

PROJECT GENERAL NOTES

1.

EXISTING BOUNDARY LINE, TOPOGRAPHIC, AND SITE UTILITY INFORMATION IS BASED UPON SURVEY PERFORMED BY NORTH POINT SURVEY SERVICES.
2.

PRIOR TO THE START OF CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THAT ALL REQUIRED APPROVALS HAVE BEEN ISSUED AND THAT THE CONTRACTOR HAS RECEIVED AND REVIEWED ALL APPROVALS/CONDITIONS FOR THE PROJECT ISSUED BY THE **TOWN OF SALISBURY**.
3.

PRIOR TO WORK, CONTRACTOR SHALL HAVE THE PROPOSED SITE LAID OUT VERTICALLY AND HORIZONTALLY BY A PROFESSIONAL LAND SURVEYOR.
4.

IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
5.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
7.

CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
8.

CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND REGULATIONS.
9.

CONTRACTOR SHALL COORDINATE WITH THE STATE POLICE AND/OR THE LOCAL POLICE DEPARTMENT FOR TRAFFIC RELATED ISSUES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC COORDINATION AND POLICE DETAILS AS REQUIRED BY THE CITY, TOWN OR STATE.
10.

CONTRACTOR SHALL SAW-CUT PAVEMENT WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT WHICH IS TO REMAIN AND WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.
11.

CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL WORK IS COMPLETED AND ACCEPTED.
12.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL OBTAIN THE NPDES CONSTRUCTION GENERAL PERMIT.
13.

ALL WATER, SEWER, CURB CUT, STREET OPENING AND JACKIE'S LAW EXCAVATION PERMITS SHALL BE OBTAINED AT THE ENGINEERING DEPARTMENT PRIOR TO ANY EXCAVATION.
14.

AN APPROVED SITE AS-BUILT PLAN SHALL BE SUBMITTED TO THE TOWN OF SALISBURY WITHIN 60 DAYS OF THE CERTIFICATED OF OCCUPANCY. THE AS-BUILT SHALL BE SUBMITTED IN MYLAR AND IN ELECTRONIC AUTOCAD FORMAT.
15.

EXISTING PARKING SPACES TO BE REPAINTED.
16.

ALL UNITS TO BE NUMBERED AND APPROVED BY THE TOWN SALISBURY'S ASSESSORS DEPARTMENT.

DIG SAFE NOTES

1.

IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
2.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
4.

CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

BEFORE CONSTRUCTION CALL (72 HOURS IN ADVANCE):

•

"DIG SAFE" AT 1-888-DIG SAFE

•

1-888-344-1235

DIG SAFE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE UTILITY OWNER OR ITS REPRESENTATIVES. THE LOCATIONS SHOWN BASED ON FIELD SURVEY AND RECORDS PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH EACH UTILITY PROVIDER AND SHALL ALSO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR FURTHER AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-DIG-SAFE PRIOR TO COMMENCING WORK.

SITE GRADING AND BUILDING COORDINATION NOTES:

1.

PRIOR TO CONSTRUCTION AND PURCHASE OF ANY BUILDING AND/OR SITE UTILITY MATERIALS THE CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS TO CONFIRM THE FOLLOWINGS ITEMS:

1.1.

BUILDING FLOOR ELEVATIONS.

1.2.

EXTERIOR SITE GRADING INTERFACE WITH THE BUILDING FACADE.

1.3.

EXTERIOR SITE LANDSCAPING INTERFACE WITH THE BUILDING FACADE.

1.4.

CONCRETE SIDEWALK INTERFACE WITH THE BUILDING FACADE.

1.5.

SEE ARCHITECTURAL DRAWINGS FOR FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL BUILDING UTILITIES 10' FROM THE FOUNDATION INCLUDING BUT NOT LIMITED TO SEWER, WATER, FIRE PROTECTION, GAS, ELECTRIC/COMMUNICATIONS AND FLOOR DRAINS (IF APPLICABLE). VERTICAL AND HORIZONTAL LOCATION OF UTILITIES SERVICES SHOWN TO THE BUILDING ARE FOR PLANING PURPOSES ONLY.

1.6.

LOCATION OF ALL BUILDING EGRESSES AND HANDICAPPED ACCESS.

1.7.

EXTERIOR BUILDING LIGHTING.

2.

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO COORDINATE SITE GRADING SHOWN ON THE PROPOSED GRADING PLAN, SHEETS **C6 AND C7**, WITH BUILDINGS EXTERIOR FACADE/FOUNDATION.

SPECIAL PERMIT

201 ELM STREET
SALISBURY, MA

FOR:

ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA

PREPARED BY:

ASB design group LLC

363 boston street, route 1
topsfield ma 01983
phone 978.887.6161

LOCATION PLAN
SCALE: 1" = 200' ±
SOURCE: MA GIS DIGITAL RASTER GRAPHIC (DRG)

INDEX OF SHEETS

C1	SHEET	1 OF 10	COVER SHEET: INDEX & NOTES
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C4	SHEET	4 OF 10	SITE LAYOUT, UTILITIES, & PAVEMENT MARKING & SIGNAGE PLAN
C5	SHEET	5 OF 10	SITE LAYOUT, UTILITIES, & PAVEMENT MARKING & SIGNAGE PLAN
C6	SHEET	6 OF 10	SITE GRADING, DRAINAGE, & SWPP PLAN
C7	SHEET	7 OF 10	SITE GRADING, DRAINAGE, & SWPP PLAN
C8	SHEET	8 OF 10	SITE & UTILITY DETAILS
C9	SHEET	9 OF 10	EROSION CONTROL DETAILS
C10	SHEET	10 OF 10	TBS BUILDING DETAILS

ZONING DISTRICT:	C - COMMERCIAL / C3 - COMMERCIAL		
ZONING CRITERIA	REQUIREMENT		EXISTING / PROPOSED
	C-COMMERCIAL	C3-COMMERCIAL	
LOT AREA - MINIMUM	1/2 AC	2 1/2 AC	13.77 AC. (EXISTING)
MINIMUM FRONTAGE	100.0'	150.0'	464.70'
BUILDING FOOTPRINT	EXISTING CINEMA		19,384 SF
	SYLVAN STREET GRILL		9333 SF
	ATM		204 SF
		STORAGE	55,505 SF
TOTAL BUILDING AREA			84,426 S.F.
PERCENT STRUCTURE COVERAGE	25% MAXIMUM	40% MAXIMUM	14.1%
FRONT BUILDING SETBACK	50.0' MINIMUM	30' MINIMUM	SEE NOTE 1
SIDE BUILDING SETBACK	20' MINIMUM	25' MINIMUM	SEE NOTE 2
REAR BUILDING SETBACK	20' MINIMUM	40' MINIMUM	SEE NOTE 3
MAXIMUM BUILDING HEIGHT	35' MAXIMUM	35' MAXIMUM	< 25' (PROPOSED)

PERCENT STRUCTURE COVERAGE:

TOTAL BUILDING AREA = 84,426 S.F. / 43,560 S.F. / AC. = 1.94 AC.
TOTAL PARCEL AREA = 13.77 AC.
PERCENT STRUCTURE COVERAGE = 1.94 AC. / 13.77 AC. = 14.1%

NOTE:

1.

FRONT SETBACK - EXISTING CINEMA

= 38.8'

2.

SIDE SETBACK - EXISTING CINEMA

= 36.8'

SIDE SETBACK - ATM

= 34.8'

SIDE SETBACK - STORAGE UNIT

= 36.6'

3.

REAR SETBACK - STORAGE UNIT

= 305' ±

BENCHMARK

BENCHMARK: NAVD 88 MASSDOT
GEODETIC POINT I.D. 16037

GENERAL UTILITY NOTES

1.

PRIOR TO CONSTRUCTION AND THE PURCHASE OF ANY DRAINAGE PIPE, SEWER PIPE, FITTINGS, AND MANHOLES, THE CONTRACTOR SHALL FIELD VERIFY ALL OFF-SITE UTILITY CROSSINGS. THE CONTRACTOR SHALL CONDUCT TEST PITS AND/OR VACUUM EXCAVATION TO CONFIRM VERTICAL AND HORIZONTAL LOCATIONS FOR ALL UTILITY CROSSINGS. REPORT AND DISCREPANCIES TO THE ENGINEER AND THE CITY/TOWN OF XXXX DEPARTMENT. IF REQUIRED FIELD ADJUSTMENTS WILL BE COORDINATED WITH THE CITY/TOWN OF XXXX ENGINEERING DEPARTMENT.

UTILITY ASSUMPTIONS

THE FOLLOWING ASSUMPTIONS WERE MADE BY THE DESIGNER CONCERNING THE VERTICAL LOCATION OF OFF-SITE EXISTING UTILITIES:

1.

ALL WATER LINES (TRUNK LINES AND SERVICES) WERE ASSUMED TO BE 5' BELOW THE EXISTING SURFACE TO TOP OF PIPE.

2.

ALL GAS PIPES AND GAS SERVICES WERE ASSUMED TO BE 25' BELOW THE EXISTING SURFACE TO TOP OF PIPE.

ZONING DISTRICT

TAX MAP 6 PARCEL 46
C - COMMERCIAL
C3 - COMMERCIAL

REFERENCES

BOOK 54548 PAGE 319 M.S.R.D

OWNER OF RECORD/ APPLICANT:

ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

PARKING:

RESTAURANT = 29 (2 SPACES HANDICAP)
CINEMA = 464 (4 SPACES HANDICAP)

NOTICE OF INTENT

SEEKAMP ENVIRONMENTAL CONSULTING INC. WILL BE FILING A NOTICE OF INTENT (NOI) TO THE TOWN OF SALISBURY'S CONSERVATION COMMISSION.

ADDITIONAL APPROVALS

1.

CONTRACTOR SHALL ALSO REFER TO AND REVIEW THE FOLLOWING ADDITIONAL PLANS AND APPROVALS PRIOR TO CONSTRUCTION:

1.1.

TOWN OF SALISBURY CONSERVATION COMMISSION - NOTICE OF INTENT AND ORDER OF CONDITIONS.

WAIVERS:

WAIVERS (SEE WAIVER REQUEST FORM)

1.

PLAN REQUIREMENTS C. LOCATION OF: 1. PROPOSED LANDSCAPING PLAN.

2.

PLAN REQUIREMENTS G. LUMINAIRE PLAN SHOWING: 1. FOOT CANDLES.

CONSULTANTS
DESIGN TEAM:

CIVIL ENGINEER:

ASB DESIGN GROUP, LLC
363 BOSTON STREET
TOPSFIELD MA 01983
978.887.6161

SURVEYOR:

NORTHPOINT SURVEY SERVICES
P.O. BOX 1226
NEWBURYPORT MA 01950
978.312.0835

WETLANDS

SEEKAMP ENVIRONMENTAL
CONSULTING INC.
129 ROUTE 125
KINGSTON NH 03848
603.642.8500

ASB

design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction

363 boston street, route 1
topsfield, ma 01983

Northpoint Survey
Services
Surveyors and Engineers
PO BOX 1226
NEWBURYPORT, MA 01950
(978)-312-0835

project title:

MINI-STORAGE
SYSTEM

prepared for:

ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:

map: 9
block: N.A.
parcel: 46
lot: N.A.

revisions

no.	date	description
0	05.24.18	ISSUED FOR REVIEW
1	07.05.18	REVIEW COMMENTS 1

plan submission

SPECIAL PERMIT

date: 05.24.2018
scale: AS NOTED
job no: 2017-09
DEP no: T.B.D.

Seal of the State of Massachusetts
Thad D Berry
No. 41253
CIVIL
REGISTERED ENGINEER

Thad D Berry

drawing name

COVER SHEET:
INDEX & NOTES

drawing number

CI

sheet 1 of 10

MINI-STORAGE
SYSTEM

prepared for:
ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:

map: 9
block: N.A.
parcel: 46
lot: N.A.

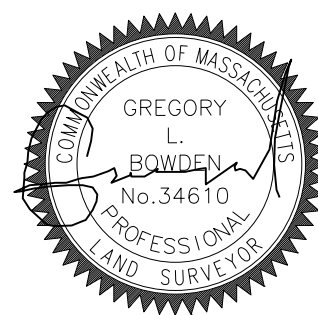
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no.	date	description
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1	07.05.18	REVIEW COMMENTS 1

plan submission

SPECIAL PERMIT

date: 05.24.2018
scale: 1" = 40'
job no: 2017-09
DEP no: T.B.D.



drawing name

EXISTING
CONDITIONS

drawing number

C2



MINI-STORAGE SYSTEM

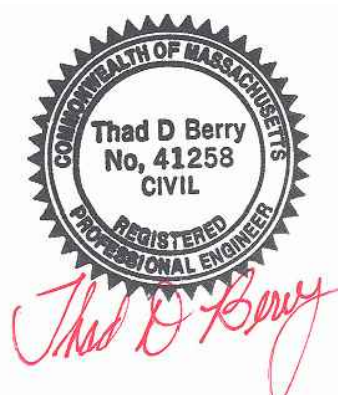
prepared for:
ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:
map: 9
block: N.A.
parcel: 46
lot: N.A.

no.	date	description
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1	07.05.18	REVIEW COMMENTS 1

plan submission
SPECIAL PERMIT

date: 05.24.2018
scale: 1" = 40'
job no: 2017-09
DEP no: T.B.D.

