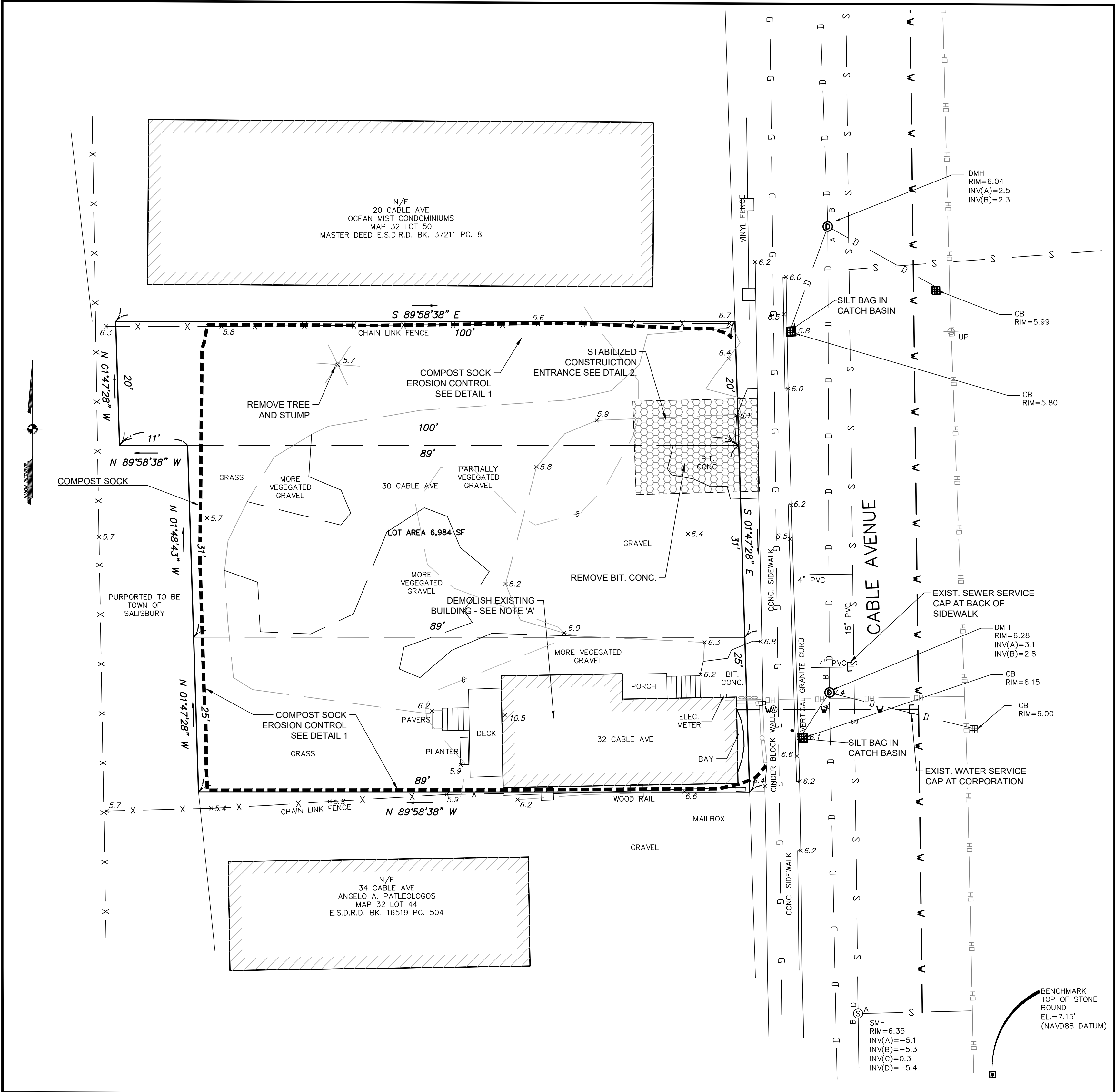
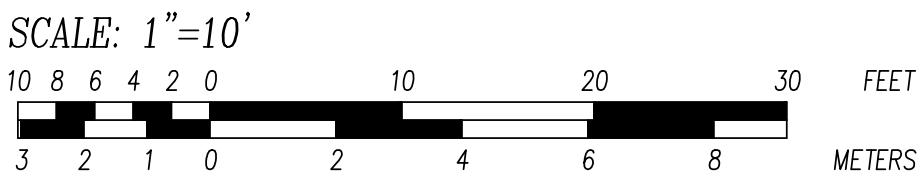


P:\2021 Projects\2021-043 30-32 Cable Ave Salisbury\Draw\ENGINEERING\01 21-043_EX COND-DEMO
PLAN V1.10.dwg
PLN V1.10.dwg



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.

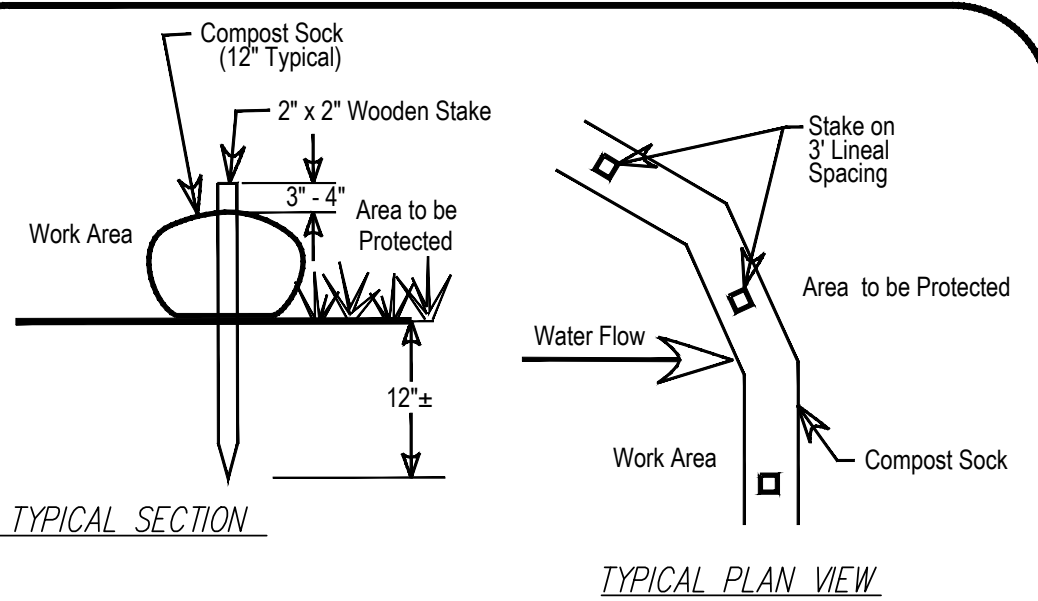
CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SHUT OFF OR DETACH THE EXISTING UTILITIES. UTILITIES INCLUDE: ELECTRIC, CABLE, TELEPHONE, GAS, WATER SERVICE, SEWER SERVICE.

