

PLANS TO ACCOMPANY EARTHWORK APPLICATION

FOR
12- 14 SOUTH HUNT ROAD
AMESBURY, MA

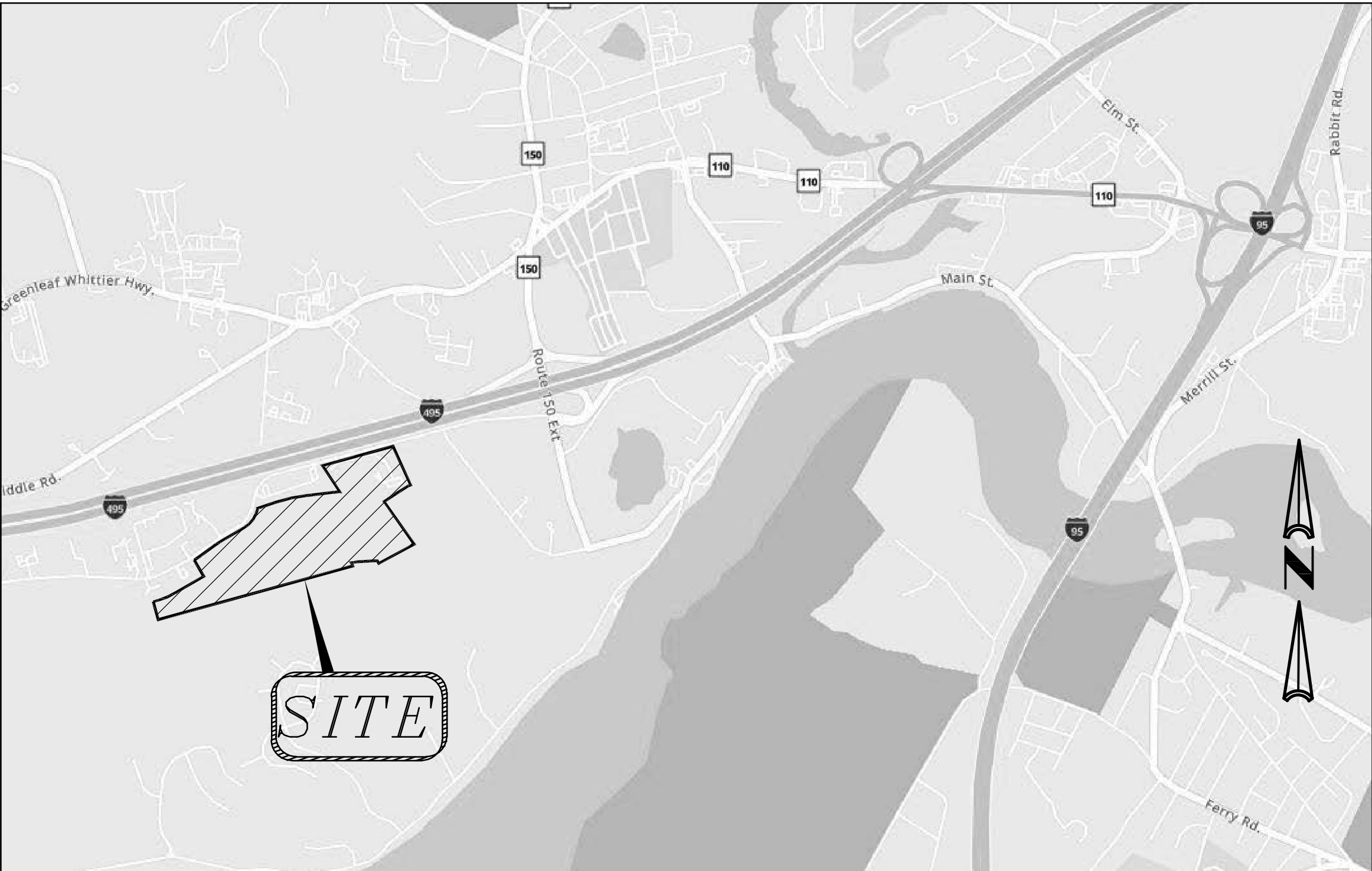
FEBRUARY 9, 2023

SHEET INDEX					
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS	
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2	EXISTING CONDITIONS PLAN (PART 1)				
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14	DETAIL SHEET				

OWNER: (12- 14 S HUNT)
AMESBURY SPORTS VENTURES LLC
80 FIRST STREET
BRIDGEWATER MA 02324

APPLICANT:
GLOBAL PROPERTY DEVELOPERS CORP.
80 FIRST STREET
BRIDGEWATER MA 02324

CIVIL ENGINEERS:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184



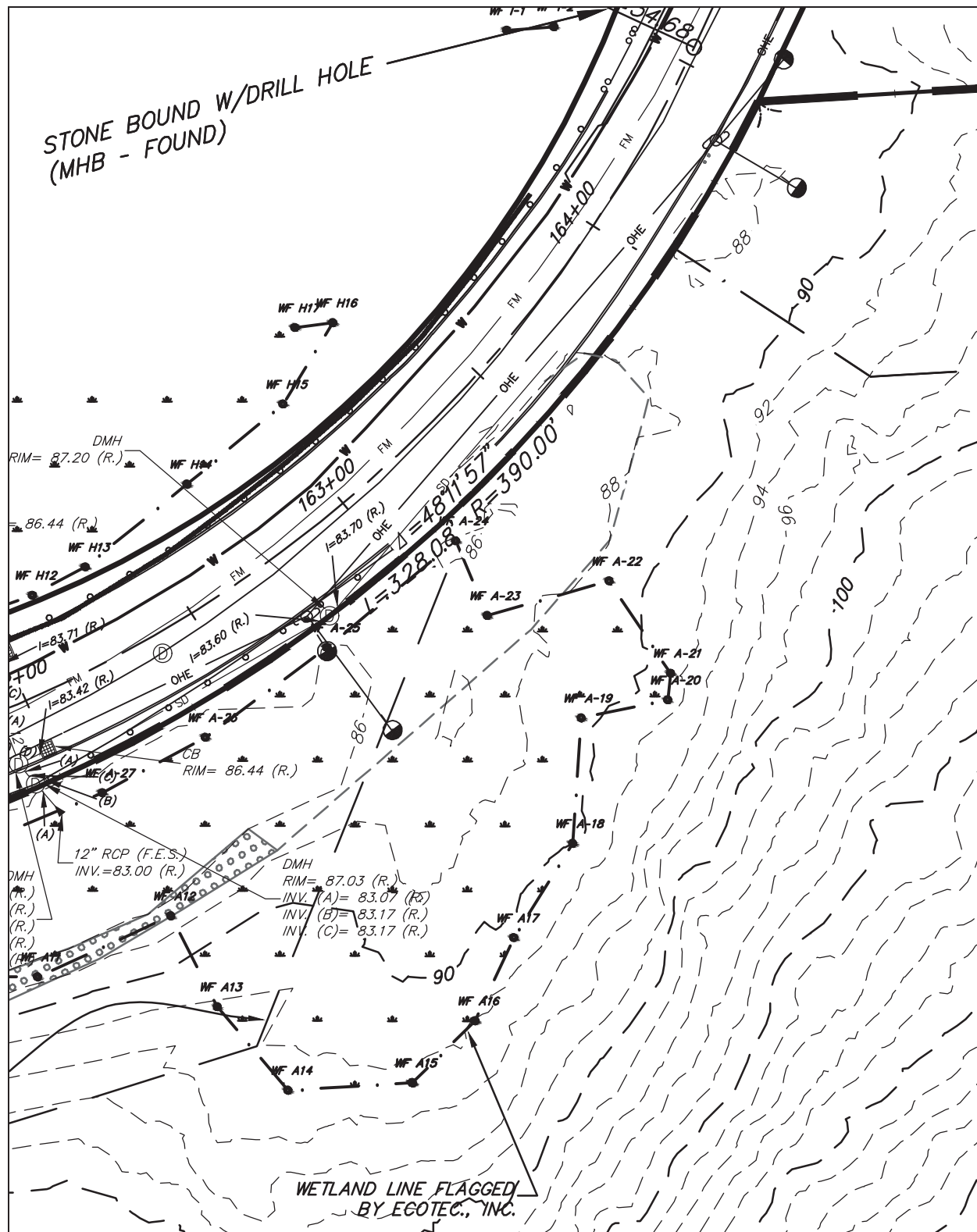
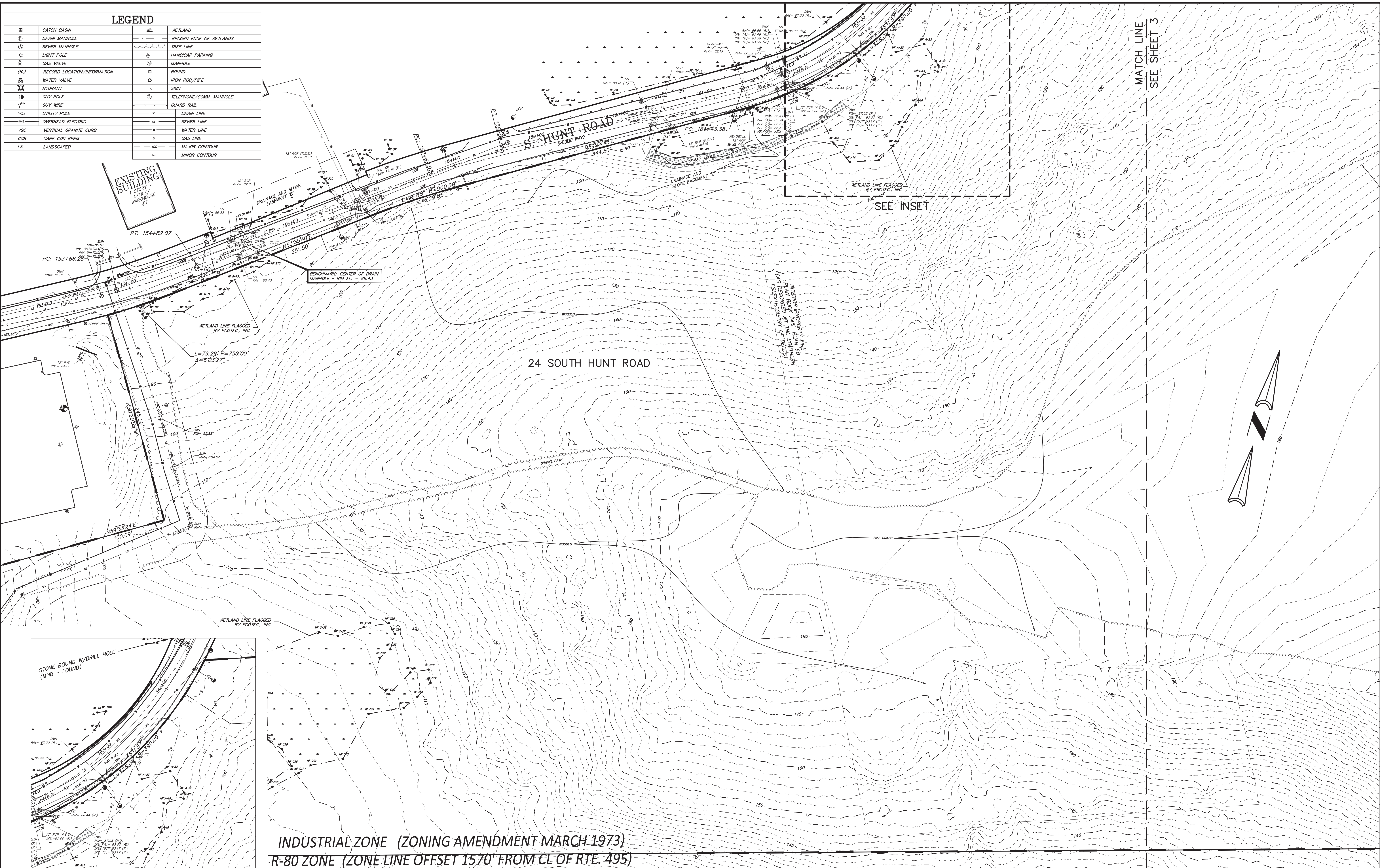
LOCATION MAP

