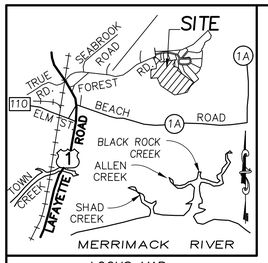


LOCUS MAP
N.T.S.

RESIDENTIAL SUBDIVISION AT 100 FOREST ROAD IN SALISBURY, MA

JANUARY 2023

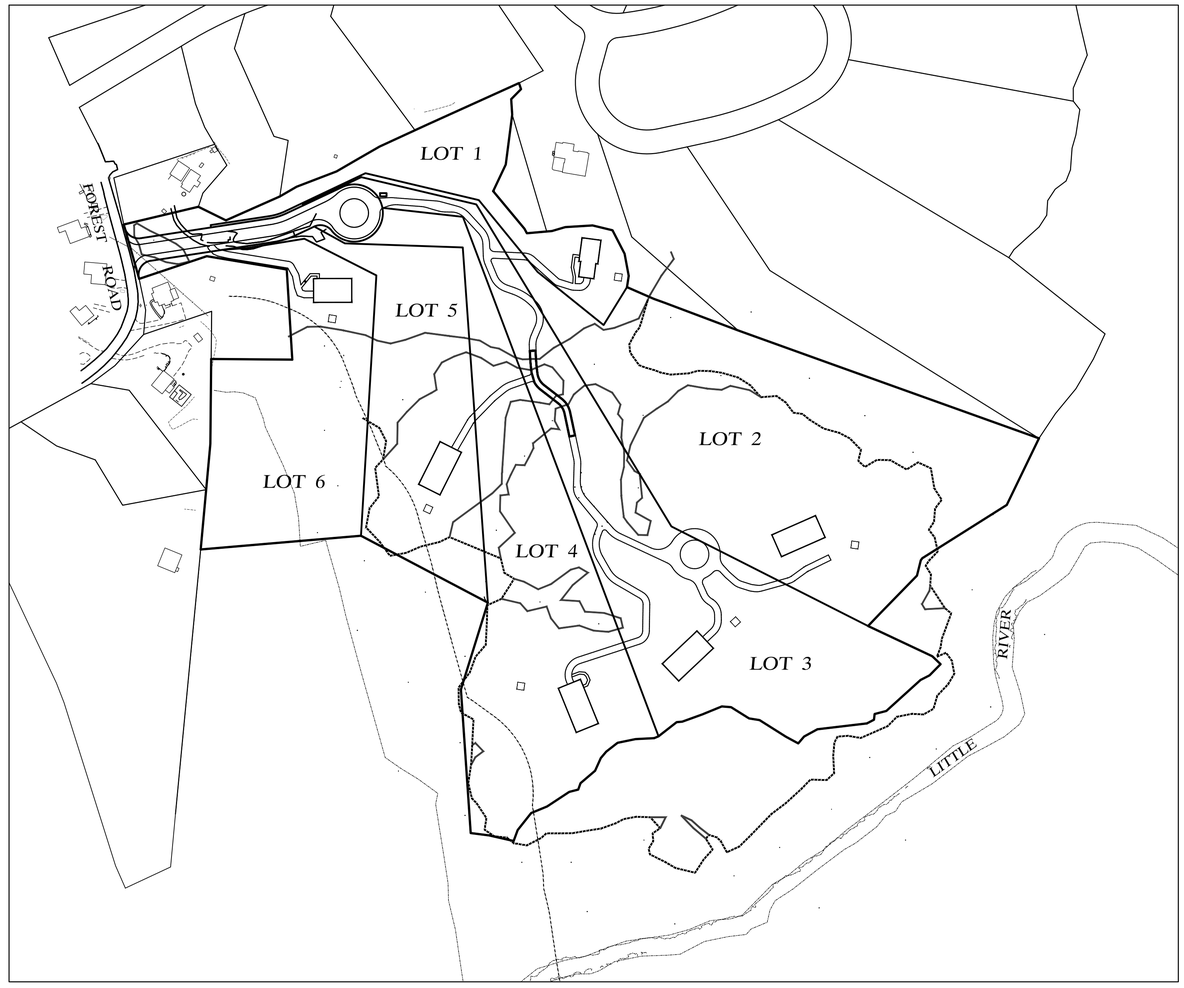
26/5 26/7

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



N
MSPCS - NAD 83

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
C-18–C-23	COASTAL BANK TRANSECTS

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

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%

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

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 32965
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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.
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.

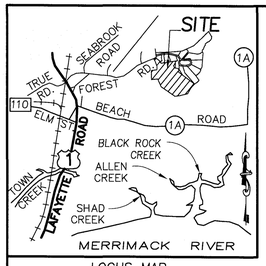
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=150' DESG. 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

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

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TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE

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

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

COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN
436381
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR 4/13/23 DATE

LEGEND

- UTILITY POLE
- W — WATER
- D — DRAINAGE
- CMP — CORREGATED METAL PIPE
- 16 — EXISTING ELEVATION CONTOUR
- WF D14 — WETLAND FLAG & DESIGNATION
- TEST PIT
- BORDERING VEGETATED WETLAND
- SALT MARSH
- 0/00 — ASSESSORS MAP# PARCEL#
- LEDGE OUTCROP

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100'

PREPARED FOR

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

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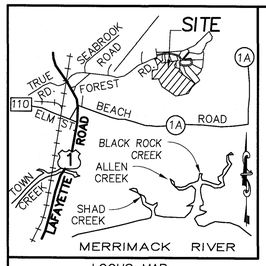
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=100' CALC. BY: P.D.B.
DATE: JUNE 28, 2022 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:
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

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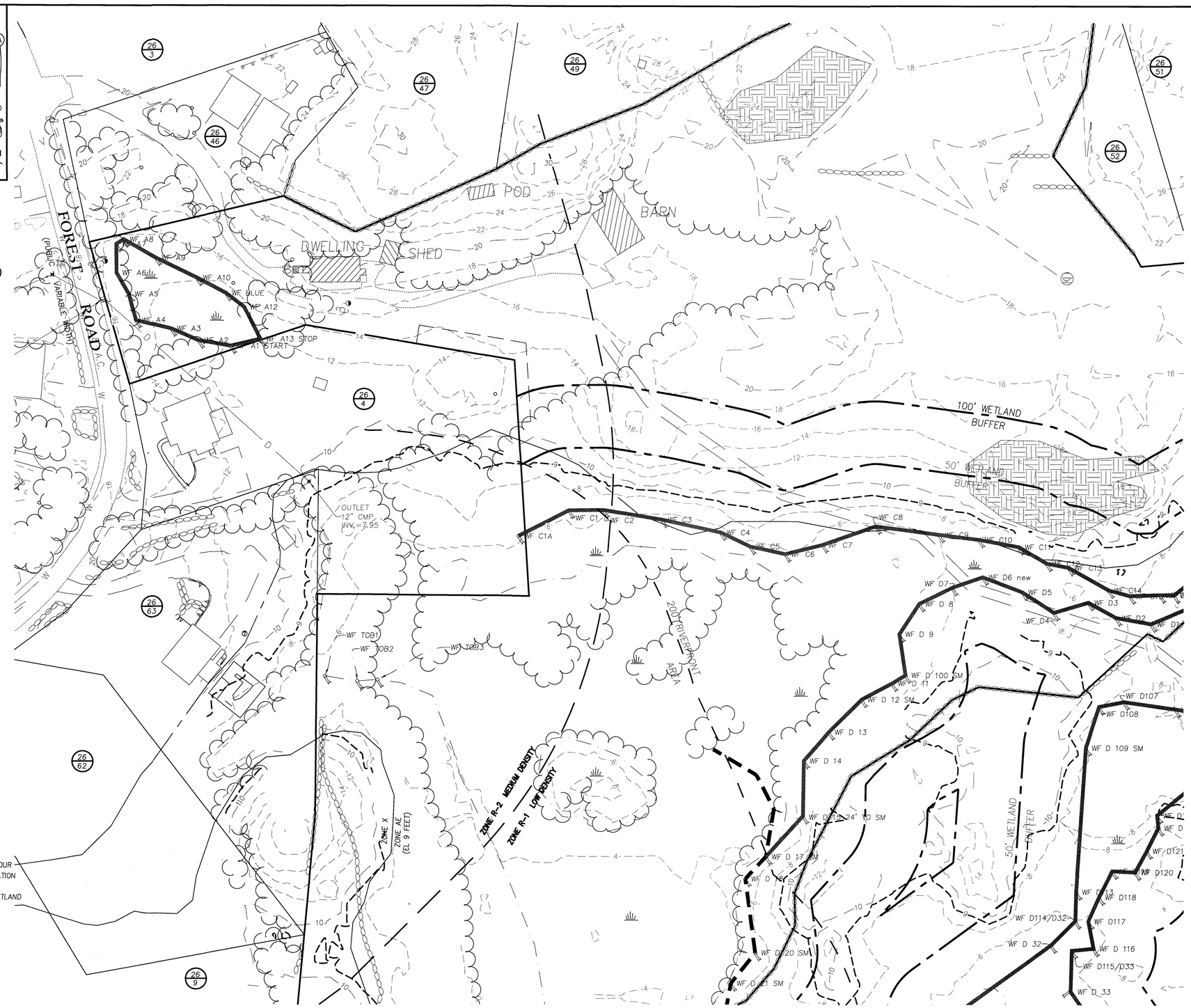

LEGEND

	UTILITY POLE
W	WATER
D	DRAINAGE
CMP	CORREGATED METAL PIPE
16	EXISTING ELEVATION CONTOUR
WF D14	WETLAND FLAG & DESIGNATION
	TEST PIT
	BORDERING VEGETATED WETLAND
	SALT MARSH
0/00	ASSESSORS MAP# PARCEL#
	LEDGE OUTCROP

TOWN CLERK:
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TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE

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

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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COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN
36381
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR 4/13/23 DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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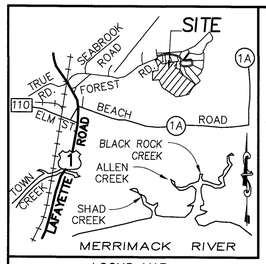
62 ELM ST. SALISBURY, MA 01952 (978) 463–8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

SCALE: 1"=40' CALC. BY: P.D.B.
DATE: JUNE 28, 2022 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



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

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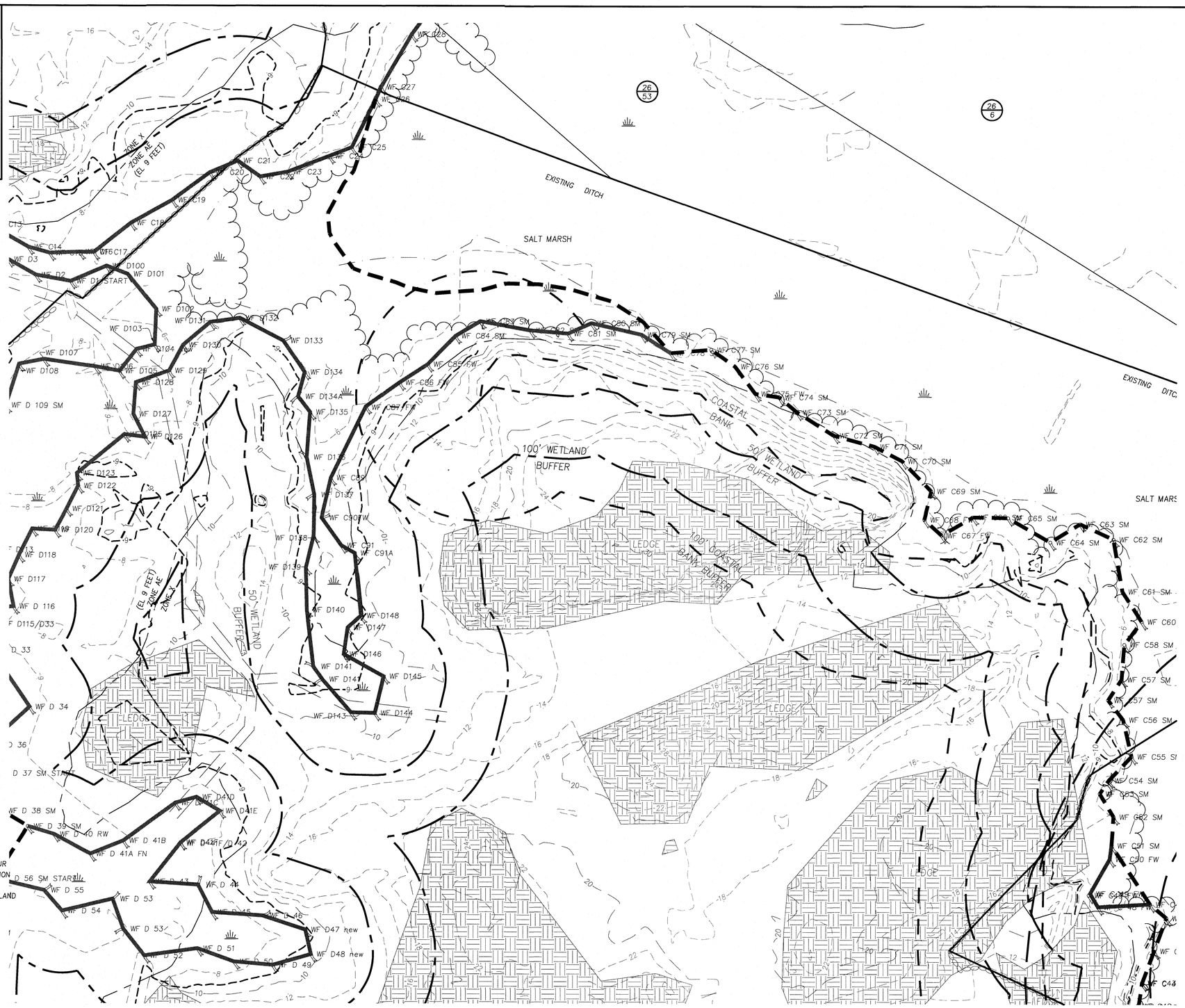

