

LOCUS MAP  
1"=2,000'



PROJECT LOCATION

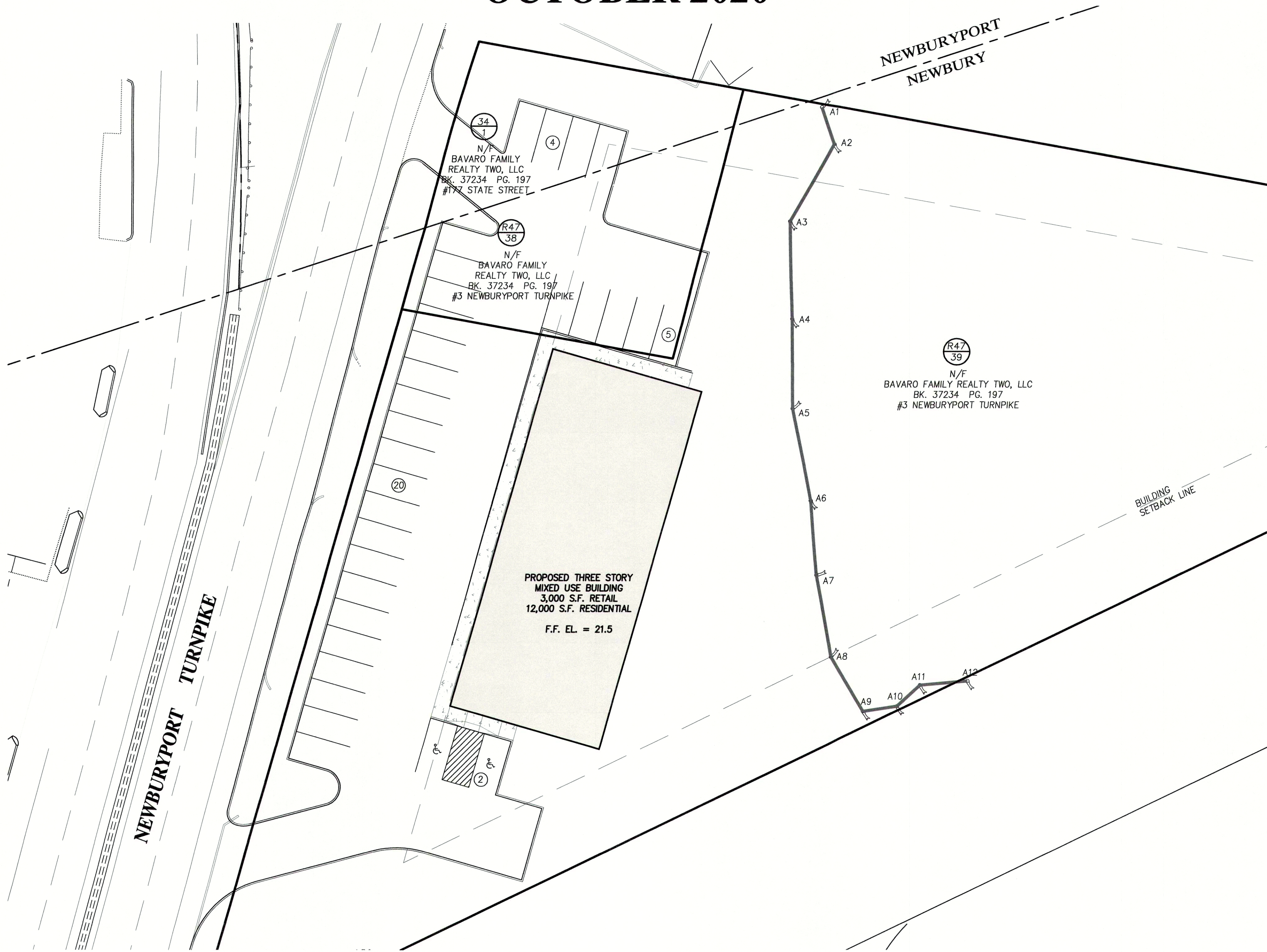
3 NEWBURYPORT TURNPIKE – NEWBURY  
MAP R47, LOT 0-38  
MAP R47, LOT 0-39  
177 STATE STREET – NEWBURYPORT  
MAP 34, LOT 1

OWNER OF RECORD

BAVARO FAMILY REALTY TRUST, LLC  
BK. 37234 PG. 197  
#3 NEWBURYPORT TURNPIKE

PROPOSED SITE PLAN FOR  
3 NEWBURYPORT TURNPIKE  
IN  
NEWBURY, MA

OCTOBER 2020



NEWBURY PLANNING BOARD APPROVAL

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

DATE

ZONING TABLE

3 NEWBURYPORT TURNPIKE – ASSESSORS MAP R47 LOTS 38 AND 39 ZONING DISTRICT BLI			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 S.F.	72,774 S.F.	72,774 S.F.
LOT FRONTAGE:	200 FT.	277.05 FT.	277.05 FT.
FRONT SETBACK:	50 FT.	**	50.5 FT.
SIDE SETBACK:	25 FT.	**	30.7 FT.
REAR SETBACK:	25 FT.	**	NA
LOT COVERAGE:	50% (MAX)	**	29.8%
OPEN SPACE:	**	**	**
BLDG HEIGHT:	35 FT.	**	35 FT

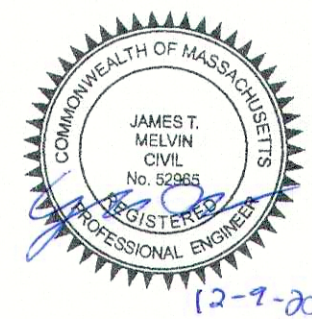
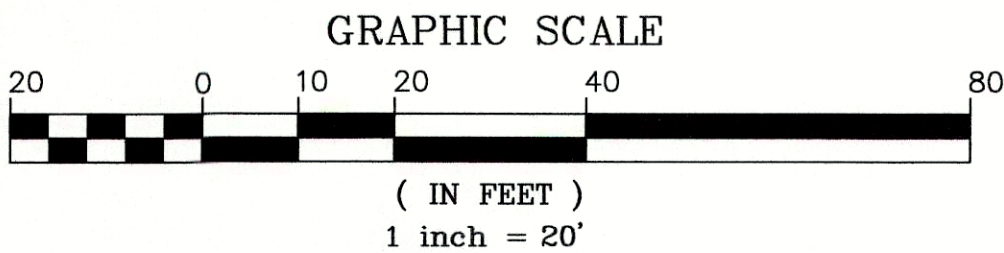
1. THIS SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT

ZONING TABLE

177 STATE STREET – ASSESSORS MAP 34 LOT 1 BUSINESS DISTRICT			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	20,000 S.F.	3,397 S.F.	3,397 S.F.
LOT FRONTAGE:	90 FT.	62.66 FT.	62.66 FT.
FRONT SETBACK:	20 FT.	**	**
SIDE SETBACK:	20 FT.	**	**
REAR SETBACK:	20 FT.	**	**
LOT COVERAGE:	30% (MAX)	**	**
OPEN SPACE:	**	**	**
BLDG HEIGHT:	35 FT.	**	**

PLAN INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN
5	UTILITIES PLAN
6-8	CONSTRUCTION DETAILS
E-1	LIGHTING PLAN
L-1	LANDSCAPE PLAN



PREPARED FOR  
BAVARO FAMILY REALTY TWO, LLC  
18 GRAF ROAD UNIT #31  
NEWBURYPORT, MA

NO.	DATE	DESCRIPTION	BY
3	12/9/20	RESPONSE TO TOWN COMMENTS	J.T.M.
2	11/18/20	RESPONSE TO TOWN COMMENTS	J.T.M.
1	10/5/20	RESPONSE TO TOWN COMMENTS	J.T.M.



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

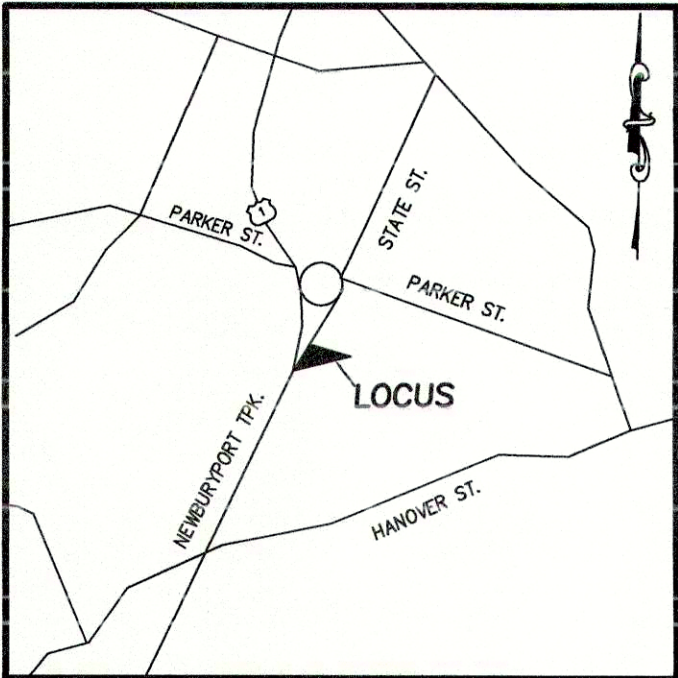
SCALE: 1"=20'	DESIG. BY: C.M.Y.	PROJECT: M193668
DATE: JULY 15, 2020	CHKD. BY: E.W.B.	

SITE PLAN  
IN  
NEWBURY, MA  
SHOWING  
PROPOSED SITE IMPROVEMENTS  
AT  
3 NEWBURYPORT TURNPIKE

COVER  
SHEET

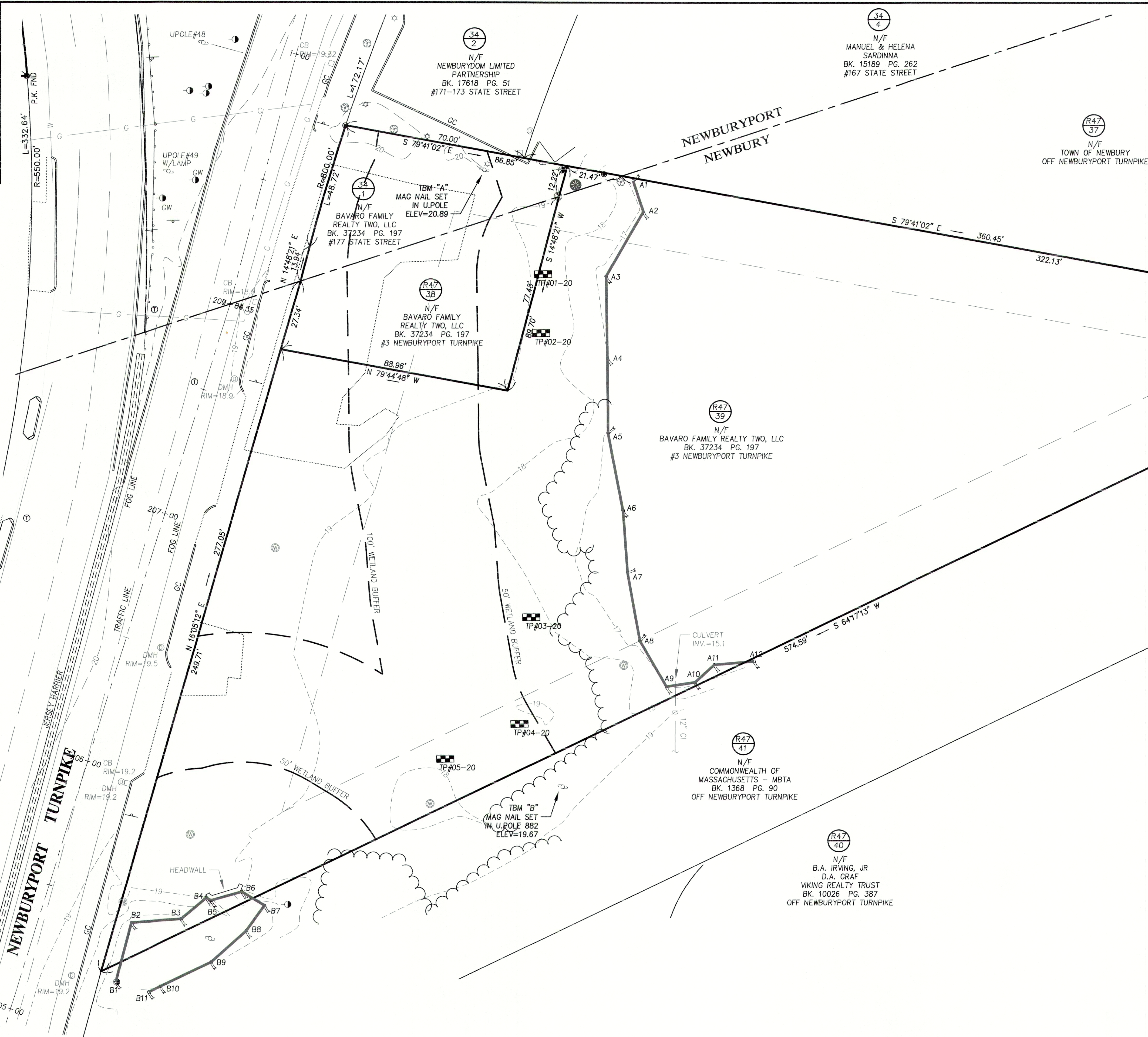
SHEET: 1 OF 8





LOCUS MAP  
1"=2,000'

- LEGEND**
- C.B. CONCRETE BOUND
  - S.B. STONE BOUND
  - D.H. DRILL HOLE
  - PK MASONRY NAIL
  - I.P. IRON PIPE
  - I ROD IRON ROD
  - FND. FOUND
  - N/F NOW OR FORMERLY
  - ASSESSORS MAP#
  - PARCEL#
- N/F NAME  
BK & PG



**ZONING DISTRICT - BLI**

REQUIRED SETBACKS  
FRONT 50  
SIDE 25  
REAR 25

**BASIS OF BEARINGS**

PLAN BK. 110 PLAN 22

**OWNER OF RECORD**

BAVARO FAMILY REALTY TWO, LLC  
BOOK 37234 - PAGE 197

**PLAN REFERENCES**

LOCUS: PLAN BK. 110 PLAN 22

**NEWBURY LAYOUTS**

NEWBURY - JAN. 10, 1923  
LAYOUT NO. 1994  
SHT. 1 OF 3  
SHT. 3 OF 3

NEWBURY - JAN. 10, 1923  
LAYOUT NO. 3095  
DOCUMENT AND ORDER OF  
TAKING

NEWBURY - FEB. 11, 1936  
LAYOUT NO. 3181  
SHTS. 1 & 2 OF 2

NEWBURY - FEB. 11, 1936  
LAYOUT NO. 3182  
ONE SHEET

NEWBURY - 1970  
ALTERATION  
LAYOUT NO. 5823  
SHT. 2 OF 2

NEWBURY - 1993  
ALTERATION  
LAYOUT NO. 7130  
SHTS. 1 & 2 OF 2

**NEWBURYPORT LAYOUTS**

NEWBURYPORT - JULY 16, 1918  
LAYOUT NO. 1795  
SHT. 1 OF 2

NEWBURYPORT - MARCH 13, 1934  
LAYOUT NO. 3091  
SHT. 1 OF 4

NEWBURYPORT - MARCH 13, 1934  
LAYOUT NO. 3093  
ONE SHEET

PLAN NO. 222 OF 1943

PLAN NO. 244 OF 1945

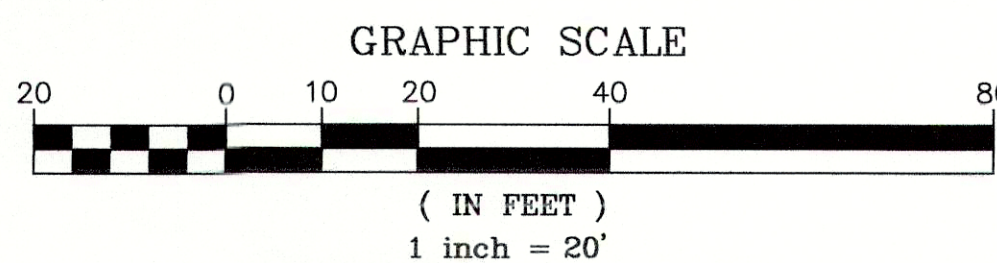
**NOTES:**

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

RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

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

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON  
THE GROUND DECEMBER 19, 2019, AND  
THAT THE STRUCTURES AND PHYSICAL  
FEATURES ARE LOCATED AS SHOWN TO  
THE BEST OF MY ABILITY AND BELIEF.



