## ZONING SUMMARY

ZONE: PUD – PLANNED UNIT DEVELOPMENT
PROPOSED PROJECT IS AN ALLOWED BY RIGHT USE

| | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT AREA | 5 ACRES | ±26 ACRES |
| MINIMUM LOT FRONTAGE | 300 FEET | ±890 FEET (RT 150) |
| MINIMUM YARDS | | |
| FRONT | 20 FEET | ±26 FEET |
| SIDE | 50 FEET | ±79 FEET |
| REAR | 35 FEET | N/A |
| MAXIMUM HEIGHT | 35 FEET (3 STORIES) | 35 FEET (2 1/2 STORIES) |
| MAXIMUM BUILDING AREA | 35% | ±12% |
| MINIMUM OPEN SPACE | 50% | ±16.9 ACRES (66%) |

## SITE NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN, STATE, AND FEDERAL CODES.
2. STRIPE DRIVES AS SHOWN. DOUBLE CENTER LINE SHALL BE PAINTED USING YELLOW TRAFFIC PAINT AND, STOP BARS, AND CROSSWALKS USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248, TYPE "N".
3. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
4. STOP BARS SHALL BE TWELVE (12) INCHES WIDE.
5. CROSSWALKS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT THREE (3) FEET O.C. BORDERED BY TWELVE (12) INCH WIDE LINES.
6. CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
7. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINE AND GRADES. THE ENGINEER IS TO PROVIDE COORDINATES FOR BUILDING PAD EXCAVATION, FIELD LAYOUT AND EDGE OF PAVEMENT PC'S AND PT'S.
8. COORDINATE ALL WORK WITH IN THE PUBLIC RIGHT OF WAYS WITH THE TOWN OF AMESBURY AND MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (ROUTE 150).
9. THE LOCATION OF THE PROPOSED PUBLIC ACCESS TRAIL SHOWN IS APPROXIMATE. THE TRAIL ALIGNMENT MAY SHIFT IN THE FIELD IN ORDER TO PRESERVE TREES AND OTHER NATURAL FEATURES.
10. THE PROPOSED PEDESTRIAN SHOULDERS SHALL BE STAMPED PAVEMENT WITH A BRICK PATTERN PAINTED BRICK RED BORDERED BY A 4" PAINTED WHITE LINE.
11. THE PROPOSED ON-SITE DRIVES SHOWN SHALL BE PRIVATE AND MAINTAINED BY THE CONDO ASSOCIATION AND WILL NOT BE THE RESPONSIBILITY OF THE CITY OF AMESBURY.

0 60 120 240 feet
SCALE: 1" = 60'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BORDERING VEGETATED WETLAND
- MEAN HIGH WATER
- EDGE OF PAVEMENT
- GUARD RAIL
- SIGN
- TREE LINE
- EXISTING TREE
- LIGHT
- STONE BOUND
- IRON PIPE
- DRILL HOLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIGN
- PROPOSED GUARD RAIL
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED TREE LINE
- PROPOSED LIGHT
- PROPOSED 9'x18' PARKING SPACE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN SHOULDER
- TYPICAL SNOW STORAGE AREA
- REINFORCED VEGETATED SLOPE
- WETLANDS
- PROPOSED TREELINE/FOREST
- PROPOSED OPEN AREA
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED WALK

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|

OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

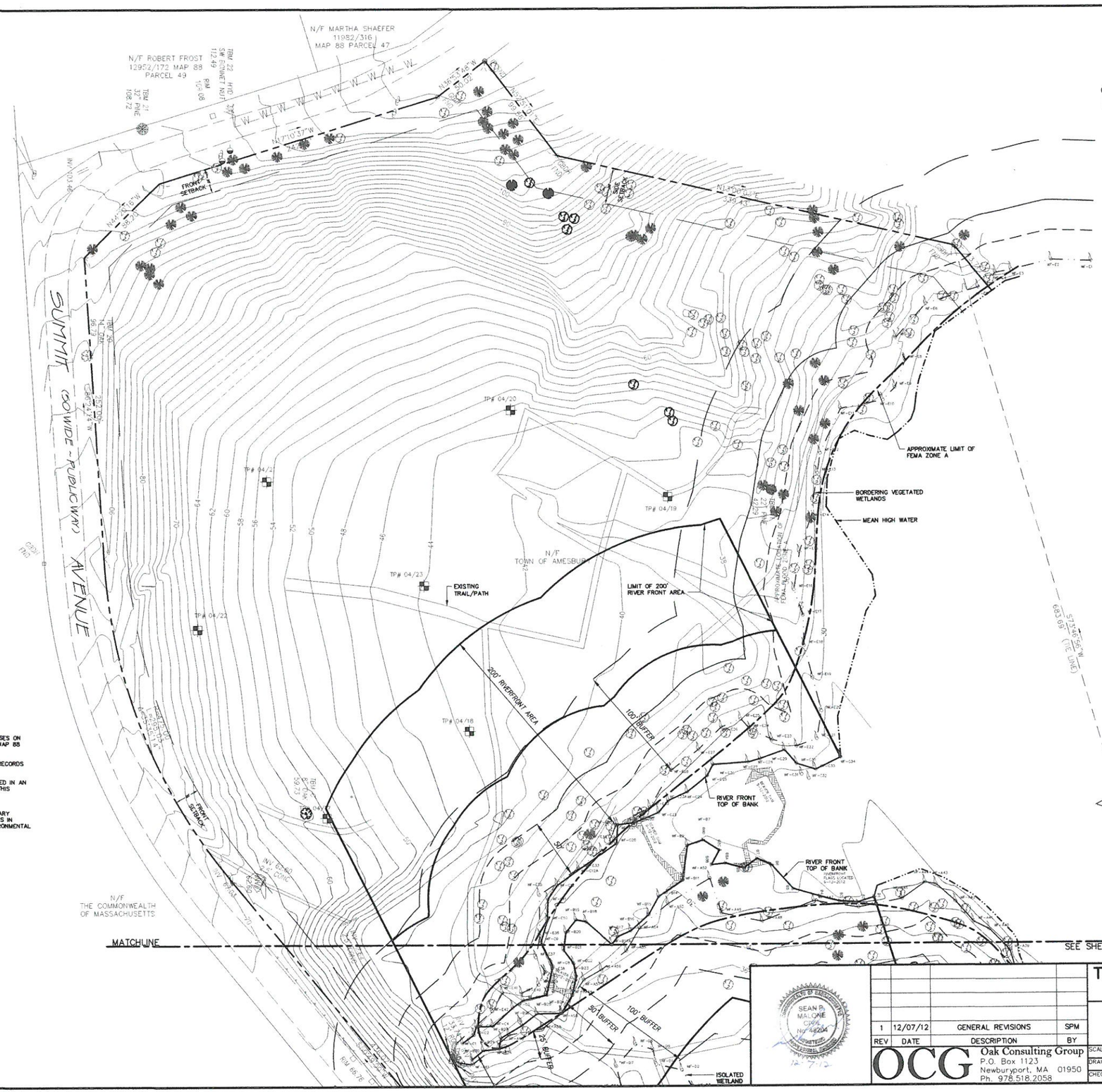
# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## OVERALL SITE PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS NOTED | DESIGN: | SPM |
| DRAWN: | SPM | PROJECT: | 12013 |
| CHECKED: | PFA | DATE: | 11/12/12 |

SHEET: C-002




## LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BORDERING VEGETATED WETLAND
- RIVER FRONT TOP OF BANK
- 25' BUFFER
- 50' BUFFER
- 100' BUFFER
- 200' RIVER FRONT AREA
- MEAN HIGH WATER
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- EDGE OF PAVEMENT
- GUARD RAIL
- SIGN
- TREE LINE
- DRAIN
- SEWER
- WATER
- OVERHEAD WIRE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- LIGHT
- UTILITY POLE
- GUY WIRE
- EXISTING TREE
- TEST PIT
- WETLAND FLAG
- STONE BOUND
- IRON PIPE

## OWNER REFERENCE

| | |
|---|---|
| OWNER OF RECORD: | TOWN OF AMESBURY |
| ASSESSORS REFERENCE: | PARCEL 87-1<br>PARCEL 88-50 |
| AREA | 24.51± ACRES |
| ZONING: | PUD |

## NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES ON THE PARCELS KNOWN AS TOWN OF AMESBURY ASSESSOR MAP 87 PARCEL 1 AND MAP 88 PARCEL 50 AS SHOWN HEREON.
2. OWNERSHIP OF ABUTTING LAND ACCORDING THE TOWN OF AMESBURY ASSESSOR'S RECORDS AS OF THE DATE OF THIS SURVEY.
3. PHYSICAL FEATURES AND PROPERTY LINE LOCATIONS SHOWN HEREON WERE PROVIDED IN AN AUTOCAD DRAWING BY BENCHMARK ENGINEERING CORP. IT IS UNDERSTOOD THAT THIS DRAWING WAS THE RESULT OF A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY CAMMETT ENGINEERING IN SPRING OF 2004.
4. WETLAND FLAGS SHOWN HEREON WERE THE RESULT OF ON-SITE WETLANDS BOUNDARY DETERMINATION BY HUGHES ENVIRONMENTAL AND FIELD LOCATED BY OAK ENGINEERS IN SPRING OF 2010. SUPPLEMENTAL FLAGGING OF THE RIVERFRONT BY HUGHES ENVIRONMENTAL IN THE FALL OF 2012.

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

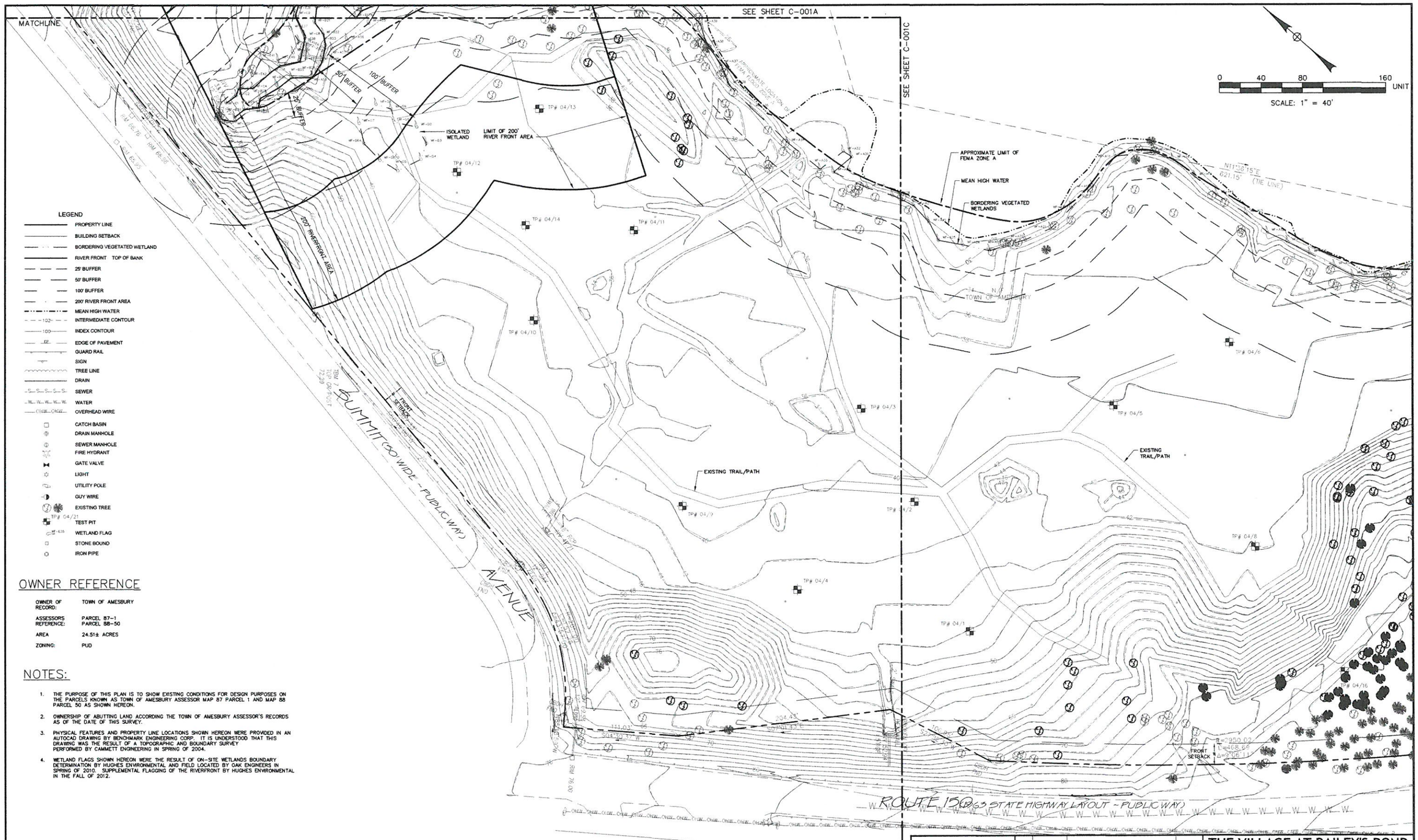
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## EXISTING CONDITIONS PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-001A | |
| CHECKED: PFA | DATE: 9/30/11 | | |




## OWNER REFERENCE

| | |
|---|---|
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| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

COMMONWEALTH OF MASSACHUSETTS SEAN P. MALONE CIVIL No. 48204 REGISTERED PROFESSIONAL ENGINEER 12/7/12

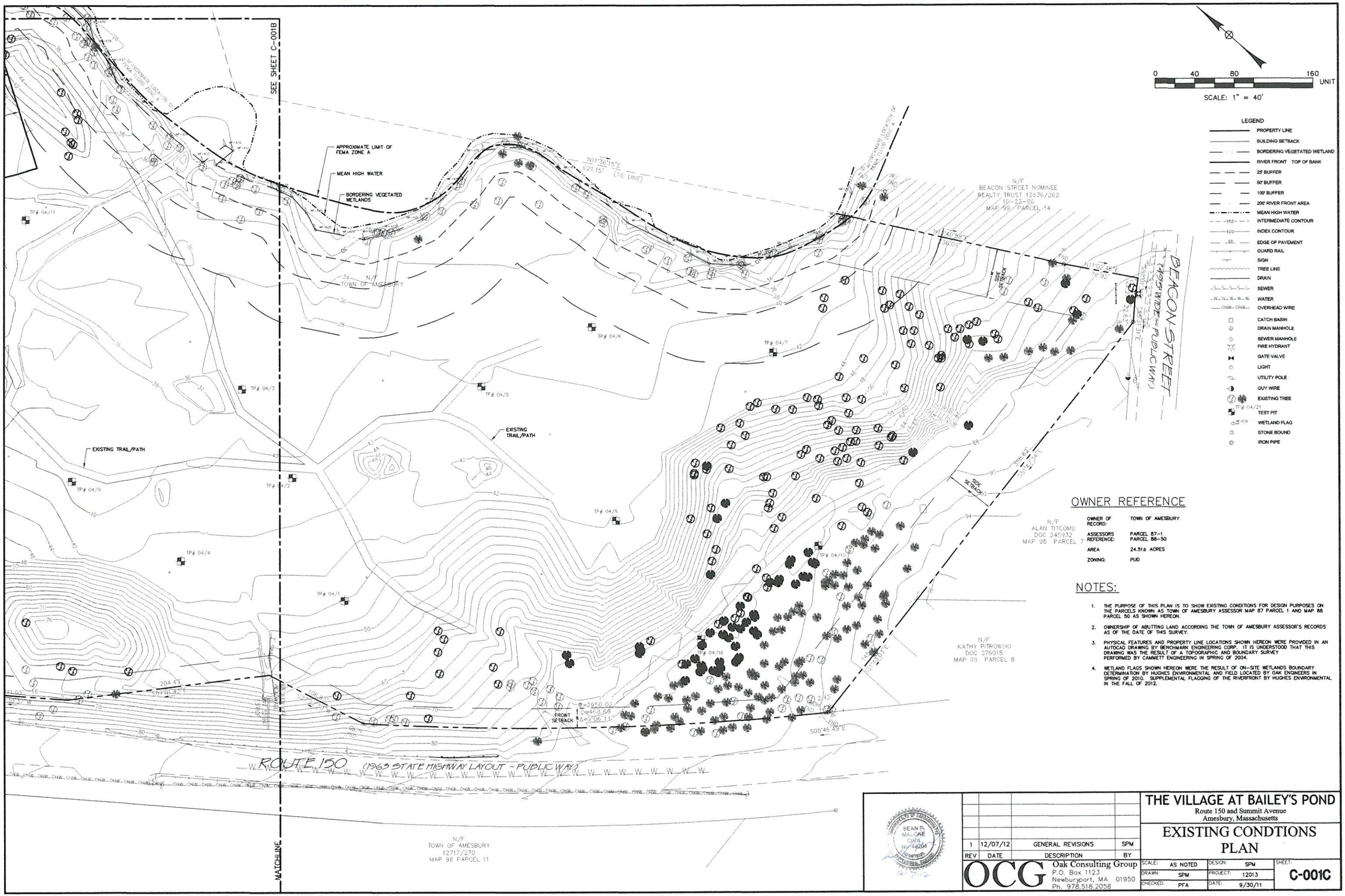
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## EXISTING CONDTIONS PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-001B | |
| DRAWN: SPM | PROJECT: 12013 | | |
| CHECKED: PFA | DATE: 9/30/11 | | |




## OWNER REFERENCE

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| OWNER OF RECORD: | TOWN OF AMESBURY |
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COMMONWEALTH OF MASSACHUSETTS
SEAN P. MALONE
OAK
No. 48204
REGISTERED PROFESSIONAL ENGINEER
12/7/12

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

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Newburyport, MA 01950
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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## EXISTING CONDTIONS PLAN

| | | | | |
|---|---|---|---|---|
| SCALE: | AS NOTED | DESIGN: | SPM | SHEET: |
| DRAWN: | SPM | PROJECT: | 12013 | C-001C |
| CHECKED: | PFA | DATE: | 9/30/11 | |

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BORDERING VEGETATED WETLAND
- MEAN HIGH WATER
- EDGE OF PAVEMENT
- GUARD RAIL
- SIGN
- TREE LINE
- EXISTING TREE
- LIGHT
- STONE BOUND
- IRON PIPE
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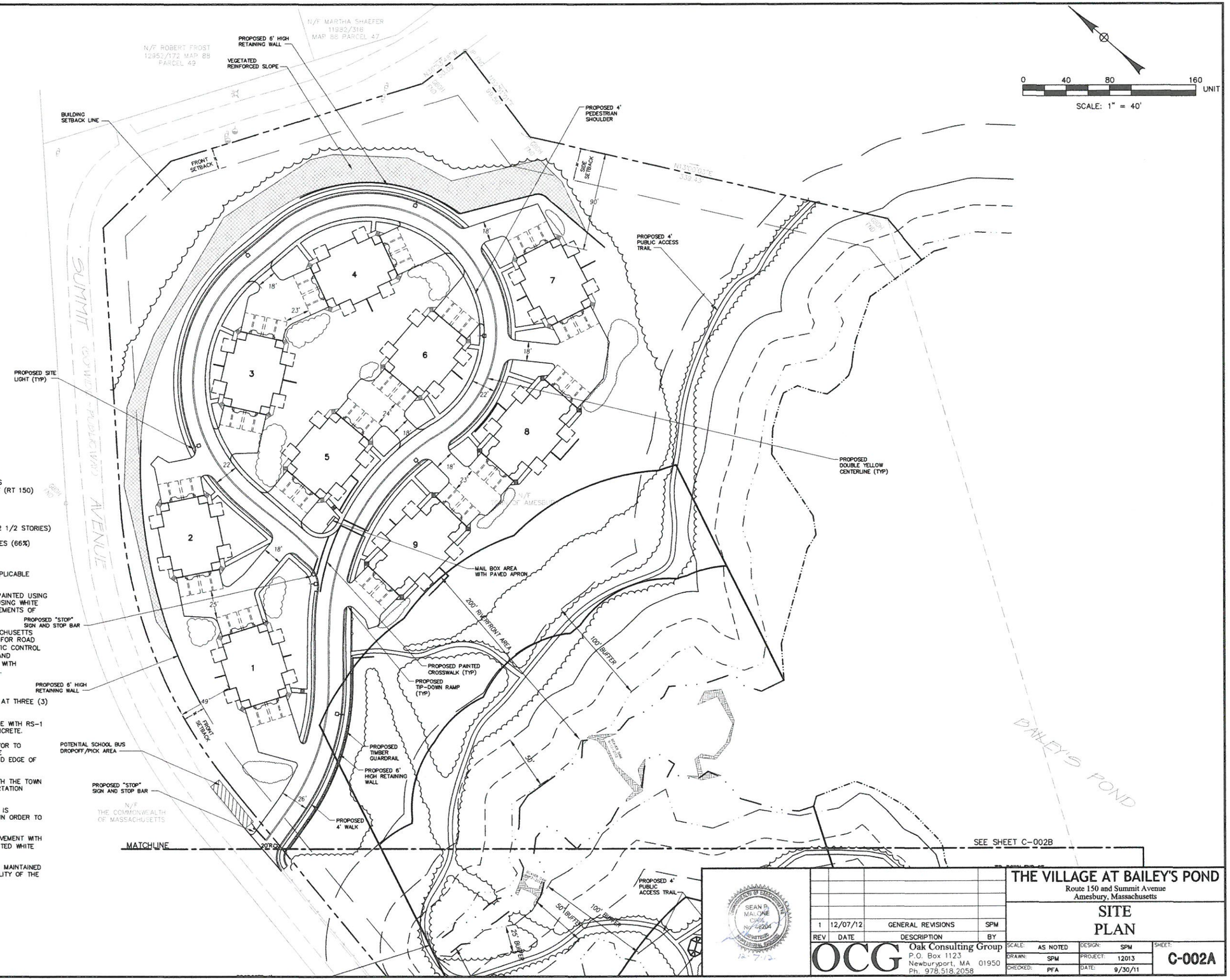
- PROPOSED 9'x18' PARKING SPACE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN SHOULDER
- TYPICAL SNOW STORAGE AREA
- REINFORCED VEGETATED SLOPE




