

PROJECT NOTES:

1. LOCATION:

159 BEACH ROAD – ROUTE 1A
SALISBURY MA.
2. PROPERTY REFERENCES:

SOUTH ESSEX REGISTRY OF DEEDS
BOOK 8710 PAGE 72 (1986)
3. OWNER:

EDWARD FOOTE, JR. & JOANNE F. BLAIS
159 BEACH ROAD
SALISBURY, MA. 01952
4. LAND SURVEYOR:

SEC & ASSOCIATES
PLAISTOW, NH 03865
TEL: (603) 382-5065
5. ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE TOWN OF SALISBURY INFORMATION, THE SOUTH ESSEX REGISTRY OF DEEDS OF DEEDS AND AN ON GROUND SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN FEBRUARY & MARCH OF 2021.
6. ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND BASED ON VISABLE EVIDENCE AND AVAILABLE TOWN RECORDS. RELIABLE LOCATIONS SHOULD BE VERIFIED BY THE TOWN OF SALISBURY AND BY CALLING DIG SAFE AT 811.
7. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA – AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0129F PANEL 129 OF 600 EFFECTIVE DATE JULY 3, 2012.
8. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) – MAINLAND ZONE PER GPS OBSERVATIONS.
9. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
10. THE PORTION OF THIS PARCEL CONTAINING REGISTERED LAND IS IN THE PROCESS OF BEING REMOVED FROM LAND COURT.
11. THE PROJECT SHALL BE CONSTRUCTED IN PHASES, CONSISTING OF UNITS 1-9, INCLUDING ASSOCIATED UTILITY IMPROVEMENTS, AND UNITS 10-19, INCLUDING ASSOCIATED UTILITY IMPROVEMENTS.

LEGEND

PROPERTY LINE	_____
ABUTTERS PROPERTY LINE	_____
EXISTING EDGE OF PAVEMENT	-----
EXISTING DRAIN MANHOLE	⊙
EXISTING SEWER MANHOLE	⊙
EXISTING CONTOUR	-----
EXISTING WATER	— W — W —
EXISTING HYDRANT	⊕
EXISTING GATE VALVE	⊕
EXISTING SEWER	— S — S —
EXISTING DRAIN	— D — D —
EXISTING TREE LINE	~~~~~
EXISTING CONCRETE	~~~~~
EXISTING TEST PIT	TP-1
EXISTING DRILL HOLE	•
EXISTING IRON PIN	○
EXISTING BOUND	□
EXISTING SIGN	—
EXISTING SITE LIGHTING	☆
BUILDING SETBACK	---
PROPOSED STRUCTURE	██████████
PROPOSED CURB	=====
PROPOSED PAVEMENT	XXXXXX
PROPOSED CONCRETE	~~~~~
PROPOSED CONTOUR	-----
PROPOSED SPOT GRADE	X 161.00
PROPOSED SPOT GRADE (TW/BW)	TW:159.57 BW:155.67
PROPOSED DRAIN	— D — D —
PROPOSED SILT FENCE	— X —
PROPOSED RETAINING WALL	— Δ — Δ — Δ — Δ —
PROPOSED OPEN SPACE	
PROPOSED LANDSCAPE AREA	~~~~~
PROPOSED WATER	— W — W —
PROPOSED GATE VALVE/REDUCER & HYDRANT	⊕
PROPOSED GAS	— G — G —
PROPOSED SEWER	=====
PROPOSED SEWER MANHOLE	⊙
PROPOSED ELECTRIC/TELEPHONE/CABLE	— ETC — ETC —
PROPOSED MONUMENT	□
PROPOSED IRON PIN	○
PROPOSED EASEMENT	---
PROPOSED SIGN	—
PROPOSED LIMIT OF WORK

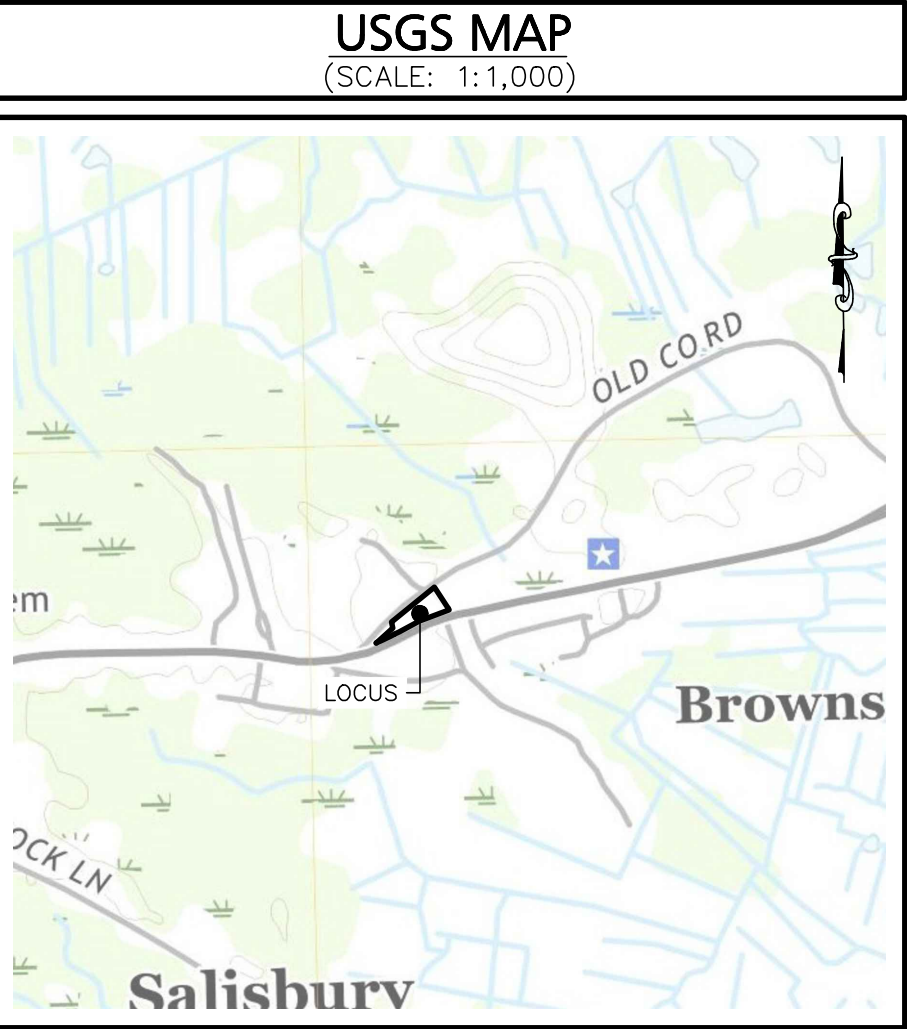
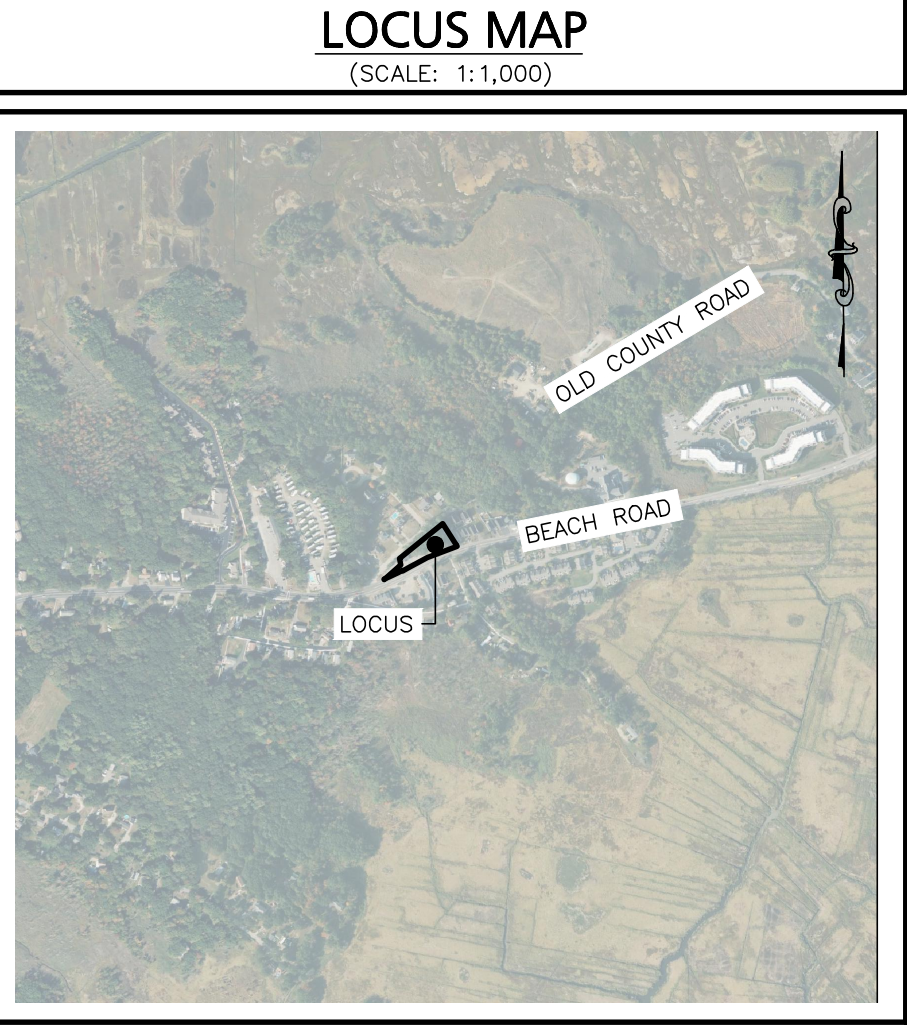
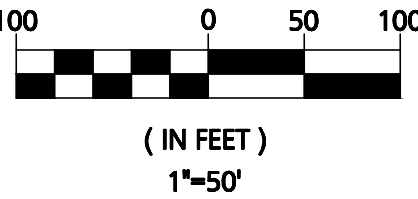
SITE DEVELOPMENT PLANS

FOR

159 BEACH ROAD

(MAP 28 / LOT 1)

SALISBURY, MASSACHUSETTS 01952



TITLE	DATE ISSUED
C-1 COVER SHEET	08/11/23
C-2 EXISTING CONDITIONS PLAN	08/11/23
C-3 GRADING & DRAINAGE PLAN	08/11/23
C-4 LAYOUT & MATERIALS PLAN	08/11/23
C-5 EROSION CONTROL PLAN	08/11/23
C-6 UTILITY LAYOUT PLAN	08/11/23
D-1 CONSTRUCTION DETAILS	08/11/23
D-2 CONSTRUCTION DETAILS	08/11/23

FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

ENGINEER	DATE
APPROVED BY THE TOWN OF SALISBURY PLANNING BOARD	

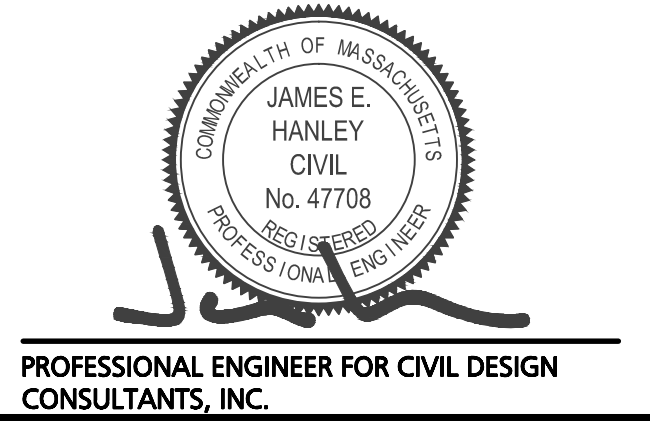
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DATE OF ENDORSEMENT	

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DATE	DESCRIPTION
REVISIONS	

PREPARED FOR:
LARKIN REAL ESTATE GROUP INC.
383 MAIN STREET
MEDFIELD, MA 02052

PROJECT:
159 BEACH ROAD
TAX MAP 28 - LOT 1
SALISBURY, MA. 01952

DATE ISSUED:	JUNE 14, 2022
PROJECT #:	21-10254
PREPARED BY:	WILLIAM HALL, P.E.



