

**Boardwalk Beverly**

Boardwalk Beverly  
50 Dunham Road  
Beverly, MA 01915



45 Walden Street, Concord, MA 01742  
Tel: 978.371.1945 Fax: 978.371.0069  
www.LWDA.com

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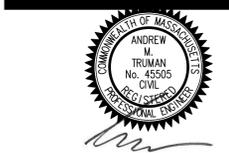
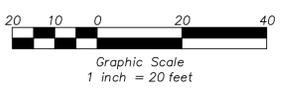
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**CONSULTING ENGINEERS**  
CIVIL & SITE: **Samiotes Consultants, Inc.**  
20 A Street  
Framingham, MA 01701-4102  
Tel: 508.877.6688

**LANDSCAPE:** **Dirtworks Landscape Architecture, PC**  
315 West 39th Street, Studio 910  
New York, NY 10018  
Tel: 212.529.2263

- DEMOLITION LEGEND:**
- BITUMINOUS CONCRETE TO BE REMOVED (INCL. SUBBASE)
  - CURB REMOVAL
  - FENCE REMOVAL
  - UTILITIES LINE TO BE REMOVED/ABANDONED
  - PROPOSED SILT FENCE
  - EROSION CONTROL
  - UTILITIES STRUCTURE/FIXTURES TO BE REMOVED
  - TREE TO BE REMOVED (INCL. STUMP)
  - PROPOSED CATCHBASIN FILTER
  - TREE PROTECTION

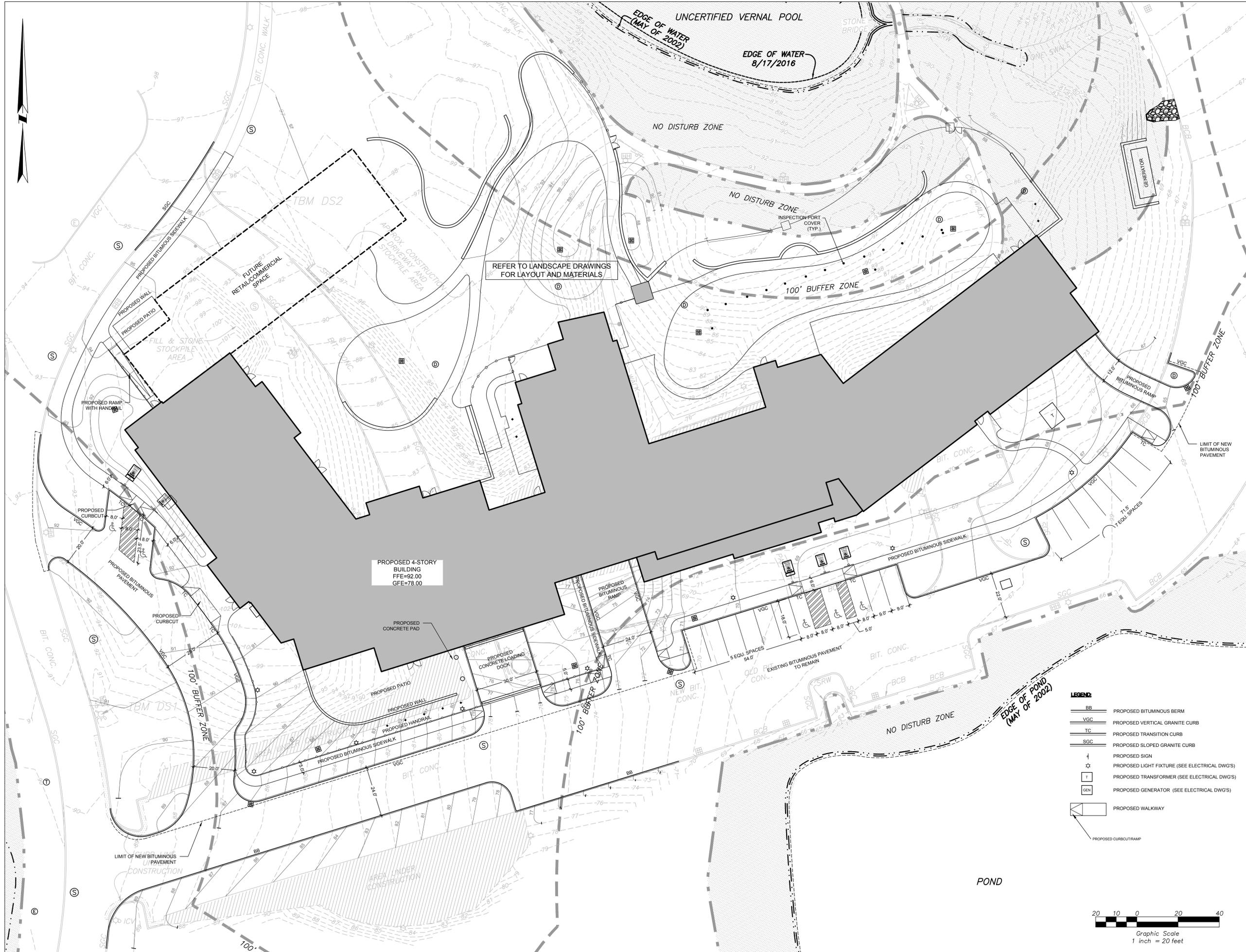
- NOTES:**
1. THE CONTRACTOR SHALL PHASE ALL DEMOLITION AND REMOVAL WORK TO ALLOW FOR THE CONTINUING OPERATION OF ALL STRUCTURES.
  2. DRAWING DOES NOT SHOW ENTIRE SCOPE OF DEMO. IT IS INTENDED TO AID CONTRACTOR WITH IDENTIFYING WORK AND IS NOT ALL INCLUSIVE. CONTRACTOR SHOULD REFER TO OTHER DRAWINGS FOR COORDINATION.



**SITE PREPARATION PLAN**

PROJECT	16106
ISSUE DATE	October 11, 2017
ISSUE	Site Plan Review
PROJECT MANAGER	AMT
SCALE	As Noted

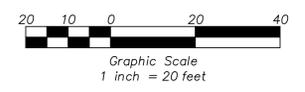
**CD-1.1**



REFER TO LANDSCAPE DRAWINGS FOR LAYOUT AND MATERIALS

PROPOSED 4-STORY BUILDING  
FFE=92.00  
GFE=78.00

- LEGEND:**
- BB PROPOSED BITUMINOUS BERM
  - VGC PROPOSED VERTICAL GRANITE CURB
  - TC PROPOSED TRANSITION CURB
  - SGC PROPOSED SLOPED GRANITE CURB
  - ↑ PROPOSED SIGN
  - ☆ PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)
  - PROPOSED TRANSFORMER (SEE ELECTRICAL DWG'S)
  - GEN PROPOSED GENERATOR (SEE ELECTRICAL DWG'S)
  - ▭ PROPOSED WALKWAY
  - ▭ PROPOSED CURB/RAMP



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CIVIL & SITE: **Samotes Consultants, Inc.**  
20 A Street  
Framingham, MA 01701-4102  
Tel: 508.877.6888

**LANDSCAPE:** **Dirtworks Landscape Architecture, PC**  
315 West 39th Street, Studio 910  
New York, NY 10018  
Tel: 212.529.2263

