

MULTIFAMILY SITE REDEVELOPMENT PLANS

FOR

85 WATER STREET

(ASSESSOR'S MAP 200, BLOCK 4, LOTS 1 & 3 &
ASSESSOR'S MAP 207, BLOCK 2, LOT 1A)

HAVERHILL, MASSACHUSETTS

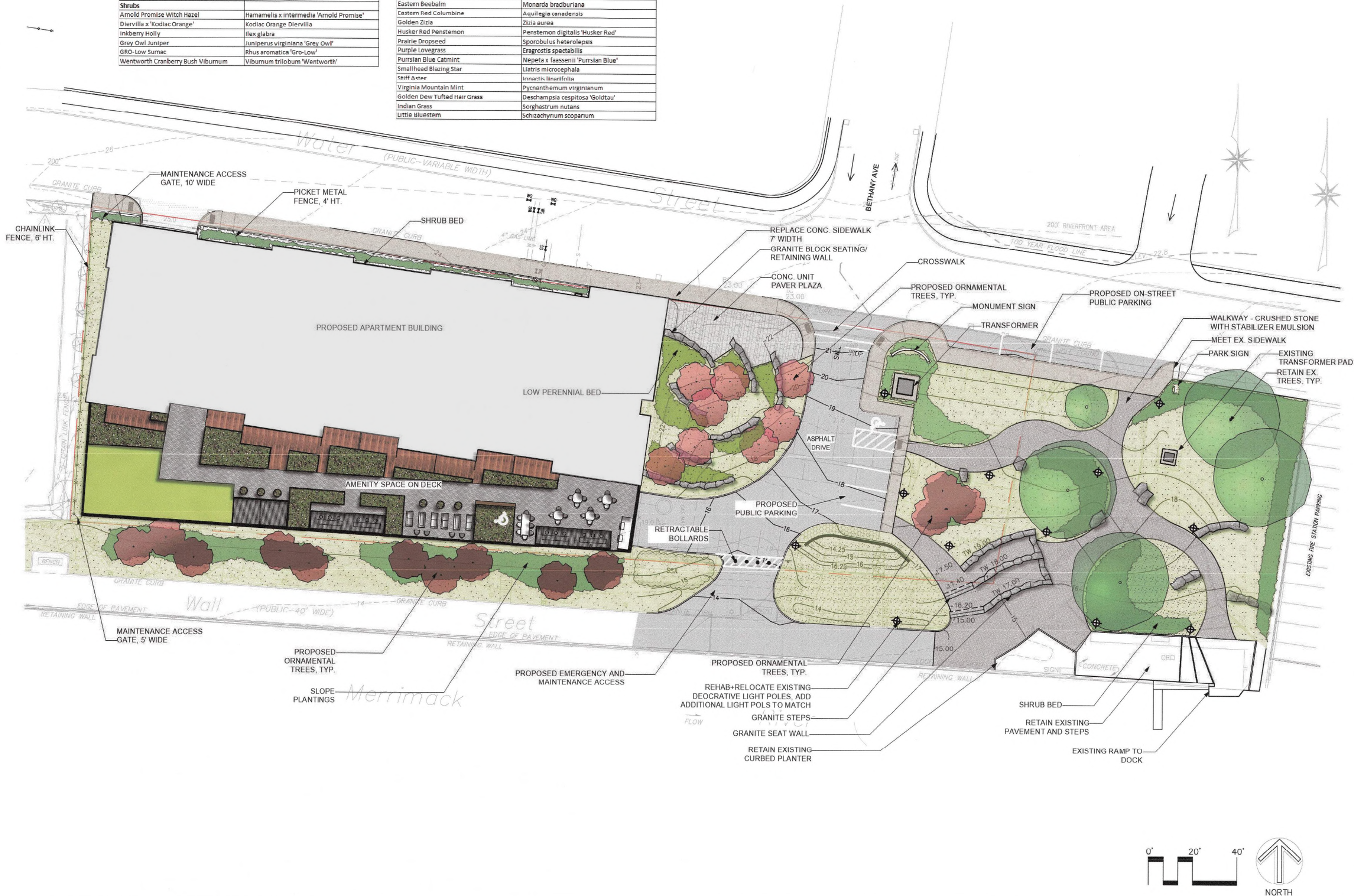


FOR PERMITTING PURPOSES ONLY.
NOT RELEASED FOR CONSTRUCTION.