CIVIL DESIGN Consultants, Inc.
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

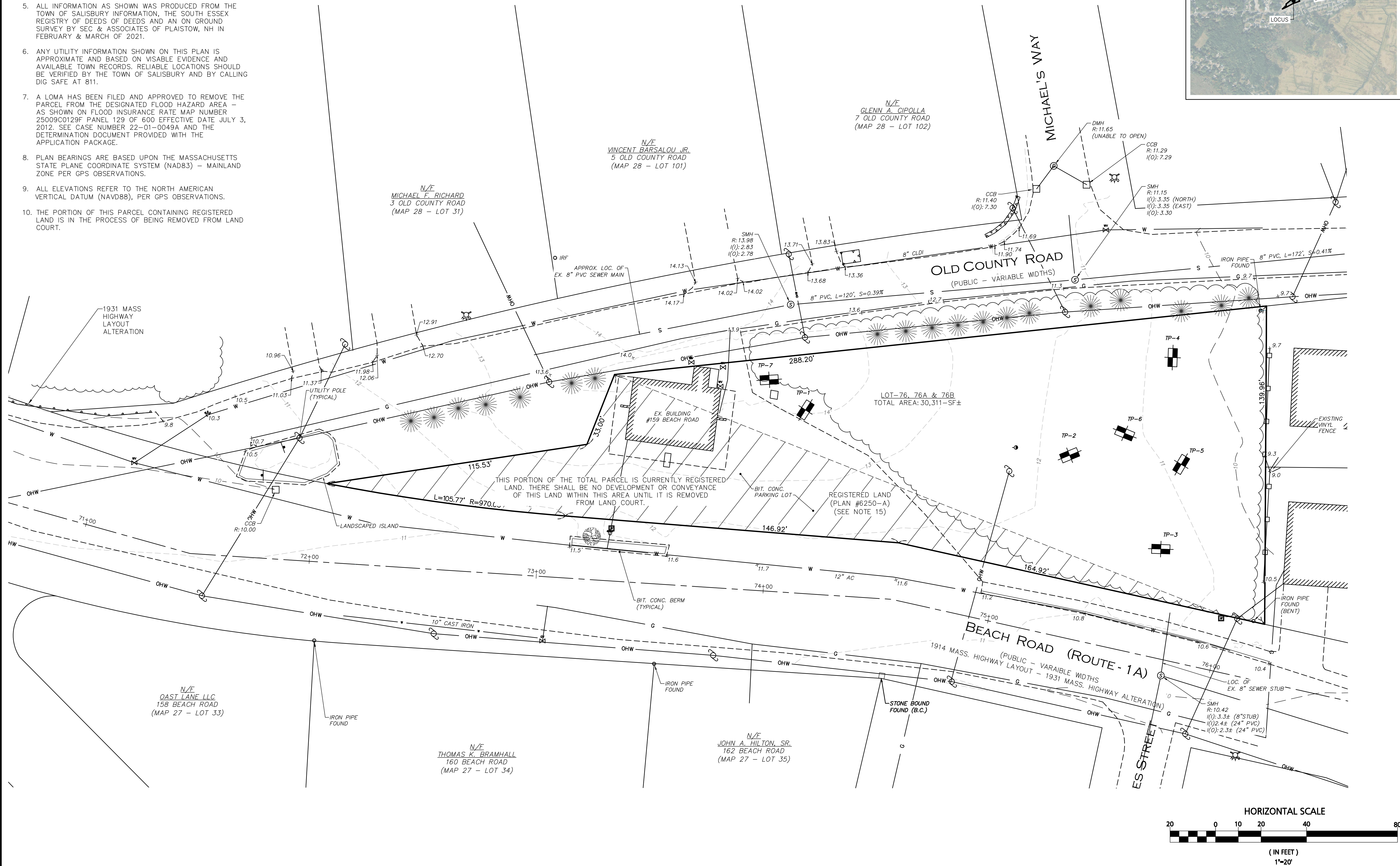
344 North Main Street
Andover, MA 01810
Tel: (978) 416-0920
Fax: (978) 416-7865

DRAWING TITLE:
COVER SHEET

DRAWING #:
C-1

ISSUED FOR APPROVAL:AUGUST 11, 2023

1. LOCATION: 159 BEACH ROAD – ROUTE 1A
SALISBURY MA.
2. PROPERTY REFERENCES: SOUTH ESSEX REGISTRY OF
DEEDS
BOOK 8710 PAGE 72 (1986)
3. OWNER: EDWARD FOOTE, JR. & JOANN F.
FOOTE, PLAISTOW, NH
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4. LAND SURVEYOR: SEC & ASSOCIATES
PLAISTOWN, NH 03865
TEL: (603) 382–5065
5. ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE
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SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN
FEBRUARY & MARCH OF 2021.
6. ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS
APPROXIMATE AND BASED ON VISIBLE EVIDENCE AND
AVAILABLE TOWN RECORDS. RELIABLE LOCATIONS SHOULD
BE VERIFIED BY THE TOWN OF SALISBURY AND BY CALLING
DIG SAFE AT 811.
7. A LOMA HAS BEEN FILED AND APPROVED TO REMOVE THE
PARCEL FROM THE DESIGNATED FLOOD HAZARD AREA –
AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER
25009C0129F PANEL 129 OF 600 EFFECTIVE DATE JULY 3,
2012. SEE CASE NUMBER 22-01-00494 AND THE
DETERMINATION DOCUMENT PROVIDED WITH THE
APPLICATION PACKAGE.
8. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS
STATE PLANE COORDINATE SYSTEM (NAD83) – MAINLAND
ZONE PER GPS OBSERVATIONS.
9. ALL ELEVATIONS REFER TO THE NORTH AMERICAN
VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
10. THE PORTION OF THIS PARCEL CONTAINING REGISTERED
LAND IS IN THE PROCESS OF BEING REMOVED FROM LAND
COURT.

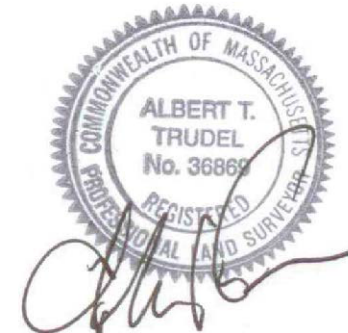


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PROFESSIONAL LAND SURVEYOR FOR CIVIL
DESIGN CONSULTANTS, INC.

CIVIL DESIGN
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344 North Main Street
Andover, MA 01810

DRAWING TITLE:
**EXISTING
CONDITIONS PLAN**

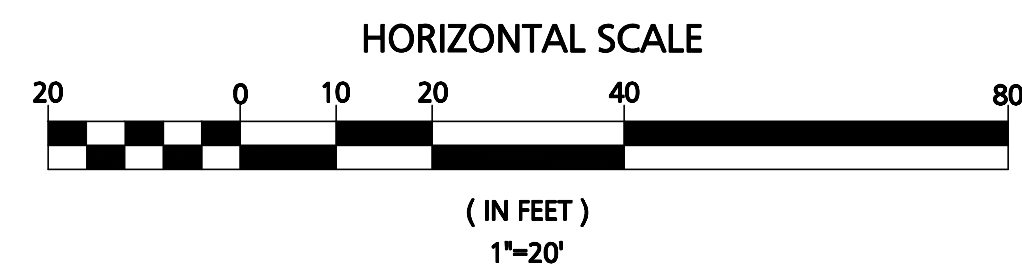
DRAWING #:

C-2

LOCATION:	159 BEACH ROAD (TAX MAP 28 / LOT 1)	
ZONE:	BEACH COMMERCIAL/RESIDENTIAL (BC)	
OVERLAY DISTRICT:	WIRELESS COMMUNICATION DISTRICT C ADULT ENTERTAINMENT DISTRICT	
EXISTING USE:	COMMERCIAL	
PROPOSED USE:	RESIDENTIAL	
ITEM	BC RES	PROVIDED
MINIMUM LOT AREA	--	30,310-SF±
MINIMUM LOT FRONTAGE	--	417.6-FT (BEACH) 436.7-FT (OLD COUNTY)
MINIMUM FRONT SETBACK	5-FT	6-FT
MINIMUM SIDE SETBACK	10-FT ⁽¹⁾	6-FT
MINIMUM REAR SETBACK	10-FT ⁽¹⁾	6-FT
MAX. BUILDING COVERAGE	90%	36%
MAXIMUM HEIGHT	35-FT	34-FT 6-IN
MINIMUM PARKING SPACES ⁽²⁾	2/DWELLING (38)	2/DWELLING (42)

NOTE:

1. MINIMUM SETBACK SHALL BE 10-FT FOR NON-FIRE-RATED STRUCTURES AND 5-FT FOR FIRE-RESISTANT STRUCTURES.
2. 2 GARAGE SPACES ARE PROVIDED FOR EACH UNIT AND 4 GUEST PARKING SPOTS FOR A TOTAL OF 42 PARKING SPOTS.



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- _____
- DATE _____
- APPROVED BY THE TOWN OF SALISBURY
PLANNING BOARD**
- _____
- _____
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- _____
- _____
- _____
- _____
- CERTIFICATE OF ACTION
- _____
- DATE OF ENDORSEMENT _____

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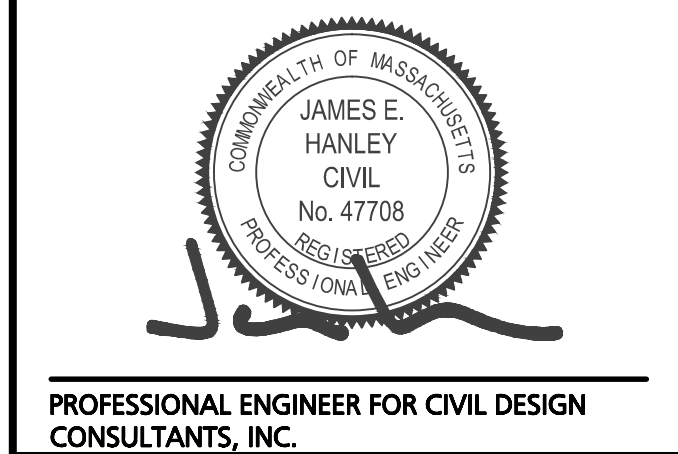
PREPARED FOR:

LARKIN REAL ESTATE
GROUP INC.

383 MAIN STREET
MEDFIELD, MA 02052

PROJECT:
159 BEACH ROAD
TAX MAP 28 - LOT 1
SALISBURY, MA. 01952

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PREPARED BY:	WILLIAM HALL, P.E.



CIVIL DESIGN
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DRAWING TITLE:

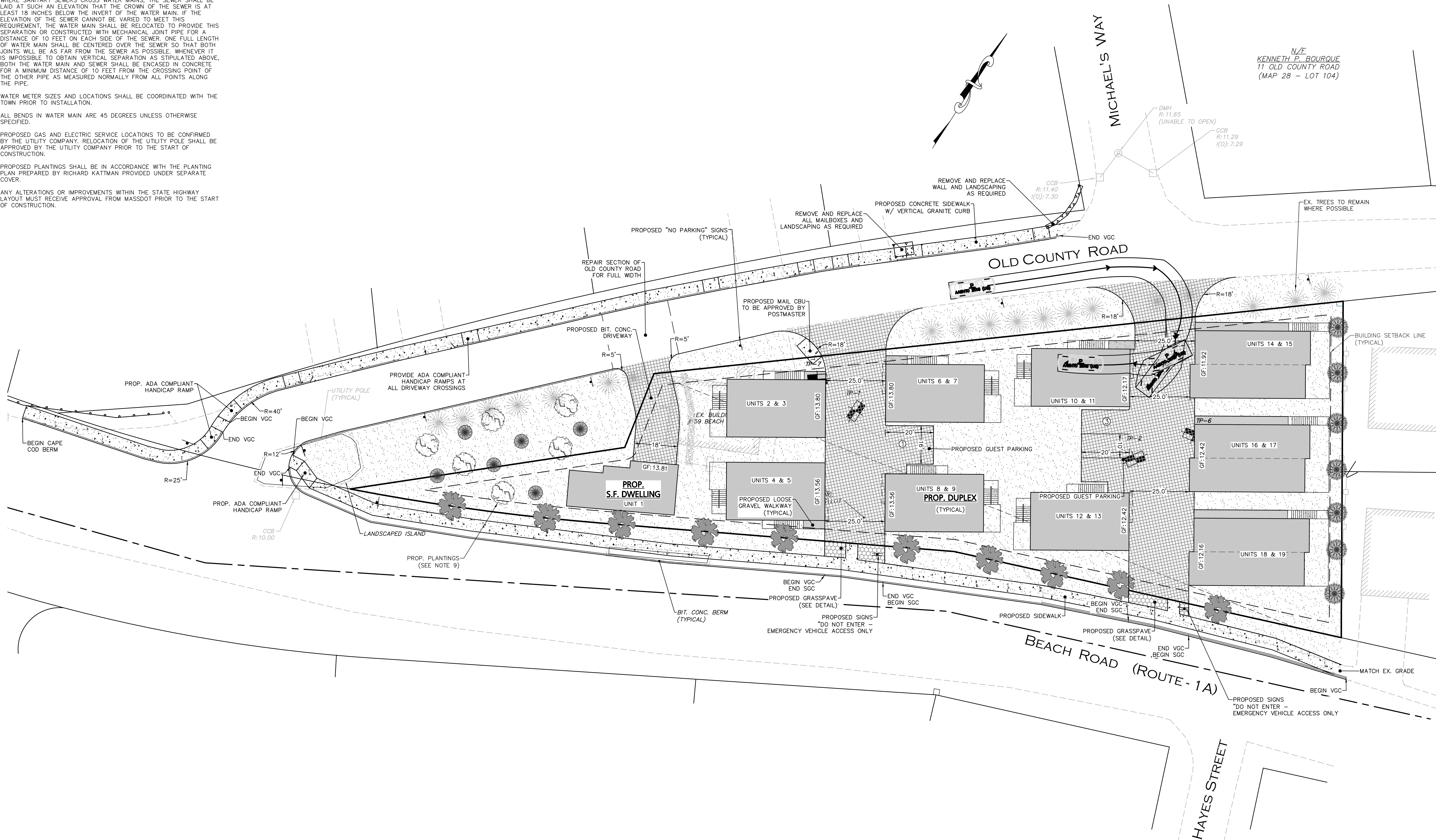
**GRADING &
DRAINAGE PLAN**

DRAWING #:

C-3

PROJECT NOTES:

1. SEE SHEET C-1 FOR COMPLETE PROJECT NOTES
2. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - MAINLAND ZONE PER GPS OBSERVATIONS.
3. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) PER GPS OBSERVATIONS.
4. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND CONDITION OF THE EXISTING SEWER AND WATER PRIOR TO CONSTRUCTION.
5. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
6. WATER METER SIZES AND LOCATIONS SHALL BE COORDINATED WITH THE TOWN PRIOR TO INSTALLATION.
7. ALL BENDS IN WATER MAIN ARE 45 DEGREES UNLESS OTHERWISE SPECIFIED.
8. PROPOSED GAS AND ELECTRIC SERVICE LOCATIONS TO BE CONFIRMED BY THE UTILITY COMPANY. RELOCATION OF THE UTILITY POLE SHALL BE APPROVED BY THE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION.
9. PROPOSED PLANTINGS SHALL BE IN ACCORDANCE WITH THE PLANTING PLAN PREPARED BY RICHARD KATTMAN PROVIDED UNDER SEPARATE COVER.
10. ANY ALTERATIONS OR IMPROVEMENTS WITHIN THE STATE HIGHWAY LAYOUT MUST RECEIVE APPROVAL FROM MASSDOT PRIOR TO THE START OF CONSTRUCTION.



