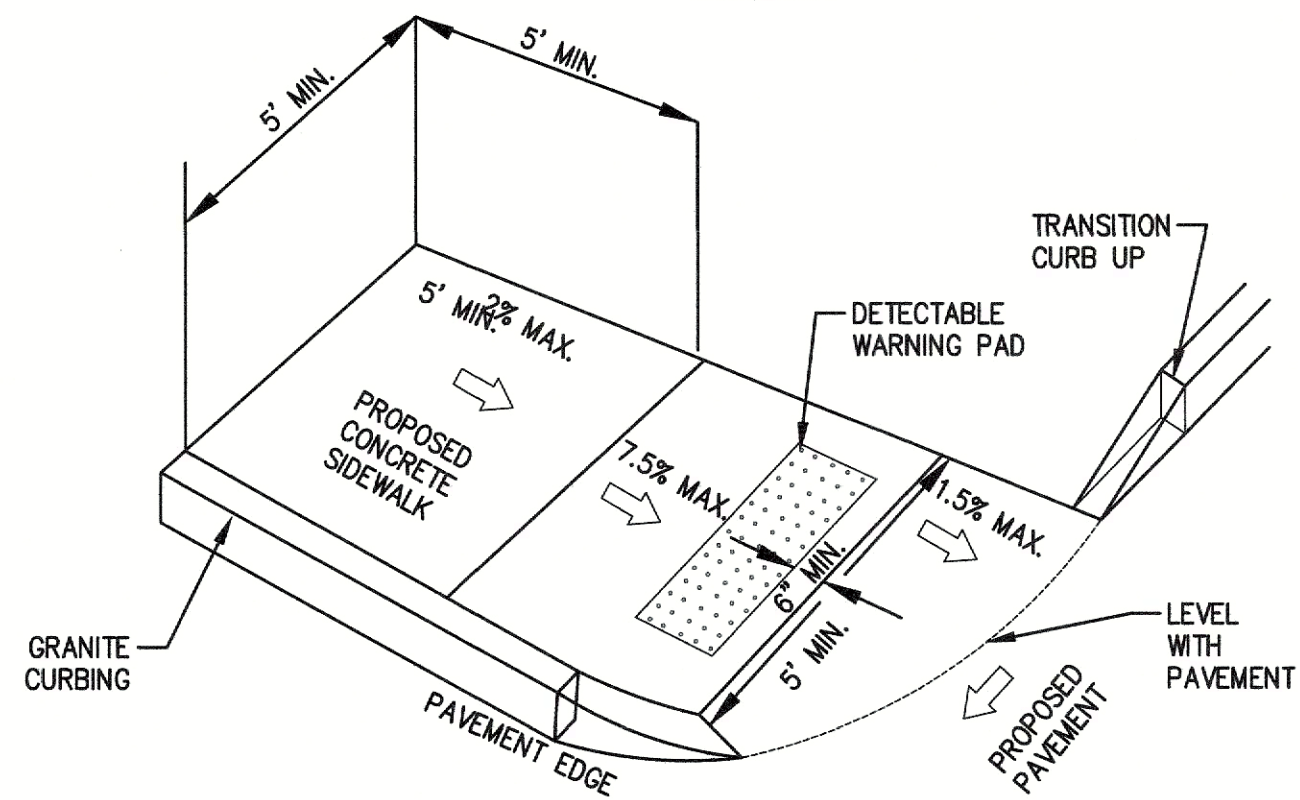
PARKING SPACE STRIPING
(NOT TO SCALE)



TYPE 1



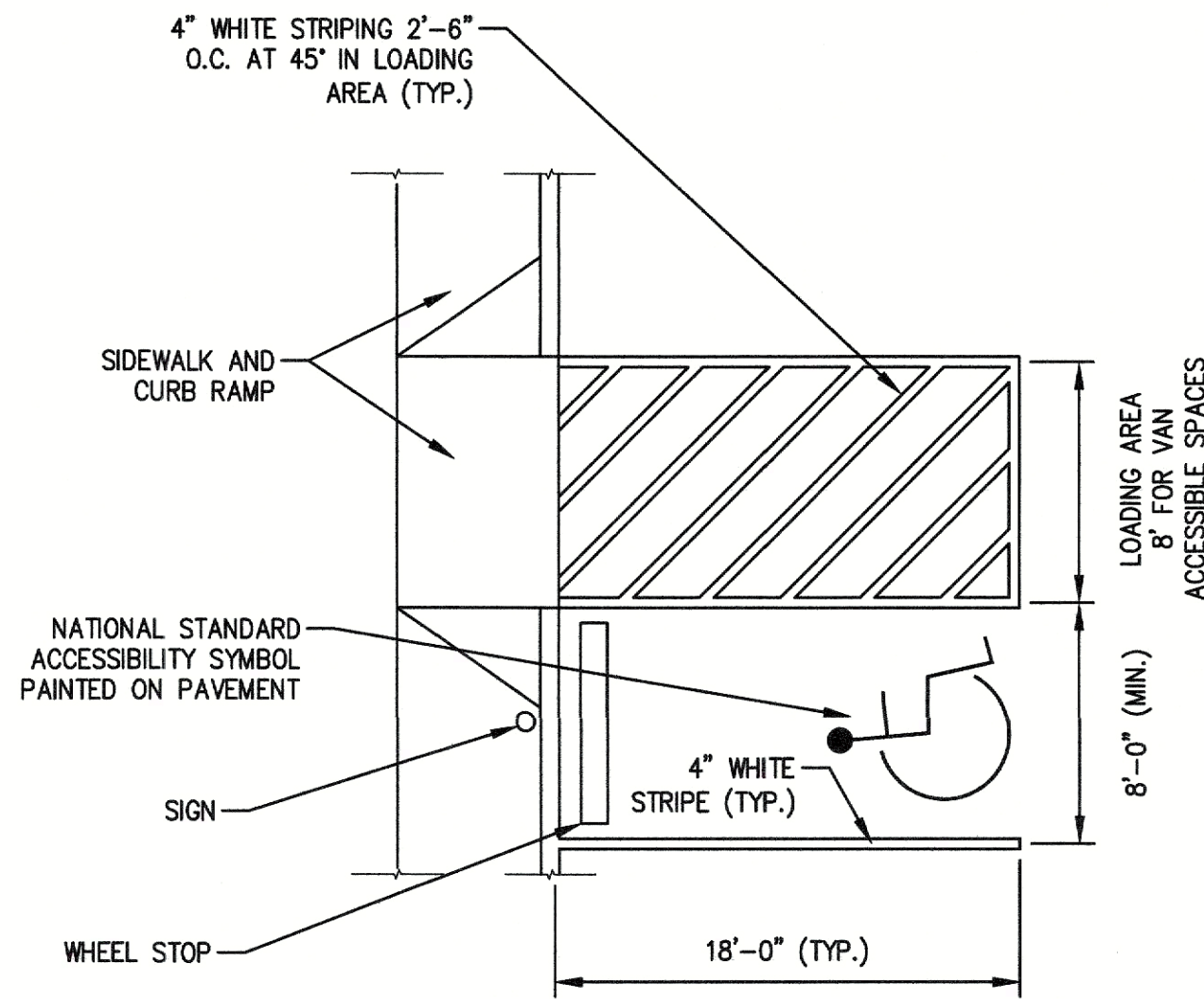
TYPE 2



TYPE 3

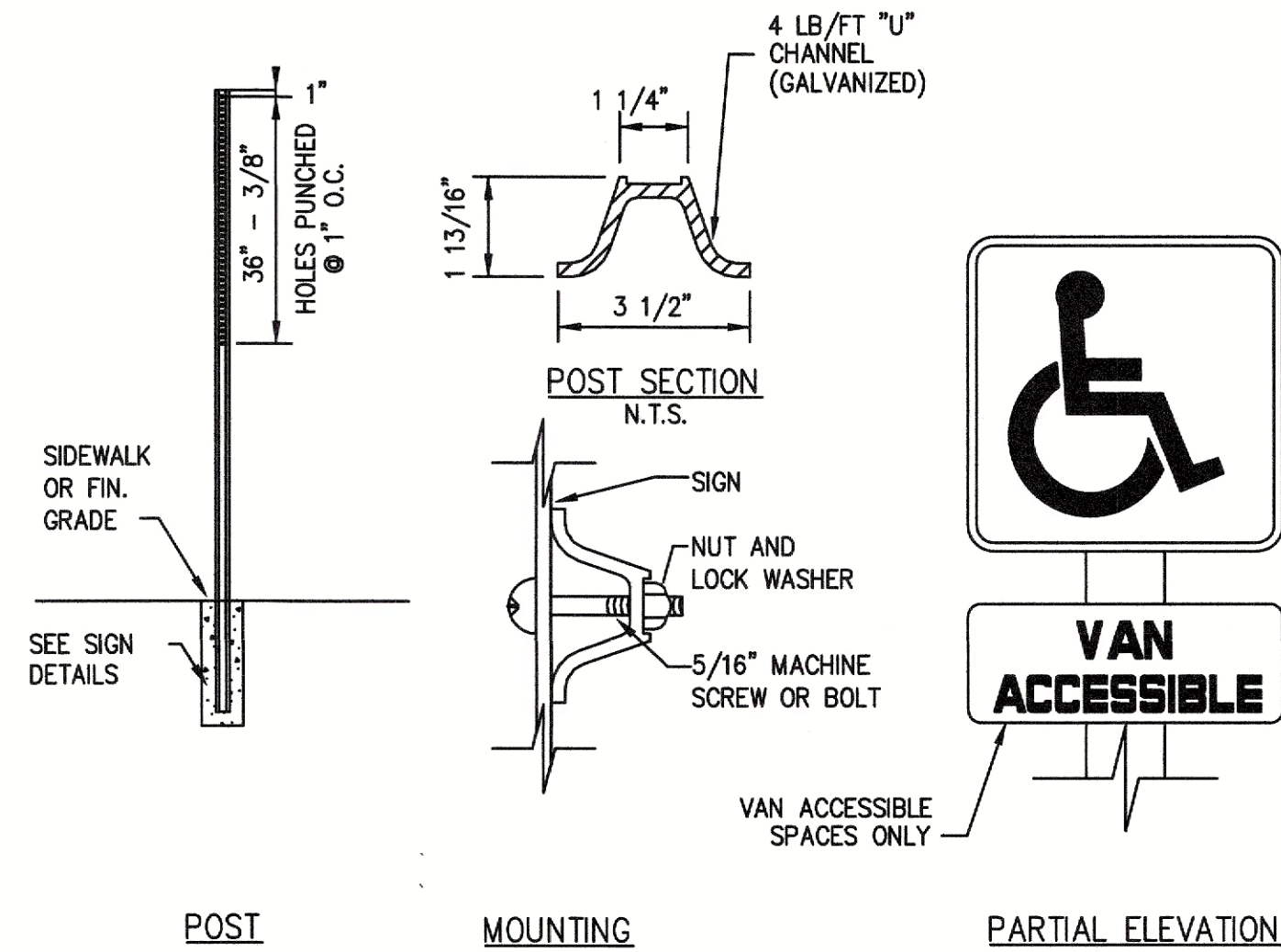
- NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

WHEELCHAIR ACCESS RAMP DETAILS
(NOT TO SCALE.)

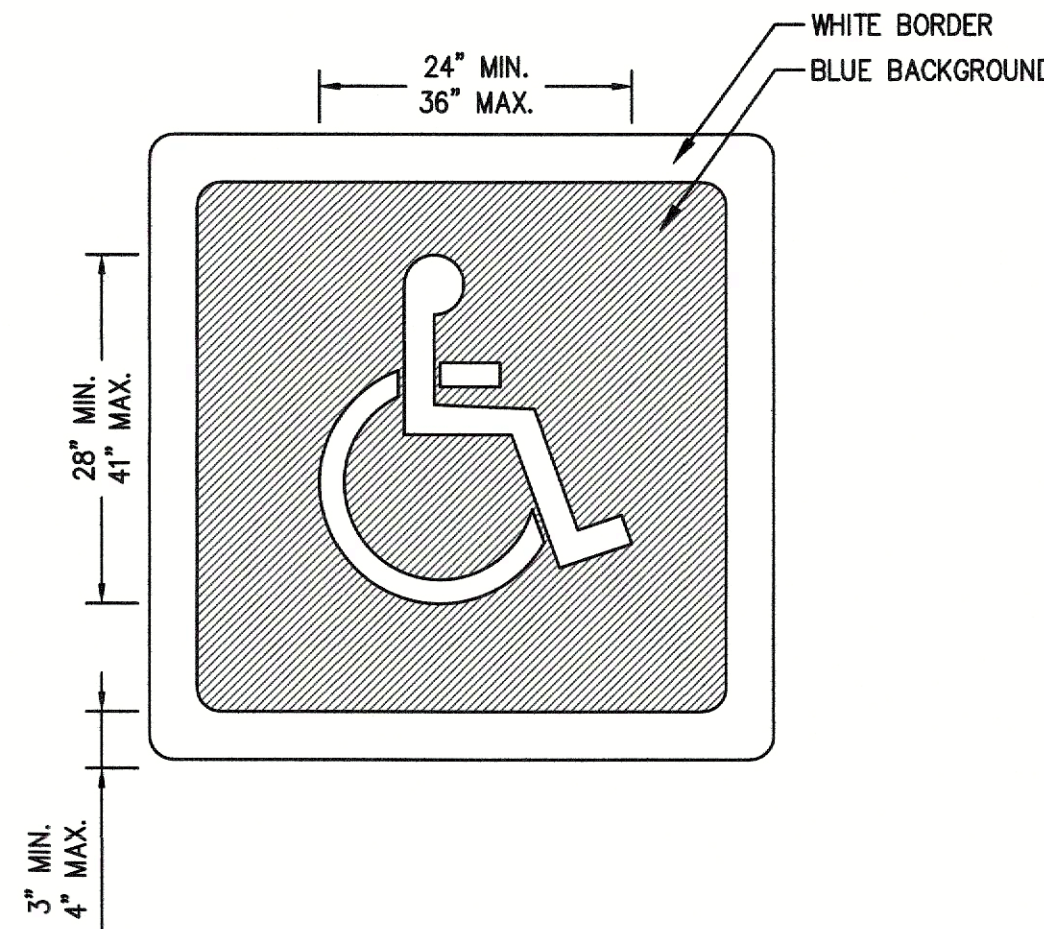


- NOTE:
1. PAVEMENT MAX SLOPE 2% IN ALL DIRECTIONS.

