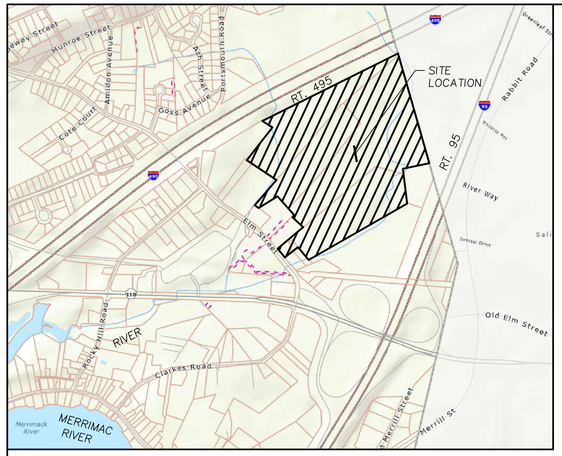
PROPOSED SITE PLAN REVIEW PLANS
ROCKY HILL MBTA COMMUNITY
AT ELM STREET
IN
AMESBURY, MA
AUGUST 2025



LOCUS MAP
N.T.S.

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

DATE

FOR REGISTRY USE

AMESBURY PLANNING
BOARD APPROVAL

DATE

CITY OF AMESBURY
OFFICE OF THE CITY OF THE CLERK

THIS IS TO CERTIFY THAT ON _____
I RECEIVED FROM THE AMESBURY PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK DATE

PLAN INDEX

SHEET NO.	TITLE
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES & LEGEND
C-3.0 – C3.8	BOUNDARY & EXISTING CONDITIONS
C-4.0	OVERALL SITE KEY PLAN
C-5.0, 5.1, 5.2 & 5.3	SITE LAYOUT PLANS
C-6.0, 6.1, 6.2, 6.3, 6.4 & 6.5	SITE GRADING & DRAINAGE PLANS
C-7.0, 7.1, 7.2, 7.3 & 7.4	SITE UTILITIES PLANS
C-8.0, 8.1. 8.2, 8.3 & 8.4	ROADWAY AND UTILITY PROFILES
C-9.0, 9.1, 9.2 & 9.3	EROSION & SEDIMENTATION CONTROL PLANS
C-10.0 – C10.7	CONSTRUCTION DETAILS
C-11.0, 11.1, 11.2 11.3	TURNING MOVEMENT FIGURES
L1_0 – L_3	LANDSCAPE STREET TREE PLANS
L2_0 – L2_4	LANDSCAPE COMMON AREAS ENLARGED PLANS (A–D)
L3_0 – L3_3	LANDSCAPE TYPICAL DETAILS
LP	PHOTOMETRIC PLAN AND LIGHTING DETAILS

ZONING SUMMARY

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

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

NORTH NEIGHBORHOOD BUILDING SUMMARY
Multifamily 2 @ 36 = Corridor Buildings 72 Units / 11,720 SF FOOTPRINT X 2 =23,400 SF
Multifamily 8 @ 12 = 12–Unit Walk–Ups 96 Units / 4,780 SF FOOTPRINT X 8 =38,240 SF
Multifamily 12 @ 6 = 6–Unit Manor Homes 72 Units / 1,800 SF FOOTPRINT X 12 =21,600 SF
Multifamily 28 @ 2 = Stacked Flats/Towns 56 Units / 836 SF FOOTPRINT X 28 =23,408 SF
COMMUNITY BUILDING/GYM = 4,934 SF
CLUBHOUSE / LEASING OFFICE =3.365 SF
GRILL BUILDING = 495 SF
CAR BARNS 70 @ 216 SF =15,120 SF

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

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

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

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

ZONING TABLE

Sub-District'	Min Lot Size (s.f.)	Min. Lot Frontage (feet)	Maximum Yards: Front (feet)	Min. Side (feet)	Min. Rear (Feet)	Maximum Height (feet)	Maximum Stories (# of stories)	Maximum Building Area	Minimum Community Open Space[23]
Required									
Northern Multi-Family Neighborhood	NA	NA	10	0	0	48	4	80	20
Proposed									
Northern Multi-Family Neighborhood	NA	NA	10	70	11	46	4	21	25
Required									
Southern Multi-Family Neighborhood	NA	NA	10	0	0	38	3	80	20
Proposed									
Southern Multi-Family Neighborhood	NA	NA	10	28	188	38	3	22	22

OPEN SPACE ZONING TABLE

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

PARKING SUMMARY

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

NORTH NEIGHBORHOOD
296 RENTAL DWELLING UNITS
67 GARAGED PARKING SPACES
319 DRIVEWAY LANE PARKING SPACES
107 MAIN BOULEVARD PARKING SPACES
37 HC SPACES / 9 REQUIRED
5 VAN ACCESSIBLE / 2 REQUIRED
90 EV READY SPACES PROVIDED*
493 TOTAL PARKING SPACES/ 1.67 SPACES PER UNIT

SOUTH NEIGHBORHOOD
83 FOR SALE DWELLING UNITS
154 GARAGED PARKING SPACES
49 DRIVEWAY LANE PARKING SPACES
24 SECONDARY ROAD PARKING SPACES
22 MAIN BOULEVARD PARKING SPACES
1 HC SPACE PROVIDED AT COMMUNITY BUILDING**
83 EV SPACES PROVIDED ***
225 TOTAL PARKING SPACES / 2.71 SPACES PER UNIT****

*20% EV–READY SPACES PROVIDED FOR THE MINIMUM REQUIRED TOTAL PARKING.OF 1.5 SPACES PER UNIT

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

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

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

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 52611
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

COVER SHEET

SHEET: C1.0

GENERAL NOTES

LEGEND

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

SURVEY

120	WETLAND DELINEATION FLAG
⊡ C.B.	CONCRETE BOUND
⊡ S.B.	STONE BOUND
◉ D.H.	DRILL HOLE
PK	MASONRY NAIL
· I.P.	IRON PIPE
◉ I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
0/00	ASSESSORS MAP AND PARCEL

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING CITY AND/OR STATE AGENCIES.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
3. ALL WORK SHALL CONFORM TO; THE AMESBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, AMESBURY CONSERVATION COMMISSION ORDER OF CONDITIONS, NPDES CONSTRUCTION GENERAL PERMIT; AND THESE PLANS.
4. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND WILL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
6. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
7. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER PRIOR TO CUTTING OPERATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
9. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
10. ALL SEWER MAINS AND SERVICES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY FROM PROPOSED WATER MAINS AND SERVICES AND SHALL MAINTAIN 5 FEET OF COVER OVER THE TOP OF THE PIPING, UNLESS OTHERWISE SHOWN OR APPROVED. PIPES SHALL BE ENCASED IN CONCRETE WHERE THIS SEPARATION CANNOT BE OBTAINED.
11. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE SHOWN OR APPROVED.
12. WHENEVER SEWER MAINS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS; A) JOINTS SHALL BE MECHANICAL TYPE WATER PRESSURE RATED WITH ZERO LEAKAGE WHEN TESTED AT 25 PSI FOR GRAVITY SEWERS AND 1.5 TIMES WORKING PRESSURE FOR FORCE MAINS AND JOINTS NOT TO BE LOCATED WITHIN 9 FEET OF THE CROSSING; B) SEWER SERVICES SHOULD BE INSTALLED A MINIMUM OF 18 INCHES BELOW WATER MAINS. IF SEPARATION IS LESS THAN 18 INCHES, SEWER SERVICE SHALL BE CONCRETE ENCASED OR CONSTRUCTED WITH PRESSURE CLASS PVC FOR A DISTANCE OF 10 FEET EACH SIDE OF THE WATER MAIN. 10-FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE MAINTAINED.
13. INDIVIDUAL BUILDING OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THEIR SEWER SERVICE FROM THE BUILDING TO THE CONNECTION AT THE SEWER MAIN.
14. ALL STREET, WARNING, AND REGULATORY SIGNS SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD SPECIFICATIONS AND LATEST ADDENDA.
15. NO CONSTRUCTION SHALL TAKE PLACE UNTIL THE OWNER/DEVELOPER HAS RECEIVED WRITTEN APPROVAL OF THIS PLAN FROM THE CITY.
16. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE CITY.
17. TWO HARD COPIES OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PROJECT. ONE SOFT COPY OF THE AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE TOWN WITHIN 30 CALENDAR DAYS OF RECEIVING ANY OCCUPANCY PERMIT FROM THE TOWN. SOFT COPIES SHALL BE PROVIDED ON A CD. AS-BUILTS SHALL INCLUDE ALL LANDSCAPE AND UTILITIES INFORMATION. ANY AND ALL CHANGES FROM THE PREVIOUSLY APPROVED PLANS AND SPECIFICATIONS SHOULD BE HIGHLIGHTED FOR EASE OF REVIEW.
18. COMPETENT SUPERVISION SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES.
19. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
20. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA AND IT DOES NOT LIE WITHIN A ZONE II WELLHEAD PROTECTION AREA.
21. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.

MATERIAL NOTES

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

- SPECIFICATIONS BY THE CITY OF AMESBURY AS SET FORTH IN THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
- COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
- AMERICAN WATER WORKS ASSOCIATION (AWWA)
- 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)

ROADWAY NOTES

1.) ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED PAVEMENT GRADE.

2.) ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.

3.) GRADING AND ROLLING SHALL BE REQUIRED TO PROVIDE A SMOOTH, EVEN, AND UNIFORM COMPACTED BASE WHICH IS COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT.

4.) THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.

5.) ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.

6.) AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.

7.) THE CONTRACTOR SHALL REFER TO THE MERRIMAC RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, ARTICLE 5.

SIDEWALK NOTES

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

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

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

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

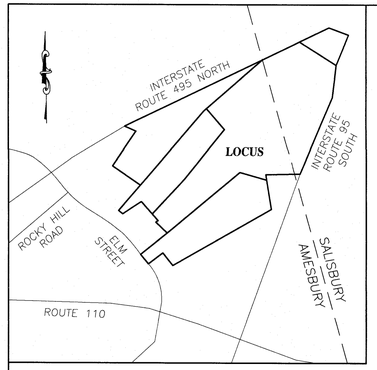
NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

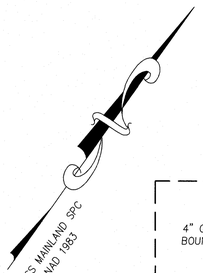
DATE: AUG. 11, 2025 | CALC. BY: J.T.M. | CHKD. BY: S.B.S. | PROJECT: M244407

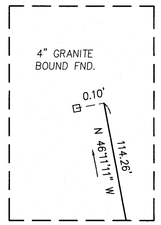
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

TYPICAL SECTIONS/ LEGEND/ GENERAL NOTES
SHEET: C2.0



LOCUS MAP
N.T.S.





DETAIL A.
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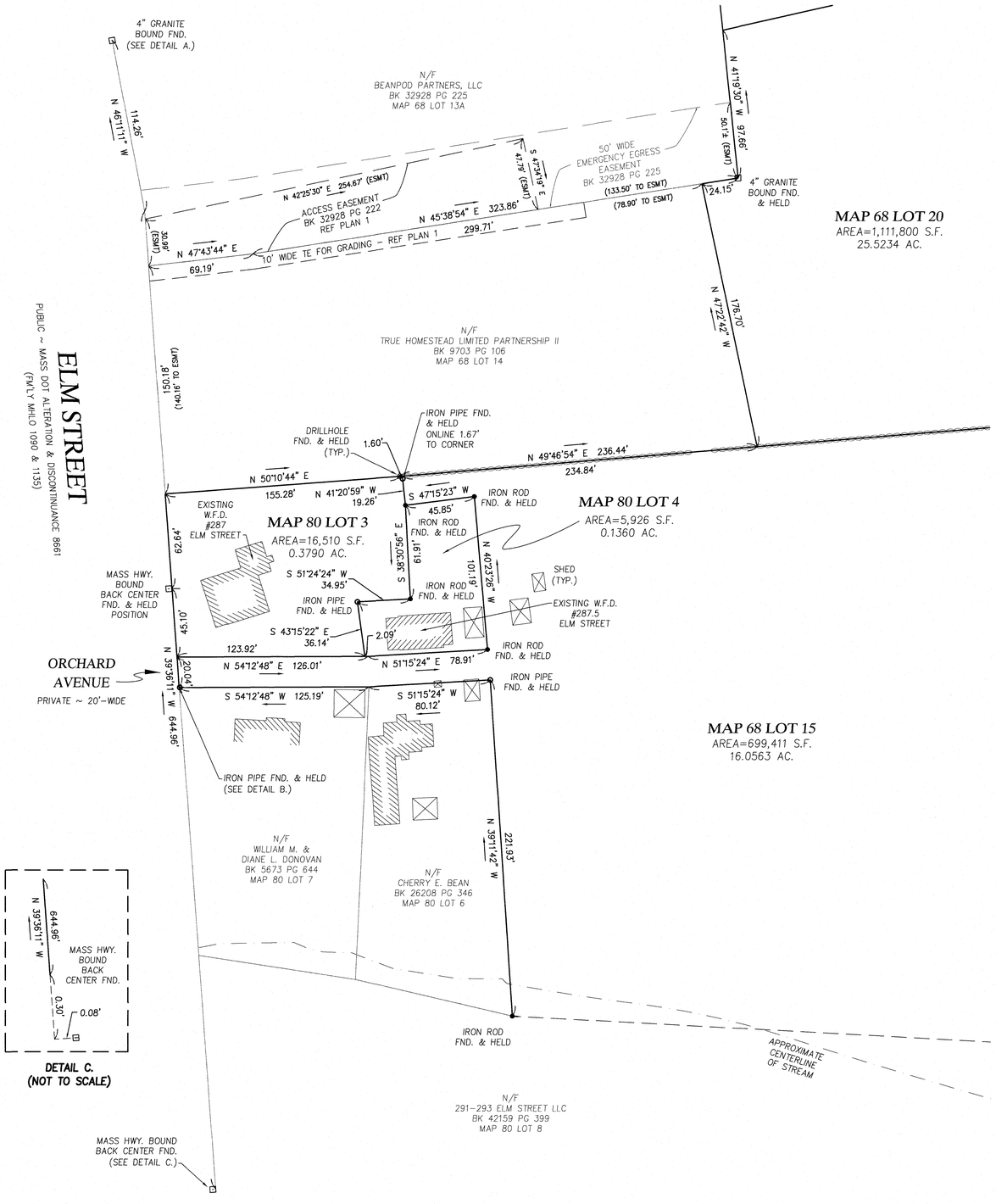
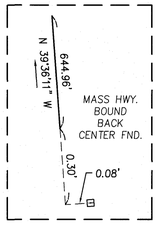
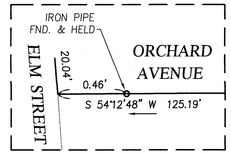




DETAIL C.
(NOT TO SCALE)



DETAIL B.
(NOT TO SCALE)

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

MICHAEL J. SERGI — 8/11/2025 DATE

DEED REFERENCES

1. SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
2. SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15871 PAGE 553.
3. SEE DEED FROM STANLEY O. BEAN, JR. TO STANLEY O. BEAN JR. AND ALICE M. BEAN TRUSTEES OF THE 287 ½ ELM STREET REALTY TRUST DATED 10/5/1994 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12779 PAGE 376.
4. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 510.
5. SEE DEED FROM HERBERT T. SEARS TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 508.
6. SEE DEED FROM STANLEY O. BEAN, JR AND ALICE M. BEAN TO STANLEY O. BEAN, JR AS TRUSTEE OF THE STANLEY O. BEAN, JR. REVOCABLE TRUST DATED 3/25/2005 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 24120 PAGE 288.
7. SEE DEED FROM MARTHA TRUE TO GERTRUDE NANCY SEARS AND ELIZABETH WARDWELL DATED 11/1/1956 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 4325 PAGE 48.
8. SEE DEED FROM SUSAN KEPNER AND PETER RANDALL TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 3/10/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 34400 PAGE 366.
9. SEE DISCONTINUANCE OF STATE HIGHWAY FOR PORTIONS OF ELM STREET BY THE MASSACHUSETTS HIGHWAY COMMISSION ON BEHALF OF THE COMMONWEALTH OF MASSACHUSETTS DATED 2/19/2025 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 42586 PAGE 559.
10. SEE EASEMENT DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 222.
11. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO BEANPOD PARTNERS, LLC DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 225.

PLAN REFERENCES

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

ASSESSOR REFERENCES

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

TOWN OF SALISBURY ASSESSOR
MAP 10 LOTS 12 & 13

NOTES

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

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

CHAPTER 41 SECTION 81X

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

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

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

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

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

NO.	DATE	DESCRIPTION	BY

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

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

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

BOUNDARY LINES

SHEET: C-3.0

INTERSTATE ROUTE 495

PUBLIC ~ MASS STATE HIGHWAY LAYOUTS 5385 & 5386

MASS MAINLAND SPC
NAD 1983

N 29°05'48" W
RADIAL

R = 1080.00'
Δ = 2°50'25"
L = 535.37'

N 63°44'37" E
1205.45'

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

N 61°48'56" W
143.14'

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

IRON PIPE FND.

ANGLE IRON FND.

N 51°29'25" W
45.28'

S 37°13'22" W
51.40'

N 35°21'27" E
132.50'

N 37°22'14" E
79.13'

N 36°45'45" E
161.29'

N 34°27'44" E
61.15'

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

N 51°17'39" W
115.52'

N 58°15'57" W
110.16'

N 56°18'50" W
162.46'

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

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

N 49°06'25" E
288.40'

N 36°57'54" E
762.71'

N 36°59'14" E
244.40'

N 49°32'59" E
77.97'

N 36°52'06" E
14.23'

N 52°37'37" E
85.13'

N 54°53'12" E
93.41'
83.53'

250.96'

N 50°56'18" E
128.97'

N 51°14'22" E
80.41'

9.88'

N 59°13'14" E
11.50'

N 49°34'01" E
179.75'

N 50°55'17" E
185.41'

N 51°36'45" E
87.59'

N 50°52'21" E
96.53'

N 06°09'33" E
8.00'

N 52°00'22" E
84.19'

N 49°18'53" W
316.82'

IRON ROD
FND.
DISTURBED

N 41°07'11" E
180.64'

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

DRILLHOLE
FND. & HELD
OR SET
(TYP.)

N 42°35'00" E
127.30'

N 41°35'12" E
130.50'

S 51°06'51" E
45.45'

4" GRANITE
BOUND FND.
& HELD

255.64'

S 56°04'29" W

N 53°31'17" W
53.47'

4" GRANITE
BOUND FND.
& HELD

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

N 41°19'30" W
193.58'

IRON PIPE
FND. & HELD

N 42°11'40" E
197.59'

N 42°20'27" E
222.26'

N 40°52'40" E
137.68'

N 43°26'48" E
131.26'

N 42°01'07" E
152.43'

N 42°54'32" E
60.36'

N 41°51'05" E
83.40'

4" GRANITE
BOUND FND.
& HELD

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

EASEMENT AREA (SEE SHEET 1)

N 45°38'54" E
24.15'

N 47°22'42" W
176.70'

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

234.84'

N 49°46'54" E
902.97'

668.13'

N 49°20'37" E
374.40'

N 48°22'50" E
107.31'

IRON PIPE
FND. & HELD

S 65°05'52" E
76.78'

S 69°18'49" E
58.16'

S 65°52'29" E
41.97'

S 70°03'59" E
82.38'

S 71°04'23" E
102.72'

3" CONC. BOUND
FND. & HELD

S 05°17'12" W
124.59'

S 08°07'23" W
119.21'

S 08°32'55" W
59.97'

S 05°30'01" W
68.11'

S 09°58'07" W
42.95'

S 30°04'49" W
16.55'

IRON ROD
FND. & HELD

S 47°56'53" W
125.65'

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

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

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

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

CITY OF AMESBURY / TOWN OF SALISBURY

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

MASS HWY. BOUND
BACK CENTER
FND. & HELD
POSITION

N 39°11'42" W
221.93'

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

APPROXIMATE
CENTERLINE
OF STREAM

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

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

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

S 75°06'17" W
403.69'

208.41'

S 21°10'43" W
857.55'

IRON ROD
FND.
(SEE DETAIL E.)

INTERSTATE ROUTE 95

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

ELM STREET

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

MASS HWY.
BOUND
WITH DRILLHOLE
FND.

N 63°44'37" E
792.33'

0.21'

DETAIL D.
(NOT TO SCALE)

S 75°06'17" W
403.69'

403.88'

0.19'

0.26'

IRON ROD
FND.

DETAIL E.
(NOT TO SCALE)

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

MICHAEL J. SERGI — 8/11/2025
DATE

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

CHAPTER 41 SECTION 81X

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

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

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

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

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

NO.	DATE	DESCRIPTION	BY

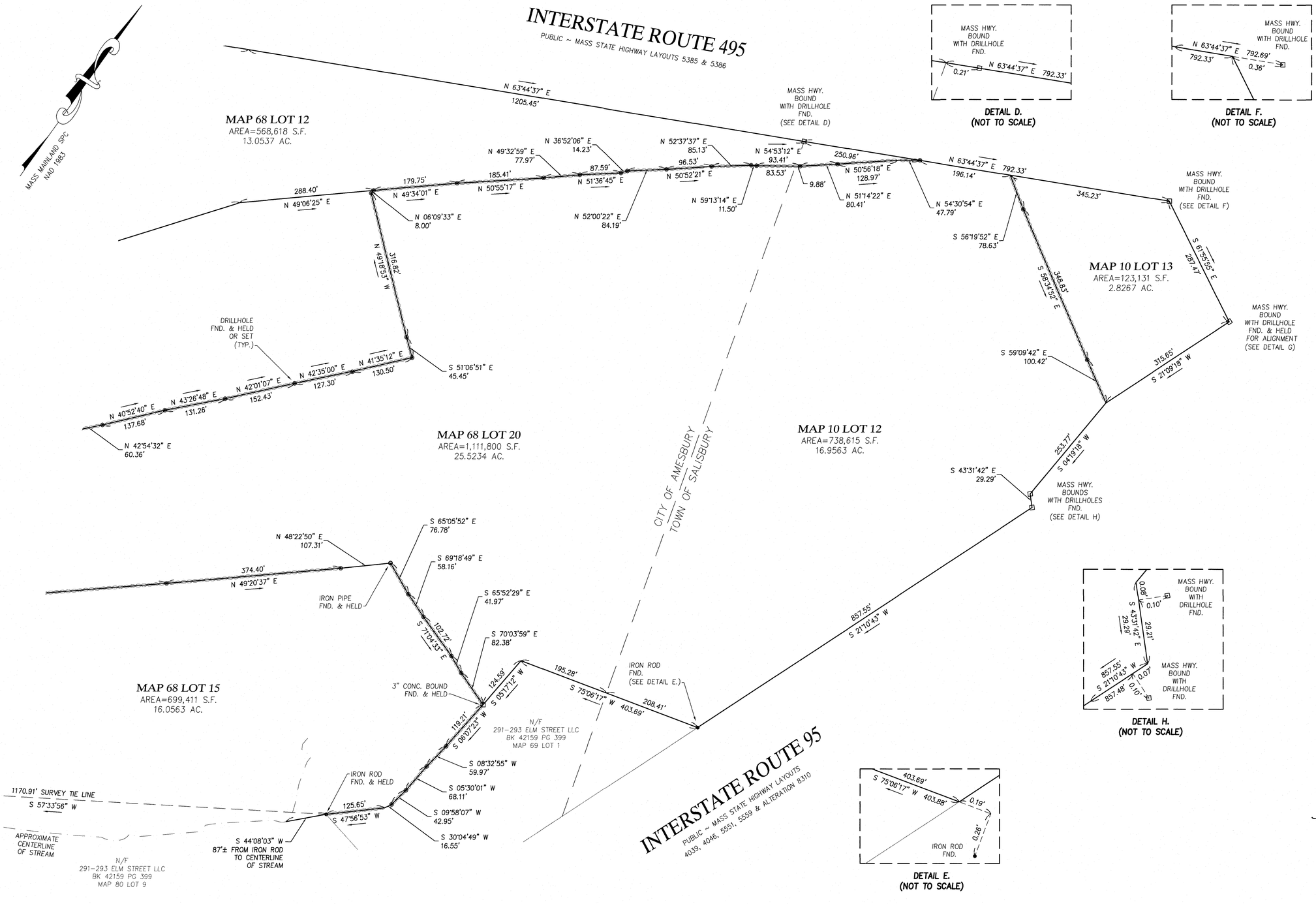
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

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

BOUNDARY LINES

SHEET: C-3.1



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

MICHAEL J. SERGI — 8/11/2025 DATE

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CHAPTER 41 SECTION 81X

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

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

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

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

NO.	DATE	DESCRIPTION	BY

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

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

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

BOUNDARY LINES

SHEET: C-3.2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY

MEI

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

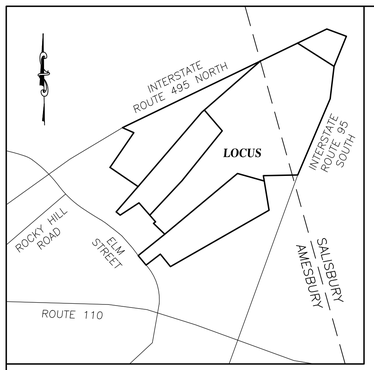
SCALE: 1"=40' | CALC. BY: A.W.M.
DATE: AUG. 11, 2025 | CHKD. BY: M.J.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA

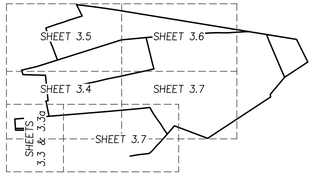
SHOWING
EXISTING CONDITIONS
AT
ELM STREET

EXISTING CONDITIONS

SHEET: C-3.3



LOCUS MAP
N.T.S.



SHEET KEY

DEED REFERENCES

1. SEE DEED FROM ERIC MANDERSON MAYNE AND GERALD R. MAYNE TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 1/27/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15596 PAGE 174.
2. SEE DEED FROM VIRGINIA R. MILLIKEN TO TRUE HOMESTEAD LIMITED PARTNERSHIP I DATED 8/6/1999 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 15871 PAGE 553.
3. SEE DEED FROM STANLEY O. BEAN, JR. TO STANLEY O. BEAN JR. AND ALICE M. BEAN TRUSTEES OF THE 287 ½ ELM STREET REALTY TRUST DATED 10/5/1994 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12779 PAGE 376.
4. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 510.
5. SEE DEED FROM HERBERT T. SEARS TO TRUE HOMESTEAD LIMITED PARTNERSHIP IV DATED 11/20/1993 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 12307 PAGE 508.
6. SEE DEED FROM STANLEY O. BEAN, JR AND ALICE M. BEAN TO STANLEY O. BEAN, JR AS TRUSTEE OF THE STANLEY O. BEAN, JR. REVOCABLE TRUST DATED 3/25/2005 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 24120 PAGE 288.
7. SEE DEED FROM MARTHA TRUE TO GERTRUDE NANCY SEARS AND ELIZABETH WARDWELL DATED 11/1/1956 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 4325 PAGE 48.
8. SEE DEED FROM SUSAN KEPNER AND PETER RANDALL TO TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 3/10/2015 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 34400 PAGE 366.
9. SEE DISCONTINUANCE OF STATE HIGHWAY FOR PORTIONS OF ELM STREET BY THE MASSACHUSETTS HIGHWAY COMMISSION ON BEHALF OF THE COMMONWEALTH OF MASSACHUSETTS DATED 2/19/2025 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 42586 PAGE 559.
10. SEE EASEMENT DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 222.
11. SEE DEED FROM TRUE HOMESTEAD LIMITED PARTNERSHIP I, TRUE HOMESTEAD LIMITED PARTNERSHIP II AND TRUE HOMESTEAD LIMITED PARTNERSHIP III TO BEANPOD PARTNERS, LLC DATED 10/29/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS BOOK 32928 PAGE 225.

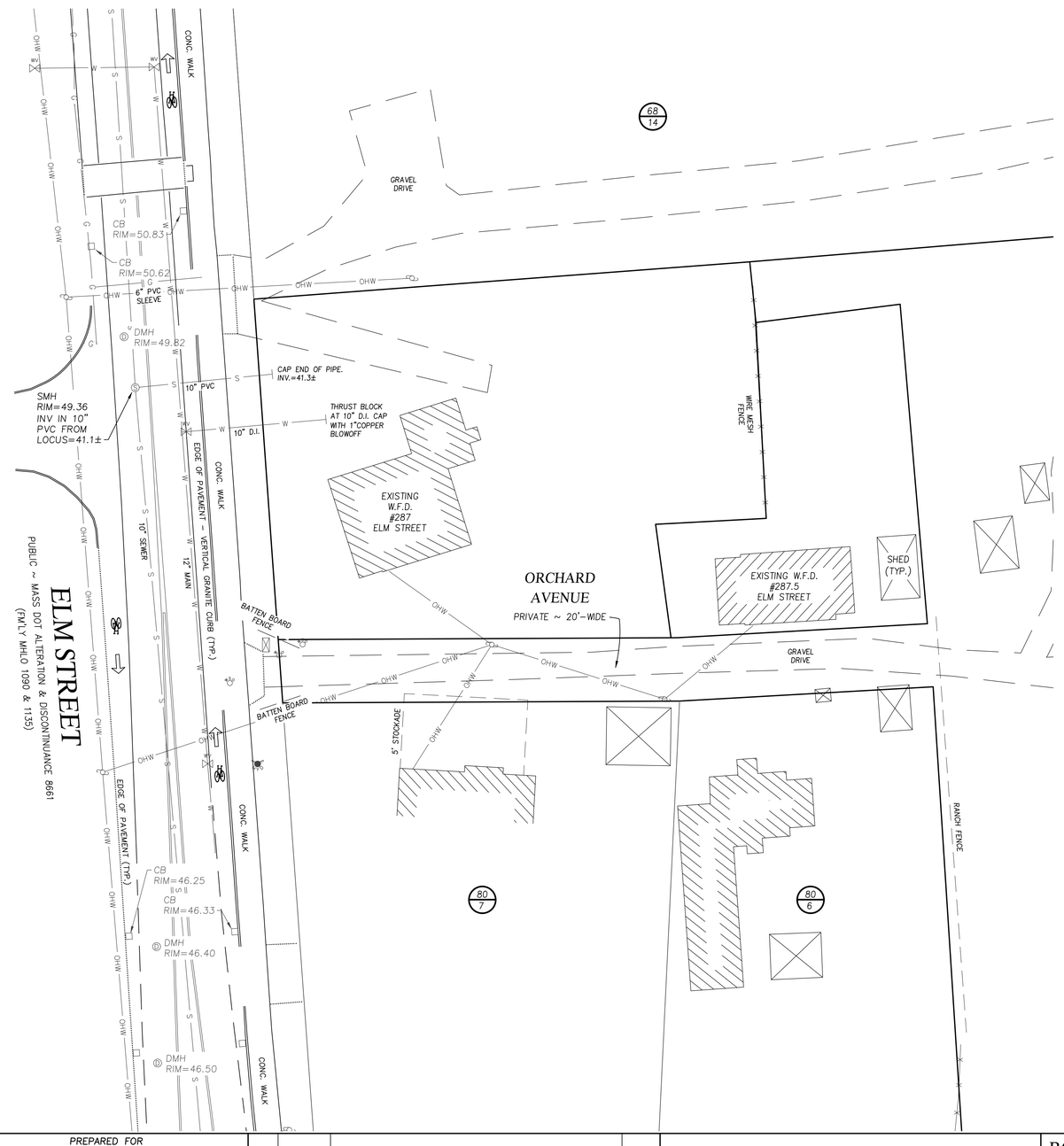
PLAN REFERENCES

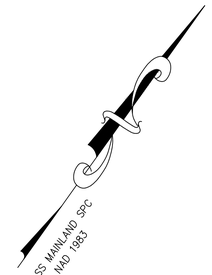
1. EASEMENT PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 10/30/2013 AND RECORDED AT THE SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 440 PLAN 26.
2. PLAN OF LAND PREPARED FOR TRUE HOMESTEAD LIMITED PARTNERSHIP. DRAWN BY CAMMETT ENGINEERING. DATED 3/25/2013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

ASSESSOR REFERENCES

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

TOWN OF SALISBURY ASSESSOR
MAP 10 LOTS 12 & 13





NOTES

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

LEGEND

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

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

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY

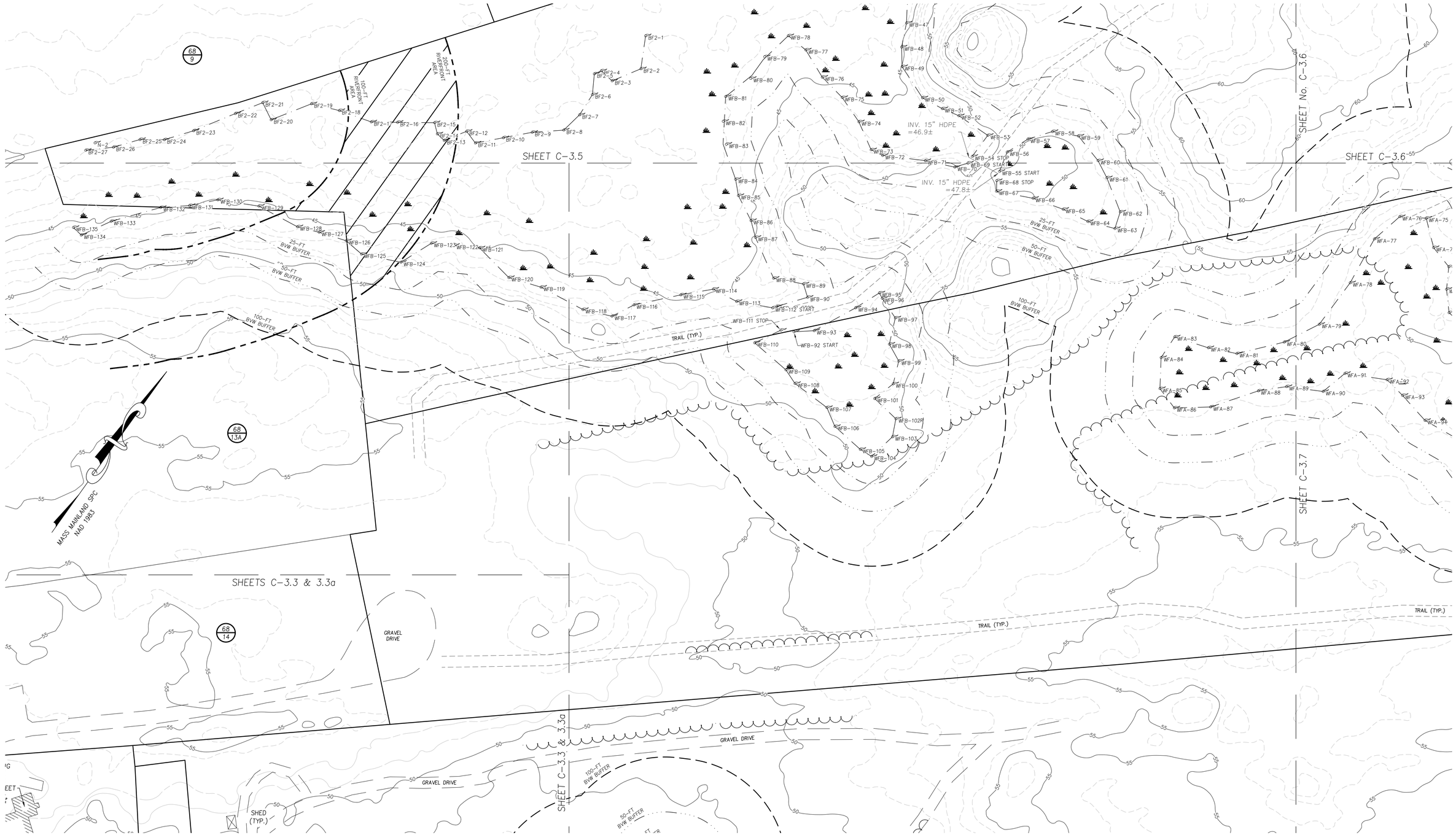
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

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

EXISTING CONDITIONS

SHEET: C-3.3a



		COMMONWEALTH OF MASSACHUSETTS STEPHEN B. SAWYER 49403 REGISTERED PROFESSIONAL ENGINEER	PREPARED FOR **DALE DEVELOPMENT, LLC** 360 WASHINGTON STREET RYE, NH 03870	NO.	DATE	DESCRIPTION	BY	MEI MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528	ROCKY HILL MBTA COMMUNITY IN AMESBURY, MA
								SCALE: 1"=40' CALC. BY: A.W.M. DATE: AUG. 11, 2025 CHKD. BY: M.J.S. PROJECT: M244407	SHOWING **EXISTING CONDITIONS** AT **ELM STREET**

EXISTING CONDITIONS

SHEET: C-3.4

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY

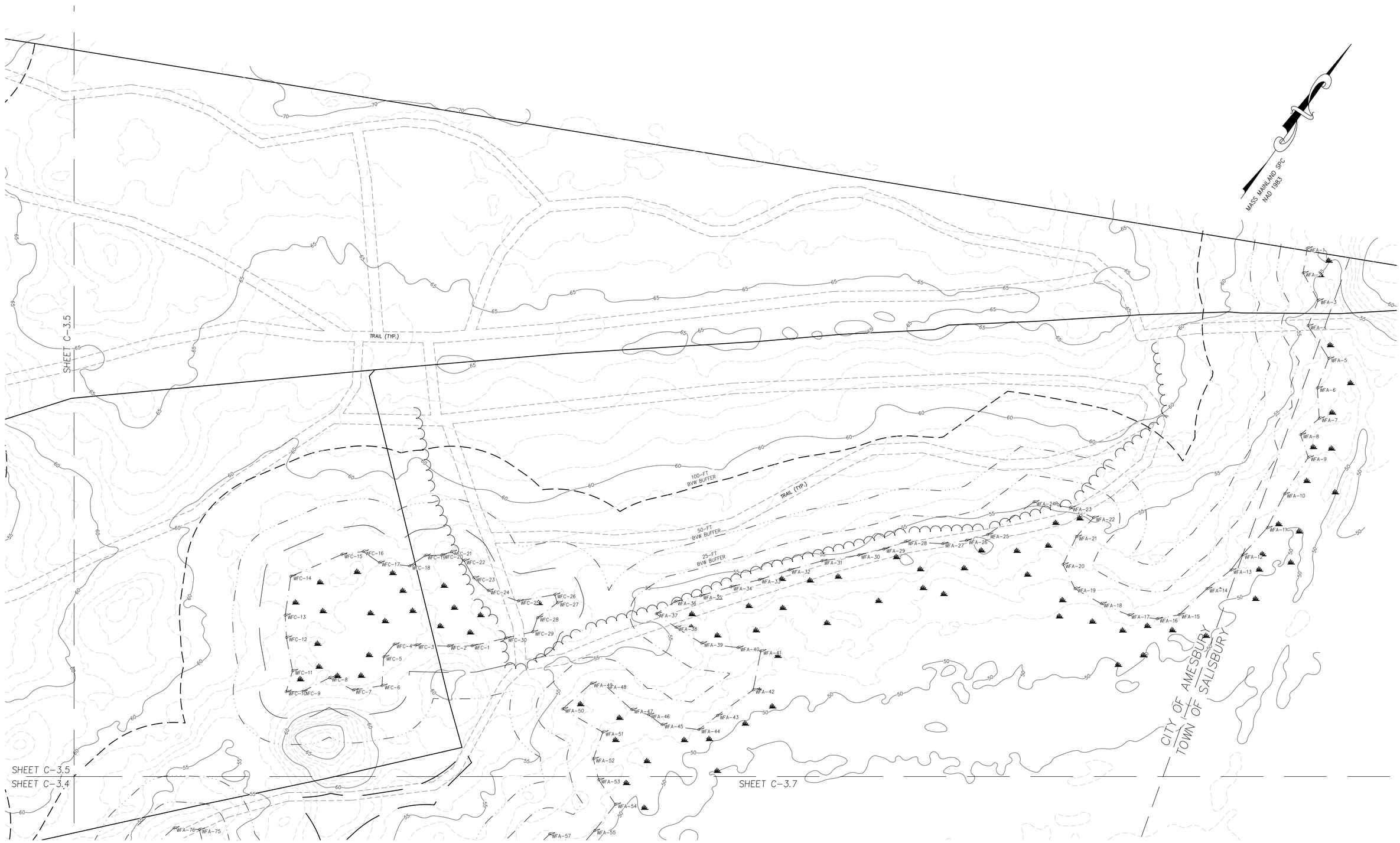
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

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

EXISTING CONDITIONS

SHEET: C-3.5



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

NO.	DATE	DESCRIPTION	BY

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

SCALE: 1"=40' | CALC. BY: A.W.M.
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PROJECT: M244407

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

EXISTING CONDITIONS

SHEET: C-3.6

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

NO.	DATE	DESCRIPTION	BY

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

SCALE: 1"=40' | CALC. BY: A.W.M.
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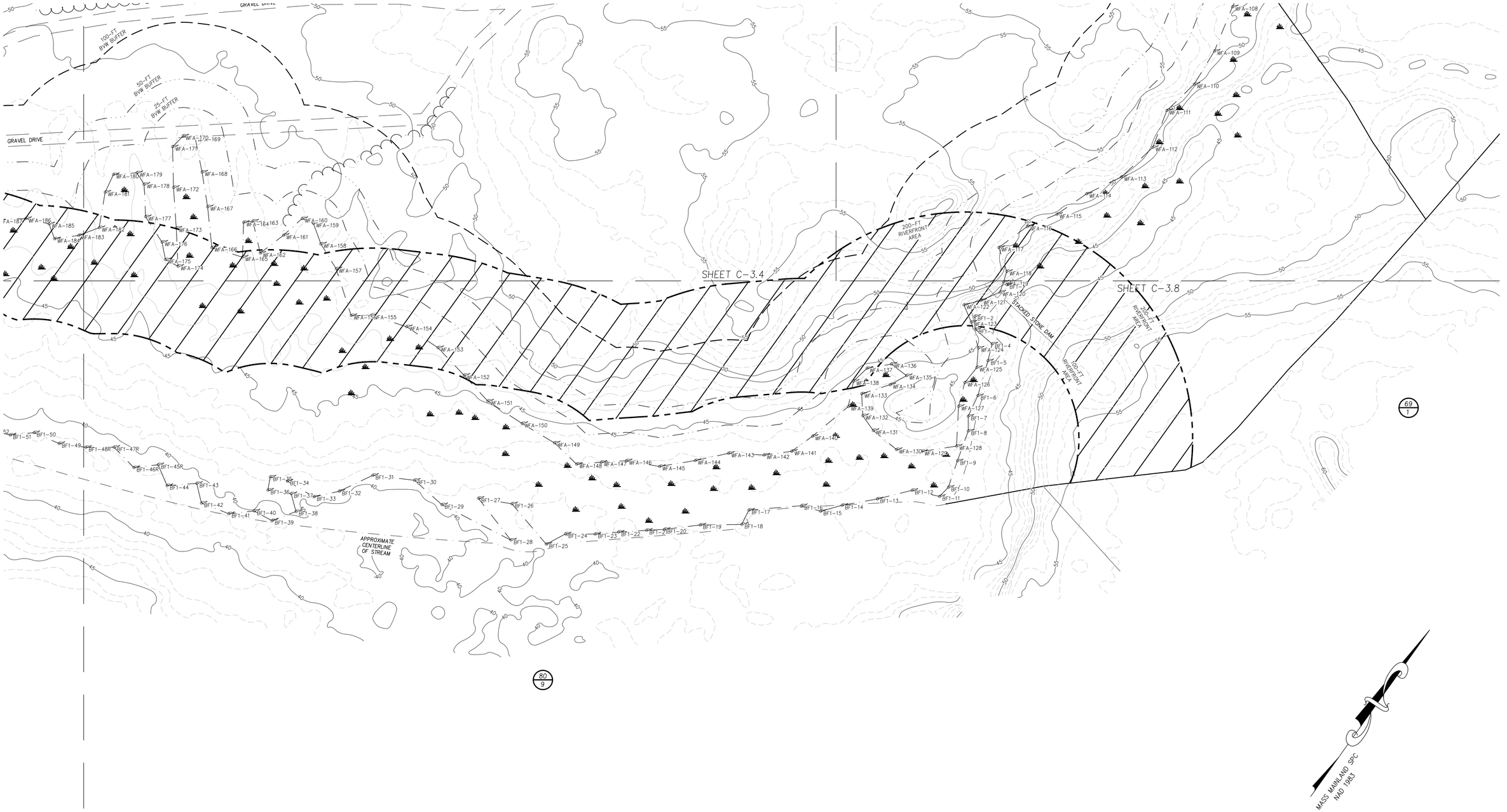
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA

SHOWING
EXISTING CONDITIONS
AT
ELM STREET

EXISTING CONDITIONS

SHEET: C-3.7



PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

STEPHEN B. SAWYER CIVIL REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

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

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PROJECT: M244407

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

EXISTING CONDITIONS

SHEET: C-3.8

SHEET C5.2, 6.2, 7.2

SHEET C5.3, 6.3, 7.3

SHEET C5.0, 6.0, 7.0

SHEET C5.1, 6.1, 7.1

NORTH NEIGHBORHOOD MINIMUM REAR SETBACK=11 FT.

