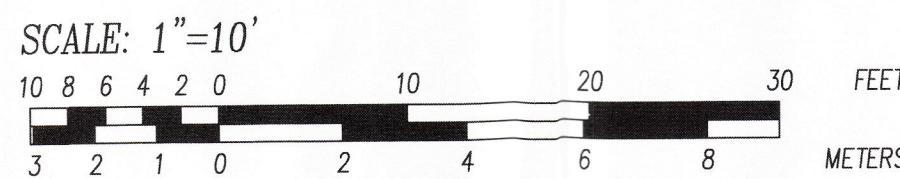


EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1"=10'



NOTE 'A'

PRIOR TO DEMOLISHING THE EXISTING BUILDING, OBTAIN A DEMOLITION PERMIT FROM THE TOWN OF SALISBURY.

PRIOR TO DEMOLITION, INSTALL COMPOST SOCK AND CONTROLLED CONSTRUCTION ENTRANCE.

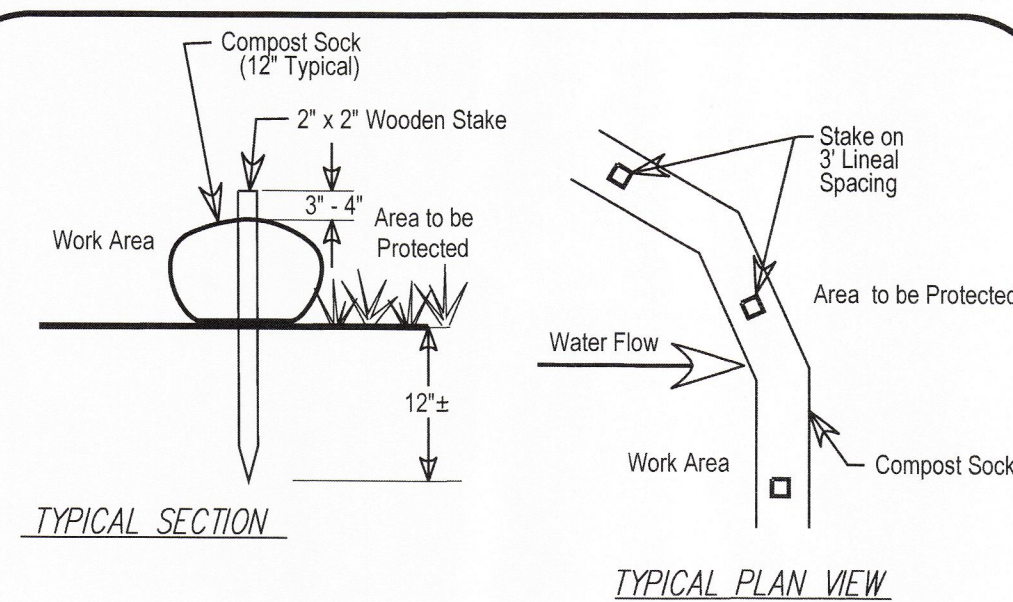
CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SHUT OFF OR DETACH THE EXISTING UTILITIES. UTILITIES INCLUDE: ELECTRIC, CABLE, TELEPHONE, GAS, WATER SERVICE, SEWER SERVICE.

DEMOLITION TO INCLUDE THE HOUSE, DECKS, STAIRS, BITUMINOUS PAVEMENT, AND FOUNDATIONS. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LOCATION SUITABLE FOR SUCH MATERIALS.

EXCAVATIONS OF THE FOUNDATION SHALL BE FILLED IN WITH GRANULAR SAND AND COMPACTED UP TO THE SURROUNDING GRADE.

GENERAL NOTES:

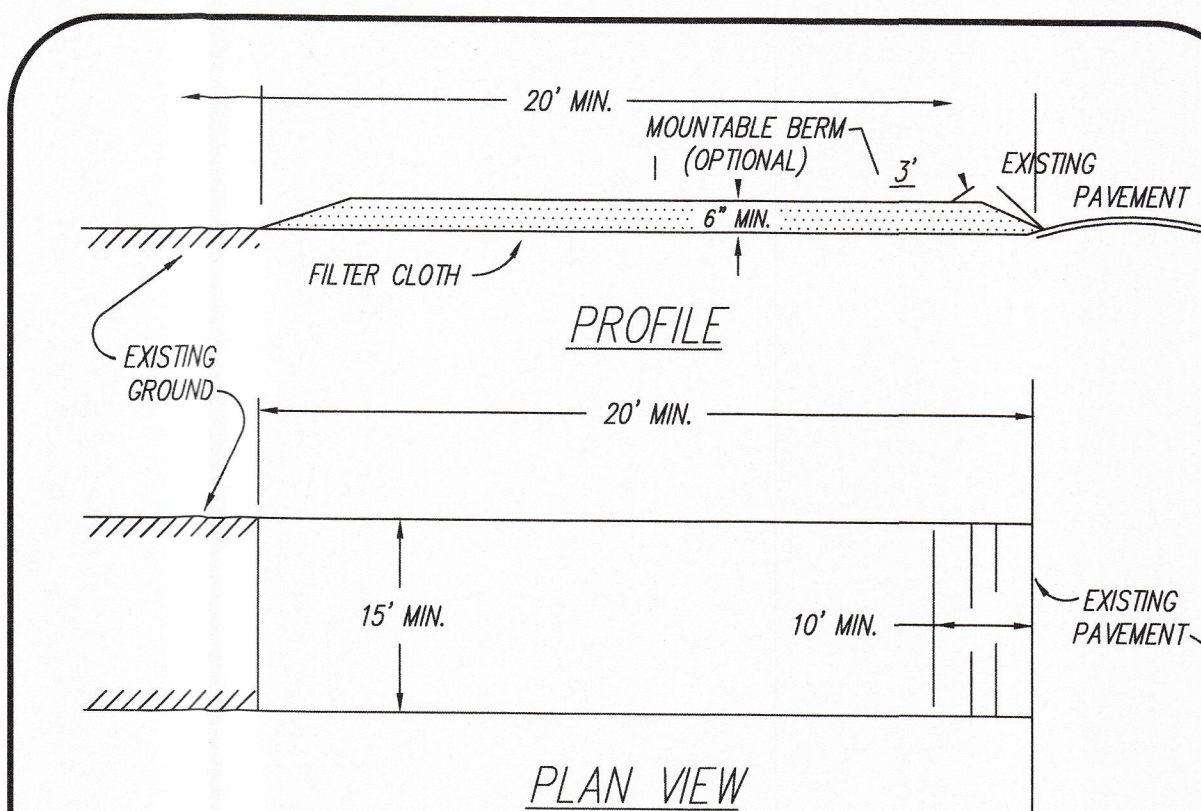
- THIS PLAN IS THE RESULT OF A SURVEY PERFORMED BY WINTER GEC, 44 MERRIMAC STREET, UNIT 312, NEWBURYPORT, MA.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND THE BOUNDARY OF THE PROPERTY.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- PROPERTY LINE INFORMATION FROM PLAN "WINTER GEC". A FULL BOUNDARY SURVEY WAS NOT PERFORMED BY DCI-A GM2 COMPANY.
- THE PROPERTY IS LOCATED IN THE BEACH COMMERCIAL ZONE AND THE BEACH OVERLAY DISTRICT.
- THERE ARE NO BORDERING VEGETATE WETLANDS ON THE SUBJECT PROPERTY, 100% OF THE PROPERTY IS CONSIDERED UPLAND AND DRY.
- THE ENTIRE SITE IS LOCATED WITHIN THE TOWN OF SALISBURY FLOOD PLAIN DISTRICT. THE FEMA FLOOD ZONE AE ELEV. 9.0'. THE ENTIRE SITE IS ON A BARRIER BEACH, COASTAL DUNE, AND LAND SUBJECT TO COASTAL STORM FLOWAGE. 100% OF THE PROPERTY IS WITHIN A COASTAL WETLAND RESOURCE AREA.
- THE DEVELOPER SHALL CONFORM TO:
THE TOWN OF SALISBURY ZONING CODE, CHAPTER 300;
USE REGULATIONS;
TABLE C-4, OFF STREET PARKING STANDARDS;
ARTICLE XVIII SITE PLAN REVIEW;
CHAPTER 465 PLANNING Board, AND PLANNING BOARD RULES AND REGULATIONS,
III. SITE PLAN REVIEW
- A CERTIFICATE OF COMPLETION APPLICATION, IN A FORM APPROVED BY THE PLANNING DEPARTMENT, SHALL BE SUBMITTED BY THE APPLICANT OR OWNER TO THE PLANNING DEPARTMENT UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS. THE PLANNING BOARD'S DESIGNATED INSPECTOR COMPLETE A FINAL INSPECTION OF THE SITE AFTER FILING OF THE CERTIFICATE COMPLETION INDICATING THAT ALL WORK HAS BEEN COMPLETED TO THE SATISFACTION OF THE TOWN. IF THE BOARD'S INSPECTOR SIGNS THE CERTIFICATE OF COMPLETION, THE APPLICANT MAY PROCEED TO REQUEST A FINAL CERTIFICATE OF OCCUPANCY. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE, OR PORTION(S) THEREOF, UNTIL A CERTIFICATE OF COMPLETION INDICATING THAT ALL WORK HAS BEEN COMPLETED TO THE SATISFACTION OF THE TOWN IS SIGNED BY THE BOARD'S DESIGNATED INSPECTOR.



