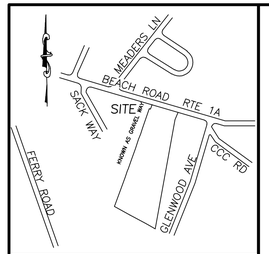

LOCUS MAP

FLEXIBLE RESIDENTIAL DEVELOPMENT IN SALISBURY, MA

NOVEMBER 2021

SALISBURY PLANNING BOARD

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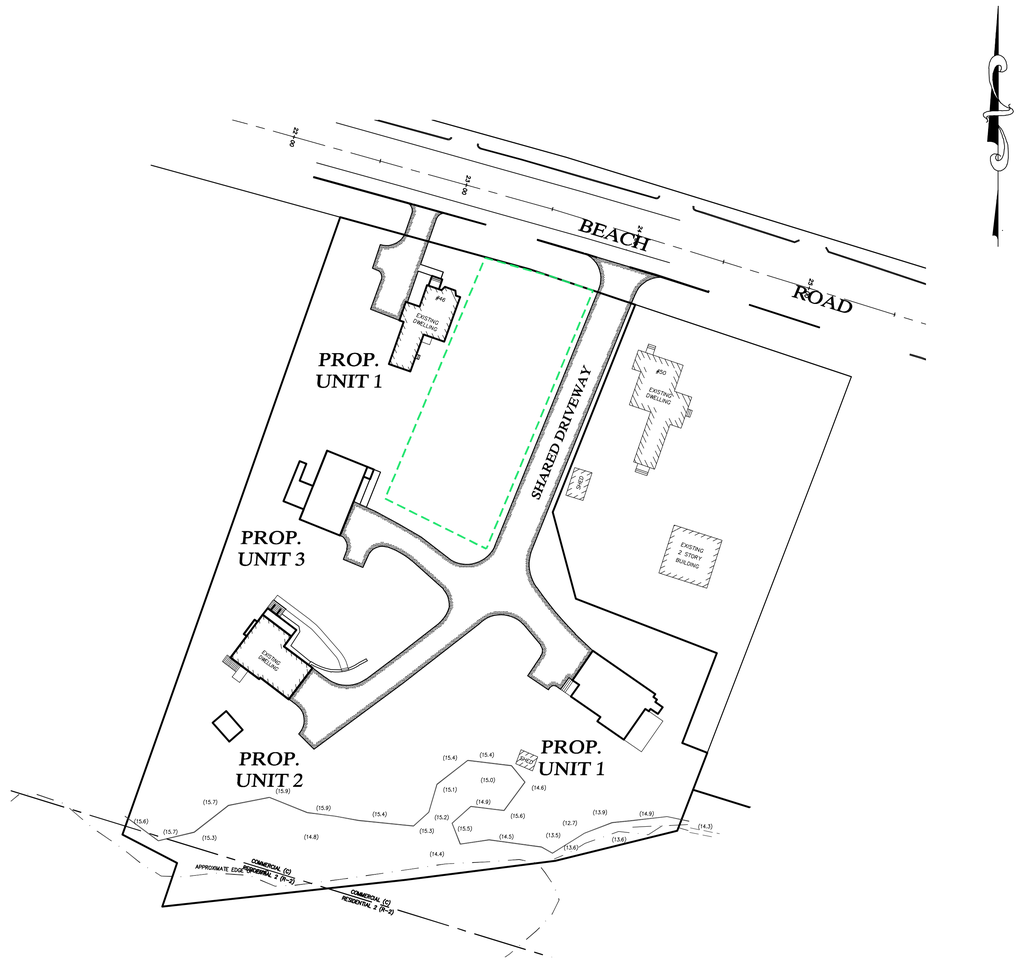
_____

DATE

PLAN INDEX



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS — ERIC W. BOTTCHER — CIVIL — No. 41019 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DOWNEAST BUILDING & DEVELOPMENT

18 MAPLE LANE

NORTHBOROUGH, MA 01532

NO.	DATE	DESCRIPTION	BY
1	12/15/21	RESPONSE TO PEER REVIEW	J.T.M.

MEI

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"=40' | CALC. BY: J.T.M.

DATE: NOV. 5, 2021 | CHKD. BY: E.W.B.

PROJECT: M213965

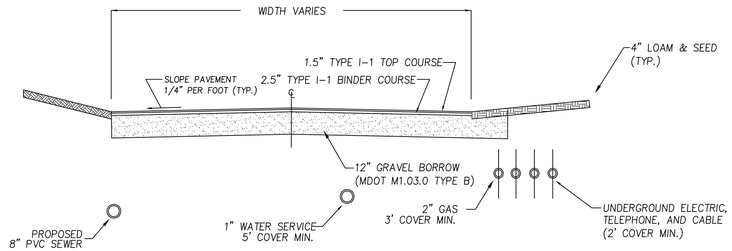
FLEXIBLE RESIDENTIAL DEVELOPMENT IN SALISBURY, MA

AT

46 BEACH ROAD & 2 GRAVEL WAY

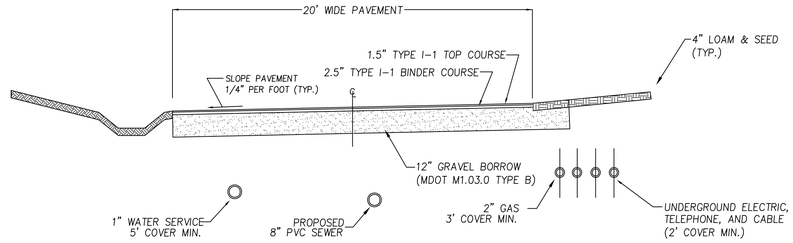
COVER SHEET

SHEET: 1 OF 9



SECONDARY DRIVEWAY
CROSS-SECTION

N.T.S.



PRIMARY SHARED DRIVEWAY
CROSS-SECTION

N.T.S.

SALISBURY PLANNING BOARD

_____

_____

_____

_____

_____

_____
DATE

LEGEND

EXISTING	PROPOSED	
□	■CB	CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN)
⊓	■CBCI (OR GICI)	CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
———	———	CURB (OR BERM) – TYPE NOTED
———	———	EDGE OF ROAD
— —109— —	——(108)——	CONTOUR
Ⓢ	Ⓢ	SEWER MANHOLE
Ⓓ	●	DRAINAGE MANHOLE
GV		GAS GATE
WV	⋈	WATER GATE
		SEPTIC TANK
		HYDRANT
○ FA	● FA	FIRE ALARM BOX
☼		POST MOUNTED PEDESTRIAN LIGHT
		UTILITY POLE
—— D ——	—— D ——	DRAIN PIPE
—— S ——	—— S ——	SEWER MAIN
—— S ——	———	SEWER FORCE MAIN
—— UE ——	—— UE ——	UNDERGROUND ELECTRIC
—— W ——	—— W ——	WATER MAIN
□MB	■MB	MAIL BOX
		HIGHWAY GUARD (TYPE NOTED)
—— x —— x ——	—— x —— x ——	FENCE (SIZE AND TYPE NOTED)
		EASEMENT LINE
		PROPERTY LINE
		100 FT BUFFER ZONE
8 N00°00'00"E +12.34	PC 8 N00°00'00"E +12.34	BASE OR SURVEY LINE / CONSTRUCTION BASELINE
		WHEELCHAIR RAMP (WCR)
		CONCRETE SIDEWALK
		HAND CORE
	—— SS ——	SILT SOCK
	—— SF ——	SILT FENCE
		WETLAND

SURVEY

120	WETLAND DELINEATION FLAG
⊡ C.B.	CONCRETE BOUND
⊡ S.B.	STONE BOUND
◉ D.H.	DRILL HOLE
PK	MASONRY NAIL
I.P.	IRON PIPE
◉ I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
0 / 00	ASSESSORS MAP AND PARCEL

GENERAL NOTES

1. 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 CITY AND/OR STATE AGENCIES.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
3. ALL WORK SHALL CONFORM TO; THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, THE WETLANDS PROTECTION ACT (310 CMR 10.00), THE ORDER OF CONDITIONS ISSUED BY THE SALISBURY CONSERVATION COMMISSION, AND THESE PLANS.
4. 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 AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND WILL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
5. 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.
6. 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.
7. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER AND TOWN PRIOR TO CUTTING OPERATIONS.
8. 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.
9. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
10. ALL SEWER MAINS AND SERVICES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY FROM PROPOSED WATER MAINS AND SERVICES AND SHALL MAINTAIN 5 FEET OF COVER OVER THE TOP OF THE PIPING, UNLESS OTHERWISE SHOWN OR APPROVED. PIPES SHALL BE ENCASED IN CONCRETE WHERE THIS SEPARATION CANNOT BE OBTAINED.
11. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE SHOWN OR APPROVED.
12. WHENEVER SEWER MAINS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS; A) JOINTS SHALL BE MECHANICAL TYPE WATER PRESSURE RATED WITH ZERO LEAKAGE WHEN TESTED AT 25 PSI FOR GRAVITY SEWERS AND 1.5 TIMES WORKING PRESSURE FOR FORCE MAINS AND JOINTS NOT TO BE LOCATED WITHIN 9 FEET OF THE CROSSING; B) SEWER SERVICES SHOULD BE INSTALLED A MINIMUM OF 18 INCHES BELOW WATER MAINS. IF SEPARATION IS LESS THAN 18 INCHES, SEWER SERVICE SHALL BE CONCRETE ENCASED OR CONSTRUCTED WITH PRESSURE CLASS PVC FOR A DISTANCE OF 10 FEET EACH SIDE OF THE WATER MAIN. 10-FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE MAINTAINED.
13. INDIVIDUAL BUILDING OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THEIR SEWER SERVICE FROM THE BUILDING TO THE CONNECTION TO THE SEWER MAIN.
14. ALL STREET, WARNING, AND REGULATORY SIGNS SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD SPECIFICATIONS AND LATEST ADDENDA.
15. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE PLANNING DEPARTMENT.
16. THE OWNER/DEVELOPER SHALL SUBMIT TWO HARD COPIES OF AS-BUILT DRAWINGS TO THE PLANNING BOARD WITHIN 90 DAYS OF ISSUANCE OF OCCUPANCY PERMIT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
17. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
18. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C 0126F.
19. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.

CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL AT LIMIT OF WORK & STAKE OUT STORMWATER AREAS
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED.
3. CLEAR AND GRUB DEBRIS TO LIMIT OF WORK AND DISPOSE OF PROPERLY.
4. STRIP, SCREEN AND STOCKPILE TOPSOIL. TOPSOIL CAN BE TEMPORARILY STOCKPILED ON SITE PROVIDING THAT THE PERIMETER OF THE STOCKPILES ARE PROPERLY STAKED WITH SILT FENCE AT THE TOE OF SLOPE.
5. ROUGH GRADE BIO-RETENTION AREA..
6. GRADE PAVEMENT TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS MUST BE STABILIZED IMMEDIATELY AFTER GRADING.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL UTILITIES/DRAINAGE STRUCTURES.
9. PLACE RIPRAP WHERE SHOWN ON PLANS. LOAM AND HYDROSEED SIDESLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
11. ADD PLANTINGS TO BIOORETENTION AREA.
12. SPREAD, SHAPE, AND COMPACT PAVEMENT SUBBASE AS PER TYPICAL PAVEMENT SECTION TO ATTAIN FINAL DESIGN ELEVATIONS.
13. PERFORM BINDER COURSE PAVING.
14. LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
15. PERFORM FINAL PAVING (TOP COURSE).
16. REMOVE EROSION CONTROL.

SHARED DRIVEWAY NOTES

1.) ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED PAVEMENT GRADE.

2.) DRIVEWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.

3.) GRADING AND ROLLING SHALL BE REQUIRED TO PROVIDE A SMOOTH, EVEN, AND UNIFORM COMPACTED BASE WHICH IS COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT.

4.) THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.

5.) ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.

6.) AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.

7.) THE CONTRACTOR SHALL REFER TO THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, SECTIONS I – VII.

GROW, BOTTOMLEY DAVID J. No. 41089 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DOWNEAST BUILDING & DEVELOPMENT
18 MAPLE LANE
NORTHBOROUGH, MA 01532

NO.	DATE	DESCRIPTION	BY
1	12/15/21	RESPONSE TO PEER REVIEW	J.T.M.

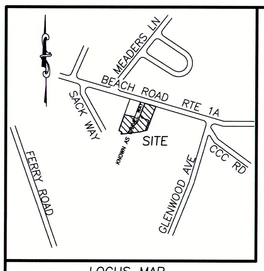
MEI **MILLENNIUM ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

NOT TO SCALE | CALC. BY: J.T.M.
DATE: NOV. 5, 2021 | CHKD. BY: E.W.B.
PROJECT: M213965

FLEXIBLE RESIDENTIAL DEVELOPMENT
IN
SALISBURY, MA
AT
46 BEACH ROAD & 2 GRAVEL WAY

TYPICAL SECTIONS & GENERAL NOTES

SHEET: 2 OF 9



LOCUS MAP
N.T.S.

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.

3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.

6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

WETLAND NOTE

WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290
(603) 734-4298

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

SALISBURY PLANNING BOARD

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_____

_____

_____

_____ DATE

"ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESS OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING, CONSERVATION COMMISSION OR BOARD OF HEALTH REQUIREMENTS."

FOR REGISTRY USE

ZONING DISTRICT– C – COMMERCIAL

LOT AREA	1/2 AC.
FRONTAGE	100 FT.
SETBACKS	
FRONT	50 FT.
SIDE	20, 30 FT.
REAR	20 FT.

BASIS OF BEARINGS

MSPCS – NAD 83

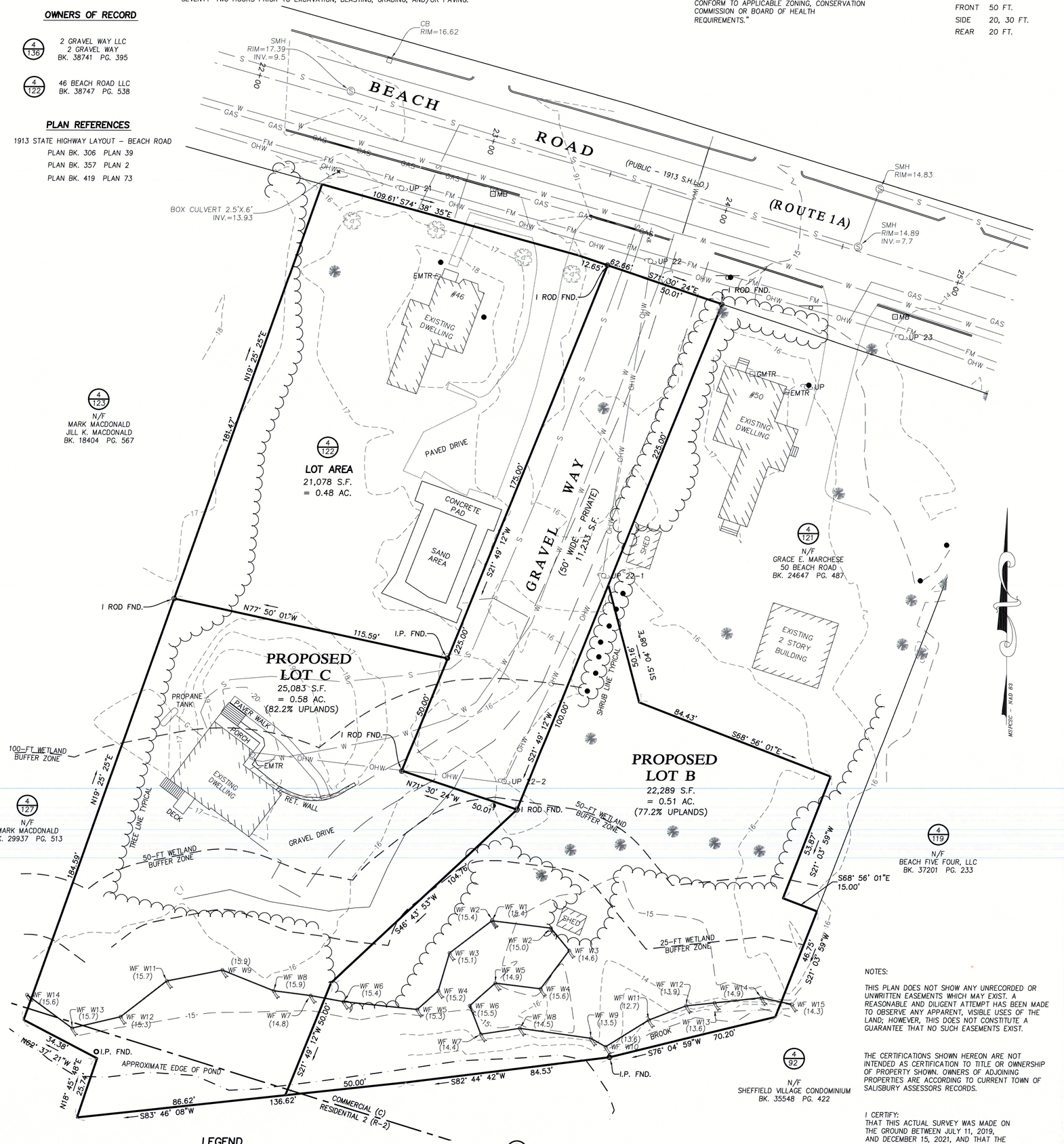
OWNERS OF RECORD

4/136 2 GRAVEL WAY LLC
2 GRAVEL WAY
BK. 38741 PG. 395

4/122 46 BEACH ROAD LLC
BK. 38747 PG. 538

PLAN REFERENCES

1913 STATE HIGHWAY LAYOUT – BEACH ROAD
PLAN BK. 306 PLAN 39
PLAN BK. 357 PLAN 2
PLAN BK. 419 PLAN 73



LEGEND

M.H.B.	MASSACHUSETTS HIGHWAY BOUND
TREE LINE	
PINE TREE	
DECIDUOUS TREE	
BIT.	BITUMINOUS
I.P.	IRON PIPE
I ROD	IRON ROD
FND.	FOUND
N/F	NOW OR FORMERLY
FM	FORCE MAIN
W	WATER
S	SEWER
G	GAS
OHW	OVERHEAD WIRE
CB	CATCH BASIN
EMTR	ELECTRIC METER
18	EXISTING ELEVATION CONTOUR
GAS VALVE	
WATER SHUT OFF	
MB	MAIL BOX
U.POLE	UTILITY POLE
SMH	SEWER MANHOLE
INV.	INVERT
SIGN	
6/00	ASSESSORS MAP# PARCEL#

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'

NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN OF SALISBURY ASSESSORS RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JULY 11, 2019, AND DECEMBER 15, 2021, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS JEFFREY HOFMANN #36281 REGISTERED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR DATE

PREPARED FOR
DOWNEAST BUILDING & DEVELOPMENT
18 MAPLE LANE
NORTHBOROUGH, MA 01532

NO.	DATE	DESCRIPTION	BY
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MILLENNIUM ENGINEERING, INC.
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20' | CALC. BY: P.D.B. | PROJECT: M213965
DATE: NOV. 5, 2021 | CHKD. BY: J.S.H.

