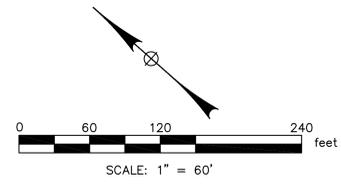


N/F ROBERT FROST
12952/172 MAP 88
PARCEL 49

N/F MARTHA SHAEFER
11892/316
MAP 88 PARCEL 47



- 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 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



N/F THE COMMONWEALTH OF MASSACHUSETTS

N/F BEACON STREET NOMINEE
REALTY TRUST 13836/282
1952-98
MAP 89 PARCEL 14

N/F ALAN TITCOMB
DOC 745632
MAP 98 PARCEL 7

N/F KATY BURROWS
DOC 278018
MAP 88 PARCEL 8

N/F TOWN OF AMESBURY
12717/270
MAP 88 PARCEL 11

THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
Amesbury, Massachusetts
OVERALL SITE PLAN

REV	DATE	DESCRIPTION	BY

SCALE: AS NOTED	DESIGN: SPM	SHEET: C-002
DRAWN: SPM	PROJECT: 12013	
CHECKED: PFA	DATE: 11/12/12	

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

LEGEND

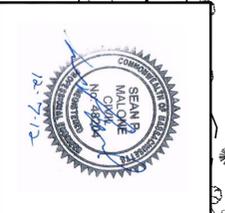
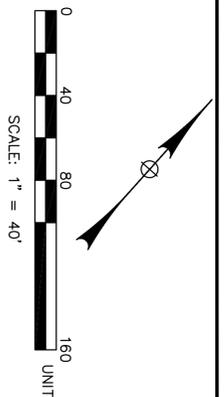
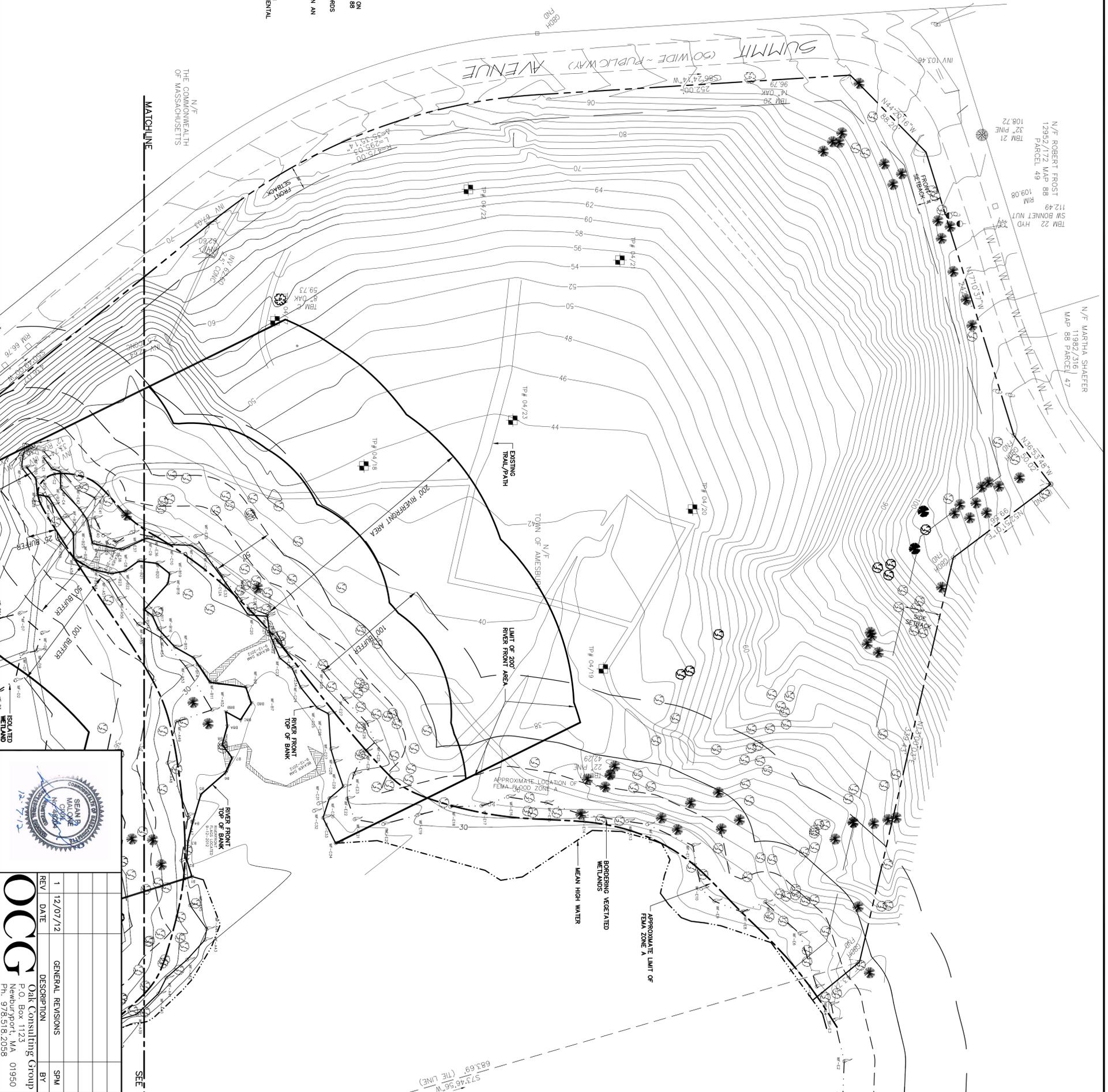
- PROPERTY LINE
- BUILDING SETBACK
- BORROWING VEGETATED WETLAND
- RIVER FRONT TOP OF BANK
- 25' BUFFER
- 50' BUFFER
- 100' BUFFER
- 200' RIVER FRONT AREA
- MEAN HIGH WATER
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- EDGE OF PAVEMENT
- GUARD RAIL
- SIGN
- TREE LINE
- DRAIN
- S.S.S.S.S
- SEWER
- W.W.-W.-W.-W
- 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 ROUND
- ⊙ IRON PIPE

OWNER REFERENCE

OWNER OF TOWN OF AMESBURY
 RECORD: PARCEL 87-1
 ASSESSORS PARCEL 88-50
 REFERENCE: AREA 2451± 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 ADJUTING 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 AERIAL PHOTOGRAPH BY BENCHMARK ENGINEERING CORPORATION. IT IS UNDERSTOOD THAT THIS PHOTOGRAPH WAS TAKEN IN THE SPRING OF 2004. THIS SURVEY WAS PERFORMED BY CAMLETT ENGINEERING IN SPRING OF 2004.
4. WETLAND PLACES 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

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

EXISTING CONDITIONS PLAN

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

SEE SHEET C-001B

BAILEY'S POND

MATCHLINE SEE SHEET C-001A SEE SHEET C-001C

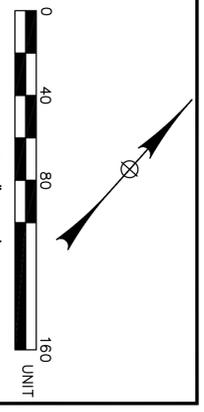
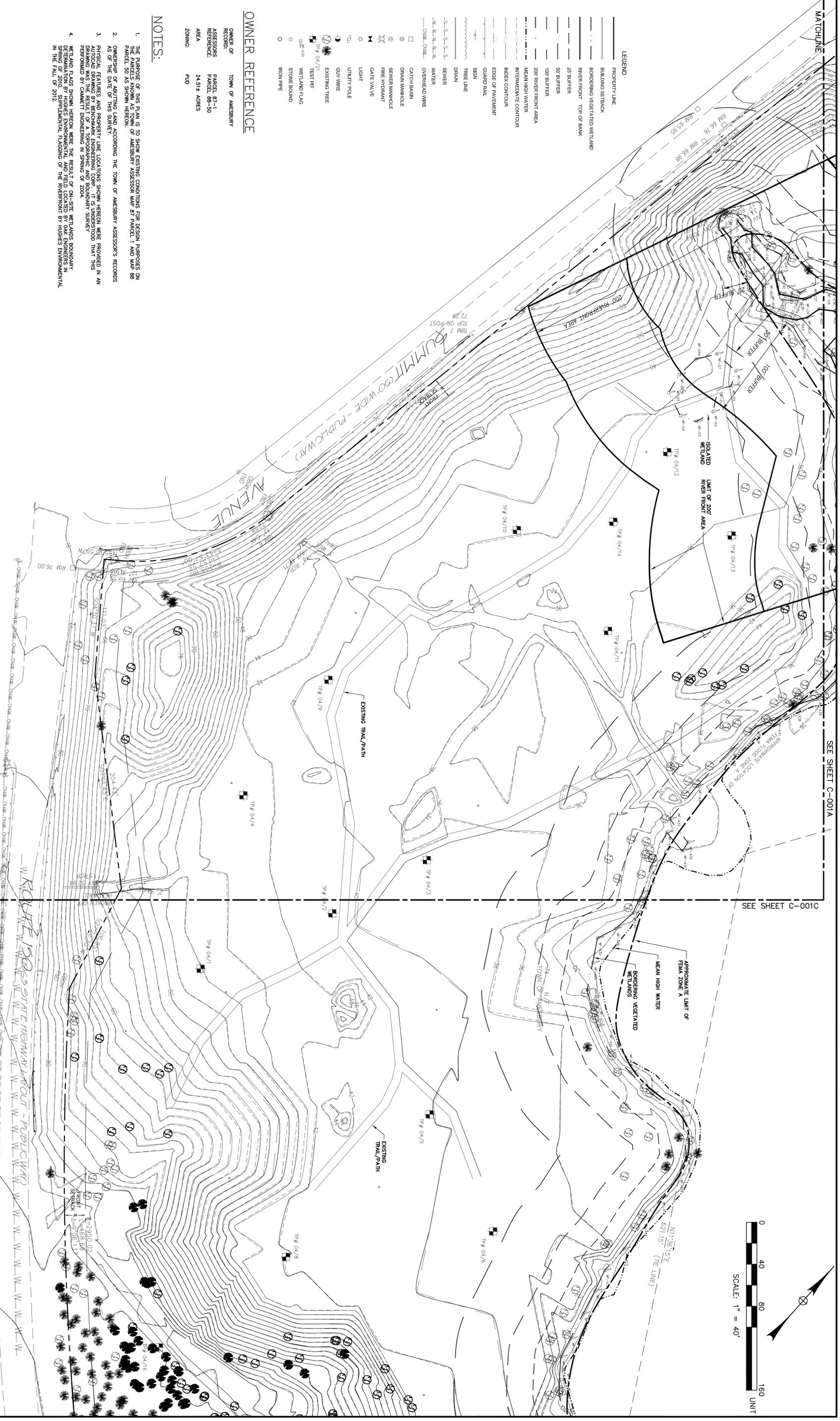
- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK
 - BORDERING VEGETATED WETLAND
 - RIVER FRONT TOP OF BANK
 - 25' BUFFER
 - 50' BUFFER
 - 100' BUFFER
 - 200' RIVER FRONT AREA
 - MEAN HIGH WATER
 - INTERMEDIATE CONTOUR
 - INDEX CONTOUR
 - EDGE OF PAVEMENT
 - GUARD RAIL
 - SIGN
 - TREE LINE
 - DRAIN
 - SEWER
 - WATER
 - OVERHEAD WIRE
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - FIRE HYDRANT
 - GATE VALVE
 - LIGHT
 - UTILITY POLE
 - GUY WIRE
 - EXISTING TREE
 - TP# 04/21 TEST PIT
 - WETLAND FLAG
 - STONE BOUND
 - IRON PIPE

OWNER REFERENCE

OWNER OF RECORD: TOWN OF AMESBURY
 ASSESSORS REFERENCE: PARCEL 87-1
 AREA: 24.51± ACRES
 ZONING: PUD

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES FOR THE PARCELS KNOWN AS TOWN OF AMESBURY ASSESSOR MAP 87 PARCEL 1 AND MAP 88 PARCEL 50 AS SHOWN HEREON.
2. OWNERSHIP OF ADJUTING LAND ACCORDING TO 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 BENCHMARK ENGINEERING IN SPRING OF 2004.
4. WETLAND FLAG SHOWN HEREON WERE THE RESULT OF ON-SITE WETLANDS BOUNDARY DETERMINATION BY BENCHMARK ENVIRONMENTAL AND FIELD LOCATED BY OAK ENGINEERS IN SPRING OF 2004. WETLANDS BOUNDARY DETERMINATION BY BENCHMARK ENVIRONMENTAL IN THE FALL OF 2012.



SEAN'S
 MARK
 CONSULTING GROUP
 12-7-12

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

EXISTING CONDITIONS PLAN

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

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

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
○	DRAW HOLE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SIGN
---	PROPOSED GUARD RAIL
---	PROPOSED FENCE
---	PROPOSED RETAINING WALL
---	PROPOSED TREE LINE
---	PROPOSED LIGHT
---	PROPOSED 9x18 PARKING SPACE
---	PROPOSED SIDEWALK
---	PROPOSED PEDESTRIAN SHOULDER
---	TYPICAL SNOW STORAGE AREA
---	MINIMUM OPEN SPACE
---	REINFORCED VEGETATED SLOPE

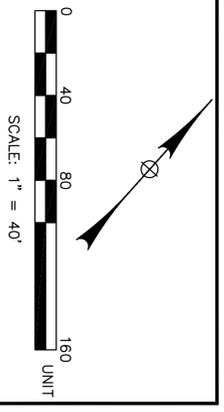
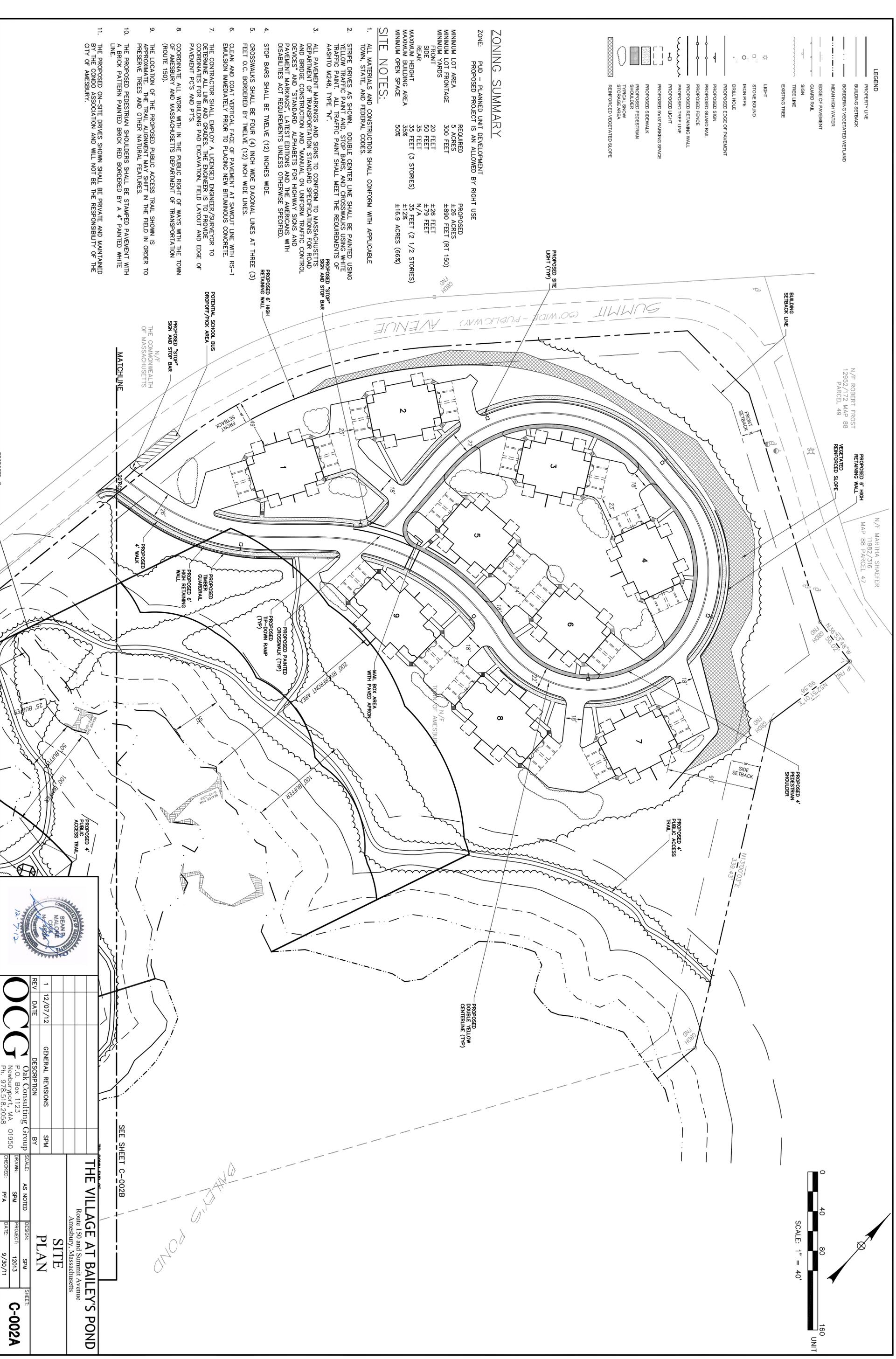
ZONING SUMMARY

ZONE: RUD - PLANNED UNIT DEVELOPMENT
PROPOSED PROJECT IS AN ALLOWED BY RIGHT USE

MINIMUM LOT AREA	REQUIRED	PROPOSED
5 ACRES	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 (3 STORIES)	N/A
MAXIMUM BUILDING AREA	35%	35 FEET (2 1/2 STORIES)
MAXIMUM OPEN SPACE	50%	±12%
		±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 PHASERS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND TEST METHODS FOR THE MARKINGS 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 THE EXACT LOCATION OF THE BUILDING FIELD LAYOUT AND EDGE OF PAVEMENT PCS AND PTS.
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 APPROXIMATELY 4' FROM 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 HOMEOWNERS ASSOCIATION AND WILL NOT BE THE RESPONSIBILITY OF THE CITY OF AMESBURY.





