

RECEIVED  
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AMESBURY CITY CLERK

DEFINITIVE SUBDIVISION  
UNDER SPECIAL PERMIT APPLICATION  
CLUSTER RESIDENTIAL/COMMON ACCESS DRIVEWAY  
AT  
47.5 THROUGH 57 KIMBALL ROAD  
IN  
AMESBURY, MASSACHUSETTS



**ASSESSOR'S LOCATION**  
ASSESSOR'S MAP 60, PARCELS: 6, 6A, 6B, 6C, 6D & 6E  
RECORD ADDRESS: 47.5, 57, 55, 53, 51 & 49

**OWNER OF RECORD**  
YVON CORMIER CONSTRUCTION CORP.  
3 GREENSHAW LA., ANDOVER, MA  
DEED REF: BOOK 5697, PAGE 435

**APPLICANT**  
BC REALTY TRUST  
64 SCHOOL STREET, MERRIMAC, MA

- PLAN INDEX**
- SHEET 1 — TITLE SHEET
  - SHEET 2-3 — EXISTING CONDITIONS
  - SHEET 4 — COMPOSITE PLAN
  - SHEET 5 — PROPOSED PROPERTY LINES & DWELLINGS
  - SHEET 6 — SITE GRADING
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**VERTICAL CONTROL**  
NOVO OF 1929  
BASED ON RECORD ASBUILT SEWER PLAN BY NESTON & SAMPSON, SHEET 16, LAST REVISED 7-8-1987  
ON FILE WITH THE CITY ENGINEERING DEPARTMENT.

**PLAN REFERENCES**

PLAN & DEED REFERENCES  
RECORDED: SOUTH ESSEX  
REGISTRY OF DEEDS.

PL BK. 345 PL. 44	PL BK. 387 OF 1958
PL. 594 OF 1971	PL BK. 154 PL. 39
PL BK. 159 PL. 96	PL BK. 90 PL. 64
PL BK. 128 PL. 37	PL BK. 90 PL. 65
PL. 335 OF 1971	PL BK. 304 PL. 79
PL BK. 127 PL. 58	

**GENERAL NOTES**

- THE LOCATIONS OF EXISTING AND SUSPECTED EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM EXISTING AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE EXISTING UTILITY LINES OTHER THAN THOSE SHOWN. THE CONTRACTOR SHALL BE REQUIRED TO CONTACT THE PROPER UTILITY COMPANIES AND DIG-SAFE PRIOR TO BEGINNING ANY CONSTRUCTION ON THE SITE. ATLANTIC ENGINEERING DOES NOT WARRANT OR GUARANTEE THE LOCATION (S) OF ANY UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND GRADING ON THE SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION PLANS TO THE ENGINEER. FAILURE TO PERFORM THIS VERIFICATION IN A TIMELY MANNER MAY RESULT IN A DELAY IN THE NECESSARY CORRECTIVE ACTION. NO ADDITIONAL COMPENSATION (TIME OR MONETARY) SHALL BE CONSIDERED DUE TO DELAYS IN THE CONTRACTOR'S INSTALLATIONS AS A RESULT OF CONDITIONS WHICH WERE NOT IDENTIFIED BY THE CONTRACTOR ON TIME FOR CORRECTION BY THE CONSTRUCTION MANAGER OR THE ENGINEER.
- THE SITE SHALL BE GRADED AND COMPACTED TO THE ELEVATIONS AND CONTOURS SET FORTH IN THESE PLANS.
- UNLESS OTHERWISE SPECIFIED, ALL INSTALLATION, CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL, IN ALL RESPECTS, CONFORM TO THE FOLLOWING:
  - MASSACHUSETTS STATE BUILDING CODE, (LATEST EDITION)
  - MASSACHUSETTS HIGHWAY DESIGN STANDARDS (LATEST EDITION)
  - AMERICANS WITH DISABILITIES ACT
  - CITY OF AMESBURY STANDARDS AND APPLICATION APPROVALS
 IN THE CASE OF CONFLICT BETWEEN CODES, STANDARDS, REGULATIONS, SPECIFICATIONS, PLAN NOTES AND/OR MANUFACTURER REQUIREMENTS, THE MOST STRINGENT STANDARD AND PROVISION IS TO BE USED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURVEY LAYOUT OF ALL ITEMS REQUIRED TO COMPLETE THE SCOPE OF WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY CORRECTIVE ACTION REQUIRED FOR ITEMS NOT CONSTRUCTED WHERE PROPOSED.
- THE CONTRACTOR SHALL CALL DIG-SAFE A MINIMUM OF 72 HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO BEGINNING ANY EXCAVATION AT THE SITE.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY CODES.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, STREETS, TREES, UTILITIES AND PLANTINGS ON OR OFF THE PREMISES, AND SHALL BE RESPONSIBLE, AT NO EXPENSE TO THE OWNER, TO REPAIR AND/OR REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE OWNER ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRI DURING SITE CONSTRUCTION. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED.
- THE CONTRACTOR SHALL GIVE A NOTICE TO THE PERTINENT MUNICIPAL DEPARTMENTS AS REQUIRED BY PERMITS AND PROJECT APPROVALS BEFORE COMMENCING WORK IN THE FIELD.
- THE PLANS AND SPECIFICATIONS FOR THIS SITE ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS OR OTHER DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY ATLANTIC ENGINEERING THEREBY FULFILLING THE INTENT OF THE PLANS.
- GAS, TELEPHONE, CABLE AND ELECTRIC UTILITIES SHALL BE INSTALLED AT THE DIRECTION OF THE RESPECTIVE UTILITY AND TO THE STANDARDS REQUIRED BY THOSE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO INCORPORATE THE COST AND SCHEDULING OF THESE ITEMS IN THEIR SCOPE OF SERVICES.
- THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE EXISTING PLAN INFORMATION SHOWN SHALL BE USED FOR REFERENCE ONLY TO AID THE CONTRACTOR IN DETERMINING THE OVERALL EXISTING SITE CONDITIONS AND THE EXISTING SITE FEATURES WHICH WILL NEED TO BE DEMOLISHED OR CHANGED AS PART OF THE SITE IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL INFORMATION. THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COST INCURRED BY THE CONTRACTOR FOR CURRENT EXISTING CONDITIONS WHICH WERE NOT VERIFIED.
- GRANITE MONUMENTS 4" x 4" x 4" WITH A 3/8" DRILL HOLE ARE TO BE FURNISHED AND SET AT ALL ANGLE POINTS AND BEGINNINGS AND ENDS OF CURVES ALONG THE RIGHT OF WAY. IRON PIPES/RODS ARE TO BE SET AT ALL LOT CORNERS OF THE DEVELOPED LOTS. MONUMENTS ARE NOT TO BE SET UNTIL ALL CONSTRUCTION THAT WOULD DESTROY/DISTURB THEM IS COMPLETE.
- THIS SITE IS TO BE SERVICED BY CITY WATER, MUNICIPAL SEWER, NATURAL GAS AND UNDERGROUND TELEPHONE, ELECTRIC AND CABLE.
- THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON REFERENCED PLANS, DEEDS OF RECORD AND AN ON THE GROUND SURVEY. CERTIFICATIONS ON THIS PLAN ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND REQUIREMENTS THAT MAY BE REQUIRED BY MUNICIPAL REGULATIONS. CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE SITE IS NOT INTENDED OR IMPLIED OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. ABUTTING OWNERSHIPS ARE ACCORDING TO CURRENT ASSESSOR RECORDS.
- THIS SUBDIVISION IS APPROVED UNDER THE CLUSTER RESIDENTIAL SPECIAL PERMIT (CRSP) PER SECTION XI.D AND FURTHER UNDER THE COMMON ACCESS DRIVEWAY (CAD) PROVISION PER SECTION XI.C, BOTH OF THE AMESBURY ZONING BYLAW.
- THE WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED DURING APRIL 2013, BY WETLANDS AND LAND MANAGEMENT, INC. SEE THE CITY OF AMESBURY PLANNING BOARD DECISION FOR APPROVAL CONDITIONS. DECISION DATED: \_\_\_\_\_
- THIS SUBDIVISION HAS RECEIVED APPROVAL FROM THE AMESBURY PLANNING BOARD AND THE COMMON DRIVEWAY WITHIN THE SUBDIVISION CONFORMS TO THE STANDARDS AND REQUIREMENTS OF THE AMESBURY SUBDIVISION RULES AND REGULATIONS EXCEPT AS WAIVED BY THE PLANNING BOARD'S DECISION.
- NO CLUSTER LOT OR AREA DESIGNATED AS COMMON OPEN SPACE SHOWN ON THE PLAN MAY BE FURTHER SUBDIVIDED INTO ADDITIONAL RESIDENTIAL LOTS. ADJUSTMENTS MAY BE MADE BETWEEN EXISTING CLUSTER LOT LINES APPROVED AS PART OF THE SPECIAL PERMIT IN CONFORMANCE WITH THE ZONING DIMENSIONAL REQUIREMENTS DEFINED IN THE SPECIAL PERMIT FINDINGS AND THE DECISIONS RECORDED HEREWITH.
- THE COMMON ACCESS DRIVEWAY (CAD) SHALL NOT BECOME A PUBLIC OR PRIVATE WAY MAINTAINED BY THE CITY.

**OPEN SPACE CALCULATION**

TOTAL AREA OF LOCUS = 19.3350 ACRES
TOTAL AREA OF 8 LOTS = 2.6571 ACRES
TOTAL AREA OF ROAD = 0.3439 ACRES
TOTAL AREA OF PARCELS = 0.2901 ACRES
TOTAL AREA OF LOT 9 (OPEN SPACE) = 16.0009 ACRES
% OF DEVELOPED AREA (LOTS, PARCELS & ROAD) = 17.02%
% OF OPEN SPACE (LOT 9) = 82.98% (50% MIN. REQUIRED)
OPEN SPACE WITHIN WETLANDS = 5.9211 ACRES
% OF OPEN SPACE WITHIN WETLANDS = 36.9% (50% MAX. ALLOWED)
CLUSTER DENSITY BONUS=120% FOR OPEN SPACE GREATER THAN 70%

**SITE ZONING**  
ZONING DISTRICT - R40  
WATERSHED PROTECTION DISTRICT - ZONE "C"

	BASE ZONING	CLUSTER ZONING
MIN. LOT AREA	40,000 S.F.	10,000 S.F.
MIN. LOT FRONTAGE	140 FT.	100 FT.*
MIN. BUILDING SETBACKS		
FRONT YARD	40 FT.	25 FT. **
SIDE YARD	25 FT.	15 FT.
REAR YARD	50 FT.	25 FT.
MAX. BUILDING COVERAGE	15%	20%
MIN. OPEN SPACE	50%	50%
MIN. LOT WIDTH	140 FT.	100 FT.***

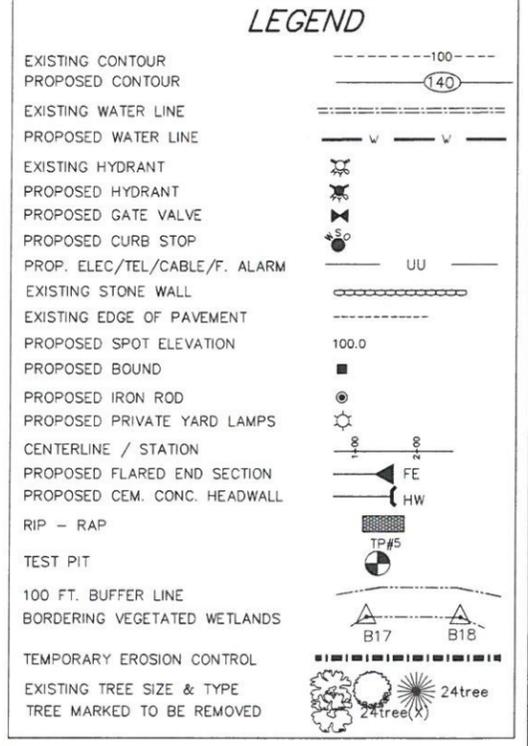
\* THE PLANNING BOARD MAY WAIVE THE FRONT SETBACK REQUIREMENT TO 15 FEET.  
\*\* THE PLANNING BOARD MAY WAIVE THE FRONTAGE REQUIREMENT BY UP TO 50% TO PROTECT/ENHANCE THE PRIMARY & SECONDARY RESOURCES  
\*\*\* BY DEFINITION THE LOT WIDTH, AT MINIMUM, SHALL EQUAL THE FRONTAGE FROM THE FRONT LOT LINE TO THE REAR SETBACK LINE "UNLESS ALLOWED OTHERWISE".

**BUILDING HEIGHT**  
THE PROPOSED HEIGHT OF ALL PROPOSED HOMES WILL NOT EXCEED 2.5 STORIES OR 35 FT.

**PARKING NOTE**  
ALL 8 LOTS HAVE SINGLE FAMILY HOMES AND ALL HOMES ARE PROPOSED TO HAVE 2 GARAGE PARKING SPACES AND ADDITIONAL DRIVEWAY PARKING.

**LOT COVERAGE TABLE**

LOT	LOT AREA (S.F.)	SECTION XI.D.3.b.12		SECTION XIV.1.7	
		BUILDING AREA (S.F.)	BLDG. LOT COVERAGE	S.F. TOTAL IMPERVIOUS	LOT COVERAGE
1	12,418	1,653	13.3%	2,878	23.1%
2	13,572	1,653	11.8%	2,902	21.3%
3	12,417	1,653	13.3%	2,359	19.0%
4	10,014	1,653	16.5%	2,322	23.1%
5	17,903	1,604	9.0%	2,496	13.9%
6	18,477	1,653	8.9%	2,821	15.2%
7	19,796	1,653	8.4%	2,984	15.0%
8	13,035	1,459	11.2%	2,611	20.0%
9	696,968	0	0%	0	0.0%
WHOLE	842,232	12,981	1.54%	21,373	2.53%



- SUBDIVISION WAIVERS**
- WAIVERS FROM THE AMESBURY SUBDIVISION REGULATIONS
- SECTION 6.02.12 TO WAIVE THE REQUIREMENT OF LOCATING ALL TREES GREATER THAN 12" IN DIAMETER. THE LOT IS ALL WOODED. ONLY TREES ALONG KIMBALL ROAD HAVE BEEN LOCATED.
  - SECTION 7.09 G&K TO WAIVE THE REQUIREMENT FOR ROADWAY CURBING DUE TO THE LOW IMPACT OF THE DRAINAGE SYSTEM.
  - SECTION 7.09 H TO WAIVE THE REQUIREMENT FOR SIDEWALKS.
  - SECTION 7.09 I TO WAIVE THE REQUIREMENT FOR STREET TREES AT 40 FT. INTERVALS TO AS SHOWN ON THE PLAN (35 FT.±).
  - SECTION 7.09 K (2) TO ALLOW A CIRCULAR TURNAROUND CAPABLE OF PROVIDING ACCESS FOR EMERGENCY VEHICLES AND BUSES WITH A 30 FT. WHEEL BASE.
  - SECTION 7.13 TO ALLOW FOR PRIVATE YARD LAMPS TO BE INSTALLED IN LIEU OF STANDARD STREET LIGHTING FIXTURES.
  - SECTION 8.10 TO ALLOW A 6" DIAMETER DUCTILE IRON WATER MAIN IN LIEU OF THE STANDARD 8" PIPE DUE TO THE LIMITED NUMBER OF HOMES PROPOSED.
  - SECTION 7.09 K(10) & SECTION 8.04 TO WAIVE THE REQUIREMENT OF CATCH BASINS AND TRADITIONAL HANDLING OF STORMWATER IN FAVOR OF THE LOW IMPACT DESIGN (LID) SHOWN.
- WAIVERS FROM THE AMESBURY ZONING BYLAW - CRSP REGULATION
- SECTION XI.D-3b.b.8 TO WAIVE THE REQUIREMENT THAT THE LOCATION OF PROPOSED BUILDINGS ON SHALL BE PREPARED BY A REGISTERED ARCHITECT TO INCLUDE TOTAL SQUARE FOOTAGE, DIMENSIONS OF BUILDINGS AND ELEVATIONS, FLOOR PLANS AND PERSPECTIVE RENDERINGS OF ALL BUILDINGS.
  - SECTION XI.D-6b.9 FOR LOTS 4 & 5 TO REDUCE THE MINIMUM FRONT YARD SETBACK FROM 25 FT. TO 15 FT. TO PROTECT THE NATURAL FEATURES IN THE SUBDIVISION AND TO REDUCE THE FRONTAGE OF LOT 6 FROM 100 FT. TO 52.39 FT.
  - SECTION XI.0.2.h TO WAIVE THE REQUIREMENT OF A STORAGE SHED FOR TRASH.