PREPARED FOR  
**BAVARO FAMILY REALTY TWO, LLC**  
18 GRAF ROAD - UNIT 31  
NEWBURYPORT, MA 01950

NO.	DATE	DESCRIPTION	BY
2	11/4/20	RESPONSE TO TOWN COMMENTS	J.T.M.
1	10/5/20	RESPONSE TO TOWN COMMENTS	J.T.M.

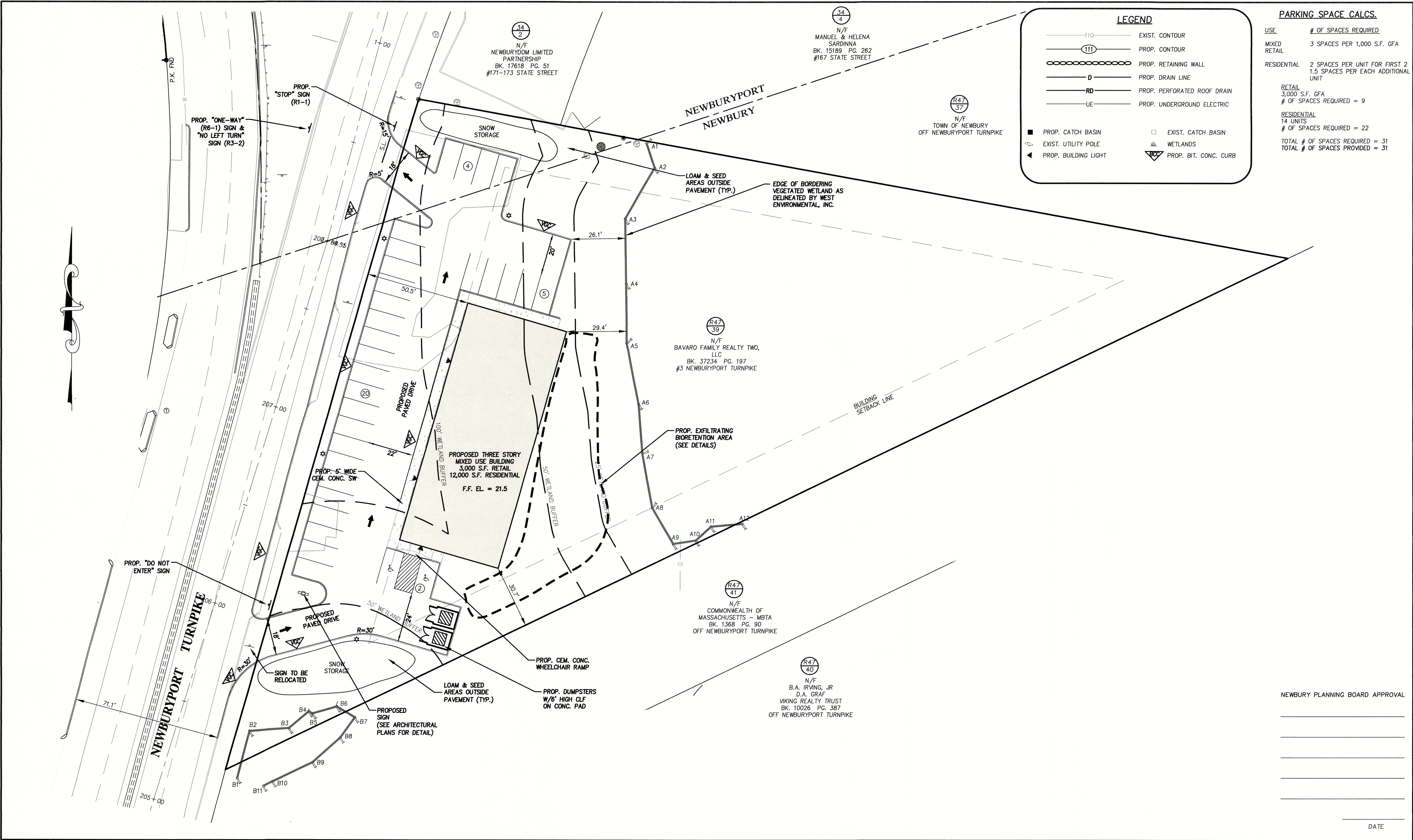
**MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'  
DATE: JULY 15, 2020  
CALC. BY: P.D.B.  
CHKD. BY: J.S.H.  
PROJECT: M193668

**PLAN OF LAND**  
IN  
**NEWBURY, MA**  
SHOWING  
**EXISTING CONDITIONS**  
AT  
**3 NEWBURYPORT TURNPIKE**

**EXISTING CONDITIONS**  
SHEET: 2 OF 8





PARKING SPACE CALCS.	
USE	# OF SPACES REQUIRED
MIXED	3 SPACES PER 1,000 S.F. GFA
RETAIL	
RESIDENTIAL	2 SPACES PER UNIT FOR FIRST 2 1.5 SPACES PER EACH ADDITIONAL UNIT
RETAIL	3,000 S.F. GFA # OF SPACES REQUIRED = 9
RESIDENTIAL	14 UNITS # OF SPACES REQUIRED = 22
TOTAL # OF SPACES REQUIRED = 31	
TOTAL # OF SPACES PROVIDED = 31	

NEWBURY PLANNING BOARD APPROVAL

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20'

COMMONWEALTH OF MASSACHUSETTS

JAMES T. MELVIN

CIVIL

NO. 8085

PROFESSIONAL ENGINEER

12-9-20

PREPARED FOR

BAVARO FAMILY REALTY TWO, LLC

18 GRAF ROAD UNIT #31

NEWBURYPORT, MA

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NO.	DATE	DESCRIPTION	BY

MEI

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SCALE: 1"=20'

DATE: JULY 15, 2020

DESIG. BY: C.M.Y.

CHKD. BY: E.W.B.

PROJECT: M193668

SITE PLAN

IN

NEWBURY, MA

SHOWING

PROPOSED SITE IMPROVEMENTS

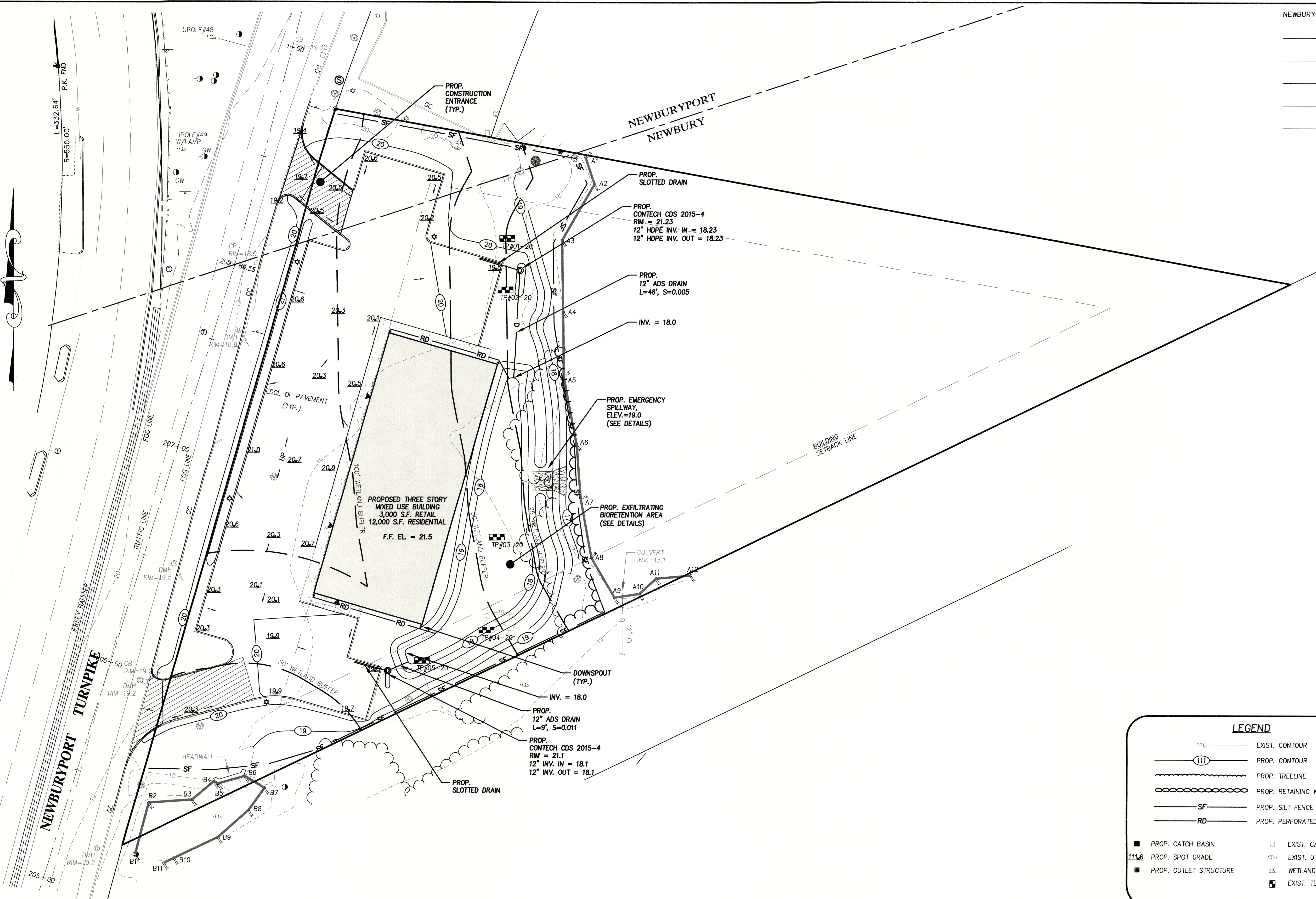
AT

3 NEWBURYPORT TURNPIKE

SITE PLAN

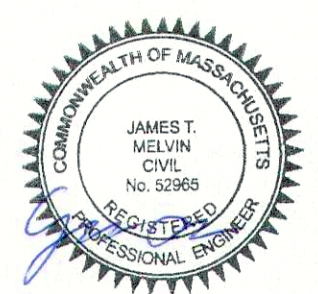
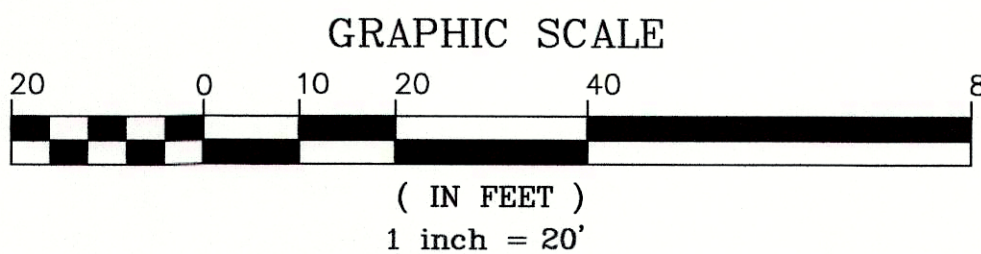
SHEET: 3 OF 8





LEGEND

- 110 EXIST. CONTOUR
- 111 PROP. CONTOUR
- PROP. TREELINE
- PROP. RETAINING WALL
- SF PROP. SILT FENCE
- RD PROP. PERFORATED ROOF DRAIN
- PROP. CATCH BASIN
- EXIST. CATCH BASIN
- PROP. SPOT GRADE
- EXIST. UTILITY POLE
- PROP. OUTLET STRUCTURE
- WETLANDS
- EXIST. TEST PIT



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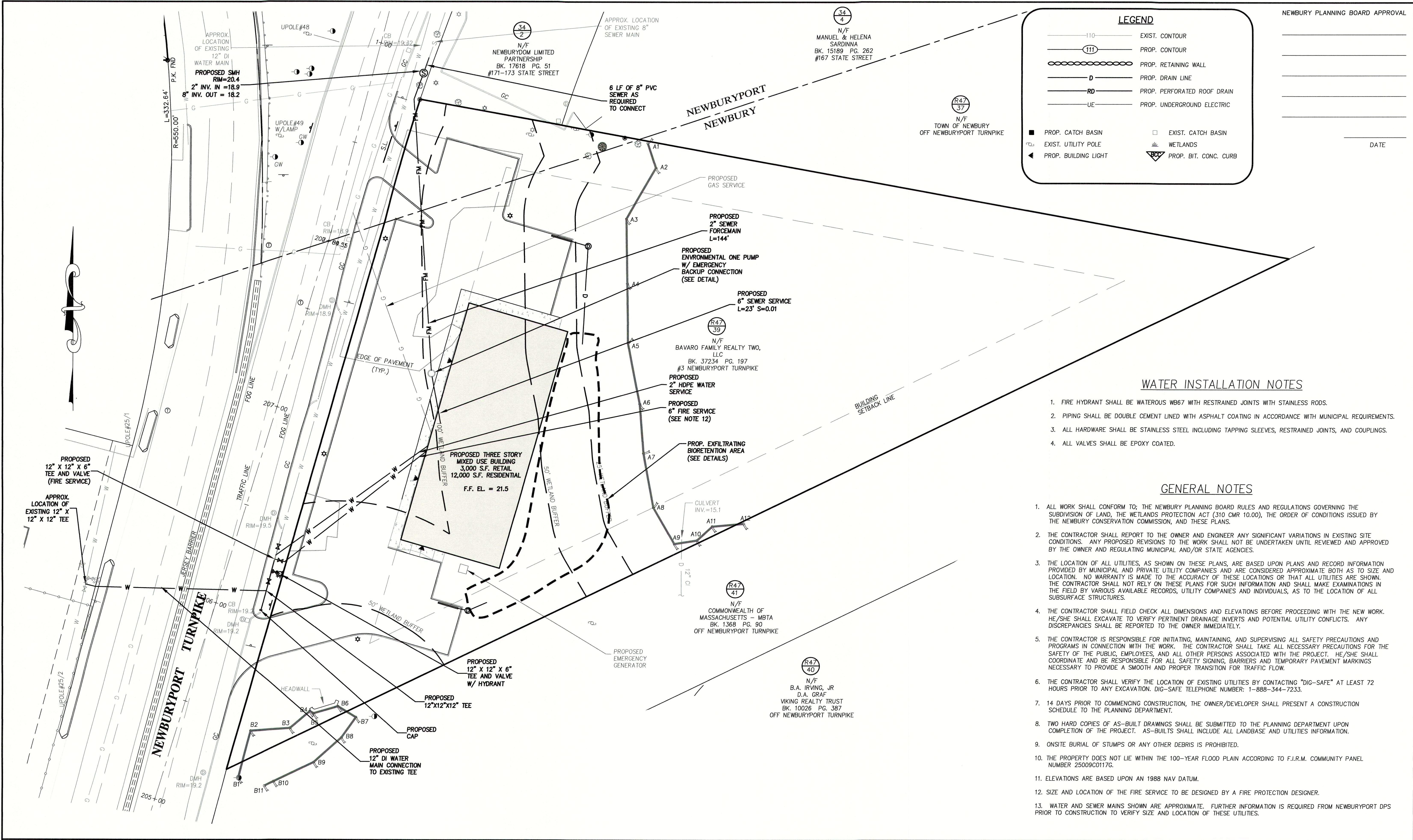
SCALE: 1"=20'  
DATE: JULY 15, 2020  
DESIGNER: C.M.Y.  
CHECKED: E.W.B.  
PROJECT: M193668