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Brandon Li
2023.02.10
13:18:58
-05'00'

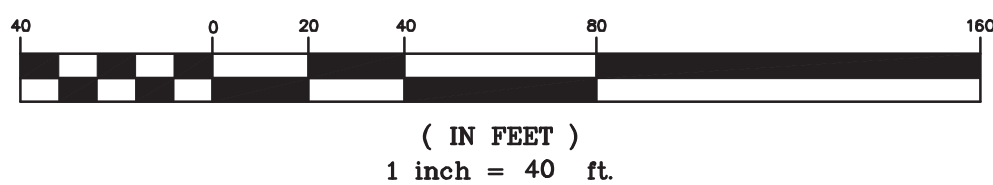
SCALE NA	JOB # F:\P\2021-194	12- 14 SOUTH HUNT ROAD AMESBURY, MA KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	SHEET NO. 1
DATE 02/09/23	DRAWN BY C.L.		
SHEET 1 of 14	CHKD BY GSH		
FILE #	APPD BY DNK		
TS00- EW-12			

LEGEND			
	CATCH BASIN		WETLAND
	DRAIN MANHOLE		RECORD EDGE OF WETLANDS
	SEWER MANHOLE		TREE LINE
	LIGHT POLE		HANDICAP PARKING
	GAS VALVE		MANHOLE
	RECORD LOCATION/INFORMATION		BOUND
	WATER VALVE		IRON ROD/PIPE
	HYDRANT		SIGN
	GUY POLE		TELEPHONE/COMM. MANHOLE
	GUY WIRE		GUARD RAIL
	UTILITY POLE		DRAIN LINE
	OVERHEAD ELECTRIC		SEWER LINE
	VERTICAL GRANITE CURB		WATER LINE
	CAPE COD BERM		GAS LINE
	LANDSCAPED		MAJOR CONTOUR
			MINOR CONTOUR



INDUSTRIAL ZONE (ZONING AMENDMENT MARCH 1973)
R-80 ZONE (ZONE LINE OFFSET 1570' FROM CL OF RTE. 495)

GRAPHIC SCALE

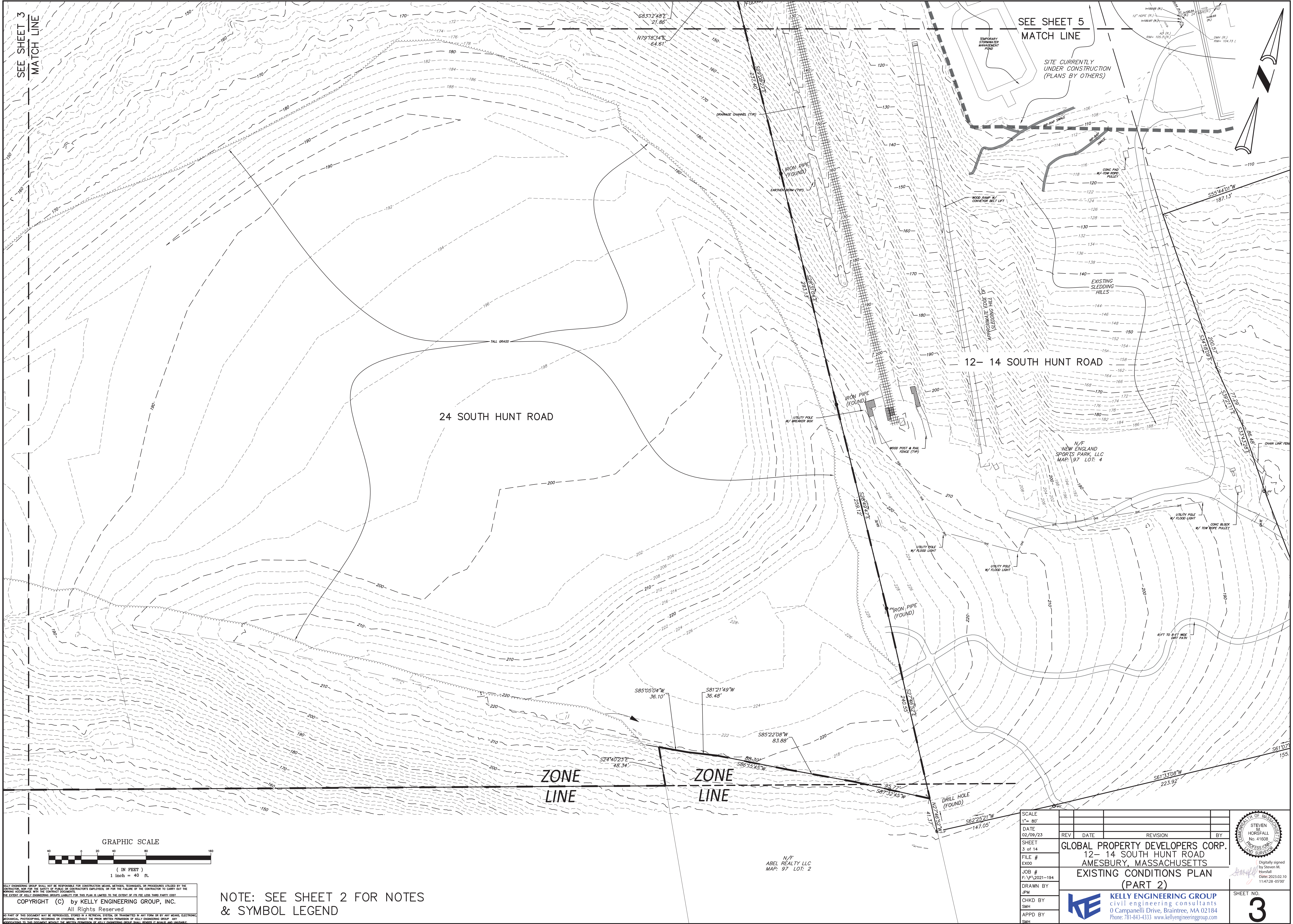


NOTES:

- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C AND LEVEL D.
- 3.) WETLAND FLAGGING PERFORMED BY ECOTEC, INC. ON NOVEMBER 30, 2022.
- 4.) THE VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD83 (NORTH AMERICAN VERTICAL DATUM OF 1983), ESTABLISHED VIA GPS.
- 5.) BOUNDARY LINES SHOWN HEREON ARE DERIVED FROM SURVEYS BY DANA F. PERKINS, INC. KELLY ENGINEERING GROUP HAS CONFIRMED THE BOUNDARY.

- 6.) ELEVATIONS SHOWN ARE BASED ON PLANS PROVIDED TO KELLY ENGINEERING GROUP BY THE OWNER. KELLY ENGINEERING GROUP HAS PERFORMED CHECKS OF THE DATA PROVIDED.
- 7.) RECORD INFORMATION SHOWN IN S. HUNT ROAD IS DERIVED FROM PLANS ENTITLED, "TRANSPORTATION IMPROVEMENT PROJECT - PLAN AND PROFILE OF SOUTH HUNT ROAD IN THE CITY OF AMESBURY - 812 SET", DATED 01/06/2021, PREPARED BY TEC, INC. (THE ENGINEERING CORP.), 146 DASCOR ROAD, ANDOVER, MA.

SCALE 1" = 80'					
DATE 02/09/23	REV	DATE	REVISION	BY	
SHEET 2 of 14					
FILE # EX00					
JOB # F:\P\2021-194					
DRAWN BY JPM					
CHKD BY SMH					
APPD BY SMH					
GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS EXISTING CONDITIONS PLAN (PART 1)					
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com					
STEVEN M. HORSFALL No. 41608 PROFESSIONAL LAND SURVEYOR					
Digitally signed by Steven M. Horsfall Date: 2023.02.10 11:46:50 -05'00'					
SHEET NO. 2					



SEE SHEET 3
MATCH LINE

SEE SHEET 5
MATCH LINE

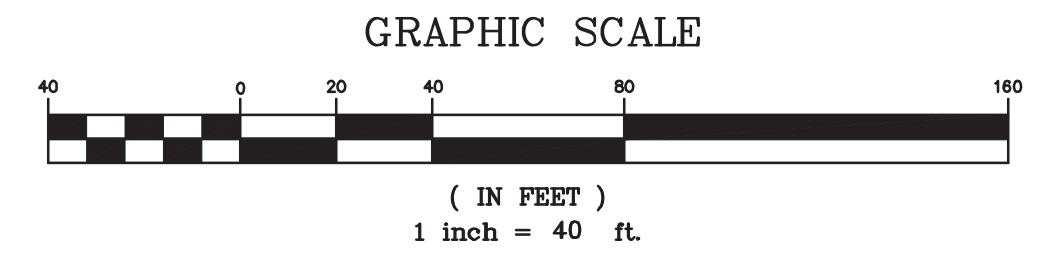
SITE CURRENTLY
UNDER CONSTRUCTION
(PLANS BY OTHERS)

24 SOUTH HUNT ROAD

12- 14 SOUTH HUNT ROAD

N/F
NEW ENGLAND
SPORTS PARK, LLC
MAP: 97 LOT: 4

N/F
ABEL REALTY LLC
MAP: 97 LOT: 2



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NOTE: SEE SHEET 2 FOR NOTES
& SYMBOL LEGEND

SCALE 1"= 80'	REV	DATE	REVISION	BY
DATE 02/09/23				
SHEET 3 of 14				
FILE # EX00				
JOB # F.V.P.2021-194				
DRAWN BY JPM				
CHKD BY SMH				
APPD BY SMH				

GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS EXISTING CONDITIONS PLAN (PART 2)	
	Digitally signed by Steven M. Horsfall Date: 2023.02.10 11:47:28 -05'00'
SHEET NO. 3	

INTERSTATE ROUTE 495 ~ BLUE STAR MEMORIAL HIGHWAY

NOTE: SOUTH HUNT ROAD CURRENTLY UNDER CONSTRUCTION (PLANS BY OTHERS)

EXISTING BUILDING
1 STORY - WAREHOUSE
#16-18

16- 18 SOUTH HUNT ROAD

24 SOUTH HUNT ROAD

12- 14 SOUTH HUNT ROAD

EXISTING SPORTS DOME
75,702 S.F.
(UNDER CONSTRUCTION)

EXISTING SLEDDING HILLS

MATCH LINE
SEE SHEET 3

NOTE: SEE SHEET 2 FOR NOTES & SYMBOL LEGEND

SCALE
1" = 40'

DATE
02/09/23

SHEET
2 of 14

FILE #
EX00

JOB #
F-P-2021-194

DRAWN BY
JFM

CHKD BY
SMH

APPD BY
SMH

GLOBAL PROPERTY DEVELOPERS CORP.
12- 14 SOUTH HUNT ROAD
AMESBURY, MASSACHUSETTS
EXISTING CONDITIONS PLAN
(PART 3)

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-943-4333 www.kellyengineeringgroup.com

STEVEN M. HORSFALL
No. 41608
PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

Digitally signed by Steven M. Horsfall
Date: 2023.02.10 11:45:59 -05'00'

