

RESIDENTIAL
SUBDIVISION
AT
100 FOREST ROAD
IN
SALISBURY, MA

JANUARY 2023

26
5

26
7

RECORD OWNER

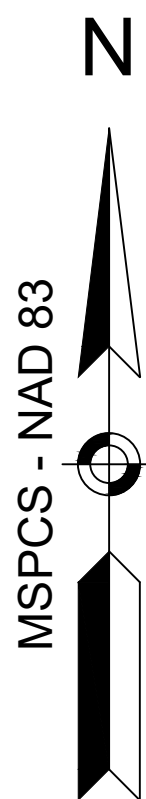
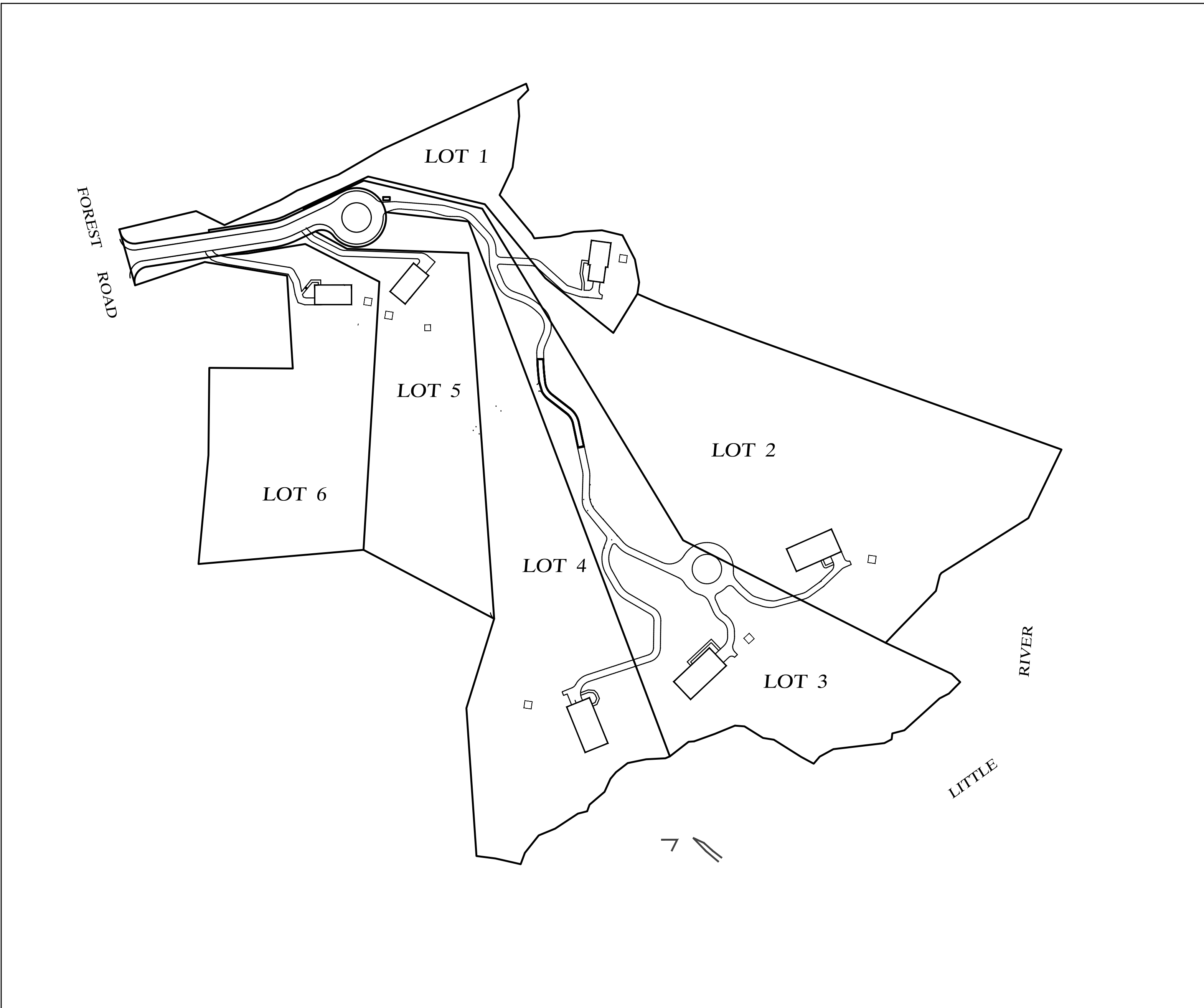
OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

TOTAL AREA
1,375,698 S.F.
31.58 ACRES

UPLAND AREA
971,646 S.F.±
22.31 ACRES±
70.6% OF ENTIRE LOT

PLAN INDEX

SHEET NO.	TITLE
C-1	COVER SHEET
C-2 - C-5	EXISTING CONDITIONS PLAN
C-6	BOUNDARY PLAN
C-7	LEGEND/NOTES
C-8	LOT LAYOUT PLAN
C-9	R.O.W. LAYOUT PLAN
C-10 - C-12	GRADING PLAN
C-13	PROFILE
C-14	UTILITY DETAILS
C-15	DRAINAGE DETAILS
C-16	WETLAND REPLICATION DETAILS
C-17	EROSION CONTROL DETAILS



ZONING DISTRICT R-1

MINIMUM REQUIREMENTS

AREA	2 ACRES
FRONTAGE	200 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
MAX BLDG COVER	20%

ZONING DISTRICT R-2

MINIMUM REQUIREMENTS

AREA	1 ACRE
FRONTAGE	150 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
MAX BLDG COVER	25%

FOR REGISTRY USE

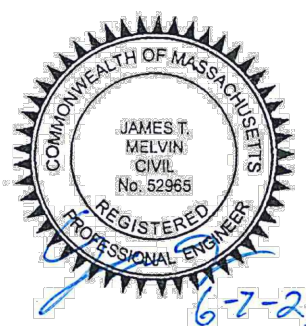
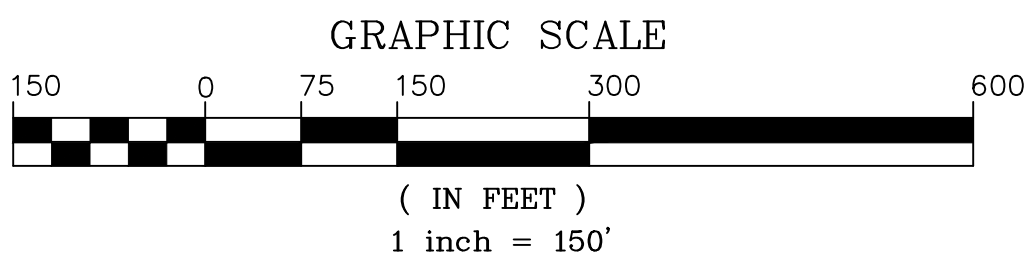
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

TOWN CLERK:
I HEREBY CERTIFY THAT NO
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THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

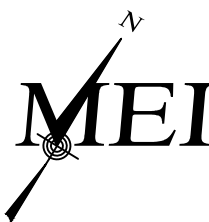
TOWN CLERK DATE

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

8	6/7/23	RESPONSE TO COMMENTS	J.T.M.
7	5/31/23	RESPONSE TO COMMENTS	J.T.M.
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
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3	1/9/23	UPDATE WETFLAGS	C.M.Y.
2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

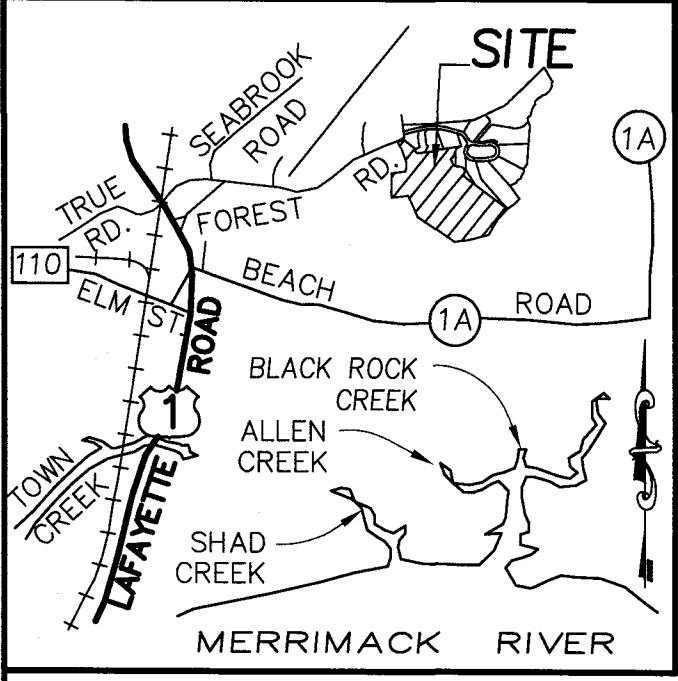
SCALE: 1"=150'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA

SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

COVER
SHEET

SHEET: C-1



LOCUS MAP
N.T.S.

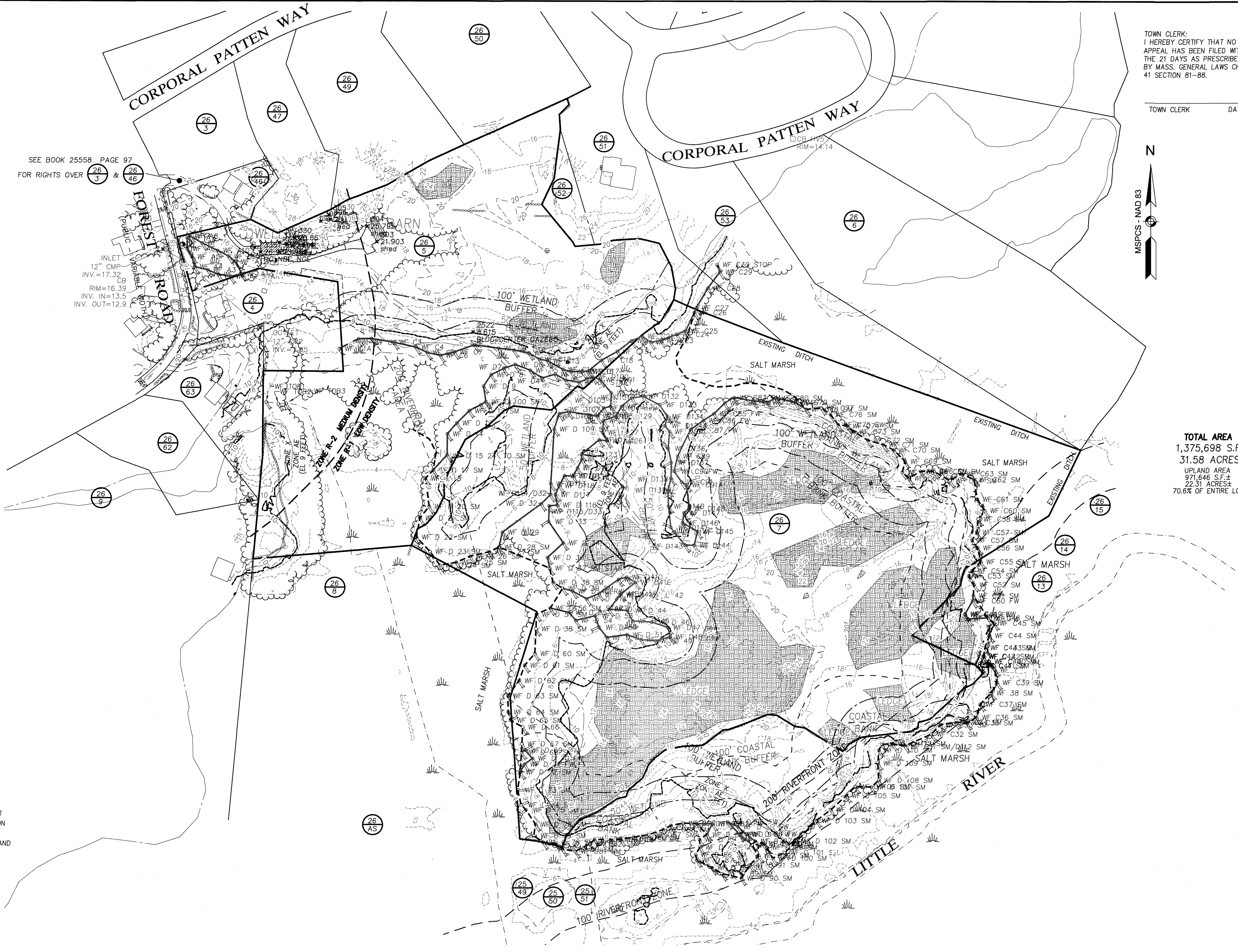
WETLAND DELINEATED BY:
WEST ENVIRONMENTAL
(DELINEATED: NOVEMBER 2021)

BASIS OF BEARINGS
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

OWNER OF RECORD
26 5 OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281
26 7 OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

PLAN REFERENCES
PLAN BOOK 120 PLAN 60
PLAN BOOK 348 PLAN 96
PLAN 24 OF 1983
PLAN 508 OF 1984

LEGEND
UTILITY POLE
WATER
DRAINAGE
CORROGATED METAL PIPE
EXISTING ELEVATION CONTOUR
WETLAND FLAG & DESIGNATION
TEST PIT
BORDERING VEGETATED WETLAND
SALT MARSH
ASSESSORS MAP#
PARCEL#
LEDGE OUTCROP



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41 SECTION 81-88.

TOWN CLERK _____ DATE _____



FOR REGISTRY USE
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE _____
ZONING DISTRICT - R-1
MINIMUM ALLOWABLE LOT SIZE - 2 ACRES
MINIMUM ALLOWABLE FRONTAGE - 200 FT
REQUIRED SETBACKS
FRONT 40 FT
SIDE 20 FT
REAR 20 FT

ZONING DISTRICT - R-2
MINIMUM ALLOWABLE LOT SIZE - 1 ACRES
MINIMUM ALLOWABLE FRONTAGE - 150 FT
REQUIRED SETBACKS
FRONT 40 FT
SIDE 20 FT
REAR 20 FT

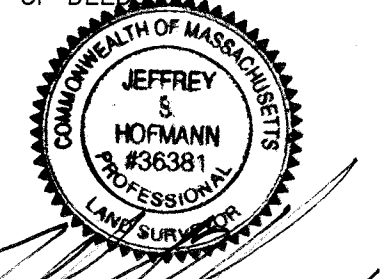
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UPLAND AREA
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NOTES:
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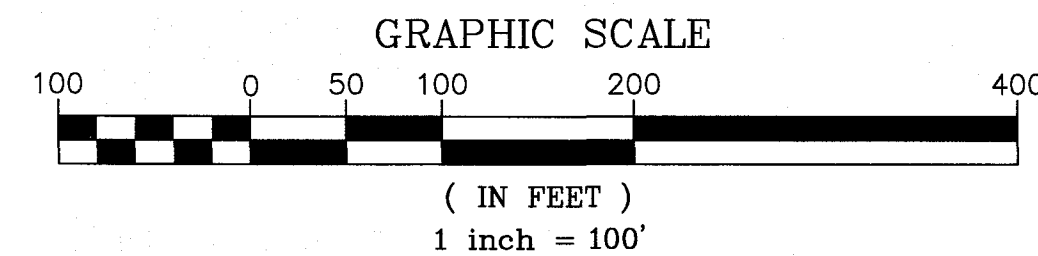
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THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTRY OF DEEDS



PROFESSIONAL LAND SURVEYOR 4/1/23 DATE



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

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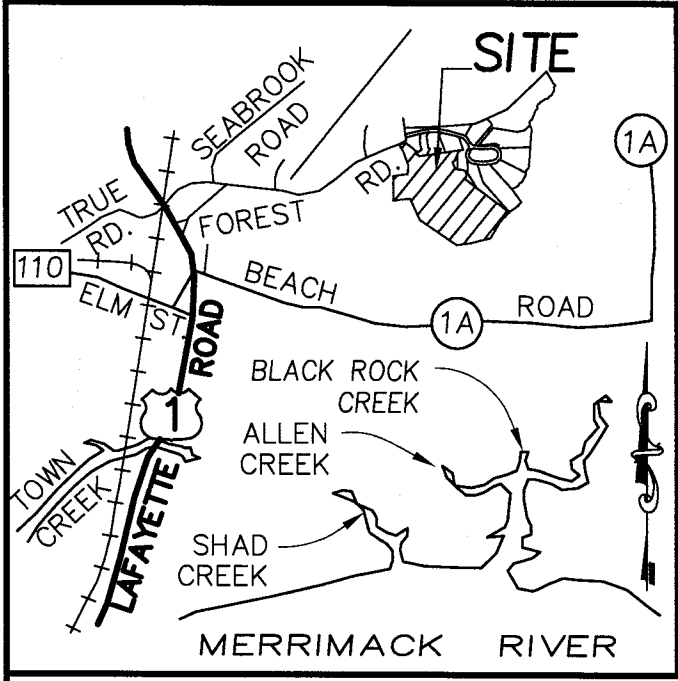
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
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SCALE: 1"=100'
DATE: JUNE 28, 2022
CALC. BY: P.D.B.
CHKD. BY: J.S.H.
PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

EXISTING CONDITIONS

SHEET: C-2



LOCUS MAP
N.T.S.

