

PROPOSED SINGLE-FAMILY DWELLING

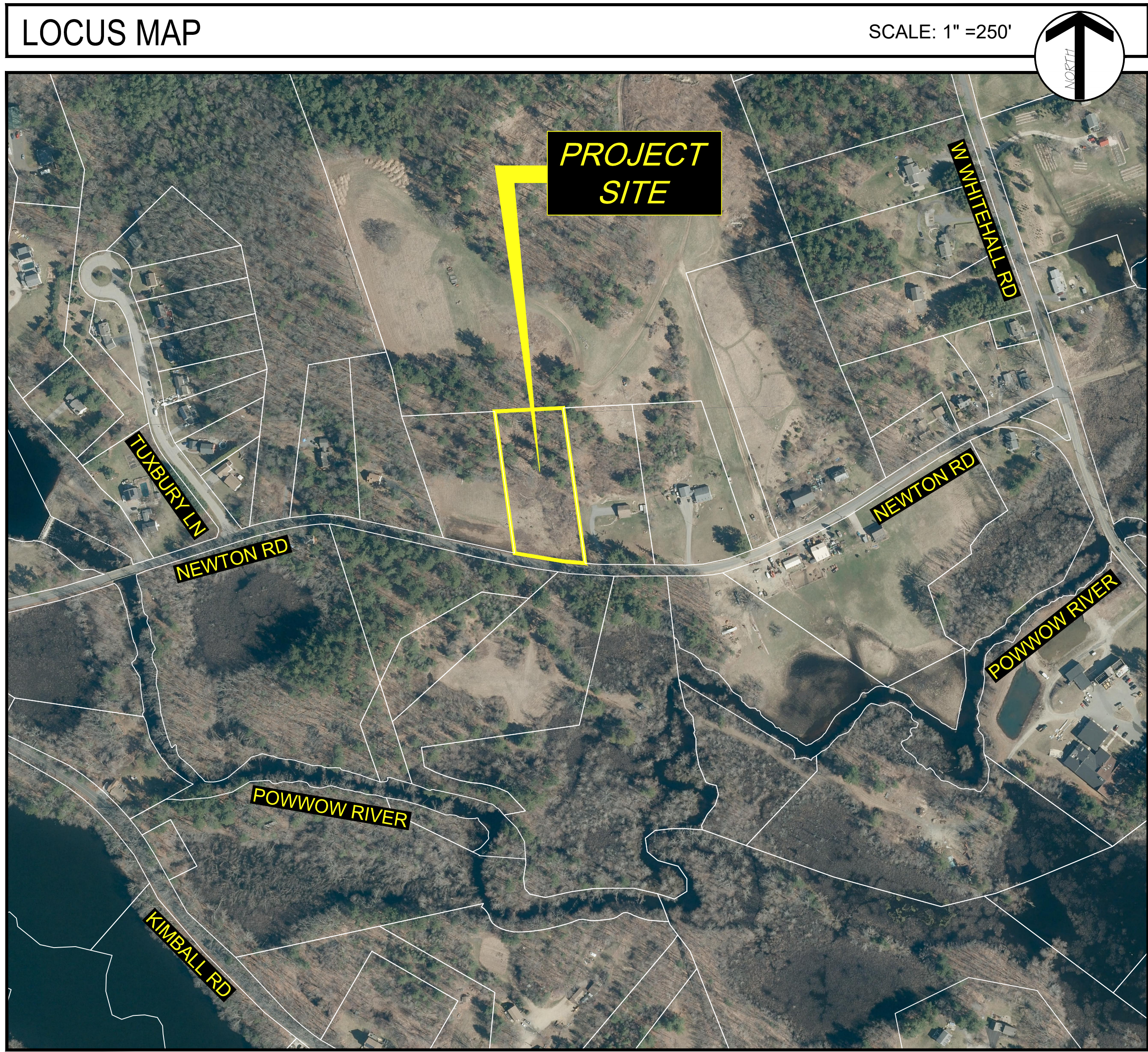
31 Newton Rd,
Amesbury, Massachusetts

APPLICANT:

AC LAND LLC
15 LINCOLN STREET, SUITE 325,
WAKEFIELD, MA 01880

OWNER:

STELLMACH FAMILY
REVOCABLE TRUST OF 2017



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C-301	WETLAND REPLICATION PLAN
- -	EXISTING CONDITIONS PLAN (BY OTHERS)

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161 W. High Street,
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No.	Submittal / Revision	App'd.	By	Date
0	NOTICE OF INTENT FILING	HD	HD	7/15/2024
1	Planning Board Special Permit App.	HD	HD	08/09/2024
2	Planning Board Response to Comments	HD	HD	01/02/2025
3	Planning Board Response to Comments	HD	HD	02/18/2025
4	Planning Board Response to Comments	HD	HD	05/13/2025

PREPARED FOR:
AC LAND LLC

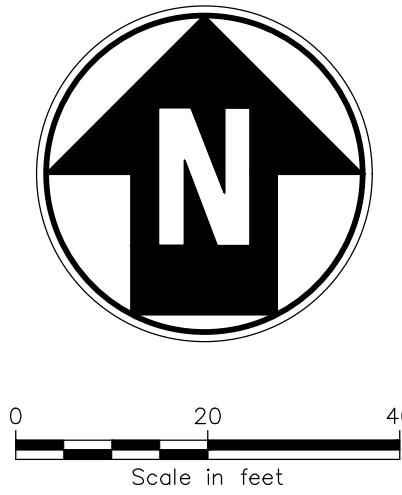
15 LINCOLN STREET,
SUITE 325,
WAKEFIELD, MA 01880

SITE PLANS
5-BEDROOM
SINGLE-FAMILY
DWELLING

31 NEWTON ROAD,
AMESBURY, MA

Designed By: HD	Drawn By: HD	Checked By: -
Issue Date: 07/01/2024	Project No: 13023	Scale: AS SHOWN

Drawing No:
C-001



PERC TESTS RESULT			
PERFORMED BY HAZEM DANI, WITNESSED BY DEP, NORWELL BOH AGENT			
LOCATION #	DATE	DEPTH	PERC RATE
TP-2	9/7/2024	36"-54"	14 MIN/INCH
TP-4	9/7/2024	24"-42"	14 MIN/INCH

SOIL TEST DATA:
DATE: 09/07/2024
PERFORMED BY HAZEM DANI, SE#13902

TP-1		TP-4	
EL=181.0±		EL=182.0±	
0-10" Ap (10YR 3/2)		0-10" Ap (10YR 3/2)	
Bw (10YR 6/4) DEPTH: 10"-24" SANDY LOAM MASSIVE, FRIABLE		Bw (10YR 6/4) DEPTH: 9"-24" SANDY LOAM MASSIVE, FRIABLE	
C1 (10YR 5/4) DEPTH: 24"-120" G. SANDY LOAM REDOX: 72" MANY (7.5YR ¾ & 2.5Y ½) MASSIVE, FRIABLE		C1 (10YR 5/4) DEPTH: 24"-112" G. SANDY LOAM REDOX: 64" MANY (7.5YR ¾ & 2.5Y ½) MASSIVE, FRIABLE	
E.S.H.GW.		E.S.H.GW.	
EL=175.0±		EL=176.67±	
C2 (2.5Y 6/3) DEPTH: 120"-132" G. SANDY LOAM MASSIVE, FRIABLE		C2 (2.5Y 6/3) DEPTH: 112"-120" G. SANDY LOAM MASSIVE, FRIABLE	
TP-2		TP-5	
EL=173.0±		EL=116.50±	
0-12" Ap (10YR 3/2)		0-6" Ap (10YR 3/2)	
Bw (10YR 6/4) DEPTH: 12"-36" SANDY LOAM MASSIVE, FRIABLE		Bw (10YR 6/4) DEPTH: 6"-20" G. SANDY LOAM MASSIVE, FRIABLE	
C (10YR 5/4) DEPTH: 36"-120" G. SANDY LOAM REDOX: 74" MANY (7.5YR ¾ & 2.5Y ½) MASSIVE, FRIABLE		C (10YR 5/4) DEPTH: 20"-120" G. SANDY LOAM REDOX: MANY (7.5YR ¾ & 2.5Y ½) @ 42" MASSIVE, FRIABLE	
E.S.H.GW.		E.S.H.GW.	
EL=166.83±		EL=113.0±	
TP-3		TP-6	
EL=173.0±		EL=138.0±	
0-14" Ap (10YR 3/2)		0-14" Ap (10YR 3/2)	
Bw (10YR 6/4) DEPTH: 14"-30" SANDY LOAM MASSIVE, FRIABLE		Bw (10YR 6/4) DEPTH: 14"-30" SANDY LOAM MASSIVE, FRIABLE	
C (10YR 5/4) DEPTH: 30"-120" G. SANDY LOAM REDOX: 61" MANY (7.5YR ¾ & 2.5Y ½) @ MASSIVE, FRIABLE		C (10YR 5/4) DEPTH: 30"-120" G. SANDY LOAM REDOX: 72" MANY (7.5YR ¾ & 2.5Y ½) @ MASSIVE, FRIABLE	
E.S.H.GW.		E.S.H.GW.	
EL=167.92±		EL=132.0±	

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 **AC Land LLC**
AC Homes LLC
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SITE PLANS
5-BEDROOM
SINGLE-FAMILY
DWELLING

31 NEWTON ROAD,
AMESBURY, MA

SITE LAYOUT
AND UTILITIES
PLAN

Designed By: HD	Drawn By: HD	Checked By: -
Issue Date: 07/01/2024	Project No: 13023	Scale: 1" = 20'

Drawing No:
C-002

File: V:_OH-Data\OFFICES\WMA78\OH-V\OH-AMESBURY\31- NEWTON ROAD\CAD SHEETFILES\C-003 DEMO AND EROSION AND SEDIMENTATION PLANDWG
Saved: 2/18/2025 1:48:25 PM Plotted: 5/13/2025 8:35:17 PM Current User: Dani, Hazem, Lori, Savetly, 5400

NONSTRUCTURAL CONTROL PRACTICES

1. SCARIFICATION: EXPOSED SLOPES EXCEEDING 4:1 SHALL BE SCARIFIED AT RIGHT ANGLES TO THE SLOPE. PROVIDE PERIODIC UPGRADING OF SERRATIONS DURING EXPOSED PERIOD UNTIL VEGETATION IS ESTABLISHED. PROVIDE VEGETATIVE COVER AS SOON AS POSSIBLE.

2. MULCH: MULCH SHALL BE APPLIED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDING AND TO GRADED AREAS WHICH REMAIN EXPOSED OUTSIDE OF RECOMMENDED SEEDING DATES. MULCH SHALL BE APPLIED AT 4000 LBS. PER ACRE. CONTRACTOR SHALL PERIODICALLY INSPECT AND REAPPLY AS NECESSARY, PARTICULARLY FOLLOWING SIGNIFICANT STORM EVENTS.

3. TOPSOIL: DISTURBED AREAS SHALL BE TOPSOILED PRIOR TO SEED APPLICATION.

APPLICATION STANDARDS:
-REMOVE ALL ROCKS AND DEBRIS OVER 1-1/2" IN DIAMETER.
-SCARIFY SURFACE PRIOR TO SEED APPLICATION.
-APPLY 6" DEPTH OF TOPSOIL.

4. SILT FENCE: SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE. AT CULVERT OUTLET LOCATIONS, AND AS INDICATED ON THE DRAWINGS. SILT FENCE SHALL BE INSPECTED AND REPAIRED ROUTINELY, ESPECIALLY FOLLOWING SIGNIFICANT STORM EVENTS UNTIL THE SITE HAS BEEN STABILIZED BY VEGETATION.