NOTES:

- SOCK TO BE NATURAL COMPOSTABLE MATERIALS.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
- PRIOR TO SETTING THE COMPOST SOCK, REMOVE LOOSE FOREST LITTER, BRANCHES OR OTHER MATERIALS THE WILL NOT ALLOW DIRECT CONTACT WITH THE SOIL.

1 COMPOST SOCK - EROSION CONTROL
NOT TO SCALE



Construction Specifications

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 20 FEET
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH 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, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

FOR REGISTRY OF DEEDS USE ONLY

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STEPHEN SAWYER P.E.

DATE

"PLANNING BOARD APPROVAL UNDER
SITE PLAN REVIEW REGULATIONS"
SALISBURY PLANNING BOARD

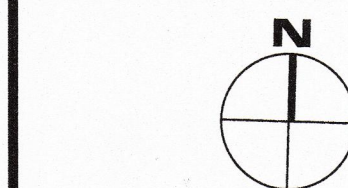
DATE

TOWN OF SALISBURY OFFICE OF
THE TOWN CLERK

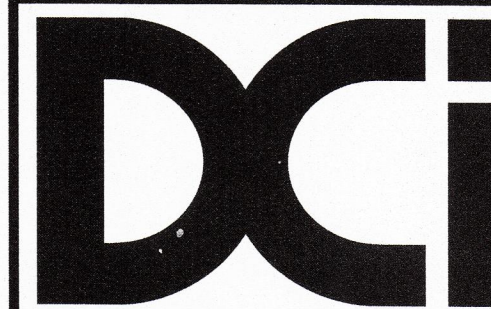
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DECISION.

CLERK

DATE



NORTH



Somerville - Quincy - Newburyport
www.dci-ma.com

DEVELOPER:
DOWNEAST RESIDENTIAL LLC
110 MAPLE LANE
NORTHBOROUGH, MA 01532

ARCHITECT:

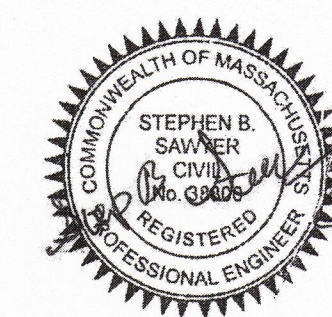
SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

30-32 CABLE AVE,
SALISBURY, MA.

PROJECT INFO

1	TOWN REVIEW	10.14.21
REV	DESCRIPTION	DATE



STAMP:

EXIST. COND.
& DEMO PLAN

RECEIVED
OCT 22 2021

SHEET NAME: TOWN OF SALISBURY
PLANNING BOARD

V1.10

SHT NO:

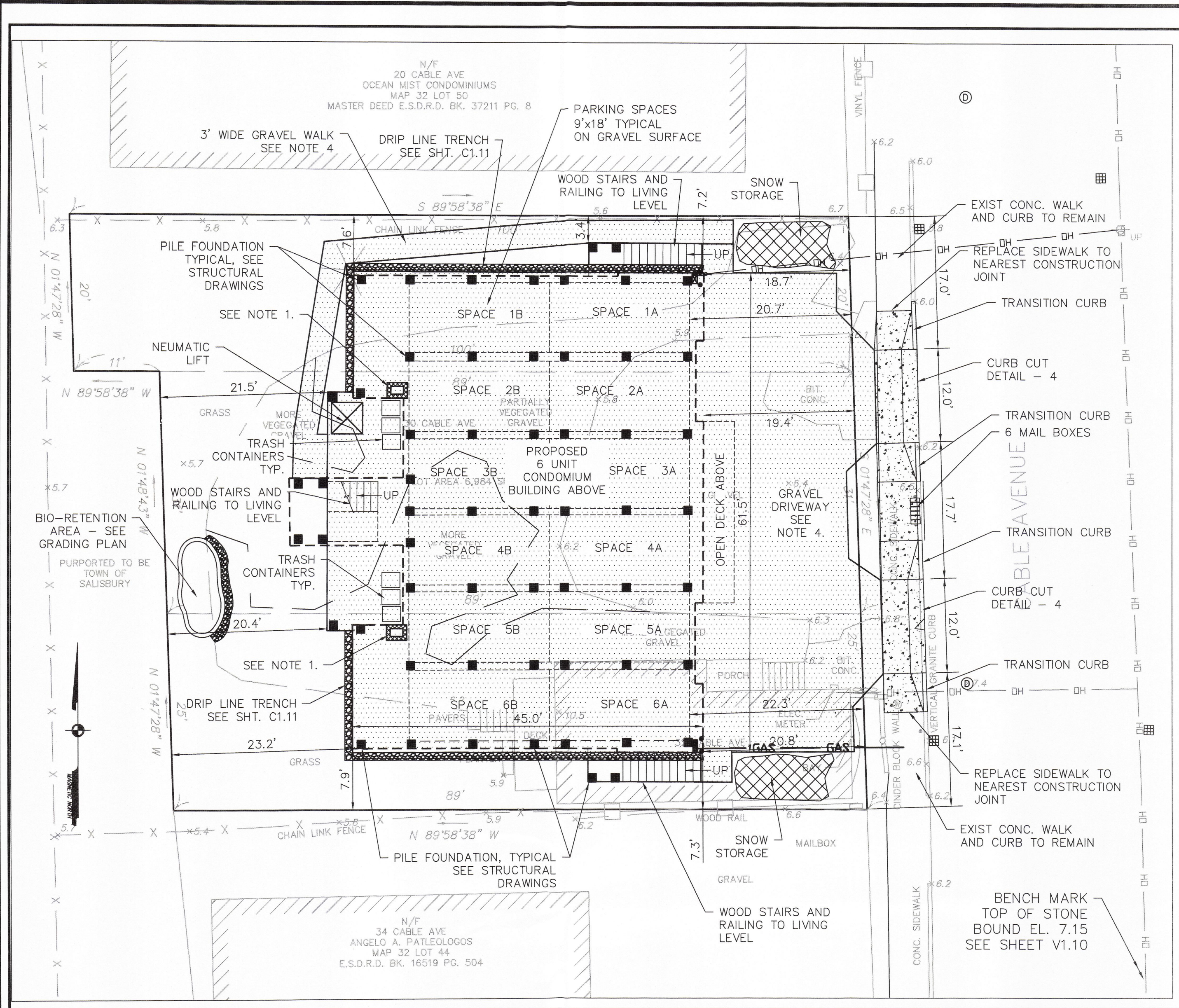
DR BY: MCH

CHK BY: SBS

PROJ NO: 21-043

DATE: 5-21-21

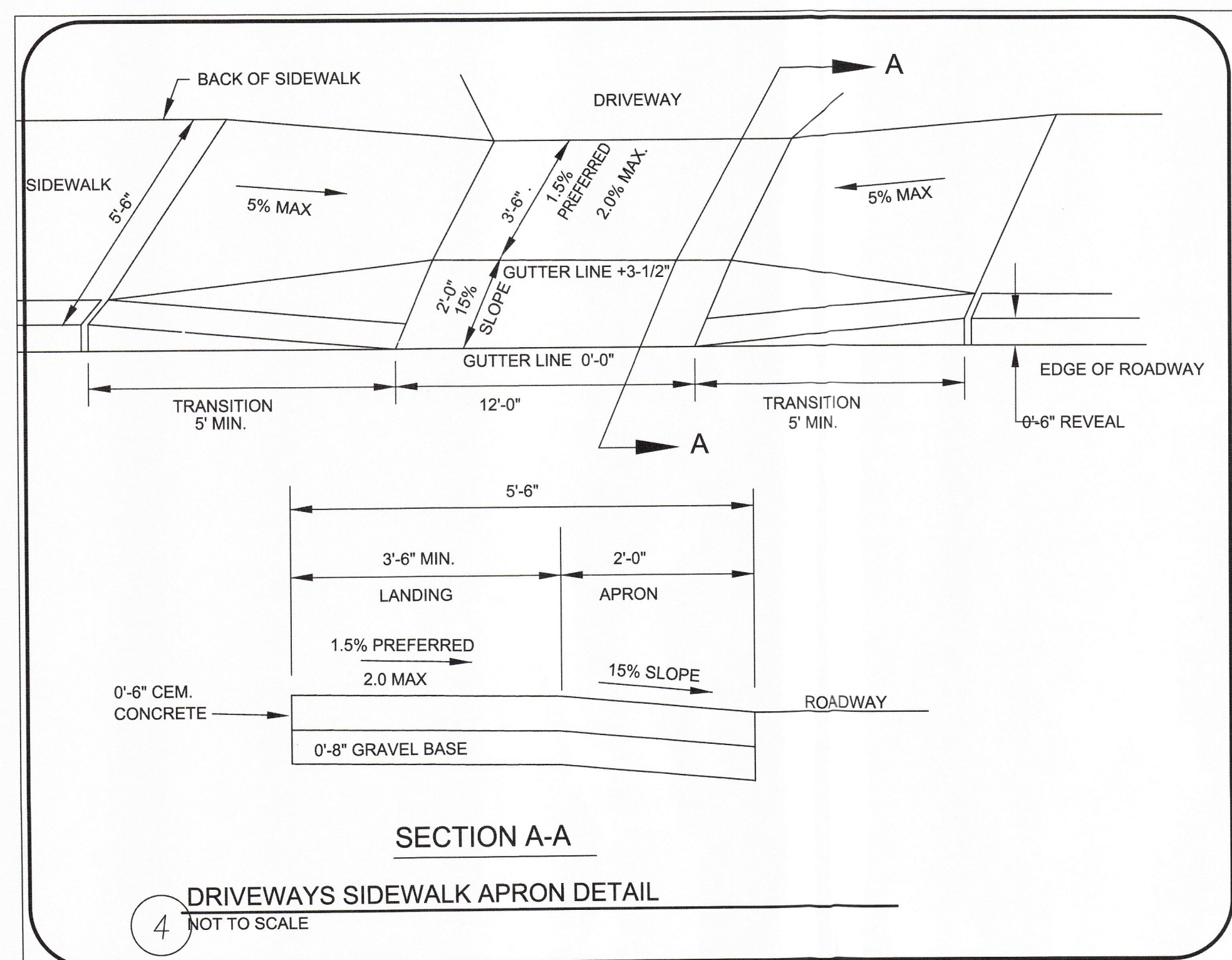
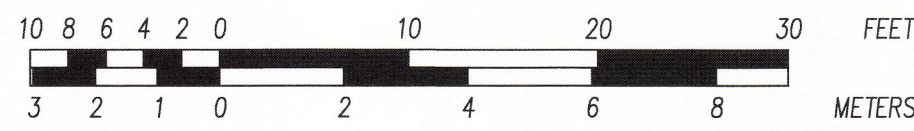
SCALE: 1"=10'



