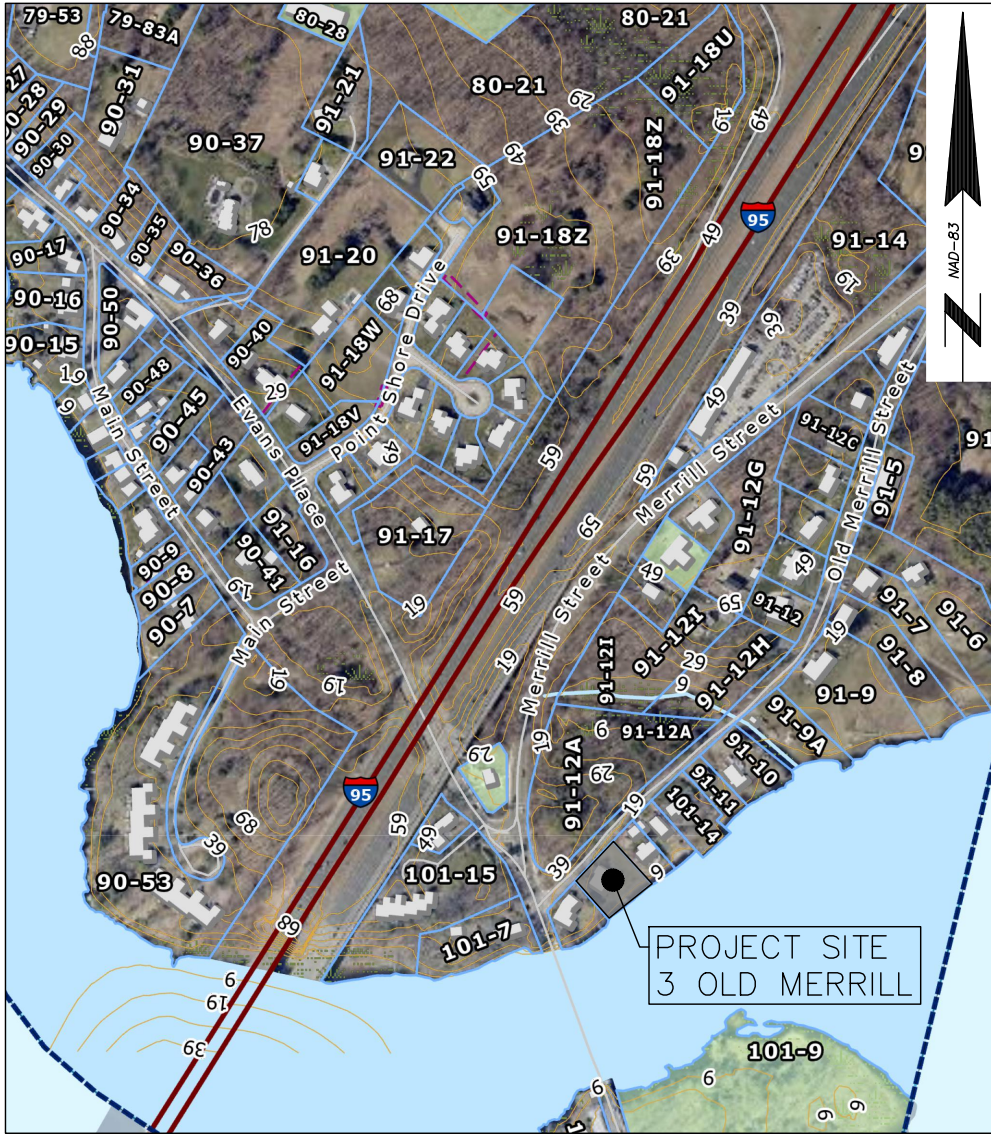


#3 OLD MERRILL STREET

Amesbury, Massachusetts 01913

Prepared for

ANDREA MCKEE



VICINITY MAP

SCALE: 1"=500'

SHEET INDEX

SHEET C0.0.....	TITLE SHEET
SHEET C1.0.....	EXISTING CONDITIONS PLAN
SHEET C2.0.....	SITE PREPARATION & EROSION CONTROL PLAN
SHEET C3.0.....	SITE PLAN
SHEET C4.0.....	SITE DETAILS

PLAN INTENT

THE INTENT OF THIS PLAN IS TO SUPPORT THE CONSTRUCTION OF A PROPOSED DETACHED ACCESSORY DWELLING AND ACCOMPANY A NOTICE OF INTENT APPLICATION FILED WITH THE CONSERVATION COMMISSION AND A SPECIAL PERMIT APPLICATION FILED WITH THE PLANNING BOARD.

LIST OF WAIVERS

XI.K3.F.3i THE DADU IS REQUIRED TO BE SET BACK 10' FURTHER FROM THE FRONT LOT LINE THAN THE EXISTING FRONT WALL OF THE PRINCIPAL BUILDING. A WAIVER IS REQUESTED TO ALLOW 2' IN LIEU OF 10'.

VIII.G.12 THE PARKING SPACES SHALL BE ARRANGED AS NOT TO PERMIT BACKING OF AUTOMOBILES ONTO ANY STREET. A WAIVER IS REQUESTED TO ALLOW THE BACKING OF AUTOMOBILES ONTO OLD MERRILL ROAD, CONSISTENT WITH THE EXISTING DRIVEWAY SERVICING THE PRINCIPAL DWELLING, AND THOSE OF OTHER NEIGHBORING ABUTTERS.

OWNER AND APPLICANT.

ANDREA B. MCKEE
REVOCABLE TRUST
3 OLD MERRILL STREET
AMESBURY, MASSACHUSETTS 01913

PROJECT TEAM

CIVIL ENGINEER/LAND SURVEYOR/WETLAND SCIENTIST
HANCOCK ASSOCIATES 185 CENTRE STREET DANVERS,
MASSACHUSETTS 01923

TOWN OF AMESBURY REGULATORY NOTES

1. AN ABSOLUTE MINIMUM OF EXISTING VEGETATIVE COVER SHALL BE DISTURBED DURING THE CONSTRUCTION PERIOD.
2. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
3. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
4. WHERE NECESSARY, AS DETERMINED BY PLANNING BOARD, TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT AREAS EXPOSED DURING DEVELOPMENT.
5. ALL DISTURBED AREAS SHALL BE GRADUALLY AND NEATLY GRADED AND SHAPED AS SOON AS POSSIBLE. FINAL GRADING SHALL INCLUDE REMOVAL OF ALL LARGE ROCKS, STUMPS, DEBRIS, AND ALL OTHER DELETERIOUS MATERIALS FROM THE FINISHED SURFACE.
6. AT THE TOE OF ALL CUT AND FILL SLOPES IN EXCESS OF TEN (10) FEET IN HEIGHT, STAKED BALED HAY OR OTHER EROSION CHECKS SHALL BE INSTALLED.
7. ALL DISTURBED AREAS SHALL BE PROTECTED FROM POTENTIALLY EROSION RUNOFF FROM UP-SLOPE AREAS BY MEANS OF DIVERSIONS, BENCHES, AND/OR OTHER ACCEPTABLE MEANS.
8. CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY.
9. FILL SHALL BE PLACED AND COMPACTED SO AS TO MINIMIZE SLIDING OR EROSION OF THE SOIL.
10. GRADING SHALL NOT BE DONE IN SUCH A WAY SO AS TO DIVERT WATER ONTO OR IMPOND WATER ON THE PROPERTY OF ANOTHER LANDOWNER WITHOUT THE WRITTEN CONSENT OF THAT LANDOWNER.
11. FILLS SHALL NOT ENROACH ON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS.
12. DURING CONSTRUCTION, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
13. EMPLOY ONLY WET TYPE EQUIPMENT FOR SAW CUTTING AND CONCRETE GRINDING TO CONTROL DUST NUISANCE.
14. OBTAIN PLANNING BOARD APPROVAL BEFORE CHEMICALS FOR DUST CONTROL ARE USED. SODIUM CHLORIDE IS NOT PERMITTED FOR DUST CONTROL.
15. ALL TRENCHES AND DISTURBED AREAS CREATED DURING CONSTRUCTION THAT WILL PRODUCE DUST SHALL BE PROTECTED FROM TREE BY AN APPLICATION OF CALCIUM CHLORIDE. THE USE OF CALCIUM CHLORIDE ON TEMPORARY ACCESS ROADS IS NOT ALLOWED.
16. TEMPORARY CONSTRUCTION ENTRANCE PADS OR OTHER MEASURES REQUIRED BY PLANNING BOARD SHALL BE PROVIDED AT ALL SITES TO ENSURE THAT SEDIMENT IS NOT TRACKED onto PUBLIC STREETS BY CONSTRUCTION VEHICLES OR WASHED INTO STORM DRAINS.
17. WASH MUD FROM CONSTRUCTION VEHICLES BEFORE LEAVING THE CONSTRUCTION SITE. PROMPTLY CLEAN UP ALL DIRT AND MUD DEPOSITED ON PUBLIC AND/OR PRIVATE PROPERTY DUE TO CONSTRUCTION.
18. DISCHARGE SILT-LADEN WATER FROM TRENCHES OR EXCAVATIONS onto FILTER FABRIC MAT, BALED HAY OR STRAW SEDIMENT TRAPS, or INTO SEDIMENTATION BASINS TO ENSURE THAT ONLY SEDIMENT-FREE WATER IS RETURNED TO WATERCOURSES.
19. DO NOT DUMP SPOILED MATERIAL INTO ANY STREAMS, WETLANDS, SURFACE WATERS, OR UNSPECIFIED LOCATIONS.
20. PREVENT INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN STREAMS, WETLANDS OR SURFACE WATERS.
21. PREVENT DAMAGE TO VEGETATION ADJACENT TO OR OUTSIDE OF CONSTRUCTION AREA LIMITS.
22. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.