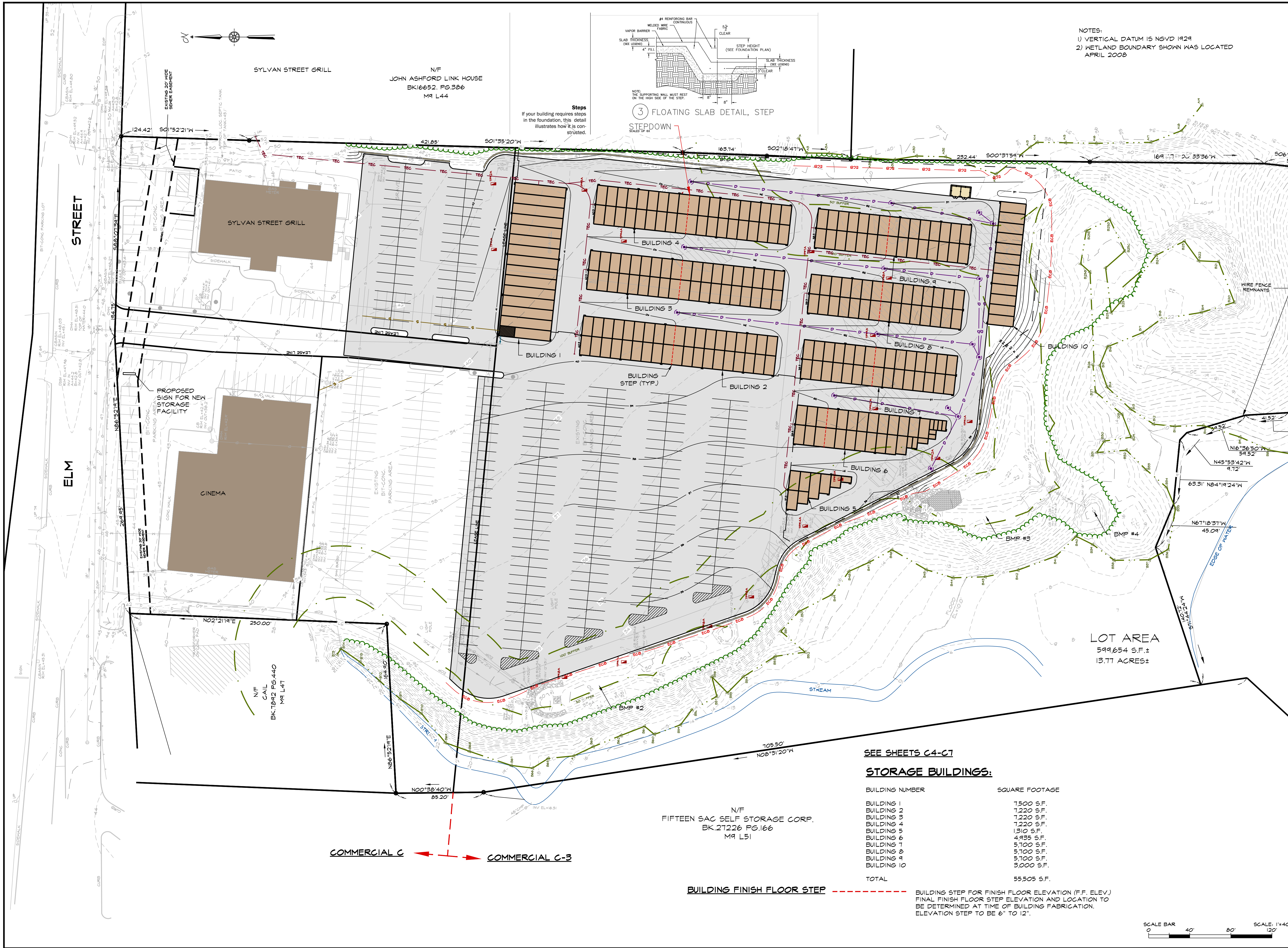


drawing name

OVERALL SITE
LAYOUT PLAN

drawing number

C3



MINI-STORAGE SYSTEM

prepared for:

ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:

map: 9
block: N.A.
parcel: 46
lot: N.A.

revisions

no.	date	description
0	05.24.18	ISSUED FOR REVIEW
1	07.05.18	REVIEW COMMENTS 1

plan submission

SPECIAL PERMIT

date: 05.24.2018

scale: 1" = 20'

job no: 2017-09

DEP no: T.B.D.

drawing name

SITE LAYOUT,
UTILITIES, &
PAVEMENT
MARKINGS &
SIGNAGE PLAN

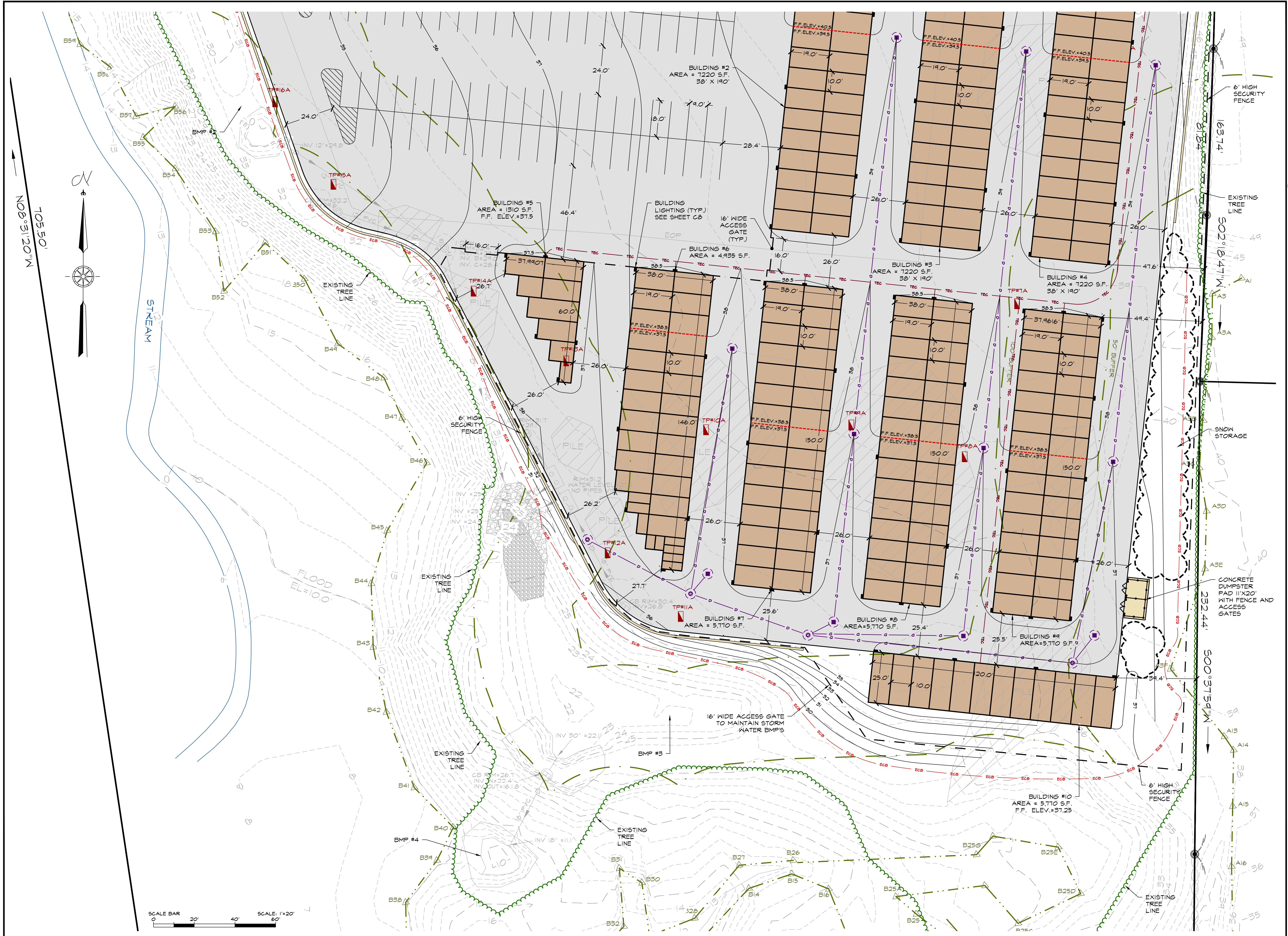
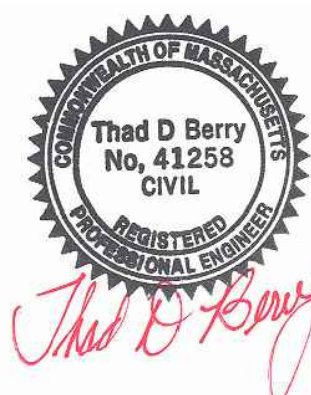
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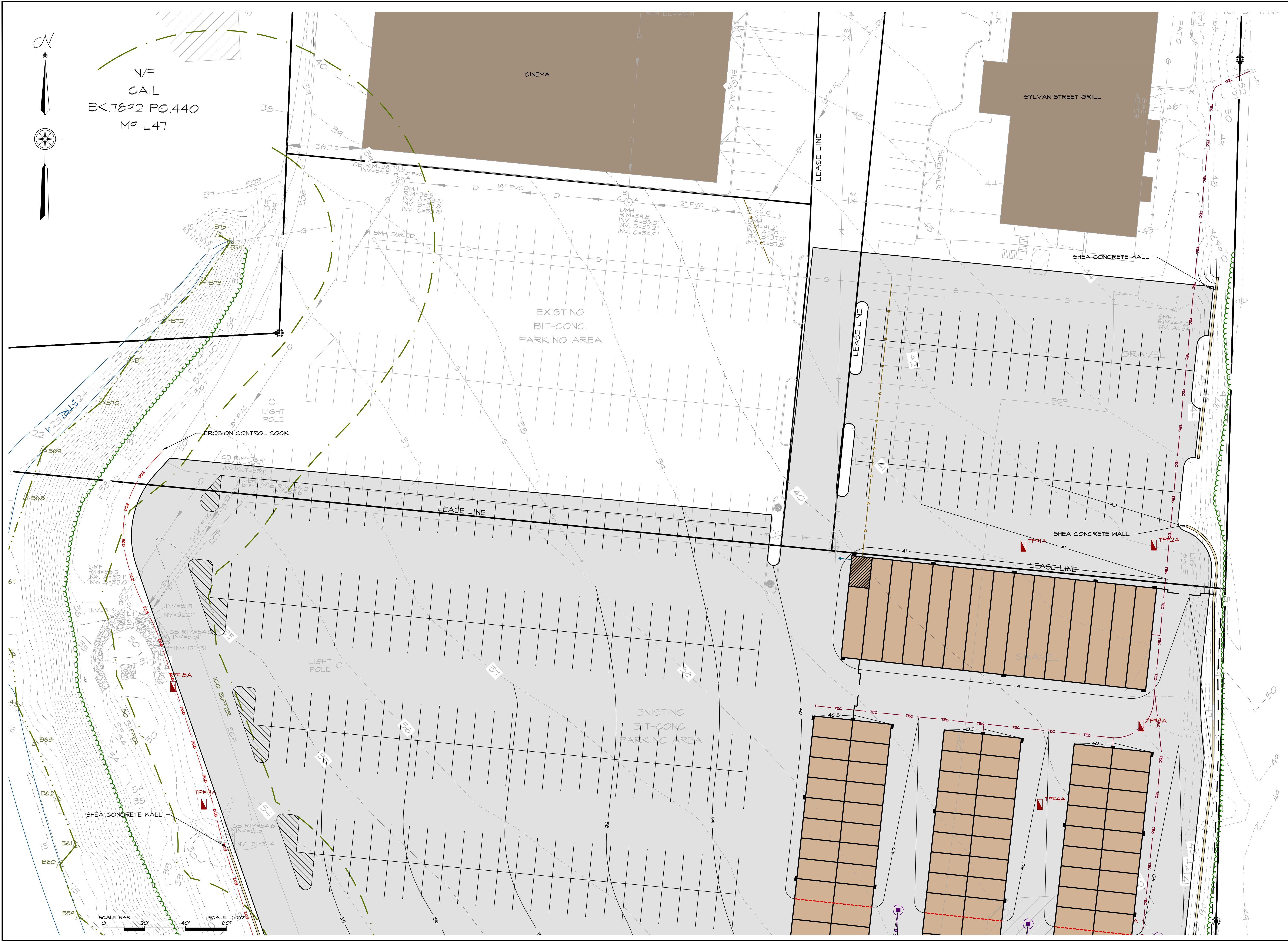
C4

sheet 4 of 10



no.	date	description
0	05.24.18	ISSUED FOR REVIEW
1	07.05.18	REVIEW COMMENTS 1





project title:
**MINI-STORAGE
SYSTEM**

prepared for:
ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:
map: 97
block: N.A.
parcel: 263
lot: N.A.

revisions			
no.	date	description	
0	05/24/12	DESIGN REVIEW	
1	07/05/18	REVIEW COMMENTS	

plan submission
SPECIAL REVIEW

date: 08.22.2018
scale: 1" = 20'
job no: 2017-09
DEP no: T.B.D.



drawing name

**SITE GRADING,
DRAINAGE, &
SWPP PLAN**

drawing number

C6

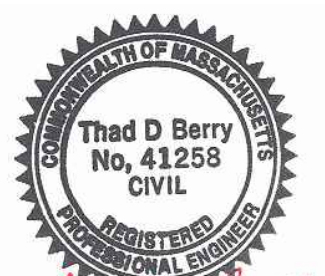
MINI-STORAGE SYSTEM

ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

map: 9
block: N.A.
parcel: 46
lot: N.A.