SITE PLAN

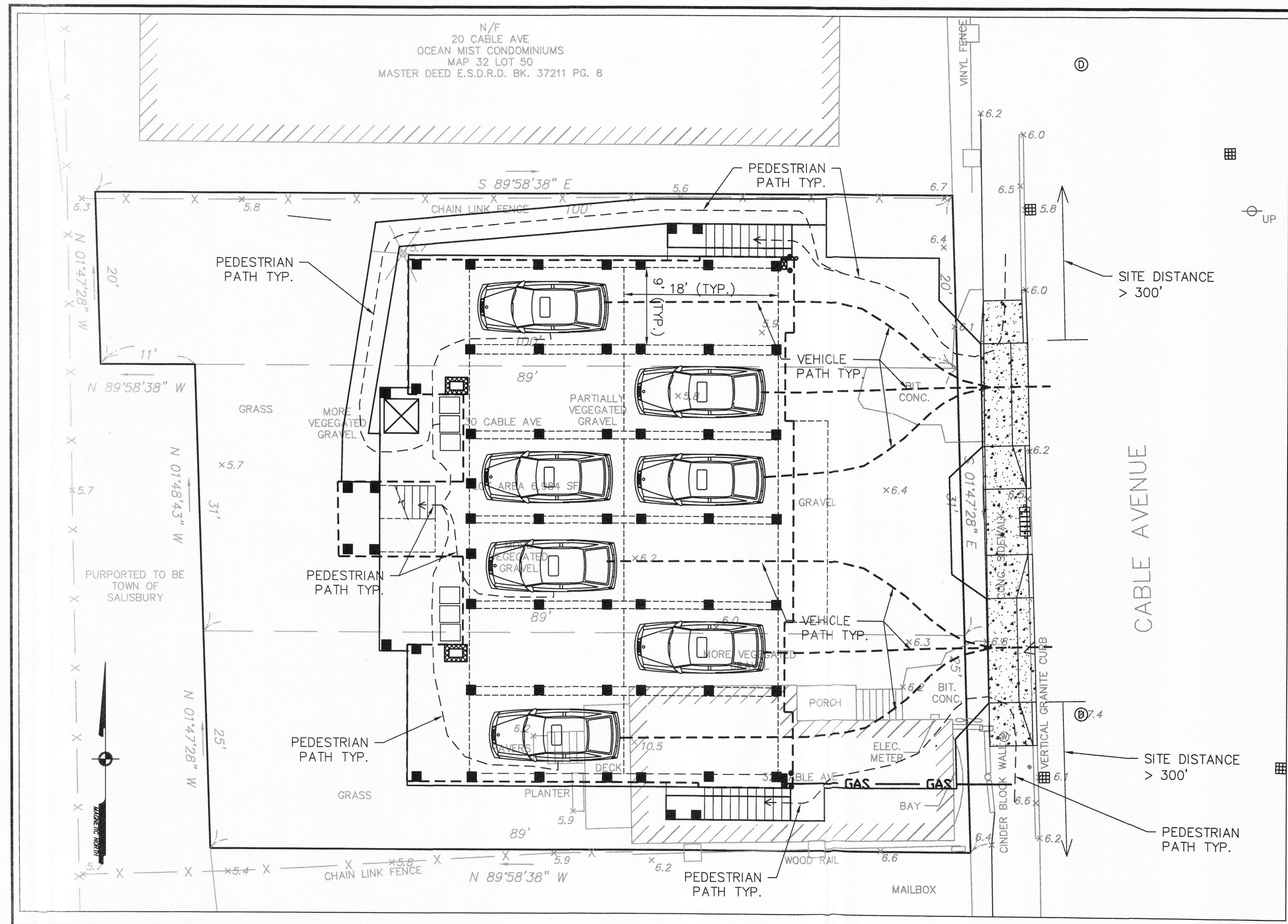
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SCALE: 1"=10'



BUILDING AND SITE NOTES:

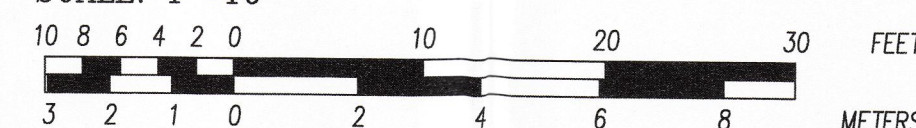
1. INSTALL 2x6 WOOD FRAME WITH 5.5" OF MINERAL WOOL FROM THE GROUND TO THE STRUCTURE ABOVE FOR WATER AND SEWER SERVICE PIPES.
2. THE BUILDING SHALL BE FIRE RATED ACCORDING TO ALL LOCAL, STATE AND FEDERAL BUILDING CODES.
3. THE PROPOSED BUILDING FOOTPRINT OF ENCLOSED WALLS IS 2650 SQUARE FEET. THE OPEN DECKS AND EXTERIOR STAIRS IS 402 SQUARE FEET. THE TOTAL BUILDING FOOTPRINT IS 3052 SQUARE FEET. THE SIZE OF THE TOTAL PARCEL IS 6984 SQUARE FEET. THE BUILDING COVERAGE IS 43.7%.
4. GRAVEL FOR PARKING AREAS AND WALKWAYS SHALL BE MIN. OF 12" THICK AND COMPLY WITH MADOT GRAVEL BORROW M1.03.0 Type c.
5. PER ZONING REGULATIONS OF THE BEACH COMMERCIAL AND BEACH OVERLAY DISTRICTS, 2 SPACES PER DWELLING UNIT ARE REQUIRED. THE PROJECT PROPOSES 6 DWELLING UNITS AND THE REQUIRED 12 PARKING SPACES.



CIRCULATION PLAN

SCALE: 1"=10'

SCALE: 1"=10'



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SALISBURY PLANNING BOARD

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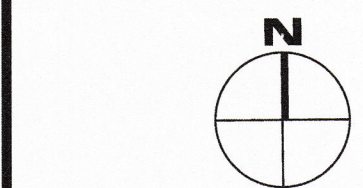
CLERK DATE

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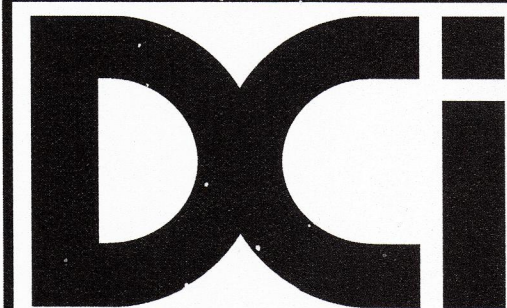
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DATE



NORTH



Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

DEVELOPER:
DOWNEAST RESIDENTIAL LLC
110 MAPLE LANE
NORTHBOROUGH, MA 01532

ARCHITECT:

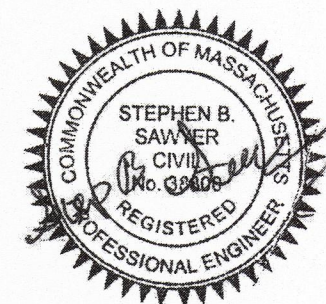
SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

30-32 CABLE AVE,
SALISBURY, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
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REV	DESCRIPTION	DATE



STAMP:

SITE
PLAN
OCT 22 2021

TOWN OF SALISBURY
PLANNING BOARD

C1.10

SHT NO:

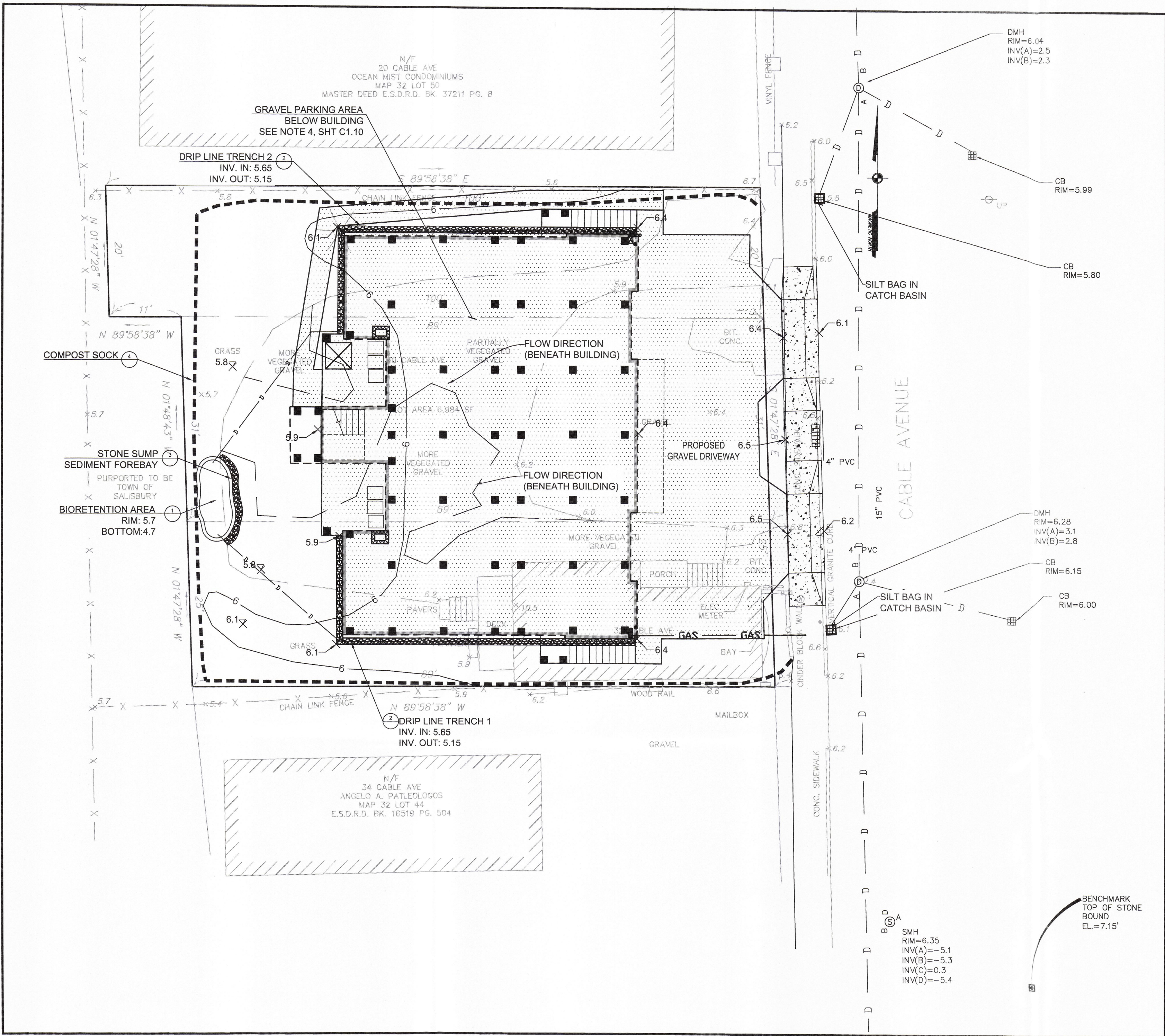
DR BY: MCH

CHK BY: SBS

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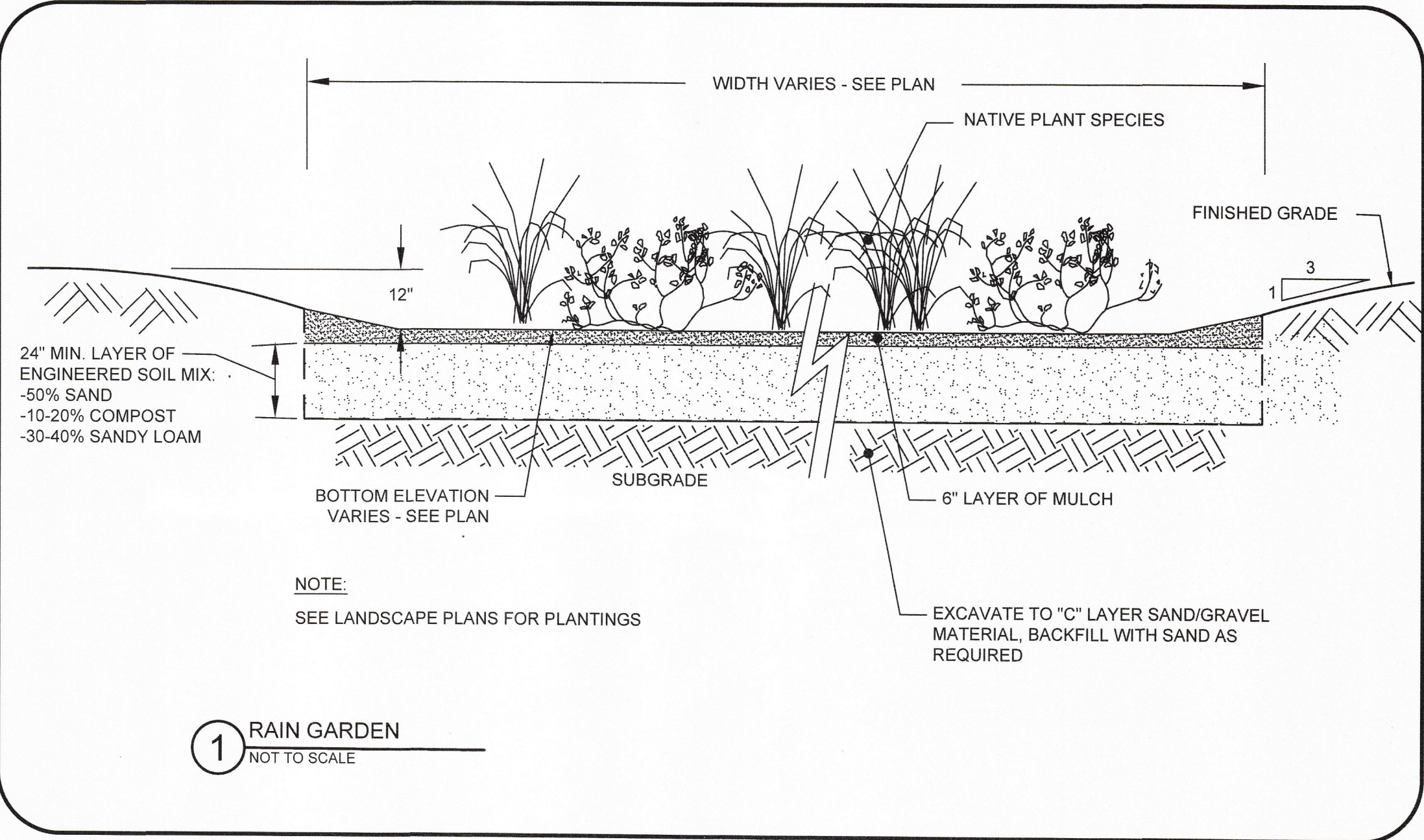
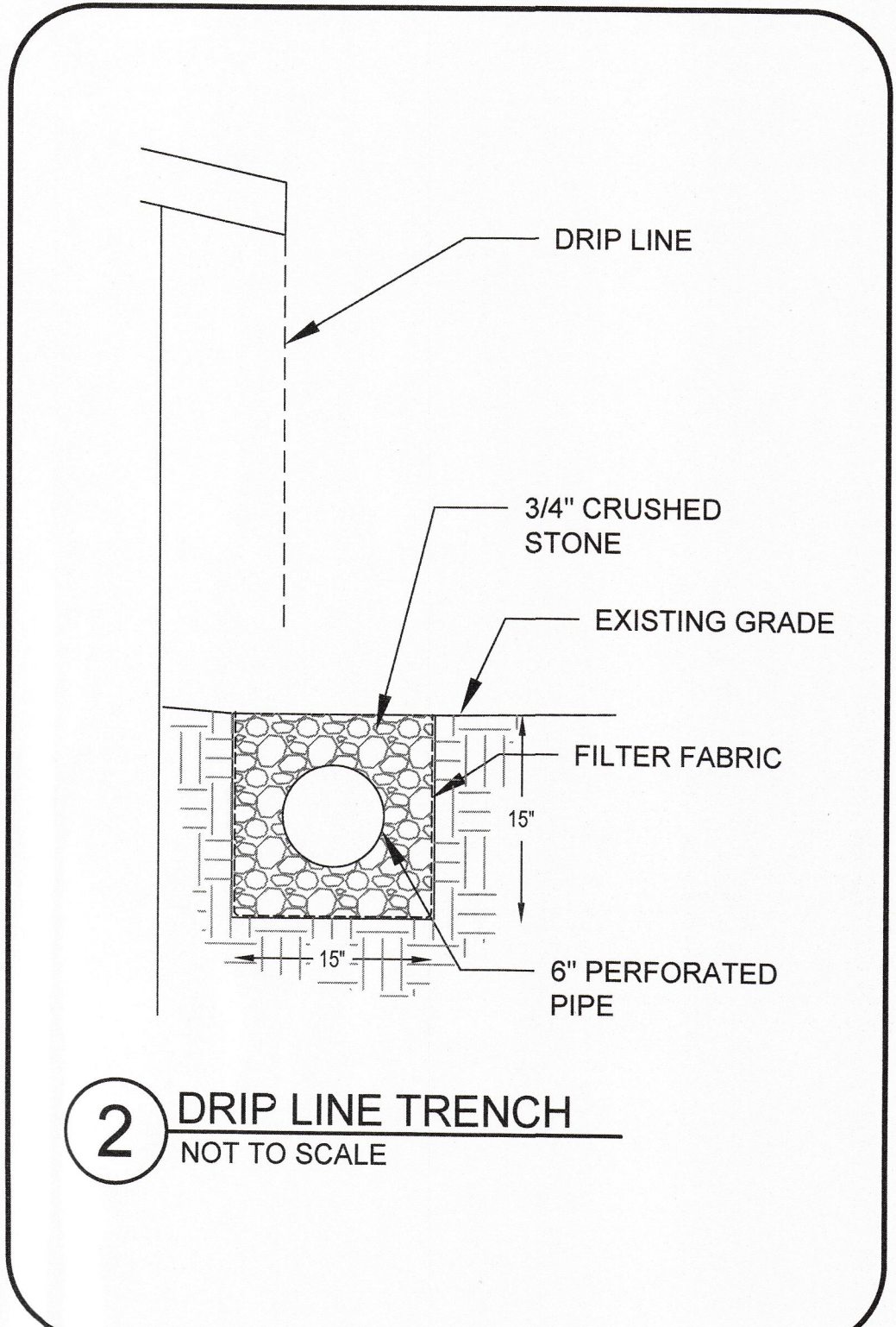
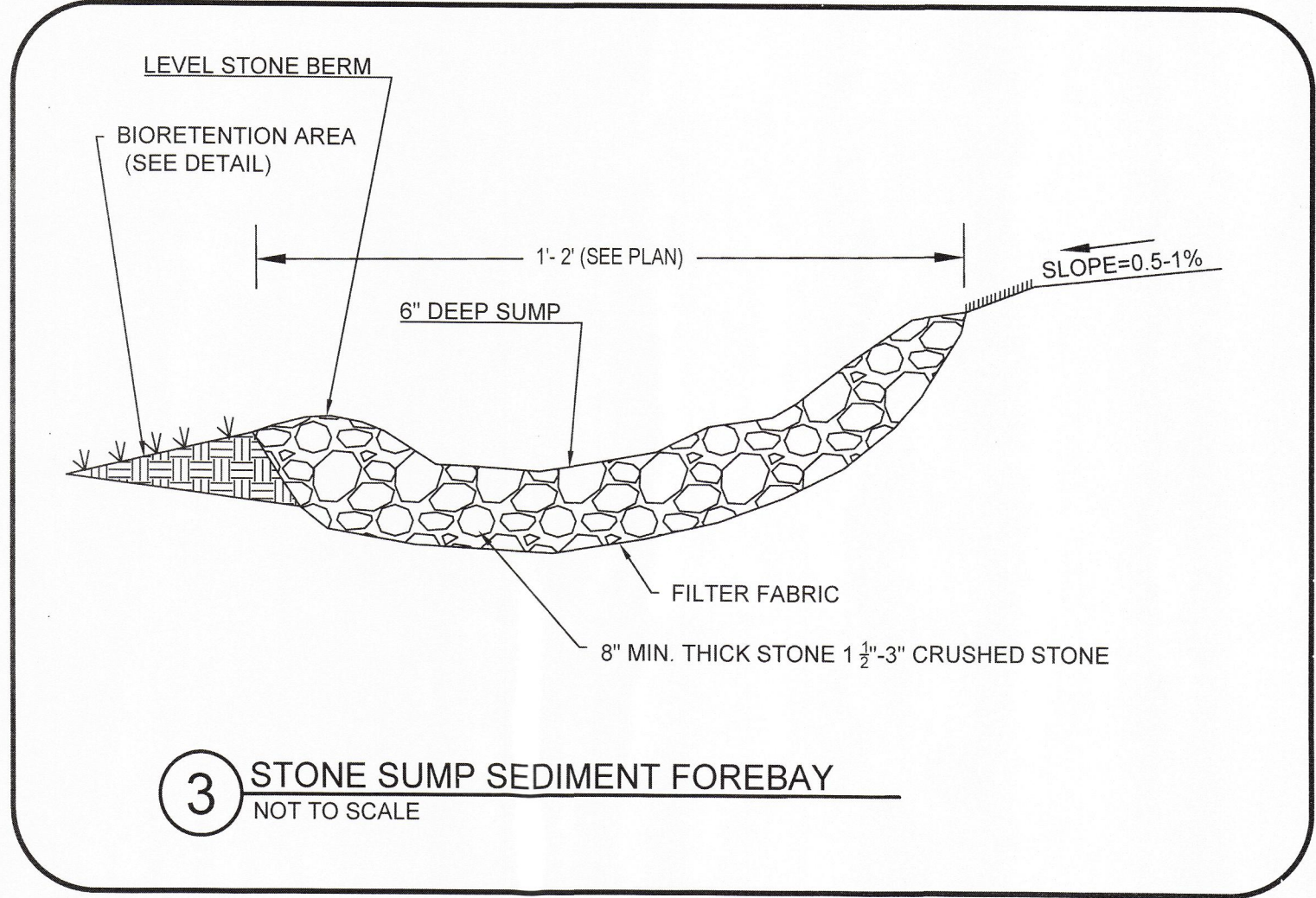
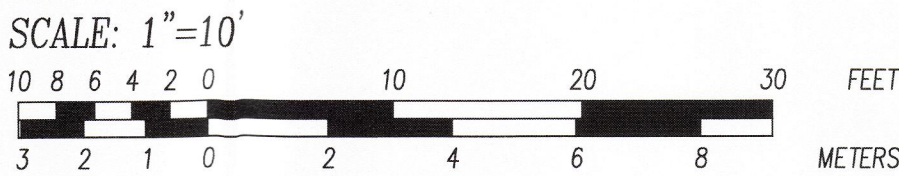
DATE: 5-21-21

SCALE: 1"=10'



DRAINAGE PLAN

SCALE: 1"=10'



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NORTH

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Somerville - Quincy - Newburyport
www.dci-ma.com

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DOWNEAST RESIDENTIAL LLC
110 MAPLE LANE
NORTHBOROUGH, MA 01532

ARCHITECT:

SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

30-32 CABLE AVE,
SALISBURY, MA.

PROJECT INFO

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REV	DESCRIPTION	DATE

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**DRAINAGE &
GRADING
PLAN**

SHEET NAME: **C1.11**

SHT NO:

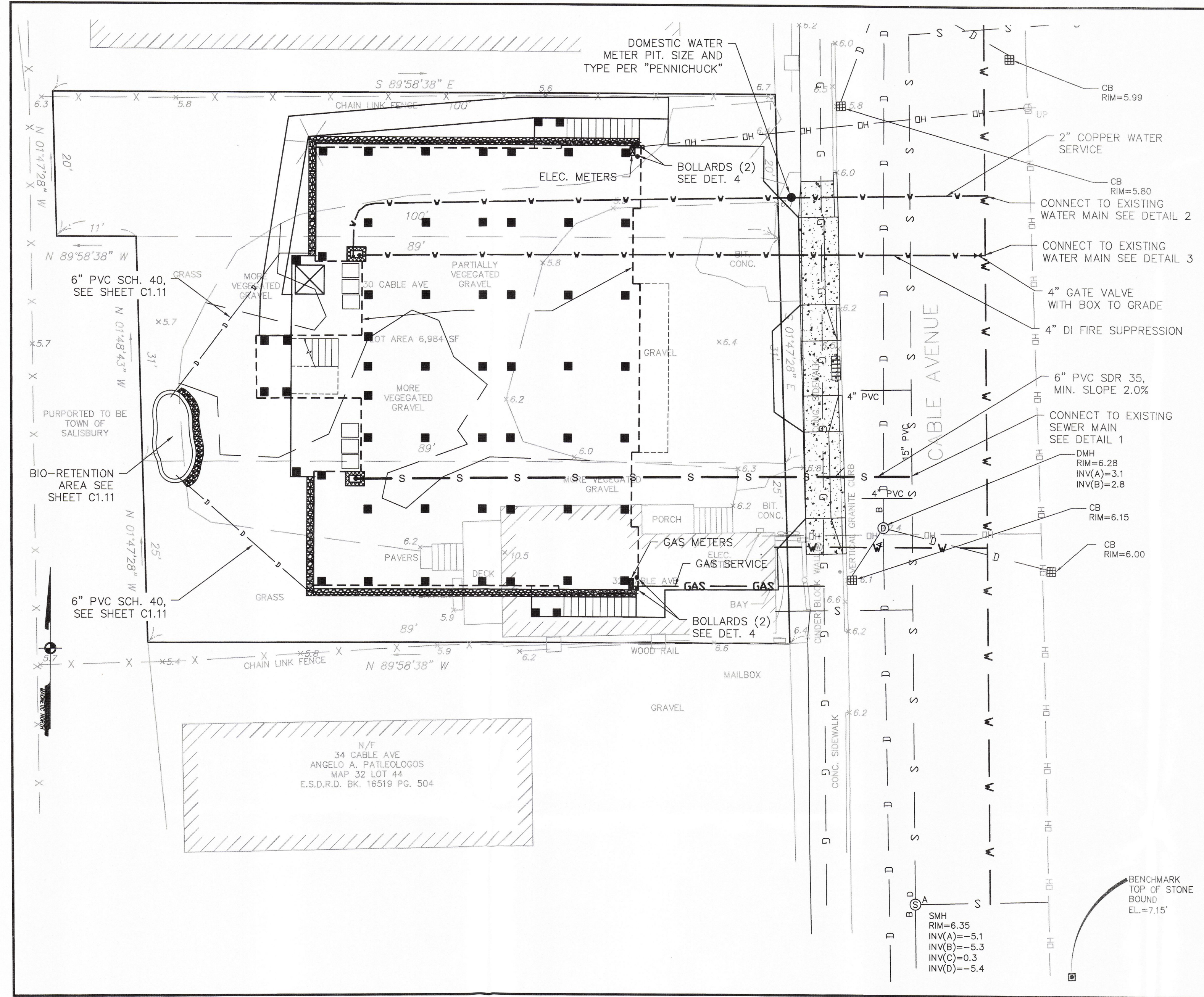
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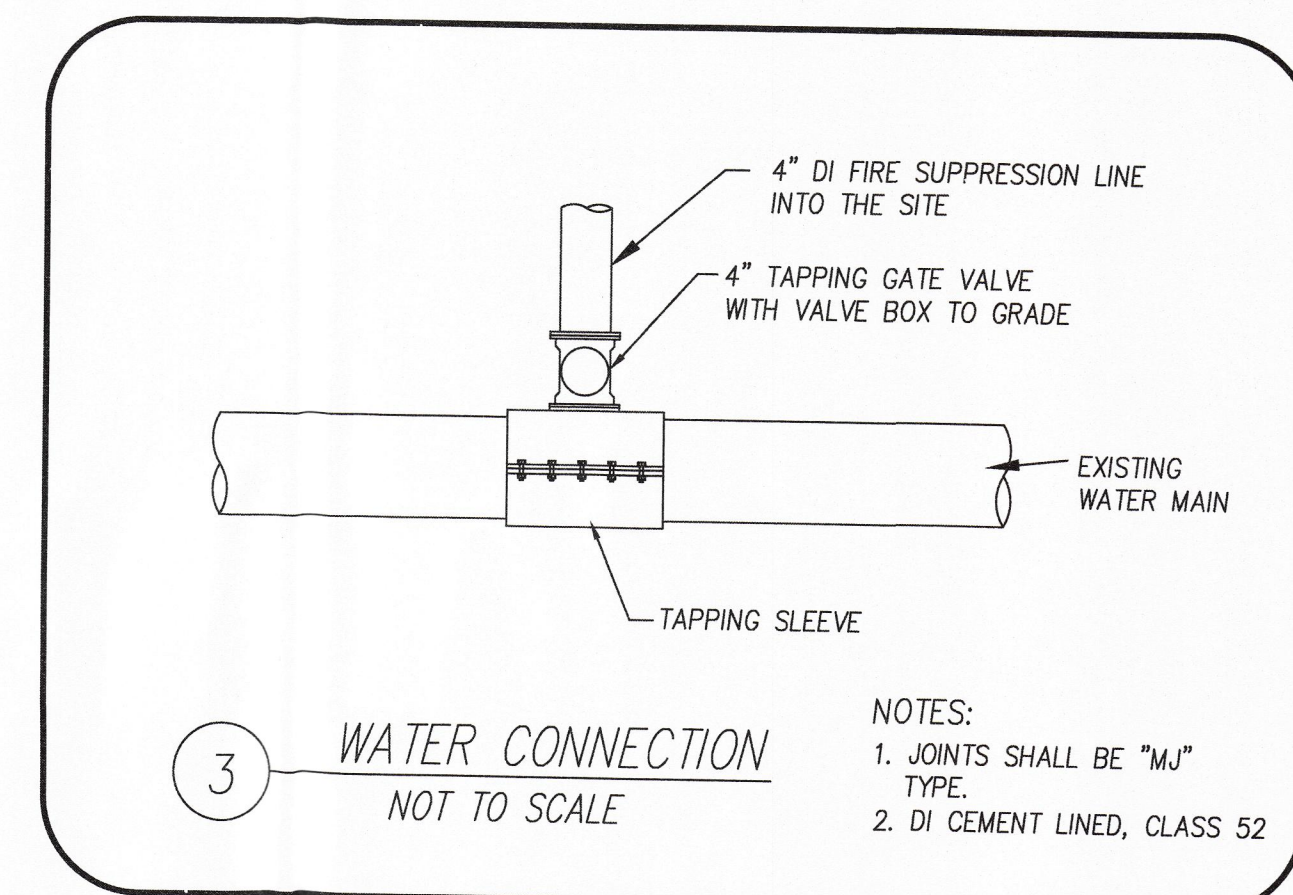
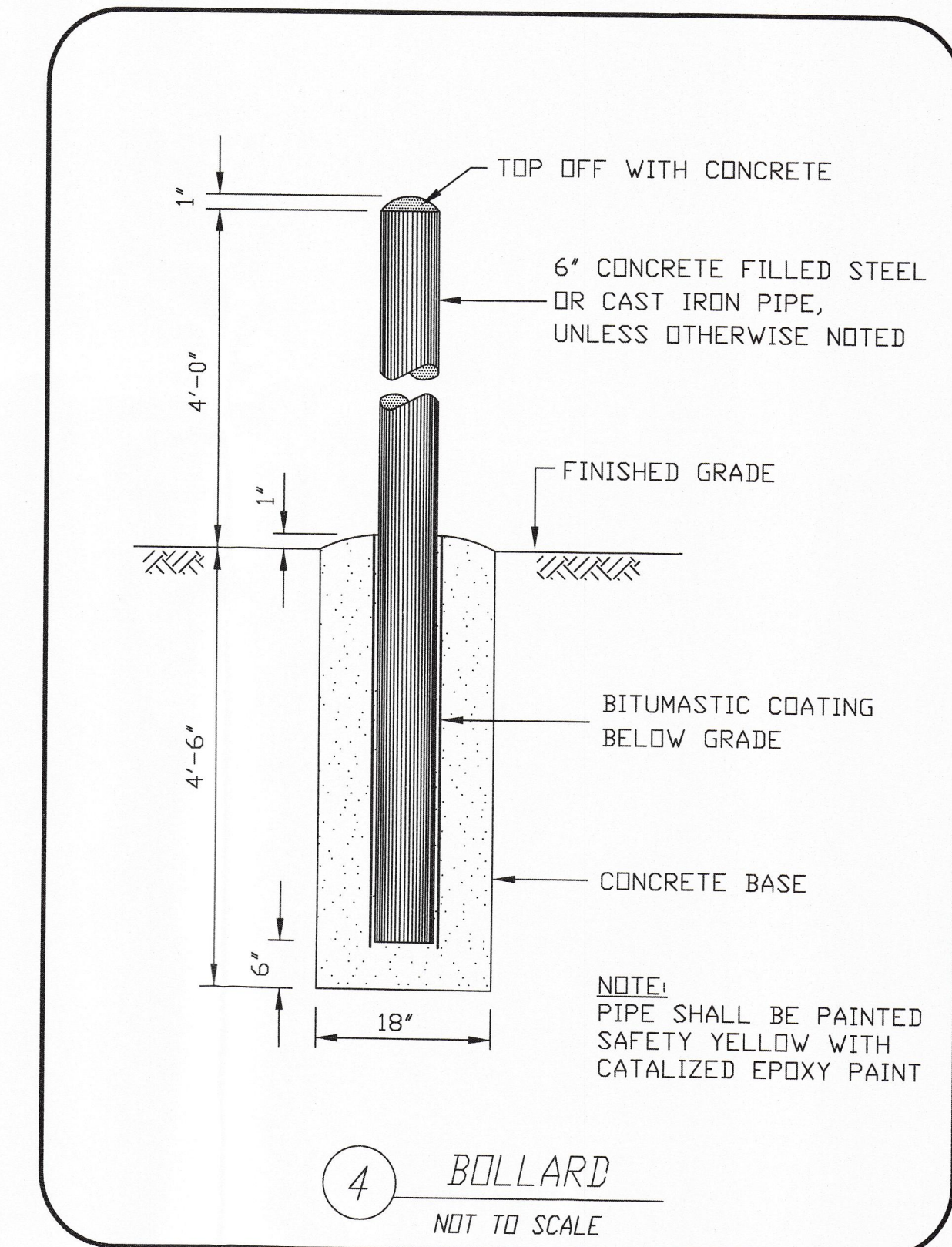