ACCESSIBLE PARKING SPACE
(NOT TO SCALE)

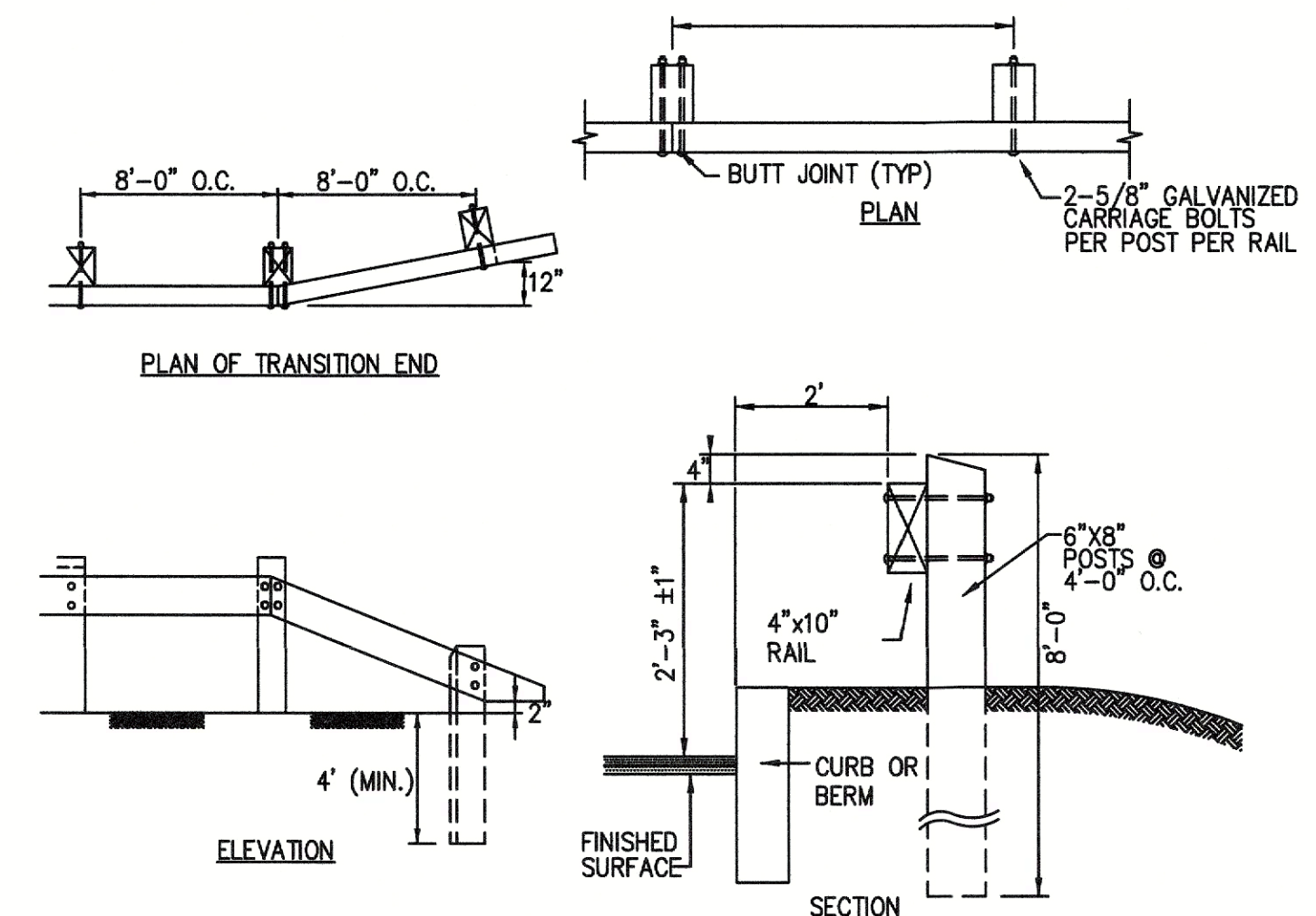


ACCESSIBLE PARKING SPACE SIGN
(NOT TO SCALE)

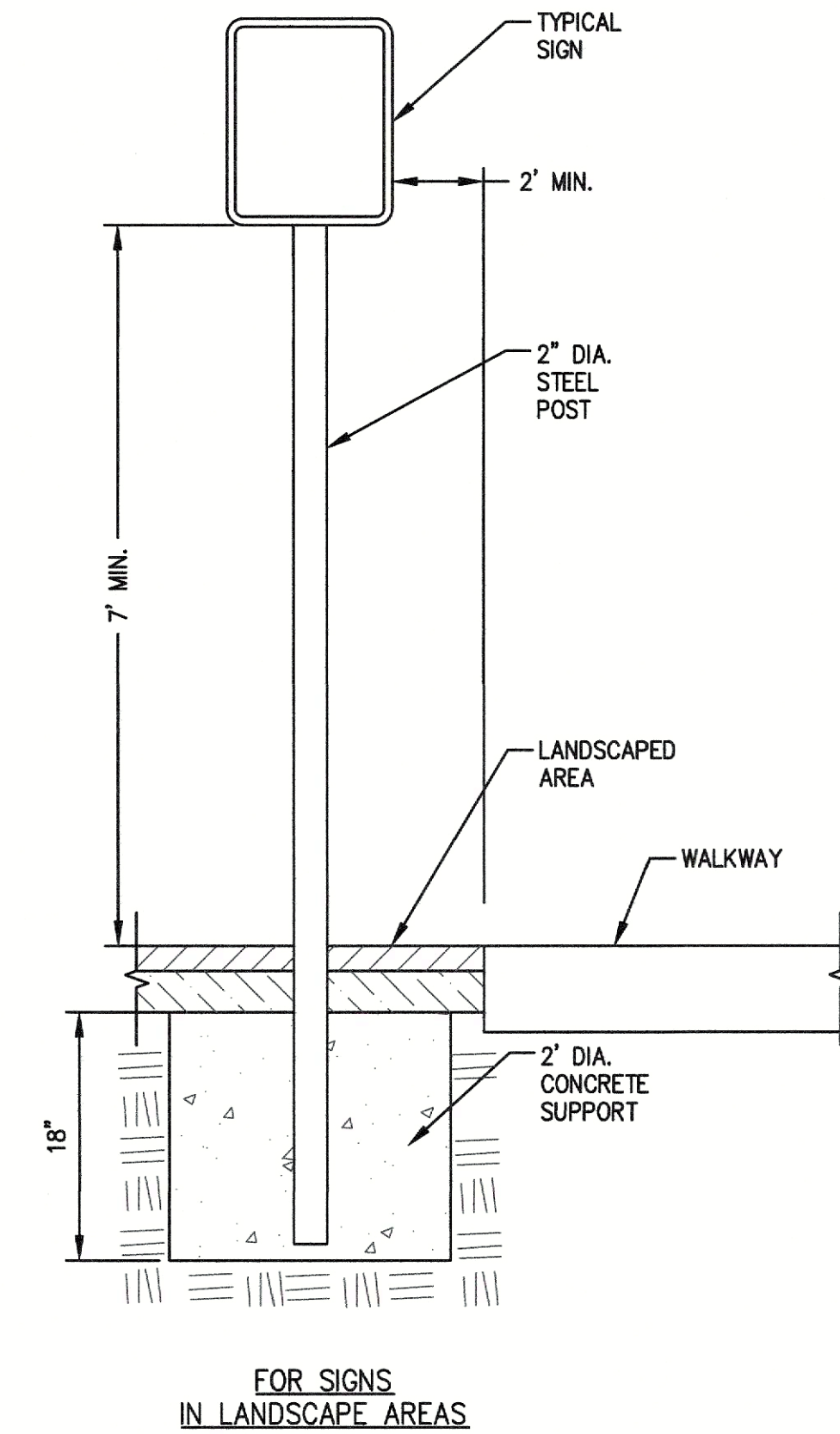


- NOTE:
1. THE STROKE WIDTH OF THE PAINTED SYMBOL AND THE WHITE BORDER MUST BE A MINIMUM THICKNESS OF 3", WITH A MAXIMUM THICKNESS OF 4".
 2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL.

INTERNATIONAL ACCESSIBILITY PARKING SPACE SYMBOL
(NOT TO SCALE)



GUARDRAIL DETAIL
(NOT TO SCALE)



SIGN POST
(NOT TO SCALE)

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The Morin-Cameron GROUP, INC.

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LAND SURVEYORS | LAND USE PLANNERS
48 ELM STREET, DUNWICH, MASSACHUSETTS 01923
P. 978-777-5586, W. WWW.MORINCAMERON.COM

PROJECT INFORMATION

ANDOVER TOWN YARD

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ISSUANCE

SPECIAL PERMIT APPLICATION

STAMP



REVISIONS

No.	Date	Description
1	02/20/24	ADDRESS PUBLIC COMMENTS
2	03/14/24	ADDRESS PUBLIC COMMENTS
3	05/07/24	ADDRESS PUBLIC COMMENTS

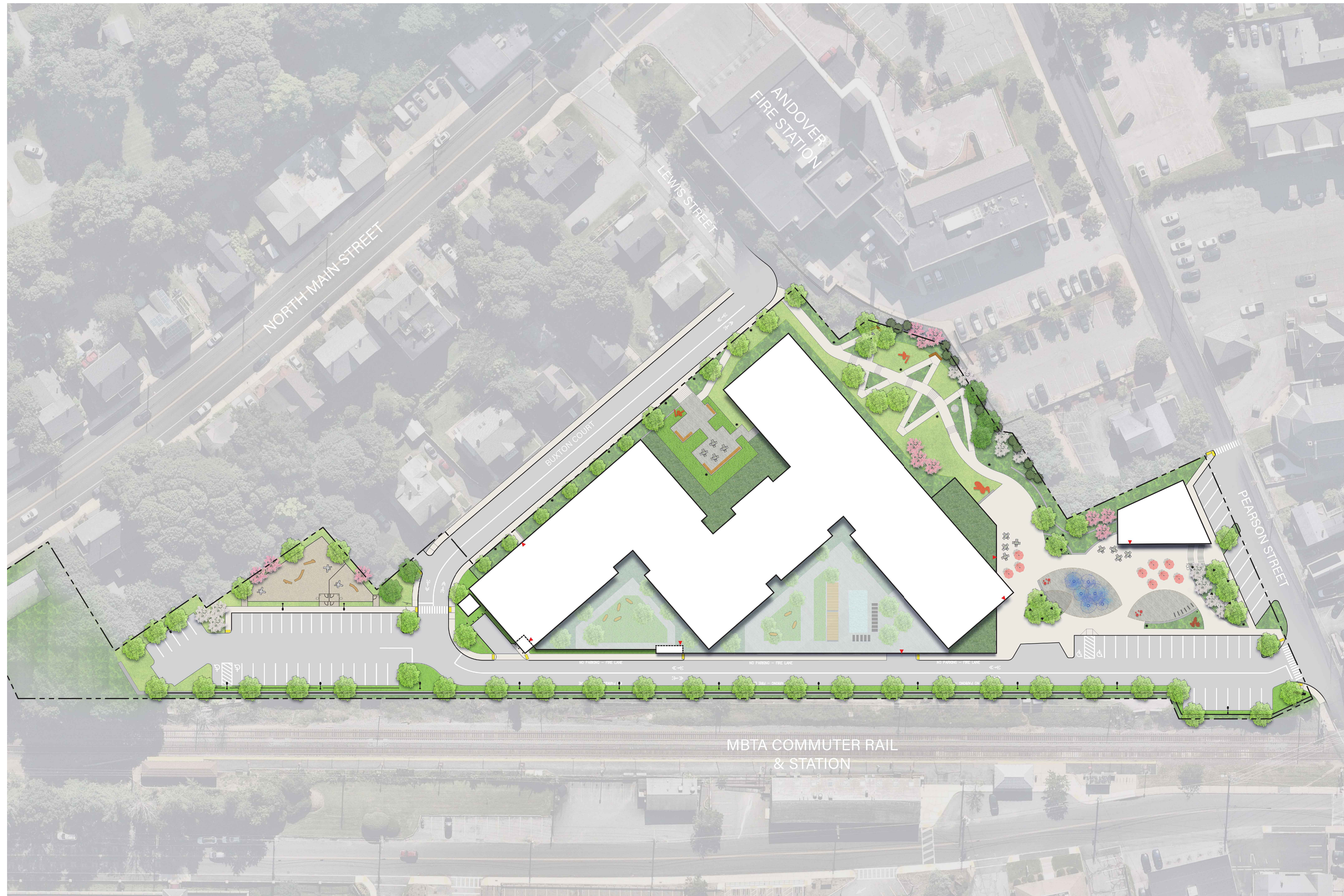
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CONSTRUCTION DETAILS - SITE

Project No.	4145
Drawn By	LNO
Date	11/15/23
Scale	AS NOTED

DRAWING NUMBER:

C8.5



APPLICANT

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Tighe&Bond STUDIO

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REVISIONS

No.	Date	Description
1	02/20/2024	ADDRESS PUBLIC COMMENT

DRAWING TITLE

ILLUSTRATIVE SITE PLAN

Project No. 21035

Drawn By JM/JF

Date 05/07/24

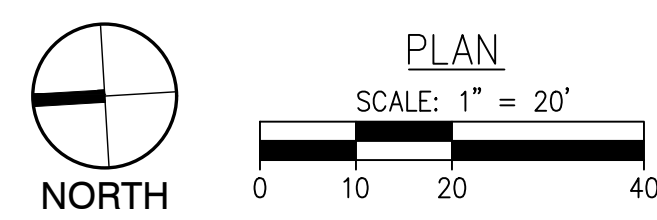
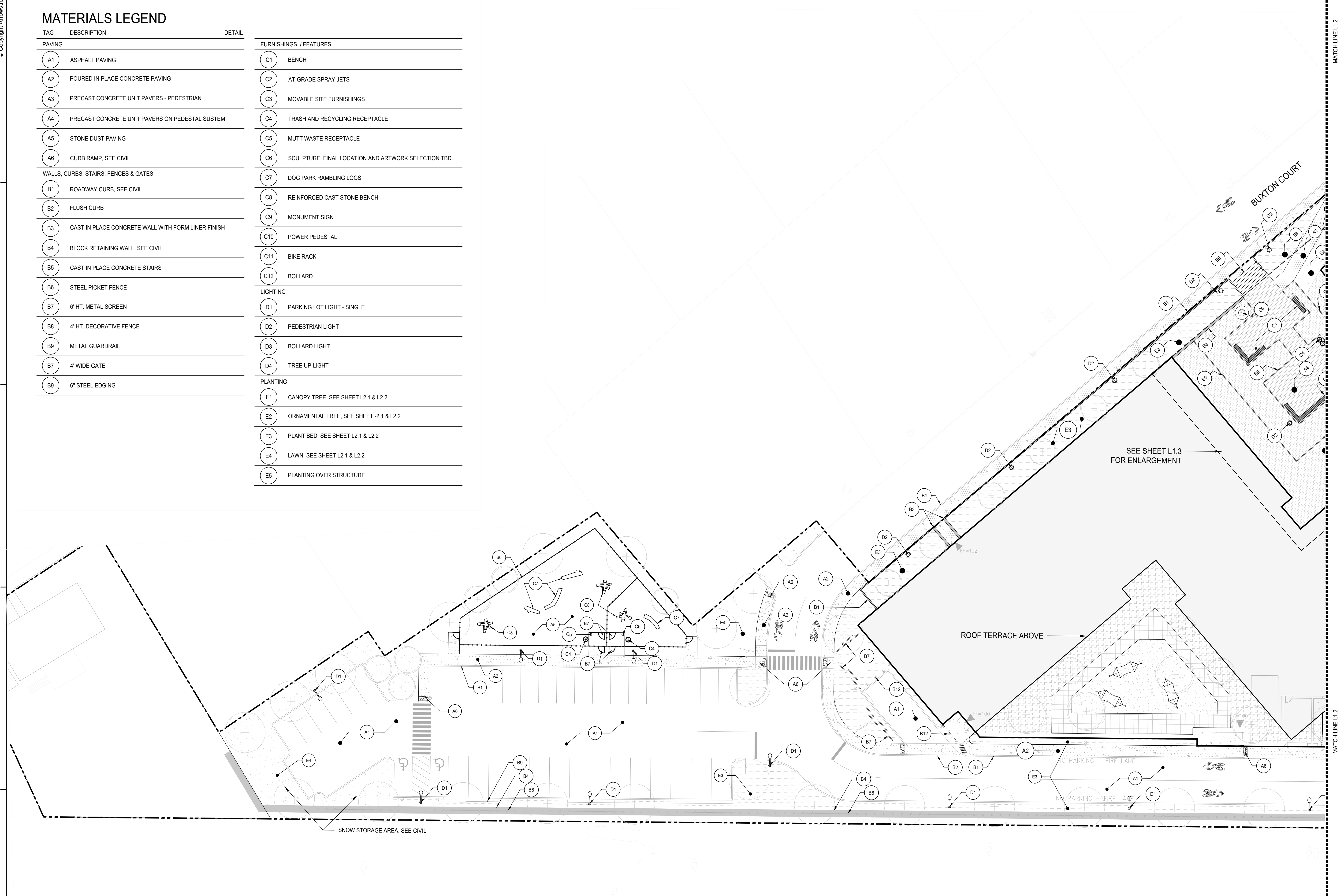
Scale