FLEXIBLE RESIDENTIAL DEVELOPMENT
IN
SALISBURY, MA
AT
46 BEACH ROAD & 2 GRAVEL WAY

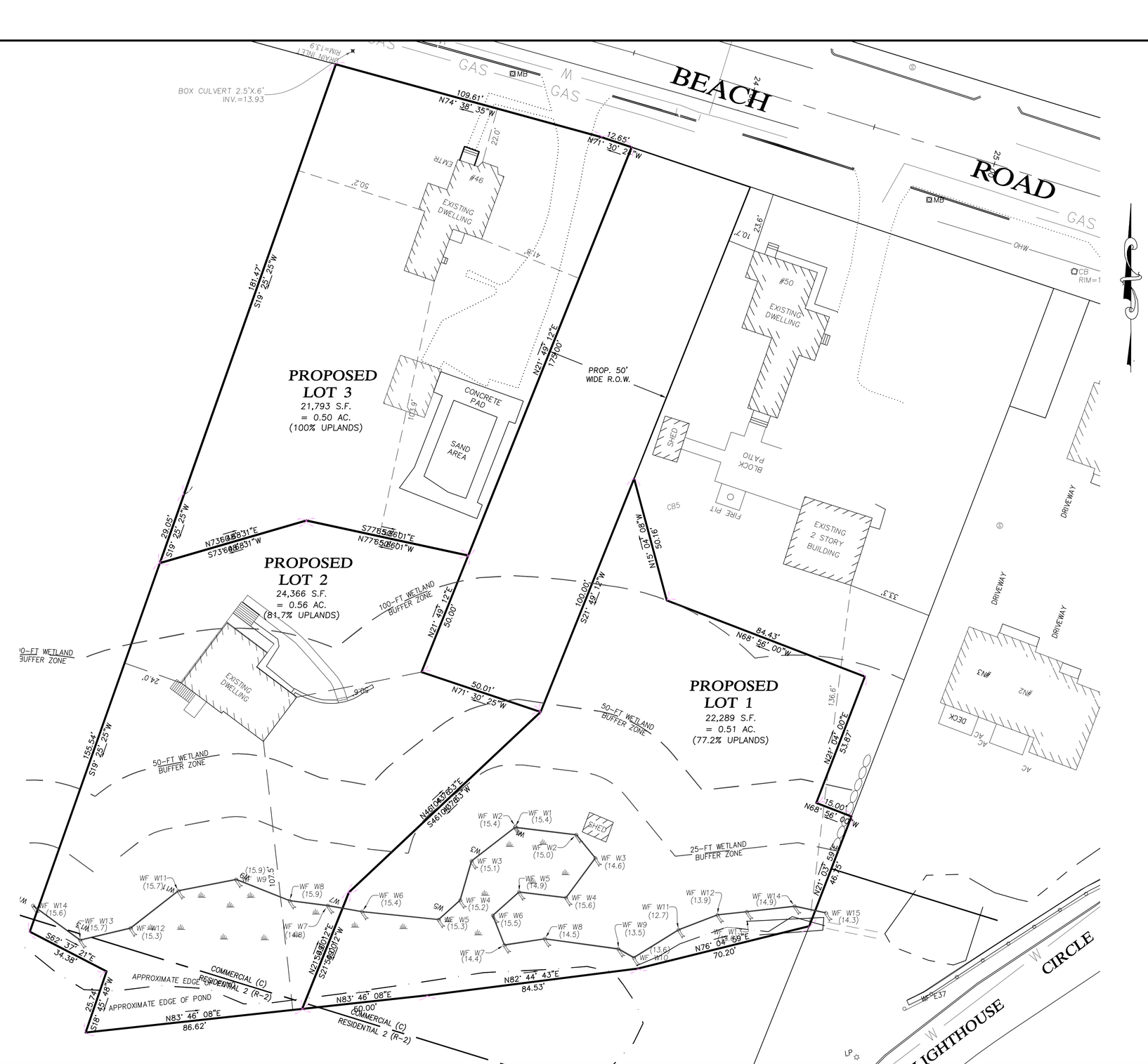
EXISTING CONDITIONS

SHEET: 3 OF 9

Layout1, 12/20/2021 9:23:01 AM

ZONING DISTRICT – C

LOT AREA:	1/2 ACRE
LOT FRONTAGE:	100 FEET
LOT WIDTH:	100 FEET
FRONT SETBACK	50 FEET
SIDE SETBACK:	30 FEET
REAR SETBACK:	20 FEET
BLDG COVERAGE:	25%
BUILDING HEIGHT:	35 FEET



GRAPHIC SCALE

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(IN FEET)

1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS
ERIC W. BOTTCHAN
CIVIL
No. 41189
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DOWNEAST BUILDING & DEVELOPMENT

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FLEXIBLE RESIDENTIAL DEVELOPMENT

IN

SALISBURY, MA

AT

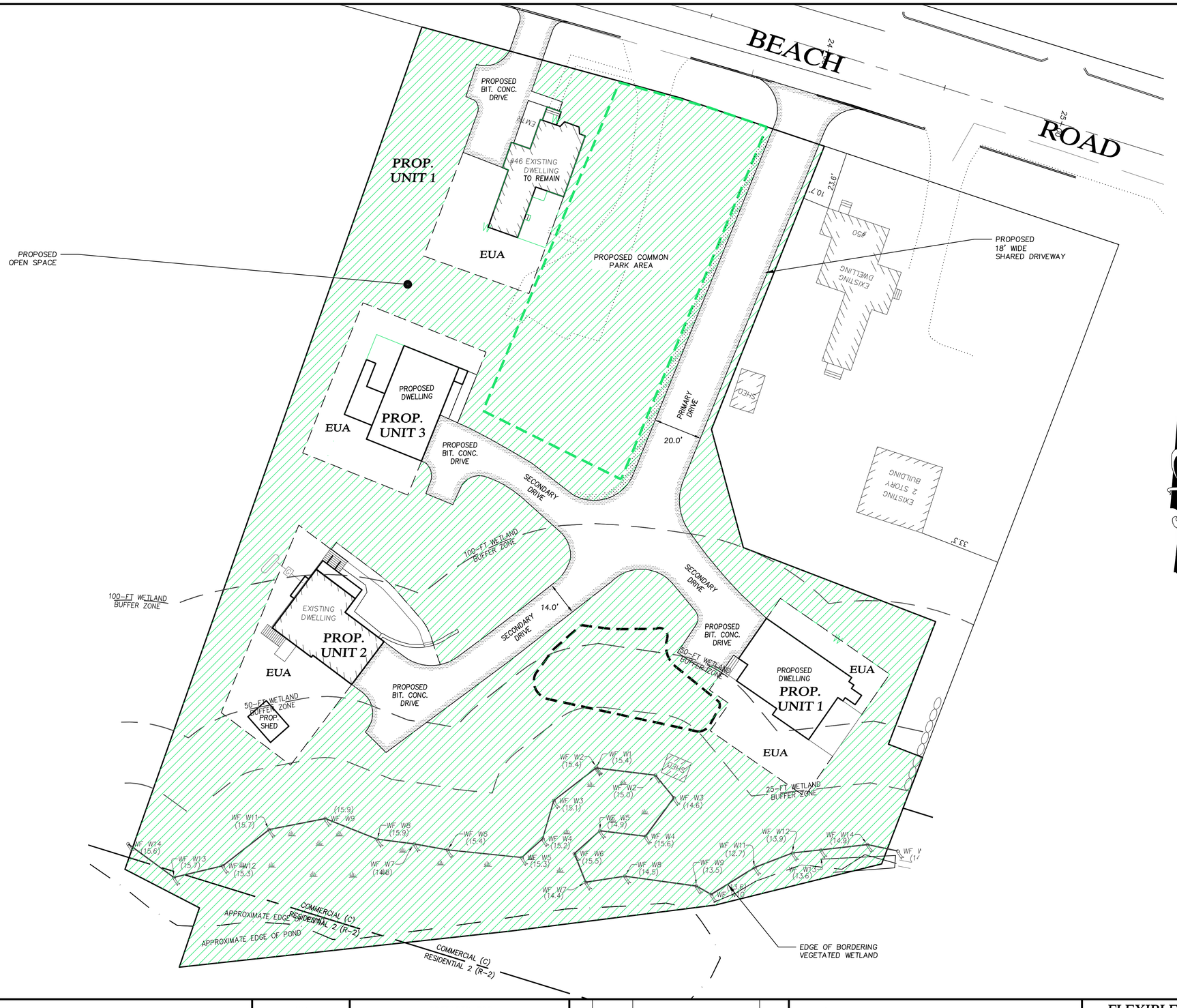
46 BEACH ROAD & 2 GRAVEL WAY

CONVENTIONAL SUBDIVISION YIELD PLAN

SHEET: 4 OF 9

SALISBURY PLANNING BOARD

DATE



FRD CALCULATIONS

TRACT AREA:	79,665 S.F.
MIN. OPEN SPACE:	39,833 S.F.
OPEN SPACE PROVIDED:	55,954 S.F.
% OPEN SPACE:	70.2%
BASIC MAX. NUMBER:	3 UNITS
% DENSITY BONUS:	20%
TOTAL FRD UNITS:	4 UNITS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS — ERIC W. BOTTCHAN — CIVIL — No. 41189 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