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

NORTH NEIGHBORHOOD MAXIMUM
FRONT SETBACK=10 FT.

SOUTH NEIGHBORHOOD MINIMUM
SIDE SETBACK=28 FT.

SOUTH NEIGHBORHOOD MINIMUM
REAR SETBACK=188 FT.

SOUTH NEIGHBORHOOD MINIMUM
SIDE SETBACK=70 FT.

ROUTE 495

NORTH NEIGHBERHOOD

ROAD "B"

ROAD "A"

ROAD "C"

ROAD "D"

SOUTH NEIGHBERHOOD

COMMUNITY BUILDING

LOT 2
SOUTH NEIGHBORHOOD
206,411 SF

LOT 3
NORTH NEIGHBORHOOD
1,621,928 SF

LOT 1
SOUTH NEIGHBORHOOD
905,881 SF

AMESBURY ANIMAL HOSPITAL

ELM STREET

CITY OF AMESBURY
TOWN OF SALISBURY

PROPOSED PUBLIC WAY

LOT 4
8,169 SF
(HISTORIC PRESERVATION PARCEL)

LOT 5
8,873 SF
(HISTORIC PRESERVATION PARCEL)

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

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

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

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

TRASH & RECYCLING ENCLOSURE (STRAIGHT DIVE ACCESS)

TURNING PATH FOR E-ONE HP 100 LADDER TRUCK(TYP.)

PROVIDE 12 EV READY SPACES

OPEN SPACE AREA LEGEND

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

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

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

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

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

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

SCALE: 1"=80' | CALC. BY: J.T.M.
DATE: AUG. 11, 2025 | CHKD. BY: S.B.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

OVERALL SITE KEY PLAN

SHEET: C4.0

CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)

ALT. CURB TYPE (BELGIAN BLOCK, GRANITE TYPE VB, OR C.I.P. CONCRETE)

50' WIDE EMERGENCY EGRESS

ROW FOR ALL PURPOSES

20' WIDE EMERGENCY ACCESS (PERMEABLE PAVEMENT)

AMESBURY ANIMAL HOSPITAL

EXIST. SW BASIN

4" SWL EXISTING 5' BIKE LANE

RELOCATE EXISTING CROSSWALK

EXISTING 8' SIDEWALK

RELOCATED DRIVEWAY AND APRON FOR 283 ELM STREET

12" SWL 6' WIDE CROSSWALK

STOP SIGN

12" SWL STOP LINE

MAINTAIN EXISTING LIGHT POLE

12" CULVERT

5' SIDEWALK SEE LANDSCAPE PLANS

8' WIDE PLANTED CENTER ISLAND SEE LANDSCAPE PLANS

2-14 FOOT ONE-WAY LANES MAIN BOULEVARD

ACCESS EASEMENT PROVIDED FROM ROCKY HILL SITE DRIVE

STORMWATER DETENTION AREA (TYP)

ROAD "A"

MAINTAIN EXISTING STRUCTURE

EXISTING HOTEL ENTRANCE

PROPOSED DETACHED GARAGE

DEMOLISH ADDITION AND MAINTAIN EXISTING STRUCTURE

8'x23' PARKING SPACE(TYP.)

18' WIDE TRAVEL LANE

25' BUFFER

EDGE OF BVW

100-FT RIVERFRONT AREA

WALKING TRAILS

20' WIDE TRAVEL LANE NEIGHBORHOOD STREET

25-FT BVW BUFFER

50-FT BVW BUFFER

100-FT BVW BUFFER

VISITOR AND TRAIL PARKING 7 SPACES

TURNING PATH FOR E-ONE HP 100 LADDER TRUCK(TYP.)

MOUNTABLE GRANITE CURB

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

THE COMMONS

ROAD "B"

ROAD "C"

PARK

COMMUNITY BLDG.

BLDG. 1 FF=61.35

BLDG. 2 FF=61.35

8' WIDE PLANTED CENTER ISLAND SEE LANDSCAPE PLANS

COBBLE APRON

CENTER ROUND-ABOUT

18' WIDE DRIVEWAY

4-SPACES

2-SPACES

3-SPACES

5-SPACES

SOUTH NEIGHBORHOOD PARKING SUMMARY

83 FOR SALE DWELLING UNITS
154 GARAGED PARKING SPACES
49 DRIVEWAY LANE PARKING SPACES
24 SECONDARY ROAD PARKING SPACES
22 MAIN BOULEVARD PARKING SPACES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY

IN AMESBURY, MA

AT **ELM STREET**

SITE LAYOUT PLAN-1

SHEET: C5.0

CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)

ALT. CURB TYPE (BELGIAN BLOCK, GRANITE TYPE VB, OR C.I.P. CONCRETE)

SOUTH NEIGHBORHOOD PARKING SUMMARY

83 FOR SALE DWELLING UNITS
154 GARAGED PARKING SPACES
48 DRIVEWAY LANE PARKING SPACES
24 SECONDARY ROAD PARKING SPACES
22 MAIN BOULEVARD PARKING SPACES
1 VAN HC SPACE PROVIDED AT COMMUNITY BUILDING

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 32825
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MEI MILLENNIUM ENGINEERING, INC.
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE LAYOUT PLAN 2

SHEET: C5.1

CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)

ALT. CURB TYPE (BELGIAN BLOCK, GRANITE TYPE VB, OR C.I.P. CONCRETE)

ADDITIONAL SNOW STORAGE AREA(TYP.)

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

TRASH & RECYCLING ENCLOSURE

PROPOSED TREELINE (TYP.)

CONCRETE WHEEL STOP (TYP.)

9'x18' PARKING SATLL (TYP.)

5'WIDE CONC. SIDEWALK (TYP.)

PROVIDE 20 EV-READY SPACES

PARKING BARN (TYP.)

TRASH & RECYCLING ENCLOSURE

RAISED CROSSWALK

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

VISITOR AND TRAIL PARKING 7 SPACES

WALKING TRAILS(TYP.)

TURNING PATH FOR E-ONE HP 100 LADDER TRUCK(TYP.)

HANDICAP PARKING VAN ACCESSIBLE

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

BICYCLE PARKING 30-SPACES (TYP.)

80' WOODED BUFFER

APPROXIMATE EDGE OF RTE.495 BREAKDOWN LANE

PROPOSED TREELINE (TYP.)

PROVIDE 7 EV-READY SPACES

5'WIDE CONC. SIDEWALK (TYP.)

PROVIDE 12 EV-READY SPACES

PROVIDE 5 EV-READY SPACES

8'x23' PARKING SPACE(TYP.)

5' MIN. PLANTING STRIP

HANDICAP PARKING VAN ACCESSIBLE

BICYCLE PARKING 30-SPACES (TYP.)

PROVIDE 17 EV-READY SPACES

HANDICAP PARKING VAN ACCESSIBLE

9'x18' PARKING SATLL (TYP.)

9'x18' PARKING SATLL (TYP.)

ROAD "A"

ROAD "B"

BLDG. 1, BLDG. 2, BLDG. 3, BLDG. 4, BLDG. 5, BLDG. 6, BLDG. 7, BLDG. 8, BLDG. 9, BLDG. 10, BLDG. 11, BLDG. 12, BLDG. 13, BLDG. 14, BLDG. 20, BLDG. 21, BLDG. 22, BLDG. 23, BLDG. 24, BLDG. 25, BLDG. 26, BLDG. 27, BLDG. 28, BLDG. 29

CLUBHOUSE

GYM & BASKETBALL COURT

PICKLEBALL

NORTH NEIGHBORHOOD PARKING SUMMARY

296 RENTAL DWELLING UNITS
67 GARAGED PARKING SPACES
319 DRIVEWAY LANE PARKING SPACES
107 MAIN BOULEVARD PARKING SPACES
37 HC SPACES / 9 REQUIRED
5 VAN ACCESSIBLE / 2 REQUIRED
90 EV READY SPACES PROVIDED
493 TOTAL PARKING SPACES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B SAWYER
CIVIL
No. 54081
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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MEI

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PROJECT: M244407

ROCKY HILL MBTA COMMUNITY

IN

AMESBURY, MA

AT

ELM STREET

SITE LAYOUT PLAN 3

SHEET: C5.2

CURB SCHEDULE

MAIN BLVD. CURB (GRANITE TYPE VA4)

ALT. CURB TYPE (BELGIAN BLOCK, GRANITE TYPE VB, OR C.I.P. CONCRETE)

APPROXIMATE EDGE OF RTE.495 BREAKDOWN LANE

5'WIDE CONC. SIDEWALK (TYP.)

TRASH & RECYCLING ENCLOSURE

RAISED CROSSWALK

PROVIDE 8 EV-READY SPACES

PROVIDE 3 EV-READY SPACES

80' WOODED BUFFER

SNOW STORAGE TYPICAL

PARKING BARN (TYP.)

BICYCLE PARKING 30-SPACES (TYP.)

TRASH & RECYCLING ENCLOSURE

BICYCLE PARKING 30-SPACES (TYP.)

PROVIDE 9 EV-READY SPACES

8'x23' PARKING SPACE(TYP.)

5' MIN. PLANTING STRIP

SIGN "FIRE LANE NO PARKING"

BICYCLE PARKING 30-SPACES (TYP.)

CONCRETE WHEEL STOP (TYP.)

22' WIDE ROADWAY

PROVIDE 9 EV-READY SPACES

TRASH & RECYCLING ENCLOSURE

5' MIN. PLANTING STRIP

8'x23' PARKING SPACE

TRAIL(TYP.)

100YR FLOOD ZONE (ZONE A)

8'x23' PARKING SPACE(TYP.)

ANTED CENTER ISLAND SCAPE PLANS

CITY OF AMESBURY

TOWN OF SALISBURY

ROAD "A"

ROAD "B"

22' WIDE TRAVEL WAY

24' WIDE DRIVEWAY

BLDG. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29

CLUBHOUSE

GYM & BASKETBALL COURT

PICKLEBALL

POOL

FF=61.10

OUTDOOR GRILL & TABLES

DIRT PATH

NORTH NEIGHBORHOOD PARKING SUMMARY

296 RENTAL DWELLING UNITS
67 GARAGED PARKING SPACES
319 DRIVEWAY LANE PARKING SPACES
107 MAIN BOULEVARD PARKING SPACES
37 HC SPACES / 9 REQUIRED
5 VAN ACCESSIBLE / 2 REQUIRED
90 EV-READY SPACES PROVIDED
493 TOTAL PARKING SPACES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52625
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

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ROCKY HILL MBTA COMMUNITY

IN

AMESBURY, MA

AT

ELM STREET

SITE LAYOUT PLAN 4

SHEET: C5.3

PROP. INFILTRATION BASIN 4
EXIST. SW BASIN
PROP. SUBSURFACE INFILTRATION AREA 8 (SEE DETAIL)
PROP. CONSTRUCTED WETLAND 1
PROP. RETAINING WALL T.O.W.= 54.0 B.O.W.=52.0
PROP. RETAINING WALL T.O.W.= 54.0 B.O.W.=VARIES
PRETREATMENT SEDIMENT FOREBAY BOTTOM SUMP=45.5
PROP. OUTLET CONTROL STRUCTURE 1
PROP. INFILTRATION BASIN 1
PROP. OUTLET CONTROL STRUCTURE 2
12" INV. = 43.50
PROP. LEVEL SPREADER (TYP.) (SEE DETAIL)
PROP. EMERGENCY OVERFLOW (TYP.) (SEE DETAIL)
PROP. SUBSURFACE INFILTRATION AREA 1A (SEE DETAIL)
PROP. SUBSURFACE INFILTRATION AREA 1B (SEE DETAIL)
THE COMMONS
COMMUNITY BLDG.
BLDG. 1 FF=61.35
BLDG. 2 FF=61.35
DMH 16
DMH 15
DMH B W. CDS
DMH A
DMH 1
DMH 2
DMH 3
DMH 4
DMH 5
DMH 6
DMH 7
DMH 8
DMH 9
DMH 10
DMH 11
DMH 12
DMH 13
DMH 14
DMH 17
DMH 18 W. CDS
DMH 19
DMH 20
DMH 21
DMH 22
DMH 23
DMH 24
DMH 25
DMH 26
DMH 27
DMH 28
DMH 29
DMH 30
DMH 31
DMH 32
DMH 33 W. CDS
CB A
CB 1
CB 2
CB 3
CB 4
CB 5
CB 5A W. CDS
CB 6
CB 7
CB 8
CB 8A
CB 9
CB 10
CB 11
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CB 31
CB 32
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CB 34
CB 35
CB 36
CB 37
CB 38
CB 39
CB 40
CB 41
CB 42
CB 43
CB 44
CB 45
OCS 1
OCS 2
OCS 3
OCS 4
OCS 5
OCS 6
OCS 7
OCS 8
#1 #2 #3 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57 #58 #59 #60 #61 #62 #63 #64 #65 #66 #67 #68 #69 #70 #71 #72 #73 #74 #75 #76 #77 #78 #79 #80 #81 #82 #83
TP-1A TP-1B TP-2 TP-3 TP-4 TP-5 TP-5A TP-5B TP-5C TP-5D TP-6A TP-6B TP-7 TP-8 TP-9 TP-10 TP-11 TP-12 TP-13 TP-14 TP-15 TP-16 TP-17 TP-18 TP-19 TP-20 TP-21 TP-22 TP-23 TP-24 TP-25 TP-26 TP-27 TP-28 TP-29 TP-30 TP-31 TP-32 TP-33 TP-34 TP-35 TP-36 TP-37 TP-38 TP-39 TP-40 TP-41 TP-42 TP-43 TP-44 TP-45 TP-46 TP-47 TP-48 TP-49 TP-50 TP-51 TP-52 TP-53 TP-54 TP-55 TP-56 TP-57 TP-58 TP-59 TP-60 TP-61 TP-62 TP-63 TP-64 TP-65 TP-66 TP-67 TP-68 TP-69 TP-70 TP-71 TP-72 TP-73 TP-74 TP-75 TP-76 TP-77 TP-78 TP-79 TP-80 TP-81 TP-82 TP-83
25' BUFFER
50-FT BVW BUFFER
100-FT BVW BUFFER
EDGE OF BVW
ELM STREET
STATE HIGHWAY ROUTE 110

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

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

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

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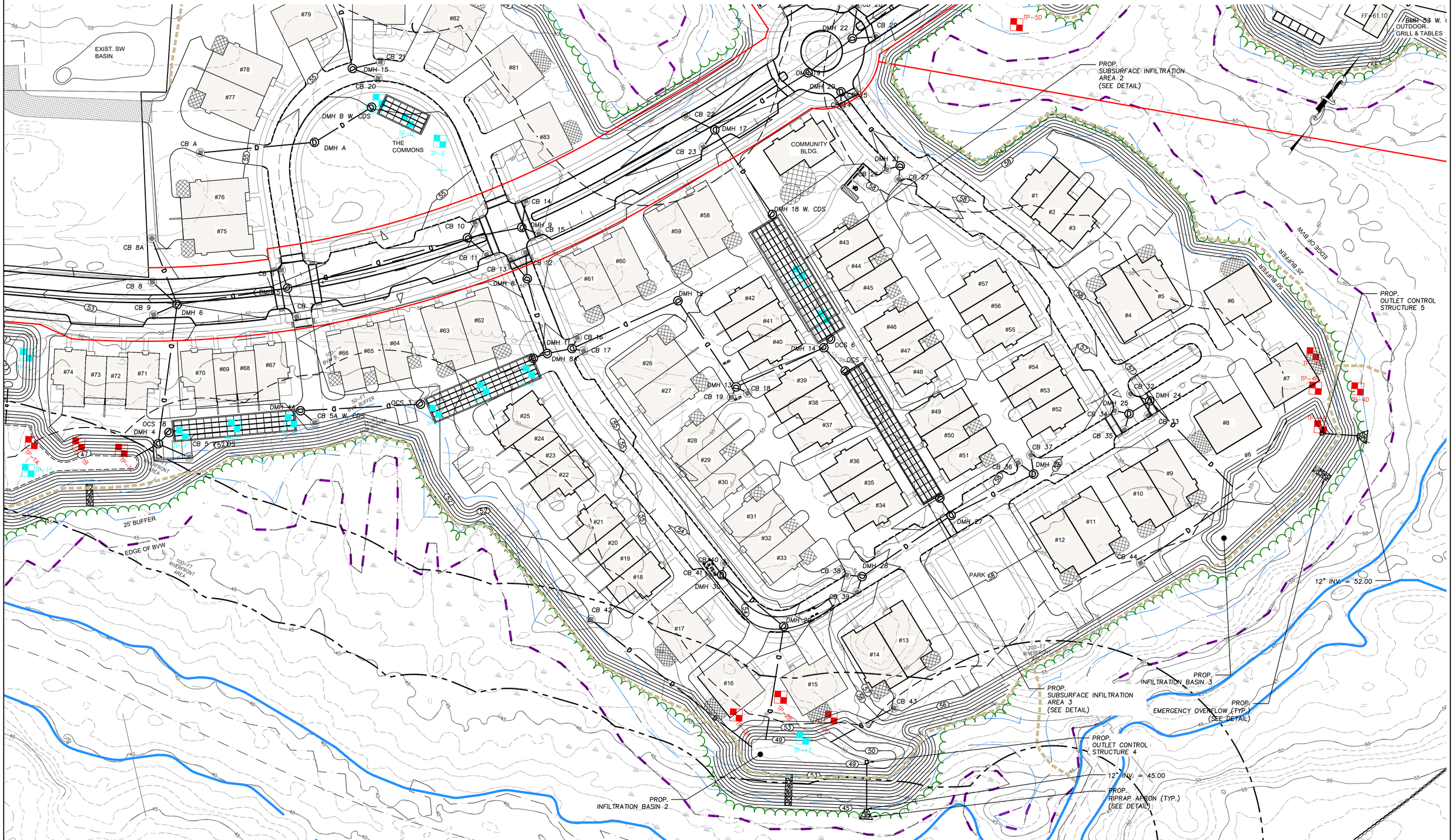
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.0



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MEI

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.1

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNDER
CIVIL
No. 52635
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

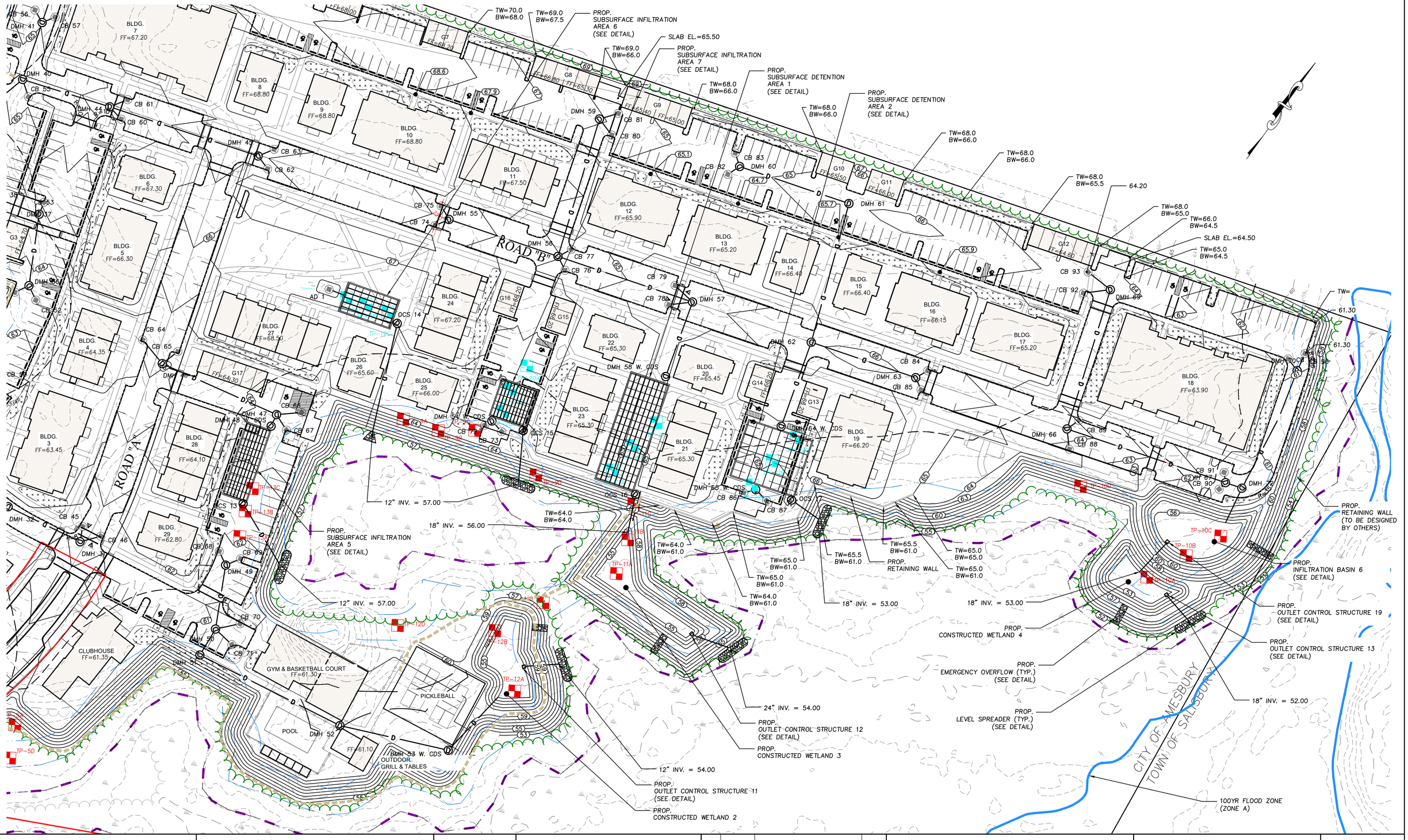
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.2



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MEI

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.3

CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB 1	RIM = 49.42 INV. OUT (12") = 46.84 (DMH 1)
CB 2	RIM = 49.43 INV. OUT (12") = 46.81 (DMH 1)
CB 3	RIM = 50.13 INV. OUT (12") = 48.00 ()
CB 4	RIM = 50.15 INV. OUT (12") = 48.00 ()
CB 5 W. CDS	RIM = 53.00 INV. OUT (12") = 48.00 (DMH 4)
CB 5A W. CDS	RIM = 50.28 INV. OUT (12") = 48.40 (DMH 4A)
CB 6	RIM = 54.53 INV. OUT (12") = 49.82 (DMH 5)
CB 7	RIM = 54.21 INV. OUT (12") = 49.82 (DMH 5)
CB 8	RIM = 53.34 INV. OUT (12") = 50.40 (DMH 6)
CB 8A	RIM = 51.51 INV. OUT (12") = 49.63 (DMH 6)
CB 9	RIM = 53.41 INV. OUT (12") = 50.40 (DMH 6)
CB 10	RIM = 54.18 INV. OUT (12") = 50.79 (DMH 7)
CB 11	RIM = 54.17 INV. OUT (12") = 50.79 (DMH 7)
CB 12	RIM = 54.15 INV. OUT (12") = 51.30 (DMH 8)
CB 13	RIM = 54.16 INV. OUT (12") = 51.30 (DMH 8)
CB 14	RIM = 53.75 INV. OUT (12") = 51.05 (DMH 9)
CB 15	RIM = 53.74 INV. OUT (12") = 51.04 (DMH 9)
CB 16	RIM = 55.15 INV. OUT (12") = 51.90 (DMH 11)
CB 17	RIM = 55.15 INV. OUT (12") = 51.90 (DMH 11)
CB 18	RIM = 66.05 INV. OUT (12") = 53.25 (DMH 13)
CB 19	RIM = 66.05 INV. OUT (12") = 53.25 (DMH 13)
CB 20	RIM = 54.06 INV. OUT (12") = 51.10 (DMH 15)
CB 21	RIM = 54.02 INV. OUT (12") = 51.10 (DMH 15)
CB 22	RIM = 55.26 INV. OUT (12") = 52.30 (DMH 17)
CB 23	RIM = 55.26 INV. OUT (12") = 52.30 (DMH 17)
CB 24	RIM = 55.15 INV. OUT (12") = 53.60 (DMH 20)
CB 25	RIM = 55.15 INV. OUT (12") = 53.60 (DMH 20)
CB 26	RIM = 57.20 INV. OUT (12") = 54.60 (DMH 21)
CB 27	RIM = 57.20 INV. OUT (12") = 54.60 (DMH 21)
CB 28	RIM = 57.20 INV. OUT (12") = 53.12 (DMH 22)
CB 29	RIM = 57.20 INV. OUT (12") = 54.20 (DMH 22)
CB 30	RIM = 58.87 INV. OUT (12") = 55.90 (DMH 23)

CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB 31	RIM = 58.88 INV. OUT (12") = 55.90 (DMH 23)
CB 32	RIM = 56.35 INV. OUT (12") = 53.71 (DMH 24)
CB 33	RIM = 56.60 INV. OUT (12") = 53.71 (DMH 24)
CB 34	RIM = 55.74 INV. OUT (12") = 53.86 (DMH 25)
CB 35	RIM = 55.74 INV. OUT (12") = 53.86 (DMH 25)
CB 36	RIM = 56.33 INV. OUT (12") = 54.45 (DMH 26)
CB 37	RIM = 56.33 INV. OUT (12") = 54.45 (DMH 26)
CB 38	RIM = 56.54 INV. OUT (12") = 53.50 (DMH 28)
CB 39	RIM = 56.06 INV. OUT (12") = 53.50 (DMH 28)
CB 40	RIM = 53.55 INV. OUT (12") = 50.53 (DMH 30)
CB 41	RIM = 53.55 INV. OUT (12") = 50.53 (DMH 30)
CB 42	RIM = 54.50 INV. OUT (12") = 50.50 ()
CB 43	RIM = 57.20 INV. OUT (12") = 52.00 ()
CB 44	RIM = 57.10 INV. OUT (12") = 53.50 ()
CB 45	RIM = 61.41 INV. OUT (12") = 57.59 (DMH 31)
CB 46	RIM = 61.40 INV. OUT (12") = 57.59 (DMH 31)
CB 48	RIM = 58.30 INV. OUT (12") = −0.50 (DMH 33 W. CDS)
CB 49	RIM = 60.38 INV. OUT (12") = 58.50 (DMH 35)
CB 50	RIM = 61.55 INV. OUT (12") = 56.50 (DMH 35)
CB 51	RIM = 63.30 INV. OUT (12") = 60.30 (DMH 36)
CB 52	RIM = 63.30 INV. OUT (12") = 60.30 (DMH 36)
CB 53	RIM = 65.05 INV. OUT (12") = 60.76 (DMH 37)
CB 54	RIM = 64.10 INV. OUT (12") = 60.20 (DMH 38)
CB 55	RIM = 62.11 INV. OUT (12") = 60.23 (DMH 40)
CB 56	RIM = 64.80 INV. OUT (12") = 61.20 (DMH 41)
CB 57	RIM = 64.80 INV. OUT (12") = −0.50 (DMH 41)
CB 58	RIM = 66.10 INV. OUT (12") = 62.10 (DMH 43)
CB 59	RIM = 66.10 INV. OUT (12") = 62.10 (DMH 43)
CB 60	RIM = 66.32 INV. OUT (12") = 62.30 (DMH 44)
CB 61	RIM = 66.31 INV. OUT (12") = 62.30 (DMH 44)
CB 62	RIM = 67.82 INV. OUT (12") = 63.88 (DMH 45)
CB 63	RIM = 67.82 INV. OUT (12") = 63.88 (DMH 45)

CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB 64	RIM = 64.13 INV. OUT (12") = 61.10 (DMH 46)
CB 65	RIM = 64.13 INV. OUT (12") = 61.10 (DMH 46)
CB 66	RIM = 63.50 INV. OUT (12") = 60.50 (DMH 47)
CB 67	RIM = 63.60 INV. OUT (12") = 60.60 (DMH 47)
CB 68	RIM = 61.80 INV. OUT (12") = 58.90 (DMH 49)
CB 69	RIM = 61.80 INV. OUT (12") = 58.90 (DMH 49)
CB 70	RIM = 60.70 INV. OUT (12") = 58.20 (DMH 50)
CB 71	RIM = 60.70 INV. OUT (12") = 58.20 (DMH 50)
CB 72	RIM = 63.38 INV. OUT (12") = 61.50 (DMH 54 W. CDS)
CB 73	RIM = 63.38 INV. OUT (12") = 61.50 (DMH 54 W. CDS)
CB 74	RIM = 67.71 INV. OUT (12") = 64.50 (DMH 55)
CB 75	RIM = 67.71 INV. OUT (12") = 64.50 (DMH 55)
CB 76	RIM = 65.69 INV. OUT (12") = 62.65 (DMH 56)
CB 77	RIM = 65.69 INV IN. (12") = 62.65 (DMH 56)
CB 78	RIM = 64.42 INV. OUT (12") = 61.40 (DMH 57)
CB 79	RIM = 64.42 INV. OUT (12") = 61.40 (DMH 57)
CB 80	RIM = 64.87 INV. OUT (12") = 62.99 (DMH 59)
CB 81	RIM = 64.87 INV. OUT (12") = 62.99 (DMH 59)
CB 82	RIM = 64.51 INV. OUT (12") = 61.00 (DMH 60)
CB 83	RIM = 64.51 INV. OUT (12") = 61.00 (DMH 60)
CB 84	RIM = 65.54 INV. OUT (12") = 62.00 (DMH 63)
CB 85	RIM = 65.55 INV. OUT (12") = 62.00 (DMH 63)
CB 86	RIM = 64.50 INV. OUT (12") = 58.00 (DMH 65 W. CDS)
CB 87	RIM = 59.88 INV. OUT (12") = 58.00 (DMH 65 W. CDS)
CB 88	RIM = 63.83 INV. OUT (12") = 60.00 (DMH 66)
CB 89	RIM = 63.96 INV. OUT (12") = 60.00 (DMH 66)
CB 90	RIM = 61.70 INV. OUT (12") = 57.55 (DMH 67)
CB 91	RIM = 61.70 INV. OUT (12") = 57.55 (DMH 67)
CB 92	RIM = 64.20 INV. OUT (12") = 61.40 (DMH 69)
CB 93	RIM = 64.20 INV. OUT (12") = 61.40 (DMH 69)
CB 94	RIM = 61.30 INV. OUT (12") = 58.18 (DMH 70)
CB 95	RIM = 61.30 INV. OUT (12") = 58.18 (DMH 70)

CATCH BASIN SCHEDULE	
STRUCTURE	DETAILS
CB A	RIM = 54.50 INV. OUT (12") = 51.85 (DMH A)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52621
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.4

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
		18.00	39.25	10.19%	57.00	53.00	
	AD 1	12.00	15.25	6.56%	62.50	61.50	
	CB 1	12.00	28.17	0.46%	46.84	46.71	DMH 1
	CB 2	12.00	18.59	0.54%	46.81	46.71	DMH 1
	CB 3	12.00	100.90	0.99%	48.00	47.00	
	CB 4	12.00	85.55	1.17%	48.00	47.00	
	CB 5 W. CDS	12.00	31.96	0.47%	48.00	47.85	DMH 4
	CB 5A W. CDS	12.00	17.69	1.13%	48.40	48.20	DMH 4A
	CB 6	12.00	18.24	1.10%	49.82	49.62	DMH 5
	CB 7	12.00	28.56	0.70%	49.82	49.62	DMH 5
	CB 8	12.00	31.74	4.41%	50.40	49.00	DMH 6
	CB 8A	12.00	67.29	0.94%	49.63	49.00	DMH 6
	CB 9	12.00	24.37	5.75%	50.40	49.00	DMH 6
	CB 10	12.00	16.61	1.20%	50.79	50.59	DMH 7
	CB 11	12.00	24.44	0.82%	50.79	50.59	DMH 7
	CB 12	12.00	25.08	0.64%	51.30	51.14	DMH 8
	CB 13	12.00	23.97	0.63%	51.30	51.15	DMH 8
	CB 14	12.00	25.45	0.43%	51.05	50.94	DMH 9
	CB 15	12.00	17.51	0.57%	51.04	50.94	DMH 9
	CB 16	12.00	11.40	0.88%	51.90	51.80	DMH 11
	CB 17	12.00	11.28	0.89%	51.90	51.80	DMH 11
	CB 18	12.00	12.49	0.80%	53.25	53.15	DMH 13
	CB 19	12.00	10.80	0.93%	53.25	53.15	DMH 13
	CB 20	12.00	26.16	0.76%	51.10	50.90	DMH 15
	CB 21	12.00	27.49	0.73%	51.10	50.90	DMH 15

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 22	12.00	30.71	0.49%	52.30	52.15	DMH 17
	CB 23	12.00	19.72	0.51%	52.30	52.20	DMH 17
	CB 24	12.00	12.35	0.81%	53.60	53.50	DMH 20
	CB 25	12.00	15.70	0.64%	53.60	53.50	DMH 20
	CB 26	12.00	13.41	0.75%	54.60	54.50	DMH 21
	CB 27	12.00	12.94	0.77%	54.60	54.50	DMH 21
	CB 28	12.00	30.61	0.77%	53.12	52.89	DMH 22
	CB 29	12.00	22.80	0.44%	54.20	54.10	DMH 22
	CB 30	12.00	14.05	0.71%	55.90	55.80	DMH 23
	CB 31	12.00	23.35	0.43%	55.90	55.80	DMH 23
	CB 32	12.00	19.32	0.52%	53.71	53.61	DMH 24
	CB 33	12.00	14.29	0.70%	53.71	53.61	DMH 24
	CB 34	12.00	14.34	0.70%	53.86	53.76	DMH 25
	CB 35	12.00	16.03	0.62%	53.86	53.76	DMH 25
	CB 36	12.00	18.28	0.55%	54.45	54.35	DMH 26
	CB 37	12.00	18.26	0.55%	54.45	54.35	DMH 26
	CB 38	12.00	14.83	0.67%	53.50	53.40	DMH 28
	CB 39	12.00	15.55	0.64%	53.50	53.40	DMH 28
	CB 40	12.00	11.36	0.88%	50.53	50.43	DMH 30
	CB 41	12.00	11.36	0.88%	50.53	50.43	DMH 30
	CB 42	12.00	195.16	0.77%	50.50	49.00	
	CB 43	12.00	68.52	4.38%	52.00	49.00	
	CB 44	12.00	107.22	0.47%	53.50	53.00	
	CB 45	12.00	15.06	0.66%	57.59	57.49	DMH 31
	CB 46	12.00	20.84	0.48%	57.59	57.49	DMH 31

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 48	12.00	10.69	−9.82%	−0.50	0.55	DMH 33 W. CDS
	CB 49	12.00	12.99	0.77%	58.50	58.40	DMH 35
	CB 50	12.00	14.91	−7.04%	56.50	57.55	DMH 35
	CB 51	12.00	15.19	0.66%	60.30	60.20	DMH 36
	CB 52	12.00	15.58	0.64%	60.30	60.20	DMH 36
	CB 53	12.00	12.57	7.95%	60.76	59.76	DMH 37
	CB 54	12.00	10.34	7.74%	60.20	59.40	DMH 38
	CB 55	12.00	17.88	5.59%	60.23	59.23	DMH 40
	CB 56	12.00	13.96	0.72%	61.20	61.10	DMH 41
	CB 57	12.00	13.69	−6.94%	−0.50	0.45	DMH 41
	CB 58	12.00	15.62	0.64%	62.10	62.00	DMH 43
	CB 59	12.00	18.53	0.54%	62.10	62.00	DMH 43
	CB 60	12.00	16.33	0.61%	62.30	62.20	DMH 44
	CB 61	12.00	18.79	0.53%	62.30	62.20	DMH 44
	CB 62	12.00	15.51	0.64%	63.88	63.78	DMH 45
	CB 63	12.00	16.88	0.59%	63.88	63.78	DMH 45
	CB 64	12.00	29.93	0.67%	61.10	60.90	DMH 46
	CB 65	12.00	19.12	1.05%	61.10	60.90	DMH 46
	CB 66	12.00	24.39	0.82%	60.50	60.30	DMH 47
	CB 67	12.00	17.90	1.68%	60.60	60.30	DMH 47
	CB 68	12.00	14.82	0.67%	58.90	58.80	DMH 49
	CB 69	12.00	15.80	0.63%	58.90	58.80	DMH 49
	CB 70	12.00	24.44	0.82%	58.20	58.00	DMH 50
	CB 71	12.00	21.91	0.91%	58.20	58.00	DMH 50
	CB 72	12.00	8.01	7.49%	61.50	60.90	DMH 54 W. CDS

