

- PLAN REFERENCES & NOTES:**
- RECORD OWNER: MD PROPERTY DEVELOPMENT, CORP  
ESRD DEED BK. 39779, PG. 64
  - EXISTING CONDITIONS AND BOUNDARY SURVEY PERFORMED BY NORTH SHORE SURVEY CORP. OF SALEM, MA IN OCTOBER 2022.
  - ZONING DISTRICT: R1, R3, & ECOD. ZONING DISTRICT BOUNDARY LINE WAS SCALED FROM THE ZONING MAP ON SALEM GIS BY NORTH SHORE SURVEY CORP. PER INSTRUCTIONS FROM THE CITY OF SALEM BUILDING INSPECTOR.
  - ELEVATIONS ARE ON NAVD88 DATUM.
  - CITY OF SALEM FEMA FLOOD INSURANCE RATE MAP# 25009CD419G DATED 7/16/2014 INDICATES THAT THE SITE IS LOCATED WITHIN A ZONE 'X', WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THIS PLAN IS NOT SUITABLE FOR FILING IN THE REGISTRY OF DEEDS.
  - THIS PLAN WAS PREPARED FOR SUBMITTAL TO SALEM PLANNING BOARD & ENGINEERING DEPARTMENT FOR THE PERMIT APPLICATION SHOWN HEREON ONLY. THIS MAY NOT BE USED FOR AND IS NOT SUITABLE FOR ANY OTHER PURPOSE OR PROJECT.