STRUCTURAL CONTROL PRACTICES

1. RIP-RAP OUTLET PROTECTION: RIP-RAP SHALL BE PERFORMED AT PIPE INLET DETENTION BASIN. MATERIAL SHALL BE HARD, DURABLE FIELD OR QUARRY STONE WHICH IS ANGULAR AND RESISTS BREAKING DOWN WHEN EXPOSED TO WATER OR WEATHERING.

2. RETENTION BASIN: BASIN SHALL BE CONSTRUCTED AS INDICATED ON THE DRAWINGS. SEDIMENT WHICH ACCUMULATES DURING THE CONSTRUCTION PROCESS SHALL BE REMOVED WEEKLY.

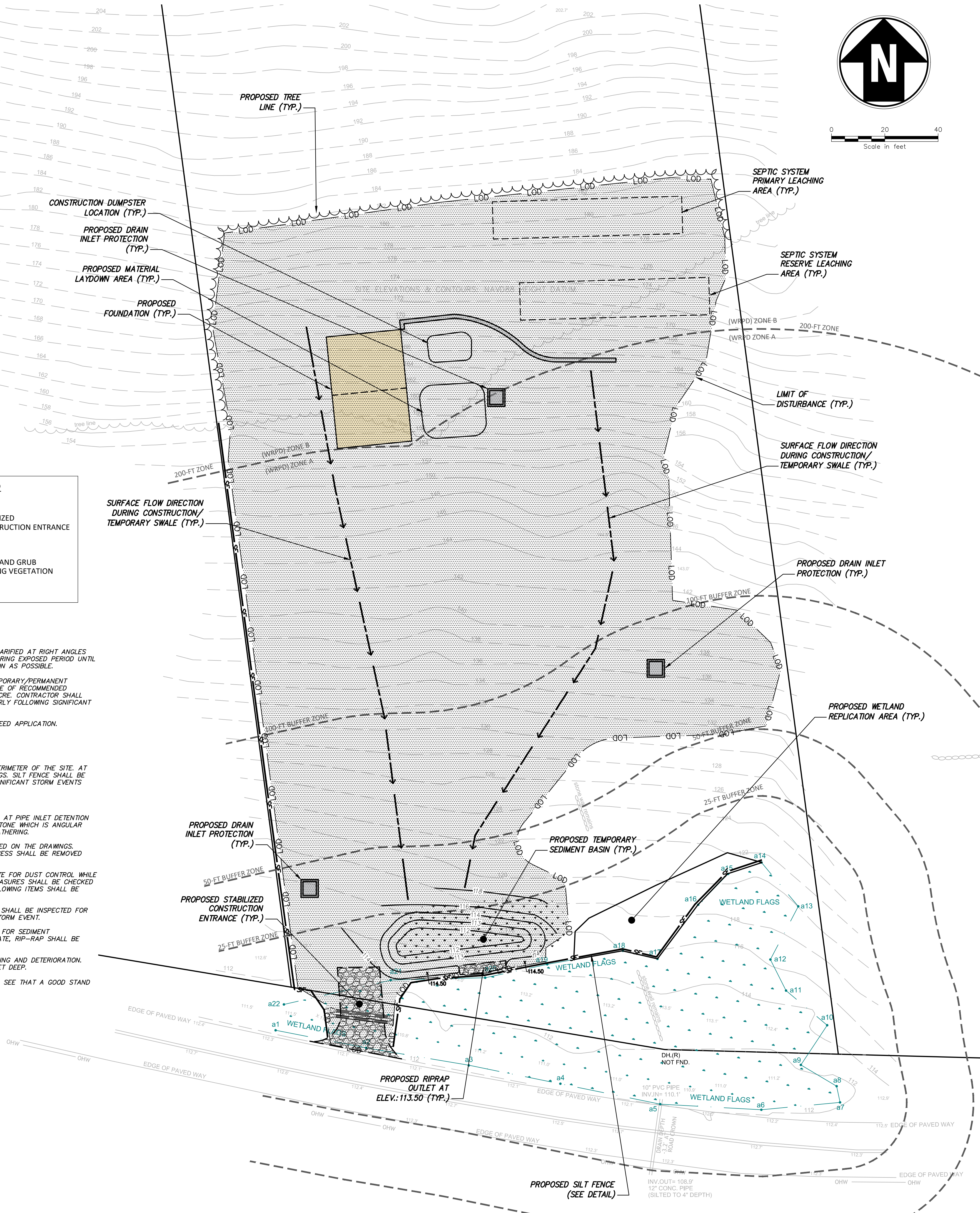
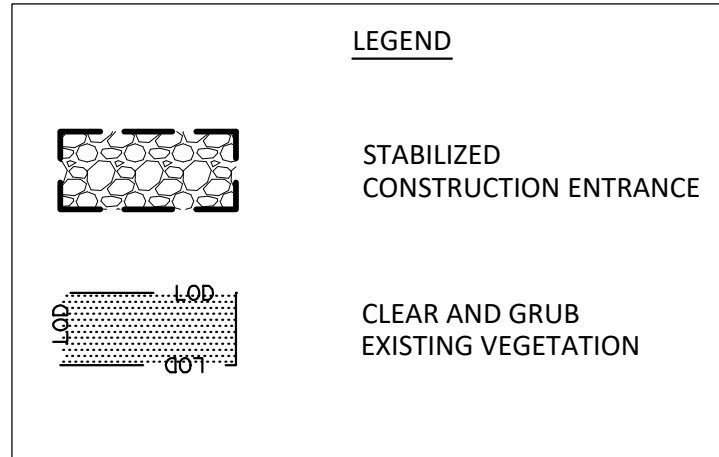
3. DUST CONTROL: A WATER TRUCK SHOULD BE LOCATED ON-SITE FOR DUST CONTROL WHILE WORK IS PROCEEDING. MAINTENANCE SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:

A. SEDIMENT TRAPS, CB HAY BALE PROTECTION AND SILT FENCE SHALL BE INSPECTED FOR SILT ACCUMULATION. SEDIMENT WILL BE REMOVED AFTER EACH STORM EVENT.

B. RIP-RAP OUTLET PROTECTION SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION. IF SIGNIFICANT AMOUNTS OF SEDIMENT ACCUMULATE, RIP-RAP SHALL BE REMOVED AND REPLACED.

C. SILT FENCING SHALL BE INSPECTED REGULARLY FOR UNDERMINING AND DETERIORATION. REMOVE SEDIMENT FROM BEHIND FENCE WHEN IT BECOMES .5 FEET DEEP.

D. SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.



GENERAL EROSION AND SEDIMENT CONTROL NOTES

MANAGEMENT STRATEGIES

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCES. BARRICADE ALL OTHER ACCESS POINTS.
2. CONSTRUCTION SEQUENCE SHALL BE PHASED TO AVOID LEAVING AREAS EXPOSED FOR UNNECESSARILY LONG PERIODS OF TIME.
3. TEMPORARY SEED AND MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING.
4. SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED CONTINUOUSLY, ESPECIALLY FOLLOWING SIGNIFICANT STORM EVENTS TO LOCATE FAILING CONTROL MEASURES AND CONDUCT ROUTINE MAINTENANCE OPERATIONS.
5. THE CONSTRUCTION SUPERINTENDENT SHALL INFORM ALL ON-SITE WORKERS OF THE SEDIMENTATION CONTROL PROGRAM.
6. THE RETENTION BASIN (STORMWATER MANAGEMENT AREAS) SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO ANY ROUGH GRADING OR CLEARING ON ANY PORTION OF THE SITE, EXCEPT AS NECESSARY TO REACH THIS AREA. BASIN SHALL HAVE ALL SEDIMENT REMOVED ON A ROUTINE BASIS.

VEGETATIVE CONTROL PRACTICES

1. TOPSOIL W/ SILT FENCE PROTECTION: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER.
2. TEMPORARY SEEDING: THE TEMPORARY SEDIMENT BASINS, TOPSOIL STOCKPILE AND ROUGH GRADED AREAS SHALL BE SEEDED WITH WINTER RYE AT A RATE OF 120 LBS. PER ACRE. ANY SOILS THAT ARE LEFT EXPOSED AND UNDISTURBED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED.

A. SITE PREPARATION

1. ACCESS AND STAGING:
 - CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE WITH A GEOTEXTILE BASE AND CRUSHED STONE TO MINIMIZE SOIL TRACKING ONTO PUBLIC ROADS.
 - ESTABLISH DESIGNATED MATERIAL STORAGE AND STAGING AREAS, ENSURING THEY ARE ON FLAT, STABLE GROUND AWAY FROM DRAINAGE PATHS.

2. INSTALL PERIMETER CONTROLS:

- INSTALL SILT FENCES, STRAW WATTLES, AND OTHER SEDIMENT BARRIERS DOWNSLOPE OF DISTURBED AREAS.
- PROTECT CATCH BASINS WITH SEDIMENT FILTERS OR INLET PROTECTION.

3. VEGETATION CLEARING AND GRUBBING:

- CLEAR VEGETATION ONLY WITHIN DESIGNATED AREAS TO MINIMIZE DISTURBANCE.
- IMMEDIATELY STABILIZE DISTURBED AREAS WITH TEMPORARY EROSION CONTROLS (E.G., STRAW OR MULCH).

4. TEMPORARY STORMWATER MANAGEMENT:

- CONSTRUCT TEMPORARY SEDIMENT TRAPS, BASINS, OR DIVERSION SWALES TO MANAGE RUNOFF DURING CONSTRUCTION.

B. GRADING AND EXCAVATION

1. ROUGH GRADING:

- BEGIN ROUGH GRADING TO SHAPE THE SITE WHILE MINIMIZING EXPOSED SOIL.
- REMOVE ALL ROCKS AND DEBRIS LARGER AND 3" IN DIAMETER FROM AREAS TO BE TEMPORARILY SEEDED.
- LIMIT CLEARING AND GRADING TO ACTIVE WORK AREAS ONLY (PHASED CONSTRUCTION).
- USE CUT-AND-FILL BALANCING TO REDUCE SOIL TRANSPORTATION.
- EVENLY APPLY 1000 LBS. OF 10-10-10 ANALYSIS FERTILIZER PER ACRE.
- THE LAST TILLAGE OPERATION SHALL BE PERFORMED ACROSS THE SLOPE.

2. TEMPORARY STABILIZATION:

- APPLY TEMPORARY STABILIZATION (E.G., HYDROSEEDING, STRAW MULCH, OR EROSION CONTROL BLANKETS) TO ANY EXPOSED SOIL THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS.

3. EROSION CONTROL FOR SLOPES:

- INSTALL SLOPE BREAKS, TERRACING, OR FIBER ROLLS ON LONG OR STEEP SLOPES TO SLOW WATER FLOW.
- USE EROSION CONTROL BLANKETS OR MATTING TO STABILIZE SLOPES AS SOON AS POSSIBLE.

4. ESTABLISHMENT OF VEGETATIVE COVER

- EVENLY APPLY SEED IN ACCORDANCE WITH THE SPECIES AND RATE INDICATED ABOVE BY MEANS OF BROADCASTING OR HYDROSEEDING.
- UNLESS HYDROSEEDED, COVER SEED WITH 1/4" TO 1/2" OF TOPSOIL.
- APPLY MULCH IMMEDIATELY FOLLOWING SEEDING.
- VERIFY SEEDING DATES WITH ENGINEER. IF ENGINEER DETERMINES THAT SEED CANNOT BE APPLIED DUE TO CLIMATE, TOPSOIL SHALL NOT BE SPREAD AND MULCHING SHALL BE APPLIED TO THE EXPOSED SURFACE TO STABILIZE SOILS UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- PERMANENT SEEDING SHALL BE APPLIED BETWEEN APRIL 15 AND JUNE 1 AND AUGUST 15 AND SEPTEMBER 30. TEMPORARY SEEDING SHALL BE APPLIED TO ALL DISTURBED AREAS OUTSIDE THIS TIME FRAME, UPON APPROVAL OF THE ENGINEER.