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ENGINEER DATE
APPROVED BY THE TOWN OF SALISBURY PLANNING BOARD

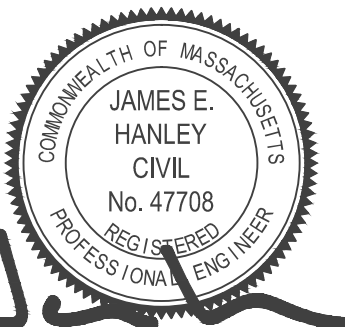
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TAX MAP 28 - LOT 1
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PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

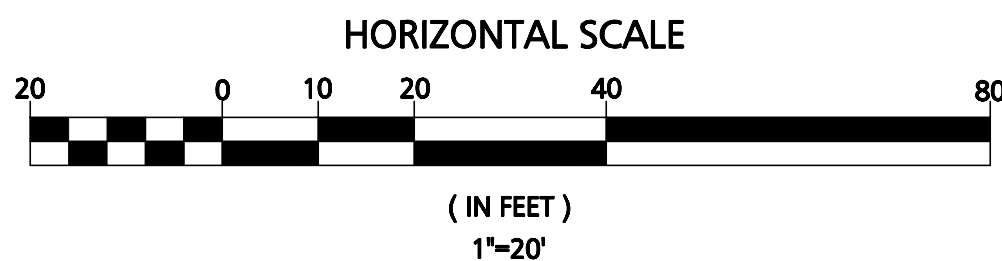
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344 North Main Street Andover, MA 01810 Tel: (978) 416-0920 Fax: (978) 416-7865

DRAWING TITLE:
LAYOUT & MATERIALS PLAN

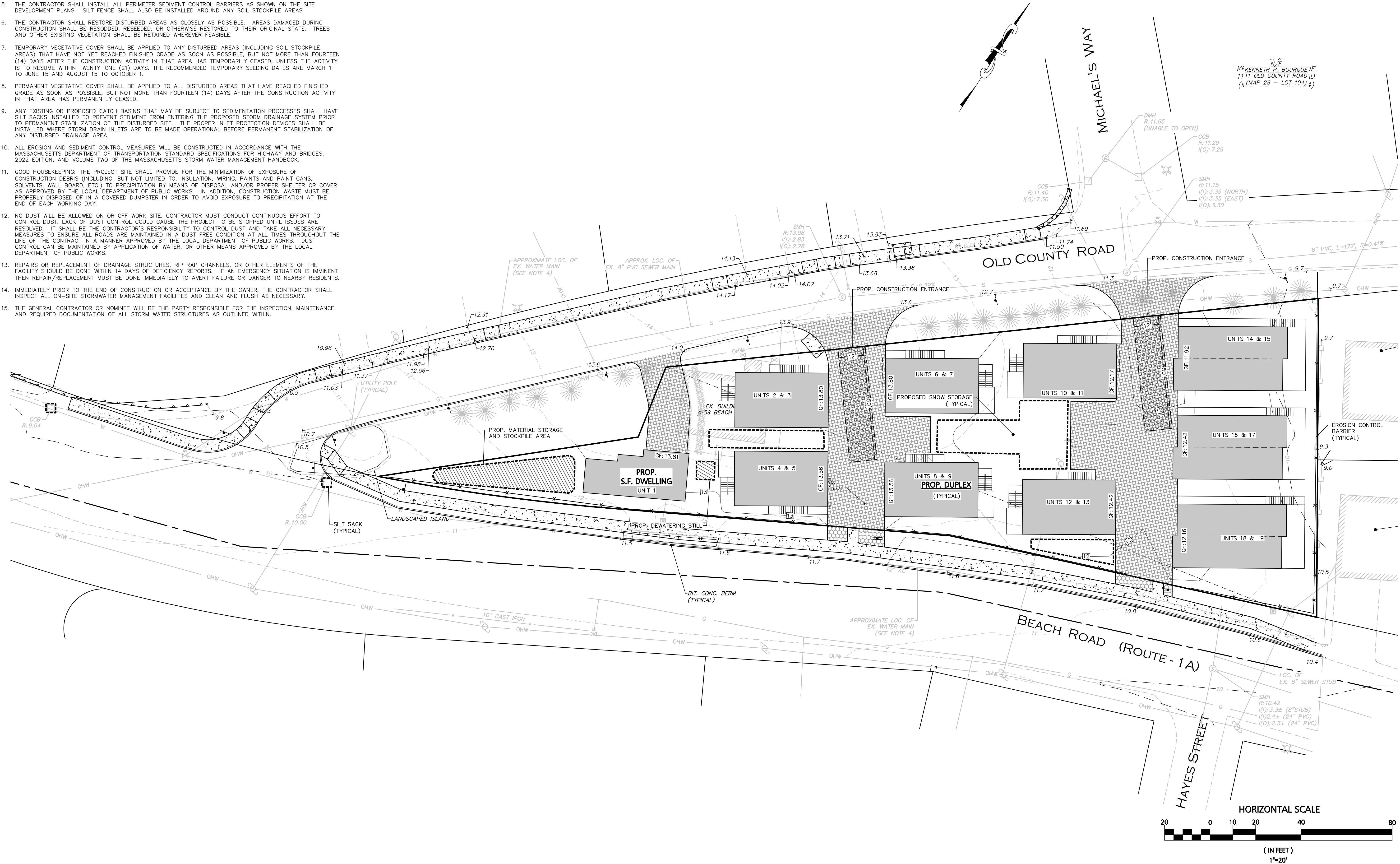
DRAWING #:

C-4



GENERAL EROSION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICE AS SHOWN ON THE PLAN. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN EFFECTIVE CONDITION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TERMS AND CONDITIONS OF THE PERMIT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONDITION OF EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EVERY STORM EVENT. REPAIRS SHALL OCCUR WITHIN 24 HOURS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT IN A MANNER APPROVED BY THE LOCAL DEPARTMENT OF PUBLIC WORKS. METHODS SHALL INCLUDE, BUT NOT BE LIMITED TO, SWEEPING OF THE STREET AND APPLICATION OF WATER TO CONTROL DUST.
4. ALL PROPOSED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE WORK AREA SHALL PASS OVER THE CONSTRUCTION ENTRANCE TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS.
5. THE CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE DEVELOPMENT PLANS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
6. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESODDED, RESEEDDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
7. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
8. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED.
9. ANY EXISTING OR PROPOSED CATCH BASINS THAT MAY BE SUBJECT TO SEDIMENTATION PROCESSES SHALL HAVE SILT SACKS INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. THE PROPER INLET PROTECTION DEVICES SHALL BE INSTALLED WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF ANY DISTURBED DRAINAGE AREA.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES, 2022 EDITION, AND VOLUME TWO OF THE MASSACHUSETTS STORM WATER MANAGEMENT HANDBOOK.
11. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER AS APPROVED BY THE LOCAL DEPARTMENT OF PUBLIC WORKS. IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN A COVERED DUMPSTER IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
12. NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT IN A MANNER APPROVED BY THE LOCAL DEPARTMENT OF PUBLIC WORKS. DUST CONTROL CAN BE MAINTAINED BY APPLICATION OF WATER, OR OTHER MEANS APPROVED BY THE LOCAL DEPARTMENT OF PUBLIC WORKS.
13. REPAIRS OR REPLACEMENT OF DRAINAGE STRUCTURES, RIP RAP CHANNELS, OR OTHER ELEMENTS OF THE FACILITY SHOULD BE DONE WITHIN 14 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
14. IMMEDIATELY PRIOR TO THE END OF CONSTRUCTION OR ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL INSPECT ALL ON-SITE STORMWATER MANAGEMENT FACILITIES AND CLEAN AND FLUSH AS NECESSARY.
15. THE GENERAL CONTRACTOR OR NOMINEE WILL BE THE PARTY RESPONSIBLE FOR THE INSPECTION, MAINTENANCE, AND REQUIRED DOCUMENTATION OF ALL STORM WATER STRUCTURES AS OUTLINED WITHIN.



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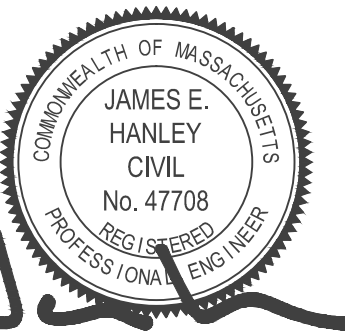
ENGINEER	DATE
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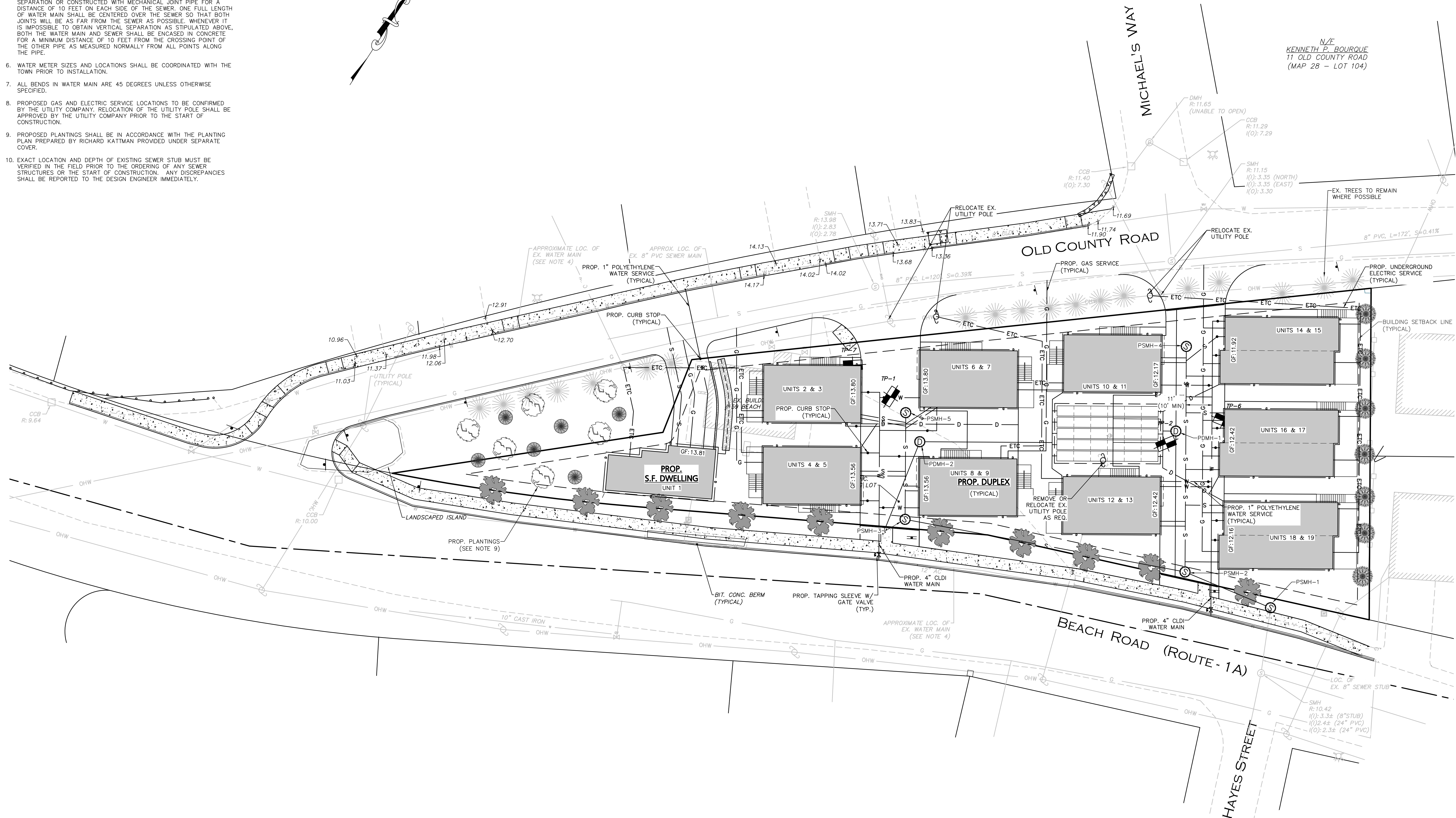
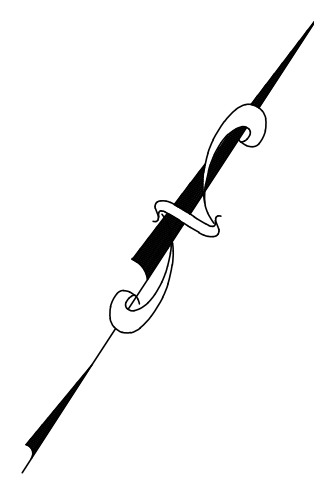

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344 North Main Street Andover, MA 01810 Tel: (978) 416-0920 Fax: (978) 416-7865

DRAWING TITLE:
EROSION CONTROL PLAN

DRAWING #:
C-5

1. SEE SHEET C-1 FOR COMPLETE PROJECT NOTES
2. PLANT BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - MAINLAND ZONE PER GPS OBSERVATIONS.
3. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD83) PER GPS OBSERVATIONS.
4. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH, AND CONDITION OF THE EXISTING SEWER AND WATER PRIOR TO CONSTRUCTION.
5. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE, WHENEVER IT IS POSSIBLE TO OBTAIN FERTICULAR SEPARATION AS STIPULATED ABOVE. THE WATER MAIN AND SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
6. WATER METER SIZES AND LOCATIONS SHALL BE COORDINATED WITH THE TOWN PRIOR TO INSTALLATION.
7. ALL BENDS IN WATER MAIN ARE 45 DEGREES UNLESS OTHERWISE SPECIFIED.
8. PROPOSED GAS AND ELECTRIC SERVICE LOCATIONS TO BE CONFIRMED BY THE UTILITY COMPANY. RELOCATION OF THE UTILITY POLE SHALL BE APPROVED BY THE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION.
9. PROPOSED PLANTINGS SHALL BE IN ACCORDANCE WITH THE PLANTING PLAN PREPARED BY RICHARD KATMAN PROVIDED UNDER SEPARATE COVER.
10. EXACT LOCATION AND DEPTH OF EXISTING SEWER STUB MUST BE VERIFIED IN THE FIELD PRIOR TO THE ORDERING OF ANY SEWER REPAIRS OR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.