## ZONING SUMMARY

ZONE: PUD – PLANNED UNIT DEVELOPMENT
PROPOSED PROJECT IS AN ALLOWED BY RIGHT USE

| | REQUIRED | PROPOSED |
|---|---|---|
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## SITE NOTES:

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COMMONWEALTH OF MASSACHUSETTS
SEAN P. MALONE
CIVIL
No. 48204
REGISTERED PROFESSIONAL ENGINEER

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

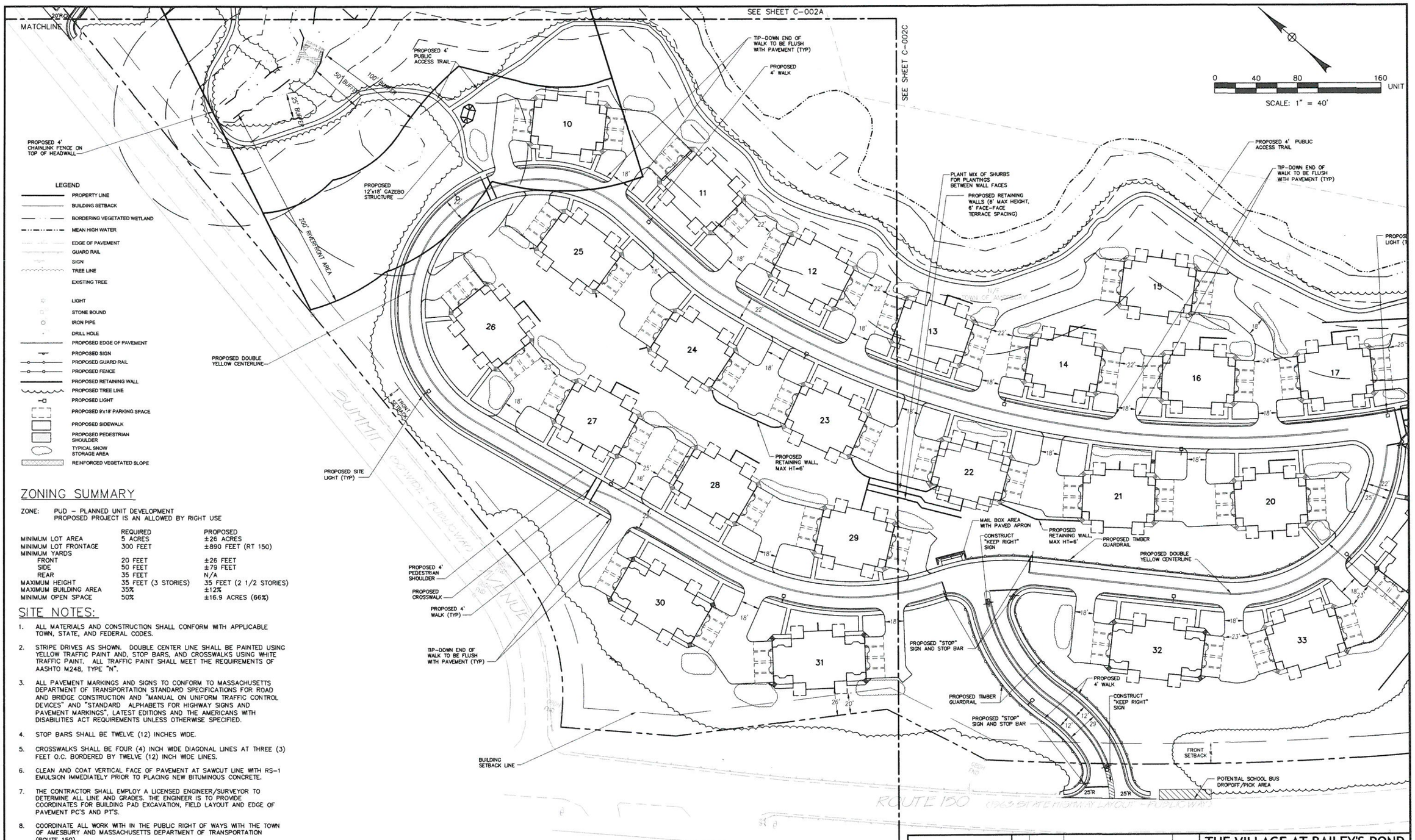
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-002A |
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |

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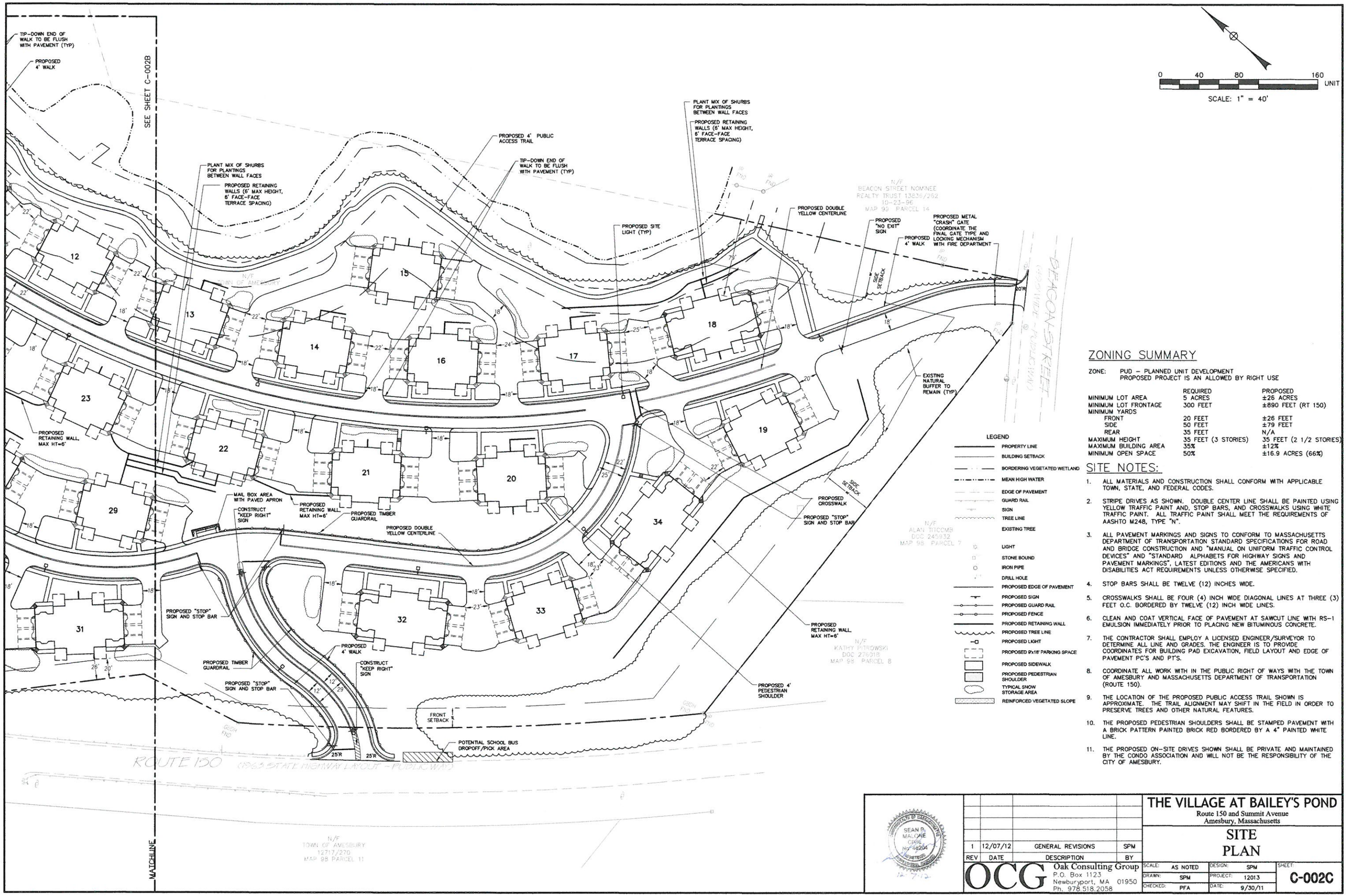
# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-002B |
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |

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SEAN P. MALONE CIVIL No. 46204 REGISTERED PROFESSIONAL ENGINEER

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-002C | |
| CHECKED: PFA | DATE: 9/30/11 | | |

## GRADING & DRAINAGE NOTES:

1. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 4" SCREENED LOAM, HYDROSEED & FERTILIZER.
2. SEE SHEET EXISTING CONDITIONS PLANS FOR BENCHMARK INFORMATION. CONTRACTOR SHALL RELOCATE ALL BENCHMARKS PRIOR TO DISTURBING BENCHMARKS.
3. ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE NOTED (HANCOR "HIQ", ADS "N-12", OR APPROVED EQUAL).
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
5. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXITS AND DRIVEWAYS.
7. ALL CATCHBASINS AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER THE UPSTREAM AREA IS STABILIZED.
8. THE LOCATION OF THE PROPOSED PUBLIC ACCESS TRAIL SHOWN IS APPROXIMATE. THE TRAIL ALIGNMENT MAY SHIFT IN THE FIELD IN ORDER TO PRESERVE TREES OR OTHER NATURAL FEATURES.
9. ALL CONSTRUCTED SLOPES 2:1 OR GREATER SHALL BE REVIEWED BY A MASSACHUSETTS PROFESSIONAL ENGINEER TO MONITOR ANY SLOUGHING OR SEEPAGE. ANY EROSION OR INSTABILITY NOTED SHALL BE IMMEDIATELY ADDRESSED WITH THE APPLICATION OF JUTE MATTING OR OTHER ACCEPTIBLE MEANS OF STABILIZATION.

COMPACTION REQUIREMENTS

| LOCATION | MINIMUM DENSITY* |
|---|---|
| BELOW PAVED OR CONCRETE AREAS | 95% |
| TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL | 95% |
| BELOW LOAM AND SEED AREAS | 90% |

* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

## EROSION CONTROL NOTES:

1. SEE EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL EROSION CONTROL PROCEDURES AND CONSTRUCTION SEQUENCING.
2. PROVIDE INLET PROTECTION BARRIERS FOR ALL PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
3. INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCE LOCATIONS, SO AS TO MINIMIZE SEDIMENT TRACKING OFFSITE FOR THE DURATION OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
5. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

SEAN P. MALONE CIVIL No. 49204 COMMONWEALTH OF MASSACHUSETTS 12-7-12

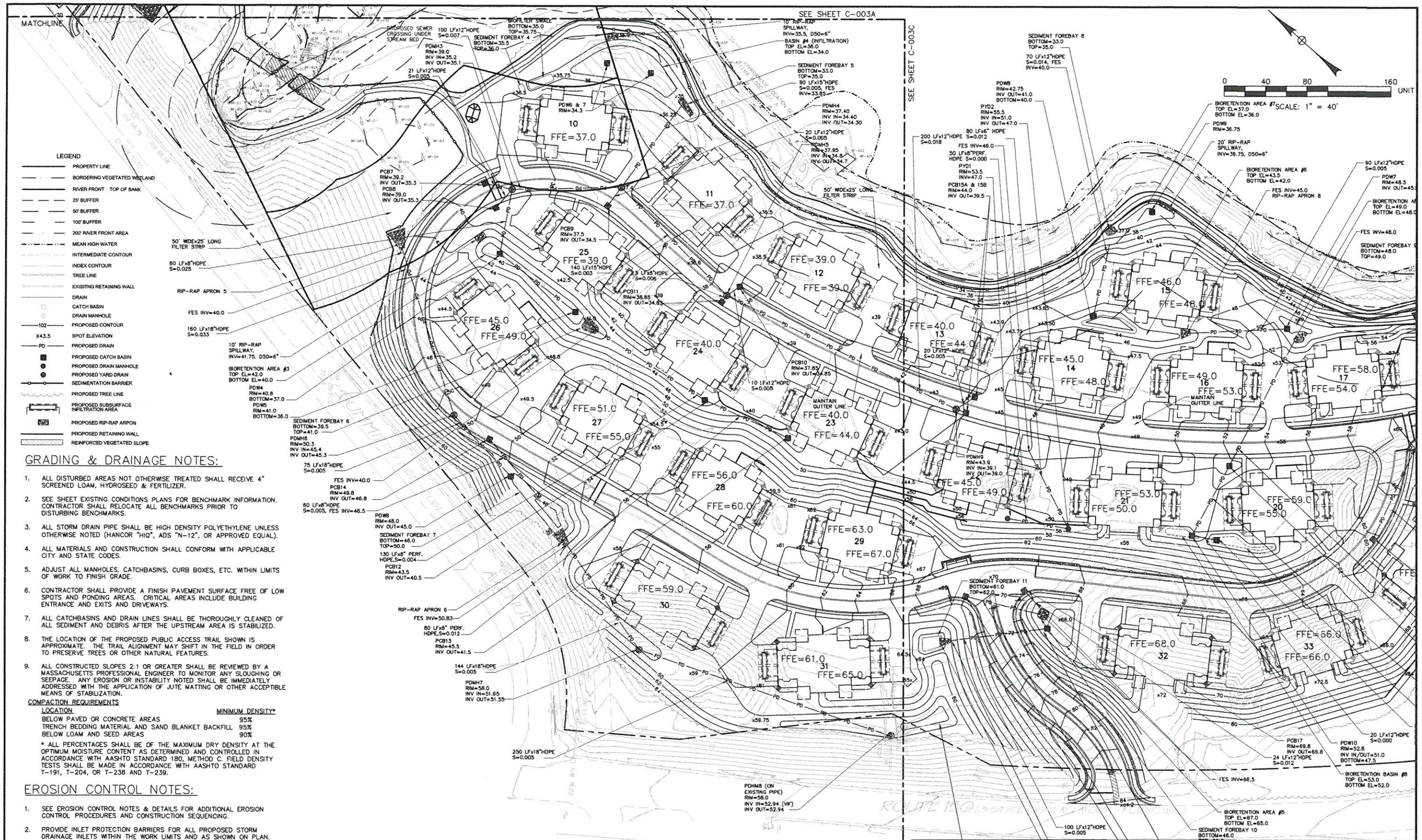
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## GRADING DRAINAGE & EROSION CONTROL PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-003A |
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |




## GRADING & DRAINAGE NOTES:

1. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 4" SCREENED LOAM, HYDROSEED & FERTILIZER.
2. SEE SHEET EXISTING CONDITIONS PLANS FOR BENCHMARK INFORMATION. CONTRACTOR SHALL RELOCATE ALL BENCHMARKS PRIOR TO DISTURBING BENCHMARKS.
3. ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE NOTED (HANCOR "HIQ", ADS "N-12", OR APPROVED EQUAL).
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
5. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXITS AND DRIVEWAYS.
7. ALL CATCHBASINS AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER THE UPSTREAM AREA IS STABILIZED.
8. THE LOCATION OF THE PROPOSED PUBLIC ACCESS TRAIL SHOWN IS APPROXIMATE. THE TRAIL ALIGNMENT MAY SHIFT IN THE FIELD IN ORDER TO PRESERVE TREES OR OTHER NATURAL FEATURES.
9. ALL CONSTRUCTED SLOPES 2:1 OR GREATER SHALL BE REVIEWED BY A MASSACHUSETTS PROFESSIONAL ENGINEER TO MONITOR ANY SLOUGHING OR SEEPAGE. ANY EROSION OR INSTABILITY NOTED SHALL BE IMMEDIATELY ADDRESSED WITH THE APPLICATION OF JUTE MATTING OR OTHER ACCEPTIBLE MEANS OF STABILIZATION.

COMPACTION REQUIREMENTS

| LOCATION | MINIMUM DENSITY* |
|---|---|
| BELOW PAVED OR CONCRETE AREAS | 95% |
| TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL | 95% |
| BELOW LOAM AND SEED AREAS | 90% |

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## EROSION CONTROL NOTES:

1. SEE EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL EROSION CONTROL PROCEDURES AND CONSTRUCTION SEQUENCING.
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3. INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCE LOCATIONS, SO AS TO MINIMIZE SEDIMENT TRACKING OFFSITE FOR THE DURATION OF CONSTRUCTION.
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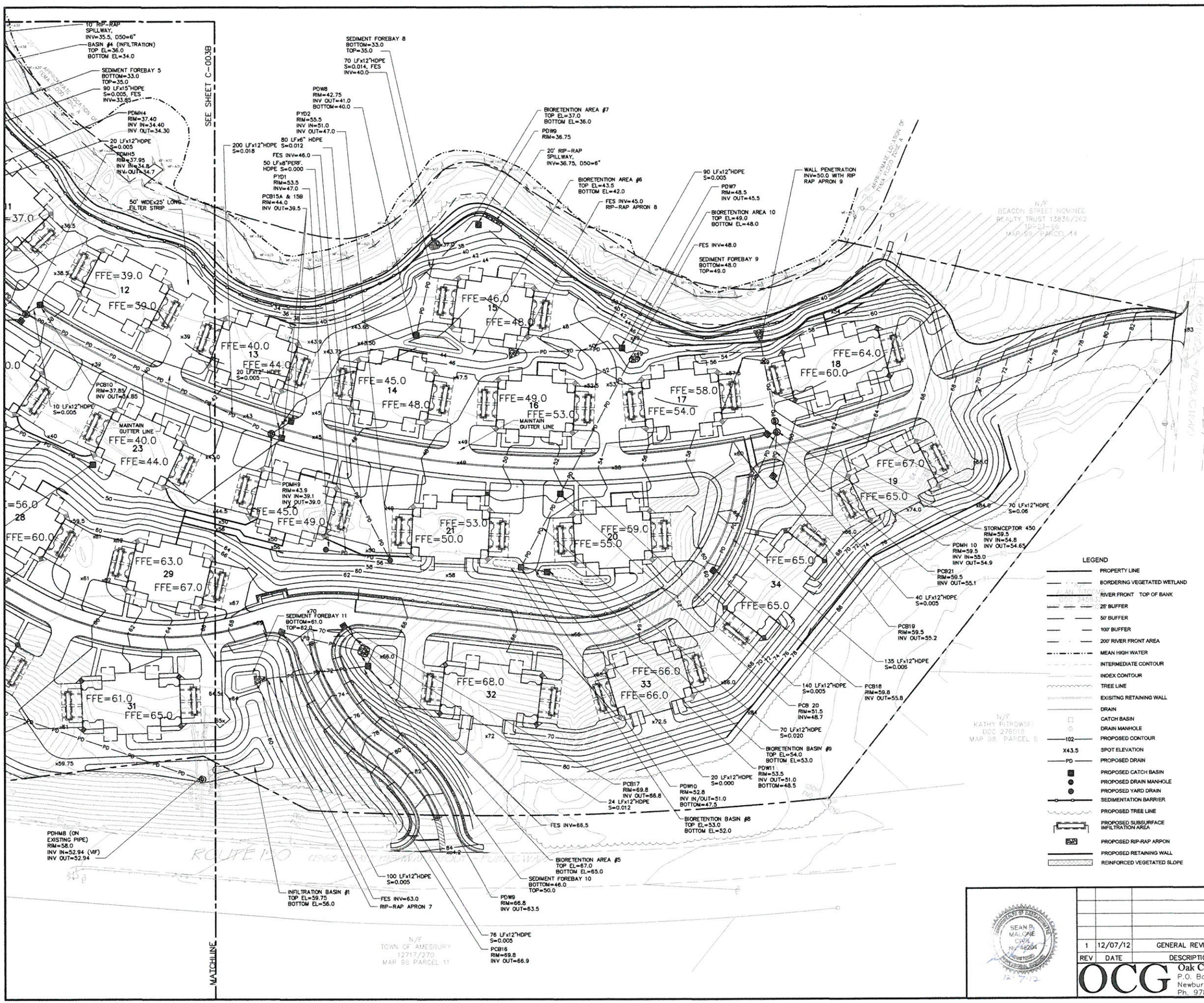
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058


# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## GRADING DRAINAGE & EROSION CONTROL PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-003B | |
| CHECKED: PFA | DATE: 9/30/11 | | |

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| LOCATION | MINIMUM DENSITY* |
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LEGEND

- PROPERTY LINE
- BORDERING VEGETATED WETLAND
- RIVER FRONT TOP OF BANK
- 25' BUFFER
- 50' BUFFER
- 100' BUFFER
- 200' RIVER FRONT AREA
- MEAN HIGH WATER
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- TREE LINE
- EXISITNG RETAINING WALL
- DRAIN
- CATCH BASIN
- DRAIN MANHOLE
- 102 — PROPOSED CONTOUR
- X43.5 — SPOT ELEVATION
- PD — PROPOSED DRAIN
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED YARD DRAIN
- SEDIMENTATION BARRIER
- PROPOSED TREE LINE
- PROPOSED SUBSURFACE INFILTRATION AREA
- PROPOSED RIP-RAP ARPON
- PROPOSED RETAINING WALL
- REINFORCED VEGETATED SLOPE

SEAN P. MALONE CIVIL No. 46204 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

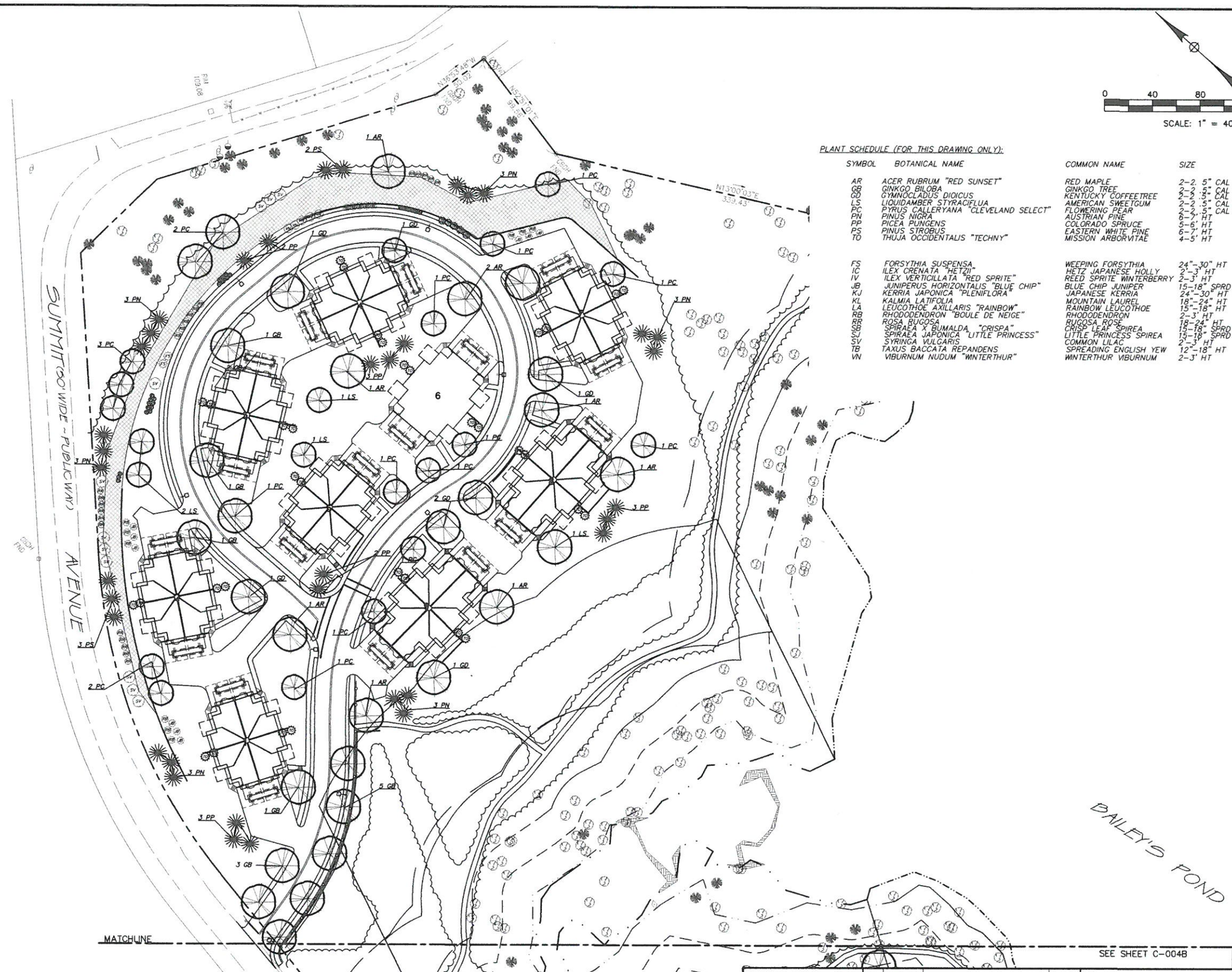
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## GRADING DRAINAGE & EROSION CONTROL PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-003C | |
| DRAWN: SPM | PROJECT: 12013 | | |
| CHECKED: PFA | DATE: 9/30/11 | | |




PLANT SCHEDULE (FOR THIS DRAWING ONLY):

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|---|
| AR | ACER RUBRUM "RED SUNSET" | RED MAPLE | 2-2. 5" CAL | B&B |
| GB | GINKGO BILOBA | GINKGO TREE | 2-2 .5" CAL | B&B, MALE ONLY |
| GD | GYMNOCLADUS DIOICUS | KENTUCKY COFFEETREE | 2-2 .5" CAL | B&B |
| LS | LIQUIDAMBER STYRACIFLUA | AMERICAN SWEETGUM | 2-2 .5" CAL | B&B |
| PC | PYRUS CALLERYANA "CLEVELAND SELECT" | FLOWERING PEAR | 2-2 .5" CAL | B&B |
| PN | PINUS NIGRA | AUSTRIAN PINE | 6-7' HT | B&B |
| PP | PICEA PUNGENS | COLORADO SPRUCE | 5-6' HT | B&B |
| PS | PINUS STROBUS | EASTERN WHITE PINE | 6-7' HT | B&B |
| TO | THUJA OCCIDENTALIS "TECHNY" | MISSION ARBORVITAE | 4-5' HT | B&B |
| FS | FORSYTHIA SUSPENSA | WEEPING FORSYTHIA | 24"-30" HT | CONT |
| IC | ILEX CRENATA "HETZII" | HETZ JAPANESE HOLLY | 2-3' HT | CONT |
| IV | ILEX VERTICILLATA "RED SPRITE" | REED SPRITE WINTERBERRY | 2-3' HT | CONT |
| JB | JUNIPERUS HORIZONTALIS "BLUE CHIP" | BLUE CHIP JUNIPER | 15-18" SPRD | CONT |
| KJ | KERRIA JAPONICA "PLENIFLORA" | JAPANESE KERRIA | 24"-30" HT | CONT |
| KL | KALMIA LATIFOLIA | MOUNTAIN LAUREL | 18"-24" HT | CONT |
| LA | LEUCOTHOE AXILLARIS "RAINBOW" | RAINBOW LEUCOTHOE | 15"-18" HT | CONT |
| RB | RHODODENDRON "BOULE DE NEIGE" | RHODODENDRON | 2-3' HT | CONT |
| RR | ROSA RUGOSA | RUGOSA ROSE | 18-24" HT | CONT |
| SB | SPIRAEA X BUMALDA "CRISPA" | CRISP LEAF SPIREA | 15-18" SPRD | CONT |
| SJ | SPIRAEA JAPONICA "LITTLE PRINCESS" | LITTLE PRINCESS SPIREA | 15-18" SPRD | CONT |
| SV | SYRINGA VULGARIS | COMMON LILAC | 2-3' HT | CONT |
| TB | TAXUS BACCATA REPANDENS | SPREADING ENGLISH YEW | 12"-18" HT | CONT |
| VN | VIBURNUM NUDUM "WINTERTHUR" | WINTERTHUR VIBURNUM | 2-3' HT | CONT |

LANDSCAPING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
3. THE CONTRACTOR SHALL STAKEOUT PLANTINGS FOR THE OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO BEGINNING WORK.
4. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREE A MINIMUM OF 5' FROM BALL TO UTILITIES.
5. SHOULD LARGE DECIDUOUS TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREE A MINIMUM OF 20' FROM FROM WIRES.
6. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL; 1 PART PEAT MOSS; 10 LBS, 5-10-5 PLANTING FERTILIZER PER CUBIC YARD THOROUGHLY MIXED.
7. STAKE TREES IMMEDIATELY AFTER PLANTING.
8. MULCH BEDS WITH 3" DEPTH, SHREDDED HARDWOOD BARK MIXTURE AND WEEDBARRIER.
9. ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.
10. SEED MIXTURES (APPLY TO AREAS NOT PAVED OR PLANTED) TO BE APPLIED AT A RATE OF 3LBS./1,000 SF. USING THE FOLLOWING:
    25% BEWITCHED KENTUCKY BLUEGRASS
    20% BEDAZZLED KENTUCKY BLUEGRASS
    20% AWARD KENTUCKY BLUEGRASS
    20% PARAGON GLR PERENNIAL RYEGRASS
    15% FIREFLY HARD FESCUE
11. LAWN FERTILIZER TO BE APPLIED AT A RATE OF 25 LBS./1,000 SF. PER YEAR. MULCH WITH STRAW AT A RATE OF 75 LBS./1,000 SF. IMMEDIATELY FOLLOWING SEEDING OPERATIONS. IF HYDROSEEDING, APPLY WOOD FIBER CELLULOSE MULCH AT A RATE OF 1,200 LB.. PER ACRE.
12. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF SCREENED TOPSOIL, HYDROSEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. PROVIDE 6" LOAM IN AREAS WHERE PAVEMENT BASE REMAINS.

SEAN D. MALONE CIVIL No. 48204 REGISTERED PROFESSIONAL ENGINEER

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## LANDSCAPE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-004A | |
| CHECKED: PFA | DATE: 9/30/11 | | |

LANDSCAPING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
3. THE CONTRACTOR SHALL STAKEOUT PLANTINGS FOR THE OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO BEGINNING WORK.
4. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREE A MINIMUM OF 5' FROM BALL TO UTILITIES.
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6. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL; 1 PART PEAT MOSS; 10 LBS. 5-10-5 PLANTING FERTILIZER PER CUBIC YARD THOROUGHLY MIXED.
7. STAKE TREES IMMEDIATELY AFTER PLANTING.
8. MULCH BEDS WITH 3" DEPTH, SHREDDED HARDWOOD BARK MIXTURE AND WEEDBARRIER.
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11. LAWN FERTILIZER TO BE APPLIED AT A RATE OF 25 LBS./1,000 SF. PER YEAR. MULCH WITH STRAW AT A RATE OF 75 LBS./1,000 SF. IMMEDIATELY FOLLOWING SEEDING OPERATIONS. IF HYDROSEEDING, APPLY WOOD FIBER CELLULOSE MULCH AT A RATE OF 1,200 LB.. PER ACRE.
12. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF SCREENED TOPSOIL, HYDROSEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. PROVIDE 6" LOAM IN AREAS WHERE PAVEMENT BASE REMAINS.

PLANT SCHEDULE (FOR DRAWINGS C-004B AND C-004C):

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|---|
| AR | ACER RUBRUM "RED SUNSET" | RED MAPLE | 2-2. 5" CAL | B&B |
| GB | GINKGO BILOBA | GINKGO TREE | 2-2. 5" CAL | B&B; MALE ONLY |
| GD | GYMNOCLADUS DIOICUS | KENTUCKY COFFEETREE | 2-2. 5" CAL | B&B |
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| PC | PYRUS CALLERYANA "CLEVELAND SELECT" | FLOWERING PEAR | 2-2. 5" CAL | B&B |
| PN | PINUS NIGRA | AUSTRIAN PINE | 6-7' HT | B&B |
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| TO | THUJA OCCIDENTALIS "TECHNY" | MISSION ARBORVITAE | 4-5' HT | B&B |
| FS | FORSYTHIA SUSPENSA | WEEPING FORSYTHIA | 24"-30" HT | CONT |
| IC | ILEX CRENATA "HETZII" | HETZ JAPANESE HOLLY | 2'-3' HT | CONT |
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SEAN P. MALONE CWB, NH NO. 48204 REGISTERED PROFESSIONAL WETLANDS SCIENTIST

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

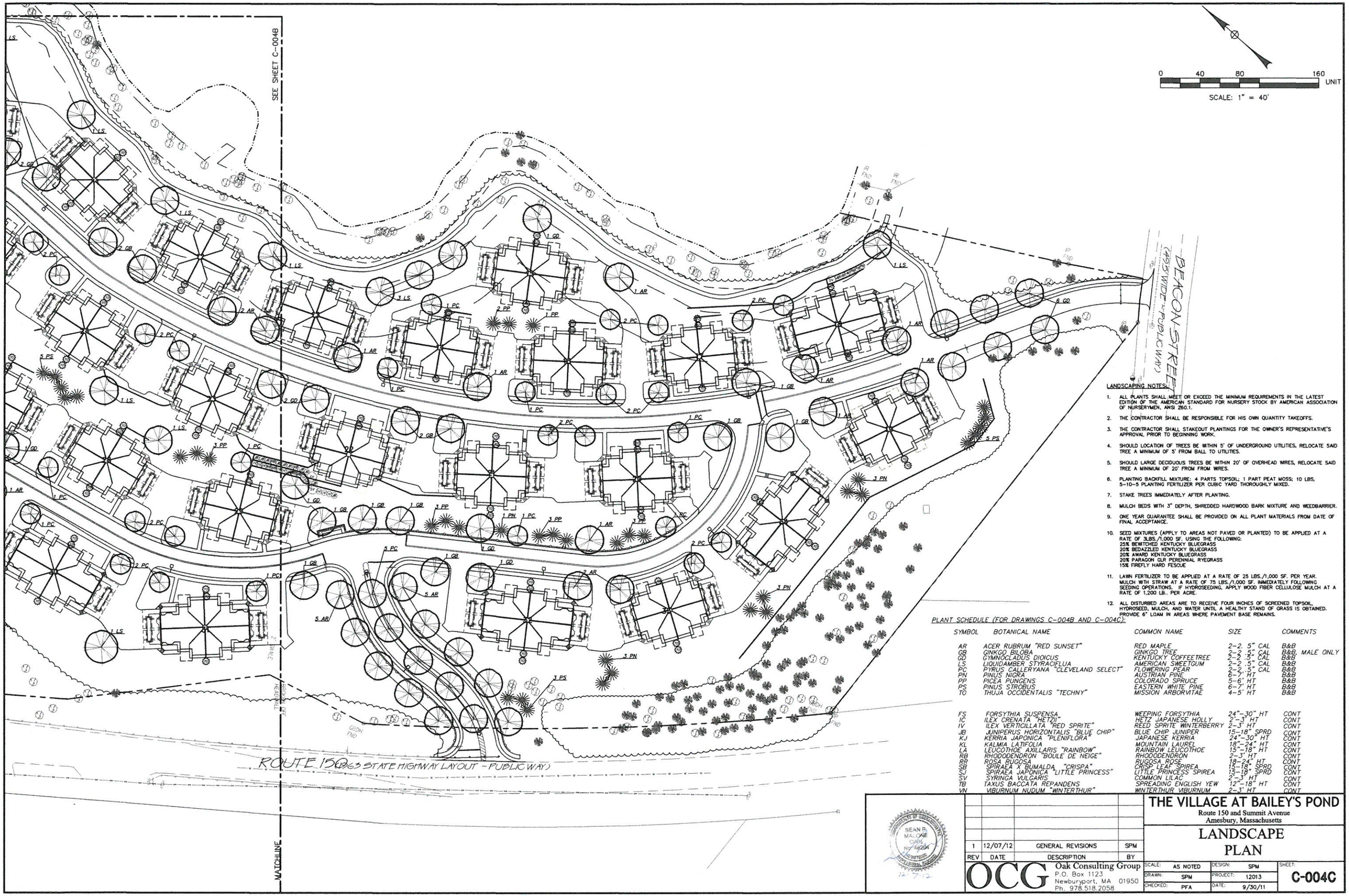
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## LANDSCAPE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-004B | |
| CHECKED: PFA | DATE: 9/30/11 | | |




LANDSCAPING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
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    15% FIREFLY HARD FESCUE
11. LAWN FERTILIZER TO BE APPLIED AT A RATE OF 25 LBS./1,000 SF. PER YEAR. MULCH WITH STRAW AT A RATE OF 75 LBS./1,000 SF. IMMEDIATELY FOLLOWING SEEDING OPERATIONS. IF HYDROSEEDING, APPLY WOOD FIBER CELLULOSE MULCH AT A RATE OF 1,200 LB.. PER ACRE.
12. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF SCREENED TOPSOIL, HYDROSEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. PROVIDE 6" LOAM IN AREAS WHERE PAVEMENT BASE REMAINS.

