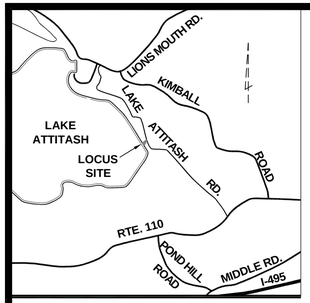


~ LOCUS ~

N.T.S.

GENERAL NOTES:

1 – ACTUAL FACILITY LOCATIONS TO BE DETERMINED TO ANY CONSTRUCTION. DIG SAFE MUST BE NOTIFIED PRIOR TO ANY EXCAVATION. 1–800–322–4844

2 – THE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES,ETC. IS NOT INTENDED OR IMPLIED.

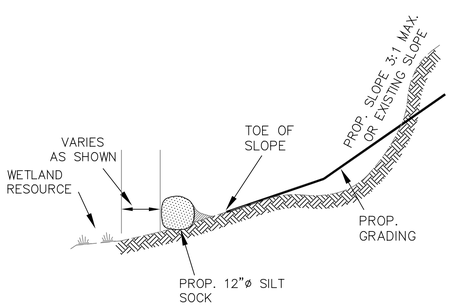
3 – THESE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS, OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.

4 – REVISIONS TO THESE PLANS SHALL BE APPROVED BY THE APPROPRIATE LOCAL & STATE AGENCIES, PRIOR TO CONSTRUCTION.

5 – HIGH WATER MARK OF LAKE ATTITASH WAS OBSERVED ON THE DATES INDICATED AND DELINEATED BY FIELD SURVEY OF THE OBSERVED LOCATION.

6 – THE 100 YEAR FLOODPLAIN IS ESTABLISHED BE FEMA FIS & FIP FOR LAKE ATTITTASH, AND IS DETEREMINED TO BE ZONE AE ELEVATION 97.3' (NAVD 88). BASE TOPOGRAPHY FOR THIS PLAN WAS ESTABLISHED USING LEICA GS16/CS20 RTK SURVEY GRADE GPS MASS MAINLAND STATE PLANE COORD AND NAVD 88 DATUM.

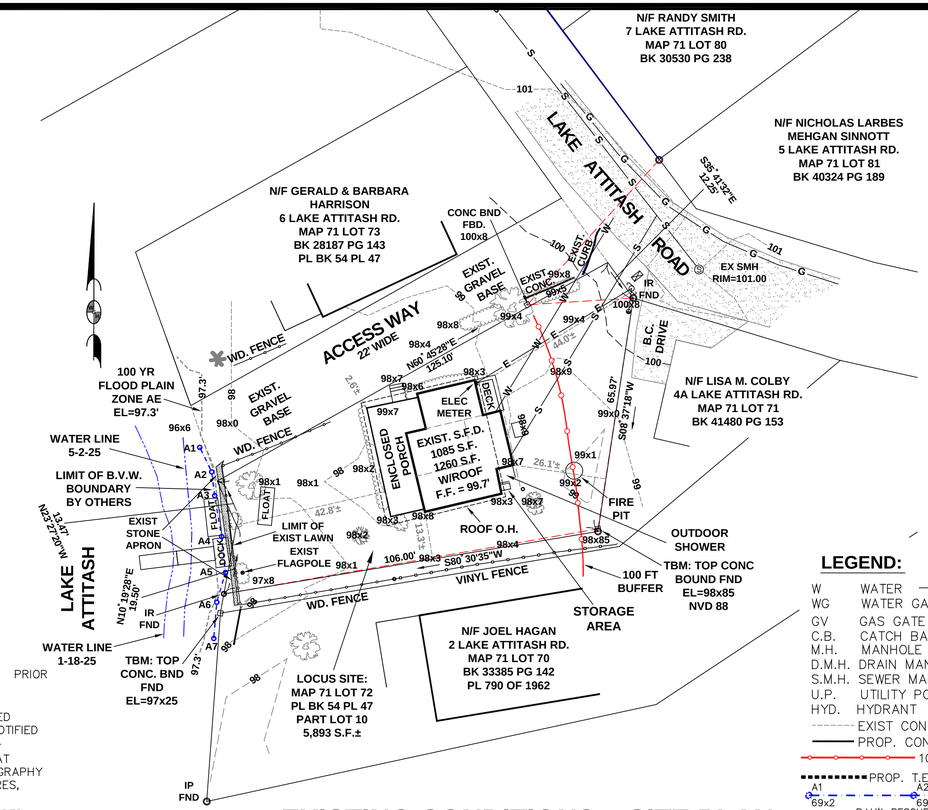
7 – THE WETLAND BOUNDARY WAS TAKEN FROM A SITE PLAN BY WINTER GEC DATED FEB 2025 AND WAS OBSERVED TO BE THE BREAK IN SANDY GRAVEL LAKE BOTTOM AND THE OBSERVED UPLAND VEGETATION ON 5/2/25 BY WGH LAND SURVEY & DESIGN.