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:

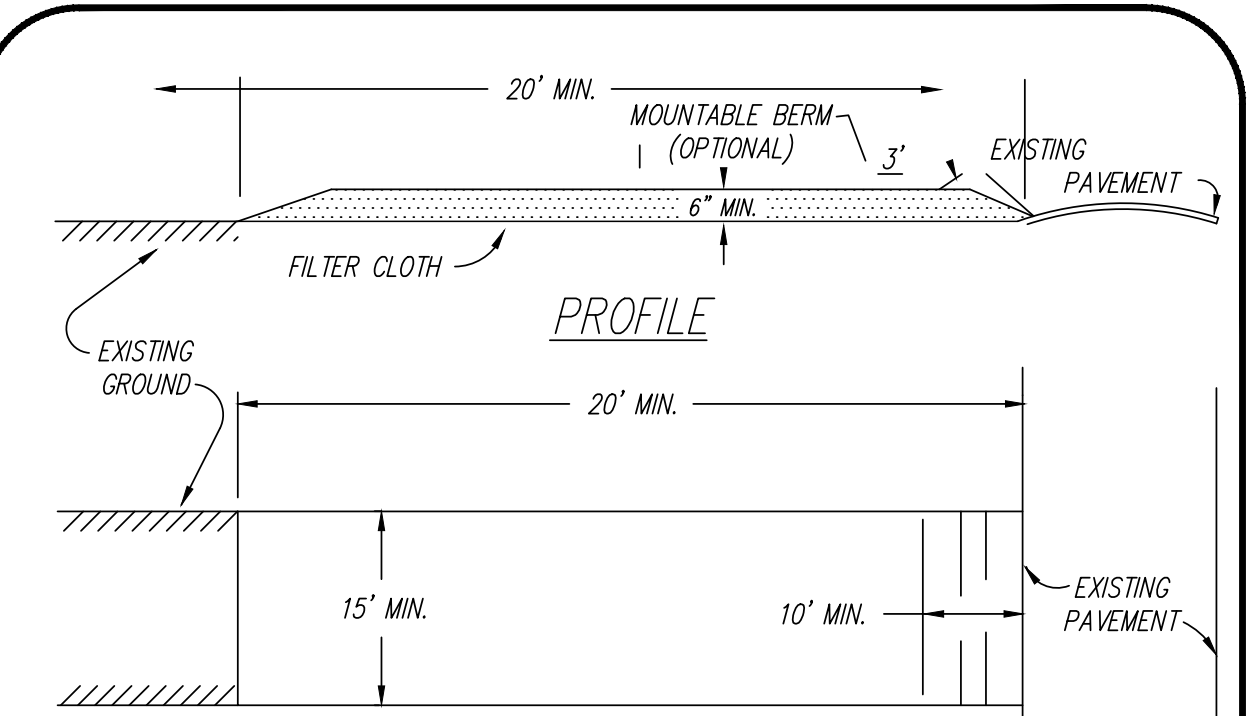
- THIS PLAN IS THE RESULT OF A SURVEY PERFORMED BY WINTER GEC, 44 MERRIMAC STREET, UNIT 312, NEWBURYPORT, MA.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND THE BOUNDARY OF THE PROPERTY.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY 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 G-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 NATUARL 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 HE SDIL.

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 (15) 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

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

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

THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK

DATE

NORTH

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

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

ARCHITECT:

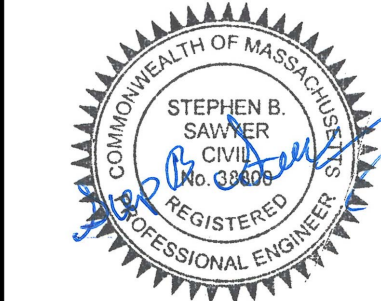
SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

30-32 CABLE AVE,
SALISBURY, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
2	MOVE BLDG/ WIDEN DRV	02-18-22
1	TOWN REVIEW	10.14.21



STAMP:

EXISTIT. COND.
& DEMO PLAN

SHEET NAME:

V1.10

SHT NO:

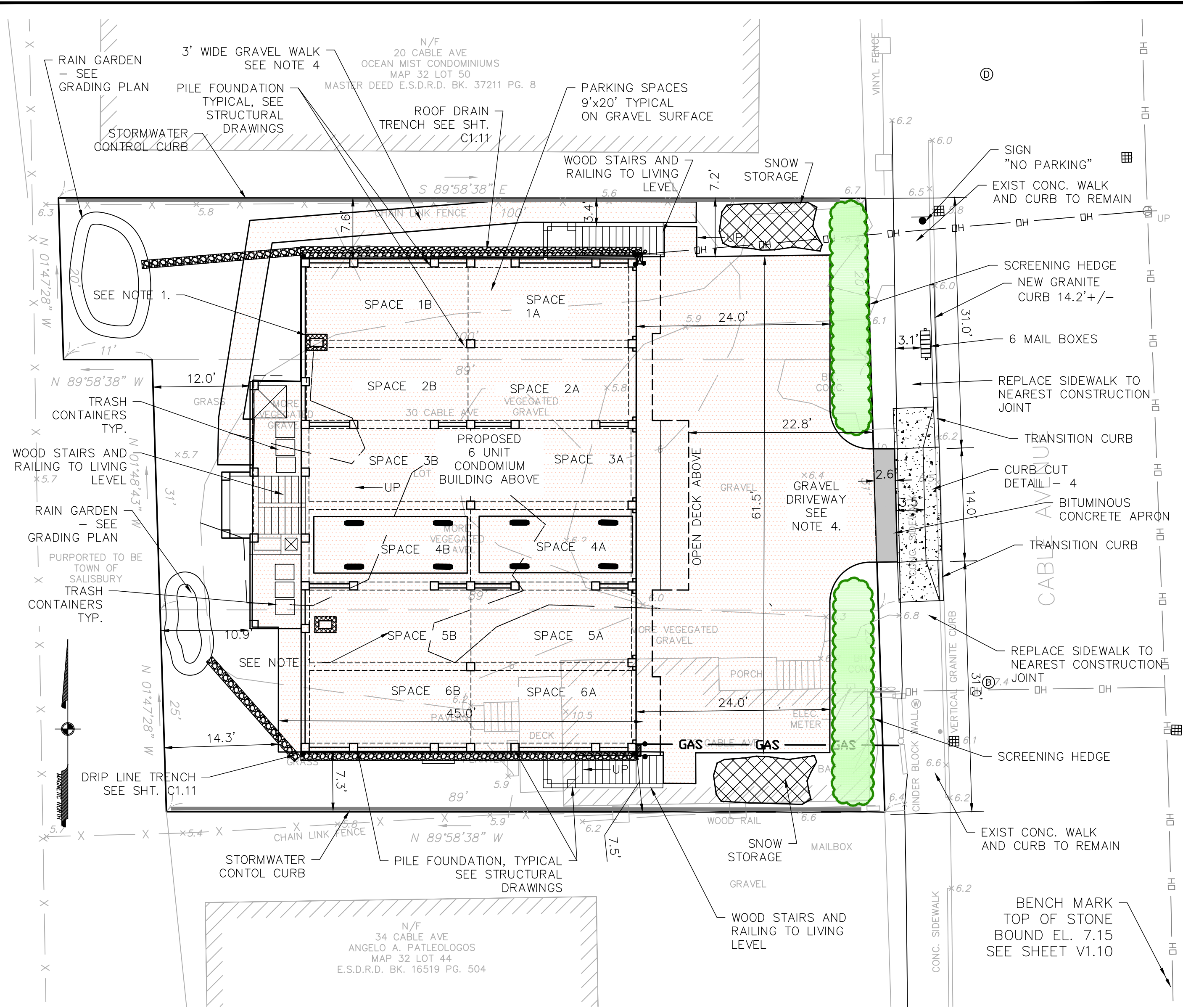
DR BY: MCH

CHK BY: SBS

PROJ NO: 21-043

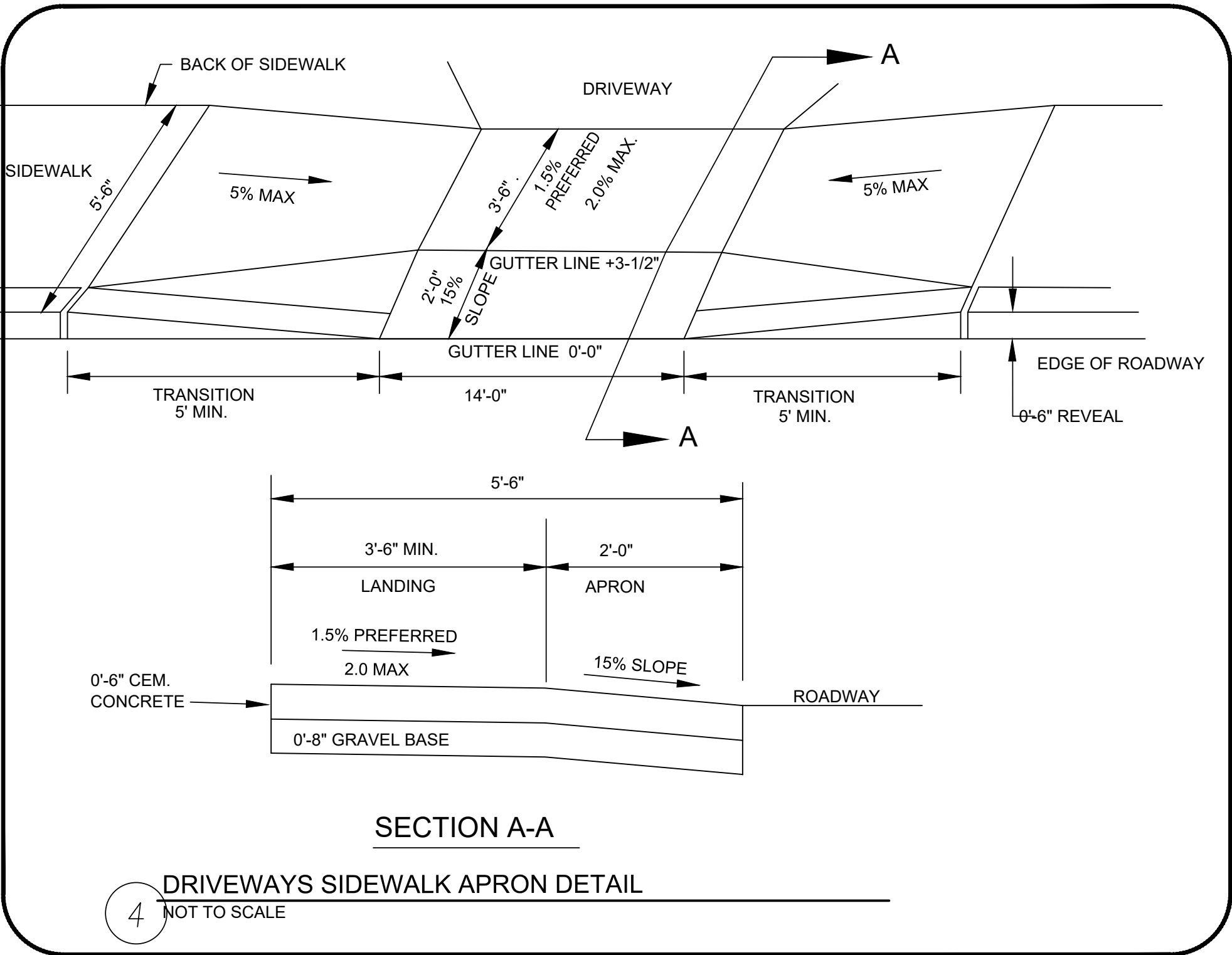
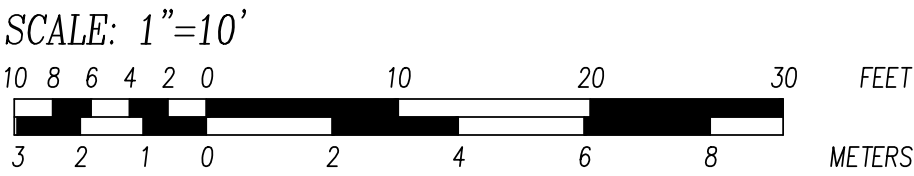
DATE: 5-21-21

SCALE: 1"=10'



SITE PLAN

SCALE: 1"=10'