WETLAND DELINEATED BY:
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(DELINEATED: NOVEMBER 2021)

BASIS OF BEARINGS
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

OWNER OF RECORD

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PLAN REFERENCES

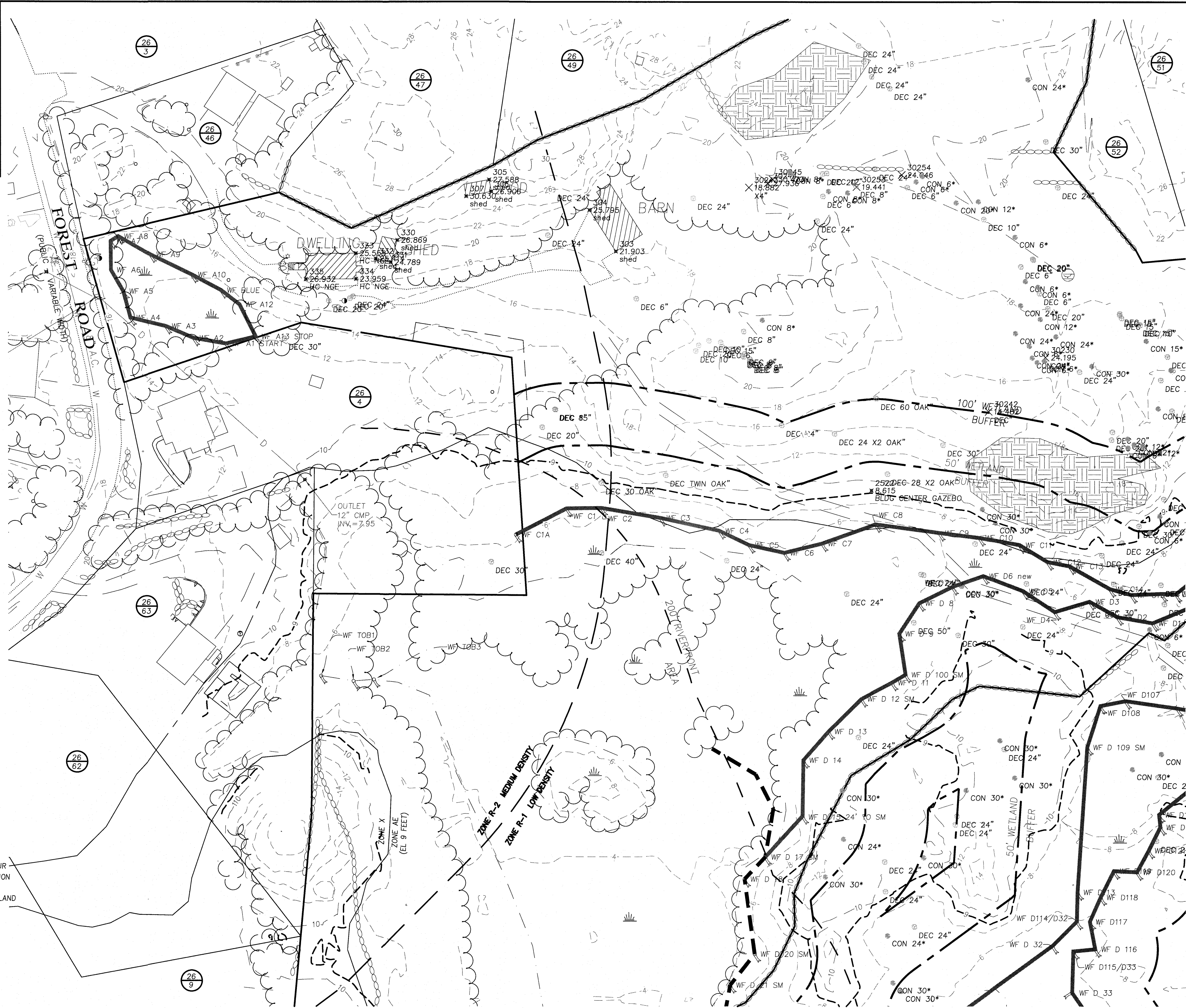
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PLAN 24 OF 1983
PLAN 508 OF 1984

LEGEND

UTILITY POLE
WATER
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EXISTING ELEVATION CONTOUR
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TEST PIT
BORDERING VEGETATED WETLAND
SALT MARSH

ASSESSORS MAP#
PARCEL#

LEDGE OUTCROP



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FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE _____

ZONING DISTRICT - R-1

MINIMUM ALLOWABLE LOT SIZE - 2 ACRES
MINIMUM ALLOWABLE FRONTAGE - 200 FT

REQUIRED SETBACKS

FRONT 40 FT
SIDE 20 FT
REAR 20 FT

ZONING DISTRICT - R-2

MINIMUM ALLOWABLE LOT SIZE - 1 ACRES
MINIMUM ALLOWABLE FRONTAGE - 150 FT

REQUIRED SETBACKS

FRONT 40 FT
SIDE 20 FT
REAR 20 FT

NOTES:

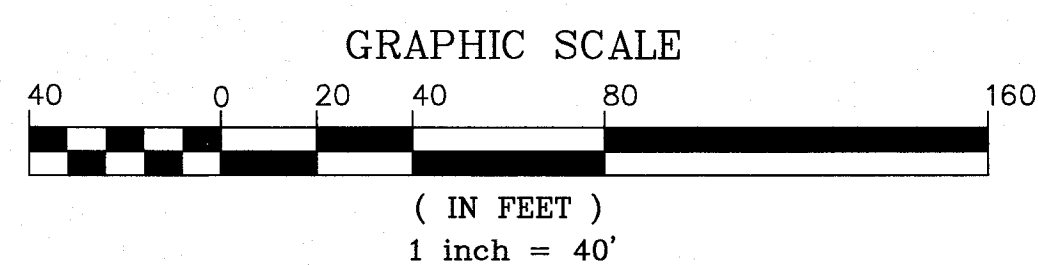
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REGISTRY OF DEEDS.

PROFESSIONAL LAND SURVEYOR
DATE 4/1/22



PREPARED FOR

OLD SILVER ESTUARY ON LITTLE RIVER, LLC

23 COLLINS STREET
NEWBURYPORT, MA 01950

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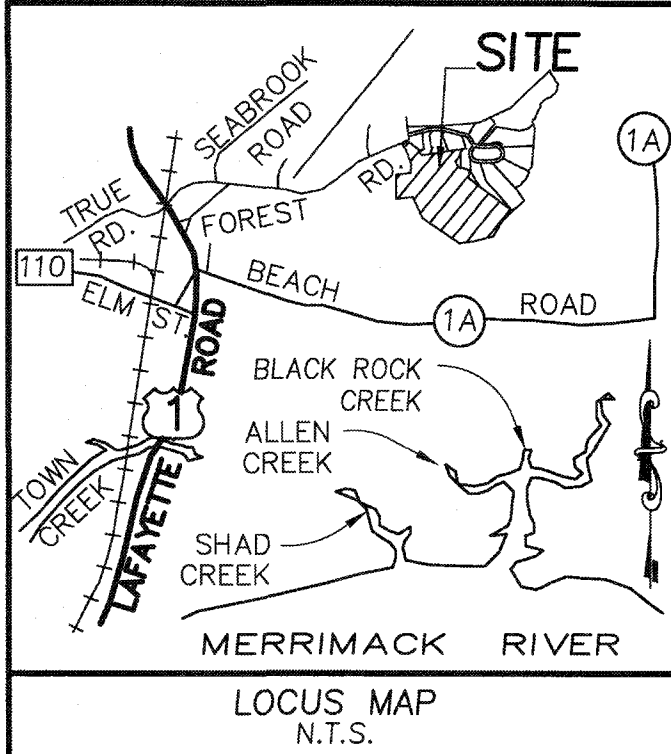
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SCALE: 1"=40'
DATE: JUNE 28, 2022
CALC. BY: P.D.B.
CHKD. BY: J.S.H.
PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

EXISTING CONDITIONS

SHEET: C-3



WETLAND DELINEATED BY:
WEST ENVIRONMENTAL
(DELINEATED: NOVEMBER 2021)

BASIS OF BEARINGS
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

OWNER OF RECORD

26 5 OLD SILVER ESTUARY
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BK. 40339 PG. 281

26 7 OLD SILVER ESTUARY
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PLAN REFERENCES

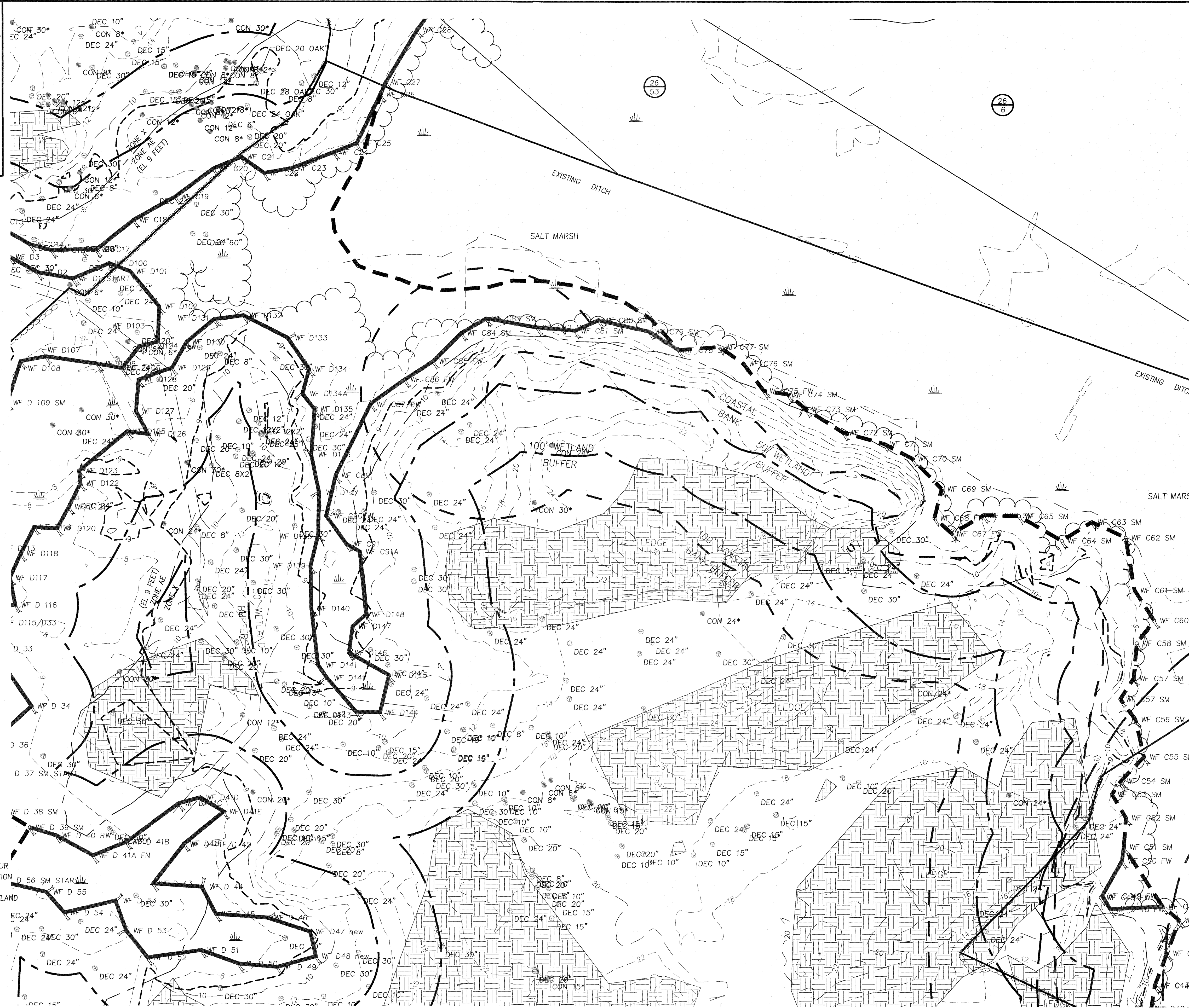
PLAN BOOK 120 PLAN 60
PLAN BOOK 348 PLAN 96
PLAN 24 OF 1983
PLAN 508 OF 1984

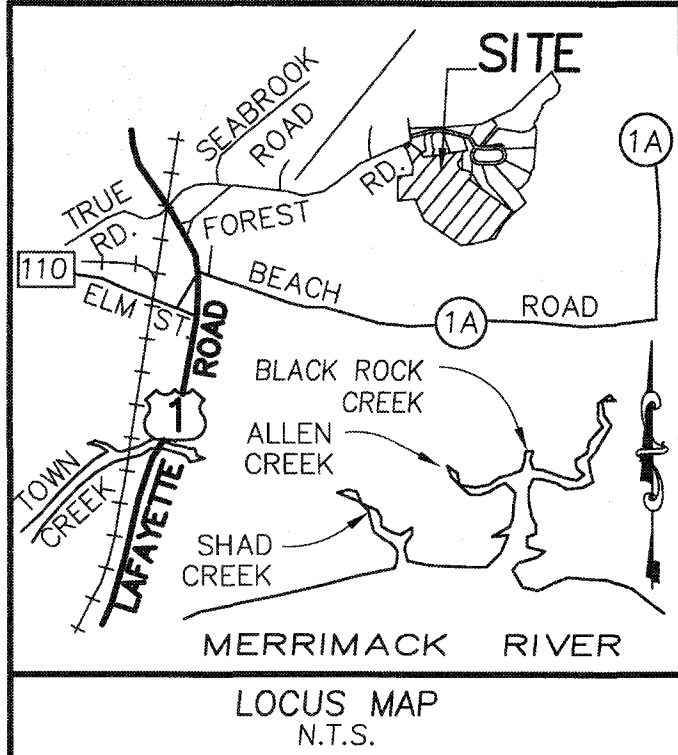
LEGEND

UTILITY POLE
WATER
DRAINAGE
CORROGATED METAL PIPE
EXISTING ELEVATION CONTOUR
WETLAND FLAG & DESIGNATION
TEST PIT
BORDERING VEGETATED WETLAND
SALT MARSH

ASSESSORS MAP#
PARCEL#

LEDGE OUTCROP





WETLAND DELINEATED BY:
WEST ENVIRONMENTAL
(DELINEATED: NOVEMBER 2021)

BASIS OF BEARINGS

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

OWNER OF RECORD

26
5 OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

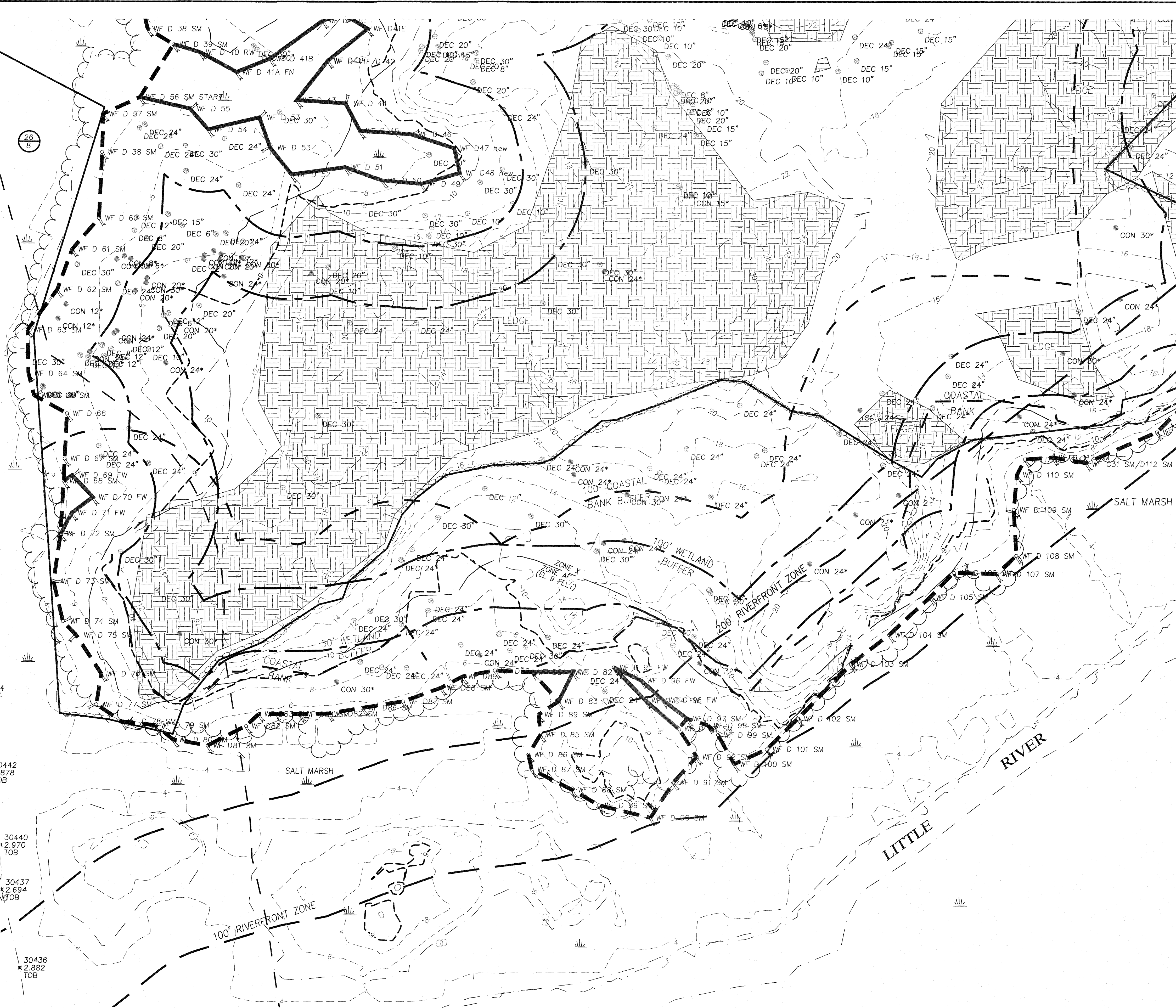
26
7 OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

PLAN REFERENCES

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PLAN BOOK 348 PLAN 96
PLAN 24 OF 1983
PLAN 508 OF 1984

LEGEND

- UTILITY POLE
- WATER
- DRAINAGE
- CMP CORROGATED METAL PIPE
- EXISTING ELEVATION CONTOUR
- WETLAND FLAG & DESIGNATION
- TEST PIT
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- SALT MARSH
- ASSESSORS MAP#
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TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

ZONING DISTRICT - R-1

MINIMUM ALLOWABLE LOT SIZE - 2 ACRES
MINIMUM ALLOWABLE FRONTAGE - 200 FT

REQUIRED SETBACKS

FRONT 40 FT
SIDE 20 FT
REAR 20 FT

ZONING DISTRICT - R-2

MINIMUM ALLOWABLE LOT SIZE - 1 ACRES
MINIMUM ALLOWABLE FRONTAGE - 150 FT

REQUIRED SETBACKS

FRONT 40 FT
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REAR 20 FT

TOTAL AREA
1,375,698 S.F.
31.58 ACRES
UPLAND AREA
971,646 S.F. ±
22.31 ACRES ±
70.6% OF ENTIRE LOT

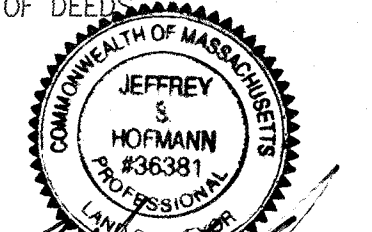
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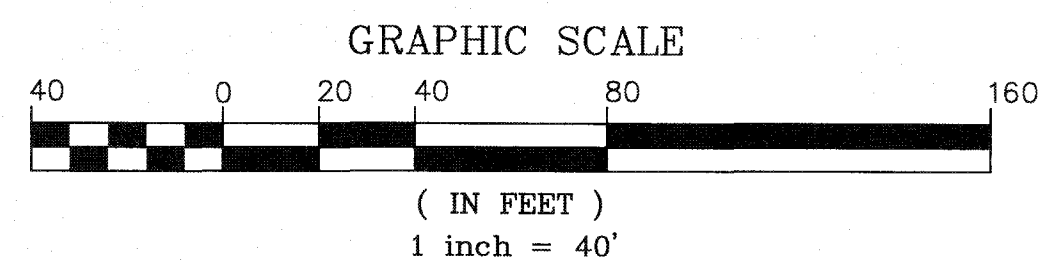
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PROFESSIONAL LAND SURVEYOR DATE 6/1/23



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23 COLLINS STREET
NEWBURYPORT, MA 01950

NO.	DATE	DESCRIPTION	BY
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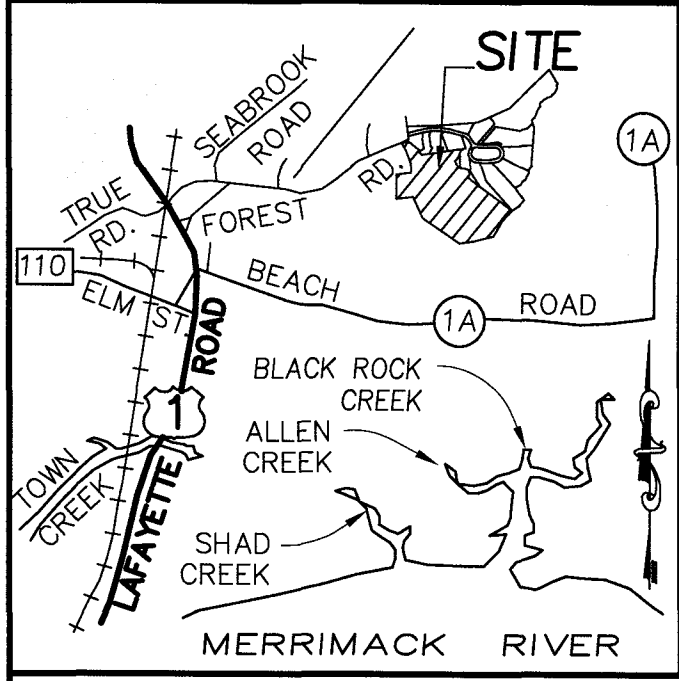
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SCALE: 1"=40'
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PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA
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AT
100 FOREST ROAD

**EXISTING
CONDITIONS**

SHEET: C-5



LOCUS MAP
N.T.S.

