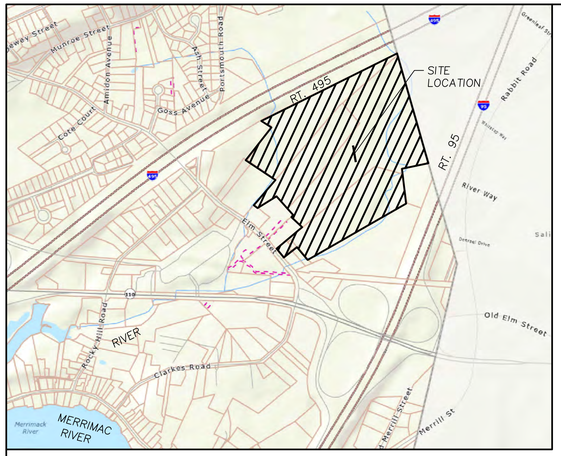
PROPOSED DEFINITIVE SUBDIVISION AND SITE PLAN REVIEW PLANS
ROCKY HILL MBTA COMMUNITY AT ELM STREET
IN
AMESBURY, MA
AUGUST 2025



LOCUS MAP
N.T.S.

PLAN INDEX

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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
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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
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'	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[23]
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

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****

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.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 53622
REGISTERED PROFESSIONAL ENGINEER

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.

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

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

COVER SHEET

SHEET: C1.0

GENERAL NOTES

LEGEND

EXISTING	PROPOSED	
□	■CB	CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN)
⊓	■CBCI (OR GICI)	CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
———	———	CURB (OR BERM) – TYPE NOTED
———	———	EDGE OF ROAD
— —109— —	—(108)—	CONTOUR
Ⓢ	Ⓢ	SEWER MANHOLE
Ⓓ	Ⓓ	DRAINAGE MANHOLE
GG		GAS GATE
WG	⋈	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 ——	———	SEWER FORCE MAIN
—— UE ——	—— UE ——	UNDERGROUND ELECTRIC
—— W ——	—— W ——	WATER MAIN
□ MB	■MB	MAIL BOX
		HIGHWAY GUARD (TYPE NOTED)
—— x —— x ——	—— x —— x ——	FENCE (SIZE AND TYPE NOTED)
		EASEMENT LINE
℄	℄	PROPERTY LINE
		100 FT BUFFER ZONE
8 N00°00'00"E +12.34	PC 8 N00°00'00"E +12.34	BASE OR SURVEY LINE / CONSTRUCTION BASELINE
		WHEELCHAIR RAMP (WCR)
		CONCRETE SIDEWALK
		HAND CORE
	—— SF ——	SILT SOCK
		WETLAND
		INFILTRATOR

SURVEY

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

0/00 ASSESSORS MAP AND PARCEL

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING CITY AND/OR STATE AGENCIES.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
3. ALL WORK SHALL CONFORM TO; THE 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.

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)

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 MERRIMAC 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.

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAWYER — CIVIL — No. 24605 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

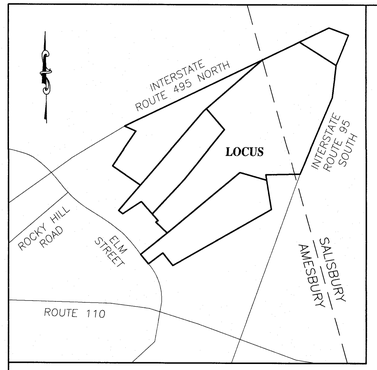
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MEI — MILLENNIUM ENGINEERING, INC.
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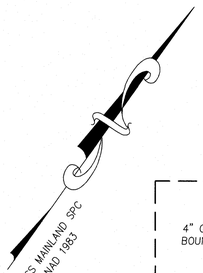
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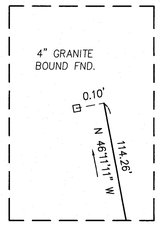
ROCKY HILL MBTA COMMUNITY
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TYPICAL SECTIONS/ LEGEND/ GENERAL NOTES
SHEET: C2.0

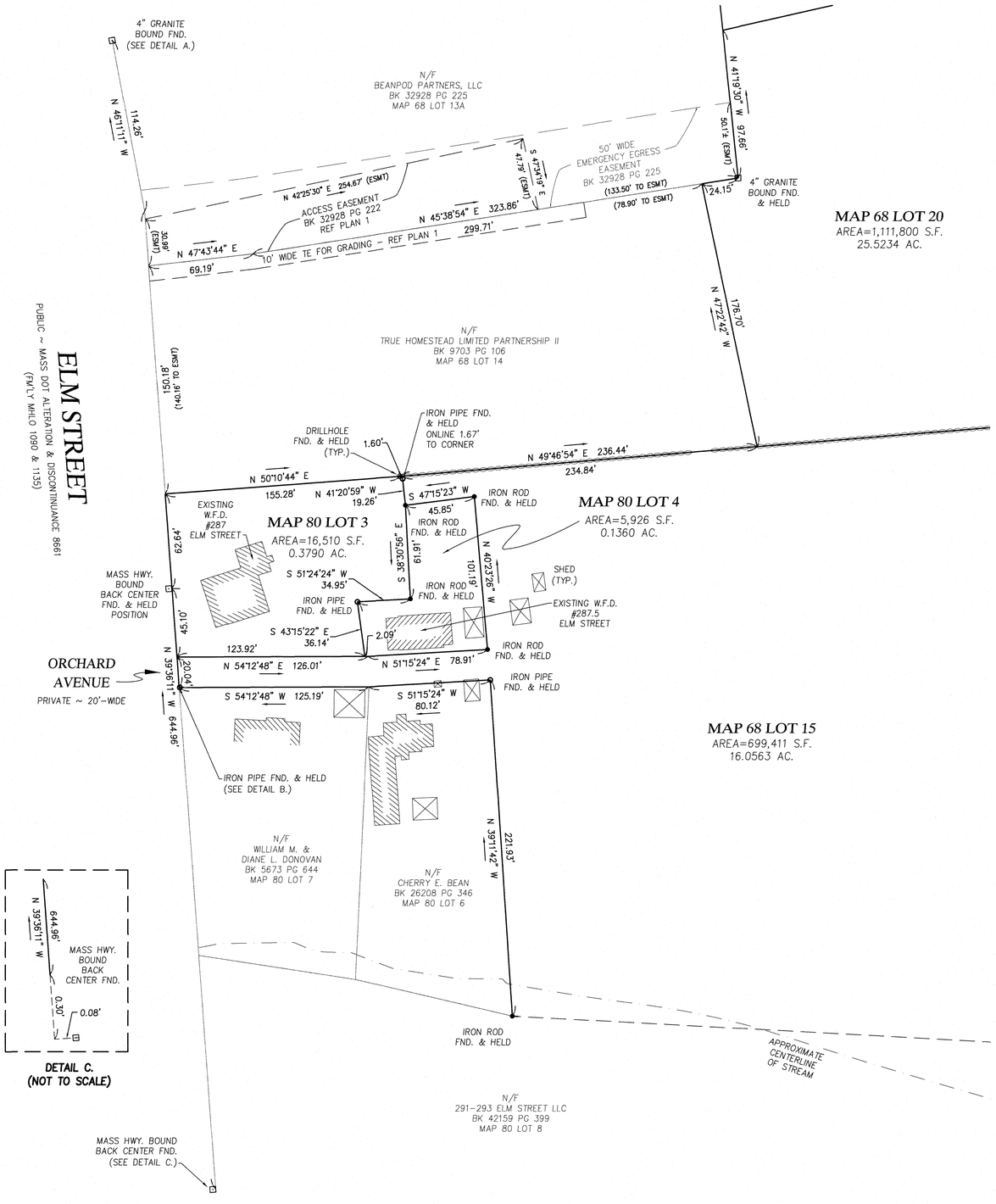


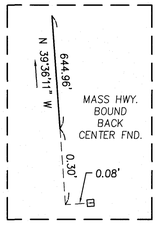
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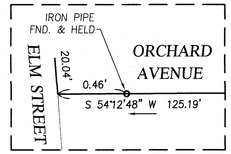


DETAIL A.
(NOT TO SCALE)





DETAIL C.
(NOT TO SCALE)



DETAIL B.
(NOT TO SCALE)

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

MICHAEL J. SERGI — 8/11/2025 DATE

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 ½ 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

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.

CHAPTER 41 SECTION 81X

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SERGI No. 33191 — REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL J. SERGI P.L.S. — 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.

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

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: A.W.M.
DATE: AUG. 11, 2025 | 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

MASS MAINLAND SPC
NAD 1983

N 29°05'48" W
RADIAL

R = 1080.00'
Δ = 2°50'25"
L = 535.37'

N 63°44'37" E
1205.45'

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

N 61°48'56" W
143.14'

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

IRON PIPE FND.

ANGLE IRON FND.

N 51°29'25" W
45.28'

S 37°13'22" W
51.40'

N 35°21'27" E
132.50'

N 37°22'14" E
79.13'

N 36°45'45" E
161.29'

N 34°27'44" E
61.15'

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

N 51°17'39" W
115.52'

N 58°15'57" W
110.16'

N 56°18'50" W
162.46'

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

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

N 49°06'25" E
288.40'

N 36°57'54" E
762.71'

N 36°59'14" E
244.40'

N 49°32'59" E
77.97'

N 36°52'06" E
14.23'

N 52°37'37" E
85.13'

N 54°53'12" E
93.41'
83.53'

250.96'

N 50°56'18" E
128.97'

N 51°14'22" E
80.41'

9.88'

N 59°13'14" E
11.50'

N 49°34'01" E
179.75'

N 50°55'17" E
185.41'

N 51°36'45" E
87.59'

N 50°52'21" E
96.53'

N 06°09'33" E
8.00'

N 52°00'22" E
84.19'

N 49°18'53" W
316.82'

IRON ROD
FND.
DISTURBED

N 41°07'11" E
180.64'

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

DRILLHOLE
FND. & HELD
OR SET
(TYP.)

N 42°35'00" E
127.30'

N 41°35'12" E
130.50'

S 51°06'51" E
45.45'

4" GRANITE
BOUND FND.
& HELD

255.64'

S 56°04'29" W

N 53°31'17" W
53.47'

4" GRANITE
BOUND FND.
& HELD

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

N 41°19'30" W
193.58'

IRON PIPE
FND. & HELD

N 42°11'40" E
197.59'

N 42°20'27" E
222.26'

N 40°52'40" E
137.68'

N 43°26'48" E
131.26'

N 42°01'07" E
152.43'

N 42°54'32" E
60.36'

N 41°51'05" E
83.40'

4" GRANITE
BOUND FND.
& HELD

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

EASEMENT AREA (SEE SHEET 1)

N 45°38'54" E
24.15'

N 47°22'42" W
176.70'

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

234.84'

N 49°46'54" E
902.97'

668.13'

N 49°20'37" E
374.40'

N 48°22'50" E
107.31'

IRON PIPE
FND. & HELD

S 65°05'52" E
76.78'

S 69°18'49" E
58.16'

S 65°52'29" E
41.97'

S 70°03'59" E
82.38'

S 71°04'23" E
102.72'

3" CONC. BOUND
FND. & HELD

S 05°17'12" W
124.59'

S 08°07'23" W
119.21'

S 08°32'55" W
59.97'

S 05°30'01" W
68.11'

S 09°58'07" W
42.95'

S 30°04'49" W
16.55'

IRON ROD
FND. & HELD

S 47°56'53" W
125.65'

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

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

CITY OF AMESBURY / TOWN OF SALISBURY

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

MASS HWY. BOUND
BACK CENTER
FND. & HELD
POSITION

N 39°11'42" W
221.93'

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 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

S 75°06'17" W
403.69'

208.41'

S 21°10'43" W
857.55'

IRON ROD
FND.
(SEE DETAIL E.)

INTERSTATE ROUTE 95

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

ELM STREET

PUBLIC ~ MASS DOT ALTERATION & DISCONTINUANCE 8661
(FMLY MHLO 1090 & 1135)

MASS HWY.
BOUND
WITH DRILLHOLE
FND.

N 63°44'37" E
792.33'

0.21'

DETAIL D.
(NOT TO SCALE)

S 75°06'17" W
403.69'

403.88'

0.19'

0.26'

IRON ROD
FND.

DETAIL E.
(NOT TO SCALE)

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

MICHAEL J. SERGI — 8/11/2025
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

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SERGI No. 33191
PROFESSIONAL LAND SURVEYOR

MICHAEL J. SERGI P.L.S. — 8/11/2025
DATE

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100'

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

NO.	DATE	DESCRIPTION	BY

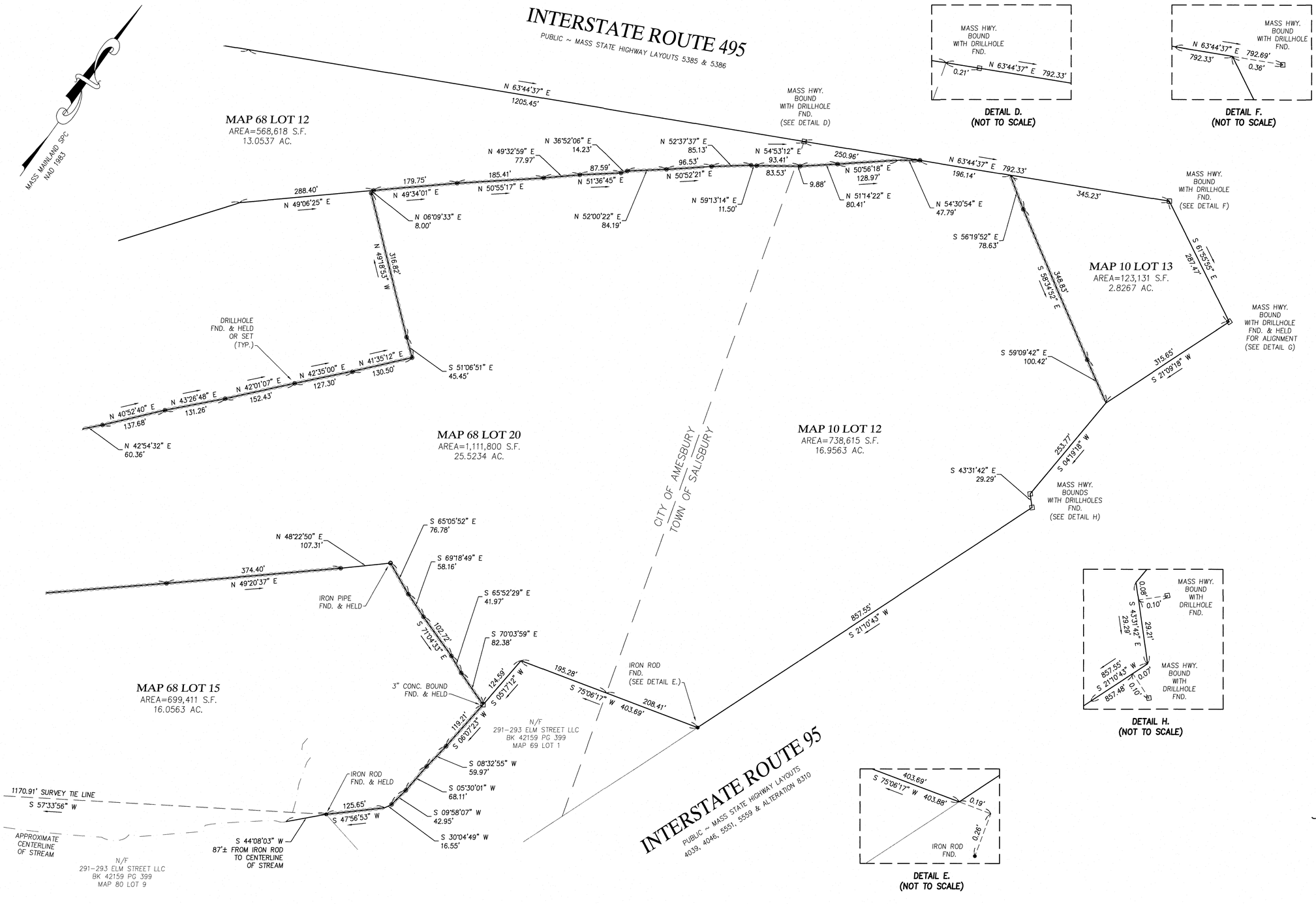
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=100' | 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

BOUNDARY LINES

SHEET: C-3.1



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

MICHAEL J. SERGI — 8/11/2025 DATE

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CHAPTER 41 SECTION 81X

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SERGI No. 33191 — REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL J. SERGI, P.L.S. — 8/11/2025 DATE

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100'

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

NO.	DATE	DESCRIPTION	BY

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=100' | CALC. BY: A.W.M. | DATE: AUG. 11, 2025 | 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



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNDERS
No. 24035
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY

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

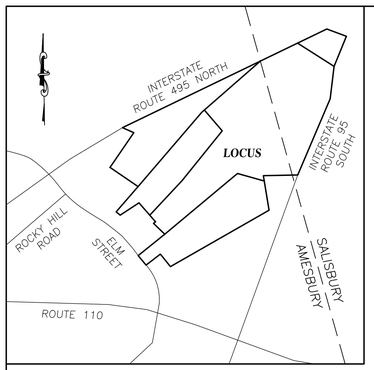
SCALE: 1"=40' | CALC. BY: A.W.M.
DATE: AUG. 11, 2025 | CHKD. BY: M.J.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA

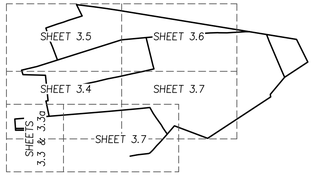
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

EXISTING CONDITIONS

SHEET: C-3.3



LOCUS MAP
N.T.S.



SHEET KEY

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 ½ 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.

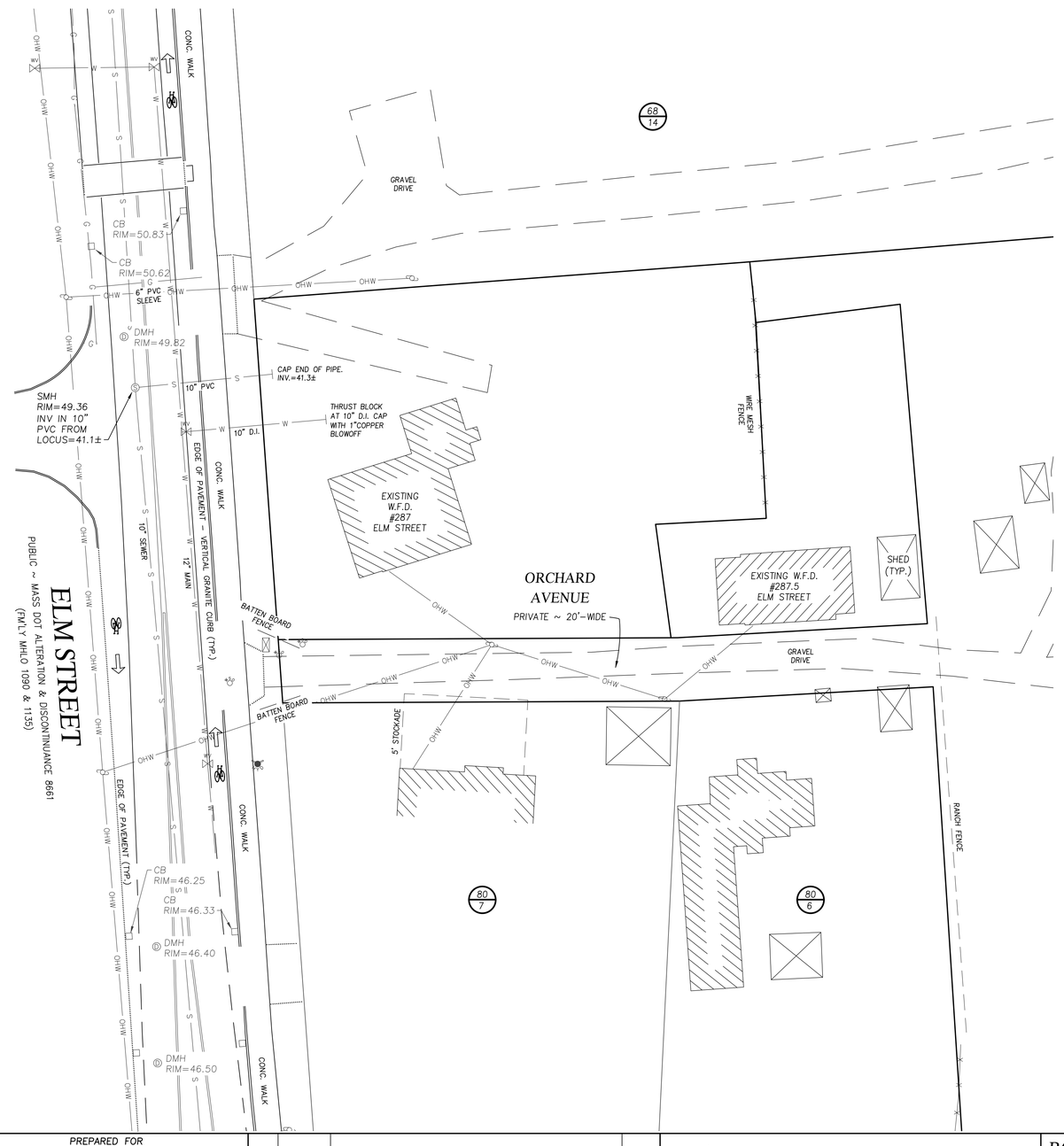
PLAN REFERENCES

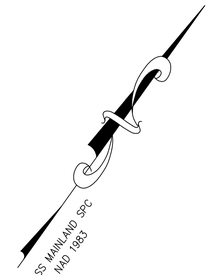
1. EASEMENT PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 10/30/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 26.
2. PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 3/25/2013 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
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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





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
WV	WATER SHUT OFF
WV	WATER VALVE
0/00	ASSESSORS MAP# PARCEL#

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20'

STEPHEN B. SAUNIER
CIVIL
No. 52425
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY

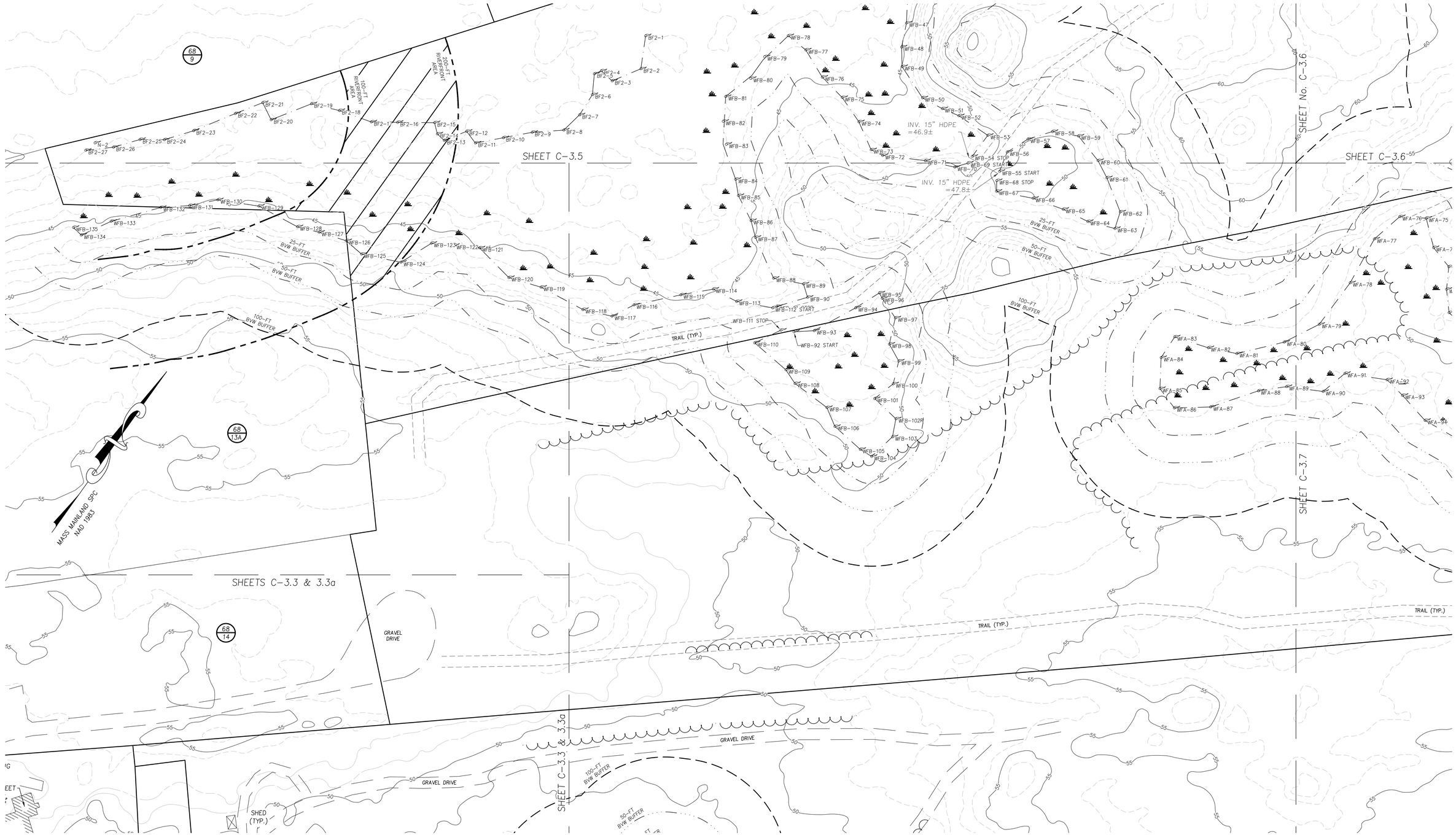
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

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

EXISTING CONDITIONS

SHEET: C-3.3a



		COMMONWEALTH OF MASSACHUSETTS STEPHEN B. SAWYER 49403 REGISTERED PROFESSIONAL ENGINEER	PREPARED FOR **DALE DEVELOPMENT, LLC** 360 WASHINGTON STREET RYE, NH 03870	NO.	DATE	DESCRIPTION	BY	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	ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA
								SCALE: 1"=40' CALC. BY: A.W.M. DATE: AUG. 11, 2025 CHKD. BY: M.J.S. PROJECT: M244407	SHOWING **EXISTING CONDITIONS** AT **ELM STREET**

EXISTING CONDITIONS

SHEET: C-3.4

MASS MAINLAND SPC
NAD 1983

68/7

68/8

68/9

TRAIL (TYP.)

25-FT BVW BUFFER

50-FT BVW BUFFER

100-FT BVW BUFFER

100-FT RIVERFRONT AREA

200-FT RIVERFRONT AREA

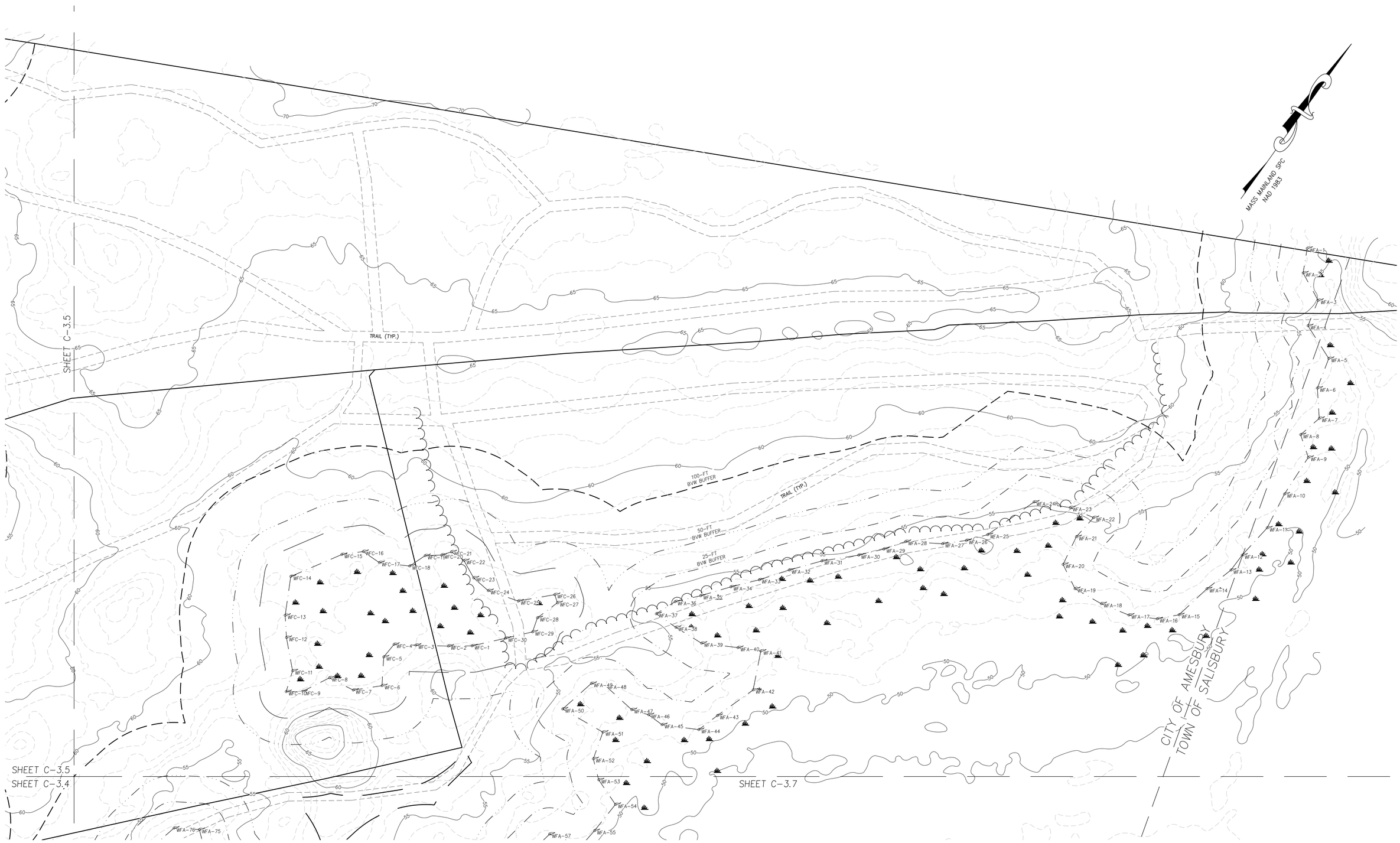
INV. 15" HDPE =46.9±

INV. 15" HDPE

SHEET C-3.5

SHEET No. C-3.6

SHEET C-3.6



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

STEPHEN B. SAUNDERS, CIVIL, No. 24424, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

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: A.W.M.
DATE: AUG. 11, 2025 | CHKD. BY: M.J.S.
PROJECT: M244407

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

EXISTING CONDITIONS

SHEET: C-3.6



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

STEPHEN B. SAUNDERS CIVIL No. 024... REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

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

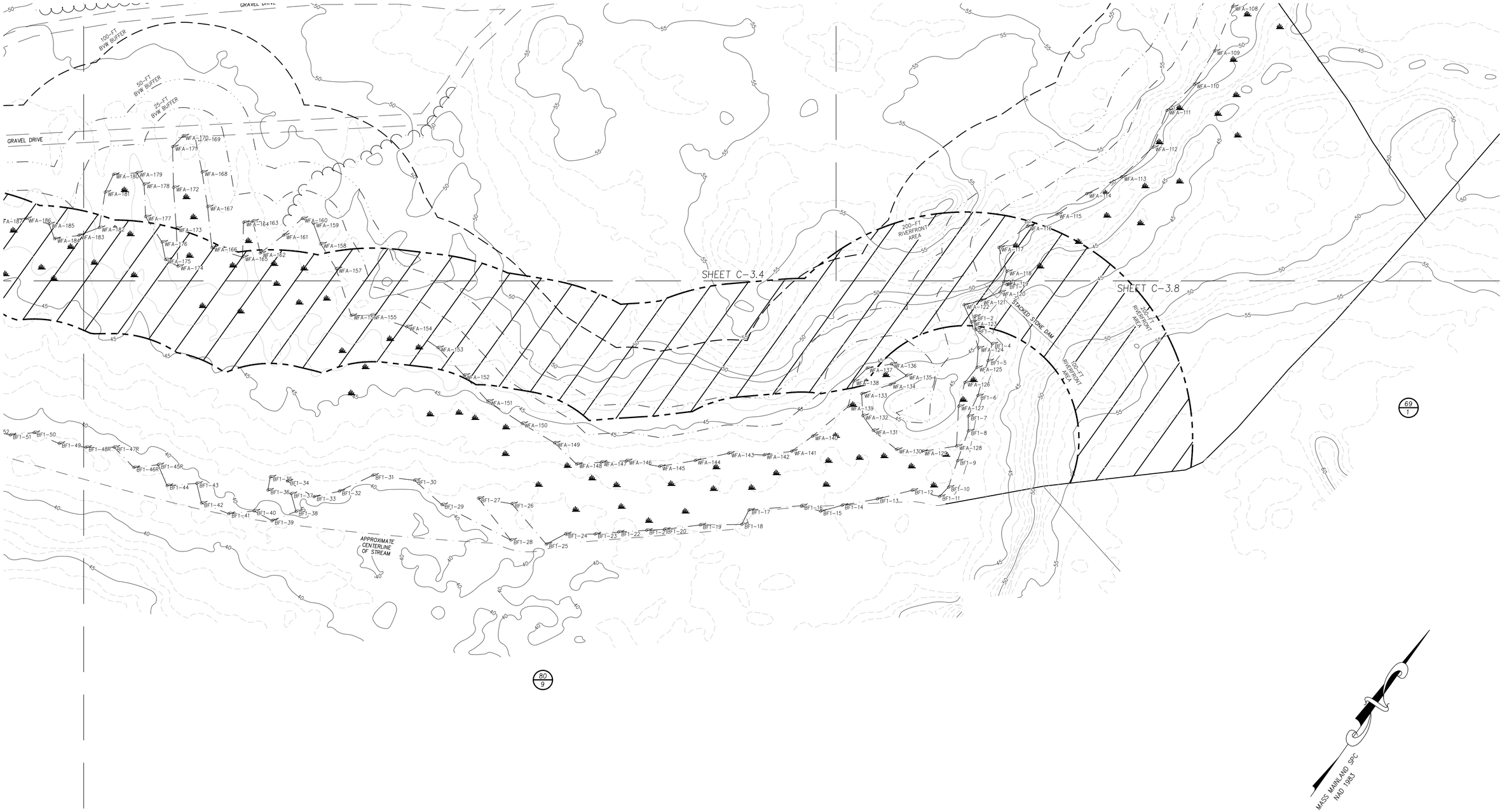
SCALE: 1"=40' | CALC. BY: A.W.M.
DATE: AUG. 11, 2025 | CHKD. BY: M.J.S. | PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA

SHOWING
EXISTING CONDITIONS
AT
ELM STREET

EXISTING CONDITIONS

SHEET: C-3.7



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

STEPHEN B. SAWYER CIVIL REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

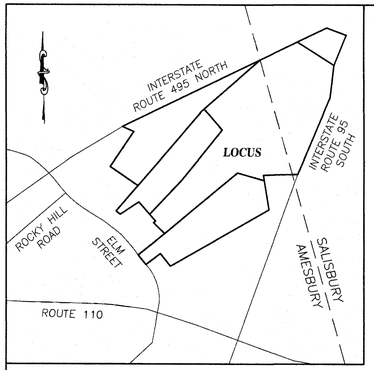
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

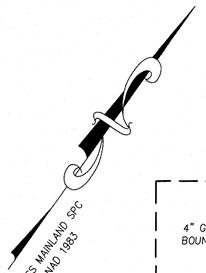
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

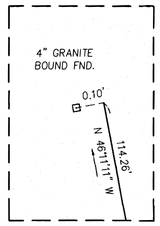
EXISTING CONDITIONS

SHEET: C-3.8



LOCUS MAP
N.T.S.