PLANT SCHEDULE (FOR DRAWINGS C-004B AND C-004C):

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|---|
| AR | ACER RUBRUM "RED SUNSET" | RED MAPLE | 2-2. 5" CAL | B&B |
| GB | GINKGO BILOBA | GINKGO TREE | 2-2 .5" CAL | B&B, MALE ONLY |
| GD | GYMNOCLADUS DIOICUS | KENTUCKY COFFEETREE | 2-2 .5" CAL | B&B |
| LS | LIQUIDAMBER STYRACIFLUA | AMERICAN SWEETGUM | 2-2 .5" CAL | B&B |
| PC | PYRUS CALLERYANA "CLEVELAND SELECT" | FLOWERING PEAR | 2-2 .5" CAL | B&B |
| PN | PINUS NIGRA | AUSTRIAN PINE | 6-7' HT | B&B |
| PP | PICEA PUNGENS | COLORADO SPRUCE | 5-6' HT | B&B |
| PS | PINUS STROBUS | EASTERN WHITE PINE | 6-7' HT | B&B |
| TO | THUJA OCCIDENTALIS "TECHNY" | MISSION ARBORVITAE | 4-5' HT | B&B |
| FS | FORSYTHIA SUSPENSA | WEEPING FORSYTHIA | 24"-30" HT | CONT |
| IC | ILEX CRENATA "HETZII" | HETZ JAPANESE HOLLY | 2-3' HT | CONT |
| IV | ILEX VERTICILLATA "RED SPRITE" | REED SPRITE WINTERBERRY | 2-3' HT | CONT |
| JB | JUNIPERUS HORIZONTALIS "BLUE CHIP" | BLUE CHIP JUNIPER | 15-18" SPRD | CONT |
| KJ | KERRIA JAPONICA "PLENIFLORA" | JAPANESE KERRIA | 24"-30" HT | CONT |
| KL | KALMIA LATIFOLIA | MOUNTAIN LAUREL | 18"-24" HT | CONT |
| LA | LEUCOTHOE AXILLARIS "RAINBOW" | RAINBOW LEUCOTHOE | 15"-18" HT | CONT |
| RB | RHODODENDRON "BOULE DE NEIGE" | RHODODENDRON | 2-3' HT | CONT |
| RR | ROSA RUGOSA | RUGOSA ROSE | 18-24" HT | CONT |
| SB | SPIRAEA X BUMALDA "CRISPA" | CRISP LEAF SPIREA | 18-18" SPRD | CONT |
| SJ | SPIRAEA JAPONICA "LITTLE PRINCESS" | LITTLE PRINCESS SPIREA | 15-18" SPRD | CONT |
| SV | SYRINGA VULGARIS | COMMON LILAC | 2"-3' HT | CONT |
| TB | TAXUS BACCATA REPANDENS | SPREADING ENGLISH YEW | 12"-18" HT | CONT |
| VN | VIBURNUM NUDUM "WINTERTHUR" | WINTERTHUR VIBURNUM | 2-3' HT | CONT |

SEAN P. MALONE CWB No. 46204 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

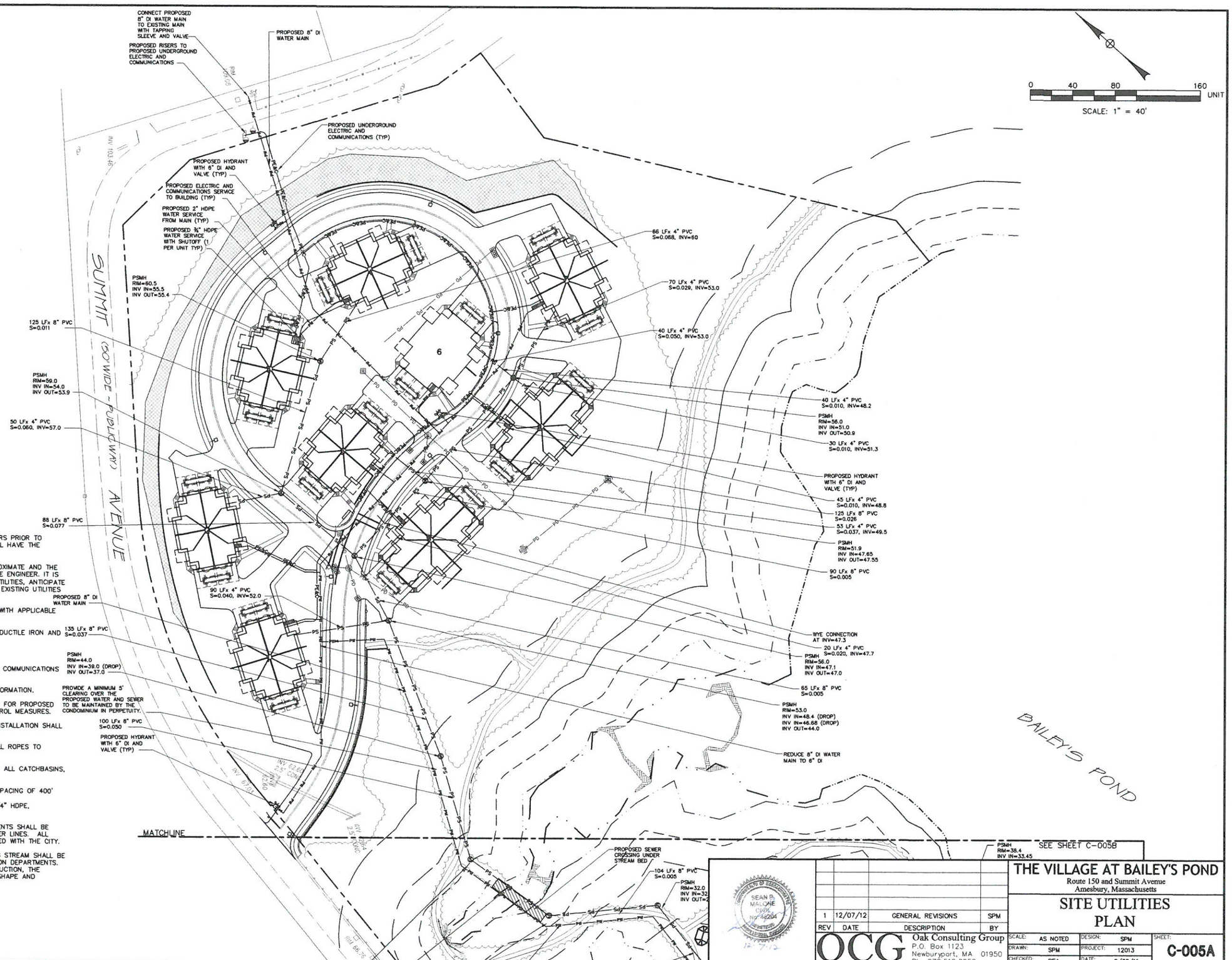
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## LANDSCAPE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-004C | |
| CHECKED: PFA | DATE: 9/30/11 | | |




## LEGEND

- PROPERTY LINE
- DRAIN
- SEWER
- WATER
- OVERHEAD WIRE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GATE VALVE
- LIGHT
- UTILITY POLE
- GUY WIRE
- PD — PROPOSED DRAIN
- PS — PROPOSED SEWER
- PM — PROPOSED SEWER FORCEMAIN
- PW — PROPOSED WATER
- PE&C — PROPOSED UNDERGROUND ELECTRIC & COMMUNICATIONS
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED SEWER MANHOLE
- PROPOSED LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE

## UTILITIES NOTES:

1. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
2. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
4. WATER MAINS SHALL BE 8" CLASS 52 CEMENT LINED DUCTILE IRON AND SHALL HAVE A MINIMUM OF 5' COVER.
5. ALL WATER VALVES TO OPEN LEFT.
6. FINAL NUMBER, SIZE AND LOCATION OF ELECTRIC AND COMMUNICATIONS CONDUITS TO BE DETERMINED BY UTILITY COMPANY.
7. SEE EXISTING CONDITIONS PLANS FOR BENCHMARK INFORMATION.
8. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PROPOSED GRADING, DRAINAGE STRUCTURES, AND EROSION CONTROL MEASURES.
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10. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
11. CONSTRUCT A MINIMUM OF 6" CRUSHED STONE UNDER ALL CATCHBASINS, MANHOLES, TANKS, ETC.
12. PROPOSED FIRE HYDRANTS SHALL HAVE A MAXIMUM SPACING OF 400'
13. PROPOSED BUILDING WATER SERVICES SHALL BE 4-3/4" HDPE, INDIVIDUALLY METERED WITH EXTERIOR SHUTOFF.
14. THE CITY OF AMESBURY WATER AND SEWER DEPARTMENTS SHALL BE NOTIFIED PRIOR TO INSTALLATION OF WATER AND SEWER LINES. ALL CONNECTIONS TO CITY UTILITIES SHALL BE COORDINATED WITH THE CITY.
15. CONSTRUCTION OF THE SEWER CROSSING THE EXISTING STREAM SHALL BE COORDINATED WITH THE CITY SEWER AND CONSERVATION DEPARTMENTS. UPON COMPLETION OF THE STREAM CROSSING CONSTRUCTION, THE STREAM SHALL BE RECONSTRUCTED TO ITS ORIGINAL SHAPE AND CONFIGURATION.
16. ALL BUILDINGS SHALL HAVE SPRINKLER SYSTEMS.

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COMMONWEALTH OF MASSACHUSETTS SEAN P. MALONE CIVIL No. 45204 REGISTERED PROFESSIONAL ENGINEER 12/7/12

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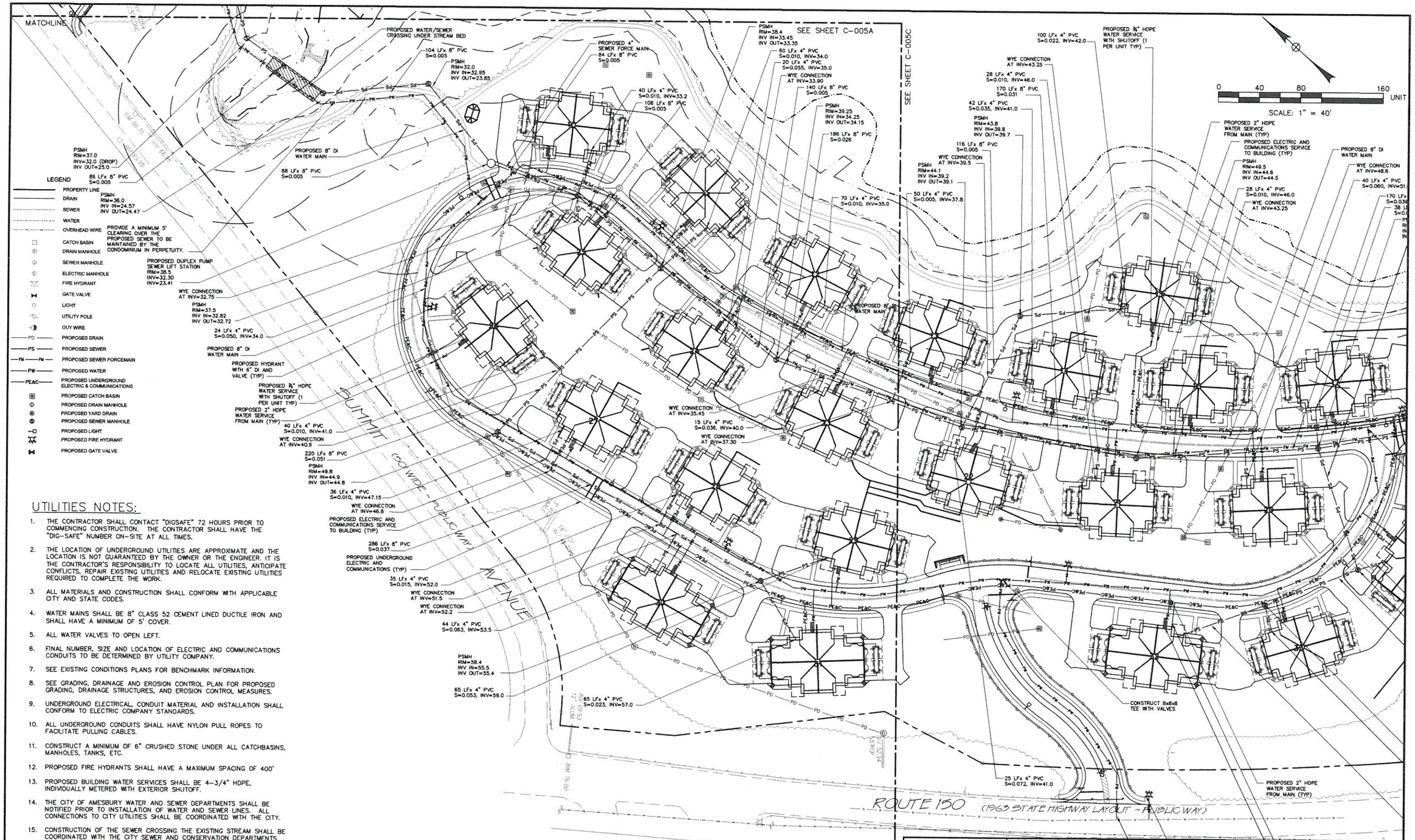
# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE UTILITIES PLAN

| SCALE: | AS NOTED | DESIGN: | SPM | SHEET: |
|---|---|---|---|---|
| DRAWN: | SPM | PROJECT: | 12013 | C-005A |
| CHECKED: | PFA | DATE: | 9/30/11 | |

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- SEWER
- WATER
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COMMONWEALTH OF MASSACHUSETTS SEAN P. MALONE CIVIL No. 46204 REGISTERED PROFESSIONAL ENGINEER 12-7-12

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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE UTILITIES PLAN

| SCALE: | AS NOTED | DESIGN: | SPM | SHEET: |
|---|---|---|---|---|
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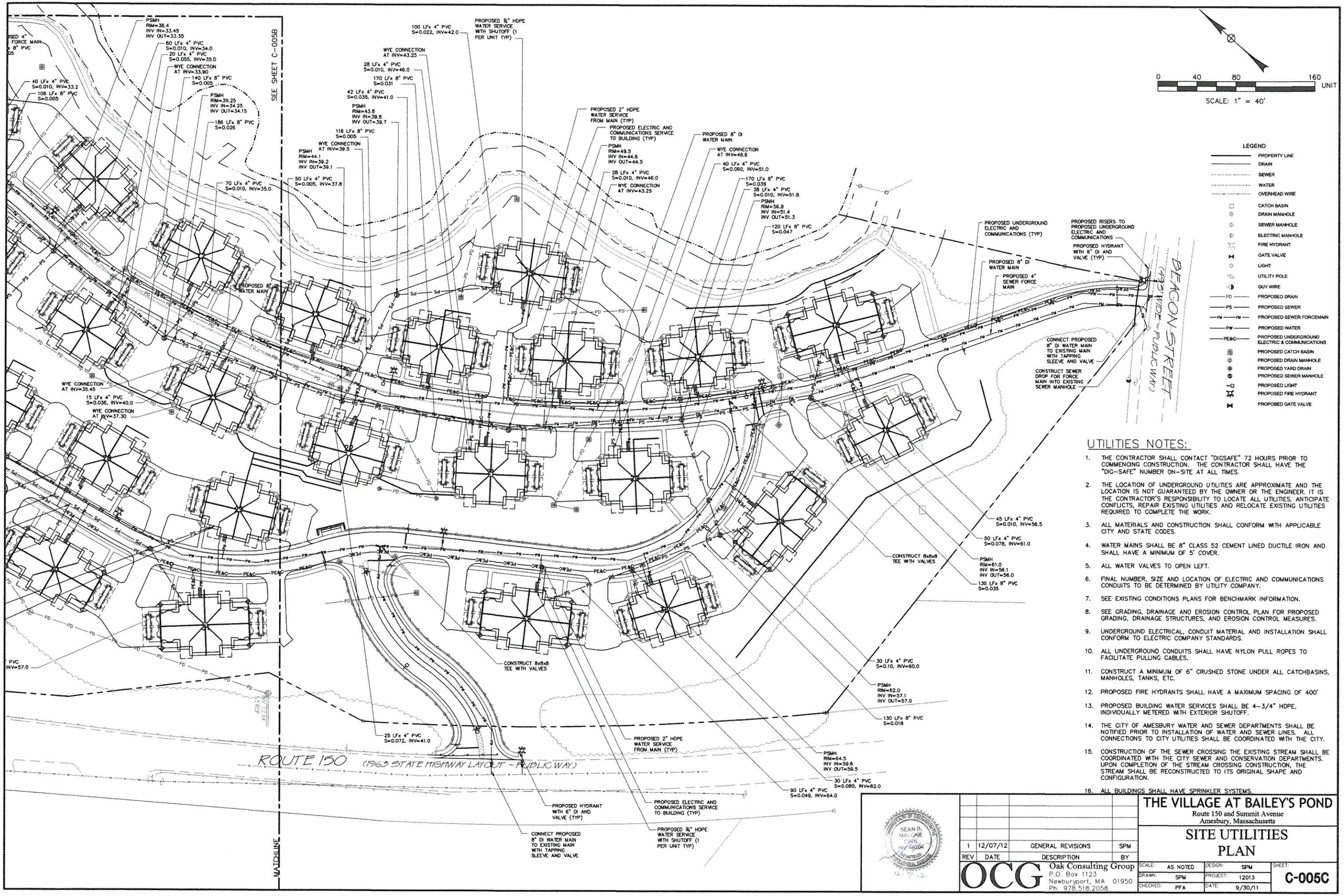


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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE UTILITIES PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-005C | |
| DRAWN: SPM | PROJECT: 12013 | | |
| CHECKED: PFA | DATE: 9/30/11 | | |

## PROJECT NAME AND LOCATION

VILLAGE AT BAILEY POND
AMESBURY, MASSACHUSETTS

## DESCRIPTION

THE PROJECT CONSISTS OF REDEVELOPING AN ABANDONED GRAVEL PIT FOR A RESIDENTIAL CONDOMINIUM. RUNOFF FROM THE SITE FLOWS TO BAILEY POND AND ULTIMATELY TO THE MERRIMACK RIVER.

## SOIL CHARACTERISTICS

THE EXISTING SITE IS PRESENTLY PREDOMINANTLY SCRUB BRUSH ON MISCELLENOUS FILL WITH SOME NATIVE VEGETATION. THE UNDERLYING SOILS CONSIST OF SANDY GRAVEL.

## DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 17.8 ACRES.

## SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL EROSION CONTROLS. CLEAR AND GRUB SITE.
2. CLEARING AND GRUBBING. STRIP AND STOCKPILE TOPSOILS.
3. ROUGH GRADE SITE, CONSTRUCT STORMWATER SYSTEM PROTECT INFILTRATION AREAS FROM SEDIMENTATION.
4. CONSTRUCT MAIN ROADWAYS AND UTILITIES.
5. CONSTRUCT BUILDINGS AND DRIVES WITH BUILDING UTILITIES.
6. CONSTRUCT LANDSCAPING.
7. REMOVE EROSION CONTROLS.

## EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED ONCE ONE OF THE FOLLOWING HAS OCCURRED:

A. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED
B. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED
C. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

A. TEMPORARY SEEDING.
B. MULCHING.
C. STONE RIP RAP.
D. JUTE MATTING.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH HAY BALE BARRIERS AND/OR SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. ALL CATCH BASINS WILL BE COVERED WITH A GEOTEXTILE FABRIC PRIOR TO THE BASE PAVEMENT COURSE BEING PLACED.

## OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSES TO THE SITE AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

## TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE AND SILT FENCES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (30) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

## INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

INSPECTION

1. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
2. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
3. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

MAINTENANCE

1. STABILIZATION OF ALL SWALES, DITCHES AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
4. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

B. FILTERS

DISTURBED CONTRIBUTING AREA SHOULD NOT EXCEED 0.25 ACRES PER 100 LINEAR FEET OF FILTER BARRIER.

1. STRAW/HAY BALES
   A. SHEET FLOW APPLICATIONS
      1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
      2. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.
      3. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR (4) INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO FOUR (4) INCHES AGAINST THE UPHILL SIDE OF THE BARRIER. IDEALLY, BALES SHOULD BE PLACED TEN (10) FEET AWAY FROM THE TOE OF SLOPE.
      4. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST SAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
      5. THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW/HAY TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES.

2. SILT FENCE
   A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS:

| PHYSICAL PROPERTY | TEST | REQUIREMENTS |
|---|---|---|
| FILTERING EFFICIENCY | VTM-51 | 75% MINIMUM |
| TENSILE STRENGTH AT 20% MAXIMUM ELONGATION* | VTM-52 | EXTRA STRENGTH 50 LB/LIN IN (MIN) |
| | | STANDARD STRENGTH 30 LB/LIN IN (MIN) |
| FLOW RATE | VTM-51 | 0.3 GAL/SF/MIN (MIN) |

* REQUIREMENTS REDUCED BY 50 PERCENT AFTER SIX (6) MONTHS OF INSTALLATION.

   SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX (6) MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F TO 120 DEGREES F.
   B. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED THIRTY-SIX (36) INCHES.
   C. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM SIX (6) INCH OVERLAP, AND SECURELY SEALED.
   D. POSTS SHALL BE SPACED A MAXIMUM OF TEN (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 16 INCHES).
   E. A TRENCH SHALL BE EXCAVATED APPROXIMATELY SIX (6) INCHES WIDE AND SIX (6) INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
   F. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE (1) INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND NO MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACES.
   G. THE "STANDARD STRENGTH" FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND EIGHT (8) INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING
   H. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM (G) APPLYING.
   I. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
   J. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.
3. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
4. MAINTENANCE
   A. STRAW/HAY BALE BARRIER AND SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
   B. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

   IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS.
   A. APPLY MULCH PRIOR TO ANY STORM EVENT.

      THIS IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE IN CONCORD, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

      THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON A AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL EROSIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
2. GUIDELINES FOR WINTER MULCH APPLICATION.

   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE

   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS FROM EARLY SPRING TO SEPTEMBER 30:

AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED FOUR INCH THICKNESS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL AS WELL AS STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE, AND THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

IF REQUIRED, FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER. USE OF FERTILIZER SHOULD BE AVOIDED IN INFILTRATION AREAS.

SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

| | POUNDS PER ACRE | MINIMUM | MINIMUM |
|---|---|---|---|
| GENERAL COVER | | | |
| CREEPING RED FESCUE | 50 | 85% | 96% |
| KENTUCKY BLUE GRASS | 50 | 85% | 97% |
| | 100 | GERMINATION | PURITY |
| SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1) | | | |
| CREEPING RED FESCUE | 20 | 85% | 96% |
| TALL FESCUE | 20 | 85% | 96% |
| RED TOP | 2 | 80% | 95% |
| | 42 | | |

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.
- MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

| | |
|---|---|
| WINTER RYE (FALL SEEDING) | 2.5 LBS/1,000 S.F. |
| OATS (SPRING SEEDING) | 2 LBS./1,000S.F. |
| MULCH | 1.5 TONS/ACRE |

## STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE

1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE TWO (2) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN FIFTY (50) FEET.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
2. MAINTENANCE

   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

## WASTE DISPOSAL

A. WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

## ADDITIONAL NOTES FOR WINTER CONSTRUCTION

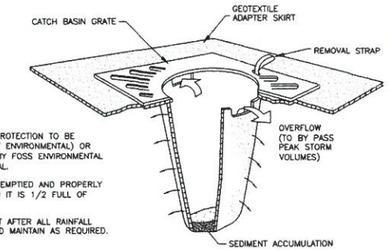
A) ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.

B) ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

C) AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

## DUST CONTROL

A. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

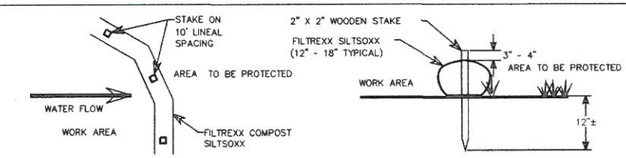



NOTES

1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
2. INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS. REPAIR AND MAINTAIN AS REQUIRED.

## INLET PROTECTION BARRIER

NOT TO SCALE

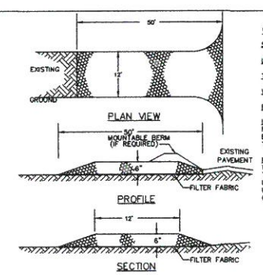



NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSOXX SHALL BE INSTALLED PERPINDICULAR TO THE SLOPE AND PER MANUFACTURER'S RECOMENDATIONS
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

## SEDIMENTATION BARRIER

NOT TO SCALE




CONSTRUCTION SPECIFICATIONS

STONE SIZE - SEE GRADATION TABLE

LENGTH - 50 FOOT MINIMUM.

THICKNESS - SIX (6) INCHES (MINIMUM).

WIDTH - 12' MINIMUM

FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

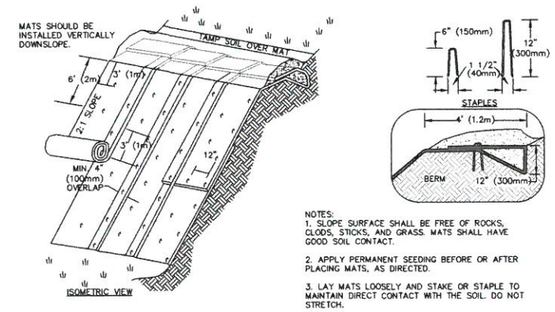
MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE GRADATION TABLE

| SIEVE SIZE | % PASSING BY WEIGHT |
|---|---|
| 2 inches | 100 |
| 1 1/2 inches | 90-100 |
| 1 inch | 20-55 |
| 3/4 inch | 0-15 |
| 3/8 inch | 0-5 |

## STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE




NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE OR AFTER PLACING MATS, AS DIRECTED.
3. LAY MATS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

## EROSION CONTROL MATTING

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
SEAN P. MALONE
CIVIL
No. 46204
REGISTERED PROFESSIONAL ENGINEER
12/7/12

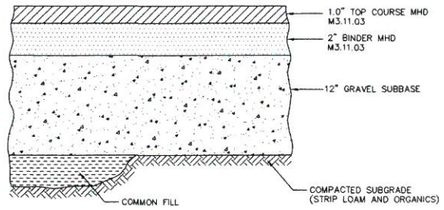
| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

**THE VILLAGE AT BAILEY'S POND**
Route 150 and Summit Avenue
Amesbury, Massachusetts

**EROSION CONTROL NOTES AND DETAILS PLAN**

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-006 | |
| CHECKED: PFA | DATE: 9/30/11 | | |

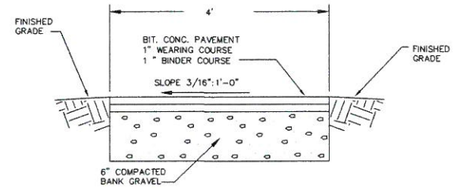



NOTE:

1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

## TYPICAL PAVEMENT SECTION

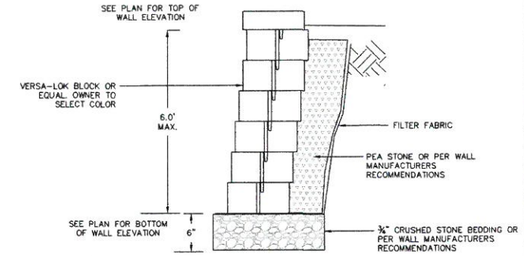
NOT TO SCALE




NOTE:
1. SLOPE SIDEWALK TOWARDS ROAD

## TYPICAL SIDEWALK SECTION

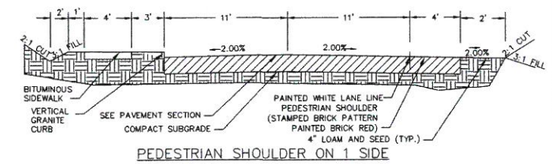
NOT TO SCALE




NOTES:
1. THE INTENT IS TO USE A MANUFACTURED PROPRIETARY WALL SYSTEM. THE CONTRACTOR SHALL SUPPLY A WALL DESIGN BY THE MANUFACTURER AND STAMPED BY A MASSACHUSETTS PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.

## INTERLOCKING SMALL BLOCK WALL

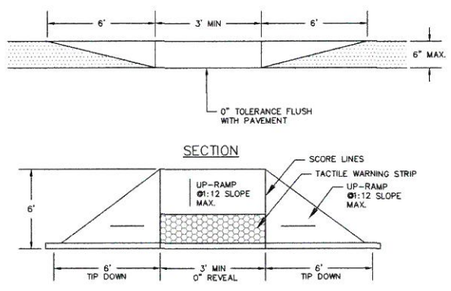
NOT TO SCALE




PEDESTRIAN SHOULDER ON 1 SIDE

## TYPICAL ROADWAY SECTION

NOT TO SCALE

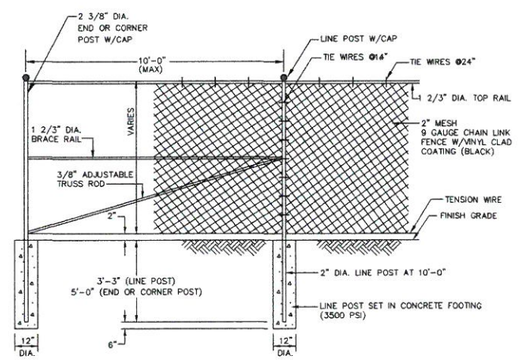



NOTES:

1. HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).
2. REFER TO SITE DRAWINGS FOR RAMP LOCATIONS AND WIDTHS.

## HANDICAP RAMP

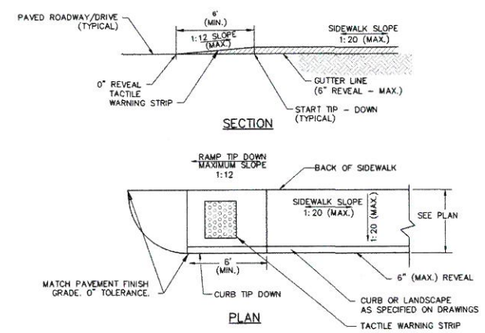
NOT TO SCALE




NOTES:
1. CORNER POSTS SHALL BE USED AT SHARP BREAKS IN GRADE AND CHANGES IN HORIZONTAL ALIGNMENT OF 15° OR MORE.
2. POSTS, BRACES AND RAILS SHALL BE PAINTED BLACK.

## CHAINLINK FENCE

NOT TO SCALE

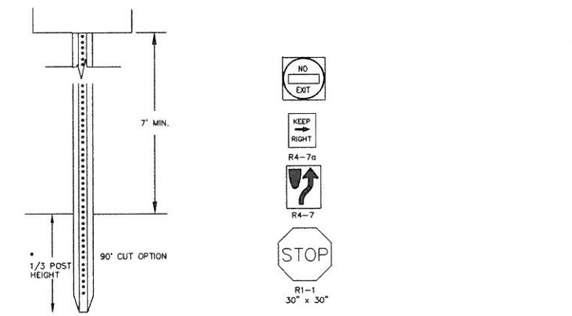



NOTES:

1. SEE SITE PLAN FOR TIP DOWN RAMP AND SIDEWALK WIDTHS AND LOCATIONS.
2. SEE GRADING, DRAINAGE, AND EROSION CONTROL PLANS FOR SIDEWALK SLOPES AND GRADES.

## SIDEWALK TIP DOWN RAMP

NOT TO SCALE



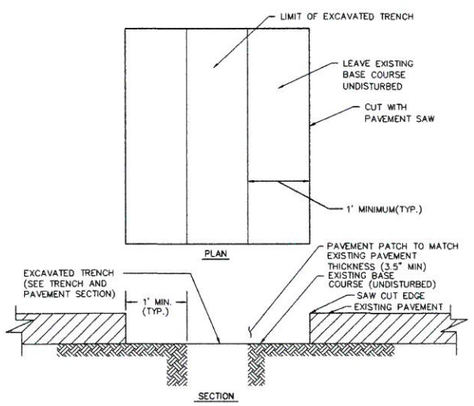

- IN LEDGE DRILL & GROUT TO A MIN OF 2'
- IN EARTH POSTS SHALL BE DRIVEN A MINIMUM OF 30" INTO UNDISTURBED SOIL.

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)

NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED

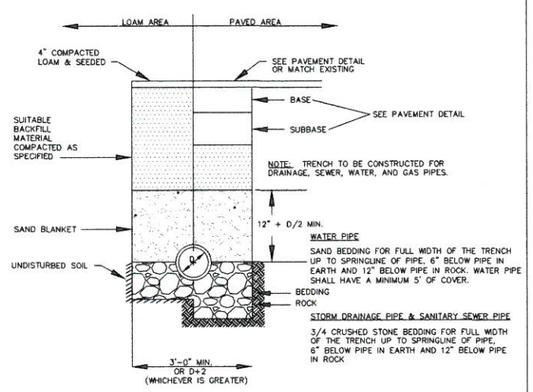
## SIGN POST AND LEGEND

NOT TO SCALE




## TRENCH PATCH

NOT TO SCALE



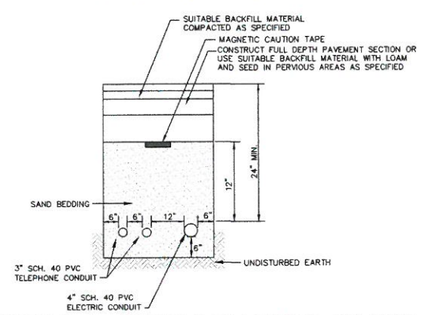

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

## UTILITY TRENCH

NOT TO SCALE

NOTES:

1. FINAL SIZE, LOCATION AND NUMBER OF CONDUITS SHALL BE DETERMINED BY THE SERVICE PROVIDER.




## ELECTRIC & COMMUNICATIONS TRENCH

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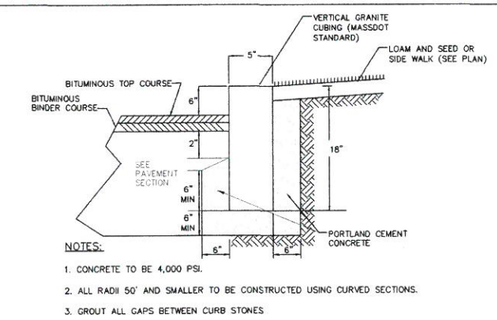


NOTES:

1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.
3. GROUT ALL GAPS BETWEEN CURB STONES

## GRANITE CURB

NOT TO SCALE

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

SEAN P. MALONE CIVIL No. 46204 REGISTERED PROFESSIONAL ENGINEER 12/7/12

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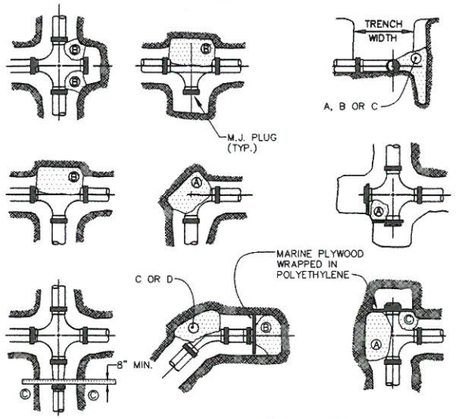
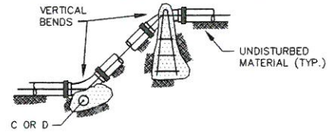
**THE VILLAGE AT BAILEY'S POND**
Route 150 and Summit Avenue
Amesbury, Massachusetts

**SITE DETAILS PLAN**

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-007 |
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |



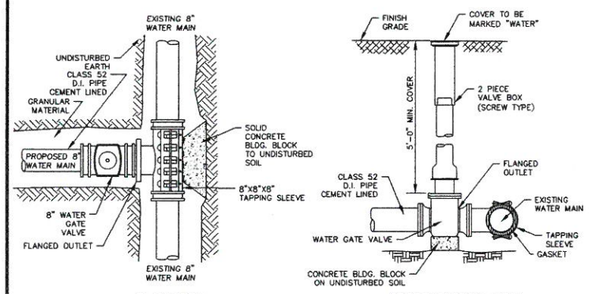

| TEST PRESSURE = 200psi | SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL | | | | | |
|---|---|---|---|---|---|---|
| | REACTION TYPE | PIPE SIZE | | | | |
| | | 4" | 6" | 8" | 10" | 12" |
| | A 90° | 0.89 | 2.19 | 3.82 | 11.14 | 17.24 |
| | B 180° | 0.65 | 1.55 | 2.78 | 8.38 | 12.00 |
| | C 45° | 0.48 | 1.19 | 2.12 | 6.02 | 9.32 |
| | D 22-1/2° | 0.25 | 0.60 | 1.06 | 3.08 | 4.74 |
| | E 11-1/4° | 0.13 | 0.30 | 0.54 | 1.54 | 2.38 |

NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLANDS MUST BE USED, GRIP RING, MEGA-LUG OR STAR GRIP

## THRUST BLOCKS

NOT TO SCALE

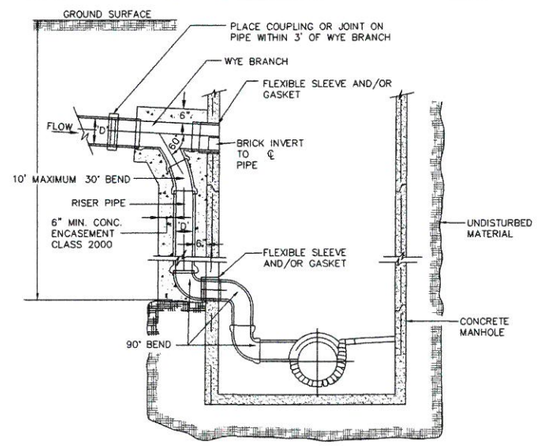



PLAN VIEW

CROSS SECTION VIEW (TYPICAL GATE VALVE DETAIL)

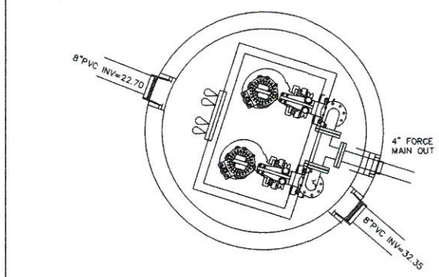
## CONNECT TO EXISTING WATER MAIN

NOT TO SCALE




## DROP SEWER MANHOLE

NOT TO SCALE




PLAN VIEW

VILLAGE AT BAILEY'S POND
SEWER PUMP STATION CALCULATIONS

FLOW RATE

| UNITS | BEDROOMS | FLOW PER BEDROOM | SEWER FLOW |
|---|---|---|---|
| 136 | 2 | 110 | 29,920 PER DAY |

| | | |
|---|---|---|
| AVERAGE DAILY FLOW | 29,920 | GPD |
| AVERAGE FLOW RATE | 20.8 | GPM |
| PEAKING FACTOR | 6 | |
| PEAK FLOW RATE | 124.7 | GPM |

WET WELL SIZING

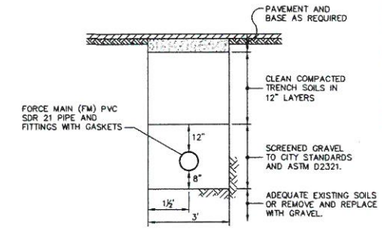
| | DIA. | DEPTH | | | |
|---|---|---|---|---|---|
| | | | | BOTTOM | 17.2 |
| DESIGN STORAGE | 8 | 2 | 752 GALLONS | PUMP OFF | 18.2 |
| AVERAGE FILL TIME | | | 36 MINUTES | PUMP ON | 20.2 |
| PEAK FILL TIME | | | 6 MINUTES | LAG PUMP ON | 20.7 |
| LAG STORAGE | 8 | 1 | 376 GALLONS | ALARM ON | 21.2 |
| LAG FILL | | | 3 MINUTES | | |

SYSTEM CURVE CHART

| | | |
|---|---|---|
| DISCHARGE ELEVATION (STATION) | 32 | |
| DISCHARGE ELEVATION (SEWER) | 72 | |
| STATIC HEAD | 55 | FT |
| PIPE LENGTH | 1376 | FT |
| PIPE DIAMETER | 4.0 | IN |
| PIPE RADIUS | 2.0 | IN |

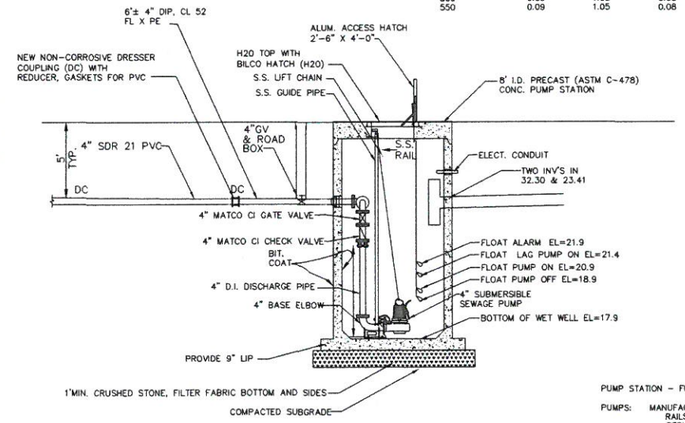
FLYGT C3152 MODEL IMPELLER 267

| FLOW (GPM) | AREA (SQ FT) | WET PERIM (FT) | HYD RAD (FT) | VEL (FT/SEC) | HYD GRAD (FT/FT) | HEADLOSS (FT) | TDH (FT) | AVE RUN (MIN) | PEAK RUN (MIN) |
|---|---|---|---|---|---|---|---|---|---|
| 100 | 0.09 | 1.05 | 0.08 | 2.55 | 0.0117 | 16.09 | 71 | 9.5 | -30.5 |
| 150 | 0.09 | 1.05 | 0.08 | 3.83 | 0.0263 | 36.20 | 91 | 5.8 | 29.7 |
| 175 | 0.09 | 1.05 | 0.08 | 4.47 | 0.0358 | 49.27 | 104 | 4.9 | 14.9 |
| 220 | 0.09 | 1.05 | 0.08 | 5.62 | 0.0566 | 77.86 | 133 | 3.8 | 7.9 |
| 250 | 0.09 | 1.05 | 0.08 | 6.39 | 0.0731 | 100.55 | 155 | 3.3 | 6.0 |
| 300 | 0.09 | 1.05 | 0.08 | 7.66 | 0.1052 | 144.79 | 200 | 2.7 | 4.3 |
| 350 | 0.09 | 1.05 | 0.08 | 8.94 | 0.1432 | 197.07 | 252 | 2.3 | 3.3 |
| 450 | 0.09 | 1.05 | 0.08 | 11.50 | 0.2368 | 325.77 | 381 | 1.8 | 2.3 |
| 500 | 0.09 | 1.05 | 0.08 | 12.77 | 0.2923 | 402.19 | 457 | 1.6 | 2.0 |
| 550 | 0.09 | 1.05 | 0.08 | 14.05 | 0.3537 | 486.65 | 541 | 1.4 | 1.8 |




## FORCE MAIN TRENCH DETAIL

N.T.S.




NOTES:

1. THE PROPOSED SEWER PUMP STATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AMESBURY DEPARTMENT OF PUBLIC WORKS STANDARDS.

