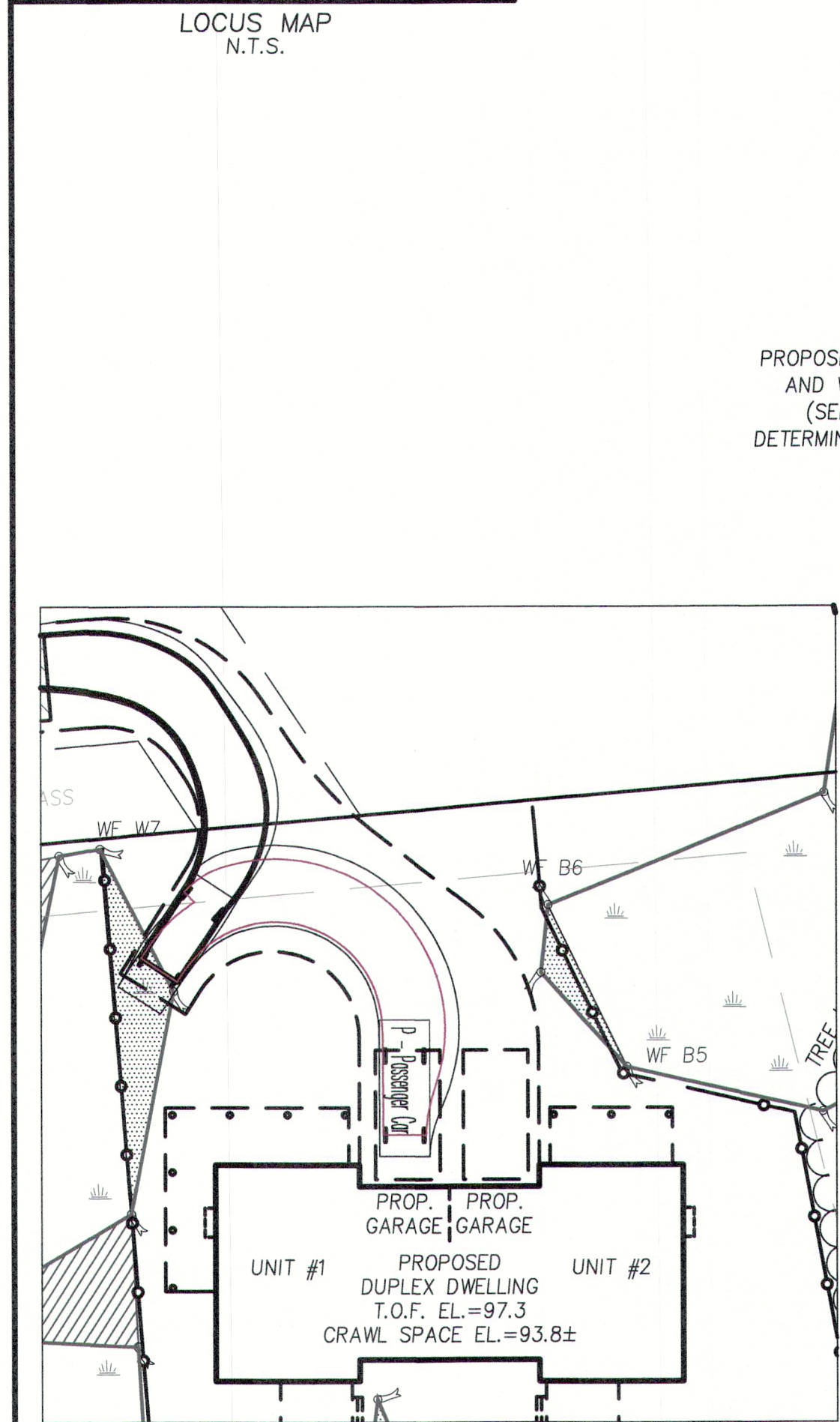


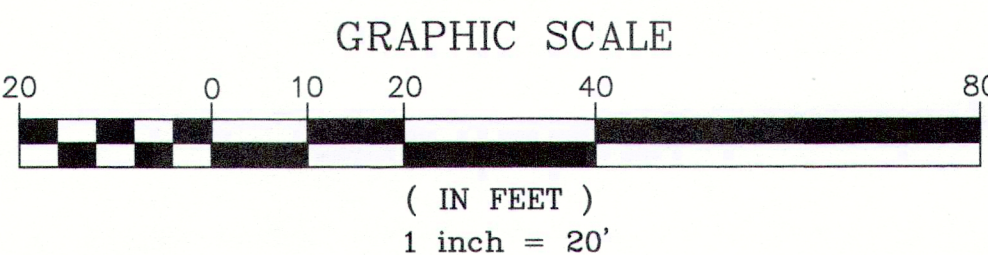
WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH. 03290
(603) 734-4298
(DELINEATED IN: OCTOBER 2017)
(ANRAD APPROVED: JANUARY 2018)



CAR TURNING
TEMPLATE (UNIT 1)

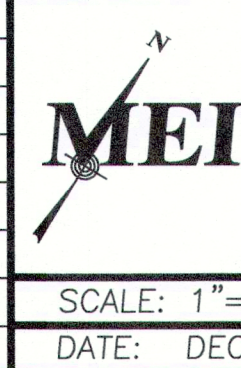
1"=20'

LEGEND	
	EXIST. CONTOUR
	PROP. CONTOUR
	PROP. SILTATION BARRIER
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	EXIST. FIRE HYDRANT
	PROP. WATER SHUTOFF
	PROP. SEWER SERVICE
	EXIST. CATCH BASIN
	EXIST. UTILITY POLE
	WETLANDS



PREPARED FOR
CAITLIN REALTY, LLC.
C/O BRADLEY KUTCHER
138 ELM STREET
SALISBURY, MA 01952

NO.	DATE	DESCRIPTION	BY
3	3/9/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
2	2/3/22	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	1/19/22	ADDRESS TOWN COMMENTS	C.M.Y.



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

SCALE: 1"=20'
DATE: DEC. 10, 2021
DESIG. BY: C.M.Y.
CHKD. BY: E.W.B.
PROJECT: M203820

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
A PROPOSED DUPLEX
AT
41 GARDNER STREET
(MAP 6 - LOT 133)

SITE
PLAN

SHEET: C-1

BASIS OF BEARINGS

PLAN BOOK 440 PLAN 37

OWNER OF RECORD

CAITLIN REALTY, LLC
BK. 38488 PG. 447

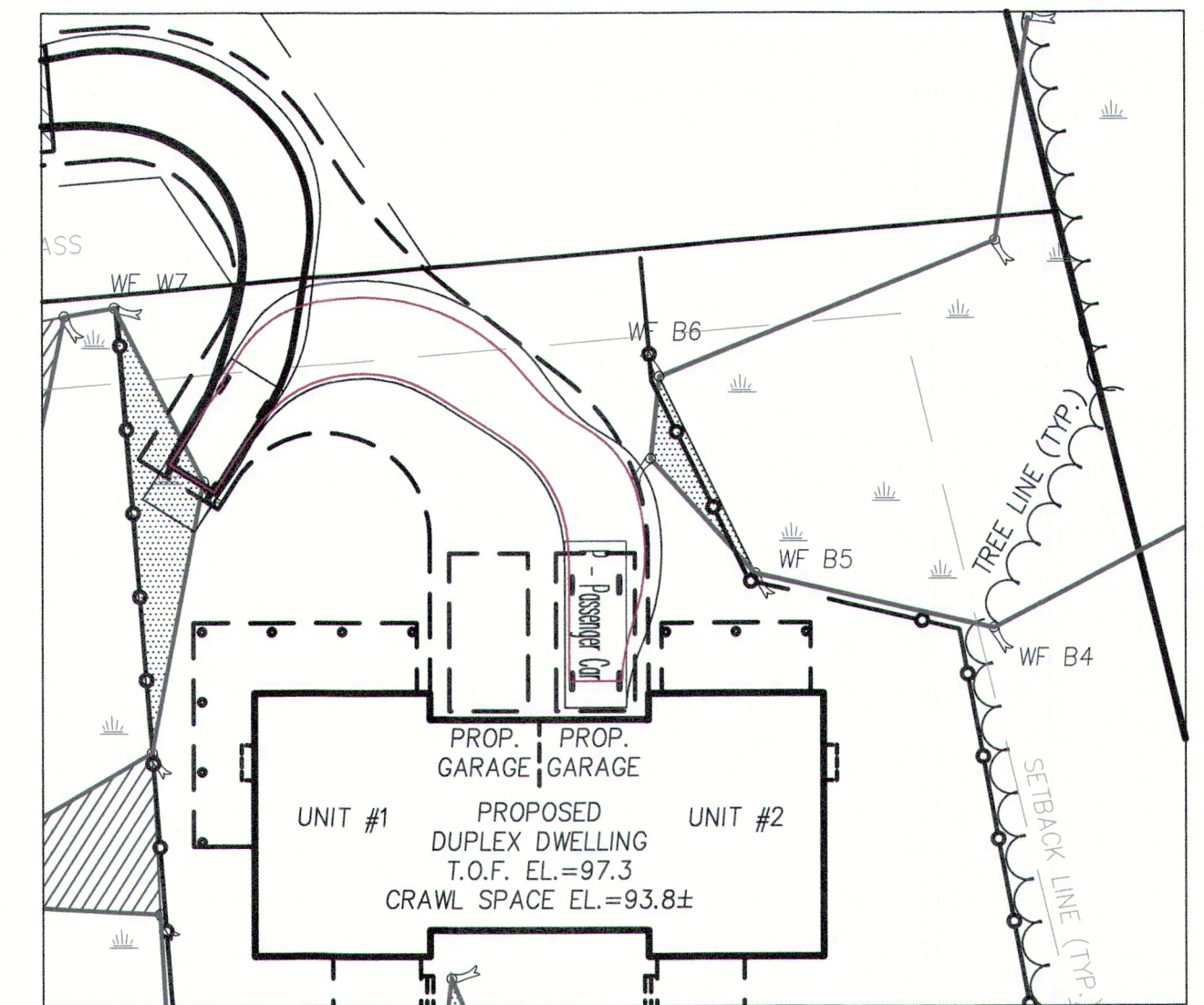
PLAN REFERENCES

PLAN BOOK 440 PLAN 37
PLAN BOOK 347 PLAN 67
PLAN 259 OF 1972
LAND COURT CASE 11687

ZONING TABLE

41 GARDNER STREET (BUILDERS LOT 2) - ASSESSORS MAP 6 LOT 133 ZONING DISTRICT - VILLAGE RESIDENTIAL OVERLAY		
	REQUIRED	PROPOSED
LOT AREA:	15,000 S.F.	18,163 S.F.
LOT FRONTAGE:	80 FT	105'
FRONT SETBACK:	10 FT	60.9'
SIDE SETBACK:	10 FT	27.3'
REAR SETBACK:	20 FT	38.9'
BLDG. COVERAGE:	25% MAX.	10%
OPEN SPACE:	20% MIN.	90%
BLDG. HEIGHT:	35-FT MAX.	27 FT