ABUTTERS

- N/F JAMES H. POLLARD
BK. 5553 PG. 388
- N/F KEVIN F. GREEN
BK. 26442 PG. 540
- N/F EILEEN CORA MARIAH CASHMAN
BK. 26442 PG. 558
- N/F TIMOTHY BRADLEY ANDREA BRADLEY
BK. 34845 PG. 96
- N/F BARRY COKER DANIELLE COKER
BK. 35789 PG. 240
- N/F MICHELLE TEVROW
BK. 37627 PG. 415
- N/F MICHAEL R. TULLER CASH
BK. 37865 PG. 280
- N/F SHEILA A. BROWN KENNETH E. BROWN
BK. 17714 PG. 259
- N/F KENNETH R. MITCHELL, JR PIRRE MITCHELL
BK. 17700 PG. 102
- N/F DAVID G. ATKINSON DAWN M. ATKINSON
BK. 23161 PG. 384
- N/F DANIEL PENNIMAN JESSICA BUSSEY
BK. 36360 PG. 89
- N/F DANIEL PENNIMAN JESSICA BUSSEY
BK. 36360 PG. 89
- N/F JOSEPH V. PALOWICH MICHELLE M. PALOWICH
BK. 34305 PG. 402
- N/F GAVIN LITTLE SHEILA LITTLE
BK. 23297 PG. 28
- N/F OWNER UNKNOWN
- N/F NANCY B. REAP, TR LITTLE RIVER REALTY TRUST
- N/F NANCY B. REAP, TR LITTLE RIVER REALTY TRUST
- N/F OWNER UNKNOWN
- N/F OWNER UNKNOWN
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BASIS OF BEARINGS

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

OWNER OF RECORD

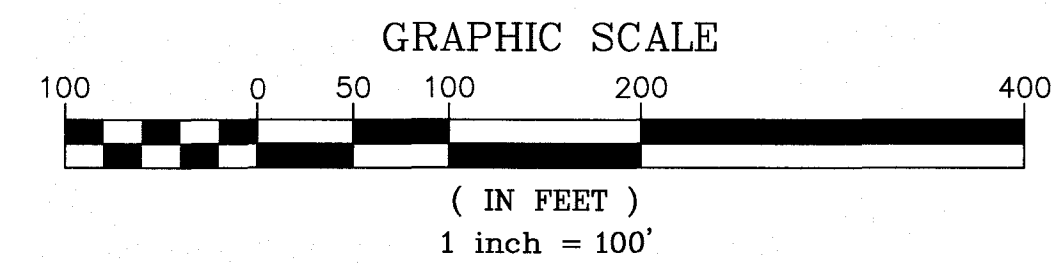
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- PLAN BOOK 120 PLAN 60
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PLAN 24 OF 1983
PLAN 508 OF 1984

LEGEND

- I.P. IRON PIPE
● D.H. DRILL HOLE
● N/F. NOW OR FORMERLY
○ ASSESSORS MAP AND PARCEL



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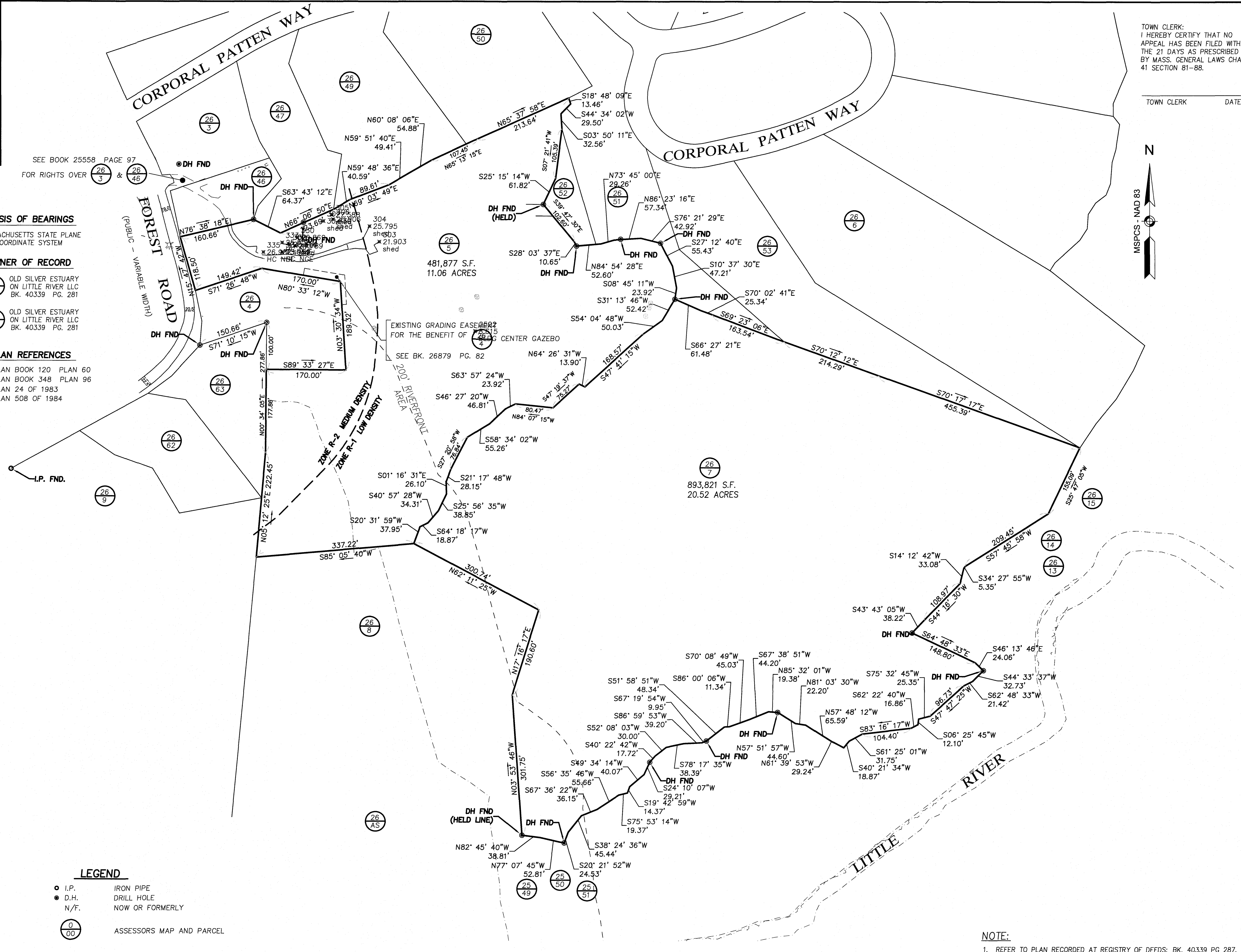
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AT
100 FOREST ROAD

BOUNDARY SURVEY

SHEET: C-6



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TOWN CLERK DATE

N
MSPCS - NAD 83

FOR REGISTRY USE
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

ZONING DISTRICT - R-1
MINIMUM ALLOWABLE LOT SIZE - 2 ACRES
MINIMUM ALLOWABLE FRONTAGE - 200 FT
REQUIRED SETBACKS
FRONT 40 FT
SIDE 20 FT
REAR 20 FT

ZONING DISTRICT - R-2
MINIMUM ALLOWABLE LOT SIZE - 1 ACRES
MINIMUM ALLOWABLE FRONTAGE - 150 FT
REQUIRED SETBACKS
FRONT 40 FT
SIDE 20 FT
REAR 20 FT

NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR
UNWRITTEN EASEMENTS WHICH MAY EXIST. A
REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE
TO OBSERVE ANY APPARENT, VISIBLE USES OF THE
LAND; HOWEVER, THIS DOES NOT CONSTITUTE A
GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE CERTIFICATIONS SHOWN HEREON ARE NOT
INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP
OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT TOWN OF
SALISBURY ASSESSORS RECORDS.

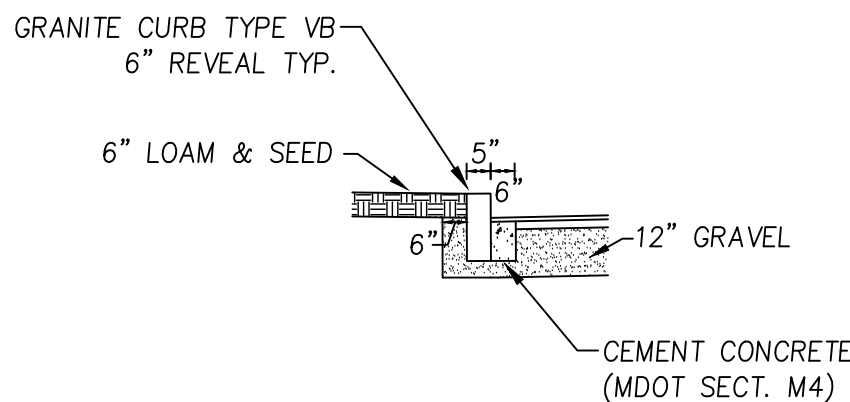
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON
THE GROUND BETWEEN AUGUST 11, 2021,
AND SEPTEMBER 20, 2021 AND THAT THE
STRUCTURES AND PHYSICAL FEATURES
ARE LOCATED AS SHOWN TO THE BEST OF
MY ABILITY AND BELIEF.

THAT THE PROPERTY LINES SHOWN ARE THE
LINES OF EXISTING OWNERSHIP AND THE LINES
OF STREETS AND WAYS SHOWN ARE THE
LINES OF STREETS AND WAYS ALREADY
EXISTING AND THAT NO NEW LINES FOR THE
DIVISION OF EXISTING OWNERSHIP OR FOR NEW
STREETS OR WAYS ARE SHOWN.

THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTRY OF DEEDS.

JEFFREY S. HOPMANN
PROFESSIONAL LAND SURVEYOR
DATE: 6/1/23

NOTE:
1. REFER TO PLAN RECORDED AT REGISTRY OF DEEDS: BK. 40339 PG 287.



N.T.S.

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK DATE

STA. 0+00± TO STA. 7+10±

N.T.S.

EXISTING	PROPOSED
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




























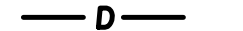

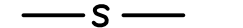





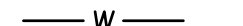











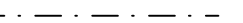






- | | | |
|---|---|--|
|  |  | CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN) |
|  |  | CATCH BASIN (OR GUTTER INLET) WITH CURB INLET |
|  |  | CURB (OR BERM) - TYPE NOTED |
|  |  | EDGE OF ROAD |
|  |  | CONTOUR |
|  |  | SEWER MANHOLE |
|  |  | DRAINAGE MANHOLE |
|  |  | GAS GATE |
|  |  | WATER GATE |
|  |  | SEPTIC TANK |
|  |  | HYDRANT |
|  |  | FIRE ALARM BOX |
|  |  | POST MOUNTED PEDESTRIAN LIGHT |
|  |  | UTILITY POLE |
|  |  | DRAIN PIPE |
|  |  | SEWER MAIN |
|  |  | SEWER FORCE MAIN |
|  |  | UNDERGROUND ELECTRIC |
|  |  | WATER MAIN |
|  |  | MAIL BOX |
|  |  | HIGHWAY GUARD (TYPE NOTED) |
|  |  | FENCE (SIZE AND TYPE NOTED) |
|  |  | EASEMENT LINE |
|  |  | PROPERTY LINE |
|  |  | 100 FT BUFFER ZONE |

Diagram illustrating the relationship between a survey line and a construction baseline:

- Survey Line:** Represented by a horizontal line with a circle at the start, labeled "8 N00°00'00"E" and "+12.34".
- Construction Baseline:** Represented by a horizontal line with a circle at the start, labeled "PC 8 N00°00'00"E" and "+12.34".
- The text "BASE OR SURVEY LINE" is positioned above the survey line.
- The text "CONSTRUCTION BASELINE" is positioned below the construction baseline.

- | | |
|---|-----------------------|
|  | WHEELCHAIR RAMP (WCR) |
|  | CONCRETE SIDEWALK |
|  | HAND CORE |
|  | SILT SOCK |
|  | SILT FENCE |
|  | WETLAND |

120

☐ C.B.

☐ S.B.

☒ D.H.

PK

· I.P.

☒ 1 ROD

FND.

N/FND.

- WETLAND DELINEATION FLAG
CONCRETE BOUND
STONE BOUND
DRILL HOLE
MASONRY NAIL
IRON PIPE
IRON ROD
FOUND
NOT FOUND

ASSESSORS MAP AND PARCEL

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING CITY AND/OR STATE AGENCIES.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
3. ALL WORK SHALL CONFORM TO: THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, THE WETLANDS PROTECTION ACT (310 CMR 10.00), THE ORDER OF CONDITIONS ISSUED BY THE SALISBURY CONSERVATION COMMISSION, AND THESE PLANS.
4. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND WILL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
6. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY POTENTIAL DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
7. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER PRIOR TO CUTTING OPERATIONS.

3. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
9. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
10. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE SHOWN OR APPROVED.
11. ALL STREET, WARNING, AND REGULATORY SIGNS SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD SPECIFICATIONS AND LATEST ADDENDA.
12. GRANITE BOUNDS SHALL BE NOT LESS THAN THREE (3) FEET IN LENGTH AND NOT LESS THAN FIVE (5) INCHES IN WIDTH AND BREADTH AND SHALL MEET THE REQUIREMENTS OF SECTION 8.2.14 OF THE SALISBURY SUBDIVISION REGULATIONS.
13. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE PLANNING DEPARTMENT.
14. THE OWNER/DEVELOPER SHALL SUBMIT TWO HARD COPIES OF AS-BUILT DRAWINGS TO THE PLANNING BOARD WITHIN 90 DAYS OF ISSUANCE OF OCCUPANCY PERMIT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
15. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
16. THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25090C 0127F.
17. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.


ALL LIGHTING FIXTURES AND POLES WITHIN THE R.O.W.
SHALL CONFORM TO NATION GRID STANDARDS.

ALL MATERIALS OF THE ELEMENTS IN THE SITE PLAN MUST CONFORM TO THE FOLLOWING STANDARDS:

1. COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION)
2. 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD
(AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)
3. SPECIFICATIONS BY THE TOWN OF SALISBURY AS SET FORTH BY SECTION 7
IN THE PLANNING BOARD RULES AND REGULATIONS GOVERNING THE
SUBDIVISION OF LAND, DATED NOVEMBER 1, 2013
4. UTILITIES INSTALLED PER TOWN OF SALISBURY WATER DIVISION
CONSTRUCTION DETAILS

- 1.) ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 3' BELOW FINISHED PAVEMENT GRADE AND 1' BELOW UTILITY TRENCH BOTTOM.
- 2.) ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
- 3.) GRADING AND ROLLING SHALL BE REQUIRED TO PROVIDE A SMOOTH, EVEN, AND UNIFORM COMPACTED BASE WHICH IS COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT. APPROPRIATE PASSING TEST RESULTS MUST BE SUBMITTED TO PUBLIC WORKS.
- 4.) THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.
- 5.) ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.
- 6.) AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.
- 7.) THE CONTRACTOR SHALL REFER TO THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, SECTIONS I - VII.