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	CB 73	12.00	13.94	4.31%	61.50	60.90	DMH 54 W. CDS
	CB 74	12.00	14.90	0.67%	64.50	64.40	DMH 55
	CB 75	12.00	15.12	0.66%	64.50	64.40	DMH 55
	CB 76	12.00	15.09	0.66%	62.65	62.55	DMH 56
	CB 77	12.00	14.80	−0.68%	62.65	62.55	DMH 56
	CB 78	12.00	23.15	0.43%	61.40	61.30	DMH 57
	CB 79	12.00	23.29	0.43%	61.40	61.30	DMH 57
	CB 80	12.00	19.62	0.51%	62.99	62.89	DMH 59
	CB 81	12.00	19.08	0.52%	62.99	62.89	DMH 59
	CB 82	12.00	13.88	0.72%	61.00	60.90	DMH 60
	CB 83	12.00	13.69	0.73%	61.00	60.90	DMH 60
	CB 84	12.00	13.46	0.74%	62.00	61.90	DMH 63
	CB 85	12.00	12.89	0.78%	62.00	61.90	DMH 63
	CB 86	12.00	12.09	2.07%	58.00	57.75	DMH 65 W. CDS
	CB 87	12.00	14.97	1.67%	58.00	57.75	DMH 65 W. CDS
	CB 88	12.00	19.88	5.03%	60.00	59.00	DMH 66
	CB 89	12.00	14.22	7.03%	60.00	59.00	DMH 66
	CB 90	12.00	8.89	1.13%	57.55	57.45	DMH 67
	CB 91	12.00	10.07	0.99%	57.55	57.45	DMH 67
	CB 92	12.00	26.44	0.57%	61.40	61.25	DMH 69
	CB 93	12.00	27.55	0.54%	61.40	61.25	DMH 69
	CB 94	12.00	14.34	0.70%	58.18	58.08	DMH 70
	CB 95	12.00	18.38	0.54%	58.18	58.08	DMH 70
	CB 96	12.00	11.34	0.88%	57.85	57.75	DMH 71
	CB A	12.00	108.97	0.49%	51.85	51.32	DMH A

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	DMH 1	12.00	208.28	0.48%	46.70	45.70	
	DMH 4	12.00	24.14	3.11%	47.75	47.00	
	DMH 4A	12.00	5.27	28.48%	49.35	47.85	
	DMH 5	12.00	106.23	0.49%	49.52	49.00	DMH 6
	DMH 6	18.00	133.75	0.79%	48.90	47.85	DMH 4
	DMH 7	12.00	177.59	0.49%	50.49	49.62	DMH 5
	DMH 8	12.00	73.61	0.48%	51.05	50.70	DMH 8A
	DMH 8A	18.00	14.01	0.71%	50.60	50.50	Structure – (261)
	DMH 9	12.00	52.66	0.47%	50.84	50.59	DMH 7
	DMH 11	18.00	23.99	1.08%	50.96	50.70	DMH 8A
	DMH 12	12.00	110.52	0.49%	51.60	51.06	DMH 11
	DMH 13	12.00	98.81	0.47%	52.16	51.70	DMH 12
	DMH 14	12.00	91.44	0.54%	52.65	52.16	DMH 13
	DMH 15	12.00	110.20	0.47%	50.80	50.28	DMH 16
	DMH 16	12.00	36.87	0.49%	50.18	50.00	
	DMH 17	18.00	97.30	0.51%	52.05	51.55	DMH 18 W. CDS
	DMH 19	18.00	104.03	0.94%	53.13	52.15	DMH 17
	DMH 20	12.00	36.19	0.47%	53.40	53.23	DMH 19
	DMH 21	12.00	90.04	1.00%	54.40	53.50	DMH 20
	DMH 22	12.00	53.23	1.35%	53.95	53.23	DMH 19
	DMH 23	12.00	145.32	1.14%	55.70	54.05	DMH 22
	DMH 24	18.00	113.44	0.49%	53.56	53.00	
	DMH 25	12.00	23.19	0.43%	53.71	53.61	DMH 24
	DMH 26	12.00	87.85	1.65%	54.25	52.80	DMH 27
	DMH 27	12.00	19.55	0.51%	52.70	52.60	DMH 27A W. CDS

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	DMH 28	12.00	102.83	0.49%	53.30	52.80	DMH 27
	DMH 29	18.00	108.97	0.79%	49.86	49.00	
	DMH 30	12.00	76.70	0.48%	50.33	49.96	DMH 29
	DMH 31	18.00	77.84	0.92%	57.39	56.67	DMH 32
	DMH 32	18.00	78.42	2.38%	56.57	54.70	DMH 34 W. CDS
	DMH 35	12.00	85.26	4.22%	58.30	54.70	DMH 34 W. CDS
	DMH 36	12.00	70.19	0.48%	60.10	59.76	DMH 37
	DMH 37	12.00	52.82	0.49%	59.66	59.40	DMH 38
	DMH 38	12.00	95.01	0.49%	59.30	58.83	DMH 39 W. CDS
	DMH 39 W. CDS	24.00	69.86	2.48%	58.73	57.00	
	DMH 40	24.00	28.72	1.04%	59.13	58.83	DMH 39 W. CDS
	DMH 41	18.00	58.52	3.02%	61.00	59.23	DMH 40
	DMH 42	12.00	74.54	0.50%	61.47	61.10	DMH 41
	DMH 43	12.00	67.60	0.49%	61.90	61.57	DMH 42
	DMH 44	12.00	88.69	3.24%	62.10	59.23	DMH 40
	DMH 45	12.00	151.97	0.97%	63.68	62.20	DMH 44
	DMH 46	12.00	121.61	0.49%	60.80	60.20	DMH 47
	DMH 47	12.00	12.36	1.62%	60.10	59.90	DMH 48 W. CDS
	DMH 49	12.00	62.98	1.11%	58.70	58.00	DMH 50
	DMH 50	18.00	29.44	0.48%	57.90	57.76	DMH 51
	DMH 51	18.00	152.45	0.49%	57.66	56.91	DMH 52
	DMH 52	18.00	107.96	0.50%	56.81	56.27	DMH 53 W. CDS
	DMH 53 W. CDS	18.00	70.52	1.66%	56.17	55.00	
	DMH 55	12.00	111.87	1.97%	64.30	62.10	DMH 56
	DMH 56	18.00	138.01	−0.65%	62.00	61.10	DMH 57

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	DMH 57	24.00	77.06	0.58%	61.00	60.55	DMH 58 W. CDS
	DMH 59	18.00	139.59	0.49%	62.79	62.10	DMH 56
	DMH 60	18.00	112.18	0.80%	60.80	59.90	DMH 61
	DMH 61	18.00	139.77	1.07%	59.80	58.30	DMH 62
	DMH 62	18.00	86.88	0.63%	58.20	57.65	DMH 64 W. CDS
	DMH 63	12.00	107.21	3.26%	61.80	58.30	DMH 62
	DMH 66	18.00	162.66	0.62%	58.46	57.45	DMH 67
	DMH 67	24.00	16.78	0.60%	57.35	57.25	DMH 72
	DMH 69	18.00	141.86	0.49%	59.26	58.56	DMH 66
	DMH 70	12.00	48.63	0.47%	57.98	57.75	DMH 71
	DMH 71	12.00	77.85	0.51%	57.65	57.25	DMH 72
	DMH 72	12.00	37.04	−53.51%	37.18	57.00	
	DMH A	12.00	63.80	0.53%	51.27	50.93	DMH B W. CDS
	OCS 3	12.00	114.32	2.89%	51.50	48.20	DMH 4A
	OCS 6	18.00	10.40	0.96%	52.75	52.65	DMH 14
	OCS 7	12.00	30.00	1.17%	54.00	53.65	DMH 14
	OCS 8	12.00	56.77	4.40%	54.00	51.50	
	OCS 9	12.00	41.97	5.96%	54.00	51.50	
	OCS 13	12.00	68.26	3.37%	59.30	57.00	
	OCS 14	12.00	107.79	3.71%	61.00	57.00	
	OCS 15	12.00	52.13	6.14%	60.20	57.00	
	OCS 16	18.00	37.65	13.28%	60.00	55.00	
	OCS 17	18.00	31.43	14.32%	57.50	53.00	
	OCS 18	12.00	14.76	1.02%	48.00	47.85	DMH 4
	Structure – (105)	12.00	0.27	0.00%	−0.50	−0.50	Structure – (106)

PIPE TABLE

PIPE LABEL	START STRUCT.	SIZE	LENGTH	SLOPE	START INVERT EL.	END INVERT EL.	END STRUCT.
	Structure – (112)	12.00	0.33	0.00%	−0.50	−0.50	Structure – (113)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.5

DRAIN MANHOLE SCHEDULE

STRUCTURE	DETAILS
DMH 1	RIM = 51.08 INV IN. (12") = 46.71 (CB 2) INV IN. (12") = 46.71 (CB 1) INV. OUT (12") = 46.70 ()
DMH 4	RIM = 53.10 INV IN. (12") = 47.85 (OCS 18) INV IN. (18") = 47.85 (DMH 6) INV IN. (12") = 47.85 (CB 5 W. CDS) INV. OUT (12") = 47.75 ()
DMH 4A	RIM = 53.28 INV IN. (12") = 48.20 (OCS 3) INV IN. (12") = 48.20 (CB 5A W. CDS) INV. OUT (12") = 49.35 ()
DMH 5	RIM = 55.18 INV IN. (12") = 49.62 (CB 6) INV IN. (12") = 49.62 (CB 7) INV IN. (12") = 49.62 (DMH 7) INV. OUT (12") = 49.52 (DMH 6)
DMH 6	RIM = 54.00 INV IN. (12") = 49.00 (CB 9) INV IN. (12") = 49.00 (CB 8) INV IN. (12") = 49.00 (DMH 5) INV IN. (12") = 49.00 (CB 8A) INV. OUT (18") = 48.90 (DMH 4)
DMH 8	RIM = 54.55 INV IN. (12") = 51.15 (CB 13) INV IN. (12") = 51.14 (CB 12) INV. OUT (12") = 51.05 (DMH 8A)
DMH 8A	RIM = 55.09 INV IN. (12") = 50.70 (DMH 8) INV IN. (18") = 50.70 (DMH 11) INV. OUT (18") = 50.60 (Structure – (261))
DMH 9	RIM = 54.82 INV IN. (12") = 50.94 (CB 15) INV IN. (12") = 50.94 (CB 14) INV. OUT (12") = 50.84 (DMH 7)
DMH 11	RIM = 55.10 INV IN. (12") = 51.06 (DMH 12) INV IN. (12") = 51.80 (CB 17) INV IN. (12") = 51.80 (CB 16) INV. OUT (18") = 50.96 (DMH 8A)
DMH 12	RIM = 56.47 INV IN. (12") = 51.70 (DMH 13) INV. OUT (12") = 51.60 (DMH 11)
DMH 13	RIM = 66.35 INV IN. (12") = 53.15 (CB 19) INV IN. (12") = 53.15 (CB 18) INV IN. (12") = 52.16 (DMH 14) INV. OUT (12") = 52.16 (DMH 12)
DMH 14	RIM = 57.53 INV IN. (18") = 52.65 (OCS 6) INV IN. (12") = 53.65 (OCS 7) INV. OUT (12") = 52.65 (DMH 13)
DMH 15	RIM = 54.28 INV IN. (12") = 50.90 (CB 20) INV IN. (12") = 50.90 (CB 21) INV. OUT (12") = 50.80 (DMH 16)
DMH 16	RIM = 54.41 INV IN. (12") = 50.28 (DMH 15) INV. OUT (12") = 50.18 ()
DMH 17	RIM = 55.80 INV IN. (12") = 52.20 (CB 23) INV IN. (12") = 52.15 (CB 22) INV IN. (18") = 52.15 (DMH 19) INV. OUT (18") = 52.05 (DMH 18 W. CDS)
DMH 18 W. CDS	RIM = 55.48 INV IN. (18") = 51.55 (DMH 17)
DMH 19	RIM = 56.76 INV IN. (12") = 53.23 (DMH 22) INV IN. (12") = 53.23 (DMH 20) INV. OUT (18") = 53.13 (DMH 17)
DMH 20	RIM = 55.05 INV IN. (12") = 53.50 (CB 24) INV IN. (12") = 53.50 (CB 25) INV IN. (12") = 53.50 (DMH 21) INV. OUT (12") = 53.40 (DMH 19)
DMH 21	RIM = 57.31 INV IN. (12") = 54.50 (CB 27) INV IN. (12") = 54.50 (CB 26) INV. OUT (12") = 54.40 (DMH 20)
DMH 22	RIM = 57.98 INV IN. (12") = 54.10 (CB 29) INV IN. (12") = 52.89 (CB 28) INV IN. (12") = 54.05 (DMH 23) INV. OUT (12") = 53.95 (DMH 19)

DRAIN MANHOLE SCHEDULE

STRUCTURE	DETAILS
DMH 23	RIM = 59.09 INV IN. (12") = 55.80 (CB 30) INV IN. (12") = 55.80 (CB 31) INV. OUT (12") = 55.70 (DMH 22)
DMH 24	RIM = 57.80 INV IN. (12") = 53.61 (CB 32) INV IN. (12") = 53.61 (DMH 25) INV IN. (12") = 53.61 (CB 33) INV. OUT (18") = 53.56 ()
DMH 25	RIM = 56.33 INV IN. (12") = 53.76 (CB 34) INV IN. (12") = 53.76 (CB 35) INV. OUT (12") = 53.71 (DMH 24)
DMH 28	RIM = 56.46 INV IN. (12") = 53.40 (CB 38) INV IN. (12") = 53.40 (CB 39) INV. OUT (12") = 53.30 (DMH 27)
DMH 29	RIM = 54.58 INV IN. (12") = 49.96 (DMH 30) INV. OUT (18") = 49.86 ()
DMH 30	RIM = 53.75 INV IN. (12") = 50.43 (CB 41) INV IN. (12") = 50.43 (CB 40) INV. OUT (12") = 50.33 (DMH 29)
DMH 31	RIM = 61.28 INV IN. (12") = 57.49 (CB 45) INV IN. (12") = 57.49 (CB 46) INV. OUT (18") = 57.39 (DMH 32)
DMH 32	RIM = 61.50 INV IN. (18") = 56.67 (DMH 31) INV. OUT (18") = 56.57 (DMH 34 W. CDS)
DMH 33 W. CDS	RIM = 4.43 INV IN. (12") = 0.55 (CB 48)
DMH 34 W. CDS	RIM = 59.90 INV IN. (18") = 54.70 (DMH 32) INV IN. (12") = 54.70 (DMH 35)
DMH 35	RIM = 62.28 INV IN. (12") = 58.40 (CB 49) INV IN. (12") = 57.55 (CB 50) INV. OUT (12") = 58.30 (DMH 34 W. CDS)
DMH 36	RIM = 64.08 INV IN. (12") = 60.20 (CB 52) INV IN. (12") = 60.20 (CB 51) INV. OUT (12") = 60.10 (DMH 37)
DMH 37	RIM = 64.90 INV IN. (12") = 59.76 (DMH 36) INV IN. (12") = 59.76 (CB 53) INV. OUT (12") = 59.66 (DMH 38)
DMH 38	RIM = 64.30 INV IN. (12") = 59.40 (CB 54) INV IN. (12") = 59.40 (DMH 37) INV. OUT (12") = 59.30 (DMH 39 W. CDS)
DMH 39 W. CDS	RIM = 65.05 INV IN. (24") = 58.83 (DMH 40) INV IN. (12") = 58.83 (DMH 38) INV. OUT (24") = 58.73 ()
DMH 40	RIM = 65.40 INV IN. (18") = 59.23 (DMH 41) INV IN. (12") = 59.23 (CB 55) INV IN. (12") = 59.23 (DMH 44) INV. OUT (24") = 59.13 (DMH 39 W. CDS)
DMH 41	RIM = 64.98 INV IN. (12") = 61.10 (DMH 42) INV IN. (12") = 0.45 (CB 57) INV IN. (12") = 61.10 (CB 56) INV. OUT (18") = 61.00 (DMH 40)
DMH 42	RIM = 65.50 INV IN. (12") = 61.57 (DMH 43) INV. OUT (12") = 61.47 (DMH 41)
DMH 43	RIM = 66.05 INV IN. (12") = 62.00 (CB 58) INV IN. (12") = 62.00 (CB 59) INV. OUT (12") = 61.90 (DMH 42)
DMH 44	RIM = 66.33 INV IN. (12") = 62.20 (CB 60) INV IN. (12") = 62.20 (CB 61) INV IN. (12") = 62.20 (DMH 45) INV. OUT (12") = 62.10 (DMH 40)

DRAIN MANHOLE SCHEDULE

STRUCTURE	DETAILS
DMH 45	RIM = 67.87 INV IN. (12") = 63.78 (CB 63) INV IN. (12") = 63.78 (CB 62) INV. OUT (12") = 63.68 (DMH 44)
DMH 46	RIM = 64.10 INV IN. (12") = 60.90 (CB 64) INV IN. (12") = 60.90 (CB 65) INV. OUT (12") = 60.80 (DMH 47)
DMH 47	RIM = 63.80 INV IN. (12") = 60.30 (CB 66) INV IN. (12") = 60.30 (CB 67) INV IN. (12") = 60.20 (DMH 46) INV. OUT (12") = 60.10 (DMH 48 W. CDS)
DMH 48 W. CDS	RIM = 63.78 INV IN. (12") = 59.90 (DMH 47)
DMH 49	RIM = 62.68 INV IN. (12") = 58.80 (CB 69) INV IN. (12") = 58.80 (CB 68) INV. OUT (12") = 58.70 (DMH 50)
DMH 50	RIM = 61.88 INV IN. (12") = 58.00 (CB 71) INV IN. (12") = 58.00 (CB 70) INV IN. (12") = 58.00 (DMH 49) INV. OUT (18") = 57.90 (DMH 51)
DMH 51	RIM = 60.50 INV IN. (18") = 57.76 (DMH 50) INV. OUT (18") = 57.66 (DMH 52)
DMH 52	RIM = 60.79 INV IN. (18") = 56.91 (DMH 51) INV. OUT (18") = 56.81 (DMH 53 W. CDS)
DMH 53 W. CDS	RIM = 60.15 INV IN. (18") = 56.27 (DMH 52) INV. OUT (18") = 56.17 ()
DMH 54 W. CDS	RIM = 64.78 INV IN. (12") = 60.90 (CB 72) INV IN. (12") = 60.90 (CB 73)
DMH 55	RIM = 67.74 INV IN. (12") = 64.40 (CB 74) INV IN. (12") = 64.40 (CB 75) INV. OUT (12") = 64.30 (DMH 56)
DMH 56	RIM = 66.06 INV IN. (12") = 62.55 (CB 76) INV IN. (18") = 62.10 (DMH 59) INV IN. (18") = 62.00 (DMH 57) INV IN. (12") = 62.10 (DMH 55) INV. OUT (12") = 62.55 (CB 77)
DMH 57	RIM = 64.69 INV IN. (12") = 61.30 (CB 78) INV IN. (12") = 61.30 (CB 79) INV. OUT (18") = 61.10 (DMH 56) INV. OUT (24") = 61.00 (DMH 58 W. CDS)
DMH 58 W. CDS	RIM = 64.43 INV IN. (24") = 60.55 (DMH 57)
DMH 59	RIM = 6608.00 INV IN. (12") = 62.89 (CB 80) INV IN. (12") = 62.89 (CB 81) INV. OUT (18") = 62.79 (DMH 56)
DMH 60	RIM = 64.65 INV IN. (12") = 60.90 (CB 82) INV IN. (12") = 60.90 (CB 83) INV. OUT (18") = 60.80 (DMH 61)
DMH 61	RIM = 65.75 INV IN. (18") = 59.90 (DMH 60) INV. OUT (18") = 59.80 (DMH 62)
DMH 62	RIM = 65.86 INV IN. (12") = 58.30 (DMH 63) INV IN. (18") = 58.30 (DMH 61) INV. OUT (18") = 58.20 (DMH 64 W. CDS)
DMH 63	RIM = 65.83 INV IN. (12") = 61.90 (CB 85) INV IN. (12") = 61.90 (CB 84) INV. OUT (12") = 61.80 (DMH 62)
DMH 64 W. CDS	RIM = 65.90 INV IN. (18") = 57.65 (DMH 62)

DRAIN MANHOLE SCHEDULE

STRUCTURE	DETAILS
DMH 65 W. CDS	RIM = 64.60 INV IN. (12") = 57.75 (CB 86) INV IN. (12") = 57.75 (CB 87)
DMH 66	RIM = 64.28 INV IN. (12") = 59.00 (CB 89) INV IN. (12") = 59.00 (CB 88) INV IN. (18") = 58.56 (DMH 69) INV. OUT (18") = 58.46 (DMH 67)
DMH 67	RIM = 63.92 INV IN. (12") = 57.45 (CB 91) INV IN. (12") = 57.45 (CB 90) INV IN. (18") = 57.45 (DMH 66) INV. OUT (24") = 57.35 (DMH 72)
DMH 69	RIM = 65.13 INV IN. (12") = 61.25 (CB 92) INV IN. (12") = 61.25 (CB 93) INV. OUT (18") = 59.26 (DMH 66)
DMH 70	RIM = 63.78 INV IN. (12") = 58.08 (CB 95) INV IN. (12") = 58.08 (CB 94) INV. OUT (12") = 57.98 (DMH 71)
DMH 71	RIM = 60.70 INV IN. (12") = 57.75 (CB 96) INV IN. (12") = 57.75 (DMH 70) INV. OUT (12") = 57.65 (DMH 72)
DMH 72	RIM = 62.16 INV IN. (24") = 57.25 (DMH 67) INV IN. (12") = 57.25 (DMH 71) INV. OUT (12") = 37.18 ()
DMH A	RIM = 55.20 INV IN. (12") = 51.32 (CB A) INV. OUT (12") = 51.27 (DMH B W. CDS)
DMH B W. CDS	RIM = 54.81 INV IN. (12") = 50.93 (DMH A)
OCS 3	RIM = 54.70 INV. OUT (12") = 51.50 (DMH 4A)
OCS 6	RIM = 55.15 INV. OUT (18") = 52.75 (DMH 14)
OCS 7	RIM = 55.88 INV. OUT (12") = 54.00 (DMH 14)
OCS 8	RIM = 59.00 INV. OUT (12") = 54.00 ()
OCS 9	RIM = 55.88 INV. OUT (12") = 54.00 ()
OCS 13	RIM = 61.18 INV. OUT (12") = 59.30 ()
OCS 14	RIM = 62.88 INV. OUT (12") = 61.00 ()
OCS 15	RIM = 62.08 INV. OUT (12") = 60.20 ()
OCS 16	RIM = 62.40 INV. OUT (18") = 60.00 ()
OCS 17	RIM = 59.38 INV. OUT (18") = 57.50 ()
OCS 18	RIM = 53.30 INV. OUT (12") = 48.00 (DMH 4)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52605
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

GRADING & DRAINAGE

SHEET: C-6.6

PIPE MATERIALS:

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

WATER MAINS: 10",8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)
WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER

DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12

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

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

EXIST. SW BASIN

EXISTING 10" PVC SEWER STUB

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

PROPOSED ELECTRIC & TELCOM CONDUITS

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

PROPOSED 10"X10"X8" TEE

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

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

PROPOSED 10"X10"X8" TEE

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

PROPOSED 8"x4" REDUCER

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

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

PROPOSED ELECTRIC & TELCOM CONDUITS

THE COMMONS

COMMUNITY BLDG.

BLDG. 2 FF=61.35

BLDG. 1 FF=61.35

PARK

25-FT BVW BUFFER

50-FT BVW BUFFER

100-FT BVW BUFFER

100-FT RIVERFRONT AREA

25' BUFFER

EDGE OF BVW

STATE HIGHWAY LAYOUT

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

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 53626
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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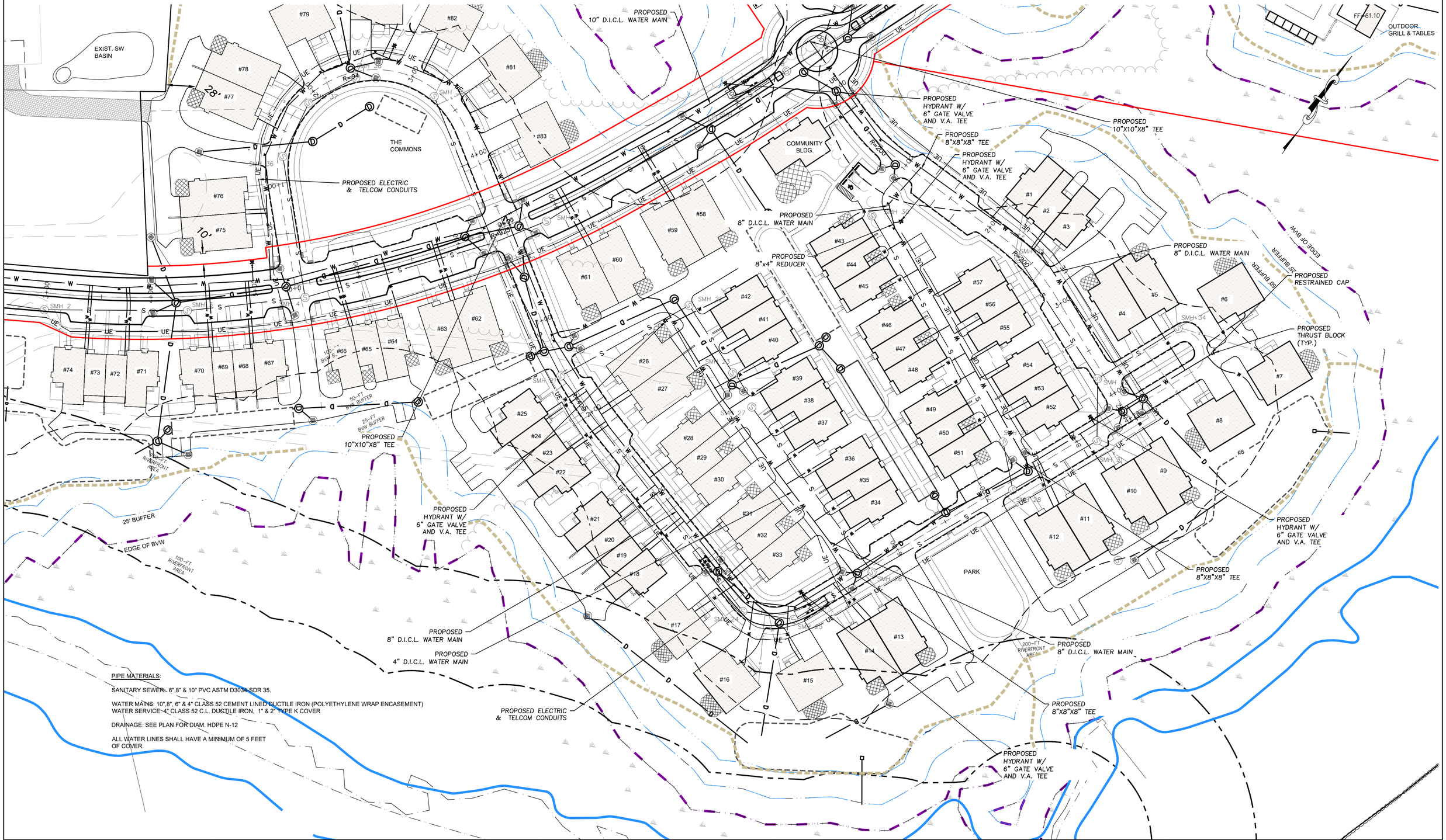
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.0



PIPE MATERIALS:

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

WATER MAINS: 10",8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)
WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER

DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12

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

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

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MEI
05/22/25
05/30/25

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.1

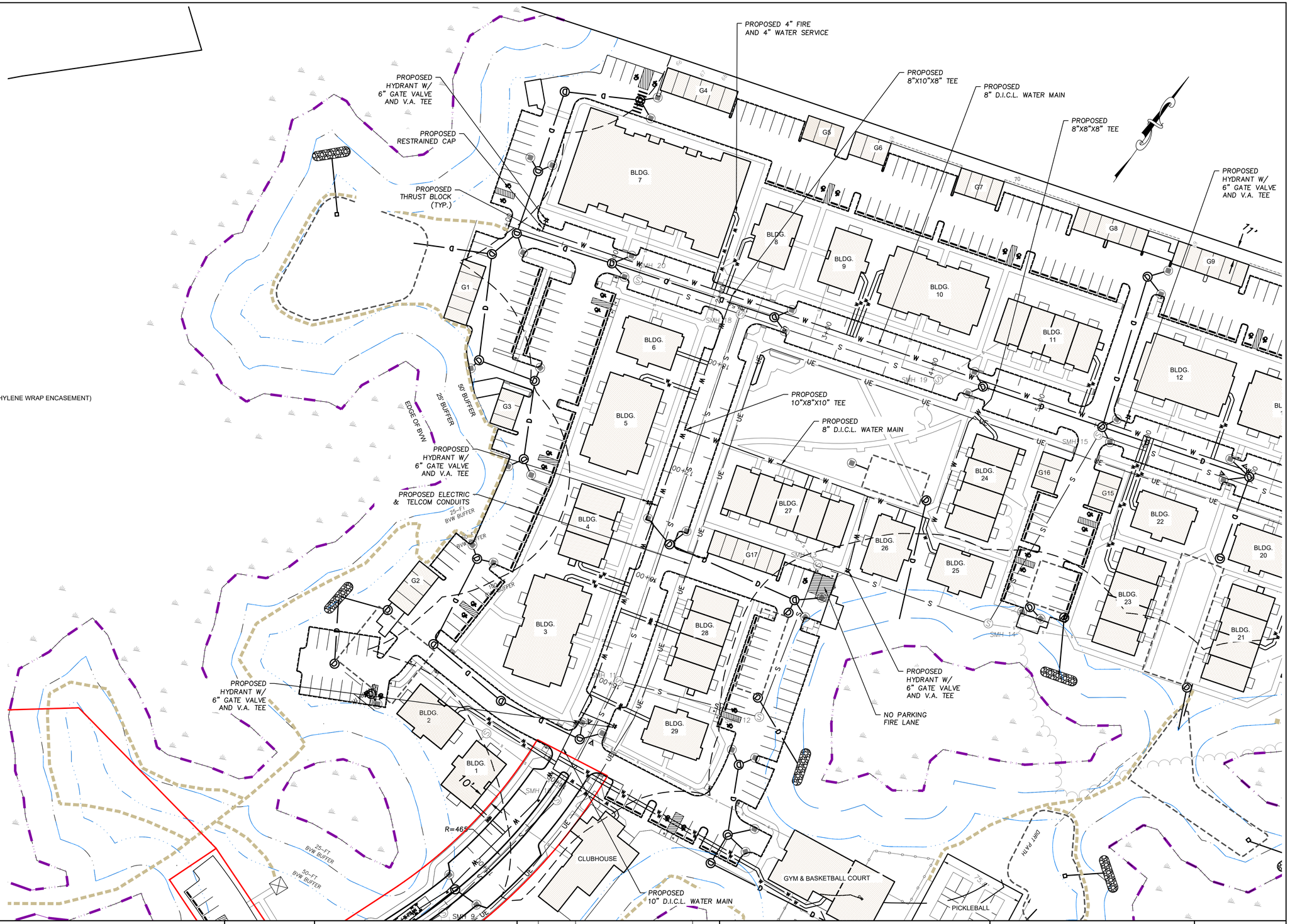
PIPE MATERIALS:

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

WATER MAINS: 10",8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)
WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER

DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12

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



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

STEPHEN B. SAWYER — COMMONWEALTH OF MASSACHUSETTS — No. 52052 — REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

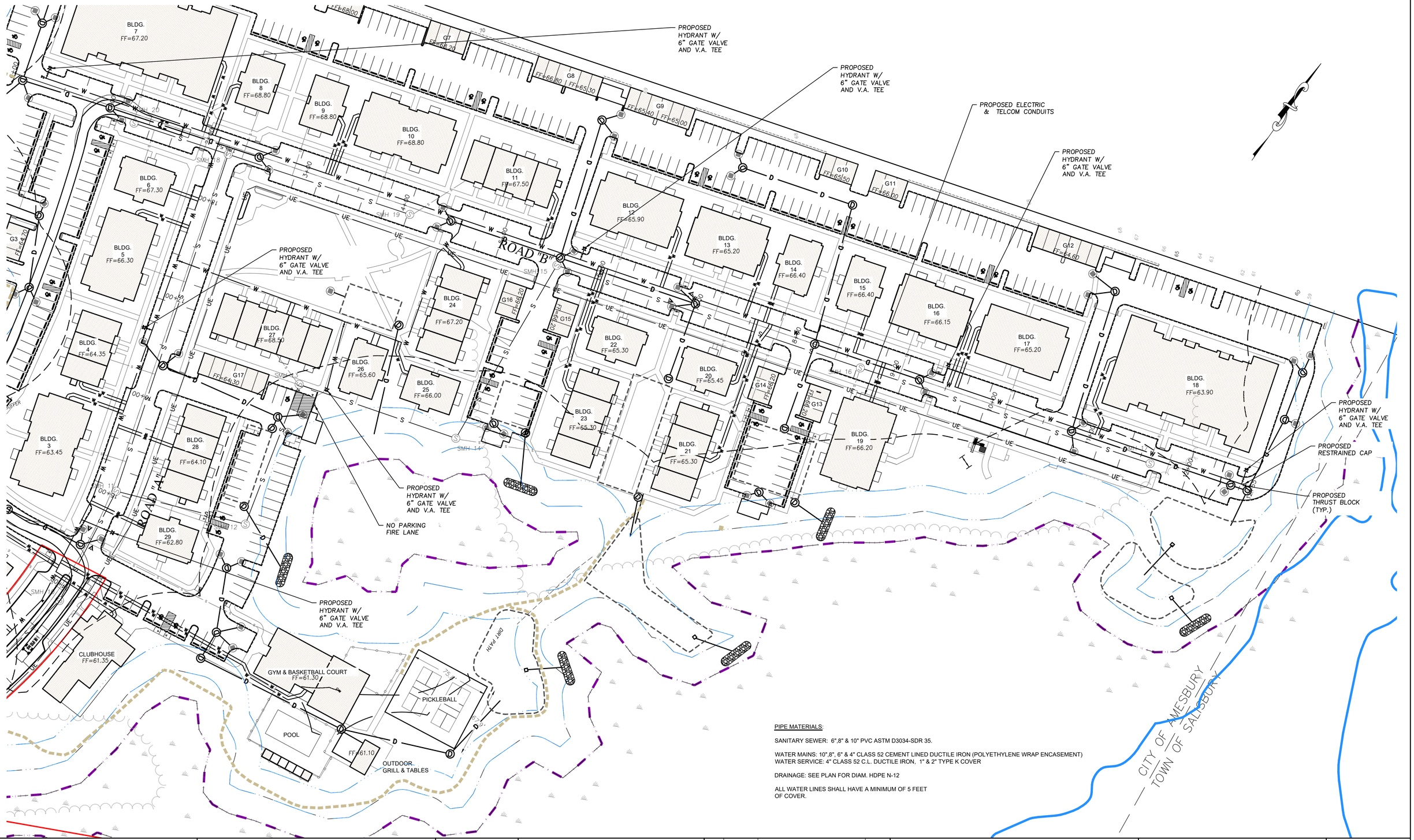
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.2



PIPE MATERIALS:

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

WATER MAINS: 10",8", 6" & 4" CLASS 52 CEMENT LINED DUCTILE IRON (POLYETHYLENE WRAP ENCASEMENT)
WATER SERVICE: 4" CLASS 52 C.L. DUCTILE IRON, 1" & 2" TYPE K COVER

DRAINAGE: SEE PLAN FOR DIAM. HDPE N-12

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

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

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.3

SEWER MANHOLE SCHEDULE	
STRUCTURE	DETAILS
SMH 1	RIM = 50.18 INV IN. (8") = 41.55 (SMH 2)
SMH 2	RIM = 51.92 INV IN. (8") = 43.02 (SMH 3) INV. OUT (8") = 43.00 (SMH 1)
SMH 3	RIM = 50.59 INV IN. (8") = 43.68 (SMH 4) INV. OUT (8") = 43.69 (SMH 2)
SMH 4	RIM = 51.40 INV IN. (8") = 44.52 (SMH 5) INV IN. (8") = 44.52 (SMH 36) INV. OUT (8") = 44.52 (SMH 3)
SMH 5	RIM = 53.37 INV IN. (8") = 45.44 (SMH 6) INV IN. (8") = 45.44 (SMH 35) INV IN. (8") = 45.44 (SMH 21) INV. OUT (8") = 45.44 (SMH 4)
SMH 6	RIM = 53.90 INV IN. (8") = 45.70 (SMH 7) INV. OUT (8") = 45.70 (SMH 5)
SMH 7	RIM = 56.23 INV IN. (8") = 46.77 (SMH 8) INV. OUT (8") = 46.77 (SMH 6)
SMH 8	RIM = 57.07 INV IN. (8") = 47.17 (SMH 9) INV. OUT (8") = 47.17 (SMH 7)
SMH 9	RIM = 58.78 INV IN. (8") = 48.12 (SMH 10) INV. OUT (8") = 48.12 (SMH 8)
SMH 10	RIM = 60.40 INV IN. (8") = 49.09 (SMH 11) INV. OUT (8") = 49.09 (SMH 9)
SMH 11	RIM = 62.23 INV IN. (8") = 49.74 (SMH 18) INV. OUT (8") = 49.69 (SMH 10) INV. OUT (8") = 50.32 (SMH 12)
SMH 12	RIM = 54.57 INV IN. (8") = 49.69 (SMH 11) INV. OUT (8") = 51.05 (SMH 13)
SMH 13	RIM = 55.36 INV IN. (8") = 50.32 (SMH 12) INV. OUT (8") = 51.84 (SMH 14)
SMH 14	RIM = 156.31 INV IN. (8") = 51.05 (SMH 13) INV. OUT (8") = 52.79 (SMH 15)
SMH 15	RIM = 65.92 INV IN. (8") = 51.84 (SMH 14) INV IN. (8") = 52.79 (SMH 16)
SMH 16	RIM = 66.03 INV IN. (8") = 54.32 (SMH 17) INV. OUT (8") = 54.32 (SMH 15)
SMH 17	RIM = 64.26 INV. OUT (8") = 55.82 (SMH 16)
SMH 18	RIM = 67.44 INV IN. (8") = 60.00 (SMH 19) INV IN. (8") = 60.00 () INV. OUT (8") = 60.00 (SMH 11)
SMH 19	RIM = 71.74 INV. OUT (8") = 61.00 (SMH 18)
SMH 20	RIM = 70.13

SEWER MANHOLE SCHEDULE	
STRUCTURE	DETAILS
SMH 21	RIM = 55.37 INV IN. (8") = 46.20 (SMH 24) INV IN. (8") = 46.20 (SMH 22) INV. OUT (8") = 46.20 (SMH 5)
SMH 22	RIM = 50.42 INV IN. (8") = 46.90 (SMH 23) INV. OUT (8") = 46.90 (SMH 21)
SMH 23	RIM = 50.79 INV. OUT (8") = 47.27 (SMH 22)
SMH 24	RIM = 53.98 INV IN. (8") = 47.75 (SMH 25) INV. OUT (8") = 47.65 (SMH 21)
SMH 25	RIM = 54.87 INV IN. (8") = 48.10 (SMH 26) INV. OUT (8") = 48.10 (SMH 24)
SMH 26	RIM = 56.63 INV IN. (8") = 48.52 (SMH 28) INV IN. (8") = 48.52 (SMH 27) INV. OUT (8") = 48.52 (SMH 25)
SMH 27	RIM = 53.04 INV. OUT (8") = 49.52 (SMH 26)
SMH 28	RIM = 57.39 INV IN. (8") = 49.26 (SMH 31) INV IN. (8") = 49.26 (SMH 29) INV. OUT (8") = 49.26 (SMH 26)
SMH 29	RIM = 53.00 INV IN. (8") = 49.48 (SMH 30) INV. OUT (8") = 49.48 (SMH 28)
SMH 30	RIM = 54.24 INV. OUT (8") = 50.72 (SMH 29)
SMH 31	RIM = 56.43 INV IN. (8") = 49.71 (SMH 32) INV. OUT (8") = 49.71 (SMH 28)
SMH 32	RIM = 56.64 INV IN. (8") = 50.00 (SMH 33) INV IN. (8") = 50.00 (SMH 34) INV. OUT (8") = 50.00 (SMH 31)
SMH 33	RIM = 58.06 INV. OUT (8") = 50.68 (SMH 32)
SMH 34	RIM = 53.96 INV. OUT (8") = 50.44 (SMH 32)
SMH 35	RIM = 48.19 INV. OUT (8") = 47.00 (SMH 5)
SMH 36	RIM = 47.81 INV IN. (8") = 46.62 (SMH 37) INV. OUT (8") = 46.62 (SMH 4)
SMH 37	RIM = 48.33 INV IN. (8") = 47.14 (SMH 38) INV. OUT (8") = 47.14 (SMH 36)
SMH 38	RIM = 48.88 INV. OUT (8") = 47.69 (SMH 37)