HORIZONTAL SCALE

(IN FEET)
1"=20'

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS FOR RECORDING ADOPTED
BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED
JANUARY 12, 1988.

APPROVED BY THE TOWN OF SALISBURY
PLANNING BOARD

DATE OF ENDORSEMENT _____

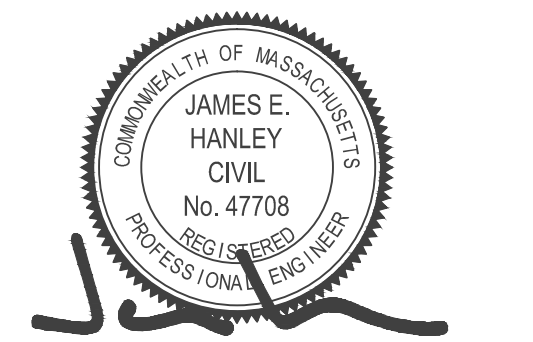
8/11/23	REDESIGNED PER APPLICANT
5/17/23	REDESIGNED PER TOWN REVIEW
3/9/23	REDESIGNED PER APPLICANT
1/3/23	REDESIGNED PER TOWN REVIEW
8/30/22	REV. PER TOWN REVIEW
DATE	DESCRIPTION
REVISIONS	

LARKIN REAL ESTATE
GROUP INC.

383 MAIN STREET
MEDFIELD, MA 02052

159 BEACH ROAD
TAX MAP 28 - LOT 1
SALISBURY, MA. 01952

DATE ISSUED:	AUGUST 2, 2022
PROJECT #:	21-10254
PREPARED BY:	WILLIAM HALL, P.E.



PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.



CIVIL DESIGN
Consultants, Inc.

SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

344 North Main Street
Andover, MA 01810

DRAWING TITLE:

UTILITY LAYOUT PLAN

C-6

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
2. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
3. ALL UTILITY WORK PERFORMED WITHIN RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW AND OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW AND MASSDOT, IF NEEDED.
4. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. A DUST EMISSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
9. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
11. WATER AND SEWER TESTING TO CONFORM TO LOCAL DPW REGULATIONS.
12. ALL MECHANICAL JOINTS TO BE MEGALUG SERIES 1100 INSTALLED IN ACCORDING WITH MANUFACTURER RECOMMENDATIONS OR APPROVED EQUAL.
13. ALL SEWER SYSTEM MAINS, STRUCTURES AND CONNECTIONS SHALL BE INSTALLED AND INSPECTED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF SALISBURY, MA WASTEWATER TREATMENT FACILITY.
14. CONTRACTOR TO COORDINATE ALL BUILDING PENETRATIONS AND ROOF LEADER LOCATIONS WITH ARCHITECTURAL DOCUMENTS PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES

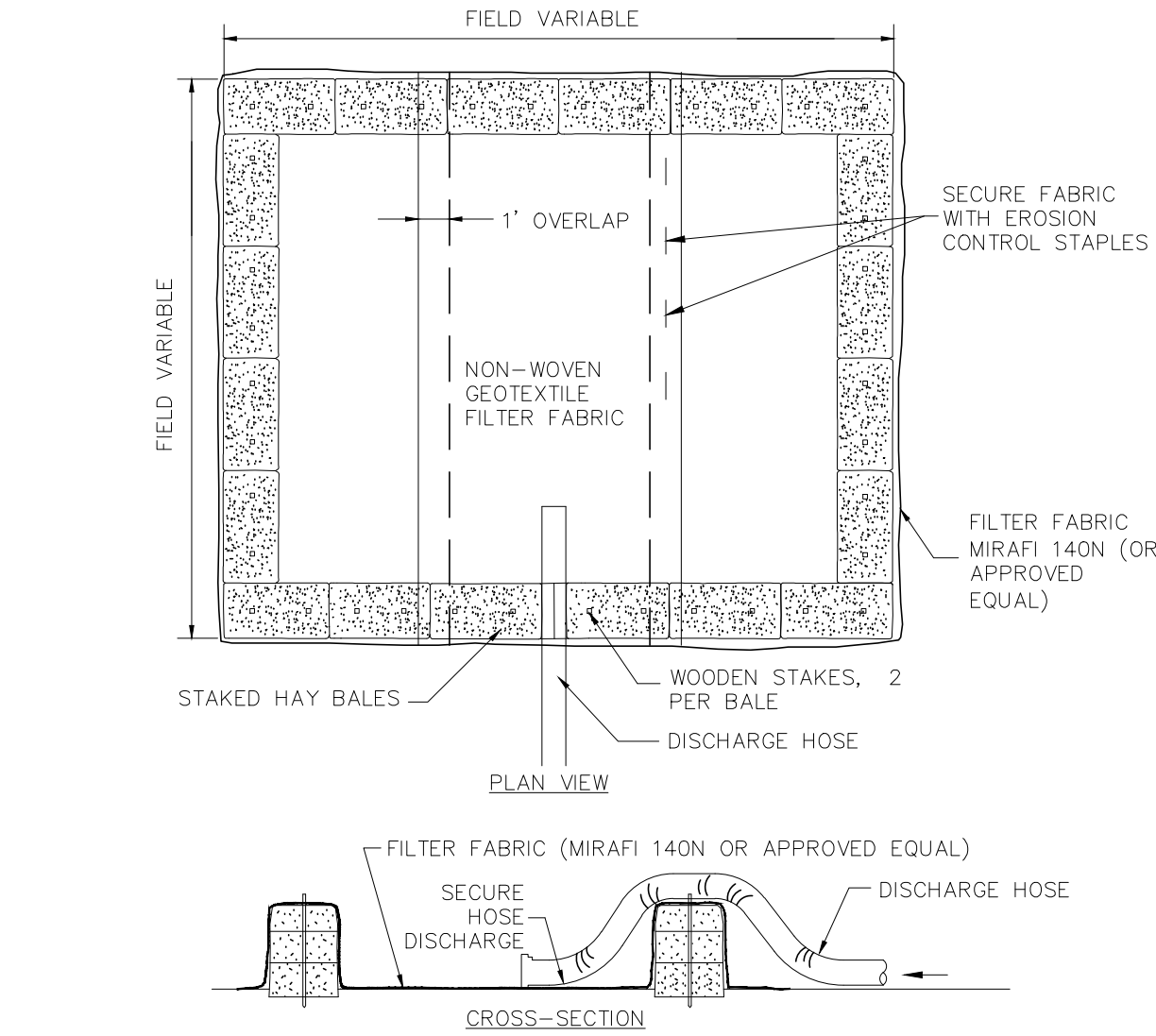
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING AND LANDSCAPING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT, MAY BE DEEMED UNACCEPTABLE.
5. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED FOR THE ENTIRE SITE. ALL LANDSCAPING MUST BE COMPLETED PRIOR TO OCCUPANCY OF THE UNITS.
6. ALL PLANTS SHALL BE INSTALLED AS DETAILED.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
8. FIELD ADJUST ALL PLANTINGS AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
3. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE MASSDOT AND THE LOCAL SUBDIVISION REGULATIONS.
4. CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE. PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL THE CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM THE ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
5. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATIONS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DOCUMENTS AND SUBSEQUENT ISSUED PLAN REVISIONS. ANY DEVIATIONS FROM THESE DOCUMENTS SHALL REQUIRE NOTIFICATION TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTING ANY CHANGE. THE CONTRACTOR WILL BE WORKING AT HIS OR HER OWN RISK.
11. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SALISBURY RULES AND REGULATIONS AND INSPECTED AS REQUIRED.
12. WORK HOURS SHALL BE CONSISTENT WITH ALL LOCAL RULES AND REGULATIONS.
13. CONSTRUCTION VEHICLES AND PERSONNEL MUST NOT OBSTRUCT THE ROADWAY OR PUBLIC SIDEWALKS, NOR INTERFERE WITH SIGHT DISTANCES FOR TURNING VEHICLES.

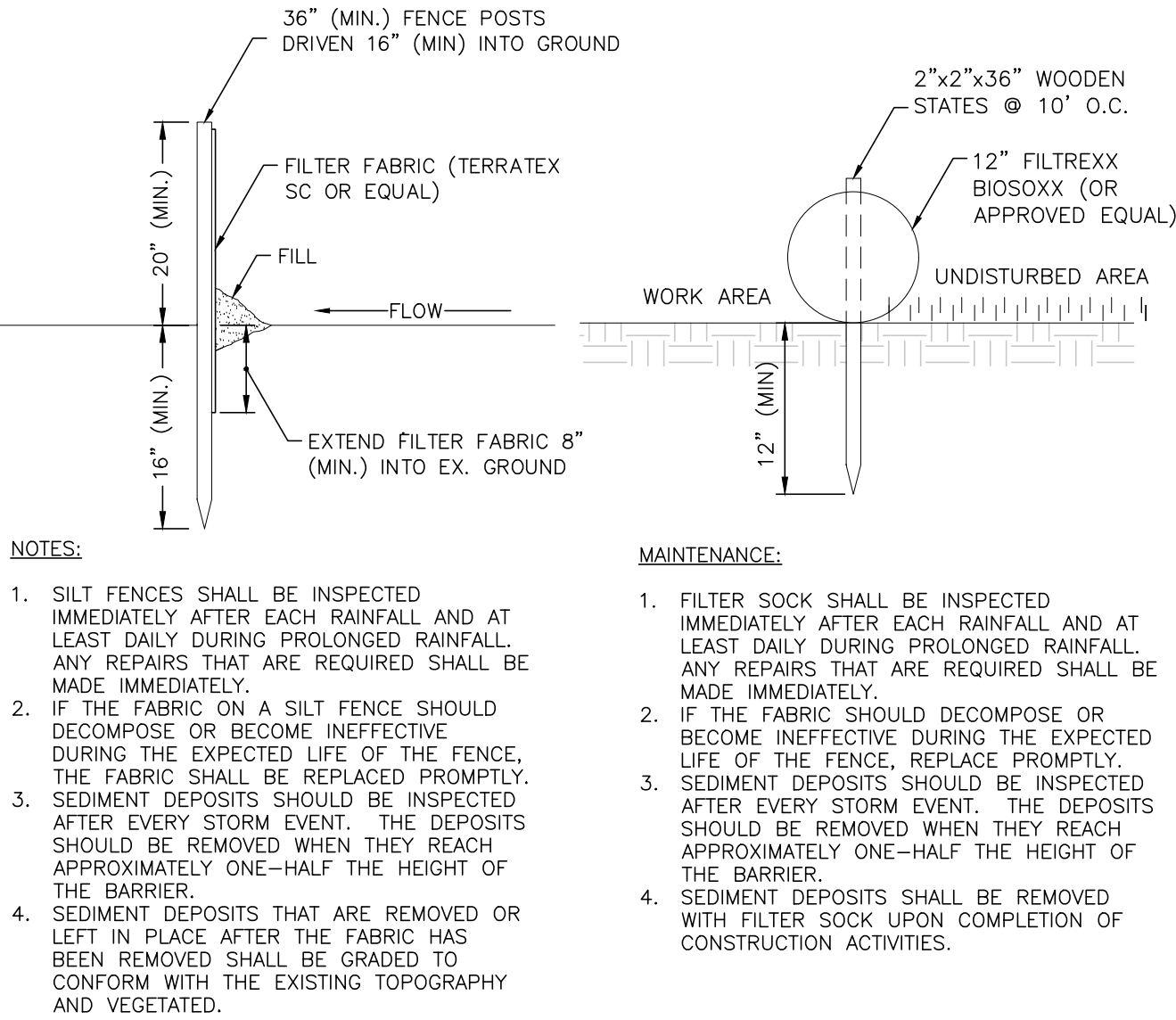
SANITARY SEWER SERVICE AT MAIN

NOT TO SCALE



DEWATERING HAYBALE BASIN

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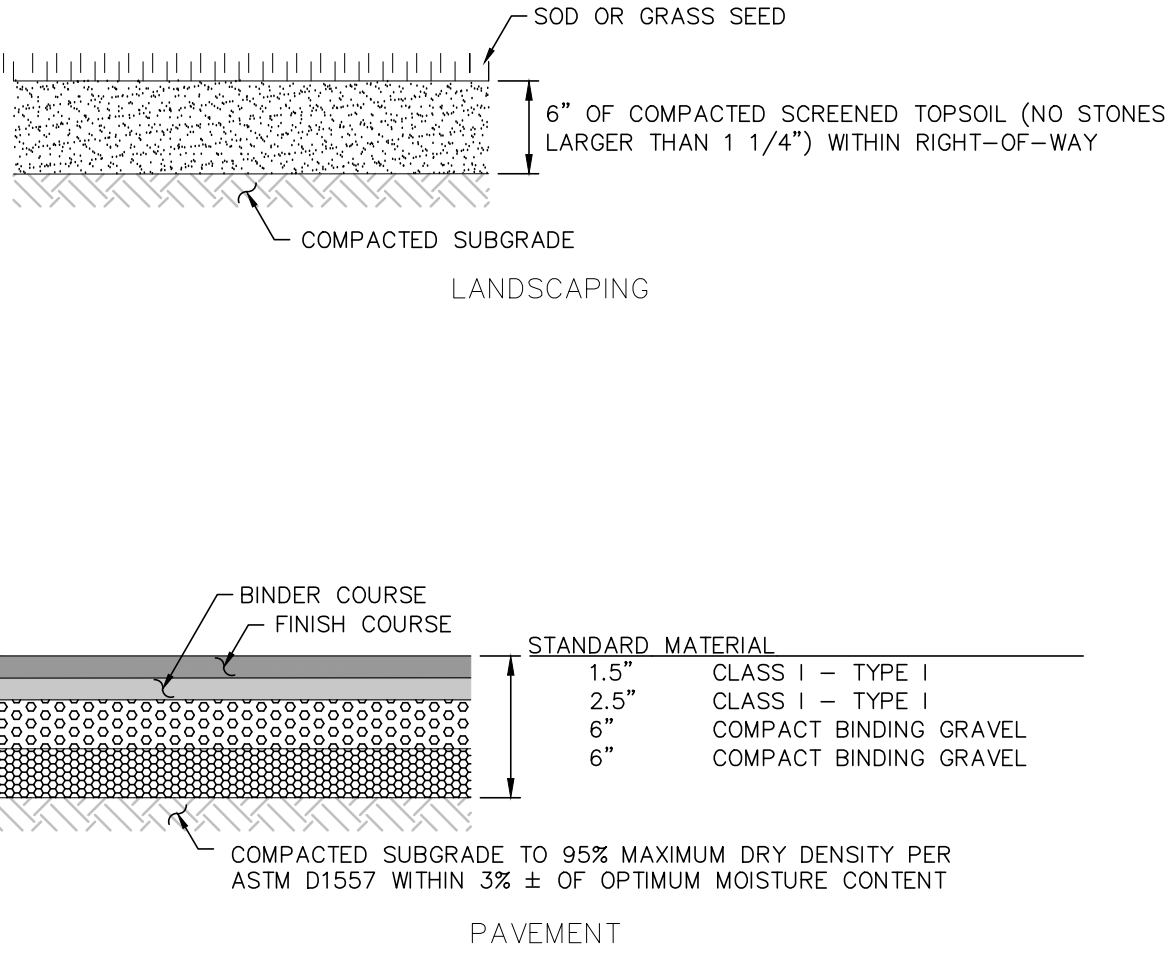