8' DIAMETER WET WELL DESIGN NOTES :

1. CONCRETE MINIMUM DESIGN STRENGTH – 5,000 PSI @ 28 DAYS
2. STEEL REINFORCEMENT – ASTM A-615, GRADE 60 REBAR ASTM A-185, GRADE 65 WELDED WIRE FABRIC

1" MINIMUM COVER

3. DESIGN LOADING – AASHTO H-20
4. PIPE SIZES AND LOCATIONS AS REQUIRED
5. JOINTS TO BE SEALED WITH 1" BUTYL RUBBER.
6. ALL HARDWARE SHOWN BUT NOT DIMENSIONED IS FOR VISUAL REFERENCE ONLY – DO NOT SCALE FOR PLACEMENT.
7. MANUFACTURED BY: SUPERIOR CONCRETE CO. AUBURN, ME 207-784-9144 OR EQUAL

PUMP STATION – FULL DUPLEX

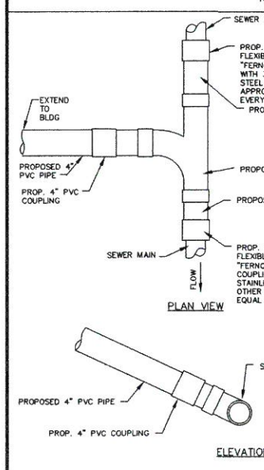
PUMPS: MANUFACTURER TO ENSURE OPTIMUM EFFICIENCY. STAINLESS STEEL (SS) RAILS AND LIFT CHAIN, SHALL BE PROVIDED FOR MAINTENANCE AND REPLACEMENT.

CONTROLS: PANEL SHALL BE BY STULTZ OR EQUAL. MOUNT PANEL IN NEMA 4X SS. PANEL (W/LOCKING DOOR). PROVICE LOCK ALARM LIGHT & BUZZER, CONNECTION TO GENERATOR, AND PHONE DIALER FOR REMOTE ALARM SIGNAL. MOUNT CONTROLS IN ACCESSIBLE LOCATION NEAR PUMPS.

GENERATOR: DIESEL FUELED GENERATOR. COORDINATE WITH PUMP AND CONTROLLER MANUFACTURER FOR SIZE AND CAPACITY REQUIREMENTS

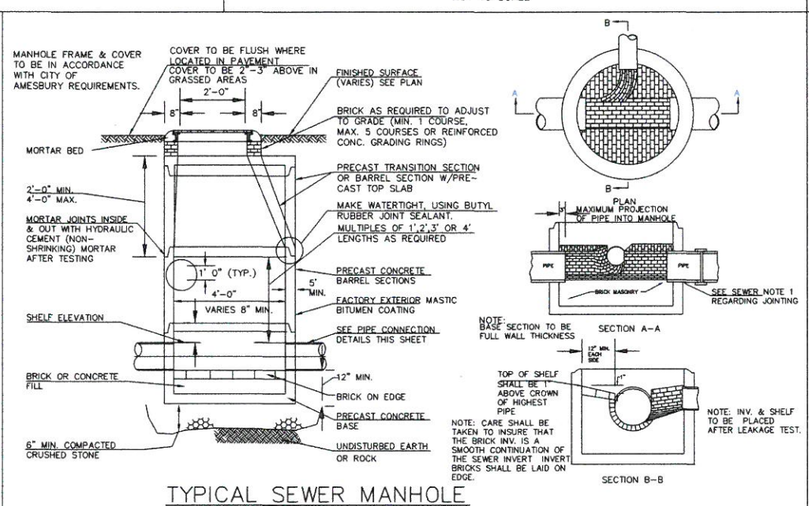
## SEWER PUMP STATION

NOT TO SCALE



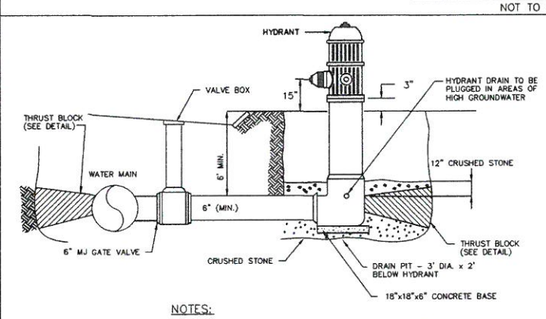

## SEWER CONNECTION

NOT TO SCALE




## TYPICAL SEWER MANHOLE

NOT TO SCALE

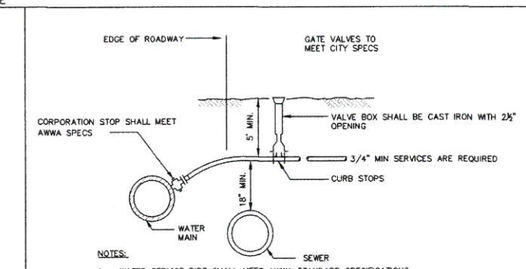



NOTES:

HYDRANT INSTALLATION AND OPERATION, MANUFACTURE AND MODEL, AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF AMESBURY FIRE DEPARTMENTS' RULES AND PROCEDURES.

## FIRE HYDRANT

NOT TO SCALE




NOTES:

1. WATER SERVICE PIPE SHALL MEET AWWA STANDARD SPECIFICATIONS
2. 1½" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

## TYPICAL SERVICE CONNECTION

NOT TO SCALE

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |


OCG Oak Consulting Group
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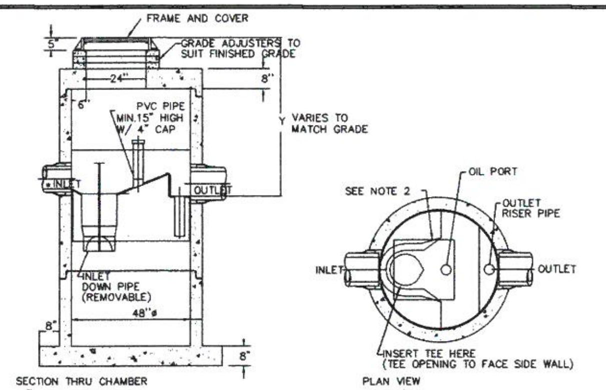
Newburyport, MA 01950
Ph. 978.518.2058


# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE DETAILS PLAN

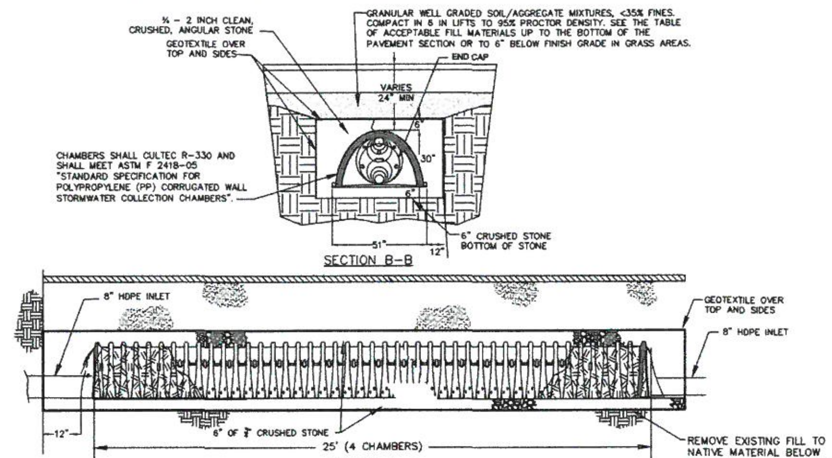
| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-008 | |
| CHECKED: PFA | DATE: 9/30/11 | | |




NOTES:
1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL PORT.
3. THE TREATMENT UNIT SHALL BE AN INLINE STORMCEPTOR 450I OR EQUAL.

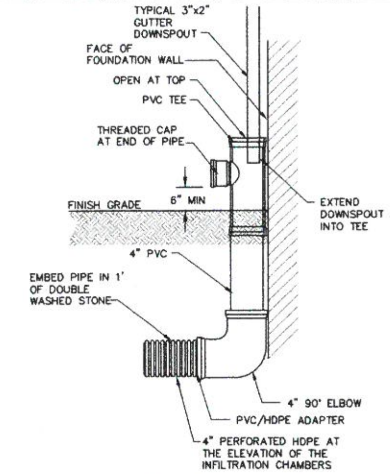
## STORMWATER TREATMENT UNIT

NOT TO SCALE



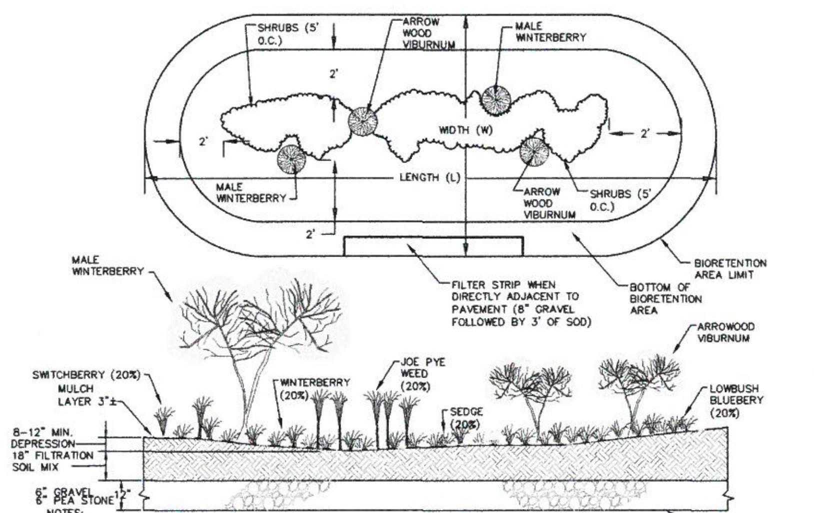

## ROOF RUNOFF INFILTRATION SYSTEM

NOT TO SCALE




## DOWNSPOUT CONNECTION

NOT TO SCALE




NOTES:

1. THE FILTRATION SOIL MIX SHALL CONSIST OF 20% TO 30% BY VOLUME TOPSOI, 30% TO 40% COMPOST AND 40% GRAVELY COARSE SAND MEETING THE FOLLOWING:

| SEIVE | % PASSING BY WEIGHT |
|---|---|
| 2-INCH | 100 |
| 3/4-INCH | 70-100 |
| 1/4-INCH | 50-80 |
| U.S.No. 40 | 15-40 |
| U.S.N.o. 200 | 0-3 |

2. NO HEAVY EQUIPMENT MACHINERY SHALL COMPACT THE SOILS OF THE SOIL FILTER AREA BY DRIVING OVER. ROPE OFF OR PLACE CONSTRUCTION PLASTIC FENCING AROUND THE DESIGNATED BIO RETENTION AREA.

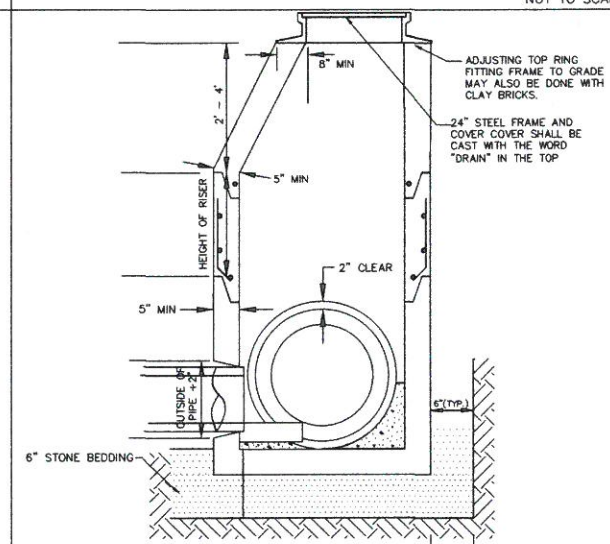
3. EXCAVATION SHOULD BE PERFORMED WITH MACHINERY SITUATED ON THE SIDE AND OUT OF THE EXCAVATION AREA. MACHINERY SHOULD NOT BE ALLOWED TO COMPACT THE SUBSURFACE SOILS OF THE EXCAVATION. IF MACHINERY MUST OPERATE IN THE BIORETENTION AREA USE SMALLER SIZED EXCAVATION EQUIPMENT.

4. MIX SOIL WITH UNDERLYING SAND WITH ROTO-TILLER. ON-SITE SOIL MIXING OR PLACEMENT SHOULD NOT BE PERFORMED IF THE SOIL IS SATURATED.

5. BIORETENTION FACILITIES SHOULD NOT BE USED AS SEDIMENT CONTROL BASINS. ALL DRAINAGE SHOULD BE DIRECTED AWAY FROM AREAS DESIGNATED FOR BIORETENTION WITH TEMPORARY SEDIMENT CONTROL BASINS, DIVERSION SWALES, OR STAKED HAY BALES UNTIL UPSTREAM AREAS ARE STABILIZED AND THE BIORENTION AREAS ARE COMPLETE.

## TYPICAL BIORETENTION AREA DETAIL

NOT TO SCALE




NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.

2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.

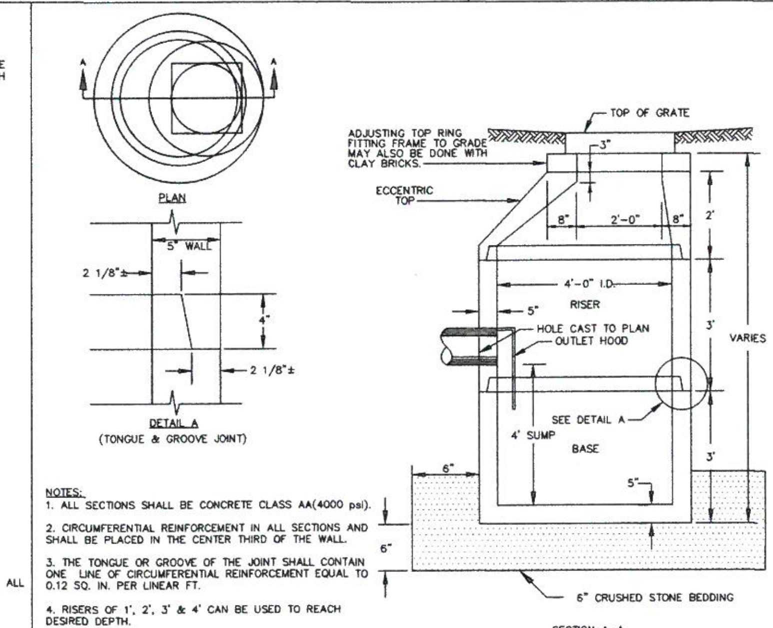
3. THE TOUNGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO .12 SQUARE INCHES PER LINEAR FOOT.

4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.

5. STRUCTURE, FRAME AND COVER SHALL BE DESIGNED FOR H20 LOADING.

## DRAIN MANHOLE

NOT TO SCALE




NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).

2. CIRCUMFERENTIAL REINFORCEMENT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.

3. THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.

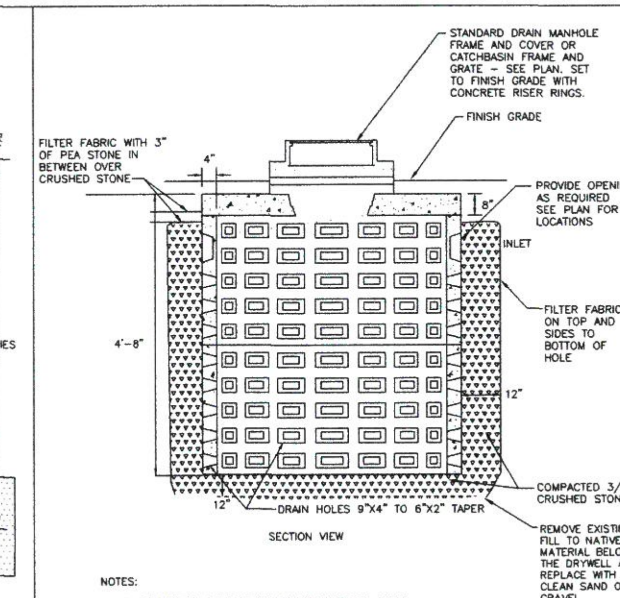
4. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.

5. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.

6. CATCH BASIN FRAME AND GRATE SHALL PEDESTRIAN SAFE AND RATED FOR H20 LOADING.

## CATCHBASIN

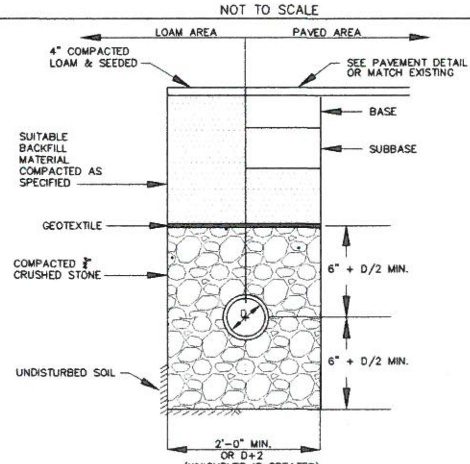
NOT TO SCALE




NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. COVER AND WALLS SHALL CONFORM TO H-20 LOADING REQUIREMENTS.
3. RAISE FRAME AND GRATE WITH CONCRETE RISER RINGS OR BRICK AND MORTAR AS REQUIRED TO SET TO FINISH GRADE.
4. DRYWELLS SHALL 1,000 GALLON UNITS.

## 8' DIAMETER DRYWELL

NOT TO SCALE




NOTES:
1. CRUSHED STONE SHALL BE CLEAN AND WASHED.

## PERFORATED PIPE TRENCH

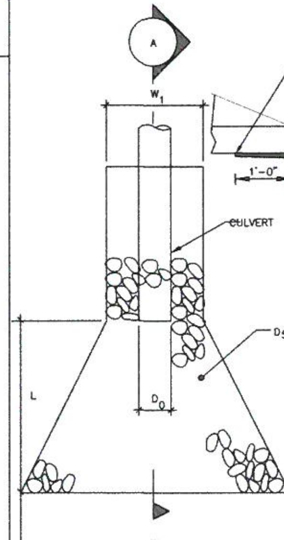
NOT TO SCALE

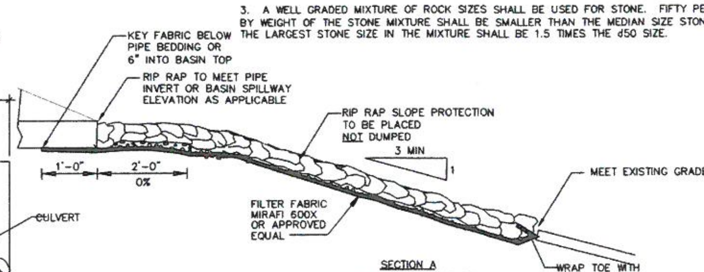
NOTES:

1. STONE SIZE AND MAT DIMENSIONS SPECIFIED ON PLAN.

2. FIELD STONE, QUARRY STONE, OR ROCK FRAGMENTS SHALL BE SOUND, OF APPROVED QUALITY, AND FREE FROM STRUCTURAL DEFECTS. THE STONES SHALL BE ANGULAR AND APPROXIMATELY RECTANGULAR IN SHAPE. FLAT OR ROUND ROCKS ARE NOT ACCEPTABLE.

3. A WELL GRADED MIXTURE OF ROCK SIZES SHALL BE USED FOR STONE. FIFTY PERCENT BY WEIGHT OF THE STONE MIXTURE SHALL BE SMALLER THAN THE MEDIAN SIZE STONE (d50). THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE d50 SIZE.