GENERAL NOTES

1. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCSD) AND GEOID 18.
2. UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
3. LIMITS OF RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES ON 12/22/2025 AND LOCATED BY FIELD SURVEY.
4. THE LIMIT OF FEMA ZONE "AE" HAS BEEN COMPILED FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25009C0108G, WITH AN EFFECTIVE DATE OF JULY 8, 2025, AND IS SHOWN APPROXIMATELY HEREON.
5. THE FEMA ZONE "AE" HAS BEEN COMPILED FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25009C0108G, WITH AN EFFECTIVE DATE OF JULY 8, 2025, AND IS SHOWN APPROXIMATELY HEREON.
6. THE LIMIT OF NATIONAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) HAS BEEN COMPILED FROM MASSGIS NUMBER PH 2154 WITH AN EFFECTIVE DATE OF AUGUST 1, 2021 AND IS SHOWN APPROXIMATELY HEREON.
7. LIMITS OF MEAN HIGH WATER (EL.=3.96') SHOWN HEREON IS BASED ON ELEVATIONS FROM BUZZARDS BAY NATIONAL ESTUARY PROGRAM INTERACTIVE TIDAL DATUM VIEWER AND SUPPLEMENTED WITH LIDAR DATA FROM NOAA DATA ACCESS VIEWER.
8. UNDERGROUND SEWER LINE SHOWN HEREON IS BASED ON "SEWER EXTENSION PLAN" PREPARED BY SULLIVAN ENGINEERING GROUP, LLC DATED JUNE 2, 2010.
9. EVIDENCE OF AN UNDERGROUND SEPTIC TANK EXIST AT MANHOLE. INFORMATION REGARDING THE LOCATION OF SAID SEPTIC TANK WAS NOT AVAILABLE AT THE TIME OF THE SURVEY.
10. UNDERGROUND SEWER LINE SHOWN HEREON IS CONNECTED TO A PUMP CHAMBER DOWN "OLD MERRILL ROAD" AS SHOWN ON PLAN IN REFERENCE NOTE #8.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
12. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
13. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND THE / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
15. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE AND FEDERAL DEPARTMENT OF WORKS AND THE MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION (DCR) STANDARDS.
16. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
17. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
18. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
4. QUOTING THAT IS LESS THAN 10 FEET FROM THE WISCONSIN ACADEMY OF PLUMBING SHALL BE IN ACCORDANCE WITH THE FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
5. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

3 OLD MERRILL
STREET

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AMESBURY MA, 01913

ASSESSORS:

<u>MAP</u>	<u>BLOCK</u>	<u>LOT</u>
101	-	11

PREPARED FOR:

ANDREA MCKEE

3 OLD MERRILL STREET
AMESBURY MA, 01913

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
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TITLE SHEET AND NOTES

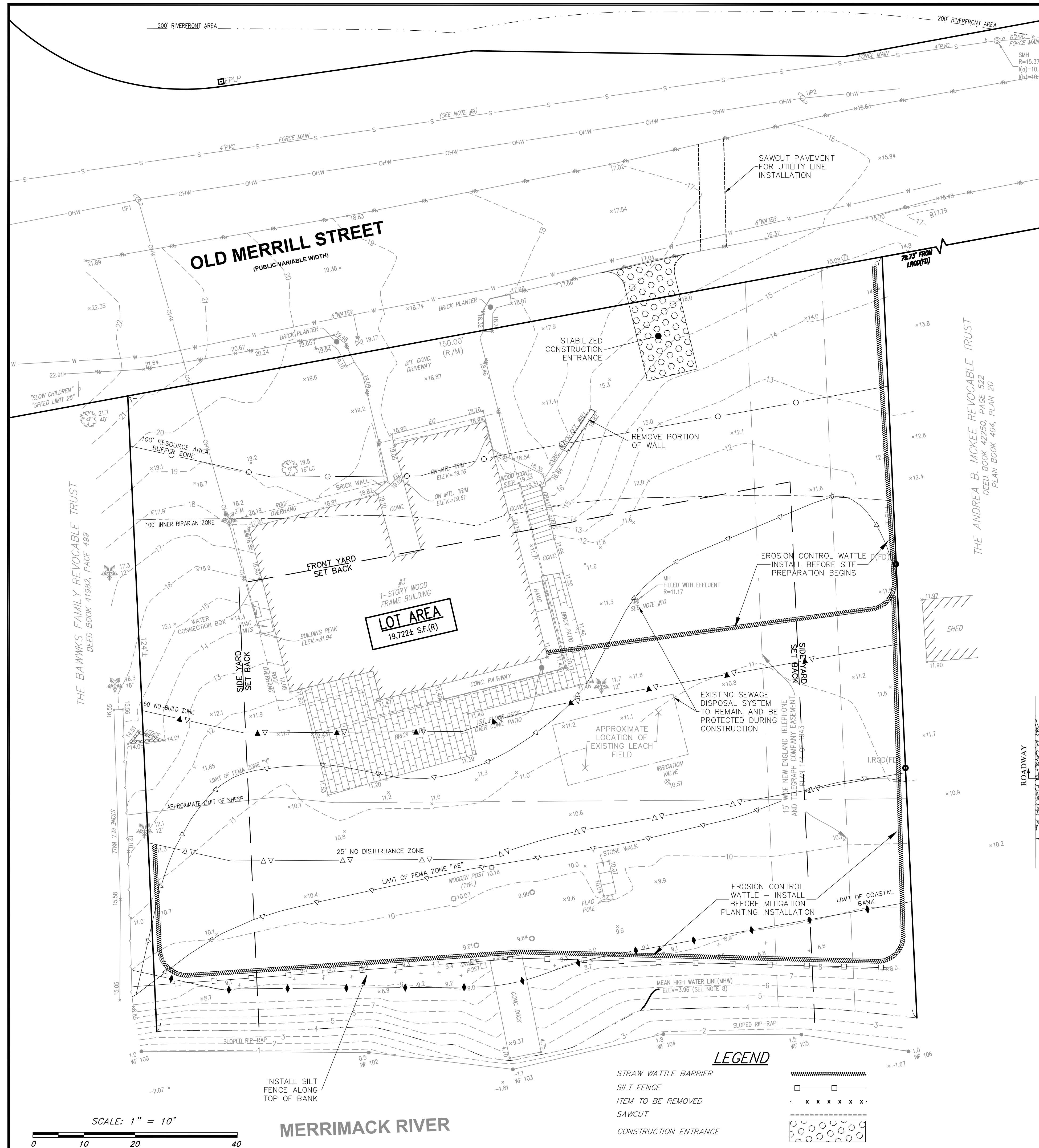
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DWG: 28781_SP1.dwg

LAYOUT: *Title*

PROJECT NO.:

28781



EROSION AND SEDIMENTATION PLAN

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED STRAW WATTTLES, FILTER FENCES, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S WILL BE INSPECTED DAILY AND MAINTAINED AS REQUIRED TO ENSURE PROPER FUNCTION.

IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKSMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

PRE-CONSTRUCTION

1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW WATTLES, SILT FENCE AND CRUSHED STONE.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.
3. UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
4. CONSTRUCTION ENTRANCE SHALL BE INSTALLED.

PRELIMINARY SITE WORK

1. EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE CONSIDERED.

ONGOING SITE WORK

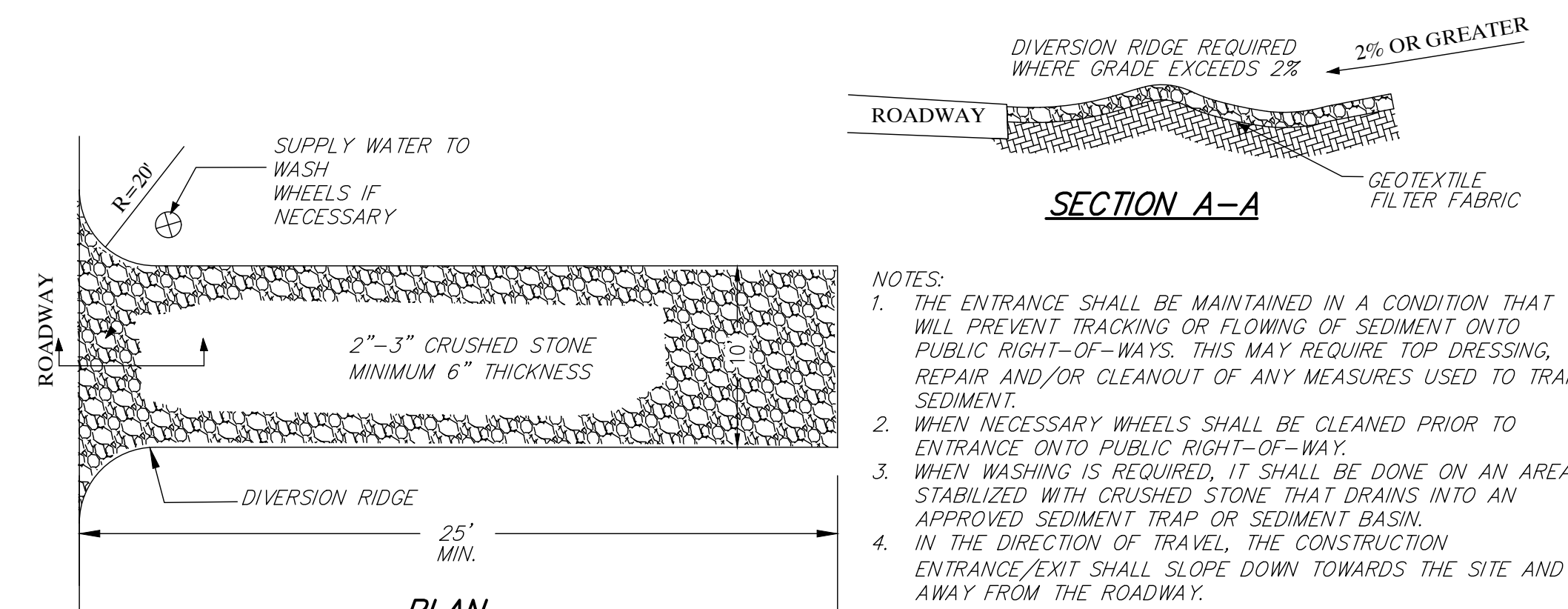
1. ~~EXISTING CURB~~ MEASURES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED. SEDIMENT BUILT UP BEHIND EROSION CONTROL WATTLE SHALL BE REMOVED WHEN LEVEL REACHES ONE HALF WATTLE HEIGHT AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. DEWATERING SHALL BE DONE IN A MANNER SO AS NOT TO TRANSMIT SILT, SAND, OR PARTICULATE MATTER TO THE RECEIVING WATER OR EXISTING DRAINAGE SYSTEM.
3. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY. STONE SHALL BE REMOVED AND REPLACED WHEN SEDIMENT REACHES TOP OF STONE.
4. OLD MERRILL STREET SHALL BE INSPECTED DAILY AND SWEEP AS NEEDED TO KEEP PAVED SURFACE FREE OF SOIL AND DEBRIS.
5. NO EXISTING UTILITIES SHALL BE ABANDONED IN PLACE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A FUNCTIONAL STORM DRAINAGE SYSTEM IN OLD MERRILL STREET AT ALL TIMES DURING CONSTRUCTION, INCLUDING PERIODIC CLEAN OUT OF SEDIMENT.

LANDSCAPING

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. IF SEEDING IS REQUIRED, THE FOLLOWING APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5-LBS/1000 SF, A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

CONSTRUCTION SEQUENCE

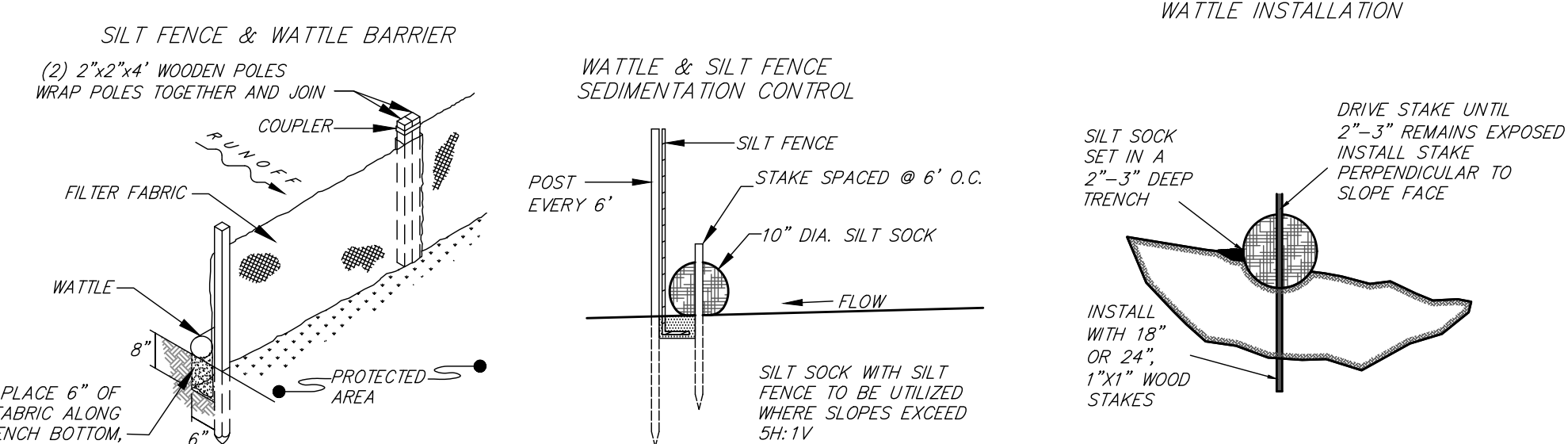
1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL EROSION CONTROL
3. SITE DEMOLITION AND PREPARATION PER PLAN.
4. UTILITY AND FOUNDATION CONSTRUCTION.
5. BACKFILL OF UTILITIES AND FOUNDATIONS.
6. DRIVEWAY AND BUILDING CONSTRUCTION.
7. REMOVE CONSTRUCTION ENTRANCE.
8. FINAL GRADING, AND PAVING.
9. LANDSCAPING, LOAM AND SEED.
10. REMOVAL OF EROSION CONTROL ONCE FULLY STABILIZED.



PLAN | AWAY FROM THE ROADWAY.

