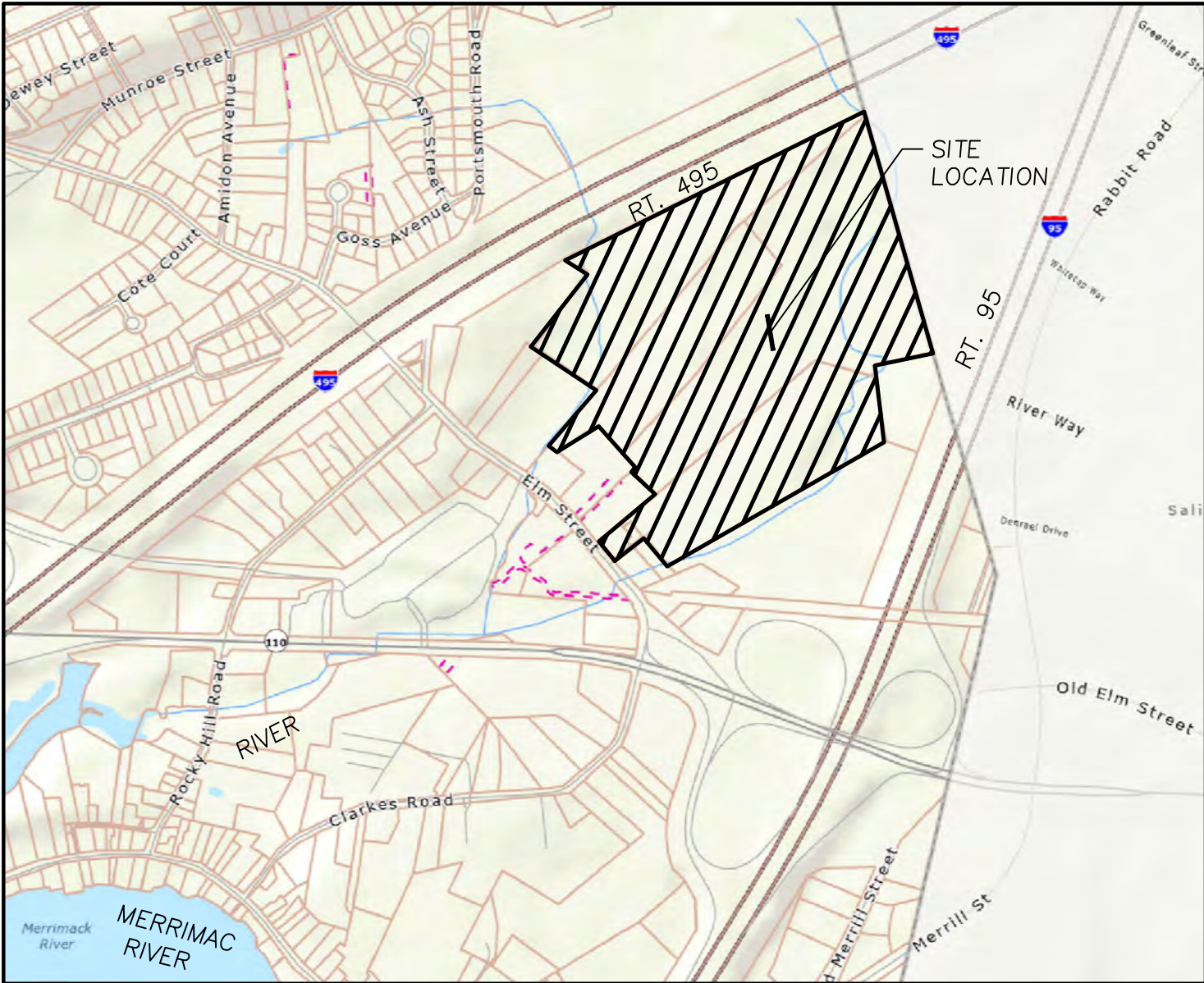




LOCUS MAP
N.T.S.

PLAN INDEX

SHEET NO.	TITLE
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES & LEGEND
C-3.0 – C3.8	BOUNDARY & EXISTING CONDITIONS
C-3.9 – C3.10	DEFINITIVE SUBDIVISION LOTTING PLANS
C-4.0	OVERALL SITE KEY PLAN
C-5.0, 5.1, 5.2 & 5.3	SITE LAYOUT PLANS
C-6.0, 6.1, 6.2, 6.3, 6.4 & 6.5	SITE GRADING & DRAINAGE PLANS
C-7.0, 7.1, 7.2, 7.3 & 7.4	SITE UTILITIES PLANS
C-8.0, 8.1, 8.2, 8.3 & 8.4	ROADWAY AND UTILITY PROFILES
C-9.0, 9.1, 9.2, 9.3 & 9.4	EROSION & SEDIMENTATION CONTROL PLANS
C-10.0 – C10.7	CONSTRUCTION DETAILS
C-11.0, 11.1, 11.2, 11.3	TURNING MOVEMENT FIGURES
L1.0 – L.3	LANDSCAPE STREET TREE PLANS
L2.0 – L2.4	LANDSCAPE COMMON AREAS ENLARGED PLANS (A-D)
L3.0 – L3.3	LANDSCAPE TYPICAL DETAILS
LP	PHOTOMETRIC PLAN AND LIGHTING DETAILS
SP-1	SIGN PLAN

ZONING SUMMARY

MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MFOD)
ROCKY HILL MULTI-FAMILY OVERLAY DISTRICT

NORTH NEIGHBORHOOD LAND AREA

LOT 3 TOTAL AREA = 1,621,928 SF
LOT 3 DEVELOPABLE LAND AREA= 606,135 SF
MAXIMUM NUMBER OF UNITS ALLOWED=13.1 Ac X 24UNITS/Ac = 333 UNITS

NORTH NEIGHBORHOOD BUILDING SUMMARY

Multifamily 2 @ 36 = Corridor Buildings 72 Units / 11,720 SF FOOTPRINT X 2 =23,400 SF
Multifamily 8 @ 12 = 12-Unit Walk-Ups 96 Units / 4,780 SF FOOTPRINT X 8 =38,240 SF
Multifamily 12 @ 6 = 6-Unit Manor Homes 72 Units / 1,800 SF FOOTPRINT X 12 =21,600 SF
Multifamily 28 @ 2 = Stacked Flats/Towns 56 Units / 836 SF FOOTPRINT X 28 =23,408 SF
COMMUNITY BUILDING/GYM = 4,934 SF
CLUBHOUSE / LEASING OFFICE =3,365 SF
GRILL BUILDING = 495 SF
CAR BARNS 70 @ 216 SF =15,120 SF

TOTAL DWELLING UNITS = 296
TOTAL BUILDING AREA =124,628 SF

SOUTH NEIGHBORHOOD LAND AREA

LOT 1 TOTAL AREA = 905,881 SF
LOT 2 TOTAL AREA = 206,411 SF
LOT 1&2 DEVELOPABLE LAND AREA= 569,531 SF
MAXIMUM NUMBER OF UNITS ALLOWED=13.1 Ac X 6.5UNITS/Ac = 85 UNITS

SOUTH NEIGHBORHOOD BUILDING SUMMARY

SINGLE FAMILY @ 11 = 11 Units / 2,020 SF FOOTPRINT X 11 =22,220 SF
DUPLEX @ 10 = 20 Units / 4,068 SF FOOTPRINT X 10 =40,680 SF
THREE FAMILY @ 12 = 36 Units / 3,818 SF FOOTPRINT X 12 =45,816 SF
FOUR FAMILY @ 4 = 16 Units / 4,452 SF FOOTPRINT X 4 =17,800 SF
COMMUNITY BUILDING = 2,023 SF

TOTAL DWELLING UNITS = 83
TOTAL BUILDING AREA =128,539 SF



ZONING TABLE

Sub-District ^a	Min Lot Size (s.f.)	Min. Lot Frontage (feet)	Maximum Yards: Front (feet)	Min. Side (feet)	Min. Rear (Feet)	Maximum Height (feet)	Maximum Stories (# of stories)	Maximum Building Area	Minimum Community Open Space ^b
Required Northern Multi-Family Neighborhood	NA	NA	10	0	0	48	4	80	20
Proposed Northern Multi-Family Neighborhood	NA	NA	10	70	11	46	4	21	25
Required Southern Multi-Family Neighborhood	NA	NA	10	0	0	38	3	80	20
Proposed Southern Multi-Family Neighborhood	NA	NA	10	28	188	38	3	22	22

OPEN SPACE ZONING TABLE

Sub-District	Minimum Community Open Space within the Developable Land Area (%)	Minimum Formal Open Space within the Developable Land Area (%)	Maximum Informal Open Space within the Developable Land Area (%)	Minimum Community Open Space outside the Developable Land Area (%)
Required Northern Multifamily Neighborhood	20	65	35	90
Proposed Northern Multifamily Neighborhood	25	78	22	100
Required Southern Multifamily Neighborhood	20	30	70	90
Proposed Southern Multifamily Neighborhood	22	68	32	100

PUBLIC TRAIL HEAD PARKING

7 TRAIL HEAD PUBLIC PARKING (1-HC SPACE)

*89 EV SPACES REQUIRED BASED UPON 20% EV-READY SPACES PROVIDED FOR THE MINIMUM REQUIRED TOTAL PARKING OF 1.5 SPACES PER UNIT

**THE PRIVATE SINGLE FAMILY HOMES AND TOWNHOUSES ARE NOT REQUIRED TO BE ACCESSIBLE

***ONE EV-READY SPACE REQUIRED TO BE PROVIDED IN EACH DWELLING UNIT GARAGE

****THE SINGLE FAMILY AND TOWNHOUSE COMMUNITY CONSISTS OF 3 AND 4 BEDROOM UNITS. A MINIMUM PARKING COUNT OF 2-SPACES PER UNIT IS TYPICAL FOR THIS UNIT TYPE. THE PARKING COUNT INCLUDES 154 GARAGES SPACES THAT A PORTION ARE COMMONLY NOT USED FOR CAR PARKING.

PROPOSED DEFINITIVE SUBDIVISION AND
SITE PLAN REVIEW PLANS
ROCKY HILL MBTA COMMUNITY
AT ELM STREET
IN
AMESBURY, MA
AUGUST 2025

I CERTIFY:
THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS
OF THE REGISTER OF DEEDS.

DATE

FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

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

PARKING SUMMARY

SECTION XI.V(MVOD) DOES NOT PROVIDE
SPECIFIC PARKING REQUIREMENTS
SECTION XI.Q(SMART GROWTH ZONING DISTRICT)
REQUIRE A MINIMUM OF 1.5 PACES PER UNIT
AND A MAXIMUM OF 1.75 SPACES PER UNIT.

NORTH NEIGHBORHOOD

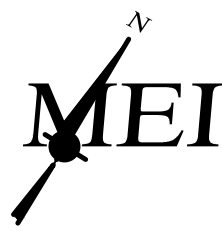
296 RENTAL DWELLING UNITS
64 GARAGED PARKING SPACES
322 SURFACE PARKING SPACES
108 ROADWAY PARALLEL PARKING SPACES
13 HC SPACES / 9 REQUIRED
13 VAN ACCESSIBLE / 2 REQUIRED
154 EV READY SPACES PROVIDED (4 HC EV READY SPACES)*
494 TOTAL PARKING SPACES / 1.67 SPACES PER UNIT

SOUTH NEIGHBORHOOD

83 FOR SALE DWELLING UNITS
154 GARAGED PARKING SPACES
3 SHARED DRIVEWAY PARKING SPACES(1-HC)
24 PRIVATE ROAD PARALLEL SPACES
22 MAIN BOULEVARD PARKING SPACES
1 HC SPACE PROVIDED AT COMMUNITY BUILDING**
83 EV SPACES PROVIDED ***
203 TOTAL PARKING SPACES / 2.45 SPACES PER UNIT****



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870



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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**COVER
SHEET**

SHEET: C1.0

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

DATE: AUG. 11, 2025	CALC. BY: J.T.M.	CHKD. BY: S.B.S.	PROJECT: M244407
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GENERAL NOTES

LEGEND		
EXISTING	PROPOSED	
	CB	CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN)
	CB CI (OR GI CI)	CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
		EDGE OF ROAD
	108	CONTOUR
		SEWER MANHOLE
		DRAINAGE MANHOLE
		GAS GATE
		WATER GATE
		SEPTIC TANK
		HYDRANT
FA	FA	FIRE ALARM BOX
		POST MOUNTED PEDESTRIAN LIGHT
		UTILITY POLE
D	D	DRAIN PIPE
S	S	SEWER MAIN
S	S	SEWER FORCE MAIN
UE	UE	UNDERGROUND ELECTRIC
W	W	WATER MAIN
MB	MB	MAIL BOX
		HIGHWAY GUARD (TYPE NOTED)
x	x	FENCE (SIZE AND TYPE NOTED)
		EASEMENT LINE
		PROPERTY LINE
		100 FT BUFFER ZONE
	PC 8 N00°00'00"E	BASE OR SURVEY LINE
		CONSTRUCTION BASELINE
		WHEELCHAIR RAMP (WCR)
		CONCRETE SIDEWALK
		HAND CORE
		SILT SOCK
		WETLAND
		INFILTRATOR

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 AMESBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, AMESBURY CONSERVATION COMMISSION ORDER OF CONDITIONS, 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 WILL 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. ALL SEWER MAINS AND SERVICES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY FROM PROPOSED WATER MAINS AND SERVICES AND SHALL MAINTAIN 5 FEET OF COVER OVER THE TOP OF THE PIPING, UNLESS OTHERWISE SHOWN OR APPROVED. PIPES SHALL BE ENCASED IN CONCRETE WHERE THIS SEPARATION CANNOT BE OBTAINED.
11. 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.
12. WHENEVER SEWER MAINS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS; A) JOINTS SHALL BE MECHANICAL TYPE WATER PRESSURE RATED WITH ZERO LEAKAGE WHEN TESTED AT 25 PSI FOR GRAVITY SEWERS AND 1.5 TIMES WORKING PRESSURE FOR FORCE MAINS AND JOINTS NOT TO BE LOCATED WITHIN 9 FEET OF THE CROSSING; B) SEWER SERVICES SHOULD BE INSTALLED A MINIMUM OF 18 INCHES BELOW WATER MAINS. IF SEPARATION IS LESS THAN 18 INCHES, SEWER SERVICE SHALL BE CONCRETE ENCASED OR CONSTRUCTED WITH PRESSURE CLASS PVC FOR A DISTANCE OF 10 FEET EACH SIDE OF THE WATER MAIN. 10-FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE MAINTAINED.
13. INDIVIDUAL BUILDING OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THEIR SEWER SERVICE FROM THE BUILDING TO THE CONNECTION AT THE SEWER MAIN.
14. ALL STREET, WARNING, AND REGULATORY SIGNS SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD SPECIFICATIONS AND LATEST ADDENDA.
15. NO CONSTRUCTION SHALL TAKE PLACE UNTIL THE OWNER/DEVELOPER HAS RECEIVED WRITTEN APPROVAL OF THIS PLAN FROM THE CITY.
16. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE CITY.
17. TWO HARD COPIES OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PROJECT. ONE SOFT COPY OF THE AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE TOWN WITHIN 30 CALENDAR DAYS OF RECEIVING ANY OCCUPANCY PERMIT FROM THE TOWN. SOFT COPIES SHALL BE PROVIDED ON A CD. AS-BUILTS SHALL INCLUDE ALL LANDSCAPE AND UTILITIES INFORMATION. ANY AND ALL CHANGES FROM THE PREVIOUSLY APPROVED PLANS AND SPECIFICATIONS SHOULD BE HIGHLIGHTED FOR EASE OF REVIEW.
18. COMPETENT SUPERVISION SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES.
19. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
20. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA AND IT DOES NOT LIE WITHIN A ZONE II WELLHEAD PROTECTION AREA.
21. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.

ROADWAY NOTES

- 1.) 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.
- 2.) ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
- 3.) 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.
- 4.) THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.
- 5.) 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.
- 6.) AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.
- 7.) THE CONTRACTOR SHALL REFER TO THE MERRMAC RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, ARTICLE 5.

SIDEWALK NOTES

SIDEWALKS SHALL BE FIVE FEET IN WIDTH FOR THEIR ENTIRE LENGTH, WITH A 1% CROSS SLOPE (1.5% MAX).

SIDEWALKS SHALL BE CONSTRUCTED WITH A 1.5" TYPE I-1 BITUMINOUS CONCRETE FINISH COURSE, A 1.5" TYPE I-1 BITUMINOUS CONCRETE BINDER COURSE OVER A 12" GRAVEL BASE (MDOT M1.03.0 TYPE C).

WHERE SIDEWALKS TRAVERSE A DRIVEWAY, THE GRAVEL BASE SHALL BE 12" THICK.

SURVEY

120		WETLAND DELINEATION FLAG
		CONCRETE BOUND
		STONE BOUND
		DRILL HOLE
		MASONRY NAIL
		IRON PIPE
		IRON ROD
		FOUND
		NOT FOUND
		ASSESSORS MAP AND PARCEL

MATERIAL NOTES

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

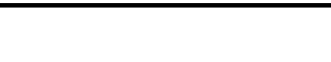
SPECIFICATIONS BY THE CITY OF AMESBURY AS SET FORTH IN THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND

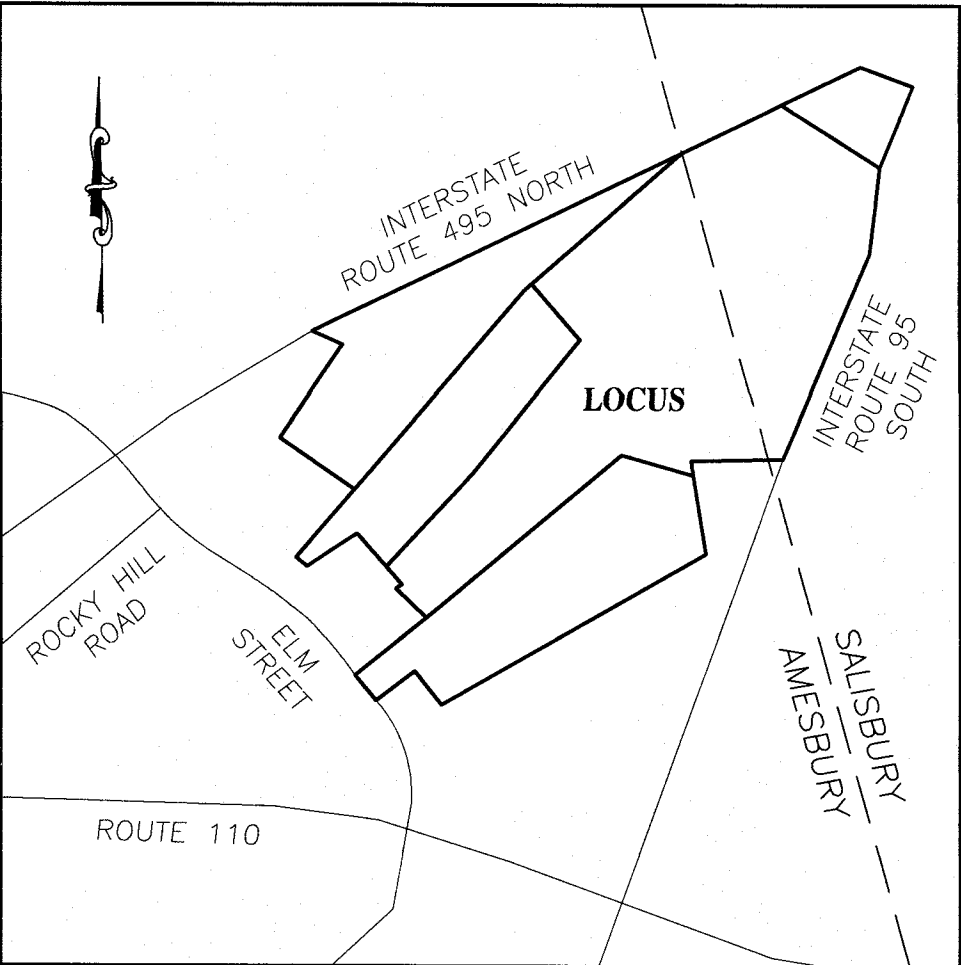
COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES

AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

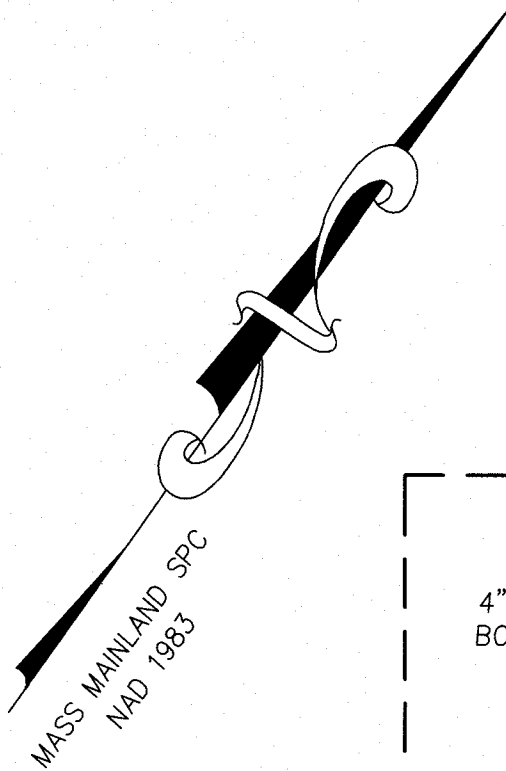
AMERICAN WATER WORKS ASSOCIATION (AWWA)

521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)

			PREPARED FOR DALE DEVELOPMENT, LLC 360 WASHINGTON STREET RYE, NH 03870				 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	ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA AT ELM STREET		TYPICAL SECTIONS/ LEGEND/ GENERAL NOTES SHEET: C2.0
				NO.	DATE	DESCRIPTION	BY	DATE: AUG. 11, 2025	CALC. BY: J.T.M. CHKD. BY: S.B.S.	PROJECT: M244407



LOCUS MAP
N.T.S.



DETAIL A.
(NOT TO SCALE)

DEED REFERENCES

1. SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
2. SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15871 PAGE 553.
3. SEE DEED FROM STANLEY O. BEAN, JR. TO STANLEY O. BEAN JR. AND ALICE M. BEAN TRUSTEES OF THE 287 1/2 ELM STREET REALTY TRUST DATED 10/5/1994 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12779 PAGE 376.
4. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 510.
5. SEE DEED FROM HERBERT T. SEARS TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 508.
6. SEE DEED FROM STANLEY O. BEAN, JR AND ALICE M. BEAN TO STANLEY O. BEAN, JR AS TRUSTEE OF THE STANLEY O. BEAN, JR. REVOCABLE TRUST DATED 3/25/2005 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 24120 PAGE 288.
7. SEE DEED FROM MARTHA TRUE TO GERTRUDE NANCY SEARS AND ELIZABETH WARDWELL DATED 11/1/1956 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 4325 PAGE 48.
8. SEE DEED FROM SUSAN KEPNER AND PETER RANDALL TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 3/10/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 34400 PAGE 366.
9. SEE DISCONTINUANCE OF STATE HIGHWAY FOR PORTIONS OF ELM STREET BY THE MASSACHUSETTS HIGHWAY COMMISSION ON BEHALF OF THE COMMONWEALTH OF MASSACHUSETTS DATED 2/19/2025 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 42586 PAGE 559.
10. SEE EASEMENT DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 222.
11. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO BEANPOD PARTNERS, LLC DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 225.

PLAN REFERENCES

1. EASEMENT PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 10/30/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 26.
2. PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 3/25/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 27.
3. PLAN OF LAND IN AMESBURY, MA AND SALISBURY, MA PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY W.C. CAMMETT ENGINEERING, INC. DATED 02/24/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 283 PLAN 58.
4. PLAN TITLED "ORCHARD PARK. AMESBURY, MASS" PREPARED FOR WM. J. COUGHLIN, DRAWN BY JOHN T. DESMOND, CIVIL ENGINEER AND SURVEYOR, DATED JULY, 1900 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 1617 PLAN 600.
5. PLAN OF LAND AT #259 ELM STREET IN AMESBURY, MASSACHUSETTS PREPARED FOR SCOTT L. ARSENAULT. DRAWN BY ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., DATED 6/28/1996 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 309 PLAN 93.
6. PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 10/30/1906. L.O. No.1090
7. PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 7/19/1907. L.O. No.1135
8. MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. DATED 4/10/2019. L.O. No.8622
9. MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND DISCONTINUED AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. DATED 2023. L.O. No.8661. *SEE ALSO REF. DEED 9.*

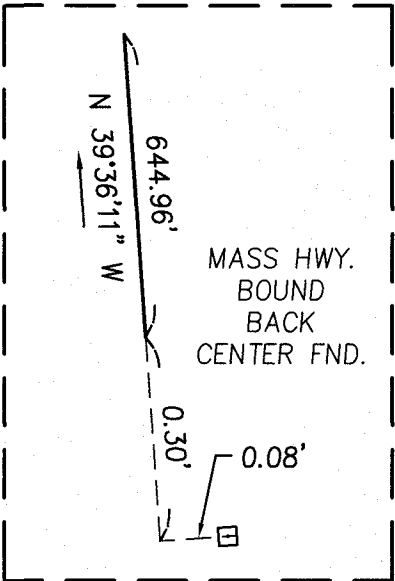
ASSESSOR REFERENCES

CITY OF AMESBURY ASSESSOR
MAP 68 LOTS 12,13,15 & 20
MAP 80 LOTS 3 & 4
TOWN OF SALISBURY ASSESSOR
MAP 10 LOTS 12 & 13

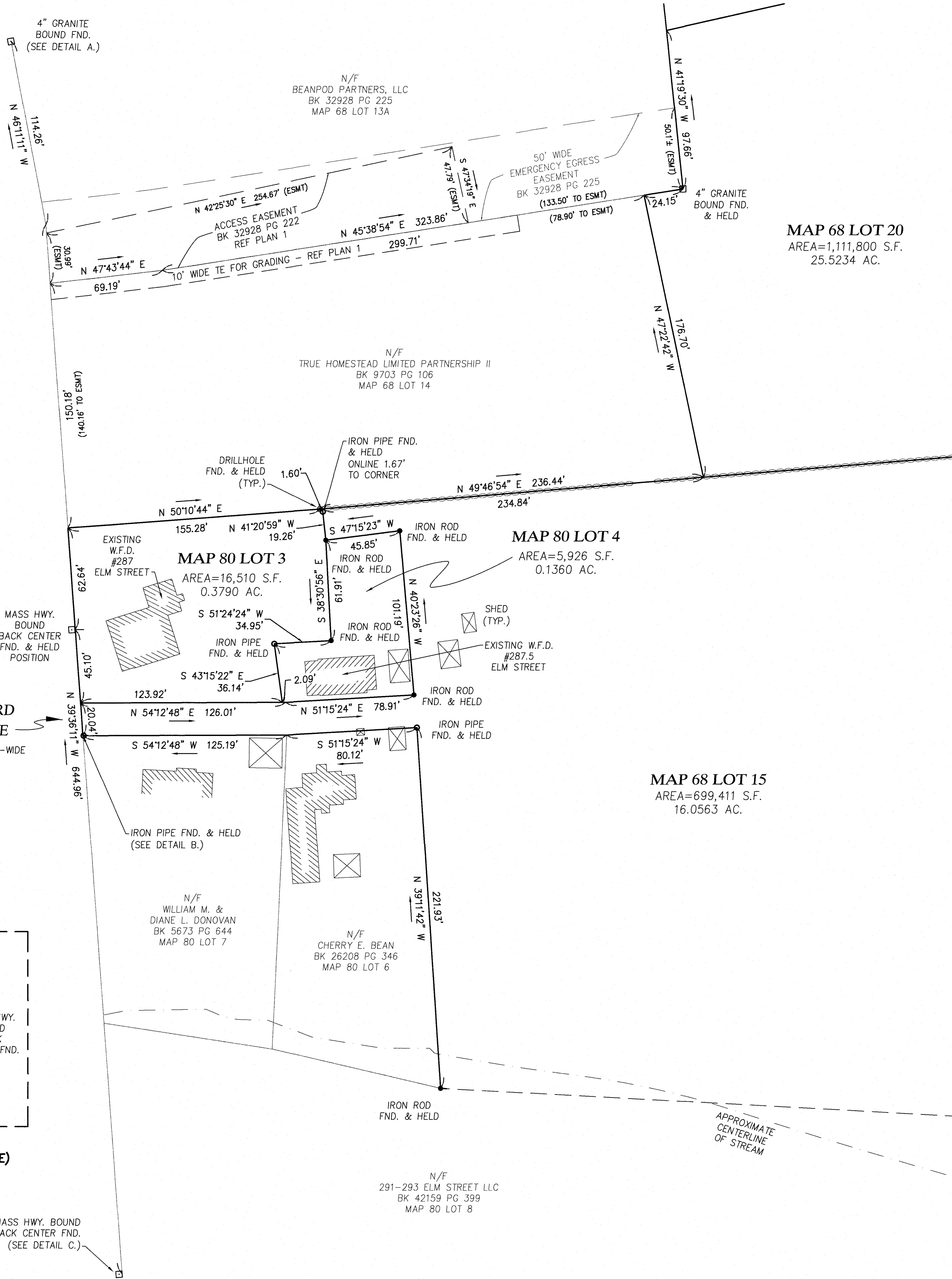
PUBLIC ~ MASS DOT ALTERATION & DISCONTINUANCE 8661
(F.M.L.Y. MHLO 1090 & 1135)

ELM STREET

ORCHARD AVENUE
PRIVATE ~ 20'-WIDE



DETAIL C.
(NOT TO SCALE)

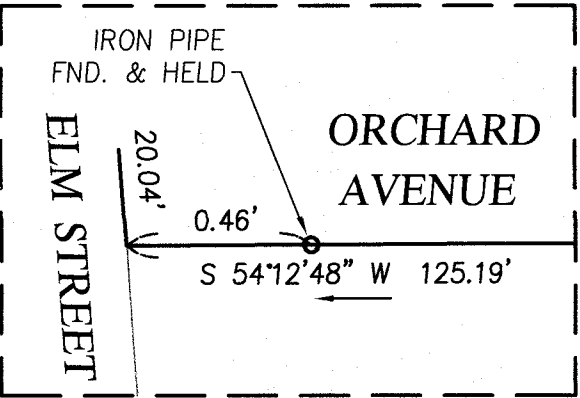


MAP 68 LOT 20
AREA=1,111,800 S.F.
25.5234 AC.

MAP 80 LOT 4
AREA=5,926 S.F.
0.1360 AC.

MAP 68 LOT 15
AREA=699,411 S.F.
16.0563 AC.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTER
OF DEEDS.
MICHAEL J. SERGI 8/11/2025
DATE

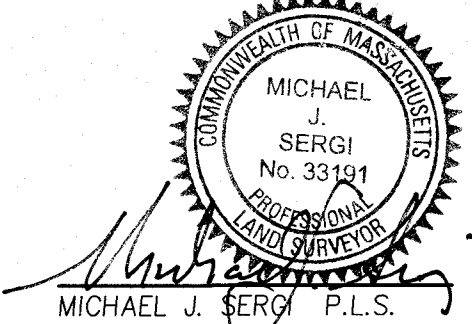


DETAIL B.
(NOT TO SCALE)

NOTES

1. ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
2. STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
3. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

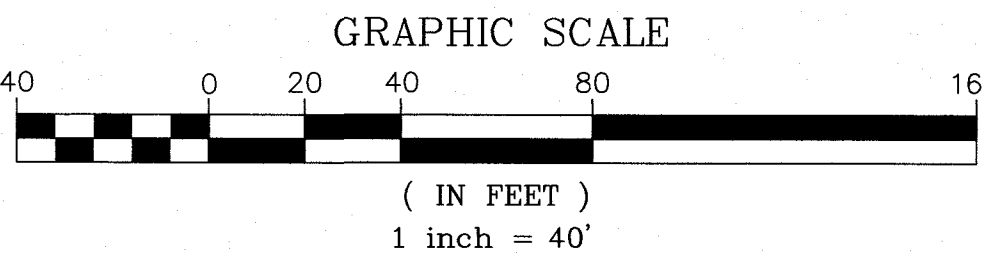
I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES
DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR
WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION
OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.



8/11/2025
DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET
REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO
TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF
ADJOINING PROPERTIES ARE ACCORDING TO ASSESSOR'S
RECORDS.

CHAPTER 41 SECTION 81X



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870



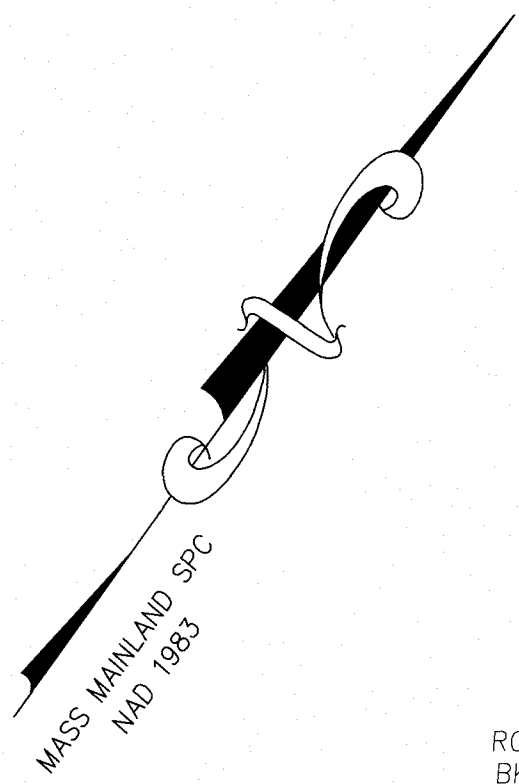
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'
DATE: AUG. 11, 2025
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

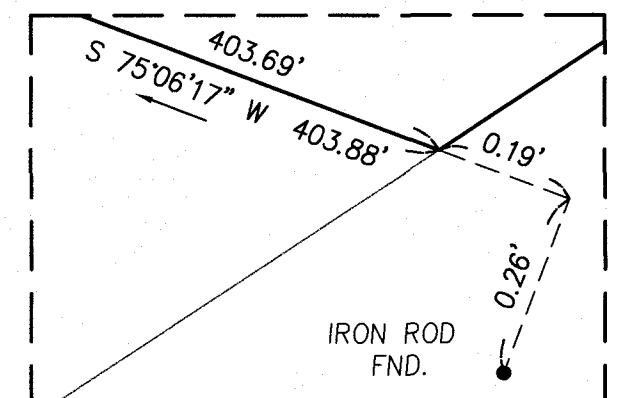
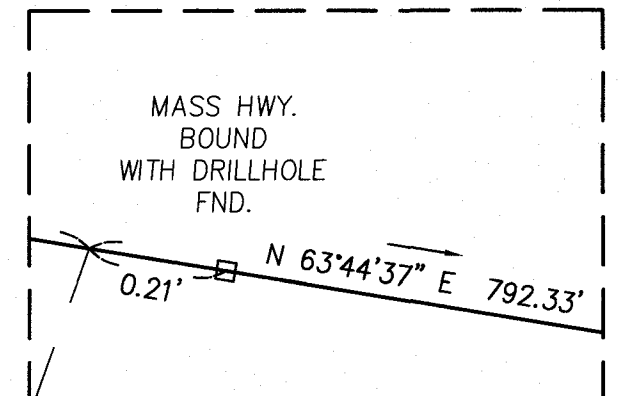
BOUNDARY
LINES

SHEET: C-3.0

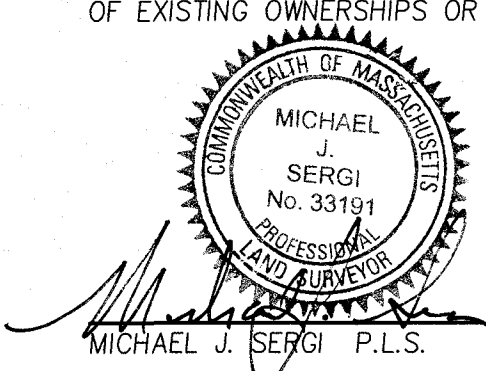


INTERSTATE ROUTE 495
PUBLIC ~ MASS STATE HIGHWAY LAYOUTS 5385 & 5386

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
Michael J. Sergi 8/11/2025
MICHAEL J. SERGI DATE



I CERTIFY THAT THE PROPERTY LINES SHOWN 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 NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.



CHAPTER 41 SECTION 81X

8/11/2025
DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF ADJOINING PROPERTIES ARE ACCORDING TO ASSESSORS RECORDS.

INTERSTATE ROUTE 95
PUBLIC ~ MASS STATE HIGHWAY LAYOUTS 4039, 4046, 5551, 5558 & ALTERATION 8310

MAP 68 LOT 12
AREA=568,618 S.F.
13.0537 AC.

MAP 68 LOT 13
AREA=467,406 S.F.
10.7302 AC.

MAP 68 LOT 20
AREA=1,111,800 S.F.
25.5234 AC.

MAP 10 LOT 12
AREA=738,615 S.F.
16.9563 AC.

MAP 68 LOT 15
AREA=699,411 S.F.
16.0563 AC.

MAP 80 LOTS 3, 4, 6 & 7
(SEE SHEET 1)

N/F SPARHAWK ENDEAVOR LLC
BK 36224 PG 160
MAP 68 LOT 7

N/F ROBERTA A. PILON
BK 25216 PG 150
MAP 68 LOT 8

N/F ROBERT W. & MARGARET M. PILON
BK 4775 PG 11
MAP 68 LOT 9

N/F GRAY REALTY TRUST
BK 29867 PG 241
MAP 68 LOT 11

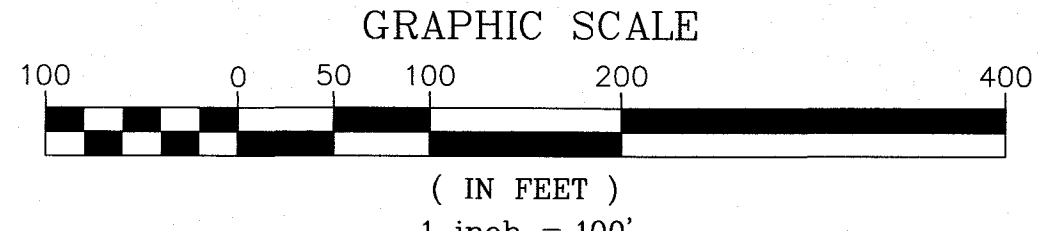
N/F BEANPOD PARTNERS, LLC
BK 32928 PG 225
MAP 68 LOT 13A

N/F TRUE HOMESTEAD LIMITED PARTNERSHIP II
BK 9703 PG 106
MAP 68 LOT 14

N/F 291-293 ELM STREET LLC
BK 42159 PG 399
MAP 80 LOT 8

N/F 291-293 ELM STREET LLC
BK 42159 PG 399
MAP 80 LOT 9

N/F 291-293 ELM STREET LLC
BK 42159 PG 399
MAP 69 LOT 1



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870



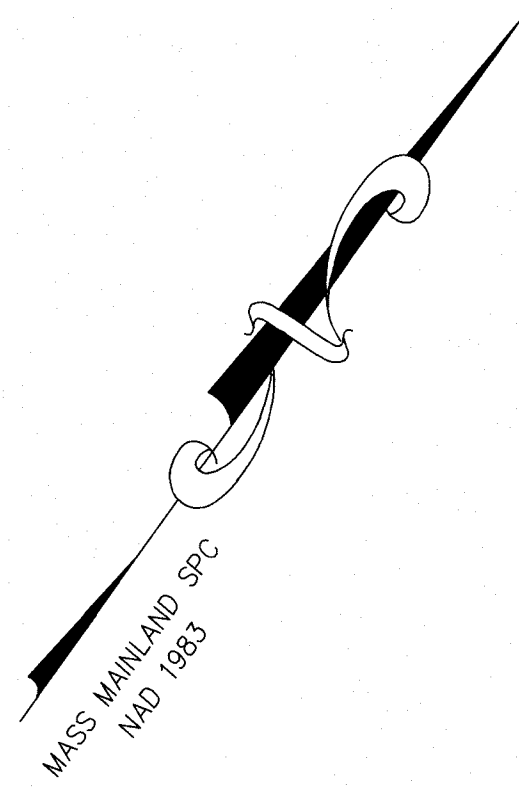
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

BOUNDARY LINES
SHEET: C-3.1

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=100'
DATE: AUG. 11, 2025
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M244407

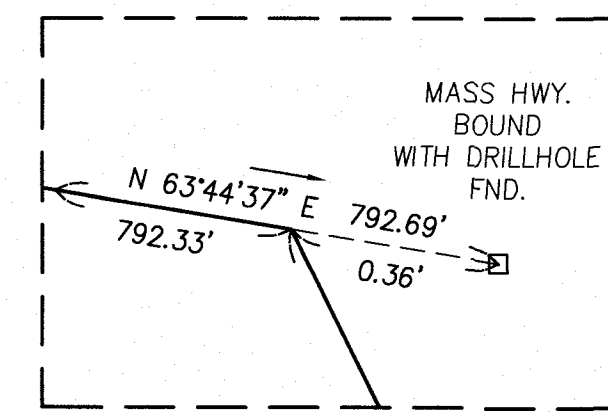
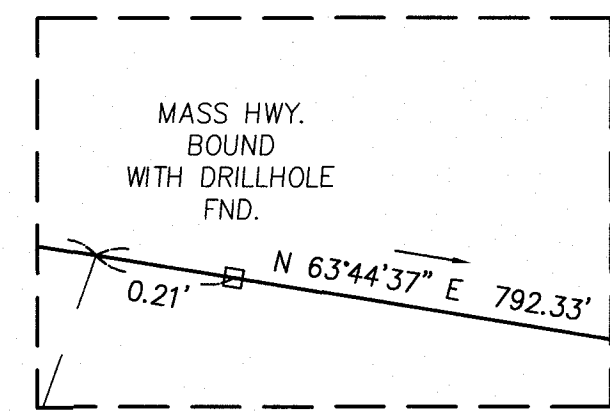


INTERSTATE ROUTE 495

PUBLIC ~ MASS STATE HIGHWAY LAYOUTS 5385 & 5386

MAP 68 LOT 12
AREA=568,618 S.F.
13.0537 AC.

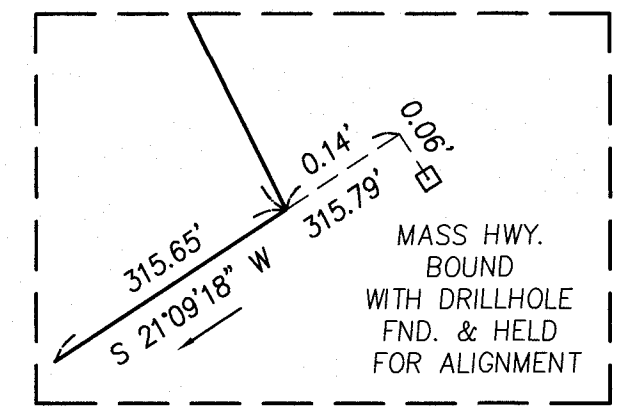
MASS HWY.
BOUND
WITH DRILLHOLE
FND.
(SEE DETAIL D)



I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTER
OF DEEDS.
Michael J. Sergi
MICHAEL J. SERGI 8/11/2025
DATE

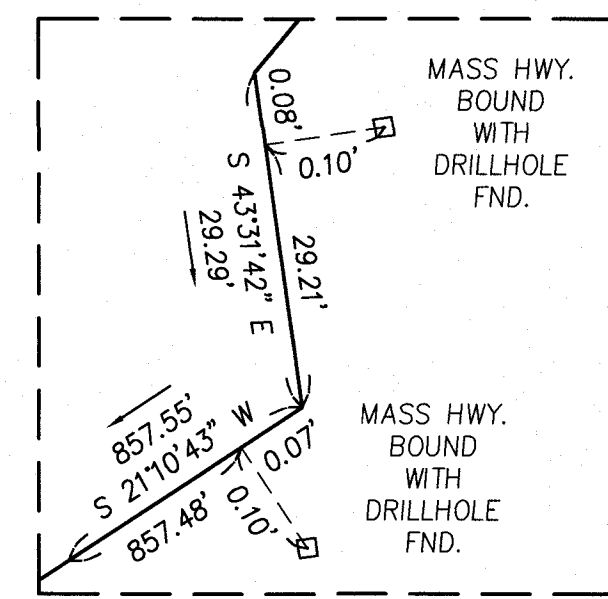
MAP 10 LOT 13
AREA=123,131 S.F.
2.8267 AC.

MASS HWY.
BOUND
WITH DRILLHOLE
FND. & HELD
FOR ALIGNMENT
(SEE DETAIL G)

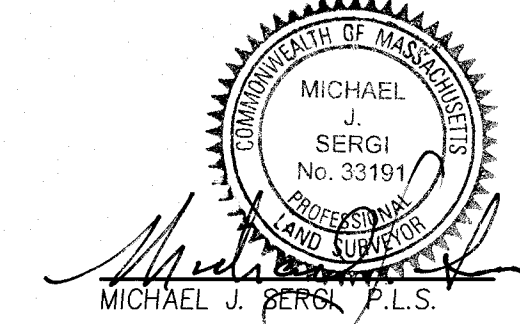


MAP 10 LOT 12
AREA=738,615 S.F.
16.9563 AC.

MASS HWY.
BOUND
WITH DRILLHOLES
FND.
(SEE DETAIL H)



I CERTIFY THAT THE PROPERTY LINES SHOWN 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 NO NEW LINES FOR DIVISION
OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.



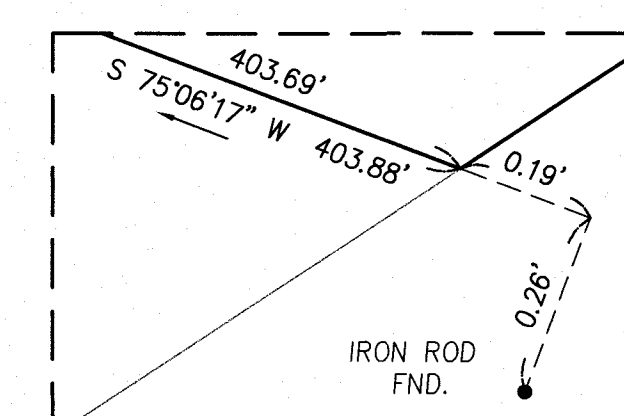
CHAPTER 41 SECTION 81X

8/11/2025
DATE

THE CERTIFICATION SHOWN ABOVE IS INTENDED TO MEET
REGISTRATION REQUIREMENTS AND IS NOT A CERTIFICATION TO
TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERSHIP OF
ADJOINING PROPERTIES ARE ACCORDING TO ASSESSORS
RECORDS.

INTERSTATE ROUTE 95

PUBLIC ~ MASS STATE HIGHWAY LAYOUTS
4039, 4046, 5551, 5559 & ALTERATION 8310



MAP 68 LOT 15
AREA=699,411 S.F.
16.0563 AC.

IRON PIPE
FND. & HELD

IRON ROD
FND.
(SEE DETAIL E.)

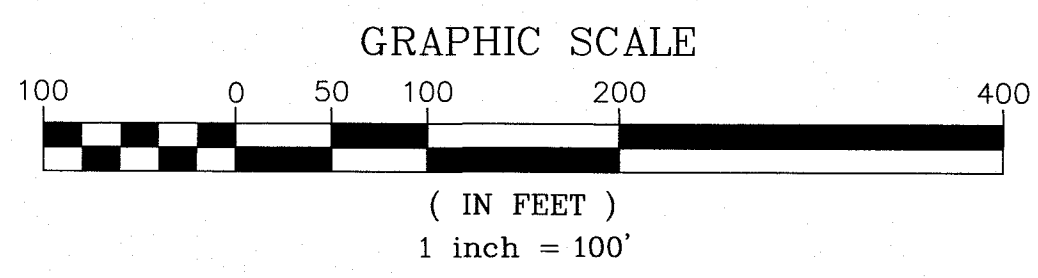
N/F
291-293 ELM STREET LLC
BK 42159 PG 399
MAP 69 LOT 1

1170.91' SURVEY TIE LINE
S 57°33'56" W

APPROXIMATE
CENTERLINE
OF STREAM

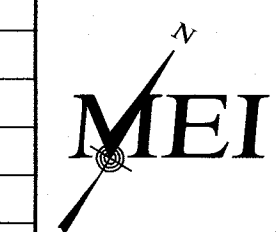
N/F
291-293 ELM STREET LLC
BK 42159 PG 399
MAP 80 LOT 9

S 44°08'03" W
87'± FROM IRON ROD
TO CENTERLINE
OF STREAM



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870



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

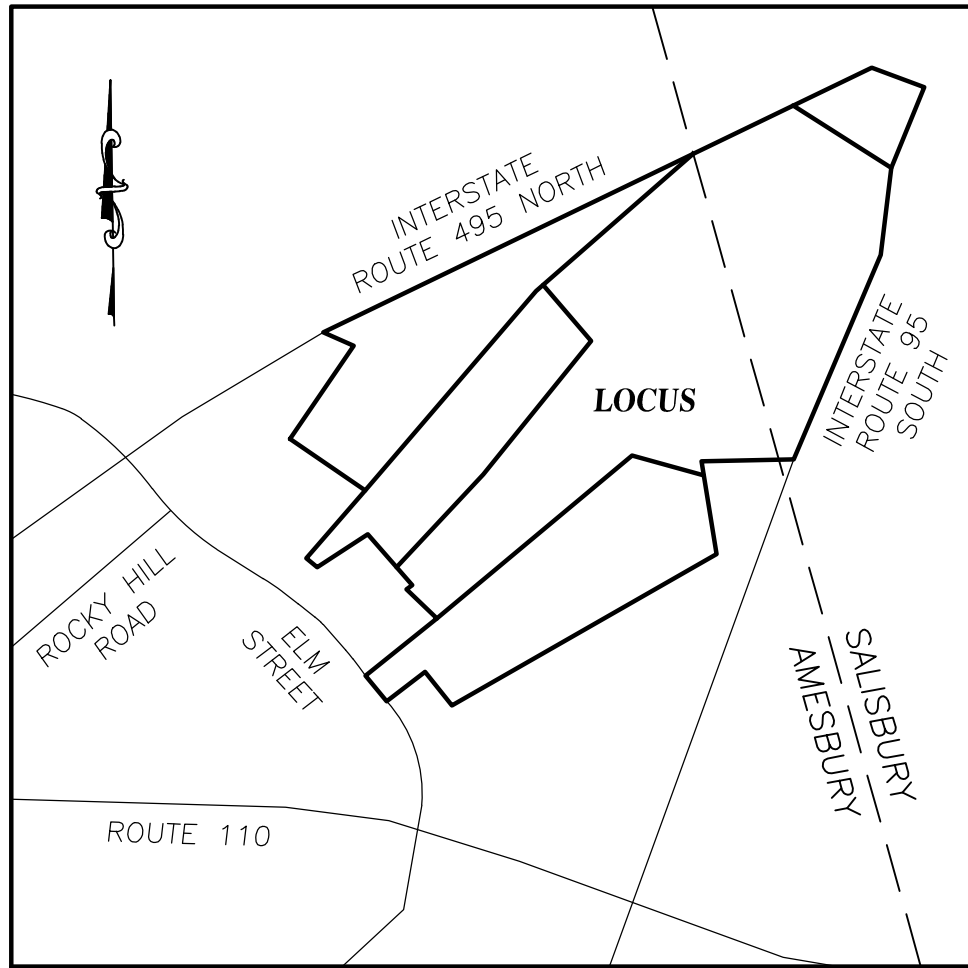
SCALE: 1"=100'
DATE: AUG. 11, 2025
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA

SHOWING
EXISTING CONDITIONS
AT
ELM STREET

BOUNDARY
LINES

SHEET: C-3.2



LOCUS MAP
N.T.S.

DEED REFERENCES

1. SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
2. SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15871 PAGE 553.
3. SEE DEED FROM STANLEY O. BEAN, JR. TO STANLEY O. BEAN JR. AND ALICE M. BEAN TRUSTEES OF THE 287 1/2 ELM STREET REALTY TRUST DATED 10/5/1994 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12779 PAGE 376.
4. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 510.
5. SEE DEED FROM HERBERT T. SEARS TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 508.
6. SEE DEED FROM STANLEY O. BEAN, JR AND ALICE M. BEAN TO STANLEY O. BEAN, JR AS TRUSTEE OF THE STANLEY O. BEAN, JR. REVOCABLE TRUST DATED 3/25/2005 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 24120 PAGE 288.
7. SEE DEED FROM MARTHA TRUE TO GERTRUDE NANCY SEARS AND ELIZABETH WARDWELL DATED 11/1/1956 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 4325 PAGE 48.
8. SEE DEED FROM SUSAN KEPNER AND PETER RANDALL TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 3/10/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 34400 PAGE 366.
9. SEE DISCONTINUANCE OF STATE HIGHWAY FOR PORTIONS OF ELM STREET BY THE MASSACHUSETTS HIGHWAY COMMISSION ON BEHALF OF THE COMMONWEALTH OF MASSACHUSETTS DATED 2/19/2025 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 42586 PAGE 559.
10. SEE EASEMENT DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 222.
11. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO BEANPOD PARTNERS, LLC DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 225.

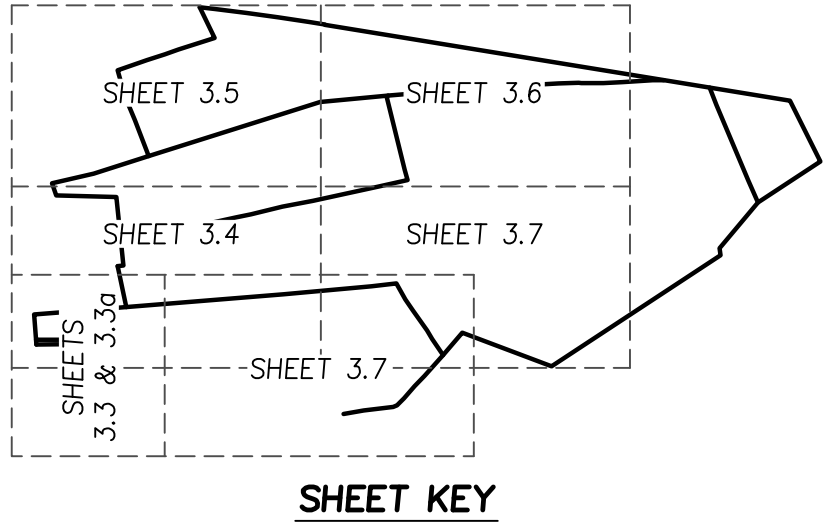
PLAN REFERENCES

1. EASEMENT PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 10/30/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 26.
2. PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 3/25/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 27.
3. PLAN OF LAND IN AMESBURY, MA AND SALISBURY, MA PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY W.C. CAMMETT ENGINEERING, INC. DATED 02/24/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 283 PLAN 58.
4. PLAN TITLED "ORCHARD PARK, AMESBURY, MASS" PREPARED FOR WM. J. COUGHLIN, DRAWN BY JOHN T. DESMOND, CIVIL ENGINEER AND SURVEYOR, DATED JULY, 1900 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 1617 PLAN 600.
5. PLAN OF LAND AT #259 ELM STREET IN AMESBURY, MASSACHUSETTS PREPARED FOR SCOTT L. ARSENAULT. DRAWN BY ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., DATED 6/28/1996 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 309 PLAN 93.
6. PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 10/30/1906. L.O. No.1090
7. PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 7/19/1907. L.O. No.1135
8. MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. DATED 4/10/2019. L.O. No.8622
9. MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND DISCONTINUED AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. DATED 2023. L.O. No.8661. *SEE ALSO REF. DEED 9.*

ASSESSOR REFERENCES

CITY OF AMESBURY ASSESSOR
MAP 68 LOTS 12,13,15 & 20
MAP 80 LOTS 3 & 4

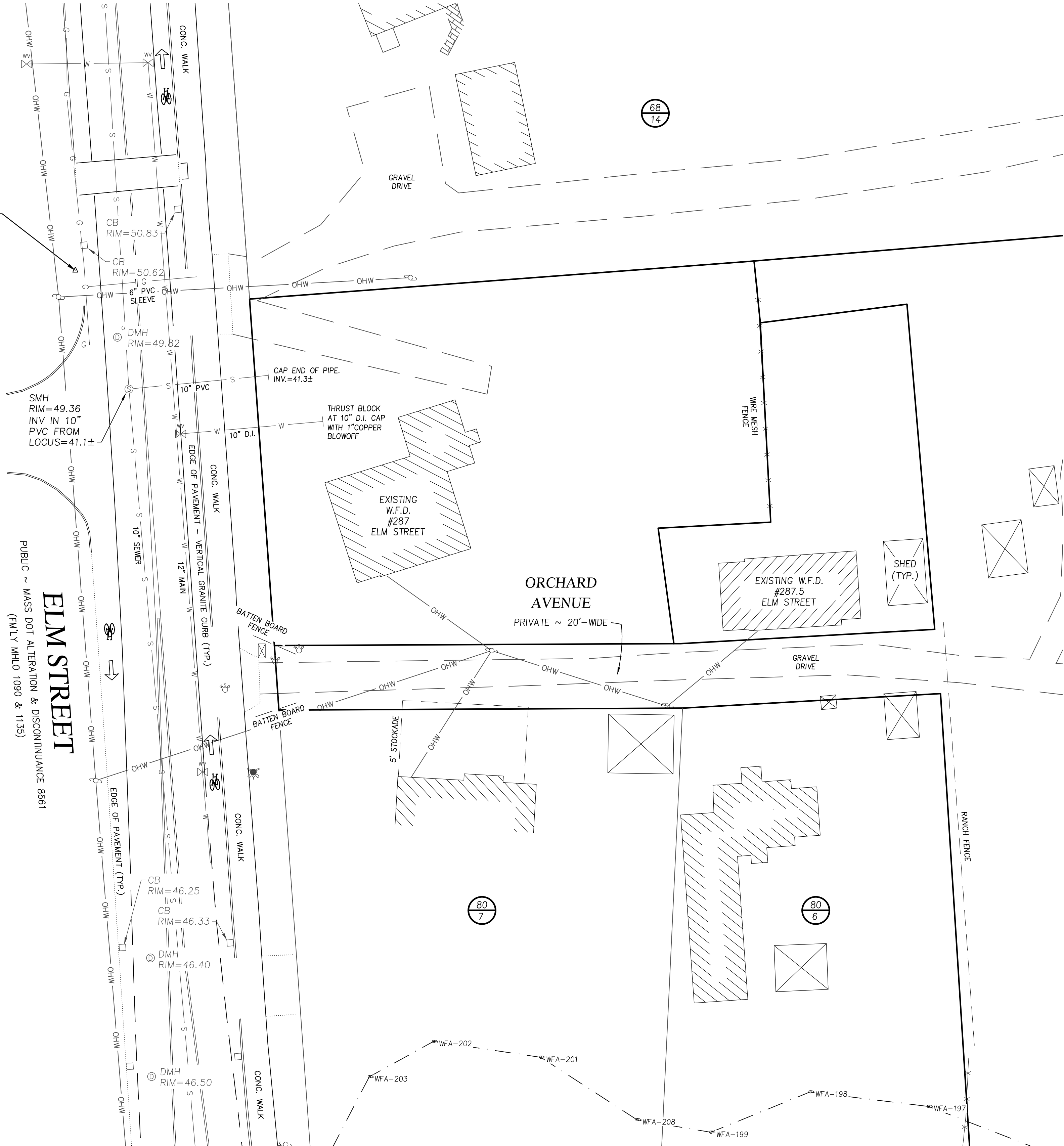
TOWN OF SALISBURY ASSESSOR
MAP 10 LOTS 12 & 13



SHEET KEY

PROJECT BENCHMARK
12" GALVANIZED SURVEY
SPIKE SET FLUSH IN GROUND

N: 3134549.47
E: 815017.61
EL: 50.82



RESOURCE AREAS NOTE

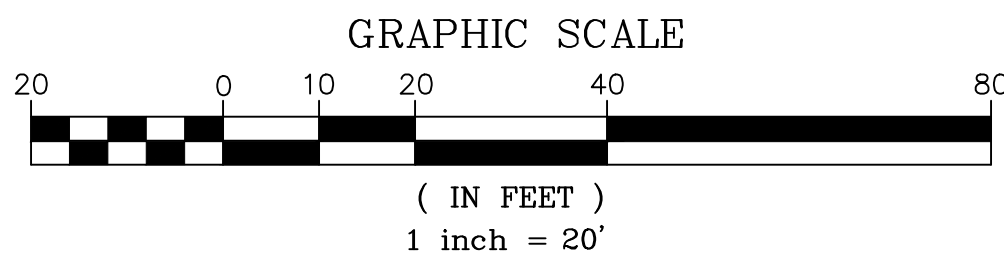
WETLAND RESOURCE AREAS IDENTIFIED ON THESE EXISTING CONDITIONS PLANS WERE REVIEWED AND APPROVED BY THE CITY OF AMESBURY CONSERVATION COMMISSION UNDER AN ORDER OF RESOURCE AREA DELINEATION (ORAD) ISSUED ON AUGUST 7, 2023 (MASSDEP FILE #002-1316) (ORAD #1), AND AN ORAD ISSUED ON MARCH 18, 2024 (MASSDEP FILE #002-1327) (ORAD #2).

NOTES

1. ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
2. VERTICAL DATUM IS BASED ON NAVD1988.
3. STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
4. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
5. DELINEATED WETLAND LINES, WATER FEATURES AND TOPOGRAPHY EXTENDING BEYOND THE RIGHT OF WAY OF ELM STREET SHOWN HEREON HAS BEEN PROVIDED TO M.E.I. BY GM2 ASSOCIATES, INC.
6. UTILITY INFORMATION SHOWN HEREON IS BASED ON VISIBLE SURFACE STRUCTURES AND INFORMATION PROVIDED TO M.E.I. BY GM2 ASSOCIATES, INC.

LEGEND

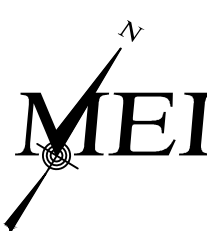
- | | |
|-------|---------------------------|
| UPOLE | UTILITY POLE |
| D | DRAINAGE |
| W | WATER |
| S | SEWER |
| G | GAS |
| OHW | OVERHEAD WIRE |
| CB | CATCH BASIN |
| DMH | DRAIN MANHOLE |
| SMH | SEWER MANHOLE |
| EMH | ELECTRIC MANHOLE |
| W | WATER SHUT OFF |
| V | WATER VALVE |
| 0/00 | ASSESSORS MAP#
PARCEL# |



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



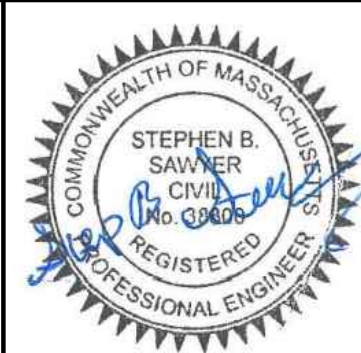
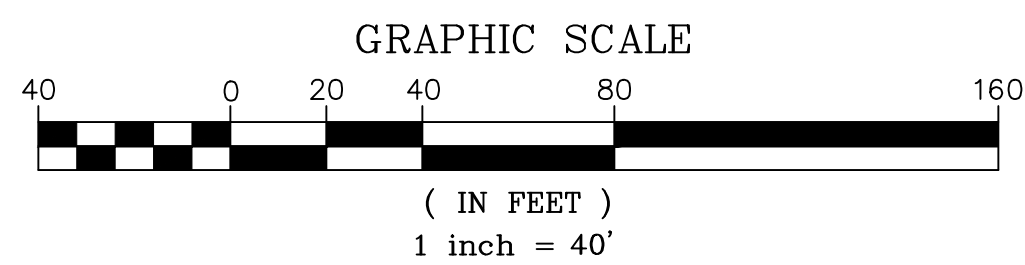
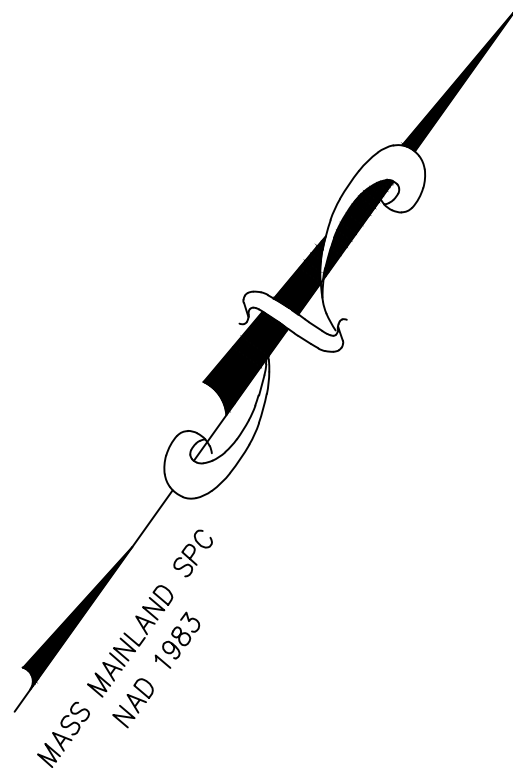
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'	CALC. BY: A.W.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: M.J.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

EXISTING CONDITIONS

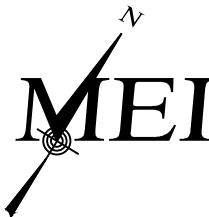
SHEET: C-3.3



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



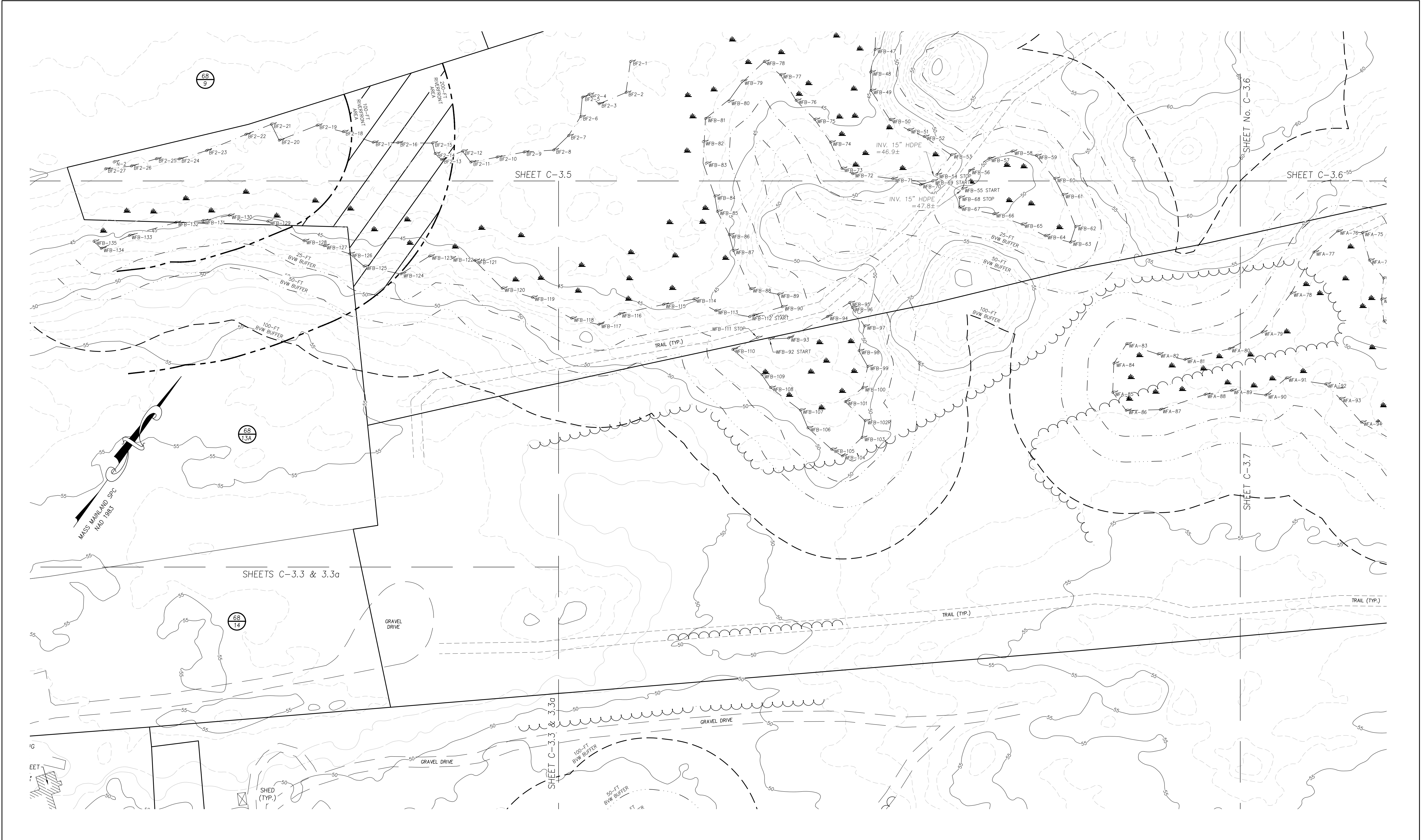
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

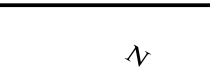
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DATE: AUG. 11, 2025	CHKD. BY: M.J.S.	

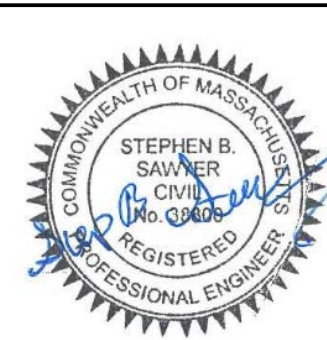
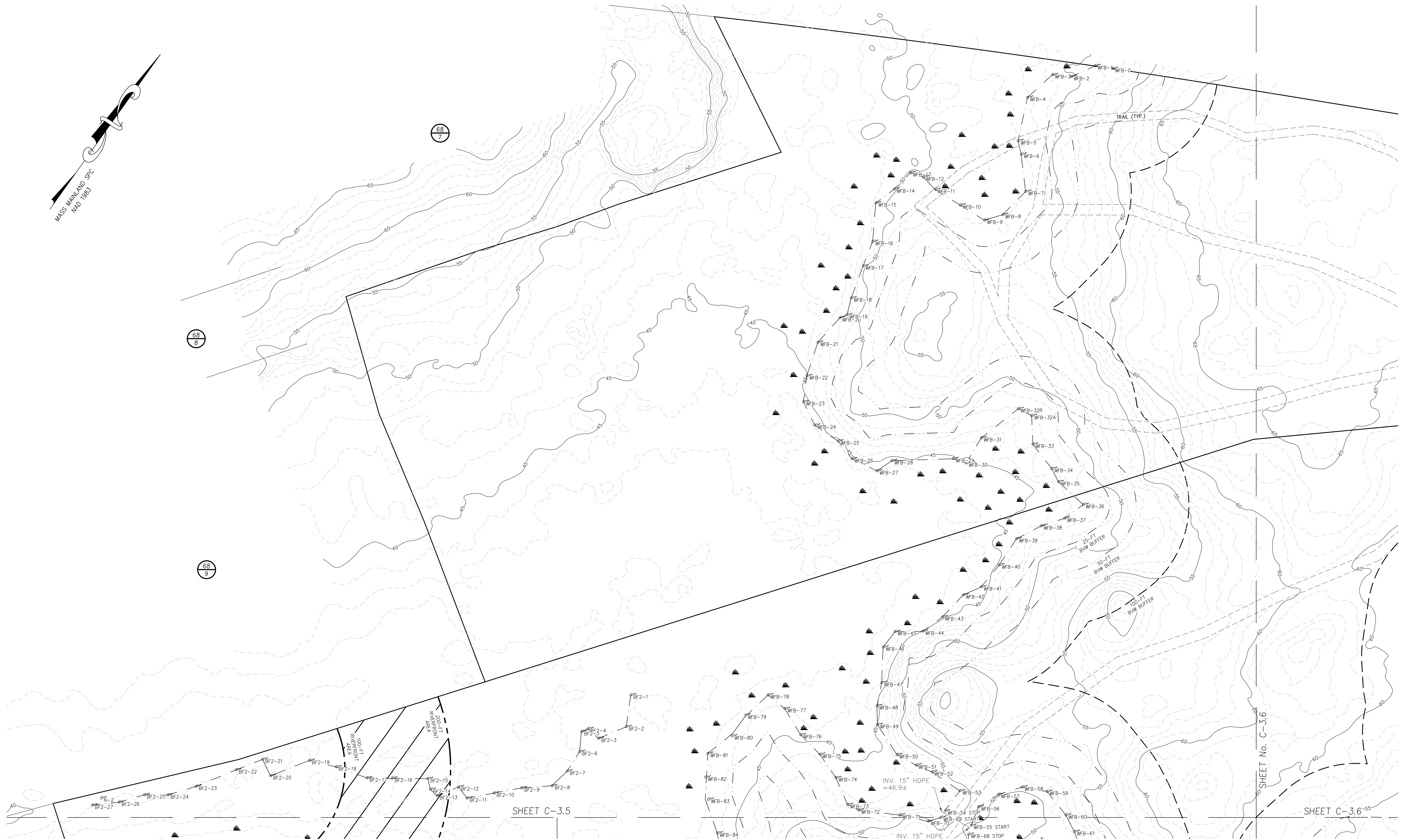
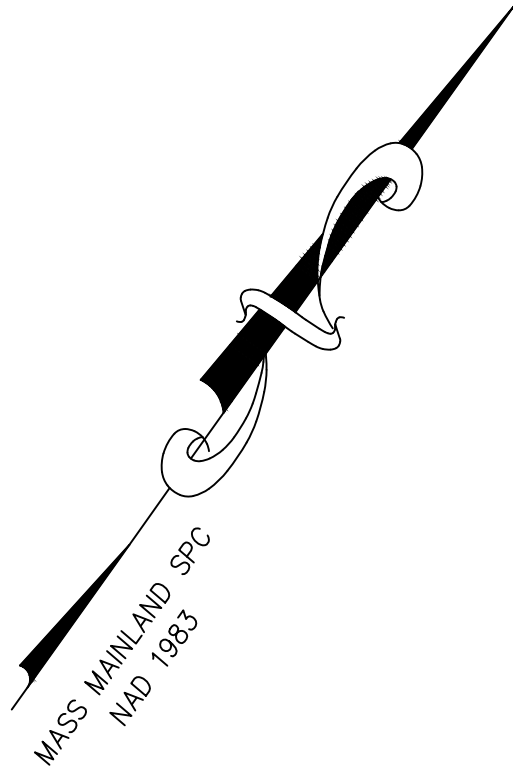
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

EXISTING CONDITIONS

SHEET: C-3.3a

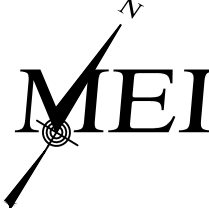


			PREPARED FOR						 MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528	ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA			EXISTING CONDITIONS
			DALE DEVELOPMENT, LLC 360 WASHINGTON STREET RYE, NH 03870							SHOWING EXISTING CONDITIONS AT ELM STREET			
										PROJECT: M244407			
				NO.	DATE	DESCRIPTION	BY	SCALE: 1"=40'		CALC. BY: A.W.M.			
								DATE: AUG. 11, 2025		CHKD. BY: M.J.S.			



DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

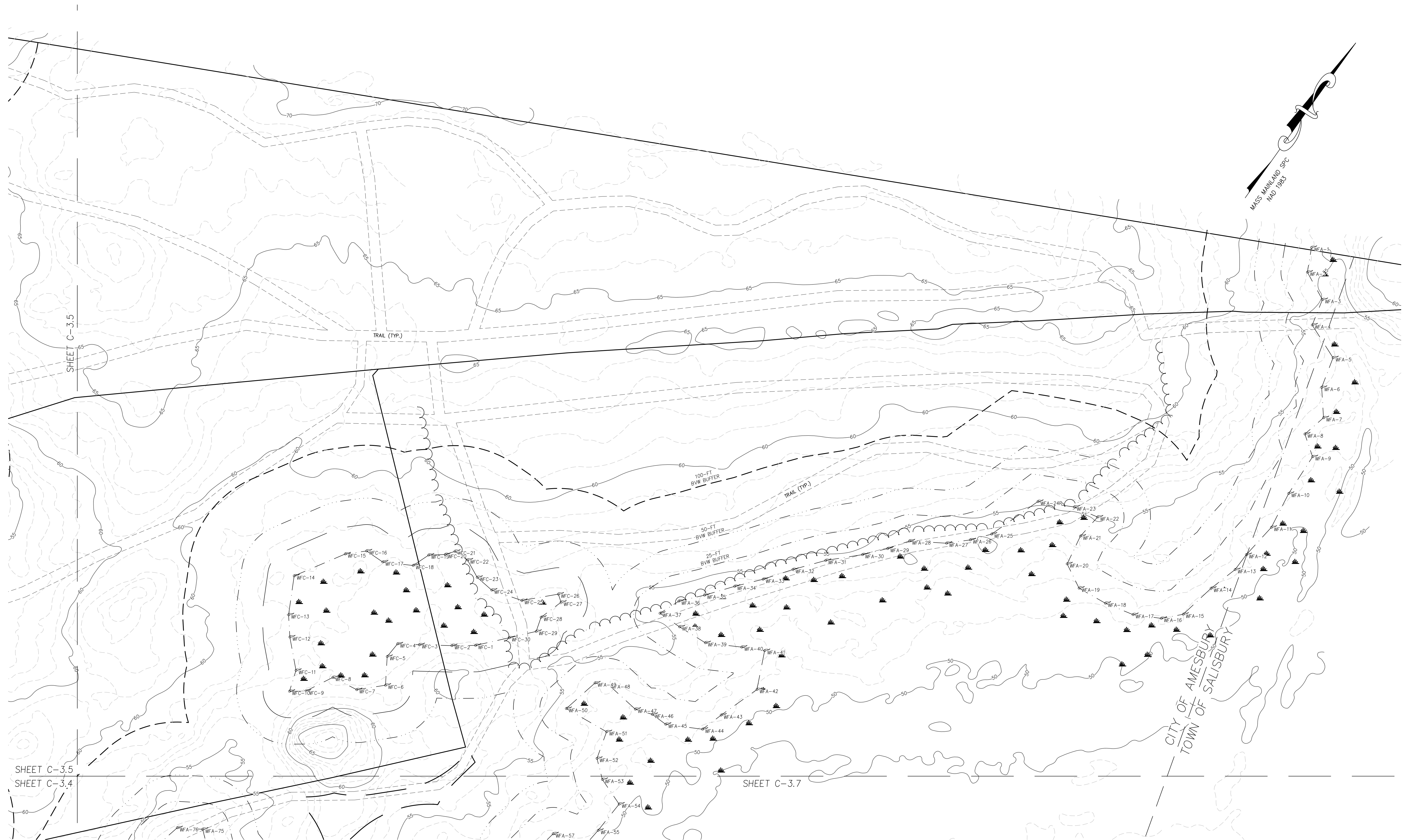
PREPARED FOR			
DALE DEVELOPMENT, LLC			
360 WASHINGTON STREET			
RYE, NH 03870			
NO.	DATE	DESCRIPTION	BY



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"=40'	CALC. BY: A.W.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: M.J.S.	

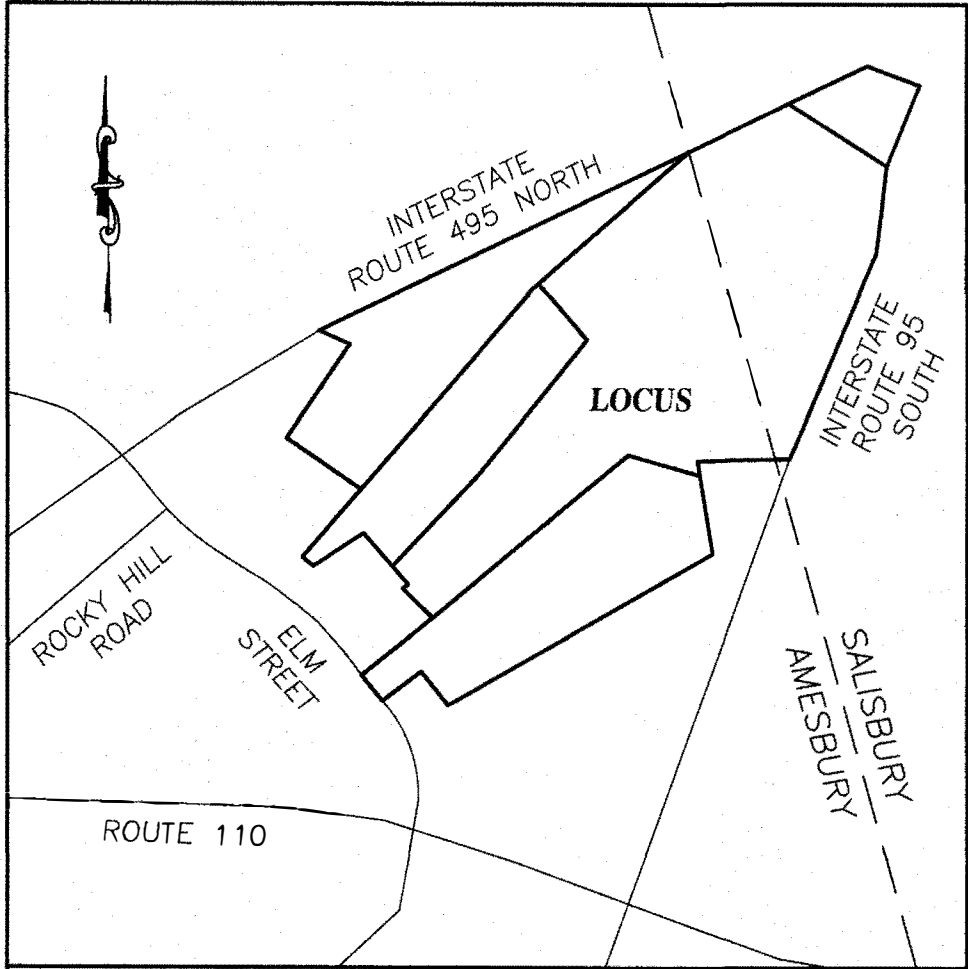
ROCKY HILL MBTA COMMUNITY		EXISTING CONDITIONS	
IN AMESBURY, MA			
SHOWING EXISTING CONDITIONS AT ELM STREET			
SHEET No. C-3.6		SHEET: C-3.5	



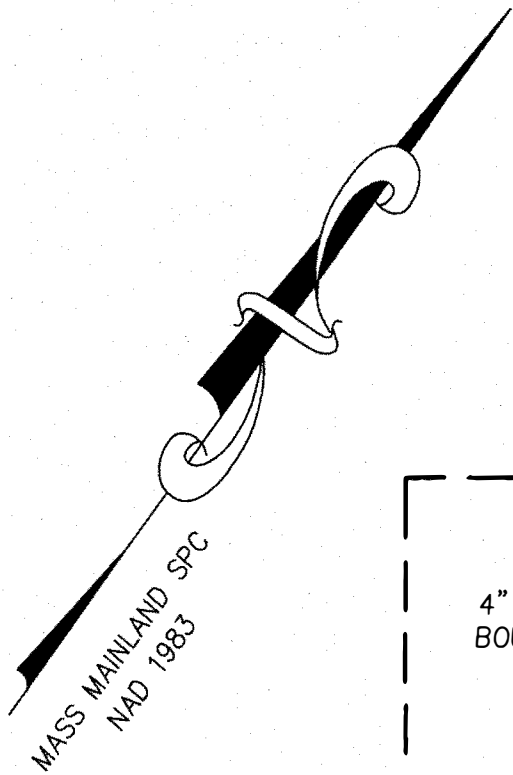
			PREPARED FOR							 MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528	ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA		EXISTING CONDITIONS	
			DALE DEVELOPMENT, LLC 360 WASHINGTON STREET RYE, NH 03870								SHOWING EXISTING CONDITIONS AT ELM STREET			
			NO.	DATE	DESCRIPTION		BY	SCALE: 1"=40' DATE: AUG. 11, 2025			CALC. BY: A.W.M. CHKD. BY: M.J.S.			PROJECT: M244407



			PREPARED FOR									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			ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA		EXISTING CONDITIONS
			DALE DEVELOPMENT, LLC 360 WASHINGTON STREET RYE, NH 03870										SHOWING EXISTING CONDITIONS AT ELM STREET				
			NO.	DATE	DESCRIPTION	BY	SCALE: 1"=40'		CALC. BY: A.W.M.		PROJECT: M244407						
							DATE: AUG. 11, 2025		CHKD. BY: M.J.S.								
														SHEET: C-3.7			



LOCUS MAP
N.T.S.



DETAIL A.
(NOT TO SCALE)

DEED REFERENCES

1. SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
2. SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15871 PAGE 553.
3. SEE DEED FROM STANLEY O. BEAN, JR. TO STANLEY O. BEAN JR. AND ALICE M. BEAN TRUSTEES OF THE 287 1/2 ELM STREET REALTY TRUST DATED 10/5/1994 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12779 PAGE 376.
4. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 510.
5. SEE DEED FROM HERBERT T. SEARS TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 508.
6. SEE DEED FROM STANLEY O. BEAN, JR. AND ALICE M. BEAN TO STANLEY O. BEAN, JR. AS TRUSTEE OF THE STANLEY O. BEAN, JR. REVOCABLE TRUST DATED 3/25/2005 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 24120 PAGE 288.
7. SEE DEED FROM MARTHA TRUE TO GERTRUDE NANCY SEARS AND ELIZABETH WARDWELL DATED 11/1/1956 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 4325 PAGE 48.
8. SEE DEED FROM SUSAN KEPNER AND PETER RANDALL TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 3/10/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 34400 PAGE 366.
9. SEE DISCONTINUANCE OF STATE HIGHWAY FOR PORTIONS OF ELM STREET BY THE MASSACHUSETTS HIGHWAY COMMISSION ON BEHALF OF THE COMMONWEALTH OF MASSACHUSETTS DATED 2/19/2025 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 42586 PAGE 559.
10. SEE EASEMENT DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 222.
11. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO BEANPOD PARTNERS, LLC DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 225.

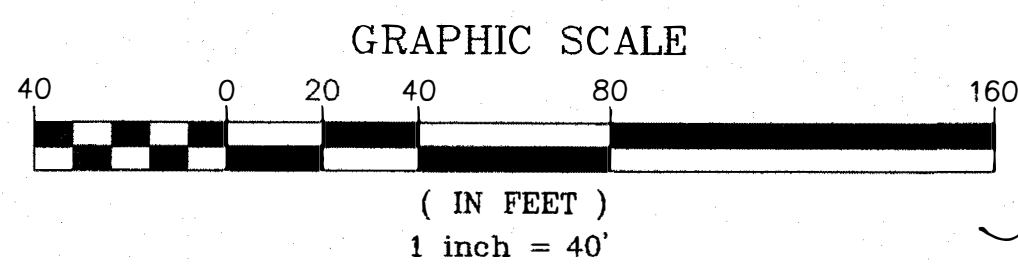
PLAN REFERENCES

1. EASEMENT PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 10/30/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 26.
2. PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 3/25/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 27.
3. PLAN OF LAND IN AMESBURY, MA AND SALISBURY, MA PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY W.C. CAMMETT ENGINEERING, INC. DATED 02/24/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 283 PLAN 58.
4. PLAN TITLED "ORCHARD PARK, AMESBURY, MASS" PREPARED FOR WM. J. COUGHLIN, DRAWN BY JOHN T. DESMOND, CIVIL ENGINEER AND SURVEYOR, DATED JULY, 1900 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 1617 PLAN 600.
5. PLAN OF LAND AT #259 ELM STREET IN AMESBURY, MASSACHUSETTS PREPARED FOR SCOTT L. ARSENAULT. DRAWN BY ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC., DATED 6/28/1996 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 309 PLAN 93.
6. PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 10/30/1906. L.O. No.1090
7. PLAN OF ROAD IN THE TOWN OF AMESBURY, ESSEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED 7/19/1907. L.O. No.1135
8. MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. DATED 4/10/2019. L.O. No.8622
9. MASSACHUSETTS DEPARTMENT OF TRANSPORTATION PLAN OF ROAD IN THE CITY OF AMESBURY, ESSEX COUNTY ALTERED AND DISCONTINUED AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION. DATED 2023. L.O. No.8661. *SEE ALSO REF. DEED 9.*

ASSESSOR REFERENCES

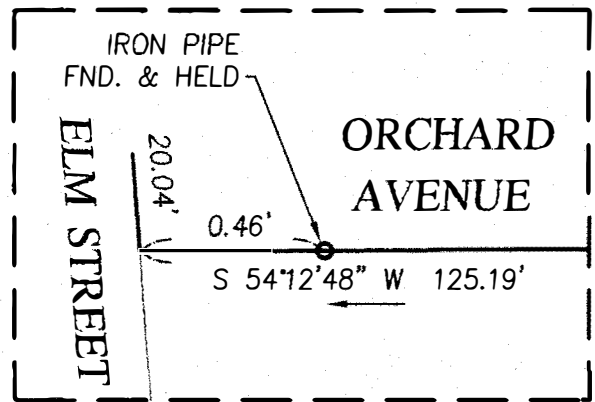
CITY OF AMESBURY ASSESSOR
MAP 68 LOTS 12,13,15 & 20
MAP 80 LOTS 3 & 4

AMESBURY PLANNING BOARD
APPROVED UNDER THE
SUBDIVISION CONTROL LAW

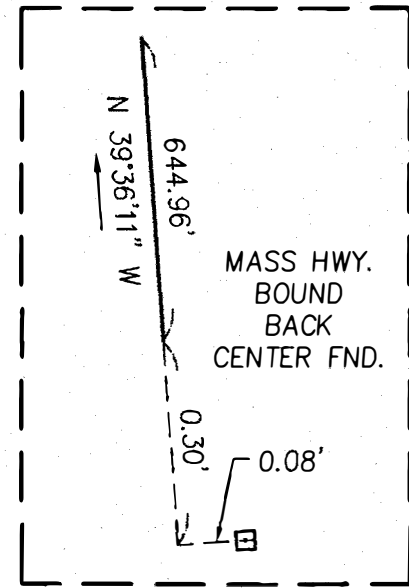


PUBLIC ~ MASS DOT ALTERATION & DISCONTINUANCE 8661
(FALLY W/LO 1090 & 1135)

ELM STREET



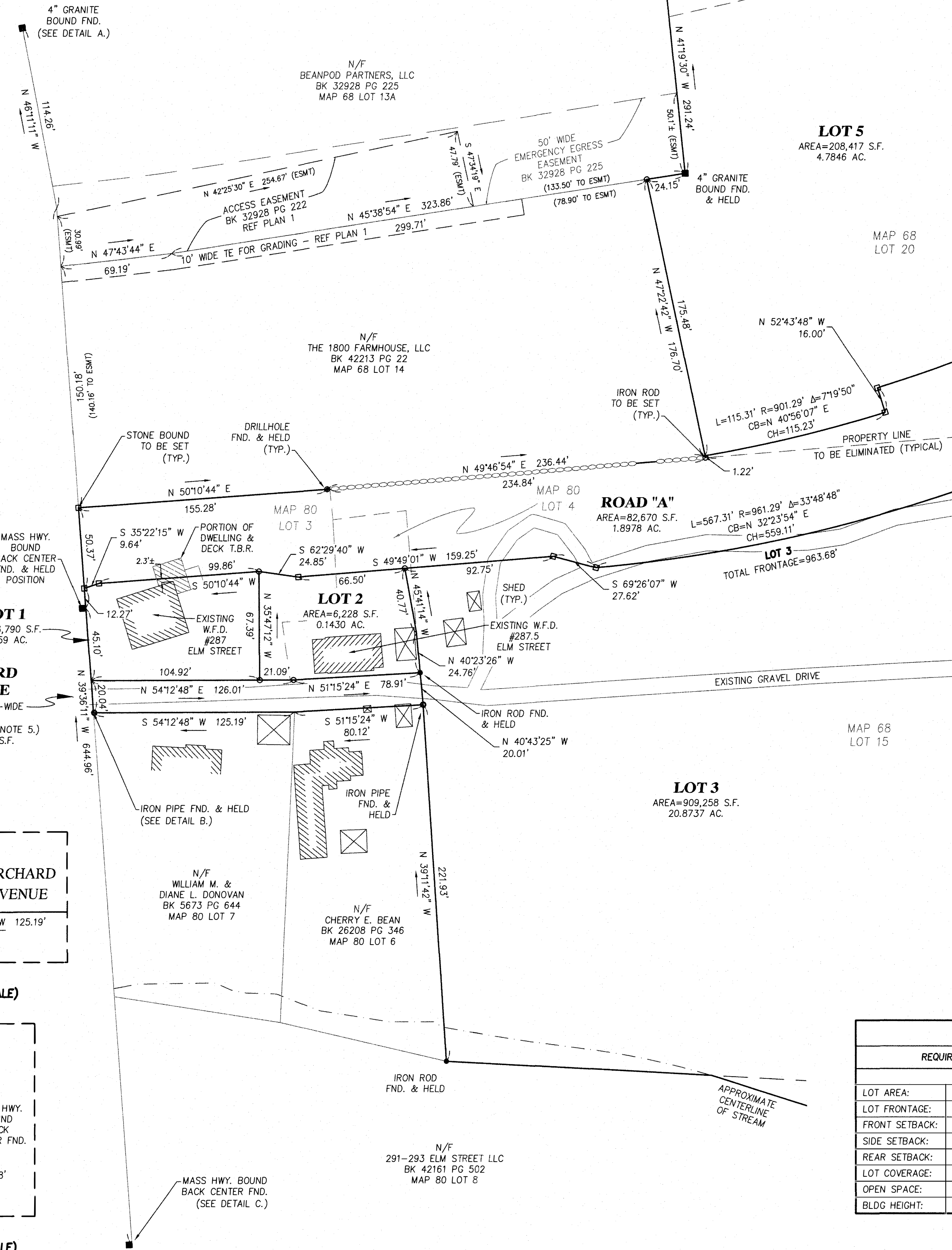
DETAIL B.
(NOT TO SCALE)



DETAIL C.
(NOT TO SCALE)

ORCHARD AVENUE

PRIVATE ~ 20'-WIDE
(PARCEL A / SEE NOTE 5.)
AREA=4,102 S.F.
0.0942 AC



CITY OF AMESBURY
OFFICE OF THE CITY 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.

CITY CLERK DATE:

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTER
OF DEEDS.

MICHAEL J. SERGI 6/23/2026
DATE

NOTES

1. ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
2. STATUS OF RIGHT OF WAYS SHOWN AS PUBLIC OR PRIVATE ARE BASED ON REFERENCED DEEDS AND PLANS. NO WARRANTY IS EXPRESSED OR IMPLIED.
3. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO ESTABLISH THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
4. PROPOSED LOTS 1 & 2 TO BE SUBJECT TO A HISTORIC PRESERVATION SPECIAL PERMIT.
5. AREA SHOWN AS "PARCEL A" OF EXISTING 20'-WIDE PRIVATE WAY KNOWN AS "ORCHARD AVENUE" TO BE RESERVED AS AN ACCESS EASEMENT FOR OWNER OF PROPOSED LOT 3.

ZONING TABLE

ZONING DISTRICT: OP WITH CFCD & PDOD OVERLAYS						
REQUIRED		PROPOSED				
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA:	87,120 S.F.	6,790 S.F.*	6,228 S.F.*	909,258 S.F.	1,622,221 S.F.	208,417 S.F.
LOT FRONTAGE:	150 FT.	*	*	963.68 FT.	787.70 FT.	819.41 FT.
FRONT SETBACK:	30 FT.	*	*	N/A	N/A	N/A
SIDE SETBACK:	25 FT.	*	*	N/A	N/A	N/A
REAR SETBACK:	40 FT.	*	*	N/A	N/A	N/A
LOT COVERAGE:	40%	*	*	N/A	N/A	N/A
OPEN SPACE:	30%	*	*	N/A	N/A	N/A
BLDG HEIGHT:	52 FT.	*	*	N/A	N/A	N/A

* SEE NOTE 4.



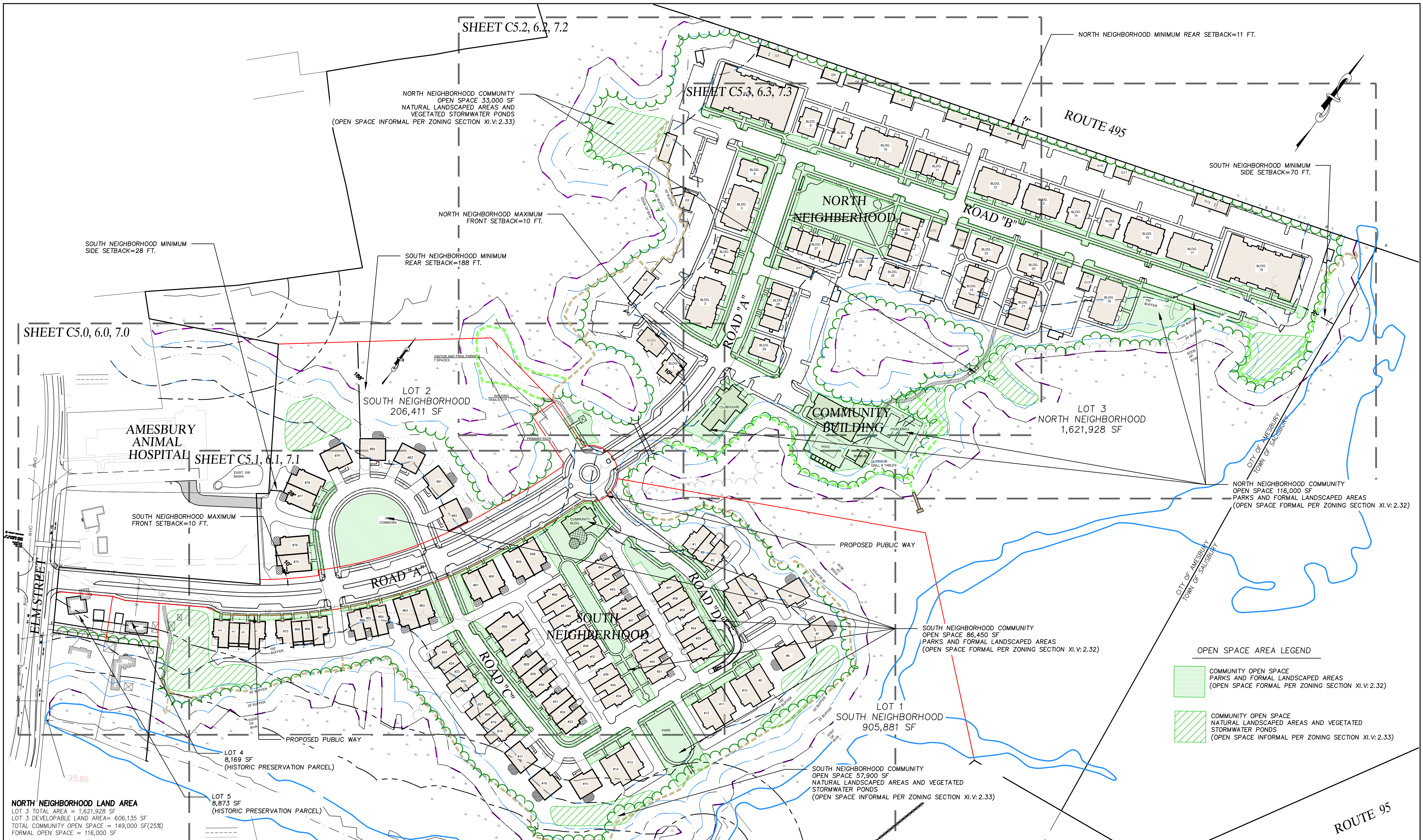
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'
DATE: JUN. 23, 2026
CALC. BY: A.W.M.
CHKD. BY: M.J.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
DEFINITIVE SUBDMISION
AT
ELM STREET

LOTING
PLAN

SHEET C-3.9



SOUTH NEIGHBORHOOD LAND AREA
LOT 1 TOTAL AREA = 905,881 SF
LOT 2 TOTAL AREA = 206,411 SF
LOT 1&2 DEVELOPABLE LAND AREA= 569,531 SF
TOTAL COMMUNITY OPEN SPACE = 127,050 SF(22%)
FORMAL OPEN SPACE = 86,450 SF

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80'

PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

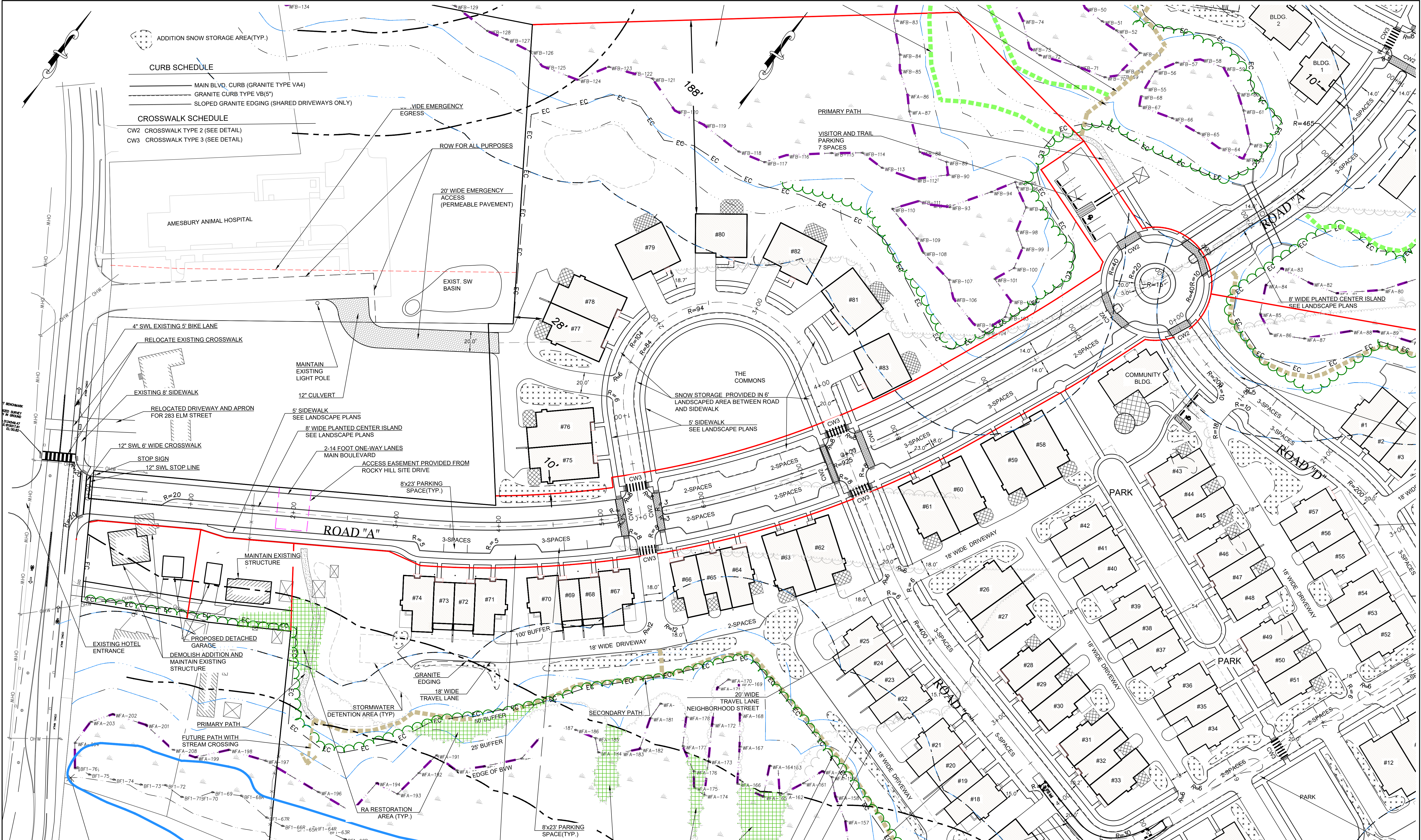
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CHKD. BY: S.B.S.

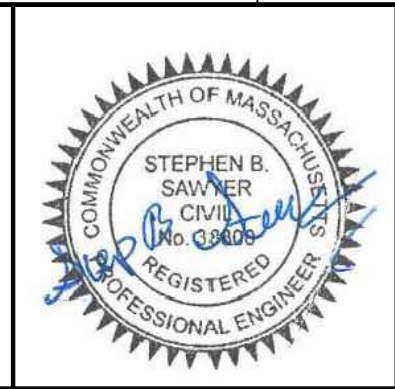
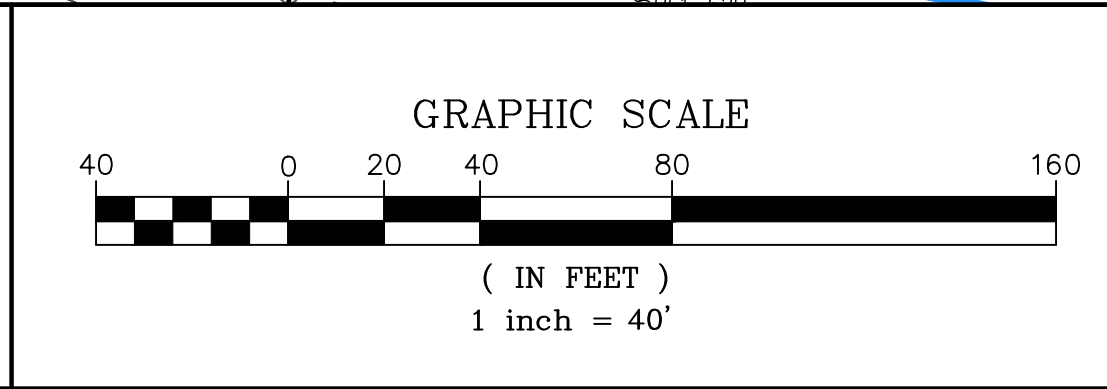
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

OVERALL SITE KEY PLAN
SHEET: C4.0



SOUTH NEIGHBORHOOD PARKING SUMMARY	
83 FOR SALE DWELLING UNITS	
154 GARAGED PARKING SPACES	
3 SHARED DRIVEWAY SPACES	
24 SECONDARY ROAD PARKING SPACES	
22 MAIN BOULEVARD PARKING SPACES	
1 VAN HC SPACE PROVIDED AT COMMUNITY BUILDING	
83 EV READY SPACES PROVIDED IN GARAGE PARKING	
203 TOTAL SPACES	
7 TRAIL HEAD PARKING SPACES (1 HC SPACES)	



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

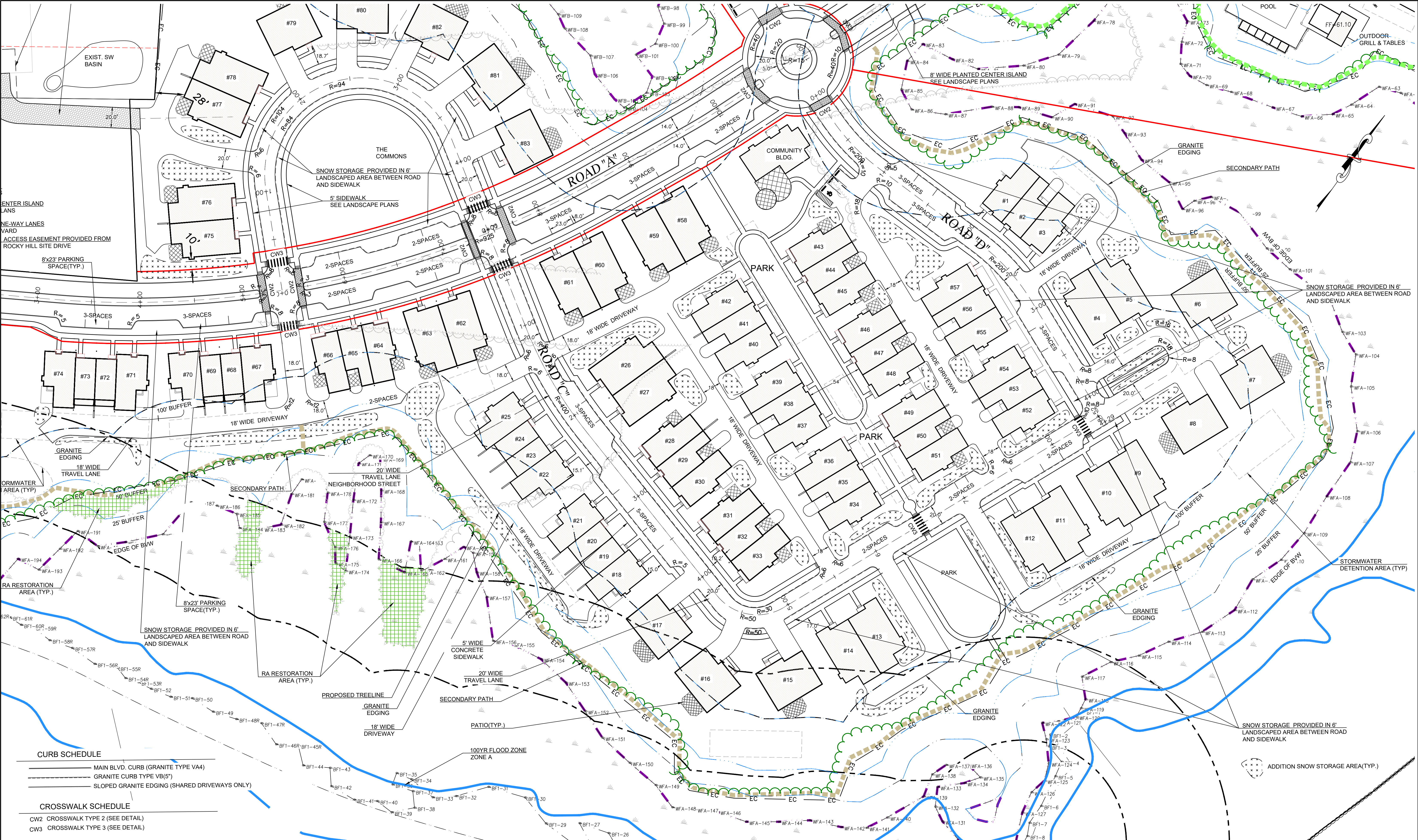
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4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

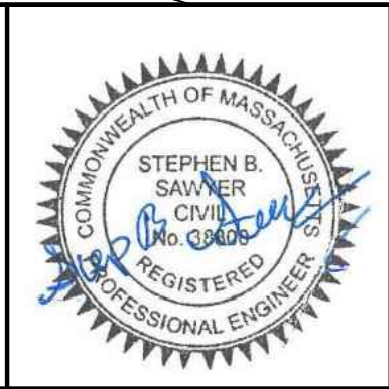
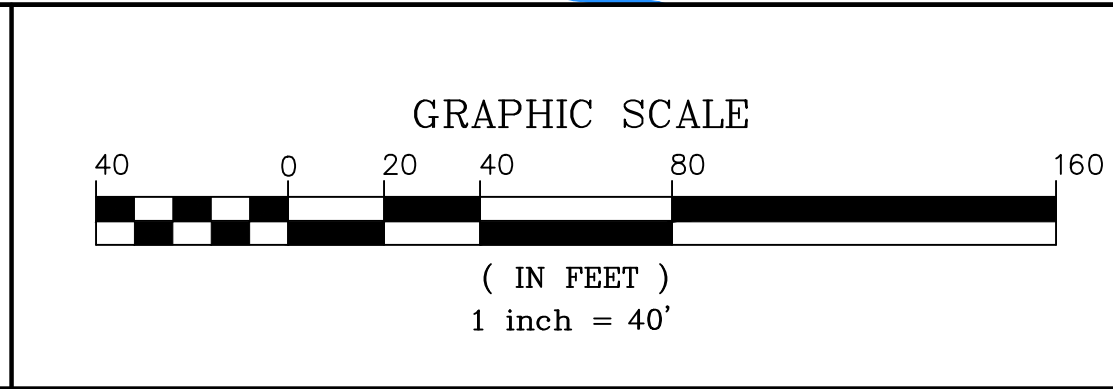
SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE LAYOUT PLAN-1
SHEET: C5.0



SOUTH NEIGHBORHOOD PARKING SUMMARY	
83 FOR SALE DWELLING UNITS	
154 GARAGED PARKING SPACES	
3 SHARED DRIVEWAY SPACES	
24 SECONDARY ROAD PARKING SPACES	
22 MAIN BOULEVARD PARKING SPACES	
1 VAN HC SPACE PROVIDED AT COMMUNITY BUILDING	
83 EV READY SPACES PROVIDED IN GARAGE PARKING	
203 TOTAL SPACES	
7 TRAIL HEAD PARKING SPACES (1 HC SPACES)	



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
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1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

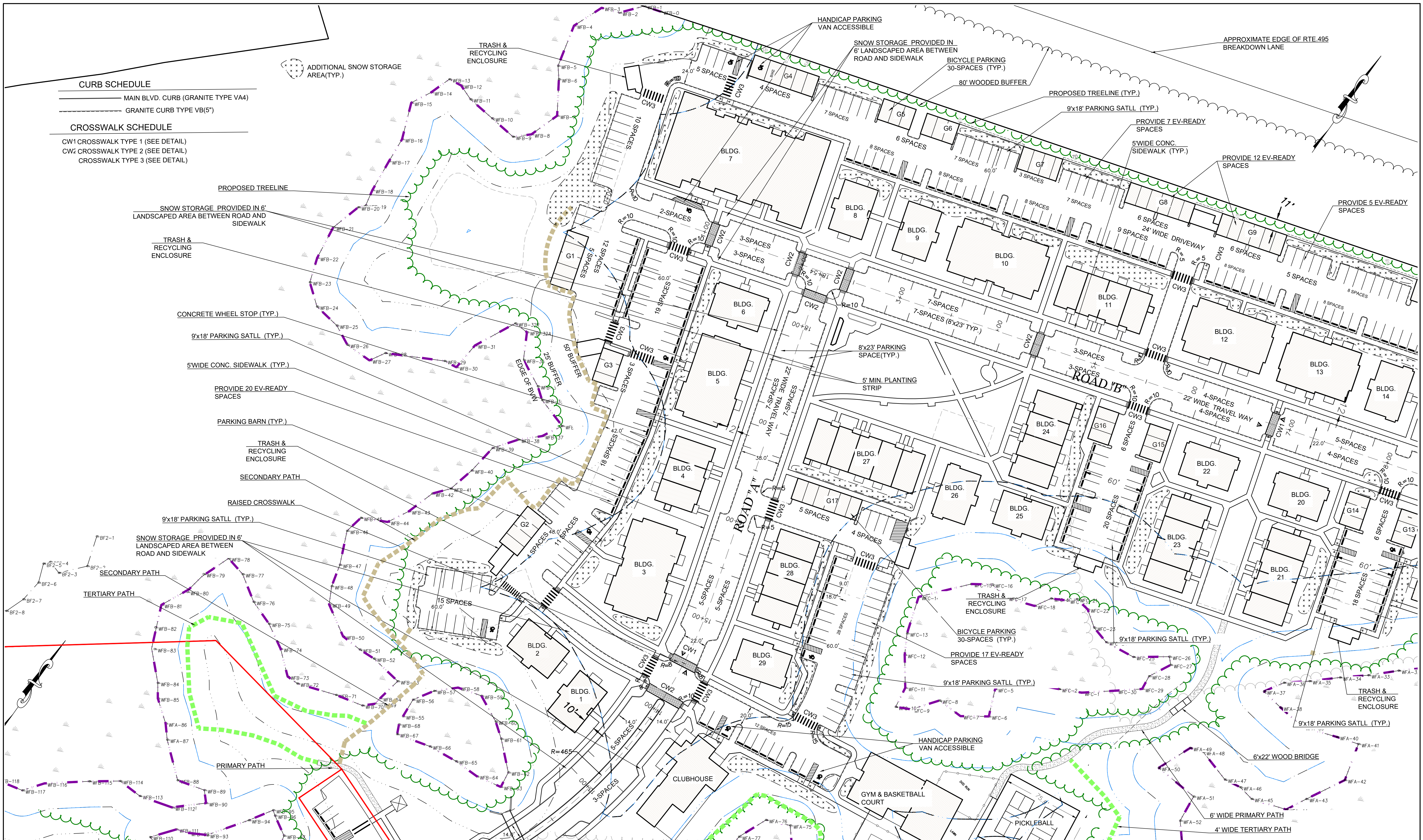


MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALESBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE LAYOUT PLAN 2
SHEET: C5.1



CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)

GRANITE CURB TYPE VB(5")

CROSSWALK SCHEDULE

CW1 CROSSWALK TYPE 1 (SEE DETAIL)

CW2 CROSSWALK TYPE 2 (SEE DETAIL)

CROSSWALK TYPE 3 (SEE DETAIL)

NORTH NEIGHBORHOOD PARKING SUMMARY

236 RENTAL DWELLING UNITS

64 GARAGED PARKING SPACES (EV READY)

322 SURFACE PARKING SPACES

108 MAIN BOULEVARD PARKING SPACES

13 HC TOTAL SPACES / 9 REQUIRED

13 VAN ACCESSIBLE / 2 REQUIRED

2 ON-STREET HC SPACES

2 GARAGE HC SPACES

154 EV READY SPACES PROVIDED(4 HC/EV SPACES)

494 TOTAL PARKING SPACES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

PREPARED FOR

DALE DEVELOPMENT, LLC

360 WASHINGTON STREET

RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
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MEI MILLENNIUM ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING

62 ELM ST. SALESBURY, MA 01952 (978) 463-8980

13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY

IN

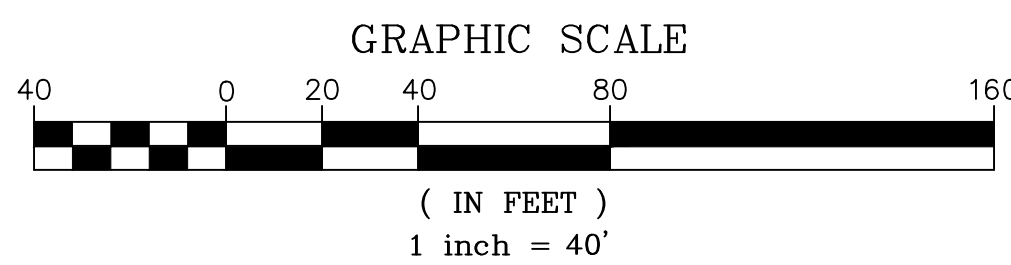
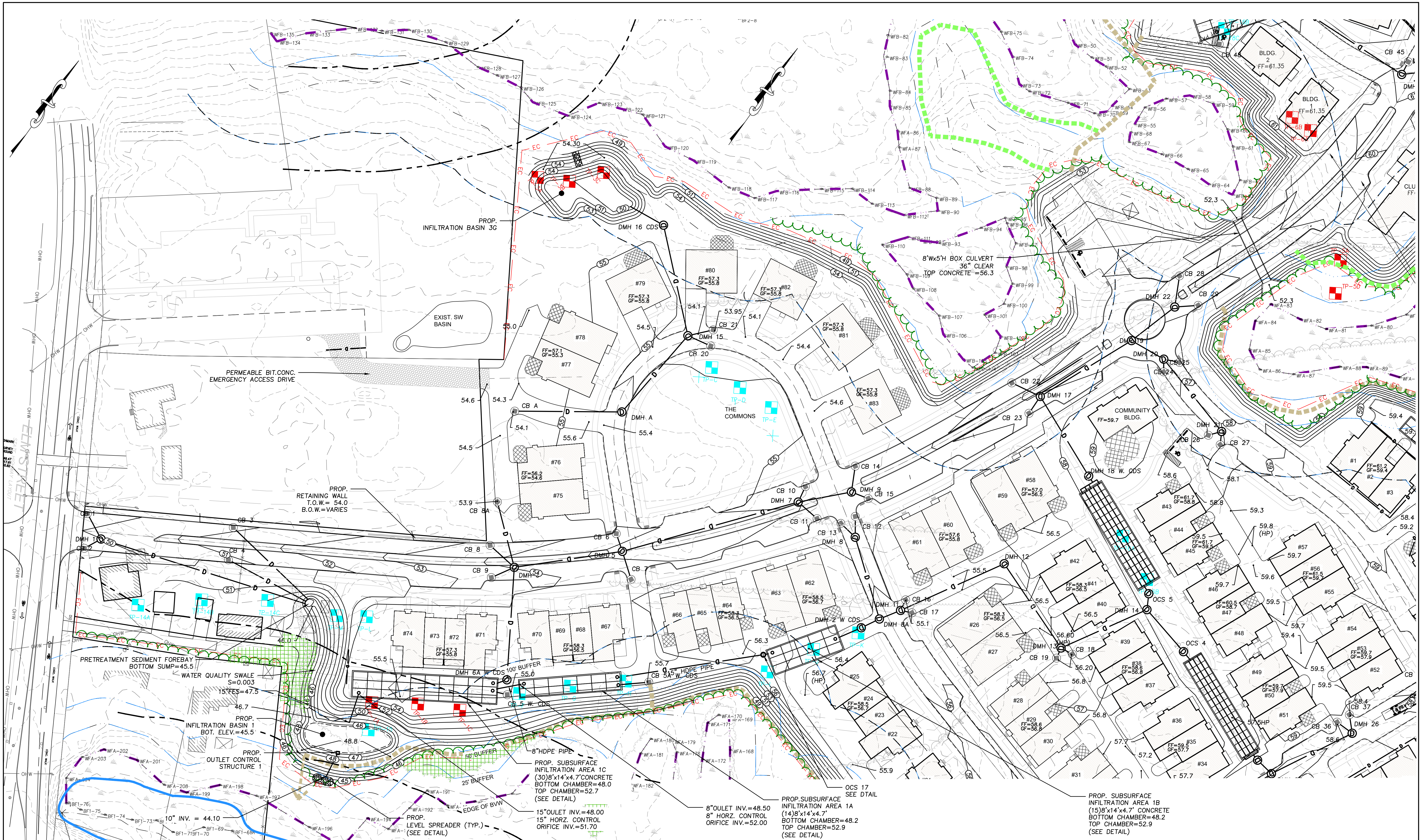
AMESBURY, MA

AT

ELM STREET

SITE LAYOUT PLAN 3

SHEET: C5.2



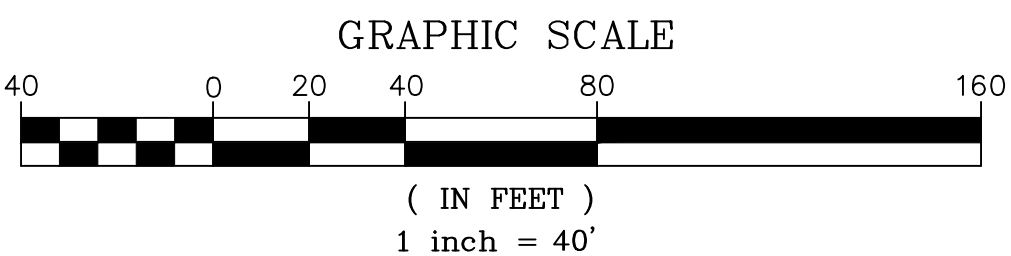
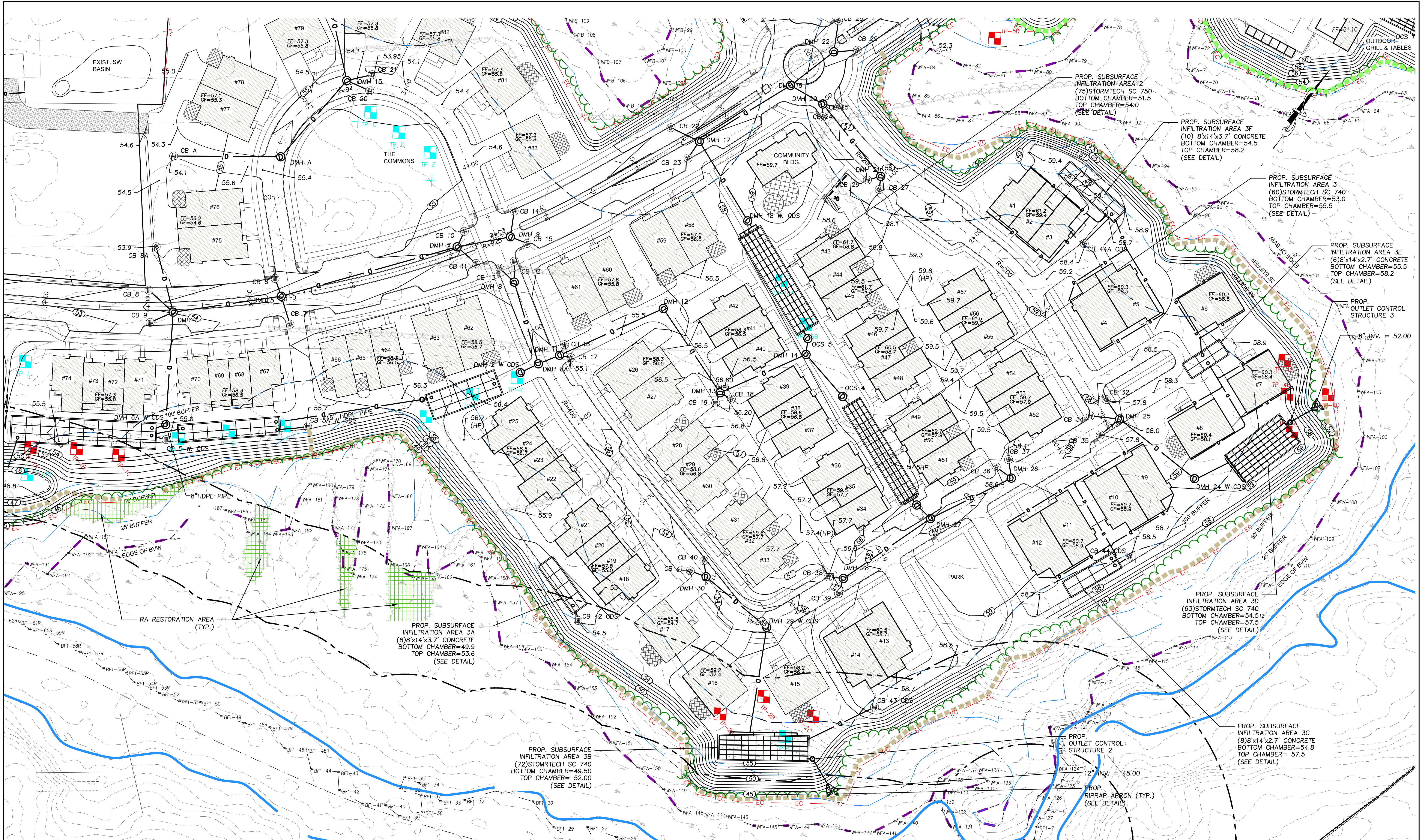
PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
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1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALESBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528		
CALC. BY: J.T.M.	CHKD. BY: S.B.S.	PROJECT: M244407
DATE: AUG. 11, 2025		

ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA AT ELM STREET	
GRADING & DRAINAGE	SHEET: C-6.0



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
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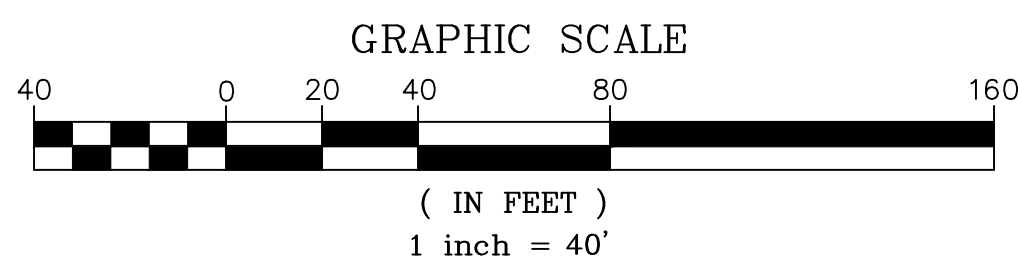
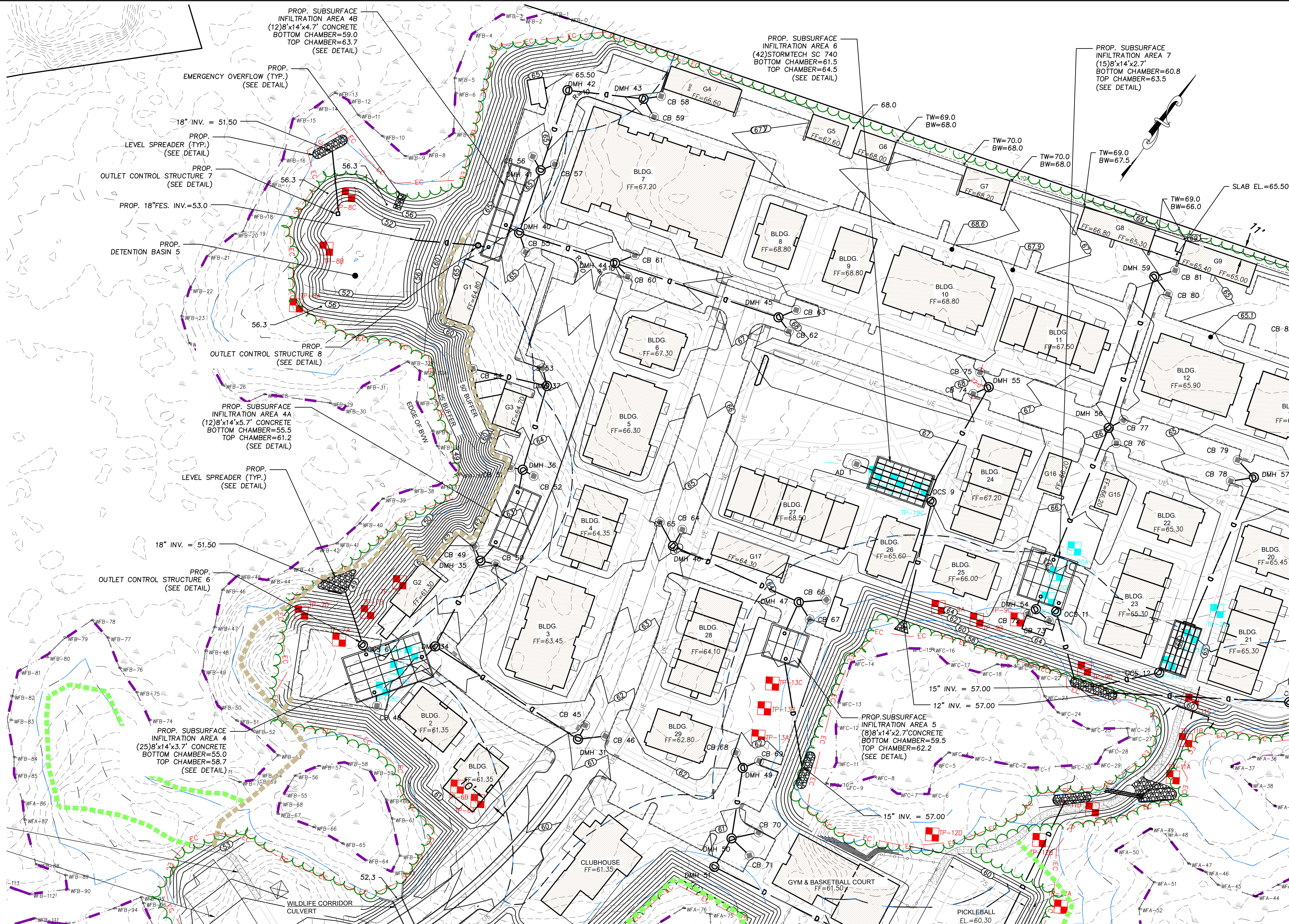
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

05/22/25	CALC. BY: J.T.M.	PROJECT: M244407
05/30/25	CHKD. BY: S.B.S.	
DATE: AUG. 11, 2025		

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**GRADING
&
DRAINAGE**

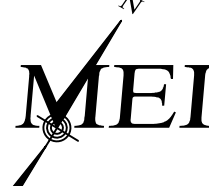
SHEET: C-6.1



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

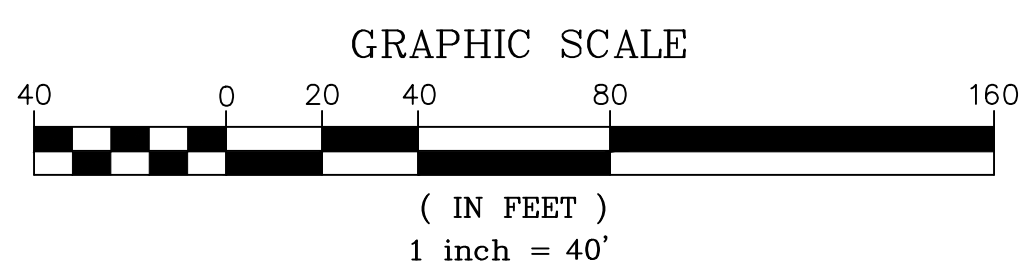
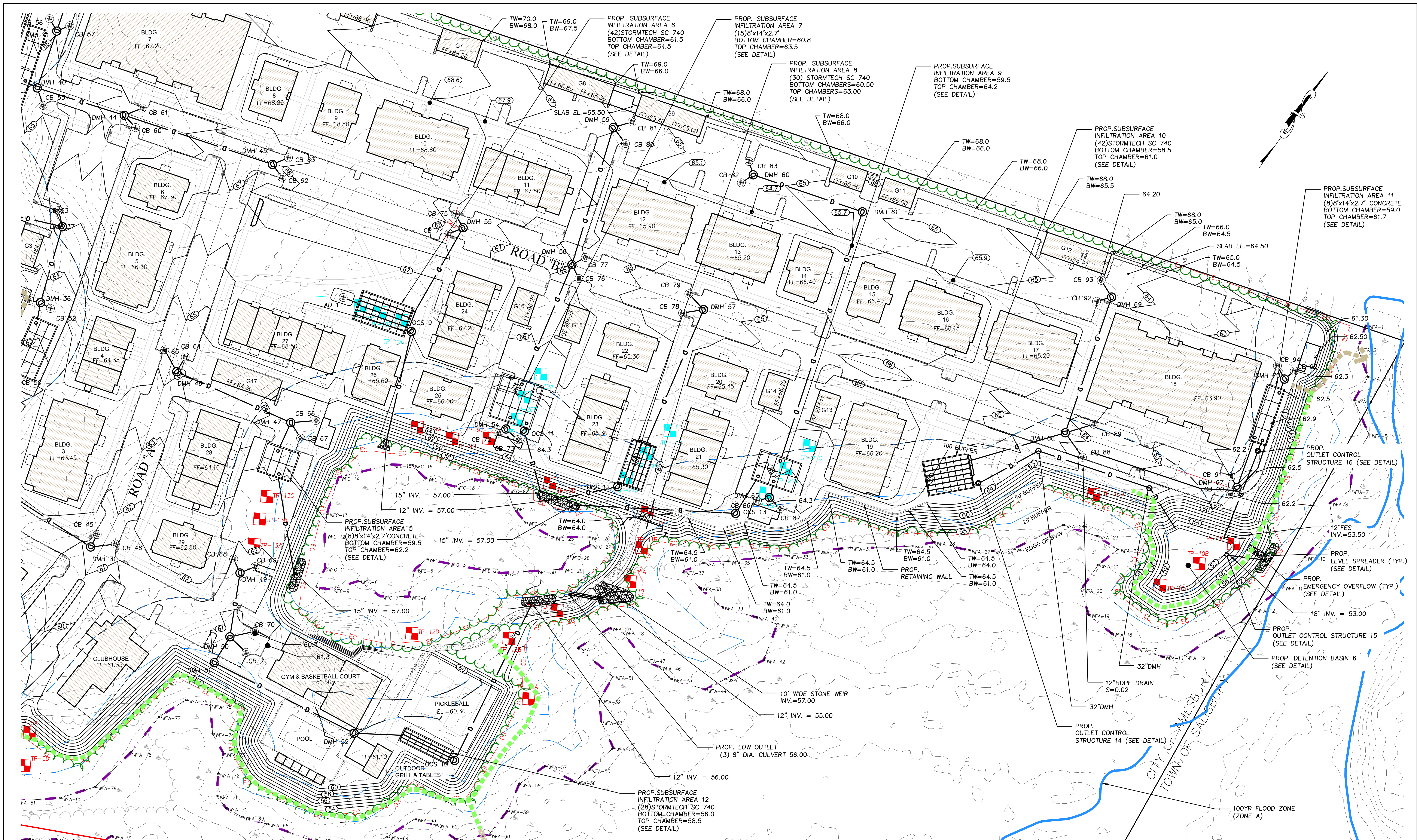
NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

 MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALESBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528	SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
	DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**GRADING
&
DRAINAGE**

SHEET: C-6.2



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
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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"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

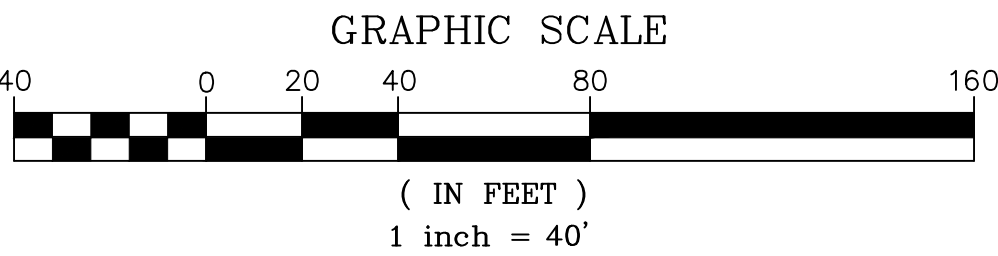
**GRADING
&
DRAINAGE**

SHEET: C-6.3

CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB 1	RIM = 49.42 INV. OUT (12") = 46.84 (DMH 1)
CB 2	RIM = 49.43 INV. OUT (12") = 46.81 (DMH 1)
CB 3	RIM = 50.13 INV. OUT (12") = 48.00 ()
CB 4	RIM = 50.15 INV. OUT (12") = 48.00 ()
CB 5 W. CDS	RIM = 53.00 INV. OUT (12") = 49.00 ()
CB 5A W. CDS	RIM = 55.70 INV. OUT (12") = 49.30 ()
CB 6	RIM = 54.53 INV. OUT (12") = 49.82 (DMH 5)
CB 7	RIM = 54.21 INV. OUT (12") = 49.82 (DMH 5)
CB 8	RIM = 53.34 INV. OUT (12") = 50.40 (DMH 6)
CB 8A	RIM = 51.51 INV. OUT (12") = 49.63 (DMH 6)
CB 9	RIM = 53.41 INV. OUT (12") = 50.40 (DMH 6)
CB 10	RIM = 54.18 INV. OUT (12") = 50.79 (DMH 7)
CB 11	RIM = 54.17 INV. OUT (12") = 50.79 (DMH 7)
CB 12	RIM = 54.15 INV. OUT (12") = 51.30 (DMH 8)
CB 13	RIM = 54.16 INV. OUT (12") = 51.30 (DMH 8)
CB 14	RIM = 53.75 INV. OUT (12") = 51.05 (DMH 9)
CB 15	RIM = 53.74 INV. OUT (12") = 51.04 (DMH 9)
CB 16	RIM = 55.15 INV. OUT (12") = 51.90 (DMH 11)
CB 17	RIM = 55.15 INV. OUT (12") = 51.90 (DMH 11)
CB 18	RIM = 66.05 INV. OUT (12") = 53.25 (DMH 13)
CB 19	RIM = 66.05 INV. OUT (12") = 53.25 (DMH 13)
CB 20	RIM = 54.06 INV. OUT (12") = 51.10 (DMH 15)
CB 21	RIM = 54.02 INV. OUT (12") = 51.10 (DMH 15)
CB 22	RIM = 55.26 INV. OUT (12") = 52.30 (DMH 17)
CB 23	RIM = 55.26 INV. OUT (12") = 52.30 (DMH 17)
CB 24	RIM = 55.15 INV. OUT (12") = 53.60 (DMH 20)
CB 25	RIM = 55.15 INV. OUT (12") = 53.60 (DMH 20)
CB 26	RIM = 57.20 INV. OUT (12") = 54.60 (DMH 21)
CB 27	RIM = 57.20 INV. OUT (12") = 54.60 (DMH 21)
CB 28	RIM = 57.20 INV. OUT (12") = 53.12 (DMH 22)
CB 29	RIM = 57.20 INV. OUT (12") = 54.20 (DMH 22)
CB 32	RIM = 57.84 INV. OUT (12") = 55.20 (DMH 25)

CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB 34	RIM = 57.80 INV. OUT (12") = 55.20 (DMH 25)
CB 35	RIM = 57.80 INV. OUT (12") = 54.58 (DMH 25)
CB 36	RIM = 59.21 INV. OUT (12") = 54.45 (DMH 26)
CB 37	RIM = 56.33 INV. OUT (12") = 54.45 (DMH 26)
CB 38	RIM = 56.87 INV. OUT (12") = 54.30 (DMH 28)
CB 39	RIM = 56.85 INV. OUT (12") = 54.30 (DMH 28)
CB 40	RIM = 53.66 INV. OUT (12") = 50.53 (DMH 30)
CB 41	RIM = 53.65 INV. OUT (12") = 50.53 (DMH 30)
CB 42 CDS	RIM = 54.50 INV. OUT (12") = 51.50 ()
CB 43 CDS	RIM = 57.20 INV. OUT (12") = 52.00 ()
CB 44 CDS	RIM = 57.10 INV. OUT (12") = 55.50 ()
CB 45	RIM = 61.41 INV. OUT (12") = 57.59 (DMH 31)
CB 46	RIM = 61.40 INV. OUT (12") = 57.59 (DMH 31)
CB 48	RIM = 58.30 INV. OUT (12") = -0.50 ()
CB 49	RIM = 60.38 INV. OUT (12") = 58.50 (DMH 35)
CB 50	RIM = 61.55 INV. OUT (12") = 56.50 (DMH 35)
CB 51	RIM = 63.30 INV. OUT (12") = 60.30 (DMH 36)
CB 52	RIM = 63.30 INV. OUT (12") = 60.30 (DMH 36)
CB 53	RIM = 65.05 INV. OUT (12") = 60.76 (DMH 37)
CB 54	RIM = 64.10 INV. OUT (12") = 60.20 (DMH 37)
CB 55	RIM = 62.11 INV. OUT (12") = 60.23 (DMH 40)
CB 56	RIM = 64.80 INV. OUT (12") = 61.20 (DMH 41)
CB 57	RIM = 64.80 INV. OUT (12") = -0.50 (DMH 41)
CB 58	RIM = 66.10 INV. OUT (12") = 62.10 (DMH 43)
CB 59	RIM = 66.10 INV. OUT (12") = 62.10 (DMH 43)
CB 60	RIM = 66.32 INV. OUT (12") = 62.30 (DMH 44)
CB 61	RIM = 66.31 INV. OUT (12") = 62.30 (DMH 44)
CB 62	RIM = 67.82 INV. OUT (12") = 63.88 (DMH 45)
CB 63	RIM = 67.82 INV. OUT (12") = 63.88 (DMH 45)
CB 64	RIM = 64.13 INV. OUT (12") = 61.10 (DMH 46)
CB 65	RIM = 64.13 INV. OUT (12") = 61.10 (DMH 46)
CB 66	RIM = 63.50 INV. OUT (12") = 60.50 (DMH 47)

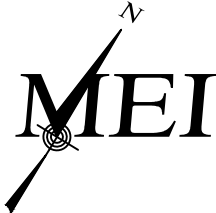
CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB 67	RIM = 63.60 INV. OUT (12") = 60.60 (DMH 47)
CB 68	RIM = 61.80 INV. OUT (12") = 58.90 (DMH 49)
CB 69	RIM = 61.80 INV. OUT (12") = 58.90 (DMH 49)
CB 70	RIM = 60.70 INV. OUT (12") = 58.20 (DMH 50)
CB 71	RIM = 60.70 INV. OUT (12") = 58.20 (DMH 50)
CB 72	RIM = 63.38 INV. OUT (12") = 61.50 (DMH 54)
CB 73	RIM = 64.20 INV. OUT (12") = 61.50 (DMH 54)
CB 74	RIM = 67.71 INV. OUT (12") = 64.50 (DMH 55)
CB 75	RIM = 67.71 INV. OUT (12") = 64.50 (DMH 55)
CB 76	RIM = 65.69 INV. OUT (12") = 62.65 (DMH 56)
CB 77	RIM = 65.69 INV IN. (12") = 62.65 (DMH 56)
CB 78	RIM = 64.42 INV. OUT (12") = 61.60 (DMH 57)
CB 79	RIM = 64.42 INV. OUT (12") = 61.60 (DMH 57)
CB 80	RIM = 64.87 INV. OUT (12") = 62.99 (DMH 59)
CB 81	RIM = 64.87 INV. OUT (12") = 62.99 (DMH 59)
CB 82	RIM = 64.51 INV. OUT (12") = 61.40 (DMH 60)
CB 83	RIM = 64.51 INV. OUT (12") = 61.40 (DMH 60)
CB 86	RIM = 64.30 INV. OUT (12") = 58.00 (DMH 65)
CB 87	RIM = 64.30 INV. OUT (12") = 58.00 (DMH 65)
CB 88	RIM = 63.83 INV. OUT (12") = 60.00 (DMH 66)
CB 89	RIM = 63.87 INV. OUT (12") = 60.00 (DMH 66)
CB 90	RIM = 62.20 INV. OUT (12") = 59.60 (DMH 67)
CB 91	RIM = 62.20 INV. OUT (12") = 59.60 (DMH 67)
CB 92	RIM = 64.20 INV. OUT (12") = 60.60 (DMH 69)
CB 93	RIM = 64.20 INV. OUT (12") = 60.60 (DMH 69)
CB 94	RIM = 62.30 INV. OUT (12") = 58.18 (DMH 70)
CB 95	RIM = 62.30 INV. OUT (12") = 58.18 (DMH 70)
CB A	RIM = 54.50 INV. OUT (12") = 51.85 (DMH A)



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ROCKY HILL MBTA COMMUNITY
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ELM STREET

**GRADING
&
DRAINAGE**

SHEET: C-6.4

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
		8.00	29.47	16.96%	50.00	45.00	
		8.00	23.56	12.74%	55.00	52.00	
		12.00	7.29	6.86%	59.50	59.00	
		15.00	39.00	3.85%	59.50	58.00	OCS 13
		12.00	8.74	1.14%	60.80	60.70	DMH 54
		18.00	53.18	7.52%	58.00	54.00	
		12.00	89.43	6.15%	59.00	53.50	
	INF.CH. 1B	15.00	140.00	0.93%	49.50	48.20	INF.CH. 1A
		15.00	93.34	2.46%	59.30	57.00	
	INF.CH. 1C	15.00	28.01	2.50%	48.20	47.50	INF.BAS. 1
	INF.CH. 1A	12.00	24.37	2.05%	48.50	48.00	INF.CH. 1C
	AD 1	12.00	15.25	6.56%	62.50	61.50	
	CB 1	12.00	28.17	0.46%	46.84	46.71	DMH 1
	CB 2	12.00	18.59	0.54%	46.81	46.71	DMH 1
	CB 3	12.00	100.90	0.99%	48.00	47.00	
	CB 4	12.00	85.55	1.17%	48.00	47.00	
	CB 5 W. CDS	12.00	10.51	4.76%	49.00	48.50	
	CB 5A W. CDS	12.00	26.60	1.13%	49.30	49.00	
	CB 6	12.00	18.24	1.10%	49.82	49.62	DMH 5
	CB 7	12.00	28.56	0.70%	49.82	49.62	DMH 5
	CB 8	12.00	31.74	4.41%	50.40	49.00	DMH 6
	CB 8A	12.00	65.70	0.96%	49.63	49.00	DMH 6
	CB 9	12.00	24.37	5.75%	50.40	49.00	DMH 6
	CB 10	12.00	16.61	1.20%	50.79	50.59	DMH 7
	CB 11	12.00	24.44	0.82%	50.79	50.59	DMH 7

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 12	12.00	20.27	0.79%	51.30	51.14	DMH 8
	CB 13	12.00	19.47	0.77%	51.30	51.15	DMH 8
	CB 14	12.00	25.45	0.43%	51.05	50.94	DMH 9
	CB 15	12.00	17.51	0.57%	51.04	50.94	DMH 9
	CB 16	12.00	11.40	0.88%	51.90	51.80	DMH 11
	CB 17	12.00	11.28	0.89%	51.90	51.80	DMH 11
	CB 18	12.00	12.49	0.80%	53.25	53.15	DMH 13
	CB 19	12.00	10.80	0.93%	53.25	53.15	DMH 13
	CB 20	12.00	24.38	0.82%	51.10	50.90	DMH 15
	CB 21	12.00	25.26	0.79%	51.10	50.90	DMH 15
	CB 22	12.00	30.71	0.49%	52.30	52.15	DMH 17
	CB 23	12.00	19.72	0.51%	52.30	52.20	DMH 17
	CB 24	12.00	12.35	0.81%	53.60	53.50	DMH 20
	CB 25	12.00	15.70	0.64%	53.60	53.50	DMH 20
	CB 26	12.00	13.41	0.75%	54.60	54.50	DMH 21
	CB 27	12.00	12.94	0.77%	54.60	54.50	DMH 21
	CB 28	12.00	30.61	0.77%	53.12	52.89	DMH 22
	CB 29	12.00	22.80	0.44%	54.20	54.10	DMH 22
	CB 32	12.00	22.92	0.87%	55.20	55.00	DMH 25
	CB 34	12.00	28.61	0.70%	55.20	55.00	DMH 25
	CB 35	12.00	24.38	3.36%	54.58	53.76	DMH 25
	CB 36	12.00	18.28	0.55%	54.45	54.35	DMH 26
	CB 37	12.00	18.26	0.55%	54.45	54.35	DMH 26
	CB 38	12.00	14.83	0.67%	54.30	54.20	DMH 28
	CB 39	12.00	15.55	0.64%	54.30	54.20	DMH 28

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 40	12.00	15.90	0.63%	50.53	50.43	DMH 30
	CB 41	12.00	16.41	0.61%	50.53	50.43	DMH 30
	CB 42 CDS	12.00	9.90	4.85%	51.50	51.02	
	CB 43 CDS	12.00	72.04	4.16%	52.00	49.00	
	CB 44 CDS	12.00	11.97	1.67%	55.50	55.30	
	CB 44A CDS	12.00	35.37	0.85%	55.80	55.50	
	CB 45	12.00	13.83	0.72%	57.59	57.49	DMH 31
	CB 46	12.00	24.22	0.41%	57.59	57.49	DMH 31
	CB 48	12.00	9.09	-11.55%	-0.50	0.55	
	CB 49	12.00	13.53	0.74%	58.50	58.40	DMH 35
	CB 50	12.00	13.84	-7.58%	56.50	57.55	DMH 35
	CB 51	12.00	10.95	0.91%	60.30	60.20	DMH 36
	CB 52	12.00	11.17	0.90%	60.30	60.20	DMH 36
	CB 53	12.00	16.03	6.24%	60.76	59.76	DMH 37
	CB 54	12.00	67.00	1.19%	60.20	59.40	DMH 37
	CB 55	12.00	17.88	5.59%	60.23	59.23	DMH 40
	CB 56	12.00	13.96	0.72%	61.20	61.10	DMH 41
	CB 57	12.00	13.69	-6.94%	-0.50	0.45	DMH 41
	CB 58	12.00	15.62	0.64%	62.10	62.00	DMH 43
	CB 59	12.00	18.53	0.54%	62.10	62.00	DMH 43
	CB 60	12.00	16.33	0.61%	62.30	62.20	DMH 44
	CB 61	12.00	18.79	0.53%	62.30	62.20	DMH 44
	CB 62	12.00	15.51	0.64%	63.88	63.78	DMH 45
	CB 63	12.00	16.88	0.59%	63.88	63.78	DMH 45
	CB 64	12.00	24.27	0.82%	61.10	60.90	DMH 46

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 65	12.00	16.63	1.20%	61.10	60.90	DMH 46
	CB 66	12.00	24.39	0.82%	60.50	60.30	DMH 47
	CB 67	12.00	17.90	1.68%	60.60	60.30	DMH 47
	CB 68	12.00	14.82	0.67%	58.90	58.80	DMH 49
	CB 69	12.00	15.80	0.63%	58.90	58.80	DMH 49
	CB 70	12.00	24.44	0.82%	58.20	58.00	DMH 50
	CB 71	12.00	21.91	0.91%	58.20	58.00	DMH 50
	CB 72	12.00	8.01	7.49%	61.50	60.90	DMH 54
	CB 73	12.00	15.42	3.89%	61.50	60.90	DMH 54
	CB 74	12.00	14.90	0.67%	64.50	64.40	DMH 55
	CB 75	12.00	15.12	0.66%	64.50	64.40	DMH 55
	CB 76	12.00	15.09	0.66%	62.65	62.55	DMH 56
	CB 77	12.00	14.80	-0.68%	62.65	62.55	DMH 56
	CB 78	12.00	20.65	0.48%	61.60	61.50	DMH 57
	CB 79	12.00	21.05	0.48%	61.60	61.50	DMH 57
	CB 80	12.00	19.62	0.51%	62.99	62.89	DMH 59
	CB 81	12.00	19.08	0.52%	62.99	62.89	DMH 59
	CB 82	12.00	13.88	0.65%	61.40	61.31	DMH 60
	CB 83	12.00	13.69	0.66%	61.40	61.31	DMH 60
	CB 86	12.00	12.09	2.07%	58.00	57.75	DMH 65
	CB 87	12.00	14.97	1.67%	58.00	57.75	DMH 65
	CB 88	12.00	29.10	3.44%	60.00	59.00	DMH 66
	CB 89	12.00	29.00	3.45%	60.00	59.00	DMH 66
	CB 90	12.00	9.45	1.06%	59.60	59.50	DMH 67
	CB 91	12.00	12.14	0.82%	59.60	59.50	DMH 67

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 92	12.00	15.29	1.31%	60.60	60.40	DMH 69
	CB 93	12.00	19.19	1.04%	60.60	60.40	DMH 69
	CB 94	12.00	14.61	0.68%	58.18	58.08	DMH 70
	CB 95	12.00	12.33	0.81%	58.18	58.08	DMH 70
	CB A	12.00	104.15	0.51%	51.85	51.32	DMH A
	DMH 1	12.00	208.28	0.48%	46.70	45.70	
	DMH 2 W CDS	18.00	23.66	1.00%	50.40	50.16	
	DMH 5	18.00	106.23	0.49%	49.52	49.00	DMH 6
	DMH 6	18.00	109.60	0.57%	48.90	48.27	DMH 6A W CDS
	DMH 6A W CDS	18.00	10.13	0.69%	48.17	48.10	
	DMH 7	15.00	177.59	0.49%	50.49	49.62	DMH 5
	DMH 8	12.00	82.90	0.42%	51.05	50.70	DMH 8A
	DMH 8A	18.00	19.59	0.51%	50.60	50.50	DMH 2 W CDS
	DMH 9	16.00	52.66	0.47%	50.84	50.59	DMH 7
	DMH 11	18.00	22.22	1.17%	50.96	50.70	DMH 8A
	DMH 12	12.00	110.52	0.49%	51.60	51.06	DMH 11
	DMH 13	12.00	98.81	0.47%	52.16	51.70	DMH 12
	DMH 14	12.00	91.44	0.54%	52.65	52.16	DMH 13
	DMH 15	15.00	110.09	0.47%	50.80	50.28	DMH 16 CDS
	DMH 16 CDS	15.00	36.87	0.49%	50.18	50.00	
	DMH 17	18.00	90.63	0.64%	52.13	51.55	DMH 18 W. CDS
	DMH 19	18.00	104.03	0.94%	53.13	52.15	DMH 17
	DMH 20	15.00	36.19	0.47%	53.40	53.23	DMH 19
	DMH 21	12.00	90.04	1.00%	54.40	53.50	DMH 20
	DMH 22	12.00	53.23	1.35%	53.95	53.23	DMH 19

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	DMH 25	15.00	93.18	0.38%	55.00	54.65	DMH 24 W CDS
	DMH 26	12.00	87.85	0.51%	54.05	53.60	DMH 27
	DMH 27	12.00	18.80	1.33%	53.50	53.25	DMH 27A W. CDS
	DMH 28	12.00	102.83	0.49%	54.10	53.60	DMH 27
	DMH 29 W CDS	15.00	103.29	0.83%	49.86	49.00	
	DMH 30	15.00	76.70	0.48%	50.33	49.96	DMH 29 W CDS
	DMH 31	18.00	150.36	1.00%	57.00	55.50	DMH 34
	DMH 34	15.00	11.54	0.87%	55.40	55.30	
	DMH 35	12.00	85.60	0.93%	58.30	57.50	DMH 34
	DMH 36	12.00	16.77	2.03%	60.10	59.76	
	DMH 37	12.00	77.00	0.34%	59.66	59.40	DMH 36
	DMH 40	18.00	10.08	1.29%	59.13	59.00	
	DMH 41	18.00	58.52	1.11%	60.00	59.35	DMH 40
	DMH 42	12.00	74.54	1.01%	61.85	61.10	DMH 41
	DMH 43	12.00	67.60	1.04%	62.65	61.95	DMH 42
	DMH 44	12.00	88.69	2.03%	61.40	59.60	DMH 40
	DMH 45	12.00	151.97	0.97%	63.68	62.20	DMH 44
	DMH 46	12.00	121.61	0.49%	60.80	60.20	DMH 47
	DMH 47	12.00	26.80	2.05%	60.10	59.55	
	DMH 49	12.00	62.98	1.11%	58.70	58.00	DMH 50
	DMH 50	15.00	29.44	0.48%	57.90	57.76	DMH 51
	DMH 51	15.00	152.45	0.49%	57.66	56.91	DMH 52
	DMH 52	15.00	46.07	1.17%	56.81	56.27	
	DMH 55	12.00	91.55	2.40%	64.30	62.10	
	DMH 56	15.00	123.19	-0.89%	62.00	60.90	

PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	DMH 57	24.00	140.63	0.60%	61.40	60.55	
	DMH 59	18.00	139.59	0.49%	62.79	62.10	DMH 56
	DMH 60	18.00	112.18	0.50%	61.31	60.75	DMH 61
	DMH 61	18.00	252.00	0.50%	60.75	59.50	
	DMH 66	18.00	95.72	0.89%	59.35	58.50	
	DMH 67	24.00	48.23	1.04%	59.50	59.00	
	DMH 69	18.00	139.66	0.68%	60.30	59.35	DMH 66
	DMH 70	15.00	11.26	2.04%	57.98	57.75	
	DMH A	12.00	98.05	0.48%	51.27	50.80	DMH 15
	OCS 4	12.00	54.11	0.65%	54.00	53.65	DMH 14
	OCS 5	18.00	15.60	0.64%	52.75	52.65	DMH 14
	OCS 6	18.00	49.57	5.04%	54.00	51.50	
	OCS 9	12.00	107.79	3.71%	61.00	57.00	
	OCS 10	18.00	170.28	0.59%	56.00	55.00	
	OCS 11	15.00	62.21	4.34%	60.20	57.50	
	OCS 12	12.00	56.17	8.01%	59.50	55.00	
	OCS 13	15.00	156.95	1.21%	58.90	57.00	

GRAPHIC SCALE

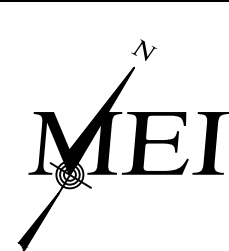
(IN FEET)
1 inch = 40'



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.
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"=40'

CALC. BY: J.T.M.