DETAIL A.
(NOT TO SCALE)

DEED REFERENCES

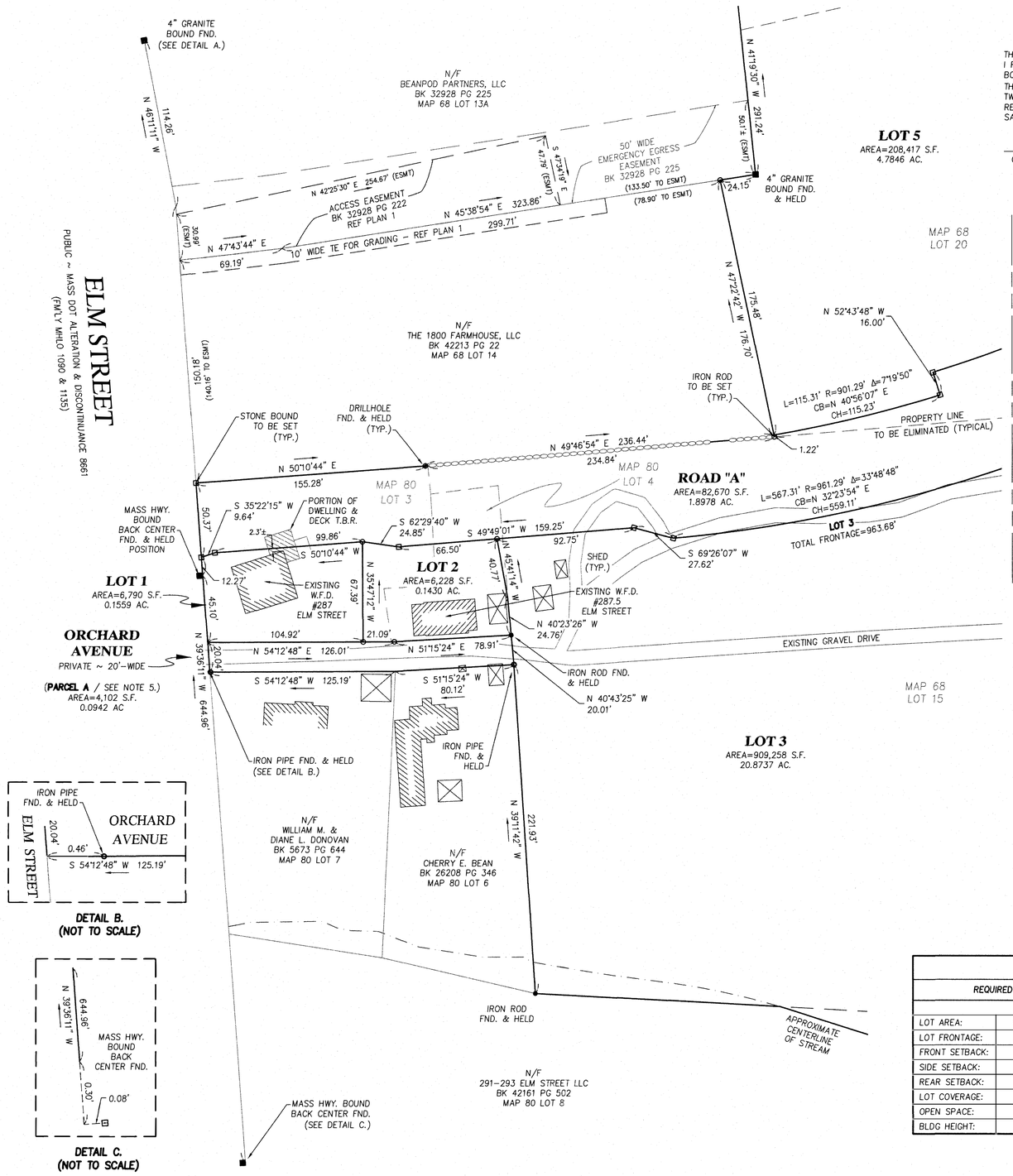
1. SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
2. SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH 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 ½ 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



DETAIL B.
(NOT TO SCALE)

DETAIL C.
(NOT TO SCALE)

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 CFCOD & 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.

AMESBURY PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

DATE: _____

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS MICHAEL J. SERGI No. 33161 REGISTERED PROFESSIONAL LAND SURVEYOR

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

NO.	DATE	DESCRIPTION	BY

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: A.W.M.
DATE: JUN. 23, 2026 | CHKD. BY: M.J.S.
PROJECT: M244407

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

LOTTING PLAN

SHEET C-3.9

INTERSTATE ROUTE 495

PUBLIC ~ MASS STATE HIGHWAY LAYOUTS 5385 & 5386

ELM STREET

PUBLIC ~ MASS DOT ALTERATION & DISCONTINUANCE 8661 (FM'LY MHLO 1090 & 1135)

INTERSTATE ROUTE 95

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

MASS MAINLAND SPC NAD 1983

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
THE 1800 FARMHOUSE, LLC
BK 42213 PG 22
MAP 68 LOT 14

N/F
291-293 ELM STREET LLC
BK 42161 PG 502
MAP 80 LOT 8

N/F
291-293 ELM STREET LLC
BK 42161 PG 502
MAP 80 LOT 9

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

N/F
GERTRUDE NANCY SEARS
& ELIZABETH WARDWELL
BK 4325 PG 48
MAP 10 LOT 12

N/F
TRUE HOMESTEAD LIMITED PARTNERSHIP III
BK 34400 PG 366
MAP 10 LOT 13

MAP 68 LOT 12

MAP 68 LOT 13

MAP 68 LOT 15

MAP 68 LOT 20

LOT 3
AREA=909,258 S.F.
20.8737 AC.

LOT 4
AREA=1,641,731 S.F.
37.6890 AC.

LOT 4
TOTAL FRONTAGE=211.06'

LOT 5
AREA=208,417 S.F.
4.7846 AC.

LOT 5
TOTAL FRONTAGE=819.41'

ROAD "A"
AREA=82,670 S.F.
1.8978 AC.

LOT 3
TOTAL FRONTAGE=963.68'

PROPERTY LINE TO BE ELIMINATED (TYPICAL)

EASEMENT AREA (SEE SHEET 1)

EXISTING
MAP 80 LOTS 3 & 4,
PROPOSED LOTS 1 & 2,
AND PARCEL A
(SEE SHEET 1)

APPROXIMATE CENTERLINE OF STREAM

APPROXIMATE TOWN LINE
CITY OF AMESBURY
TOWN OF SALISBURY

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

N 29°05'48" W RADIAL
R = 1080000'Δ = 2°50'25"
L = 535.37'
143.14'
N 61°48'56" W
N 63°44'37" E
1205.45'

IRON PIPE FND.
ANGLE IRON FND.
N 51°29'25" W 45.28'
S 37°13'22" W 51.40'
N 35°21'27" E 132.50'
N 37°22'14" E 79.13'
N 36°45'45" E 161.29'
N 34°27'44" E 61.15'
DRILLHOLE FND. & HELD OR SET (TYP.)
N 51°17'39" W 115.52'
N 58°15'57" W 110.16'
IRON ROD TO BE SET (TYP.)
N 56°18'50" W 162.46'
N 36°59'14" E 244.40'
IRON ROD FND. DISTURBED
N 41°07'11" E 180.64'
N 53°31'17" W 53.47'
255.64'
S 56°04'29" W
4" GRANITE BOUND FND. & HELD
413.38'
S 43°20'36" W
4" GRANITE BOUND FND. & HELD
N 41°19'30" W 291.24'
4" GRANITE BOUND FND. & HELD
N 45°38'54" E 24.15'
234.84'
N 39°11'42" W 221.93'
MASS HWY. BOUND BACK CENTER FND. & HELD POSITION
174.70'
N 89°20'02" W
L4 L5 L3 C5 C4 C3 C6 C7 L2 L6 C2 C1 C8 L1 L7
S 54°58'59" W 607.39'
IRON ROD TO BE SET (TYP.)
STONE BOUND TO BE SET (TYP.)
N 57°08'21" W 452.17'
S 15°44'37" E 1253.63'
MASS HWY. BOUND WITH DRILLHOLE FND. (SEE DETAIL D)
N 63°44'37" E 792.33'
541.36'
MASS HWY. BOUND WITH DRILLHOLE FND. (SEE DETAIL F)
S 61°55'55" E 287.47'
MASS HWY. BOUND WITH DRILLHOLE FND. & HELD FOR ALIGNMENT (SEE DETAIL G)
3" CONC. BOUND FND. & HELD
S 05°17'12" W 124.59'
195.28'
S 75°06'17" W 403.69'
208.41'
IRON ROD FND. (SEE DETAIL E.)
DRILLHOLE FND. & HELD OR SET (TYP.)
119.21'
S 06°07'21" W
S 08°32'55" W 59.97'
S 05°30'01" W 68.11'
S 09°58'07" W 42.95'
S 30°04'49" W 16.55'
IRON ROD FND. & HELD
125.65'
S 47°56'53" W
S 44°08'03" W 87'± FROM IRON ROD TO CENTERLINE OF STREAM

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

MASS HWY. BOUND WITH DRILLHOLE FND.
N 63°44'37" E 792.33'
0.21'

DETAIL D.
(NOT TO SCALE)

403.69'
S 75°06'17" W 403.88'
0.19'
0.26'
IRON ROD FND.

DETAIL E.
(NOT TO SCALE)

MASS HWY. BOUND WITH DRILLHOLE FND.
N 63°44'37" E 792.69'
792.33'
0.36'

DETAIL F.
(NOT TO SCALE)

0.14'
0.06'
315.79'
315.65'
S 21°09'18" W
MASS HWY. BOUND WITH DRILLHOLE FND. & HELD FOR ALIGNMENT

DETAIL G.
(NOT TO SCALE)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 52°43'48" W	16.00'
L2	N 15°29'31" E	101.31'
L3	N 78°49'58" W	107.86'
L4	N 11°10'02" E	50.00'
L5	S 78°49'58" E	102.37'
L6	S 15°29'31" W	101.07'
L7	S 69°26'07" W	27.62'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	901.29'	115.31'	115.23'	S 40°56'07" W	7°19'50"
C2	885.29'	336.50'	334.48'	S 26°22'51" W	21°46'41"
C3	679.60'	80.83'	80.79'	N 12°27'14" E	6°48'54"
C4	55.00'	11.59'	11.57'	N 28°20'41" W	12°04'15"
C5	55.00'	108.69'	91.85'	S 88°43'39" W	113°13'39"
C6	55.00'	89.04'	79.63'	N 11°43'08" E	92°45'21"
C7	755.60'	85.89'	85.84'	N 12°35'09" E	6°30'47"
C8	961.29'	567.31'	559.11'	N 32°23'54" E	33°48'48"

AMESBURY PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

DATE: _____

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100'

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SERGI
No. 33791
REGISTERED PROFESSIONAL LAND SURVEYOR
6/23/26

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"=100' | CALC. BY: A.W.M.
DATE: JUN. 23, 2026 | CHKD. BY: M.J.S.
PROJECT: M244407

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

LOTTING PLAN
C-3.10
SHEET 2 OF 2

SHEET C5.2, 6.2, 7.2

SHEET C5.3, 6.3, 7.3

SHEET C5.0, 6.0, 7.0

SHEET C5.1, 6.1, 7.1

NORTH NEIGHBORHOOD MINIMUM REAR SETBACK=11 FT.

NORTH NEIGHBORHOOD COMMUNITY
OPEN SPACE 33,000 SF
NATURAL LANDSCAPED AREAS AND
VEGETATED STORMWATER PONDS
(OPEN SPACE INFORMAL PER ZONING SECTION XI.V: 2.33)

SOUTH NEIGHBORHOOD MINIMUM
SIDE SETBACK=70 FT.

NORTH NEIGHBORHOOD MAXIMUM
FRONT SETBACK=10 FT.

SOUTH NEIGHBORHOOD MINIMUM
SIDE SETBACK=28 FT.

SOUTH NEIGHBORHOOD MINIMUM
REAR SETBACK=188 FT.

ROUTE 495

NORTH NEIGHBORHOOD

ROAD "A"

ROAD "B"

LOT 2
SOUTH NEIGHBORHOOD
206,411 SF

LOT 3
NORTH NEIGHBORHOOD
1,621,928 SF

COMMUNITY BUILDING

AMESBURY ANIMAL HOSPITAL

SOUTH NEIGHBORHOOD MAXIMUM
FRONT SETBACK=10 FT.

ELM STREET

ROAD "A"

ROAD "C"

ROAD "D"

SOUTH NEIGHBORHOOD

PROPOSED PUBLIC WAY

SOUTH NEIGHBORHOOD COMMUNITY
OPEN SPACE 86,450 SF
PARKS AND FORMAL LANDSCAPED AREAS
(OPEN SPACE FORMAL PER ZONING SECTION XI.V: 2.32)

LOT 1
SOUTH NEIGHBORHOOD
905,881 SF

LOT 4
8,169 SF
(HISTORIC PRESERVATION PARCEL)

LOT 5
8,873 SF
(HISTORIC PRESERVATION PARCEL)

SOUTH NEIGHBORHOOD COMMUNITY
OPEN SPACE 57,900 SF
NATURAL LANDSCAPED AREAS AND VEGETATED
STORMWATER PONDS
(OPEN SPACE INFORMAL PER ZONING SECTION XI.V: 2.33)

NORTH NEIGHBORHOOD COMMUNITY
OPEN SPACE 116,000 SF
PARKS AND FORMAL LANDSCAPED AREAS
(OPEN SPACE FORMAL PER ZONING SECTION XI.V: 2.32)

CITY OF AMESBURY
TOWN OF SALISBURY

ROUTE 95

OPEN SPACE AREA LEGEND

COMMUNITY OPEN SPACE
PARKS AND FORMAL LANDSCAPED AREAS
(OPEN SPACE FORMAL PER ZONING SECTION XI.V: 2.32)

COMMUNITY OPEN SPACE
NATURAL LANDSCAPED AREAS AND VEGETATED
STORMWATER PONDS
(OPEN SPACE INFORMAL PER ZONING SECTION XI.V: 2.33)

NORTH NEIGHBORHOOD LAND AREA
LOT 3 TOTAL AREA = 1,621,928 SF
LOT 3 DEVELOPABLE LAND AREA= 606,135 SF
TOTAL COMMUNITY OPEN SPACE = 149,000 SF(25%)
FORMAL OPEN SPACE = 116,000 SF

SOUTH NEIGHBORHOOD LAND AREA
LOT 1 TOTAL AREA = 905,881 SF
LOT 2 TOTAL AREA = 206,411
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'

STEPHEN B. SAWYER CIVIL No. 038251 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

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.

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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"=80' | 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

OVERALL SITE KEY PLAN

SHEET: C4.0

ADDITION SNOW STORAGE AREA(TYP.)

CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)
GRANITE CURB TYPE VB(5")
SLOPED GRANITE EDGING (SHARED DRIVEWAYS ONLY)

CROSSWALK SCHEDULE

CW2 CROSSWALK TYPE 2 (SEE DETAIL)
CW3 CROSSWALK TYPE 3 (SEE DETAIL)

20' WIDE EMERGENCY EGRESS

ROW FOR ALL PURPOSES

20' WIDE EMERGENCY ACCESS (PERMEABLE PAVEMENT)

AMESBURY ANIMAL HOSPITAL

EXIST. SW BASIN

4" SWL EXISTING 5' BIKE LANE

RELOCATE EXISTING CROSSWALK

EXISTING 8' SIDEWALK

RELOCATED DRIVEWAY AND APRON FOR 283 ELM STREET

12" SWL 6' WIDE CROSSWALK

STOP SIGN

12" SWL STOP LINE

MAINTAIN EXISTING LIGHT POLE

12" CULVERT

5' SIDEWALK SEE LANDSCAPE PLANS

8' WIDE PLANTED CENTER ISLAND SEE LANDSCAPE PLANS

2-14 FOOT ONE-WAY LANES MAIN BOULEVARD

ACCESS EASEMENT PROVIDED FROM ROCKY HILL SITE DRIVE

8'x23' PARKING SPACE(TYP.)

TERTIARY PATH

PRIMARY PATH

VISITOR AND TRAIL PARKING 7 SPACES

THE COMMONS

SNOW STORAGE PROVIDED IN 6' LANDSCAPED AREA BETWEEN ROAD AND SIDEWALK

5' SIDEWALK SEE LANDSCAPE PLANS

MAINTAIN EXISTING STRUCTURE

EXISTING HOTEL ENTRANCE

PROPOSED DETACHED GARAGE

DEMOLISH ADDITION AND MAINTAIN EXISTING STRUCTURE

GRANITE EDGING

18' WIDE TRAVEL LANE

STORMWATER DETENTION AREA (TYP)

100' BUFFER

50' BUFFER

25' BUFFER

EDGE OF BVW

PRIMARY PATH

FUTURE PATH WITH STREAM CROSSING

SECONDARY PATH

20' WIDE TRAVEL LANE NEIGHBORHOOD STREET

18' WIDE DRIVEWAY

8' WIDE PLANTED CENTER ISLAND SEE LANDSCAPE PLANS

ROAD "A"

ROAD "B"

ROAD "C"

BLDG. 1

BLDG. 2

COMMUNITY BLDG.

PARK

SPACES

R=465

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 PROVED IN GARAGE PARKING
203 TOTAL SPACES

7 TRAIL HEAD PARKING SPACES (1 HC SPACES)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40'

STEPHEN B. SAWYER CIVIL No. 52626 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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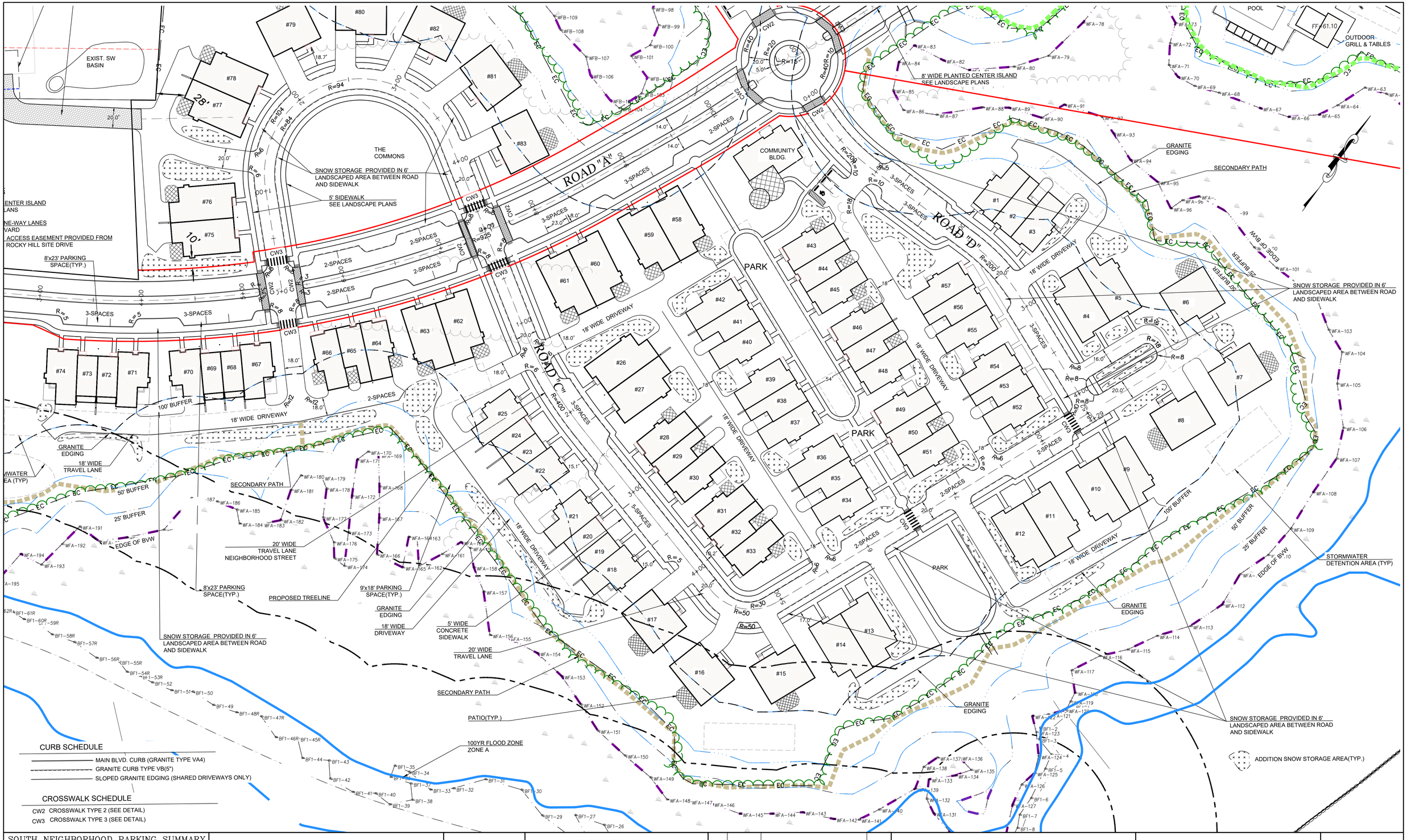
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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 LAYOUT PLAN-1

SHEET: C5.0



CURB SCHEDULE

- MAIN BLVD. CURB (GRANITE TYPE VA4)
- GRANITE CURB TYPE VB(5")
- SLOPED GRANITE EDGING (SHARED DRIVEWAYS ONLY)

CROSSWALK SCHEDULE

- CW2 CROSSWALK TYPE 2 (SEE DETAIL)
- CW3 CROSSWALK TYPE 3 (SEE DETAIL)

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 PROVED IN GARAGE PARKING
203 TOTAL SPACES

7 TRAIL HEAD PARKING SPACES (1 HC SPACES)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

STEPHEN B. SAWYER, CIVIL, No. 49052, REGISTERED PROFESSIONAL ENGINEER

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

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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)

ADDITIONAL SNOW STORAGE AREA(TYP.)

TRASH & RECYCLING ENCLOSURE

HANDICAP PARKING VAN ACCESSIBLE

SNOW STORAGE PROVIDED IN 6' LANDSCAPED AREA BETWEEN ROAD AND SIDEWALK

BICYCLE PARKING 30-SPACES (TYP.)

80' WOODED BUFFER

APPROXIMATE EDGE OF RTE 495 BREAKDOWN LANE

PROPOSED TREELINE (TYP.)

9'x18' PARKING SATLL (TYP.)

PROVIDE 7 EV-READY SPACES

5'WIDE CONC. SIDEWALK (TYP.)

PROVIDE 12 EV-READY SPACES

PROVIDE 5 EV-READY SPACES

PROPOSED TREELINE

SNOW STORAGE PROVIDED IN 6' LANDSCAPED AREA BETWEEN ROAD AND SIDEWALK

TRASH & RECYCLING ENCLOSURE

CONCRETE WHEEL STOP (TYP.)

9'x18' PARKING SATLL (TYP.)

5'WIDE CONC. SIDEWALK (TYP.)

PROVIDE 20 EV-READY SPACES

PARKING BARN (TYP.)

TRASH & RECYCLING ENCLOSURE

SECONDARY PATH

RAISED CROSSWALK

9'x18' PARKING SATLL (TYP.)

SNOW STORAGE PROVIDED IN 6' LANDSCAPED AREA BETWEEN ROAD AND SIDEWALK

SECONDARY PATH

TERTIARY PATH

PRIMARY PATH

BUILDINGS 1 THROUGH 29, G1 THROUGH G17, CLUBHOUSE, ROAD "A", ROAD "B", 25' BUFFER, 50' BUFFER, EDGE OF BVW, 22' WIDE TRAVEL WAY, 24' WIDE DRIVEWAY, 22' WIDE TRAVEL WAY, 10' WIDE TRAIL, 8'x23' PARKING SPACE(TYP.), 5' MIN. PLANTING STRIP, 7-SPACES (8'x23' TYP.), TRASH & RECYCLING ENCLOSURE, BICYCLE PARKING 30-SPACES (TYP.), PROVIDE 17 EV-READY SPACES, 9'x18' PARKING SATLL (TYP.), HANDICAP PARKING VAN ACCESSIBLE, GYM & BASKETBALL COURT, PICKLEBALL, 6'x22' WOOD BRIDGE, 6' WIDE PRIMARY PATH, 4' WIDE TERTIARY PATH

NORTH NEIGHBORHOOD PARKING SUMMARY

296 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'

STEPHEN B. SAUNDERS CIVIL No. 49435 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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SCALE: 1"=40' | 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

SITE LAYOUT PLAN 3

SHEET: C5.2

CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)

GRANITE TYPE VB(5")

CROSSWALK SCHEDULE

CW1 CROSSWALK TYPE 1 (SEE DETAIL)

CW2 CROSSWALK TYPE 2 (SEE DETAIL)

CW3 CROSSWALK TYPE 3 (SEE DETAIL)

ADDITIONAL SNOW STORAGE AREA(TYP.)

APPROXIMATE EDGE OF RTE.495 BREAKDOWN LANE

5'WIDE CONC. SIDEWALK (TYP.)

TRASH & RECYCLING ENCLOSURE

RAISED CROSSWALK

PROVIDE 8 EV-READY SPACES

PROVIDE 3 EV-READY SPACES

80' WOODED BUFFER

SNOW STORAGE TYPICAL

PARKING BARN (TYP.)

BICYCLE PARKING 30-SPACES (TYP.)

HC PARKING VAN ACCESSIBLE

TRASH & RECYCLING ENCLOSURE

PROVIDE 9 EV-READY SPACES

FUTURE PATH

ROAD "A"

ROAD "B"

22' WIDE TRAVEL WAY

8'x23' PARKING SPACE(TYP.)

5' MIN. PLANTING STRIP

SIGN "FIRE LANE NO PARKING"

BICYCLE PARKING 30-SPACES (TYP.)

CONCRETE WHEEL STOP (TYP.)

5' CONC. SIDEWLK

22' WIDE ROADWAY

PROVIDE 9 EV-READY SPACES

TRASH & RECYCLING ENCLOSURE

8'x23' PARKING SPACE

5' MIN. PLANTING STRIP

SNOW STORAGE PROVIDED IN 6' LANDSCAPED AREA BETWEEN ROAD AND SIDEWALK

HC PARKING VAN ACCESSIBLE

TERTIARY PATH

100YR FLOOD ZONE (ZONE A)

CITY OF AMESBURY

TOWN OF SALISBURY

CLUBHOUSE

GYM & BASKETBALL COURT

PICKLEBALL

POOL

FF=61.10

OUTDOOR GRILL & TABLES

9'x18' PARKING SPACE(TYP.)

8'x23' PARKING SPACE(TYP.)

22'x6' WOOD BRIDGE

6'WIDE PRIMARY PATH

4'WIDE TERTIARY PATH

5'WIDE ELEVATED WALK

6'x10' VIEW PLATFORM

100' BUFFER

50' BUFFER

25' BUFFER

25' EDGE OF BVW

NORTH NEIGHBORHOOD PARKING SUMMARY

296 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'

STEPHEN B. SAWYER CIVIL No. 49621 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC

360 WASHINGTON STREET

RYE, NH 03870

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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' | 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

SITE LAYOUT PLAN 4

SHEET: C5.3

PROP. INFILTRATION BASIN 3G

DMH 16 CDS

EXIST. SW BASIN

PERMEABLE BIT.CONC. EMERGENCY ACCESS DRIVE

PROP. RETAINING WALL T.O.W.= 54.0 B.O.W.=VARIES

PRETREATMENT SEDIMENT FOREBAY BOTTOM SUMP=45.5

WATER QUALITY SWALE S=0.003

15"FES=47.5

PROP. INFILTRATION BASIN 1 BOT. ELEV.=45.5

PROP. OUTLET CONTROL STRUCTURE 1

10" INV. = 44.10

PROP. LEVEL SPREADER (TYP.) (SEE DETAIL)

50' BUFFER

25' BUFFER

EDGE OF BVW

100' BUFFER

DMH 6A W. CDS

CB 5A W. CDS

CB 5 W. CDS

8"HDPE PIPE

PROP. SUBSURFACE INFILTRATION AREA 1C (30)8'x14'x4.7' CONCRETE BOTTOM CHAMBER=48.0 TOP CHAMBER=52.7 (SEE DETAIL)

15"OULET INV.=48.00

15" HORZ. CONTROL ORIFICE INV.=51.70

8"OULET INV.=48.50

8" HORZ. CONTROL ORIFICE INV.=52.00

PROP.SUBSURFACE INFILTRATION AREA 1A (14)8'x14'x4.7' BOTTOM CHAMBER=48.2 TOP CHAMBER=52.9 (SEE DETAIL)

OCS 17 SEE DTAIL

PROP. SUBSURFACE INFILTRATION AREA 1B (15)8'x14'x4.7' CONCRETE BOTTOM CHAMBER=48.2 TOP CHAMBER=52.9 (SEE DETAIL)

8'Wx5'H BOX CULVERT 36" CLEAR TOP CONCRETE =56.3

THE COMMONS

COMMUNITY BLDG. FF=59.7

BLDG. 1 FF=61.35

BLDG. 2 FF=61.35

DMH 18 W. CDS

DMH 2 W CDS

OCS 5

OCS 4

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS STEPHEN B SAWYER CIVIL No. 52405 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC

360 WASHINGTON STREET

RYE, NH 03870

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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

GRADING & DRAINAGE

SHEET: C-6.0

PROP. SUBSURFACE INFILTRATION AREA 2 (75)STORMTECH SC 750 BOTTOM CHAMBER=51.5 TOP CHAMBER=54.0 (SEE DETAIL)

PROP. SUBSURFACE INFILTRATION AREA 3F (10) 8'x14'x3.7' CONCRETE BOTTOM CHAMBER=54.5 TOP CHAMBER=58.2 (SEE DETAIL)

PROP. SUBSURFACE INFILTRATION AREA 3 (60)STORMTECH SC 740 BOTTOM CHAMBER=53.0 TOP CHAMBER=55.5 (SEE DETAIL)

PROP. SUBSURFACE INFILTRATION AREA 3E (6)8'x14'x2.7' CONCRETE BOTTOM CHAMBER=55.5 TOP CHAMBER=58.2 (SEE DETAIL)

PROP. OUTLET CONTROL STRUCTURE 3

8" INV. = 52.00

PROP. SUBSURFACE INFILTRATION AREA 3A (8)8'x14'x3.7' CONCRETE BOTTOM CHAMBER=49.9 TOP CHAMBER=53.6 (SEE DETAIL)

PROP. SUBSURFACE INFILTRATION AREA 3B (72)STORMTECH SC 740 BOTTOM CHAMBER=49.50 TOP CHAMBER= 52.00 (SEE DETAIL)

PROP. SUBSURFACE INFILTRATION AREA 3D (63)STORMTECH SC 740 BOTTOM CHAMBER=54.5 TOP CHAMBER=57.5 (SEE DETAIL)

PROP. SUBSURFACE INFILTRATION AREA 3C (8)8'x14'x2.7' CONCRETE BOTTOM CHAMBER=54.8 TOP CHAMBER= 57.5 (SEE DETAIL)

PROP. OUTLET CONTROL STRUCTURE 2

12" INV. = 45.00

PROP. RIPRAP APRON (TYP.) (SEE DETAIL)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNDER
No. 52625
REGISTERED PROFESSIONAL ENGINEER