8	6/7/23	RESPONSE TO COMMENTS	J.T.M.
7	5/31/23	RESPONSE TO COMMENTS	J.T.M.
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
5	3/28/23	RESPONSE TO PEER REVIEW	J.T.M.
4	3/7/23	RESPONSE TO PEER REVIEW	J.T.M.
3	1/9/23	UPDATE W/FLAGS	C.M.Y.
2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: AS NOTED	DESG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND IN SALISBURY, MA

SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

TYPICAL
SECTIONS/
LEGEND/
GENERAL
NOTES

SHEET: C-7

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE _____

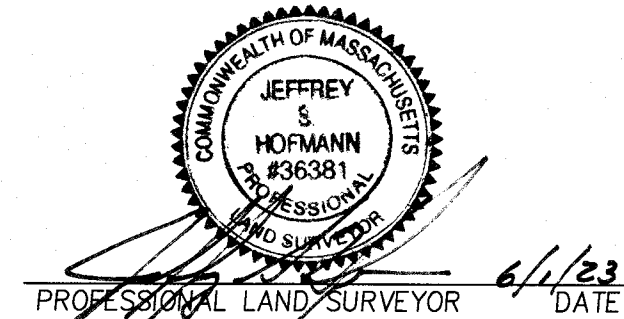
NOTES:

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I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST 11, 2021, AND SEPTEMBER 20, 2021 AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

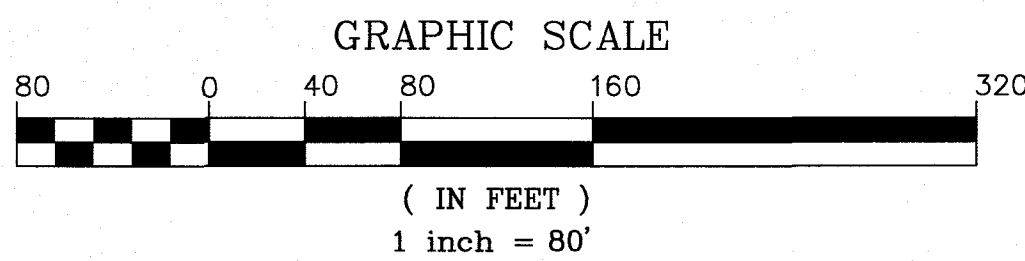
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



ZONING TABLE

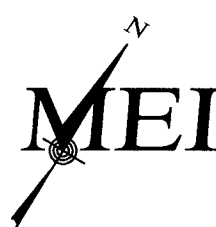
100 FOREST ROAD — ASSESSORS MAP 26 LOTS 5 & 7
ZONING DISTRICT RESIDENTIAL LOW DENSITY (R-1)

	REQUIRED	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4	PROP. LOT 5	PROP. LOT 6
LOT AREA:	2.0 AC.	2.13 AC.	8.75 AC.	6.38 AC.	6.42 AC.	3.12 AC.	4.02 AC.
LOT FRONTAGE:	200 FT.	200.00 FT	200.00 FT	200.00 FT	200.00 FT	200.00 FT	203.05 FT
FRONT SETBACK:	40 FT.	> 40 FT	> 40 FT	> 40 FT	> 40 FT	> 40 FT	> 40 FT
SIDE SETBACK:	20 FT.	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT
REAR SETBACK:	20 FT.	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT
LOT COVERAGE:	20% MAX	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
BLDG HEIGHT:	35 FT.	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

7	5/31/23	RESPONSE TO COMMENTS	J.T.M.
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
5	3/28/23	RESPONSE TO PEER REVIEW	J.T.M.
4	3/7/23	LIMIT OF STREAM & RIVERFRONT LINE	J.T.M.
3	1/9/23	UPDATE WETFLAGS	C.M.Y.
2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=80' DESG. BY: C.M.Y. PROJECT: M213946
DATE: JUNE 28, 2022 CHKD. BY: J.S.H.

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**LOT
LAYOUT
PLAN**

SHEET: C-8

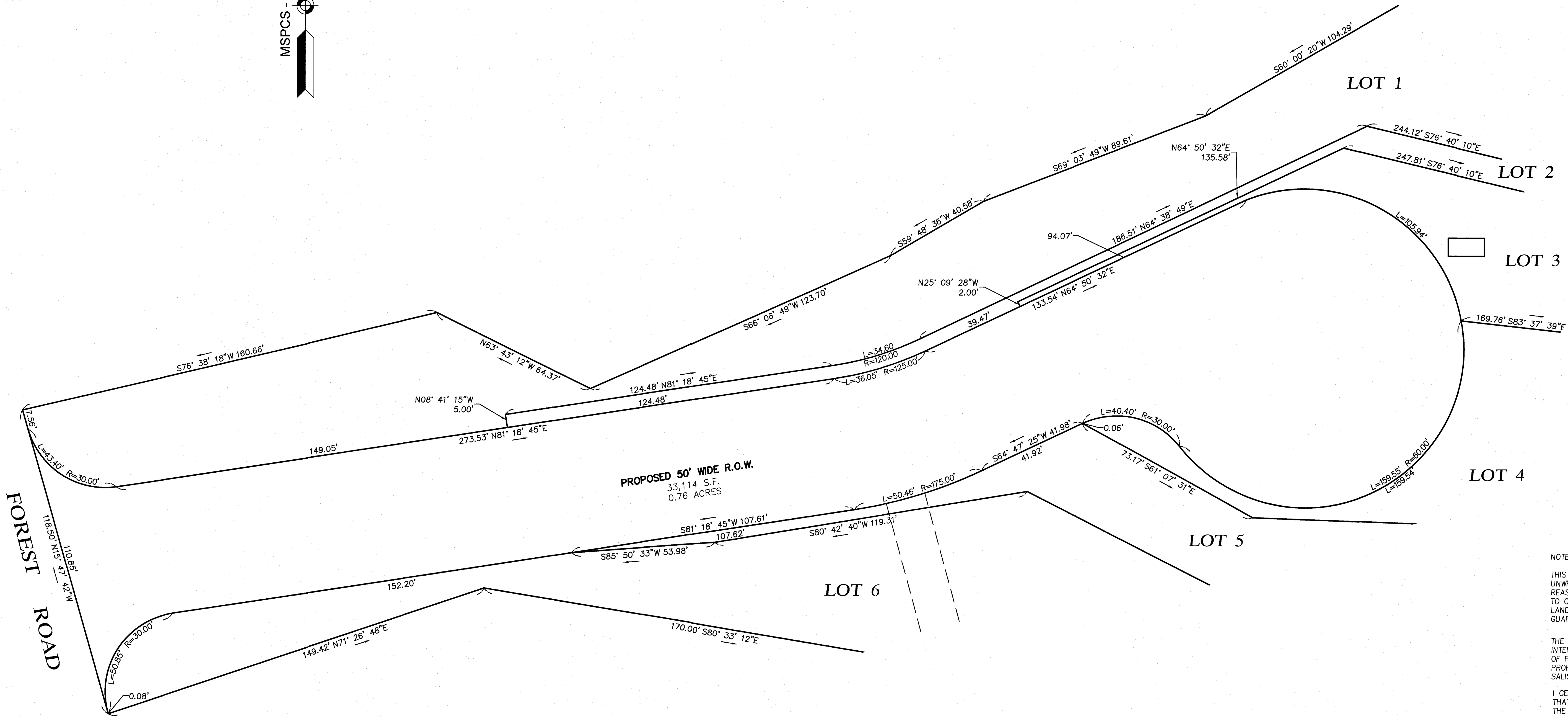


TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____

FOR REGISTRY USE
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

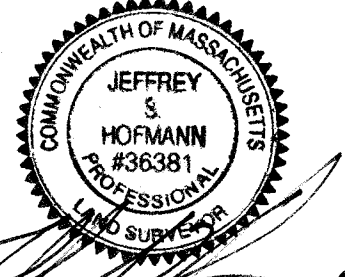
DATE _____



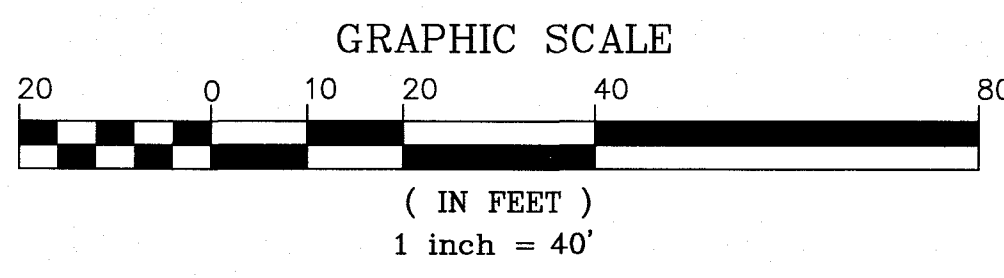
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I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST 11, 2021, AND SEPTEMBER 20, 2021 AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

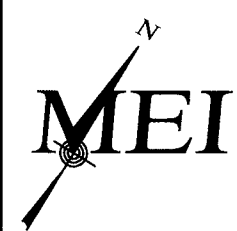
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.


PROFESSIONAL LAND SURVEYOR
4/1/23
DATE



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

7	5/31/23	RESPONSE TO COMMENTS	J.T.M.
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2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY

**MILLENNIUM ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'	DES. BY: C.M.Y.	PROJECT: M213946
DATE: JUNE 28, 2022	CHKD. BY: J.S.H.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**R.O.W.
LAYOUT
PLAN**
SHEET: C-9

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

FOR REGISTRY USE

DATE _____



NOTES

1. THE LIMIT OF PROJECT FOR APPROVAL SHOWN IS THE EXTENT OF THE PROJECT TO BE CONSIDERED FOR APPROVAL. ALL WORK SHOWN OUTSIDE OF THE LIMIT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. ADDITIONAL FILING WILL BE SUBMITTED AS NECESSARY.
2. ALL DWELLING FOOTPRINTS SHOWN ARE APPROXIMATE AND ARE NOT INTENDED TO BE THE FINAL LAYOUT.

RESOURCE AREA IMPACTS (ROADWAY & DRIVEWAYS ONLY)

TOTAL BUFFER ZONE IMPACT = 62,000 S.F.
0' - 50' BUFFER ZONE = 24,500 S.F.
50' - 100' BUFFER ZONE = 37,500 S.F.

BVW WETLAND FILL = 1,270 S.F.
ISOLATED WETLAND FILL = 3,250 S.F.

BVW WETLAND REPLICATION = 2,540 S.F.
ISOLATED WETLAND REPLICATION = 3,250 S.F.