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD  
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**DEFINITIVE SUBDIVISION OF LAND AT 47.5-57 KIMBALL ROAD IN AMESBURY, MASSACHUSETTS**

**TITLE SHEET**

PREPARED FOR: BC REALTY TRUST, 64 SCHOOL STREET, MERRIMAC, MA  
OWNER: YVON CORMIER CONSTRUCTION CORP., 3 GREENSHAW LA., ANDOVER, MA

ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., 97 TENNEY STREET - GEORGETOWN, MA 01833, PHONE: 978-352-7870, FAX: 978-352-9940

DRAWING FILE: \SEQ92\KIMBALL-2014-CRSP.DWG

JOB NO. A1103-04 DATE: JAN. 20, 2015

REVISIONS:  
#1 MAY 5, 2016 - ADDRESSED REVIEW COMMENTS  
#2  
#3

AS NOTED

SHEET 1 OF 15

U.S.D.A. SOILS LEGEND		
MAP SYMBOL	MAP UNIT NAME	HYDROLOGICAL SOIL GROUP
253C	HINCKLEY	A
253B	HINCKLEY	A
6A	SCARBORO	D
306D	PAXTON	C
260B	SUDBURY	B

BENCHMARK #1  
HYDRANT SPINDLE  
ELEV.=142.67'  
NGVD 1929

SOILS TEST DATA			SOIL EVALUATOR: JOHN PAULSON		
PERFORMED BY: ATLANTIC ENGINEERING			TEST DATE: AUGUST 2014 - Test Pits 1-5		
			TEST DATE: OCTOBER 2015 - Test Pits 6-7		
TP-6	ELEV = 129.17	TP-1	ELEV = 137.2	TP-3	ELEV = 127.2
HORIZON	DEPTH	HORIZON	DEPTH	HORIZON	DEPTH
A	0-6 (SL) - SANDY LOAM	A	0-6 (SL) - SANDY LOAM	A	0-6 (SL) - SANDY LOAM
B	6-24 (SL) - SANDY LOAM	B	6-24 (SL) - SANDY LOAM	B	6-30 (SL) - SANDY LOAM
C-1	24-116 (LS) - LOAMY SAND COBBLES TO 12"	C-1	24-78 (LS) - LOAMY SAND COBBLES TO 10"	C-1	24-78 (LS) - LOAMY SAND COBBLES TO 8"
C-2	118-170 (S) - SAND	C-2	78-90 (S) - SAND		
MOTTLES	NONE	MOTTLES	NONE	MOTTLES	NONE
WATER	NONE	WATER	NONE	WATER	NONE
	BOTTOM=114.97				
TP-7	ELEV = 137.2	TP-2	ELEV = 131.4	TP-4	ELEV = 122.5
HORIZON	DEPTH	HORIZON	DEPTH	HORIZON	DEPTH
A	0-6 (SL) - SANDY LOAM	A	0-8 (SL) - SANDY LOAM	A	0-6 (SL) - SANDY LOAM
B	6-28 (SL) - SANDY LOAM	B	6-30 (SL) - SANDY LOAM	B	6-30 (SL) - SANDY LOAM
C-1	28-104 (LS) - LOAMY SAND COBBLES TO 12"	C-1	30-84 (LS) - LOAMY SAND COBBLES TO 10"	C-1	30-78 (LS) - LOAMY SAND COBBLES TO 10"
C-2	104-151 (S) - SAND				
MOTTLES	NONE	MOTTLES	NONE	MOTTLES	NONE
WATER	NONE	WATER	NONE	WATER	NONE
	BOTTOM=114.8				
TP-5	ELEV = 117.2				
HORIZON	DEPTH				
A	0-6 (SL) - SANDY LOAM				
B	6-24 (SL) - SANDY LOAM				
C-1	24-78 (LS) - LOAMY SAND COBBLES TO 8"				
MOTTLES	60" - ELEV. = 112.2'				
WATER	NONE				

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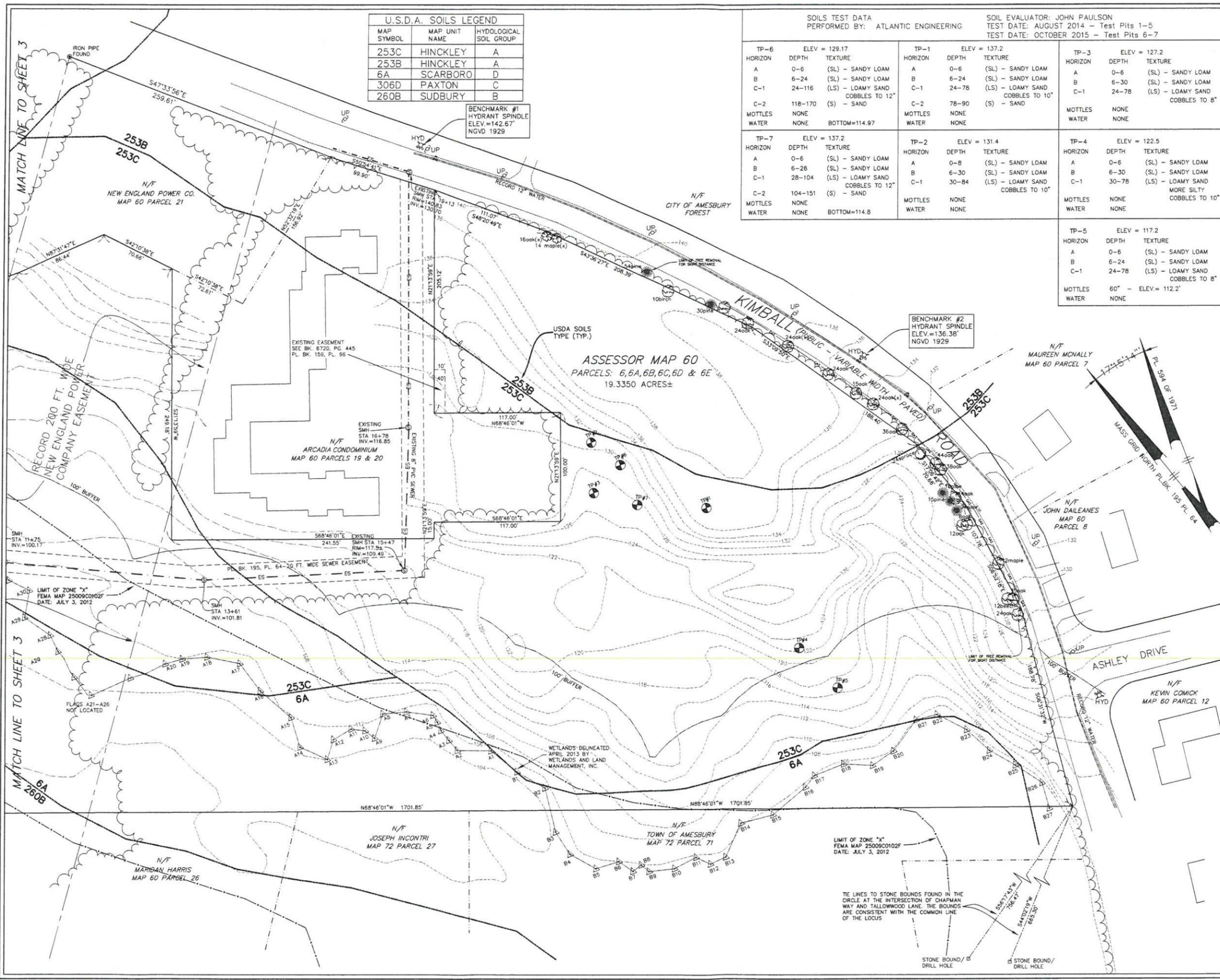
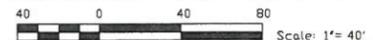
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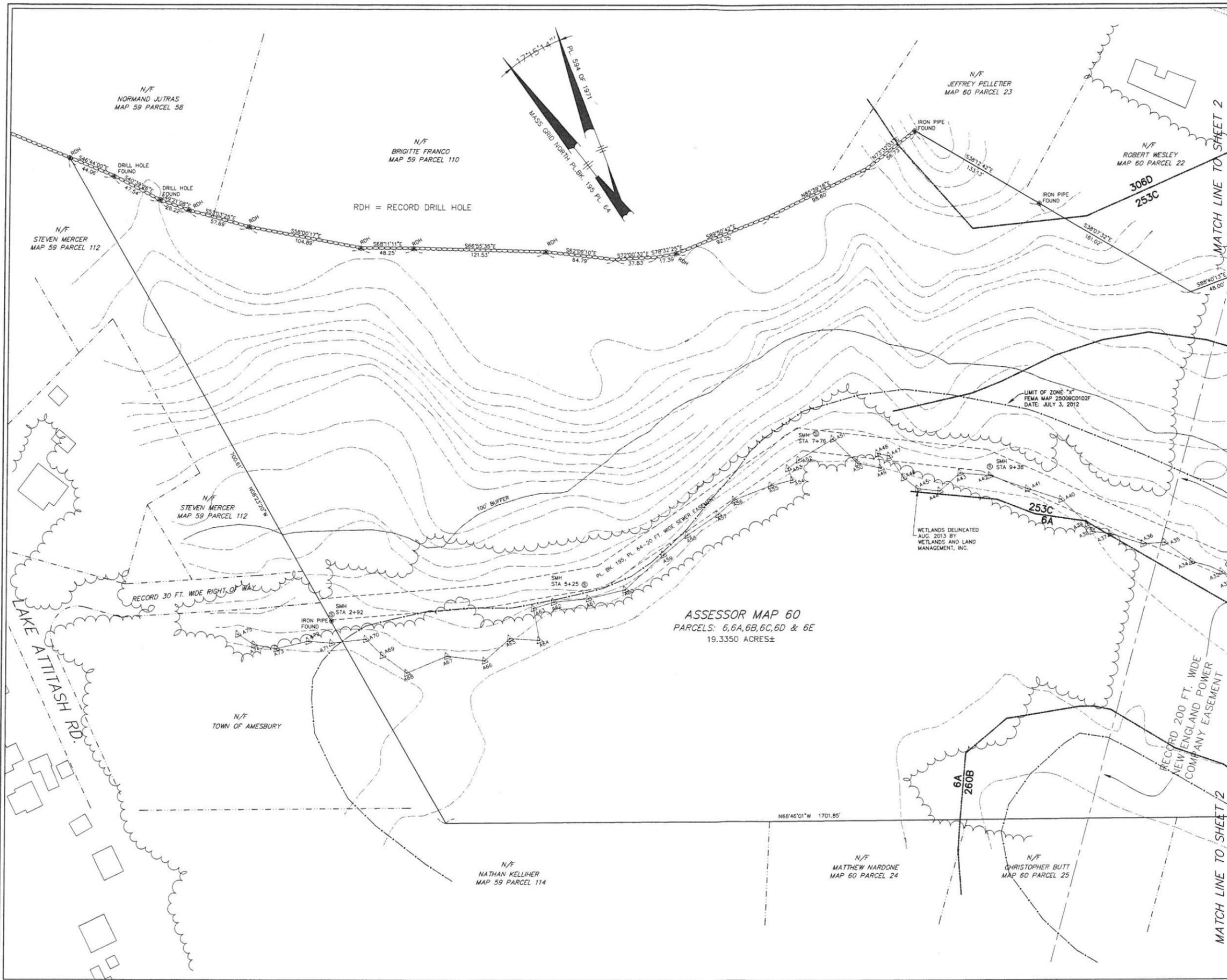
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ASSESSOR MAP 60  
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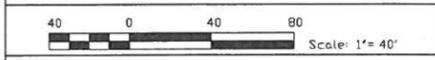
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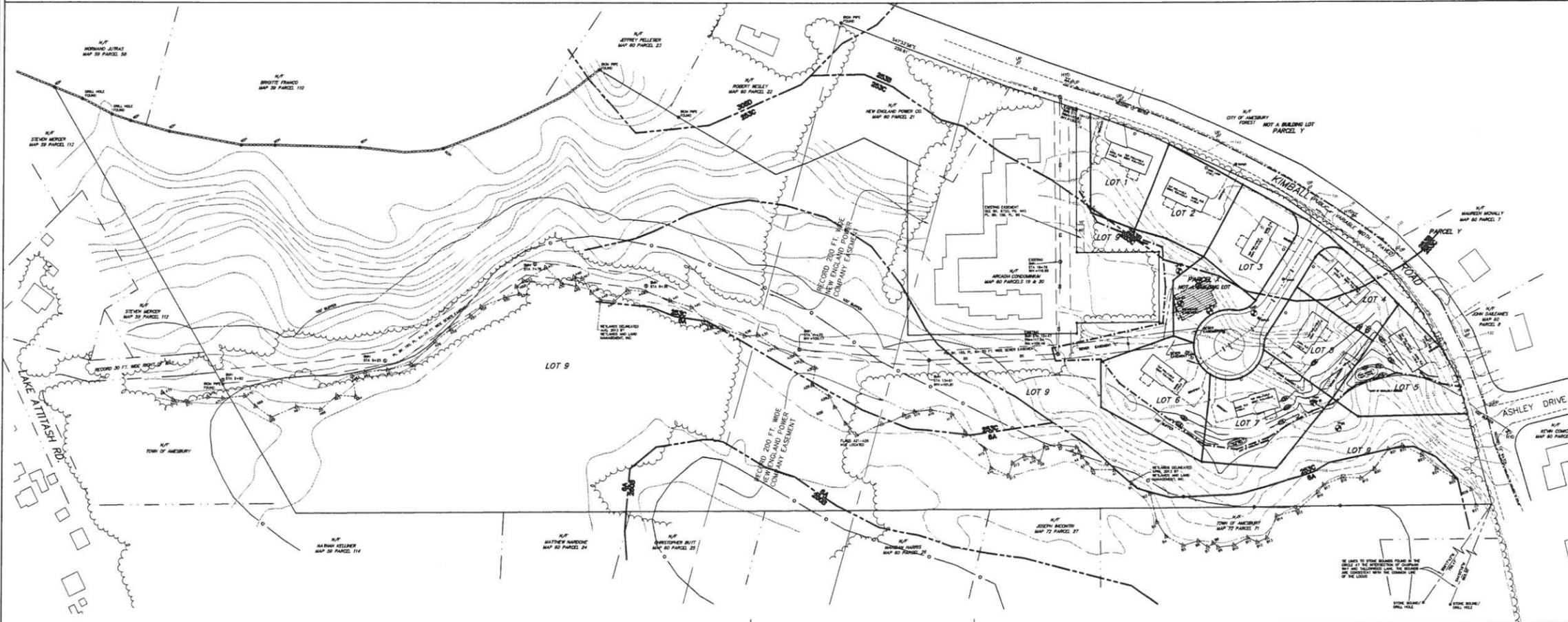
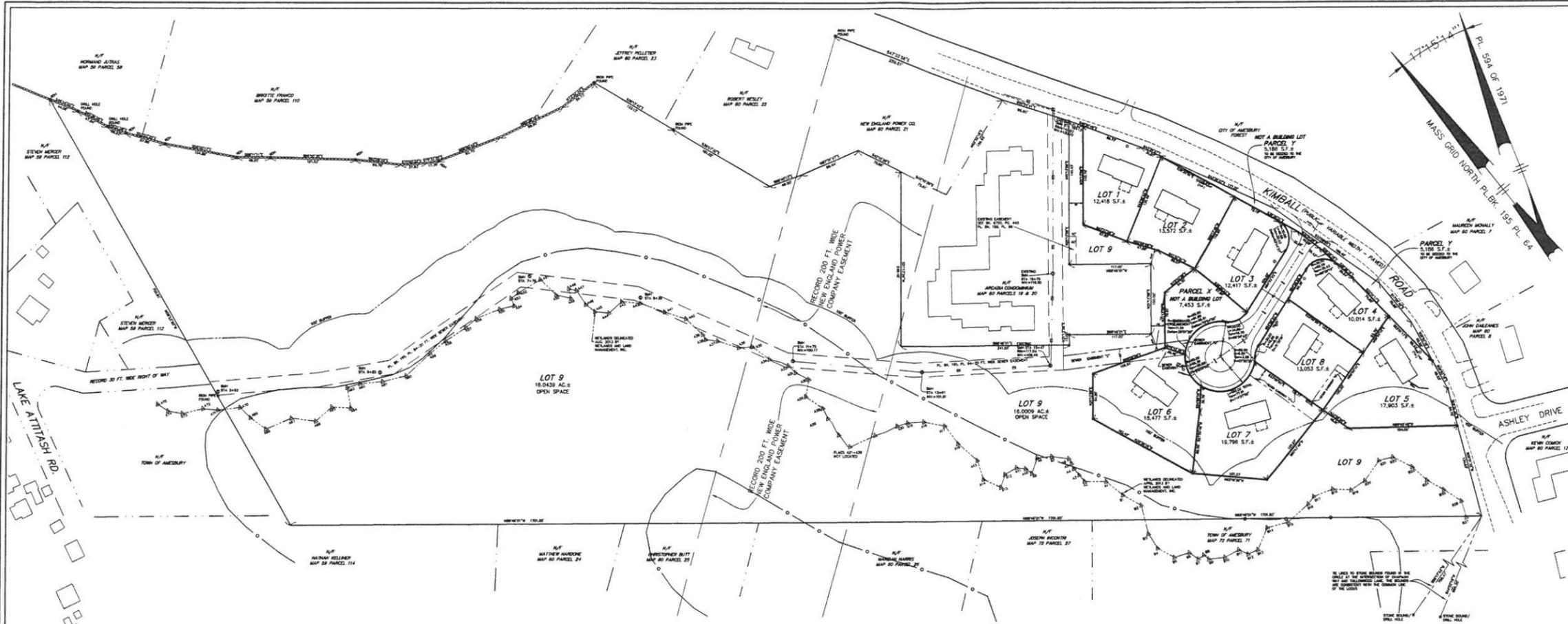
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A COPY OF WHICH IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE \_\_\_\_\_