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

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

STEPHEN B. SAWYER CIVIL No. 12857 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

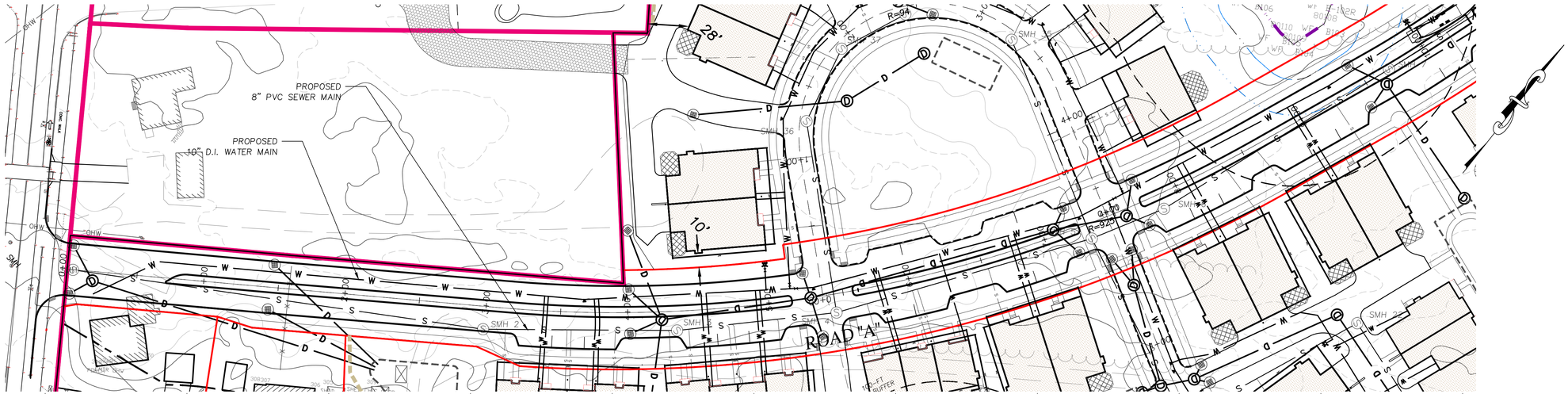
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

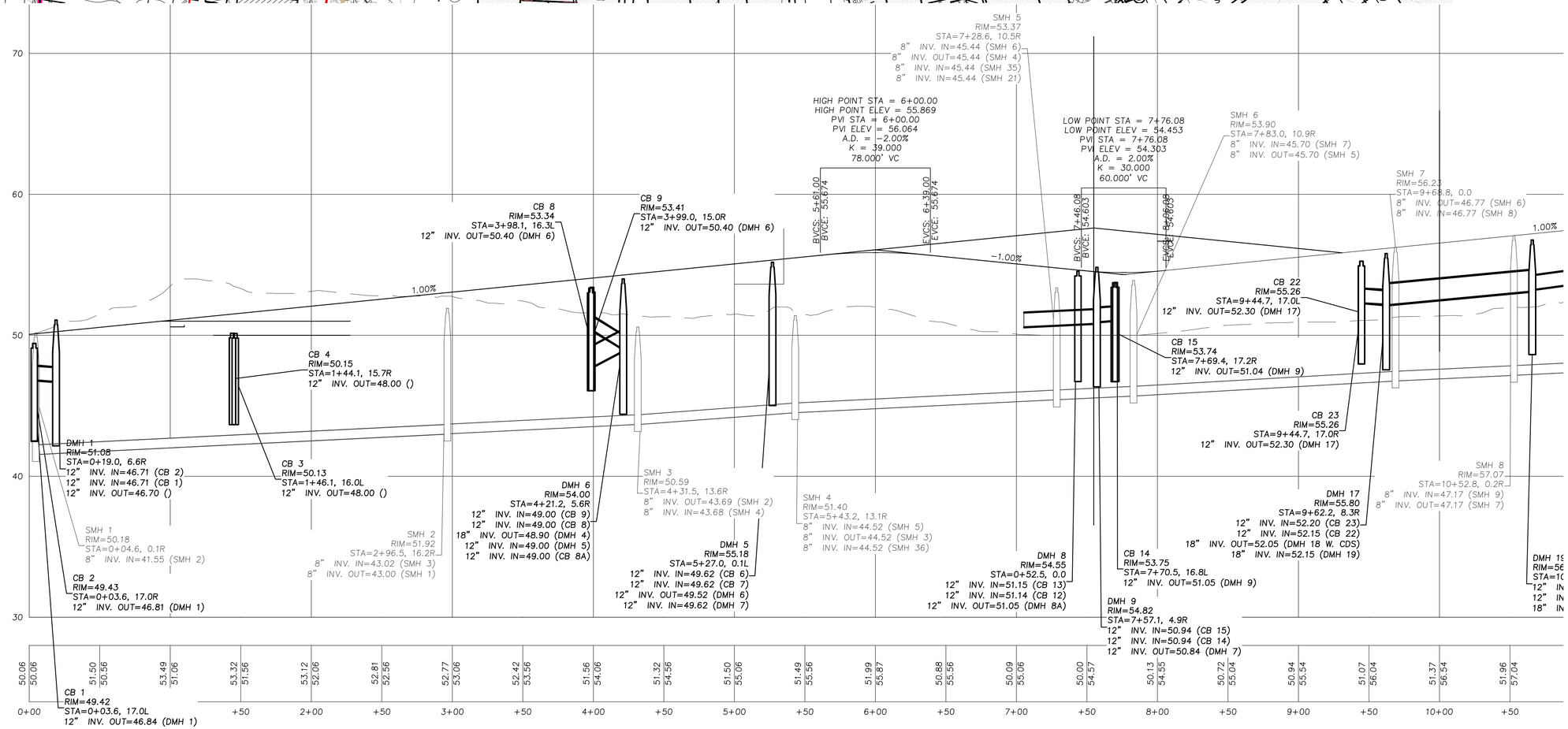
SCALE: 1"=40' | CALC. BY: J.T.M. | PROJECT: M244407
DATE: AUG. 11, 2025 | CHKD. BY: S.B.S.

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

SITE UTILITIES

SHEET: C-7.4





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

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

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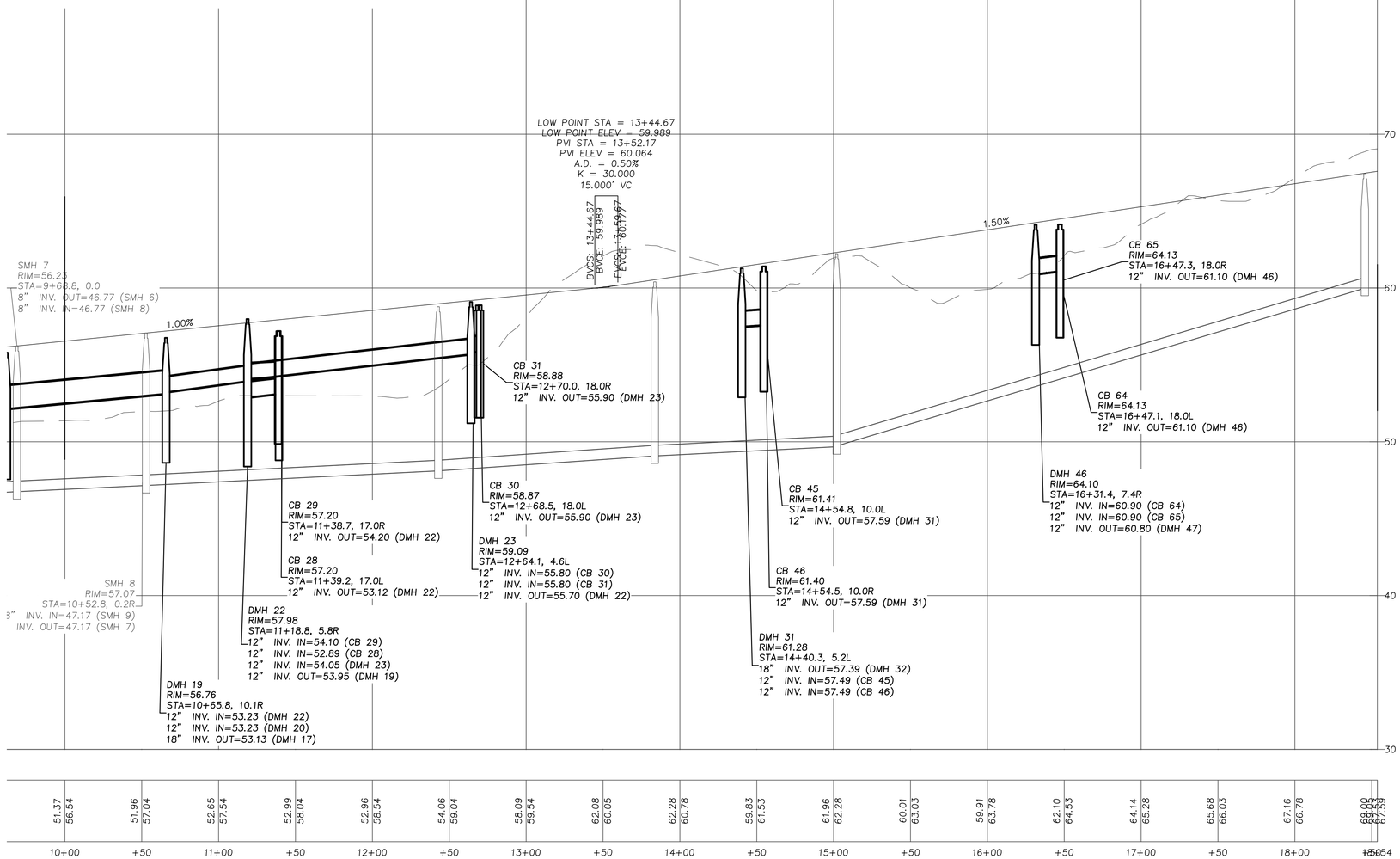
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE

SHEET: C-8.0



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
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SCALE: 1"=40' | CALC. BY: J.T.M.
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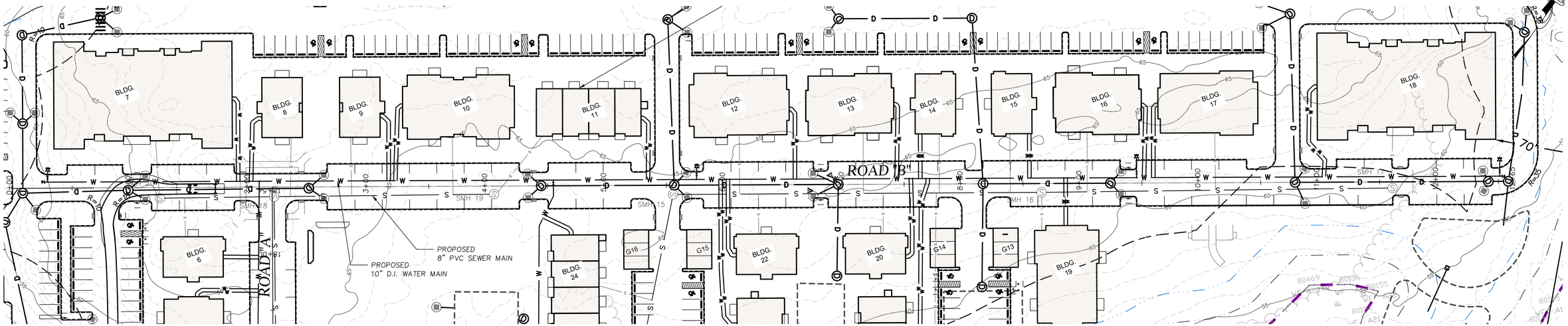
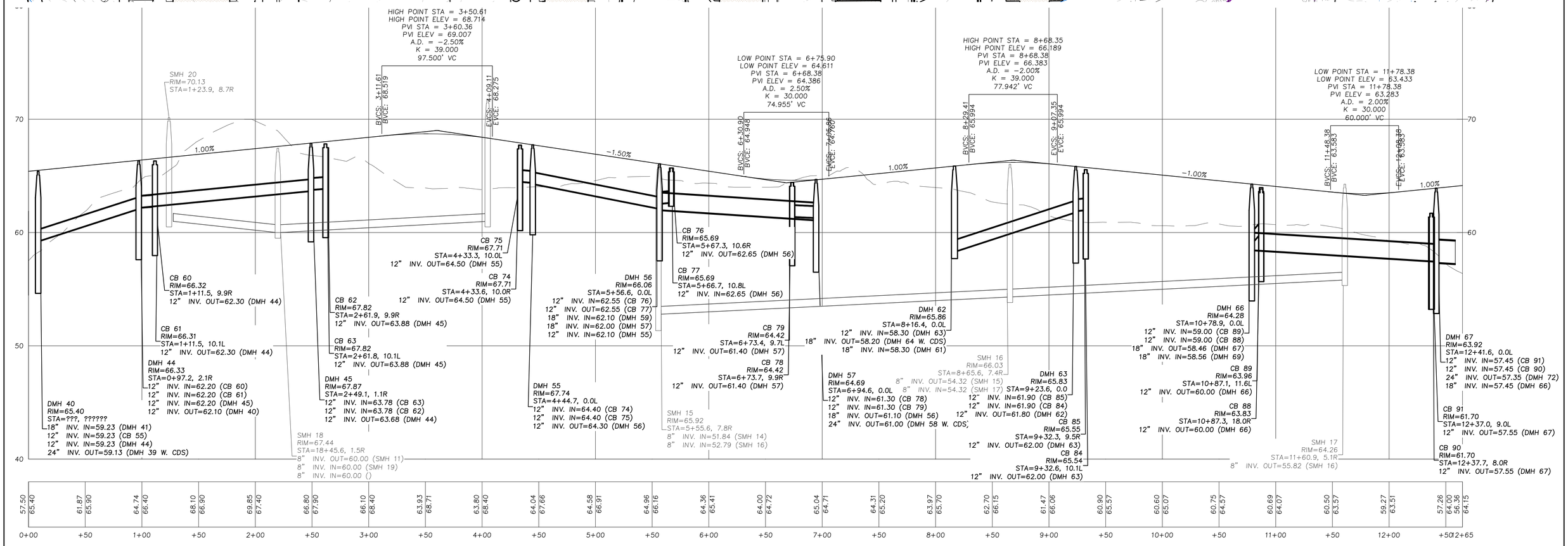
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE

SHEET: C-8.1





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52824
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

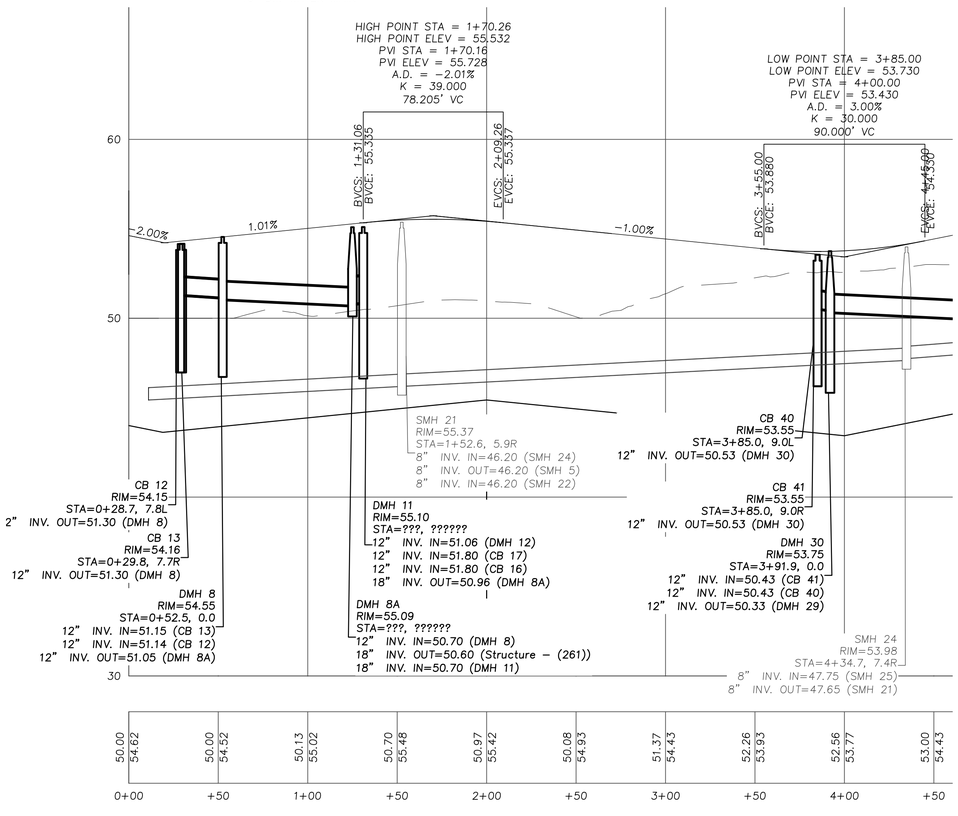
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

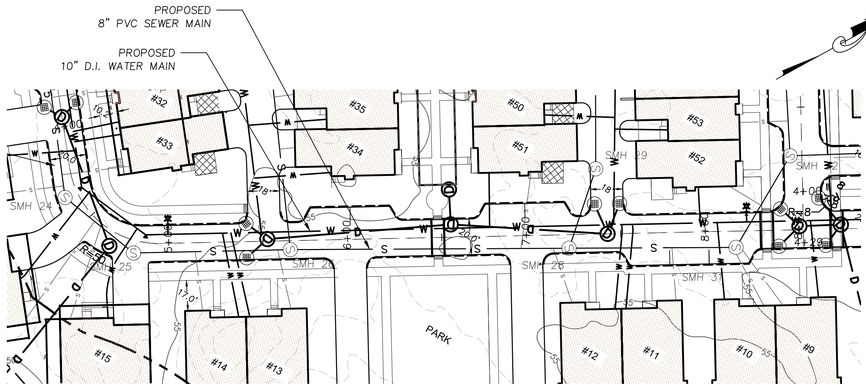
SCALE: 1"=40' | CALC. BY: J.T.M. | PROJECT: M244407
DATE: AUG. 11, 2025 | CHKD. BY: S.B.S.

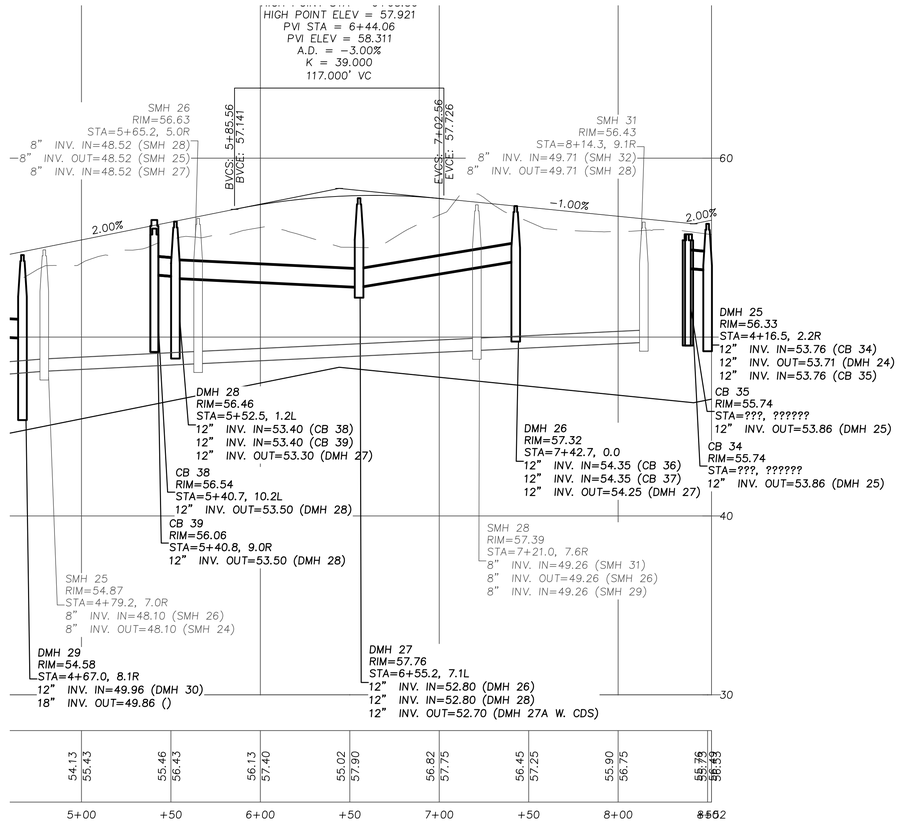
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE

SHEET: C-8.2







GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52408
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

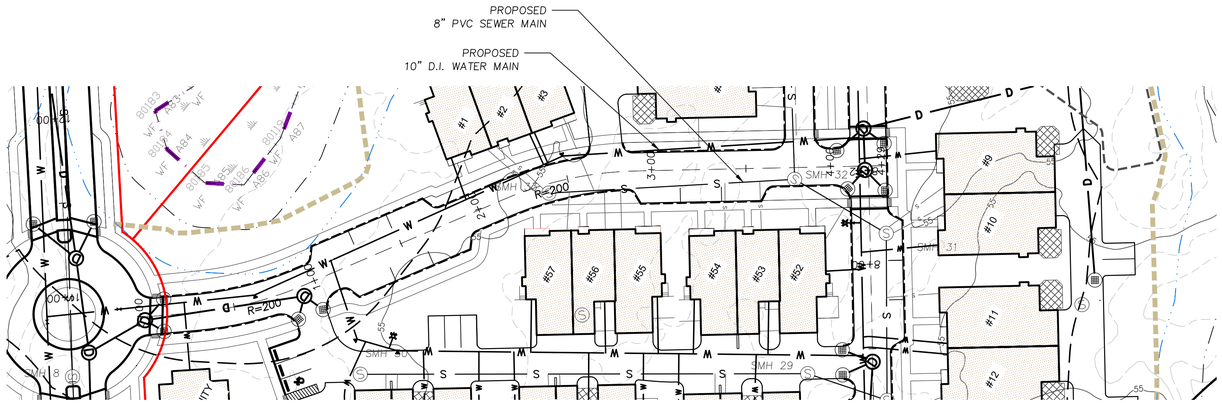
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

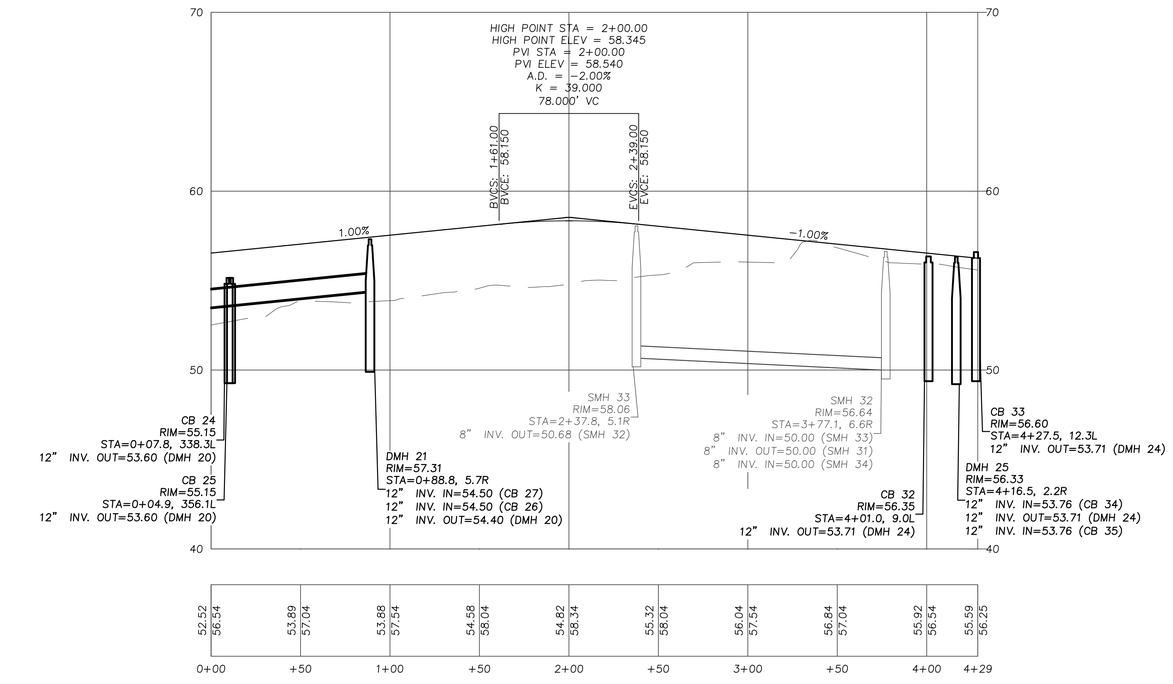
SCALE: 1"=40' | CALC. BY: J.T.M.
DATE: AUG. 11, 2025 | CHKD. BY: S.B.S.
PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE

SHEET: C-8.3





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
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SCALE: 1"=40' | CALC. BY: J.T.M.
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PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

ROADWAY & UTILITY PROFILE

SHEET: C-8.4

ELM STREET
STATE HIGHWAY LATOUR

EXIST. SW BASIN

PROP. STABILIZED CONSTRUCTION ENTRANCE

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

25-FT BVW BUFFER

50-FT BVW BUFFER

100-FT BVW BUFFER

TEMPORARY EARTH STOCKPILE LOCATION

TEMPORARY EARTH #62 STOCKPILE LOCATION

TEMPORARY EARTH STOCKPILE LOCATION

TEMPORARY EARTH STOCKPILE LOCATION

BLDG. 2 FF=61.35

BLDG. 1 FF=61.35

COMMUNITY BLDG.

THE COMMONS

#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57 #58 #59 #60 #61 #62 #63 #64 #65 #66 #67 #68 #69 #70 #71 #72 #73 #74 #75 #76 #77 #78 #79 #80 #81 #82 #83

TP-1A TP-1B TP-1C TP-1D TP-1E TP-1F TP-2 TP-3 TP-4 TP-5 TP-6 TP-7 TP-8 TP-9 TP-10 TP-11 TP-12 TP-13 TP-14A TP-14B TP-14C TP-15

25' BUFFER

EDGE OF BVW

100-FT RIVERFRONT AREA

PROP. EROSION CONTROL BARRIER

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

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAUNDERS
No. 52025
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN

SHEET: C-9.0

EXIST. SW BASIN
#78
#77
#79
#82
#81
#83
TP–D
THE COMMONS
TP–E
#76
#75
COMMUNITY BLDG.
TP–C
#1
#2
#3
#58
#59
#60
#61
#43
#44
#45
#57
#56
#55
#4
#5
#6
TEMPORARY EARTH STOCKPILE LOCATION
#62
#63
#64
#65
#66
#42
#41
#40
#46
#47
#48
#54
#53
#52
#7
TP–4D
#74
#73
#72
#71
#70
#69
#68
#67
#26
#27
#39
#38
#37
#49
#50
#51
#8
TP–1A
TP–15
TP–1
TP–1B
TP–F
TP–G
TP–H
#25
#24
#23
#22
#28
#29
#30
#36
#35
#34
#9
#10
#11
#12
#21
#20
#19
#18
#31
#32
#33
TP–17
#17
#16
#15
#14
#13
TP–4C
TP–4B
TP–4A
TP–4
TP–3
TP–2
TP–5
TP–5C
FF=61.10
OUTDOOR GRILL & TABLES
PARK
25' BUFFER
50-FT BVW BUFFER
100-FT BVW BUFFER
EDGE OF BVW
100-FT RIVERFRONT AREA
200-FT RIVERFRONT AREA
EC BUFFER
EDGE OF BVW
PROP. EROSION CONTROL BARRIER
PROP. INLET PROTECTION (SEE DETAIL) (TYP.)

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

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

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

SOUTH NEIGHBORHOOD

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ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN

SHEET: C–9.1

2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40'

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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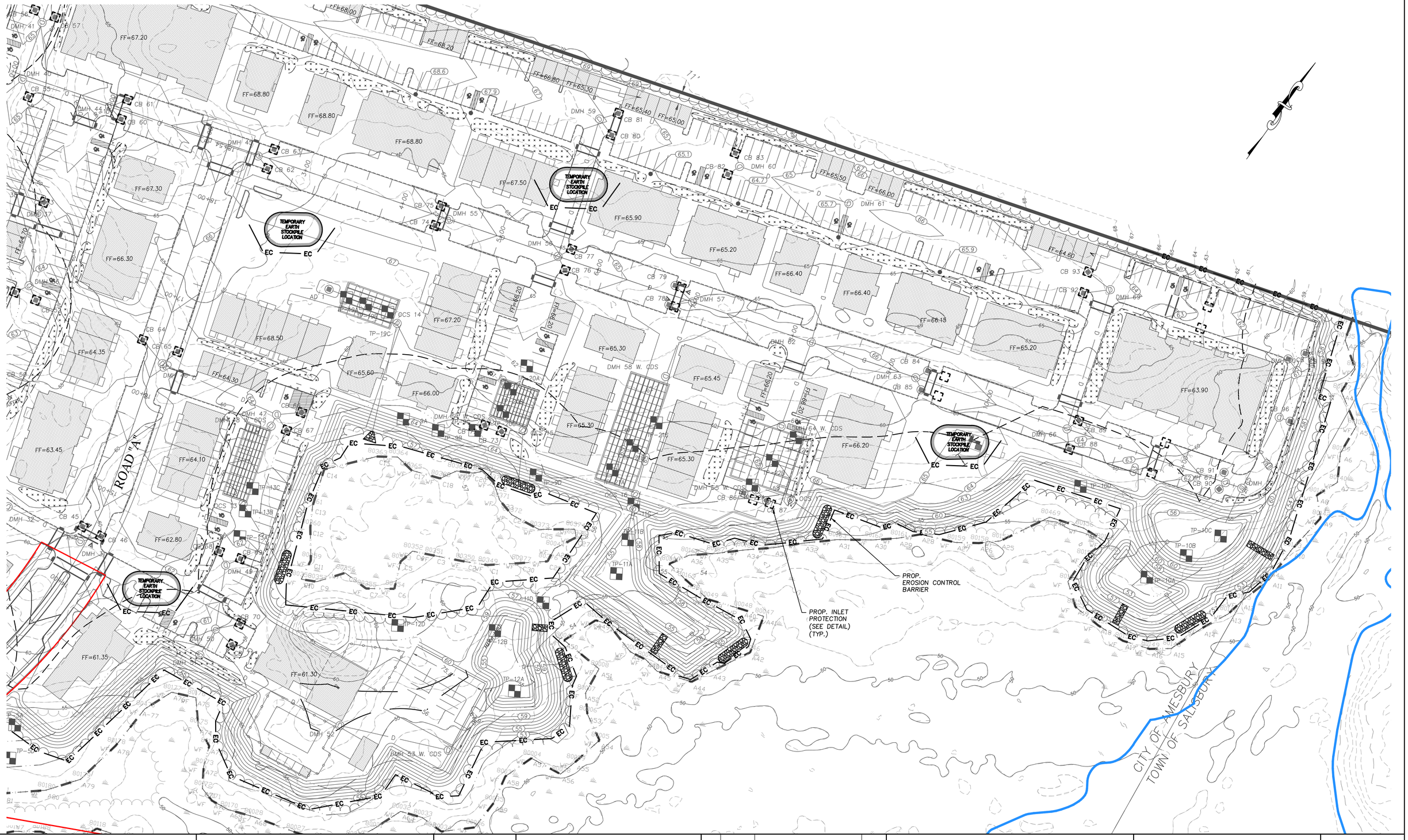
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

EROSION & SEDIMENTATION CONTROL PLAN

SHEET: C-9.2



GRAPHIC SCALE

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(IN FEET)

1 inch = 40'

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

PREPARED FOR

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

EROSION & SEDIMENTATION CONTROL PLAN

SHEET: C-9.3

GENERAL NOTES

LEGEND

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

SURVEY

120	WETLAND DELINEATION FLAG
⊡ C.B.	CONCRETE BOUND
⊡ S.B.	STONE BOUND
◉ D.H.	DRILL HOLE
PK	MASONRY NAIL
· I.P.	IRON PIPE
◉ I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
0/00	ASSESSORS MAP AND PARCEL

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING CITY AND/OR STATE AGENCIES.
2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.
3. ALL WORK SHALL CONFORM TO; THE AMESBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, AMESBURY CONSERVATION COMMISSION ORDER OF CONDITIONS, NPDES CONSTRUCTION GENERAL PERMIT; AND THESE PLANS.
4. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND WILL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
6. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
7. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER PRIOR TO CUTTING OPERATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
9. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
10. ALL SEWER MAINS AND SERVICES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY FROM PROPOSED WATER MAINS AND SERVICES AND SHALL MAINTAIN 5 FEET OF COVER OVER THE TOP OF THE PIPING, UNLESS OTHERWISE SHOWN OR APPROVED. PIPES SHALL BE ENCASED IN CONCRETE WHERE THIS SEPARATION CANNOT BE OBTAINED.
11. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE SHOWN OR APPROVED.
12. WHENEVER SEWER MAINS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS; A) JOINTS SHALL BE MECHANICAL TYPE WATER PRESSURE RATED WITH ZERO LEAKAGE WHEN TESTED AT 25 PSI FOR GRAVITY SEWERS AND 1.5 TIMES WORKING PRESSURE FOR FORCE MAINS AND JOINTS NOT TO BE LOCATED WITHIN 9 FEET OF THE CROSSING; B) SEWER SERVICES SHOULD BE INSTALLED A MINIMUM OF 18 INCHES BELOW WATER MAINS. IF SEPARATION IS LESS THAN 18 INCHES, SEWER SERVICE SHALL BE CONCRETE ENCASED OR CONSTRUCTED WITH PRESSURE CLASS PVC FOR A DISTANCE OF 10 FEET EACH SIDE OF THE WATER MAIN. 10-FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE MAINTAINED.
13. INDIVIDUAL BUILDING OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THEIR SEWER SERVICE FROM THE BUILDING TO THE CONNECTION AT THE SEWER MAIN.
14. ALL STREET, WARNING, AND REGULATORY SIGNS SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD SPECIFICATIONS AND LATEST ADDENDA.
15. NO CONSTRUCTION SHALL TAKE PLACE UNTIL THE OWNER/DEVELOPER HAS RECEIVED WRITTEN APPROVAL OF THIS PLAN FROM THE CITY.
16. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE CITY.
17. TWO HARD COPIES OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PROJECT. ONE SOFT COPY OF THE AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE TOWN WITHIN 30 CALENDAR DAYS OF RECEIVING ANY OCCUPANCY PERMIT FROM THE TOWN. SOFT COPIES SHALL BE PROVIDED ON A CD. AS-BUILTS SHALL INCLUDE ALL LANDSCAPE AND UTILITIES INFORMATION. ANY AND ALL CHANGES FROM THE PREVIOUSLY APPROVED PLANS AND SPECIFICATIONS SHOULD BE HIGHLIGHTED FOR EASE OF REVIEW.
18. COMPETENT SUPERVISION SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES.
19. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
20. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA AND IT DOES NOT LIE WITHIN A ZONE II WELLHEAD PROTECTION AREA.
21. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.

MATERIAL NOTES

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

- SPECIFICATIONS BY THE CITY OF AMESBURY AS SET FORTH IN THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
- COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
- AMERICAN WATER WORKS ASSOCIATION (AWWA)
- 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)

ROADWAY NOTES

1.) ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED PAVEMENT GRADE.

2.) ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.

3.) GRADING AND ROLLING SHALL BE REQUIRED TO PROVIDE A SMOOTH, EVEN, AND UNIFORM COMPACTED BASE WHICH IS COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT.

4.) THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.

5.) ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.

6.) AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.

7.) THE CONTRACTOR SHALL REFER TO THE MERRIMAC RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, ARTICLE 5.

SIDEWALK NOTES

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

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

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

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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ROCKY HILL MBTA COMMUNITY
IN
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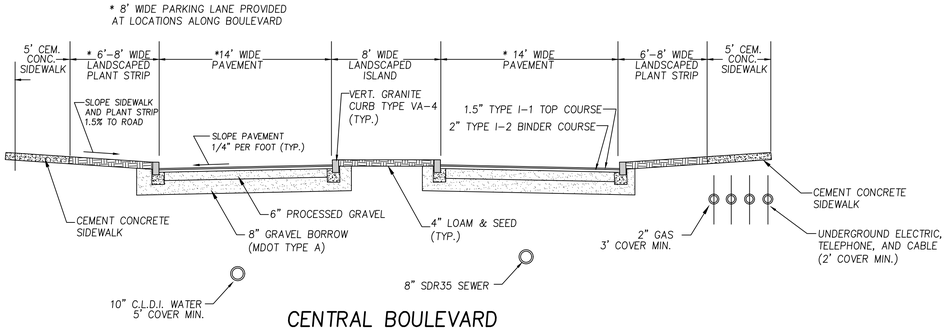
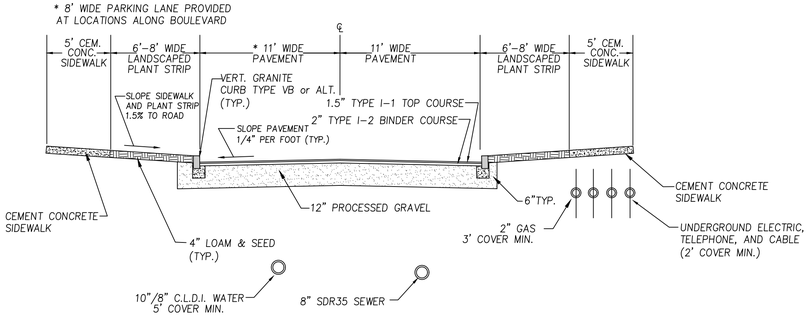
AT
ELM STREET

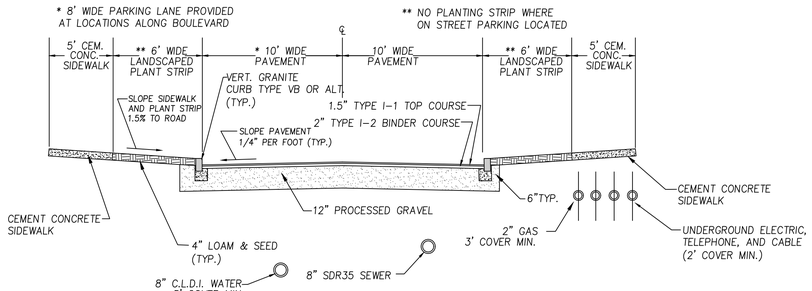
TYPICAL SECTIONS/ LEGEND/ GENERAL NOTES
SHEET: C2.0



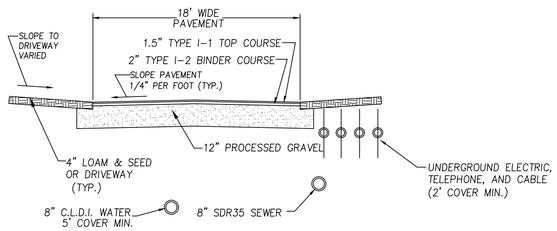
CENTRAL BOULEVARD



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



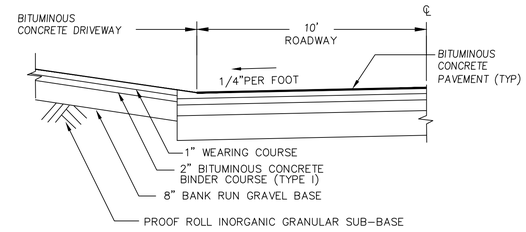
LOCAL STREET TWO-WAY (NEIGHBORHOOD STREET – SOUTH NEIGHBORHOOD)



PARKING LANE

ROADWAY CROSS-SECTIONS (TYPICAL)

N.T.S.