1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE



2 *EROSION CONTROL BARRIER DETAILS*
NOT TO SCALE

3 OLD MERRILL
STREET

3 OLD MERRILL STREET
AMESBURY MA, 01913

ASSESSORS:

<u>MAP</u>	<u>BLOCK</u>	<u>LOT</u>
101	-	11

PREPARED FOR:

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3 OLD MERRILL STREET
AMESBURY MA, 01913

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DATE:			5/11/26	DESIGN BY: OMR
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SITE PREPARATION AND EROSION CONTROL PLAN

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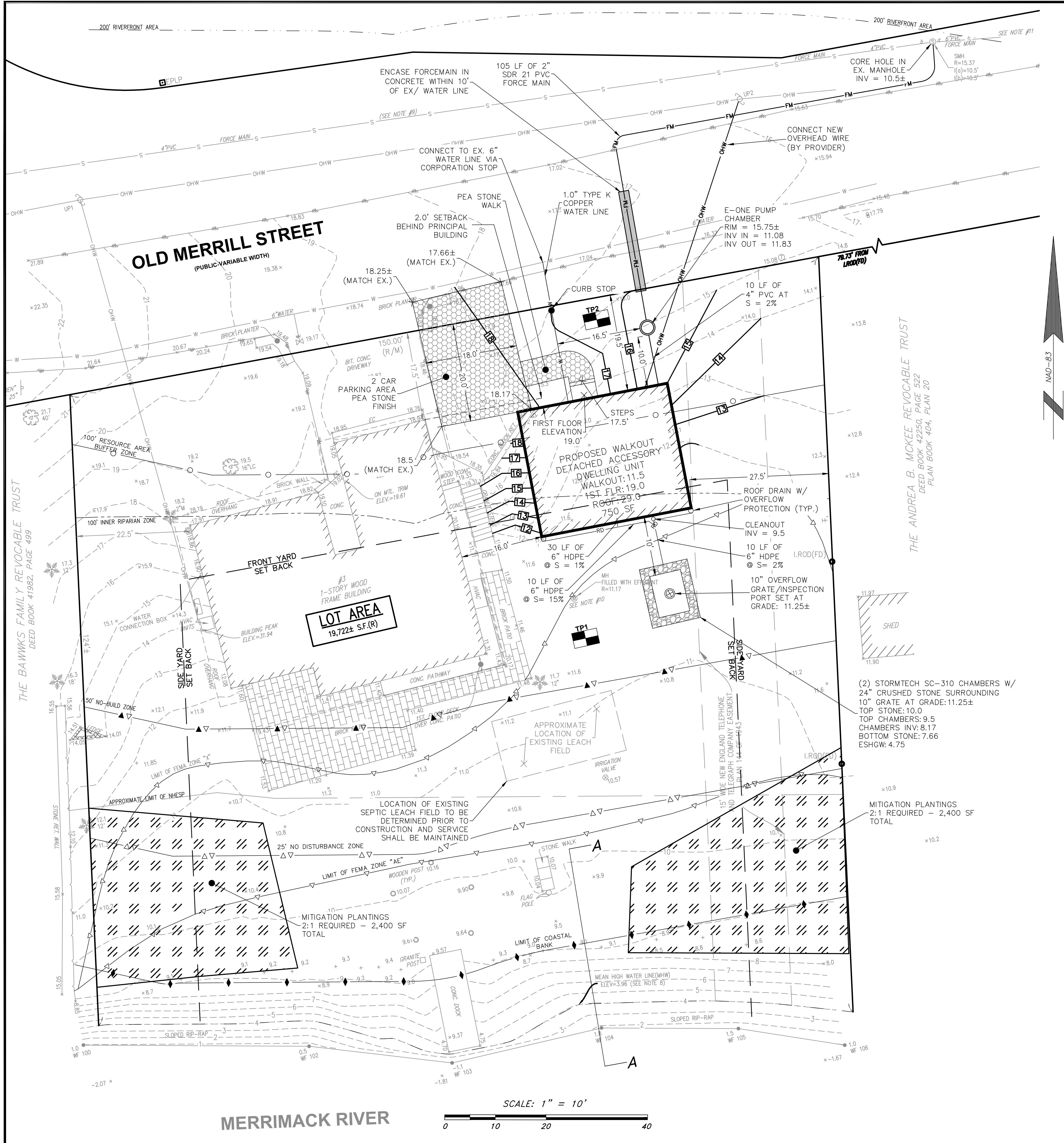
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SHEET: 3 OF 5

PROJECT NO.:	28781
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C2.0



ZONING
ZONE: RESIDENTIAL-20 DISTRICT (R-20)

DIMENSIONAL REGULATIONS TABLE

REQUIREMENT	REQUIRED	EXISTING DWELLING	ADU
GENERAL			
MIN. LOT AREA	20,000 SQ.FT.	19,722 SQ.FT.±	19,722 SQ.FT.±[1]
FRONTAGE	125'	150'	150'
FRONT SETBACK	40'(18' ADU)	17.5' [3]	19.5'
SIDE SETBACK	20'	22.5'	27.5'
REAR SETBACK	40'	>40'	>40'
MAX. HEIGHT	35'	20.5'±	-
MAX. STORIES	2.5	1	1
MAX. BUILDING AREA	20%	10%	3.8% (13.8% TOTAL)
DADU REQUIREMENTS			
DISTANCE BEHIND PRINCIPAL DWELLING	10'	-	2.0' [2]
DISTANCE TO PRINCIPAL DWELLING	5'	-	16'
MAX. FOOTPRINT AREA	750 SF	-	750 SF
MAX. HEIGHT	22' ADU	-	22' [4]
MAX ADU ROOF ELEVATION	31.94'	-	29.0' [4]
OFF STREET PARKING	1	-	2

[1] AN ADU IS PERMITTED ON EXISTING NONCONFORMING LOTS PROVIDED NO INCREASED OR NEW NONCONFORMITY IS CREATED.
[2] WAIVER REQUESTED, SEE TITLE SHEET FOR LIST OF WAIVERS.
[3] EXISTING STRUCTURE NON CONFORMITY
[4] PROVIDED BY ARCHITECT

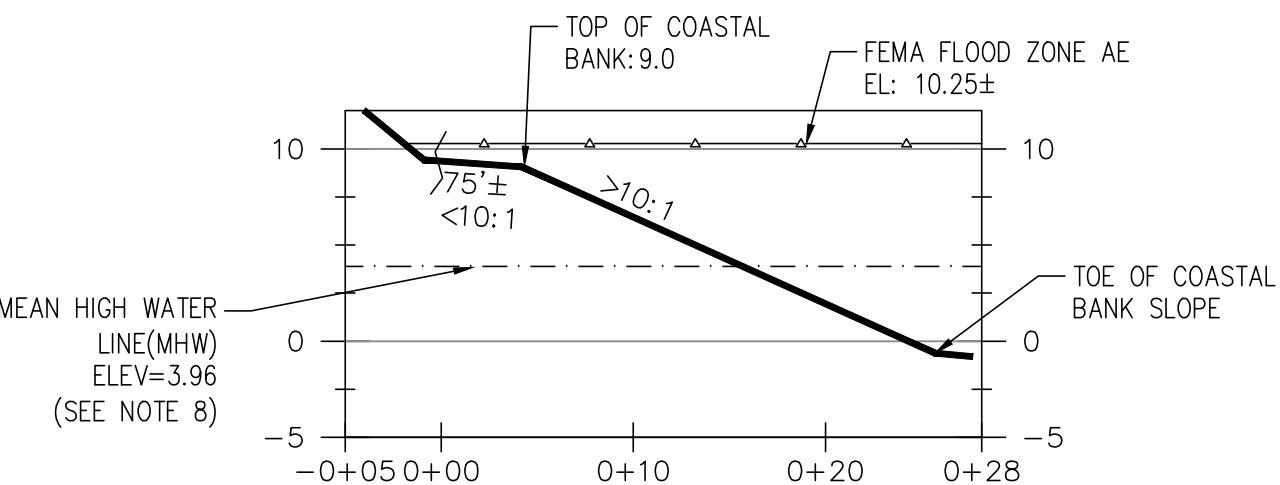
- DETACHED ACCESSIBLE DWELLING UNIT (DADU)**
- THE DADU SHALL NOT HAVE MORE THAN 2 BEDROOMS.
 - EXTERIOR DESIGN SHALL BE ARCHITECTURALLY CONSISTENT WITH OR SIMILAR IN APPEARANCE TO THE PRINCIPAL BUILDING OR STRUCTURE.
 - THE FRONT WALL OF THE DADU SHALL BE SET BACK AT LEAST 10' FURTHER FROM THE FRONT LOT LINE THAN THE EXISTING FRONT WALL OF THE PRINCIPAL BUILDING OR STRUCTURE. [1]
 - THE DADU SHALL NOT EXCEED 22' IN HEIGHT AND SHALL BE AT OR BELOW THE HEIGHT OF THE EXISTING ROOF.
 - THE BUILDING FOOTPRINT OF THE DADU SHALL BE NO GREATER THAN 750 SF
 - THE DADU SHALL NOT EXCEED 800 SF OF GROSS LIVABLE AREA (GLA)
 - THE DADU SHALL NOT EXCEED 1,500 SF OF GROSS FLOOR AREA (GFA)
 - THE DADU SHALL BE SEPARATED NO LESS THAN 5 FEET FROM THE PRINCIPAL BUILDING.
- [1] WAIVER REQUESTED, SEE TITLE SHEET FOR LIST OF WAIVERS.