PROJ. #3979
DRAWING: 3979_MAIN.DWG

| SAMPLE PLANT SCHEDULE | |
|-----------------------------------|---|
| Common Name | Latin Name |
| Deciduous Trees | |
| American Hophornbeam | Ostrya virginiana |
| Hopdell American Sweetgum | Liquidambar styraciflua 'Hopdell' |
| Snowcloud Serviceberry | Amelanchier laevis 'Snow Cloud' |
| Redbud | Cercis canadensis |
| Shrubs | |
| Arnold Promise Witch Hazel | Hamamelis x intermedia 'Arnold Promise' |
| Diervilla x 'Kodiak Orange' | Kodiak Orange Diervilla |
| Inkberry Holly | Ilex glabra |
| Grey Owl Juniper | Juniperus virginiana 'Grey Owl' |
| GRO-Low Sumac | Rhus aromatica 'Gro-Low' |
| Wentworth Cranberry Bush Viburnum | Viburnum trilobum 'Wentworth' |

| Grasses, Perennials and Groundcovers | |
|--------------------------------------|------------------------------------|
| Blue Gramma | Bouteloua gracilis |
| Clustered Field Sedge | Carex praegracilis |
| Little Bluestem | Schizachyrium scoparium |
| Oak Sedge | Carex pennsylvanica |
| White-tinged Sedge | Carex albacans |
| Butterfly Weed | Asclepias tuberosa |
| Cliff Goldenrod | Solidago drummondii |
| Eastern Beebalm | Monarda bradburiana |
| Eastern Red Columbine | Aquilegia canadensis |
| Golden Zizia | Zizia aurea |
| Husker Red Penstemon | Penstemon digitalis 'Husker Red' |
| Prairie Dropseed | Sporobolus heterolepis |
| Purple Lovegrass | Eragrostis spectabilis |
| Purrsian Blue Catmint | Nepeta x faassenii 'Purrsian Blue' |
| Smallhead Blazing Star | Liatris microcephala |
| Stiff Actor | Innactis linariifolia |
| Virginia Mountain Mint | Pycnanthemum virginianum |
| Golden Dew Tufted Hair Grass | Deschampsia cespitosa 'Goldtau' |
| Indian Grass | Sorghastrum nutans |
| Little Bluestem | Schizachyrium scoparium |



Multifamily Site Redevelopment Plans

85 Water Street
Haverhill, MA
(Assessor's Map 200, Block 4, Lot 3)

Developer

85 Water Street Development LLC

Andover Real Property Management
Group Inc., Manager
231 Sutton St. 1B
North Andover, MA 01845

Landscape Architect



Radner Design
Associates, Inc.

3 Allied Drive, Suite 303
Dedham, MA 02026
508.736.6144
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Revision:

Drawn: kc

Checked by: mr

Scale: 1"=20'-0"

Issue:

NOI SUBMISSION

Sheet Name:
Landscape Plan

Project No.:
21-11

Issue Date:
03.07.2025

Sheet No.:

L0.0



① SOUTH ELEVATION
SCALE: 3/32" = 1'-0"











SEWER NOTES:

- 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.
- ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
- 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.
- SANITARY SEWER LINES WITH LESS THAN 5 FEET OF COVER SHALL BE INSULATED TO PREVENT FREEZING.
- A VALVE SHALL BE INSTALLED IN THE GARAGE FLOOR DRAIN SYSTEM PRIOR TO THE SEPARATOR TO PREVENT FLOOD WATER FROM ENTERING THE SANITARY SEWER SYSTEM. THIS WILL BE COORDINATED WITH THE ARCHITECT AND MEP ENGINEER PRIOR TO CONSTRUCTION. THE VALVE SHOULD BE PAIRED WITH AN AUDIBLE AND VISUAL ALARM INSIDE THE GARAGE, WHICH WILL BE TRIGGERED PRIOR TO FLOOD WATER RISING TO ELEVATION 17 AND ENTERING THE GARAGE.

WATER NOTES:

- WATER SERVICE CONNECTIONS SHALL HAVE A MIN. 5' OF COVER TO PREVENT FREEZING.
- WATER SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE HAVERHILL DEPARTMENT OF PUBLIC WORKS WATER DIVISION. PROVIDE 48 HOURS ADVANCE NOTICE TO SCHEDULE INSPECTIONS.
- COORDINATE TEMPORARY HYDRANT CONNECTIONS DURING CONSTRUCTION WITH HAVERHILL DEPARTMENT OF PUBLIC WORKS WATER DIVISION.