LEGEND

- UTILITY POLE
- W — WATER
- D — DRAINAGE
- CMP — CORREGATED METAL PIPE
- 16 — EXISTING ELEVATION CONTOUR
- WF D14 — WETLAND FLAG & DESIGNATION
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- SALT MARSH
- 0/00 — ASSESSORS MAP# PARCEL#
- LEDGE OUTCROP

TOWN CLERK:
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TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE

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

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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COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN
No. 43638
No. 58510
LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR 4/13/23 DATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

PREPARED FOR

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

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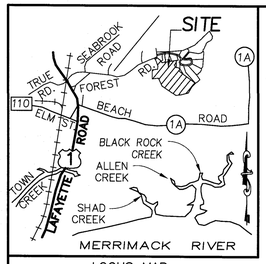
62 ELM ST. SALISBURY, MA 01952 (978) 463–8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

SCALE: 1"=40' CALC. BY: P.D.B.
DATE: JUNE 28, 2022 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–4



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

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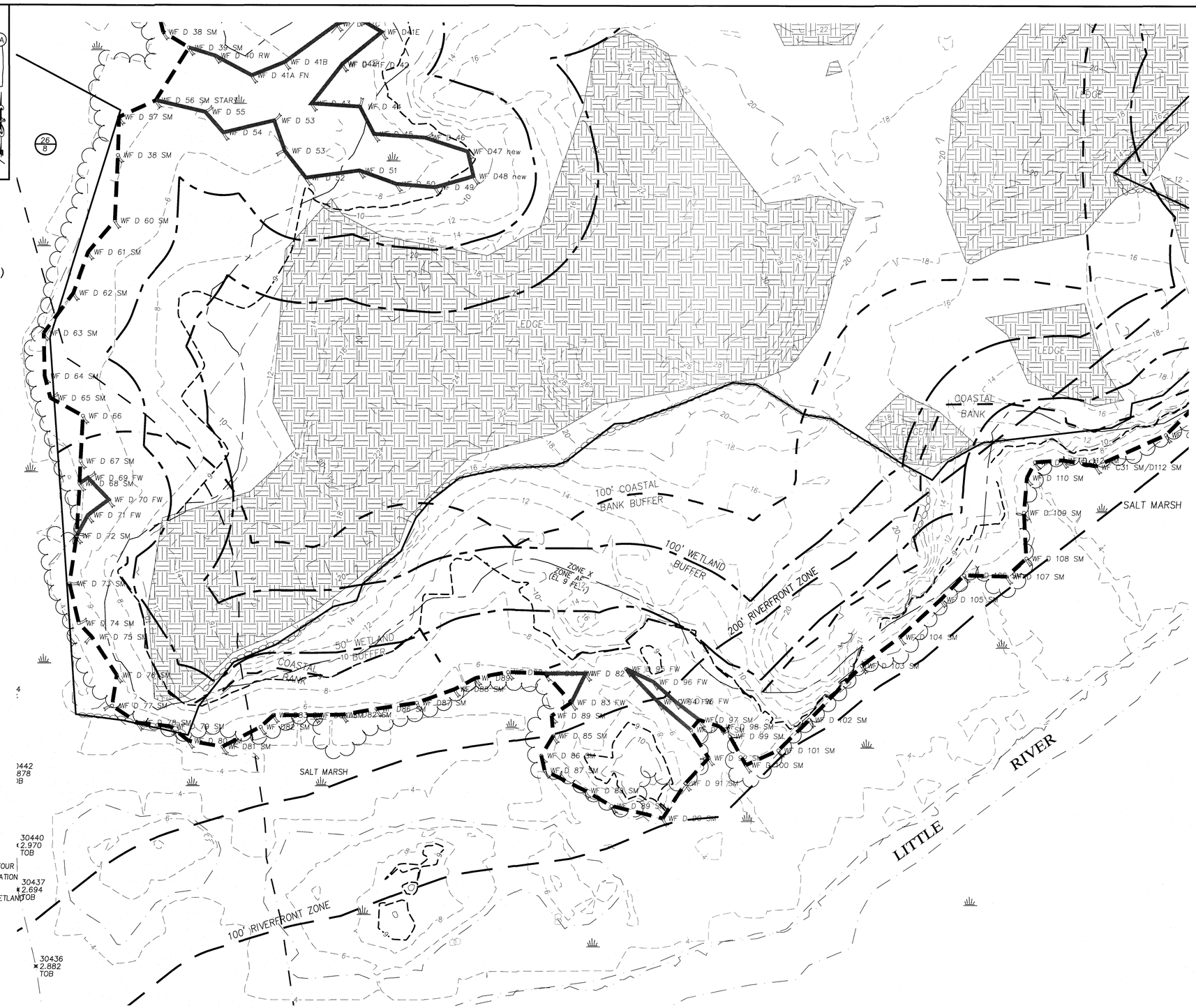

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- W — WATER
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- SALT MARSH
- 0/00 — ASSESSORS MAP# PARCEL#
- LEDGE OUTCROP

30440 ×2.970 TOB
30437 ×2.694 TOB
30436 ×2.882 TOB

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

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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COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN #36381
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR 4/13/23 DATE

GRAPHIC SCALE
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(IN FEET)
1 inch = 40'

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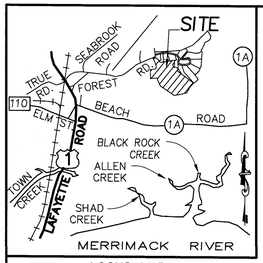
SCALE: 1"=40' CALC. BY: P.D.B.
DATE: JUNE 28, 2022 CHKD. BY: J.S.H.
PROJECT: M213946

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

EXISTING CONDITIONS

SHEET: C–5



LOCUS MAP
N.T.S.

ABUTTERS

- 26/8 N/F JAMES H. POLLARD BK. 5553 PG. 388
- 26/9 N/F KEVIN F. GREEN BK. 26442 PG. 540
- 26/62 N/F EILEEN CORA MARIAH CASHMAN BK. 26442 PG. 558
- 26/63 N/F TIMOTHY BRADLEY ANDREA BRADLEY BK. 34845 PG. 96
- 26/4 N/F BARRY COKER DANIELLE COKER BK. 35789 PG. 240
- 26/46 N/F MICHELLE TEVROW BK. 37627 PG. 415
- 26/47 N/F MICHAEL R. TULLERCASH BK. 37865 PG.280
- 26/3 N/F SHEILA A. BROWN KENNETH E. BROWN BK. 17714 PG. 259
- 26/49 N/F KENNETH R. MITCHELL, JR PIRRE MITCHELL BK. 17700 PG. 102
- 26/50 N/F DAVID G. ATKINSON DAWN M. ATKINSON BK. 23161 PG. 384
- 26/51 N/F DANIEL PENNIMAN JESSICA BUSSEY BK. 36360 PG. 89
- 26/52 N/F DANIEL PENNIMAN JESSICA BUSSEY BK. 36360 PG. 89
- 26/53 N/F JOSEPH V. PALOWICH MICHELLE M. PALOWICH BK. 34305 PG. 402
- 26/6 N/F GAVIN LITTLE SHEILA LITTLE BK. 23297 PG. 28
- 26/15 N/F OWNER UNKNOWN
- 26/14 N/F NANCY B. REAP, TR LITTLE RIVER REALTY TRUST
- 26/13 N/F NANCY B. REAP, TR LITTLE RIVER REALTY TRUST
- 25/51 N/F OWNER UNKNOWN
- 25/50 N/F OWNER UNKNOWN
- 25/49 N/F OWNER UNKNOWN
- 26/AS N/F OWNER UNKNOWN

BASIS OF BEARINGS

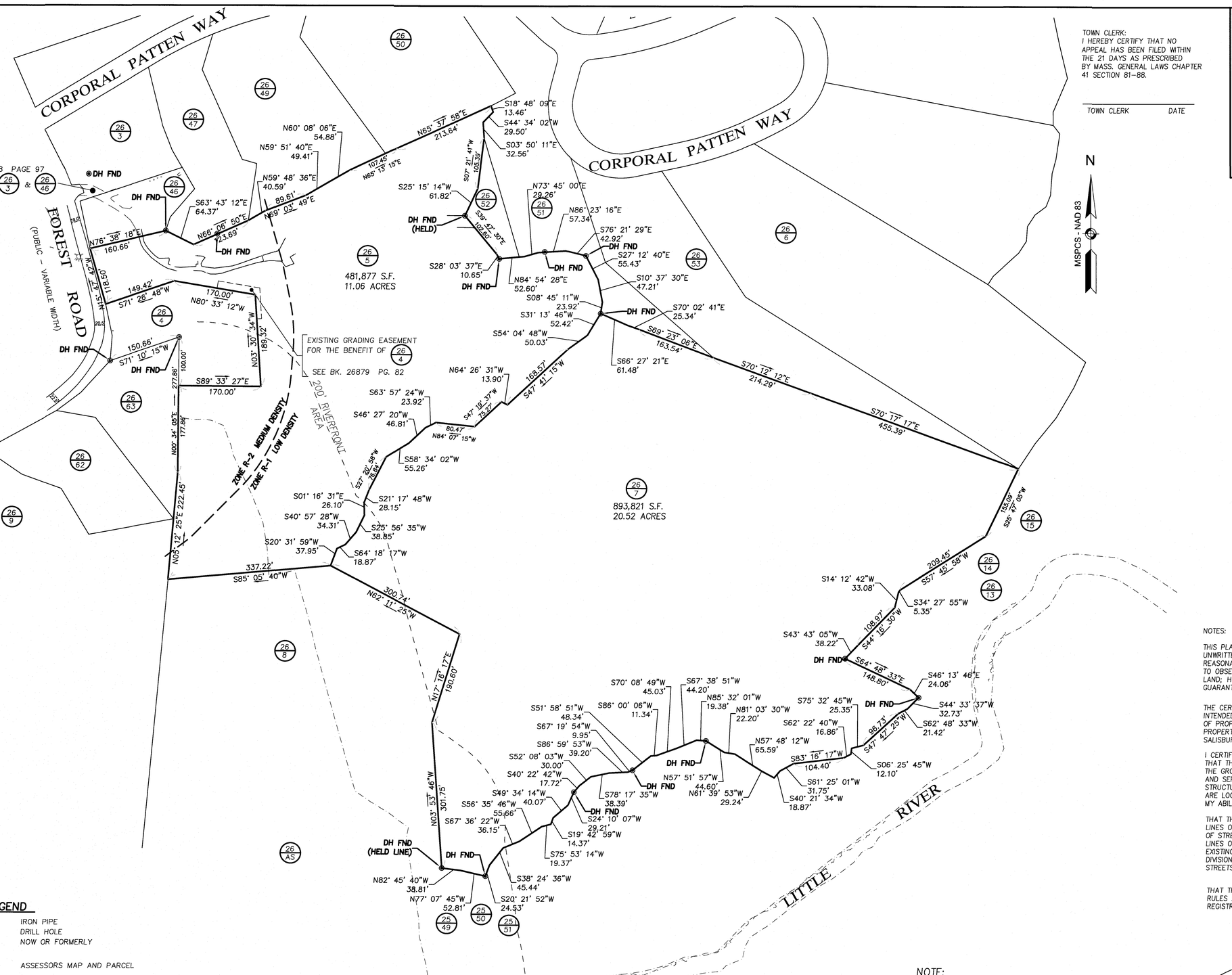
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

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



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

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.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN
436361
PROFESSIONAL LAND SURVEYOR

4/3/23
PROFESSIONAL LAND SURVEYOR DATE

LEGEND

- I.P. IRON PIPE
- D.H. DRILL HOLE
- N/F. NOW OR FORMERLY
- 0/00 ASSESSORS MAP AND PARCEL

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100'

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

NO.	DATE	DESCRIPTION	BY
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.
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.

MEI
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

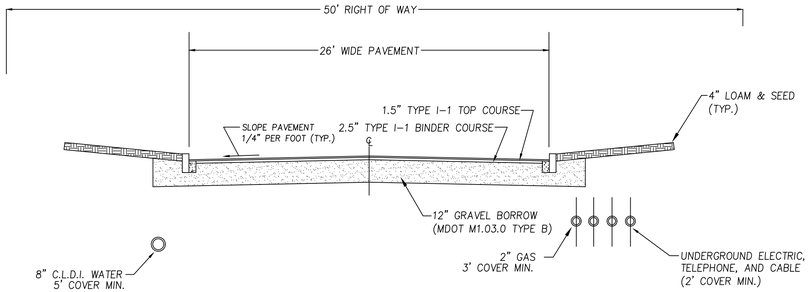
SCALE: 1"=100' CALC. BY: P.D.B.
DATE: JUNE 28, 2022 CHKD. BY: J.S.H.
PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA

SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

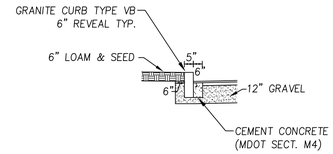
BOUNDARY SURVEY

SHEET: C-6



ROADWAY CROSS-SECTION
STA. 0+00± TO STA. 7+10±

N.T.S.



TYPICAL GRANITE CURBING DETAIL

N.T.S.