no.	date	description
0	05.24.18	ISSUED FOR REVIEW
1	07.05.18	REVIEW COMMENTS 1

SPECIAL PERMIT



SITE GRADING, DRAINAGE, & SWPP PLAN

C7

DRAINAGE TABLE

CATCH BASIN (CB) 1-3
TO CB'S 5, 6, AND 7
RIM = 34.00
INVERT OUT = 34.00
12" ASD N12 PIPE
L=191' S=1.05%

CATCH BASIN 4
TO DMH 2
RIM = 37.00
INVERT OUT = 32.00
12" ASD N12 PIPE
L=111' S=2.0%

CATCH BASIN 5
TO CB 9
RIM = 37.00
INVERT IN AND OUT = 32.00
12" ASD N12 PIPE
L=288' S=1.14%

CATCH BASIN 6
TO CB 11
RIM = 37.00
INVERT IN AND OUT = 32.00
12" ASD N12 PIPE
L=288' S=1.14%

CATCH BASIN 7
TO DMH 4
RIM = 37.00
INVERT IN AND OUT = 32.00
12" ASD N12 PIPE
L=96' S=1.0%

CATCH BASIN 8
TO DMH 2
RIM = 36.50
INVERT OUT = 30.00
12" ASD N12 PIPE
L=28' S=4.25%

CATCH BASIN 9
TO DMH 3
RIM = 36.50
INVERT IN AND OUT = 31.00
12" ASD N12 PIPE
L=9' S=11.11%

CATCH BASIN 10
TO DMH 3
RIM = 36.50
INVERT IN AND OUT = 31.00
12" ASD N12 PIPE
L=72' S=1.39%

CATCH BASIN 11
TO DMH 4
RIM = 36.50
INVERT OUT = 31.00
12" ASD N12 PIPE
L=12' S=2.0%

DRAIN MANHOLE (DMH) 1
TO SEDIMENTATION TRAP - EXISTING
RIM = 36.50
INVERT IN AND OUT = 26.71

DRAIN MANHOLE 2
TO DMH 1
RIM = 36.70
INVERT IN (CB 4 & 8) = 29.66
INVERT IN DMH 3 = 28.00
INVERT OUT DMH 1 = 27.50
12" ADS N12
L=52' S=1.54%

DRAIN MANHOLE 3
TO DMH 2
RIM = 36.70
INVERT IN (CB 9 & 10) = 30.00
INVERT IN DMH 4 = 29.00
INVERT OUT DMH 2 = 28.56
12" ADS N12
L=56' S=1.00%

DRAIN MANHOLE 4
TO DMH 2
RIM = 37.00
INVERT IN CB 7 = 31.04
INVERT IN CB 11 = 30.76
INVERT OUT DMH 3 = 30.26
12" ADS N12
L=125.7' S=1.00%



MINI-STORAGE SYSTEM

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ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:

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lot: N.A.

revisions

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plan submission

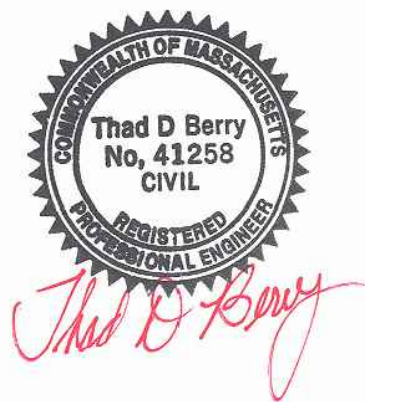
SPECIAL PERMIT

date: 05.24.2018

scale: 1" = 20'

job no: 2017-09

DEP no: T.B.D.

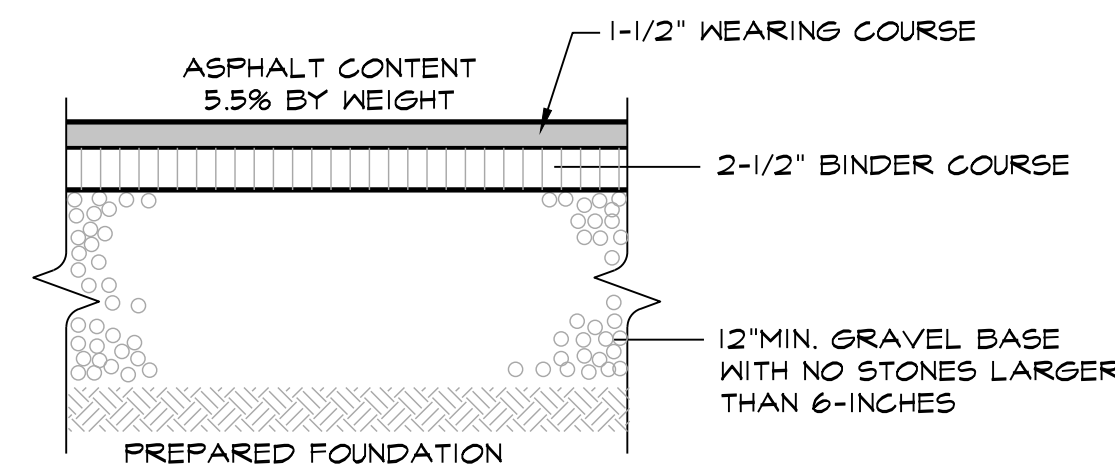


drawing name

SITE AND UTILITY DETAILS

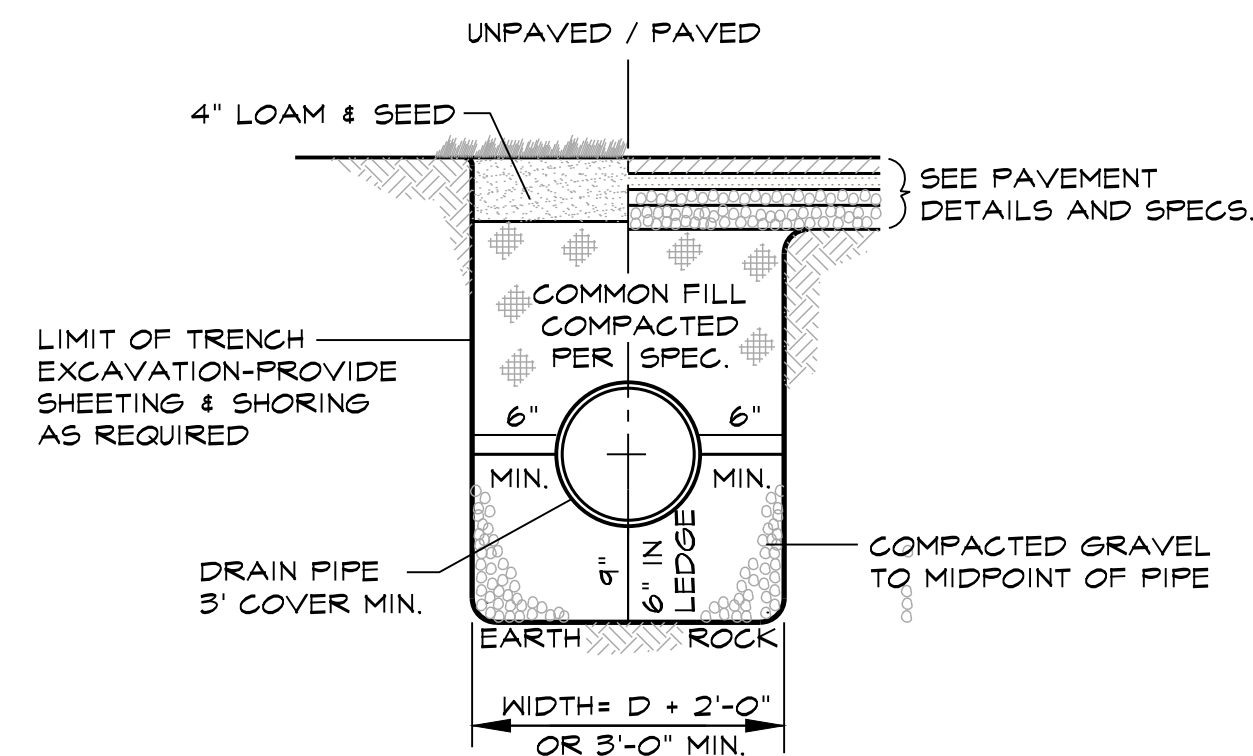
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C8



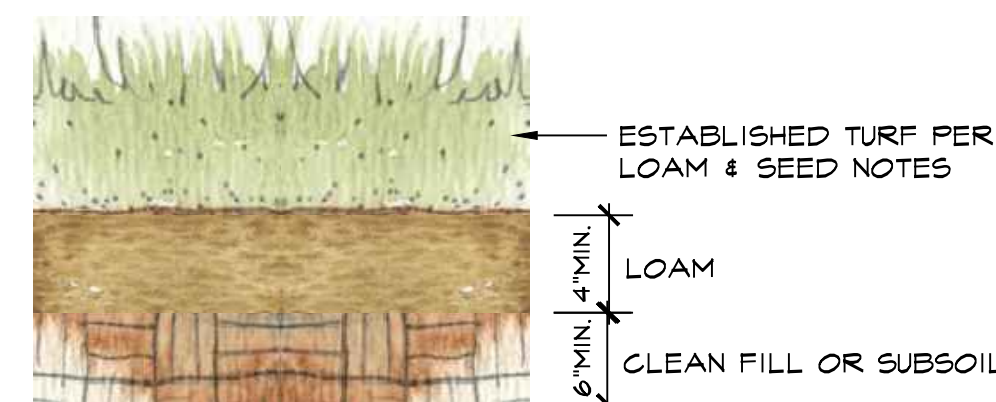
TYPICAL PARKING LOT PAVEMENT SECTION

NOT TO SCALE



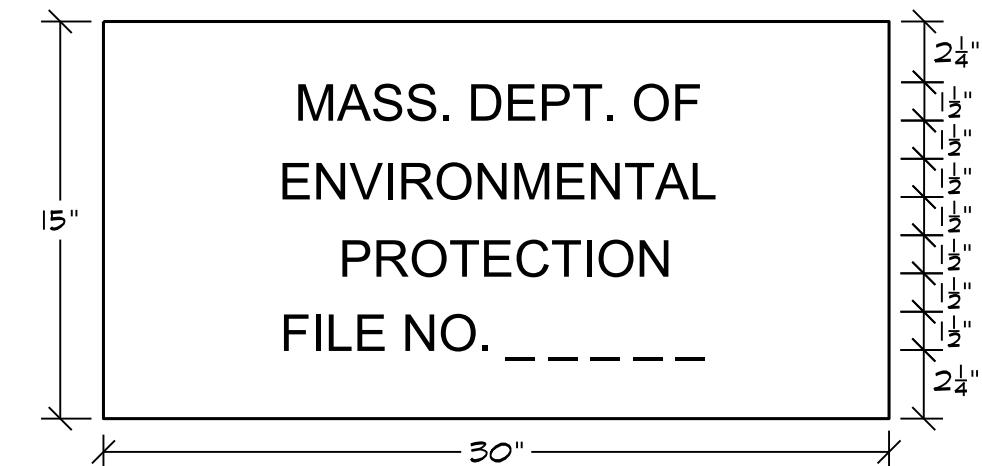
STORM DRAIN TRENCH

NOT TO SCALE



LOAM & SEED DETAIL

NOT TO SCALE



NOTES:

- COLOR: LETTERING = BLACK, BACKGROUND = WHITE
- THE SIGN IS TO BE PLACED ON ALL PROJECTS SUBJECT TO THE PROVISIONS OF THE MASSACHUSETTS WETLAND PROTECTION ACT.
- THE LOCATION OF THE SIGN IS TO BE DETERMINED BY THE ENGINEER.

MASSDEP SIGN DETAIL

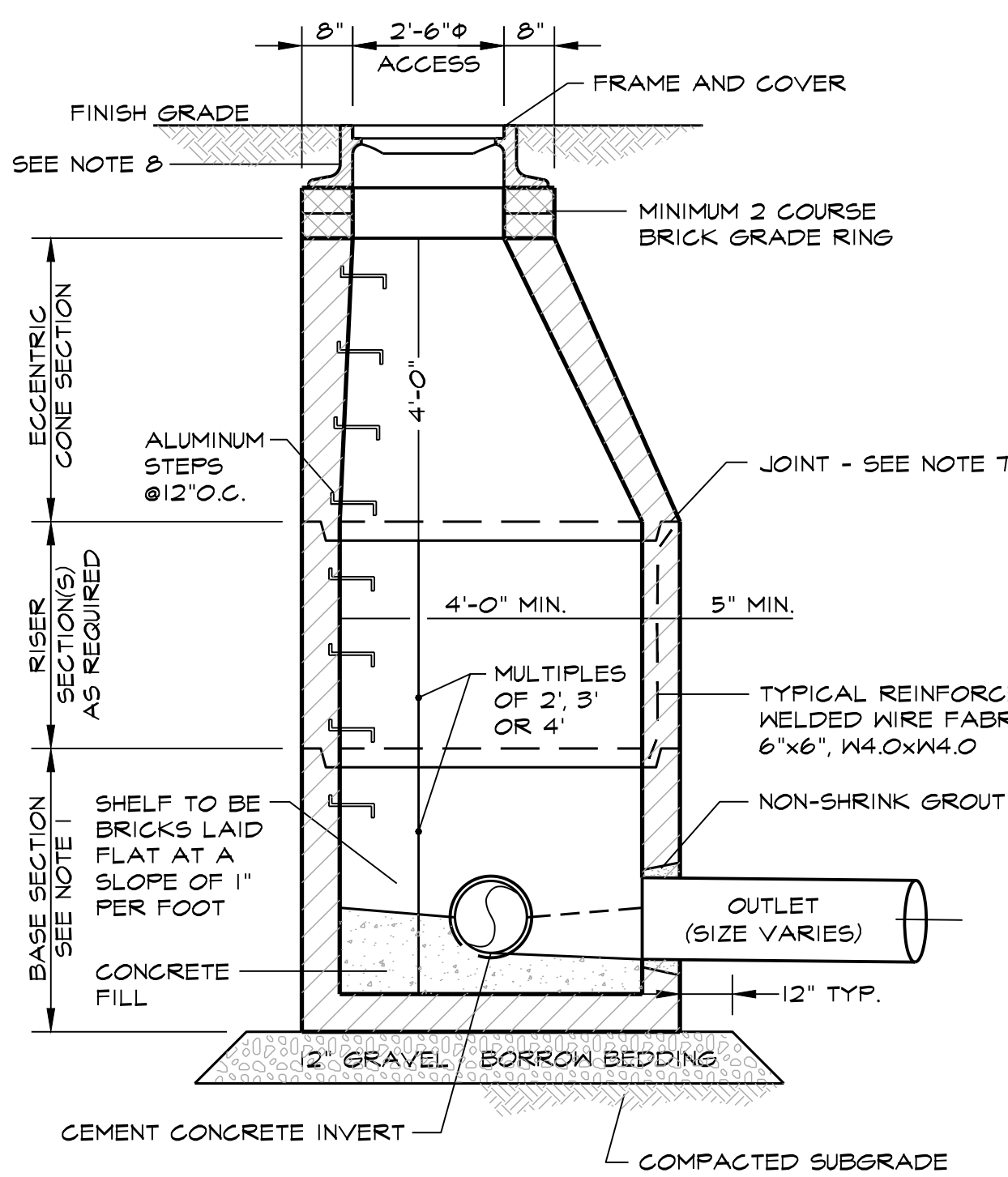
NOT TO SCALE

EXTERIOR BUILDING LIGHTING

Exterior lights are mounted to the building and should be spaced every 40'. If the buildings are parallel, the lights should be staggered between the buildings. The conduit should run inside the building.

