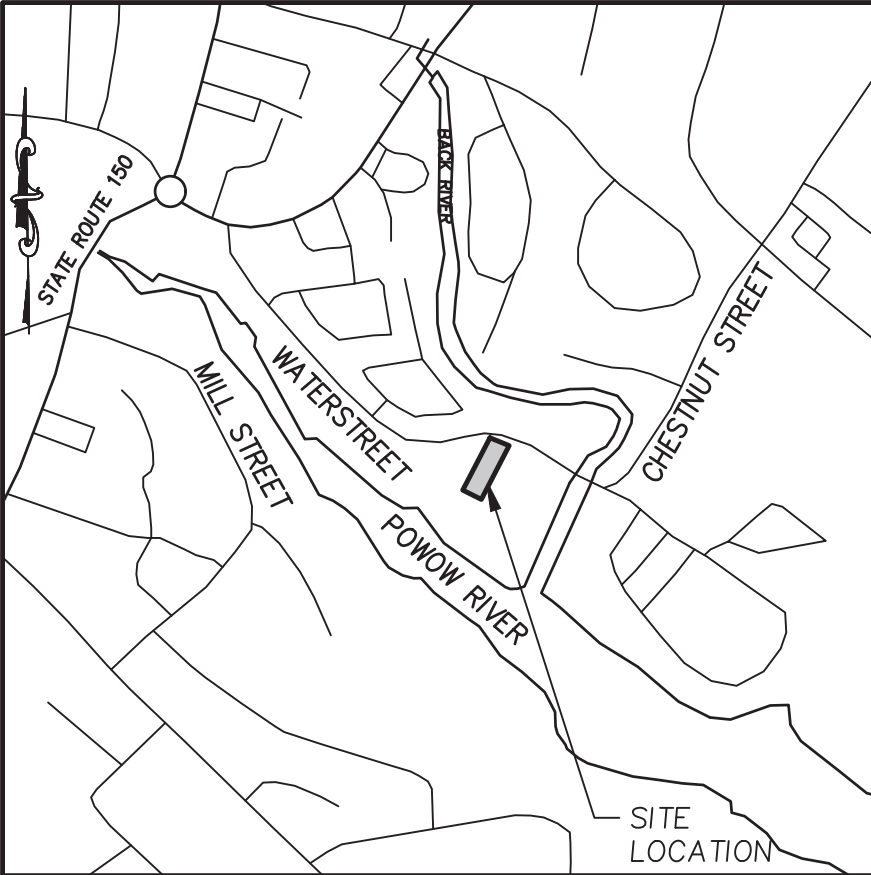




LOCUS MAP
N.T.S.

SITE PLAN
29 WATERTSTREET
IN
AMESBURY, MA
MARCH 2026

AMESBURY PLANNING
BOARD APPROVAL

FOR REGISTRY USE

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	COVER SHEET
C-2	GENERAL NOTES & LEGEND
C-3	EXISTING CONDITIONS
C-4	SITE PLAN
C-5	UTILITIES PLAN
C-6	EROSION & SEDIMENTATION CONTROL PLAN
C-7	CONSTRUCTION DETAILS



DATE

CITY OF AMESBURY
OFFICE OF THE CITY OF THE CLERK

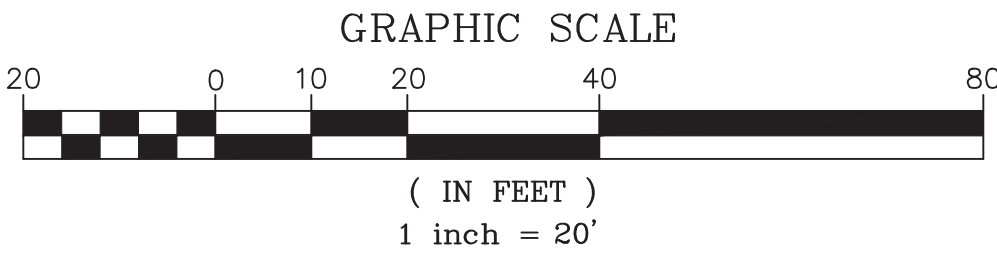
THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE AMESBURY PLANNING
BOARD CERTIFICATION OF ITS APPROVAL OF
THIS PLAN AND THAT DURING THE (20)
TWENTY DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY APPEAL FROM
SAID DECISION.

CLERK _____ DATE _____

WAIVER REQUESTS:

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE CITY OF AMESBURY ZONING ORDINANCE:

- 1) WAIVER FROM SECTION VIII G. (OFF STREET PARKING AND LOADING REGULATIONS) OF THE CITY OF AMESBURY ZONING ORDINANCE.
- 2) WAIVER FROM SECTION V E. (AFFORDABLE HOUSING REGULATIONS) OF THE CITY OF AMESBURY ZONING ORDINANCE.



PREPARED FOR
21 WATER STREET REALTY TRUST
21 WATER STREET
AMESBURY, MA

NO.	DATE	DESCRIPTION	BY		



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: MAR. 30, 2026
CALC. BY: S.R.C.
CHKD. BY: J.T.M.
PROJECT: M254518

SITE PLAN
IN
AMESBURY, MA
AT
29 WATER STREET

**COVER
SHEET**

SHEET: C-1

EXISTING	PROPOSED
----------	----------

SURVEY

120 	WETLAND DELINEATION FLAG
☐ C.B.	CONCRETE FOUND
☐ S.B.	STONE FOUND
☒ D.H.	DRILL HOLE
PK	MASONRY NAIL
I.P.	IRON PIPE
☒ H. ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND




ASSESSORS MAP AND PARCEL

1. 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 CITY AND/OR STATE AGENCIES.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
3. ALL WORK SHALL CONFORM TO: THE CITY OF AMESBURY SUBDIVISION RULES AND REGULATIONS, THE CITY OF AMESBURY CONSTRUCTION STANDARDS AND DETAILS, THE WETLANDS PROTECTION ACT (310 CMR 10.00), THE ORDER OF CONDITIONS ISSUED BY THE AMESBURY CONSERVATION COMMISSION, NPDES CONSTRUCTION GENERAL PERMIT, AND THESE PLANS.
4. 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 AS 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.
5. 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.
6. 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.
7. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER PRIOR TO CUTTING OPERATIONS.
8. 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.
9. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
10. 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.
11. ALL SEWER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM PROPOSED WATER MAINS AND SHALL MAINTAIN 5 FEET OF COVER OVER THE TOP OF THE PIPING, UNLESS OTHERWISE SHOWN OR APPROVED.
12. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE SHOWN OR APPROVED.
13. WHENEVER SEWER MAINS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS; 6" THICK CONCRETE ENCASEMENTS EXTENDING 10' EITHER SIDE OF THE CROSSING.
14. 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.
15. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE CITY OF AMESBURY PLANNING BOARD.
16. TWO HARD COPIES OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE THE CITY OF AMESBURY PLANNING BOARD UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
17. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
18. ELEVATIONS ARE BASED UPON 1988 NAVD DATUM.