*** FOR ADDITIONAL INFORMATION ON PROPOSED STRUCTURE SEE ARCHITECTURAL PLANS

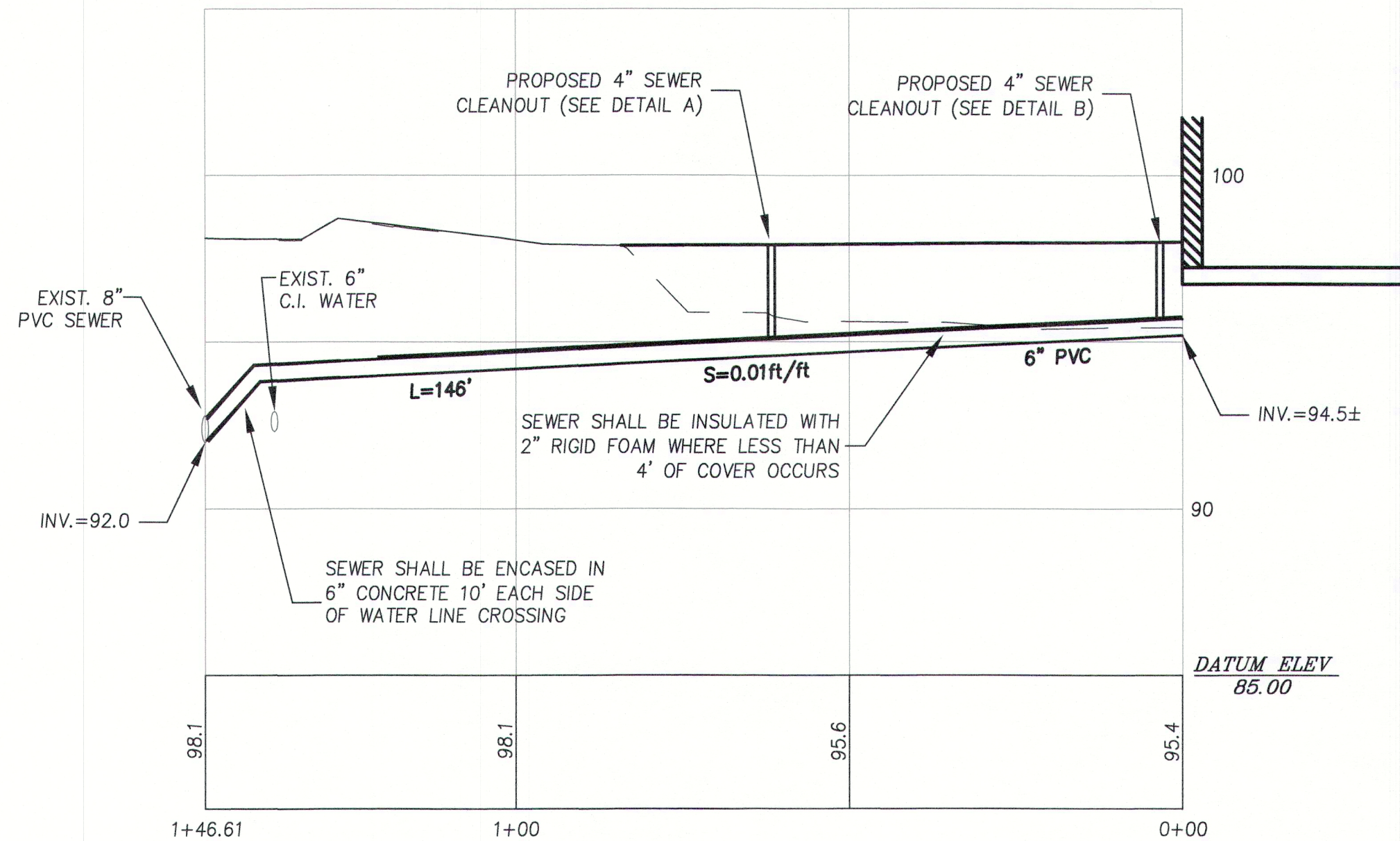


CAR TURNING
TEMPLATE (UNIT 2)

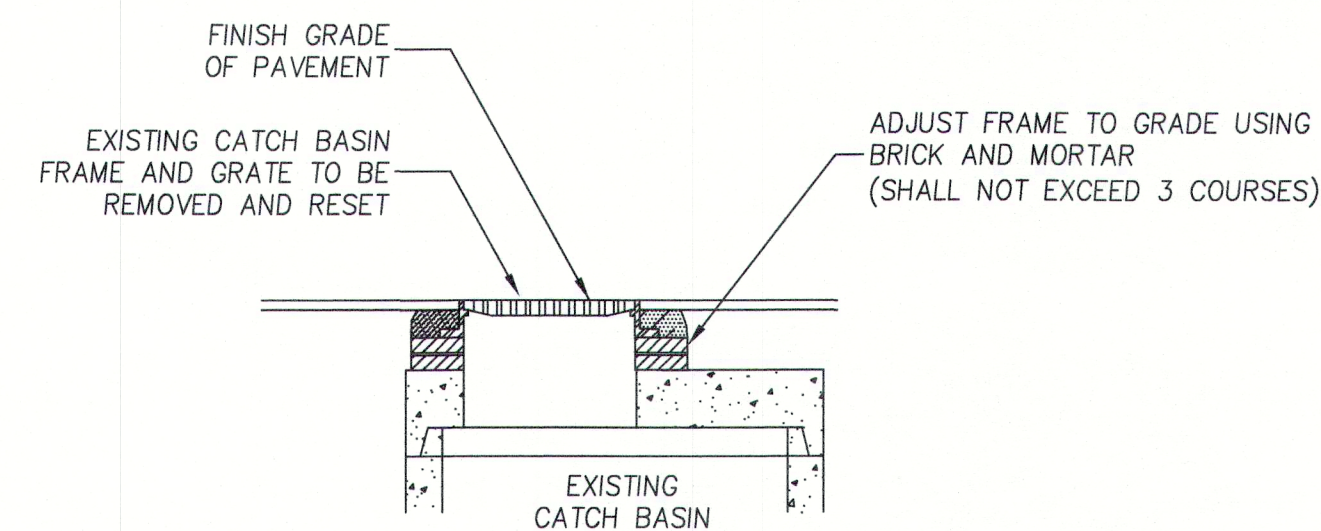
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GENERAL NOTES