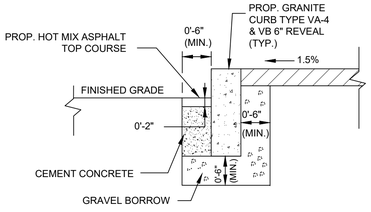


NOTES:

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

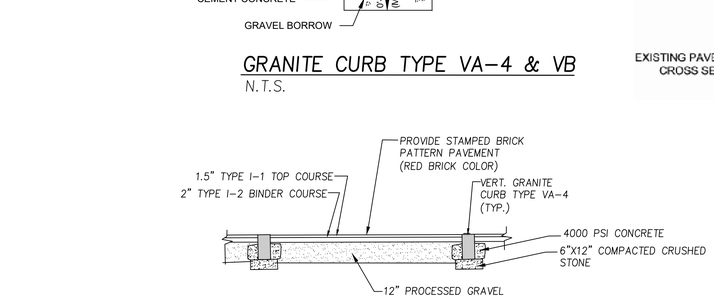
DRIVEWAY CROSS-SECTIONS (TYPICAL)

N.T.S.



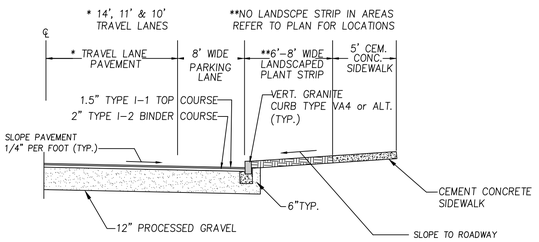
GRANITE CURB TYPE VA-4 & VB

N.T.S.

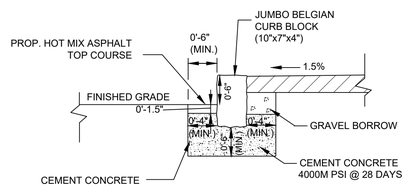


STANDARD ROADWAY CROSSWALK SECTION

N.T.S.

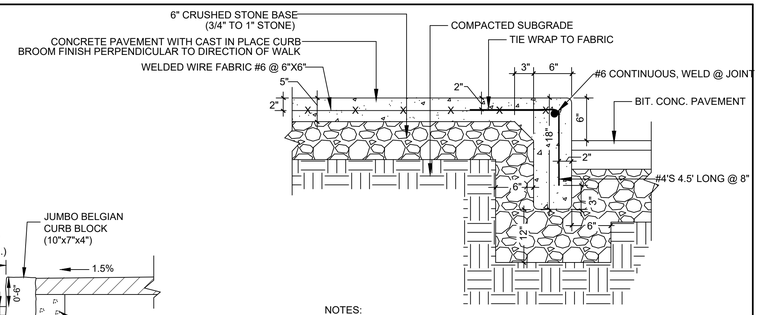


ON STREET PARKING LANE SECTION



ALT. CURB TYPE A

N.T.S.

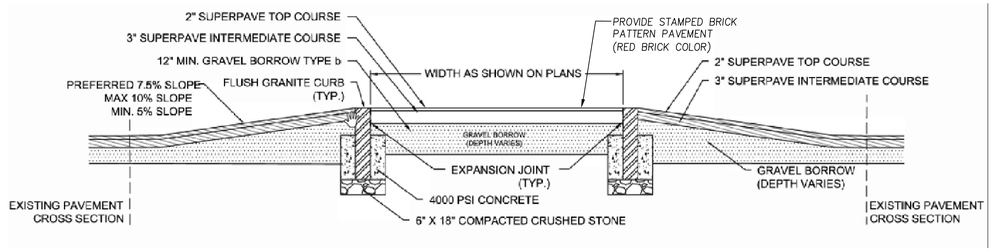


NOTES:

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

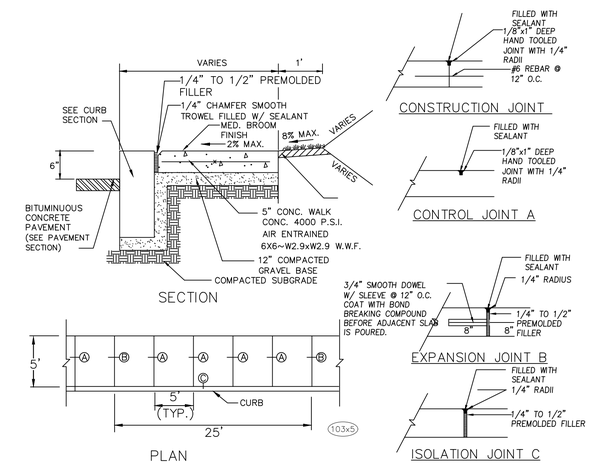
ALT. CURB TYPE B

N.T.S.



RAISED CROSSWALK SECTION

N.T.S.



CONCRETE SIDEWALK

N.T.S.

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAWYER — No. 034063 — REGISTERED PROFESSIONAL ENGINEER

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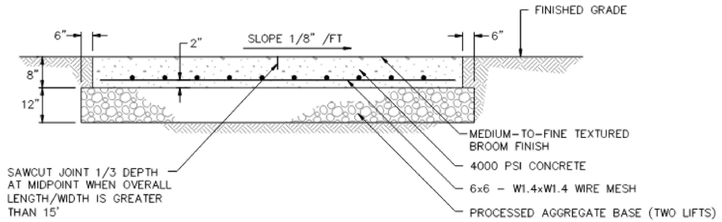
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

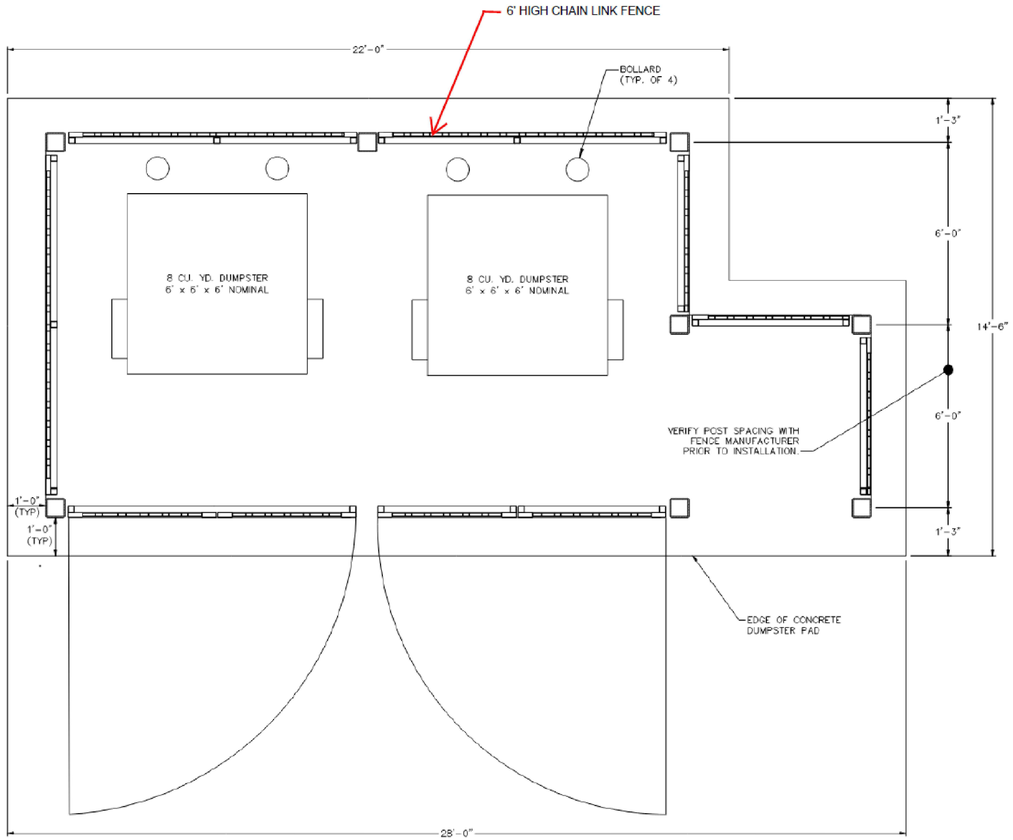
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - ROADWAY

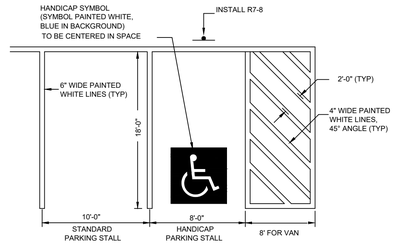
SHEET: C10.0



CONCRETE DUMPSTER PAD DETAIL N.T.S.



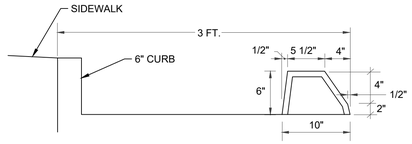
DOUBLE DUMPSTER ENCLOSURE DETAIL N.T.S.



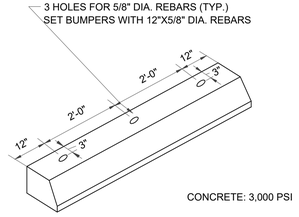
NOTE:
1. ALL PAINT SHALL BE FAST DRYING WHITE TRAFFIC PAINT, MEET THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

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

ACCESSIBLE PARKING SPACE DETAIL N.T.S.

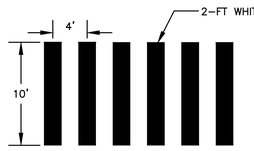


END VIEW

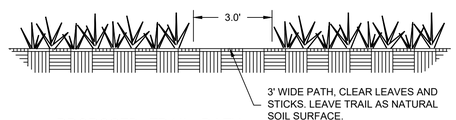


CONCRETE: 3,000 PSI

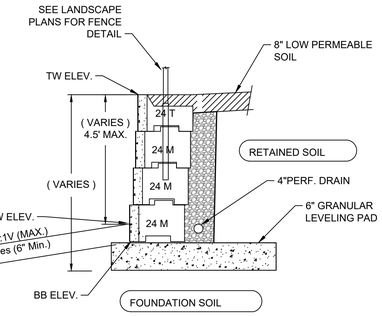
PRE-CAST CONCRETE WHEEL STOP DETAIL N.T.S.



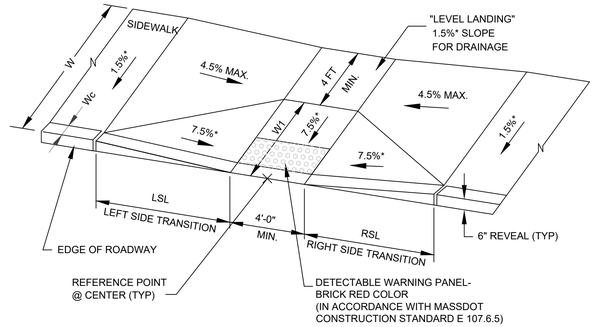
CROSSWALK STRIPING (INTERIOR PARKING LOTS) DETAIL N.T.S.



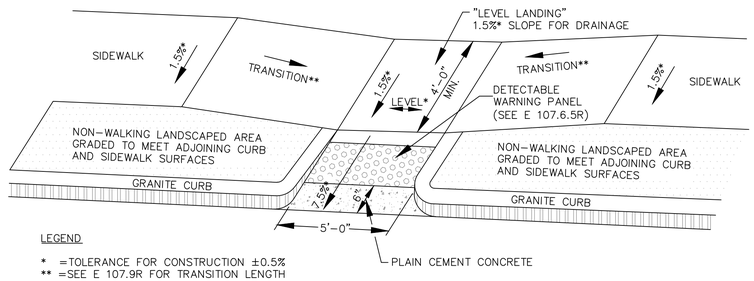
PROPOSED TRAIL PATH DETAIL N.T.S.



SEGMENTAL BLOCK WALL DETAIL N.T.S.



WHEELCHAIR RAMP DETAIL N.T.S.



WHEELCHAIR RAMP WITH LANDSCAPING STRIP DETAIL N.T.S.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 34606
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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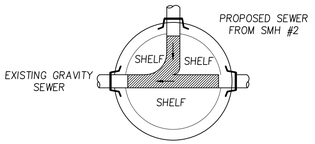
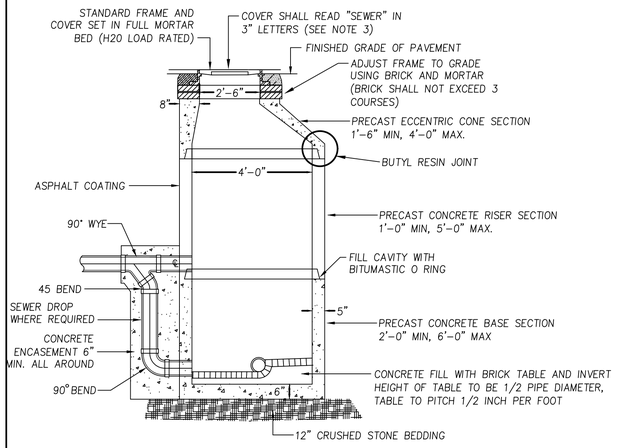
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS
MISC. SITE DETAILS

SHEET: C10.1



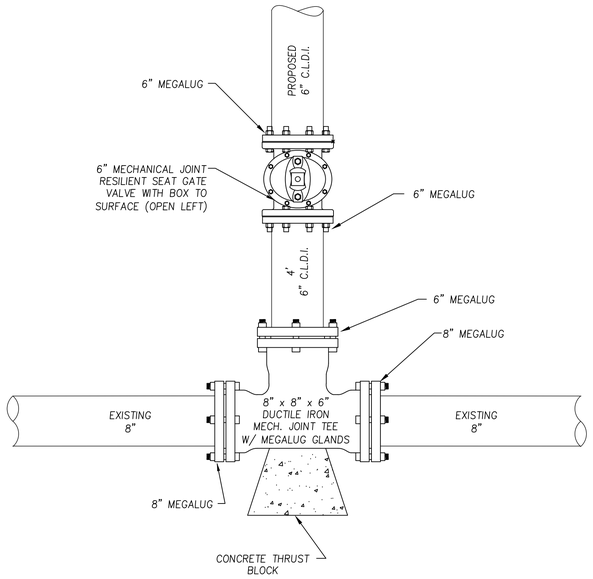
SMH #1 PLAN VIEW



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

PRECAST SEWER DETAIL

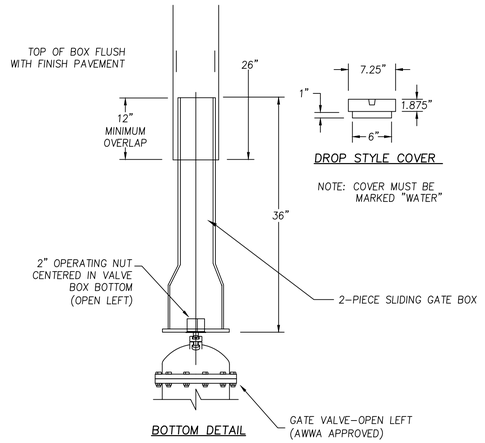
N.T.S.



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

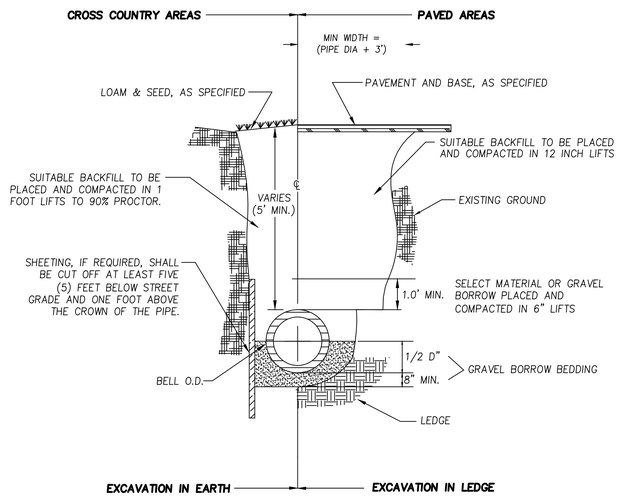
WATER MAIN CONNECTION DETAIL

N.T.S.



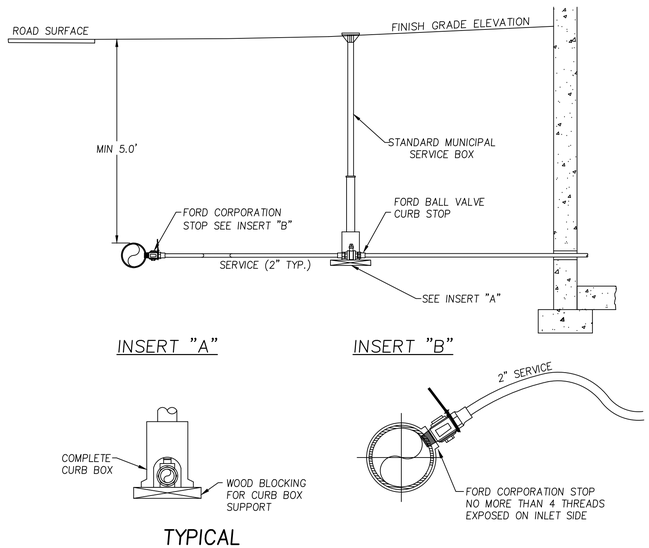
TYPICAL GATE VALVE BOX DETAIL

N.T.S.



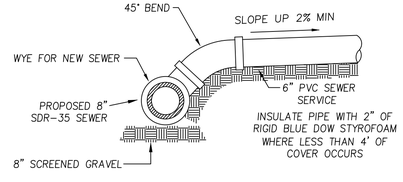
TYPICAL TRENCH DETAIL

N.T.S.



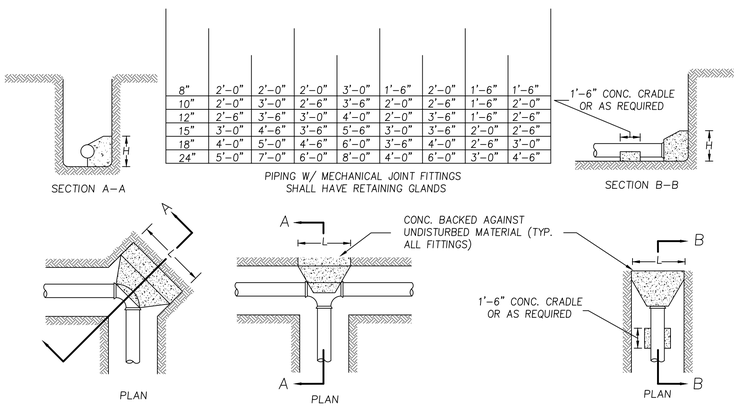
TYPICAL SERVICE CONNECTION

N.T.S.



SEWER SERVICE DETAIL

N.T.S.

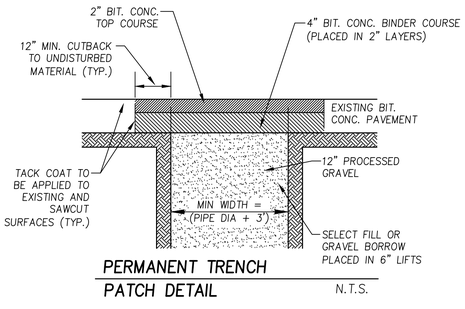


NOTES

1. VALUES SHOWN ARE FOR TEST PRESSURE OF 150 PSI WITH A 100 PSI SURGE ALLOWANCE.
2. THRUST BLOCKS SHALL NOT BE PLACED AGAINST THE FOLLOWING SOILS: PEAT, ORGANIC SILT AND ORGANIC SOILS, SOFT CLAY, RUBBISH FILL AND OTHER UNSUITABLE ARTIFICIAL FILL, SHATTERED SHALE, INORGANIC SILT AND VERY FINE SANDS.
3. POURED CONCRETE THRUST BLOCKS SHALL NOT COVER ANY JOINTS, CLAMPS, NUTS, BOLTS, ETC.

N.T.S.

THRUST BLOCK DETAILS



PERMANENT TRENCH PATCH DETAIL

N.T.S.

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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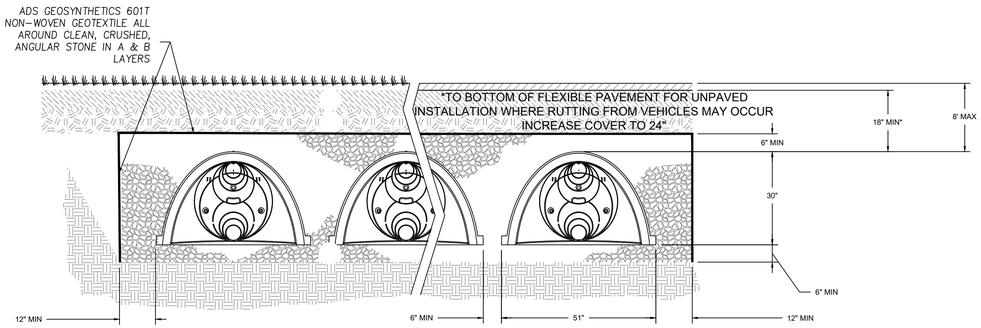
DATE: AUG. 11, 2025 | CALC. BY: J.T.M. | CHKD. BY: S.B.S. | PROJECT: M244407

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

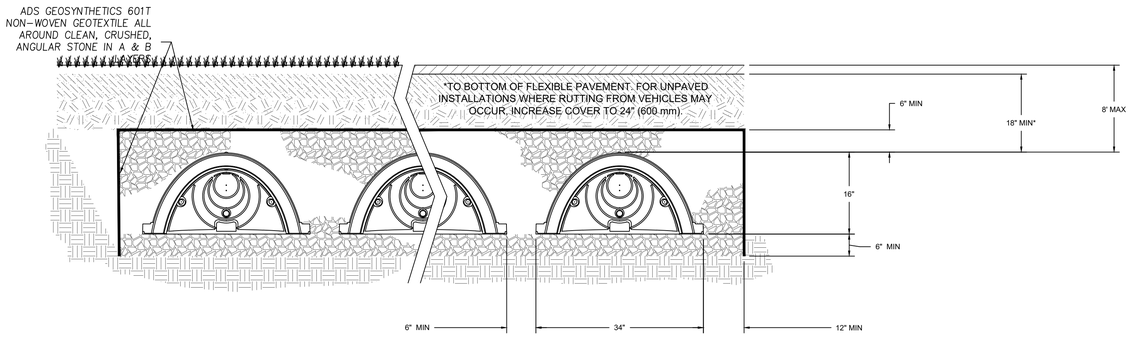
CONSTRUCTION DETAILS WATER & SEWER

SHEET: C10.2



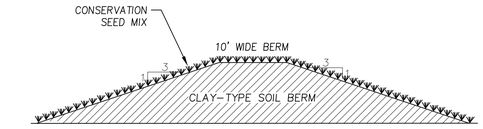
SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	TOP STONE ELEV.	100 YR STORM ELEV.
SUB. INF. 1A	47.50	48.00	50.50	51.00	48.91
SUB. INF. 1B	50.00	50.50	53.00	53.50	52.51
SUB. INF. 2	51.00	51.50	54.00	54.50	53.13
SUB. INF. 3	52.00	52.50	55.00	55.50	54.52
SUB. INF. 4	54.00	54.50	57.00	57.50	57.27
SUB. INF. 6	61.00	61.50	64.00	64.50	63.83
SUB. INF. 8	50.33	50.83	53.33	53.83	51.82

STORMTECH SC 740
INFILTRATION CHAMBER
N.T.S.

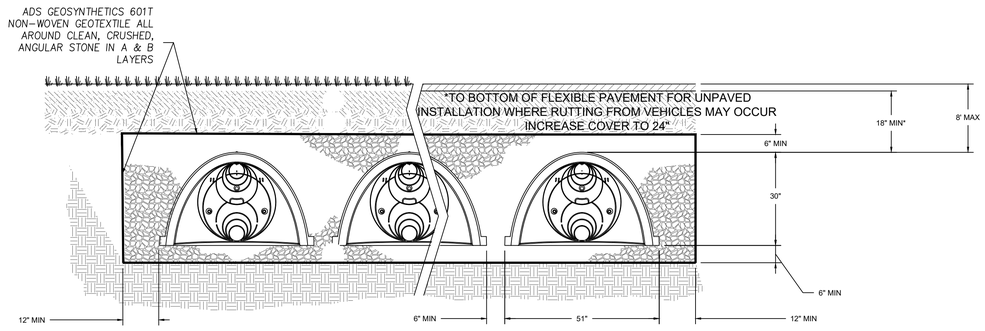


SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	TOP STONE ELEV.	100 YR STORM ELEV.
SUB. INF. 5	59.30	59.80	61.13	61.63	61.65
SUB. INF. 7	60.20	60.70	62.03	62.53	62.45

STORMTECH SC 310
INFILTRATION CHAMBER
N.T.S.

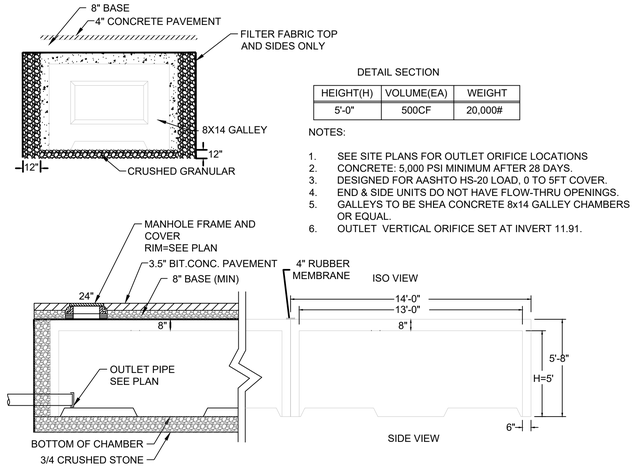


INFILTRATION BASIN
BERM DETAIL
N.T.S.



SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	TOP STONE ELEV.	100 YR STORM ELEV.
SUB. DET. 1	60.00	60.50	63.00	63.50	63.25

STORMTECH SC 740
DETENTION CHAMBER
N.T.S.



DETAIL SECTION

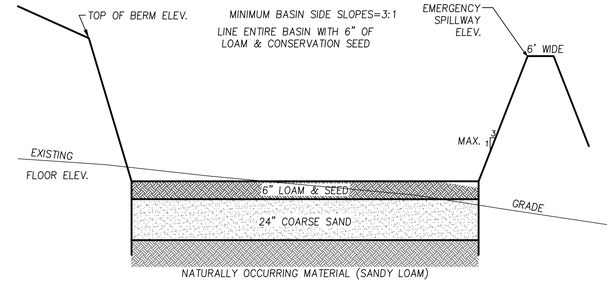
HEIGHT(H)	VOLUME(EA)	WEIGHT
5'-0"	500CF	20,000#

NOTES:

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

SUBSURFACE AREA	BOT. STONE ELEV.	BOT. CHAMBER ELEV.	TOP CHAMBER ELEV.	100 YR STORM ELEV.
SUB. DET. 2	57.00	57.50	63.17	62.49
SUB. DET. 3	56.50	57.00	62.67	61.63

SHEA 8'x14'CONCRETE
DETENTION CHAMBER
N.T.S.



INF. BASIN	BOT. BASIN ELEV.	TOP OF BERM ELEV.	EMERGENCY SPILL WAY ELEV.	100 YR STORM ELEV.
INF. BASIN 1	46.50	51.00	50.50	49.71
INF. BASIN 2	49.00	53.00	52.50	51.59
INF. BASIN 3	53.00	57.00	56.50	55.82
INF. BASIN 4	50.00	54.00	53.50	52.66
INF. BASIN 5	57.00	61.50	60.50	60.48
INF. BASIN 6	56.00	60.50	59.60	59.53

INFILTRATION BASIN
TYP. CROSS-SECTION
HORIZ. SCALE: N.T.S.
VERT. SCALE: 1"=2'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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MEI
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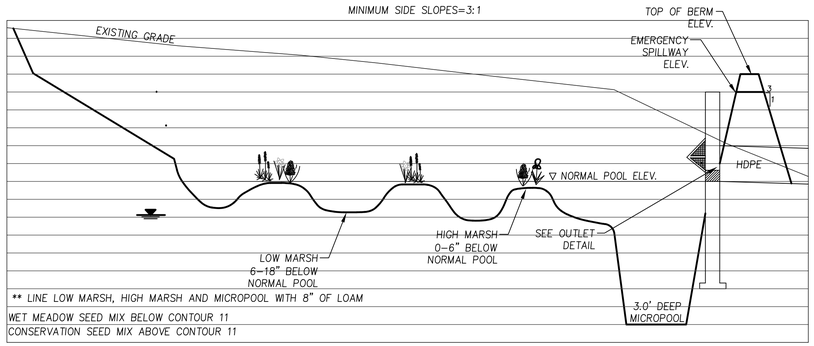
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - DRAINAGE

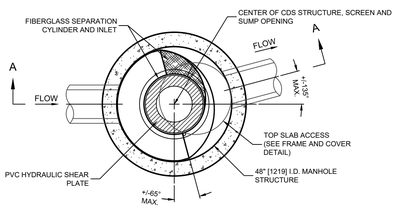
SHEET: C10.3



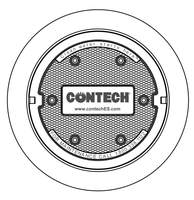
CONSTRUCTED WETLAND	POOL ELEV.	TOP OF BERM ELEV.	EMERGENCY SPILLWAY ELEV.	100 YR STORM ELEV.
CONS. WET. 1	46.00	49.00	48.50	47.43
CONS. WET. 2	55.00	59.00	58.50	58.45
CONS. WET. 3	55.00	58.00	57.50	56.76
CONS. WET. 4	53.00	57.00	56.50	56.46

CONSTRUCTED WETLAND PROFILE VIEW

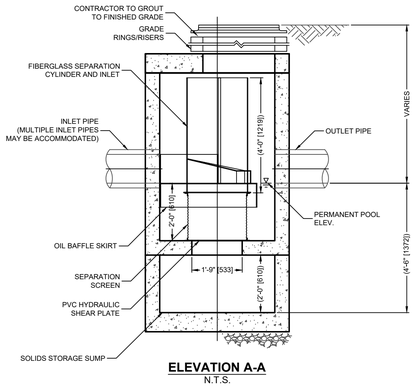
HORIZ. SCALE: N.T.S.
VERT. SCALE: 1"=2'



PLAN VIEW B-B
N.T.S.



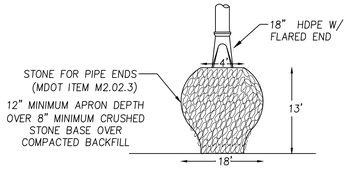
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



ELEVATION A-A
N.T.S.

CONTECH CDS2015-4-C-DTL DETAIL

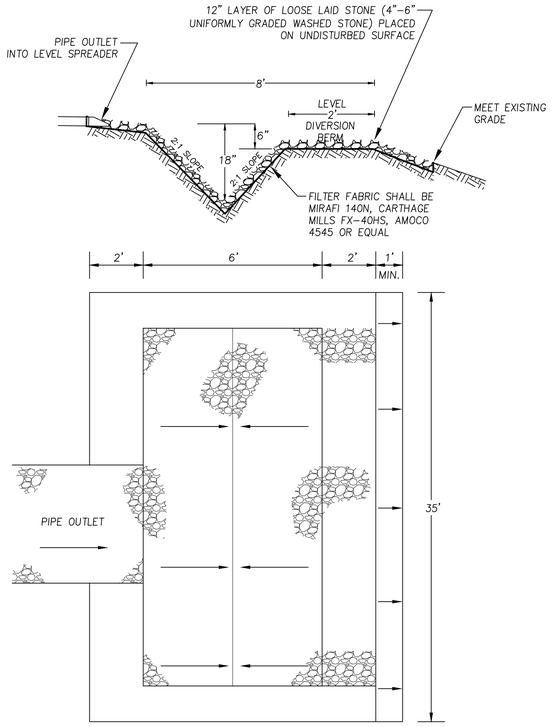
N.T.S.



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

TYPICAL RIP-RAP APRON DETAIL

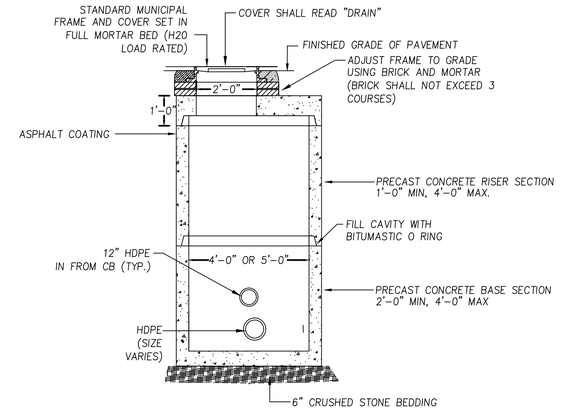
N.T.S.



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

LEVEL SPREADER DETAIL

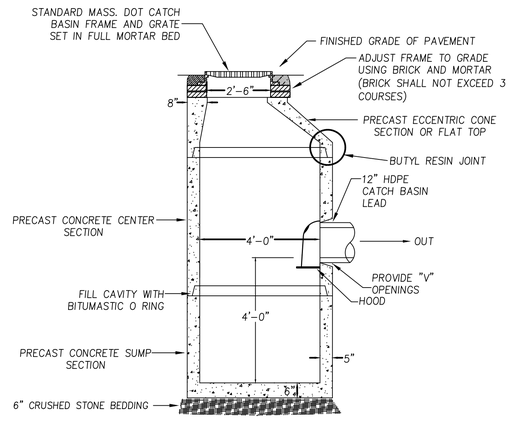
N.T.S.



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

PRECAST DRAIN MANHOLE DETAIL

N.T.S.



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

PRECAST DEEP SUMP CATCH BASIN DETAIL

N.T.S.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 52400
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

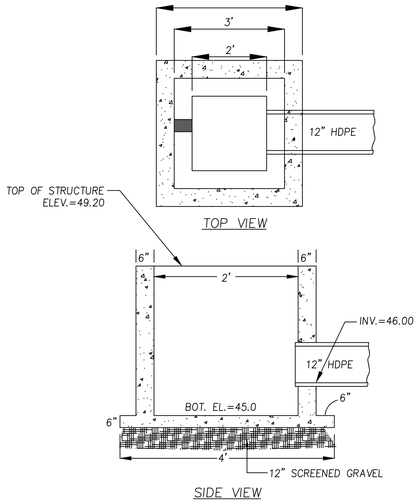
MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

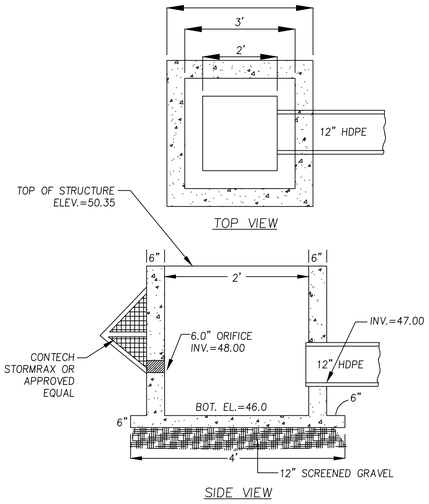
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - DRAINAGE

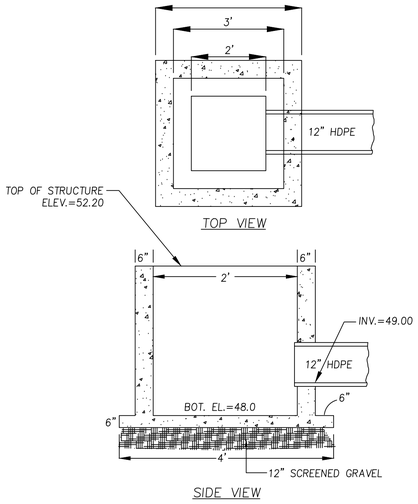
SHEET: C10.4



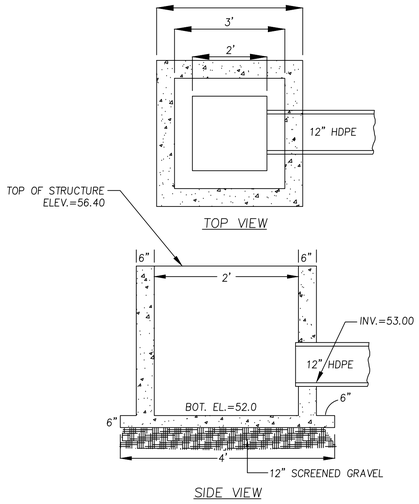
OUTLET CONTROL STRUCTURE 1
DETAIL N.T.S.



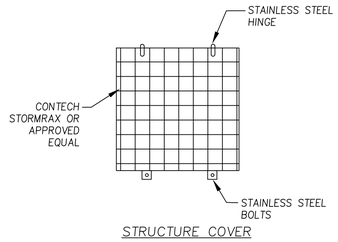
OUTLET CONTROL STRUCTURE 2
DETAIL N.T.S.



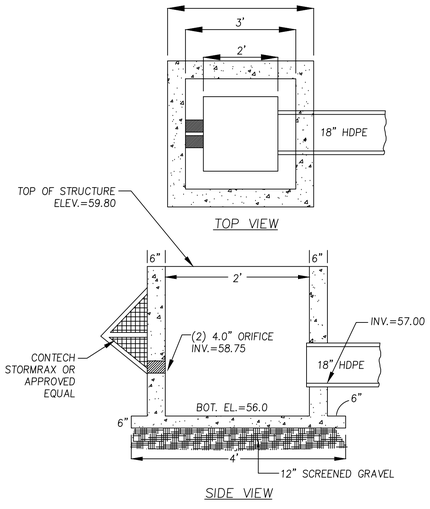
OUTLET CONTROL STRUCTURE 4
DETAIL N.T.S.



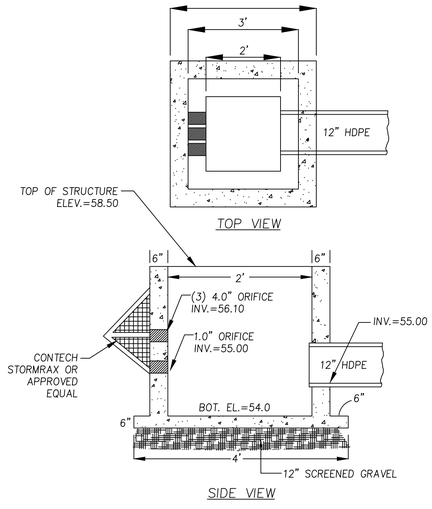
OUTLET CONTROL STRUCTURE 5
DETAIL N.T.S.



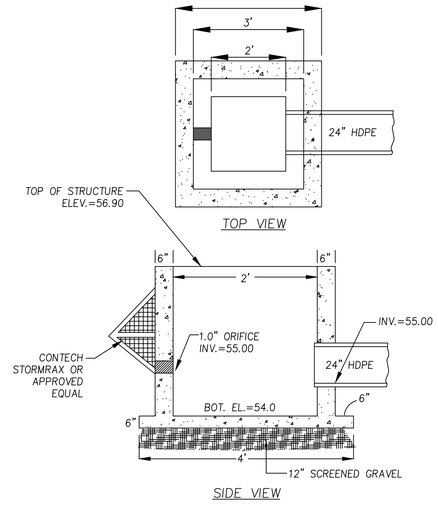
STRUCTURE COVER



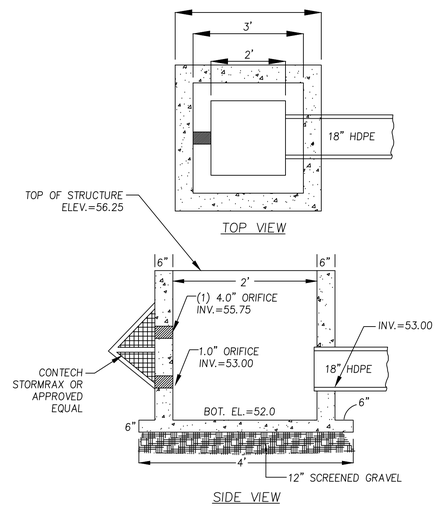
OUTLET CONTROL STRUCTURE 10
DETAIL N.T.S.