5. MAINTENANCE OF VEGETATIVE COVER

- ALL SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

6. DRIVEWAY CONSTRUCTION:

- EXCAVATE FOR THE DRIVEWAY AND PREPARE THE SUBBASE.
- INSTALL DRIVEWAY GRAVEL FOUNDATION TO ALLOW FOR CONSTRUCTION VEHICLES TO ACCESS THE WORK AREA.
- ENSURE TEMPORARY DRAINAGE CONTROLS, SUCH AS SIDE SWALES OR BERMS, DIRECT WATER AWAY FROM THE WORK AREA.

7. BUILDING AND INFRASTRUCTURE CONSTRUCTION

A. FOUNDATION WORK:

- EXCAVATE AND POUR FOUNDATIONS, ENSURING THAT STOCKPILED SOIL IS COVERED WITH TARPS OR EROSION CONTROL BLANKETS AND KEPT AT LEAST 50 FEET FROM WATER BODIES OR DRAINAGE PATHS.
- INSTALL FOUNDATION DRAINAGE SYSTEMS (E.G., PERIMETER DRAINS).

B. UTILITY INSTALLATION:

- DIG TRENCHES FOR UTILITIES (E.G., WATER, SEWER, ELECTRICITY), AND BACKFILL IMMEDIATELY AFTER INSTALLATION.
- STABILIZE UTILITY TRENCHES WITH TEMPORARY MULCH OR SEEDING.

9. PERMANENT STORMWATER MANAGEMENT INSTALLATION

- ###### A. STORMWATER INFILTRATION OR DETENTION AREAS:
- EXCAVATE AND CONSTRUCT BMP AREAS, ADDING SOIL MEDIA AND PLANTING VEGETATION AS REQUIRED PER PLANS.

C. SWALES AND DRAINAGE SYSTEMS:

- BUILD VEGETATED SWALES OR INSTALL PERMANENT DRAINAGE DITCHES WITH APPROPRIATE ARMORING (E.G., RIPRAP/ CHECKDAMS).

D. FINAL STABILIZATION OF STORMWATER FEATURES:

- SEED AND MULCH ALL PERMANENT STORMWATER FEATURES TO PROMOTE VEGETATION GROWTH.

10. FINAL GRADING AND STABILIZATION

A. FINAL GRADING:

- COMPLETE FINAL SITE GRADING TO DIRECT RUNOFF TOWARD STORMWATER MANAGEMENT SYSTEMS AND AWAY FROM STRUCTURES.

B. PERMANENT VEGETATIVE COVER:

- SEED OR SOD ALL DISTURBED AREAS WITH EROSION-RESISTANT GRASS SPECIES.
- USE COMPOST BLANKETS OR STRAW MULCH TO PROTECT SEEDED AREAS UNTIL VEGETATION IS ESTABLISHED.

12. HARDSCAPING AND FINISHING:

- INSTALL HARDSCAPED FEATURES LIKE PATIOS, SIDEWALKS, AND DRIVEWAYS.
- USE PERMEABLE MATERIALS WHEN POSSIBLE TO REDUCE IMPERVIOUS SURFACES.

13. REMOVAL OF TEMPORARY EROSION CONTROL UPON FINAL STABILIZATION OF DISTURBED AREAS.

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15 LINCOLN STREET,

SUITE 325,

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SITE PLANS

5-BEDROOM

SINGLE-FAMILY

DWELLING

31 NEWTON ROAD,

AMESBURY, MA

**DEMOLITION AND
SEDIMENTATION AND
EROSION CONTROL
PLAN**

Designed By: HD

Drawn By: HD

Checked By: -

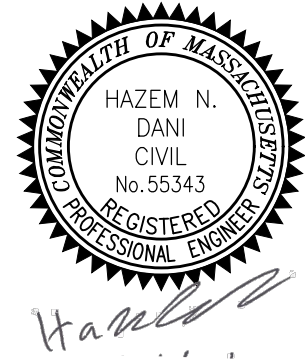
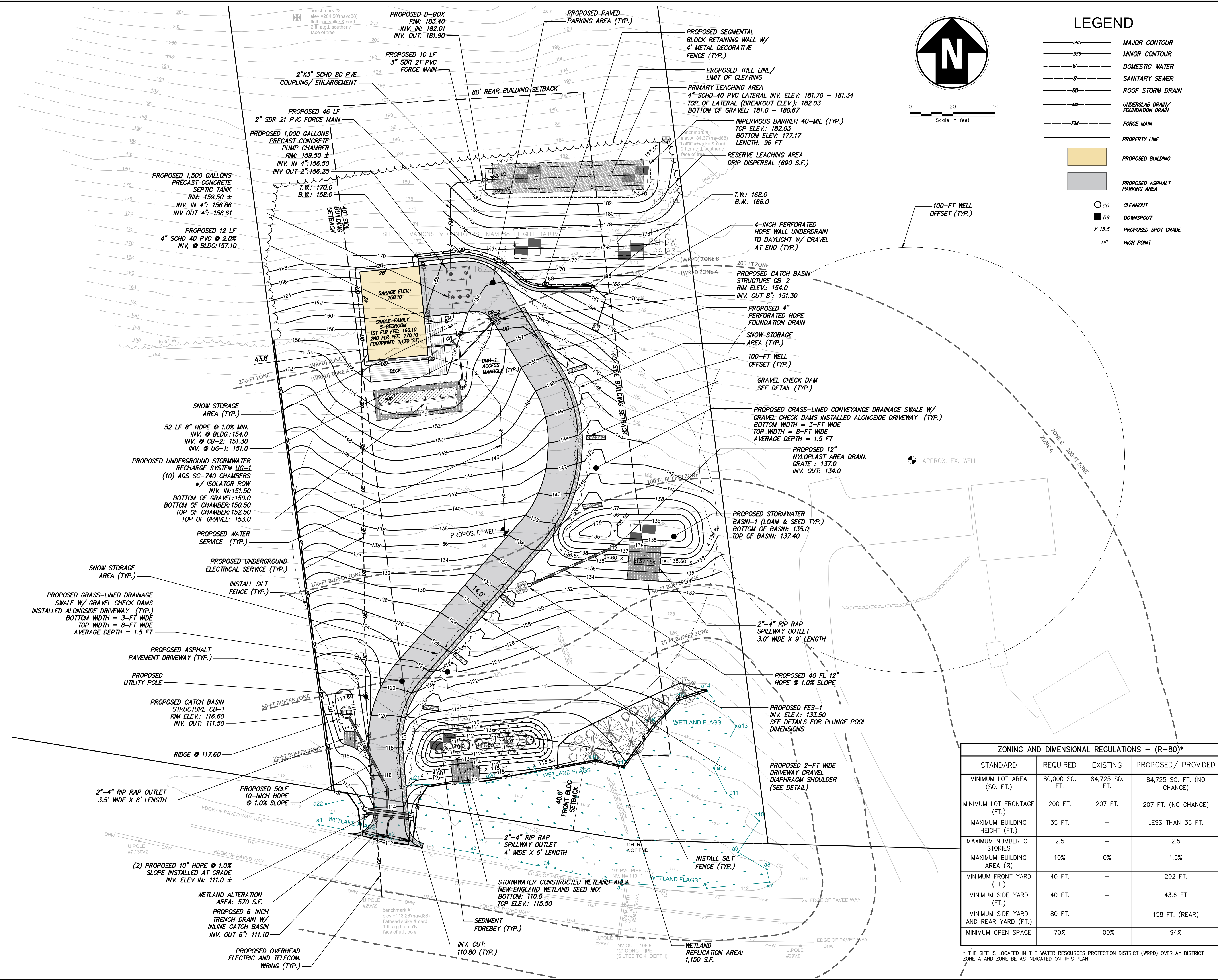
Issue Date: 07/01/2024

Project No: 13023

Scale: 1" = 20'

Drawing No:

C-003



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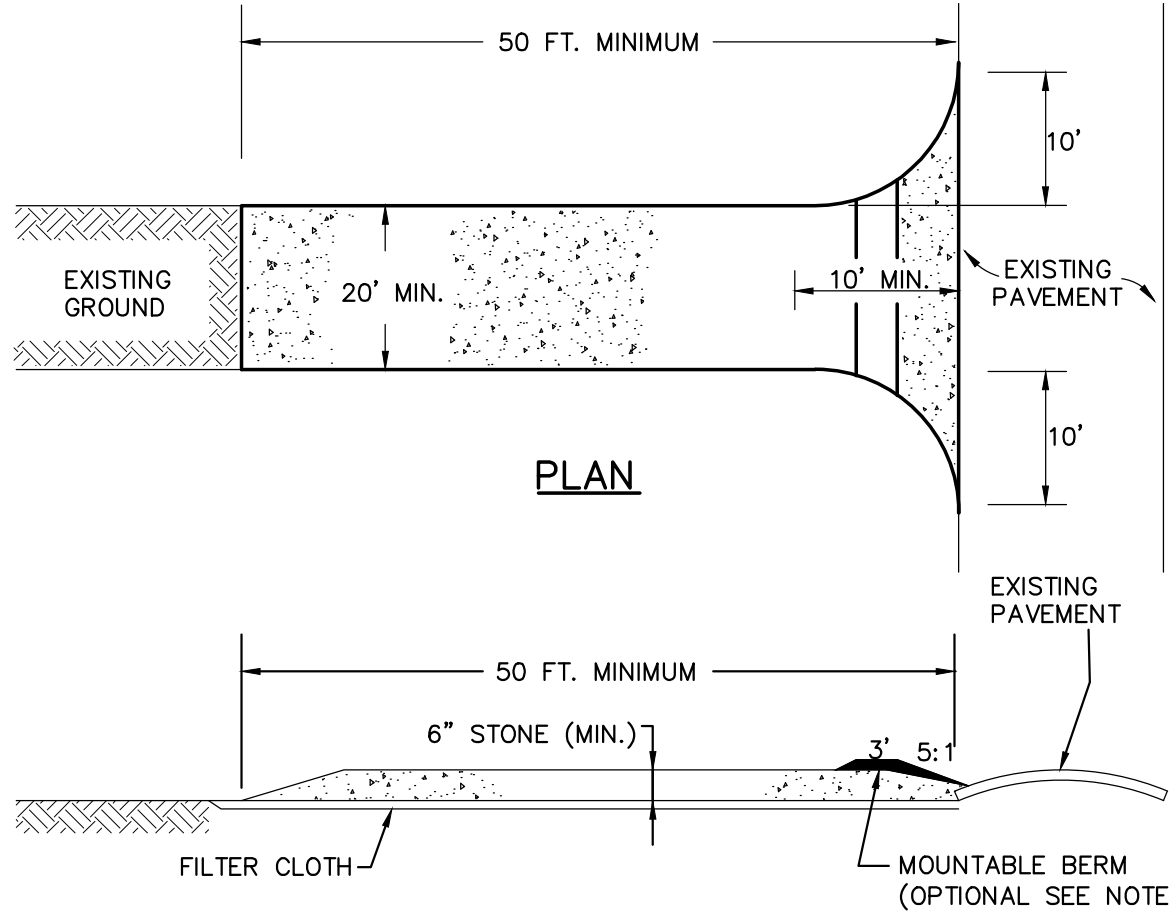
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SITE LAYOUT
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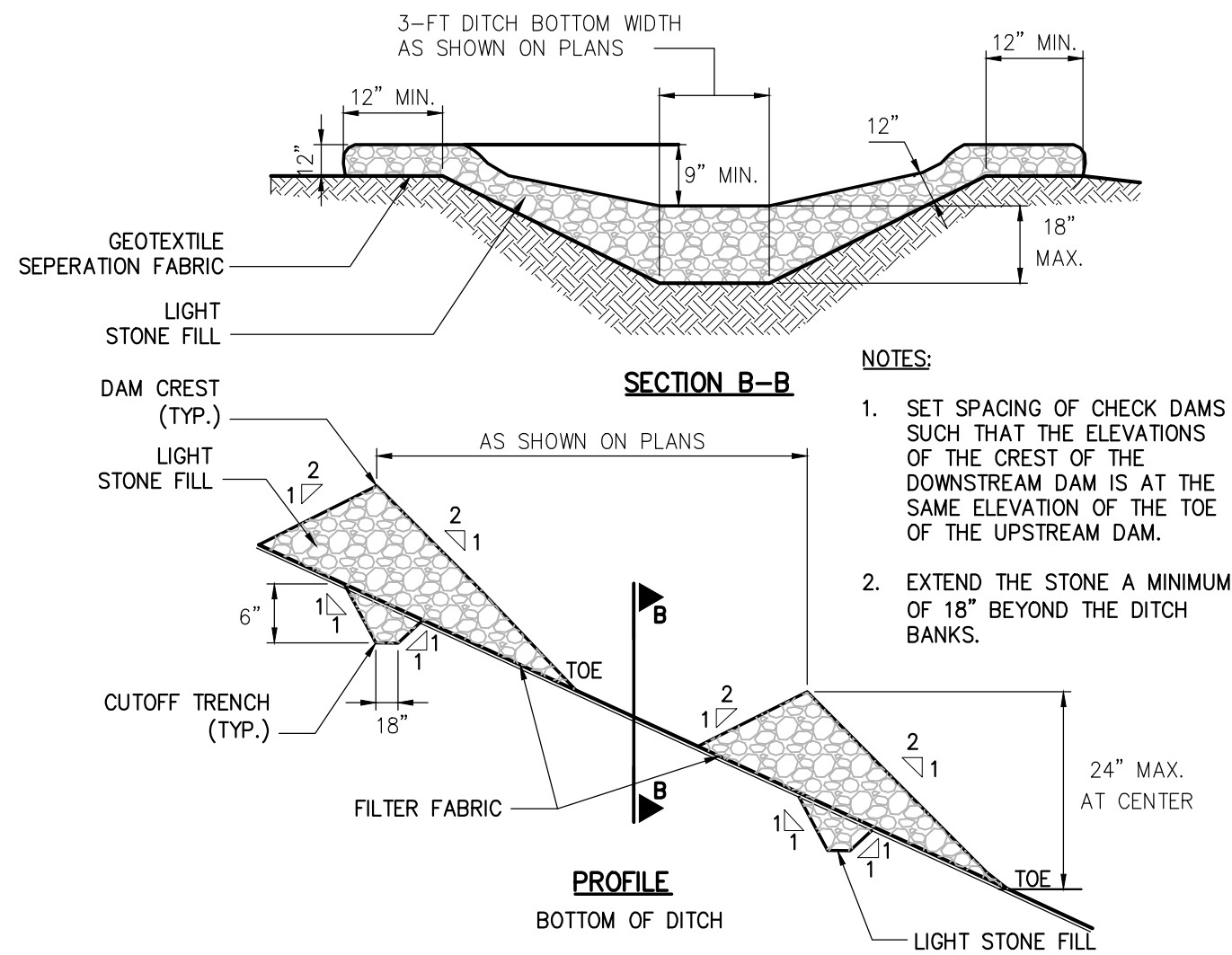
Drawing No:
C-101



- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE: USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH: RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
 - THICKNESS: NOT LESS THAN SIX (6) INCHES.
 - WIDTH: FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
 - FILTER CLOTH: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY AND ON AN ONGOING BASIS.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

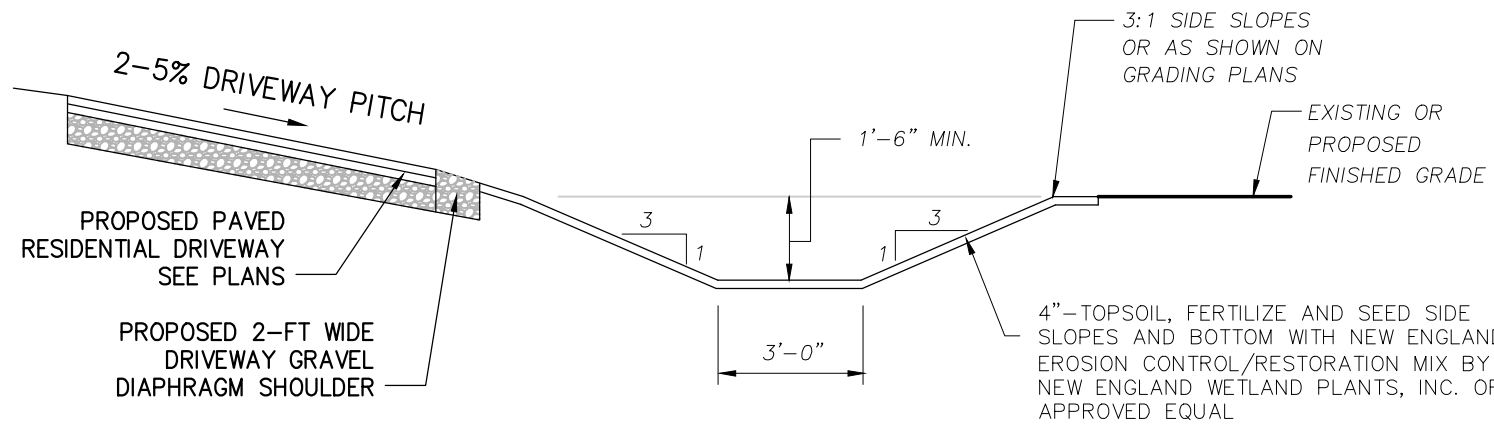
1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NO SCALE



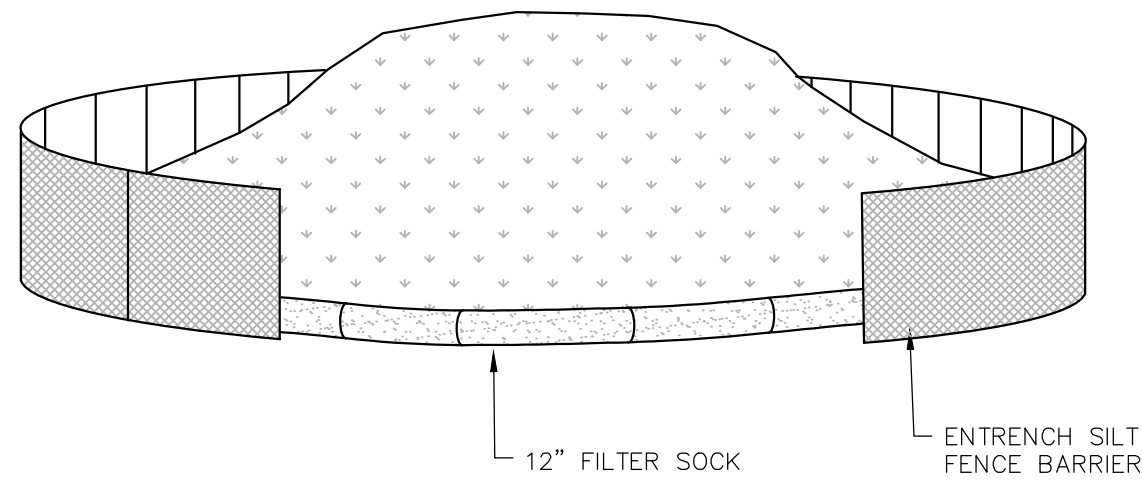
5 STONE CHECK DAM DETAIL

SCALE: NO SCALE



8 DRIVEWAY & GRASS-LINED SWALE CROSS SECTION

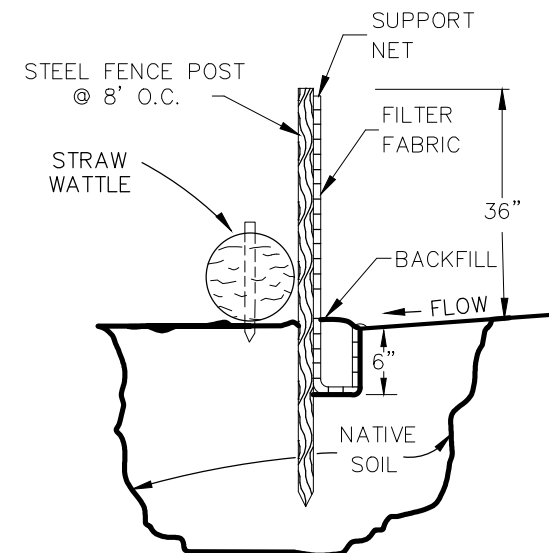
SCALE: NO SCALE



- INSTALLATION NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 - UPON COMPLETION OF STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH STRAW BALES, THEN STABILIZED WITH VEGETATION, OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF STRAW BALES.

2 SOIL STOCKPILE

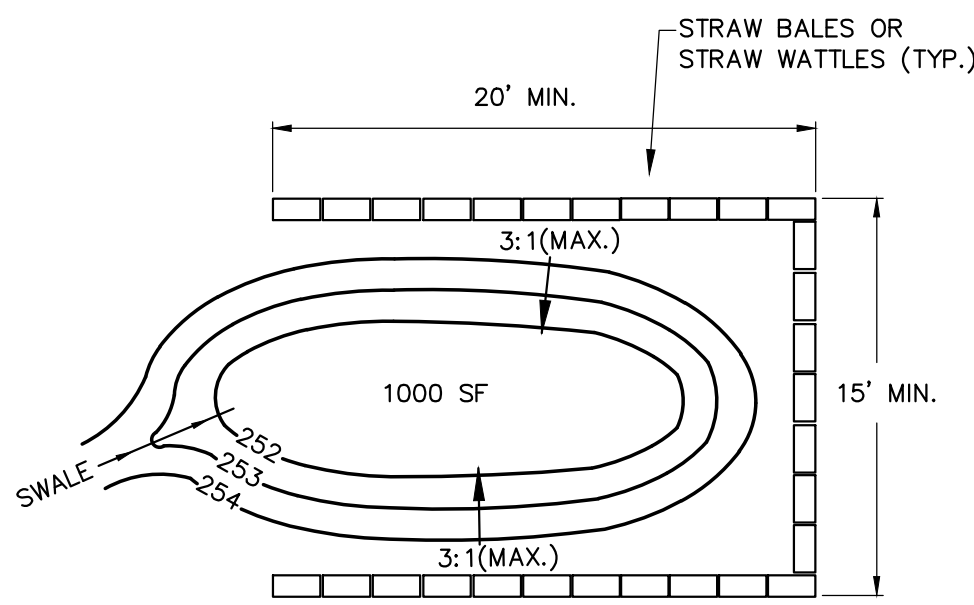
SCALE: NO SCALE



- NOTES:**
- THE FENCING SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT TO ENSURE ITS PROPER FUNCTIONING. IF THE FENCING IS DAMAGED IT SHALL BE REPAIRED IMMEDIATELY.
 - WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACKFILLED WITH TOPSOIL AND SEEDED.

