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CONSULTING • SURVEYING • CIVIL ENGINEERING • GEO-TECHNICAL

May 22, 2020

Attn: Mr. Donald Egan, Chair
Salisbury Planning Board
5 Beach Road
Salisbury, MA 01952

RE: 57 Railroad Avenue
Amendment Request

Dear Mr. Egan:

On behalf of the developer The Daly Group, acting as project manager, LandPlex, LLC is requesting an amendment to the site plans for the above-mentioned property. Attached are the following supporting documents:

- Exhibit Plan, prepared by LandPlex, LLC, dated May 22, 2020
- Gravel Specification, Lynch Materials

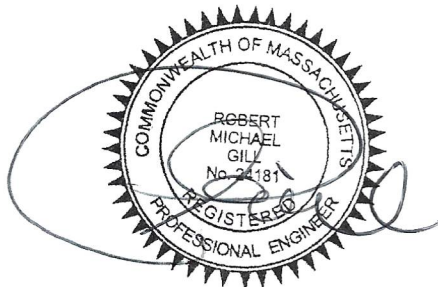
Generally, the original site plan previously approved by the Salisbury Planning Board specifies the driveway to be "shells" material. Due to the damage that will be caused by turning wheels coming in and out of the proposed drives, the developer is requesting to replace the shell material with "washed" gravel. The gravel proposed will sustain continued use by vehicles and will continue to allow for the drainage to function more efficiently. The replacement of the gravel will have no effect to the current drainage design and its functioning properties due to the gravel being "washed" at the plant prior to being distributed to the site. Additionally, the developer is requesting to add some "stepping" stones along the slope of the rear embankment at the end of the driveway as shown on the attached Exhibit Plan.

We request to the Salisbury Planning Board to review our proposed amendment at the next regularly scheduled meeting.

I can be reached directly at 978-201-9390 if you have any questions or require any additional documents to accompany enclosed submittal.

Sincerely,
LandPlex, LLC

Matthew Hamor
Project Engineer



Robert M. Gill, P.E.

cc: The Daly Group
Mead, Talerman & Costa, LLC

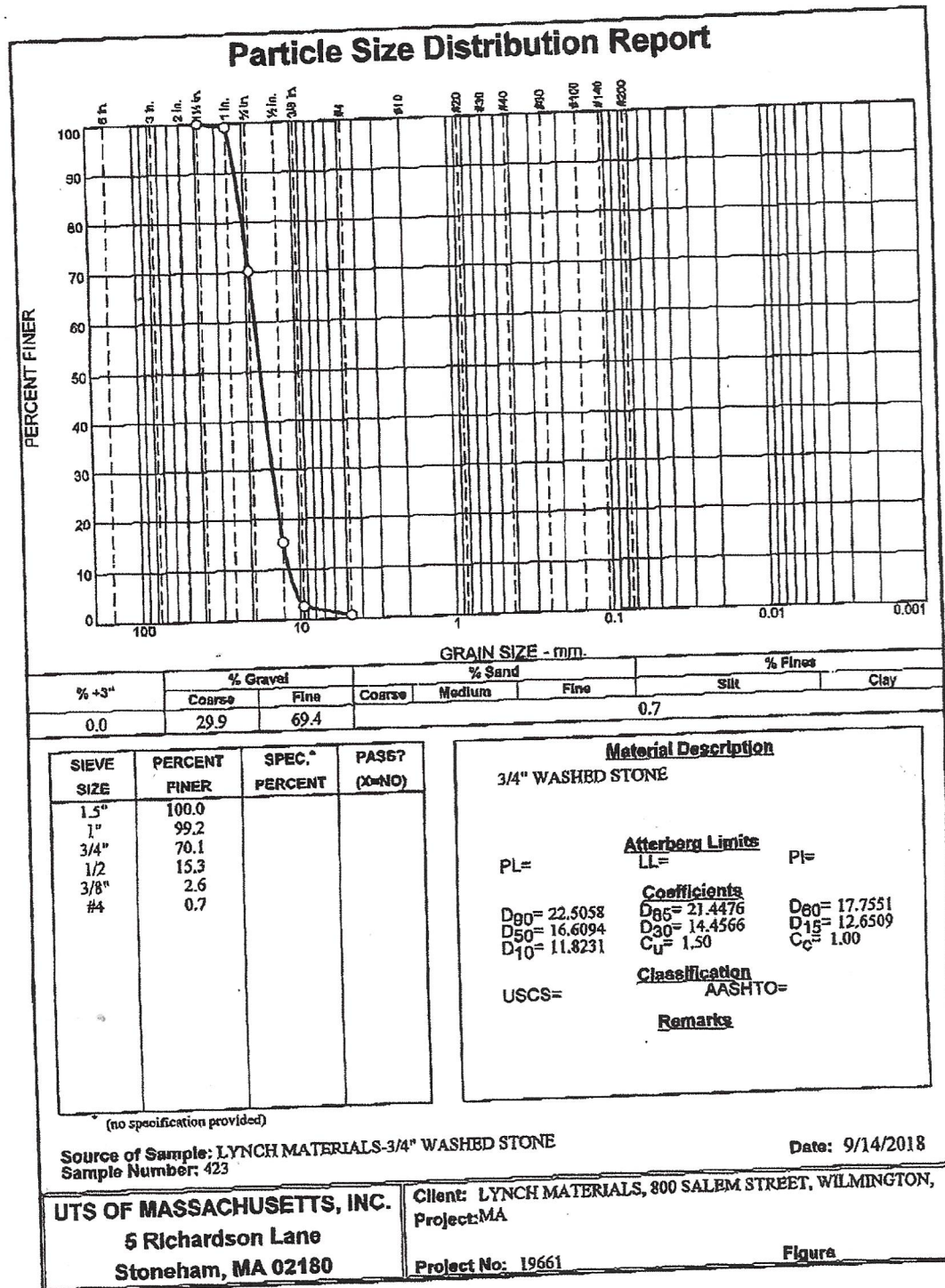
UTS of Massachusetts, Inc.