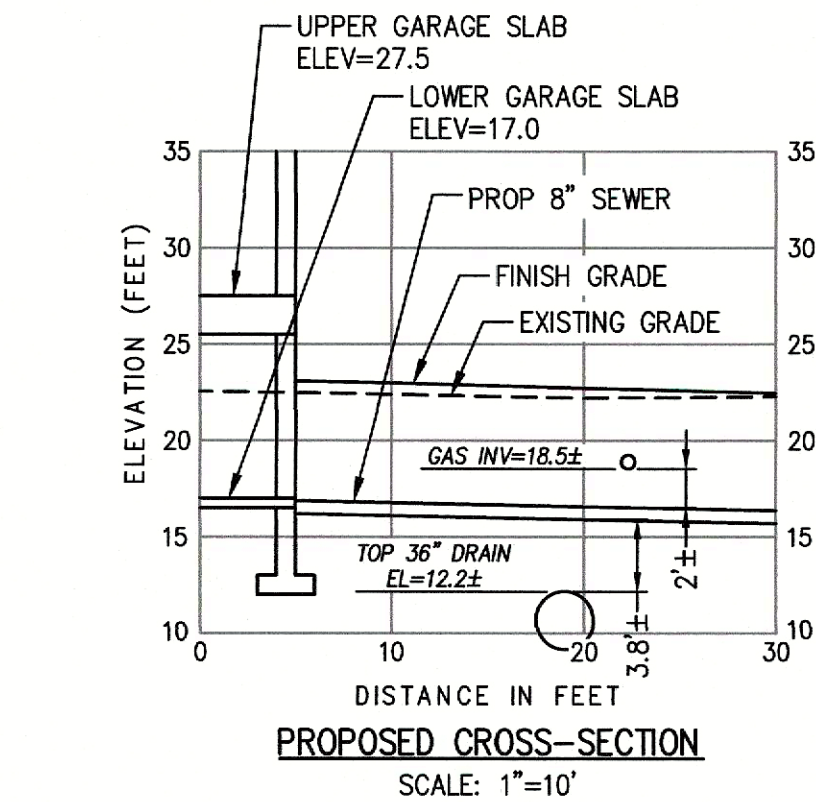
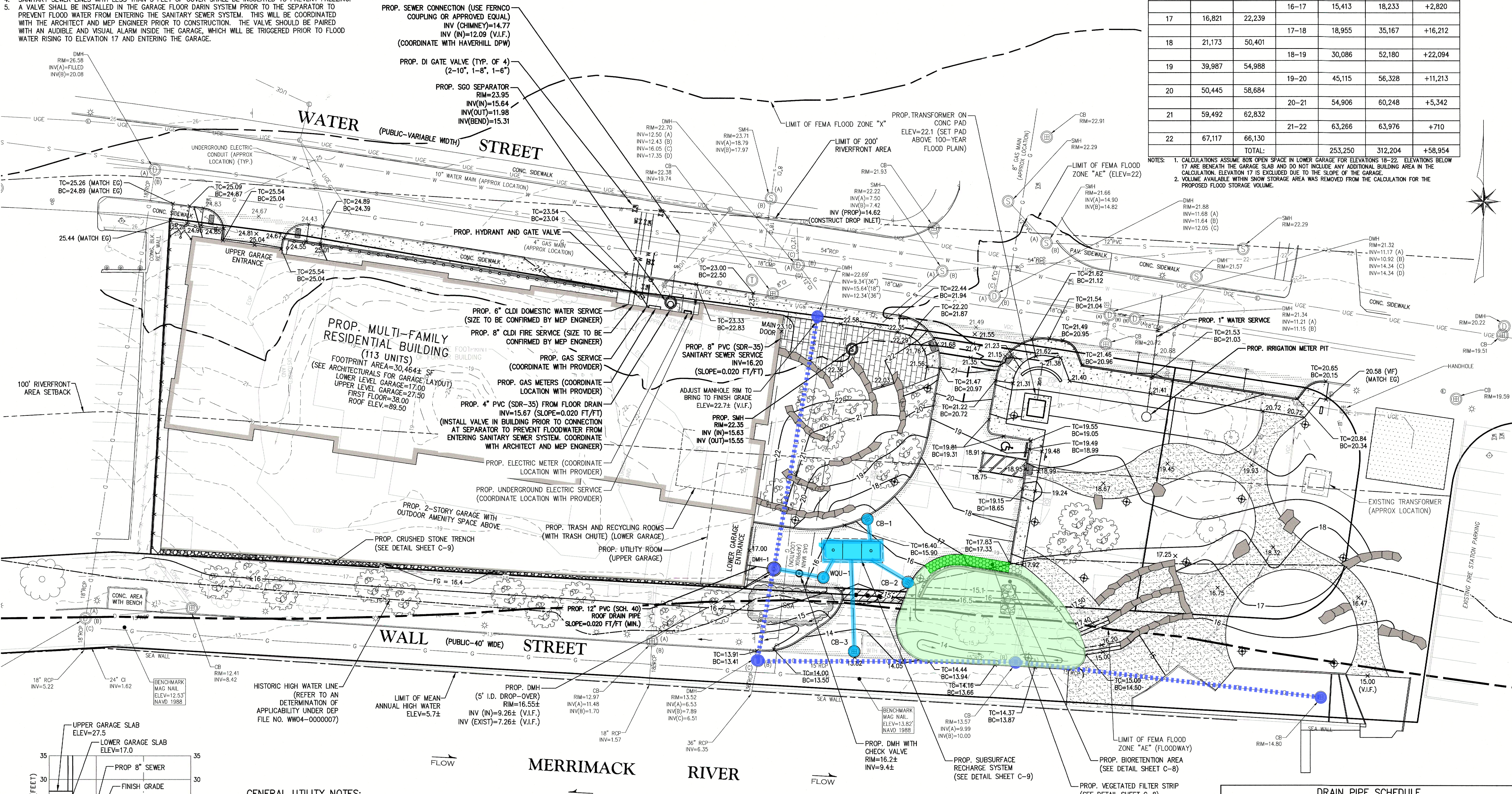
STORM MANAGEMENT SYSTEM NOTES:

- STORMWATER CONVEYANCE PIPES SHALL BE HDPE (AD5 N-12) PIPE UNLESS NOTED OTHERWISE.
- BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-1800 METHOD.
- SHEETING, IF USED, SHALL BE REMOVED PRIOR TO BACKFILLING TRENCH.
- UNSATURABLE SOIL (CLAY, ORGANICS, DEBRIS, ETC) BELOW THE INVERT SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE USED AS BACKFILL.
- ROOF DRAINS SHALL BE DIRECTED TO THE DRAINAGE SYSTEM IN THE LOCATIONS SHOWN. COORDINATE LOCATIONS WITH THE PROJECT ARCHITECT AND LANDSCAPE ARCHITECT.

BORDERING LAND SUBJECT TO FLOODING
COMPENSATORY FLOOD STORAGE CALCULATIONS

| CONTOUR ELEVATION | EXISTING AREA (SF) | PROPOSED AREA (SF) | CONTOUR ELEVATION | EXISTING FLOOD STORAGE (CF) | PROPOSED FLOOD STORAGE (CF) | FLOOD STORAGE CHANGE (CF) |
|-------------------|--------------------|--------------------|-------------------|-----------------------------|-----------------------------|---------------------------|
| 13 | 627 | 627 | 13-14 | 3,501 | 3,524 | +23 |
| 14 | 7,681 | 7,742 | 14-15 | 9,398 | 9,458 | +60 |
| 15 | 11,226 | 11,423 | 15-16 | 12,610 | 13,090 | +480 |
| 16 | 14,046 | 15,430 | 16-17 | 15,413 | 18,233 | +2,820 |
| 17 | 16,821 | 22,239 | 17-18 | 18,955 | 35,167 | +16,212 |
| 18 | 21,173 | 50,401 | 18-19 | 30,086 | 52,180 | +22,094 |
| 19 | 39,987 | 54,988 | 19-20 | 45,115 | 56,328 | +11,213 |
| 20 | 50,445 | 58,684 | 20-21 | 54,906 | 60,248 | +5,342 |
| 21 | 59,492 | 62,832 | 21-22 | 63,266 | 63,976 | +710 |
| 22 | 67,117 | 66,130 | | | | |
| TOTAL: | | | | 253,250 | 312,204 | +58,954 |

NOTES: 1. CALCULATIONS ASSUME 80% OPEN SPACE IN LOWER GARAGE FOR ELEVATIONS 18-22. ELEVATIONS BELOW 17 ARE BENEATH THE GARAGE SLAB AND DO NOT INCLUDE ANY ADDITIONAL BUILDING AREA IN THE CALCULATION. ELEVATION 17 IS EXCLUDED DUE TO THE SLOPE OF THE GARAGE.
2. VOLUME AVAILABLE WITHIN SNOW STORAGE AREA WAS REMOVED FROM THE CALCULATION FOR THE PROPOSED FLOOD STORAGE VOLUME.



GENERAL UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES 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 CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE 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 CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.