6 SILT FENCE DETAIL

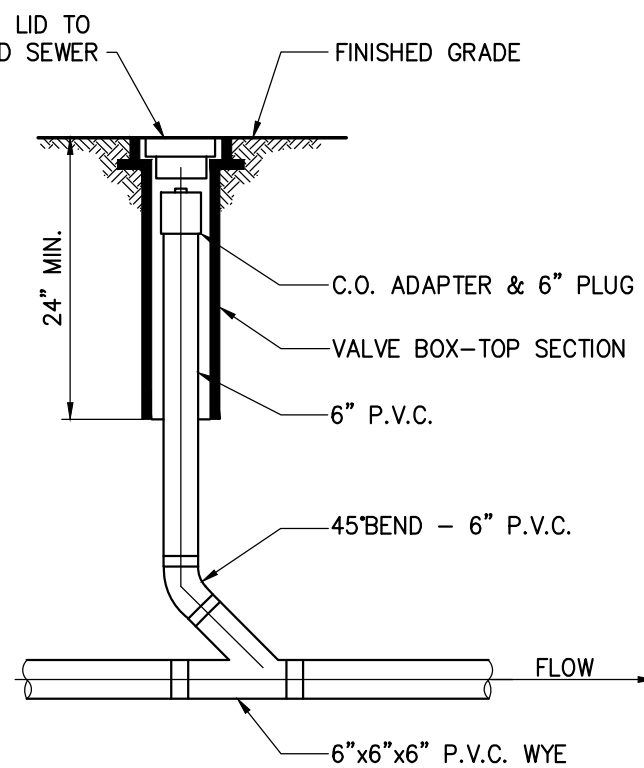
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- SEDIMENT BASINS AND TRAPS SHALL BE SIZED IN ACCORDANCE WITH EPA NPDES GUIDELINES.
- SEDIMENT TRAPS ARE UTILIZED FOR DRAINAGE AREAS SMALLER THAN 5 ACRES. THE SEDIMENT TRAP SHOULD HAVE A MINIMUM VOLUME BASED ON 1/2 INCH OF STORAGE FOR EACH ACRE OF DRAINAGE AREA. THIS VOLUME EQUATES TO 1800 CUBIC FEET OF STORAGE OR 67 CUBIC YARDS FOR EACH ACRE OF DRAINAGE AREA.
- SEDIMENT BASIN ARE UTILIZED FOR DRAINAGE AREAS FROM 5 TO 100 ACRES. THE TEMPORARY SEDIMENT BASIN SHOULD HAVE A MINIMUM VOLUME OF 3,600 CUBIC FEET FOR EACH ACRE OF DRAINAGE AREA.
- LOCATION DICTATED BY SEQUENCE OF CONSTRUCTION. CONTRACTOR TO PROVIDE WHERE NECESSARY TO FILTER RUNOFF FROM CONSTRUCTION AREAS PRIOR TO DISCHARGE.

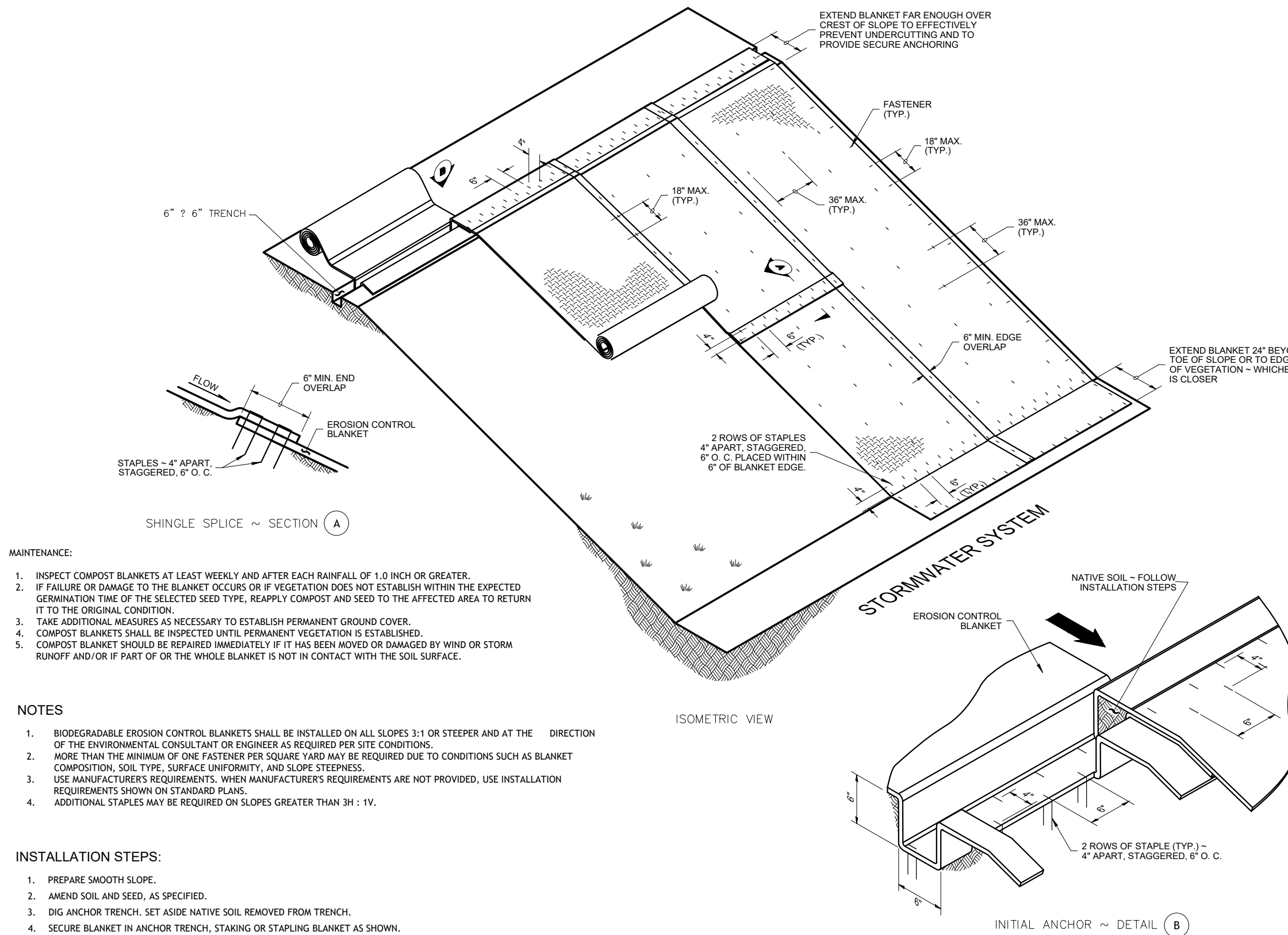
3 TEMPORARY SEDIMENT BASIN

SCALE: NO SCALE



11 CLEAN OUT DETAIL

SCALE: NO SCALE



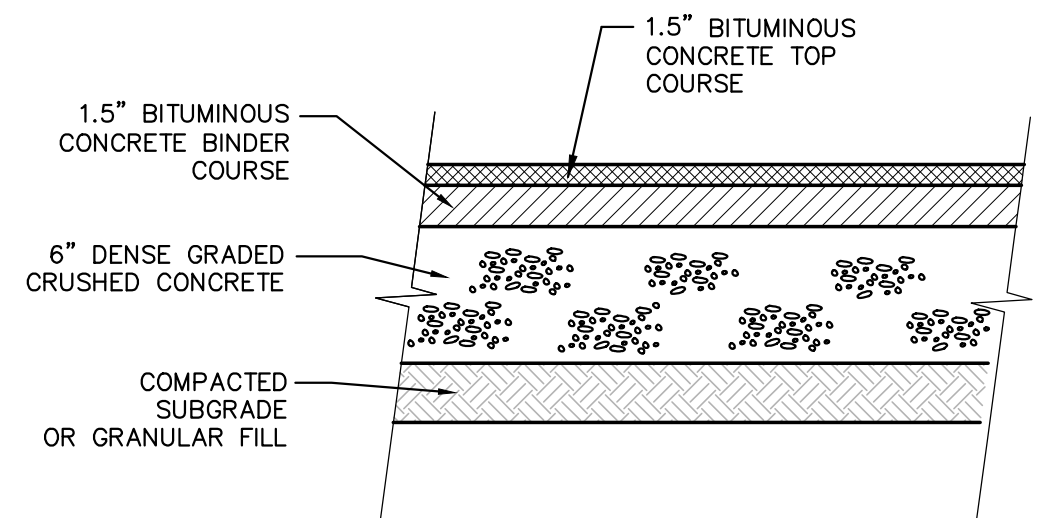
- MAINTENANCE:**
- INSPECT COMPOST BLANKETS AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 1.0 INCH OR GREATER.
 - IF FAILURE OR DAMAGE TO THE BLANKET OCCURS OR IF VEGETATION DOES NOT ESTABLISH WITHIN THE EXPECTED GERMINATION TIME OF THE SELECTED SEED TYPE, REAPPLY COMPOST AND SEED TO THE AFFECTED AREA TO RETURN IT TO THE ORIGINAL CONDITION.
 - TAKE ADDITIONAL MEASURES AS NECESSARY TO ESTABLISH PERMANENT GROUND COVER.
 - COMPOST BLANKETS SHALL BE INSPECTED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 - COMPOST BLANKET SHOULD BE REPAIRED IMMEDIATELY IF IT HAS BEEN MOVED OR DAMAGED BY WIND OR STORM RUNOFF AND/OR IF PART OF OR THE WHOLE BLANKET IS NOT IN CONTACT WITH THE SOIL SURFACE.

- NOTES**
- BIODEGRADABLE EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER AND AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT OR ENGINEER AS REQUIRED PER SITE CONDITIONS.
 - MORE THAN THE MINIMUM OF ONE FASTENER PER SQUARE YARD MAY BE REQUIRED DUE TO CONDITIONS SUCH AS BLANKET COMPOSITION, SOIL TYPE, SURFACE UNIFORMITY, AND SLOPE STEEPNESS.
 - USE MANUFACTURER'S REQUIREMENTS, WHEN MANUFACTURER'S REQUIREMENTS ARE NOT PROVIDED, USE INSTALLATION REQUIREMENTS SHOWN ON STANDARD PLANS.
 - ADDITIONAL STAPLES MAY BE REQUIRED ON SLOPES GREATER THAN 3H : 1V.

- INSTALLATION STEPS:**
- PREPARE SMOOTH SLOPE.
 - AMEND SOIL AND SEED, AS SPECIFIED.
 - DIG ANCHOR TRENCH, SET ASIDE NATIVE SOIL REMOVED FROM TRENCH.
 - SECURE BLANKET IN ANCHOR TRENCH, STAKING OR STAPLING BLANKET AS SHOWN.
 - REPLACE NATIVE SOIL PREVIOUSLY REMOVED FROM TRENCH.
 - ROLL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER, TAKING CARE TO REMOVE EXCESS SLACK, AND TAKING CARE NOT TO STRETCH BLANKET.
 - STAKE OR STAPLE BLANKET AS SHOWN SO THERE ARE NO GAPS BETWEEN THE BLANKET AND THE SOIL. STAPLE WHILE UNROLLING BLANKET TO MINIMIZE WALKING ON BLANKET.