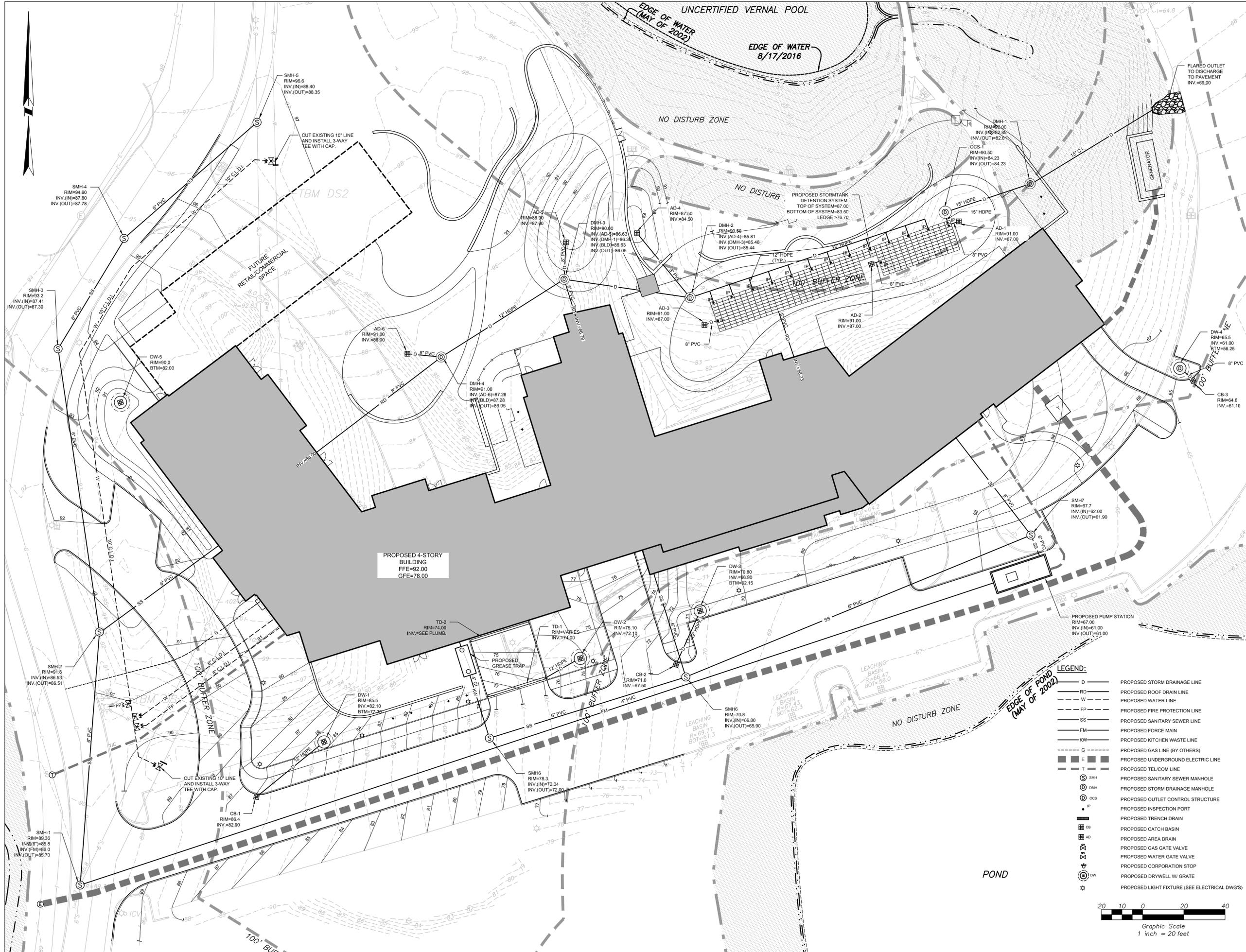


REVISION	DATE	DESCRIPTION

**PARKING AND DRIVEWAY PLAN**

PROJECT: 16106  
ISSUE DATE: October 11, 2017  
ISSUE: Site Plan Review  
PROJECT MANAGER: AMT  
SCALE: As Noted

**C-1.1**



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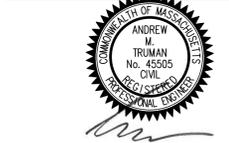
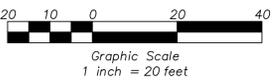
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Tel: 508.877.6688

**LANDSCAPE:** **Dirtwoks Landscape Architecture, PC**  
315 West 39th Street, Studio 910  
New York, NY 10018  
Tel: 212.529.2263

**LEGEND:**

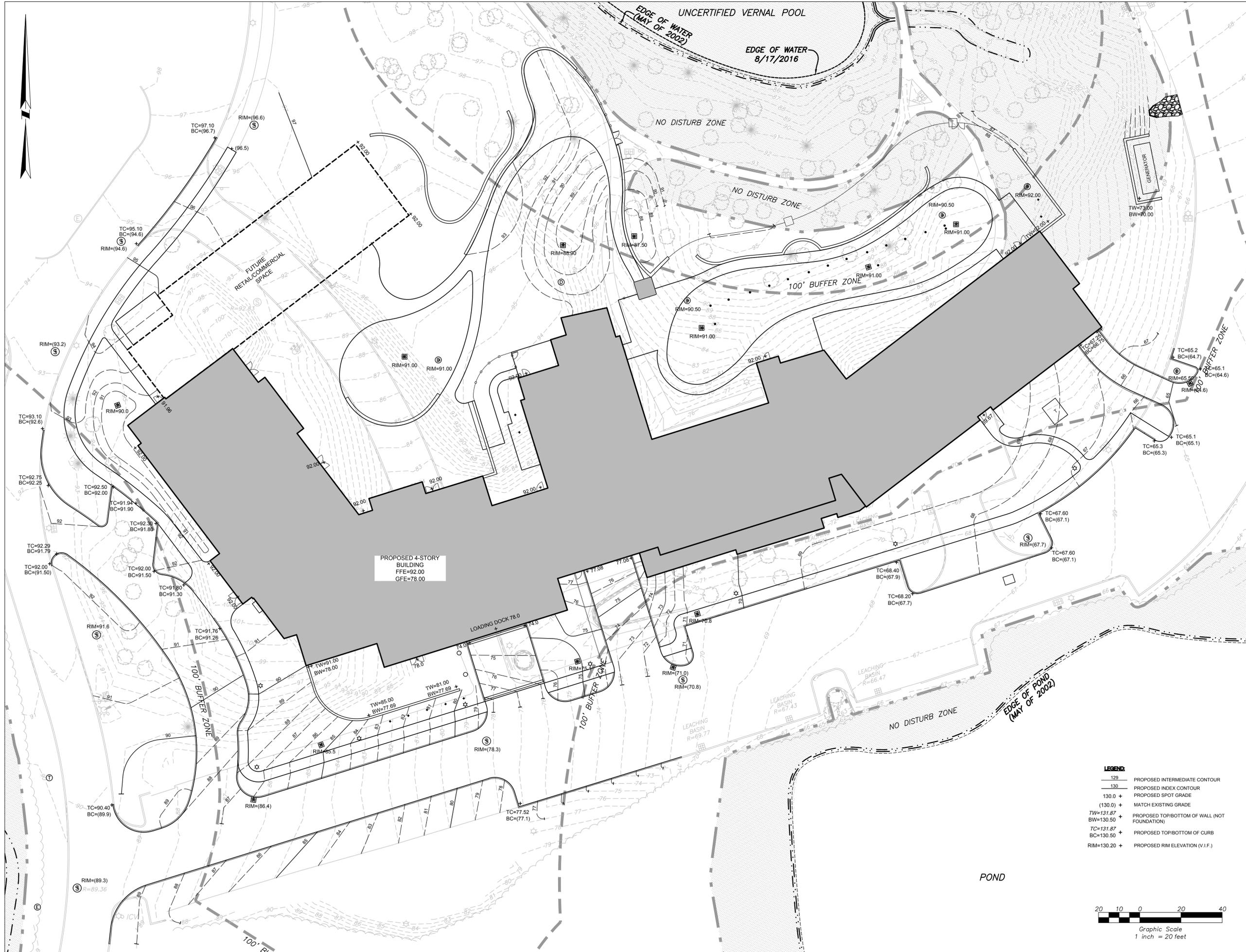
D	PROPOSED STORM DRAINAGE LINE
RD	PROPOSED ROOF DRAIN LINE
W	PROPOSED WATER LINE
FP	PROPOSED FIRE PROTECTION LINE
SS	PROPOSED SANITARY SEWER LINE
FM	PROPOSED FORCE MAIN
KW	PROPOSED KITCHEN WASTE LINE
G	PROPOSED GAS LINE (BY OTHERS)
E	PROPOSED UNDERGROUND ELECTRIC LINE
T	PROPOSED TEL/COM LINE
SMH	PROPOSED SANITARY SEWER MANHOLE
DMH	PROPOSED STORM DRAINAGE MANHOLE
OCS	PROPOSED OUTLET CONTROL STRUCTURE
IP	PROPOSED INSPECTION PORT
CB	PROPOSED TRENCH DRAIN
AD	PROPOSED AREA DRAIN
GW	PROPOSED GAS GATE VALVE
WGV	PROPOSED WATER GATE VALVE
CS	PROPOSED CORPORATION STOP
DW	PROPOSED DRYWELL W/ GRATE
LF	PROPOSED LIGHT FIXTURE (SEE ELECTRICAL DWG'S)



**UTILITY PLAN**

PROJECT	16106
ISSUE DATE	October 11, 2017
ISSUE	Site Plan Review
PROJECT MANAGER	AMT
SCALE	As Noted

**C-2.1**



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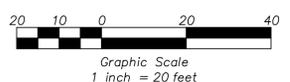
**CONSULTING ENGINEERS**  
**CIVIL & SITE:** Samiotes Consultants, Inc.  
20 A Street  
Framingham, MA 01701-4102  
Tel: 508.877.6688

**LANDSCAPE:** Dirtworks Landscape  
Architecture, PC  
315 West 39th Street, Studio 910  
New York, NY 10018  
Tel: 212.529.2263



**LEGEND:**

129	PROPOSED INTERMEDIATE CONTOUR
130	PROPOSED INDEX CONTOUR
130.0 +	PROPOSED SPOT GRADE
(130.0) +	MATCH EXISTING GRADE
TW=131.87 + BW=130.50 +	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
TC=131.87 + BC=130.50 +	PROPOSED TOP/BOTTOM OF CURB
RIM=130.20 +	PROPOSED RIM ELEVATION (V.I.F.)



