

LOCUS MAP

# FLEXIBLE RESIDENTIAL DEVELOPMENT IN SALISBURY, MA NOVEMBER 2021

SALISBURY PLANNING BOARD

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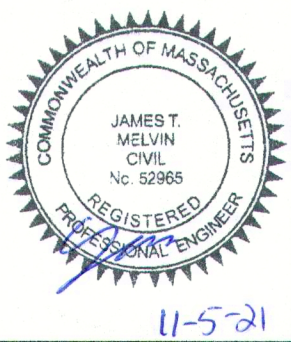
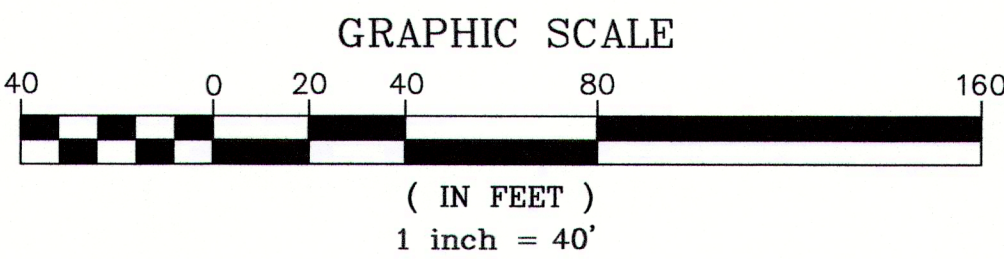
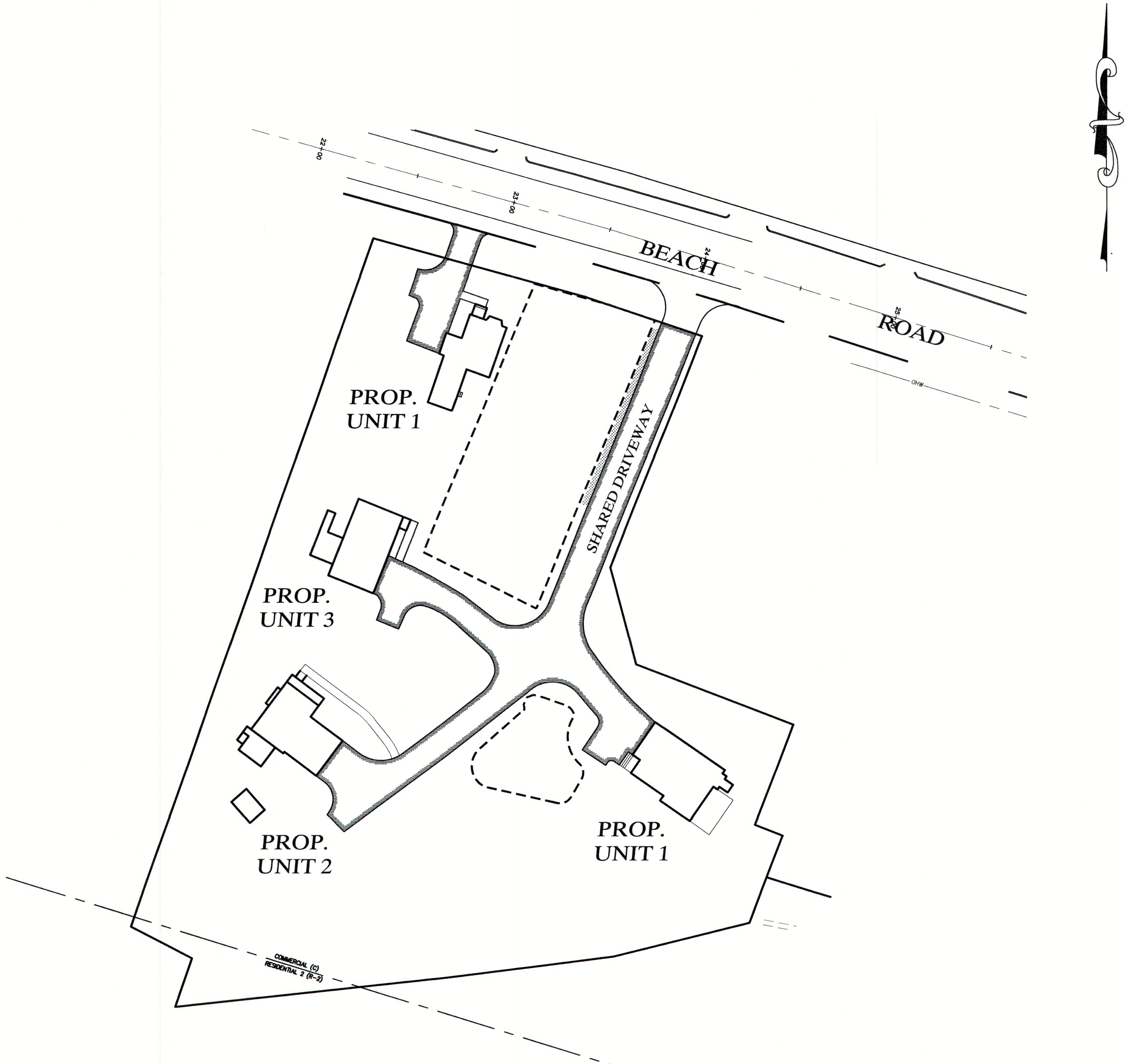
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DATE \_\_\_\_\_

PLAN INDEX

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L-1	LANDSCAPE PLAN



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

NO.	DATE	DESCRIPTION	BY



**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

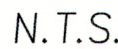
SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M213965
DATE: NOV. 5, 2021	CHKD. BY: E.W.B.	

**FLEXIBLE RESIDENTIAL  
DEVELOPMENT  
IN  
SALISBURY, MA**

AT  
**46 BEACH ROAD & 2 GRAVEL WAY**

**COVER  
SHEET**

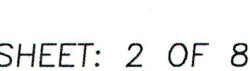




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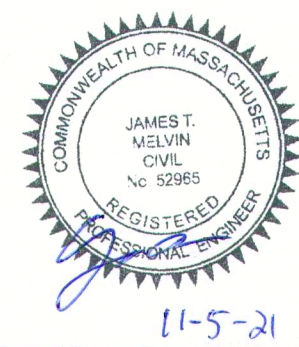
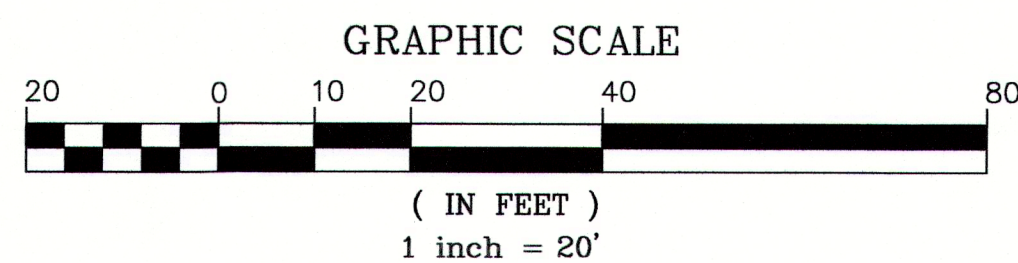
## ASSESSORS MAP AND PARCEL

- 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.