LED lights such as this one reduce power consumption and maintenance.

Exterior lights should be controlled by a master photo cell rather than individual sensors on each light.

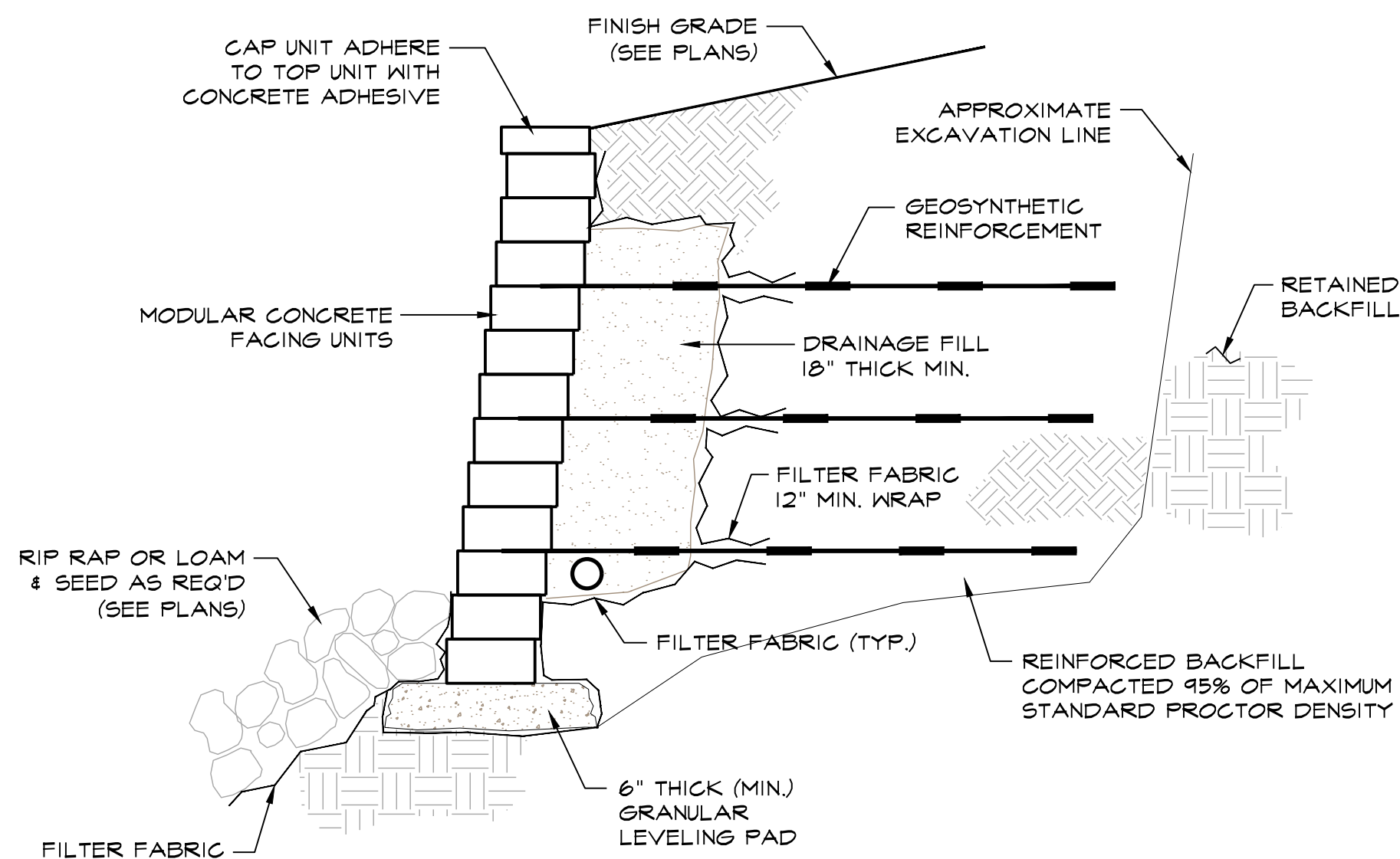


PRE-CAST CONCRETE DRAIN MANHOLE

NOT TO SCALE

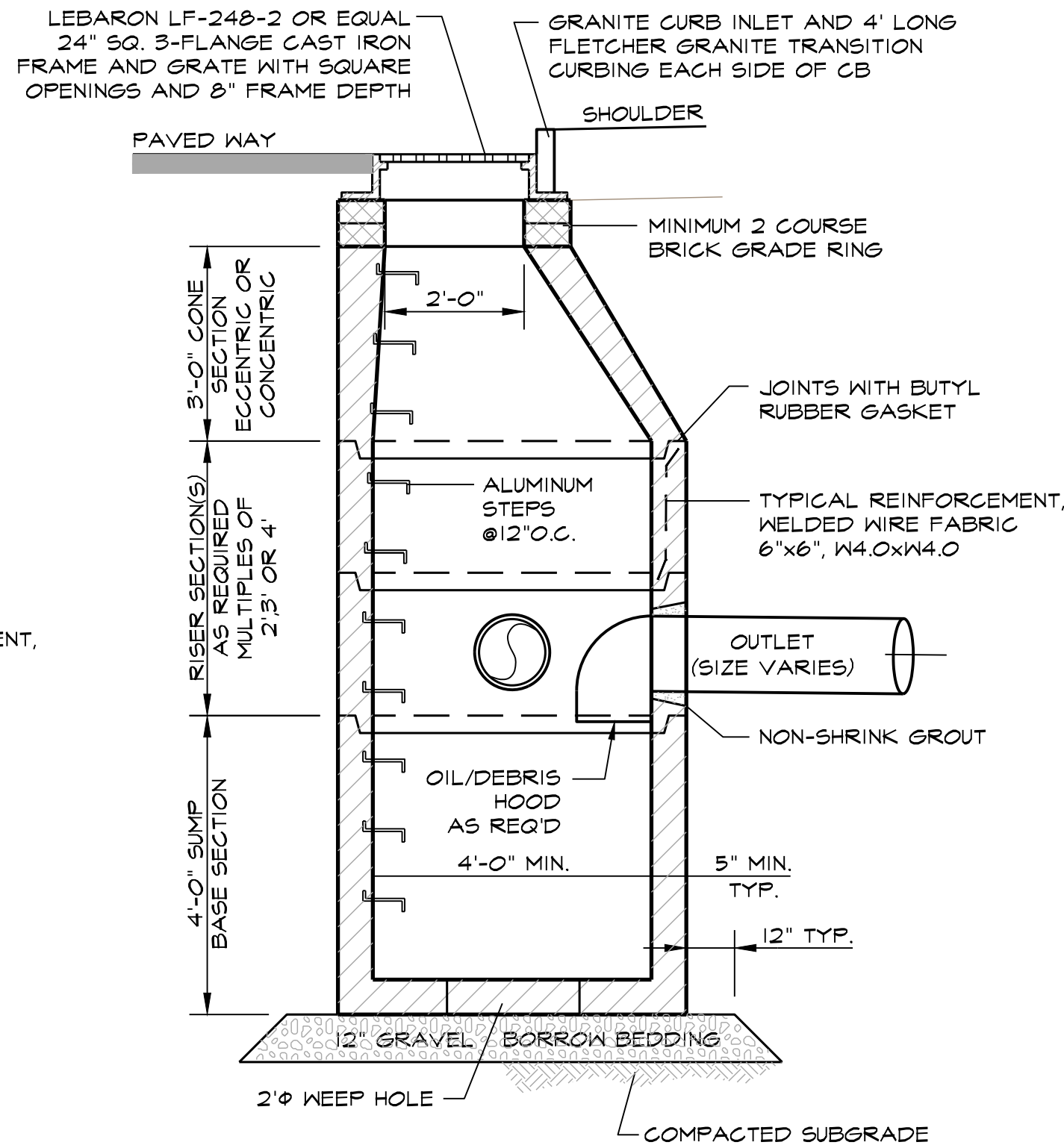
DRAIN MANHOLE NOTES:

- BASE SECTION SHALL BE MONOLITHIC WITH 48-INCH INSIDE DIAMETER.
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000psi TYPE II CEMENT.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- MANHOLE STEPS SHALL BE INSTALLED @12"OC FOR THE FULL DEPTH OF THE STRUCTURE.
- ALL EXTERIOR SURFACES SHALL BE GIVE TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
- STANDARD DRAIN MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 3 COURSE MAXIMUM).
- FRAME AND COVER SHALL BE LABARON LS 328-2 OR ENGINEER APPROVED EQUAL. THE WORD "DRAIN" SHALL BE CAST INTO THE COVER WITH 3-INCH LETTERS.



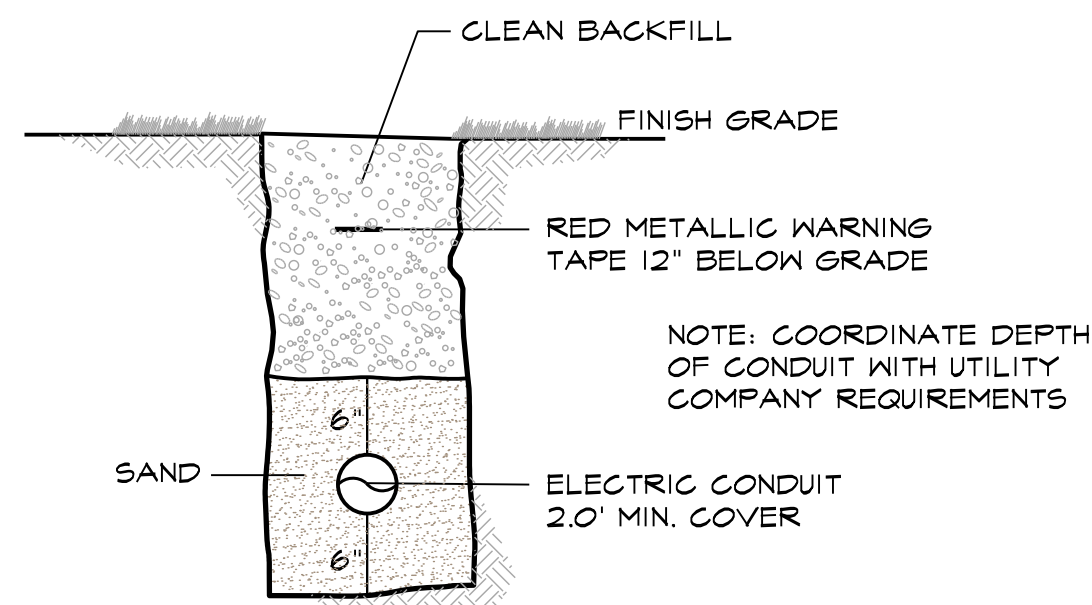
SHEA MODULAR MASONRY RETAINING WALL OR EQUAL

NOT TO SCALE



PRE-CAST CONCRETE CATCH BASIN

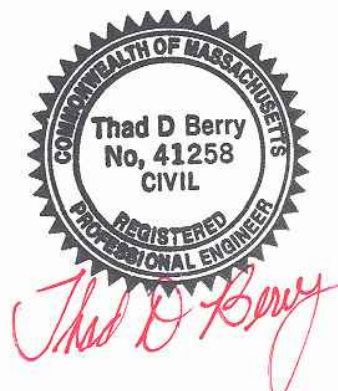
NOT TO SCALE



ELECTRIC SERVICE TRENCH

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no.	date	description
0	05.24.18	ISSUED FOR REVIEW
1	07.05.18	REVIEW COMMENTS 1



EROSION CONTROL NOTES

EROSION CONTROL PRINCIPLES

A. THE FOLLOWING EROSION CONTROL PRINCIPLES SHALL APPLY TO THE LAND GRADING AND CONSTRUCTION PHASES:

- 1) STRIPPING OF VEGETATION, GRADING, OR OTHER SOIL DISTURBANCE SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION.
- 2) WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
- 3) EXTENT OF AREA WHICH IS EXPOSED AND FREE OF VEGETATION AND DURATION OF ITS EXPOSURE SHALL BE KEPT WITHIN PRACTICAL LIMITS.
- 4) TEMPORARY SEEDING, MULCHING, OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE.
- 5) DRAINAGE PROVISIONS SHALL ACCOMMODATE INCREASED RUNOFF RESULTING FROM MODIFICATIONS OF SOIL AND SURFACE CONDITIONS DURING AND AFTER DEVELOPMENT OR DISTURBANCE. SUCH PROVISIONS SHALL BE IN ADDITION TO EXISTING REQUIREMENTS.
- 6) SEDIMENT SHALL BE RETAINED ON-SITE.
- 7) EROSION CONTROL DEVICES SHALL BE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE PRIOR TO START OF CLEARING AND GRUBBING OPERATIONS AND EXCAVATION WORK.