TOWN CLERK:
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TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

LEGEND

EXISTING	PROPOSED	
□	■CB	CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN)
⊔	■CBCI (OR GICI)	CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
		CURB (OR BERM) - TYPE NOTED
		EDGE OF ROAD
— 20 —	18	CONTOUR
Ⓢ	Ⓢ	SEWER MANHOLE
Ⓓ	Ⓓ	DRAINAGE MANHOLE
GG		GAS GATE
WG	⋈	WATER GATE
		SEPTIC TANK
		HYDRANT
○ FA	● FA	FIRE ALARM BOX
☼	✱	POST MOUNTED PEDESTRIAN LIGHT
		UTILITY POLE
— D —	— D —	DRAIN PIPE
— S —	— S —	SEWER MAIN
— S —		SEWER FORCE MAIN
— UE —	— UE —	UNDERGROUND ELECTRIC
— W —	— W —	WATER MAIN
□MB	■MB	MAIL BOX
		HIGHWAY GUARD (TYPE NOTED)
— x — x —	— x — x —	FENCE (SIZE AND TYPE NOTED)
		EASEMENT LINE
		PROPERTY LINE
		100 FT BUFFER ZONE
△ 8 N00°00'00"E +12.34		BASE OR SURVEY LINE
	PC 8 N00°00'00"E +12.34	CONSTRUCTION BASELINE
		WHEELCHAIR RAMP (WCR)
		CONCRETE SIDEWALK
		HAND CORE
	— SS —	SILT SOCK
	— SF —	SILT FENCE
		WETLAND

SURVEY

120	WETLAND DELINEATION FLAG
⊡ C.B.	CONCRETE BOUND
⊡ S.B.	STONE BOUND
◉ D.H.	DRILL HOLE
PK	MASONRY NAIL
· I.P.	IRON PIPE
◉ I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
0/00	ASSESSORS MAP AND PARCEL

GENERAL NOTES

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 PERTINENT 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.
8. 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 25009C 0127F.
17. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.

MATERIAL NOTES

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

ROADWAY NOTES

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.

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

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52965
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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.
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.

MEI
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.
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

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.

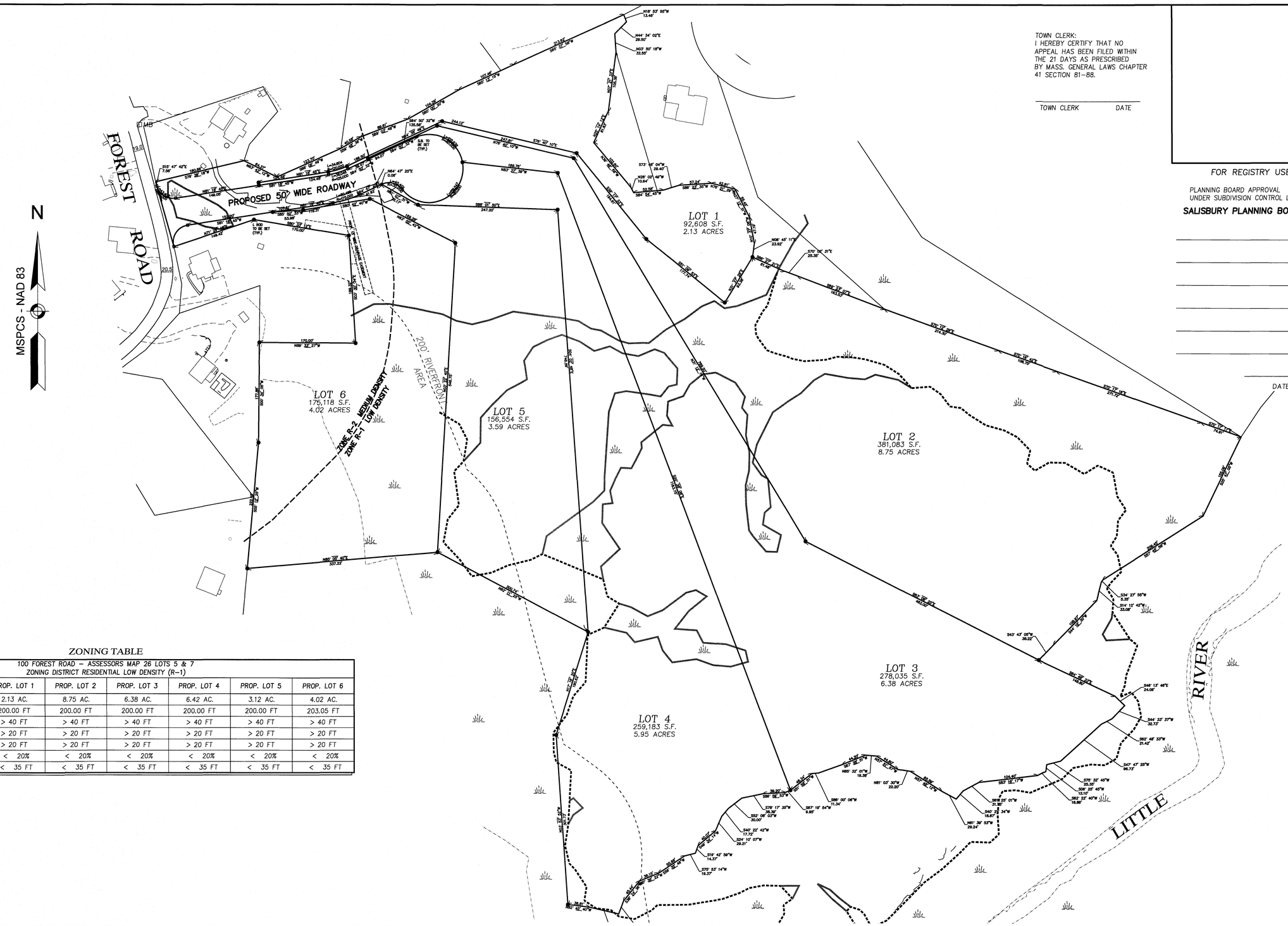
TOWN CLERK DATE

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.

COMMONWEALTH OF MASSACHUSETTS
JEFFREY S HOFMANN #36381
PROFESSIONAL LAND SURVEYOR

4/13/23
PROFESSIONAL LAND SURVEYOR DATE

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

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80'

PREPARED FOR

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

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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.

MEI
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ENGINEERING AND LAND SURVEYING
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13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

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

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

LOT LAYOUT PLAN

SHEET: C–8

TOWN CLERK:
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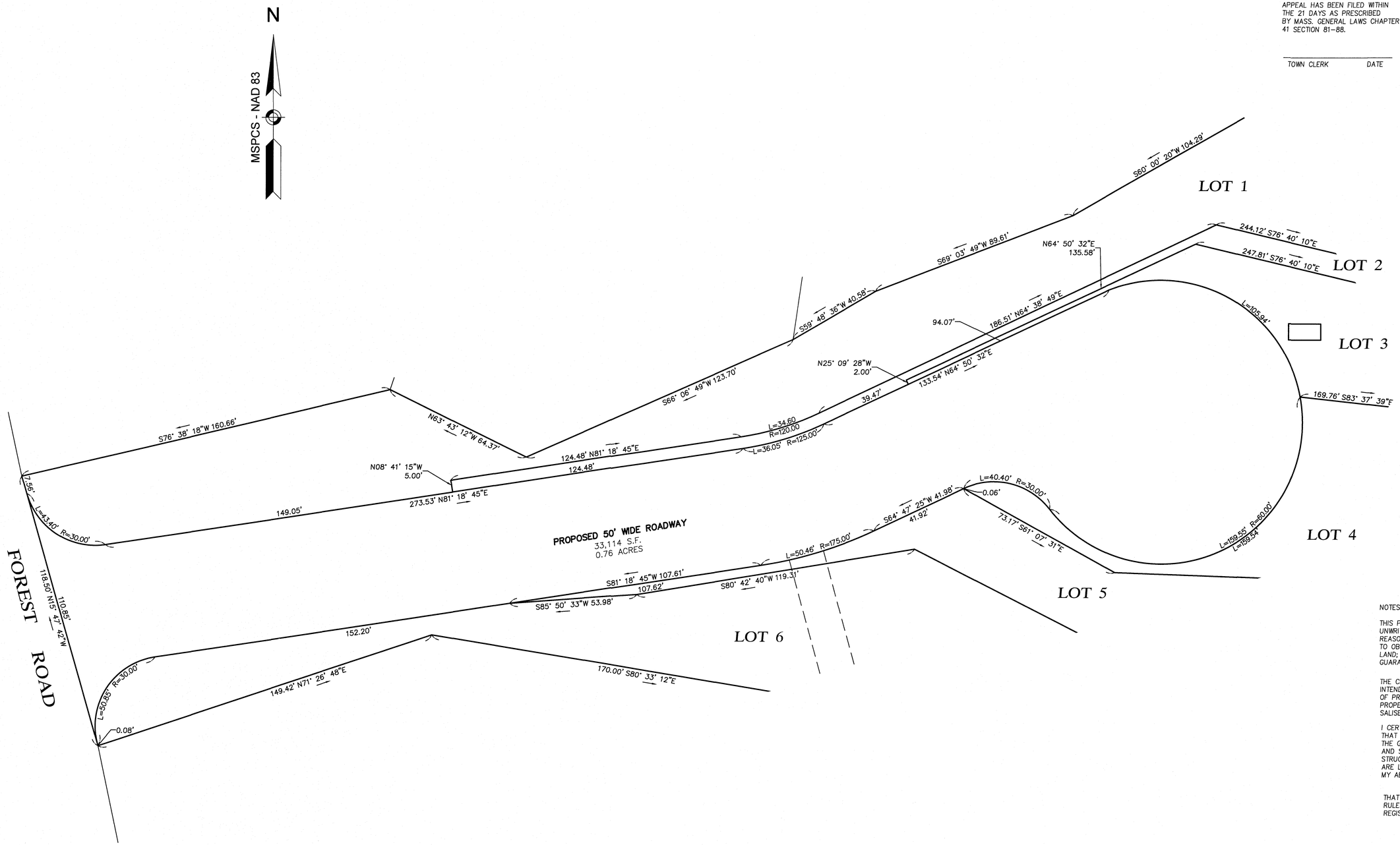
TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

SALISBURY PLANNING BOARD

DATE



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

COMMONWEALTH OF MASSACHUSETTS
JEFFREY S. HOFMANN #36381
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR 4/13/23 DATE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40'

PREPARED FOR

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

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ENGINEERING AND LAND SURVEYING
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13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

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

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:
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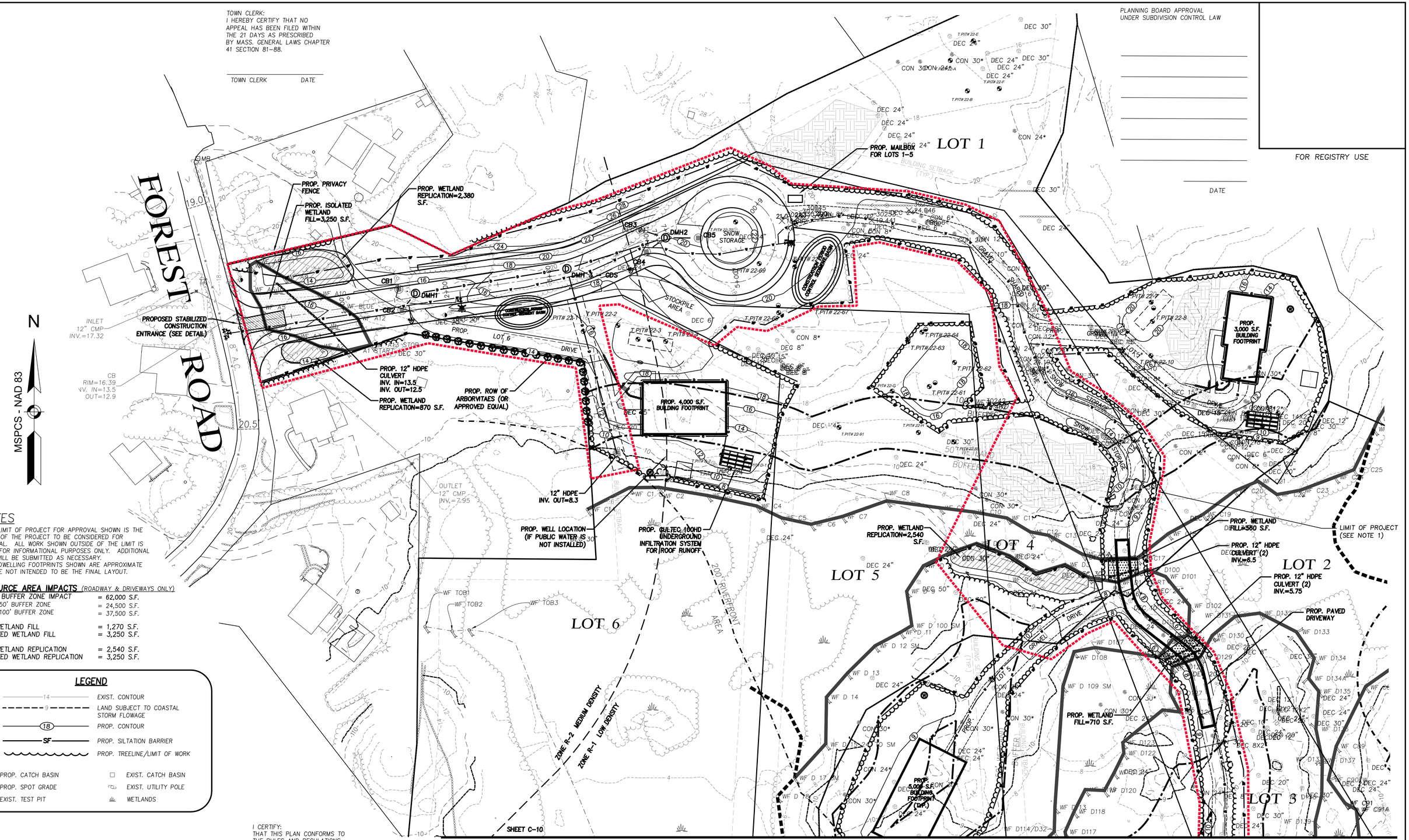
TOWN CLERK DATE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

FOR REGISTRY USE



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

- EXIST. CONTOUR
- LAND SUBJECT TO COASTAL STORM FLOWAGE
- PROP. CONTOUR
- PROP. SILTATION BARRIER
- PROP. TREELINE/LIMIT OF WORK
- PROP. CATCH BASIN
- EXIST. CATCH BASIN
- 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
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MEDUNI
CIVIL
No. 32968
REGISTERED PROFESSIONAL ENGINEER
4-13-23

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

NO.	DATE	DESCRIPTION	BY
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
5	3/28/23	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.
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.