**GRADING PLAN**

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ISSUE DATE	October 11, 2017
ISSUE	Site Plan Review
PROJECT MANAGER	AMT
SCALE	As Noted

**C-3.1**

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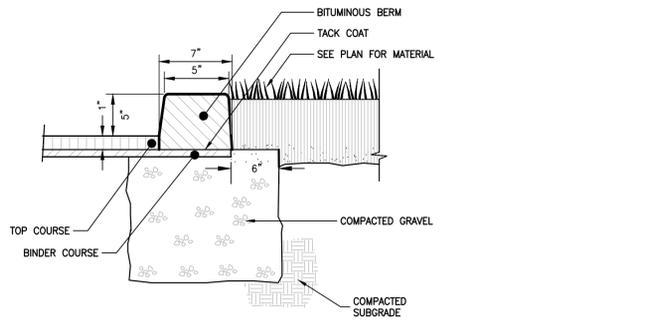


REVISION	DATE	DESCRIPTION

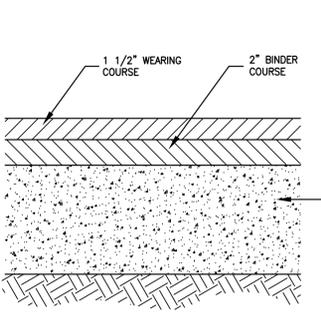
**CIVIL DETAILS**

PROJECT	16106
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PROJECT MANAGER	AMT
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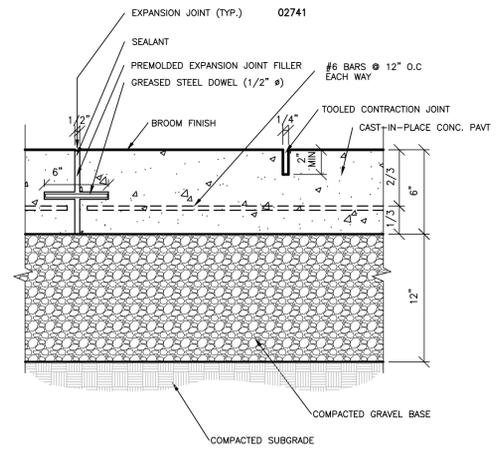
**C-4.1**



**5 BITUMINOUS BERM**  
NTS

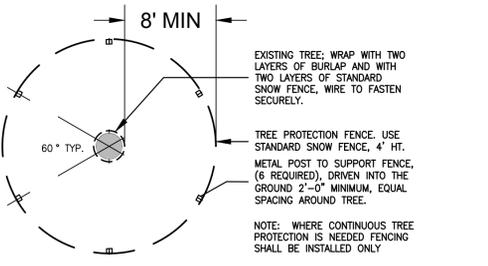


**4 BITUMINOUS PAVEMENT**  
NTS

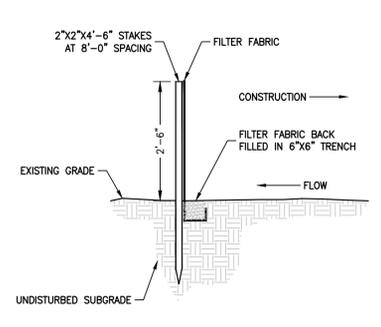


**8 CONCRETE PAVEMENT (LOADING DOCK)**  
NTS

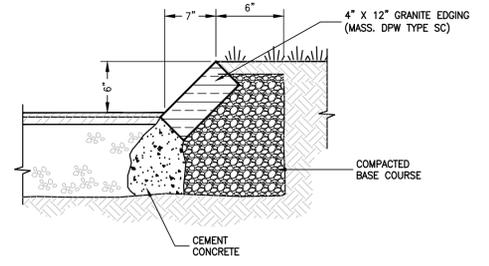
**7 BITUMINOUS WALKWAY PAVEMENT**  
NTS



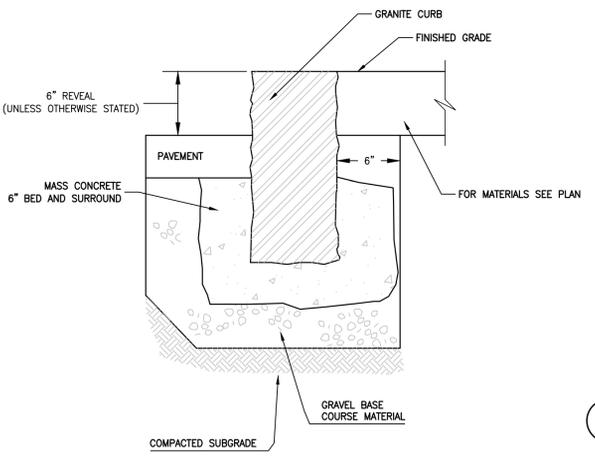
**11 EXISTING TREE PROTECTION**  
SCALE: NTS



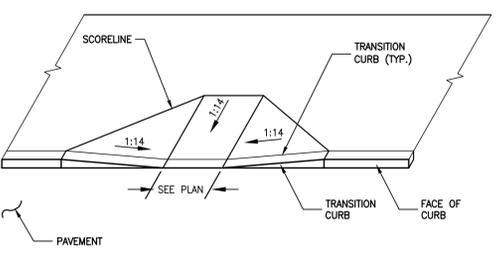
**3 SILT FENCE**  
NTS



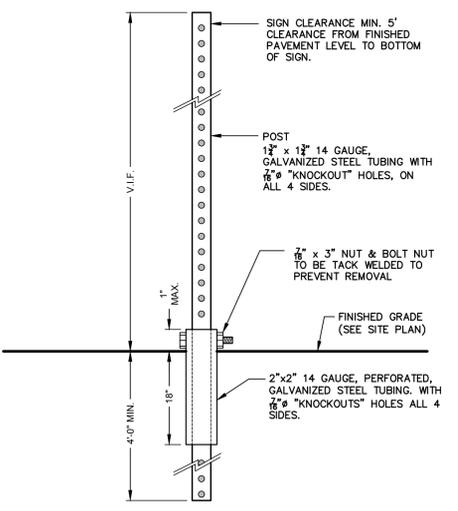
**6 SLOPED GRANITE CURBING**  
NTS



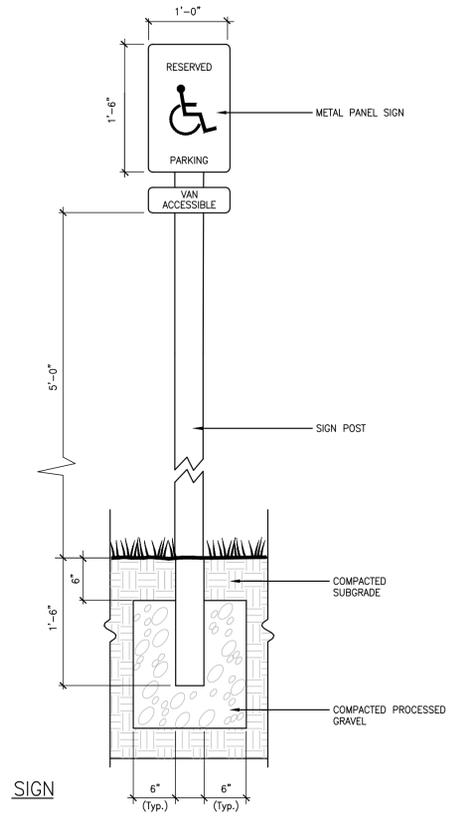
**10 VERTICAL GRANITE CURB**  
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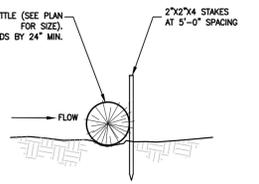
**13 CURB CUT AND RAMP**  
NTS



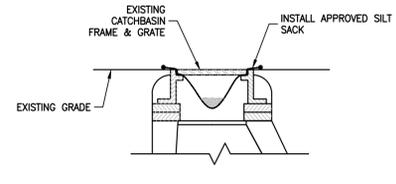
**14 TELESCOPING-BREAKAWAY TRAFFIC SIGN POST**  
NTS