B. CUT AND FILL SLOPES AND STOCKPILED MATERIALS SHALL BE PROTECTED TO PREVENT EROSION. SLOPES SHALL BE PROTECTED WITH PERMANENT EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS GREATER THAN OR EQUAL TO SIX MONTHS, AND TEMPORARY EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS EXPECTED TO BE LESS THAN SIX MONTHS (SEE NOTE 1B).

- 1) PERMANENT EROSION PROTECTION SHALL BE ACCOMPLISHED BY SEEDING WITH GRASS AND COVERING WITH AN EROSION PROTECTION MATERIAL, AS APPROPRIATE FOR PREVAILING CONDITIONS.
- 2) EXCEPT WHERE SPECIFIED SLOPE IS INDICATED ON DRAWINGS, FILL SLOPES SHALL BE LIMITED TO A GRADE OF 3:1 (HORIZONTAL:VERTICAL) AND CUT SLOPES SHALL BE LIMITED TO A GRADE OF 3:1.

HAY BALES DIKE

BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4-INCHES. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.

MAINTENANCE AND REMOVAL OF CONTROL DEVICES

A. WETLAND AREAS, WATER COURSES, AND DRAINAGE SNALES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MONITORED TWICE EACH MONTH FOR EVIDENCE OF SILT INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS, WHICH SHALL BE CORRECTED IMMEDIATELY UPON DISCOVERY.

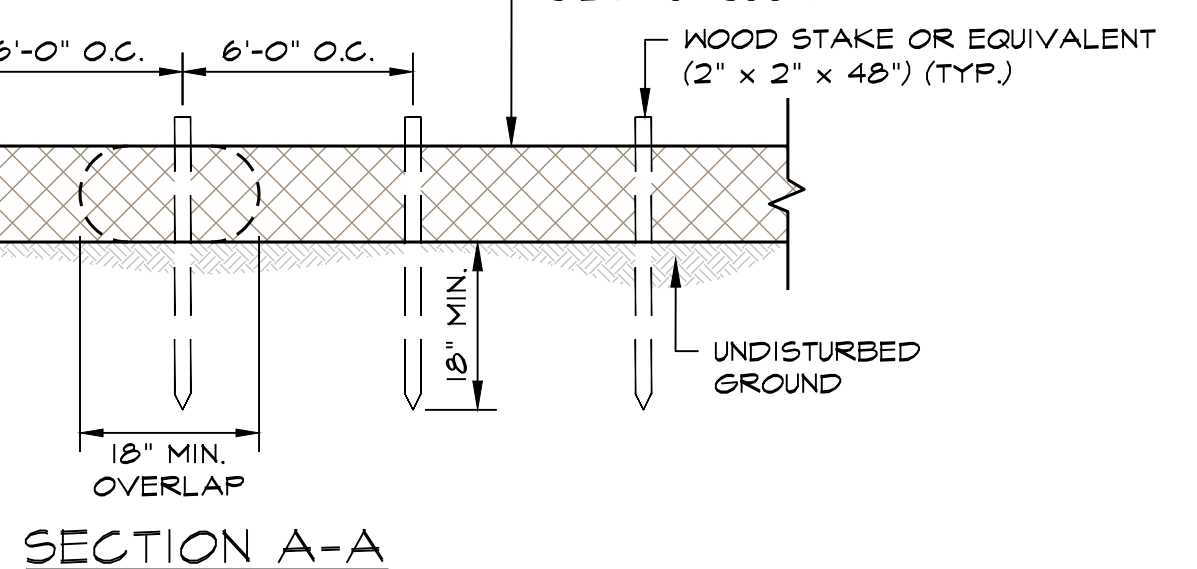
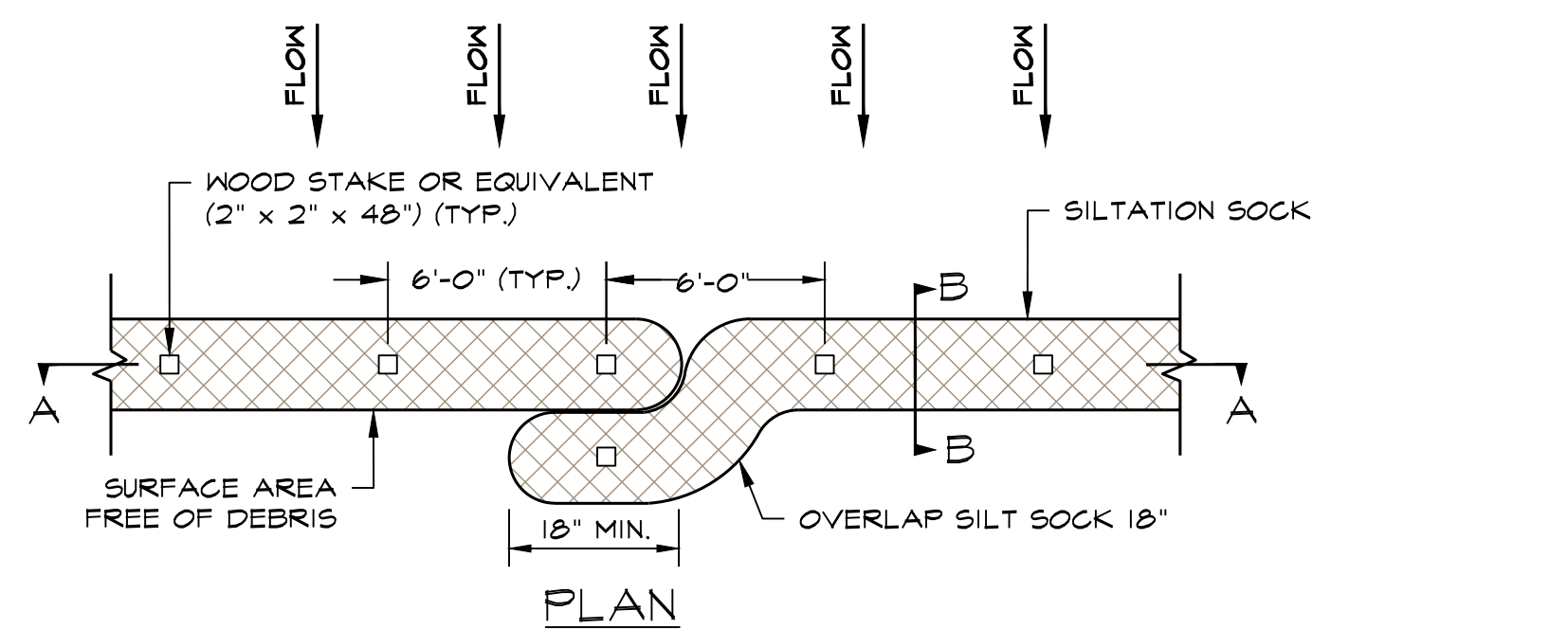
B. CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING CONSTRUCTION PERIOD.

C. EROSION CONTROL DEVICES:

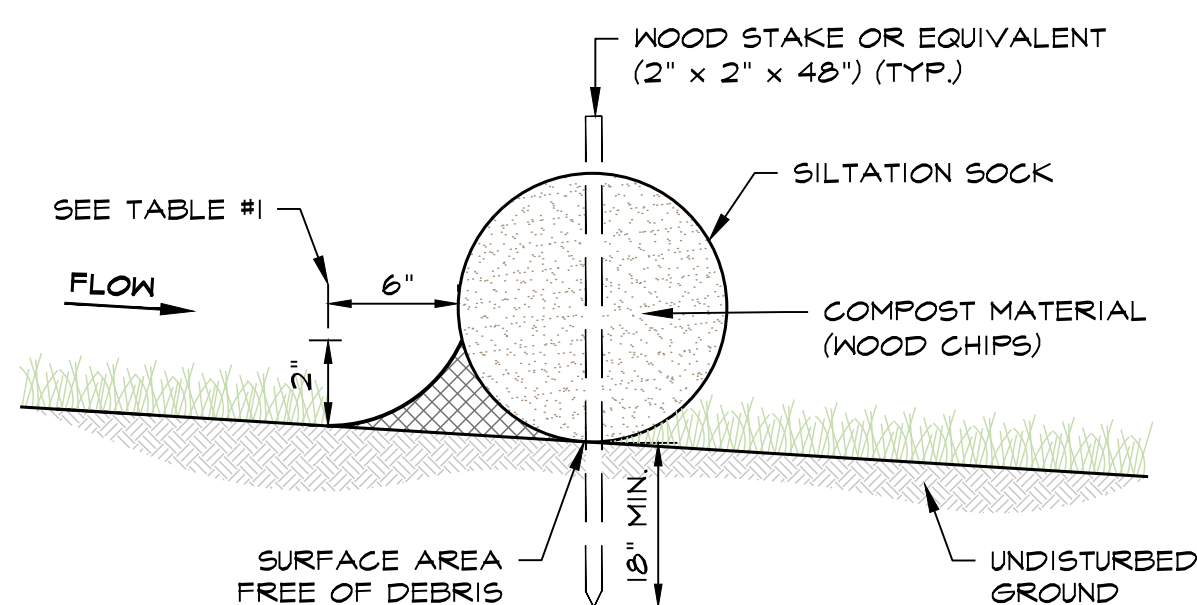
- 1) SEDIMENT BEHIND THE EROSION CONTROL DEVICE SHALL BE CHECKED TWICE EACH MONTH AND AFTER EACH HEAVY RAIN. SILT SHALL BE REMOVED IF GREATER THAN 6-INCHES DEEP.
- 2) CONDITION OF EROSION CONTROL DEVICE SHALL BE CHECKED TWICE EACH MONTH OR MORE FREQUENTLY AS REQUIRED. DAMAGED AND/OR DETERIORATED ITEMS SHALL BE REPLACED. EROSION CONTROL DEVICES SHALL BE MAINTAINED IN-PLACE AND IN EFFECTIVE CONDITION.
- 3) HAY BALES SHALL BE INSPECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN BOTH EFFECTIVENESS AND INSTALLED CONDITION. UNDERSIDE OF BALES SHALL BE KEPT IN CLOSE CONTACT WITH THE EARTH BELOW AT ALL TIMES, AS REQUIRED TO PREVENT WATER FROM WASHING BENEATH BALES.
- 4) SEDIMENT SHALL BE REMOVED FROM THE RETENTION PONDS AT THE COMPLETION OF THE PROJECT AND PERIODICALLY DURING CONSTRUCTION. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 6 INCHES, OR AS DIRECTED.
- 5) SEDIMENT DEPOSITS SHALL BE DISPOSED OF OFF-SITE, IN A LOCATION AND MANNER WHICH WILL NOT CAUSE SEDIMENT NUISANCE ELSEWHERE.

D. REMOVAL OF EROSION CONTROL DEVICES:

- 1) EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. AFTER REMOVAL, AREAS DISTURBED BY THESE DEVICES SHALL BE RE-GRADED AND SEEDED.
- 2) EROSION CONTROL NETTING SHALL BE KEPT SECURELY ANCHORED UNTIL START OF PERMANENT TURF CONSTRUCTION.
- 3) EROSION PROTECTION MATERIAL SHALL BE KEPT SECURELY ANCHORED UNTIL ACCEPTANCE OF COMPLETED SLOPE OR ENTIRE PROJECT, WHICHEVER IS LATER.



SECTION A-A



SECTION B-B

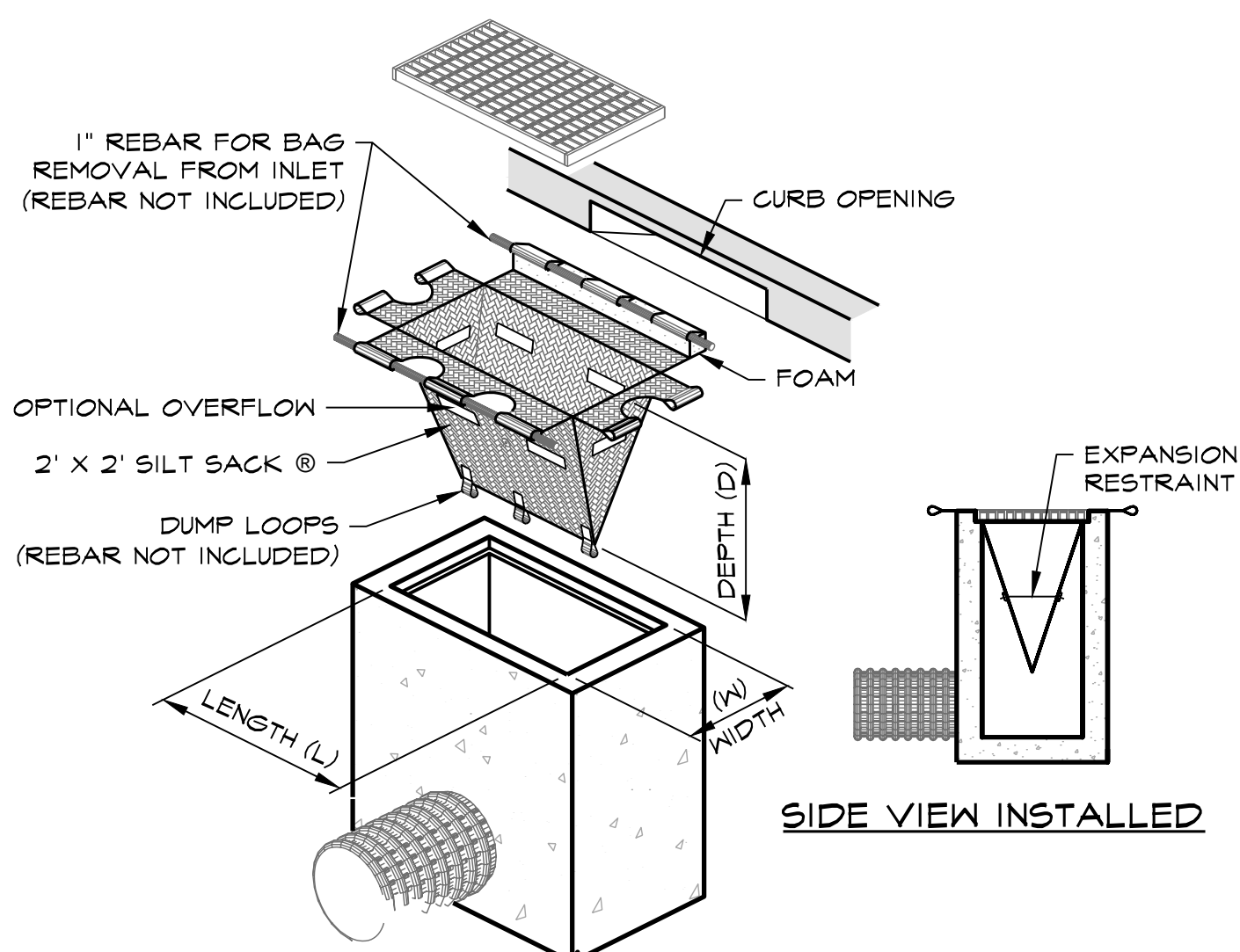
SILTATION SOCK DETAIL

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INSTALLATION NOTES:

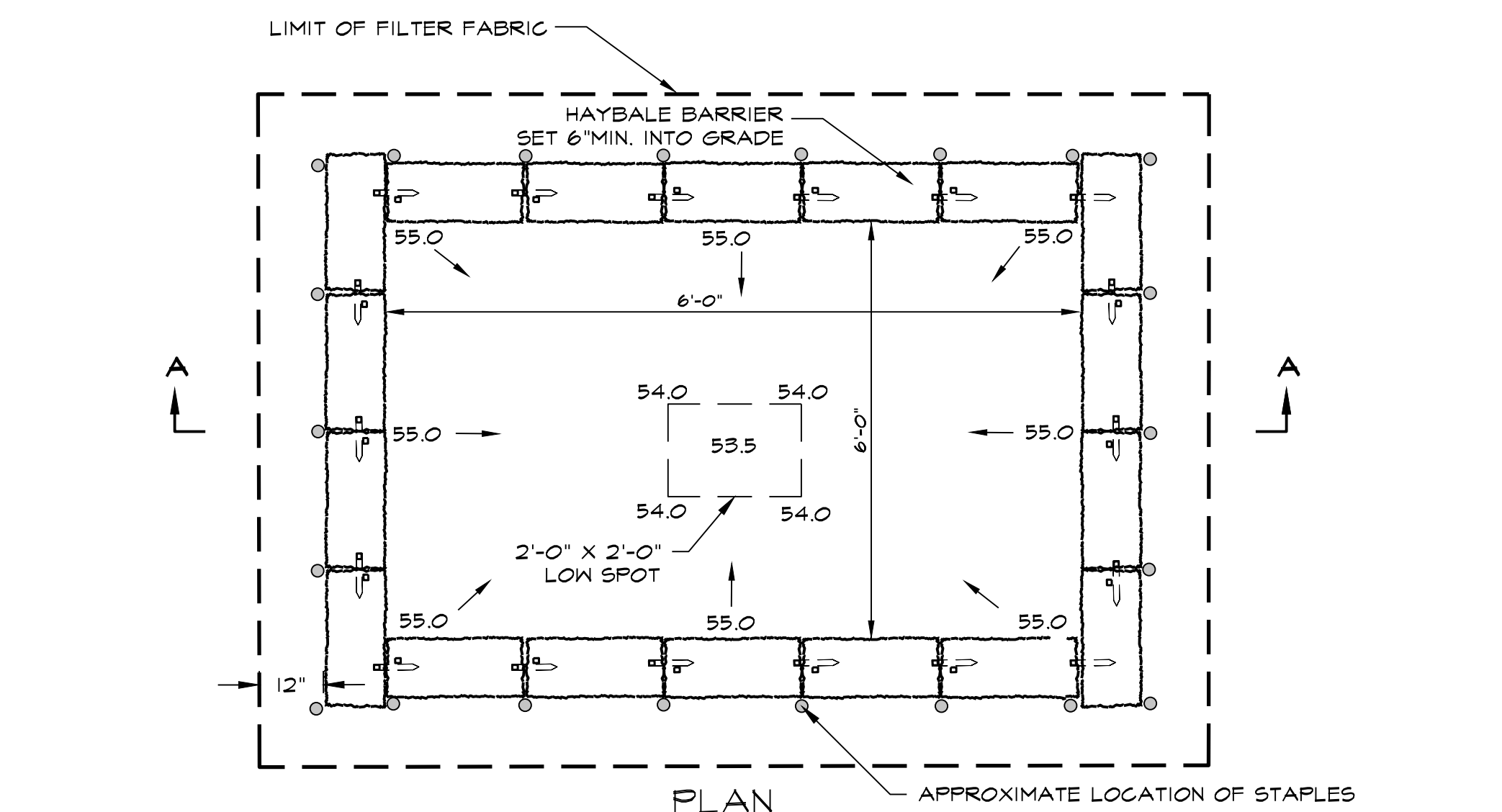
1. INSTALL SILT SOCK ON A SURFACE CLEAR OF DEBRIS.
2. OVERLAP ENDS BY A MINIMUM OF 18-INCHES.
3. END OF SILT SOCK TO BE DIRECTED UP SLOPE.
4. PLACE STAKES THROUGH SILT SOCK OR ON DOWNSTREAM SIDE.
5. ON SLOPES GREATER THAN 2:1 (>2:1) SEED COMPOST SOCK IS RECOMMENDED.

TABLE #1			
SLOPE	SOCK DIAMETER (MIN.)	STAKING	2" COMPOST BARRIER (WOOD CHIPS)
< 50:1	9"	6' O.C.	---
50:1 TO 10:1	9"	6' O.C.	RECOMMENDED
10:1 TO 5:1	12"	6' O.C.	---
3:1 TO 2:1	12"	4' O.C.	---
> 2:1	18"	4' O.C.	---