NO.	DATE	DESCRIPTION	BY





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SCALE: 1"=20'	CALC. BY: J.T.M.	PROJECT: M213965
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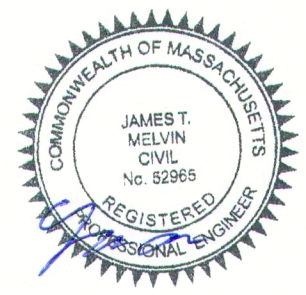
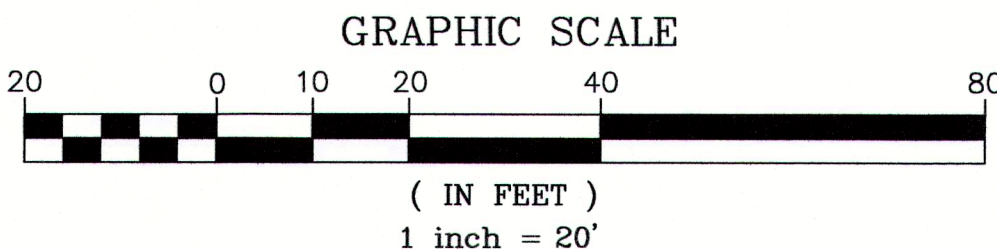
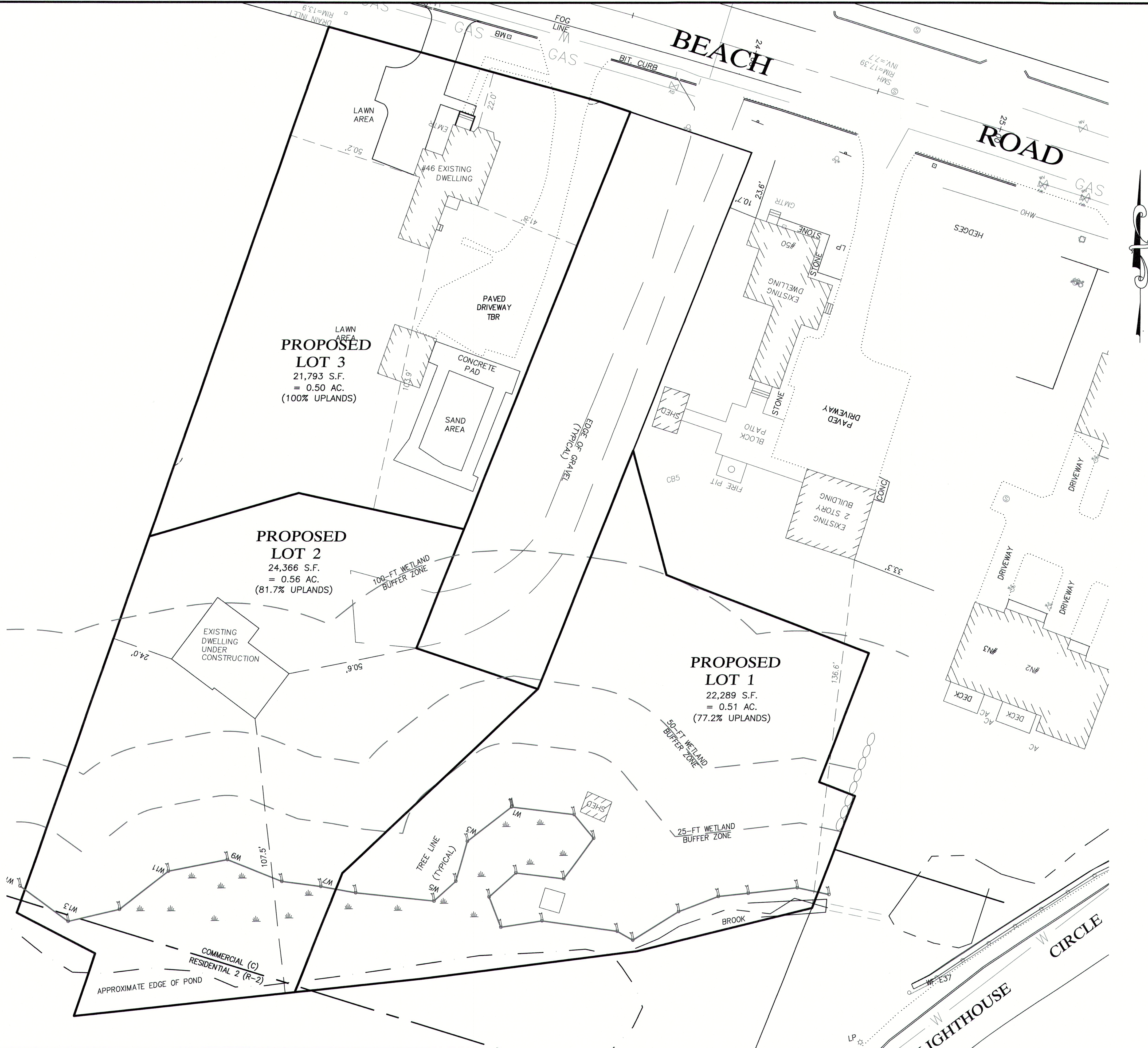
46 BEACH ROAD <sup>AT</sup> & 2 GRAVEL WAY

SHEET: 3 OF 8



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



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

NO.	DATE	DESCRIPTION	BY

**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

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

**CONVENTIONAL SUBDIVISION YIELD PLAN**  
SHEET: 4 OF 8



PROPOSED  
OPEN SPACE

BEACH  
ROAD

PROPOSED  
18' WIDE  
SHARED DRIVEWAY

PROP.  
UNIT 1

PROPOSED COMMON  
GREEN SPACE

PROP.  
UNIT 3

FRD CALCULATIONS

TRACT AREA: 79,665 S.F.  
MIN. OPEN SPACE: 39,833 S.F.  
OPEN SPACE PROVIDED: 63,502 S.F.  
% OPEN SPACE: 79.7%  
BASIC MAX. NUMBER: 3 UNITS  
% DENSITY BONUS: 20%  
TOTAL FRD UNITS: 4 UNITS