ALL MATERIALS OF THE ELEMENTS IN THE SITE PLAN MUST
CONFORM TO THE FOLLOWING STANDARDS:

1. COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION)
2. 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD
(AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)
3. SPECIFICATIONS BY THE CITY OF AMESBURY AS SET FORTH BY DESIGN
STANDARDS IN THE PLANNING BOARD RULES AND REGULATIONS GOVERNING THE
SUBDIVISION OF LAND, DATED NOVEMBER 1, 2013
4. UTILITIES INSTALLED PER CITY OF AMESBURY WATER DIVISION CONSTRUCTION
DETAILS

AMESBURY PLANNING
BOARD APPROVAL

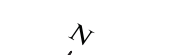
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PREPARED FOR
21 WATER STREET REALTY TRUST
21 WATER STREET
AMESBURY, MA

					 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

SITE PLAN
IN
AMESBURY, MA
AT
29 WATER STREET

GENERAL NOTES & LEGEND

SHEET: C-2

ZONING TABLE			
ADDRESS - ASSESSORS MAP 53 LOT 105 ZONING DISTRICT: IC WITH LMOD & PDOD OVERLAYS			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	40,000 S.F.	5,165.30 S.F.	UNCHANGED
LOT FRONTAGE:	125 FT.	43.4 FT.	UNCHANGED
FRONT SETBACK:	25 FT.	12.5 FT.	UNCHANGED
SIDE SETBACK:	20 FT.	0	UNCHANGED
REAR SETBACK:	40 FT.	0	UNCHANGED
BLDG HEIGHT:	40 FT.	<40 FT.	UNCHANGED
MAX STORIES:	4.0	2.5	UNCHANGED
BLDG. AREA:	50% MAX.	80.1%	UNCHANGED
OPEN SPACE:	40%	16.5%	15.3%

PARKING SPACE CALCS.

USE # OF SPACES REQUIRED

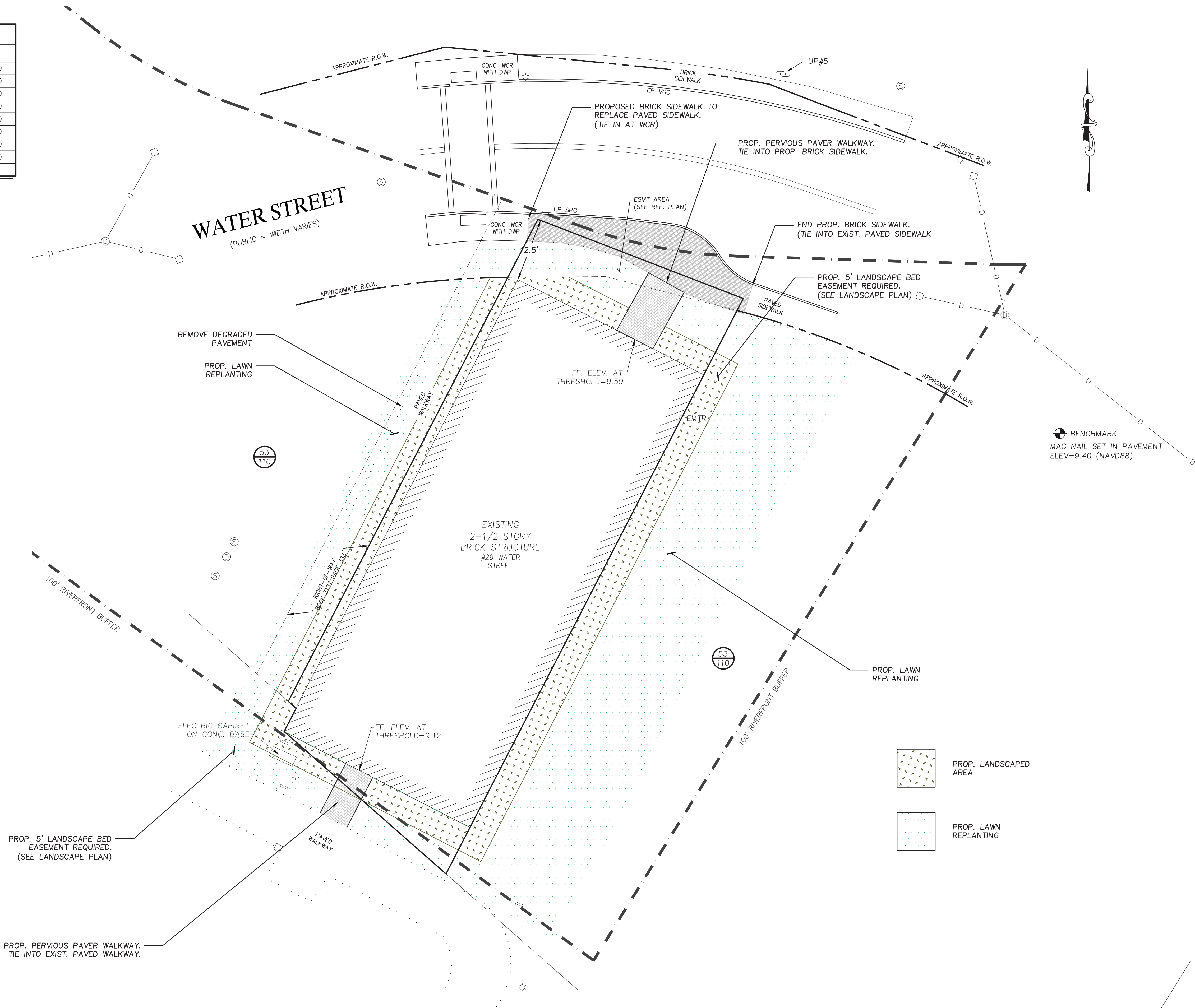
RESIDENTIAL 1.5 FOR EACH DWELLING OR APARTMENT UNIT

DWELLING OR APARTMENT HOUSE

6 UNITS
NUMBER OF SPACES REQUIRED = 9

TOTAL NUMBER OF SPACES REQUIRED = 9
NUMBER OF SPACES PROVIDED = 0

* A WAIVER HAS BEEN REQUESTED FROM SECTION VII G. (OFF STREET PARKING AND LOADING REQUIREMENTS). THE APPLICANT PROPOSES THAT FUTURE RESIDENTS WILL HAVE THE ABILITY TO OBTAIN PARKING PERMITS FOR THE PUBLIC PARKING LOT LOCATED ON THE NORTHERN SIDE OF WATER STREET FROM THE PROJECT.