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

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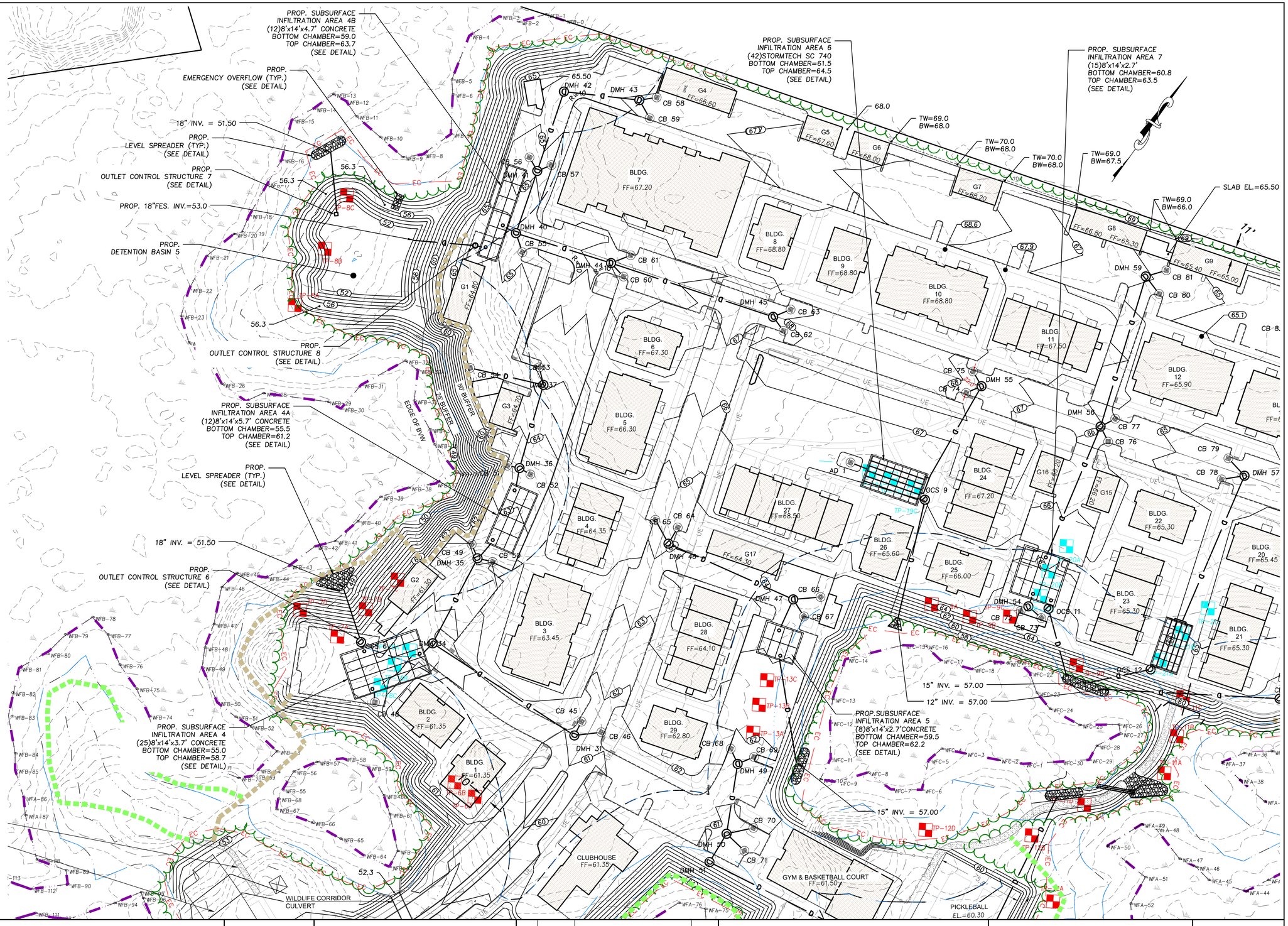
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

GRADING & DRAINAGE

SHEET: C-6.1



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 49035
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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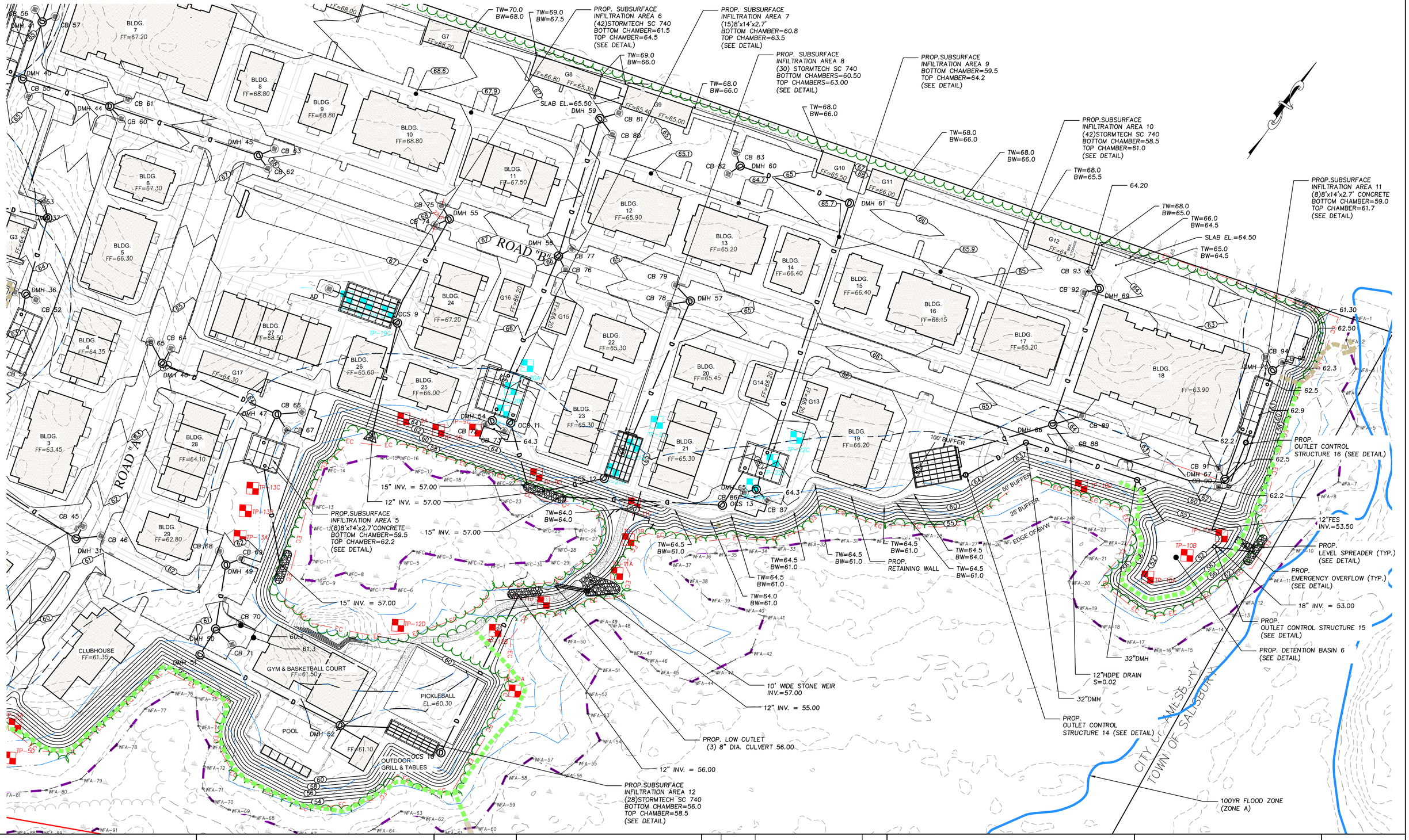
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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

GRADING & DRAINAGE

SHEET: C-6.2



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52403
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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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)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNER
No. 52635
REGISTERED PROFESSIONAL ENGINEER

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.

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.
DATE: AUG. 11, 2025 | CHKD. BY: S.B.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
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

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 52657
REGISTERED PROFESSIONAL ENGINEER

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.

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

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 ()

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

STEPHEN B. SAWYER — CIVIL — No. 54036 — REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS

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"=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-6.6

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.

PROPOSED 8" D.I.C.L. WATER MAIN

EXIST. SW BASIN

PRIMARY PATH

VISITOR AND TRAIL PARKING 7 SPACES

PROPOSED HYDRANT W/ 6" GATE VALVE AND V.A. TEE

EXISTING 10" PVC SEWER STUB

PROPOSED 10" D.I.C.L. WATER MAIN

PROPOSED ELECTRIC & TELCOM CONDUITS

PROPOSED HYDRANT W/ 6" GATE VALVE AND V.A. TEE

PROPOSED 10"X10"X8" TEE

PROPOSED 10"X10"X8" TEE

EXISTING 10" D.I.C.L. WATER MAIN STUB

100' BUFFER

50' BUFFER

25' BUFFER

EDGE OF BVW

PROPOSED 8" D.I.C.L. WATER MAIN

PROPOSED 8"x4" REDUCER

PROPOSED 4" D.I.C.L. WATER MAIN

PROPOSED 8" D.I.C.L. WATER MAIN

THE COMMONS

PROPOSED ELECTRIC & TELCOM CONDUITS

BLDG. 2 FF=61.35

BLDG. 1 FF=61.35

COMMUNITY BLDG.

PARK

#1 #2 #3 #11 #12 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57 #58 #59 #60 #61 #62 #63 #64 #65 #66 #67 #68 #69 #70 #71 #72 #73 #74 #75 #76 #77 #78 #79 #80 #81 #82 #83

SMH 1 SMH 2 SMH 3 SMH 4 SMH 25 SMH 26 SMH 27 SMH 28 SMH 29 SMH 30 SMH 36 SMH 37

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52426
REGISTERED PROFESSIONAL ENGINEER

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.

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

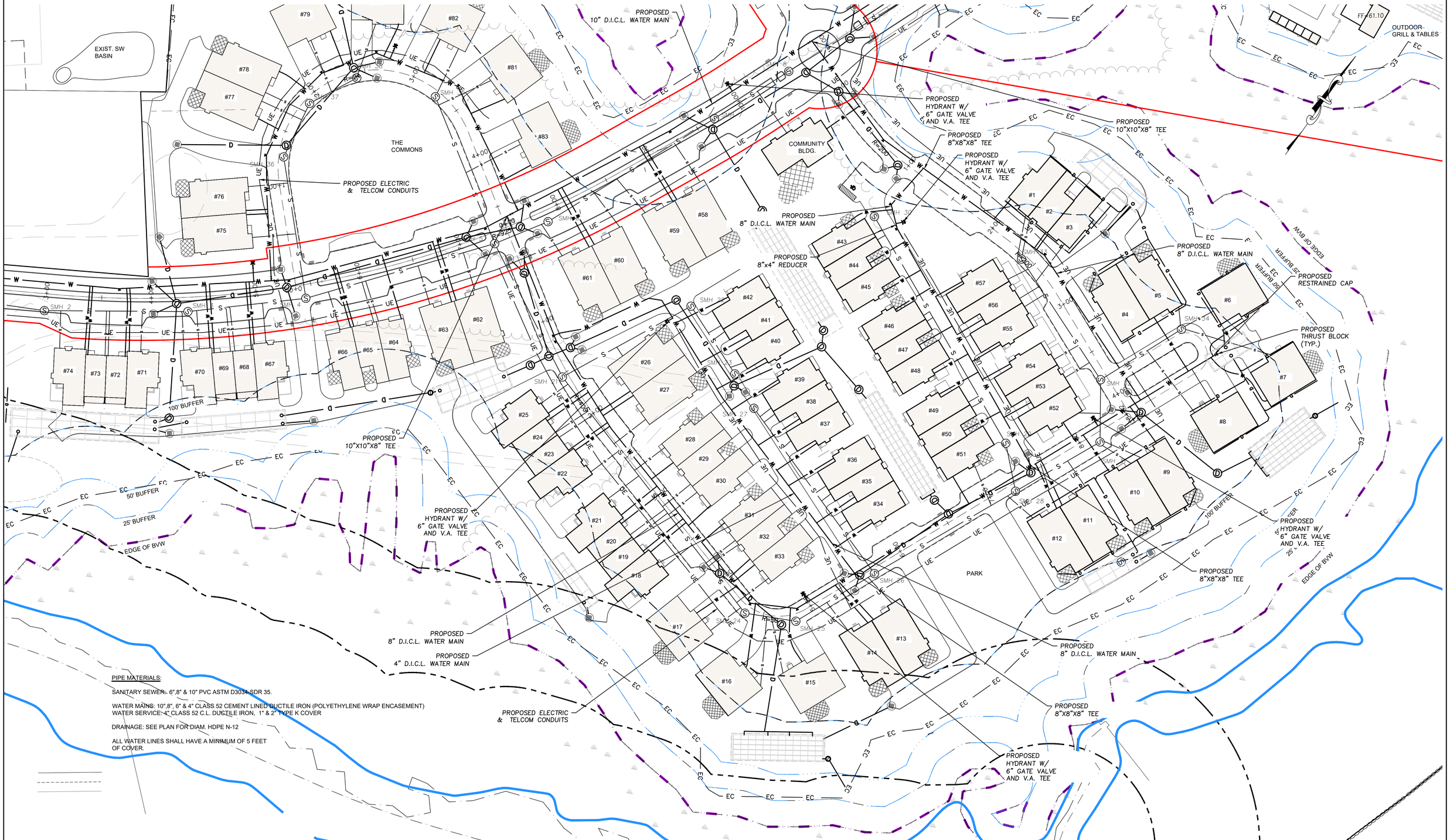
05/22/25
05/30/25

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-7.0



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.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

STEPHEN B. SAUNDER CIVIL No. 52435 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

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.

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

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.

PROPOSED 4" FIRE
AND 4" WATER SERVICE

PROPOSED
8"X10"X8" TEE

PROPOSED
8" D.I.C.L. WATER MAIN

PROPOSED
8"X8"X8" TEE

PROPOSED
HYDRANT W/
6" GATE VALVE
AND V.A. TEE

PROPOSED
HYDRANT W/
6" GATE VALVE
AND V.A. TEE

PROPOSED
RESTRAINED CAP

PROPOSED
THRUST BLOCK
(TYP.)

PROPOSED
HYDRANT W/
6" GATE VALVE
AND V.A. TEE

PROPOSED
HYDRANT W/
6" GATE VALVE
AND V.A. TEE

PROPOSED
10"X8"X10" TEE

PROPOSED
8" D.I.C.L. WATER MAIN

PROPOSED ELECTRIC
& TELCOM CONDUITS

PROPOSED
HYDRANT W/
6" GATE VALVE
AND V.A. TEE

PROPOSED
HYDRANT W/
6" GATE VALVE
AND V.A. TEE

NO PARKING
FIRE LANE

PROPOSED
10" D.I.C.L. WATER MAIN

WILDLIFE CORRIDOR
CULVERT

50' BUFFER

25' BUFFER

EDGE OF BVW

BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
BLDG. 7
BLDG. 8
BLDG. 9
BLDG. 10
BLDG. 11
BLDG. 12
BLDG. 20
BLDG. 21
BLDG. 22
BLDG. 23
BLDG. 24
BLDG. 25
BLDG. 26
BLDG. 27
BLDG. 28
BLDG. 29
CLUBHOUSE
GYM & BASKETBALL COURT
PICKLEBALL

G1 G2 G3 G4 G5 G6 G7 G8 G9 G15 G16 G17

SMH 10 SMH 11 SMH 12 SMH 13 SMH 14 SMH 15 SMH 18 SMH 19 SMH 20

R=465

52.3

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

STEPHEN B. SAWYER CIVIL No. 52805 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

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.

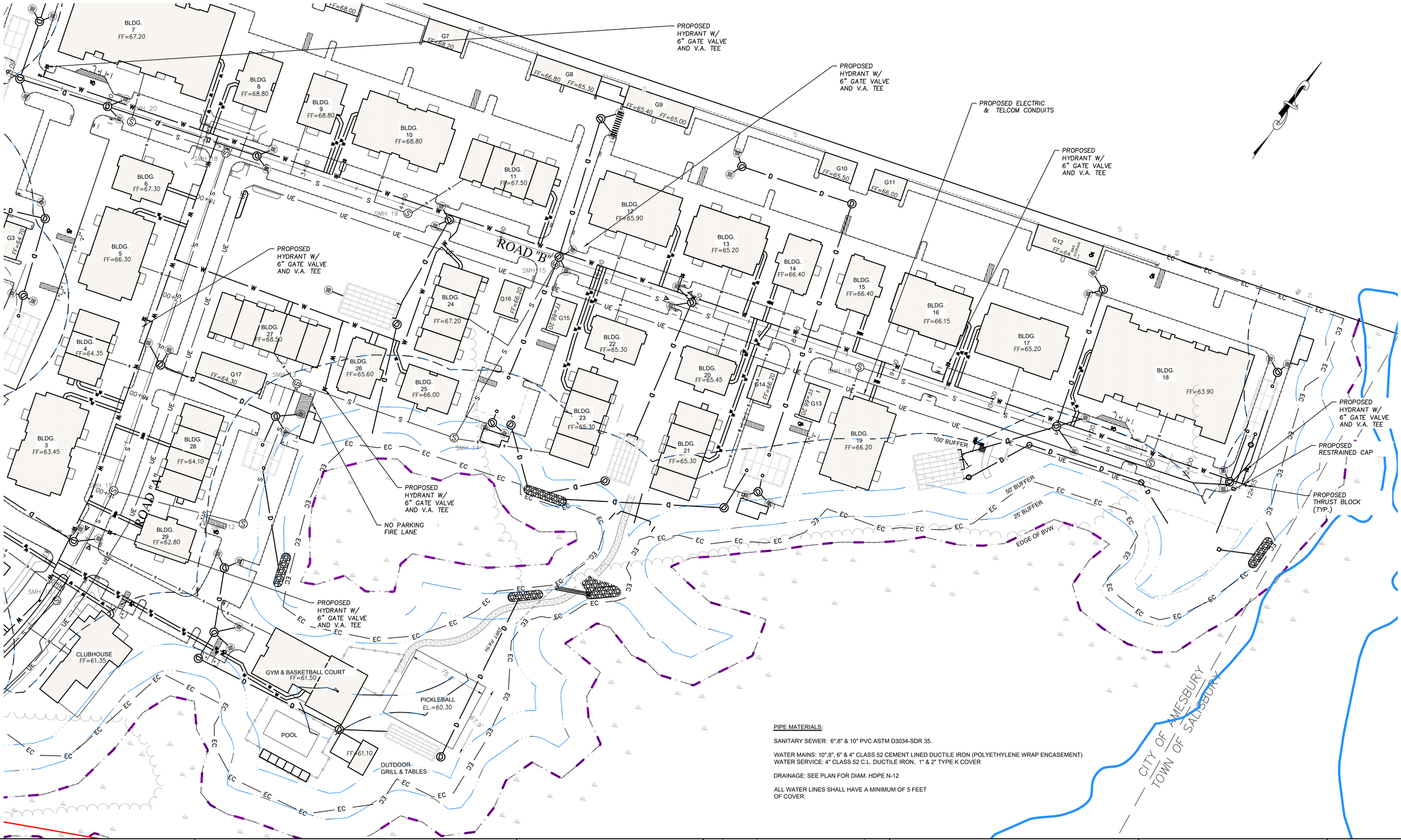
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40' | CALC. BY: J.T.M.
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-7.2



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.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

STEPHEN B. SAWYER — CIVIL — No. 52837 — REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

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.

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.
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-7.3

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

STEPHEN B. SAWYER CIVIL No. 52854 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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.

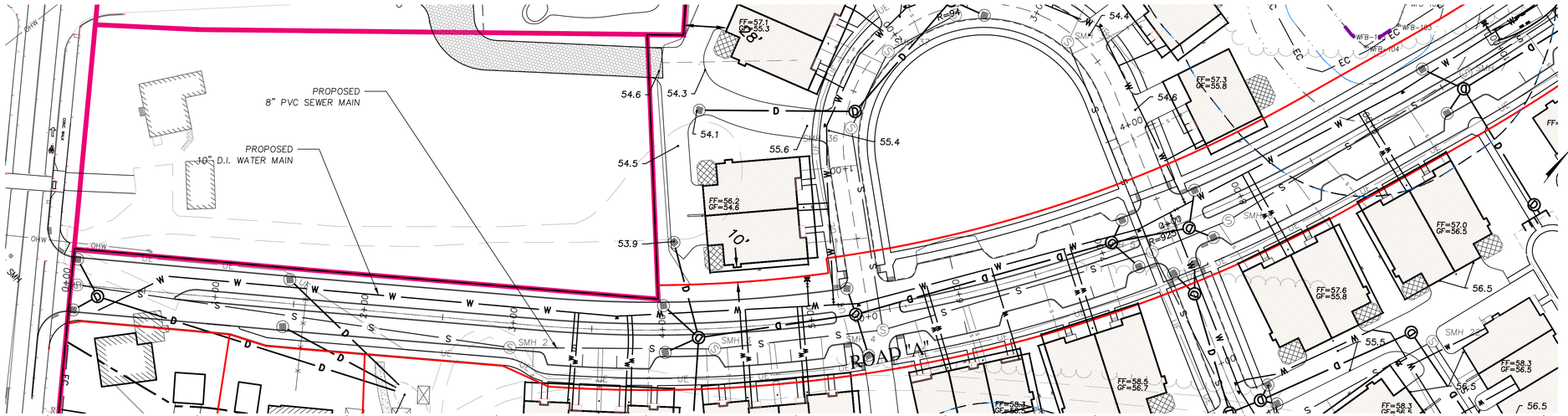
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

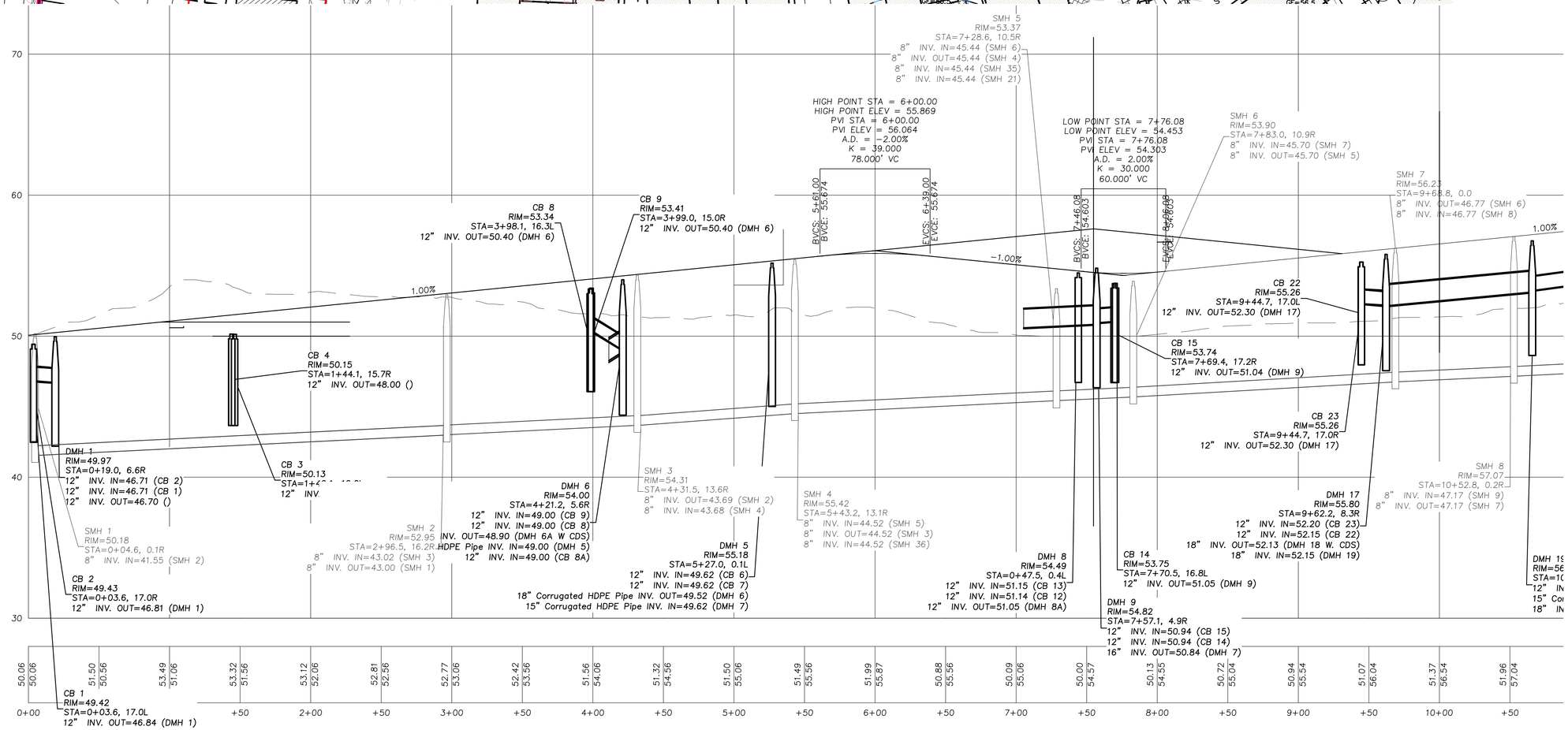
SCALE: 1"=40' | CALC. BY: J.T.M. | PROJECT: M244407
DATE: AUG. 11, 2025 | CHKD. BY: S.B.S.

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.4





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 52803
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

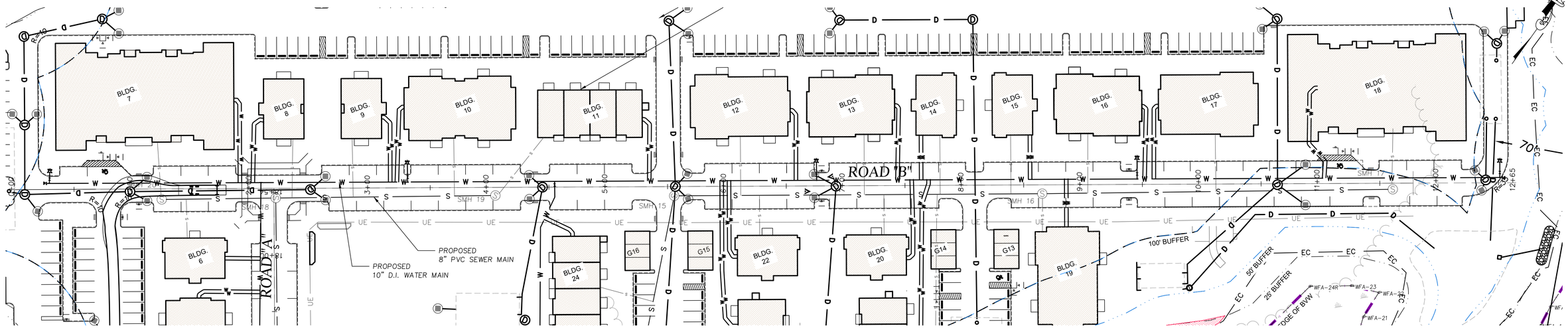
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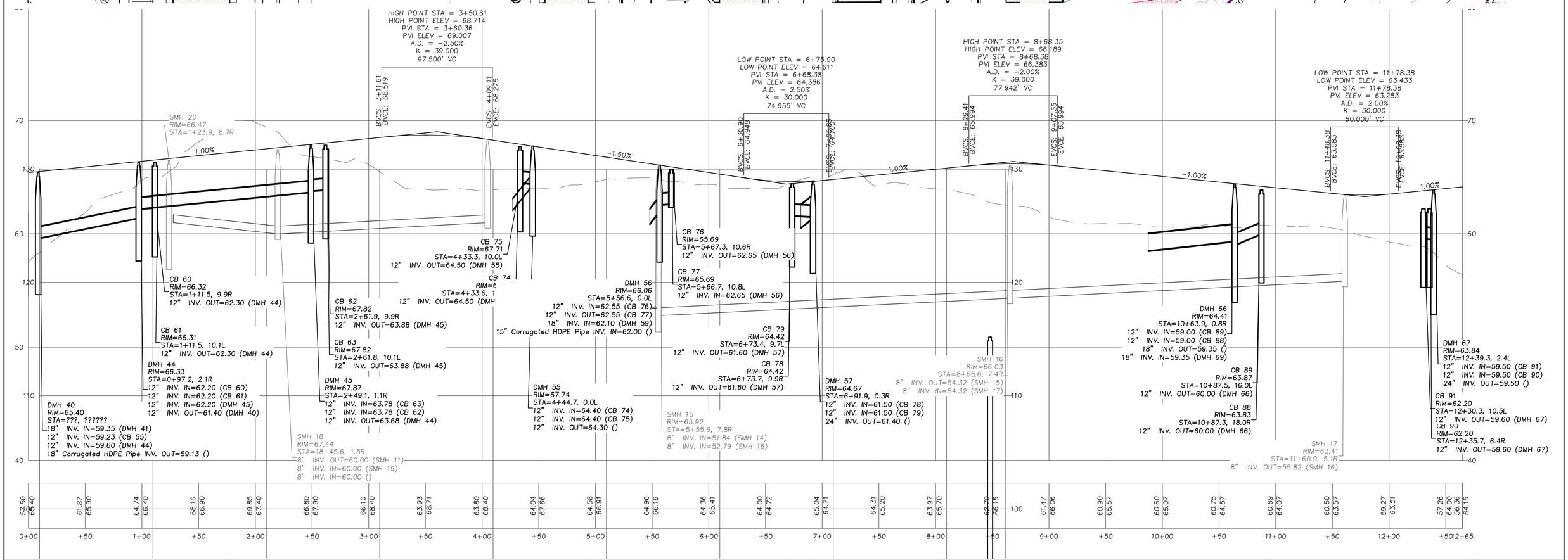
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE

SHEET: C-8.0


PROPOSED
10" D.I. WATER MAIN
PROPOSED
8" PVC SEWER MAIN
COMMUNITY BLDG.
FF=59.7
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
G1
G2
G3
ROAD "A"
ROAD "B"
SMH 7
SMH 8
SMH 9
SMH 10
SMH 11
R=200
R=460
WFB-66
WFB-65
WFB-64
WFB-63
WFB-62
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WFB-58
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WFB-36
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52067
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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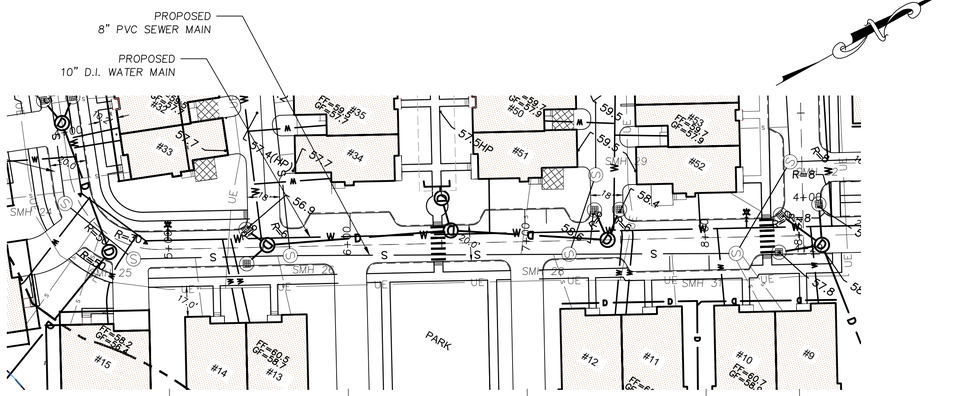
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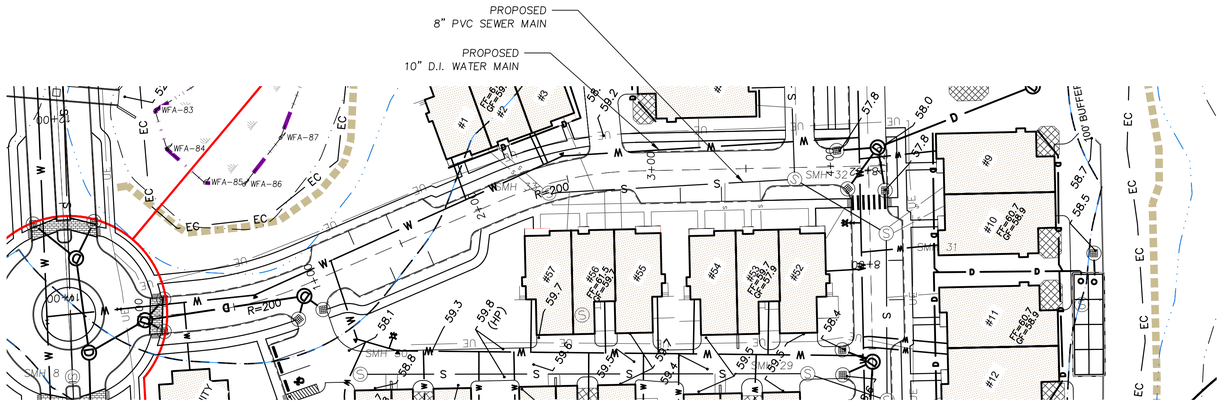
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

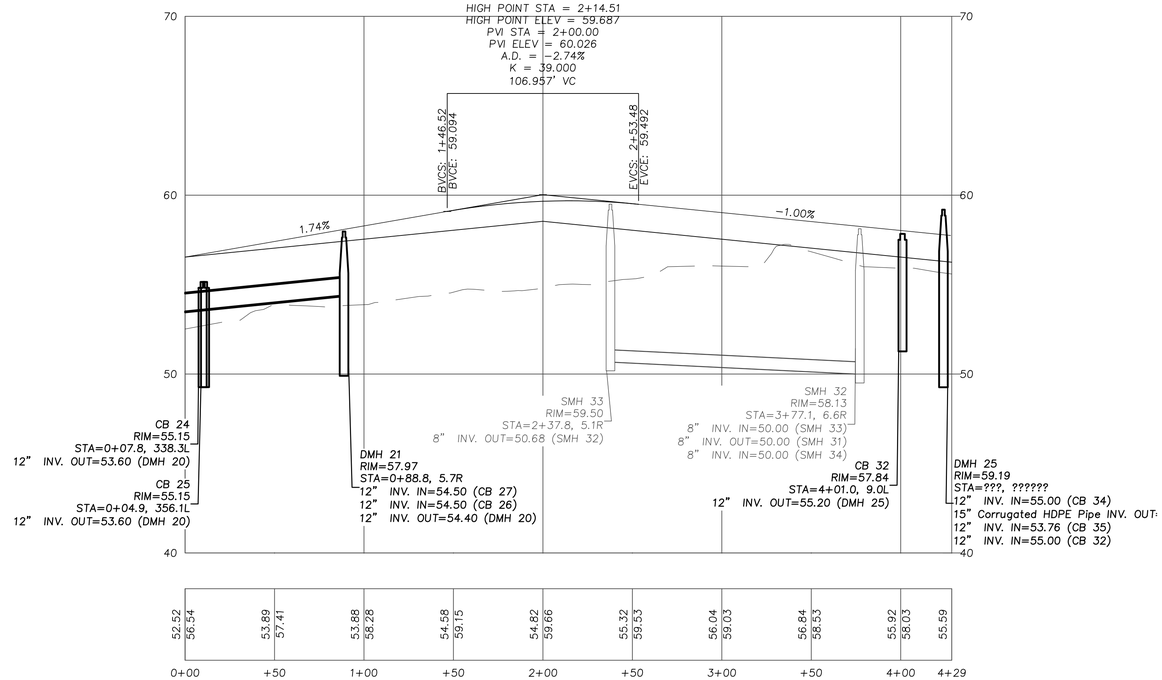
ROADWAY & UTILITY PROFILE

SHEET: C-8.2


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4+50
PROPOSED
8" PVC SEWER MAIN
PROPOSED
10" D.I. WATER MAIN


PROPOSED
8" PVC SEWER MAIN
PROPOSED
10" D.I. WATER MAIN
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNIER
CIVIL
No. 52025
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
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MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
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13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40' | 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

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 (OCED). PRIOR TO THE START OF CONSTRUCTION, THE OWNER AND CONTRACTOR SHALL ATTEND ONE OR MORE PRE-CONSTRUCTION MEETINGS, AS DIRECTED BY OCED, TO REVIEW THE PROPOSED EROSION AND SEDIMENT CONTROL PLAN, CONSTRUCTION PHASING, SOIL IMPORT HAUL ROUTES, AND PROPOSED WORKING HOURS.