LEGEND

- 14 — EXIST. CONTOUR
- - - 9 - - - LAND SUBJECT TO COASTAL STORM FLOWAGE
- (18) PROP. CONTOUR
- SF - PROP. SILTATION BARRIER
- ~~~~~ PROP. TREELINE/LIMIT OF WORK
- PROP. CATCH BASIN
- EXIST. CATCH BASIN
- 28.3 PROP. SPOT GRADE
- EXIST. UTILITY POLE
- ⊙ EXIST. TEST PIT
- WETLANDS

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

GRAPHIC SCALE



PREPARED FOR

OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

8	6/7/23	RESPONSE TO COMMENTS	J.T.M.
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3	1/9/23	UPDATE WETFLAGS	C.M.Y.
2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'

DESIG. BY: C.M.Y.

DATE: JUN. 28, 2022

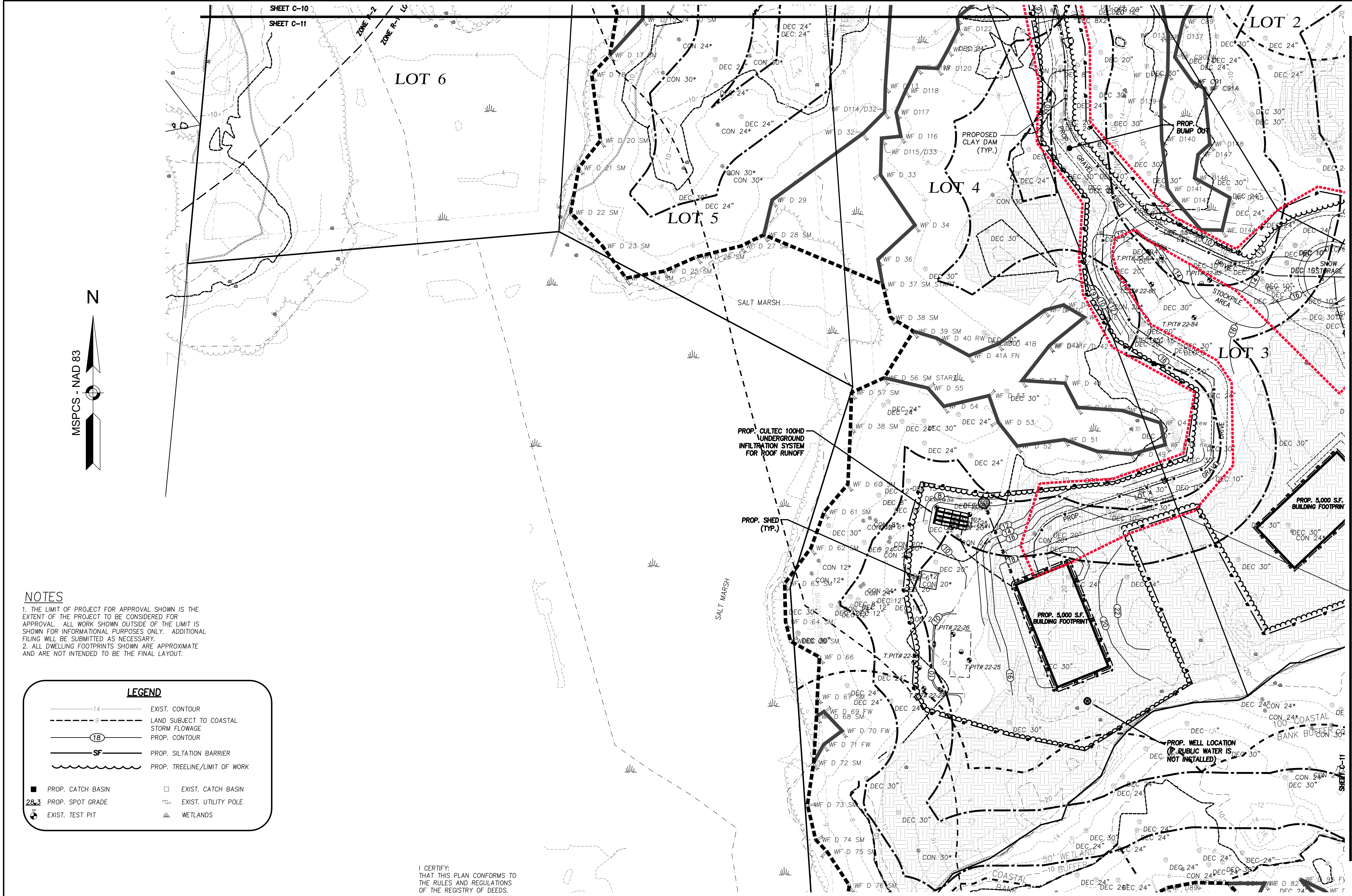
CHKD. BY: E.W.B.

PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

GRADING
PLAN

SHEET: C-10



NOTES

1. THE LIMIT OF PROJECT FOR APPROVAL SHOWN IS THE EXTENT OF THE PROJECT TO BE CONSIDERED FOR APPROVAL. ALL WORK SHOWN OUTSIDE OF THE LIMIT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. ADDITIONAL FILING WILL BE SUBMITTED AS NECESSARY.

2. ALL DWELLING FOOTPRINTS SHOWN ARE APPROXIMATE AND ARE NOT INTENDED TO BE THE FINAL LAYOUT.

LEGEND

14

9

18

SF

EXIST. CONTOUR

LAND SUBJECT TO COASTAL STORM FLOWAGE

PROP. CONTOUR

PROP. SILTATION BARRIER

PROP. TREE LINE/LIMIT OF WORK

28.3

PROP. CATCH BASIN

PROP. SPOT GRADE

EXIST. TEST PIT

EXIST. CATCH BASIN

EXIST. UTILITY POLE

WETLANDS

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

8	6/7/23	RESPONSE TO COMMENTS	J.T.M.
7	5/31/23	RESPONSE TO COMMENTS	J.T.M.
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
5	3/28/23	RESPONSE TO PEER REVIEW	J.T.M.
4	3/7/23	RESPONSE TO PEER REVIEW	J.T.M.
3	1/9/23	UPDATE WETFLAGS	C.M.Y.
2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**GRADING
PLAN**

SHEET: C-11

FOR REGISTRY USE

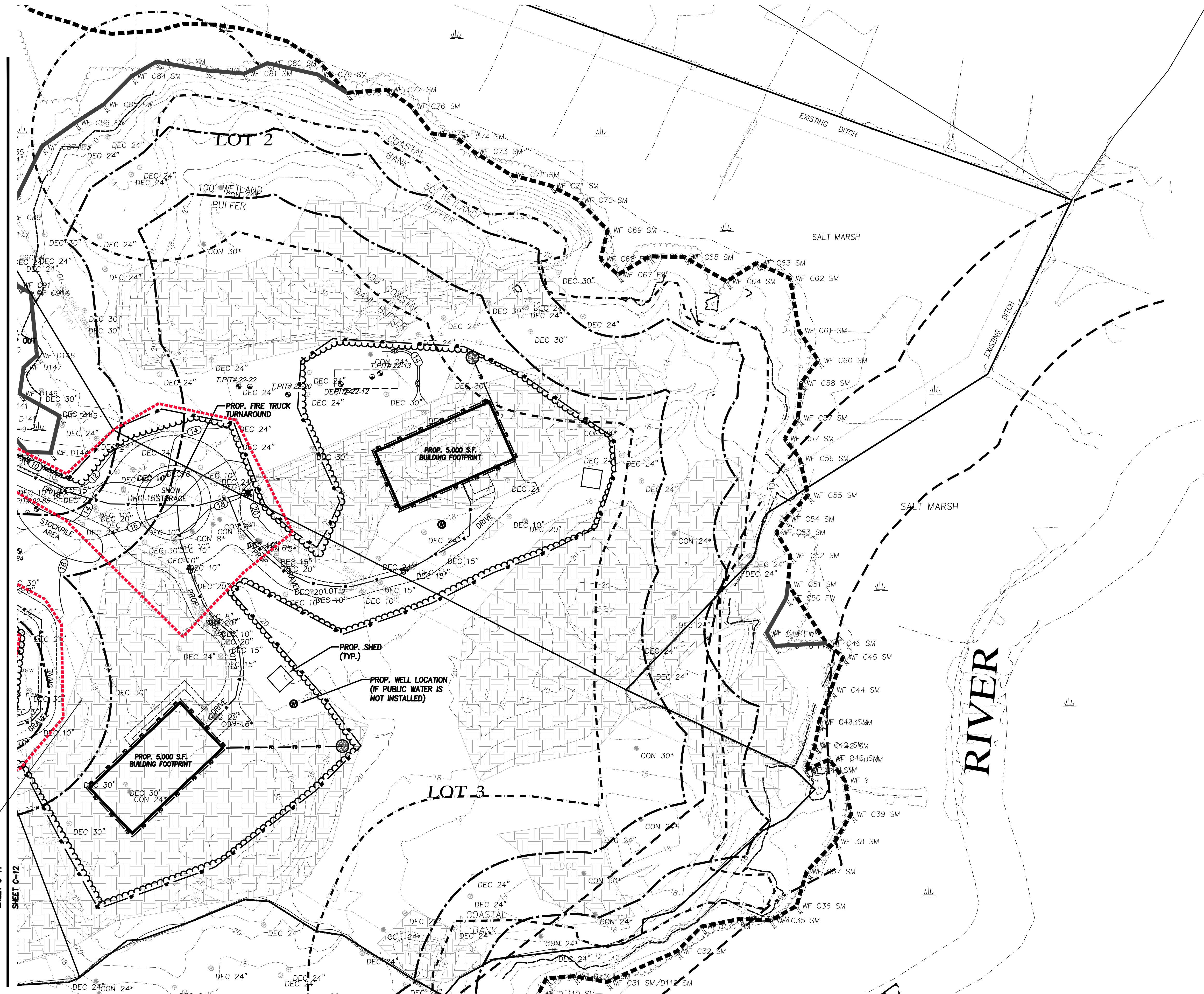
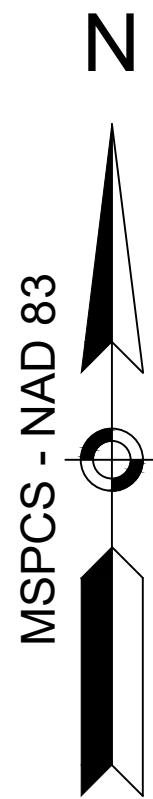
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____

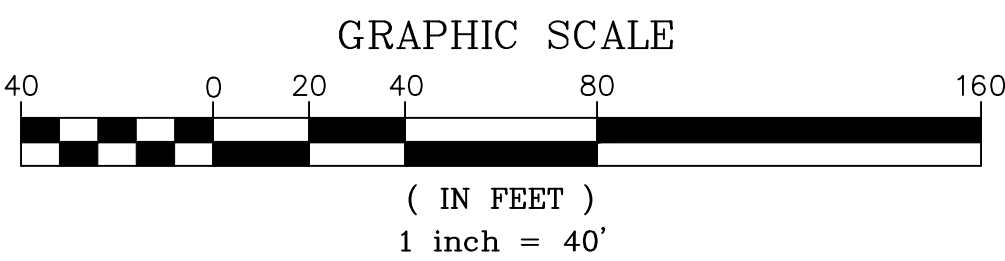
LIMIT OF PROJECT
(SEE NOTE 1)



LIMIT OF PROJECT
(SEE NOTE 1)

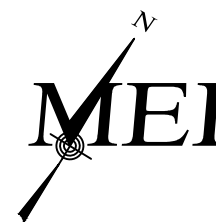
SHEET C-11
SHEET C-12

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23 COLLINS STREET
NEWBURYPORT, MA 01950

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NO.	DATE	DESCRIPTION	BY



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ENGINEERING AND LAND SURVEYING
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SCALE: 1"=40'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**GRADING
PLAN**

SHEET: C-12

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

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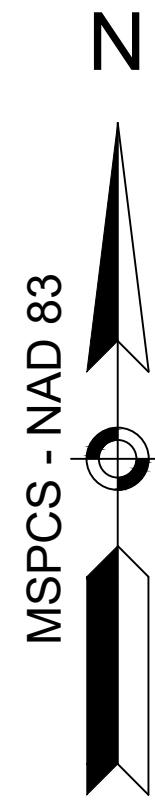
TOWN CLERK _____ DATE _____

NOTES

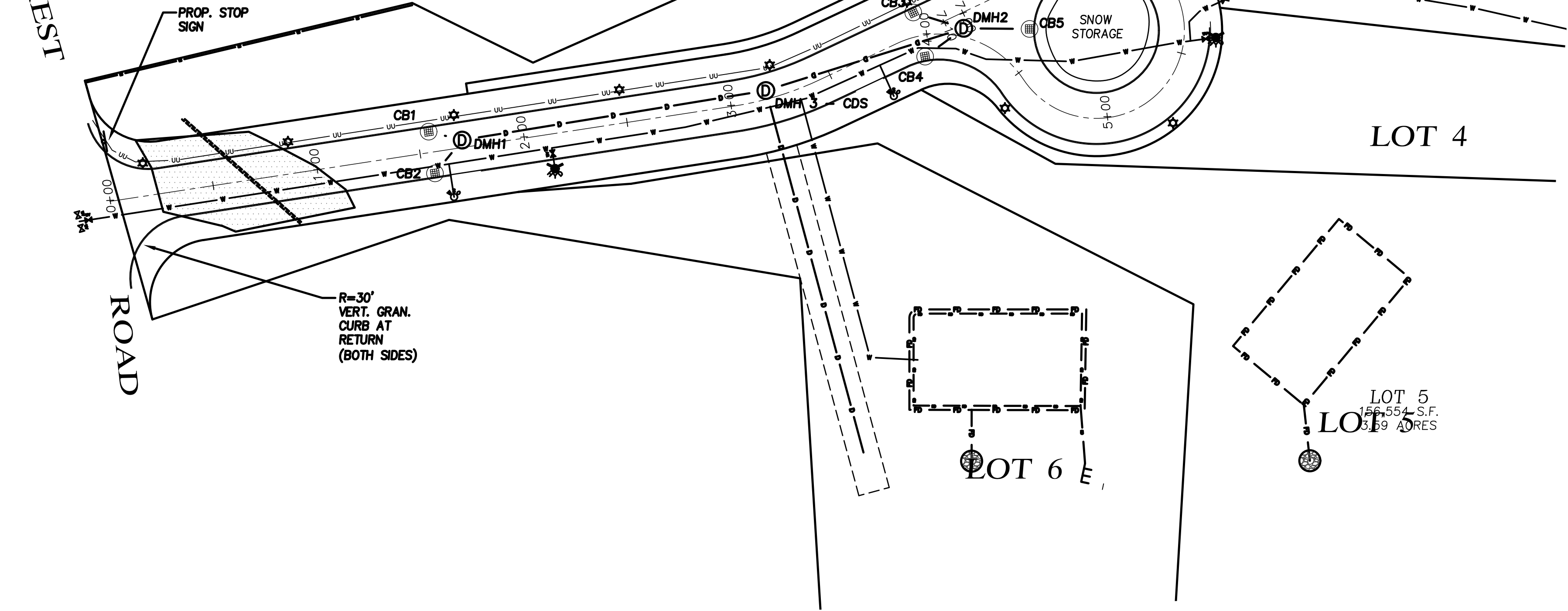
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LEGEND

	EXIST. CONTOUR
	LAND SUBJECT TO COASTAL STORM FLOWAGE
	PROP. CONTOUR
	PROP. SILTATION BARRIER
	PROP. TREELINE/LIMIT OF WORK
	PROP. CATCH BASIN
	PROP. SPOT GRADE
	EXIST. TEST PIT
	EXIST. CATCH BASIN
	EXIST. UTILITY POLE
	WETLANDS



FOREST
ROAD



LEGEND

- W ——— EXISTING WATER MAIN
- W ——— PROPOSED WATER SERVICE
- UU ——— PROPOSED UNDERGROUND UTILITIES
- EXISTING FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED STREET LIGHT
- PROPOSED WATER SHUTOFF
- PROPOSED FIRE HYDRANT

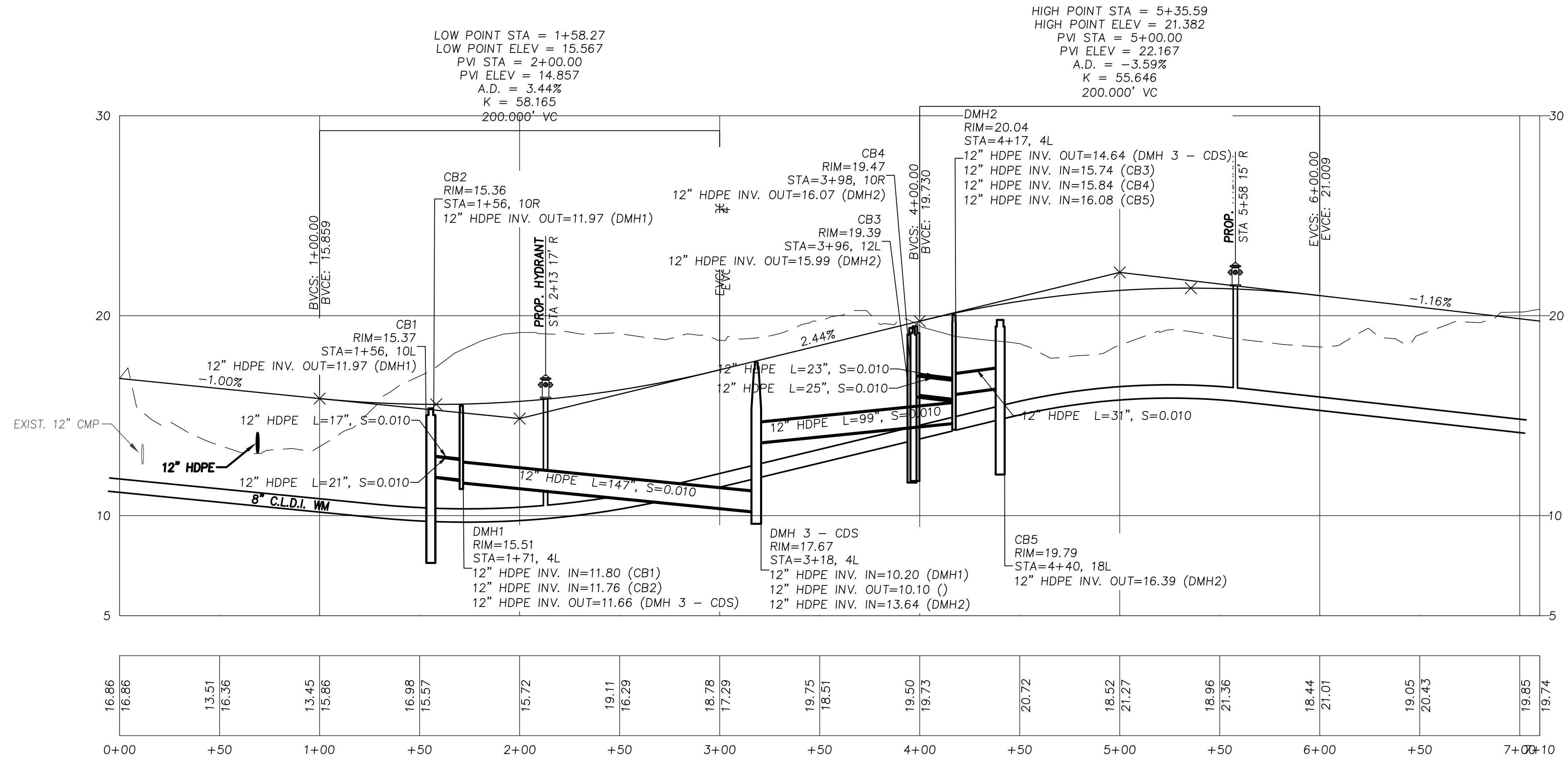
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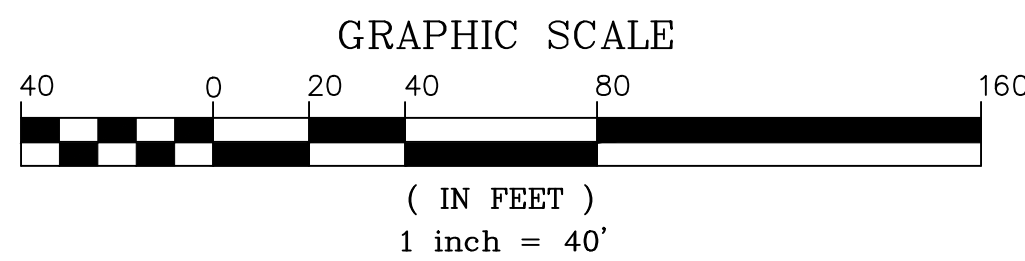
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DATE

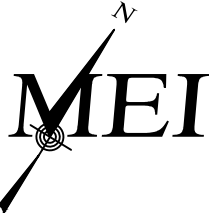


I CERTIFY:
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PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

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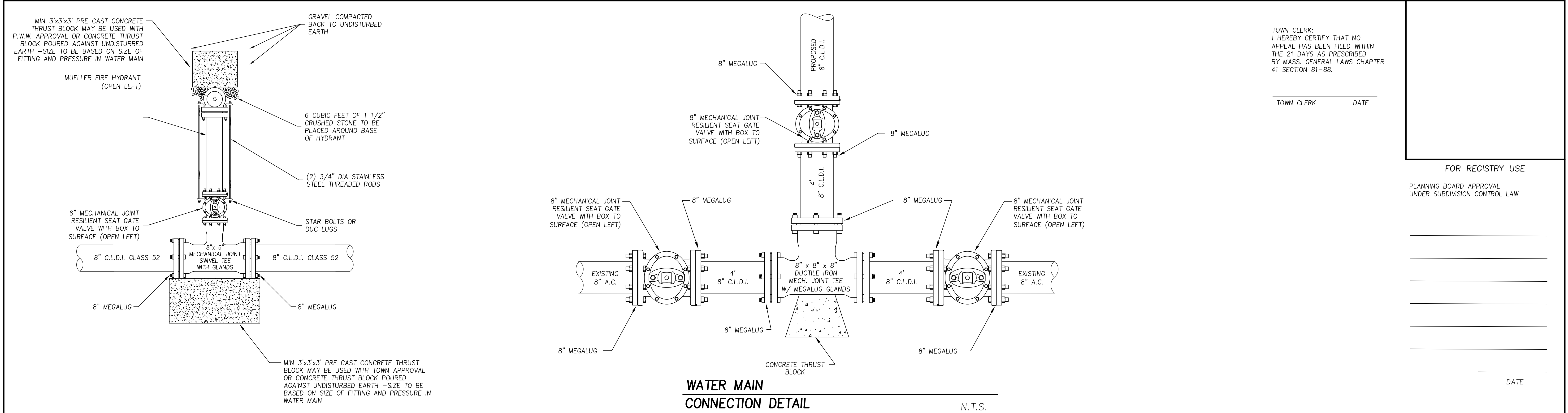
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**UTILITY PLAN
& PROFILE**

SHEET: C-13



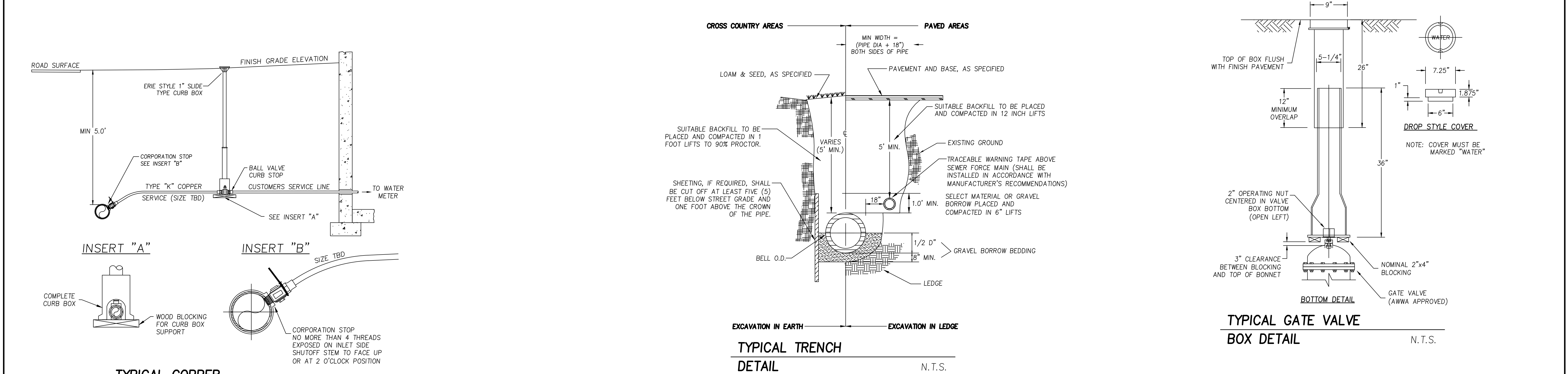
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TOWN CLERK _____ DATE _____

FOR REGISTRY USE


PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

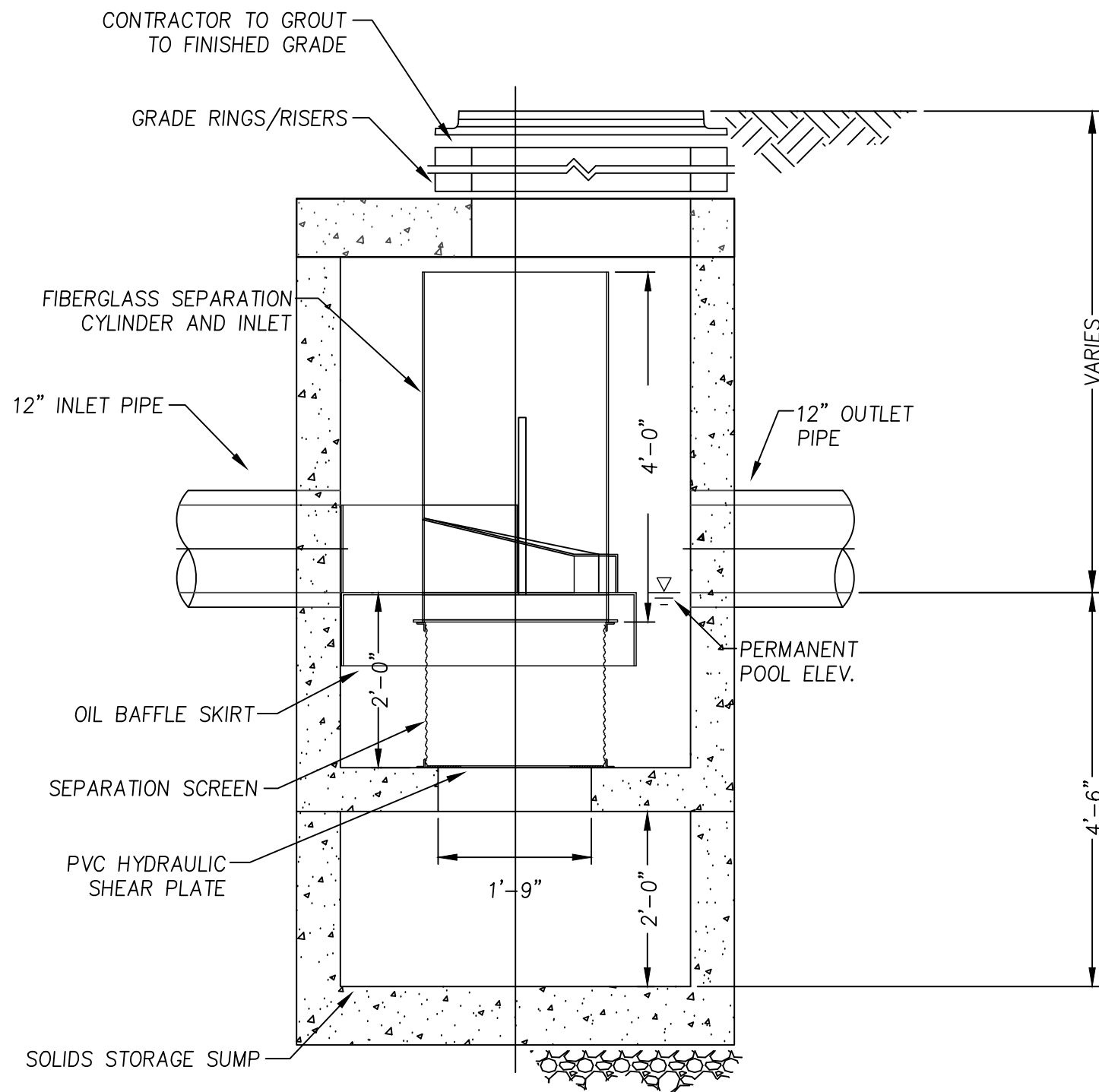
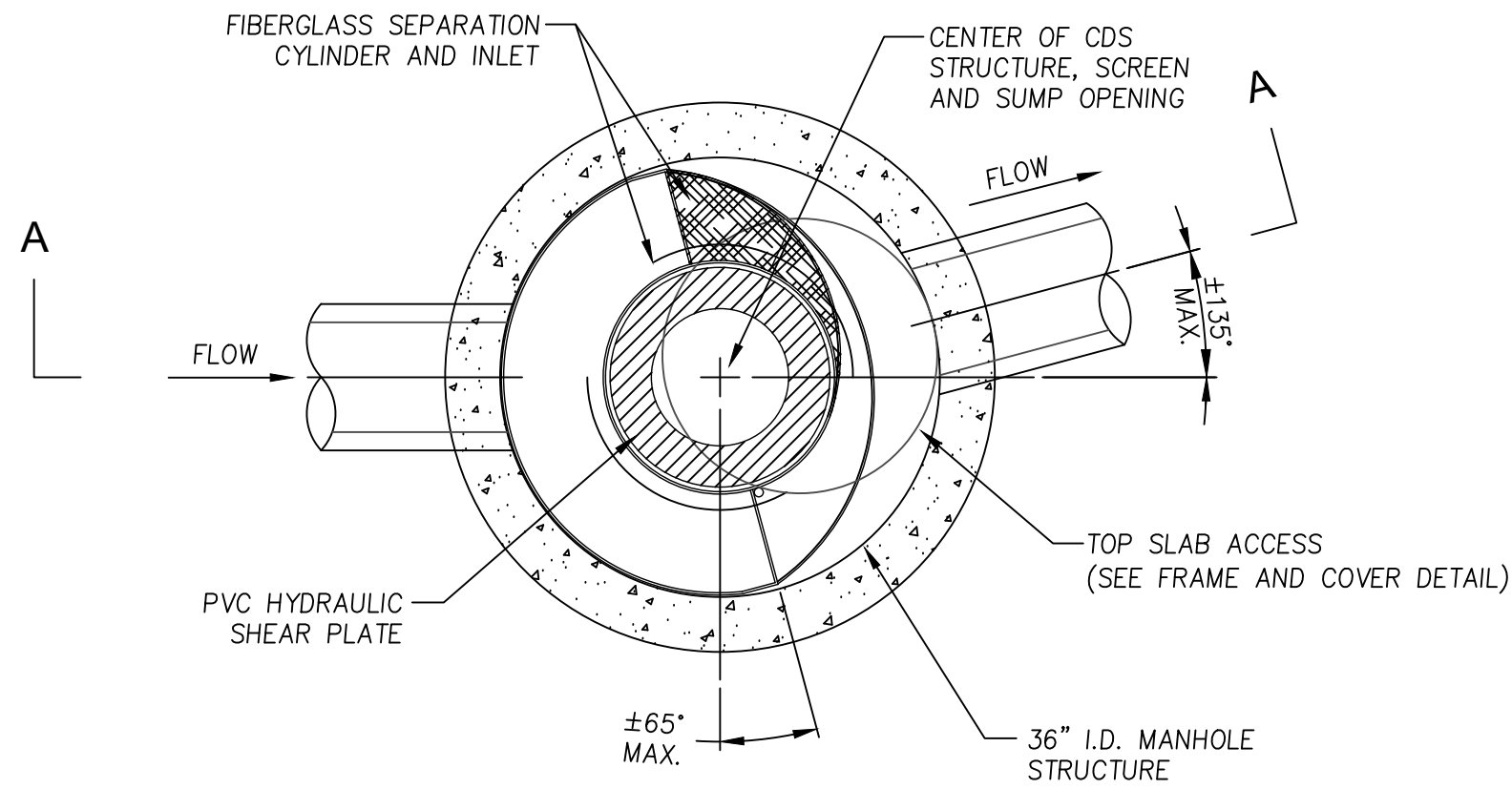