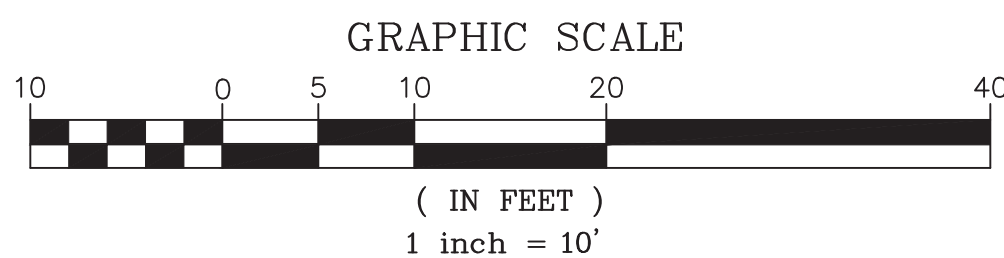
FOR REGISTRY USE

AMESBURY PLANNING BOARD APPROVAL

CITY OF AMESBURY
OFFICE OF THE CITY OF THE CLERK

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PREPARED FOR
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21 WATER STREET
AMESBURY, MA



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SCALE: 1"=10'
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CHKD. BY: J.T.M.
PROJECT: M254518

SITE PLAN
IN
AMESBURY, MA
AT
29 WATER STREET

SITE PLAN

SHEET: C-4

PROPOSED SEWER SYSTEM FLOW:

THE PROPOSED FLOWS FROM THE BRICK STRUCTURE HAS BEEN DERIVED FROM 310 CMR 15.00 (TITLE V).

RESIDENTIAL:

110 GALLONS/DAY PER BEDROOM

3 - 2 BED UNITS X 110 GALLONS/DAY/BED = 660 GALLONS/DAY

3 - 1 BED UNITS X 110 GALLONS/DAY/BED =330 GALLONS/DAY

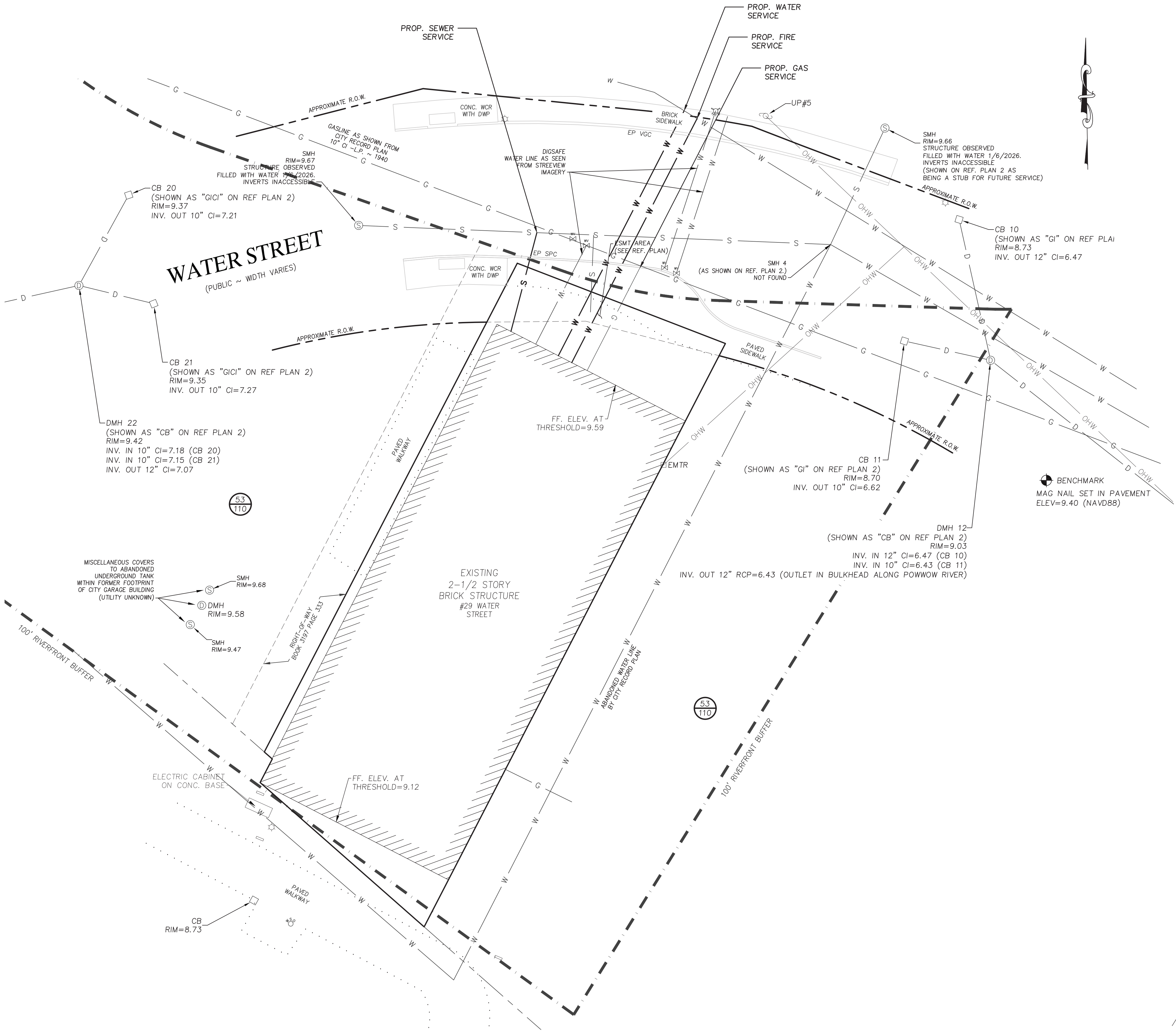
TOTAL FLOW = 990 GALLONS/DAY

NOTES:

- 1) THE CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATION AND ELEVATION OF EXISTING SEWER SERVICE PRIOR TO THE INSTALLATION OF ANY UTILITIES.
- 2) THE DOMESTIC AND FIRE WATER SERVICES ARE TO BE SIZED BY THE MEP

UNDERGROUND UTILITY NOTE

THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITY LINES BETWEEN STRUCTURES CANNOT BE CERTIFIED TO. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE FEATURES, OBSERVATION OF EXISTING LINES INSIDE OF MANHOLES AND CLIENT RECORDS. AVAILABLE RECORD INFORMATION FOR UTILITIES HAS BEEN USED TO VERIFY THE FIELD LOCATIONS AND CONNECTIONS SHOWN.THE ACTUAL LOCATION AND CONNECTIONS MAY VARY FROM THAT SHOWN HEREON.