--	--

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

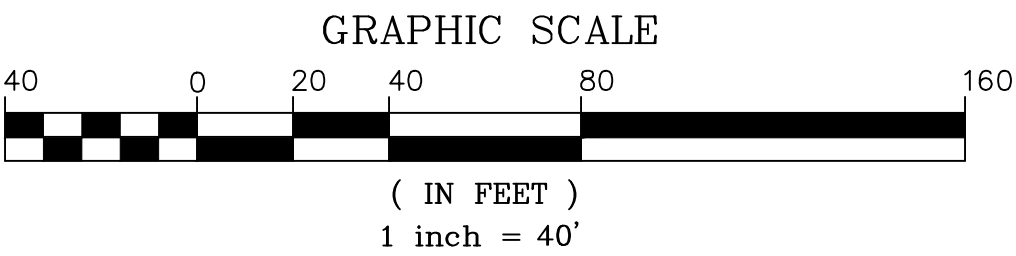
SHEET: C-6.5

DRAIN MANHOLE SCHEDULE	
STRUCTURE	DETAILS
DMH 1	RIM = 49.97 INV IN. (12") = 46.71 (CB 2) INV IN. (12") = 46.71 (CB 1) INV. OUT (12") = 46.70 ()
DMH 5	RIM = 55.18 INV IN. (12") = 49.62 (CB 6) INV IN. (12") = 49.62 (CB 7) INV IN. (15") = 49.62 (DMH 7) INV. OUT (18") = 49.52 (DMH 6)
DMH 6	RIM = 54.00 INV IN. (12") = 49.00 (CB 9) INV IN. (12") = 49.00 (CB 8) INV IN. (18") = 49.00 (DMH 5) INV IN. (12") = 49.00 (CB 8A) INV. OUT (18") = 48.90 (DMH 6A W CDS)
DMH 6A W CDS	RIM = 53.30 INV IN. (18") = 48.27 (DMH 6) INV. OUT (18") = 48.17 ()
DMH 8	RIM = 54.49 INV IN. (12") = 51.15 (CB 13) INV IN. (12") = 51.14 (CB 12) INV. OUT (12") = 51.05 (DMH 8A)
DMH 8A	RIM = 55.16 INV IN. (12") = 50.70 (DMH 8) INV IN. (18") = 50.70 (DMH 11) INV. OUT (18") = 50.60 (DMH 2 W CDS)
DMH 9	RIM = 54.82 INV IN. (12") = 50.94 (CB 15) INV IN. (12") = 50.94 (CB 14) INV. OUT (16") = 50.84 (DMH 7)
DMH 11	RIM = 55.10 INV IN. (12") = 51.06 (DMH 12) INV IN. (12") = 51.80 (CB 17) INV IN. (12") = 51.80 (CB 16) INV. OUT (18") = 50.96 (DMH 8A)
DMH 12	RIM = 56.47 INV IN. (12") = 51.70 (DMH 13) INV. OUT (12") = 51.60 (DMH 11)
DMH 13	RIM = 66.35 INV IN. (12") = 53.15 (CB 19) INV IN. (12") = 53.15 (CB 18) INV IN. (12") = 52.16 (DMH 14) INV. OUT (12") = 52.16 (DMH 12)
DMH 14	RIM = 57.53 INV IN. (18") = 52.65 (OCS 5) INV IN. (12") = 53.65 (OCS 4) INV. OUT (12") = 52.65 (DMH 13)
DMH 15	RIM = 54.25 INV IN. (12") = 50.90 (CB 20) INV IN. (12") = 50.90 (CB 21) INV IN. (12") = 50.80 (DMH A) INV. OUT (15") = 50.80 (DMH 16 CDS)
DMH 16 CDS	RIM = 54.41 INV IN. (15") = 50.28 (DMH 15) INV. OUT (15") = 50.18 ()
DMH 17	RIM = 55.80 INV IN. (12") = 52.20 (CB 23) INV IN. (12") = 52.15 (CB 22) INV IN. (18") = 52.15 (DMH 19) INV. OUT (18") = 52.13 (DMH 18 W. CDS)
DMH 18 W. CDS	RIM = 55.95 INV IN. (18") = 51.55 (DMH 17)
DMH 19	RIM = 56.76 INV IN. (12") = 53.23 (DMH 22) INV IN. (15") = 53.23 (DMH 20) INV. OUT (18") = 53.13 (DMH 17)
DMH 20	RIM = 55.05 INV IN. (12") = 53.50 (CB 24) INV IN. (12") = 53.50 (CB 25) INV IN. (12") = 53.50 (DMH 21) INV. OUT (15") = 53.40 (DMH 19)
DMH 21	RIM = 57.97 INV IN. (12") = 54.50 (CB 27) INV IN. (12") = 54.50 (CB 26) INV. OUT (12") = 54.40 (DMH 20)
DMH 22	RIM = 57.98 INV IN. (12") = 54.10 (CB 29) INV IN. (12") = 52.89 (CB 28) INV. OUT (12") = 53.95 (DMH 19)
DMH 25	RIM = 59.19 INV IN. (12") = 55.00 (CB 34) INV IN. (12") = 53.76 (CB 35) INV IN. (12") = 55.00 (CB 32) INV. OUT (15") = 55.00 (DMH 24 W CDS)

DRAIN MANHOLE SCHEDULE	
STRUCTURE	DETAILS
DMH 28	RIM = 57.31 INV IN. (12") = 54.20 (CB 38) INV IN. (12") = 54.20 (CB 39) INV. OUT (12") = 54.10 (DMH 27)
DMH 29 W CDS	RIM = 54.96 INV IN. (15") = 49.96 (DMH 30) INV. OUT (15") = 49.86 ()
DMH 30	RIM = 53.87 INV IN. (12") = 50.43 (CB 41) INV IN. (12") = 50.43 (CB 40) INV. OUT (15") = 50.33 (DMH 29 W CDS)
DMH 31	RIM = 61.60 INV IN. (12") = 57.49 (CB 45) INV IN. (12") = 57.49 (CB 46) INV. OUT (18") = 57.00 (DMH 34)
DMH 34	RIM = 61.40 INV IN. (12") = 57.50 (DMH 35) INV IN. (18") = 55.50 (DMH 31) INV. OUT (15") = 55.40 ()
DMH 35	RIM = 62.28 INV IN. (12") = 58.40 (CB 49) INV IN. (12") = 57.55 (CB 50) INV. OUT (12") = 58.30 (DMH 34)
DMH 36	RIM = 64.08 INV IN. (12") = 60.20 (CB 52) INV IN. (12") = 60.20 (CB 51) INV IN. (12") = 59.40 (DMH 37) INV. OUT (12") = 60.10 ()
DMH 37	RIM = 64.90 INV IN. (12") = 59.40 (CB 54) INV IN. (12") = 59.76 (CB 53) INV. OUT (12") = 59.66 (DMH 36)
DMH 40	RIM = 65.40 INV IN. (18") = 59.35 (DMH 41) INV IN. (12") = 59.23 (CB 55) INV IN. (12") = 59.60 (DMH 44) INV. OUT (18") = 59.13 ()
DMH 41	RIM = 64.98 INV IN. (12") = 61.10 (DMH 42) INV IN. (12") = 0.45 (CB 57) INV IN. (12") = 61.10 (CB 56) INV. OUT (18") = 60.00 (DMH 40)
DMH 42	RIM = 65.50 INV IN. (12") = 61.95 (DMH 43) INV. OUT (12") = 61.85 (DMH 41)
DMH 43	RIM = 66.05 INV IN. (12") = 62.00 (CB 58) INV IN. (12") = 62.00 (CB 59) INV. OUT (12") = 62.65 (DMH 42)
DMH 44	RIM = 66.33 INV IN. (12") = 62.20 (CB 60) INV IN. (12") = 62.20 (CB 61) INV IN. (12") = 62.20 (DMH 45) INV. OUT (12") = 61.40 (DMH 40)
DMH 45	RIM = 67.87 INV IN. (12") = 63.78 (CB 63) INV IN. (12") = 63.78 (CB 62) INV. OUT (12") = 63.68 (DMH 44)
DMH 46	RIM = 64.10 INV IN. (12") = 60.90 (CB 64) INV IN. (12") = 60.90 (CB 65) INV. OUT (12") = 60.80 (DMH 47)
DMH 47	RIM = 63.80 INV IN. (12") = 60.30 (CB 66) INV IN. (12") = 60.30 (CB 67) INV IN. (12") = 60.20 (DMH 46) INV. OUT (12") = 60.10 ()
DMH 49	RIM = 62.68 INV IN. (12") = 58.80 (CB 69) INV IN. (12") = 58.80 (CB 68) INV. OUT (12") = 58.70 (DMH 50)
DMH 50	RIM = 61.88 INV IN. (12") = 58.00 (CB 71) INV IN. (12") = 58.00 (CB 70) INV IN. (12") = 58.00 (DMH 49) INV. OUT (15") = 57.90 (DMH 51)
DMH 51	RIM = 60.50 INV IN. (15") = 57.76 (DMH 50) INV. OUT (15") = 57.66 (DMH 52)
DMH 52	RIM = 60.79 INV IN. (15") = 56.91 (DMH 51) INV. OUT (15") = 56.81 ()

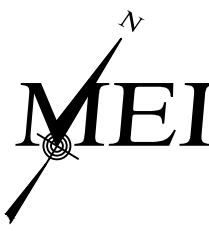
DRAIN MANHOLE SCHEDULE	
STRUCTURE	DETAILS
DMH 54	RIM = 64.78 INV IN. (12") = 60.90 (CB 72) INV IN. (12") = 60.90 (CB 73) INV IN. (12") = 60.70 ()
DMH 55	RIM = 67.74 INV IN. (12") = 64.40 (CB 74) INV IN. (12") = 64.40 (CB 75) INV. OUT (12") = 64.30 ()
DMH 56	RIM = 66.06 INV IN. (12") = 62.55 (CB 76) INV IN. (18") = 62.10 (DMH 59) INV IN. (15") = 62.00 () INV. OUT (12") = 62.55 (CB 77)
DMH 57	RIM = 64.67 INV IN. (12") = 61.50 (CB 78) INV IN. (12") = 61.50 (CB 79) INV. OUT (24") = 61.40 ()
DMH 59	RIM = 6608.00 INV IN. (12") = 62.89 (CB 80) INV IN. (12") = 62.89 (CB 81) INV. OUT (18") = 62.79 (DMH 56)
DMH 60	RIM = 64.65 INV IN. (12") = 61.31 (CB 82) INV IN. (12") = 61.31 (CB 83) INV. OUT (18") = 61.31 (DMH 61)
DMH 61	RIM = 65.75 INV IN. (18") = 60.75 (DMH 60) INV. OUT (18") = 60.75 ()
DMH 65	RIM = 64.60 INV IN. (12") = 57.75 (CB 86) INV IN. (12") = 57.75 (CB 87)
DMH 66	RIM = 64.41 INV IN. (12") = 59.00 (CB 89) INV IN. (12") = 59.00 (CB 88) INV IN. (18") = 59.35 (DMH 69) INV. OUT (18") = 59.35 ()
DMH 67	RIM = 63.84 INV IN. (12") = 59.50 (CB 91) INV IN. (12") = 59.50 (CB 90) INV. OUT (24") = 59.50 ()
DMH 69	RIM = 65.13 INV IN. (12") = 60.40 (CB 92) INV IN. (12") = 60.40 (CB 93) INV. OUT (18") = 60.30 (DMH 66)
DMH 70	RIM = 63.78 INV IN. (12") = 58.08 (CB 95) INV IN. (12") = 58.08 (CB 94) INV. OUT (15") = 57.98 ()
DMH A	RIM = 55.20 INV IN. (12") = 51.32 (CB A) INV. OUT (12") = 51.27 (DMH 15)
OCS 4	RIM = 55.88 INV. OUT (12") = 54.00 (DMH 14)
OCS 5	RIM = 55.15 INV. OUT (18") = 52.75 (DMH 14)
OCS 6	RIM = 55.88 INV. OUT (18") = 54.00 ()
OCS 9	RIM = 62.88 INV. OUT (12") = 61.00 ()
OCS 10	RIM = 60.57 INV. OUT (18") = 56.00 ()
OCS 11	RIM = 62.08 INV. OUT (15") = 60.20 ()
OCS 12	RIM = 62.40 INV. OUT (12") = 59.50 ()

DRAIN MANHOLE SCHEDULE	
STRUCTURE	DETAILS
OCS 13	RIM = 61.09 INV IN. (15") = 58.00 () INV. OUT (15") = 58.90 ()



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.
NO.	DATE	DESCRIPTION	BY

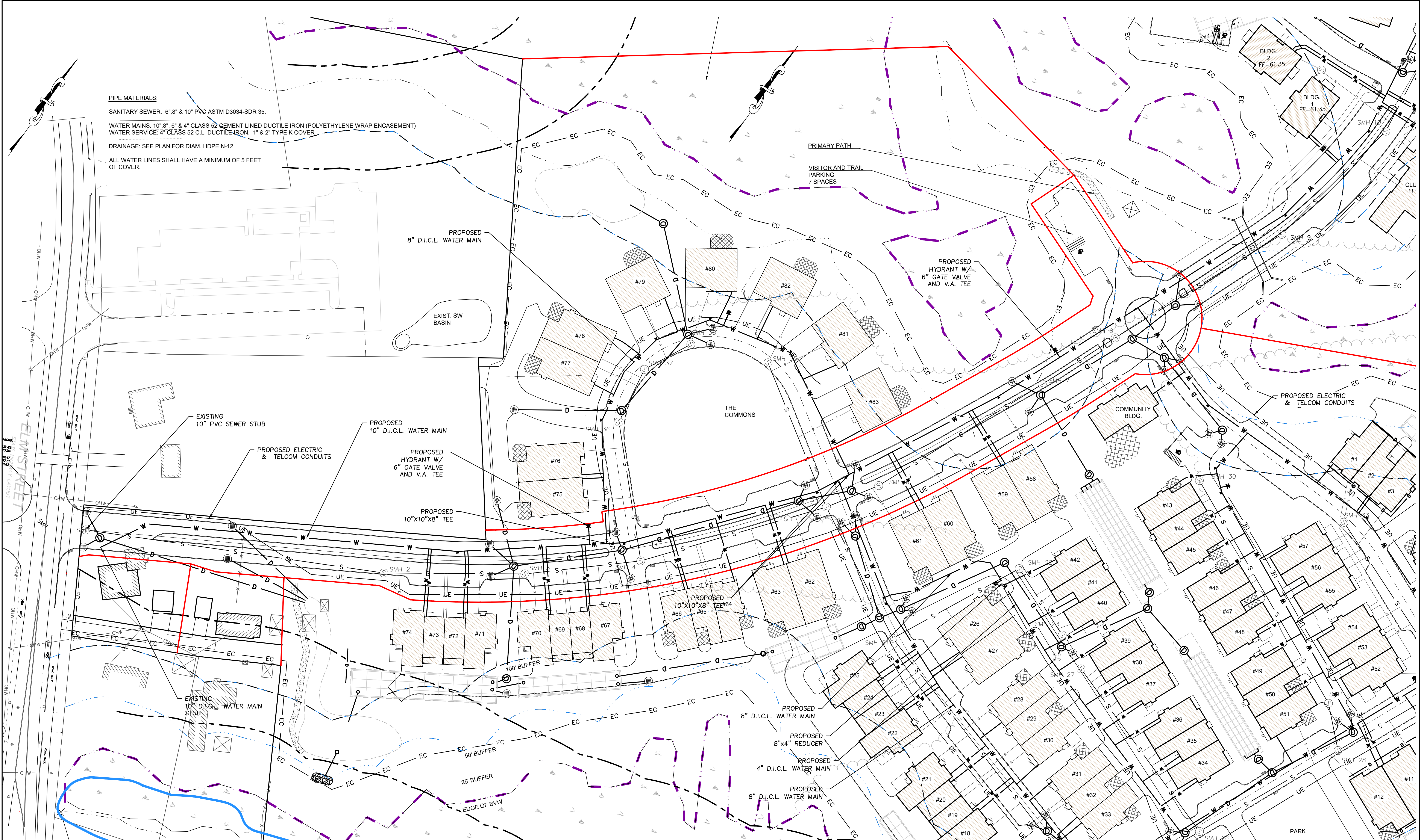


MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING
&
DRAINAGE



PIPE MATERIALS:

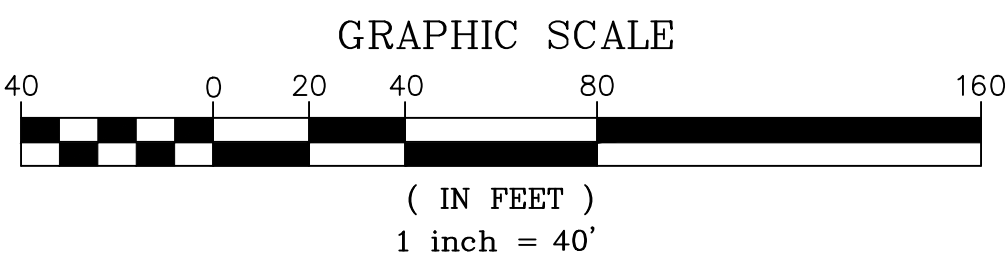
SANITARY SEWER: 6", 8" & 10" PVC ASTM D3034-SDR 35.

WATER MAINS: 10", 8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)

WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER

DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
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05/22/25

05/30/25

DATE: AUG. 11, 2025

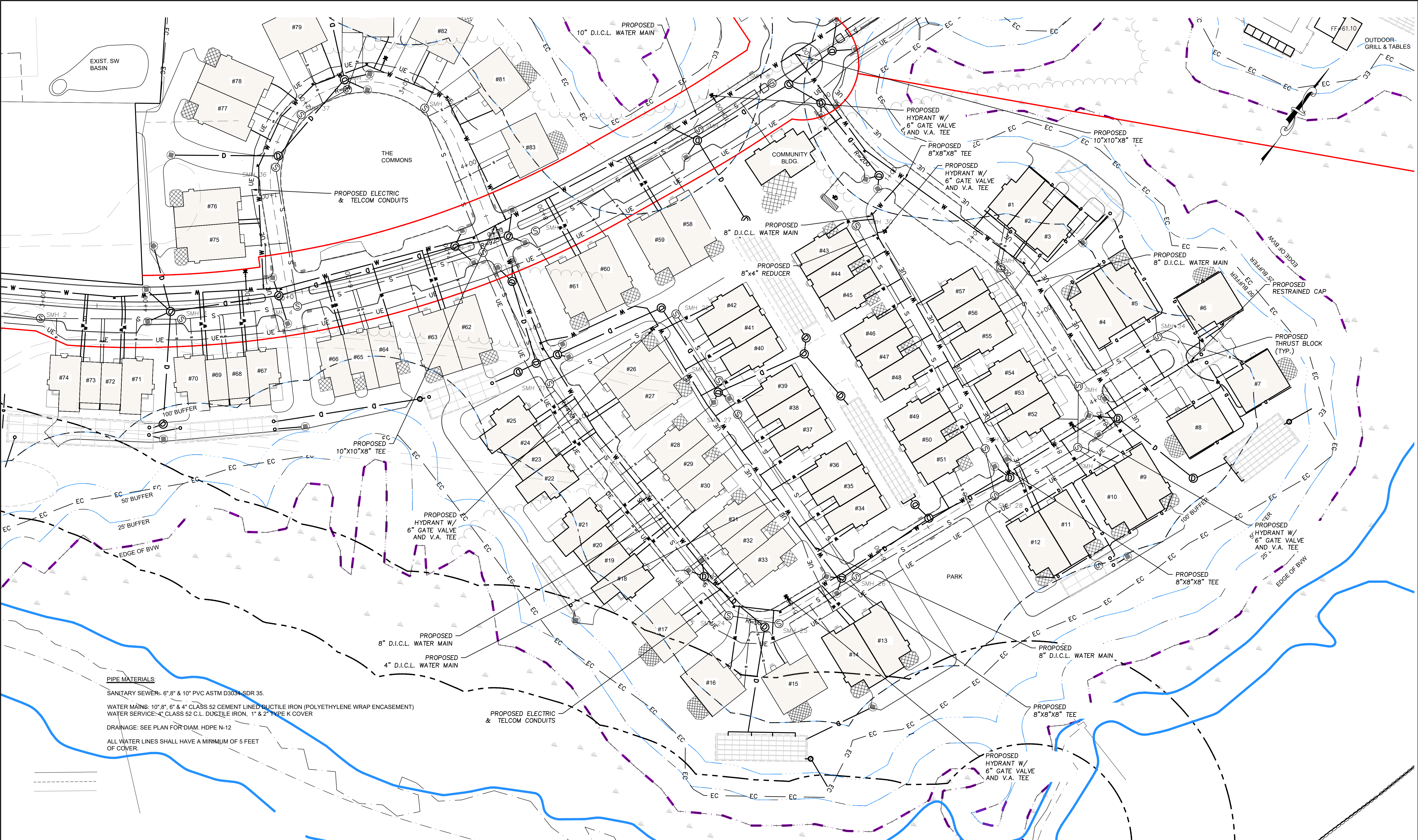
CHKD. BY: S.B.S.

PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

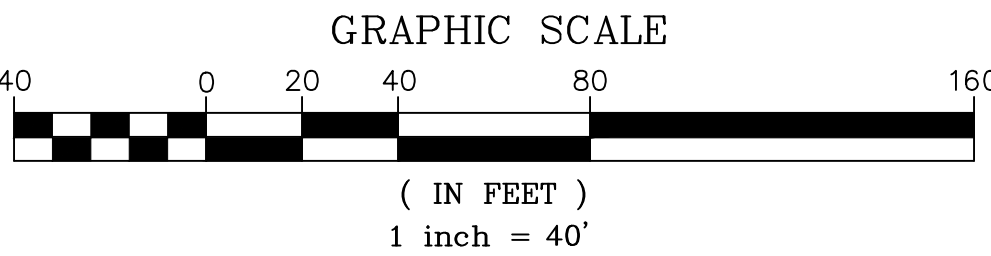
SITE UTILITIES

SHEET: C-7.0



PIPE MATERIALS

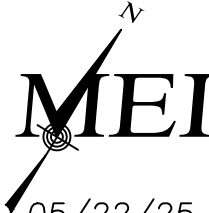
SANITARY SEWER: 6", 8" & 10" PVC ASTM D3034 SDR 35.
WATER MAINS: 10", 8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)
WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER
DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12
ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



PREPARED FOR

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360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
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1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



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

05/22/25

05/30/25

DATE: AUG. 11, 2025

CALC. BY: J.T.M.

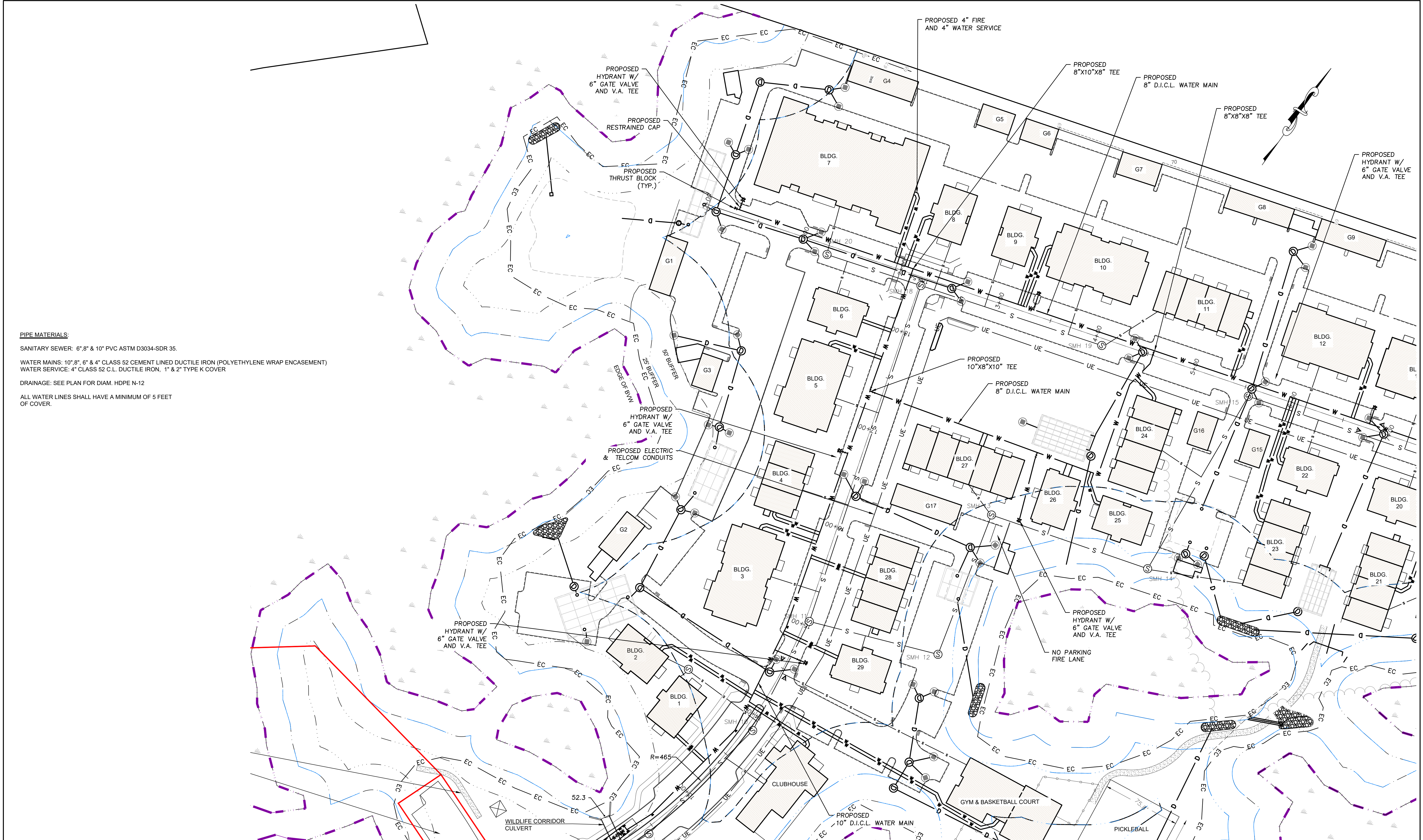
CHKD. BY: S.B.S.

PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.1



PIPE MATERIALS:

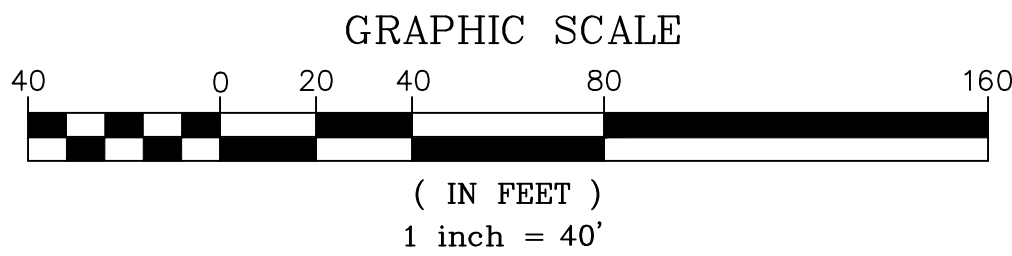
SANITARY SEWER: 6", 8" & 10" PVC ASTM D3034-SDR 35.

WATER MAINS: 10", 8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)

WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER

DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12

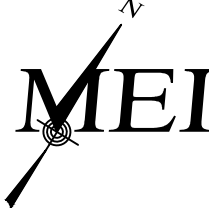
ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
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1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



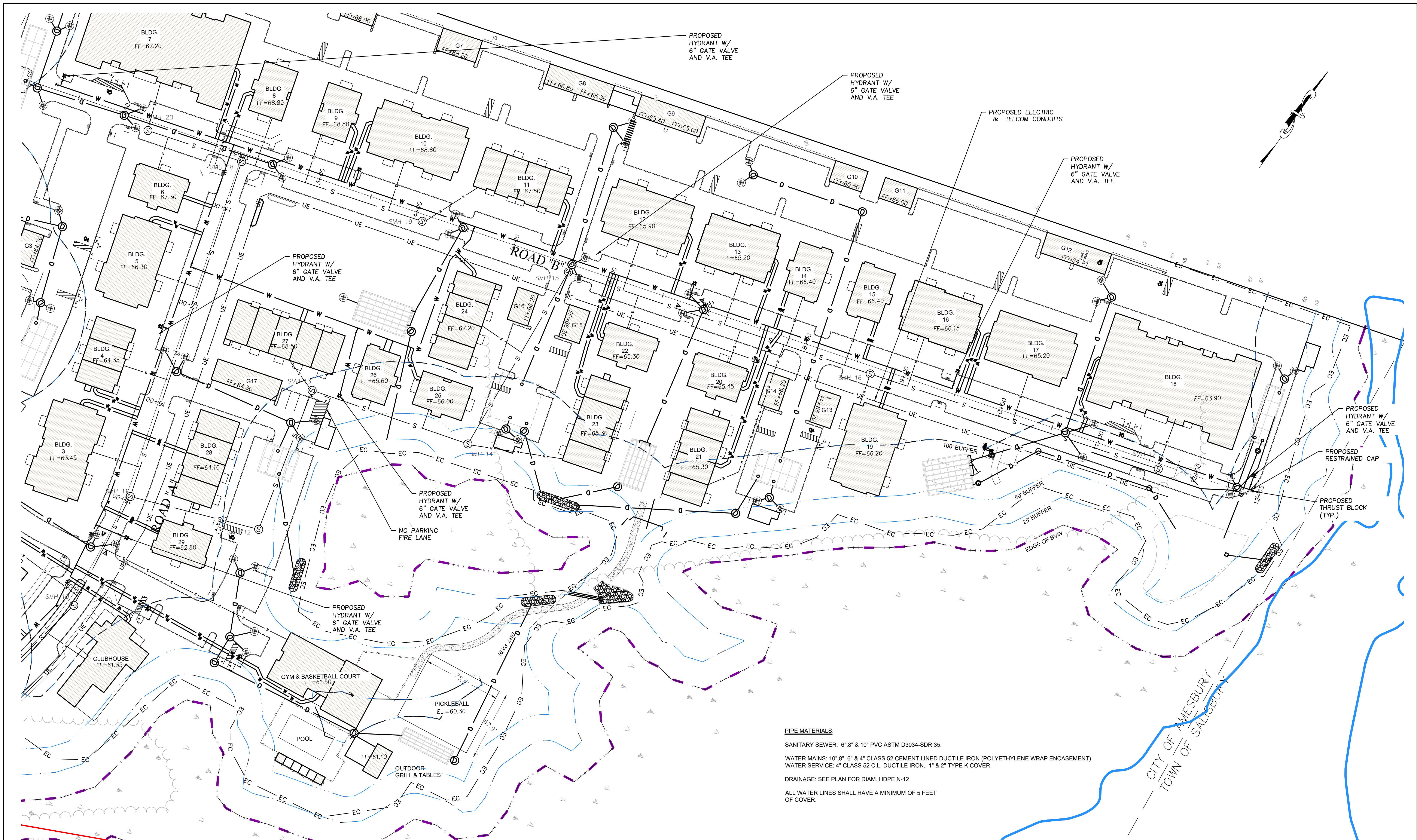
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'
DATE: AUG. 11, 2025
CALC. BY: J.T.M.
CHKD. BY: S.B.S.
PROJECT: M244407

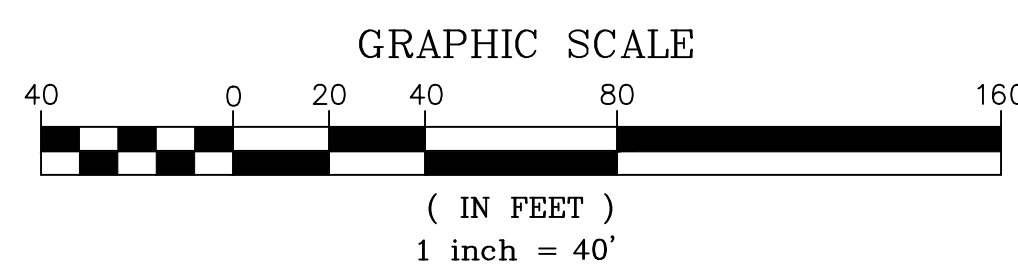
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.2



PIPE MATERIALS:
SANITARY SEWER: 6", 8" & 10" PVC ASTM D3034-SDR 35.
WATER MAINS: 10", 8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)
WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER
DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12
ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
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2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	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"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

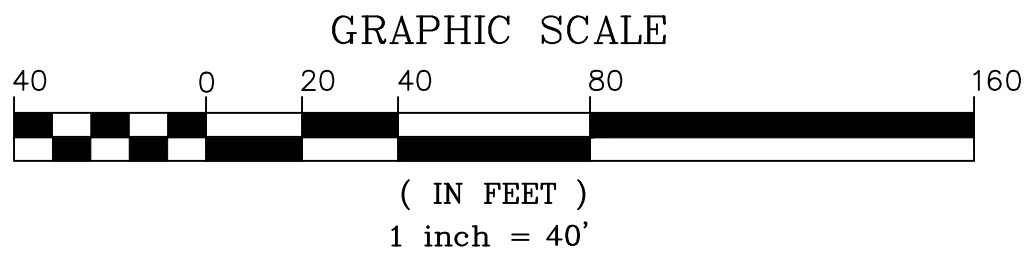
SHEET: C-7.3

SEWER MANHOLE SCHEDULE	
STRUCTURE	DETAILS
SMH 1	RIM = 50.18 INV IN. (8") = 41.55 (SMH 2)
SMH 2	RIM = 52.95 INV IN. (8") = 43.02 (SMH 3) INV. OUT (8") = 43.00 (SMH 1)
SMH 3	RIM = 54.31 INV IN. (8") = 43.68 (SMH 4) INV. OUT (8") = 43.69 (SMH 2)
SMH 4	RIM = 55.42 INV IN. (8") = 44.52 (SMH 5) INV IN. (8") = 44.52 (SMH 36) INV. OUT (8") = 44.52 (SMH 3)
SMH 5	RIM = 53.37 INV IN. (8") = 45.44 (SMH 6) INV IN. (8") = 45.44 (SMH 35) INV IN. (8") = 45.44 (SMH 21) INV. OUT (8") = 45.44 (SMH 4)
SMH 6	RIM = 53.90 INV IN. (8") = 45.70 (SMH 7) INV. OUT (8") = 45.70 (SMH 5)
SMH 7	RIM = 56.23 INV IN. (8") = 46.77 (SMH 8) INV. OUT (8") = 46.77 (SMH 6)
SMH 8	RIM = 57.07 INV IN. (8") = 47.17 (SMH 9) INV. OUT (8") = 47.17 (SMH 7)
SMH 9	RIM = 58.78 INV IN. (8") = 48.12 (SMH 10) INV. OUT (8") = 48.12 (SMH 8)
SMH 10	RIM = 60.40 INV IN. (8") = 49.09 (SMH 11) INV. OUT (8") = 49.09 (SMH 9)
SMH 11	RIM = 62.23 INV IN. (8") = 49.74 (SMH 18) INV. OUT (8") = 49.69 (SMH 10) INV. OUT (8") = 50.32 (SMH 12)
SMH 12	RIM = 54.57 INV IN. (8") = 49.69 (SMH 11) INV. OUT (8") = 51.05 (SMH 13)
SMH 13	RIM = 55.36 INV IN. (8") = 50.32 (SMH 12) INV. OUT (8") = 51.84 (SMH 14)
SMH 14	RIM = 156.31 INV IN. (8") = 51.05 (SMH 13) INV. OUT (8") = 52.79 (SMH 15)
SMH 15	RIM = 65.92 INV IN. (8") = 51.84 (SMH 14) INV IN. (8") = 52.79 (SMH 16)
SMH 16	RIM = 66.03 INV IN. (8") = 54.32 (SMH 17) INV. OUT (8") = 54.32 (SMH 15)
SMH 17	RIM = 63.41 INV. OUT (8") = 55.82 (SMH 16)
SMH 18	RIM = 67.44 INV IN. (8") = 60.00 (SMH 19) INV IN. (8") = 60.00 () INV. OUT (8") = 60.00 (SMH 11)
SMH 19	RIM = 68.20 INV. OUT (8") = 61.00 (SMH 18)
SMH 20	RIM = 66.47

SEWER MANHOLE SCHEDULE	
STRUCTURE	DETAILS
SMH 21	RIM = 55.37 INV IN. (8") = 46.20 (SMH 24) INV IN. (8") = 46.20 (SMH 22) INV. OUT (8") = 46.20 (SMH 5)
SMH 22	RIM = 50.42 INV IN. (8") = 46.90 (SMH 23) INV. OUT (8") = 46.90 (SMH 21)
SMH 23	RIM = 50.79 INV. OUT (8") = 47.27 (SMH 22)
SMH 24	RIM = 54.22 INV IN. (8") = 47.75 (SMH 25) INV. OUT (8") = 47.65 (SMH 21)
SMH 25	RIM = 55.32 INV IN. (8") = 48.10 (SMH 26) INV. OUT (8") = 48.10 (SMH 24)
SMH 26	RIM = 57.56 INV IN. (8") = 48.52 (SMH 28) INV IN. (8") = 48.52 (SMH 27) INV. OUT (8") = 48.52 (SMH 25)
SMH 27	RIM = 53.04 INV. OUT (8") = 49.52 (SMH 26)
SMH 28	RIM = 58.78 INV IN. (8") = 49.26 (SMH 31) INV IN. (8") = 49.26 (SMH 29) INV. OUT (8") = 49.26 (SMH 26)
SMH 29	RIM = 53.00 INV IN. (8") = 49.48 (SMH 30) INV. OUT (8") = 49.48 (SMH 28)
SMH 30	RIM = 54.24 INV. OUT (8") = 50.72 (SMH 29)
SMH 31	RIM = 57.82 INV IN. (8") = 49.71 (SMH 32) INV. OUT (8") = 49.71 (SMH 28)
SMH 32	RIM = 58.13 INV IN. (8") = 50.00 (SMH 33) INV IN. (8") = 50.00 (SMH 34) INV. OUT (8") = 50.00 (SMH 31)
SMH 33	RIM = 59.50 INV. OUT (8") = 50.68 (SMH 32)
SMH 34	RIM = 53.96 INV. OUT (8") = 50.44 (SMH 32)
SMH 35	RIM = 48.19 INV. OUT (8") = 47.00 (SMH 5)
SMH 36	RIM = 47.81 INV IN. (8") = 46.62 (SMH 37) INV. OUT (8") = 46.62 (SMH 4)
SMH 37	RIM = 48.33 INV IN. (8") = 47.14 (SMH 38) INV. OUT (8") = 47.14 (SMH 36)
SMH 38	RIM = 48.88 INV. OUT (8") = 47.69 (SMH 37)

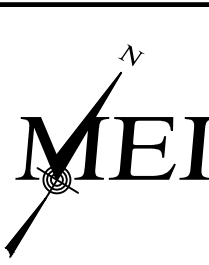
SEWER MAIN PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
		8.00	92.30	1.08%	61.00	60.00	SMH 18
	SMH 2	8.00	292.34	0.50%	43.00	41.55	SMH 1
	SMH 3	8.00	136.90	0.49%	43.69	43.02	SMH 2
	SMH 4	8.00	113.20	0.74%	44.52	43.68	SMH 3
	SMH 5	8.00	187.49	0.49%	45.44	44.52	SMH 4
	SMH 6	8.00	55.06	0.47%	45.70	45.44	SMH 5
	SMH 7	8.00	186.78	0.57%	46.77	45.70	SMH 6
	SMH 8	8.00	83.98	0.48%	47.17	46.77	SMH 7
	SMH 9	8.00	190.45	0.50%	48.12	47.17	SMH 8
	SMH 10	8.00	142.14	0.68%	49.09	48.12	SMH 9
	SMH 11	8.00	128.94	0.49%	50.32	49.69	SMH 12
	SMH 11	8.00	119.43	0.50%	49.69	49.09	SMH 10
	SMH 12	8.00	145.02	0.50%	51.05	50.32	SMH 13
	SMH 13	8.00	160.33	0.49%	51.84	51.05	SMH 14
	SMH 14	8.00	193.92	0.49%	52.79	51.84	SMH 15
	SMH 16	8.00	310.05	0.49%	54.32	52.79	SMH 15
	SMH 17	8.00	295.31	0.51%	55.82	54.32	SMH 16
	SMH 18	8.00	343.75	2.98%	60.00	49.74	SMH 11
	SMH 19	8.00	185.06	0.54%	61.00	60.00	SMH 18
	SMH 21	8.00	142.83	0.53%	46.20	45.44	SMH 5

SEWER MAIN PIPE TABLE							
PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	SMH 22	8.00	140.10	0.50%	46.90	46.20	SMH 21
	SMH 23	8.00	76.92	0.48%	47.27	46.90	SMH 22
	SMH 24	8.00	284.72	0.51%	47.65	46.20	SMH 21
	SMH 25	8.00	49.24	0.71%	48.10	47.75	SMH 24
	SMH 26	8.00	87.66	0.48%	48.52	48.10	SMH 25
	SMH 27	8.00	195.26	0.51%	49.52	48.52	SMH 26
	SMH 28	8.00	155.81	0.47%	49.26	48.52	SMH 26
	SMH 29	8.00	46.77	0.47%	49.48	49.26	SMH 28
	SMH 30	8.00	250.08	0.50%	50.72	49.48	SMH 29
	SMH 31	8.00	93.33	0.48%	49.71	49.26	SMH 28
	SMH 32	8.00	59.43	0.49%	50.00	49.71	SMH 31
	SMH 33	8.00	137.62	0.49%	50.68	50.00	SMH 32
	SMH 34	8.00	90.93	0.48%	50.44	50.00	SMH 32
	SMH 35	8.00	151.15	1.03%	47.00	45.44	SMH 5
	SMH 36	8.00	136.60	1.54%	46.62	44.52	SMH 4
	SMH 37	8.00	56.78	0.92%	47.14	46.62	SMH 36
	SMH 38	8.00	51.12	1.08%	47.69	47.14	SMH 37



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

4	6/29/26	PLAN SET UPDATE	S.B.S.	
3	6/19/26	NOI INTERIM UPDATE	S.B.S.	
2	3/24/26	PEER REVIEW UPDATE	S.B.S.	
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.	
NO.	DATE	DESCRIPTION	BY	

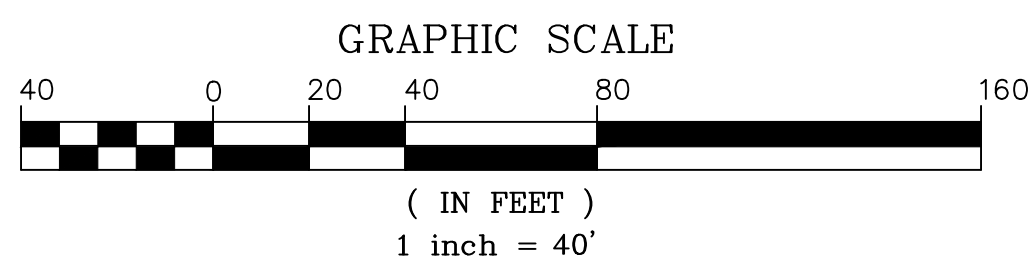
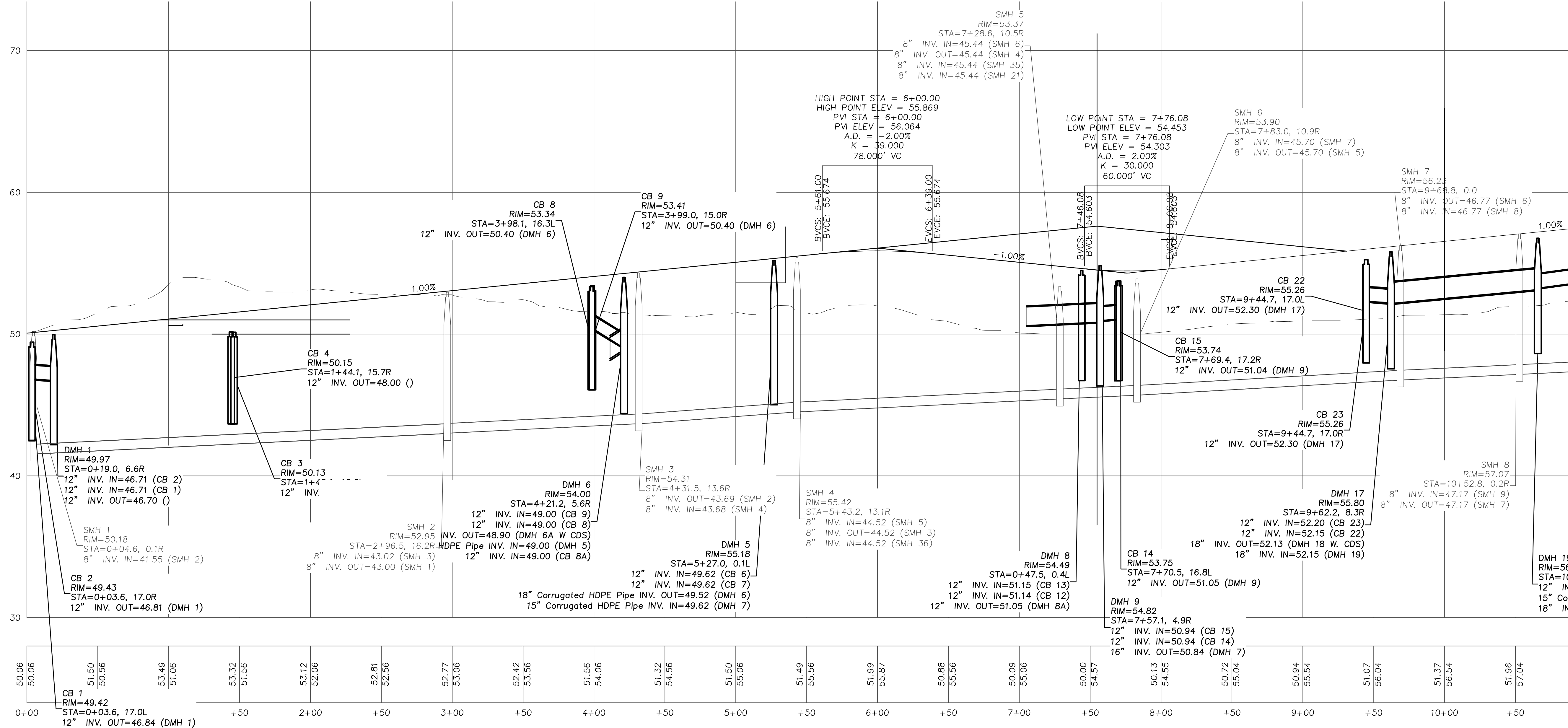
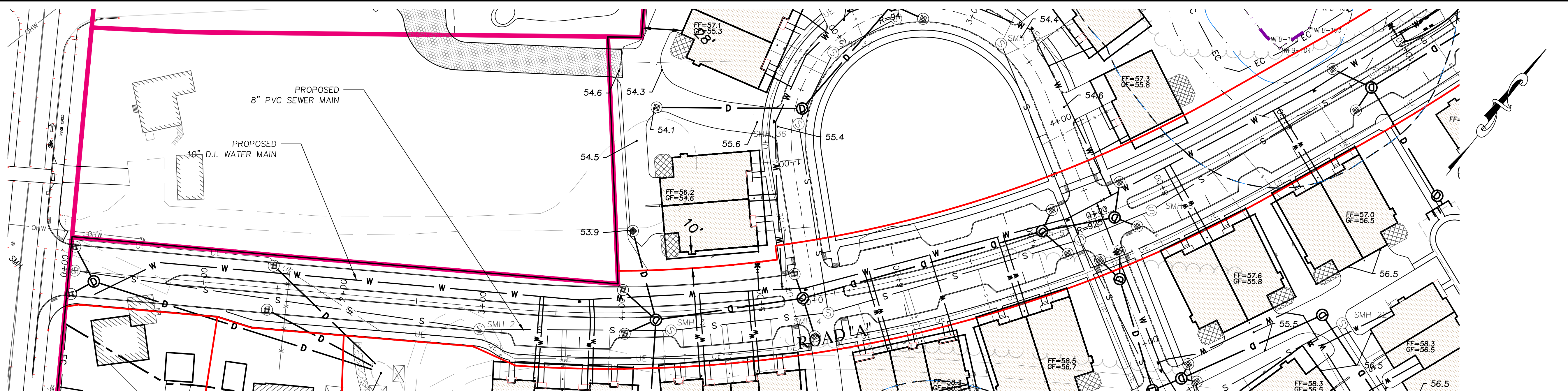


MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

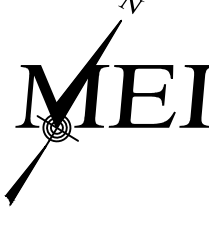
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE
UTILITIES

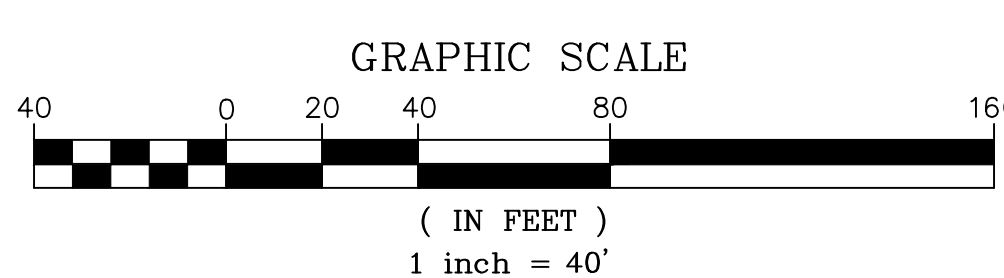
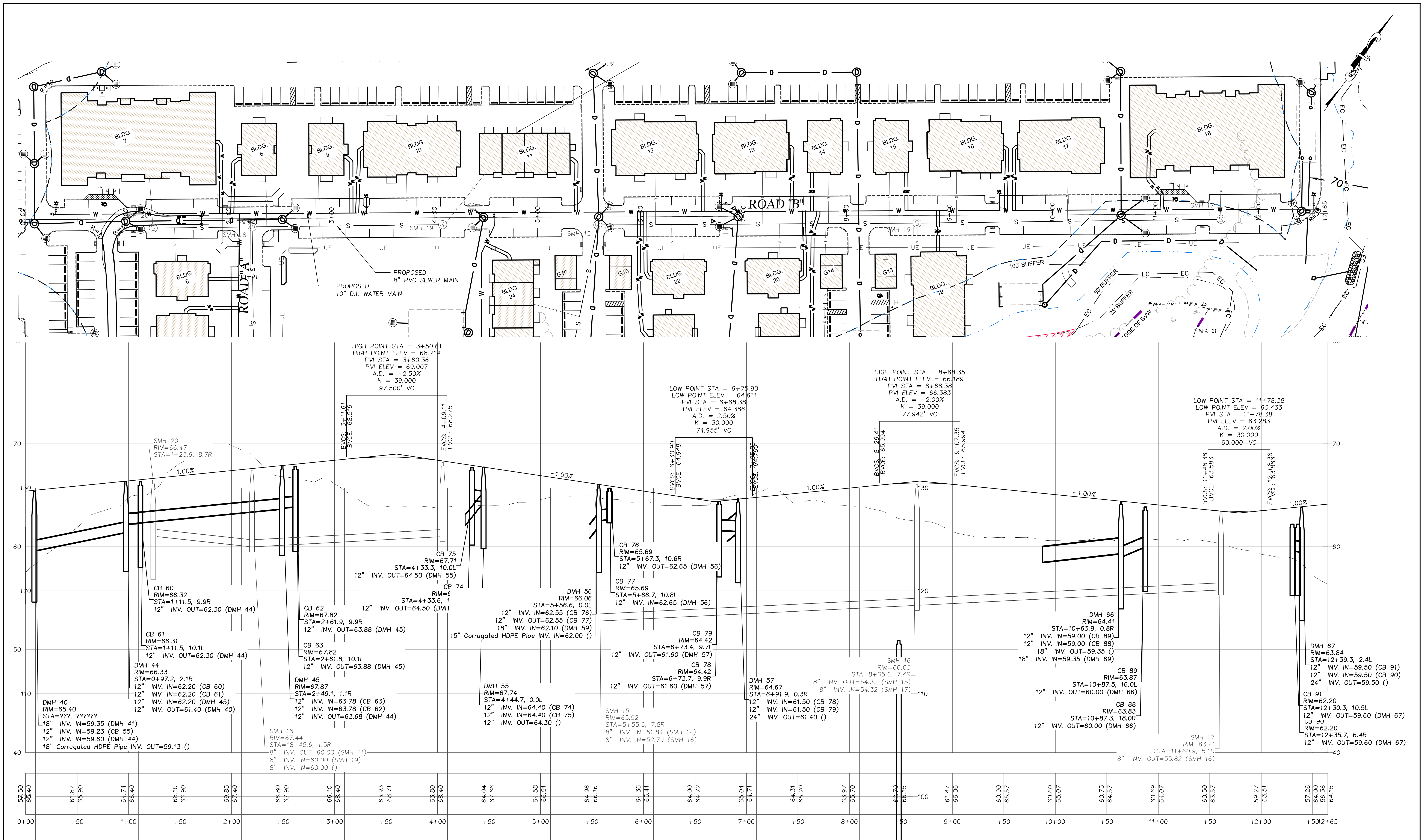


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RYE, NH 03870

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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"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA AT ELM STREET	
ROADWAY & UTILITY PROFILE	
SHEET: C-8.0	



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360 WASHINGTON STREET
RYE, NH 03870

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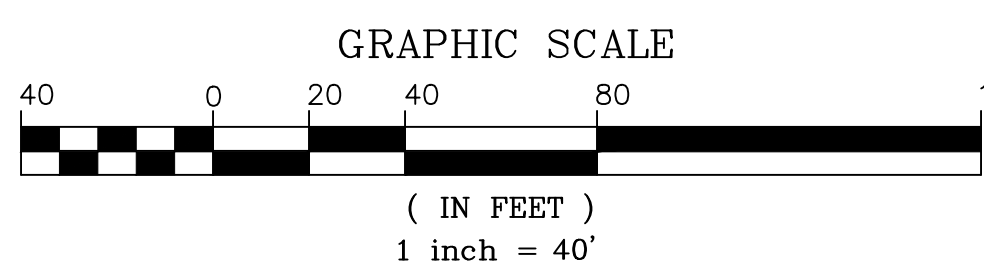
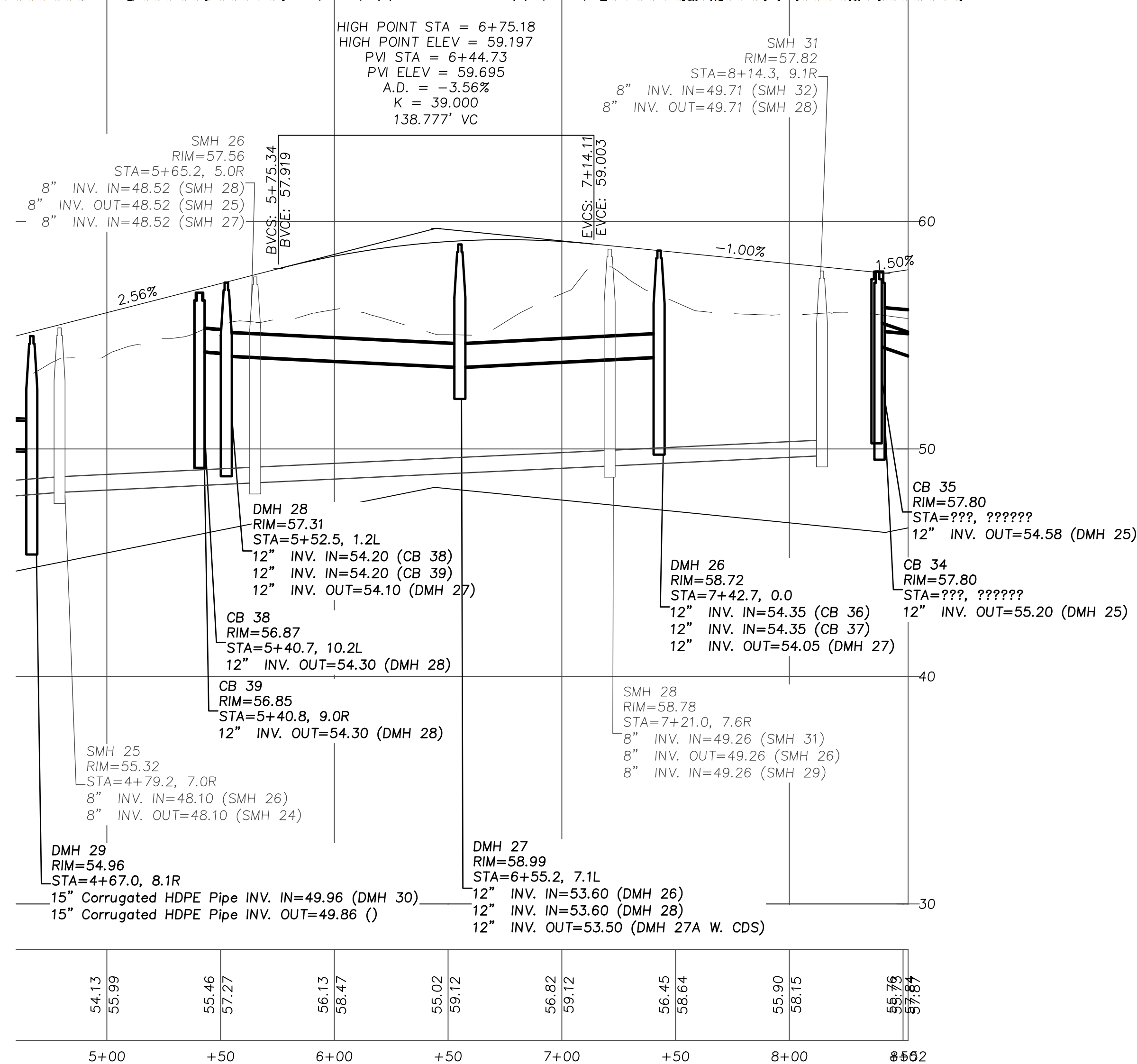
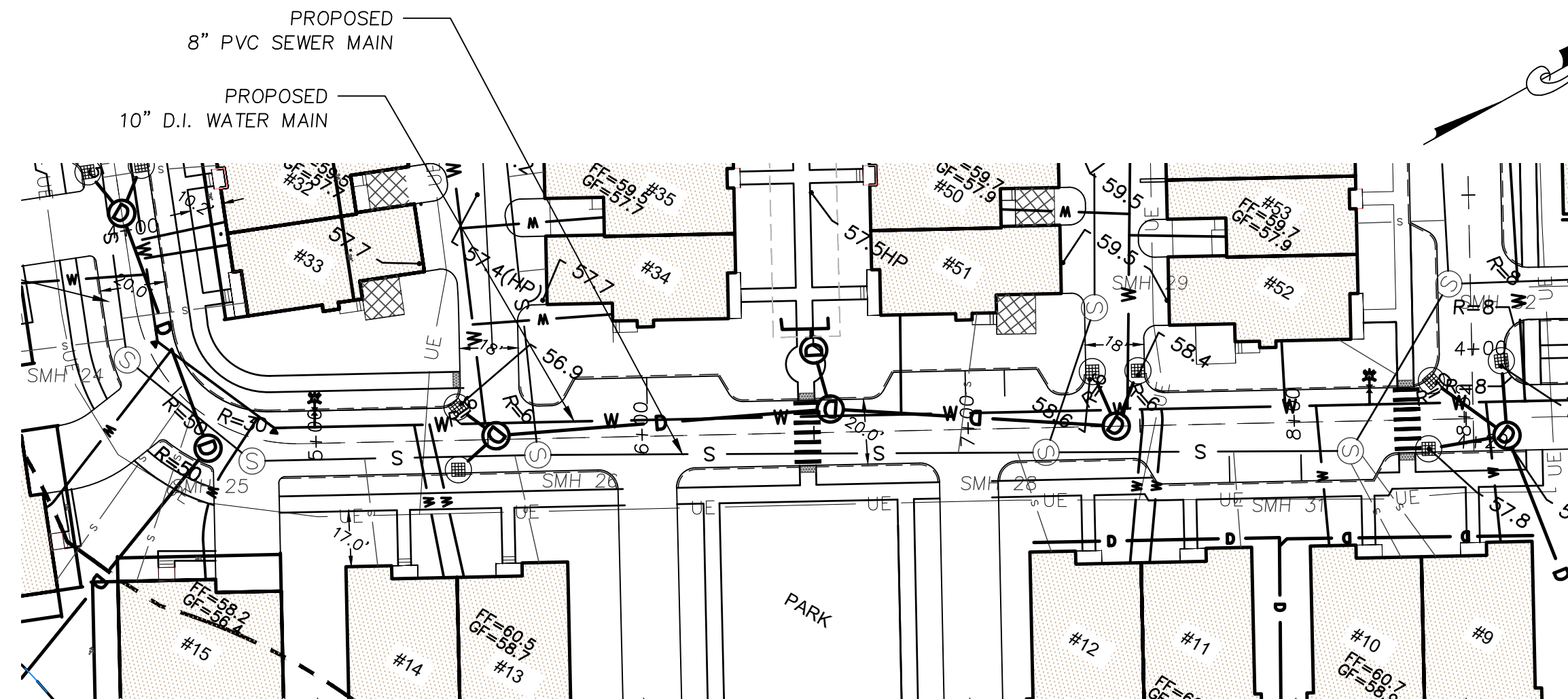
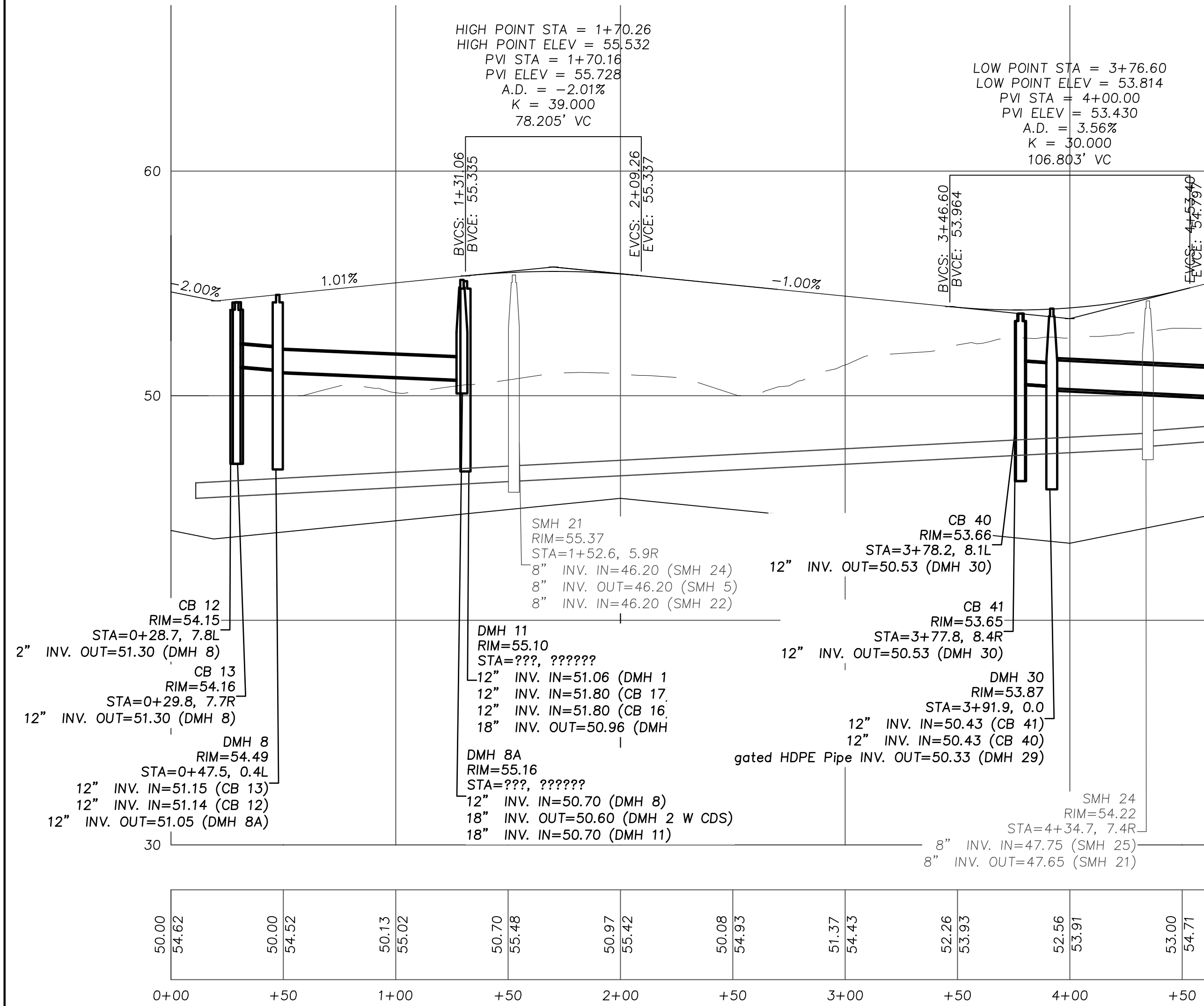
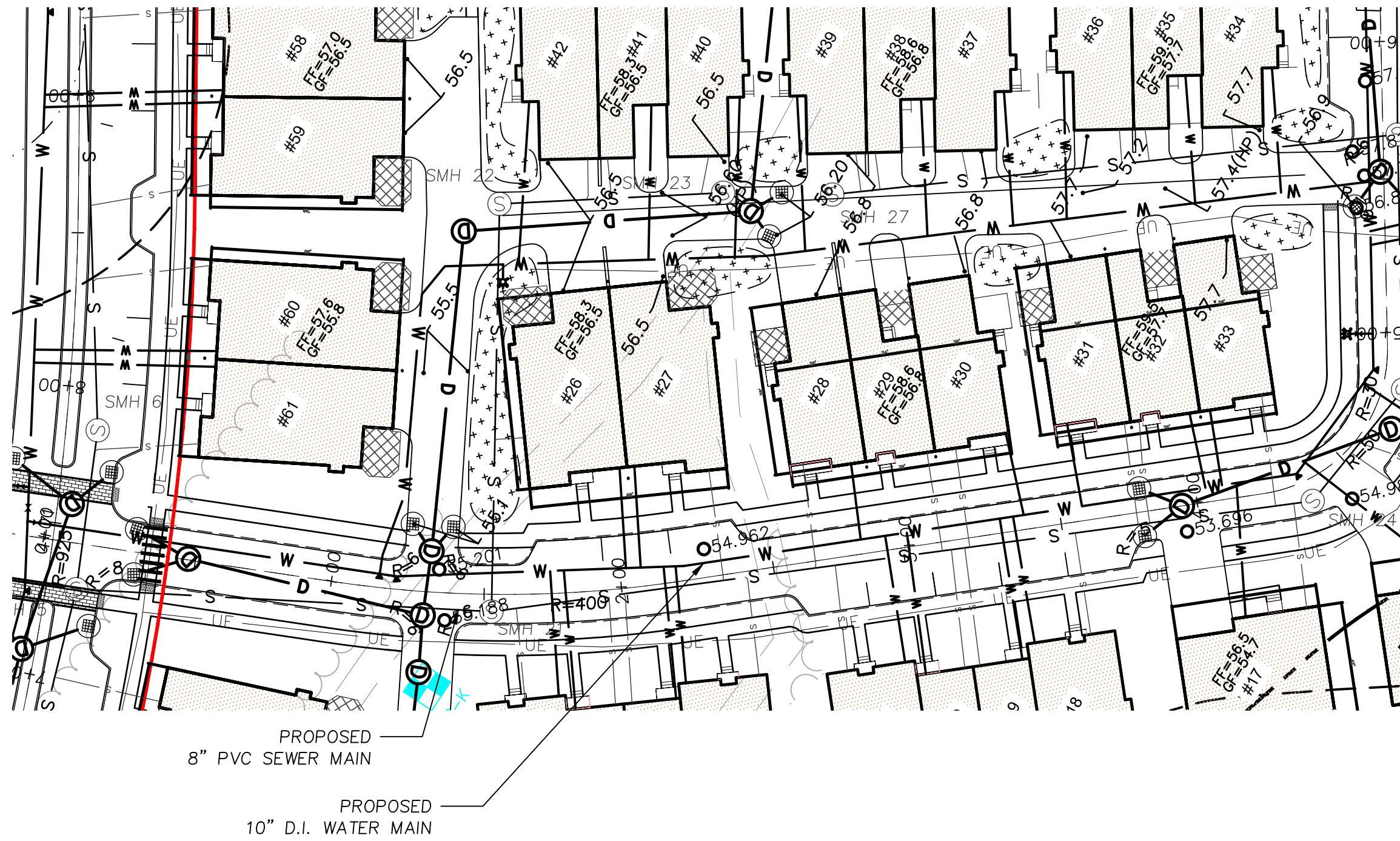


