

RESIDENTIAL
SUBDIVISION
AT
100 FOREST ROAD
IN
SALISBURY, MA

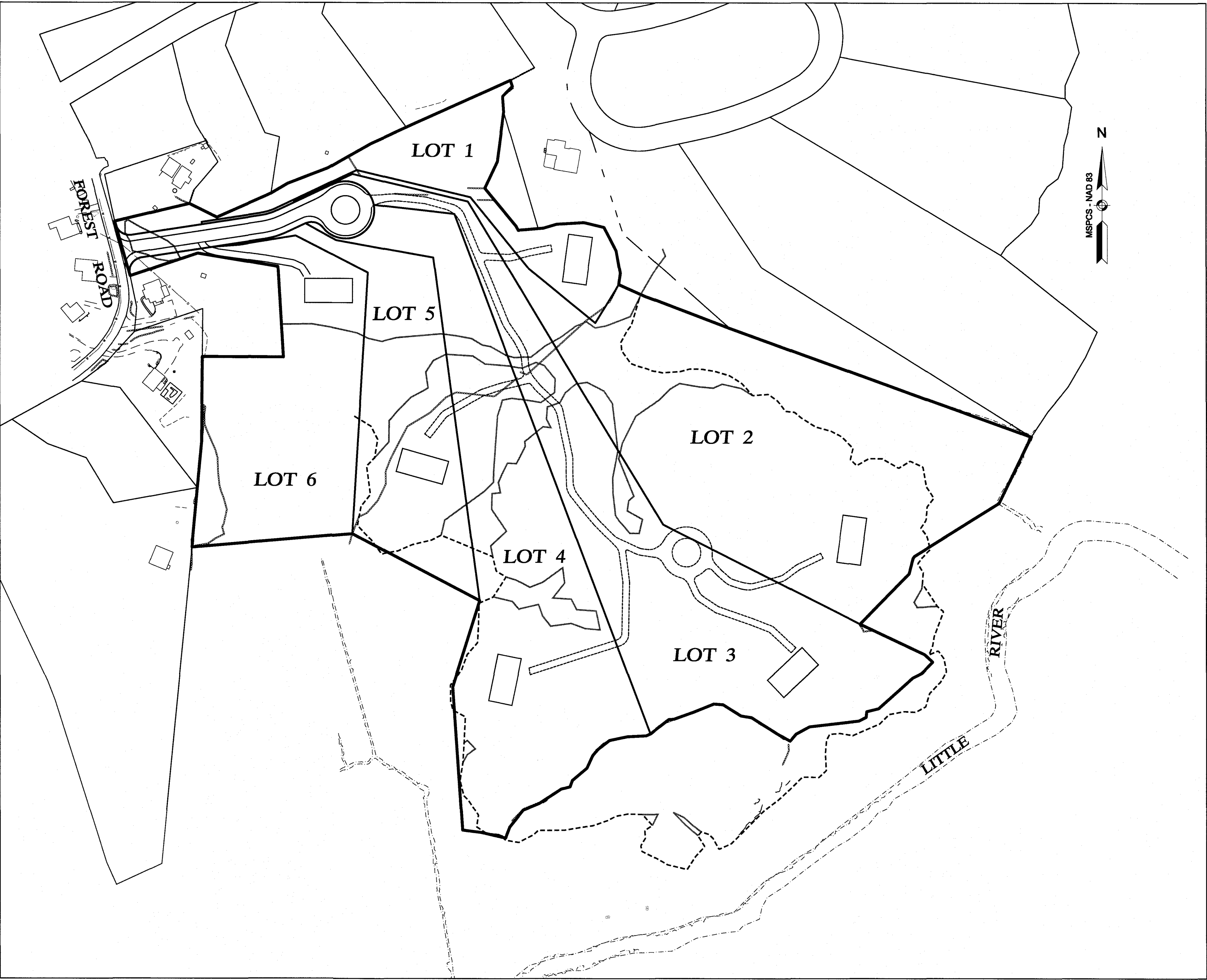
AUGUST 2022

RECORD OWNER
OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

TOTAL AREA
1,375,698 S.F.
31.58 ACRES

UPLAND AREA
971,646 S.F.±
22.51 ACRES±
70.6% OF ENTIRE LOT

PLAN INDEX	
SHEET NO.	TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	BOUNDARY PLAN
C-4	LEGEND/NOTES
C-5	LOT LAYOUT PLAN
C-6	R.O.W. LAYOUT PLAN
C-7 - C-9	GRADING PLAN
C-10	PROFILE
C-11	UTILITY DETAILS
C-12	DRAINAGE DETAILS
C-13	EROSION CONTROL DETAILS
E-1	LIGHTING PLAN
F-1 - F-2	FIRE TRUCK MOVEMENT PLAN
L-1	LANDSCAPE PLAN



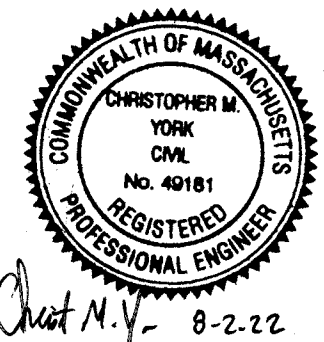
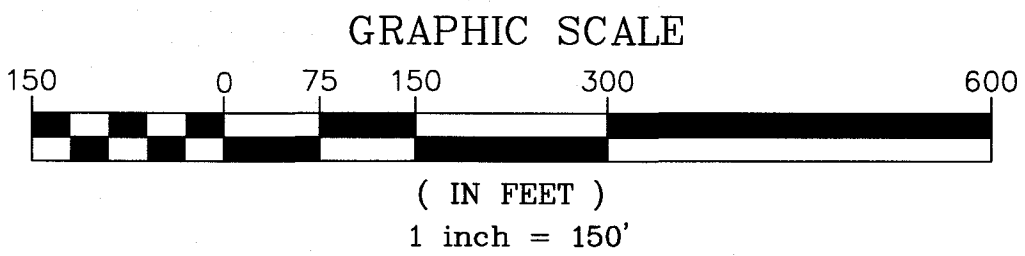
ZONING DISTRICT R-1

MINIMUM REQUIREMENTS	
AREA	2 ACRES
FRONTAGE	200 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
MAX BLDG COVER	20%

ZONING DISTRICT R-2

MINIMUM REQUIREMENTS	
AREA	1 ACRE
FRONTAGE	150 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
MAX BLDG COVER	25%

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



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

NO.	DATE	DESCRIPTION	BY
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.

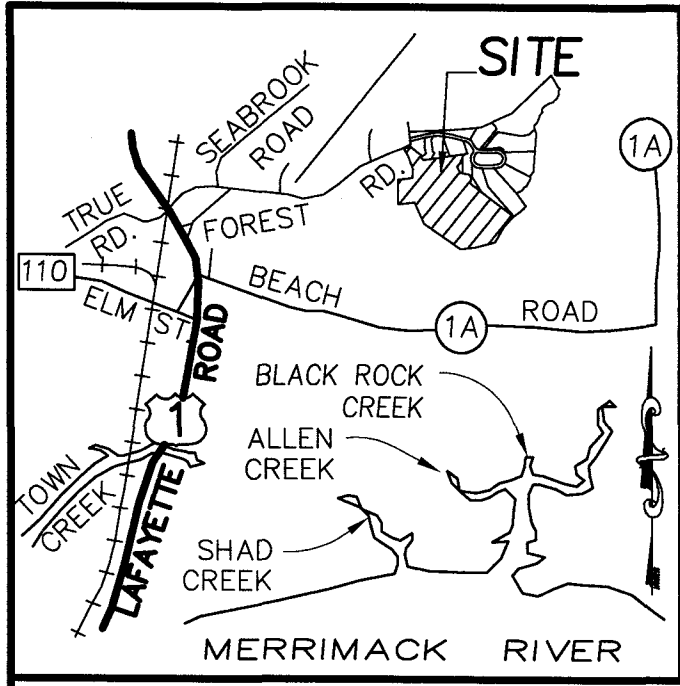
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=150'
DATE: JUN. 28, 2022
CHKD. BY: E.W.B.
PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**COVER
SHEET**

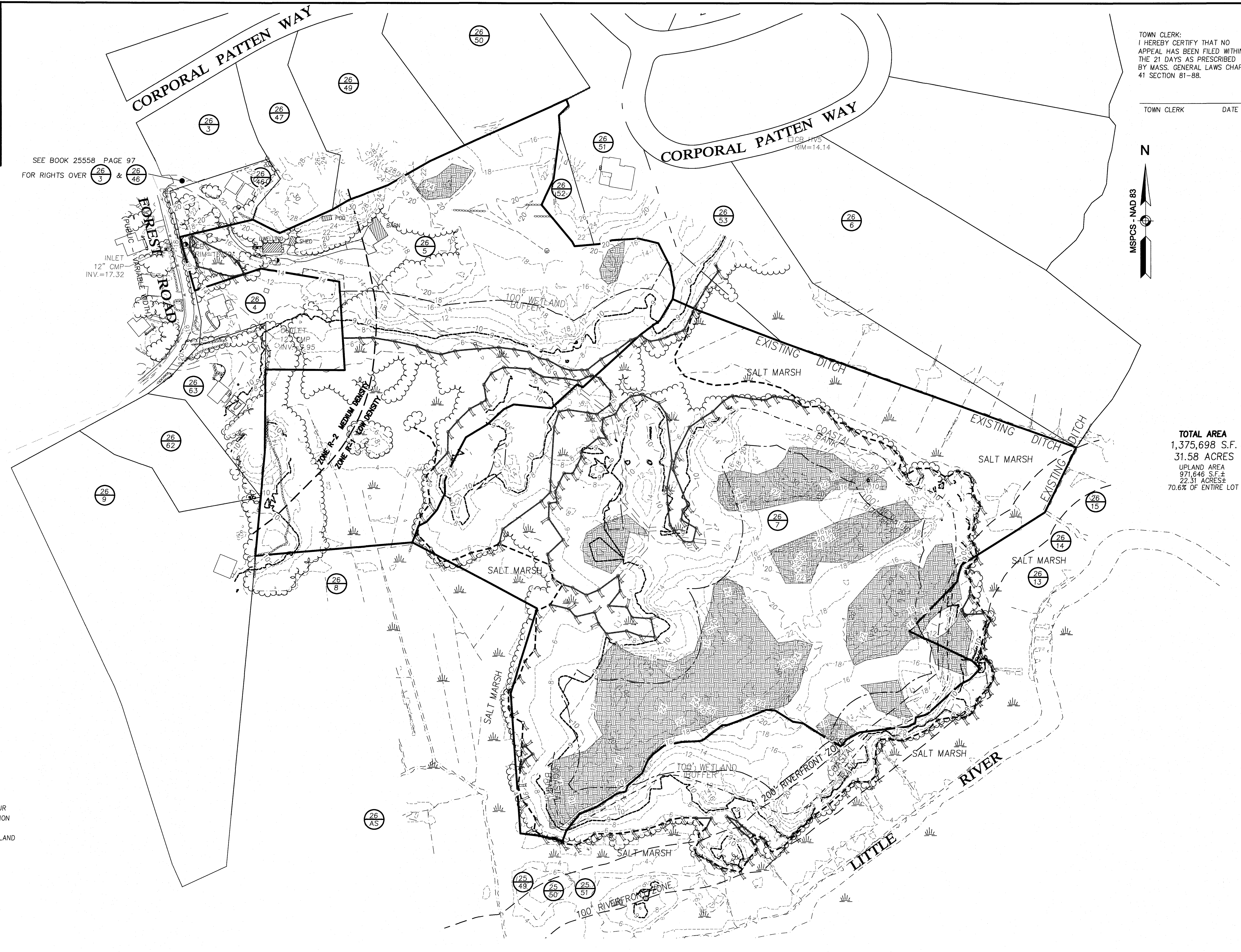
SHEET: C-1



WETLAND DELINEATED BY:
WEST ENVIRONMENTAL
(DELINEATED: NOVEMBER 2021)

- BASIS OF BEARINGS**
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM
- OWNER OF RECORD**
- 26 5 OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281
- 26 7 OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281
- PLAN REFERENCES**
- PLAN BOOK 120 PLAN 60
PLAN BOOK 348 PLAN 96
PLAN 24 OF 1983
PLAN 508 OF 1984

- LEGEND**
- UTILITY POLE
WATER
DRAINAGE
CORROGATED METAL PIPE
CMP
EXISTING ELEVATION CONTOUR
WETLAND FLAG & DESIGNATION
TEST PIT
BORDERING VEGETATED WETLAND
SALT MARSH
- ASSESSORS MAP#
PARCEL#



TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____



FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE _____
ZONING DISTRICT - R-1

MINIMUM ALLOWABLE LOT SIZE - 2 ACRES
MINIMUM ALLOWABLE FRONTAGE - 200 FT
REQUIRED SETBACKS
FRONT 40 FT
SIDE 20 FT
REAR 20 FT

ZONING DISTRICT - R-2

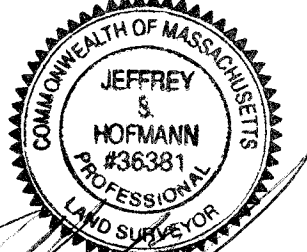
MINIMUM ALLOWABLE LOT SIZE - 1 ACRES
MINIMUM ALLOWABLE FRONTAGE - 150 FT
REQUIRED SETBACKS
FRONT 40 FT
SIDE 20 FT
REAR 20 FT

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.

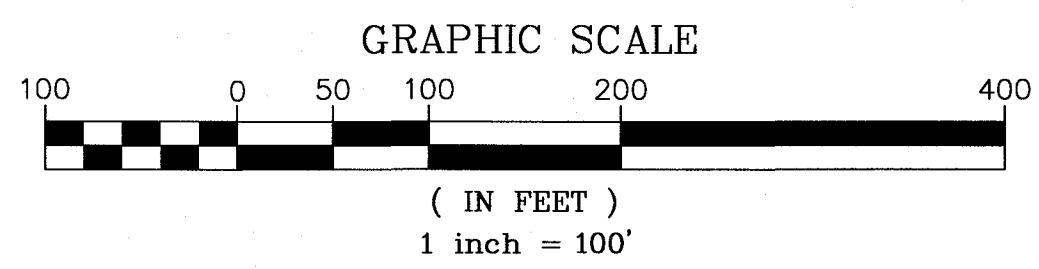
THE CERTIFICATIONS SHOWN HEREON ARE NOT
INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP
OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT TOWN OF
SALISBURY ASSESSORS RECORDS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON
THE GROUND BETWEEN AUGUST 11, 2021,
AND SEPTEMBER 20, 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



PROFESSIONAL LAND SURVEYOR DATE 8/6/22



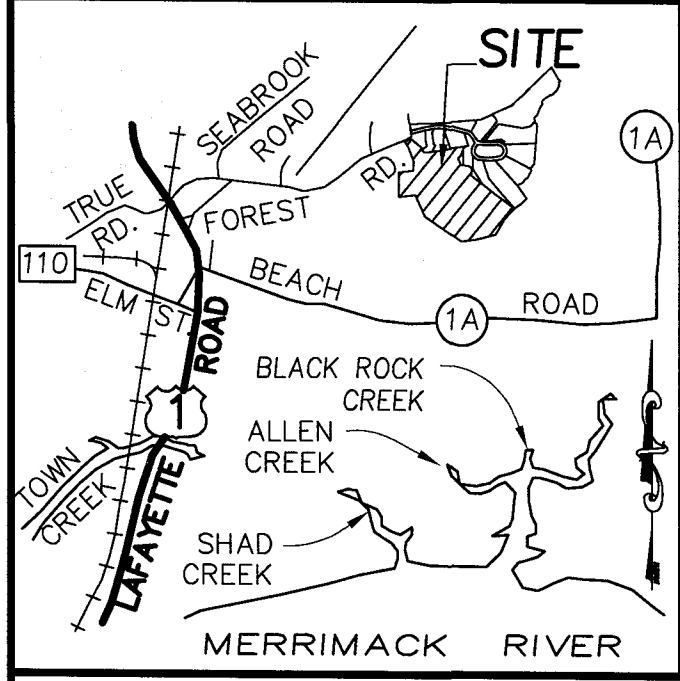
PREPARED FOR
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23 COLLINS STREET
NEWBURYPORT, MA 01950

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

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**EXISTING
CONDITIONS**

SHEET: C-2



LOCUS MAP
N.T.S.

ABUTTERS

- N/F JAMES H. POLLARD
BK. 5553 PG. 388
- N/F KEVIN F. GREEN
BK. 26442 PG. 540
- N/F EILEEN CORA MARIAH CASHMAN
BK. 26442 PG. 558
- N/F TIMOTHY BRADLEY ANDREA BRADLEY
BK. 34845 PG. 96
- N/F BARRY COKER DANIELLE COKER
BK. 35789 PG. 240
- N/F MICHELLE TEVROW
BK. 37627 PG. 415
- N/F MICHAEL R. TULLERCASH
BK. 37865 PG. 280
- N/F SHEILA A. BROWN KENNETH E. BROWN
BK. 17714 PG. 259
- N/F KENNETH R. MITCHELL, JR. PIRRE MITCHELL
BK. 17700 PG. 102
- N/F DAVID G. ATKINSON DAWN M. ATKINSON
BK. 23161 PG. 384
- N/F DANIEL PENNIMAN JESSICA BUSSEY
BK. 36360 PG. 89
- N/F DANIEL PENNIMAN JESSICA BUSSEY
BK. 36360 PG. 89
- N/F JOSEPH V. PALOWICH MICHELLE M. PALOWICH
BK. 34305 PG. 402
- N/F GAVIN LITTLE SHEILA LITTLE
BK. 23297 PG. 28
- N/F OWNER UNKNOWN
- N/F NANCY B. REAP, TR LITTLE RIVER REALTY TRUST
- N/F NANCY B. REAP, TR LITTLE RIVER REALTY TRUST
- N/F OWNER UNKNOWN
- N/F OWNER UNKNOWN
- N/F OWNER UNKNOWN
- N/F OWNER UNKNOWN

BASIS OF BEARINGS
MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

OWNER OF RECORD

OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

OLD SILVER ESTUARY
ON LITTLE RIVER LLC
BK. 40339 PG. 281

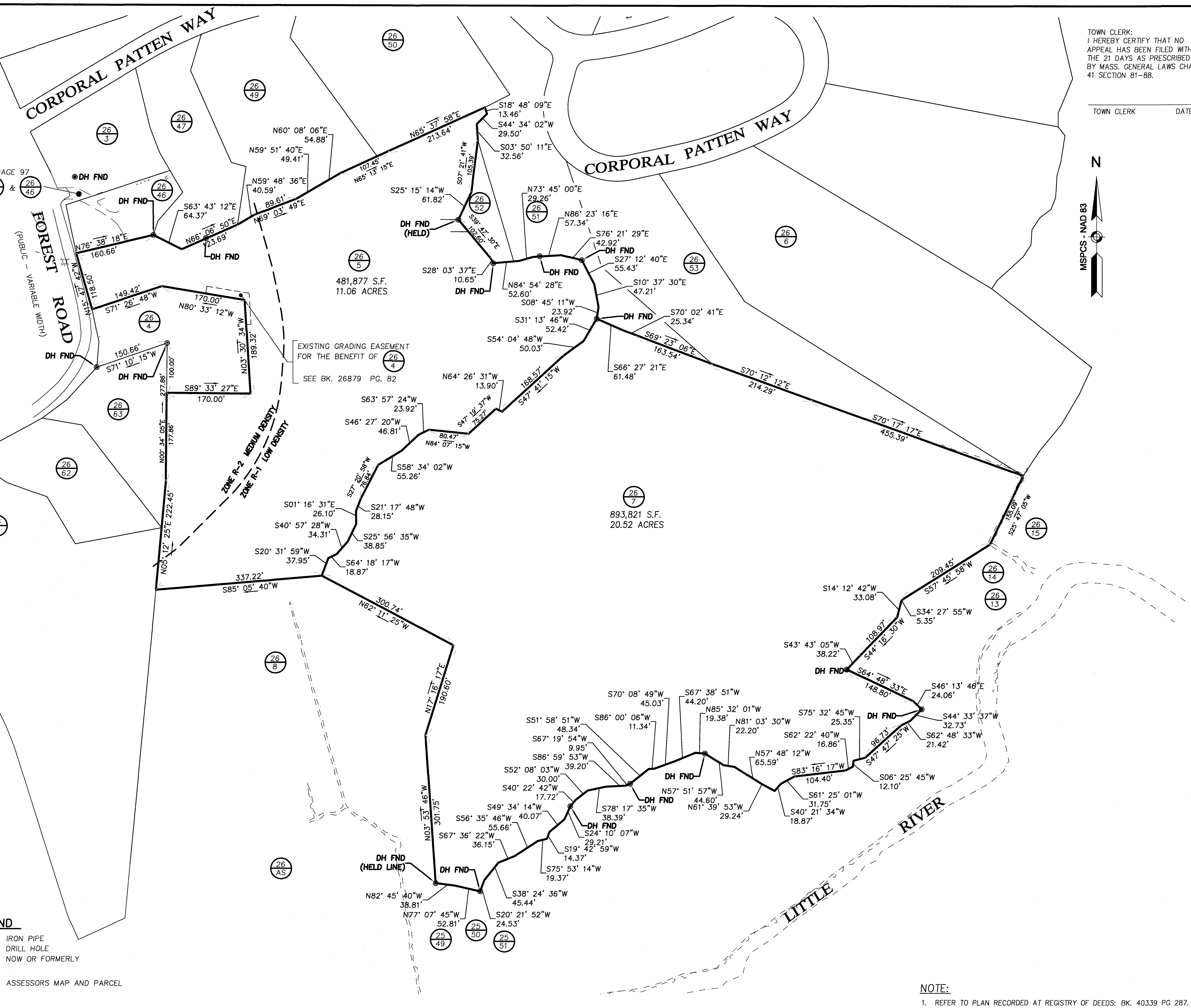
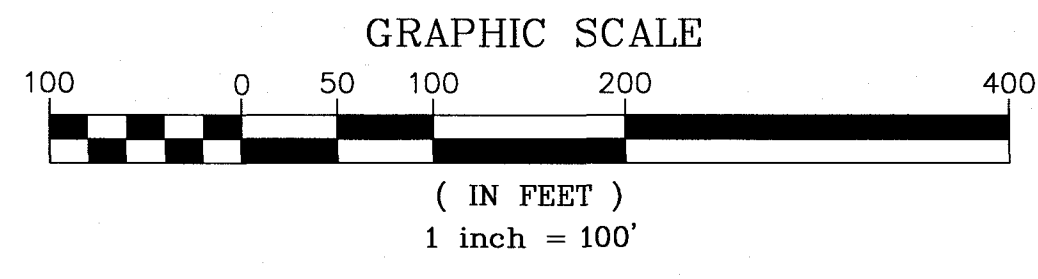
PLAN REFERENCES