SEAN'S
MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
 No. 12712

REV	DATE	GENERAL REVISIONS	SPM
1	12/07/12	GENERAL REVISIONS	SPM

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

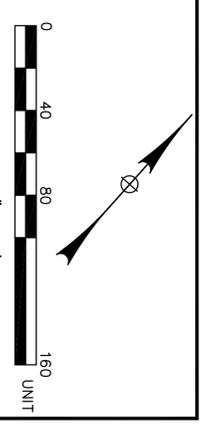
SCALE:	AS NOTED	DESIGN:	SPM
DRAWN:	SPM	PROJECT:	12013
CHECKED:	PPA	DATE:	9/30/11

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

SITE PLAN

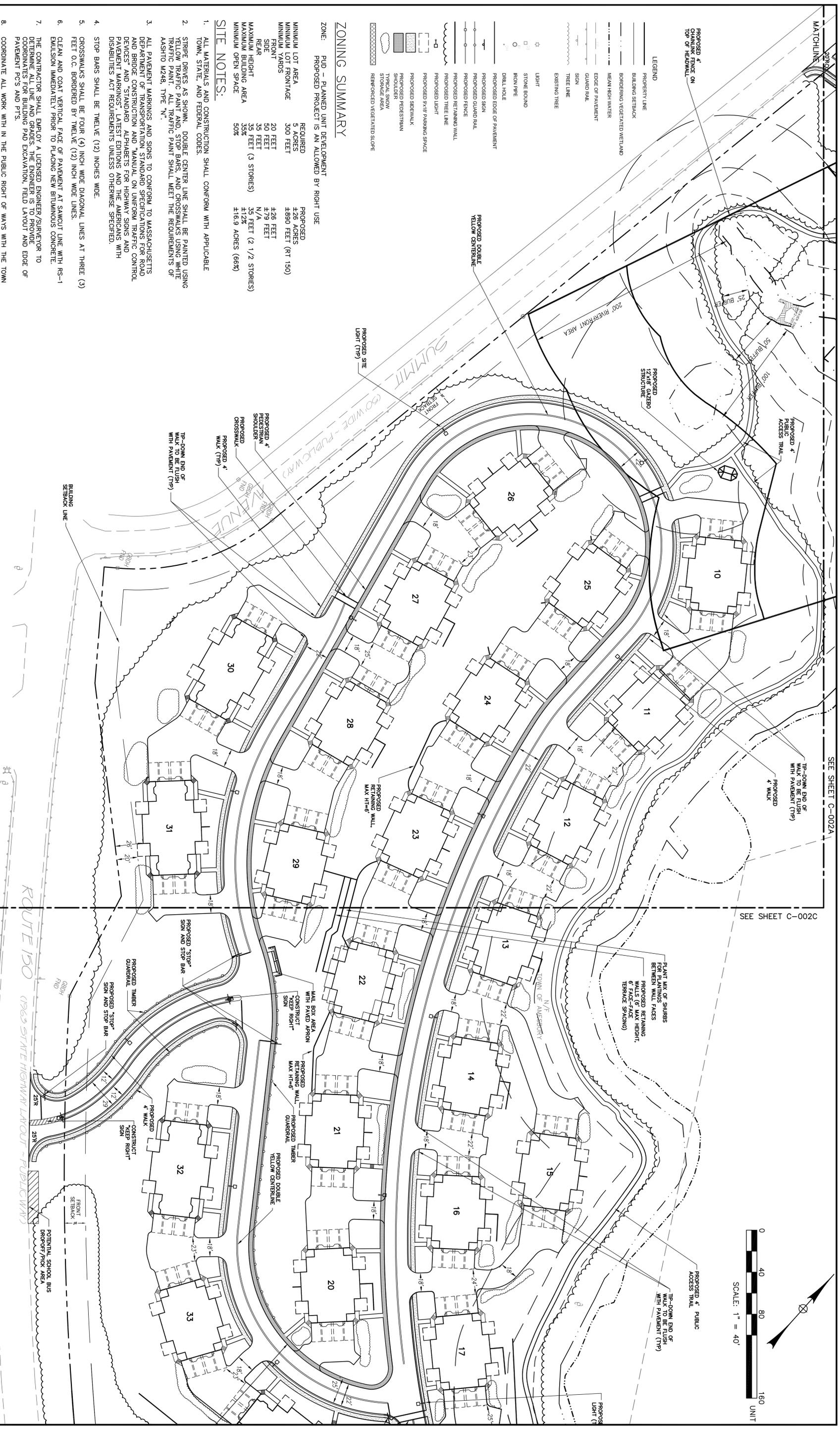
SHEET: **C-002A**

SEE SHEET C-002B



SEE SHEET C-002C

SEE SHEET C-002A



- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK
 - BORROWING 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 5'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
MINIMUM LOT AREA	1,280 ACRES
MINIMUM LOT FRONTAGE	1,890 FEET (RT 150)
MINIMUM LOT DEPTH	300 FEET
FRONT SIDE	20 FEET
REAR SIDE	426 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
MAXIMUM BUILDING AREA	35 FEET (3 STORIES)
MINIMUM OPEN SPACE	35% N/A
	50% 112%
	50% 116.9 ACRES (66%)

SITE NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN, STATE, AND FEDERAL CODES.
2. STRIPES DRIVES AS SHOWN. DOUBLE CENTER LINE SHALL BE PAINTED USING TRAFFIC PAVEMENT MARKING PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M249, TYPE "N".
3. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD 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 P.C.S AND P.T.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 LINERCK 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.

SEAN P. O'NEILL
COMMISSIONER
DEPARTMENT OF CONSTRUCTION

THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
AMESBURY, MASSACHUSETTS

SITE PLAN

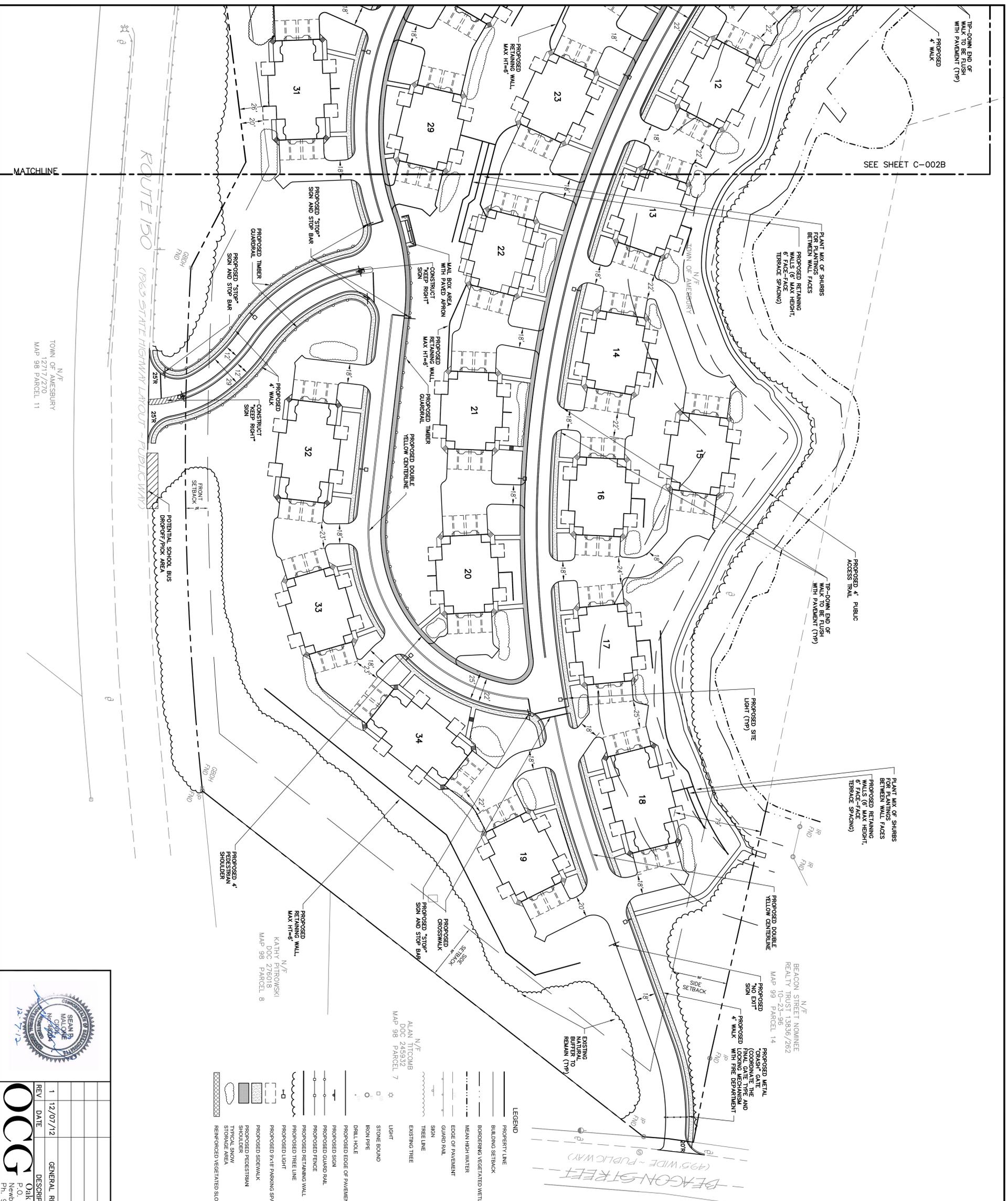
SCALE: AS NOTED
DESIGN: SPM
DRAWN: SPM
PROJECT: 12013
CHECKED: RFA
DATE: 9/30/11

SHEET: C-002B

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

OCG

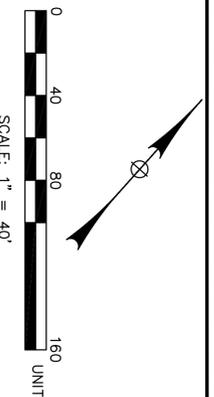
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058



SEE SHEET C-002B

PLANT MIX OF SHRUBS FOR PLANTINGS BETWEEN WALL FACES PROPOSED RETAINING WALLS (6' MAX HEIGHT, 6" FACE-FACE TERRACE SPACING)

PLANT MIX OF SHRUBS FOR PLANTINGS BETWEEN WALL FACES PROPOSED RETAINING WALLS (6' MAX HEIGHT, 6" FACE-FACE TERRACE SPACING)



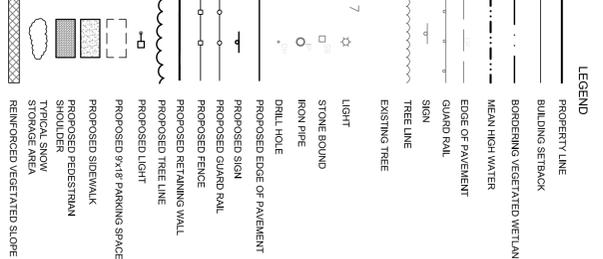
ZONING SUMMARY

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

MINIMUM LOT AREA	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	5 ACRES	±26 ACRES
MINIMUM YARDS	300 FEET	±890 FEET (RT 150)
FRONT	20 FEET	±26 FEET
REAR	35 FEET	±79 FEET
SIDE	35 FEET (3 STOREYS)	N/A
MAXIMUM BUILDING AREA	35% (3 STOREYS)	±12%
MAXIMUM 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 COORDINATE AND ELEVATION DATA FOR EXCAVATION, FIELD LAYOUT AND EDGE OF PAVEMENT PCS AND PTS.
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.



SEAN P. WYSE
 Mayor
 City of Amesbury
 12-7-12

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

SCALE: AS NOTED
 DRAWN: SPM
 PROJECT: 12013
 CHECKED: RFA
 DATE: 9/30/11

SITE PLAN
 SHEET: C-002C

N/F
 TOWN OF AMESBURY
 12/7/20
 MAP 98 PARCEL 11

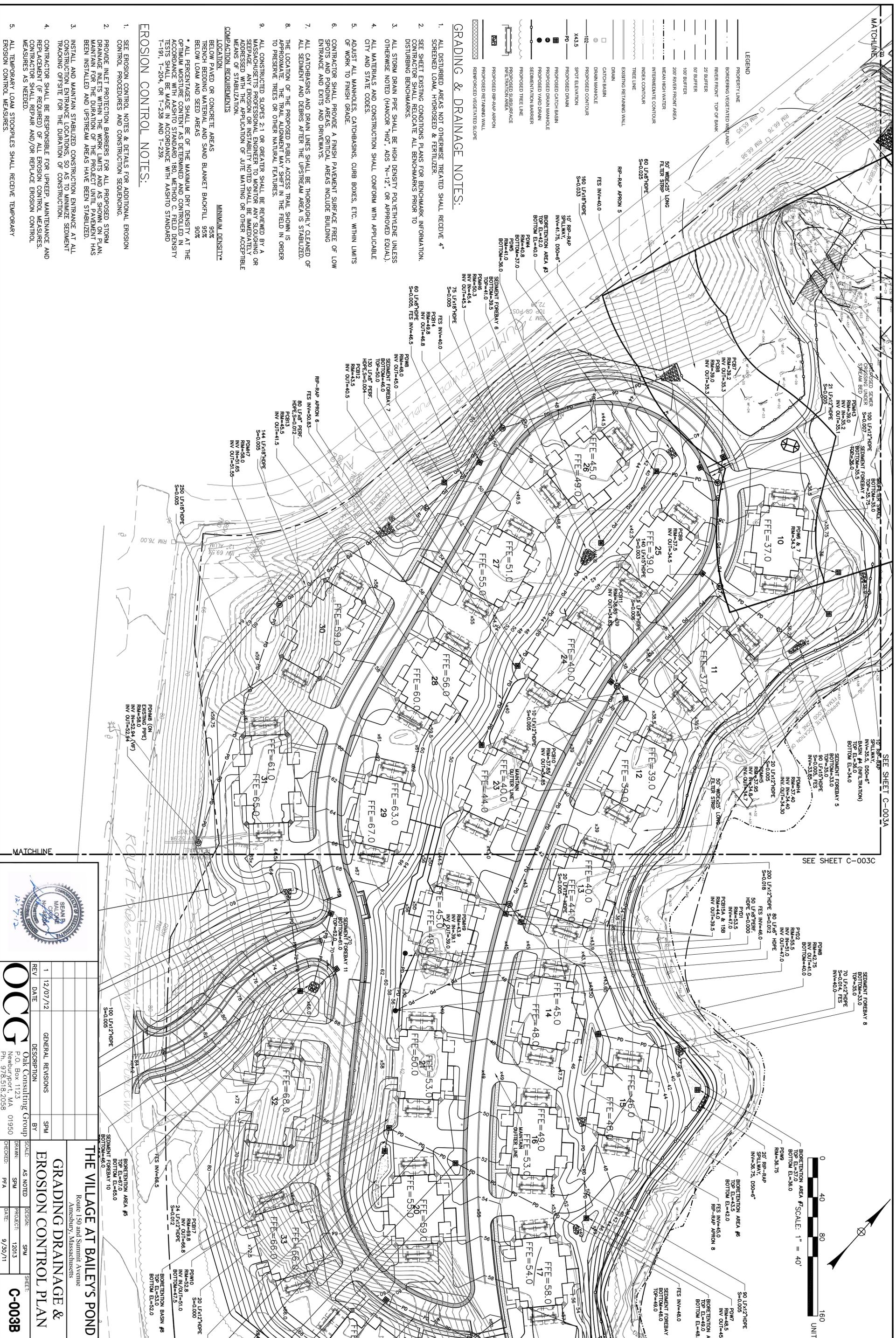
N/F
 KATHY PITROWSKI
 DOC 276018
 MAP 98 PARCEL 8

N/F
 ALAN TITCOUB
 DOC 245932
 MAP 98 PARCEL 7

N/F
 BEACON STREET NOMINEE
 REALTY TRUST 13836/282
 10-23-96
 MAP 99 PARCEL 14

ROUTE 150 (1965 STATE HIGHWAY LAYOUT - PUBLICWAY)

BEACON STREET (495 WIDE - PUBLICWAY)



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 (HANGCOR "HIC", 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 PAYMENT 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 SEPARAGE. ANY EROSION OR INSTABILITY NOTED SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. MEANS OF STABILIZATION SHALL BE APPROVED BY THE ENGINEER.

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 PAYMENT 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 UNKEEP, 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.

MINIMUM DENSITY*

- LOCATION: 95%
 - BELOW PAVED OR CONCRETE AREAS: 95%
 - BENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 90%
 - 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-228 AND T-223.