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DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE
SHEET: C-8.2



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DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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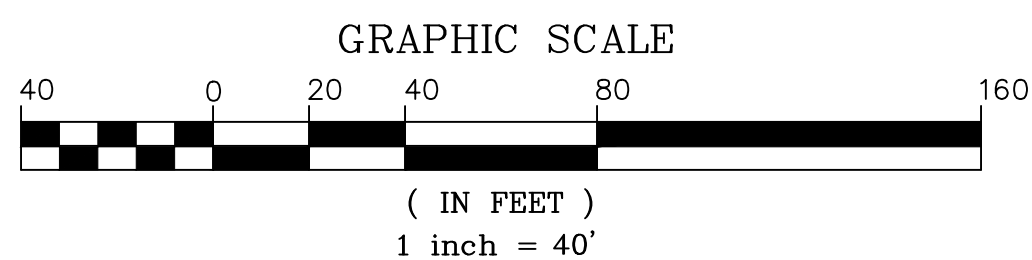
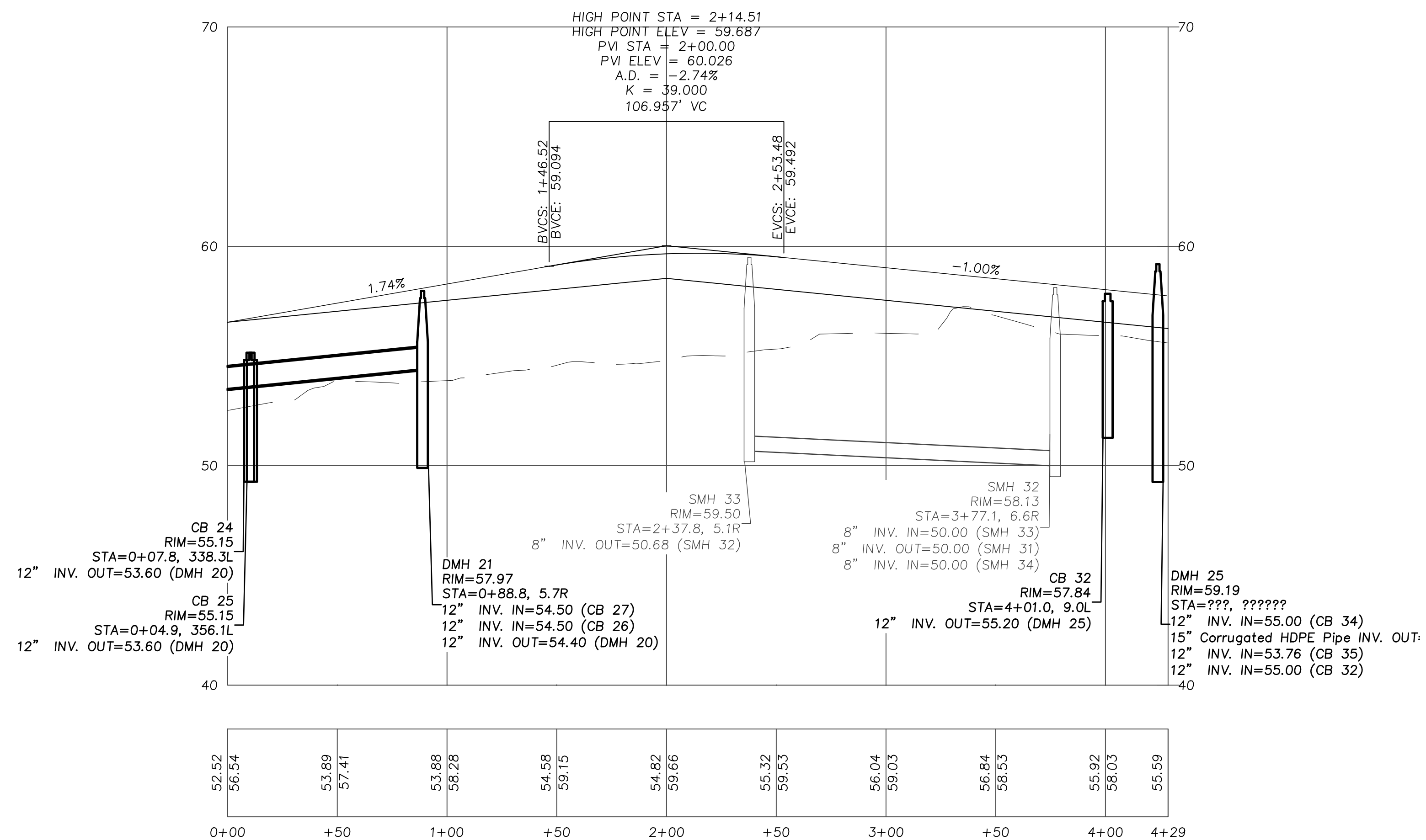
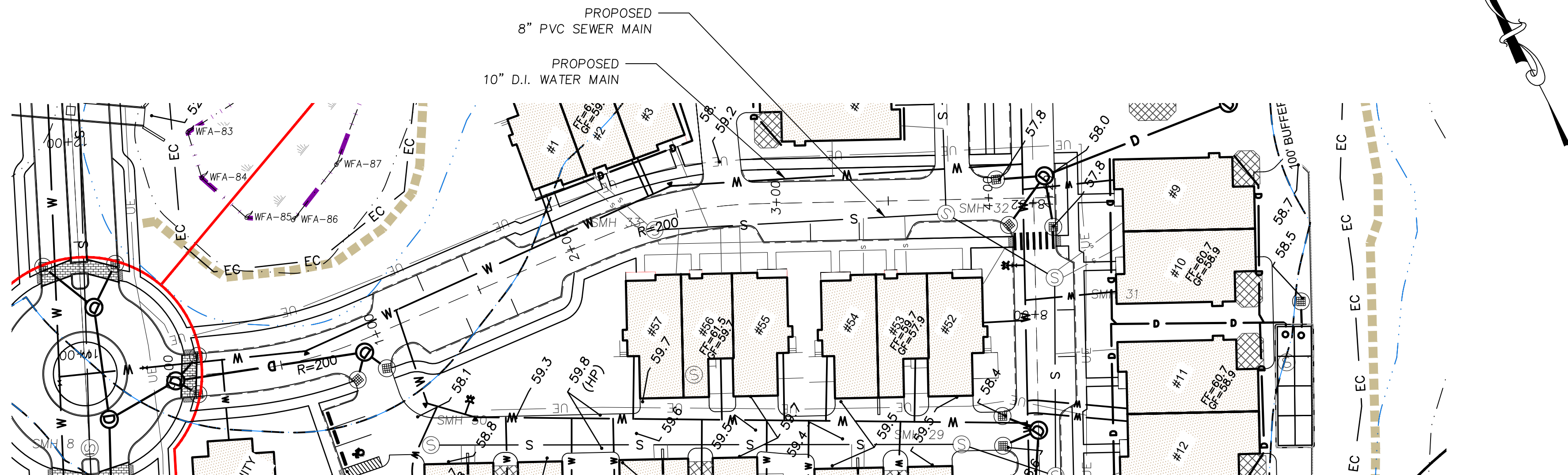
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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

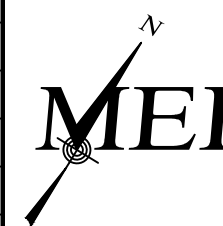
**ROADWAY
&
UTILITY
PROFILE**

SHEET: C-8.3



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**ROADWAY
&
UTILITY
PROFILE**

SHEET: C-8.4

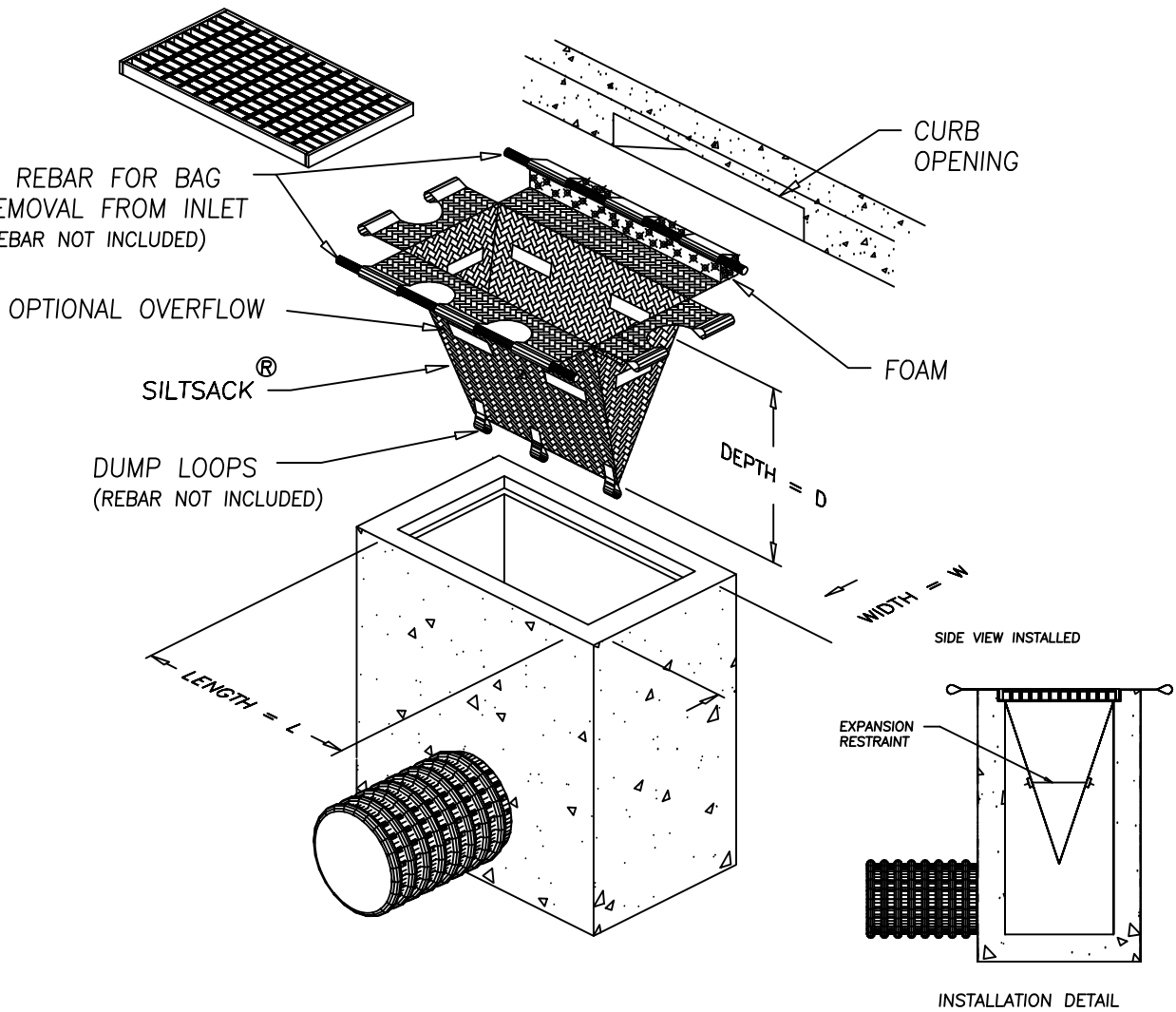
GENERAL EROSION CONTROL NOTES

THE INTENT OF THESE EROSION CONTROL NOTES AND PLANS IS TO DELINEATE THE LIMITS OF WORK AND PROVIDE GENERAL GUIDELINES FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE 2022 EPA NPDES CONSTRUCTION GENERAL PERMIT PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES. A COPY OF THE APPROVED SWPPP SHALL BE SUBMITTED TO THE AMESBURY OFFICE OF ECONOMIC & COMMUNITY DEVELOPMENT (OCD), PRIOR TO THE START OF CONSTRUCTION, THE OWNER AND CONTRACTOR SHALL ATTEND ONE OR MORE PRE-CONSTRUCTION MEETINGS, AS DIRECTED BY OCD, TO REVIEW THE PROPOSED EROSION AND SEDIMENT CONTROL PLAN, CONSTRUCTION PHASING, SOIL IMPORT HAUL ROUTES, AND PROPOSED WORKING HOURS.

- 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 SLOPE.
- ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES.
- 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 AMESBURY 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.
- THE CONTRACTOR SHALL IDENTIFY TO THE TOWN HIS/HER TOPSOIL STOCKPILING OPERATIONS AND LOCATIONS.
- PROVIDE GRAVEL AND WIRE MESH 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 3 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 STORM WATER CONTROL, FILL SHALL BE PLACED/FILL BE PLACED FROM NOVEMBER THROUGH JANUARY.
- SILT SACKS IN AN UNFROZEN STATE UPON UNFROZEN GROUND. UNDER NO CIRCUMSTANCES SHALL BE INSTALLED IN ALL PROPOSED CATCH BASINS AND IN DOWNSTREAM CATCH BASINS IN BOSTON ROAD AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJUTING AREAS.

STORMWATER INFILTRATION SYSTEMS SITE WORK SPECIAL CONSIDERATIONS NOTE:

DURING THE SITE FILLING OPERATIONS THE GRADES MUST BE STRIPPED TO THE "C" LAYER PRIOR TO BACKFILLING. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO BACKFILLING. THE FILL MATERIAL WITHIN THIS ZONE SHALL BE HIGHLY PERMEABLE EVENLY GRADED SAND AND GRAVEL ONLY. THE CONTRACTOR SHALL PROVIDE A SAMPLE AND GRADATION ANALYSIS OF THE PROPOSED FILL MATERIAL. UPON BACKFILL THE CONTRACTOR SHALL DIRECT SITE RUNOFF AWAY FROM THESE AREAS AND NOT ALLOW TRUCK TRAFFIC. THE CONTRACTOR SHALL INSURE NO SEDIMENT ENTERS THE INFILTRATION BASINS DURING CONSTRUCTION. ADDITIONALLY NO SEDIMENT SHALL BE ALLOWED INTO THE DRAINAGE SYSTEM UPON COMPLETION OF THE SYSTEM. ALL SITUATION BARRIERS SHALL BE INSPECTED DAILY AND CLEANED AND MAINTAINED. SILTSACKS SHOULD BE REPLACED BI-WEEKLY OF AFTER ANY STORM EVENT IN EXCESS OF 0.5 INCHES. WATER QUALITY UNITS SHALL BE INSPECTED DAILY AND UNITS SHALL BE CLEANED IF ANY EVIDENCE OF SEDIMENT. ONLY AFTER THE CONTRIBUTING DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATED CAN THE SILT SACKS BE REMOVED



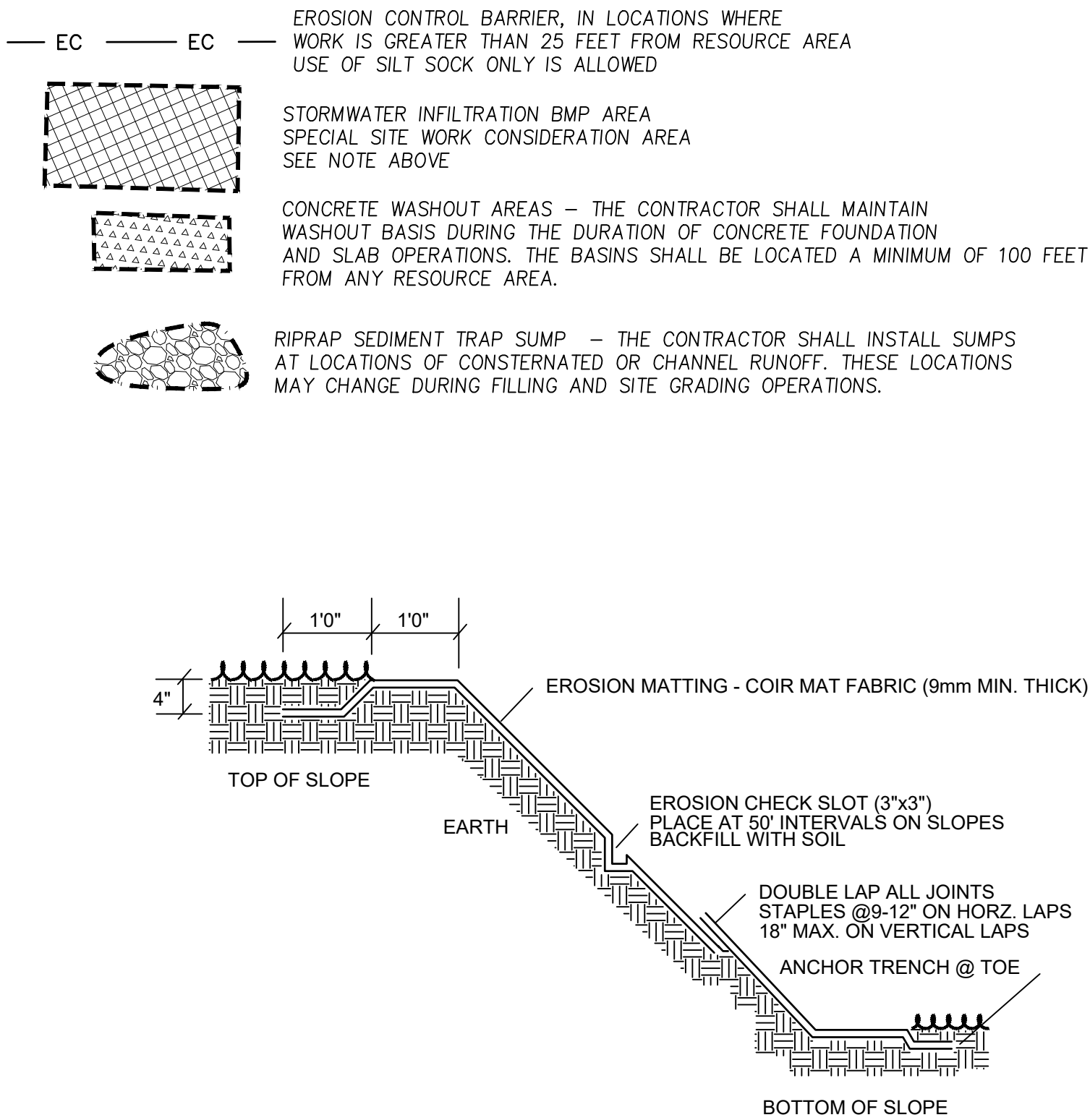
NOTES

- 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

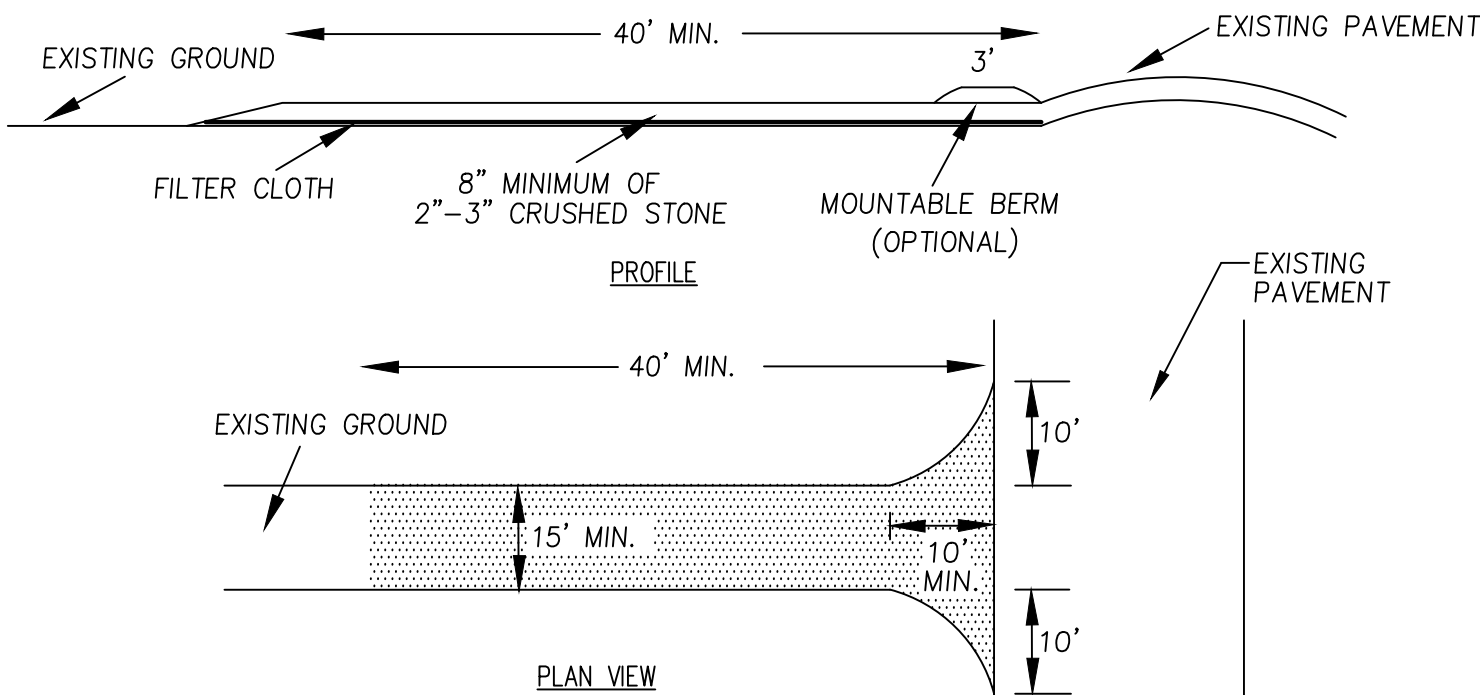
N.T.S.

EROSION CONTROLS LEGEND



FILL SLOPE STABILIZATION DETAIL

N.T.S.

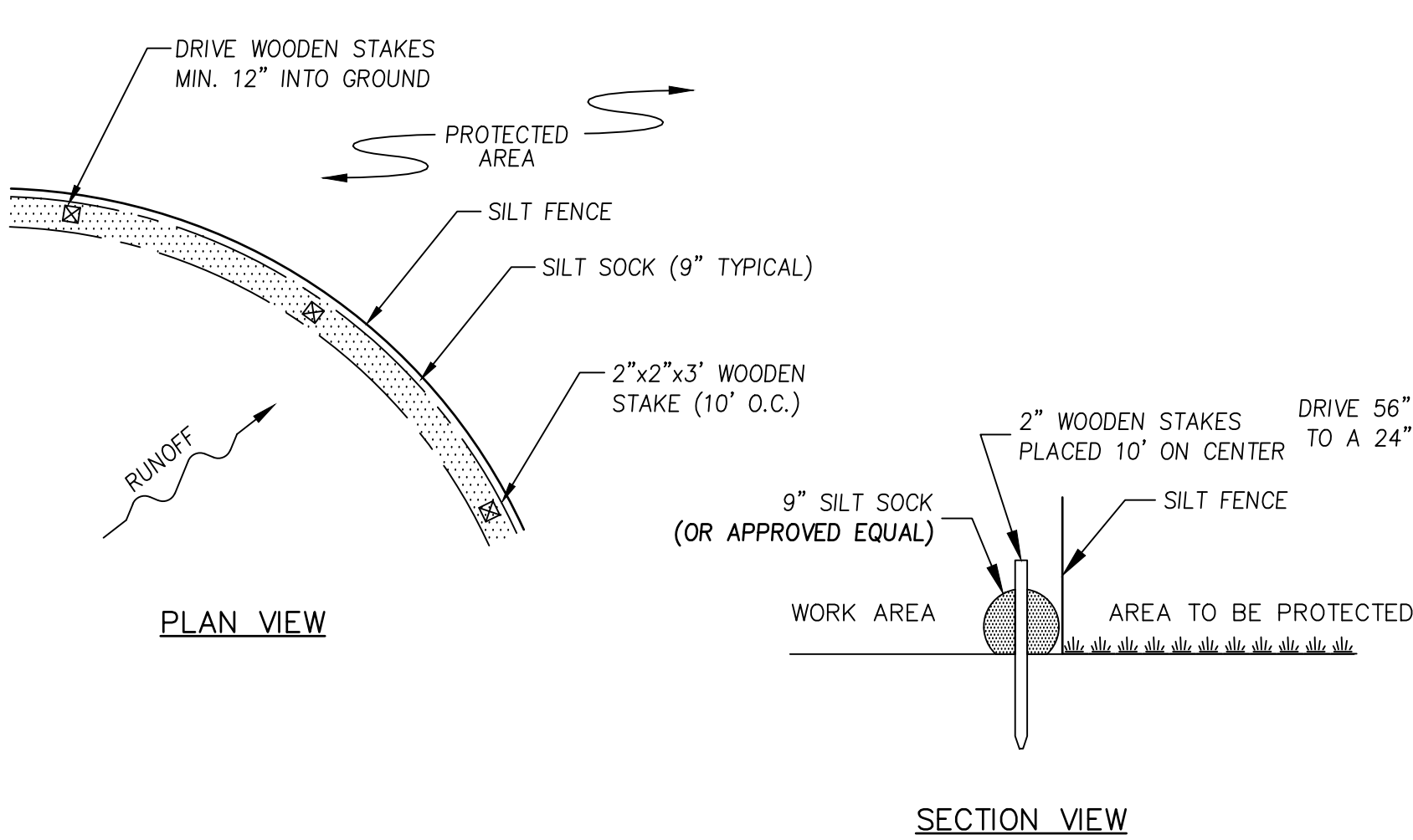


NOTES

- STONE SHALL BE 1-1/2"-3" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40'.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 8".
- 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.

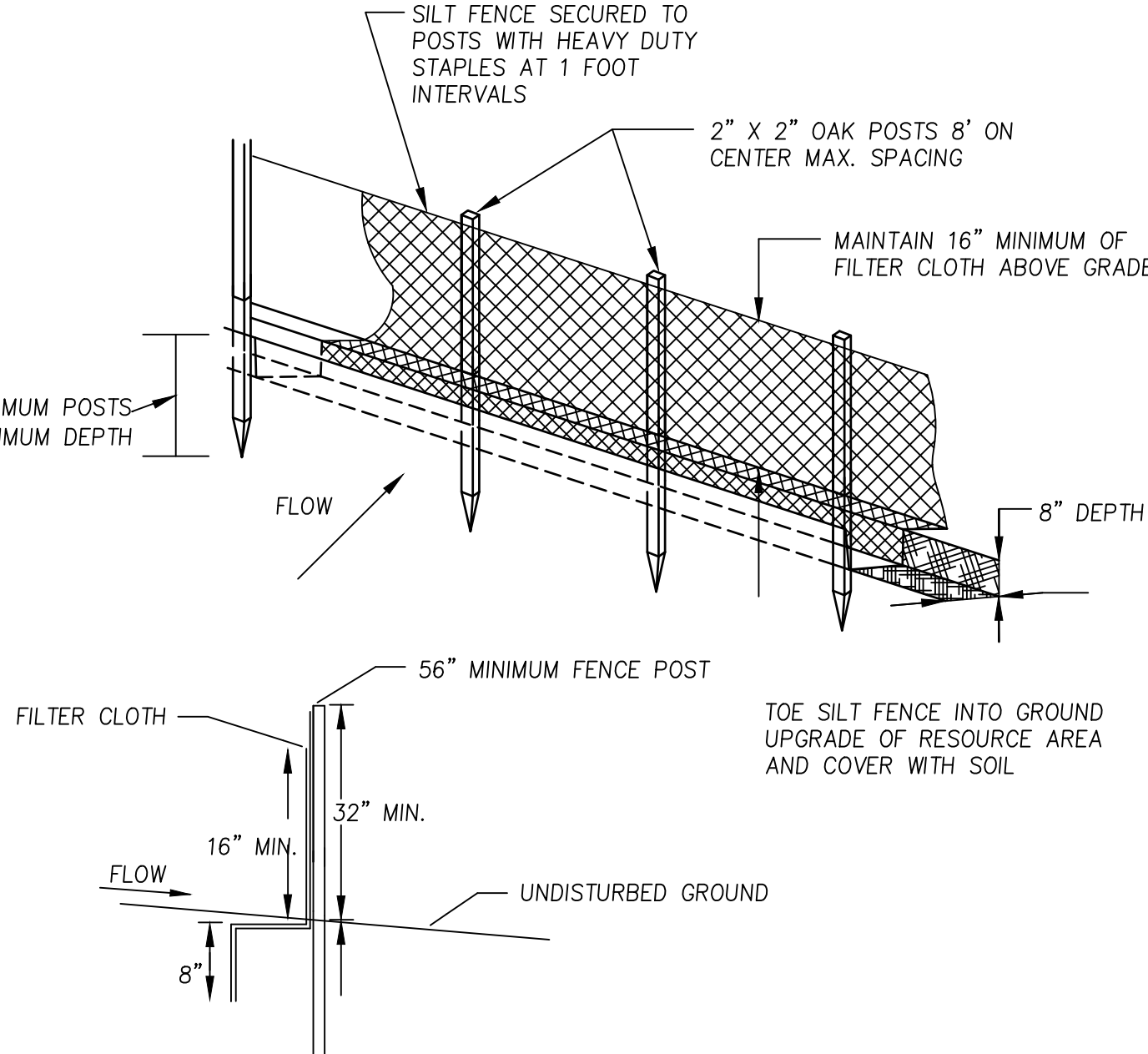


NOTES

- ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
- 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.
- THE CONTRACTOR 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.
- SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- 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

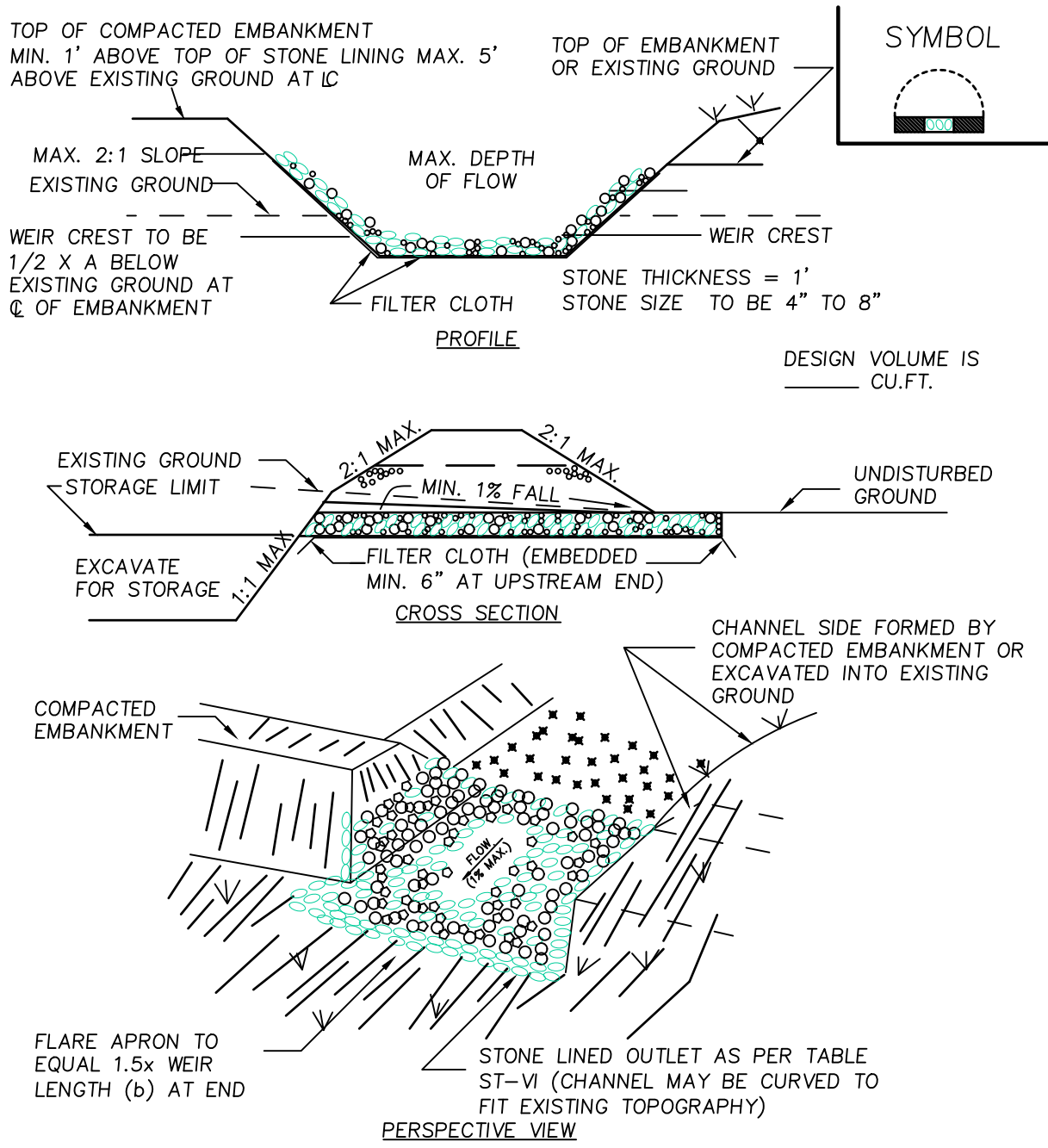
N.T.S.



- 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 SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
INSTALLATION

N.T.S.

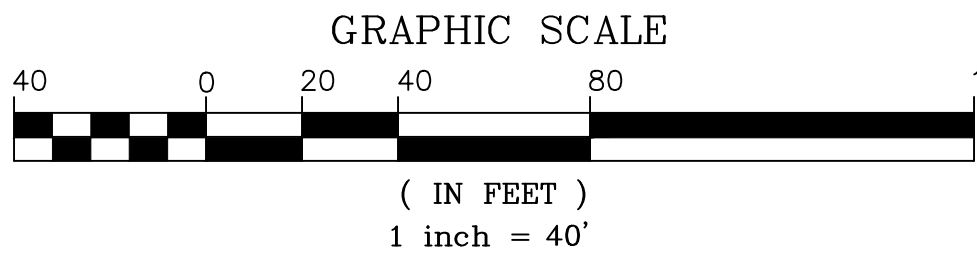


CONSTRUCTION SPECIFICATIONS

- THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT CENTERLINE OF EMBANKMENT.
- ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
- ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
- STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL WEIR CREST.
- FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OUTLET CHANNEL.
- STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCH RIPRAP. TO PROVIDE A FILTERING EFFECT, A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE STABILIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES OR LESS.

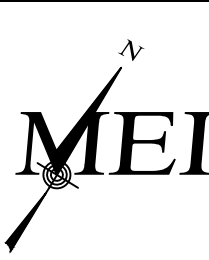
RIPRAP SEDIMENT TRAP SUMP

N.T.S.



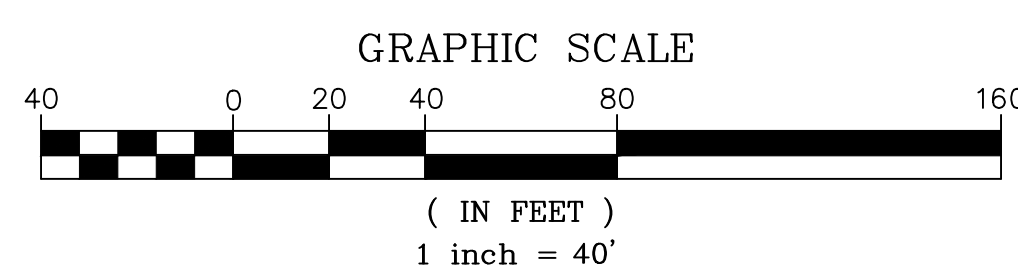
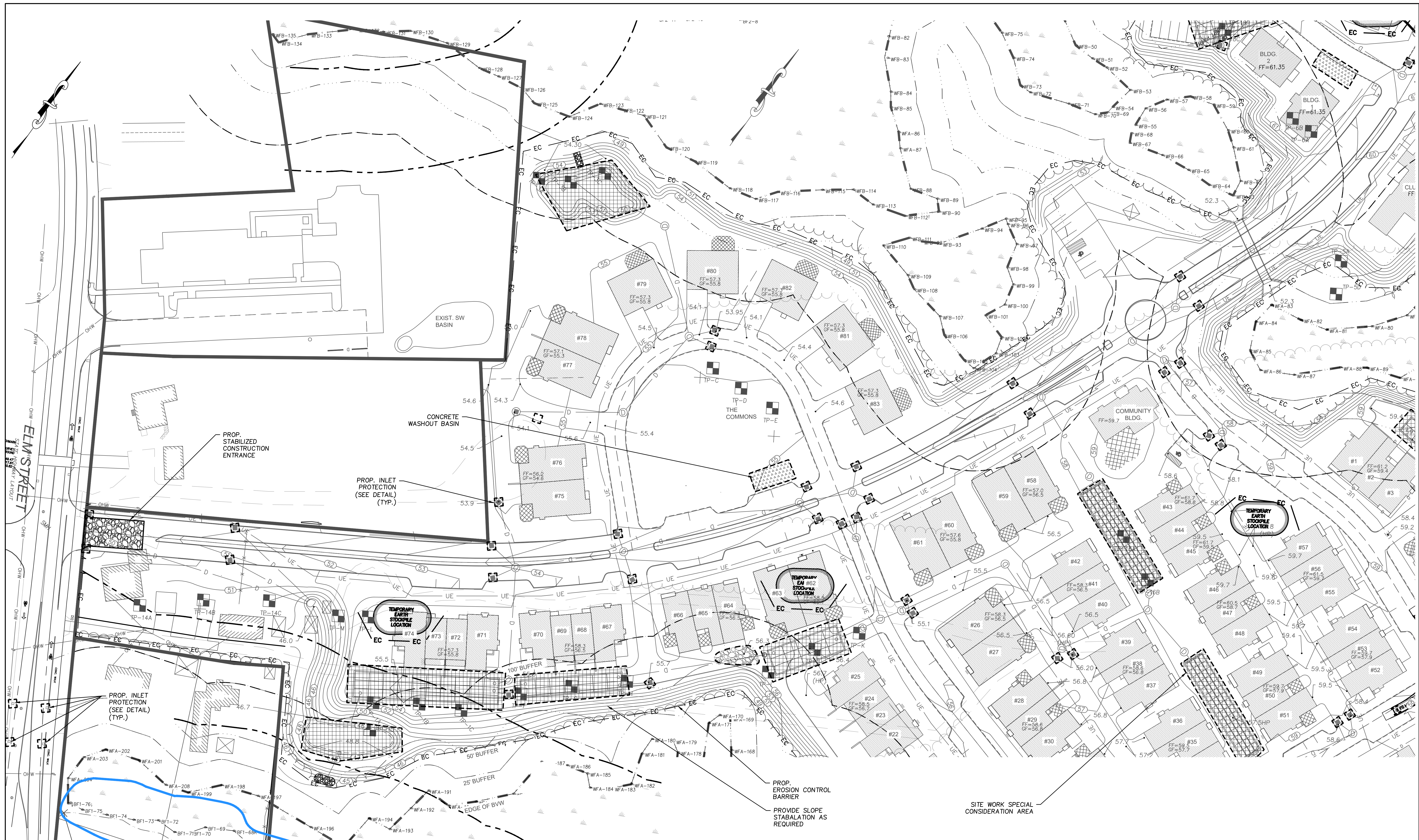
PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	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			DATE: AUG. 11, 2025	CALC. BY: J.T.M. CHKD. BY: S.B.S.	PROJECT: M244407
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

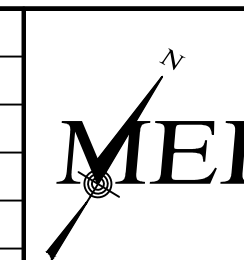
**EROSION & SEDIMENTATION
CONTROL
PLAN
NOTES, DETAILS
& LEGEND**
SHEET: C-9.0



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DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

4	6/29/26	PLAN SET UPDATE	S.B.S.
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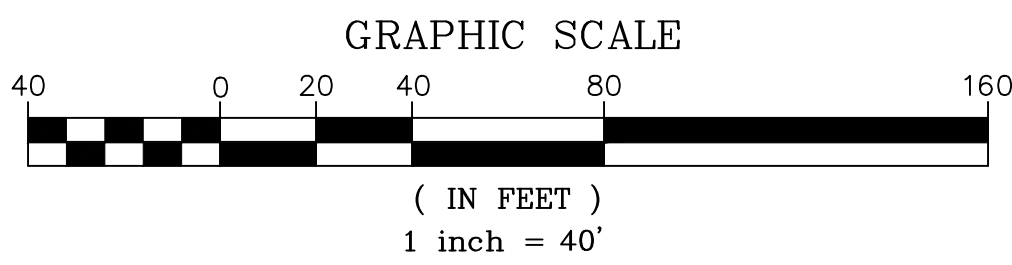
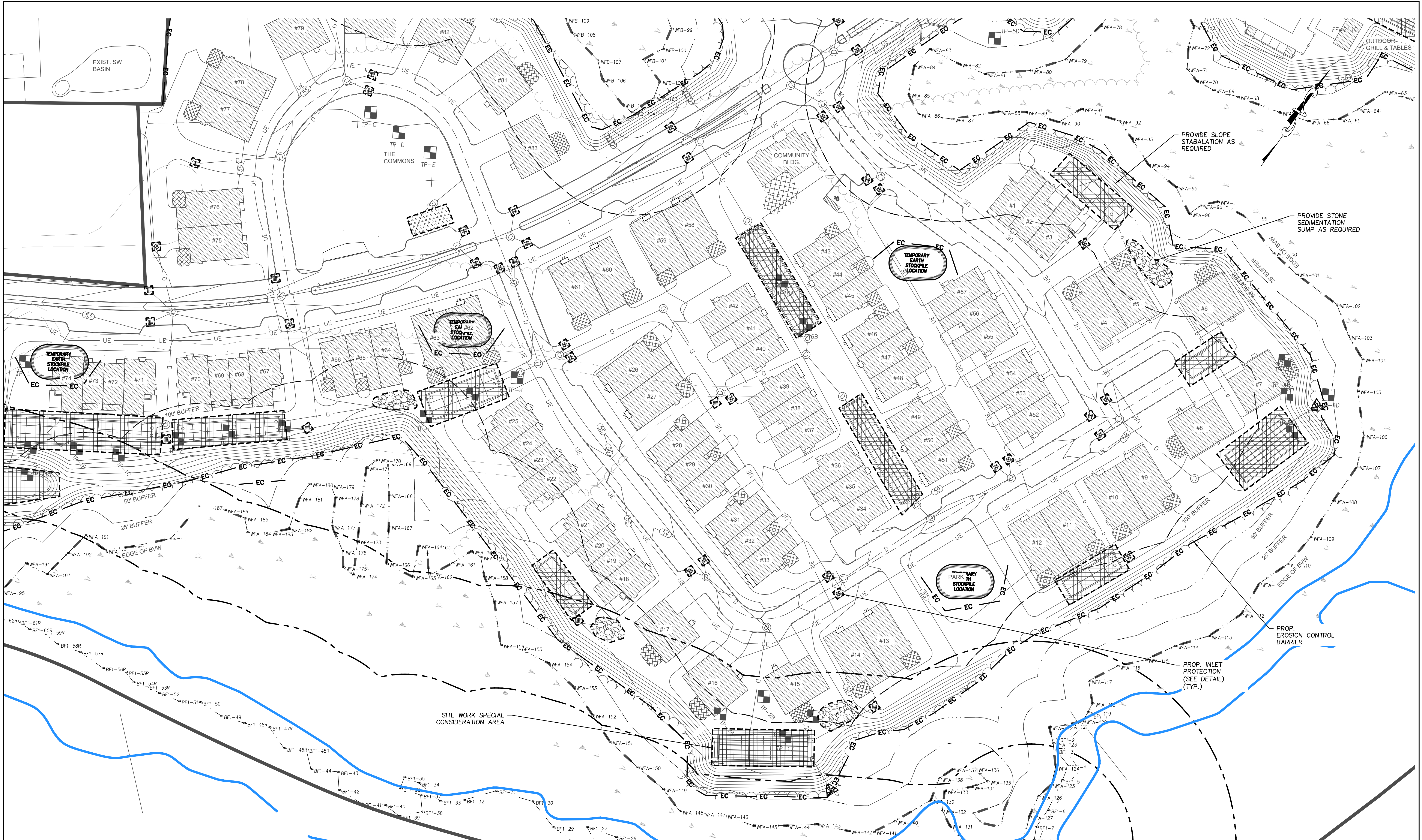


MILLENNIUM ENGINEERING, INC.
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION &
SEDIMENTATION
CONTROL
PLAN-1

SHEET: C-9.1



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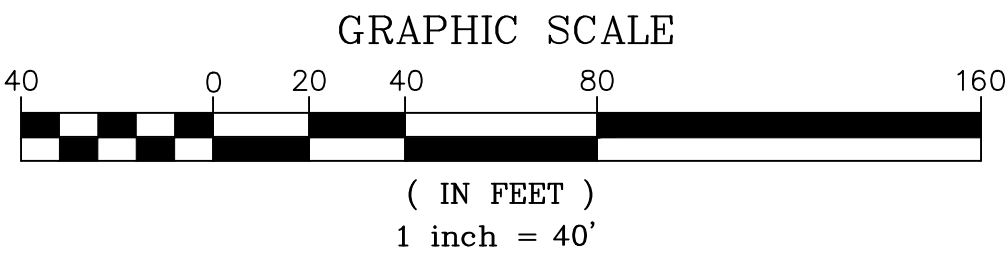
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4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MEI MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SAUSBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528		05/22/25	05/30/25	CALC. BY: J.T.M.	PROJECT: M244407
DATE:	AUG. 11, 2025	CHKD. BY: S.B.S.			

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN-2

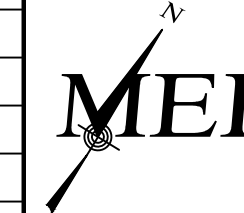
SHEET: C-9.2



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360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



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62 ELM ST. SALESBURY, MA 01952 (978) 463-8980
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SCALE: 1"=40'
DATE: AUG. 11, 2025

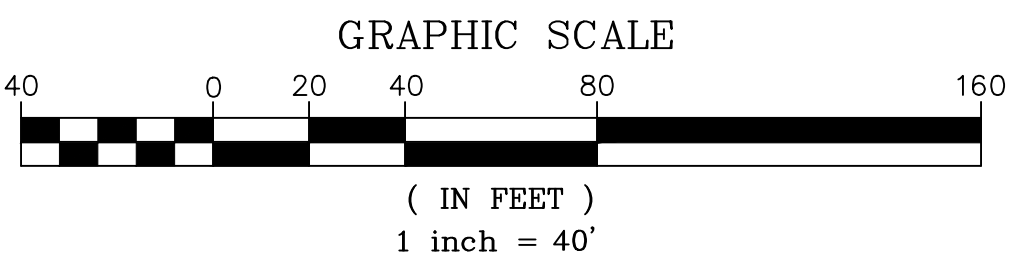
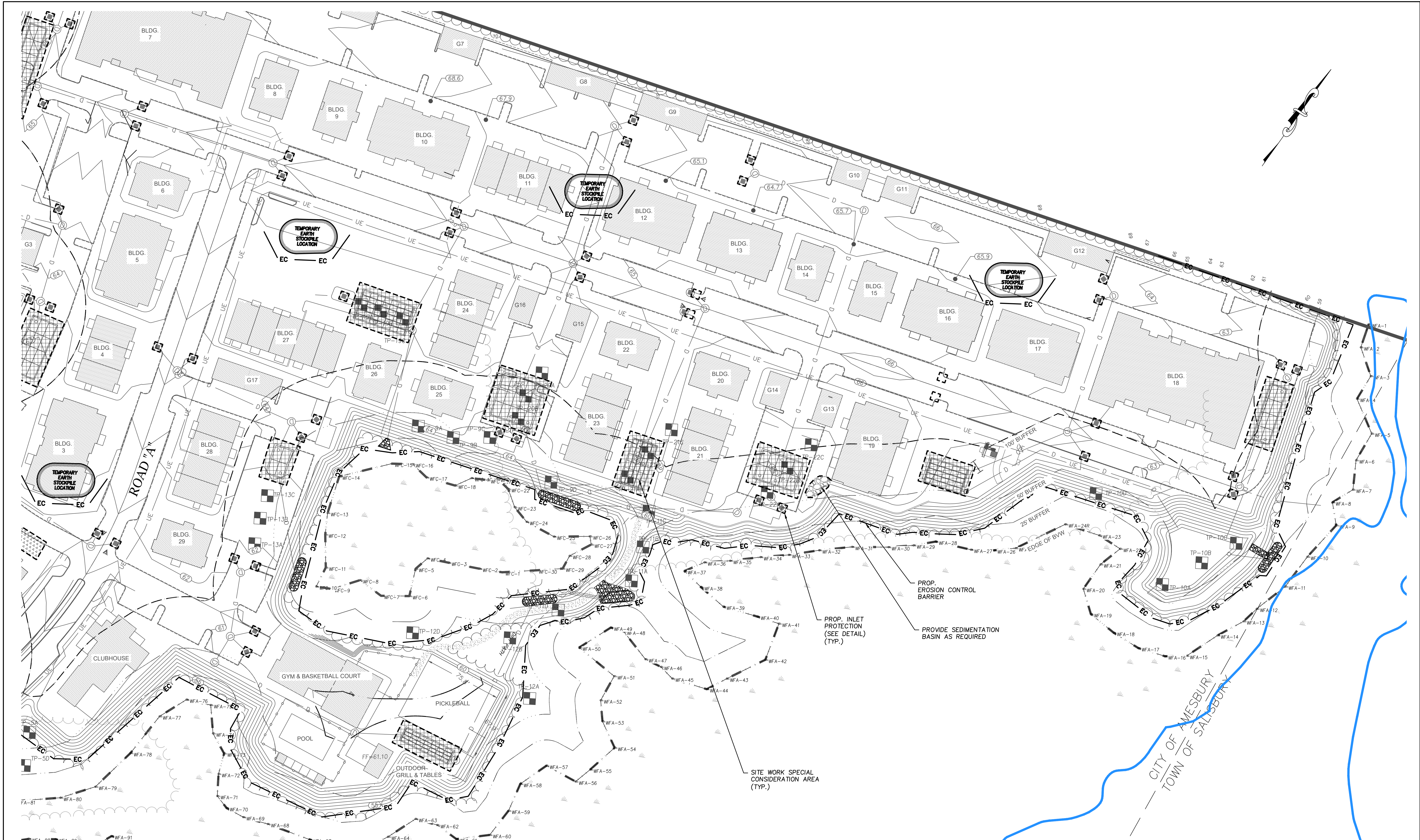
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PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

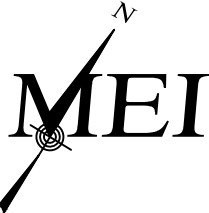
**EROSION & SEDIMENTATION
CONTROL
PLAN-3**

SHEET: C-9.3



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DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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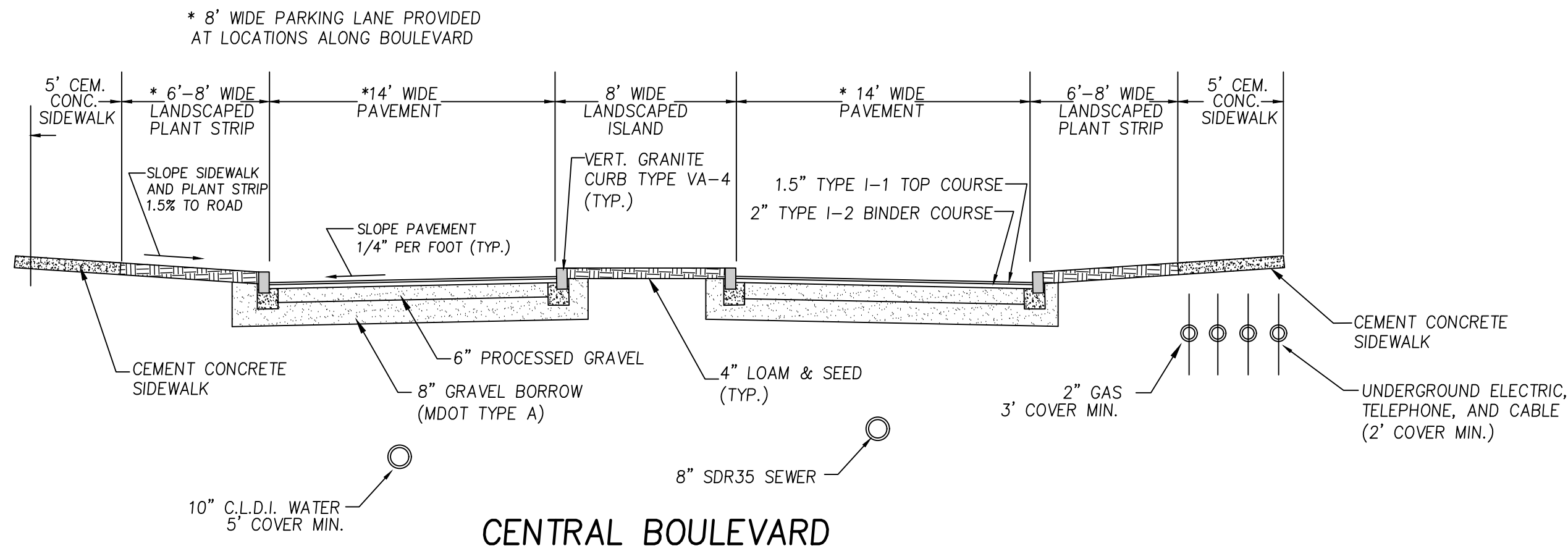
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.	

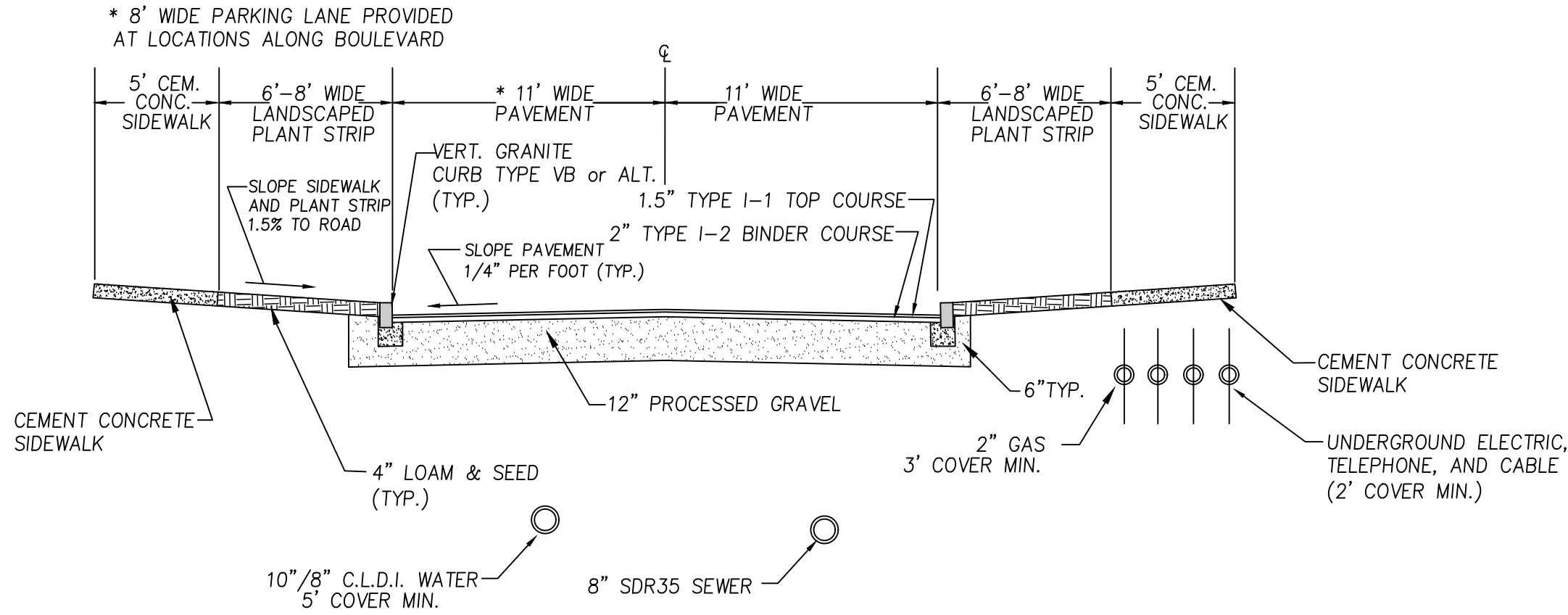
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN-4

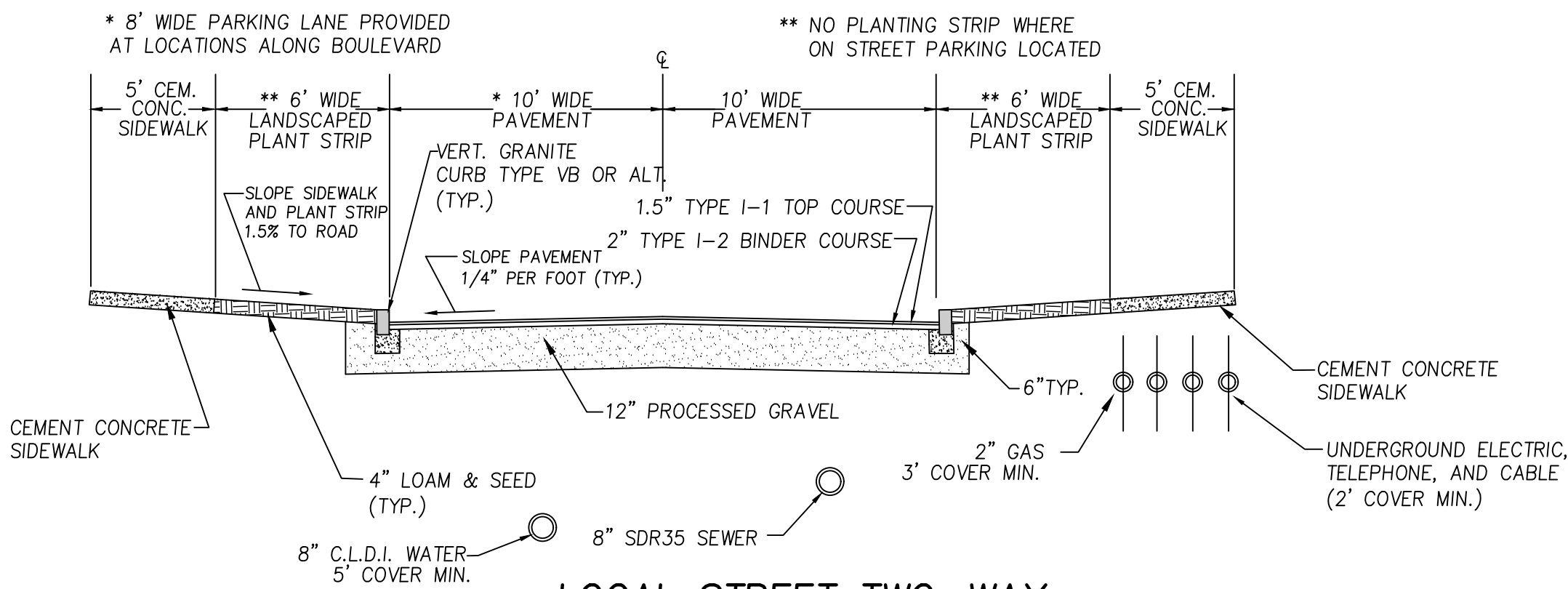
SHEET: C-9.4



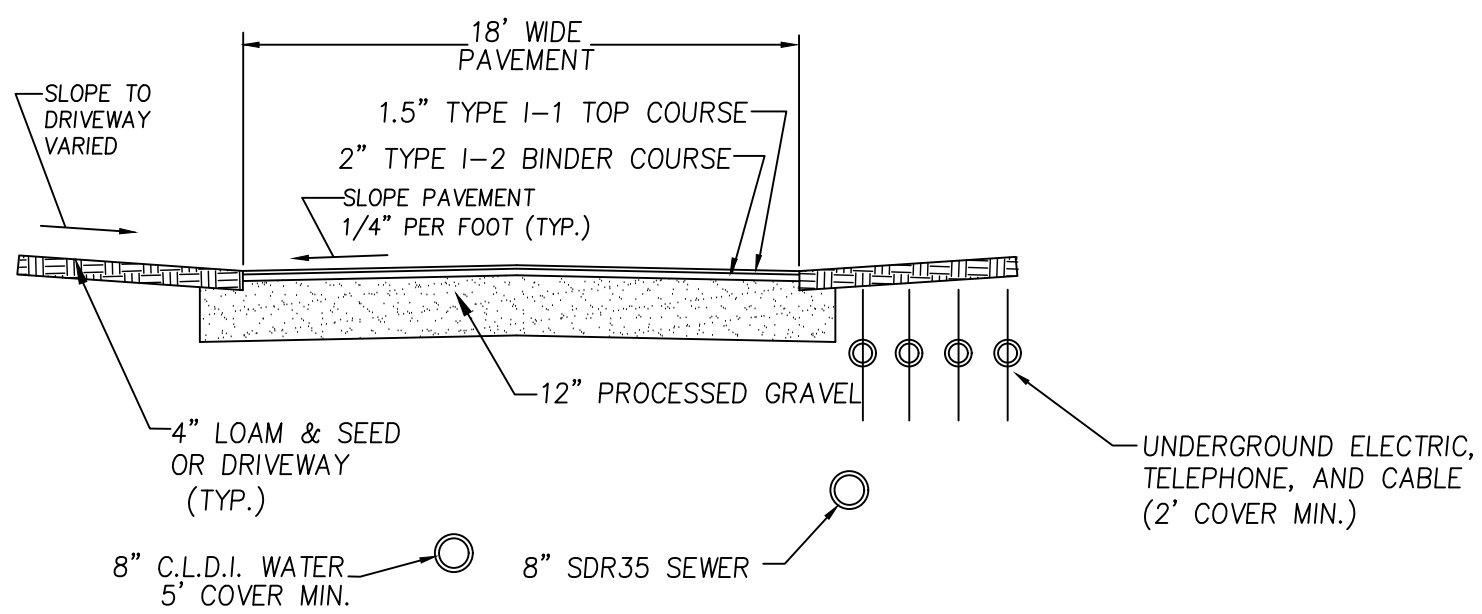
CENTRAL BOULEVARD



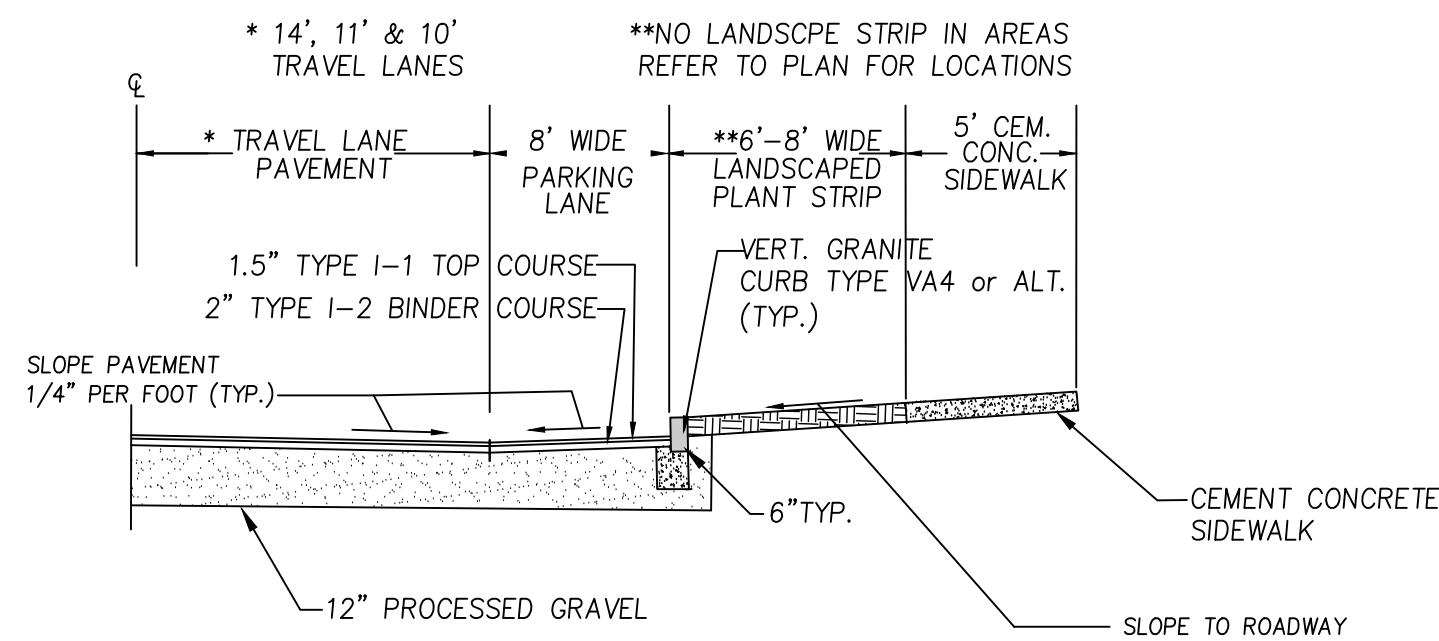
MAIN ACCESS ROAD TWO-WAY
(NEIGHBORHOOD STREET – NORTH NEIGHBORHOOD)



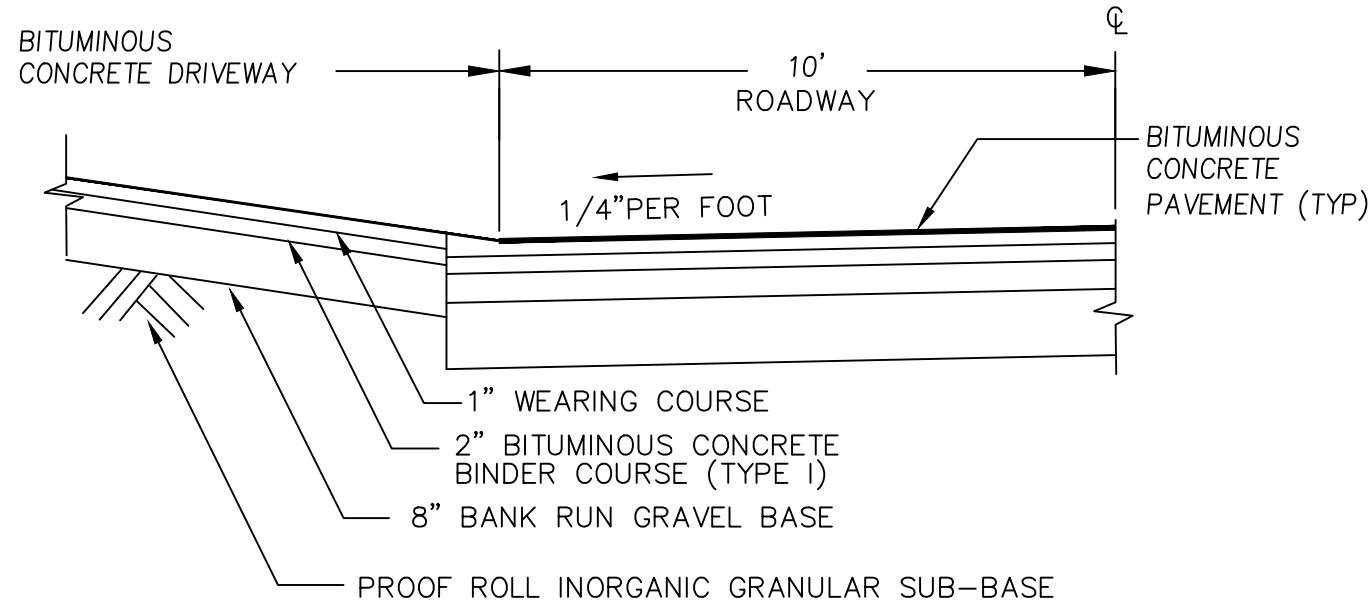
LOCAL STREET TWO-WAY
(NEIGHBORHOOD STREET – SOUTH NEIGHBORHOOD)



PARKING LANE



ON STREET PARKING LANE SECTION

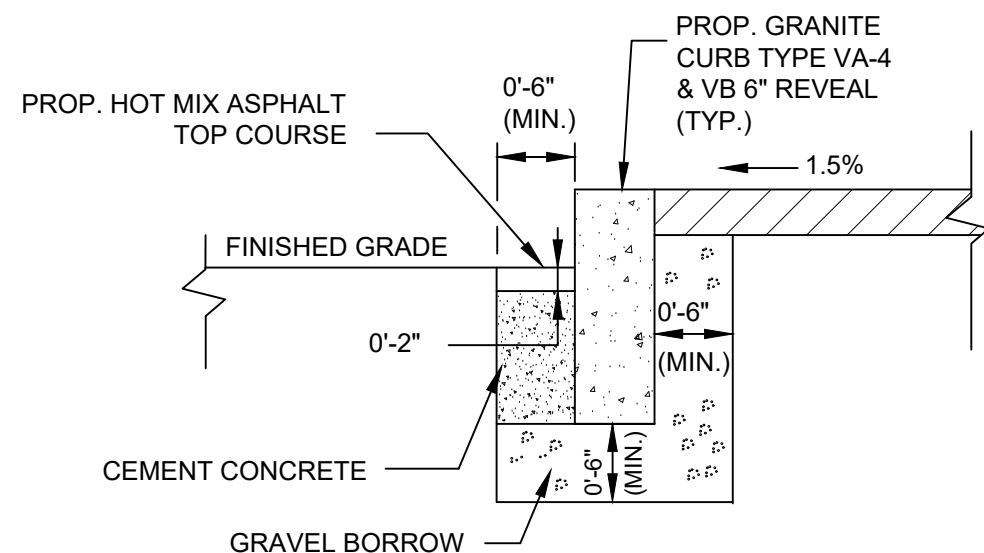


NOTES:

1. ALL DRIVEWAY APRONS WILL BE CONSTRUCTED AND PAVED AT THE SAME TIME AS THE ROADWAY PAVEMENT

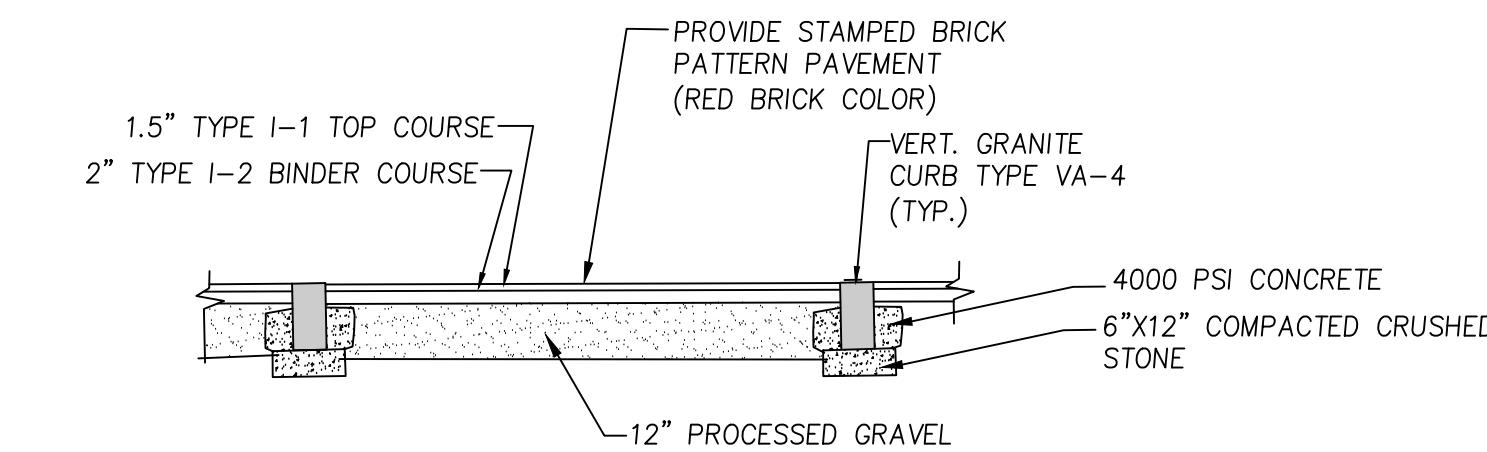
DRIVEWAY CROSS-SECTIONS (TYPICAL)

N.T.S.



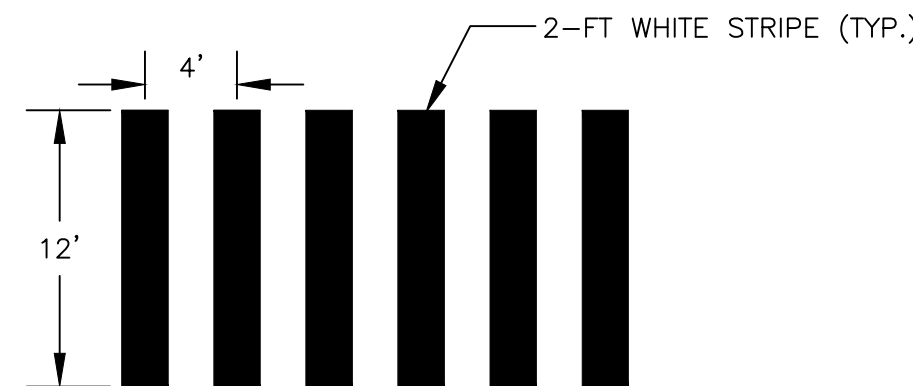
GRANITE CURB TYPE VA-4 & VB

N.T.S.