DATE _____



I CERTIFY:
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PREPARED FOR OLD SILVER ESTUARY ON LITTLE RIVER, LLC 23 COLLINS STREET NEWBURYPORT, MA 01950	8	6/7/23	RESPONSE TO COMMENTS	J.T.M.	 <div>MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528</div>	PLAN OF LAND IN SALISBURY, MA			UTILITY DETAILS
	7	5/31/23	RESPONSE TO COMMENTS	J.T.M.		SHOWING			
	6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.		PROPOSED 6 LOT SUBDIVISION			
	5	3/28/23	RESPONSE TO PEER REVIEW	J.T.M.		AT			
	4	3/7/23	RESPONSE TO PEER REVIEW	J.T.M.		100 FOREST ROAD			
	3	1/9/23	UPDATE WETFLAGS	C.M.Y.					
	2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.	SCALE: AS NOTED	DESIG. BY: C.M.Y.	PROJECT: M213946		
	NO.	DATE	DESCRIPTION	BY	DATE: JUN. 28, 2022	CHKD. BY: E.W.B.			



CDS2015-4
DETAIL

N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

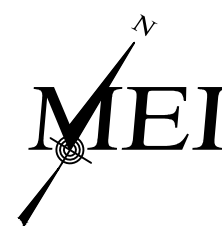
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

I CERTIFY:
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PREPARED FOR
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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: AS NOTED	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**DRAINAGE
DETAILS**

SHEET: C-15

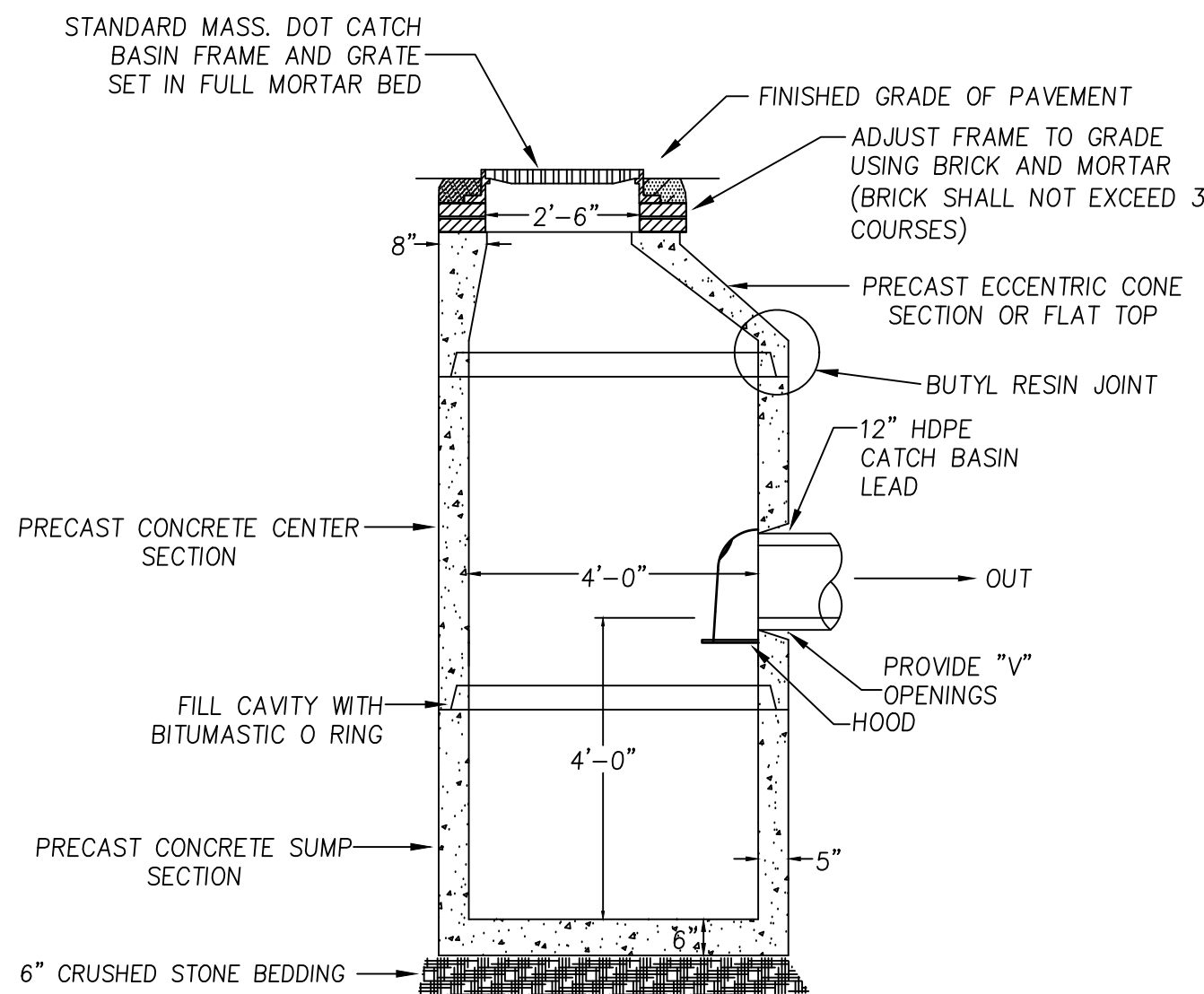
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PLANNING BOARD APPROVAL
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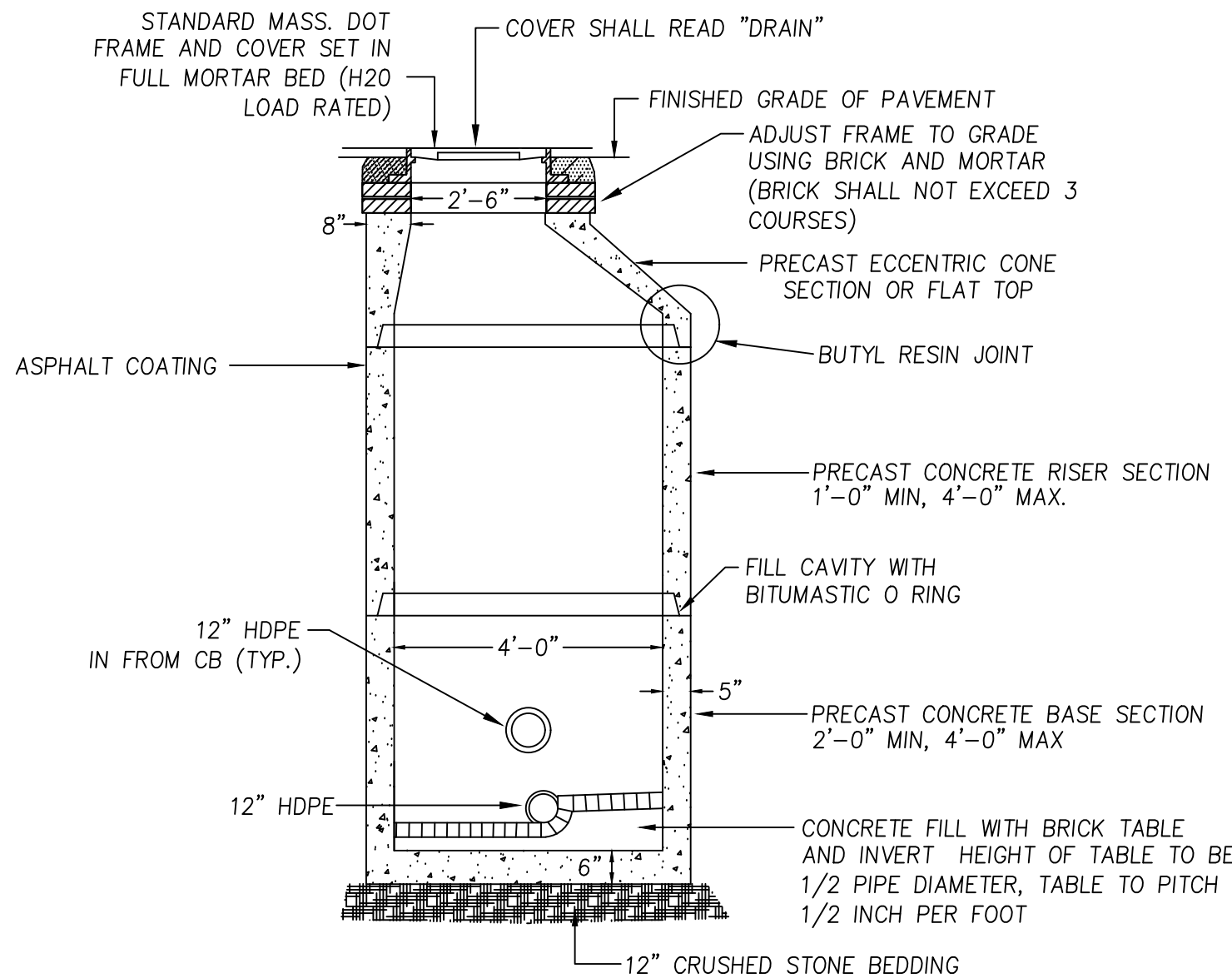
DATE _____



- NOTES: 1) CATCH BASINS SHALL CONFORM TO ASTM C478 AND ASTM C185
2) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H-20 LOADING.
3) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT-TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED FOR DRAIN PIPE.

PRECAST DEEP SUMP
CATCH BASIN DETAIL

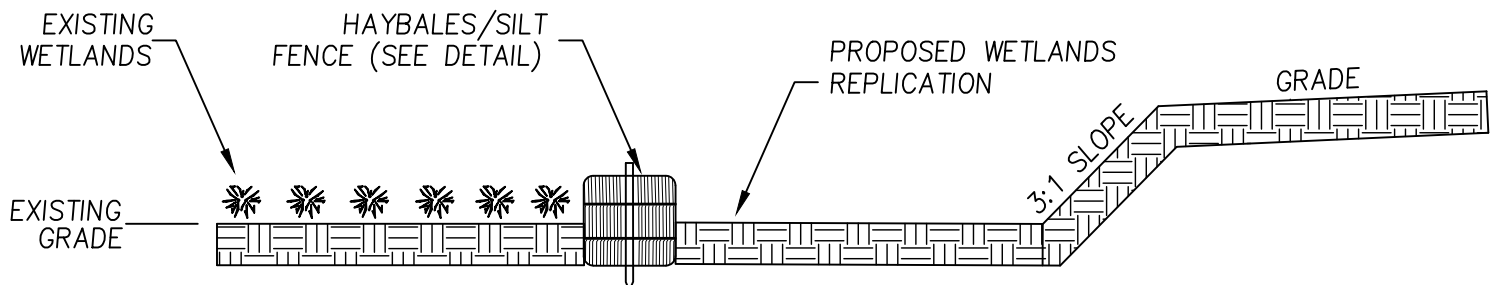
N.T.S.



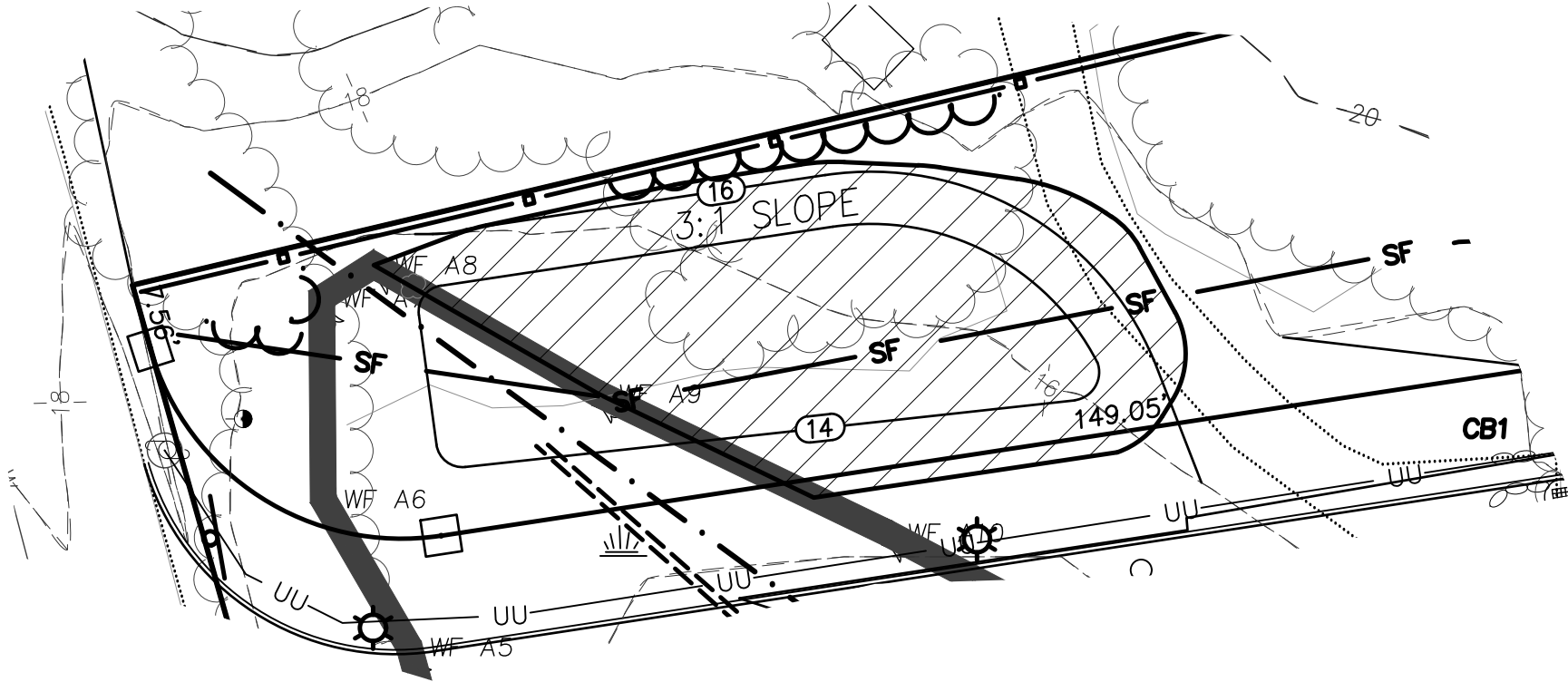
- NOTES: 1) DRAIN MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185

PRECAST DRAIN
MANHOLE DETAIL

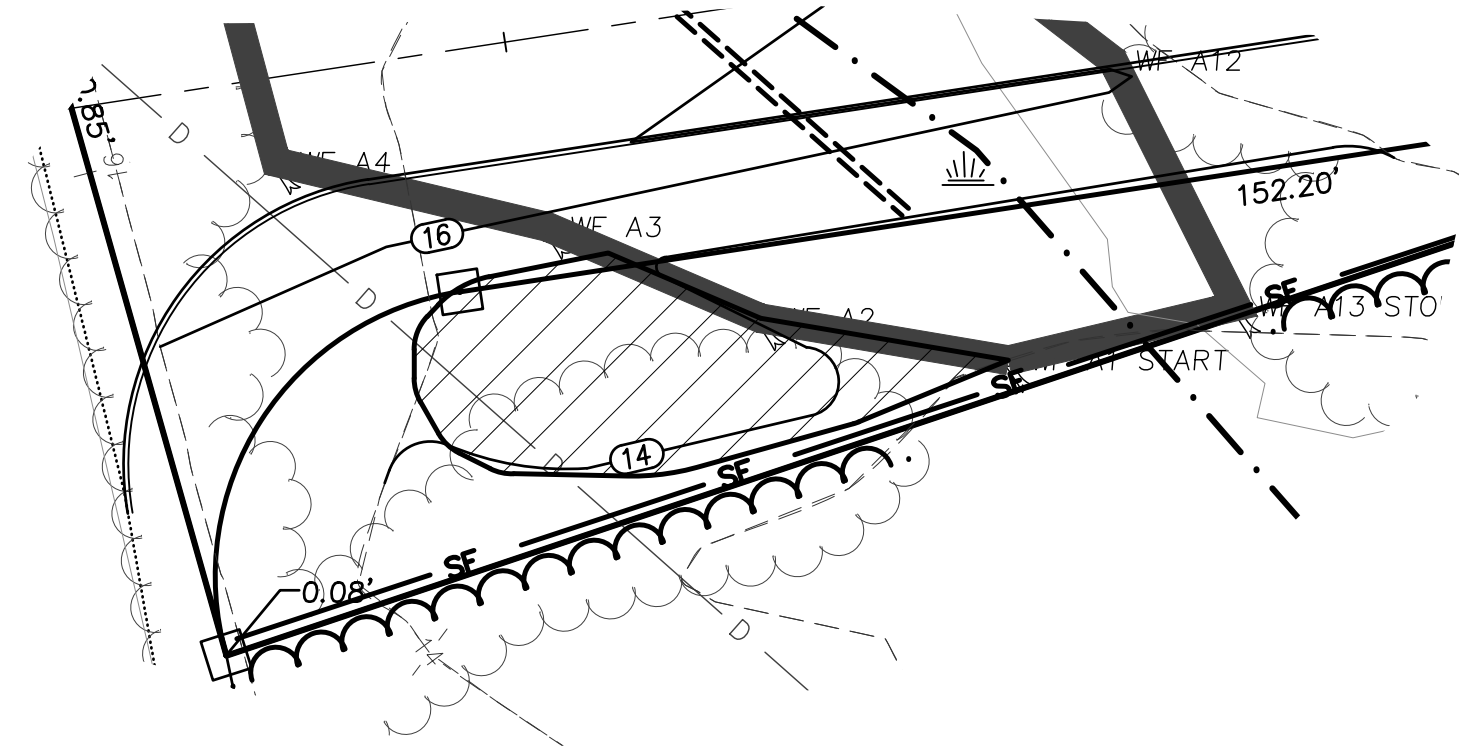
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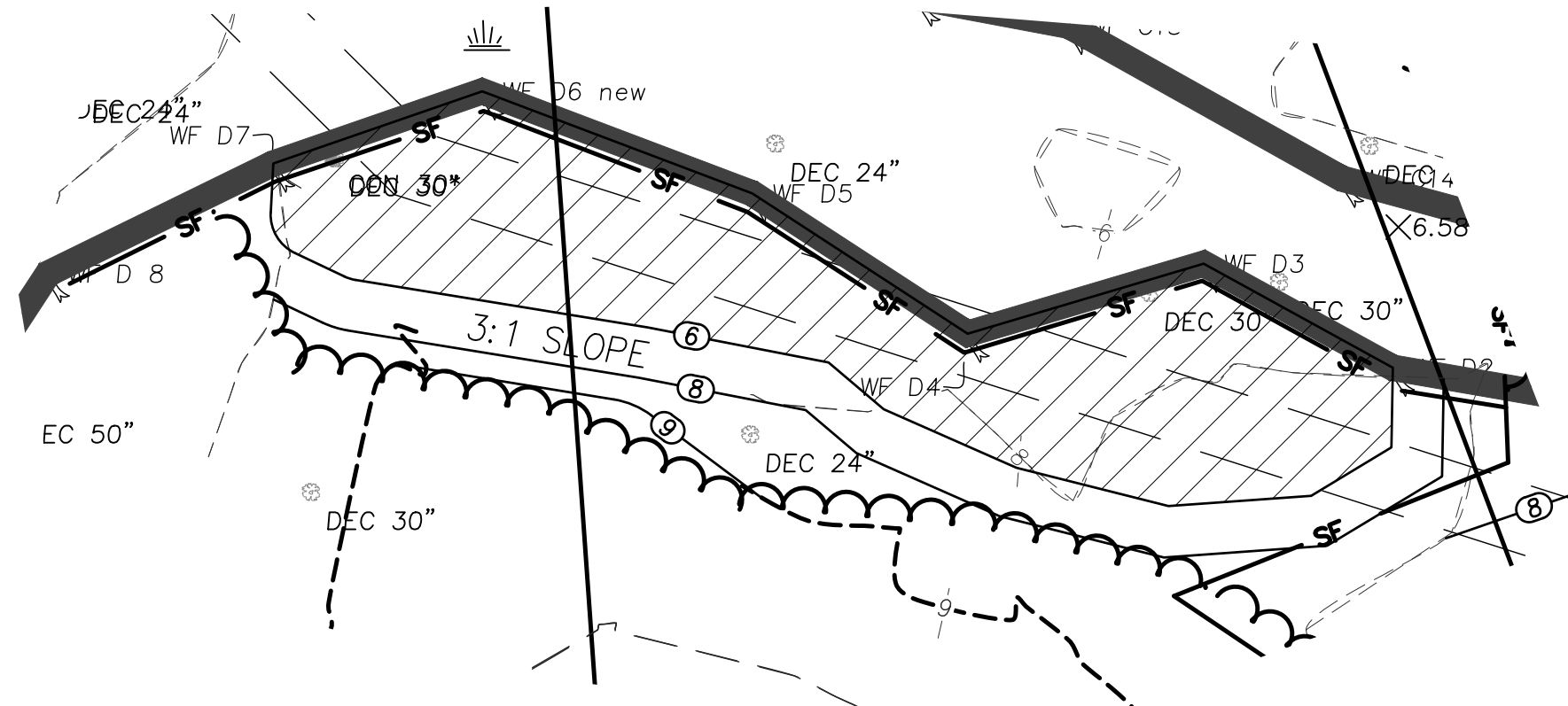
TYPICAL WETLAND
REPLICATION SECTION N.T.S.



WETLAND REPLICATION
AREA #1 HORIZ. SCALE: 1"=20'



WETLAND REPLICATION
AREA #2 HORIZ. SCALE: 1"=20'



WETLAND REPLICATION
AREA #3 HORIZ. SCALE: 1"=20'

NOTES:

1. THE REPLACEMENT AREA SHALL MEET STRICT PERFORMANCE STANDARDS AS LISTED UNDER 310 CMR 10.55(4)(B). CONSTRUCTION OF THE WETLAND REPLACEMENT AREA SHALL BE PERFORMED IN CONFORMANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE CONSERVATION COMMISSION.
2. WETLAND REPLACEMENT WORK SHALL BE SUPERVISED BY A WETLAND SCIENTIST APPROVED BY THE SALISBURY CONSERVATION COMMISSION OR ITS AGENT.
3. THESE STANDARDS HAVE BEEN SET IN ORDER TO PROTECT THE FUNCTIONS WHICH BORDERING VEGETATED WETLANDS AND BORDERING VEGETATED WETLANDS PROVIDE. THESE STANDARDS SHALL BE MET BY ADHERING TO THE FOLLOWING CONSTRUCTION SPECIFICATIONS.
4. A MEETING SHALL BE SCHEDULED WITH THE CONTRACTOR AND THE WETLAND SCIENTIST PRIOR TO SITE CONSTRUCTION TO REVIEW THE CONSTRUCTION METHODOLOGY. THIS WILL INCLUDE AREAS WITHIN THE APPROVED LIMIT OF WORK FOR HARVESTING SUITABLE SOIL MATERIAL AND DESIGNATED STORAGE AREAS FOR THAT SOIL MATERIAL.
5. AS REQUIRED IN THE ORDER OF CONDITIONS, ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF WORK AND THE LIMITS OF THE WETLAND REPLACEMENT AREA SHALL BE CLEARLY MARKED WITH WOODEN STAKES. EROSION CONTROL FENCING SPECIFIC TO THE REPLACEMENT AREA SHALL REMAIN IN PLACE UNTIL EXPOSED SOILS ARE VEGETATED AND STABLE. HAY BALES USED IN CONJUNCTION WITH THE PERIMETER CONTROL OR USED AS TEMPORARY STABILIZATION IN THE AREA OF THE REPLACEMENT AREA MUST BE FREE OF WEED SPECIES.
6. "O" AND "A" LAYER SOILS FROM THE WETLAND FILL AREAS SHALL BE STRIPPED AND STOCKPILED FOR USE IN THE REPLACEMENT AREA.