1. 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 SOIL.
2. ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES.
3. ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
4. EROSION CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
5. ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
6. 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.
7. 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.
8. TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE AMESBURY PLANNING BOARD AND CONSERVATION COMMISSION.
9. 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.
10. THE CONTRACTOR SHALL IDENTIFY TO THE TOWN HIS/HER TOPSOIL STOCKPILING OPERATIONS AND LOCATIONS.
11. PROVIDE GRAVEL AND WIRE MESH SEDIMENT FILTER AT ALL CATCH BASINS.
12. A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
13. 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.
14. NO MORE THAN 3 ACRES SHALL BE DISTURBED AT ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
15. WHERE PLACEMENT OF FILL IS REQUIRED FOR STORM WATER CONTROL, FILL SHALL BE PLACEDFILL BE PLACED FROM NOVEMBER THROUGH JANUARY.
16. SILT SACKS IN AN UNFROZEN STATE UPON UNFROZEN GROUND. UNDER NO CIRCUMSTANCES SHALL 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.
17. 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 ABUTTING 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 CONRACTOR 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

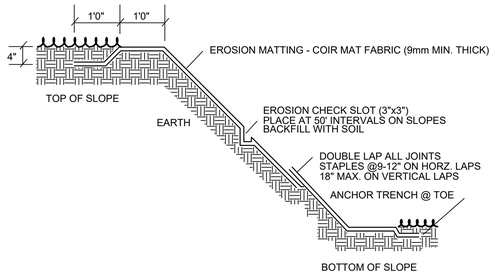
EROSION CONTROLS LEGEND

— EC — EC — EROSION CONTROL BARRIER, IN LOCATIONS WHERE WORK IS GREATER THAN 25 FEET FROM RESOURCE AREA USE OF SILT SOCK ONLY IS ALLOWED

STORMWATER INFILTRATION BMP AREA
SPECIAL SITE WORK CONSIDERATION AREA
SEE NOTE ABOVE

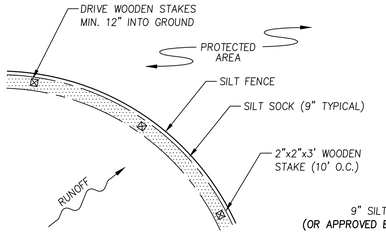
CONCRETE WASHOUT AREAS – THE CONTRACTOR SHALL MAINTAIN WASHOUT BASIS DURING THE DURATION OF CONCRETE FOUNDATION AND SLAB OPERATIONS. THE BASINS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY RESOURCE AREA.

RIPRAP SEDIMENT TRAP SUMP – THE CONTRACTOR SHALL INSTALL SUMPS AT LOCATIONS OF CONSTERNATED OR CHANNEL RUNOFF. THESE LOCATIONS MAY CHANGE DURING FILLING AND SITE GRADING OPERATIONS.

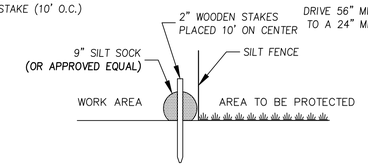


FILL SLOPE STABILIZATION DETAIL

N.T.S.



PLAN VIEW



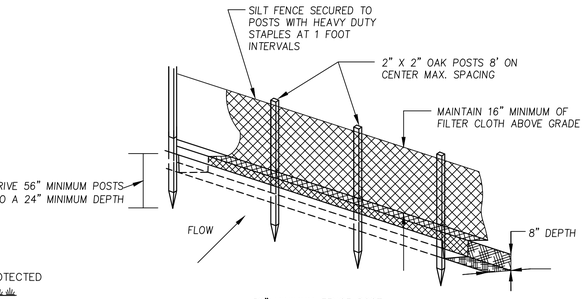
SECTION VIEW

NOTES

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

SILT SOCK INSTALLATION DETAIL

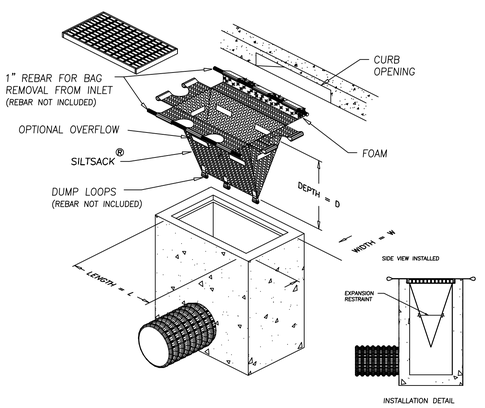
N.T.S.



1. POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE INSTALLATION

N.T.S.

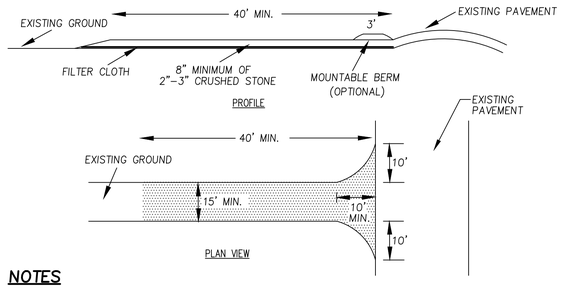


NOTES

1. TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
2. WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
3. TO REMOVE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF SILTSACK.
4. TO EMPTY SILTSACK, PLACE UNIT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL LIFT SILTSACK FROM THE BOTTOM AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.
5. SILTSACK IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE SILTSACK FROM THE BASIN AND CLEAN. SILTSACK SHOULD BE STORED OUT OF SUNLIGHT UNTIL NEXT USE.

SILT SACK DETAIL

N.T.S.

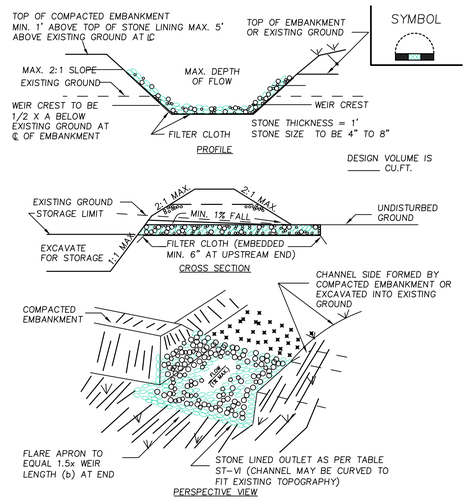


NOTES

1. STONE SHALL BE 1-1/2"-3" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 40'.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 8".
4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
7. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



CONSTRUCTION SPECIFICATIONS

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. 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.
3. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF EMBANKMENT.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE STABILIZED.
11. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
12. DRAINAGE AREA FOR THIS PRACTICE IS LIMITED TO 15 ACRES OR LESS.

RIPRAP SEDIMENT TRAP SUMP

N.T.S.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAWYER — No. 52825 — REGISTERED PROFESSIONAL ENGINEER

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.

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

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

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

ELM STREET

EXIST. SW BASIN

CONCRETE WASHOUT BASIN

PROP. STABILIZED CONSTRUCTION ENTRANCE

PROP. INLET PROTECTION (SEE DETAIL) (TYP.)

PROP. INLET PROTECTION (SEE DETAIL) (TYP.)

TEMPORARY EARTH STOCKPILE LOCATION

TEMPORARY EA #62 STOCKPILE LOCATION

TEMPORARY EARTH STOCKPILE LOCATION

100' BUFFER

50' BUFFER

25' BUFFER

EDGE OF BVW

PROP. EROSION CONTROL BARRIER

PROVIDE SLOPE STABALATION AS REQUIRED

SITE WORK SPECIAL CONSIDERATION AREA

THE COMMONS

COMMUNITY BLDG.

BLDG. 2 FF=61.35

BLDG. 1 FF=61.35

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 49661
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
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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

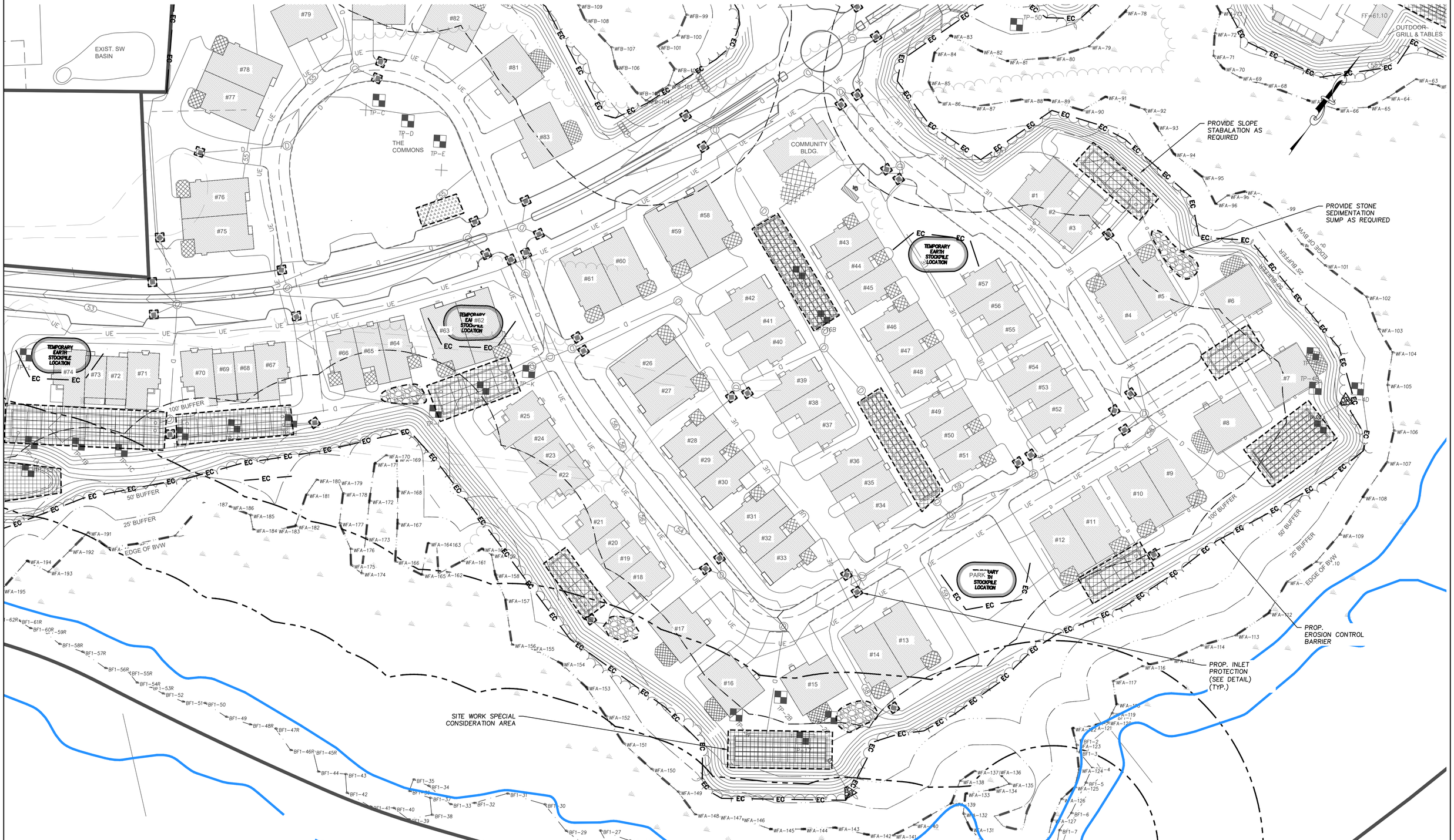
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

EROSION & SEDIMENTATION CONTROL PLAN-1

SHEET: C-9.1



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNDER
CIVIL
No. 52025
REGISTERED PROFESSIONAL ENGINEER

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.

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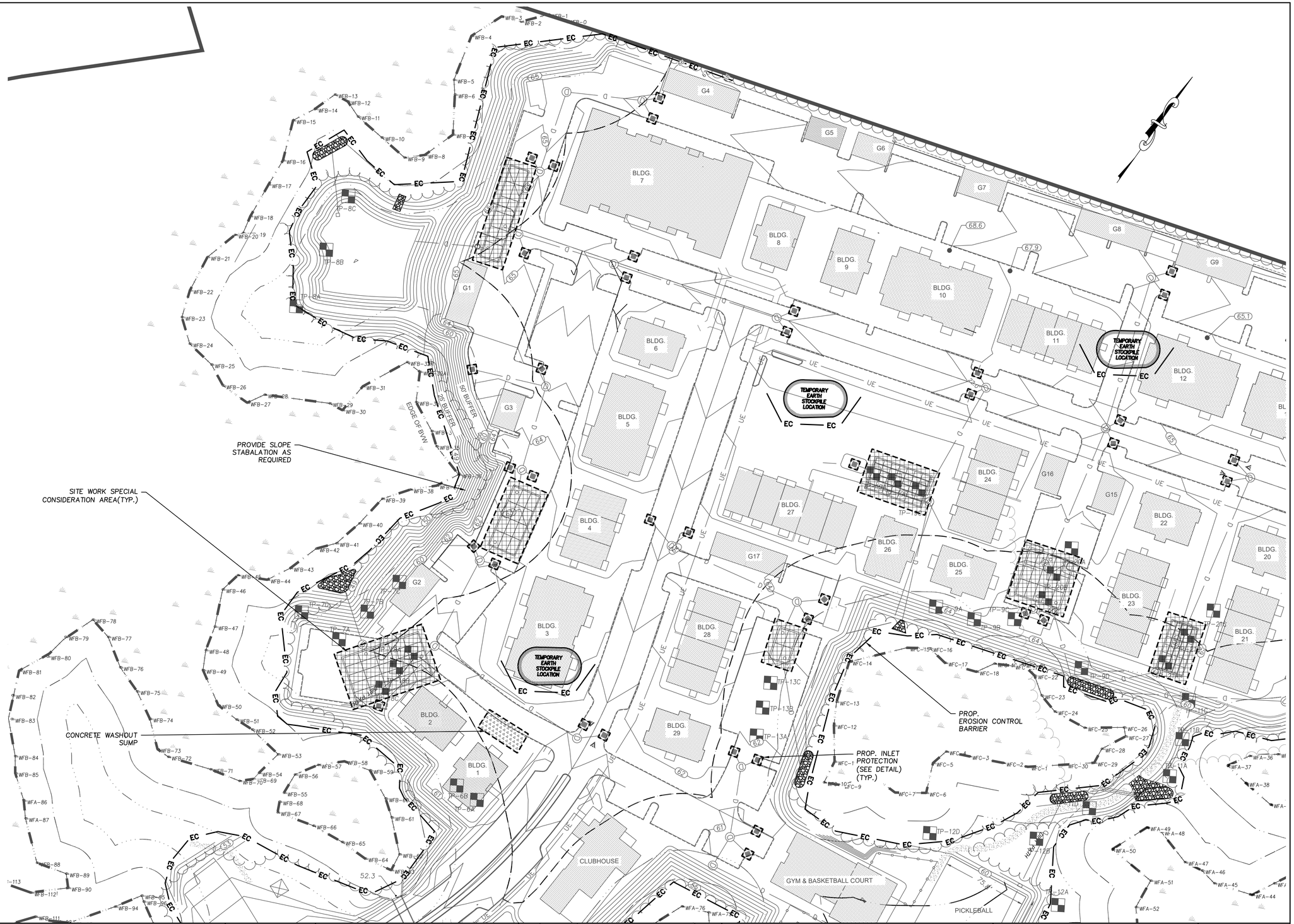
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

05/22/25
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

EROSION & SEDIMENTATION CONTROL PLAN-2

SHEET: C-9.2



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52637
REGISTERED PROFESSIONAL ENGINEER

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.

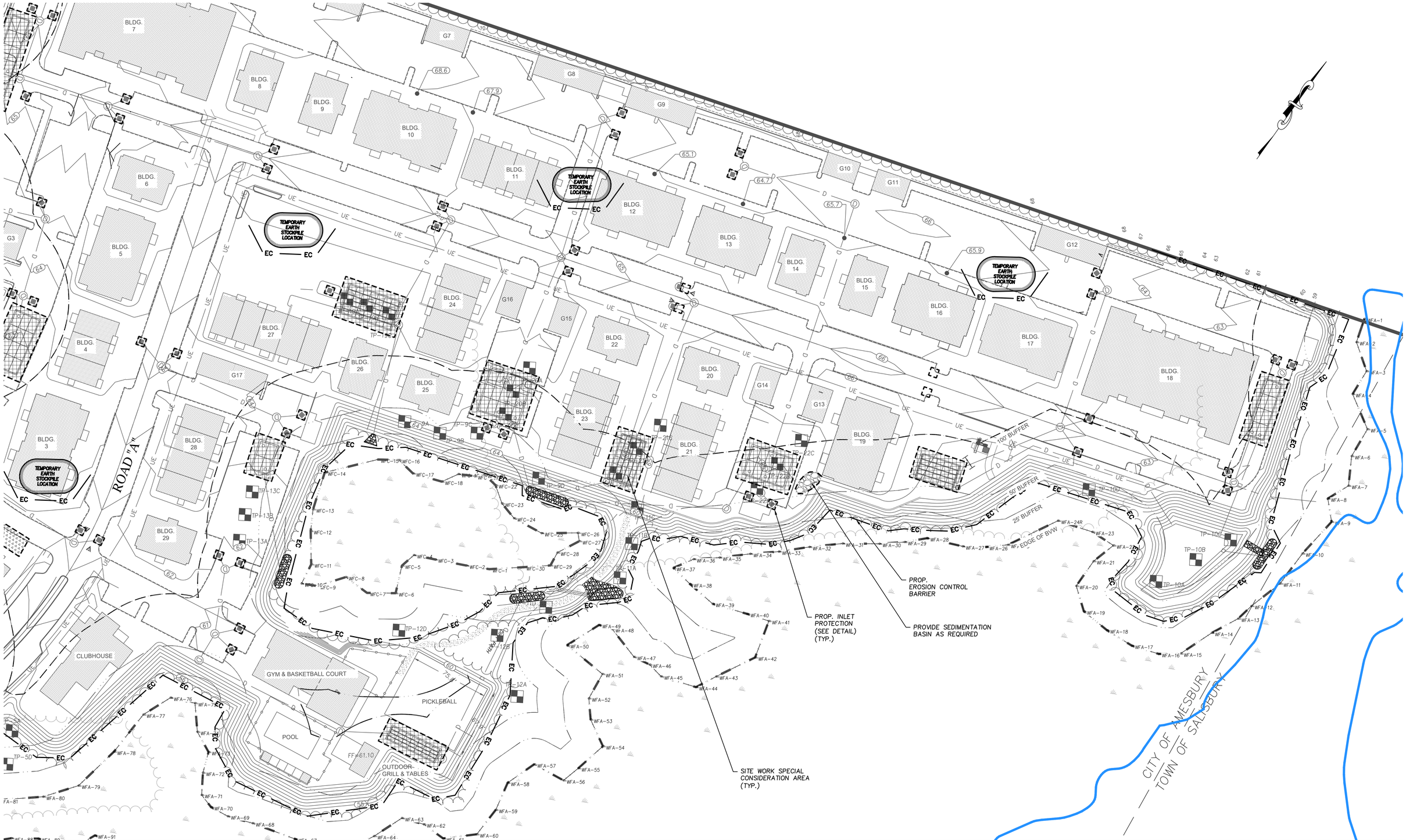
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN-3

SHEET: C-9.3



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52805
REGISTERED PROFESSIONAL ENGINEER

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.

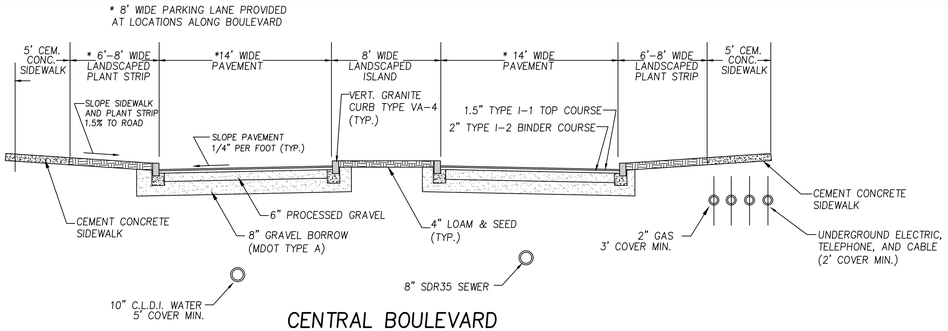
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

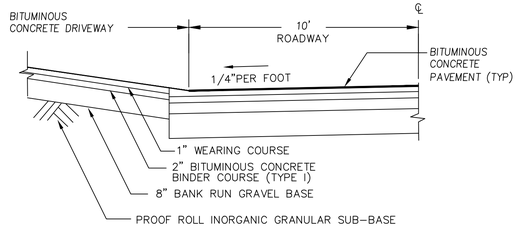
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN-4

SHEET: C-9.4



CENTRAL BOULEVARD

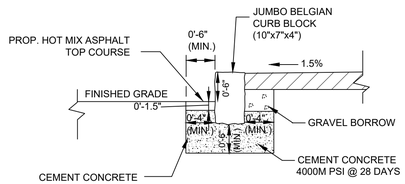


NOTES:

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

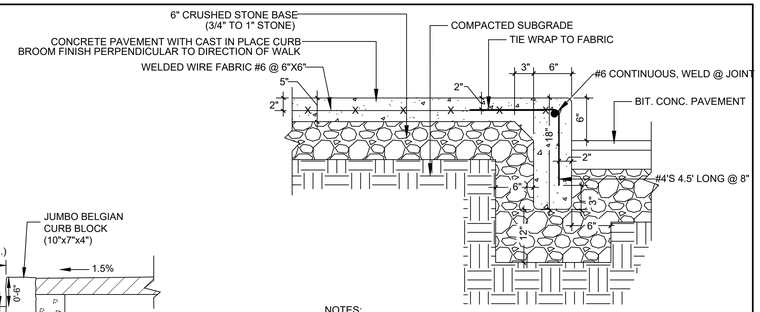
DRIVEWAY CROSS-SECTIONS (TYPICAL)

N.T.S.



ALT. CURB TYPE A

N.T.S.

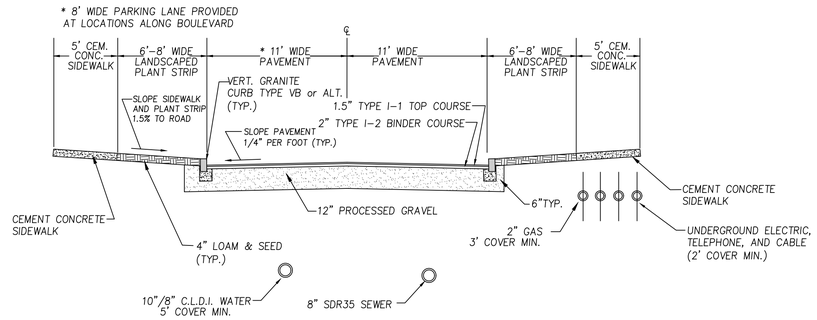


NOTES:

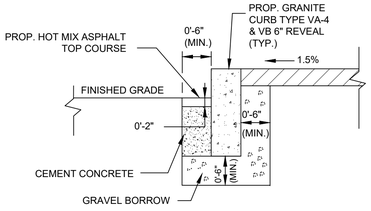
1. PROVIDE ¾" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 10'-0" O.C. MAX.
2. PROVIDE A TOOLED DUMMY JOINT ¼"W x ½"D AS NEEDED TO PROVIDE SYMMETRY.
3. f'c=4,000 psi; fy=60,000 psi

ALT. CURB TYPE B

N.T.S.

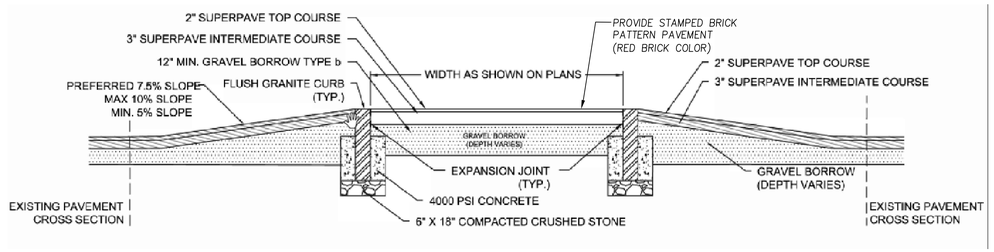


MAIN ACCESS ROAD TWO-WAY (NEIGHBORHOOD STREET - NORTH NEIGHBORHOOD)



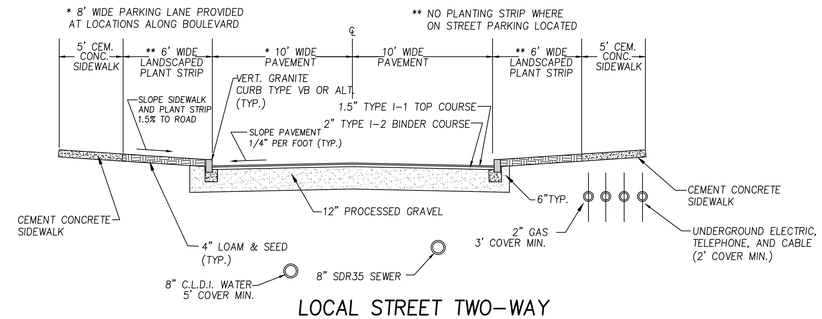
GRANITE CURB TYPE VA-4 & VB

N.T.S.

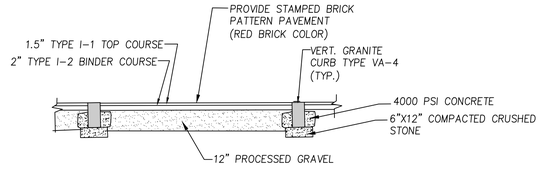


RAISED CROSSWALK SECTION (TYPE 1)

N.T.S.

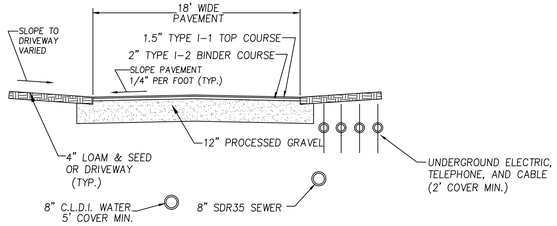


LOCAL STREET TWO-WAY (NEIGHBORHOOD STREET - SOUTH NEIGHBORHOOD)

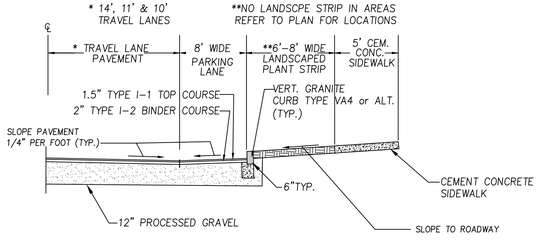


STANDARD ROADWAY CROSSWALK SECTION (TYPE 2)

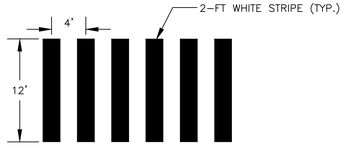
N.T.S.



PARKING LANE



ON STREET PARKING LANE SECTION

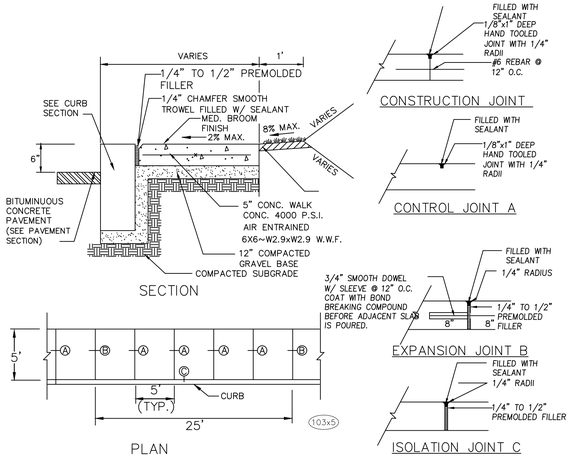


PARKING LOT CROSSWALK SECTION (TYPE 3)

N.T.S.

ROADWAY CROSS-SECTIONS (TYPICAL)

N.T.S.



CONCRETE SIDEWALK

N.T.S.

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.

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAWYER — CIVIL — No. 49211 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

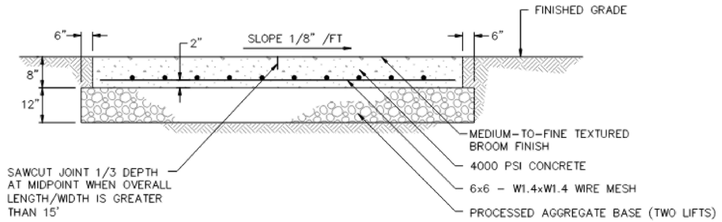
MEI MILLENNIUM ENGINEERING, INC.
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

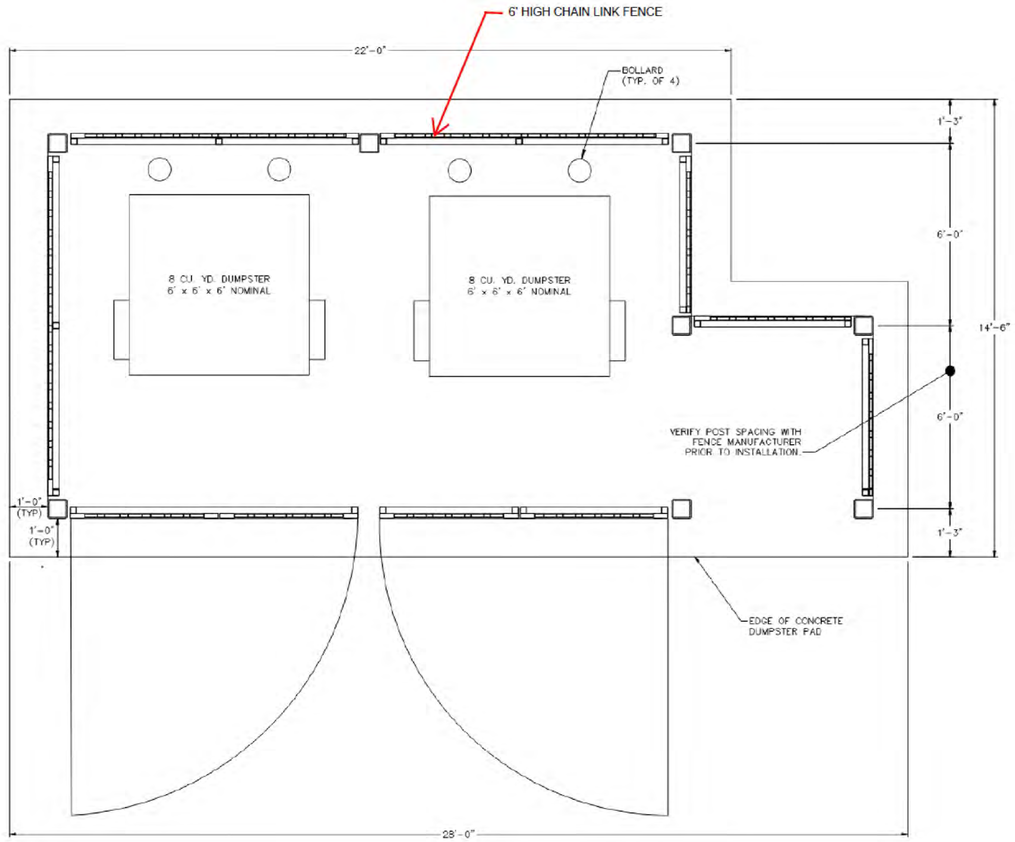
CONSTRUCTION DETAILS - ROADWAY

SHEET: C10.0



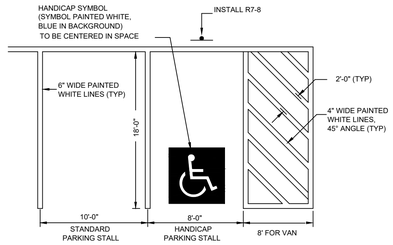
CONCRETE DUMPSTER PAD DETAIL

N.T.S.



DOUBLE DUMPSTER ENCLOSURE DETAIL

N.T.S.