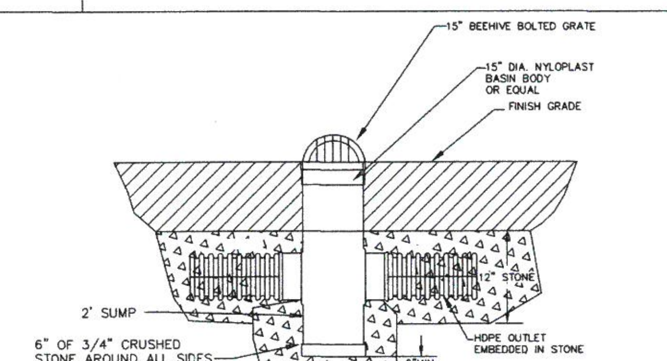

SECTION A

APRON SIZING SCHEDULE

| APRON NO. | d50 | WIDTH AT CULVERT, $W_1$ | WIDTH AT END, $W_2$ | LENGTH, L | DEPTH, d |
|---|---|---|---|---|---|
| APRON 1 | 8 INCHES | 3.0 FEET | 6 FEET | 8 FEET | 7 INCHES |
| APRON 2 | 12 INCHES | 3.0 FEET | 7 FEET | 10 FEET | 5 INCHES |
| APRON 3 | 12 INCHES | 3.0 FEET | 8 FEET | 11 FEET | 12 INCES |
| APRON 4 | 9 INCHES | 8.0 FEET | 20 FEET | 27 FEET | 9 INCHES |
| APRON 5 | 6 INCHES | 5.0 FEET | 12 FEET | 18 FEET | 6 INCHES |
| APRON 6 | 4 INCHES | 5.0 FEET | 12 FEET | 16 FEET | 4 INCHES |
| APRON 7 | 3 INCHES | 3.0 FEET | 8 FEET | 11 FEET | 4 INCHES |
| APRON 8 | 3 INCHES | 3.0 FEET | 7 FEET | 9 FEET | 4 INCHES |
| APRON 9 | 6 INCHES | 3.0 FEET | 7 FEET | 10 FEET | 6 INCHES |

## RIP-RAP OUTLET DETAIL

NOT TO SCALE




## YARD DRAIN

NOT TO SCALE

SEAN P. MALONE CIVIL No 48204 12-7-12

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE DETAILS PLAN

| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-009 |
|---|---|---|
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |

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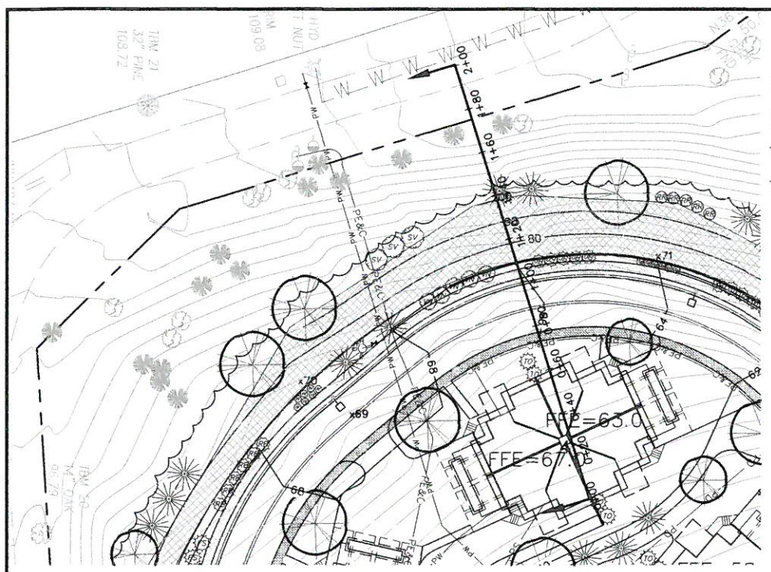
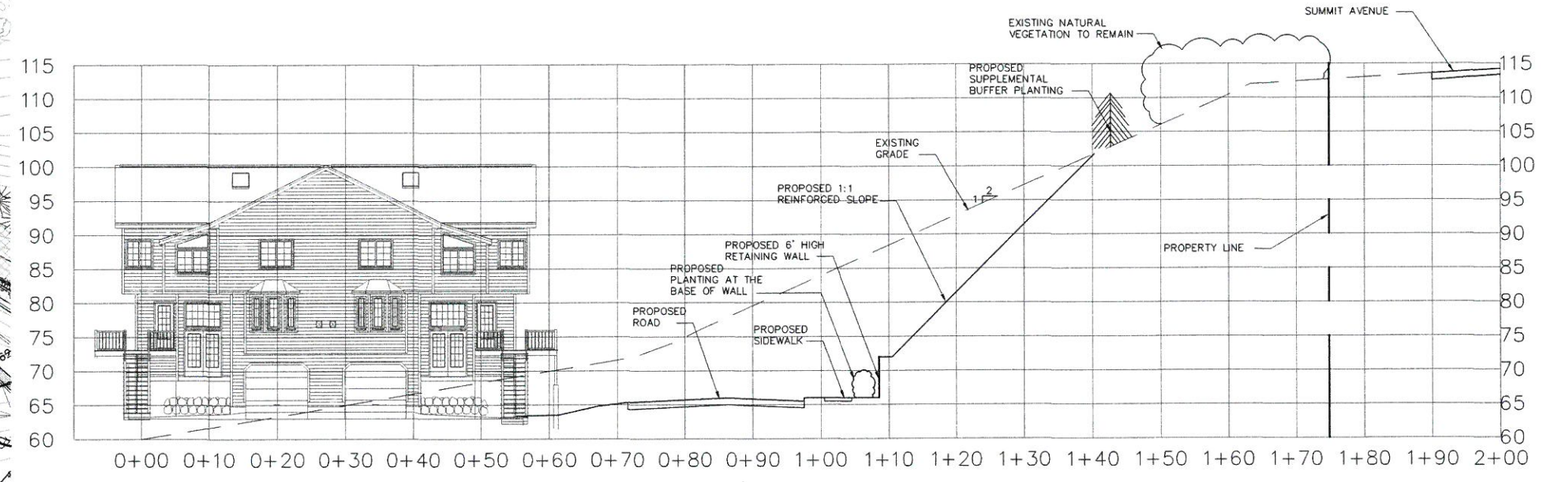
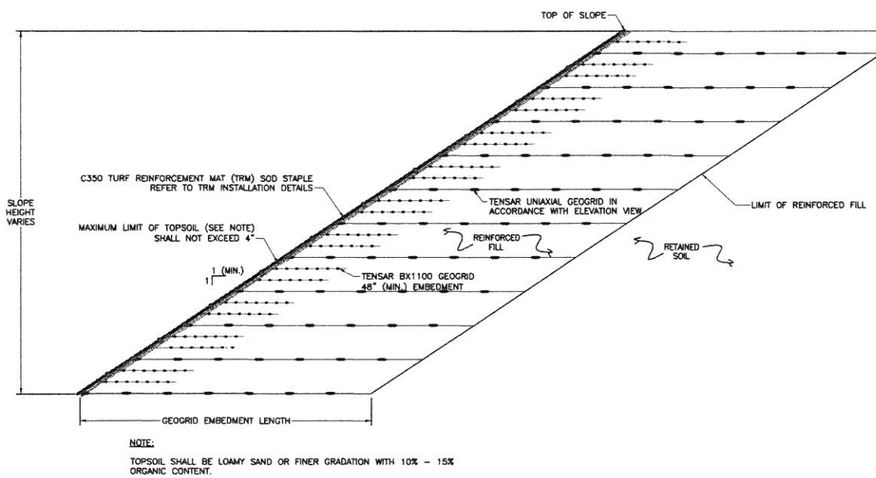



SLOPE SECTION PLAN VIEW
1"=30'



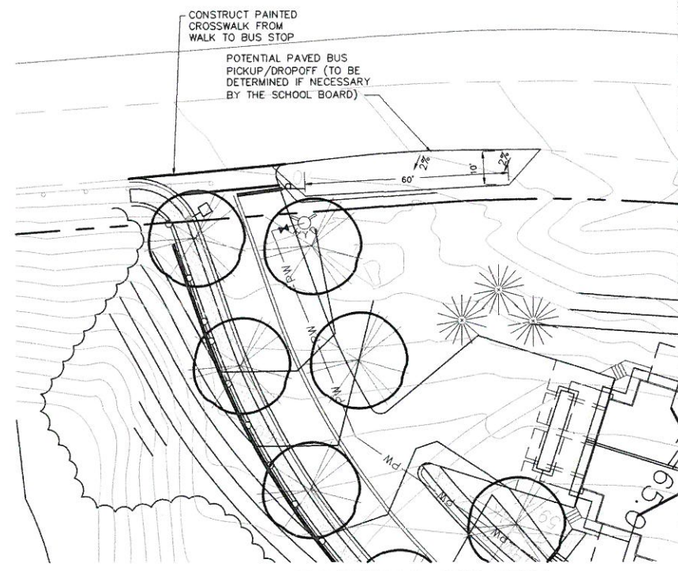

SLOPE SECTION
1"=10'



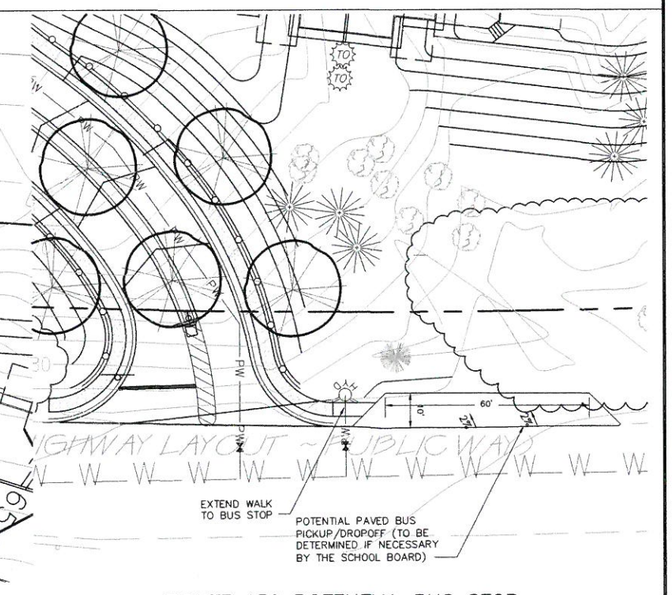

NOTE:

TOPSOIL SHALL BE LOAMY SAND OR FINER GRADATION WITH 10% - 15% ORGANIC CONTENT.

GRADED SIERRA SLOPE TYPICAL CROSS-SECTION DETAIL
NOT TO SCALE




SUMMIT AVE POTENTIAL BUS STOP
1"=20'




ROUTE 150 POTENTIAL BUS STOP
1"=20'

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

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P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE DETAILS PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-010 |
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |

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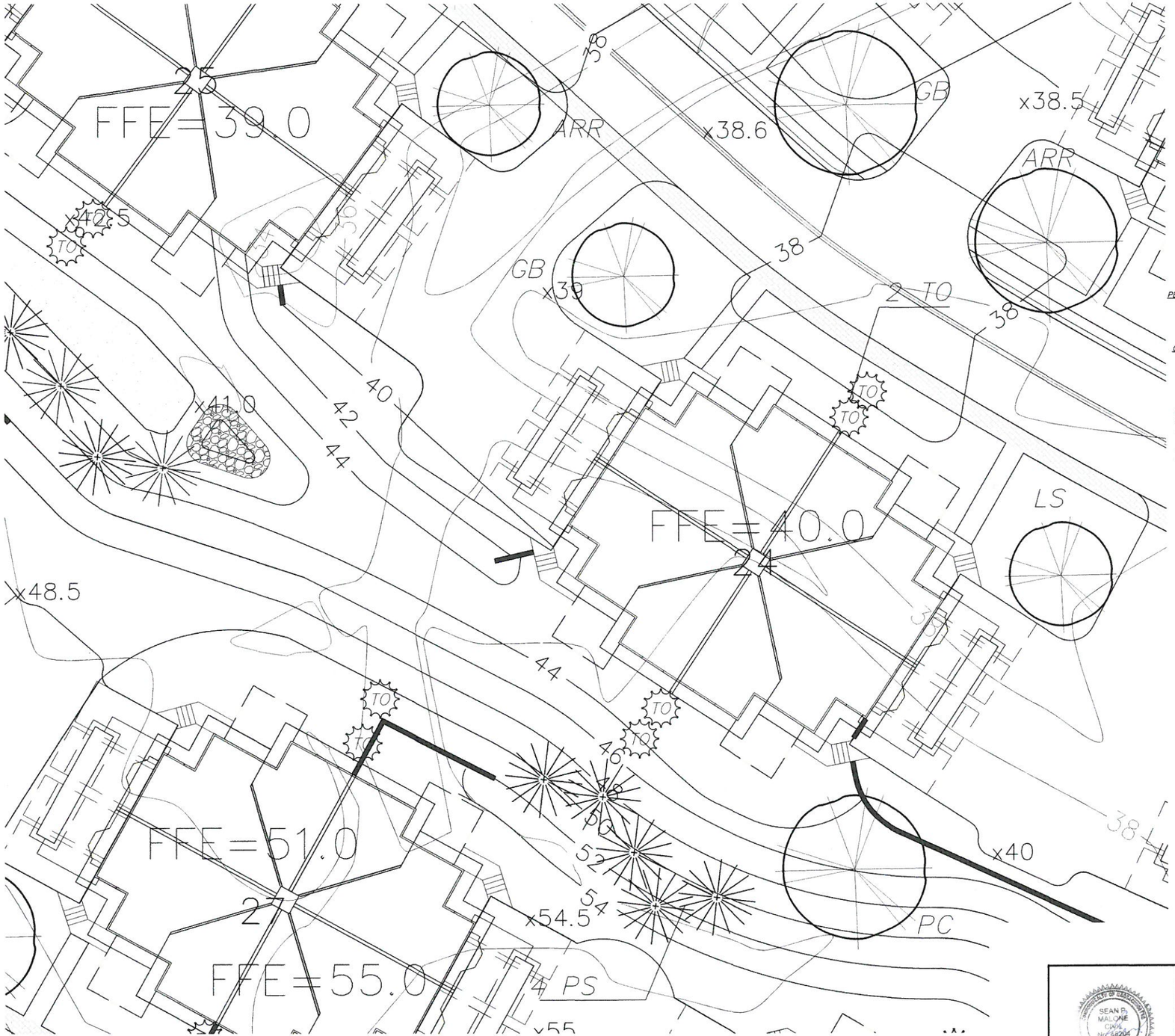



| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|---|
| AR | ACER RUBRUM "RED SUNSET" | RED MAPLE | 2-2.5" CAL | B&B |
| GB | GINKGO BILOBA | GINKGO TREE | 2-2.5" CAL | B&B, MALE ONLY |
| GD | GYMNOCLADUS DIOICUS | KENTUCKY COFFEETREE | 2-2.5" CAL | B&B |
| LS | LIQUIDAMBER STYRACIFLUA | AMERICAN SWEETGUM | 2-2.5" CAL | B&B |
| PC | PYRUS CALLERYANA "CLEVELAND SELECT" | FLOWERING PEAR | 2-2.5" CAL | B&B |
| PN | PINUS NIGRA | AUSTRIAN PINE | 5-7' HT | B&B |
| PP | PICEA PUNGENS | COLORADO SPRUCE | 5-6' HT | B&B |
| PS | PINUS STROBUS | EASTERN WHITE PINE | 6-7' HT | B&B |
| TO | THUJA OCCIDENTALIS "TECHNY" | MISSION ARBORVITAE | 4-5' HT | B&B |
| CC | CARYOPTERIS CLANDONENSIS "FIRST CHOICE" | CARYOPTERIS | 24"-30" HT | CONT |
| FS | FORSYTHIA SUSPENSA | WEEPING FORSYTHIA | 24"-30" HT | CONT |
| IC | ILEX CRENATA "HETZII" | HETZ JAPANESE HOLLY | 2-3' HT | CONT |
| IV | ILEX VERTICILLATA "RED SPRITE" | REED SPRITE WINTERBERRY | 2-3' HT | CONT |
| JB | JUNIPERUS HORIZONTALIS "BLUE CHIP" | BLUE CHIP JUNIPER | 15-18" SPRD | CONT |
| KJ | KERRIA JAPONICA "PLENIFLORA" | JAPANESE KERRIA | 24"-30" HT | CONT |
| KL | KALMIA LATIFOLIA | MOUNTAIN LAUREL | 18"-24" HT | CONT |
| LA | LEUCOTHOE AXILLARIS "RAINBOW" | RAINBOW LEUCOTHOE | 15"-18" HT | CONT |
| RB | RHODODENDRON "BOULE DE NEIGE" | RHODODENDRON | 2-3' HT | CONT |
| RR | ROSA RUGOSA | RUGOSA ROSE | 18-24" HT | CONT |
| SB | SPIRAEA X BUMALDA "CRISPA" | CURL-LEAF SPIREA | 15-18" SPRD | CONT |
| SJ | SPIRAEA JAPONICA "LITTLE PRINCESS" | LITTLE PRINCESS SPIREA | 15-18" SPRD | CONT |
| SV | SYRINGA VULGARIS | COMMON LILAC | 2-3' HT | CONT |
| TB | TAXUS BACCATA REPANDENS | SPREADING ENGLISH YEW | 12"-18" HT | CONT |
| VN | VIBURNUM NUDUM "WINTERTHUR" | WINTERTHUR VIBURNUM | 2-3' HT | CONT |

* QUANTITIES VARY DUE TO DIFFERENT UNIT PLANTING OPTIONS

PERENNIALS

| | | | | | |
|---|---|---|---|---|---|
| * | P | PEONY | RED, WHITE, BLUE VARIETIES | 1 GAL. | CONT |
| * | H | HOSTA "GREAT EXPECTATIONS" | VARIEGATED HOSTA | 1 GAL. | CONT |

*QUANTITIES VARY DUE TO DIFFERENT UNIT PLANTING OPTIONS

GROUND COVERS & VINES

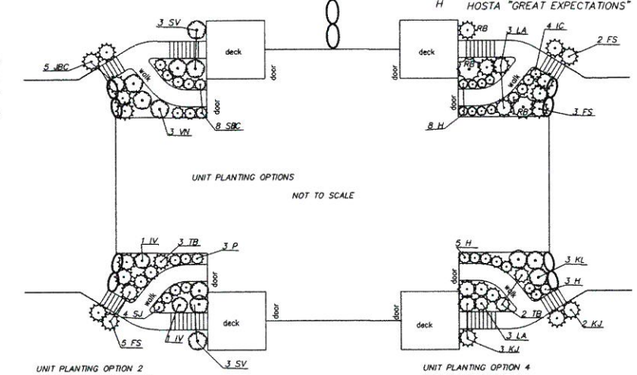
| | | | | |
|---|---|---|---|---|
| PT | PARTHENOCISUS TRICUSPIDATA "VEITCHII" | BOSTON IVY | 2 GAL | CONT |
| CR | CAMPSIS RADICANS | TRUMPET VINE | 2 GAL | CONT |

UNIT PLANTING OPTION 1
FULL SUN CONDITION

SV SYRINGA VULGARIS
VN VIBURNUM NUDUM "WINTERTHUR"
SB SPIRAEA JAPONICA "CRISPA"
JB JUNIPERUS "BLUE CHIP"

UNIT PLANTING OPTION 3
PARTIAL SUN CONDITION

LA LEUCOTHOE AXILLARIS "RAINBOW"
IC ILEX CRENATA "HETZII"
RB RHODODENDRON "BOULE DE NEIGE"
FS FORSYTHIA SUSPENSA
H HOSTA "GREAT EXPECTATIONS"




UNIT PLANTING OPTIONS
NOT TO SCALE

UNIT PLANTING OPTION 2
PARTIAL SHADE CONDITION

TB TAXUS BACCATA REPANDENS
IV ILEX VERTICILLATA "RED SPRITE"
FS FORSYTHIA SUSPENSA
SJ SPIRAEA JAPONICA "LITTLE PRINCESS"
SV SYRINGA VULGARIS
P PEONY

UNIT PLANTING OPTION 4
FULL SHADE CONDITION

LA LEUCOTHOE AXILLARIS "RAINBOW"
KL KALMIA LATIFOLIA
KJ KERRIA JAPONICA "PLENIFLORA"
TB TAXUS BACCATA REPANDENS
H HOSTA "GREAT EXPECTATIONS"

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

OCG Oak Consulting Group
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Newburyport, MA 01950
Ph. 978.518.2058

# THE VILLAGE AT BAILEY'S POND

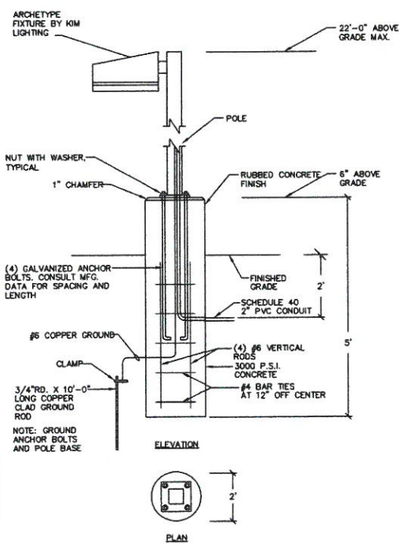
Route 150 and Summit Avenue
Amesbury, Massachusetts

## TYPICAL BUILDING LANDSCAPE & GRADING

| | | | |
|---|---|---|---|
| SCALE: 1"=10' | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-011 | |
| CHECKED: PFA | DATE: 9/30/11 | | |