SITE PLAN  
IN  
NEWBURY, MA

SHOWING  
PROPOSED SITE IMPROVEMENTS  
AT  
3 NEWBURYPORT TURNPIKE

GRADING  
PLAN





LEGEND

- 110— EXIST. CONTOUR
- (111)— PROP. CONTOUR
- PROP. RETAINING WALL
- D— PROP. DRAIN LINE
- RD— PROP. PERFORATED ROOF DRAIN
- UE— PROP. UNDERGROUND ELECTRIC
- PROP. CATCH BASIN
- EXIST. CATCH BASIN
- EXIST. UTILITY POLE
- ▲— PROP. BUILDING LIGHT
- W— WETLANDS
- BCV— PROP. BIT. CONC. CURB

NEWBURY PLANNING BOARD APPROVAL

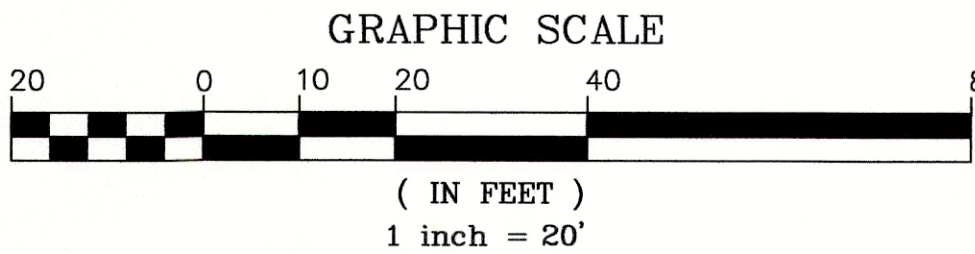
DATE

WATER INSTALLATION NOTES

1. FIRE HYDRANT SHALL BE WATEROUS WB67 WITH RESTRAINED JOINTS WITH STAINLESS RODS.
2. PIPING SHALL BE DOUBLE CEMENT LINED WITH ASPHALT COATING IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. ALL HARDWARE SHALL BE STAINLESS STEEL INCLUDING TAPPING SLEEVES, RESTRAINED JOINTS, AND COUPLINGS.
4. ALL VALVES SHALL BE EPOXY COATED.


GENERAL NOTES

1. ALL WORK SHALL CONFORM TO; THE NEWBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, THE WETLANDS PROTECTION ACT (310 CMR 10.00), THE ORDER OF CONDITIONS ISSUED BY THE NEWBURY CONSERVATION COMMISSION, AND THESE PLANS.
2. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING MUNICIPAL AND/OR STATE AGENCIES.
3. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND SHALL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
4. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
5. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
7. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE PLANNING DEPARTMENT.
8. TWO HARD COPIES OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
9. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
10. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C0117G.
11. ELEVATIONS ARE BASED UPON AN 1988 NAV DATUM.
12. SIZE AND LOCATION OF THE FIRE SERVICE TO BE DESIGNED BY A FIRE PROTECTION DESIGNER.
13. WATER AND SEWER MAINS SHOWN ARE APPROXIMATE. FURTHER INFORMATION IS REQUIRED FROM NEWBURYPORT DPS PRIOR TO CONSTRUCTION TO VERIFY SIZE AND LOCATION OF THESE UTILITIES.



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**SITE PLAN**  
IN  
**NEWBURY, MA**  
SHOWING  
**PROPOSED SITE IMPROVEMENTS**  
AT  
**3 NEWBURYPORT TURNPIKE**

**UTILITIES PLAN**

SHEET: 5 OF 8



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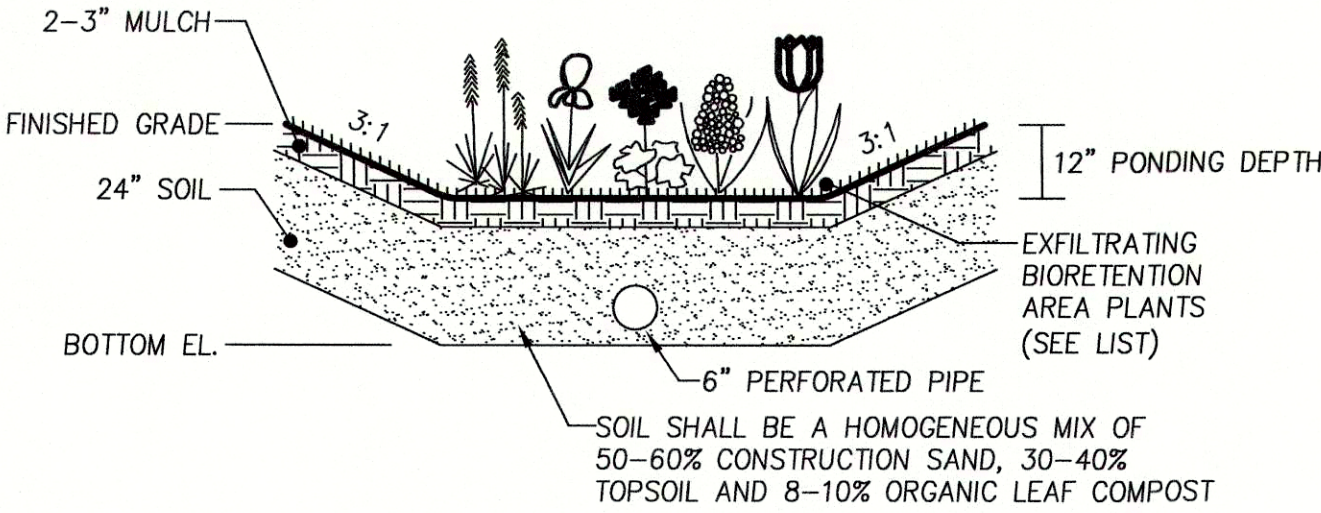
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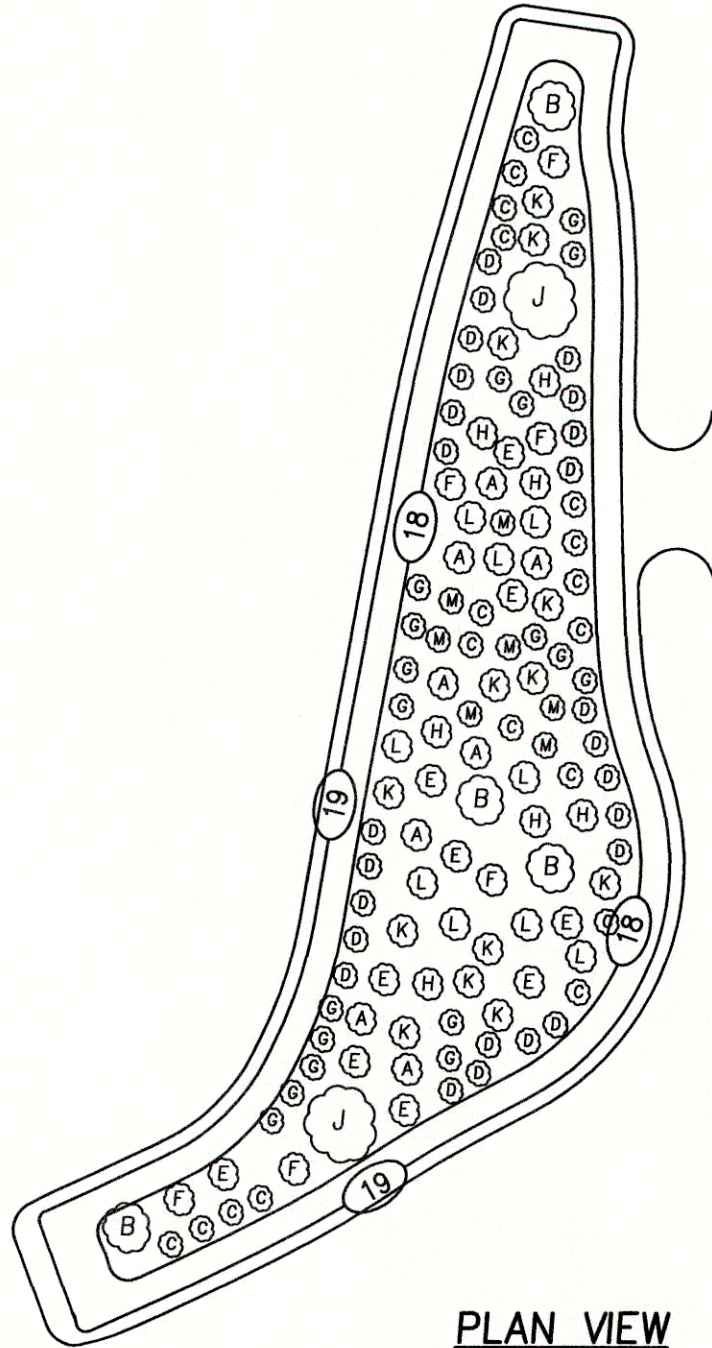
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DATE



PROFILE VIEW



PLAN VIEW  
1"=20'

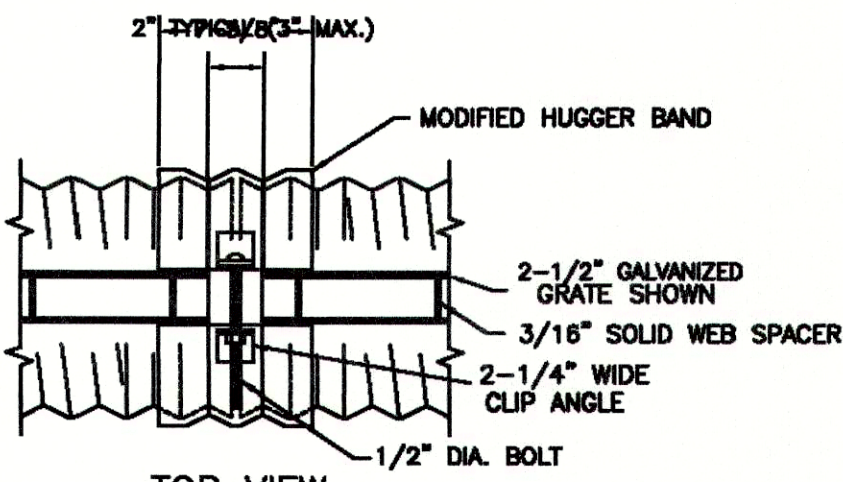
RAIN GARDEN PLANT LIST					
SYMBOL	SPECIES*	COMMON NAME	QUANTITY	HEIGHT	SPACING MINIMUM
A	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	8	1-2'	1'
B	HYPENICUM DENSIFLORUM	COMMON ST. JOHNSWORTH	4	1-2'	2'
C	ASCLEPIAS INCARNATA	SWAMP MILKWEED	18	1 QT	2'
D	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	25	0-3'	1'
E	CORNUS AMOMUM	SILKY DOGWOOD	10	2-4'	6"
F	SPIRAEA LATIFOLIA	MEADOWSWEET	6	2-4'	6"
G	SOLIDAGO RUGOSA	ROUGH STEM GOLDENROD	18	1 QT	2'
H	ILEX VERTICILLATA	WINTERBERRY	7	2-5'	1'
J	FRAXINUS PENNSYLVANICA	GREEN ASH	2	8-12'	8'
K	VIBURNUM DENTATUM	ARROW-WOOD	13	2-4'	4'
L	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	9	3-6'	1'
M	SCHIZACHYRIUM SCOPAIRUM	LITTLE BLUESTEM	7	1-2'	4'

PLANT WELL ROOTED PLANT PLUGS INCLUDING FOX SEDGE, RED TOP AND SWITCH GRASS THROUGHOUT

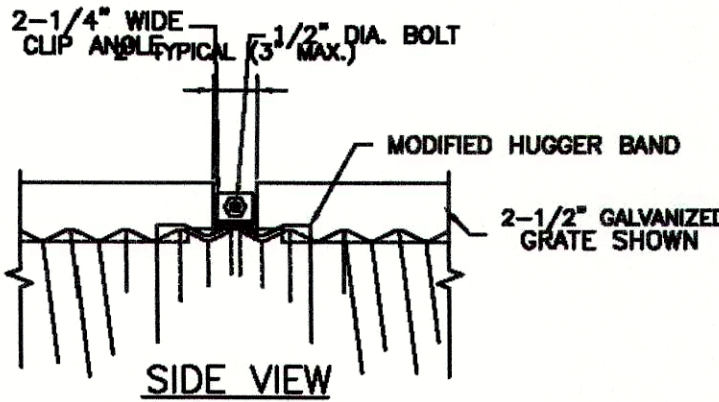
\* IF LISTED SPECIES IS NOT AVAILABLE, SIMILAR SPECIES MAY BE SUBSTITUTED AS APPROVED BY WETLAND SCIENTIST

EXFILTRATING BIORETENTION AREA  
DETAIL

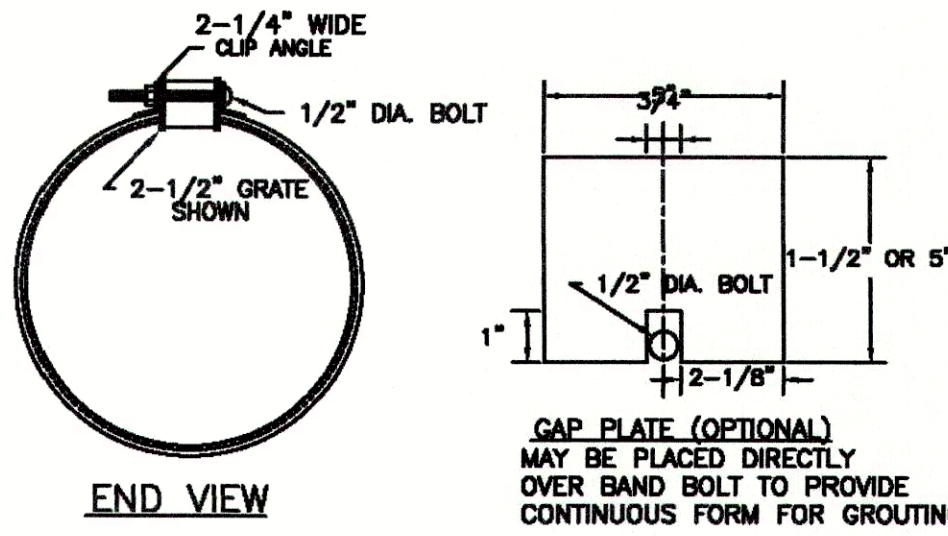
N.T.S.