PLAN BOOK 120 PLAN 60
PLAN BOOK 348 PLAN 96
PLAN 24 OF 1983
PLAN 508 OF 1984

LEGEND

● I.P. IRON PIPE
● D.H. DRILL HOLE
● N/F. NOW OR FORMERLY

0 00 ASSESSORS MAP AND PARCEL



TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____



FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

ZONING DISTRICT - R-1

MINIMUM ALLOWABLE LOT SIZE - 2 ACRES
MINIMUM ALLOWABLE FRONTAGE - 200 FT

REQUIRED SETBACKS

FRONT	40 FT
SIDE	20 FT
REAR	20 FT

ZONING DISTRICT - R-2

MINIMUM ALLOWABLE LOT SIZE - 1 ACRES
MINIMUM ALLOWABLE FRONTAGE - 150 FT

REQUIRED SETBACKS

FRONT	40 FT
SIDE	20 FT
REAR	20 FT

NOTES:

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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 AUGUST 11, 2021
AND SEPTEMBER 20, 2021 AND THAT THE
STRUCTURES AND PHYSICAL FEATURES
ARE LOCATED AS SHOWN TO THE BEST OF
MY ABILITY AND BELIEF.

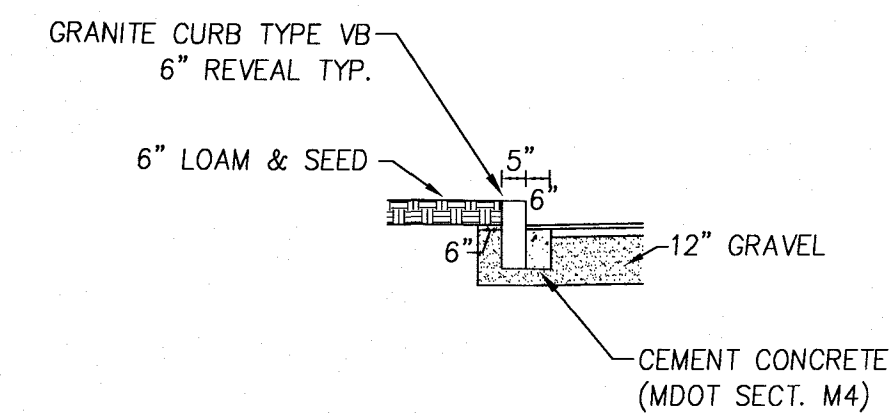
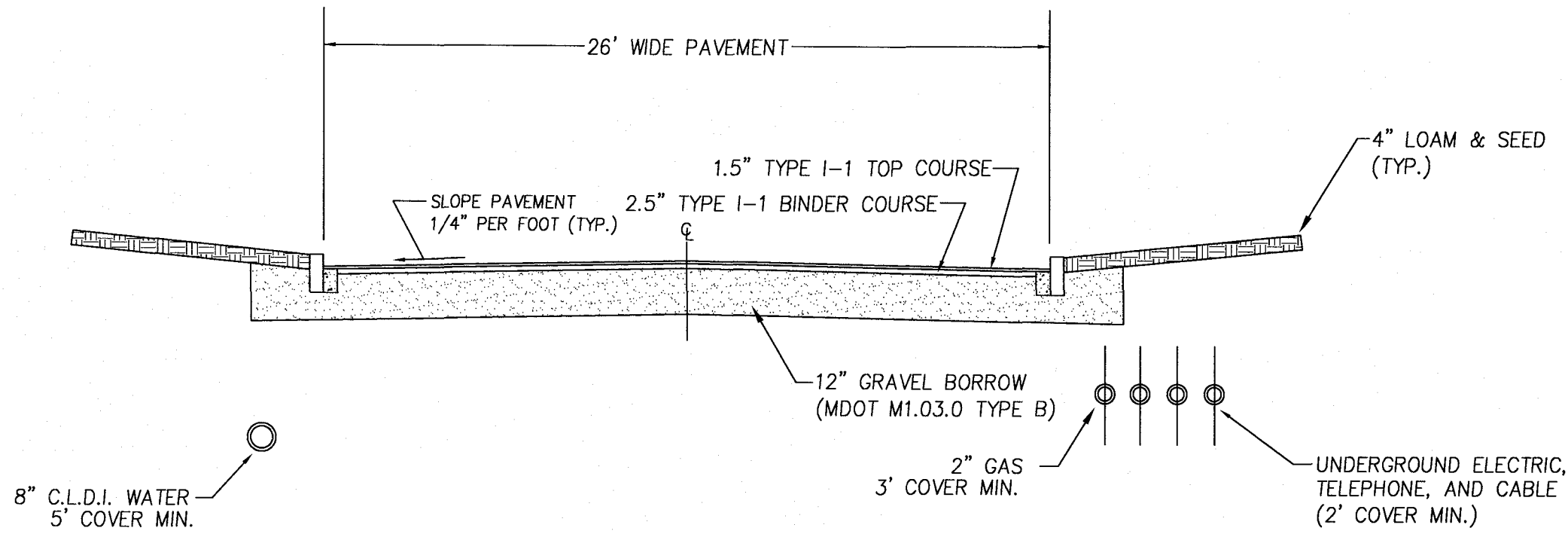
THAT THE PROPERTY LINES SHOWN ARE THE
LINES OF EXISTING OWNERSHIP AND THE
LINES OF STREETS AND WAYS SHOWN ARE THE
LINES OF STREETS AND WAYS ALREADY
EXISTING AND THAT NO NEW LINES FOR THE
DIVISION OF EXISTING OWNERSHIP OR FOR NEW
STREETS OR WAYS ARE SHOWN.

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

JEFFREY S. HOFMANN
PROFESSIONAL LAND SURVEYOR
DATE: 6/6/22

NOTE:
1. REFER TO PLAN RECORDED AT REGISTRY OF DEEDS: BK. 40339 PG. 287.

PREPARED FOR OLD SILVER ESTUARY ON LITTLE RIVER, LLC 23 COLLINS STREET NEWBURYPORT, MA 01950		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		PLAN OF LAND IN SALISBURY, MA SHOWING PROPOSED 6 LOT SUBDIVISION AT 100 FOREST ROAD		BOUNDARY SURVEY SHEET: C-3
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.	SCALE: 1"=100'	CALC. BY: P.D.B.	PROJECT: M213946
NO.	DATE	DESCRIPTION	BY	DATE: JUNE 28, 2022	CHKD. BY: J.S.H.	



TYPICAL GRANITE CURBING DETAIL N.T.S.

ROADWAY CROSS-SECTION STA. 0+00± TO STA. 7+10± N.T.S.

LEGEND

EXISTING	PROPOSED	
		CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN)
		CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
		CURB (OR BERM) - TYPE NOTED
		EDGE OF ROAD
		CONTOUR
		SEWER MANHOLE
		DRAINAGE MANHOLE
		GAS GATE
		WATER GATE
		SEPTIC TANK
		HYDRANT
		FIRE ALARM BOX
		POST MOUNTED PEDESTRIAN LIGHT
		UTILITY POLE
		DRAIN PIPE
		SEWER MAIN
		SEWER FORCE MAIN
		UNDERGROUND ELECTRIC
		WATER MAIN
		MAIL BOX
		HIGHWAY GUARD (TYPE NOTED)
		FENCE (SIZE AND TYPE NOTED)
		EASEMENT LINE
		PROPERTY LINE
		100 FT BUFFER ZONE

	BASE OR SURVEY LINE
	CONSTRUCTION BASELINE
	WHEELCHAIR RAMP (WCR)
	CONCRETE SIDEWALK
	HAND CORE
	SILT SOCK
	SILT FENCE
	WETLAND

SURVEY

	WETLAND DELINEATION FLAG
	CONCRETE BOUND
	STONE BOUND
	DRILL HOLE
	MASONRY NAIL
	IRON PIPE
	IRON ROD
	FOUND
	NOT FOUND
	ASSESSORS MAP AND PARCEL

GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
- 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.
- 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.
- 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.
- 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.
- 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 PRIOR TO CUTTING OPERATIONS.
- 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.
- IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
- 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.
- 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.
- 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 BOARD WITHIN 90 DAYS OF ISSUANCE OF OCCUPANCY PERMIT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
- ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
- THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C 0127F.
- ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.

MATERIAL NOTES

ALL MATERIALS OF THE ELEMENTS IN THE SITE PLAN MUST CONFORM TO THE FOLLOWING STANDARDS:

- COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION)
- 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)
- SPECIFICATIONS BY THE TOWN OF SALISBURY AS SET FORTH BY SECTION 7 IN THE PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, DATED NOVEMBER 1, 2013
- UTILITIES INSTALLED PER TOWN OF SALISBURY WATER DIVISION CONSTRUCTION DETAILS

ROADWAY NOTES

- 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 3' BELOW FINISHED PAVEMENT GRADE AND 1' BELOW UTILITY TRENCH BOTTOM.
- ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
- 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. APPROPRIATE PASSING TEST RESULTS MUST BE SUBMITTED TO PUBLIC WORKS.
- THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.
- 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.
- AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.
- THE CONTRACTOR SHALL REFER TO THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, SECTIONS I - VII.

TOWN CLERK:
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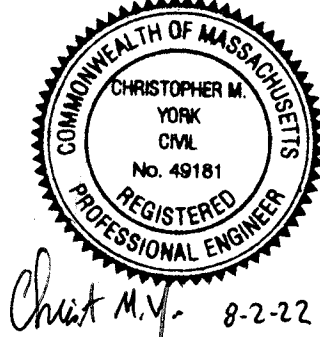
TOWN CLERK DATE

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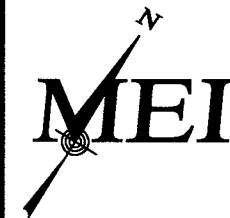
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

DATE

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PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
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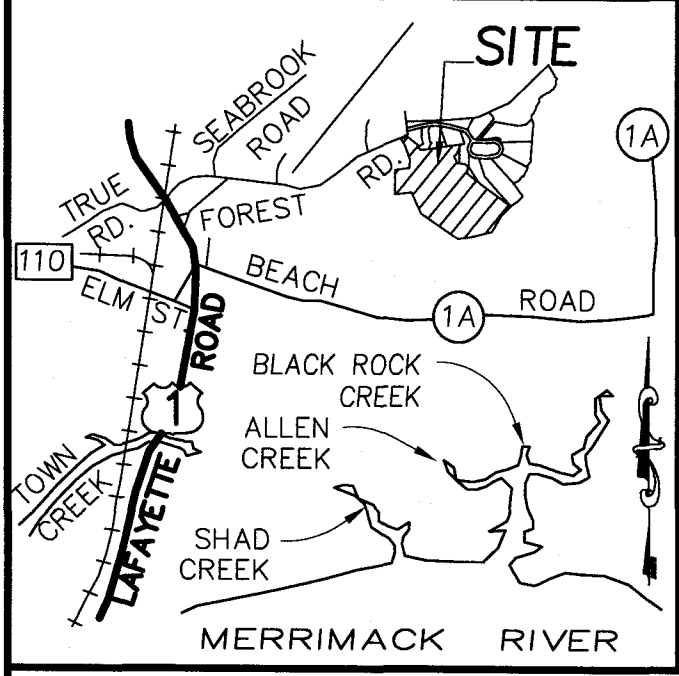


MILLENNIUM ENGINEERING, INC.
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
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PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

TYPICAL
SECTIONS/
LEGEND/
GENERAL
NOTES
SHEET: C-4

1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.	SCALE: AS NOTED	DESIG. BY: C.M.Y.	PROJECT: M213946
NO.	DATE	DESCRIPTION	BY	DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	



LOCUS MAP
N.T.S.



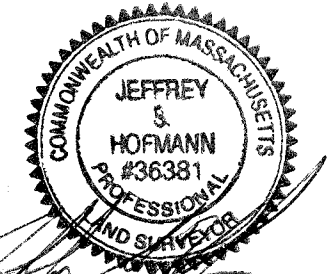
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THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

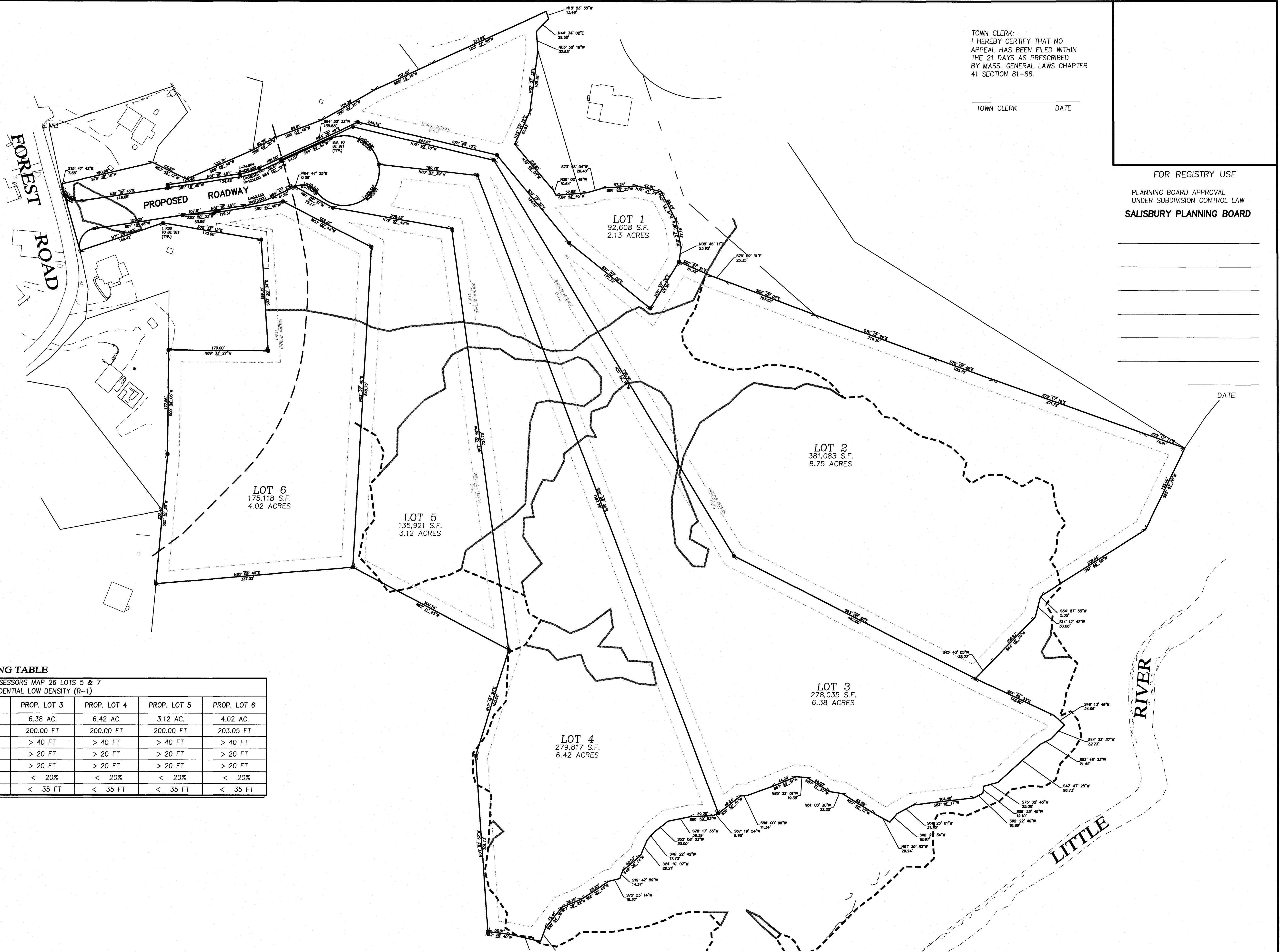


PROFESSIONAL LAND SURVEYOR DATE 8/2/22

ZONING TABLE

100 FOREST ROAD — ASSESSORS MAP 26 LOTS 5 & 7
ZONING DISTRICT RESIDENTIAL LOW DENSITY (R-1)

	REQUIRED	PROP. LOT 1	PROP. LOT 2	PROP. LOT 3	PROP. LOT 4	PROP. LOT 5	PROP. LOT 6
LOT AREA:	2.0 AC.	2.13 AC.	8.75 AC.	6.38 AC.	6.42 AC.	3.12 AC.	4.02 AC.
LOT FRONTAGE:	200 FT.	200.00 FT	200.00 FT	200.00 FT	200.00 FT	200.00 FT	203.05 FT
FRONT SETBACK:	40 FT.	> 40 FT	> 40 FT	> 40 FT	> 40 FT	> 40 FT	> 40 FT
SIDE SETBACK:	20 FT.	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT
REAR SETBACK:	20 FT.	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT	> 20 FT
LOT COVERAGE:	20% MAX	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
BLDG HEIGHT:	35 FT.	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT



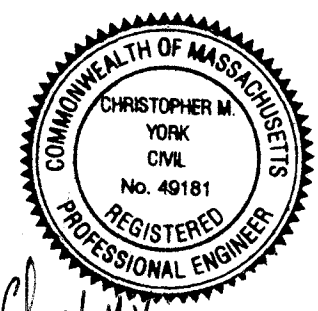
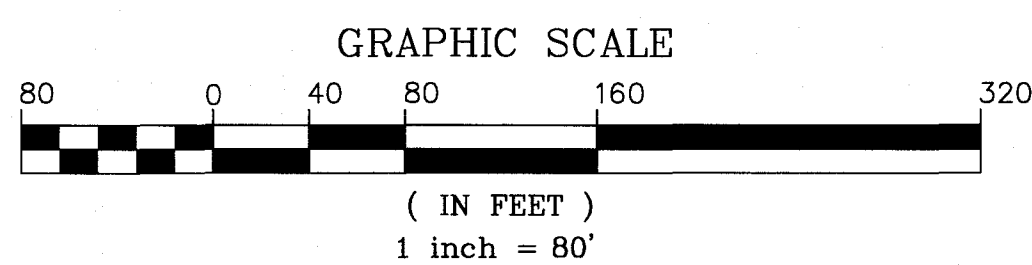
TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE _____