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

REV	DATE	GENERAL REVISIONS	BY
1	12/07/12		SPM

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

SCALE: AS NOTED
DESIGN: SPM
PROJECT: 12013
DATE: 9/30/11

C-003B

BIORETENTION AREA #5

TOP EL.=67.0
BOTTOM EL.=63.0
BIORETENTION AREA #5
SEMINT FOREBAY 10
TOP EL.=62.0
BOTTOM EL.=60.0

BIORETENTION AREA #8

TOP EL.=52.0
BOTTOM EL.=48.0
BIORETENTION AREA #8
SEMINT FOREBAY 8
TOP EL.=50.0
BOTTOM EL.=46.0

BIORETENTION AREA #3

TOP EL.=49.0
BOTTOM EL.=45.0
BIORETENTION AREA #3
SEMINT FOREBAY 3
TOP EL.=47.0
BOTTOM EL.=43.0

BIORETENTION AREA #6

TOP EL.=41.0
BOTTOM EL.=37.0
BIORETENTION AREA #6
SEMINT FOREBAY 6
TOP EL.=39.0
BOTTOM EL.=35.0

BIORETENTION AREA #7

TOP EL.=45.0
BOTTOM EL.=41.0
BIORETENTION AREA #7
SEMINT FOREBAY 7
TOP EL.=39.0
BOTTOM EL.=35.0

BIORETENTION AREA #9

TOP EL.=51.0
BOTTOM EL.=47.0
BIORETENTION AREA #9
SEMINT FOREBAY 9
TOP EL.=49.0
BOTTOM EL.=45.0

BIORETENTION AREA #11

TOP EL.=57.0
BOTTOM EL.=53.0
BIORETENTION AREA #11
SEMINT FOREBAY 11
TOP EL.=55.0
BOTTOM EL.=51.0

BIORETENTION AREA #12

TOP EL.=53.0
BOTTOM EL.=49.0
BIORETENTION AREA #12
SEMINT FOREBAY 12
TOP EL.=51.0
BOTTOM EL.=47.0

BIORETENTION AREA #13

TOP EL.=49.0
BOTTOM EL.=45.0
BIORETENTION AREA #13
SEMINT FOREBAY 13
TOP EL.=47.0
BOTTOM EL.=43.0

BIORETENTION AREA #14

TOP EL.=45.0
BOTTOM EL.=41.0
BIORETENTION AREA #14
SEMINT FOREBAY 14
TOP EL.=43.0
BOTTOM EL.=39.0

BIORETENTION AREA #15

TOP EL.=41.0
BOTTOM EL.=37.0
BIORETENTION AREA #15
SEMINT FOREBAY 15
TOP EL.=39.0
BOTTOM EL.=35.0

BIORETENTION AREA #16

TOP EL.=37.0
BOTTOM EL.=33.0
BIORETENTION AREA #16
SEMINT FOREBAY 16
TOP EL.=35.0
BOTTOM EL.=31.0

BIORETENTION AREA #17

TOP EL.=33.0
BOTTOM EL.=29.0
BIORETENTION AREA #17
SEMINT FOREBAY 17
TOP EL.=31.0
BOTTOM EL.=27.0

BIORETENTION AREA #18

TOP EL.=29.0
BOTTOM EL.=25.0
BIORETENTION AREA #18
SEMINT FOREBAY 18
TOP EL.=27.0
BOTTOM EL.=23.0

BIORETENTION AREA #19

TOP EL.=25.0
BOTTOM EL.=21.0
BIORETENTION AREA #19
SEMINT FOREBAY 19
TOP EL.=23.0
BOTTOM EL.=19.0

BIORETENTION AREA #20

TOP EL.=21.0
BOTTOM EL.=17.0
BIORETENTION AREA #20
SEMINT FOREBAY 20
TOP EL.=19.0
BOTTOM EL.=15.0

BIORETENTION AREA #21

TOP EL.=17.0
BOTTOM EL.=13.0
BIORETENTION AREA #21
SEMINT FOREBAY 21
TOP EL.=15.0
BOTTOM EL.=11.0

BIORETENTION AREA #22

TOP EL.=13.0
BOTTOM EL.=9.0
BIORETENTION AREA #22
SEMINT FOREBAY 22
TOP EL.=11.0
BOTTOM EL.=7.0

BIORETENTION AREA #23

TOP EL.=9.0
BOTTOM EL.=5.0
BIORETENTION AREA #23
SEMINT FOREBAY 23
TOP EL.=7.0
BOTTOM EL.=3.0

BIORETENTION AREA #24

TOP EL.=5.0
BOTTOM EL.=1.0
BIORETENTION AREA #24
SEMINT FOREBAY 24
TOP EL.=3.0
BOTTOM EL.=-1.0

BIORETENTION AREA #25

TOP EL.=1.0
BOTTOM EL.=-3.0
BIORETENTION AREA #25
SEMINT FOREBAY 25
TOP EL.=-1.0
BOTTOM EL.=-5.0

BIORETENTION AREA #26

TOP EL.=-3.0
BOTTOM EL.=-7.0
BIORETENTION AREA #26
SEMINT FOREBAY 26
TOP EL.=-5.0
BOTTOM EL.=-9.0

BIORETENTION AREA #27

TOP EL.=-7.0
BOTTOM EL.=-11.0
BIORETENTION AREA #27
SEMINT FOREBAY 27
TOP EL.=-9.0
BOTTOM EL.=-13.0

BIORETENTION AREA #28

TOP EL.=-11.0
BOTTOM EL.=-15.0
BIORETENTION AREA #28
SEMINT FOREBAY 28
TOP EL.=-13.0
BOTTOM EL.=-17.0

BIORETENTION AREA #29

TOP EL.=-15.0
BOTTOM EL.=-19.0
BIORETENTION AREA #29
SEMINT FOREBAY 29
TOP EL.=-17.0
BOTTOM EL.=-21.0

BIORETENTION AREA #30

TOP EL.=-19.0
BOTTOM EL.=-23.0
BIORETENTION AREA #30
SEMINT FOREBAY 30
TOP EL.=-21.0
BOTTOM EL.=-25.0

BIORETENTION AREA #31

TOP EL.=-23.0
BOTTOM EL.=-27.0
BIORETENTION AREA #31
SEMINT FOREBAY 31
TOP EL.=-25.0
BOTTOM EL.=-29.0

BIORETENTION AREA #32

TOP EL.=-27.0
BOTTOM EL.=-31.0
BIORETENTION AREA #32
SEMINT FOREBAY 32
TOP EL.=-29.0
BOTTOM EL.=-33.0

BIORETENTION AREA #33

TOP EL.=-31.0
BOTTOM EL.=-35.0
BIORETENTION AREA #33
SEMINT FOREBAY 33
TOP EL.=-33.0
BOTTOM EL.=-37.0

BIORETENTION AREA #34

TOP EL.=-35.0
BOTTOM EL.=-39.0
BIORETENTION AREA #34
SEMINT FOREBAY 34
TOP EL.=-37.0
BOTTOM EL.=-41.0

BIORETENTION AREA #35

TOP EL.=-39.0
BOTTOM EL.=-43.0
BIORETENTION AREA #35
SEMINT FOREBAY 35
TOP EL.=-41.0
BOTTOM EL.=-45.0

BIORETENTION AREA #36

TOP EL.=-43.0
BOTTOM EL.=-47.0
BIORETENTION AREA #36
SEMINT FOREBAY 36
TOP EL.=-45.0
BOTTOM EL.=-49.0

BIORETENTION AREA #37

TOP EL.=-47.0
BOTTOM EL.=-51.0
BIORETENTION AREA #37
SEMINT FOREBAY 37
TOP EL.=-49.0
BOTTOM EL.=-53.0

BIORETENTION AREA #38

TOP EL.=-51.0
BOTTOM EL.=-55.0
BIORETENTION AREA #38
SEMINT FOREBAY 38
TOP EL.=-53.0
BOTTOM EL.=-57.0

BIORETENTION AREA #39

TOP EL.=-55.0
BOTTOM EL.=-59.0
BIORETENTION AREA #39
SEMINT FOREBAY 39
TOP EL.=-57.0
BOTTOM EL.=-61.0

BIORETENTION AREA #40

TOP EL.=-59.0
BOTTOM EL.=-63.0
BIORETENTION AREA #40
SEMINT FOREBAY 40
TOP EL.=-61.0
BOTTOM EL.=-65.0

BIORETENTION AREA #41

TOP EL.=-63.0
BOTTOM EL.=-67.0
BIORETENTION AREA #41
SEMINT FOREBAY 41
TOP EL.=-65.0
BOTTOM EL.=-69.0

BIORETENTION AREA #42

TOP EL.=-67.0
BOTTOM EL.=-71.0
BIORETENTION AREA #42
SEMINT FOREBAY 42
TOP EL.=-69.0
BOTTOM EL.=-73.0

BIORETENTION AREA #43

TOP EL.=-71.0
BOTTOM EL.=-75.0
BIORETENTION AREA #43
SEMINT FOREBAY 43
TOP EL.=-73.0
BOTTOM EL.=-77.0

BIORETENTION AREA #44

TOP EL.=-75.0
BOTTOM EL.=-79.0
BIORETENTION AREA #44
SEMINT FOREBAY 44
TOP EL.=-77.0
BOTTOM EL.=-81.0

BIORETENTION AREA #45

TOP EL.=-79.0
BOTTOM EL.=-83.0
BIORETENTION AREA #45
SEMINT FOREBAY 45
TOP EL.=-81.0
BOTTOM EL.=-85.0

BIORETENTION AREA #46

TOP EL.=-83.0
BOTTOM EL.=-87.0
BIORETENTION AREA #46
SEMINT FOREBAY 46
TOP EL.=-85.0
BOTTOM EL.=-89.0

BIORETENTION AREA #47

TOP EL.=-87.0
BOTTOM EL.=-91.0
BIORETENTION AREA #47
SEMINT FOREBAY 47
TOP EL.=-89.0
BOTTOM EL.=-93.0

BIORETENTION AREA #48

TOP EL.=-91.0
BOTTOM EL.=-95.0
BIORETENTION AREA #48
SEMINT FOREBAY 48
TOP EL.=-93.0
BOTTOM EL.=-97.0

BIORETENTION AREA #49

TOP EL.=-95.0
BOTTOM EL.=-99.0
BIORETENTION AREA #49
SEMINT FOREBAY 49
TOP EL.=-97.0
BOTTOM EL.=-101.0

BIORETENTION AREA #50

TOP EL.=-99.0
BOTTOM EL.=-103.0
BIORETENTION AREA #50
SEMINT FOREBAY 50
TOP EL.=-101.0
BOTTOM EL.=-105.0

BIORETENTION AREA #51

TOP EL.=-103.0
BOTTOM EL.=-107.0
BIORETENTION AREA #51
SEMINT FOREBAY 51
TOP EL.=-105.0
BOTTOM EL.=-109.0

BIORETENTION AREA #52

TOP EL.=-107.0
BOTTOM EL.=-111.0
BIORETENTION AREA #52
SEMINT FOREBAY 52
TOP EL.=-109.0
BOTTOM EL.=-113.0

BIORETENTION AREA #53

TOP EL.=-111.0
BOTTOM EL.=-115.0
BIORETENTION AREA #53
SEMINT FOREBAY 53
TOP EL.=-113.0
BOTTOM EL.=-117.0

BIORETENTION AREA #54

TOP EL.=-115.0
BOTTOM EL.=-119.0
BIORETENTION AREA #54
SEMINT FOREBAY 54
TOP EL.=-117.0
BOTTOM EL.=-121.0

BIORETENTION AREA #55

TOP EL.=-119.0
BOTTOM EL.=-123.0
BIORETENTION AREA #55
SEMINT FOREBAY 55
TOP EL.=-121.0
BOTTOM EL.=-125.0

BIORETENTION AREA #56

TOP EL.=-123.0
BOTTOM EL.=-127.0
BIORETENTION AREA #56
SEMINT FOREBAY 56
TOP EL.=-125.0
BOTTOM EL.=-129.0

BIORETENTION AREA #57

TOP EL.=-127.0
BOTTOM EL.=-131.0
BIORETENTION AREA #57
SEMINT FOREBAY 57
TOP EL.=-129.0
BOTTOM EL.=-133.0

BIORETENTION AREA #58

TOP EL.=-131.0
BOTTOM EL.=-135.0
BIORETENTION AREA #58
SEMINT FOREBAY 58
TOP EL.=-133.0
BOTTOM EL.=-137.0

BIORETENTION AREA #59

TOP EL.=-135.0
BOTTOM EL.=-139.0
BIORETENTION AREA #59
SEMINT FOREBAY 59
TOP EL.=-137.0
BOTTOM EL.=-141.0

BIORETENTION AREA #60

TOP EL.=-139.0
BOTTOM EL.=-143.0
BIORETENTION AREA #60
SEMINT FOREBAY 60
TOP EL.=-141.0
BOTTOM EL.=-145.0

BIORETENTION AREA #61

TOP EL.=-143.0
BOTTOM EL.=-147.0
BIORETENTION AREA #61
SEMINT FOREBAY 61
TOP EL.=-145.0
BOTTOM EL.=-149.0

BIORETENTION AREA #62

TOP EL.=-147.0
BOTTOM EL.=-151.0
BIORETENTION AREA #62
SEMINT FOREBAY 62
TOP EL.=-149.0
BOTTOM EL.=-153.0

BIORETENTION AREA #63

TOP EL.=-151.0
BOTTOM EL.=-155.0
BIORETENTION AREA #63
SEMINT FOREBAY 63
TOP EL.=-153.0
BOTTOM EL.=-157.0

BIORETENTION AREA #64

TOP EL.=-155.0
BOTTOM EL.=-159.0
BIORETENTION AREA #64
SEMINT FOREBAY 64
TOP EL.=-157.0
BOTTOM EL.=-161.0

BIORETENTION AREA #65

TOP EL.=-159.0
BOTTOM EL.=-163.0
BIORETENTION AREA #65
SEMINT FOREBAY 65
TOP EL.=-161.0
BOTTOM EL.=-165.0

BIORETENTION AREA #66

TOP EL.=-163.0
BOTTOM EL.=-167.0
BIORETENTION AREA #66
SEMINT FOREBAY 66
TOP EL.=-165.0
BOTTOM EL.=-169.0

BIORETENTION AREA #67

TOP EL.=-167.0
BOTTOM EL.=-171.0
BIORETENTION AREA #67
SEMINT FOREBAY 67
TOP EL.=-169.0
BOTTOM EL.=-173.0

BIORETENTION AREA #68

TOP EL.=-171.0
BOTTOM EL.=-175.0
BIORETENTION AREA #68
SEMINT FOREBAY 68
TOP EL.=-173.0
BOTTOM EL.=-177.0

BIORETENTION AREA #69

TOP EL.=-175.0
BOTTOM EL.=-179.0
BIORETENTION AREA #69
SEMINT FOREBAY 69
TOP EL.=-177.0
BOTTOM EL.=-181.0

BIORETENTION AREA #70

TOP EL.=-179.0
BOTTOM EL.=-183.0
BIORETENTION AREA #70
SEMINT FOREBAY 70
TOP EL.=-181.0
BOTTOM EL.=-185.0

BIORETENTION AREA #71

TOP EL.=-183.0
BOTTOM EL.=-187.0
BIORETENTION AREA #71
SEMINT FOREBAY 71
TOP EL.=-185.0
BOTTOM EL.=-189.0

BIORETENTION AREA #72

TOP EL.=-187.0
BOTTOM EL.=-191.0
BIORETENTION AREA #72
SEMINT FOREBAY 72
TOP EL.=-189.0
BOTTOM EL.=-193.0

BIORETENTION AREA #73

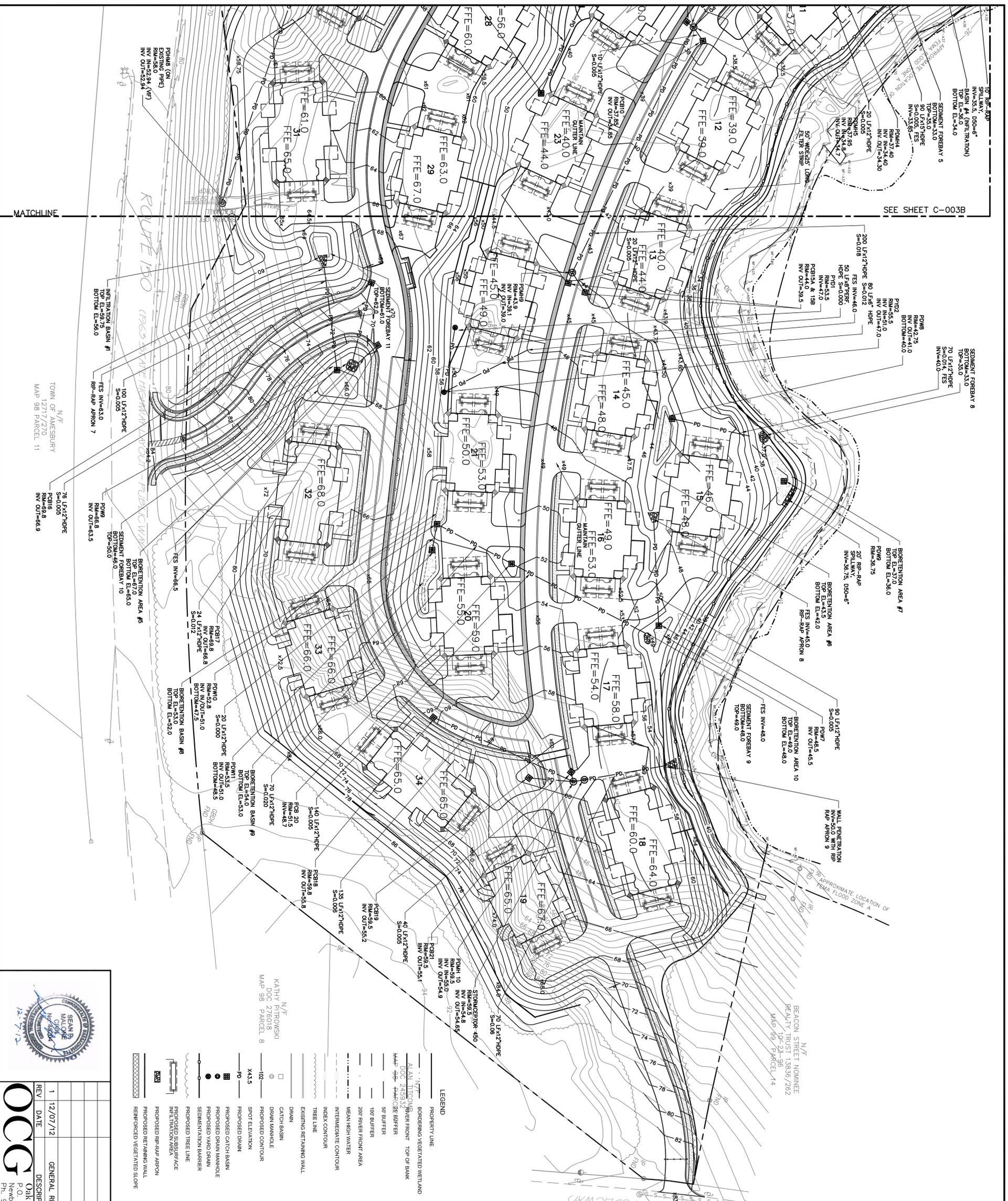
TOP EL.=-191.0
BOTTOM EL.=-195.0
BIORETENTION AREA #73
SEMINT FOREBAY 73
TOP EL.=-193.0
BOTTOM EL.=-197.0