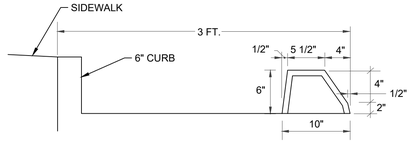
NOTE:

1. ALL PAINT SHALL BE FAST DRYING WHITE TRAFFIC PAINT, MEET THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

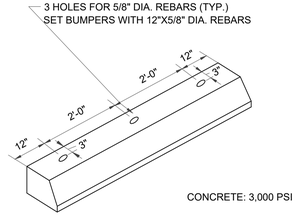
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

ACCESSIBLE PARKING SPACE DETAIL

N.T.S.



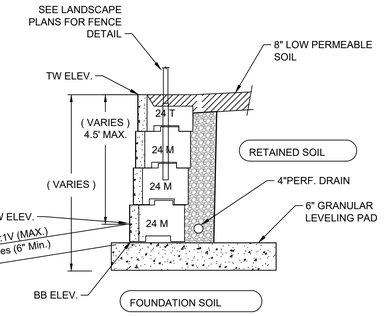
END VIEW



CONCRETE: 3,000 PSI

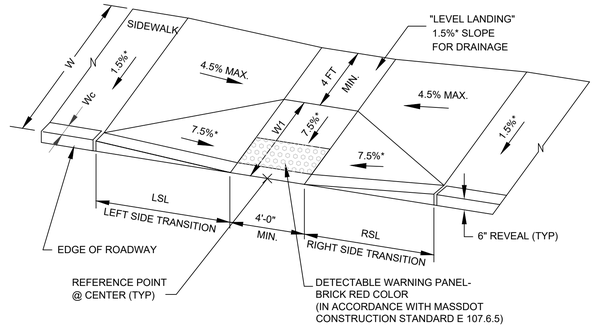
PRE-CAST CONCRETE WHEEL STOP DETAIL

N.T.S.



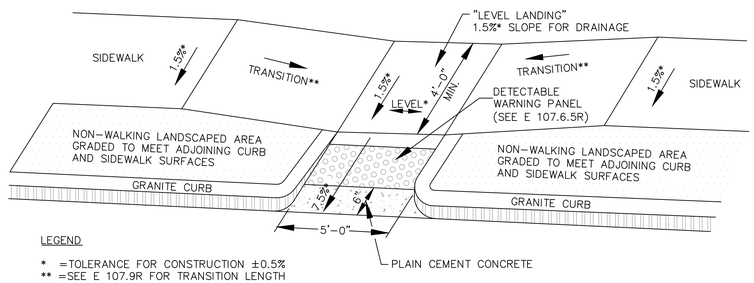
SEGMENTAL BLOCK WALL DETAIL

N.T.S.



WHEELCHAIR RAMP DETAIL

N.T.S.



LEGEND

* =TOLERANCE FOR CONSTRUCTION ±0.5%
** =SEE E 107.9R FOR TRANSITION LENGTH

WHEELCHAIR RAMP WITH LANDSCAPING STRIP DETAIL

N.T.S.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 39606
REGISTERED PROFESSIONAL ENGINEER

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.

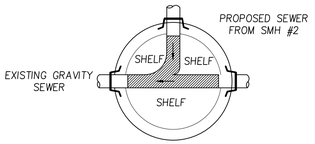
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST, SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

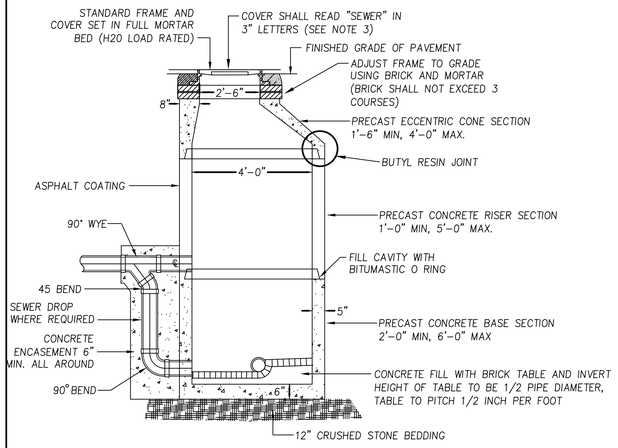
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS
MISC. SITE DETAILS

SHEET: C10.1

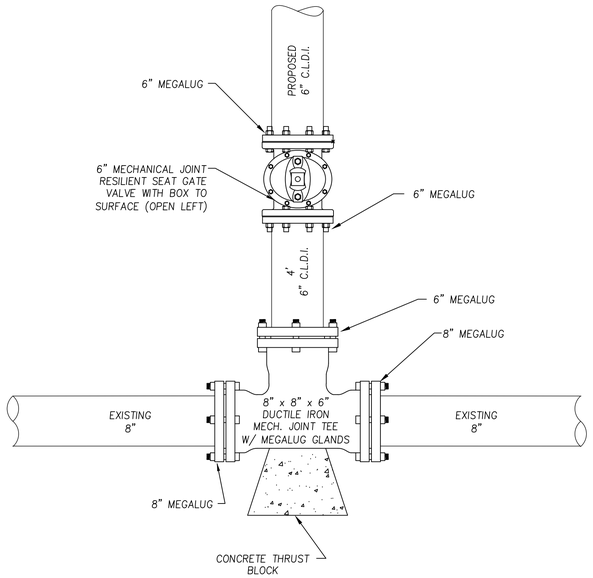


SMH #1 PLAN VIEW



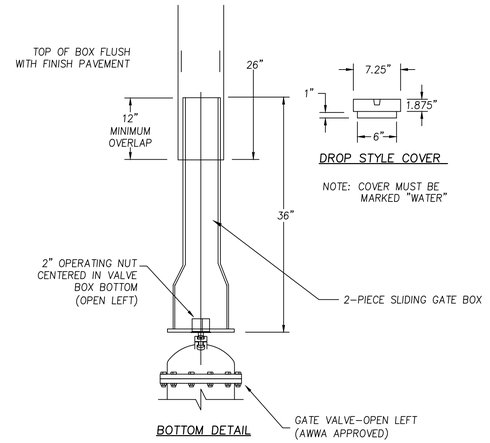
NOTES: 1) SEWER MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185
2) STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL CONFORM TO LATEST ASTM C478 SPEC.
3) COVER SHALL BE LEBARON FOUNDRY (MODEL NO. LA246), MECHANICS IRON FOUNDRY, NEEHAN FOUNDRY, OR EQUAL.
4) ALL PENETRATIONS IN THE MANHOLE 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.

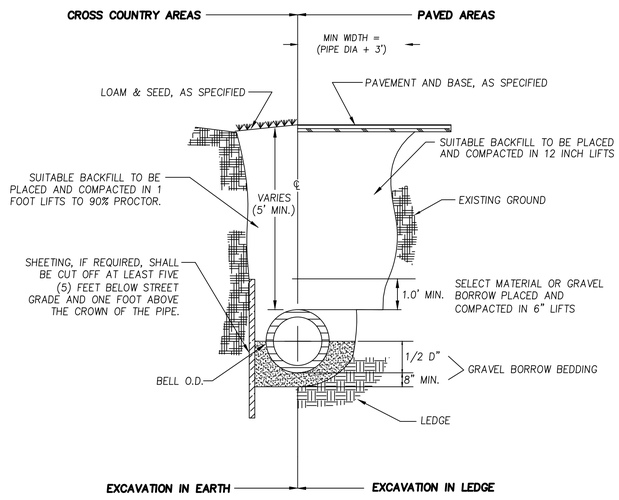


NOTES: 1) TIE IN SHALL BE COORDINATED WITH THE WATER DEPARTMENT.
2) THE CONTRACTOR IS RESPONSIBLE FOR ALL OFF-SITE NOTIFICATIONS TO IMPACTED PROPERTIES.

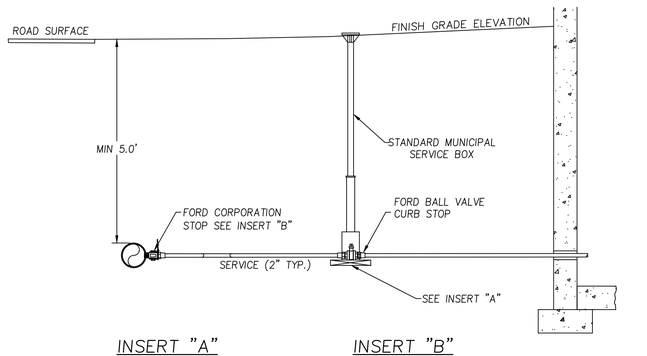
WATER MAIN CONNECTION DETAIL N.T.S.



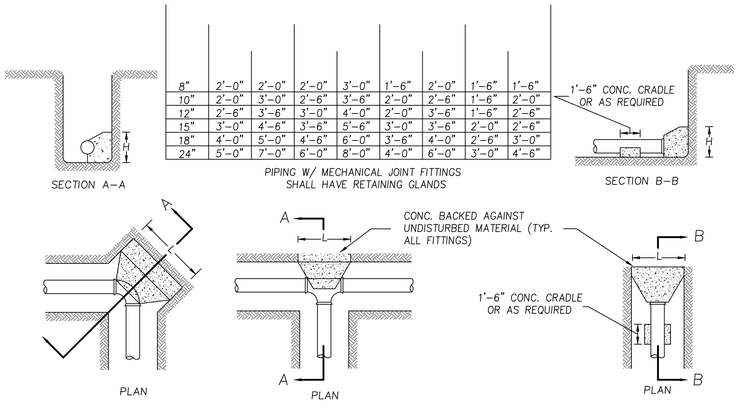
TYPICAL GATE VALVE BOX DETAIL N.T.S.



TYPICAL TRENCH DETAIL N.T.S.



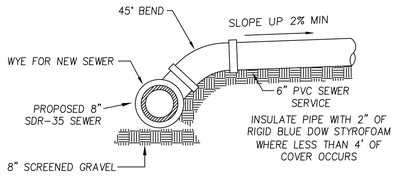
TYPICAL SERVICE CONNECTION N.T.S.



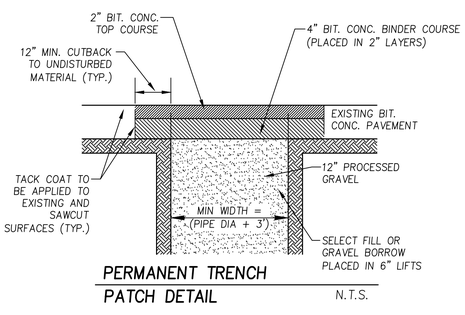
NOTES

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 N.T.S.



SEWER SERVICE DETAIL N.T.S.



PERMANENT TRENCH PATCH DETAIL N.T.S.

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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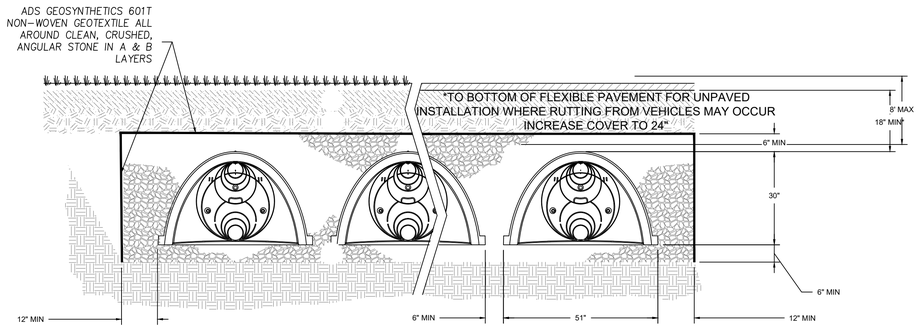
MILLENNIUM ENGINEERING, INC.
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

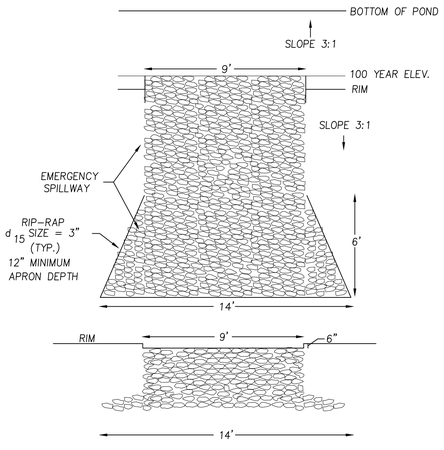
CONSTRUCTION DETAILS WATER & SEWER

SHEET: C10.2

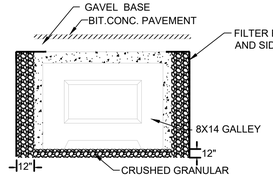


SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	TOP STONE ELEV.	100 YR STORM ELEV.
SUB. INF. 2	51.00	51.50	54.00	54.50	54.63
SUB. INF. 3	52.00	53.00	55.50	56.00	55.94
SUB. INF. 3B	49.00	49.50	52.00	52.50	52.90
SUB. INF. 3D	54.00	54.50	57.00	57.50	57.32
SUB. INF. 4	54.00	54.50	57.00	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.



TYPICAL SPILLWAY
PLAN VIEW
N.T.S.

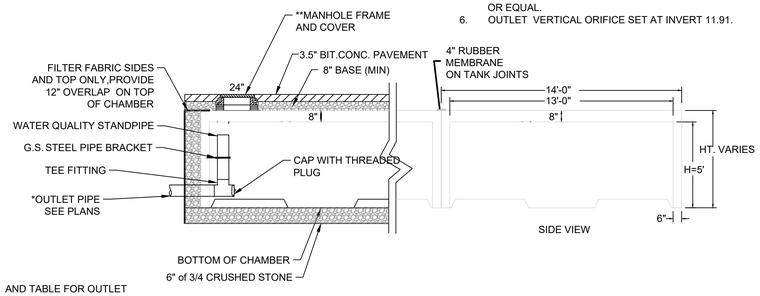


DETAIL SECTION

HEIGHT(H)	VOLUME(EA)	WEIGHT
5'-0"	500CF	20,000#

NOTES:

1. SEE SITE PLANS FOR OUTLET ORIFICE LOCATIONS
2. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
3. DESIGNED FOR AASHTO HS-20 LOAD, 0 TO 5FT COVER.
4. END & SIDE UNITS DO NOT HAVE FLOW-THRU OPENINGS.
5. GALLEYS TO BE SHEA CONCRETE 8x14 GALLEY CHAMBERS OR EQUAL.
6. OUTLET VERTICAL ORIFICE SET AT INVERT 11.91.

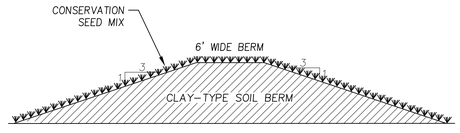


*SEE PLANS AND TABLE FOR OUTLET

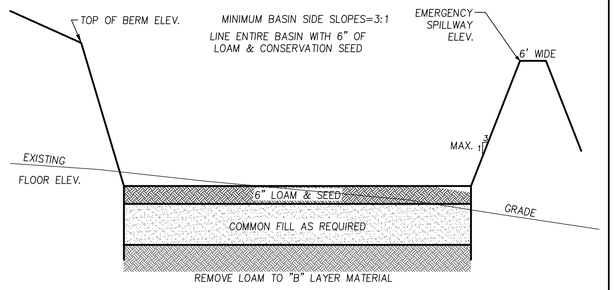
**PROVIDE RISER AND MANHOLE OVER ALL INLET AND OUTLET PIPES

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.

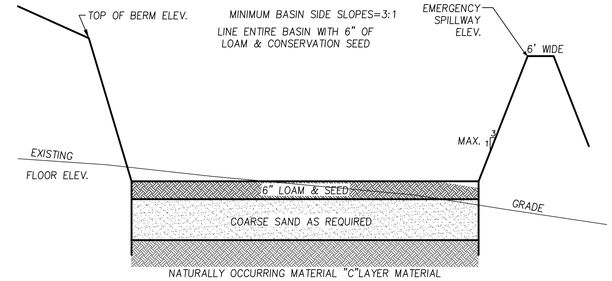


INFILTRATION/DETENTION BASIN
BERM DETAIL
N.T.S.



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'

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAWYER — CIVIL — No. 52405 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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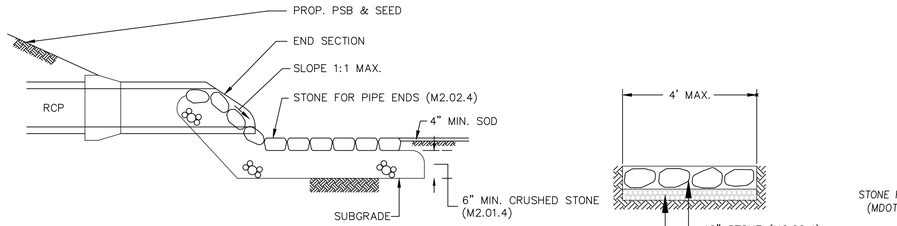
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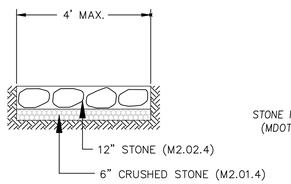
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - DRAINAGE

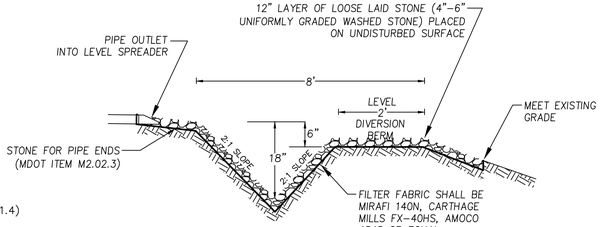
SHEET: C10.3

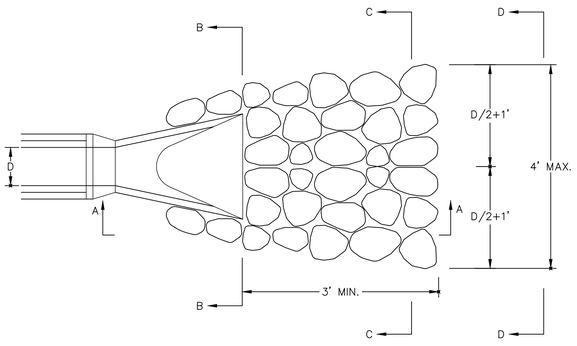


SECTION A–A

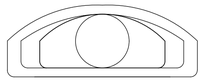


SECTION C–C

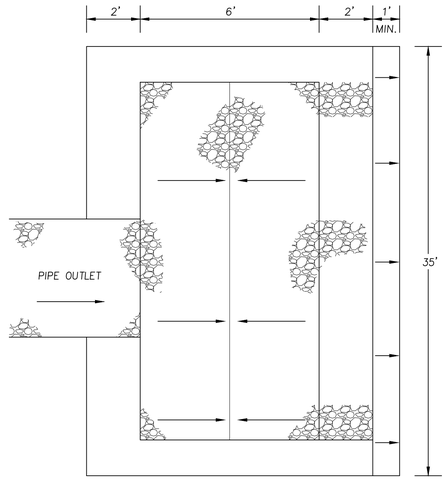




PLAN



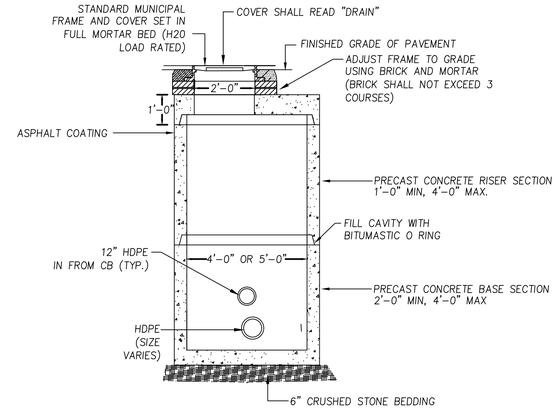
SECTION B–B



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.

LEVEL SPREADER DETAIL

N.T.S.



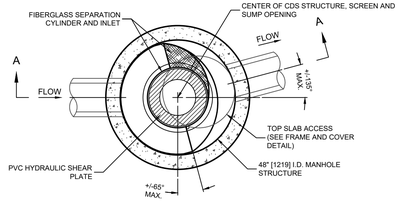
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2) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H–20 LOADING.
3) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT–TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED FOR DRAIN PIPE AND FOR ADDITIONAL CLEARANCE TO EXISTING UTILITIES.

PRECAST DRAIN MANHOLE DETAIL

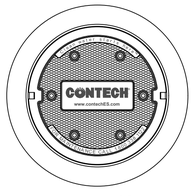
N.T.S.

12"&15" FLARED END SECTION & STONE FOR POND INLETS DETAIL

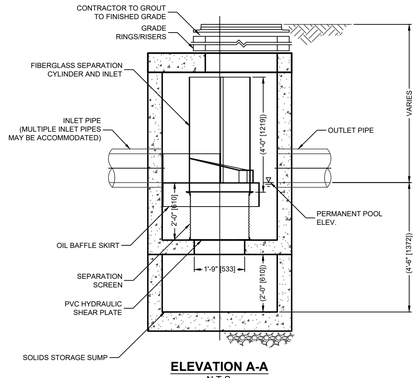
N.T.S.



PLAN VIEW B-B
N.T.S.



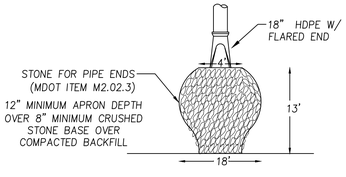
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



ELEVATION A-A
N.T.S.

CONTECH CDS2015–4–C–DTL DETAIL

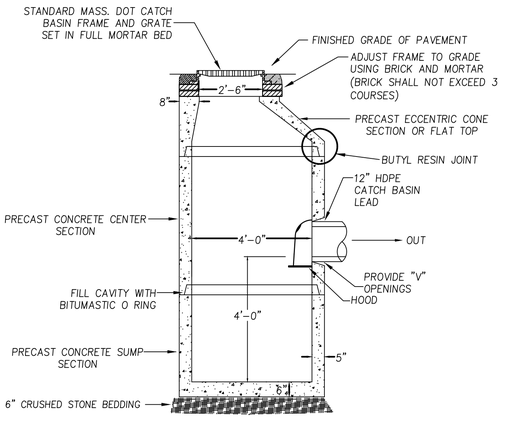
N.T.S.



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

TYPICAL RIP–RAP (18" DIA) APRON DETAIL

N.T.S.



NOTES: 1) CATCH BASINS SHALL CONFORM TO ASTM C478 AND ASTM C185
2) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR AASHTO H–20 LOADING.
3) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT–TOP STRUCTURES IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED FOR DRAIN PIPE.

PRECAST DEEP SUMP CATCH BASIN DETAIL

N.T.S.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 53405
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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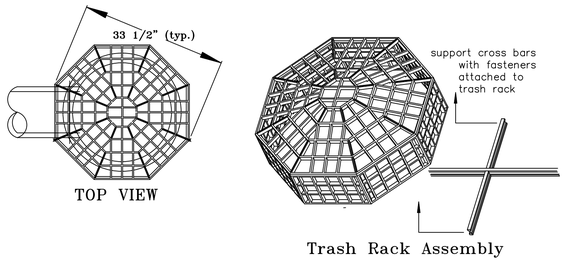
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MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463–8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778–0528

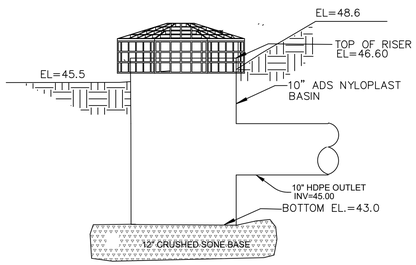
DATE: AUG. 11, 2025 | CALC. BY: J.T.M. | CHKD. BY: S.B.S. | PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

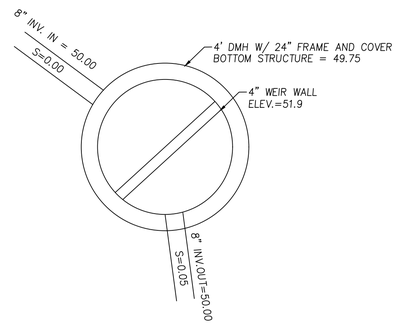
CONSTRUCTION DETAILS - DRAINAGE

SHEET: C10.4

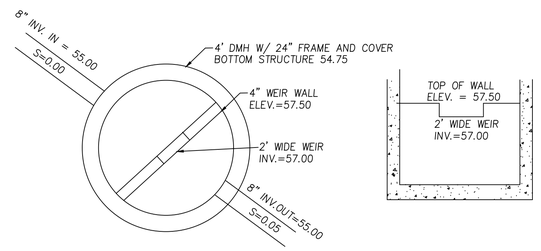




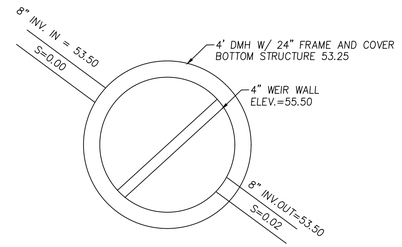
OUTLET CONTROL STRUCTURE 1
DETAIL N.T.S.



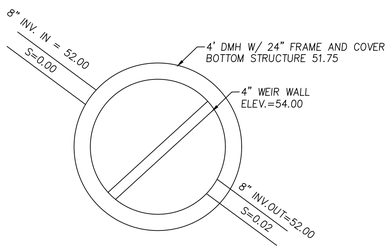
OUTLET CONTROL STRUCTURE 2
DETAIL N.T.S.



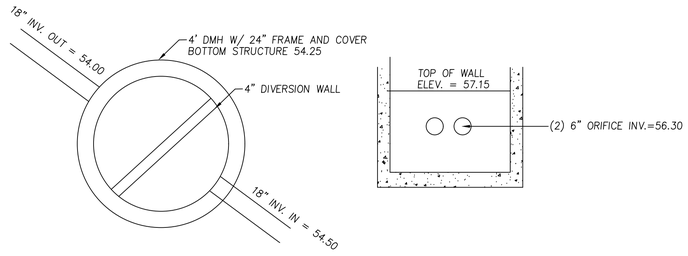
OUTLET CONTROL STRUCTURE 3
DETAIL N.T.S.



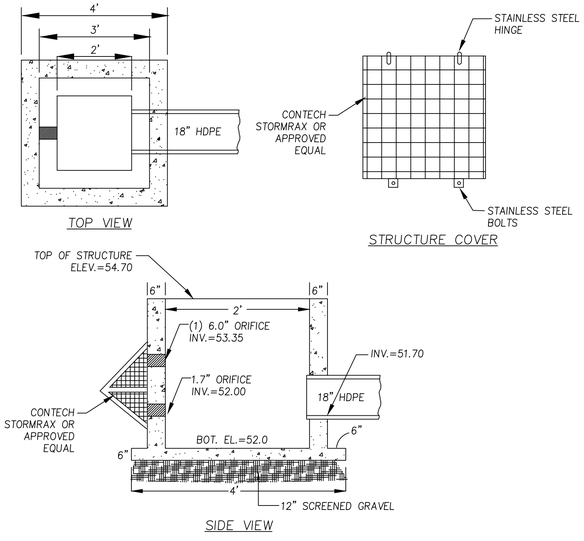
OUTLET CONTROL STRUCTURE 4
DETAIL N.T.S.



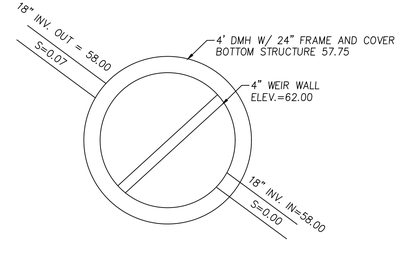
OUTLET CONTROL STRUCTURE 5
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 6
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 7
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 8
DETAIL N.T.S.

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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STEPHEN B. SAWYER CIVIL No. 24606 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

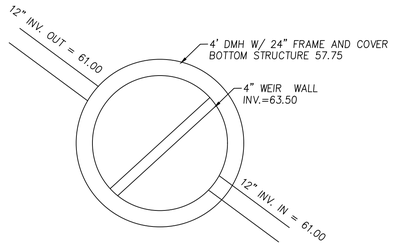
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ENGINEERING AND LAND SURVEYING
62 ELM ST, SALISBURY, MA 01952 (978) 463-8980
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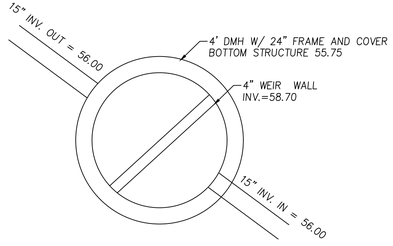
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - DRAINAGE

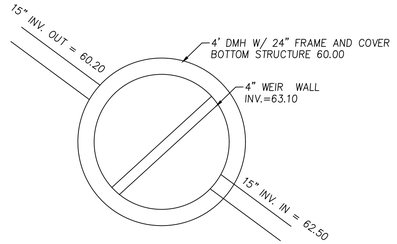
SHEET: C10.5



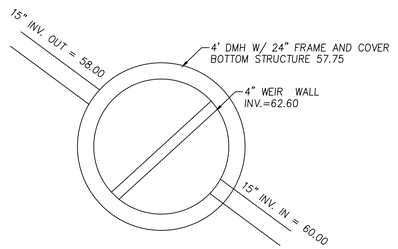
OUTLET CONTROL STRUCTURE 9
DETAIL N.T.S.



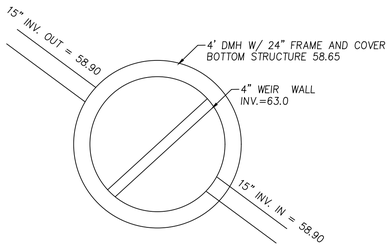
OUTLET CONTROL STRUCTURE 10
DETAIL N.T.S.



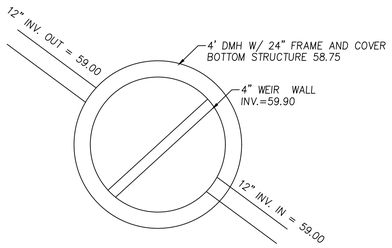
OUTLET CONTROL STRUCTURE 11
DETAIL N.T.S.



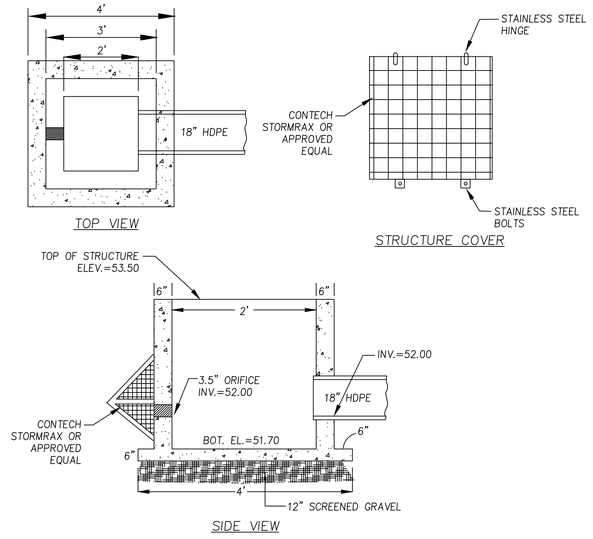
OUTLET CONTROL STRUCTURE 12
DETAIL N.T.S.



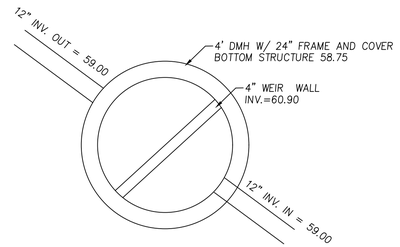
OUTLET CONTROL STRUCTURE 13
DETAIL N.T.S.



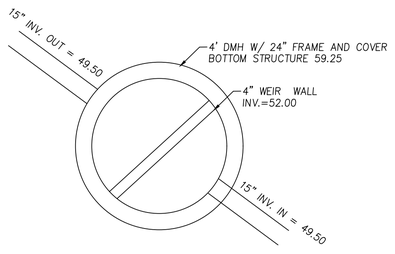
OUTLET CONTROL STRUCTURE 14
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 15
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 16
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 17
DETAIL N.T.S.