FOR REGISTRY USE

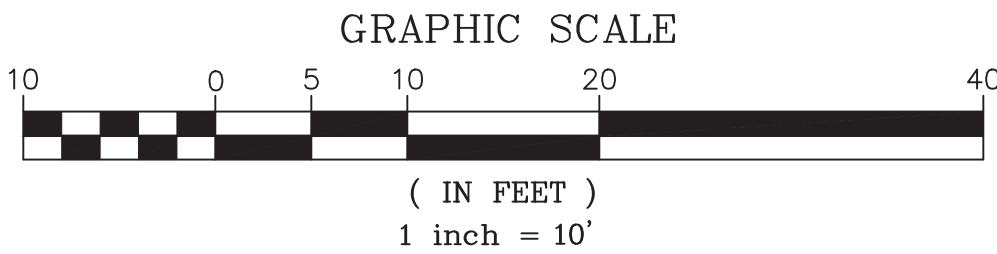
AMESBURY PLANNING BOARD APPROVAL

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SITE PLAN
IN
AMESBURY, MA
AT
29 WATER STREET

UTILITIES PLAN

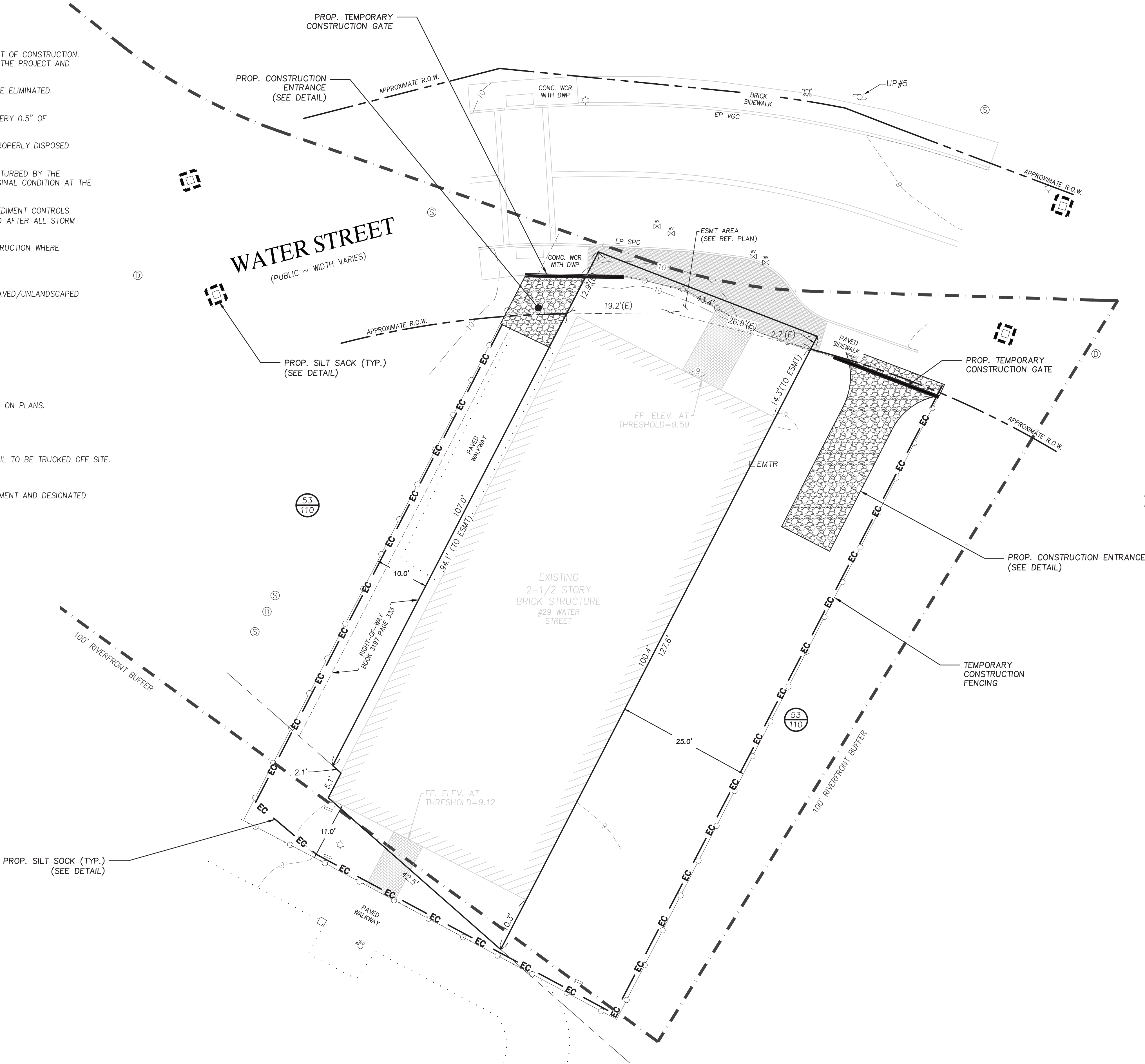
SHEET: C-5

GENERAL EROSION
CONTROL NOTES

1. ALL EROSION CONTROL BARRIERS SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. EROSION CONTROL BARRIERS SHALL BE REMOVED UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL SOIL.
2. ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
3. EROSION CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
4. ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
5. AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
6. 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.
7. TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE AMESBURY CONSERVATION COMMISSION.
8. PROVIDE SILT SACK AT ALL NEARBY CATCH BASINS.
9. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED/UNLANDSCAPED SURFACES.