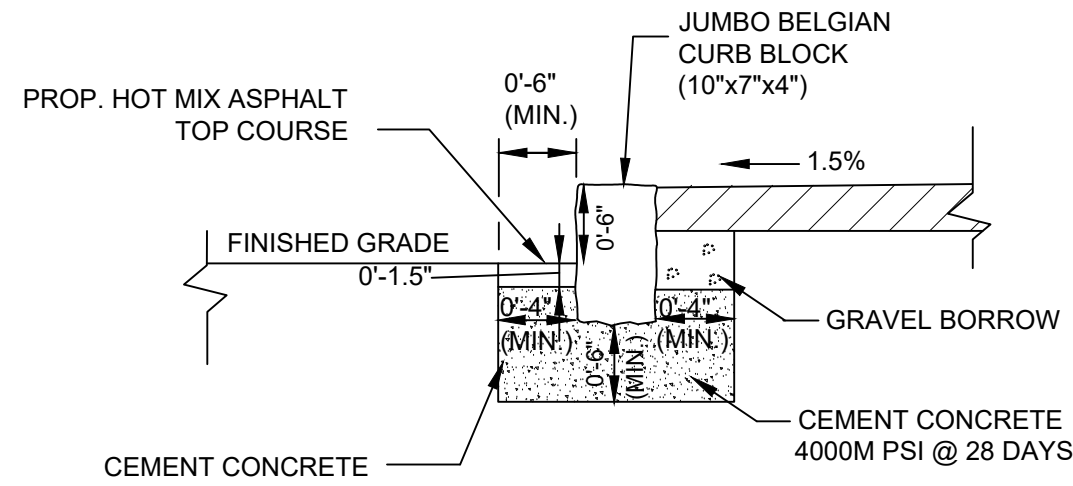
STANDARD ROADWAY CROSSWALK SECTION (TYPE 2)

N.T.S.



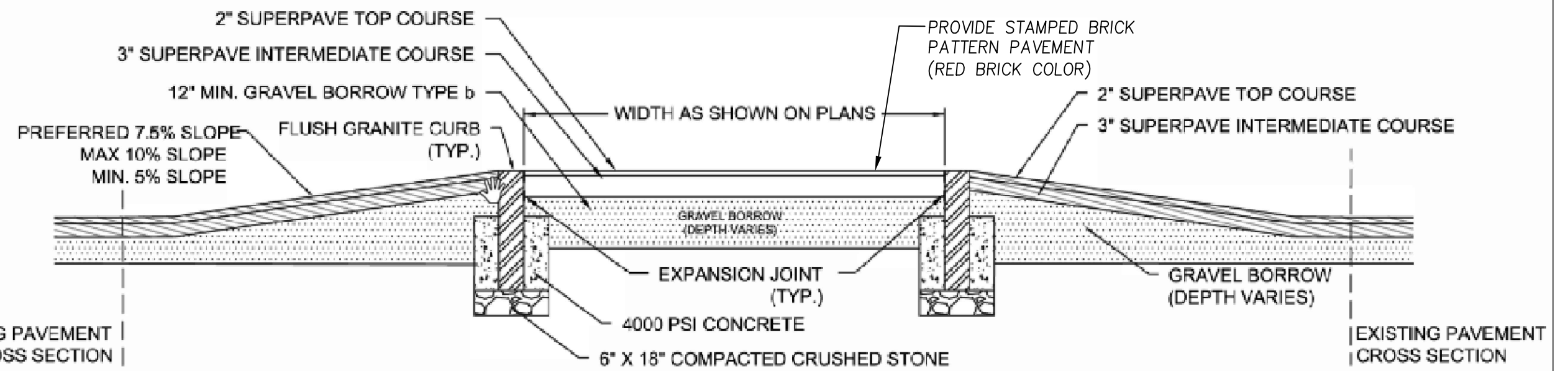
PARKING LOT CROSSWALK SECTION (TYPE 3)

N.T.S.



ALT. CURB TYPE A

N.T.S.

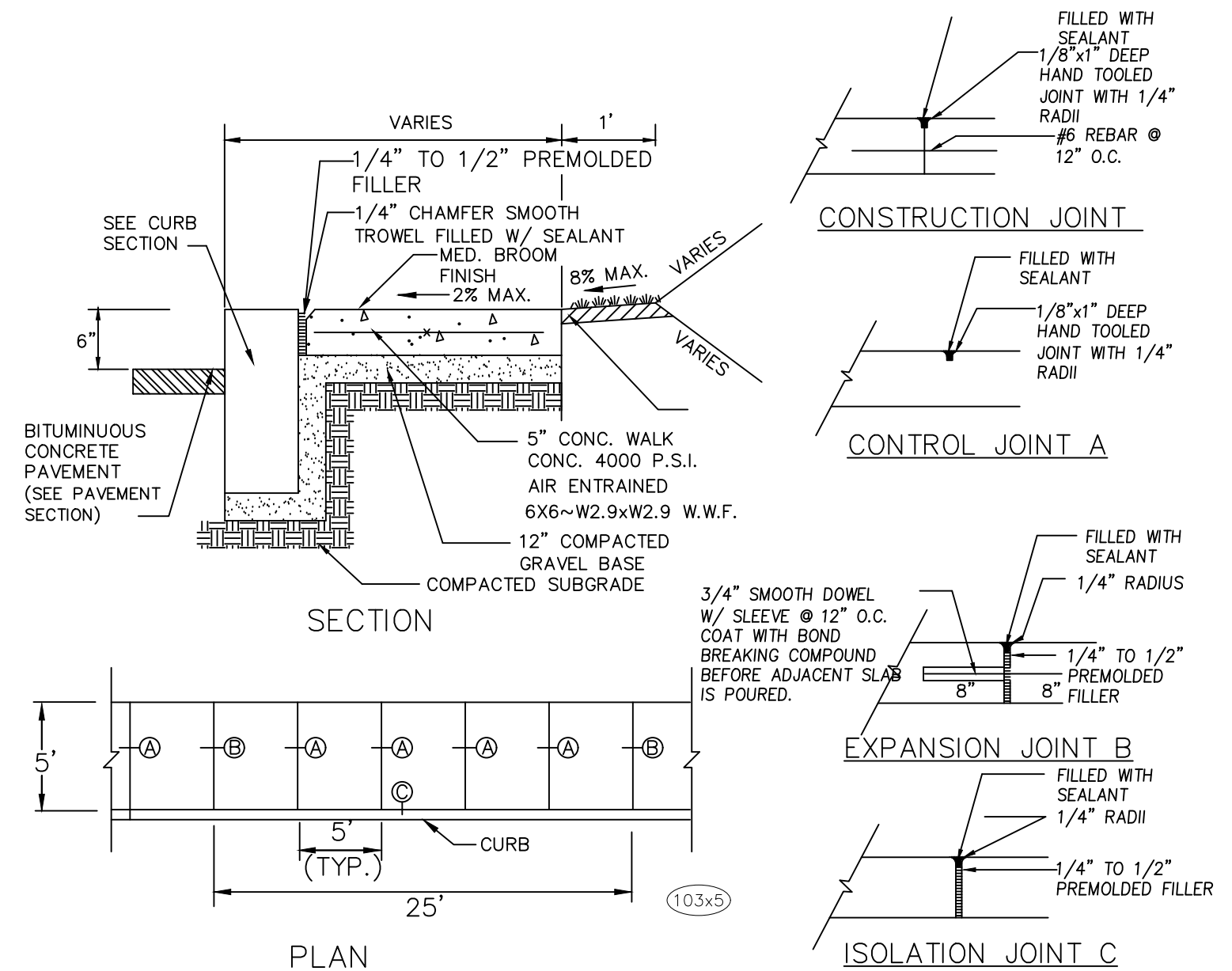


ALT. CURB TYPE B

N.T.S.

RAISED CROSSWALK SECTION (TYPE 1)

N.T.S.



CONCRETE SIDEWALK

N.T.S.

ROADWAY CROSS-SECTIONS (TYPICAL)

N.T.S.



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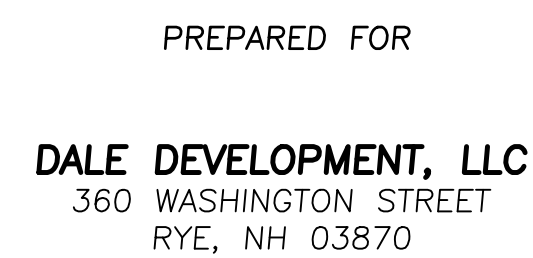
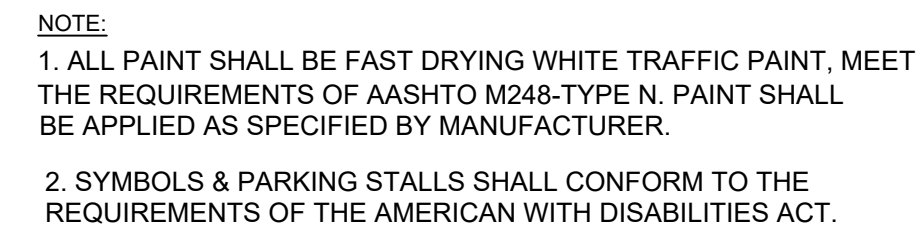
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

DATE: AUG. 11, 2025
CALC. BY: J.T.M.
CHKD. BY: S.B.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**CONSTRUCTION
DETAILS
- ROADWAY**

SHEET: C10.0



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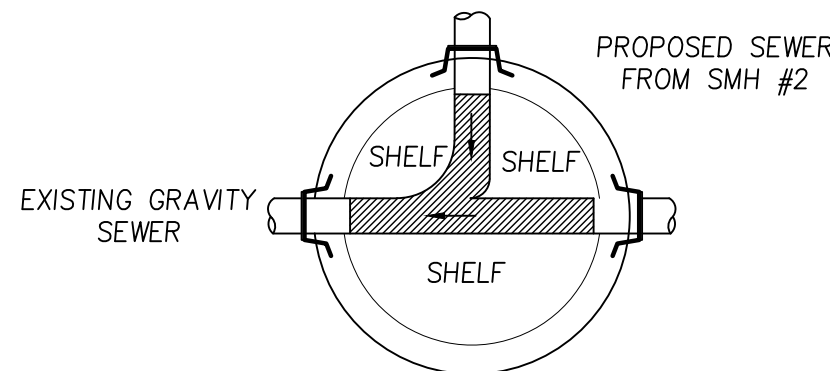


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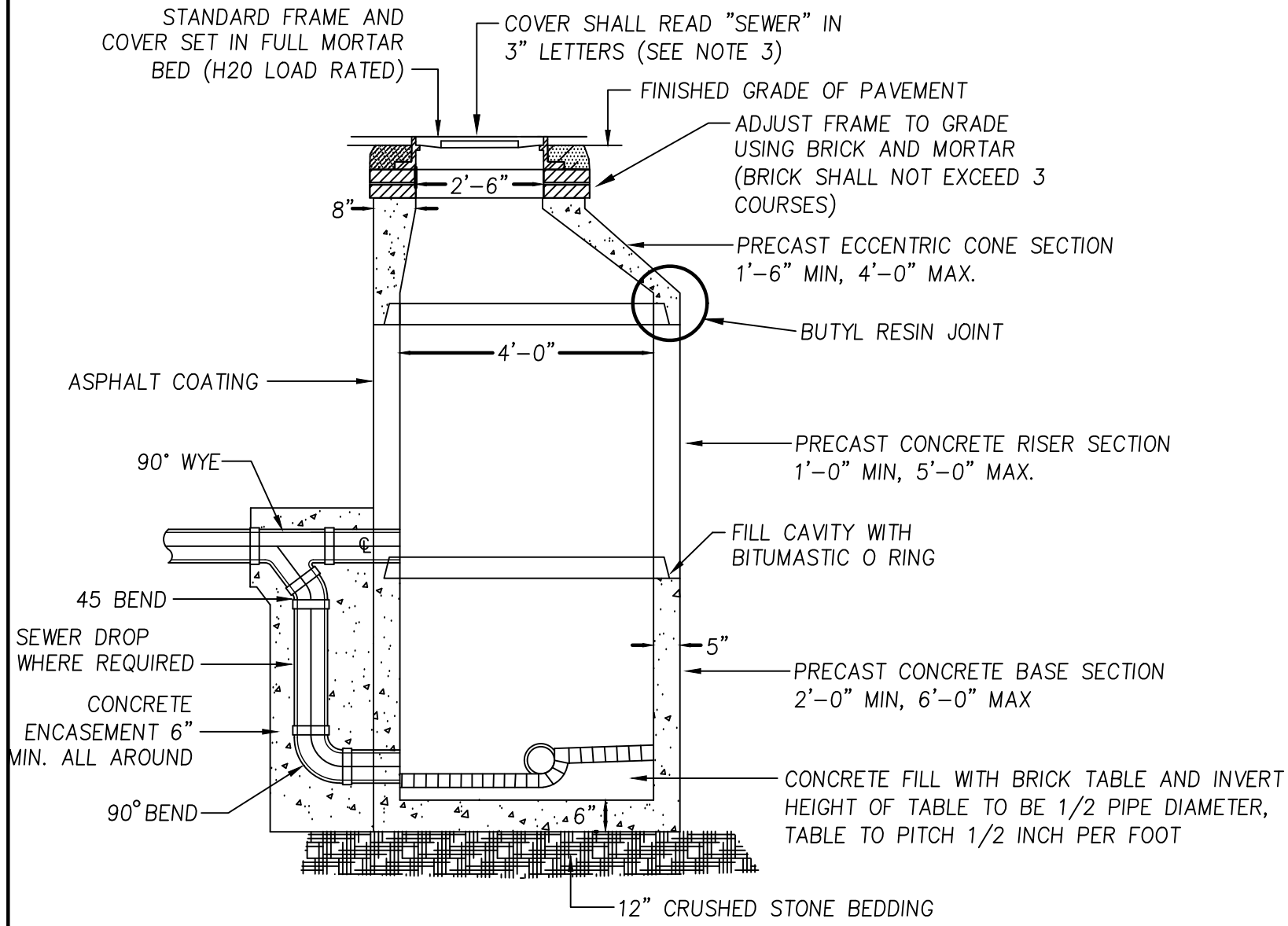
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION
DETAILS
MISC. SITE
DETAILS

SHEET: C10.1



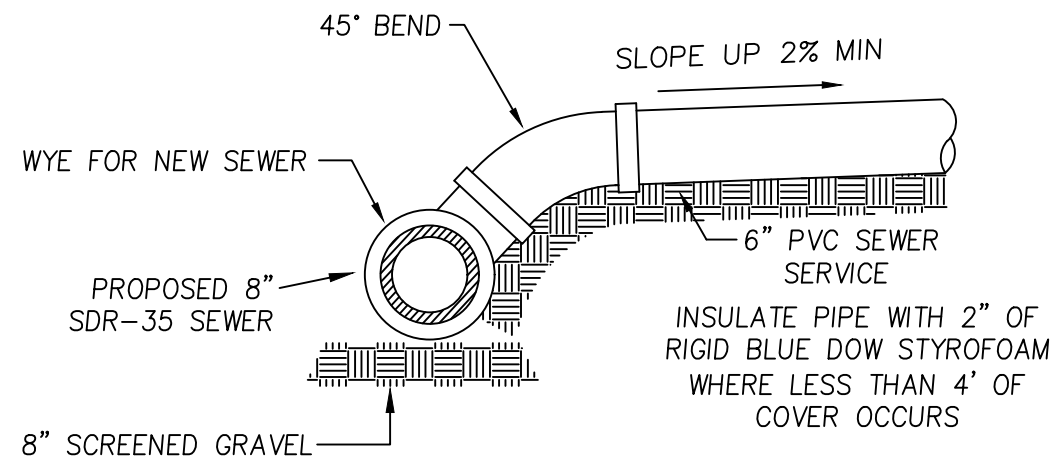
SMH #1 PLAN VIEW



- NOTES: 1) SEWER MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185
2) STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL CONFORM TO LATEST ASTM C478 SPEC.
3) COVER SHALL BE LEBARON FOUNDRY (MODEL NO. LA246), MECHANICS IRON FOUNDRY, NEEHAN FOUNDRY, OR EQUAL.
4) ALL PENETRATIONS IN THE MANHOLE FOR INSERTION OF PIPING SHALL BE SEALED WITH KOR-~~N~~-SEAL FLEXIBLE PIPE CONNECTION.
5) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H-20 LOADING.
6) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT-TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED FOR DRAIN PIPE.

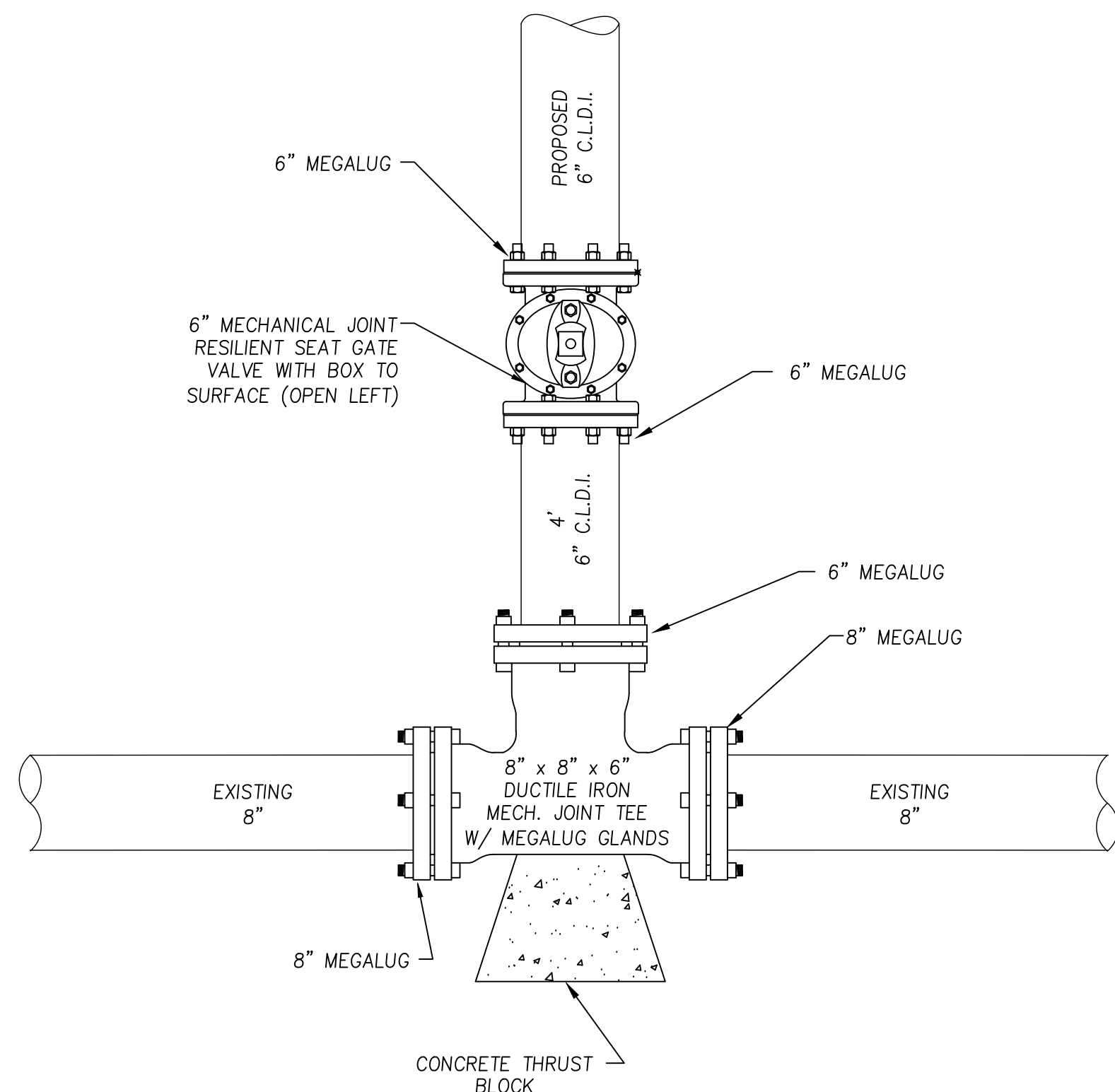
PRECAST SEWER
DETAIL

N.T.S.



SEWER SERVICE
DETAIL

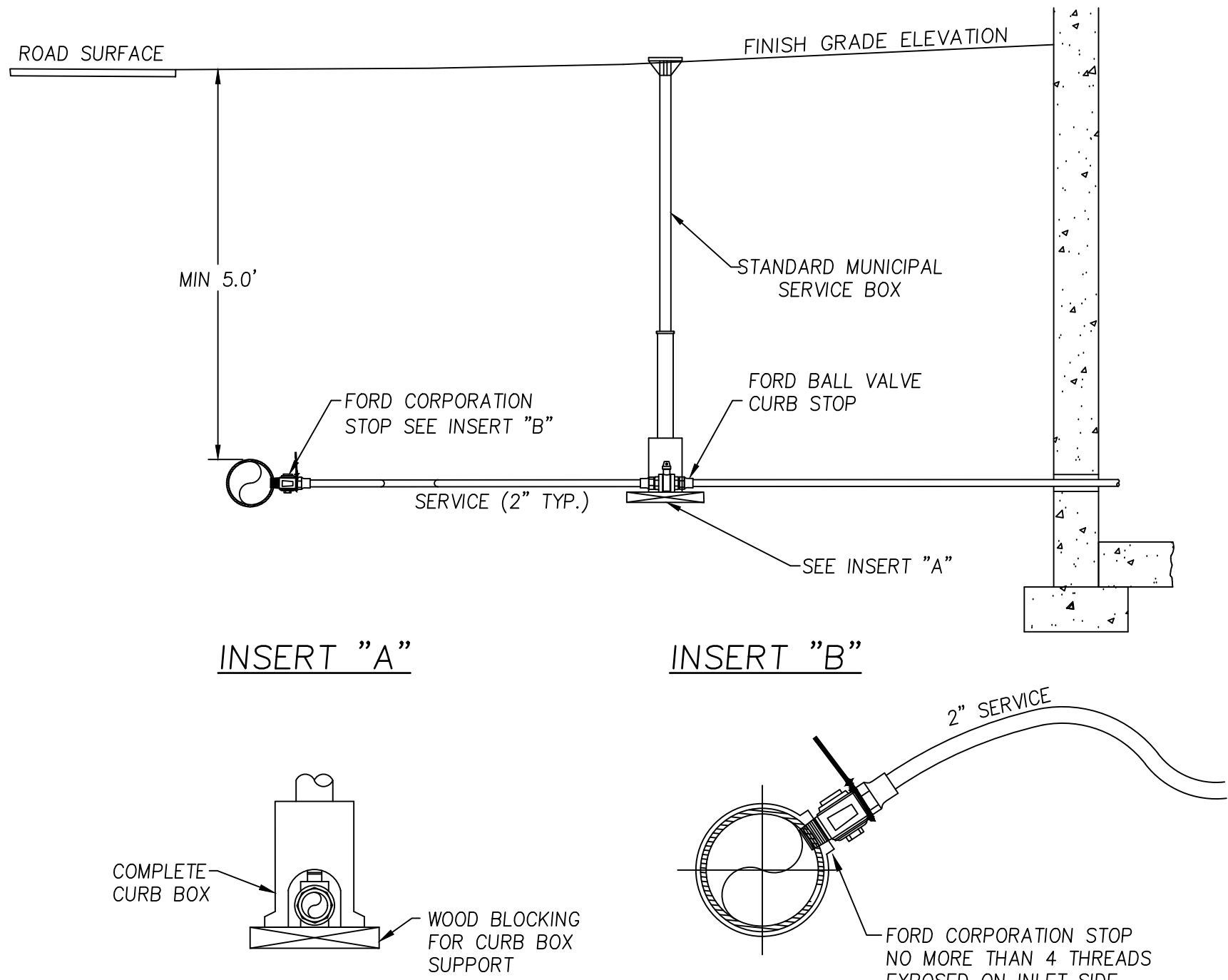
N.T.S.



- NOTES: 1) TIE IN SHALL BE COORDINATED WITH THE WATER DEPARTMENT.
2) THE CONTRACTOR IS RESPONSIBLE FOR ALL OFF-SITE NOTIFICATIONS TO IMPACTED PROPERTIES.

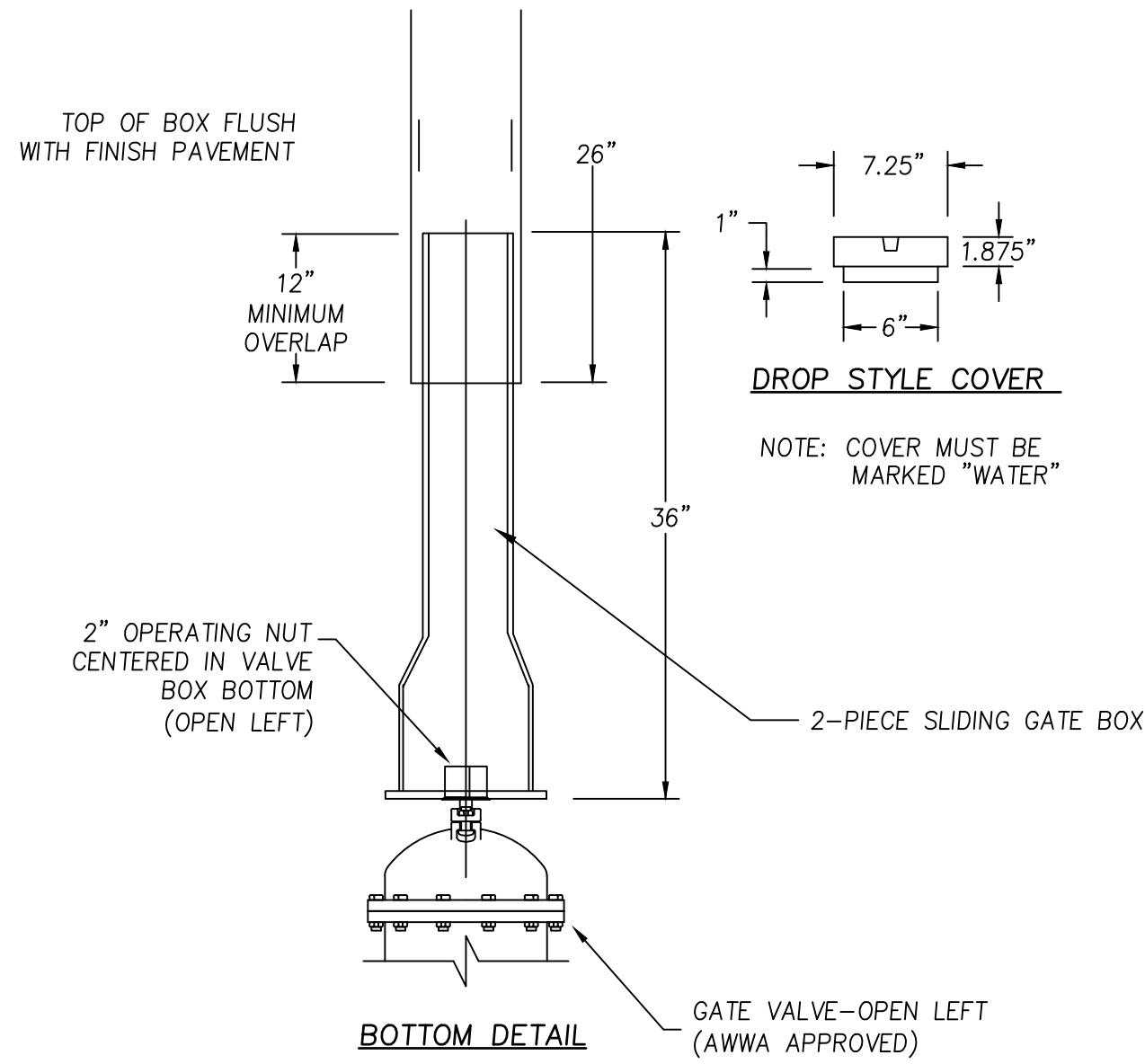
WATER MAIN
CONNECTION DETAIL

N.T.S.



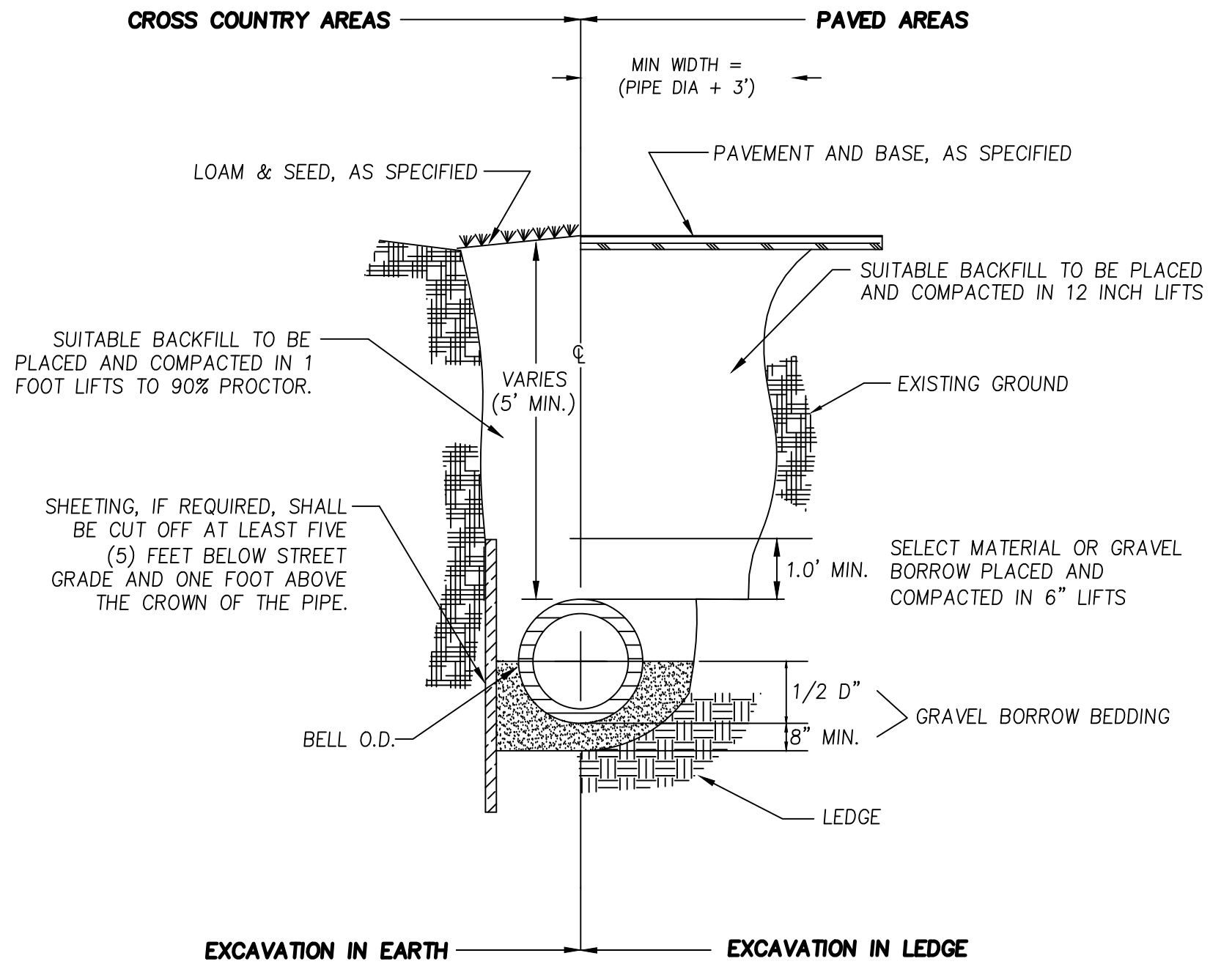
TYPICAL
SERVICE CONNECTION

N.T.S.



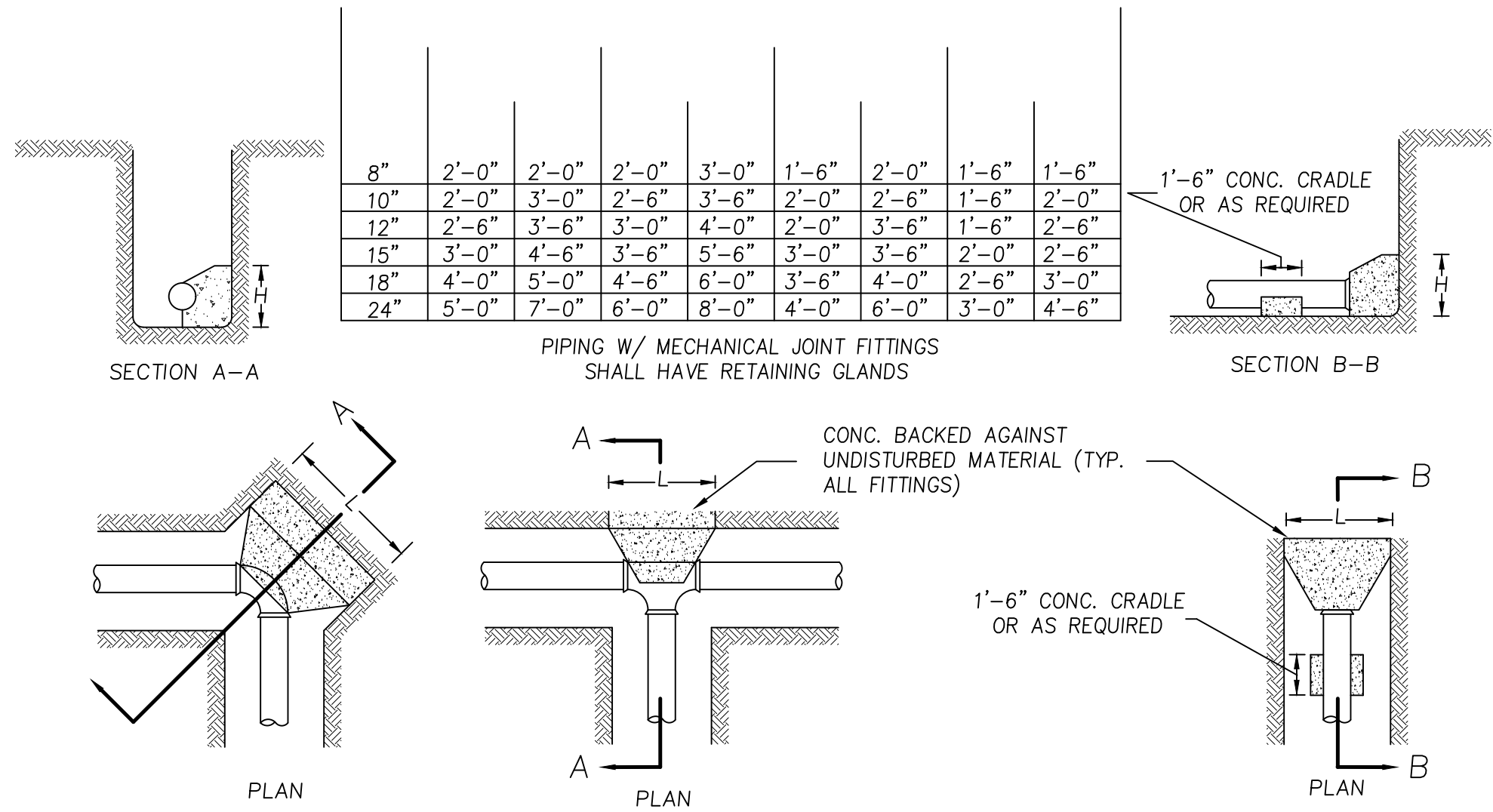
TYPICAL GATE VALVE
BOX DETAIL

N.T.S.



TYPICAL TRENCH
DETAIL

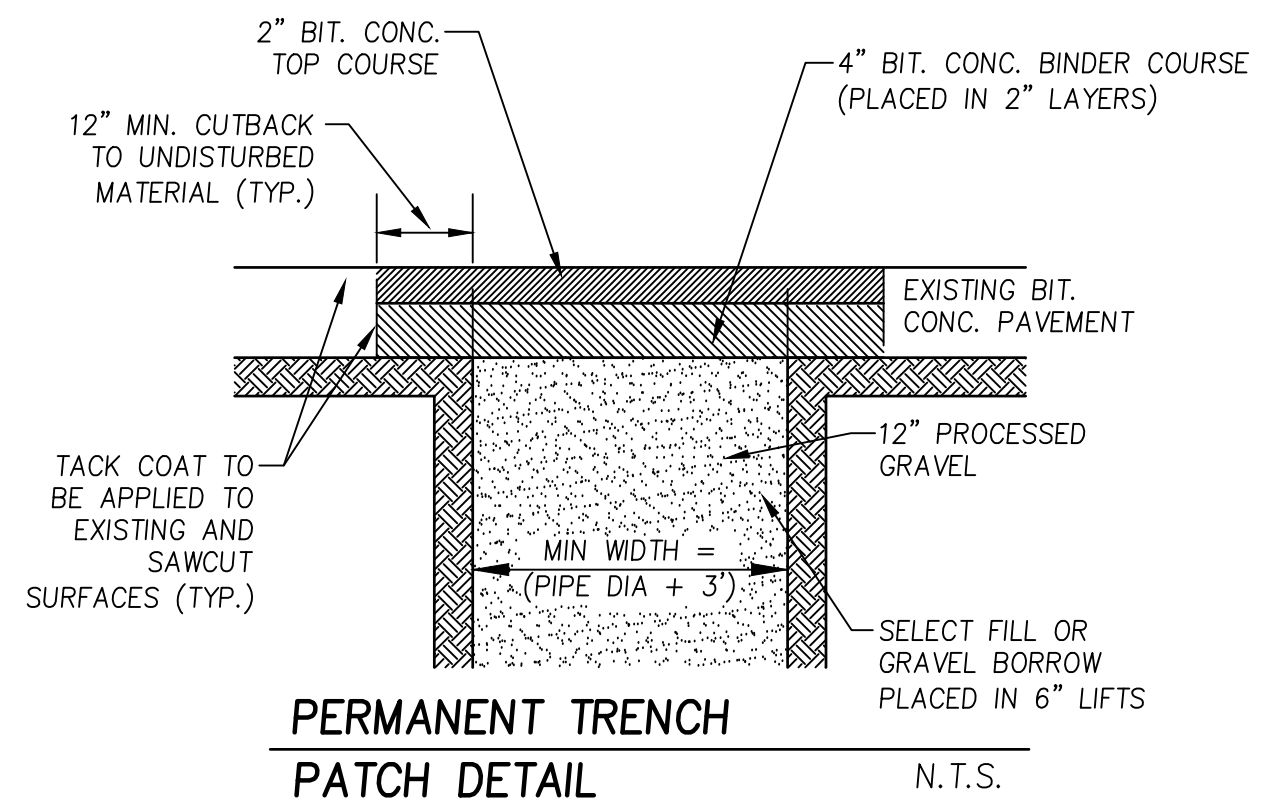
N.T.S.



NOTES

1. VALUES SHOWN ARE FOR TEST PRESSURE OF 150 PSI WITH A 100 PSI SURGE ALLOWANCE.
2. 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.
3. POURED CONCRETE THRUST BLOCKS SHALL NOT COVER ANY JOINTS, CLAMPS, NUTS, BOLTS, ETC.

THRUST BLOCK
DETAILS



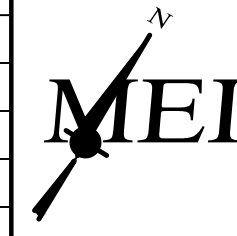
PERMANENT TRENCH
PATCH DETAIL

N.T.S.



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360 WASHINGTON STREET
RYE, NH 03870

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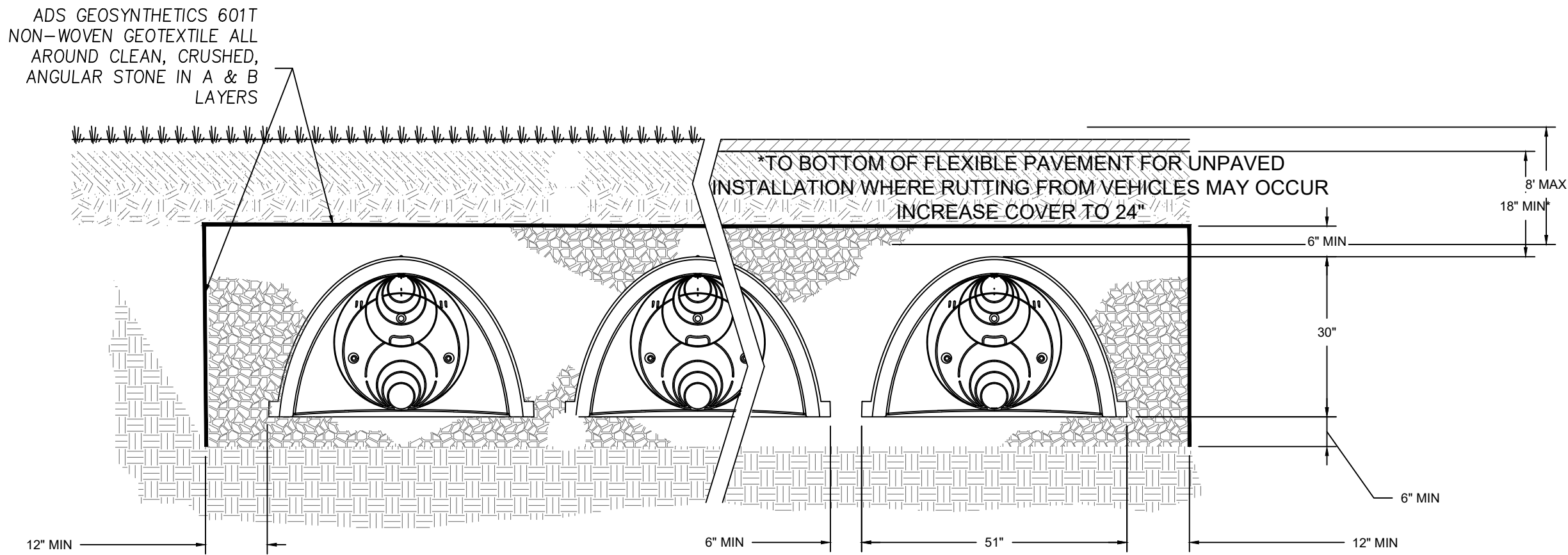
MILLENNIUM ENGINEERING, INC.
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**CONSTRUCTION
DETAILS
WATER &
SEWER**

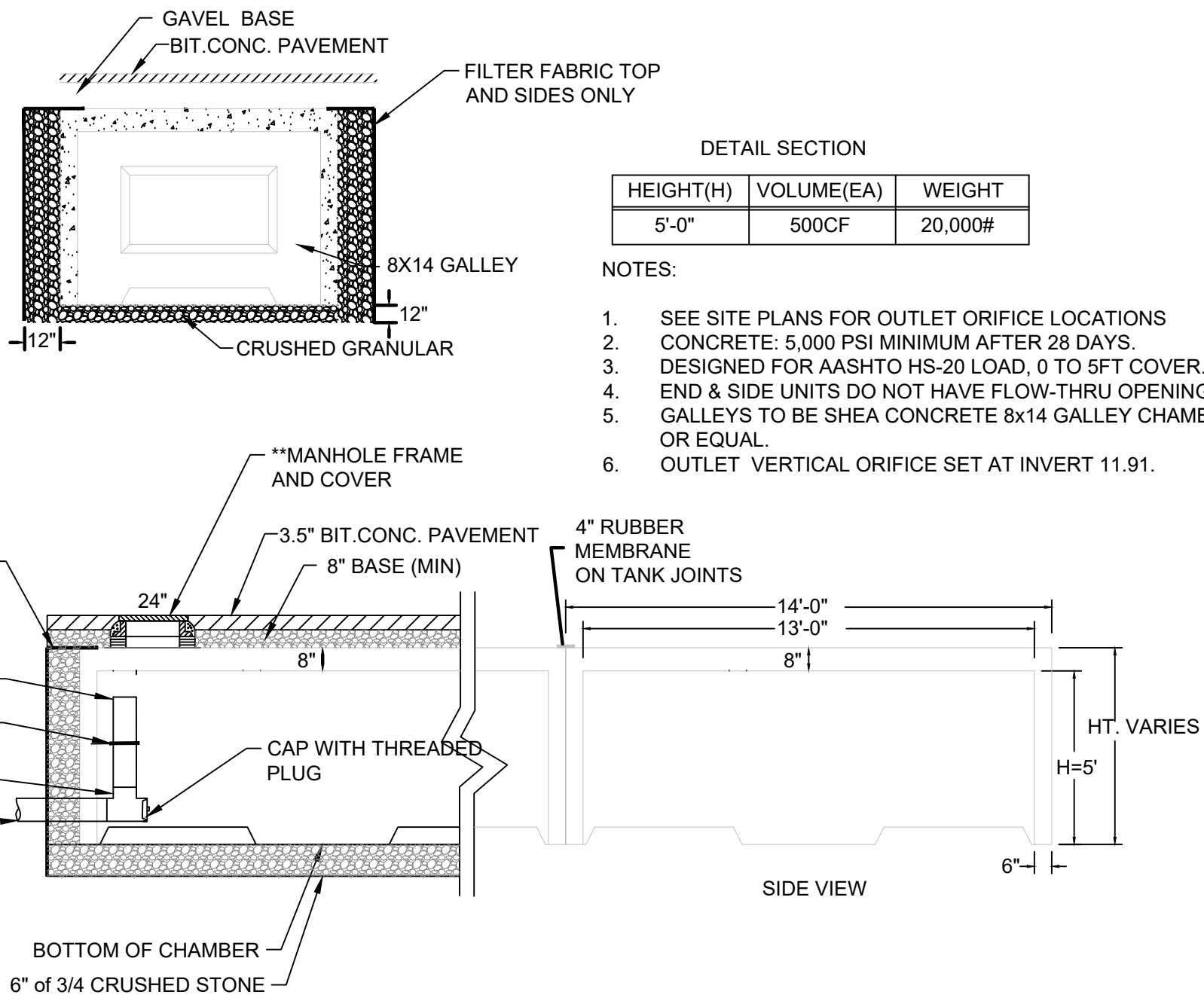
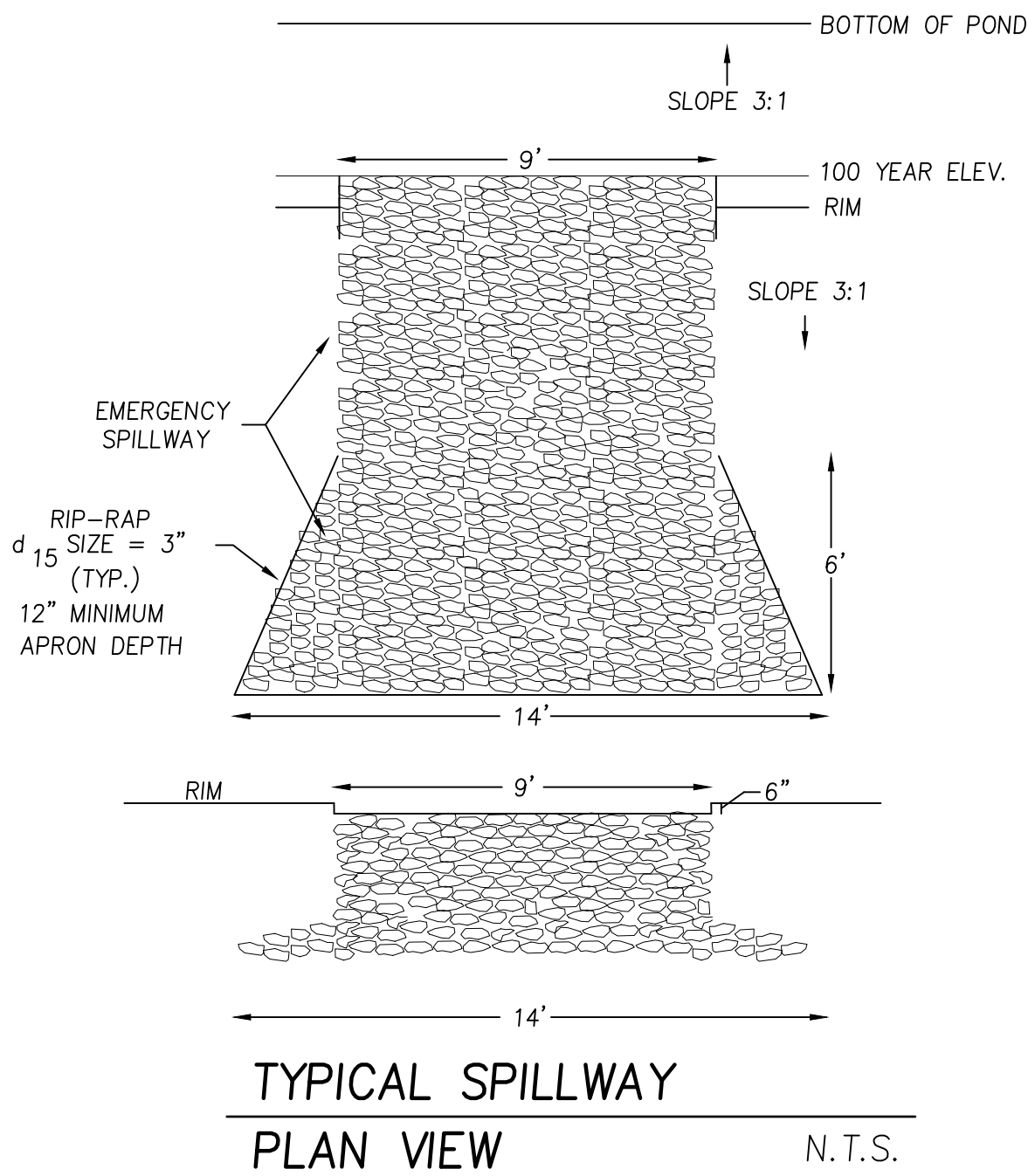
SHEET: C10.2



SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	TOP STONE ELEV.	100 YR STORM ELEV.
SUB. INF. 2	51.00	51.50	54.00	54.50	54.63
SUB. INF. 3	52.00	53.00	55.50	56.00	55.94
SUB. INF. 3B	49.00	49.50	52.00	52.50	52.90
SUB. INF. 3D	54.00	54.50	57.00	57.50	57.32
SUB. INF. 4	54.00	54.50	57.00	57.50	57.27
SUB. INF. 6	61.00	61.50	64.00	64.50	64.77
SUB. INF. 8	60.00	60.50	63.00	63.50	63.27
SUB. INF. 10	58.00	58.50	61.00	61.50	61.70
SUB. INF. 12	55.50	56.00	58.50	59.00	59.30

STORMTECH SC 740
INFILTRATION CHAMBER

N.T.S.

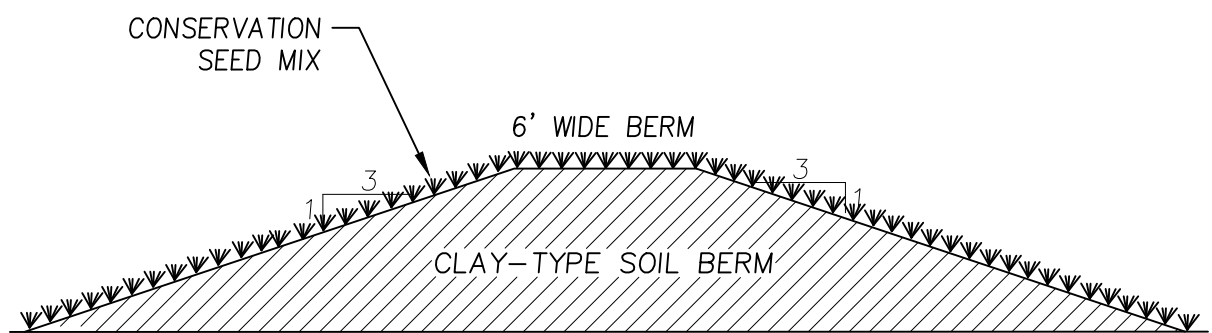


*SEE PLANS AND TABLE FOR OUTLET
**PROVIDE RISER AND MANHOLE OVER ALL INLET AND OUTLET PIPES

SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	100 YR STORM ELEV.	OUTLET INVERT ELEV.	STANDPIPE DIA./INV. ELEV.
SUB. DET.1A	57.70	48.20	52.90	52.20	8"/48.50	8"/52.20
SUB. DET. 1B	57.70	48.20	52.90	53.20	15"/49.70	N/A
SUB. DET.1C	57.50	48.00	52.70	53.05	15"/48.50	15"/51.70
SUB. DET. 3A	49.40	49.90	53.60	51.34	N/A	N/A
SUB. DET. 3C	54.30	54.80	57.50	56.76	N/A	N/A
SUB. DET. 3E	55.00	55.50	58.20	56.63	N/A	N/A
SUB. DET. 3F	54.50	55.00	58.70	56.72	N/A	N/A
SUB. DET. 4	54.00	54.50	58.20	58.04	18"/54.50	N/A
SUB. DET. 4A	55.00	55.50	61.20	59.71	12"/55.50	12"/59.00
SUB. DET. 4B	58.50	59.00	63.70	62.92	18"/59.00	N/A
SUB. DET. 5	59.00	59.50	62.20	62.46	15"/59.80	15"/61.20
SUB. DET. 7	60.30	60.80	63.50	64.01	15"/61.20	N/A
SUB. DET. 9	59.00	59.50	64.20	63.84	15"/59.90	N/A
SUB. DET. 11	58.50	59.00	61.70	61.47	12"/59.40	N/A

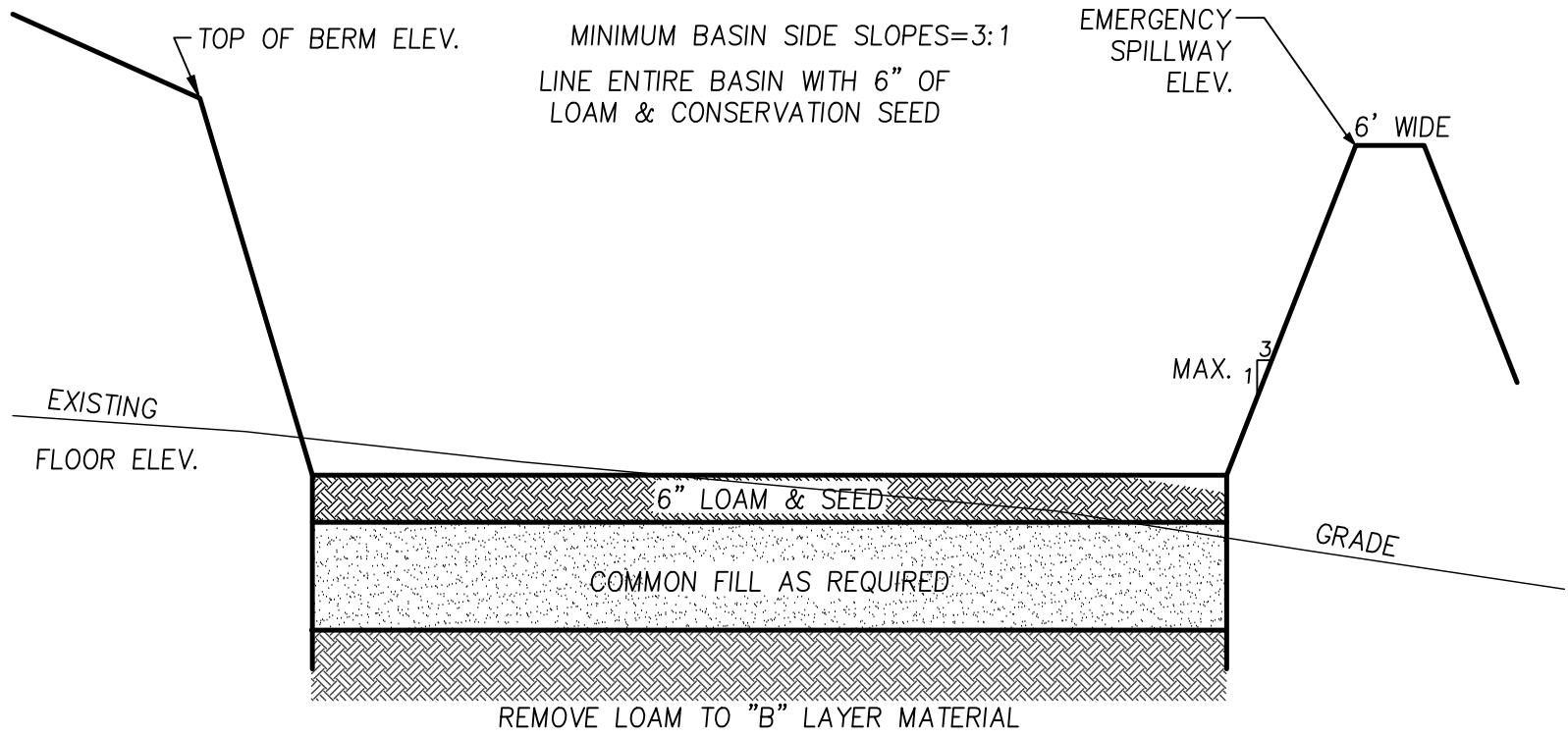
SHEA 8'x14' CONCRETE
DETENTION CHAMBER

N.T.S.



INFILTRATION/DETENTION BASIN
BERM DETAIL

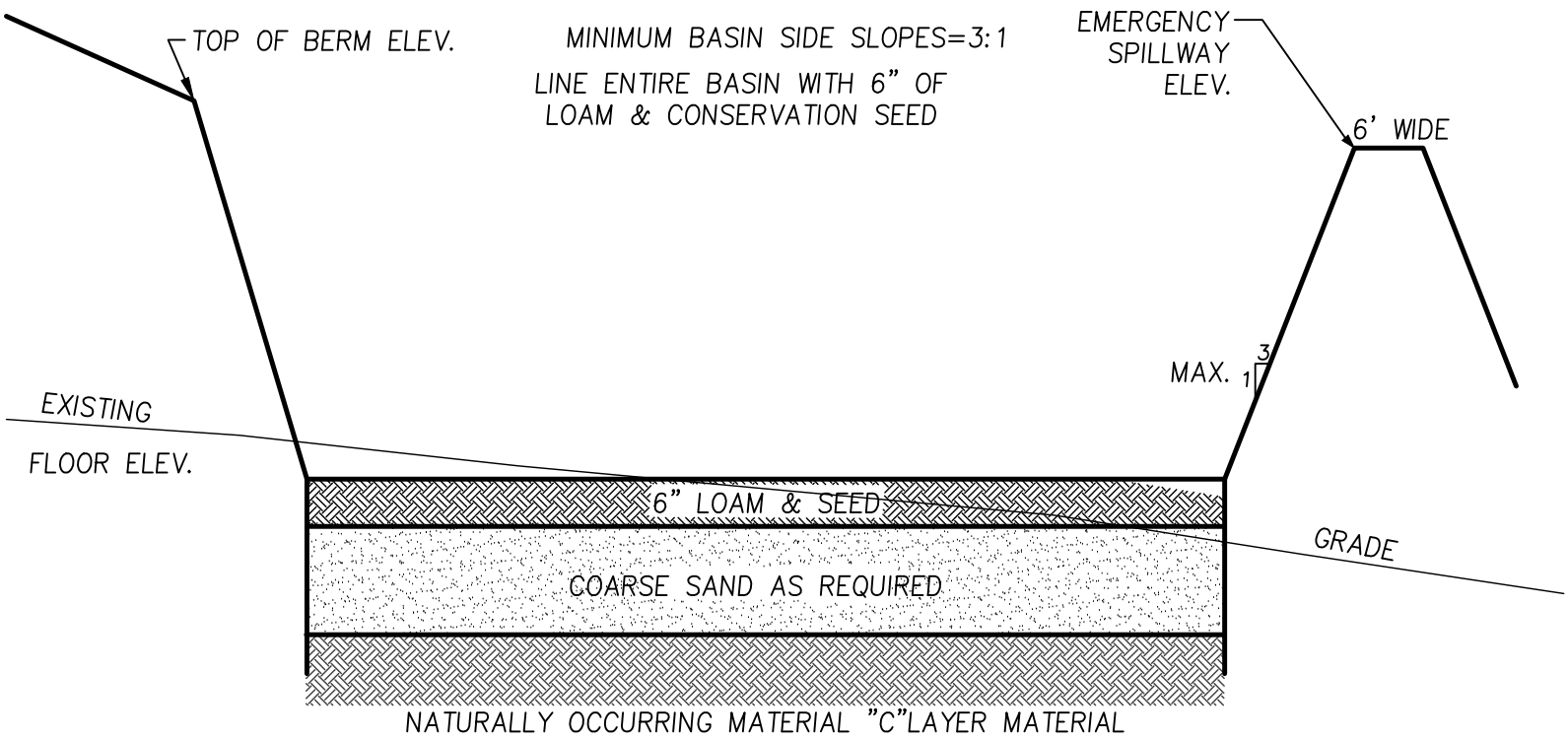
N.T.S.



INF. BASIN	BOT. BASIN ELEV.	TOP OF BERM ELEV.	EMERGENCY SPILL WAY ELEV.	100 YR STORM ELEV.
DET. BASIN 5	52.00	56.30	55.60	55.12
INF.BASIN 3G	52.00	55.40	53.90	54.35

DETENTION BASIN
TYP. CROSS-SECTION

HORIZ. SCALE: N.T.S.
VERT. SCALE: 1"=2'



INF. BASIN	BOT. BASIN ELEV.	TOP OF BERM ELEV.	EMERGENCY SPILL WAY ELEV.	100 YR STORM ELEV.
INF. BASIN 1	45.50	48.60	47.90	47.50
INF.BASIN 3G	50.00	54.30	53.50	53.21

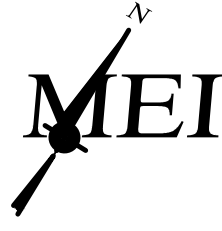
INFILTRATION BASIN
TYP. CROSS-SECTION

HORIZ. SCALE: N.T.S.
VERT. SCALE: 1"=2'



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360 WASHINGTON STREET
RYE, NH 03870

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4	6/29/26	PLAN SET UPDATE	S.B.S.
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2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



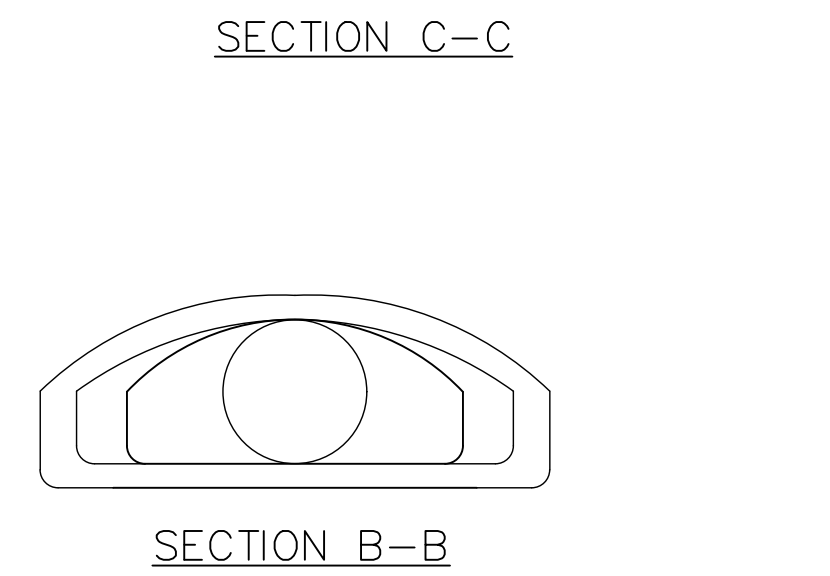
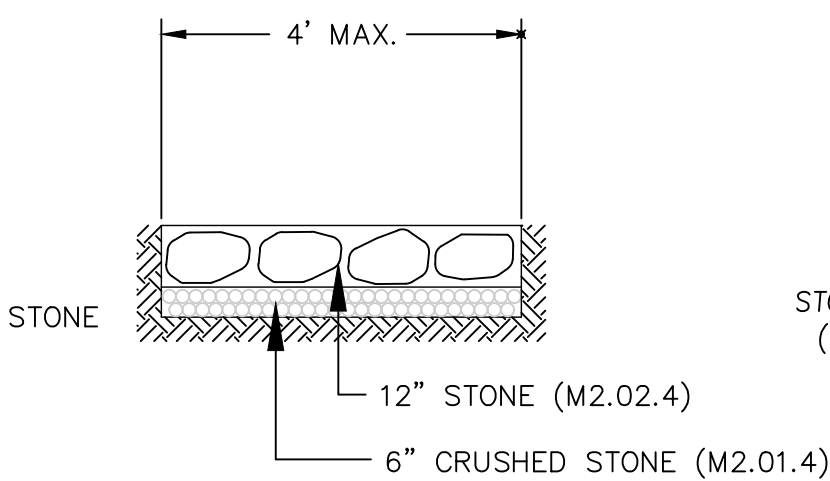
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ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

DATE: AUG. 11, 2025
CALC. BY: J.T.M.
CHKD. BY: S.B.S.
PROJECT: M244407

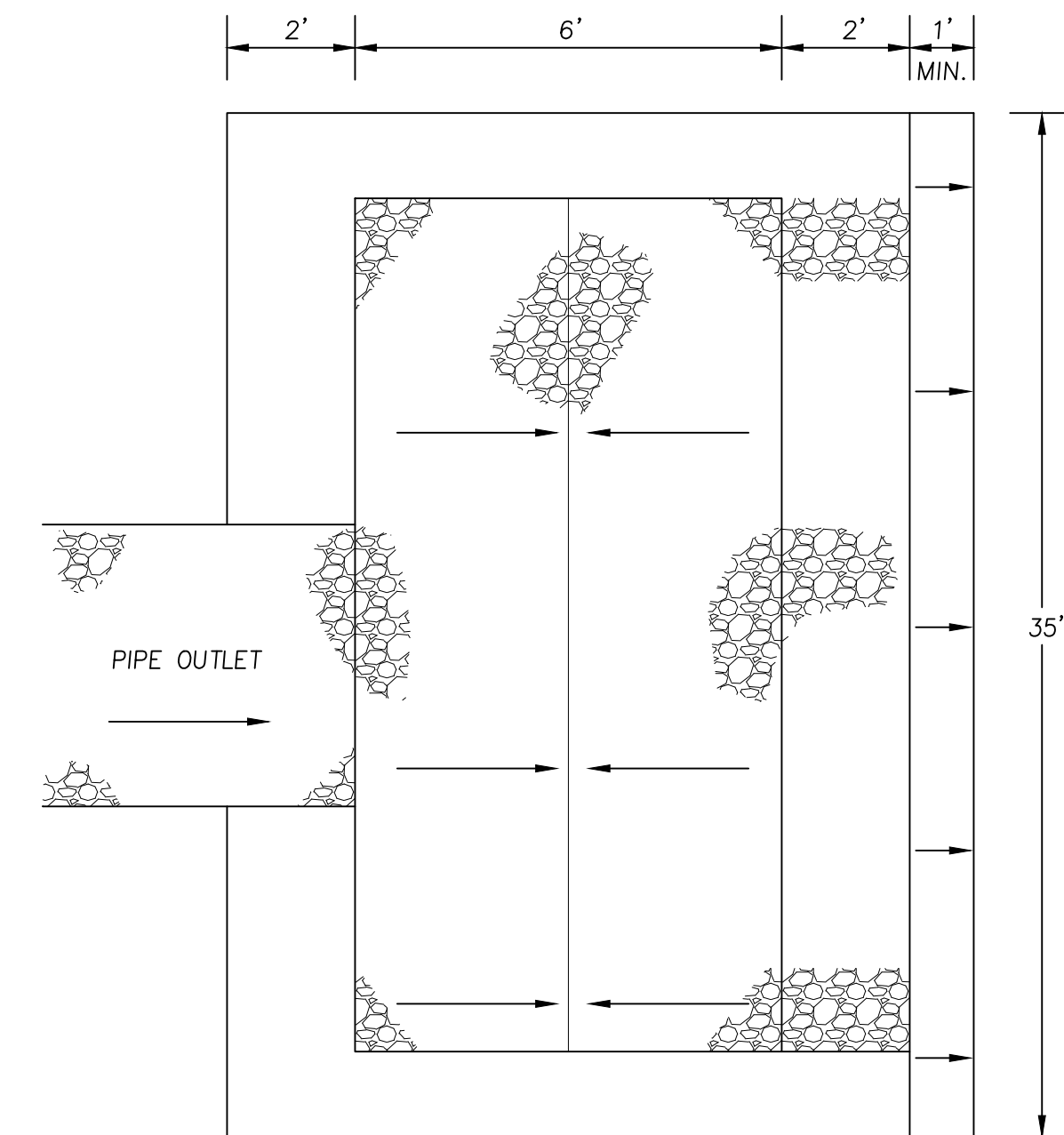
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION
DETAILS
- DRAINAGE

SHEET: C10.3

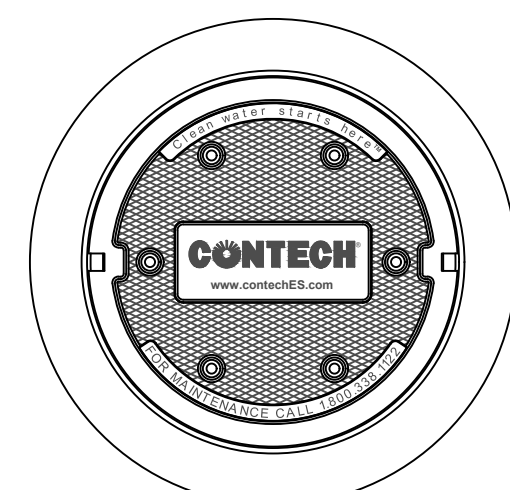


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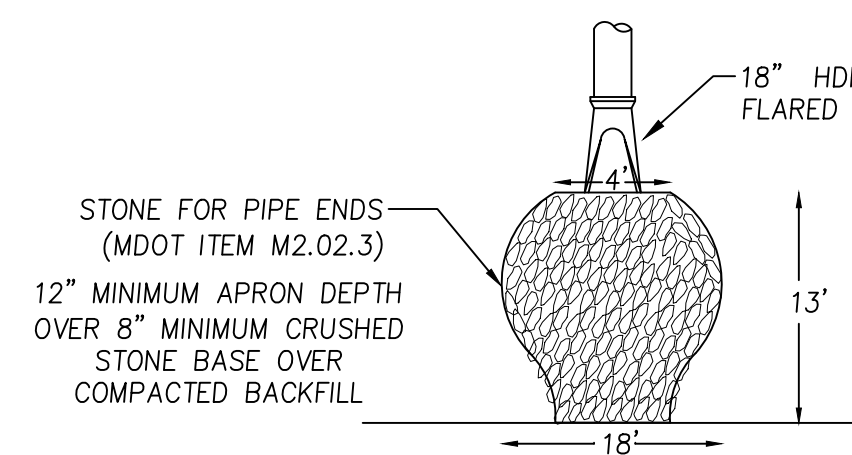


- NOTES:
1. CONSTRUCT BOTTOM AT 0% GRADE TO ENSURE UNIFORM SHEET FLOW. SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL.
 2. PLACE 12" LAYER OF UNIFORMLY GRADED STONE 4" TO 6" IN DIAMETER. RAKE TO FORM SMOOTH UNIFORM SURFACE. DO NOT FILL IN VOIDS IN STONE.
 3. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

N.T.S.

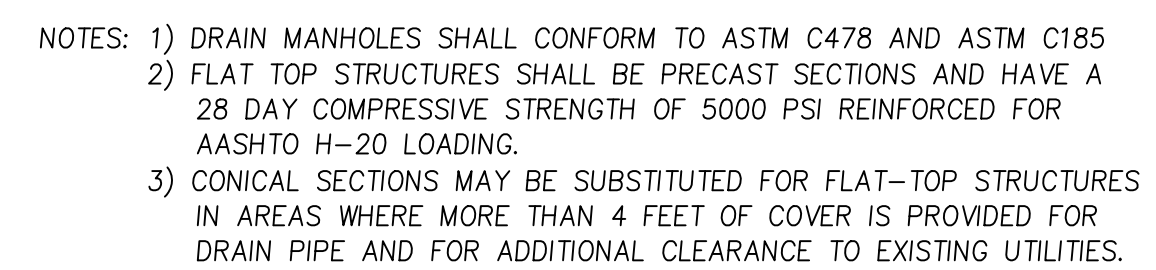


FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

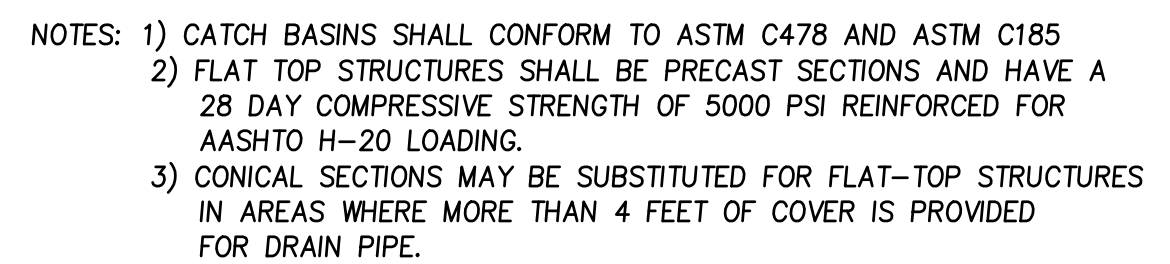


NOTE: GEOSYNTHETIC EROSION CONTROL MAT
SHALL BE UNDER ALL RIP-RAP

N.T.S.

