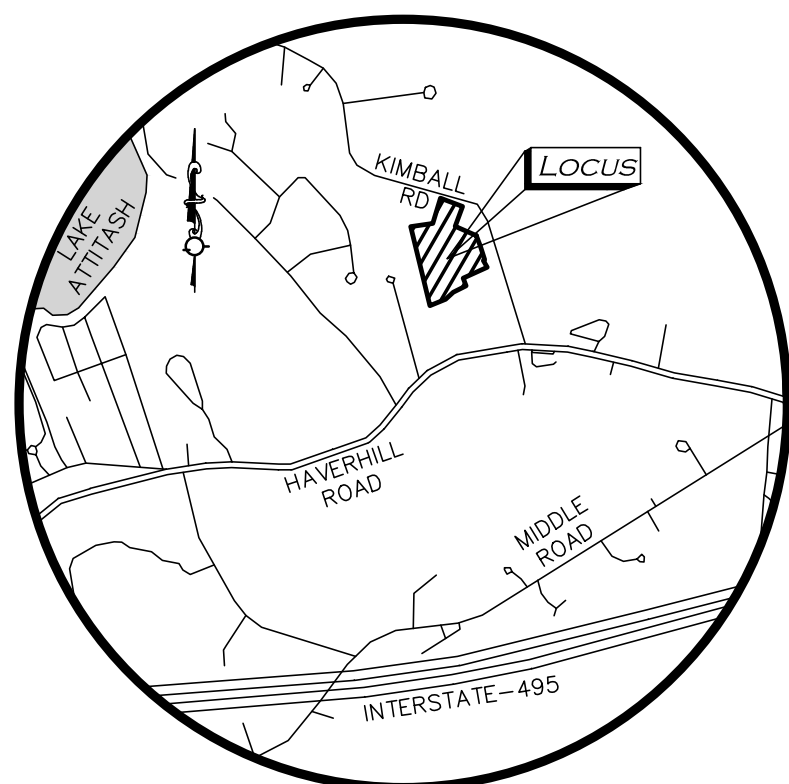


SITE DEVELOPMENT PLANS FOR:

27 KIMBALL ROAD AMESBURY, MA 01913



LOCUS MAP
(NOT TO SCALE)

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108
617.556.5280

BUILDING ARCHITECT:
KEPHART
2555 WALNUT STREET
DENVER, CO 80205
303.832.4474

SITE CIVIL ENGINEERS, LAND SURVEYORS:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
781.935.6889

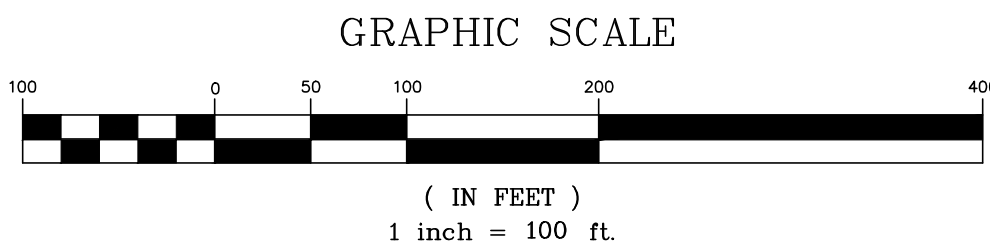
LANDSCAPE ARCHITECT:
COPLEY WOLFF
234 CONGRESS STREET
BOSTON, MA 02110
617.654.9000

WETLAND SCIENTIST
GODDARD CONSULTING
291 MAIN STREET, SUITE 8
NORTHBOROUGH, MA 01532
508.393.3784

GEOTECHNICAL ENGINEER
HALEY & ALDRICH, INC.
465 MEDFORD STREET, SUITE 2200
BOSTON, MA 02129
617.886.7376



ZONING DISTRICT: RESIDENCE 40 (R-40)



PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering land surveying
environmental consulting landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01888-0118
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

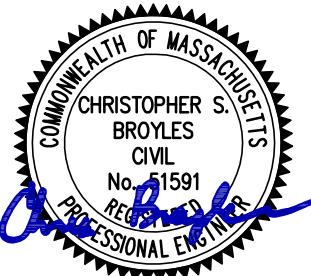
LIST OF DRAWINGS

CIVIL

DRAWING TITLE	SHEET NO.	ISSUED	REVISED THRU
EXISTING CONDITIONS PLAN	V-101	12/09/2025	04/01/2026
ABBREVIATIONS & NOTES	C-001	01/26/2026	06/01/2026
EROSION CONTROL NOTES	C-002	01/26/2026	06/01/2026
EROSION CONTROL PLAN	C-100	01/26/2026	06/01/2026
SITE PREPARATION PLAN	C-101	01/26/2026	06/01/2026
LAYOUT & MATERIALS PLAN	C-102	01/26/2026	06/01/2026
GRADING & DRAINAGE PLAN	C-103	01/26/2026	06/01/2026
DRAINAGE STRUCTURE INFO	C-103A	01/26/2026	06/01/2026
UTILITIES PLAN	C-104	01/26/2026	06/01/2026
SEWER OVERVIEW PLAN	C-104A	01/26/2026	06/01/2026
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DETAILS	C-504	01/26/2026	06/01/2026
DETAILS	C-505	01/26/2026	06/01/2026
DETAILS	C-506	01/26/2026	06/01/2026
DETAILS	C-507	01/26/2026	06/01/2026
DETAILS	C-508	01/26/2026	06/01/2026

EXHIBITS

SNOW STORAGE PLAN	EXH-1	06/01/2026	-
OPEN SPACE PLAN	EXH-2	06/01/2026	-



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR COMPREHENSIVE PERMIT: JANUARY 26, 2026

REVISED FOR COMPREHENSIVE PERMIT: JUNE 1, 2026

N:\PROJECTS\3410-03\CIVIL\DRAWINGS\CURRENT\C-3410-03_ABBREVIATIONS & NOTES.dwg

GENERAL NOTES:

1.

TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC, 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
2.

ZONING DISTRICT IS RESIDENCE 40 (R40) AND WATER RESOURCE PROTECTION DISTRICT C.
3.

OVERALL LOT SIZE: 9.23± ACRES
4.

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0102G, DATED JULY 8, 2025.
5.

DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
6.

DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
7.

THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
8.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
9.

ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
10.

ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
11.

ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
12.

ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
13.

THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
14.

APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
15.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
16.

ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
17.

ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
18.

ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
19.

CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
20.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
21.

DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
22.

ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
23.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
24.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
25.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
26.

ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.
27.

CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING

NOTES

- UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.
28.

THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.
29.

DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
30.

ANY PROPOSED SIGNAGE SHALL BE APPROVED BY SEPARATE APPLICATION TO THE APPROPRIATE MUNICIPAL AUTHORITY INCLUDING BUT NOT LIMITED TO THE ZONING BOARD OF APPEALS AND CITY COUNCIL. ALL PROPOSED SIGNAGE MUST MEET THE REQUIREMENTS OF THE LOCAL ZONING CODE.

GRADING & DRAINAGE NOTES:

1.

EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
2.

PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
3.

ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
4.

IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
5.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
6.

TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
7.

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
8.

ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
9.

IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
10.

ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11.

ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".
12.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
13.

CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14.

CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
15.

ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

1.

THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2.

WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
3.

ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER, WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
4.

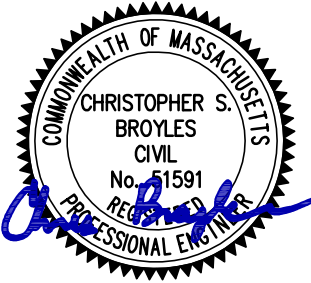
THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
5.

THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
 - DRAIN – HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
6.

BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.

ABBREVIATIONS

ABAN	ABANDON	L	LENGTH
ADJ	ADJUST	LB	LEACHING BASIN
		LP	LIGHT POLE
B	BORING		
BC	BOTTOM OF CURB	MAT	MATERIAL
BIT	BITUMINOUS	MAX	MAXIMUM
BCB	BITUMINOUS CONCRETE BERM	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BOS	BOTTOM OF SLOPE	MTD	MOUNTED
BOW	BOTTOM OF WALL	MW	MONITORING WELL
BRK	BRICK		
BV&B	BUTTERFLY VALVE & BOX	N	NORTH
BVW	BORDERING VEGETATED WETLAND	NIC	NOT IN CONTRACT
		NO	NUMBER
		NTS	NOT TO SCALE
CATV	CABLE TELEVISION		
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CFS	CUBIC FEET PER SECOND	OHW	OVERHEAD WIRE
CI	CAST IRON (PIPE)	OHVD	OVERHEAD
CL	CENTERLINE	OW	OBSERVATION WELL
CLDI	CEMENT LINED DUCTILE IRON (PIPE)		
CM	CONSTRUCTION MANAGER	PC	POINT OF CURVATURE
OMP	CORRUGATED METAL PIPE	PCC	PRECAST CONCRETE CURB
CO	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PKG	PARKING
CONST	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTRACTOR	PLMB	PLUMBING
CRD	COORDINATE	POC	POINT ON CURVATURE
CPP	CORRUGATED POLYETHYLENE PIPE	POT	POINT ON TANGENT
CUL	CULVERT	PRC	POINT OF REVERSE CURVATURE
CY	CUBIC YARD	PROP, P	PROPOSED
		PT	POINT (OR POINT OF TANGENT)
		PVC	POLYVINYL CHLORIDE (PIPE)
DB	DISTRIBUTION BOX		
DBL	DOUBLE	R&R	REMOVE & RESET/REPLACE
DEM	DEMOLISH	R&S	REMOVE & STACK
DET	DETENTION	RCP	REINFORCED CONCRETE PIPE
DI	DUCTILE IRON (PIPE)	RD	ROAD (OR ROOF DRAIN)
DIA	DIAMETER	RED	REDUCER
DIM	DIMENSION	RELOC	RELOCATE
DMH	DRAIN MANHOLE	REM	REMOVE
DW	DOMESTIC WATER (OR DRY WELL)	RET	RETAIN, RETAINING OR RETENTION
DWG	DRAWING	ROW	RIGHT OF WAY
DYCL	DOUBLE YELLOW CENTERLINE	RR	RAILROAD
		RWL	RAIN WATER LEADER
		RWY	ROADWAY
EHH	ELECTRIC HANDHOLE		
EL	ELEVATION	SD	SUBDRAIN
ELEC	ELECTRIC	SF	SQUARE FEET
EMH	ELECTRIC MANHOLE	SGC	SLOPED GRANITE CURB
EOP	EDGE OF PAVEMENT	SMH	SEWER MANHOLE
EOR	EDGE OF ROAD	SP	STANDPIPE
EOW	EDGE OF WETLANDS	SPEC	SPECIFICATION
ETC	ELECTRIC, TELEPHONE, CABLE	STA	STATION
EXIST	EXISTING	STD	STORMCEPTOR
EXT	EXTERIOR	STD	STANDARD
		STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
FA	FIRE ALARM	SW	SIDEWALK
FCC	FLUSH CONCRETE CURB	SWLL	SOLID WHITE LANE LINE
FES	FLARED END SECTION	SYCL	SOLID YELLOW CENTERLINE
FFE	FINISH FLOOR ELEVATION		
FLNP	FIRE LANE NO PARKING	TB	TEST BORING
FPS	FEET PER SECOND	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
FT	FOOT/FEET	TEL	TELEPHONE
		TMH	TELEPHONE MANHOLE
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GEN	GENERAL	TOW	TOP OF WALL
GG	GAS GATE	TP	TEST PIT
GR	GUIDE RAIL	TS&V	TAPPING SLEEVE & VALVE
GRAN	GRANITE	TYP	TYPICAL
GV	GATE VALVE		
GV&B	GATE VALVE & BOX	UD	UNDERDRAIN
GW	GROUND WATER	UL	UNDERWRITERS LABORATORY
		UP	UTILITY POLE
HCR	HANDICAP RAMP	VCP	VITRIFIED CLAY PIPE
HCR	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	VGC	VERTICAL GRANITE CURB
HW	HEADWALL		
HWY	HIGHWAY	WD	WOOD
HYD	HYDRANT	WG	WATER GATE
		WM	WATER MAIN
		WMH	WATER MANHOLE
ID	INSIDE DIAMETER	WSO	WATER SHUTOFF
IN	INCHES		
INCL	INCLUDE		
INST	INSTALLED		
INV, I.E.	INVERT, INVERT ELEVATION		



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

1	06/01/26	VARIOUS REVISION
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REV	DATE	DESCRIPTION
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APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	01-26-2026
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SCALE:	NONE	DWG. NAME:	C-3410-03
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DESIGNED BY:	BDP/CB	CHECKED BY:	CMQ
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PREPARED BY:



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civil engineering • land surveying
environmental consulting • landscape architecture
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
ABBREVIATIONS & NOTES	C-001

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EROSION CONTROL NOTES

EROSION & SEDIMENTATION CONTROL NOTES:

- EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2022 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
- AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND/OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
- IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
- ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
- ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
- ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
- AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.
- AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDED TO ACHIEVE FULL STABILIZATION.
- AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
- INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.
- IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
- FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
- CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.
- ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
- TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
- ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
- CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS. NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
- ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.
- ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
- AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
- OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
- APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
- A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
- IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
- INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
- ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS, PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
- ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
- ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.

35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL. THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

MAINTENANCE:

1. ALL MEASURES STATED ON THE STORMWATER POLLUTION PREVENTION PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION BY CONTRACTOR UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

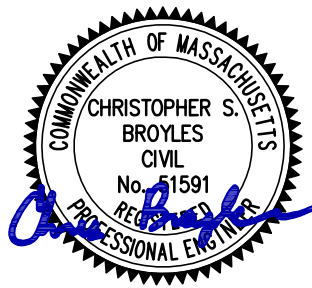
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

- ALL SEDIMENT CONTROLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE TUBULAR SEDIMENT CONTROLS WHEN IT REACHES HALF THE HEIGHT OF THE CONTROL MEASURE OR AS REQUESTED BY THE OWNER OR ENGINEER.

- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

1	06/01/26	VARIOUS REVISION
REV	DATE	DESCRIPTION

APPLICANT:

MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: NONE DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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DRAWING TITLE:	SHEET No.
EROSION CONTROL NOTES	C-002

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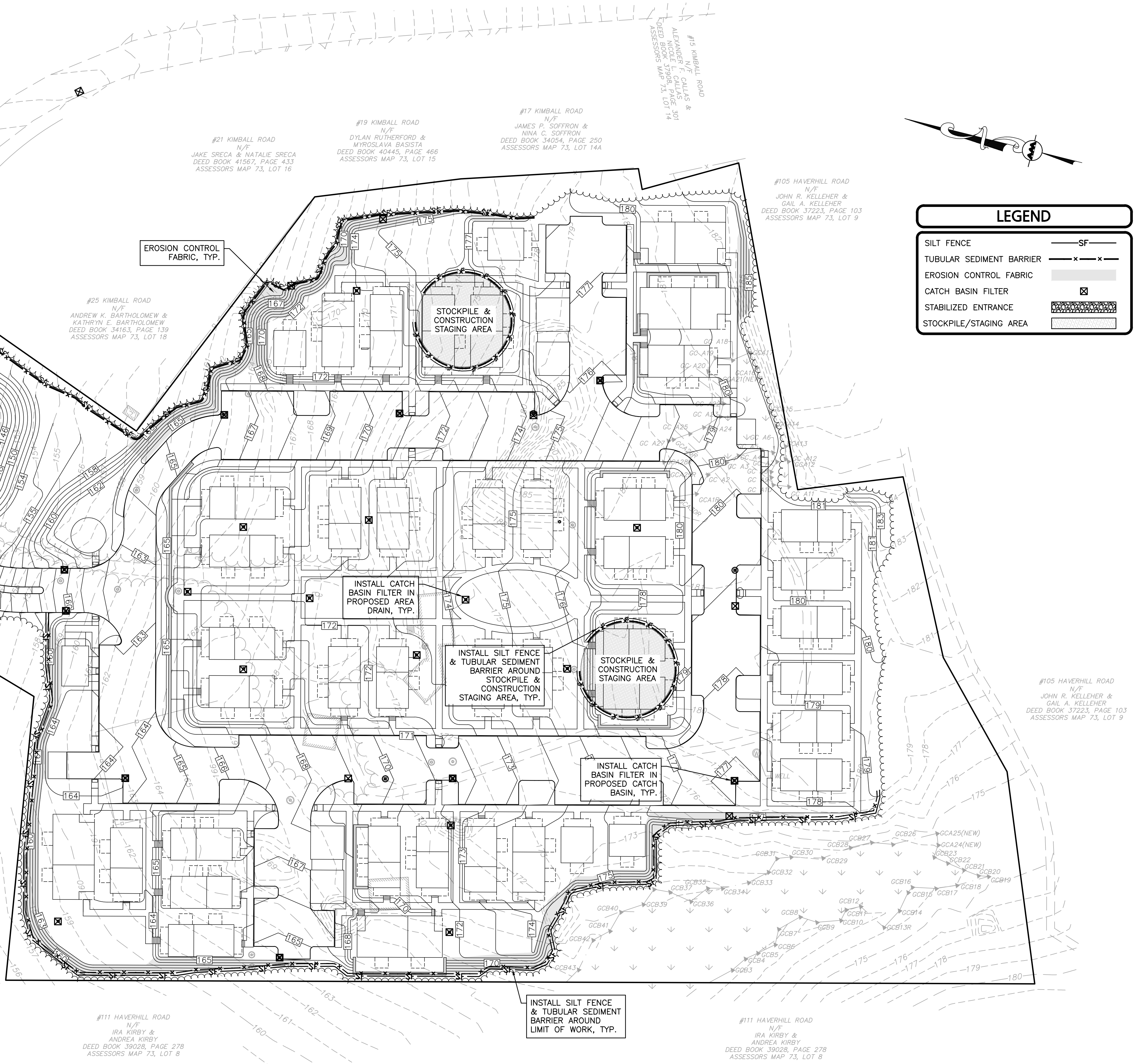
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DIG SAFE



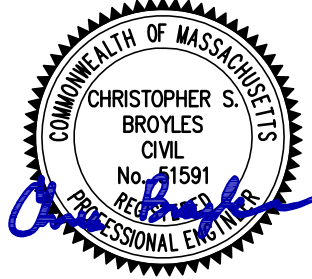
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- NOTES:
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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 3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF AMESBURY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
 4. ADJUST EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES INCLUDING ADDITIONAL SILT SACKS IN PROPOSED CB'S AND LOCATION OF STOCKPILE & CONSTRUCTION STAGING AREA.
 5. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.



LEGEND

SILT FENCE	—SF—
TUBULAR SEDIMENT BARRIER	—x—x—x—
EROSION CONTROL FABRIC	[Hatched Box]
CATCH BASIN FILTER	[Square with X]
STABILIZED ENTRANCE	[Cross-hatched Box]
STOCKPILE/STAGING AREA	[Shaded Box]



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:
27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: 1" = 40' DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:

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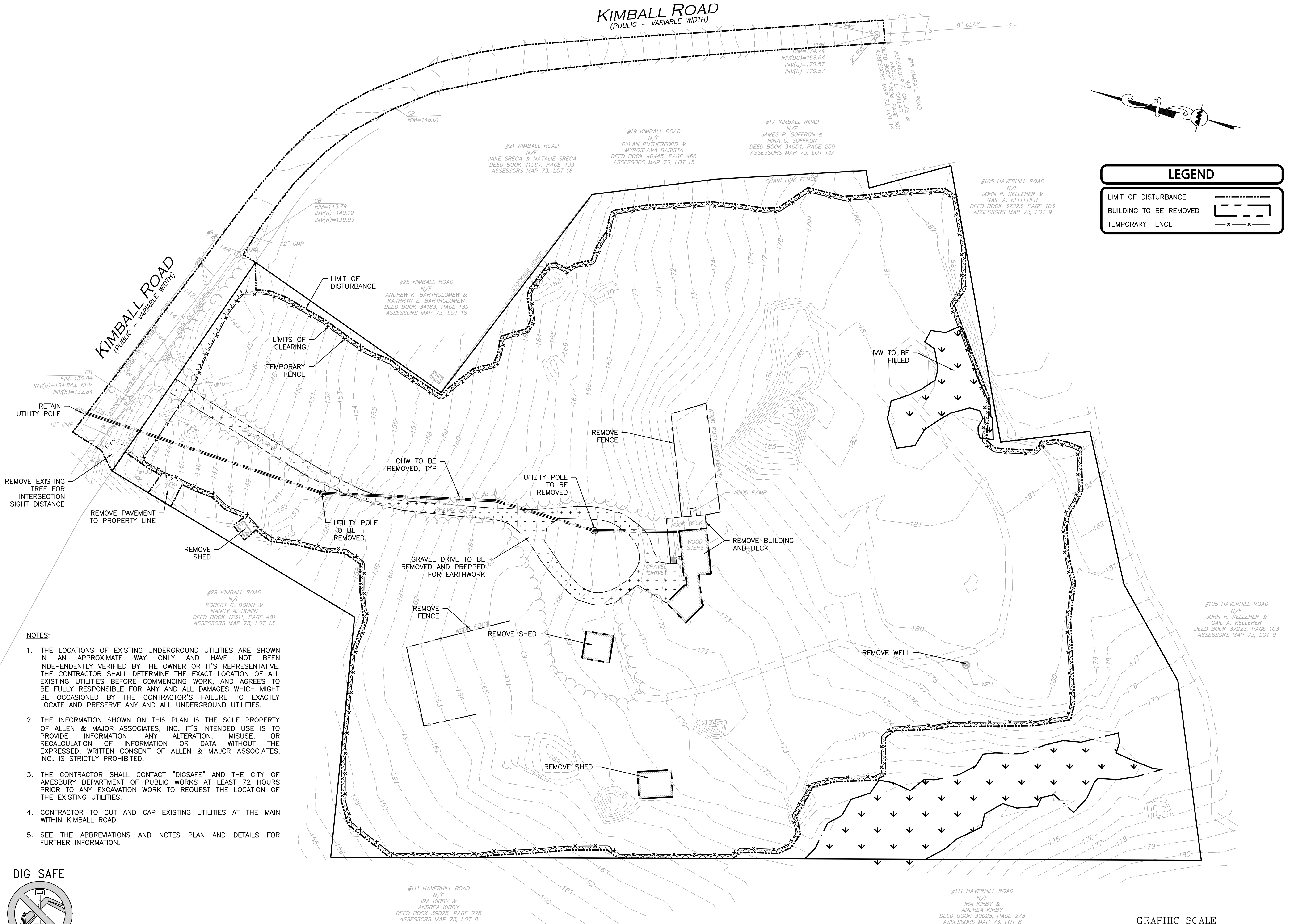
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DRAWING TITLE:	SHEET No.
EROSION CONTROL PLAN	C-100

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KIMBALL ROAD (PUBLIC - VARIABLE WIDTH)



- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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 3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF AMESBURY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
 4. CONTRACTOR TO CUT AND CAP EXISTING UTILITIES AT THE MAIN WITHIN KIMBALL ROAD
 5. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.

DIG SAFE



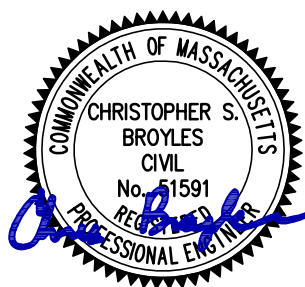
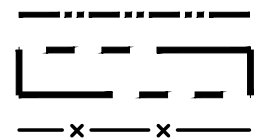
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LEGEND

LIMIT OF DISTURBANCE

BUILDING TO BE REMOVED

TEMPORARY FENCE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

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AMESBURY, MA

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DRAWING TITLE:

SITE PREPARATION PLAN

SHEET No.

C-101

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OFF-STREET PARKING SUMMARY TABLE

USE: MULTI-FAMILY DWELLING
THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES SHALL BE 1.5 PER RESIDENTIAL UNIT.

BUILDING SUMMARY:
86 UNITS PROPOSED IN 45 BUILDINGS

(86 UNITS)*(1.5 SPACES REQ'D/UNIT) = 129 SPACES

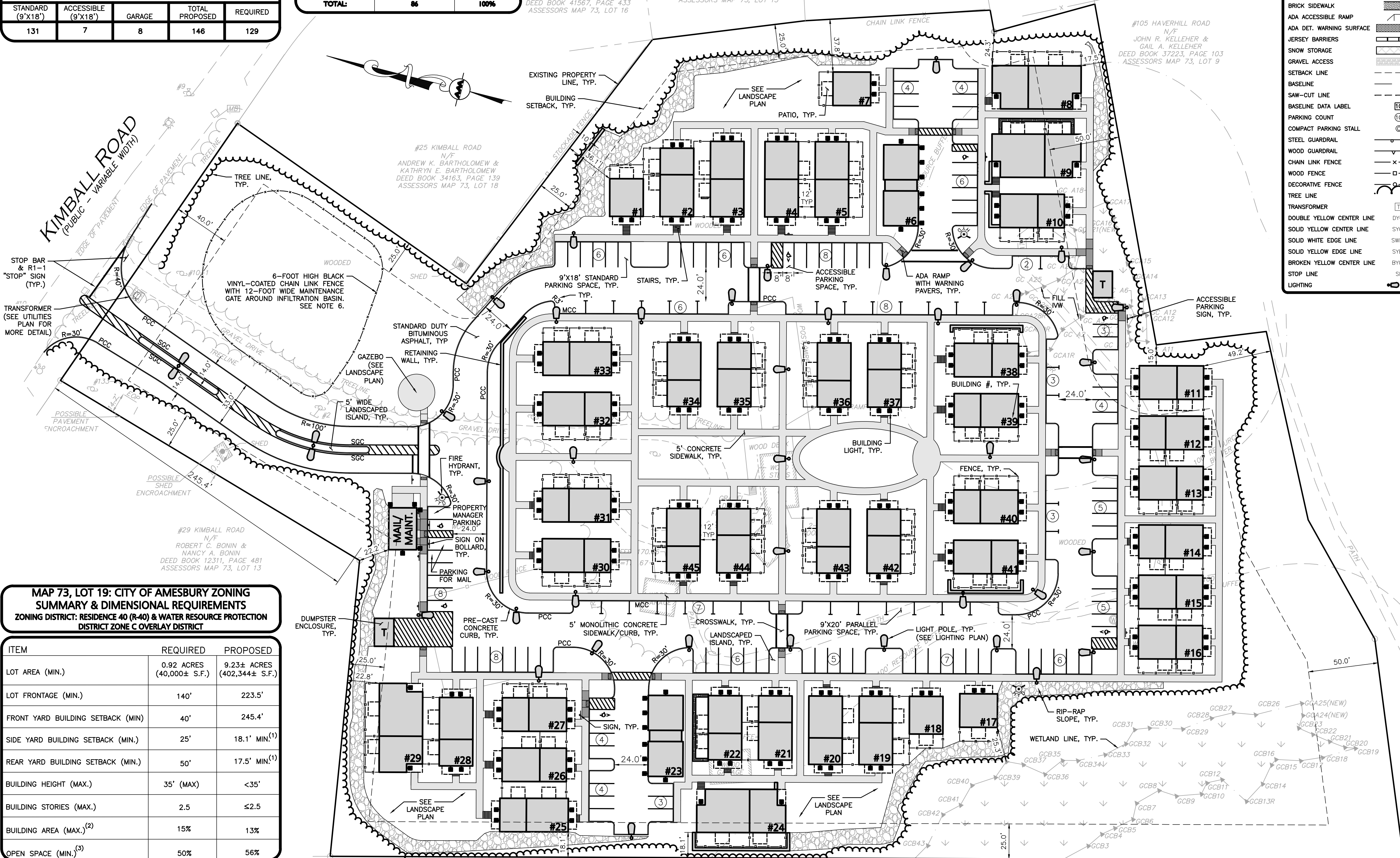
ADA REQUIRED BY ZONING:
101-150 SPACES ADA REQUIRED SPACES = 5 SPACES (1 VAN)

ADA PROVIDED:
7 ACCESSIBLE SPACES, 3 OF WHICH ARE VAN ACCESSIBLE
& 0 OF WHICH ARE WITHIN A GARAGE.