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FLEXIBLE RESIDENTIAL DEVELOPMENT

IN

SALISBURY, MA

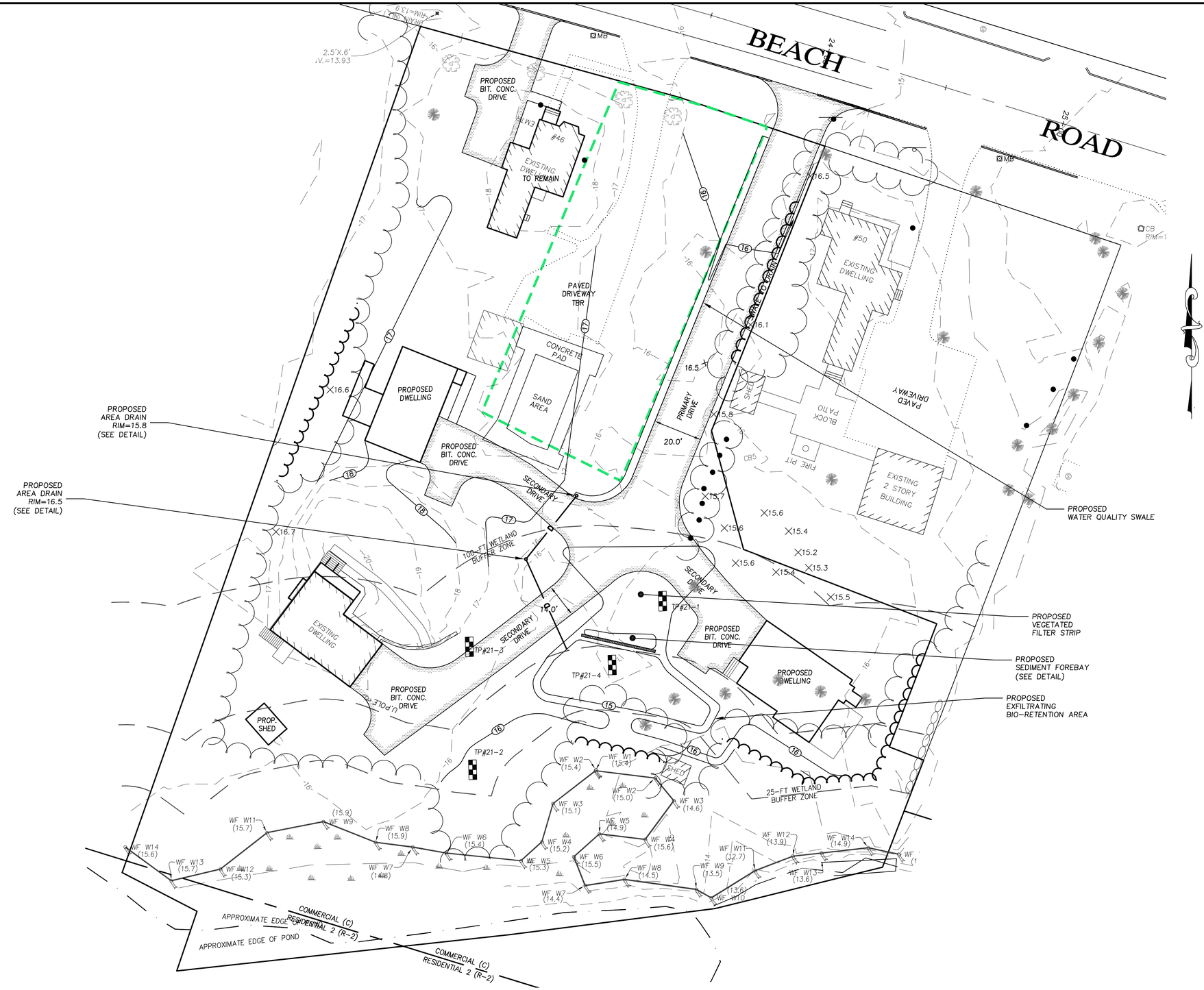
AT

46 BEACH ROAD & 2 GRAVEL WAY

SITE PLAN

SALISBURY PLANNING BOARD

DATE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS — ERIC W. BOTTOMLEY — CIVIL — NO. 41999 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DOWNEAST BUILDING & DEVELOPMENT

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FLEXIBLE RESIDENTIAL DEVELOPMENT

IN

SALISBURY, MA

AT

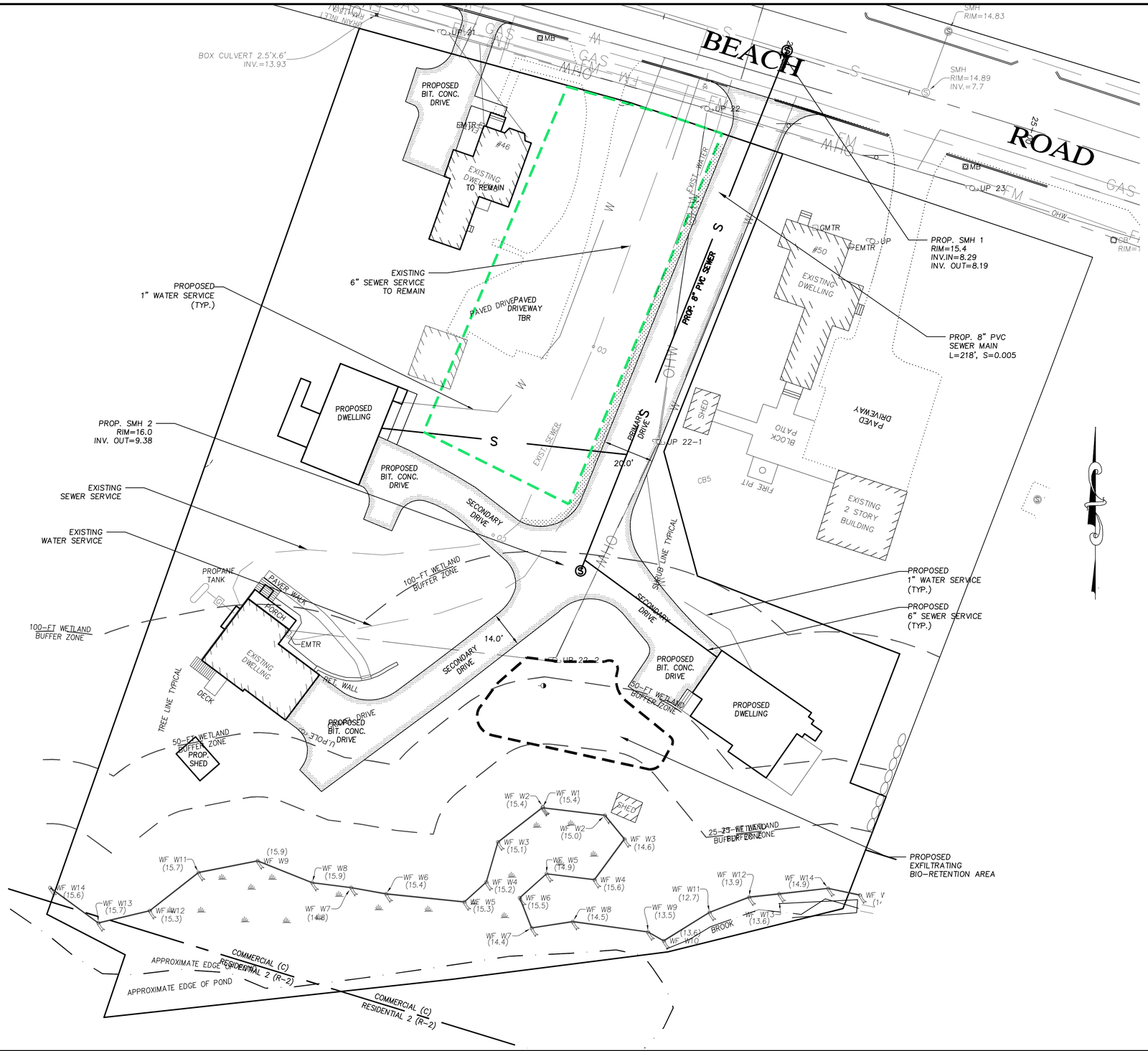
46 BEACH ROAD & 2 GRAVEL WAY

GRADING AND DRAINAGE PLAN

SHEET: 6 OF 9

SALISBURY PLANNING BOARD

DATE



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(IN FEET)

1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS
ERIC W. BOTTCHER
CIVIL
No. 41019
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DOWNEAST BUILDING & DEVELOPMENT

18 MAPLE LANE

NORTHBOROUGH, MA 01532

NO.	DATE	DESCRIPTION	BY
1	12/15/21	RESPONSE TO PEER REVIEW	J.T.M.

MEI 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' | CALC. BY: J.T.M. | PROJECT: M213965

DATE: NOV. 5, 2021 | CHKD. BY: E.W.B.