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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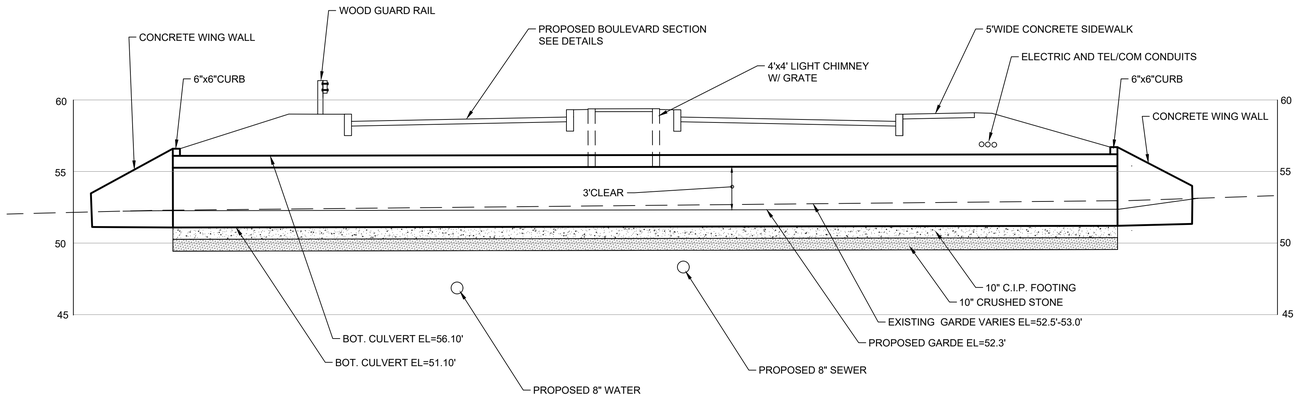
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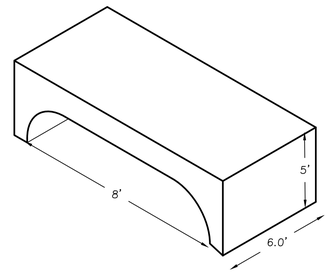
ROCKY HILL MBTA COMMUNITY
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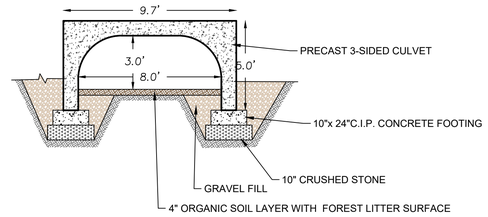
CONSTRUCTION DETAILS - DRAINAGE

SHEET: C10.6

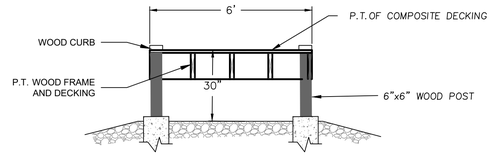


WILDLIFE CORRIDOR CULVERT SECTION
8'WIDE X 5'HIGH
SCALE: 1"=5'

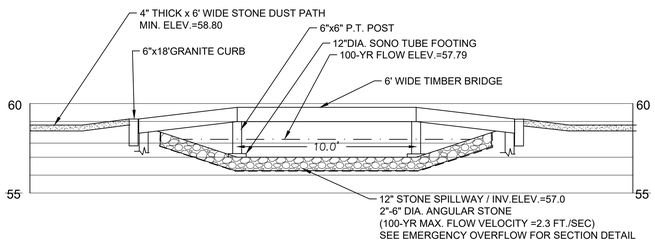




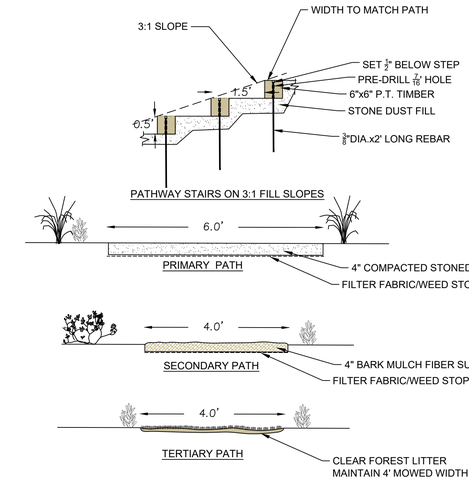
WILDLIFE CORRIDOR CULVERT DETAIL
8'WIDE X 5'HIGH
SCALE: 1"=4'



BRIDGE DETAIL SECTION
N.T.S.

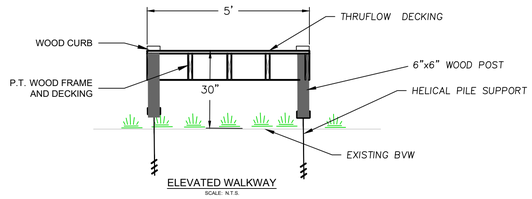


ISLF WEIR OVERFLOW BRIDGE DETAIL
SCALE: 1"=4'

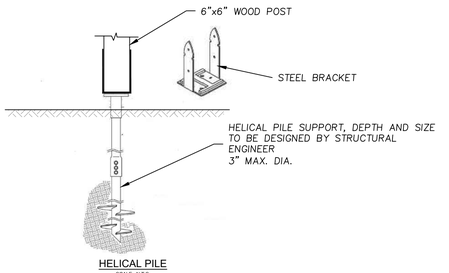


*ROUTE PATH AROUND EXITING MATURE TREES, CLEAR SHRUB AND MAXIMUM 3" CALIPER TREE TO BE REMOVED FOR PATH CONSTRUCTION.

PATH DETAILS
SCALE: 1"=2'



ELEVATED WALKWAY
SCALE: N.T.S.



HELICAL PILE
SCALE: N.T.S.

BVW ELEVATED WALK AND VIEWING PLATFORM DETAIL
N.T.S.

STEPHEN B. SAWYER CIVIL No. 53652 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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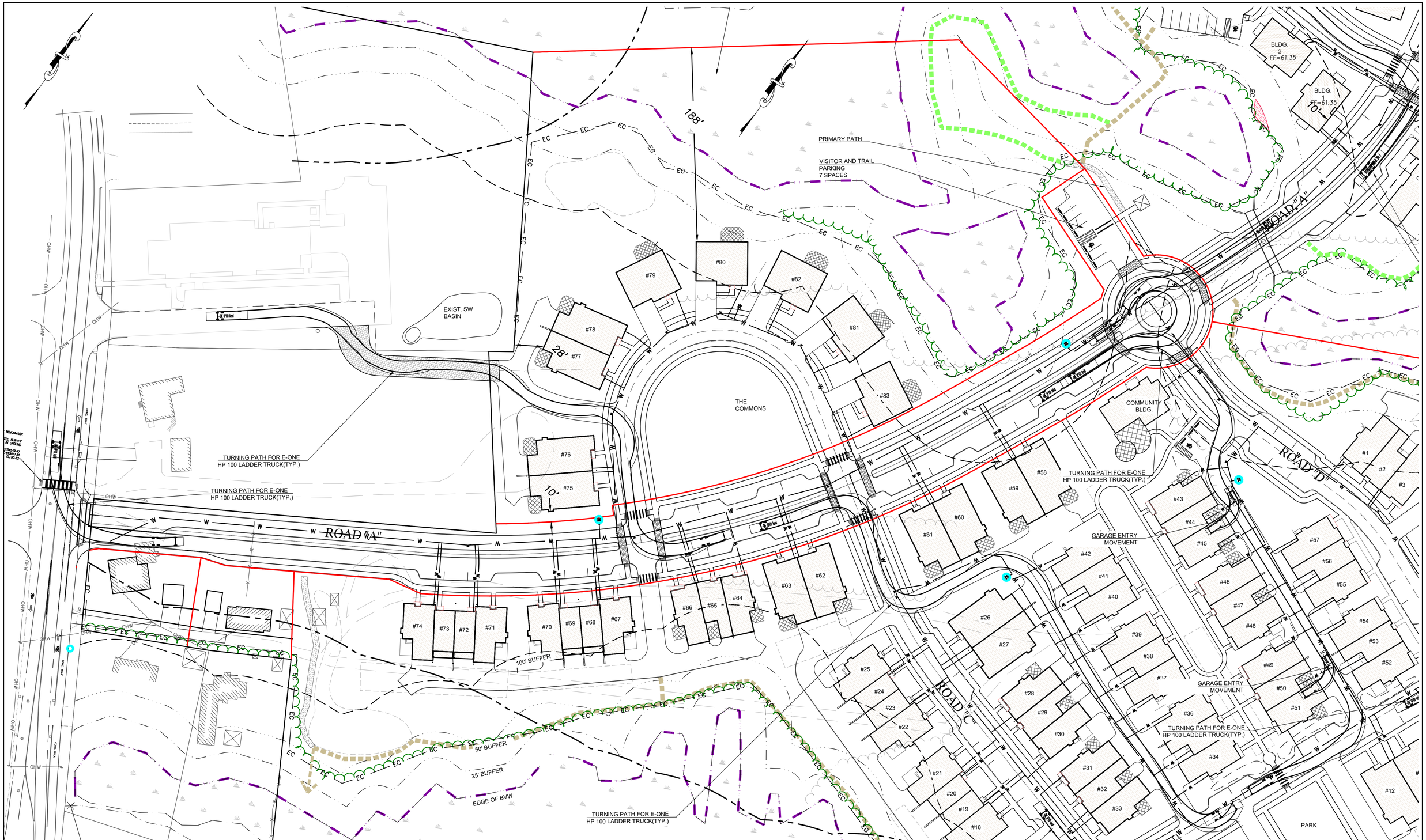
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS
- MISC. SITE

SHEET: C10.7



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52662
REGISTERED
PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

SCALE: 1"=40' | 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

TURNING MOVEMENT FIGURE 1

SHEET: 11.0



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

STEPHEN B. SAWYER, CIVIL, No. 52825, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
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SCALE: 1"=40' | CALC. BY: J.T.M.
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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'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 42852
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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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

TURNING MOVEMENT FIGURE 3

SHEET: C11.2



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 52035
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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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	*Quecus sp.*	Oak	2-2.5" cal.
TA	*Tilia americana*	Basswood	2-2.5" cal.
UA	*Ulmas 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	3'
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	*Symphyotrichum 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	FACW-
	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
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3	06/19/26	NOI/ INTERIM UPDATE
4	06/29/26	PLAN SET UPDATE
5		
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7		

L1 _0

Fieldhouse
Dog
Pool
#80
#79
#81
#78
#77
#82
#83
#76
#75
Village Green
Community Bldg
Boulevard
Cottage Court
South Green
#74 #73 #72 #71 #70 #69 #68 #67
#66 #65 #64 #63 #62
#61 #60 #59 #58
#43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57
#42 #41 #40 #39 #38 #37 #36 #35 #34 #33 #32 #31 #30 #29 #28 #27 #26
#25 #24 #23 #22 #21 #20 #19 #18 #17 #16 #15 #14 #13
#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12
3 BN
3 JP
1 PA
3 AC
3 AC
11 TA
TRAILHEAD
3 BN
3 JP
2 AC
3 PN
7 GT
10 LS
3 AB
3 BN
1 QU
6 UA
4 PA
12 UA
11 QU
1 AC
SUBSURFACE INFILTRATION, TYP.
3 CK
6 CO
1 UA
3 QU
14 PA
3 PN
3 PNT
1 QU
1 QU
3 MG
3 AC
SUBSURFACE INFILTRATION, TYP.
OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY
TRAILHEAD
SUBSURFACE INFILTRATION, TYP.
OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY
AREA OF DISTURBANCE IN THE 25 FT. WETLAND BUFFER: RESTORATION PLANTING AS APPROVED
DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AND ALLOWED TO NATURALIZE
DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AND ALLOWED TO NATURALIZE
RIVERFRONT AREA RESTORATION: SEE NARRATIVE BY LUCAS ENVIRONMENTAL, INC
100' RFA
200' RFA
25-FOOT BUFFER FROM BVW
LINE OF BORDERING VEGETATED WETLANDS (BVW)
100'-200' RIVERFRONT AREA
WFB-112 START
WFB-111 STOP
WFA-76
WFA-75
WFA-77
WFA-74
WFA-78
WFA-83
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BF1-43
BF1-44
BF1-45
BF1-46R
47R
S-3

TABLE 1-1
RIVERFRONT AREA RESTORATION PLANTING SCHEDULE*

Common Name	Scientific Name	Indicator Status	Planted Size (height)	Quantity
Trees = 45				
Northern Red Oak	*Quercus rubra*	FACU	3" caliper	9
White Oak	*Quercus alba*	FACU	3" caliper	9
Red Maple	*Acer rubrum*	FAC	3" caliper	7
Gray Birch	*Betula populifolia*	FAC	1-2" caliper	7
Box Elder	*Acer negundo*	FAC+	1-2" caliper	5
Black Gum	*Nyssa sylvatica*	FAC	1-2" caliper	4
American Hornbeam	*Carpinus caroliniana*	FAC	1-2" caliper	4
Shrubs = 180				
Northern Arrow-wood	*Viburnum recognitum*	FAC	2-3' height	30
Serviceberry	*Amelanchier canadensis*	FAC	2-3" height	30
Witch Hazel	*Hamamelis virginiana*	FACU	2-3" height	30
Alternate-leaved Dogwood	*Cornus alternifolora*	UPL	2-3' height	30
Gray Dogwood	*Cornus racemose*	FAC	2-3' height	30
American Hazelnut	*Corylus americana*	FACU	2-3' height	30
Ground Cover				
New England Conservation/Wildlife Mix		Varies	1,750 sf / 1 lb	10 lbs.
New England Wildflower Mix		Varies	1,900 sf / 1 lb	9 lbs.

Note: Trees and shrubs shall be randomly spaced throughout mitigation area to simulate natural growth patterns.

NORTH
0 20 40 80
SCALE: 1" = 40'-0"

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5		
6		
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L1 _1

DETENTION BASIN

DETENTION BASINS TO BE SEEDED WITH APPROVED NEW ENGLAND RESTORATION MIX FOR DETENTION BASINS; MOWING/MAINTENANCE PER APPROVED PLANS; SEE CIVIL

AREA OF DISTURBANCE IN THE 25 FT. WETLAND BUFFER; RESTORATION PLANTING AS APPROVED

DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AND ALLOWED TO NATURALIZE

OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY

SUBSURFACE INFILTRATION, TYP.

OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY

STONE DUST PATH; 6' WIDTH

TRAILHEAD

AREA OF DISTURBANCE IN THE 25 FT. WETLAND BUFFER; RESTORATION PLANTING AS APPROVED

TRAILHEAD

STONE DUST PATH; 6' WIDTH

DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX; SEE NARRATIVE BY LUCAS ENVIRONMENTAL, INC

DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AND ALLOWED TO NATURALIZE

WETLAND VIEWING PLATFORM

OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY

TABLE 1-2
NEW ENGLAND CONSERVATION/WILDLIFE MIX

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

TABLE 1-3
NEW ENGLAND WILDFLOWER MIX

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

NORTH

0 20 40 80

SCALE: 1" = 40'-0"

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6		
7		

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.

Bldg 1
Bldg 3
Bldg 4
Bldg 5
Bldg 6
Bldg 7
Bldg 8
Bldg 9
Bldg 10
Bldg 11
Bldg 12
Bldg 13
Bldg 14
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Bldg 19
Bldg 20
Bldg 21
Bldg 22
Bldg 23
Bldg 24
Bldg 25
Bldg 26
Bldg 27
Bldg 28
Bldg 29
Clubhouse
Fieldhouse
Pool
Pickleball
Dog
Play Lawn
Village Green
DETENTION BASIN
TRAILHEAD
Trash / Recycling, Typ.
G3 G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G14 G15 G16 G17
5 TJ
3 AB
4 AR
5 UA
3 PC
8 QU
2 AR
13 AR
11 TJ
2 PA
2 UA
2 LT
3 UA
3 LT
15 AR
1 PA
5 UA
2 CK
13 PA
4 CO
5 LT
3 AR
3 CK
3 MG
17 LT
SUBSURFACE INFILTRATION, TYP.
50' BUFFER
25' BUFFER
EDGE OF BVM
LINE OF ISOLATED VEGETATED WETLANDS (IVW)
LINE OF BORDERING VEGETATED WETLANDS (BVW)
100' FOOT BUFFER FROM BVW
25' FOOT BUFFER FROM BVW
TRAILHEAD
STONE DUST PATH; 6' WIDTH
OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY
WETLAND VIEWING PLATFORM
INFILTRATION BASINS TO BE SEEDED WITH APPROVED NEW ENGLAND RESTORATION MIX FOR DETENTION BASINS; MOWING/MAINTENANCE PER APPROVED PLANS; SEE CIVIL
DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AND ALLOWED TO NATURALIZE
OPEN SPACE PATH; 4' WIDTH MOWN OR WOOD CHIPS AS CONDITIONS VARY
NORTH
0 20 40 80
SCALE: 1" = 40'-0"

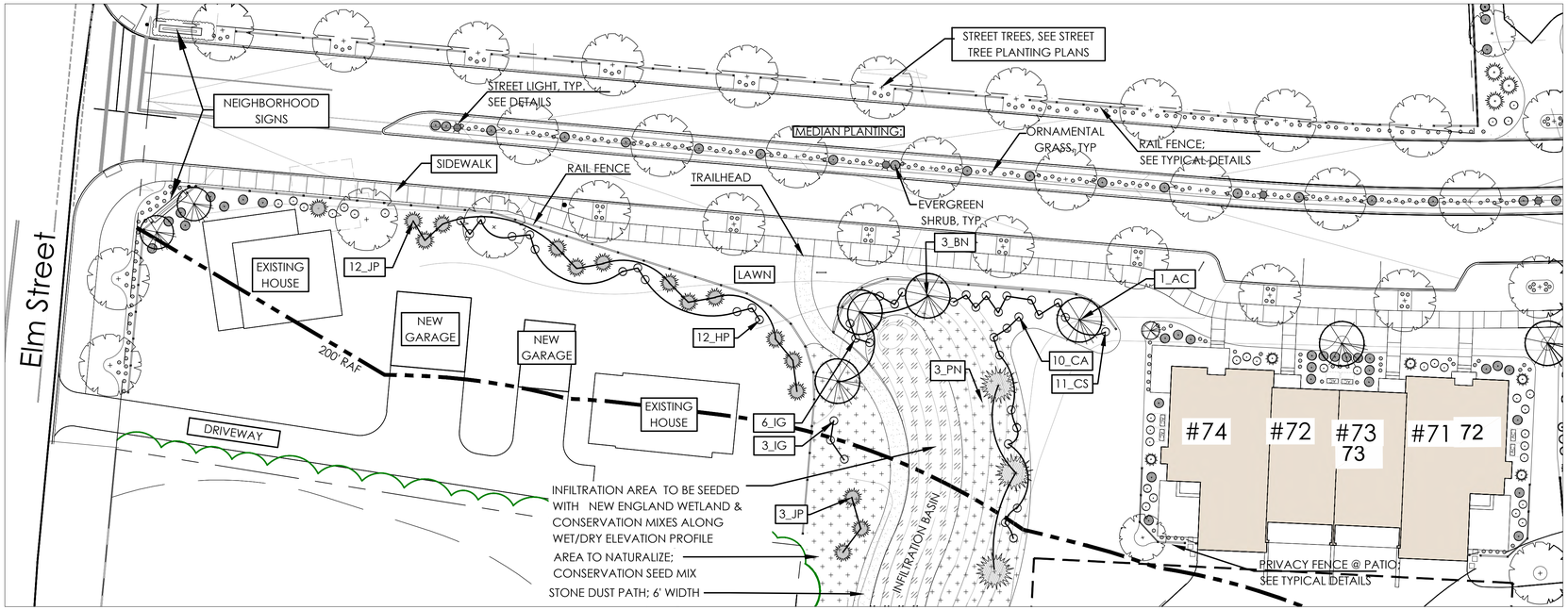
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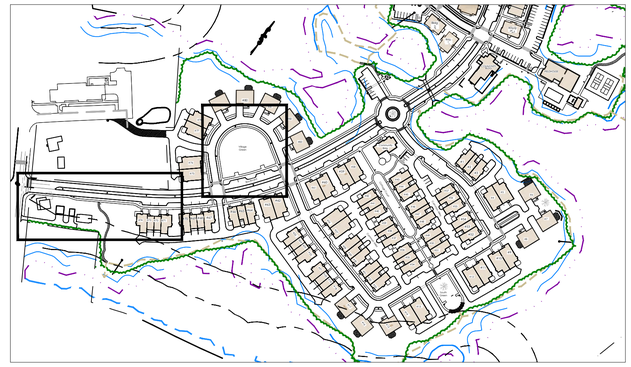
Landscape
- Street Tree Plan -

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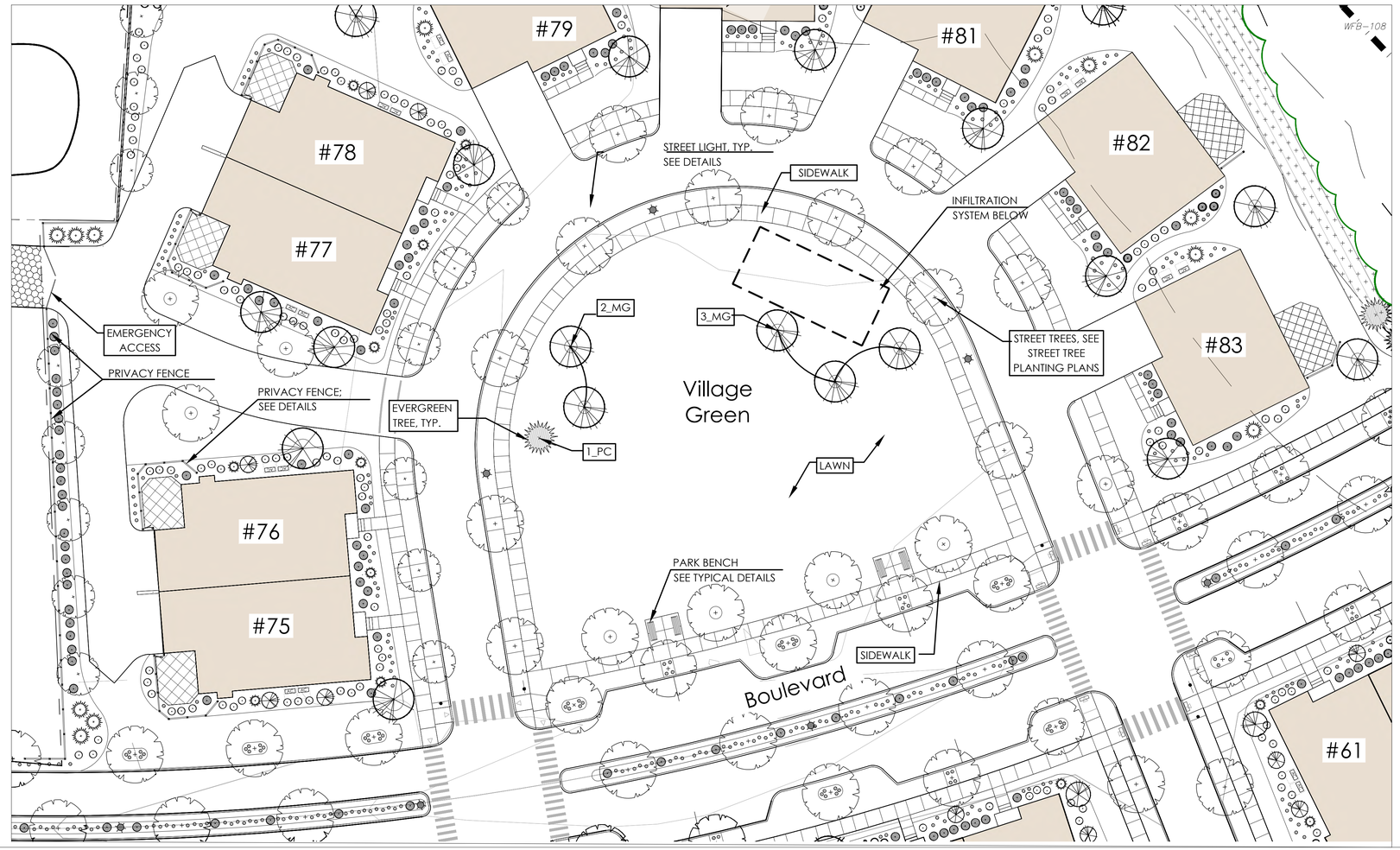
L1 _3



1 Entrance



Neighborhood -- Key Plan



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

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

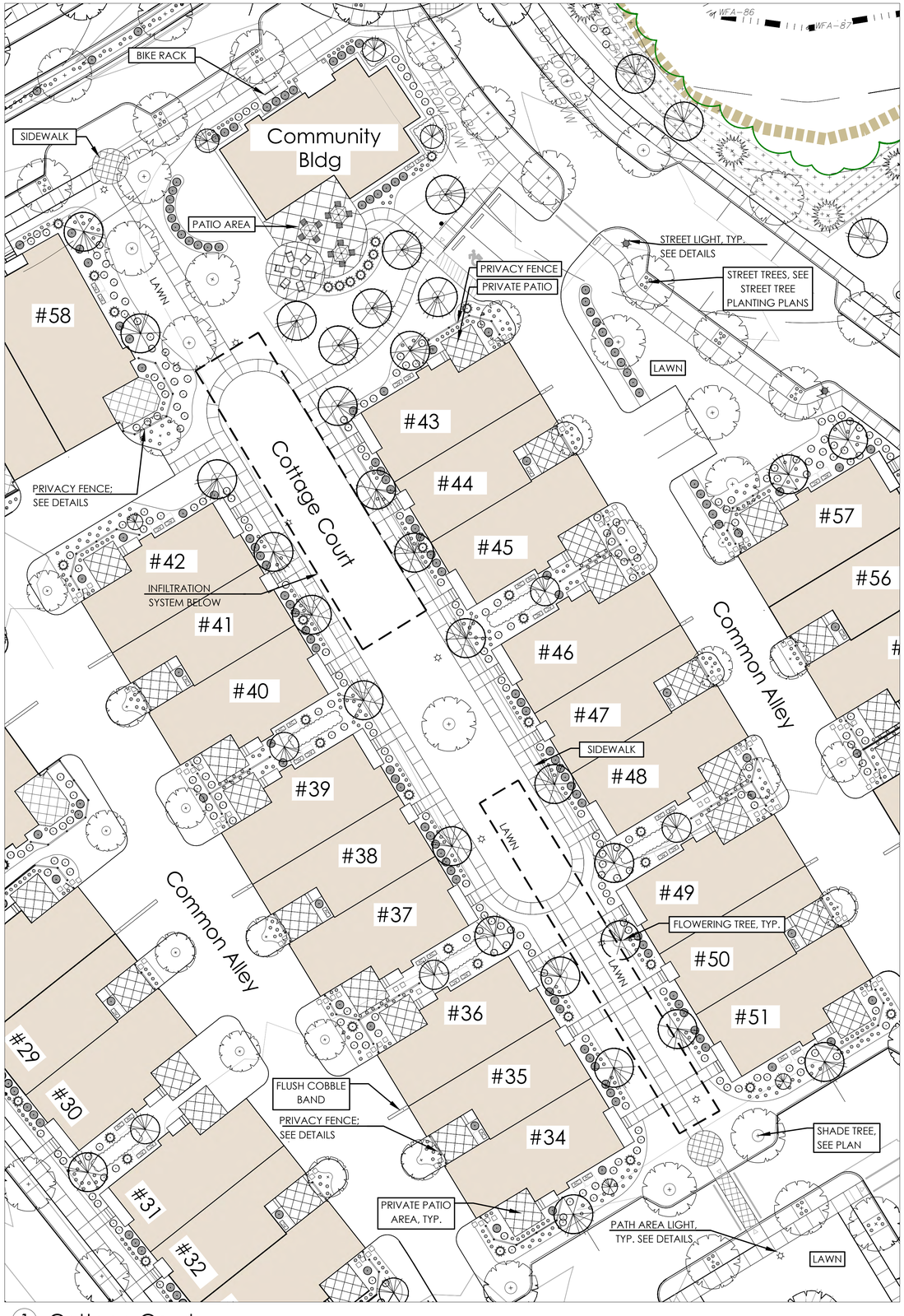
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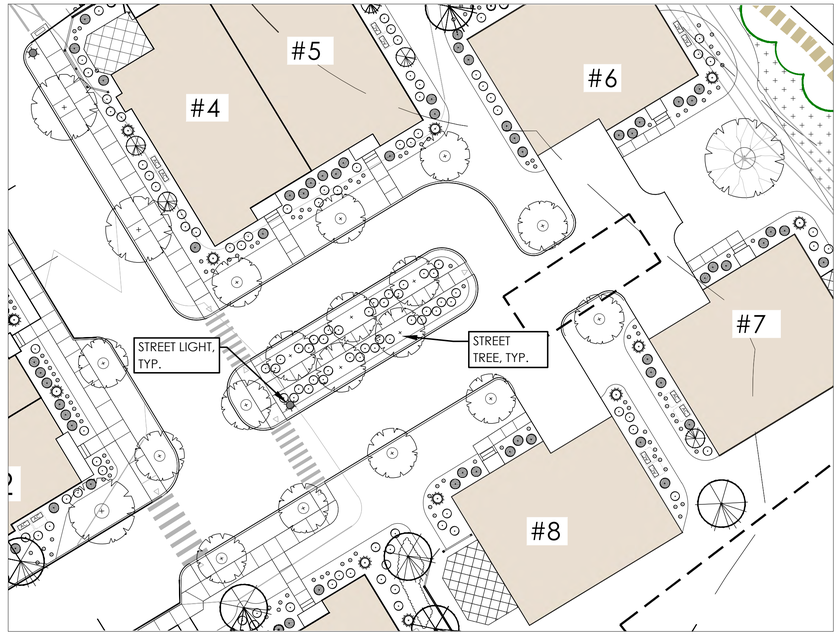
Landscape
Common Areas
-Enlargement A-

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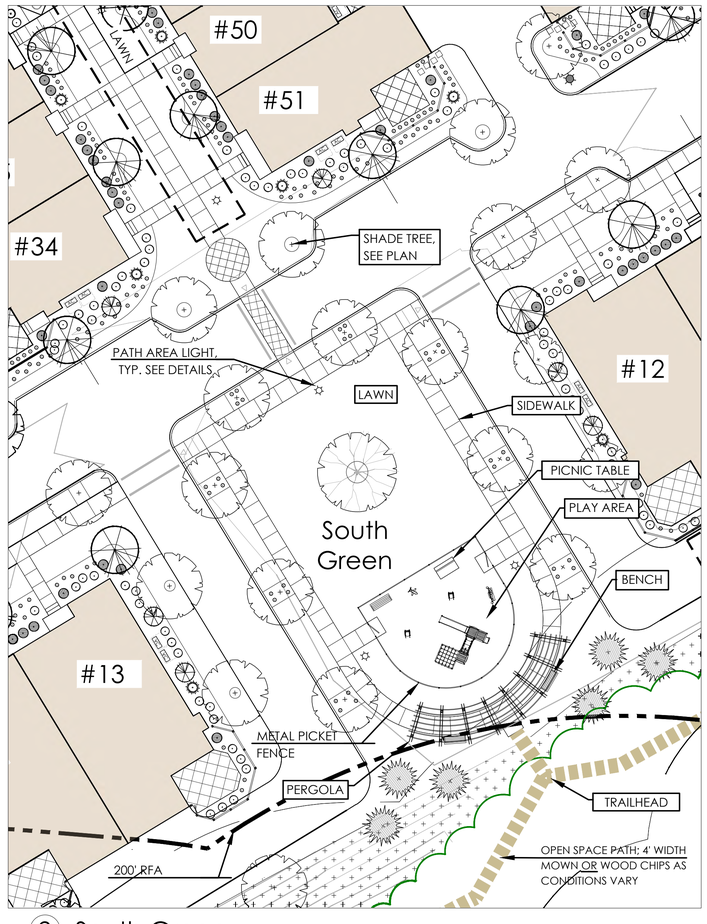
L 2_0



1 Cottage Court



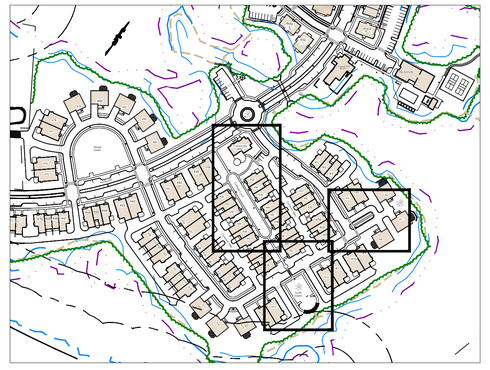
3 East Court



2 South Green

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

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

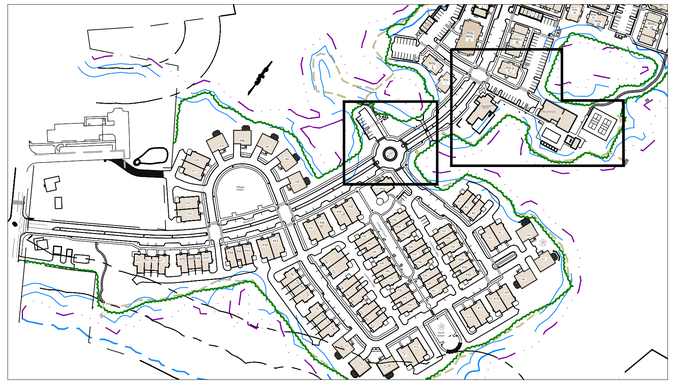
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Landscape
Common Areas
-Enlargement B-