PROP. STRAW WATTLE

DETAIL "A"

N.T.S.



PRIOR

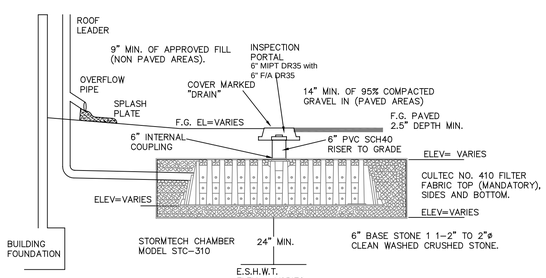
EXISTING CONDITIONS ~ SITE PLAN

SCALE: 1"-20'

ZONING DISTRICT: R20

	REQUIRED	EXISTING
MIN. AREA:	20,000 S.F.	5,893 S.F. *
MIN. FRONTAGE:	125 FT.	12.25' * ON LAKE ATTITASH RD.
MINIMUM YARDS:		
FRONT:	40 FT	44.0'±
SIDE:	20 FT	2.6'± *
REAR:	40 FT	42.8'±
MAX. HEIGHT:	35 FT	<35'
MAX. BLDING AREA:	20%	(1260 SF/ 5893 SF)x100 = 21.38% *
MIN. OPEN SPACE:	50%	79.62%

* DENOTES PRE-EXISTING NON-CONFORMING CONDITION WHICH IS EXEMPT FROM ENFORCEMENT UNDER THE ZONING ACT.



DOWNSPOUT AND ROOF RUNOFF INFILTRATION AREA DETAIL

N.T.S.

REQUIRED ROOF RUNOFF INFILTRATION
ROOF AREA 30' x 36' = 1080 S.F. x 1"/12" = 90 CU.FT.
PROPOSED 2 CULTEC CONTACTOR 100HD CHAMBER STORAGE UNITS AT 21.2 CU.FT. PER UNIT = 42.4 CU.FT.
INFILT BED ADD 12" STONE ALL AROUND AND 12" BELOW.
STONE BED = 5'Wx17'Lx2'D = 170.0 CU FT STONE VOLUME W/40% VOIDS ACTUAL VOLUME = 170.0 - 42.4 (UNITS)=127.6 127.6 CU FT x.40 = 51.0 CU FT. FOR A TOTAL STORAGE VOLUME OF 42.4+51.0 = 93.4 CU FT.
DESIGN NEGLECTS INFILTRATION CAPCITE FOR AN ADDITIONAL SAFTEY FACTOR.