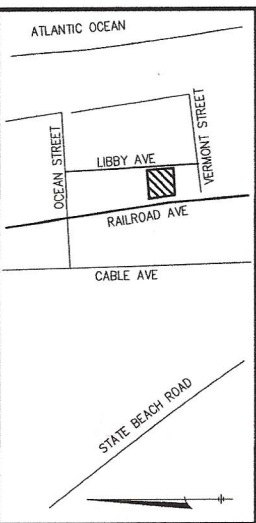
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5 Richardson Lane, Stoneham, MA 02180 781-438-7755 (Voice) 781-438-6216 (Fax)

Report Date 09-11-2018
 Report No. 47
 Job Number 19661
 Project Lynch Materials -QC

Attachment





LOCUS
NOT TO SCALE

ASSESSORS ID
MAP 32, LOT 86

PROPERTY OWNERS
57 RAILROAD AVE, LLC
229 STEWMAN STREET
LOWELL, MA 01851

DEED REFERENCE
SOUTHERN ESSEX REGISTRY OF DEEDS
CERTIFICATE NUMBER 92670
1. DOCUMENT NUMBER 803302 (PROPERTY DEED)
2. DOCUMENT NUMBER 803302 (ORDER OF CONDITIONS EXTENSION)
3. DOCUMENT NUMBER 508621 (ORDER OF CONDITIONS)

PLAN REFERENCES

- 1. SOUTHERN ESSEX REGISTRY OF DEEDS PLAN 3700-K.
- 2. THE ORIGINALLY APPROVED NOTICE OF INTENT PLAN, TITLED "PLAN OF LAND IN SALISBURY, MA, SHOWING PROPOSED CONDOMINIUM AT 57 & 63 RAILROAD AVENUE", PREPARED BY MILLENNIUM ENGINEERING, INC., REVISED 1/7/2008.
- 3. THE PLANNING BOARD APPROVED SITE PLAN, TITLED "SITE PLAN OF LAND IN SALISBURY, MA", PREPARED BY HANCOCK ASSOCIATES, REVISED 6/28/2019.

ZONING

DISTRICT:	BEACH COMMERCIAL (BC)
DESCRIPTION:	REQUIRED EXISTING
LOT AREA:	N/A 10,420±SF
FRONTAGE:	N/A 97.60'
FRONT YARD:	5' 5.1'
SIDE YARD:	10' 10.0'
REAR YARD:	10' 10.0'

NOTES

- 1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN AUGUST OF 2019 AND JANUARY OF 2020.
- 2. PORTIONS OF THE PREMISES SHOWN HEREON ARE LOCATED WITHIN PROPOSED ZONING DISTRICTS AND ZONING MAPS SHOWN ON DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION MAPS, PER COMMUNITY PANEL 2505050129F, EFFECTIVE DATE JULY 12, 2012.
- 3. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIGSAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



EXHIBIT PLAN

57 RAILROAD AVENUE
SALISBURY, MASSACHUSETTS

PLAN PREPARED FOR:
THE DALY GROUP
229 STEWMAN STREET
LOWELL, MASSACHUSETTS

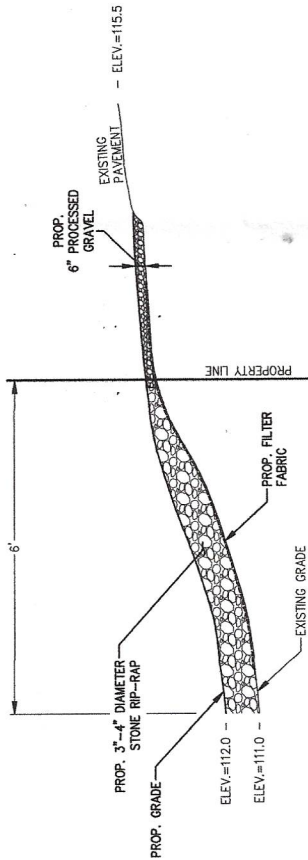
MAY 4, 2020

SCALE: 1" = 10'