CONSTRUCTION
SEQUENCE

1. INSTALL EROSION CONTROL BARRIER AND TEMPORARY FENCING AS SHOWN ON PLANS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED.
3. INSTALL UTILITIES.
4. STRIP TOPSOIL FOR THE PROPOSED LANDSCAPED AREAS. UNUSED TOP SOIL TO BE TRUCKED OFF SITE.
5. REMOVE EXISTING PAVEMENT AND RE-GRADE.
6. LOAM AND HYDROSEED AND DISTURBED SURFACES OUTSIDE OF THE PAVEMENT AND DESIGNATED LANDSCAPE AREAS.
7. REMOVE EROSION CONTROL.



FOR REGISTRY USE

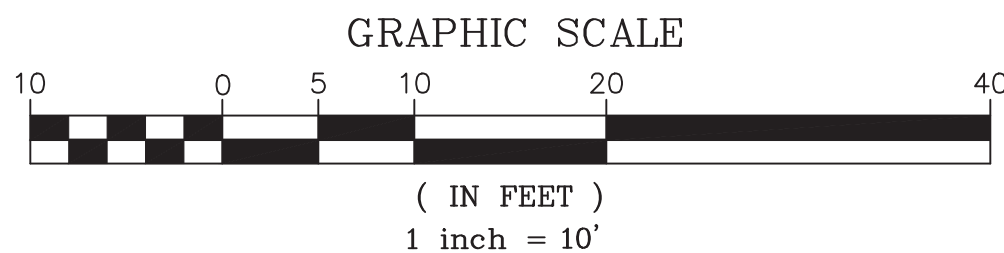
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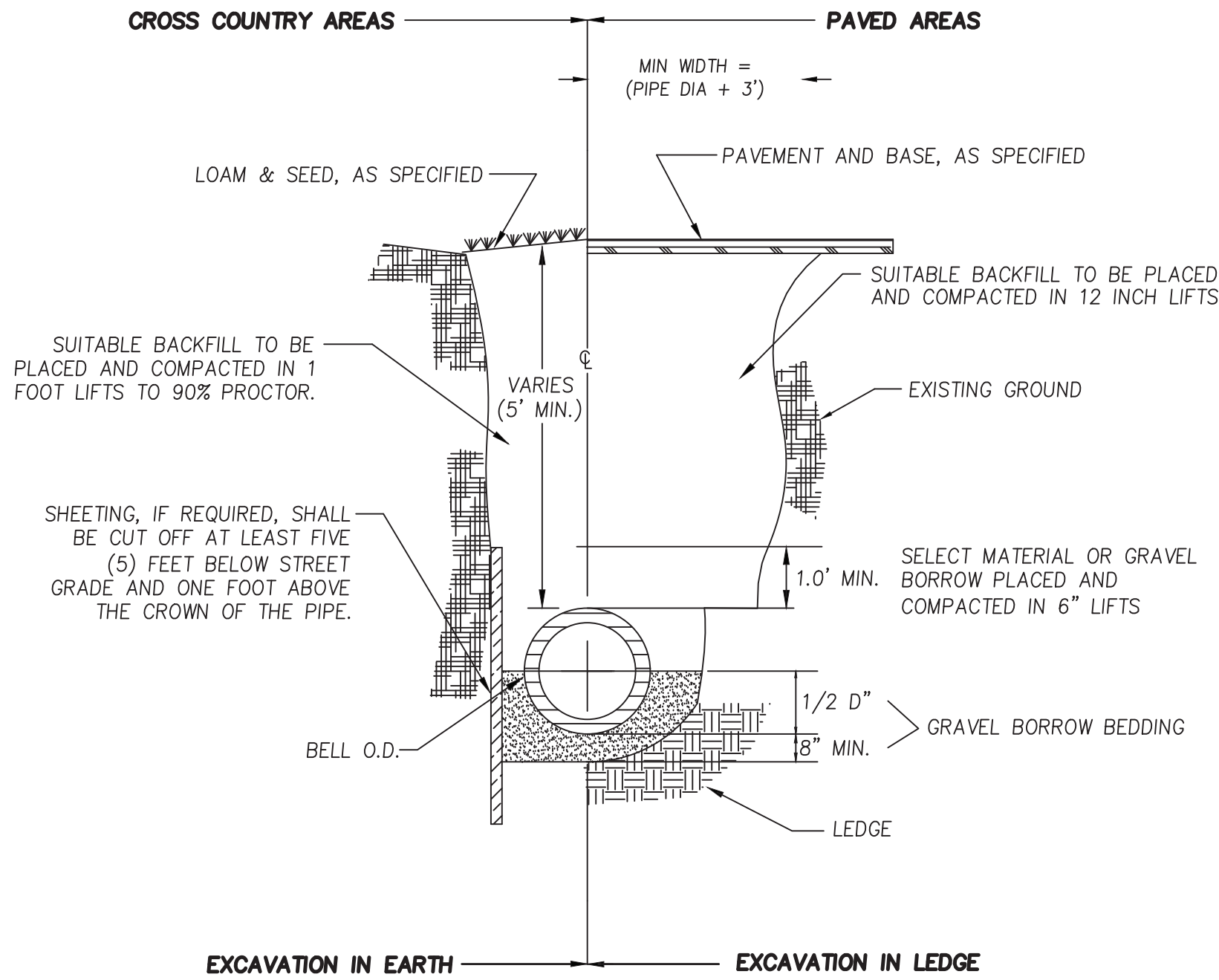