SHEET NO.
4

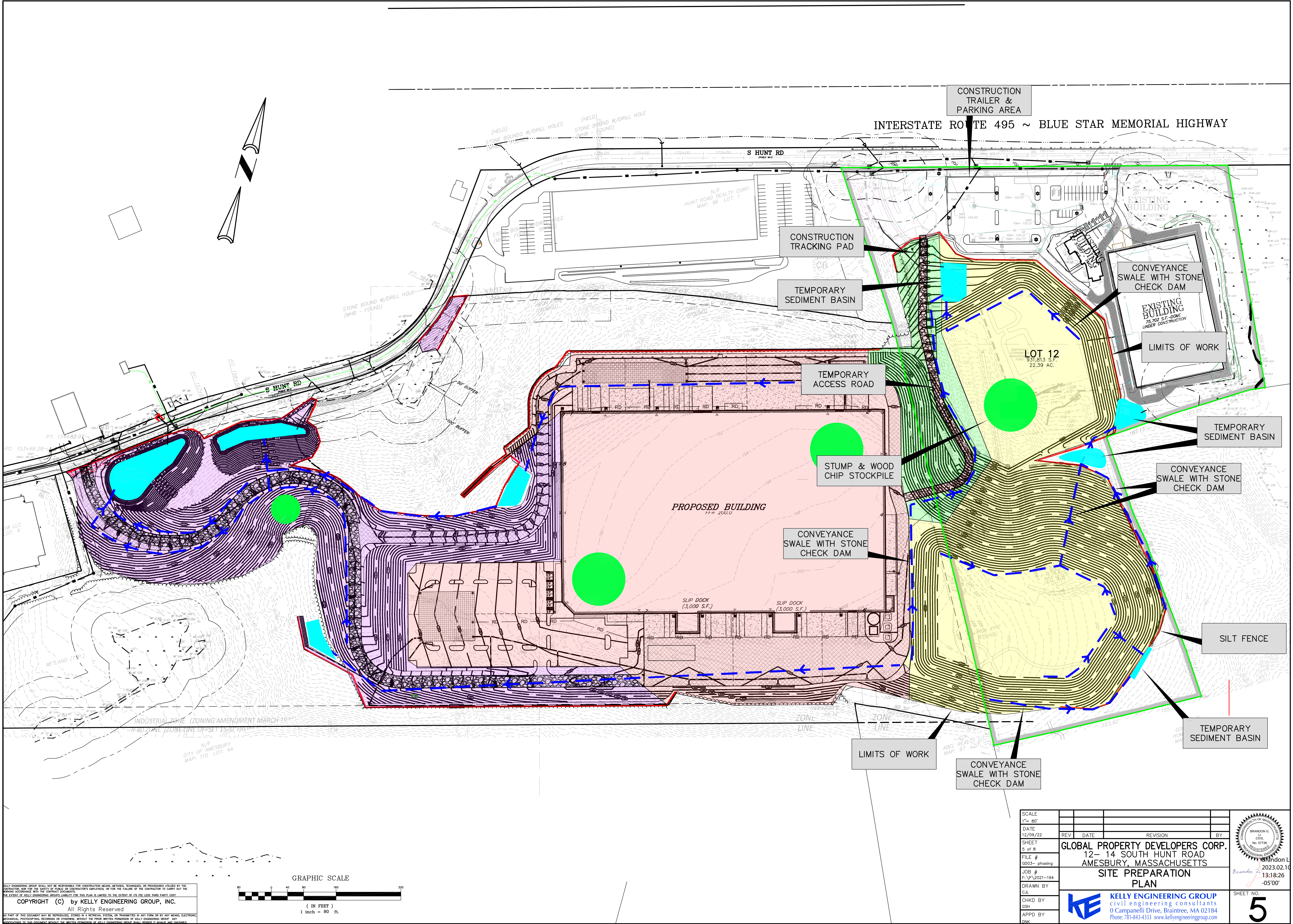
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SCALE 1"= 80'								
DATE 02/09/23	REV	DATE	REVISION		BY			
SHEET 2 of 14	GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS							
FILE # EX00	EXISTING CONDITIONS PLAN (PART 3)							
JOB # F:\P\2021-194	 Digitally signed by Steven M. Horsfall Date: 2023.02.10 11:45:09 -05'00'							
DRAWN BY JSM	 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 871-843-4333 www.kellyengineeringgroup.com							
CHKD BY SMH								SHEET NO. 4
APPD BY SMH								

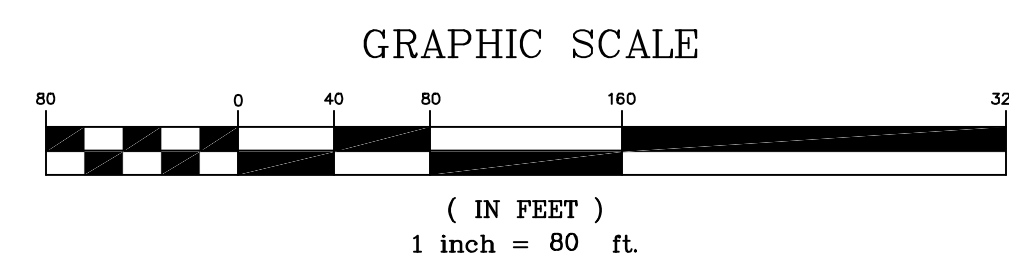


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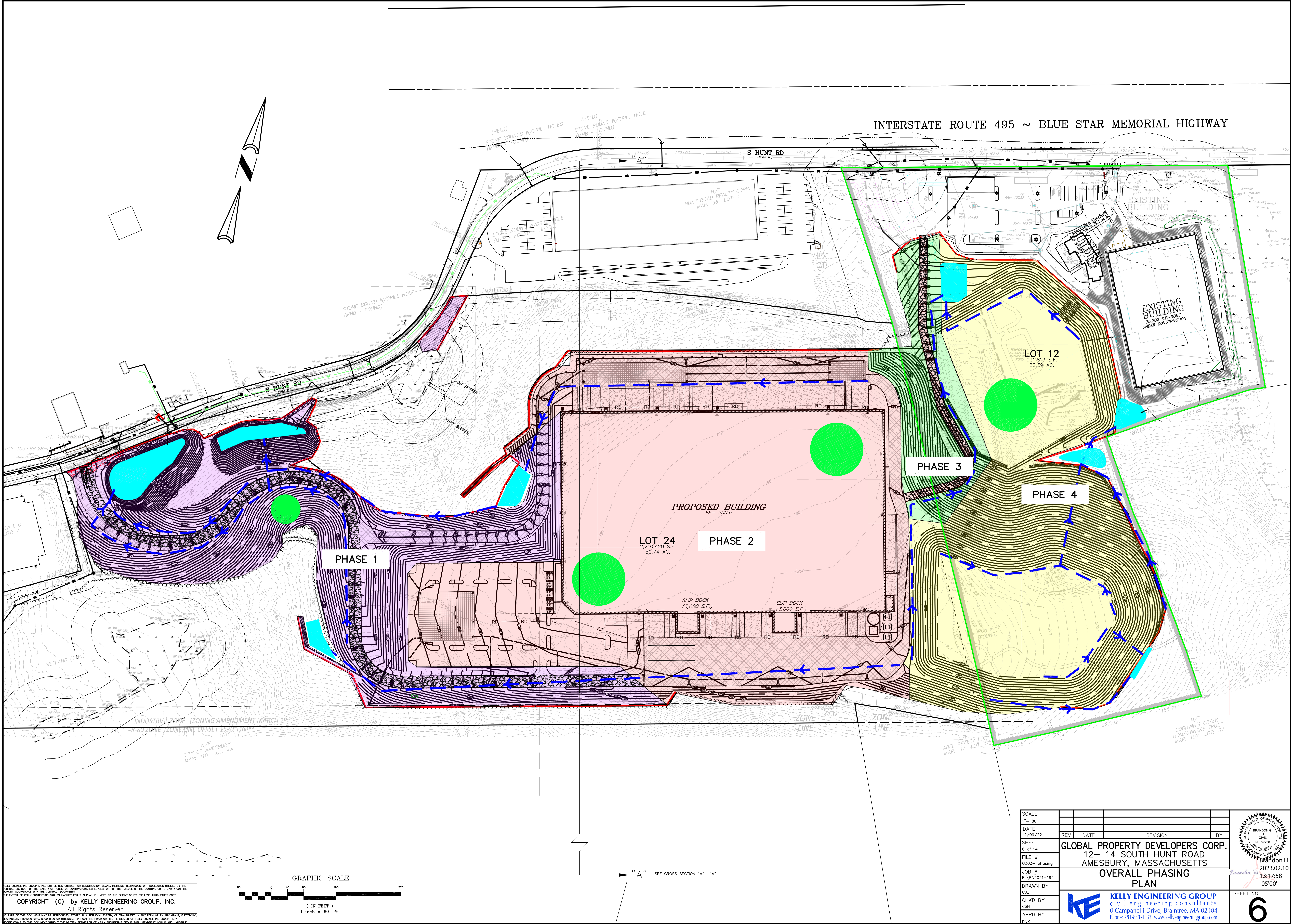
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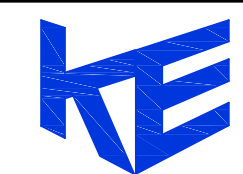


SCALE 1" = 80'	REV	DATE	REVISION	BY
DATE 12/09/22				
SHEET 5 of 8				
FILE # GD03 - phasing				
JOB # F.V.P. 2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				
GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS SITE PREPARATION PLAN				
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SHEET NO. 5				