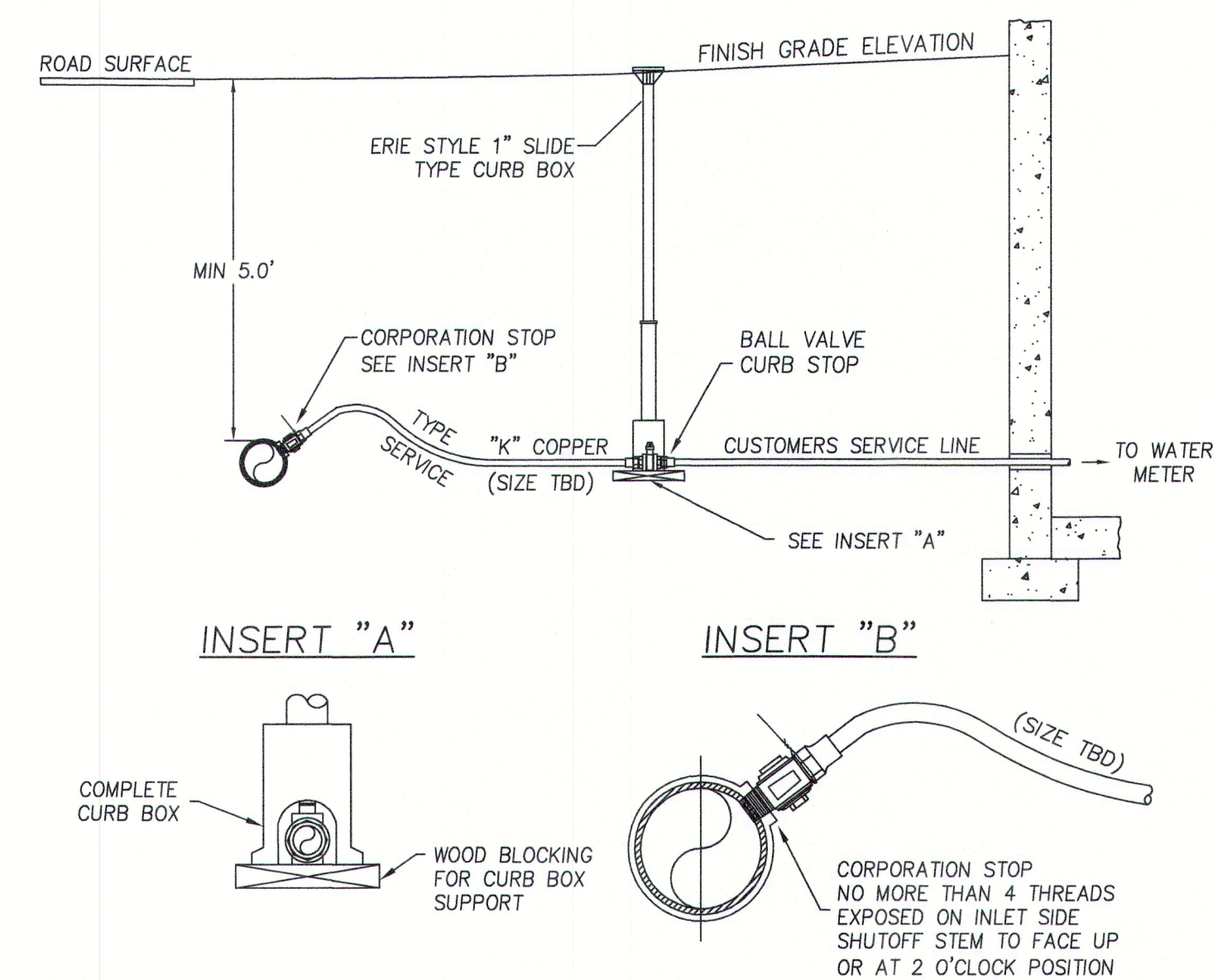
- ALL WORK SHALL CONFORM TO: THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND THESE PLANS.
- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING MUNICIPAL AND/OR STATE AGENCIES.
- THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND SHALL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
- THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
- APPROXIMATELY 15-FEET OR 3 FULL PANELS OF CONCRETE SIDEWALK SHALL BE REMOVED TO INSTALL THE NEW DRIVEWAY ENTRANCE. ALL SIDEWALKS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED IN FULL PANEL SECTIONS AND REINSTALLED TO MEET TOWN STANDARDS. LAST SECTION OF VERTICAL GRANITE CURBING PROPOSED TO REMAIN SHALL BE REPLACED WITH A SLOPED TRANSITION PEICE OF VERTICAL GRANITE CURBING TO MEET TOWN STANDARDS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
- 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE PLANNING DEPARTMENT.
- THE OWNER/DEVELOPER SHALL SUBMIT TWO HARD COPIES OF AS-BUILT DRAWINGS TO THE PLANNING DEPARTMENT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
- ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
- THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C0128F.
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM.



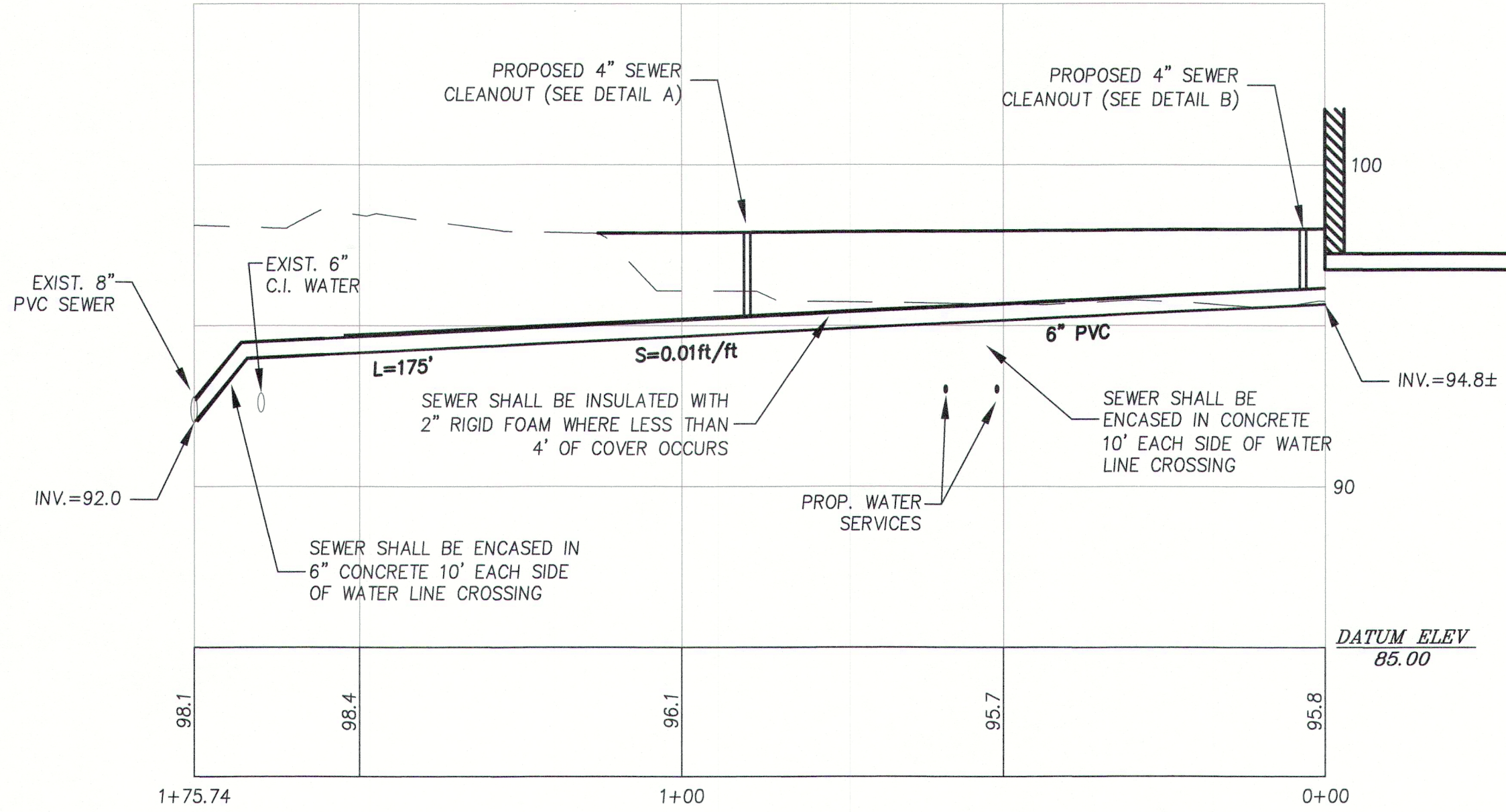
**SEWER PROFILE
UNIT #1**
HORIZ.: 1"=20'
VERT.: 1"=4'



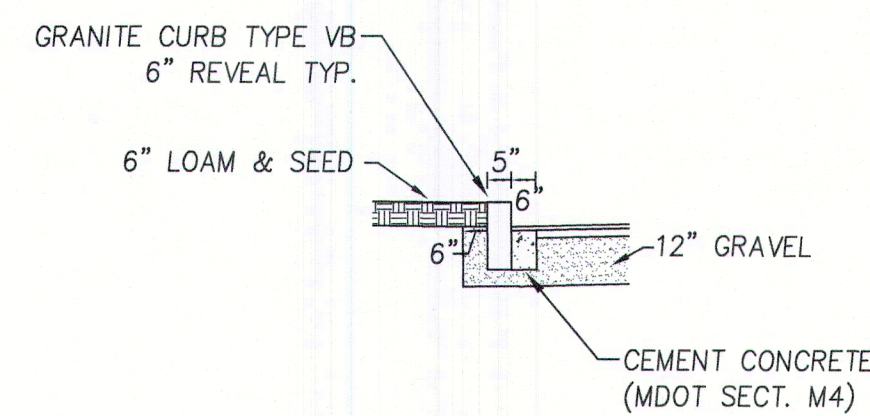
**RESET EXISTING CATCH BASIN
FRAME / COVER DETAIL**
N.T.S.



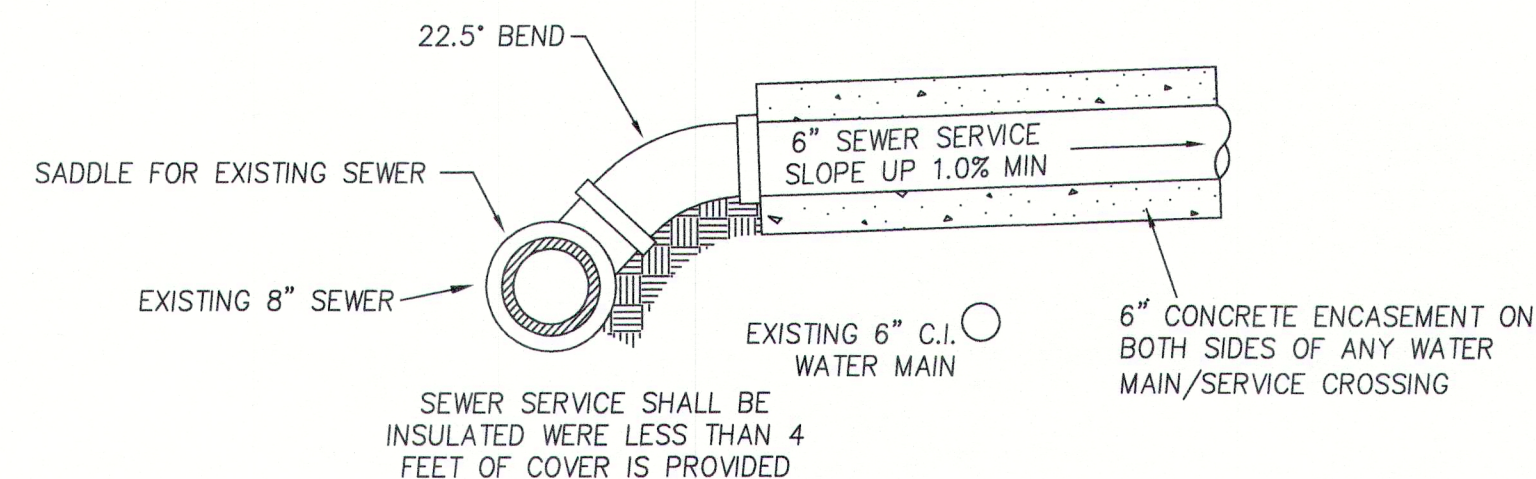
**TYPICAL COPPER
SERVICE CONNECTION**
N.T.S.