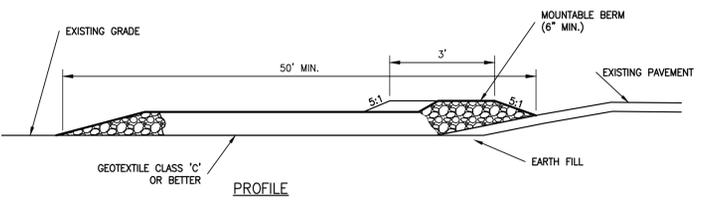
**15 HANDICAP SIGN**  
NTS



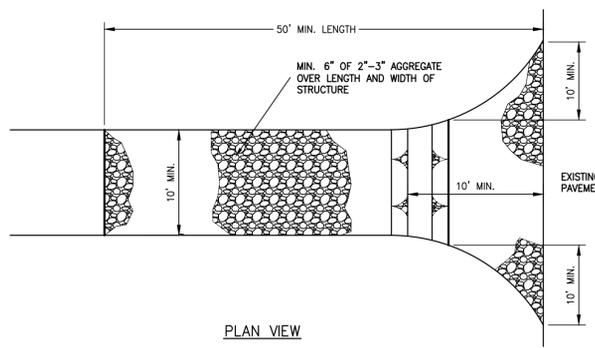
**1 STRAW WATTLE**  
NTS



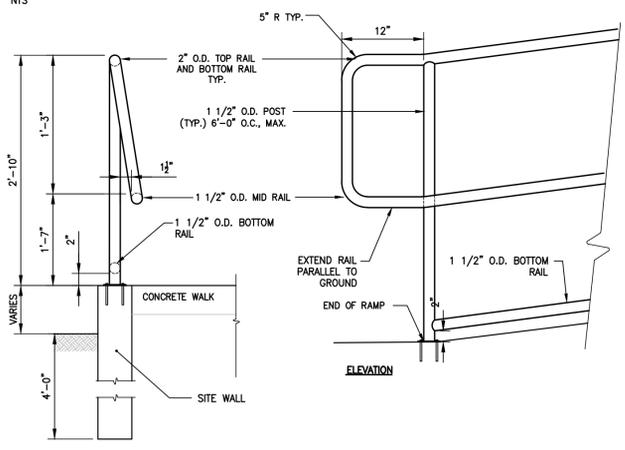
**2 EX. CATCHBASIN W/ SILT SACK**  
NTS



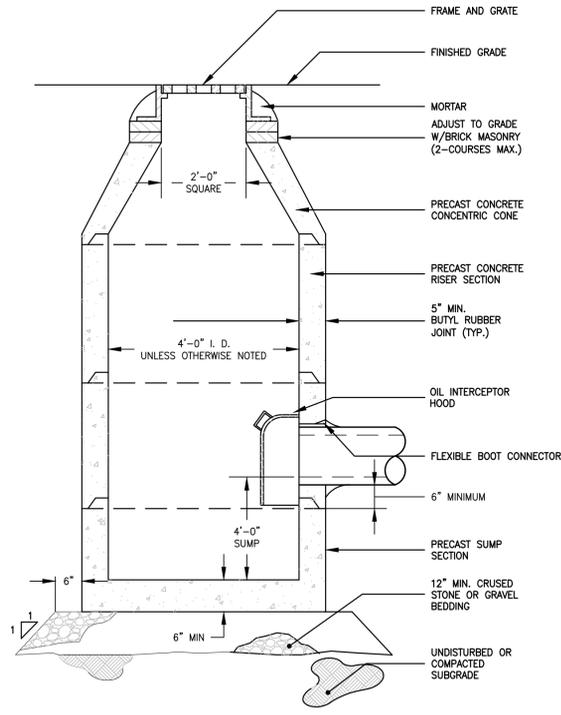
**9 STABILIZED CONSTRUCTION ENTRANCE**  
NTS



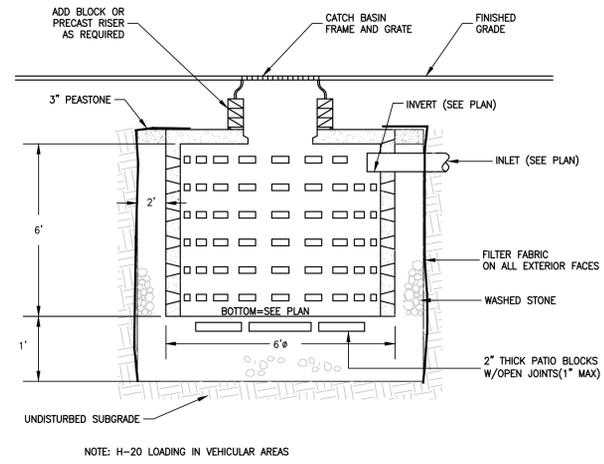
**12 HANDRAIL (GALVANIZED METAL)**  
NTS



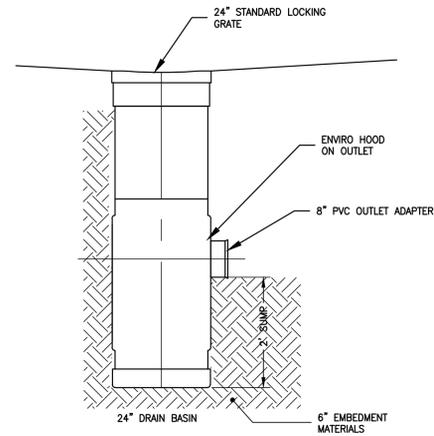
**12 HANDRAIL (GALVANIZED METAL)**  
NTS



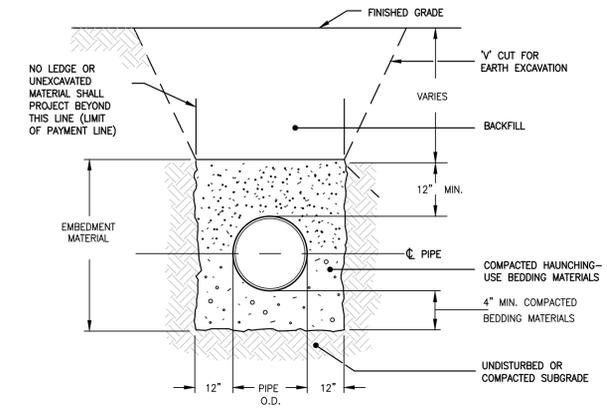
**1 CATCH BASIN**  
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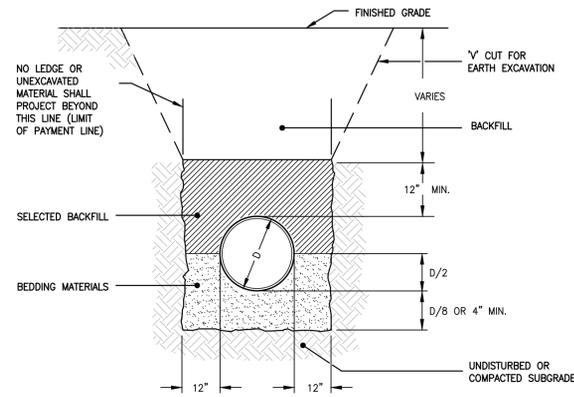
**2 LEACHING DRYWELL**  
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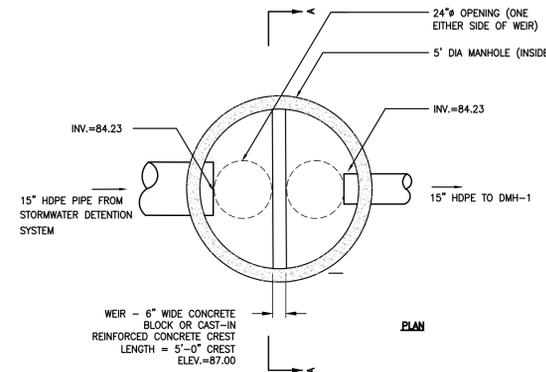
**3 AREA DRAIN**  
NTS



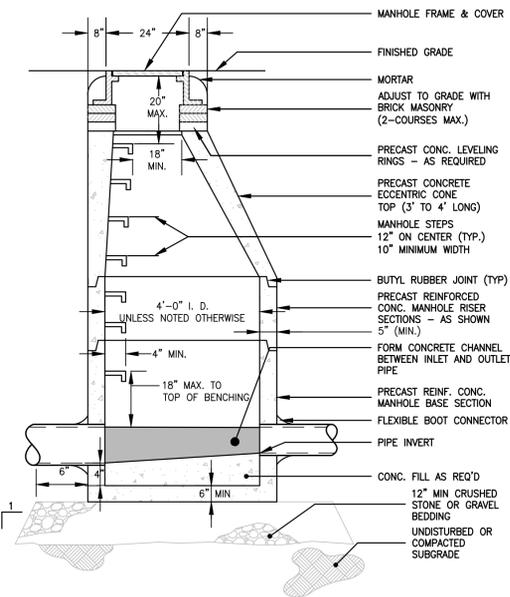
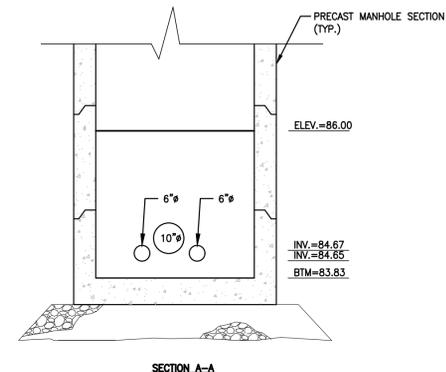
**4 TRENCH SECTION- PVC/HDPE GRAVITY PIPE**  
NTS