IMPACT TABLE

SITE WITHIN RIVERFRONT ZONE	19,722 SF
EXISTING DISTURBANCE	3,925 SF (19.9%)
PROPOSED PERMANENT DISTURBANCE	1,200 SF (6.1%)
PROPOSED TEMPORARY DISTURBANCE	1,400 SF
TOTAL PERMANENT DISTURBANCE	5,125 SF (25.0%)

RIVERFRONT RESTORATION AREA (2,400SF)			
COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	10	(#3) 4" MIN HEIGHT
EASTERN SHADBUSH	AMELANCHIER CANADENSIS	10	(#3) 4" MIN HEIGHT
BLACK CHOKEBERRY	ARONIA MELANOCARPA	10	(#3) 4" MIN HEIGHT
NEW YORK FERN	PARATHELYPTERIS NOVEDORACENSIS	25	(#1) 4"

NATIVE SEED MIX: APPLY 8LBS OF NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES BLENDED WITH 4LBS OF NEW ENGLAND CONSERVATION/WILDLIFE MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS INC.



*TOP OF COASTAL BANK SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH CZM POLICY 92-2 FIG. 4

TRANSECT A-A
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

GROUND ELEV=11.25					TP1					ESHGW=4.75				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0"-12"	Ab	L.S			0"-12"	Ab	L.S			0"-12"	Ab	L.S		
12"-38"	Bw	L.S			12"-21"	FILL	SAND			21"-29"	Ab	L.S		
38"-83"	C1	SAND		REDOX @78"	29"-44"	Bw	L.S			44"-117"	C1	SAND		REDOX @68"
83"-112"	C2	L.S												
STANDING @ 110"														

GROUND ELEV=16.0					TP2					ESHGW=10.5				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0"-12"	Ab	L.S			0"-12"	Ab	L.S			0"-12"	Ab	L.S		
12"-21"	FILL	SAND			12"-21"	FILL	SAND			21"-29"	Ab	L.S		
21"-29"	Ab	L.S			29"-44"	Bw	L.S			44"-117"	C1	SAND		REDOX @68"
29"-44"	Bw	L.S												
44"-117"	C1	SAND		REDOX @68"										
LEDGE @ 39" ON STREET SIDE, REFUSAL @ 117"														