FLEXIBLE RESIDENTIAL DEVELOPMENT

IN

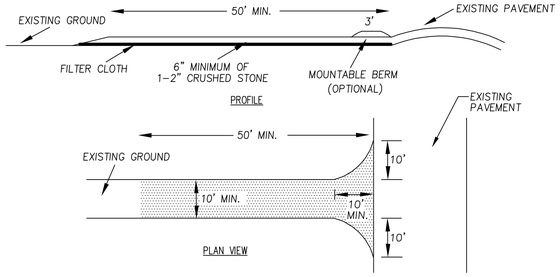
SALISBURY, MA

AT

46 BEACH ROAD & 2 GRAVEL WAY

UTILITIES PLAN

SHEET: 7 OF 9

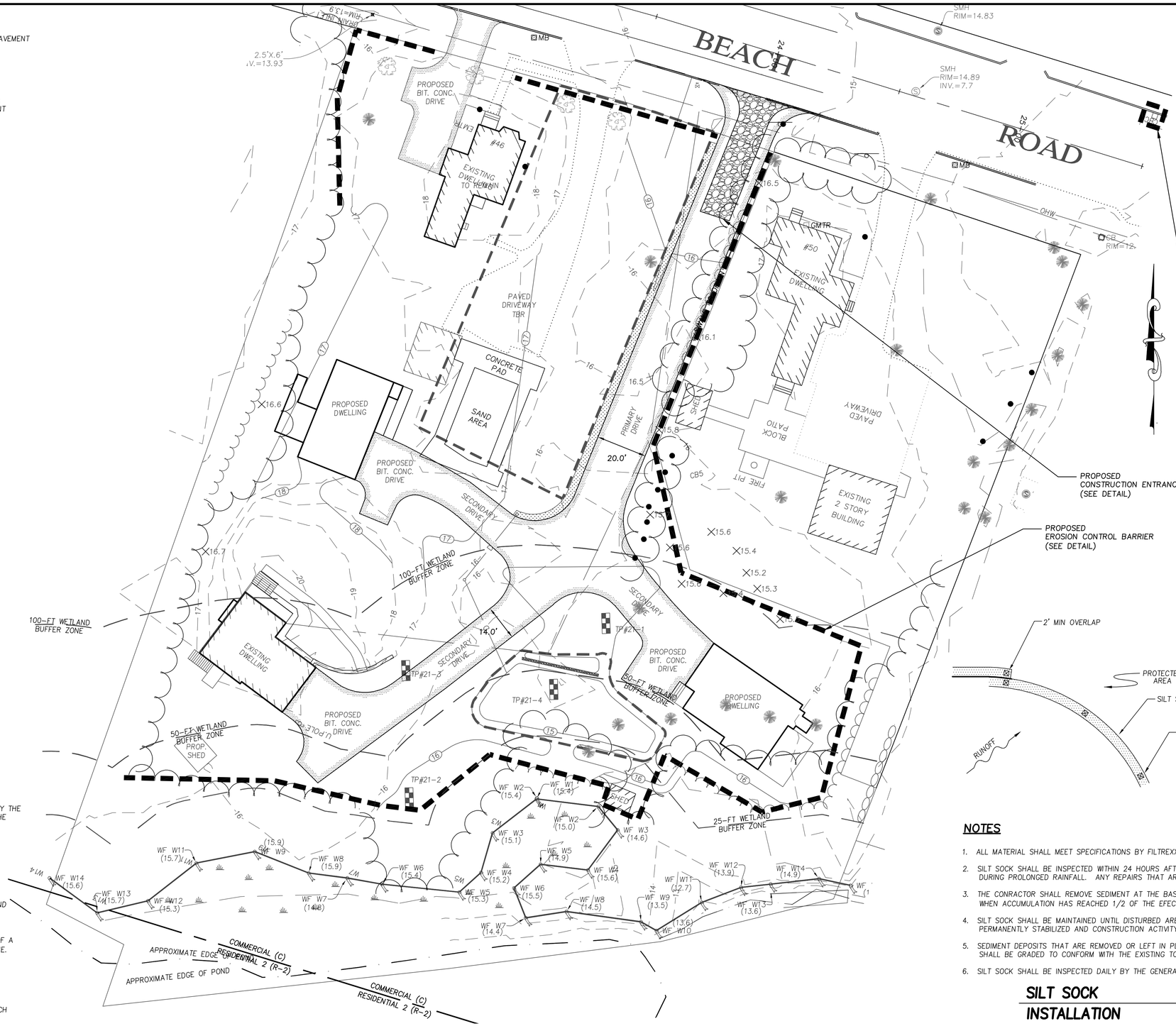


NOTES

1. STONE SHALL BE 1-1/2"-2" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE 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 6".
4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
5. 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.
6. 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.
7. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



GENERAL EROSION CONTROL NOTES

1. ALL SILT FENCE SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL SOIL.
2. ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES.
3. ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
4. EROSION CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
5. ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
6. AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL/SILT FENCE LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND/OR SEDIMENT CONTROLS DURING CONSTRUCTION. HE/SHE SHALL INSPECT CONTROLS WEEKLY AND AFTER ALL STORM EVENTS. REPAIRS, IF REQUIRED, SHALL BE MADE IMMEDIATELY.
8. TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE MERRIMAC PLANNING BOARD AND CONSERVATION COMMISSION.
9. ANY DISTURBED AREAS OF THE SITE NOT USED FOR ROADWAY OR UTILITY CONSTRUCTION SHALL BE STABILIZED WITH LOAM AND SEED UNTIL FURTHER DISTURBANCE IS REQUIRED FOR BUILDING CONSTRUCTION.
10. THE CONTRACTOR SHALL IDENTIFY TO THE TOWN HIS/HER TOPSOIL STOCKPILING OPERATIONS AND LOCATIONS.
11. PROVIDE GRAVEL AND WIRE MESH SEDIMENT FILTER AT ALL CATCH BASINS.
12. A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
13. SEED MIX SHALL BE NO LESS THAN 4 LBS./1000 S.F. OF LAND AREA. SEED SHALL CONSIST OF A MAXIMUM OF 10% RYE GRASS AND A MINIMUM OF 90% PERMANENT BLUEGRASS AND/OR FESCUE. LIME SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
14. NO MORE THAN 3 ACRES SHALL BE DISTURBED AT ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
15. WHERE PLACEMENT OF FILL IS REQUIRED FOR STORM WATER CONTROL, FILL SHALL BE PLACED IN AN UNFROZEN STATE UPON UNFROZEN GROUND. UNDER NO CIRCUMSTANCES SHALL FILL BE PLACED FROM NOVEMBER THROUGH JANUARY.
16. SILT SACKS SHALL BE INSTALLED IN ALL PROPOSED CATCH BASINS AND IN DOWNSTREAM CATCH BASINS IN BEACH ROAD AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.

NOTES

1. ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
2. SILT SOCK SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
3. THE CONRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFECTIVE HEIGHT OF THE SILT SOCK.
4. SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
5. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE SOCK HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
6. SILT SOCK SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR.

SILT SOCK INSTALLATION

N.T.S.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS — ERIC W. BOTTCHER — CIVIL — No. 41019 — REGISTERED PROFESSIONAL ENGINEER

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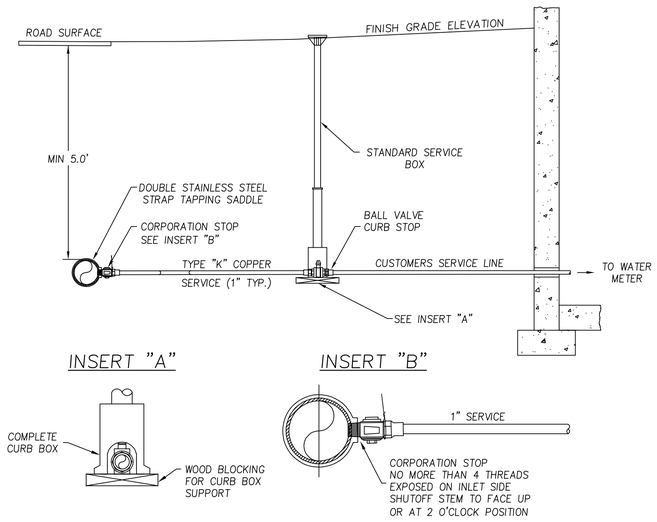
FLEXIBLE RESIDENTIAL DEVELOPMENT
IN
SALISBURY, MA
AT
46 BEACH ROAD & 2 GRAVEL WAY

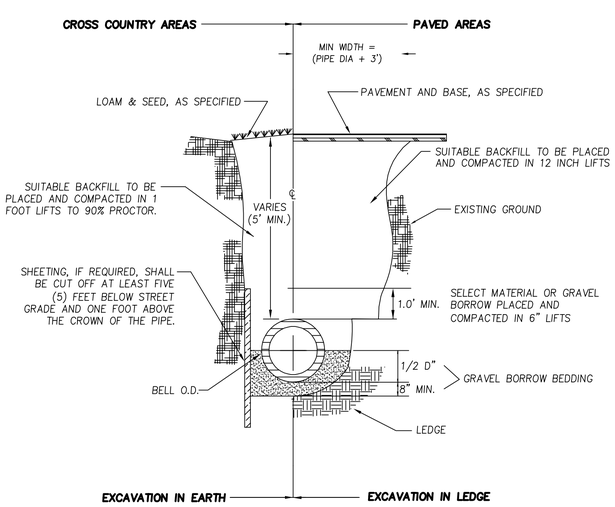
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET: 8 OF 9



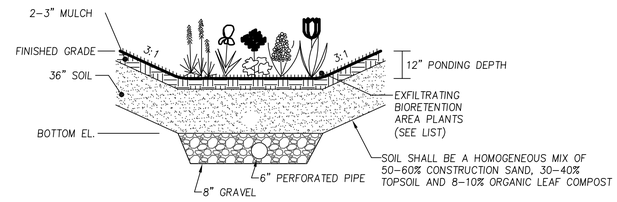
TYPICAL COPPER SERVICE CONNECTION

N.T.S.