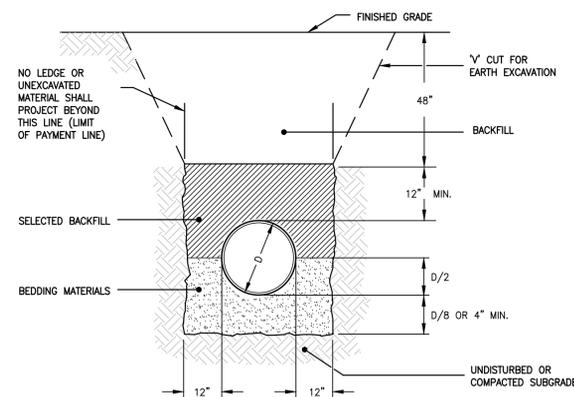
**5 TRENCH SECTION - CAST IRON PIPE**  
NTS



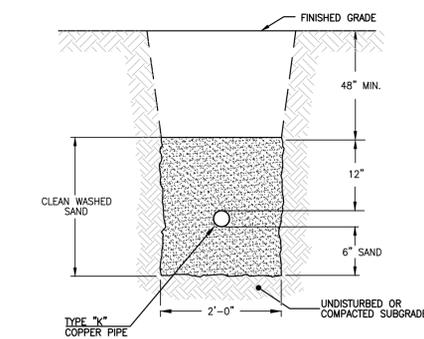
**6 OUTLET CONTROL STRUCTURE (OCS-1)**  
NTS



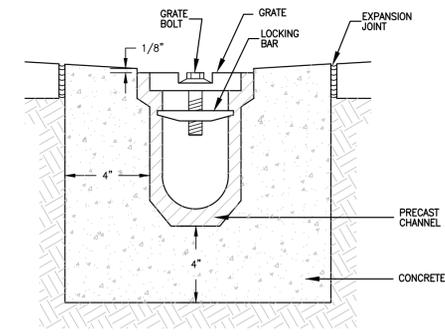
**7 PRECAST STORM DRAIN MANHOLE**  
NTS



**8 TRENCH SECTION - C.L.D.I. WATER PIPE**  
NTS



**9 COPPER PIPE TRENCH**  
NTS



**10 TRENCH DRAIN**  
NTS

KEY PLAN  
N  
REVISIONS  
LICENSE STAMP

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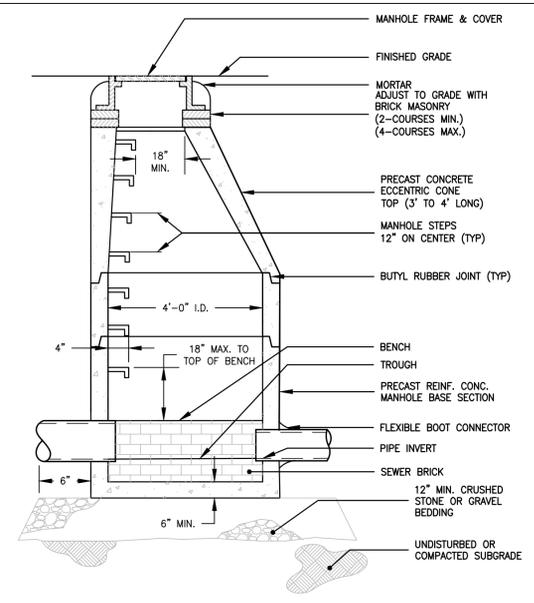


REVISION	DATE	DESCRIPTION

**UTILITY DETAILS**

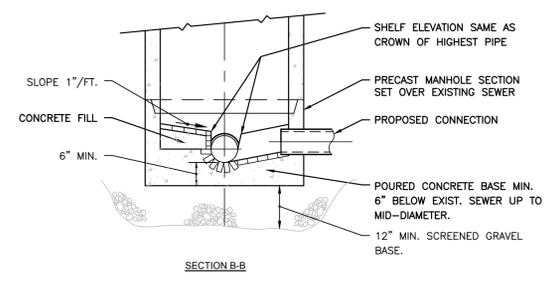
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PROJECT MANAGER	AMT
SCALE	As Noted

**C-4.3**

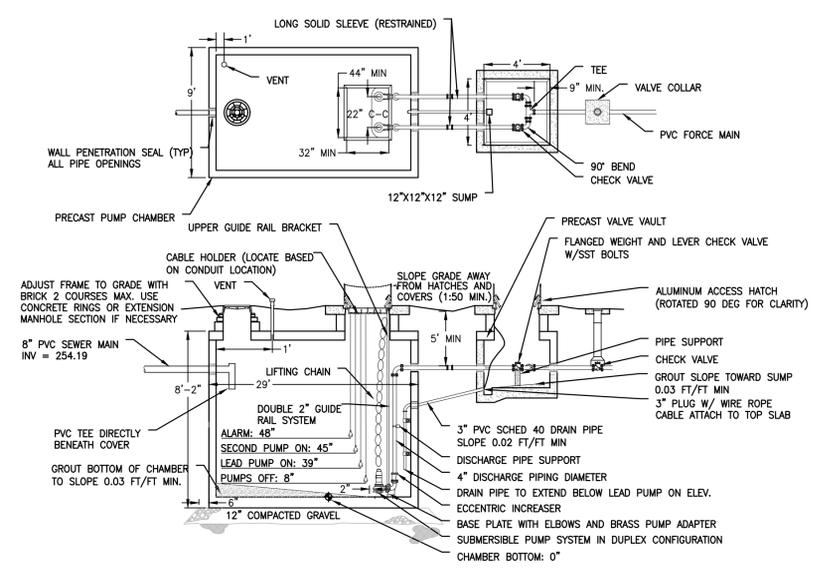


**3 PRECAST SANITARY MANHOLE**  
NTS

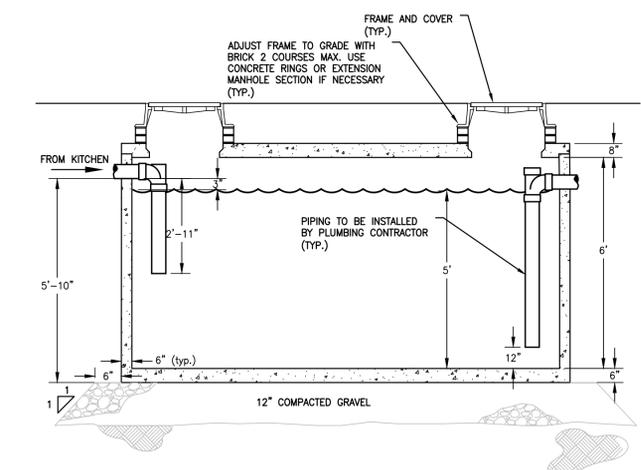
**NOTE:** CONTRACTOR TO EXCAVATE EXISTING SEWER TO 6" MIN. BELOW OUTSIDE BOTTOM OF PIPE. CONTRACTOR SHALL THEN POUR CONCRETE BASE SLAB MIN. 5'-0" DIA. TO MID-DIAMETER OF EXISTING SEWER WHILE CONCRETE IS STILL WET. CONTRACTOR SHALL PLACE PRECAST MANHOLE SECTION ON BASE OVER EXISTING SEWER WITH NOTCHES TO FIT OVER EXISTING PIPE. WHEN CONSTRUCTION OF THE MANHOLE IS COMPLETE THE NEW CONNECTION INSTALLED AND TESTED FOR LEAKAGE, THE TOP OF THE EXISTING SEWER SHALL BE REMOVED AND THE REMAINING PIPE WILL SERVE AS THE MANHOLE INVERT.



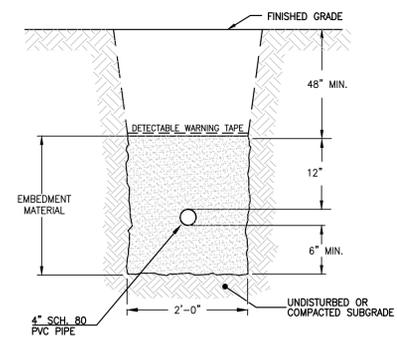
**2 CONNECTION TO EXISTING SEWER LINE**  
NTS