**LEGEND**

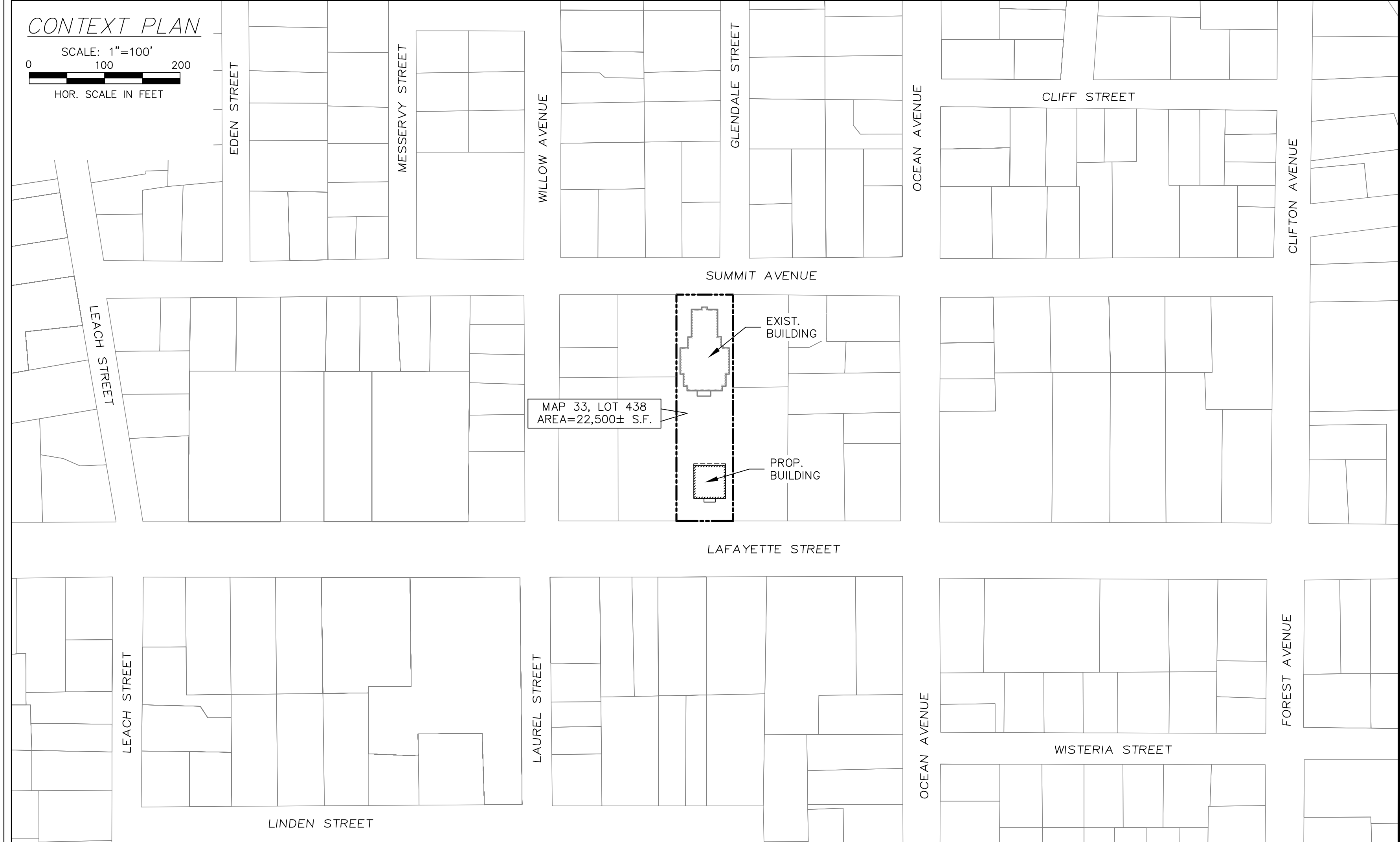
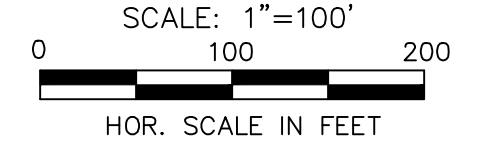
- | EXISTING                  | PROPOSED                  |
|---------------------------|---------------------------|
| --- PROPERTY LINE         | ▨ BUILDING                |
| ▨ BUILDING                | --- EDGE OF PAVEMENT      |
| --- EDGE OF PAVEMENT      | --- VERTICAL GRANITE CURB |
| --- VERTICAL GRANITE CURB | ○ SPOT GRADE              |
| ○ SPOT GRADE              | --- CHAIN-LINK FENCE      |
| --- CHAIN-LINK FENCE      | ○ VINYL FENCE             |
| ○ VINYL FENCE             | --- UNDERGROUND TELEPHONE |
| --- UNDERGROUND TELEPHONE | ○ TELEPHONE MANHOLE       |
| ○ TELEPHONE MANHOLE       | --- OVERHEAD WIRES        |
| --- OVERHEAD WIRES        | ○ DRAIN LINE              |
| ○ DRAIN LINE              | ○ DRAIN MANHOLE           |
| ○ DRAIN MANHOLE           | ○ CATCH BASIN             |
| ○ CATCH BASIN             | ○ DOWNSPOUT               |
| ○ DOWNSPOUT               | ○ SEWER LINE              |
| ○ SEWER LINE              | ○ SEWER MANHOLE           |
| ○ SEWER MANHOLE           | ○ WATER LINE              |
| ○ WATER LINE              | ○ GAS LINE                |
| ○ GAS LINE                | --- OVERHEAD WIRES        |
| --- OVERHEAD WIRES        | ▨ PAVER PATIO             |
| ▨ PAVER PATIO             | ▨ PLANTING BED            |
| ○ STREET TREE             |                           |
| ○ MANHOLE RIM             |                           |
| ○ INVERT                  |                           |

**INDEX OF CIVIL DRAWINGS**

- C1.00 EXISTING CONDITIONS PLAN
- C2.00 EROSION & SEDIMENT CONTROL PLAN
- C3.00 SITE LAYOUT PLAN
- C4.00 GRADING & DRAINAGE PLAN
- C5.00 UTILITY PLAN
- C6.00 PHOTOMETRIC PLAN
- C7.00 DETAILS I
- C7.01 DETAILS II
- C8.00 DEMOLITION PLAN

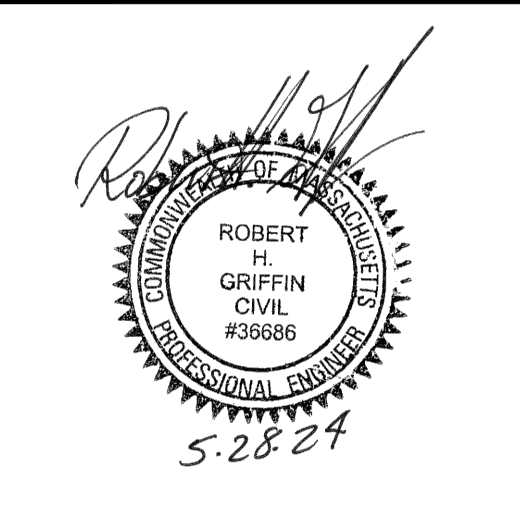
**SHEET NOTES:**  
1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