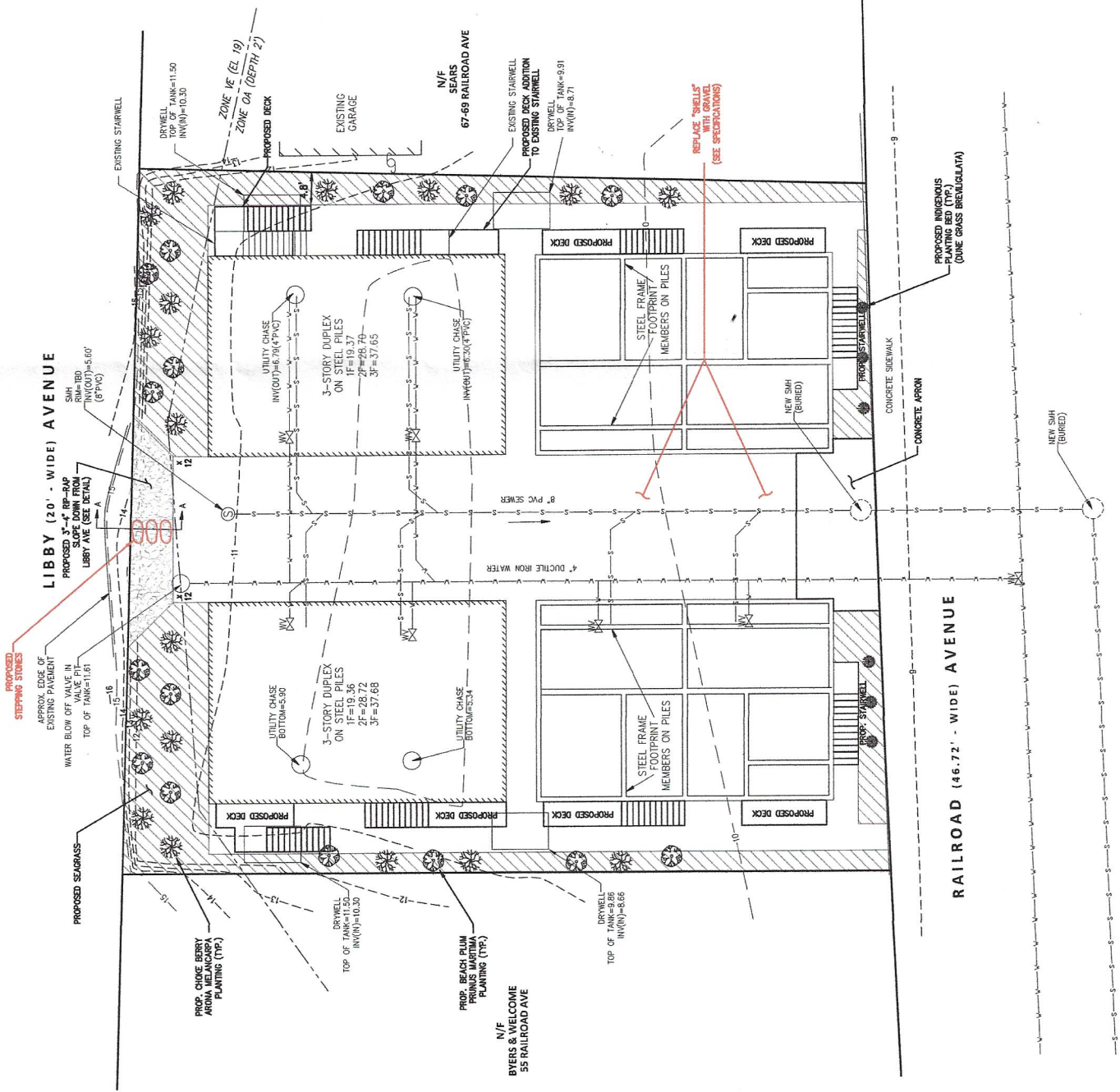
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NO.	REVISION DESCRIPTION	DATE



CROSS-SECTION A-A
NOT TO SCALE

PER PLAN 3200-K



ABBREVIATIONS

1F	FIRST FLOOR ELEVATION
2F	SECOND FLOOR ELEVATION
3F	THIRD FLOOR ELEVATION
EL	ELEVATION
INV.	INVERT
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
SF	SQUARE FEET
TYP	TYPICAL