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

NO.	DATE	ADDRESS TOWN COMMENTS	C.M.Y.
1	8/2/22		

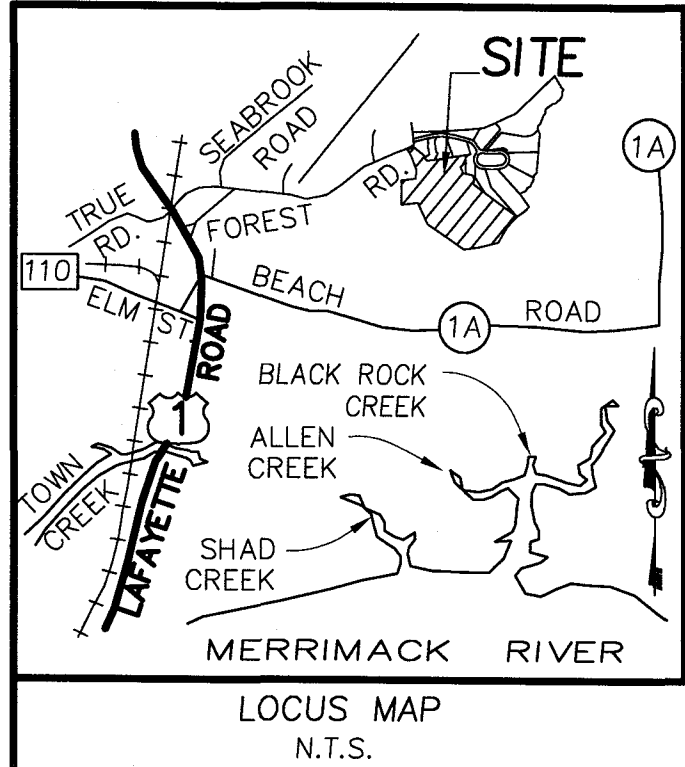
MEI **MILLENNIUM ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=80'
DATE: JUNE 28, 2022
DESIGN BY: C.M.Y.
CHECKED BY: J.S.H.
PROJECT: M213946

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

LOT LAYOUT PLAN

SHEET: C-5

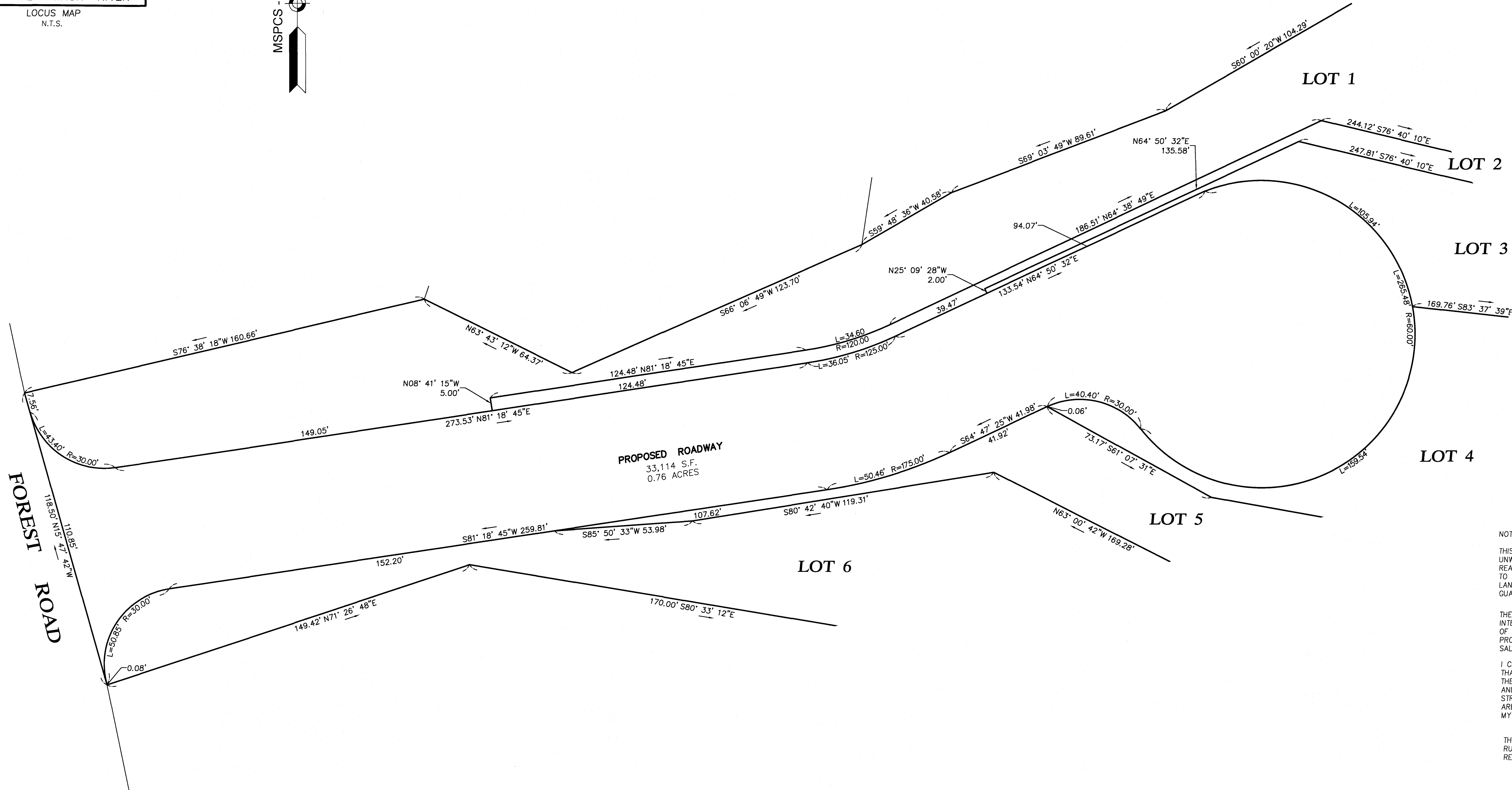


TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK _____ DATE _____

FOR REGISTRY USE
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
SALISBURY PLANNING BOARD

DATE _____

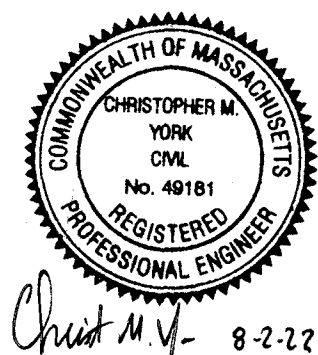
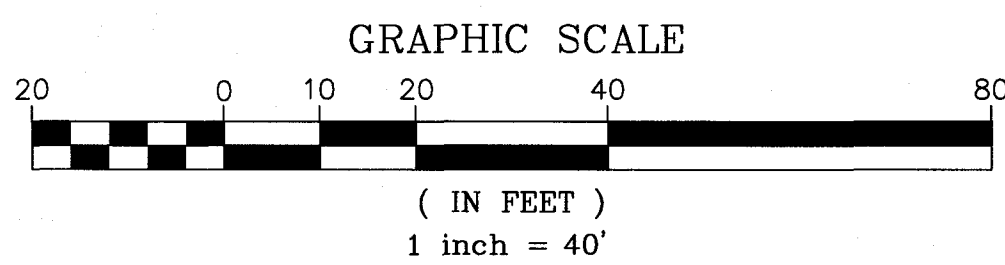
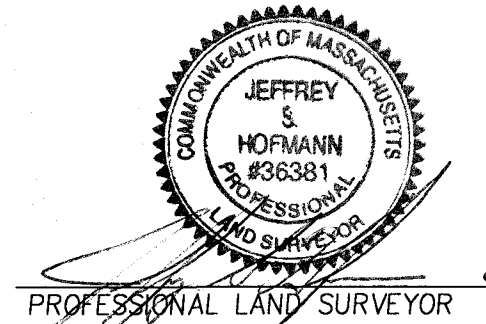


NOTES:
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR
UNWRITTEN EASEMENTS WHICH MAY EXIST. A
REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE
TO OBSERVE ANY APPARENT, VISIBLE USES OF THE
LAND; HOWEVER, THIS DOES NOT CONSTITUTE A
GUARANTEE THAT NO SUCH EASEMENTS EXIST.

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.

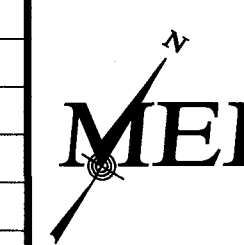
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON
THE GROUND BETWEEN AUGUST 11, 2021,
AND SEPTEMBER 20, 2021 AND THAT THE
STRUCTURES AND PHYSICAL FEATURES
ARE LOCATED AS SHOWN TO THE BEST OF
MY ABILITY AND BELIEF.

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



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

NO.	DATE	DESCRIPTION	BY
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.



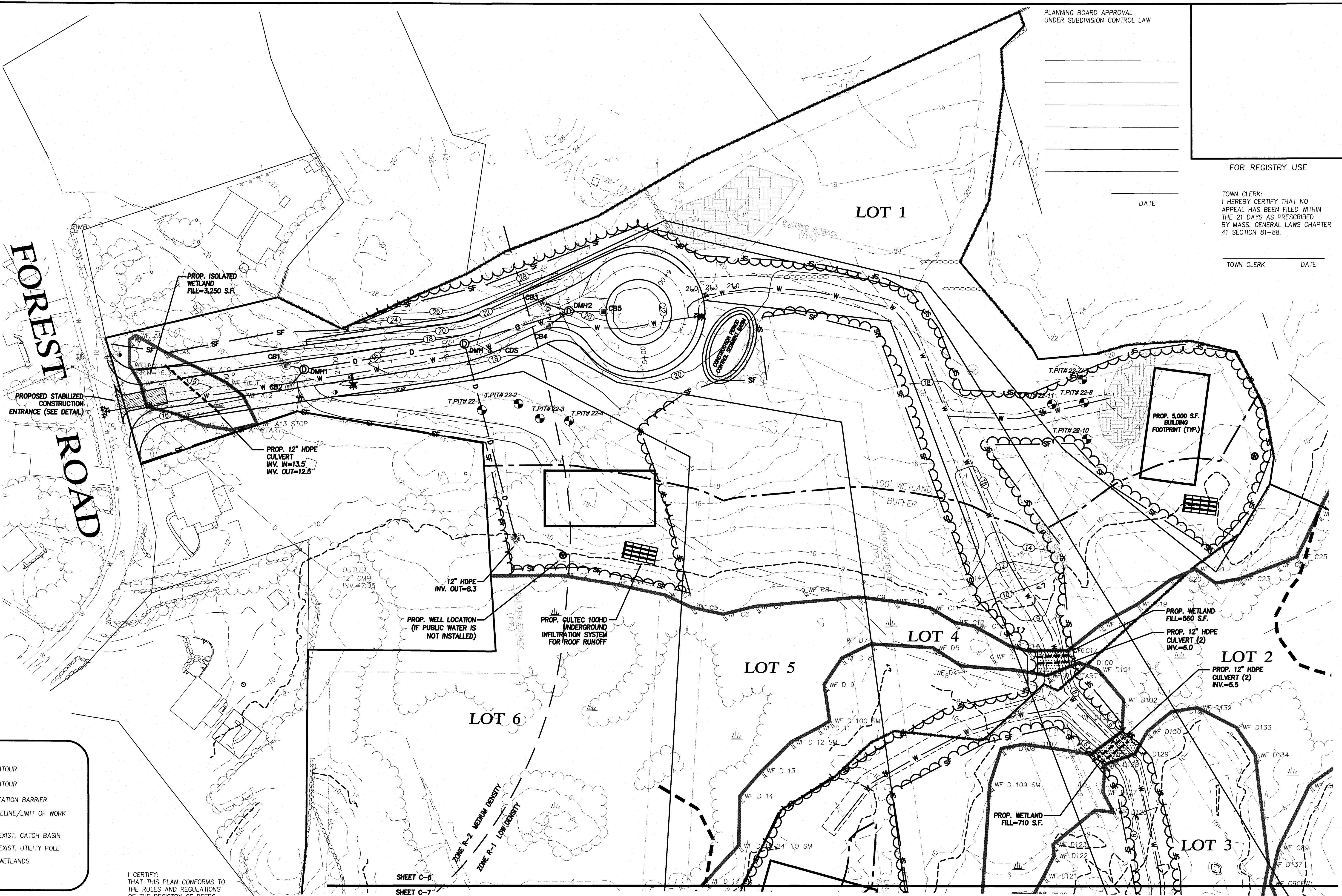
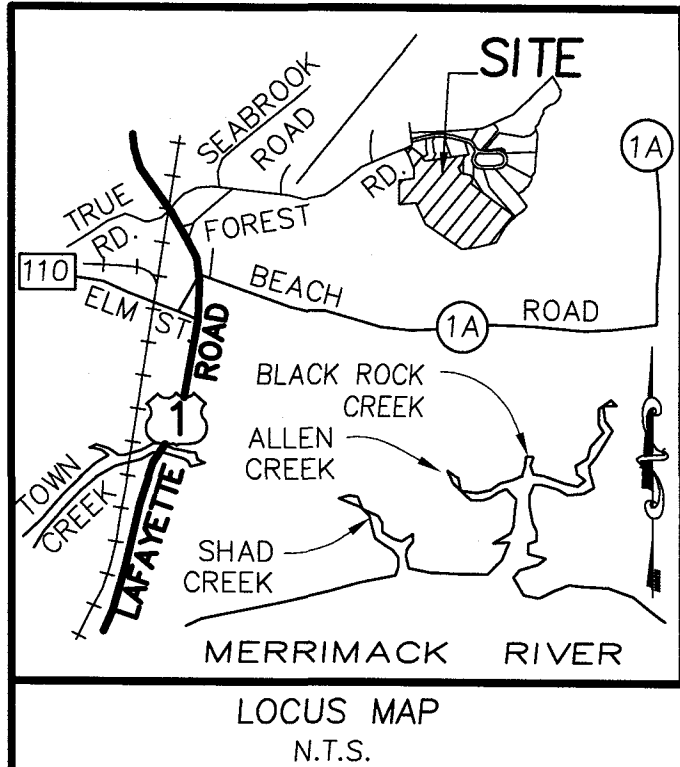
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUNE 28, 2022	CHKD. BY: J.S.H.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

**R.O.W.
LAYOUT
PLAN**

SHEET: C-6



PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

FOR REGISTRY USE

TOWN CLERK:
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41 SECTION 81-88.

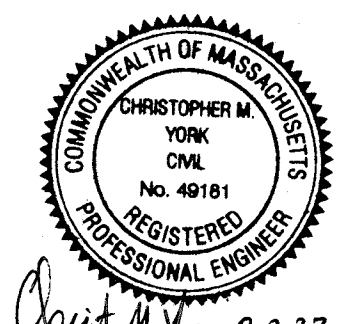
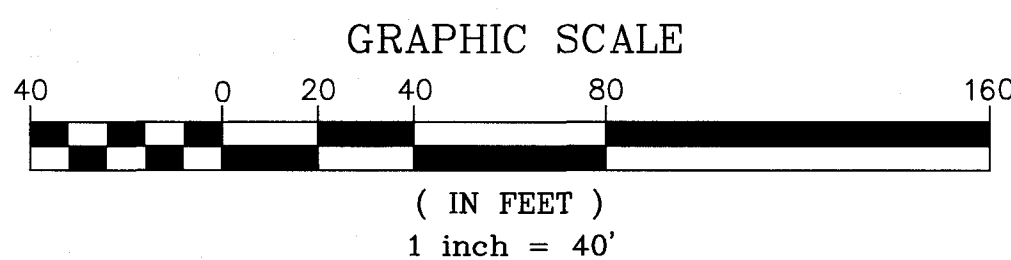
TOWN CLERK DATE

DATE

LEGEND

- 14 — EXIST. CONTOUR
- 18 — PROP. CONTOUR
- SF — PROP. SILTATION BARRIER
- — PROP. TREELINE/LIMIT OF WORK
- PROP. CATCH BASIN
- 28.3 PROP. SPOT GRADE
- EXIST. TEST PIT
- EXIST. CATCH BASIN
- EXIST. UTILITY POLE
- WETLANDS

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



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

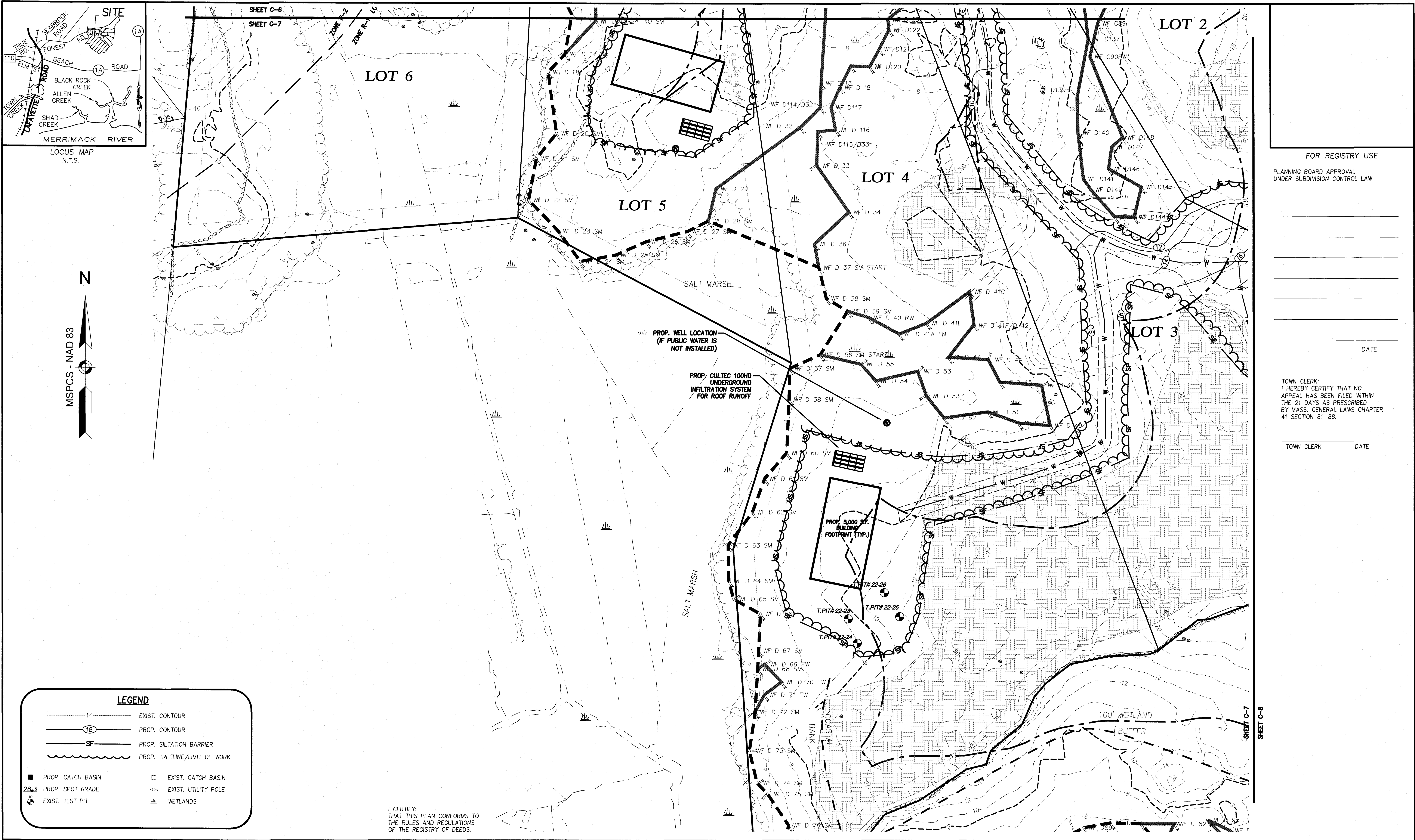
NO.	DATE	DESCRIPTION	BY
1	8/2/22	ADDRESS TOWN COMMENTS	C.M.Y.