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BORDERING VEGETATED WETLAND
- MEAN HIGH WATER
- EDGE OF PAVEMENT
- GUARD RAIL
- SIGN
- TREE LINE
- EXISTING TREE
- LIGHT
- STONE BOUND
- IRON PIPE
- DRILL HOLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIGN
- PROPOSED GUARD RAIL
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED TREE LINE
- PROPOSED LIGHT
- PROPOSED 9'x18' PARKING SPACE
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN SHOULDER
- TYPICAL SNOW STORAGE AREA
- REINFORCED VEGETATED SLOPE

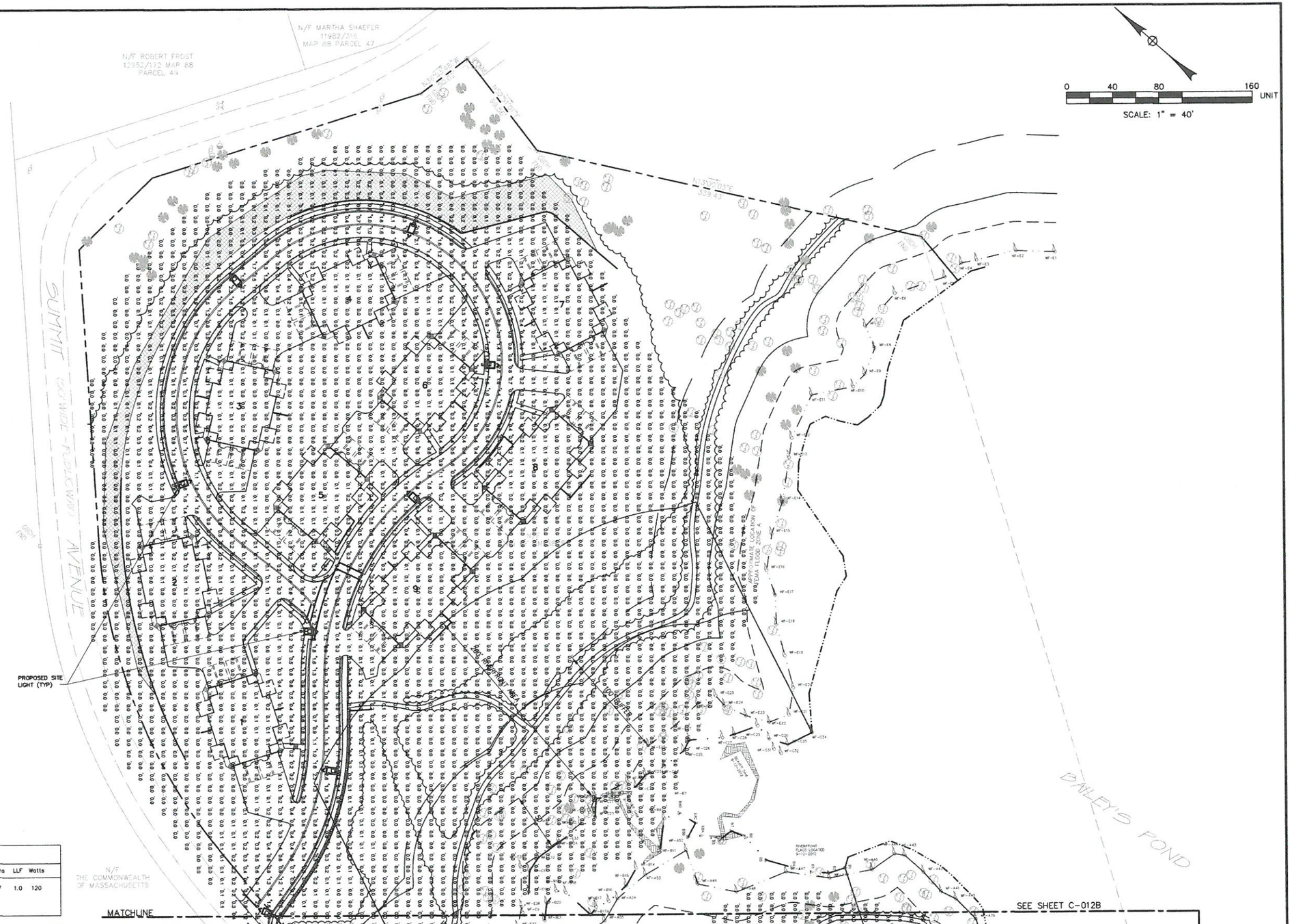



## TYPICAL SITE LIGHT

NOT TO SCALE

| LUMINAIRE SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Catalog Number | Description | Lamp | Lumens | LLF | Watts |
| | AR2/120MH | ARCHETYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS. LED EMITTER DECK INCLUDES CONSTANT CURRENT LEDS. HEATSINKS, AND REFLECTORS. | 120 WATT LED | 6377 | 1.0 | 120 |

| STATISTICS | | | | |
|---|---|---|---|---|
| DESCRIPTION | AVG | MAX | MIN | AVG/MIN |
| NORTH POD DRIVE | 0.5 FC | 2.8 FC | 0.1 FC | 5:1 |
| SOUTH POD DRIVE | 0.7 FC | 2.8 FC | 0.1 FC | 7:1 |




| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

SEAN P. MALONE CIVIL No. 46204 REGISTERED PROFESSIONAL ENGINEER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Newburyport, MA 01950
Ph. 978.518.2058


# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## PHOTOMETRICS PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: C-012A |
| DRAWN: SPM | PROJECT: 12013 | |
| CHECKED: PFA | DATE: 9/30/11 | |

## TYPICAL SITE LIGHT

NOT TO SCALE

LUMINAIRE SCHEDULE

| Symbol | Catalog Number | Description | Lamp | Lumens | LLF | Watts |
|---|---|---|---|---|---|---|
| | AR2/120MH | ARCHETYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS. LED EMITTER DECK INCLUDES CONSTANT CURRENT LEDS, HEATSINKS, AND REFLECTORS. | 120 WATT LED | 6377 | 1.0 | 120 |

STATISTICS

| DESCRIPTION | AVG | MAX | MIN | AVG/MIN |
|---|---|---|---|---|
| NORTH POD DRIVE | 0.5 FC | 2.8 FC | 0.1 FC | 5:1 |
| SOUTH POD DRIVE | 0.7 FC | 2.8 FC | 0.1 FC | 7:1 |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

COMMONWEALTH OF MASSACHUSETTS SEAN P. MALONE CIVIL No. 46204 REGISTERED PROFESSIONAL ENGINEER 12-7-12

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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

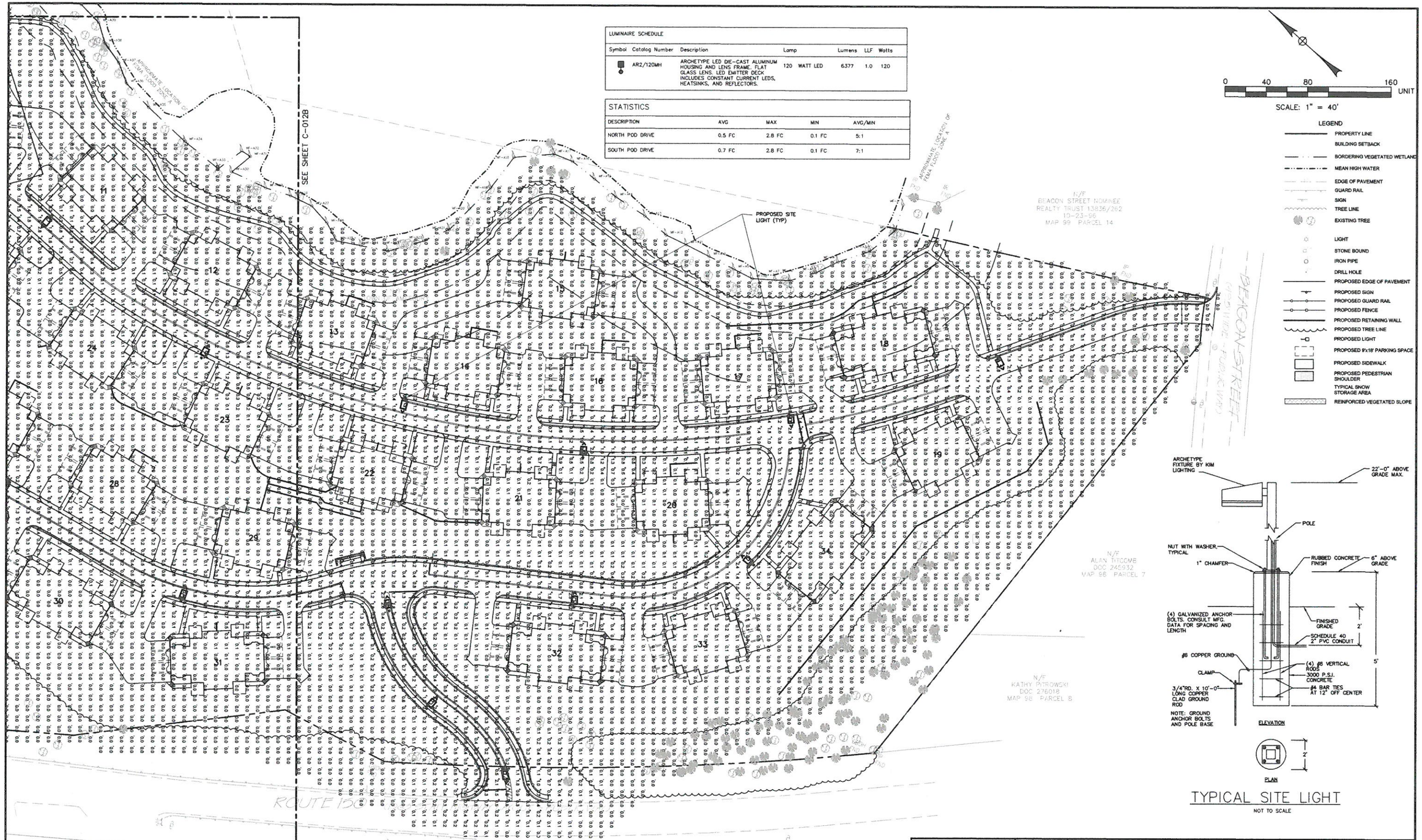
## PHOTOMETRICS PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS NOTED | DESIGN: | SPM |
| DRAWN: | SPM | PROJECT: | 12013 |
| CHECKED: | PFA | DATE: | 9/30/11 |

SHEET: C-012B

| LUMINAIRE SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Catalog Number | Description | Lamp | Lumens | LLF | Watts |
| | AR2/120MH | ARCHETYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS. LED EMITTER DECK INCLUDES CONSTANT CURRENT LEDS, HEATSINKS, AND REFLECTORS. | 120 WATT LED | 6377 | 1.0 | 120 |

| STATISTICS | | | | |
|---|---|---|---|---|
| DESCRIPTION | AVG | MAX | MIN | AVG/MIN |
| NORTH POD DRIVE | 0.5 FC | 2.8 FC | 0.1 FC | 5:1 |
| SOUTH POD DRIVE | 0.7 FC | 2.8 FC | 0.1 FC | 7:1 |




TYPICAL SITE LIGHT

NOT TO SCALE

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

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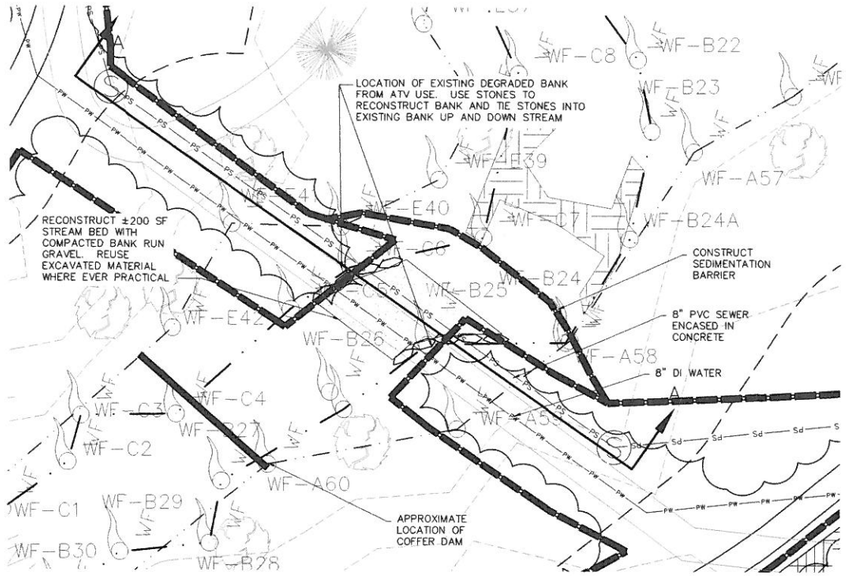
# THE VILLAGE AT BAILEY'S POND

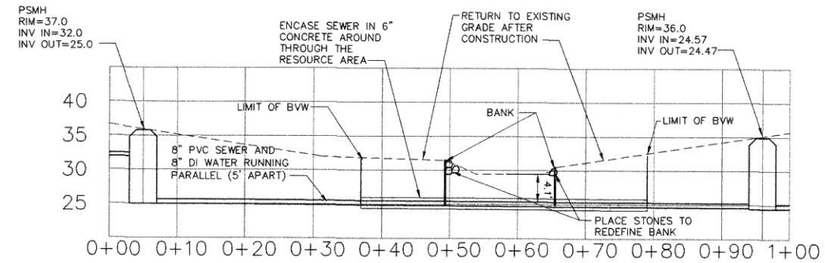
Route 150 and Summit Avenue
Amesbury, Massachusetts

## PHOTOMETRICS PLAN

| SCALE: | AS NOTED | DESIGN: | SPM | SHEET: |
|---|---|---|---|---|
| DRAWN: | SPM | PROJECT: | 12013 | C-012C |
| CHECKED: | PFA | DATE: | 9/30/11 | |



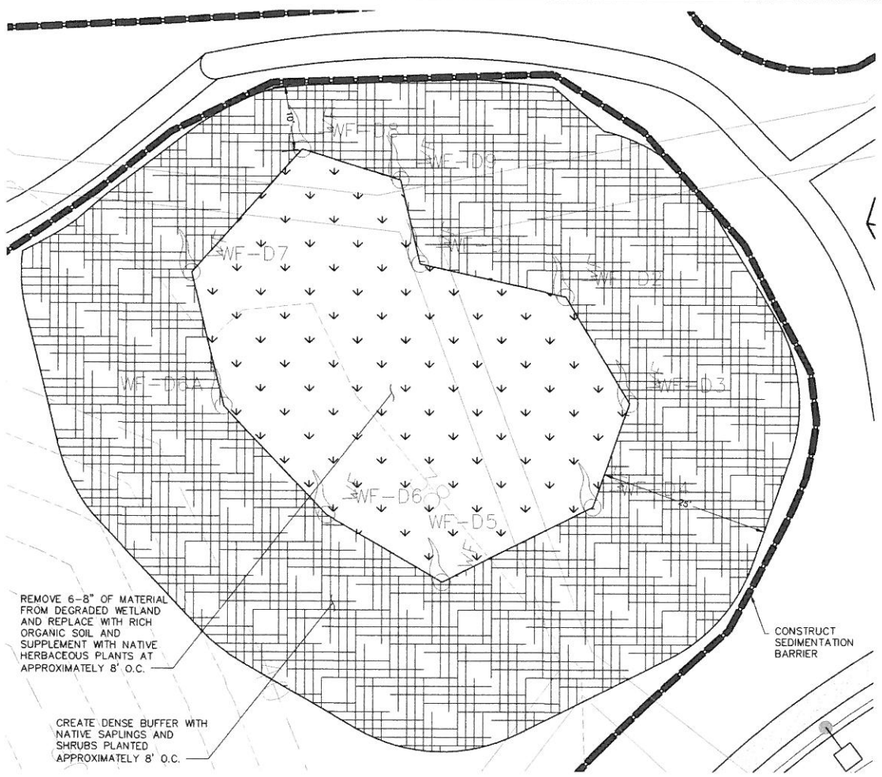

UTILITY CROSSING PLAN VIEW
1"=10'



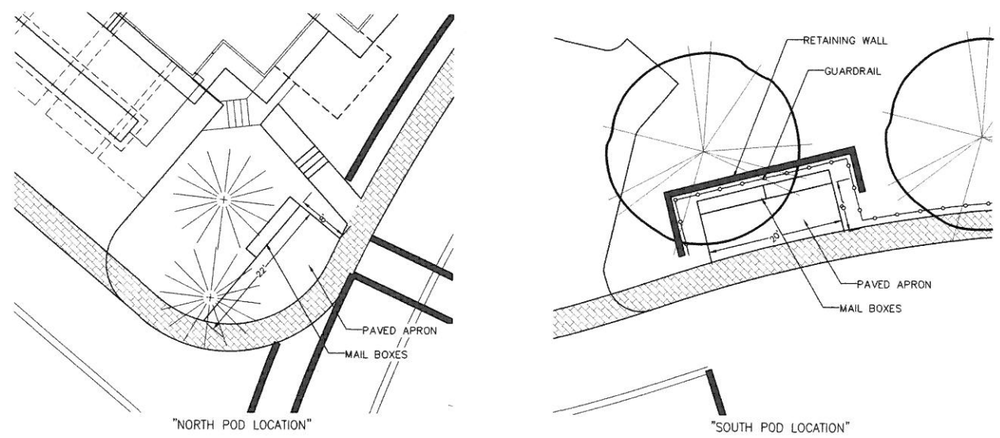

THE WORK FOR THE UTILITY CROSSING THE STREAM IS EXPECTED TO BE CONDUCTED IN THE FOLLOWING MANNER:

- THE STREAM UTILITY CROSSING WILL BE CONSTRUCTED DURING THE LATE SUMMER IN A TIME OF LOW FLOW AND WHEN RAIN IS NOT EXPECTED.
- THE CROSSING WILL BE CONSTRUCTED BY CREATING A SMALL COFFER DAM AROUND THE CROSSING TO ALLOW EXCAVATION OF THE UTILITY TRENCH IN DRY CONDITIONS AND PREVENT SEDIMENTATION FROM THE EXCAVATION FROM ENTERING THE STREAM.
- ANY FLOW FROM THE CULVERT WILL BE BYPASSED AROUND THE EXCAVATION AREA WITH THE USE OF PUMPS.
- AFTER CONSTRUCTION IS COMPLETE, THE STREAM BED WILL BE RESTORED TO ITS ORIGINAL DEPTH AND CONFIGURATION AND THE COFFER DAMS WILL BE REMOVED.
- FOLLOWING REMOVAL OF THE COFFER DAMS, THE STREAM BANK WILL BE RESTORED BY PLACING 1 FOOT DIAMETER ROCKS IN LINE WITH THE UPSTREAM AND DOWNSTREAM BANK AREAS WITH A GEOTEXTILE FABRIC BEHIND THE ROCKS.
- THE AREA WOULD THEN BE BACKFILLED WITH CLEAN LOAM AND PLANTED WITH NATIVE SHRUBS AND A NATIVE SEED MIX.

CROSSING SECTION A–A
1"=10'




ISOLATED WETLAND RESTORATION PLAN
1"=10'




NOTE: SEE SITE PLAN FOR LOCATIONS ON SITE

MAIL BOX LOCATION DETAIL
1"=10'

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 5/8/13 | REVISED PER PLANNING BOARD | SPM |
| 2 | 2/15/13 | REVISED PER CON-COM | SPM |
| 1 | 12/07/12 | GENERAL REVISIONS | SPM |

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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## SITE DETAILS PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS NOTED | DESIGN: | SPM |
| DRAWN: | SPM | PROJECT: | 12013 |
| CHECKED: | PFA | DATE: | 9/30/11 |

SHEET: C-014

0 80 160 320 FEET

SCALE: 1" = 80'

PERIMETER OPEN SPACE
572,358 SF (13.14 ACRES)
= 51%

LARGE INTERIOR OPEN SPACE
68,824 SF (1.35 ACRES)
= 5%

SMALL INTERIOR OPEN SPACE
104,749 SF (2.40 ACRES)
= 10%

OPEN SPACE CALCULATION:
TOTAL OPEN SPACE REQ = 50%
TOTAL SITE AREA = ±25.4 ACRES
TOTAL OPEN SPACE = 13.14 ACRES
1.35 ACRES
2.40 ACRES
16.89 ACRES

TOTAL % OPEN SPACE =16.89/25.4 x100
=66%

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|

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# THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

## OPEN SPACE PLAN

| | | | |
|---|---|---|---|
| SCALE: AS NOTED | DESIGN: SPM | SHEET: | |
| DRAWN: SPM | PROJECT: 12013 | C-015 | |
| CHECKED: PFA | DATE: 9/16/12 | | |