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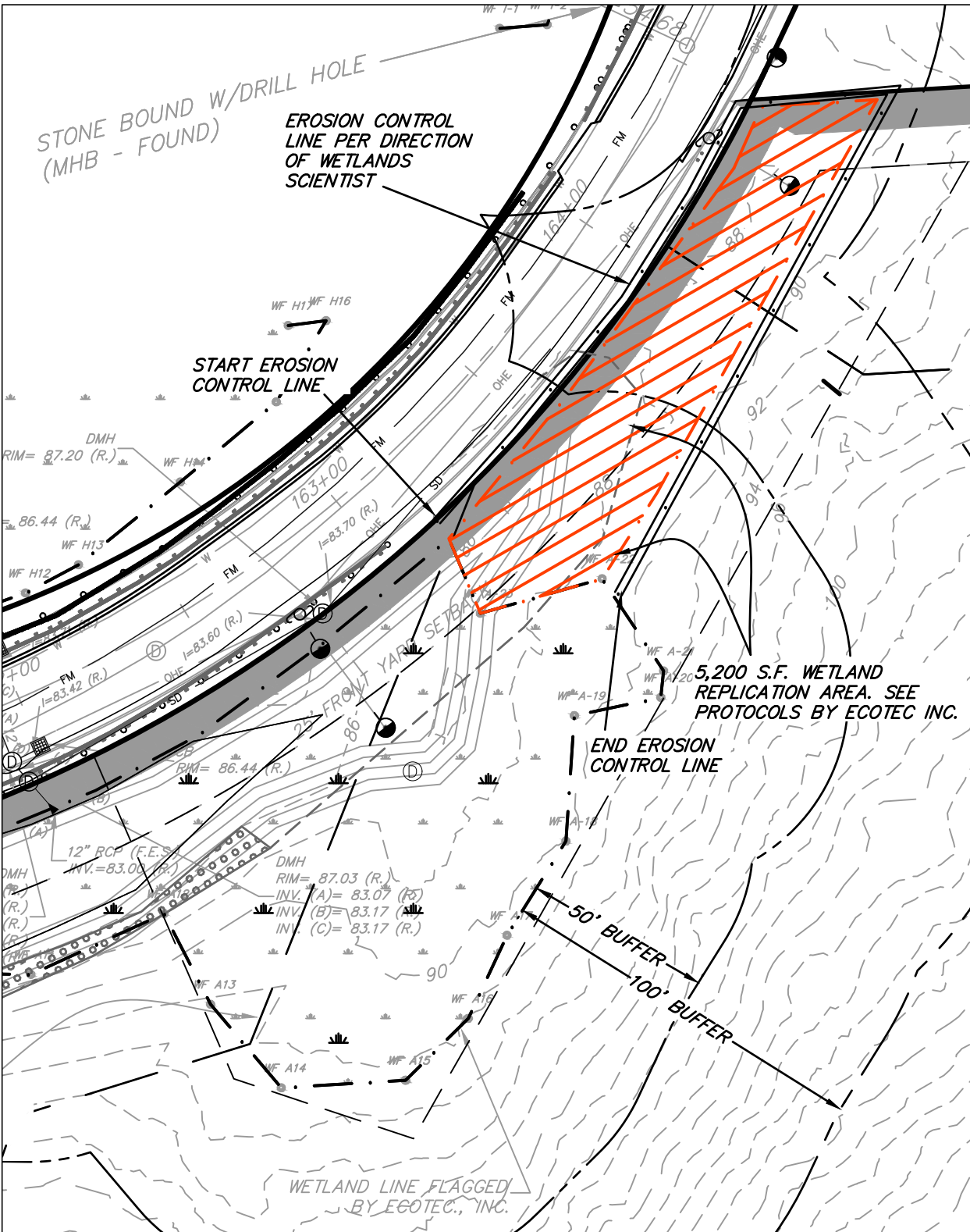
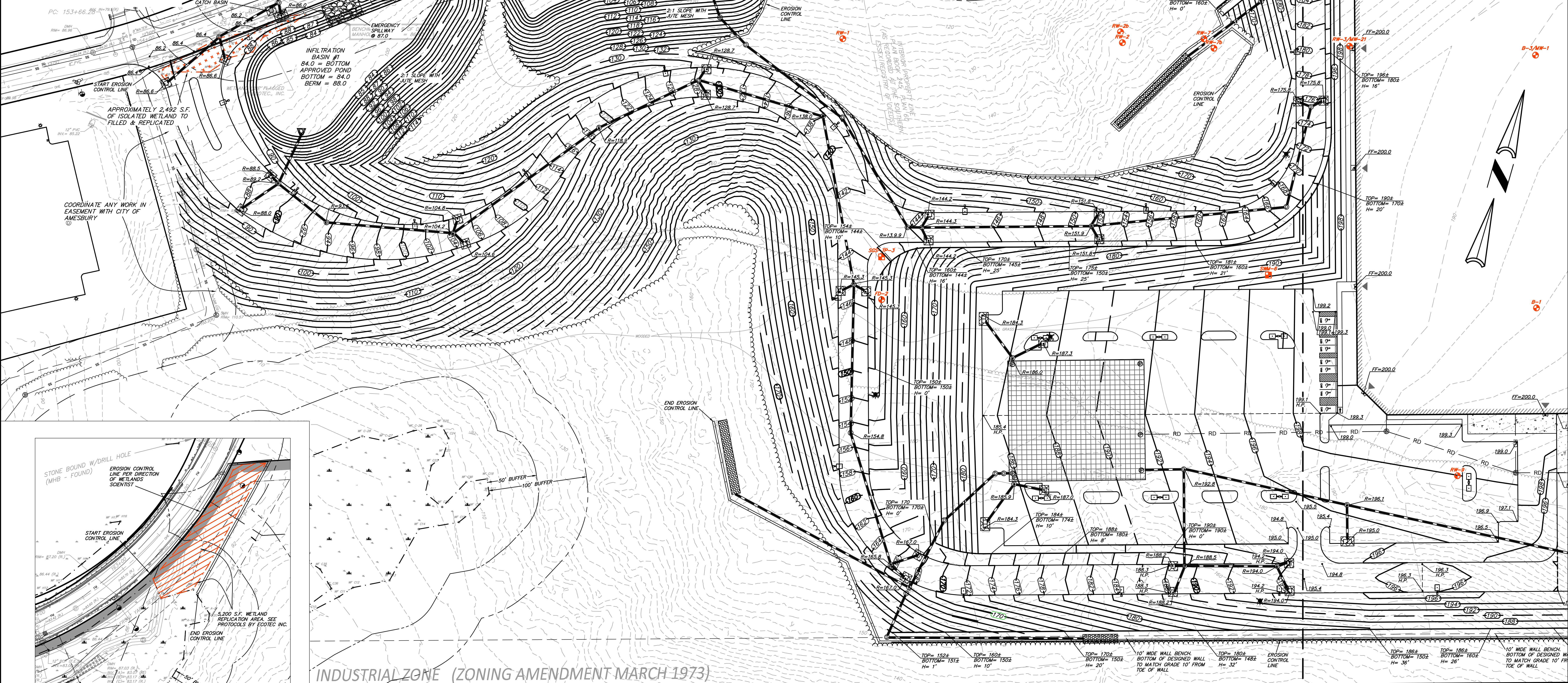
SCALE 1" = 80'	REV	DATE	REVISION	BY
DATE 12/09/22				
SHEET 6 of 14				
FILE # GD03- phasing				
JOB # F.V.P. 2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				
GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS OVERALL PHASING PLAN				
 Brandon Li 2023.02.10 13:17:58 -05'00"				
SHEET NO. 6				

 **KELLY ENGINEERING GROUP**
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

PROPOSED LEGEND

	RIP RAP
	FLARED END SECTION
	CATCH BASIN
	DOUBLE CATCH BASIN
	TRENCH DRAIN
	DRAIN MANHOLE
	INSPECTION PORT
	DRAIN LINE
	ROOF DRAIN LINE
	SEWER MANHOLE
	SEWER LINE
	CONTOUR LINE (MAJOR)
	CONTOUR LINE (MINOR)
	SPOT GRADE
	M.E. MATCH EXISTING
	H.P. HIGH POINT
	HIGH POINT LINE
	EROSION CONTROL LINE
	SILT SACK
	DRAIN RIP-RAP

NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 03

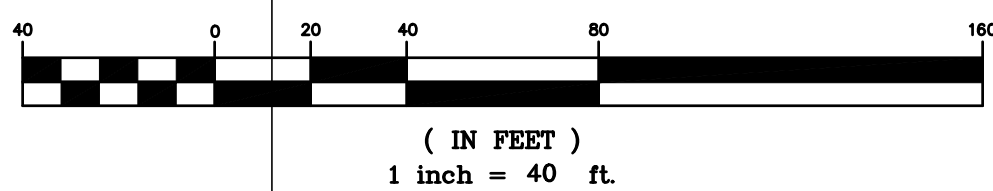


INSET

INDUSTRIAL ZONE (ZONING AMENDMENT MARCH 1973)
R-80 ZONE (ZONE LINE OFFSET 157.0' FROM CL OF RTE. 495)

N/F
CITY OF AMESBURY
MAP: 110 LOT: 4A

GRAPHIC SCALE



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SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 02/09/23				
SHEET 7 of 14				
FILE # gb03				
JOB # F:\P\2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				

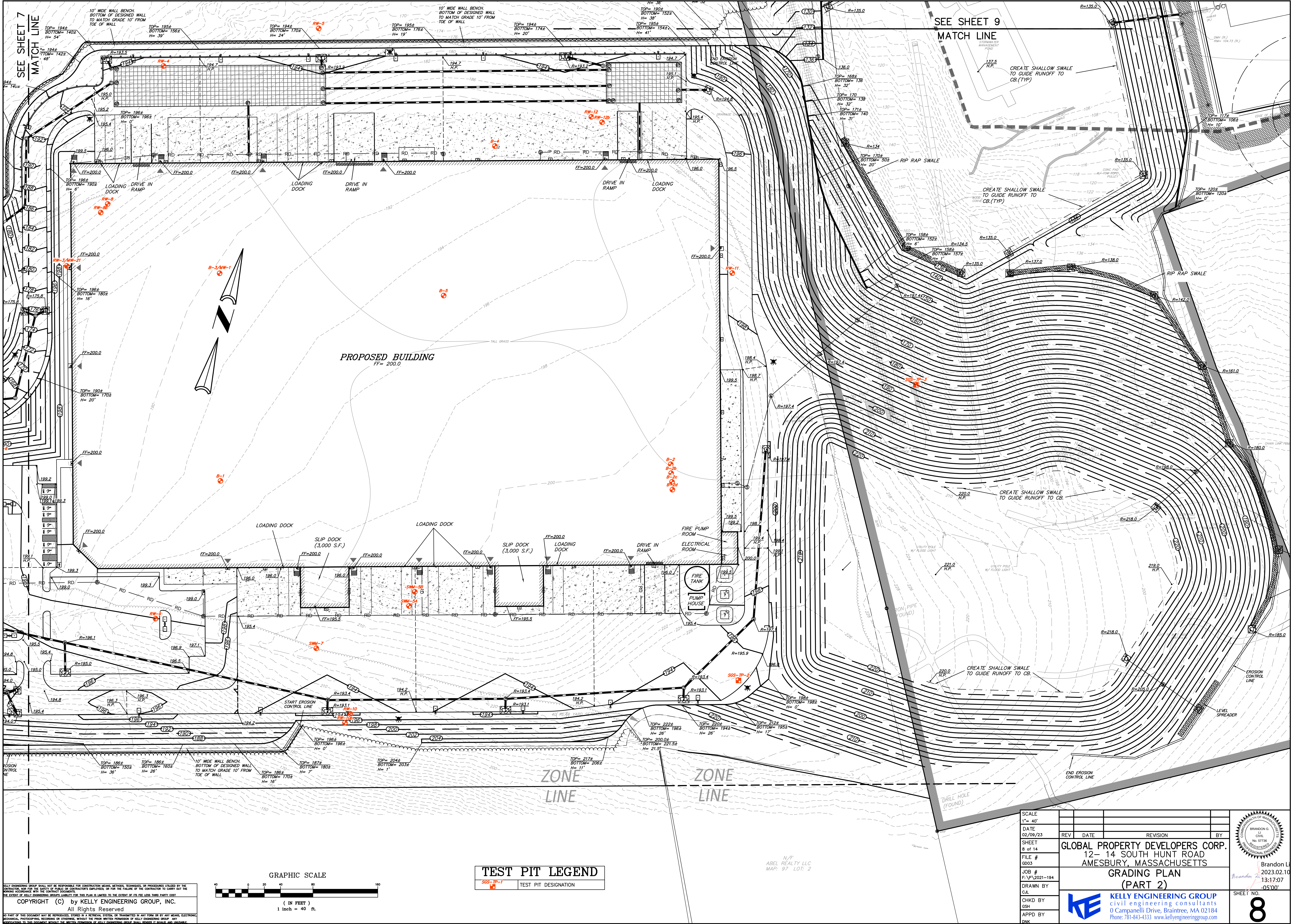
GLOBAL PROPERTY DEVELOPERS CORP.
12- 14 SOUTH HUNT ROAD
AMESBURY, MASSACHUSETTS

GRADING PLAN
(PART 1)