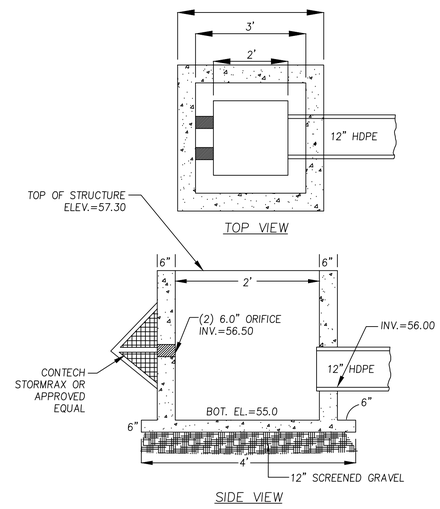
OUTLET CONTROL STRUCTURE 11
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 12
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 13
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 19
DETAIL N.T.S.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52402
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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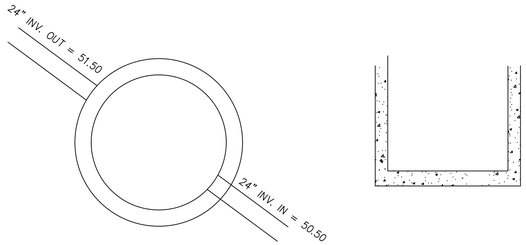
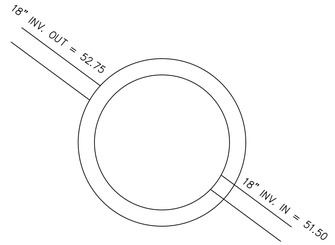
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - DRAINAGE

SHEET: C10.5



OUTLET CONTROL STRUCTURE 3
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 6
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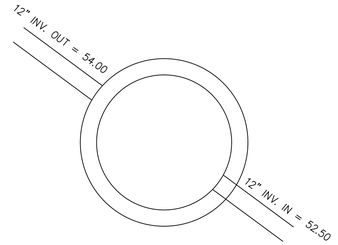

OUTLET CONTROL STRUCTURE 7
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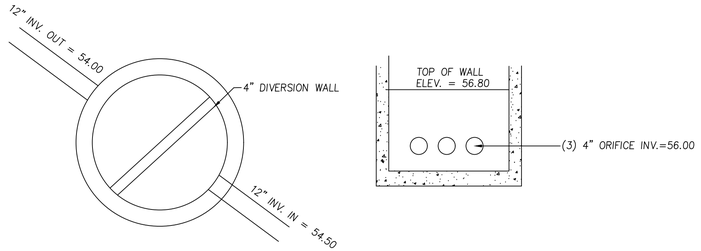
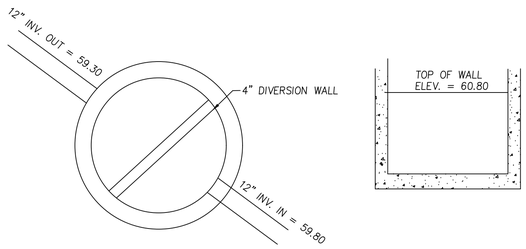
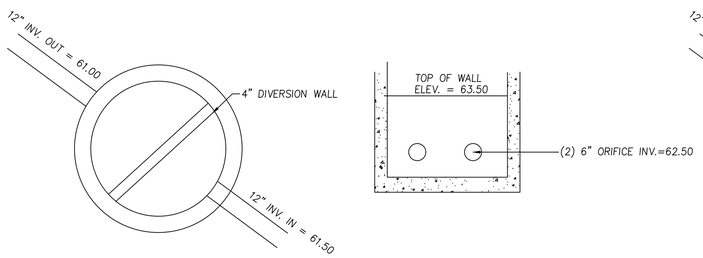


OUTLET CONTROL STRUCTURE 8 & 9
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 13
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 14
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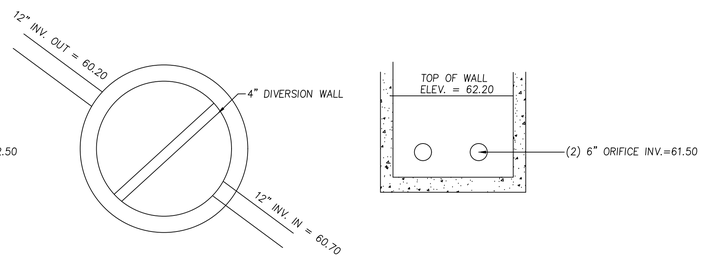

OUTLET CONTROL STRUCTURE 15
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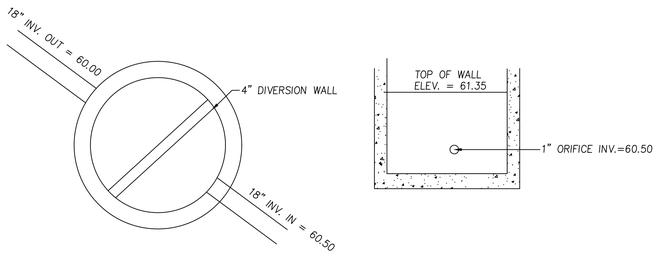
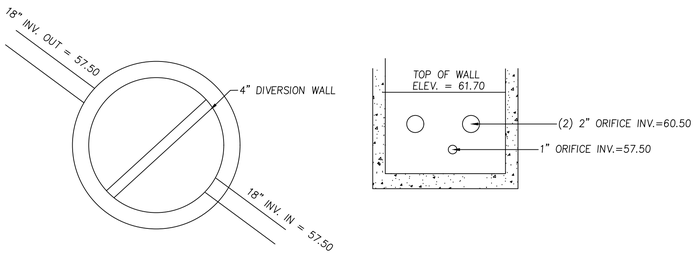
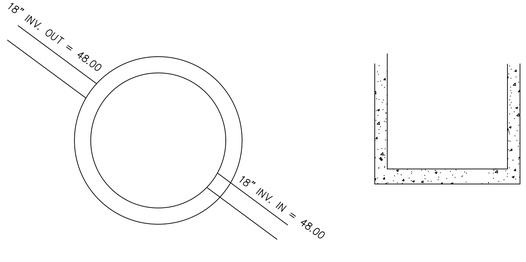


OUTLET CONTROL STRUCTURE 16
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 17
DETAIL N.T.S.



OUTLET CONTROL STRUCTURE 18
DETAIL N.T.S.

STEPHEN B. SAWYER CIVIL No. 52468 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

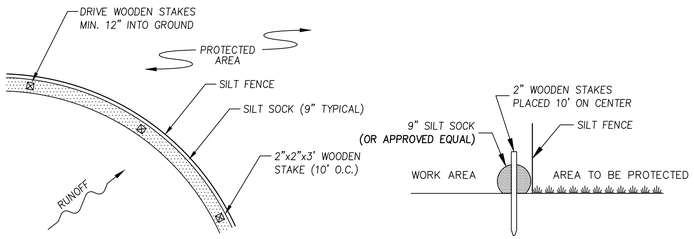
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - DRAINAGE

SHEET: C10.6



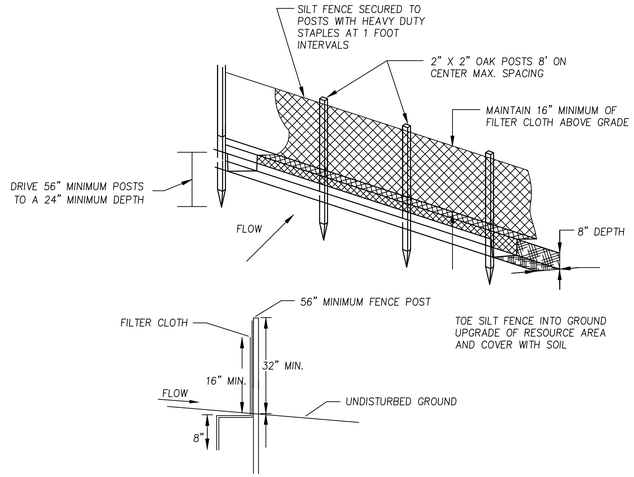
PLAN VIEW SECTION VIEW

NOTES

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

SILT SOCK INSTALLATION DETAIL

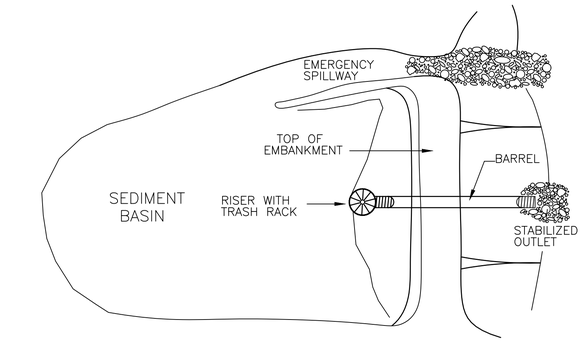
N.T.S.



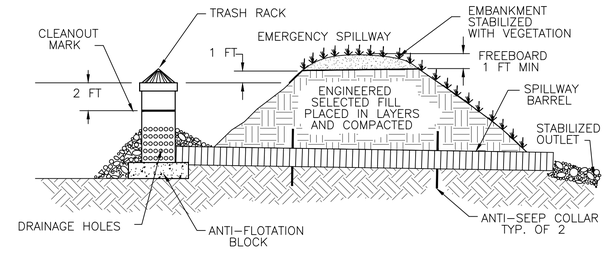
1. POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
4. MAINTENANCE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

SILT FENCE INSTALLATION

N.T.S.



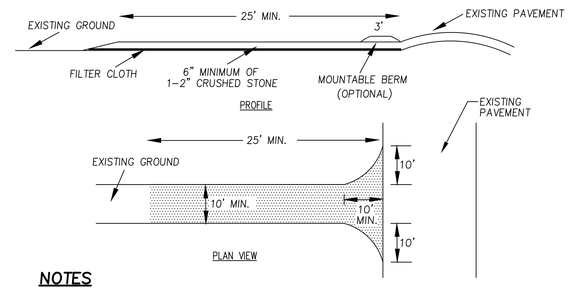
PLAN



SECTION

SEDIMENT BASIN DETAIL

N.T.S.

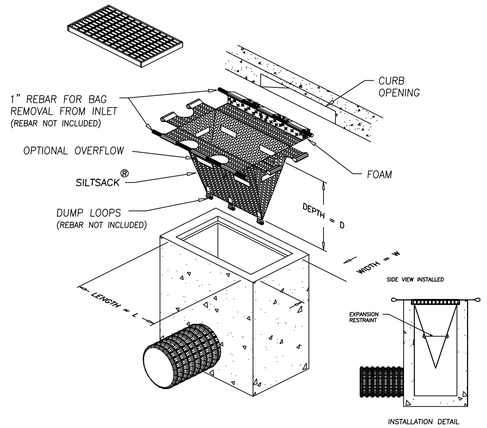


NOTES

1. STONE SHALL BE 1-1/2"-2" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 25'.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6".
4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
7. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



NOTES

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

SILT SACK DETAIL

N.T.S.

GENERAL EROSION CONTROL NOTES

1. ALL SILT FENCE SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL SOIL.
2. ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES.
3. ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
4. EROSION CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
5. ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
6. AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL/SILT FENCE LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND/OR SEDIMENT CONTROLS DURING CONSTRUCTION. HE/SHE SHALL INSPECT CONTROLS WEEKLY AND AFTER ALL STORM EVENTS. REPAIRS, IF REQUIRED, SHALL BE MADE IMMEDIATELY.
8. TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE AMESBURY PLANNING BOARD AND CONSERVATION COMMISSION.
9. ANY DISTURBED AREAS OF THE SITE NOT USED FOR ROADWAY OR UTILITY CONSTRUCTION SHALL BE STABILIZED WITH LOAM AND SEED UNTIL FURTHER DISTURBANCE IS REQUIRED FOR BUILDING CONSTRUCTION.
10. THE CONTRACTOR SHALL IDENTIFY TO THE TOWN HIS/HER TOPSOIL STOCKPILING OPERATIONS AND LOCATIONS.
11. PROVIDE GRAVEL AND WIRE MESH SEDIMENT FILTER AT ALL CATCH BASINS.
12. A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
13. SEED MIX SHALL BE NO LESS THAN 4 LBS./1000 S.F. OF LAND AREA. SEED SHALL CONSIST OF A MAXIMUM OF 10% RYE GRASS AND A MINIMUM OF 90% PERMANENT BLUEGRASS AND/OR FESCUE. LIME SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
14. NO MORE THAN 3 ACRES SHALL BE DISTURBED AT ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
15. WHERE PLACEMENT OF FILL IS REQUIRED FOR STORM WATER CONTROL, FILL SHALL BE PLACED IN AN UNFROZEN STATE UPON UNFROZEN GROUND. UNDER NO CIRCUMSTANCES SHALL FILL BE PLACED FROM NOVEMBER THROUGH JANUARY.
16. SILT SACKS SHALL BE INSTALLED IN ALL PROPOSED CATCH BASINS AND IN DOWNSTREAM CATCH BASINS IN BOSTON ROAD AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 22606
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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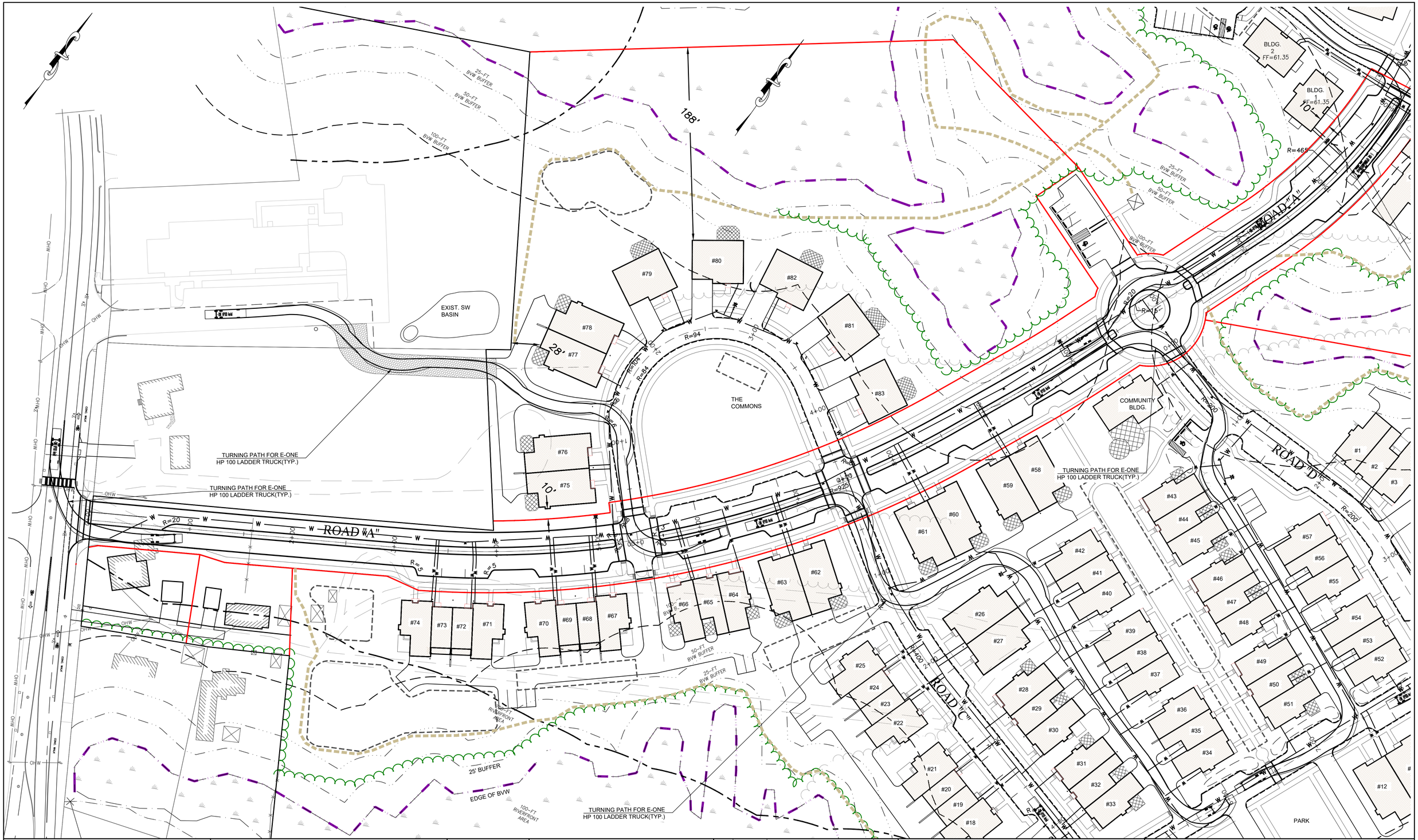
ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

CONSTRUCTION DETAILS - EROSION CONTROL

SHEET: C10.7



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

TURNING MOVEMENT FIGURE 1

SHEET: 11.0

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

STEPHEN B. SAWYER, CIVIL, No. 52852, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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MEI

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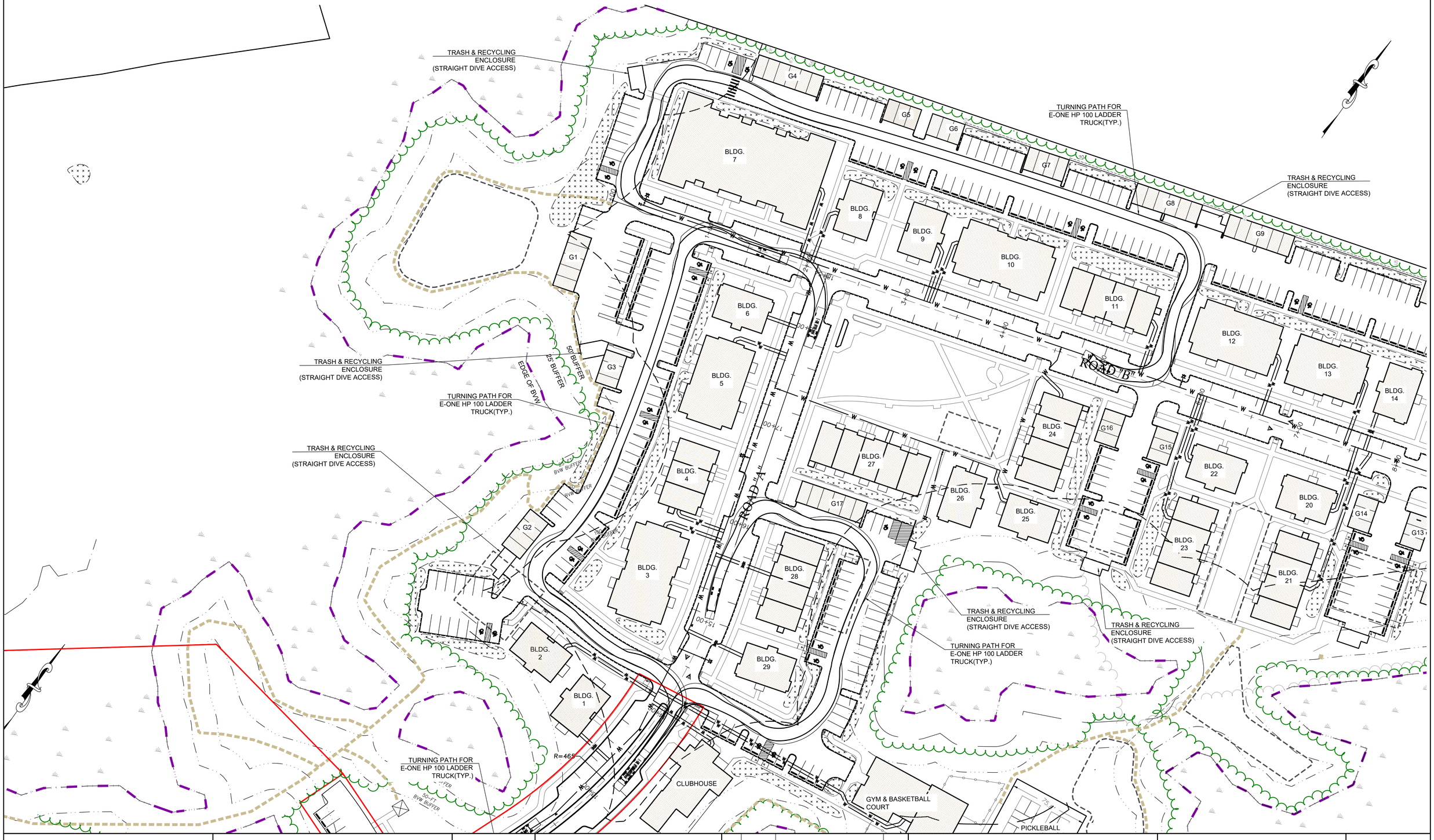
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

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

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

TURNING MOVEMENT FIGURE 2

SHEET: C11.1



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
2	3/34/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

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

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

ROCKY HILL MBTA COMMUNITY

IN

AMESBURY, MA

AT

ELM STREET

TURNING MOVEMENT FIGURE 3

SHEET: C11.2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40'

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

PREPARED FOR

DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

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

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

ROCKY HILL MBTA COMMUNITY

IN

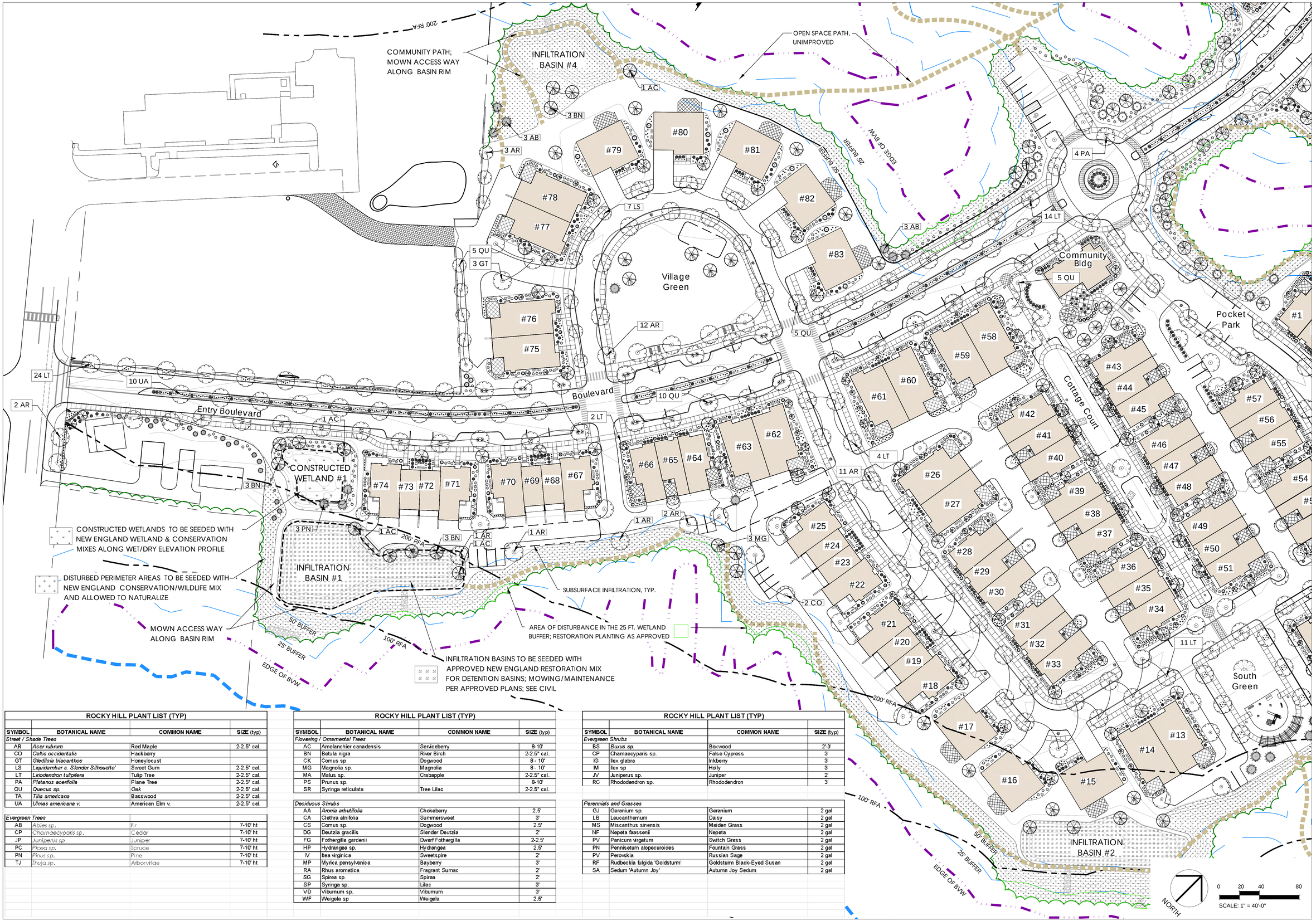
AMESBURY, MA

AT

ELM STREET

TURNING MOVEMENT FIGURE 4

SHEET: C11.3



ROCKY HILL PLANT LIST (TYP)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Street / Shade Trees			
AR	*Acer rubrum*	Red Maple	2-2.5" cal.
CO	*Celtis occidentalis*	Hackberry	
GT	*Gleditsia triacanthos*	Honeylocust	
LS	*Liquidambar s. Slender Silhouette'*	Sweet Gum	2-2.5" cal.
LT	*Liriodendron tulipifera*	Tulip Tree	2-2.5" cal.
PA	*Platanus acerifolia*	Plane Tree	2-2.5" cal.
QU	*Quecus sp.*	Oak	2-2.5" cal.
TA	*Tilia americana*	Basswood	2-2.5" cal.
UA	*Ulmas americana v.*	American Elm v.	2-2.5" cal.
Evergreen Trees			
AB	*Abies sp.*	Fir	7-10' ht
CP	*Chamaecyparis sp.*	Cedar	7-10' ht
JP	*Juniperus sp*	Juniper	7-10' ht
PC	*Picea sp.*	Spruce	7-10' ht
PN	*Pinus sp.*	Pine	7-10' ht
TJ	*Tinuja sp.*	Arborvitae	7-10' ht

ROCKY HILL PLANT LIST (TYP)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Flowering / Ornamental Trees			
AC	Amelanchier canadensis	Serviceberry	8-10'
BN	Betula nigra	River Birch	2-2.5" cal.
CK	Cornus sp	Dogwood	8 - 10'
MG	Magnolia sp.	Magnolia	8 - 10'
MA	Malus sp.	Crabapple	2-2.5" cal.
PS	Prunus sp.		8-10'
SR	Syringa reticulata	Tree Lilac	2-2.5" cal.
Deciduous Shrubs			
AA	*Aronia arbutifolia*	Chokeberry	2.5'
CA	Clethra alnifolia	Summersweet	3'
CS	Cornus sp.	Dogwood	2.5'
DG	Deutzia gracilis	Slender Deutzia	2'
FG	Fothergilla gardenii	Dwarf Fothergilla	2-2.5'
HP	Hydrangea sp.	Hydrangea	2.5'
IV	Ilea virginica	Sweetspire	2'
MP	Myrica pensylvanica	Bayberry	3'
RA	Rhus aromatica	Fragrant Sumac	2'
SG	Spirea sp.	Spirea	2'
SP	Syringa sp.	Lilac	3'
VD	Viburnum sp.	Viburnum	3'
WF	Weigela sp	Weigela	2.5'

ROCKY HILL PLANT LIST (TYP)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Evergreen Shrubs			
BS	*Buxus sp.*	Boxwood	2'-3'
CP	Chamaecyparis sp.	False Cypress	3'
IG	Ilex glabra	Inkberry	3'
IM	Ilex sp	Holly	3'
JV	Juniperus sp.	Juniper	2'
RC	Rhododendron sp.	Rhododendron	3'
Perennials and Grasses			
GJ	Geranium sp.	Geranium	2 gal
LB	Leucanthemum	Daisy	2 gal
MS	Miscanthus sinensis	Maiden Grass	2 gal
NF	Nepeta faassenii	Nepeta	2 gal
PV	Panicum virgatum	Switch Grass	2 gal
PN	Pennisetum alopecuroides	Fountain Grass	2 gal
PV	Perovskia	Russian Sage	2 gal
RF	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	2 gal
SA	Sedum 'Autumn Joy'	Autumn Joy Sedum	2 gal

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Waltham, MA 02453-3332
ph: 781 . 314 - 0401
www.ryan-assoc.com

Rocky Hill
Amesbury, MA

Landscape
- Street Tree Plan -

ISSUED		
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5		
6		
7		

L1 _0

INFILTRATION BASIN #4

OPEN SPACE PATH, UNIMPROVED

EDGE OF BVM

25' BUFFER

50' BUFFER

Fieldhouse

Dog

Pool

3 BN

3 JP

1 PA

3 AC

3 AC

11 TA

3 BN

3 JP

2 AC

3 PN

7 GT

Community Bldg

Village Green

10 LS

Pocket Park

3 AB

3 BN

OPEN SPACE PATH, UNIMPROVED

EDGE OF BVM

25' BUFFER

50' BUFFER

#80

#79

#81

#78

#77

#82

#83

#76

#75

#58

#59

#60

#61

#43

#44

#45

#42

#41

#40

#46

#47

#48

#39

#38

#37

#49

#50

#51

#57

#56

#55

#54

#53

#52

#1

#2

#3

#4

#5

#6

#7

#8

#9

#10

#11

#12

6 UA

Boulevard

4 PA

12 UA

11 QU

1 AC

3 CK

6 CO

4 QU

1 UA

#74 #73 #72 #71 #70 #69 #68 #67

#66 #65 #64 #63 #62

#26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36

#25 #24 #23 #22 #21 #20 #19 #18 #17 #16 #15 #14 #13

INFILTRATION BASIN #1

50' BUFFER

25' BUFFER

EDGE OF BVM

SUBSURFACE INFILTRATION, TYP.

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

200' RFA

100' RFA

1 QU

14 PA

South Green

3 PN

1 QU

3 PN

3 MG

3 AC

INFILTRATION BASIN #2

INFILTRATION BASIN #3

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

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

OPEN SPACE PATH, UNIMPROVED

200' RFA

100' RFA

MOWN ACCESS WAY ALONG BASIN RIM

NORTH

0 20 40 80

SCALE: 1" = 40'-0"

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INFILTRATION BASIN #5

MOWN ACCESS WAY ALONG BASIN RIM

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

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

SUBSURFACE INFILTRATION, TYP.

50' BUFFER

25' BUFFER

EDGE OF BVM

Village Green

Clubhouse

Fieldhouse

Dog

Pickleball

Pool

Play Lawn

Community Bldg

Pocket Park

Bldg 1
Bldg 2
Bldg 3
Bldg 4
Bldg 5
Bldg 6
Bldg 8
Bldg 9
Bldg 10
Bldg 11
Bldg 12
Bldg 13
Bldg 14
Bldg 15
Bldg 16
Bldg 17
Bldg 19
Bldg 20
Bldg 21
Bldg 22
Bldg 23
Bldg 24
Bldg 25
Bldg 26
Bldg 27
Bldg 28
Bldg 29

#1 #2 #3 #5 #43 #44 #57 #58 #59

G1 G2 G3 G8 G9 G10 G11 G13 G14 G15 G16 G17

2 BN 4 LT 2 LT 1 UA 1 UA 4 LT 3 UA 2 BN 6 LT 2 AR 4 BN 4 CK 5 CO 4 CO 3 MG 3 BN 3 LT 5 AR 2 GT 2 BN 5 PA 3 AC 3 CK 3 AR 6 UA 13 LT 1 PA 3 AC 3 MG 6 BN 1 AC 3 AC 5 MG 4 AC

CONSTRUCTED WETLAND #3

CONSTRUCTED WETLAND #2

CONSTRUCTED WETLANDS TO BE SEEDED WITH NEW ENGLAND WETLAND & CONSERVATION MIXES ALONG WET/DRY ELEVATION PROFILE

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

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

OPEN SPACE PATH, UNIMPROVED

NORTH

0 20 40 80

SCALE: 1" = 40'-0"

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L1 _2

FINAL PLANTING AND FINAL STABILIZATION NOTES

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

Bldg 1
Bldg 3
Bldg 4
Bldg 5
Bldg 6
Bldg 7
Bldg 8
Bldg 9
Bldg 10
Bldg 11
Bldg 12
Bldg 13
Bldg 14
Bldg 15
Bldg 16
Bldg 17
Bldg 18
Bldg 19
Bldg 20
Bldg 21
Bldg 22
Bldg 23
Bldg 24
Bldg 25
Bldg 26
Bldg 27
Bldg 28
Bldg 29
Clubhouse
Fieldhouse
Pool
Pickleball
Dog
Play Lawn
Village Green
G3
G4
G5
G6
G7
G8
G9
G10
G11
G12
G13
G14
G15
G16
G17
5 TJ
3 AB
4 AR
5 UA
3 PC
8 QU
2 AR
13 AR
11 TJ
2 PA
2 UA
2 LT
3 UA
3 LT
15 AR
1 PA
2 CK
13 PA
4 CO
4 LT
3 AR
3 CK
3 AC
3 MG
17 LT
50' BUFFER
25' BUFFER
EDGE OF BVM
Trash / Recycling, Typ.
SUBSURFACE INFILTRATION, TYP.
MOWN ACCESS WAY ALONG BASIN RIM
CONSTRUCTED WETLAND #3
CONSTRUCTED WETLAND #2
OPEN SPACE PATH, UNIMPROVED
INFILTRATION BASINS TO BE SEEDED WITH APPROVED NEW ENGLAND RESTORATION MIX FOR DETENTION BASINS; MOWING/MAINTENANCE PER APPROVED PLANS; SEE CIVIL
CONSTRUCTED WETLANDS TO BE SEEDED WITH NEW ENGLAND WETLAND & CONSERVATION MIXES ALONG WET/DRY ELEVATION PROFILE
DISTURBED PERIMETER AREAS TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX AND ALLOWED TO NATURALIZE
INFILTRATION BASIN #6
CONSTRUCTED WETLAND #4

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

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Landscape
- Street Tree Plan -

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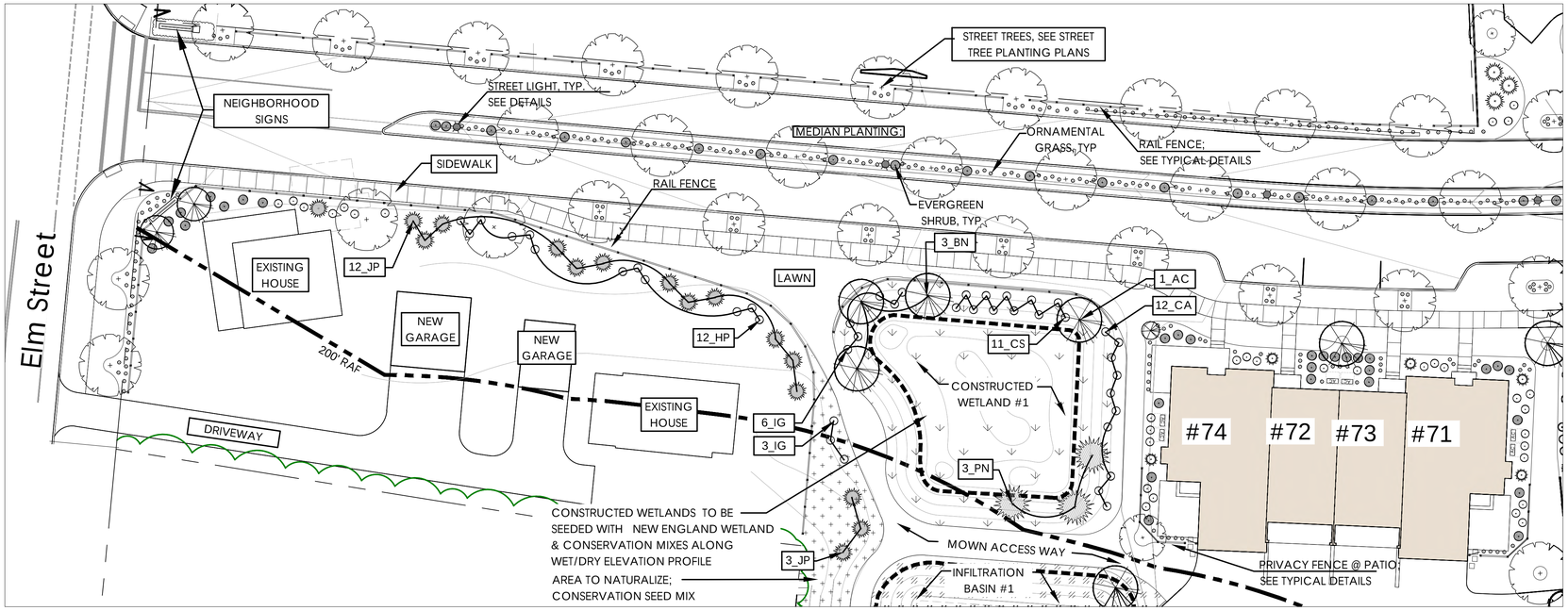
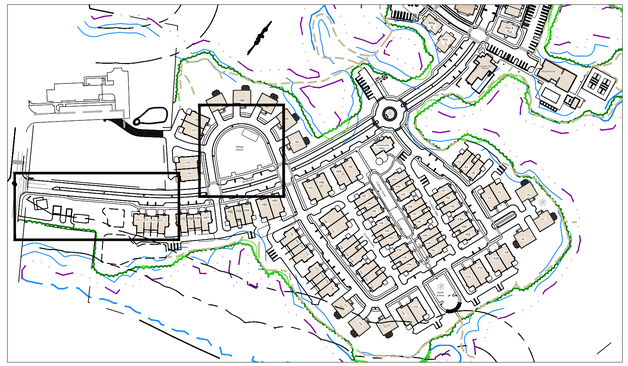
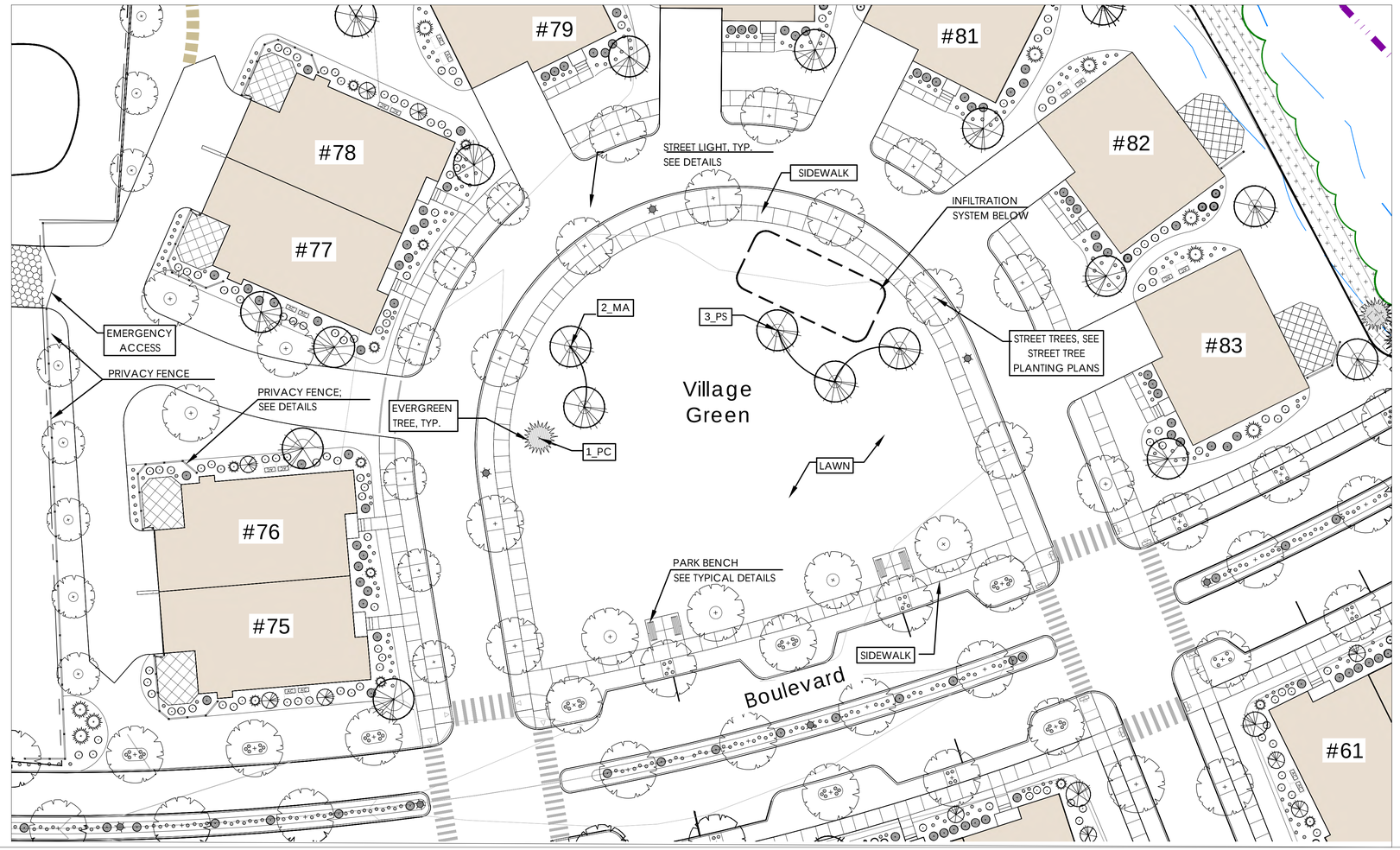