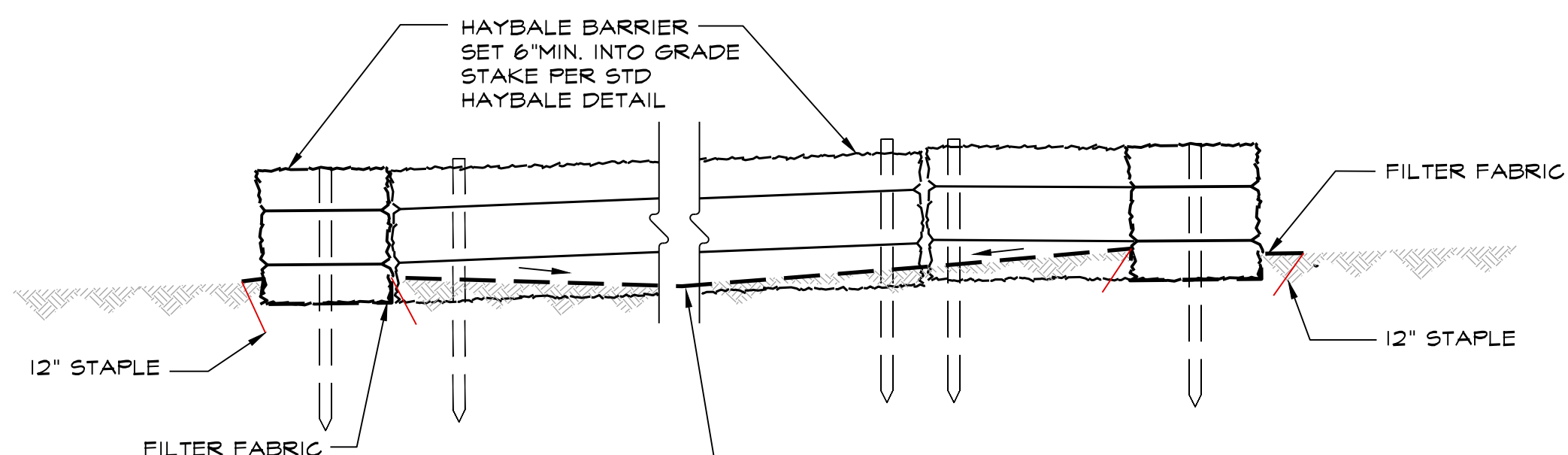


SILT BAG INLET PROTECTION

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PLAN

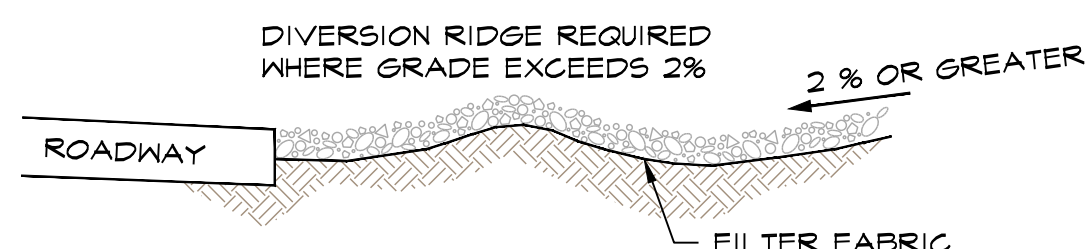


SECTION A-A

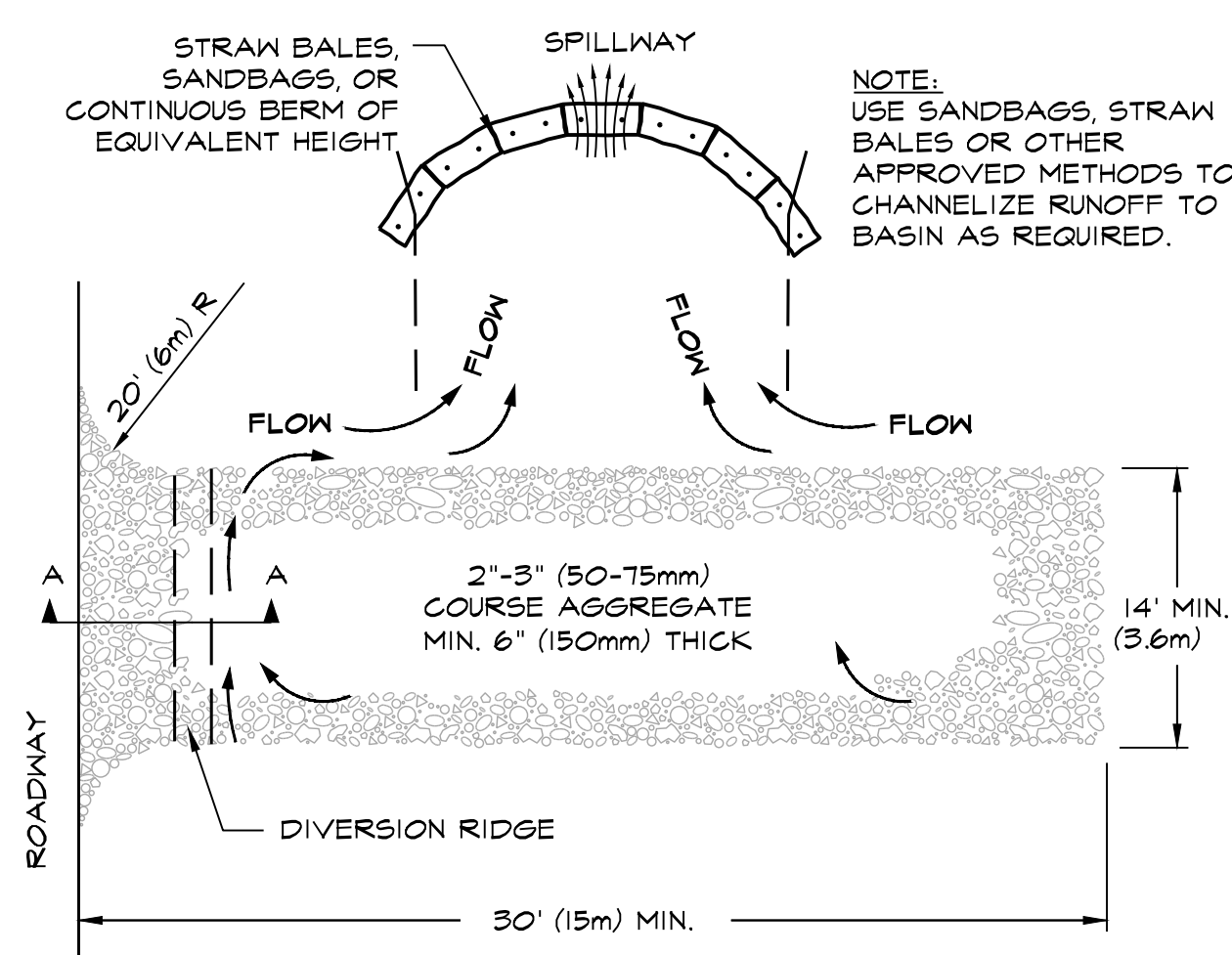
CONCRETE WASH OUT BASIN

NOT TO SCALE

ALL CONCRETE WASTE TO BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS



SECTION A - A



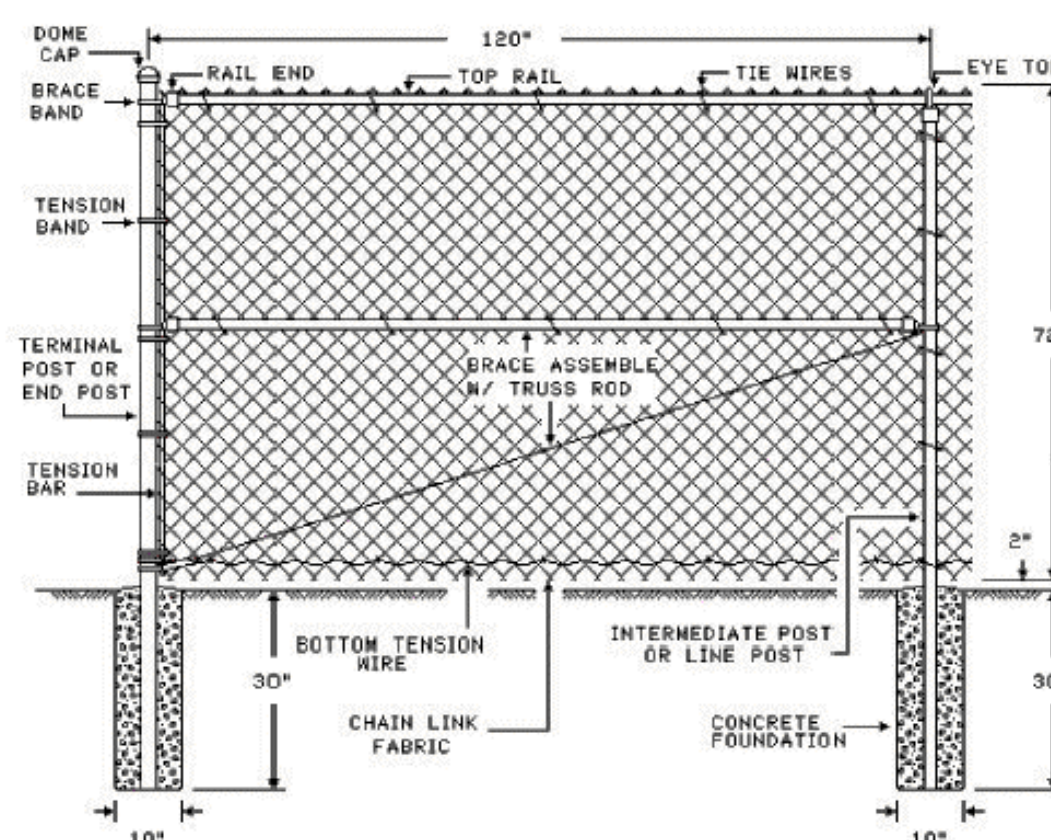
PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. ADJACENT STREETS SHALL BE SWEEPED.

TEMPORARY CONSTRUCTION ENTRANCE

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CHAIN LINK FENCE DETAIL

NOTE TO SCALE

GENERAL FOUNDATION NOTES

FOUNDATION SPECIFICATIONS

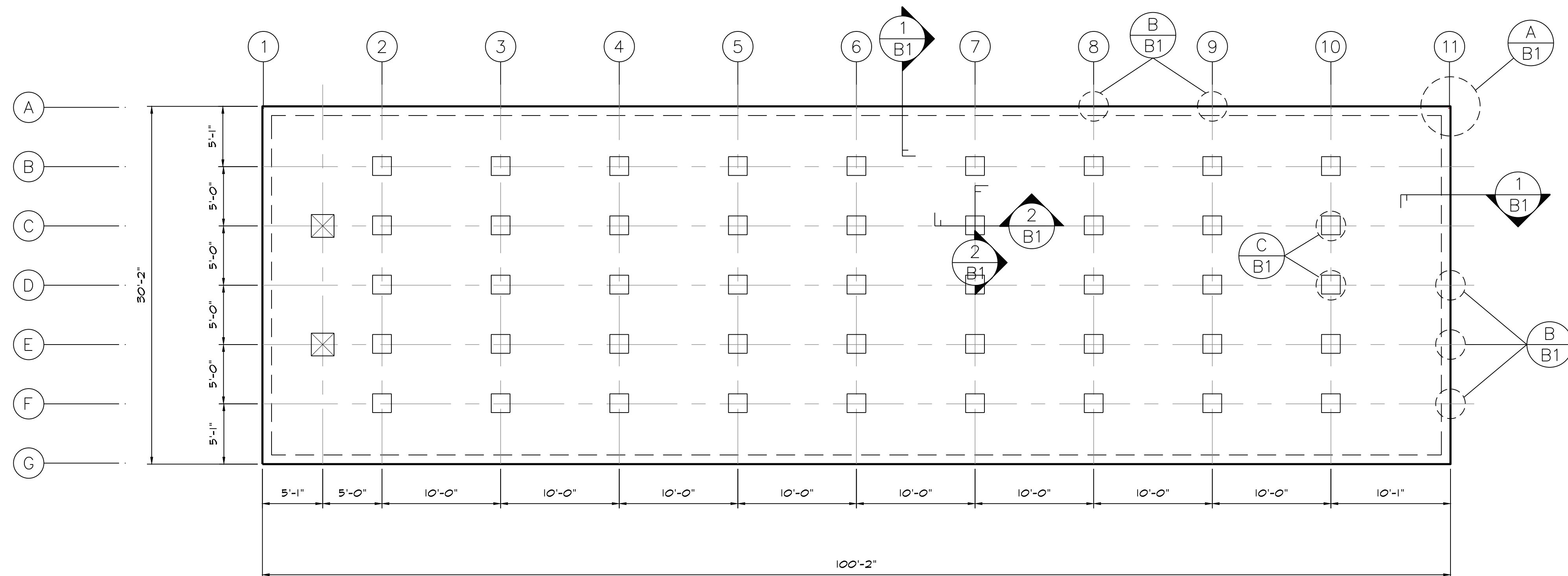
- FLOOR SLAB SHALL BE (SEE LEGEND) THICK WITH 6 X 6 - W4.4 X W4.4 WELDED WIRE FABRIC.
- CONCRETE SHALL BE OF A MIXTURE AND DENSITY TO YIELD A 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. NOTE: STRUCTURAL DESIGN IS BASED ON 2500 PSI. HOWEVER, 3,000 PSI IS PREFERRED.
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 FOR #4 AND LARGER BARS, AND GRADE 40 FOR #3 BARS AND ALL DOWELS AND TIES. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. LAP ALL REINFORCING A MINIMUM OF 28" AT SPLICES AND AROUND CORNERS.
- WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185, AND SHALL BE LAPPED 8 INCHES MINIMUM AT ALL SIDE AND END LAPS. NOTE: WELDED WIRE FABRIC IS USED IN THE STRUCTURAL DESIGN OF THE FLOOR SLAB. THEREFORE, FIBER REINFORCING CANNOT BE USED AS AN ALTERNATE.
- VAPOR BARRIER SHALL BE A MINIMUM OF 6 MIL POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 6 INCHES.
- STRUCTURAL ANCHORS SHALL BE POWERS WEDGE BOLT + SCREW ANCHORS TO BE PROVIDED BY TRACHTE BUILDING SYSTEMS. INSTALLATION INSTRUCTIONS ARE SPECIFIED IN NOTE 01 ON THE ERECTION DETAIL PAGES.
- NON-STRUCTURAL ANCHORS SHALL BE EITHER POWDER ACTUATED ANCHORS OR TAPCON SCREW ANCHORS. THESE ANCHORS ARE NOT SUPPLIED BY TRACHTE BUILDING SYSTEMS. INSTRUCTIONS FOR LOCATING NON-STRUCTURAL ANCHORS ARE SPECIFIED IN NOTE 02 ON THE ERECTION DETAIL PAGES. NON-STRUCTURAL ANCHORS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- FREE DRAINING GRANULAR FILL SHALL BE A NON FROST SUSCEPTIBLE FILL MATERIAL CONSISTING OF COURSE SAND, CRUSHED ROCK, OR AN APPROVED EQUIVALENT.

FOUNDATION DESIGN NOTES:

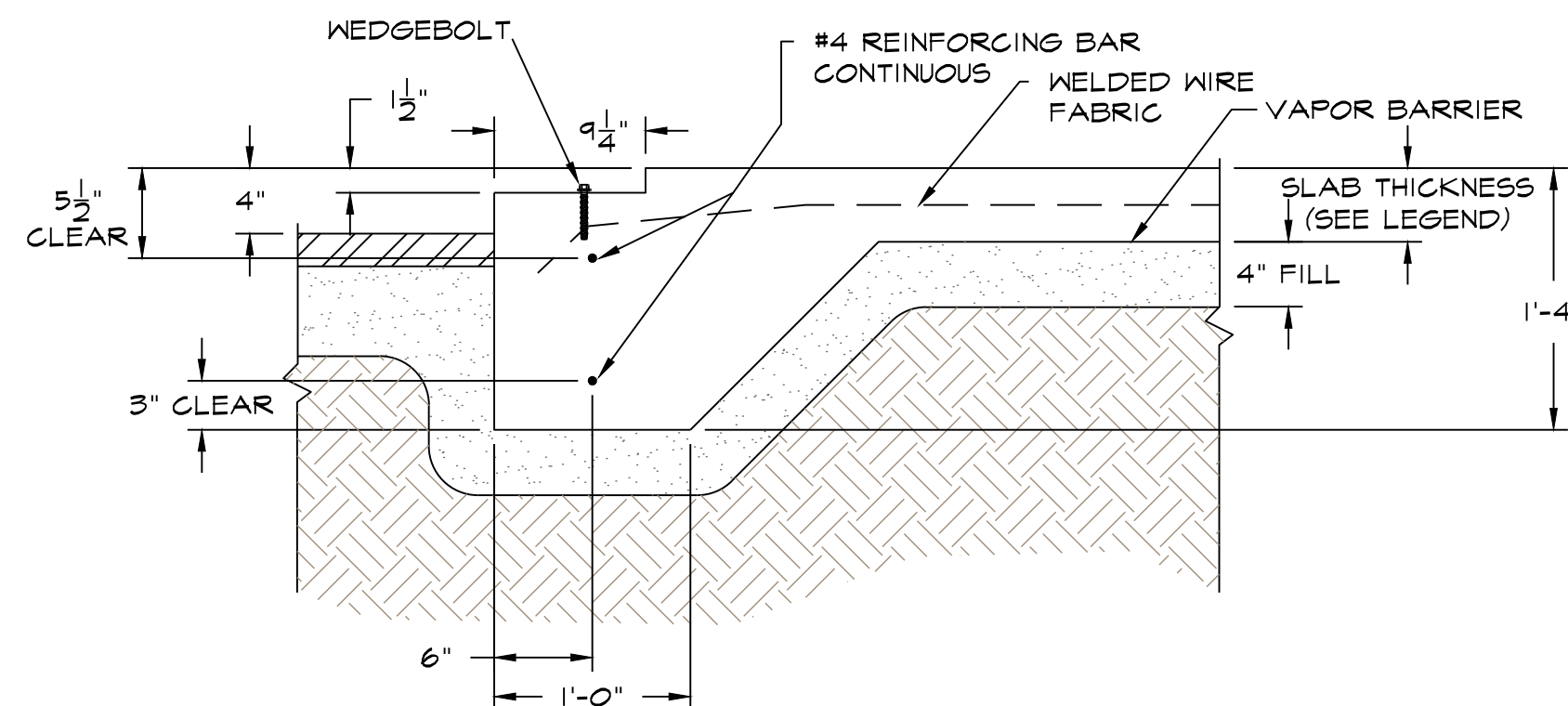
- FOUNDATION PLAN SHOWN IS DESIGNED FOR A PRESUMED 1500 PSF ALLOWABLE BEARING PRESSURE.
- PLEASE NOTIFY ENGINEER OF ANY UNUSUAL CONDITIONS.