STANDARD (9'X18')	ACCESSIBLE (9'X18')	GARAGE	TOTAL PROPOSED	REQUIRED
131	7	8	146	129

ARCHITECTURAL BUILDING TYPE	NUMBER OF UNITS PER BUILDING TYPE	UNIT 1 NUMBER OF BEDROOMS	UNIT 2 NUMBER OF BEDROOMS	BUILDING COUNT	TOTAL NUMBER OF UNITS	TOTAL NUMBER OF BEDROOMS
1	1	2	0	4	4	8
2	2	1	2	4	8	12
3	2	2	1	23	46	69
4	2	3	1	8	16	32
5	2	2	2	4	8	16
CARRIAGE BUILDING	2	1	1	2	4	4
TOTAL:				45	86	141

DESCRIPTION	TOTAL	PERCENT
UNITS WITH 1 BEDROOM	39	45.3%
UNITS WITH 2 BEDROOM	39	45.3%
UNITS WITH 3 BEDROOM	8	9.3%
TOTAL:	86	100%



LEGEND

PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
CURB	
RETAINING WALL	
PARKING STRIPING	
ROADWAY STRIPING	
TRAFFIC ARROWS	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
RUMBLE STRIP	
SIDEWALK	
BRICK SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
JERSEY BARRIERS	
SNOW STORAGE	
GRAVEL ACCESS	
SETBACK LINE	
BASELINE	
SAW-CUT LINE	
BASELINE DATA LABEL	
PARKING COUNT	
COMPACT PARKING STALL	
STEEL GUARDRAIL	
WOOD GUARDRAIL	
CHAIN LINK FENCE	
WOOD FENCE	
DECORATIVE FENCE	
TREE LINE	
TRANSFORMER	
DOUBLE YELLOW CENTER LINE	
SOLID YELLOW CENTER LINE	
SOLID WHITE EDGE LINE	
SOLID YELLOW EDGE LINE	
BROKEN YELLOW CENTER LINE	
STOP LINE	
LIGHTING	

CIVIL PLAN BUILDING #	ARCHITECTURAL BUILDING TYPE
1	1
2	5
3	5
4	5
5	5
6	CARRIAGE
7	1
8	2
9	2
10	3
11	3
12	3
13	3
14	3
15	3
16	3
17	1
18	1
19	4
20	4
21	3
22	3
23	CARRIAGE
24	2
25	4
26	3
27	3
28	4
29	2
30	4
31	4
32	4
33	4
34	3
35	3
36	3
37	3
38	3
39	3
40	3
41	3
42	3
43	3
44	3
45	3

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF AMESBURY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
- ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- DIMENSIONS FROM BUILDINGS TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
- FENCE TO BE INSTALLED AT TOP OF BASIN UNLESS OTHERWISE NOTED.
- SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.

MAP 73, LOT 19: CITY OF AMESBURY ZONING SUMMARY & DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: RESIDENCE 40 (R-40) & WATER RESOURCE PROTECTION DISTRICT ZONE C OVERLAY DISTRICT

ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	0.92 ACRES (40,000± S.F.)	9.23± ACRES (402,344± S.F.)
LOT FRONTAGE (MIN.)	140'	223.5'
FRONT YARD BUILDING SETBACK (MIN)	40'	245.4'
SIDE YARD BUILDING SETBACK (MIN.)	25'	18.1' MIN ⁽¹⁾
REAR YARD BUILDING SETBACK (MIN.)	50'	17.5' MIN ⁽¹⁾
BUILDING HEIGHT (MAX.)	35' (MAX)	<35'
BUILDING STORIES (MAX.)	2.5	≤2.5
BUILDING AREA (MAX.) ⁽²⁾	15%	13%
OPEN SPACE (MIN.) ⁽³⁾	50%	56%

1. WAIVER REQUIRED

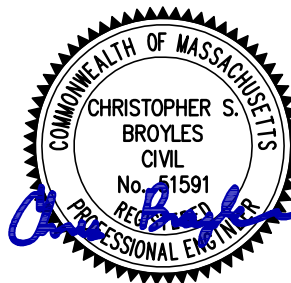
2. BUILDING AREA - THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREA OF ALL BUILDINGS ON A LOT EXCLUSIVE OF CORNICES, EAVES, GUTTERS, CHIMNEYS, UNENCLOSED PORCHES, BAY WINDOWS, BALCONIES, AND TERRACES EXPRESSED AS A PERCENTAGE OF TOTAL LOT AREA.

3. OPEN SPACE - THE SPACE, UNOBTAINED TO THE SKY AND NOT DEVOTED TO STREETS, ON A LOT UNOCCUPIED BY BUILDINGS OR STRUCTURES, DRIVEWAYS, WALKWAYS, OFF-STREET PARKING OR LOADING SPACES, AND EXPRESSED AS A PERCENTAGE OF TOTAL LOT AREA. 2016-013. SEE OPEN SPACE PLAN, EXH-2, FOR FURTHER DETAIL.

DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:

MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	01-26-2026
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SCALE:	1" = 40'	DWG. NAME:	C-3410-03
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DESIGNED BY:	BDP/CB	CHECKED BY:	CMQ
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PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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DRAWING TITLE:	SHEET No.
LAYOUT & MATERIALS PLAN	C-102

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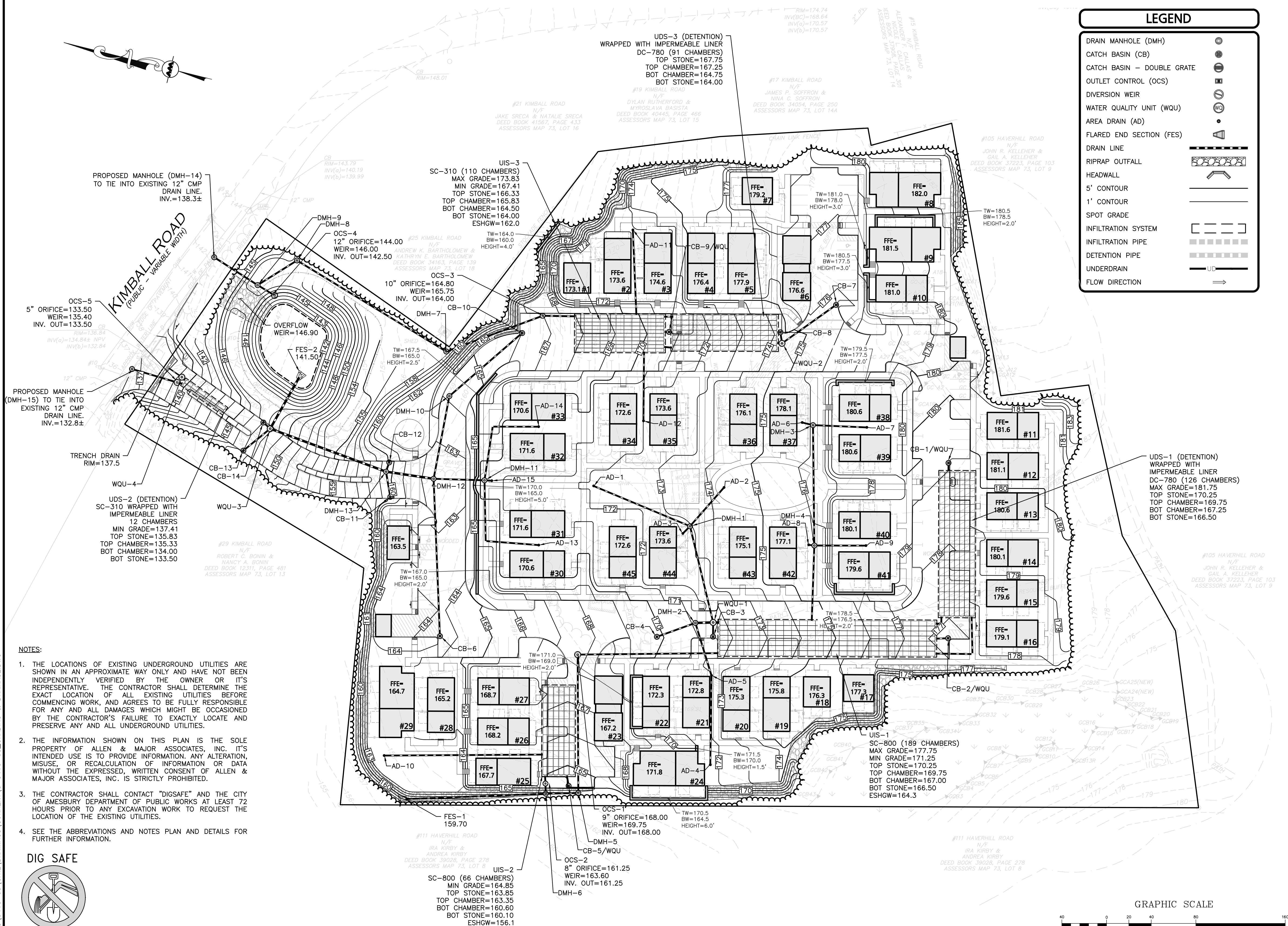
NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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4. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.

DIG SAFE

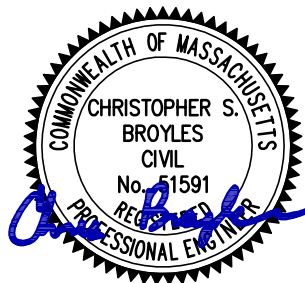


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LEGEND

DRAIN MANHOLE (DMH)	
CATCH BASIN (CB)	
CATCH BASIN - DOUBLE GRATE	
OUTLET CONTROL (OCS)	
DIVERSION WEIR	
WATER QUALITY UNIT (WQU)	
AREA DRAIN (AD)	
FLARED END SECTION (FES)	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
5' CONTOUR	
1' CONTOUR	
SPOT GRADE	
INFILTRATION SYSTEM	
INFILTRATION PIPE	
DETENTION PIPE	
UNDERDRAIN	
FLOW DIRECTION	



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:
27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	01-26-2026
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SCALE:	1" = 40'	DWG. NAME:	C-3410-03
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DESIGNED BY:	BDP/CB	CHECKED BY:	CMQ
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PREPARED BY:



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DRAWING TITLE:	SHEET NO.
GRADING & DRAINAGE PLAN	C-103

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DRAIN PIPE TABLE					
PIPE	SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
AD-1	- DMH-1	12"	93.555'	0.96%	HDPE
AD-2	- DMH-1	12"	46.143'	1.95%	HDPE
AD-3	- DMH-1	12"	9.169'	1.09%	HDPE
AD-4	- AD-5	12"	80.027'	0.62%	HDPE
AD-5	- DMH-2	12"	49.204'	0.61%	HDPE
AD-6	- DMH-3	12"	9.920'	2.02%	HDPE
AD-7	- DMH-3	12"	48.247'	6.01%	HDPE
AD-8	- DMH-4	12"	5.043'	3.97%	HDPE
AD-9	- DMH-4	12"	46.207'	8.44%	HDPE
AD-10	-	12"	141.876'	0.70%	HDPE
AD-11	-	12"	75.866'	4.61%	HDPE
AD-12	-	12"	61.899'	3.23%	HDPE
AD-15	- DMH-11	12"	6.491'	1.54%	HDPE
CB-1/WQU	-	12"	6.726'	1.49%	HDPE
CB-2/WQU	- UIS-1A	12"	11.047'	0.91%	HDPE
CB-3	- WQU-1	12"	12.695'	1.58%	HDPE
CB-4	- DMH-2	12"	36.630'	0.55%	HDPE
CB-5/WQU	-	12"	9.280'	2.16%	HDPE
CB-6	- DMH-12	12"	141.067'	3.47%	HDPE
CB-7	- WQU-2	12"	59.391'	4.88%	HDPE

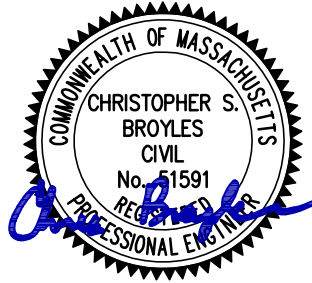
DRAIN PIPE TABLE					
PIPE	SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CB-8	- WQU-2	12"	10.017'	1.00%	HDPE
CB-9/WQU	- UIS-4A	12"	4.216'	2.37%	HDPE
CB-10	- DMH-10	12"	86.211'	5.10%	HDPE
CB-11	- DMH-13	12"	22.887'	3.93%	HDPE
CB-12	- DMH-13	12"	8.762'	4.57%	HDPE
CB-13	- WQU-3	12"	31.069'	1.29%	HDPE
CB-14	- WQU-3	12"	8.216'	1.22%	HDPE
DMH-1	- WQU-1	12"	88.659'	1.02%	HDPE
DMH-2	- WQU-1	18"	15.914'	0.63%	HDPE
DMH-3	- DMH-4	12"	107.860'	3.62%	HDPE
DMH-4	-	12"	67.193'	1.49%	HDPE
DMH-5	- DMH-6	12"	29.122'	1.72%	HDPE
DMH-6	- FES-1	12"	125.272'	0.96%	HDPE
DMH-7	- DMH-8	12"	156.594'	5.68%	HDPE
DMH-8	- DMH-9	12"	41.624'	4.01%	HDPE
DMH-9	- DMH-14	12"	46.146'	6.35%	HDPE
DMH-10	- DMH-12	12"	75.427'	4.91%	HDPE
DMH-11	- DMH-12	12"	45.574'	4.17%	HDPE
DMH-12	- DMH-13	18"	43.080'	4.41%	HDPE
DMH-13	- WQU-3	18"	110.644'	7.59%	HDPE

DRAIN PIPE TABLE						
	PIPE	SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
	OCS-1	- DMH-5	12"	123.928'	5.16%	HDPE
	OCS-2	- DMH-6	12"	9.086'	2.75%	HDPE
	OCS-3	- DMH-7	12"	92.054'	4.00%	HDPE
	OCS-4	- DMH-9	12"	17.804'	6.57%	HDPE
	OCS-5	- DMH-15	12"	42.208'	1.66%	HDPE
TRENCH DRAIN	- WQU-4	8"	14.519'	2.76%	HDPE	
	UDS-3B	- OCS-5	12"	5.050'	0.00%	HDPE
	UIS-1C	- OCS-1	12"	126.262'	0.00%	HDPE
	UIS-2C	- OCS-2	12"	7.199'	0.00%	HDPE
	UIS-4B	- OCS-3	12"	29.508'	0.00%	HDPE
	WQU-1	-	18"	5.224'	1.91%	HDPE
	WQU-2	-	12"	4.216'	2.37%	HDPE
	WQU-3	- FES-2	18"	52.259'	3.83%	HDPE
	WQU-4	- UDS-3A	8"	4.277'	2.34%	HDPE

DRAIN STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
AD-1	RIM = 172.1 INV OUT = 169.00 (DMH-1)
AD-2	RIM = 174.2 INV OUT = 169.00 (DMH-1)
AD-3	RIM = 172.8 INV OUT = 168.20 (DMH-1)
AD-4	RIM = 171.5 INV OUT = 168.00 (AD-5)
AD-5	RIM = 172.0 INV IN = 167.50 (AD-4) INV OUT = 167.50 (DMH-2)
AD-6	RIM = 175.7 INV OUT = 172.30 (DMH-3)
AD-7	RIM = 179.0 INV OUT = 175.00 (DMH-3)
AD-8	RIM = 175.5 INV OUT = 168.30 (DMH-4)
AD-9	RIM = 179.0 INV OUT = 172.00 (DMH-4)
AD-10	RIM = 168.9 INV OUT = 161.60 ()
AD-11	RIM = 172.8 INV OUT = 168.00 ()
AD-12	RIM = 171.2 INV OUT = 159.50 ()
AD-13	RIM = 170.1 INV OUT = 166.00 ()
AD-14	RIM = 332.9 INV OUT = 330.80 ()
AD-15	RIM = 1662.2 INV OUT = 160.10 (DMH-11)
CB-1/WQU	RIM = 179.1 INV OUT = 168.50 ()
CB-2/WQU	RIM = 176.8 INV OUT = 168.50 (UIS-1A)
CB-3	RIM = 171.5 INV OUT = 167.30 (WQU-1)
CB-4	RIM = 169.8 INV OUT = 167.40 (DMH-2)
CB-5/WQU	RIM = 164.6 INV OUT = 160.80 ()

DRAIN STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-6	RIM = 163.8 INV OUT = 159.00 (DMH-12)
CB-7	RIM = 175.9 INV OUT = 169.00 (WQU-2)
CB-8	RIM = 174.2 INV OUT = 166.20 (WQU-2)
CB-9/WQU	RIM = 170.6 INV OUT = 164.60 (UIS-4A)
CB-10	RIM = 165.9 INV OUT = 162.30 (DMH-10)
CB-11	RIM = 159.5 INV OUT = 153.00 (DMH-13)
CB-12	RIM = 159.5 INV OUT = 152.50 (DMH-13)
CB-13	RIM = 147.0 INV OUT = 144.00 (WQU-3)
CB-14	RIM = 147.0 INV OUT = 143.70 (WQU-3)
DMH-1	RIM = 173.0 INV IN = 168.10 (AD-2) INV IN = 168.10 (AD-3) INV IN = 168.10 (AD-1) INV OUT = 168.00 (WQU-1)
DMH-2	RIM = 171.0 INV IN = 167.20 (AD-5) INV IN = 167.20 (CB-4) INV OUT = 167.20 (WQU-1)
DMH-3	RIM = 176.0 INV IN = 172.10 (AD-6) INV IN = 172.10 (AD-7) INV OUT = 172.00 (DMH-4)
DMH-4	RIM = 175.5 INV IN = 168.10 (AD-8) INV IN = 168.10 (AD-9) INV IN = 168.10 (DMH-3) INV OUT = 168.00 ()
DMH-5	RIM = 163.5 INV IN = 161.60 (OCS-1) INV OUT = 161.50 (DMH-6)
DMH-6	RIM = 163.1 INV IN = 161.00 (DMH-5) INV IN = 161.00 (OCS-2) INV OUT = 160.90 (FES-1)
DMH-7	RIM = 162.7 INV IN = 160.32 (OCS-3) INV OUT = 152.00 (DMH-8)
DMH-8	RIM = 149.1 INV IN = 143.10 (DMH-7) INV OUT = 143.00 (DMH-9)
DMH-9	RIM = 146.8 INV IN = 141.33 (OCS-4) INV IN = 141.33 (DMH-8) INV OUT = 141.23 (DMH-14)
DMH-10	RIM = 164.0 INV IN = 157.90 (CB-10) INV OUT = 157.80 (DMH-12)
DMH-11	RIM = 170.0 INV IN = 160.00 (AD-15) INV IN = 160.00 () INV IN = 160.00 () INV OUT = 156.00 (DMH-12)

DRAIN STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
DMH-12	RIM = 162.2 INV IN = 154.10 (DMH-11) INV IN = 154.10 (CB-6) INV IN = 154.10 (DMH-10) INV OUT = 154.00 (DMH-13)
DMH-13	RIM = 159.5 INV IN = 152.10 (CB-11) INV IN = 152.10 (CB-12) INV IN = 152.10 (DMH-12) INV OUT = 152.00 (WQU-3)
DMH-14	RIM = 142.2 INV IN = 138.30 (DMH-9)
DMH-15	RIM = 136.3 INV IN = 132.80 (OCS-5)
OCS-1	RIM = 168.6 INV IN = 167.00 (UIS-1C) INV OUT = 168.00 (DMH-5)
OCS-2	RIM = 164.4 INV IN = 160.60 (UIS-2C) INV OUT = 161.25 (DMH-6)
OCS-3	RIM = 166.7 INV IN = 164.50 (UIS-4B) INV OUT = 164.00 (DMH-7)
OCS-4	RIM = 146.0 INV OUT = 142.50 (DMH-9)
OCS-5	RIM = 140.4 INV IN = 133.50 (UDS-3B) INV OUT = 133.50 (DMH-15)
WQU-1	RIM = 171.6 INV IN = 167.10 (DMH-2) INV IN = 167.10 (DMH-1) INV IN = 167.10 (CB-3) INV OUT = 167.10 ()
WQU-2	RIM = 174.5 INV IN = 166.10 (CB-7) INV IN = 166.10 (CB-8) INV OUT = 166.10 ()
WQU-3	RIM = 148.2 INV IN = 143.60 (DMH-13) INV IN = 143.60 (CB-14) INV IN = 143.60 (CB-13) INV OUT = 143.50 (FES-2)
WQU-4	RIM = 140.1 INV IN = 133.60 (TRENCH DRAIN) INV OUT = 133.60 (UDS-3A)



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

1 06/01/26 VARIOUS REVISION
REV DATE DESCRIPTION
APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:
27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026
SCALE: NONE DWG. NAME: C-3410-03
DESIGNED BY: BDP/CB CHECKED BY: CMQ

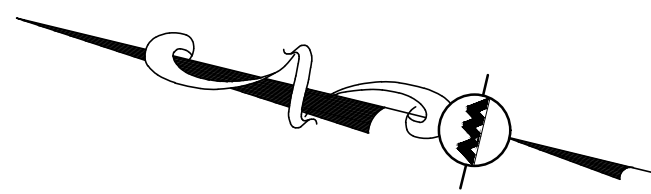
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DRAWING TITLE: SHEET No.
DRAINAGE STRUCTURE INFO C-103A



MATCHLINE - SEE SHEET C-104A



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4. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
5. ALL FIRE HYDRANT ASSEMBLIES SHALL INCLUDE A FIRE HYDRANT & 6" CLDI WATER SERVICE OR AS OTHERWISE REQUIRED BY THE FIRE DEPARTMENT. FINAL LOCATION OF ALL HYDRANTS SHALL BE BASED ON FINAL DESIGN PLANS IN COORDINATION WITH BUILDING FDC LOCATIONS & FIRE DEPARTMENT REQUIREMENTS.

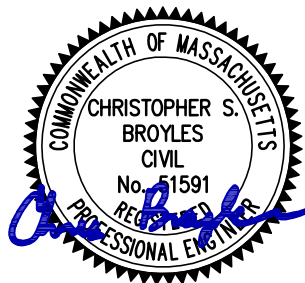
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LEGEND

SEWER MANHOLE	
SEWER CLEANOUT	
SEWER VENT	
SEWER LINE	
SEWER FORCEMAIN	
CONCRETE PIPE ENCASUREMENT	
WATER LINE	
WATER (FIRE SERVICE)	
WATER (DOMESTIC SERVICE)	
WATER VALVE	
HYDRANT	
WATER LINE REDUCER	
GAS LINE	
GAS VALVE	
SEPTIC/HOLDING TANK	
GREASE TRAP	
LIGHT FIXTURE	
OVER HEAD WIRE	
UTILITY POLE	
ELECTRIC MANHOLE/SPLICE BOX	
SWITCHING STATION	
HAND HOLE	
ELECTRICAL CONDUIT	
LIGHTING CONDUIT	
IRRIGATION SLEEVE	
ELEC/TELE/CABLE CONDUIT	
TELE/CABLE CONDUIT	
TELE/FIRE CONDUIT	



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

1 06/01/26 VARIOUS REVISION
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:
27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: 1" = 40' DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: UTILITIES PLAN SHEET NO. C-104

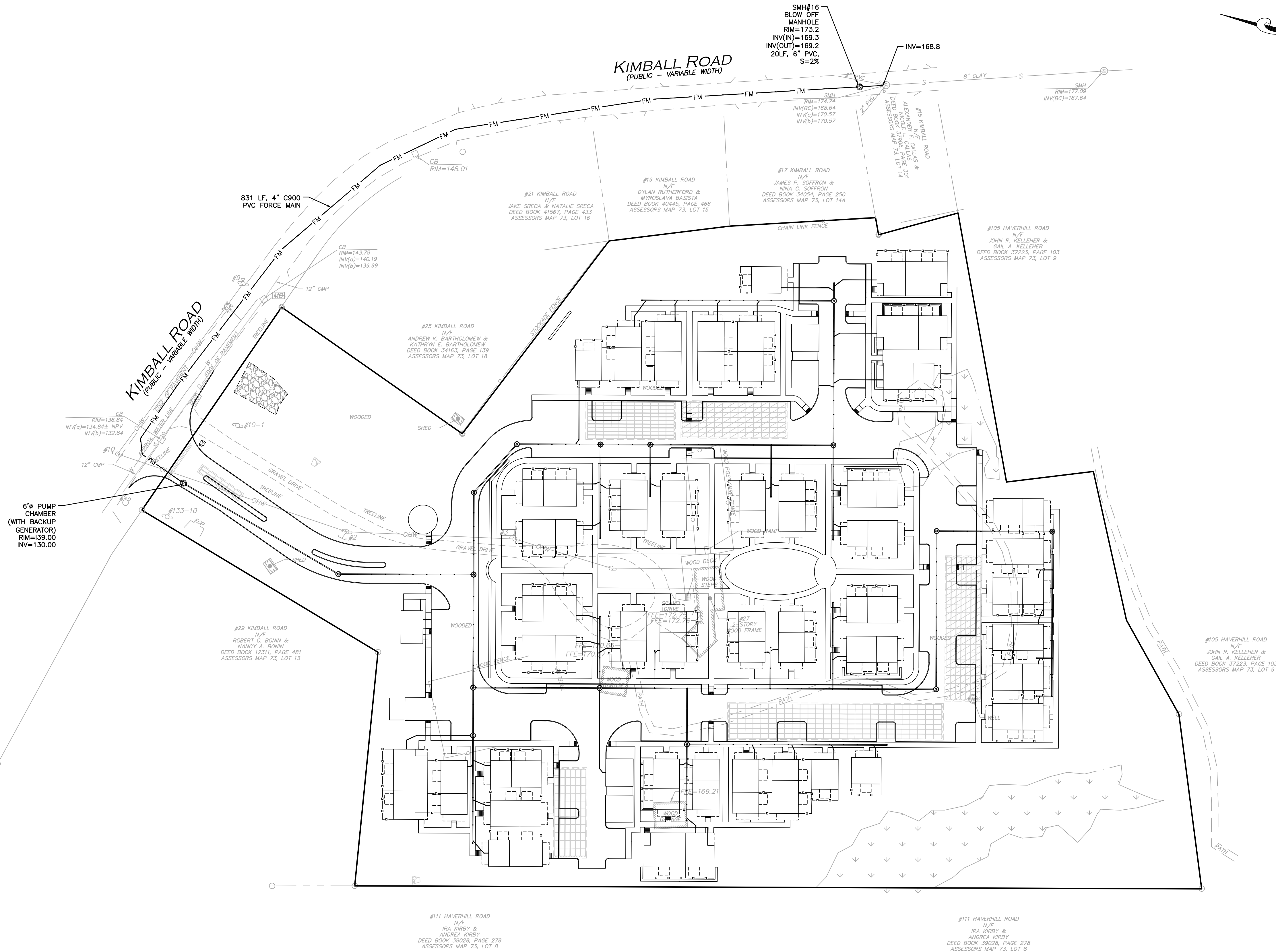
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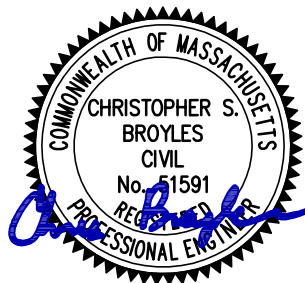
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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:
27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: 1" = 50' DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:

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DRAWING TITLE: SEWER OVERVIEW PLAN SHEET No. C-104A

