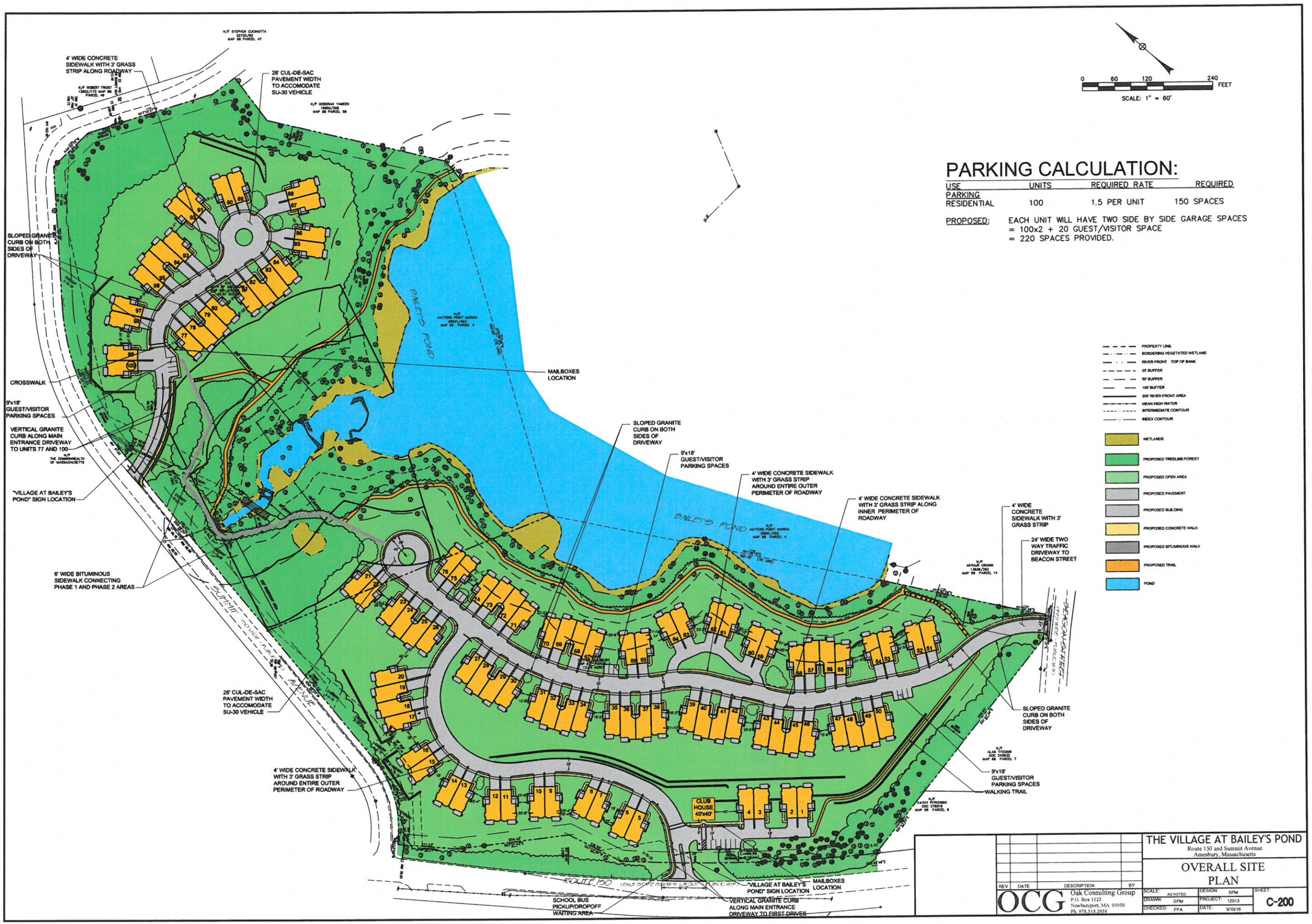

PARKING CALCULATION:

USE	UNITS	REQUIRED RATE	REQUIRED
PARKING: RESIDENTIAL	100	1.5 PER UNIT	150 SPACES

PROPOSED: EACH UNIT WILL HAVE TWO SIDE BY SIDE GARAGE SPACES
= 100x2 + 20 GUEST/VISITOR SPACE
= 220 SPACES PROVIDED.

REV	DATE	DESCRIPTION	BY

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

THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

OVERALL SITE PLAN

SCALE: AS NOTED	DESIGN: SPM	SHEET: C-200
DRAWN: SPM	PROJECT: 12013	
CHECKED: PFA	DATE: 5/10/16	

LEGEND

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

EROSION CONTROL NOTES:

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

0 40 80 160 UNIT

SCALE: 1" = 40'

BAILEY'S POND

SEE SHEET C-302 MATCH LINE

APPROXIMATE LOCATION OF FEMA FLOOD ZONE A

BEACON STREET (EXISTING PUBLIC WAY)

CLUB HOUSE 40'x40' FFE=80.0

ROUTE 150 (1963 STATE HIGHWAY LAYOUT - PUBLIC WAY)

GRADING & DRAINAGE NOTES:

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

COMPACTION REQUIREMENTS

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

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

REV	DATE	DESCRIPTION	BY
2	5/10/16	GENERAL REVISIONS	SPM
1	12/15/15	CHANGES PER BOARD COMMENTS	SPM

THE VILLAGE AT BAILEY'S POND

Route 150 and Summit Avenue
Amesbury, Massachusetts

GRADING, DRAINAGE & EROSION CONTROL PLAN

OCG Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

SCALE: AS NOTED	DESIGN: SPM	SHEET: C-301
DRAWN: SPM	PROJECT: 12013	
CHECKED: PFA	DATE: 10/1/15	

LEGEND

- PROPERTY LINE
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- PROPOSED RETAINING WALL

0 40 80 160 UNIT

SCALE: 1" = 40'

BAILEY'S POND

MATCHLINE SEE SHEET C-301

MATCHLINE SEE SHEET C-301

SUMMIT (50' WIDE - PUBLIC) AVENUE

200' RIVERFRONT AREA

100' BUFFER

50' BUFFER

25' BUFFER

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