**CLERK CERTIFICATION**

I, THE CLERK OF THE CITY OF AMESBURY, MA DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON \_\_\_\_\_ AND THAT UNDER M.G.L. CH.41, SEC. 81X NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS WITH THE TECHNICAL, ETHICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**DEFINITIVE  
 SUBDIVISION OF LAND  
 AT  
 47.5-57 KIMBALL ROAD  
 IN  
 AMESBURY, MASSACHUSETTS**

**COMPOSITE PLAN**

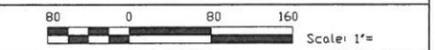
PREPARED FOR: BC REALTY TRUST  
 64 SCHOOL STREET  
 MERRIMAC, MA

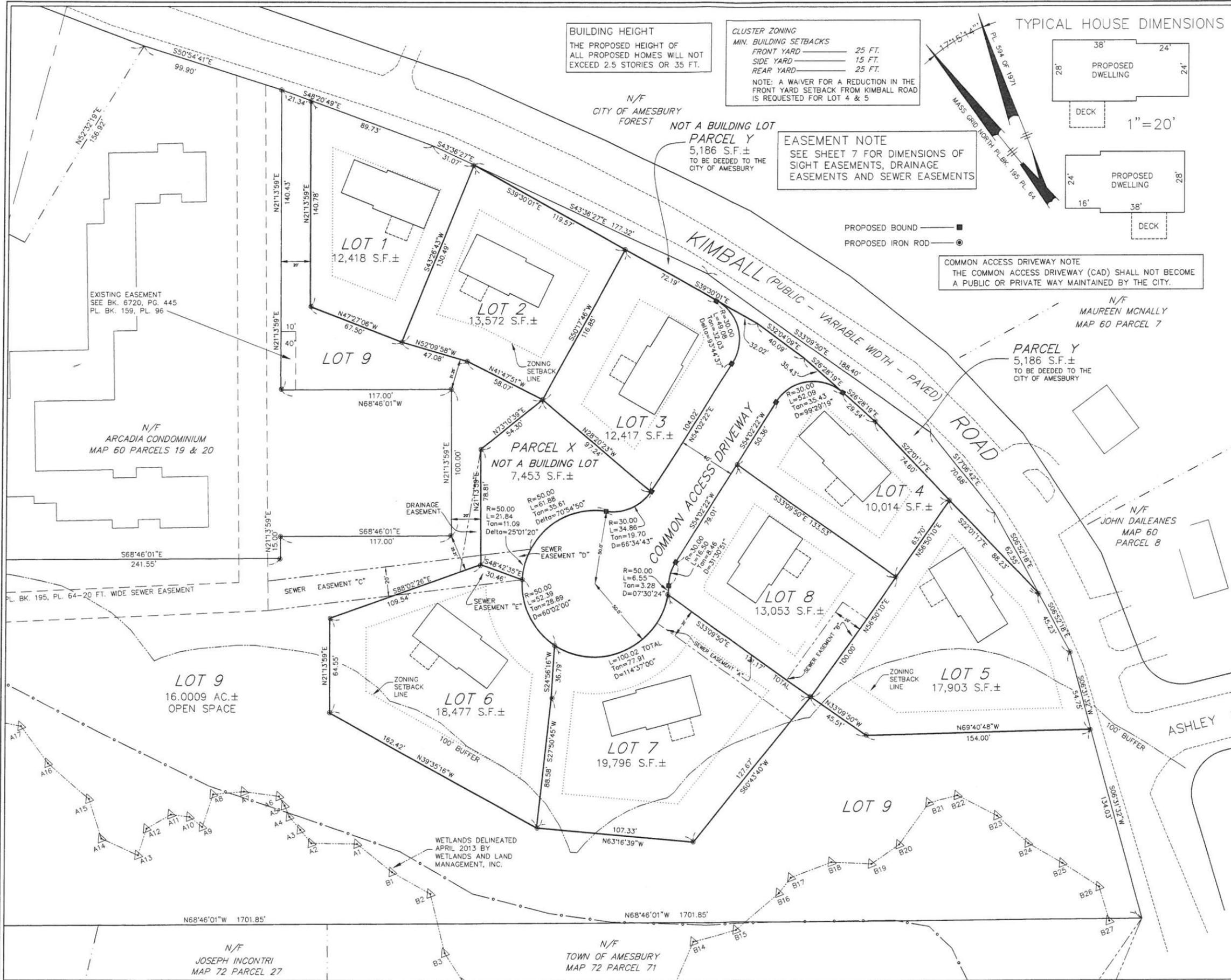
OWNER: YVON CORMIER CONSTRUCTION CORP.  
 3 GREENSHAW LA., ANDOVER, MA

ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.  
 97 TENNEY STREET - GEORGETOWN, MA 01833  
 PHONE: 978-352-7870 FAX: 978-352-9940

DRAWING FILE: \SEQ92\2KIMBALL-2014-CRSP.DWG  
 JOB NO. A1103-04 DATE: JAN. 20, 2015

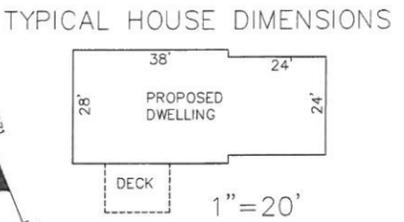
REVISIONS:  
 #1 MAY 5, 2016 - ADDRESSED REVIEW COMMENTS  
 #2  
 #3





**BUILDING HEIGHT**  
 THE PROPOSED HEIGHT OF ALL PROPOSED HOMES WILL NOT EXCEED 2.5 STORIES OR 35 FT.

**CLUSTER ZONING**  
 MIN. BUILDING SETBACKS  
 FRONT YARD — 25 FT.  
 SIDE YARD — 15 FT.  
 REAR YARD — 25 FT.  
 NOTE: A WAIVER FOR A REDUCTION IN THE FRONT YARD SETBACK FROM KIMBALL ROAD IS REQUESTED FOR LOT 4 & 5



**EASEMENT NOTE**  
 SEE SHEET 7 FOR DIMENSIONS OF SIGHT EASEMENTS, DRAINAGE EASEMENTS AND SEWER EASEMENTS

**COMMON ACCESS DRIVEWAY NOTE**  
 THE COMMON ACCESS DRIVEWAY (CAD) SHALL NOT BECOME A PUBLIC OR PRIVATE WAY MAINTAINED BY THE CITY.

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD  
 APPROVAL UNDER SUBDIVISION CONTROL LAWS IS REQUIRED.

---

DATE: \_\_\_\_\_

APPROVED DEFINITIVE SUBDIVISION/SPECIAL PERMIT SUBJECT TO TERMS AND CONDITIONS STATED IN A MEMORANDUM OF DECISION DATED \_\_\_\_\_ BETWEEN THE AMESBURY PLANNING BOARD, ON BEHALF OF THE CITY OF AMESBURY, AND \_\_\_\_\_

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**DEFINITIVE SUBDIVISION OF LAND AT 47.5-57 KIMBALL ROAD IN AMESBURY, MASSACHUSETTS**

**PROPERTY LINES**

PREPARED FOR: BC REALTY TRUST, 64 SCHOOL STREET, MERRIMAC, MA  
 OWNER: YVON CORMIER CONSTRUCTION CORP., 3 GREENSHAW LA., ANDOVER, MA

ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., 97 TENNEY STREET - GEORGETOWN, MA 01833, PHONE: 978-352-7870, FAX: 978-352-9940

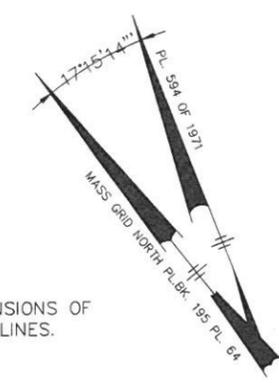
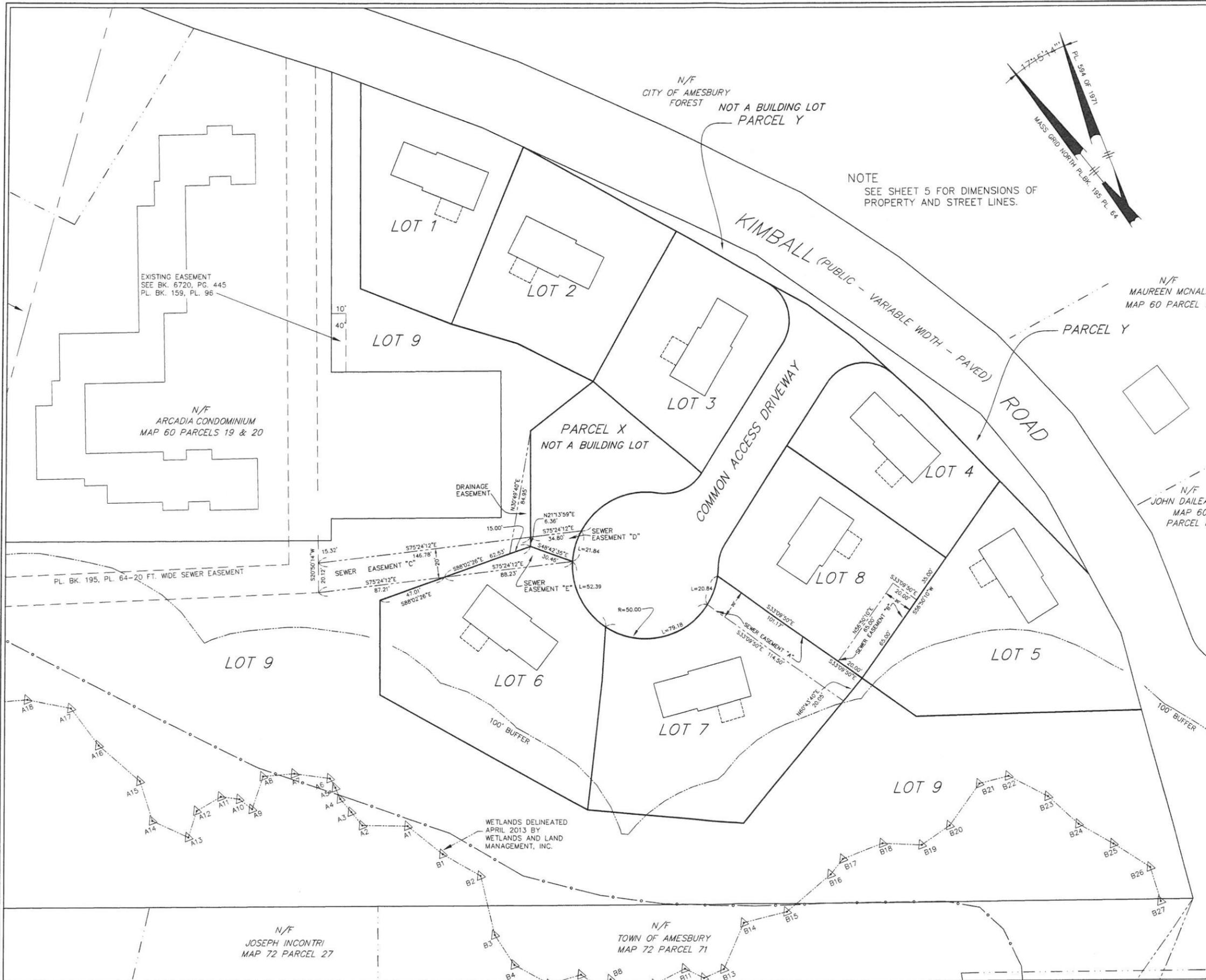
DRAWING FILE: \SE092\KIMBALL-2014-CRSP.DWG  
 JOB NO. A1103-04 DATE: JAN. 20, 2015

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 #1 MAY 5, 2016 - ADDRESSED REVIEW COMMENTS  
 #2  
 #3

Scale: 1" = 30'

**SHEET 5 OF 15**





NOTE  
SEE SHEET 5 FOR DIMENSIONS OF  
PROPERTY AND STREET LINES.