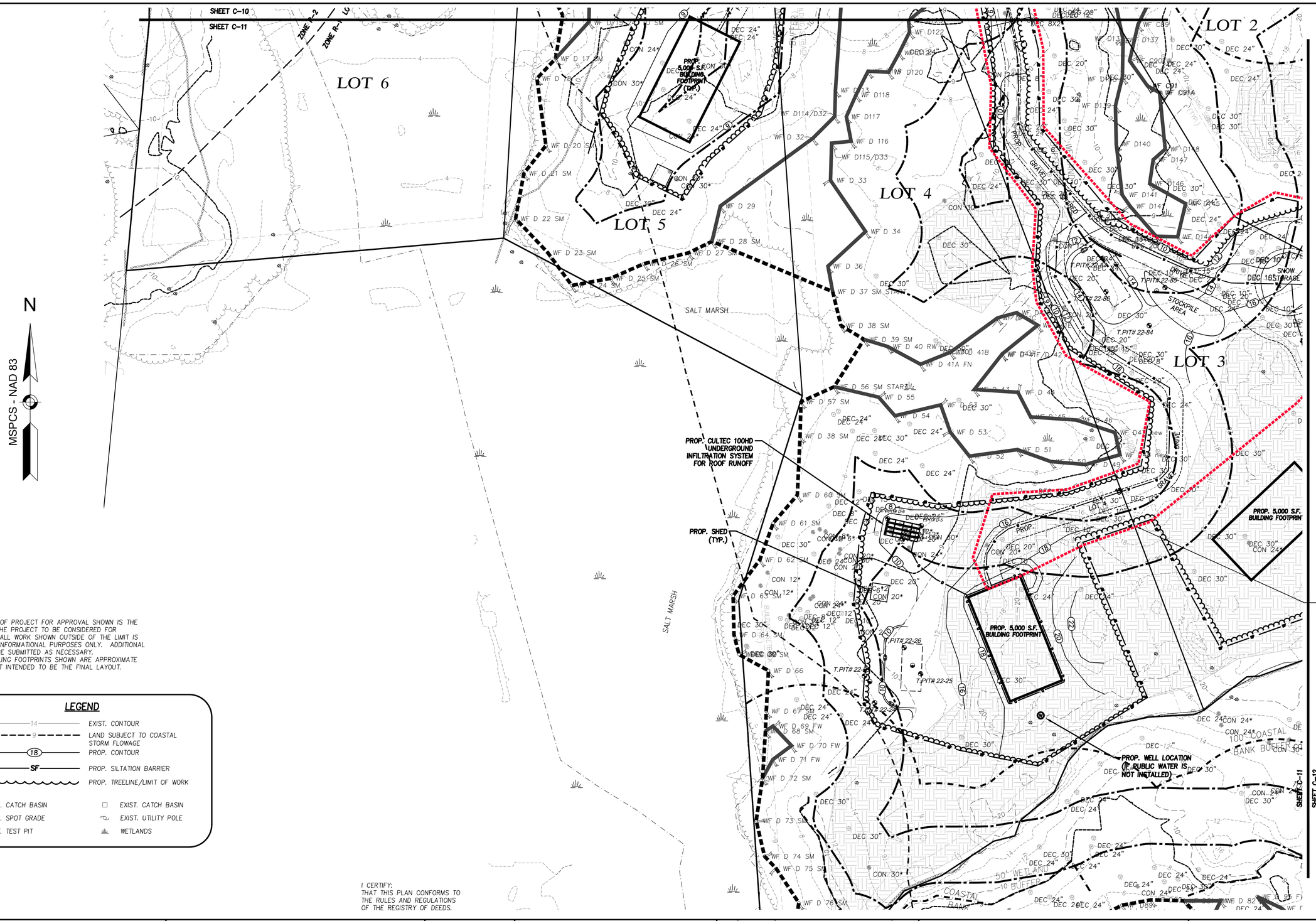
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463–8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

SCALE: 1"=40' DESG. 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 — 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
- 28x3 PROP. SPOT GRADE
- EXIST. UTILITY POLE
- TP EXIST. TEST PIT
- WETLANDS

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

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 32965
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

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PLAN OF LAND
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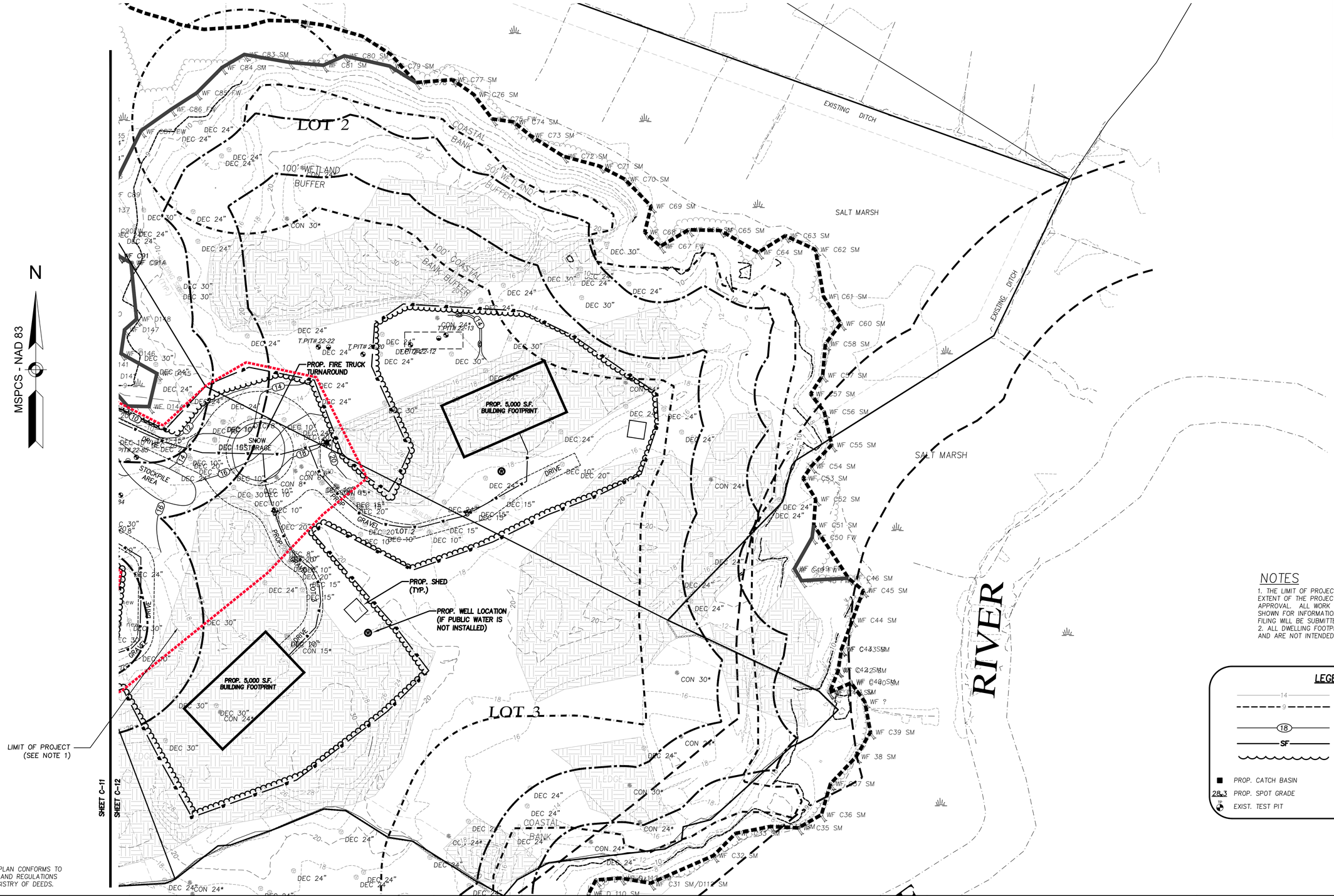
AT
100 FOREST ROAD

GRADING PLAN

SHEET: C-11



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(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52965
REGISTERED PROFESSIONAL ENGINEER
4-13-23

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

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

PLAN OF LAND
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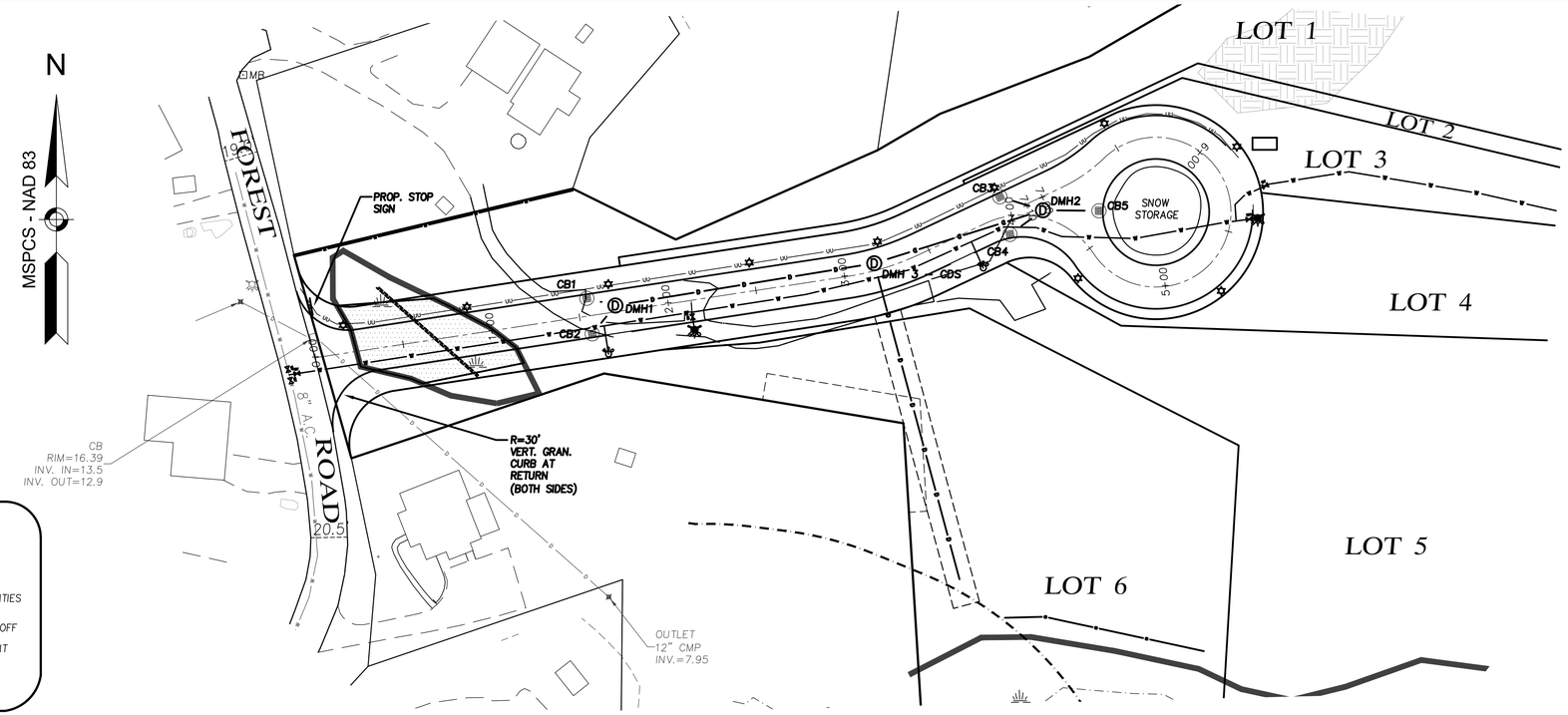
AT
100 FOREST ROAD

GRADING PLAN

SHEET: C-12



LEGEND

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

FOR REGISTRY USE

PLANNING BOARD APPROVAL
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DATE