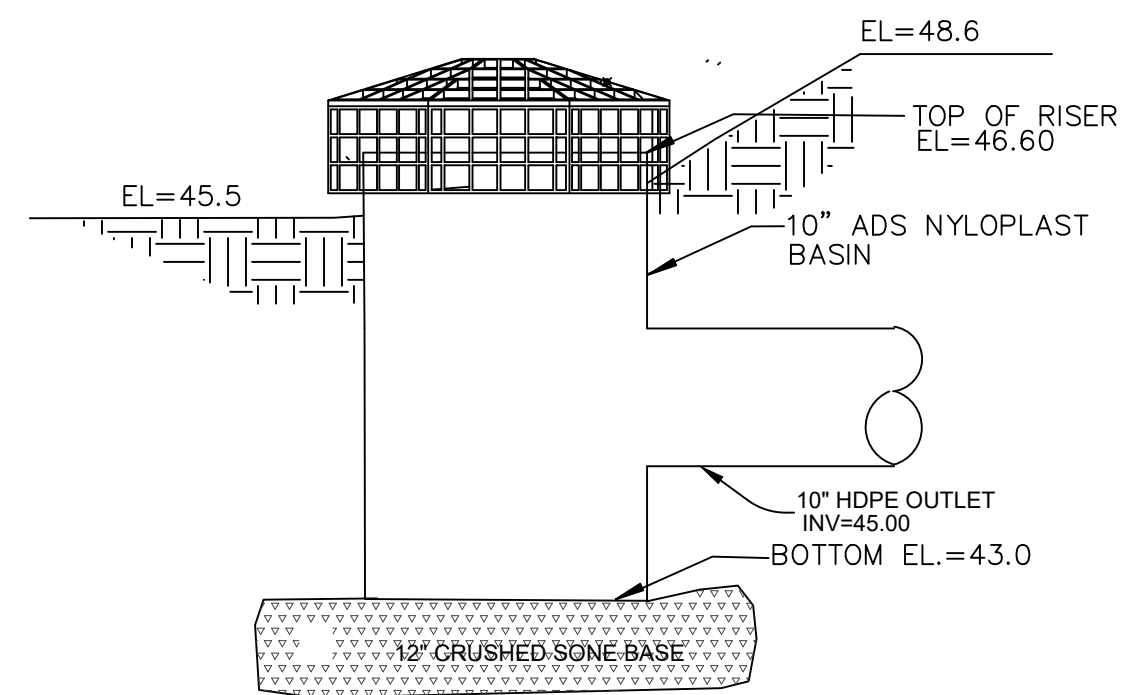
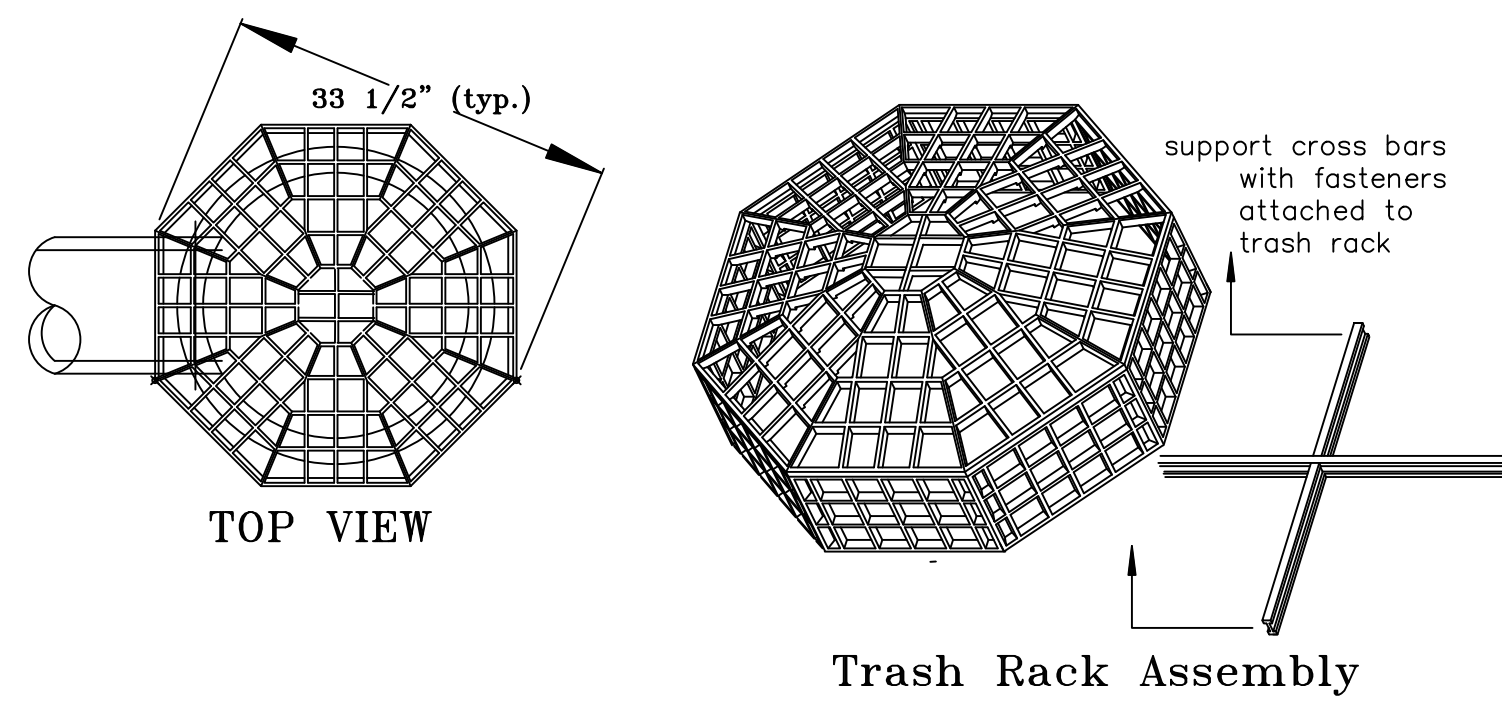


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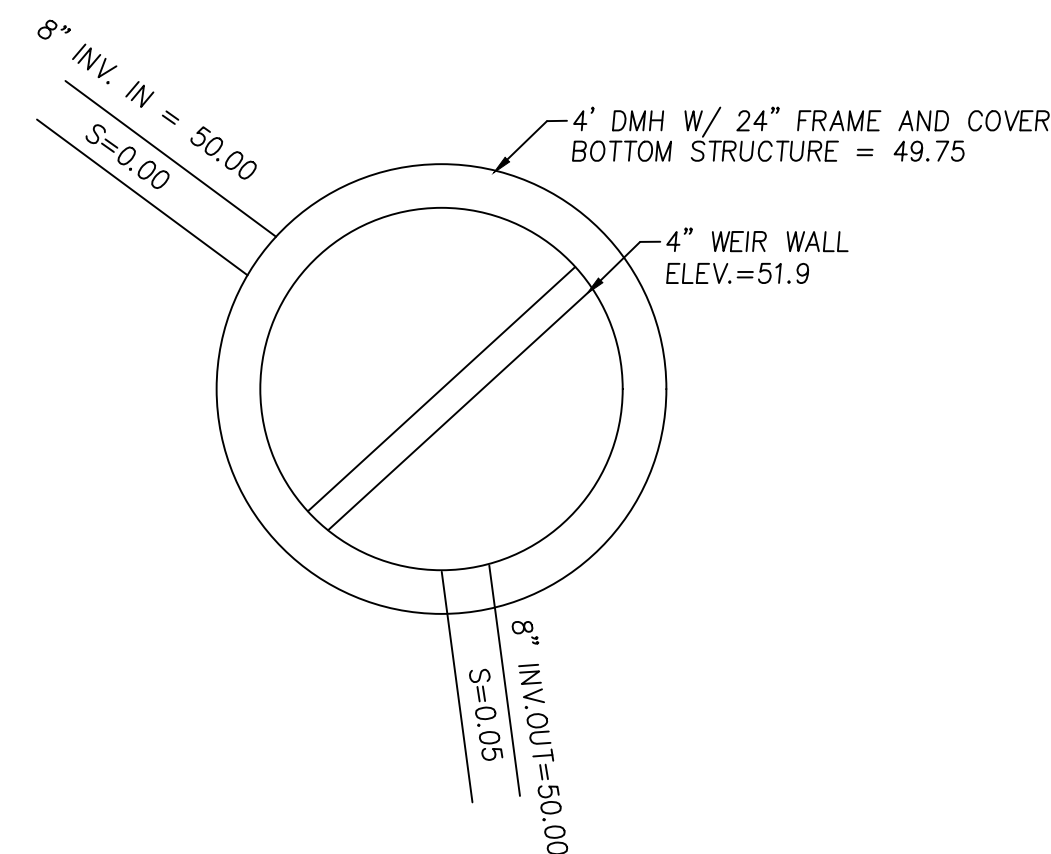


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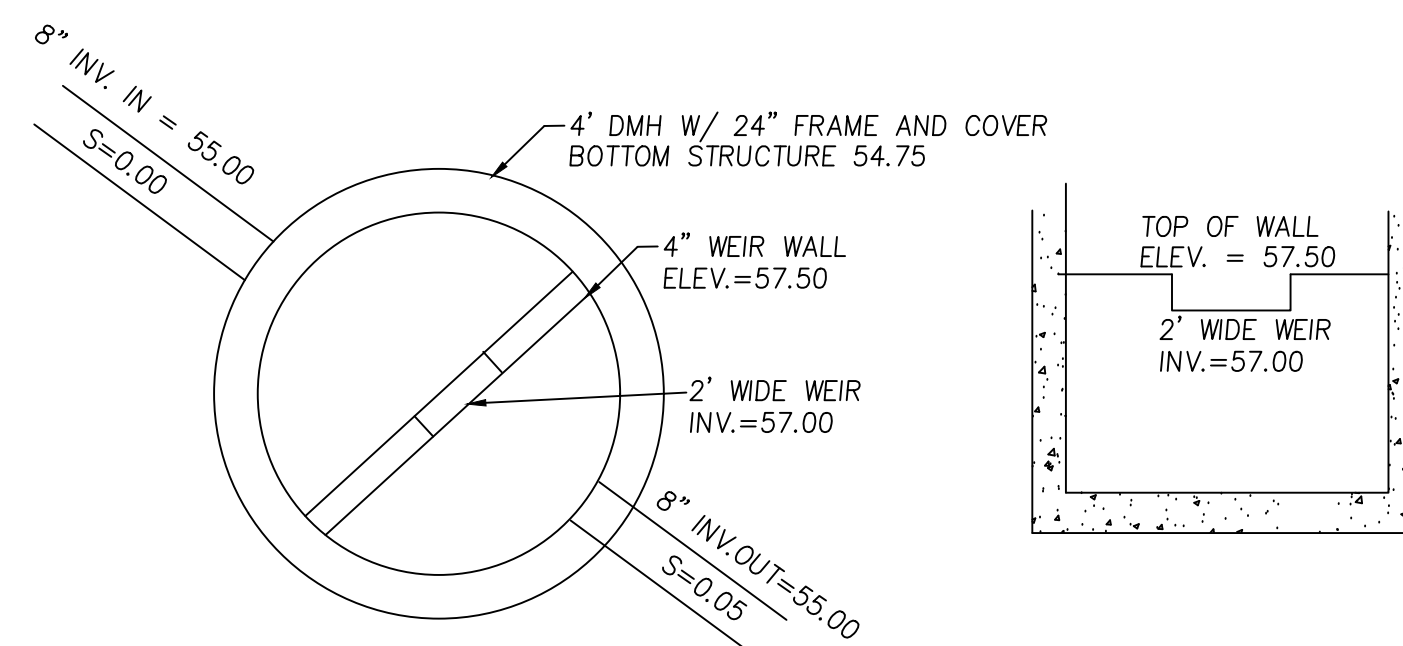
SHEET: C10.4



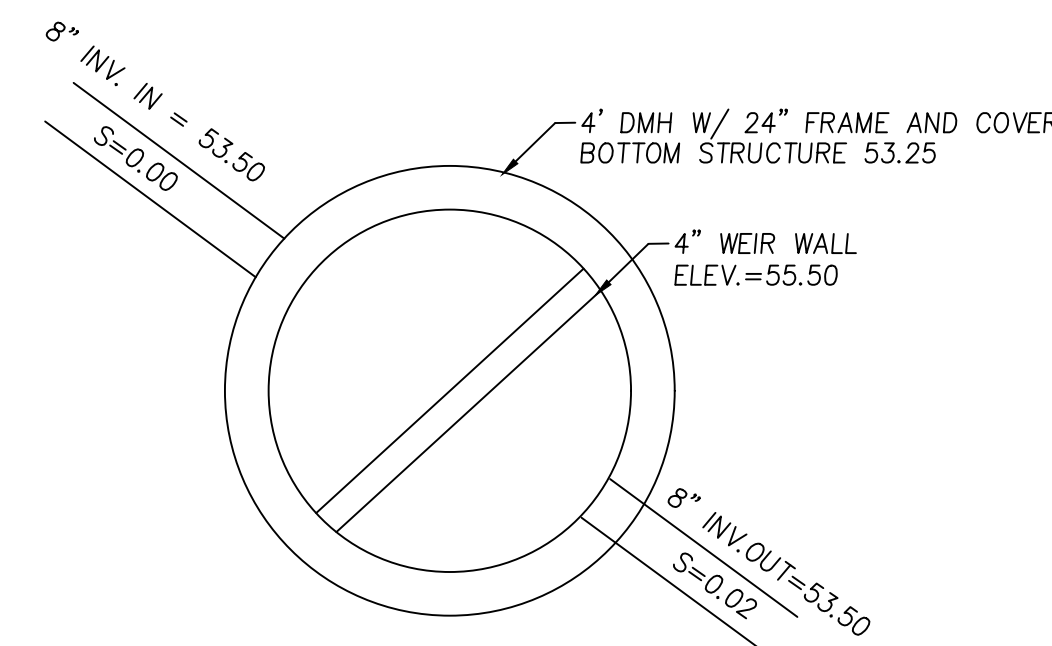
OUTLET CONTROL STRUCTURE 1
DETAIL N.T.S.



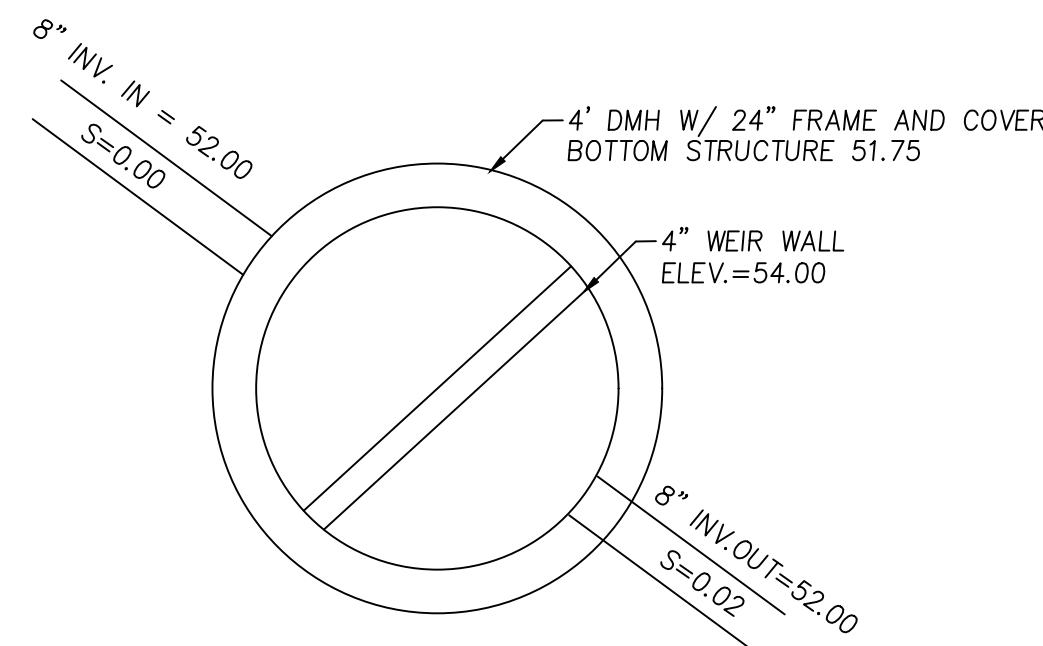
OUTLET CONTROL STRUCTURE 2
DETAIL N.T.S.



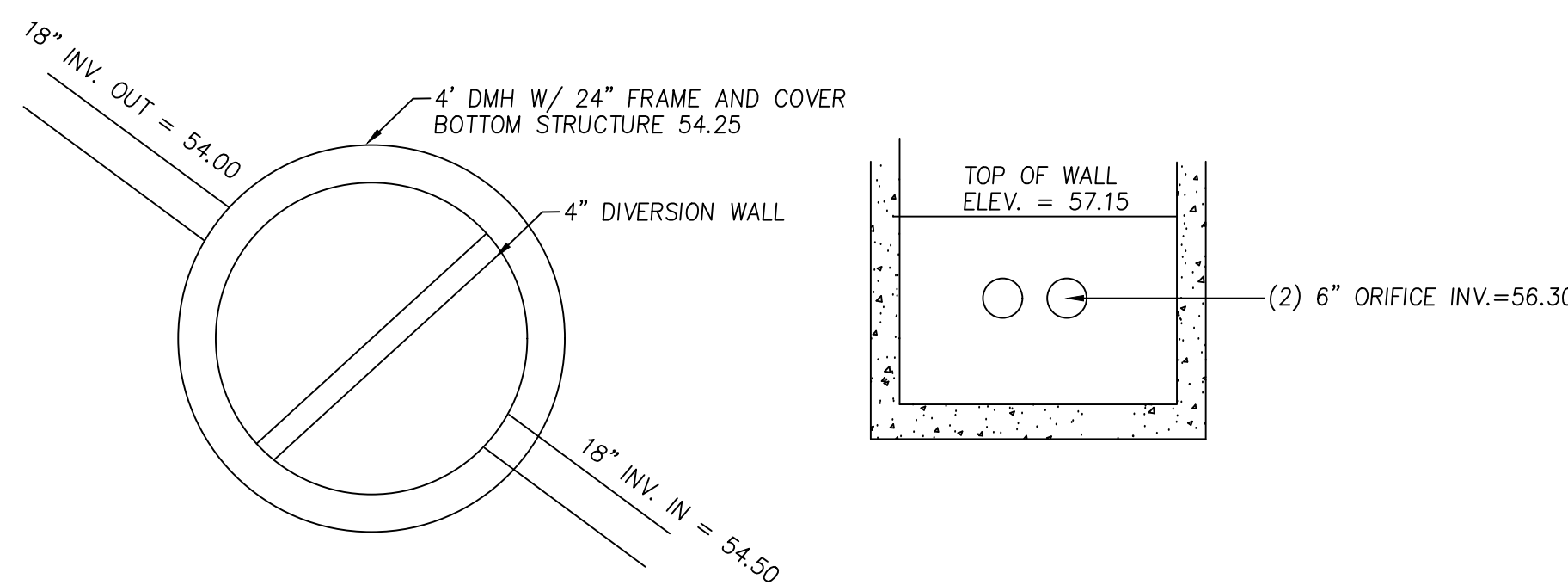
OUTLET CONTROL STRUCTURE 3
DETAIL N.T.S.



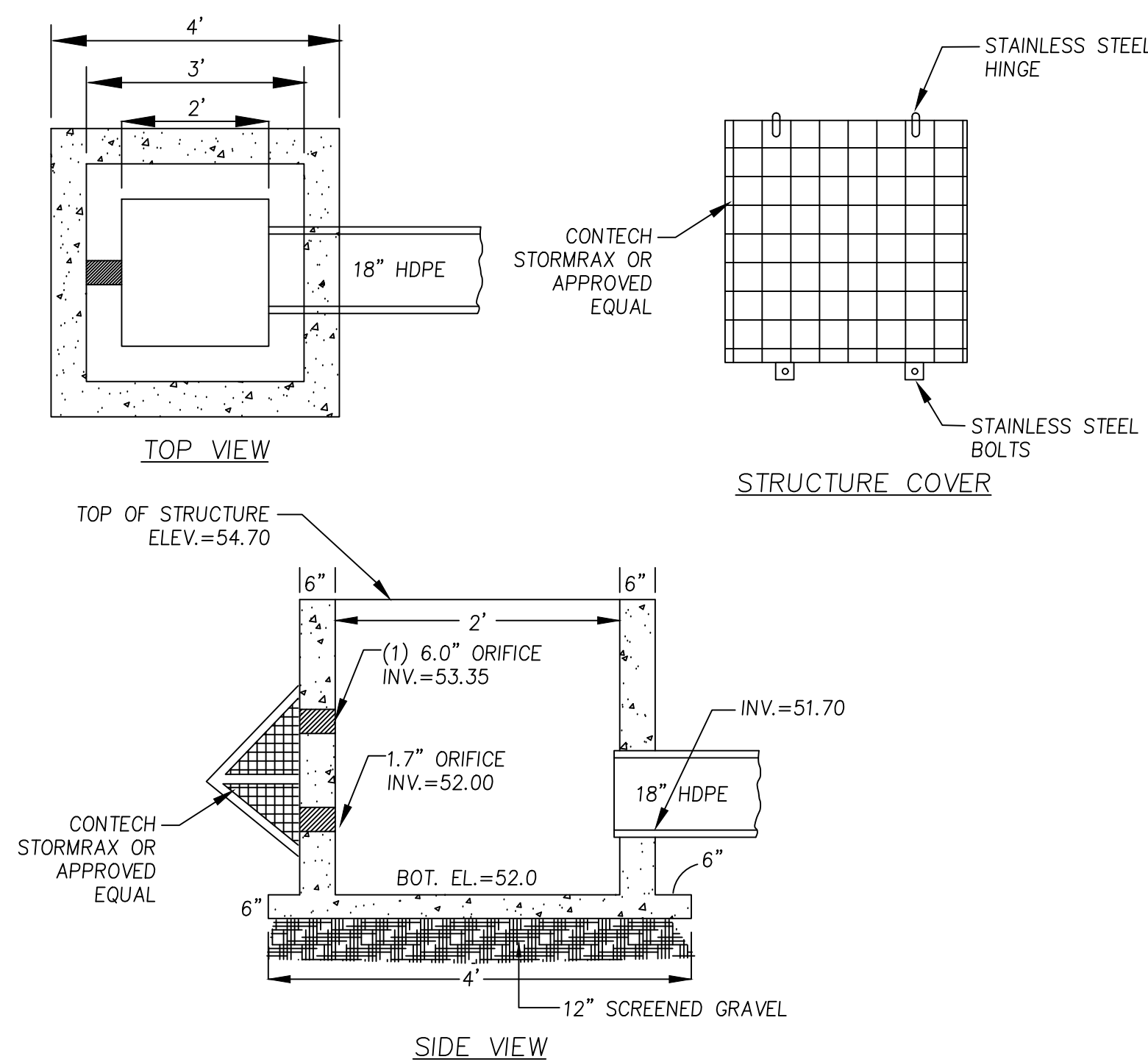
OUTLET CONTROL STRUCTURE 4
DETAIL N.T.S.



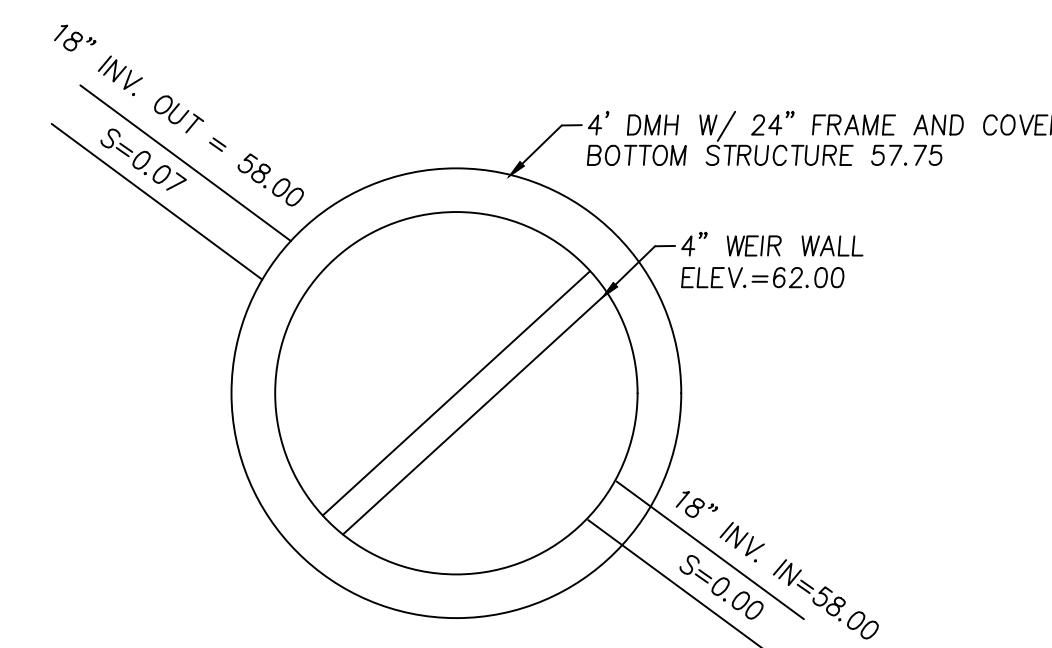
OUTLET CONTROL STRUCTURE 5
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 6
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 7
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 8
DETAIL N.T.S.



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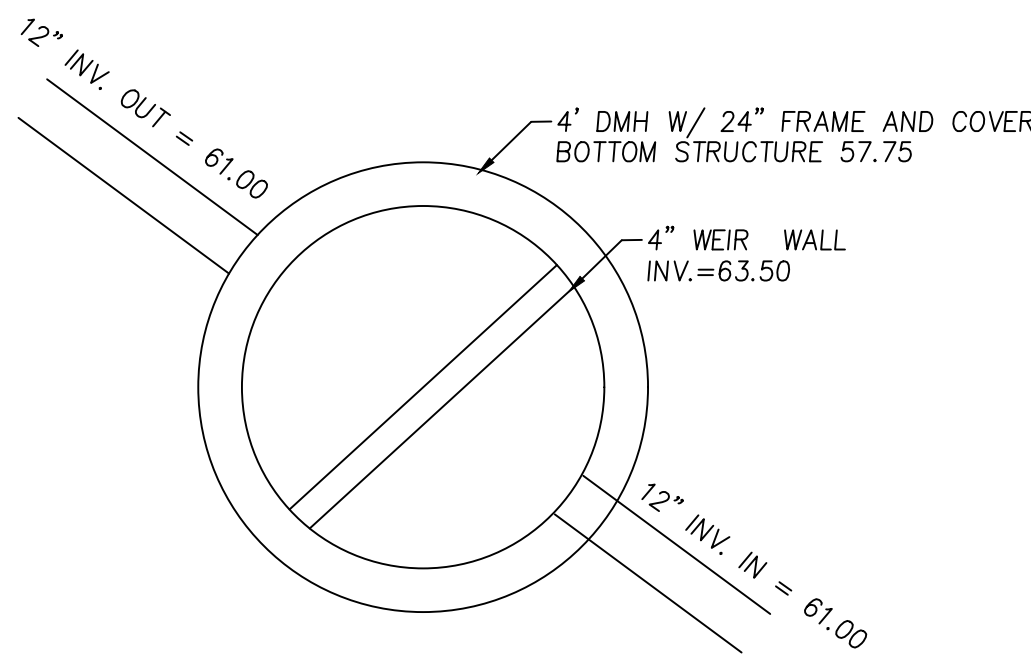
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4	6/29/26	PLAN SET UPDATE	S.B.S.
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2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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	CALC. BY: J.T.M.	
	DATE: AUG. 11, 2025	CHKD. BY: S.B.S.
PROJECT: M244407		

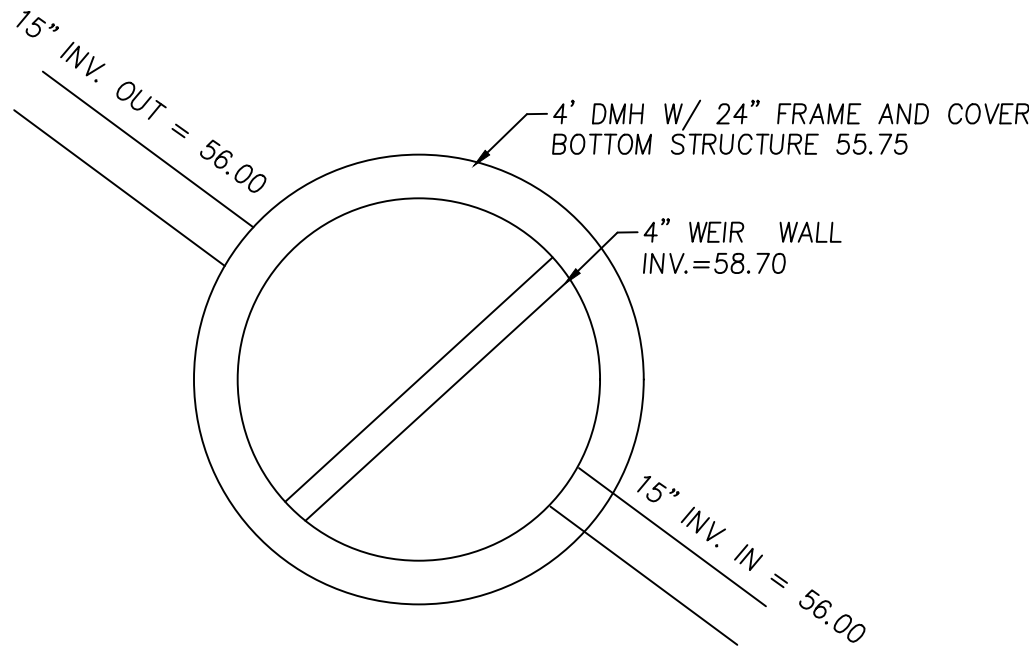
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION
DETAILS
- DRAINAGE

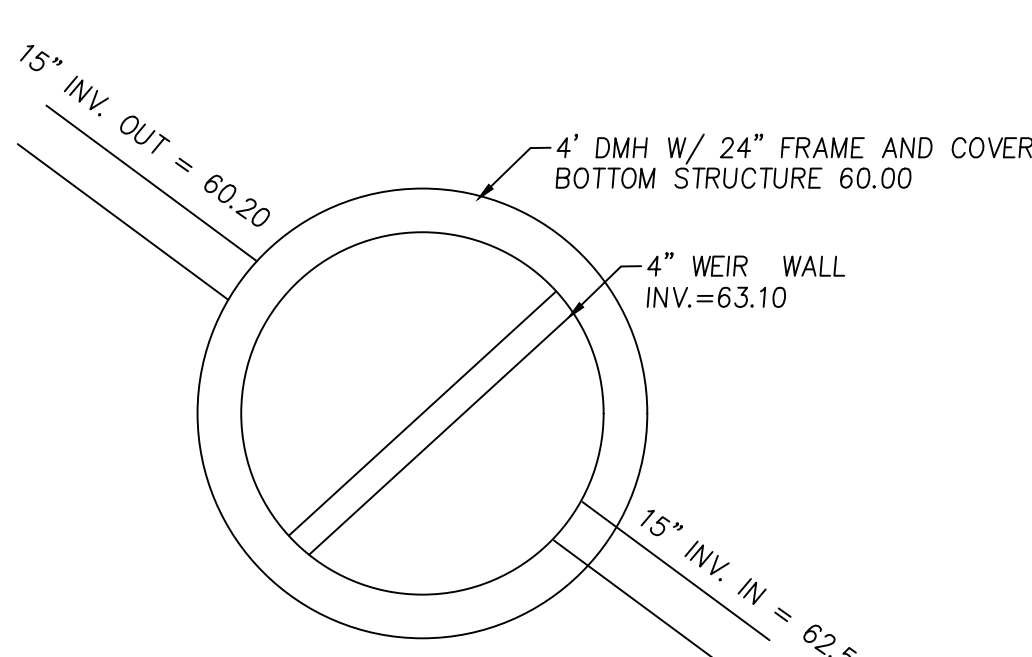
SHEET: C10.5



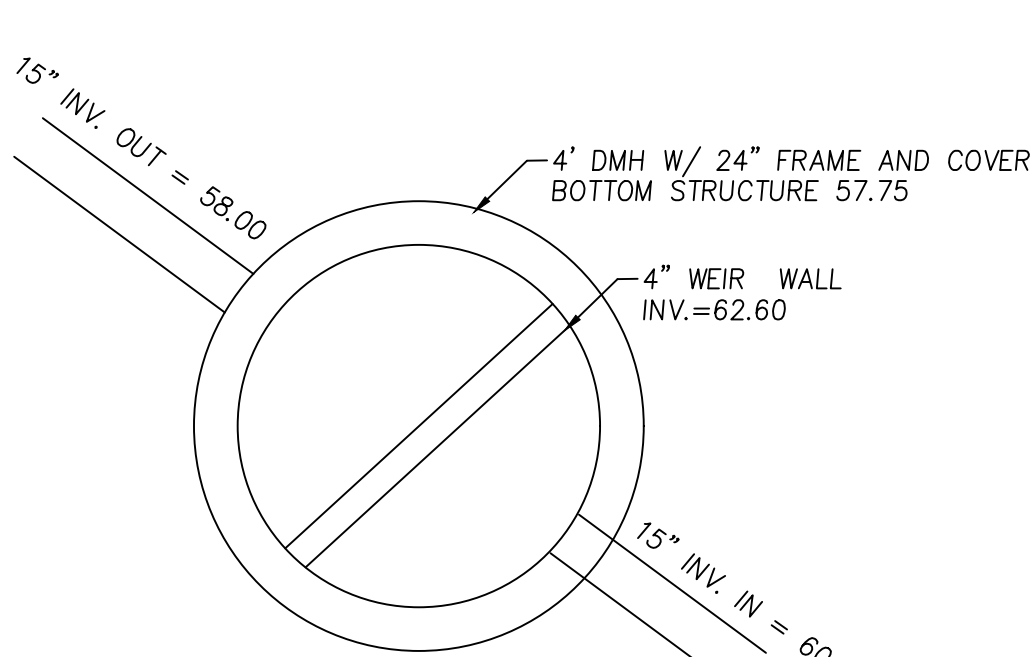
OUTLET CONTROL STRUCTURE 9
DETAIL N.T.S.



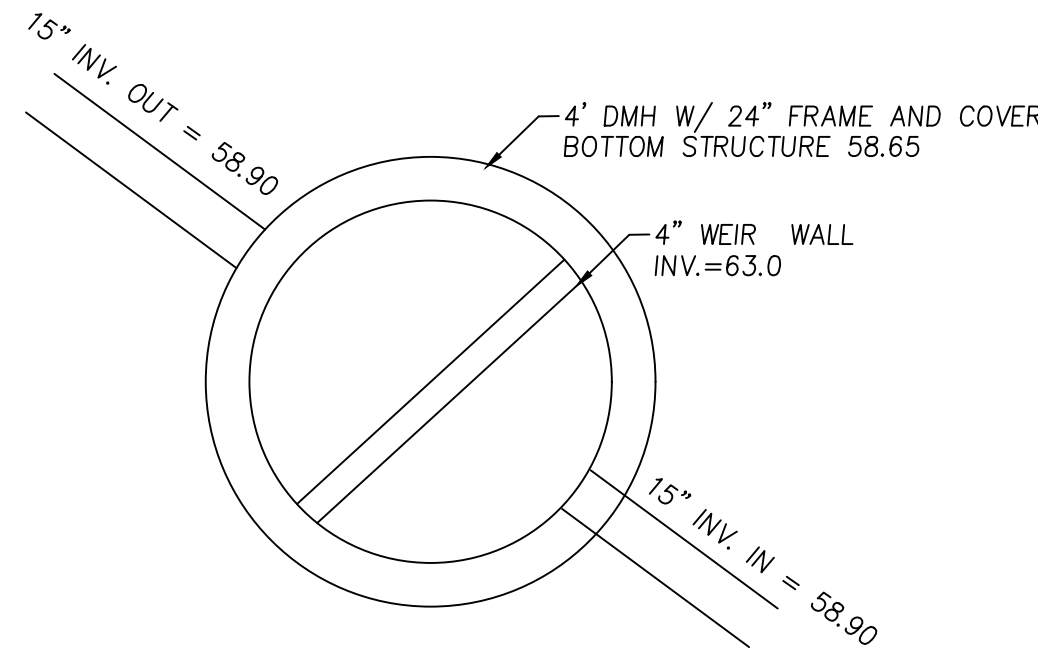
OUTLET CONTROL STRUCTURE 10
DETAIL N.T.S.



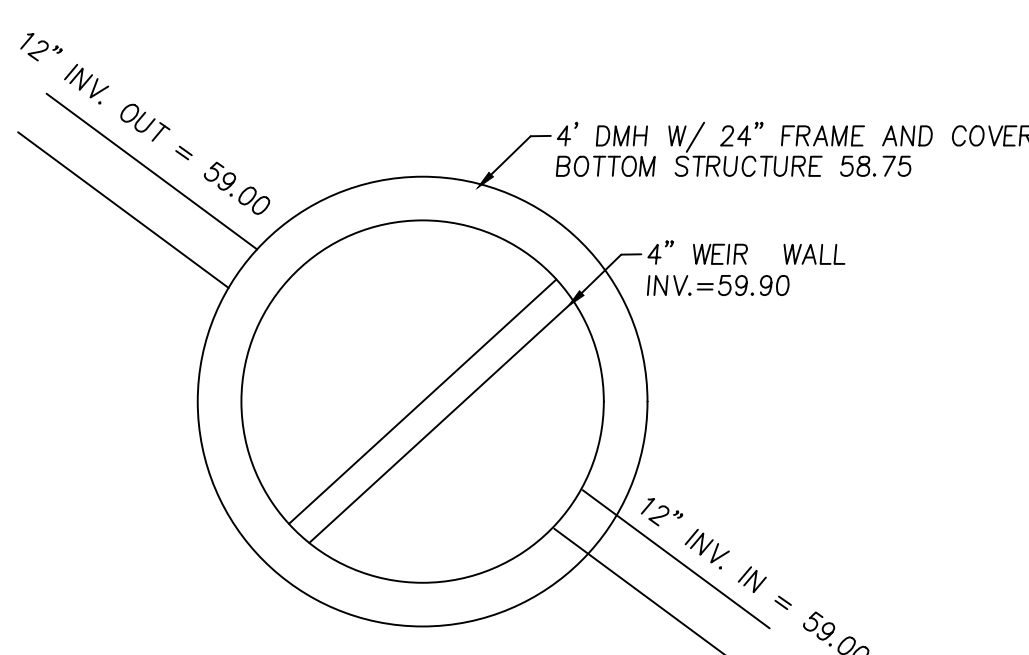
OUTLET CONTROL STRUCTURE 11
DETAIL N.T.S.



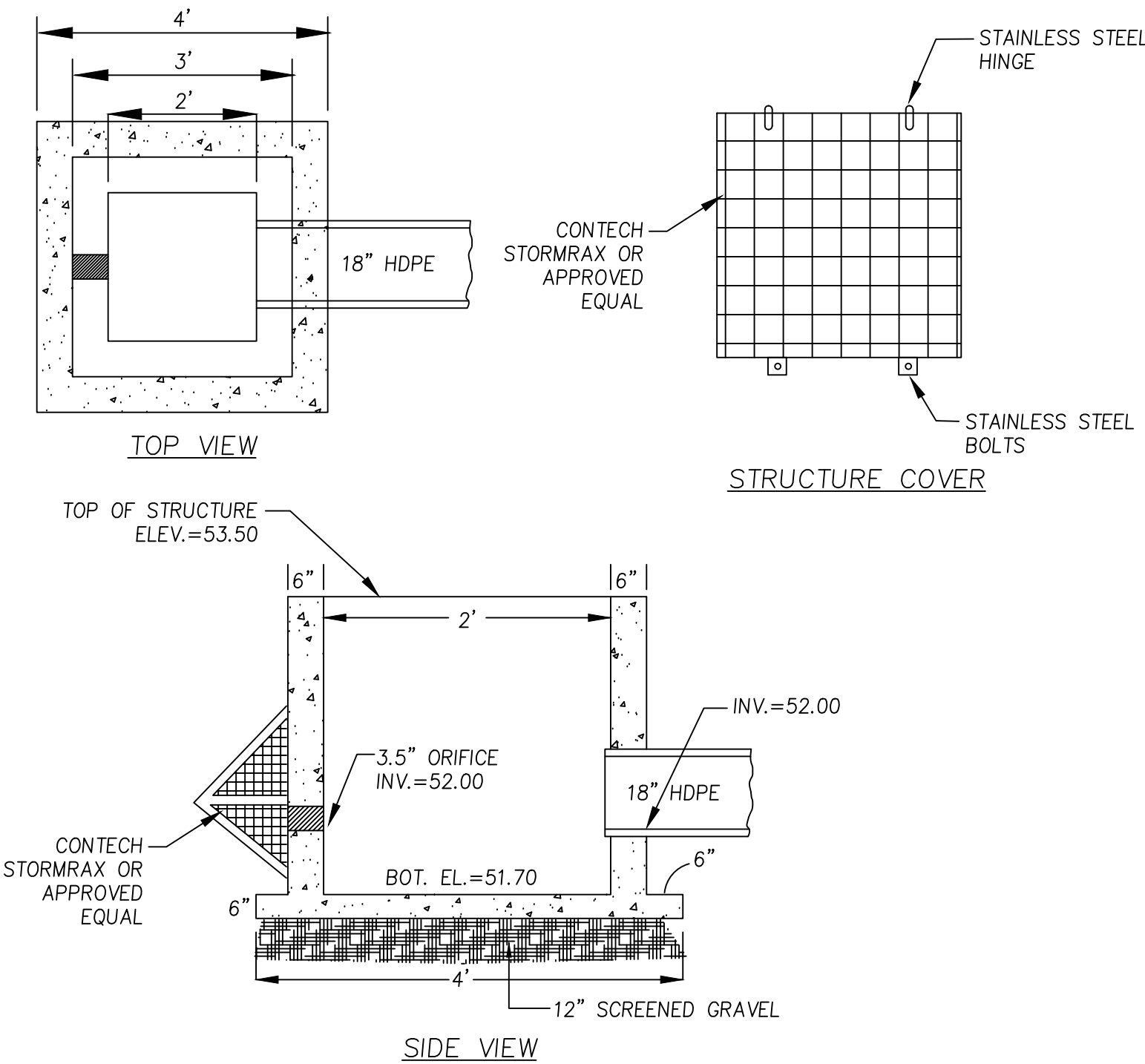
OUTLET CONTROL STRUCTURE 12
DETAIL N.T.S.



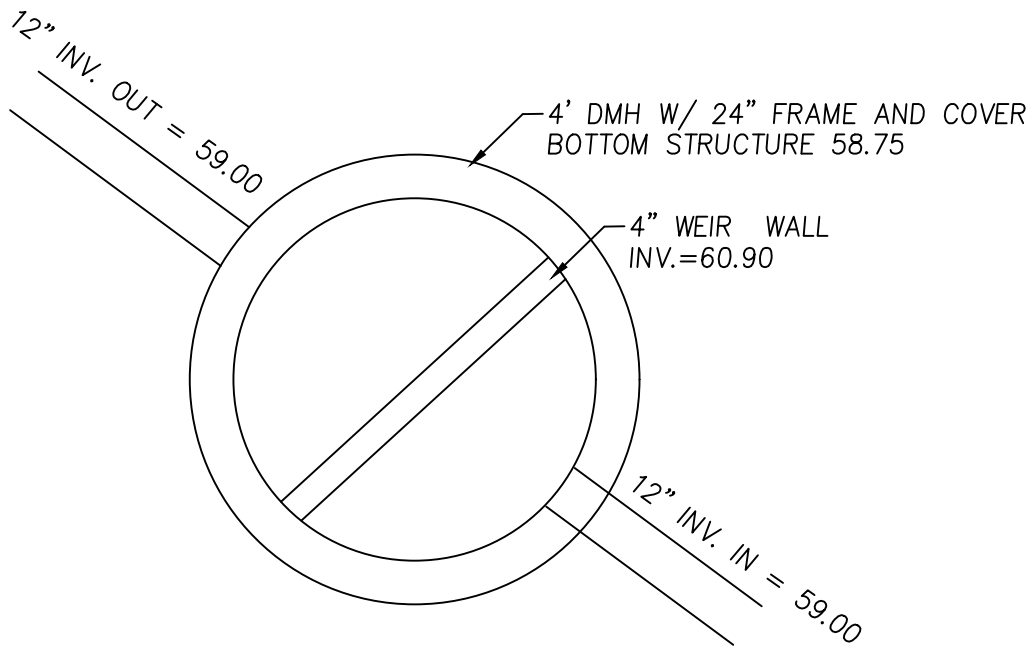
OUTLET CONTROL STRUCTURE 13
DETAIL N.T.S.



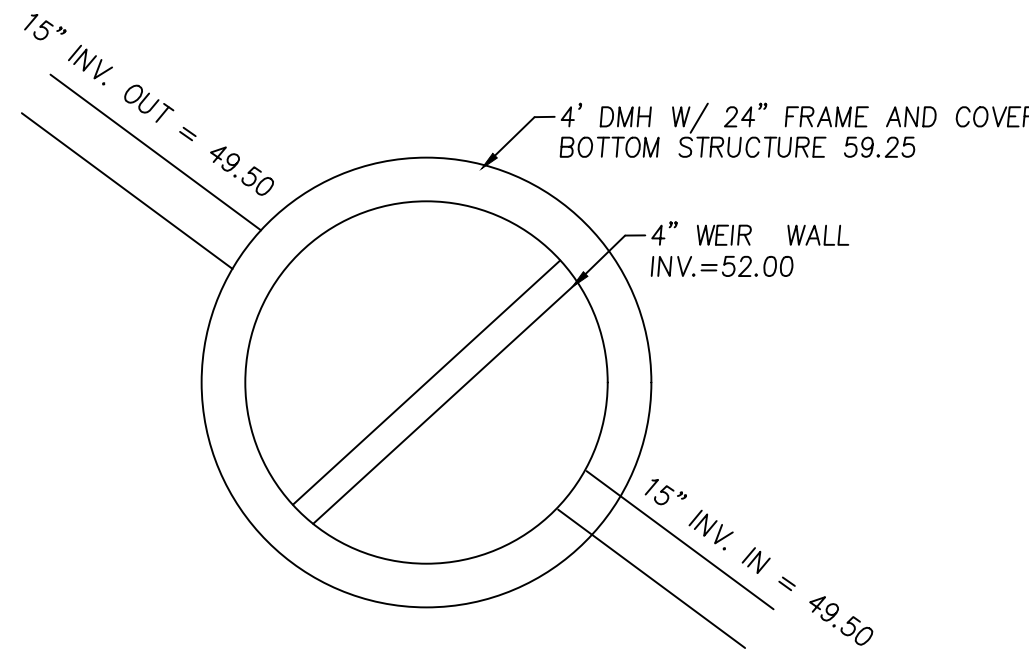
OUTLET CONTROL STRUCTURE 14
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 15
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 16
DETAIL N.T.S.

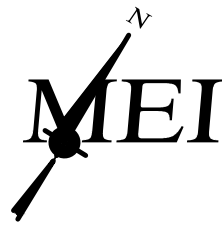


OUTLET CONTROL STRUCTURE 17
DETAIL N.T.S.



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1	12/22/25	PLANNING BOARD UPDATE	J.T.M.



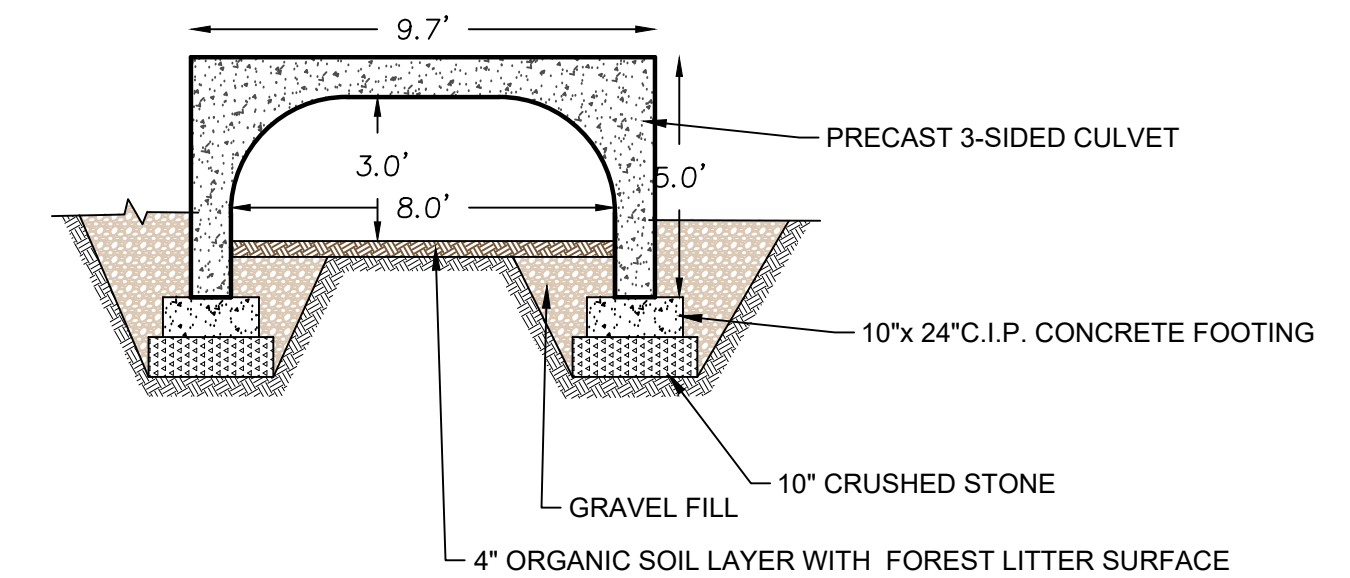
MILLENNIUM ENGINEERING, INC.
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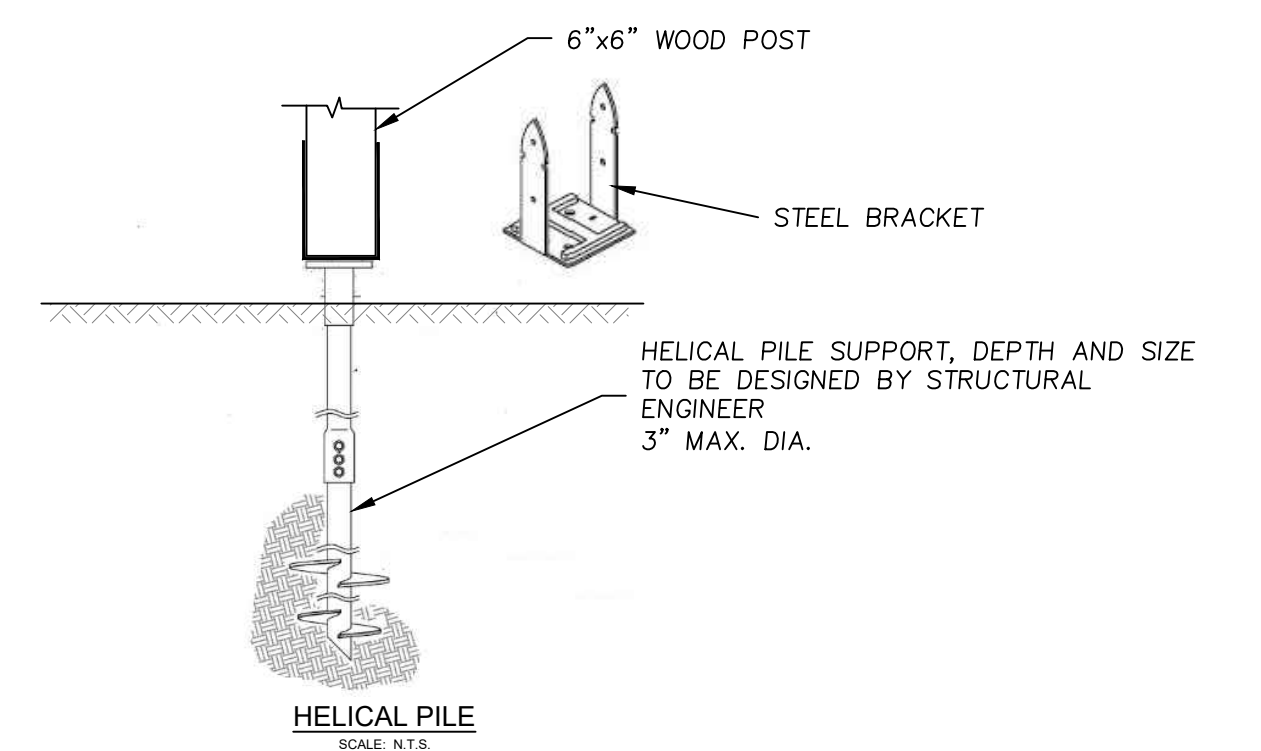
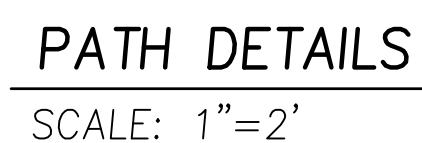
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION
DETAILS
- DRAINAGE

SHEET: C10.6



WILDLIFE CORRIDOR CULVERT DETAIL
8' WIDE X 5' HIGH SCALE: 1"=4'



BVW ELEVATED WALK AND VIEWING
 PLATFORM DETAIL

N.T.S.

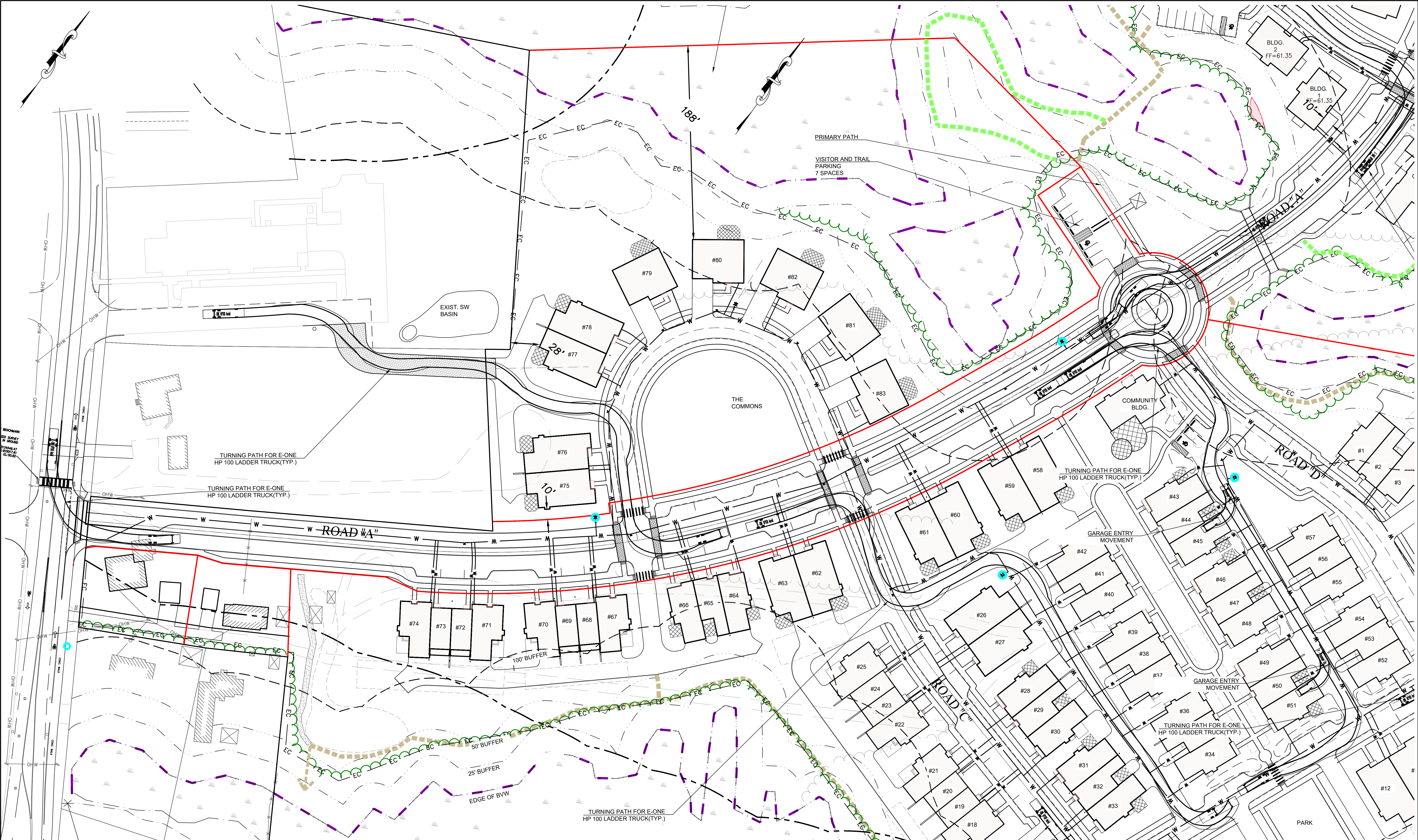


					 MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALESBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528	
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NO.	DATE	DESCRIPTION	BY	DATE: AUG. 11, 2025	CALC. BY: J.T.M. CHKD. BY: S.B.S.	PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION
DETAILS
- MISC. SITE

SHEET: C10.7



GRAPHIC SCALE

400

0

20

40

80

160

(IN FEET)

1 inch = 40'

PREPARED FOR

DALE DEVELOPMENT, LLC

360 WASHINGTON STREET

RYE, NH 03870

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MILLENNIUM ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING

62 ELM ST. SAUBURY, MA 01952 (978) 463-8980

13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'

DATE: AUG. 11, 2025

CALC. BY: J.T.M.

CHKD. BY: S.B.S.

PROJECT: M244407

ROCKY HILL MBTA COMMUNITY

IN

AMESBURY, MA

AT

ELM STREET

TURNING

MOVEMENT

FIGURE 1

SHEET: 11.0



CW2
CW3

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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360 WASHINGTON STREET
RYE, NH 03870

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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'

DATE: AUG. 11, 2025

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PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**TURNING
MOVEMENT
FIGURE 2**

SHEET: C11.1



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

PREPARED FOR

DALE DEVELOPMENT, LLC

360 WASHINGTON STREET
RYE, NH 03870

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SCALE: 1"=40'

DATE: AUG. 11, 2025

CALC. BY: J.T.M.

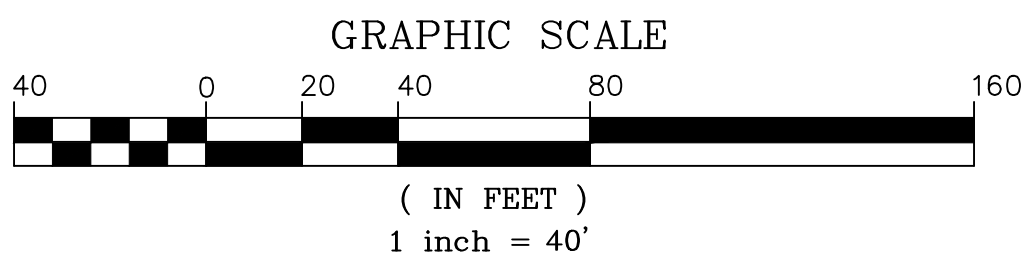
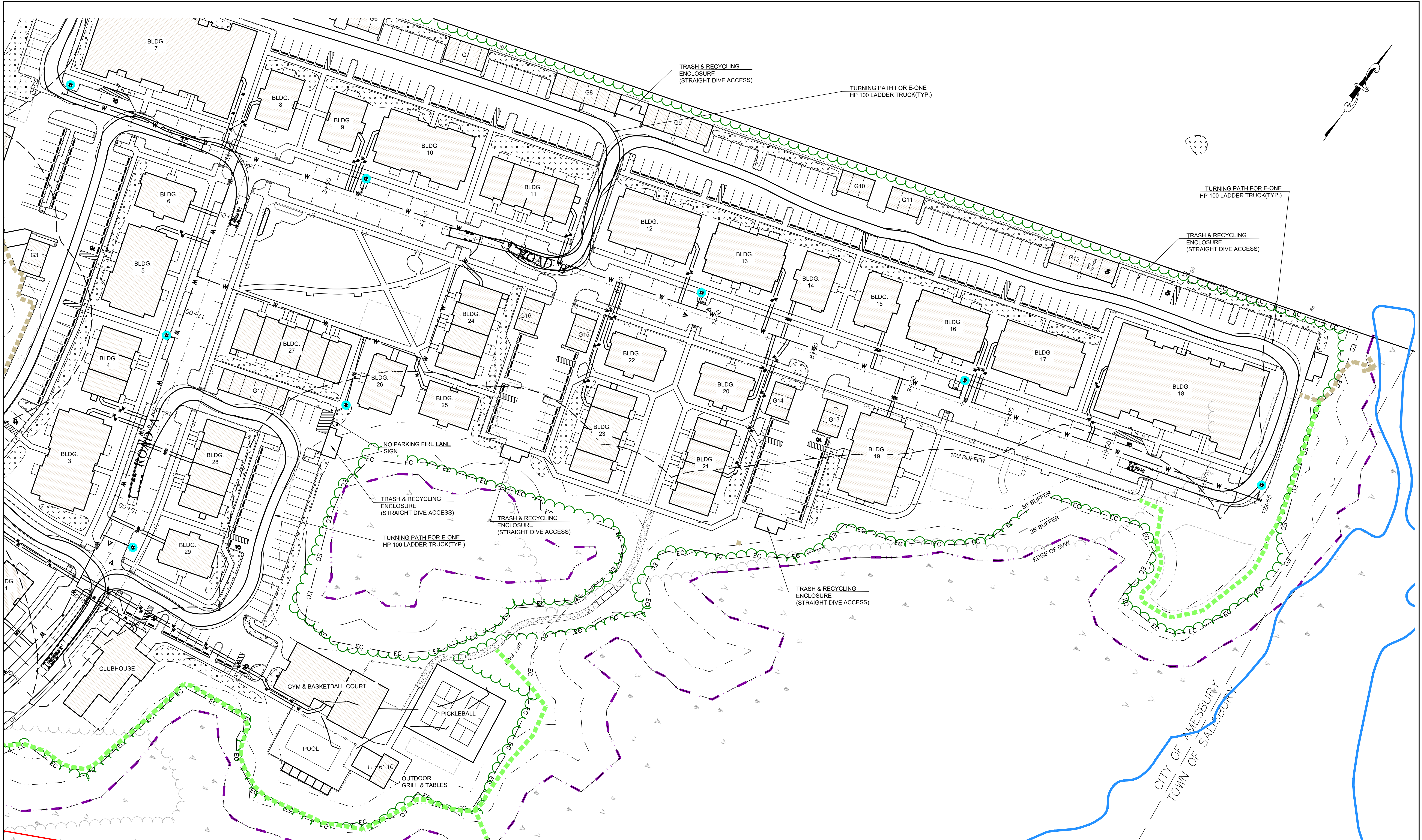
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

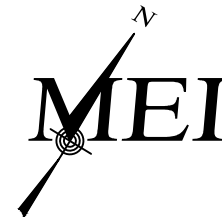
**TURNING
MOVEMENT
FIGURE 3**

SHEET: C11.2



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NO.	DATE	DESCRIPTION	BY
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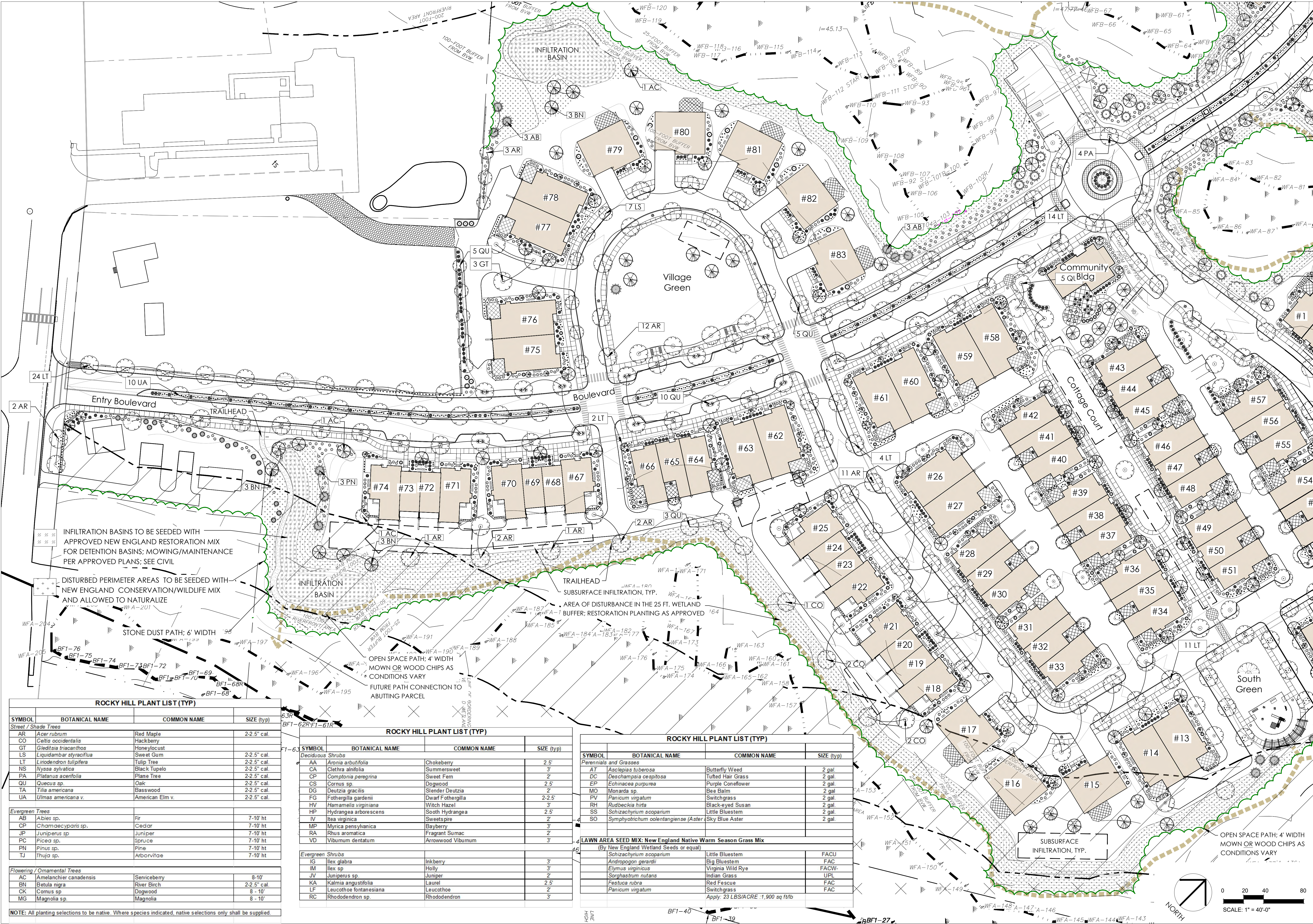
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'
DATE: AUG. 11, 2025
CALC. BY: J.T.M.
CHKD. BY: S.B.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

**TURNING
MOVEMENT
FIGURE 4**

SHEET: C11.3



ROCKY HILL PLANT LIST (TYP)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Street / Shade Trees			
AR	Acer rubrum	Red Maple	2-2.5' cal.
CO	Celtis occidentalis	Hackberry	
GT	Gleditsia triacanthos	Honeylocust	
LS	Liquidambar styraciflua	Sweet Gum	2-2.5' cal.
LT	Liriodendron tulipifera	Tulip Tree	2-2.5' cal.
NS	Nyssa sylvatica	Black Tupelo	2-2.5' cal.
PA	Platanus acerifolia	Plane Tree	2-2.5' cal.
QU	Quercus sp.	Oak	2-2.5' cal.
TA	Tilia americana	Basswood	2-2.5' cal.
UA	Ulmus americana v.	American Elm v.	2-2.5' cal.
Evergreen Trees			
AB	Abies sp.	Fir	7-10' ht
CP	Chamaecyparis sp.	Cedar	7-10' ht
JP	Juniperus sp.	Juniper	7-10' ht
PC	Picea sp.	Spruce	7-10' ht
PN	Pinus sp.	Pine	7-10' ht
TJ	Thuja sp.	Arborvitae	7-10' ht
Flowering / Ornamental Trees			
AC	Amelanchier canadensis	Serviceberry	8-10'
BN	Betula nigra	River Birch	2-2.5' cal.
CK	Cornus sp.	Dogwood	8 - 10'
MG	Magnolia sp.	Magnolia	8 - 10'

NOTE: All planting selections to be native. Where species indicated, native selections only shall be supplied.

ROCKY HILL PLANT LIST (TYP)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Deciduous Shrubs			
AA	Aronia arbutifolia	Chokeberry	2-5'
CA	Clethra alnifolia	Summersweet	2-5'
CP	Comptonia peregrina	Sweet Fern	2'
CS	Cornus sp.	Dogwood	2-5'
DG	Deutzia gracilis	Slender Deutzia	2'
FG	Fothergilla gardenii	Dwarf Fothergilla	2-2.5'
HV	Hamamelis virginiana	Witch Hazel	3'
HP	Hydrangea arborescens	Sooth Hydrangea	2-5'
IV	Itea virginica	Sweetspire	2'
MP	Myrica pensylvanica	Bayberry	3'
RA	Rhus aromatica	Fragrant Sumac	2'
VD	Viburnum dentatum	Arrowwood Viburnum	3'
Evergreen Shrubs			
IG	Ilex glabra	Inkberry	3'
IM	Ilex sp.	Holly	3'
JV	Juniperus sp.	Juniper	2'
KA	Kalmia angustifolia	Laurel	2-5'
LF	Leucothoe fontanesiana	Leucothoe	2'
RC	Rhododendron sp.	Rhododendron	3'

ROCKY HILL PLANT LIST (TYP)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Perennials and Grasses			
AT	Asclepias tuberosa	Butterfly Weed	2 gal.
DC	Deschampsia cespitosa	Tufted Hair Grass	2 gal.
EP	Echinacea purpurea	Purple Coneflower	2 gal.
MO	Monarda sp.	Bee Balm	2 gal.
PV	Panicum virgatum	Switchgrass	2 gal.
RH	Rudbeckia hirta	Black-eyed Susan	2 gal.
SS	Schizachyrium scoparium	Little Bluestem	2 gal.
SO	Symphoricarum oolentangiense (Aster)	Sky Blue Aster	2 gal.
LAWN AREA SEED MIX: New England Native Warm Season Grass Mix			
(By New England Wetland Seeds or equal)			
	Schizachyrium scoparium	Little Bluestem	FACU
	Andropogon gerardii	Big Bluestem	FAC
	Elymus virginicus	Virginia Wild Rye	FACU
	Sorghastrum nutans	Indian Grass	UPL
	Festuca rubra	Red Fescue	FAC
	Panicum virgatum	Switchgrass	FAC
Apply: 23 LBS/ACRE 1,900 sq ft/lb			

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Amesbury, MA

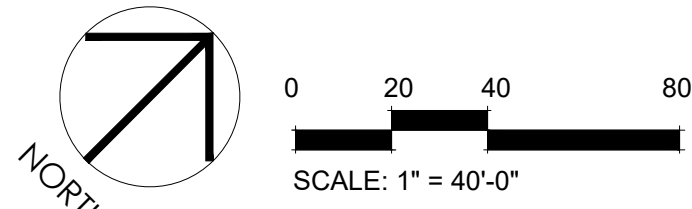
Landscape
- Street Tree Plan -

ISSUED	1	12/22/25	PLANNING BOARD UPDATE
	2	03/24/26	PEER REVIEW UPDATE
	3	06/19/26	NOI INTERIM UPDATE
	4	06/29/26	PLAN SET UPDATE
	5		
	6		
	7		



TABLE 1-2 NEW ENGLAND CONSERVATION/WILDLIFE MIX		
Species Common Name	Species Latin Name	Indicator Status
Virginia Wild Rye	<i>Elymus virginicus</i>	FACW+
Little Bluestem	<i>Schizachyrium scoparium</i>	FACU
Big Bluestem	<i>Andropogon gerardii</i>	FAC
Creeping Red Fescue	<i>Festuca rubra</i>	FACU
Switch Grass	<i>Panicum virgatum</i>	FAC
Partridge Pea	<i>Chamaecrista fasciculata</i>	FACU
Deer Tongue	<i>Panicum clandestinum</i>	FAC+
Indian Grass	<i>Sorghastrum nutans</i>	UPL
Common Milkweed	<i>Asclepias syriaca</i>	FACU-
Ox Eye Sunflower	<i>Heliopsis helianthoides</i>	UPL
Purple Joe Pye Weed	<i>Eupatorium purpureum</i>	FAC
Grass Leaved Goldenrod	<i>Euthamia graminifolia</i>	FAC
Blue Vervain	<i>Verbena hastata</i>	FACW
Golden Alexanders	<i>Zizia aurea</i>	FAC
Flat Topped Umbrella Aster	<i>Aster umbellatus</i>	FACW
Early Goldenrod	<i>Solidago juncea</i>	NI

TABLE 1-3 NEW ENGLAND WILDFLOWER MIX		
Species Common Name	Species Latin Name	Indicator Status
Little Bluestem	<i>Schizachyrium scoparium</i>	FACU
Indian Grass	<i>Sorghastrum nutans</i>	UPL
Partridge Pea	<i>Chamaecrista fasciculata</i>	FACU
Virginia Wild Rye	<i>Elymus virginicus</i>	FACW+
Canda Wild Rye	<i>Elymus canadensis</i>	FACU+
Red Fescue	<i>Festuca rubra</i>	FACU
Butterfly Milkweed	<i>Asclepias tuberosa</i>	NI
New York Ironweed	<i>Vernonia noveboracensis</i>	FACW+
Evening Primrose	<i>Oenothera biennis</i>	FACU
New England Aster	<i>Aster novae-angliae</i>	FACW
Black Eyed Susan	<i>Rudbeckia hirta</i>	FACU-
Early Goldenrod	<i>Solidago juncea</i>	NI
Hollow-Stem Joe Pye Weed	<i>Eupatorium fistulosum</i>	FACW
Starved/Caico Aster	<i>Aster lateriflorus</i>	FACW



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Landscape
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ISSUED	1	2	3	4	5	6	7
PLANNING BOARD UPDATE	12/22/25						
PEER REVIEW UPDATE	03/24/26						
NOI INTERIM UPDATE	06/19/26						
PLAN SET UPDATE	06/29/26						

L1_2



FINAL PLANTING AND FINAL STABILIZATION NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. FINAL PLANTING TO BE REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE.
3. ALL PLANTING BEDS TO BE MULCHED WITH AGED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES.
4. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.
5. SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE REQUIRED IN FIELD DUE TO UTILITY OR DRIVEWAY CONFLICTS. REVISED LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL DECIDUOUS TREES SHALL BE FITTED WITH TREE-WATERING BAGS (TREEGATOR OR EQUAL) FOLLOWING COMPLETION OF PLANTING.
7. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SPECIES OR SIZE SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION AT THE SITE THAT IS NOT REQUIRED TO BE REMOVED TO MAKE WAY FOR NEW CONSTRUCTION.
10. ALL WORK AND PLANTINGS WITHIN BUFFER AREAS TO COMPLY WITH CONSERVATION PLANS AND APPROVALS.