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD  
APPROVAL UNDER SUBDIVISION CONTROL LAWS IS REQUIRED.

DATE: \_\_\_\_\_

APPROVED DEFINITIVE SUBDIVISION/SPECIAL PERMIT SUBJECT TO  
TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF  
DECISION" DATED \_\_\_\_\_ AND THAT UNDER  
M.G.L. CH. 41A, SEC. 81X NO NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

A COPY OF WHICH IS RECORDED HEREWITH AND SUBJECT ALSO  
TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH  
ESSEX REGISTRY OF DEEDS ON OR BEFORE \_\_\_\_\_

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CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY  
THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT  
THIS OFFICE ON \_\_\_\_\_ AND THAT UNDER  
M.G.L. CH. 41A, SEC. 81X NO NOTICE OF APPEAL WAS RECEIVED  
DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN IS  
PREPARED IN ACCORDANCE WITH  
THE RULES AND REGULATIONS  
OF THE REGISTER OF DEEDS.  
I FURTHER CERTIFY THAT THIS  
PLAN WAS PREPARED UNDER MY  
DIRECT SUPERVISION AND THAT  
TO THE BEST OF MY  
KNOWLEDGE, INFORMATION AND  
BELIEF IT CONFORMS WITH THE  
TECHNICAL, ETHICAL AND  
PROCEDURAL STANDARDS FOR  
THE PRACTICE OF LAND  
SURVEYING IN THE  
COMMONWEALTH OF  
MASSACHUSETTS.



**DEFINITIVE  
SUBDIVISION OF LAND  
AT  
47.5-57 KIMBALL ROAD  
IN  
AMESBURY, MASSACHUSETTS**

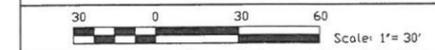
**EASEMENTS**

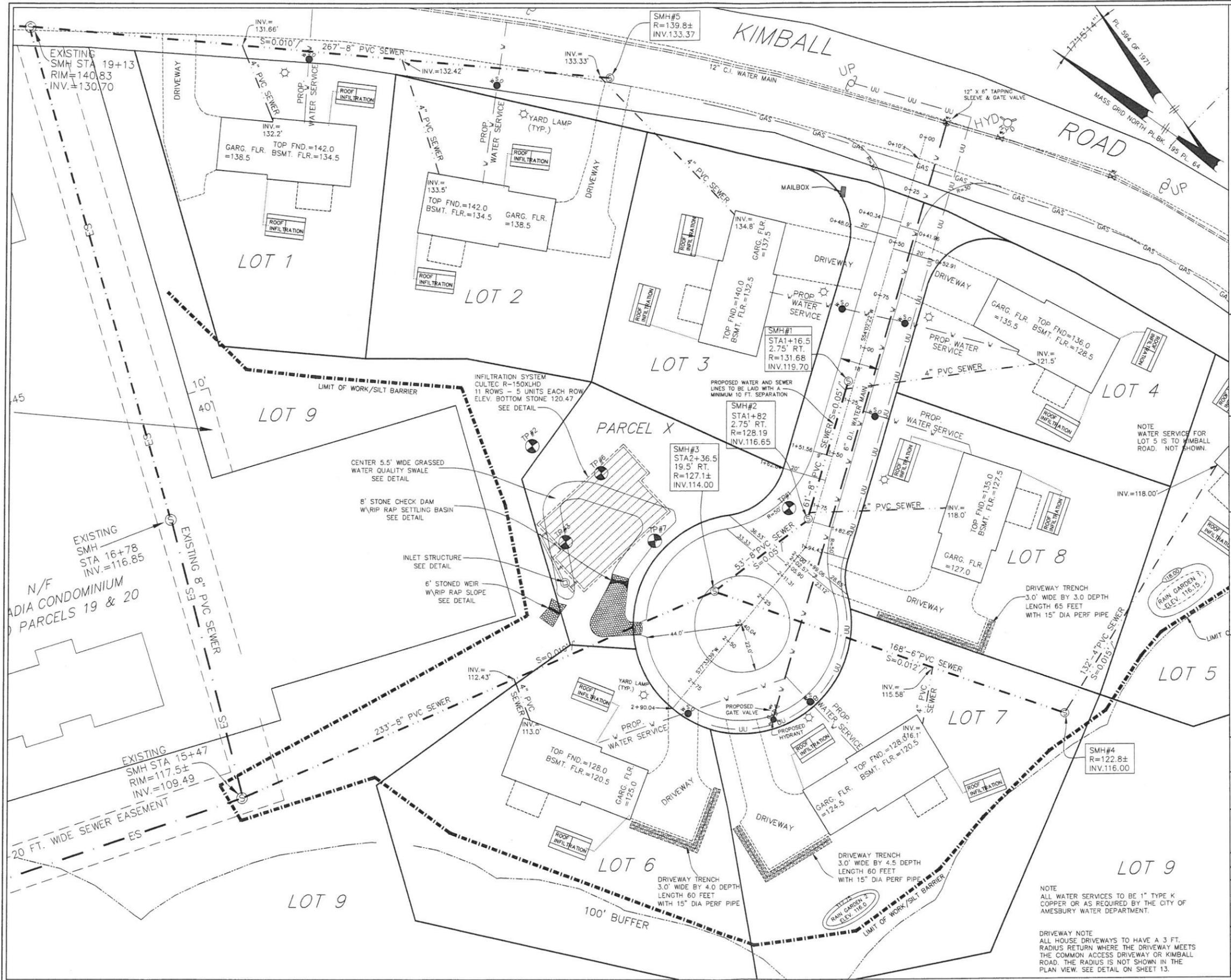
PREPARED FOR: BC REALTY TRUST  
64 SCHOOL STREET  
MERRIMAC, MA  
OWNER: YVON CORMIER CONSTRUCTION CORP.  
3 GREENSHAW LA., ANDOVER, MA

ENGINEER:  
**ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.**  
97 TENNEY STREET - GEORGETOWN, MA 01833  
PHONE: 978-352-7870 FAX: 978-352-9940

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JOB NO. A1103-04 DATE: JAN. 20, 2015

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RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD

APPROVAL UNDER SUBDIVISION CONTROL LAWS IS REQUIRED.

DATE: \_\_\_\_\_

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CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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**DEFINITIVE SUBDIVISION OF LAND AT 47.5-57 KIMBALL ROAD IN AMESBURY, MASSACHUSETTS UTILITIES AND ROAD LAYOUT**

PREPARED FOR: BC REALTY TRUST, 64 SCHOOL STREET, MERRIMAC, MA  
 OWNER: YVON CORMIER CONSTRUCTION CORP., 3 GREENSHAW LA., ANDOVER, MA

ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., 97 TENNEY STREET - GEORGETOWN, MA 01833  
 PHONE: 978-352-7870 FAX: 978-352-9940

DRAWING FILE: \SEQ92\KIMBALL-2014-CRSP.DWG  
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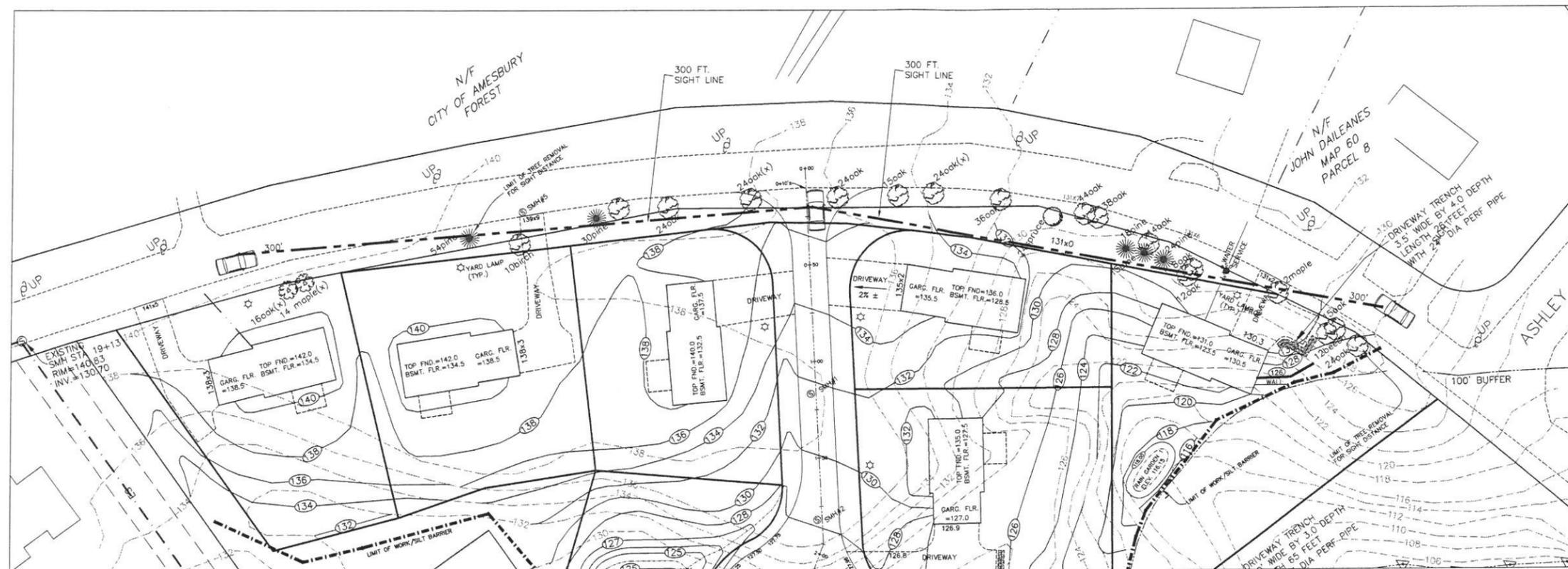
20 0 20 40 Scale: 1"=20'

SHEET 8 OF 15

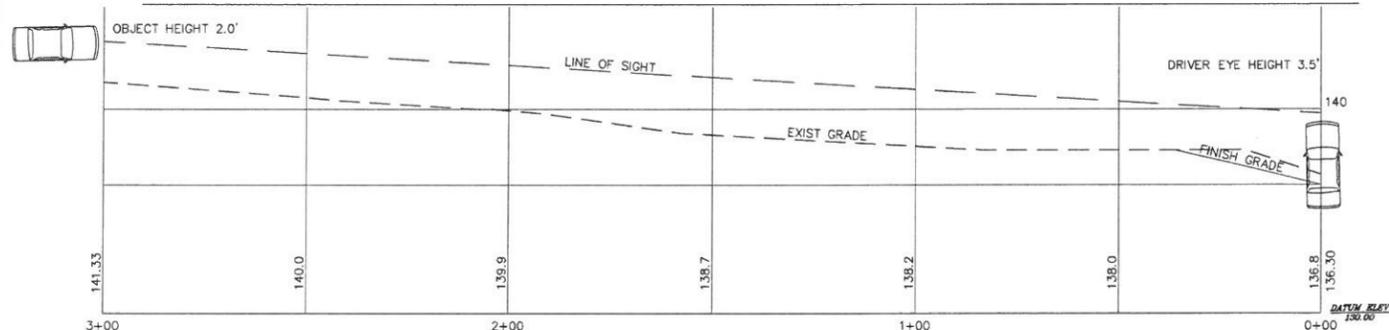
NOTE: ALL WATER SERVICES TO BE 1" TYPE K COPPER OR AS REQUIRED BY THE CITY OF AMESBURY WATER DEPARTMENT.

DRIVEWAY NOTE: ALL HOUSE DRIVEWAYS TO HAVE A 3 FT. RADIUS RETURN WHERE THE DRIVEWAY MEETS THE COMMON ACCESS DRIVEWAY OR KIMBALL ROAD. THE RADIUS IS NOT SHOWN IN THE PLAN VIEW. SEE DETAIL ON SHEET 13.