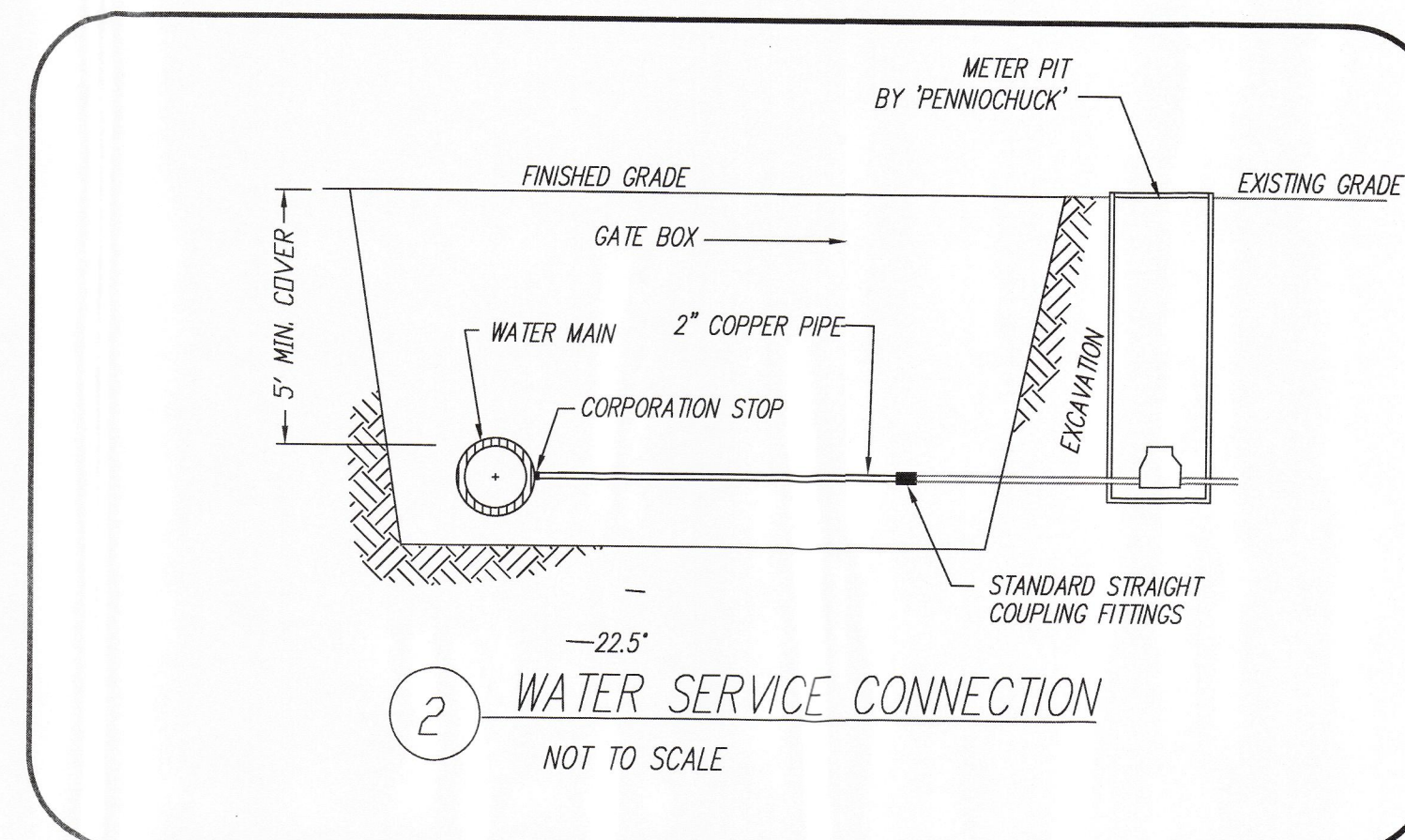
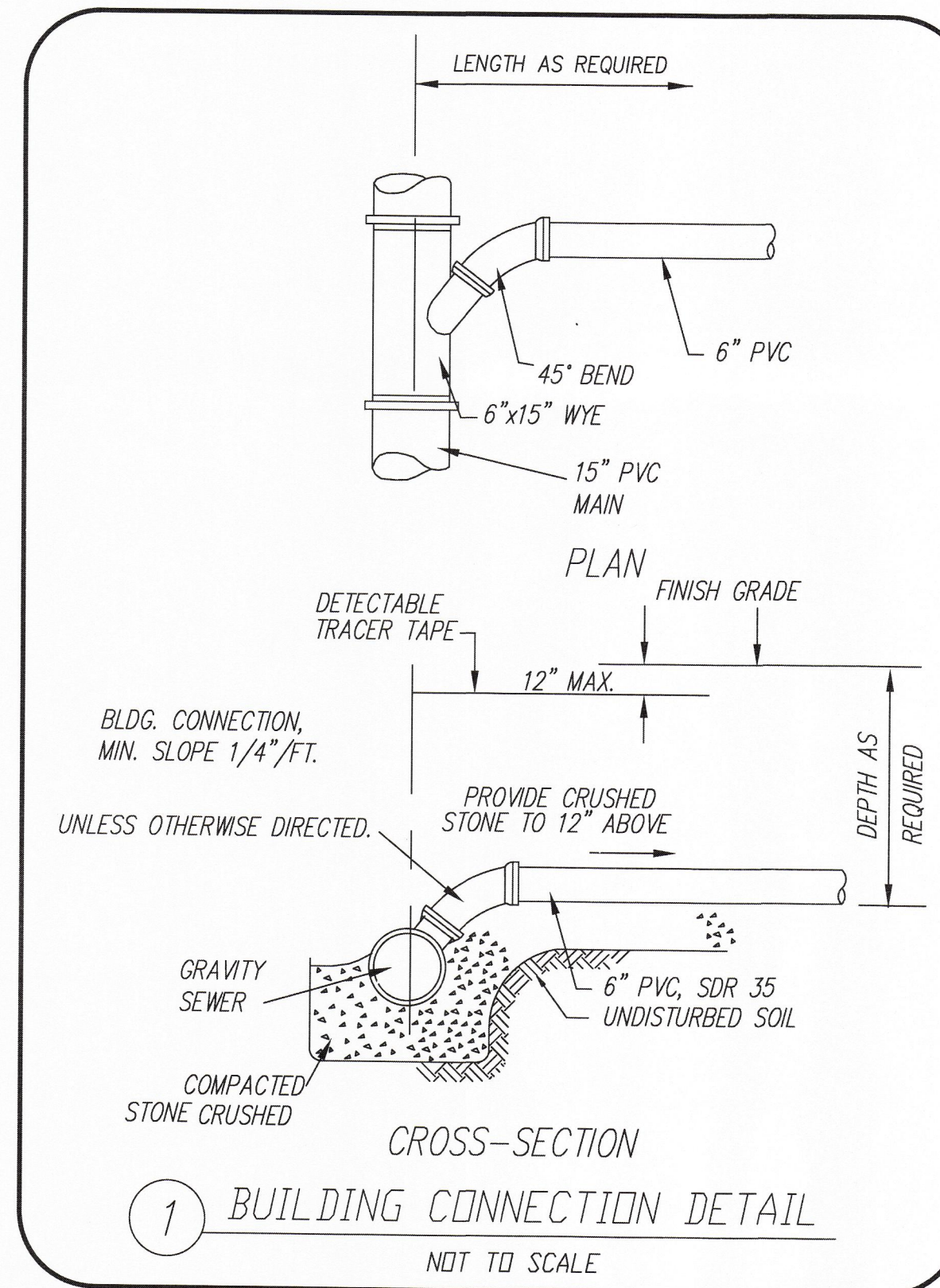
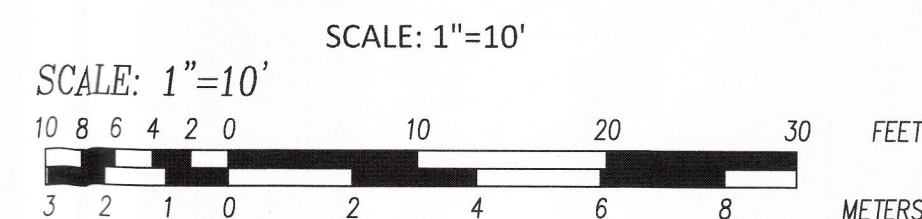
PROJ NO: 21-043