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'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED 6 LOT SUBDIVISION
AT
100 FOREST ROAD

GRADING PLAN
SHEET: C-7



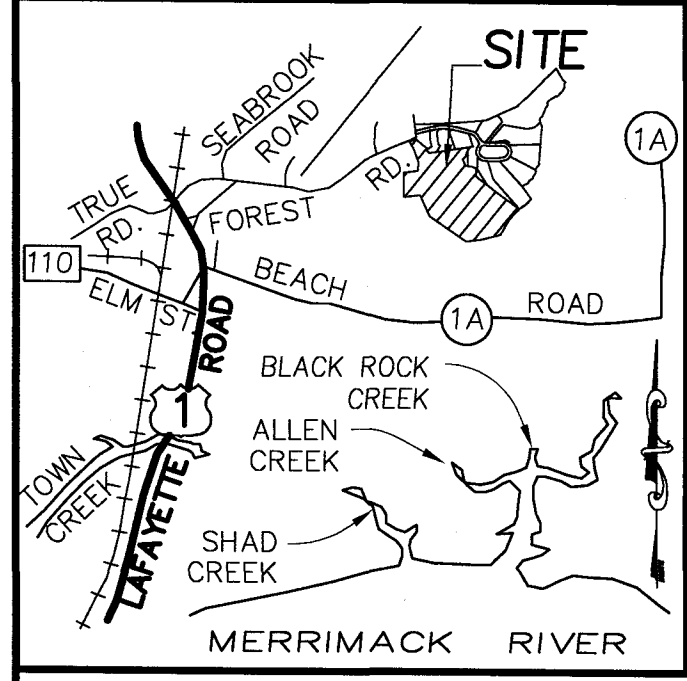
FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

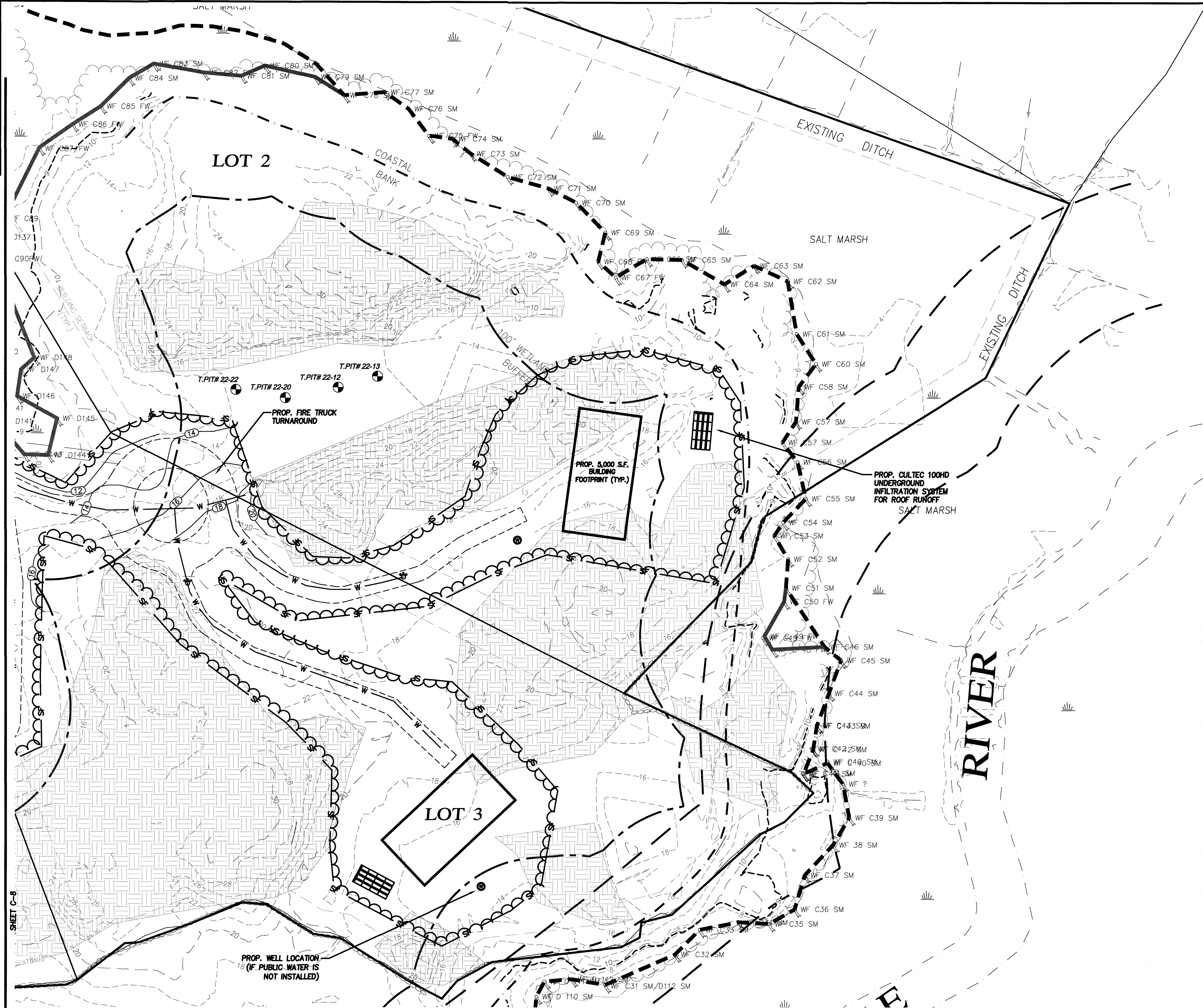
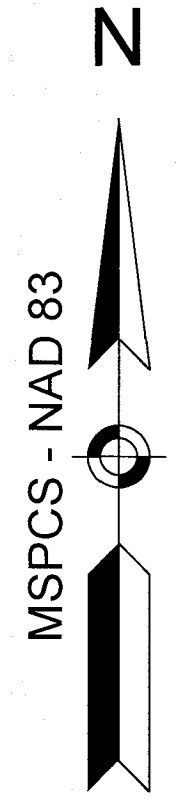
DATE

TOWN CLERK:
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APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

TOWN CLERK DATE

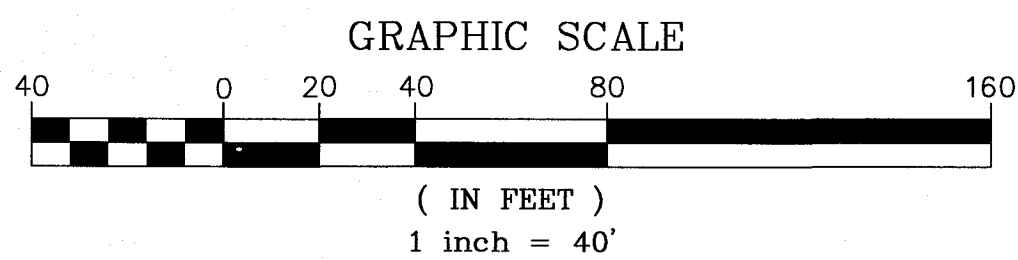


LOCUS MAP
N.T.S.



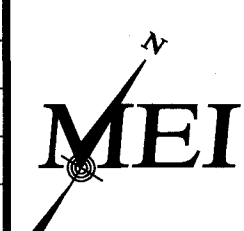
SHEET C-7
SHEET C-8

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



PREPARED FOR
OLD SILVER ESTUARY ON LITTLE RIVER, LLC
23 COLLINS STREET
NEWBURYPORT, MA 01950

NO.	DATE	DESCRIPTION	BY
1	8/2/22	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"=40'	DESIG. BY: C.M.Y.	PROJECT: M213946
DATE: JUN. 28, 2022	CHKD. BY: E.W.B.	