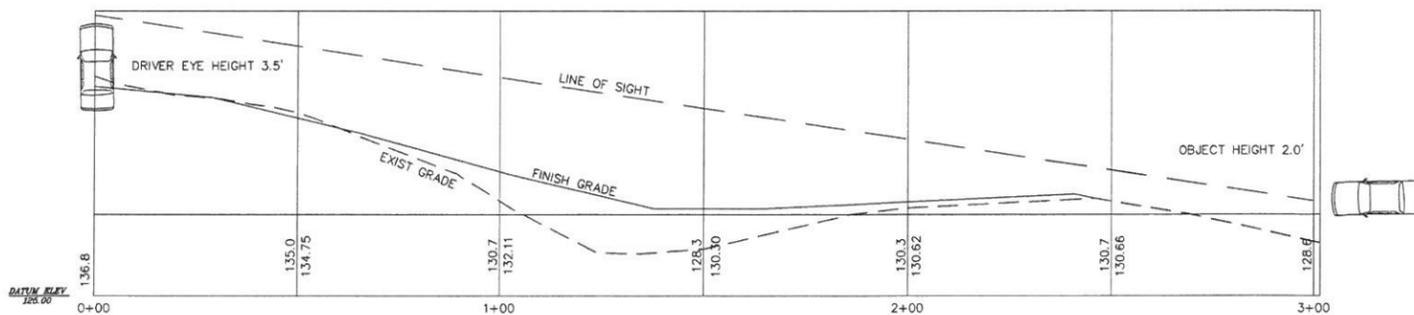




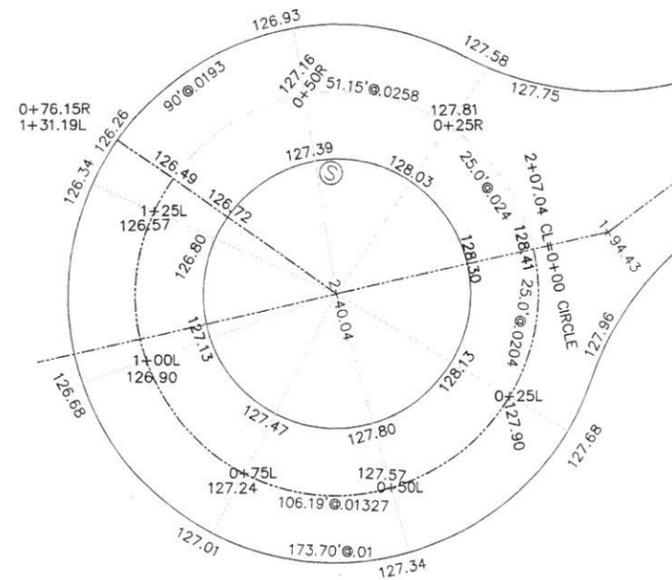
SIGHT LINES  
PLAN SCALE 1" = 30'



LEFT SIGHT LINE



RIGHT SIGHT LINE



CUL-DE-SAC GRADING  
PLAN SCALE 1" = 20'

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD

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CITY CLERK

DATE

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DEFINITIVE  
SUBDIVISION OF LAND  
AT  
47.5-57 KIMBALL ROAD  
IN  
AMESBURY, MASSACHUSETTS  
PLAN/PROFILE

PREPARED FOR: BC REALTY TRUST, 64 SCHOOL STREET, MERRIMAC, MA  
OWNER: YVON CORMIER CONSTRUCTION CORP., 3 GREENSHAW LA., ANDOVER, MA

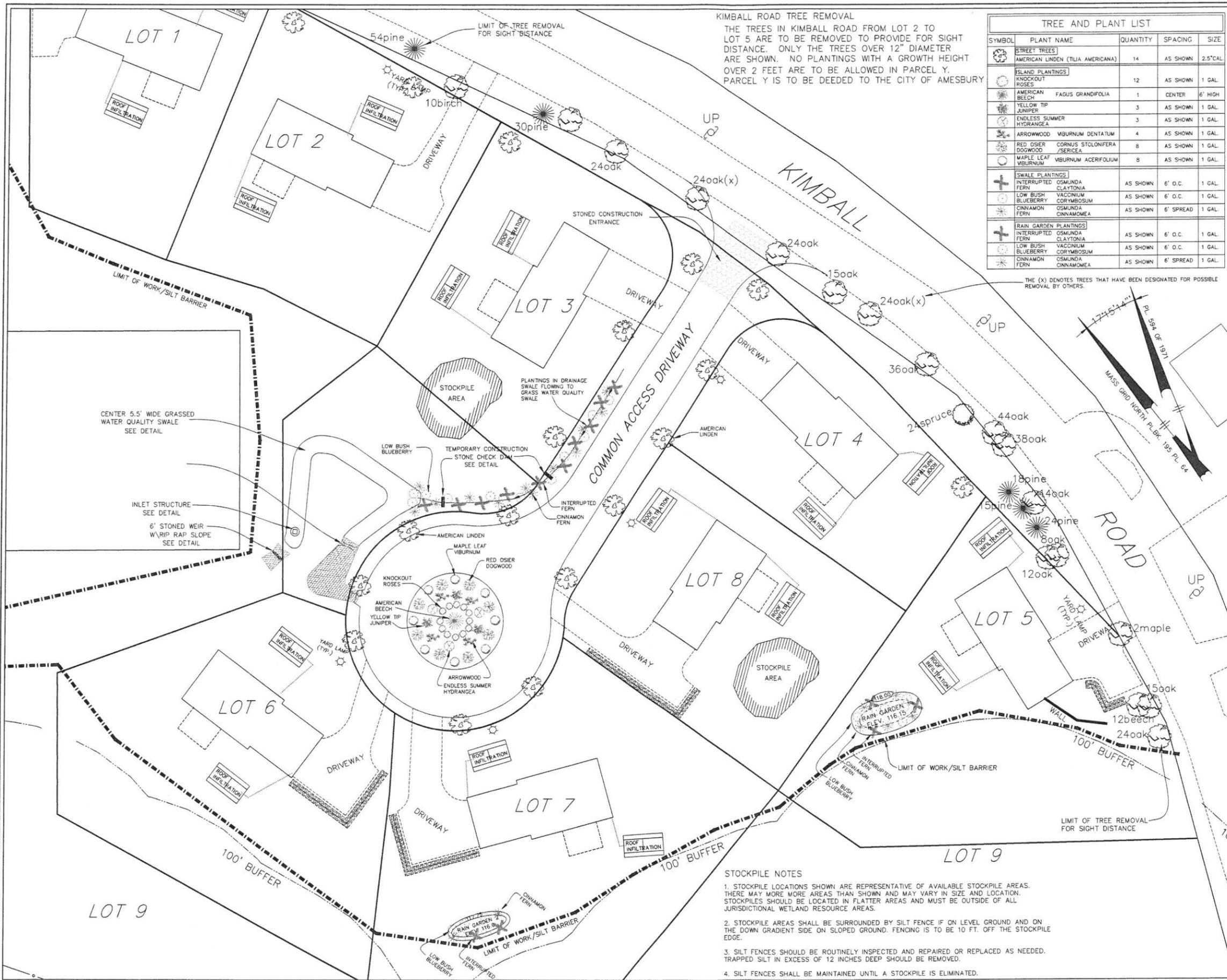
ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., 97 TENNEY STREET - GEORGETOWN, MA 01833  
PHONE: 978-352-7870 FAX: 978-352-9940

DRAWING FILE: \SEQ92\2KIMBALL-2014-CRSP.DWG

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#2  
#3

VERT. 4 0 4 8  
HORZ. 20 0 20 40 4' V  
Scale: 1" = 20' H



TREE AND PLANT LIST				
SYMBOL	PLANT NAME	QUANTITY	SPACING	SIZE
<b>STREET TREES</b>				
(Symbol)	AMERICAN LINDEN (TILIA AMERICANA)	14	AS SHOWN	2.5" CAL
<b>ISLAND PLANTINGS</b>				
(Symbol)	KNOCKOUT ROSES	12	AS SHOWN	1 GAL
(Symbol)	AMERICAN BEECH FAGUS GRANDIFOLIA	1	CENTER	6' HIGH
(Symbol)	YELLOW TIP JUNIPER	3	AS SHOWN	1 GAL
(Symbol)	ENDLESS SUMMER HYDRANGEA	3	AS SHOWN	1 GAL
(Symbol)	ARROWWOOD VIBURNUM DENTATUM	4	AS SHOWN	1 GAL
(Symbol)	RED OSIER DOGWOOD CORNUS STOLONIFERA /SERICEA	8	AS SHOWN	1 GAL
(Symbol)	MAPLE LEAF VIBURNUM VIBURNUM ACERIFOLIUM	8	AS SHOWN	1 GAL
<b>SWALE PLANTINGS</b>				
(Symbol)	INTERRUPTED FERN OSMUNDA CLAYTONIA	AS SHOWN	6' O.C.	1 GAL
(Symbol)	LOW BUSH BLUEBERRY VACCINIUM CORYMBOSUM	AS SHOWN	6' O.C.	1 GAL
(Symbol)	CINNAMON FERN OSMUNDA CINNAMOMEA	AS SHOWN	6' SPREAD	1 GAL
<b>RAIN GARDEN PLANTINGS</b>				
(Symbol)	INTERRUPTED FERN OSMUNDA CLAYTONIA	AS SHOWN	6' O.C.	1 GAL
(Symbol)	LOW BUSH BLUEBERRY VACCINIUM CORYMBOSUM	AS SHOWN	6' O.C.	1 GAL
(Symbol)	CINNAMON FERN OSMUNDA CINNAMOMEA	AS SHOWN	6' SPREAD	1 GAL

THE (X) DENOTES TREES THAT HAVE BEEN DESIGNATED FOR POSSIBLE REMOVAL BY OTHERS.

RESERVED FOR REGISTRY USE

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**DEFINITIVE SUBDIVISION OF LAND AT 47.5-57 KIMBALL ROAD IN AMESBURY, MASSACHUSETTS LANDSCAPING & EROSION CONTROL**

PREPARED FOR: BC REALTY TRUST  
 64 SCHOOL STREET  
 MERRIMAC, MA

OWNER: YVON CORMIER CONSTRUCTION CORP.  
 3 GREENSHAW LA., ANDOVER, MA

ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.  
 97 TENNEY STREET - GEORGETOWN, MA 01833  
 PHONE: 978-352-7870 FAX: 978-352-9940

DRAWING FILE: \SEQ02\2KIMBALL-2014-CRSP.DWG

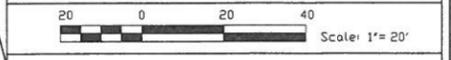
JOB NO. A1103-04 DATE: JAN. 20, 2015

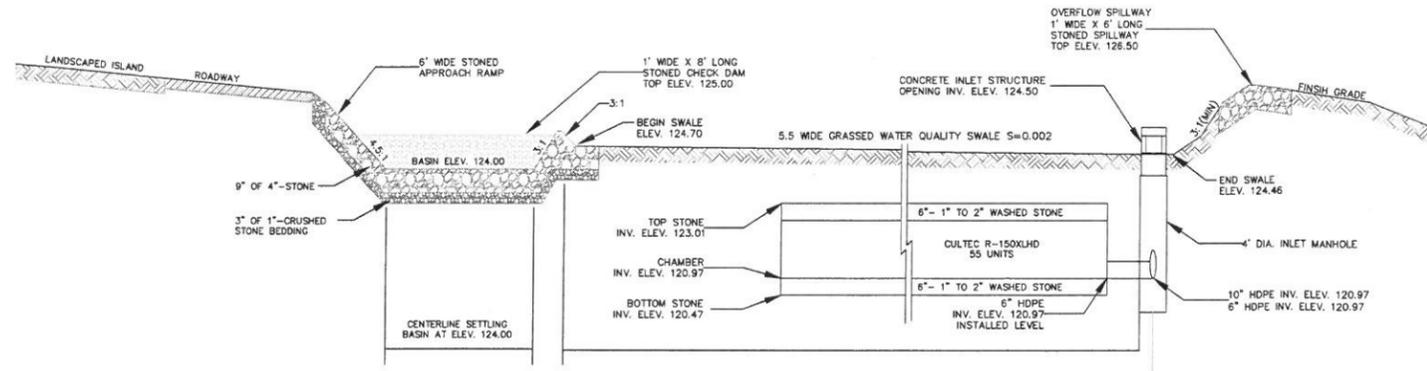
REVISIONS:

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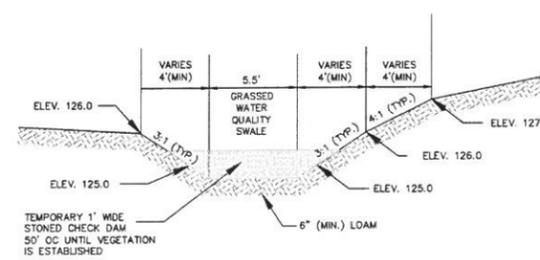
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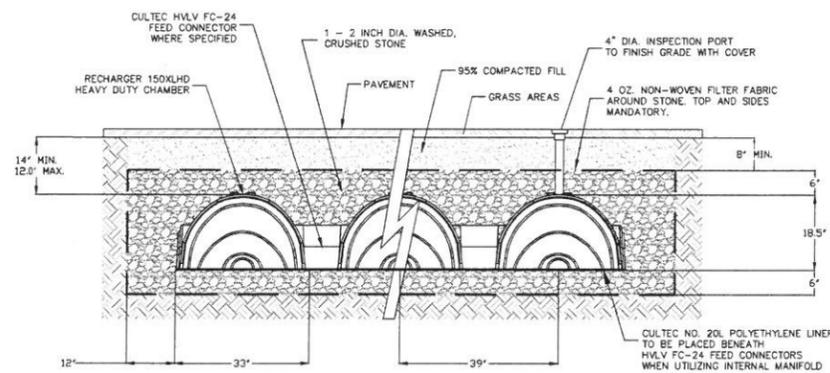




**STORMWATER MANAGEMENT - CENTERLINE PROFILE**  
N.T.S.



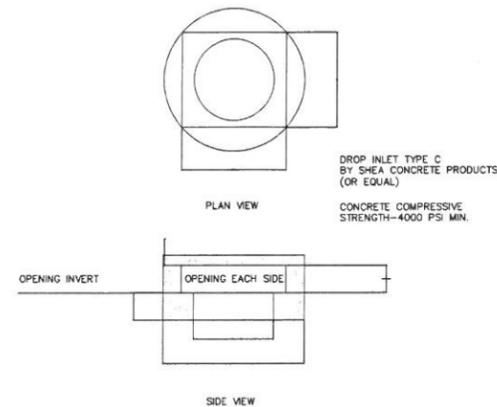
**WATER QUALITY SWALE - SECTION**  
N.T.S.



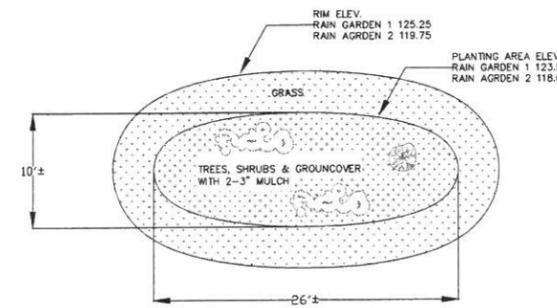
**CROSS SECTION**  
**CULTEC RECHARGER 150XLHD - TYPICAL SECTION**  
N.T.S.

**GENERAL NOTES**  
RECHARGER 150XLHD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 4.89 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12". THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

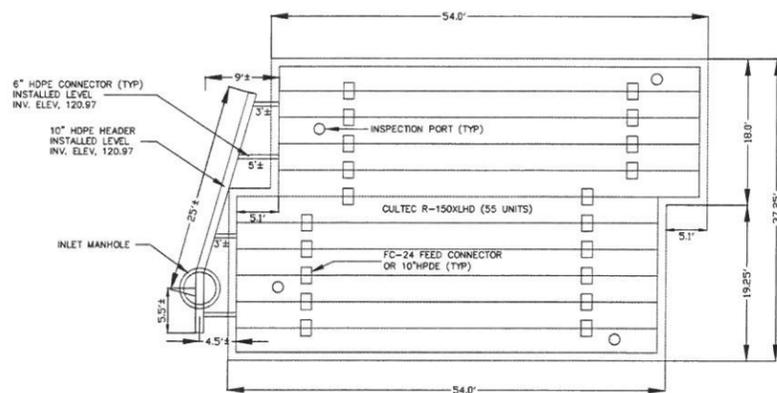
ALL RECHARGER 150XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 150XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



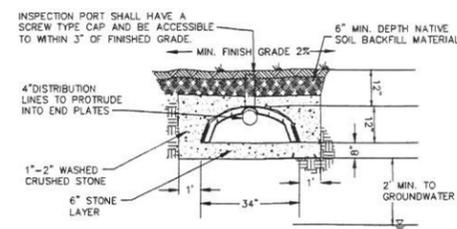
**CONCRETE INLET STRUCTURE**  
N.T.S.