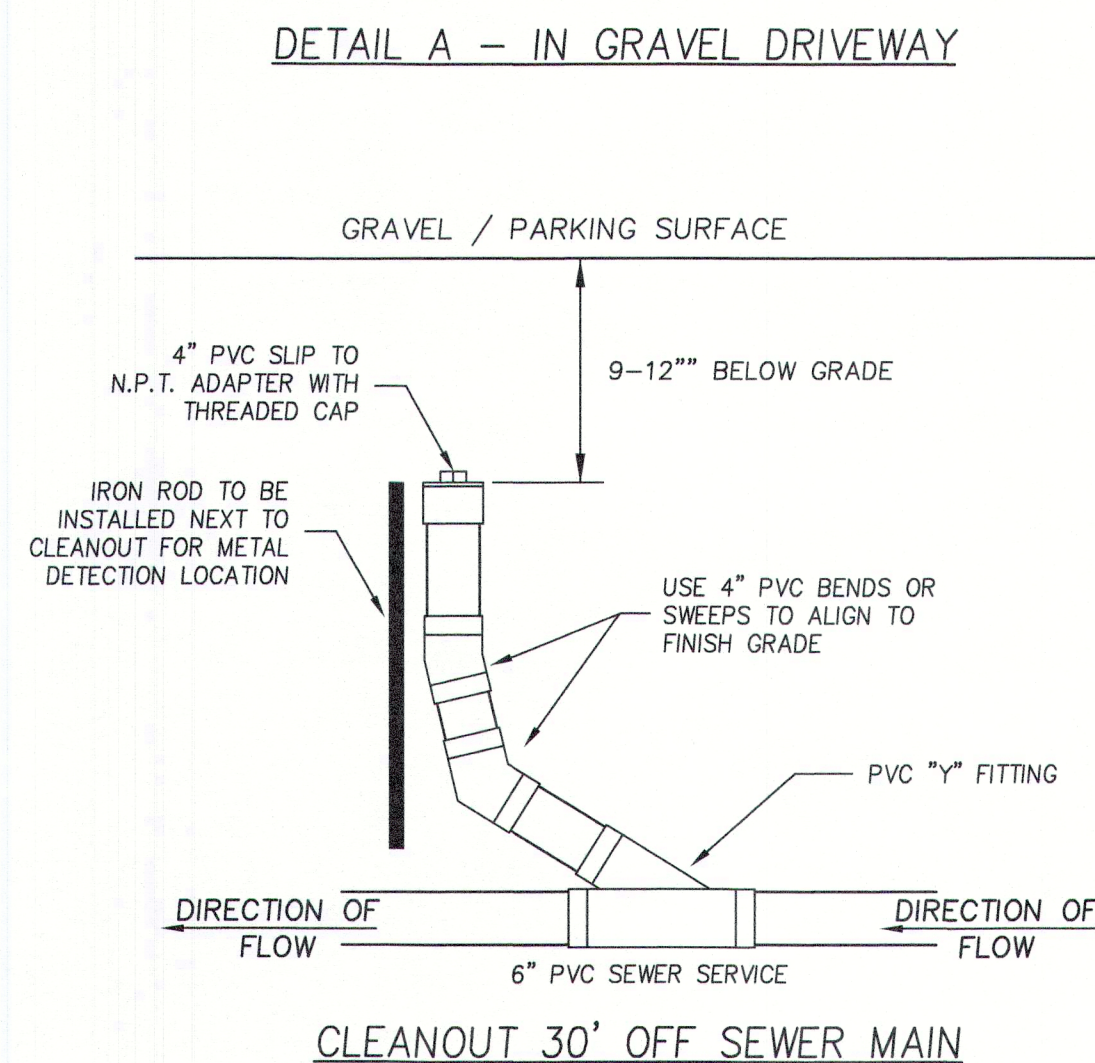
**SEWER PROFILE
UNIT #2**
HORIZ.: 1"=20'
VERT.: 1"=4'



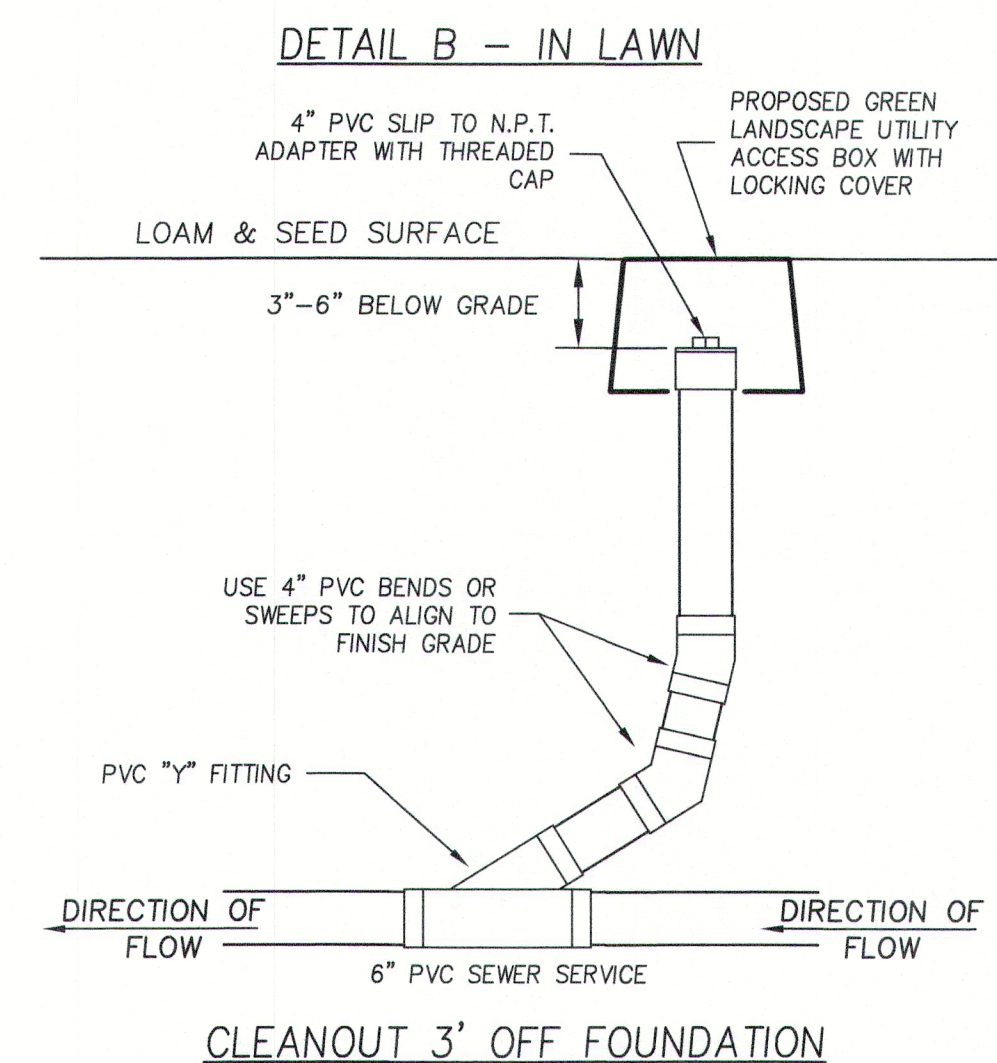
**TYPICAL GRANITE CURBING
INSTALLATION DETAIL**
N.T.S.