PROP.  
UNIT 2

100-FT WETLAND  
BUFFER ZONE

PROP.  
SHED

PROPOSED  
BIT. CONC.  
DRIVE

PROP.  
UNIT 1

PROPOSED  
BIT. CONC.  
DRIVE

PROPOSED  
DWELLING

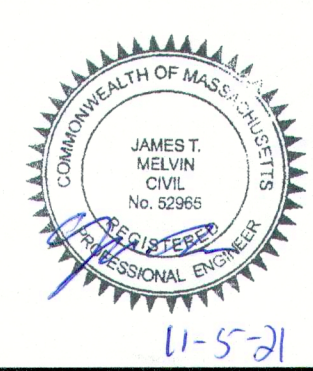
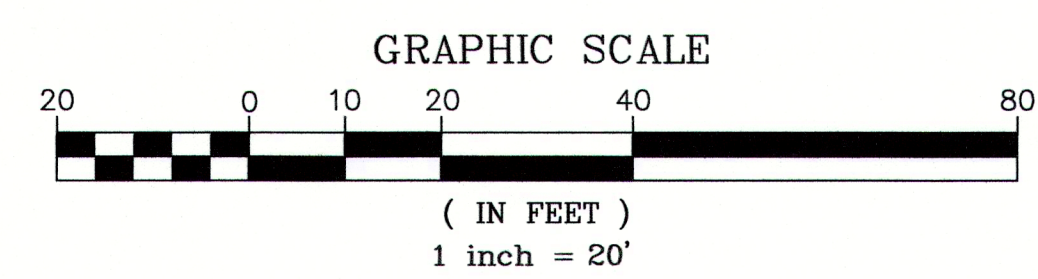
EXISTING  
DWELLING  
UNDER  
CONSTRUCTION

PROPOSED  
BIT. CONC.  
DRIVE

25-FT WETLAND  
BUFFER ZONE


COMMERCIAL (C)  
RESIDENTIAL 2 (R-2)  
APPROXIMATE EDGE OF POND

EDGE OF BORDERING  
VEGETATED WETLAND



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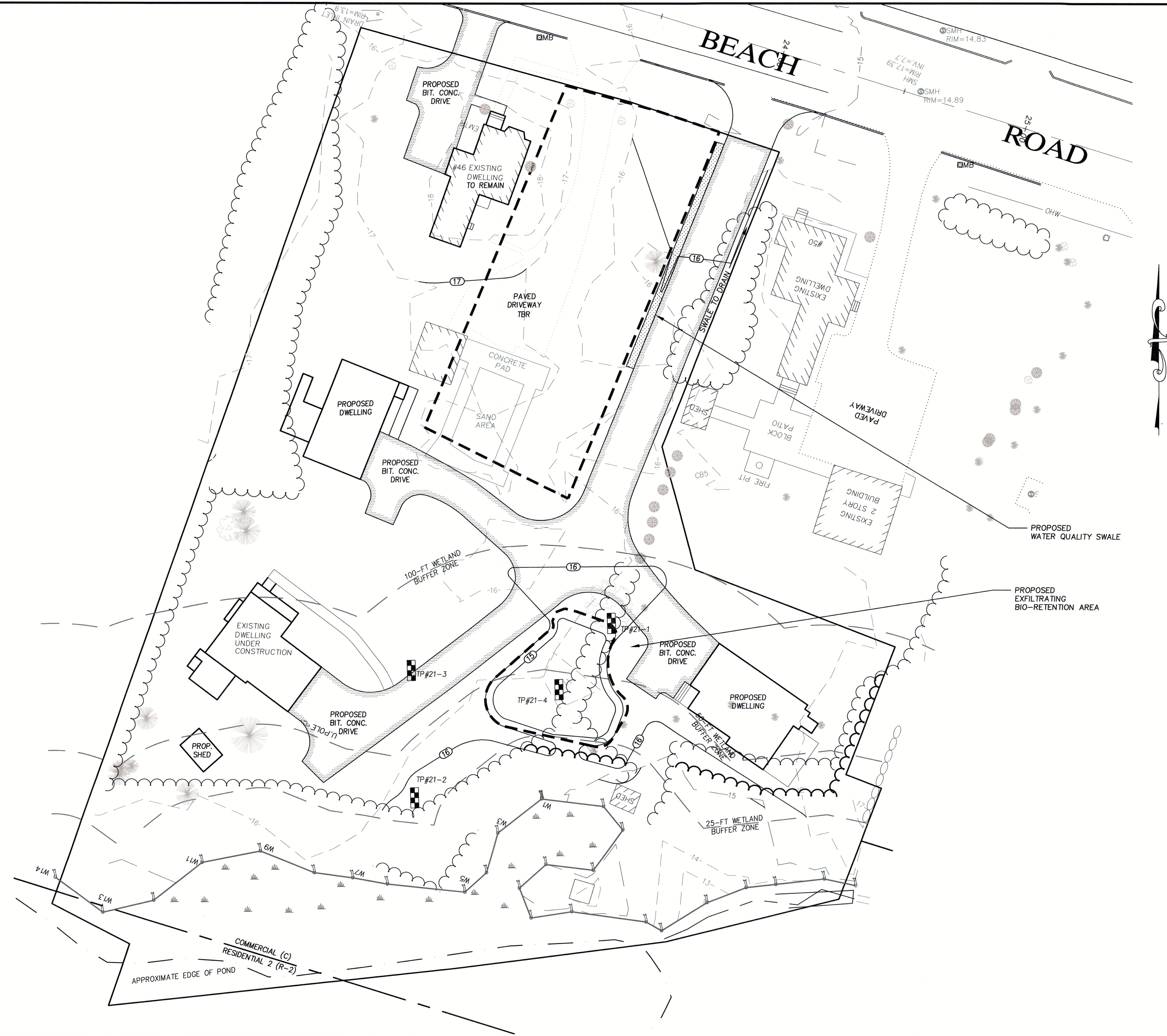
**FLEXIBLE RESIDENTIAL  
DEVELOPMENT**  
IN  
**SALISBURY, MA**

AT  
**46 BEACH ROAD & 2 GRAVEL WAY**

**SITE  
PLAN**

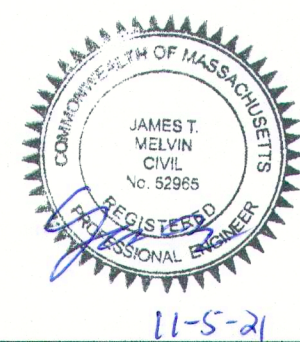
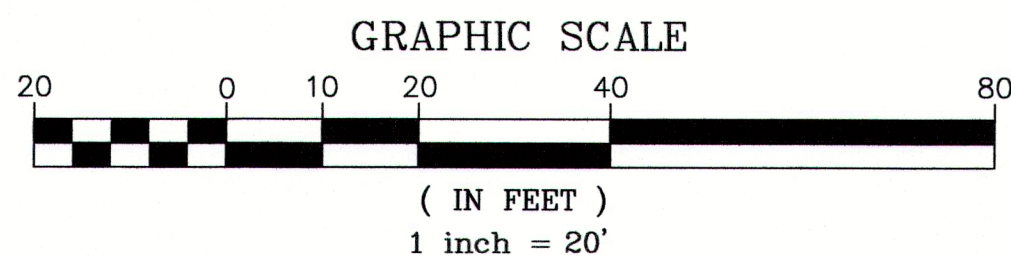
SHEET: 5 OF 8