7. THE WETLAND REPLACEMENT AREA INDICATED ON THE PLAN SHALL BE EXCAVATED TO THE INDICATED SUBGRADE (SEE WETLAND REPLACEMENT PROFILE) BEFORE THE REPLACEMENT AREA SOILS ARE PLACED. THE WETLAND SCIENTIST SHALL BE ON-SITE TO INSPECT THE WETLAND REPLACEMENT AREA DURING THE CONSTRUCTION PROCESS AND MAY ADJUST THE FINAL GRADES IN THE WETLAND REPLACEMENT AREA BASED ON OBSERVED HYDROLOGY. WETLAND SOILS SHALL NOT BE PLACED IN THE REPLACEMENT AREA UNTIL THE WETLAND SCIENTIST HAS AGREED THAT THE ROUGH GRADE HAS ESTABLISHED APPROPRIATE HYDROLOGY.
8. THE TRANSITION ZONE BETWEEN THE WETLAND REPLACEMENT AREA AND THE SURROUNDING UPLAND PLANT COMMUNITY ADJACENT TO THE WETLAND REPLACEMENT AREA SHALL BE GRADED TO CREATE A SMOOTH TRANSITIONAL SLOPE BETWEEN THE WETLAND REPLACEMENT AREA AND THE UPLAND PLANT COMMUNITY.
9. SITE GRADES AND SLOPES SHALL BE CONSTRUCTED IN AGREEMENT WITH THE GRADING DETAILS SHOWN ON THE APPROVED SITE PLAN, WITH MINOR ADJUSTMENTS APPROVED IN THE FIELD BY THE WETLAND SCIENTIST.
10. ONSITE UPLAND SOILS MAY REQUIRE SUPPLEMENTARY DECOMPOSED LEAF LITTER OR

- OTHER APPROVED ORGANIC MATTER, TO PROVIDE A MINIMUM 25% ORGANIC MATTER BY VOLUME. ANY EXISTING/IMPORTED WETLAND SOIL AND SOIL AMENDMENT MATERIAL SHALL BE INSPECTED BY THE WETLAND SCIENTIST FOR ANY OBVIOUS PRESENCE OF INVASIVE/EXOTIC SPECIES PRIOR TO TRANSLOCATION TO THE SITE. IN THE EVENT OFFSITE SOIL IS USED FOR THE WETLAND SOILS, IT SHALL CONTAIN 12-18 % ORGANIC CARBON BY DRY WEIGHT.
11. COARSE, WOODY DEBRIS SHALL BE ADDED THROUGHOUT THE REPLACEMENT WETLAND SURFACE AREA TO ACHIEVE COVERAGE OF AT LEAST 5%.
12. OPTIMAL PLANTING CONDITIONS OCCUR FROM APRIL 1 - MAY 15 IN THE SPRING AND SEPTEMBER 1 - OCTOBER 15. SEEDING AND PLANTING WILL OCCUR ONLY DURING THESE TIME PERIODS UNLESS APPROVED BY THE WETLAND SCIENTIST. WETLAND VEGETATION PLANTED IN THE WETLAND REPLACEMENT AREA MAY INCLUDE PLANTS SALVAGED FROM THE BORDERING VEGETATED WETLAND PROPOSED TO BE FILLED AND TRANSFERRED TO THE WETLAND REPLACEMENT AREA IF DEEMED SUITABLE BY THE WETLAND SCIENTIST. ADDITIONAL NATIVE SHRUBS WILL BE ADDED TO THE PLANTING AREA TO SUPPLEMENT THE SALVAGED MATERIAL AS IDENTIFIED IN THE PLANTING TABLE.
13. A WETLAND SEED MIX SUCH AS FACW WETLAND MEADOW MIX BY ERNST SEEDS, OR APPROVED EQUIVALENT, SHALL BE BROADCAST THROUGHOUT THE AREA AT AN APPLICATION RATE OF 1 LB PER 2,000 S.F. OR AS SPECIFIED BY THE MANUFACTURER, AND IT SHALL BE MULCHED WITH 1-2" THICK LAYER OF STRAW OR OTHER SUITABLE ORGANIC EQUIVALENT AND MAINTAINED UNTIL VEGETATION HAS BEEN ESTABLISHED.
14. UPLAND BUFFER ZONES DISTURBED AS A RESULT OF CONSTRUCTION OF THE WETLAND REPLACEMENT AREA SHALL BE PLANTED WITH NATIVE SHRUBS AND SAPLINGS APPROVED BY THE WETLAND SCIENTIST AND SEEDED WITH A NATIVE NEW ENGLAND CONSERVATION SEED MIX BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUIVALENT, AT AN APPLICATION RATE OF 1 LB PER 1,750 SF OR AS SPECIFIED BY THE MANUFACTURER, AND IT SHALL BE MULCHED WITH 1-2" THICK LAYER OF STRAW OR OTHER SUITABLE ORGANIC EQUIVALENT AND MAINTAINED UNTIL VEGETATION HAS BEEN ESTABLISHED.
15. THE WETLAND REPLACEMENT AREA SHALL BE INSPECTED MONTHLY BY THE WETLAND SCIENTIST UNTIL THE AREA IS 75% UNIFORMLY VEGETATED AND STABLE, AND UNTIL THE WETLAND SCIENTIST DETERMINES THAT THE RESTORATION AREA EROSION CONTROLS CAN BE REMOVED. INSPECTIONS CAN BE SUSPENDED DURING FROZEN CONDITIONS. UPON REACHING STABILITY, TWO ANNUAL INSPECTIONS SHALL BE MADE OF THE COMPLETED REPLACEMENT AREA BY THE WETLAND SCIENTIST IN COMPLIANCE WITH MASSACHUSETTS INLAND WETLAND REPLACEMENT GUIDELINES, MARCH, 2002 IN ORDER TO ASSESS THE SUCCESS OF THE WETLAND REPLACEMENT AREA.
16. DURING THE TWO ANNUAL INSPECTIONS OF THE REPLACEMENT WETLAND AREA, THE CONTRACTOR SHALL REMOVE BY HAND ALL INVASIVE PLANT SPECIES AS IDENTIFIED BY THE WETLAND SCIENTIST.

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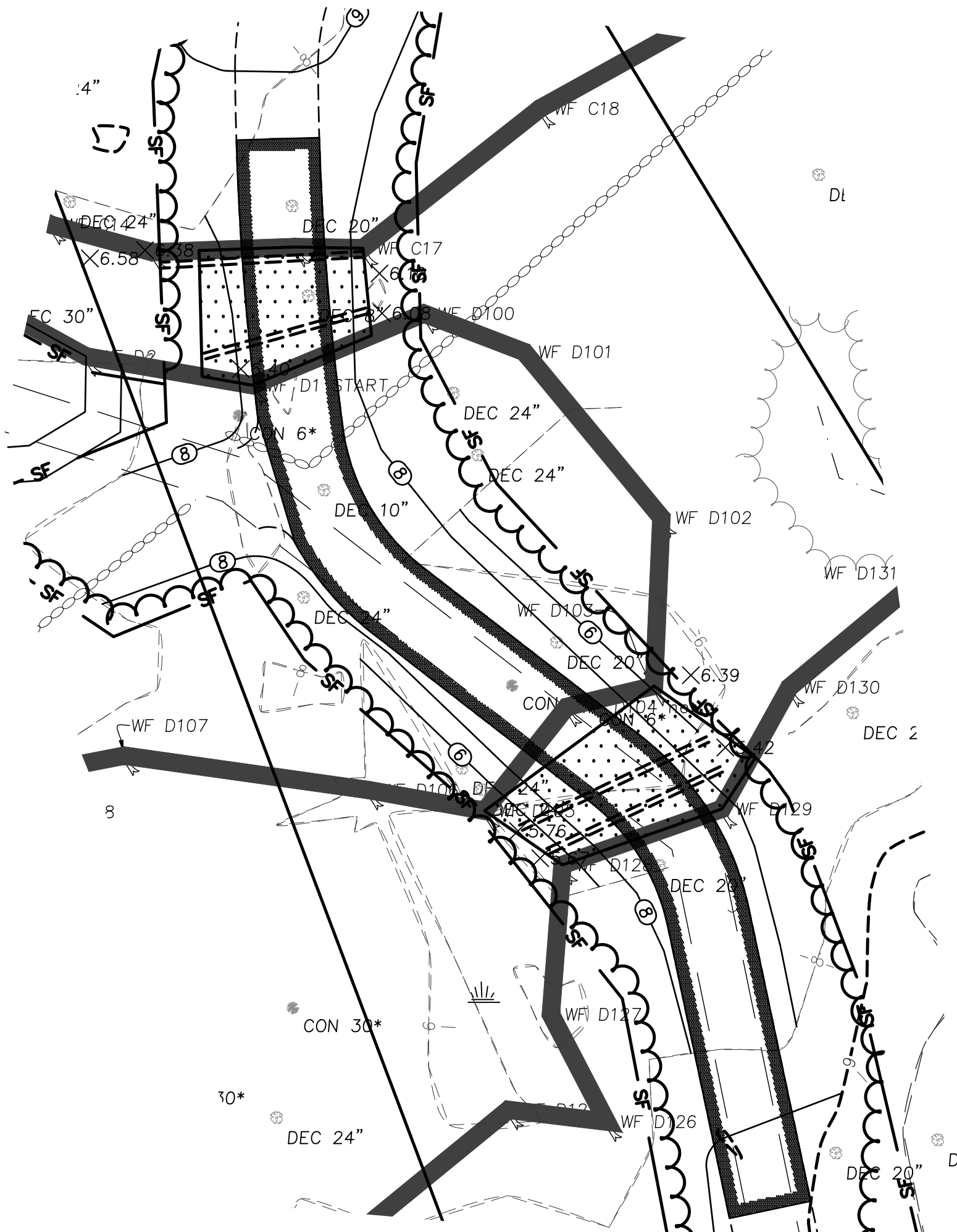
BVW restoration area**

Common Name	Latin Name	comments	Quantity	Plant Size	Wetland Status
plant size based on availability – sizes based on New England Wetland Plants – typical.					
Winterberry Holly	Ilex verticillata	Group in 6 or more, 5 to 7 feet on center	24	2-3'	FACW+
Silky Dogwood	Cornus amomum	Plant 8 to 10 feet on center with tubelings planted 3 feet on center to fill in area around and between plants	24	3-4'	FACW