SOIL TESTING NOTE:

TEST PITS SHALL BE PERFORMED IN THE VICINITY OF EACH OF THE THE PROPOSED STORMWATER SYSTEMS PRIOR TO CONSTRUCTION ACTIVITIES BY A LICENSED SOIL EVALUATOR TO VERIFY DEPTH TO THE ESTIMATED SEASONAL HIGH WATER TABLE AND PARENT SOIL CONDITIONS. THE TEST PIT INFORMATION SHALL BE PROVIDED TO THE DESIGN ENGINEER TO VERIFY THAT THE SYSTEMS WILL FUNCTION AS INTENDED OR IF CHANGES ARE REQUIRED TO THE SYSTEMS.

DRAIN PIPE SCHEDULE

| UPSTREAM STRUCTURE | DOWNSTREAM STRUCTURE | PIPE | | | | | | NOTES |
|--------------------|----------------------|----------|-------------|-------------|-------------|----------|---------------|--------------|
| | | RIM (US) | INVERT (US) | INVERT (DS) | LENGTH (FT) | DIA (IN) | SLOPE (FT/FT) | |
| CB-1 | RS-1 | 16.27 | 10.08 | 10.00 | 8 | 12 | 0.010 | |
| CB-2 | RS-1 | 15.43 | 10.16 | 10.00 | 16 | 12 | 0.010 | |
| CB-3 | RS-1 | 13.85 | 10.37 | 10.00 | 37 | 12 | 0.010 | |
| RS-1 | WQU-1 | --- | 11.83 | 11.50 | 7 | 8 | 0.047 | |
| WQU-1 | DMH-1 | 15.67 | 9.60 | 9.26 | 17 | 12 | 0.020 | PVC (SCH 40) |
| ROOF DRAIN | DMH-1 | --- | 9.44 | 9.26 | 9 | 12 | 0.020 | PVC |
| STONE TRENCH | DMH-1 | --- | 15.40 | 12.95 | 12 | 6 | 0.213 | PVC |

The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS ILLINOIS PLANNERS
86 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM

DANIEL J. POWERS
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 9609
C-9-1015

SURVEY BY: OTHERS
DRAFTED BY: D.J.P.
CHECKED BY: S.P.C.
APPROVED BY: D.J.P.
SCALE: AS NOTED
DATE: MARCH 7, 2025

| REVISIONS | | DATE |
|-----------|---------------------------------|----------|
| NO. | DESCRIPTION | |
| 1 | REVISE PER PEER REVIEW COMMENTS | 5-2-2025 |
| 2 | REVISE PER PEER REVIEW COMMENTS | 6-2-2025 |
| 3 | ADD/UPDATE LANDSCAPING FEATURES | 6-9-2025 |

MULTIFAMILY SITE REDEVELOPMENT PLANS
FOR
85 WATER STREET, HAVERHILL, MASSACHUSETTS
(ASSESSOR'S MAP 200, BLOCK 4, LOTS 1, 3 & ASSESSOR'S MAP 207, BLOCK 2, LOT 1A)
85 WATER STREET REDEVELOPMENT, LLC

GRADING, DRAINAGE & UTILITY PLAN
DRAWING NO. **C-5**

SURVEY NOTES:

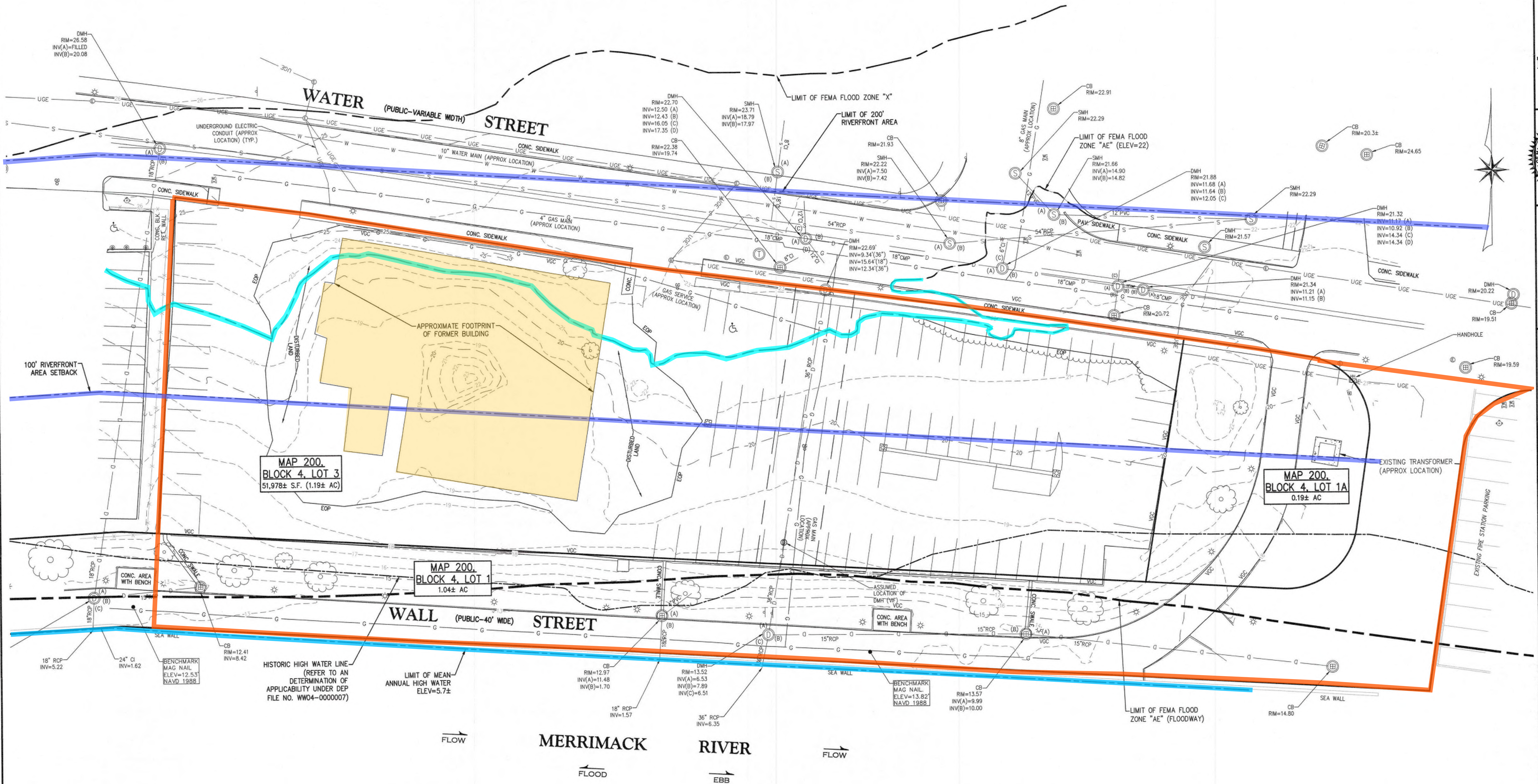
1. PROPERTY LINE INFORMATION SHOWN HEREON WAS COMPILED BY THE MORIN-CAMERON GROUP, INC.
2. THE EXISTING CONDITION DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC.
3. EXISTING CONDITIONS SHOWN HEREON WERE SUPPLEMENTED WITH A PLAN ENTITLED "EXISTING CONDITIONS, 85 WATER STREET, HAVERHILL MA" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. PREPARED APRIL 29, 2003.
4. ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GENERAL NOTE:

THESE PLANS ARE PREPARED FOR OUR CLIENT'S USE ONLY FOR THE PURPOSE OF SITE CONSTRUCTION AND ARE NOT TO BE USED OR RELIED UPON BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN A ZONE "AE" (ELEV=22) AND ZONE "X", AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0089H, WHICH HAS A PRELIMINARY EFFECTIVE DATE OF MAY 26, 2023.



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
P.O. BOX 777-1586, W. WWW.MORINCAMERON.COM

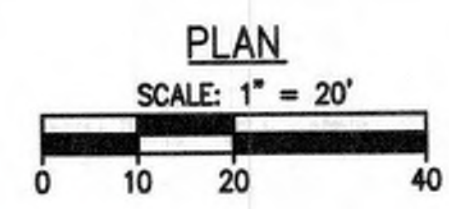


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MULTIFAMILY SITE REDEVELOPMENT PLANS
FOR
85 WATER STREET, HAVERHILL, MASSACHUSETTS
(ASSESSOR'S MAP 200, BLOCK 4, LOTS 1 & 3 & ASSESSOR'S MAP 207, BLOCK 2, LOT 1A)
PREPARED FOR:
85 WATER STREET REDEVELOPMENT, LLC

EXISTING CONDITIONS PLAN
DRAWING NO. **C-2**



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.