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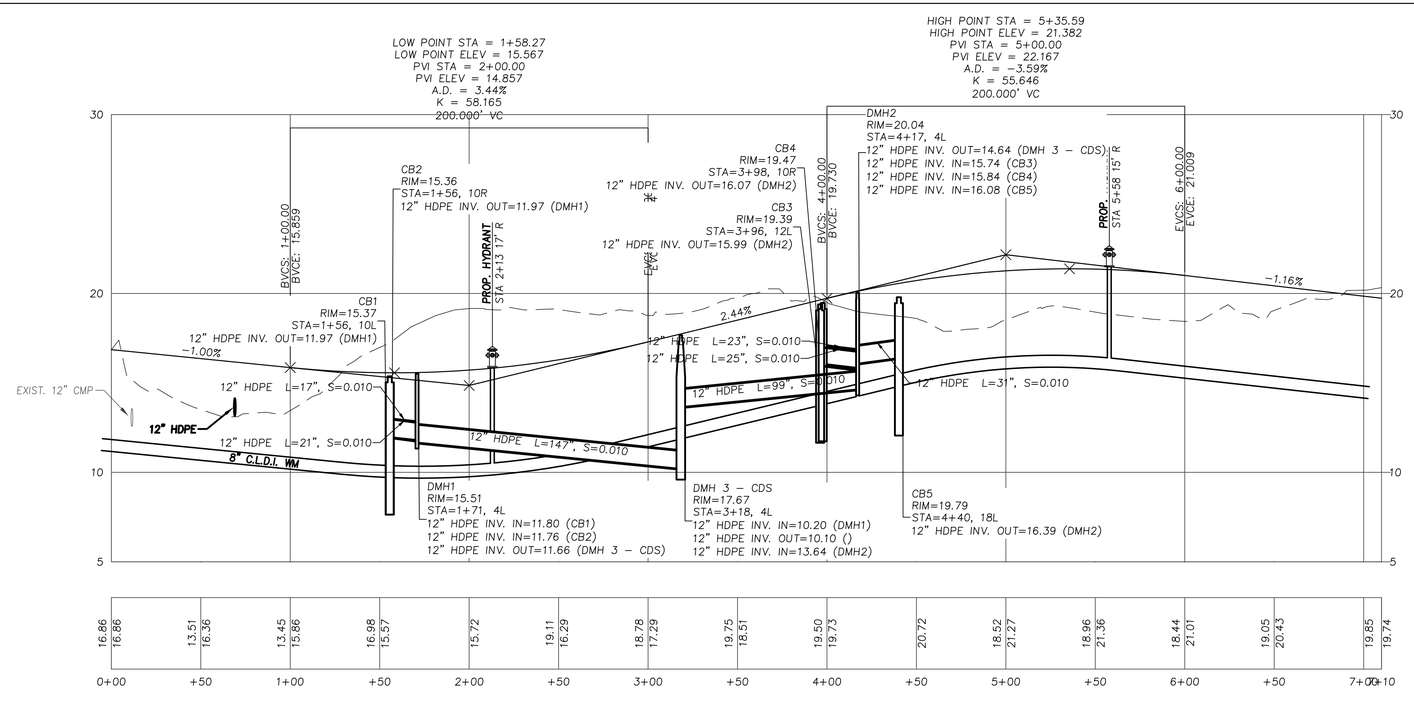

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PLAN OF LAND
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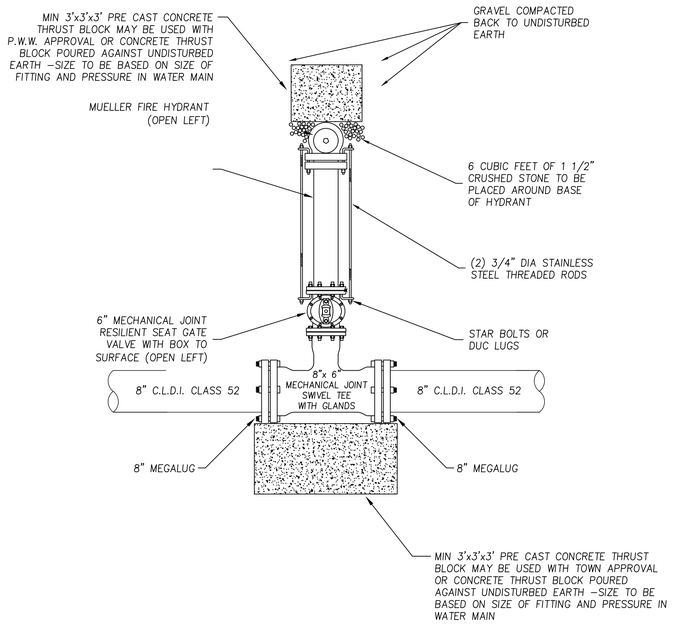
100 FOREST ROAD

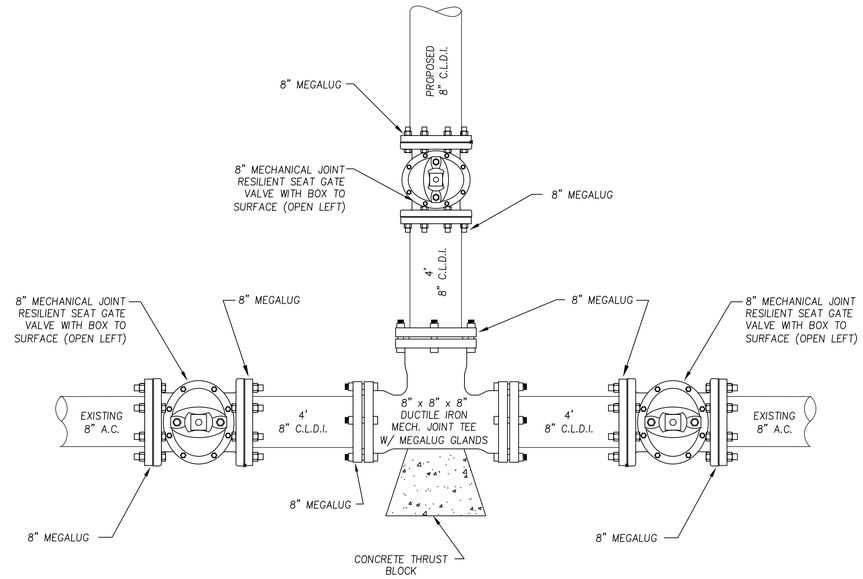
UTILITY PLAN & PROFILE

SHEET: C-13



TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.



WATER MAIN CONNECTION DETAIL

N.T.S.

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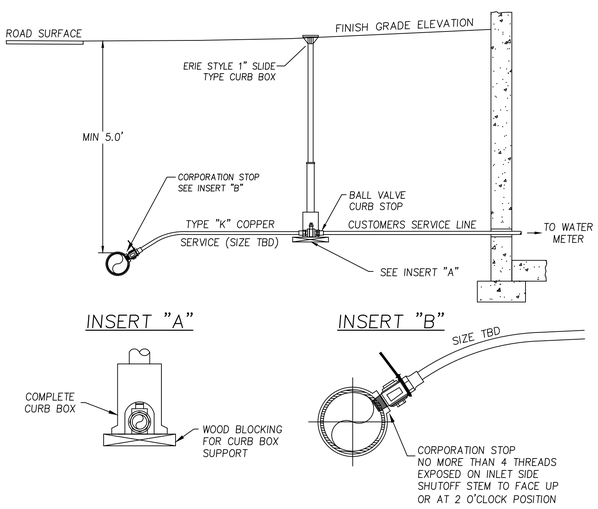
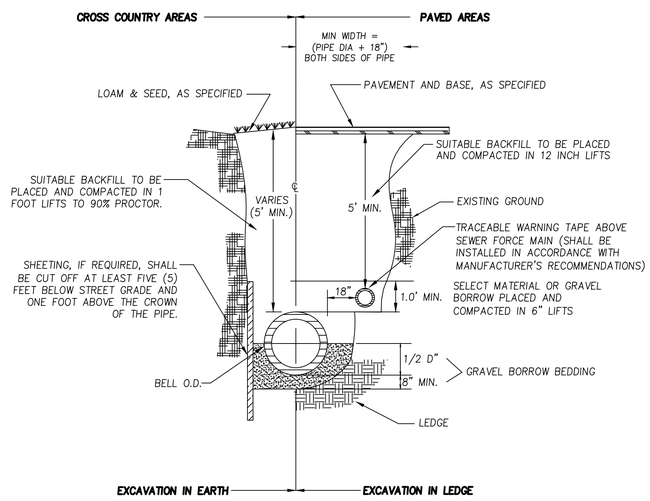


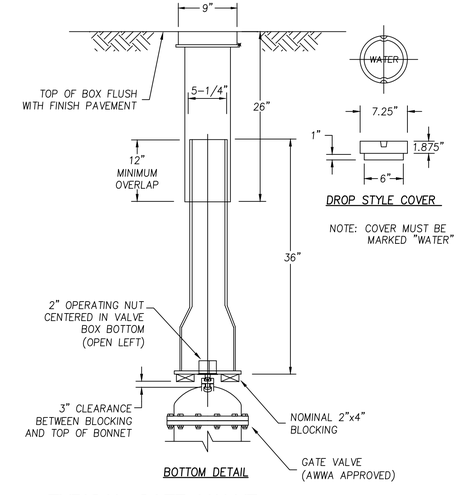
TYPICAL COPPER SERVICE CONNECTION

N.T.S.



TYPICAL TRENCH DETAIL

N.T.S.



TYPICAL GATE VALVE BOX DETAIL

N.T.S.

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COMMONWEALTH OF MASSACHUSETTS JAMES T. MELVIN CIVIL No. 32965 REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

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DATE: JUN. 28, 2022 | CHKD. BY: E.W.B.
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PLAN OF LAND
IN
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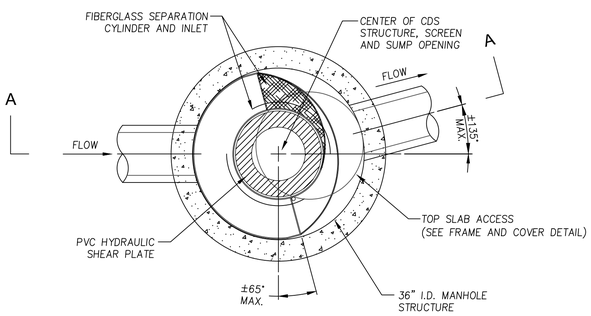
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

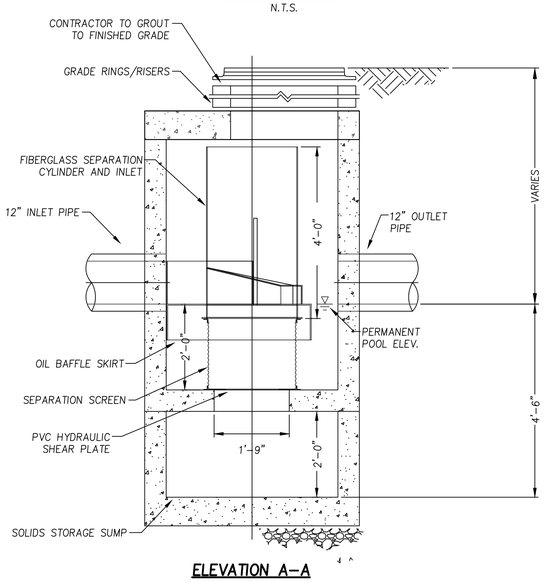
UTILITY DETAILS

SHEET: C–14



PLAN VIEW B–B

N.T.S.



ELEVATION A–A

N.T.S.

CDS2015–4

DETAIL

N.T.S.

FRAME AND COVER

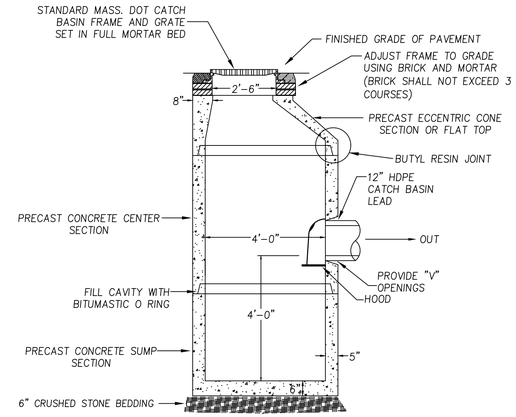
(DIAMETER VARIES)
N.T.S.

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.

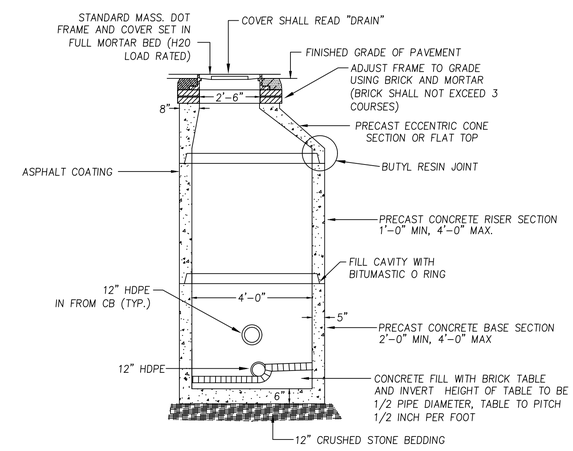


NOTES: 1) CATCH BASINS SHALL CONFORM TO ASTM C478 AND ASTM C185
2) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H–20 LOADING.
3) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT–TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER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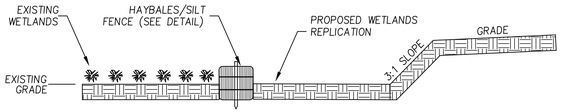
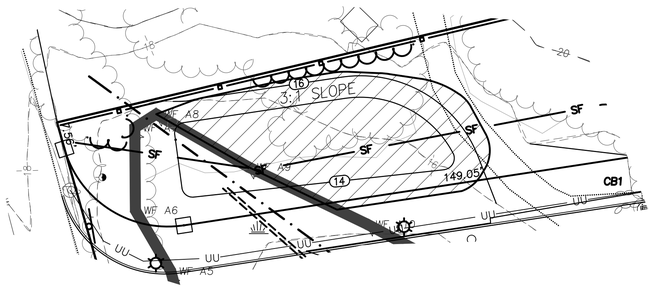
DRAINAGE DETAILS

SHEET: C–15



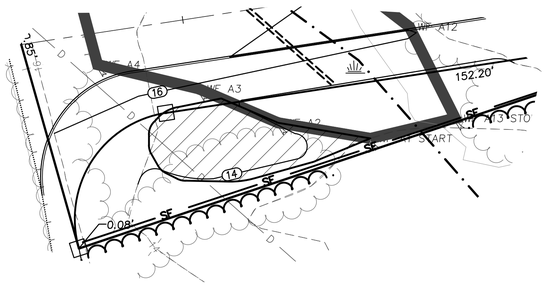
TYPICAL WETLAND REPLICATION SECTION

N.T.S.