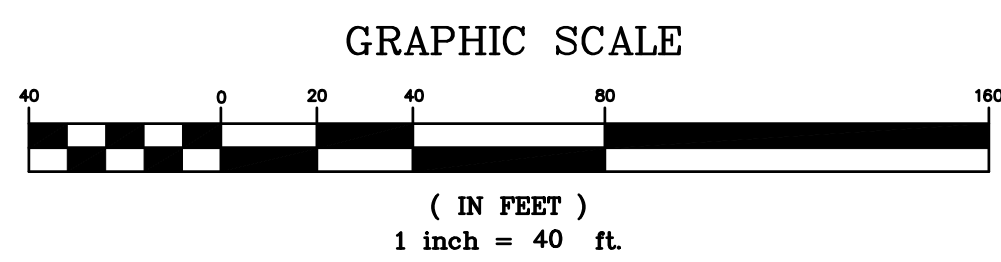
KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

Brandon L. Boudreau
2023.02.1
013:17:32
-05'00"

SHEET NO.
7



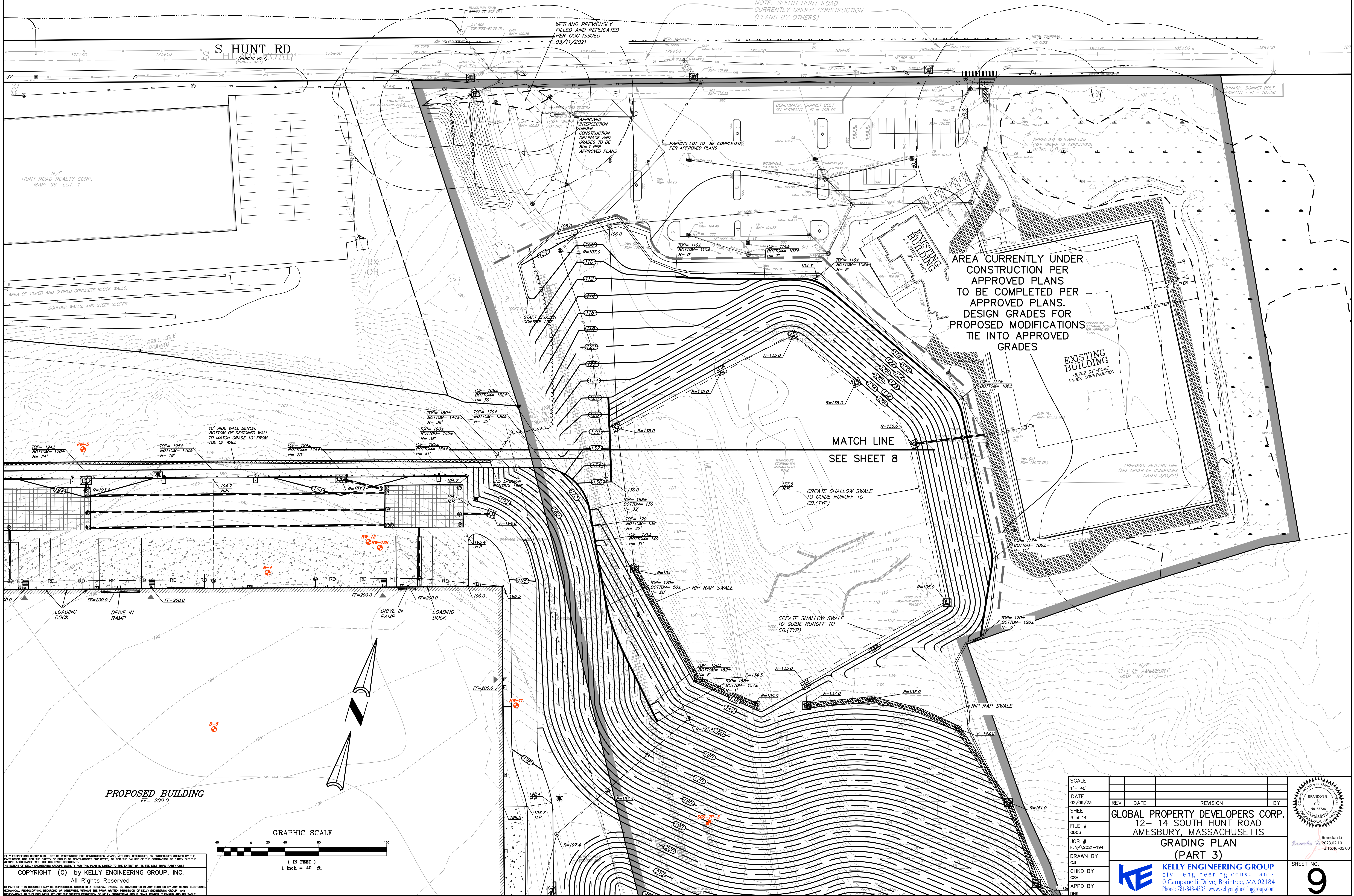
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TEST PIT LEGEND	
	TEST PIT DESIGNATION

SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 02/09/23				
SHEET 8 of 14				
FILE # gdb03				
JOB # F:\P\2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				
GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS				
GRADING PLAN (PART 2)				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
Brandon L. 2023.02.10 13:17:07 -05'00"				
SHEET NO. 8				

INTERSTATE ROUTE 495 ~ BLUE STAR MEMORIAL HIGHWAY



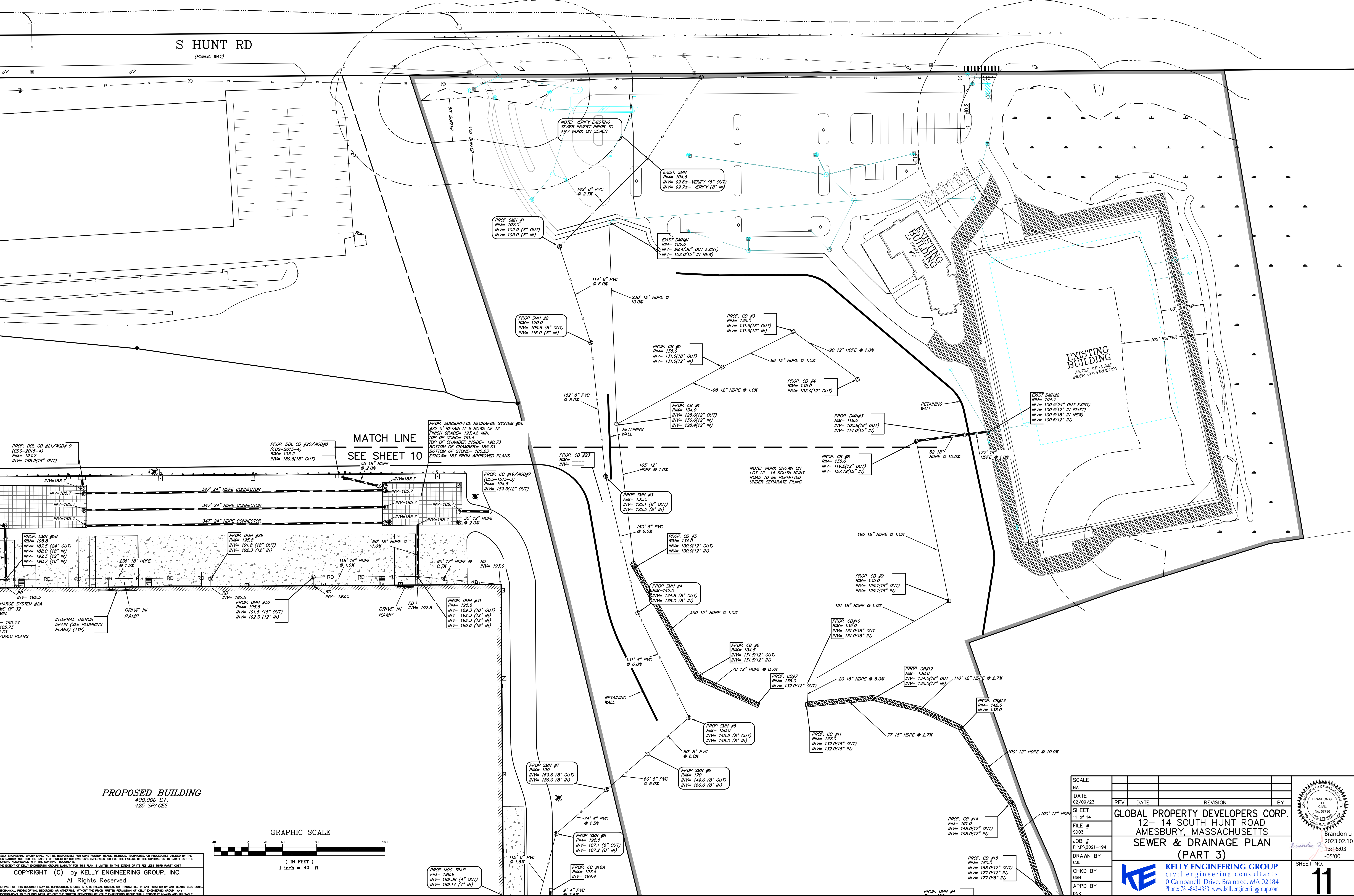
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SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 02/09/23				
SHEET 9 of 14				
FILE # GD03				
JOB # F.V.P. 2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				

GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS	
GRADING PLAN (PART 3)	
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	Brandon Li 2023.02.10 1316:46 -05:00

SHEET NO.
9

INTERSTATE ROUTE 495 ~ BLUE STAR MEMORIAL HIGHWAY



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SCALE	DATE	REV	DATE	REVISION	BY
NA	02/09/23				
SHEET	11 of 14				
FILE #	SD03				
JOB #	F.P. 2021-194				
DRAWN BY	C.L.				
CHKD BY	GSH				
APPD BY	DNK				

GLOBAL PROPERTY DEVELOPERS CORP.
12- 14 SOUTH HUNT ROAD
AMESBURY, MASSACHUSETTS
SEWER & DRAINAGE PLAN
(PART 3)

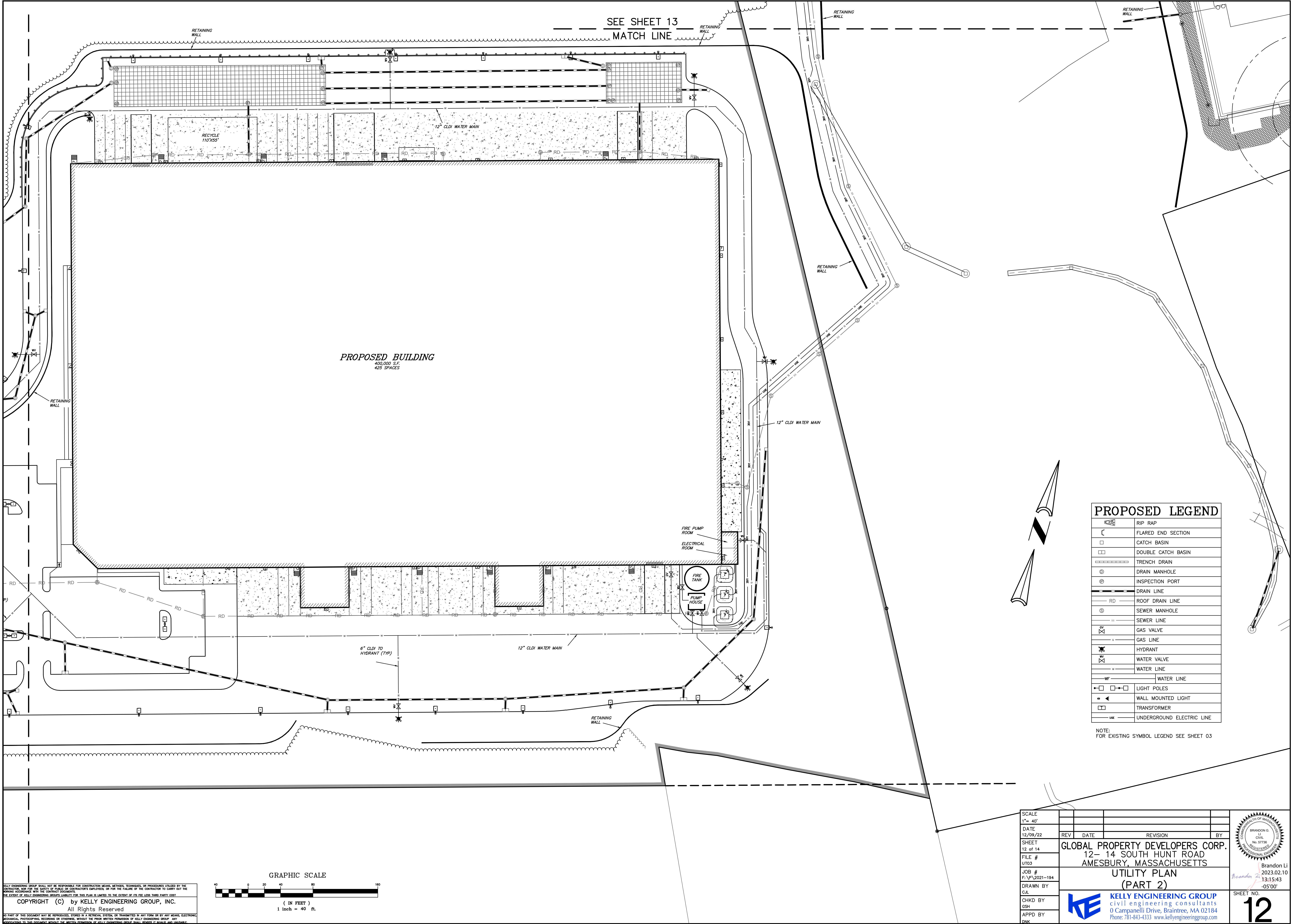
KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