TYPICAL TRENCH DETAIL

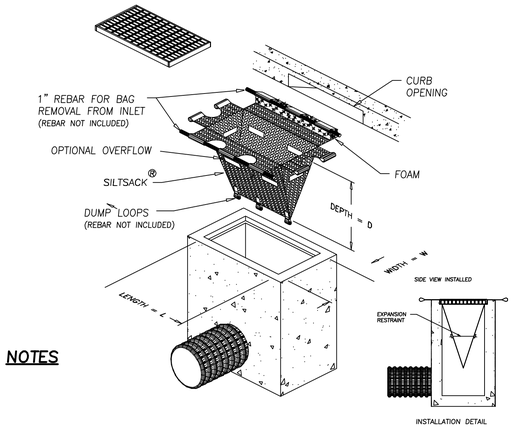
N.T.S.



PROFILE VIEW

EXFILTRATING BIORETENTION AREA DETAIL

N.T.S.

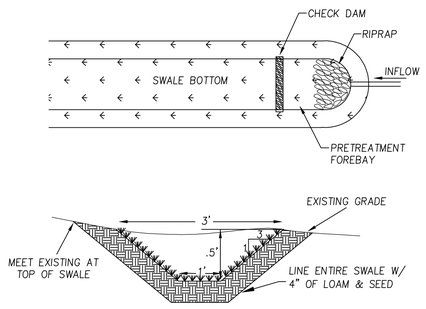


NOTES

1. TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
2. WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
3. TO REMOVE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF SILTSACK.
4. TO EMPTY SILTSACK, PLACE UNIT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL LIFT SILTSACK FROM THE BOTTOM AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.
5. SILTSACK IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE SILTSACK FROM THE BASIN AND CLEAN. SILTSACK SHOULD BE STORED OUT OF SUNLIGHT UNTIL NEXT USE.

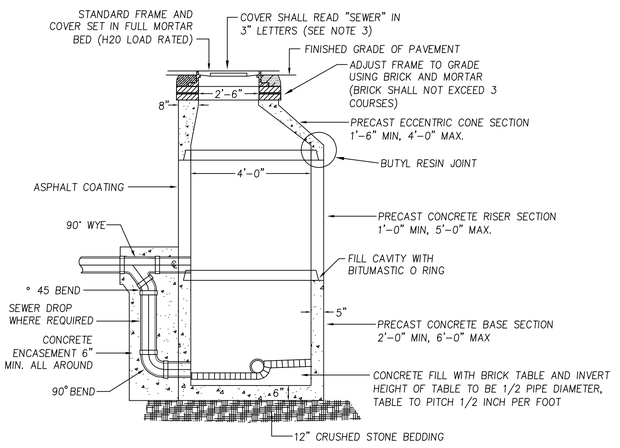
SILT SACK DETAIL

N.T.S.



WATER QUALITY SWALE DETAIL

N.T.S.



NOTES: 1) SEWER MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185
2) STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL CONFORM TO LATEST ASTM C478 SPEC.
3) COVER SHALL BE LEBARON FOUNDRY (MODEL NO. LA246), MECHANICS IRON FOUNDRY, NEEHAN FOUNDRY, OR EQUAL.
4) ALL PENETRATIONS IN THE MANHOLE FOR INSERTION OF PIPING SHALL BE SEALED WITH KOR-N-SEAL FLEXIBLE PIPE CONNECTION.
5) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H-20 LOADING.
6) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT-TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED FOR DRAIN PIPE.

PRECAST SEWER MANHOLE DETAIL

N.T.S.

SALISBURY PLANNING BOARD

_____

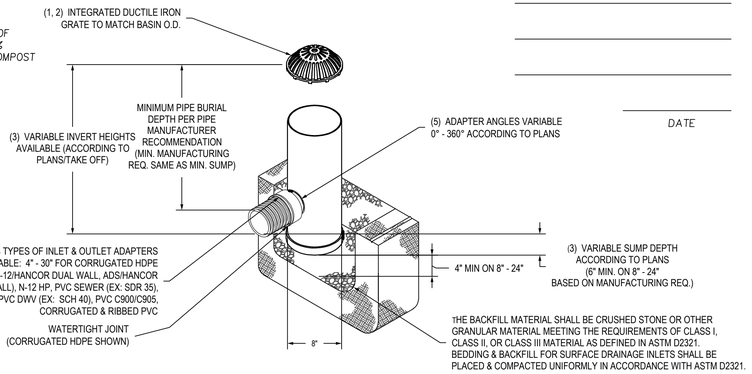
_____

_____

_____

_____

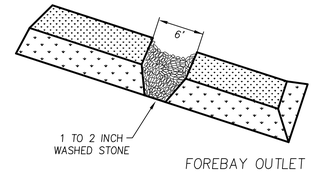
_____ DATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

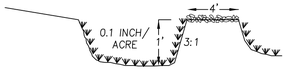
AREA DRAIN DETAIL

N.T.S.



FOREBAY OUTLET

CROSS-SECTION



VOLUME OF SEDIMENT FOREBAY

	DRAINAGE AREA (ACRES)	VOLUME (CU. YD)	VOLUME (CU. FT)	DIMENSIONS (L x W x H)	OUTLET LENGTH
FOREBAY #1A	0.20	2.7	74	9'x9'x1.0'	6.0'
FOREBAY #1B	0.17	2.3	63	8'x8'x1.0'	6.0'
FOREBAY #2	1.91	25.7	693	27'x27'x1.0'	6.0'
FOREBAY #3	1.63	22.0	593	25'x25'x1.0'	6.0'

SEDIMENT FOREBAY DETAIL

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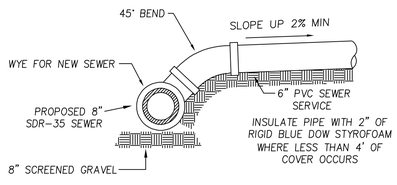

SEWER SERVICE DETAIL

N.T.S.

COMMONWEALTH OF MASSACHUSETTS — GLEN BOTTOMLEY — CIVIL — No. 41099 — REGISTERED PROFESSIONAL ENGINEER

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FLEXIBLE RESIDENTIAL DEVELOPMENT
IN
SALISBURY, MA
AT
46 BEACH ROAD & 2 GRAVEL WAY

CONSTRUCTION DETAILS

SHEET: 9 OF 9

Ben Legare
Downeast Building
and Development
18 Maple Avenue
Northborough, MA 01532

BEACH ROAD

EXISTING HISTORIC STRUCTURE (SECONDARY)

PROPOSED BIT. CONC. DRIVE

#46 EXISTING DWELLING TO REMAIN

PDA BOUNDRY (POTENTIAL DEVELOPMENT AREA)

PDA BOUNDRY (POTENTIAL DEVELOPMENT AREA)

TREELINE (SECONDARY)

PROPOSED DWELLING

PROPOSED BIT. CONC. DRIVE

EXISTING DWELLING UNDER CONSTRUCTION

PROPOSED BIT. CONC. DRIVE

EXISTING EASTERN WHITE PINE (28" ± CALIPER) (SECONDARY)

EXISTING RED MAPLE (18" ± CALIPER) (SECONDARY)

PROPOSED BIT. CONC. DRIVE

PROPOSED DWELLING

100-FT WETLAND BUFFER ZONE

50-FT WETLAND BUFFER ZONE

25-FT WETLAND BUFFER ZONE

PDA BOUNDRY (POTENTIAL DEVELOPMENT AREA)

BUFFER AREA (SECONDARY)

COMMERCIAL (C) RESIDENTIAL 2 (R-2)

WETLANDS (PRIMARY)