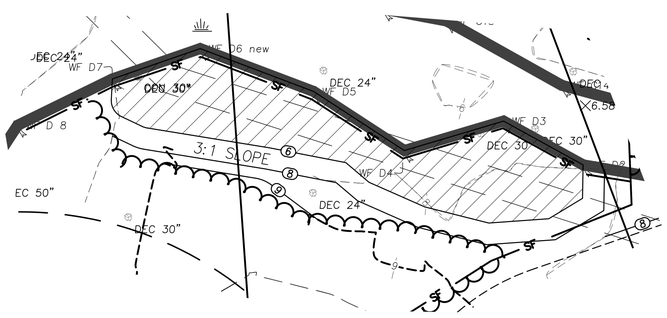
WETLAND REPLICATION AREA #1

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 REPLICATION 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 REPLICATION 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 REPLICATION AREA.
7. THE WETLAND REPLACEMENT AREA INDICATED ON THE PLAN SHALL BE EXCAVATED TO THE INDICATED SUBGRADE (SEE WETLAND REPLICATION 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 REPLICATION 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 REPLICATION 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 REPLICATION 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 REPLICATION GUIDELINES, MARCH, 2002 IN ORDER TO ASSESS THE SUCCESS OF THE WETLAND REPLICATION 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.

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

DATE

BVW restoration area**

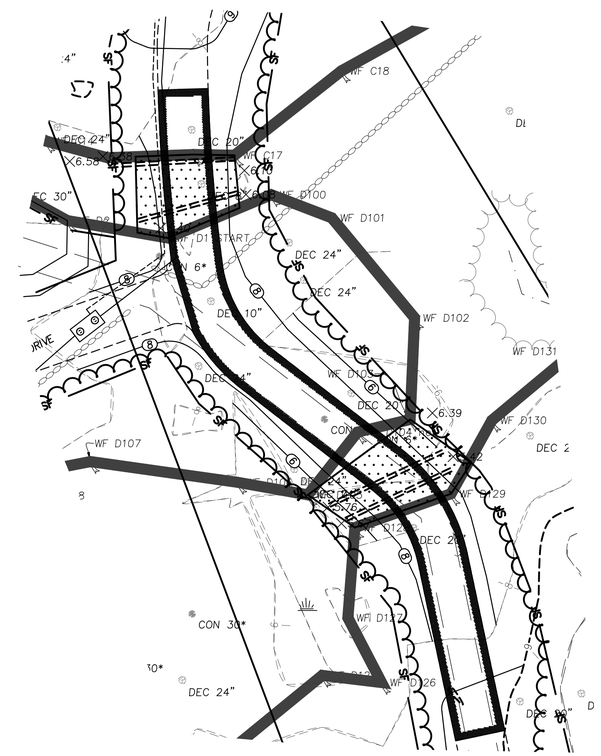
Common Name	Latin Name	comments	Quantity	Plant Size	Wetland Status
plant size based on availability – sizes based on New England Wetland Plants – typical.					
Winterberry Holly	Ilex verticillata	Group in 6 or more, 5 to 7 feet on center	24	2-3'	FACW+
Silky Dogwood	Cornus amomum	Plant 8 to 10 feet on 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 quanties 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.

COMMONWEALTH OF MASSACHUSETTS — JAMES T. MELVIN — CIVIL — No. 52965 — REGISTERED PROFESSIONAL ENGINEER — 4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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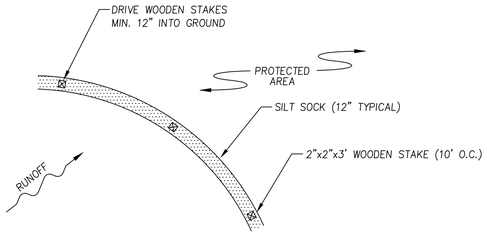
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: AS NOTED | DESG. BY: C.M.Y.
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

WETLAND REPLICATION DETAILS

SHEET: C–16

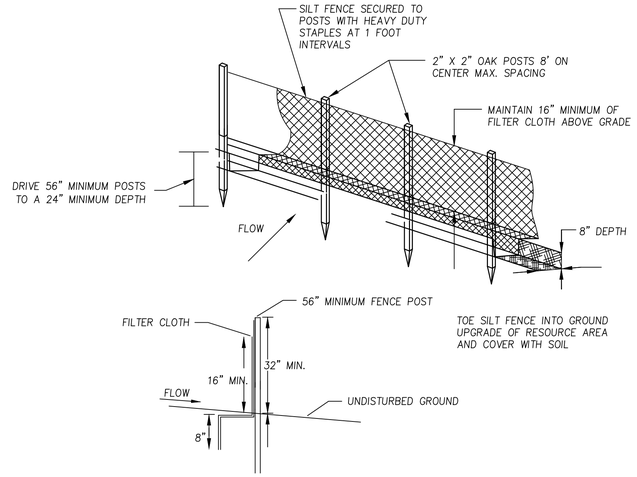


NOTES

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.

SILT SOCK INSTALLATION

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.

SILT FENCE INSTALLATION

N.T.S.

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

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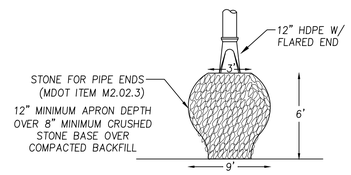
TOWN CLERK DATE

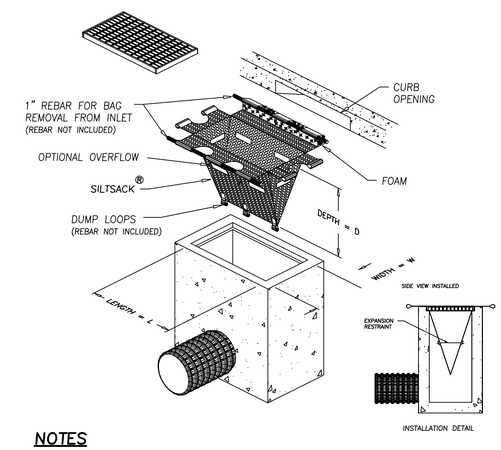
FOR REGISTRY USE



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

TYPICAL RIP-RAP APRON DETAIL

N.T.S.

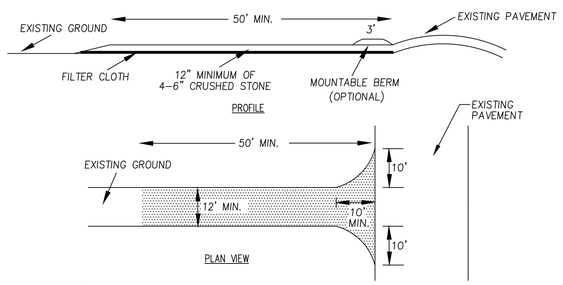


NOTES

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.

SILT SACK DETAIL

N.T.S.



NOTES

1. STONE SHALL BE 4-6" CRUSHED STONE OR RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50'.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 12".
4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
7. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

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I CERTIFY:
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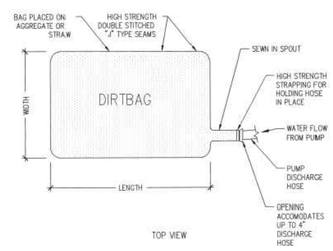

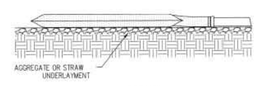

Testing Details:

Dirtbag has been tested under ASTM D-7880 and ASTM-7701. These are standard test methods for determining flow rate of water and suspended solids retention from a closed geosynthetic bag. Testing summary available upon request.

NOTE

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

TYPICAL DEWATERING DETAIL

N.T.S.

GENERAL EROSION CONTROL NOTES

1. ALL EROSION CONTROL SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL SOIL.
2. ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES.
3. ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
4. ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
5. AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL/SILT FENCE LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND/OR SEDIMENT CONTROLS DURING CONSTRUCTION. HE/SHE SHALL INSPECT CONTROLS WEEKLY AND AFTER EVERY 0.5" OF RAINFALL. REPAIRS, IF REQUIRED, SHALL BE MADE IMMEDIATELY.
7. TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE SALISBURY CONSERVATION COMMISSION.
8. ANY DISTURBED AREAS OF THE SITE NOT USED FOR ROADWAY OR UTILITY CONSTRUCTION SHALL BE STABILIZED WITH LOAM AND SEED UNTIL FURTHER DISTURBANCE IS REQUIRED FOR BUILDING CONSTRUCTION.
9. PROVIDE SILT SACK OR APPROVED EQUAL AT ALL CATCH BASINS.
10. A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
11. PERMANENT SEED MIX SHALL BE MA STATE SLOPE MIXTURE (50% CREEPING RED FESCUE, 30% KENTUCKY 31 TALL FESCUE, 10% ANNUAL RYEGRASS, 5% RED TOP, 5% LADINO CLOVER) AND MA STATE PLOT MIXTURE (50% CREEPING RED FESCUE, 25% 85/80 KENTUCKY BLUEGRASS, 10% ANNUAL RYEGRASS, 10% RED TOP, 5% LADINO CLOVER)
12. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED; A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT. 15TH, OR WHICH ARE DISTURBED AFTER OCT. 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
14. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT. 15TH, OR WHICH ARE DISTURBED AFTER OCT. 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

CONSTRUCTION SEQUENCE

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 SILT FENCE AT THE TOE 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.

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MEGUN
CIVIL
No. 52968
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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MEI
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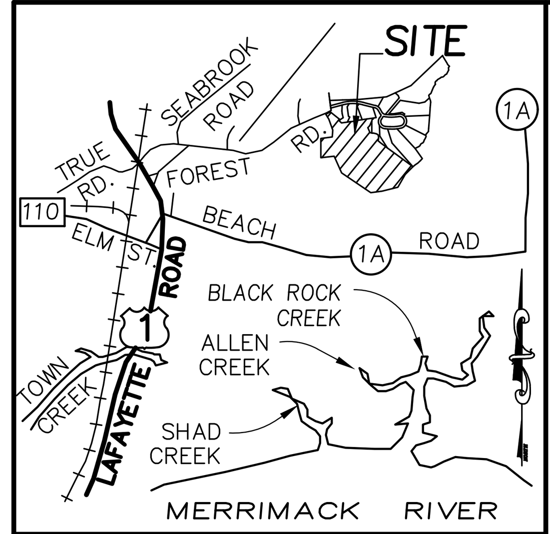
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: AS NOTED | DESG. BY: C.M.Y.
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

EROSION CONTROL DETAILS

SHEET: C-17



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

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

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

LEGEND

- UTILITY POLE
- —W— WATER
- —D— DRAINAGE
- CMP — CORREGATED METAL PIPE
- —16— EXISTING ELEVATION CONTOUR
- WF D14 — WETLAND FLAG & DESIGNATION
- TEST PIT
- BORDERING VEGETATED WETLAND
- SALT MARSH
- 0/00 — ASSESSORS MAP# / PARCEL#

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52965
REGISTERED PROFESSIONAL ENGINEER
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SCALE: 1"=100'	CALC. BY: C.M.Y.	PROJECT: M213946
DATE: JAN. 23, 2023	CHKD. BY: J.T.M.	