**SEWER SERVICE
DETAIL**
N.T.S.

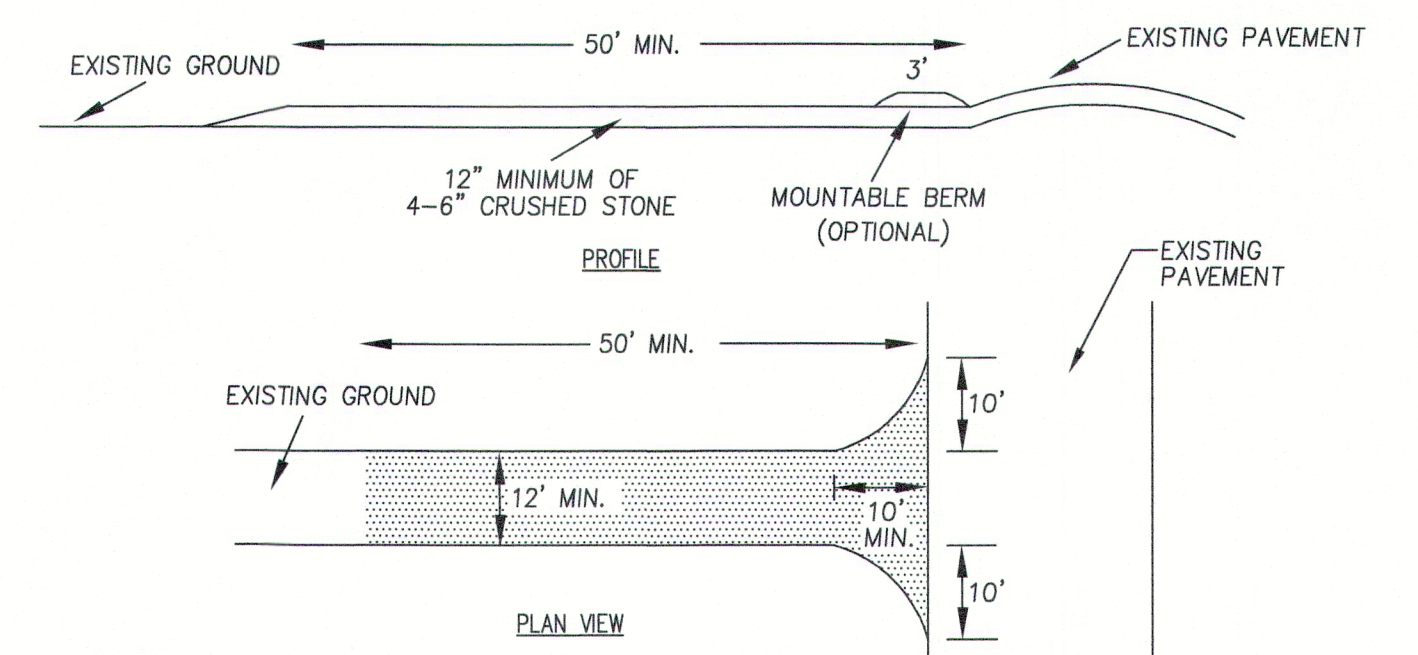


CLEANOUT 30' OFF SEWER MAIN



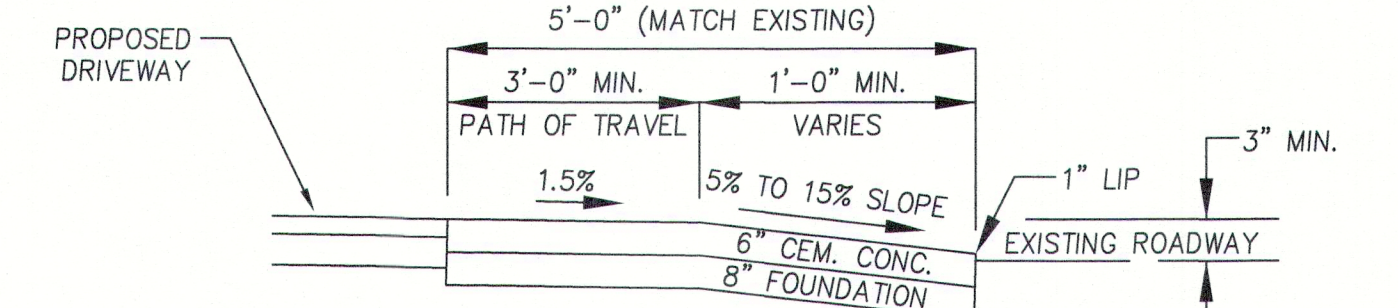
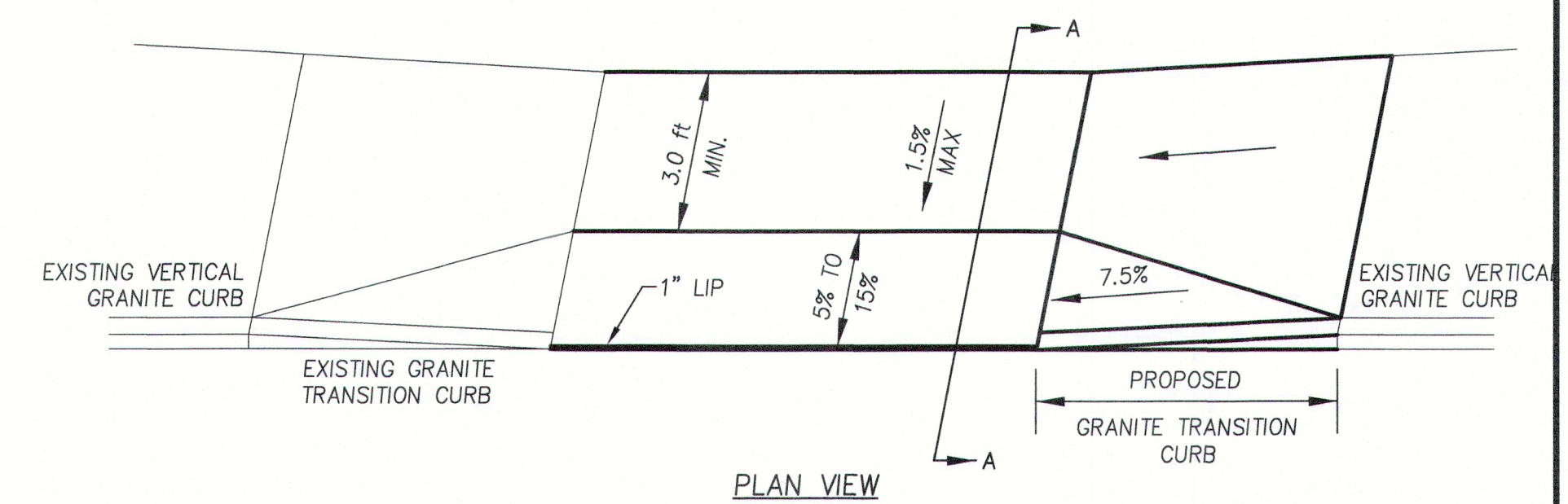
CLEANOUT 3' OFF FOUNDATION

**SEWER CLEANOUT
DETAIL**
N.T.S.



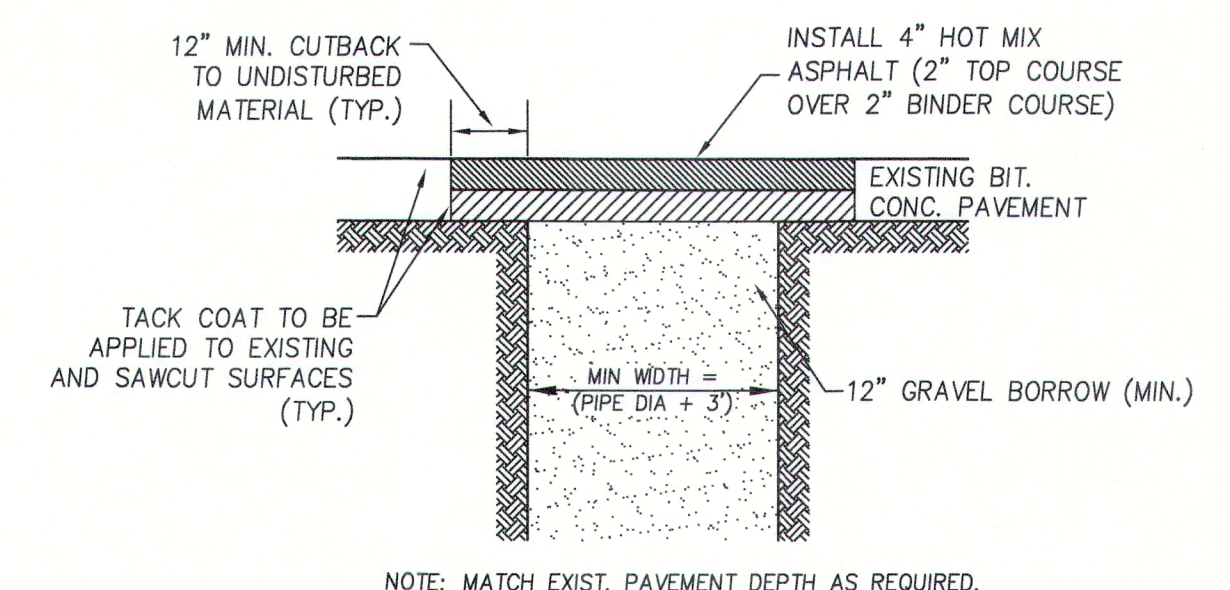
- NOTES**
1. STONE SHALL BE 4-6" STONE, RECLAIMED STONE, OR APPROVED EQUIVALENT.
 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50'.
 3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 12".
 4. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE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

**STABILIZED CONSTRUCTION
ENTRANCE**
N.T.S.

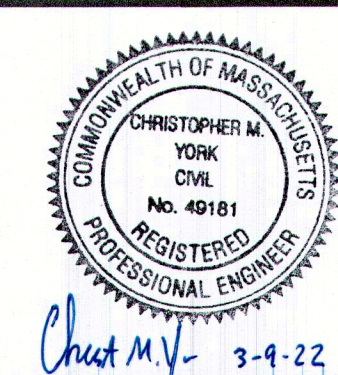
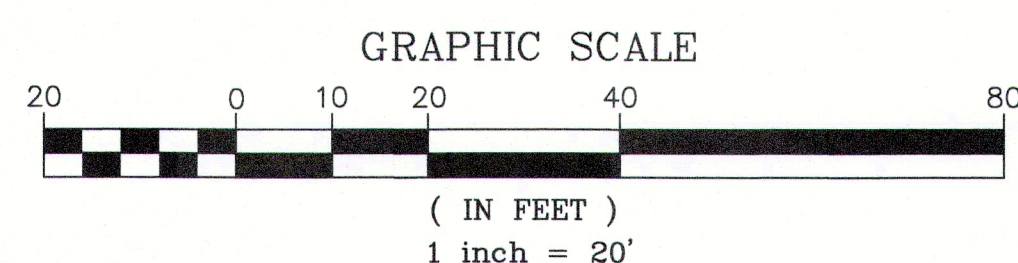


- NOTES:**
- 1.) DRIVEWAY REVEAL TO MATCH EXISTING AND/OR PROPOSED BACK OF SIDEWALK/DRIVEWAY GRADE. MINIMUM DRIVEWAY REVEAL SHALL BE 3", INCLUSIVE OF 1" LIP.