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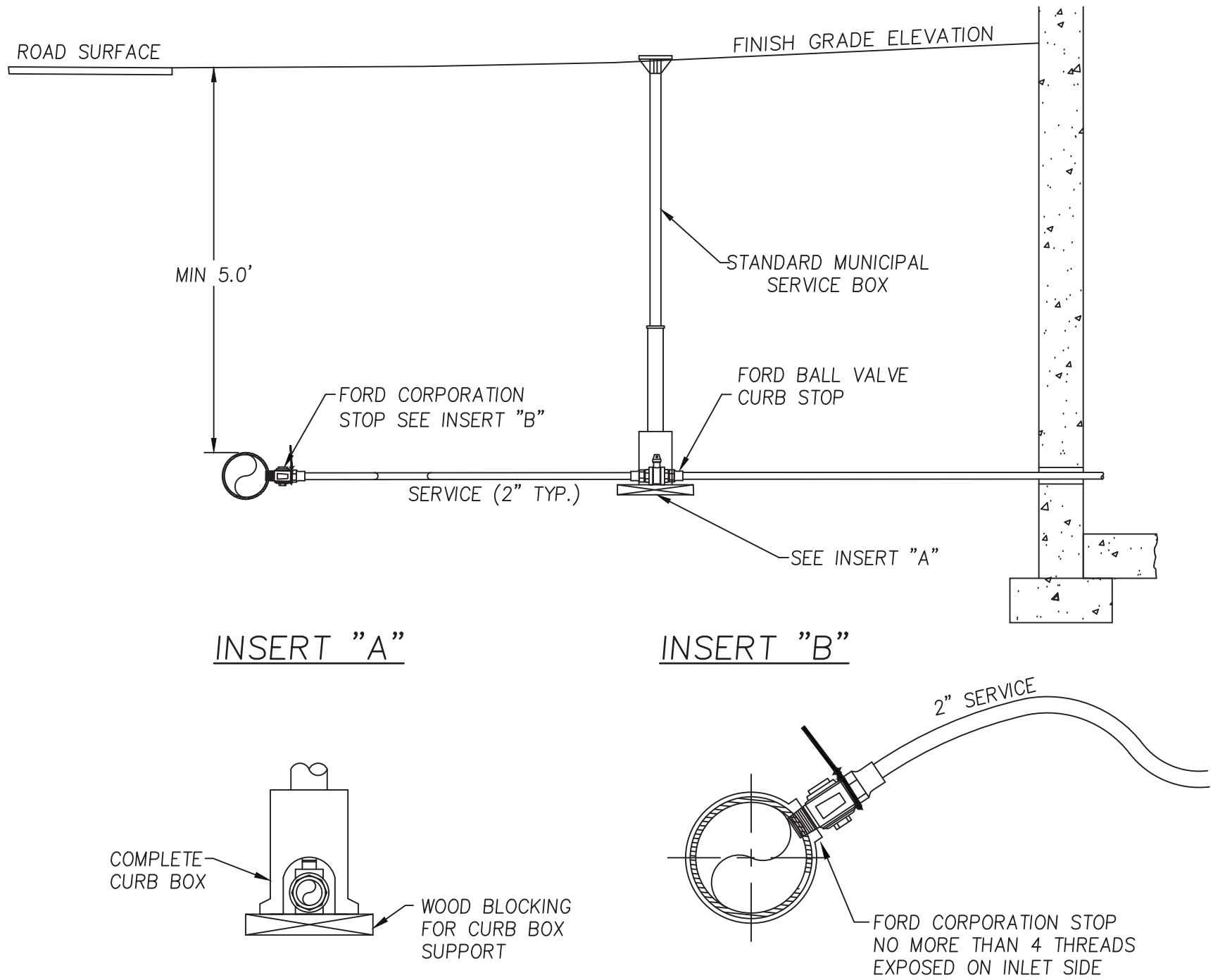
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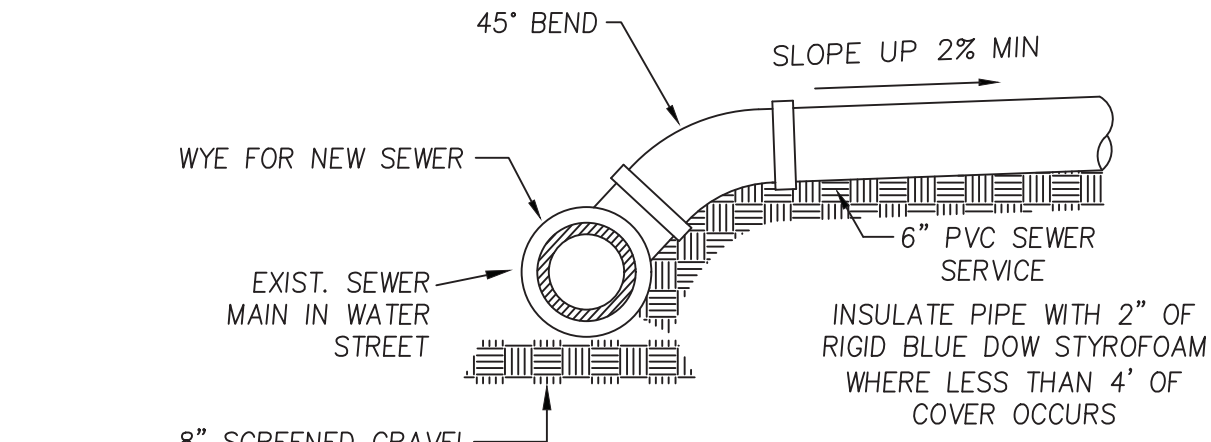
**EROSION &
SEDIMENTATION
CONTROL
PLAN**
SHEET: C-6



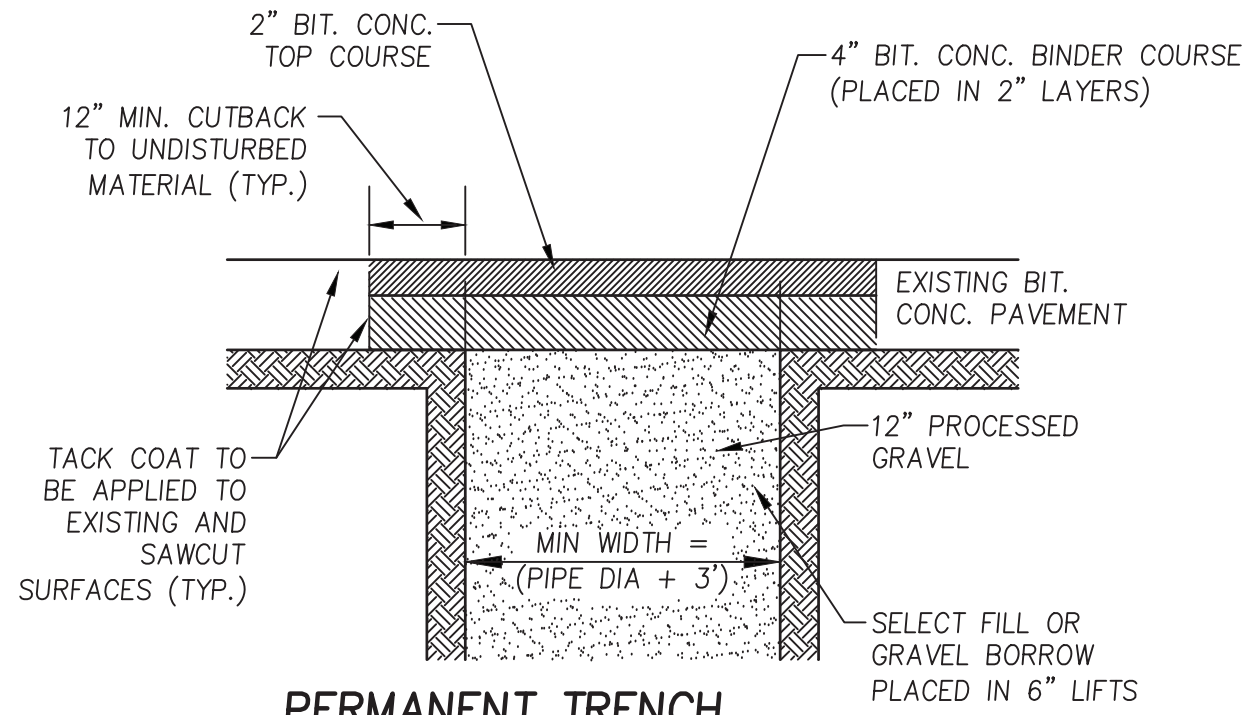
TYPICAL TRENCH
DETAIL N.T.S.