DRAWING NUMBER:

L1.0

MATERIALS LEGEND

TAG	DESCRIPTION	DETAIL	FURNISHINGS / FEATURES	
PAVING				
A1	ASPHALT PAVING		C1 BENCH	
A2	POURED IN PLACE CONCRETE PAVING		C2 AT-GRADE SPRAY JETS	
A3	PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN		C3 MOVABLE SITE FURNISHINGS	
A4	PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SUSTEM		C4 TRASH AND RECYCLING RECEPTACLE	
A5	STONE DUST PAVING		C5 MUTT WASTE RECEPTACLE	
A6	CURB RAMP, SEE CIVIL		C6 SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.	
WALLS, CURBS, STAIRS, FENCES & GATES				
B1	ROADWAY CURB, SEE CIVIL		C7 DOG PARK RAMBLING LOGS	
B2	FLUSH CURB		C8 REINFORCED CAST STONE BENCH	
B3	CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH		C9 MONUMENT SIGN	
B4	BLOCK RETAINING WALL, SEE CIVIL		C10 POWER PEDESTAL	
B5	CAST IN PLACE CONCRETE STAIRS		C11 BIKE RACK	
B6	STEEL PICKET FENCE		C12 BOLLARD	
LIGHTING				
B7	6' HT. METAL SCREEN		D1 PARKING LOT LIGHT - SINGLE	
B8	4' HT. DECORATIVE FENCE		D2 PEDESTRIAN LIGHT	
B9	METAL GUARDRAIL		D3 BOLLARD LIGHT	
B7	4' WIDE GATE		D4 TREE UP-LIGHT	
B9	6" STEEL EDGING		PLANTING	
E1	CANOPY TREE, SEE SHEET L2.1 & L2.2		E1 CANOPY TREE, SEE SHEET L2.1 & L2.2	
E2	ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2		E2 ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2	
E3	PLANT BED, SEE SHEET L2.1 & L2.2		E3 PLANT BED, SEE SHEET L2.1 & L2.2	
E4	LAWN, SEE SHEET L2.1 & L2.2		E4 LAWN, SEE SHEET L2.1 & L2.2	
E5	PLANTING OVER STRUCTURE		E5 PLANTING OVER STRUCTURE	



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No.	Date	Description
1	02/20/2024	ADDRESS PUBLIC COMMENT

DRAWING TITLE

LANDSCAPE MATERIALS PLAN

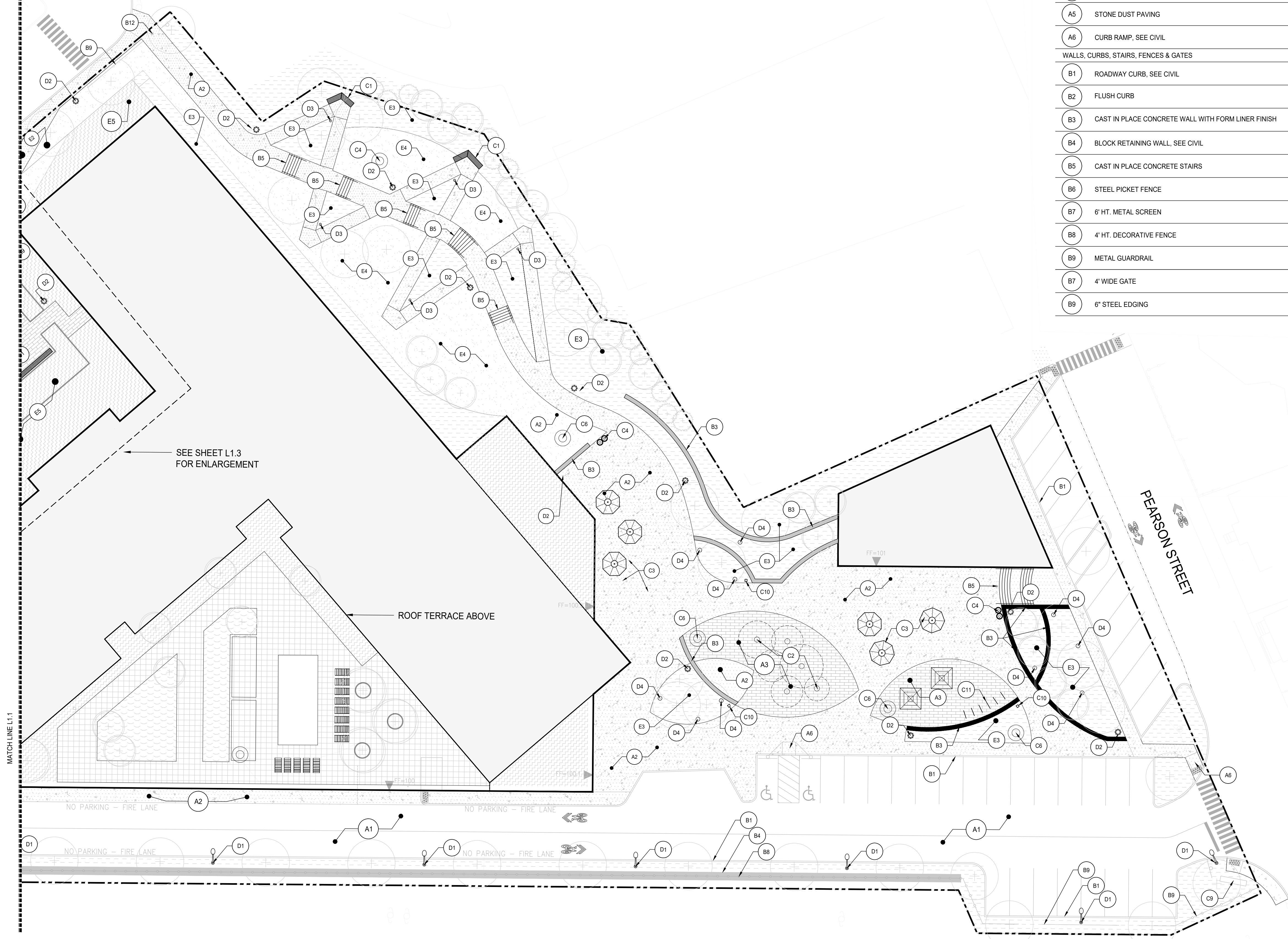
Project No.	21035
Drawn By	JM/JF
Date	05/07/24
Scale	1" = 20'-0"

DRAWING NUMBER:

L1.1

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MATCH LINE L1.1



SEE SHEET L1.3 FOR ENLARGEMENT

ROOF TERRACE ABOVE

PEARSON STREET

NO PARKING - FIRE LANE

NO PARKING - FIRE LANE

MATCH LINE L1.1

MATERIALS LEGEND

TAG	DESCRIPTION	DETAIL	FURNISHINGS / FEATURES	
PAVING				
A1	ASPHALT PAVING		C1 BENCH	
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A3	PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN		C3 MOVABLE SITE FURNISHINGS	
A4	PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SUSTEM		C4 TRASH AND RECYCLING RECEPTACLE	
A5	STONE DUST PAVING		C5 MUTT WASTE RECEPTACLE	
A6	CURB RAMP, SEE CIVIL		C6 SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.	
WALLS, CURBS, STAIRS, FENCES & GATES				
B1	ROADWAY CURB, SEE CIVIL		C7 DOG PARK RAMBLING LOGS	
B2	FLUSH CURB		C8 REINFORCED CAST STONE BENCH	
B3	CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH		C9 MONUMENT SIGN	
B4	BLOCK RETAINING WALL, SEE CIVIL		C10 POWER PEDESTAL	
B5	CAST IN PLACE CONCRETE STAIRS		C11 BIKE RACK	
B6	STEEL PICKET FENCE		C12 BOLLARD	
LIGHTING				
B7	6' HT. METAL SCREEN		D1 PARKING LOT LIGHT - SINGLE	
B8	4' HT. DECORATIVE FENCE		D2 PEDESTRIAN LIGHT	
B9	METAL GUARDRAIL		D3 BOLLARD LIGHT	
B7	4' WIDE GATE		D4 TREE UP-LIGHT	
B9	6" STEEL EDGING		PLANTING	
			E1 CANOPY TREE, SEE SHEET L2.1 & L2.2	
			E2 ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2	
			E3 PLANT BED, SEE SHEET L2.1 & L2.2	
			E4 LAWN, SEE SHEET L2.1 & L2.2	
			E5 PLANTING OVER STRUCTURE	

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ISSUANCE

SPECIAL PERMIT APPLICATION

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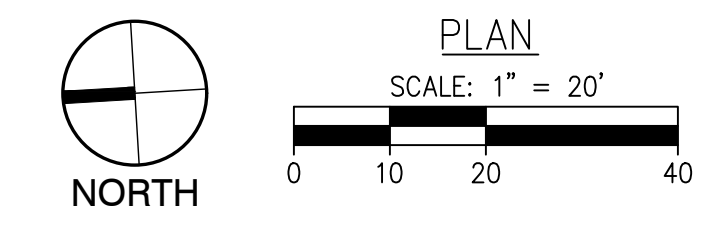
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LANDSCAPE MATERIALS PLAN

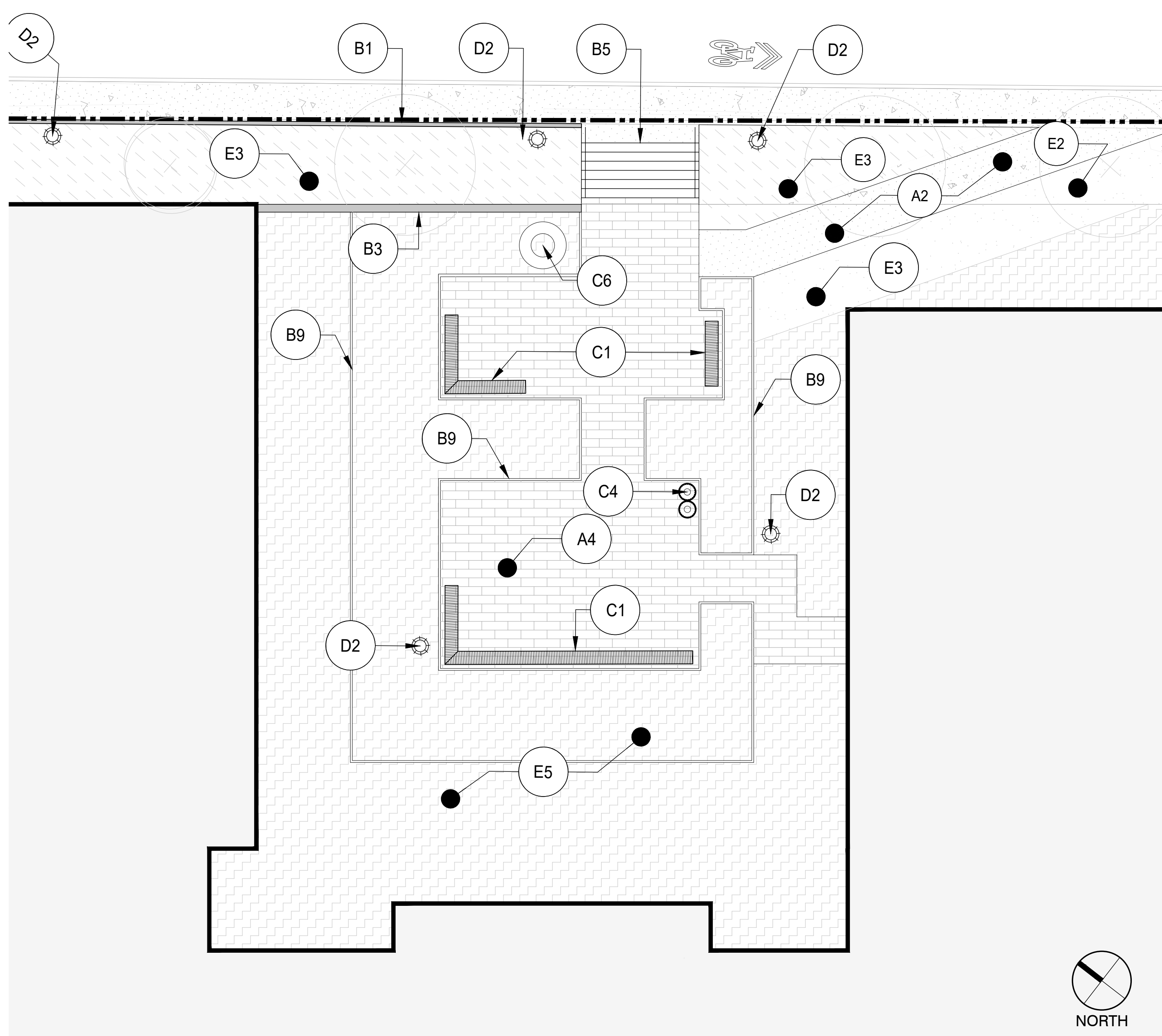
Project No.	21035
Drawn By	JM/JF
Date	05/07/24
Scale	1" = 20'-0"

DRAWING NUMBER:

L1.2



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1 BUXTON COURT COURTYARD
SCALE: 1"=10'-0"



MATERIALS LEGEND

TAG	DESCRIPTION	DETAIL	FURNISHINGS / FEATURES
PAVING			
A1	ASPHALT PAVING		C1 BENCH
A2	POURED IN PLACE CONCRETE PAVING		C2 AT-GRADE SPRAY JETS
A3	PRECAST CONCRETE UNIT PAVERS - PEDESTRIAN		C3 MOVABLE SITE FURNISHINGS
A4	PRECAST CONCRETE UNIT PAVERS ON PEDESTAL SUSTEM		C4 TRASH AND RECYCLING RECEPTACLE
A5	STONE DUST PAVING		C5 MUTT WASTE RECEPTACLE
A6	CURB RAMP, SEE CIVIL		C6 SCULPTURE, FINAL LOCATION AND ARTWORK SELECTION TBD.
WALLS, CURBS, STAIRS, FENCES & GATES			C7 DOG PARK RAMBLING LOGS
B1	ROADWAY CURB, SEE CIVIL		C8 REINFORCED CAST STONE BENCH
B2	FLUSH CURB		C9 MONUMENT SIGN
B3	CAST IN PLACE CONCRETE WALL WITH FORM LINER FINISH		C10 POWER PEDESTAL
B4	BLOCK RETAINING WALL, SEE CIVIL		C11 BIKE RACK
B5	CAST IN PLACE CONCRETE STAIRS		C12 BOLLARD
B6	STEEL PICKET FENCE		LIGHTING
B7	6' HT. METAL SCREEN		D1 PARKING LOT LIGHT - SINGLE
B8	4' HT. DECORATIVE FENCE		D2 PEDESTRIAN LIGHT
B9	METAL GUARDRAIL		D3 BOLLARD LIGHT
B7	4' WIDE GATE		D4 TREE UP-LIGHT
B9	6" STEEL EDGING		PLANTING
			E1 CANOPY TREE, SEE SHEET L2.1 & L2.2
			E2 ORNAMENTAL TREE, SEE SHEET -2.1 & L2.2
			E3 PLANT BED, SEE SHEET L2.1 & L2.2
			E4 LAWN, SEE SHEET L2.1 & L2.2
			E5 PLANTING OVER STRUCTURE