SOIL TESTING DATA:
PERFORMED ON 01/15/2026 BY DANIEL ROMERO.
CERTIFIED SOIL EVALUATOR LIC #14149 EXP. 06/30/2026

3 OLD MERRILL STREET
AMESBURY MA, 01913

ASSESSORS:
MAP 101 BLOCK - LOT 11

ANDREA MCKEE
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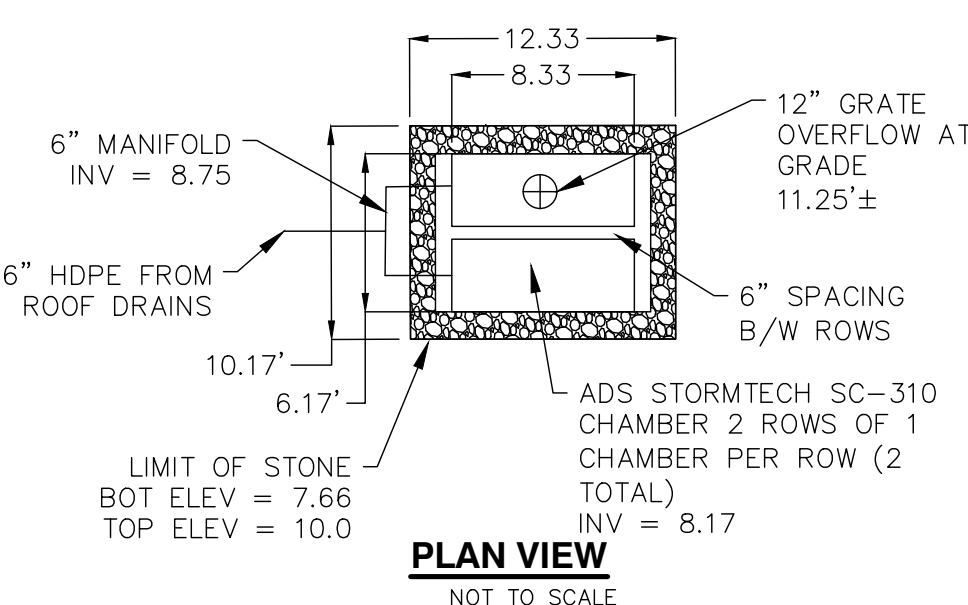