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

TRANSECTS

SHEET C–18

TOWN CLERK:
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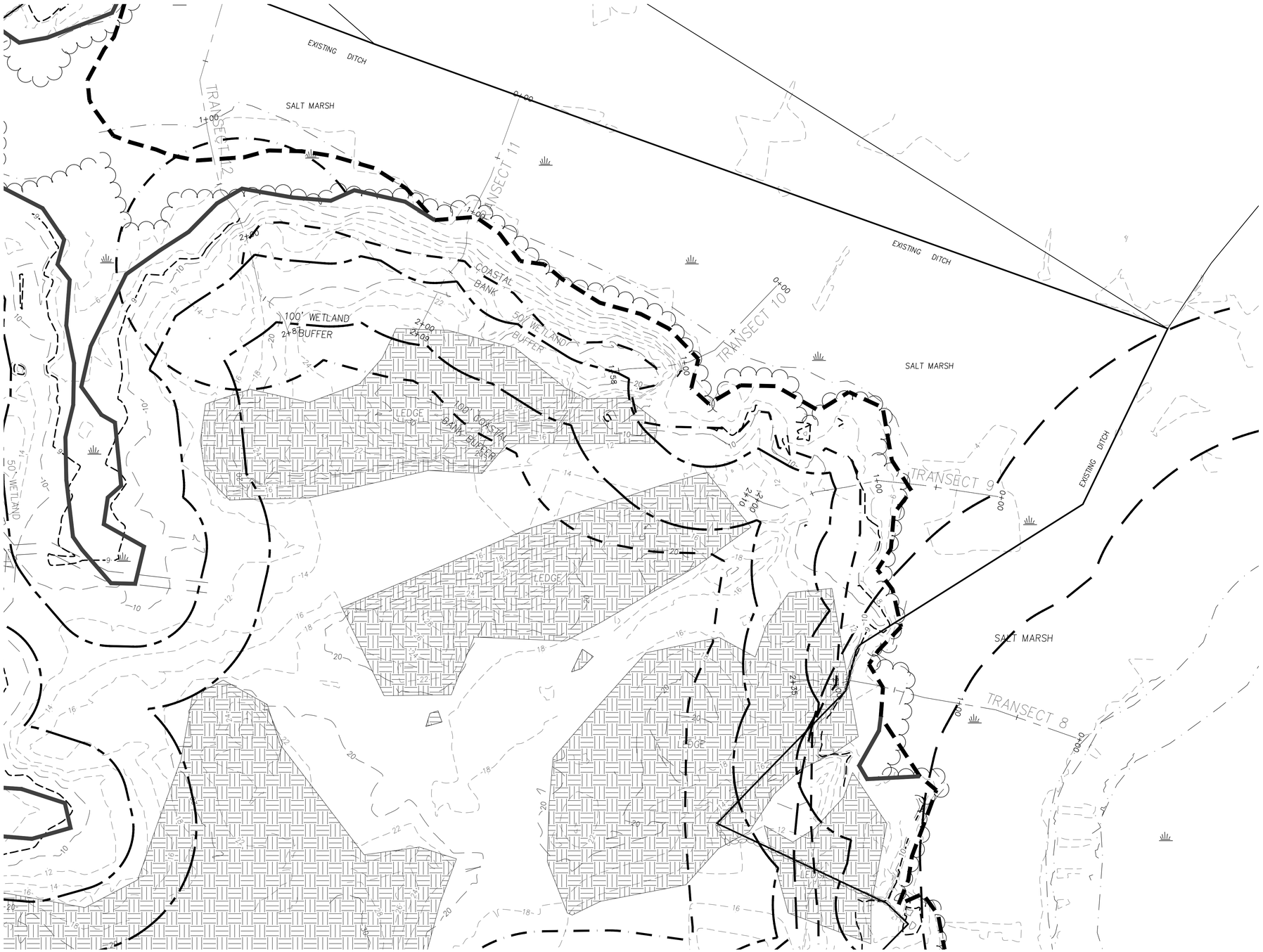
TOWN CLERK DATE

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

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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.

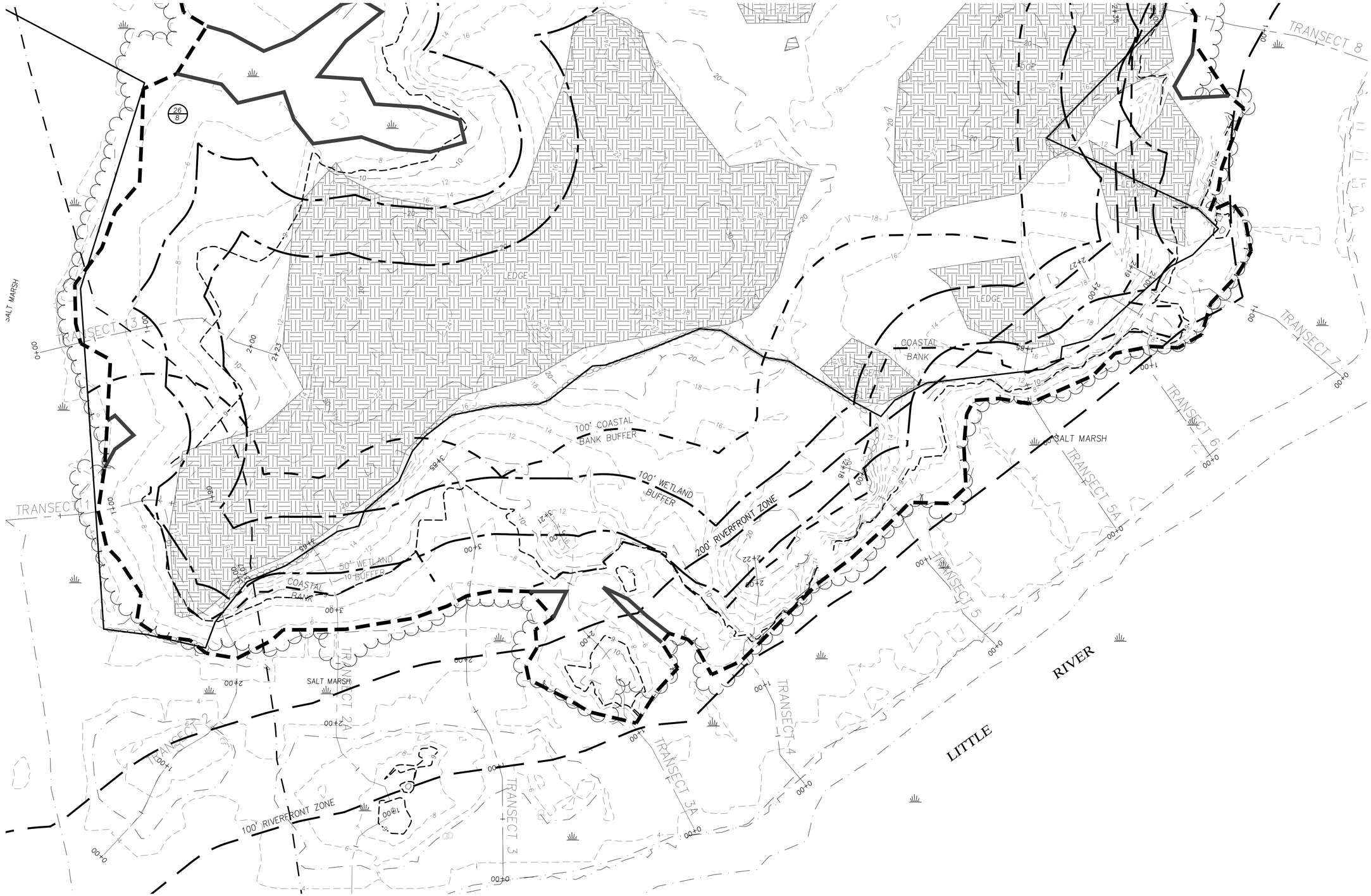
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463–8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

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

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

TRANSECTS

SHEET: C–19



FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52969
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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.
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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

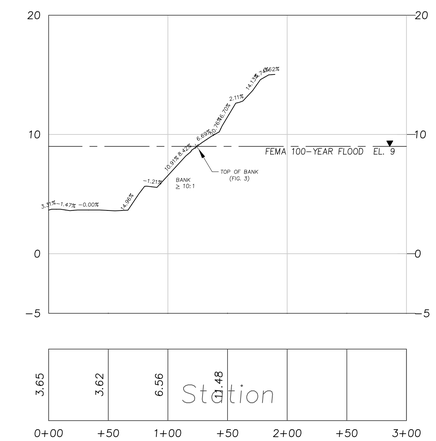
SCALE: 1"=40' CALC. BY: P.D.B.
DATE: JUNE 28, 2022 CHKD. BY: J.S.H.
PROJECT: M213946

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

TRANSECTS

SHEET: C-20

TRANSECT 1



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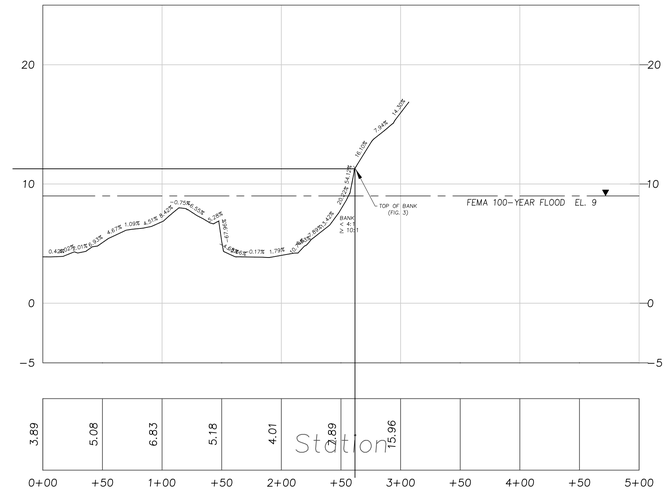

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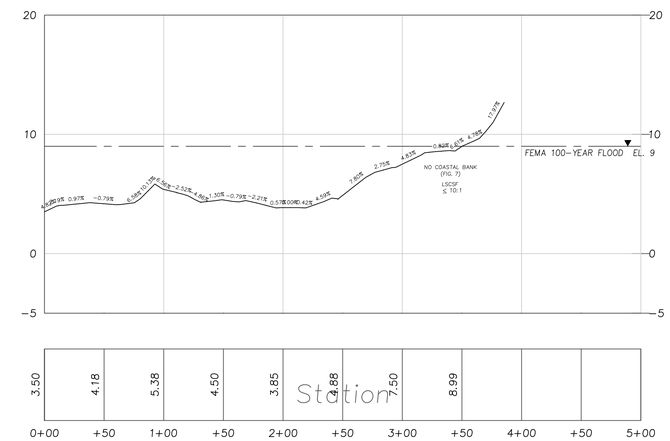

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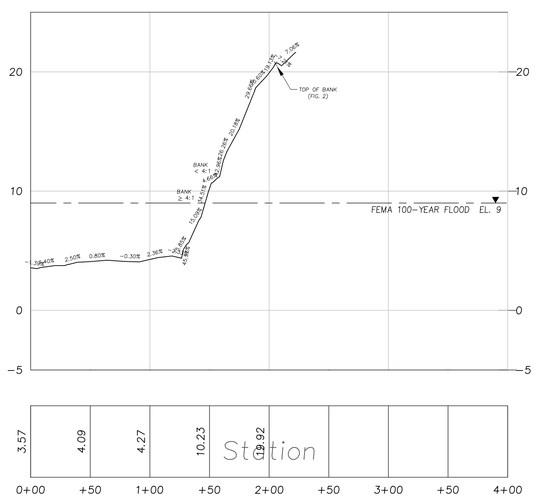

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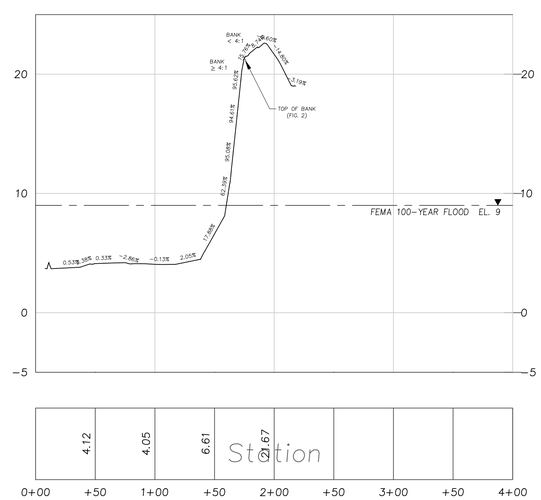

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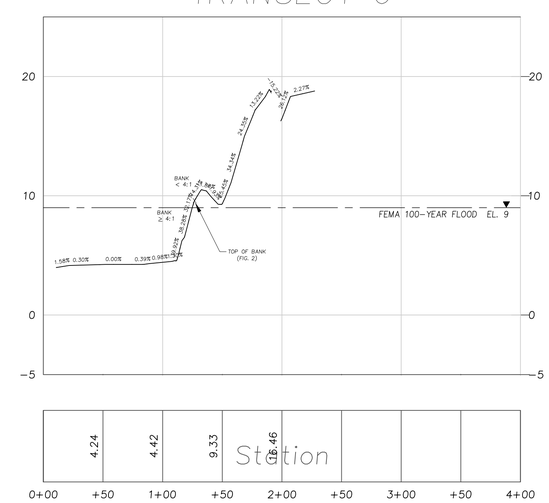

SCALE:
H: 1"=60'
V: 1"=6'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52993
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
6	4/13/23	RESPONSE TO PEER REVIEW	J.T.M.
5	3/28/23	RESPONSE TO PEER REVIEW	J.T.M.
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MEI
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

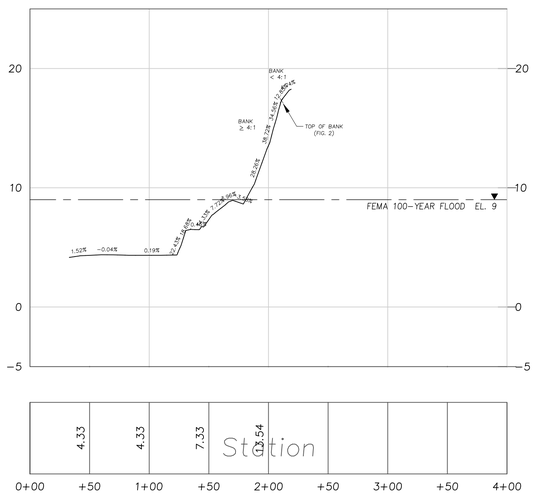
SCALE: 1"=60' | CALC. BY: C.M.Y.
DATE: JAN. 23, 2023 | CHKD. BY: J.T.M.
PROJECT: M213946