9 BIODEGRADABLE EROSION CONTROL BLANKET FOR SLOPES 3:1 OR STEEPER

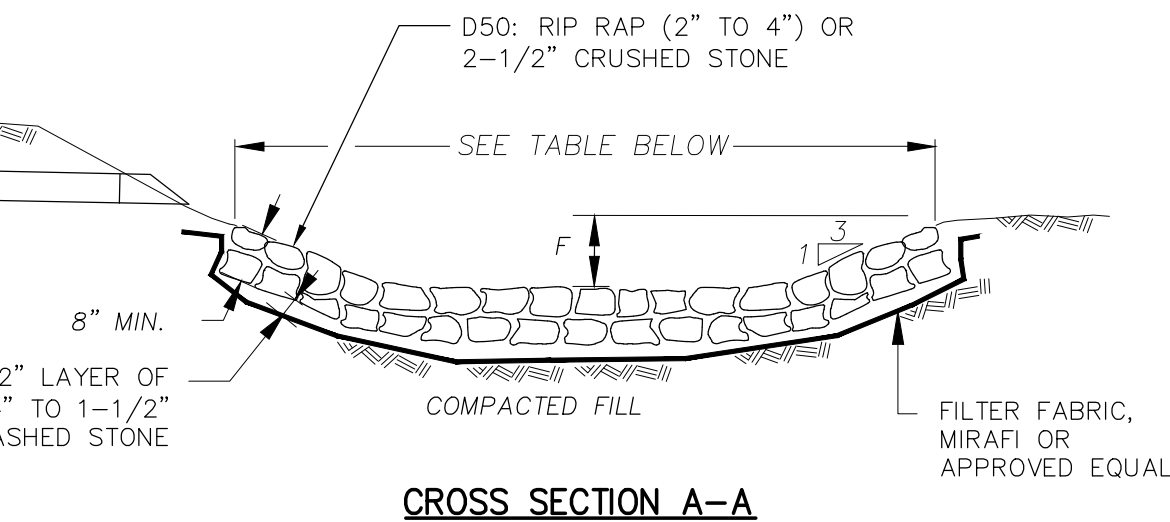
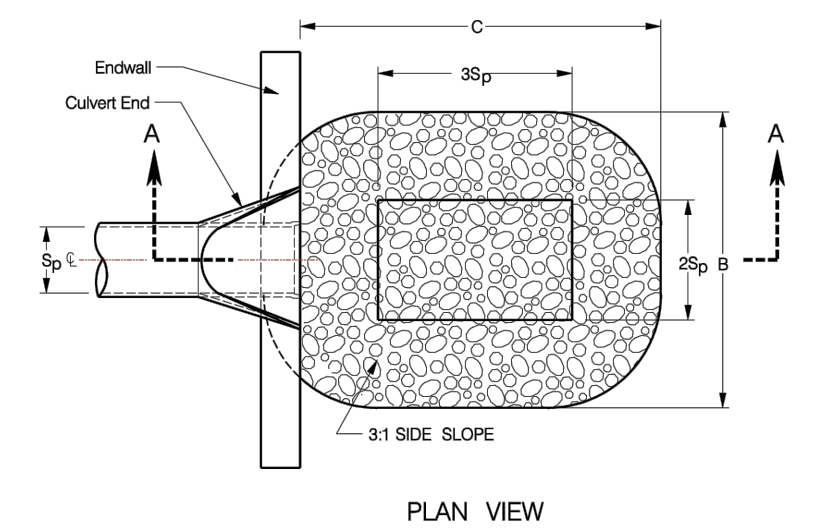
SCALE: NO SCALE



- NOTES:**
- COMPACTED LIFTS NOT TO EXCEED 8 INCHES BETWEEN COURSES.
 - CONTRACTOR TO PROOF ROLL SUBGRADE PRIOR TO GRAVEL PLACEMENT.

4 BITUMINOUS PAVEMENT SECTION

SCALE: NO SCALE

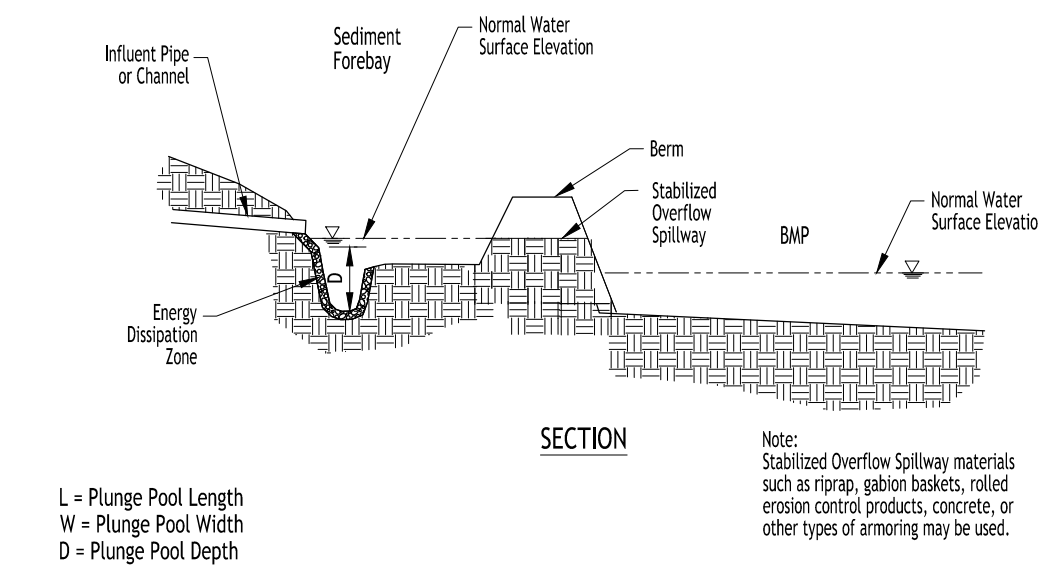
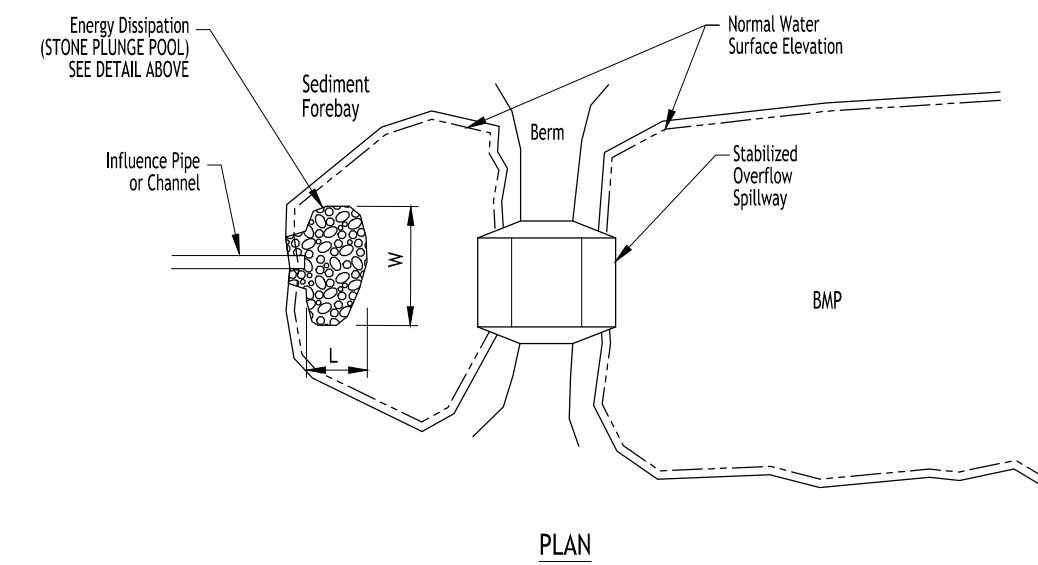


	Q*	Do	TW*	Depression (P)	C	3Sp	B	2Sp	d50***
	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(in.)
FES-1	6.60	1.0	0.30	0.60	6.00	3.00	6.00	2.00	0.41 4.94

*This is the actual 100-year flow as calculated through basin design software (HydroCAD)
**A conservative tail-water of 0.30 was utilized.
***A minimum rip-rap size of 2-6\"/>

7 STONE PLUNGE POOL

SCALE: NO SCALE



10 SEDIMENT FOREBAY DETAIL

SCALE: NO SCALE



No.	Submital / Revision	App'd.	By	Date
0	NOTICE OF INTENT FILING	HD	HD	7/15/2024
1	Planning Board Special Permit App.	HD	HD	08/09/2024
2	Planning Board Response to Comments	HD	HD	01/02/2025
3	Planning Board Response to Comments	HD	HD	02/18/2025
4	Planning Board Response to Comments	HD	HD	05/13/2025

PREPARED FOR:
AC LAND LLC

15 LINCOLN STREET,
SUITE 325,
WAKEFIELD, MA 01880

SITE PLANS 5-BEDROOM SINGLE-FAMILY DWELLING

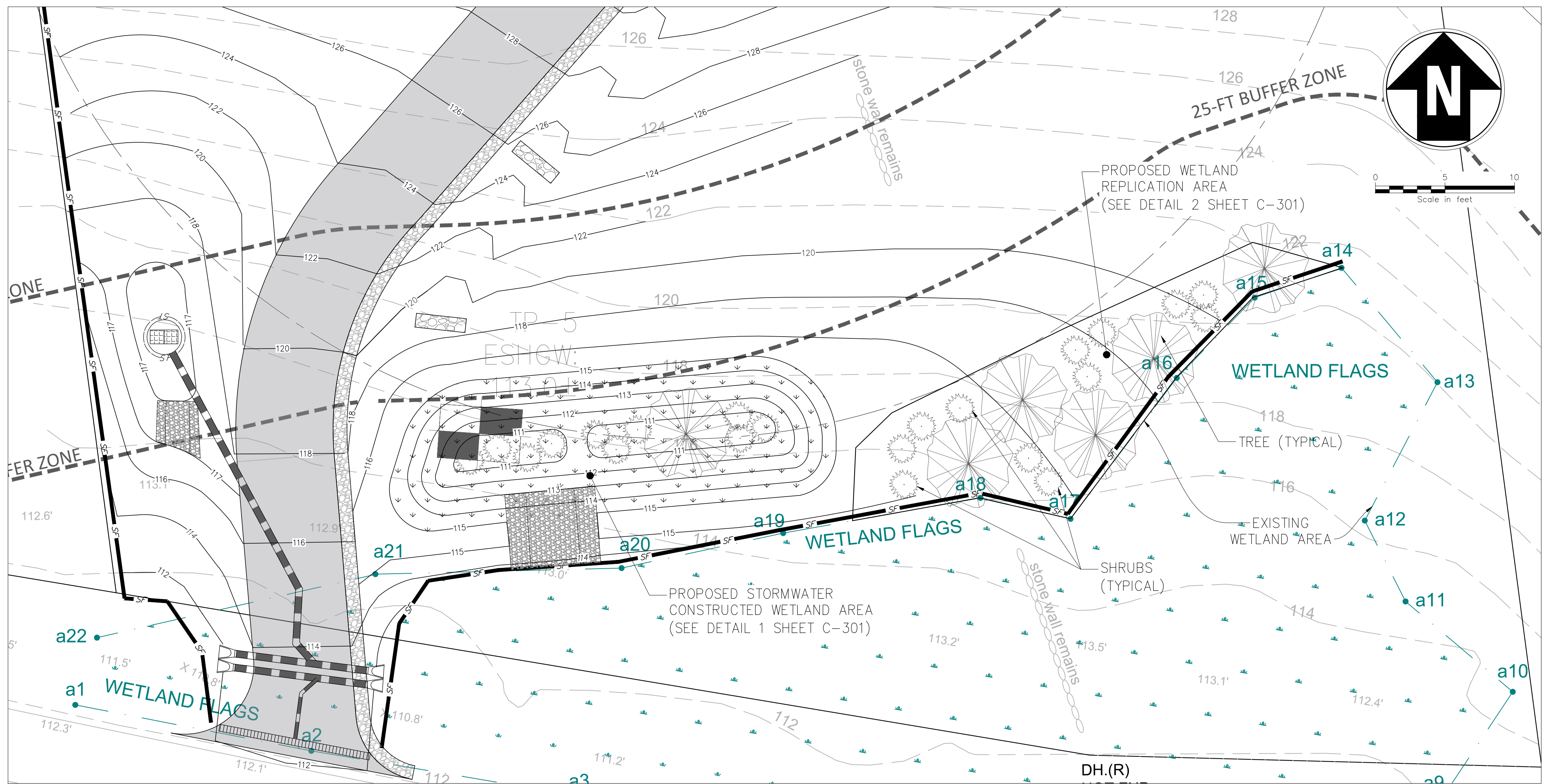
31 NEWTON ROAD,
AMESBURY, MA

SITE DETAILS - 1

Designed By: HD	Drawn By: HD	Checked By: -
Issue Date: 07/01/2024	Project No: 13023	Scale: NONE