SALISBURY PLANNING BOARD

DATE



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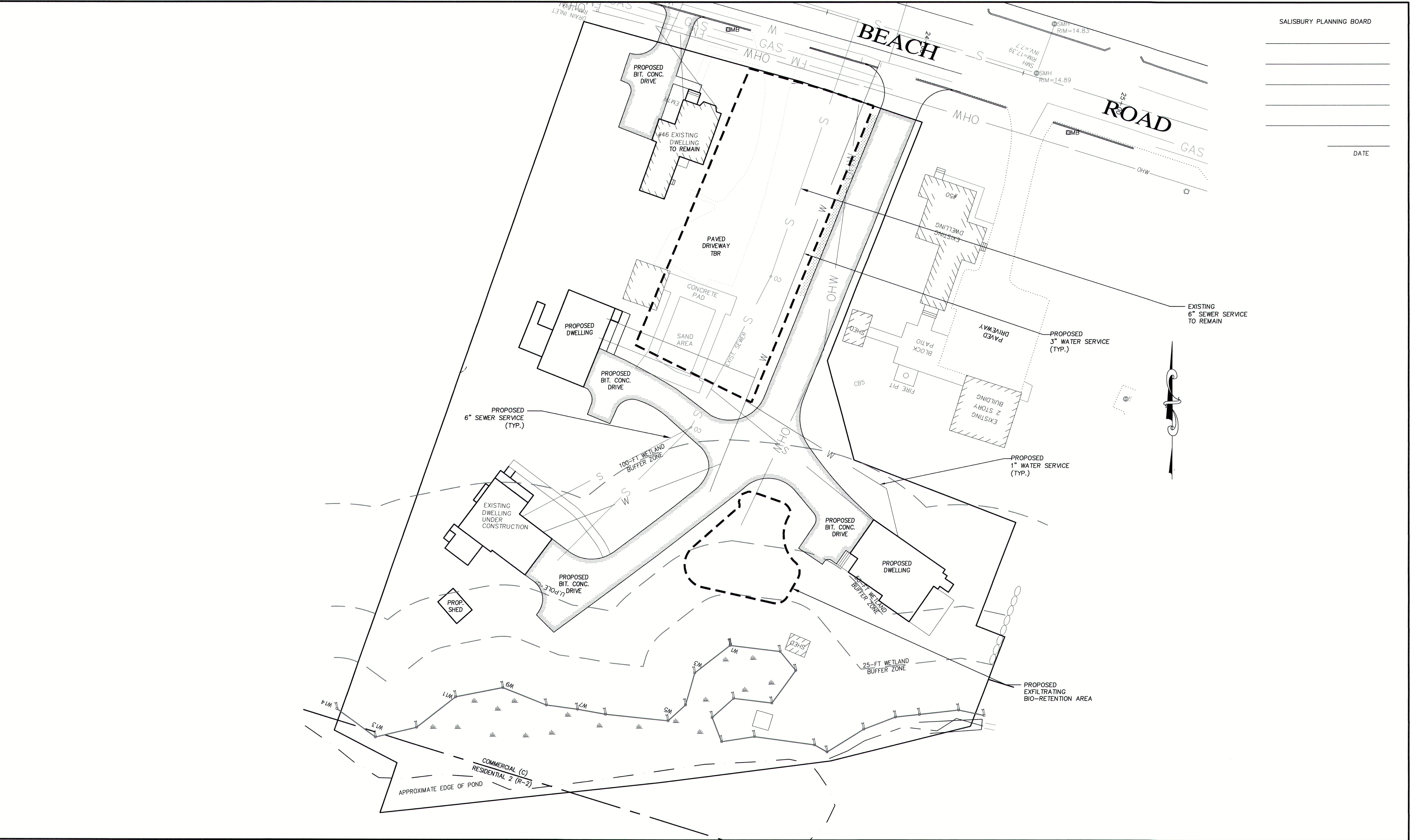
**FLEXIBLE RESIDENTIAL  
DEVELOPMENT**  
IN  
**SALISBURY, MA**

AT  
**46 BEACH ROAD & 2 GRAVEL WAY**

**GRADING  
AND  
DRAINAGE  
PLAN**

SHEET: 6 OF 8





SALISBURY PLANNING BOARD

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20'

PREPARED FOR

**DOWNEAST BUILDING & DEVELOPMENT**

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NORTHBOROUGH, MA 01532

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**FLEXIBLE RESIDENTIAL DEVELOPMENT**