TOP VIEW



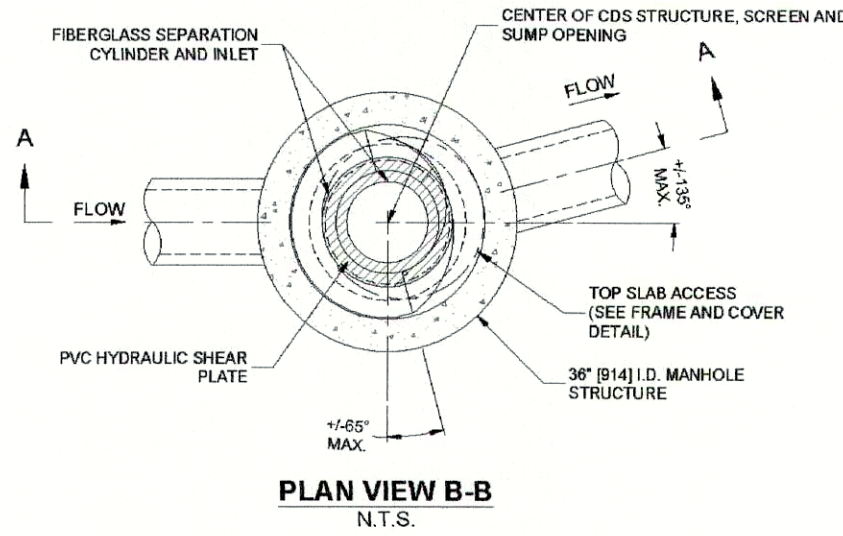
SIDE VIEW



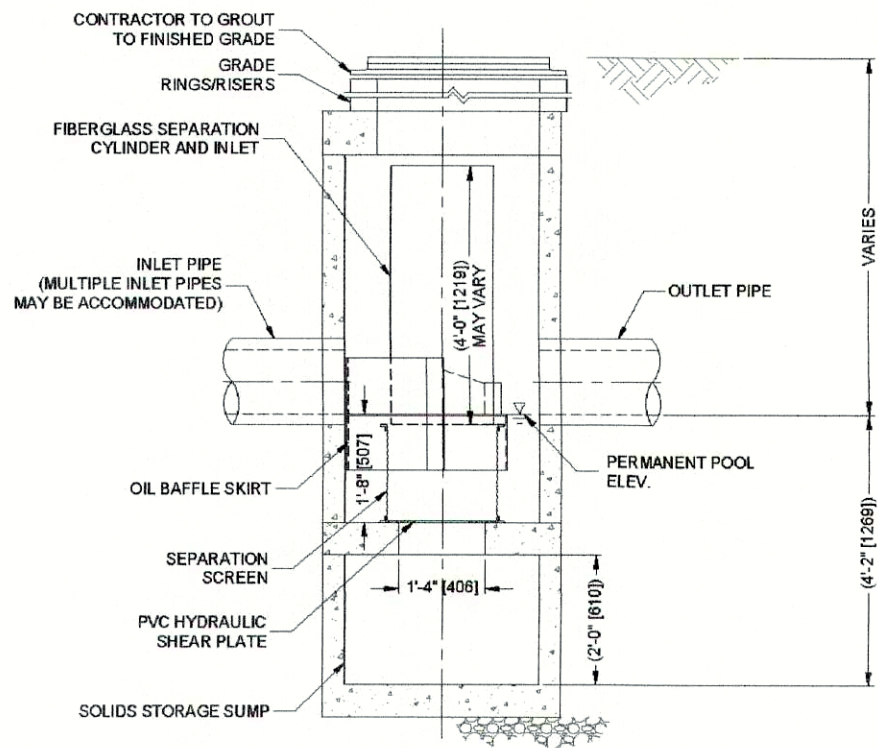
END VIEW

SLOTTED DRAIN  
DETAIL

N.T.S.



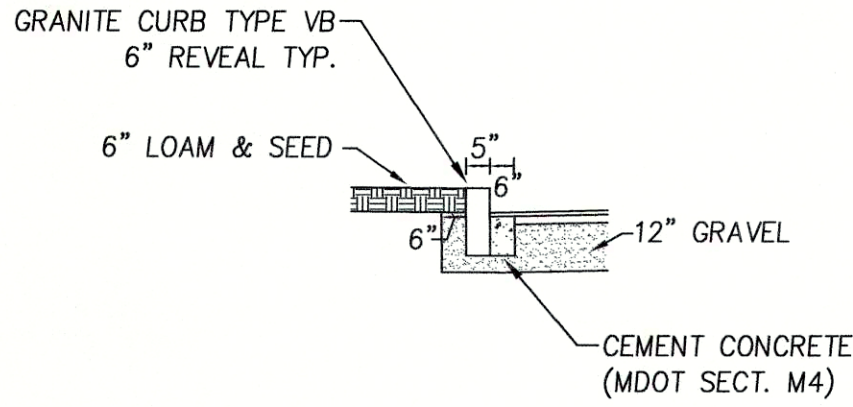
PLAN VIEW B-B  
N.T.S.



ELEVATION A-A  
N.T.S.

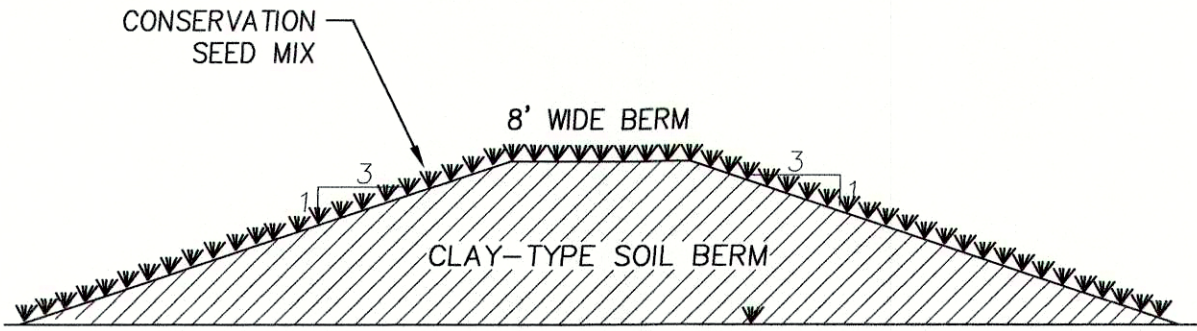
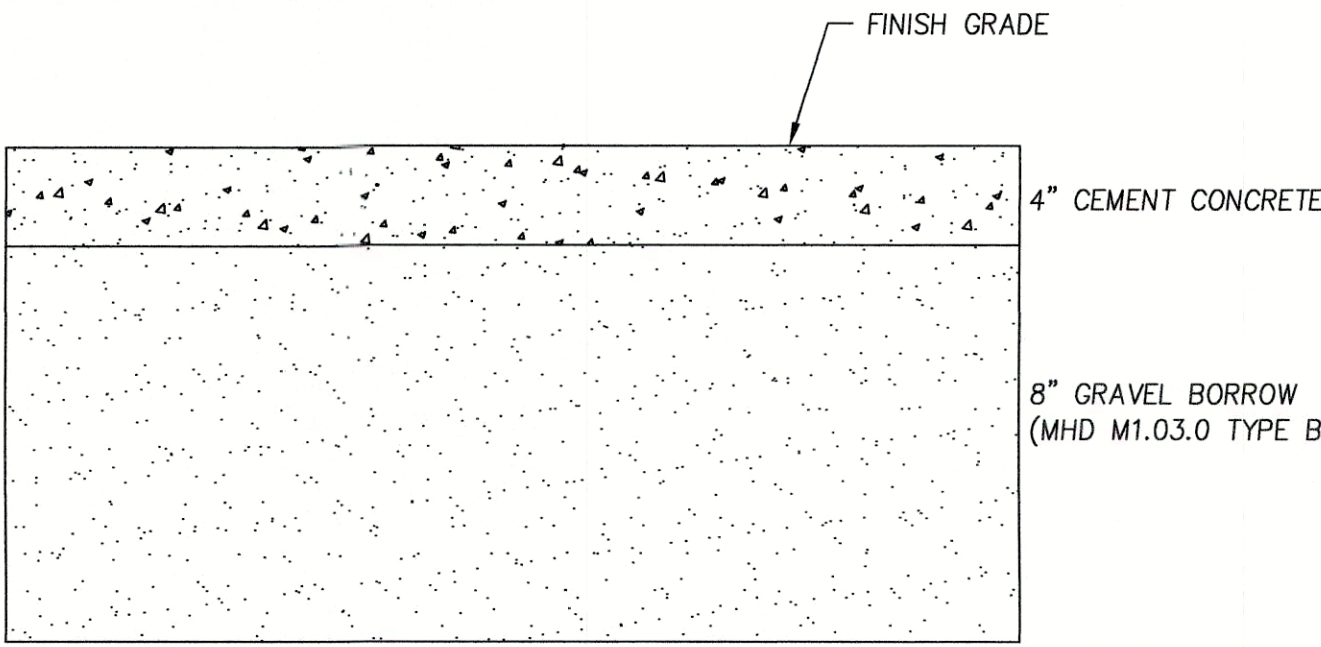
TYPICAL GRANITE CURBING  
INSTALLATION DETAIL

N.T.S.



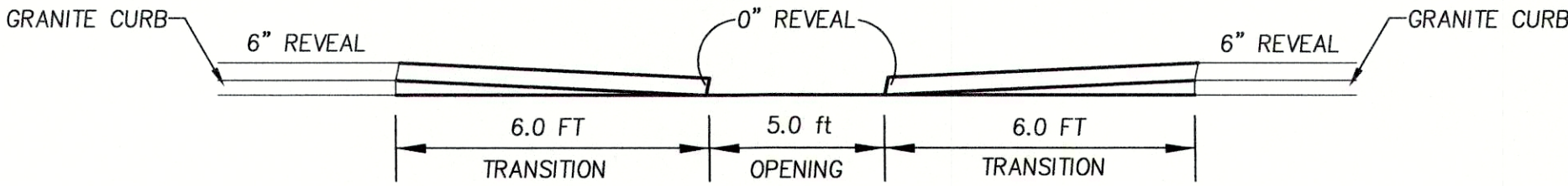
CONCRETE SIDEWALK  
DETAIL

N.T.S.



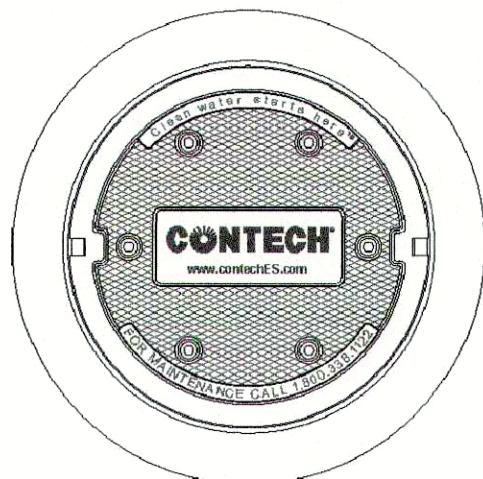
INFILTRATION BASIN  
BERM DETAIL

N.T.S.



CURB OPENING  
DETAIL

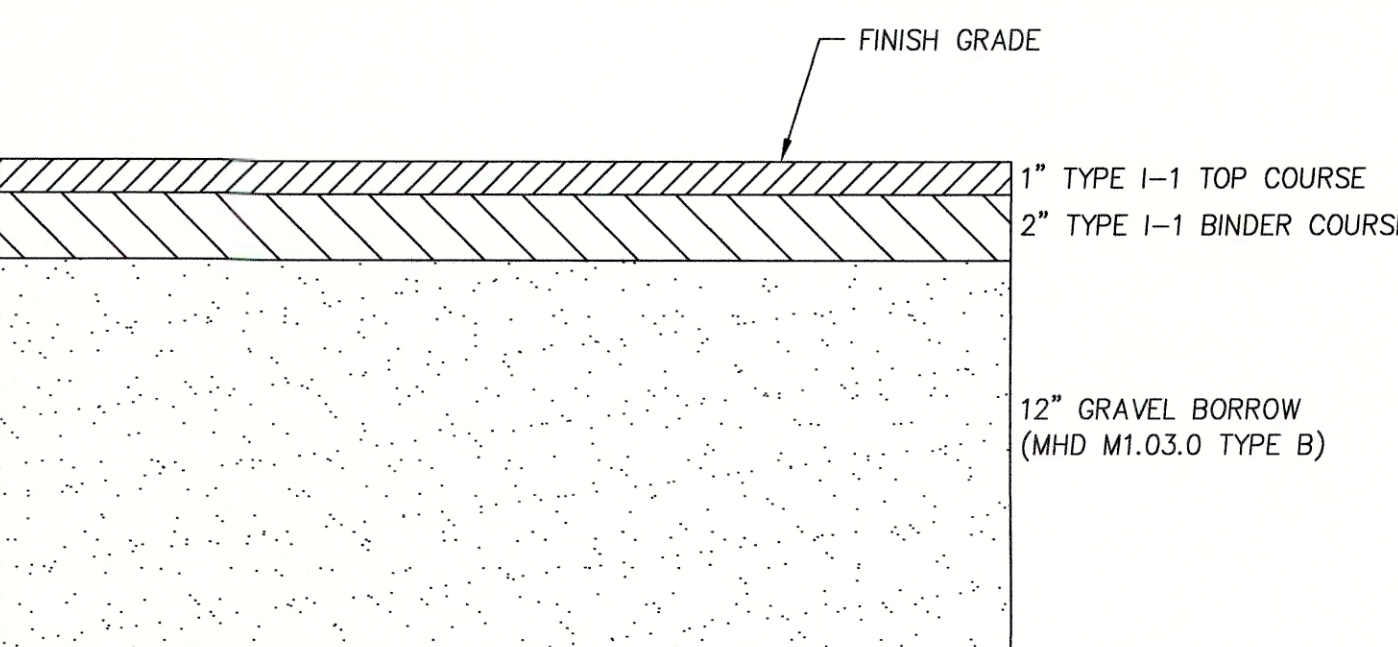
N.T.S.



FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
  - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  - STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
  - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
  - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

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

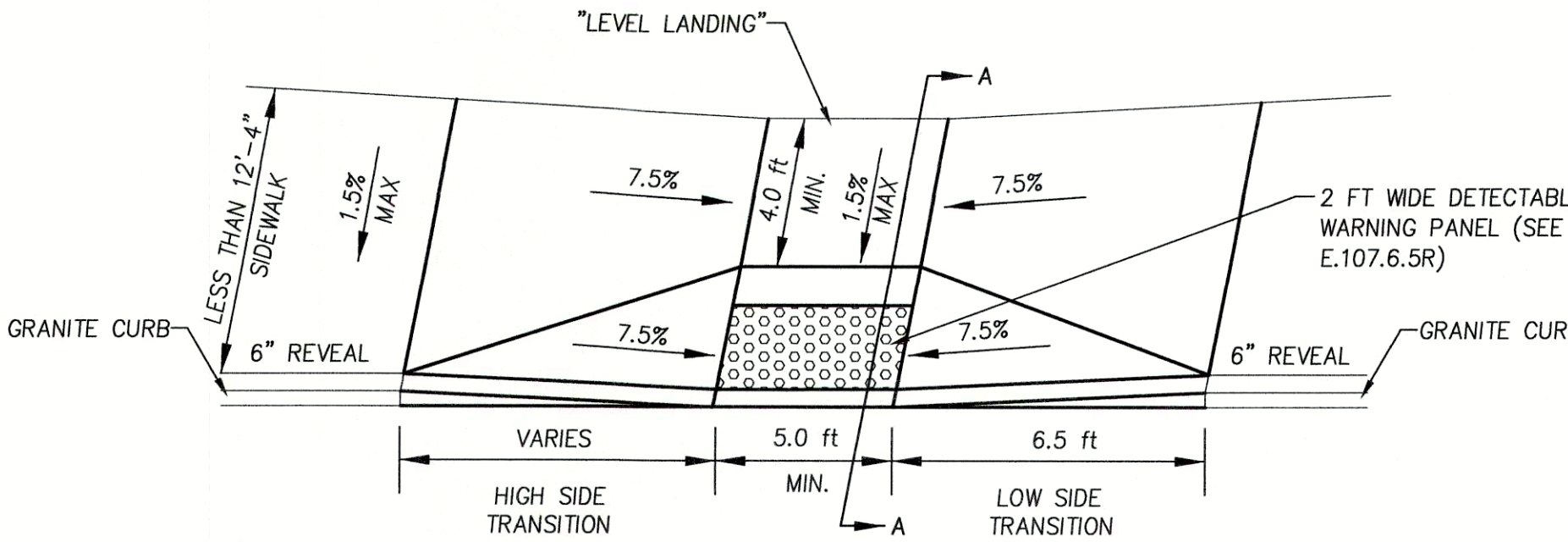


PAVEMENT  
DETAIL

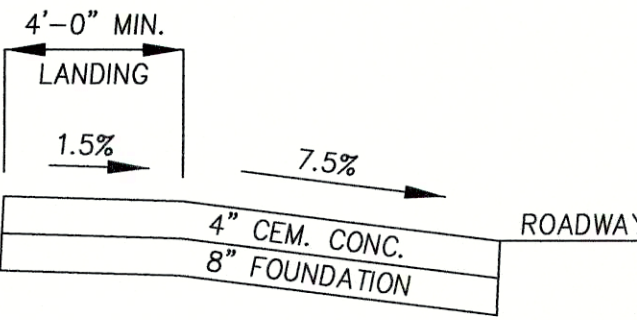
N.T.S.

PAVEMENT NOTES

- ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED PAVEMENT GRADE.
- PAVEMENT SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
- GRADING AND ROLLING SHALL BE REQUIRED TO PROVIDE A SMOOTH, EVEN, AND UNIFORM COMPACTED BASE WHICH IS COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT.
- ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.
- AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE TRACK WILL EFFECTIVELY BE DRAINED.
- THE CONTRACTOR SHALL REFER TO THE NEWBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, ARTICLES I - VIII.



PLAN VIEW



SECTION A-A

NOTES:

- RAMP CROSS SECTION TO BE SAME AS SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
- BASE OF RAMP SHALL MEET PAVEMENT GUTTER SUCH THAT THERE IS NO DIFFERENCE IN ELEVATION. RAMP SHALL BE CONSTRUCTED SUCH THAT WATER DOES NOT "PUDDLE" AT THE BASE OF THE RAMP.
- THE PAVEMENT AT THE BASE OF THE RAMP SHALL BE PART OF THE CONTINUOUS TOP COURSE. THE USE OF A "PAVEMENT PATCH" TO COMPLY WITH THE CONDITIONS IN NOTE 2, ABOVE IS PROHIBITED.
- RAMPS SHALL CONFORM TO MASS DOT WHEELCHAIR RAMP STANDARDS - LATEST REVISIONS.

CEMENT CONCRETE WHEELCHAIR  
RAMP DETAIL

N.T.S.



PREPARED FOR  
BAVARO FAMILY REALTY TWO, LLC  
18 GRAF ROAD UNIT #31  
NEWBURYPORT, MA

NO.	DATE	DESCRIPTION	BY
3	12/9/20	RESPONSE TO TOWN COMMENTS	J.T.M.
2	11/18/20	RESPONSE TO TOWN COMMENTS	J.T.M.
1	10/5/20	RESPONSE TO TOWN COMMENTS	J.T.M.

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

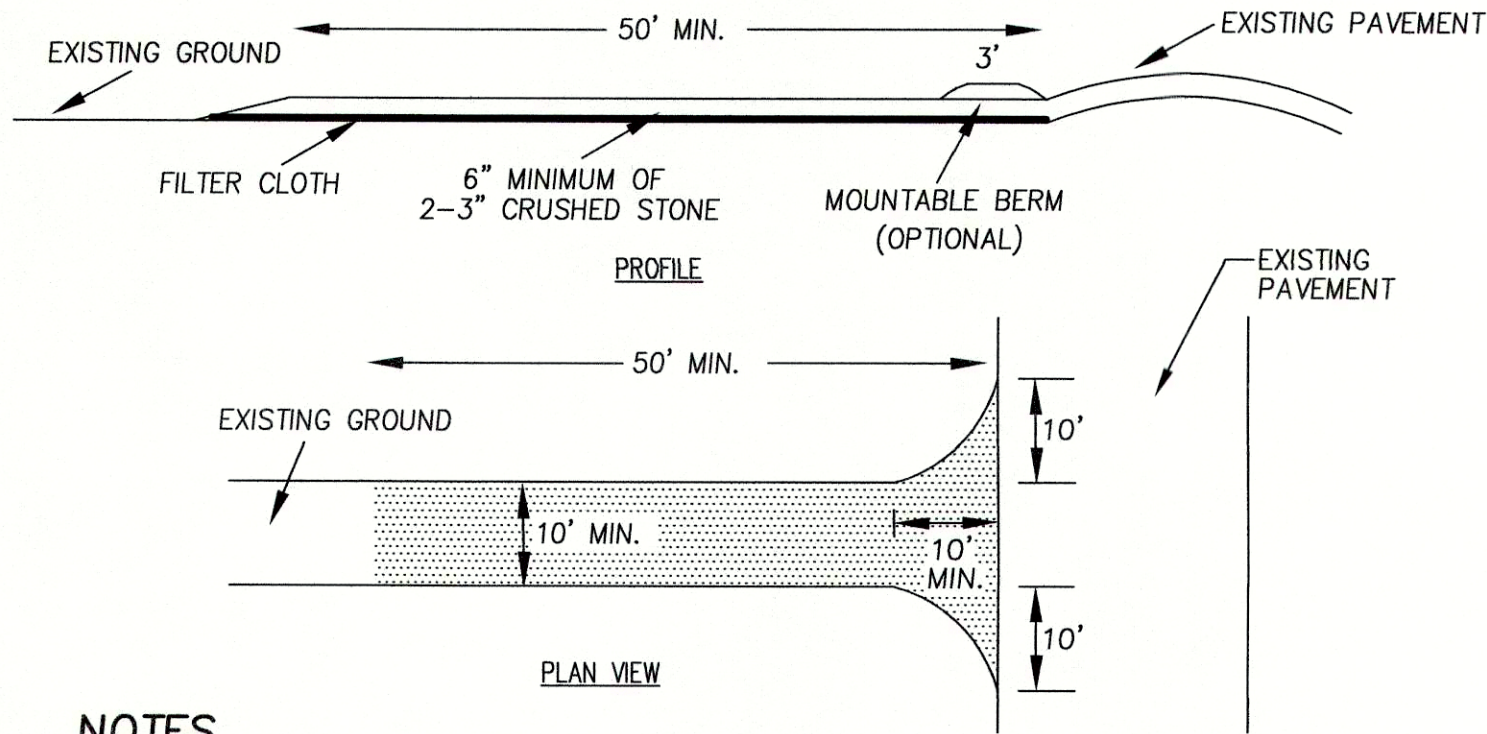
SCALE: 1"=20'  
DATE: JULY 15, 2020  
DESIGN BY: C.M.Y.  
CHECKED BY: E.W.B.  
PROJECT: M193668

**SITE PLAN**  
IN  
**NEWBURY, MA**  
SHOWING  
**PROPOSED SITE IMPROVEMENTS**  
AT  
**3 NEWBURYPORT TURNPIKE**

CONSTRUCTION  
DETAILS

SHEET: 6 OF 8





NOTES

- STONE SHALL BE 2-3" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50'.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6".
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION

ENTRANCE

N.T.S.

GENERAL EROSION

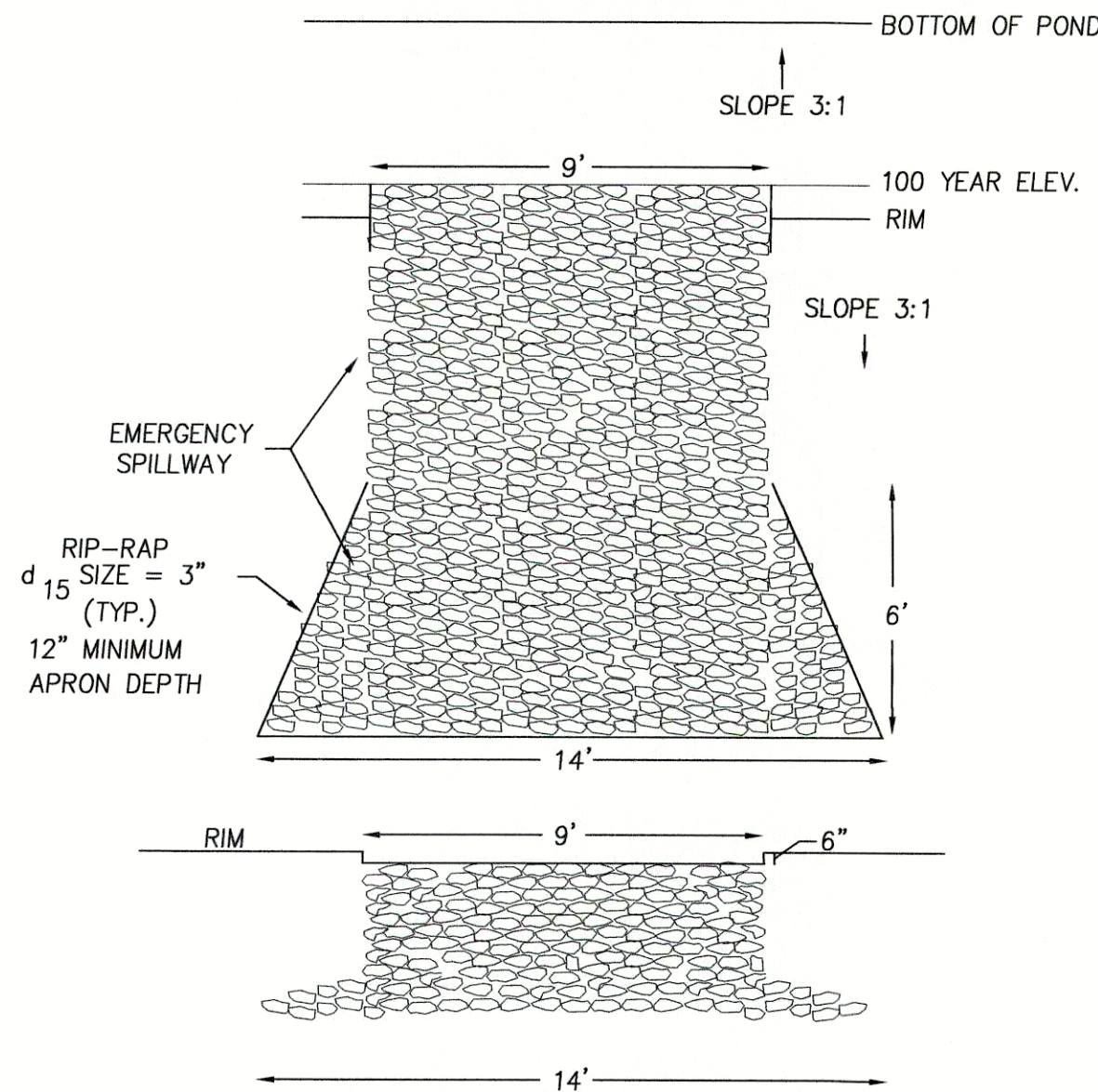
CONTROL NOTES

- ALL SILT FENCE SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL SOIL.
- ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES. LEDGE ENCOUNTERED ONSITE CAN BE GROUND UP TO A MAXIMUM 3" SIZE AND USED FOR FILL.
- ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
- EROSION CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
- ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
- AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL/SILT FENCE LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND/OR SEDIMENT CONTROLS DURING CONSTRUCTION. HE/SHE SHALL INSPECT CONTROLS WEEKLY AND AFTER ALL STORM EVENTS. REPAIRS, IF REQUIRED, SHALL BE MADE IMMEDIATELY.
- TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE NEWBURY PLANNING BOARD AND CONSERVATION COMMISSION.
- ANY DISTURBED AREAS OF THE SITE NOT USED FOR ROADWAY OR UTILITY CONSTRUCTION SHALL BE STABILIZED WITH LOAM AND SEED UNTIL FURTHER DISTURBANCE IS REQUIRED FOR BUILDING CONSTRUCTION.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED; A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- THE CONTRACTOR SHALL IDENTIFY TO THE TOWN HIS/HER TOPSOIL STOCKPILING OPERATIONS AND LOCATIONS.
- PROVIDE SILTSACK (OR APPROVED EQUAL) SEDIMENT FILTER AT ALL CATCH BASINS.
- A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
- SEED MIX SHALL BE NO LESS THAN 4 LBS./1000 S.F. OF LAND AREA. SEED SHALL CONSIST OF A MAXIMUM OF 10% RYE GRASS AND A MINIMUM OF 90% PERMANENT BLUEGRASS AND/OR FESCUE. LIME SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
- NO MORE THAN 6 ACRES SHALL BE DISTURBED AT ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHERE PLACEMENT OF FILL IS REQUIRED FOR THE CONSTRUCTED WETLAND, FILL SHALL BE PLACED IN AN UNFROZEN STATE UPON UNFROZEN GROUND.

CONSTRUCTION

SEQUENCE

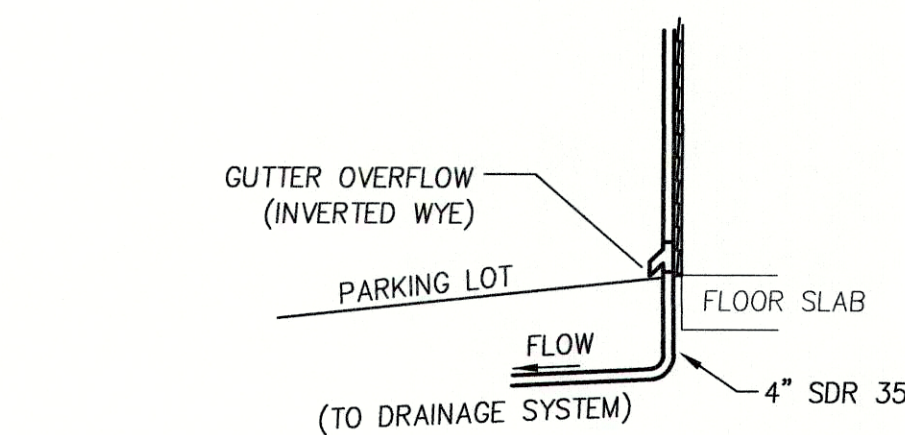
- INSTALL SILT FENCE AT LIMIT OF WORK & STAKE OUT INFILTRATION BASIN.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED.
- CLEAR AND GRUB DEBRIS TO PHASE LINE AND DISPOSE OF PROPERLY.
- STRIP, SCREEN AND STOCKPILE TOPSOIL. TOPSOIL CAN BE TEMPORARILY STOCKPILED ON SITE PROVIDING THAT THE PERIMETER OF THE STOCKPILES ARE PROPERLY STAKED WITH SILT FENCE AT THE TOE OF SLOPE.
- ROUGH GRADE INFILTRATION BASIN.
- GRADE PAVEMENT TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS MUST BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL UTILITIES/DRAINAGE STRUCTURES.
- PLACE RIPRAP WHERE SHOWN ON PLANS. LOAM AND HYDROSEED SIDESLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
- SPREAD, SHAPE, AND COMPACT PAVEMENT SUBBASE AS PER TYPICAL PAVEMENT SECTION TO ATTAIN FINAL DESIGN ELEVATIONS.
- PERFORM BINDER COURSE PAVING.
- LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
- PERFORM FINAL PAVING (TOP COURSE).
- REMOVE EROSION CONTROL.