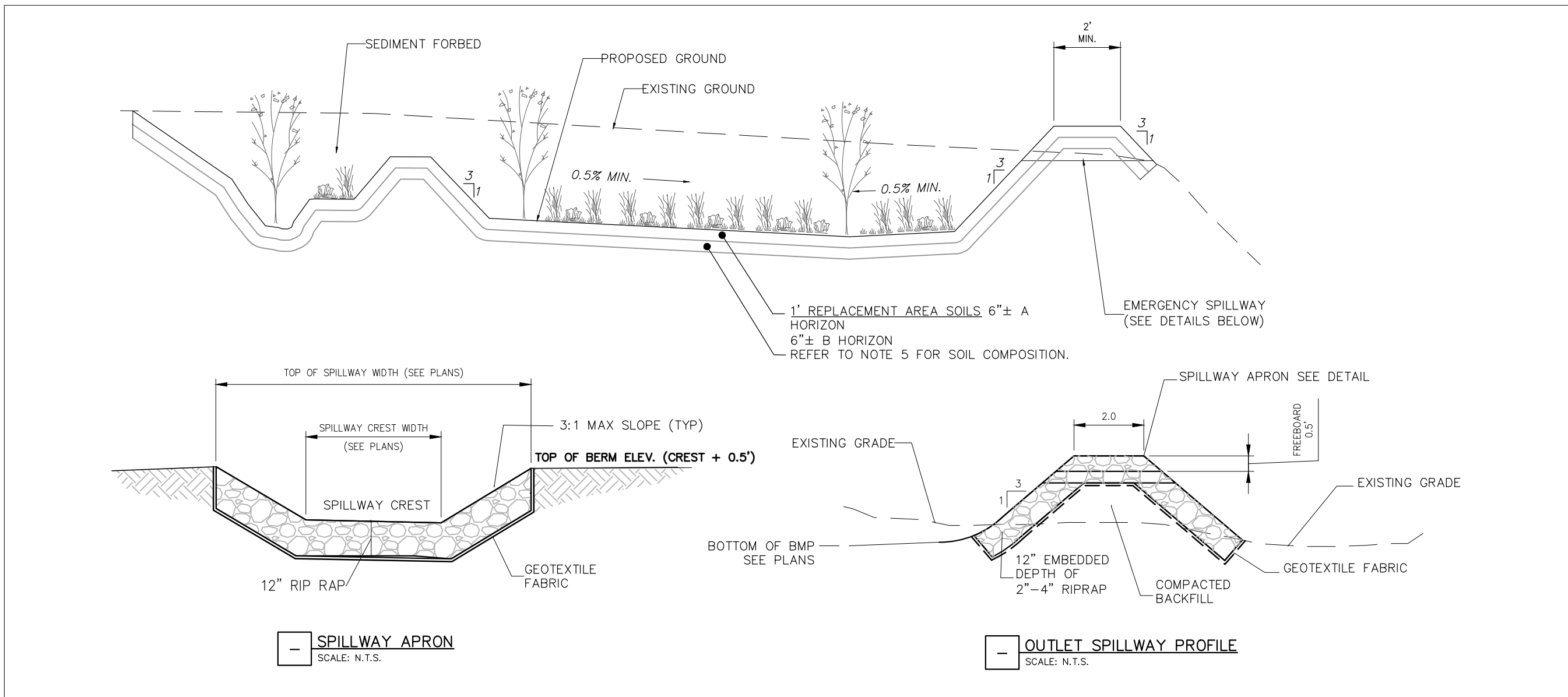
Drawing No:
C-201

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Saved: 5/12/2025 11:17:15 PM Picked: 5/13/2025 8:32:14 PM Current User: Dani, Hazem Last Saved By: 5400



WETLAND REPLICATION AREA & STORMWATER CONSTRUTED WETLAND AREA PLAN VIEW

PROPOSED VEGETATION IN STORMWATER CONSTRUCTED WETLAND AREA AREA					
SPECIES TYPE	COMMON NAME	LATIN NAME	STATUS	PLANTING DENISTY/ COMMENTS	PROPOSED NUMBER
TREE	RED MAPLE	ACER RUBRUM	FAC	1 TREE/ 300 S.F.	3
SHRUB	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	FAC	1 SHRUB/ 200 S.F.	6
SHRUB	SWEET PEPPER BUSH	CLETHRA ALNIFOLIA	FAC	1 SHRUB/ 200 S.F.	6
GROUND COVER	NEW ENGLAND WETMIX	-	-	1LB/2,500 S.F.	1/2 LB

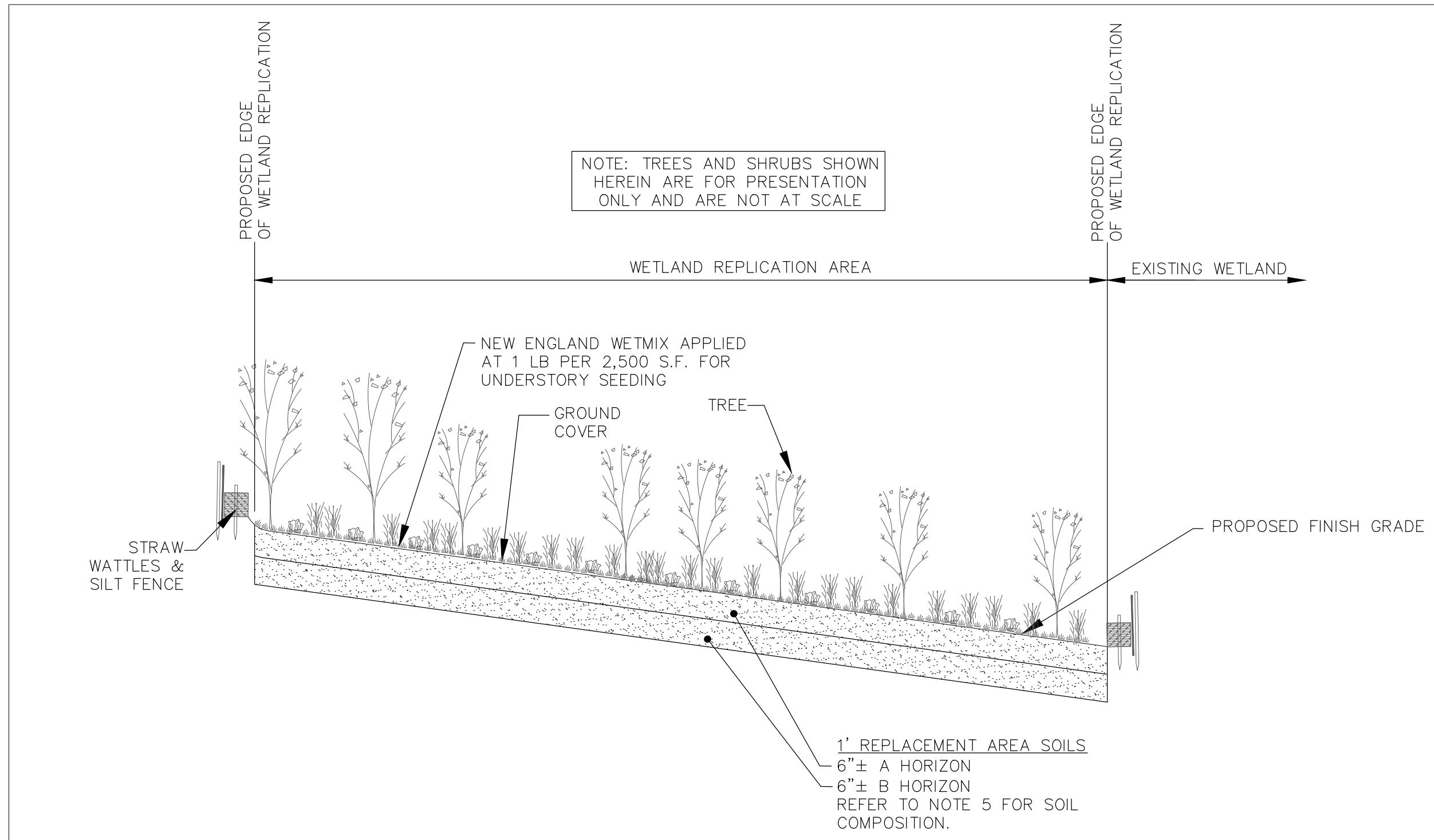


STORMWATER CONSTRUCTED WETLAND AREA (DETAIL-1)

WETLAND CONSTRUCTION SEQUENCING/PLANTING GUIDELINES

1. THE REPLACEMENT AREA SHALL MEET STRICT PERFORMANCE STANDARDS AS LISTED UNDER 310 CMR 10.55(4)(B) AND THE CITY'S WETLANDS PROTECTION BYLAW AND REGULATIONS. CONSTRUCTION OF THE WETLAND REPLACEMENT AREA SHALL BE PERFORMED IN AGREEMENT WITH THE ORDER OF CONDITIONS ISSUED BY THE CONSERVATION COMMISSION. WETLAND REPLACEMENT WORK SHALL BE SUPERVISED BY AN ENVIRONMENTAL INSPECTOR (EI) OR LANDSCAPE CONTRACTOR APPROVED BY THE CONSERVATION COMMISSION.
2. A MEETING SHALL BE SCHEDULED WITH THE EI AND CONSERVATION AGENT PRIOR TO CONSTRUCTION TO REVIEW THE CONSTRUCTION METHODOLOGY AND DESIGNATED STORAGE AREAS FOR EXCESS SOIL MATERIAL. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF WORK AND THE LIMITS OF THE WETLAND REPLACEMENT AREA SHALL BE CLEARLY MARKED WITH WOODEN STAKES. EROSION CONTROL FENCING SHALL REMAIN IN PLACE UNTIL EXPOSED SOILS ARE VEGETATED AND STABLE.
3. THE WETLAND REPLACEMENT AREAS INDICATED ON THE PLAN SHALL BE EXCAVATED TO THE INDICATED SUBGRADE (SEE WETLAND REPLACEMENT CROSS-SECTION) BEFORE THE REPLACEMENT AREA SOILS ARE PLACED. THE ENVIRONMENTAL INSPECTOR OR LANDSCAPE CONTRACTOR SHALL BE ON-SITE TO INSPECT THE WETLAND REPLACEMENT AREA DURING THE CONSTRUCTION PROCESS AND CONFIRM THE FINAL GRADES IN THE WETLAND REPLACEMENT AREA.
4. THE TRANSITION ZONE BETWEEN THE WETLAND REPLACEMENT AREA AND THE SURROUNDING UPLAND PLANT COMMUNITY ADJACENT TO THE WETLAND REPLACEMENT AREA SHALL BE GRADED TO CREATE A SMOOTH TRANSITIONAL SLOPE BETWEEN THE WETLAND REPLACEMENT AREA AND THE UPLAND PLANT COMMUNITY. SITE GRADES AND SLOPES SHALL BE CONSTRUCTED IN AGREEMENT WITH THE GRADING DETAILS SHOWN ON THE APPROVED SITE PLAN.
5. ORGANIC SOILS CONTAIN 12-18 % ORGANIC CARBON BY DRY WEIGHT DEPENDING ON CLAY CONTENT. SOILS IN THE PREPARED REPLACEMENT AREA SHALL COMPRISE A 6"± B HORIZON CONSISTING OF SANDY LOAM, AND A 6"± A HORIZON CONSISTING OF SANDY LOAM AND DECOMPOSED LEAF LITTER OR OTHER APPROVED ORGANIC MATTER, TO PROVIDE A MIN. 50% ORGANIC MATTER BY VOLUME. ANY EXISTING/IMPORTED WETLAND SOIL AND SOIL AMENDMENT MATERIAL SHALL BE INSPECTED BY THE EI FOR INVASIVE/EXOTIC SPECIES PRIOR TO TRANSLLOCATION TO THE SITE. COARSE, WOODY DEBRIS/STUMPS SHALL BE ADDED THROUGHOUT THE REPLACEMENT WETLAND SURFACE AREA TO ACHIEVE COVERAGE OF 10-15%.
6. OPTIMAL PLANTING CONDITIONS OCCUR FROM APRIL 1 - MAY 15 IN THE SPRING AND SEPTEMBER 1 - OCTOBER 15 IN THE FALL. SEEDING AND PLANTING WILL OCCUR ONLY DURING THESE TIME PERIODS UNLESS APPROVED BY THE ENVIRONMENTAL COMPLIANCE MONITOR/OTHER QUALIFIED INSPECTOR. TREE AND SHRUB WOODY ROOT STOCK MATERIAL SHALL BE PLANTED IN APPROXIMATED DENSITIES/SPACING AS IDENTIFIED IN THE TABLE; SUPPLEMENTAL PLANTINGS SHALL BE OBTAINED FROM REPUTABLE LOCAL NURSERY SOURCES.
7. A WETLAND SEED MIX SUCH AS NEW ENGLAND WETMIX BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST MASSACHUSETTS, OR APPROVED EQUIVALENT, SHALL BE BROADCAST THROUGHOUT THE AREA AT AN APPLICATION RATE OF 1 LB PER 2,500 SF OF AS SPECIFIED BY THE MANUFACTURER, AND IT SHALL BE MULCHED WITH 1-2" THICK LAYER OF STRAW OR OTHER SUITABLE ORGANIC EQUIVALENT AND MAINTAINED UNTIL VEGETATION HAS BEEN ESTABLISHED.
8. TWO ANNUAL INSPECTIONS SHALL BE MADE OF THE COMPLETED REPLACEMENT AREA BY THE EP, IN COMPLIANCE WITH MASSACHUSETTS INLAND WETLAND REPLICATION GUIDELINES, AND IN ORDER TO DETERMINE WHETHER ADDITIONAL PLANTINGS (NATURAL OR FROM A NURSERY) WILL BE NECESSARY, AS WELL AS ASSESS THE OVERALL SUCCESS OF THE REPLACEMENT PROCEDURES.