LEGEND
— 14 ——— EXIST. CONTOUR
— 18 ——— PROP. CONTOUR
— SF ——— PROP. SILTATION BARRIER
~~~~~ PROP. TREELINE/LIMIT OF WORK  
■ PROP. CATCH BASIN  
□ EXIST. CATCH BASIN  
● PROP. SPOT GRADE  
○ EXIST. UTILITY POLE  
● EXIST. TEST PIT  
WETLANDS

**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

**GRADING PLAN**  
SHEET: C-9

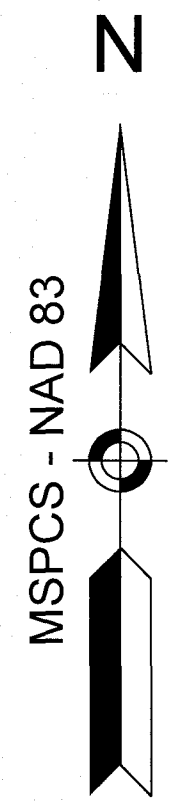
FOR REGISTRY USE  
PLANNING BOARD APPROVAL  
UNDER SUBDIVISION CONTROL LAW

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE

TOWN CLERK:  
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BY MASS. GENERAL LAWS CHAPTER  
41 SECTION 81-88.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

— W —

EXISTING WATER MAIN

— W —

PROPOSED WATER SERVICE

— UU —

PROPOSED UNDERGROUND UTILITIES

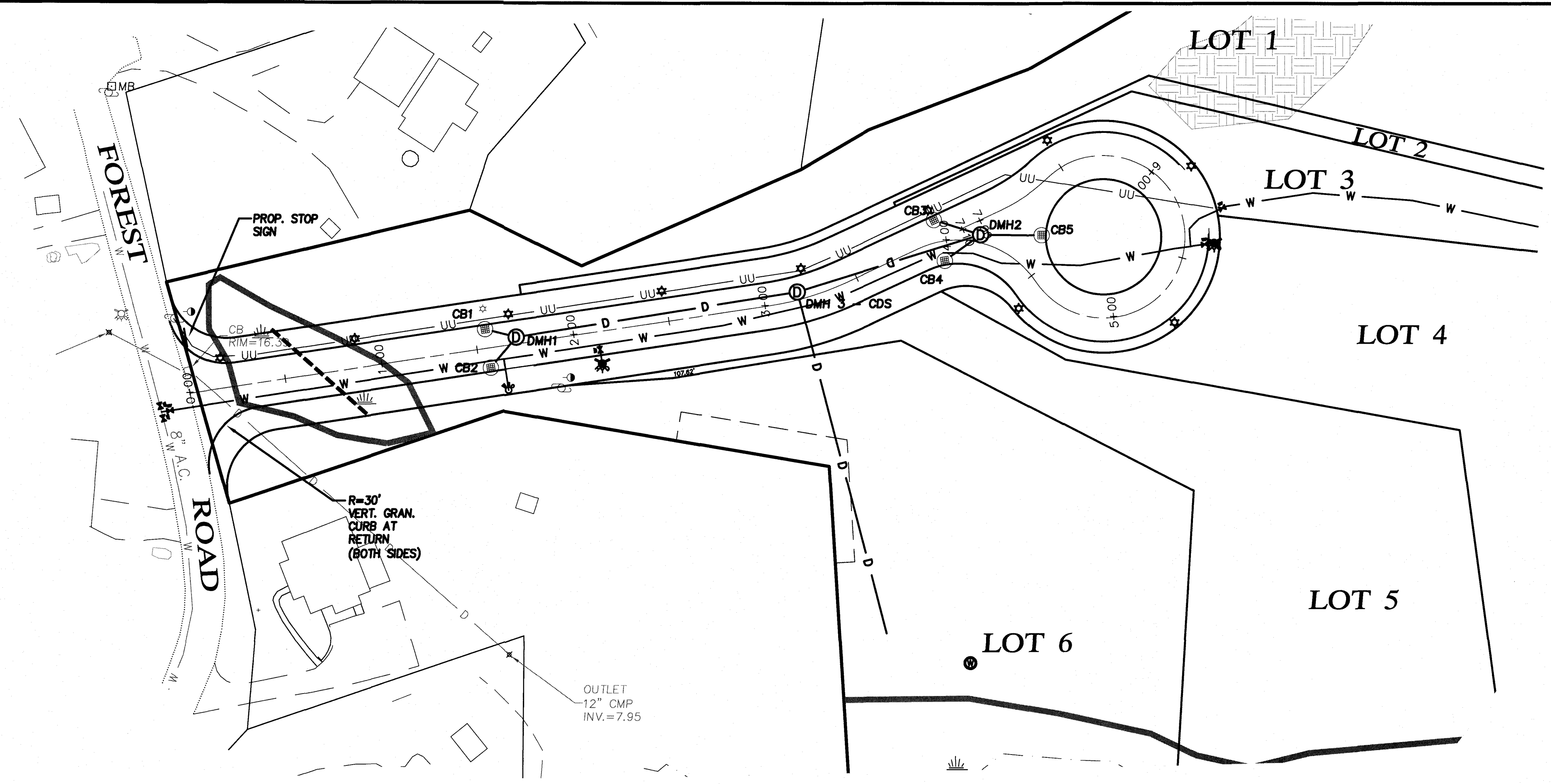
EXISTING FIRE HYDRANT

PROPOSED WATER GATE

PROPOSED STREET LIGHT

PROPOSED WATER SHUTOFF

PROPOSED FIRE HYDRANT



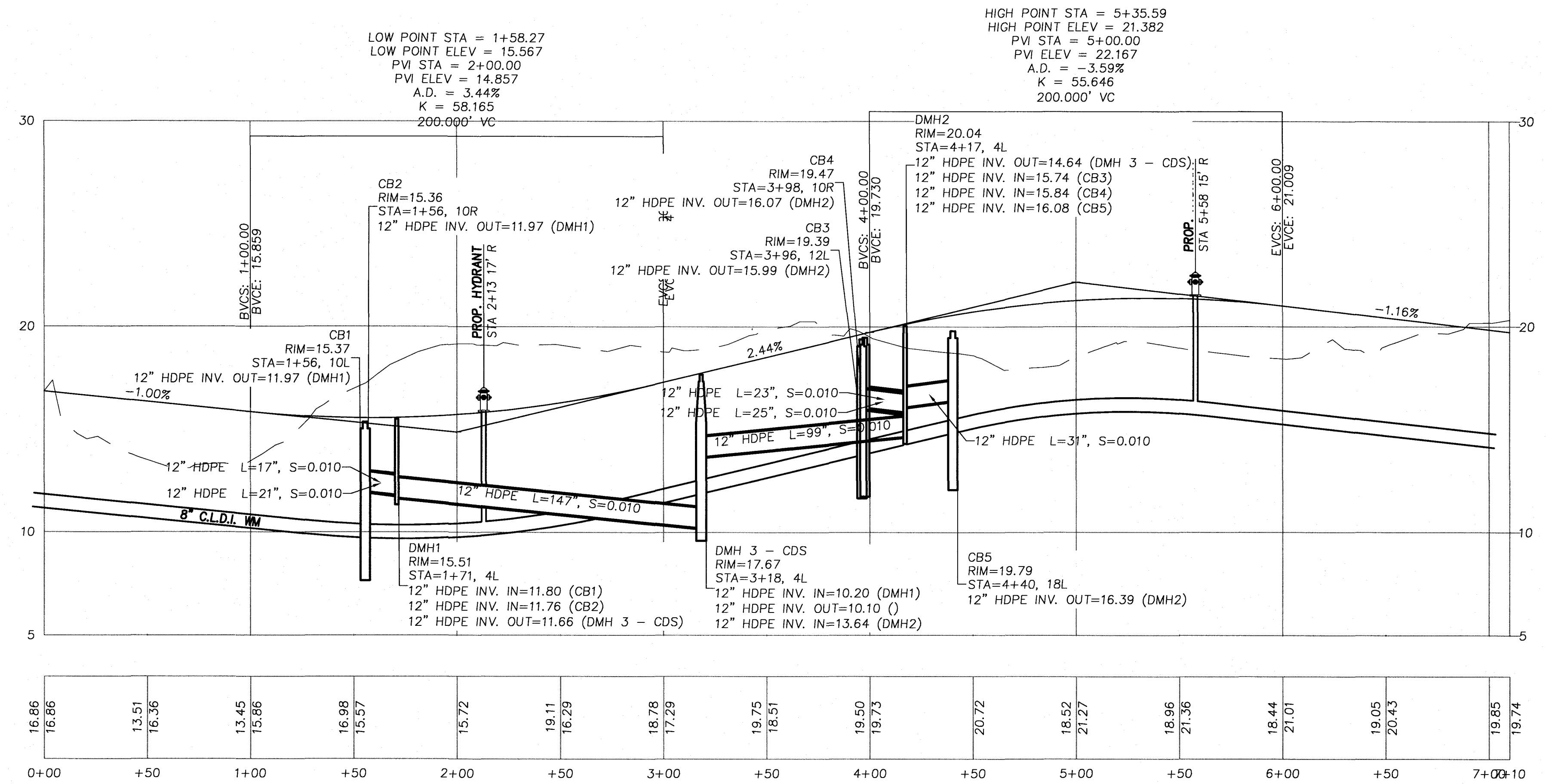
FOR REGISTRY USE

PLANNING BOARD APPROVAL  
UNDER SUBDIVISION CONTROL LAW

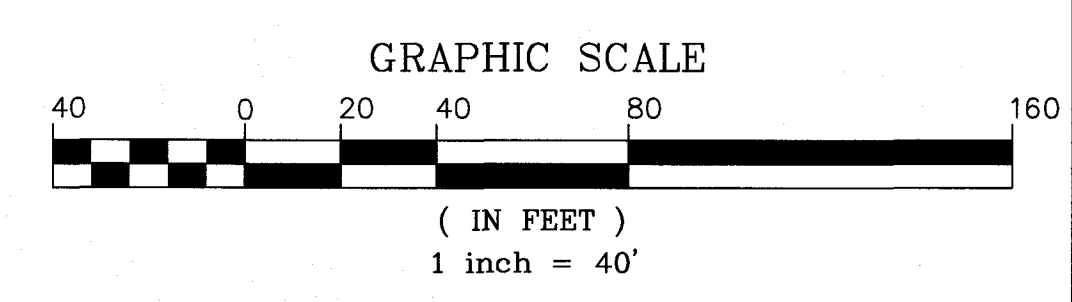
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BY MASS. GENERAL LAWS CHAPTER  
41 SECTION 81-88.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DATE \_\_\_\_\_



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



PREPARED FOR

**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**

23 COLLINS STREET  
NEWBURYPORT, MA 01950

| NO. | DATE   | DESCRIPTION           | BY     |
|-----|--------|-----------------------|--------|
| 1   | 8/2/22 | 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"=40'

DATE: JUN. 28, 2022

DESIG. BY: C.M.Y.

CHKD. BY: E.W.B.

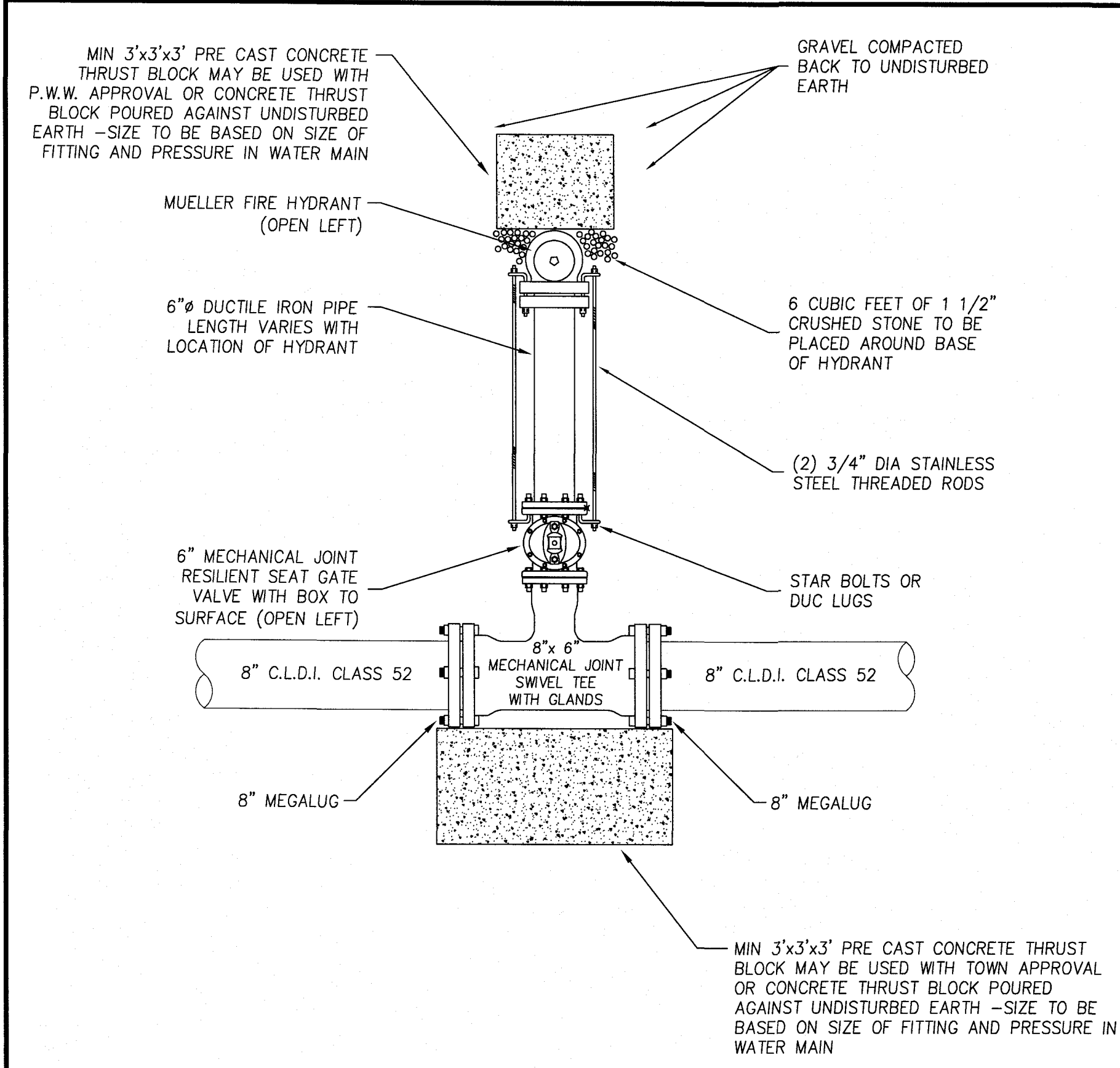
PROJECT: M213946

**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

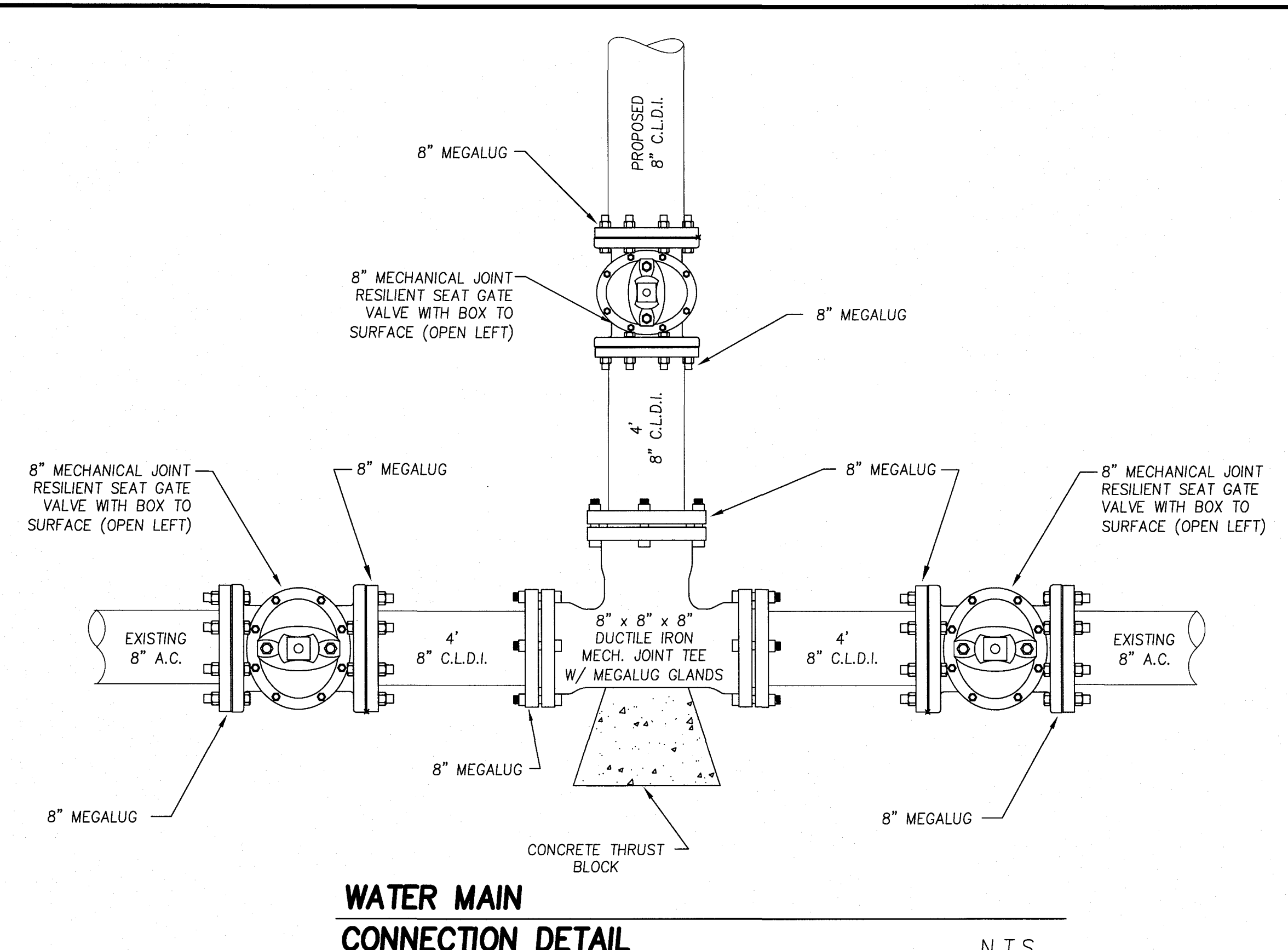
**UTILITY PLAN  
& PROFILE**

SHEET: C-10

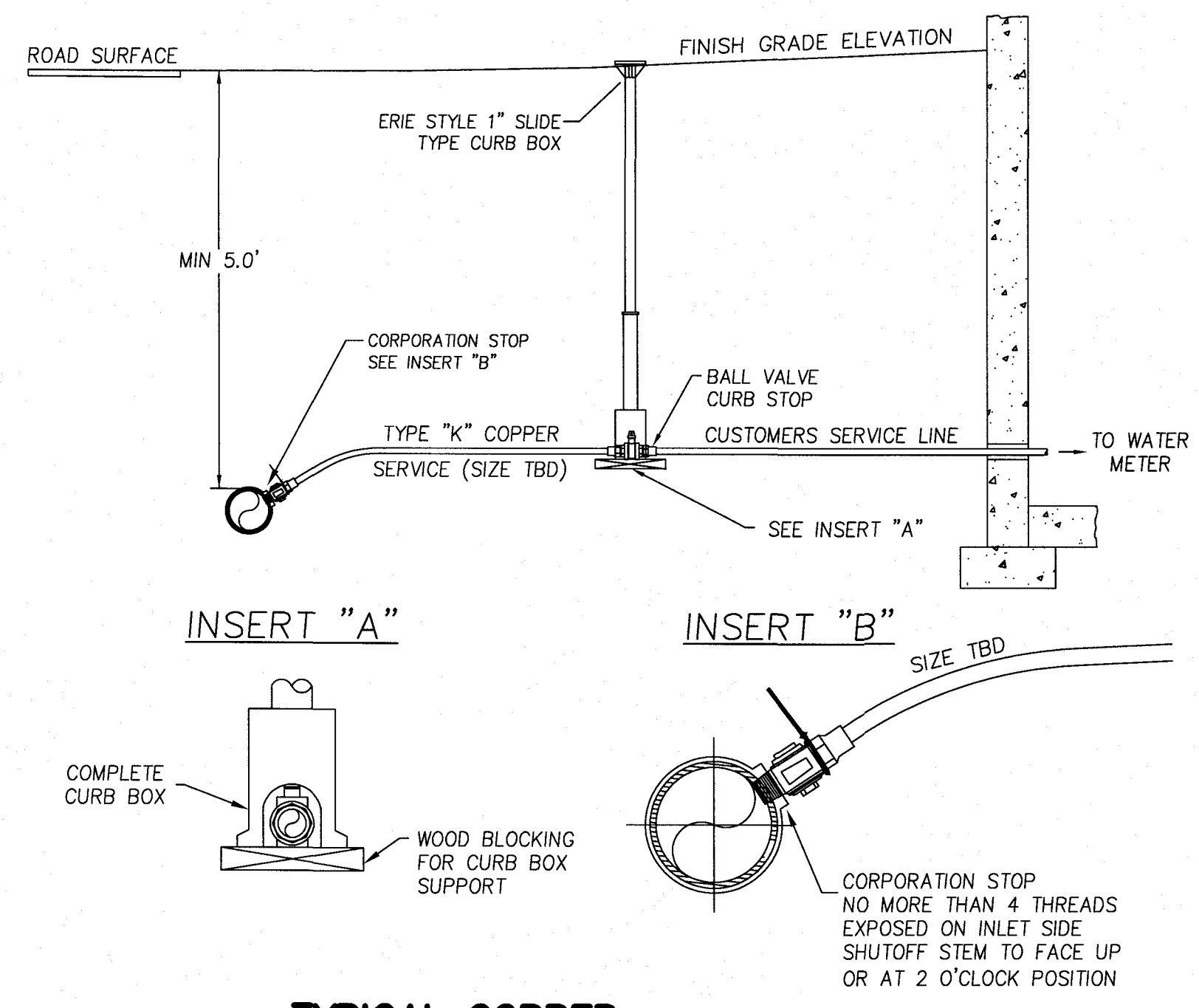




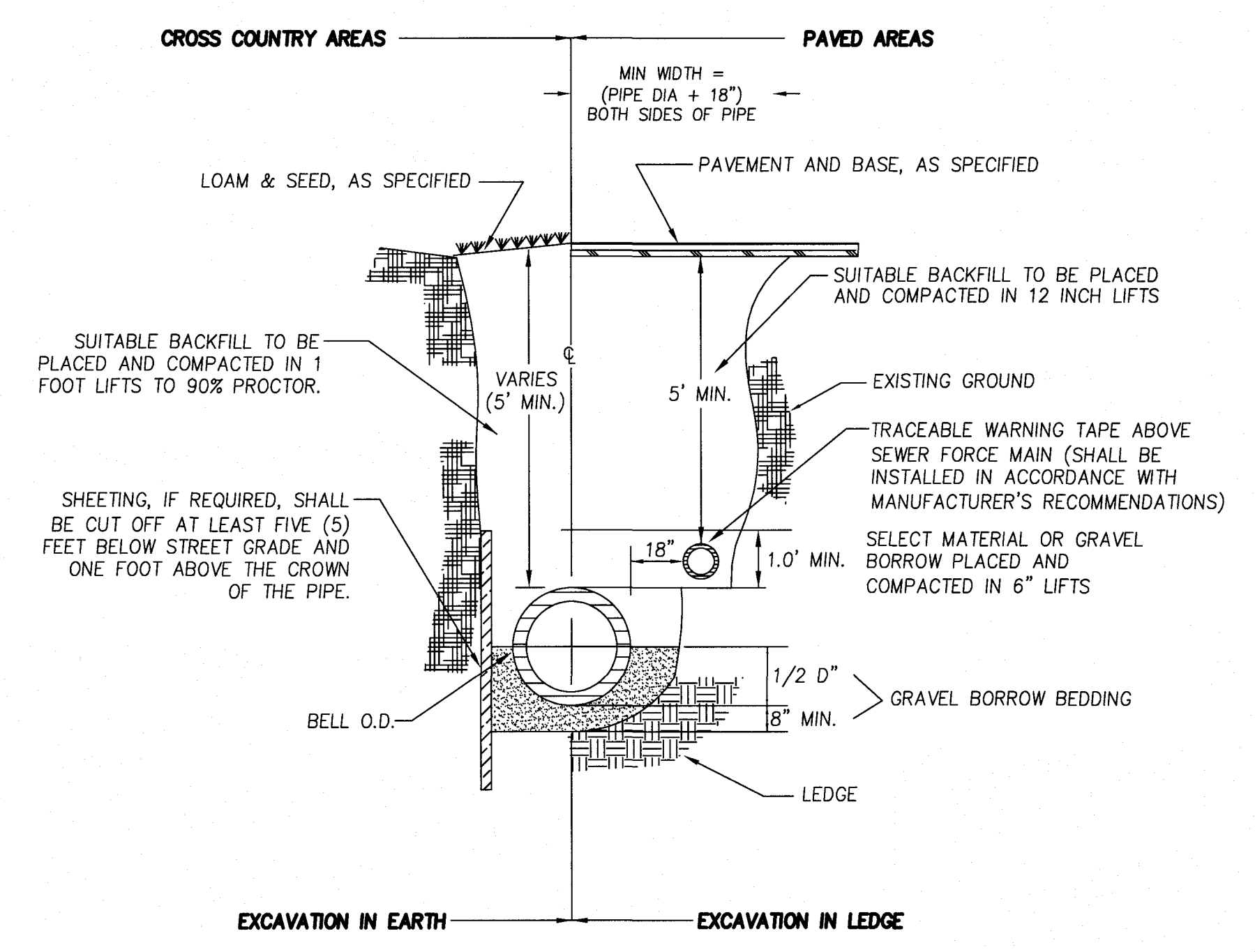
**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.



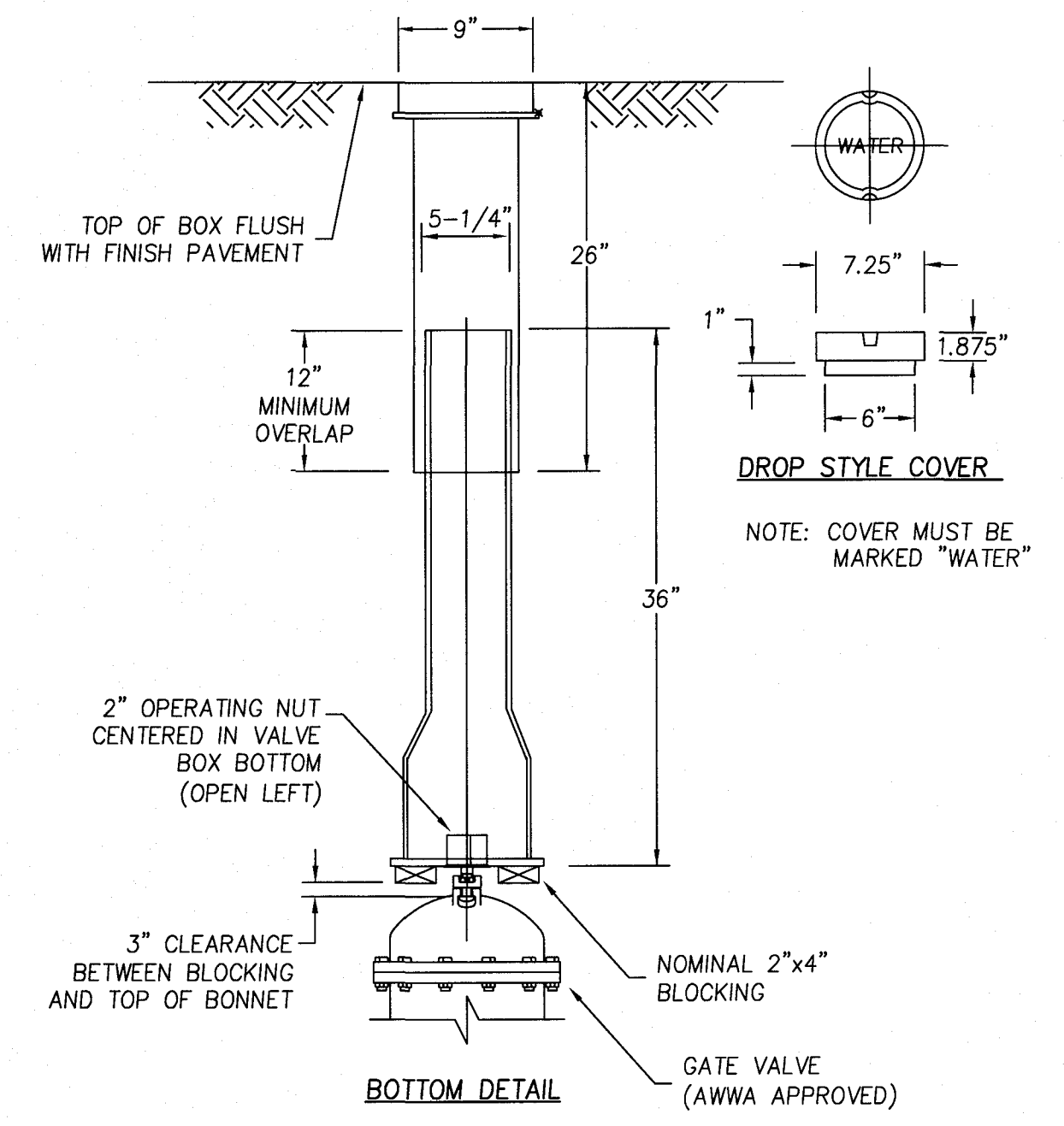
**WATER MAIN CONNECTION DETAIL**  
N.T.S.



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



**TYPICAL TRENCH DETAIL**  
N.T.S.



**TYPICAL GATE VALVE BOX DETAIL**  
N.T.S.

TOWN CLERK:  
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THE 21 DAYS AS PRESCRIBED  
BY MASS. GENERAL LAWS CHAPTER  
41 SECTION 81-88.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

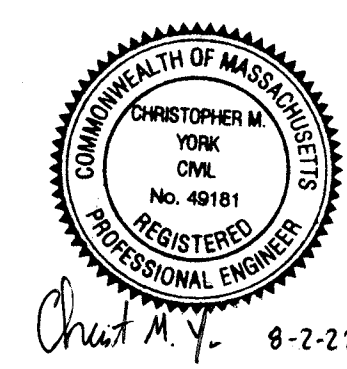
FOR REGISTRY USE

PLANNING BOARD APPROVAL  
UNDER SUBDIVISION CONTROL LAW

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE \_\_\_\_\_

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



PREPARED FOR  
**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**  
23 COLLINS STREET  
NEWBURYPORT, MA 01950

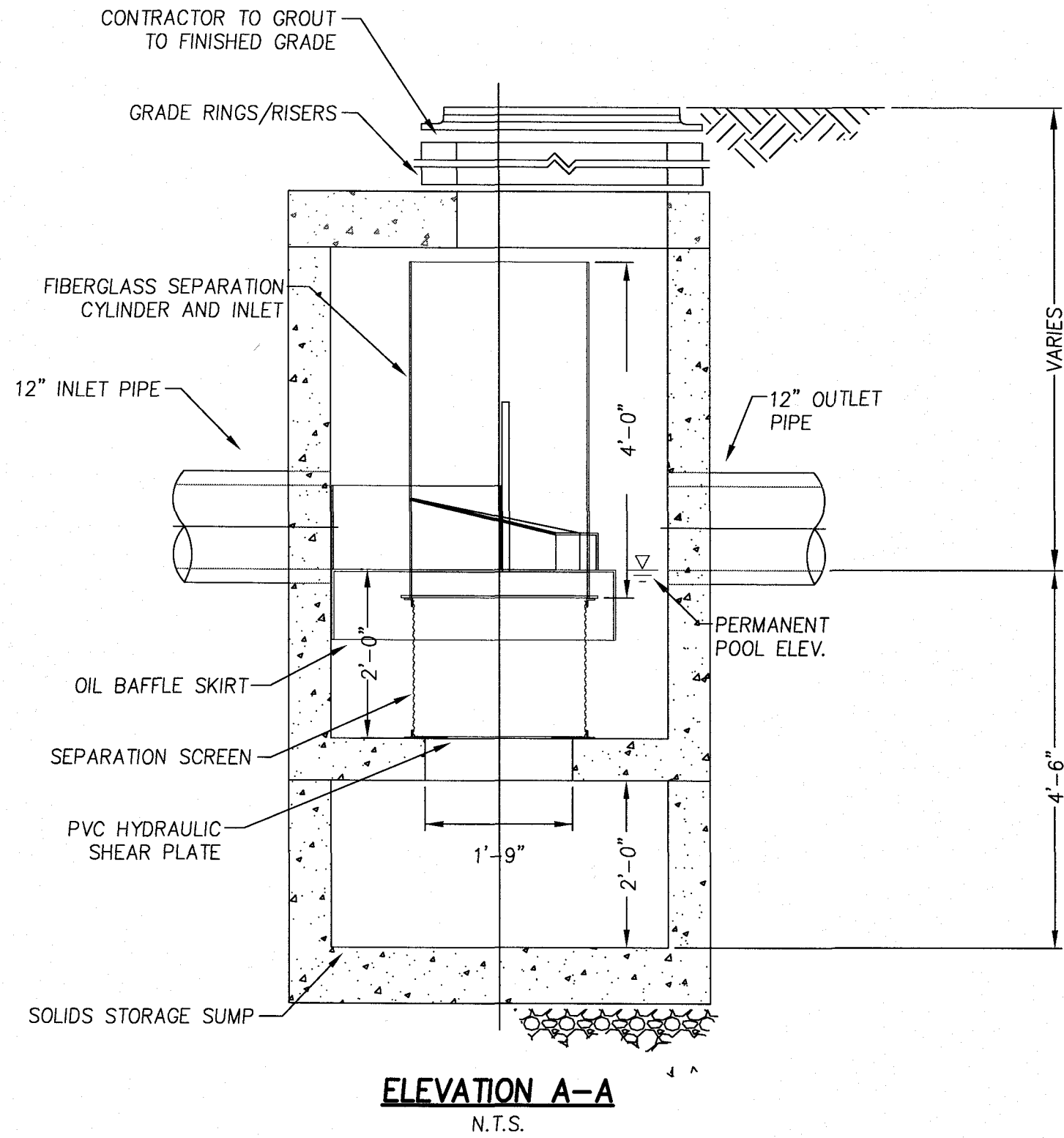
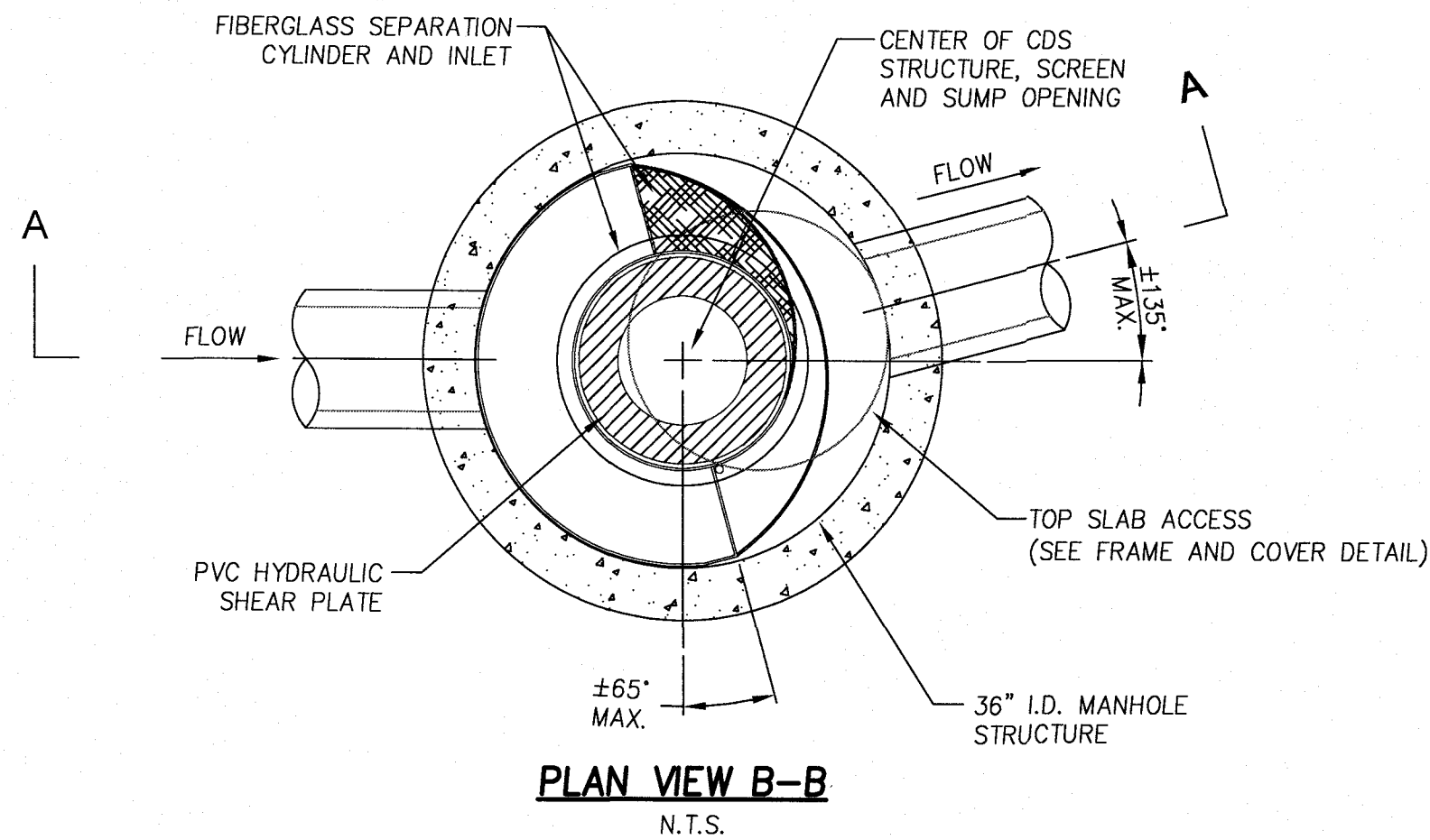
| NO. | DATE   | DESCRIPTION           | BY     |
|-----|--------|-----------------------|--------|
| 1   | 8/2/22 | ADDRESS TOWN COMMENTS | C.M.Y. |

**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: AS NOTED  
DATE: JUN. 28, 2022  
DESIG. BY: C.M.Y.  
CHKD. BY: E.W.B.  
PROJECT: M213946

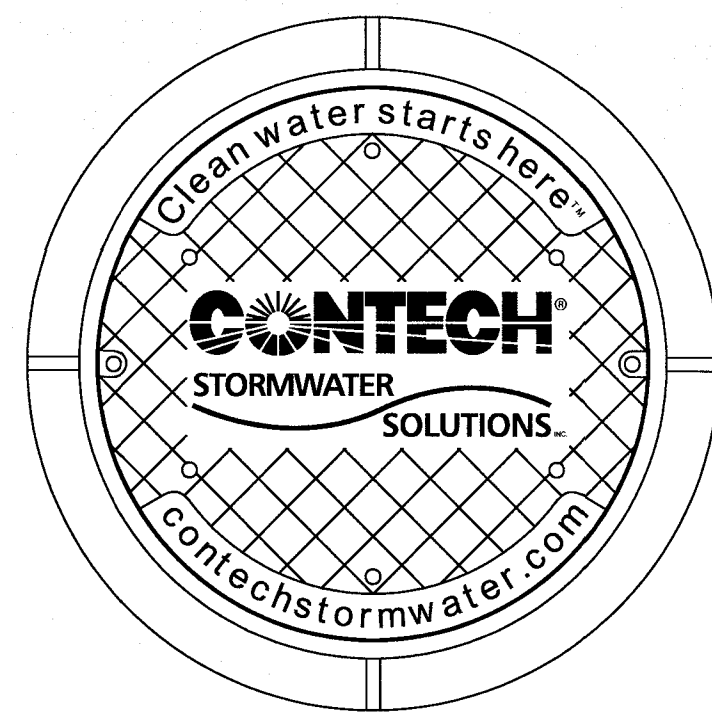
**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

**UTILITY DETAILS**  
SHEET: C-11



**CDS2015-4  
DETAIL**

N.T.S.



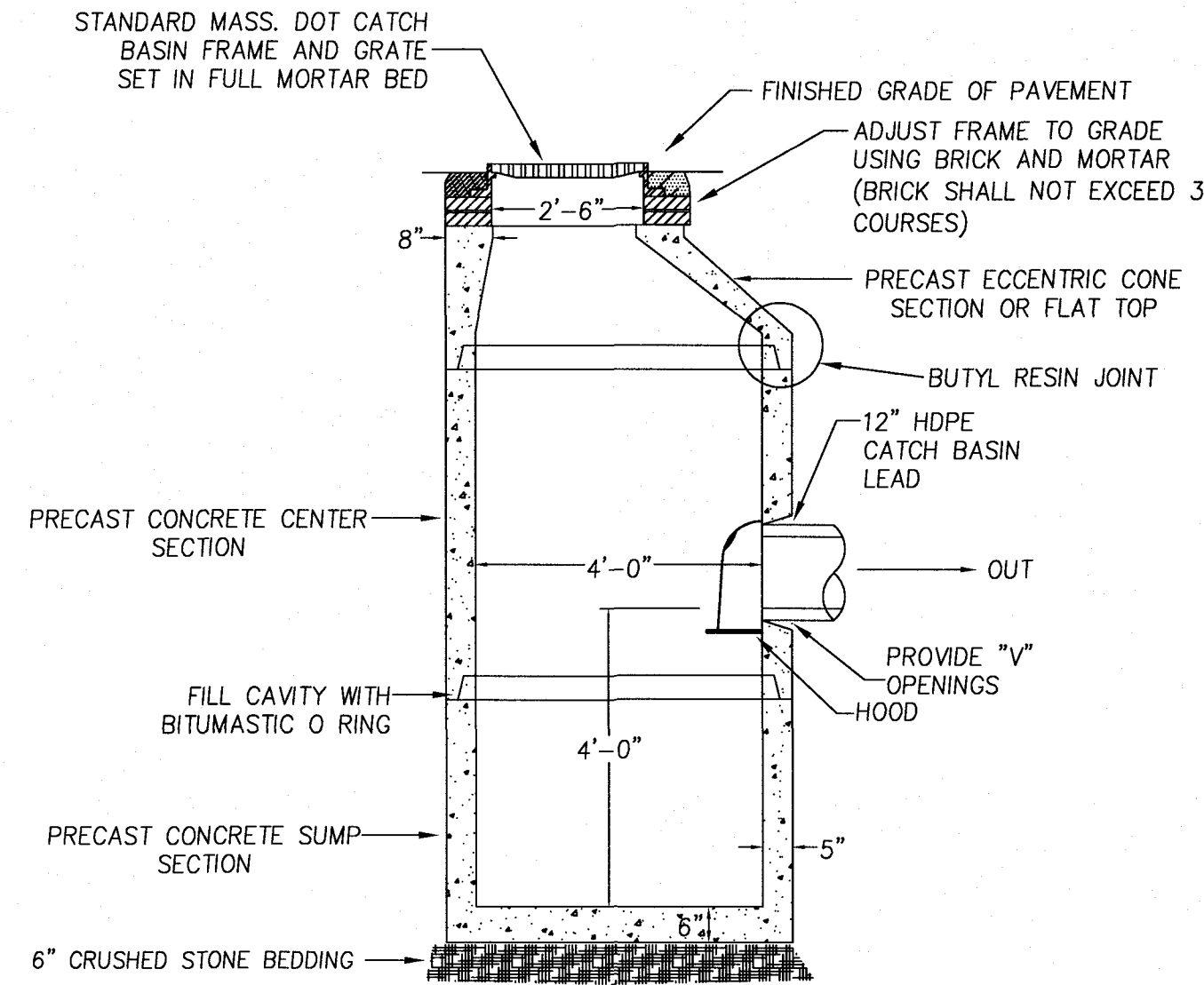
**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. [www.contech-cpi.com](http://www.contech-cpi.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H-20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

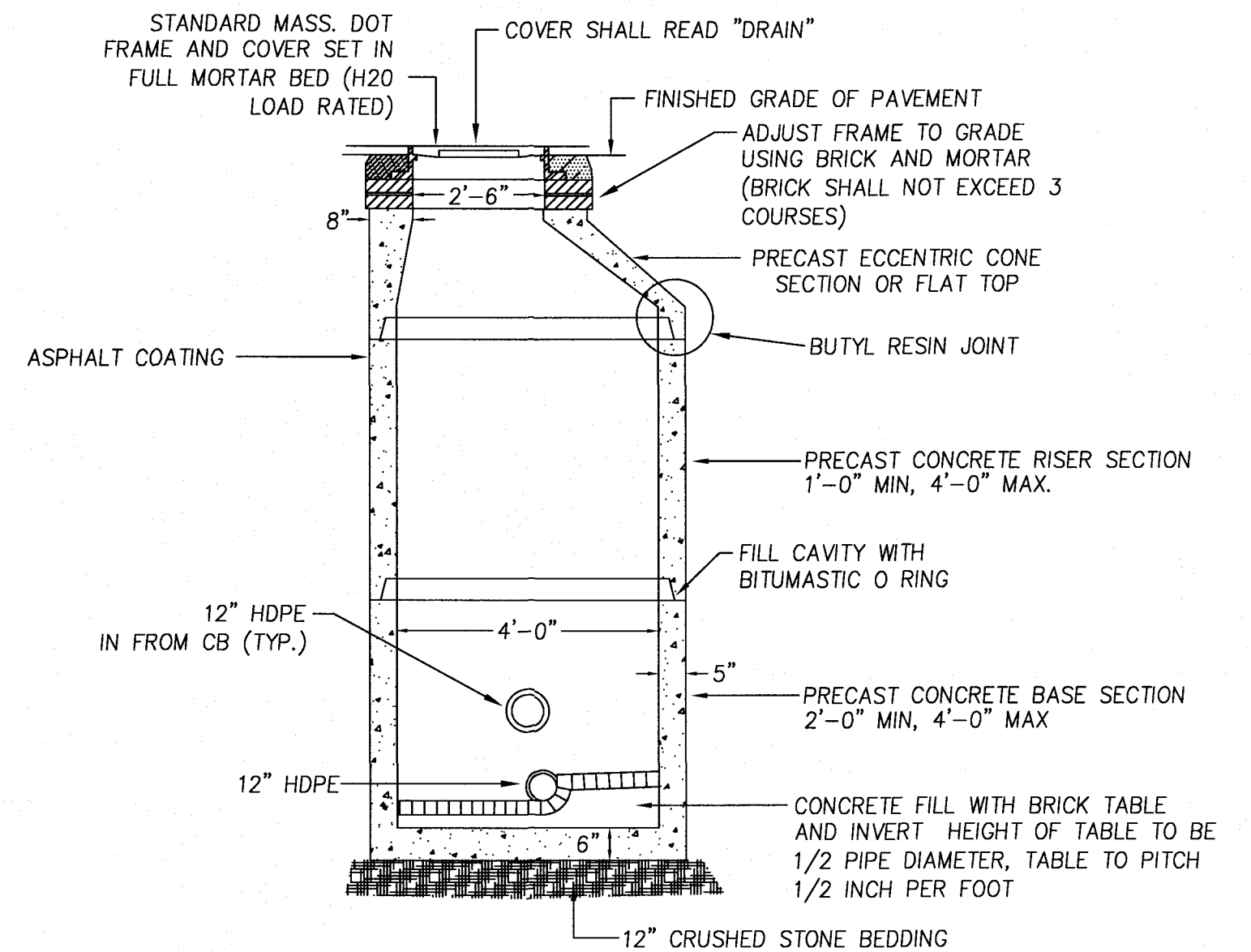
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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



N.T.S.