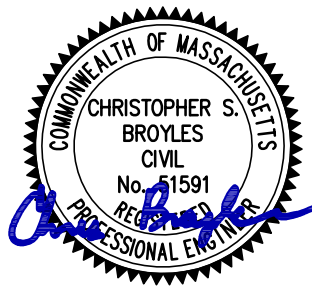
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SEWER PIPE TABLE				
PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CO-1 - SMH-11	8"	86	15.9%	SDR35 PVC
CO-2 - SMH-8	8"	110	2.0%	SDR35 PVC
CO-3 - CO-2	8"	47	26.5%	SDR35 PVC
CO-6 - SMH-8	8"	47	26.0%	SDR35 PVC
CO-10 - CO-27	8"	30	2.4%	SDR35 PVC
CO-12 - SMH-2	8"	174	2.0%	SDR35 PVC
CO-13 - CO-10	8"	34	30.4%	SDR35 PVC
CO-14 - CO-26	8"	57	2.4%	SDR35 PVC
CO-15 - CO-14	8"	37	28.4%	SDR35 PVC
CO-16 - SMH - 15	8"	181	6.4%	SDR35 PVC
CO-17 - SMH - 14	8"	35	2.4%	SDR35 PVC
CO-18 - CO-17	8"	14	38.3%	SDR35 PVC
CO-19 - CO-17	8"	36	2.4%	SDR35 PVC
CO-20 - CO-19	8"	14	24.9%	SDR35 PVC
CO-21 - CO-19	8"	44	2.4%	SDR35 PVC
CO-22 - CO-21	8"	14	12.8%	SDR35 PVC
CO-23 - CO-21	8"	35	2.4%	SDR35 PVC
CO-24 - CO-23	8"	14	2.4%	SDR35 PVC
CO-26 - CO-9	8"	78	15.3%	SDR35 PVC
CO-26 - SMH-3	8"	94	2.4%	SDR35 PVC
CO-27 - CO-14	8"	75	2.4%	SDR35 PVC
CO-27 - SMH - 15	8"	51	6.4%	SDR35 PVC
SMH-1 - SMH-3	8"	143	2.4%	SDR35 PVC
SMH-2 - CO-11	8"	16	72.6%	SDR35 PVC
SMH-4 - CO-7	8"	85	13.0%	SDR35 PVC
SMH-4 - SMH-8	8"	45	2.0%	SDR35 PVC
SMH-5 - SMH-4	8"	76	2.0%	SDR35 PVC
SMH-6 - CO-5	8"	65	14.3%	SDR35 PVC
SMH-6 - CO-10	8"	50	2.4%	SDR35 PVC
SMH-6 - SMH - 13	8"	115	2.4%	SDR35 PVC
SMH-7 - SMH-5	8"	59	2.0%	SDR35 PVC
SMH-7 - SMH - 12	8"	74	2.0%	SDR35 PVC
SMH-9 - PUMP CHAMBER	8"	160	9.4%	SDR35 PVC
SMH-9 - SMH - 12	8"	123	4.2%	SDR35 PVC
SMH-10 - CO-4	8"	98	4.8%	SDR35 PVC
SMH-10 - SMH - 13	8"	43	4.8%	SDR35 PVC
SMH-11 - CO-2	8"	57	2.0%	SDR35 PVC
SMH-11 - SMH-2	8"	131	2.0%	SDR35 PVC
SMH - 13 - SMH - 12	8"	103	2.4%	SDR35 PVC
SMH - 14 - SMH-1	8"	105	2.4%	SDR35 PVC
SMH - 15 - CO-8	8"	69	4.5%	SDR35 PVC

SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CO-1	RIM = 177.2 INV OUT = 173.30 (SMH-11)
CO-2	RIM = 174.4 INV IN = 158.42 (SMH-11) INV IN = 158.42 (CO-3) INV OUT = 158.32 (SMH-8)
CO-3	RIM = 175.2 INV OUT = 170.90 (CO-2)
CO-4	RIM = 163.9 INV OUT = 159.80 (SMH-10)
CO-5	RIM = 169.0 INV OUT = 165.10 (SMH-6)
CO-6	RIM = 172.2 INV OUT = 168.30 (SMH-8)
CO-7	RIM = 170.3 INV OUT = 166.10 (SMH-4)
CO-8	RIM = 169.2 INV OUT = 164.40 (SMH - 15)
CO-9	RIM = 177.1 INV OUT = 173.20 (CO-26)
CO-10	RIM = 169.8 INV IN = 157.12 (CO-27) INV IN = 157.12 (CO-13) INV OUT = 157.02 (SMH-6)
CO-11	RIM = 178.0 INV OUT = 174.10 (SMH-2)
CO-12	RIM = 173.0 INV OUT = 166.00 (SMH-2)
CO-13	RIM = 171.3 INV OUT = 167.40 (CO-10)
CO-14	RIM = 173.3 INV IN = 159.80 (CO-26) INV IN = 159.80 (CO-15) INV OUT = 159.70 (CO-27)
CO-15	RIM = 174.3 INV OUT = 170.40 (CO-14)
CO-16	RIM = 177.1 INV OUT = 172.90 (SMH - 15)
CO-17	RIM = 180.2 INV IN = 170.55 (CO-19) INV IN = 170.55 (CO-18) INV OUT = 170.45 (SMH - 14)
CO-18	RIM = 179.8 INV OUT = 175.90 (CO-17)
CO-19	RIM = 179.8 INV IN = 171.51 (CO-21) INV IN = 171.51 (CO-20) INV OUT = 171.41 (CO-17)
CO-20	RIM = 178.8 INV OUT = 174.90 (CO-19)
CO-21	RIM = 179.1 INV IN = 172.65 (CO-23) INV IN = 172.65 (CO-22) INV OUT = 172.55 (CO-19)
CO-22	RIM = 178.3 INV OUT = 174.40 (CO-21)
CO-23	RIM = 178.8 INV IN = 173.57 (CO-24) INV OUT = 173.47 (CO-21)
CO-24	RIM = 178.4 INV OUT = 173.90 (CO-23)
CO-26	RIM = 175.2 INV IN = 161.24 (SMH-3) INV IN = 161.24 (CO-9) INV OUT = 161.14 (CO-14)
CO-27	RIM = 170.8 INV IN = 157.91 (CO-14) INV IN = 157.92 (SMH - 15) INV OUT = 157.81 (CO-10)
PUMP CHAMBER	RIM = 146.5 INV IN = 130.10 (SMH-9)
SMH-1	RIM = 179.6 INV IN = 167.05 (SMH - 14) INV OUT = 166.95 (SMH-3)
SMH-2	RIM = 177.2 INV IN = 162.44 (CO-11) INV IN = 162.45 (CO-12) INV OUT = 162.35 (SMH-11)
SMH-3	RIM = 177.5 INV IN = 163.56 (SMH-1) INV OUT = 163.46 (CO-26)

SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH-4	RIM = 168.5 INV IN = 155.06 (SMH-8) INV IN = 155.06 (CO-7) INV OUT = 154.96 (SMH-5)
SMH-5	RIM = 165.8 INV IN = 153.42 (SMH-4) INV OUT = 153.32 (SMH-7)
SMH-6	RIM = 168.2 INV IN = 155.84 (CO-10) INV IN = 155.84 (CO-5) INV OUT = 155.74 (SMH - 13)
SMH-7	RIM = 164.1 INV IN = 152.12 (SMH-5) INV OUT = 152.02 (SMH - 12)
SMH-8	RIM = 170.6 INV IN = 156.08 (CO-2) INV IN = 156.08 (CO-6) INV OUT = 155.98 (SMH-4)
SMH-9	RIM = 154.2 INV IN = 145.30 (SMH - 12) INV OUT = 145.20 (PUMP CHAMBER)
SMH-10	RIM = 164.3 INV IN = 155.16 (CO-4) INV OUT = 155.06 (SMH - 13)
SMH-11	RIM = 176.3 INV IN = 159.67 (SMH-2) INV IN = 159.67 (CO-1) INV OUT = 159.57 (CO-2)
SMH - 12	RIM = 157.5 INV IN = 150.50 (SMH-7) INV IN = 150.50 (SMH - 13) INV OUT = 150.40 (SMH-9)
SMH - 13	RIM = 164.4 INV IN = 153.00 (SMH-10) INV IN = 153.03 (SMH-6) INV OUT = 152.93 (SMH - 12)
SMH - 14	RIM = 180.9 INV IN = 169.63 (CO-17) INV OUT = 169.53 (SMH-1)
SMH - 15	RIM = 170.8 INV IN = 161.27 (CO-8) INV IN = 161.27 (CO-16) INV OUT = 161.17 (CO-27)



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

1	06/01/26	VARIOUS REVISION
REV	DATE	DESCRIPTION

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	01-26-2026
SCALE:	NONE	DWG. NAME:	C-3410-03
DESIGNED BY:	BDP/CB	CHECKED BY:	CMQ

PREPARED BY:



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DRAWING TITLE:	SHEET No.
SEWER STRUCTURE INFO	C-104B
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N:\PROJECTS\3410-03\CIVIL\DRAWINGS\CURRENT\LIGHTING [DO NOT MOVE FOLDER]\C-3410-03.LIGHTING.DWG

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- FOOT CANDLE VALUES SHOWN ON THE PLAN ARE PRODUCED UTILIZING DESIGN MASTER PHOTOMETRICS SOFTWARE AND ASSOCIATED IES FILES BY THE MANUFACTURER FOR THE PROPOSED LIGHT FIXTURE.
- ALL PHOTOMETRIC DATA REFERS TO UNITS IN FOOT CANDLES (FC). THE LIMIT OF 1.0 FC ILLUMINATION IS SHOWN IN A RED SOLID LINE AND THE LIMIT OF THE 0.5 FOOT CANDLE (FC) ILLUMINATION IS SHOWN IN BLUE.
- QUANTITY SHOWN IN LUMINAIRE SCHEDULE TABLE DENOTES NUMBER OF FIXTURE HEADS. REFER TO PLAN FOR POLES WITH DOUBLE FIXTURES.
- ALL ILLUMINATION ON PARKING LOTS MUST BE SHIELDED SO AS NOT TO SHINE UPON ADJUTING PROPERTIES.
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION.
- ALL PROPOSED LIGHTING FIXTURES SHALL BE DARK SKY COMPLIANT.
- LIGHT POLES ADJACENT TO PARKING SHALL HAVE THE 3'-0" REVEAL FOOTING. LIGHT POLES ADJACENT TO SIDEWALKS SHALL HAVE FOOTING IN A FLUSH CONDITION.

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GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.53
MAXIMUM FOOT-CANDLES	16.4
MINIMUM FOOT-CANDLES	0.0

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QTY	DESCRIPTION	MOUNTING	MOUNTING HEIGHT	TOTAL LUMENS	LAMP DEPRECIATION	IES FILE
PTT2		8	Seville Series 4 Sided Decorative Lantern, Clear Seeded Acrylic, Type 2	POLE	10'-0"	61620	0.9	S540-XRLED-12L-45-T2-MDL14-CSA-HSS
PTT2-16		6	Seville Series 4 Sided Decorative Lantern, Clear Seeded Acrylic, Type 2	POLE	16'-0"	61620	0.9	S540-XRLED-12L-45-T2-MDL14-CSA-HSS
PTT4		29	Seville Series 4 Sided Decorative Lantern, Clear Seeded Acrylic, Type 4	POLE	10'-0"	60900	0.9	S540-XRLED-12L-45-T4-MDL14-CSA-HSS
WMT4		177	Seville Series 4 Sided Decorative Lantern, Clear Seeded Acrylic, Type 4	WALL	6'-0"	29925	0.9	S440-XRLED-09L-45-T4-MDL14-CSA-HSS

- SIZE AND FOOTING FOR BASES TO BE VERIFIED BY STRUCTURAL ENGINEER.
- LIGHT POLES ADJACENT TO PARKING SHALL HAVE THE 3'-0" REVEAL FOOTING. LIGHT POLES ADJACENT TO SIDEWALKS SHALL HAVE FOOTING IN A FLUSH CONDITION.

LIGHT POLE & BASE DETAIL - FLUSH CONDITION
NOT TO SCALE



S540H
Seville
S440 XRLED Small
SCONCE

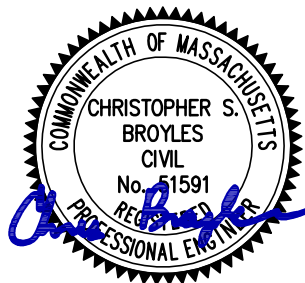
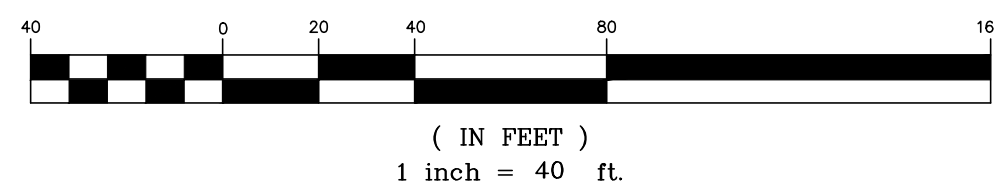


S540F
Seville
S440 XRLED Small
POLE

LEGEND

- SINGLE POLE LIGHT
- WALL MOUNT LIGHT
- 1 FOOTCANDLE CONTOUR
- .5 FOOTCANDLE CONTOUR
- LIGHTING LEVELS
GIVEN IN FOOT-CANDLES

GRAPHIC SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:

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201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: 1" = 40' DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

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DRAWING TITLE:

LIGHTING PLAN

SHEET NO.

C-105

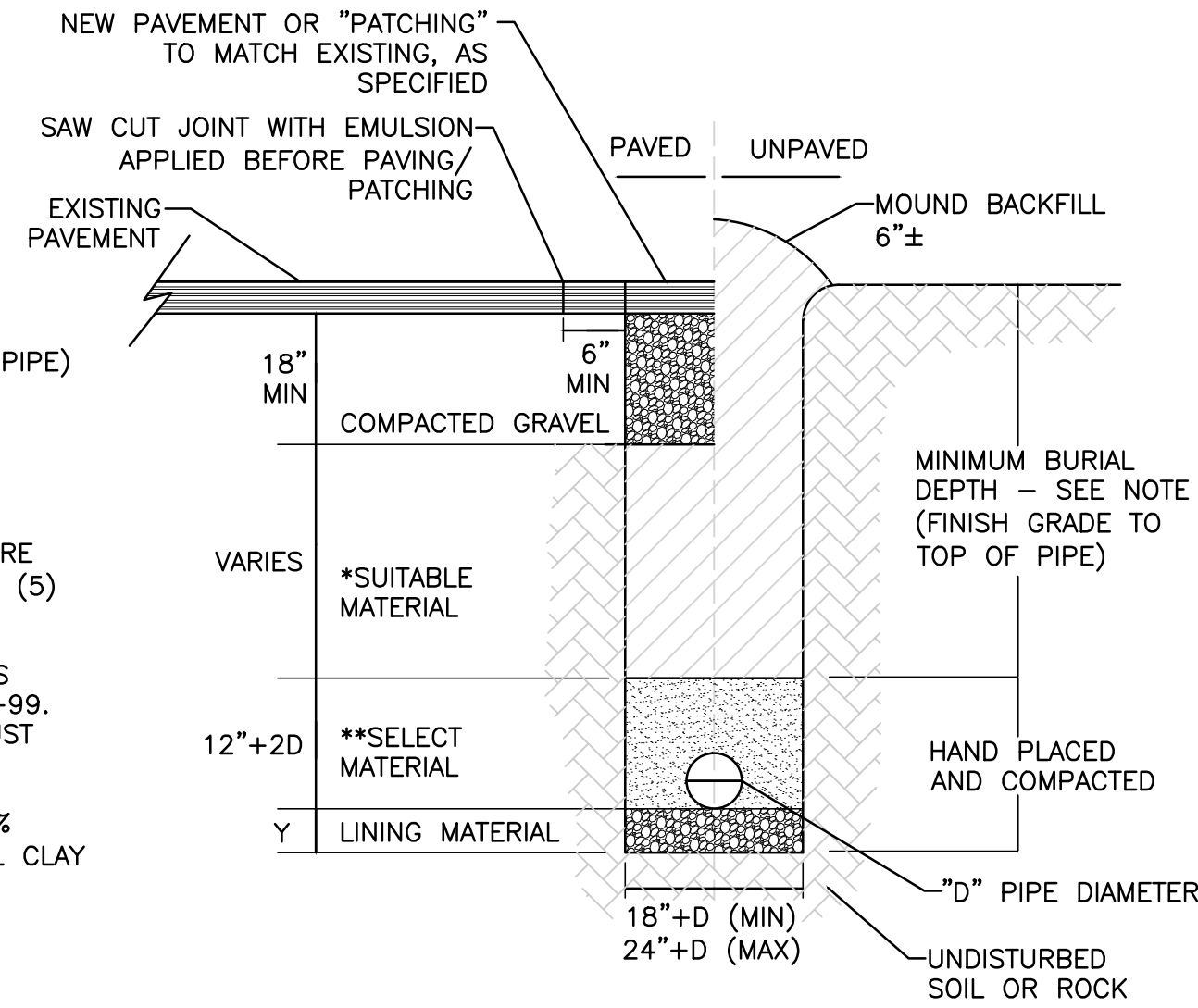
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NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)
GRAVITY PIPE - SEE PLAN
PRESSURE PIPE UNDER PAVING - 4'* (TYPICAL)
PRESSURE PIPE BENEATH UNPAVED - 3'*

*PIPE SHALL BE INSULATED WITH 2" EXTRUDED POLYSTYRENE BOARD SET 2" ABOVE TOP OF PRESSURE PIPE (FORCE MAIN) WHEN COVER IS LESS THAN FIVE (5) AND WHERE SHOWN ON THE PLANS
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.



TRENCH DETAIL

NOT TO SCALE

8

CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	Y-DIMENSION
DUCTILE IRON "ORDINARY SOIL"	TYPE I, II, OR III	SAND OR TYPE III	3"
RCP "ORDINARY SOIL"	TYPE II OR III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II OR III	SAND OR TYPE III	8"
DUCTILE IRON IN CLAY OR MUCK	TYPE II OR III	SAND	4"
RCP IN CLAY	TYPE II OR III	SAND	8"
ALL PLASTICS	TYPE III	SAND OR TYPE III	6"

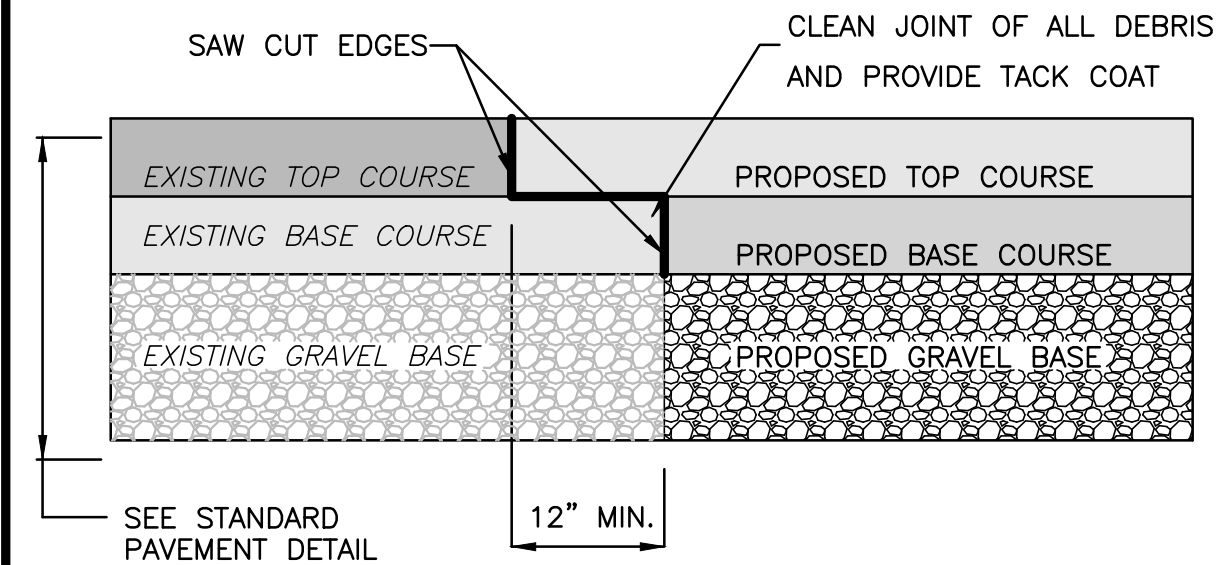
SUITABLE MATERIAL SHALL CONTAIN NO STONE GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAX 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

**TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1.5" DIAMETER, NO FROZEN LUMPS, CLAY OR ORGANIC MATERIAL.

**TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1.5" SQUARE OPENING, NOT MORE THAN 25% PASSING A ¾" OPENING, AND NOT MORE THAN 5% PASSING A ½" SQUARE OPENING.

**TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A ½" SQUARE OPENING.

NOTE:
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



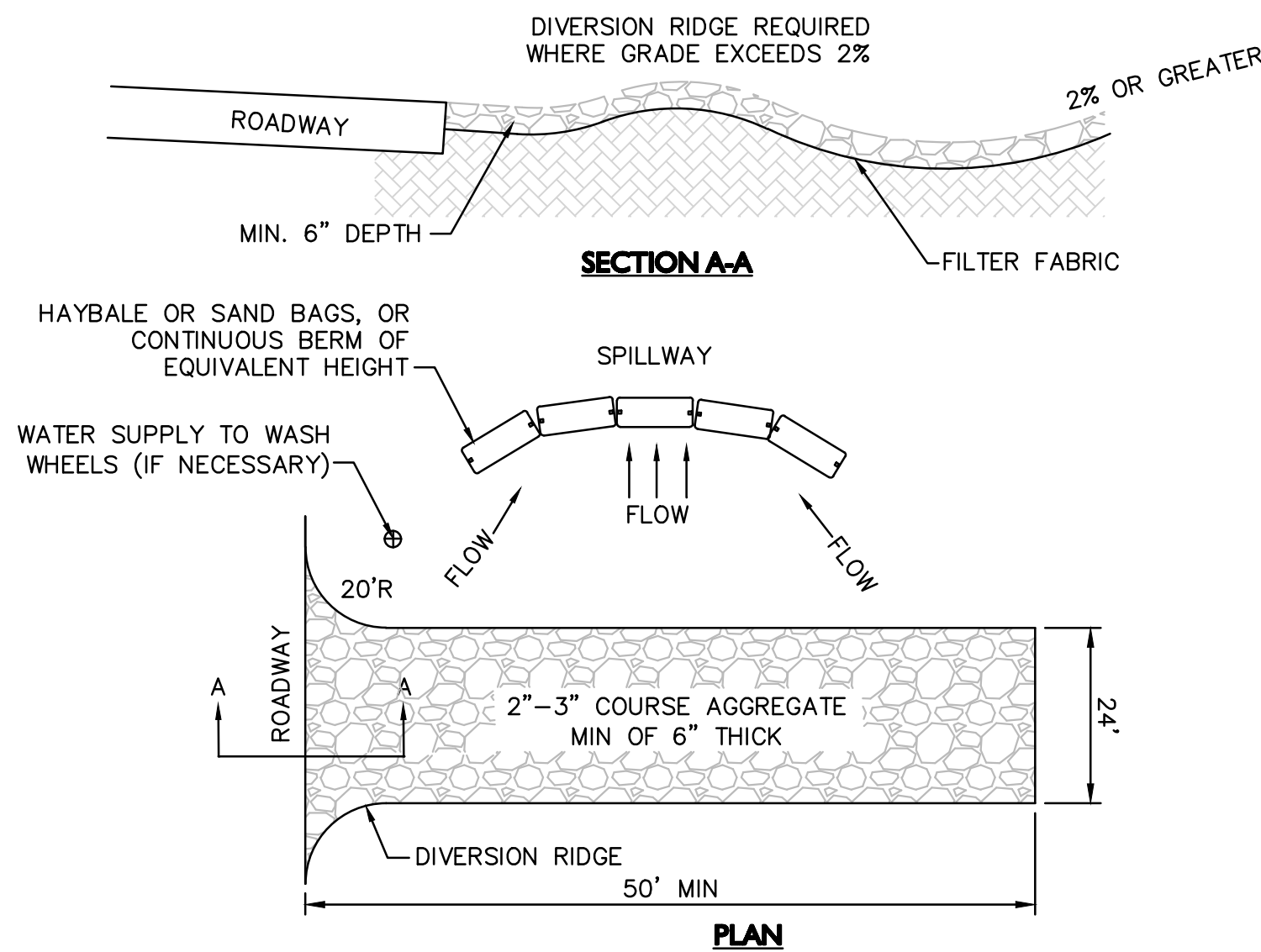
PAVEMENT KEY CUT

NOT TO SCALE

7

NOTES:

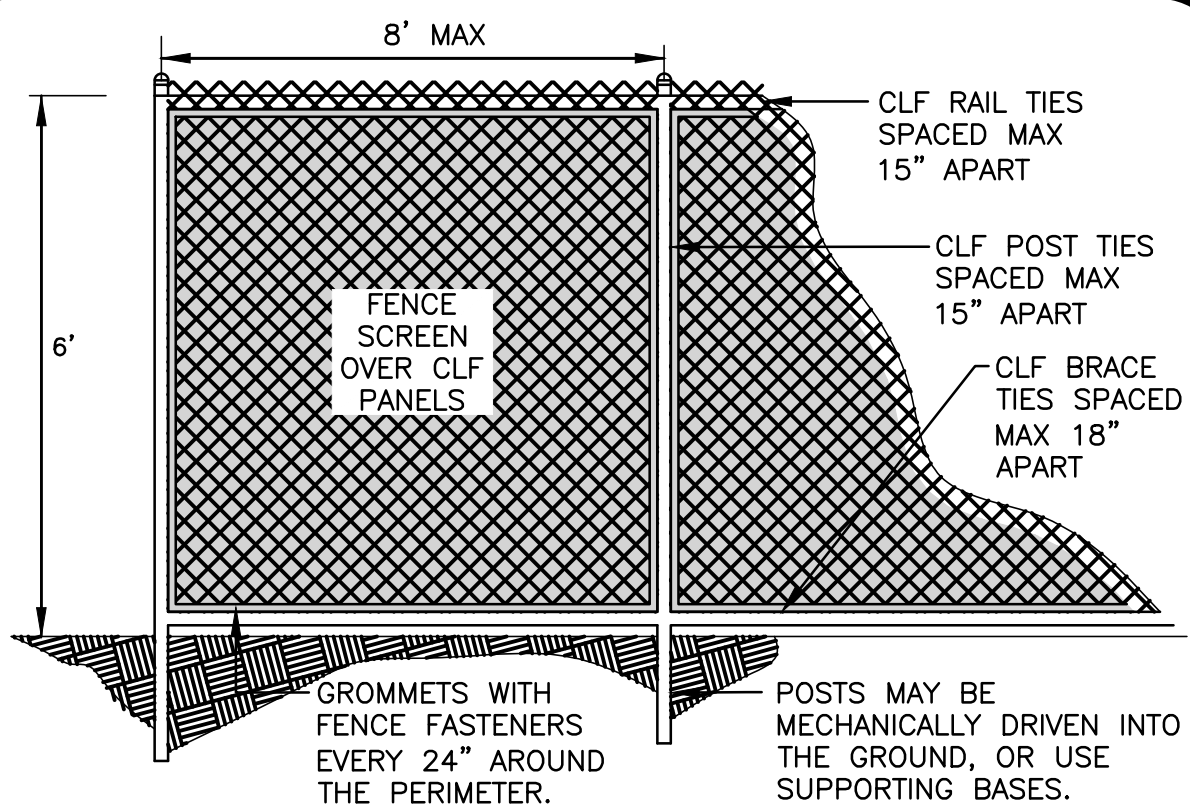
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, HAYBALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
5. SEE EROSION CONTROL PLAN FOR PAD DIMENSIONS AND LOCATION.