TYPICAL SPILLWAY

PLAN VIEW

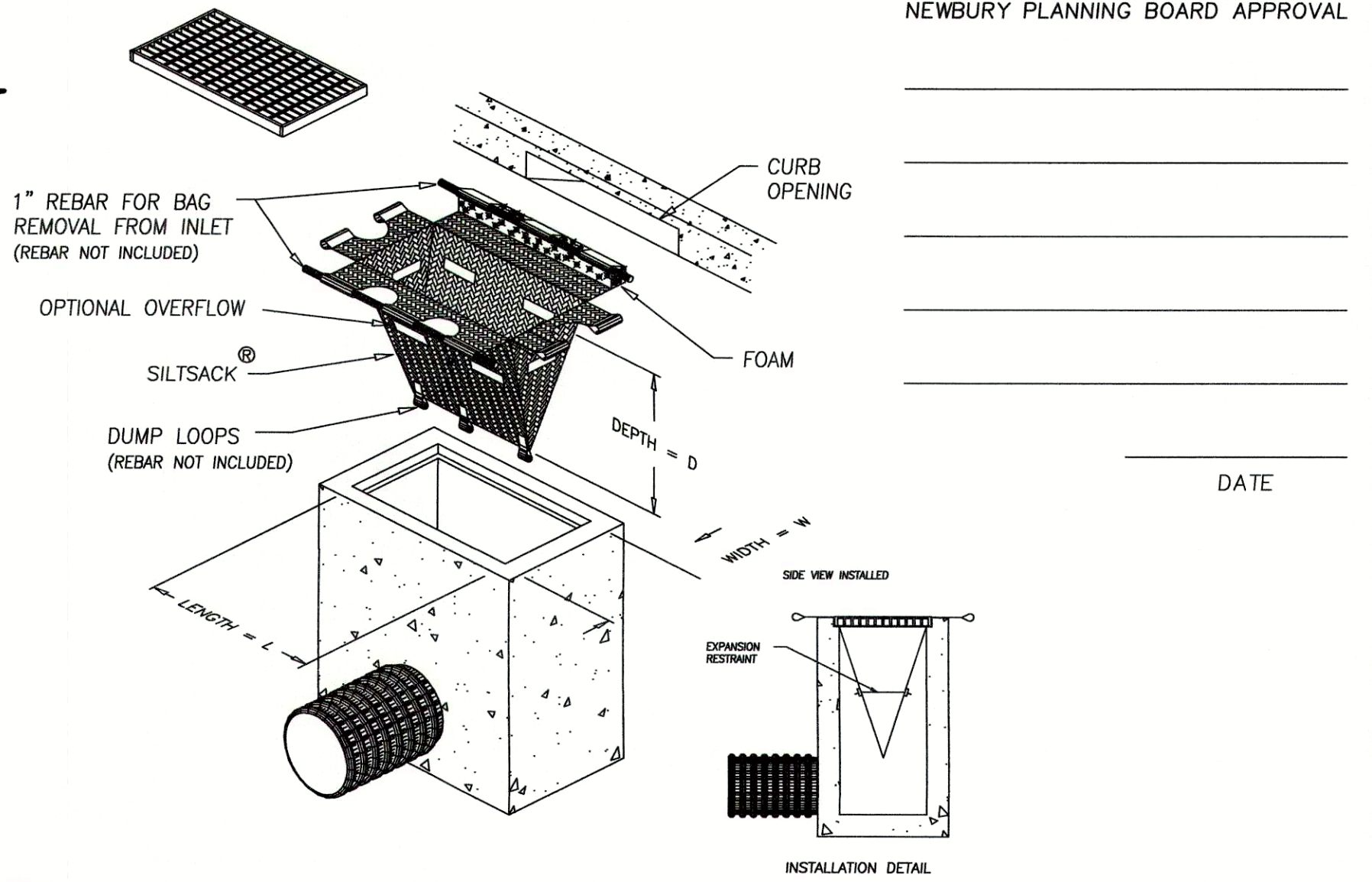
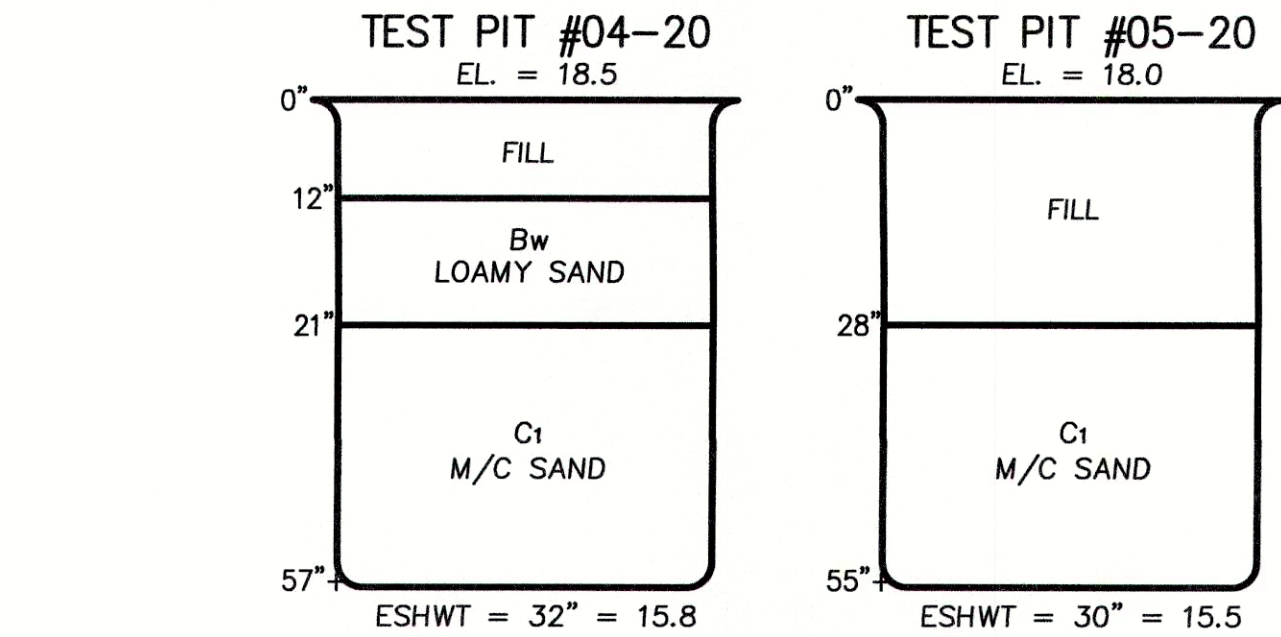
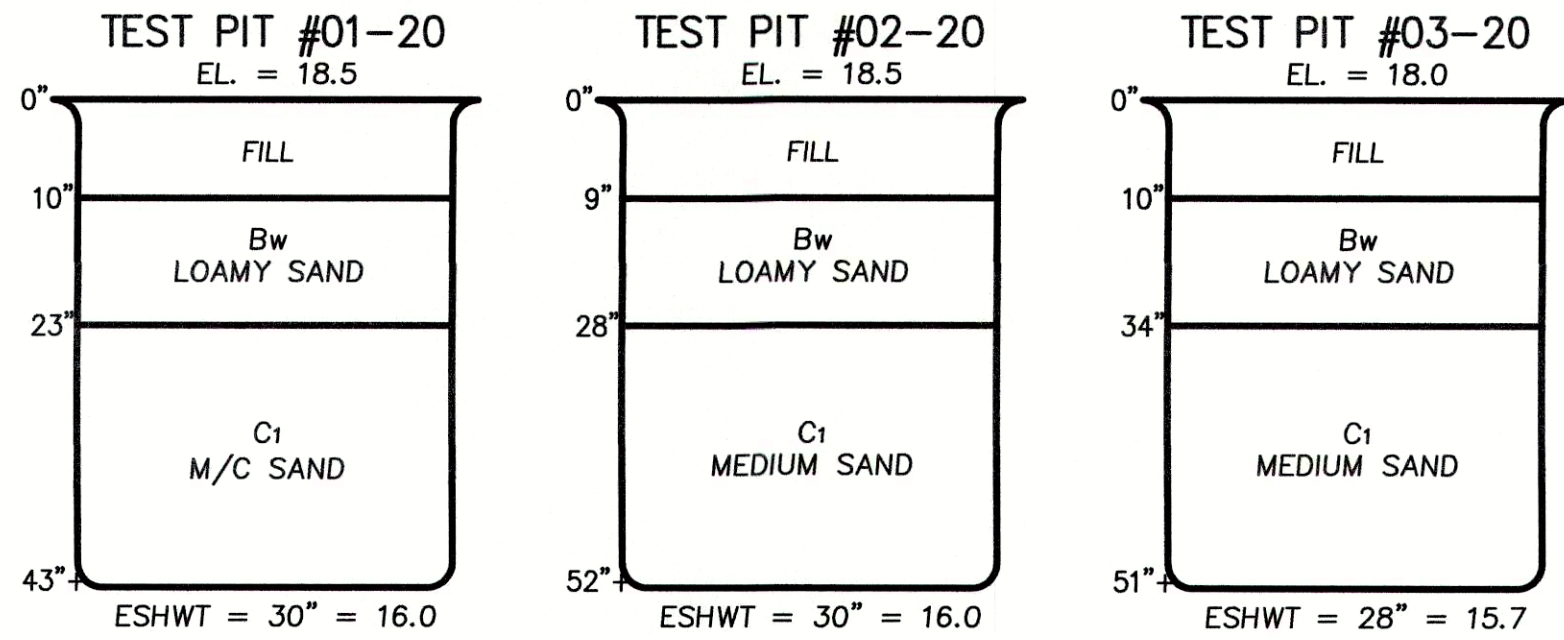
N.T.S.



GUTTER DOWN

SPOUT DETAIL

N.T.S.



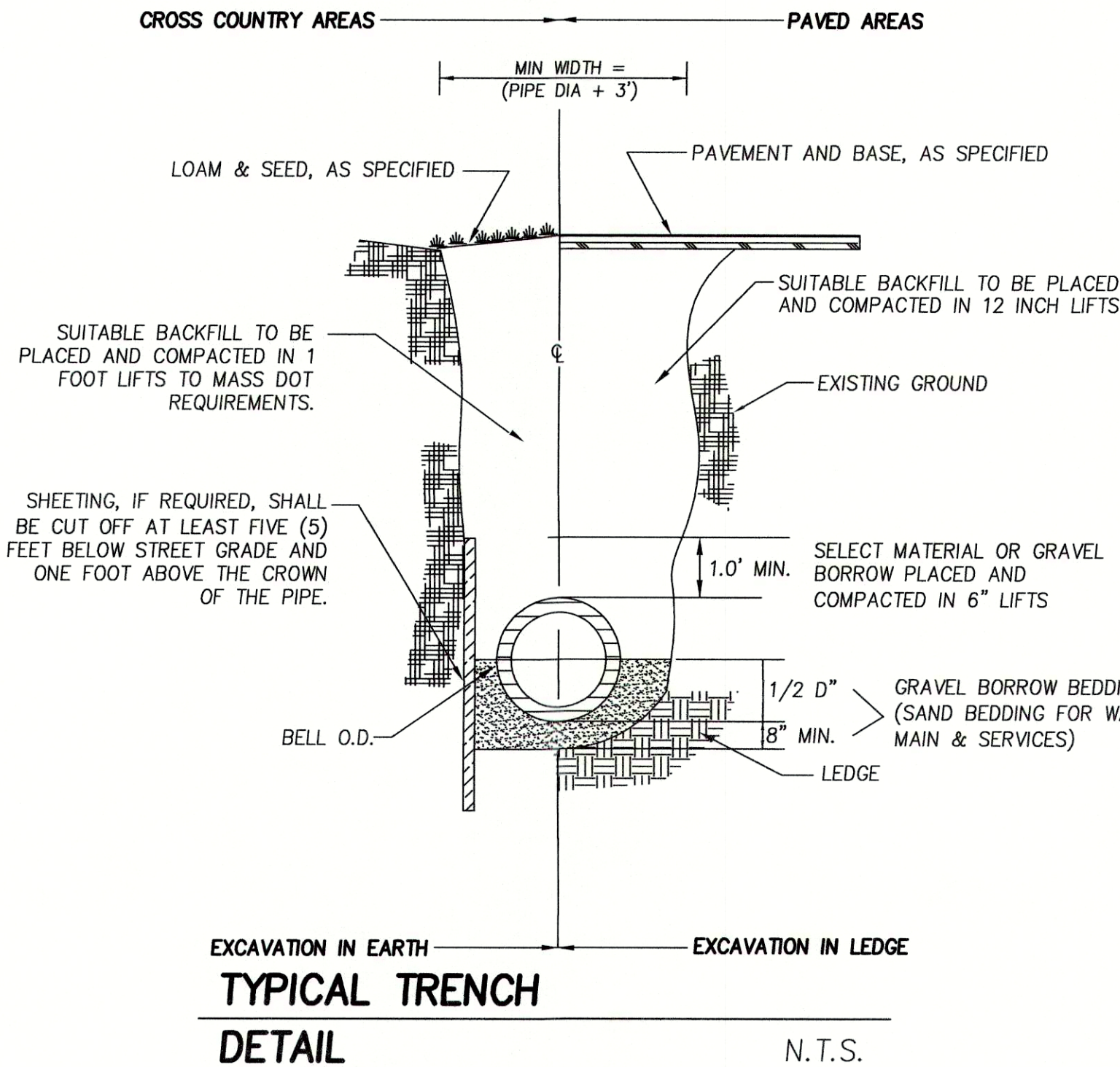
NOTES

- TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
- WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
- TO REMOVE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF SILTSACK.
- TO EMPTY SILTSACK, PLACE UNIT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL LIFT SILTSACK FROM THE BOTTOM AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.
- SILTSACK IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE SILTSACK FROM THE BASIN AND CLEAN. SILTSACK SHOULD BE STORED OUT OF SUNLIGHT UNTIL NEXT USE.