BIORETENTION AREA #74

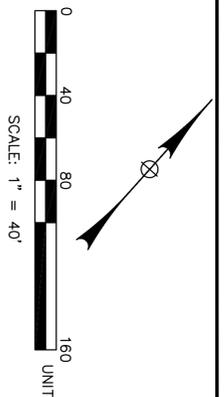
TOP EL.=-195.0
BOTTOM EL.=-199.0
BIORETENTION AREA #74
SEMINT FOREBAY 74
TOP EL.=-197.0
BOTTOM EL.=-201.0

BIORETENTION AREA #75

TOP EL.=-199.0
BOTTOM EL.=-203.0
BIORETENTION AREA #75
SEMINT FOREBAY 75



SEE SHEET C-003B

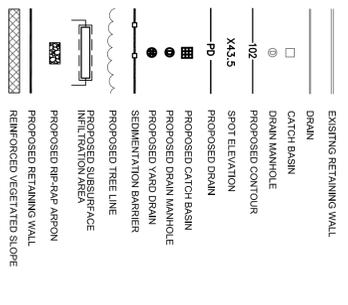


GRADING & DRAINAGE NOTES:

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 "HD" 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 AREAS IS STABILIZED.
 8. THE LOCATION OF THE TRAIL ALIGNMENT MAY SHIFT IN THE FIELD IN ORDER TO PRESERVE TREES OR OTHER NATURAL FEATURES.
 9. APPROXIMATE THE TRAIL ALIGNMENT MAY SHIFT IN THE FIELD IN ORDER TO PRESERVE TREES OR OTHER NATURAL FEATURES.
- ALL CONSTRUCTED SLOPES 2:1 OR GREATER SHALL BE REVIEWED BY A MASSACHUSETTS PROFESSIONAL ENGINEER TO MONITOR ANY SLOPING OR ADDRESS WITH THE APPLICATION OF JOLE MATTING OR OTHER ACCEPTABLE MEANS OF STABILIZATION.
- COMPACTION REQUIREMENTS**
- LOCATION: MINIMUM DENSITY*
- BELOW PAVED OR CONCRETE AREAS 95%
- FRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%
- BETWEEN LOCAL AND SEED AREAS 90%
- * ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE ACCORDANCE WITH ASTM STANDARD 180, METHOD C, FIELD DENSITY 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. WHEN 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.



KATHY PITROWSKI
DOC 276018
MAP 98 PARCEL 8

N/F
TOWN OF AMESBURY
12717/270
MAP 98 PARCEL 11

REV	DATE	GENERAL REVISIONS	BY
1	12/07/12		SPM

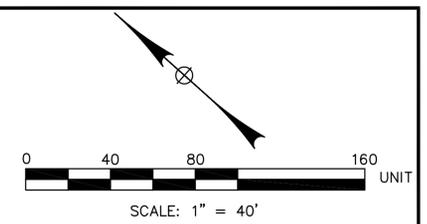
OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.516.2056

SCALE: AS NOTED
DRAWN: SPM
PROJECT: 12013
CHECKED: RFA
DATE: 9/30/11

THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
AMESBURY, MASSACHUSETTS

GRADING DRAINAGE & EROSION CONTROL PLAN

SHEET: **C-003C**



- LANDSCAPING NOTES:**
- 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
 - THE CONTRACTOR SHALL STAKEOUT PLANTINGS FOR THE OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO BEGINNING WORK.
 - SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREE A MINIMUM OF 5' FROM BALL TO UTILITIES.
 - SHOULD LARGE DECIDUOUS TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREE A MINIMUM OF 20' FROM WIRES.
 - PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL: 1 PART PEAT MOSS: 10 LBS. 5-10-5 PLANTING FERTILIZER PER CUBIC YARD THOROUGHLY MIXED.
 - STAKE TREES IMMEDIATELY AFTER PLANTING.
 - MULCH BEDS WITH 3" DEPTH, SHREDDED HARDWOOD BARK MIXTURE AND WEEDBARRIER.
 - ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.
 - 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
 - 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.
 - 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	GYMNOCALADUS 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
PS	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 SUSPENSIA	WEeping FORSYTHIA	24"-30" HT	CONT
IC	ILEX CRENATA "HETZLI"	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
RS	ROSA RUGOSA	ROSA	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 "WINTERHUR"	WINTERHUR VIBURNUM	2-3' HT	CONT



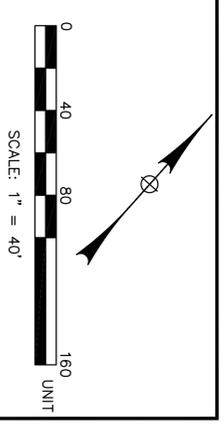
THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
Amesbury, Massachusetts

LANDSCAPE PLAN

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

SCALE: AS NOTED DESIGN: SPM SHEET: C-004C
DRAWN: SPM PROJECT: 12013
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
—	PROPOSED DRAIN
—	PROPOSED SEWER
—	PROPOSED WATER
—	PROPOSED SEWER FORCEMAIN
—	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. UTILITIES OF OTHER AGENCIES, RESIDENTIAL BUILDINGS 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.
9. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO ELECTRIC COMPANY STANDARDS.
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 BUILDING WATER SERVICES SHALL HAVE A MAXIMUM SPACING OF 400' INDIVIDUALLY METERED WITH EXTENSION SHUTOFF.
13. PROPOSED BUILDING WATER SERVICES SHALL BE 4-3/4" HDPE.
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 CONDUIT SHALL BE RECONSTRUCTED TO ITS ORIGINAL SHAPE AND CONTRIBUTION.
16. ALL BUILDINGS SHALL HAVE SPRINKLER SYSTEMS.



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

OCG Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978.516.2056

SCALE: AS NOTED
 DRAWN: SPM
 CHECKED: PFA

DESIGN: SPM
 PROJECT: 12013
 DATE: 9/30/11

SHEET: **C-0056A**

SEE SHEET C-005B

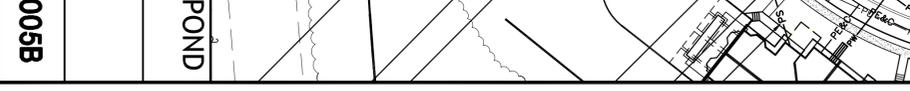
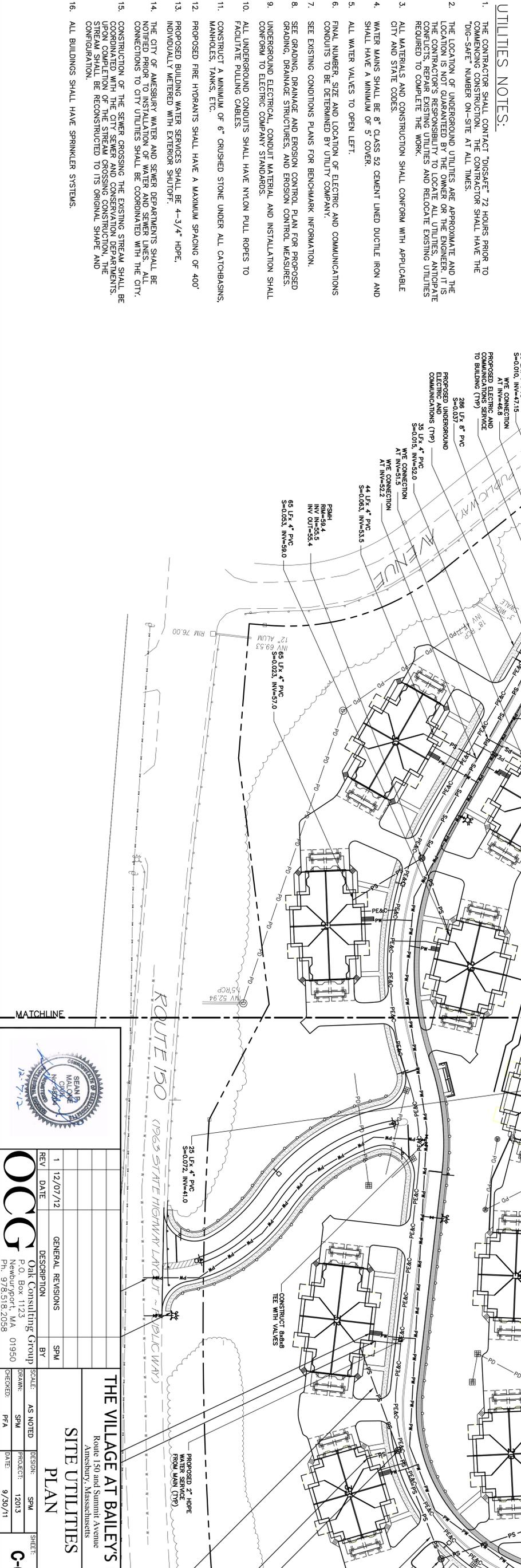
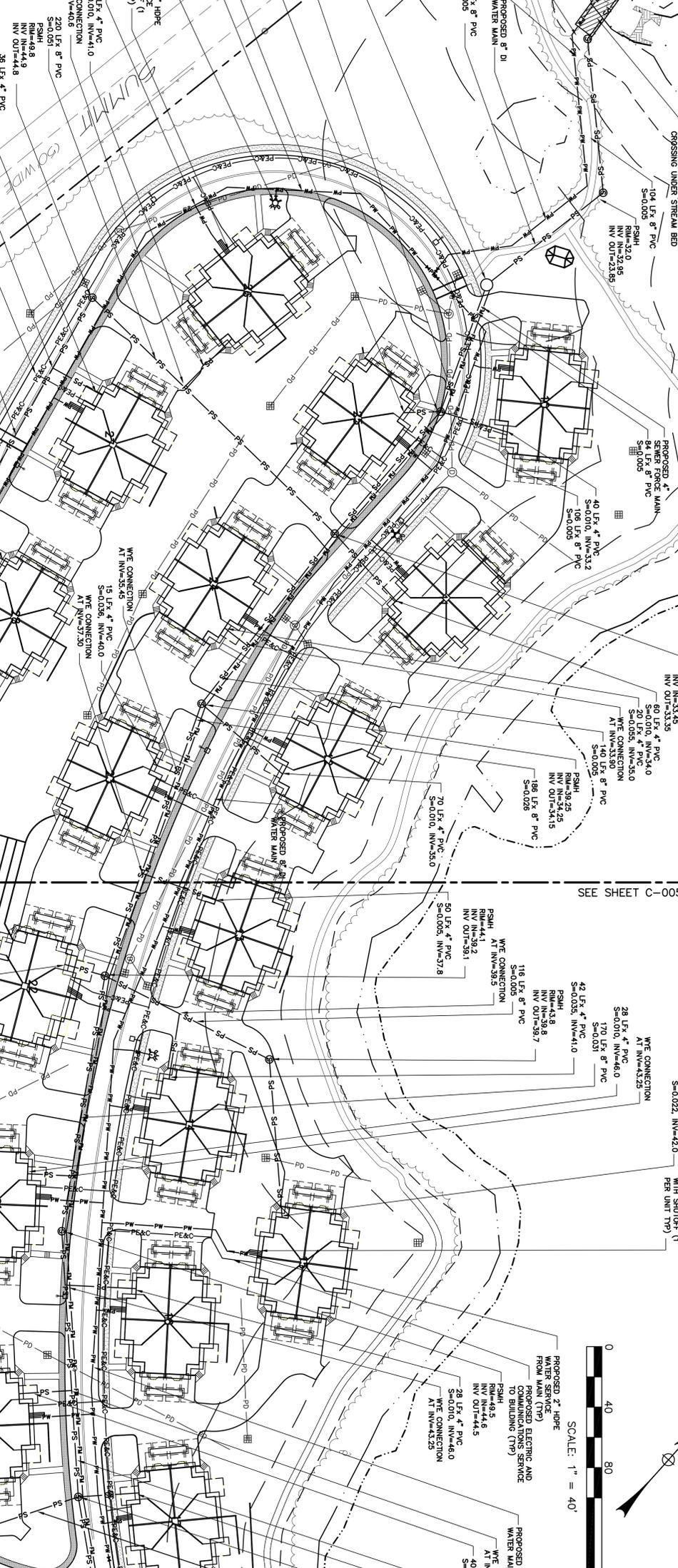
THE VILLAGE AT BAILEY'S POND
 Route 150 and Summit Avenue
 ANDOVER, MASSACHUSETTS

SITE UTILITIES PLAN

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, AVOIDANCE OF 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.
9. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO ELECTRIC COMPANY STANDARDS.
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' INDIVIDUALLY WATERED WITH EXTERIOR SHUTOFF.
13. PROPOSED BUILDING WATER SERVICES SHALL BE 4-3/4" HDPE.
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.

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, AVOIDANCE OF 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.
9. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO ELECTRIC COMPANY STANDARDS.
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' INDIVIDUALLY WATERED WITH EXTERIOR SHUTOFF.
13. PROPOSED BUILDING WATER SERVICES SHALL BE 4-3/4" HDPE.
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.



SEAN'S
MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
No. 8846
12-7-12

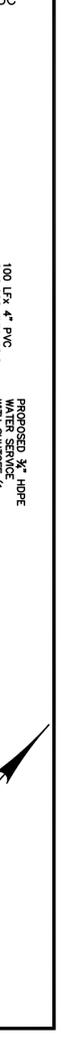
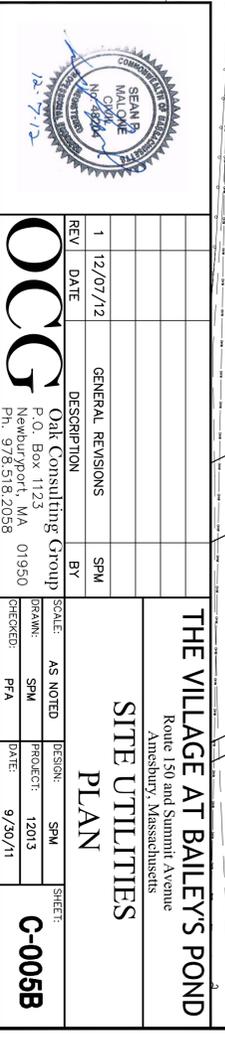
REV	DATE	DESCRIPTION	BY
1	12/07/12	GENERAL REVISIONS	SPM

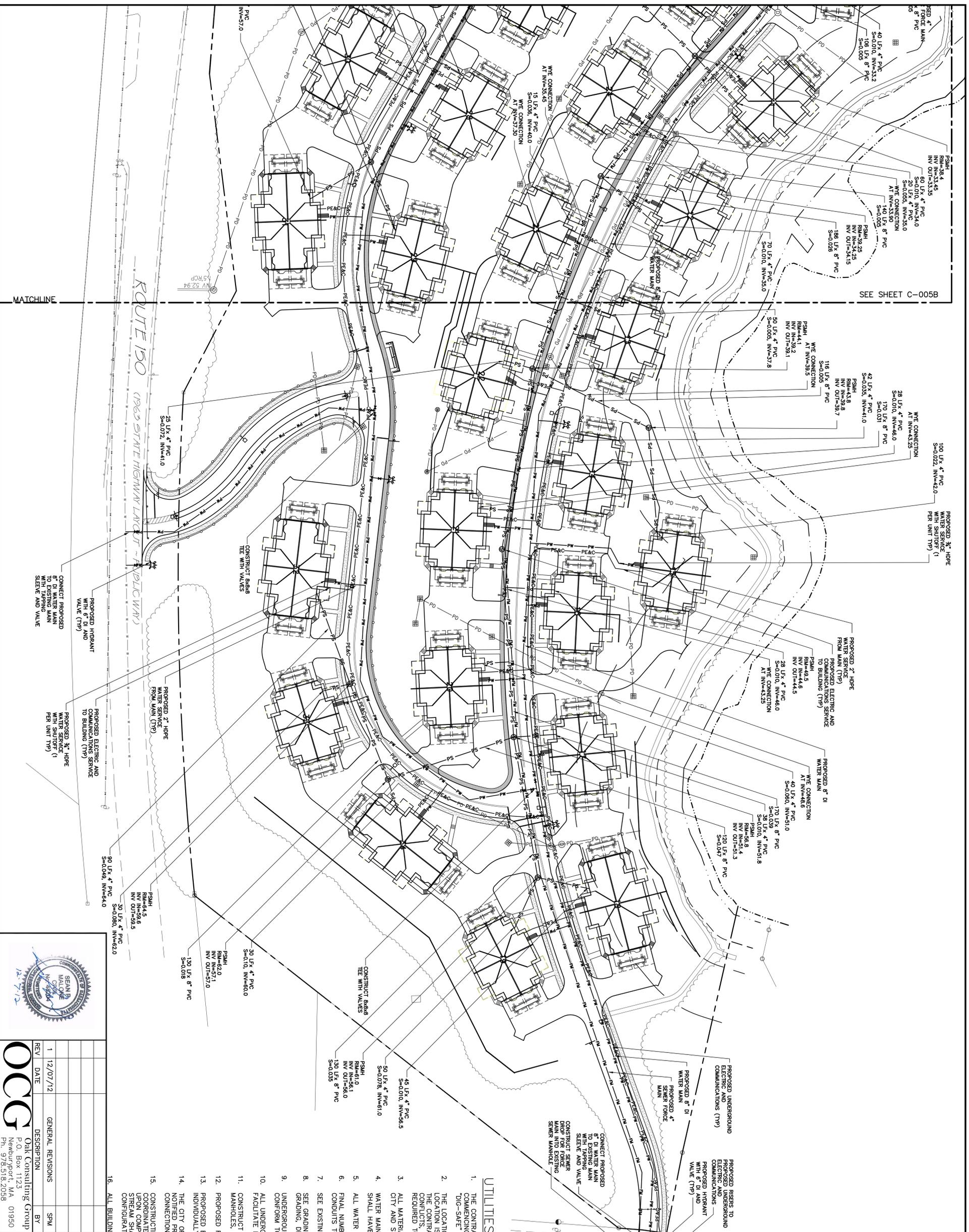
OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058