TEMPORARY CONSTRUCTION ENTRANCE/TRACKING PAD

NOT TO SCALE

6

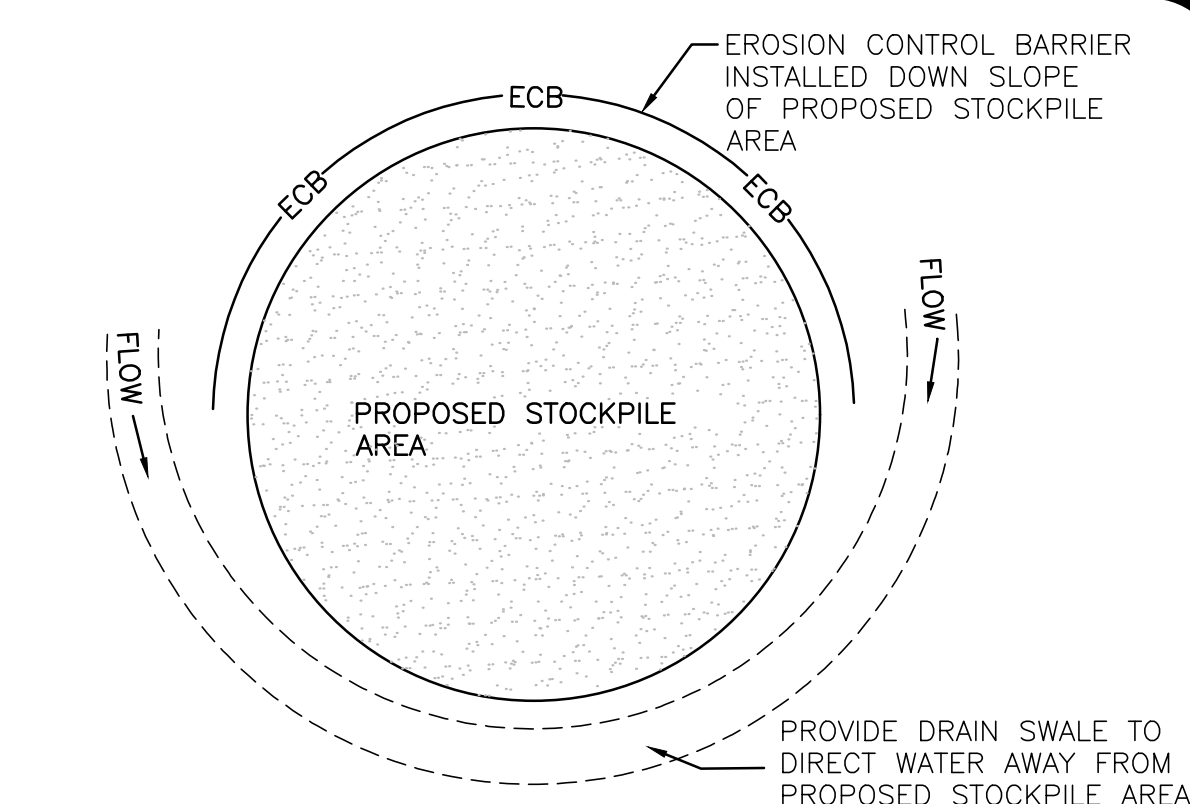


- NOTES:
1. SCREEN MATERIAL SHALL BE MADE FROM KNITTED HIGH DENSITY POLYETHYLENE WITH UV ADDITIVES.
 2. SCREEN FILAMENT STRENGTH SHALL BE A MINIMUM OF 50LBS/FT.
 3. SCREEN MATERIAL BREAK STRENGTH SHALL BE A MINIMUM OF 500 LBS/FT.
 4. SCREEN SHADE / WIND BLOCKAGE SHALL BE A MINIMUM OF 85%.
 5. SCREEN COLOR SHALL BE GREEN OR BLACK.

TEMPORARY CONSTRUCTION FENCE w/ SCREEN

NOT TO SCALE

5

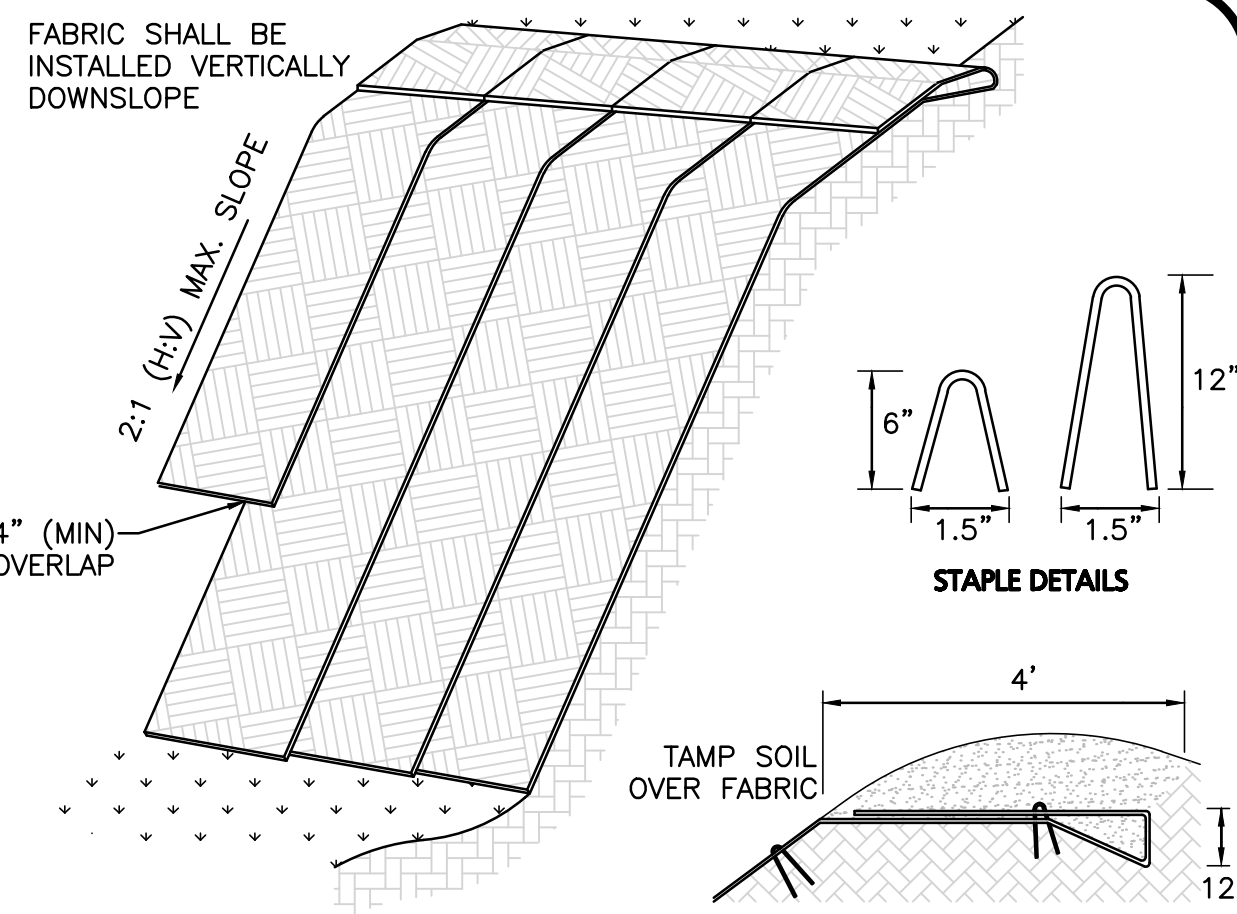


- NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW AND MULCH (AT 100 LBS/1,000 S.F.), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION

NOT TO SCALE

4

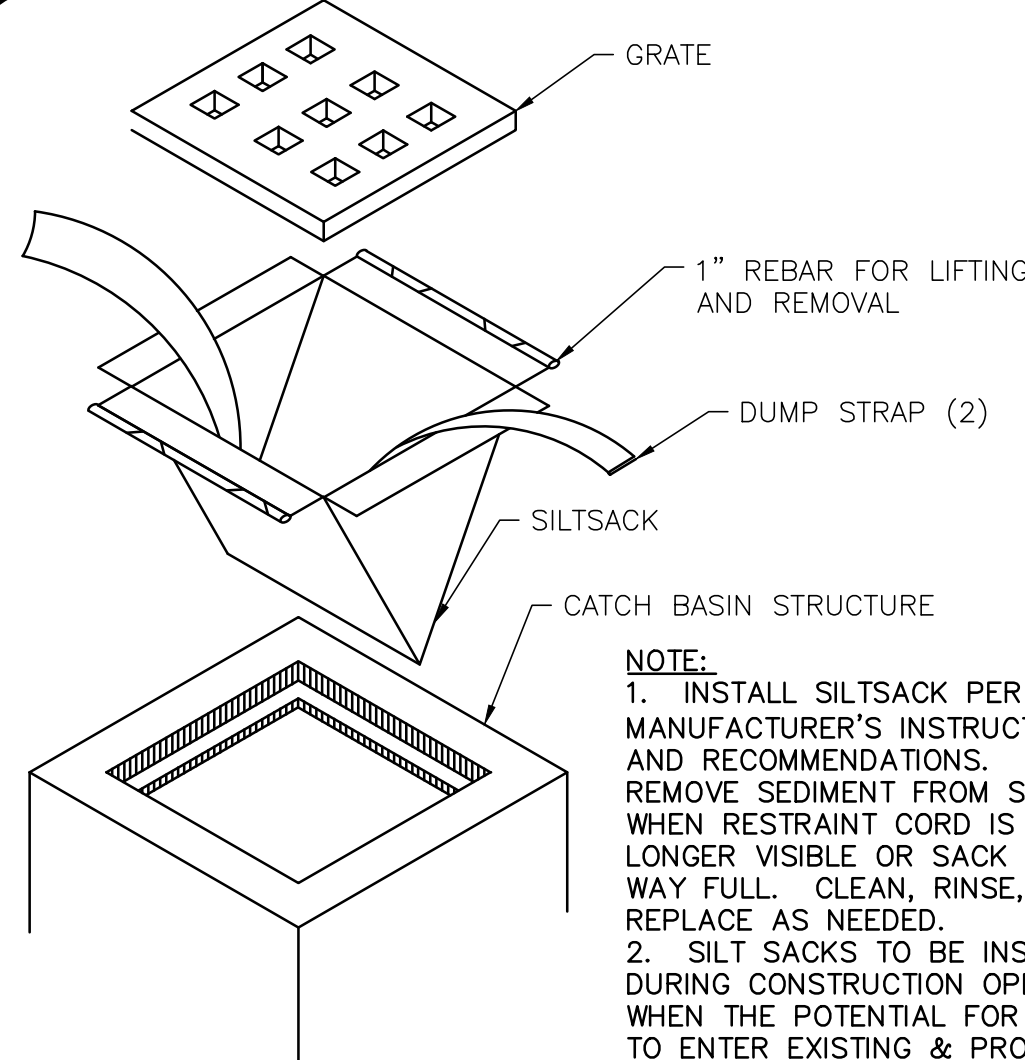


- NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. FABRIC SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 4. CHOOSE MATERIAL BASED ON SLOPE, SOILS, AND APPLICATION.

EROSION CONTROL FABRIC

NOT TO SCALE

3

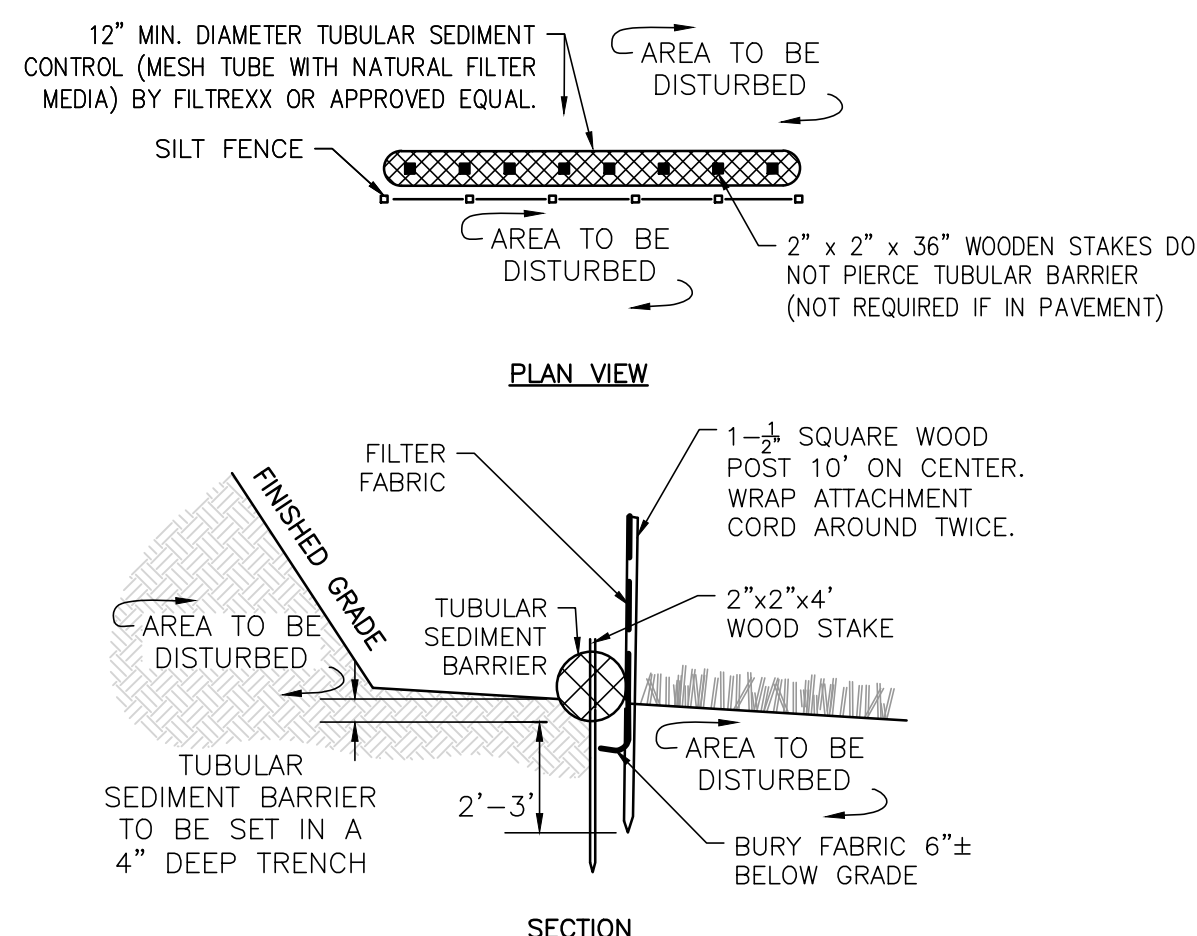


- NOTE:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE OR SACK IS HALF WAY FULL. CLEAN, RINSE, AND REPLACE AS NEEDED.
 2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

SILTSACK INLET DETAIL

NOT TO SCALE

2

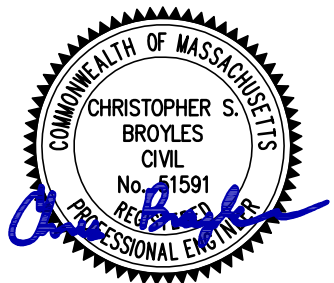


- NOTES:
1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
 2. INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
 3. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
 4. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
 5. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 6. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.
 7. DEPTH TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR GREATEST DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.

SILT FENCE AND TUBULAR SEDIMENT BARRIER

NOT TO SCALE

1



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	01-26-2026
SCALE:	AS SHOWN	DWG. NAME:	C-3410-03
DESIGNED BY:	BDP/CB	CHECKED BY:	CMQ

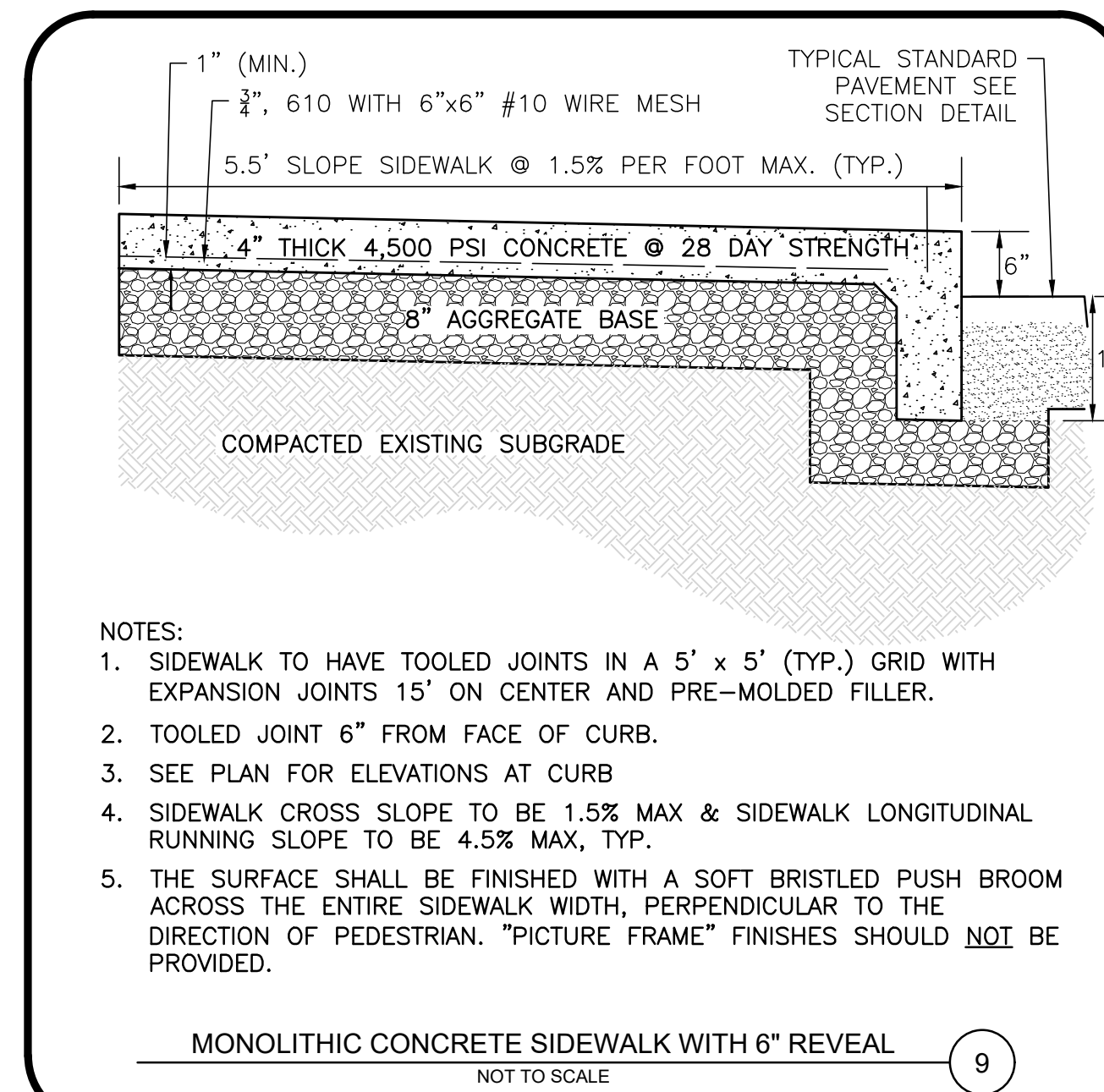
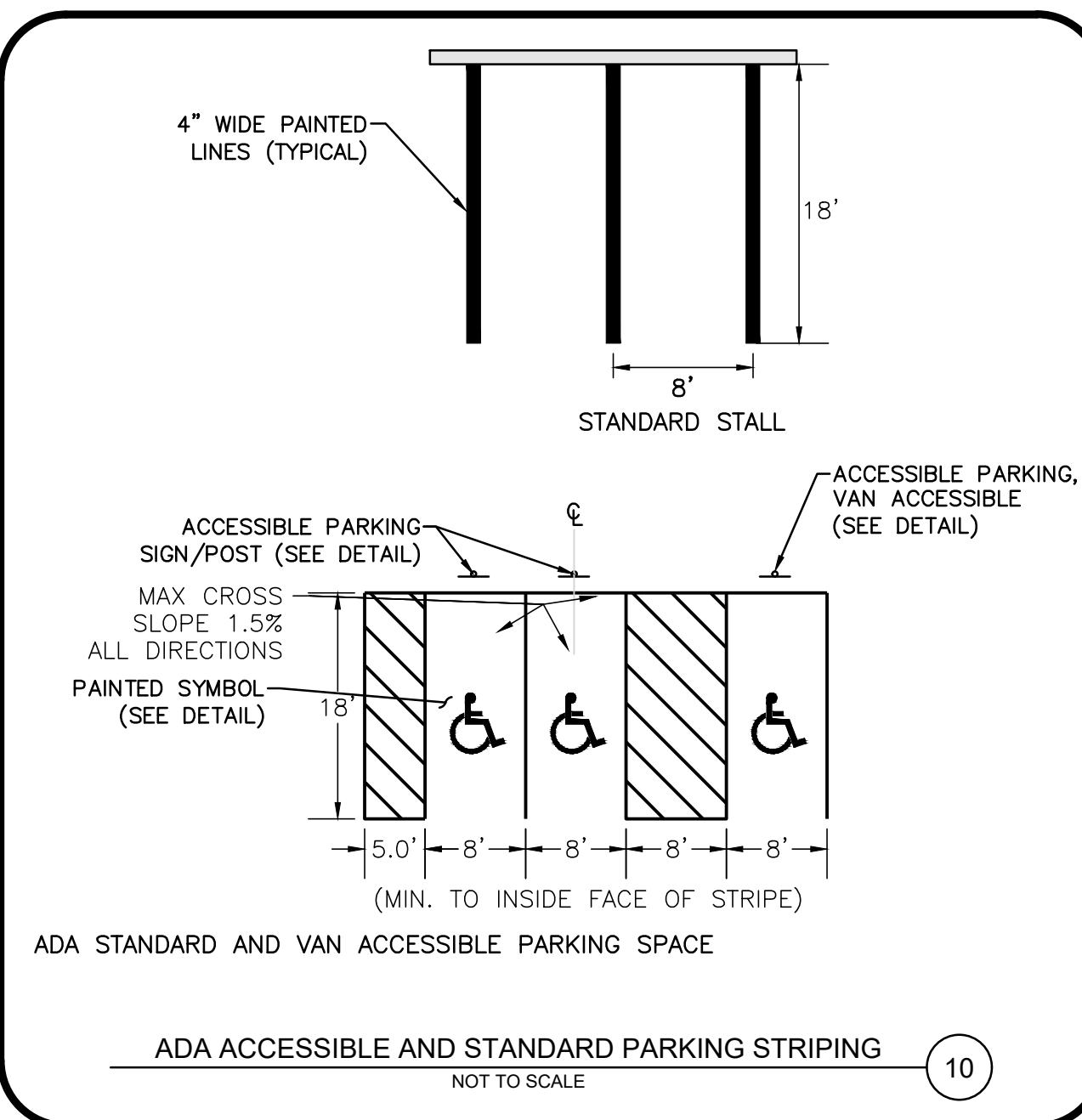
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:	SHEET No.
DETAILS	C-501