IN

**SALISBURY, MA**

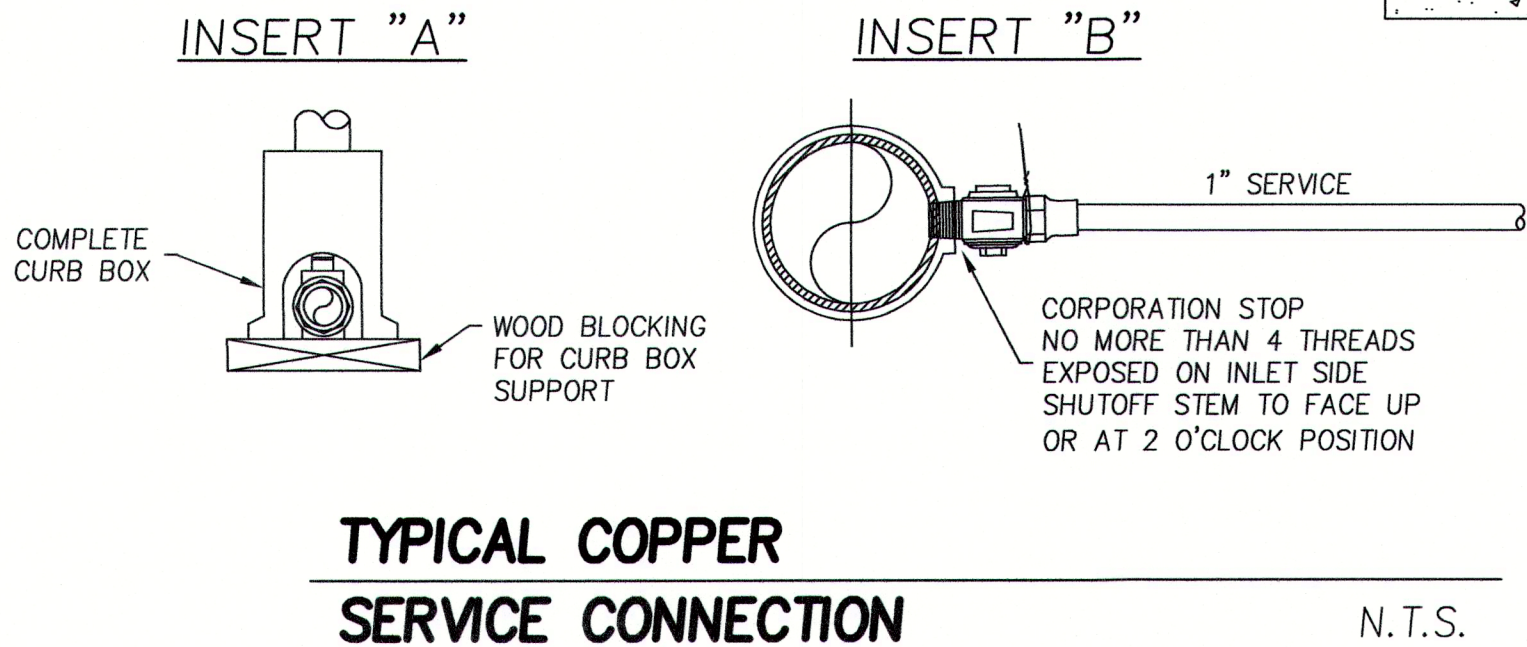
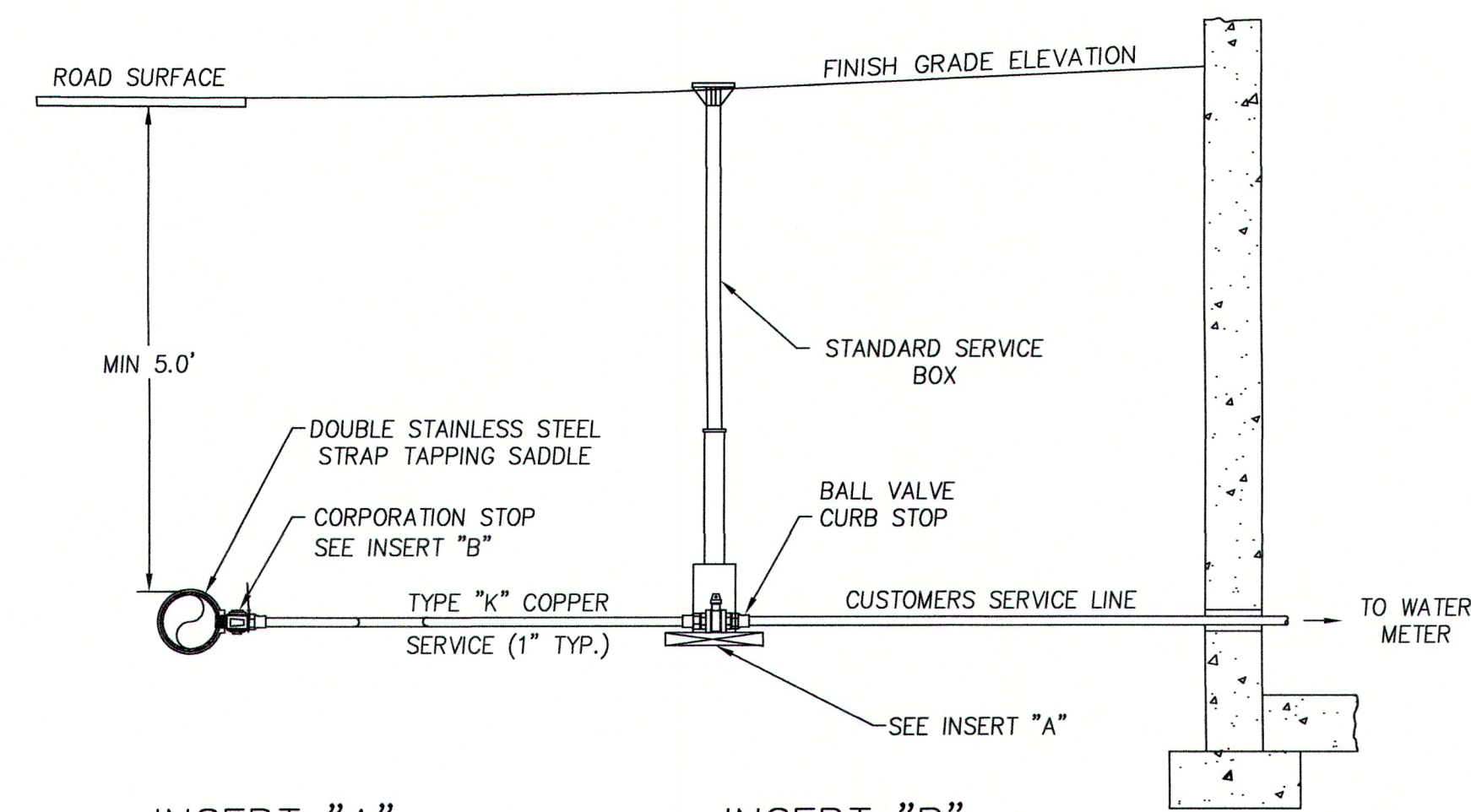
AT