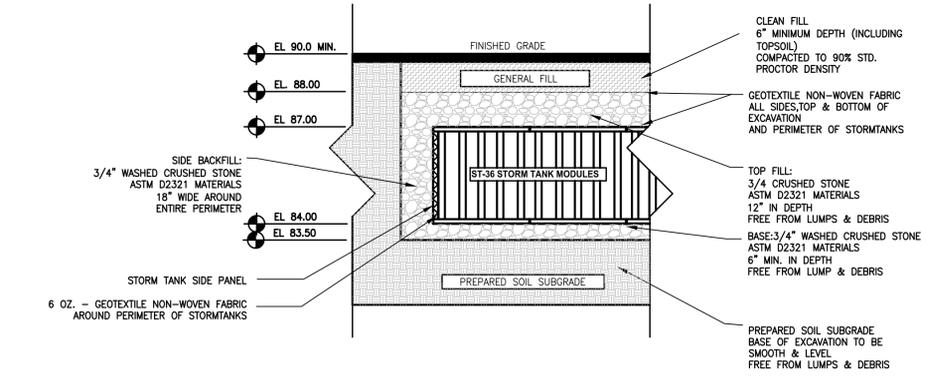
**1 SANITARY PUMP CHAMBER**  
NTS



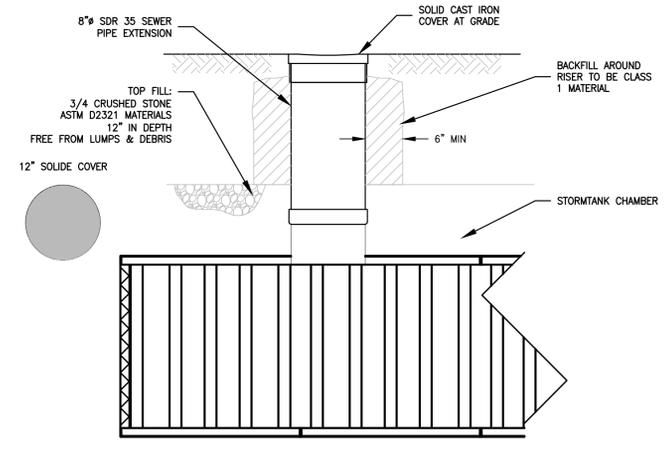
**4 GREASE TRAP**  
NTS



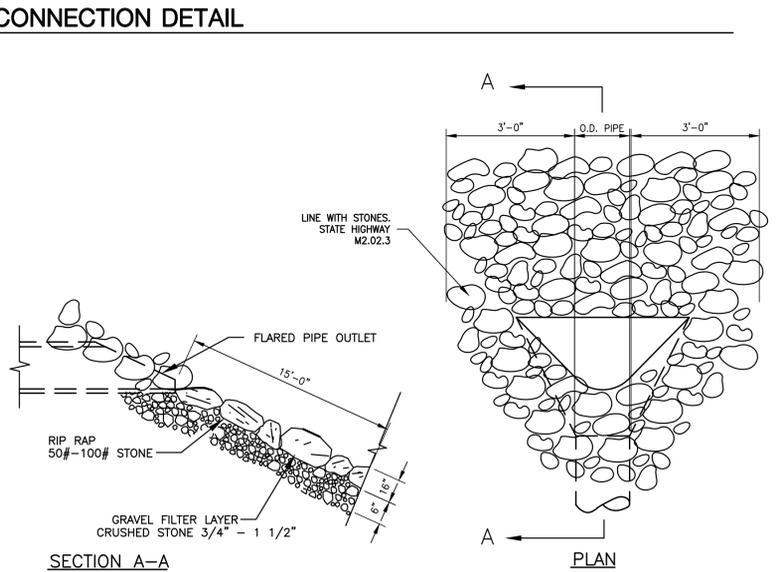
**13 SEWER FORCEMAIN**  
NTS



**8 STORMTANK PROFILE**  
NTS



**9 DETENTION SYSTEM CLEANOUT RISER DETAIL**  
NTS



**7 STORMTANK PIPE CONNECTION DETAIL**  
NTS

KEY PLAN



LICENSE STAMP  
REVISIONS

**LEGEND**

- Property Line
- Existing tree to remain
- Proposed Hardscape
- Fence
- Accent feature



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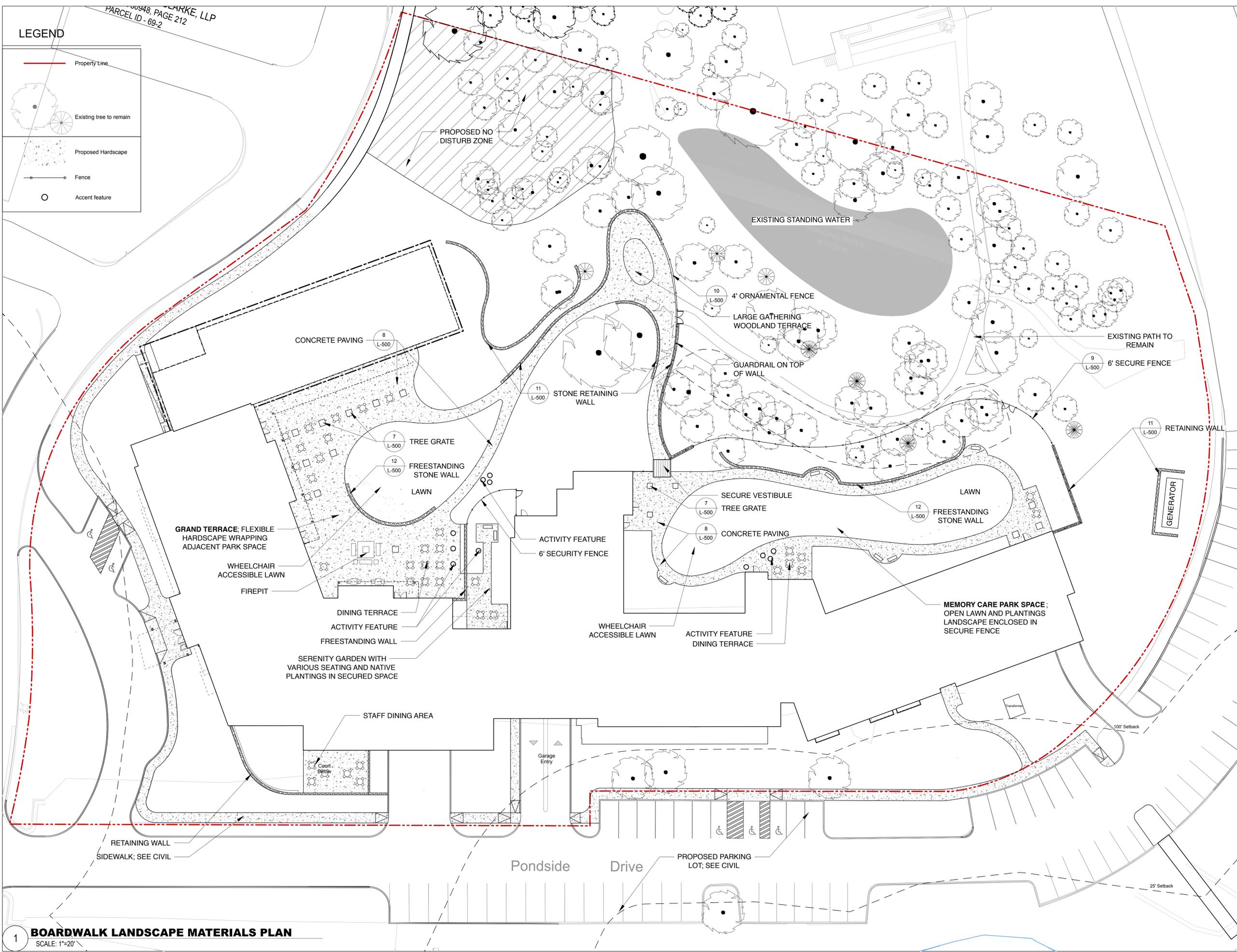
**CONSULTING ENGINEERS**  
CIVIL & SITE: **Samiotes Consultants, Inc.**  
20 A Street  
Framingham, MA 01701-4102  
Tel: 508.877.6688

LANDSCAPE: **Dirtworks Landscape Architecture, PC**  
315 West 39th Street, Studio 910  
New York, NY 10018  
Tel: 212.529.2263

**Landscape Materials Plan**

PROJECT	16063
ISSUE DATE	Oct. 11, 2016
ISSUE	Site Plan Review
PROJECT MANAGER	SM
SCALE	