- NOTES: 1) CATCH BASINS SHALL CONFORM TO ASTM C478 AND ASTM C185  
2) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H-20 LOADING.  
3) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT-TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED FOR DRAIN PIPE.



N.T.S.

- NOTES: 1) DRAIN MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185

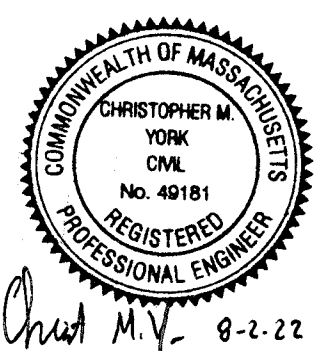
TOWN CLERK:  
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BY MASS. GENERAL LAWS CHAPTER  
41 SECTION 81-88.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

FOR REGISTRY USE

PLANNING BOARD APPROVAL  
UNDER SUBDIVISION CONTROL LAW

DATE \_\_\_\_\_



PREPARED FOR  
**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**  
23 COLLINS STREET  
NEWBURYPORT, MA 01950

| NO. | DATE   | DESCRIPTION           | BY     |
|-----|--------|-----------------------|--------|
| 1   | 8/2/22 | ADDRESS TOWN COMMENTS | C.M.Y. |

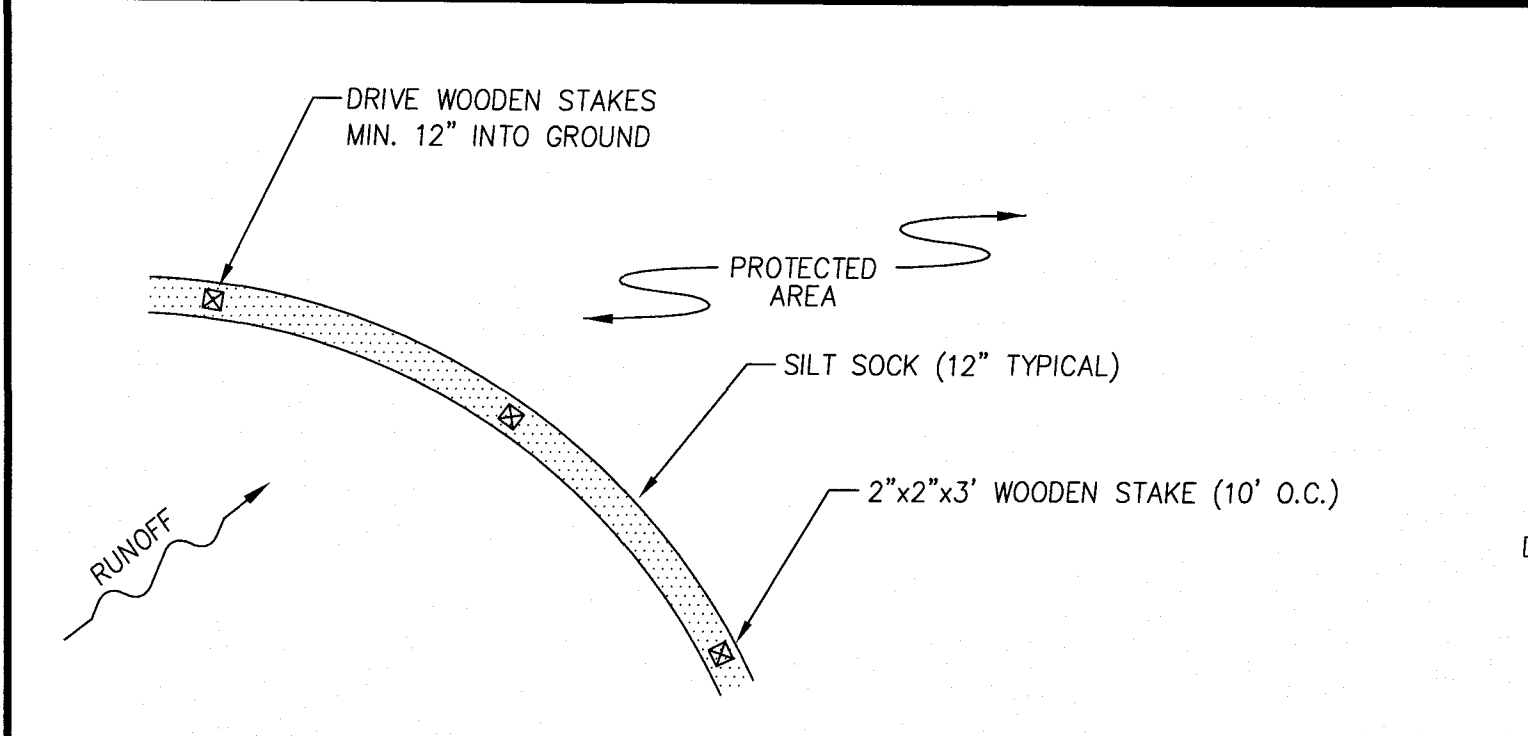
|                                                                                                                                                                          |  |                                                                                |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------|------------------|
| <b>MILLENNIUM ENGINEERING, INC.</b><br>ENGINEERING AND LAND SURVEYING<br>62 ELM ST. SALISBURY, MA 01952 (978) 463-8980<br>13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528 |  | SCALE: AS NOTED<br>DESG. BY: C.M.Y.<br>DATE: JUN. 28, 2022<br>CHKD. BY: E.W.B. | PROJECT: M213946 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------|------------------|

**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

**DRAINAGE  
DETAILS**

SHEET: C-12



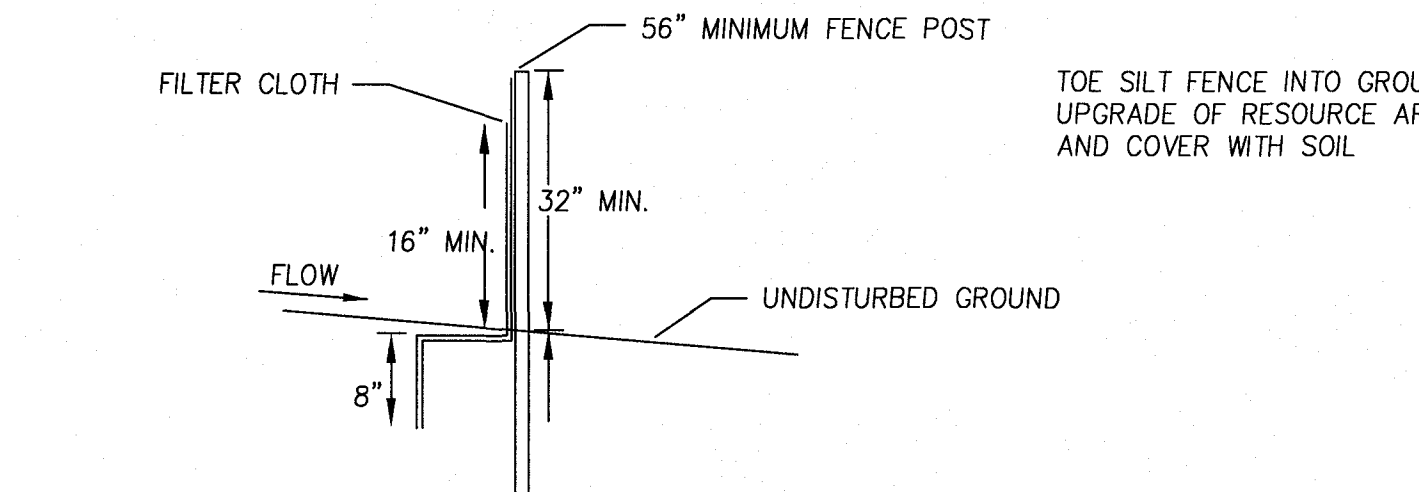
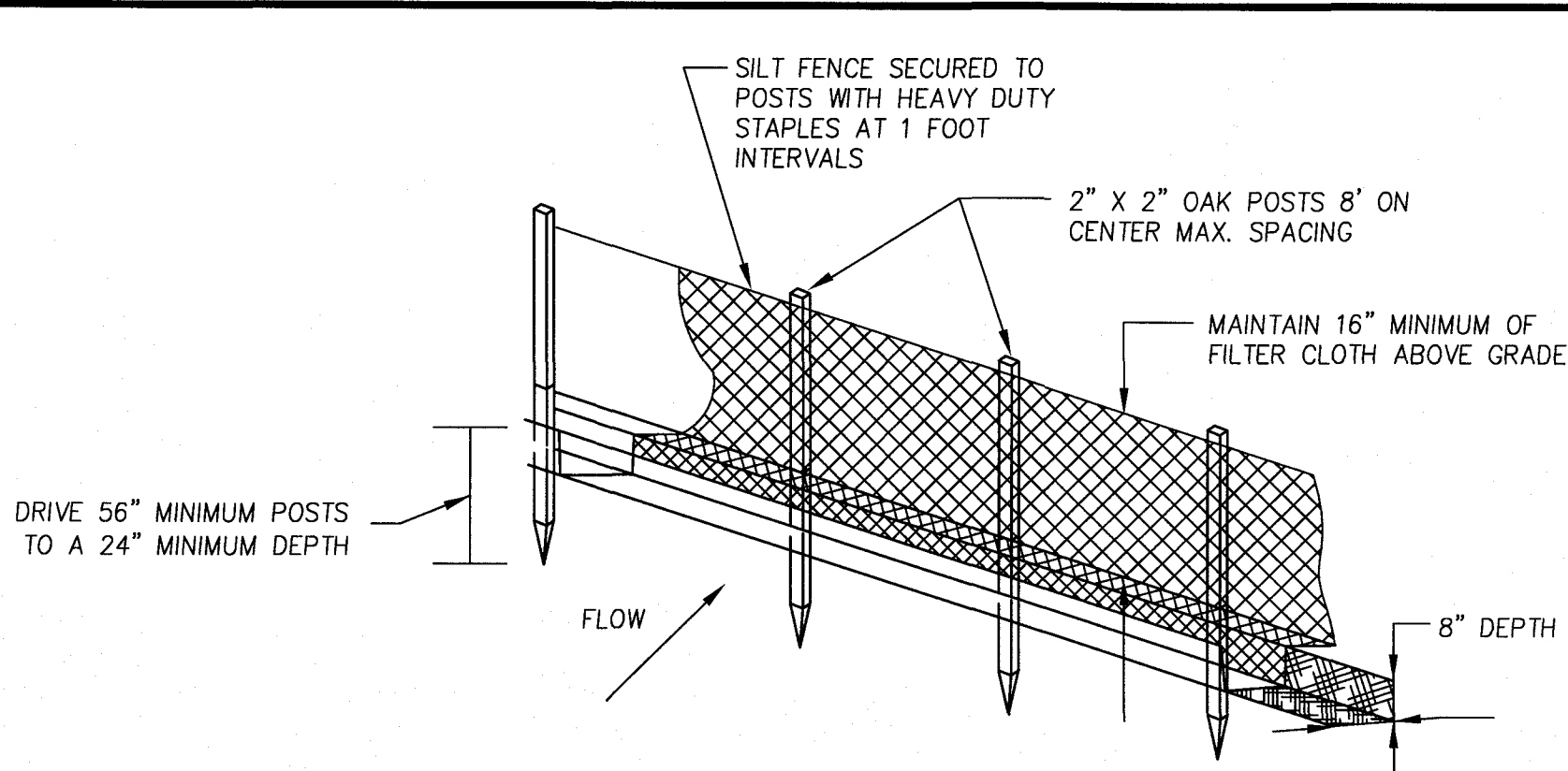


NOTES

- ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
- 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.
- 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.
- SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- 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

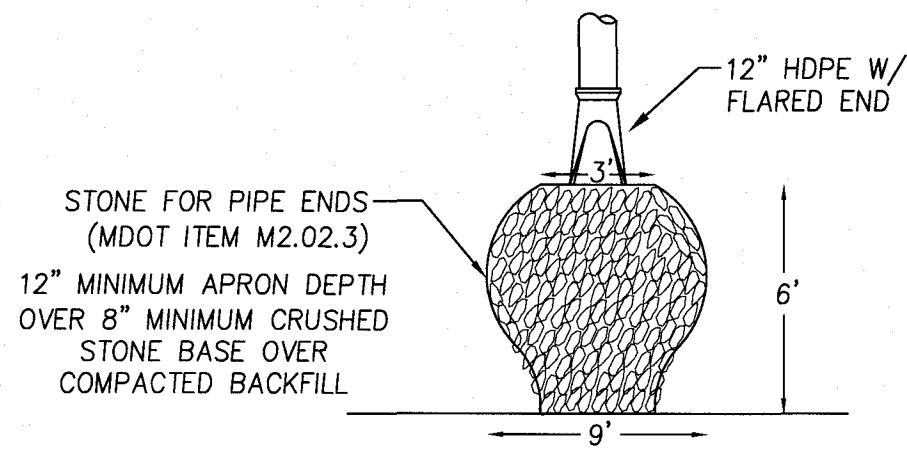
N.T.S.



- POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
- FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE  
INSTALLATION

N.T.S.



NOTE: GEOSYNTHETIC EROSION CONTROL MAT SHALL BE UNDER ALL RIP-RAP

TYPICAL RIP-RAP  
APRON DETAIL

N.T.S.

NOTES

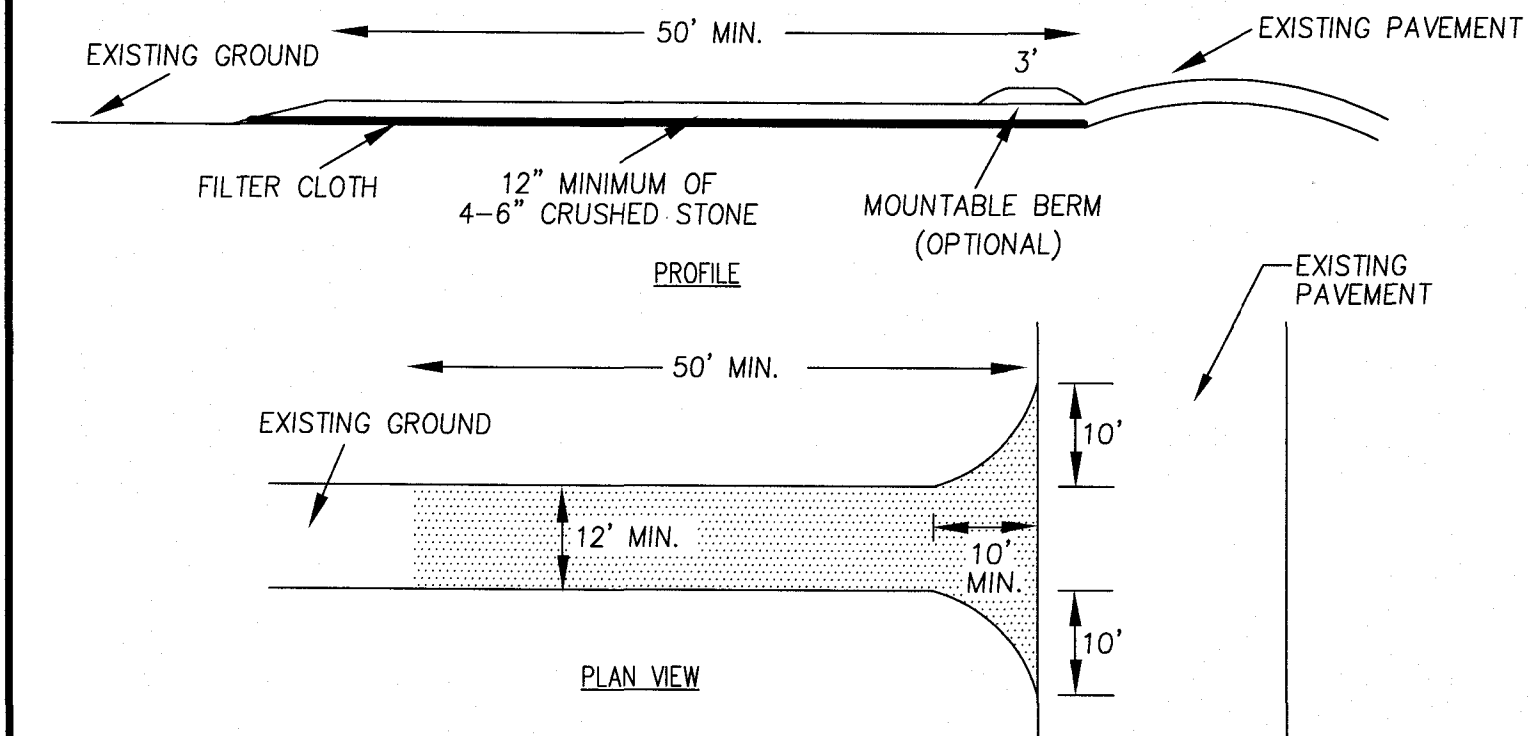
- TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
- 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.
- 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.
- 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.

CONSTRUCTION  
SEQUENCE

- INSTALL EROSION CONTROL AT LIMIT OF WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED.
- REMOVE EXISTING BUILDINGS.
- CLEAR AND GRUB DEBRIS TO LIMIT OF WORK AND DISPOSE OF PROPERLY.
- 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.
- GRADE PAVEMENT TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS MUST BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL UTILITIES/DRAINAGE STRUCTURES.
- PLACE RIPRAP WHERE SHOWN ON PLANS. LOAM AND HYDROSEED SIDESLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
- SPREAD, SHAPE, AND COMPACT PAVEMENT SUBBASE AS PER TYPICAL PAVEMENT SECTION TO ATTAIN FINAL DESIGN ELEVATIONS.
- PERFORM BINDER COURSE PAVING.
- LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
- PERFORM FINAL PAVING (TOP COURSE).
- REMOVE EROSION CONTROL.



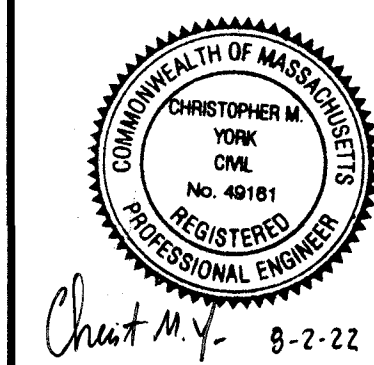
NOTES

- STONE SHALL BE 4-6" CRUSHED STONE OR RECLAIMED STONE.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50'.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 12".