Brandon Li
2023.02.10
13:16:03
-05'00'

Brandon Li
2023.02.10
13:16:03
-05'00'

SEAL
BRANDON G. LI
CIVIL
No. 87736
REGISTERED PROFESSIONAL ENGINEER

11



SEE SHEET 13
MATCH LINE

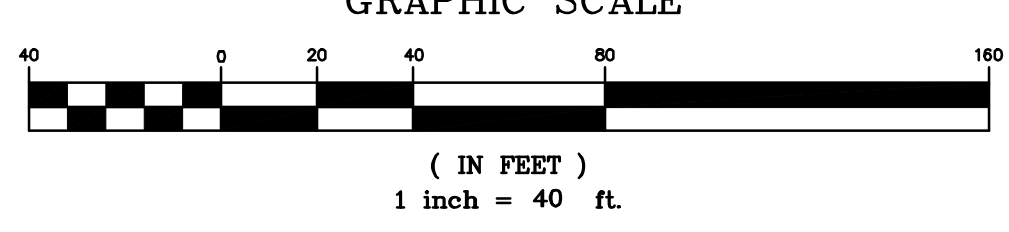
PROPOSED BUILDING
400,000 S.F.
425 SPACES

PROPOSED LEGEND

	RIP RAP
	FLARED END SECTION
	CATCH BASIN
	DOUBLE CATCH BASIN
	TRENCH DRAIN
	DRAIN MANHOLE
	INSPECTION PORT
	DRAIN LINE
	ROOF DRAIN LINE
	SEWER MANHOLE
	SEWER LINE
	GAS VALVE
	GAS LINE
	HYDRANT
	WATER VALVE
	WATER LINE
	WATER LINE
	LIGHT POLES
	WALL MOUNTED LIGHT
	TRANSFORMER
	UNDERGROUND ELECTRIC LINE

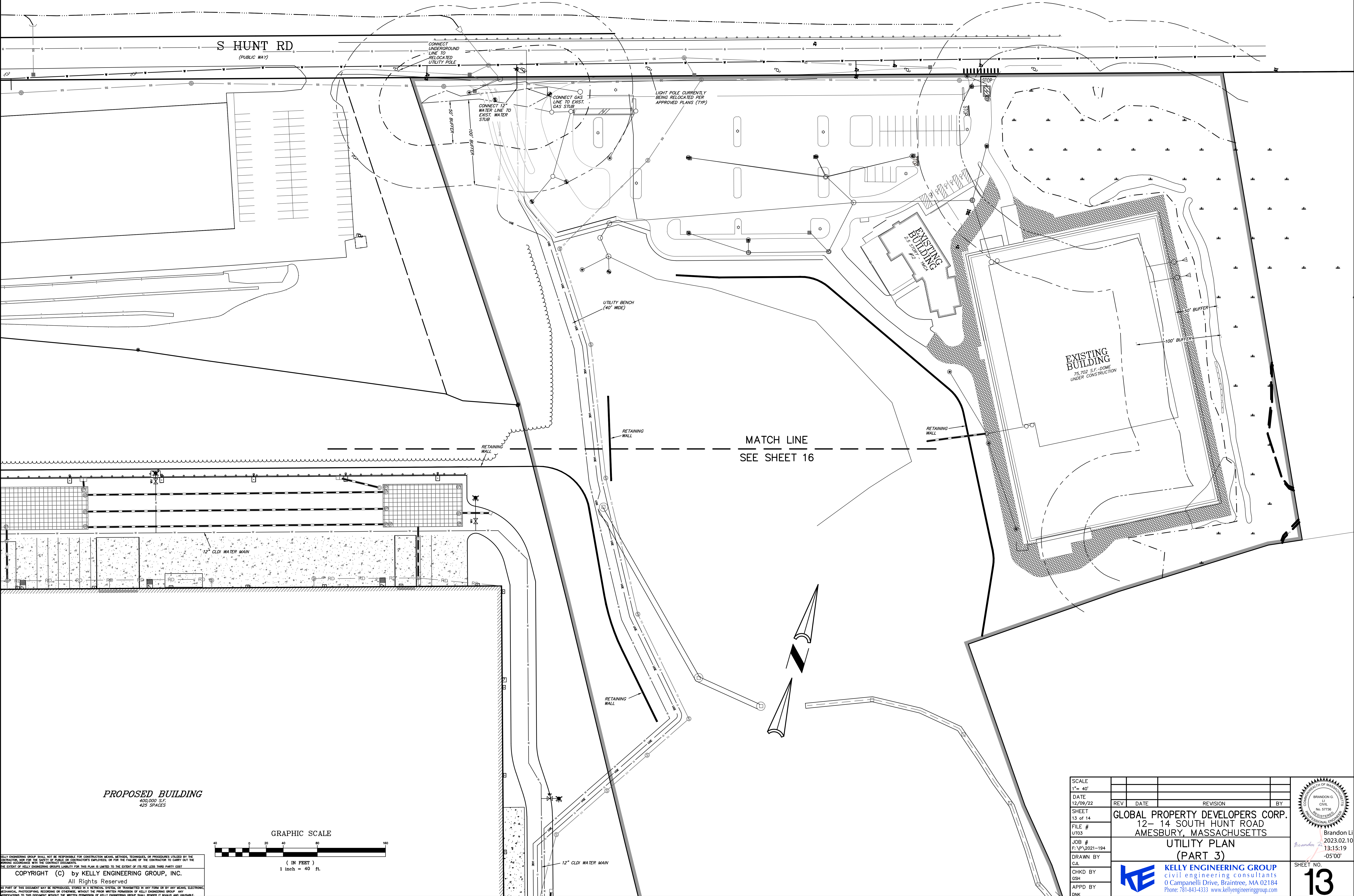
NOTE:
FOR EXISTING SYMBOL LEGEND SEE SHEET 03

GRAPHIC SCALE

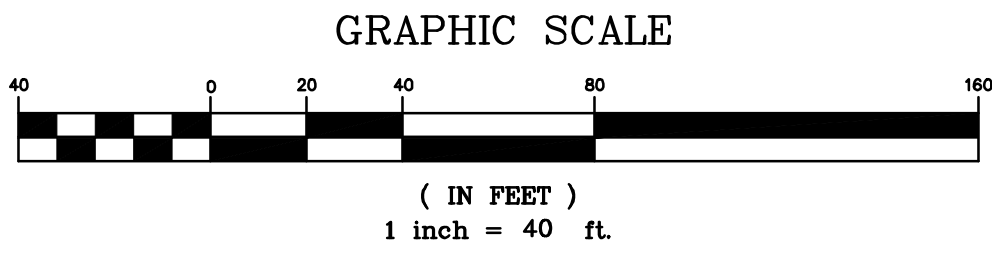


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SCALE 1"= 40'	REV	DATE	REVISION	BY
DATE 12/09/22				
SHEET 12 of 14				
FILE # UT03				
JOB # F.V.P.2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				
GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS				
UTILITY PLAN (PART 2)				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
Brandon Li 2023.02.10 13:15:43 -05'00'				
SHEET NO. 12				



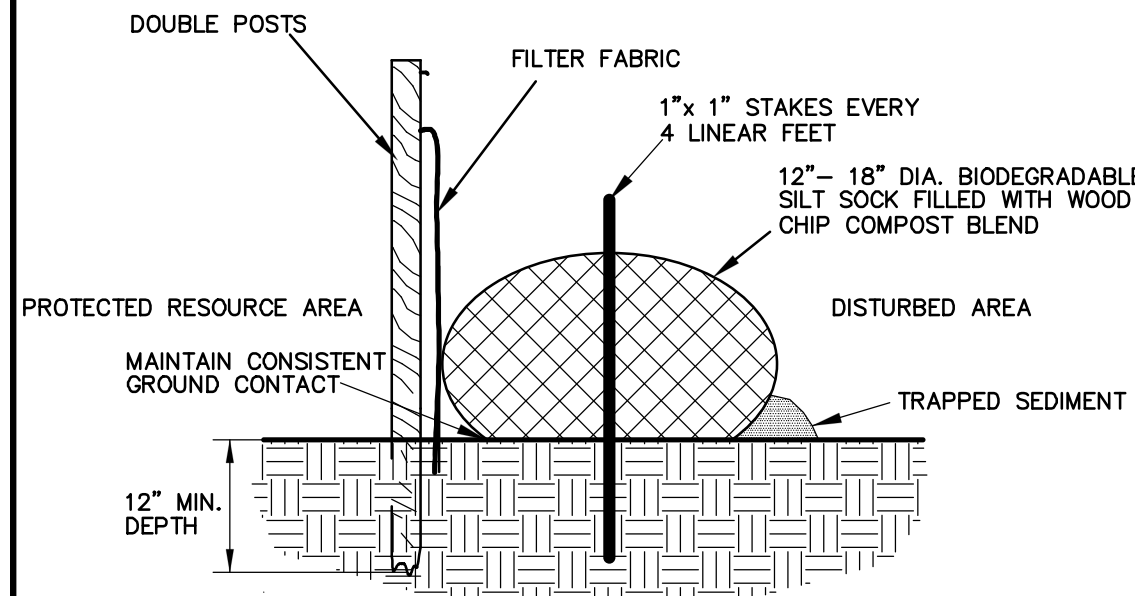
PROPOSED BUILDING
400,000 S.F.
425 SPACES



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SCALE 1" = 40'				
DATE 12/09/22	REV	DATE	REVISION	BY
SHEET 13 of 14				
FILE # UT03				
JOB # F.V.P.2021-194				
DRAWN BY C.L.				
CHKD BY GSH				
APPD BY DNK				