1 Entrance



Neighborhood -- Key Plan



2 Village Green _ South

Legend

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

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

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Rocky Hill
Amesbury, MA

Landscape
Common Areas
-Enlargement A-

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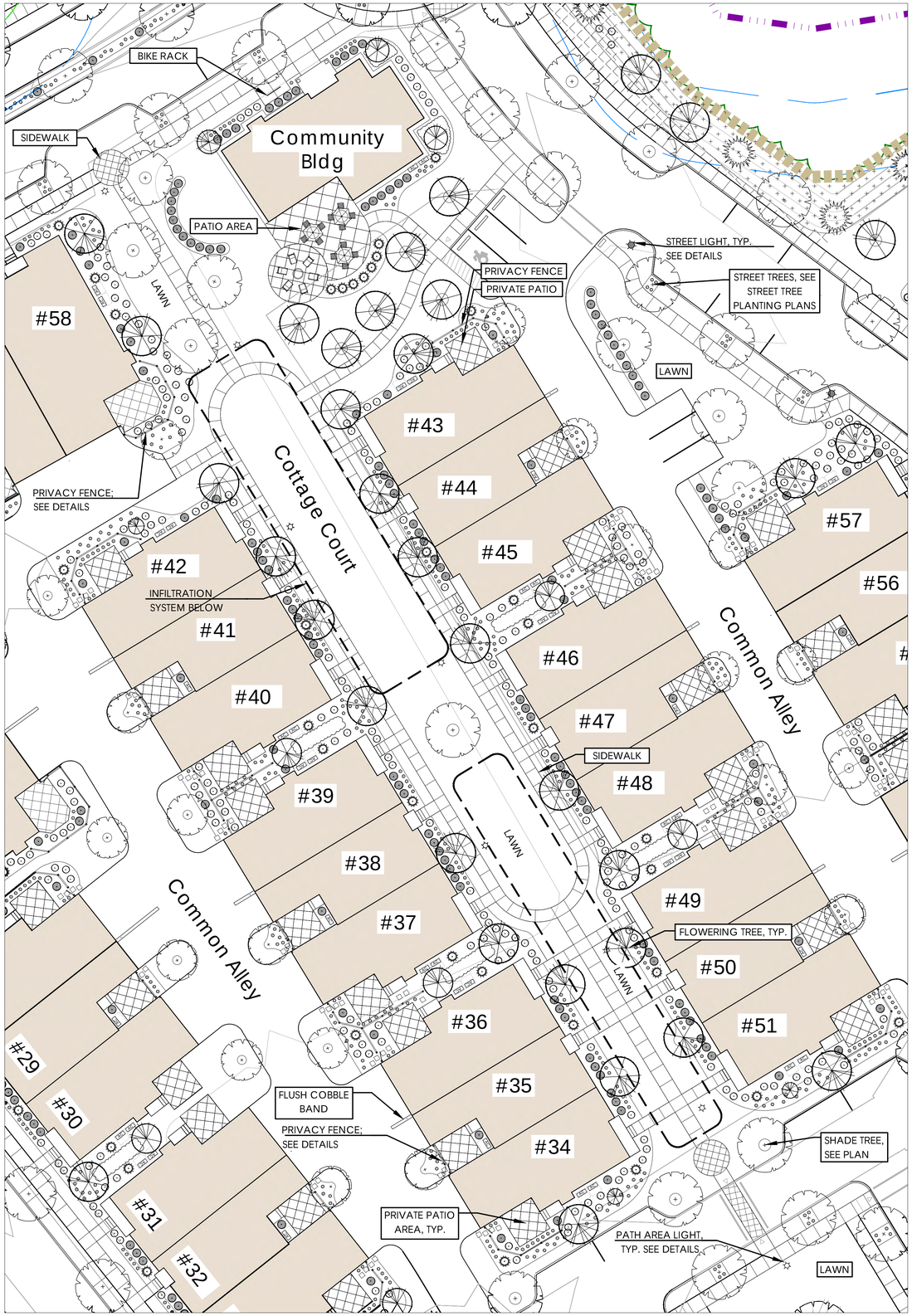
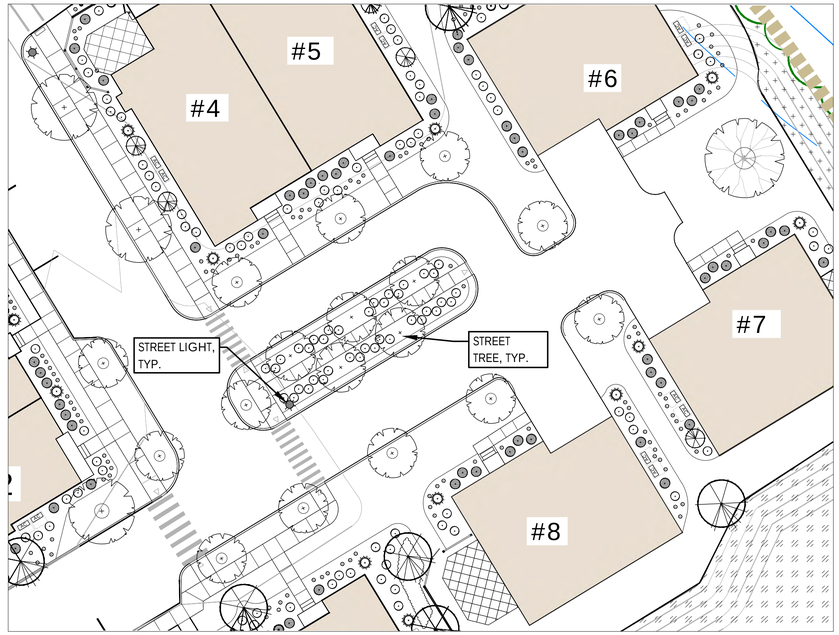
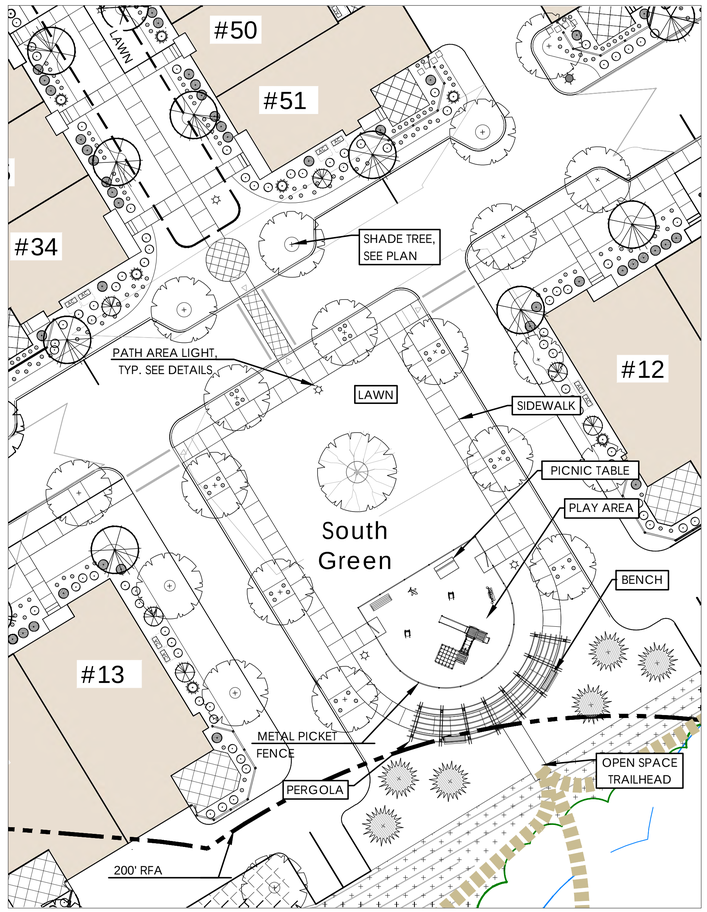


1 Cottage Court



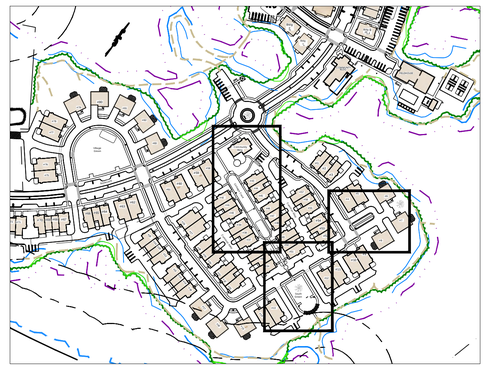
3 East Court



2 South Green

Legend

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



Neighborhood -- Key Plan

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

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Rocky Hill
Amesbury, MA

Landscape
Common Areas
-Enlargement B-

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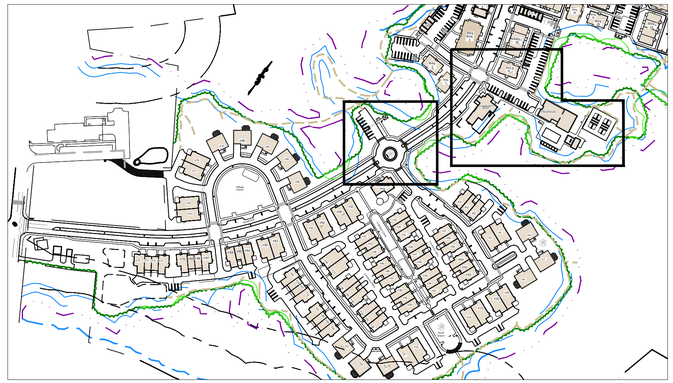


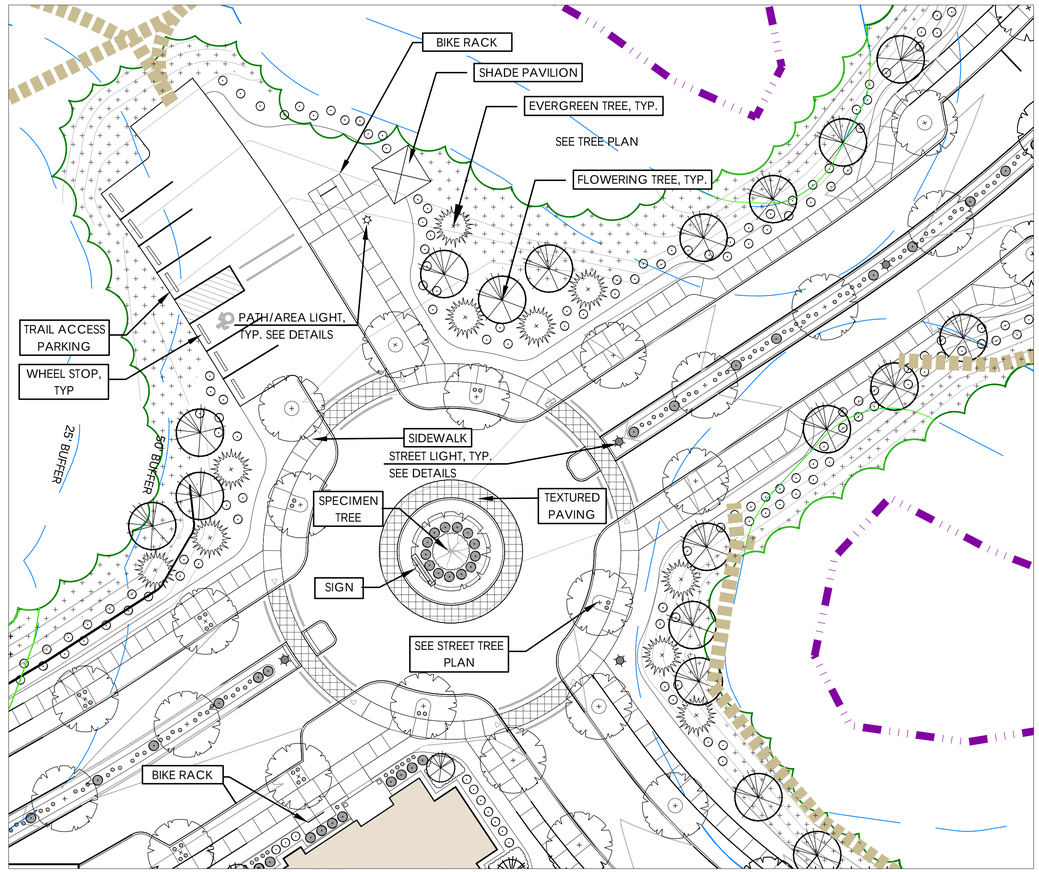
Neighborhood -- Key Plan

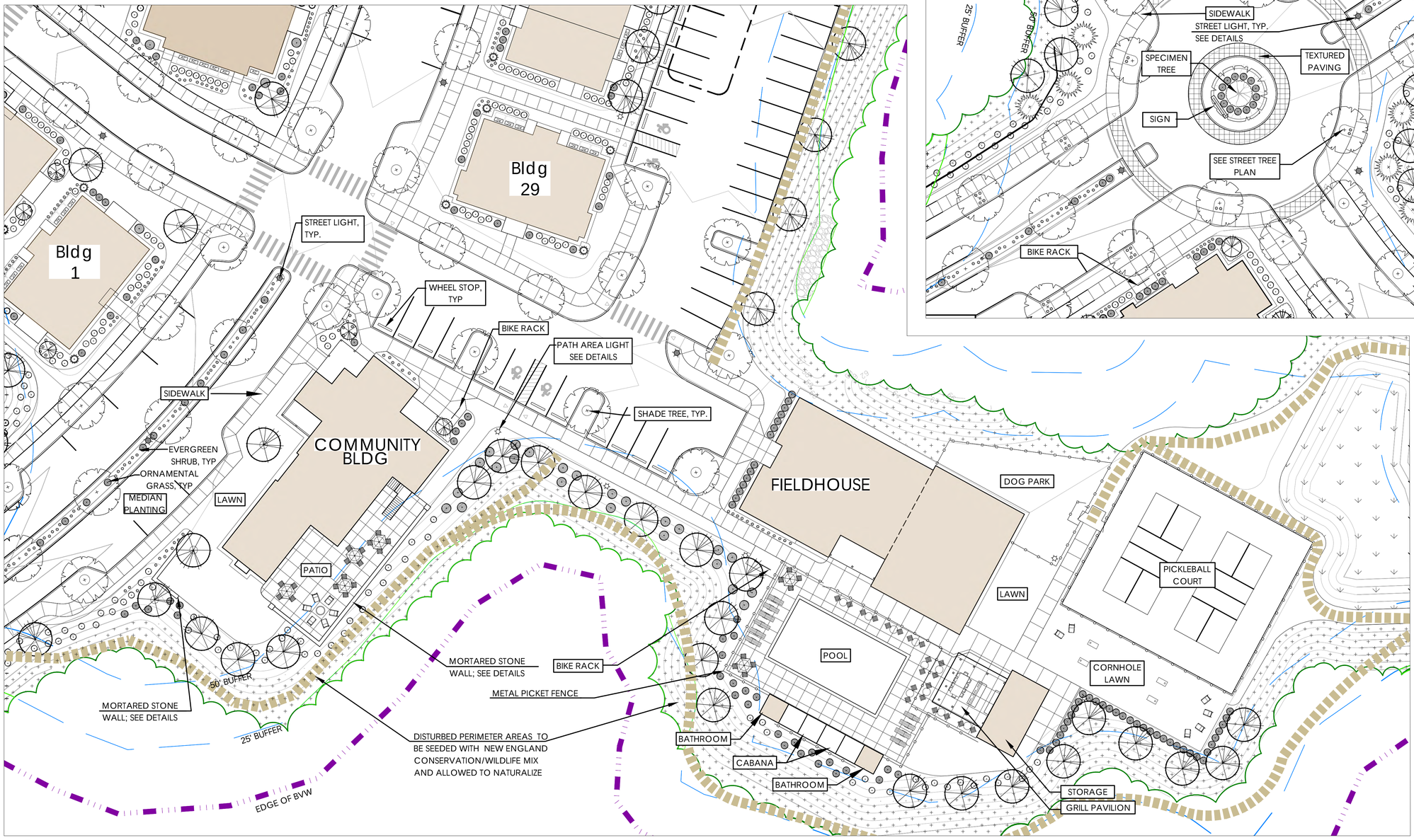
NORTH

0 10 20 40

SCALE: 1" = 20'-0"

1 Rotary Park





2 North Neighborhood Amenity Area

Legend

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

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Rocky Hill
Amesbury, MA

Landscape
Common Areas
-Enlargement C-

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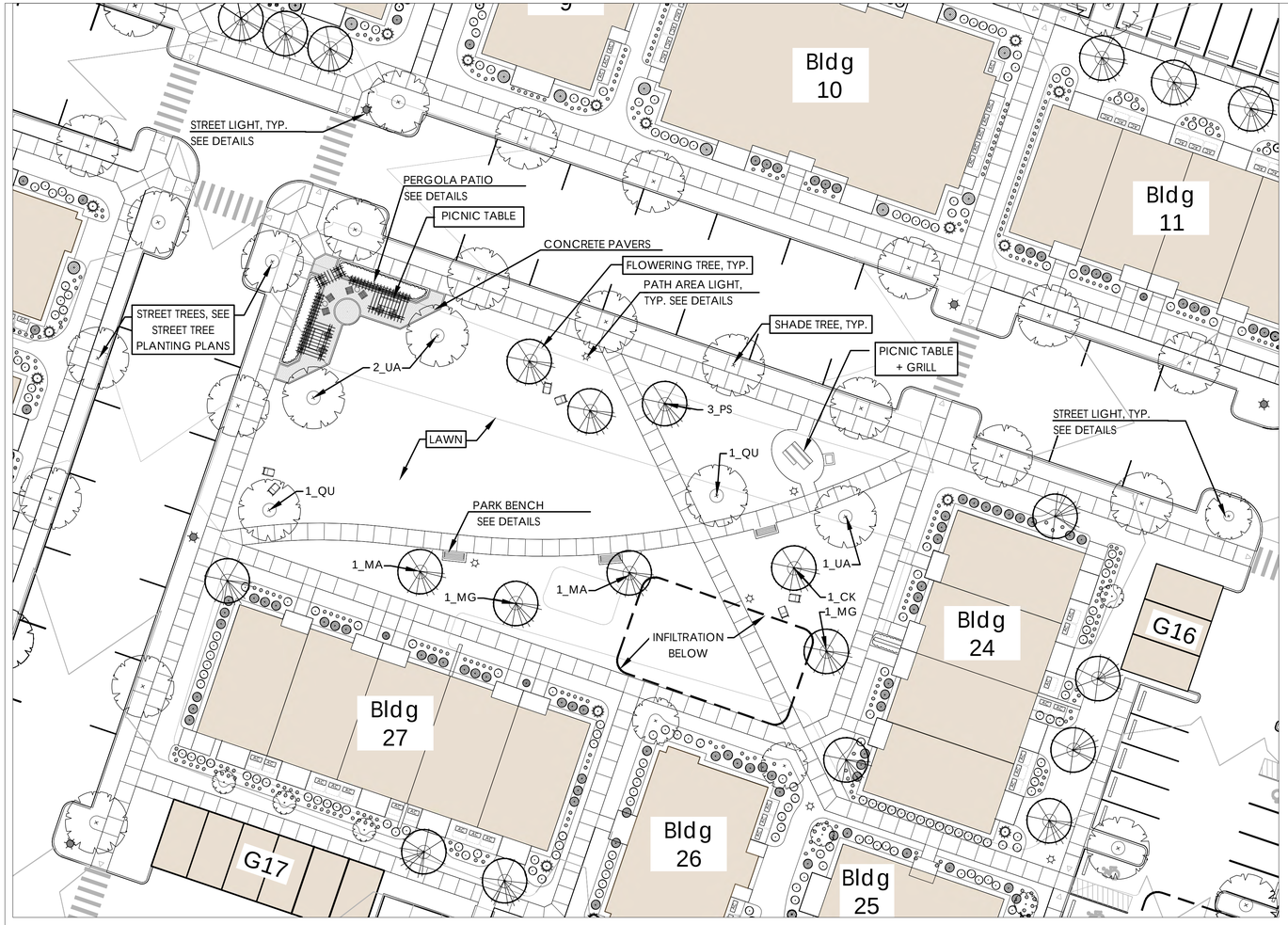


1 Village Green - North

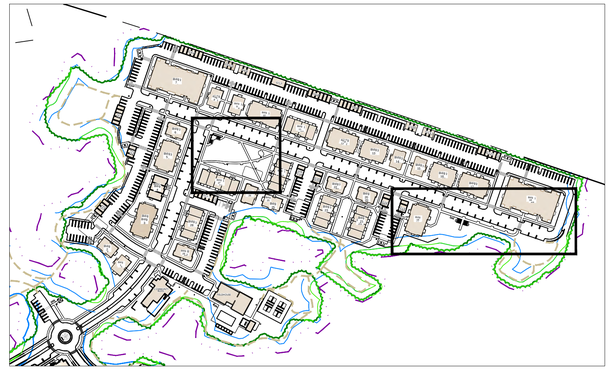
Legend

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

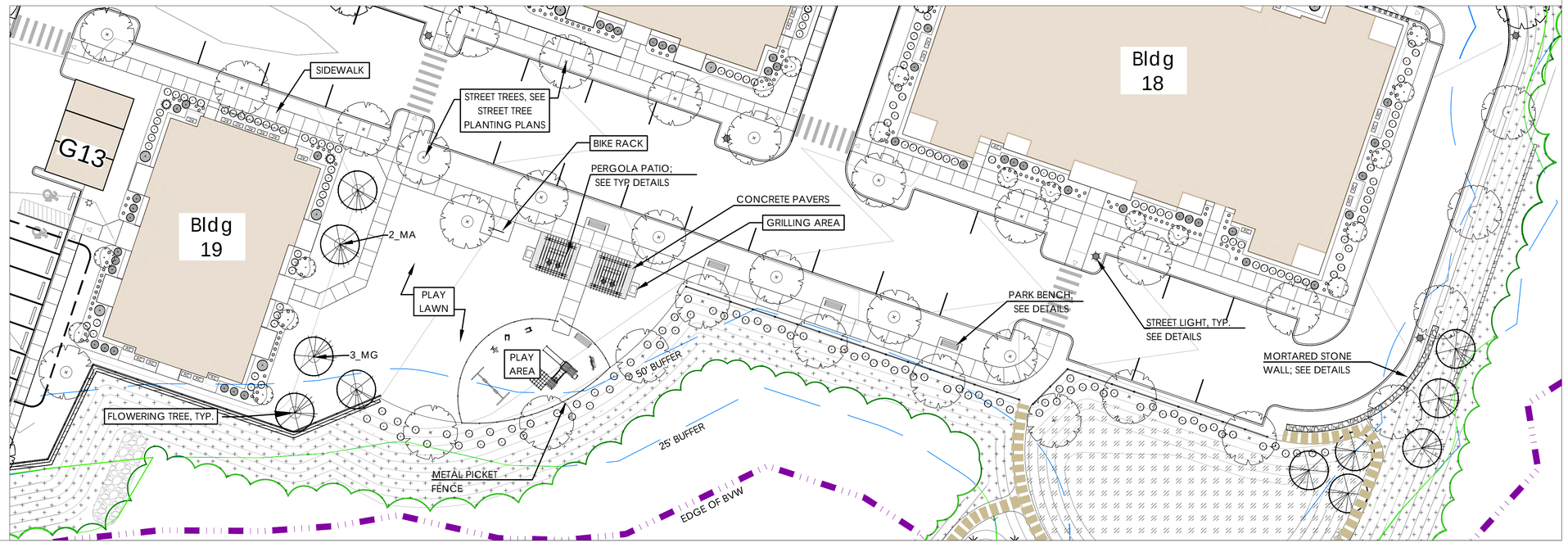
NORTH

0 10 20 40

SCALE: 1" = 20'-0"



Neighborhood -- Key Plan



2 Neighborhood Park - North

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Rocky Hill
Amesbury, MA

Landscape
Common Areas
-Enlargement D-

ISSUED		
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4		
5		
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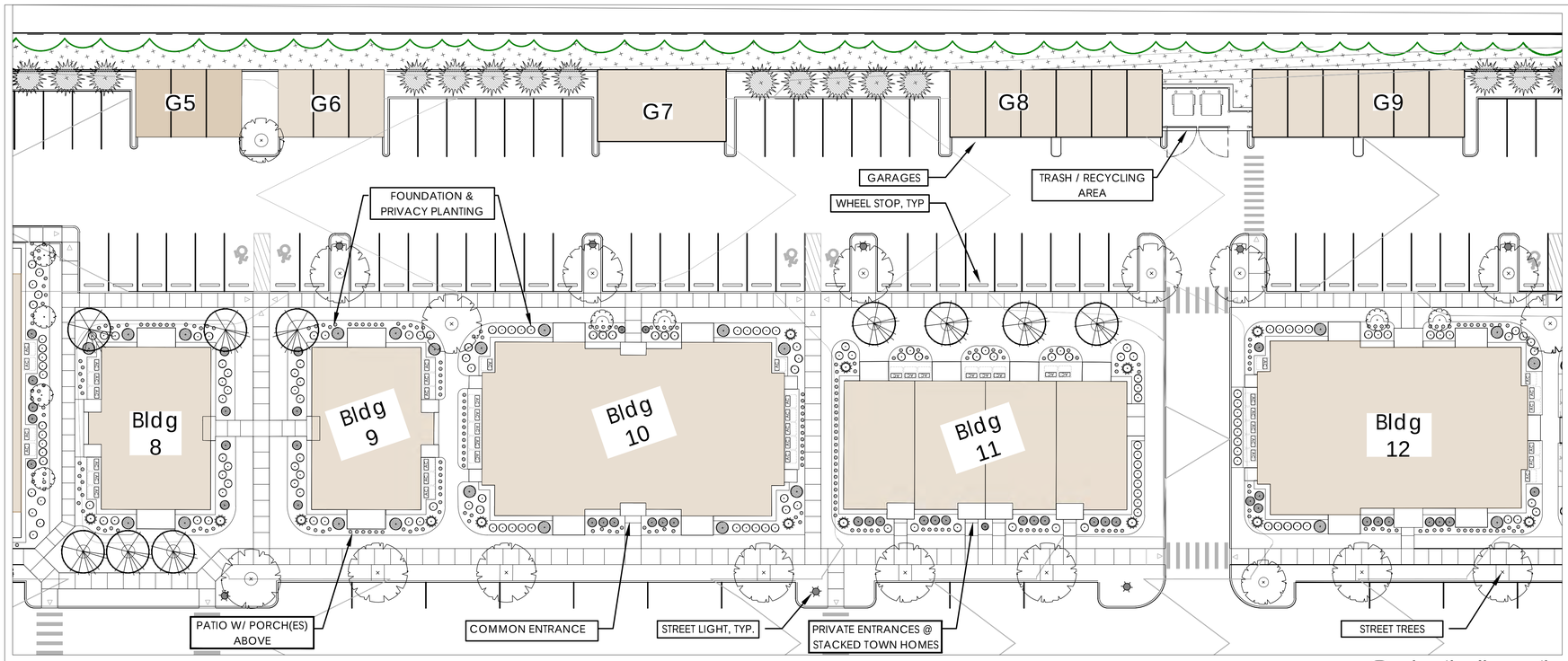
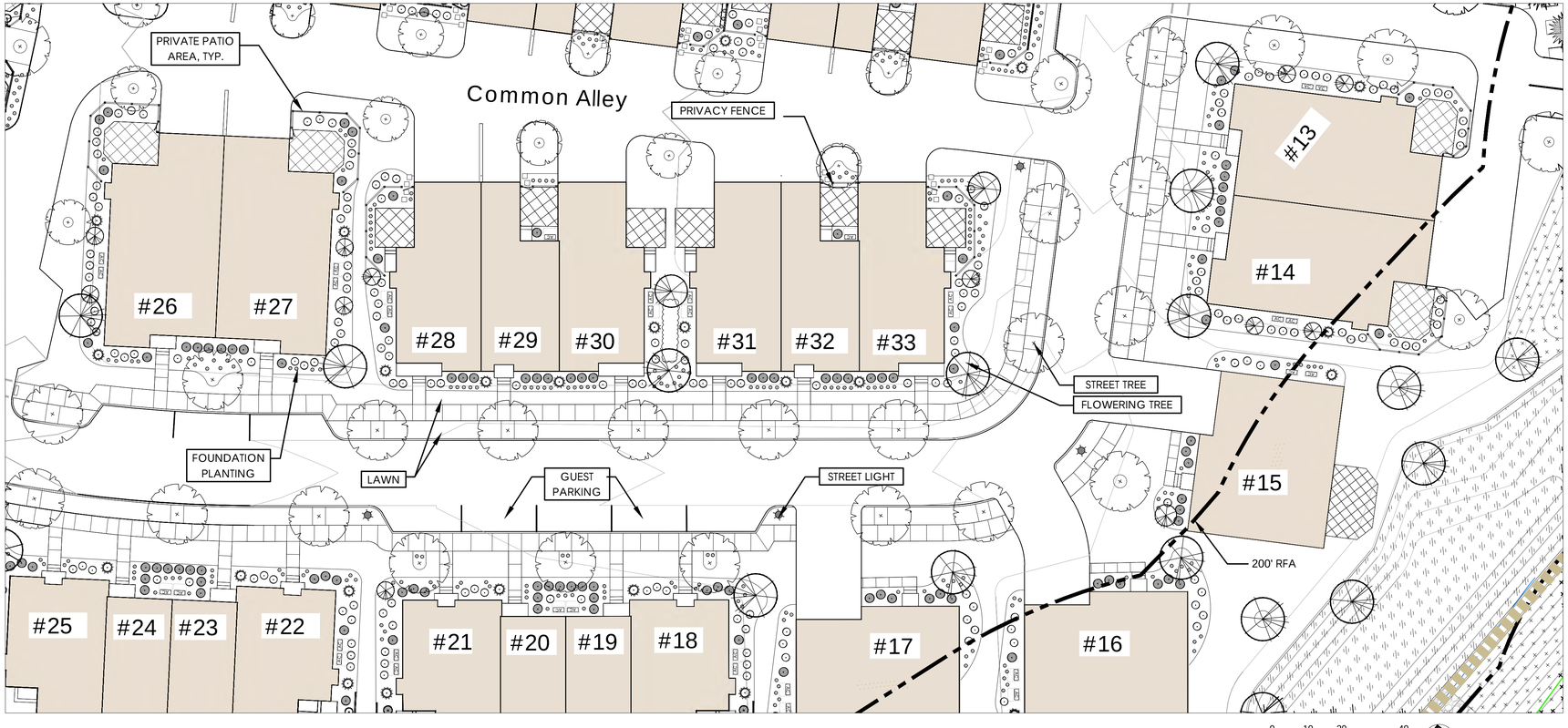
7		

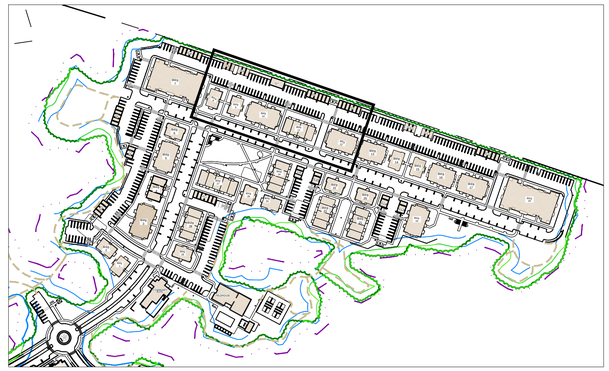
L 2_3



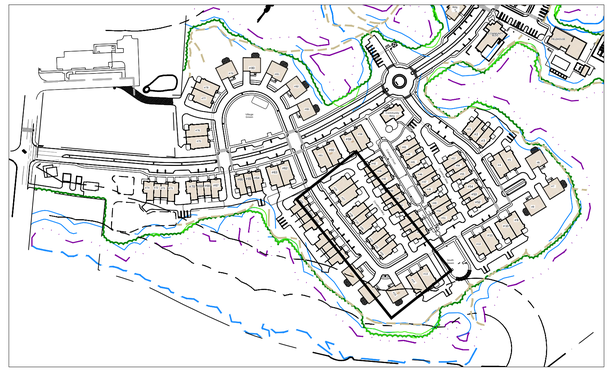
1 North Neighborhood -- Typical Buildings



2 South Neighborhood -- Typical Buildings



North Neighborhood -- Key Plan



South Neighborhood -- Key Plan

Legend

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

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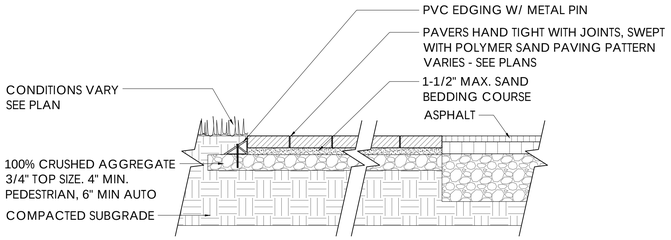
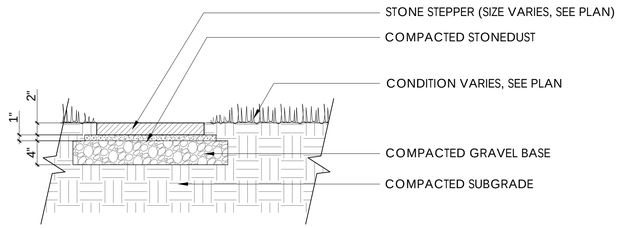


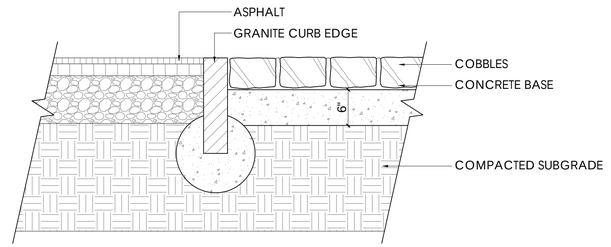
NOTE:
-- 4"x8" PAVERS TYPICAL. COLOR TO BE DETERMINED
-- SLOPE MIN. 1/4" PER FT. FOR DRAINAGE SLOPE MIN. 1/4" PER FT. FOR DRAINAGE

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

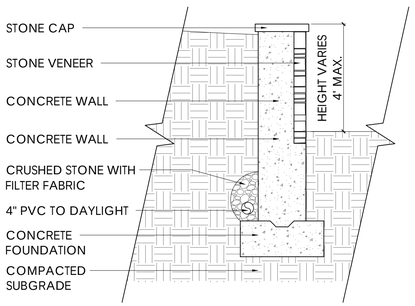


NOTE: COMPACT BASE FOR ENTIRE WALK, SET STONES & EXCAVATE BETWEEN STONES FOR PLANTING SOIL

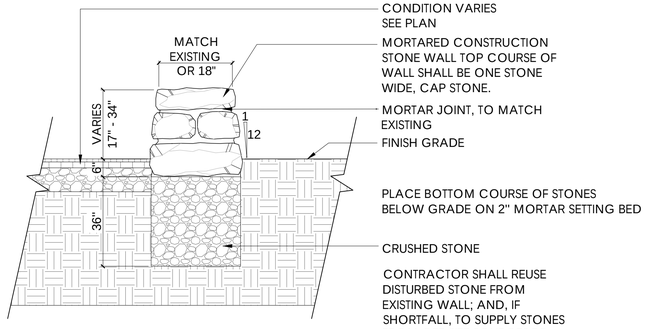
2 STEPPING STONE
L-3.0 SCALE: 1" = 1'-0" SECTION



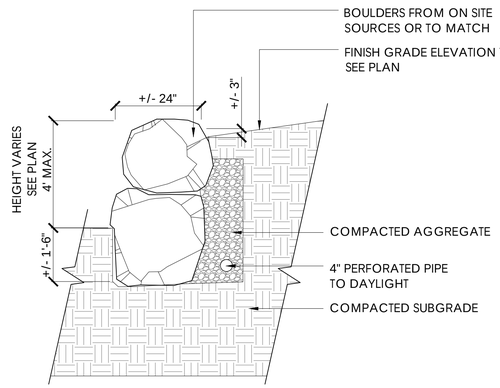
3 COBBLE STRIP
L-3.0 SCALE: 1" = 1'-0" SECTION



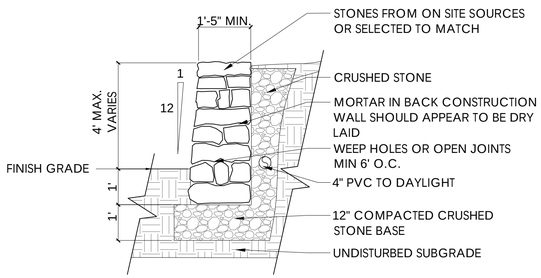
4 LANDSCAPE WALL - CONCRETE W/ STONE VENEER
L-3.0 SCALE: 1/2" = 1'-0" SECTION



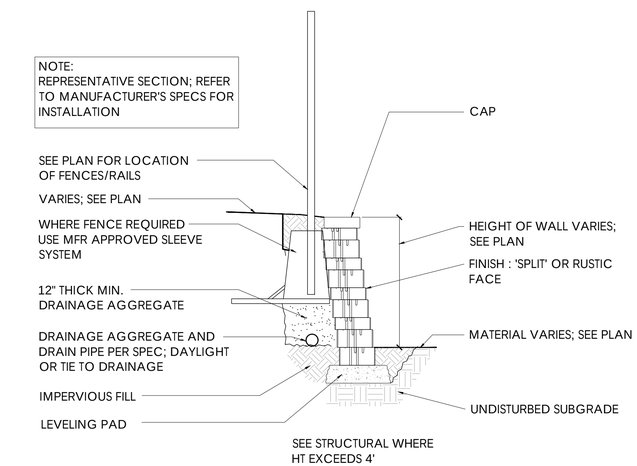
5 MORTARED WALL - FREE STANDING
L-3.0 SCALE: 1/2" = 1'-0" SECTION



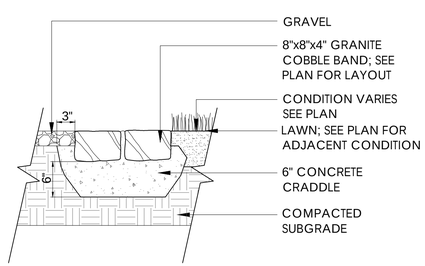
6 LANDSCAPE WALL - DRY STACKED BOULDERS
L-3.0 SCALE: 1/2" = 1'-0" SECTION



7 LANDSCAPE WALL - MORTAR WALL
L-3.0 SCALE: 1/2" = 1'-0" SECTION



8 Modular Block Wall
L-3.0 SCALE: 1/2" = 1'-0" SECTION



9 COBBLE EDGE
L-3.0 SCALE: 1" = 1'-0" SECTION

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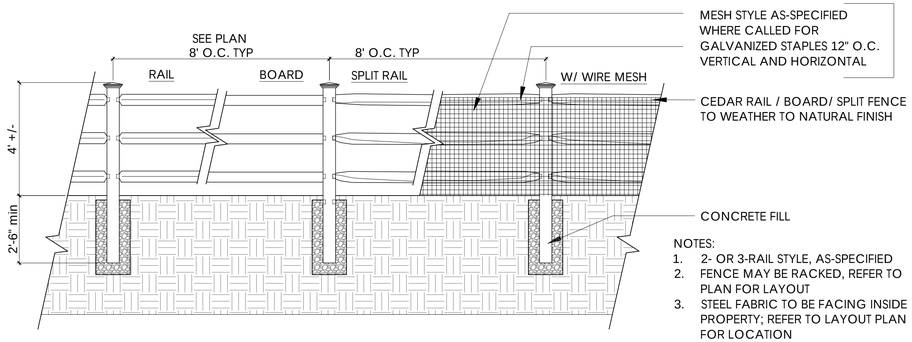
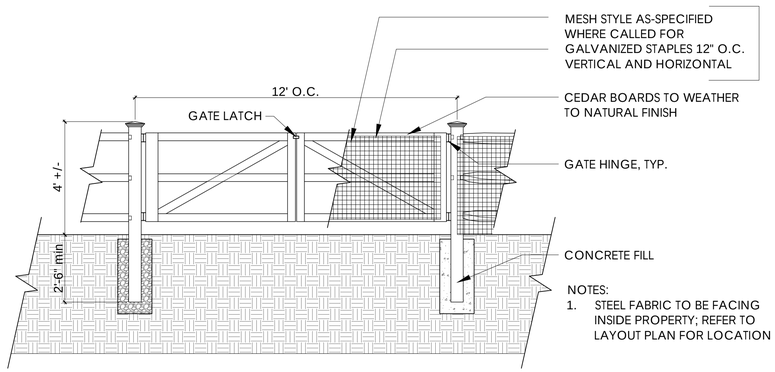
L 3_0



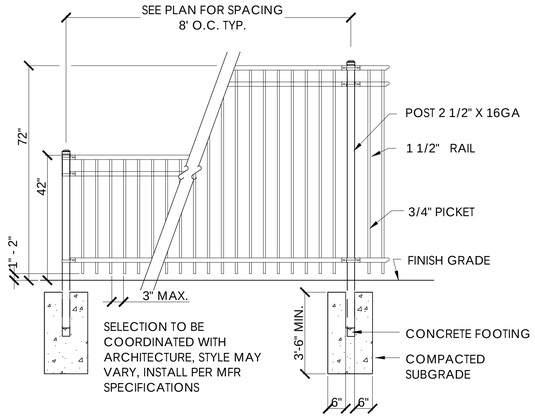
NOTES:
1. 2- OR 3-RAIL STYLE, AS-SPECIFIED
2. FENCE MAY BE RACKED, REFER TO PLAN FOR LAYOUT
3. STEEL FABRIC TO BE FACING INSIDE PROPERTY; REFER TO LAYOUT PLAN FOR LOCATION
4. ANGLE POINT OR END PANELS SHALL BE A MINIMUM 6' LENGTH.