0' 10' 20' 40' NORTH

FLEXIBLE RESIDENTIAL DEVELOPMENT

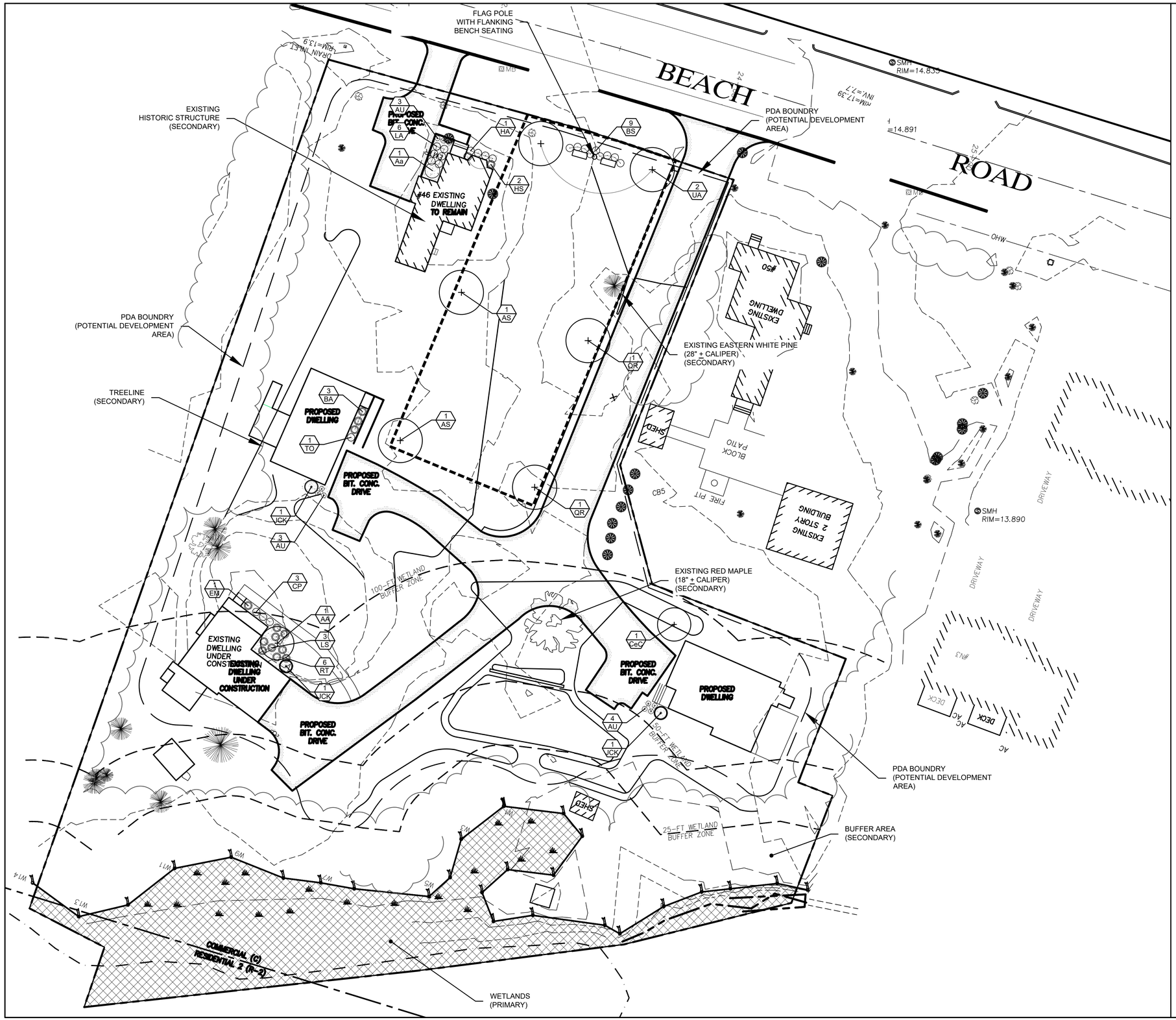
Project Address:	46 Beach Road and 2 Gravel Way Salisbury, New Hampshire
Project Issue Date:	December 20, 2021
Project Number:	21-310.00
Project Status:	Planning Board Submittal
Reviewed By:	Howard Snyder

REVISION	ISSUE TITLE	DATE

FOUR STEP DESIGN PLAN

HOWARD A. SNYDER 104 LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE

PRELIMINARY NOT FOR CONSTRUCTION



PLANT MATERIAL SCHEDULE

SHADE TREES	SIZE	NOTES	QTY
Existing Deciduous Tree to Remain Preserve and Protect in Place			Verify in Field
Existing Conifer Tree to Remain Preserve and Protect in Place			Verify in Field
Acer saccharum Sugar Maple	2.5" - 3.0" Cal.	Zone: 3	2 KEY: AS
Ulmus americana 'Princeton' American Elm	2.5" - 3.0" Cal.	Zone: 3 Fall Plant Haz.	2 KEY: UA
Quercus robur f. fastigiata Fastigate English Oak	2.5" - 3.0" Cal.	Zone: 5	2 KEY: QR

ORNAMENTAL TREES	SIZE	NOTES	QTY
Amelanchier arborea Downey Serviceberry	2.0" - 2.5" Cal.	Zone: 4	1 KEY: AA
Cercis candensis Eastern Redbud	2.0" - 2.5" Cal.	Zone: 4 Fall Plant Haz	1 KEY: CeC

CONIFER TREES	SIZE	NOTES	QTY
Juniperus chinensis 'Keteleeri' Chinese juniper	8' - 10'	Zone: 4	3 Key: JCK

DECIDUOUS SHRUBS	SIZE	NOTES	QTY
Aronia arbutifolia Red Chokeberry	2 Gallon	Zone: 4 Salt: Tolerant	1 KEY: Aa
Comptonia peregrina Sweetfern	2 Gallon	Zone: 3	3 KEY: CP
Hydrangea arborescens Smooth Hydrangea	2 Gallon	Zone: 3 Salt: Medium	4 KEY: HA
Lavandula angustifolia English Lavender 'Hidcote'	2 Gallon	Zone: 5	6 KEY: LA

EVERGREEN SHRUBS	SIZE	NOTES	QTY
Thuja occidentalis'Little Giant' Little Giant Dwarf Arboviatae	2 Gallon	Zone: 3	1 KEY: TO
Buxus sempervirens 'Katerberg' North Star Boxwood	2 Gallon	Zone: 5	9 KEY: BS

PERENNIALS	SIZE	NOTES	QTY
Baptisia australis False Indigo	SP #4 Container	Zone: 3	3 KEY: BA
Echinacea magna Purple Cone Flower	SP #4 Container	Zone: 4a	1 KEY: EM
Hemerocallis fulva Orange Daylily	SP #4 Container	Zone: 3	12 KEY: HF
Helianthus salicifolius Table Mountain Helianthus	SP #4 Container	Zone: 4	2 KEY: HS
Liatris spicata Liatris	SP #4 Container	Zone: 3	3 KEY: LS
Rudbeckia trioba Black-eyed Susan	SP #4 Container	Zone: 4a	6 KEY: RT

GROUNDCOVERS	SIZE	NOTES	QTY
Arctostaphylos uva-ursi Kinnikinick	SP #4 Container	Zone: 2	10 KEY: AU

SEED MIX	QTY
Hydroseed (All areas distrubed from construction) Mix of perennial type seed mix varities best adopted to site conditions and use	TBD S.F.

LANDSCAPE MATERIALS		QTY
Bark Mulch Shredded Organic Bark Mulch	3" depth All planting beds	635 S.F.

1. Not all plant material species and quantities shown will be used. Final plant material specifications dependent on conformance to, and approval by, local and state regulations and agencies.
2. Plant material specified shall conform to ANLA American Standard for Nursery Stock, ANSI Z60.1 current edition.
3. No permanent irrigation system is proposed.

Ben Legare
Downeast Building and Development
18 Maple Avenue
Northborough, MA 01532

0' 10' 20' 40' NORTH

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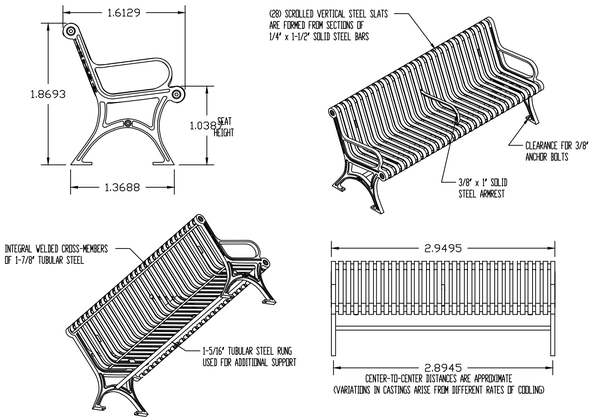
PLANTING PLAN

HOWARD A. SNYDER LANDSCAPE ARCHITECT PRELIMINARY NOT FOR CONSTRUCTION 104 STATE OF NEW HAMPSHIRE

Ben Legare
Downeast Building and Development
18 Maple Avenue
Northborough, MA 01532

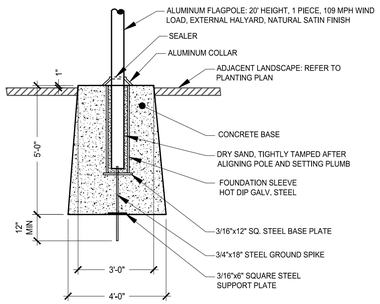
VICTOR STANLEY, INC.
-Manufacturers of Quality Site Furnishings since 1962-

P.O. BRAWER 339 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-6300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

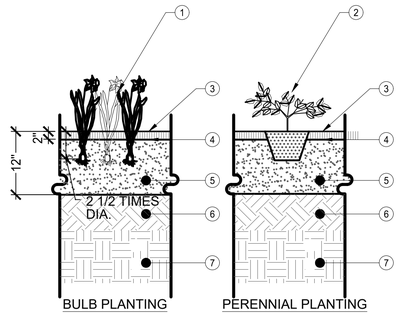


NOTES:
1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
2. DRAWING NOT TO SCALE. DO NOT SCALE DRAWINGS.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH COAT AVERAGES 8-10 MILS (200-250 MICRONS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHER BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHER BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABSOLVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.
9. POWDER COATING COLOR BLACK
10. LENGTH 6' STANDARD LENGTH WITH CENTER ARMRESTS

PARK BENCH: VICTOR STANLEY CR-96 CLASSIC SERIES
SCALE: N T S



FLAG POLE BASE
Not To Scale



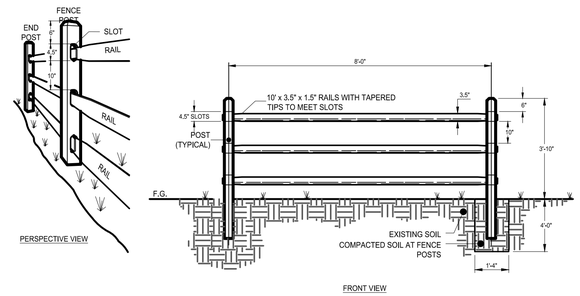
LEGEND:
1. BULB: REFER TO PLANT LIST
2. PERENNIAL: REFER TO PLANT LIST
3. ORGANIC MULCH MATERIAL.
4. WEED BARRIER.
5. PLANTING SOIL BACKFILL MIX:
   1 PART MULCH TO 3 PARTS TOPSOIL
   PLANTING PIT SIZES:
   DEPTH-2X WIDTH OF ROOTBALL
   FERTILIZER / AGRIFORM TABLETS
   DOWN ALONG PLANT ROOTBALL
   1 PER 1 GAL.,
   2 PER 2 GAL.,
   3 PER 15 GAL.,
   4 PER 24" ROOTBALL OR LARGER
6. BACKFILL SOIL; UNCOMPACTED.
7. NATIVE UNDISTURBED SOIL.

TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

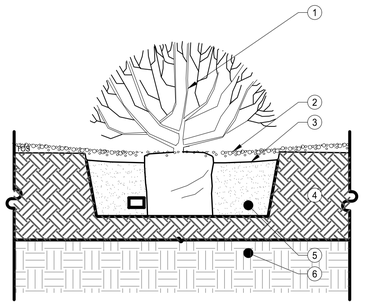
NOTES:
- PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED IN KIND WITH SUITABLE PLANT.

BULB AND PERENNIAL PLANTING
SCALE: N T S

NOTES:
1) ALL WOOD FOR SPLIT RAIL FENCE TO BE NATURAL CEDAR.
2) END POST IS ALSO CORNER POST.



SPLIT RAIL FENCE
Not To Scale

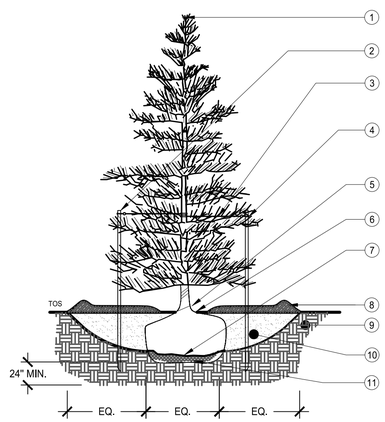


LEGEND:
1. PLANT MATERIAL: REFER TO PLANT LIST.
2. ORGANIC MULCH MATERIAL.
3. WEED BARRIER.
4. BACKFILL SOIL; UNCOMPACTED.
5. PLANTING SOIL BACKFILL MIX:
   1 PART MULCH TO 3 PARTS TOPSOIL
   PLANTING PIT SIZES:
   DEPTH-2X WIDTH OF ROOTBALL
   FERTILIZER / AGRIFORM TABLETS
   DOWN ALONG PLANT ROOTBALL
   1 PER 1 GAL.,
   2 PER 2 GAL.,
   3 PER 15 GAL.,
   4 PER 24"ROOTBALL OR LARGER
6. NATIVE, UNDISTURBED SOIL.

TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

NOTE:
- PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED INKIND WITH SUITABLE PLANT.

SHRUB PLANTING
SCALE: N T S

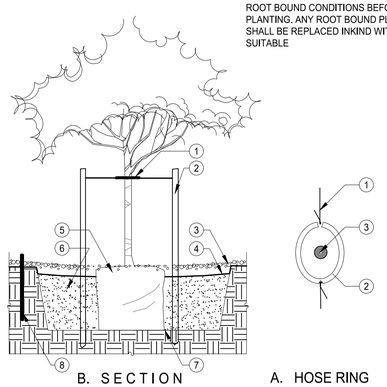


LEGEND:
1. INSTALL TREE PLUMB.
2. 2" x 3" x 10' FIR POSTS, 3 PER TREE, ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE, ORIENT 3", DIMENSION PERPENDICULAR TO TRUNK
3. 13 GAUGE GALV. MALLEABLE WIRE CABLE LOOPED AROUND TRUNK AND THROUGH EYEBOLT, ENCASE WIRE AROUND TRUNK IN REINFORCED RUBBER HOSE, SECURE **BY TWIST TAUTLY.**
4. BORE 3/8" HOLE THROUGH 2" DIMENSION OF EACH POST, 6" FROM TOP OF POST, TO ACCEPT 1/4" X 4" GALVANIZED STEEL EYEBOLT, PROVIDE GALV. STEEL WASHER AND 2 BOLTS FOR EACH EYEBOLT.
5. TOP OF ROOTBALL SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS EXISTING GRADE
6. ROOT FLARE SHALL BE EXPOSED; MULCH NOT WITHIN 4" OF TREE TRUNK.
7. PLACE BALL ON SUBSOIL. REMOVE AND DISCARD BURLAP EXCEPT UNDER BALL. REMOVE ALL SYNTHETIC SOIL WRAPPING MATERIALS (TREATED BURLAP, NYLON TWINE, WIRE BASKETS, ETC.) AND DISCARD
8. 3" ORGANIC BARK MULCH, AS SPECIFIED.
9. COMPACTED OR UNDISTURBED SUBGRADE
10. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL HOLE WITH PLANTINGSOIL MIX AS SPECIFIED.
11. EXCAVATE SUBSOIL AS REQUIRED TO PLACE ROOTBALL TO PROPER ELEVATION. PLACE ROOTBALL DIRECTLY ON SUBSOIL

TOS TOP OF SOIL: REFER CIVIL PLANS FOR GRADES.

CONIFER PLANTING
SCALE: N T S

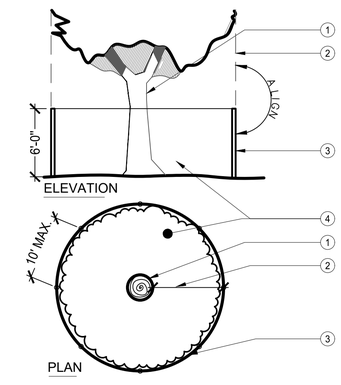
NOTES:
- PLANTS SHALL BE INSPECTED FOR ROOT BOUND CONDITIONS BEFORE PLANTING. ANY ROOT BOUND PLANT SHALL BE REPLACED INKIND WITH SUITABLE



LEGENDS:
1. (1) 8" DIA. "HOSE RING"/ WIRE TIES. PLACE TIES 6" ABOVE THE TREE'S TRUNK BENDING POINT.
2. (2) 2" DIA. TREE STAKES, HAMMER 6" MIN. PAST UNDISTURBED SOIL TRIM STAKES TO 6" ABOVE TIE POINTS (ORIENT STAKES TOWARD PREVAILING WINDS).
3. LIGHTLY SPREAD BARK MULCH OVER ROOTBALL.
4. CREATE GENTLE SWALE DEPRESSION. DO NOT FORM RAISED BASIN.
5. DO NOT BURY OR COVER ROOT FLAIR.
6. PLANTING SOIL BACKFILL MIX:
   1 PART MULCH TO 3 PARTS TOPSOIL
   PLANTING PIT SIZES:
   DEPTH-2X WIDTH OF ROOTBALL
   FERTILIZER / AGRIFORM TABLETS
   DOWN ALONG PLANT ROOTBALL
   1 PER 1 GAL.,
   2 PER 2 GAL.,
   3 PER 15 GAL.,
   4 PER 24"BOX OR LARGER
7. PIT WIDTH: 3x DIA. OF CONTAINER
   PIT DEPTH: TO EQUAL ROOTBALL.
8. 18"x6'-0" ROOT BARRIER. INSTALL AT ALL TREES PLACED 5'-0" FROM BLDGS. OR HARDSCAPE.

* TOS TOP OF SOIL REFER TO CIVIL PLANS.

TREE PLANTING AND STAKING
SCALE: N T S



LEGEND:
1. EXISTING TREE TO REMAIN.
2. DRIPLINE OF TREE CANOPY, TYP.
3. 6' GALVANIZED CHANLINK FENCE. POSTS SHALL BE 10' O.C. MAX.
4. DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE PROTECTION FENCE.

NOTES:
- FENCE LAYOUT SHALL BE AS SHOWN ON SITE PREPARATION AND DEMOLITION PLAN. DUE TO SITE CONSTRAINTS, TREE PROTECTION SHALL BE ADJUSTED, UP TO 3 TIMES AROUNDEACH TREE, TO ACCOMMODATE CERTAIN CONSTRUCTION PROCESSES. CONTRACTOR TO RELOCATE FENCES ONLY BY DIRECTION OF LANDSCAPE ARCHITECT.

TREE PROTECTION
SCALE: N T S

FLEXIBLE RESIDENTIAL DEVELOPMENT

Project Address:	46 Beach Road and 2 Gravel Way Salisbury, New Hampshire
Project Issue Date:	December 20, 2021
Project Number:	21-310.00
Project Status:	Planning Board Submittal
Reviewed By:	Howard Snyder

REVISION	ISSUE TITLE	DATE

LANDSCAPE DETAILS

LANDSCAPE ARCHITECT · HOWARD A. SNYDER · PRELIMINARY · NOT FOR CONSTRUCTION · 104 · STATE OF NEW HAMPSHIRE