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

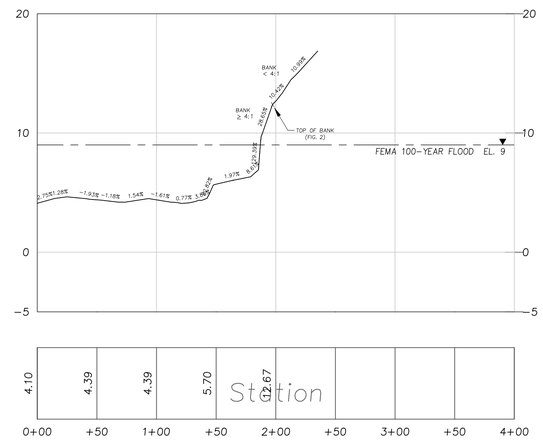
TRANSECTS

SHEET C-21

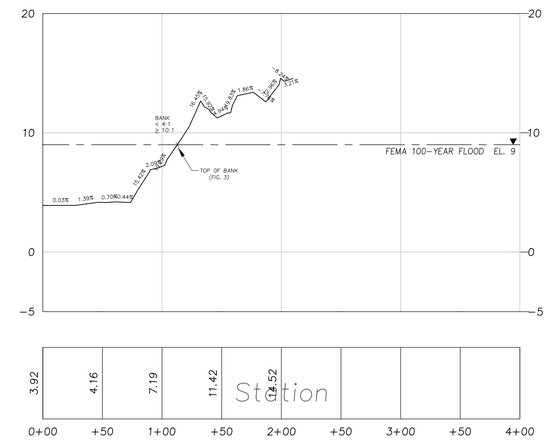
TRANSECT 7



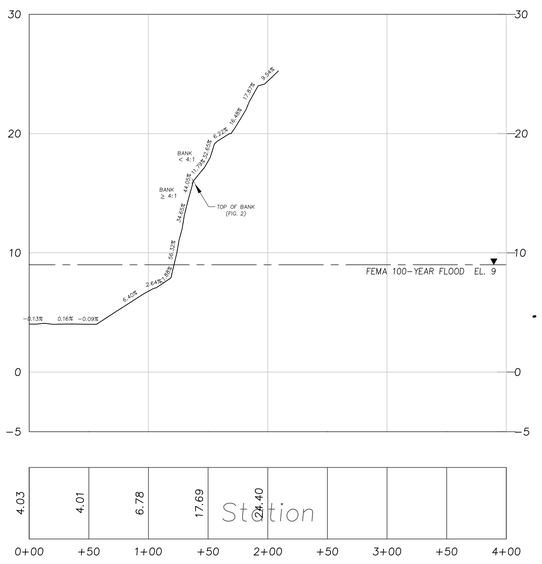
TRANSECT 8



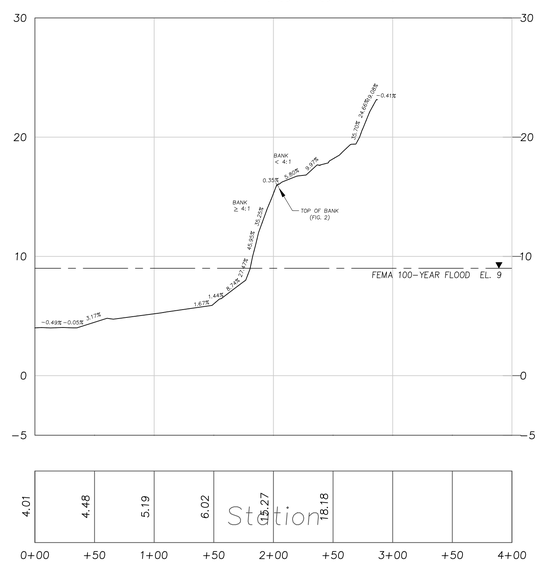
TRANSECT 9



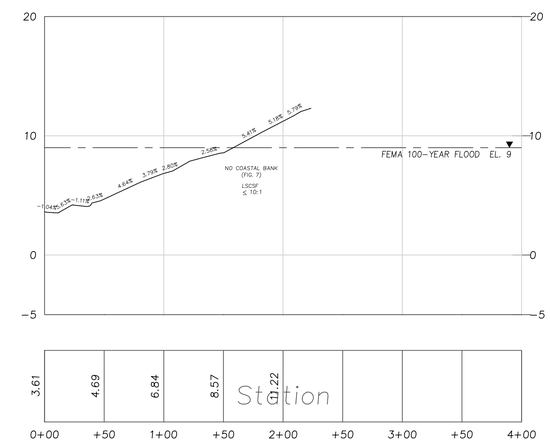
TRANSECT 11



TRANSECT 12



TRANSECT 13



SCALE:
H: 1"=60'
V: 1"=6'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52969
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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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

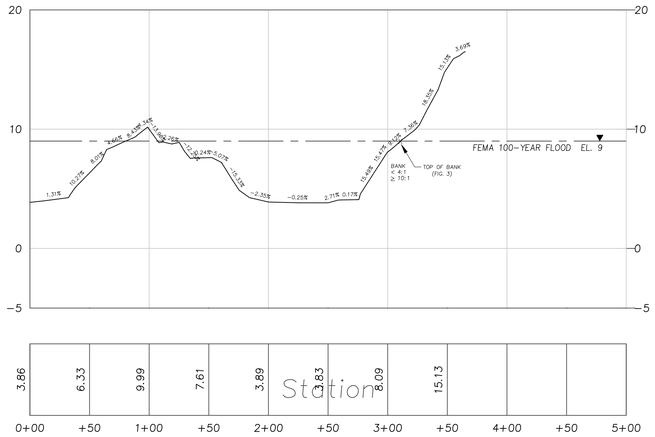
SCALE: 1"=60' | CALC. BY: C.M.Y.
DATE: JAN. 23, 2023 | CHKD. BY: J.T.M.
PROJECT: M213946

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

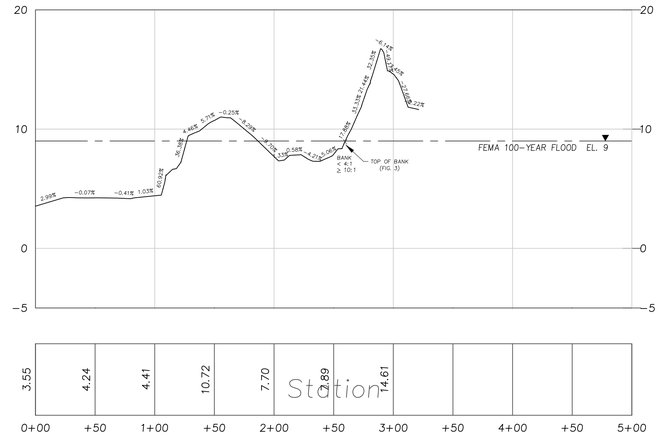
TRANSECTS

SHEET C-22

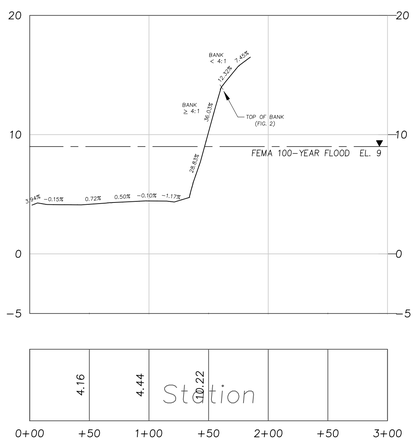
TRANSECT 2A



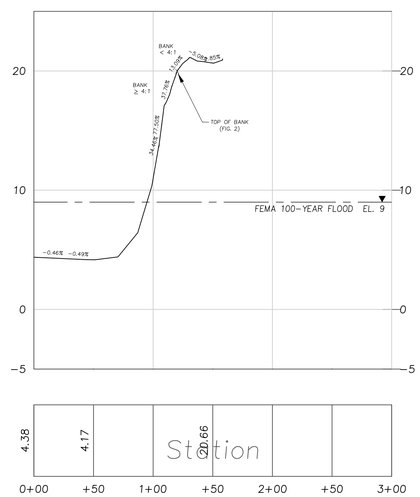
TRANSECT 3A



TRANSECT 5A



TRANSECT 10



SCALE:
H: 1"=60'
V: 1"=6'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60'

COMMONWEALTH OF MASSACHUSETTS
JAMES T. MELVIN
CIVIL
No. 52963
REGISTERED PROFESSIONAL ENGINEER
4-13-23

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
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.
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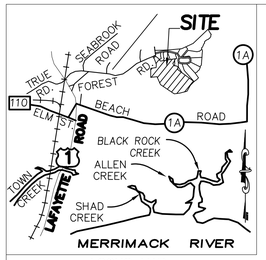
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=60' | CALC. BY: C.M.Y.
DATE: JAN. 23, 2023 | CHKD. BY: J.T.M.
PROJECT: M213946

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

TRANSECTS

SHEET C-223



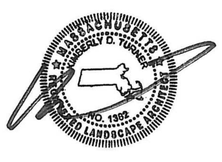
LOCUS MAP
N.T.S.

NOTES:

NO TREE SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE EDGE OF PAVEMENT, NOR SHALL A TREE BE ALLOWED WITHIN FIVE (5) FEET FROM THE EDGE OF AN UNDERGROUND UTILITY THAT EXISTS OR IS TO BE INSTALLED.

EXAMPLE STREET TREES:

ACER RUBRUM	RED MAPLE	3" CAL.
CARPINUS BETULUS	COMMON HORNBEAM	3" CAL.
NYSSA SYLVATICA	SWEETGUM	3" CAL.
QUERCUS PALUSTRIS	PIN OAK	3" CAL.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80'

PREPARED FOR

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

NO.	DATE	DESCRIPTION	BY
4			
3			
2	8/30/22	FOR REVIEW	KT
1	7/13/22	FOR REVIEW	KT

KDTurner Design
landscape architecture
27 High St.
Newburyport, MA 01950
ph) 781.632.6004

SCALE: 1"=80'
DATE: JULY 13, 2022

PLAN OF LAND
IN
SALISBURY, MA

SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

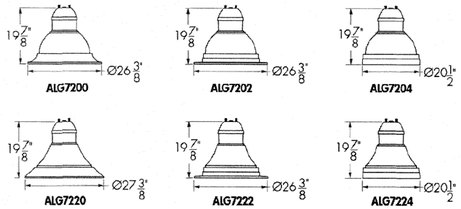
L-1

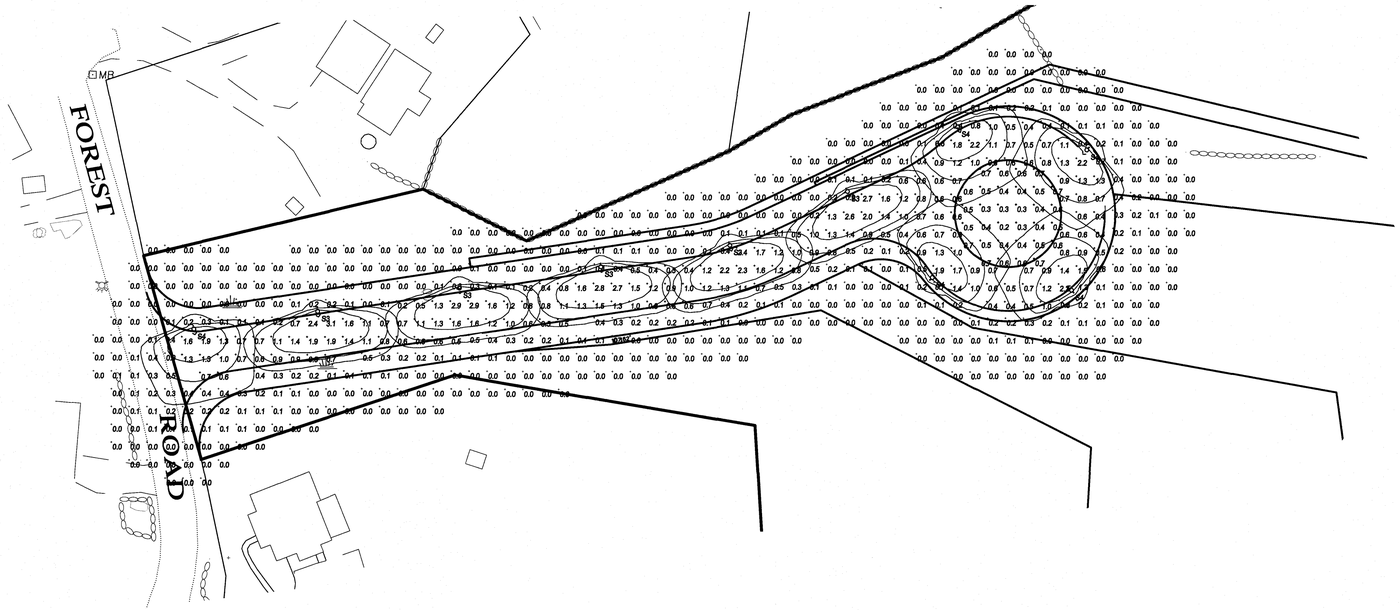
Specification Sheet

allegra
Allegra Medium

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	S3	5	Lumenpulse	ALG7200120/277 SSL S60 30K CRI80 3BLS BK DIM CRC P4	Allegra Post-top; mounted at 16ft	LED	ALG-120_277-CSL-S60-30K-CRI 80-3 BLS.ies	3011	0.9	55
	S4	5	Lumenpulse	ALG7200 120/277 SSL S60 30K CRI80 4BLS BK DIM CRC P4	Allegra Post-top; mounted at 16ft	LED	ALG-120_277-CSL-S60-30K-CRI 80-4 BLS.ies	2506	0.9	55

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Center of Circle	+	0.5 fc	0.7 fc	0.2 fc	3.5:1	2.5:1
Driveway	+	1.1 fc	3.1 fc	0.2 fc	15.5:1	5.5:1
Outside of Driveway	+	0.1 fc	1.3 fc	0.0 fc	N/A	N/A

Site Lighting Layout
At
100 FOREST ROAD

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842

Date
8/2/2022

Scale
1"=40'

PROJECT: M213946

E-1