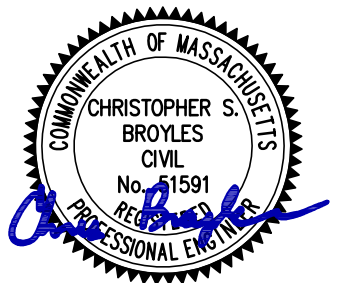
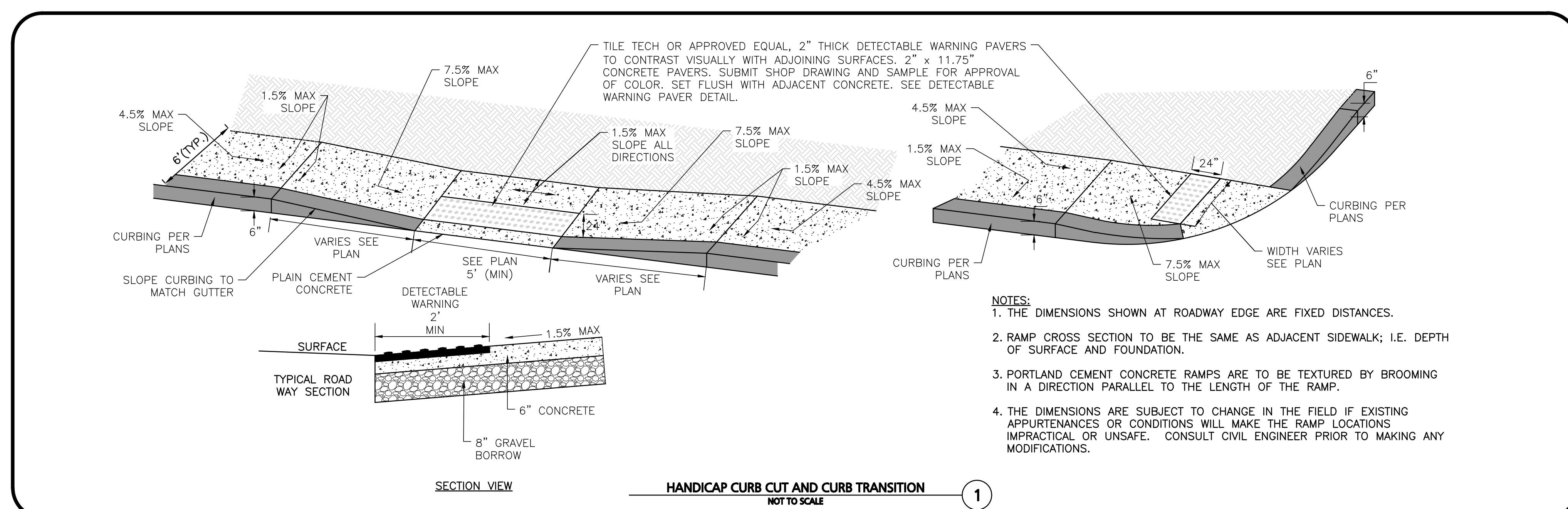
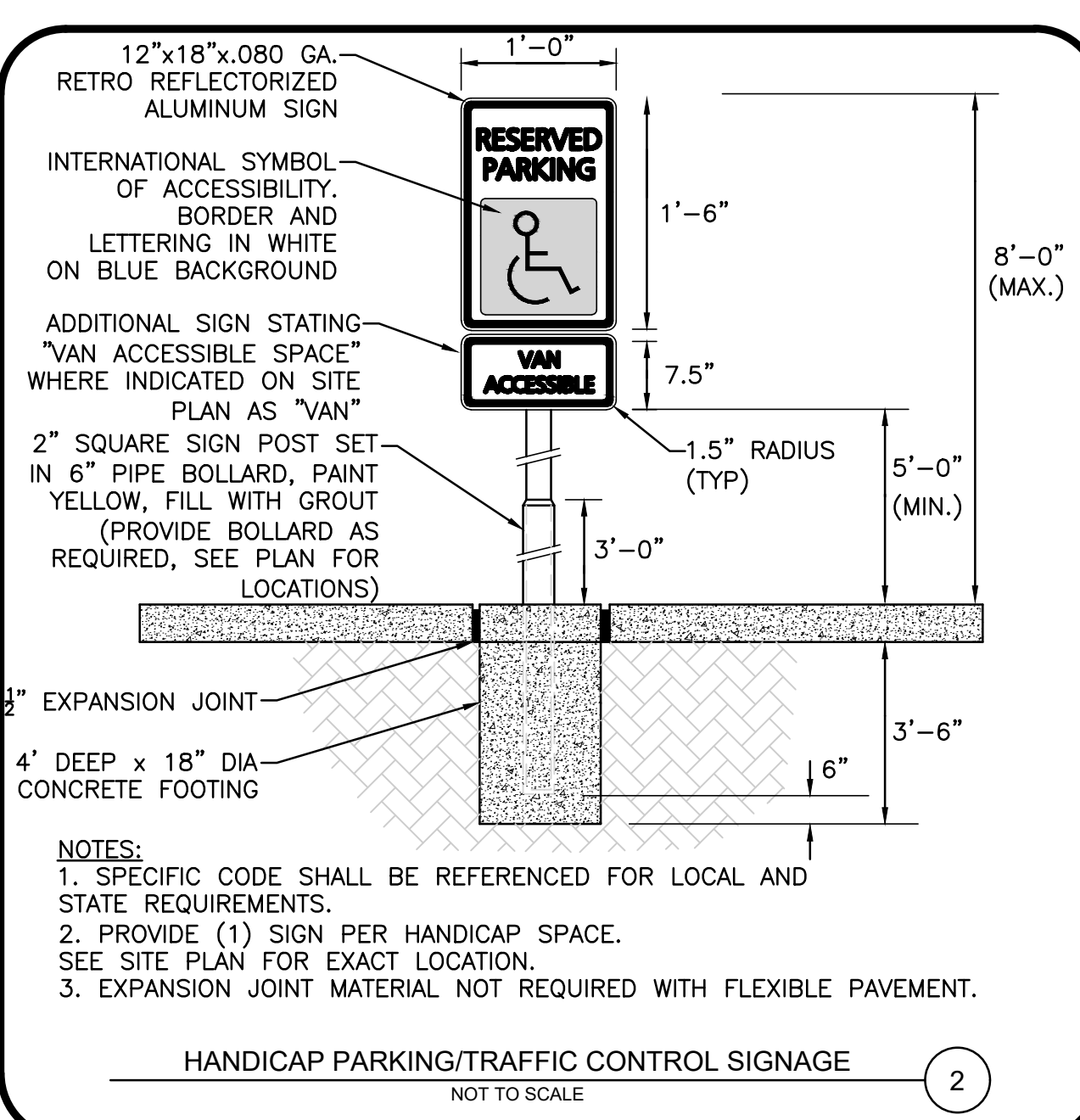
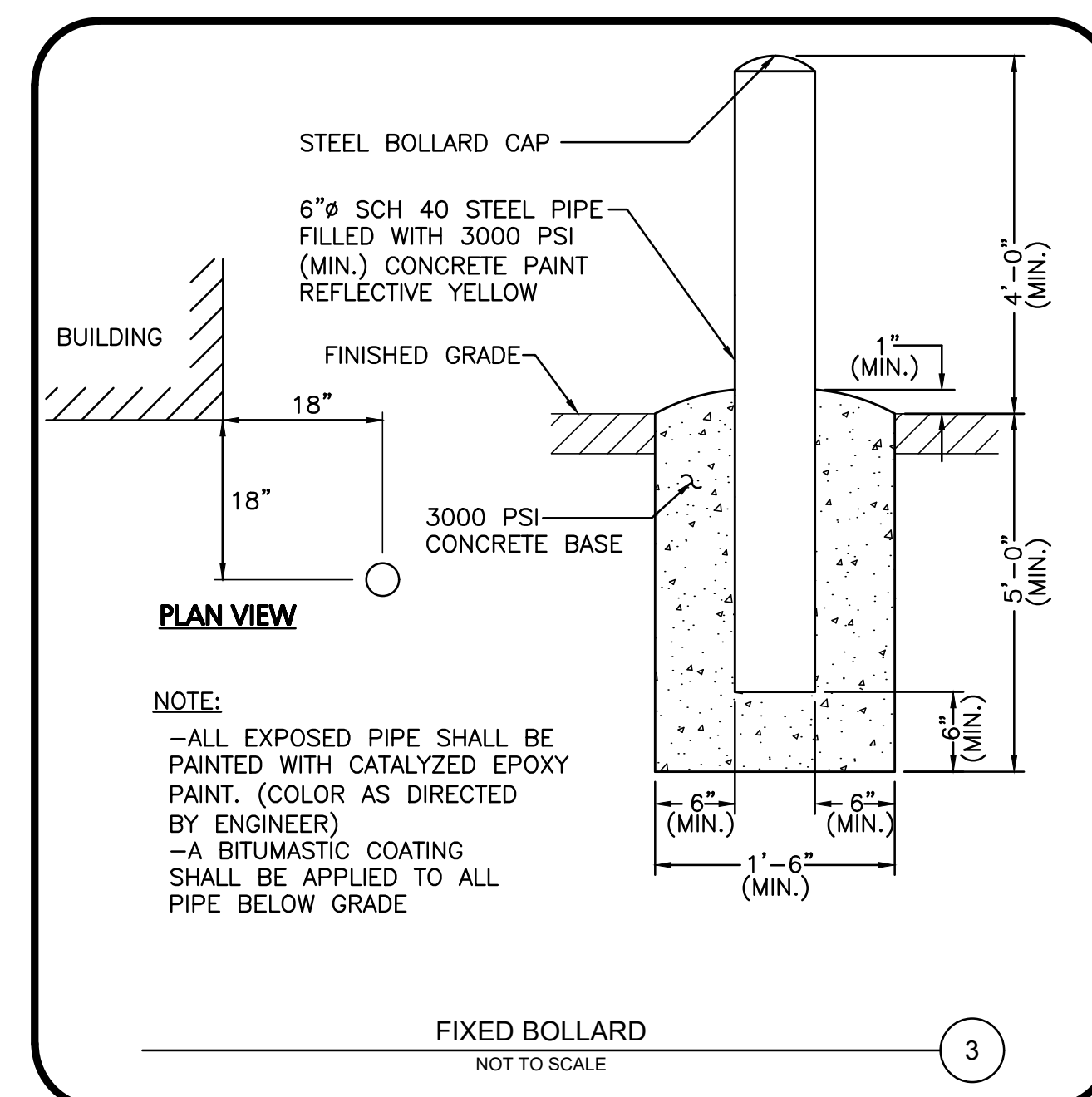
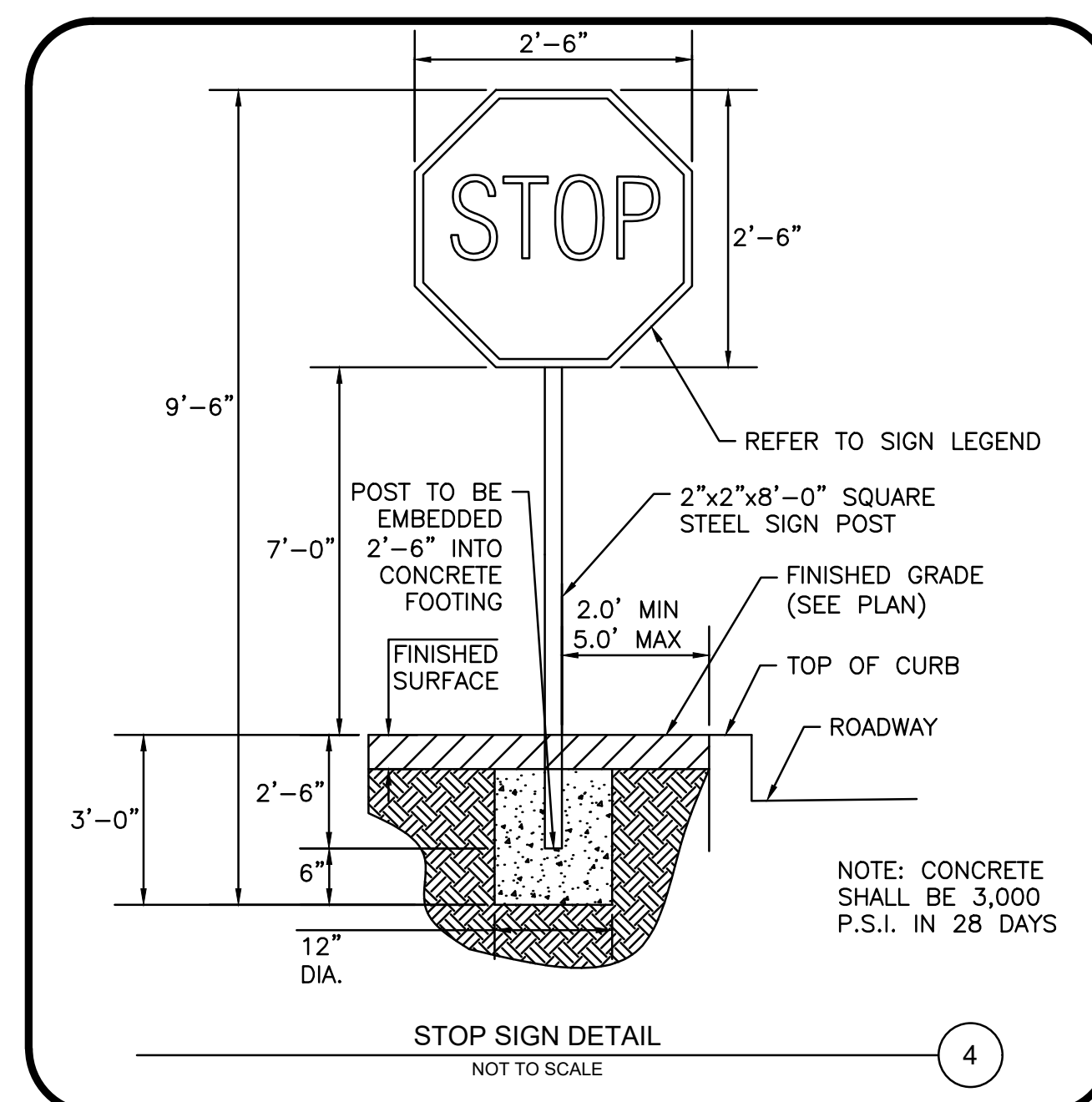
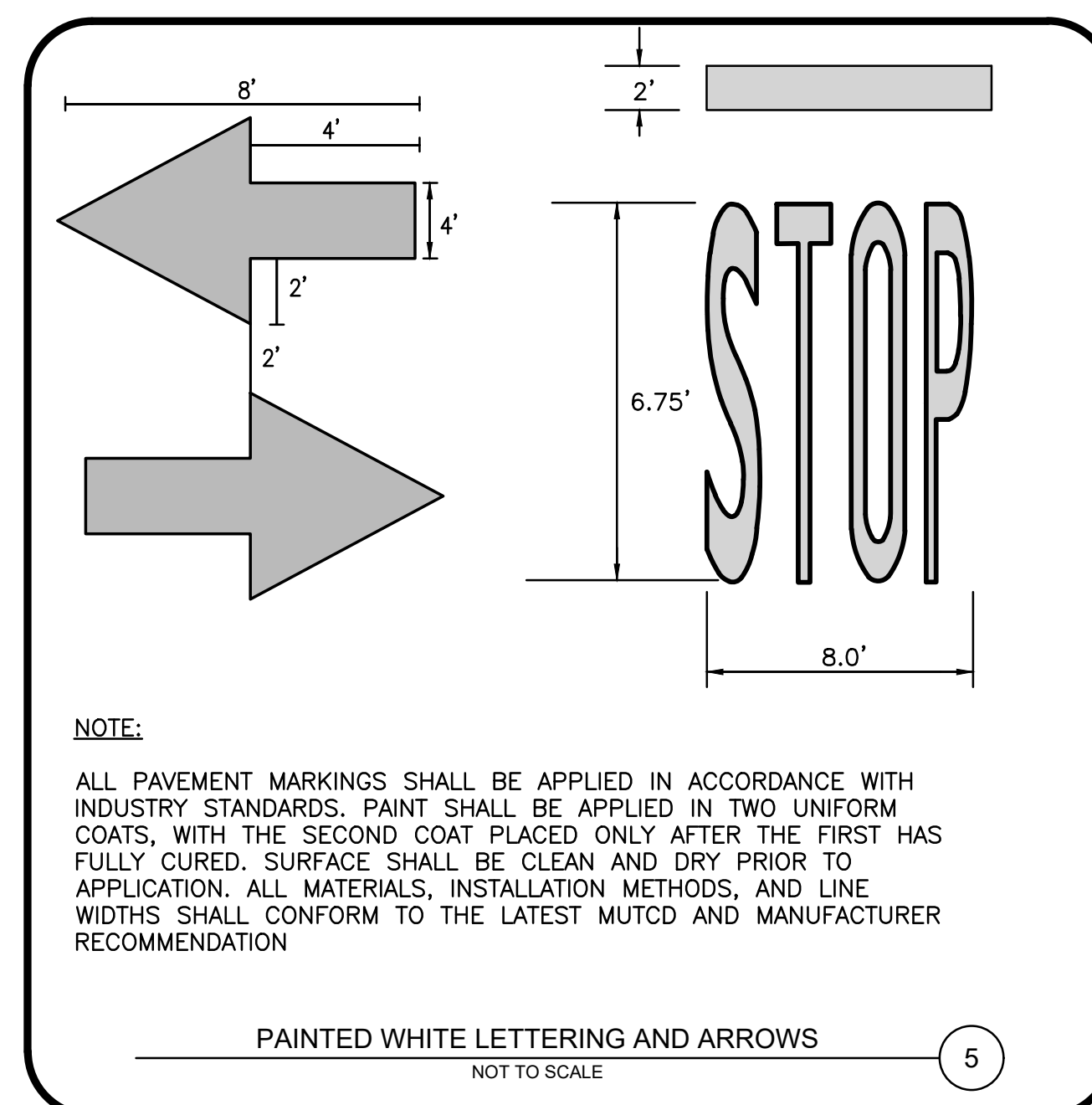
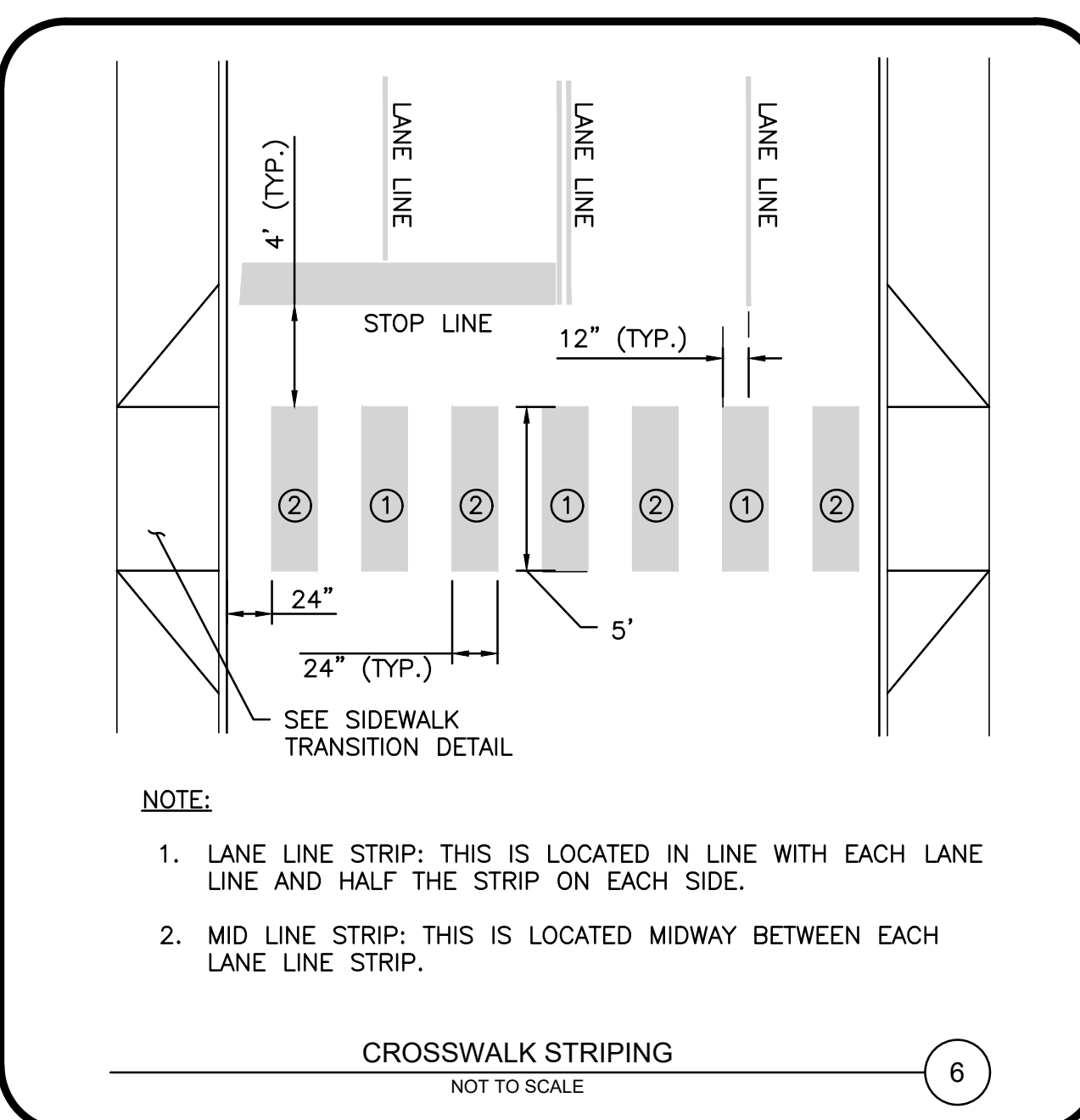
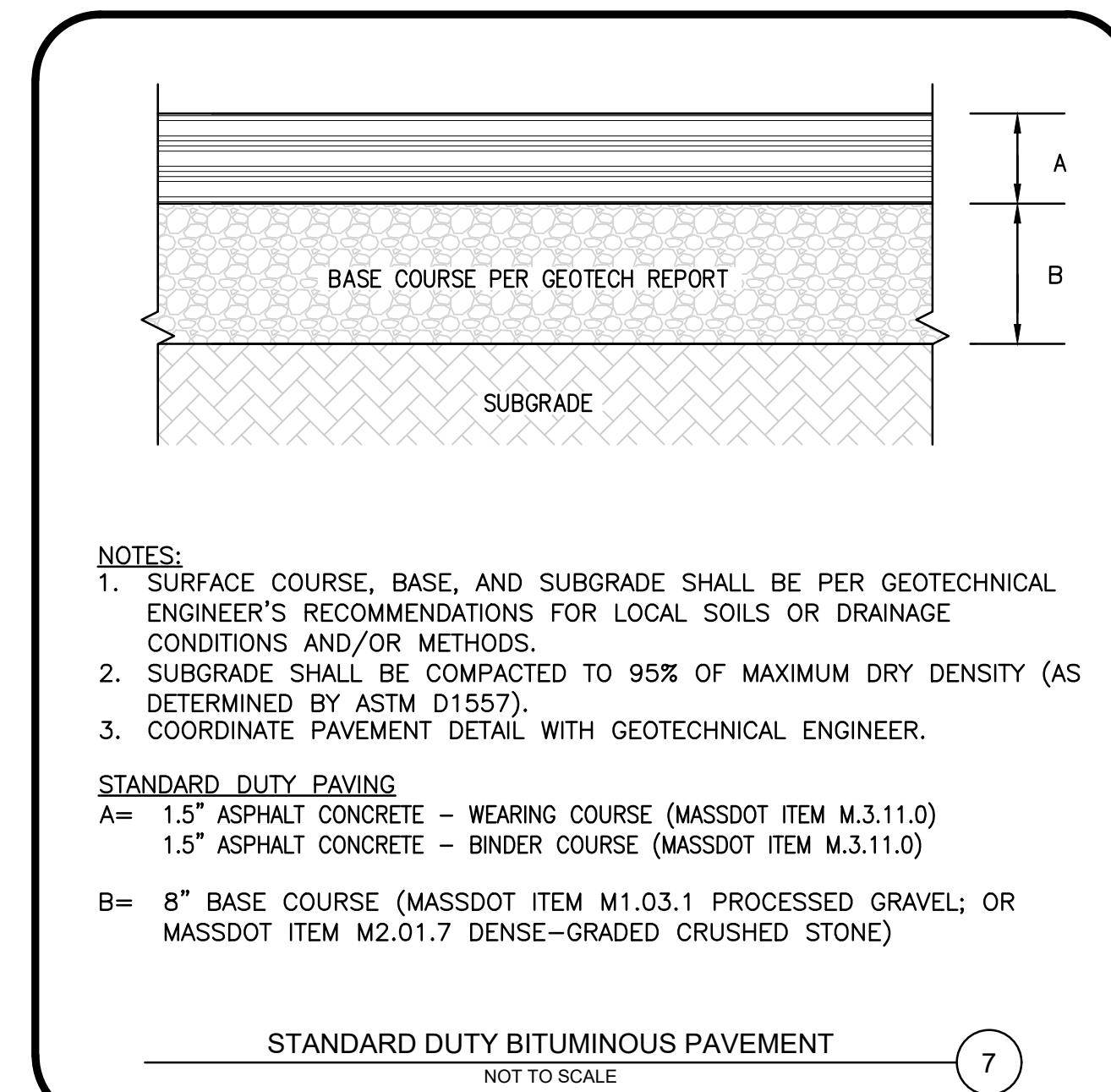
STANDARD SIGNAGE TABLE:					
DESC.	SIGN	SIZE	MOUNTING HEIGHT	DESCRIPTION	REFLECTORIZED
R1-1		30"x30"	7' - 0"	WHITE ON RED	YES
R7-8 (MODIFIED)		12"x20"	7' - 0"	GREEN & BLUE ON WHITE	NO
R7-8		12"x20"	7' - 0"	GREEN & BLUE ON WHITE	NO

NOTES:

1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.
2. WHERE APPLICABLE THE SIGN SUPPORT SHALL COMPLY WITH THE BREAKAWAY REQUIREMENTS OF THE LATEST EDITION OF AASHTO'S "SPECIFICATION FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS".

NOT TO SCALE

8



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

1	06/01/26	VARIOUS REVISION
REV	DATE	DESCRIPTION

APPLICANT:
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201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	01-26-2026
SCALE:	AS SHOWN	DWG. NAME:	C-3410-03
DESIGNED BY:	BDP/CB	CHECKED BY:	CMQ

PREPARED BY:



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DRAWING TITLE:	SHEET No.
DETAILS	C-502

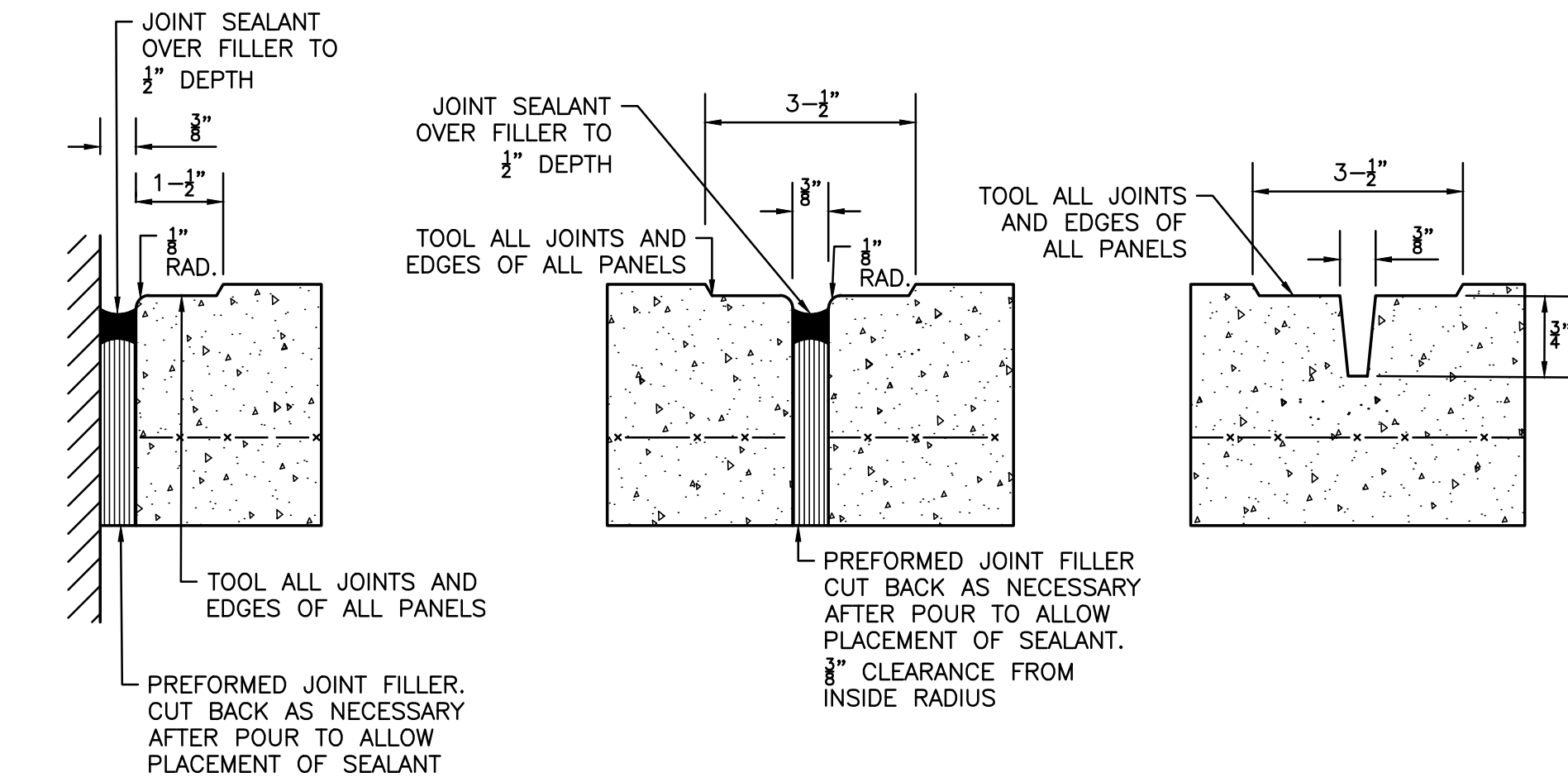
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NOT USED
NOT TO SCALE

10

NOT USED
NOT TO SCALE

9



EXPANSION JOINT AT FIXED OBJECTS DETAIL

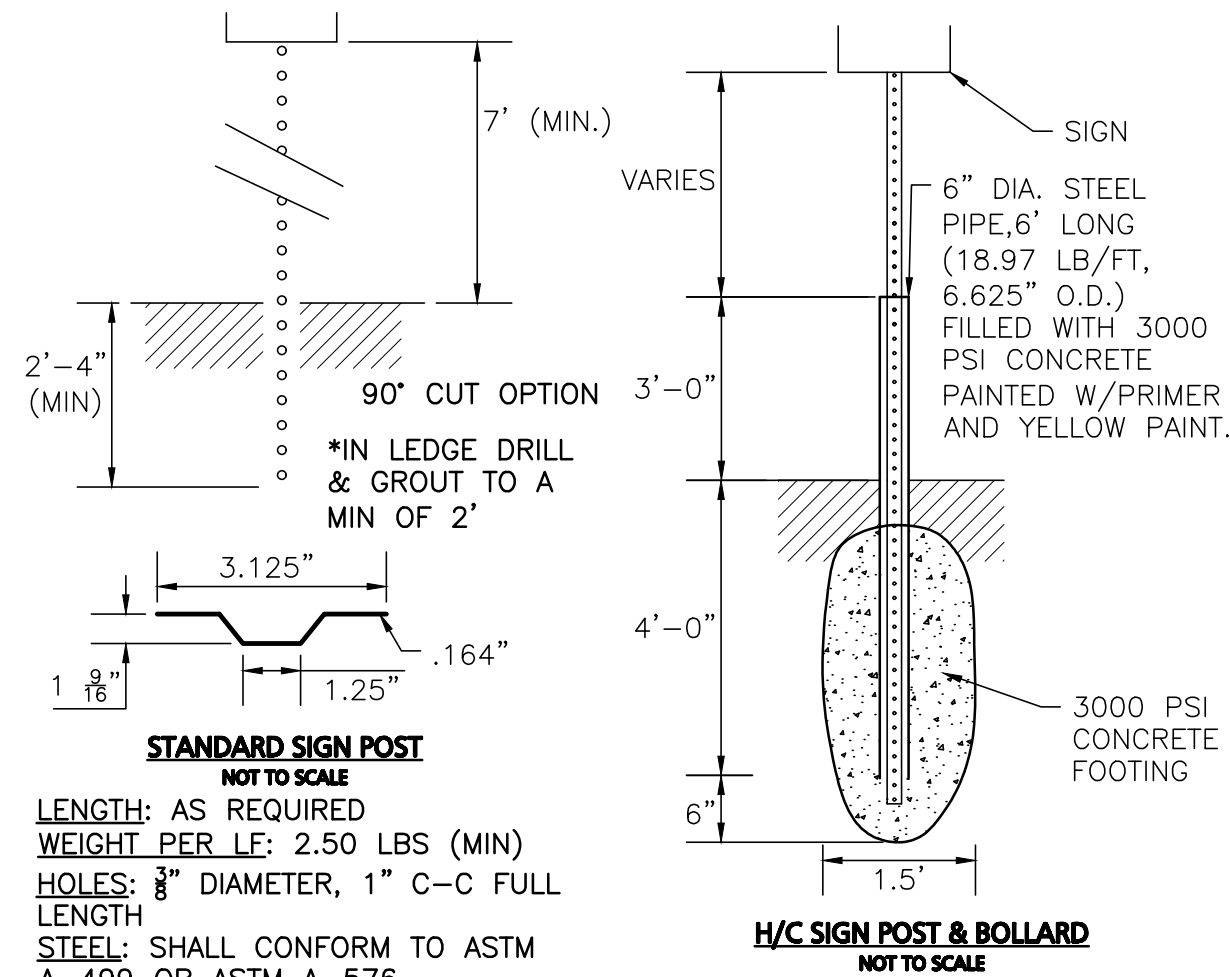
EXPANSION JOINT DETAIL

CONTROL JOINT DETAIL

CONCRETE SIDEWALK JOINTS
NOT TO SCALE

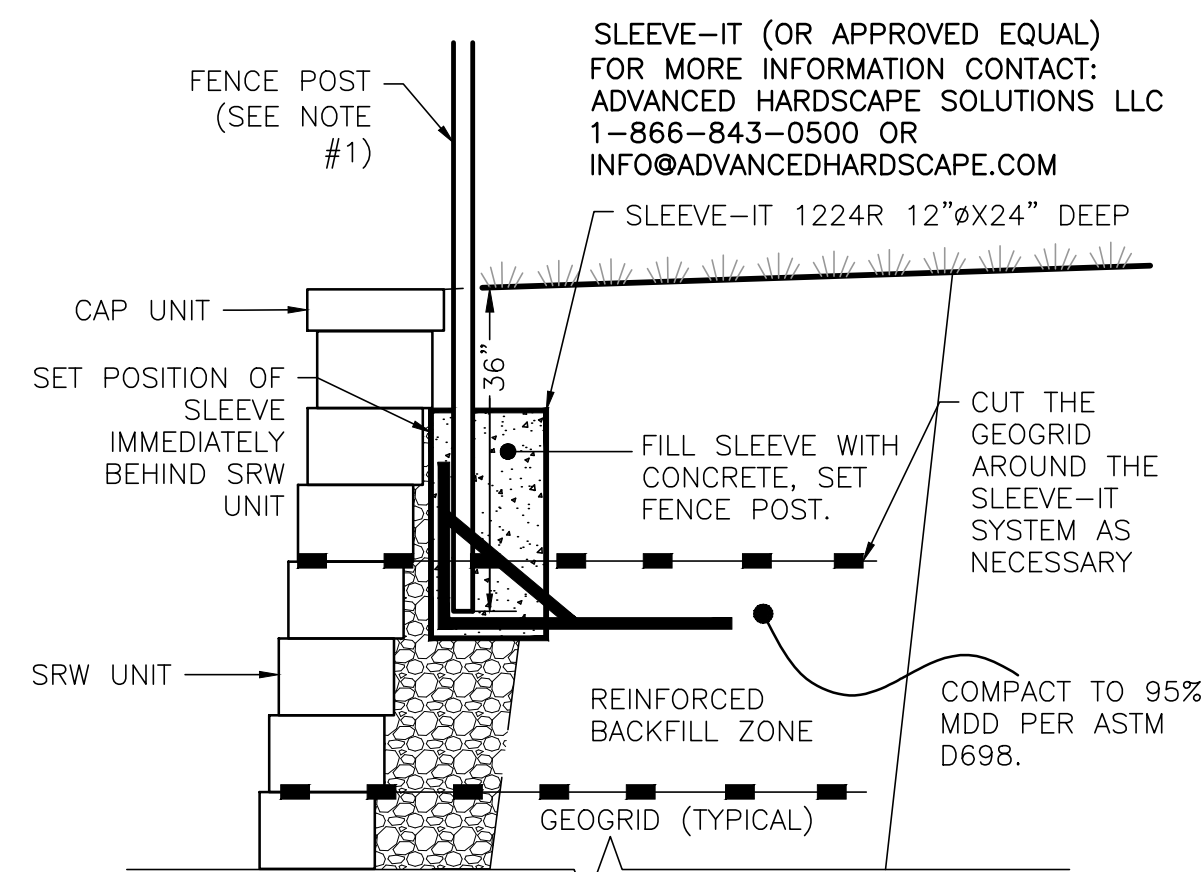
8

- NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 15' O.C. MIN.
 2. PROVIDE CONTROL JOINTS AT 5' O.C. UNLESS SHOWN OTHERWISE.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO DIRECTION OF TRAVEL.
 4. CEMENT CONCRETE SHALL BE 4,500 PSI AIR ENTRAINED.
 5. REFER TO LANDSCAPING PLANS FOR ADDITIONAL JOINTS.
 6. JOINT FILLERS SHALL BE RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD. SUBMIT SHOP DRAWINGS.
 7. JOINT SEALANTS SHALL BE NON-PRIMING POURABLE SELF-LEVELING TYPE. SUBMIT SHOP DRAWINGS.
 8. ALL CURBS TO HAVE 3" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS AND CONTROL JOINTS AT MAXIMUM 15 FEET