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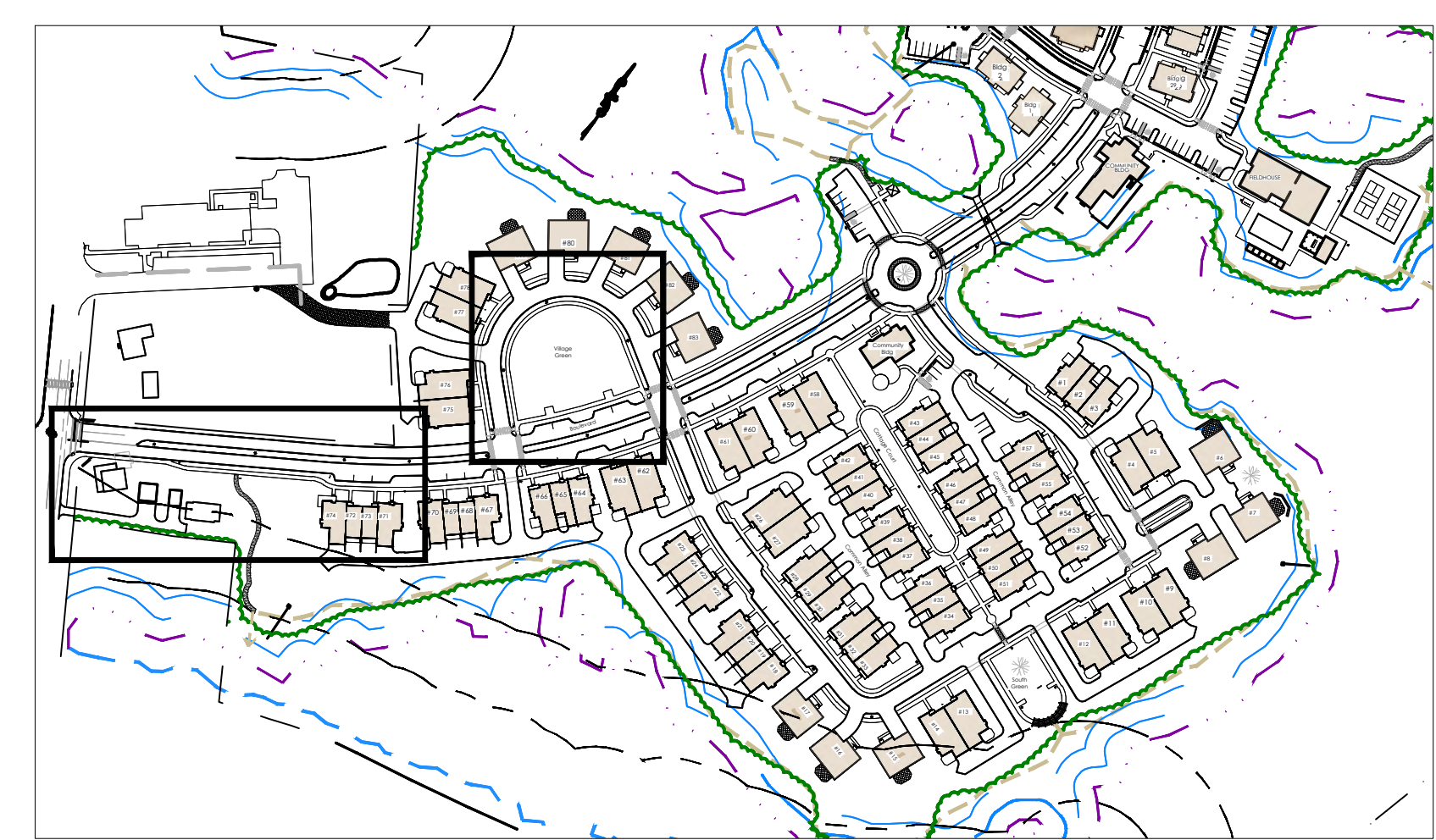
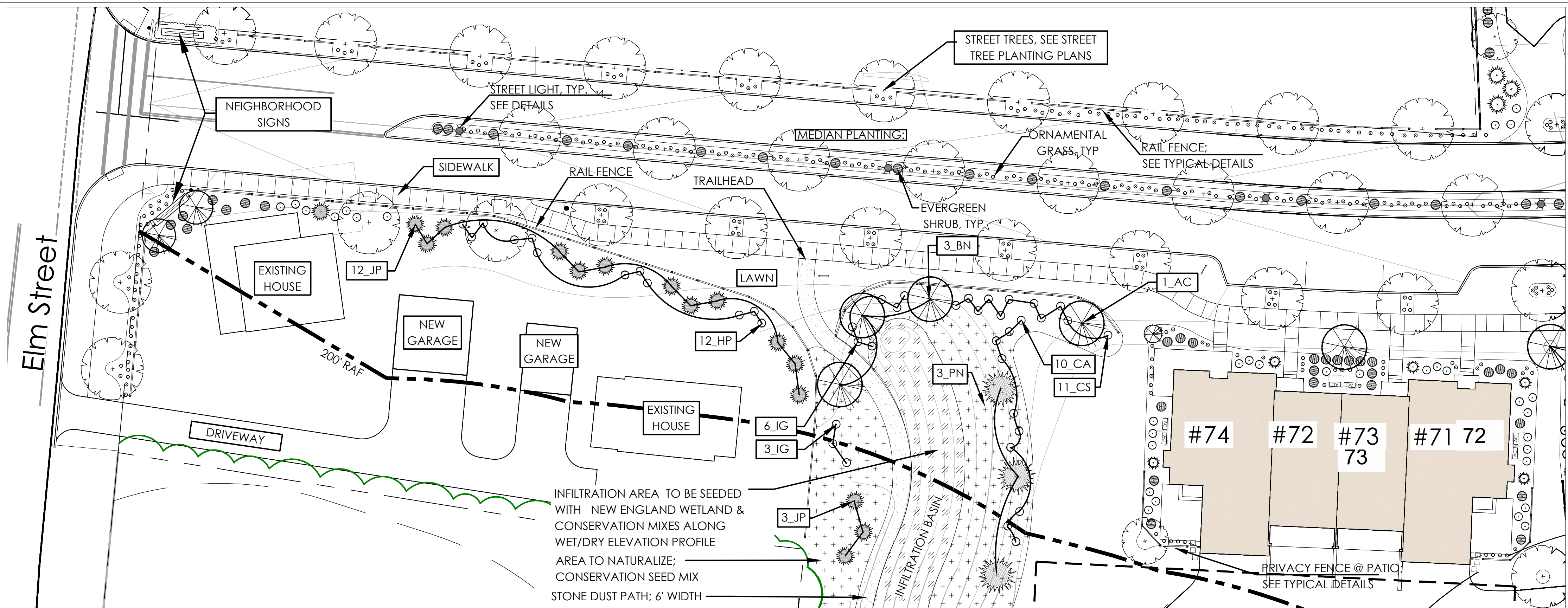
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Landscape
- Street Tree Plan -

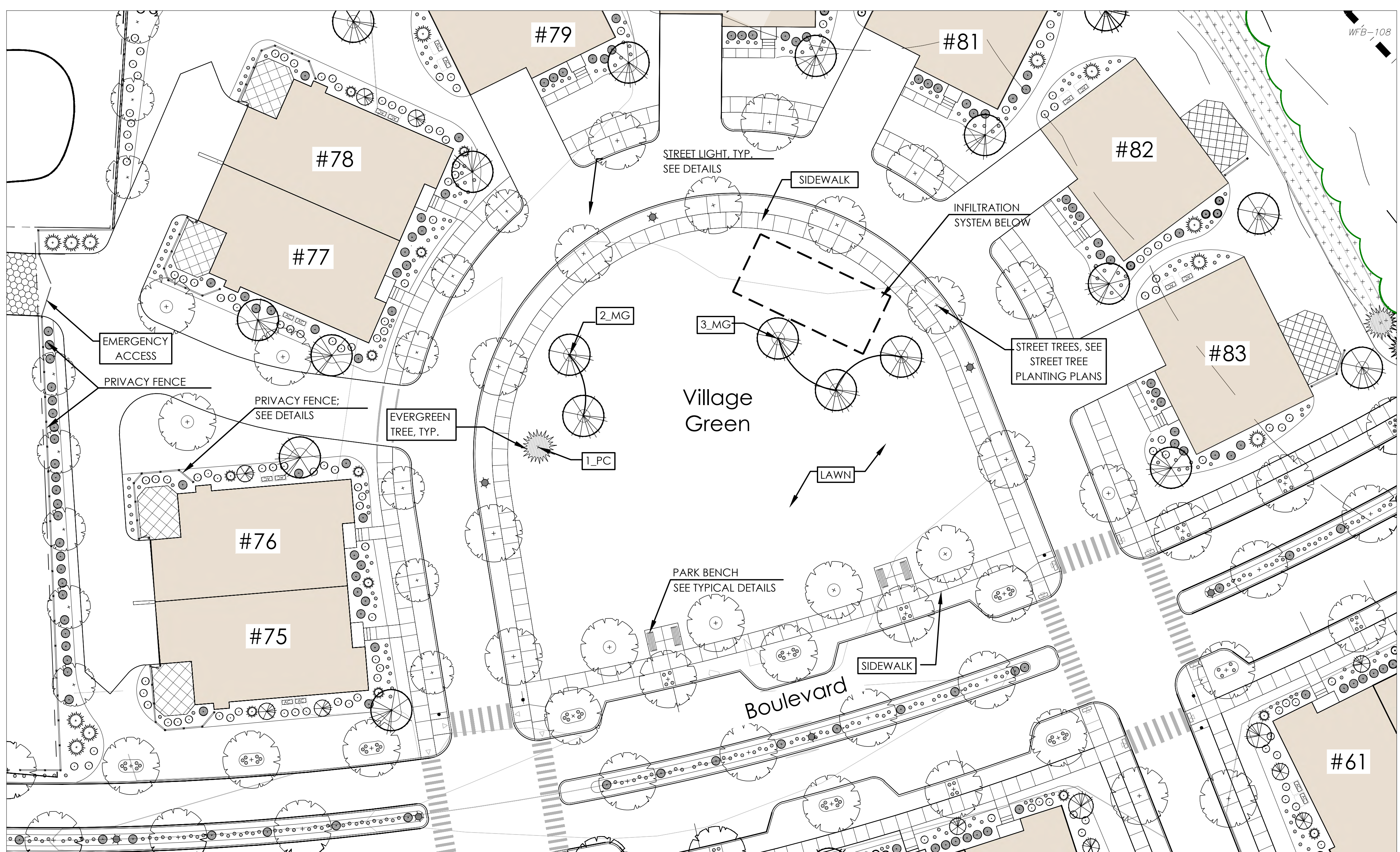
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PEER REVIEW UPDATE	03/24/26						
NOI INTERIM UPDATE	06/19/26						
PLAN SET UPDATE	06/29/26						

L1_3



Neighborhood -- Key Plan

1 Entrance



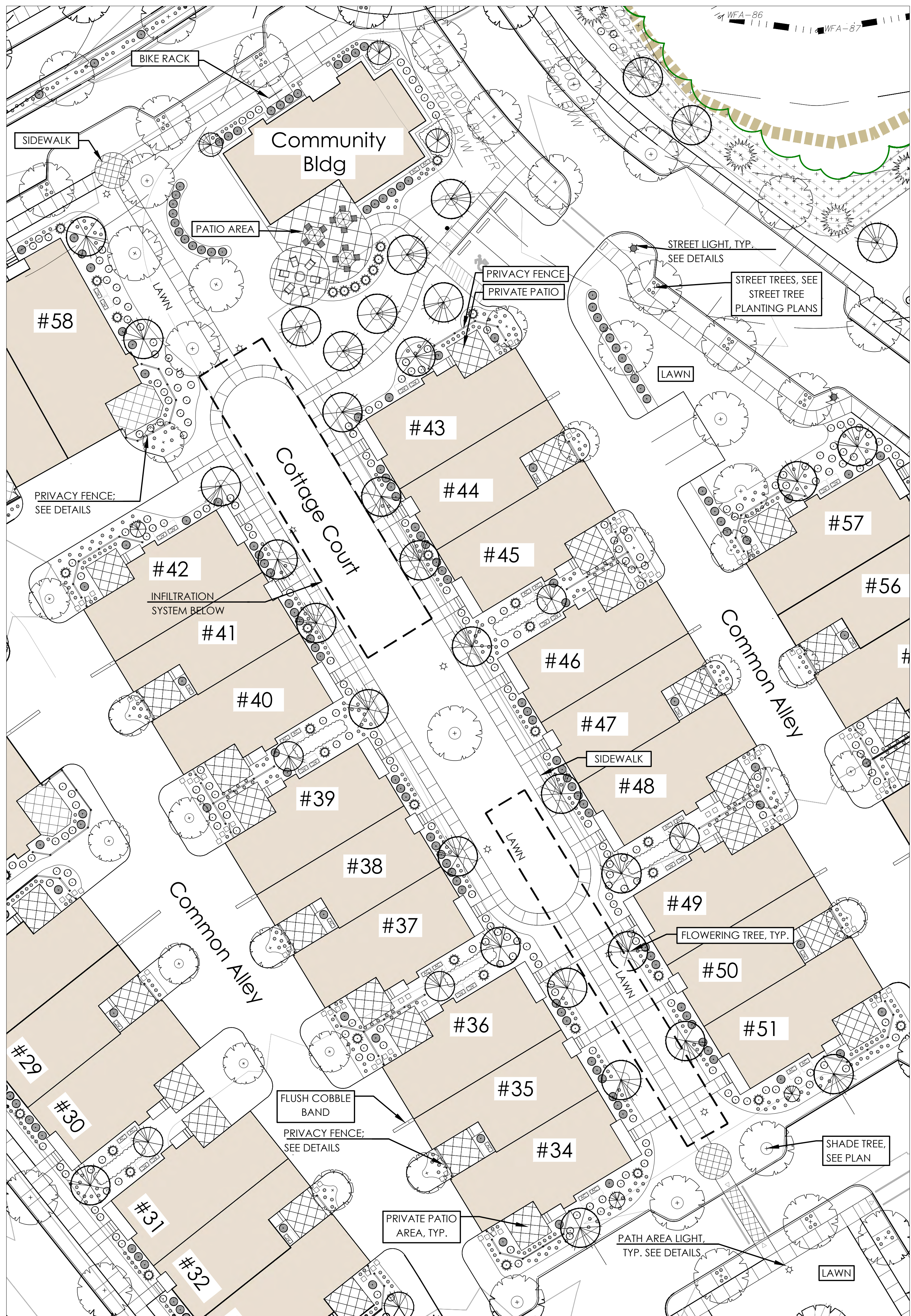
2 Village Green
_ South

Legend

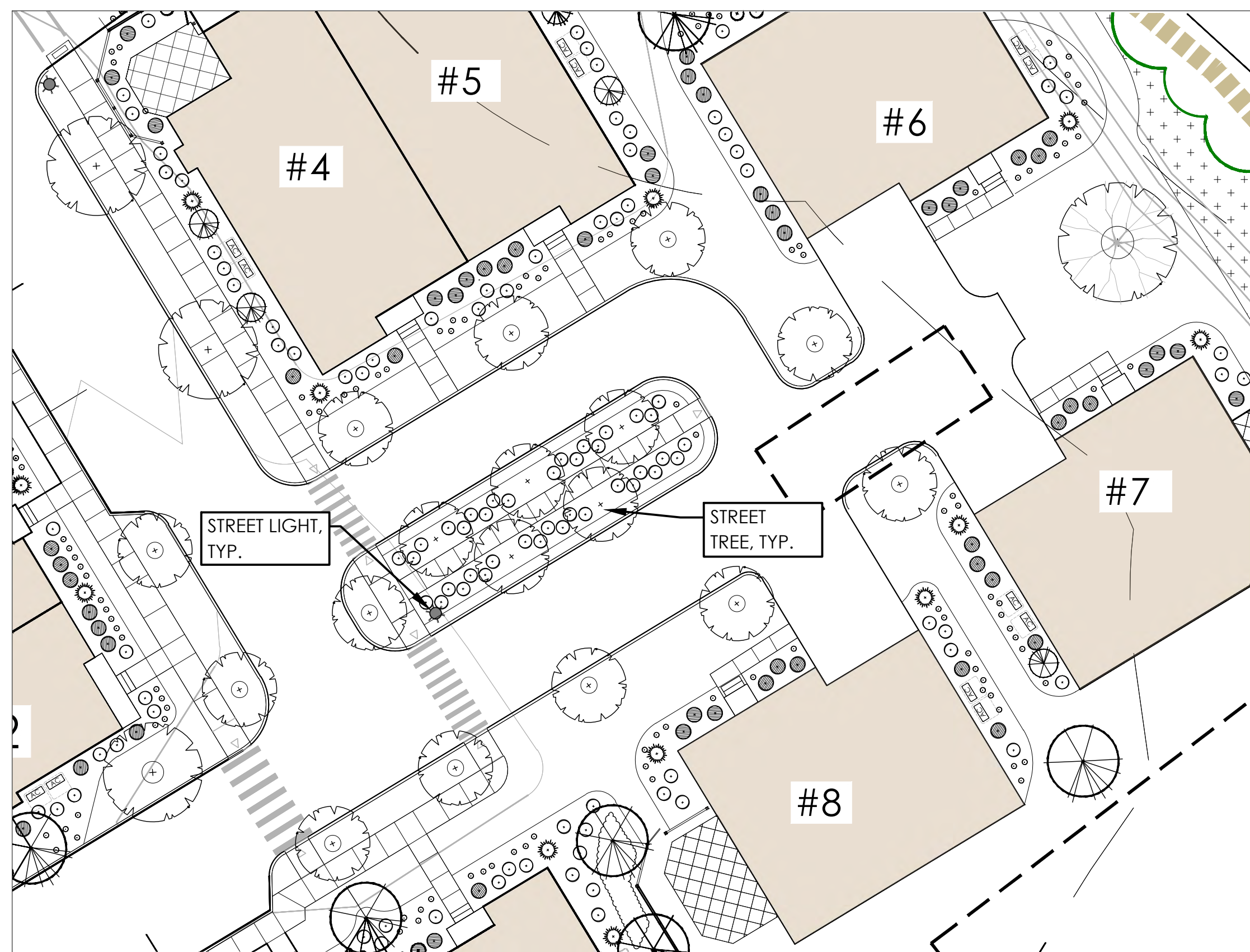
- SPECIMEN TREE
- SHADE TREE
- FLOWERING / UNDER-STORY TREE
- EVERGREEN TREE
- COLUMNAR EVERGREEN
- SHRUBS & PERENNIALS
- SPECIALTY PAVING
- FENCING
- PICNIC TABLE
- BENCH
- SITE LIGHTING
- AC / HEAT PUMP CONDENSERS
- NATURALIZED AREA
- INFILTRATION BASIN

0 10 20 40
SCALE: 1" = 20'-0"

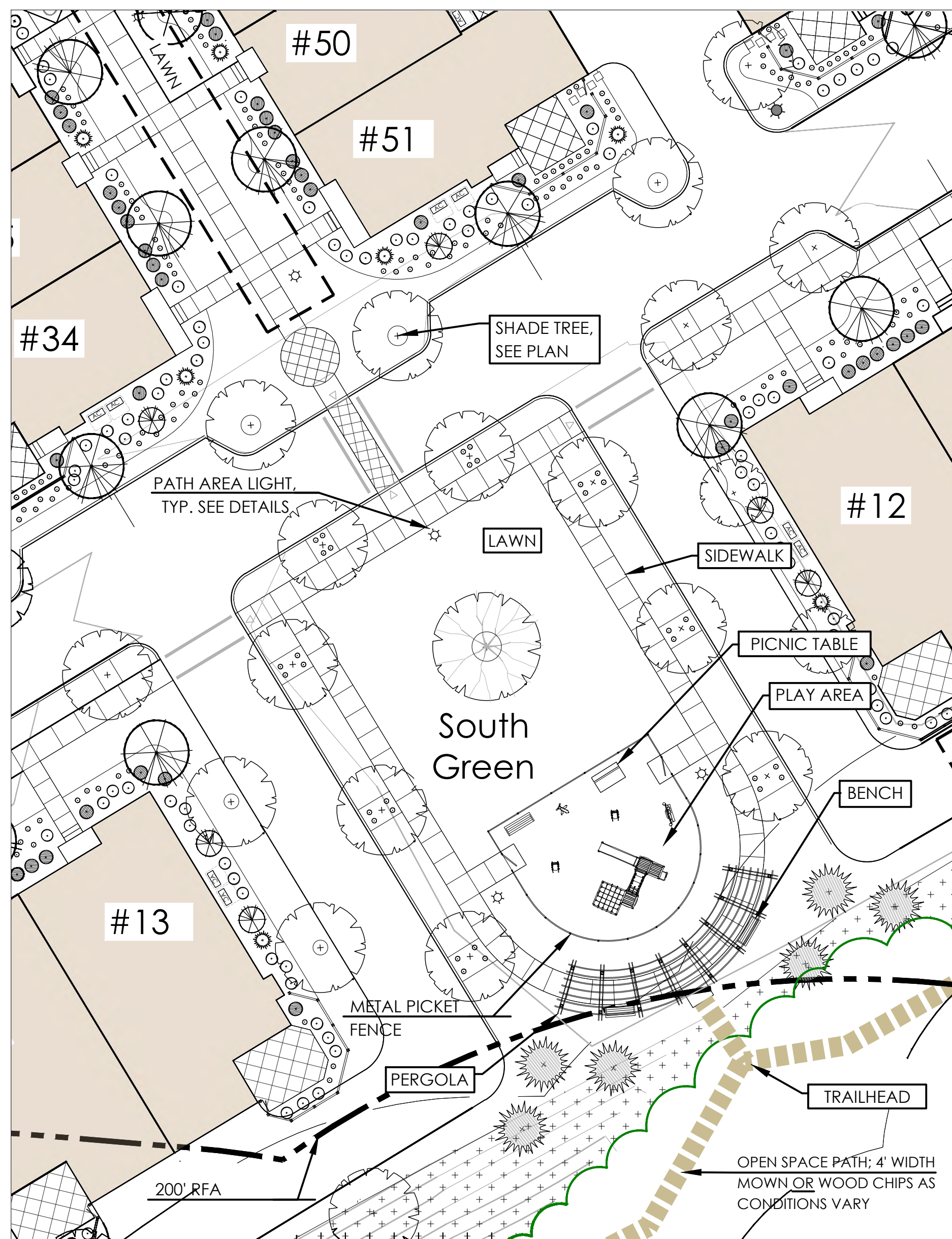
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PEER REVIEW UPDATE							
NOI INTERIM UPDATE							
PLAN SET UPDATE							



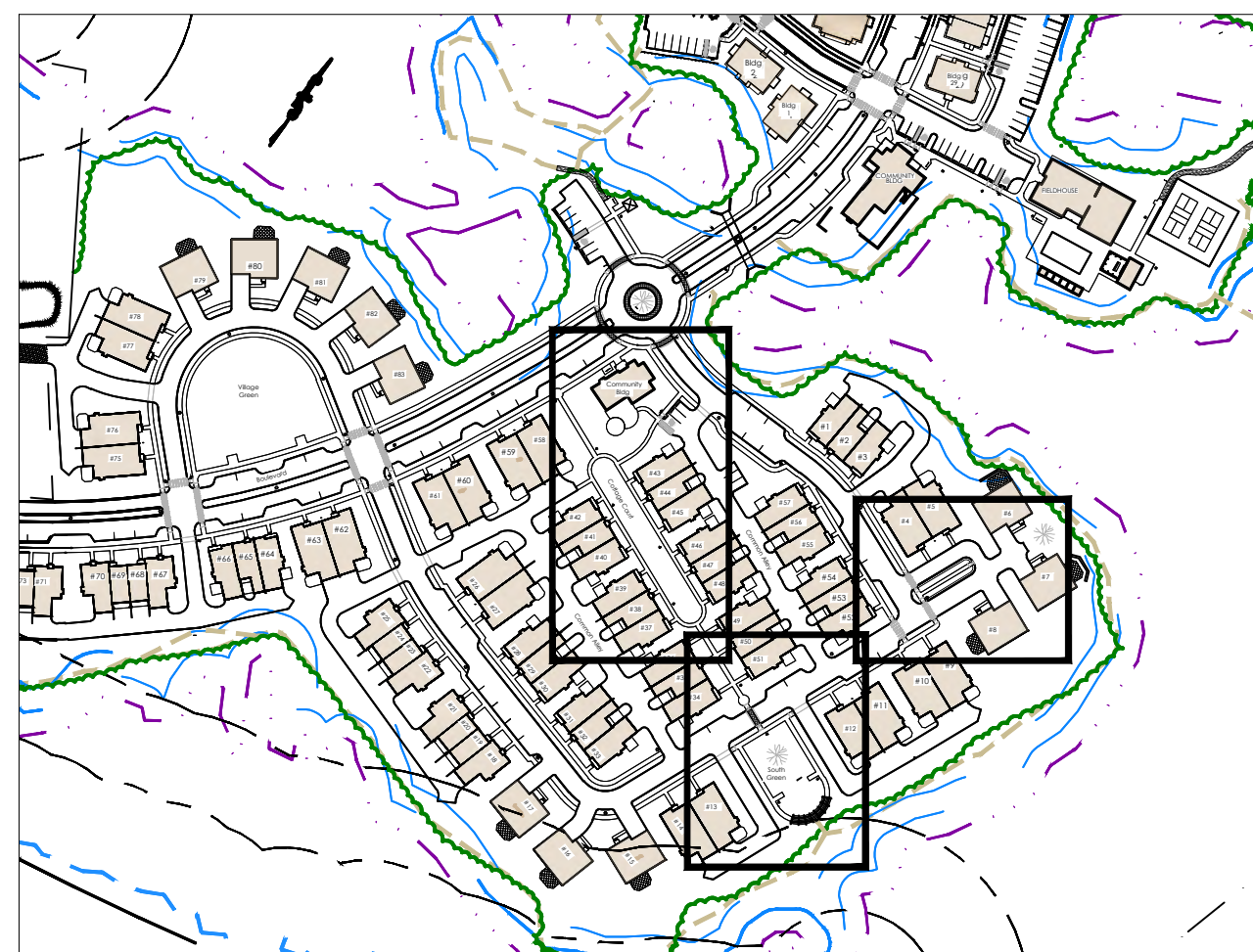
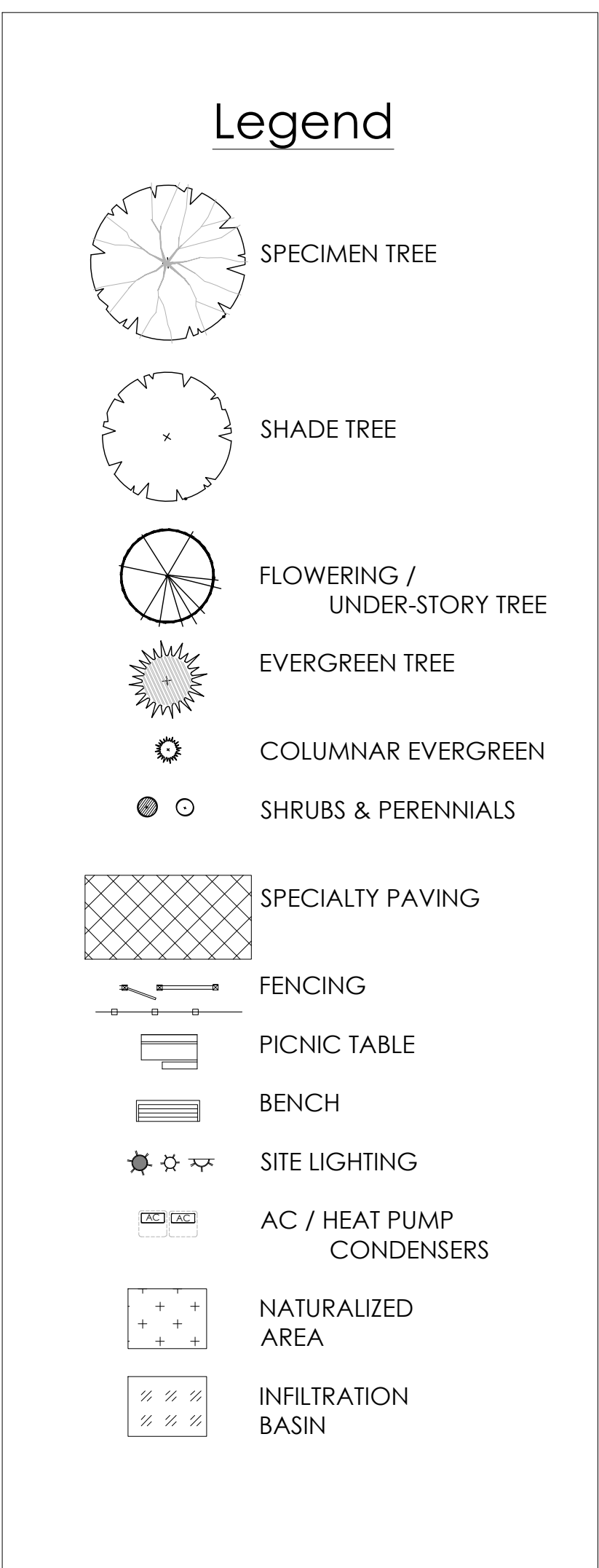
① Cottage Court



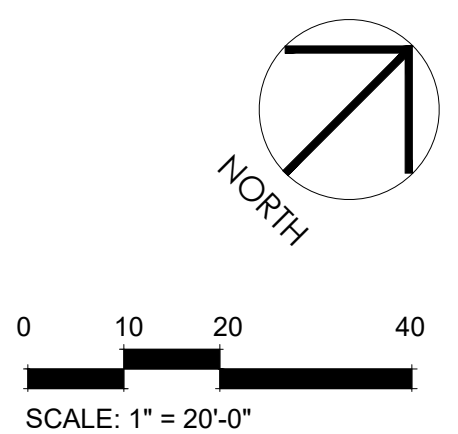
③ East Court



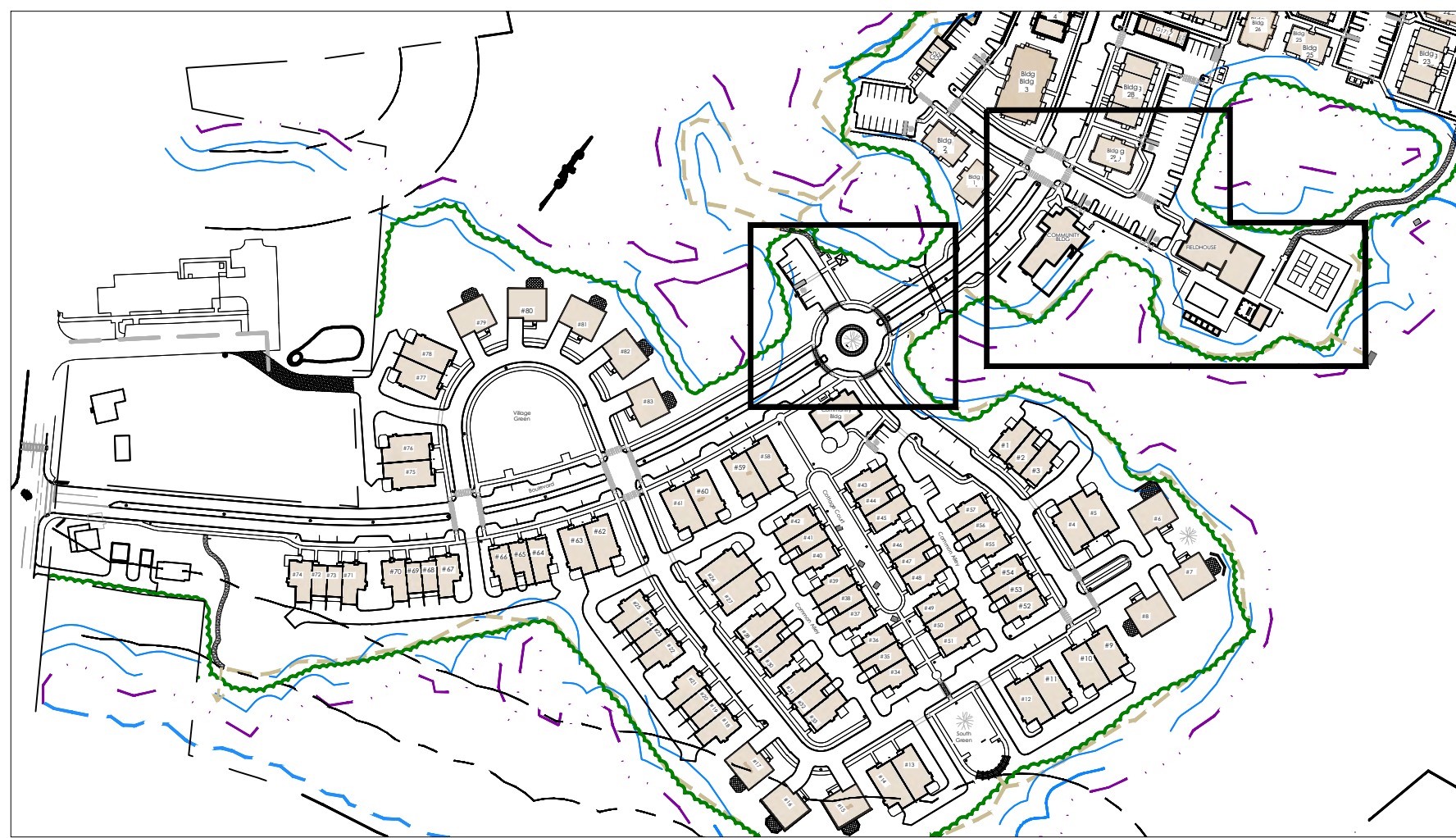
② South Green



Neighborhood -- Key Plan



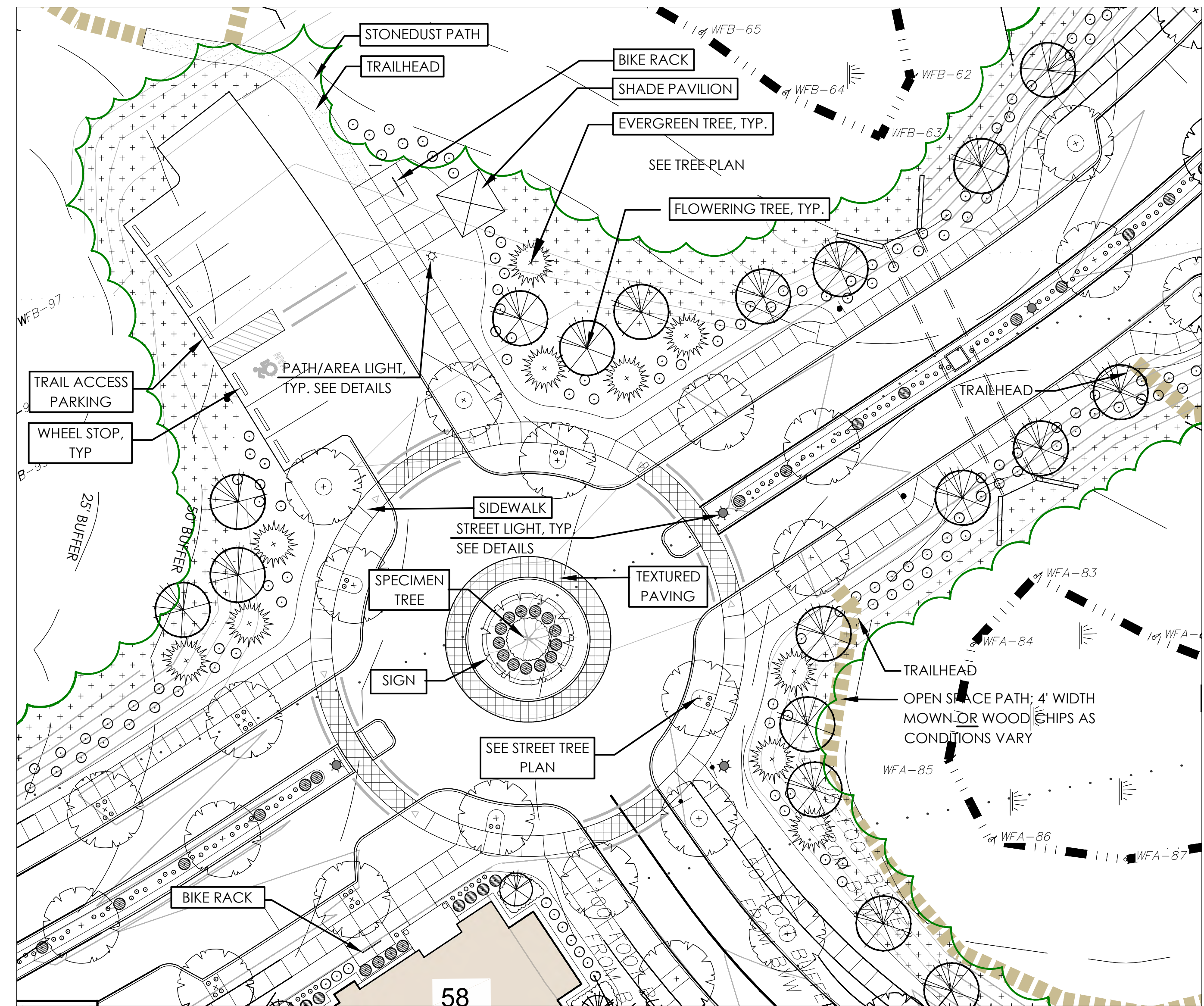
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PLANNING BOARD UPDATE	12/22/25						
PEER REVIEW UPDATE	03/24/26						
NOI INTERIM UPDATE	06/19/26						
PLAN SET UPDATE	06/29/26						



Neighborhood -- Key Plan



1 Rotary Park



2 North Neighborhood Amenity Area

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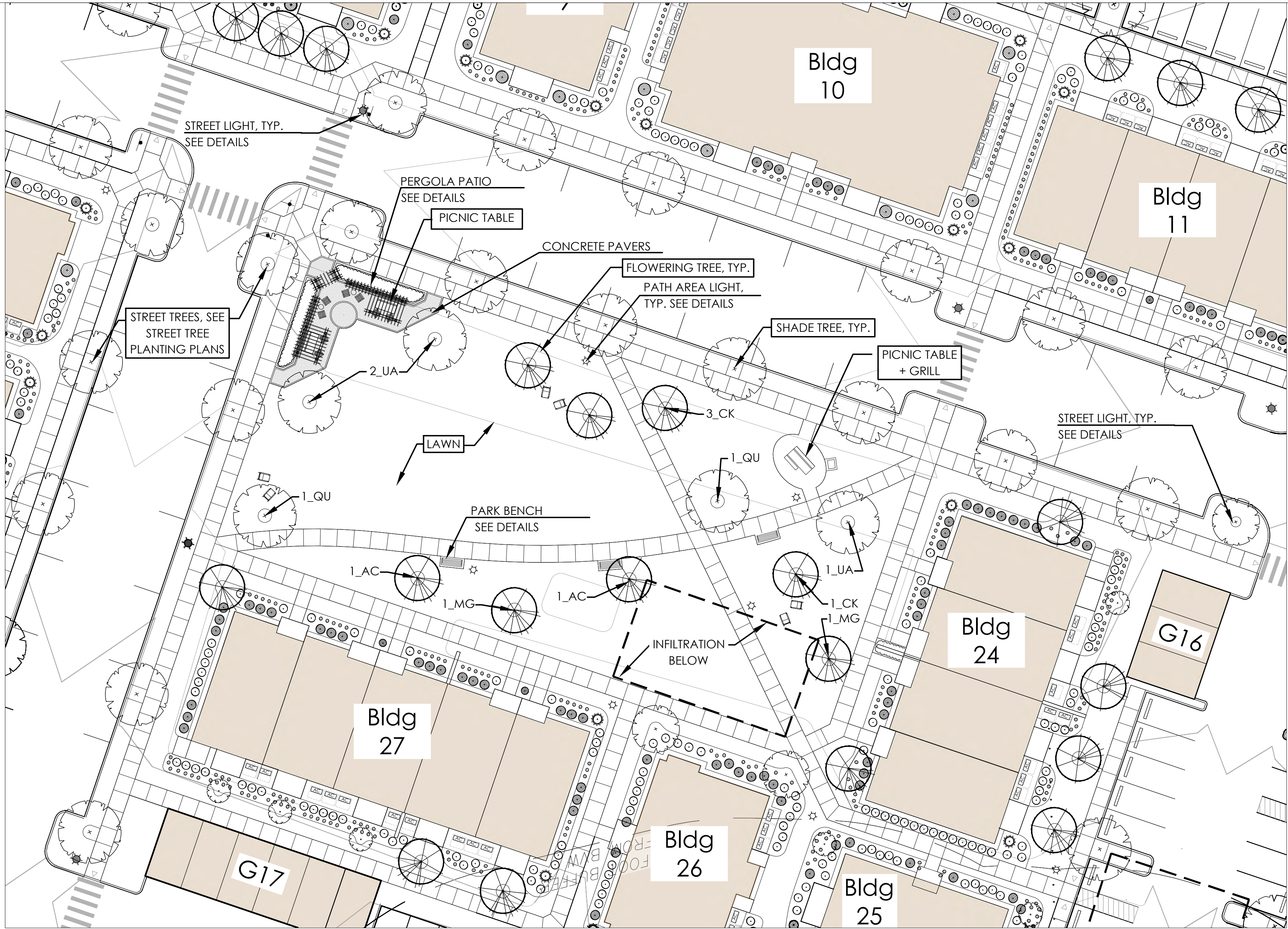
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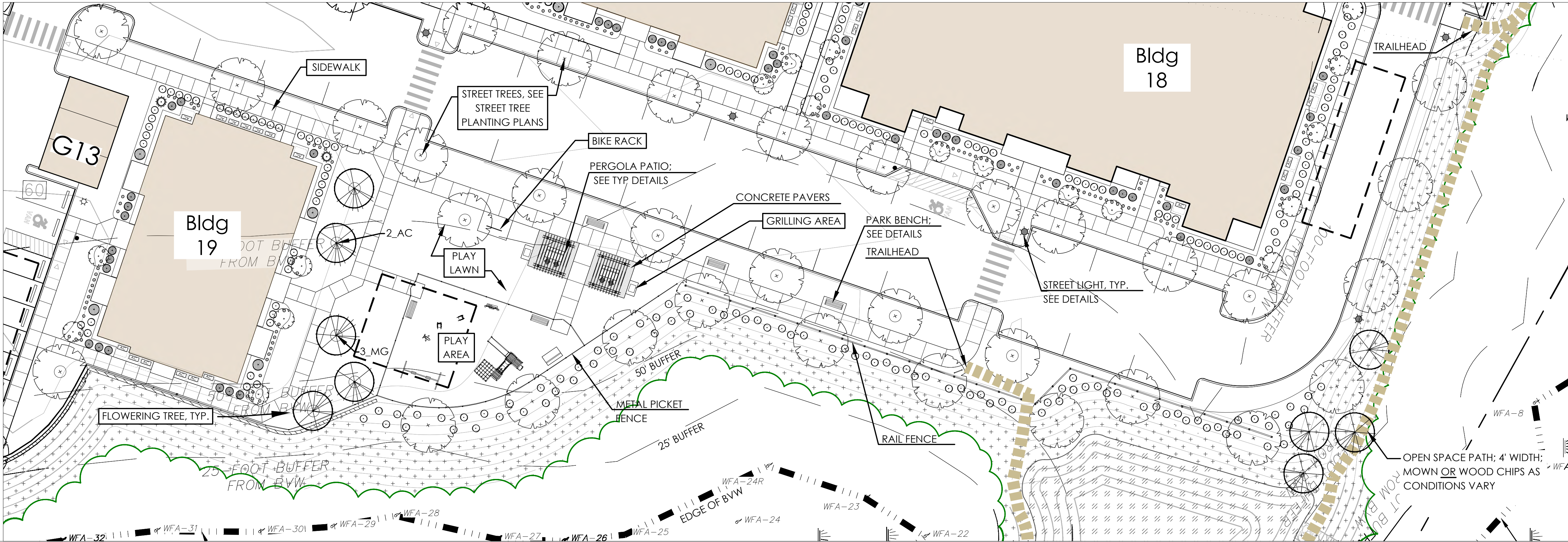
Landscape
Common Areas
-Enlargement C-

ISSUED	1	2	3	4	5	6	7
PLANNING BOARD UPDATE	12/22/25						
PEER REVIEW UPDATE	03/24/26						
NOI INTERIM UPDATE	06/19/26						
PLAN SET UPDATE	06/29/26						

L2_2



① Village Green - North



② Neighborhood Park - North

Legend

SPECIMEN TREE

SHADE TREE

FLOWERING /
UNDER-STORY TREE

EVERGREEN TREE

COLUMNAR EVERGREEN

SHRUBS & PERENNIALS

SPECIALTY PAVING

FENCING

PICNIC TABLE

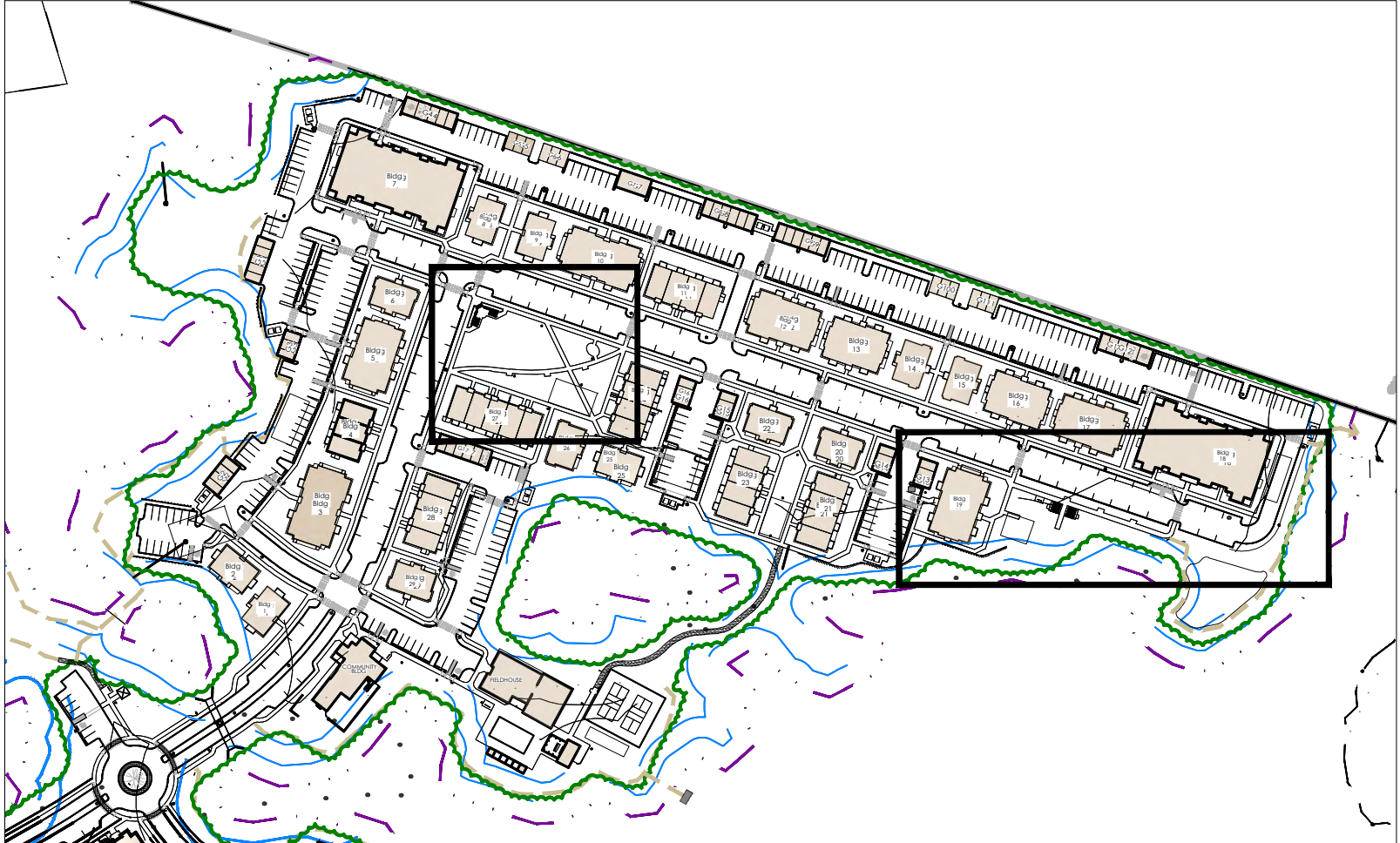
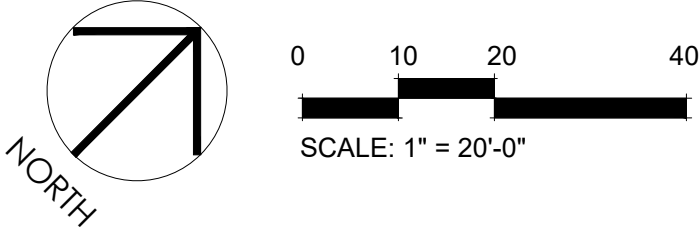
BENCH

SITE LIGHTING

AC / HEAT PUMP
CONDENSERS

NATURALIZED
AREA

INFILTRATION
BASIN



Neighborhood -- Key Plan

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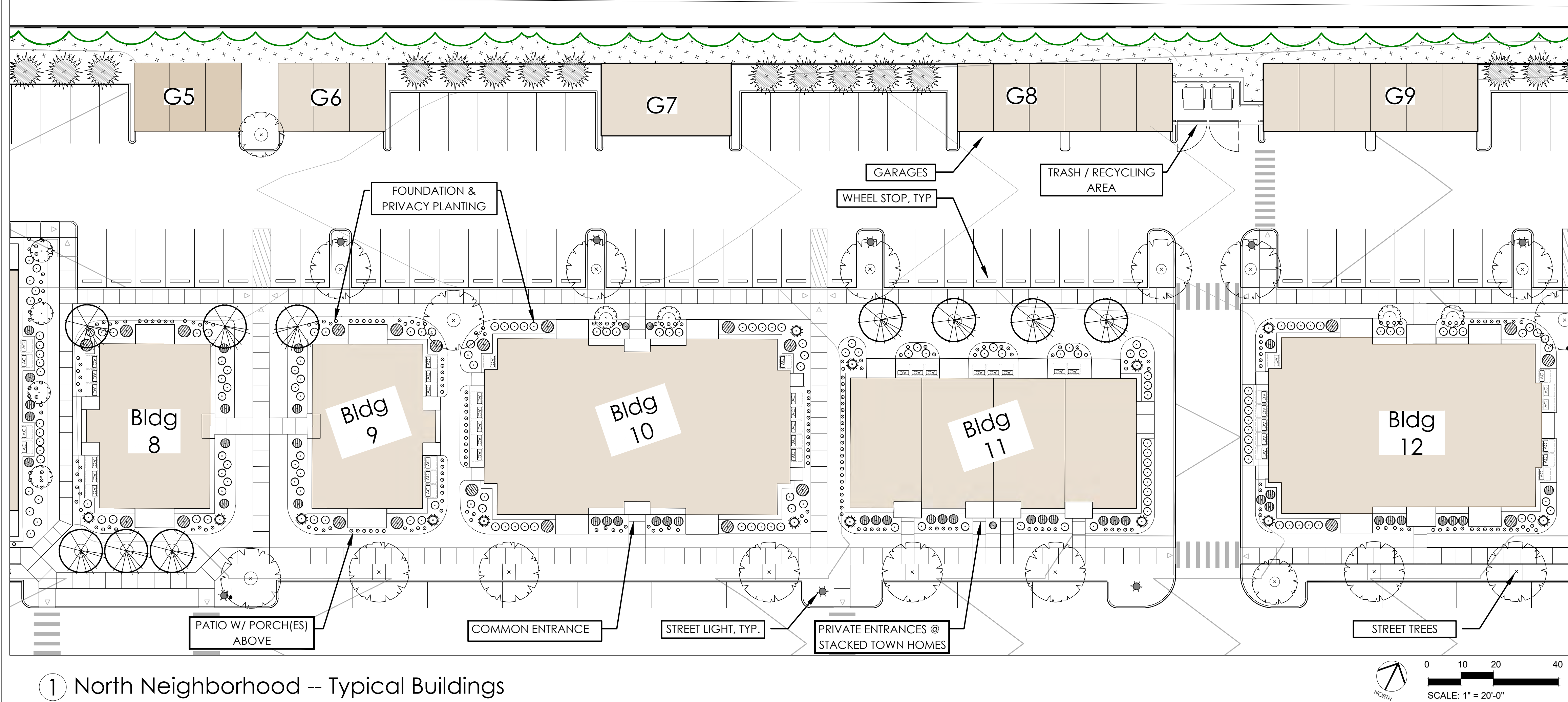
Landscape

Common Areas

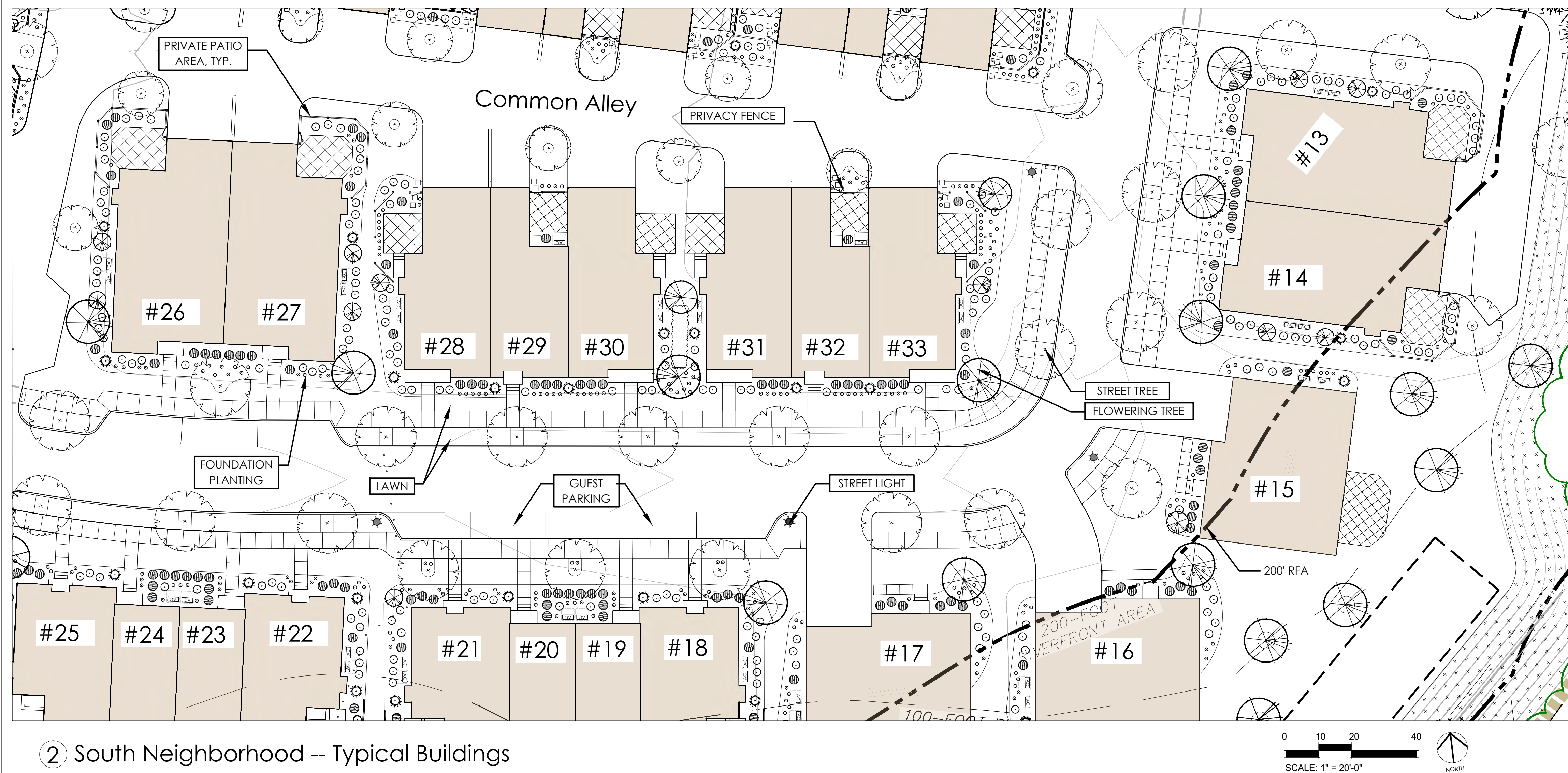
-Enlargement D-

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	2	03/24/26	PEER REVIEW UPDATE
	3	06/19/26	NOI INTERIM UPDATE
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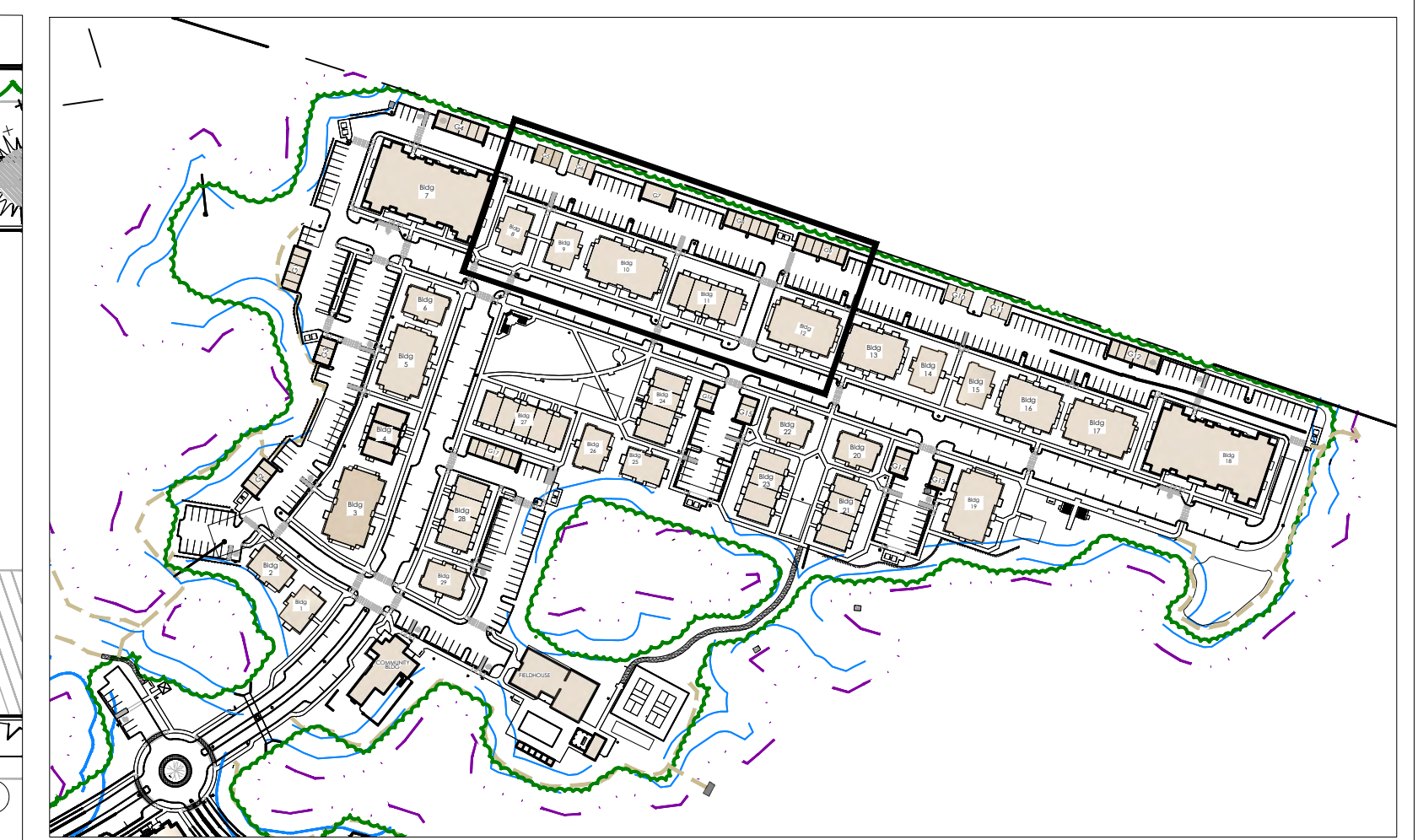
L2_3



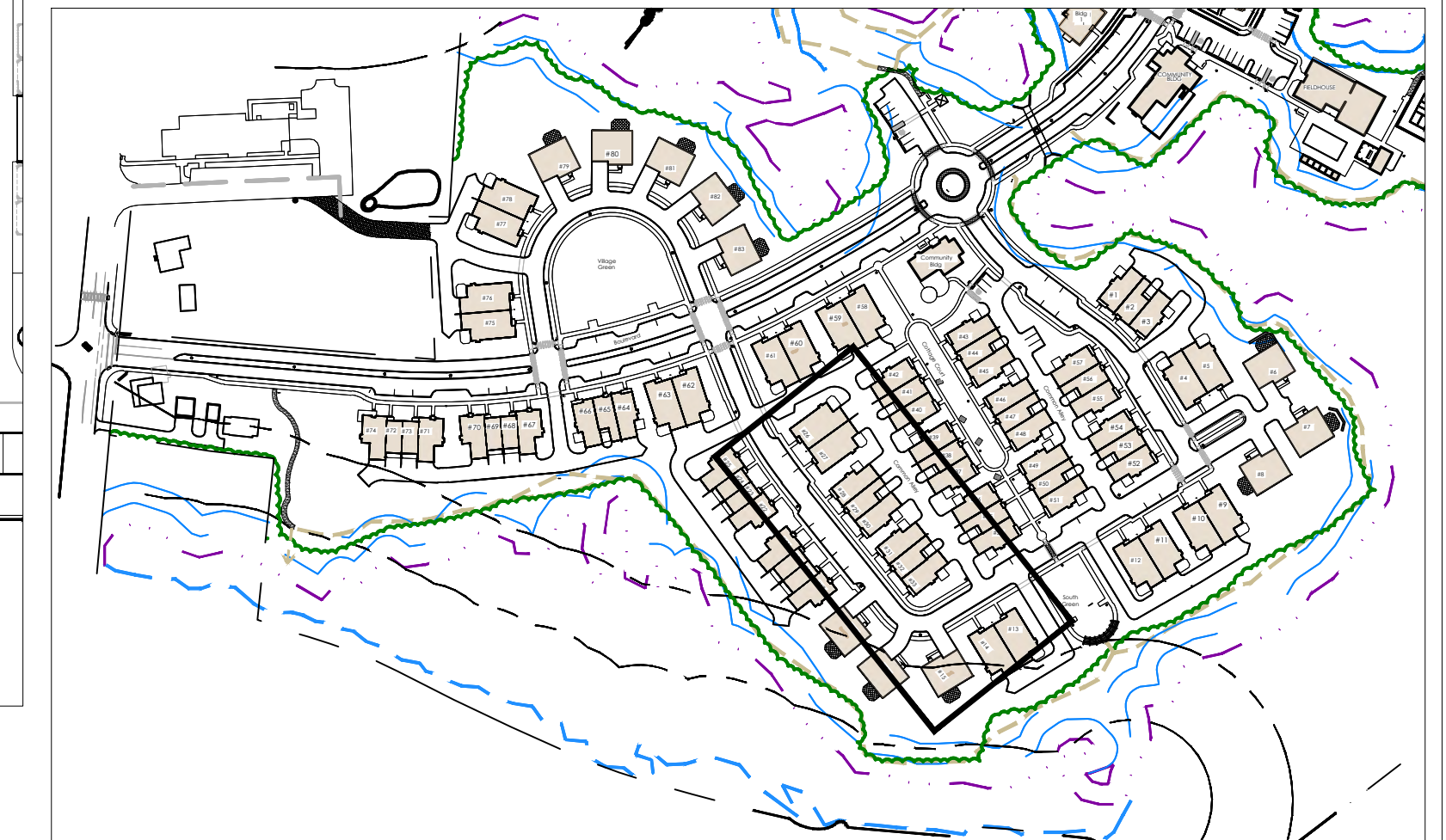
① North Neighborhood -- Typical Buildings



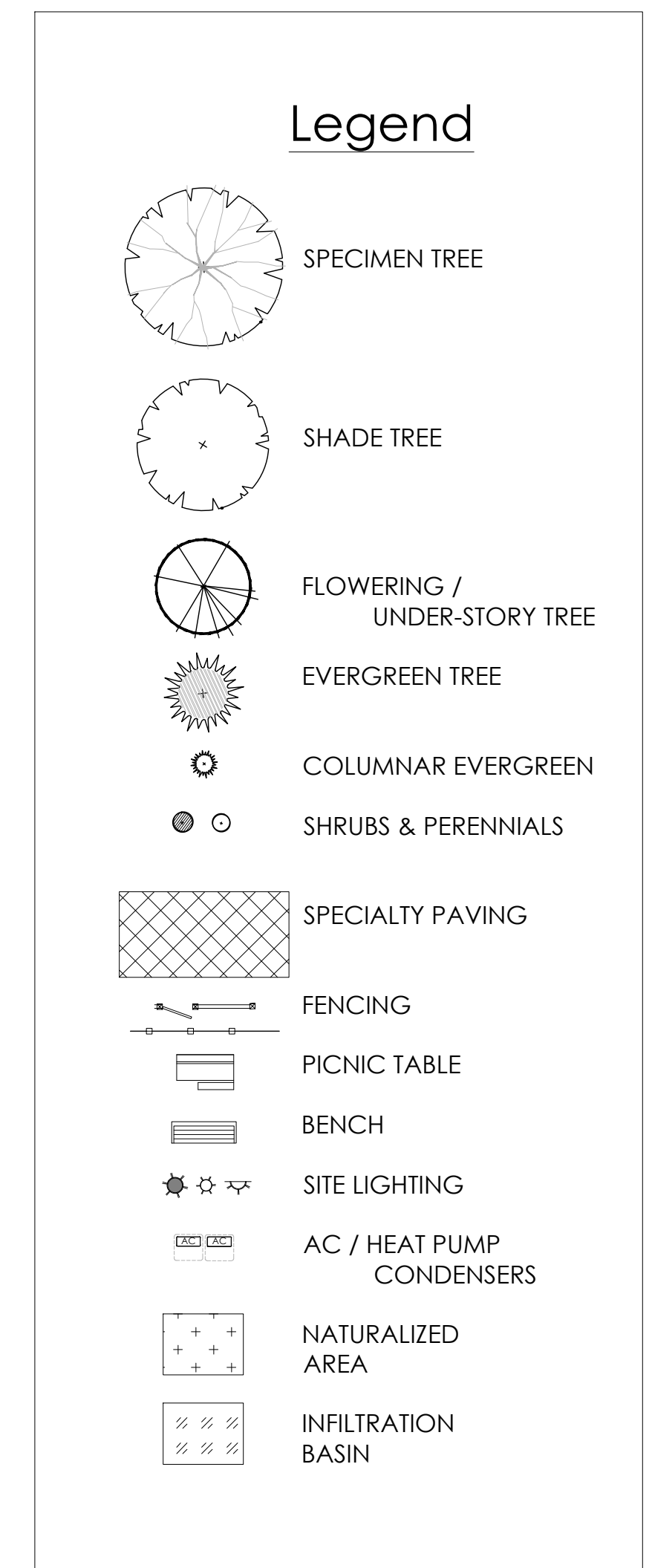
② South Neighborhood -- Typical Buildings



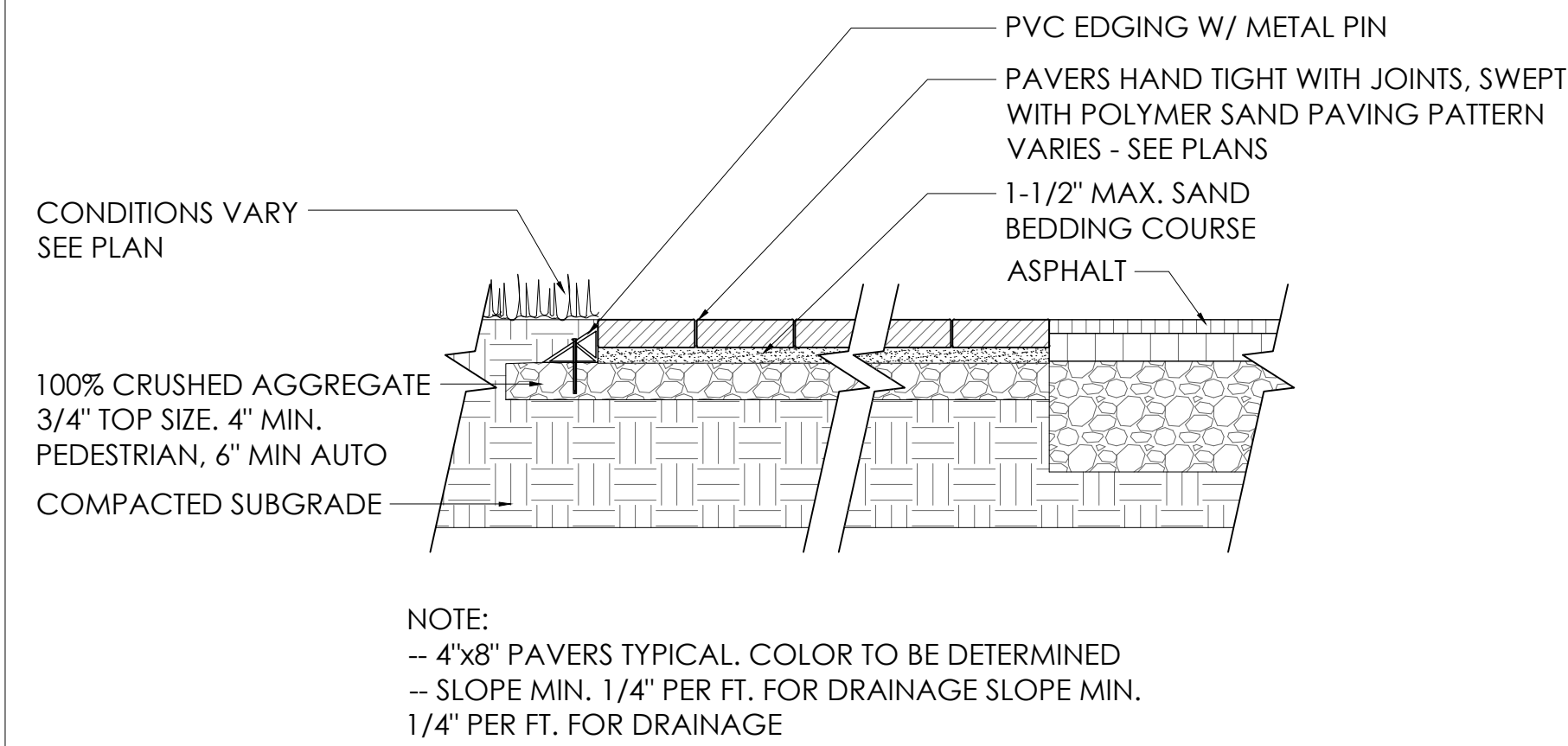
North Neighborhood -- Key Plan



South Neighborhood -- Key Plan

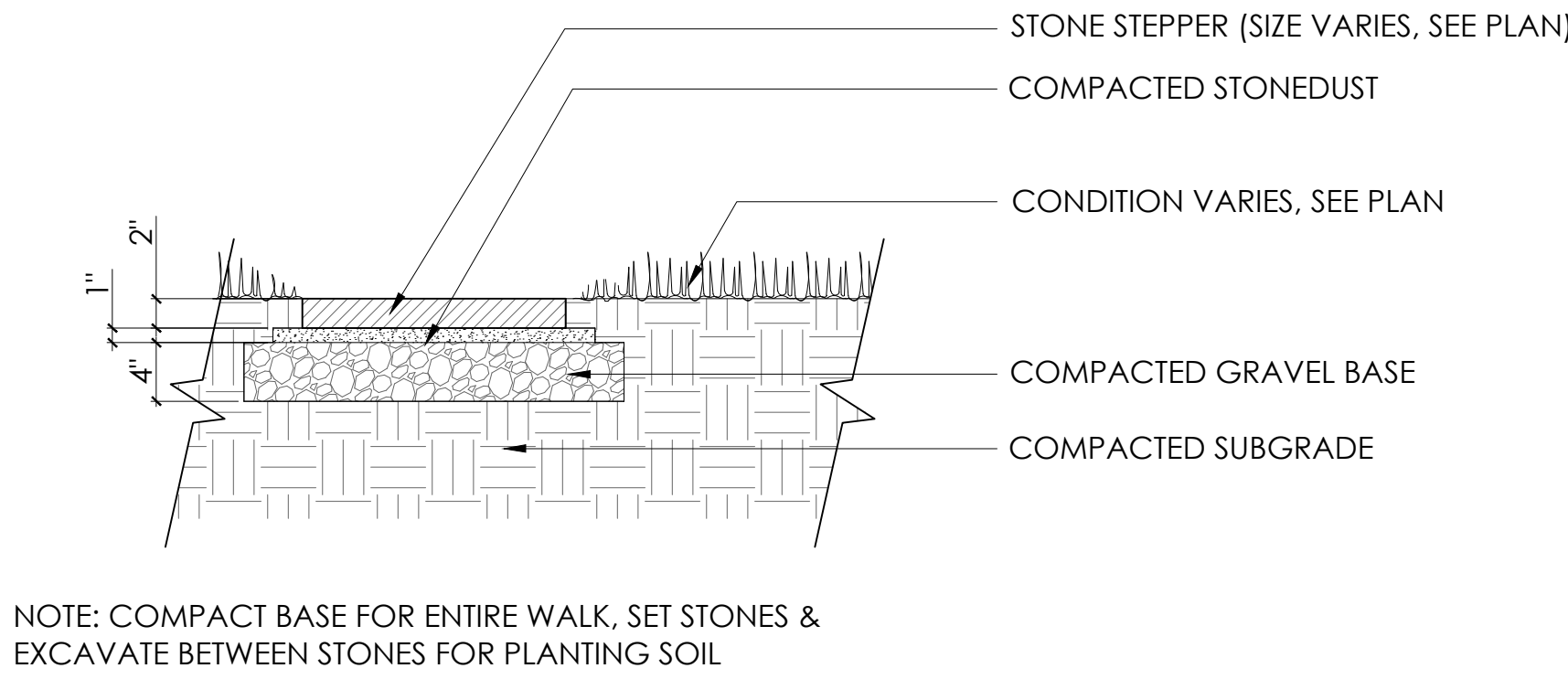


ISSUED	1	2	3	4	5	6	7
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PEER REVIEW UPDATE	03/24/26						
NOI INTERIM UPDATE	06/19/26						
PLAN SET UPDATE	06/29/26						