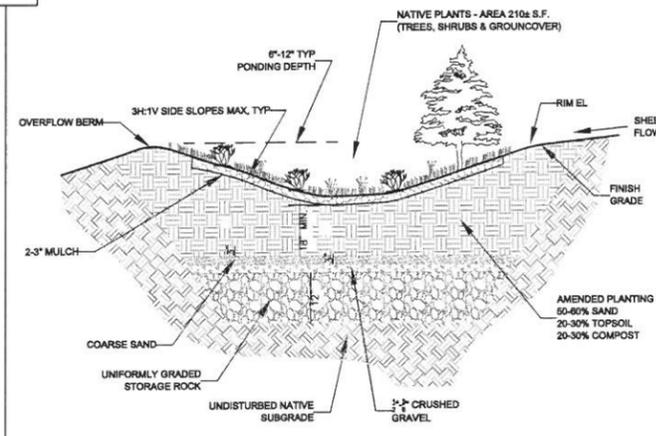
**RAIN GARDEN - PLAN**  
N.T.S.



**CULTEC RECHARGER 150XLHD - LAYOUT**  
N.T.S.



**ROOF INFILTRATION**  
INFILTRATOR SYSTEMS INC  
**QUICK4 ISI STANDARD CHAMBERS(12")**  
WWW.INFILTRATORSYSTEMS.COM - 1-800-221-4436  
OR APPROVED EQUAL



**RAIN GARDEN BIORETENTION - SECTION**  
N.T.S.

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD  
APPROVAL UNDER SUBDIVISION CONTROL LAWS IS REQUIRED.

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**DEFINITIVE**  
**SUBDIVISION OF LAND**  
**AT**  
**47.5-57 KIMBALL ROAD**  
**IN**  
**AMESBURY, MASSACHUSETTS**

**DETAILS**

PREPARED FOR:  
BC REALTY TRUST  
64 SCHOOL STREET  
MERRIMAC, MA

OWNER:  
YVON CORMIER CONSTRUCTION CORP.  
3 GREENSHAW LA., ANDOVER, MA

ENGINEER:  
**ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.**  
97 TENNEY STREET - GEORGETOWN, MA 01833  
PHONE: 978-352-7870 FAX: 978-352-9940

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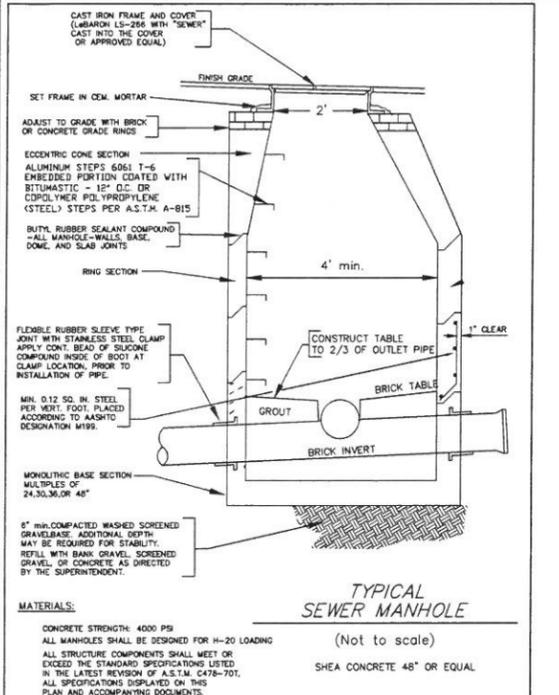
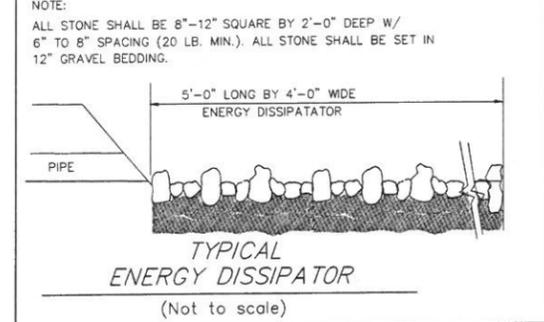
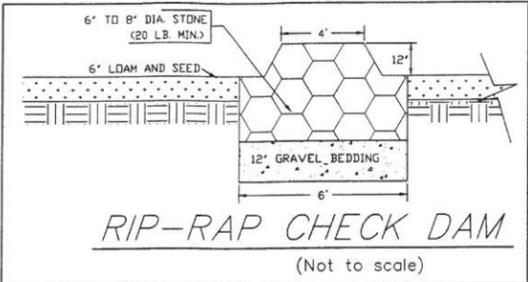
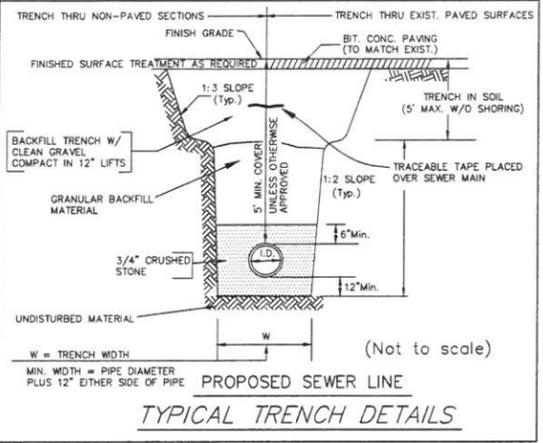
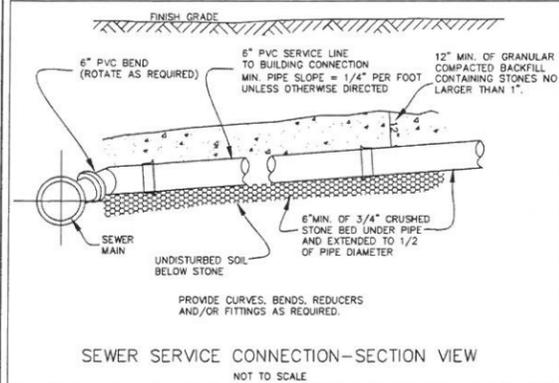
JOB NO. A1103-04

DATE: JAN. 20, 2015

REVISIONS:  
#1 MAY 5, 2016 - ADDRESSED REVIEW COMMENTS  
#2  
#3

AS NOTED

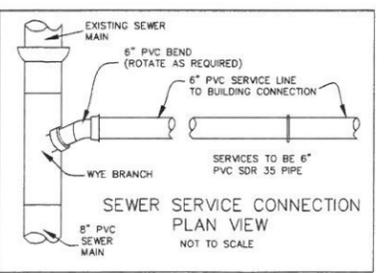
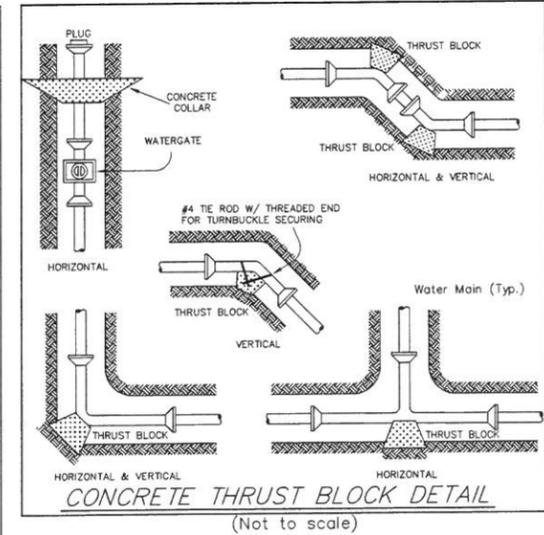
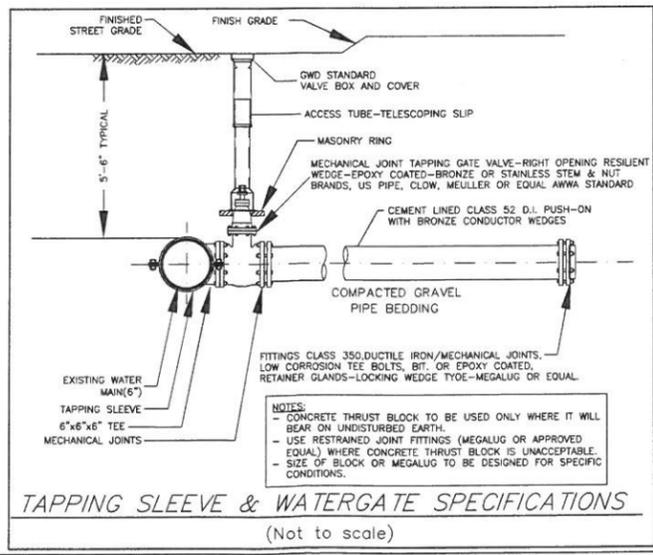
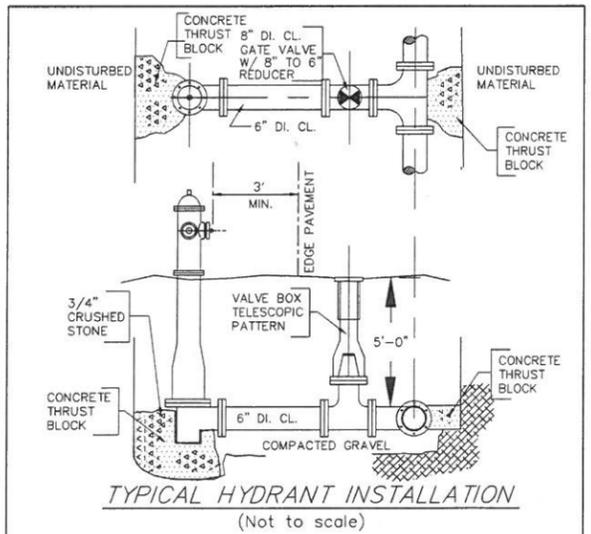
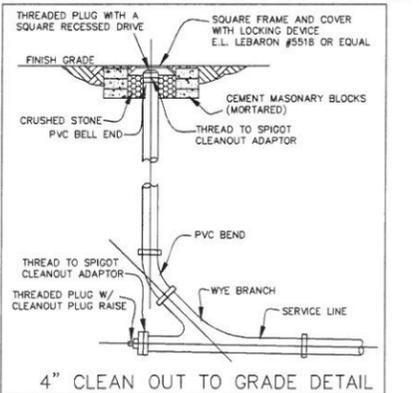
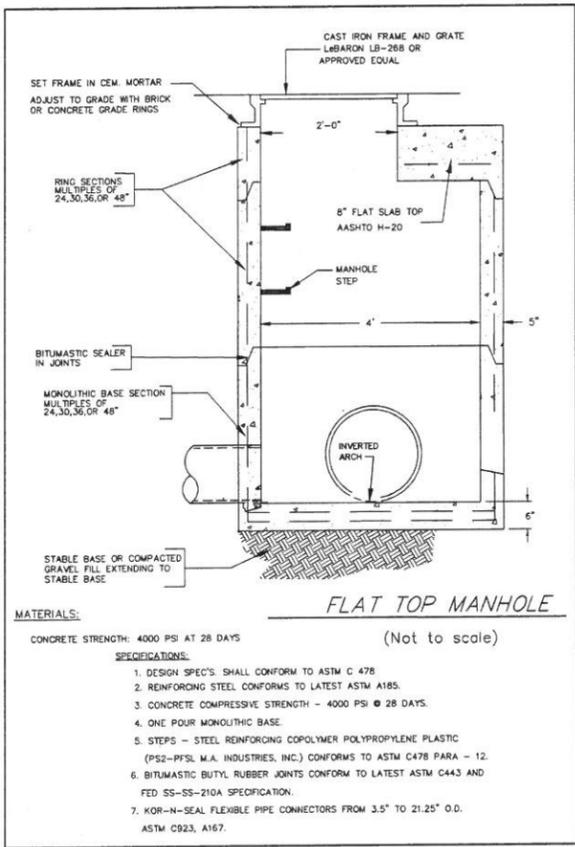
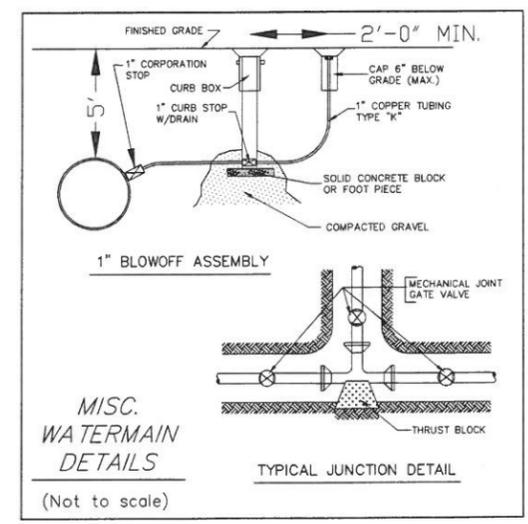
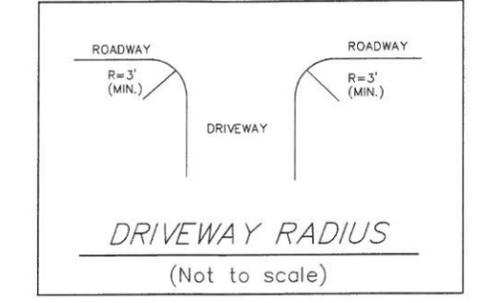




**DRIVEWAY TRENCH DIMENSIONS**

LOT	WIDTH (FT.)	DEPTH (FT.)	LENGTH (FT.)	PIPE DIA. (IN.)
5	3.5	4.0	36	24
6	3.0	4.0	60	15
7	3.0	4.5	60	15
8	3.0	3.0	65	15

**DRIVEWAY TRENCH**  
(Not to scale)



NOTE:  
ALL STONE SHALL BE 8"-12" SQUARE BY 2'-0" DEEP W/  
6" TO 8" SPACING (20 LB. MIN.). ALL STONE SHALL BE SET IN  
12" GRAVEL BEDDING.

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD  
APPROVAL UNDER SUBDIVISION CONTROL LAWS IS REQUIRED.