**46 BEACH ROAD & 2 GRAVEL WAY**

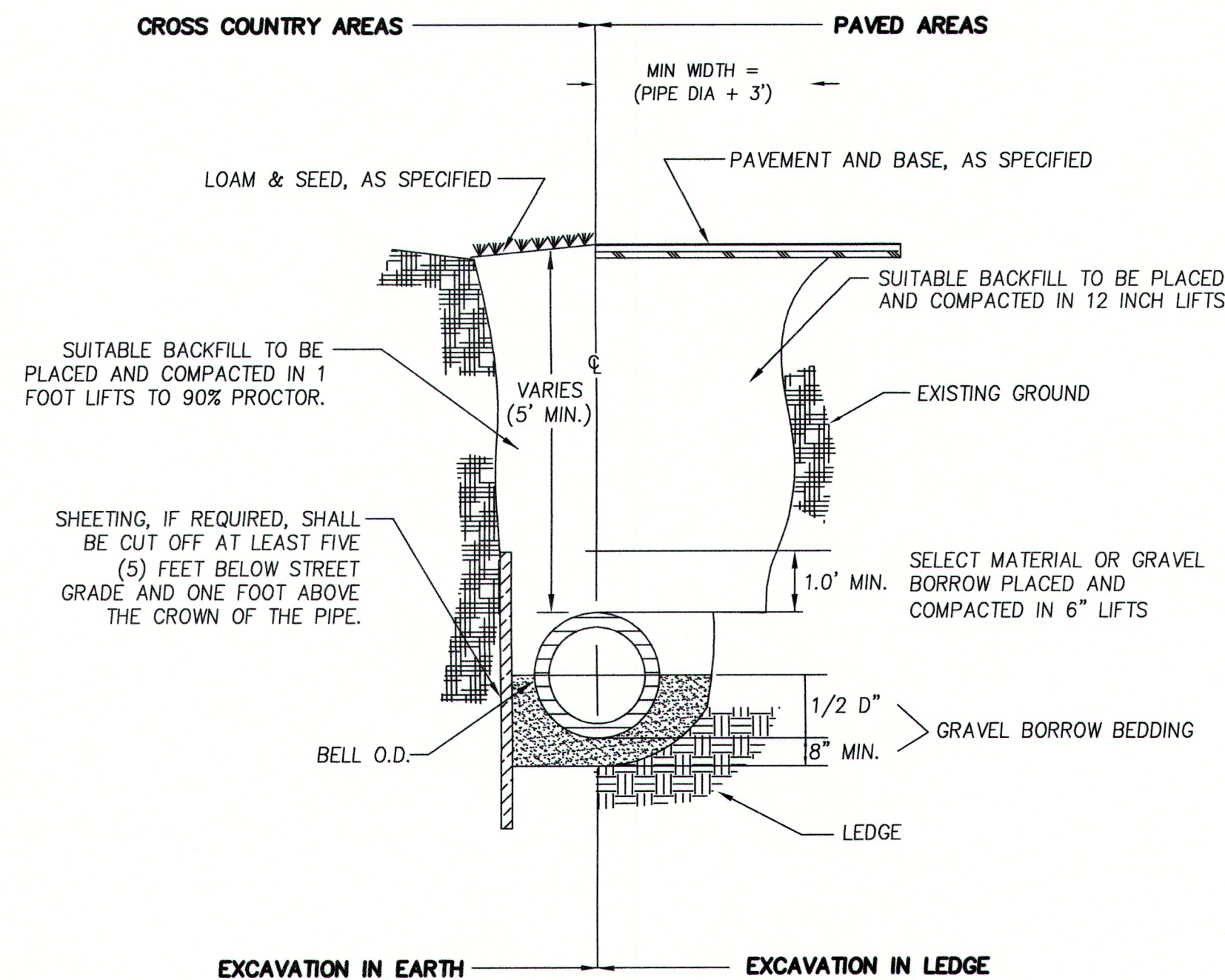
**UTILITIES PLAN**

SHEET: 7 OF 8

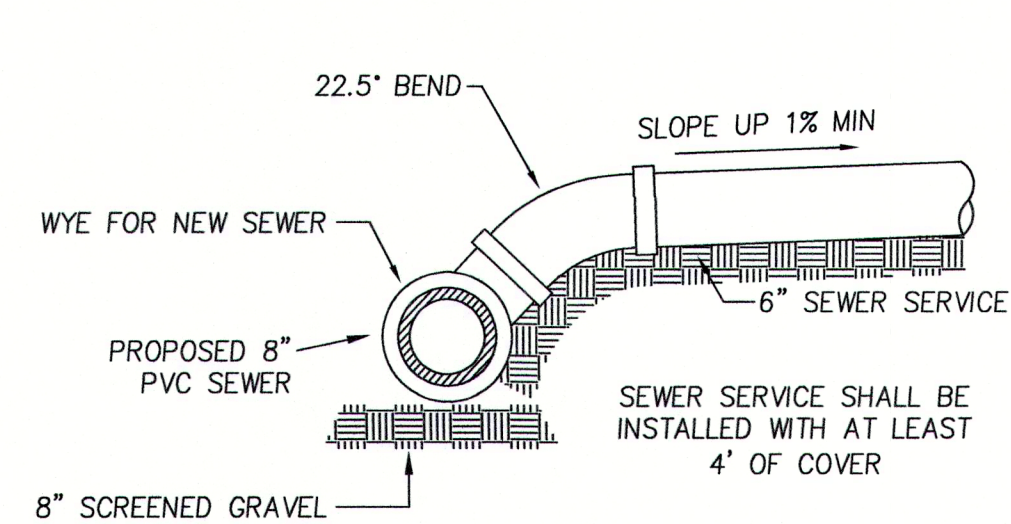




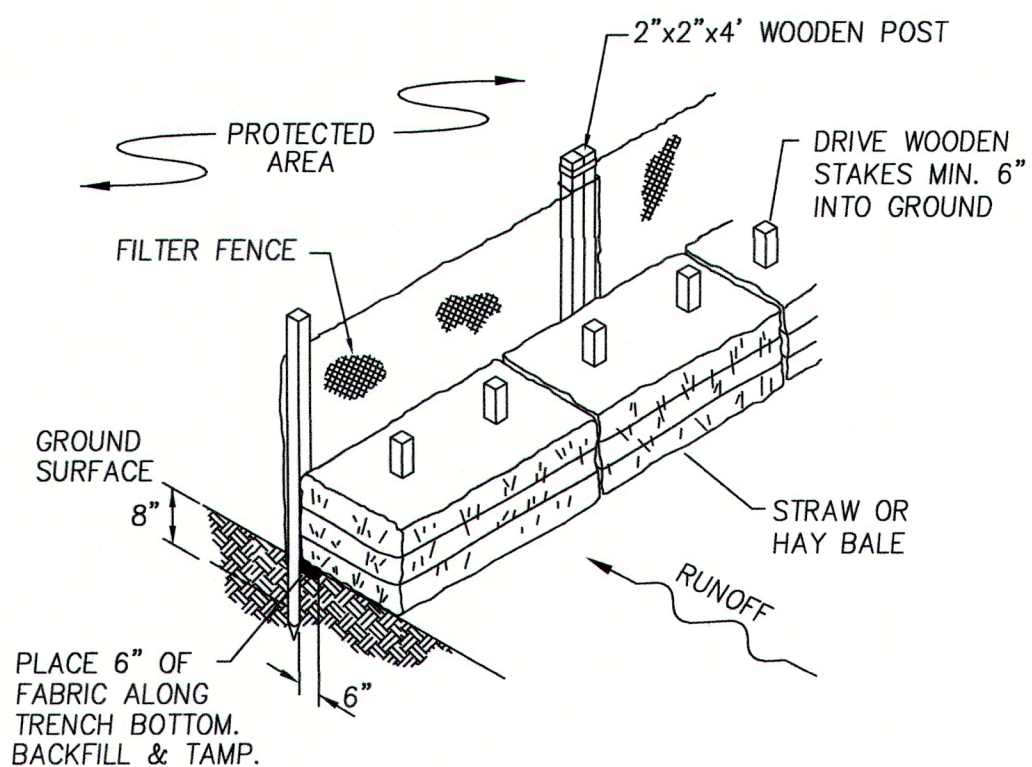
TYPICAL COPPER SERVICE CONNECTION  
N.T.S.



TYPICAL TRENCH DETAIL  
N.T.S.



SEWER SERVICE DETAIL  
N.T.S.