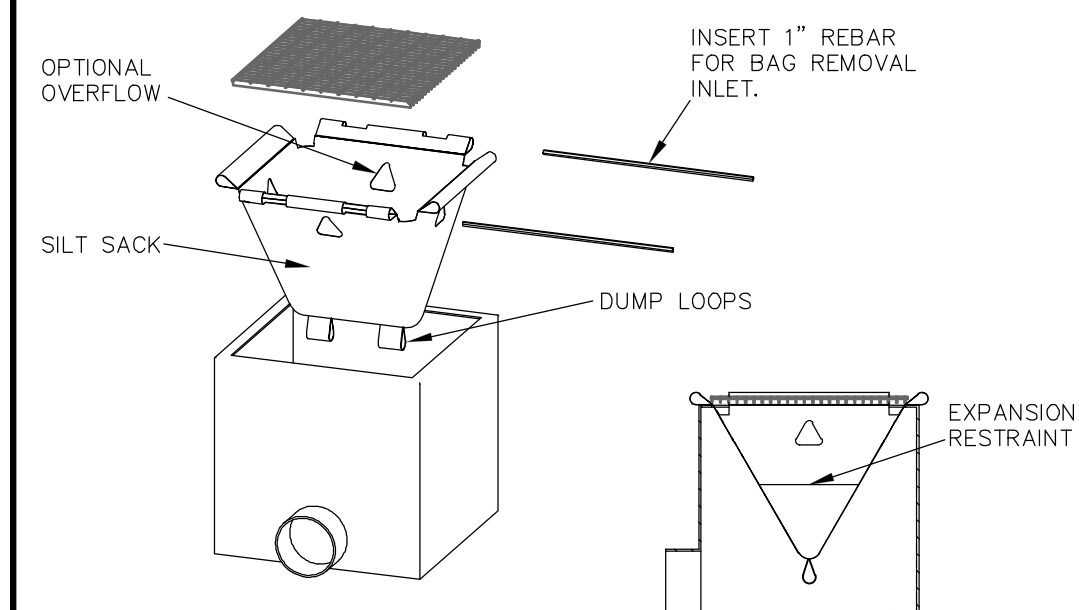
GLOBAL PROPERTY DEVELOPERS CORP. 12- 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS	BRANDON G. LI CIVIL No. 57736 REGISTERED PROFESSIONAL ENGINEER
UTILITY PLAN (PART 3)	Brandon G. Li 2023.02.10 13:15:19 -05'00"
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	SHEET NO. 13



EROSION CONTROL LINE DETAIL

NOT TO SCALE

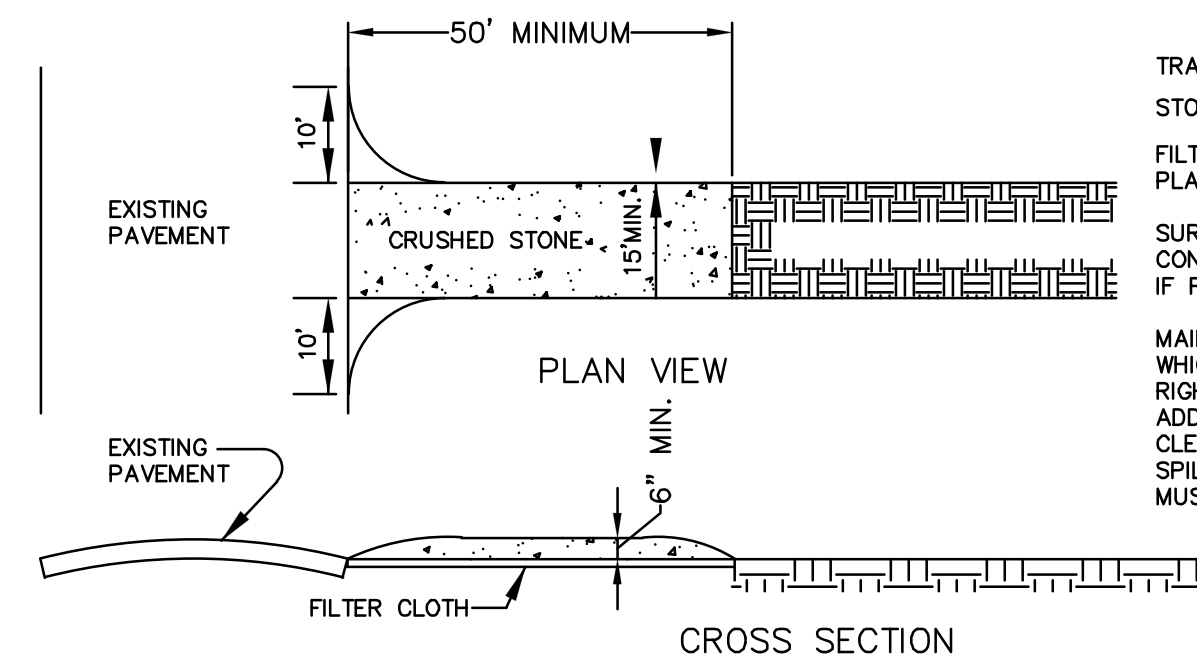
KELLY ENGINEERING GROUP, INC.



SILT SACK- TYPE A DETAIL

NOT TO SCALE

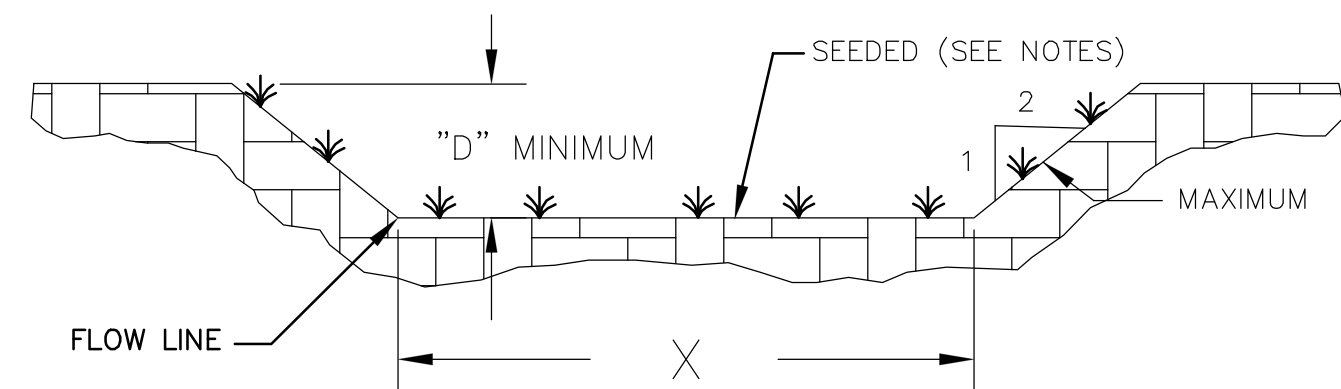
KELLY ENGINEERING GROUP, INC.



CONSTRUCTION TRACKING PAD

NOT TO SCALE

KELLY ENGINEERING GROUP, INC.

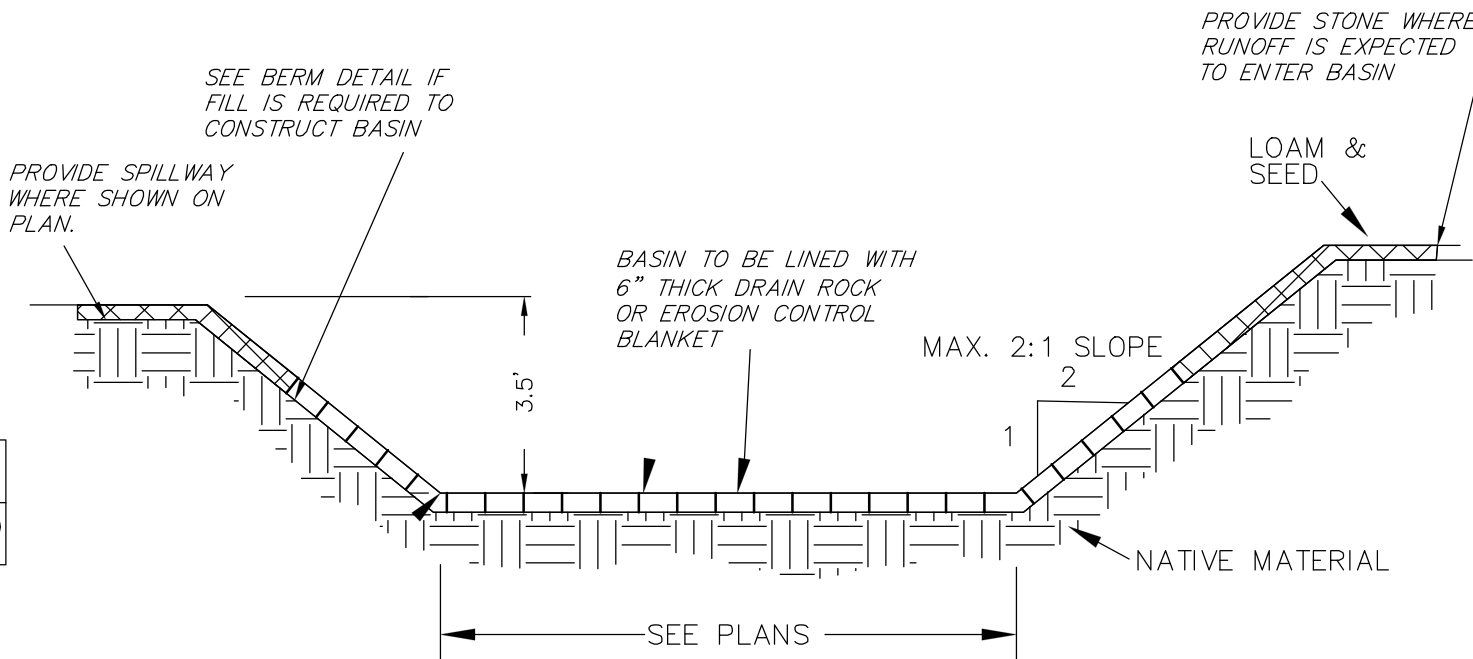


SWALE DETAIL

NOT TO SCALE

(SWAL-DETAIL)