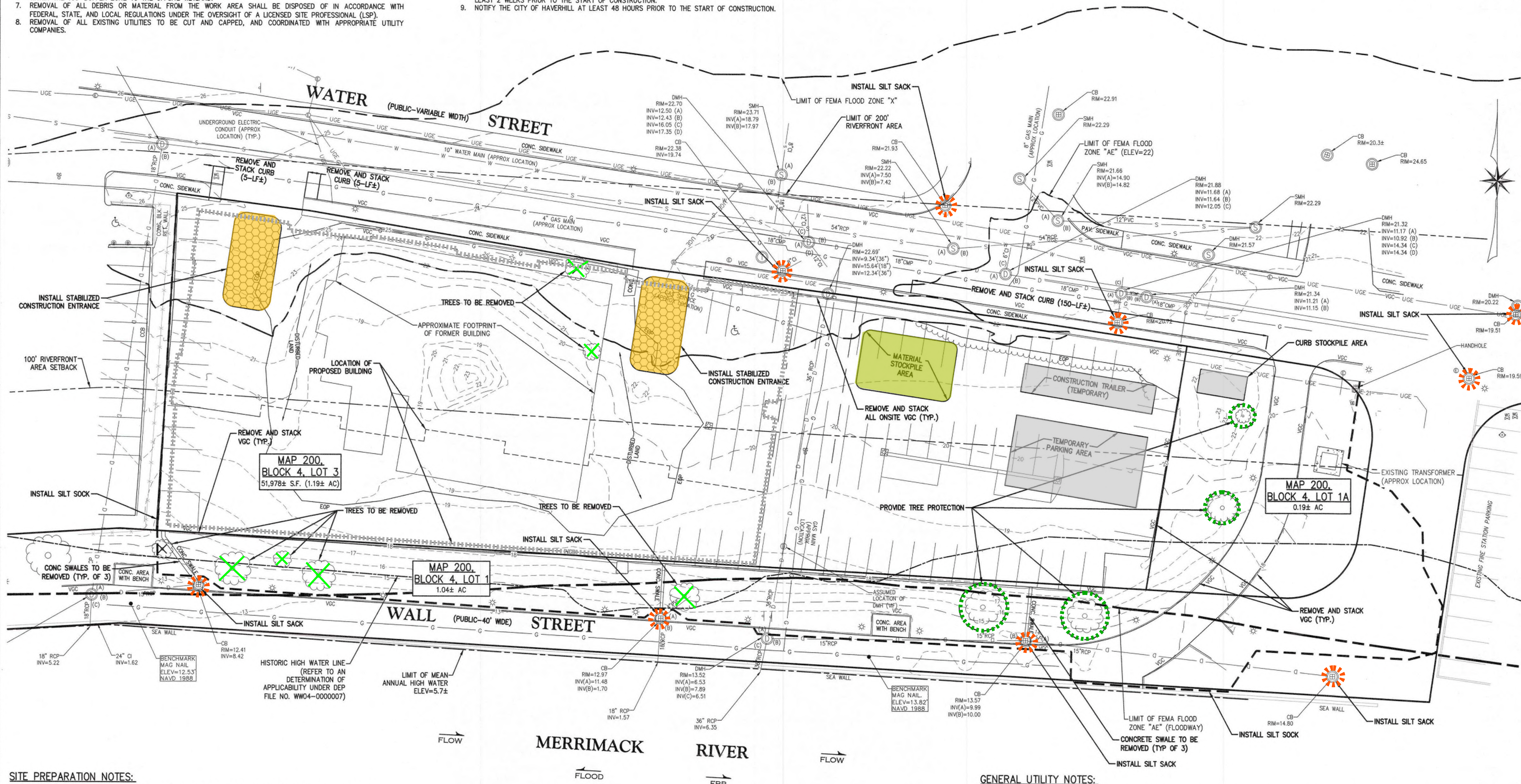
1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER (OWNER'S REPRESENTATIVE), CONSERVATION COMMISSION REPRESENTATIVE, PLANNING DEPARTMENT REPRESENTATIVE, AND ANY OTHER INTERESTED TOWN DEPARTMENT REPRESENTATIVE.
2. STABILIZATION 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.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION NOTED.
4. ALL CATCH BASINS (EXISTING AND NEWLY INSTALLED) SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS.
5. IN PREPARING TO REMOVE PAVEMENT AND 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.
6. DUE TO LIMITED SPACE AVAILABLE ON THE PREMISE, LOAM AND SOIL EXCAVATED FROM THE WORK AREA SHALL BE HAULED FROM THE PROPERTY AND STOCK PILED AT A LOCATION TO BE DETERMINED BY THE SITE CONTRACTOR. 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. STOCKPILES SHALL BE STABILIZED WITH MULCH, SOIL, SILT FENCING OR EQUIVALENT. STOCKPILES LEFT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH AN EROSION CONTROL MIX. NO STOCKPILES SHALL BE PLACED WITHIN THE 100' BUFFER ZONE TO THE OFFSITE WETLAND.
7. 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).
8. REMOVAL OF ALL EXISTING UTILITIES TO BE CUT AND CAPPED, AND COORDINATED WITH APPROPRIATE UTILITY COMPANIES.

WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE CONSTRUCTION PERIOD 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. STEEP SLOPES SHOULD NOT BE DISTURBED WHERE POSSIBLE.
3. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
4. 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.
5. 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).
6. 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 UP-SLOPE.
7. 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.
8. 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.
9. NOTIFY THE CITY OF HAVERHILL AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.




NOTE:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION.



1. THIS PLAN IS INTENDED TO DEPICT EROSION AND SEDIMENTATION CONTROLS AT THE START OF CONSTRUCTION. ADDITIONAL MEASURES WILL BE REQUIRED AND IMPLEMENTED BY THE SITE CONTRACTOR THROUGHOUT THE DURATION OF THE SITE WORK AS REQUIRED.
2. ALL MATERIALS REMOVED FROM THE PREMISES SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS FOR HAULING AND DISPOSAL.
3. COORDINATE ANY UTILITY CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS.
4. ALL TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. AVOID HEAVY MACHINERY WITHIN ROOT BALL FOOTPRINT.
5. COORDINATE WITH CITY OF HAVERHILL WATER AND WASTEWATER DIVISION FOR ALL APPLICABLE UTILITY WORK.

1. THE CONTRACTOR IS SPECIFICALLY NOTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES 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 CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE 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 CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.



**The
Morin-Cameron
GROUP, INC.**

CIVIL ENGINEERS ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS LAND USE PLANNERS
66 EM STREET, DANAVER, MASSACHUSETTS 01923



SURVEY BY: OTHERS
DRAFTED BY: D.J.P.
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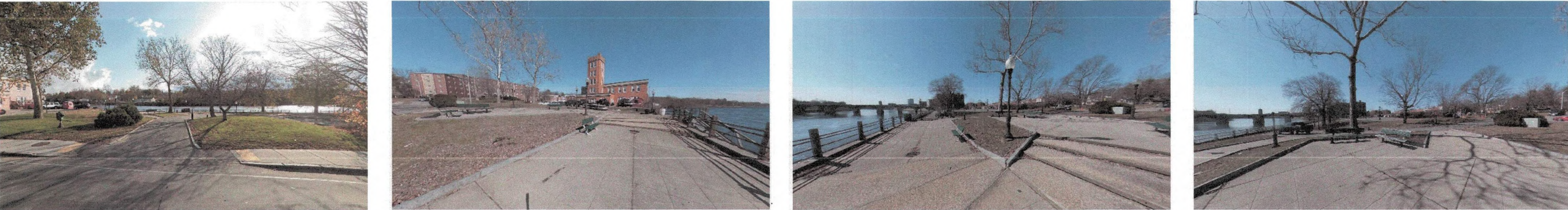
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**MULTIFAMILY SITE REDEVELOPMENT PLANS
FOR
85 WATER STREET, HAVERHILL, MASSACHUSETTS
ASSESSOR'S MAP 200, BLOCK 4, LOTS 1 & 3 & ASSESSOR'S MAP 207, BLOCK 2, LOT 1A
PREPARED FOR:
85 WATER STREET REDEVELOPMENT, LLC**

DEMOLITION
& SITE
PREPARATION
PLAN

WING NO. C-3

EXISTING CONDITIONS



PROPOSED LANDSCAPE ELEMENTS



BOULDER BLOCK SEATING

TERRACED BOULDER SEATING/RETAINING WALLS

CRUSHED STONE W/ STABILIZER



RETRACTABLE STAINLESS STEEL BOLLARDS

BLACK PICKET METAL FENCE

PLANTINGS ON SLOPE

UNILOCK PAVER - ART LINE

PROPOSED DECK AMENITY SPACE ELEMENTS



Multifamily Site
Redevelopment
Plans

85 Water Street
Haverhill, MA
(Assessor's Map 200, Block 4, Lot 3)

Developer

85 Water Street
Development LLC

Andover Real Property Management
Group Inc., Manager
231 Sutton St. 1B
North Andover, MA 01845

Landscape Architect



Radner Design
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Dedham, MA 02026
508.736.6144
www.RadnerDesign.com

Revision:

Drawn: kc

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Landscape Details

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21-11

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03.07.2025

Sheet No.:
L2.1

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1 EAST ELEVATION
 SCALE: 3/32" = 1'-0"