Red-osier Dogwood	Cornus sericea	Plant 8 to 10 feet on center with tubelings planted 3 feet on center to fill in area around and between plants	24	3-4'	FACW+
Silky Dogwood	Cornus amomum	Plant 3 feet on center around larger of same species to create dense clusters	90*	tubelings	FACW
Red-osier Dogwood	Cornus sericea	Plant 3 feet on center around larger of same species to create dense clusters	120*	tubelings	FACW+
Pussy Willow	Salix discolor	Plant in groups of 6 or more, 4 to 6 feet on center towards upland side of replication area	30*	Tubelings	FACW

*Actual quantities to plant and purchase are higher, – available in trays of 38, round up for ordering purposes

**Species and sizes may be adjusted based on plant availability

WETLAND REPLICATION
PLANTING LIST N.T.S.



DETAIL
WETLAND CROSSINGS

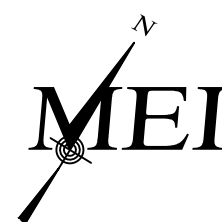
HORIZ. SCALE: 1"=20'

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

8	6/7/23	RESPONSE TO COMMENTS	J.T.M.
7	5/31/23	RESPONSE TO COMMENTS	J.T.M.
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
5	3/28/23	RESPONSE TO PEER REVIEW	J.T.M.
4	3/7/23	RESPONSE TO PEER REVIEW	J.T.M.
3	1/9/23	UPDATE WETFLAGS	C.M.Y.
2	10/28/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
NO.	DATE	DESCRIPTION	BY



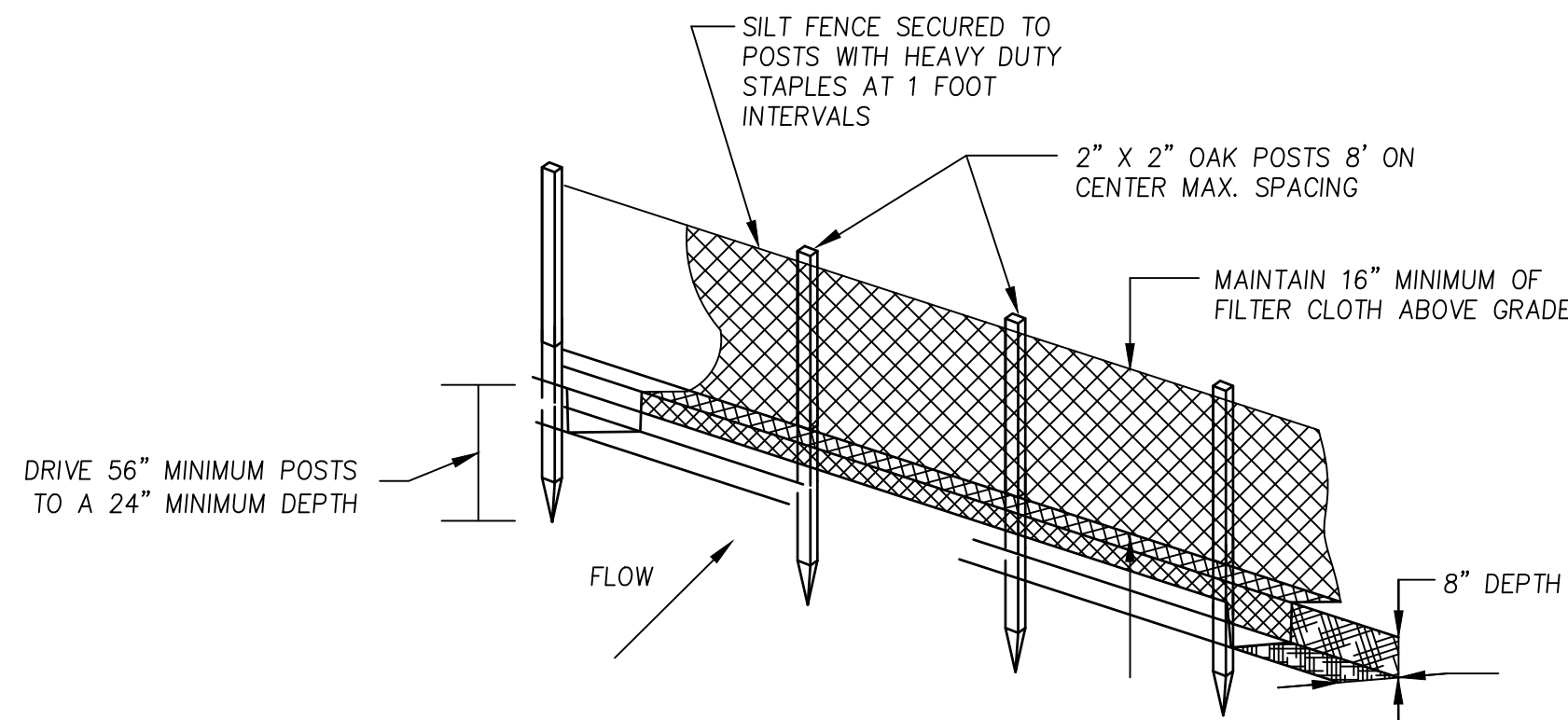
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: AS NOTED	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

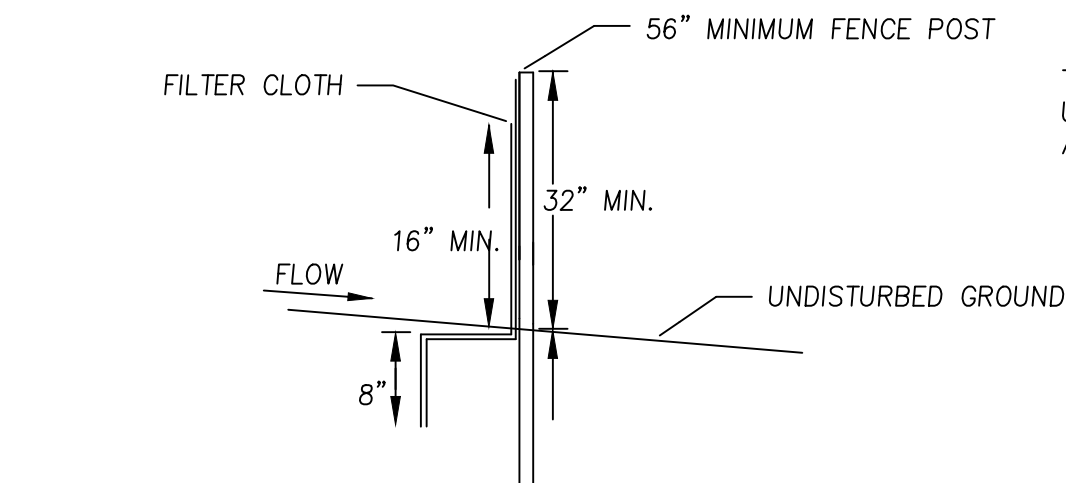
**WETLAND
REPLICATION
DETAILS**

SHEET: C-16



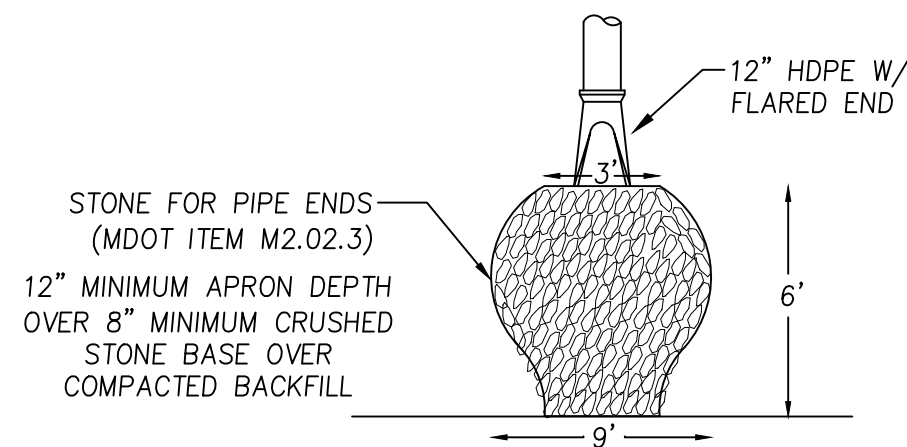
1. ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
2. SILT SOCK SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
4. SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
5. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE SOCK HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

N.T.S.



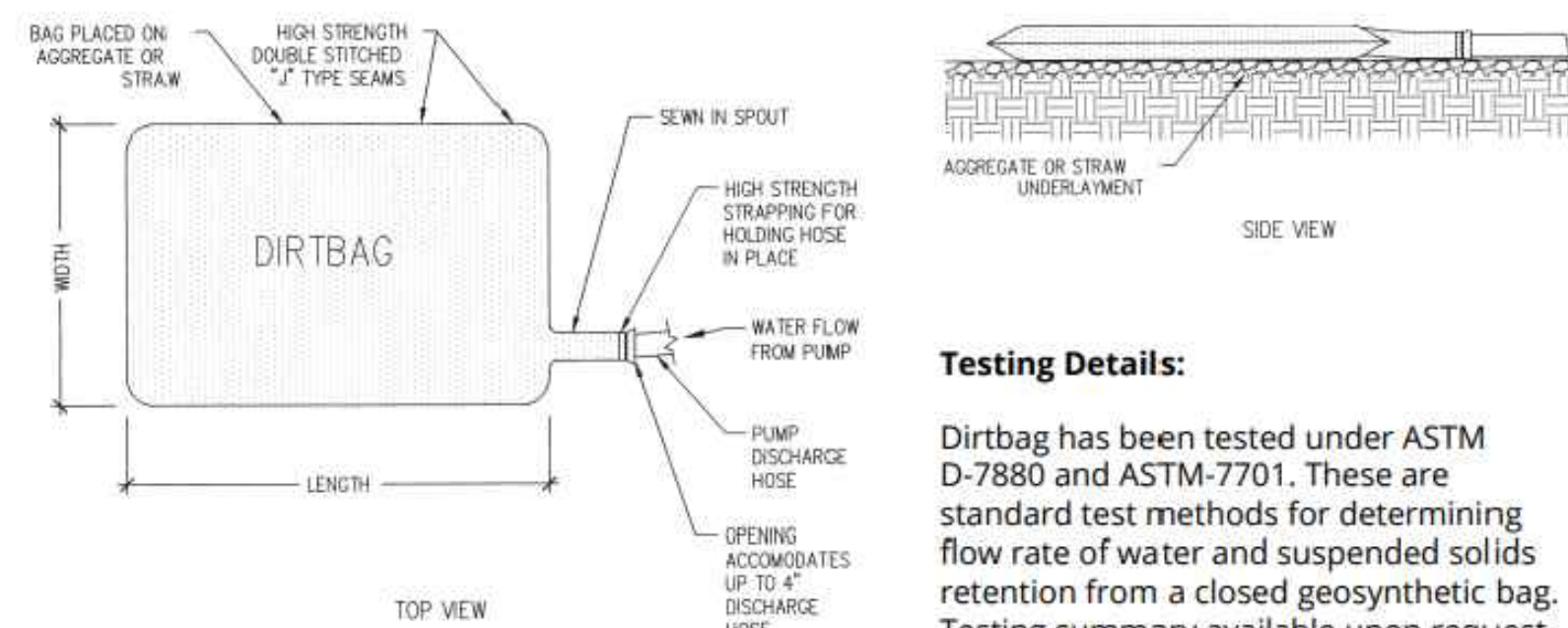
1. POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

N.T.S.



NOTE: GEOSYNTHETIC EROSION CONTROL MAT SHALL BE UNDER ALL RIP-RAP

N.T.S.



1. "DIRTBAG" DEWATERING BAG BY ACF ENVIRONMENTAL OR APPROVED EQUAL.

N.T.S.

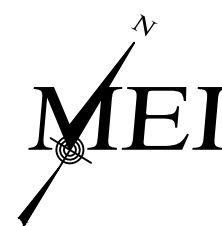
- I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

N.T.S.



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
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NO.	DATE	DESCRIPTION	BY



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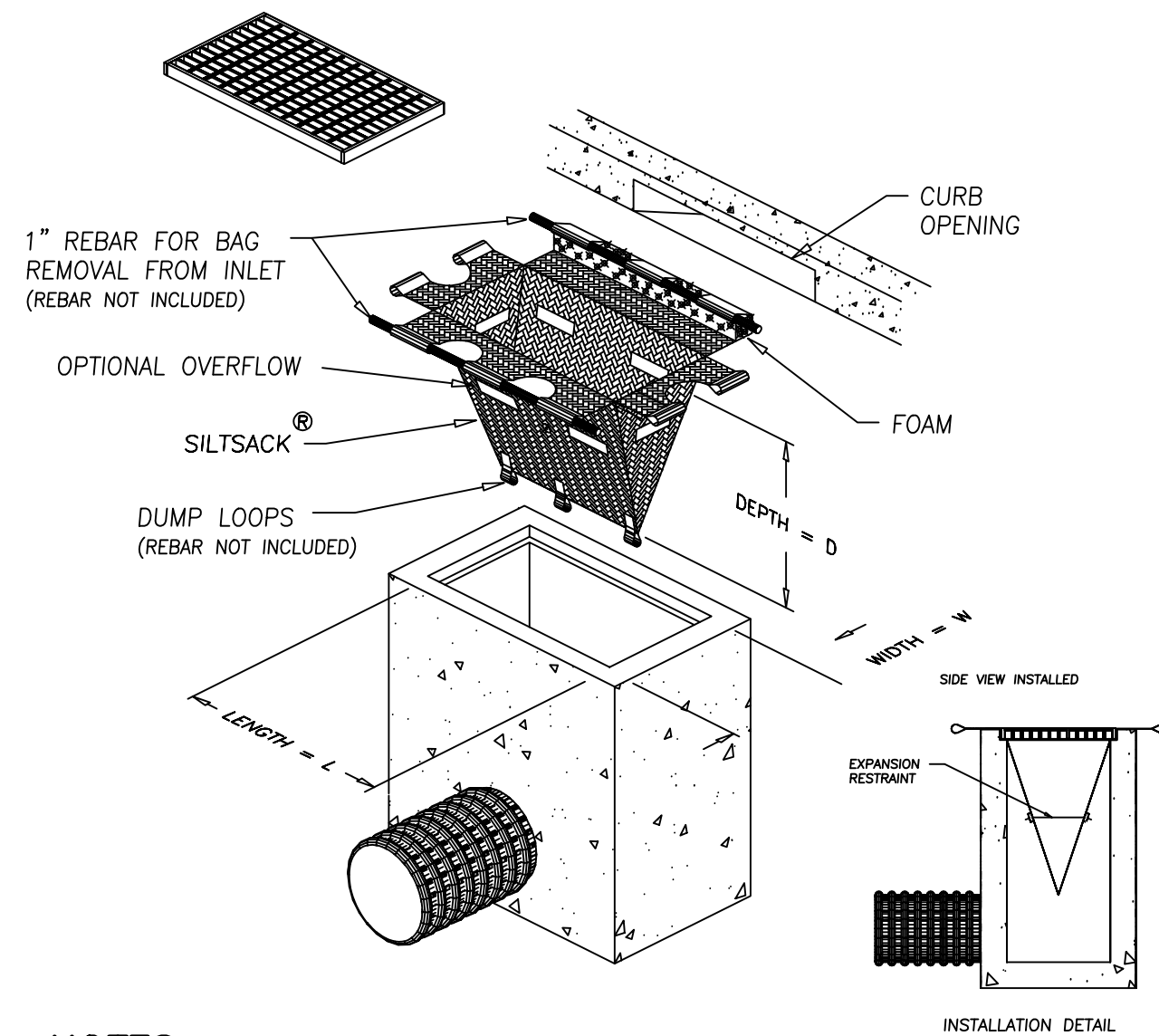
SCALE: AS NOTED	DESG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

SHEET: C-17

- TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK DATE



1. TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
2. WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
3. TO REMOVE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF SILTSACK.
4. TO EMPTY SILTSACK, PLACE UNIT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL LIFT SILTSACK FROM THE BOTTOM AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.
5. SILTSACK IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE SILTSACK FROM THE BASIN AND CLEAN. SILTSACK SHOULD BE STORED OUT OF SUNLIGHT UNTIL NEXT USE.

N.T.S.

1. INSTALL EROSION CONTROL AT LIMIT OF WORK.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED.
3. REMOVE EXISTING BUILDINGS.
4. CLEAR AND GRUB DEBRIS TO LIMIT OF WORK AND DISPOSE OF PROPERLY.
5. STRIP, SCREEN AND STOCKPILE TOPSOIL. TOPSOIL CAN BE TEMPORARILY STOCKPILED ON SITE PROVIDING THAT THE PERIMETER OF THE STOCKPILES ARE PROPERLY STAKED WITH SILENT FENCE AT THE TOP OF SLOPE.
6. GRADE PAVEMENT TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS MUST BE STABILIZED IMMEDIATELY AFTER GRADING.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL UTILITIES/DRAINAGE STRUCTURES.
9. PLACE RIPRAP WHERE SHOWN ON PLANS. LOAM AND HYDROSEED SIDESLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
10. SPREAD, SHAPE, AND COMPACT PAVEMENT SUBBASE AS PER TYPICAL PAVEMENT SECTION TO ATTAIN FINAL DESIGN ELEVATIONS.
11. PERFORM BINDER COURSE PAVING.
12. LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
13. PERFORM FINAL PAVING (TOP COURSE).
14. REMOVE EROSION CONTROL.