**L-100**



KEY PLAN

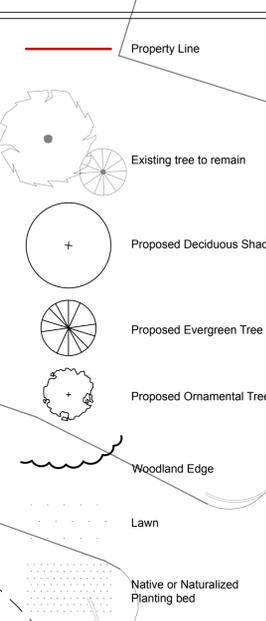


LICENSE STAMP

REVISIONS

REVISION	DATE	DESCRIPTION

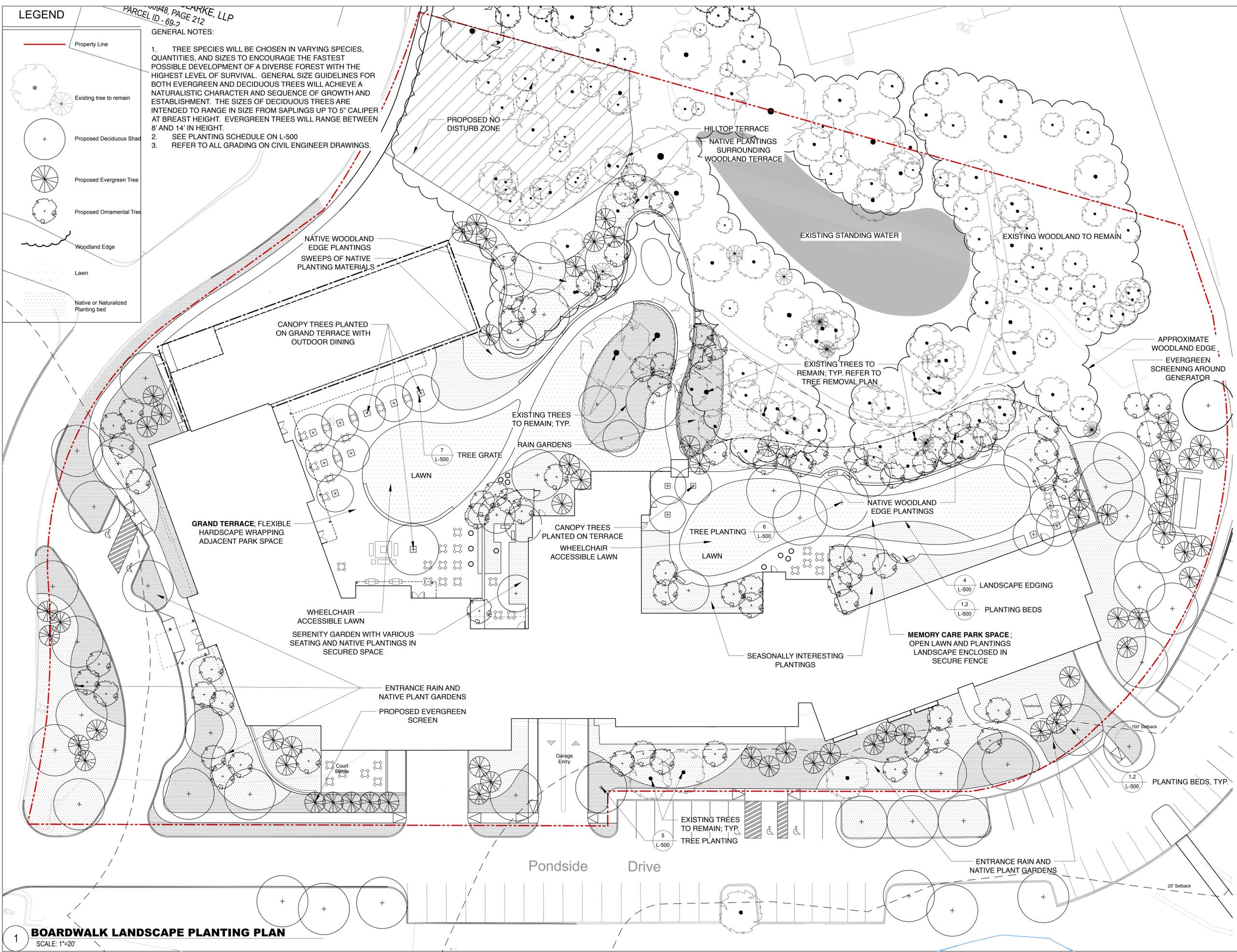
**LEGEND**



00948, PAGE 212  
 PARCEL ID - 69-2  
 CARKE, LLP

**GENERAL NOTES:**

1. TREE SPECIES WILL BE CHOSEN IN VARYING SPECIES, QUANTITIES, AND SIZES TO ENCOURAGE THE FASTEST POSSIBLE DEVELOPMENT OF A DIVERSE FOREST WITH THE HIGHEST LEVEL OF SURVIVAL. GENERAL SIZE GUIDELINES FOR BOTH EVERGREEN AND DECIDUOUS TREES WILL ACHIEVE A NATURALISTIC CHARACTER AND SEQUENCE OF GROWTH AND ESTABLISHMENT. THE SIZES OF DECIDUOUS TREES ARE INTENDED TO RANGE IN SIZE FROM SAPLINGS UP TO 5" CALIPER AT BREAST HEIGHT. EVERGREEN TREES WILL RANGE BETWEEN 8" AND 14" IN HEIGHT.
2. SEE PLANTING SCHEDULE ON L-500
3. REFER TO ALL GRADING ON CIVIL ENGINEER DRAWINGS.



**Boardwalk Beverly**

Boardwalk Beverly  
 50 Durham Road  
 Beverly, MA 01915



45 Walden Street, Concord, MA 01742  
 Tel: 978.371.1945 Fax: 978.371.0069  
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REVISION	DATE	DESCRIPTION

**Landscape Planting Plan**

PROJECT: 16063  
 ISSUE DATE: Oct. 11, 2016  
 ISSUE: Site Plan Review  
 PROJECT MANAGER: SM  
 SCALE: 1"=20'

**L-101**

**1 BOARDWALK LANDSCAPE PLANTING PLAN**  
 SCALE: 1"=20'

KEY PLAN

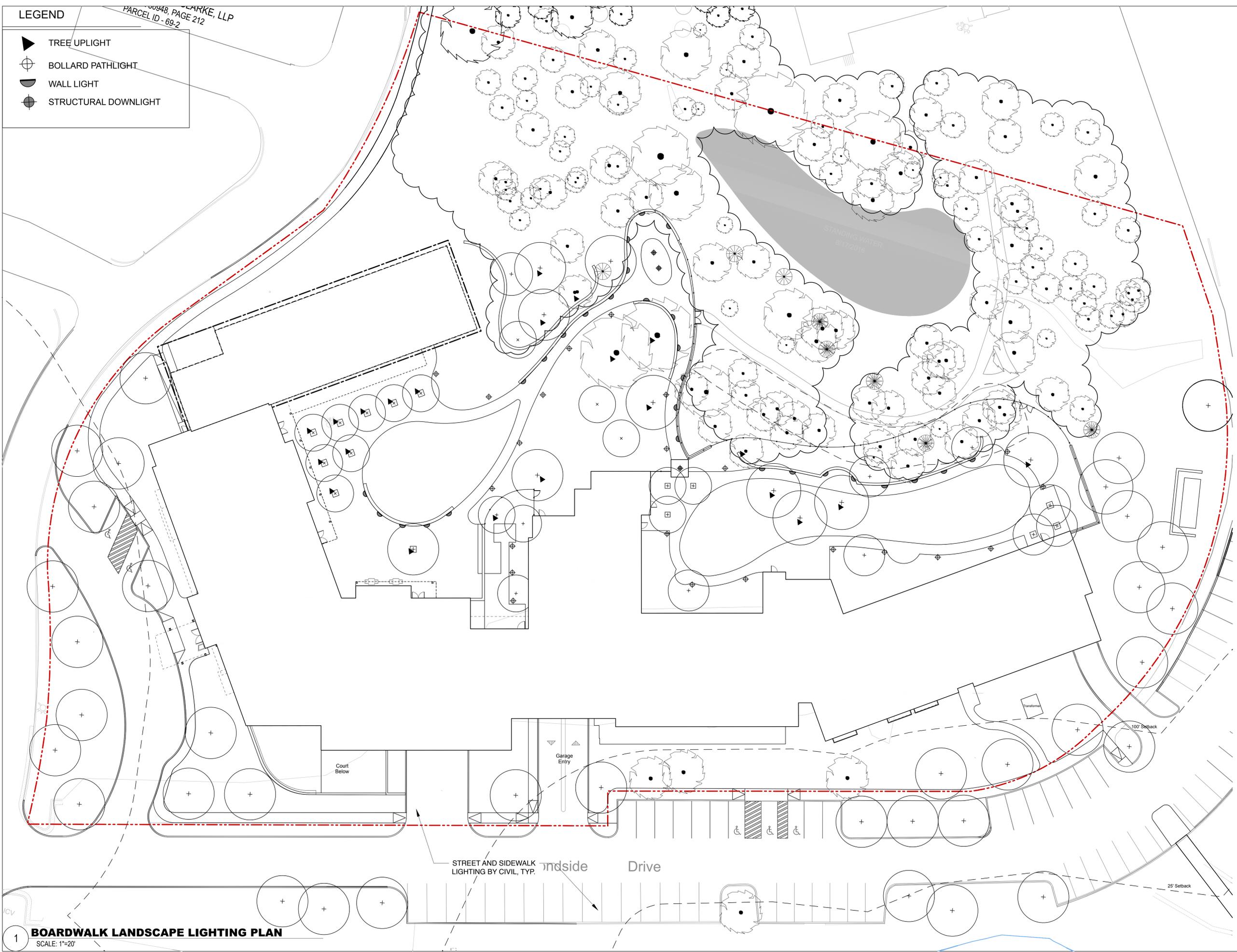
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REVISIONS

**LEGEND**

-  TREE UPLIGHT
-  BOLLARD PATHLIGHT
-  WALL LIGHT
-  STRUCTURAL DOWNLIGHT

00948, CARKE, LLP  
PARCEL ID - 69-2



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REVISION	DATE	DESCRIPTION

**Landscape Lighting Plan**

PROJECT: 16063  
ISSUE DATE: Oct. 11, 2016  
ISSUE: Site Plan Review  
PROJECT MANAGER: SM  
SCALE: 1"=20'