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

THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
AMESBURY, MASSACHUSETTS

SITE UTILITIES PLAN



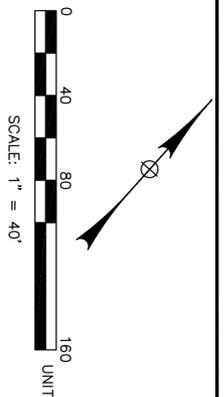


SEE SHEET C-005B

MATCHLINE

ROUTE 150
(1965 STATE HIGHWAY LAYOUT - PUBLIC WAY)

DEACON STREET
(435 WIDE - PUBLIC WAY)



LEGEND

---	PROPERTY LINE
---	DRAIN
---	SEWER
---	WATER
---	OVERHEAD WIRE
□	CATCH BASIN
○	SEWER MANHOLE
○	SEWER MANHOLE
○	ELECTRIC MANHOLE
⊕	FIRE HYDRANT
⊕	GATE VALVE
⊕	LIGHT
⊕	UTILITY POLE
⊕	GY WIRE
⊕	PROPOSED DRAIN
⊕	PROPOSED SEWER
⊕	PROPOSED SEWER FOREMAN
⊕	PROPOSED WATER
⊕	PROPOSED UNDERGROUND ELECTRIC & COMMUNICATIONS PRODUCTS TO EXISTING 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 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.
9. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO ELECTRIC COMPANY STANDARDS.
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' INDIVIDUALLY METERED WITH EXTERIOR SHUTOFF.
13. PROPOSED BUILDING WATER SERVICES SHALL BE 4-3/4" HOPE, INDIVIDUALLY METERED WITH EXTERIOR SHUTOFF.
14. THE CITY OF AUBURN WATER AND SEWER DEPARTMENTS SHALL BE NOTIFIED PRIOR TO INSTALLATION OF WATER AND SEWER LINES. 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 DEPARTMENT. 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.

THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
AUBURN, MASSACHUSETTS

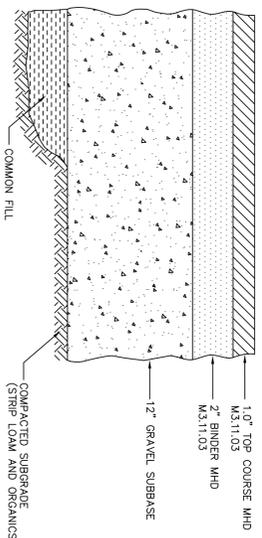
SITE UTILITIES PLAN

SCALE:	AS NOTED	DESIGN:	SPM	SHEET:	C-005C
DRAWN:	SPM	PROJECT:	12013		
CHECKED:	RFA	DATE:	9/30/11		
REV:	DATE:	DESCRIPTION:	BY:		
1	12/07/12	GENERAL REVISIONS	SPM		



SEAN J. O'CONNELL
LICENSED PROFESSIONAL ENGINEER
NO. 12577
STATE OF MASSACHUSETTS

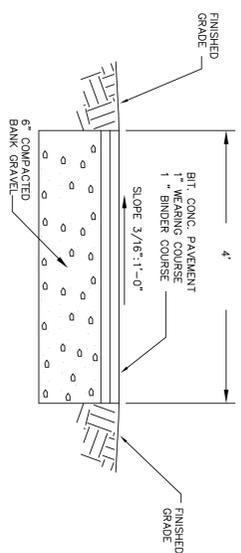
OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.518.2058



- 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

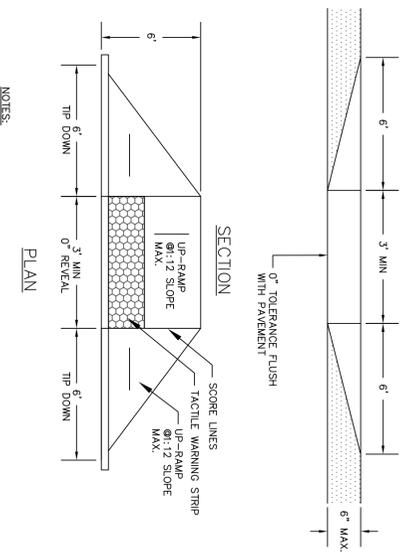
NOT TO SCALE



- NOTE:
1. SLOPE SIDEWALK TOWARDS ROAD

TYPICAL SIDEWALK SECTION

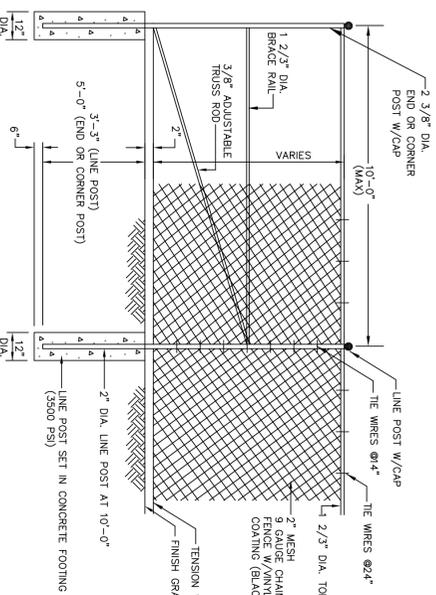
NOT TO SCALE



- NOTES:
1. 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

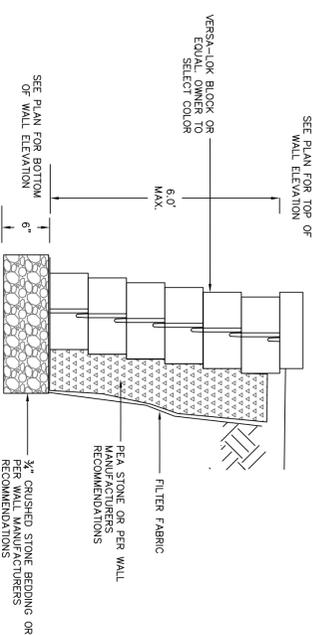
NOT TO SCALE



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

CHAINLINK FENCE

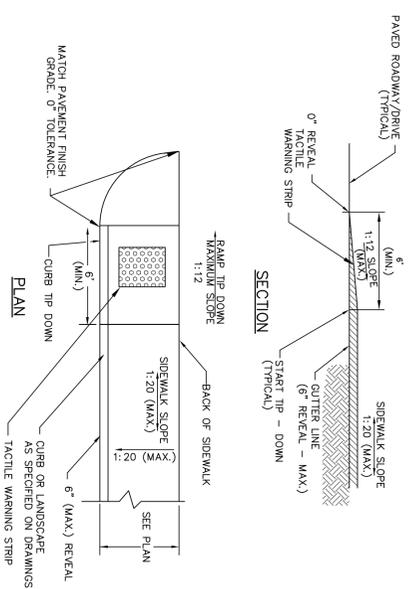
NOT TO SCALE



- NOTES:
1. 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

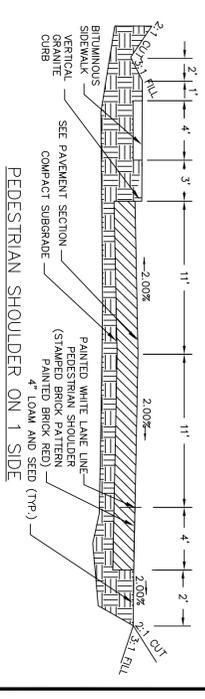
NOT TO SCALE



- 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.

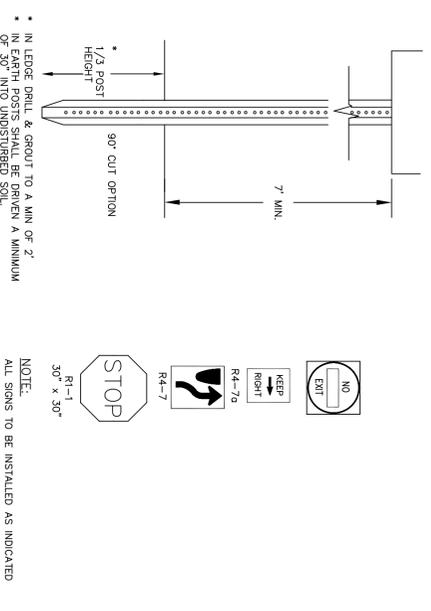
SIDEWALK TIP DOWN RAMP

NOT TO SCALE



TYPICAL ROADWAY SECTION

NOT TO SCALE

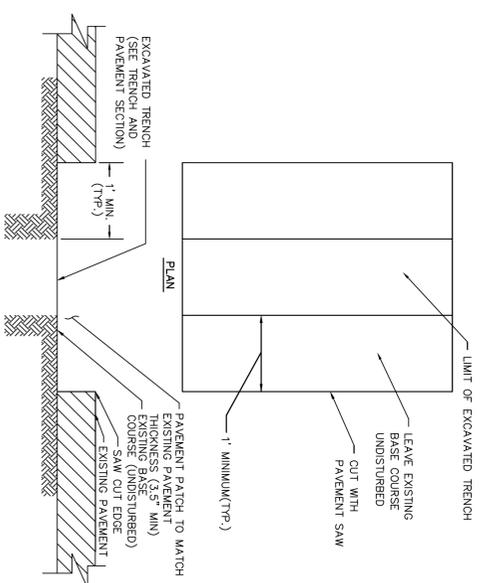


- NOTES:
- IN LEDE BRILL & GROUT TO A MIN OF 2"
 - IN EARTH POSTS SHALL BE OPENEN A MINIMUM OF 30" INTO UNDISTURBED SOIL.
 - LENGTH - AS REQUIRED.
 - WEIGHT PER LINEAR FOOT: 250 LBS (MIN.)
 - HOLES: 3/8" DIA/ETER, 1"-C-C FULL LENGTH STEEL. SHALL CONFORM TO ASTM A-499 (GRADE 80) OR ASTM A-578 (GRADE 1075 - 1080)

NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED

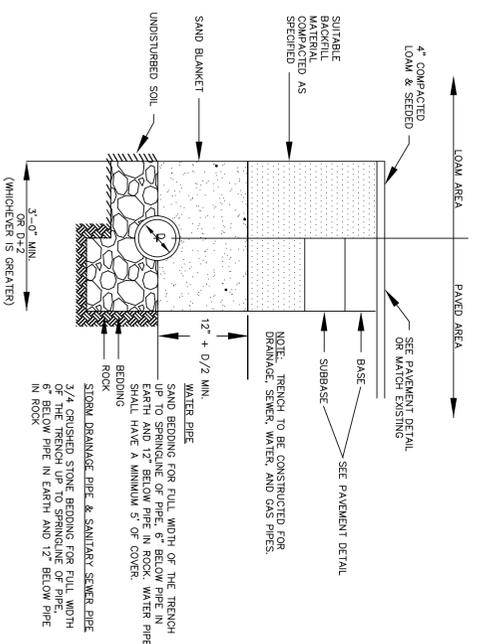
SIGN POST AND LEGEND

NOT TO SCALE



TRENCH PATCH

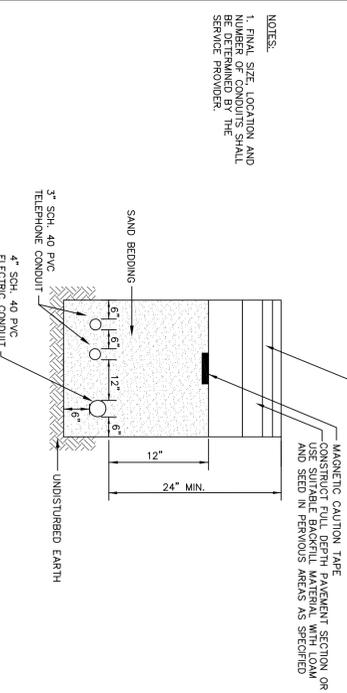
NOT TO SCALE



- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 98% 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.

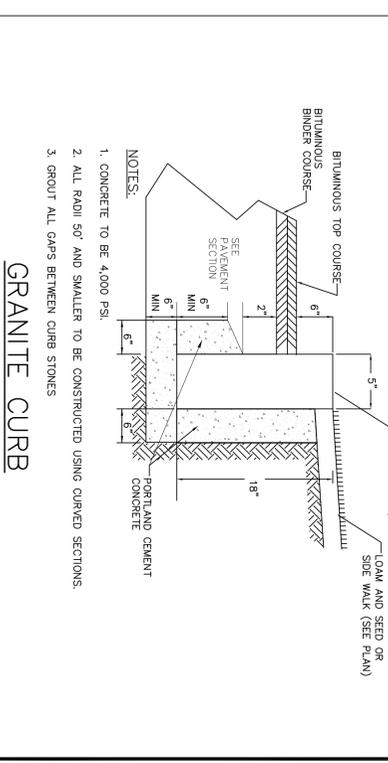
UTILITY TRENCH

NOT TO SCALE



ELECTRIC & COMMUNICATIONS TRENCH

NOT TO SCALE



GRANITE CURB

NOT TO SCALE

SEAN P. MALONE
Professional Engineer
License No. 12272
State of Massachusetts

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

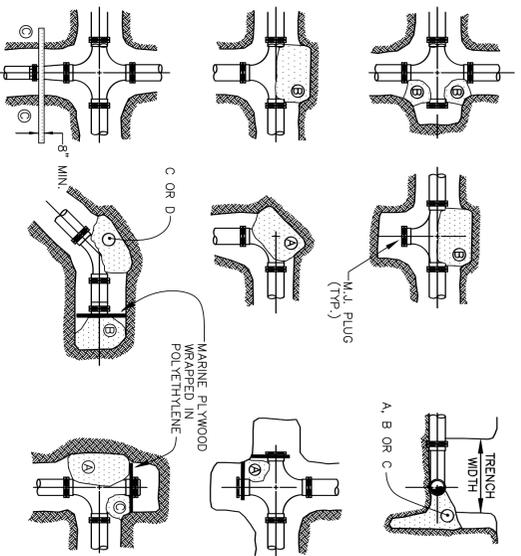
OCG

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

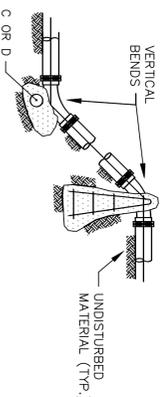
SCALE: AS NOTED	DESIGN: SPM	SHEET: C-007
DRAWN: SPM	PROJECT: 1203	
CHECKED: PFA	DATE: 9/30/11	

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

SITE DETAILS PLAN

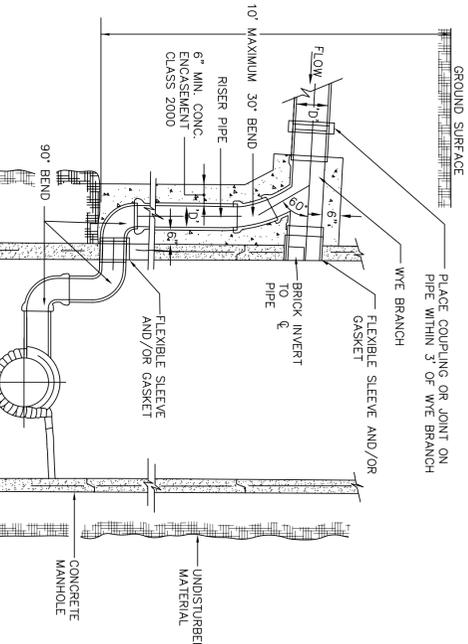
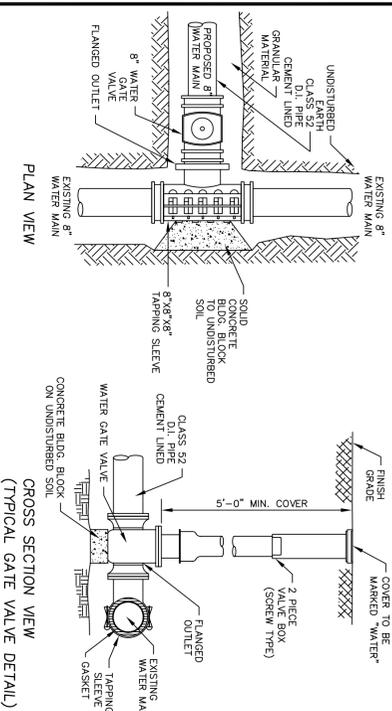