GENERAL FOUNDATION NOTES:

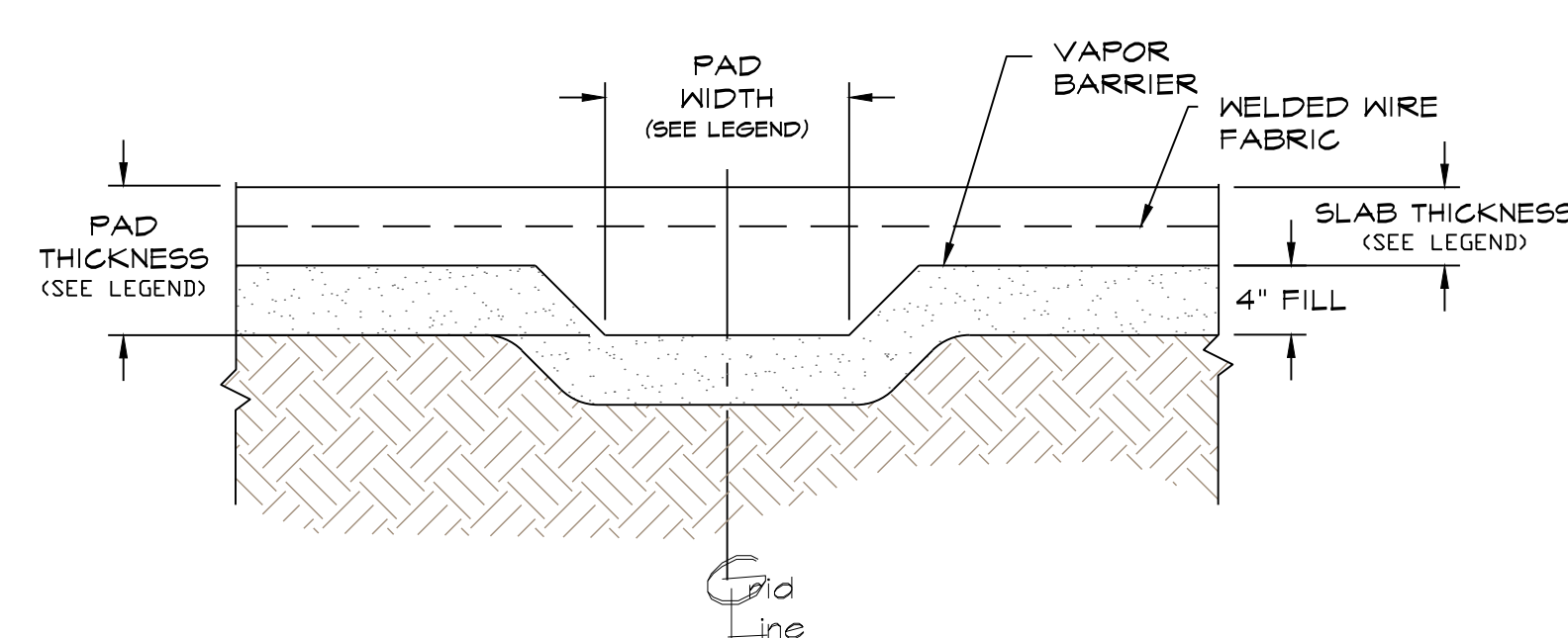
- NOTCH SHALL BE LEVEL WITH NO FITCH.
 - FOUNDATION MUST BE SQUARE AND LEVEL.
 - PROVIDE CONTROL JOINTS AT 15'-0" ON CENTER MAXIMUM SPACING. ALL CONTROL JOINTS SHOULD BE LOCATED AT LEAST 1 FOOT OFF OF THE TRACHTE BUILDING SYSTEMS COLUMN GRID SHOWN ON THE FOUNDATION PLAN.
- NOTE
- TRACHTE BUILDING SYSTEMS, INC. IS ONLY RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION TO ACCEPT OUR BUILDINGS. THE DESIGN IS BASED ON THE PARAMETERS SPECIFIED IN THE NOTES, AND THE LOADS IMPOSED BY OUR BUILDING SYSTEM. IT IS THE OWNERS RESPONSIBILITY TO NOTIFY TRACHTE'S ENGINEERING DEPARTMENT OF ANY UNUSUAL SITE CONDITIONS OR OF ANY MATERIALS NOT SUPPLIED BY TRACHTE, THAT WILL IMPOSE LOADS ON THE FOUNDATION SYSTEM.
- ACTUAL CONSTRUCTION OF THE FOUNDATION, INCLUDING LABOR AND MATERIALS FOR PLACING OF REINFORCING STEEL AND CONCRETE IS BY OTHERS AND THEREFORE, NOT THE RESPONSIBILITY OF TRACHTE BUILDING SYSTEMS.



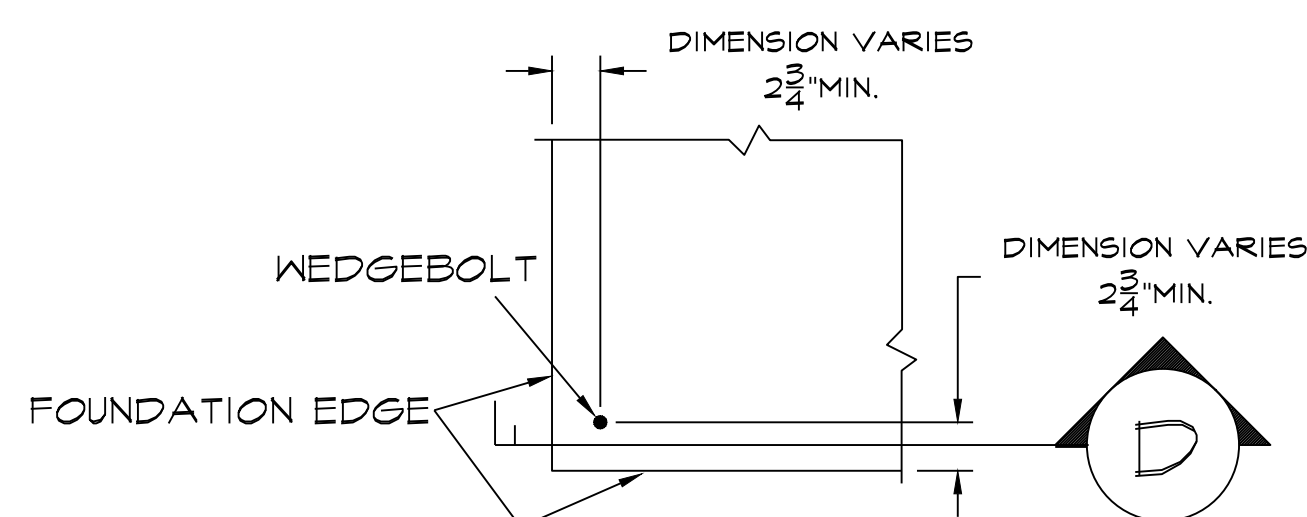
FOUNDATION PLAN for MINI STORAGE BUILDING C



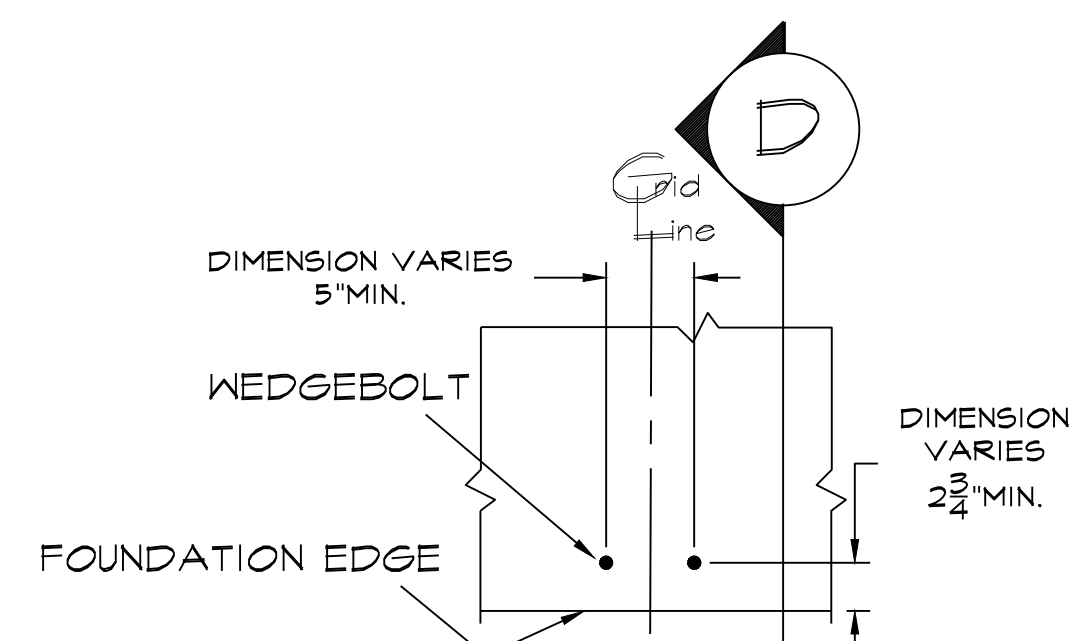
1 FLOATING SLAB DETAIL, NOTCHED



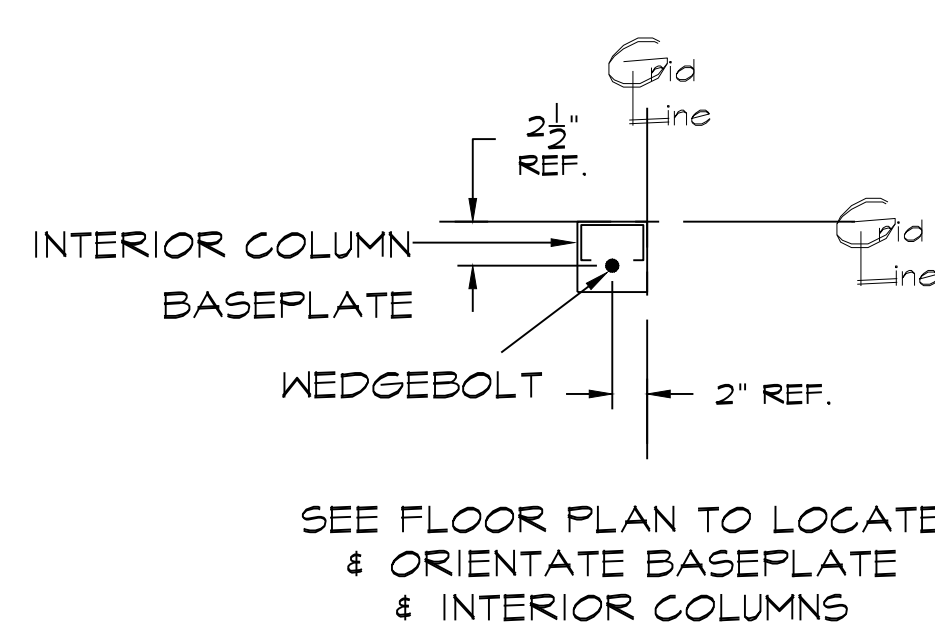
2 SLAB, INTERIOR PAD SECTION



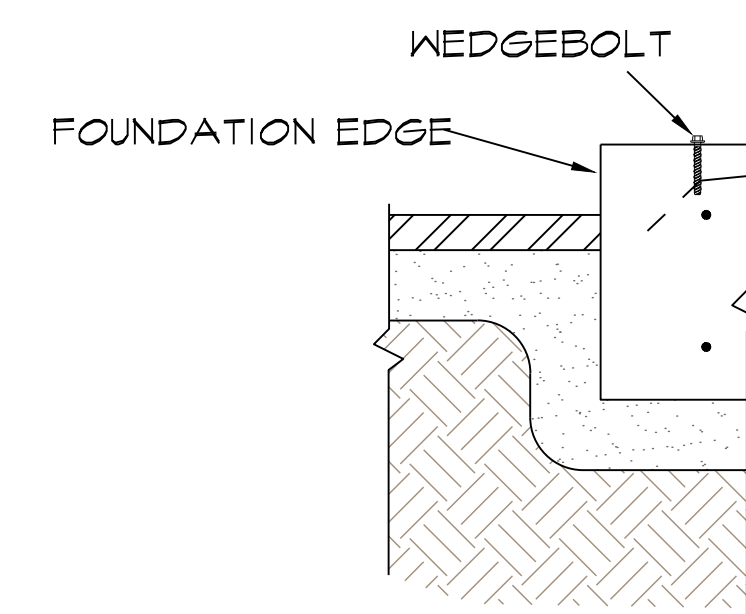
A WEDGE BOLT LOCATION, CORNER



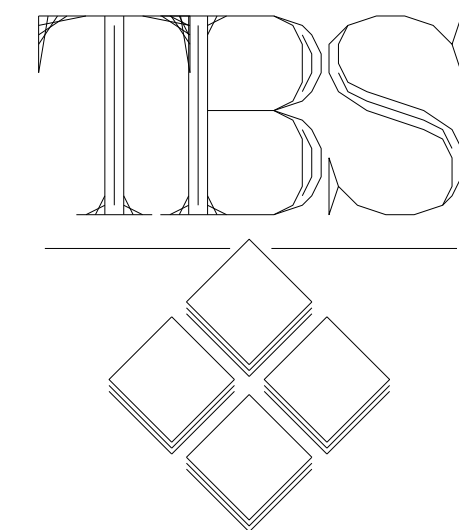
B WEDGE BOLT LOCATION, EXTERIOR



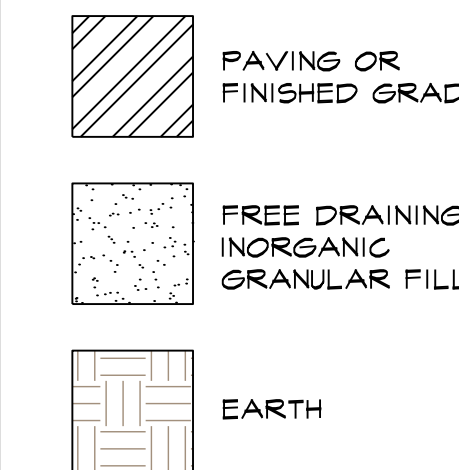
C WEDGE BOLT LOCATION, INTERIOR BASEPLATE



D WEDGE BOLT, SECTION, FOUNDATION EDGE



FOUNDATION LEGEND



SLAB THICKNESS

4"

WEDGE BOLT (INTERIOR)

1/2" x 3"

WEDGE BOLT (EXTERIOR)

3/8" x 2 1/2"

PAD SPECS

PAD THICKNESS

7.5"

PAD WIDTH

1'-7"

PAD SPECS

PAD THICKNESS

9.5"

PAD WIDTH

1'-11"

ASB

design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction

363 boston street, route 1
topfield, ma 01983

Northpoint Survey
Services
Surveyors and Engineers
PO BOX 1226
NEWBURYPORT, MA 01450
(978)-512-0855

project title:

MINI-STORAGE
SYSTEM

prepared for:

ARAKELIAN FAMILY, LLC
201 ELM STREET
SALISBURY, MA 01952

parcel identification:

map: 9
block: N.A.
parcel: 46
lot: N.A.

revisions

no.	date	description
0	05.24.18	ISSUED FOR REVIEW
1	07.05.18	REVIEW COMMENTS 1

plan submission

SPECIAL PERMIT

date: 05.24.2018

scale: NOT TO SCALE

job no: 2017-09

DEP no: T.B.D.

drawing name

TBS BUILDING
DETAILS

drawing number

C10

sheet 10 of 10