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L 2_1



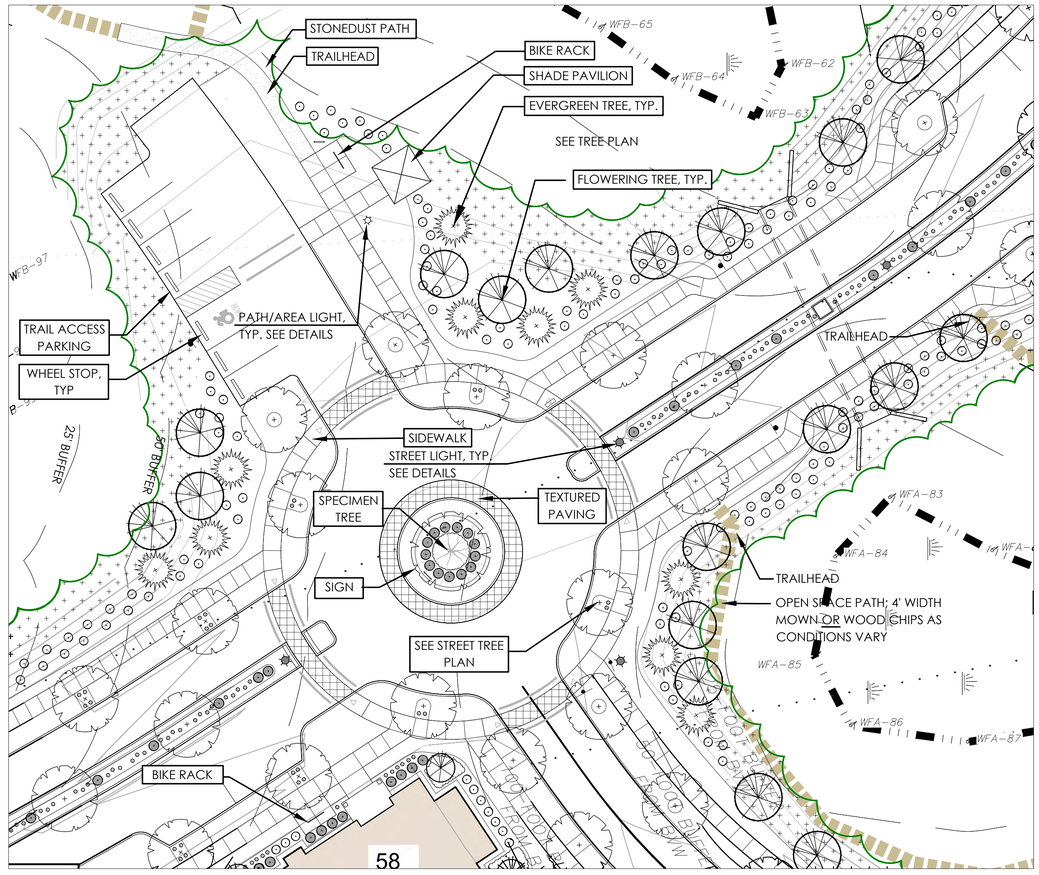
Neighborhood -- Key Plan

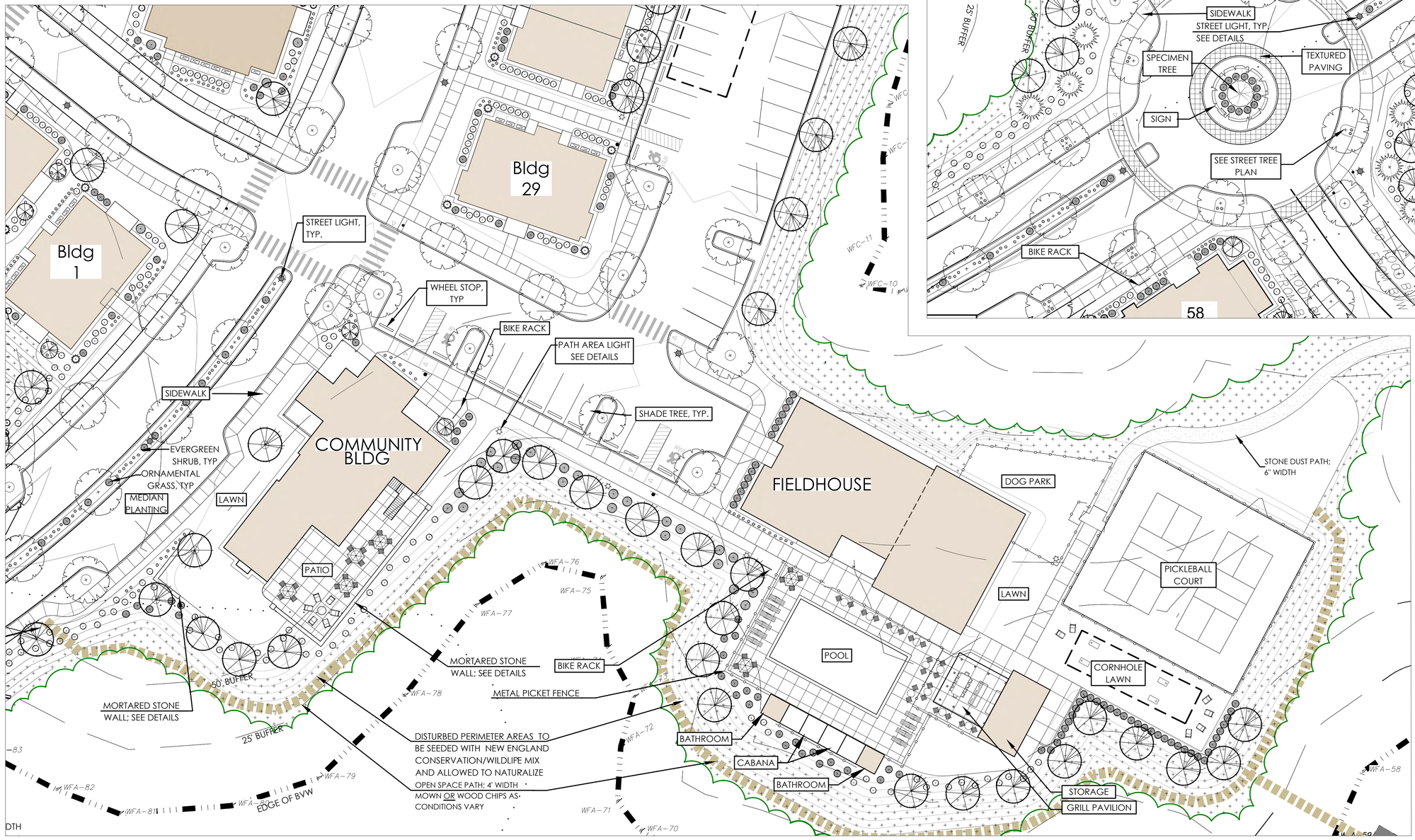
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

1 Rotary Park





2 North Neighborhood Amenity Area

Legend

- SPECIMEN TREE
- SHADE TREE
- FLOWERING / UNDER-STORY TREE
- EVERGREEN TREE
- COLUMNAR EVERGREEN
- SHRUBS & PERENNIALS
- SPECIALTY PAVING
- FENCING
- PICNIC TABLE
- BENCH
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- NATURALIZED AREA
- INFILTRATION BASIN

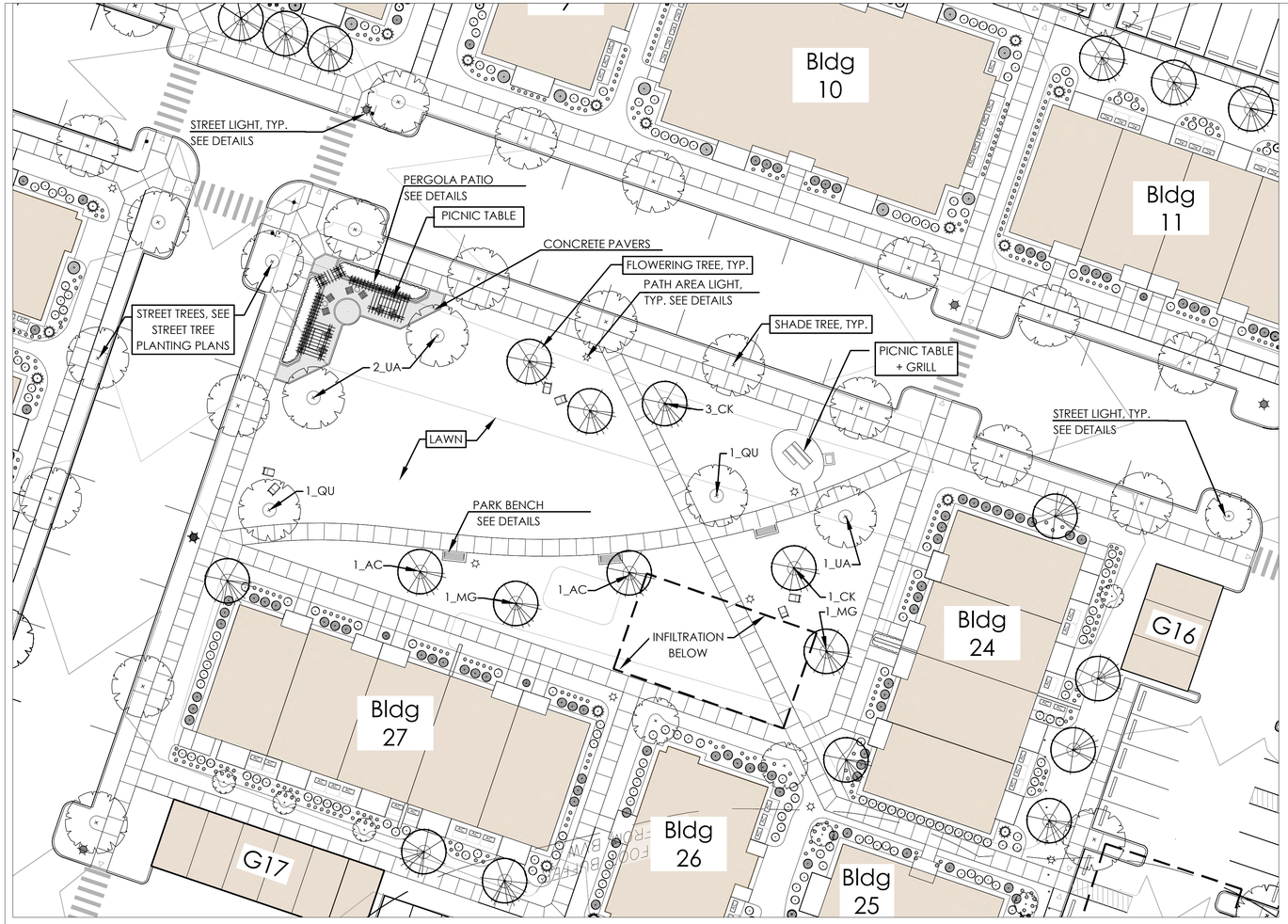
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LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-3332
ph: 781 - 314 - 0401
www.ryan-assoc.com

Rocky Hill
Amesbury, MA

Landscape
Common Areas
-Enlargement C-

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		

L 2_2



① Village Green - North

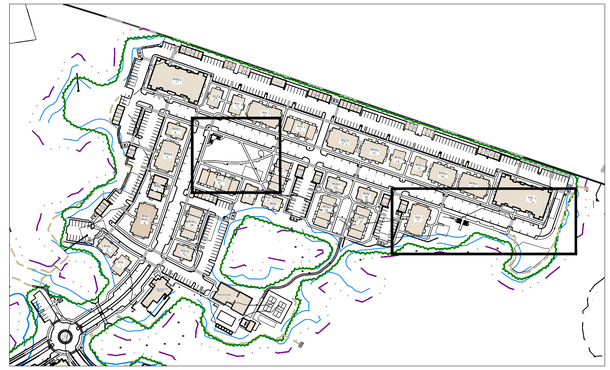
Legend

- 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

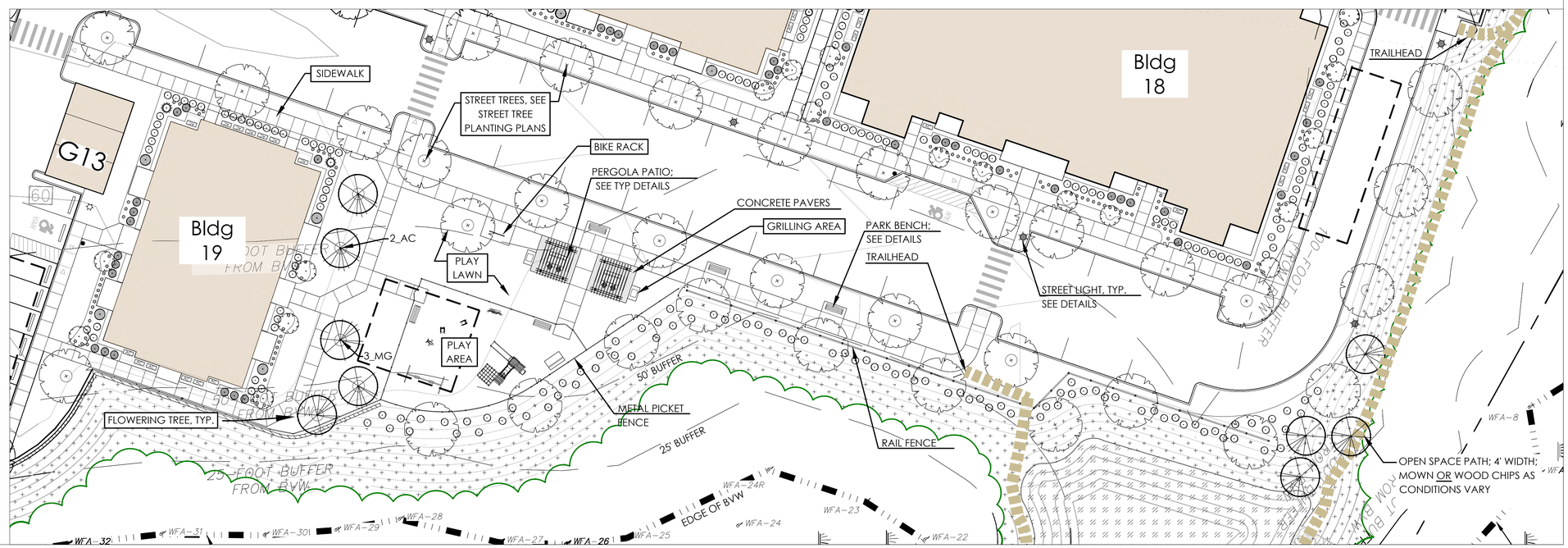
NORTH

0 10 20 40

SCALE: 1" = 20'-0"



Neighborhood -- Key Plan



② Neighborhood Park - North

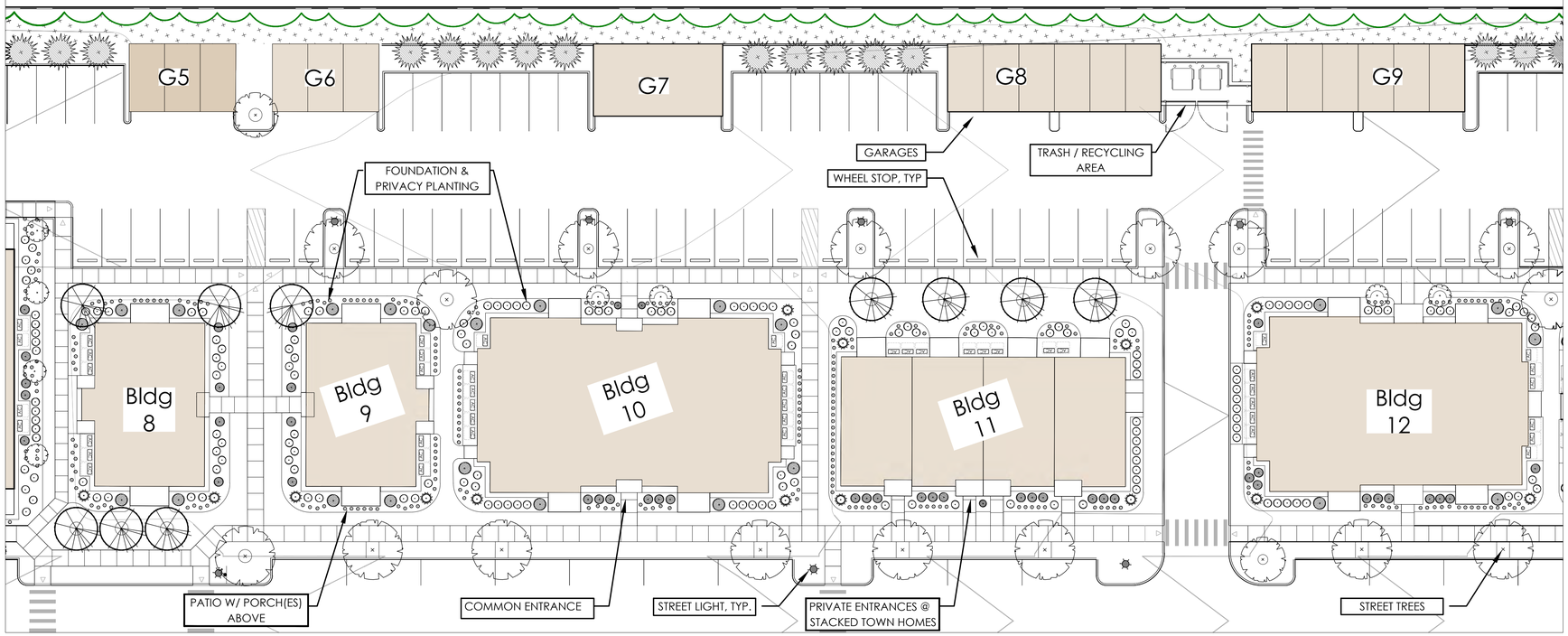
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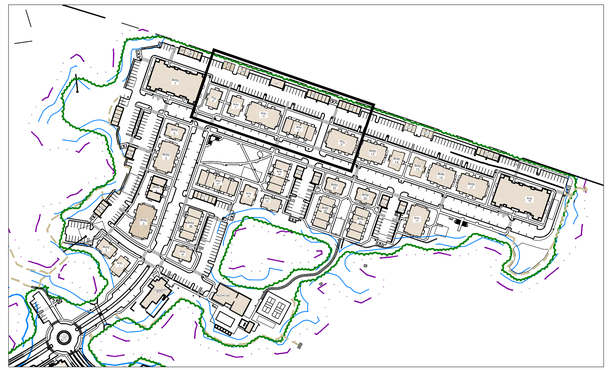
Landscape
Common Areas
-Enlargement D-

ISSUED		
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3	06/19/26	NOI INTERIM UPDATE
4	06/29/26	PLAN SET UPDATE
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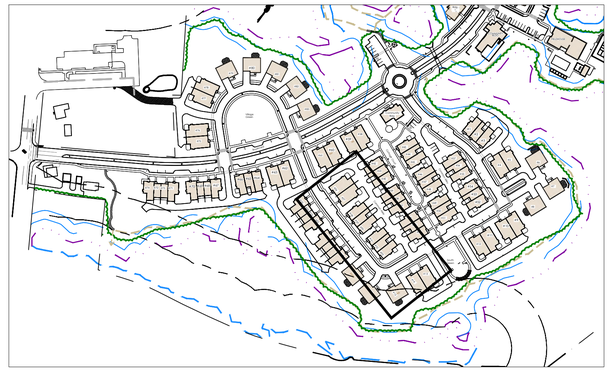
L 2_3



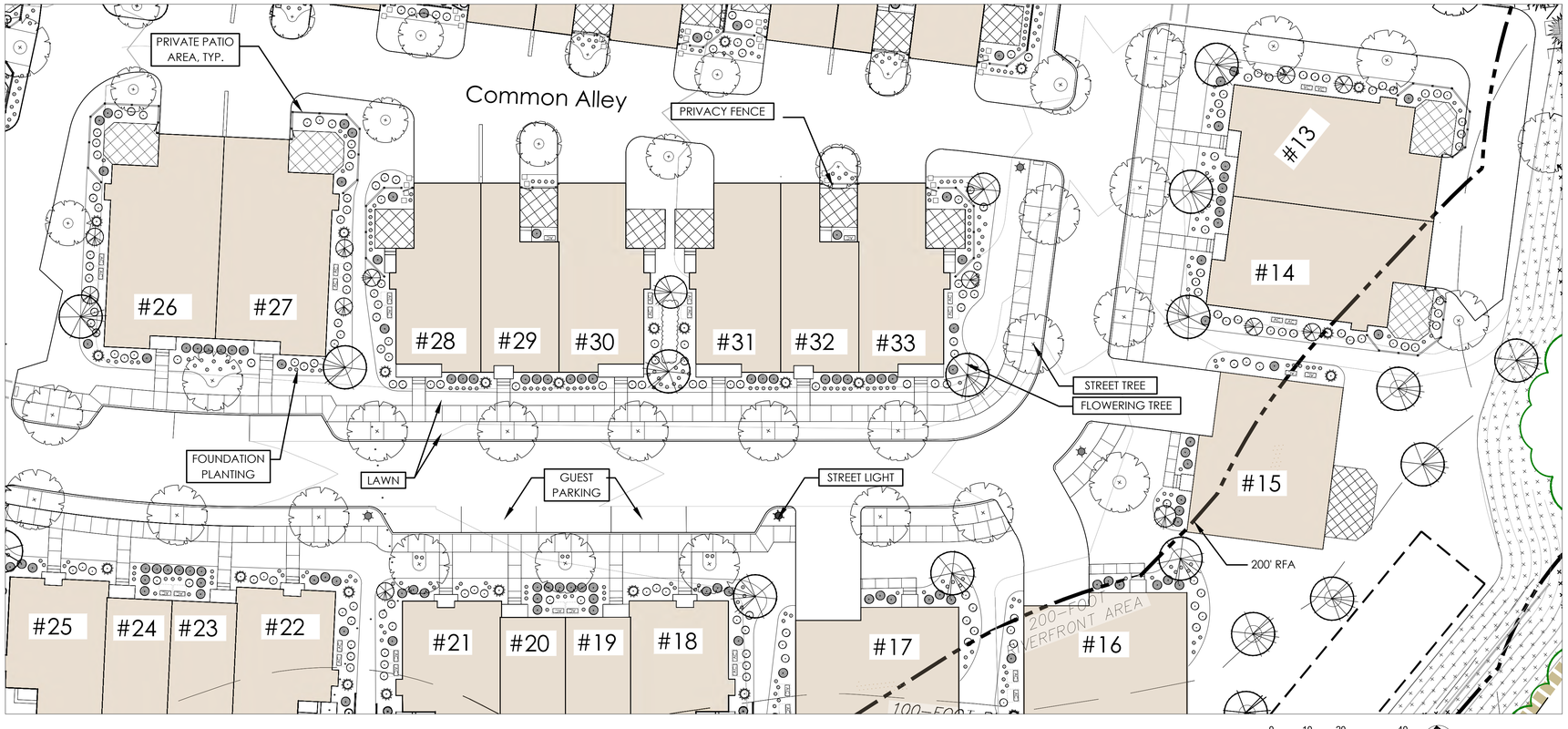
1 North Neighborhood -- Typical Buildings



North Neighborhood -- Key Plan



South Neighborhood -- Key Plan



2 South Neighborhood -- Typical Buildings

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

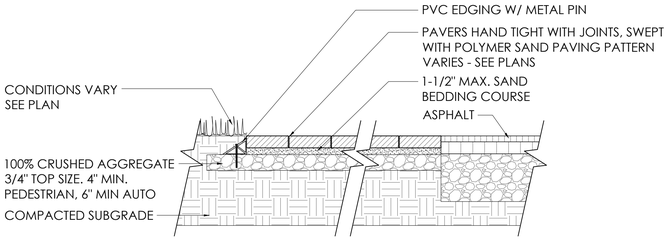
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Landscape
Common Areas
-Enlargement D-

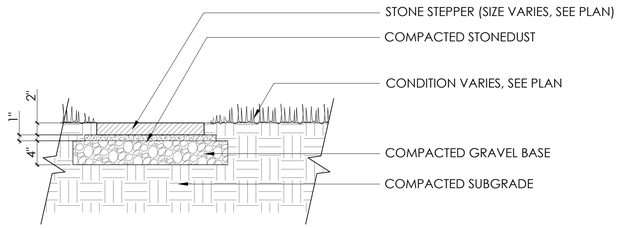
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7		

L 2_4



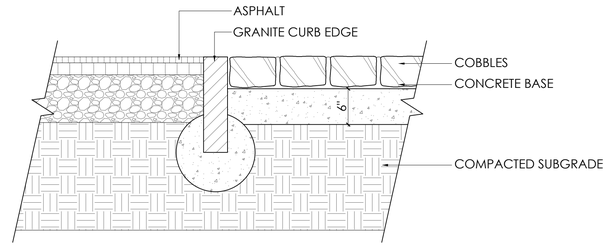
NOTE:
-- 4"x8" PAVERS TYPICAL. COLOR TO BE DETERMINED
-- SLOPE MIN. 1/4" PER FT. FOR DRAINAGE SLOPE MIN. 1/4" PER FT. FOR DRAINAGE

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

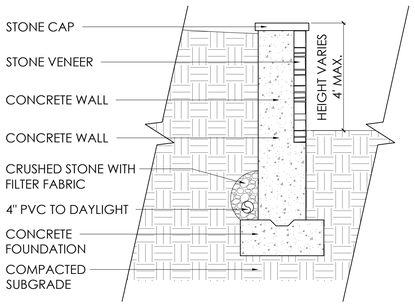


NOTE: COMPACT BASE FOR ENTIRE WALK, SET STONES & EXCAVATE BETWEEN STONES FOR PLANTING SOIL

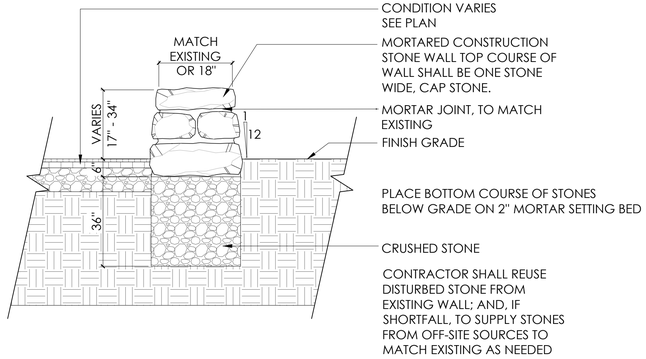
2 | STEPPING STONE
L-3.0 | SCALE: 1" = 1'-0" | SECTION



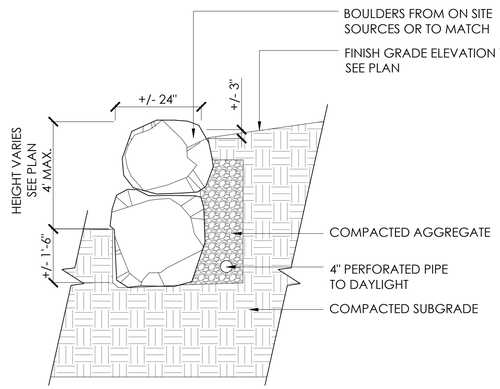
3 | COBBLE STRIP
L-3.0 | SCALE: 1" = 1'-0" | SECTION



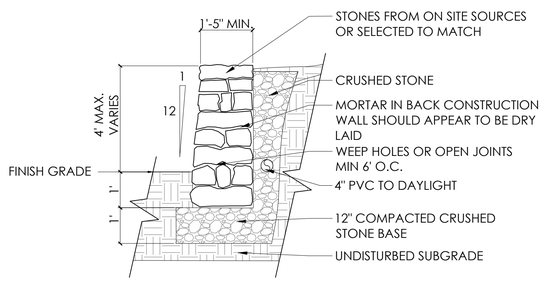
4 | LANDSCAPE WALL - CONCRETE W/ STONE VENEER
L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



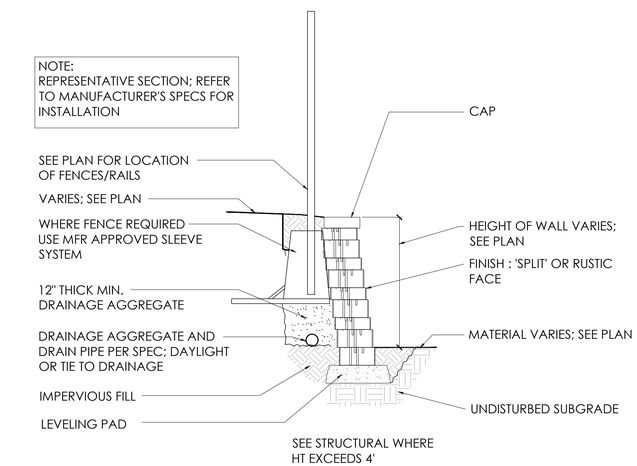
5 | MORTARED WALL - FREE STANDING
L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



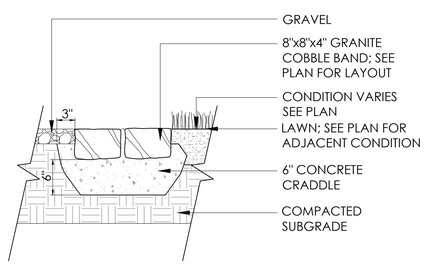
6 | LANDSCAPE WALL - DRY STACKED BOULDERS
L-3.0 | SCALE: 1/2" = 1'-0" | SECTION



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

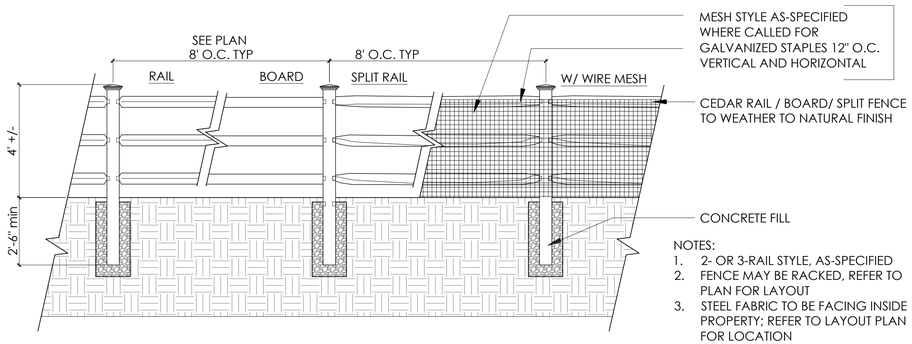
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Amesbury, MA

TYPICAL DETAILS
Landscape

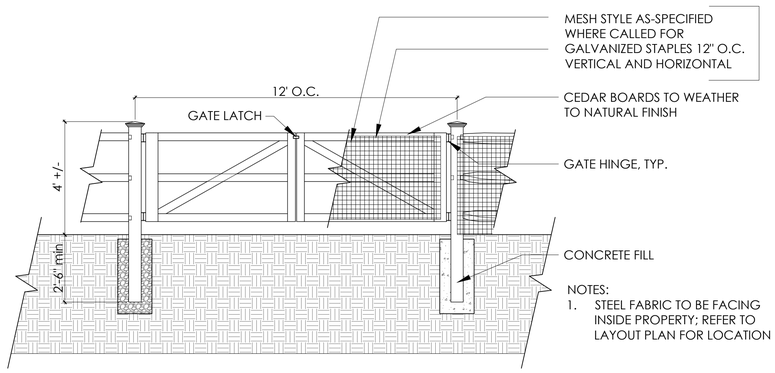
ISSUED		
1	12/22/25	PLANNING BOARD UPDATE
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L 3_0



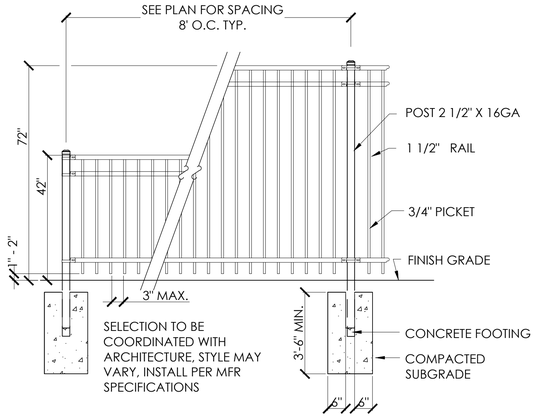
NOTES:
1. 2- OR 3-RAIL STYLE, AS-SPECIFIED
2. FENCE MAY BE RACKED, REFER TO PLAN FOR LAYOUT
3. STEEL FABRIC TO BE FACING INSIDE PROPERTY; REFER TO LAYOUT PLAN FOR LOCATION
4. ANGLE POINT OR END PANELS SHALL BE A MINIMUM 6' LENGTH.

1 RAIL FENCE
L-3.1 | SCALE: 3/8" = 1'-0" | SECTION

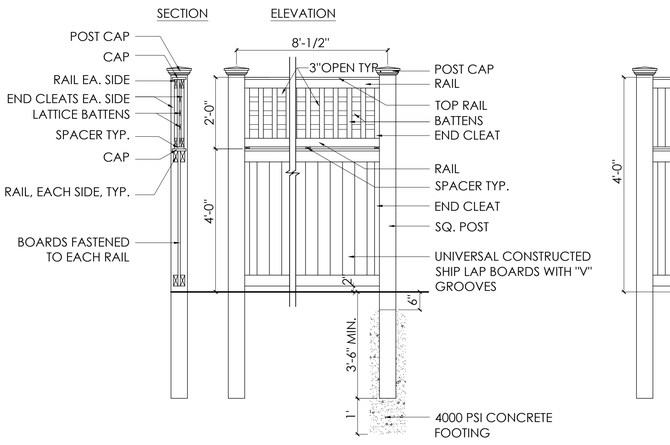


NOTES:
1. STEEL FABRIC TO BE FACING INSIDE PROPERTY; REFER TO LAYOUT PLAN FOR LOCATION

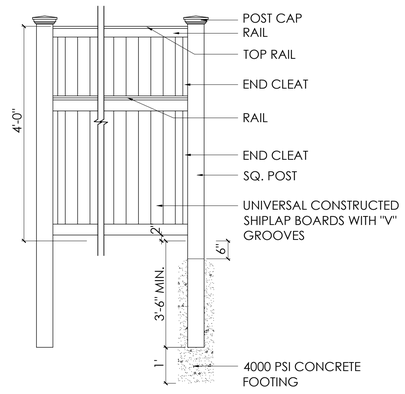
2 RAIL FENCE GATE
L-3.1 | SCALE: 3/8" = 1'-0" | SECTION

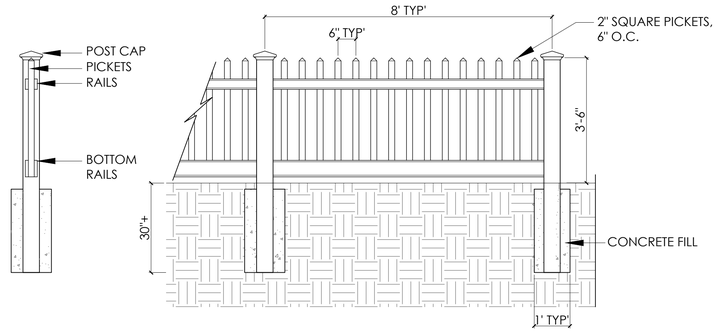


3 METAL PICKET FENCE
L-3.1 | SCALE: 1/2" = 1'-0" | SECTION

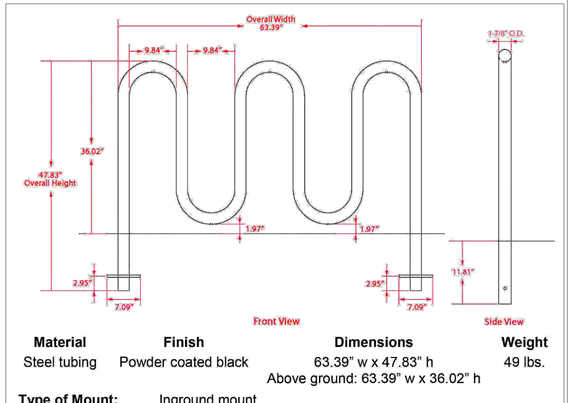


4 6 FT PRIVACY FENCE
L-3.1 | SCALE: 1/2" = 1'-0" | SECTION





5 SQUARE PICKET FENCE
L-3.1 | SCALE: 1/2" = 1'-0" | SECTION

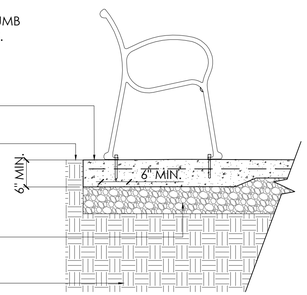


Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	63.39" w x 47.83" h Above ground: 63.39" w x 36.02" h	49 lbs.