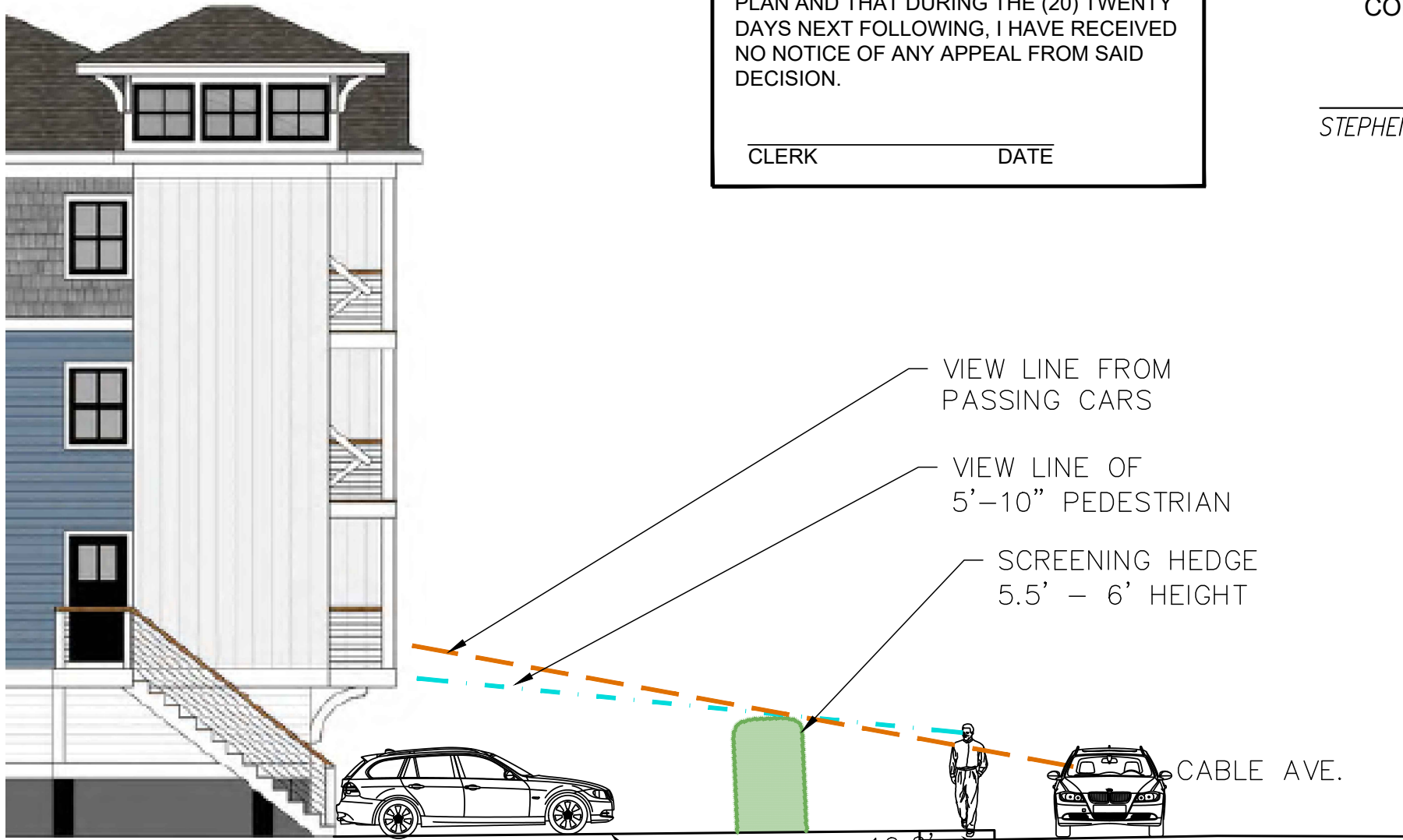


SECTION A-A

4 DRIVEWAYS SIDEWALK APRON DETAIL
NOT TO SCALE

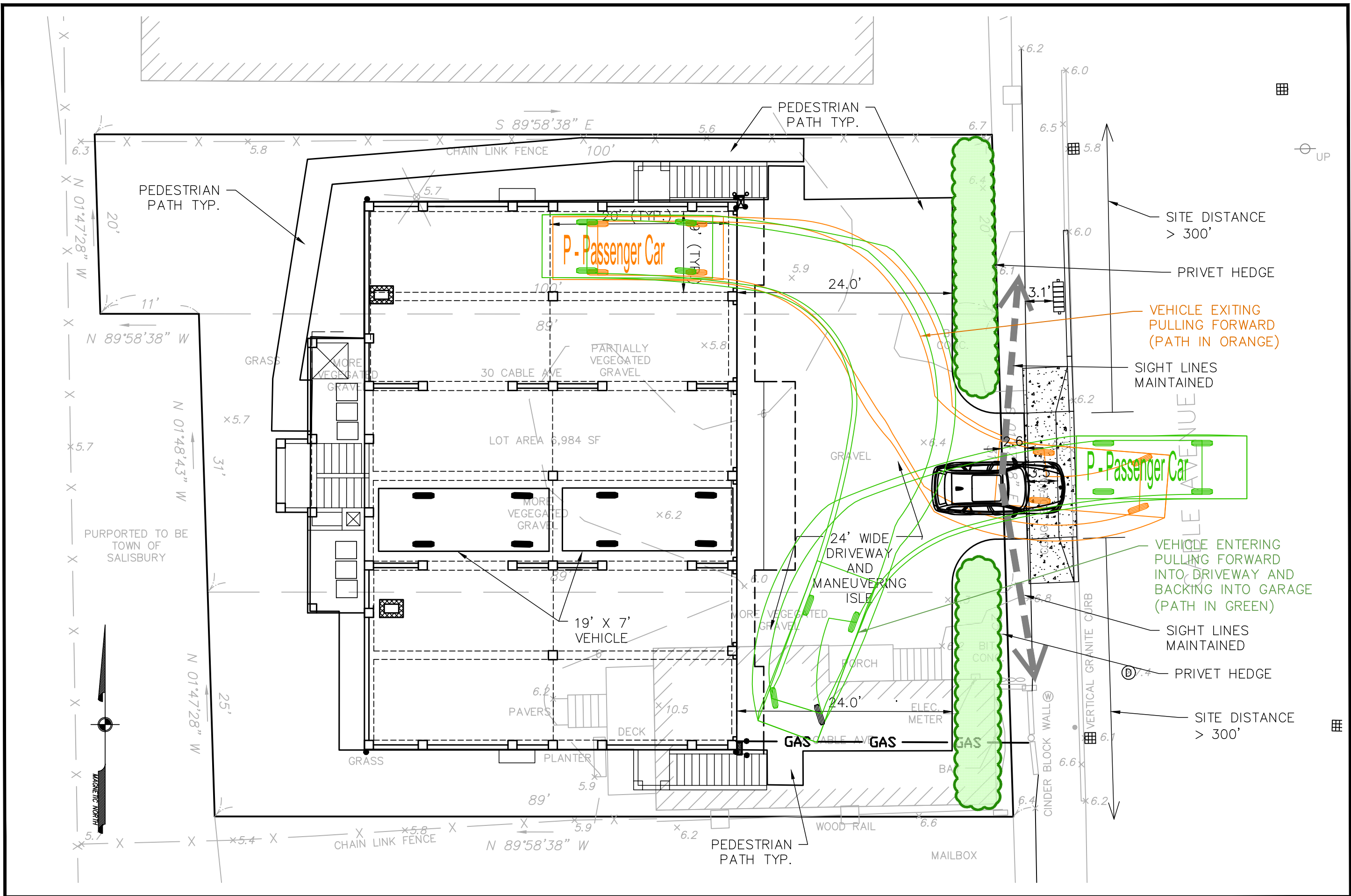
BUILDING AND SITE NOTES:

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.



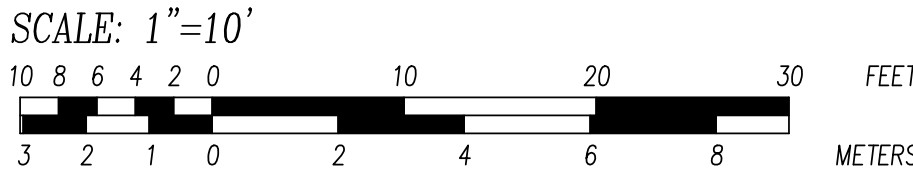
VIEW SCREENING SECTION

SCALE: 1"=8'



CIRCULATION PLAN

SCALE: 1"=10'



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

DATE

TOWN OF SALISBURY OFFICE OF
THE TOWN CLERK

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CLERK DATE

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COMMONWEALTH OF MASSACHUSETTS."