DATE: \_\_\_\_\_

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A COPY OF WHICH IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE \_\_\_\_\_

**CLERK CERTIFICATION**  
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CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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**DEFINITIVE SUBDIVISION OF LAND AT 47.5-57 KIMBALL ROAD IN AMESBURY, MASSACHUSETTS**

**DETAILS**

PREPARED FOR: BC REALTY TRUST, 64 SCHOOL STREET, MERRIMAC, MA  
OWNER: YVON CORMIER CONSTRUCTION CORP., 3 GREENSHAW LA., ANDOVER, MA

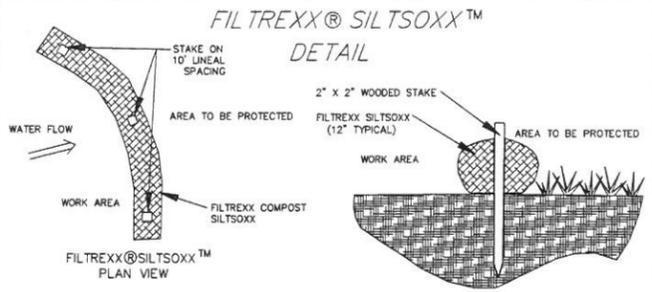
ENGINEER: ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., 97 TENNEY STREET - GEORGETOWN, MA 01833  
PHONE: 978-352-7870 FAX: 978-352-9940

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SHEET 13 OF 15

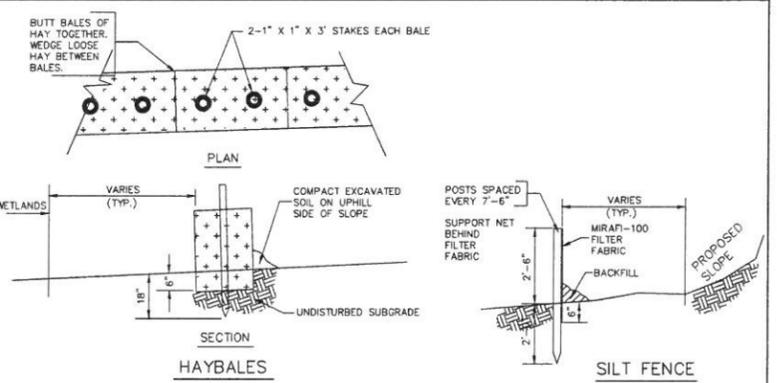
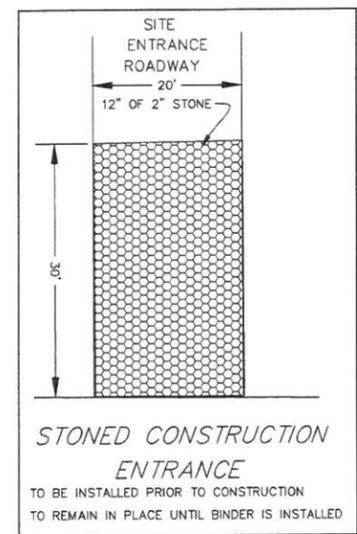
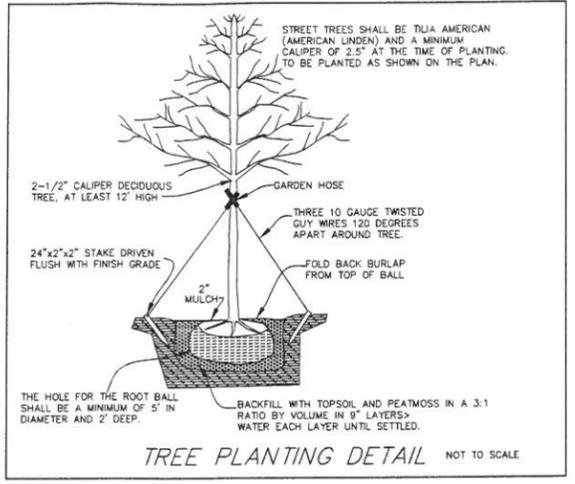
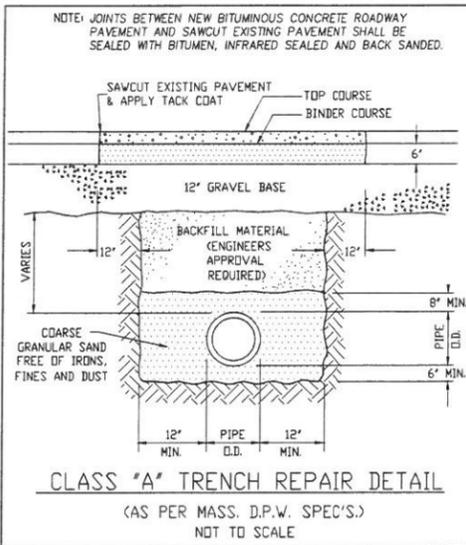


USE FIL TREXX SILT SOXX (OR APPROVED EQUAL), AVAILABLE THROUGH PROBARK, INC. PHONE: 978-352-7543 WEBSITE: WWW.PROBARK.COM

**SILTATION BARRIER**  
N.T.S.

**EROSION CONTROL MEASURES**

- SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH THIS PLAN PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED OR COVERED WITH OTHER SUITABLE GROUND COVER UPON COMPLETION OF CONSTRUCTION.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL VIGOROUS GROUND COVER HAS BEEN ESTABLISHED.
- ALL EROSION CONTROL FENCES SHALL BE MAINTAINED ON A WEEKLY BASIS AND ANY DEBRIS AND/OR SEDIMENT SHALL BE REMOVED FROM THE SITE.
- ADDITIONAL SILTATION FENCES SHALL BE ON-SITE TO REPLACE ANY AREAS OF FENCE DISTURBED OR REQUIRING REPAIR DURING CONSTRUCTION.
- ALL STOCKPILING OF MATERIAL OR ANY OTHER EXPOSED MATERIALS OPEN TO THE ELEMENTS SHALL BE STABILIZED AND/OR COVERED WITHIN 2 DAYS.

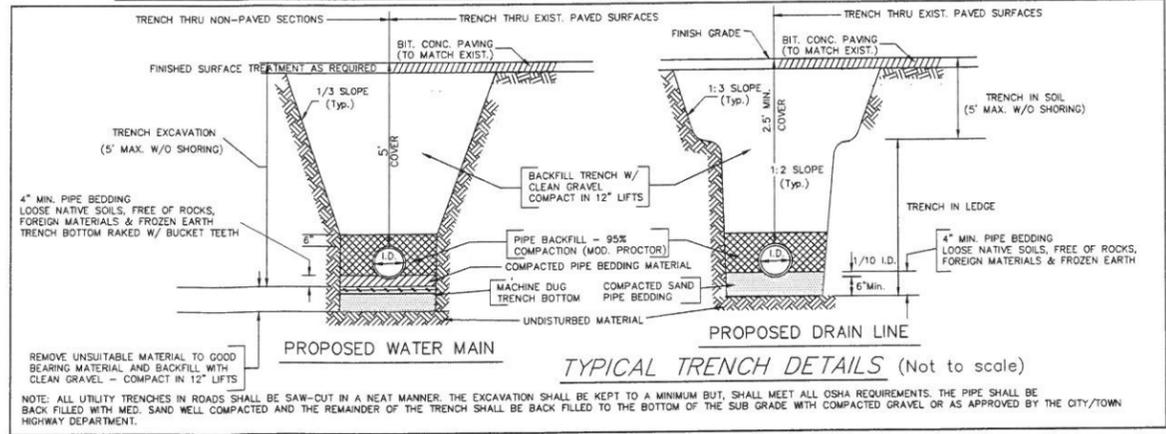
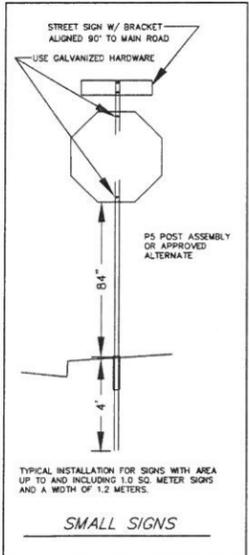
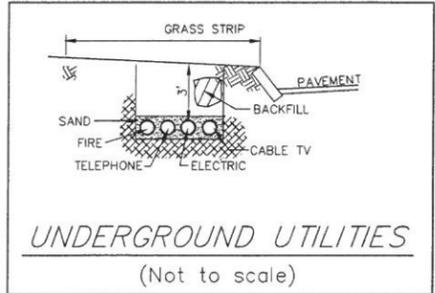
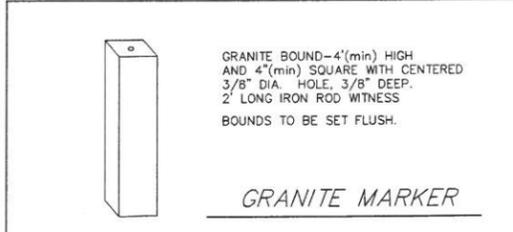
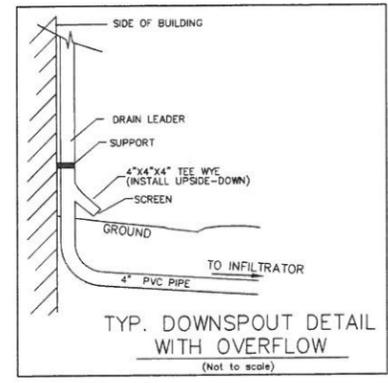
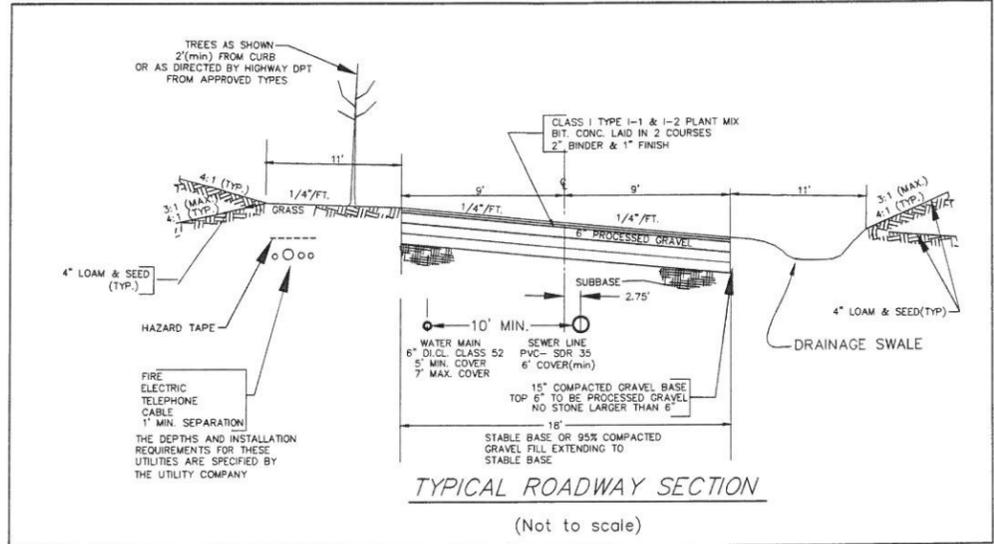


**SILTATION BARRIERS**

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**SHEET 14 OF 15**

# SITE MANAGEMENT NOTES

## BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION AND SEDIMENTATION CONTROL

**GENERAL**  
The BMP's to be used during project construction are to prevent the generation of erosion products and their transport to environmentally and off-site sensitive areas. Environmentally and off-site sensitive areas include all designated resource areas, those areas of the site that do not need to be altered for development purposes, the designated perimeter buffer zones and all off-site abutting properties and roadways.

The primary BMP is to maintain an organized, smooth flowing and rapid Construction Sequence as outlined. Coupled with the continuous monitoring of TEC devices and their integrity, this rapid construction process should result in prompt stabilization of surfaces thereby reducing erosion potential. The Contractor is responsible to maintain the Construction Sequence subject to seasonal, atmospheric and site specific physical constraints.

A second important BMP is the prevention of concentrated water flow. Sheet flow does not demonstrate the erosive potential of concentrated channels. The Contractor is therefore encouraged to apply construction methods which will promote sheet flow with concentrated shallow channel flow paths only as necessary.

The Contractor shall be solely responsible for erosion and sedimentation control on site. The Contractor shall use a method of operation and construction and all necessary erosion and sedimentation control measures even if not specified herein or on the plans, to minimize erosion damage on and off site. The BMP's to follow should be used as a guide for erosion and sedimentation control and do not replace the practice of good judgement, common sense and thoughtful environmentally sensitive construction practices.

## CONSTRUCTION SITE MANAGEMENT

**GENERAL**  
In addition to the storm water management and erosion control methods discussed above, responsible construction site management is required to minimize the transport of sediment and non-sediment related pollutants from entering storm water runoff.

### EQUIPMENT AND VEHICLE MANAGEMENT

#### MAINTENANCE

Specific areas shall be designated for equipment and vehicle maintenance and repair. Maintenance areas shall include appropriate waste receptacles for spent gasoline, oil, grease, and solvents.

#### WASH-DOWN

Specific areas shall be designated for equipment and vehicle washdown. Washdown areas shall be located on sections of the site that drain to regularly maintained sediment and non-sediment pollution control devices designed to accommodate such discharges.

#### DUST AND MUD CONTROL

The contractor shall provide positive controls to minimize raising dust from construction activities on this site. All dust and mud control measures shall be as approved by the Town. The contractor shall provide daily positive controls to prevent mud and dirt from leaving the site on equipment tires. The stone construction apron shall be used by all vehicles and shall be maintained or replaced in kind to prevent mud accumulation off the site.

#### MATERIAL STORAGE AND USE

**PESTICIDES**  
Pesticides shall be stored in a dry area that is protected from precipitation. Pesticides shall be handled as infrequently as possible. The manufacturers' recommendations as well as all applicable local, State, and federal regulations shall be strictly followed when pesticides are handled.

#### FERTILIZERS

Application of fertilizer shall be limited to minimum required area and amount. More frequent, lower applications are preferable to infrequent high application rates. After application, fertilizer shall be worked into the soil where feasible.

#### PETROLEUM PRODUCTS

Fueling vehicles and petroleum products including oil, gasoline, lubricants, and asphaltic materials shall be stored in covered areas where feasible. Routinely maintain on-site equipment and vehicles to prevent leakage of gas, oil or lubricants.

#### HAZARDOUS MATERIALS

Hazardous materials include but are not limited to paints, acids, solvents, soil stabilization chemicals, concrete admixtures and other materials that have been mixed with hazardous substances. All hazardous materials shall be stored in a dry area protected from precipitation. The manufacturers' recommendations as well as all applicable local, State, and federal regulations shall be strictly followed when hazardous materials are handled, transported, applied, or disposed of.

#### RAW MATERIALS

Storage areas for raw materials used in construction that can be carried by storm water runoff shall be located only in areas which drain to retention-type sedimentation control devices.

## WASTE DISPOSAL

### CONSTRUCTION WASTE

Construction waste may include but is not limited to trees, stumps, shrubs, scrap or surplus building materials, demolition material, and packaging material. Designated waste collection areas shall be established at locations convenient to site workers. Receptacles shall be of adequate capacity to hold waste accumulated between collection times. Receptacles shall be covered or otherwise protected from precipitation.