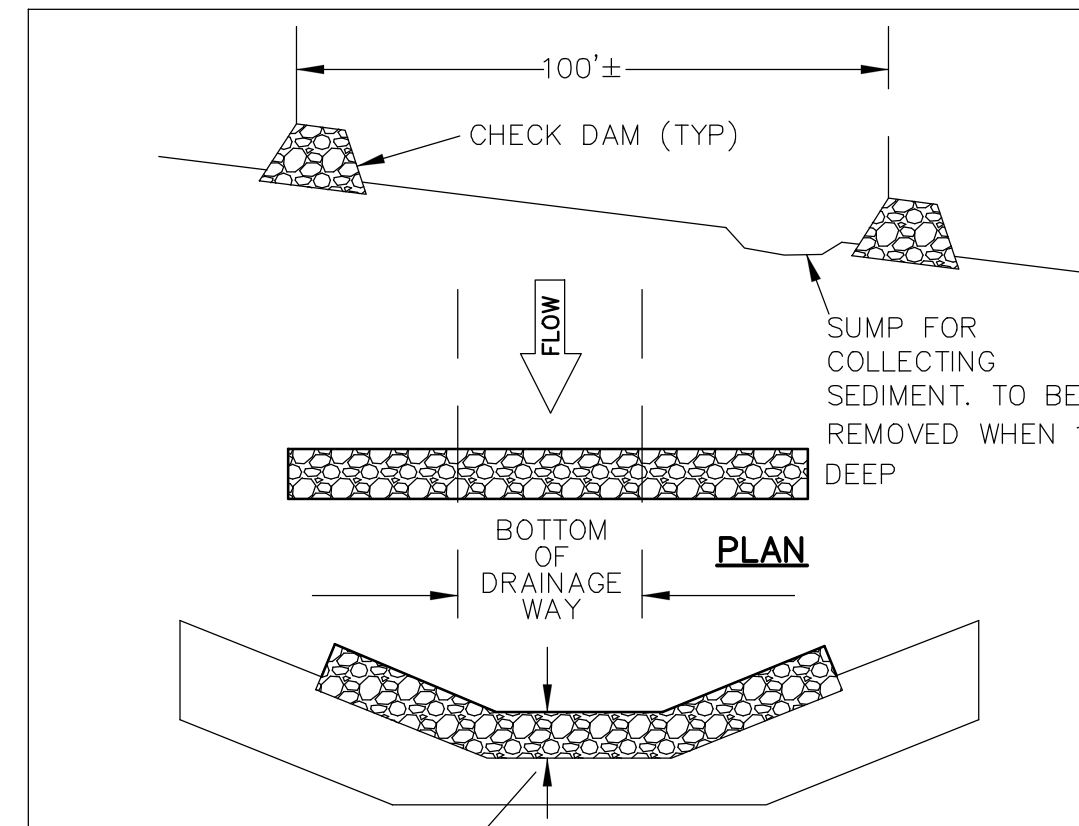
KELLY ENGINEERING GROUP



SEDIMENT BASIN DETAIL

NOT TO SCALE

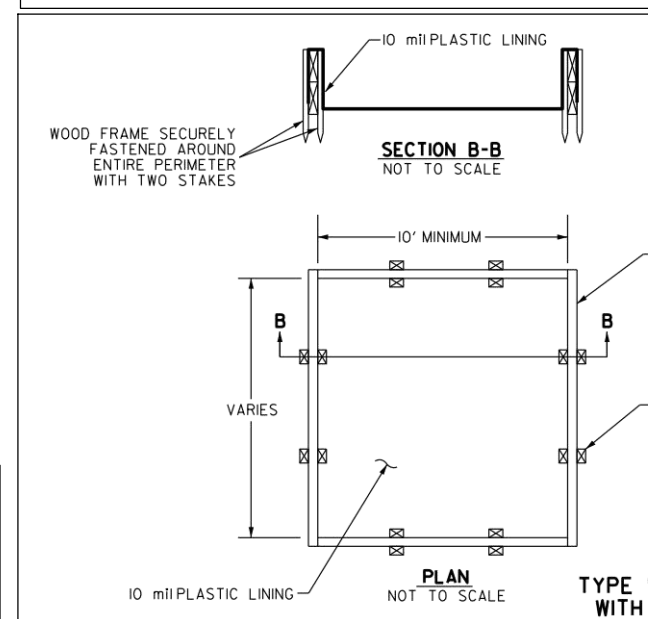
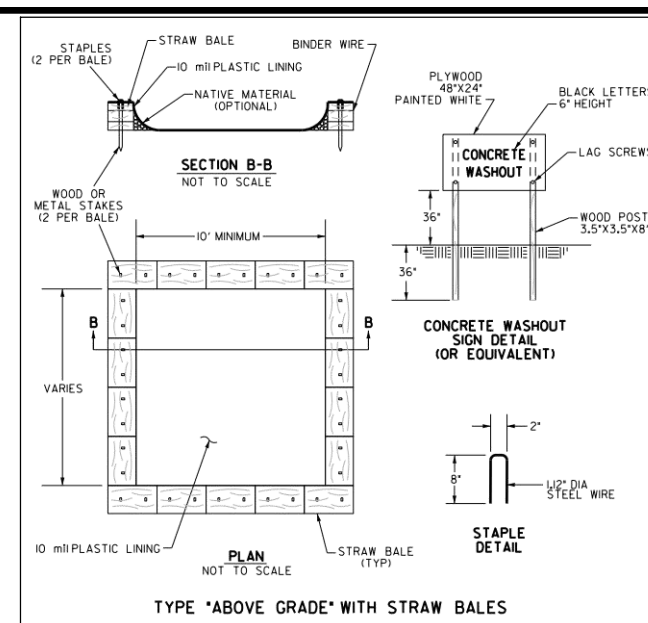
KELLY ENGINEERING GROUP



STONE CHECKDAM DETAIL (SEDIMENT DITCH)

NOT TO SCALE

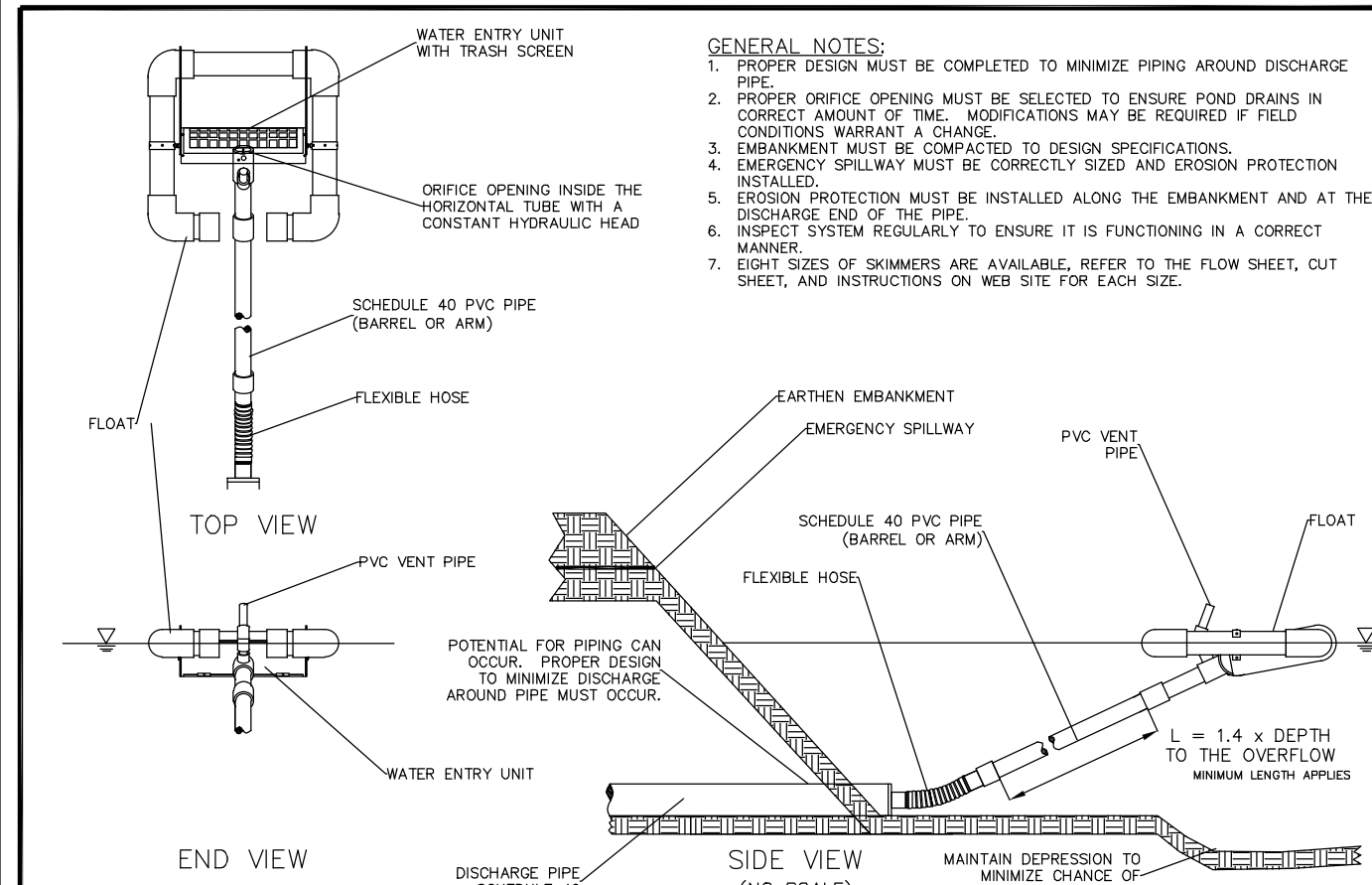
KELLY ENGINEERING GROUP, INC.



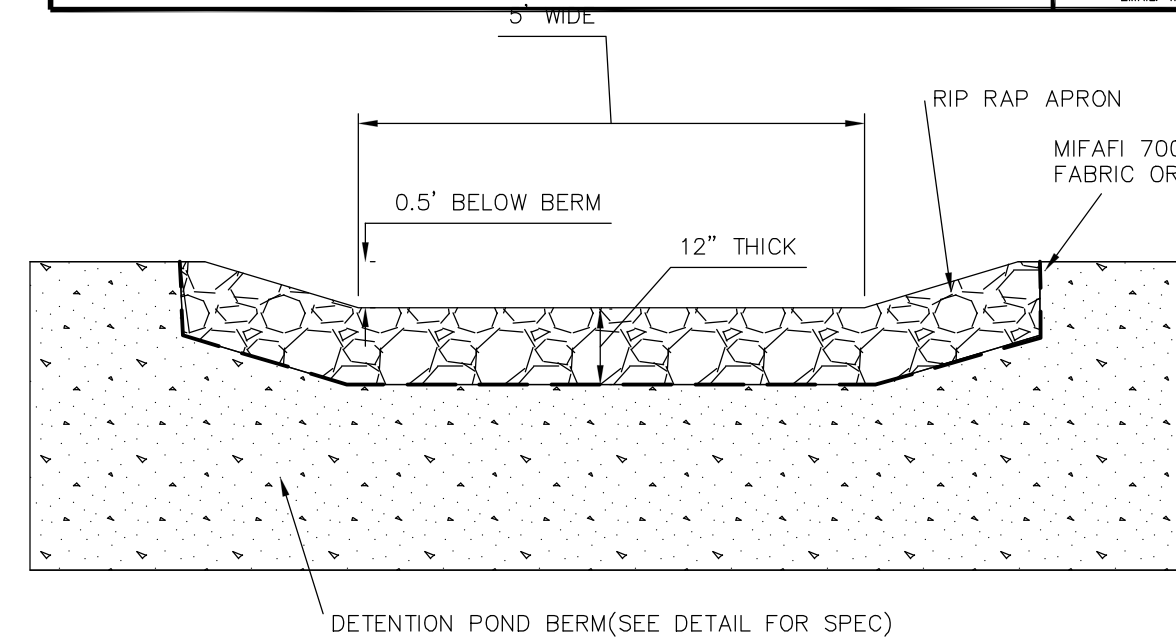
NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

CONCRETE WASHOUT DETAIL



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT



EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

(HEADWALL-DETAIL-FLARED-END) KELLY ENGINEERING GROUP, INC.

NOTE: FOR DRAINAGE AND UTILITY DETAILS SEE SITE DEVELOPMENT PLANS FOR 24 SOUTH HUNT ROAD BY KELLY ENGINEERING GROUP, LLC DATED REVISED 02/09/23

SCALE				
NA				
DATE	02/09/23	REV	DATE	REVISION
SHEET	10 of 10			BY
FILE #	D700- EW			
JOB #	F:\P\2021-194			
DRAWN BY	C.J.L.			
CHKD BY	GSH			
APPD BY	DNK			
GLOBAL PROPERTY DEVELOPERS CORP.				
12- 14 SOUTH HUNT ROAD				
AMESBURY, MASSACHUSETTS				
DETAIL SHEET.				
KELLY ENGINEERING GROUP				
civil engineering consultants				
0 Campanelli Drive, Braintree, MA 02184				
Phone: 781-843-4333 www.kellyengineeringgroup.com				
SHEET NO.				
14				

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