**CEMENT CONCRETE DRIVEWAY
RAMP DETAIL**
N.T.S.



**PERMANENT
TRENCH PATCH (IF REQ'D)**
N.T.S.



PREPARED FOR
CAITLIN REALTY, LLC.
C/O BRADLEY KUTCHER
138 ELM STREET
SALISBURY, MA 01952

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

SCALE: 1"=20' DESG. BY: C.M.Y.
DATE: DEC. 10, 2021 CHKD. BY: E.W.B. PROJECT: M203820

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
A PROPOSED DUPLEX
AT
41 GARDNER STREET
(MAP 6 - LOT 133)

**SITE
DETAILS**
SHEET: C-2

A 0.0	TITLE SHEET
A 1.0	BASEMENT PLAN
A 1.1	FIRST FLOOR PLAN
A 1.2	SECOND FLOOR PLAN
A 1.3	ROOF PLAN
A 2.0	FRONT AND RIGHT SIDE ELEVATIONS
A 2.1	REAR AND LEFT SIDE ELEVATIONS
A 3.0	LONGITUDINAL SECTION @ STAIRS
A 3.1	CROSS SECTION @ STAIRS
A 3.2	CROSS SECTION @ GARAGE
A 4.0	DETAILS
S 1.0	STRUCTURAL NOTES
S 1.1	STRUCTURAL NOTES AND DETAILS
S 1.2	STRUCTURAL NOTES AND DETAILS
S 1.3	FOUNDATION PLAN
S 1.4	FIRST FLOOR FRAMING PLAN
S 1.5	SECOND FLOOR FRAMING PLAN
S 1.6	ROOF FRAMING PLAN



Project #	Project Manager	Date
2020-05	X.X.	3/7/22

Title Sheet

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1. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE + 9th EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, THE NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE CODES.
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7. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.

- (CS)** COMBINATION SMOKE & CO DETECTOR
- (S)** SMOKE DETECTOR
- (C)** CARBON MONOXIDE DETECTOR
- (H)** HEAT DETECTOR

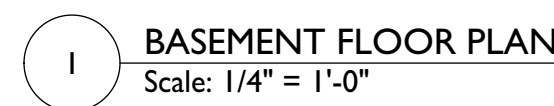


No.	Date	Notes
A	2/5/2020	PROGRESS
B	10/14/21	PERMIT SET
C	3/7/22	REV. SET

Scale: AS NOTED

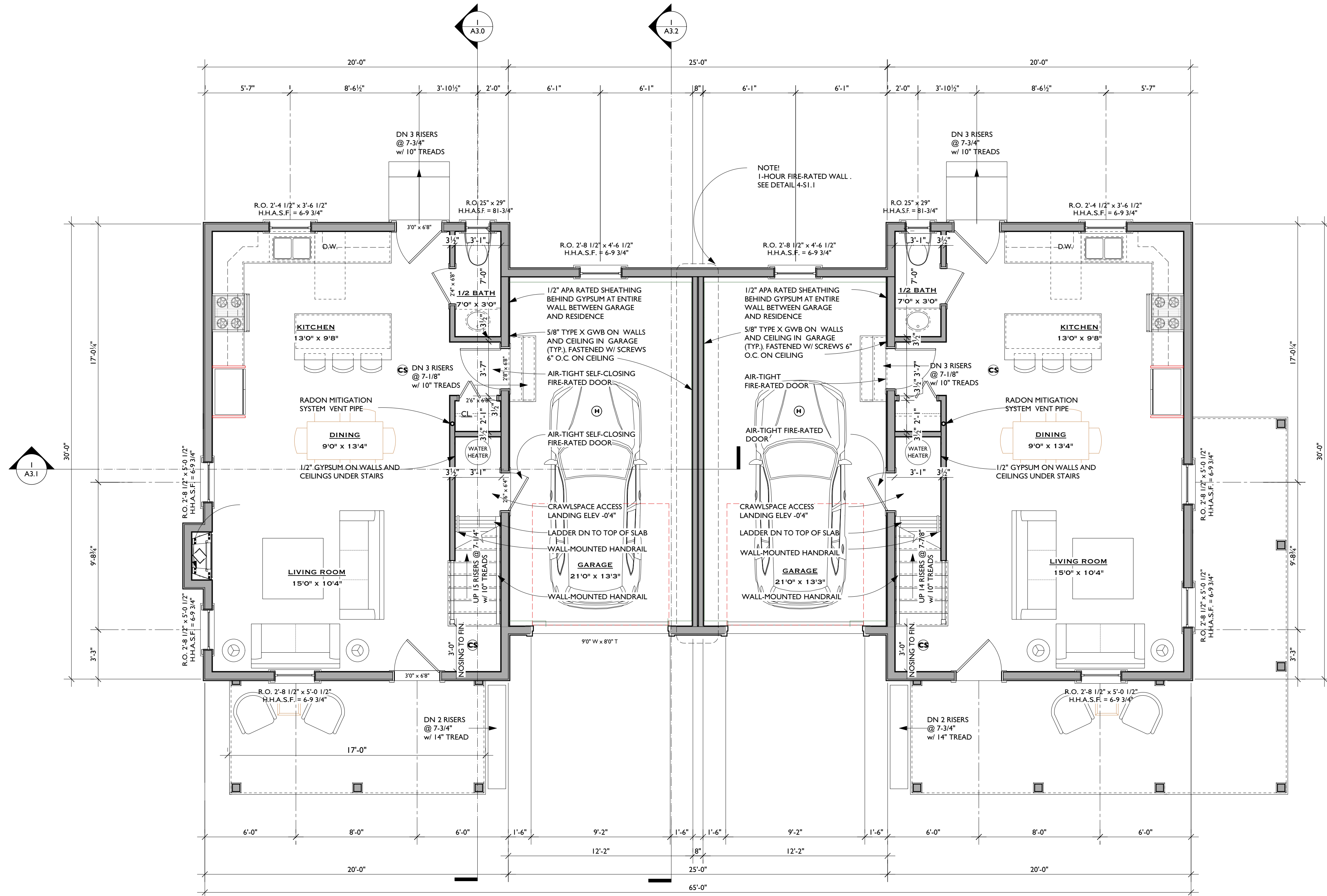
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- THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK.
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- MIN 6" SIDING/SHEATHING TO GRADE PITCH GRADE TO DRAIN AWAY FROM BUILDING.
- COMBINATION SMOKE & CO DETECTOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR

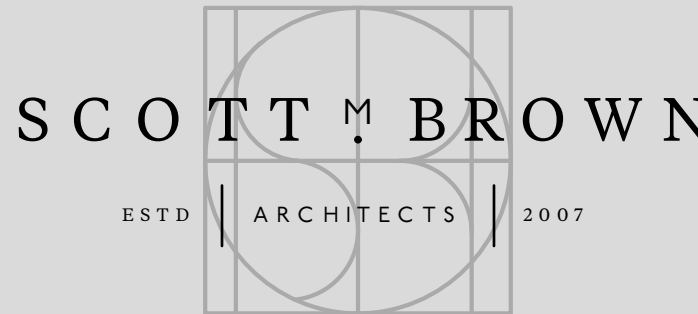


I FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

FIRST FLOOR SQUARE FOOTAGE (EXCL. GARAGE): 600 SQ. FT.
SECOND FLOOR SQUARE FOOTAGE: 848 SQ. FT.

TOTAL SQUARE FOOTAGE : ** 1448 SQ. FT.

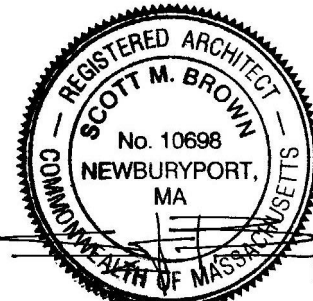
** AREA TAKEN TO EXTERIOR SHEATHING



48 MARKET STREET
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NEW DUPLEX

41 GARDENER STREET SALISBURY, MA 01952



REVISION & REISSUE NOTES

No.	Date	Notes
A	2/5/2020	PROGRESS
B	10/14/21	PERMIT SET
C	3/7/22	REV. SET

Project #	Project Manager	Date
2020-05	X.X.	3/7/22

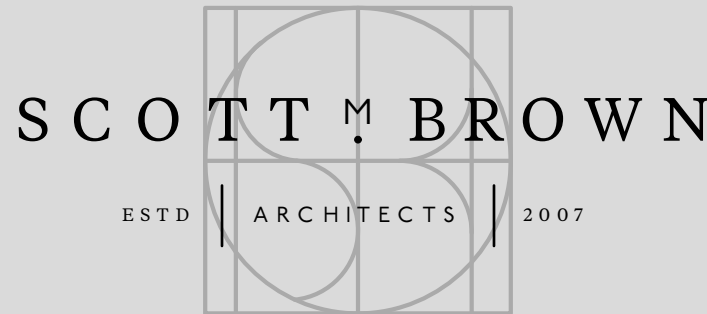
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First Floor Plan

A1.1

GENERAL NOTES

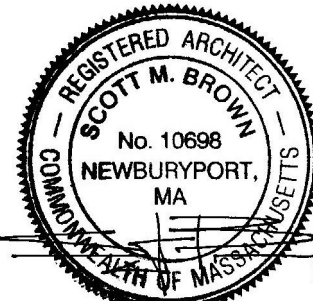
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- COMBINATION SMOKE & CO DETECTOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR



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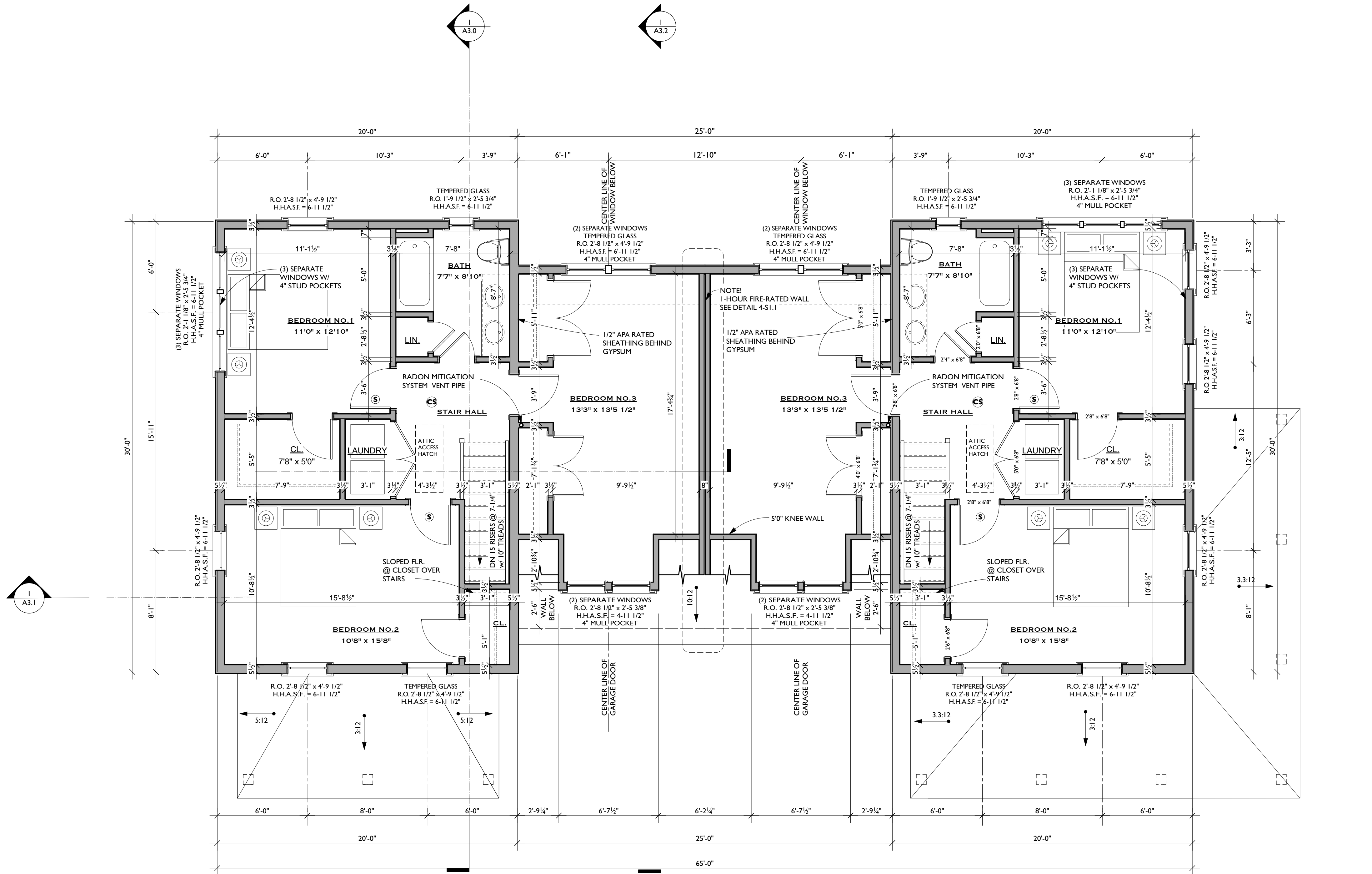
Project #	Project Manager	Date
2020-05	X.X.	3/7/22

Scale: AS NOTED

Second Floor Plan

A1.2

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SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



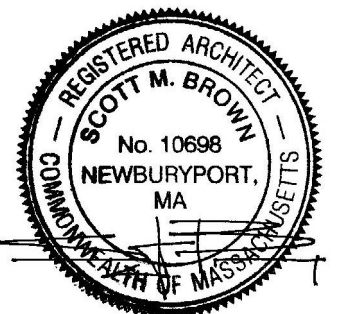
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NEW DUPLEX
41 GARDENER STREET SALISBURY, MA 01952



No.	Date	Notes
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B	10/14/21	PERMIT SET
C	3/7/22	REV. SET

Project # 2020-05	Project Manager X.X.	Date 3/7/22
----------------------	-------------------------	----------------

Roof Plan

A1.3

NEW DUPLEX
41 GARDENER STREET SALISBURY, MA 01952



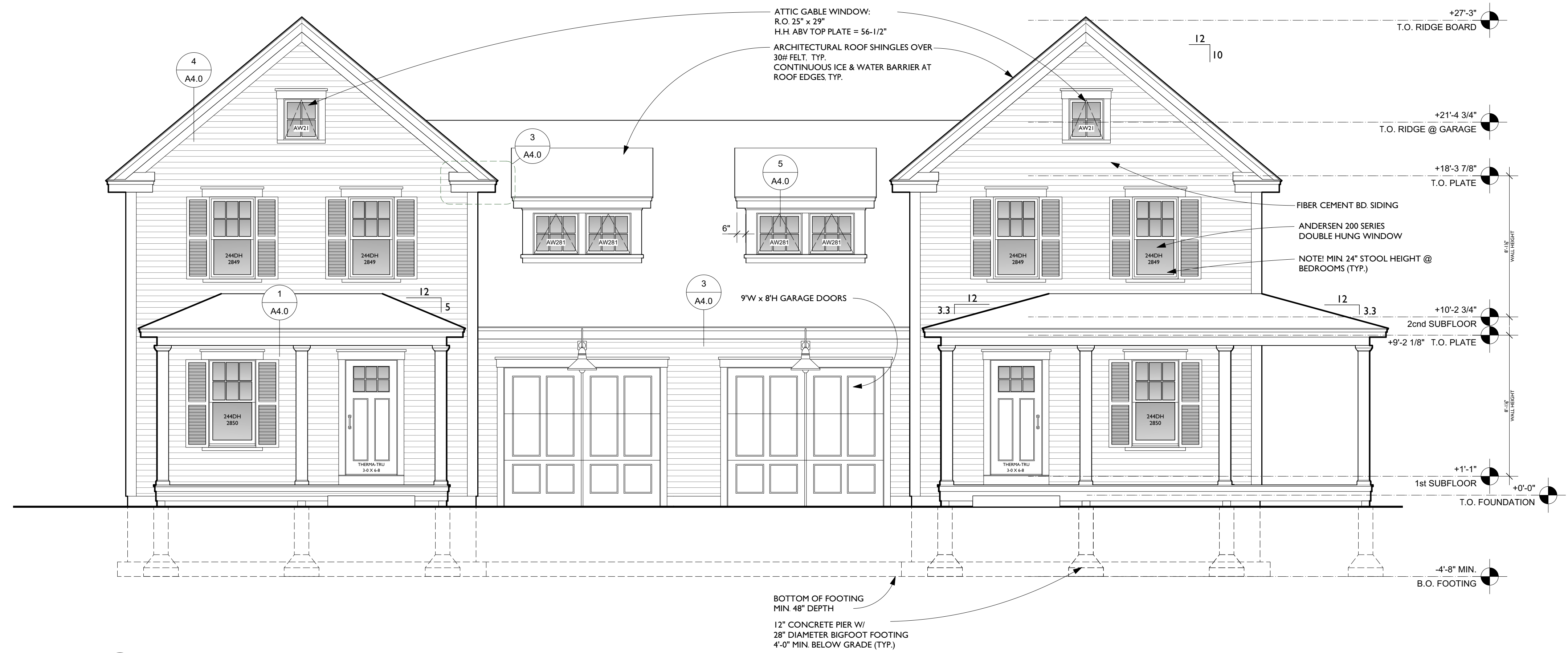
REVISION & REISSUE NOTES		
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Project #	Project Manager	Date
2020-05	X.X.	3/7/22