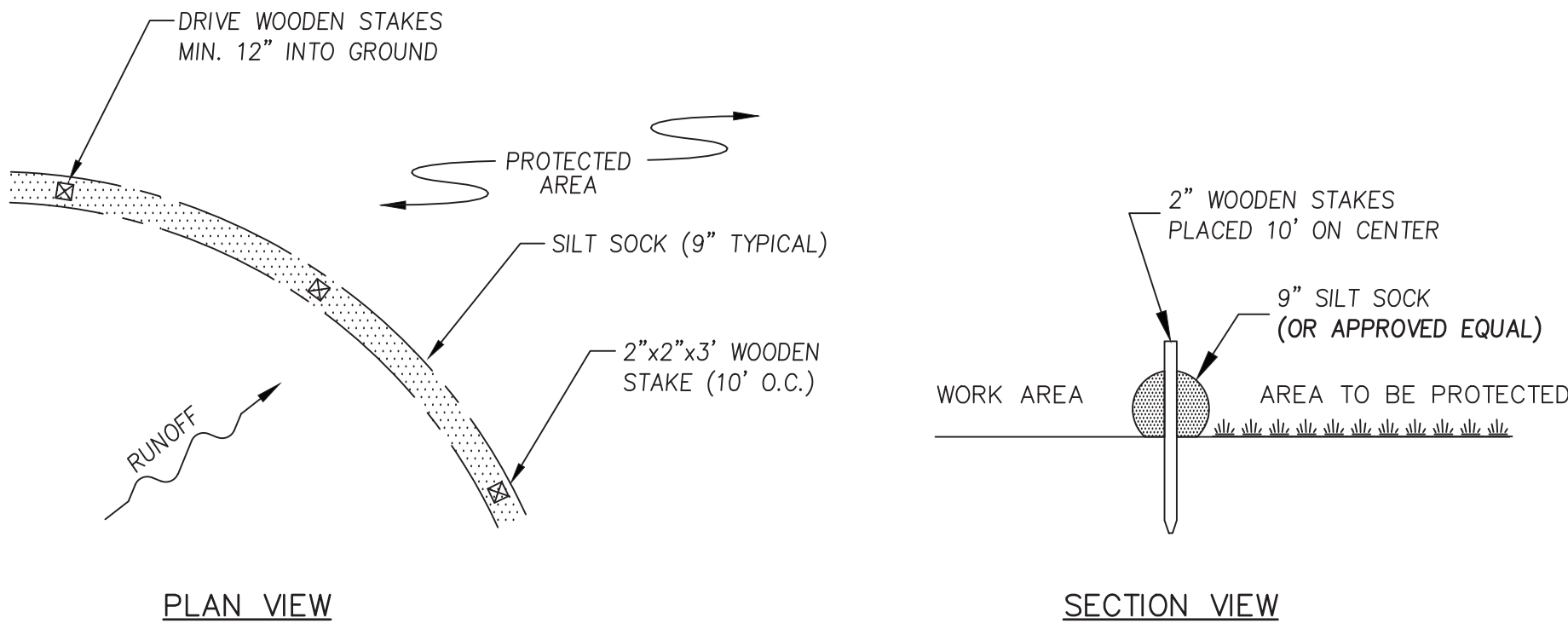
TYPICAL
SERVICE CONNECTION N.T.S.



SEWER SERVICE
DETAIL N.T.S.