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ISSUANCE
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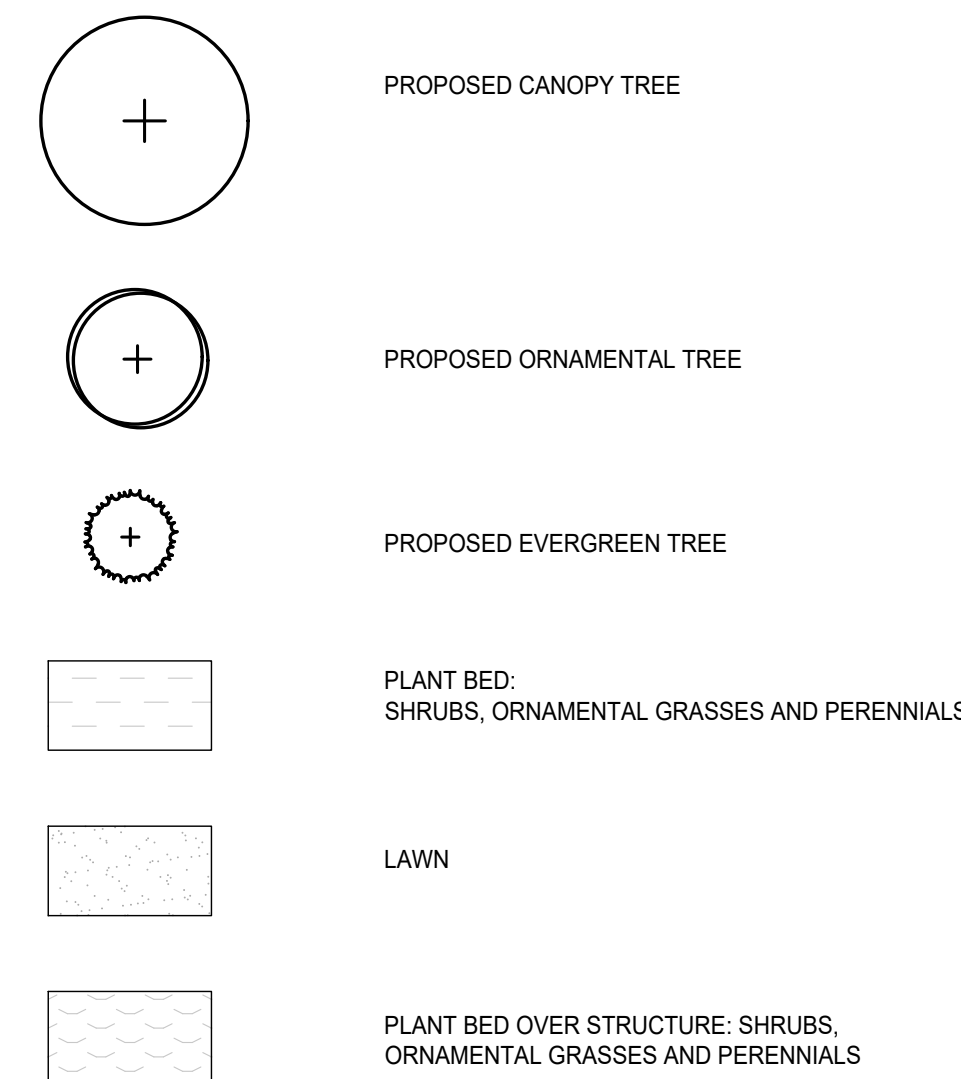
DRAWING TITLE
LANDSCAPE MATERIALS ENLARGEMENT PLANS
Project No. 21035
Drawn By JM/JF
Date 05/07/24
Scale 1" = 20'-0"

DRAWING NUMBER:
L1.3

TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
ACE AMS	Acer x freemanii	Armstrong Freeman Maple	3 1/2" Cal.	B&B	14	
AME CAN	Amelanchier canadensis	Canadian Serviceberry	8'-10' Ht.	B&B	12	Multi-Stem
CAR FST	Carpinus betulus	Upright European Hornbeam	3 1/2" Cal.	B&B	6	
CEL OCC	Celtis occidentalis	Common Hackberry	3 1/2" Cal.	B&B	19	
CER CAN	Cercis canadensis	Eastern Redbud	8'-10' Ht.	B&B	12	Multi-Stem
JUN EAS	Juniperus virginiana	Eastern Redcedar	8'-10' Ht.	B&B	14	
LIQ STY	Liquidambar styraciflua	Fruitless Sweet Gum	3 1/2" Cal.	B&B	21	
LIR TUL	Liriodendron tulipifera	Tulip Poplar	3 1/2" Cal.	B&B	3	
QUE RU2	Quercus rubra	Red Oak	3 1/2" Cal.	B&B	5	

PLANT LEGEND



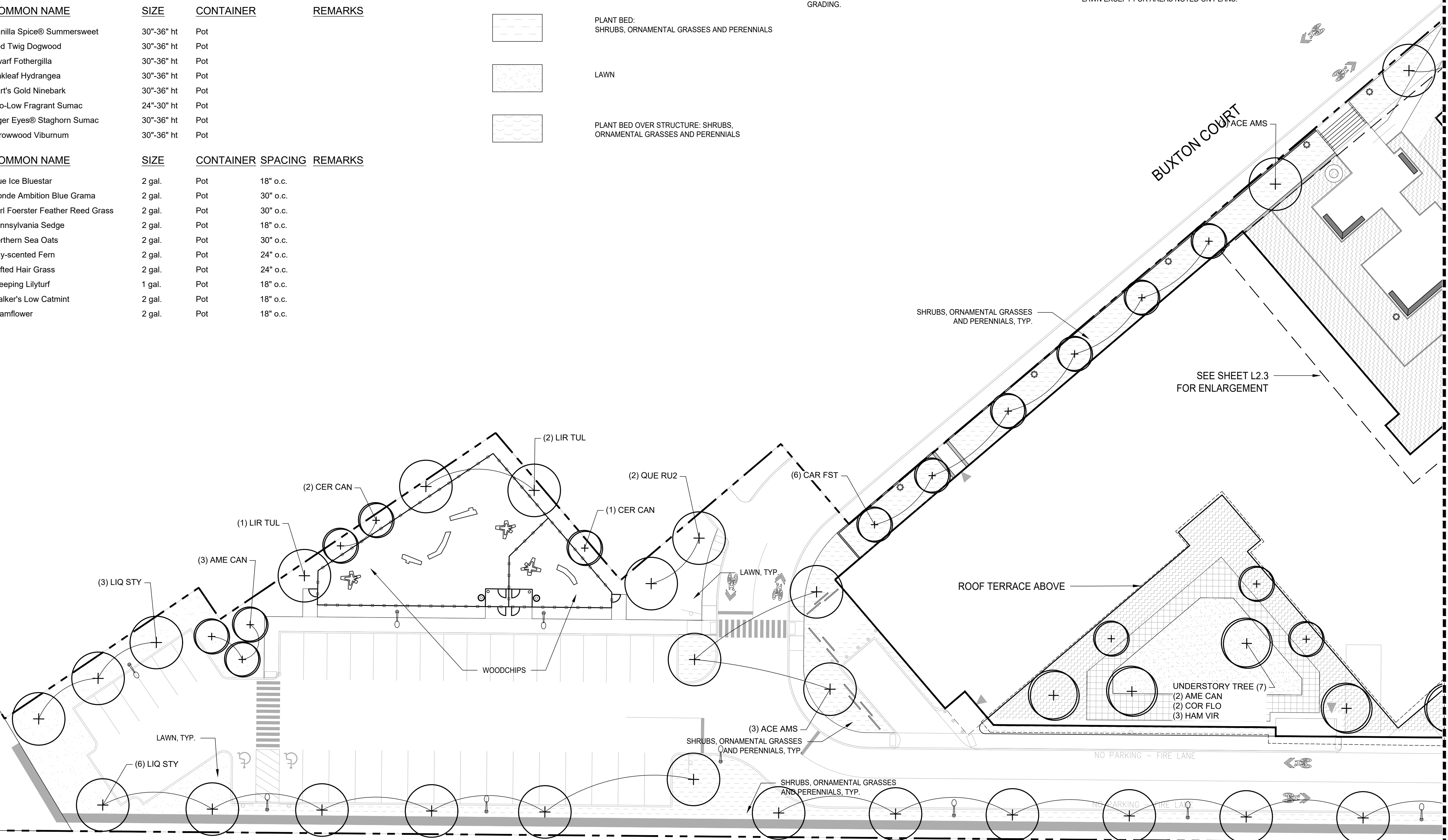
PLANTING NOTES

- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
- PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY AMERICAN HORT.
- NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED BY LANDSCAPE ARCHITECT.
- LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
- PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.
- NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. REFER TO LAYOUT AND PLANTING SHEETS FOR LAYOUT INFORMATION. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
- REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK
- SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION
- PROVIDE COMPLETE IRRIGATION SYSTEM FOR PLANT BEDS AND LAWN EXCEPT FOR AREAS NOTED ON PLANS.

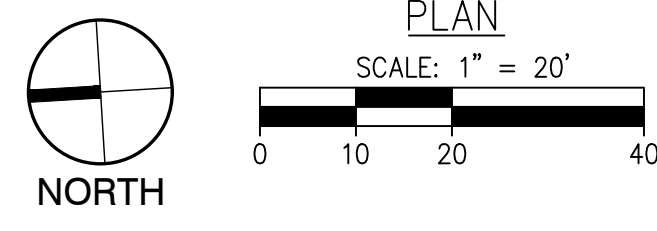
REPRESENTATIVE PLANT LIST FOR SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
Clethra alnifolia 'Caleb'	Vanilla Spice® Summersweet	30"-36" ht	Pot	
Cornus sericea	Red Twig Dogwood	30"-36" ht	Pot	
Fothergilla gardenii	Dwarf Fothergilla	30"-36" ht	Pot	
Hydrangea quercifolia	Oakleaf Hydrangea	30"-36" ht	Pot	
Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	30"-36" ht	Pot	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"-30" ht	Pot	
Rhus typhina 'Baltiger'	Tiger Eyes® Staghorn Sumac	30"-36" ht	Pot	
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	30"-36" ht	Pot	

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
Amsonia x 'Blue Ice'	Blue Ice Bluestar	2 gal.	Pot	18" o.c.	
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	2 gal.	Pot	30" o.c.	
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Pot	30" o.c.	
Carex pensylvanica	Pennsylvania Sedge	2 gal.	Pot	18" o.c.	
Chasmanthium latifolium	Northern Sea Oats	2 gal.	Pot	30" o.c.	
Dennstaedtia punctilobula	Hay-scented Fern	2 gal.	Pot	24" o.c.	
Deschampsia cespitosa	Tufted Hair Grass	2 gal.	Pot	24" o.c.	
Liriope spicata	Creeping Lilyturf	1 gal.	Pot	18" o.c.	
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 gal.	Pot	18" o.c.	
Tiarella cordifolia	Foamflower	2 gal.	Pot	18" o.c.	



M.B.T.A RAILROAD



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ISSUANCE

SPECIAL PERMIT APPLICATION

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REVISIONS

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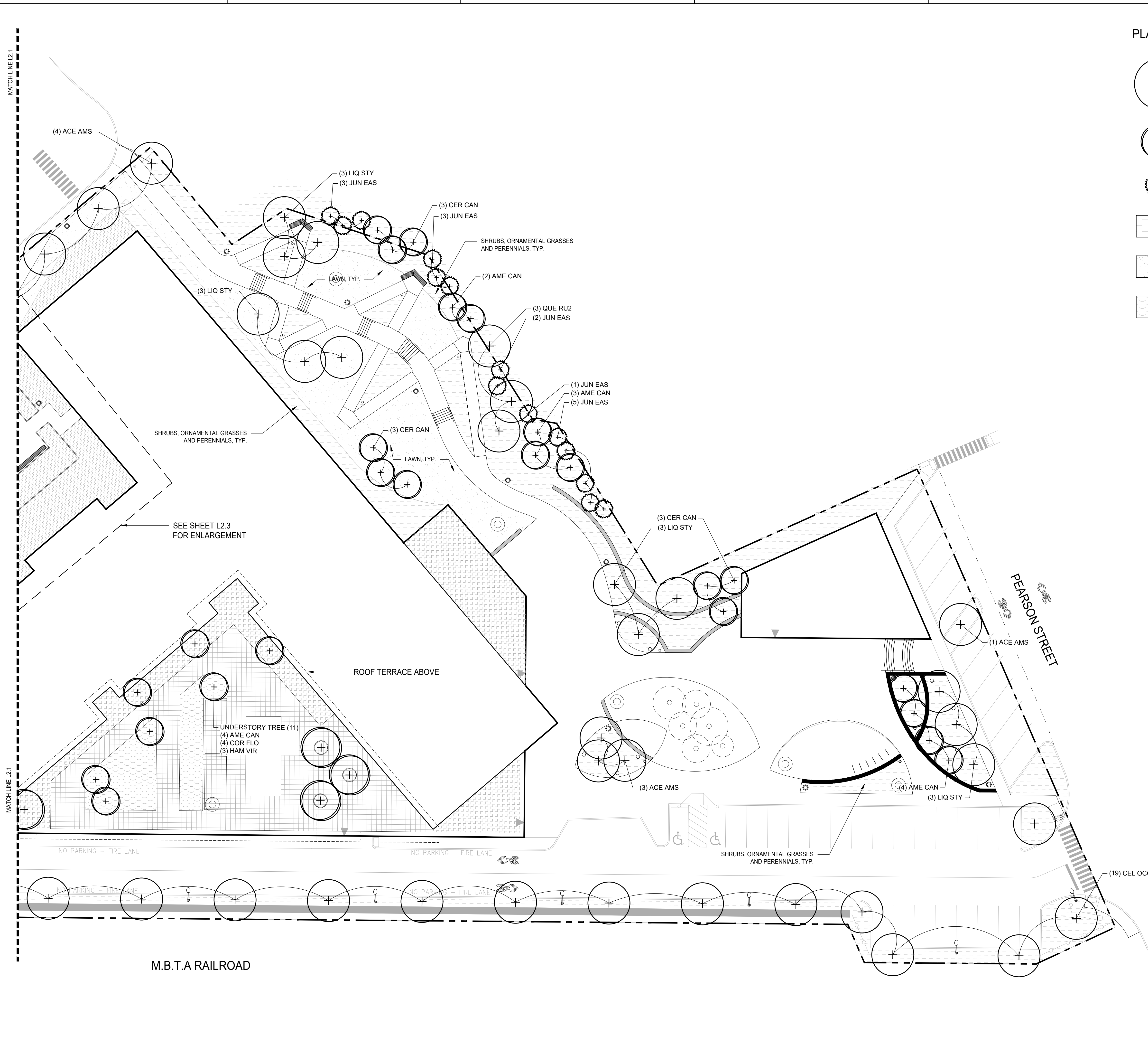
DRAWING TITLE