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- 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.
- 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.
- 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

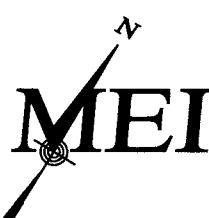
N.T.S.

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



PREPARED FOR  
**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**  
23 COLLINS STREET  
NEWBURYPORT, MA 01950

|     |        |                       |        |                     |                   |
|-----|--------|-----------------------|--------|---------------------|-------------------|
|     |        |                       |        |                     |                   |
|     |        |                       |        |                     |                   |
|     |        |                       |        |                     |                   |
|     |        |                       |        |                     |                   |
|     |        |                       |        |                     |                   |
| 1   | 8/2/22 | ADDRESS TOWN COMMENTS | C.M.Y. | SCALE: AS NOTED     | DESIG. BY: C.M.Y. |
| NO. | DATE   | DESCRIPTION           | BY     | DATE: JUN. 28, 2022 | CHKD. BY: E.W.B.  |



**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

|                  |
|------------------|
| PROJECT: M213946 |
|------------------|

**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

**EROSION CONTROL  
DETAILS**

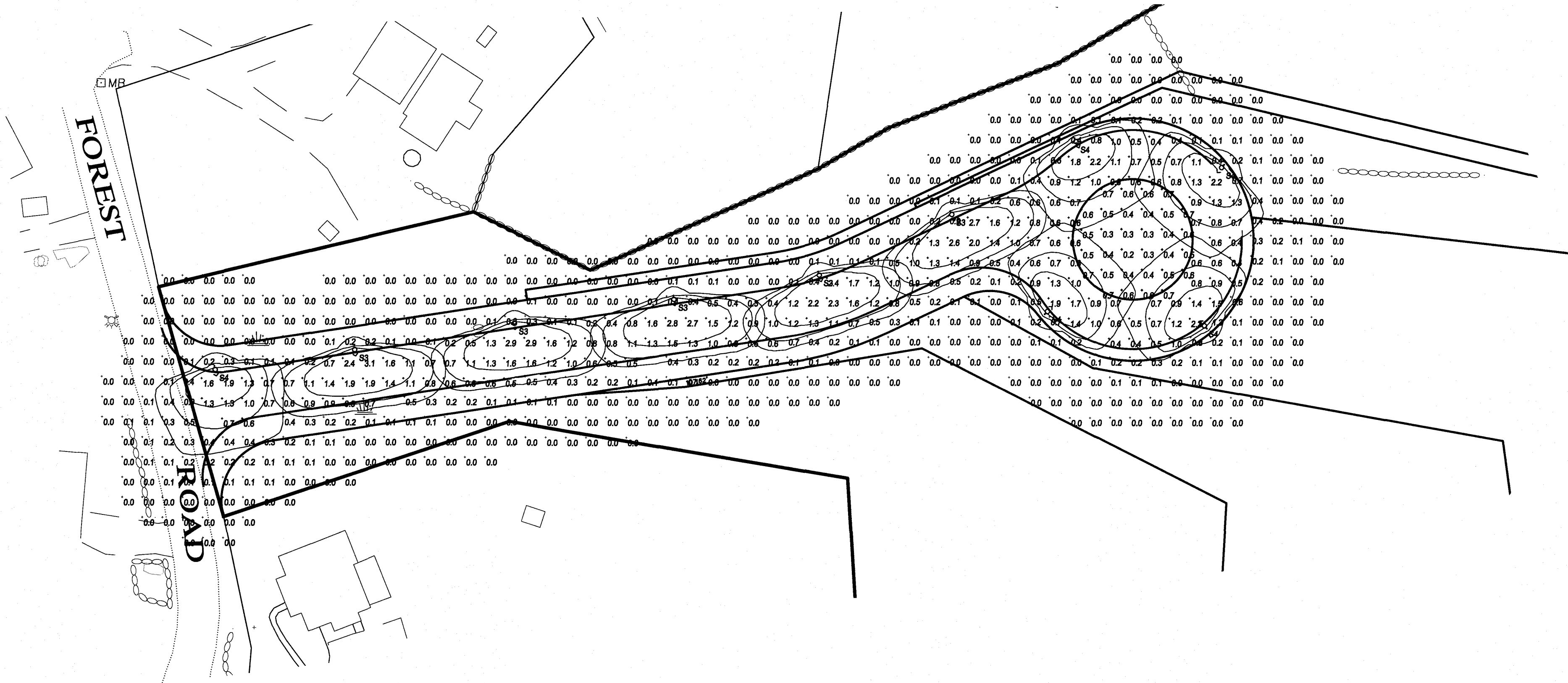
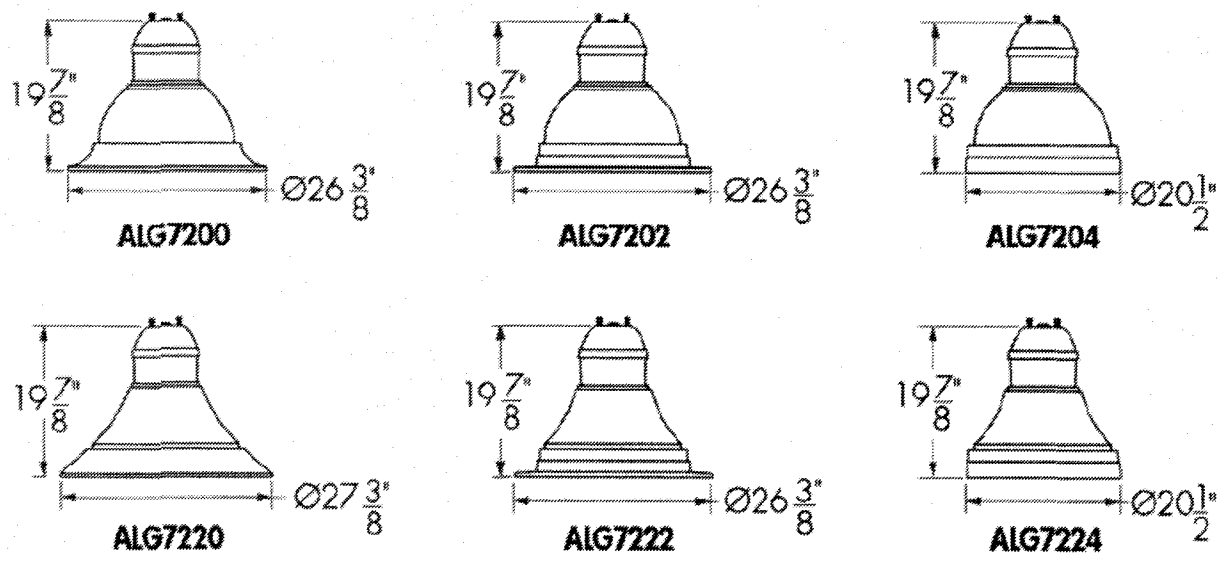
SHEET: C-13

Specification Sheet

allegra  
Allegra Medium

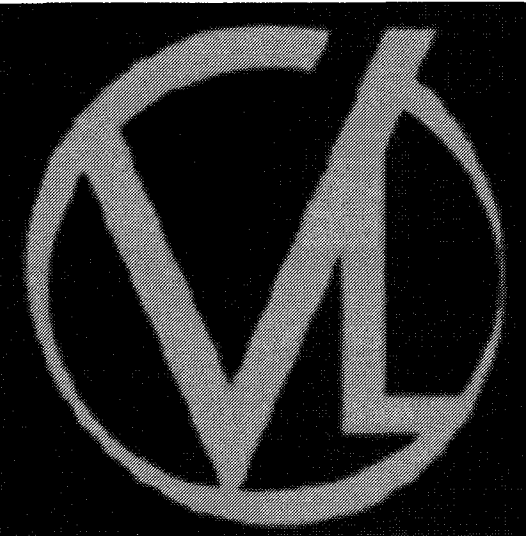
Project Name \_\_\_\_\_ Qty \_\_\_\_\_

Type \_\_\_\_\_ Catalog / Part Number \_\_\_\_\_



| Schedule    |       |     |              |                                                               |                                      |      |                                                     |                 |     |         |
|-------------|-------|-----|--------------|---------------------------------------------------------------|--------------------------------------|------|-----------------------------------------------------|-----------------|-----|---------|
| Symbol      | Label | QTY | Manufacturer | Catalog Number                                                | Description                          | Lamp | Filename                                            | Lumens per Lamp | LLF | Wattage |
| ⤴<br>○<br>⤵ | S3    | 5   | Lumenpulse   | ALG7200120/277<br>SSL S60 30K<br>CRI80 3BLS BK<br>DIM CRC P4  | Allegra Post-top;<br>mounted at 16ft | LED  | ALG-120_277-<br>CSL-S60-30K-<br>CRI 80-3<br>BLS.ies | 3011            | 0.9 | 55      |
| ⤴<br>○<br>⤵ | S4    | 5   | Lumenpulse   | ALG7200 120/277<br>SSL S60 30K<br>CRI80 4BLS BK<br>DIM CRC P4 | Allegra Post-top;<br>mounted at 16ft | LED  | ALG-120_277-<br>CSL-S60-30K-<br>CRI 80-4<br>BLS.ies | 2506            | 0.9 | 55      |

| Statistics          |        |        |        |        |         |         |
|---------------------|--------|--------|--------|--------|---------|---------|
| Description         | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| Center of Circle    | +      | 0.5 fc | 0.7 fc | 0.2 fc | 3.5:1   | 2.5:1   |
| Driveway            | +      | 1.1 fc | 3.1 fc | 0.2 fc | 15.5:1  | 5.5:1   |
| Outside of Driveway | +      | 0.1 fc | 1.3 fc | 0.0 fc | N/A     | N/A     |

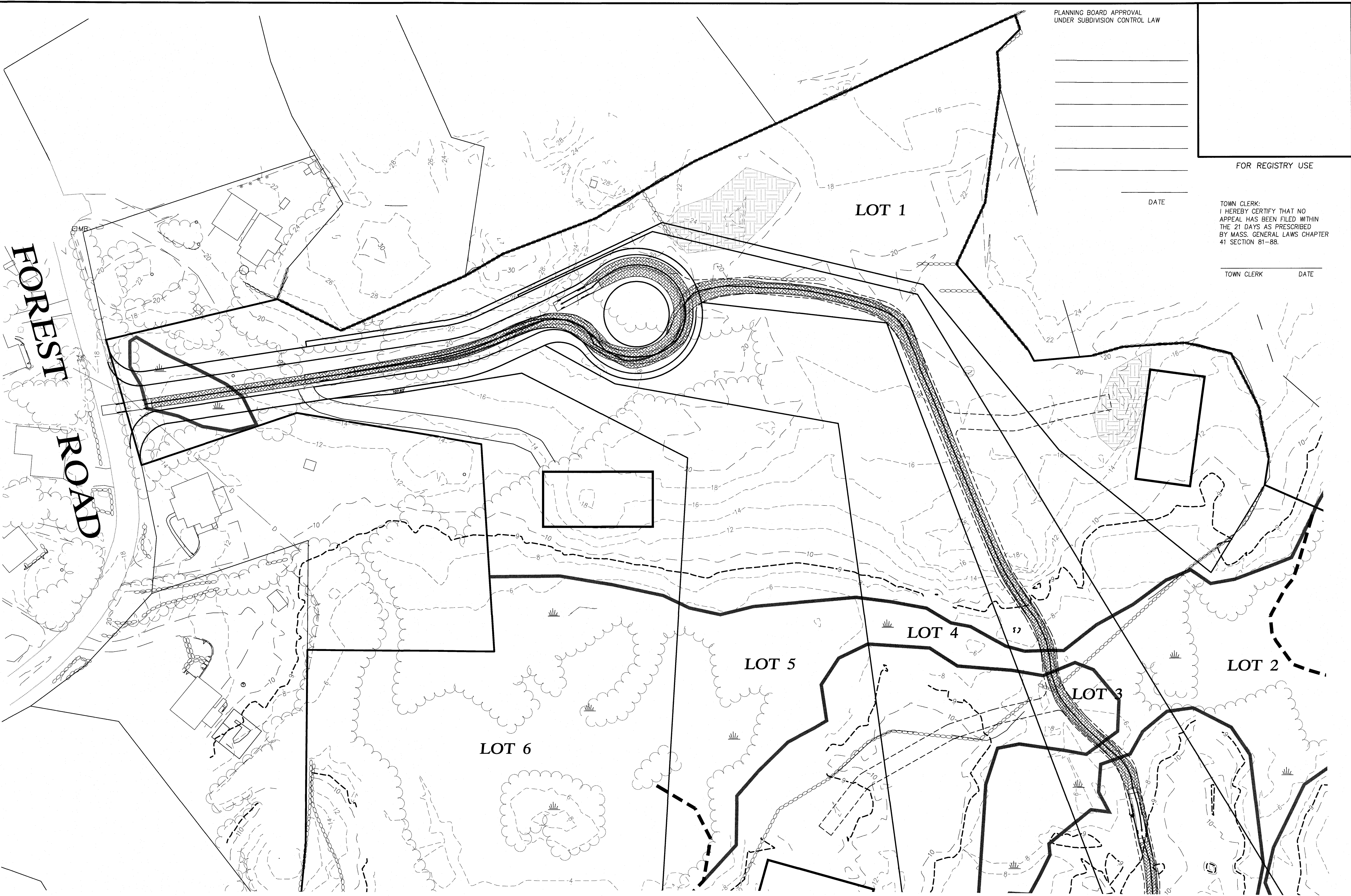
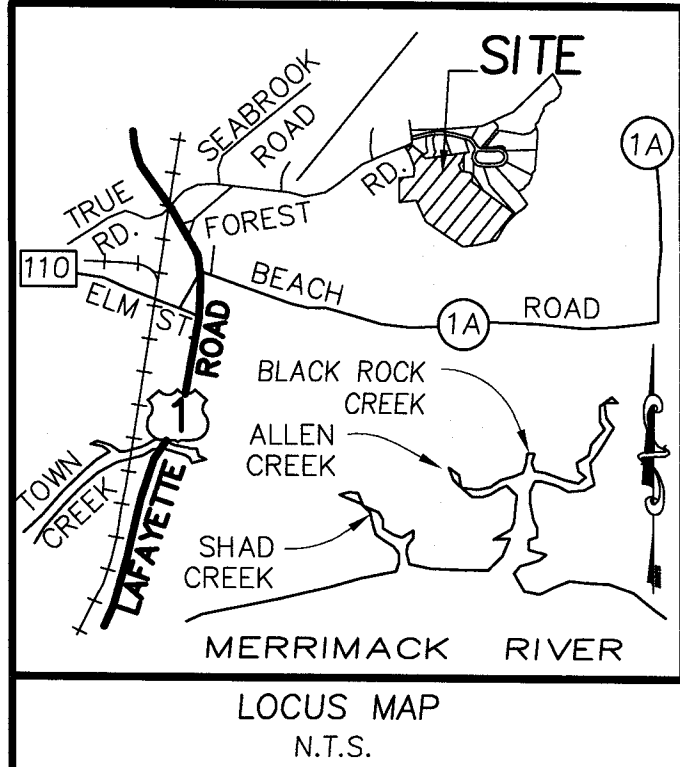


Site Lighting Layout  
At  
100 FOREST ROAD

Designer  
Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842  
Date  
8/2/2022  
Scale  
1"=40'

PROJECT: M213946





PLANNING BOARD APPROVAL  
UNDER SUBDIVISION CONTROL LAW