FILTER FABRIC SILT FENCE

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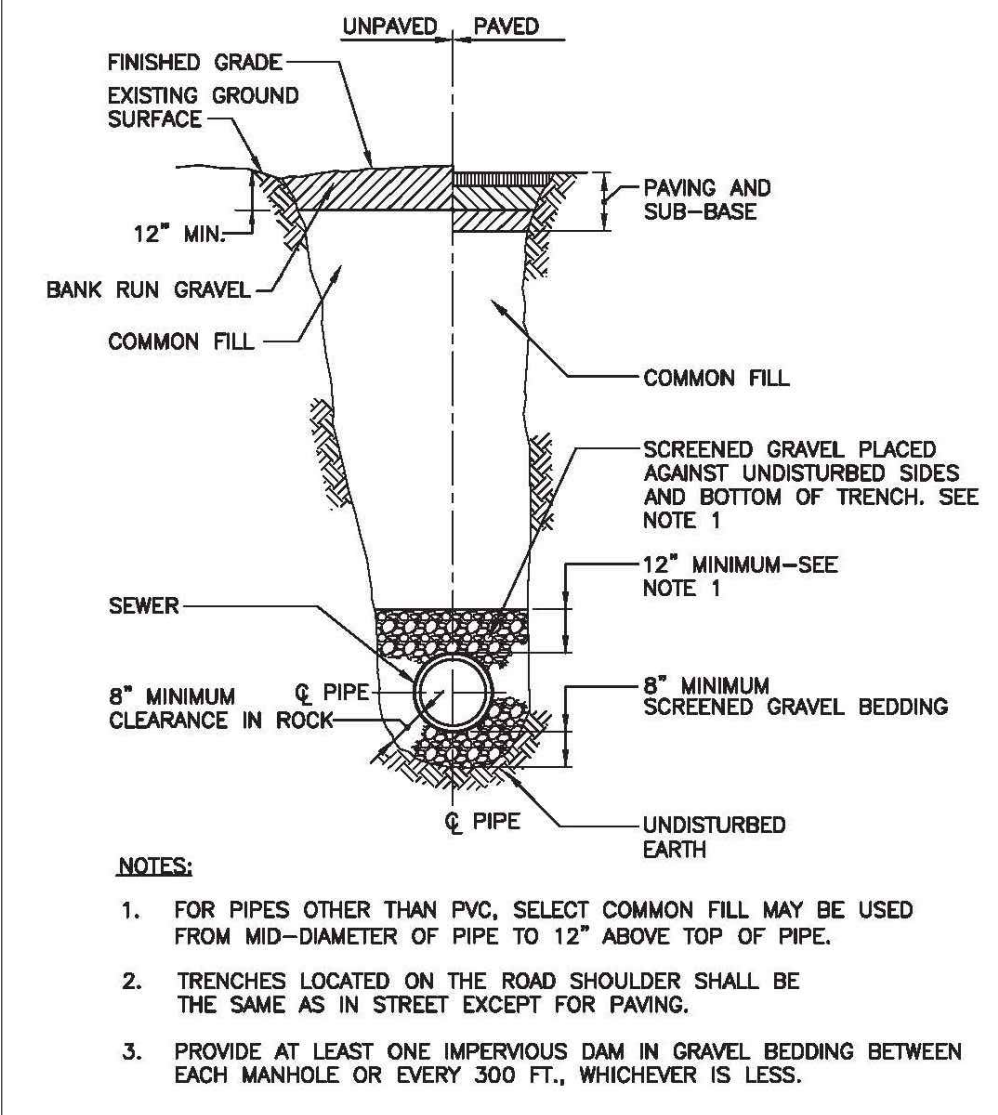
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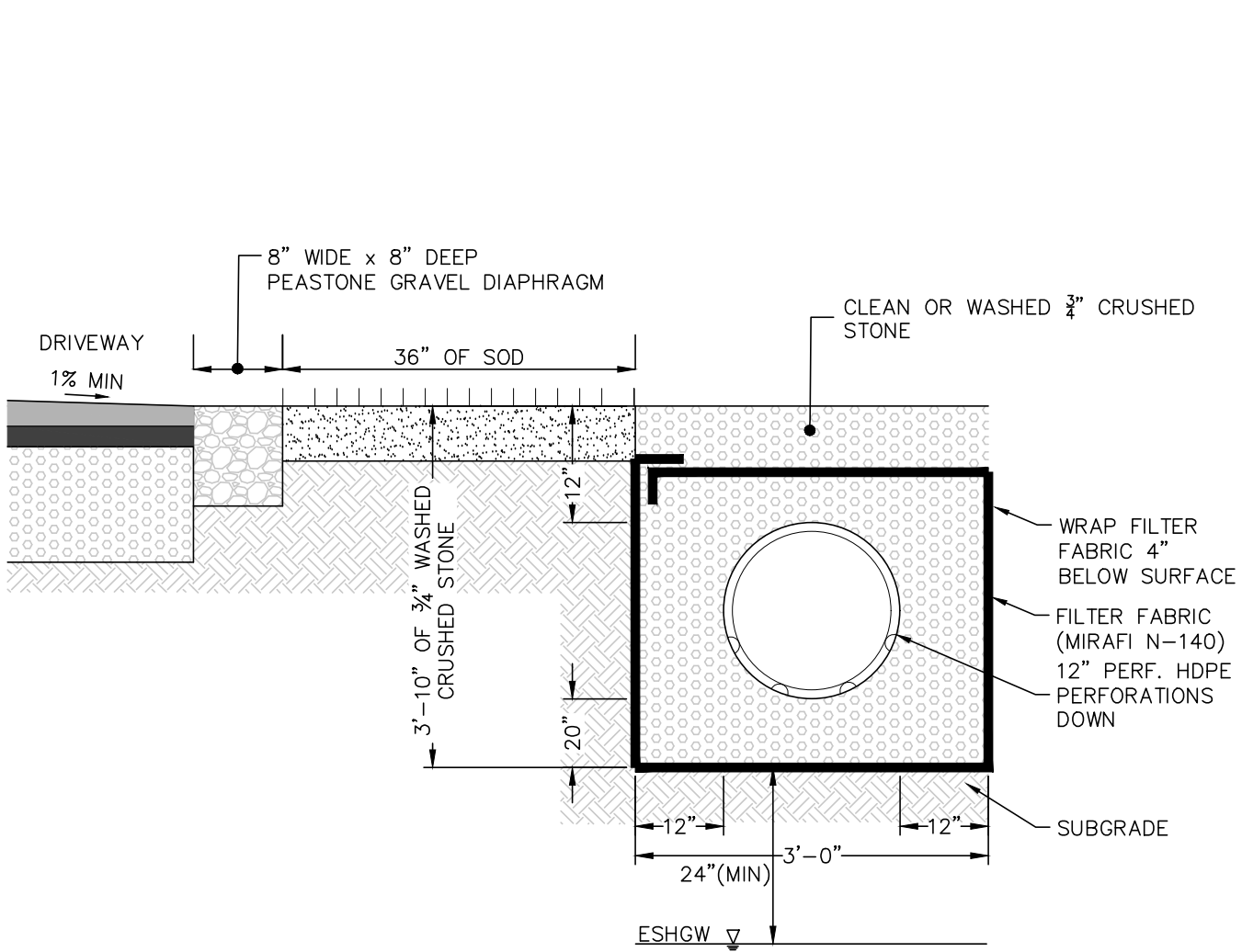
TYPICAL CROSS SECTIONS

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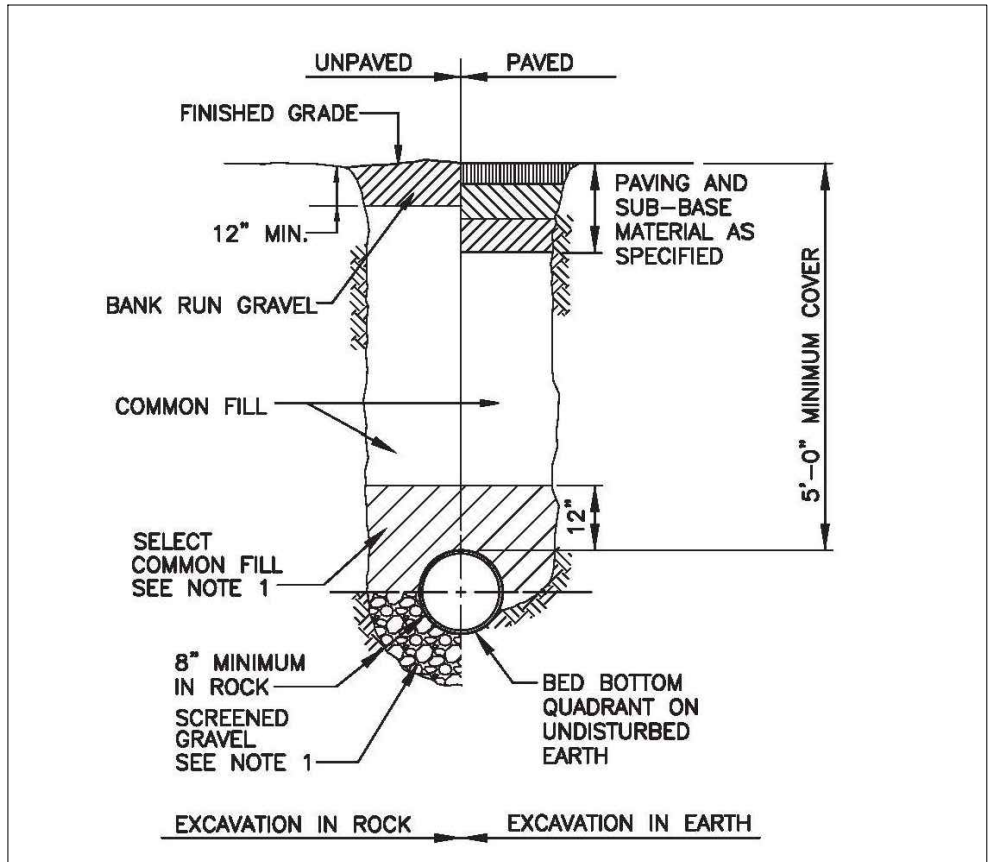
TYPICAL SEWER TRENCH

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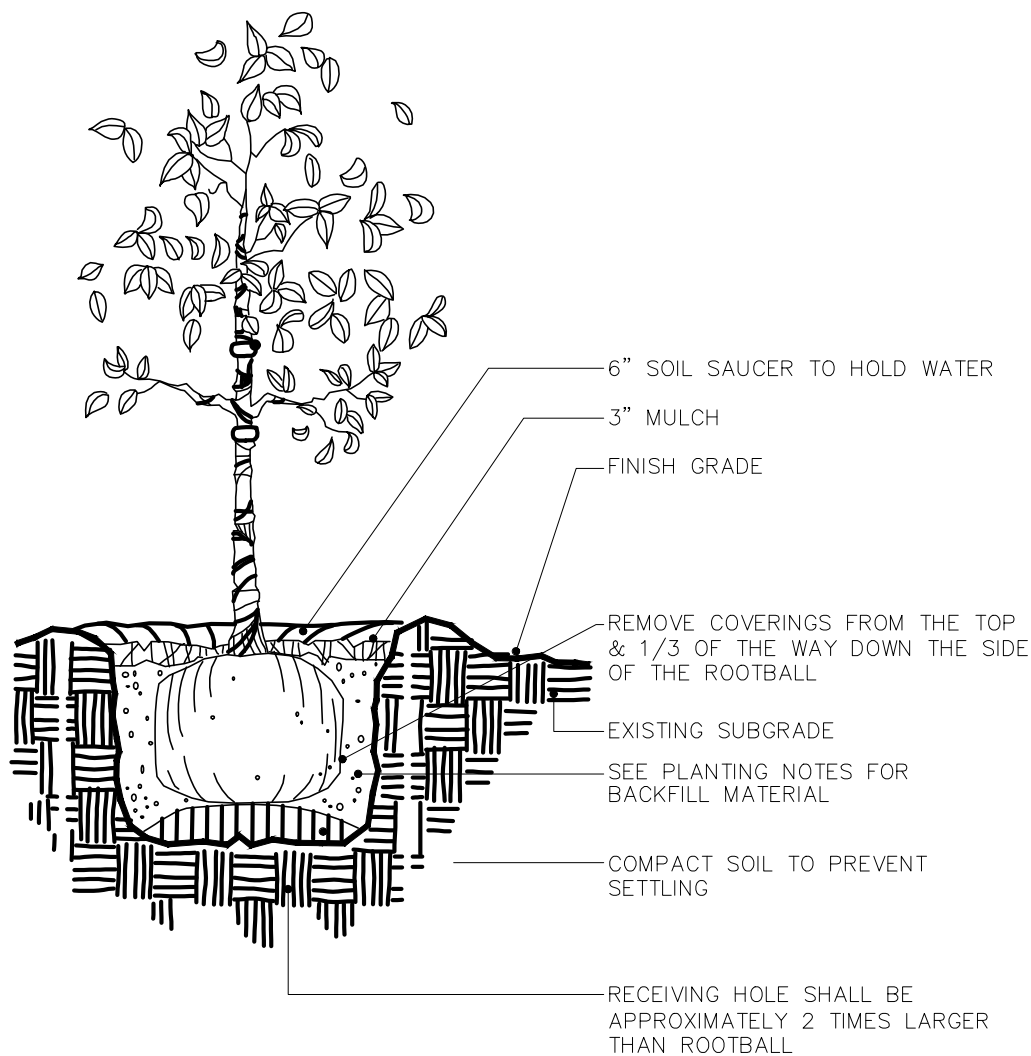
INFILTRATION TRENCH DETAIL