DATE: 5-21-21

SCALE: 1"=10'



UTILITY PLAN



NOTES:
1. JOINTS SHALL BE "M" TYPE.
2. DI CEMENT LINED, CLASS 52

"PLANNING BOARD APPROVAL UNDER
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SALISBURY PLANNING BOARD

DATE

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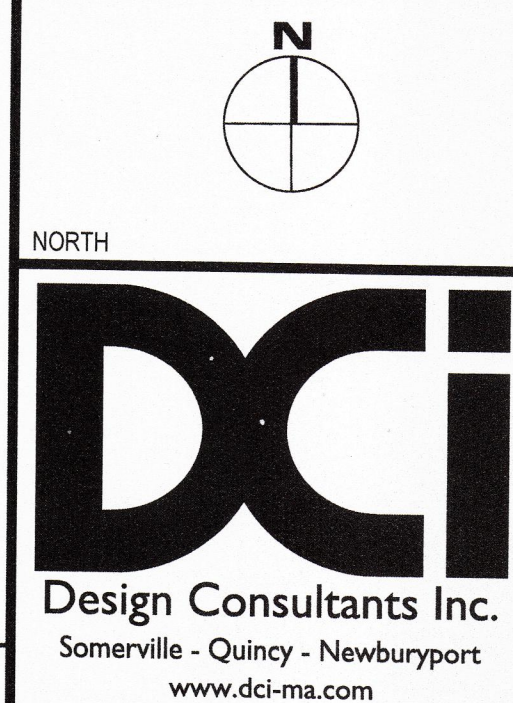
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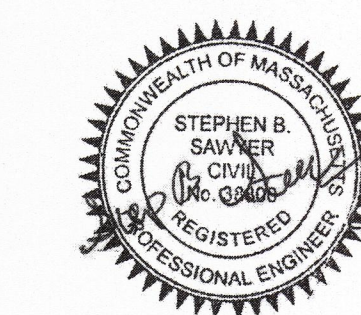
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STAMP:

UTILITY
PLAN

SHEET NAME:

C1.12

SHT NO:

DR BY: MCH

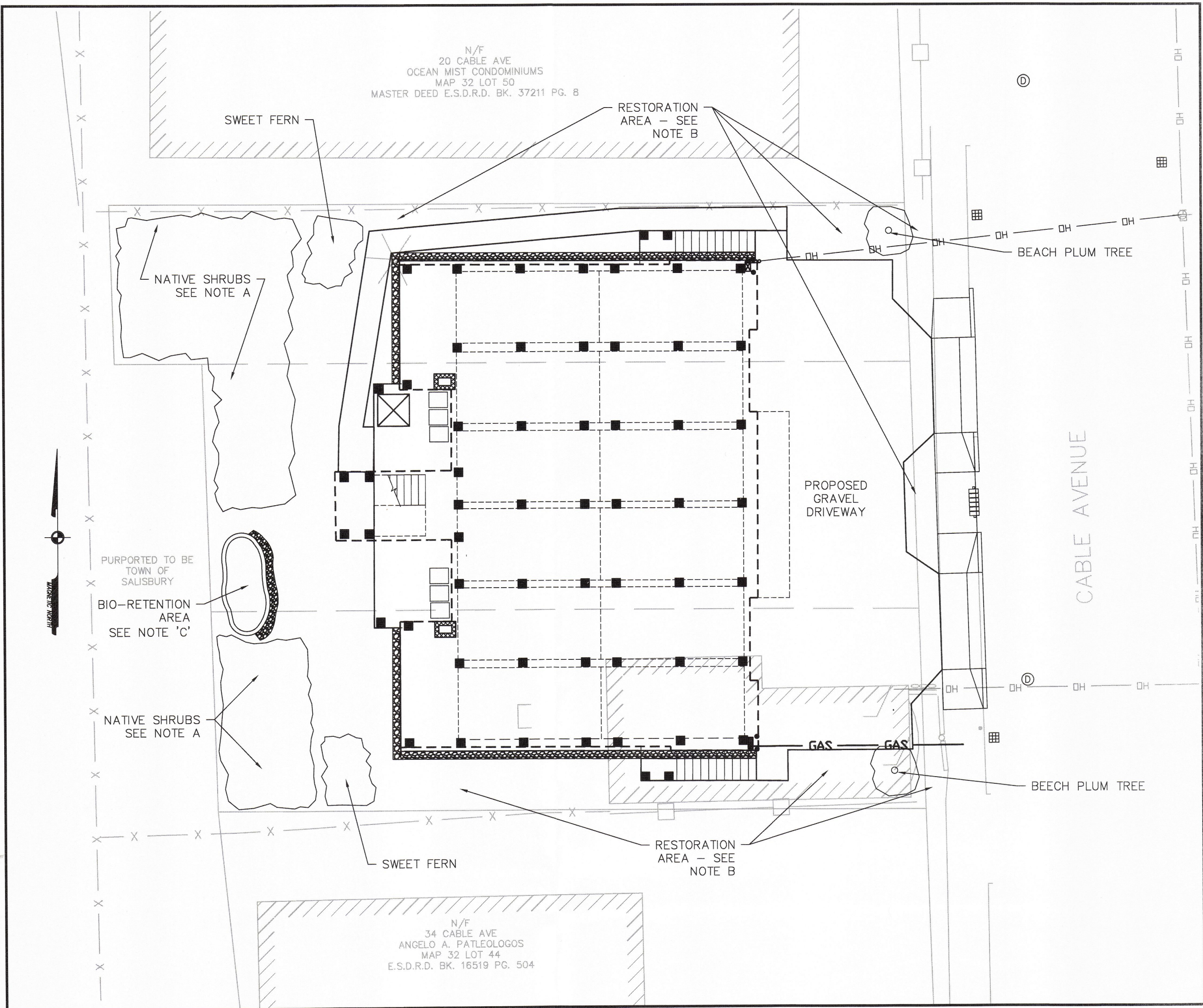
CHK BY: SBS

PROJ NO: 21-043

DATE: 5-21-21

SCALE: 1"=10'

PN 2021 Projects\2021-043 30-32 Cable Ave Salisbury\DWG_ENGINEERING\05 21-043_LA AND LIGHT C1.13.dwg



NOTE A

PLANT NATIVE SHRUBS; HIGH BUSH BLUEBERRY, SWEET PEPPERBUSH (CLETHRA A), BAYBERRY, IN A RANDOM PATTERN, 8' ON CENTER IN HEART OF AREAS TOWARDS PROPERTY LINES. ALONG EDGE TOWARDS THE BUILDING PUT MEADOWSWEET (SPIREA AT 6' ON CENTER).

NOTE B

ALL AREAS NOT OTHERWISE SPECIFIED, NEED TO BE SEEDED WITH NATIVE COASTAL GRASSES MIX. NO LOAM ALLOWED. ONLY CLEAN SAND IF ANY MATERIALS ARE ADDED.

NOTE C

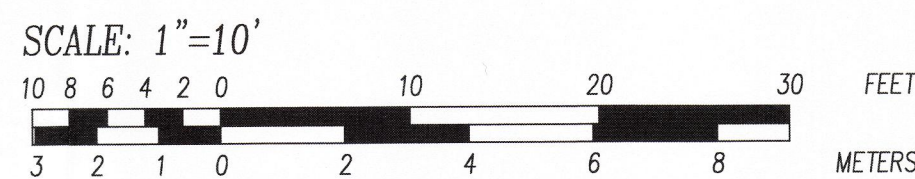
BIO-RETENTION AREA (60 SF)
PLANT THE LIST BELOW AT A RANDOM PATTERN
8 - Which Hazel - "Hamamelis virginiana" - 4-6" shrub
8 - Fox Sedge - "Carex vulpinoidees" - 2-3.5" grasses

GENERAL PLANTING NOTES

PLANTING PERIOD SHALL BE MARCH 12 TO MAY 15 AND SEPTEMBER 12 AND SEPTEMBER 15 TO NOVEMBER 15, WEATHER PERMITTING.
OWNER IS RESPONSIBLE FOR MAINTAINING LIVE VEGETATION, AND THE MAINTENANCE, REMOVAL AND REPLACING OF ALL DEAD TREES, SHRUBS, GROUND COVER AND PLANTS.

LANDSCAPE PLAN

SCALE: 1"=10'



BEECH PLUM TREES

AT TIME OF PLANTING, TREES SHALL BE 6-7' IN HEIGHT AND HAVE A CALIPER OF 1-2"

QUAN	SYMBOL	LIGHTING FIXTURE	MOUNTING HEIGHT	LUMENS/WATTS	COLOR
3	'A'	TBD	10' GRAVEL	TBD	TBD
5	'B'	TBD	8' DECKING	1100/75	3000K
12	'C'	TBD	TBD	1600/100	3000K



'A' AT GARAGE ENTRY



'B' AT ENTRY DOORS

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SALISBURY PLANNING BOARD

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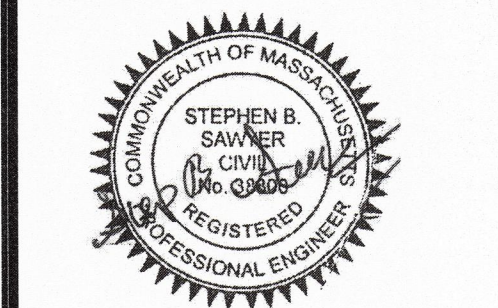
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STAMP:

LANDSCAPE
AND LIGHTING
PLAN

SHEET NAME:

C1.13

SHT NO:

DR BY: MCH

CHK BY: SBS

PROJ NO: 21-043

DATE: 5-21-21

SCALE: 1"=10'

LIGHTING PLAN

SCALE: 1"=10'