REACTION TYPE	4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.62	11.14	17.24
B 180°	0.65	1.55	2.78	8.58	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38



THRUST BLOCKS

- 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.U. PIPE IS USED, M.U. PLUG WITH RETAINER GLANDS MUST BE USED, GRIP RING, MEGA-LUG OR STAR GRIP

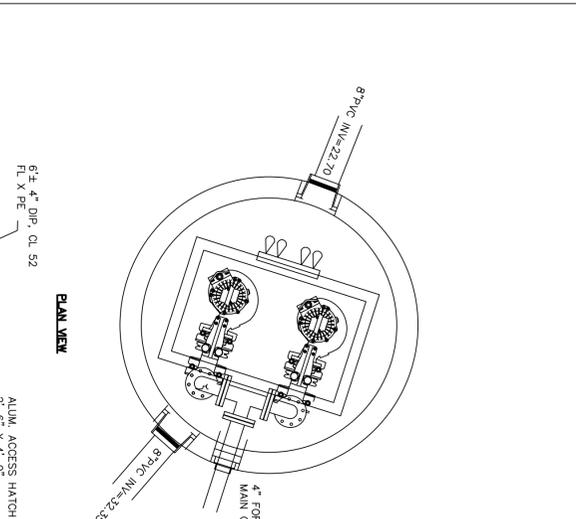
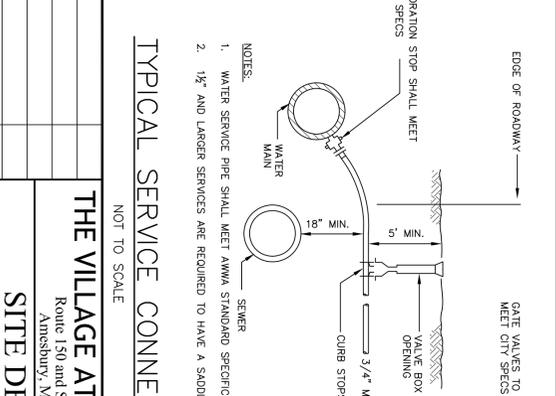
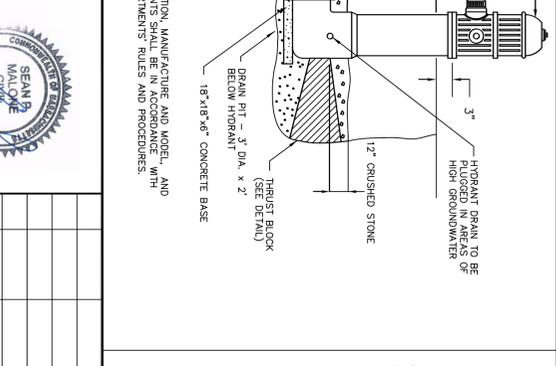
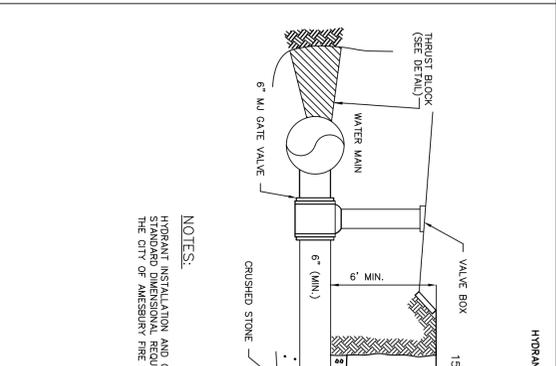
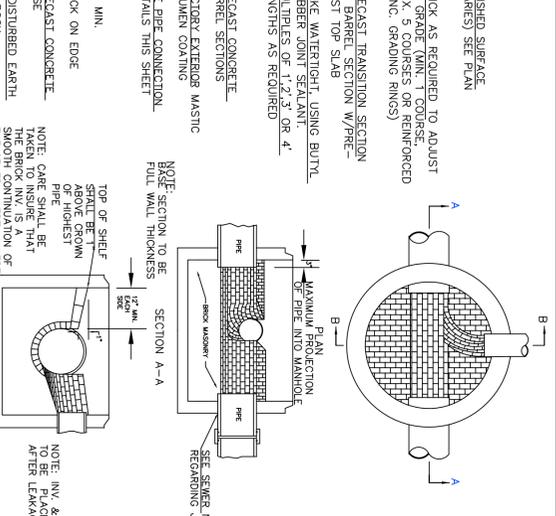
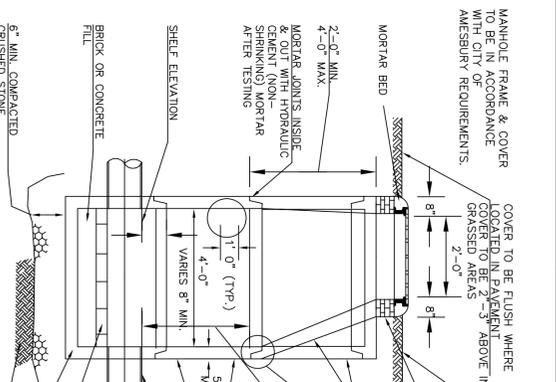
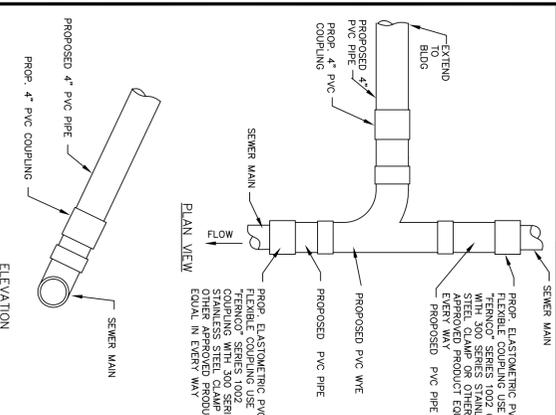


CONNECT TO EXISTING WATER MAIN

NOT TO SCALE

DROP SEWER MANHOLE

NOT TO SCALE



VILLAGE AT BAILEY'S POND SEWER PUMP STATION CALCULATIONS

FLOW RATE UNITS	BEDROOMS	FLOW PER BEDROOM	SEWER FLOW
136	2	29,920	20.8

PER DAY

AVERAGE DAILY FLOW	PEAKING FACTOR	PEAK FLOW RATE
29,920	6	179,520

WET WELL SIZING

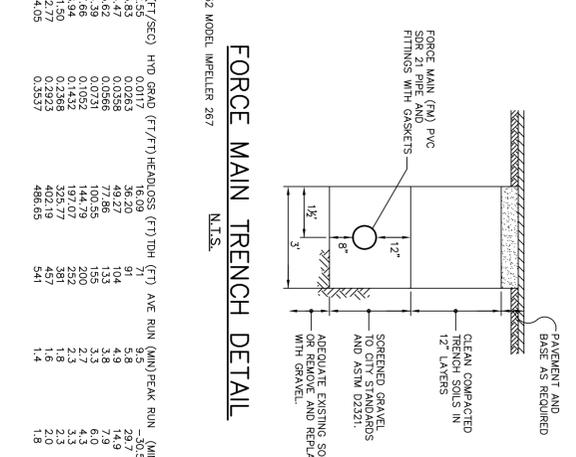
DESIGN STORAGE	DIA. DEPTH	GALEONS	MINUTES
8	2	36	376

LAG STORAGE

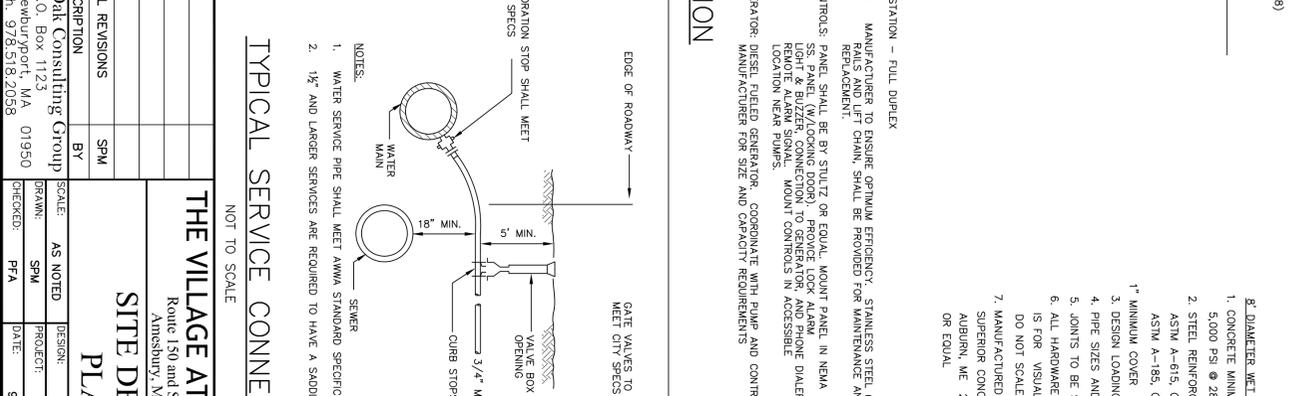
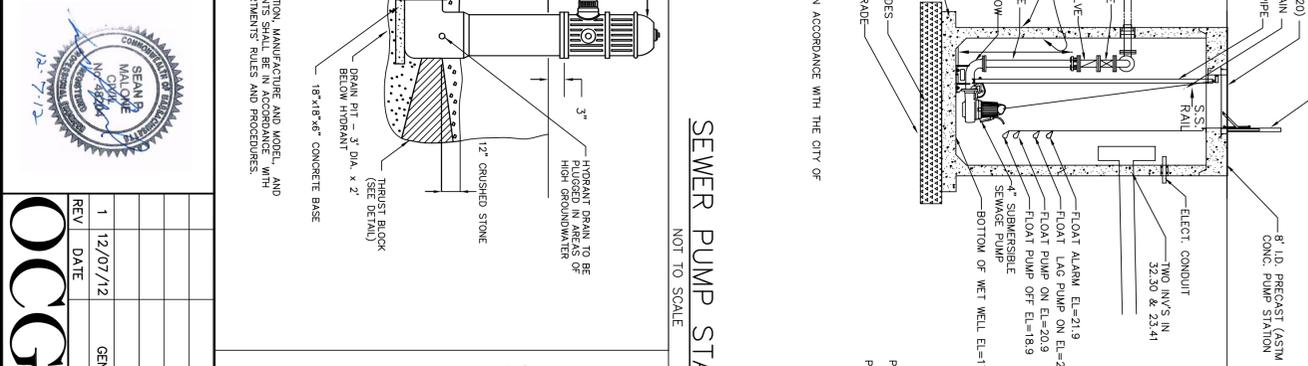
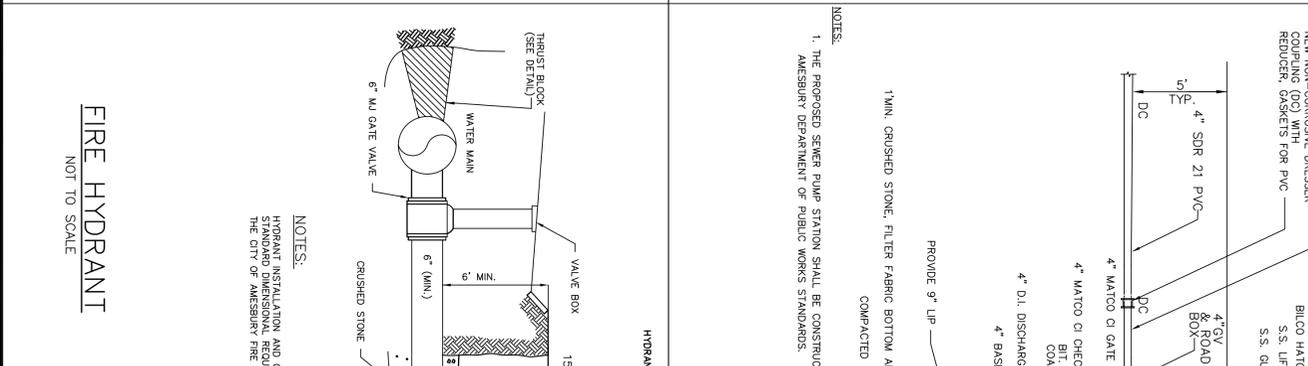
LAG STORAGE	LAG PUMP ON	LAG PUMP OFF
8	1	3

SYSTEM CURVE CHART (STATION)

DISCHARGE ELEVATION (SEWER)	STATIC HEAD	PIPE LENGTH	PIPE RADII	WET PERM (FT)	H2O R40 (FT)	VEL. (FT/SEC)	H2O GRND (FT/FT)	HEADLOSS (FT/100)	AVE RUN (MIN)	PEAK RUN (MIN)
55	55	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
50	50	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
45	45	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
40	40	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
35	35	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
30	30	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
25	25	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
20	20	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
15	15	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
10	10	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
5	5	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7
0	0	1376	20	1.05	3.83	4.47	0.0263	91	5.8	29.7



1. CONCRETE MINIMUM DESIGN STRENGTH - 5,000 PSY @ 28 DAYS
 2. STEEL REINFORCEMENT - ASTM A-615, GRADE 60 REBAR
 3. DESIGN LOADING - ASHTO 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. ALBURN, ME 207-794-9144 OR EQUAL



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

SITE DETAILS

PLAN

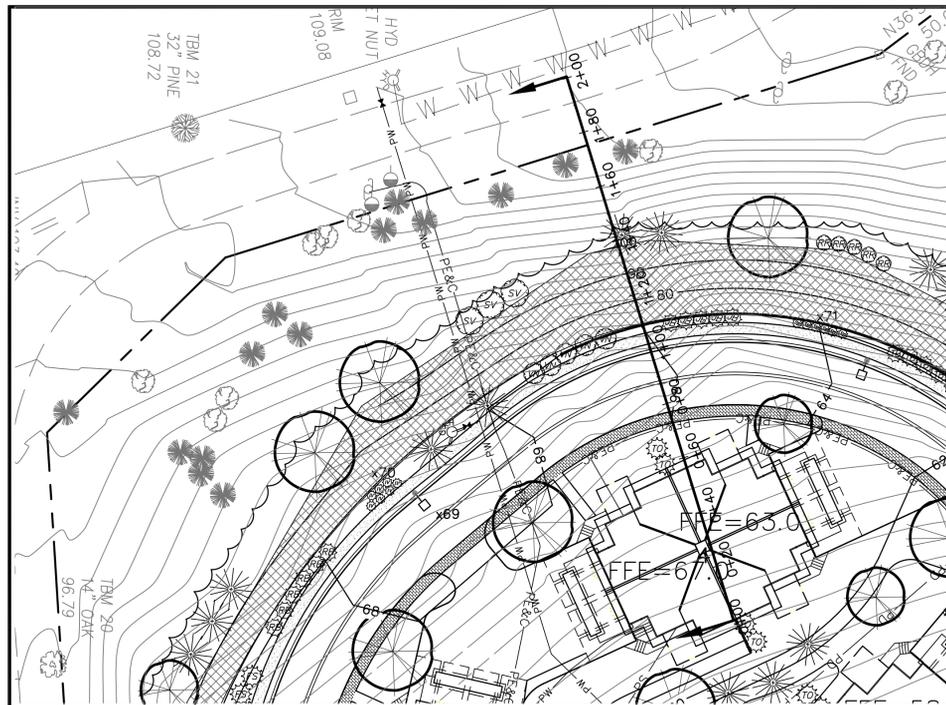
SCALE: AS NOTED
 PROJECT: 12013
 DATE: 9/30/11