PLANTING PLAN

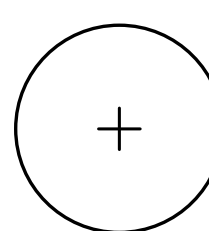
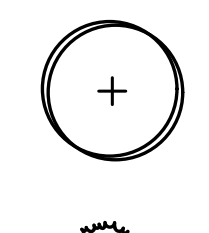
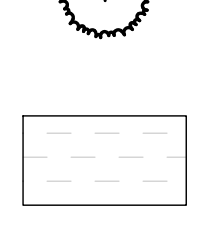
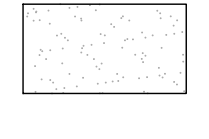


Project No. 21035
Drawn By JM/JF
Date 05/07/24
Scale 1" = 20'-0"

DRAWING NUMBER:

L2.1



PLANT LEGEND

-  PROPOSED CANOPY TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PLANT BED: SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS
-  LAWN
-  PLANT BED OVER STRUCTURE: SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

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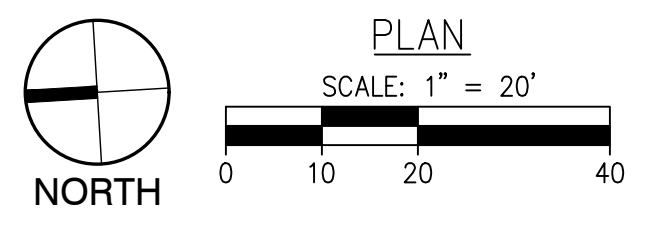
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PLANTING PLAN

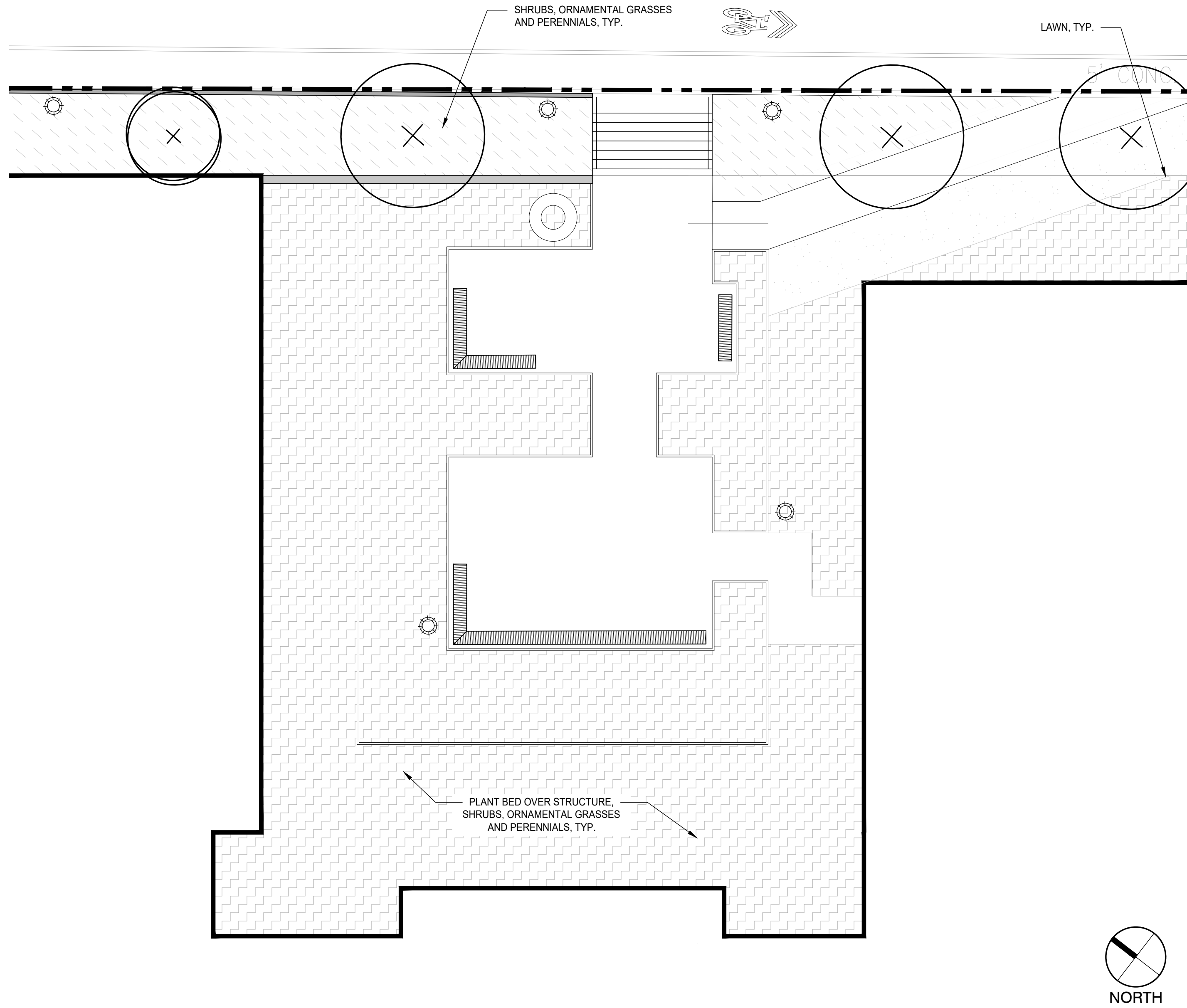
Project No.	21035
Drawn By	JM/JF
Date	05/07/24
Scale	1" = 20'-0"

DRAWING NUMBER:

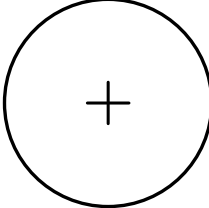
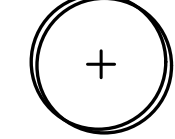
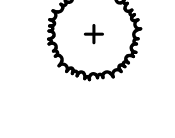
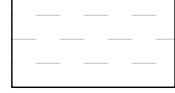
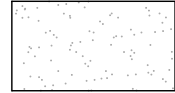
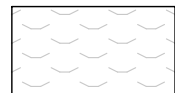
L2.2



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PLANT LEGEND

-  PROPOSED CANOPY TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PLANT BED: SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS
-  LAWN
-  PLANT BED OVER STRUCTURE: SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS

1 BUXTON COURT COURTYARD
SCALE: 1"=10'-0"

APPLICANT

ANDOVER TOWN YARD, LLC

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Tighe&Bond STUDIO

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ISSUANCE

SPECIAL PERMIT APPLICATION

STAMP

REVISIONS

No.	Date	Description
1	02/20/2024	ADDRESS PUBLIC COMMENT

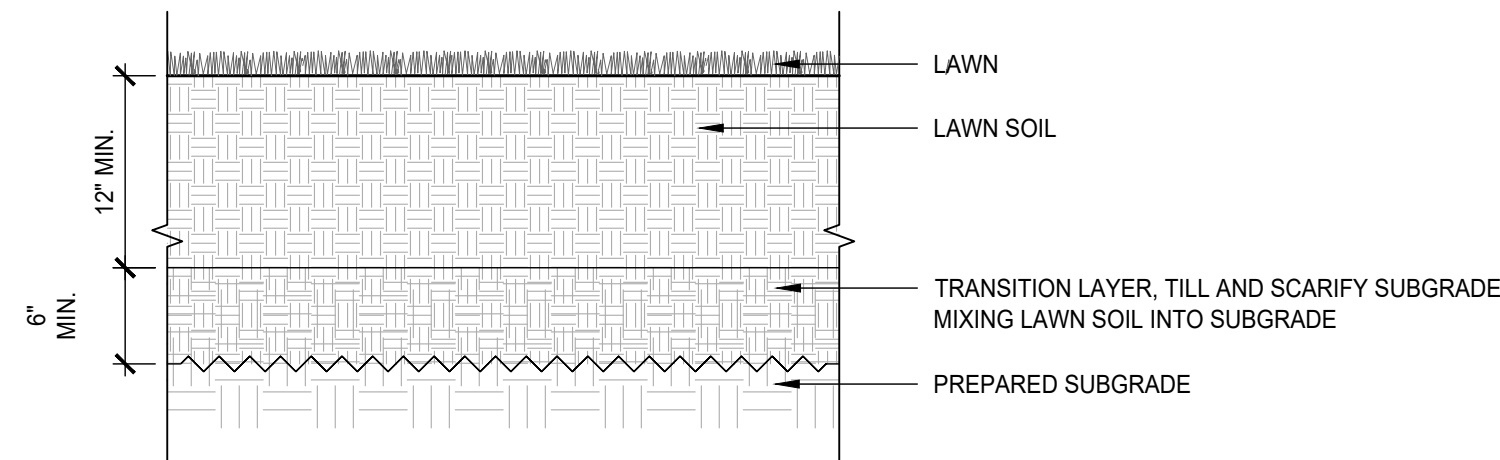
DRAWING TITLE

PLANTING ENLARGEMENT PLANS

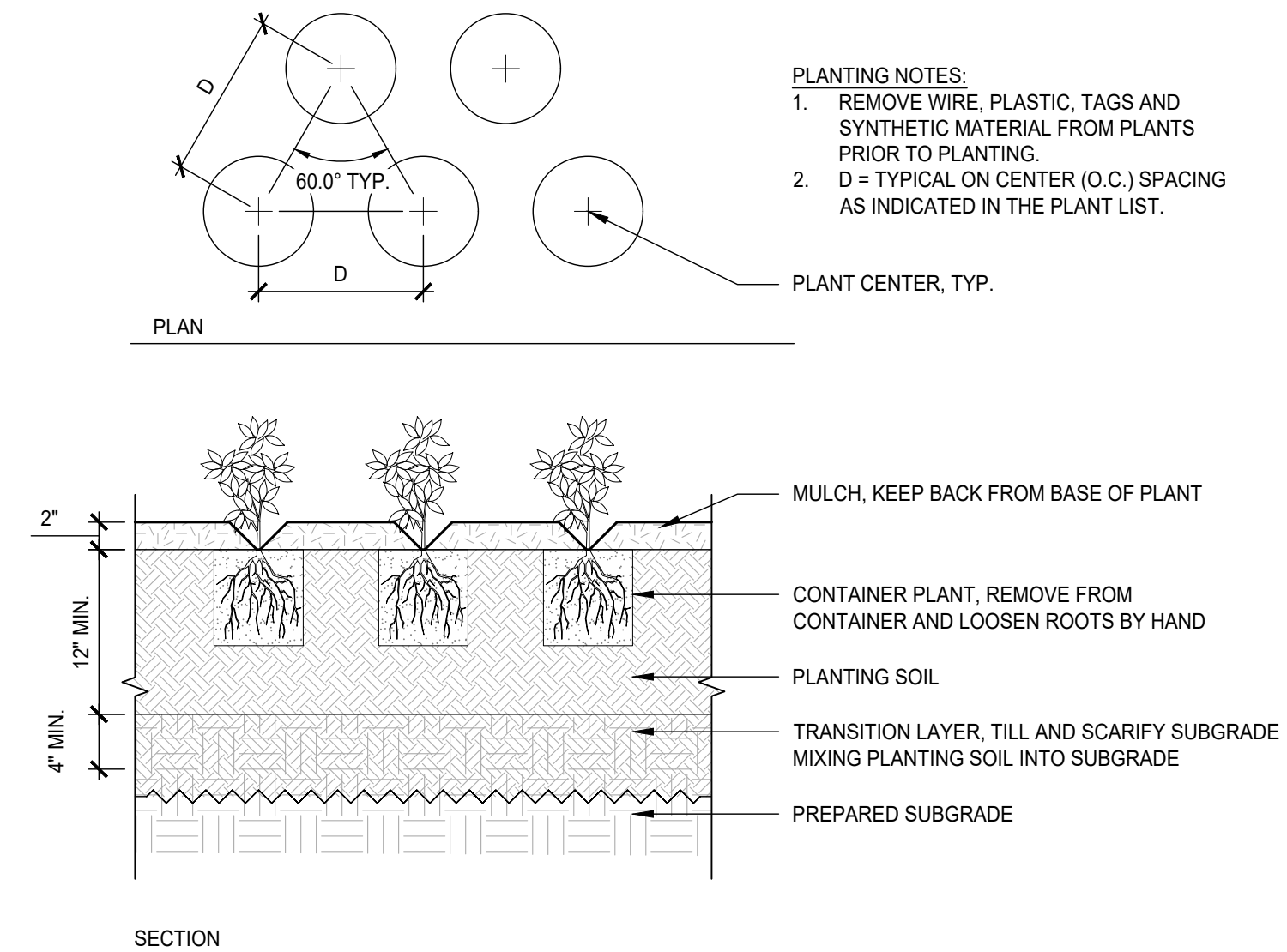
Project No. 21035
 Drawn By JM/JF
 Date 05/07/24
 Scale 1" = 20'-0"

DRAWING NUMBER:

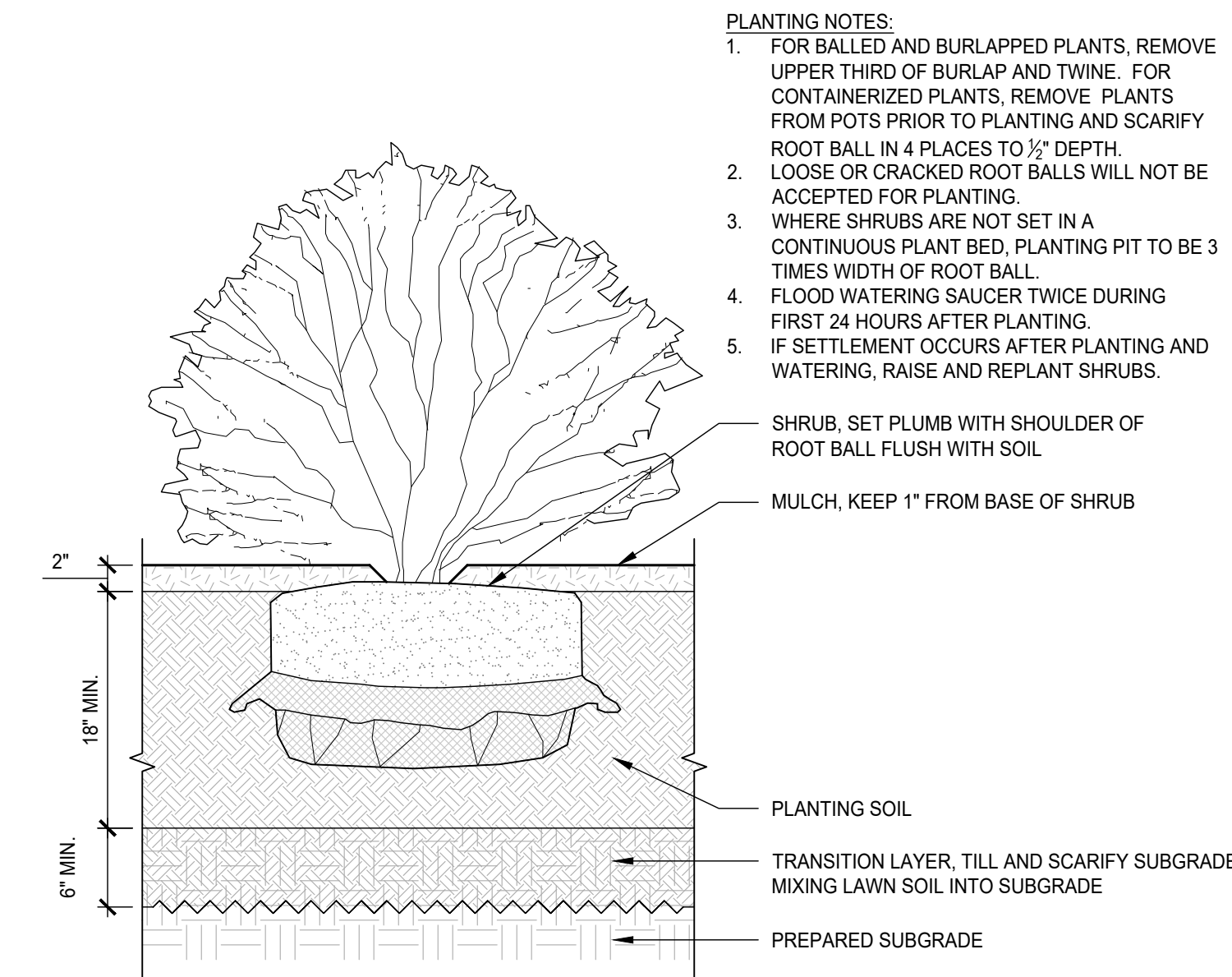
L2.3



1 LAWN
SCALE: 1"=1'-0"

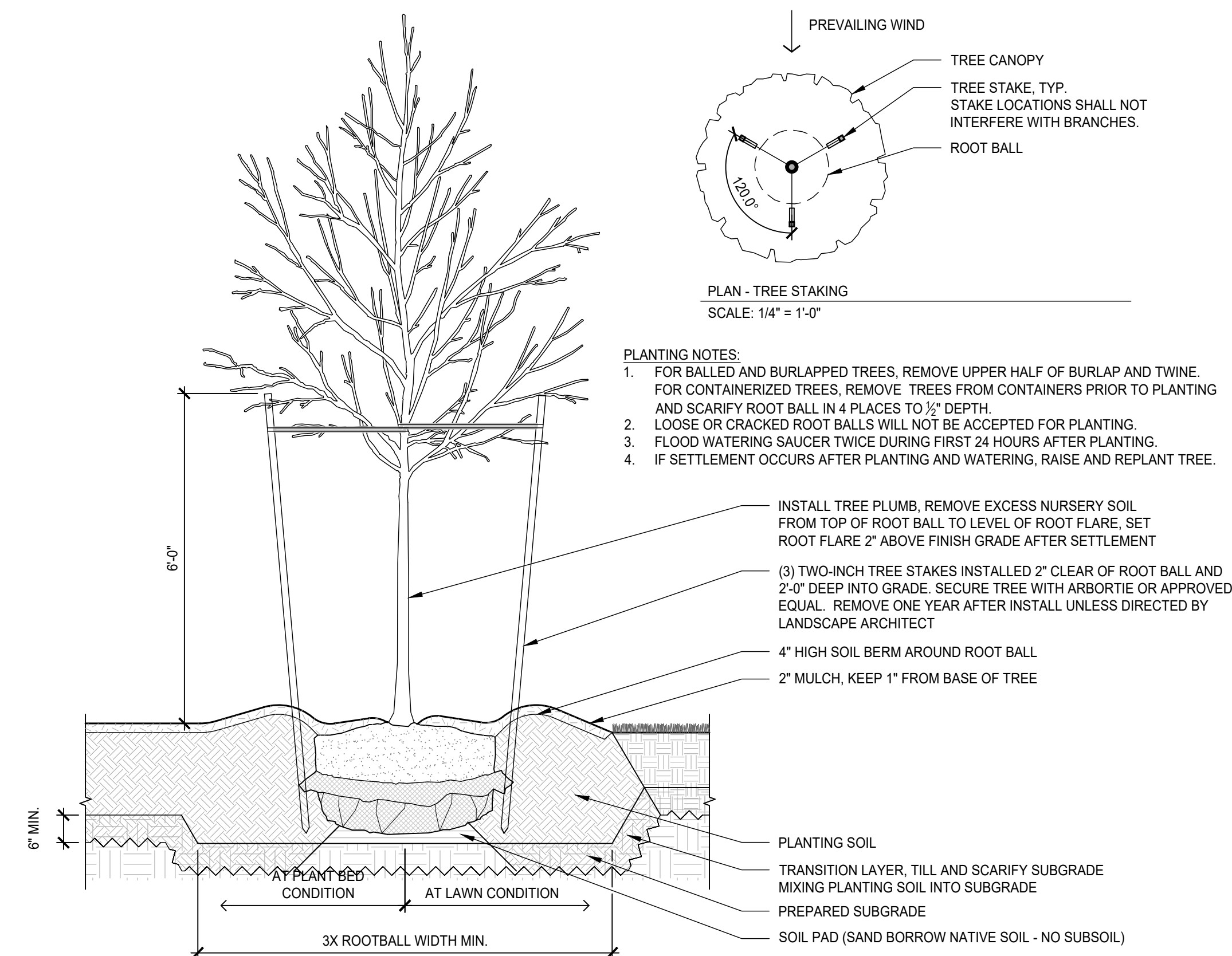


2 GROUNDCOVER / PERENNIAL PLANTING
SCALE: 1"=1'-0"

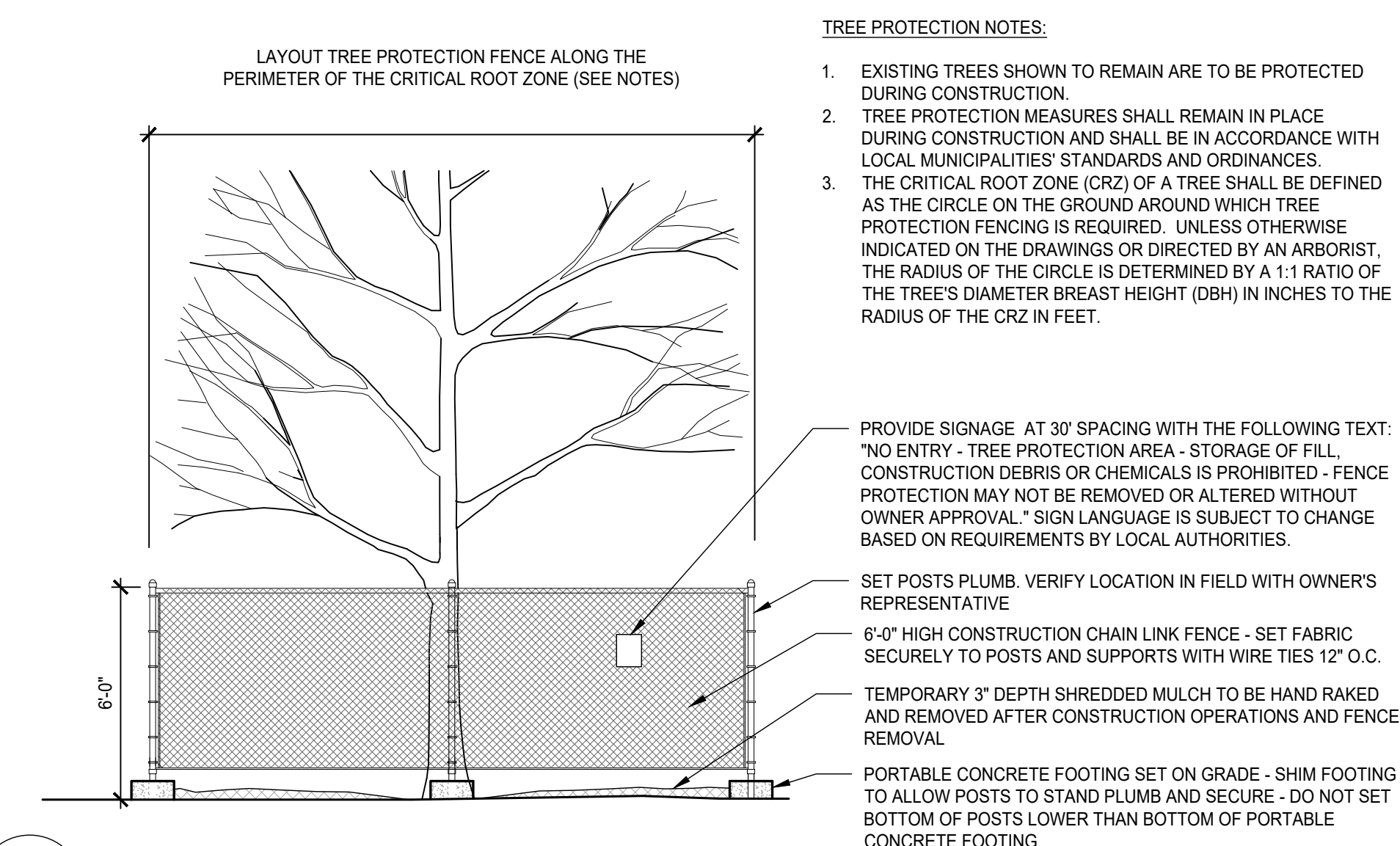


3 SHRUB PLANTING
SCALE: 1"=1'-0"

- PLANTING NOTES:**
- FOR BALLED AND BURLAPPED PLANTS, REMOVE UPPER THIRD OF BURLAP AND TWINE. FOR CONTAINERIZED PLANTS, REMOVE PLANTS FROM POTS PRIOR TO PLANTING AND SCARIFY ROOT BALL IN 4 PLACES TO 1/2" DEPTH. LOOSE OR CRACKED ROOT BALLS WILL NOT BE ACCEPTED FOR PLANTING.
 - WHERE SHRUBS ARE NOT SET IN A CONTINUOUS PLANT BED, PLANTING PIT TO BE 3 TIMES WIDTH OF ROOT BALL.
 - FLOOD WATERING SAUCER TWICE DURING FIRST 24 HOURS AFTER PLANTING.
 - IF SETTLEMENT OCCURS AFTER PLANTING AND WATERING, RAISE AND REPLANT SHRUBS.



4 TREE PLANTING
SCALE: 1/2"=1'-0"



5 TREE PROTECTION FENCE
SCALE: 1/4"=1'-0"

- TREE PROTECTION NOTES:**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION.
 - TREE PROTECTION MEASURES SHALL REMAIN IN PLACE DURING CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITIES' STANDARDS AND ORDINANCES.
 - THE CRITICAL ROOT ZONE (CRZ) OF A TREE SHALL BE DEFINED AS THE CIRCLE ON THE GROUND AROUND WHICH TREE PROTECTION FENCING IS REQUIRED. UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR DIRECTED BY AN ARBORIST, THE RADIUS OF THE CIRCLE IS DETERMINED BY A 1:1 RATIO OF THE TREE'S DIAMETER BREST HEIGHT (DBH) IN INCHES TO THE RADIUS OF THE CRZ IN FEET.
 - CRITICAL ROOT ZONES SHALL BE KEPT FREE OF TRASH AND DEBRIS. NO MATERIALS SHALL BE STOCKPILED OR STORED IN AND NO MIXING, CLEANING, OR DISPOSING OF LIQUIDS OR OTHER MATERIALS SHALL OCCUR WITHIN THE CRZ.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - STAGING SHALL NOT OCCUR IN UNPROTECTED CRITICAL ROOT ZONES. IF STAGING IS REQUIRED IN AREAS OTHER THAN THOSE PROVIDED, PRE-APPROVAL BY THE ARBORIST AND IS REQUIRED. ADDITIONAL PROTECTION MEASURES MAY BE REQUIRED.
 - WORK WITHIN THE CRITICAL ROOT ZONE OF TREES TO REMAIN:
 - SHALL BE DIRECTLY SUPERVISED BY AN ARBORIST.
 - SHALL BE PERFORMED "BY HAND" USING HAND TOOLS. WHEELBARROWS, ETC. AS MUCH AS PRACTICAL. THE USE OF POWERED OR MECHANIZED EQUIPMENT SHALL BE REVIEWED AND APPROVED BY THE ARBORIST PRIOR TO WORK. EQUIPMENT WITH A SMALLER AND LIGHTER FOOTPRINT IS PREFERRED.
 - WHERE EXCAVATING WITHIN CRZ, BACKFILL VOIDS WITH LOOSELY PLACED TOPSOIL. INSTALL ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES.
 - ROOTS ENCOUNTERED DURING DEMOLITION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE ARBORIST. THE ARBORIST SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS.
 - POWERED OR MECHANIZED EQUIPMENT SHALL NOT ENTER CRITICAL ROOT ZONES EXCEPT AS FOLLOWS:
 - EQUIPMENT ACCESS SHALL BE SUPERVISED BY THE ARBORIST.
 - EQUIPMENT SHALL REMAIN ON EXISTING HARD SURFACES OR ON TEMPORARY ACCESS MATTING AND WOOD CHIP PROTECTION LAYER (OR APPROVED ALTERNATES).
 - EQUIPMENT TRAVEL SHALL BE MINIMIZED AS MUCH AS PRACTICAL.

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ISSUANCE

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STAMP

REVISIONS

No.	Date	Description
1	02/20/2024	ADDRESS PUBLIC COMMENT

DRAWING TITLE

LANDSCAPE DETAILS

Project No.	21035
Drawn By	JM/JF
Date	05/07/24
Scale	AS SHOWN

DRAWING NUMBER:

L4.1

ANDOVER TOWN YARD, LLC

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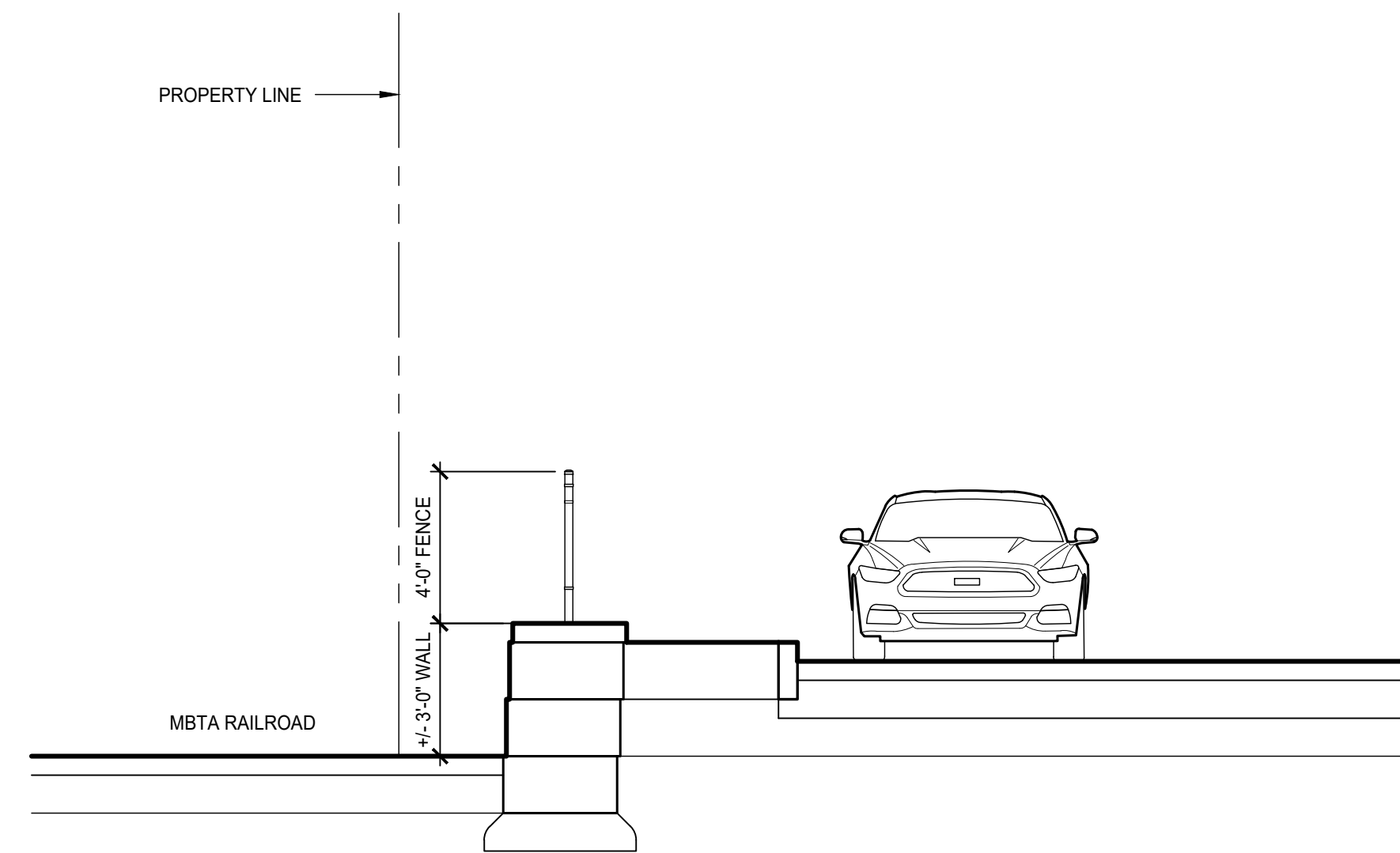
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LANDSCAPE SECTIONS & ELEVATIONS