NOTES

1. POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.

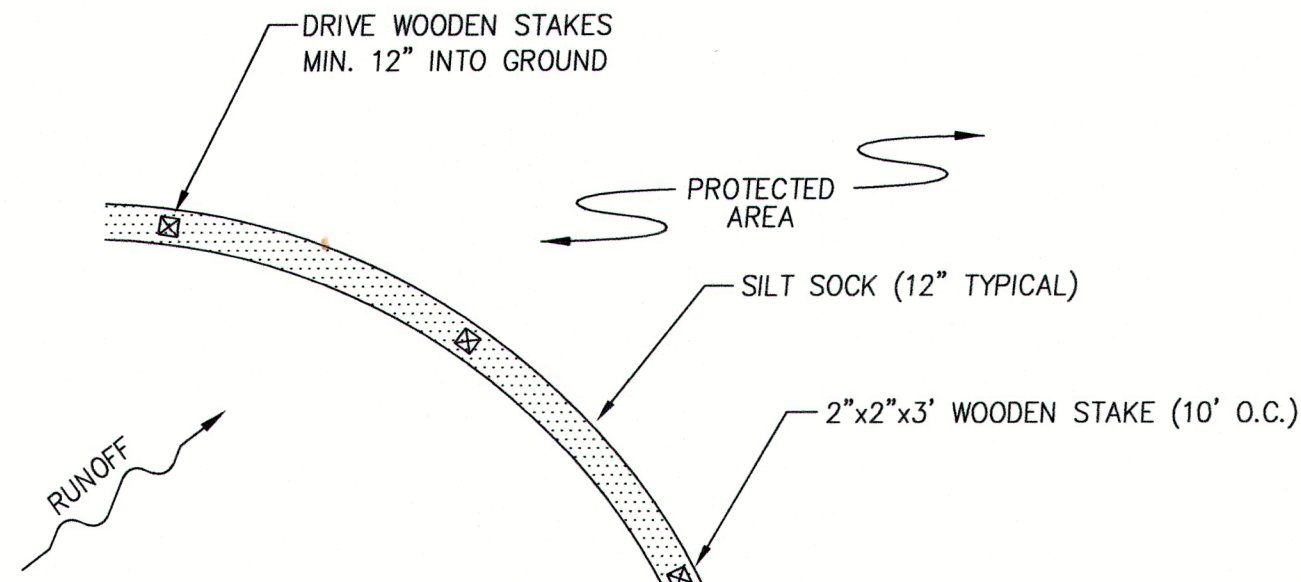
MAINTENANCE

1. SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
2. IF THE FABRIC ON THE SILT FENCE SHALL DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE/HAYBALE INSTALLATION  
N.T.S.

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. CONSTRUCT SEDIMENT BASIN.
6. REMOVE EXISTING BUILDING.
7. ROUGH GRADE CONSTRUCTED WETLANDS.
8. GRADE PAVEMENT TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS MUST BE STABILIZED IMMEDIATELY AFTER GRADING.
9. BEGIN BUILDING CONSTRUCTION.
10. INSTALL UTILITIES/DRAINAGE STRUCTURES.
11. PLACE RIPRAP WHERE SHOWN ON PLANS. LOAM AND HYDROSEED SIDESLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
12. ADD PLANTINGS TO CONSTRUCTED WETLANDS.
13. SPREAD, SHAPE, AND COMPACT PAVEMENT SUBBASE AS PER TYPICAL PAVEMENT SECTION TO ATTAIN FINAL DESIGN ELEVATIONS.
14. PERFORM BINDER COURSE PAVING.
15. LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
16. PERFORM FINAL PAVING (TOP COURSE).
17. REMOVE EROSION CONTROL.



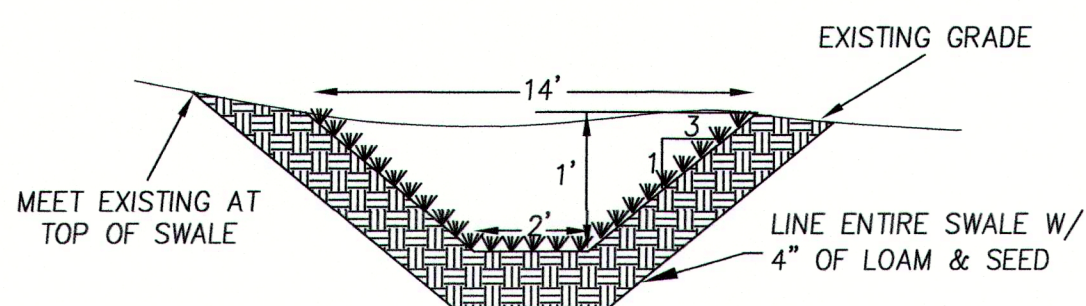
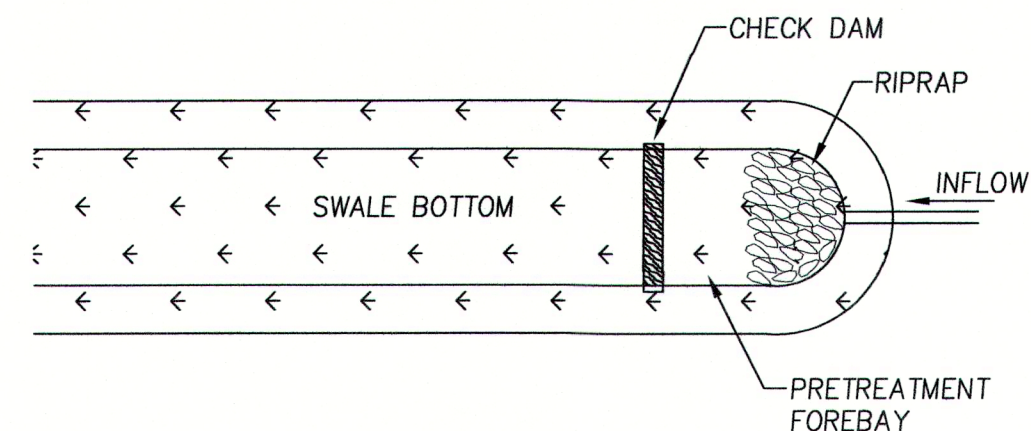
NOTES

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 CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE 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.

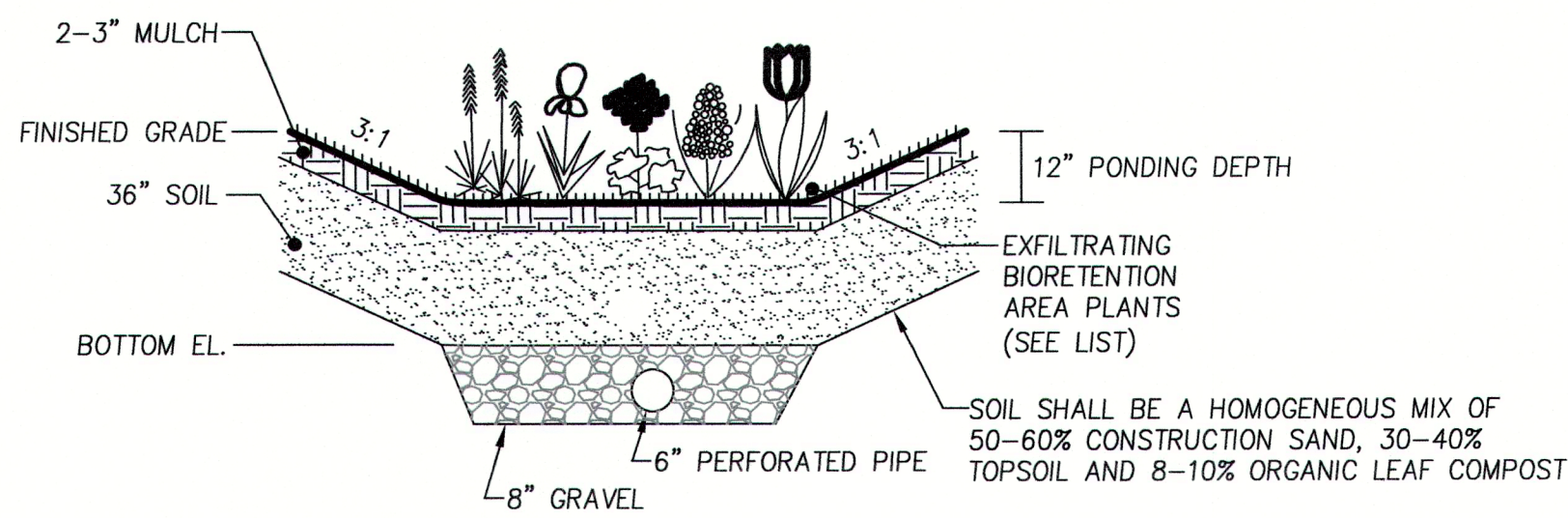
SILT SOCK INSTALLATION  
N.T.S.