SILT SACK

DETAIL

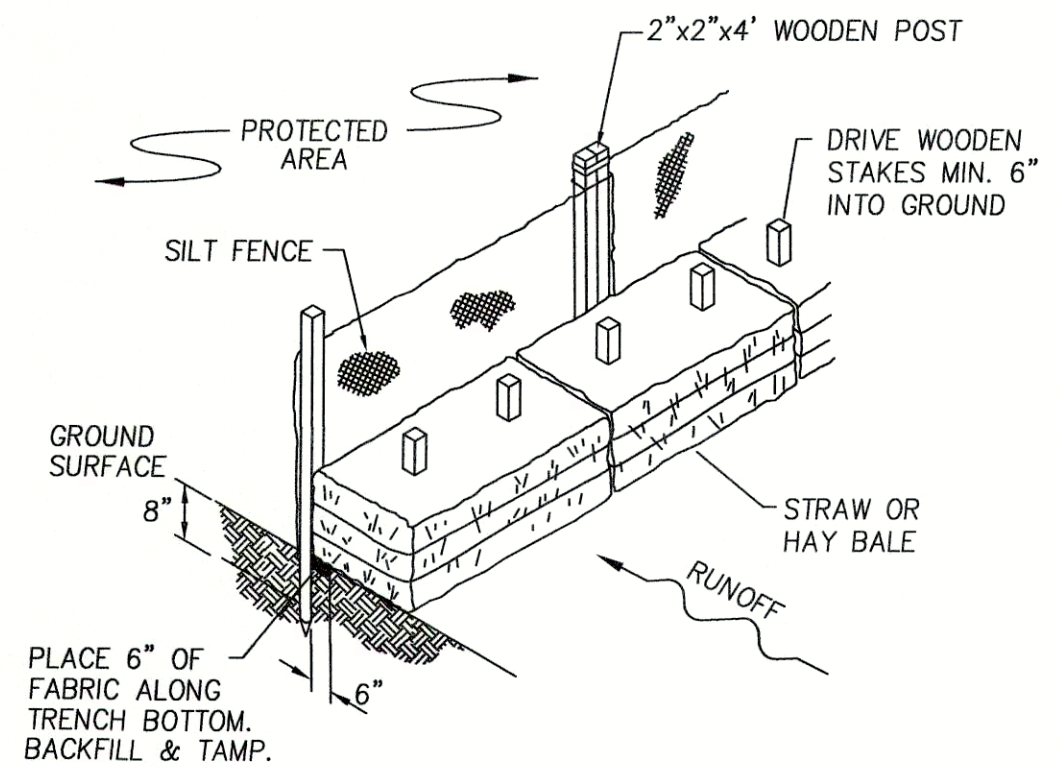
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TYPICAL TRENCH

DETAIL

N.T.S.



NOTES

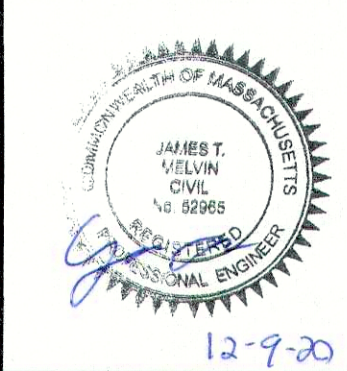
- POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
- FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.

MAINTENANCE

- SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON THE SILT FENCE SHALL DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

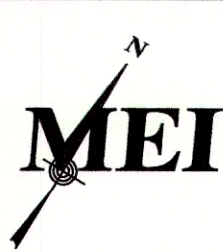
SILT FENCE/  
HAYBALE INSTALLATION

N.T.S.



PREPARED FOR  
  
BAVARO FAMILY REALTY TWO, LLC  
18 GRAF ROAD UNIT #31  
NEWBURYPORT, MA

NO.	DATE	DESCRIPTION	BY
3	12/9/20	RESPONSE TO TOWN COMMENTS	J.T.M.
2	11/18/20	RESPONSE TO TOWN COMMENTS	J.T.M.
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**MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'	DESG. BY: C.M.Y.	PROJECT: M193668
DATE: JULY 15, 2020	CHKD. BY: E.W.B.	

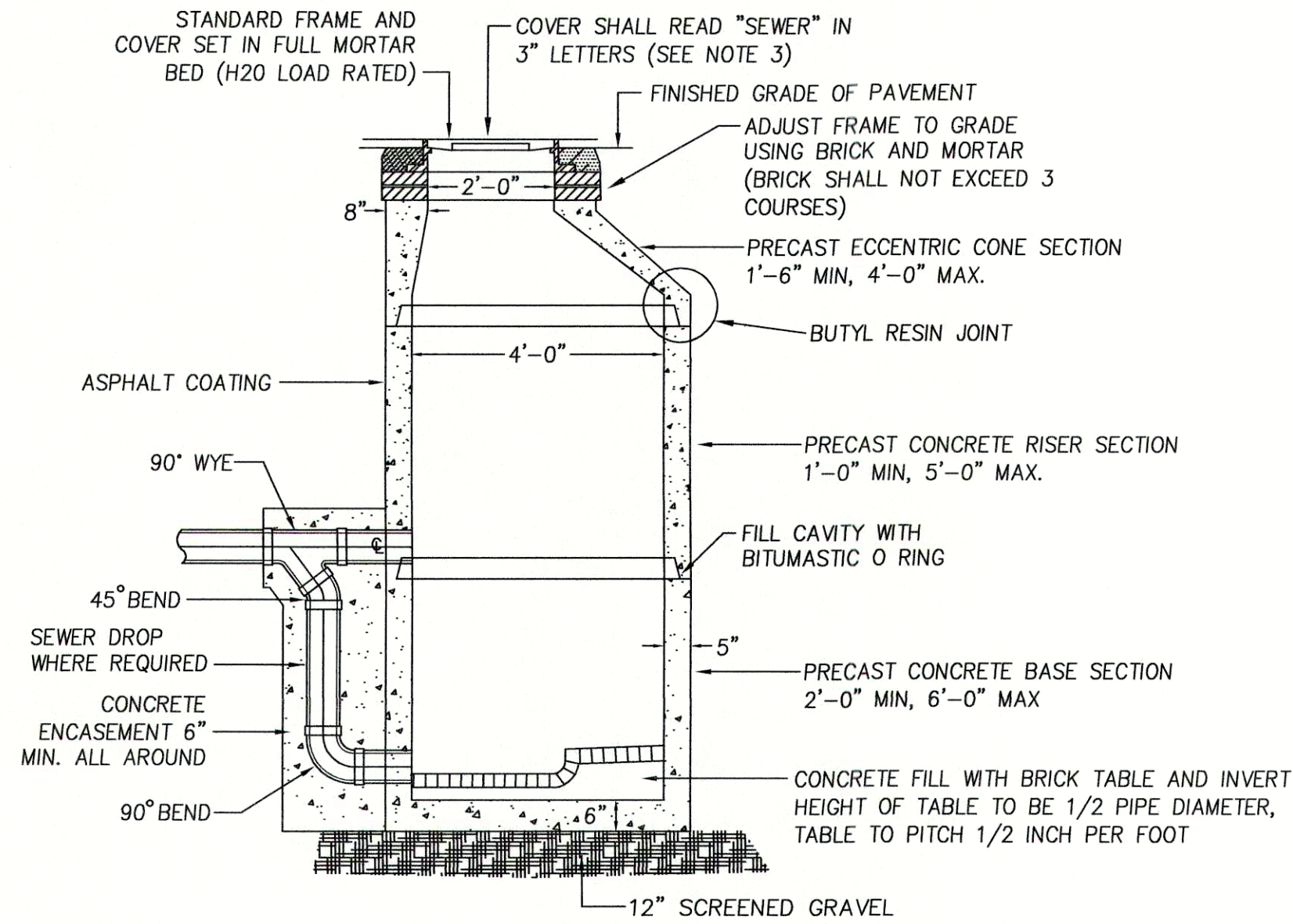
**PLAN OF LAND**  
IN  
**NEWBURY, MA**  
SHOWING  
**PROPOSED SITE IMPROVEMENTS**  
AT  
**3 NEWBURYPORT TURNPIKE**

CONSTRUCTION  
DETAILS

SHEET: 7 OF 8



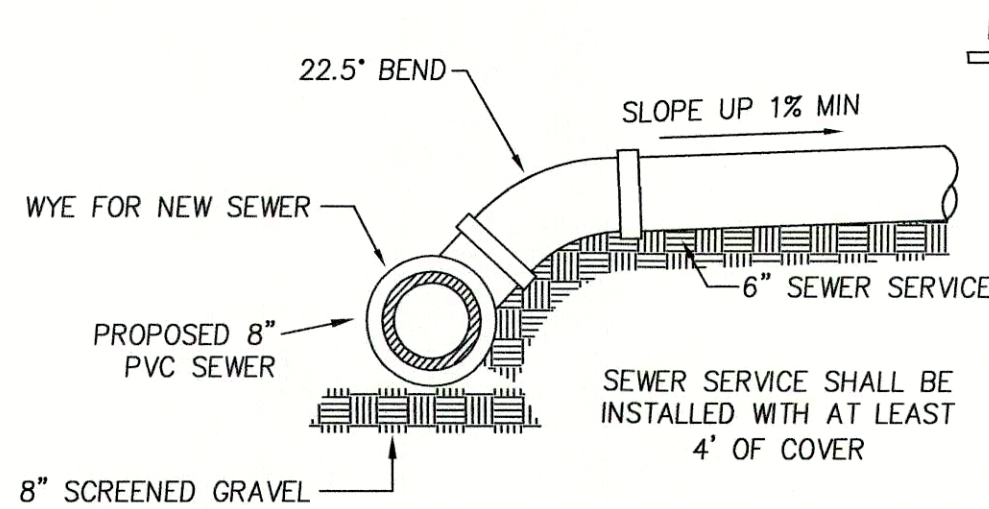
DATE



NOTES: 1) SEWER MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185  
2) COVER SHALL BE LEBARON FOUNDRY (MODEL NO. LA246), MECHANICS IRON FOUNDRY, NEEHAN FOUNDRY, OR EQUAL.

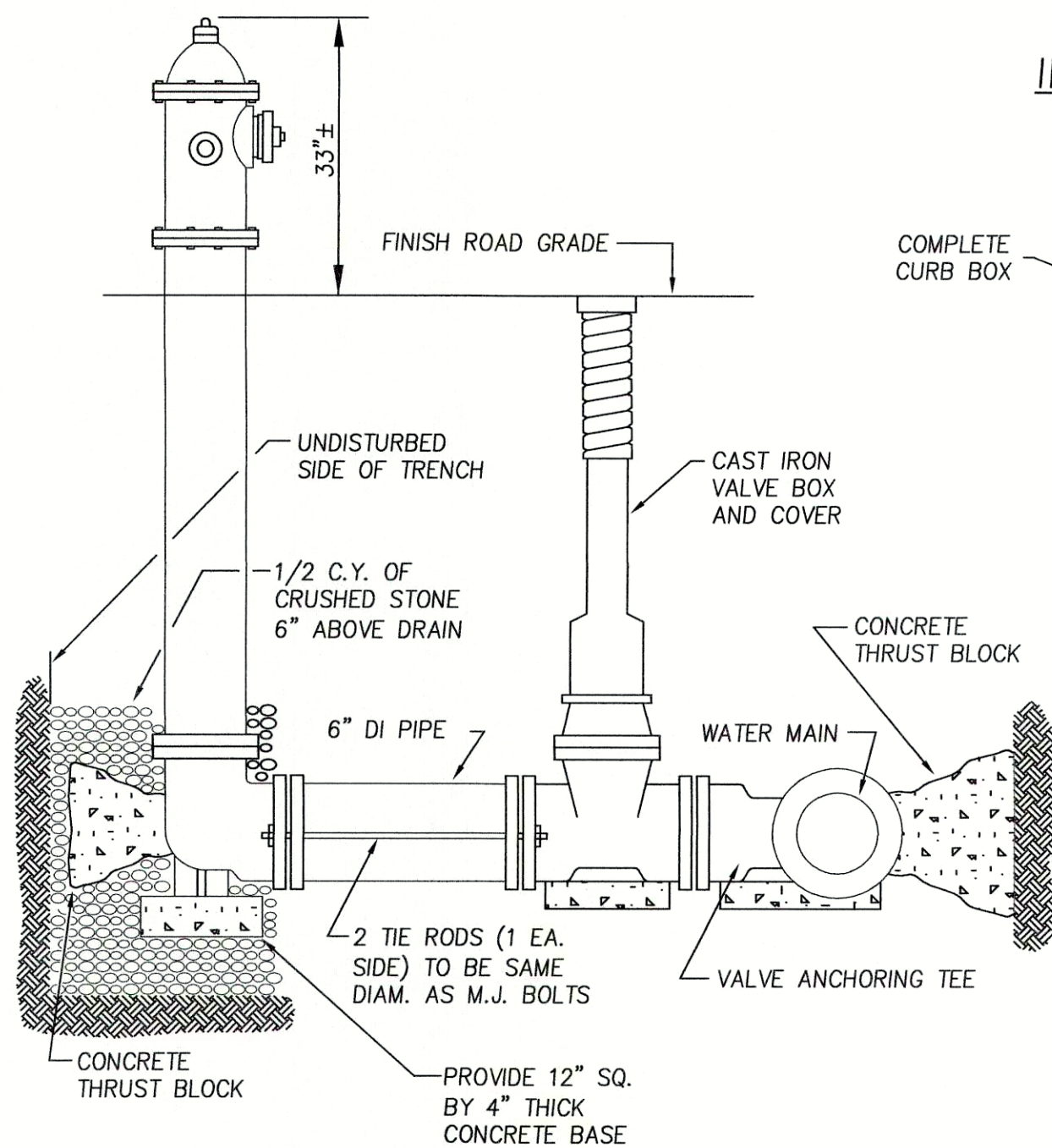
PRECAST SEWER  
MANHOLE DETAIL

N.T.S.



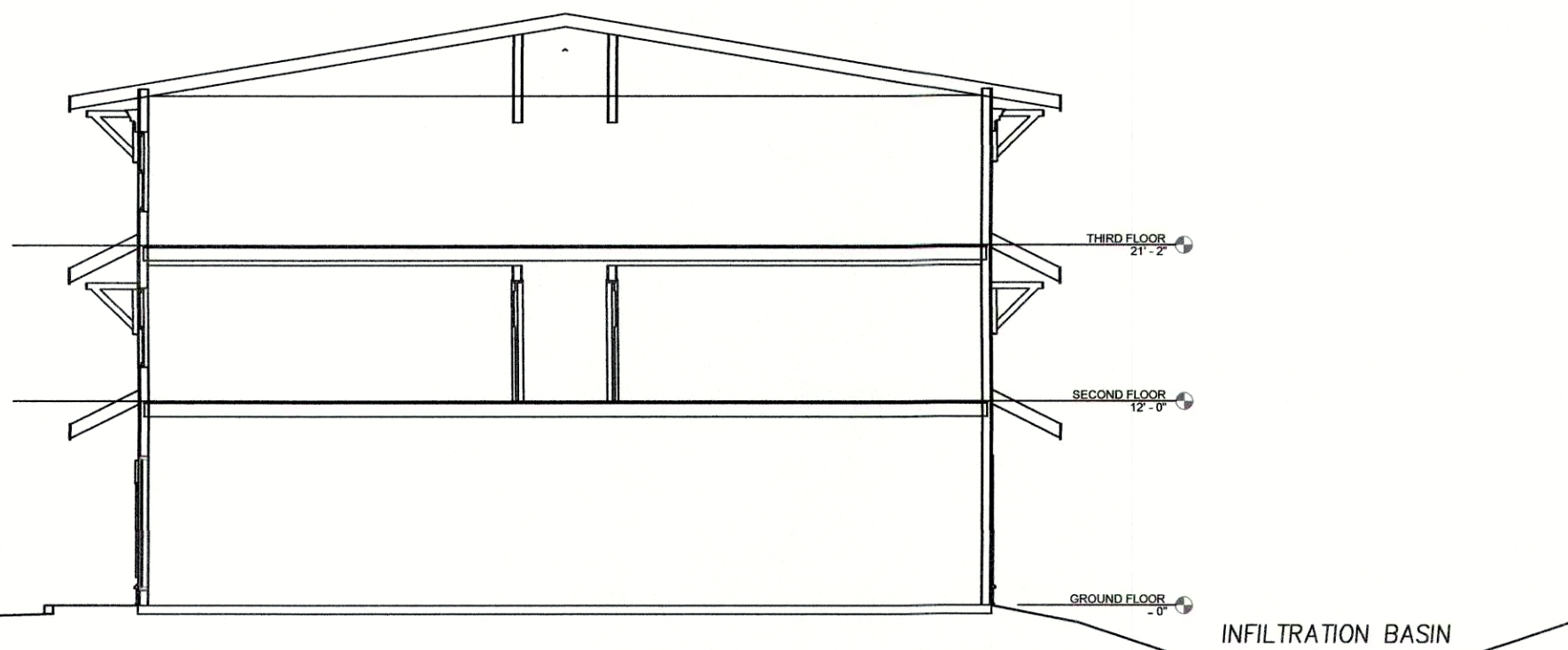
SEWER SERVICE  
DETAIL

N.T.S.