SIGN POST DETAIL
NOT TO SCALE

7

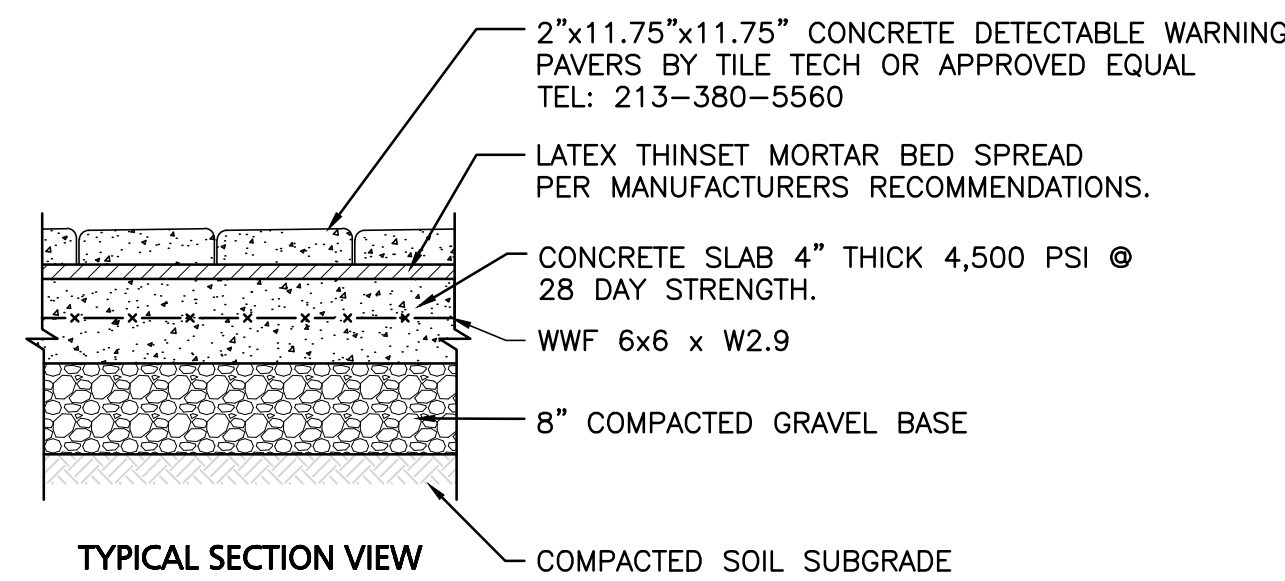


- NOTES:
1. FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS:
 - A. CHAIN LINK - UP TO 8'-FT.
 - B. PRIVACY - UP TO 6'-FT (WOODEN, PVC, METAL).
 - C. POST SIZE 4"x4" MAX.

FENCE POST AT TOP OF SEGMENTAL BLOCK RETAINING WALL

NOT TO SCALE

6

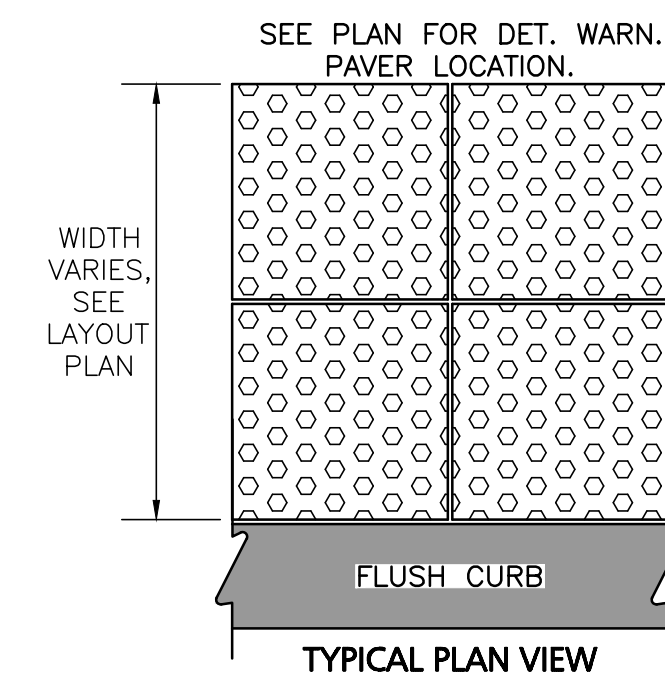


TYPICAL SECTION VIEW

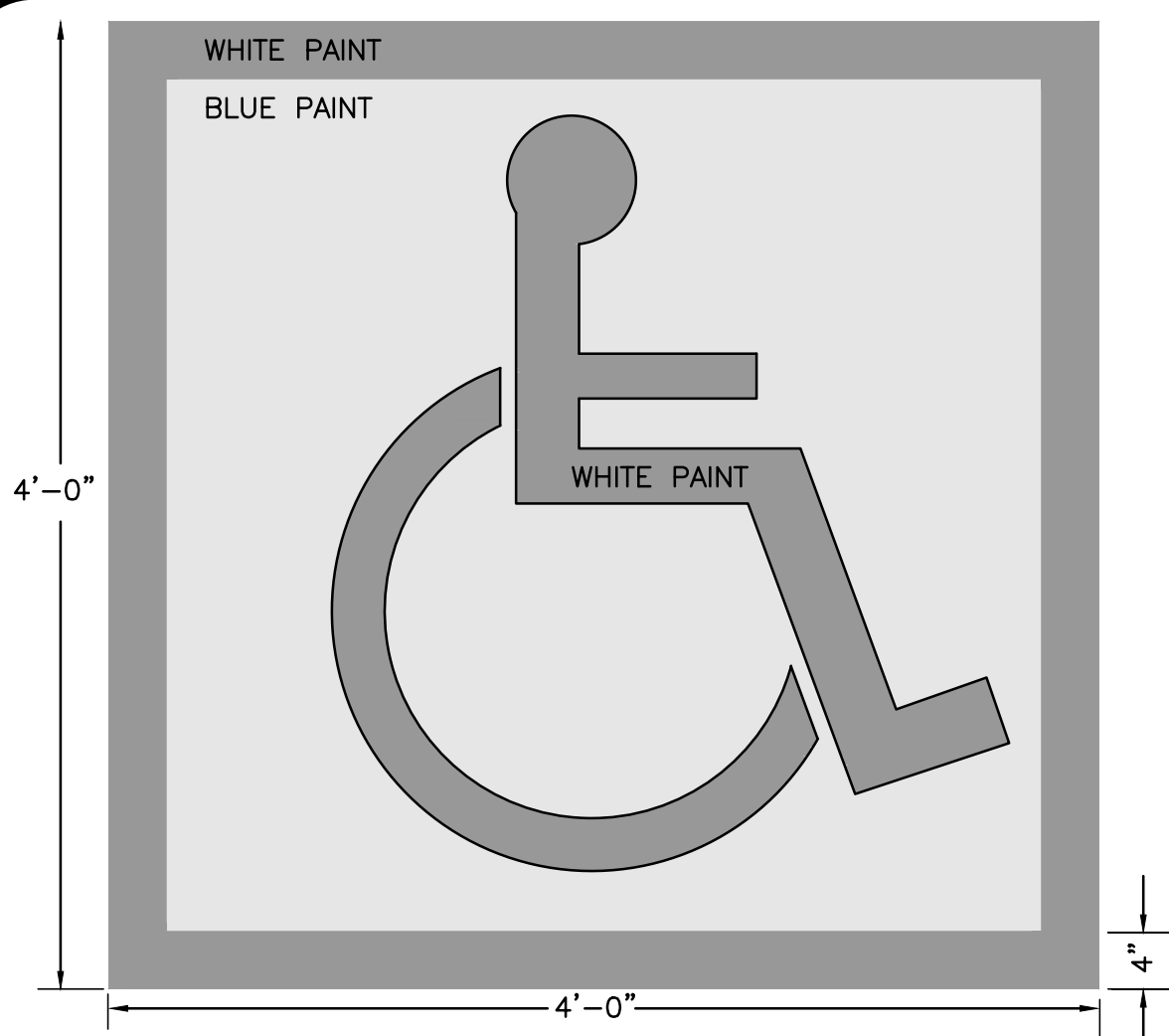
- NOTES:
1. CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
 2. SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
 3. SET TILES FLUSH WITH ADJACENT MATERIALS.
 4. SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
 5. INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS OR DESIGN ENGINEER.
 6. ALL DET. WARN. PAVERS SHALL COMPLY WITH ADA REGULATIONS.

TACTILE WARNING PAVERS
NOT TO SCALE

5



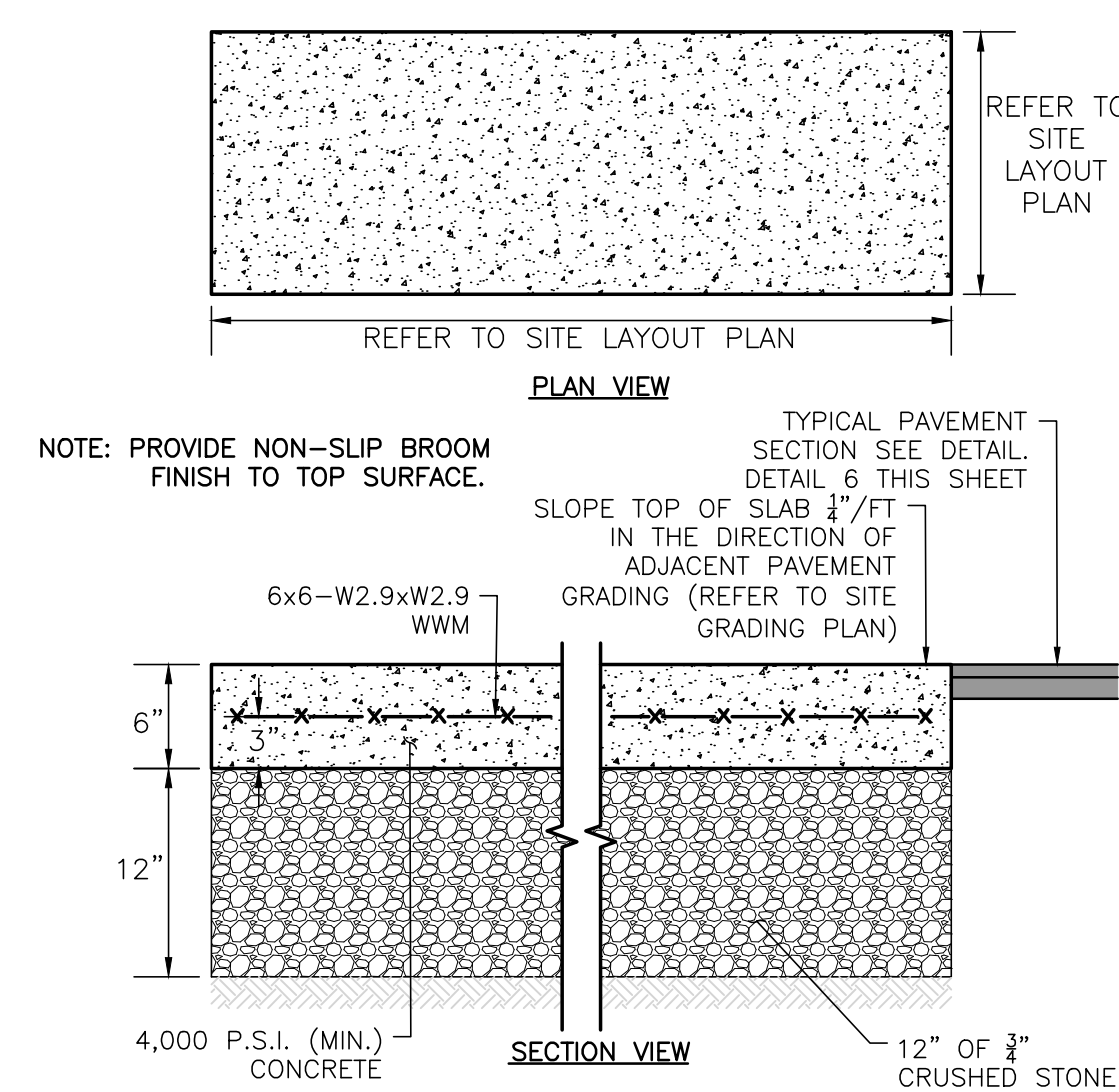
TYPICAL PLAN VIEW



1. SYMBOL SHALL BE CENTERED WITHIN THE PARKING STALL.
2. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE PAINT ON BLACK ASPHALT, BLUE ON WHITE WHERE APPLICABLE.

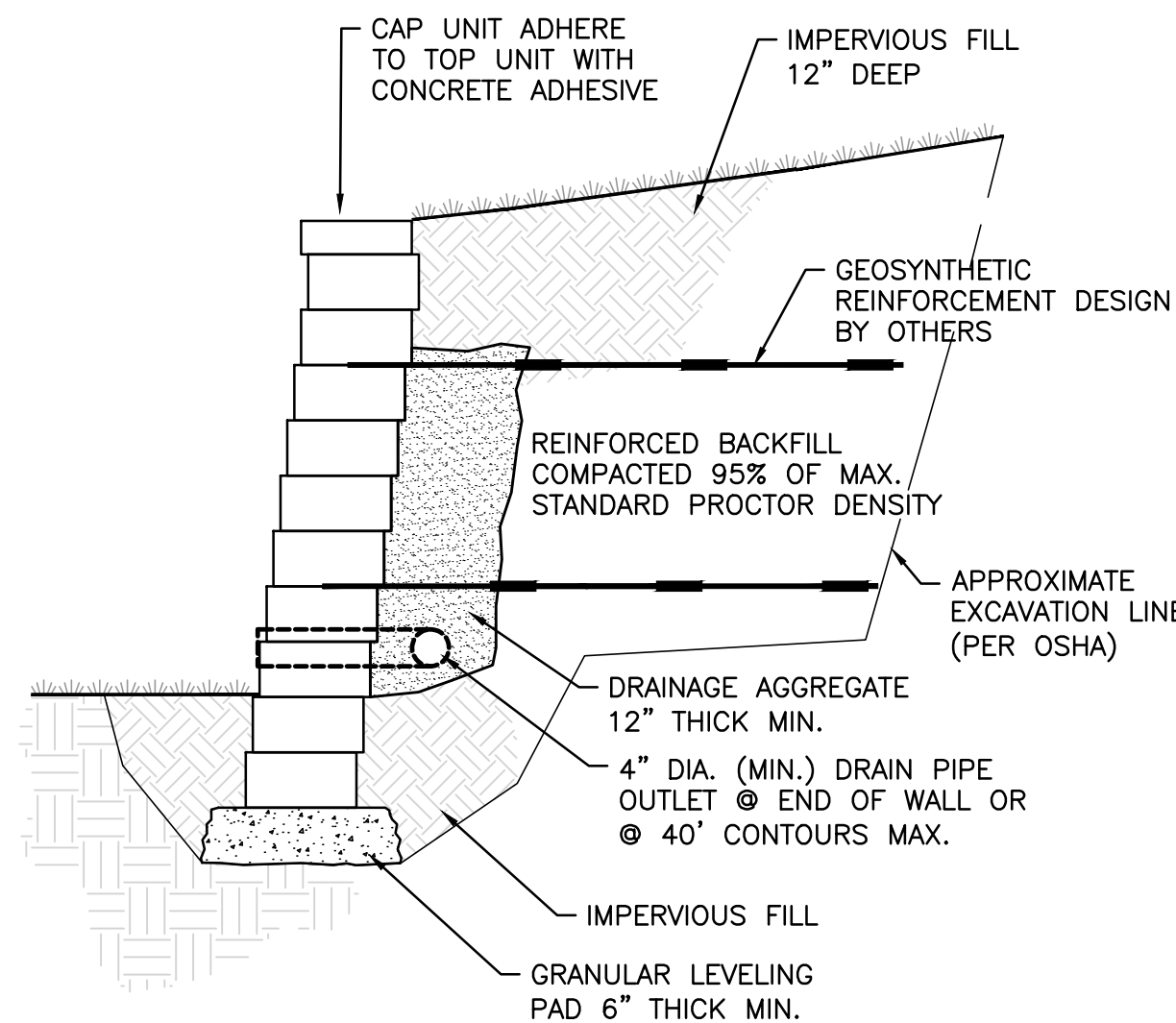
ACCESSIBLE PARKING STALL PAVEMENT MARKING
NOT TO SCALE

4



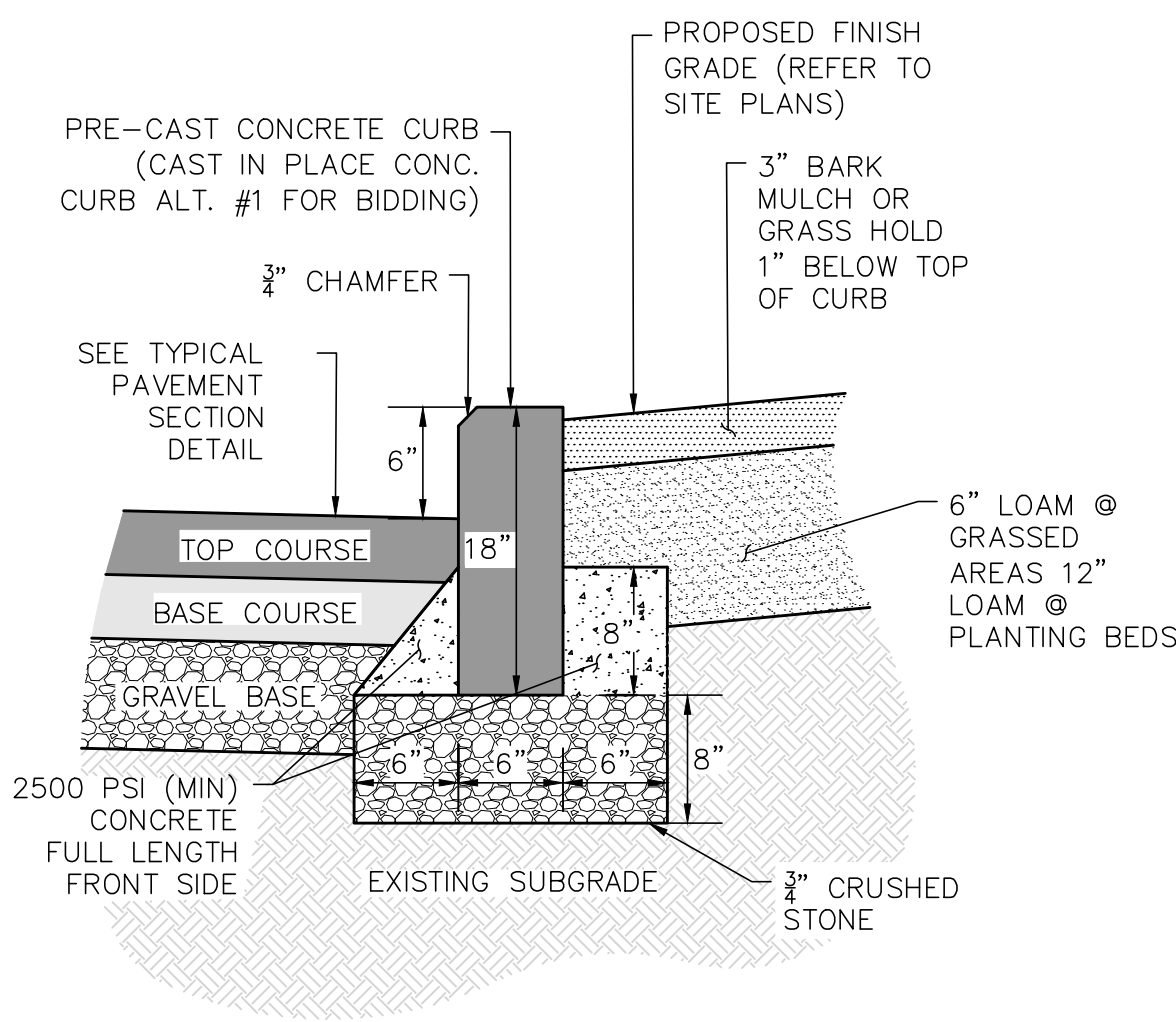
CONCRETE DUMPSTER PAD
NOT TO SCALE

3



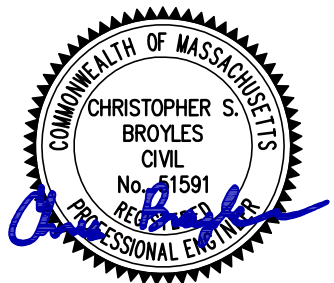
SEGMENTAL BLOCK RETAINING WALL
NOT TO SCALE

2



PRECAST CONCRETE CURB DETAIL
NOT TO SCALE

1



PROFESSIONAL ENGINEER FOR
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REV	DATE	DESCRIPTION
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APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:
27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: AS SHOWN DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:

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civil engineering • land surveying
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DRAWING TITLE: SHEET NO.