Project No.	21035
Drawn By	JM/JF
Date	05/07/24
Scale	AS SHOWN

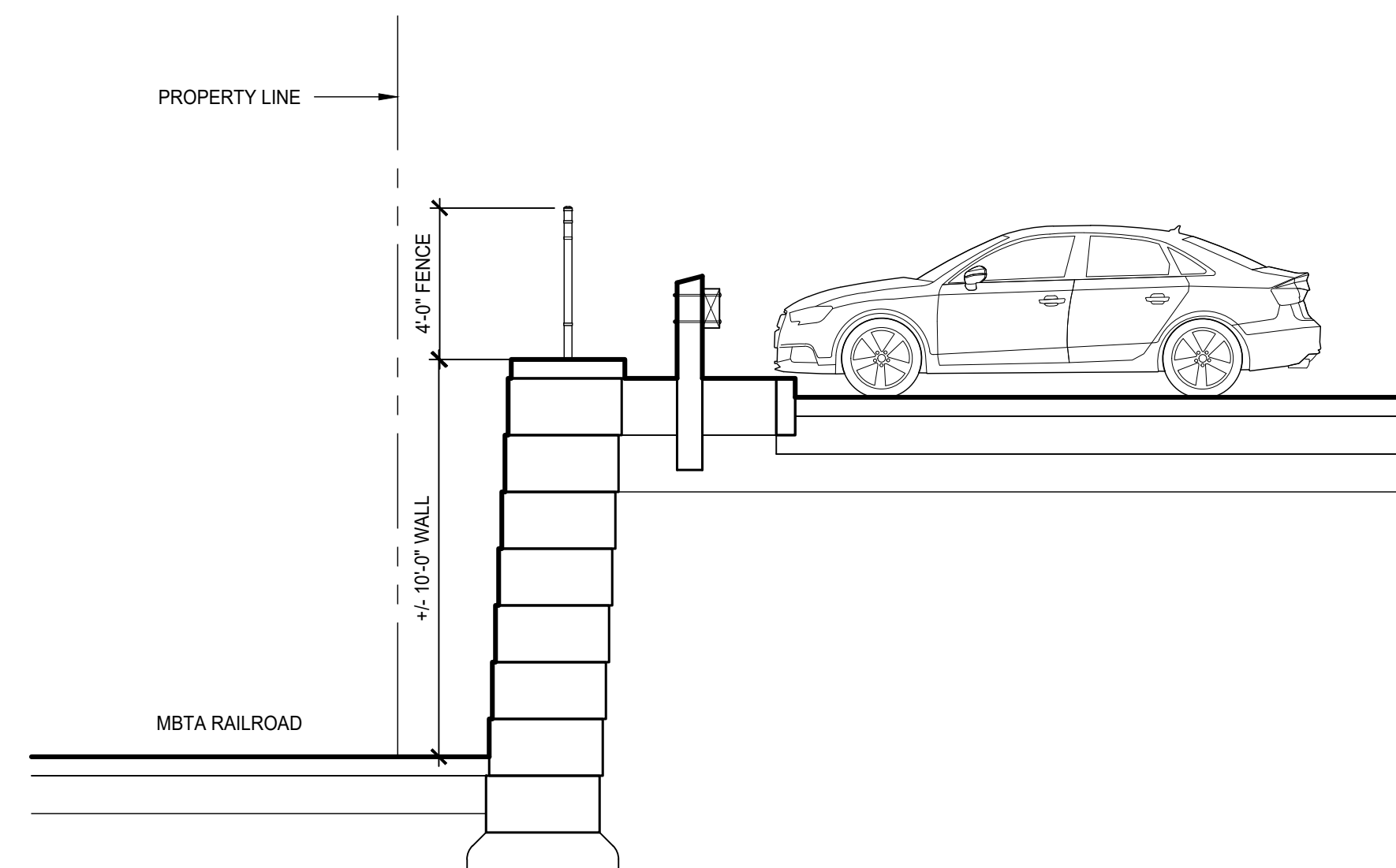
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L4.2



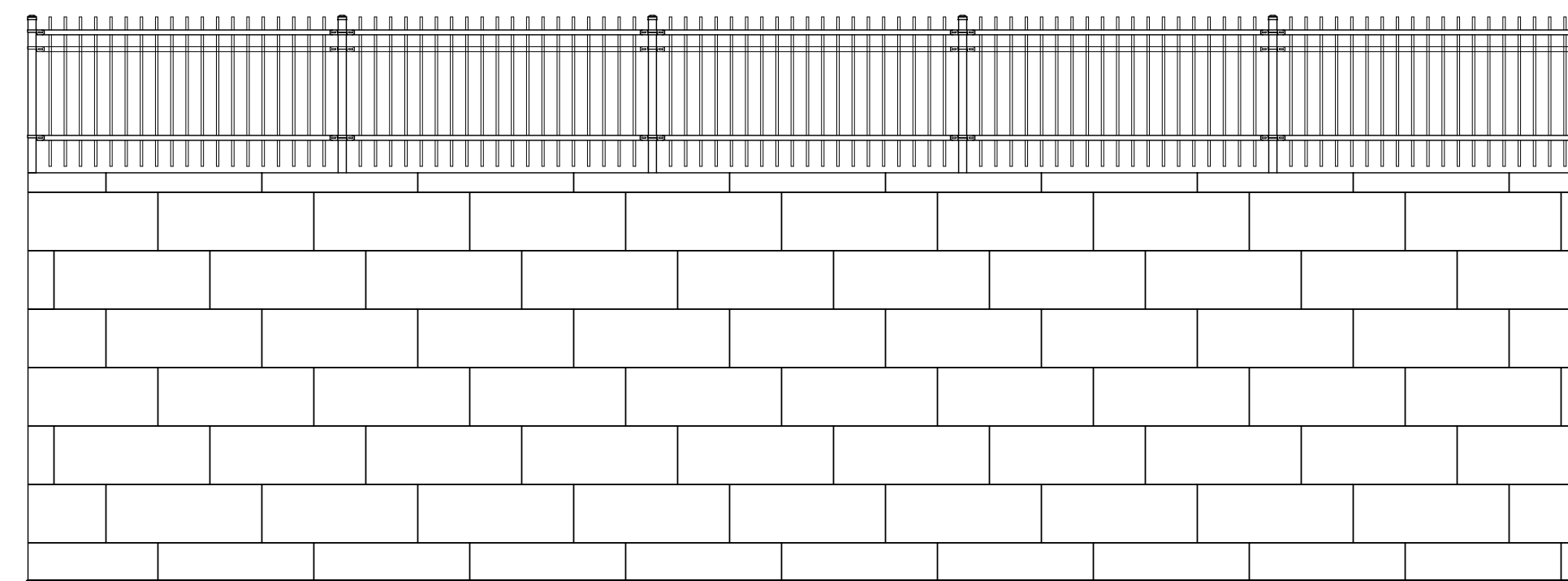
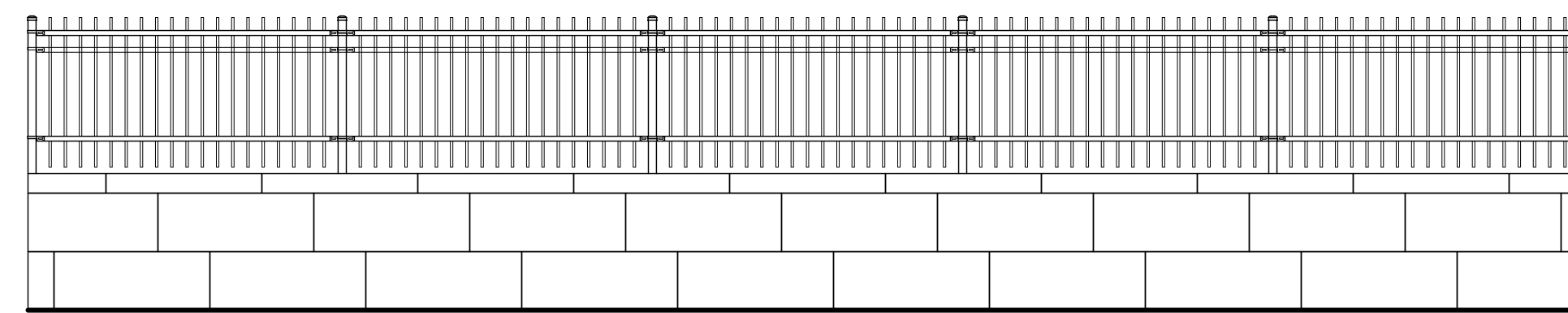
6

3' RETAINING WALL SECTION AND ELEVATION
SCALE: 1/4"=1'-0"



7

10' RETAINING WALL SECTION AND ELEVATION
SCALE: 1/4"=1'-0"



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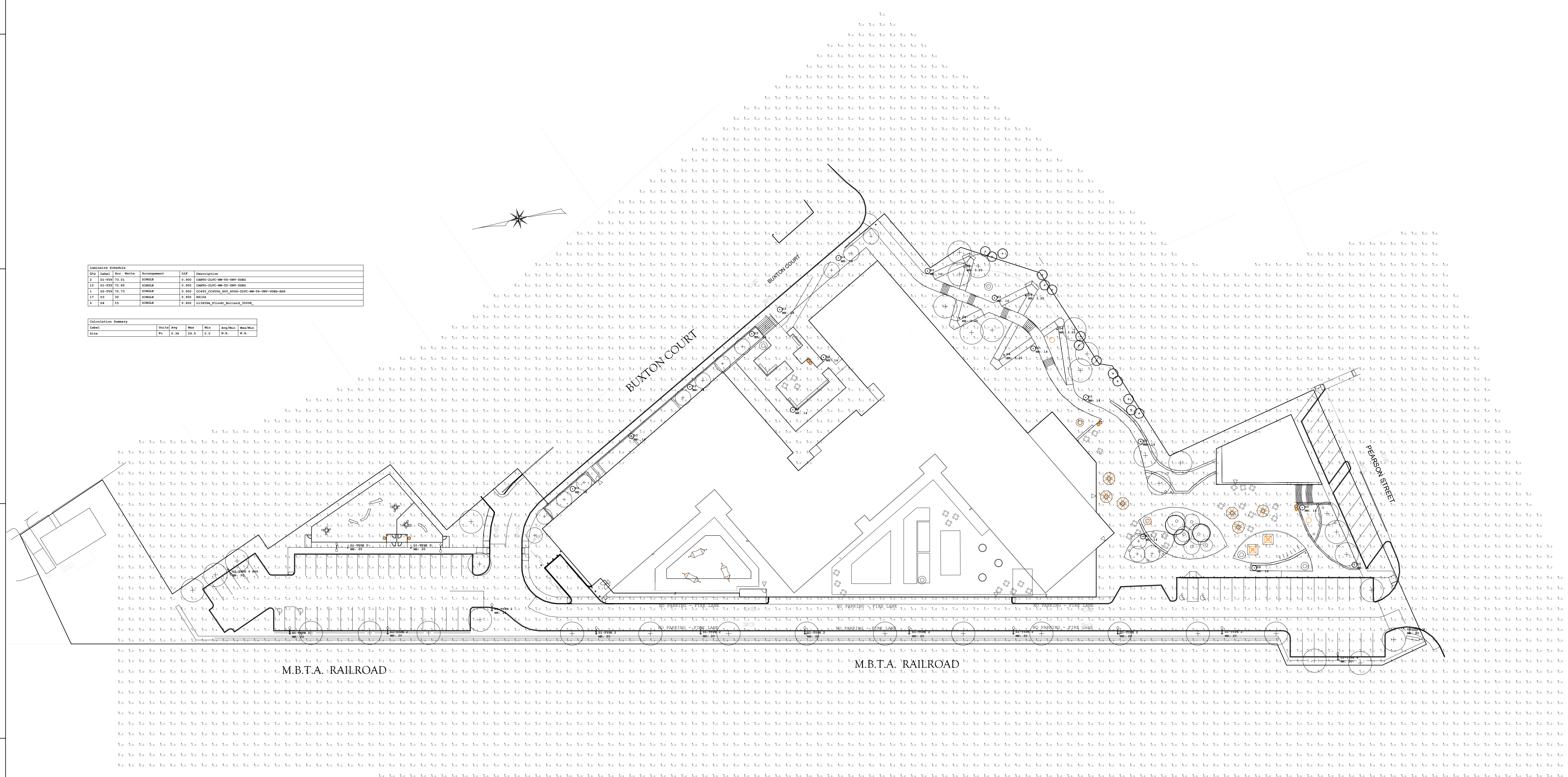
DRAWING TITLE

LANDSCAPE LIGHTING

Project No.	20085
Drawn By	JMW/JF
Date	05/07/24
Scale	1" = 20'-0"