**CONTEXT PLAN**



No.	Date	Description
Δ 5/28/24		REV. BLDG SEWER SERVICE; ADD SUMP PUMP
Δ 1/17/24		ADD EXIST. UTILITY INFO

**Revisions**

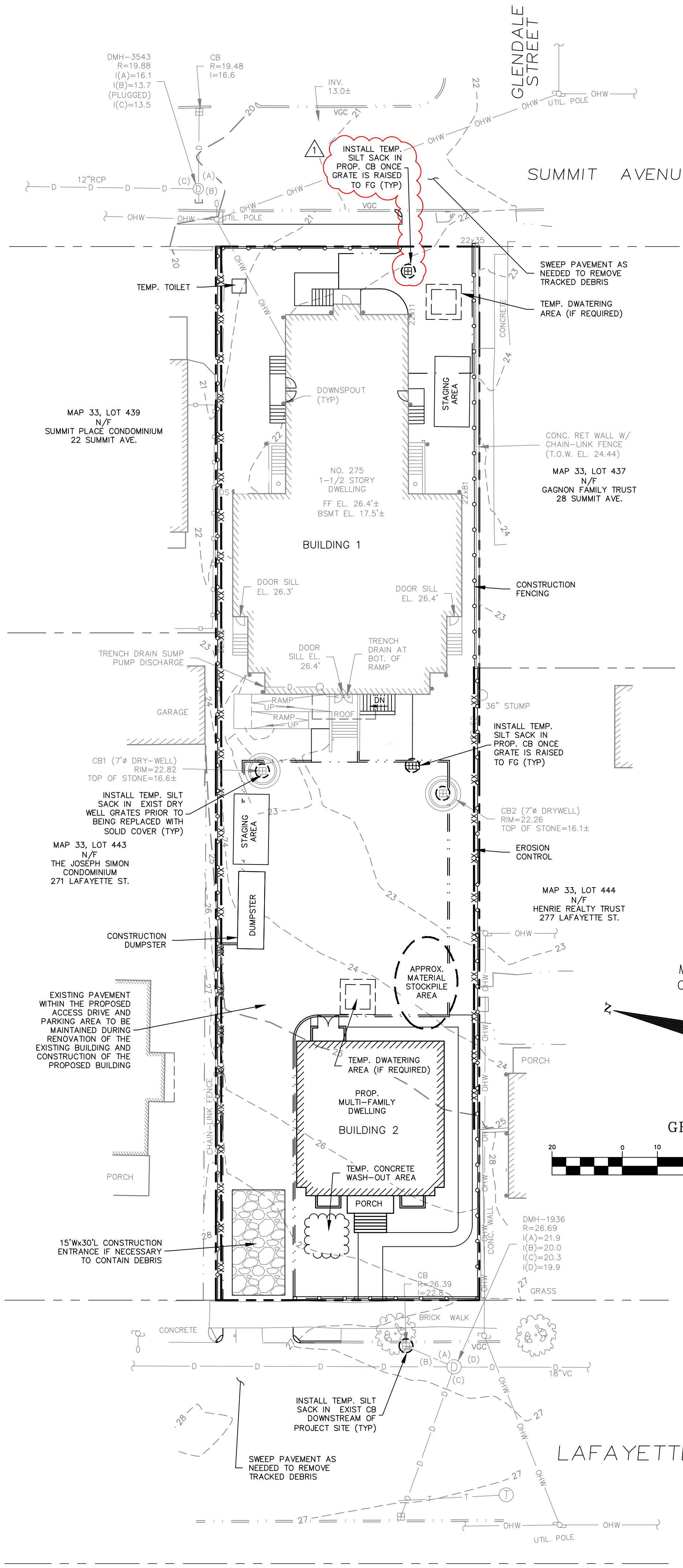


495 Cabot Street, 2nd Floor  