STEPHEN SAWYER P.E.

DATE

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

DEVELOPER:
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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
2	MOVE BLDG/ WIDEN DRV	02-18-22
1	TOWN REVIEW	10-14-21
REV	DESCRIPTION	DATE



STAMP:

SITE
PLAN

SHEET NAME:

C1.10

SHT NO:

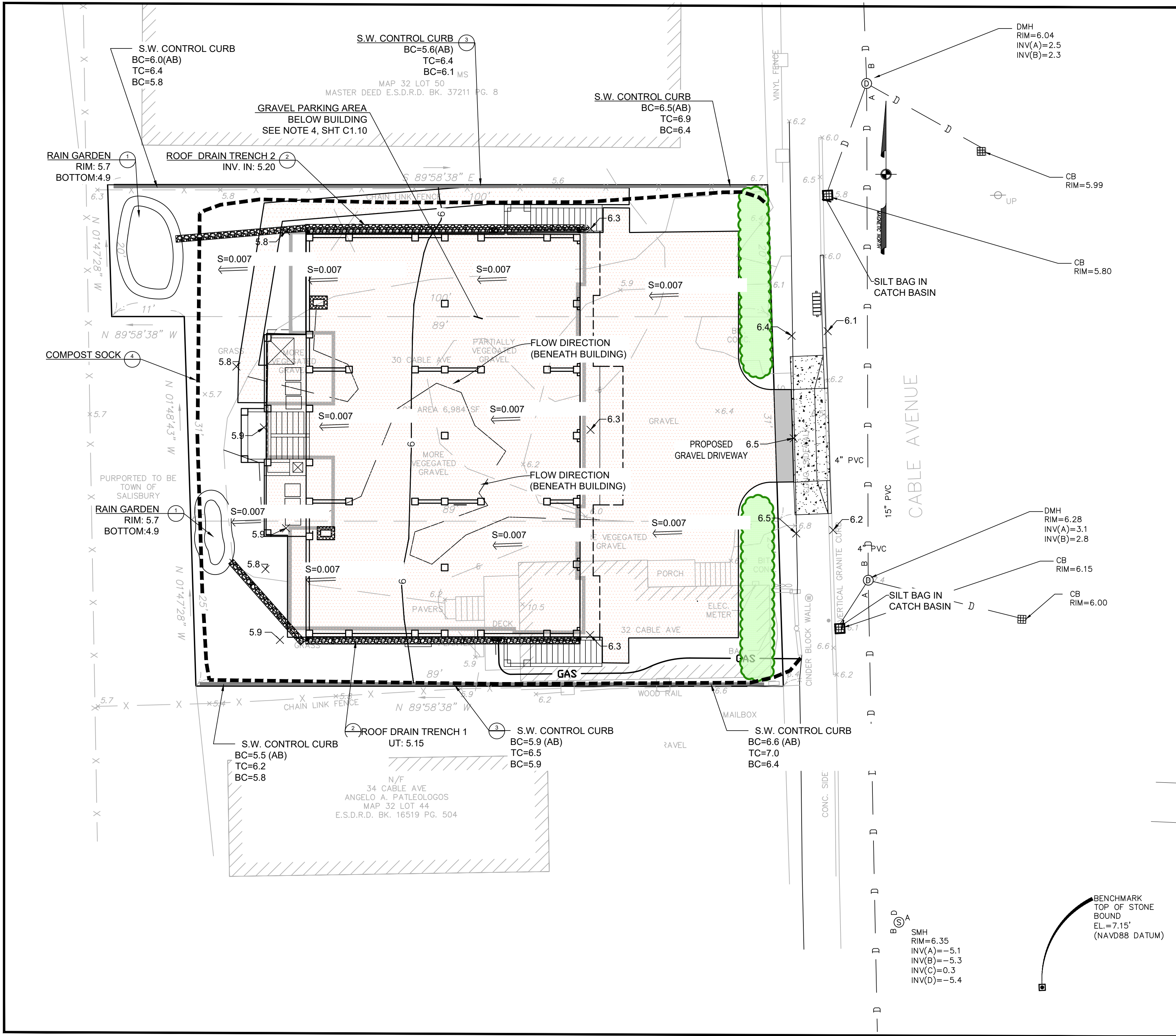
DR BY: MCH

CHK BY: SBS

PROJ NO: 21-043

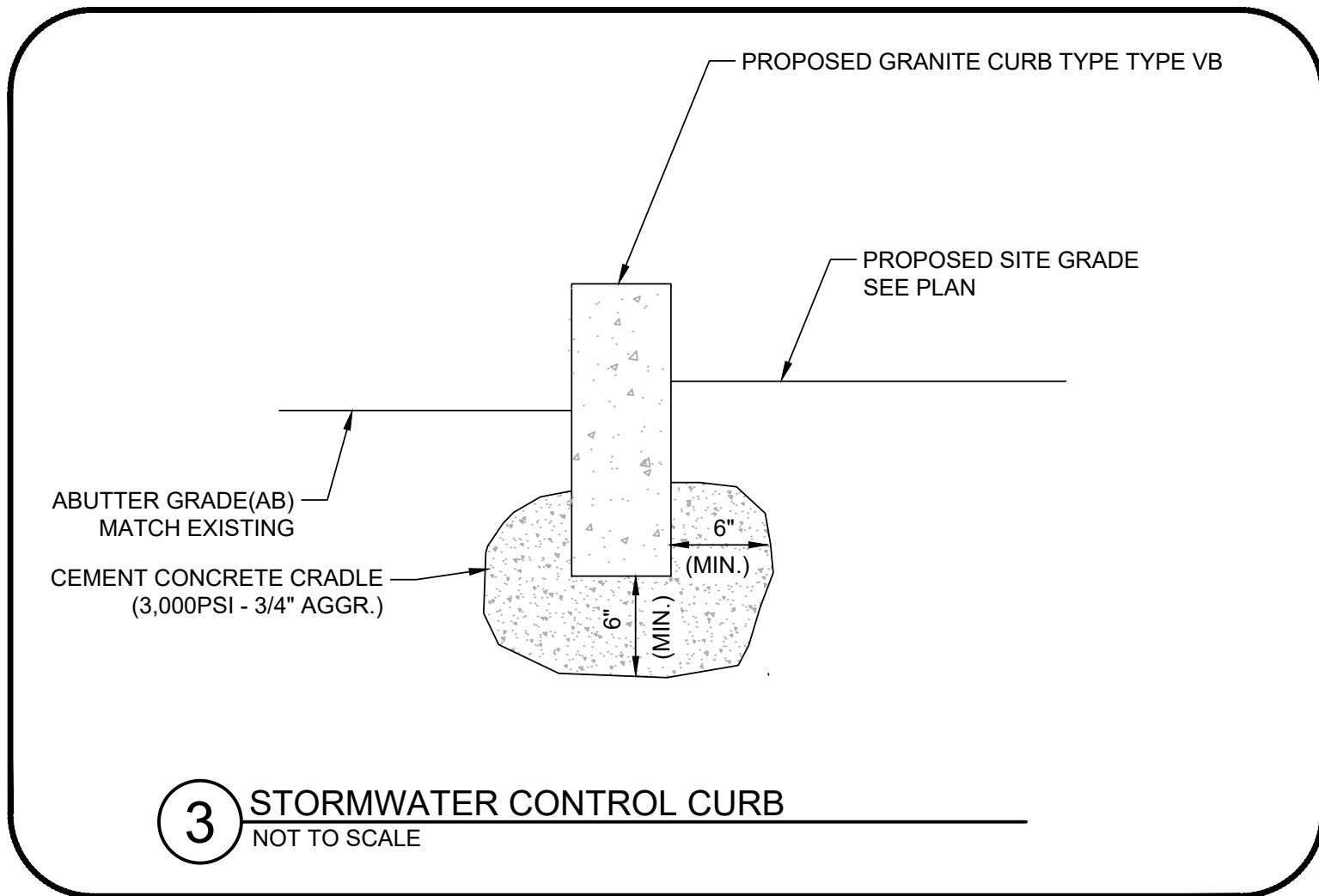
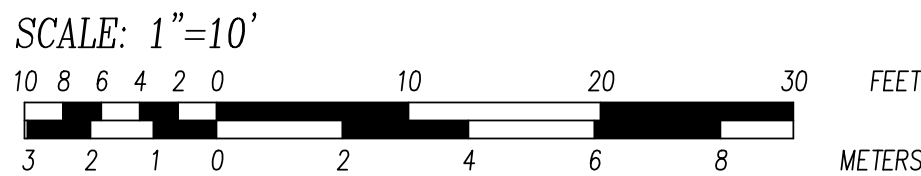
DATE: 5-21-21