LEGEND:

W	WATER	—W—W—	
WG	WATER GATE		
GV	GAS GATE		
C.B.	CATCH BASIN		
M.H.	MANHOLE	Ⓜ	
D.M.H.	DRAIN MANHOLE	Ⓓ	
S.M.H.	SEWER MANHOLE	Ⓢ	
U.P.	UTILITY POLE		
HYD.	HYDRANT		
	EXIST CONTOUR	----99----	
	PROP. CONTOUR	——101——	
	100 ' BUFFER TO RESOURCE AREA		
	PROP. T.E.C. STAKED HAY/SILT FENCE		

A1 69x2 A2 69x2 A3 69x2 A4 69x2

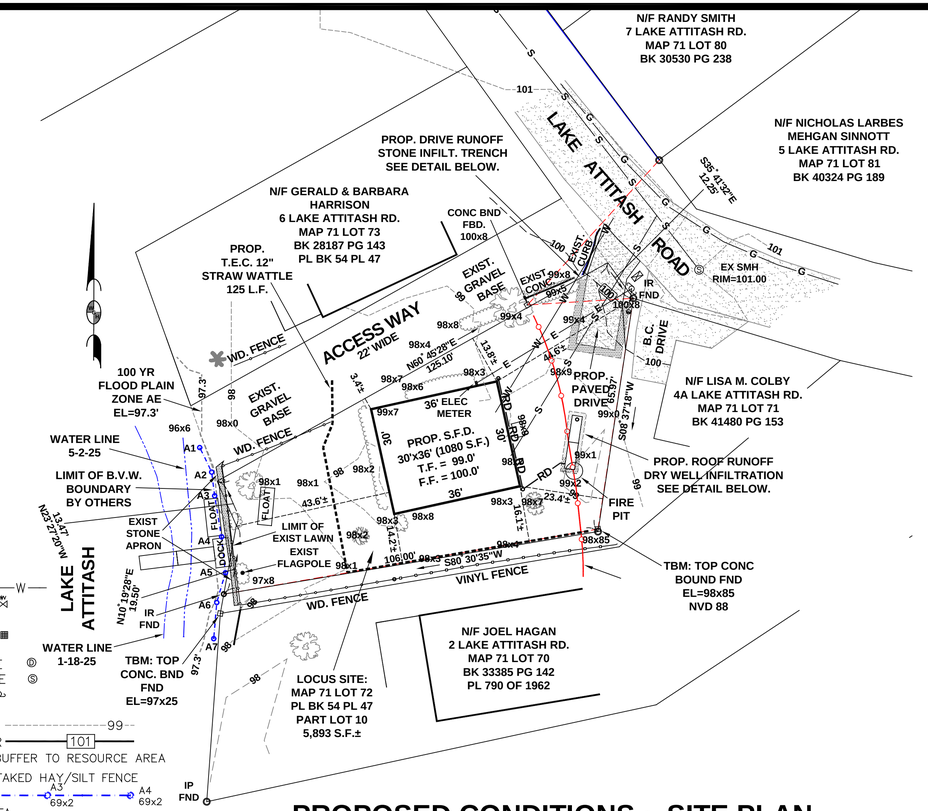
B.V.W. RESOURCE AREA

OWNER DATA:

ADDRESS: 4 LAKE ATTITASH ROAD
OWNER: MDC RIVER STREET R.T.
c/o MATT CURLEY
DEED REF: BK 41523 PG 414
PLAN REF: PL BK 54 PLAN 47
ASSESSORS: MAP 71 LOT 72

PLAN REFERENCES:

PL BK 54 PLAN 47
PL BK 58 PL 8
PL BK 66 PL 75
PL BK 304 PL 79
PL BK 363 PL 49
PL BK 375 PL 20
PLAN # 506 OF 1958
PLAND #790 OF 1962



PROPOSED CONDITIONS ~ SITE PLAN

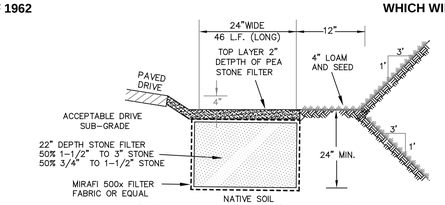
SCALE: 1"-20'