**L-102**

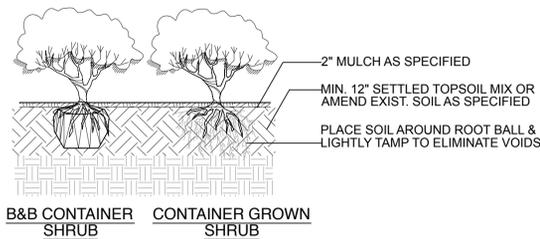
**1 BOARDWALK LANDSCAPE LIGHTING PLAN**  
SCALE: 1"=20'

KEY PLAN

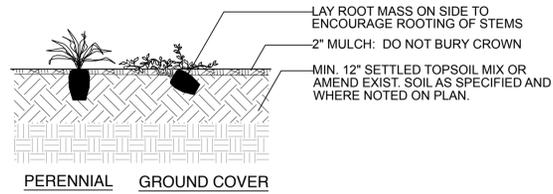


LICENSE STAMP

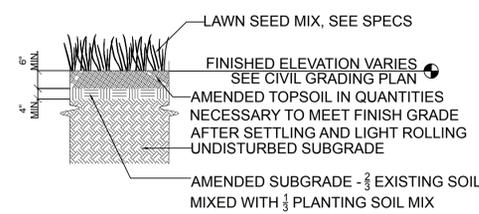
REVISIONS



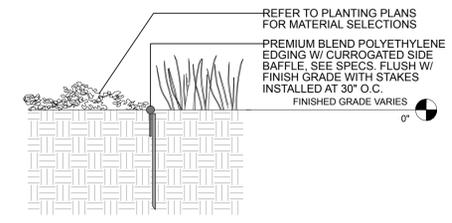
1 SHRUB PLANTING  
1/2" = 1'-0"



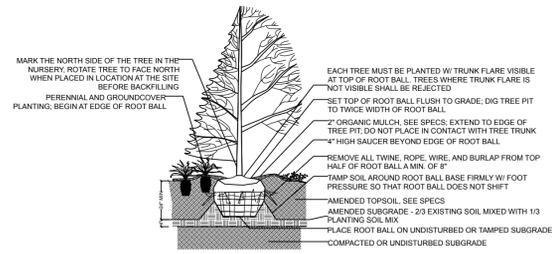
2 GROUNDCOVER PLANTING  
1/2" = 1'-0"



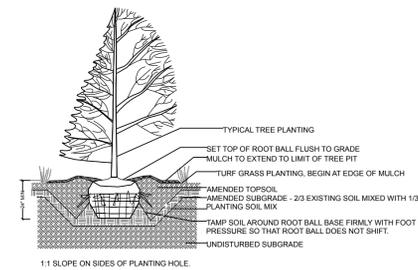
3 LAWN PLANTING  
1/2" = 1'-0"



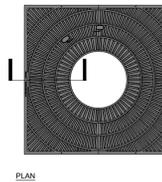
4 LANDSCAPE EDGING  
1/2" = 1'-0"



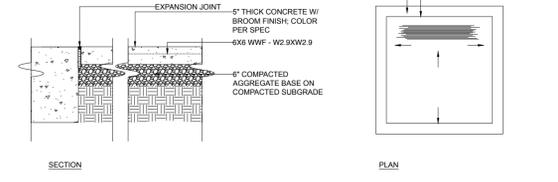
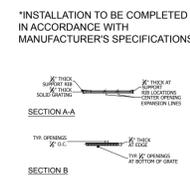
5 TREE PLANTING  
NTS



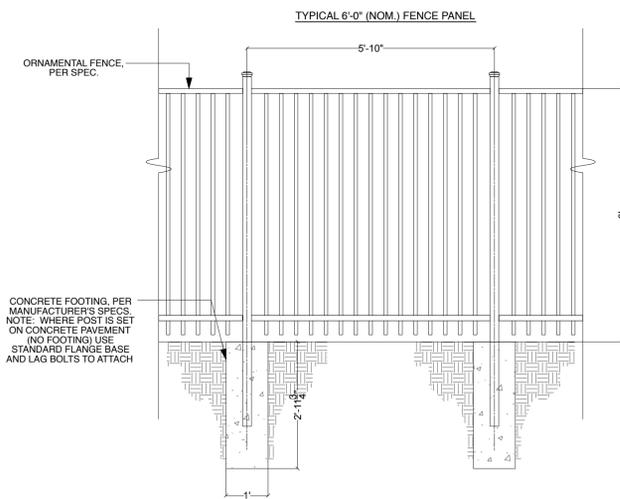
6 TREE PLANTING IN TURF GRASS  
NTS



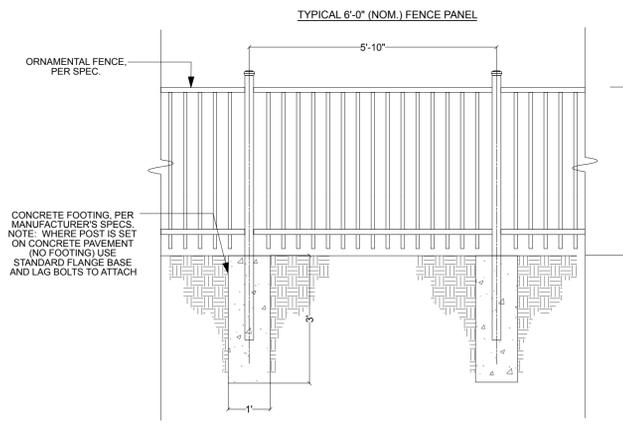
7 TREE GRATE  
1/2" = 1'-0"



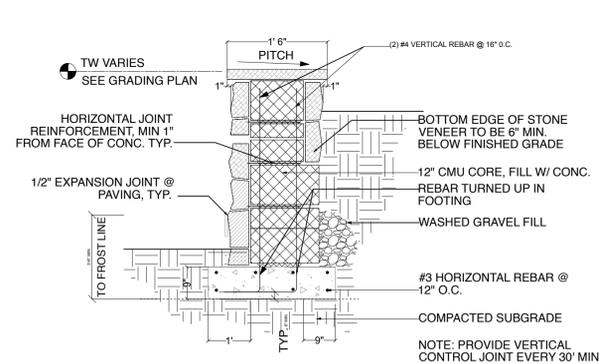
8 CONCRETE PEDESTRIAN PAVING  
1/2" = 1'-0"



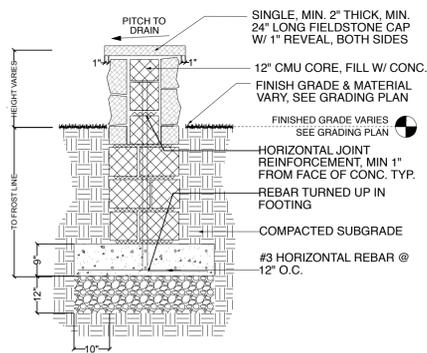
9 ORNAMENTAL FENCE - 6'  
1/2" = 1'-0"



10 ORNAMENTAL FENCE - 4'  
1/2" = 1'-0"



11 STONE RETAINING WALL  
1/2" = 1'-0"



12 FREE STANDING STONE WALL  
1/2" = 1'-0"

Trees	
Scientific name	Common Name
Acer rubrum	Red Maple
Acer saccharum 'Bonfire'	Sugar Maple
Alemanchier canadensis	Serviceberry
Betula papyrifera	Paper Birch
Cercis canadensis	Eastern Redbud
Cornus florida	Flowering Dogwood
Fagus grandiflora	American Beech
Magnolia virginiana	Sweetbay Magnolia
Picea glauca	White Spruce
Pinus strobus	White Pine
Thuja x plicata 'Green Giant'	Green Giant Arborvitae
Tsuga canadensis	Hemlock
Quercus alba	White Oak
Quercus rubra	Red Oak
Quercus bicolor	Swamp Oak
Shrubs	
Scientific name	Common Name
Azalea 'Delaware White'	Delaware White Azalea
Cornus canadensis	Bunchberry
Fothergilla gardenii	Dwarf fothergilla
Gaultheria procumbens	Wintergreen
Hamamelis x intermedia 'Arnold Promise'	Arnold's Promise Witch Hazel
Itea virginica 'Little Henry'	Sweetspire
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel
Rhus aromatica	Low-Gro Sumac
Syringa vulgaris	Lilac
Viburnum acerifolium	Maple-Leaved Viburnum
Ferns	
Scientific name	Common Name
Dennstaedtia punctilobula	Hayscented Fern
Dryopteris intermedia	Intermediate Wood Fern
Polystichum acrostichoides	Christmas Fern

PROPOSED PLANT LIST

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Landscape Details

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PROJECT MANAGER: SM  
SCALE:

L-500