Beverly, MA 01915  
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Fax: 978-927-5103

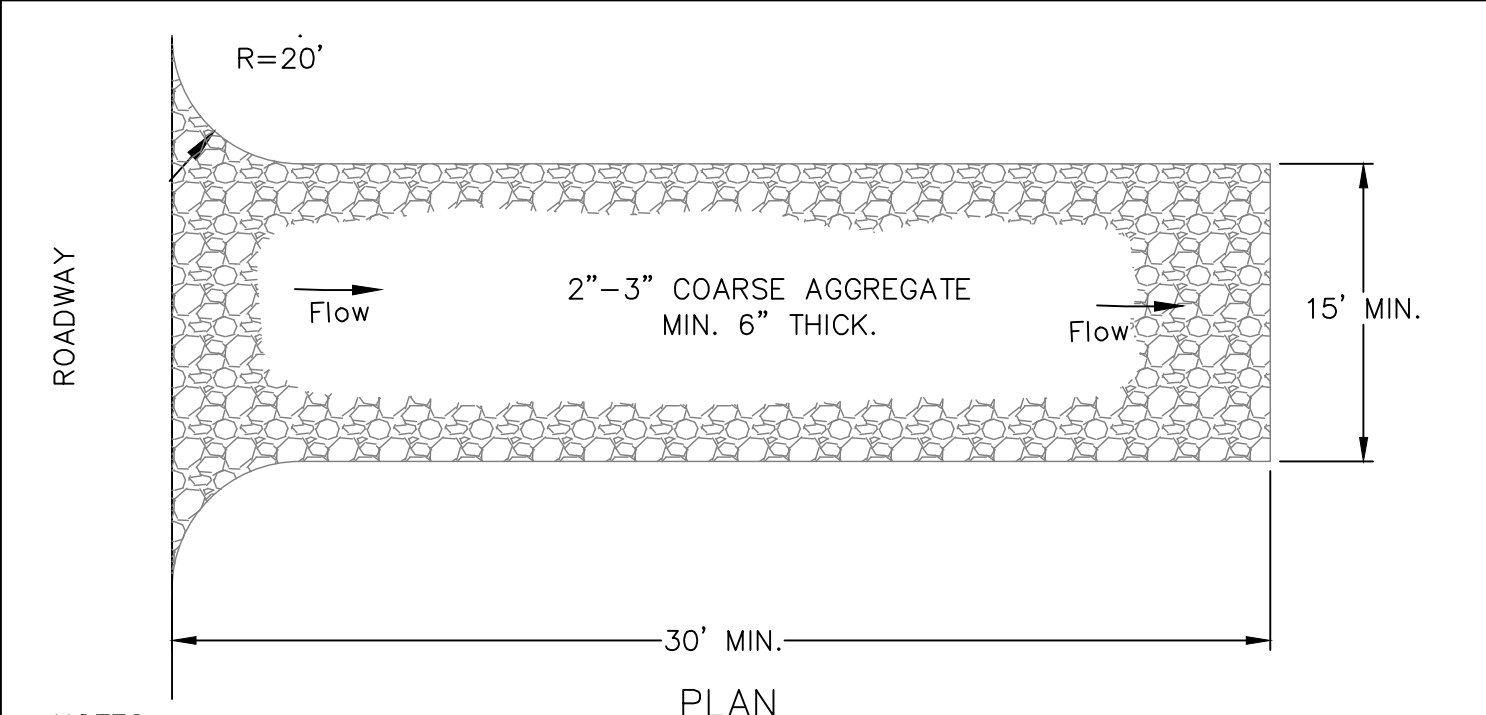
MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