CHECKED: PRA
 SHEET: C-008

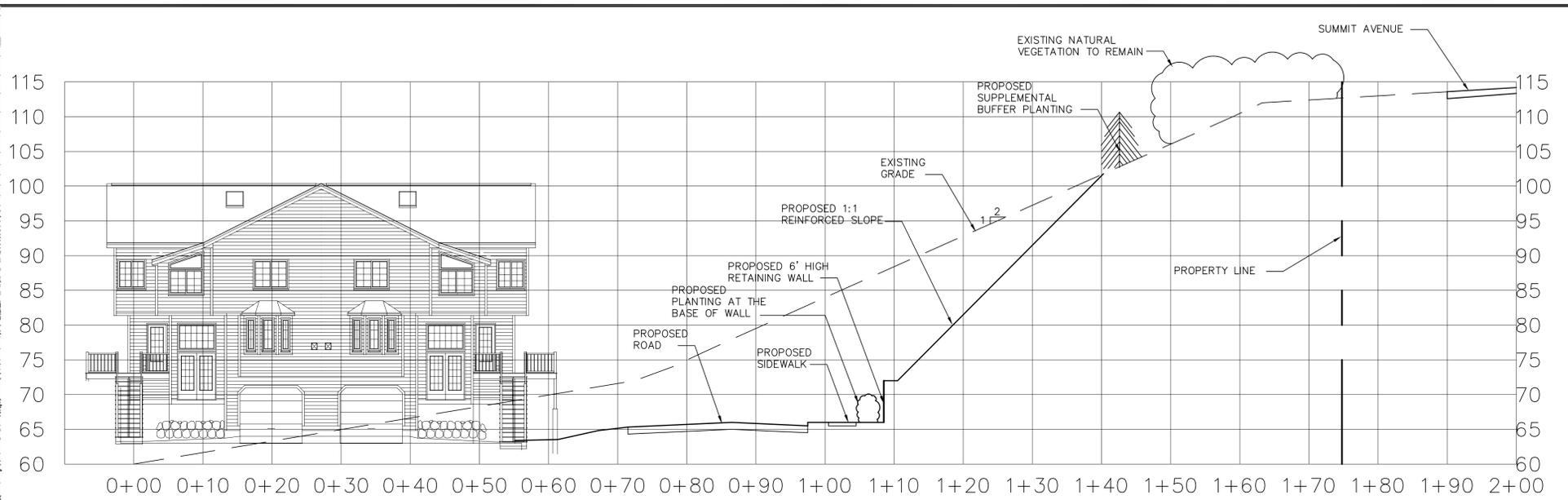


OCG Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978.518.2058

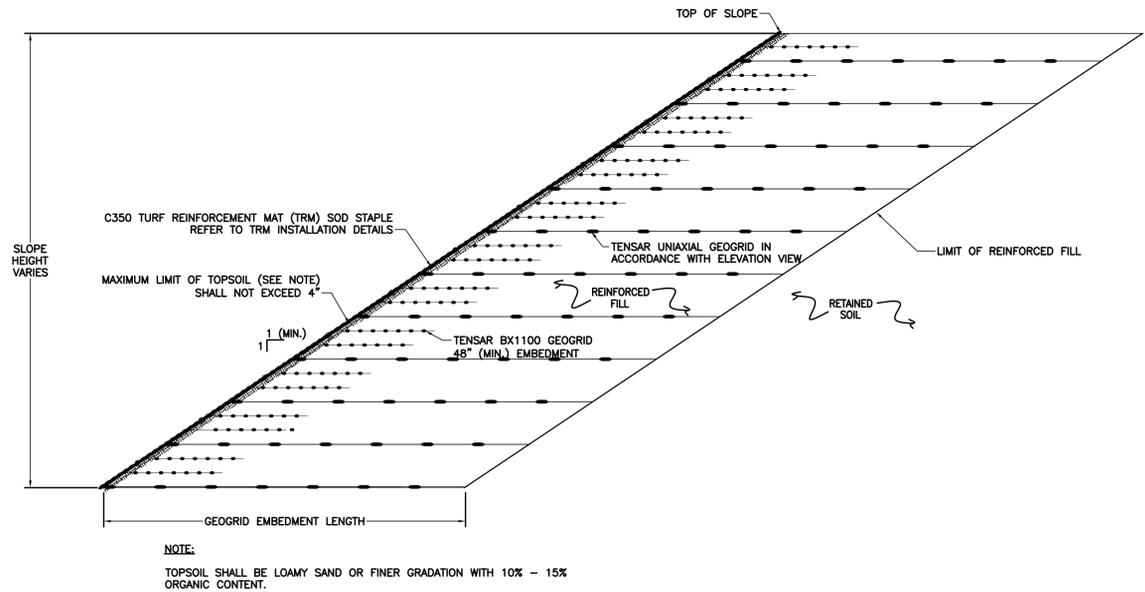
DATE: 12/07/12
 DESCRIPTION: GENERAL REVISIONS
 BY: SPM



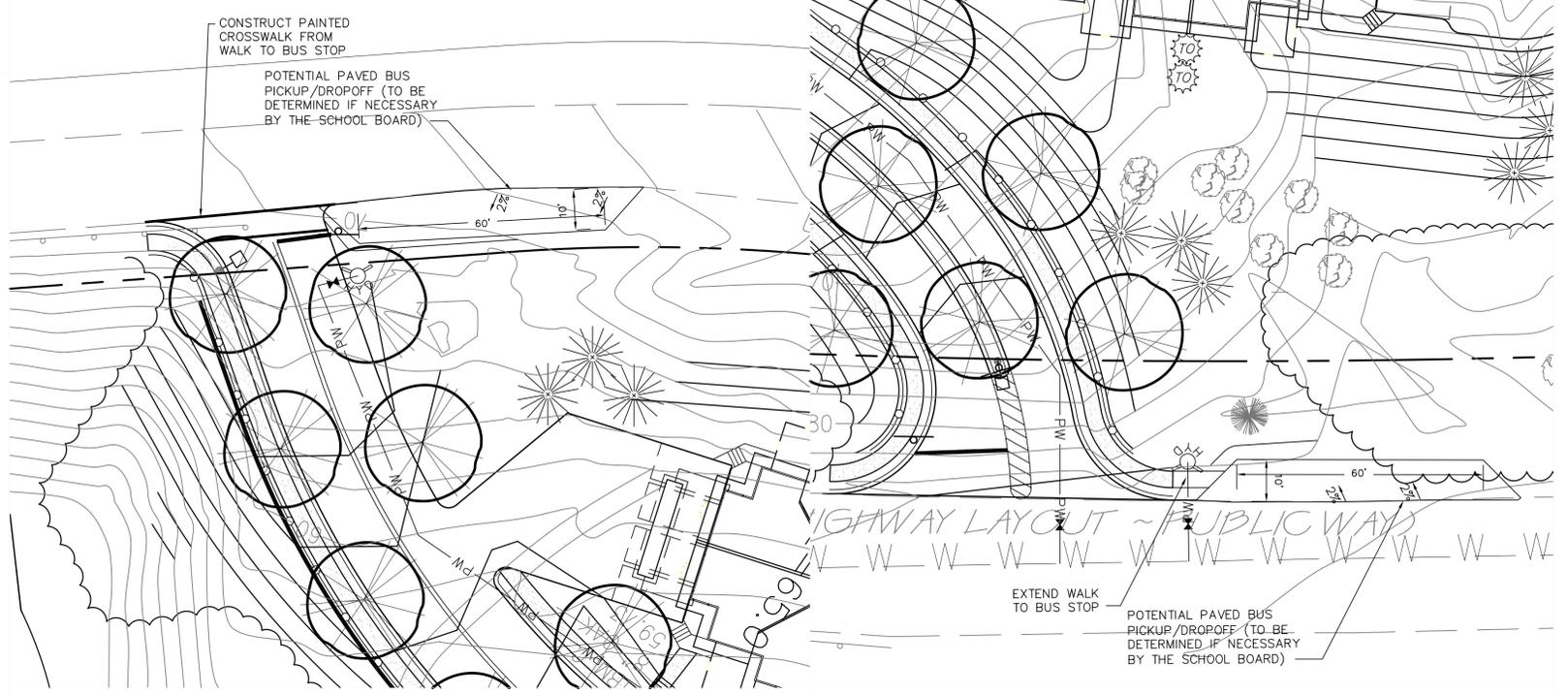
SLOPE SECTION PLAN VIEW
1"=30'



SLOPE SECTION
1"=10'



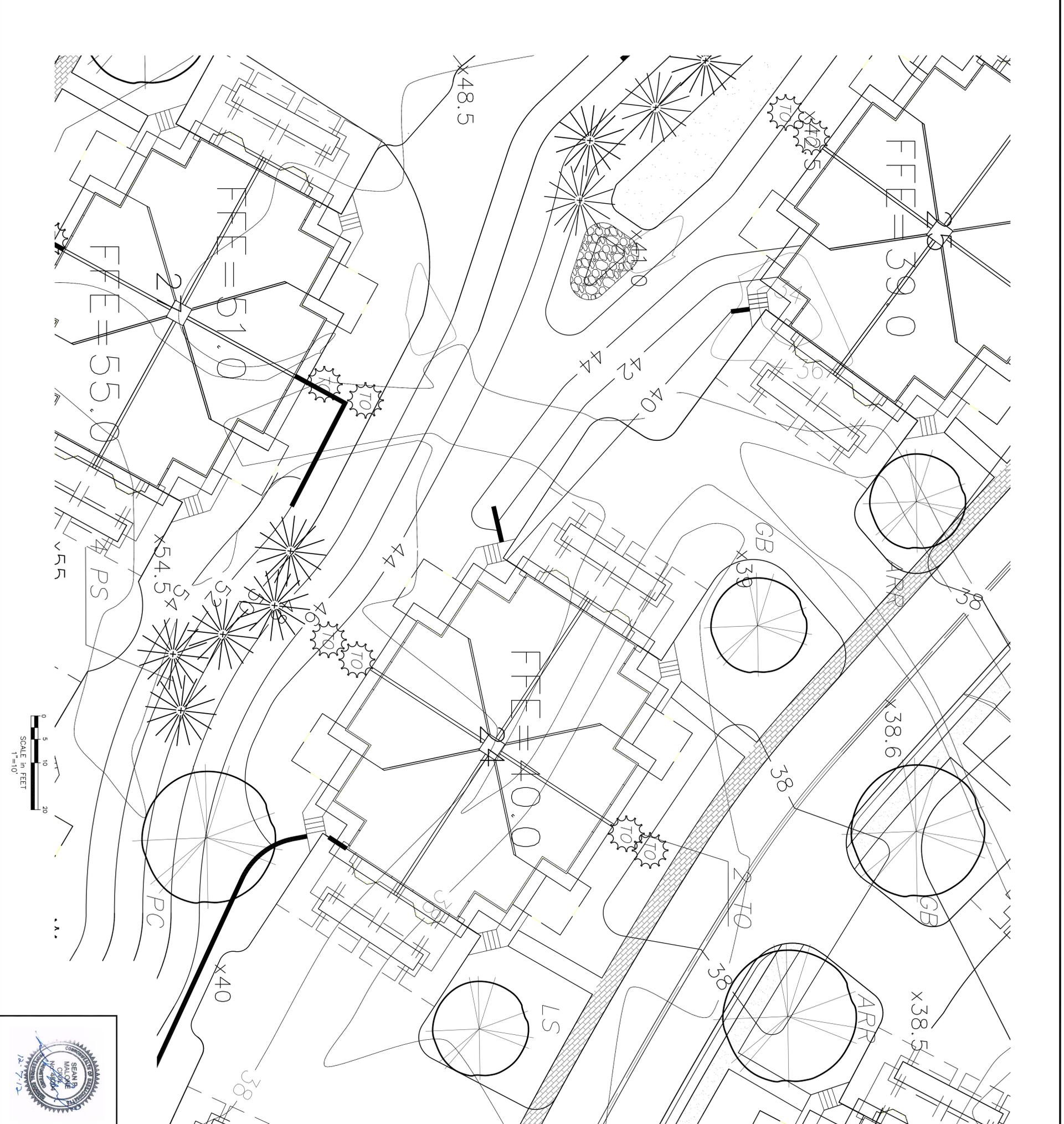
GRADED SIERRA SLOPE TYPICAL CROSS-SECTION DETAIL
NOT TO SCALE



SUMMIT AVE POTENTIAL BUS STOP
1"=20'

ROUTE 150 POTENTIAL BUS STOP
1"=20'

	THE VILLAGE AT BAILEY'S POND Route 150 and Summit Avenue Amesbury, Massachusetts																		
	SITE DETAILS PLAN																		
<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>12/07/12</td> <td>GENERAL REVISIONS</td> <td>SPM</td> </tr> </table>	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		<table border="1"> <tr> <td>SCALE: AS NOTED</td> <td>DESIGN: SPM</td> <td rowspan="2">SHEET: C-010</td> </tr> <tr> <td>DRAWN: SPM</td> <td>PROJECT: 12013</td> </tr> <tr> <td>CHECKED: PFA</td> <td>DATE: 9/30/11</td> <td></td> </tr> </table>	SCALE: AS NOTED	DESIGN: SPM	SHEET: C-010	DRAWN: SPM	PROJECT: 12013	CHECKED: PFA	DATE: 9/30/11	
REV	DATE	DESCRIPTION	BY																
1	12/07/12	GENERAL REVISIONS	SPM																
SCALE: AS NOTED	DESIGN: SPM	SHEET: C-010																	
DRAWN: SPM	PROJECT: 12013																		
CHECKED: PFA	DATE: 9/30/11																		



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AR	ACER RUBRUM "RED SUNSET"	RED MAPLE	2-2 5" CAL	B&B MALE ONLY
GB	GINKGO BILOBA	GINKGO TREE	2-2 5" CAL	B&B
GD	GINKGO BILOBA "DIOGUS"	KENTUCKY COFFEE TREE	2-2 5" CAL	B&B
LD	LEUCODENDRON "BOULE DE NEIGE"	FLORIDIAN BEECH	2-2 5" CAL	B&B
LS	LEUCODENDRON "BOULE DE NEIGE"	FLORIDIAN BEECH	2-2 5" CAL	B&B
PN	PRUNUS NIGRA	AUSTRIAN PINE	6-9" HT	B&B
PN	PRUNUS NIGRA	AUSTRIAN PINE	6-9" HT	B&B
PP	PRUNUS PENSILVANICA	MISSOURI SLOE	4-5" HT	B&B
PP	PRUNUS PENSILVANICA	MISSOURI SLOE	4-5" HT	B&B
TO	THUJA OCCIDENTALIS "TECHNY"	MISSION ARBORVITAE	4-5" 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 SUSPENSIVA	WEEDING FORSYTHIA	24"-30" HT	CONT
IC	ILEX GRENAIA "HELIUM"	HETZ JAPANESE HOLLY	2-3" HT	CONT
IC	ILEX GRENAIA "HELIUM"	HETZ JAPANESE HOLLY	2-3" HT	CONT
IB	IBIDEXIA "HORIZONTALIS" "TRIFL" "CHIP"	RED VINE CACTUS	15"-18" SPRD	CONT
KU	KERRIA JAPONICA "PLENIFLORA"	JAPANESE KERRIA	24"-30" HT	CONT
KU	KERRIA JAPONICA "PLENIFLORA"	JAPANESE KERRIA	24"-30" HT	CONT
KL	KALAMA LATHROLA ARIS "RAINBOW"	MOYAINAIN LAUREL	18"-24" HT	CONT
KL	KALAMA LATHROLA ARIS "RAINBOW"	MOYAINAIN LAUREL	18"-24" HT	CONT
RA	RHOODODENDRON "BOULE DE NEIGE"	RHOODODENDRON	2-3" HT	CONT
RA	RHOODODENDRON "BOULE DE NEIGE"	RHOODODENDRON	2-3" HT	CONT
RS	ROSA BURGONIA "LITTLE PRINCESS"	ROSA BURGONIA	18"-24" HT	CONT
RS	ROSA BURGONIA "LITTLE PRINCESS"	ROSA BURGONIA	18"-24" HT	CONT
RS	ROSA BURGONIA "LITTLE PRINCESS"	ROSA BURGONIA	18"-24" HT	CONT
SV	SYRINGA ALBOMAXILLA "GREAT EXPECTATIONS"	SYRINGA	12"-18" HT	CONT
SV	SYRINGA ALBOMAXILLA "GREAT EXPECTATIONS"	SYRINGA	12"-18" HT	CONT
SV	SYRINGA ALBOMAXILLA "GREAT EXPECTATIONS"	SYRINGA	12"-18" HT	CONT
TB	TAKUS BACCAIA REPANDENS "WINTERHUR"	SPREADING ENGLISH YEW	24"-30" HT	CONT
TB	TAKUS BACCAIA REPANDENS "WINTERHUR"	SPREADING ENGLISH YEW	24"-30" HT	CONT
WN	WIBURNUM NUDUM "WINTERHUR"	WINTERHUR WIBURNUM	24"-30" HT	CONT
WN	WIBURNUM NUDUM "WINTERHUR"	WINTERHUR WIBURNUM	24"-30" HT	CONT

* QUANTITIES VARY DUE TO DIFFERENT UNIT PLANTING OPTIONS

PERENNIALS

- P PEONY "GREAT EXPECTATIONS"
- H HOSTIA

*QUANTITIES VARY DUE TO DIFFERENT UNIT PLANTING OPTIONS

GROUND COVERS & VINES

- PT PARTHENOGENOUS TRICUSPIDATA "WITCH"
- CR CAMPISIS RADICANS
- BOSTON IVY
- TRUMPET VINE

RED WHITE BLUE VARIETIES 1 GAL. COUNT

VARIATED HOSTIA

BOSTON IVY

TRUMPET VINE

2 GAL. COUNT

UNIT PLANTING OPTION 1
FULL SUN CONDITION

- SV SYRINGA VULGARIS
- WN WIBURNUM NUDUM "WINTERHUR"
- SB SPRAEA JAPONICA "ONS-PA"
- JB JUNIPERUS BLUE CHIP

UNIT PLANTING OPTION 2
PARTIAL SHADE CONDITION

- TB TAKUS BACCAIA REPANDENS
- IV ILEX VERTICILLATA "RED SPRITE"
- FS FORSYTHIA SUSPENSIVA
- SJ SPRAEA JAPONICA "LITTLE PRINCESS"
- SV SYRINGA VULGARIS
- P PEONY

UNIT PLANTING OPTION 3
PARTIAL SUN CONDITION

- LA LEOCOTHE AXILLARIS "RAINBOW"
- LC LEOCOTHE AXILLARIS "RAINBOW"
- IC ILEX GRENAIA "HELIUM"
- RB RHOODODENDRON "BOULE DE NEIGE"
- FS FORSYTHIA SUSPENSIVA
- H HOSTIA "GREAT EXPECTATIONS"

UNIT PLANTING OPTION 4
FULL SHADE CONDITION

- LA LEOCOTHE AXILLARIS "RAINBOW"
- KL KALAMA LATHROLA
- KJ KERRIA JAPONICA "PLENIFLORA"
- TB TAKUS BACCAIA REPANDENS
- H HOSTIA "GREAT EXPECTATIONS"