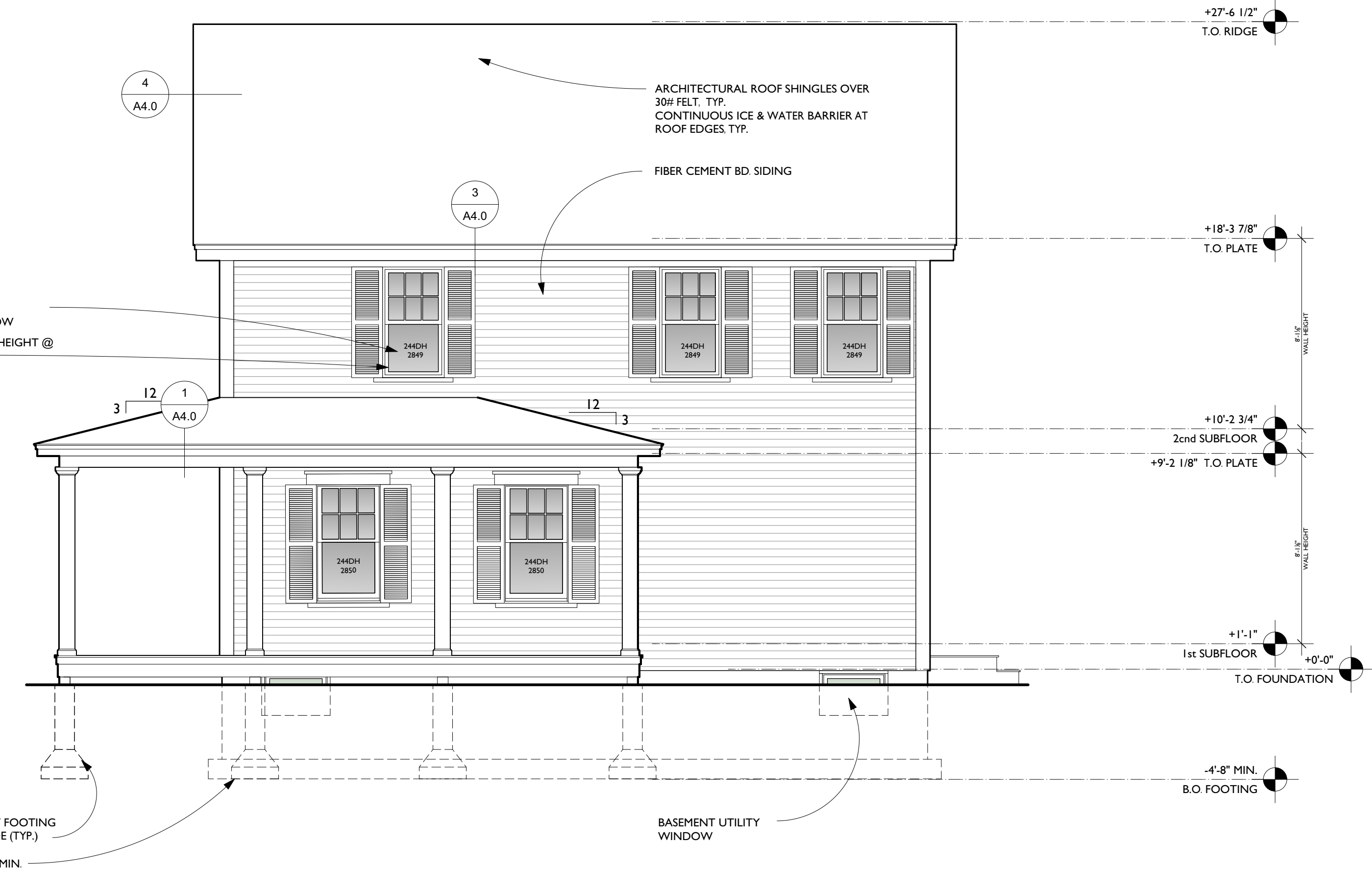
Scale: AS NOTED

Elevations

A2.0

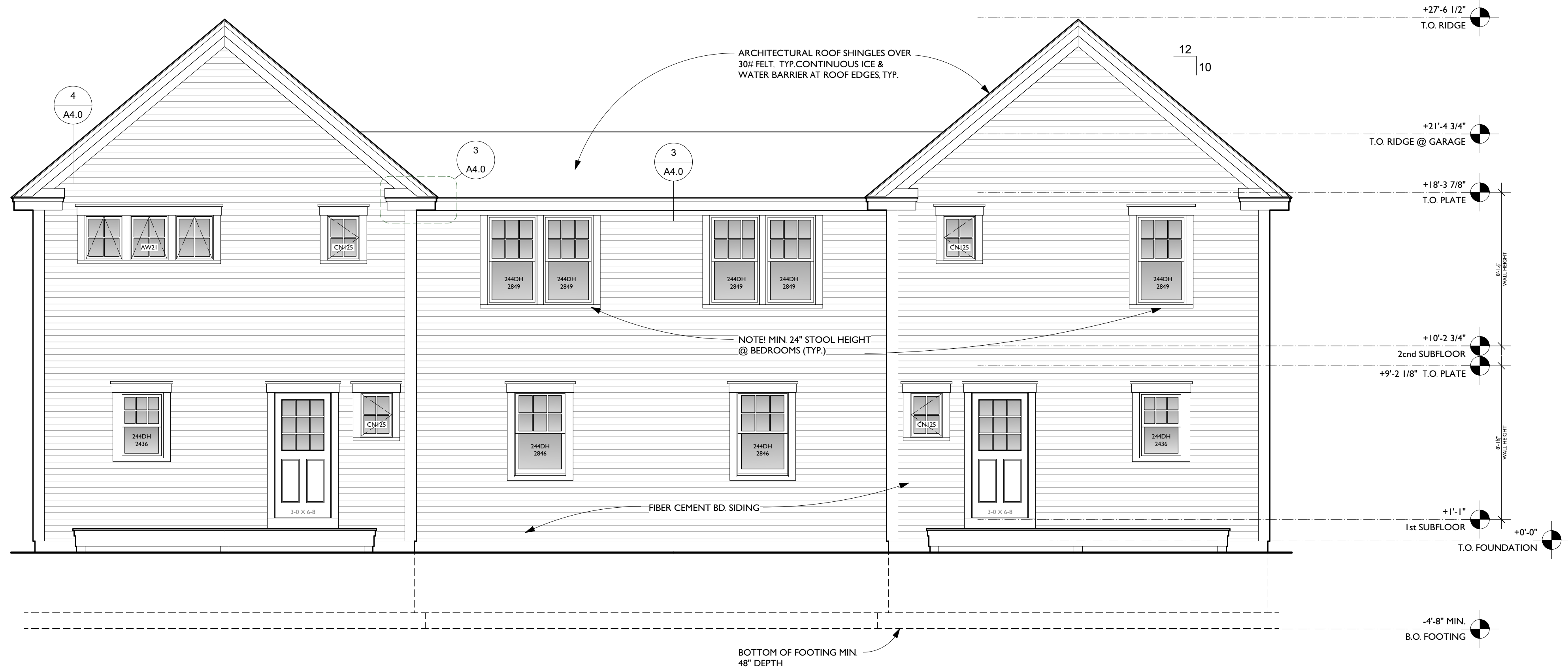


1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

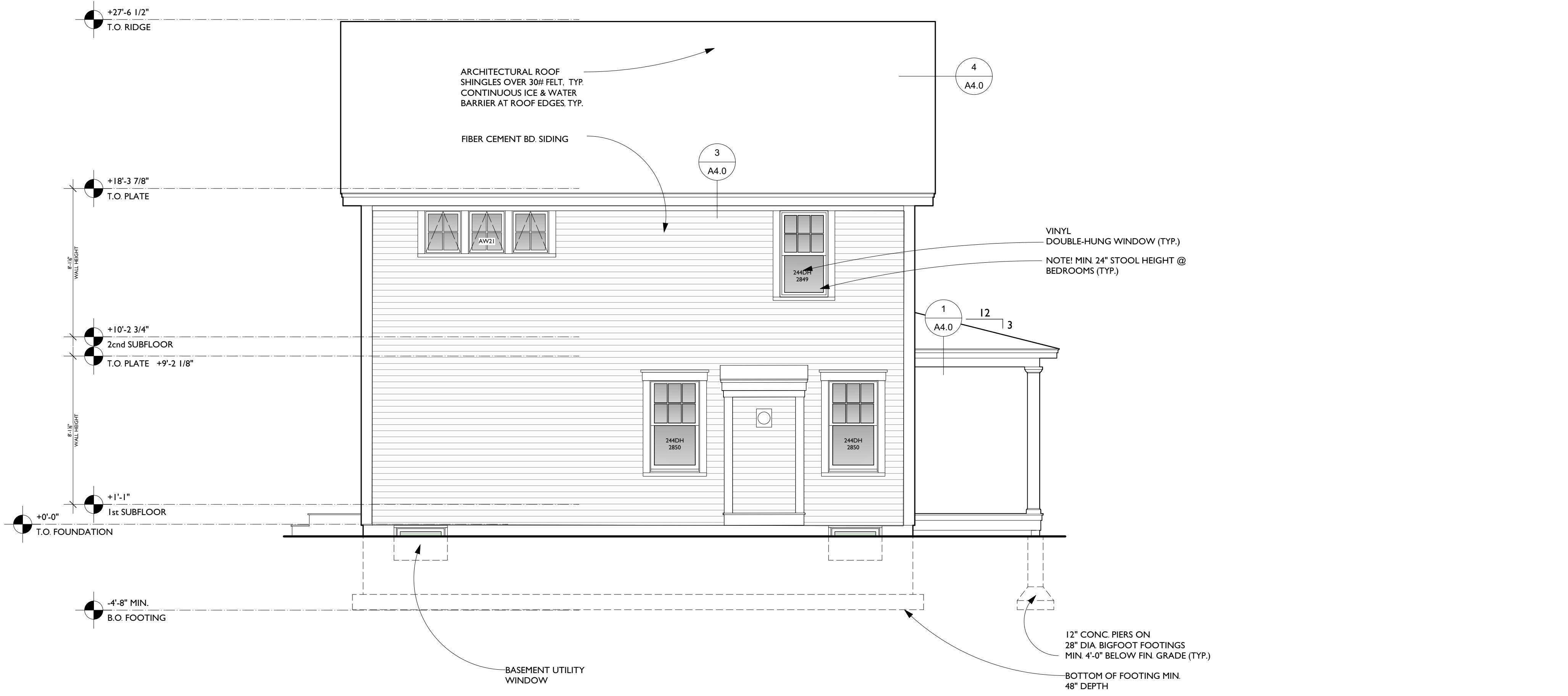


2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

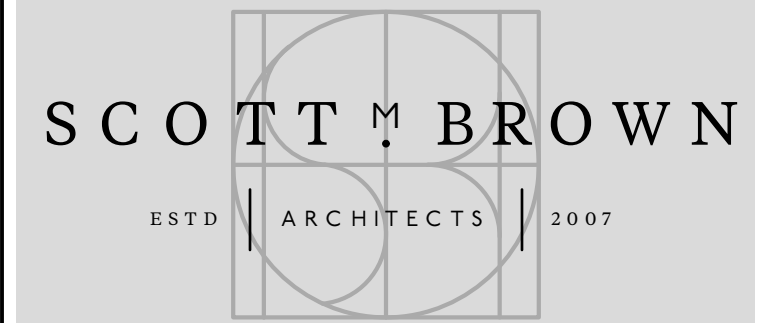




1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



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A	2/5/2020	PROGRESS
B	10/14/21	PERMIT SET
C	3/7/22	REV. SET

Project #	Project Manager	Date
2020-05	X.X.	3/7/22

Scale: AS NOTED

Elevations

A2.1

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