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

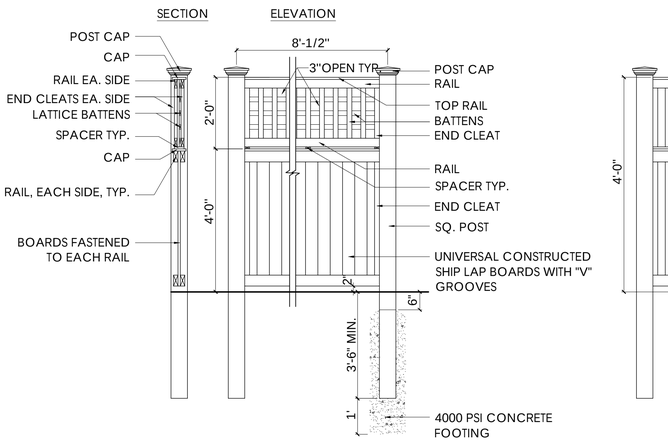


NOTES:
1. STEEL FABRIC TO BE FACING INSIDE PROPERTY; REFER TO LAYOUT PLAN FOR LOCATION

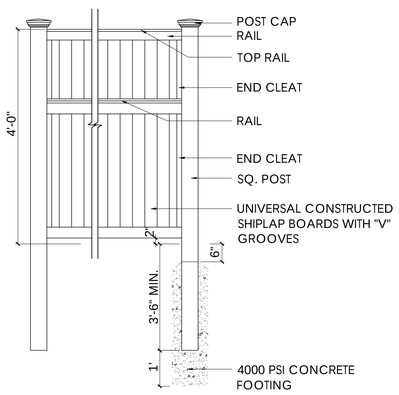
2 RAIL FENCE GATE
L-3.1 | SCALE: 3/8" = 1'-0" | SECTION

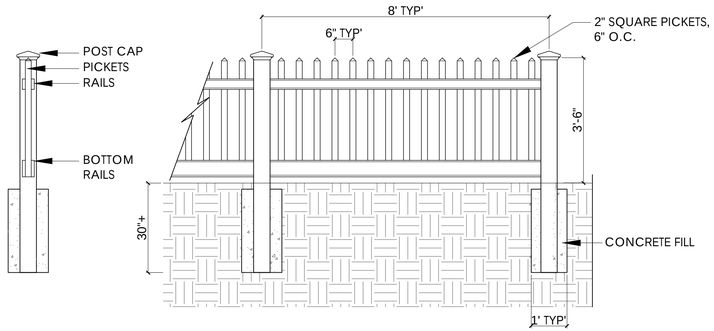


3 METAL PICKET FENCE
L-3.1 | SCALE: 1/2" = 1'-0" | SECTION

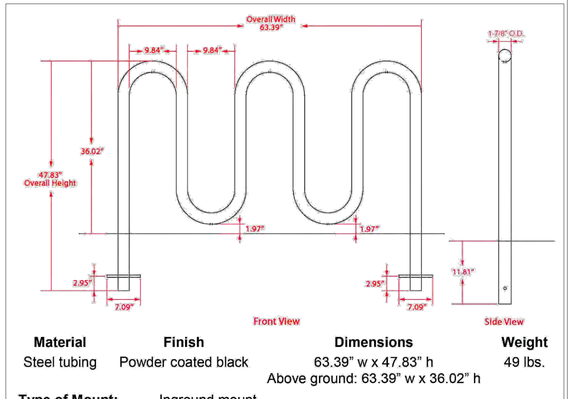


4 6 FT PRIVACY FENCE
L-3.1 | SCALE: 1/2" = 1'-0" | SECTION





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

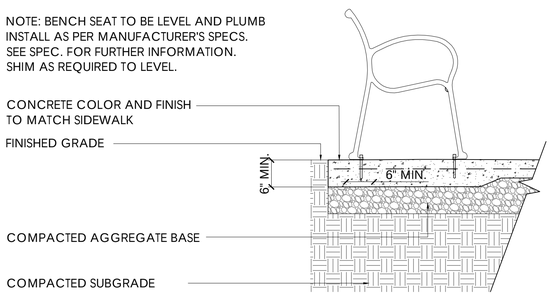


Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	63.39" w x 47.83" h Above ground: 63.39" w x 36.02" h	49 lbs.

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

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

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



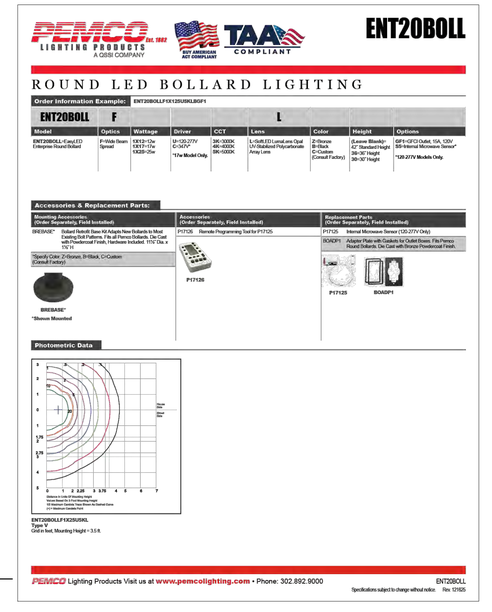
7 PARK BENCH
L-3.1 | SCALE: 3/4" = 1'-0" | SECTION

SEE LIGHTING PLANS FOR PHOTOMETRIC AND SELECTION DETAILS

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

SEE LIGHTING PLANS FOR PHOTOMETRIC AND SELECTION DETAILS

9 S-2 PATH LIGHTS
LP | SCALE:NTS



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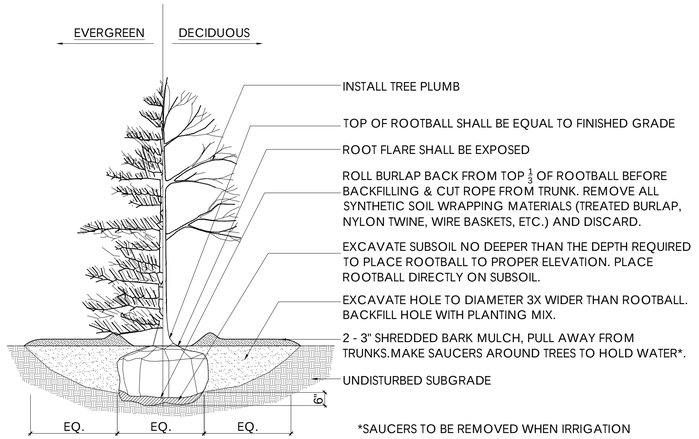
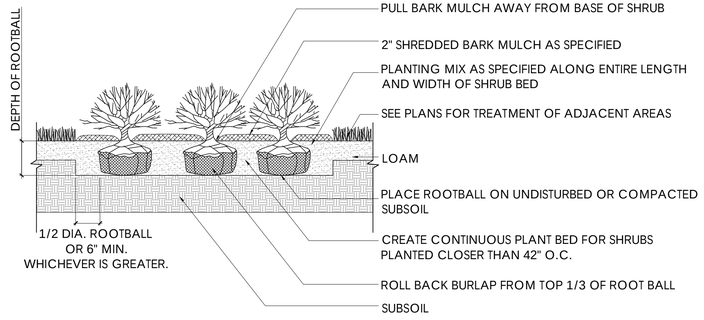
L 3_1



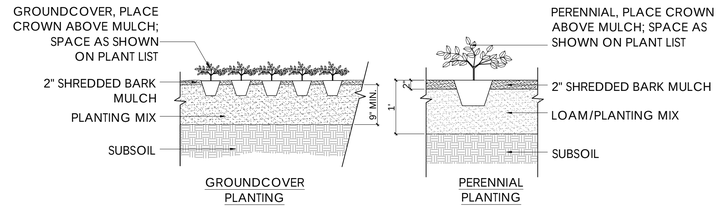
NOTE: STAKED/GUYED PER CONTRACTOR'S OPTION.

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

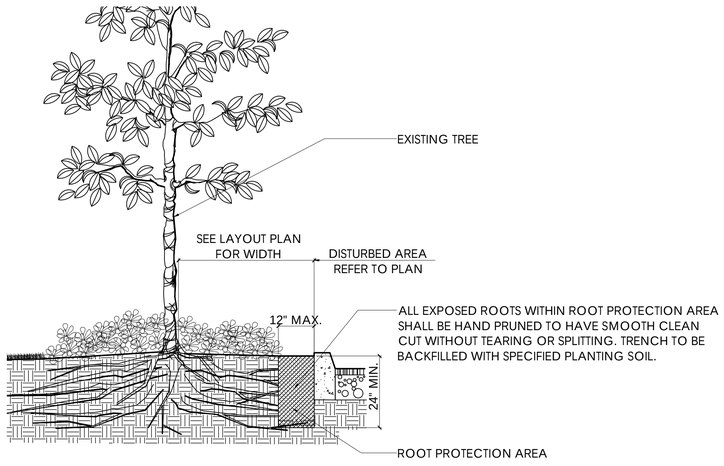


NOTE: SEE PLANTING PLAN FOR PLANT SPACING. PLANTS TO BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO PREVIOUS GRADE.

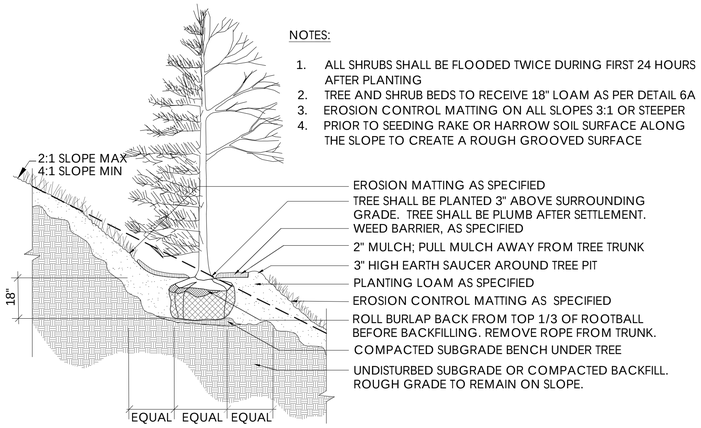
2 | SHRUBS
L-3.2 | SCALE: 3/8" = 1'-0" | SECTION



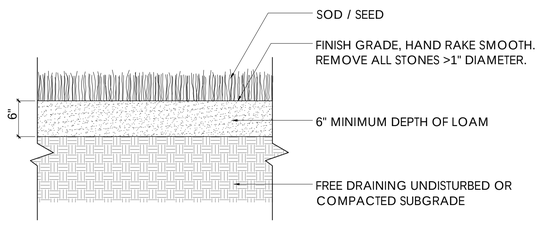
3 | GROUNDCOVER AND PERENNIALS
L-3.2 | SCALE: 3/4" = 1'-0" | SECTION



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



5 | TREE ON SLOPE
L-3.2 | SCALE: 3/8" = 1'-0" | SECTION



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

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

OPEN FIELD RESTORATION SEED MIX
NEW ENGLAND WILDFLOWER MIX

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

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

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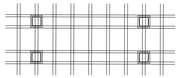
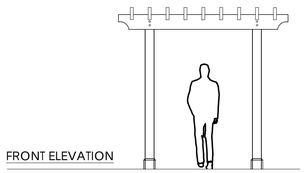
L 3_2

ARBOR

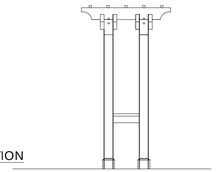
PLAN



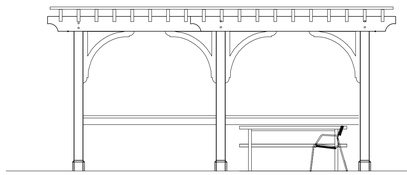
FRONT ELEVATION



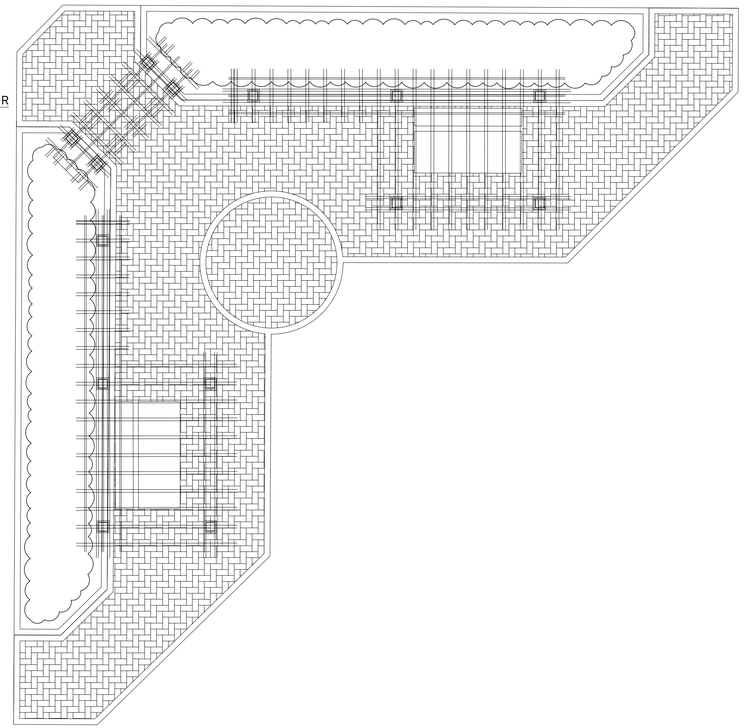
SIDE ELEVATION



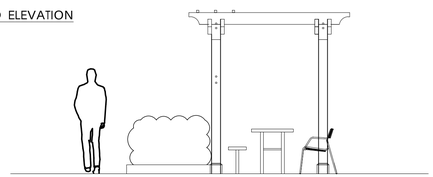
FRONT ELEVATION



ARBOR

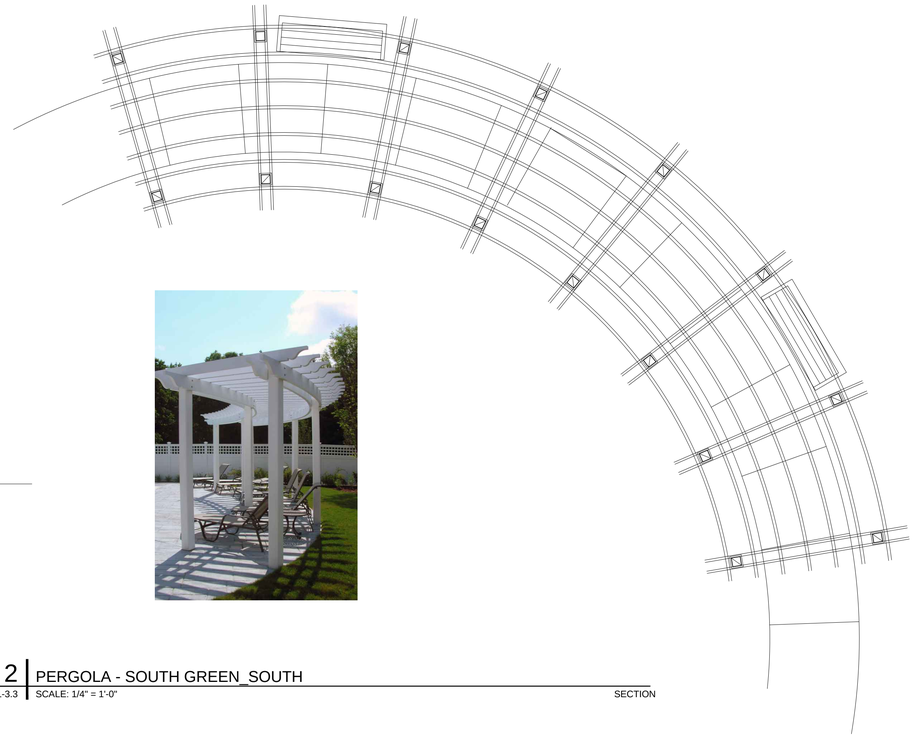


END ELEVATION



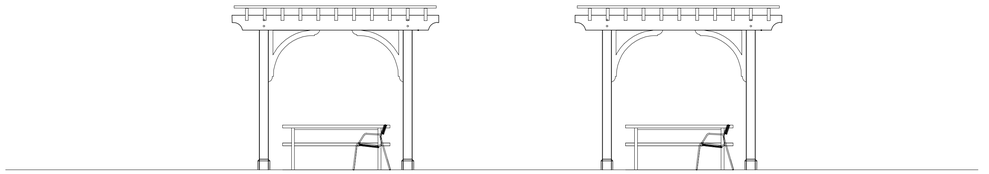
1 | PERGOLA & ARBOR - VILLAGE GREEN_NORTH

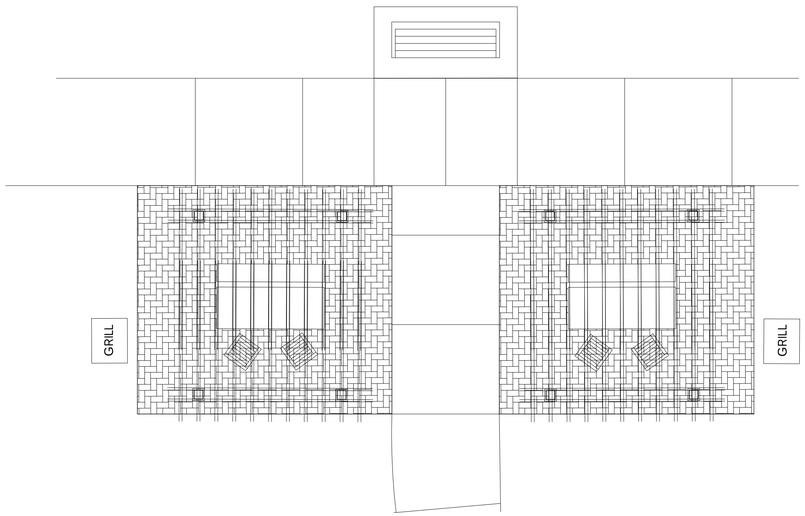
L-3.3 | SCALE: 1/4" = 1'-0" | SECTION



2 | PERGOLA - SOUTH GREEN_SOUTH

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





3 | PERGOLA - NEIGHBORHOOD PARK_NORTH

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

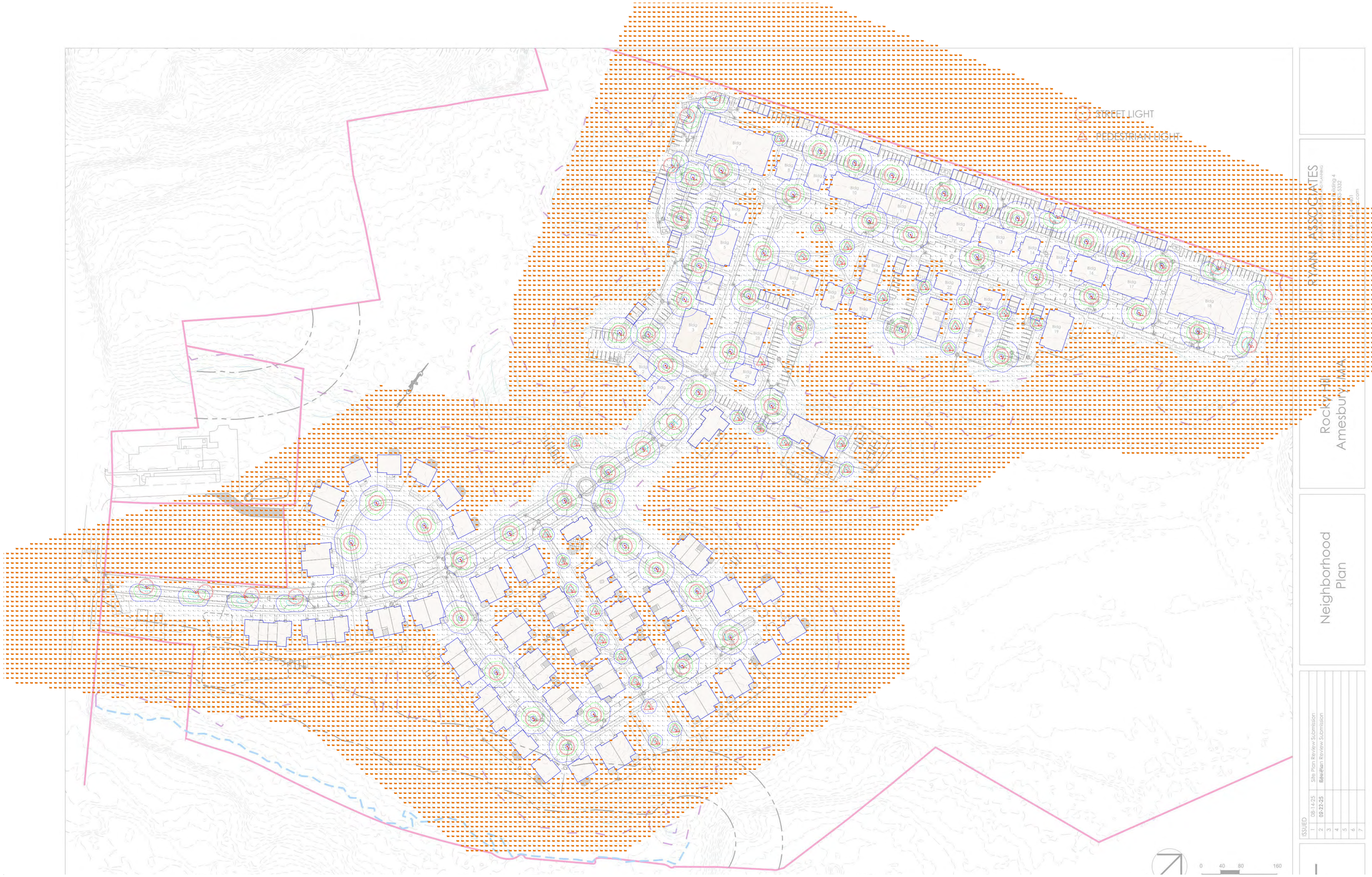
RYAN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-5332
ph: 781 - 314 - 0401
www.ryan-assoc.com

Rocky Hill
Amesbury, MA

TYPICAL DETAILS
Landscape

ISSUED		
1	08-14-25	Site Plan Review Submission
2	12-22-25	Site Plan Review Submission
3	03-24-26	Site Plan Review Updates
4		
5		
6		
7		

L 3_3



Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	56	S-1	STREETWORKS: AVN-CLB-SA-40-830-U-T5R-IN-2-P-XX-XX-XX-BK	0.900	6495	43.8	2452.8
	11	S-1A	STREETWORKS: AVN-CLB-SA-40-830-U-T4W-IN-2-P-XX-XX-XX-BK-HSS	0.900	3875	43.8	481.8
	30	S-2	PEMCO: ENTRTB20Q-F-12-U-3K-L-B-19-RBC	0.900	1403	12.9	387

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.16	2.8	0.0	N.A.	N.A.

Neighborhood Plan

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

RYAN ASSOCIATES
Landscape Architecture & Planning
1 Washington Street, Suite 302
Wellesley, MA 02481
781-235-3532
www.ryanassociates.com

Rocky Hill
Amesbury, MA

Boston, MA
Rocky Hill, CT
Hooksett, NH

REFLEX

www.reflexlighting.com

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

specifications@reflexlighting.com

Drawn By: RAID
Date:3/11/2026

Specifier:
Salesperson:
Scale: Not to Scale

ROCKY HILL SITE

Amesbury, MA

Project		Catalog #		Type	
Prepared by		Notes		Date	

Streetworks

AVN Avenaire

Zero Uplight Decorative Post Top Luminaire

Product Certifications & Features

Interactive Menu

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

Product Specifications

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

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

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

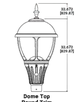
CONTROLS
- 3- and 7-pin photocell receptacle options
- DALI and D4i driver options
- Field Adjustable Dimming Control option for manual adjustment of power consumption and lumen output. Factory preset to highest output level
- Optional 4-pin Zhaga Book 18 receptacle for integration of onboard sensors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

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

SHIPPING DATA
- Approximate Weight: 33lbs
- EPA: 2.61 sq ft
- Carton Size: 42.8" x 25.5" x 25.5"
- Pallet Size: 53" x 30"
- Cartons/Pallet: 2

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

Dimensional Details



Dome Top
Round Trim
WITH MODERN FINIAL

See Dimensional Details for more detailed information.

COOPER Lighting Solutions a Signify business

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Streetworks

AVN Avenaire

Ordering Information

SAMPLE NUMBER: **AVN-CLB-VA-100-730-U-WQ-QU-4-0-1-3-1-BK-P07**

Product Family	Mounting	Optic Type	Wattage (Nominal)	Voltage	Optic	Upright Style	Upright Quantity
AVN=Avenaire **BAA-ATB**=Avenaire Cooper Approved Outputs**[1]** **TAA-ATB**=Avenaire Cooper Approved Outputs**[2]** **BABA-ATB**=Avenaire Cooper Approved Outputs**[3]**	**CLB**=Classical Base	**SA**=Discrete LED Array **VA**=Vandal Comfort (unanodized)	**30**=30W **40**=40W **50**=50W**[4]** **60**=60W **70**=70W**[4]** **80**=80W**[4]** **100**=100W **120**=120W**[4]** **150**=150W**[4]** **145**=145W**[4]** **180**=180W**[4]** **170**=170W**[4]**	**730**=3000K, 700CRI **727**=2700K, 700CRI **735**=3500K, 700CRI **740**=3500K, 4000K **750**=3500K, 5000K **835**=3500K, 3500K **840**=3500K, 4000K**[5]** **AMB**=Amber, 590nm**[6]**	**U**=Universal (120-277V) **H**=High Voltage (347-480V) **2**=208V **3**=240V **4**=277V **8**=480V **N**=347V	**T1**=Type I**[7]** **T2R**=Type II Roadway**[7]** **T2D**=Type II Urban**[7]** **T3**=Type III**[7]** **T4W**=Type IV Wide**[7]** **T4M**=Type IV Round**[7]** **SWQ**=Type V Square Medium**[7]** **SWD**=Type V Square Wide**[7]** **OG**=Wavestream Concentrated**[7]** **MQ**=Wavestream Medium**[7]** **WQ**=Wavestream Wide**[7]** **RTW**=Wavestream Type IV**[7,8]**	**R**=Round pole **O**=Octagonal pole	**1**=1 **2**=2 **3**=3 **4**=4

Top	Finial Type	Trim Type	Trim Badge	Color
0=None **1**=Vertical **2**=Finial **3**=Decorative **4**=Classic	**0**=None **1**=Victorian**[9]** **2**=Modern**[9]** **3**=Architectural**[9]** **4**=Nostalgic**[9]**	**A**=None**[10]** **B**=Flared Skirt**[10]** **3**=Type3 Drill**[10]** **5**=Tree band	**0**=none **1**=Avenaire badge**[11]**	**AP**=Grey **BK**=Black **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **GN**=Hartford Green (premium) **WH**=White **RALXXXX**=RAL Number (premium)

Options (Add to Suffix)	Controls	Accessories (Order Separately)
10KSP=Parallel 10kV MOV Surge Protective Device **10K**=Series 10kV UL 1449 Surge Protective Device **20ASP**=Parallel 20kV MOV Surge Protective Device **20K**=Series 20kV UL 1449 Surge Protective Device **3060**=Series 20kV UL 1449 Surge Protective Device w light indicator **HSS**=Hinged Side Door**[12]** **RA**=50° C High Ambient Temperature**[13]** **SF**=Single Fuse**[14]** **CCP-450**=Cord Anchor Grouping Entry Pack, CCC Compliant (Ambient Temp. -50° to 40°C)**[15, 16, 17, 18, 19, 20]** Reserve FOOT Configuration - Custom Quotes Times Reserve Utility Configuration - Custom Quotes Times	**PR**=NEMA 3-Pin Twistlock Photocontrol Receptacle**[21]** **PE7**=NEMA 7-Pin Twistlock Photocontrol Receptacle**[21]** **PE77**=Top-mounted NEMA 7-pin Twistlock Photocell Receptacle**[21]** **PSC**=Photocontrol Shorting Cap Included**[22]** **MPC**=NEMA Photocontrol, Multi-Tap, Included**[22]** **FAO**=Field Adjustable Dimming Controller**[23]** **FADC**=Field Adjustable Dimming Controller**[23]** **DALI**=DALI Driver(s) **D4**=D4 Driver(s) **Z4**=4-pin DALI receptacle Zhaga Book**[24]** **WLSENS**=WaveLinx Pro Wireless Sensor(s)**[25]**, 15' mounting height**[26]** **WPSHM**=WaveLinx Pro Wireless Sensor, 15'-40' mounting height**[26]** **WLSTBY**=WaveLinx Lite Wireless Sensor with Bluetooth,7'-15' mounting height**[26]** **WLSHM**=WaveLinx Lite Wireless Sensor with Bluetooth, 15'-40' mounting height**[26]** **ZSC**=Zhaga Book 18 receptacle cap **ANR**=NEMA Antennae (915MHz)	**DA1233**=120V Surge Module **PSM35**=Fusion Side Shield (Single) **PBRFS**=Perimeter Fence Shield Kit (4 Pieces) **DALRA1019**=Photocontrol Shorting Cap **DALRA1014**=NEMA Photocontrol - 120V **DALRA1016**=NEMA Photocontrol - Multi-Tap **DALRA1027**=NEMA Twistlock Photocontrol - 480V

NOTES:
1. Not available with SA optic
2. Not available with VA optic
3. Not available with WT lamp
4. Not available in amber CCT
5. Not available with 3500K
6. Not available with Amber & Type I
7. Not available with SA optic
8. Not available with 347V, 480V, or 347/480V
9. Only available in round & square pole
10. Only available in square pole
11. Not available with MPSHM-T, MPSHM-F, WLSHM-T or WLSHM-F options
12. Not available in 347V
13. Not available in 347V, 480V, or 347/480V
14. Only offered with 1.0 ELD Trim
15. Only available with Type IV (Wide) optic
16. Not available with PE

17. Not available with DSC
18. Not available with PSC
19. Not available with 7-Pin, DALI, or WLS options
20. Photocontrol performance may be lower than standard. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
21. Photocontrol must be ordered separately for BAA compliance. Cooper's products with a BAA designation are manufactured in the USA and adhere to BAA 2015 standards for compliance. To verify a configured product with specific accessories and options meet BAA Domestic Preference Requirements, submit the catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements
22. Cannot be ordered with PE, PE7, PR, or PSC
23. Globally bypassed for 3000K CCT and warmer, with mounting options less than 16' of tilt

Configuration Examples

Dome Top
Round Trim
Outward Curve - 4 Arm

Pedestal Top
Round Trim
Inward Curve - 4 Arm

Ornate Top
Flare Trim
Inward Curve - 4 Arm

Classic Top
Band Trim with Badge
Outward Curve - 4 Arm

COOPER Lighting Solutions a Signify business

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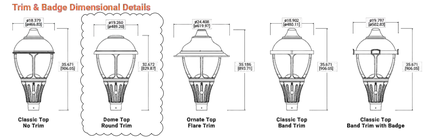
rdp 11.30(7) 10.12.(a)

Streetworks

AVN Avenaire

Trim & Badge Dimensional Details



Classic Top
No Trim

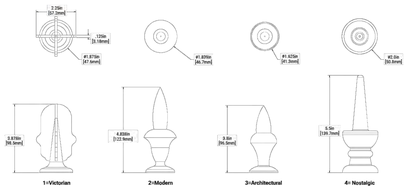
Dome Top
Round Trim

Ornate Top
Flare Trim

Classic Top
Band Trim

Classic Top
Band Trim with Badge

Finial Details



1=Victorian

2=Modern

3=Architectural

4= Nostalgic

COOPER Lighting Solutions a Signify business

PSS0067625SN page 3
rdp 11.30(7) 10.12.(a)

PEMCO LIGHTING PRODUCTS Est. 1962 — A QBSI COMPANY — BUY AMERICAN ACT COMPLIANT — TAA COMPLIANT

ENT20BOLL

ROUND LED BOLLARD LIGHTING

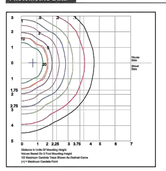
Order Information Example: ENT20BOLLF1X12SUSKLBGF1

ENT20BOLL	F			L			
Model	**Optics**	**Wattage**	**Driver**	**CCT**	**Lens**	**Color**	**Height**	**Options**
ENT20BOLL=EasyLED Enterprise Round Bollard	F=Wide Beam Spread	1X12=12w 1X17=17w 1X28=28w	U=120-277V H=347V *1w Model Only	3K=3000K 4K=4000K 5K=5000K	L=Soft LED Lumal.ens Opal UV-Stabilized Polycarbonate Array Lens	Z=Bronze B=Black BG=Graphite (Consult Factory)	(Leave Blank)= 42" Standard Height 28=28" Height 30=30" Height	GF1=GFCI Outlet, 15A, 120V SS=Internal Microwave Sensor* *120-277V Models Only.

Accessories & Replacement Parts:

Mounting Accessories (Order Separately, Field Installed)	Accessories (Order Separately, Field Installed)	Replacement Parts (Order Separately, Field Installed)
BREBASE= Bollard Retrofit Base Kit Adapts New Bollards to Most Existing Bases. Includes Stainless Steel Hardware. Cast with Three Bolt Finish, Hardware Included. 11"D x 12w x 11"H	P17125 Remote Programming Tool for P17125	P17125 Internal Microwave Sensor (120-277V Only)
*Specify Color: Z=Bronze, B=Black, C=Custom (Consult Factory)	P17126	BOADP1 Adapter Plate with Gaskets for Outlet Boxes. Fits Pemco Round Bollards. Die Cast with Bronze Powdercoat Finish.
BREBASE* *Shown Mounted		P17125 BOADP1

Photometric Data



ENT20BOLLF1X25USKL
Type V
Grid in feet, Mounting Height = 3.5 ft.

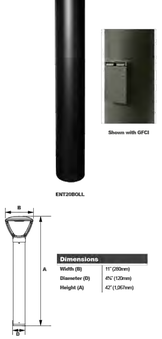
PEMCO Lighting Products Visit us at www.pemcolighting.com • Phone: 302.892.9000 ENT20BOLL
Specifications subject to change without notice. Rev 121625

PEMCO LIGHTING PRODUCTS Est. 1962 — A QBSI COMPANY — BUY AMERICAN ACT COMPLIANT — TAA COMPLIANT

ENT20BOLL

ROUND LED BOLLARD LIGHTING

L70 187,000 Hours



ENT20BOLL

Shown with GFCI

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

Specifications and Features:

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

Listing & Ratings:
ETL: Listed for Wet Locations, ANSI/UL 1598, 8750, IP66 Sealed LED Compartment.

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

Lens:
SolfLED Lumal.ens Opal UV-Stabilized Polycarbonate Vandal-Resistant Inner Lens to Seal LED Array.

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

EasyLED LED:
Aluminum Boards

Wattage:
12w Array 11.8, System 12.0, (70w HID Equivalent)
17w Array: 16.9w, System: 18.1w, (70w HID Equivalent)
28w Array 24.9w, System 27.1w, (70w HID Equivalent)

Driver:
Electronic Driver, 120-277V, 50/60Hz or 347V, 50/60Hz, Less Than 20% THD and PF>0.90. Standard Internal Surge Protection (kV: 0.10V Dimming Standard for a Dimming Range of 100% to 10%, Dimming Source Current is 150 Microamps.

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

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

See Page 3 for Projected Lumen Maintenance Table.

Dimensions	
Widths (B)	11" (280mm)
Diameter (D)	4¾" (120mm)
Height (A)	42" (1,067mm)

PEMCO Lighting Products Visit us at www.pemcolighting.com • Phone: 302.892.9000 ENT20BOLL
Specifications subject to change without notice. Rev 121625

PEMCO LIGHTING PRODUCTS Est. 1962 — A QBSI COMPANY — BUY AMERICAN ACT COMPLIANT — TAA COMPLIANT

ENT20BOLL

ROUND LED BOLLARD LIGHTING

Photometric Performance

Optic	Wattage (Catalog Logic)	12W (1X12)	17W (1X17)	28W (1X28)
	Input Watts	12.2W	16.1W	27.1W
	CCT	Delivered Lumens		
ENT20BOLL Type V Optic	3000K	1,403	1,964	2,946
	4000K	1,516	2,123	3,184
	5000K	1,580	2,212	3,318
	BUG Rating	B1-U1-G0	B1-U1-G0	B2-U1-G0

Projected Lumen Maintenance

Data shown for 5000 CCT TM-21-11	Input Watts	Compare to NH Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated LED Life
ENT20BOLL L70 Lumen Maintenance @ 25°C / 77°F	16	1.00	0.96	0.92	0.84	167,000
ENT20BOLL L70 Lumen Maintenance @ 50°C / 122°F		1.00	0.93	0.87	0.73	113,000
ENT20BOLL L80 Lumen Maintenance @ 40°C / 104°F		1.00	0.97	0.93	0.86	144,000

NOTES:
1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the lumen model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to NH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

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Specifications subject to change without notice. Rev 121625

REFLEXLIGHTING

7 Tide Street, Boston MA, 02210	**PROJECT: Rocky Hill**	**CONSULTANT:Ryan Associates (Landscape Architects)**
C: 508-523-5362	**LOCATION: Amesbury, MA**	**ENGINEER: TBD**
E: specifications@reflexlighting.com; rdaly@reflexligting.com;	www.reflexlighting.com	**DATE: 3/11/2025**

TYPE	MANUFACTURER	CATALOG NUMBER	FIXTURE TYPE	MOUNTING	CCT	WATTAGE	DELIVERED LUMENS	CONTROL PROTOCOL	LOCATION	NOTES/REMARKS
UNIT LIGHTING LEGEND										
S-1	COOPER (STREETWORKS)	AVN-CLB-SA-40-830-U-T5R-IN-2-P-XX-XX-XX-BK	AREA & SITE POST HEAD AND POLE	GROUND MOUNTED	3000K	43.8W	6,495		AREA & SITE	Desired Pole Hieghts 16'-18'
S-1A	COOPER (STREETWORKS)	ENTRTB20Q-F-XX-U-3K-L-B-19-RBC	ROUND LED LIGHT COLLUMN FIXTURE	GROUND MOUNTED	3000K	43.8W	3,875		AREA & SITE	Desired Pole Hieghts 16'-18'
S-2	PEMCO	ENTRTB20Q-F-12-U-3K-L-B-19-RBC	BOLLARD	GROUND MOUNTED	3000K	12.9W	1,403		PARK / PATHS	Desired Pole Hieghts 42"

NOTE :
- REQUIRED BUILDING-MOUNTED LIGHTING IS CALLED OUT ON ARCHITECTURAL PLANS AND ELEVATIONS.
- BUILDING MOUNTED FIXTURES AT ALL ENTRANCES WILL PROVIDE THE LIGHT LEVELS REQUIRED IN THESE LOCATIONS.
- CONTROLS FOR BUILDING FIXTURES WILL VARY BY LOCATION. TYPICALLY: FIXTURES AT COMMON ENTRIES WILL BE ON COMMON CONTROLS AND FIXTURES AT PRIVATE ENTRIES WILL BE RESIDENT CONTROLLED.
- NOTABLY: ALONG SHARED DRIVEWAYS IN THE SOUTH NEIGHBORHOOD GARAGE-MOUNTED FIXTURES WILL BE CONTROLLED IN COMMON FOR SITE LIGHTING AND WAYFINDING IN THESE AREAS.
- PHOTOMETRIC DATA FOR BUILDING FIXTURES IS NOT DEPICTED ON THE SITE PLANS AS PHOTOMETRIC DATA FOR THIS CLASS OF FIXTURES IS NOT CONSISTENTLY AVAILABLE.

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

2 S-2 PATH LIGHTS
LP SCALE:NTS

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

Rocky Hill
Amesbury, MA

LIGHTING
Landscape

ISSUED	
1	03-12-26
2	Site Plan Review Updates
3	
4	
5	
6	
7	

L P