SCALE: 1"=10'

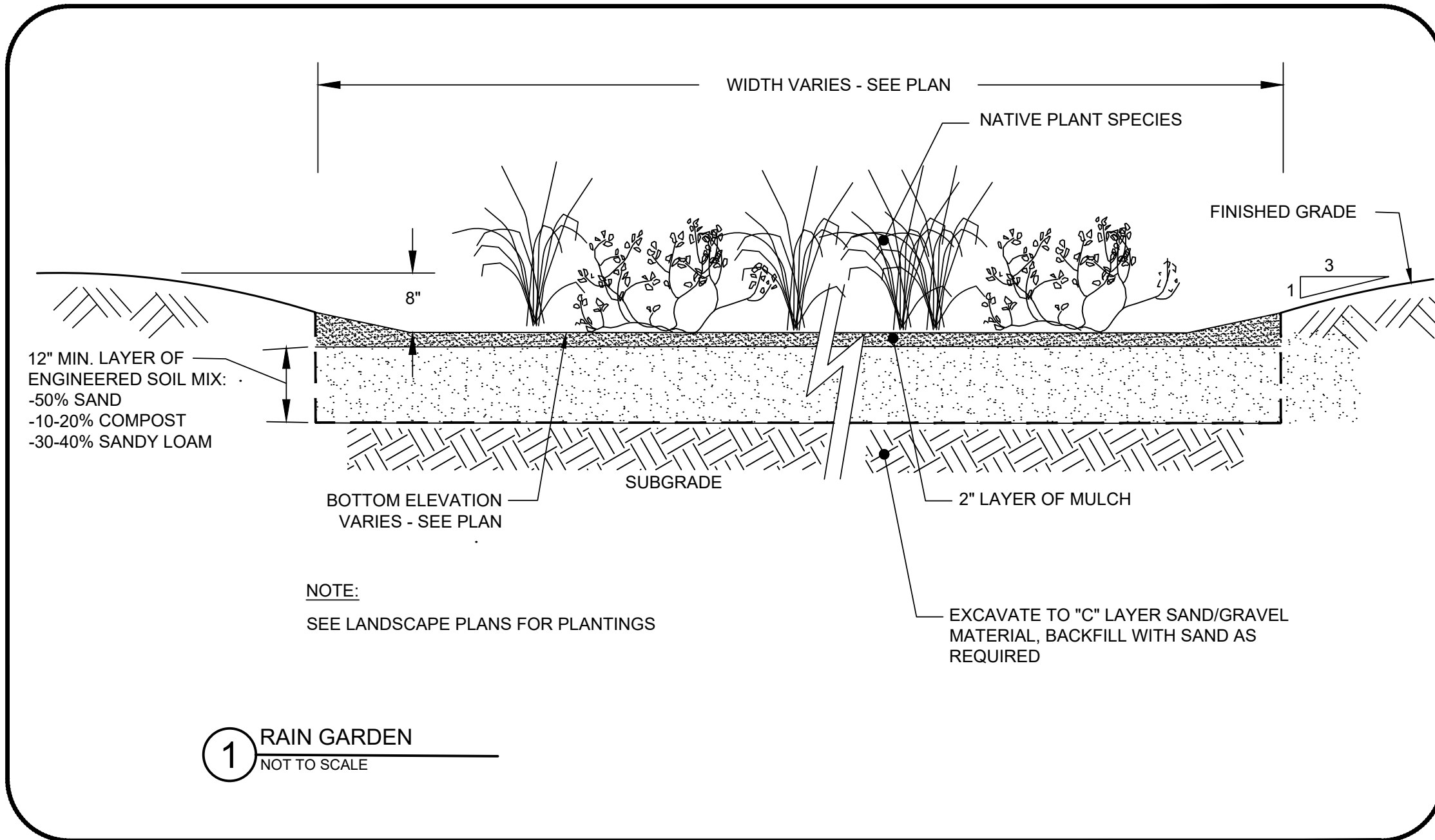


DRAINAGE PLAN

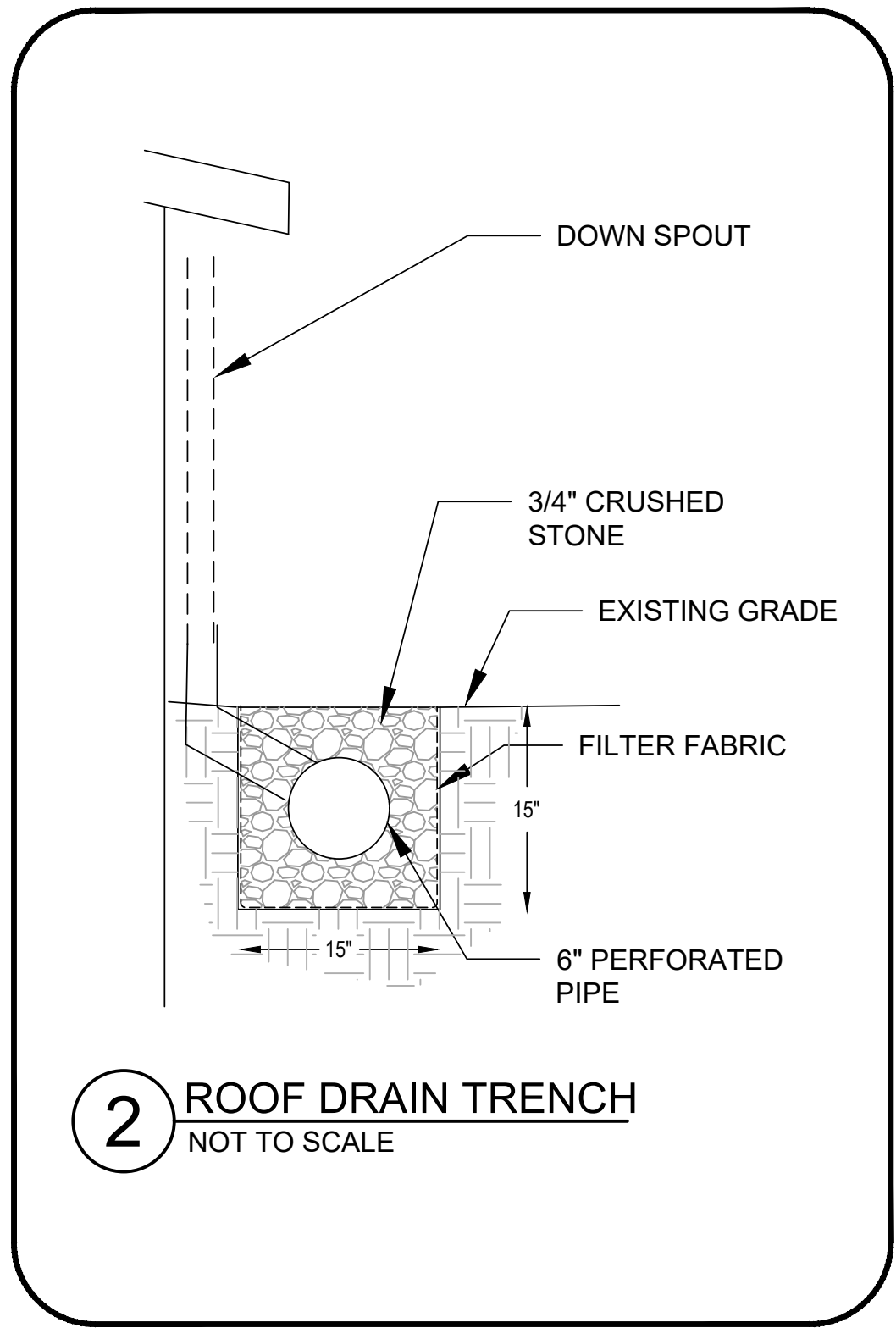
SCALE: 1"=10'



3 STORMWATER CONTROL CURB
NOT TO SCALE



1 RAIN GARDEN
NOT TO SCALE



2 ROOF DRAIN TRENCH
NOT TO SCALE

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

DATE

TOWN OF SALISBURY OFFICE OF
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COMMONWEALTH OF MASSACHUSETTS."

STEPHEN SAWYER P.E.

DATE



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

ARCHITECT:

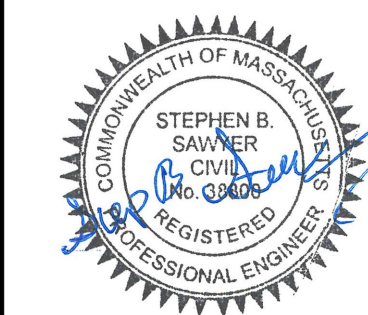
SURVEYOR
WINTER GEC
44 MERRIMAC ST. UNIT 312
NEWBURYPORT, MA

PROJECT TEAM

30-32 CABLE AVE,
SALISBURY, MA.

PROJECT INFO

REV	DESCRIPTION	DATE
2	MOVE BLDG/ WIDEN DRV	02-18-22
1	TOWN REVIEW	10-14-21
REV	DESCRIPTION	DATE



STAMP:

DRAINAGE & GRADING PLAN

SHEET NAME:

C1.11

SHT NO:

DR BY: MCH

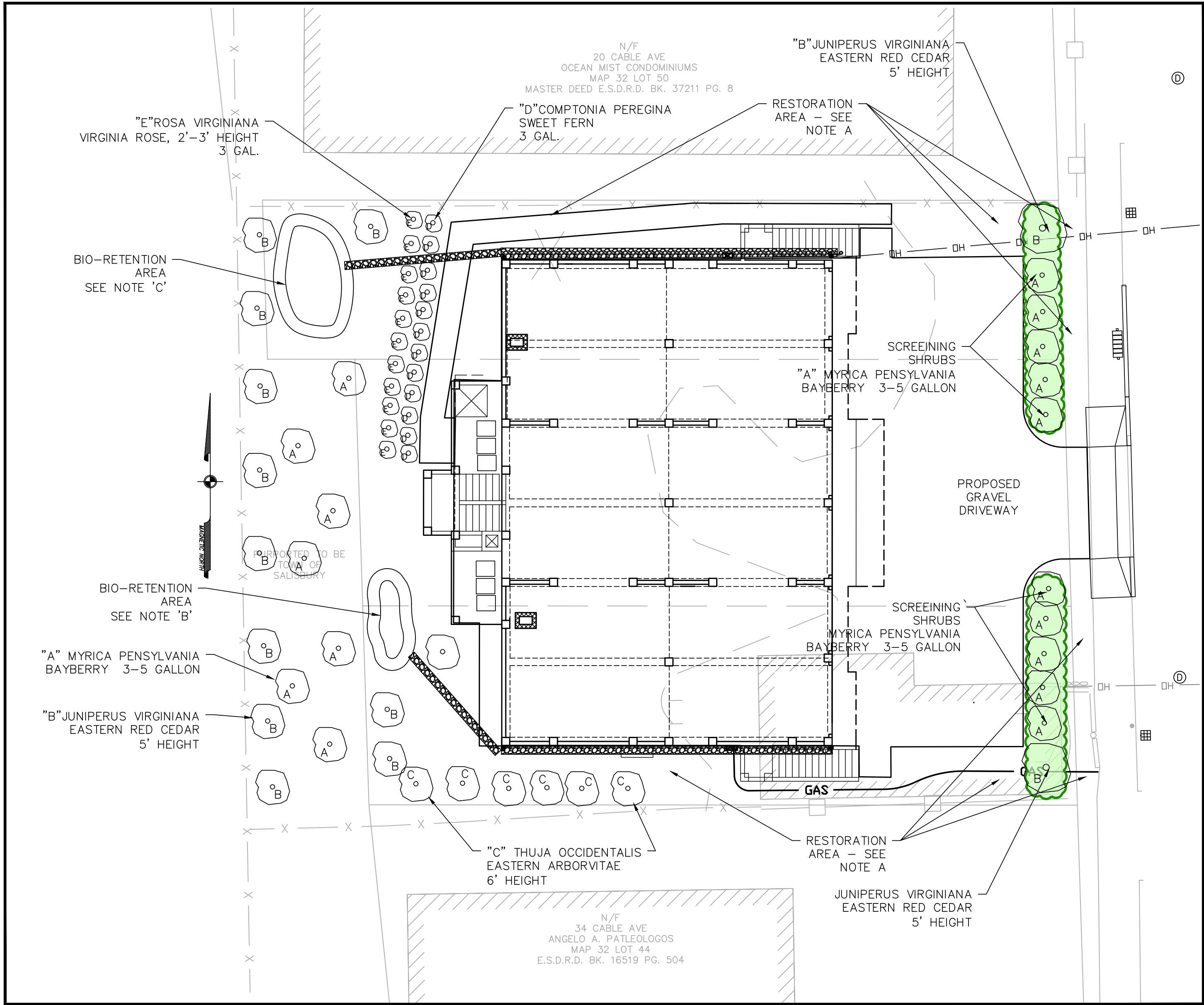
CHK BY: SBS

PROJ NO: 21-043

DATE: 5-21-21

SCALE: 1"=10'

P:\2021 Projects\2021-043 30-32 Cable Ave Salisbury\Draws\ENGINEERING\05 21-043_LA AND LIGHT C1.13.dwg



NOTE A

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.

LANDSCAPE PLAN

SCALE: 1"=10'

SCALE: 1"=10'

10 8 6 4 2 0 10 20 30 FEET

3 2 1 0 2 4 6 8 METERS

NOTE B

RAIN GARDEN (60 SF)
PLANT THE LIST BELOW AT A RANDOM PATTERN
3 - Which Hazel - "Hamamelis virginiana" - 2-4' shrub
4 - Fox Sedge - "Carex vulpinoidees" - 1.5-2' grasses

NOTE C

RAIN GARDEN (120 SF)
PLANT THE LIST BELOW AT A RANDOM PATTERN
6 - Which Hazel - "Hamamelis virginiana" - 2-4' shrub
8 - Fox Sedge - "Carex vulpinoidees" - 1.5-2' 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.