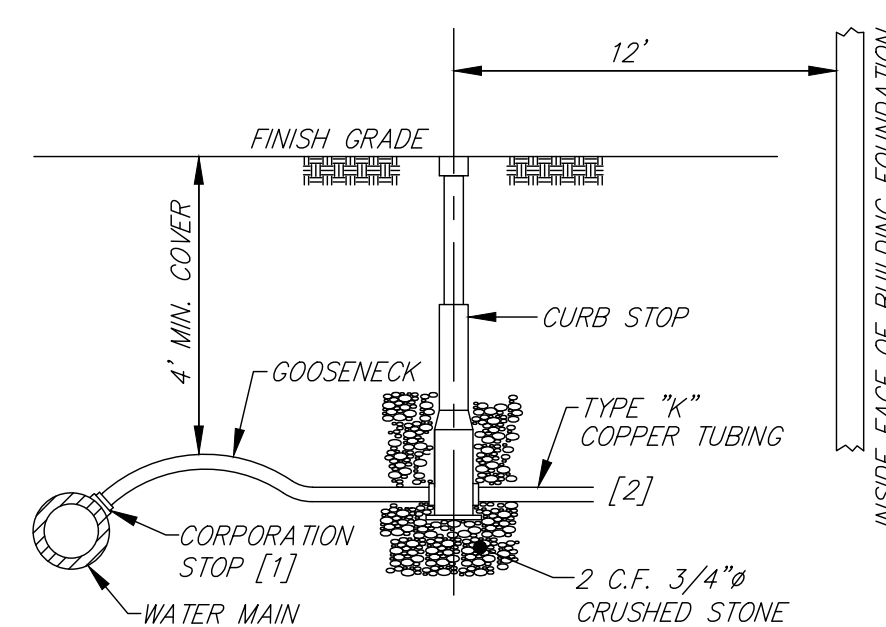
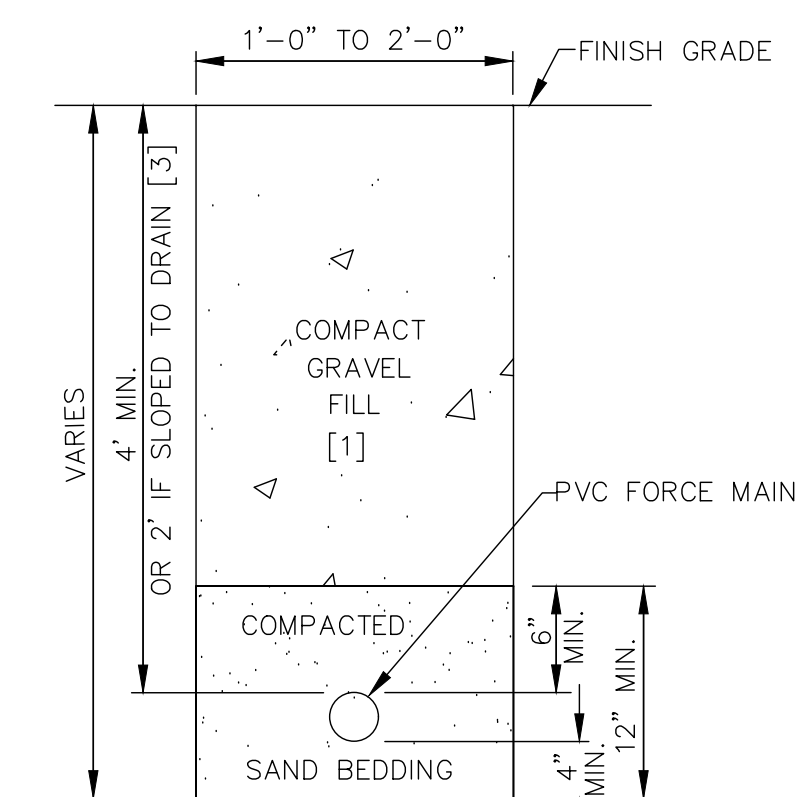
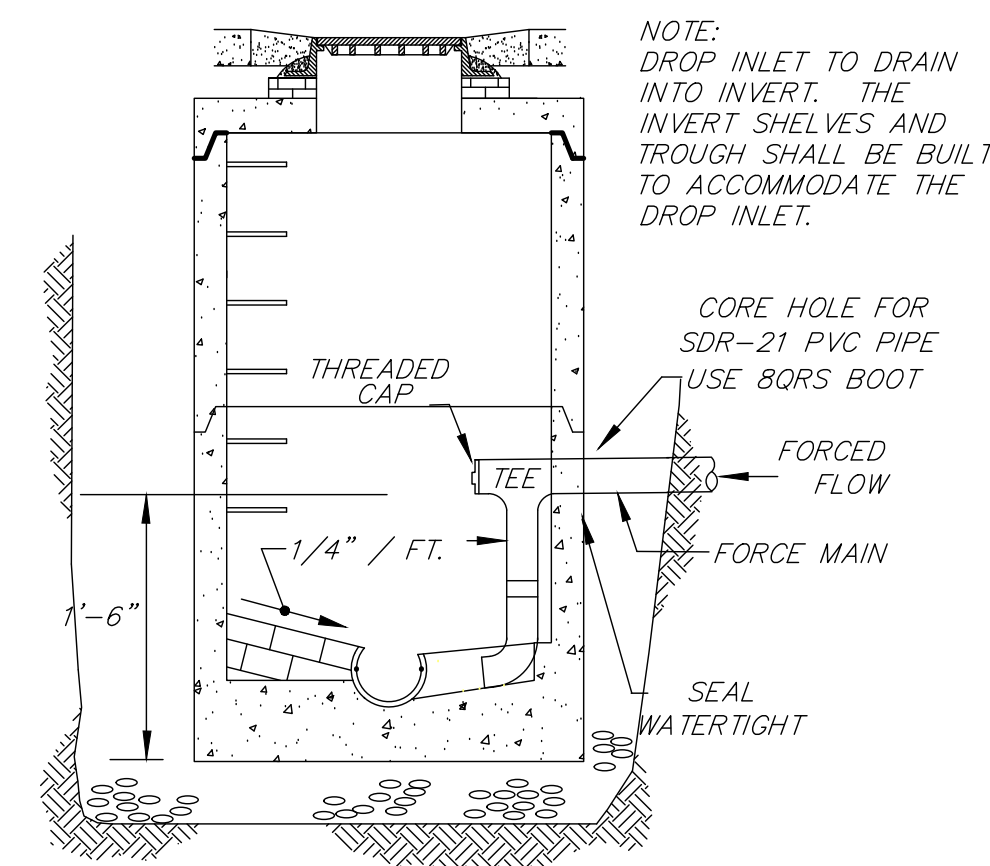
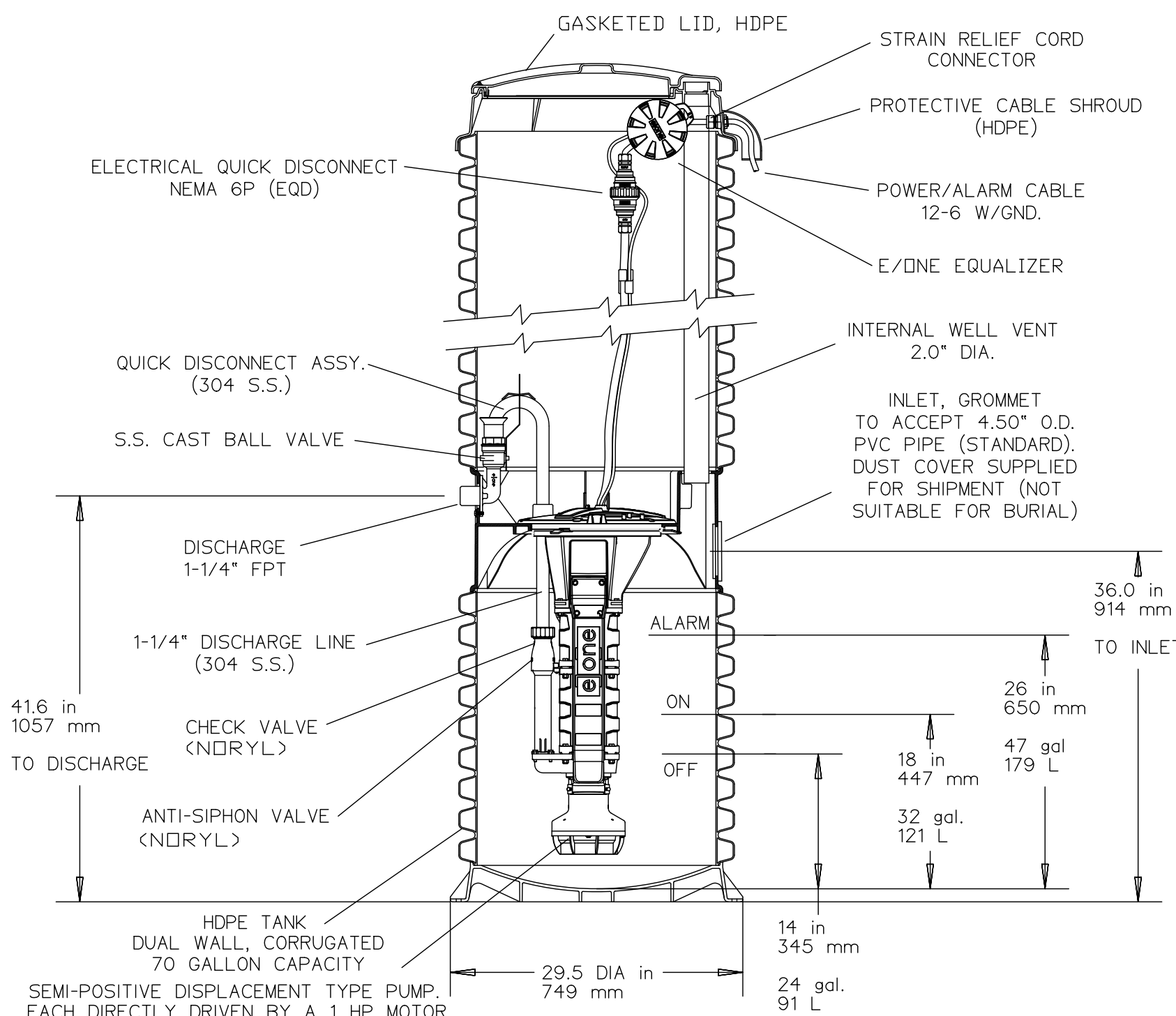
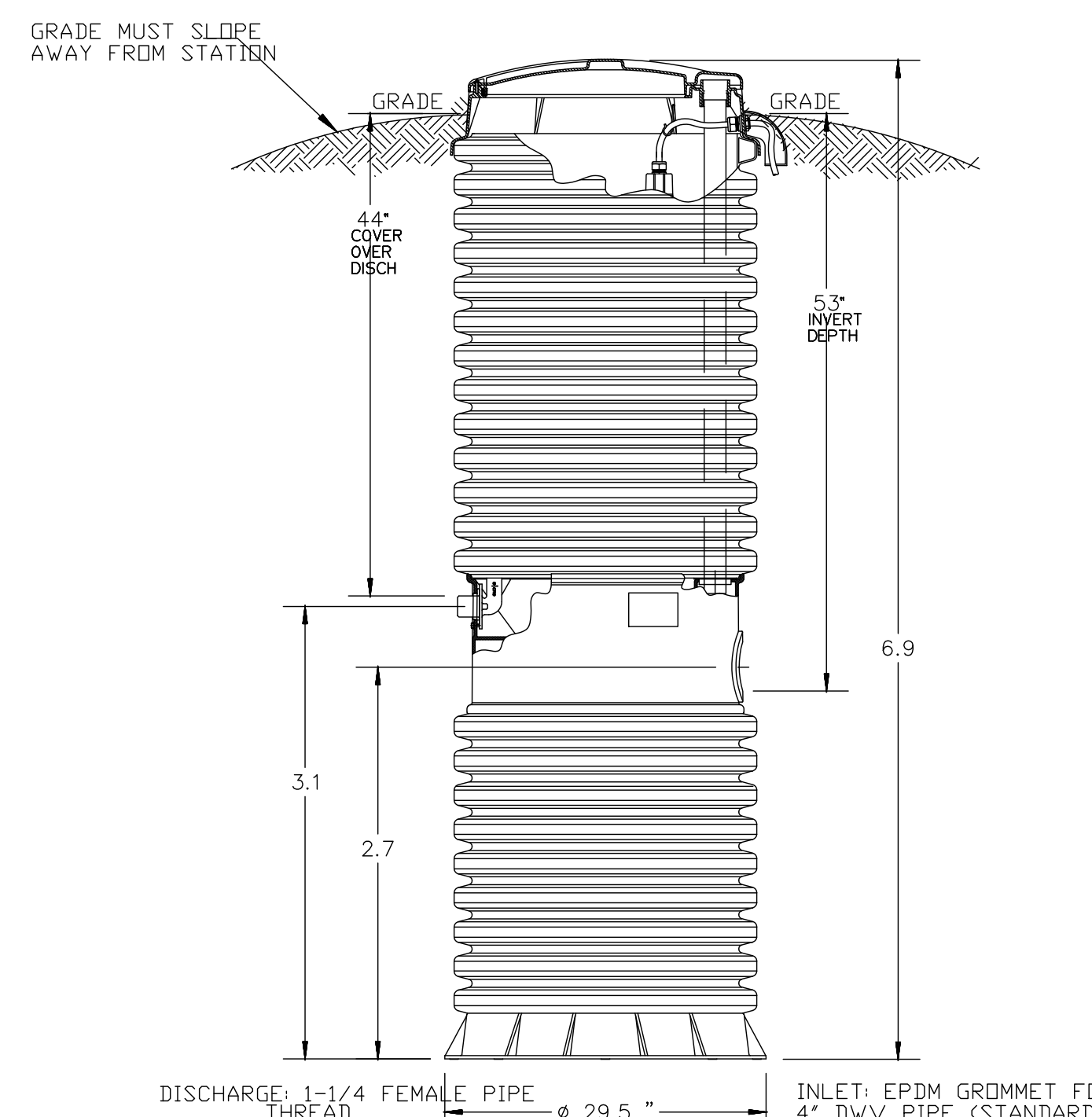
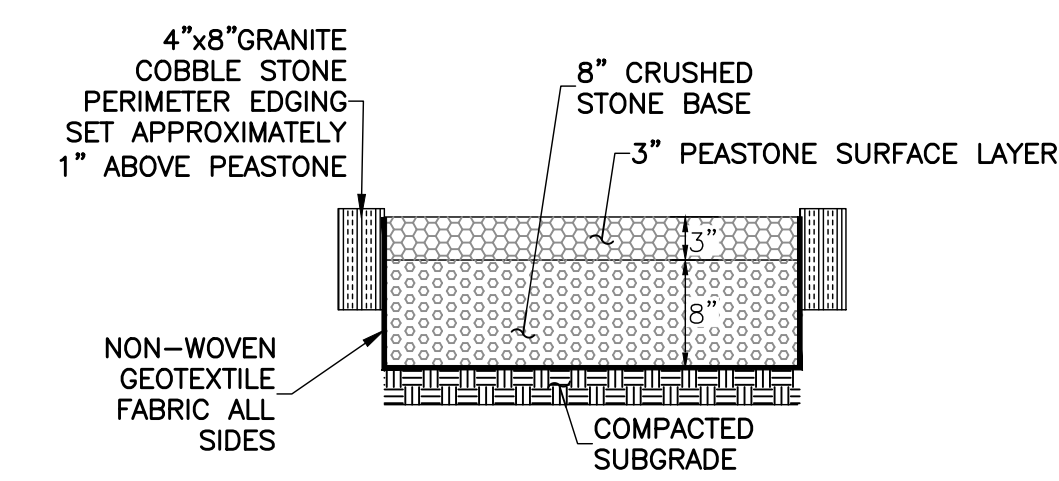


NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
1	JJP		5/11/26	DESIGN BY:	OMR
2	JJP			DRAWN BY:	OMR
3	JJP			CHECK BY:	AD

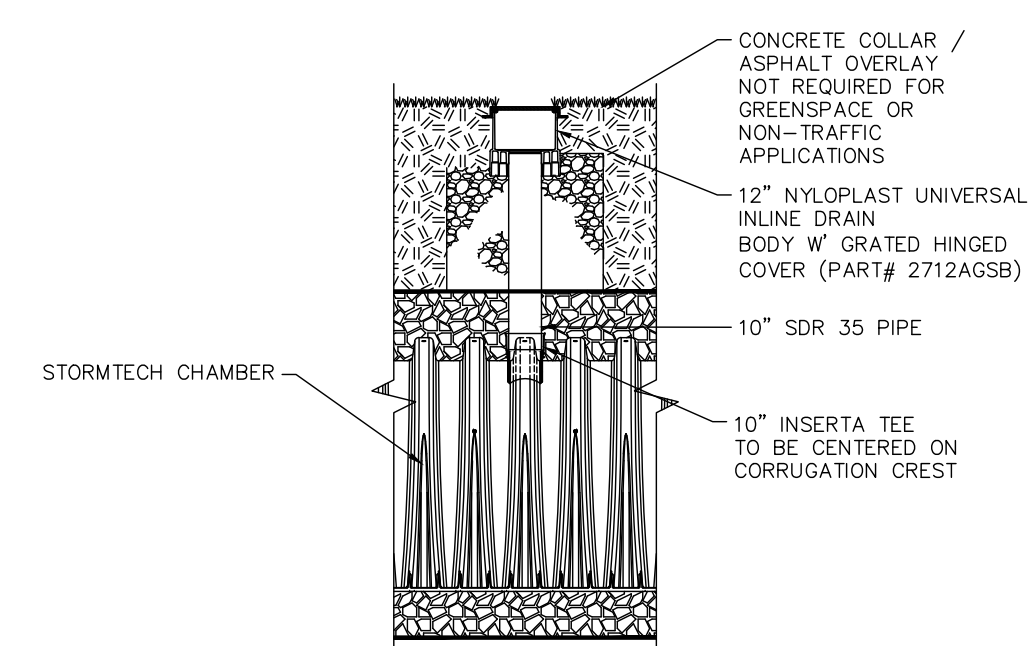
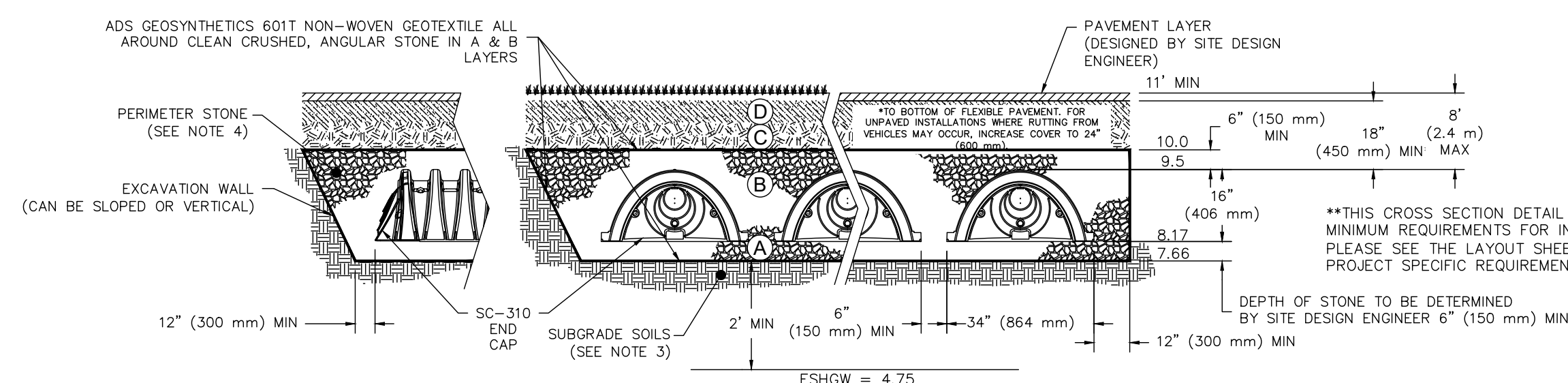
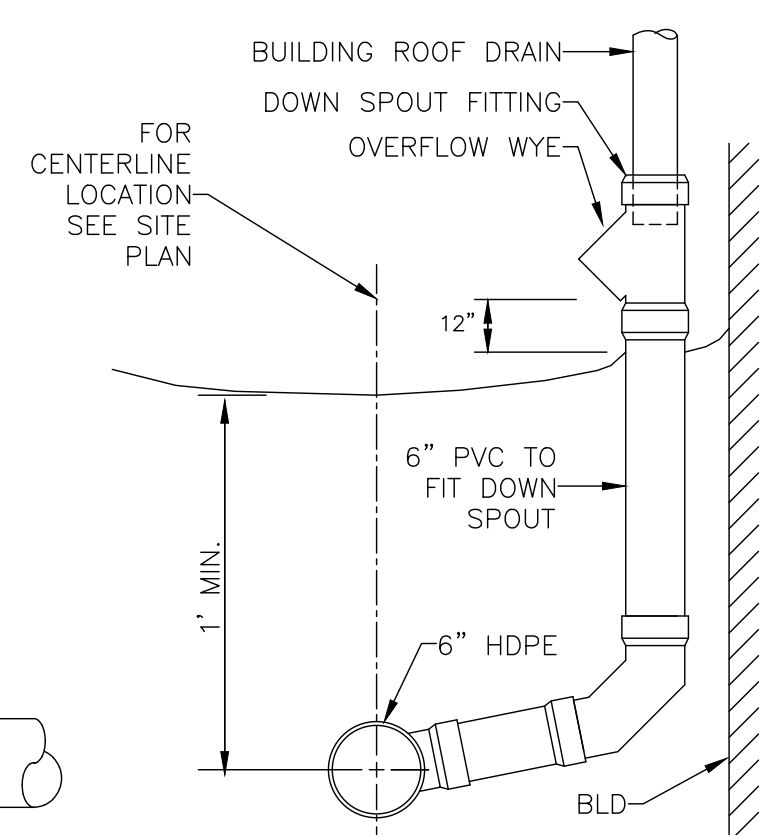
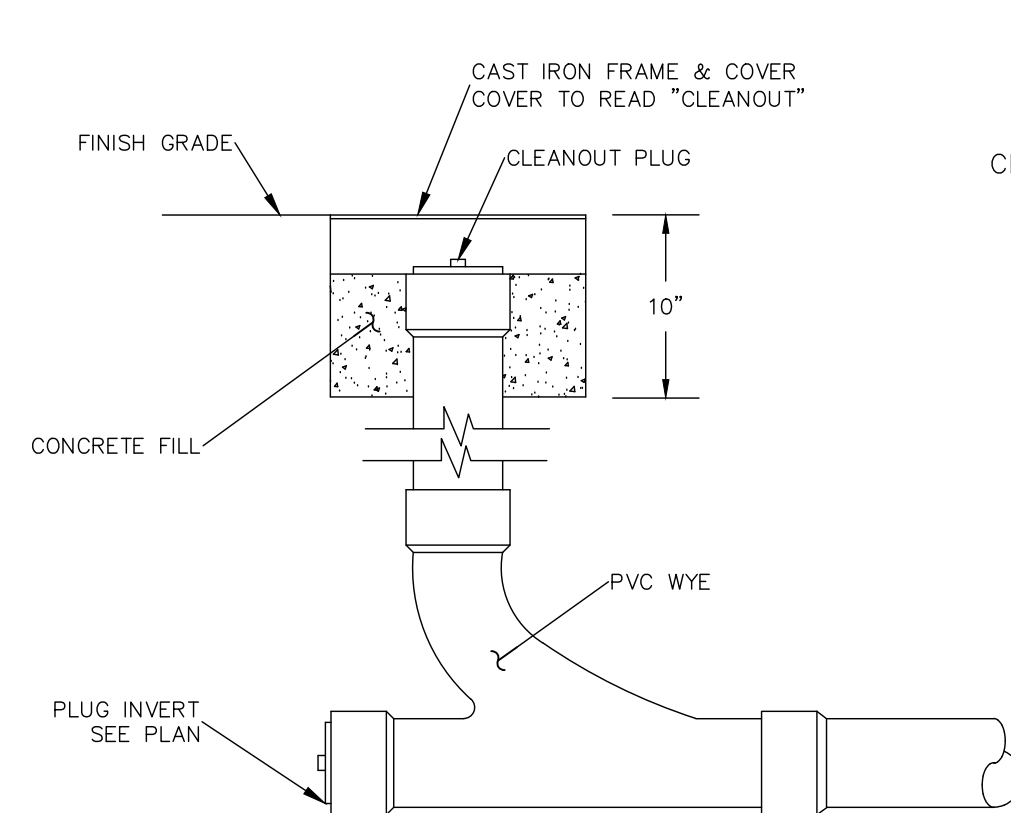
SITE PLAN

PLOT DATE: May 07, 2026 10:40 am
PATH: U:\a2\work\Civil 3D Projects\08781-McKee-Amesbury\Eng\DWG\DWG: 28781_SP1.dwg
LAYOUT: Site
SHEET: 4 OF 5
PROJECT NO.: 28781

C3.0

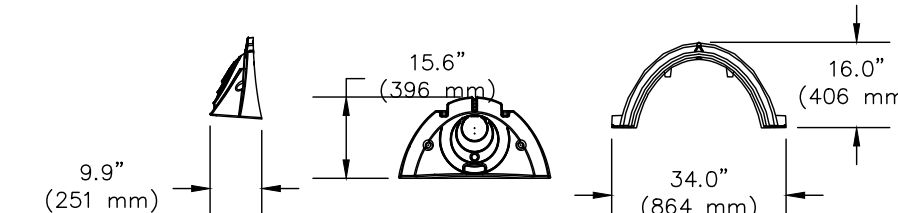
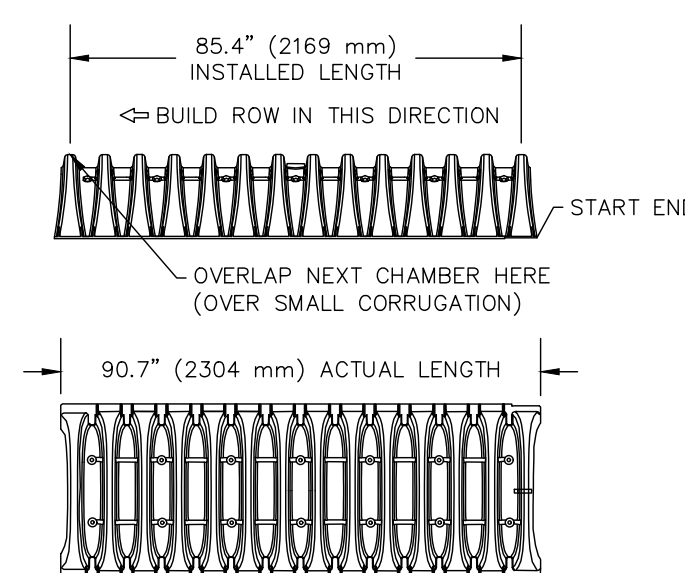


	MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: MATERIAL FOR LAYER "D" STARTS FROM THE TOP OF THE "C" LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE "D" LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED MATERIALS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. BEHOLD COMPACTED AFTER 12" (30cm) OF MATERIAL OVER THE CHAMBERS IS REACHED.
D	INITIAL FILL: MATERIAL FOR LAYER "C" STARTS FROM THE TOP OF THE EMBEDMENT STONE ("B" LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE "C" LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	ASHTO M1451 A-1, A-2, 4, A-3 OR ASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 10	COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 98% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS WEIGHT VEHICLE NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ("A" LAYER) TO THE "C" LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	ASHTO M431 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	ASHTO M431 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ²³



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST

INSPECTION PORT



C4.0

28781