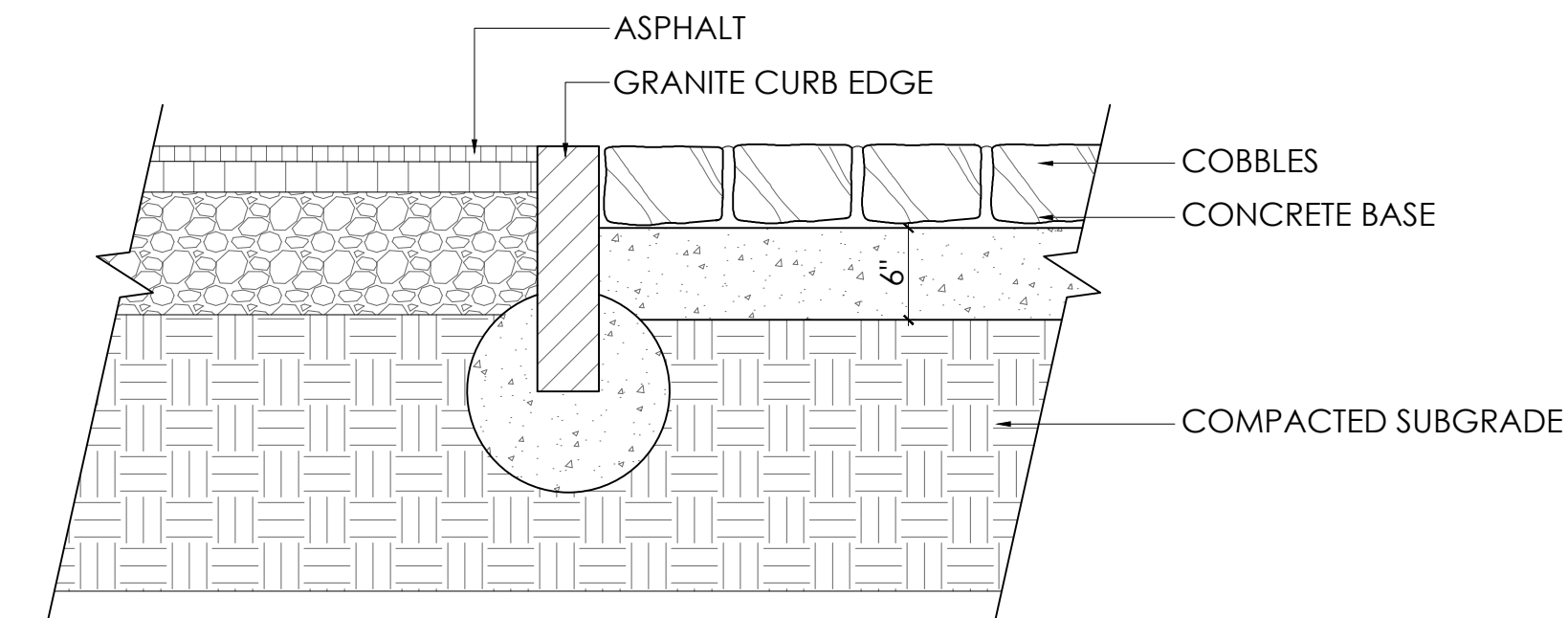
1 | CONCRETE PAVERS

L-3.0 | SCALE: 1" = 1'-0" | SECTION



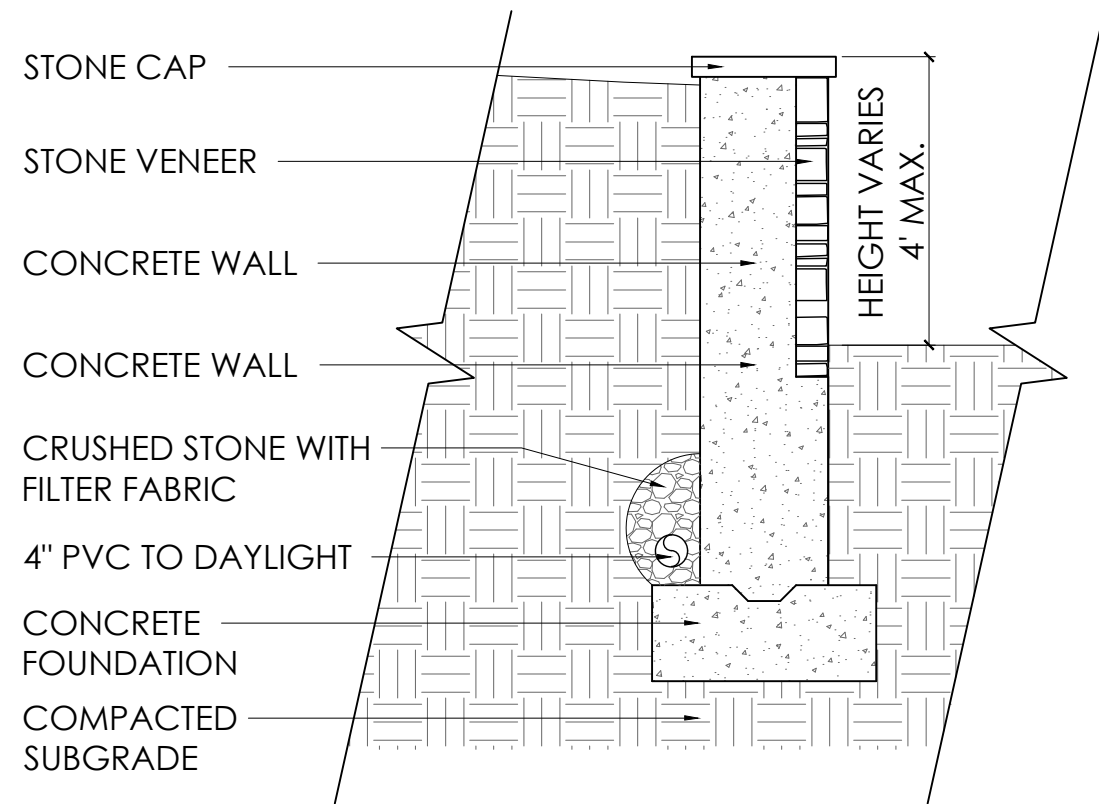
2 | STEPPING STONE

L-3.0 | SCALE: 1" = 1'-0" | SECTION



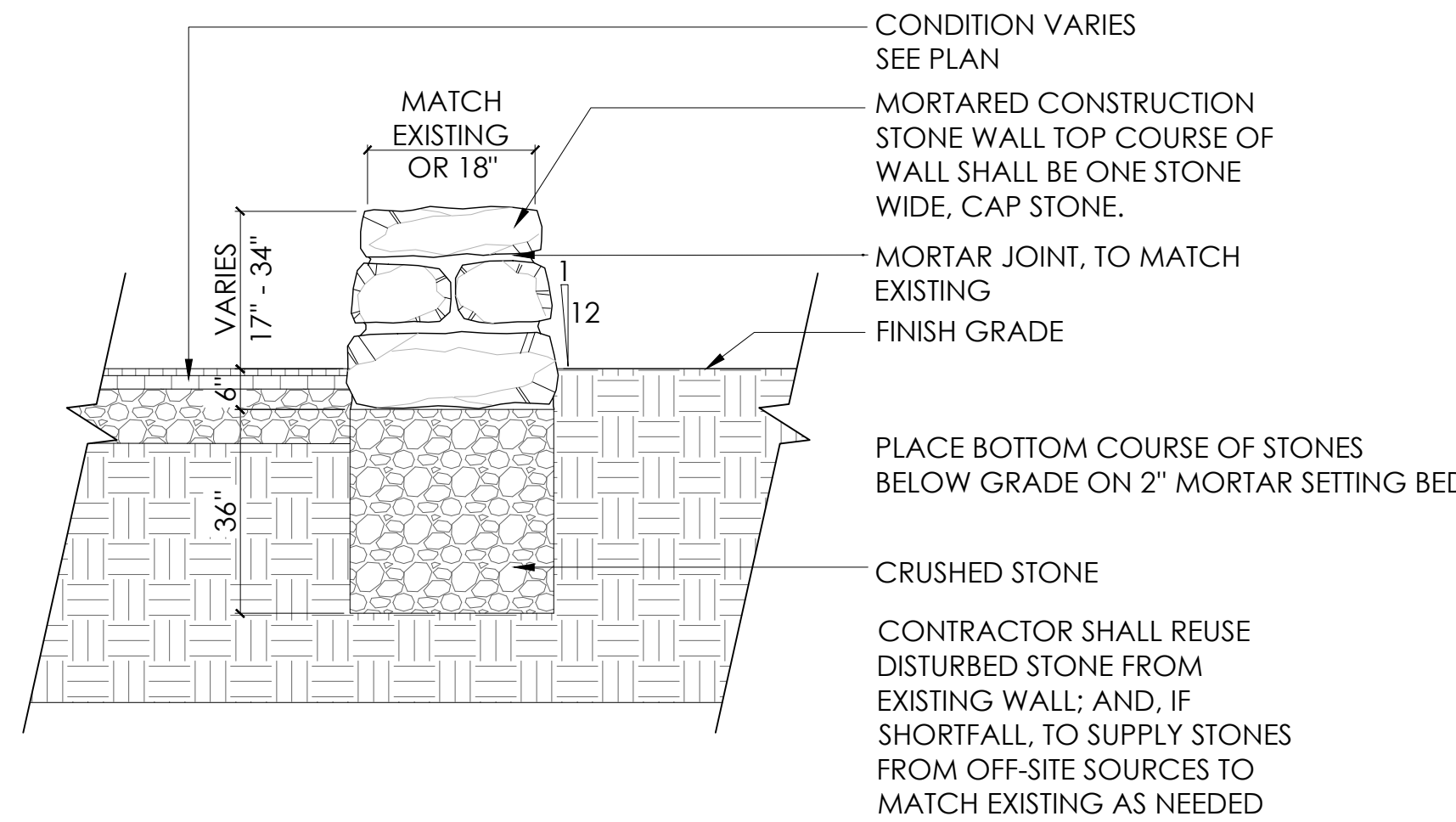
3 | COBBLE STRIP

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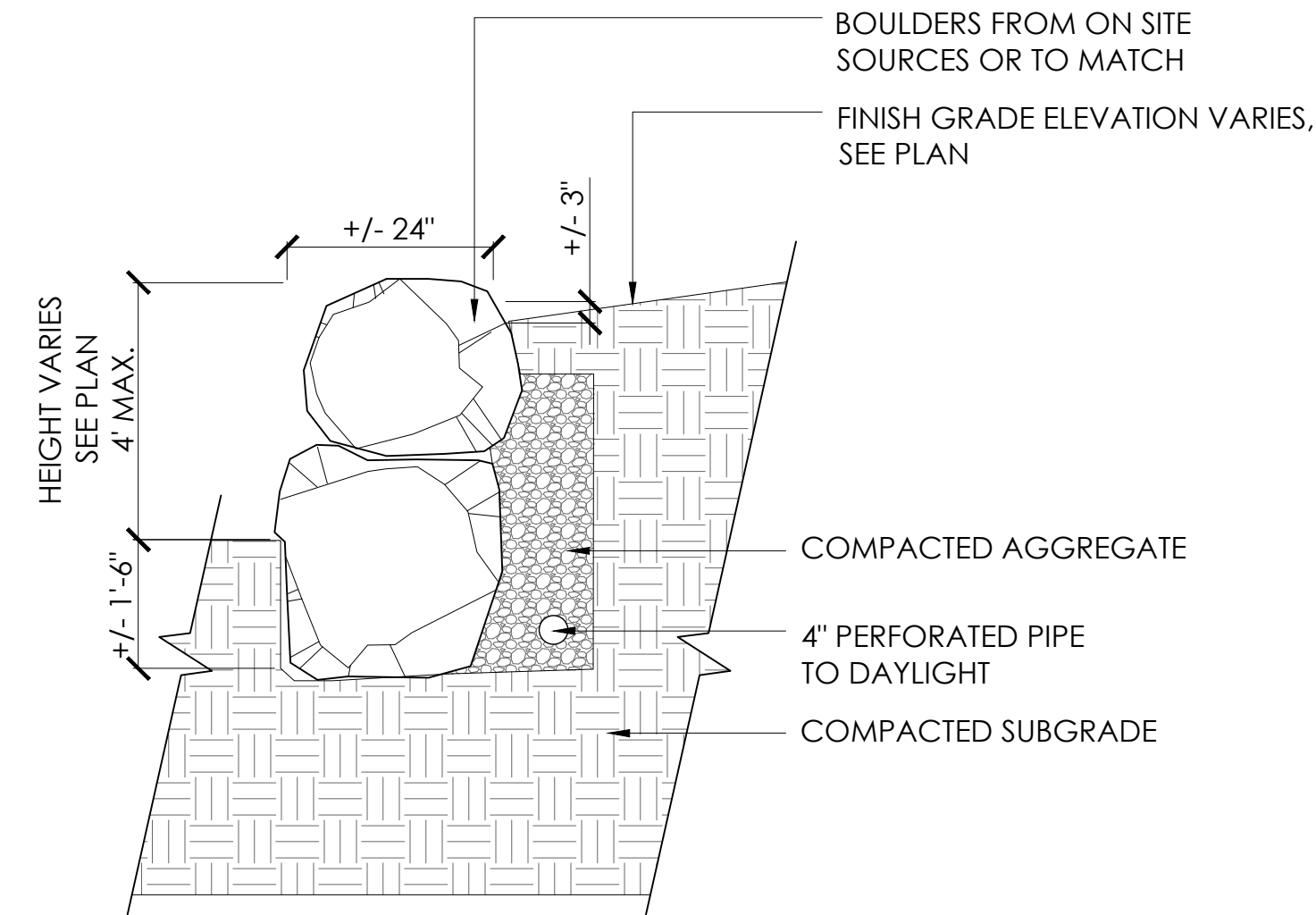
4 | LANDSCAPE WALL - CONCRETE W/ STONE VENEER

L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



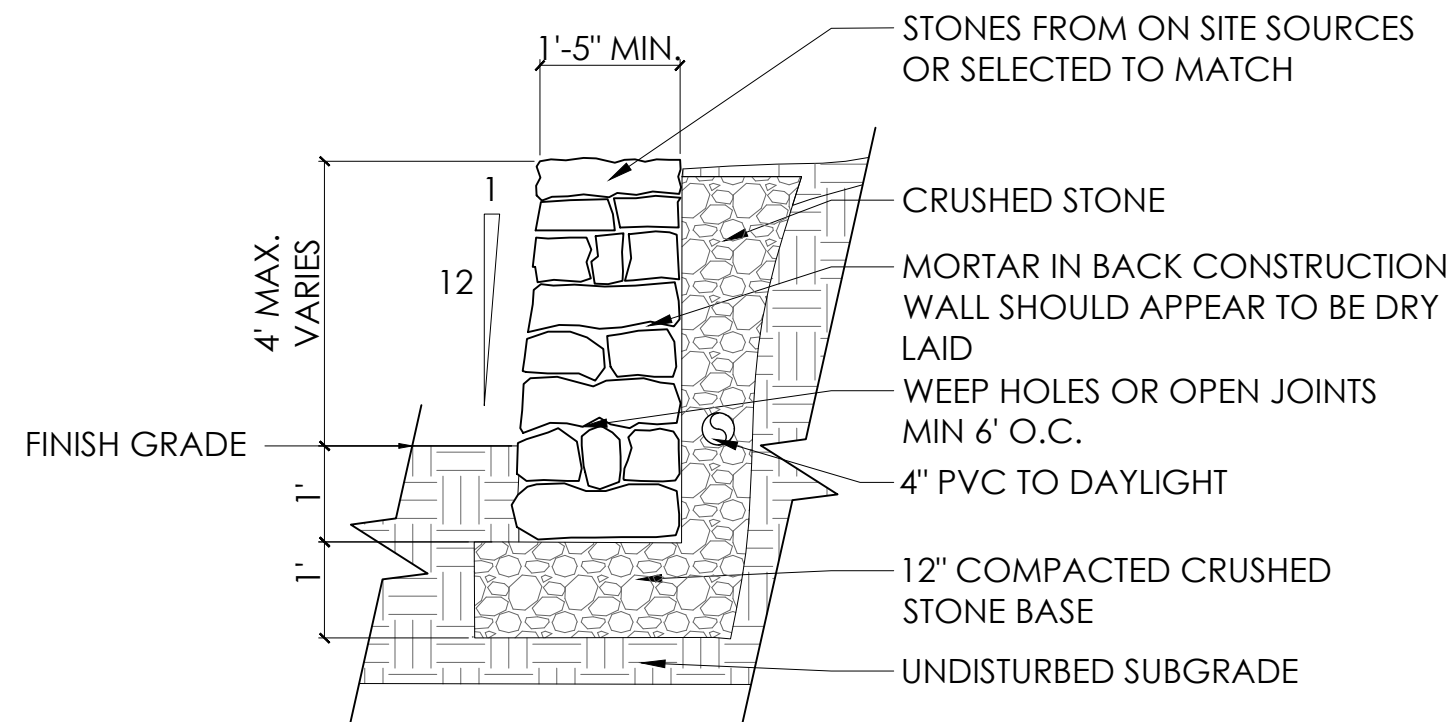
5 | MORTARED WALL - FREE STANDING

L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



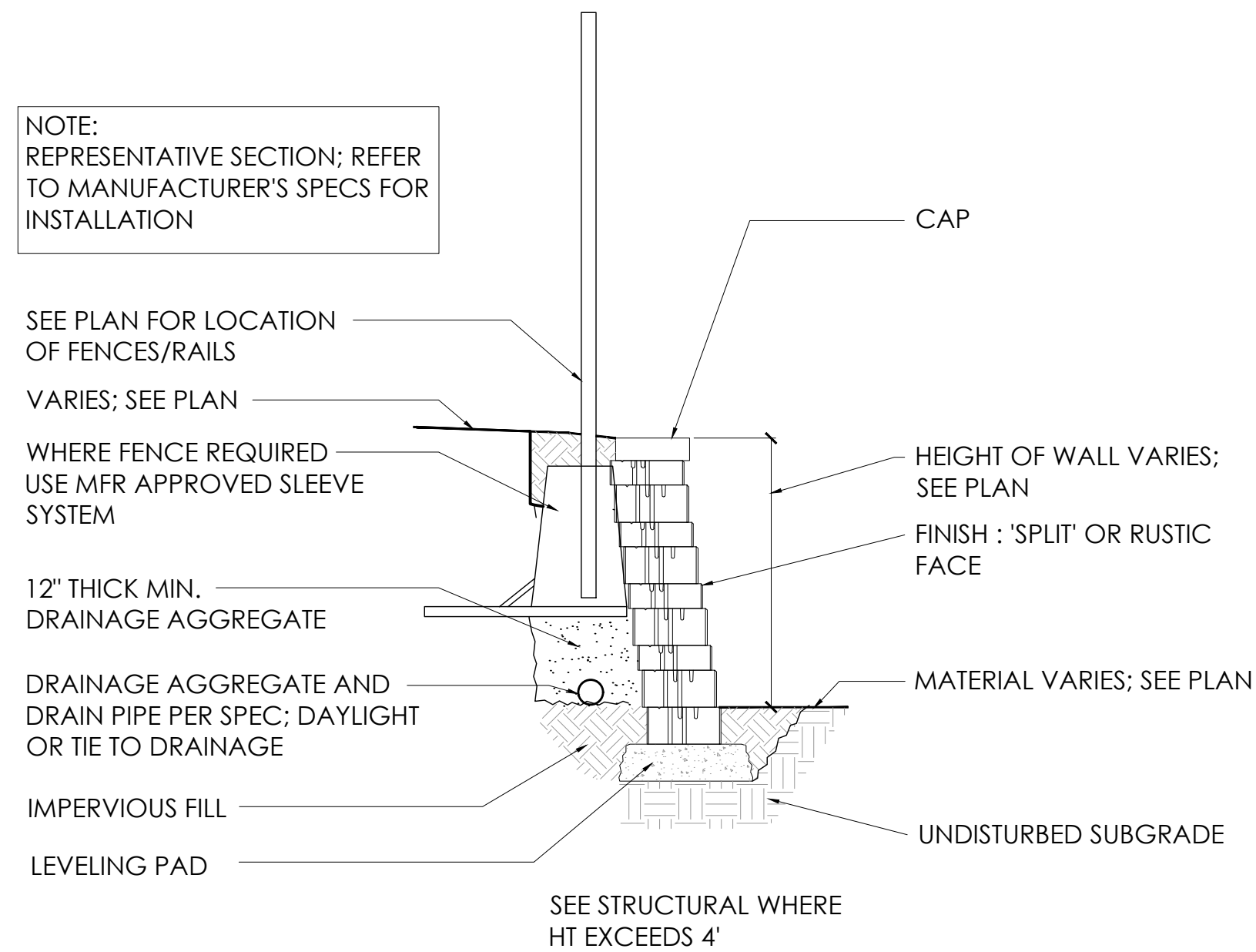
6 | LANDSCAPE WALL - DRY STACKED BOULDERS

L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



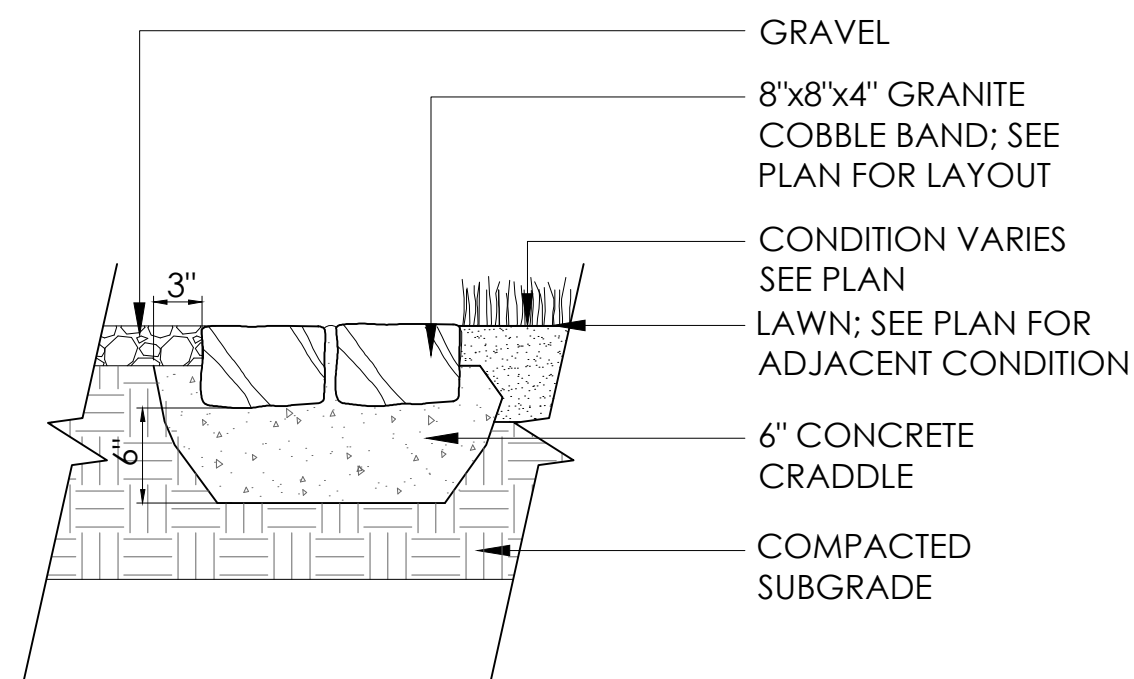
7 | LANDSCAPE WALL - MORTAR WALL

L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



8 | Modular Block Wall

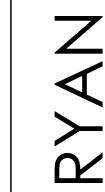
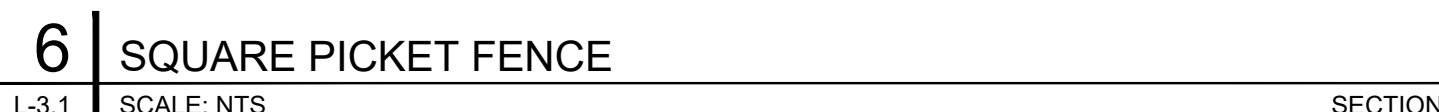
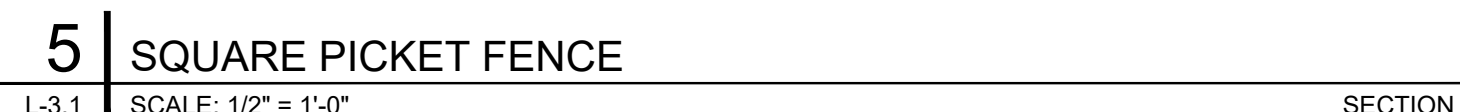
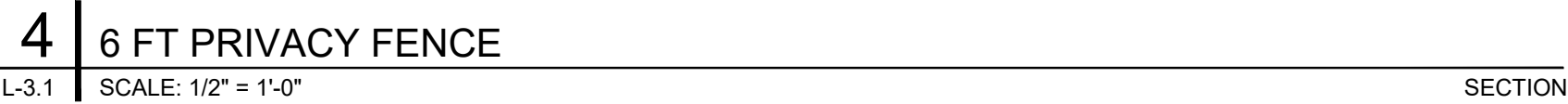
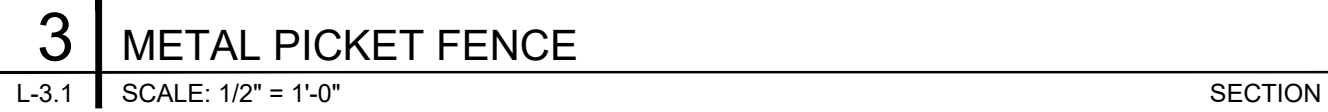
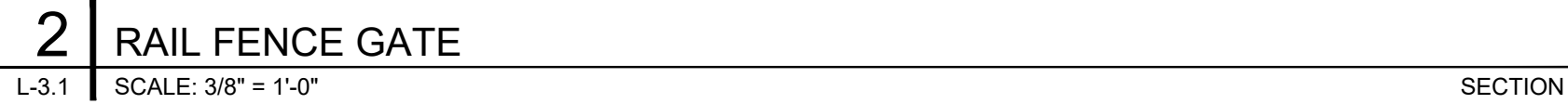
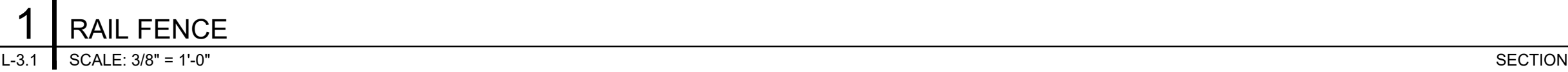
L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



9 | COBBLE EDGE

L-3.0 | SCALE: 1" = 1'-0" | SECTION

ISSUED	1	2	3	4	5	6	7
12/22/25	PLANNING BOARD UPDATE	03/24/26	PEER REVIEW UPDATE	06/19/26	NOI INTERIM UPDATE	06/29/26	PLAN SET UPDATE



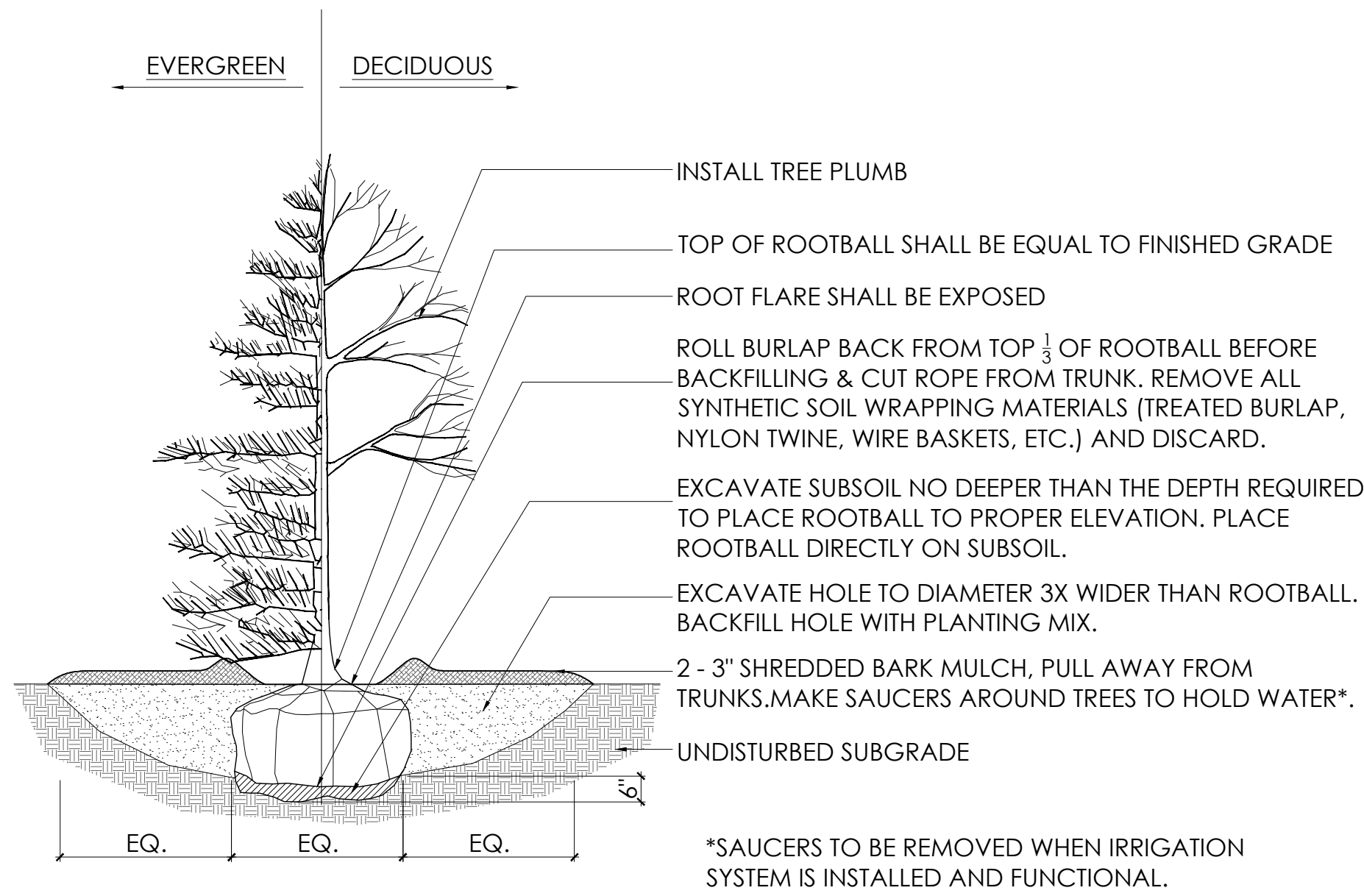
Rocky Hill
Amesbury, MA

TYPICAL DETAILS

Landscape

ISSUED	
1	12/22/25
2	03/24/26
3	06/19/26
4	06/29/26
5	
6	
7	

L 3_1

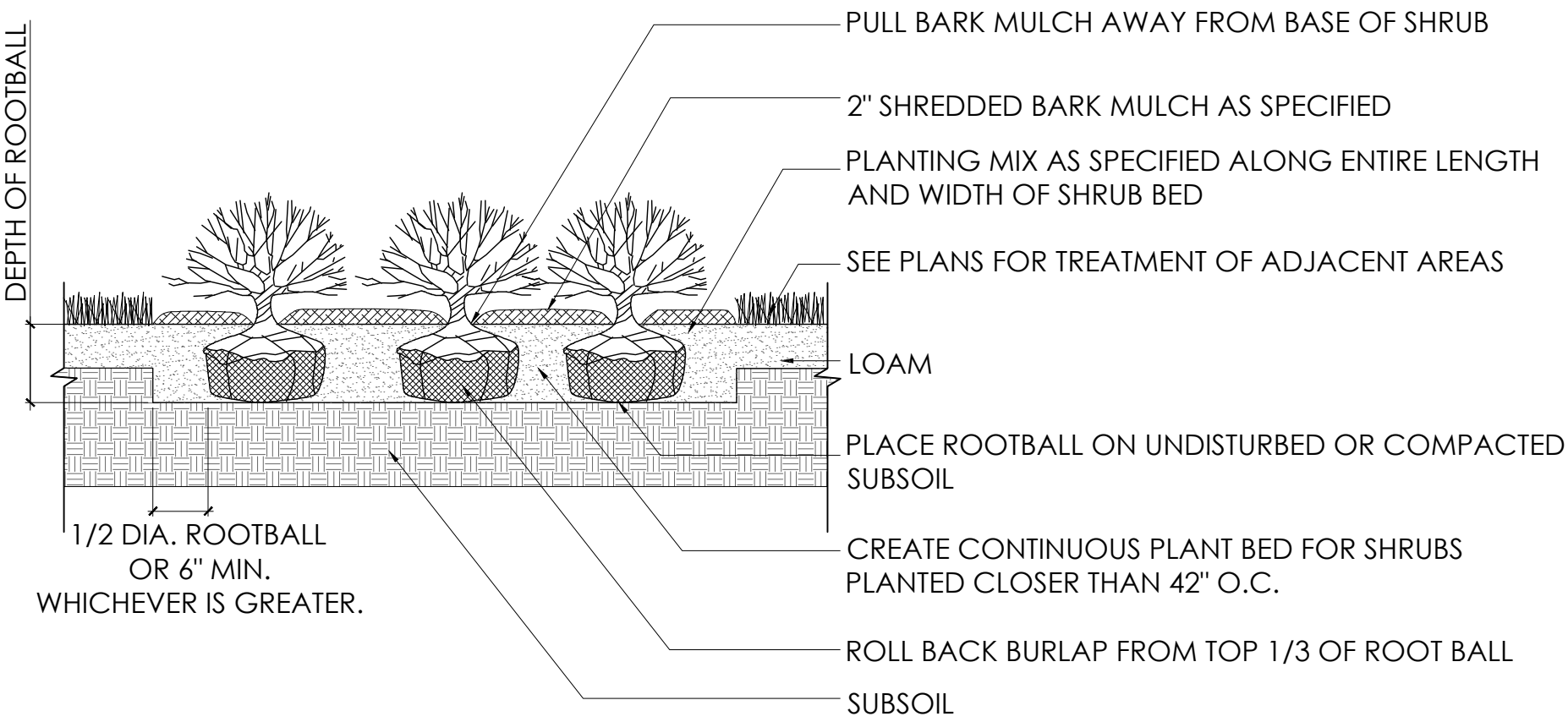


NOTE: STAKED/GUYED PER CONTRACTOR'S OPTION.

1 TREES

L-3.2 SCALE: 3/8" = 1'-0"

SECTION

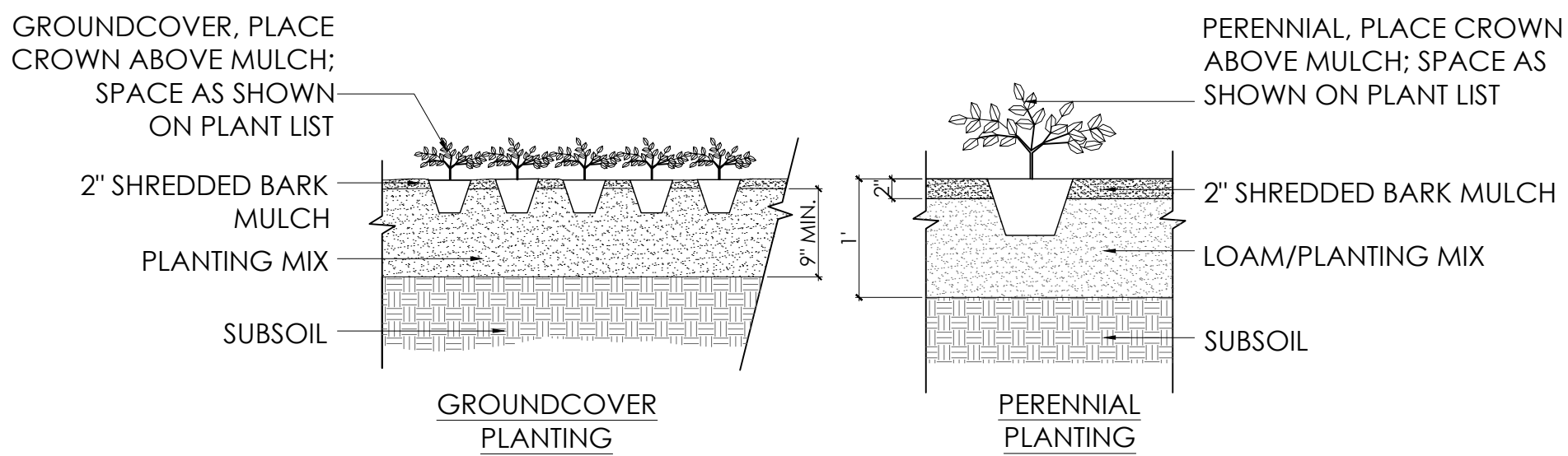


NOTE: SEE PLANTING PLAN FOR PLANT SPACING. PLANTS TO BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS GRADE.

2 SHRUBS

L-3.2 SCALE: 3/8" = 1'-0"

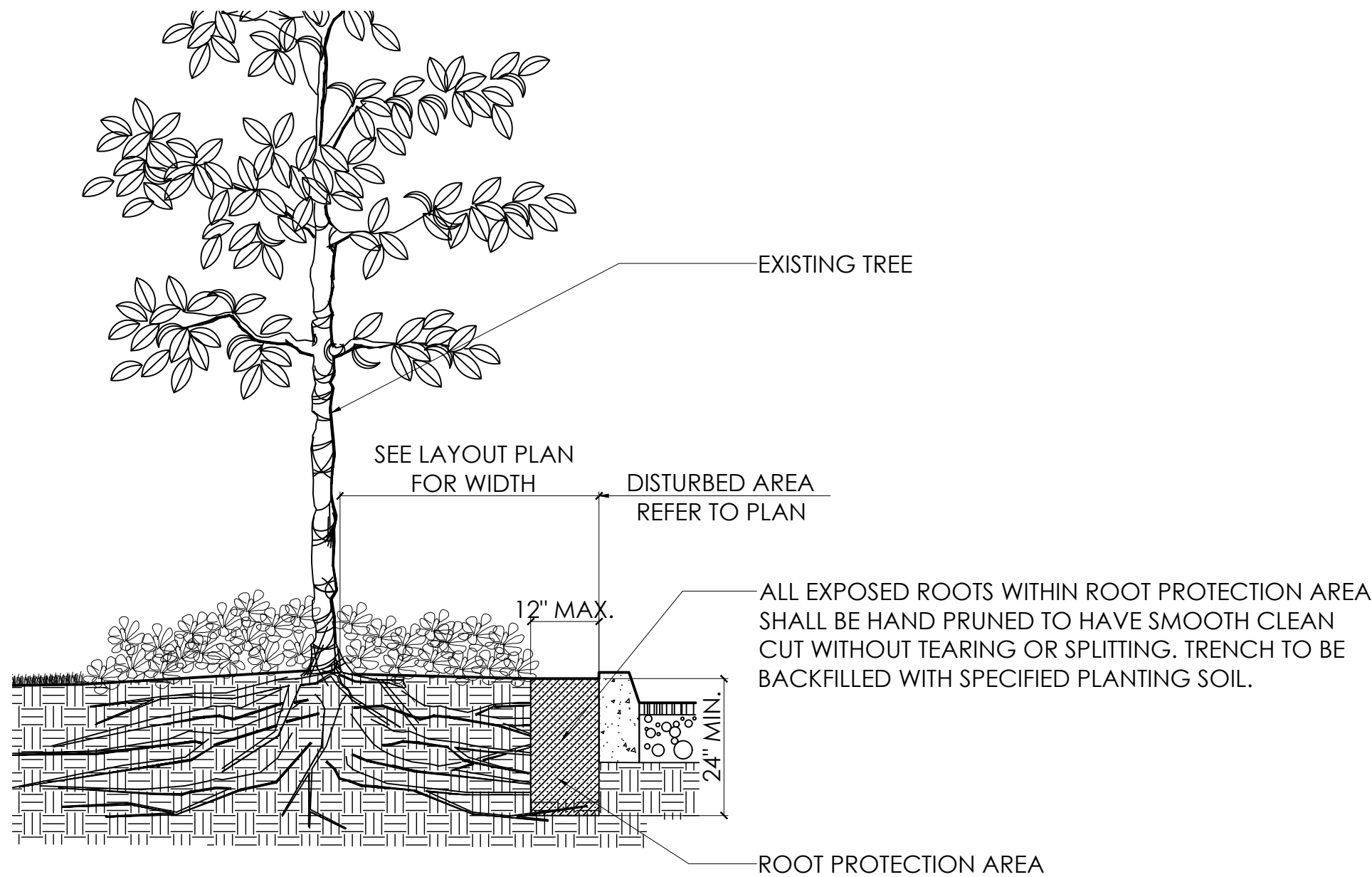
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3 GROUNDCOVER AND PERENNIALS

L-3.2 SCALE: 3/4" = 1'-0"

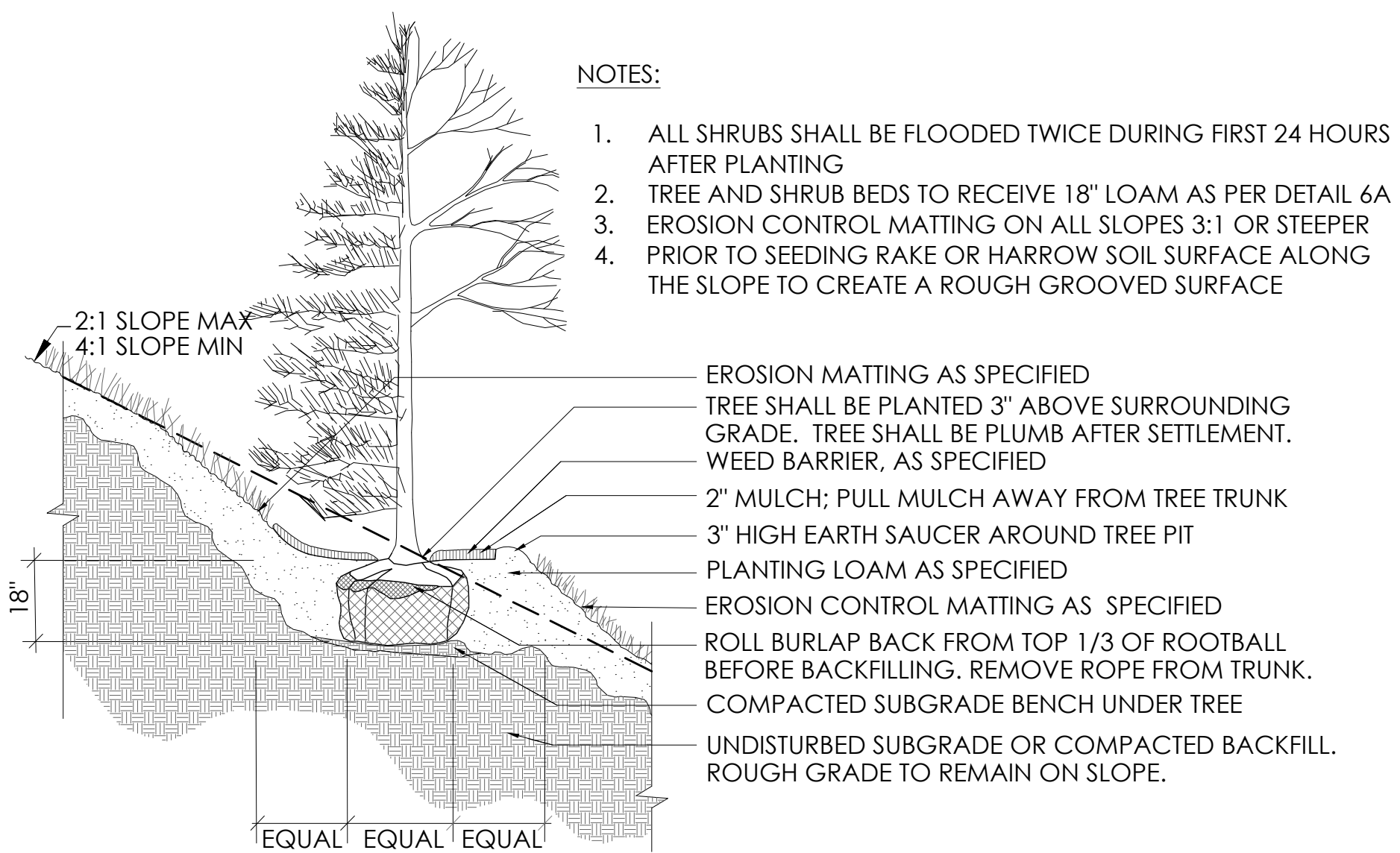
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4 EXCAVATION NEAR EXISTING TREE

L-3.2 SCALE: 1/2" = 1'-0"

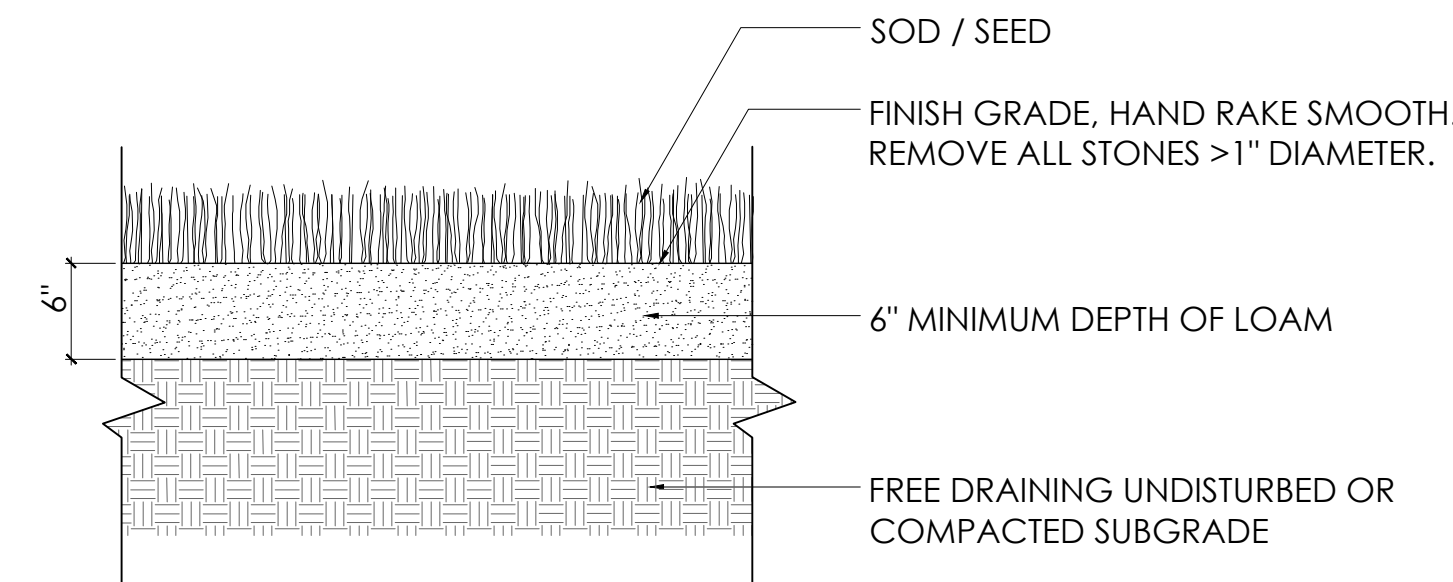
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5 TREE ON SLOPE

L-3.2 SCALE: 3/8" = 1'-0"

SECTION



6 SOD/ SEED

L-3.2 SCALE: 1" = 1'-0"

SECTION

SITE DAINAGE BASIN SEED MIX
NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES

SPECIES INCLUDE: RIVERBANK WILD RYE (ELYMUS RIPARIUS), CREEPING RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), UPLAND BENTGRASS (AGROSTIS PERENNANS), NODDING BUR MARIGOLD (BIDENS CERNUA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHIMUM FISTULOSUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), BONESET (EUPATORIUM PERFOLIATUM), BLUE VERVAIN (VERBENA HASTATA), SOFT RUSH (JUNCUS EFFUSUS), WOOL GRASS (SCIRPUS CYPERINUS).

OPEN FIELD RESTORATION SEED MIX
NEW ENGLAND WILDFLOWER MIX

SPECIES INCLUDE: SPECIES: LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NUTANS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), NARROWLEAFED BLUE EYED GRASS (SISYRINCHIMUM ANGUSTIFOLIUM), BLACK EYED SUSAN (RUDBECKIA HIRTA), NEW ENGLAND ASTER (SYMPHYOTRICHUM NOVAE-ANGLIAE), SPIKED GAYFEATHER/ MARSH BLAZING STAR (LIATRIS SPICATA), STARVED/CALICO ASTER (ASTER LATERIFLORUS/SYMPHYOTRICHUM LATERIFLORUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHIMUM FISTULOSUM)

ASSOCIATES

LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-5332
ph: 781-314-0401
www.ryan-assoc.com

RYAN

Rocky Hill
Amesbury, MA

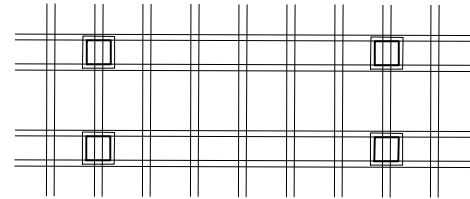
TYPICAL DETAILS
Landscape

ISSUED	1	2	3	4	5	6	7
	12/22/25	03/24/26	06/19/26	06/29/26			
	PLANNING BOARD UPDATE	PEER REVIEW UPDATE	NOI INTERIM UPDATE	PLAN SET UPDATE			

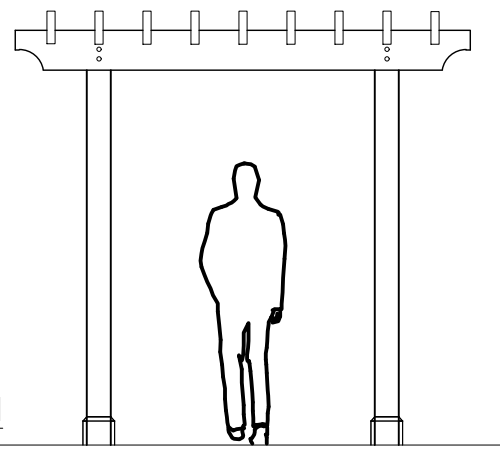
L 3_2

ARBOR

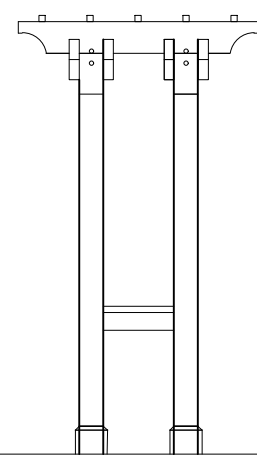
PLAN



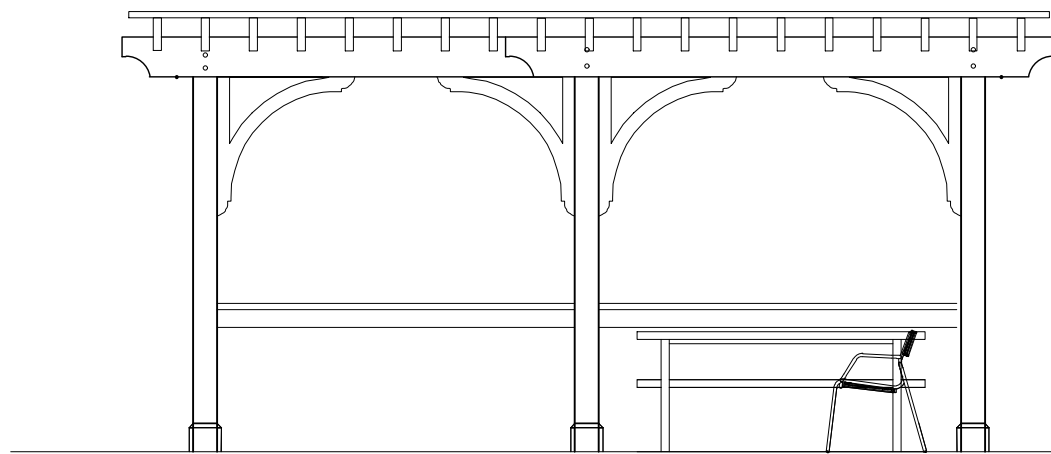
FRONT ELEVATION



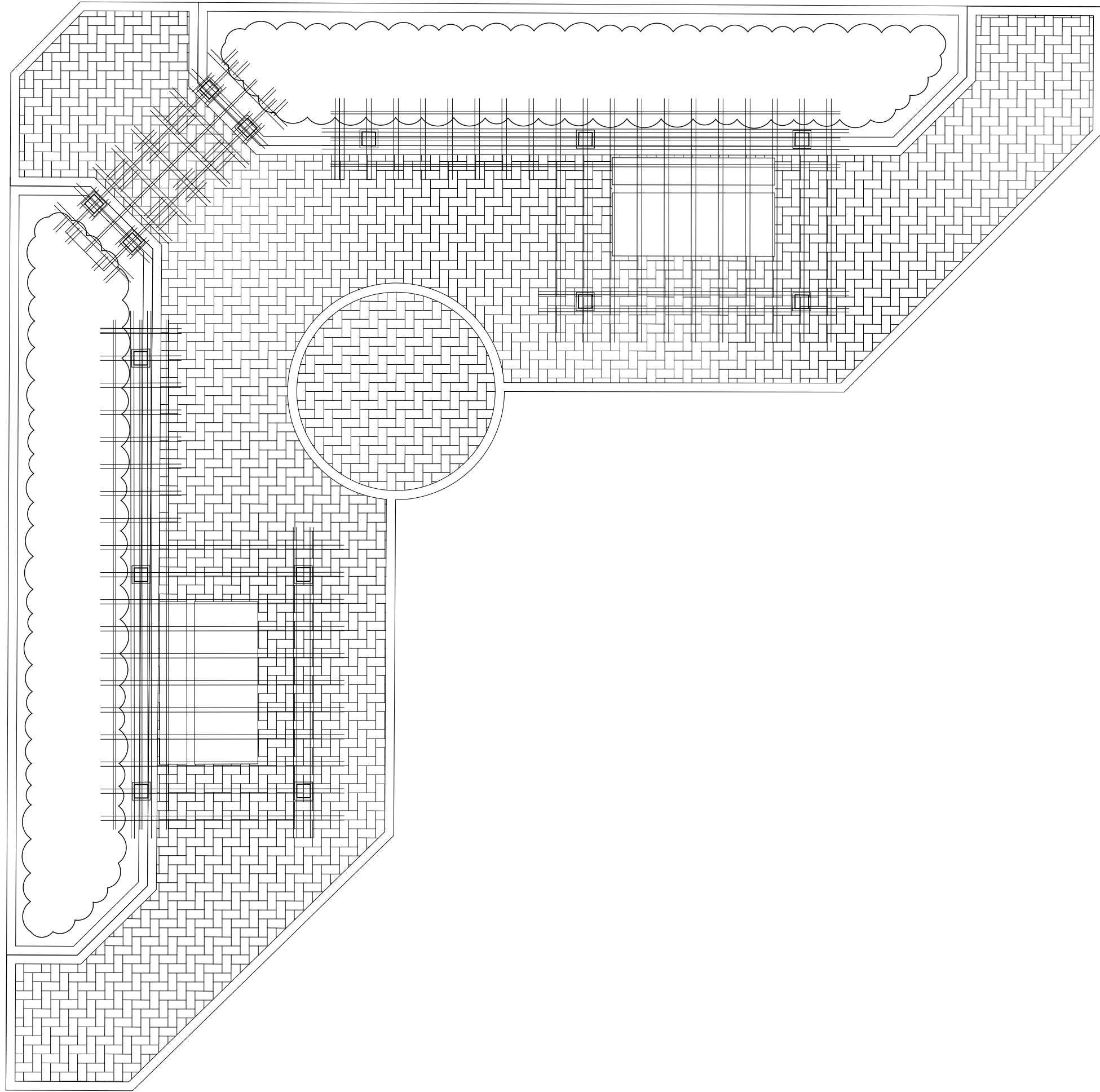
SIDE ELEVATION



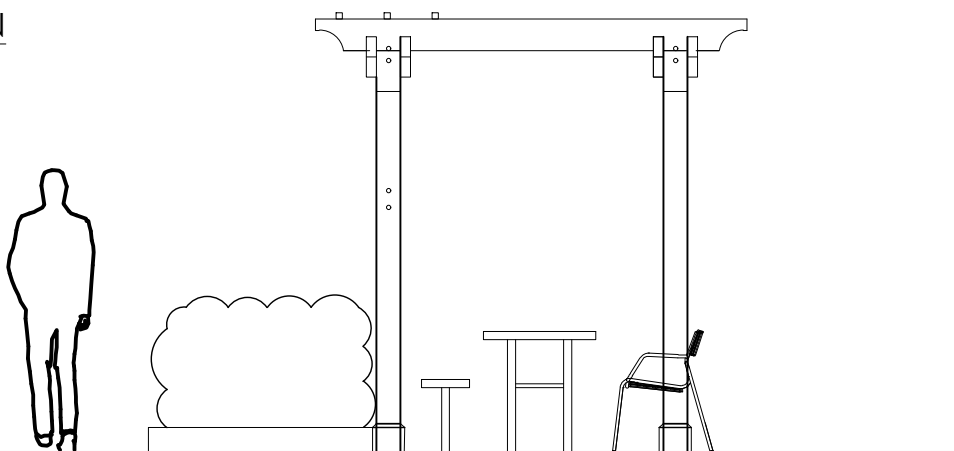
FRONT ELEVATION



ARBOR



END ELEVATION



1 | PERGOLA & ARBOR - VILLAGE GREEN_NORTH

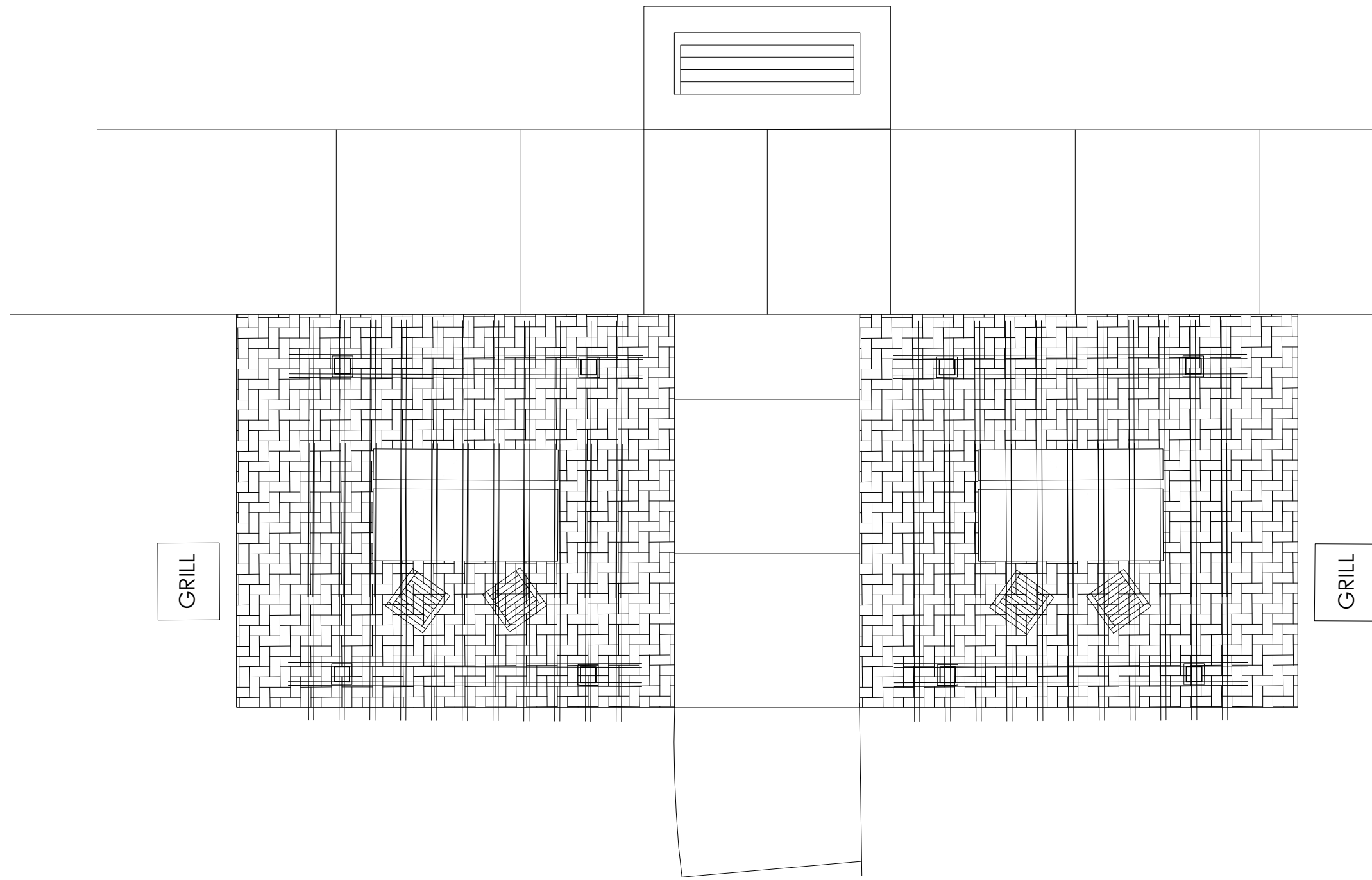
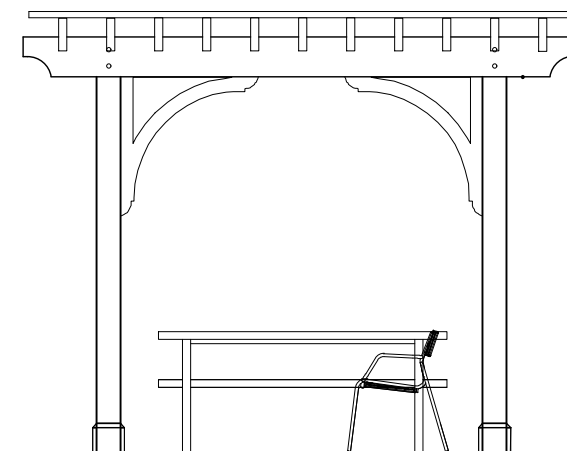
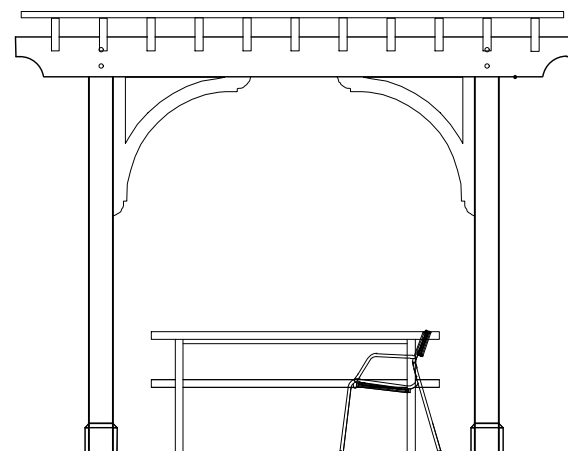
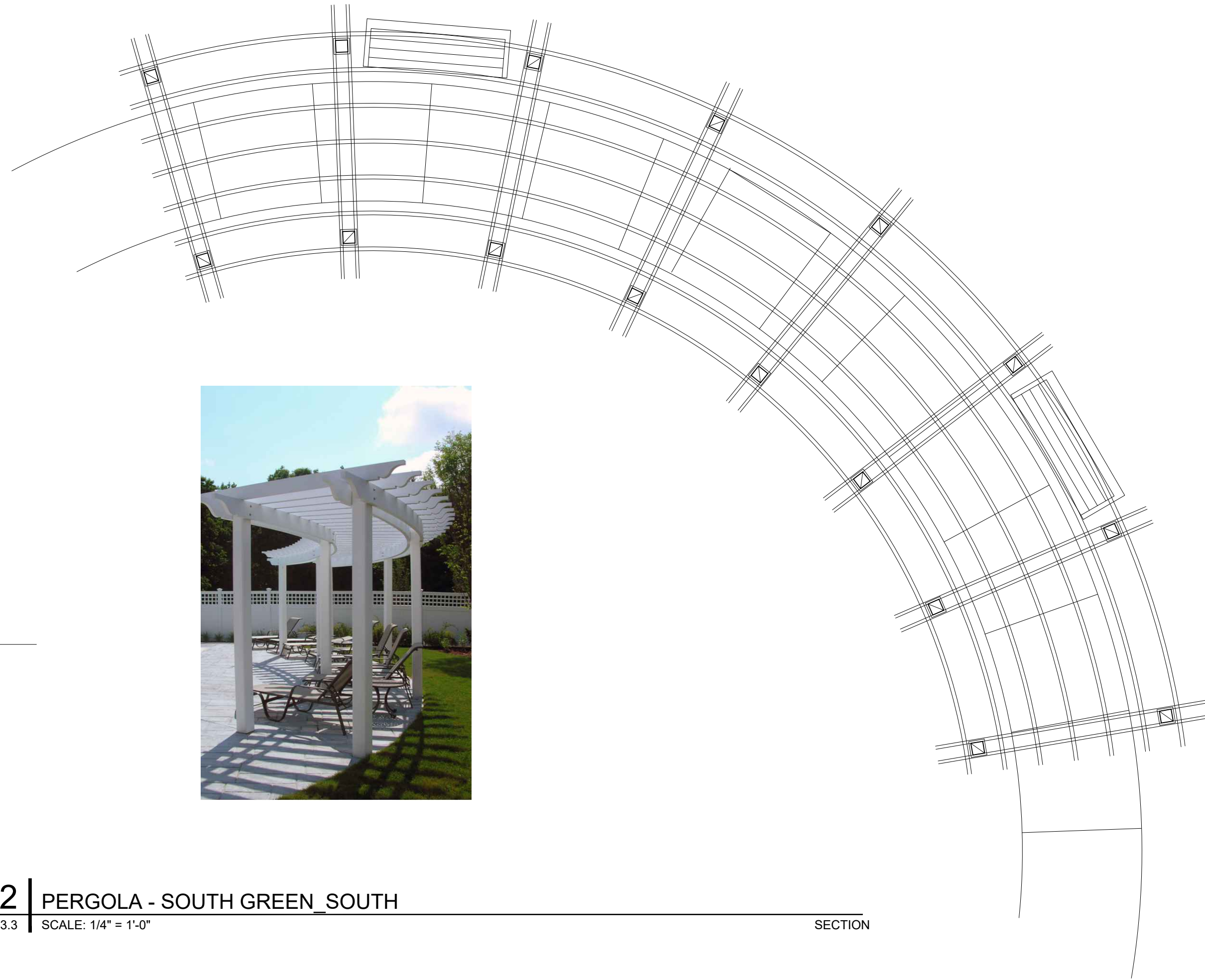
L-3.3 | SCALE: 1/4" = 1'-0"

SECTION

2 | PERGOLA - SOUTH GREEN_SOUTH

L-3.3 | SCALE: 1/4" = 1'-0"

SECTION



GRILL

GRILL

3 | PERGOLA - NEIGHBORHOOD PARK_NORTH

L-3.3 | SCALE: 1/4" = 1'-0"

SECTION

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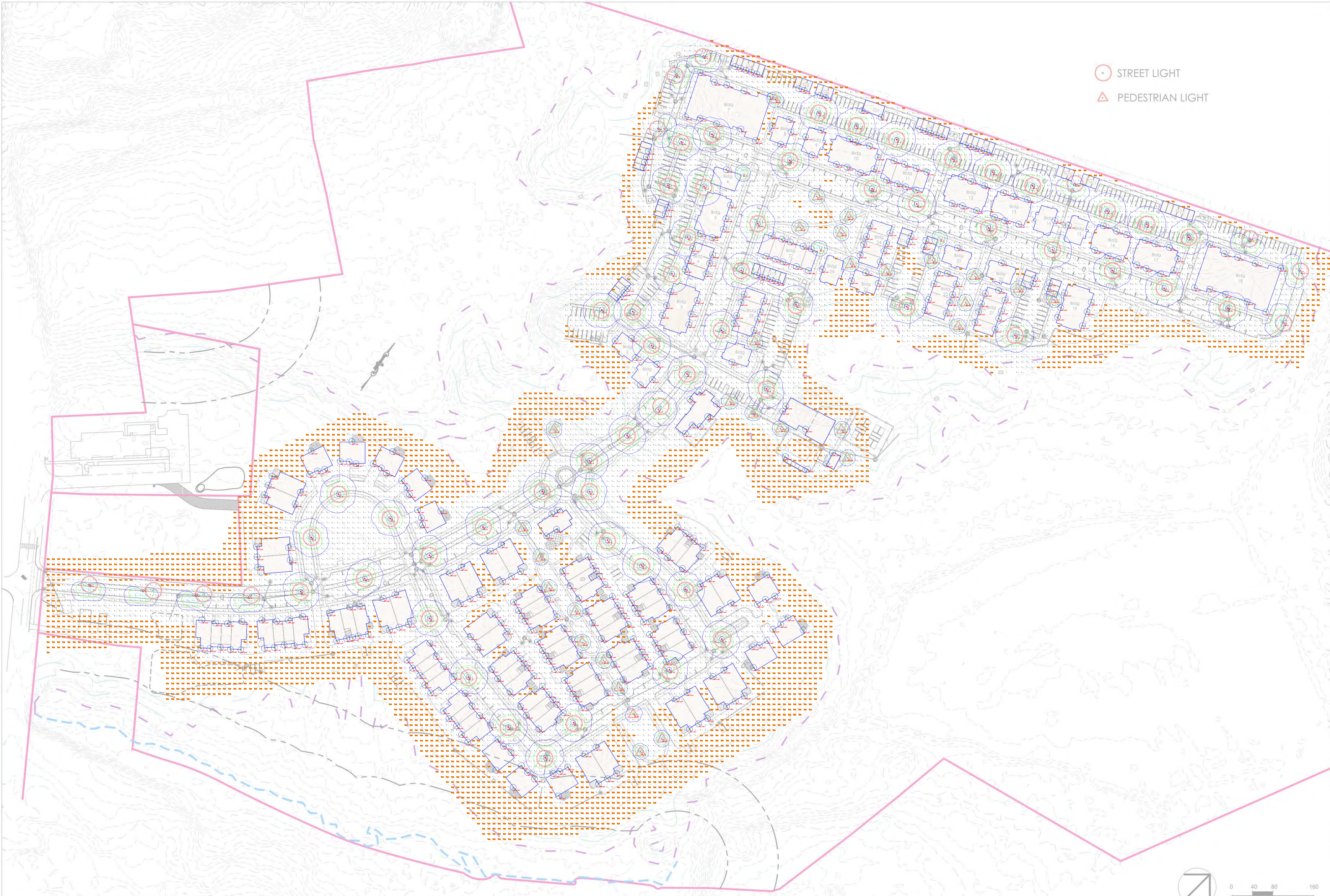
RYAN

Rocky Hill
Amesbury, MA

TYPICAL DETAILS
Landscape

ISSUED	12/22/25	PLANNING BOARD UPDATE
1	03/24/26	PEER REVIEW UPDATE
2	06/19/26	NOI INTERIM UPDATE
3	06/29/26	PLAN SET UPDATE
4		
5		
6		
7		

L 3_3



ISSUED	
1	08-14-25 Site Plan Review Submission
2	09-22-25
3	09-22-25
4	
5	
6	
7	

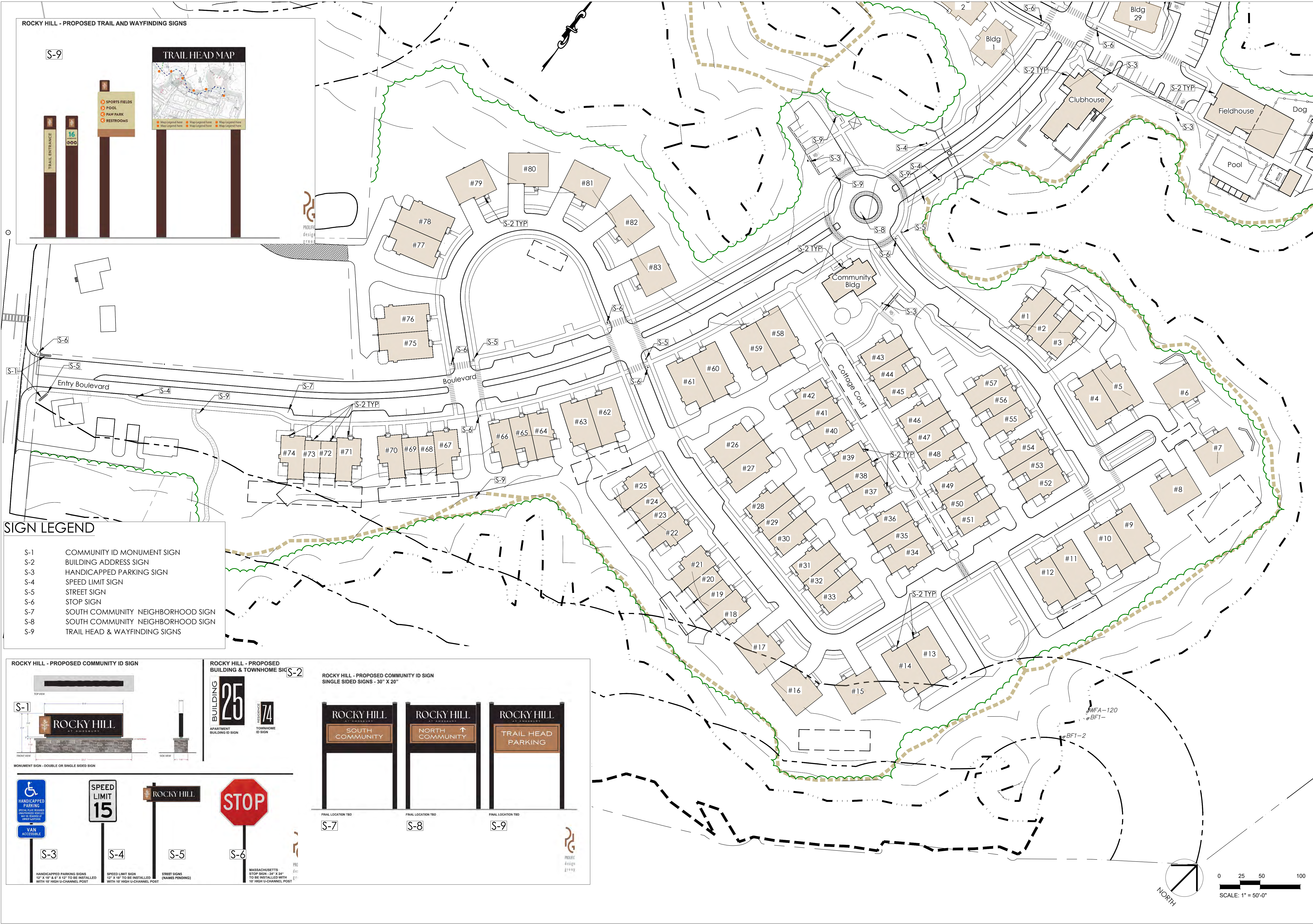
RYAN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
144 MIDDLE STREET, SUITE 200, 4
WALTON, MA 02455-5332
(978) 781-3144 (FAX)
WWW.RYAN-ASSOCIATES.COM

Rocky Hill
Amesbury, MA

Neighborhood
Plan

Luminaire Schedule				LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Description				
	438	C	WAC LIGHTING: WS-W39305-BK	0.900	443	10.1083	4427.435
	56	S-1	STREETWORKS: AVN-CLB-SA-40-830-U-T5R-IN-2-P-XX-XX-XX-BK	0.900	6495	43.8	2452.8
	11	S-1A	STREETWORKS: AVN-CLB-SA-40-830-U-T4W-IN-2-P-XX-XX-XX-BK-HSS	0.900	3875	43.8	481.8
	33	S-2	PEMCO: ENRTB20Q-F-12-U-3K-L-B-19-RBC	0.900	1403	12.9	425.7

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.36	2.8	0.0	N.A.	N.A.



ROCKY HILL - PROPOSED TRAIL AND WAYFINDING SIGNS

S-9

TRAIL HEAD MAP

TRAIL ENTRANCE

16

SPORTS FIELDS
POOL
PAW PARK
RESTROOMS

Map Legend here

PROUDLY
design
group

- SIGN LEGEND**
- S-1 COMMUNITY ID MONUMENT SIGN
 - S-2 BUILDING ADDRESS SIGN
 - S-3 HANDICAPPED PARKING SIGN
 - S-4 SPEED LIMIT SIGN
 - S-5 STREET SIGN
 - S-6 STOP SIGN
 - S-7 SOUTH COMMUNITY NEIGHBORHOOD SIGN
 - S-8 SOUTH COMMUNITY NEIGHBORHOOD SIGN
 - S-9 TRAIL HEAD & WAYFINDING SIGNS

ROCKY HILL - PROPOSED COMMUNITY ID SIGN

S-1

ROCKY HILL
AT AMESBURY

MONUMENT SIGN - DOUBLE OR SINGLE SIDED SIGN

ROCKY HILL - PROPOSED BUILDING & TOWNHOME SIGN

S-2

BUILDING 25

RESIDENCE 74

APARTMENT BUILDING ID SIGN

TOWNHOME ID SIGN

ROCKY HILL - PROPOSED COMMUNITY ID SIGN

SINGLE SIDED SIGNS - 30" X 20"

ROCKY HILL
AT AMESBURY

SOUTH COMMUNITY

NORTH COMMUNITY

TRAIL HEAD PARKING

FINAL LOCATION TBD

S-7

S-8

S-9

PROUDLY
design
group

PRO

del

ST

MASSACHUSETTS
STOP SIGN - 24" X 24"
TO BE INSTALLED WITH
12" HIGH U-CHANNEL POST

PROUDLY
design
group

ISSUED

1	06-29-26	Site Plan Review Updates (Rev 4)
2		
3		
4		
5		
6		
7		

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RYAN

Rocky Hill
Amesbury, MA

-- SIGN PLAN --
SOUTH NEIGHBORHOOD

SP-1



0 25 50 100
SCALE: 1" = 50'-0"

SIGN LEGEND

- S-1 COMMUNITY ID MONUMENT SIGN
- S-2 BUILDING ADDRESS SIGN
- S-3 HANDICAPPED PARKING SIGN
- S-4 SPEED LIMIT SIGN
- S-5 STREET SIGN
- S-6 STOP SIGN
- S-7 SOUTH COMMUNITY NEIGHBORHOOD SIGN
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- S-9 TRAIL HEAD & WAYFINDING SIGNS

ROCKY HILL - PROPOSED COMMUNITY ID SIGN



MONUMENT SIGN - DOUBLE OR SINGLE SIDED SIGN

ROCKY HILL - PROPOSED BUILDING & TOWNHOME SIGNS



ROCKY HILL - PROPOSED COMMUNITY ID SIGN
SINGLE SIDED SIGNS - 30" X 20"



HANDICAPPED PARKING SIGN
12" X 18" & 6" X 12" TO BE INSTALLED
WITH 10" HIGH U-CHANNEL POST



SPEED LIMIT SIGN
12" X 18" & 6" X 12" TO BE INSTALLED
WITH 10" HIGH U-CHANNEL POST



STREET SIGN
(NAMES PENDING)



MASSACHUSETTS
STOP SIGN - 24" X 24"
TO BE INSTALLED WITH
10" HIGH U-CHANNEL POST