NOT TO SCALE



TYPICAL WATER MAIN TRENCH

NOT TO SCALE



SMALL TREE PLANTING/STAKING DETAIL

NOT TO SCALE

FOR REGISTRY USE ONLY

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ENGINEER DATE

APPROVED BY THE TOWN OF SALISBURY PLANNING BOARD

CERTIFICATE OF ACTION

DATE OF ENDORSEMENT

8/11/23	REDESIGNED PER APPLICANT
5/17/23	REDESIGNED PER TOWN REVIEW
3/9/23	REDESIGNED PER APPLICANT
1/3/23	REDESIGNED PER TOWN REVIEW
8/30/22	REV. PER TOWN REVIEW
8/2/22	REV. PER TOWN REVIEW
DATE	DESCRIPTION
REVISIONS	

PREPARED FOR:

LARKIN REAL ESTATE GROUP INC.

383 MAIN STREET
MEDFIELD, MA 02052

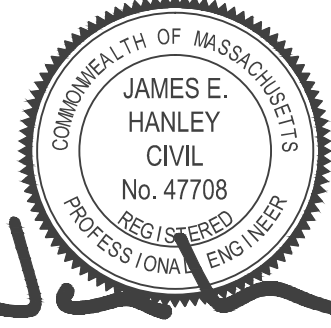
PROJECT:

159 BEACH ROAD
TAX MAP 28 - LOT 1
SALISBURY, MA. 01952

DATE ISSUED: JUNE 14, 2022

PROJECT #: 21-10254

PREPARED BY: WILLIAM HALL, P.E.



PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

CIVIL DESIGN Consultants, Inc.
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