GENERAL EROSION CONTROL NOTES

1. ALL EROSION CONTROL SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. EROSION CONTROL 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. A SEDIMENT BASIN SHALL BE INSTALLED TO RECEIVE RUNOFF AND SEDIMENT DURING CONSTRUCTION. IT SHALL HAVE A MINIMUM VOLUME OF 3,600 CUBIC FEET.
9. TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE SALISBURY CONSERVATION COMMISSION.
10. 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.
11. PROVIDE SILTSACK (OR APPROVED EQUAL) SEDIMENT FILTER AT ALL CATCH BASINS.
12. A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
13. PERMANENT SEED MIX SHALL BE MA STATE SLOPE MIXTURE (50% CREEPING RED FESCUE, 30% KENTUCKY 31 TALL FESCUE, 10% ANNUAL RYEGRASS, 5% RED TOP, 5% LADINO CLOVER) AND MA STATE PLOT MIXTURE (50% CREEPING RED FESCUE, 25% 85/80 KENTUCKY BLUEGRASS, 10% ANNUAL RYEGRASS, 10% RED TOP, 5% LADINO CLOVER)
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. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED; A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
17. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT. 15TH, OR WHICH ARE DISTURBED AFTER OCT. 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
18. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT. 15TH, OR WHICH ARE DISTURBED AFTER OCT. 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

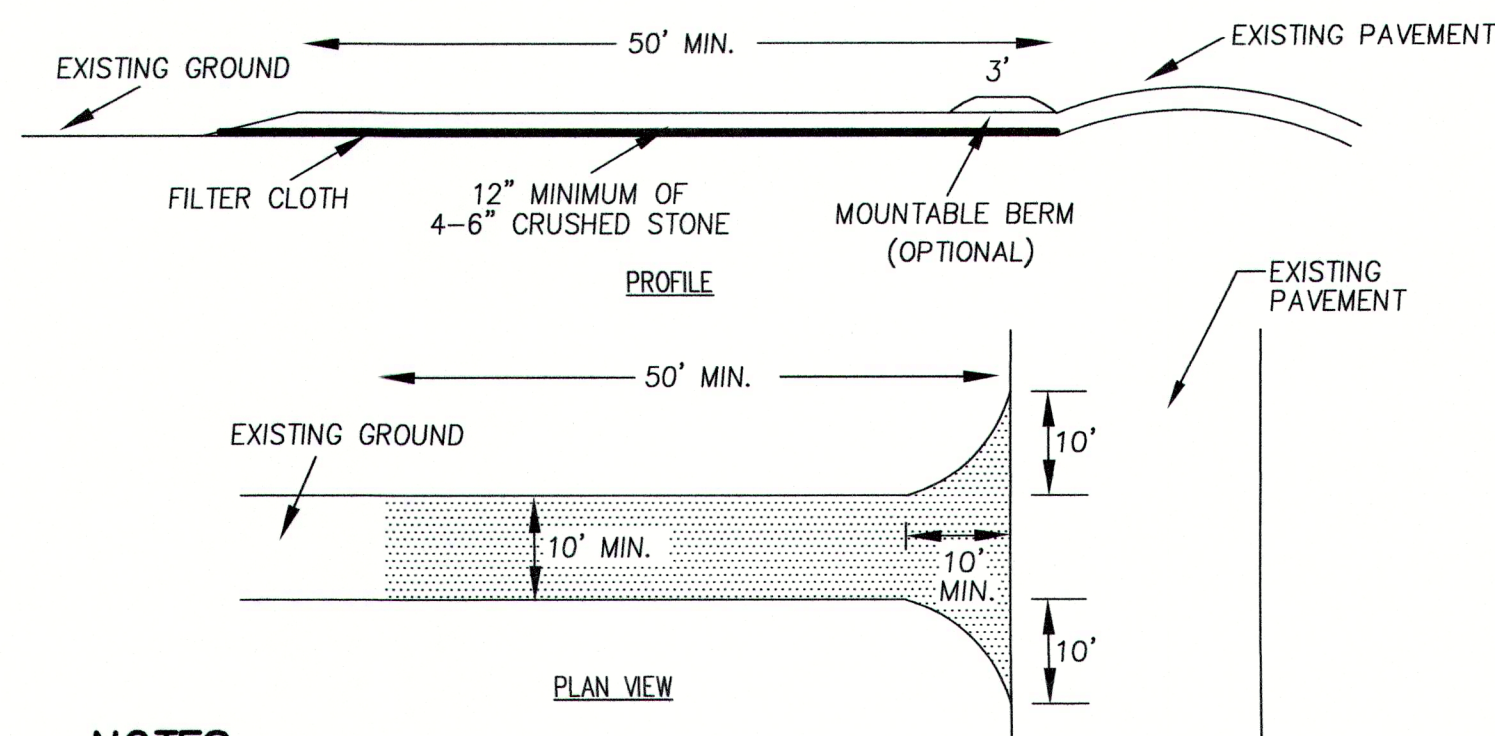


WATER QUALITY SWALE DETAIL  
N.T.S.



PROFILE VIEW

EXFILTRATING BIORETENTION AREA DETAIL  
N.T.S.



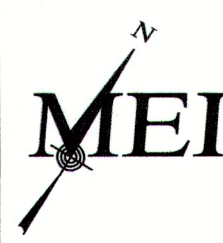
NOTES

1. STONE SHALL BE 4-6" 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 12".
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.

STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.



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**SALISBURY, MA**

AT  
**46 BEACH ROAD & 2 GRAVEL WAY**

**CONSTRUCTION DETAILS**

SHEET: 8 OF 8

NO. DATE DESCRIPTION BY

NOT TO SCALE

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