TYPICAL FIRE  
HYDRANT INSTALLATION

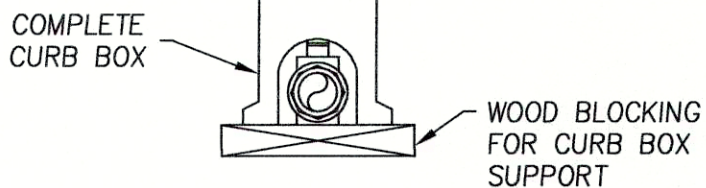
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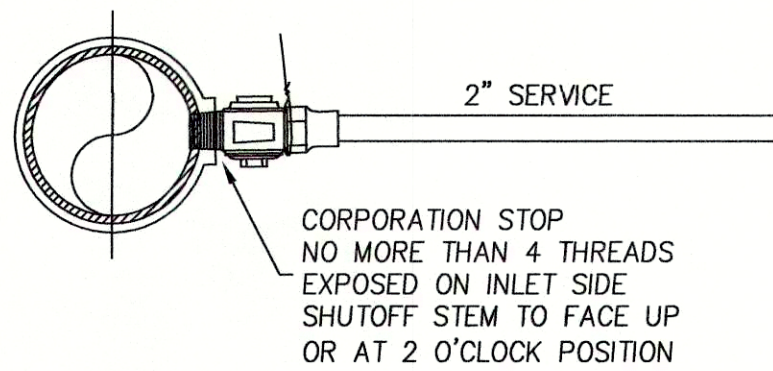
BUILDING  
CROSS-SECTION

1"=10'

INSERT "A"

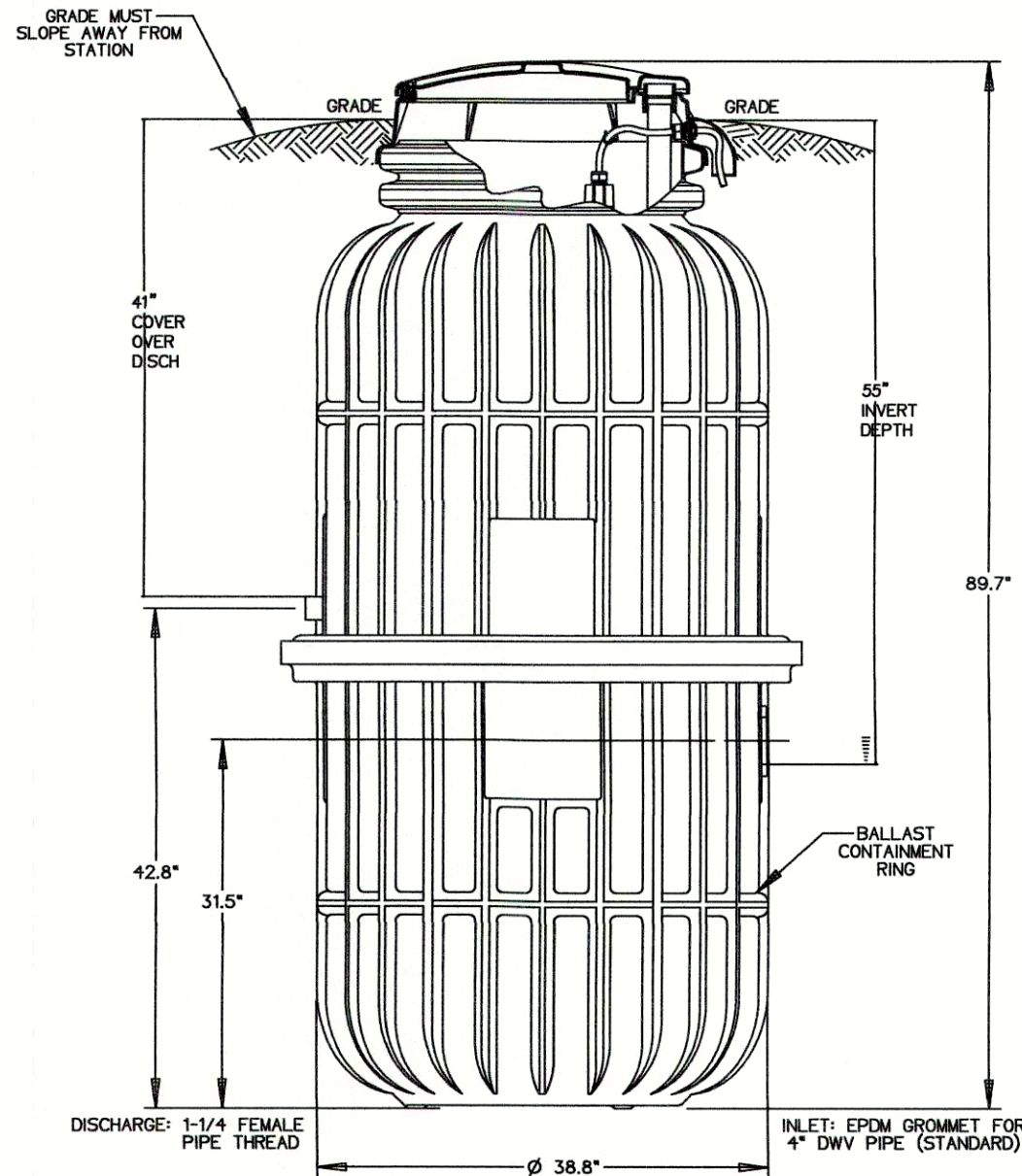


INSERT "B"

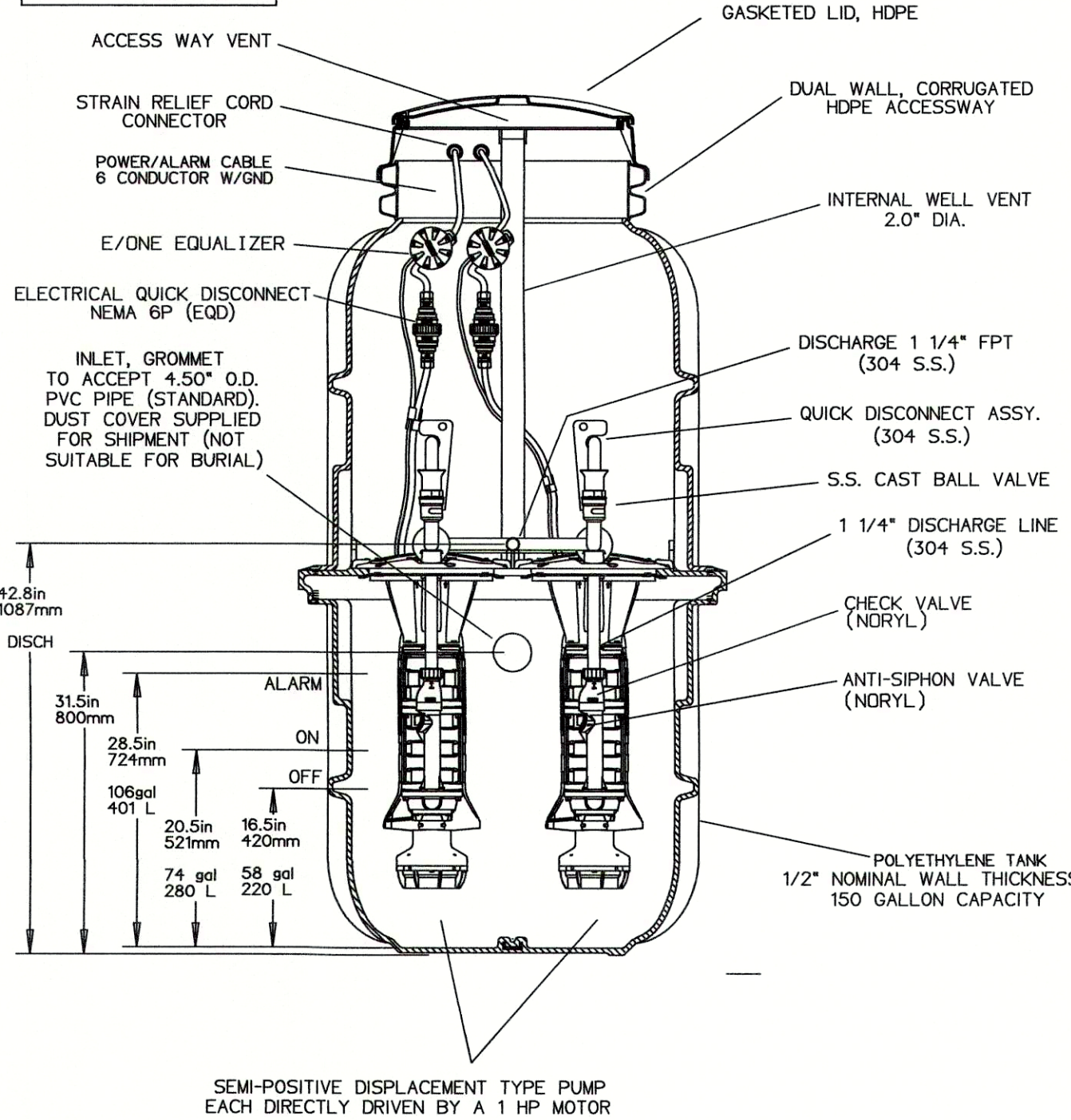


TYPICAL WATER  
SERVICE CONNECTION

N.T.S.



FIELD JOINT REQUIRED FOR MODELS DH152-129 / DR152-129 & DH152-160 / DR152-160



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

E-ONE SEWER PUMP  
MODEL DH152 DETAIL

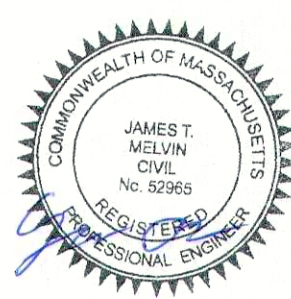
N.T.S.

NOTES

- VALUES SHOWN ARE FOR TEST PRESSURE OF 150 PSI WITH A 100 PSI SURGE ALLOWANCE.
- THRUST BLOCKS SHALL NOT BE PLACED AGAINST THE FOLLOWING SOILS: PEAT, ORGANIC SILT AND ORGANIC SOILS, SOFT CLAY, RUBBISH FILL AND OTHER UNSUITABLE ARTIFICIAL FILL, SHATTERED SHALE, INORGANIC SILT AND VERY FINE SANDS.
- POURED CONCRETE THRUST BLOCKS SHALL NOT COVER ANY JOINTS, CLAMPS, NUTS, BOLTS, ETC.

THRUST BLOCK  
DETAILS

N.T.S.



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SCALE: 1"=20' DESG. BY: C.M.Y.  
DATE: JULY 15, 2020 CHKD. BY: E.W.B. PROJECT: M193668

SITE PLAN  
IN  
NEWBURY, MA

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AT  
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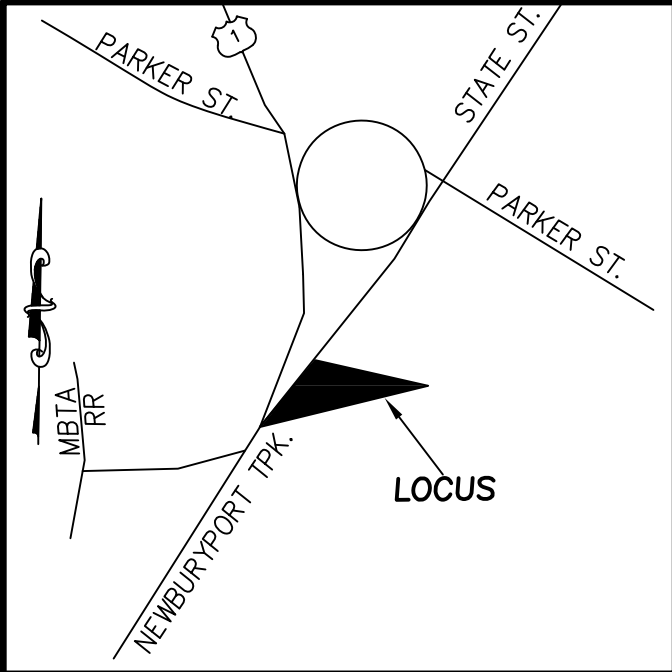
CONSTRUCTION  
DETAILS

SHEET: 8 OF 8









LOCUS MAP  
N.T.S.








L=332.64' P.K. RD  
R=650.00'

NEWBURYPORT TURNPIKE



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	6.7 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.5 fc	5.5 fc	0.2 fc	27.5:1	7.5:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A3	1	Lithonia Lighting	DSX0 LED P2 40K T3M MVOLT SPA DDBXD with SSS 18 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 20ft (18ft pole on 2ft base)	LED	1	DSX0_LED_P2_40K_T3M_MVOL T.ies	5835	0.9	49
	A3HS	2	Lithonia Lighting	DSX0 LED P2 40K T3M MVOLT HS SPA DDBXD with SSS 18 4C DM19AS DDBXD	DSX0 LED Area Fixture with houseside shield; mounted at 20ft (18ft pole on 2ft base)	LED	1	DSX0_LED_P2_40K_T3M_MVOL T_HS.ies	4728	0.9	49
	A4	1	Lithonia Lighting	DSX0 LED P2 40K TFTM MVOLT SPA DDBXD with SSS 18 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 20ft (18ft pole on 2ft base)	LED	1	DSX0_LED_P2_40K_TFTM_MVO LT.ies	6007	0.9	49
	W3	2	Lithonia Lighting	WDGE2 LED P4 40K 80CRI VW MVOLT DDBXD	WDGE2 LED Wall Pack; mounted at 16ft	LED	1	WDGE2_LED_P4_40K_80CRI_V W.ies	4526	0.9	34.96
	W4	1	Lithonia Lighting	WDGE2 LED P4 40K 80CRI VF MVOLT DDBXD	WDGE2 LED Wall Pack; mounted at 16ft	LED	1	WDGE2_LED_P4_40K_80CRI_VF .ies	4412	0.9	34.96



Site Lighting Layout  
At  
3 NEWBURYPORT TURNPIKE

Designer
Heidi G. Connors Visible Light, Inc. 24 Stickney Terrace Suite 6 Hampton, NH 03842
Date
11/16/2020
Scale
1"=20'
Drawing No.
Summary