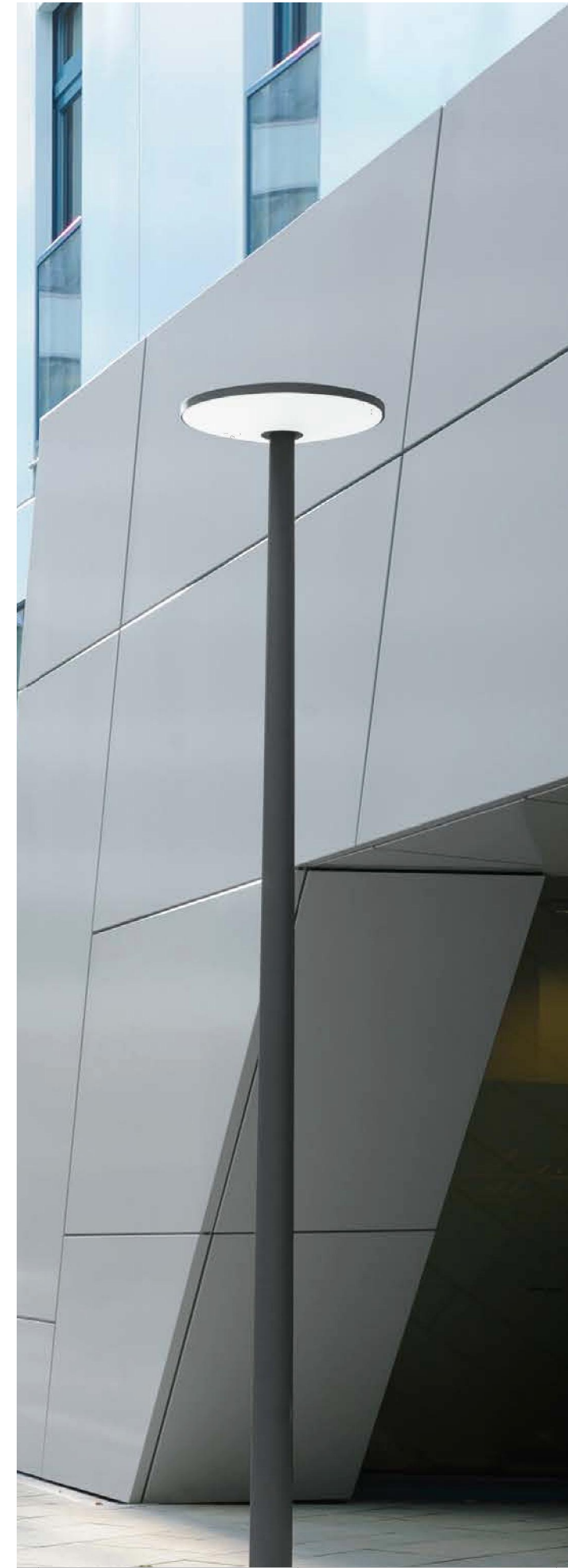
DRAWING NUMBER:

L5.1



Qty	Label	Arr. Name	Arrangement	SLP	Description
1	01-1000	10-11	STANDARD	0.300	0000-1000-10-11-000-000
1	02-1000	10-11	STANDARD	0.300	0000-1000-10-11-000-000
1	03-1000	10-11	STANDARD	0.300	0000-1000-10-11-000-000
1	04	15	STANDARD	0.300	111454_Planet_Rollard_2000_

Label	Unit	Qty	Min	Max	Height	Beam
01	ft	0.34	28.0	0.0	N.A.	N.A.



Pole-top luminaires
with symmetric light distribution

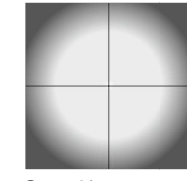
A series of pole-top luminaires with symmetric light distribution and shallow height. The symmetric light distribution is ideal for illuminating squares, plazas and other open areas. Die-cast aluminum - White acrylic diffuser

LED color temperatures: 2700K, 3000K, 3500K, 4000K

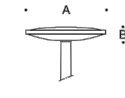
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

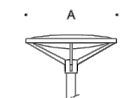
NRTL listed to North American standards - Suitable for wet locations - Protection class IP 65



Symmetric



Pole-top luminaires				
	LED	A	B	
88 100	16.8 W	24 1/4"	5 1/4"	
88 164	25.2 W	24 1/4"	5 1/4"	



Pole-top luminaires				
	LED	A	B	
88 260	16.8 W	27 1/4"	12 1/4"	
88 263	25.2 W	27 1/4"	12 1/4"	

Poles for above luminaires - see page 406-411.

Product info

Environmental Product Specification
This product is compliant with the requirements contained in the European Directives, RoHS Directive 2011/65 and REACH Directive 2002/618. This product is designed to be 100% of the product can be disassembled and reused.

Information

Electrical: System Voltage: 150V LED Voltage: 14V Delivered Lumens: 536-591 lm Efficacy: 35.7-39.4 lm/W Certification: cULus, Wet Location Protection class IP65 IK class 10 BUG Rating: 80-120-01 Controllability: 0-10V Dimming Min.-Max. Ambient Temp: -40°C to +70°C Color Rendering: Ra80

Mounting

Base plate dimension: 11" diameter. Base plate: Mounted to a concrete base with 4 anchor bolts on a bolt circle of 8.5" diameter. Internal anchor base: Mounted to a concrete base with 3 anchor bolts on a bolt circle of 3.5". Direct burial: Includes cross-bar for stabilization and caps for conduit entry. Installation: Refer to mounting instruction download for installation details.

Finish

Aluminum, Corten, or Black colored. Textured surface, powder coated.

Materials

Top: Cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum. Lens: Clear polycarbonate. Anchor bolts: Zinc-plated steel.

Sizes and weight

Width x Height x Length (ft.) | 4.5 x 31.5 x 4.5 Max | 15.7 ft | 4.5 x 43.3 x 4.5 Max | 23.0 ft

Compliance

cULus, Wet location.

Light source

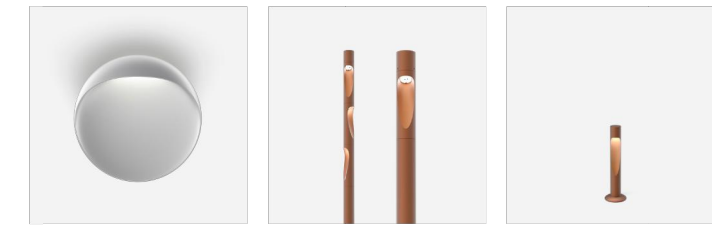
LED 3000K 15W
Lumen: 707

Information

Electrical:

System Voltage: 150V
LED Voltage: 14V
Delivered lumens: 536-591 lm
Efficacy: 35.7-39.4 lm/W
Certification: cULus, Wet Location Protection class IP65 IK class 10
BUG Rating: 80-120-01
Controllability: 0-10V Dimming
Min.-Max. Ambient Temp: -40°C to +70°C
Color Rendering: Ra80

Related products



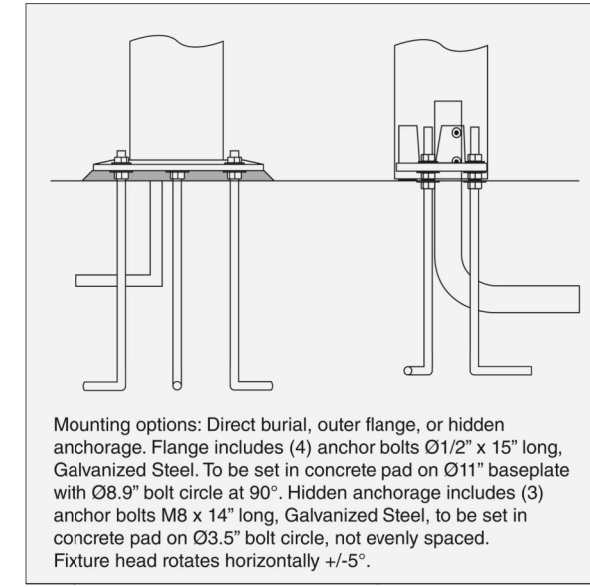
Flint Wall

Flint Plaza

Flint Garden Bollard

louis poulsen

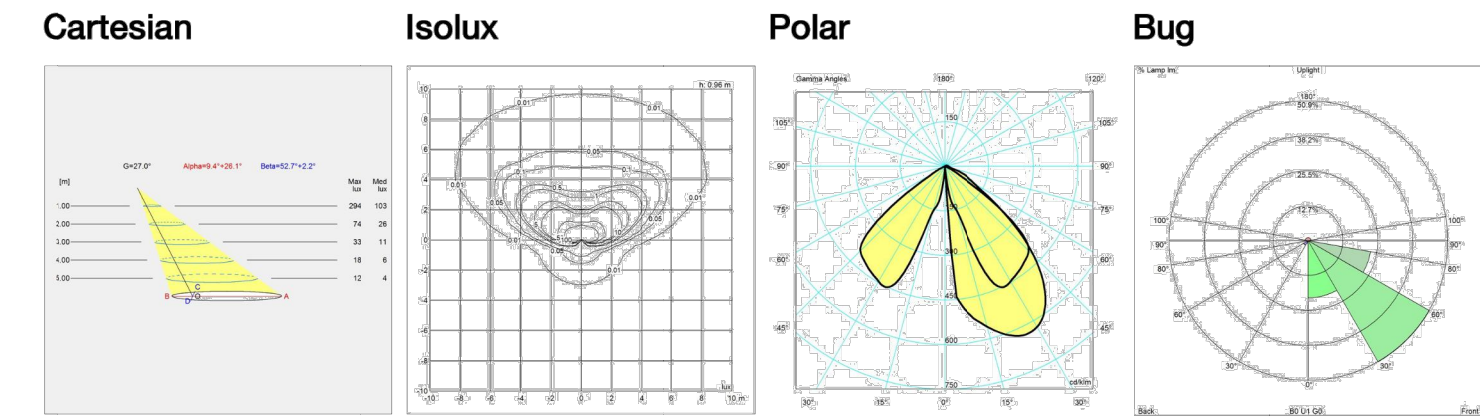
2/4
Flint Bollard



Mounting options: Direct burial, outer flange, or hidden anchorage. Flange includes (4) anchor bolts 0.12" x 1.5" long. Galvanized Steel. To be set in concrete pad on 0.11" baseplate with 0.85" bolt circle at 90°. Hidden anchorage includes (3) anchor bolts M8 x 1.4" long. Galvanized Steel, to be set in concrete pad on 0.85" bolt circle, not evenly spaced. Future head rotates horizontally +/-5°.

louispoulsen.com

Light distribution diagrams



Data specifications

Colour	Corten color	Length	4.5
Width	4.5	Height	43.3
IP class	65	IK class	10
Class	-	Net Weight	18.6
Wind Load (ft2)	-	Standby (W)	-
Power Factor (P = 100 % / P = 50 %)	0.9	Inrush Current	15A
Light source	LED 3000K 15W	Kelvin	3000
CRI	80	SDCM	3
Lumen	707	Watt	15
Efficacy	-	Light control	Dim 0-10v
Min. Dim Level (%)	10	Surges	-

louis poulsen

3/4
Flint Bollard

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ISSUANCE

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REVISIONS

No.	Date	Description
1	02/20/2024	ADDRESS PUBLIC COMMENTS

DRAWING TITLE

LANDSCAPE LIGHTING

Project No.	20235
Drawn By	JWW/JF
Date	05/07/24
Scale	1" = 20'-0"

DRAWING NUMBER:

L5.2

CANTO G 450
Pole Mounted Luminaire

DESCRIPTION

The smoothly engineered shape of the CANTO combined with its gracefully arching pole creates a unique appearance. The gentle curvature allows the pole to spatially define paths or roadways. Two luminaire sizes and three pole heights are available to meet proportional requirements of large or small scale applications. The heavy cast aluminum housing is fitted with a flat tempered glass lens with a quarter-turn fastener for easy relamping. Hinged reflector assembly allows access to the ballast tray. Mounting bracket and steel pole with flush handhole are hot-dip galvanized prior to being finished in high quality, finely textured paint. Base cover is spun aluminum. All hardware is stainless steel.



Date: _____ Type: _____ Catalog Number: _____

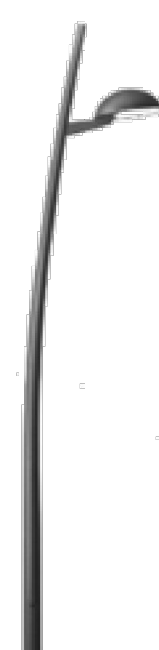
Project Name: _____

ORDERING INFORMATION

LUMINAIRE												
MODEL	LED MODULES	CCT	CONTROL	VOLT	OPTICS	CONFIGURATION	HEIGHT	MATERIAL	BASE COVER	MOUNTING KIT	FINISH	OPTION
CC450G	1	30K	DIM	UNV	T2	S	17	S	BC	MK	BL	ODEG
	1 Module	3000K	0-10v Dimming	120-277V	Type II	Single	17 Round Taper Curved	Steel	Base Cover	Mounting Kit (Anchor Bolts + Template)	Black	0 degree tilt for full cutoff classification
	2	40K			T3					DB	3PR	
	2 Modules	4000K			Type III					Dark Bronze	3-pin NEMA Photocentral Receptacle	
					T4					DG	7PR	
					Type IV				Dark Grey	7-pin NEMA Photocentral Receptacle		
					T5				GG			
					Type V				Graphite Grey			
									SG			
									Silver Grey			
									CC			
									Custom RAL Color			

BANNER ARM ACCESSORY			
BANNER ARM TYPE	BANNER WIDTH	BANNER LENGTH	HEIGHT TOP OF BANNER
BA-S Single Banner Arm Set	18	30	XX
	18 inches	30 inches	
	24	48	
	24 inches	48 inches	
		60	
		60 inches	
	72		
	72 inches		

.hess



CANTO G 450
Pole Mounted Luminaire

SPECIFICATIONS

HOUSING

One-piece domed housing is heavy cast aluminum. Hinged frameless tempered glass lens opens with single quarter-turn fastener for easy relamping. Lens is sealed to the housing with one-piece closed cell silicone gasketing. Hinged reflector plate, painted with high reflectance white paint, swings down allowing access to ballast components. Housing is fitted with stainless steel weather-tight strain relief bushing for the power cable exiting the rear of the housing. Luminaire installs onto bracket mounting plate with four socket head cap screws. All hardware is stainless steel.

OPTICS

Optics includes two individual LED modules. Each module consists of a field replaceable aluminum core PCB with four high-power LEDs and a single piece lens molded from optical quality acrylic. Light distributions include a choice of Type II, III, or IV optics. Luminaire emits zero upright at 90 degrees horizontal and above and is suitable for use in all LEED lighting zones. CRI is 80+.

ELECTRICAL

Electronic LED driver supplies 700mA drive current to LED modules with input voltage range from 120v through 277v at 50/60Hz. Power consumption is 72 watts. Optional 0-10v DC dimming is available on request.

LED DELIVERED LUMENS OUTPUT / BUG RATING - Based on standard 5 degree tilt. For 0 degree tilt option, U rating = 0.

3000K

TYPE I = 6795 LMS / B1-U1-G1
TYPE II = 6460 LMS / B2-U1-G1
TYPE IV = 6079 LMS / B1-U1-G2

4000K

TYPE II = 7378 LMS / B1-U1-G1
TYPE III = 7094 LMS / B2-U1-G1
TYPE IV = 6600 LMS / B1-U1-G2

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.

POLE

Fabricated aluminum bracket arm bolts to the pole 2.5' from the top with two stainless steel fasteners. Square tubing welded to the underside of the bracket arm acts as a wire way for the luminaire power cable. Round and curved steel pole is manufactured from cold drawn over mandrel, electric-weld, mechanical round steel tubing with nominal wall thickness of 0.157". Pole curvature projects centerline of pole top 17" from the base. Flush mounted hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Pole is hot-dip galvanized with coating inside and out, then lightly sanded prior to painting. Two-piece base cover with tamper-proof fasteners is fabricated from 0.080" spun aluminum and finished to match the pole. Nominal pole height is 17'.

FINISH

Standard PRIMAR® finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special RAL colors available on request.

INGRESS PROTECTION:

IP65

CERTIFICATION

UL Listed for Wet Locations.

WARRANTY

Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

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CANTO G 450
Pole Mounted Luminaire

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.



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