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

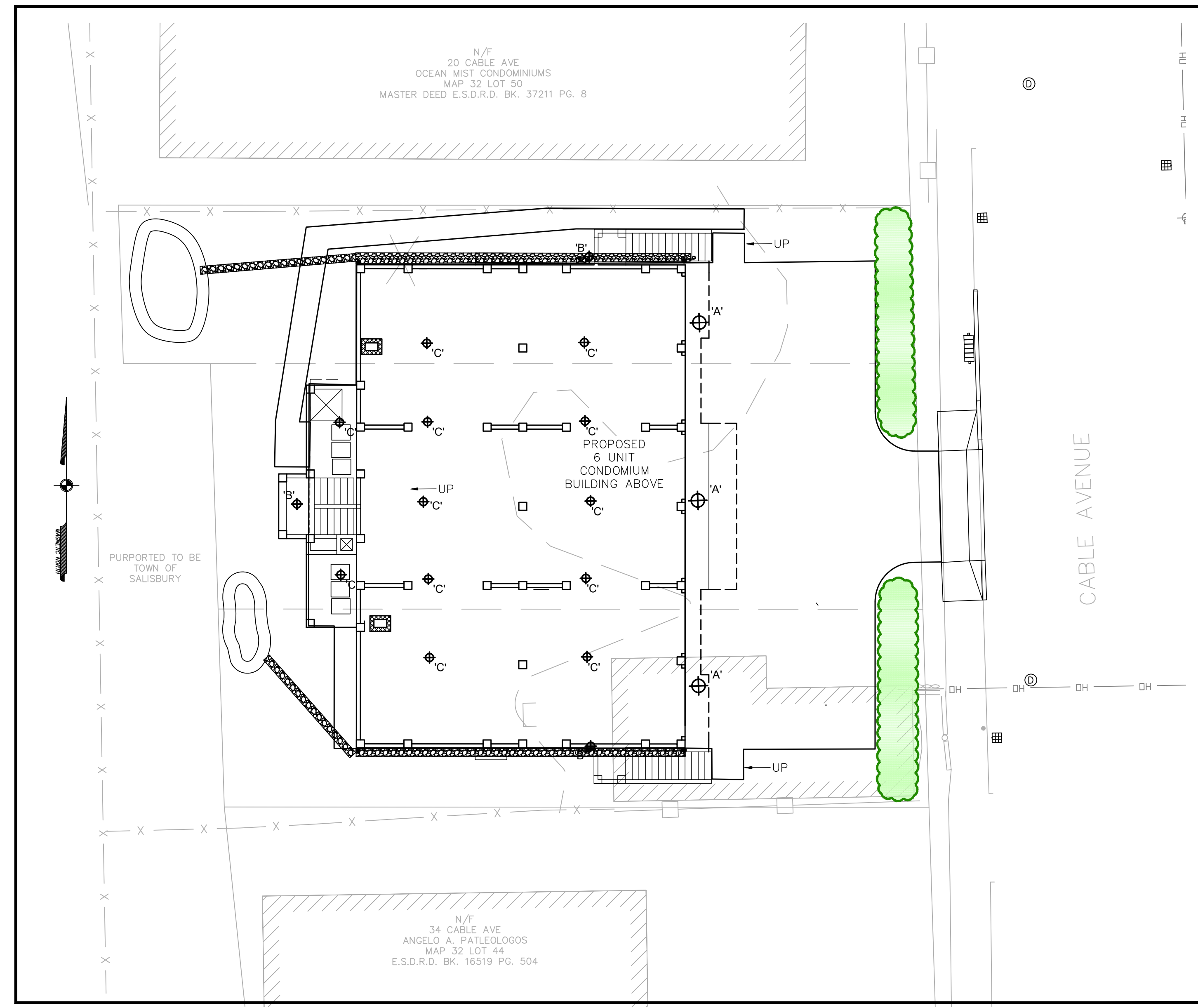
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SALISBURY PLANNING BOARD

DATE _____

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CLERK _____ DATE _____



LIGHTING PLAN

SCALE: 1"=10'

SCALE: 1"=10'

10 8 6 4 2 0 10 20 30 FEET

3 2 1 0 2 4 6 8 METERS

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STEPHEN SAWYER P.E. _____ DATE _____

NORTH

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PROJECT INFO

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1	TOWN REVIEW	10-14-21

STEPHEN B. SAWYER
CIVIL ENGINEER
No. 00006
REGISTERED PROFESSIONAL ENGINEER

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'

P:\2021 Projects\2021-043 30-32 Cable Ave Salisbury\Draws\ENGINEERING\05 21-043_LA AND LIGHT C1.13.dwg