Type of Mount: Inground mount
Size of Tubing: 1-7/8" O.D. x 11-gauge

6 SQUARE PICKET FENCE
L-3.1 | SCALE: NTS | SECTION

NOTE: BENCH SEAT TO BE LEVEL AND PLUMB
INSTALL AS PER MANUFACTURER'S SPECS.
SEE SPEC. FOR FURTHER INFORMATION.
SHIM AS REQUIRED TO LEVEL.



7 PARK BENCH
L-3.1 | SCALE: 3/4" = 1'-0" | SECTION

SEE LIGHTING PLANS FOR PHOTOMETRIC AND SELECTION DETAILS

8 S-1 & S-1A STREET LIGHTS
LP | SCALE:NTS

Project		Catalog #		Type	
Prepared by		Notes		Date	

Streetworks

AVN Avenaire

Zero Uplight Decorative Post Top Luminaire

Product Certifications & Features

Interactive Menu
- Ordering Information page 2
- Dimensional Details page 3
- Energy and Performance Data page 4-13
- Optical Distributions page 14

Product Specifications

OPTICAL
- Choice of eight patented, high-efficiency AccuLED Optic™ technology options and four wavestream optics
- Optics are IP66 enclosure rated
- 8 Correlated Color Temperature (CCT) options:
  - 70 CRI: 2700K, 2700K, 3000K, 4000K, 5000K
  - 80 CRI: 3000K, 4000K
  - Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - Single-piece snap-on square shields
  - Multiple-piece configurable vertical perimeter shielding

ELECTRICAL
- 120-277V, 347-480V, 347V, and 480V; 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

PHYSICAL CHARACTERISTICS
- Heavy-duty cast aluminum housing and removable door
- Tool-less access to wiring compartment via a single stainless steel quarter turn fastener
- Base casting slips over a standard 3" O.D. tenon and secured via four stainless steel allen head fasteners
- Aluminum components are finished in premium TGIC polyester powder coat paint, with 2.5-mil thickness for superior durability and fade-resistance
- Standard colors include grey, black, bronze, dark platinum, graphite metallic, hartford green, and white. Additional RAL color numbers available

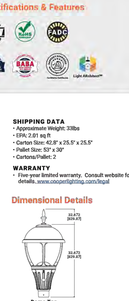
CONTROLS
- 3- and 7-pin photocell receptacle options
- DALI and D4i driver options
- Field Adjustable Dimming Control option for manual adjustment of power consumption and lumen output. Factory preset to highest output level
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI- and D4i-enabled drivers
- Optional ANSI Antennae (915MHz)

COMPLIANCE
- Meets ANSI C136.25 for IP66 Optical enclosure rating
- Safety listing - Wet Location UL 1598
- Meets ANSI C136.15 for luminaire field identification label standard
- Meets ANSI C136.22 internal label standard
- 3,000 hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Dark-Sky compliant (CCTs up to 3000K)
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA waiver for Buy America purposes. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation Tool (CLQT) and review the Country of Manufacturing below. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

SHIPPING DATA
- Approximate Weight: 35lbs
- EPA: 2.01 sq ft
- Carton Size: 42.8" x 25.5" x 25.5"
- Pallet Size: 53" x 30"
- Cartons/Pallet: 2

WARRANTY
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details



Dome Top Round Trim
WITH MODERN FINIAL

See Dimensional Details for more detailed information.

COOPER Lighting Solutions — a Signify business

PS0064762EN page 1
July 11, 2019 10:19 AM

SEE LIGHTING PLANS FOR PHOTOMETRIC AND SELECTION DETAILS

9 S-2 PATH LIGHTS
LP | SCALE:NTS

PEMCO LIGHTING PRODUCTS Est. 1982 — A QSSI COMPANY — BUY AMERICAN ACT COMPLIANT — **TAA** COMPLIANT

ENT20BOLL

ROUND LED BOLLARD LIGHTING

L70 187,000 Hours



ENT20BOLL



Shown with GFCI

The Pemco ENT20BOLL EasyLED Enterprise Round Bollard with UV-Stabilized Polycarbonate lenses and sealed optical compartments are designed to replace HID lighting systems up to 70w MH or HPS. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

Specifications and Features:

Housing:
Extruded Aluminum Housing with Flush Mounting Base, Sand Cast Twin Arm Head, Sealed Driver Compartment.

Listing & Ratings:
ETL: Listed for Wet Locations, ANSI/UL 1598, IEF50; IP66 Sealed LED Compartment.

Finish:
Textured Architectural Bronze or Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:
5x8LED LumaLens Opal UV-Stabilized Polycarbonate Vandal-Resistant Inner Lens to Seal LED Array.

Mounting Options:
Mounting Kit with 8" Anchor Bolts, Included.

EasyLED LED:
Aluminum Boards.

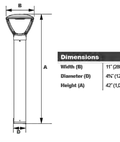
Wattage:
12w Array: 91.8, System 12.9 (70w HID Equivalent)
17w Array: 161.9w, System: 18.1w, (70w HID Equivalent)
21w Array: 24.1w, System: 27.1w, (70w HID Equivalent)

Driver:
Electronic Driver, 120-277V, 50/60 Hz or 347V, 50/60 Hz. Less Than 20% THD and FF>0.90. Standard Internal Surge Protection 2kV (I-10V Dimming Standard for a Dimming Range of 100% to 10%, Dimming Source Current is 150 Microamps.

Controls:
Fixtures Ordered with Factory-Installed Motion-Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available. Please Consult Factory if Fixtures are Tested with Pemco Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty:
5-Year Warranty for -40°C to +50°C Environment.

See Page 3 for Projected Lumen Maintenance Table.



ETL US — DLC — SolrLED

PEMCO Lighting Products Visit us at **www.pemcolighting.com** • Phone: 302.892.9000 — ENT20BOLL

Specifications subject to change without notice. Rev 121825

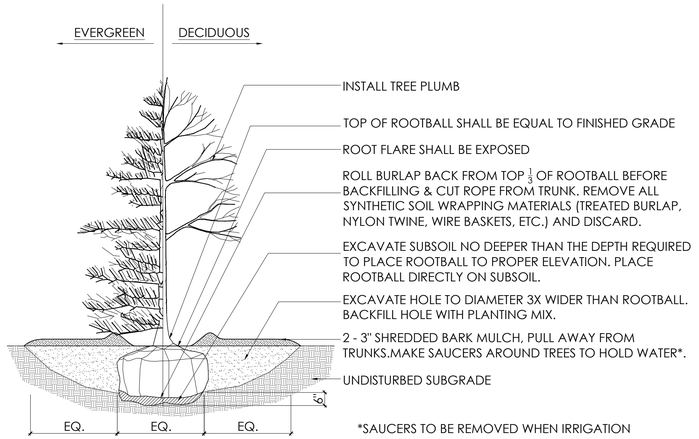
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Rocky Hill
Amesbury, MA

TYPICAL DETAILS
Landscape

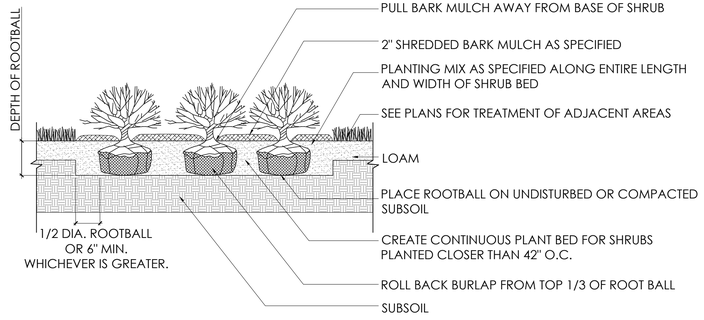
ISSUED		
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5		
6		
7		

L 3_1



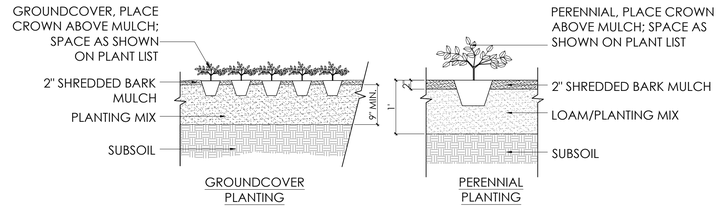
NOTE: STAKED/GUYED PER CONTRACTOR'S OPTION.

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

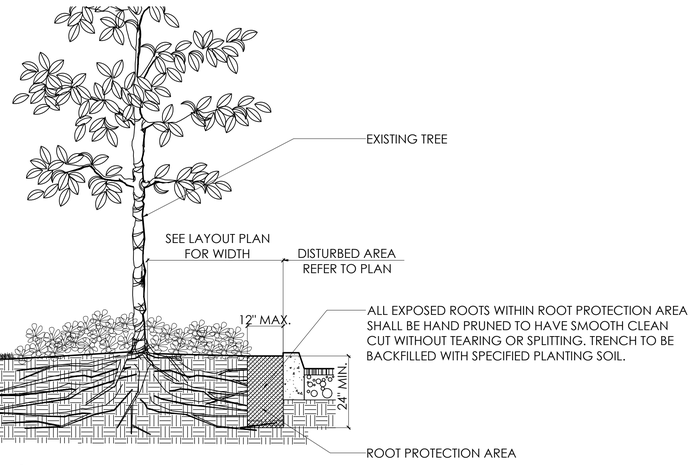


NOTE: SEE PLANTING PLAN FOR PLANT SPACING. PLANTS TO BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS GRADE.

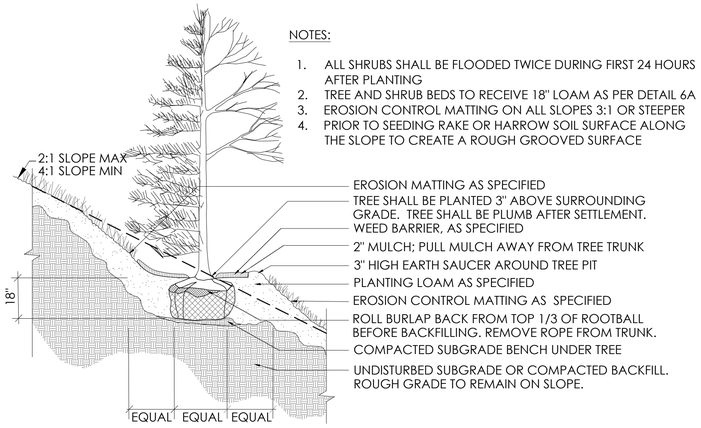
2 | SHRUBS
L-3.2 | SCALE: 3/8" = 1'-0" | SECTION



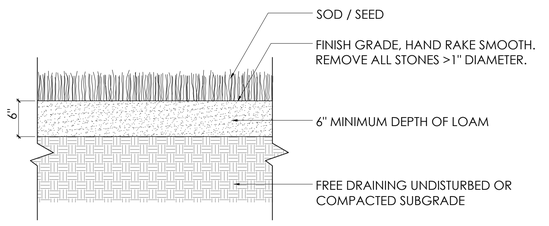
3 | GROUNDCOVER AND PERENNIALS
L-3.2 | SCALE: 3/4" = 1'-0" | SECTION



4 | EXCAVATION NEAR EXISTING TREE
L-3.2 | SCALE: 1/2" = 1'-0" | SECTION



5 | TREE ON SLOPE
L-3.2 | SCALE: 3/8" = 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/EUTROCHIUM 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 (SISYRINCHIUM 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/EUTROCHIUM FISTULOSUM)

6 | SOD/ SEED
L-3.2 | SCALE: 1" = 1'-0" | SECTION

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

Rocky Hill
Amesbury, MA

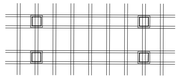
TYPICAL DETAILS
Landscape

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
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6		
7		

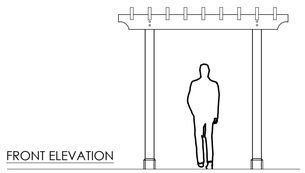
L 3_2

ARBOR

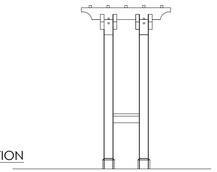
PLAN



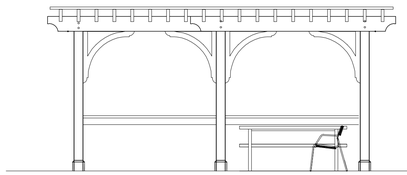
FRONT ELEVATION



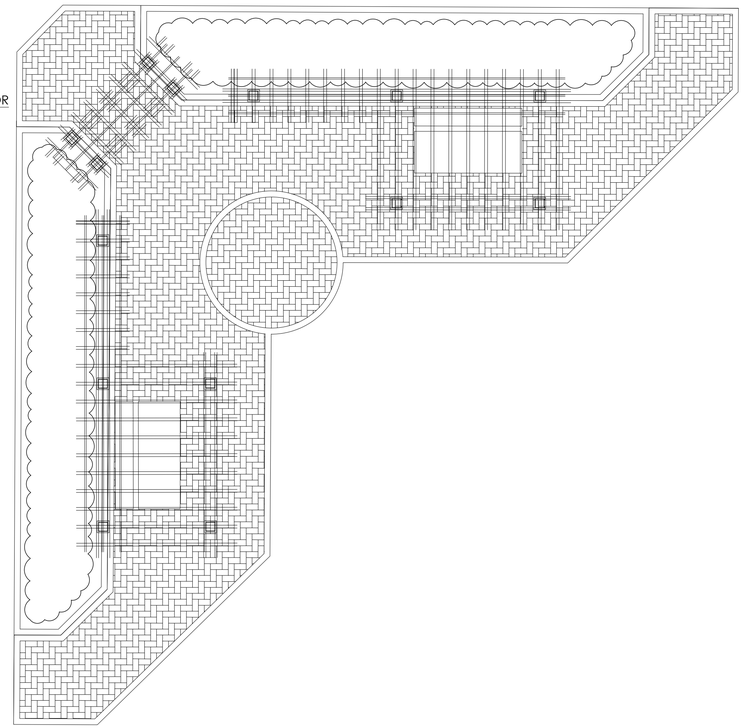
SIDE ELEVATION



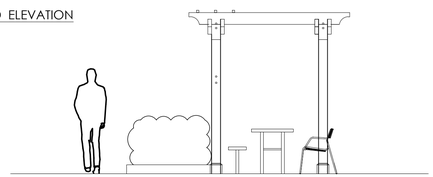
FRONT ELEVATION



ARBOR

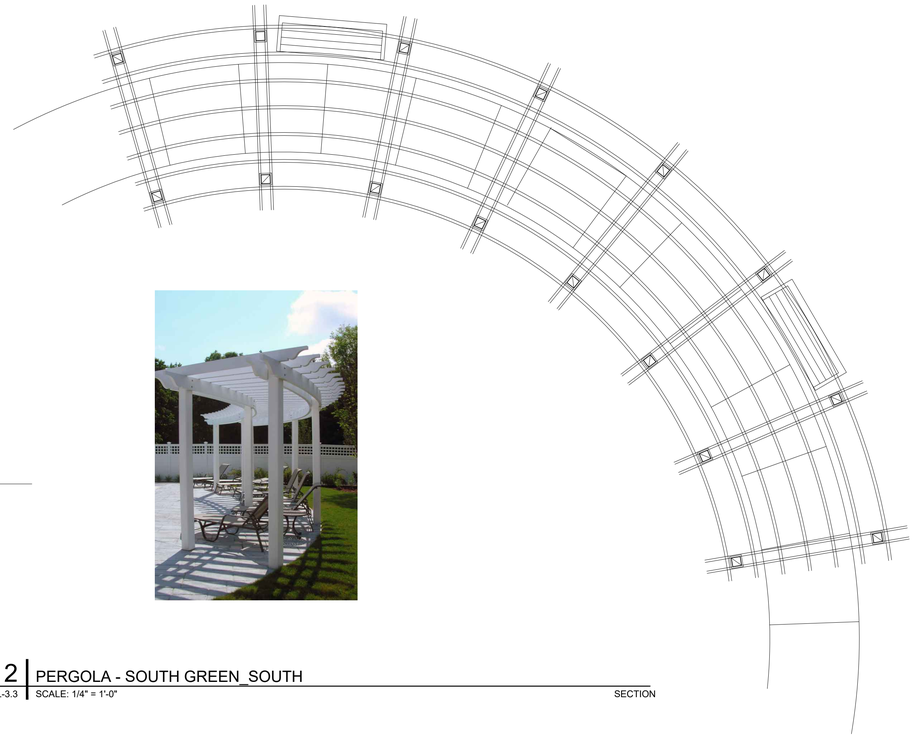


END ELEVATION



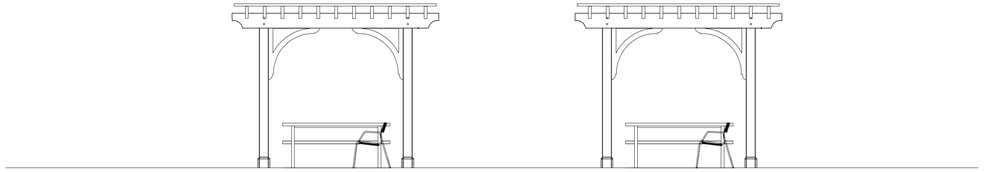
1 | PERGOLA & ARBOR - VILLAGE GREEN_NORTH

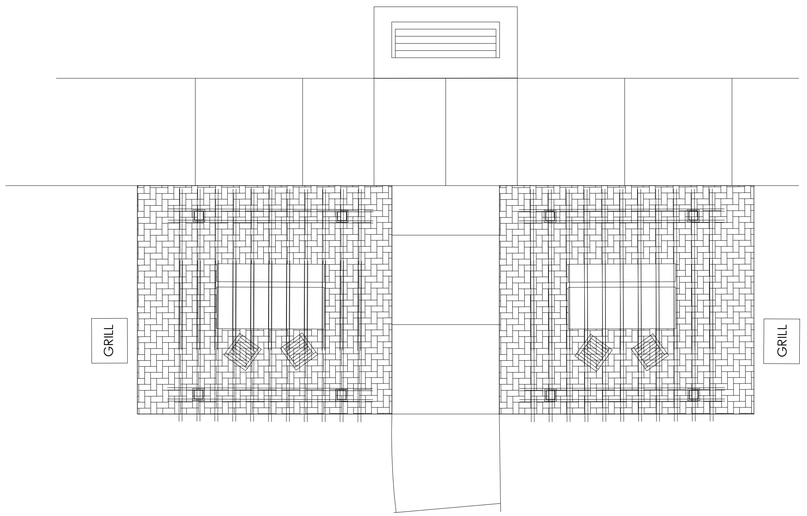
L-3.3 | SCALE: 1/4" = 1'-0" | SECTION



2 | PERGOLA - SOUTH GREEN_SOUTH

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





3 | PERGOLA - NEIGHBORHOOD PARK_NORTH

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

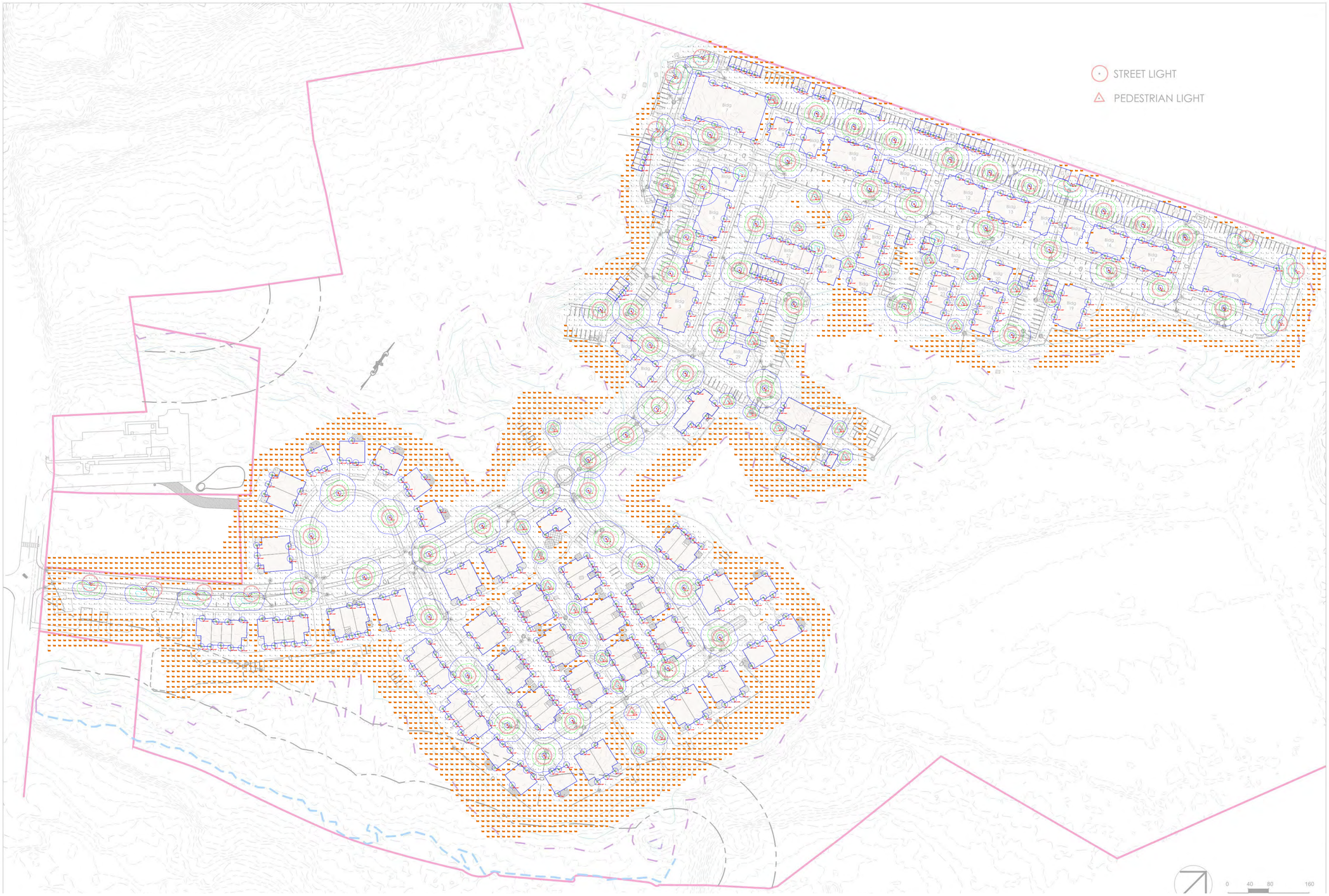
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Rocky Hill
Amesbury, MA

TYPICAL DETAILS
Landscape

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6		
7		

L 3_3



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	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: ENTRTB20Q-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.

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Rocky Hill
Amesbury, MA

Neighborhood Plan

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

Boston, MA
Rocky Hill, CT
Hooksett, NH

REFLEX

www.reflexlighting.com

DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

specifications@reflexlighting.com

Drawn By: RAID
Date:6/1/2026

Specifier:
Salesperson:
Scale: Not to Scale

ROCKY HILL SITE
Amesbury, MA

Project		Catalog #		Type	
Prepared by		Notes		Date	



Streetworks

AVN Avenaire

Zero Uplight Decorative Post Top Luminaire

Product Certifications & Features

Interactive Menu

- Ordering Information page 2
- Dimensional Details page 3
- Energy and Performance Data page 4-13
- Optical Distributions page 13

Product Specifications

OPTICAL
- Choice of eight patented, high-efficiency AcrossLED
- Optic™ technology options and four wavestream optics
- Optics are IP66 enclosure rated
- 8 Correlated Color Temperature (CCT) options:
  - 70 CRI: 2200K, 2700K, 3000K, 4000K, 5000K
  - 80 CRI: 3000K, 4000K
  - Amber for wildlife-friendly and observatory applications
- Optional field-installable shields for superior spill light control (discrete LEDs only):
  - Single-piece snap-on square shields
  - Multiple-piece configurable vertical perimeter shielding

ELECTRICAL
- 120-277V, 347-480V, 347V, and 480V, 50/60Hz
- Standard 0-10V dimming
- 10kV and 20kV surge protection options in series and parallel versions
- Standard 3-position terminal block
- Suitable for operation in -40°C to 40°C ambient environments

PHYSICAL CHARACTERISTICS
- Heavy-duty cast aluminum housing and removable door
- Tool-less access to wiring compartment via a single stainless steel quarter turn fastener
- Base casting slip fits over a standard 3" O.D. tenon and secured via four stainless steel allen head fasteners
- Aluminum components are finished in premium TGIC polyester powder coat paint, with 2.5 mils thickness for superior durability and fade resistance
- Standard colors include grey, black, bronze, dark platinum, graphite metallic, hartford green, and white. Additional RAL color numbers available

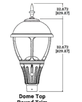
CONTROLS
- 5- and 7-pin photocell receptacle options
- DALI and DA driver options
- Field Adjustable Dimming Control option for manual adjustment of power consumption and lumen output. Factory preset to highest output level
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors with DALI and DA-enabled drivers
- Optional AMI Antennae (915MHz)

COMPLIANCE
- Meets ANSI C136.25 for IP66 Optical enclosure rating
- Safety listing - Wet Location UL 1598
- Meets ANSI C136.15 for luminaire field identification label standard
- Meets ANSI C136.22 internal label standard
- 3,000 hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Dark Sky compliant (CCTs up to 3000K)
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation meet the requirements under the FHWA and FTA BAA CO 015 exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements, submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

SHIPPING DATA
- Approximate Weight: 33lbs
- EPA: 2.01 sq ft
- Carton Size: 42.5" x 25.5" x 25.5"
- Pallet Size: 53" x 36"
- Cartons/Pallet: 2

WARRANTY
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Dimensional Details



Dome Top
Round Trim
WITH MODERN FINIAL

See Dimensional Details for more detailed information.

COOPER Lighting Solutions — a Signify business

PS00667625SN page 1
July 11, 2025 10:12 AM

1 | S-1 & S-1A STREET LIGHTS
LP | SCALE:NTS

Streetworks

AVN Avenaire

Ordering Information

SAMPLE NUMBER: **AVN-CLB-VA-100-730-U-WQ-OU-4-0-1-3-1-BK-PR7**

Product Family	Distribution	Width Type	Wattage (Nominal)	Color Temperature and CRI	Voltage	Optic	Varilight Optic	Varilight Mode (VL)
AVN-Avenaire **BAA-AVN**-Avenaire Compliant [2] **TAA-AVN**-Avenaire Compliant [3] **BABA-AVN**-Avenaire Compliant [4]	**CLB**-Classical Base	**SA**-Discrete LED Array **VA**-Varied Comfort (proportional)	30=30W 40=40W 50=50W* 60=60W 80=80W* 100=100W 150=150W 120=120W* 138=138W* 165=165W* 150=150W^1 175=175W^1	722=2ICRI, 2200K 727=2ICRI, 2700K 730=2ICRI, 3000K 740=2ICRI, 4000K 750=2ICRI, 5000K 830=2ICRI, 3000K 840=80CRI, 4000K^2 AMB=Amber, 590nm^2	**U**-Universal (120-277V) **H**-High Voltage (347-480V) **1**-120V **2**-208V **3**-240V **4**-277V **5**-480V **6**-347V	**T1**-Type I* **T2R**-Type II Roadway* **T2V**-Type II Urban* **T3**-Type III* **T4W**-Type IV Wide* **T4R**-Type IV Round* **SMC**-Type V Square Medium* **SMQ**-Type V Square Wide* **CQ**-Wavestream Concentrated* **MQ**-Wavestream Medium* **WQ**-Wavestream Wide* **BTA**-Wavestream Type IV^1*	**IN**-Inward curve **OU**-outward curve	**2**=2 **4**=4

Top	Finial Type	Trim Type	Trim Badge	Color
D-Dome **F**-Flat Glass **P**-Pendia **C**-Classic	**0**-None **1**-Modern **2**-Victorian **3**-Architectural **4**-Nostalgic*	**3**-Height_____ **4**-Height_____ **2**-Post Top **5**-Pole band	**1**-round **1**-Avenaire badge*	**AP**-Grey **BK**-Black **DB**-(RAL) **DN**-dark Platinum **GM**-Graphite Metallic **GR**-Hartford Green (premium) **WH**-White **BALXXXX**-RAL Number (premium)

Options (Add as Suffix)	Gaskets	Accessories (Order Separately)
1068P=Parallel 10kV MOV Surge Protective Device **106**=Series 10kV UL 1449 Surge Protective Device **206SP**=Parallel 20kV MOV Surge Protective Device **206**=Series 20kV UL 1449 Surge Protective Device **206**=Series 20kV UL 1449 Surge Protective Device w light indicator **HSS**=House Side Shield[5,6] **RA**=50° C High Ambient Temperature** **SF**=Single Fuse (120V) **CDF**=CDS Cast Modular Emergency Battery Pack, CEC Compliant (Ambient Temp. -20° to 40°C)^5,^6,^7 Reviews-DST Configuration - Custom Cassino Trees Reviews-Utility Configuration - Custom Cassino Trees	**PR**=NEMA 3-Pin Twistlock Photocontrol Receptacle^8 **PE7**=NEMA 7-Pin Twistlock Photocontrol Receptacle^8 **PE7T**=Top-mounted NEMA 7-pin Twistlock Photocell Receptacle^8,^9 **PSC**=Photocontrol Shorting Cap included^8 **WPC**=NEMA Photocontrol, Multi-Tap, included^8 **FAO**=Field Adjustable Dimming Controller^10 **FADC**=Field Adjustable Dimming Controller^10 **DALI**=DALI Driver[s] **DA**=DA Driver[s] **2P**=4-pin DALI Amphenol Zhaga Socket **WSXXMS**=WaveLinx Pro Wireless Sensor,7'-15' mounting height^8,^9 **WPXXMS**=WaveLinx Pro Wireless Sensor,15'-40' mounting height^8,^9 **WLXXMS**=WaveLinx Lite Wireless Sensor with Bluetooth,7'-15' mounting height^8 **WLLXMS**=WaveLinx Lite Wireless Sensor with Bluetooth, 15'-40' mounting height^8 **ZSC**=Zhaga Book 18 receptacle cap **AMI**=NEMA Antennae (915MHz)	**DA1228**=10kV Surge Module **PSXXS**=House Side Shield [Single] **PSXYS**=Perforated Fence Shield-EU (5 Pieces) **DALNA1013**=Photocontrol Shorting Cap **DALNA1014**=NEMA Photocontrol - 120V **DALNA1015**=NEMA Photocontrol - Multi-Tap **DALNA1027**=NEMA Twistlock Photocontrol - 480V

NOTES:
1. Not available with CS option
2. Not available with 2P option
3. Not available with 4K CCT
4. Not available in 347/480V
5. Not available with PE7, PE7T, WPC, WLXXMS or WLLXMS options
6. Not available in 347/480V
7. Not available in 7x18 roof beam
8. Not available with 1-10 DCV
9. Not available with 347/480V
10. Not available with PE
11. Not available with 2P, FAO
12. Not available with 347/480V
13. Not available with 7-15ft, 347L or 480 options
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Configuration Examples

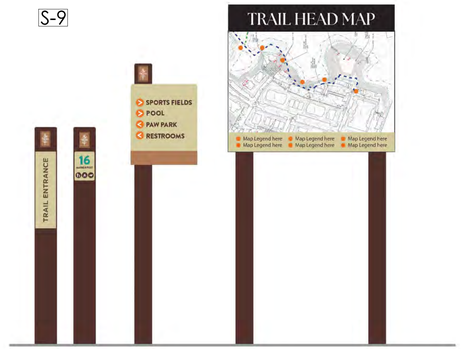


Dome Top
Round Trim
Outward Curve - 4 Arm

Pedestal Top
Round Trim
Inward Curve - 4

ROCKY HILL - PROPOSED TRAIL AND WAYFINDING SIGNS

S-9



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



MONUMENT SIGN - DOUBLE OR SINGLE SIDED SIGN

ROCKY HILL - PROPOSED BUILDING & TOWNHOME SIG

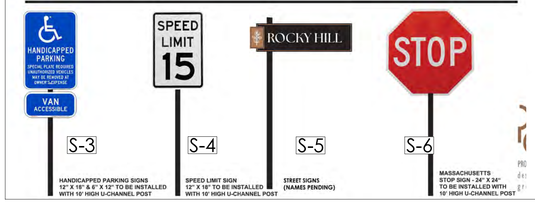
S-2



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



S-7 S-8 S-9



RYAN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-3332
ph: 781 - 314 - 0401
www.ryan-assoc.com

Rocky Hill
Amesbury, MA

-- SIGN PLAN --
SOUTH NEIGHBORHOOD

ISSUED		
1	06-29-26	Site Plan Review Updates (Rev4)
2		
3		
4		
5		
6		
7		

SP-1



ROCKY HILL - PROPOSED TRAIL AND WAYFINDING SIGNS

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

MONUMENT SIGN - DOUBLE OR SINGLE SIDED SIGN

ROCKY HILL - PROPOSED
BUILDING & TOWNHOME SIGNS

HANDICAPPED PARKING SIGNS
12" X 18" & 9" X 12" TO BE INSTALLED WITH 10' HIGH U-CHANNEL POST

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

STREET SIGNS
(NAMES PENDING)

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

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

FINAL LOCATION TBD

FINAL LOCATION TBD

FINAL LOCATION TBD

PROLIFIC design group

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PROLIFIC design group

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-- SIGN PLAN --
NORTH NEIGHBORHOOD

ISSUED		
1	06-29-26	Site Plan Review Updates (Rev4)
2		
3		
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SP-2