NOT TO SCALE

SEAN P. O'CONNOR
COMMISSIONER OF REVENUE & TAXATION
12-7-12

REV	DATE	GENERAL REVISIONS	SPM	BY
1	12/07/12			

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
Andover, Massachusetts

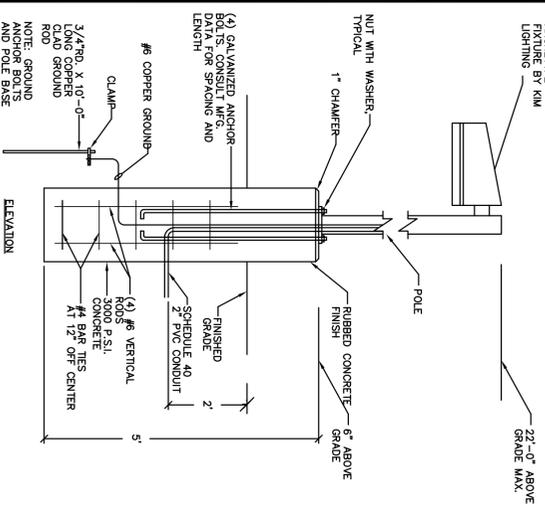
TYPICAL BUILDING LANDSCAPE & GRADING

SCALE	DESIGN	SHEET
1"=10'	SPM	C-011

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 REMAINING WALL
---	PROPOSED TREE LINE
---	PROPOSED LIGHT
---	PROPOSED 9x18 PARKING SPACE
---	PROPOSED SIDEWALK
---	PROPOSED PESTICIDIAN SHOULDER
---	TYPICAL SNOW STORAGE AREA
---	REINFORCED VEGETATED SLOPE



TYPICAL SITE LIGHT

NOT TO SCALE

LUMINAIRE SCHEDULE

Symbol	Catalog Number	Description	Lamp	Lumens	LF	Watts
○	AR2/120MH	ARCHETYPE LED ONE-FAST ALUMINUM HOUSING AND LENS FRAME, FLAT GLASS LENS, LED Emitter DECK INCLUDES CANISTER, REFLECTOR LENS, MOUNTING, AND INSTALLATION.	120 WATT LED	6377	1.0	120

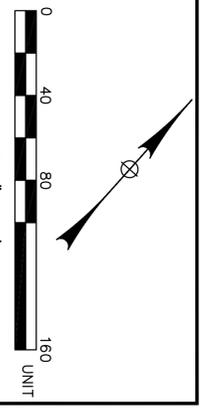
STATISTICS

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



N/F ROBERT FROST
12952/12 MAP 88
PARCEL 49

N/F MARTHA SHAEFER
11982/216
MAP 88 PARCEL 47



N/F
THE COMMONWEALTH
OF MASSACHUSETTS

SEE SHEET C-012B



THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
ANDOVER, MASSACHUSETTS

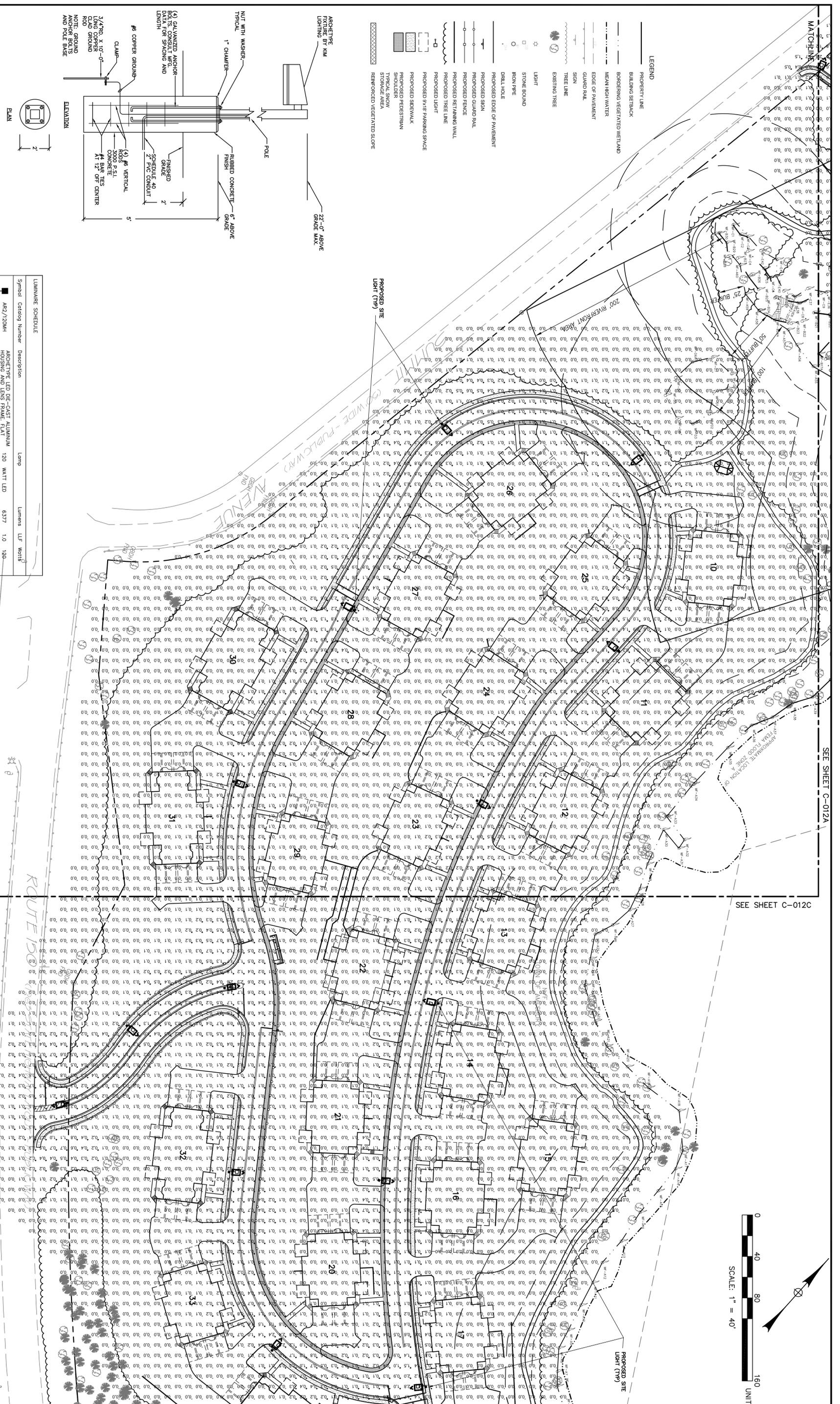
PHOTOMETRICS PLAN

REV	DATE	DESCRIPTION	BY	SCALE
1	12/07/12	GENERAL REVISIONS	SPM	AS NOTED

OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.516.2056

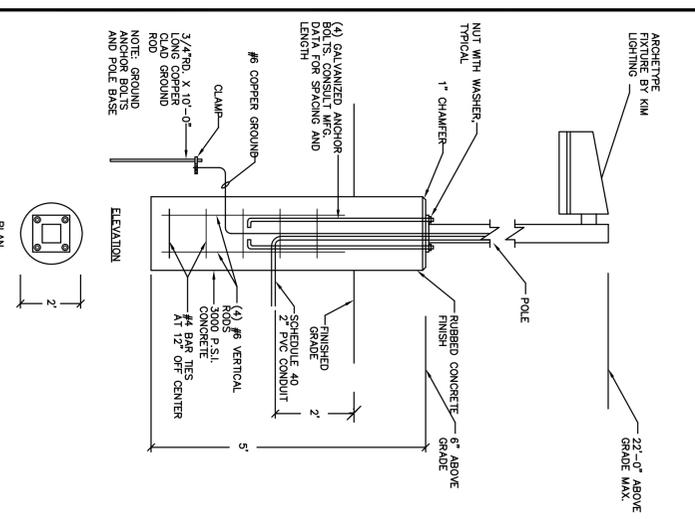
DESIGN	DATE
SPM	9/30/11

SHEET: **C-012A**



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- BORDERING VEGETATED WETLAND
- MEAN HIGH WATER
- EDGE OF PAVEMENT
- GUARD RAIL
- SIGN
- TREE LINE
- EXISTING TREE
- LIGHT
- STONE ROUND
- IRON PIPE
- DRILL HOLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED GUARD RAIL
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED TREE LINE
- PROPOSED 5x18 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	LF	Watt
■	AR2/120MH	ARCHETYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME, FLAT GLASS LENS, LED Emitter DECK, INCLUDES CONSTANT CURRENT LEDS, HEATSHINKS, AND REFLECTORS	120 WATT LED	6377	1.0	150

STATISTICS

DESCRIPTION	AVG	MAX	MIN	AVG/MIN
NORTH POO DRIVE	0.5 FC	2.8 FC	0.1 FC	5.1
SOUTH POO DRIVE	0.7 FC	2.8 FC	0.1 FC	7.1

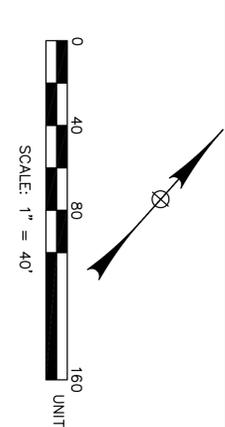
OCG
Oirk Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.516.2056

THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
ATLANTIS, MASSACHUSETTS

PHOTOMETRICS PLAN

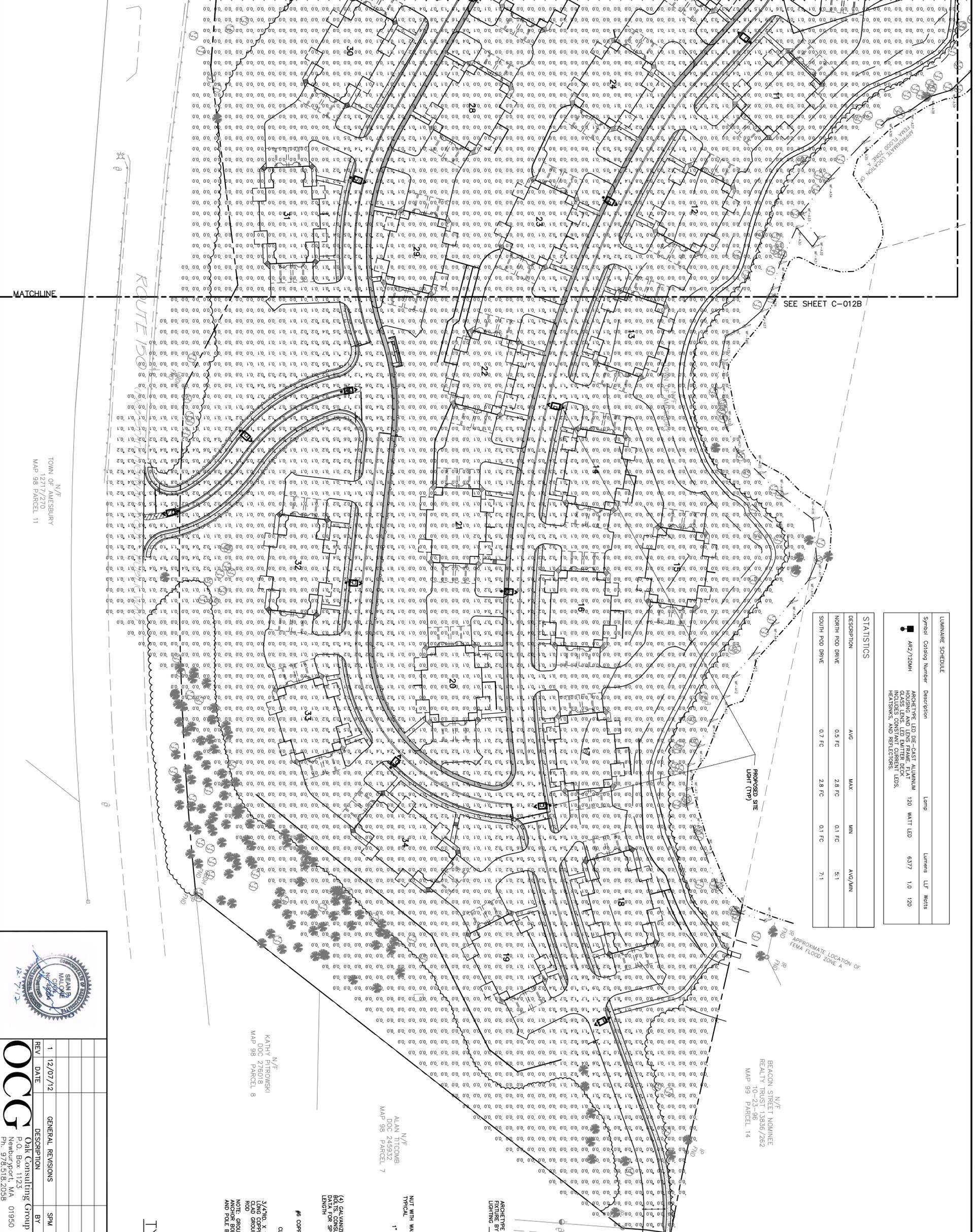
REV	DATE	DESCRIPTION	BY	SCALE	DESIGN	SHEET
1	12/07/12	GENERAL REVISIONS	SPM	AS NOTED	SPM	C-012B

PROJECT: 12013
DATE: 9/30/11



SEE SHEET C-012C

SEE SHEET C-012A

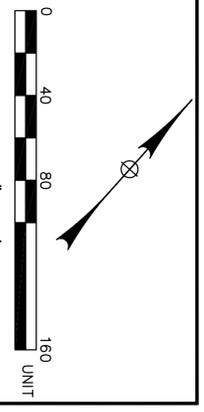


LUMINAIRE SCHEDULE

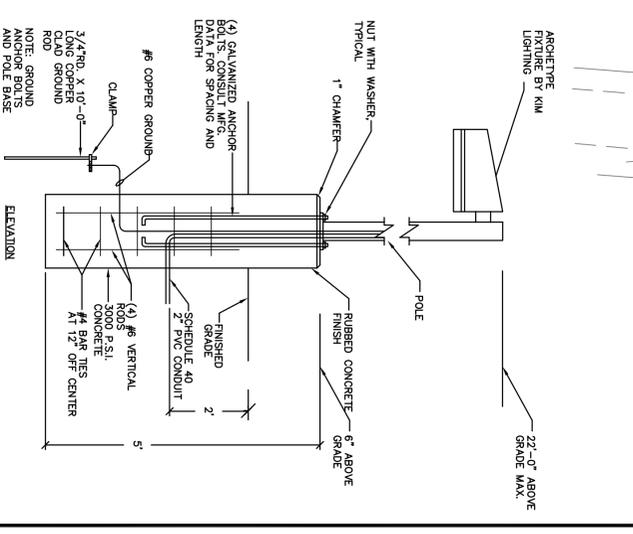
Symbol	Catalog Number	Description	Lamp	Lumens	LF Watts
	AR2/120MH	ARCHITYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME, FLAT GLASS LENS, LED EMITTER DECK, HEAT-SINKING, AND REFLECTORS.	120 WATT LED	6377	1.0 120

STATISTICS

DESCRIPTION	AVG	MAX	MIN	AVG/MIN
NORTH P.O.D. DRIVE	0.5 FC	2.8 FC	0.1 FC	5:1
SOUTH P.O.D. DRIVE	0.7 FC	2.8 FC	0.1 FC	7:1



- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK
 - EROSION CONTROL
 - MEAN HIGH WATER
 - EDGE OF PAVEMENT
 - GUARD RAIL
 - SIGN
 - TREE LINE
 - EXISTING TREE
 - LIGHT
 - IRON PIPE
 - STONE EMBEDMENT
 - DRILL HOLE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED GUARD RAIL
 - PROPOSED FENCE
 - PROPOSED RETAINING WALL
 - PROPOSED TREE LINE
 - PROPOSED LIGHT
 - PROPOSED 6x6 PARKING SPACE
 - PROPOSED SIDEWALK
 - PROPOSED FIRESTREAM
 - SHOULDER
 - TYPICAL SNOW STORAGE AREA
 - REINFORCED VEGETATED SLOPE



TYPICAL SITE LIGHT
NOT TO SCALE

THE VILLAGE AT BAILEY'S POND
Route 150 and Summit Avenue
ATMUNTSBURG, MASSACHUSETTS

PHOTOMETRICS PLAN

REV	DATE	DESCRIPTION	BY	SPM	SCALE	DESIGN	SHEET
1	12/07/12	GENERAL REVISIONS			AS NOTED	SPM	C-012C

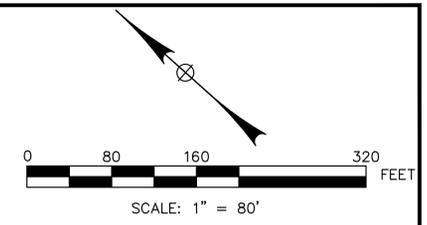
OCG
 OAK CONSULTING GROUP
 P.O. Box 1123
 Newburyport, MA 01950
 Ph: 978.516.2056



N/F
TOWN OF AMESBURY
12/17/270
MAP 98 PARCEL 11

MATCHLINE

SEE SHEET C-012B



- 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%

N/P ROBERT FROST
1292/732 MAP 98
PARCEL 49

N/P MARTHA SHAFER
11982/316
MAP 98 PARCEL 47

N/P THE COMMONWEALTH OF MASSACHUSETTS

N/P BEACON STREET NOMINEE
REALTY TRUST 1026/292
10-23-06
MAP 99 PARCEL 14

N/P ALAN SITCOMB
792 29493
MAP 98 PARCEL 7

N/P KATHY PITROWSKI
792 29493
MAP 98 PARCEL 8

N/P TOWN OF AMESBURY
1217/220
MAP 98 PARCEL 11

				THE VILLAGE AT BAILEY'S POND Route 150 and Summit Avenue Amesbury, Massachusetts		
				OPEN SPACE PLAN		
REV	DATE	DESCRIPTION	BY	SCALE:	DESIGN:	SHEET:
				AS NOTED	SPM	C-015
				SPM	12013	
				PFA	9/16/12	
				OCG Oak Consulting Group P.O. Box 1123 Newburyport, MA 01950 Ph. 978.518.2058		