ZONING DISTRICT: R20

	REQUIRED	EXISTING
MIN. AREA:	20,000 S.F.	5,893 S.F. *
MIN. FRONTAGE:	125 FT.	12.25' * ON LAKE ATTITASH RD.
MINIMUM YARDS:		
FRONT:	40 FT	44.6'±
SIDE:	20 FT	3.6'± **
REAR:	40 FT	43.6'±
MAX. HEIGHT:	35 FT	35' MAX.
MAX. BLDING AREA:	20%	(1147 SF/ 5893 SF)x100 = 19.46% **
MIN. OPEN SPACE:	50%	80.54%

* DENOTES PRE-EXISTING NON-CONFORMING CONDITION WHICH IS EXEMPT FROM ENFORCEMENT UNDER THE ZONING ACT.

** DENOTES THE PROPOSED REPLACEMENT SETBACK TO DWELLING WHICH WILL DECREASE THE EXISTING NON-CONFORMANCE.



INFILTRATION TRENCH DETAIL

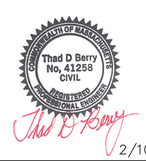
N.T.S

REQUIRED MAINTENANCE:

ACTIVITY	FREQUENCY
Inspect units and remove debris Remove sediment from top	Every 6 months and after every major storm
Remove top layer 2" pea stone, Inspect top cover filter fabric, replace as necessary, replace top pea stone to 2" depth.	When filtration is compromised and standing water is evident for extended periods.

VOLUME REQUIRED FOR PAVED DRIVEWAY AREA OF 385 S.F.
IS 385 S.F. X 1"/12" = 32.1 CU FT.

INFILTRATION TRENCH INSTALLED DIMESIONS: 46' L x 2' W x 1.5' D
STONE TRENCH BED (3/4" TO 1-1/2" DIAM) = 46'L x 2'W x 1.5'D = 138 CU/FT.
ADJUST VOLUME OF STONE FOR TYPICAL VOIDS (40%)
TRENCH STORAGE VOLUME PROVIDED = 138 CU FT x 0.40 = 55.2 CU FT.
55.2 CU FT PROVIDED IS > 32.1 CU FT REQUIRED THEREFORE IT IS ADEQUATE. WITH A 171% SAFETY FACTOR. (DESIGN NEGLECTS INFILTRATION FOR AN ADDITIONAL SAFETY FACTOR).



2/10/26

THAD D. BERRY, P.E. DATE

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NEWBURY MASSACHUSETTS

PREPARED FOR

OWNER/APPLICANT

MDC RIVER STREET R.T.
c/o MATTHEW D. CURLEY TR.
451 NEWBURYPORT TURNPIKE
ROWLEY, MA 01913

PREPARED BY

WILLIAM G. HOLT
PLS,RS,SE
83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873
email: billgholt@aol.com

ASSESSOR'S DATA:

MAP: 71
PARCEL: 72

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

2/10/26

WILLIAM G. HOLT, PLS,RS,SE

GRAPHIC SCALE
1 inch = 20 ft. (IN FEET)
(IN METERS)

20 0 10 20 40
6 0 6 12

PROJECT TITLE:
PROP REMODEL/REBUILD #4 LAKE ATTITASH AMESBURY, MA 01922

DRAWN: W. HOLT
DESIGNED: W.HOLT, T. BERRY
CHECKED: W.HOLT, T. BERRY
DATE: 09-JUNE-2025
CAD FILE: 4 LAKE ATT AMES CCSP
JOB No.: #25-114 SVE SP-CPP

LOCUS DEED:
REF BK 41,523 PG 414

REVISION:	BY
2/10/26 ADDED INFILT DETAILS REV. FLOOD ELEV.	WGH TDB

SHEET No. 1 OF 1