PROPOSED VEGETATION IN WETLAND REPLICATION AREA (1,150 S.F.)					
SPECIES TYPE	COMMON NAME	LATIN NAME	STATUS	PLANTING DENISTY/ COMMENTS	PROPOSED NUMBER
TREE	RED MAPLE	ACER RUBRUM	FAC	1 TREE/ 300 S.F.	5
SHRUB	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	FAC	1 SHRUB/ 200 S.F.	6
SHRUB	SWEET PEPPER BUSH	CLETHRA ALNIFOLIA	FAC	1 SHRUB/ 200 S.F.	6
GROUND COVER	NEW ENGLAND WETMIX	-	-	1LB/2,500 S.F.	1/2 LB



WETLAND REPLICATION AREA CROSS SECTION (DETAIL-2)

HD Design

161 W. High Street,

Avon, MA 02322

Cell: (508) 840-1045

Email: hazem.dani87@gmail.com



No.	Submital / Revision	App'd. By	Date
0	NOTICE OF INTENT FILING	HD	7/15/2024
1	Planning Board Special Permit App.	HD	08/09/2024
2	Planning Board Response to Comments	HD	01/02/2025
3	Planning Board Response to Comments	HD	02/18/2025
4	Planning Board Response to Comments	HD	05/13/2025

PREPARED FOR:

AC LAND LLC



15 LINCOLN STREET,
SUITE 325,
WAKEFIELD, MA 01880

SITE PLANS
5-BEDROOM
SINGLE-FAMILY
DWELLING

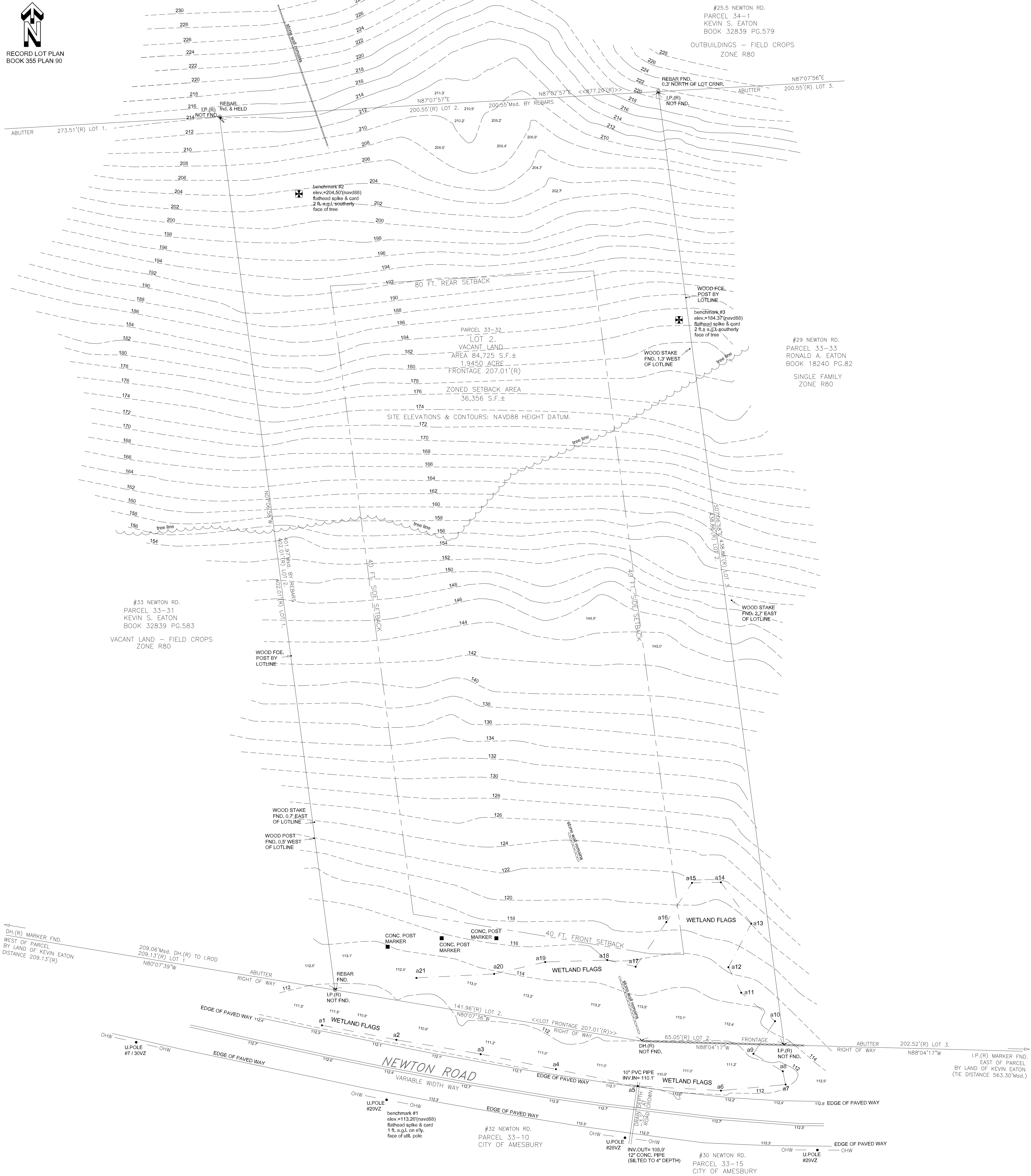
31 NEWTON ROAD,
AMESBURY, MA

WETLAND
REPLICATION AREA
PLAN

Designed By: HD	Drawn By: HD	Checked By: -
Issue Date: 07/01/2024	Project No: 13023	Scale: 1" = 20'

Drawing No:

C-301



CITY OF AMESBURY

DIMENSIONAL TABLE: ZONE R80
MIN. LOT AREA 80,000 S.F. EXISTING 84,725 S.F.
MIN. FRONTAGE 200 FT. EXISTING 207 FT.
MIN. FRONT YARD 40 FT.
MIN. SIDE YARD 40 FT.
MIN. REAR YARD 80 FT.
MIN. OPEN SPACE 70%
MAX. BUILDING AREA 10%
MAX. HEIGHT: 35 FT. 2.5 STORIES

USE: UNDEVELOPED VACANT LAND

NO EXISTING SETBACKS NOTED — BEING VACANT LAND
DISTRICT ZONE: R80

PREPARING SURVEYOR NOTES:
BOUNDARY LINES MARKED BY OTHER SURVEYORS.
SURVEYED WITHOUT BENEFIT OF A TITLE EXAMINATION.
SUBSURFACE UTILITY LINE SERVICES NOT LOCATED, NOR TRACED BY THIS SURVEY.
CONTACT DIGSAFE FOR ALL UTILITY INQUIRIES, AND PRIOR TO ANY SITE WORK OR EXCAVATION.
SITE ELEVATIONS & CONTOURS: NAVD88 HEIGHT DATUM.

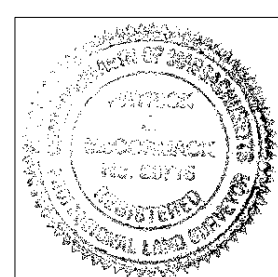
CERTIFICATION:
THE PROPERTY SHOWN AS #31 NEWTON ROAD IS A VACANT LAND PARCEL.
ZONED LOT DIMENSIONS AND REQUIRED BUILDING SETBACKS SHOWN FOR DISTRICT R80.
TABLE OF CURRENT CITY OF AMESBURY DIMENSIONAL REQUIREMENTS NOTED BY THIS PLAN.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS,
AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY
ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

3/26/24

DATE

PROFESSIONAL LAND SURVEYOR



- SYMBOL LEGEND
- U.POLE
 - OHW
 - **.(R)
 - **.Msd.
 - I.ROD FND.
 - DH. FND.
 - CH—L.K.FCE.
 - 11.4'
 - INV./IN/OUT
 - **.
 - UTILITY POLE / PROVIDER / NUMBER
 - OVERHEAD WIRE SERVICES
 - LOT DIMENSION BY RECORD DEED OR PLAN
 - DIMENSION AS MEASURED BY THIS SURVEY
 - IRON ROD FOUND (AT LOT CORNER).
 - DRILL HOLE FOUND
 - CHAIN—LINK FENCE
 - GROUND SPOT ELEVATION
 - MEASURED PIPE INVERT (BY INFLOW / OUTFLOW)

ASSESSORS
PARCEL I.D. 33—32
TITLE REFERENCE
OWNER: STELLMACH FAMILY REVOC. TRUST
SEAN STELLMACH, HANNAH STELLMACH, TRS.
MAIL: 23 SPINDLETREE ROAD
AMESBURY, MA 01913.
RECORD DEED BOOK 35739 PG.168.
LOT 2 BY PLAN BOOK 355 PLAN NO.90 (ANR).
ESSEX COUNTY REGISTRY OF DEEDS.

EXISTING CONDITIONS PLAN
#31 NEWTON ROAD
AMESBURY, MA 01913
SCALE 1" = 20' MARCH 26, 2024
NORDE—EAST SURVEY
27 CONGRESS STREET, #1208, SALEM, MA 01970
TEL. (978)5421920 E—MAIL: NORDE—EAST@VERIZON.NET

PROJECT NUMBER 991