DETAILS C-503

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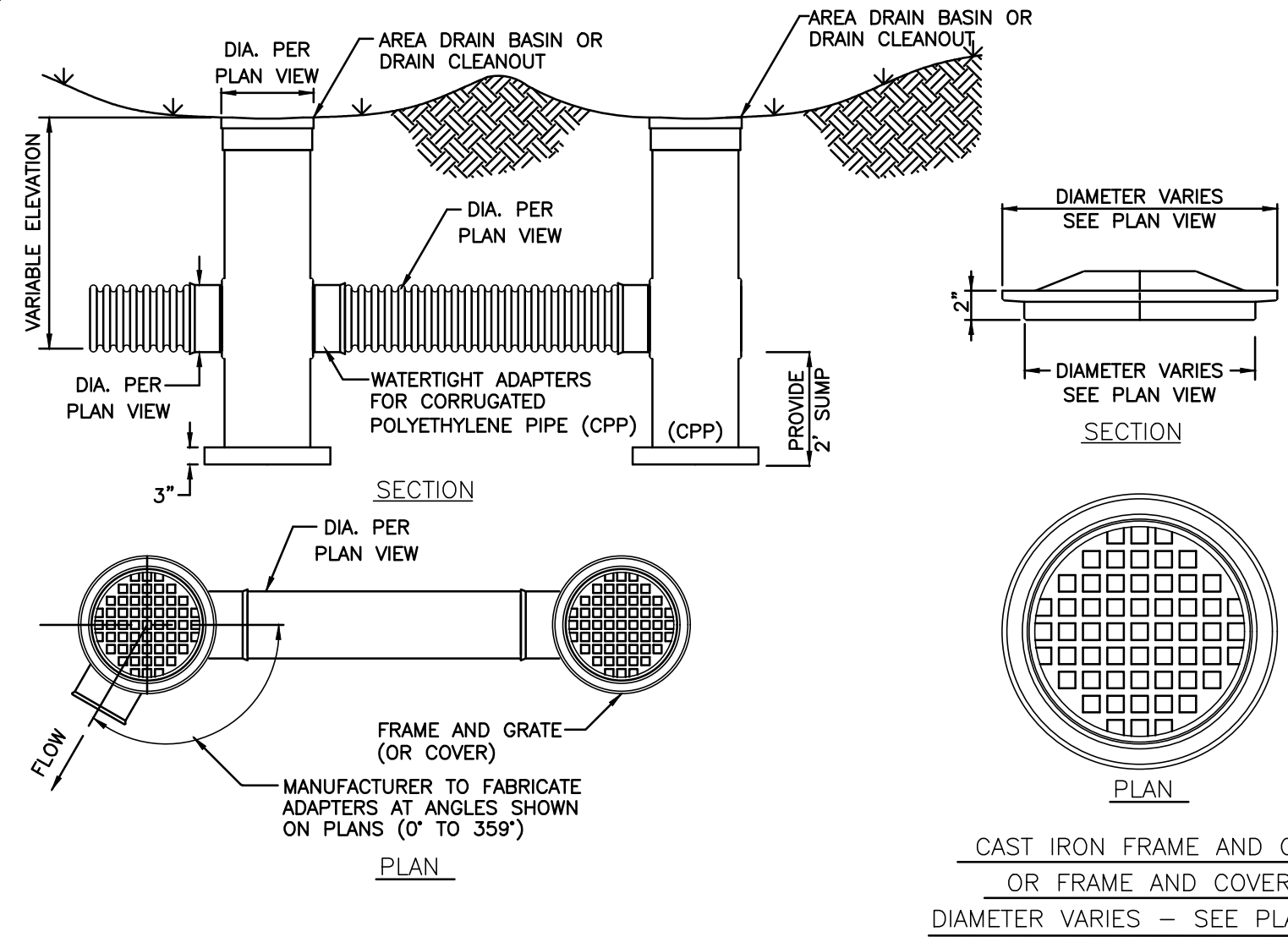
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NOT USED
NOT TO SCALE

7

NOT USED
NOT TO SCALE

6



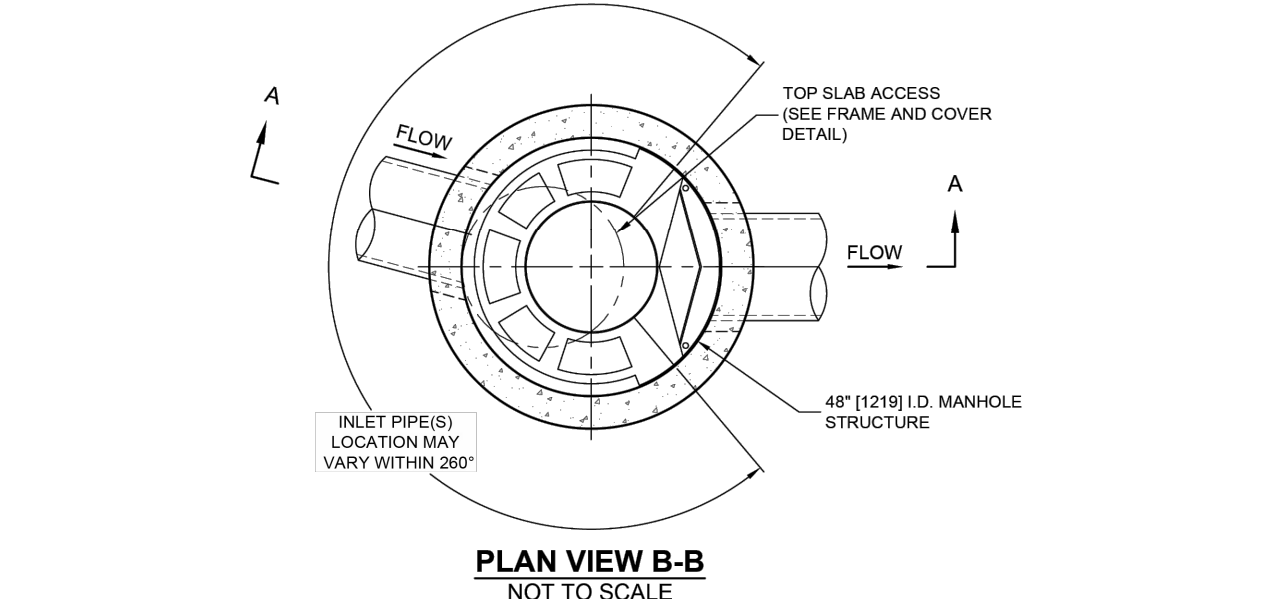
- NOTES:
1. AREA DRAINS (AD) AND DRAIN CLEANOUTS (CO) SHALL BE NYLOPLAST OR APPROVED EQUAL.
 2. AREA DRAIN GRATES AND CLEANOUT SOLID COVERS SHALL BE HEAVY DUTY RATED H-20.
 3. WATER-TIGHT CONNECTIONS SHALL MEET ASTM 3212 FOR POLYETHYLENE PIPE.
 4. ALL COMPONENTS SHALL BE AS MANUFACTURED BY NYOPLAST U.S.A., INC. (770-932-2443) OR APPROVED EQUAL.
 5. AREA DRAINS LOCATED IN HARDSCAPE SUBJECT TO PEDESTRIAN TRAFFIC SHALL BE INSTALLED WITH ADA COMPLIANT GRATES. AREA DRAINS LOCATED IN LANDSCAPE AREAS SHALL BE INSTALLED WITH BEEHIVE GRATES.

- SPECIFICATIONS:
1. QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
 2. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

AREA DRAINS (AD) AND DRAIN CLEANOUTS (CO)

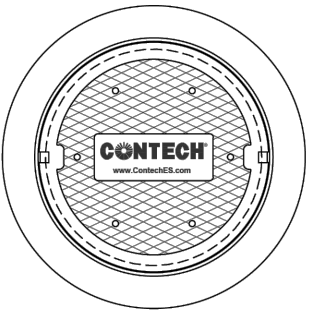
NOT TO SCALE

5



CS-4 RATED TREATMENT CAPACITY IS 2.0 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	



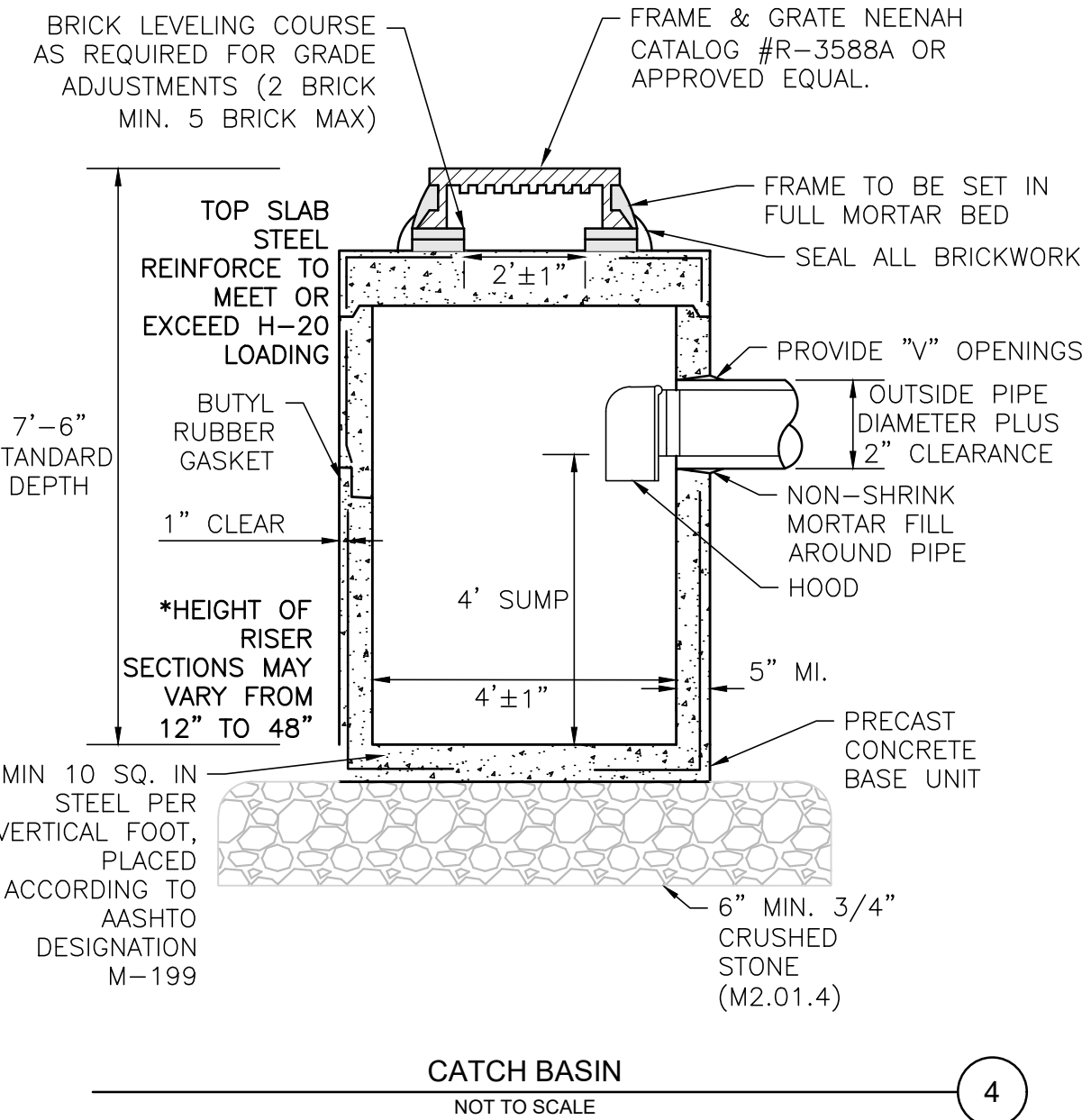
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS				
STRUCTURE ID				
WATER QUALITY FLOW RATE (cfs [L/s])				
PEAK FLOW RATE (cfs [L/s])				
RETURN PERIOD OF PEAK FLOW (yrs)				
RIM ELEVATION				
PIPE DATA:				
INLET PIPE 1	INVERT	MATERIAL	DIAMETER	
INLET PIPE 2				
OUTLET PIPE				
NOTES / SPECIAL REQUIREMENTS:				

- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H-20 LOAD RATING, ASSUMING EARTH COVER OF 0' 2\"/>

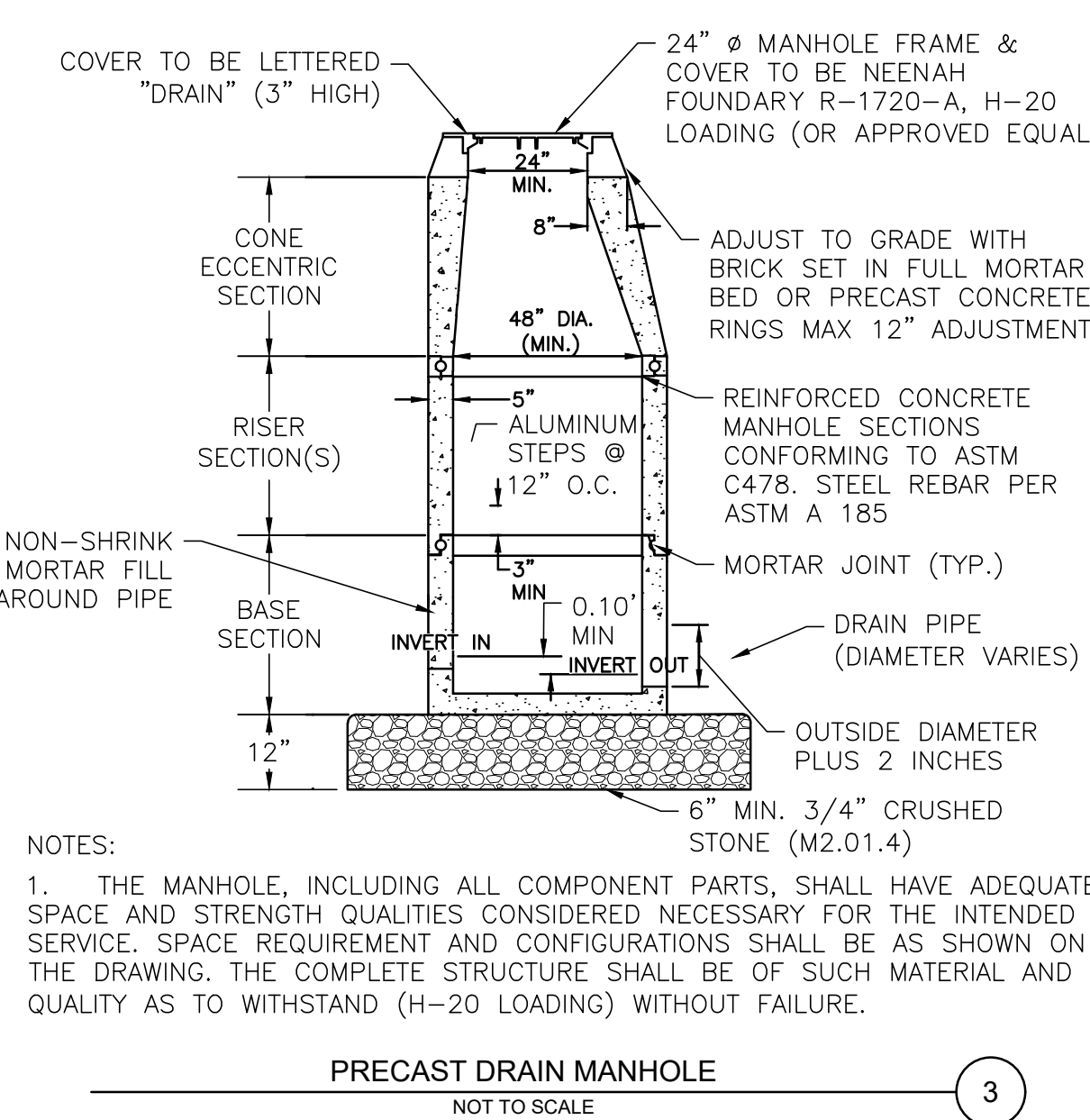


CS-4
CASCADE SEPARATOR
STANDARD DETAIL



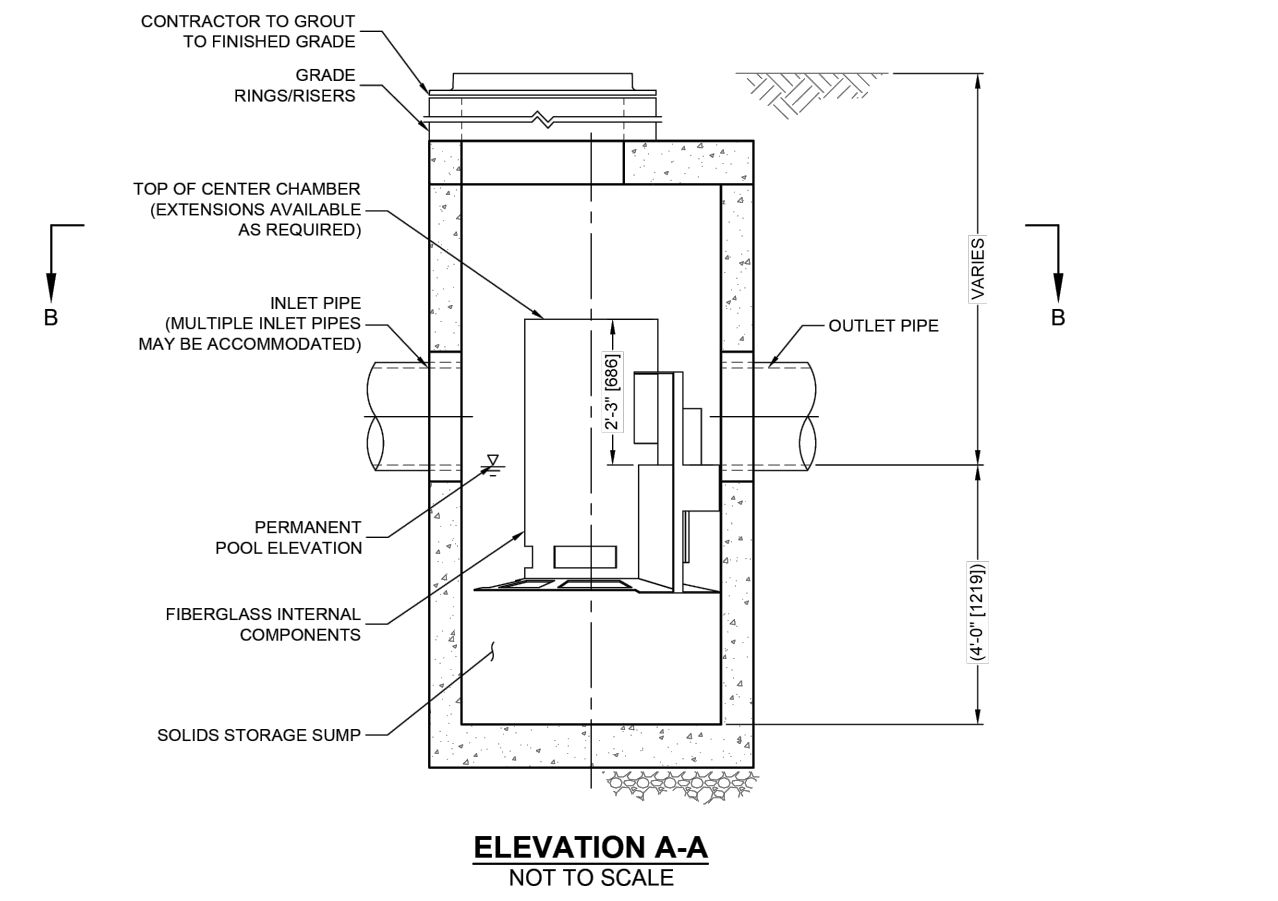
CATCH BASIN
NOT TO SCALE

4



PRECAST DRAIN MANHOLE
NOT TO SCALE

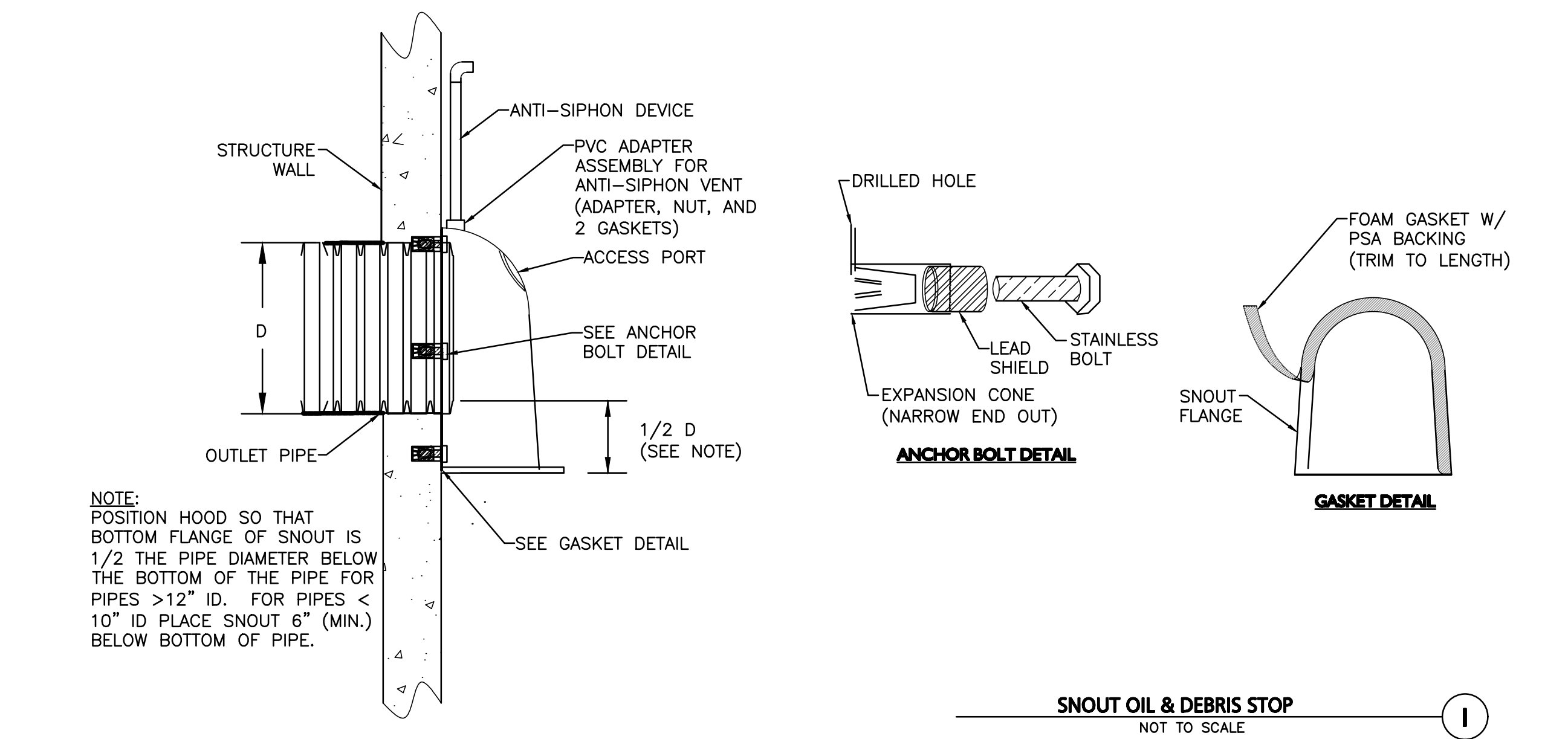
3



CASCADE separator™

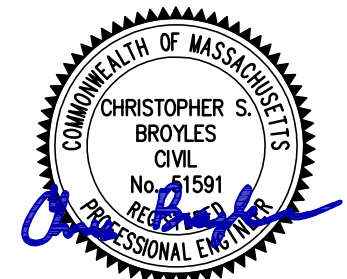
CASCADE SEPARATOR - CS4 - (WQU)
NOT TO SCALE

2



SNOUT OIL & DEBRIS STOP
NOT TO SCALE

1



PROFESSIONAL ENGINEER FOR
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7

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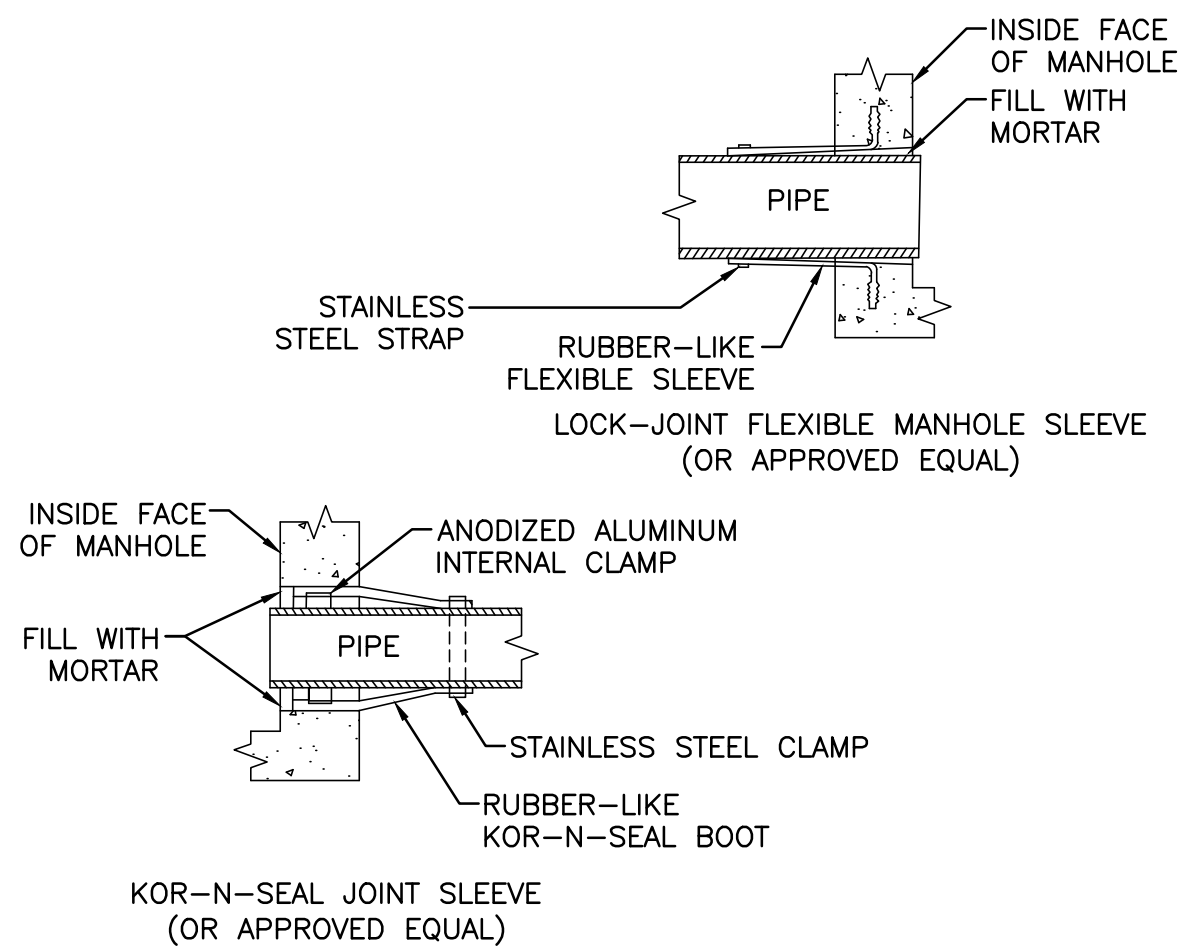
6

NOT USED
NOT TO SCALE

5

NOT USED
NOT TO SCALE

4

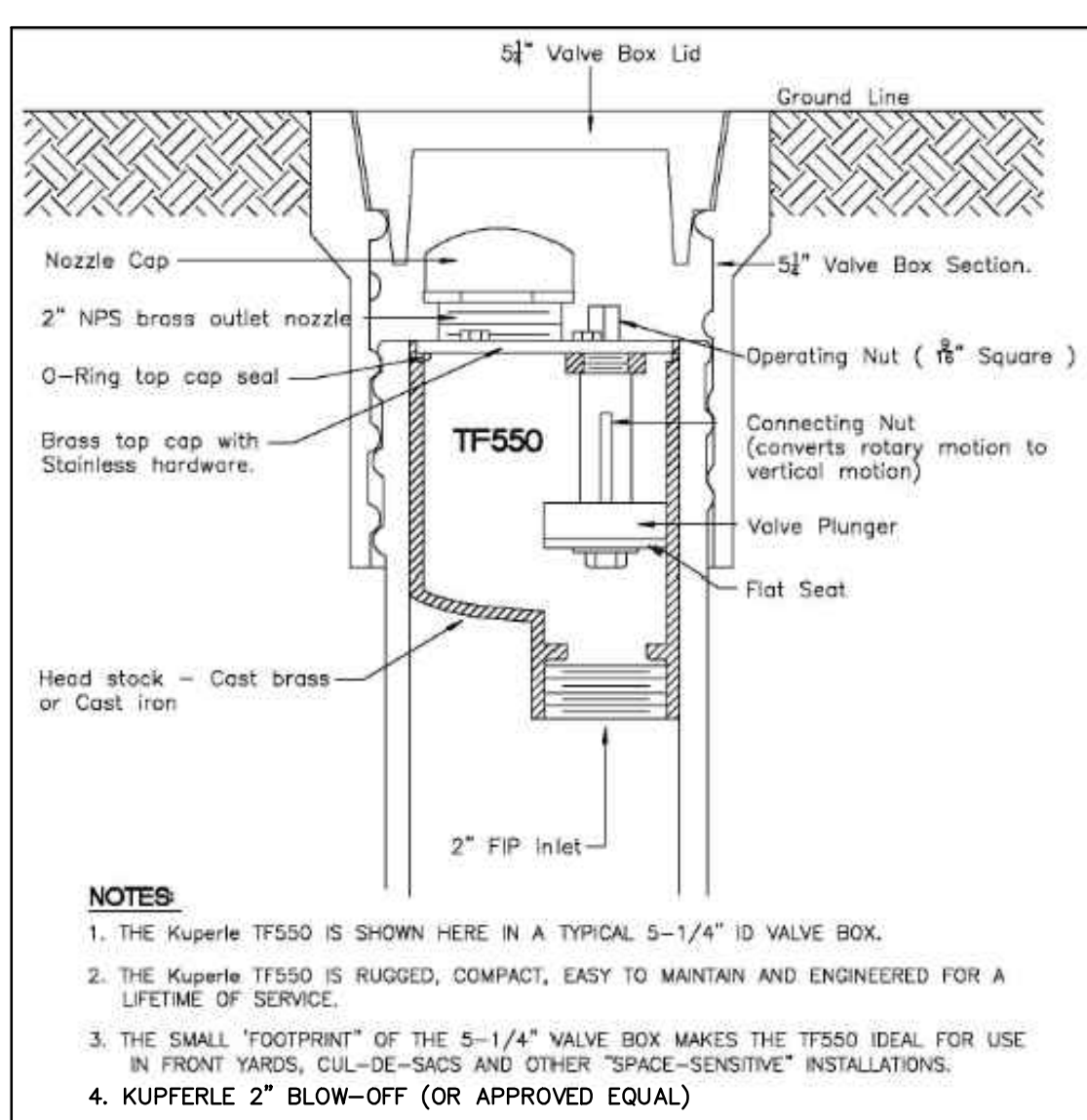


KOR-N-SEAL JOINT SLEEVE
(OR APPROVED EQUAL)

- NOTES:
1. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND IN GENERAL, WILL DEPEND FOR WATER TIGHTNESS UPON ELASTOMETRIC SEALANT
 2. NON-SHRINKING MORTAR SHALL ONLY BE USED WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