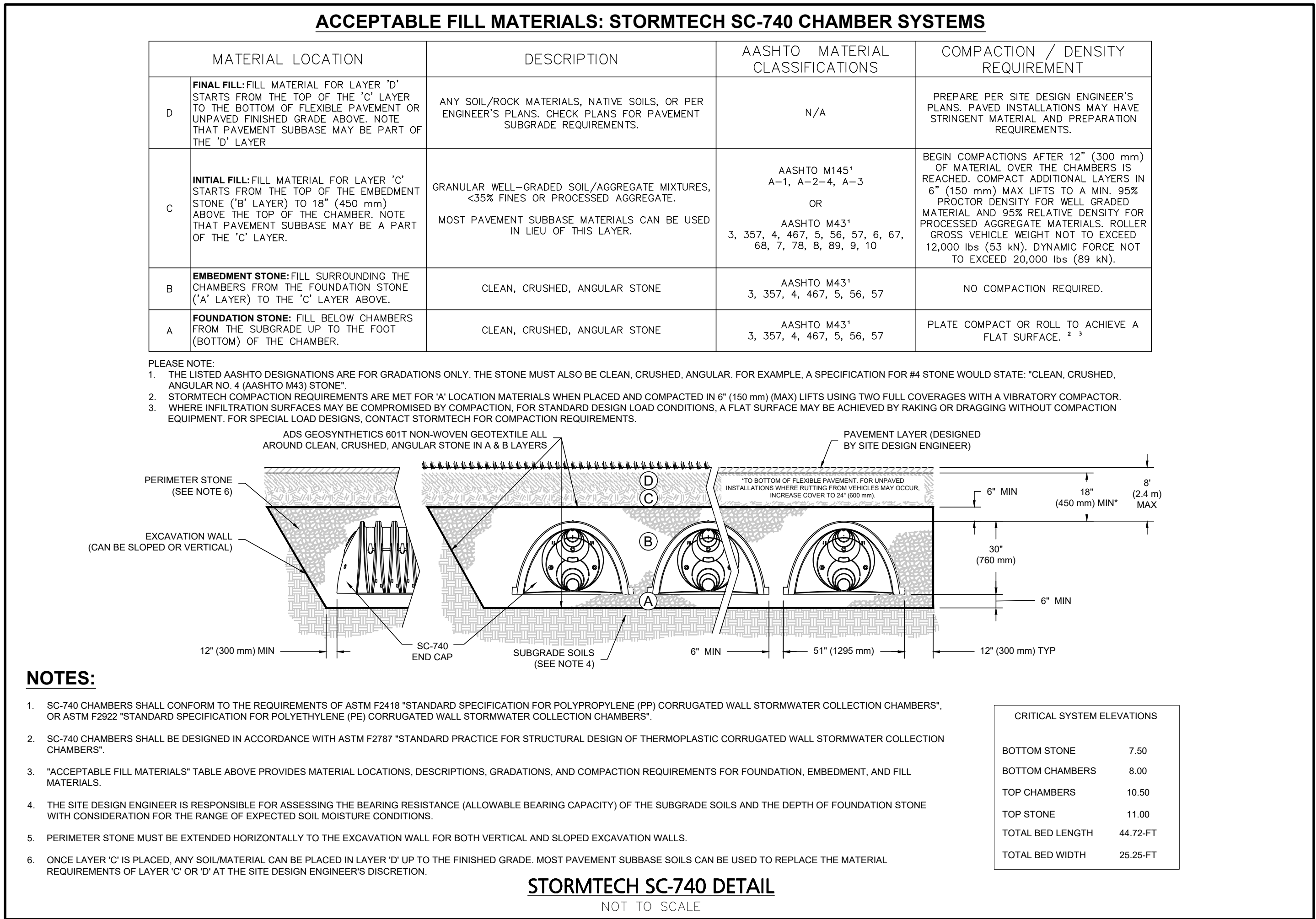
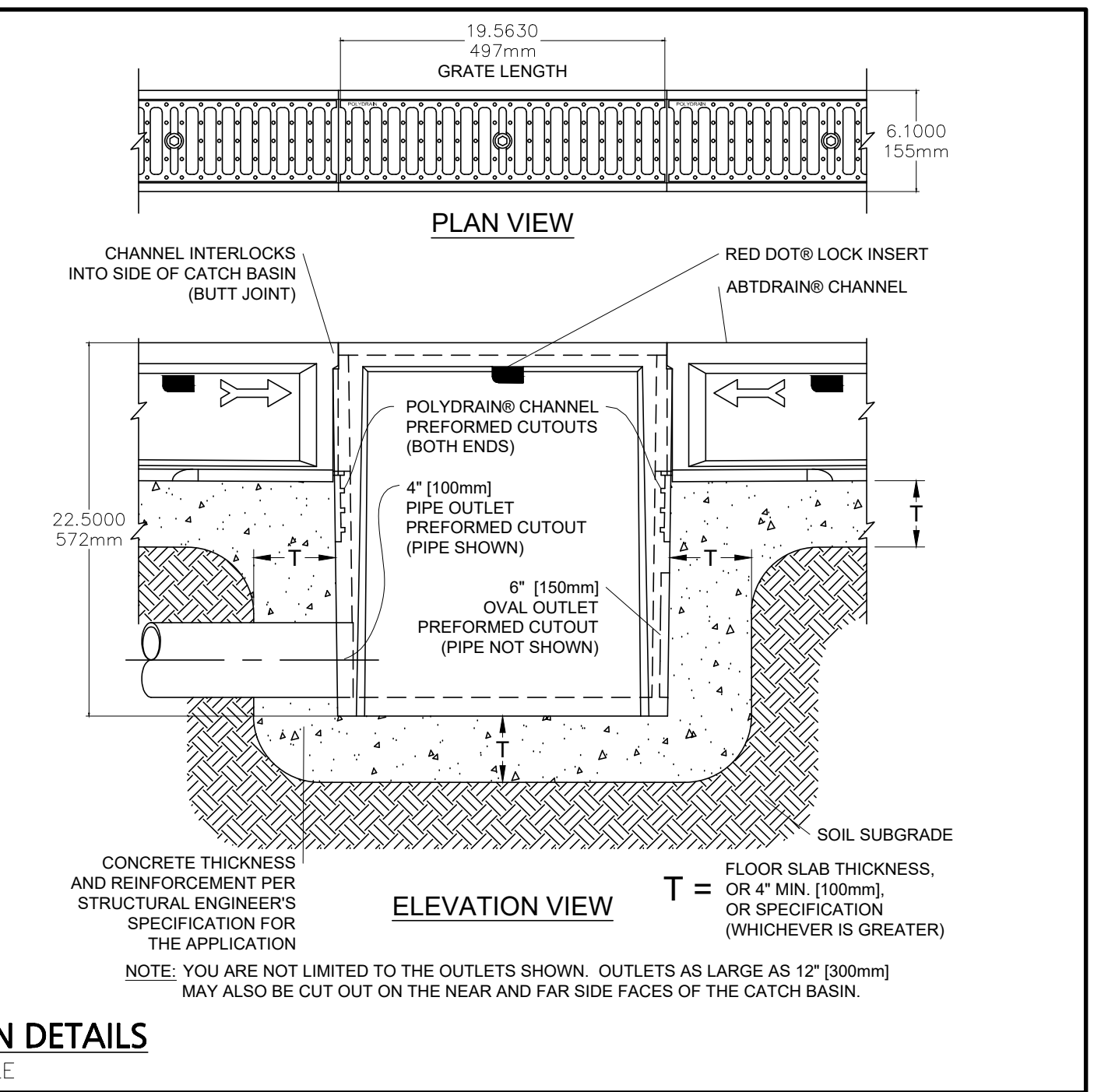
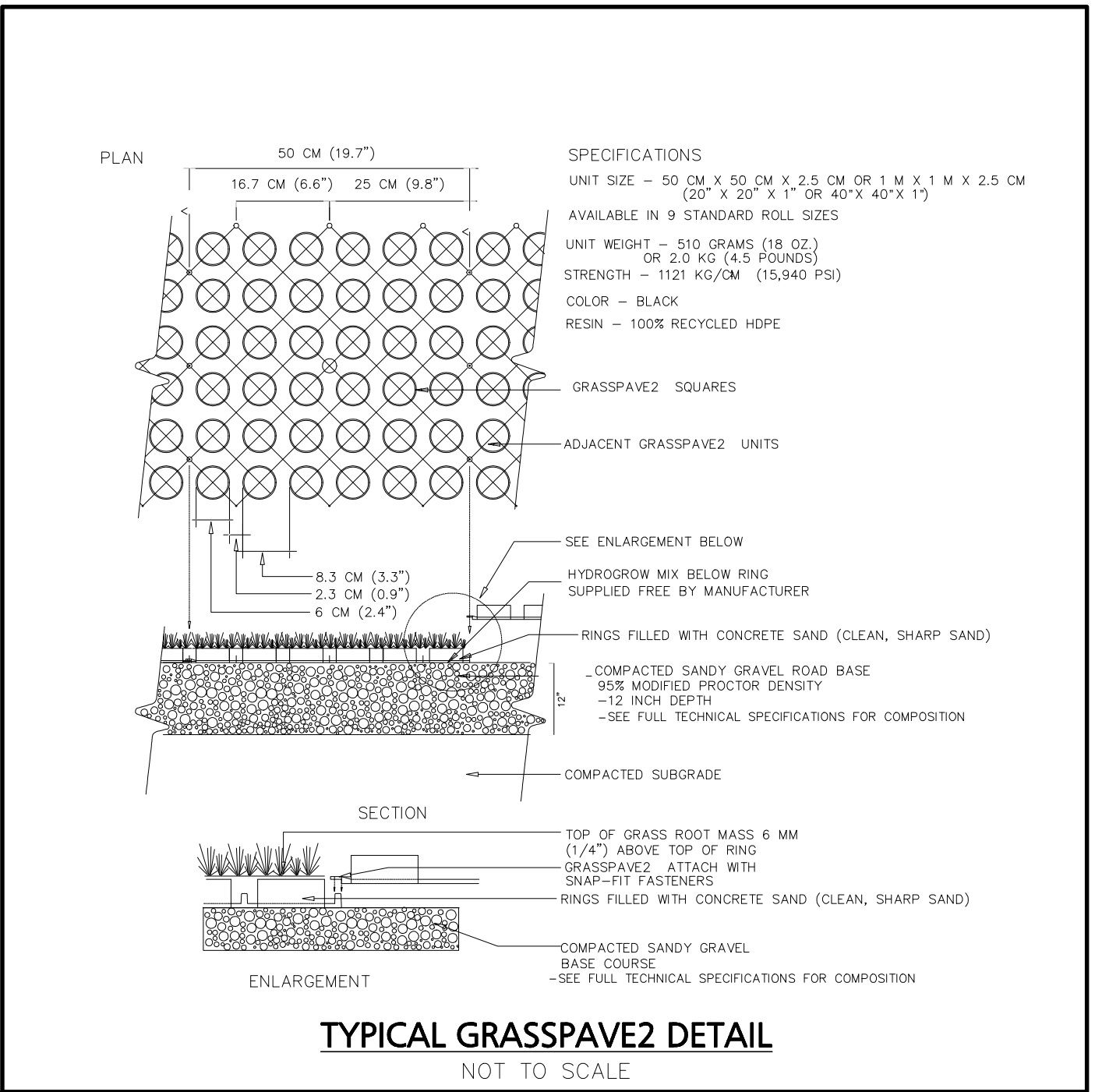
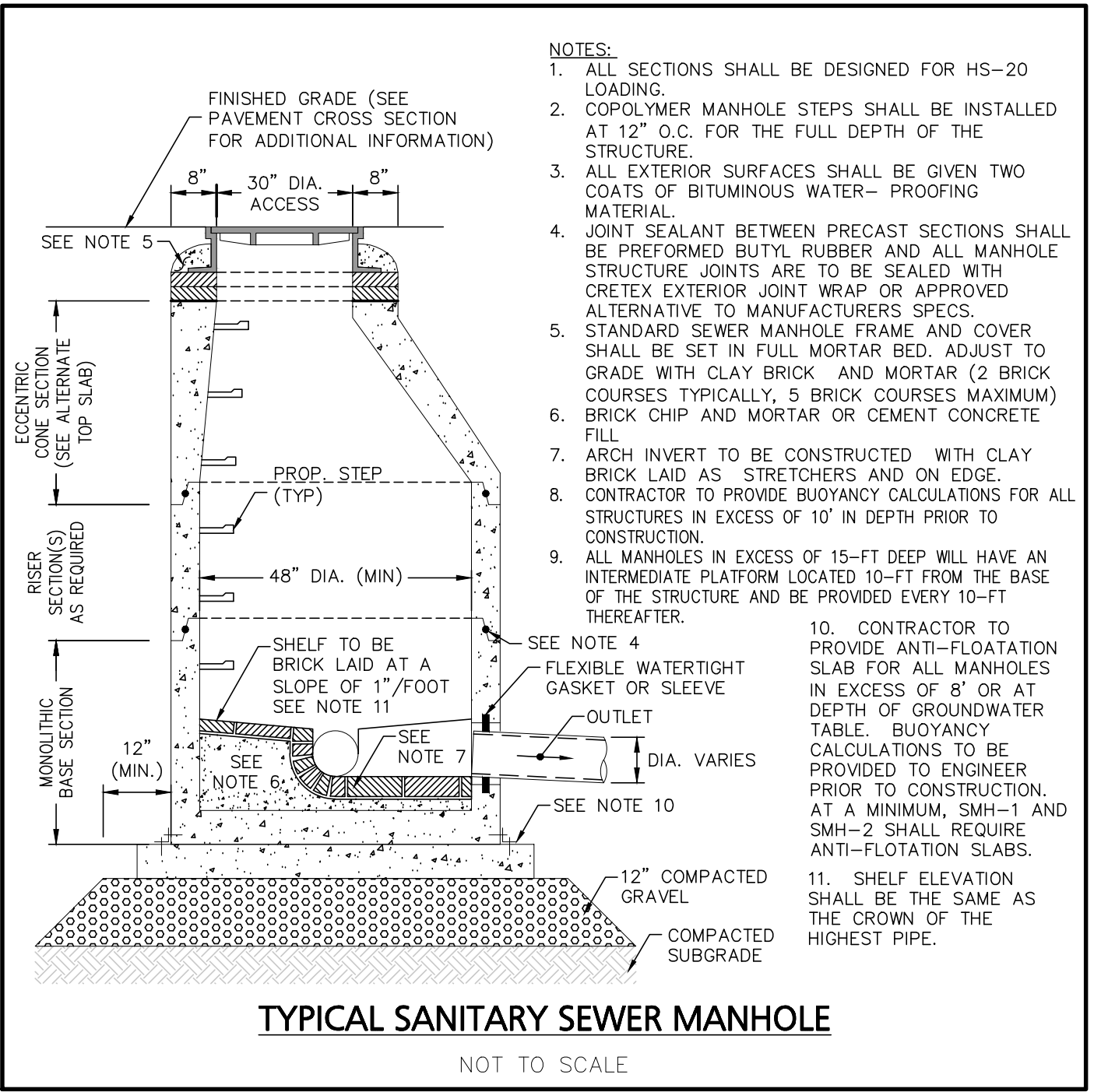
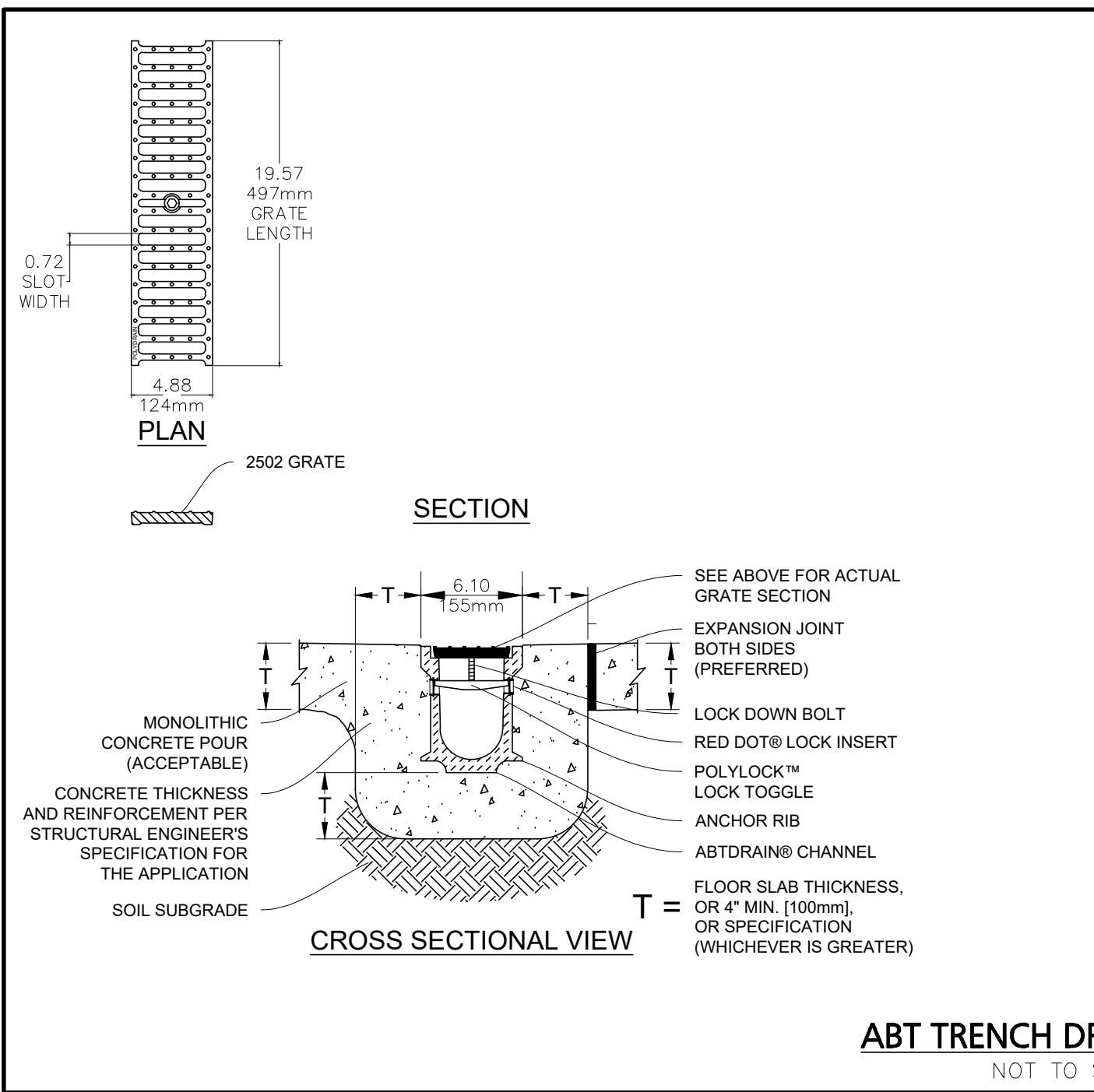
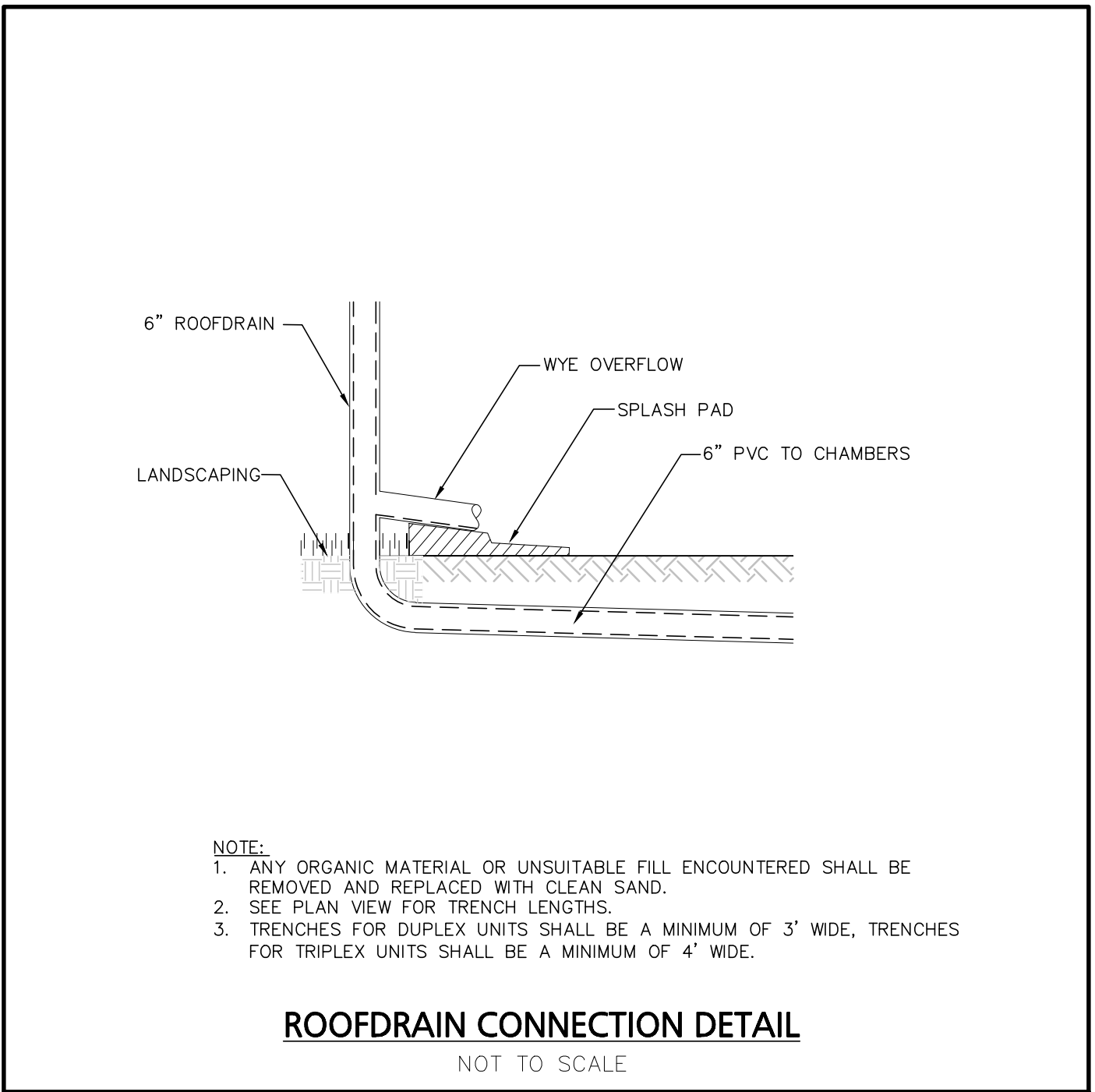
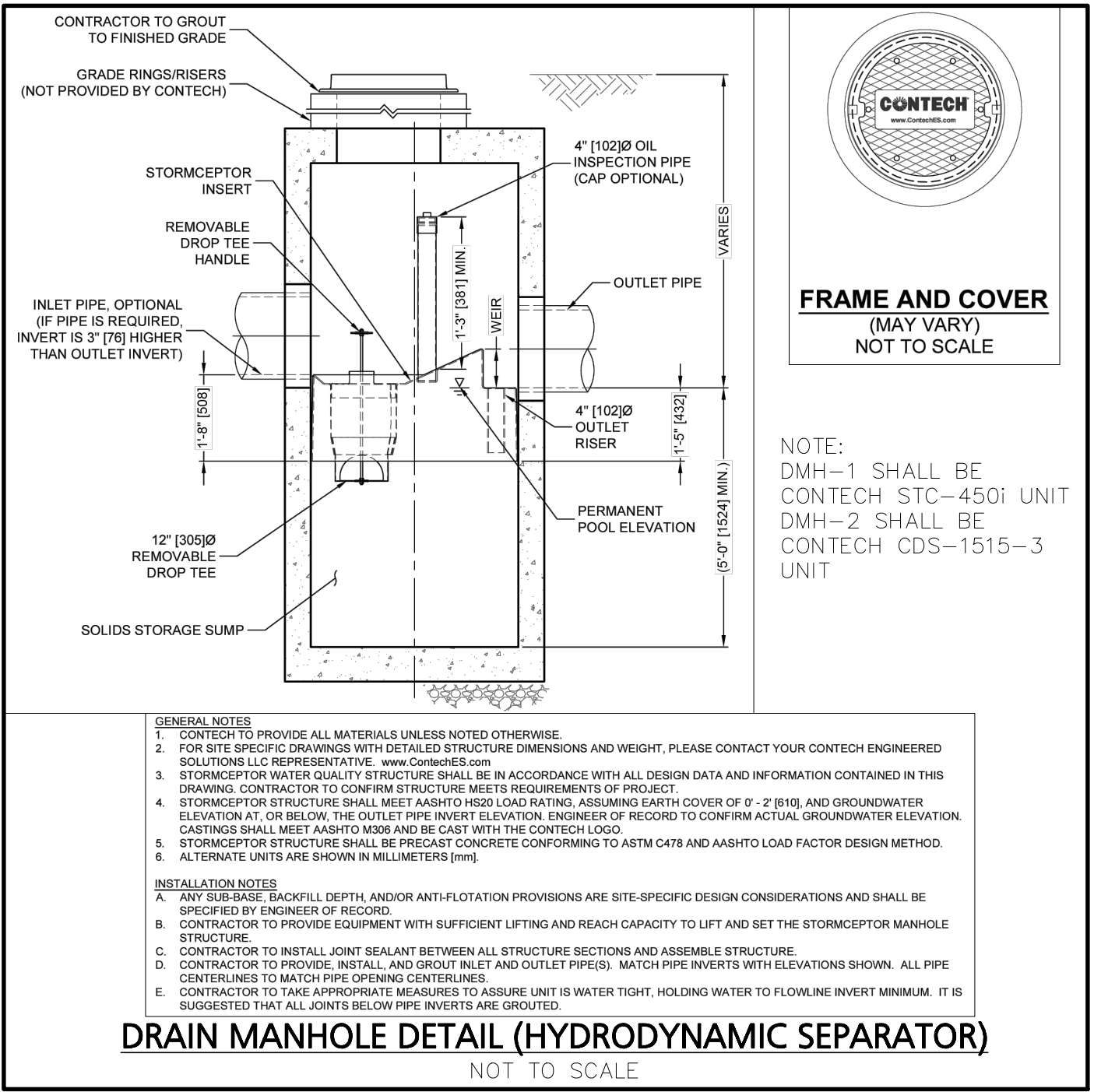
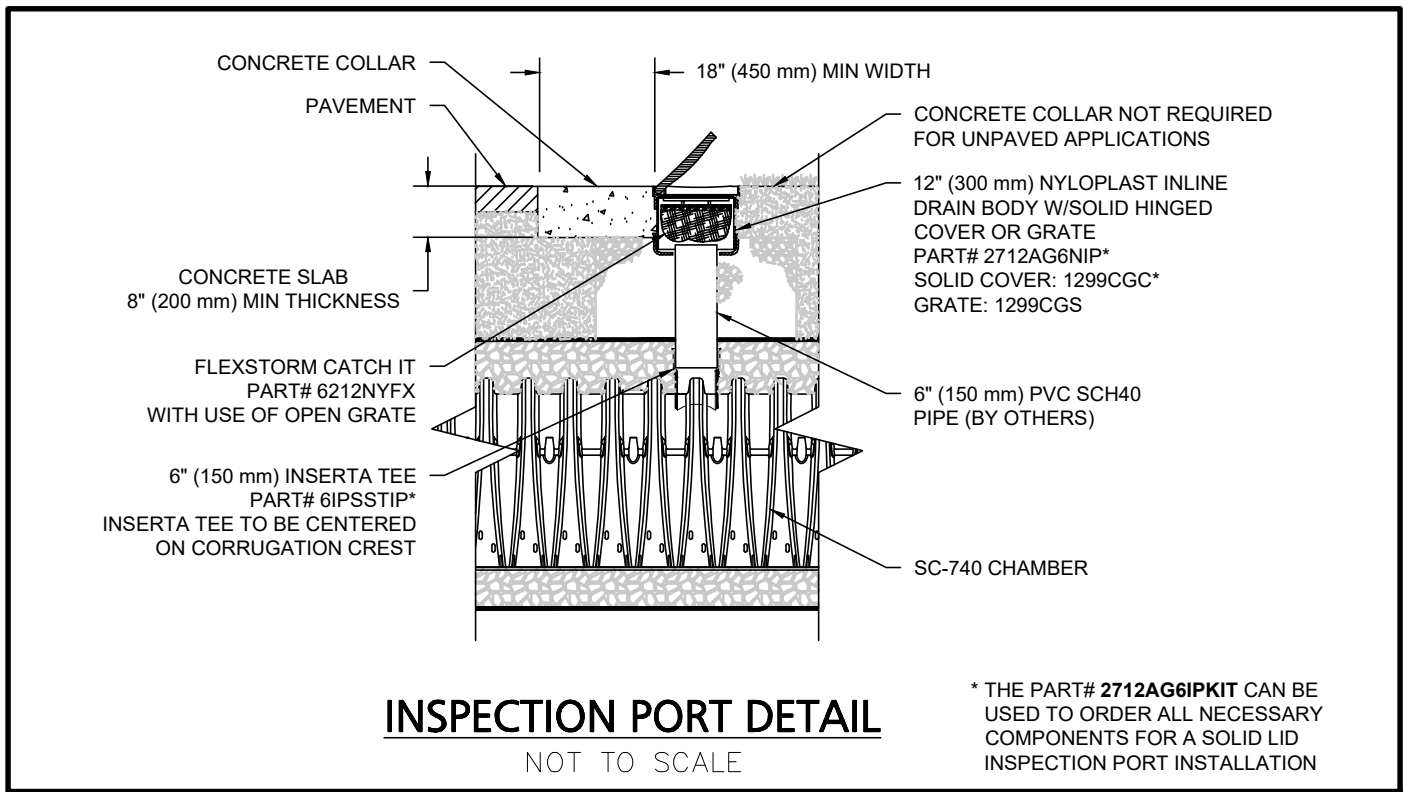
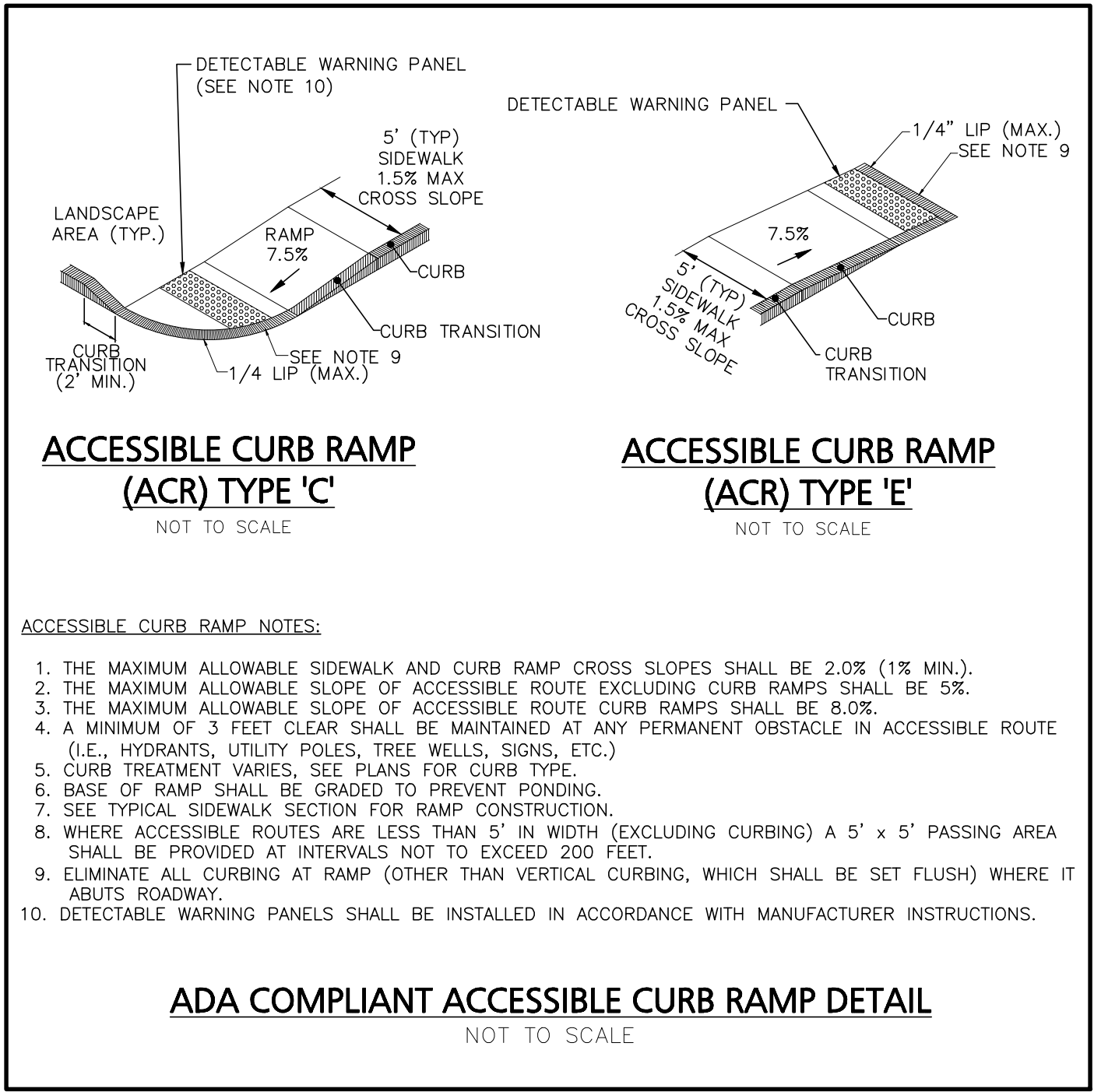
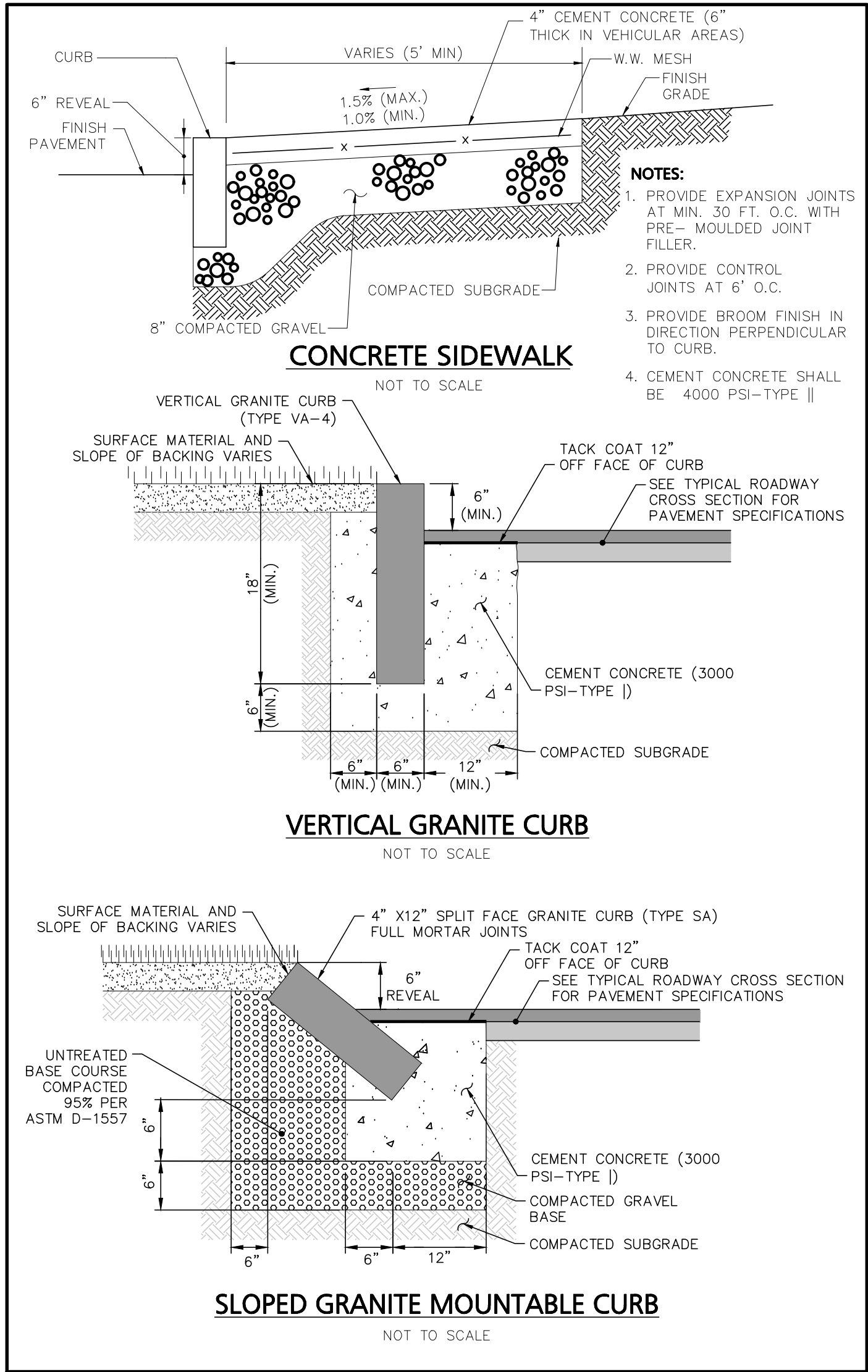
344 North Main Street
Andover, MA 01810
Tel: (978) 416-0920
Fax: (978) 416-7865

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING #:

D-1



FOR REGISTRY USE ONLY

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ENGINEER DATE

APPROVED BY THE TOWN OF SALISBURY PLANNING BOARD

REVISIONS

PREPARED FOR:

LARKIN REAL ESTATE GROUP INC.
383 MAIN STREET
MEDFIELD, MA 02052

PROJECT:

159 BEACH ROAD
TAX MAP 28 - LOT 1
SALISBURY, MA. 01952

DATE ISSUED: JUNE 14, 2022

PROJECT #: 21-10254

PREPARED BY: WILLIAM HALL, P.E.

CIVIL DESIGN Consultants, Inc.
SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

344 North Main Street Andover, MA 01810 Tel: (978) 416-0920 Fax: (978) 416-7865

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING #:

D-2