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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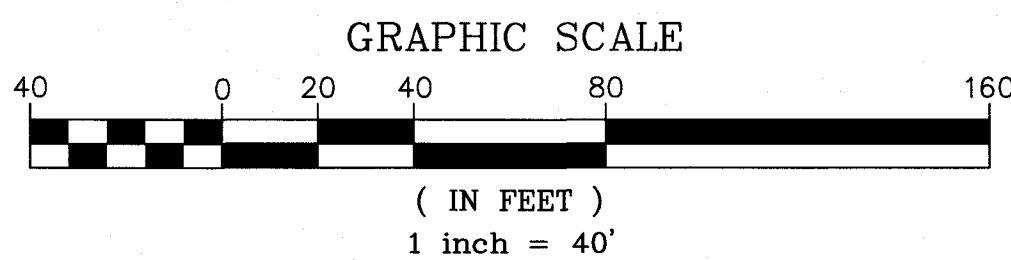
FOR REGISTRY USE

DATE

TOWN CLERK:  
I HEREBY CERTIFY THAT NO  
APPEAL HAS BEEN FILED WITHIN  
THE 21 DAYS AS PRESCRIBED  
BY MASS. GENERAL LAWS CHAPTER  
41 SECTION 81-88.

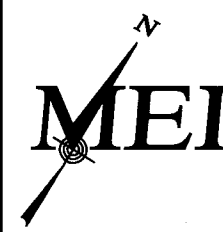
TOWN CLERK

DATE



PREPARED FOR  
**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**  
23 COLLINS STREET  
NEWBURYPORT, MA 01950

| NO. | DATE   | ADDRESS TOWN COMMENTS | C.M.Y. |
|-----|--------|-----------------------|--------|
| 1   | 8/2/22 |                       |        |
|     |        | DESCRIPTION           | BY     |



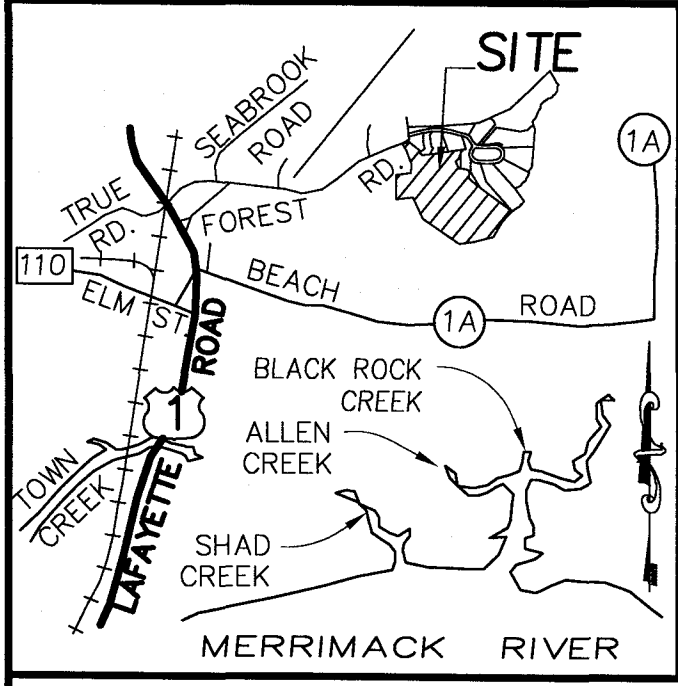
**MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

|                     |                   |                  |
|---------------------|-------------------|------------------|
| SCALE: 1"=40'       | DESIGN BY: C.M.Y. | PROJECT: M213946 |
| DATE: JUN. 28, 2022 | CHKD. BY: E.W.B.  |                  |

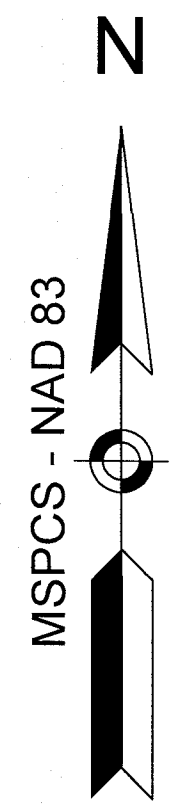
**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

**FIRE TRUCK  
TURNING  
TEMPLATE  
PLAN**  
SHEET: F-1





LOCUS MAP  
N.T.S.



LOT 6

LOT 5

LOT 2

LOT 3

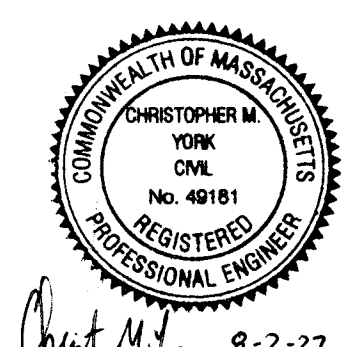
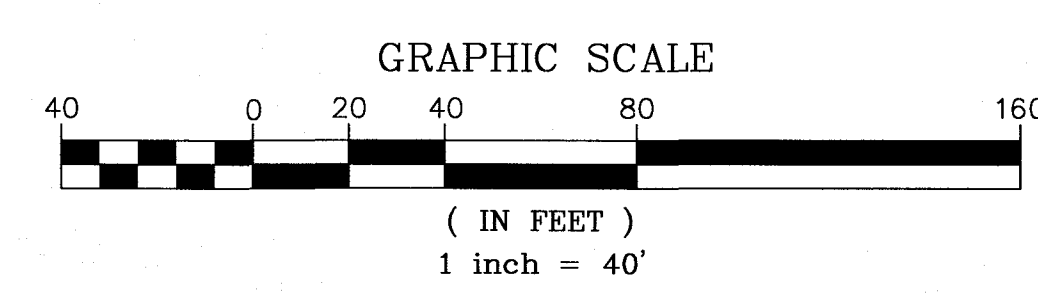
LOT 4

SALT MARSH

SALT MARSH

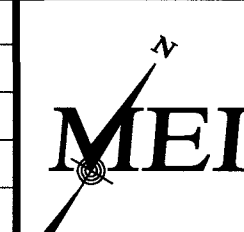
DITCH

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PREPARED FOR  
**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**  
23 COLLINS STREET  
NEWBURYPORT, MA 01950

| NO. | DATE   | DESCRIPTION           | BY     |
|-----|--------|-----------------------|--------|
| 1   | 8/2/22 | ADDRESS TOWN COMMENTS | C.M.Y. |



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|                     |                  |                  |
|---------------------|------------------|------------------|
| SCALE: 1"=40'       | DESG. BY: C.M.Y. | PROJECT: M213946 |
| DATE: JUN. 28, 2022 | CHKD. BY: E.W.B. |                  |

**PLAN OF LAND**  
IN  
**SALISBURY, MA**  
SHOWING  
**PROPOSED 6 LOT SUBDIVISION**  
AT  
**100 FOREST ROAD**

**FIRE TRUCK  
TURNING  
TEMPLATE  
PLAN**  
SHEET: F-2

FOR REGISTRY USE

PLANNING BOARD APPROVAL  
UNDER SUBDIVISION CONTROL LAW

\_\_\_\_\_

\_\_\_\_\_

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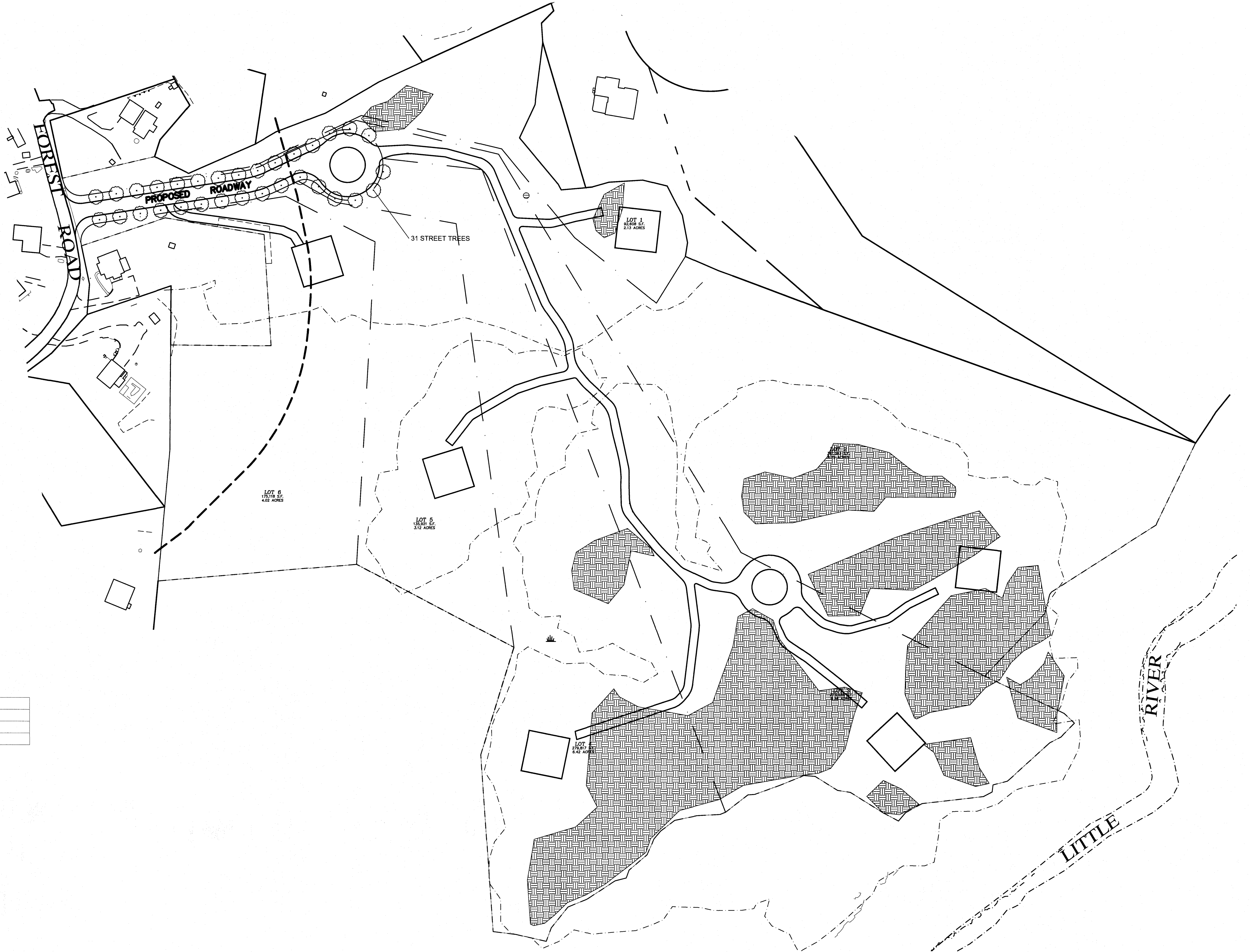
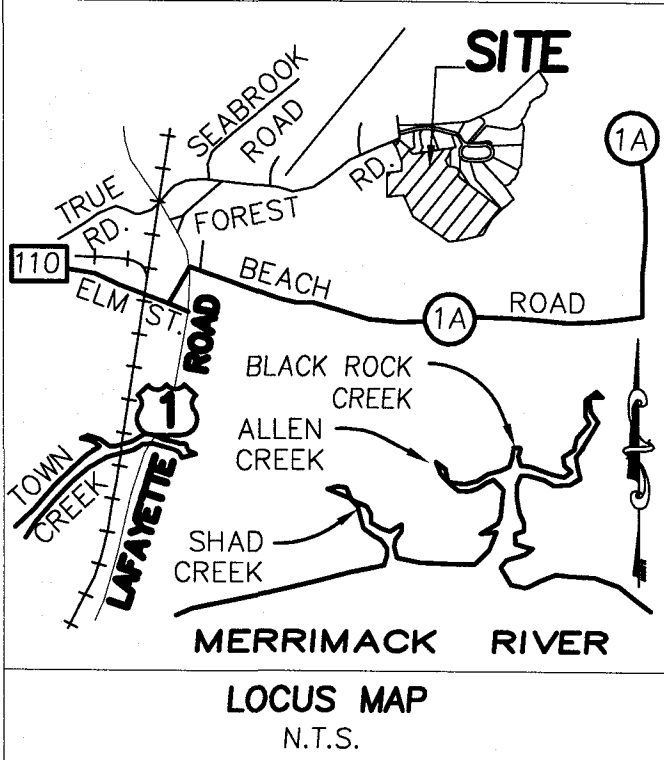
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DATE \_\_\_\_\_

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THE 21 DAYS AS PRESCRIBED  
BY MASS. GENERAL LAWS CHAPTER  
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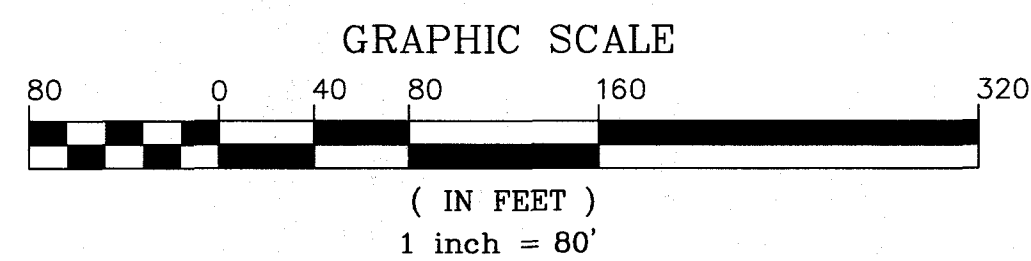
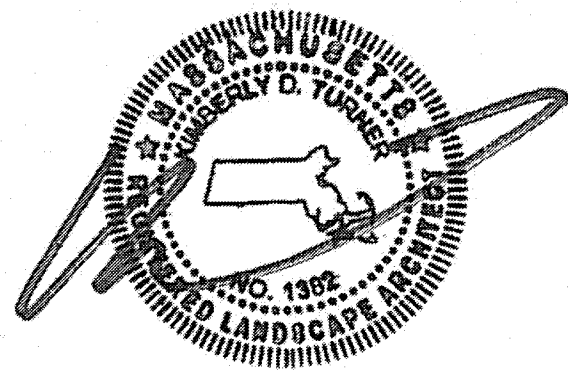
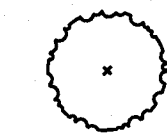
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_





EXAMPLE STREET TREES:

|                   |                 |             |
|-------------------|-----------------|-------------|
| ACER RUBRUM       | RED MAPLE       | 2.5-3" CAL. |
| CARPINUS BETULUS  | COMMON HORNBEAM | 2.5-3" CAL. |
| NYSSA SYLVATICA   | SWEETGUM        | 2.5-3" CAL. |
| QUERCUS PALUSTRIS | PIN OAK         | 2.5-3" CAL. |



PREPARED FOR  
**OLD SILVER ESTUARY ON LITTLE RIVER, LLC**  
23 COLLINS STREET  
NEWBURYPORT, MA 01950

| NO. | DATE    | DESCRIPTION | BY |
|-----|---------|-------------|----|
| 4   |         |             |    |
| 3   |         |             |    |
| 2   |         |             |    |
| 1   | 7/13/22 | FOR REVIEW  | KT |

**KD Turner Design**  
landscape architecture  
27 High St.  
Newburyport, MA 01950  
ph) 781.632.6004

SCALE: 1"=80'  
DATE: JULY 13, 2022

**PLAN OF LAND**  
IN  
**SALISBURY, MA**

**SHOWING**  
PROPOSED 6 LOT SUBDIVISION  
AT  
100 FOREST ROAD

**L-1**