PIPE CONNECTIONS TO SEWER MANHOLE
NOT TO SCALE

3

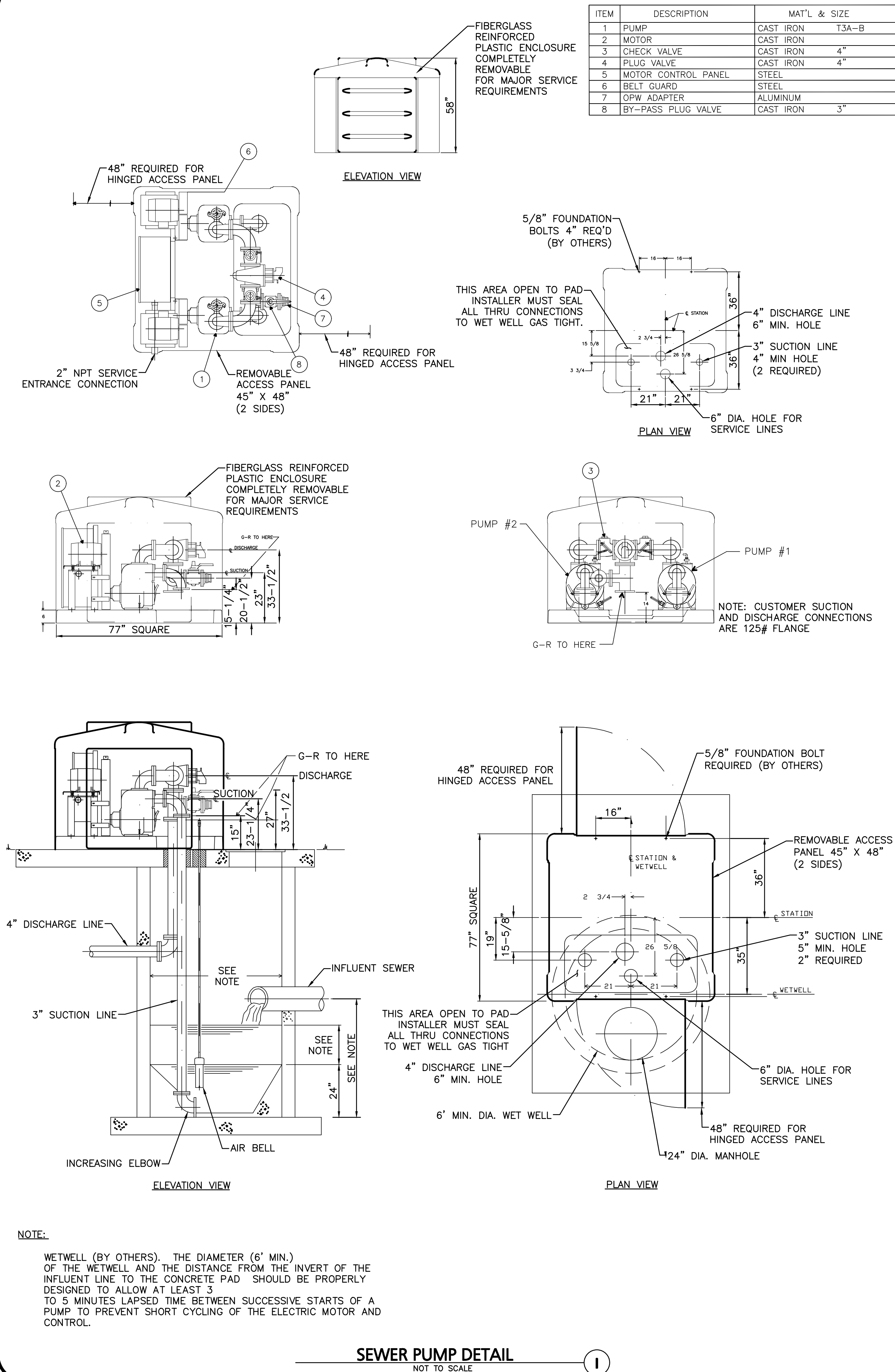


NOTES:

1. THE Kuperle TF550 IS SHOWN HERE IN A TYPICAL 5-1/4" ID VALVE BOX.
2. THE Kuperle TF550 IS RUGGED, COMPACT, EASY TO MAINTAIN AND ENGINEERED FOR A LIFETIME OF SERVICE.
3. THE SMALL 'FOOTPRINT' OF THE 5-1/4" VALVE BOX MAKES THE TF550 IDEAL FOR USE IN FRONT YARDS, CUL-DE-SACS AND OTHER "SPACE-SENSITIVE" INSTALLATIONS.
4. KUPFERLE 2" BLOW-OFF (OR APPROVED EQUAL)

FORCE MAIN BLOW OFF VALVE FOR MANHOLE
NOT TO SCALE

2



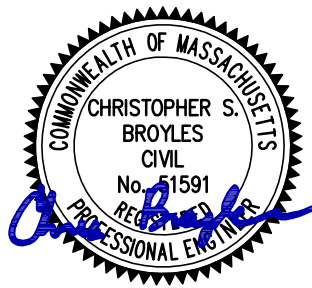
ITEM	DESCRIPTION	MAT'L & SIZE
1	PUMP	CAST IRON T3A-B
2	MOTOR	CAST IRON
3	CHECK VALVE	CAST IRON 4"
4	PLUG VALVE	CAST IRON 4"
5	MOTOR CONTROL PANEL	STEEL
6	BELT GUARD	STEEL
7	OPW ADAPTER	ALUMINUM
8	BY-PASS PLUG VALVE	CAST IRON 3"

ELEVATION VIEW

PLAN VIEW

SEWER PUMP DETAIL
NOT TO SCALE

1



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	06/01/26	VARIOUS REVISION

APPLICANT:

MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: AS SHOWN DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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WOBBURN MA 01801
TEL: (781) 935-6889
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DRAWING TITLE: SHEET No.

DETAILS C-506

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SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT². THE AS₂ IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

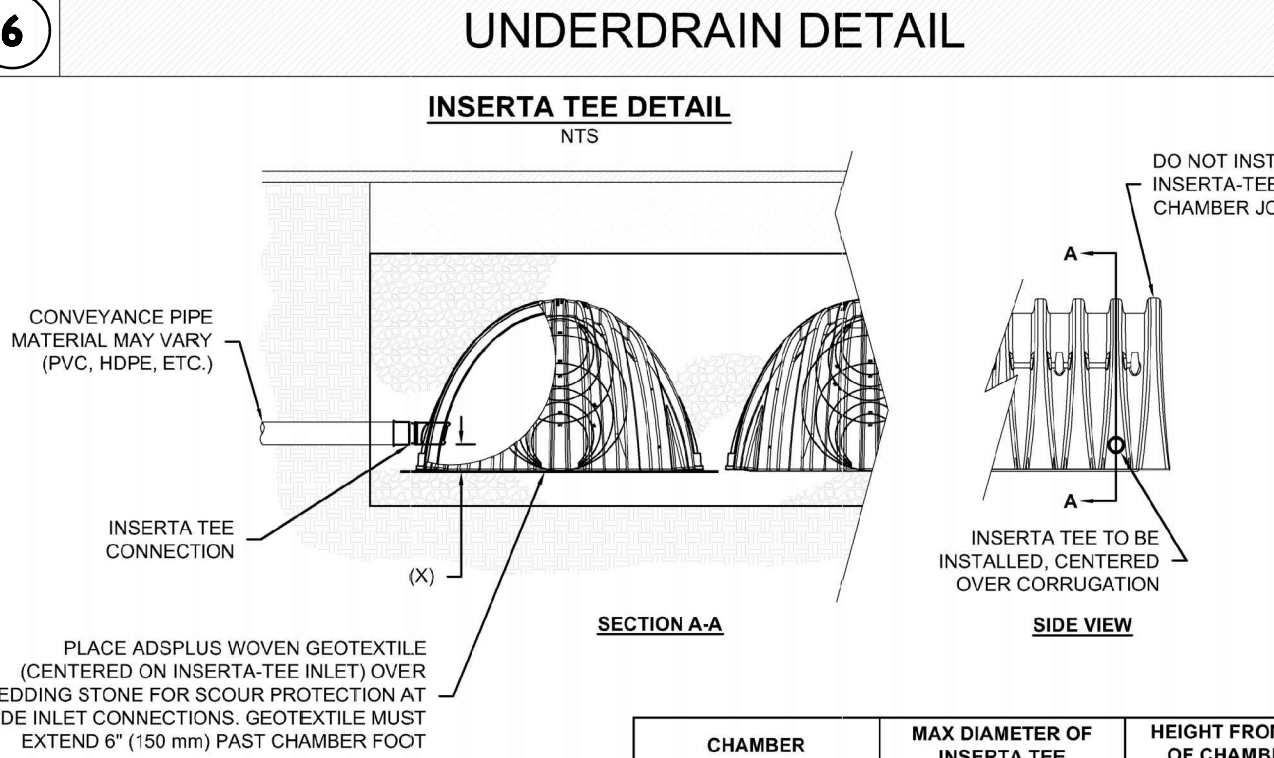
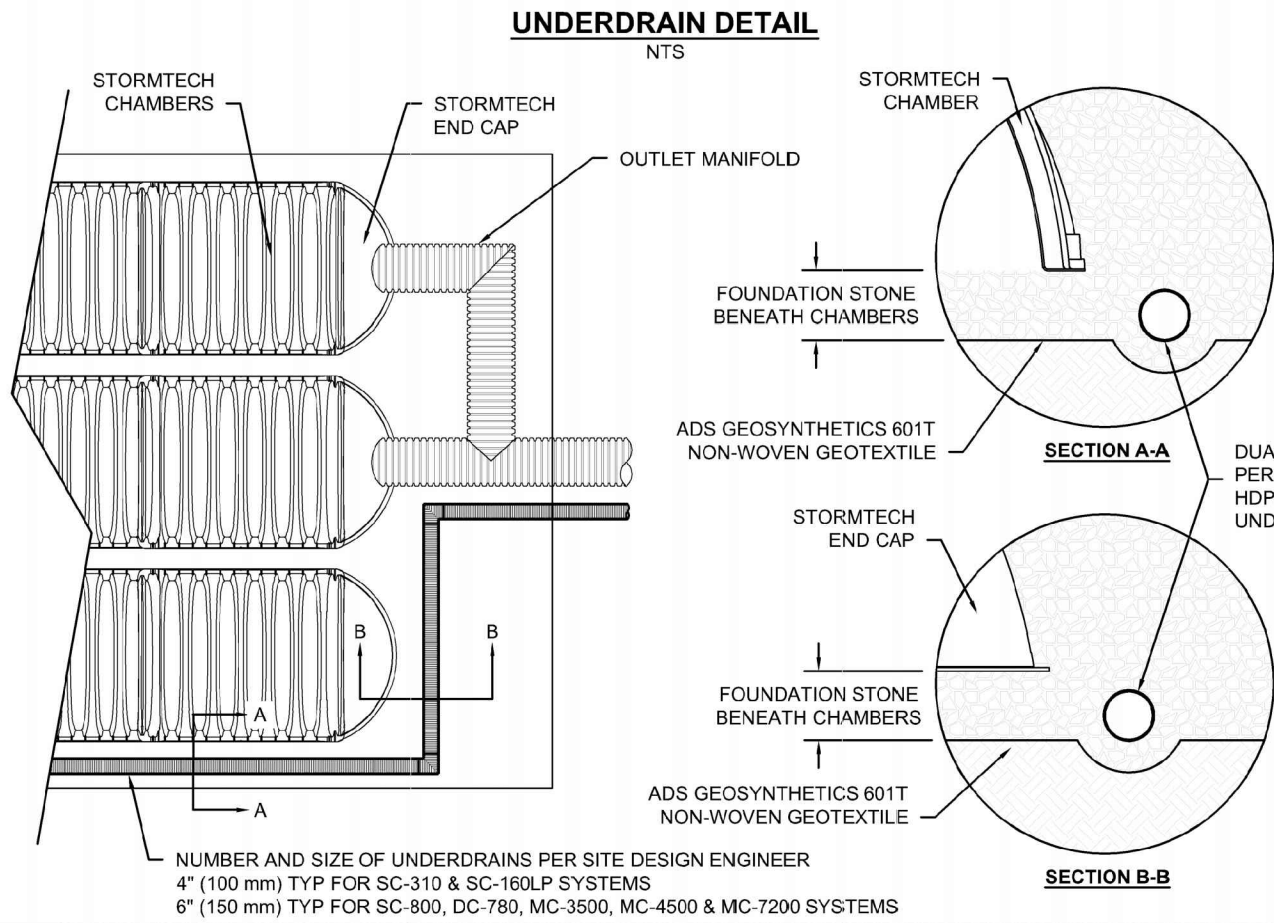
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310DC-780/SC-800".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG-BOOM JOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310DC-780/SC-800".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310DC-780/SC-800".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE SC-310DC-780/SC-800".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

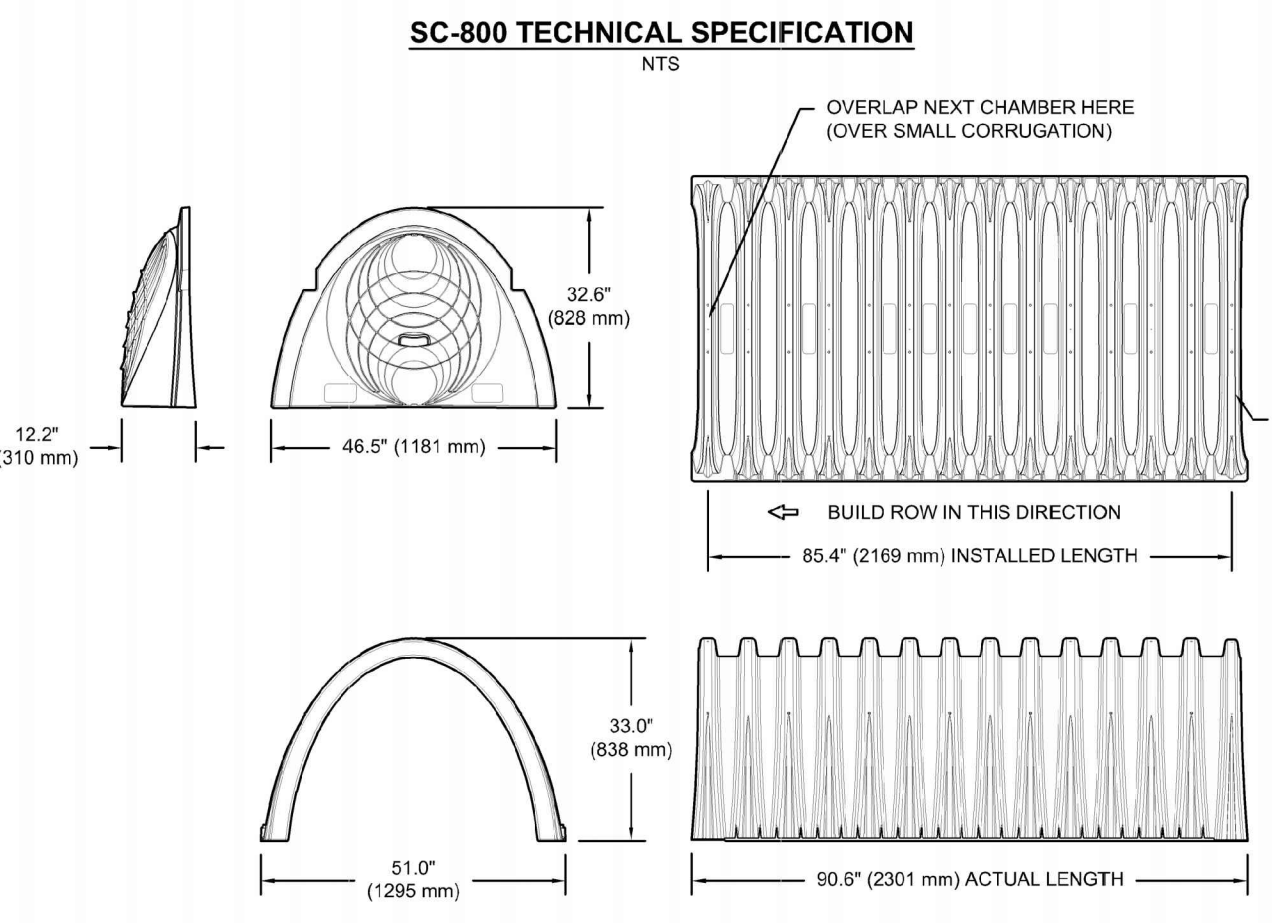
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



- NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
 - CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

5 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS		
SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.9" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.0 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.21 m³)
WEIGHT	81.8 LBS	(37.1 kg)
NOMINAL END CAP SPECIFICATIONS		
SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE*	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 LBS	(7.1 kg)
* ASSUMES 8" (150 mm) STONE ABOVE AND BELOW CHAMBER, 3" (75 mm) BETWEEN CHAMBERS		
* ASSUMES 8" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS		

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"			
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"			
PART #	STUB	B	C
SC800PE06TPC	6" (150 mm)	21.4" (544 mm)	0.7" (23 mm)
SC800PE06BPC	---	---	---
SC800PE08TPC	8" (200 mm)	19.2" (488 mm)	1.0" (25 mm)
SC800PE08BPC	---	---	---
SC800PE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800PE10BPC	---	---	1.2" (30 mm)
SC800PE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800PE12BPC	---	---	1.8" (41 mm)
SC800PE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800PE15BPC	---	---	1.7" (43 mm)
SC800PE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800PE18BPC	---	---	2.0" (51 mm)
SC800ECEZ	24" (600 mm)	---	2.3" (58 mm)

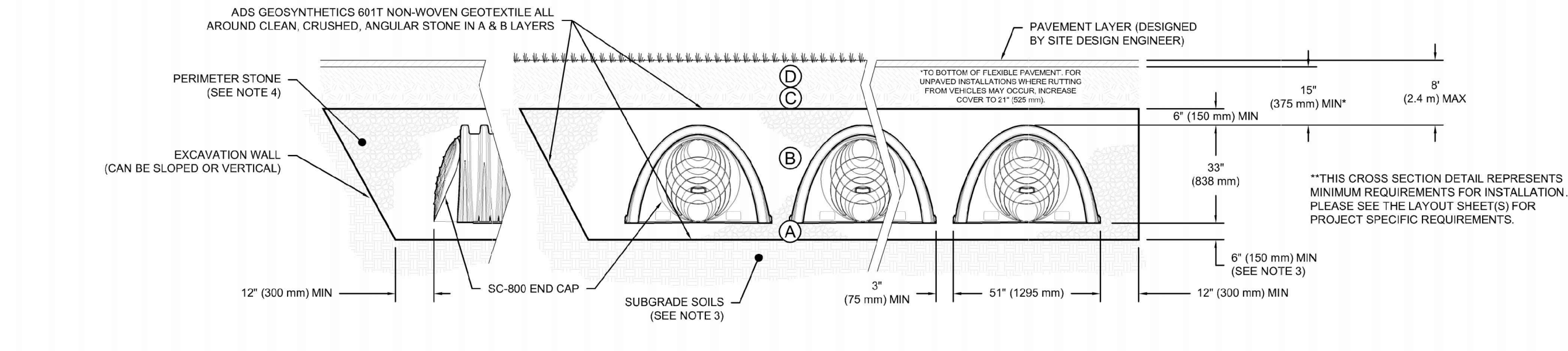
NOTE: ALL DIMENSIONS ARE NOMINAL.

4 SC-800 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

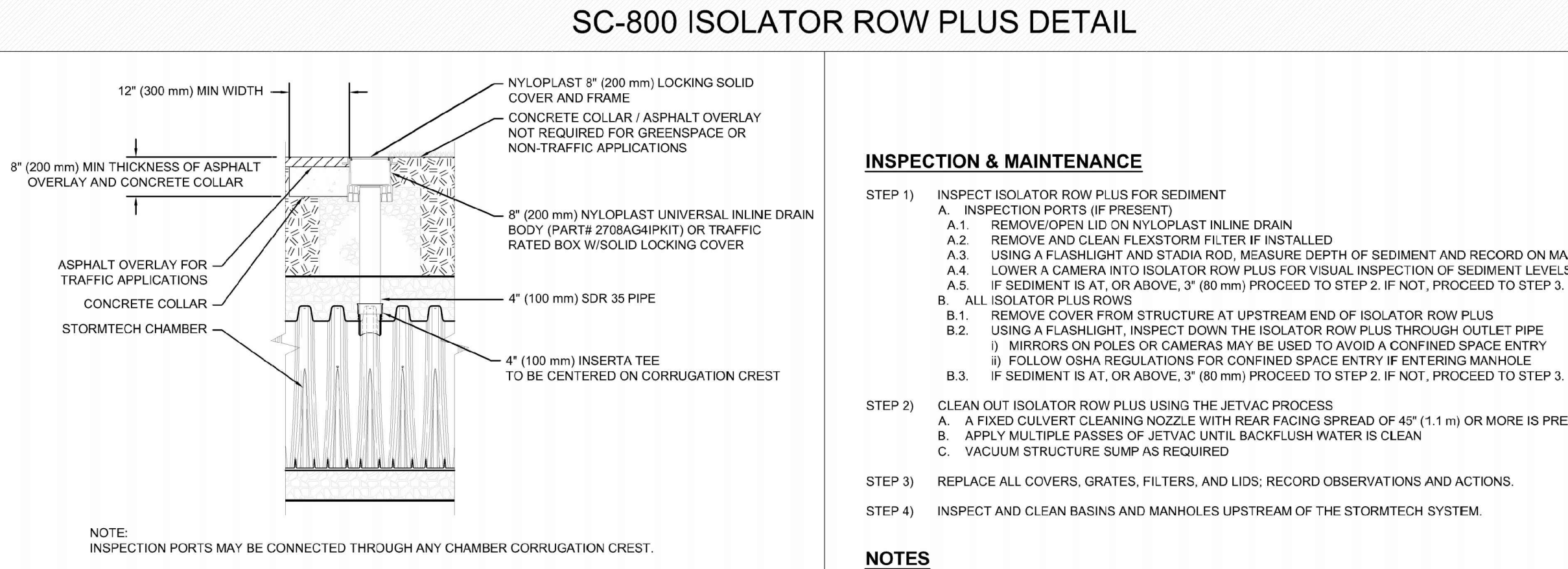
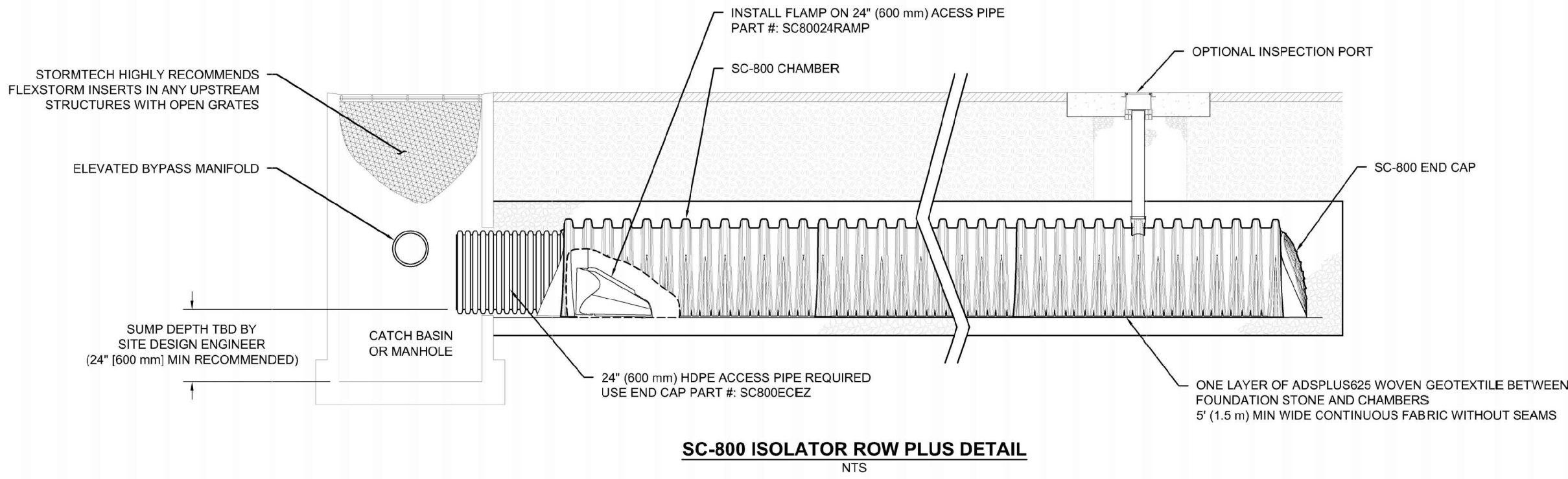
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15' (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M63 ¹ 3, 35F, 4, 46F, 5, 56, 57, 6, 61, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. ADDITIONAL LAYER 15" (375 mm) OF MATERIAL MAY LEFT TO A MIN. 90% PROCTOR DENSITY ² FOR WELL-GRADED MATERIAL, 85% RELATIVE DENSITY ³ FOR PROCESSED AGGREGATE MATERIAL. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M63 ¹ 3, 35F, 4, 46F, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M63 ¹ 3, 35F, 4, 46F, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2\"/>

I SC-800 CROSS SECTION DETAIL



2 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

1	06/01/26	VARIOUS REVISION
REV	DATE	DESCRIPTION

APPLICANT:
MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: AS SHOWN DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:



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DRAWING TITLE: SHEET No.

DETAILS C-508

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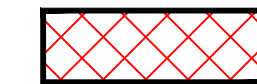


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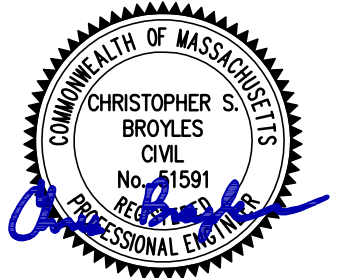
LEGEND

SNOW STORAGE AREA



NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF AMESBURY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
4. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
5. THE PLAN DEPICTS APPROXIMATELY 75,880 S.F. OF AREA TO HAVE SNOW REMOVED AND 12,830 S.F. OF AREA AVAILABLE FOR PRIMARY SNOW STORAGE WITHIN THE PROJECT AREA. ASSUMING A 5:1 COMPACTION AND AN AVERAGE SNOW PILE HEIGHT OF 2.5', THE SITE IS ESTIMATED TO ACCOMMODATE AN APPROXIMATE 2.1' OF SNOWFALL.



PROFESSIONAL ENGINEER FOR
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MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

PROJECT:

27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO. 3410-03 DATE: 01-26-2026

SCALE: 1" = 40' DWG. NAME: C-3410-03

DESIGNED BY: BDP/CB CHECKED BY: CMQ

PREPARED BY:



**ALLEN & MAJOR
ASSOCIATES, INC.**

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environmental consulting • landscape architecture
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DRAWING TITLE:

SNOW STORAGE PLAN

SHEET No.

EXH-1

GRAPHIC SCALE



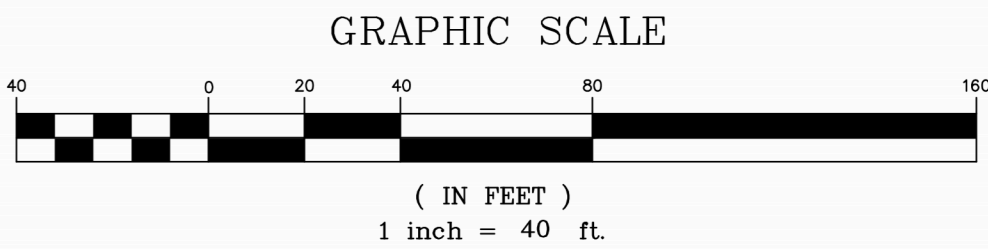
(IN FEET)
1 inch = 40 ft.

K:\PROJECTS\3410-03\CIVIL\DRAWINGS\PRESENTATION\3410-03 COLOR.DWG



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27 KIMBALL ROAD
AMESBURY, MA

PROJECT NO.	3410-03	DATE:	06-01-2026
SCALE:	1" = 40'	DWG. NAME:	C3410-03
DESIGNED BY:	JBT	CHECKED BY:	CB

PREPARED BY:

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DRAWING TITLE: OPEN SPACE PLAN	SHEET No. EXH-2
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