### WASTE CONCRETE

Excess concrete and washwater from concrete trucks shall be disposed of in a manner that prevents contact between these materials and storm water that shall be used to contain waste concrete and washwater until it hardens and can be properly disposed of.

### SANITARY FACILITIES

Temporary sanitary facilities shall be provided on-site in convenient locations to site workers. Sanitary facilities shall be adequately maintained to prevent contact between associated wastes and storm water runoff.

## BMP'S POST-CONSTRUCTION

### STORM WATER DETENTION AREA

Any accumulation of the products of erosion which have collected in the basin and forebay after construction is complete and basin side slopes are fully stabilized shall be removed.

### DRAINAGE SWALES

After construction is complete and all slopes are stabilized by the full establishment of vegetative cover, all swales are to be periodically inspected and any accumulation of sedimentation is to be removed.

### SUGGESTED SEEDING MIXTURE AND APPLICATION RATE

The seed bed should be prepared by conducting a soils test and fertilizing as required. When a soils test is not available, the following minimum amount should be applied:

Limestone 2 tons per acre,  
Nitrogen (N) 40 lb. per acre or 1 lb. per 1000 square feet.  
Phosphate (P2O5) 80 lb. per acre or 2 lb. per 1000 square feet.  
Pot. Ash (K2O) 80 lb. per acre or 2 lb. per 1000 square feet.

The following seed mix (State Slope Mix) shall be applied at the rate of 200 lb. per acre:

50% Creeping Red Fescue	5% Red Top
30% Kentucky Tall Fescue	5% Lindino Clover
10% Annual Rye	

## BMP'S DURING CONSTRUCTION

### CUTTING AND CLEARING

Vehicles used in the wood clearing process shall not travel through running water. As the clearing process continues, the movement of vehicles shall be limited, as much as possible, to the area of development. Trees shall be felled directly down or up slope to prevent the diversion and concentration of storm water runoff around the trunks.

Wheel ruts shall be filled in and graded to prevent concentration of storm water runoff. Vehicle tracks leading downhill shall be blocked during periods of intense precipitation by haybales, dikes or silt fences which shall be constructed to entrap the sediment.

All timber and cord wood shall be used for its value; consideration shall be given to chipping of brush and branches that generate wood chip mulch for the use in stabilization of disturbed surfaces. No spoil (e.g., tree stumps) shall be disposed of by burying.

### GRUBBING, STRIPPING AND GRADING

Erosion control devices shall be in place as shown on the design plans before grading commences. As much topsoil as possible shall be reclaimed for on-site use.

No topsoil shall leave the site without permission of local authorities. Stripping shall be done in a manner which will not concentrate runoff. If precipitation is expected, earthen berms shall be constructed around the area being stripped, with a silt fence or haybale dike located in an arc at the low point of the berm.

If intense precipitation is anticipated, haybales, dikes and/or silt fences shall be used as required to prevent erosion and sediment transport. The materials required shall be stored on site at all times. If water is required for soils compaction, it shall be added in a uniform manner that does not allow excess water to flow off the area being compacted.

Dust should be held at a minimum by sprinkling exposed soil with an appropriate amount of water.

### MAINTENANCE OF DISTURBED SURFACES

Runoff shall be diverted from disturbed side slopes in both cut and fill.

Mulching may be used for temporary stabilization. Haybale dikes or silt fences shall be set where required to trap products of erosion and shall be maintained on a continuing basis during the construction process.

### LOAMING

Loaming and seeding of slopes shall be an ongoing construction process and is not limited to any one phase of construction. Loom shall not be placed unless it is to be seeded directly thereafter. All disturbed areas shall have a minimum of 4" of loam placed before being seeded and mulched. Consideration should be given to hydro-mulching, especially on slopes in excess of 3 to 1.

Loamed and seeded slopes shall be protected from washout by mulching or other acceptable slope protection until vegetation begins to grow.

### STORM WATER COLLECTION SYSTEM INSTALLATION

The storm water drainage system shall be installed in a manner which will not allow run-off from disturbed areas to enter pipes.

Outlet, rip-rap shall be placed immediately upon the installation of the associated pipe. Areas in the vicinity of outfalls shall be stabilized with vegetation. Excavations for the drainage system shall not be left open when rainfall is expected overnight. If left open under other circumstances, pipe ends should be closed by a staked board or by an equivalent method.

### COMPLETION OF PAVED AREAS

During the placement of subbase and pavement, the entrances to the storm water drainage system shall be sealed if rain is expected. When these entrances are closed, consideration must be given to the direction of runoff and measures shall be undertaken to minimize erosion and to provide for the collection of sediment.

Appropriate arrangements shall be made downstream to remove all sediment deposition.

### STABILIZATION OF SURFACES

Stabilization of surfaces shall be an ongoing process. Stabilization of surfaces includes the placement of pavement, rip rap, wood bark mulch and the establishment of vegetated surfaces.

Upon the completion of construction, all surfaces shall be stabilized even though it is apparent that future construction efforts will cause their disturbance. Vegetated cover shall be established during the proper growing season and should be enhanced by soils adjustment for proper pH, nutrients and moisture content.

Surfaces that are disturbed by erosion processes, vandalism or by construction shall be stabilized as soon as possible. Hydro-mulching of grass surfaces is recommended, especially if seeding of the surfaces is required outside the normal growing season.

Hay mulch, if used, must be properly secured.

### SEEDING

Seed should be spread uniformly by the method most appropriate for the site. Methods include broadcasting, drilling and hydro-seeding. Hydro-seeding is the preferred method of seeding. The soil should be rolled or packed after seeding if possible. All legumes (Crown Vetch, Birdsfoot Trefoil and Clovers) must be inoculated.

Once seeded areas have been mulched, plantings may be placed from early spring to late October. If seeded areas are not mulched, planting should be made from early spring to June 20th or between August 1st and September 15th. Plantings made after mid-November must be mulched. If required, hay, straw or other mulch should be applied immediately after seeding. For hydro-seeding, a heavy mulch tackifier at the rate of 1500 lb. per acre shall be applied.

Planted areas should be protected from damage. Fertilization requirements during the establishment period may be determined by on-site inspections.

### POST-CONSTRUCTION

Operation/Maintenance Plan

MAINTENANCE OF ALL ROADS AND ON-SITE DRAINAGE SYSTEMS AT THE SITE SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER. THE IMPLEMENTATION OF THE FOLLOWING MAINTENANCE PROGRAM IS INTENDED TO ADEQUATELY MANAGE SEDIMENT INFILTRATION TO THE STORM WATER DRAINAGE SYSTEM. HOWEVER, IT IS UNDERSTOOD THAT THE LOCAL APPROVING AUTHORITY RESERVES THE RIGHT TO CONSIDER SITE CONDITIONS AND USES ON AN INDIVIDUAL BASIS FOR UNIQUE CIRCUMSTANCES THAT MAY REQUIRE ADDITIONAL PROTECTIONS.

1. ALL ROADS SHALL BE SWEEPED YEARLY, BETWEEN APRIL 15TH AND MAY 30TH. ALL SAND AND DEBRIS SHALL BE PROPERLY DISPOSED.

2. IN THE EVENT THAT ANY ROAD AT THE SITE EXPERIENCES A CHEMICAL RELEASE EQUAL TO OR GREATER THAN FIVE GALLONS, THE PROPERTY OWNERS SHALL IMMEDIATELY REMEDIATE THE SPILL AND NOTIFY THE LOCAL BOARD OF HEALTH.

3. THE ON-SITE DRAINAGE SYSTEMS CONSISTING OF WATER QUALITY SWALES, CHECK DAMS, RIP RAP, INLET STRUCTURE AND INFILTRATION SYSTEM SHALL BE INSPECTED, AT MINIMUM, 2 TIMES PER YEAR, AND CLEANED AND MAINTAINED AS NEEDED, BUT NOT LESS FREQUENTLY THAN TWO TIMES PER YEAR.

4. ALL DRAINAGE SYSTEM COMPONENTS SHALL BE INSPECTED FOLLOWING RAIN EVENTS OF 2-INCHES OR GREATER, AND CLEANED AND REPAIRED AS NEEDED.

## CONSTRUCTION SEQUENCE

### GENERAL

This construction sequence provides the Contractor with an order of construction that will minimize erosion and the transport of sediments. The individual objectives of the construction process described herein shall be considered an integral component of the project design intent for each project phase. The construction sequence is not intended to prescribe definitive construction methods and shall not be interpreted as a construction specification document. The contractor shall use the construction sequence and techniques as a general guide and shall modify the suggested methods and procedures as required to best suit seasonal, atmospheric, and site specific physical constraints for the purpose of minimizing the environmental impact of construction.

### SITE ACCESS

Construction site access will be confined to proposed roadway entrances at the Access Way. The contractor shall install a 20' x 30' stone (2" to 3") construction apron at the Construction Site entrance.

### INSTALLATION OF TEMPORARY EROSION CONTROL (TEC) DEVICES

Install TEC devices as shown on the plans and/or as otherwise required or deemed necessary by the Engineer and/or Municipal Inspector. If necessary, selectively cut and clear an area for the TEC devices. In general, use of existing trees to back haybales and silt fence is encouraged.

### CUTTING AND CLEARING

Clear and cut only trees that are within the limits of the construction of project side slopes, drainage and paved areas. Logged timber shall be removed from the site. Tree bases and slash shall be ground and chipped and stockpiled on site for use as temporary erosion control as well as for mulch to stabilize slopes and other exposed areas. No tree bases shall be buried on site. All remaining tree bases and slash shall be removed from the site. All exposed surfaces that will not be under immediate construction shall be stabilized.

### GRUBBING AND STRIPING

Inspect positioning and condition of TEC devices to assure integrity and purpose. Adjust and supplement TEC devices as necessary to assure prevention of sediment transport. Remove balance of slash and stumps from site. Consideration should be given to additional grinding and chipping for creation of mulch and chips for slope stabilization. Remove all brush, scrub and roots. Remove same from site. Remove and stockpile all topsoil upslope of TEC. Provide a solid secure ring of haybales around the lower portion and sides of the stockpile leaving the upper side open to work from. Stabilize all exposed surfaces that will not be under immediate construction.

### PROJECT ROUGH GRADING

Inspect positioning and condition of TEC devices to assure integrity and purpose. Adjust and supplement TEC devices as necessary to assure prevention of sediment transport. Perform cut and fill earthwork for project construction to rough subgrade. Remove all excess and unusable material from the site as soon as practicable. Stockpile excess material to be used in

Provide a solid secure ring of haybales around the lower portion and sides of the stockpile leaving the upper side open to work from. Stabilize all exposed surfaces that will not be under immediate construction. Dress paved areas to finished level subgrade. Install stone subbase in compacted lifts. Apply water as necessary to achieve proper compaction and to control air suspension of dust.

### UTILITY INSTALLATION

Inspect positioning and condition of TEC devices to assure integrity and purpose. Adjust and supplement TEC devices as necessary to assure prevention of sediment transport. Install waterlines and other water appurtenances. Complete the installation of the drainage system. Install manhole frames and covers per plan.

### PAVEMENT BASE COURSE CONSTRUCTION

Fine grade and compact stone subbase to design grades. Install pavement base course.

### CURB AND SIDEWALK CONSTRUCTION

Install bit. conc. berm as shown on plan. Install curb cuts for drive way and handicap ramp. Prepare finished subgrade and gravel subbase and install pavement for sidewalks.

### FINISHED SLOPE CONSTRUCTION, FINISHED GRADING, SLOPE STABILIZATION, TOPSOIL AND SEEDING

Inspect positioning and condition of TEC devices to assure integrity and purpose. Adjust and supplement TEC devices as necessary to assure prevention of sediment transport. Complete all finished grading and slope construction including all grass and rip-rap slopes. Apply loam and seed and stabilize all exposed surface areas and slopes.

### DRAINAGE SYSTEM

Install remainder of drainage system making final adjustments as necessary for all manhole frames and covers. Clean and remove any sediment from all manholes. Install all steps as required.

### UTILITY SYSTEM COMPLETION

Install all utility system appurtenances. Inspect positioning and condition of TEC devices to assure integrity and purpose. Adjust and supplement TEC devices as necessary to assure prevention of sediment transport. Repair any damaged side slopes, curbs, other. Adjust all main and service appurtenance features to finished grade. Adjust any drainage structures as necessary to finished grade. Install finish surface course of paving.

### FINAL CLEAN-UP

Clean inverts of culverts and catch basins. Remove sediment and debris from site. Repair side slopes as necessary. Remove all construction debris from site. Remove all TEC devices in areas where permanent vegetation and erosion control has been established. Secure and supplement TEC devices in areas where permanent vegetation and erosion control has yet to be established. Install signs and pavement markings as applicable. Install plantings, supplement finished loam and seeding as required.

RESERVED FOR REGISTRY USE

AMESBURY PLANNING BOARD

APPROVAL UNDER SUBDIVISION CONTROL LAWS IS REQUIRED.

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

DATE:

APPROVED DEFINITIVE SUBDIVISION/SPECIAL PERMIT SUBJECT TO TERMS AND CONDITIONS STATED IN A "MEMORANDUM OF DECISION" DATED \_\_\_\_\_ BETWEEN THE AMESBURY PLANNING BOARD, ON BEHALF OF THE CITY OF AMESBURY, AND \_\_\_\_\_

A COPY OF WHICH IS RECORDED HERewith AND SUBJECT ALSO TO RECORDING OF THIS PLAN AND SAID DECISION IN THE SOUTH ESSEX REGISTRY OF DEEDS ON OR BEFORE \_\_\_\_\_

## CLERK CERTIFICATION

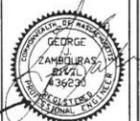
I, THE CLERK OF THE CITY OF AMESBURY, MA DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON \_\_\_\_\_ AND THAT UNDER M.G.L. CH.41, SEC. 81X NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CITY CLERK

DATE

I CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS WITH THE TECHNICAL, ETHICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



## DEFINITIVE

**SUBDIVISION OF LAND**  
AT  
**47.5-57 KIMBALL ROAD**  
IN  
**AMESBURY, MASSACHUSETTS**

## SITE MANAGEMENT

PREPARED FOR:  
BC REALTY TRUST  
64 SCHOOL STREET  
MERRIMAC, MA

OWNER:  
YVON CORMIER CONSTRUCTION CORP.  
3 GREENSHAW LA., ANDOVER, MA

ENGINEER:  
**ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.**  
97 TENNEY STREET - GEORGETOWN, MA 01833  
PHONE: 978-352-7870 FAX: 978-352-9940

DRAWING FILE: \SEQ92\KIMBALL-2014-CRSP.DWG

JOB NO. A1103-04

DATE: JAN. 20, 2015

REVISIONS:  
#1 MAY 5, 2016 - ADDRESSED REVIEW COMMENTS  
#2  
#3

AS NOTED