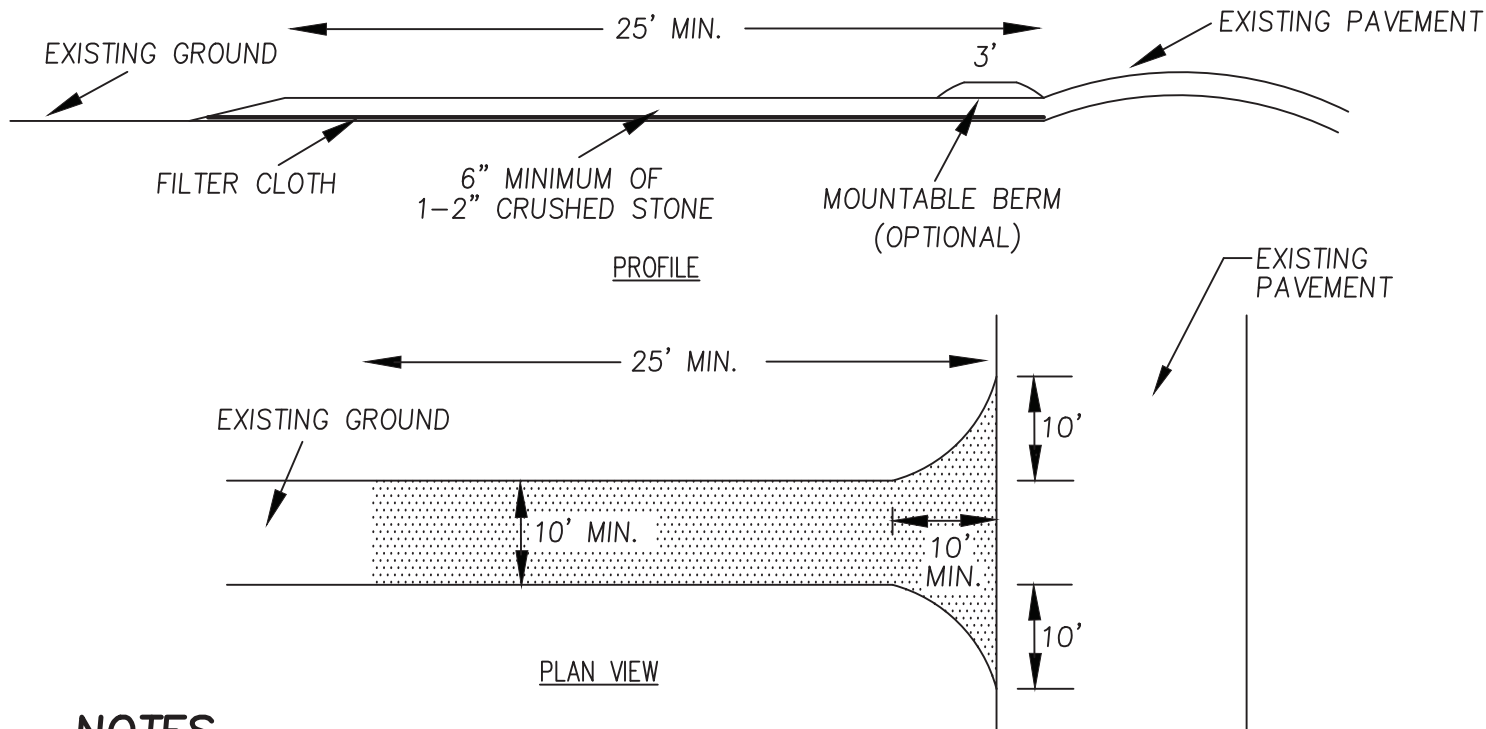


PERMANENT TRENCH
PATCH DETAIL N.T.S.



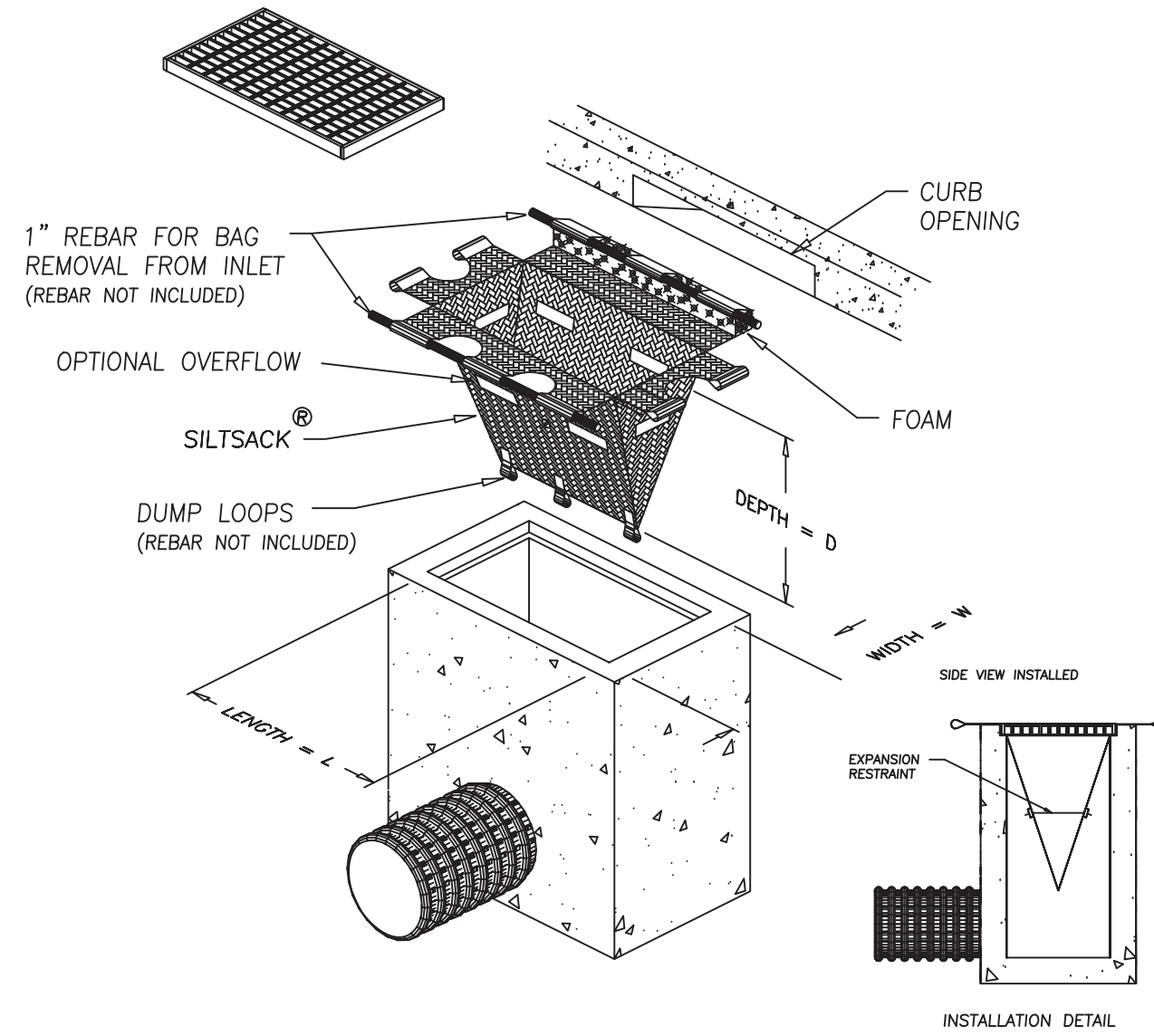
- NOTES**
1. ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
 2. SILT SOCK SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 3. THE CONRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
 4. SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 5. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE SOCK HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT SOCK INSTALLATION
DETAIL N.T.S.



- NOTES**
1. STONE SHALL BE 1-1/2"-2" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
 2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 25'.
 3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6".
 4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
 5. 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.
 6. 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.
 7. 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.



- NOTES**
1. 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.
 2. WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
 3. 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.
 4. 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.
 5. 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 N.T.S.

FOR REGISTRY USE

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BOARD APPROVAL

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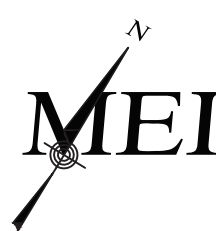
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SITE PLAN
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**CONSTRUCTION
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SHEET: C-7