EXISTING CONDITIONS PLAN

Scale: 1"=20'  
Job No: C1.00  
Date: 6/21/23

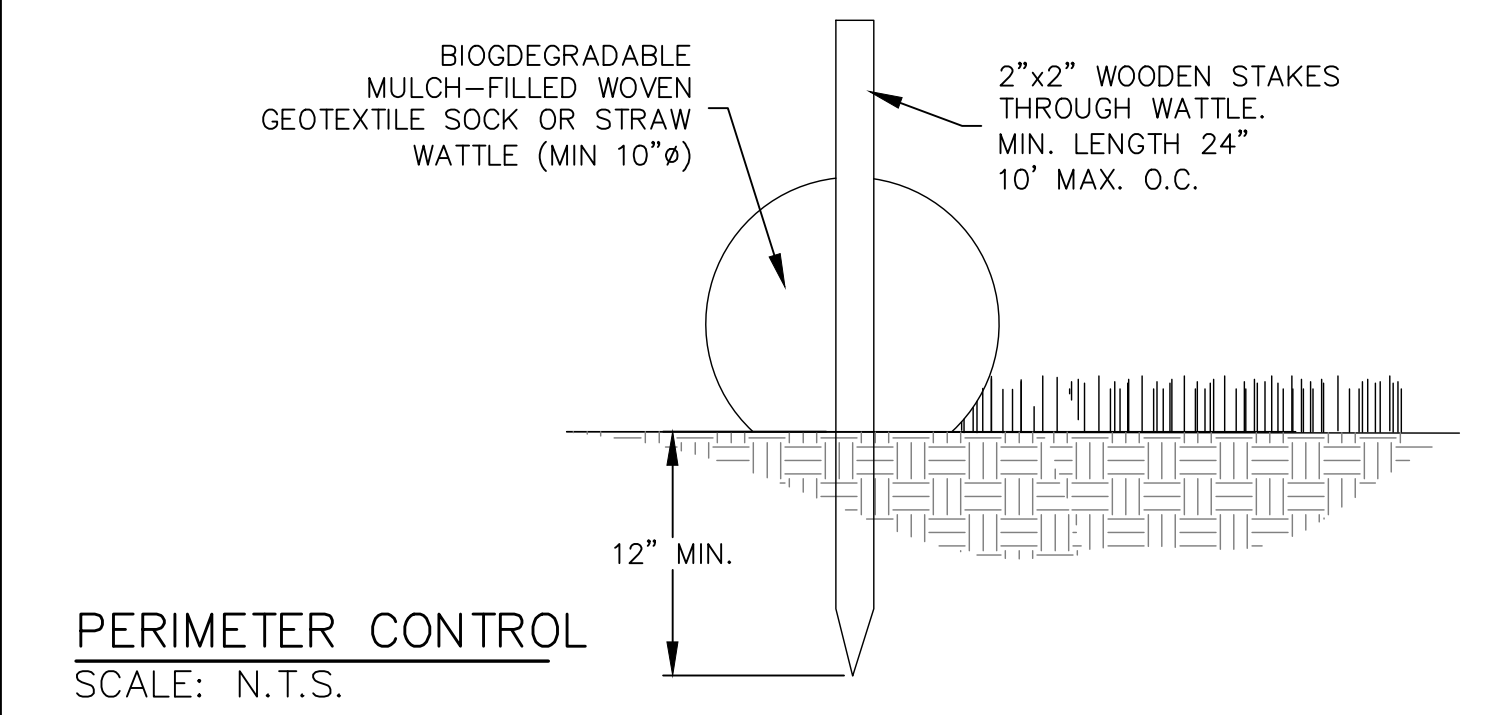


- EROSION CONTROL NOTES:**
1. THE LIMIT OF THE WORK LINE FOR THE PROJECT SHALL BE THE SAME AS THE LIMIT OF THE WORK NECESSARY FOR GRADING PURPOSES. NO WORK SHALL OCCUR BEYOND THESE LIMITS OR BEYOND THE LIMITS DEFINED BY THE SILTFENCE.
  2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, DATED MARCH 1997, AND ALL LOCAL MUNICIPAL REGULATIONS.
  3. EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ALL SITE WORK OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED DURING CONSTRUCTION, AND REMAIN IN PLACE, UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
  4. THE CONTRACTOR IS HEREBY MADE AWARE THAT THE SOIL CHARACTERISTICS AND THE SLOPING TOPOGRAPHY AT THIS SITE MAKE IT PARTICULARLY SUSCEPTIBLE TO SOIL EROSION AND SENSITIVE TO ITS CONSEQUENCES. ADDITIONAL EROSION CONTROL MEASURES MAY BE DEEMED NECESSARY BY THE ENGINEER OR THE CITY OF SALEM.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION, AND AUGMENTATION OF EROSION CONTROL DEVICES INCLUDING STRAW WATTLES, SILTFENCE, DRAINAGE SWALES, TEMPORARY SEDIMENTATION TRAPS/BASINS, CRUSHED STONE, ETC. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITIONS, SEASON AND EXPECTED FUTURE CONSTRUCTION ACTIVITIES, AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.
  6. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED STRAW WATTLES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION. THE LOCATION OF THE STOCKPILE AREAS MAY BE MODIFIED AS APPROVED BY THE ON-SITE EROSION CONTROL MONITOR, BUT SHALL BE LOCATED OUTSIDE THE 100' WETLAND BUFFER ZONE. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY SUCCEED IN MAKING IT UNSUITABLE FOR FILL USE.
  7. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO WELL VEGETATED AREAS, SEDIMENTATION TRAPS, OR EROSION CONTROLS.
  8. FILTER BAGS SHALL BE PLACED AT ALL EXISTING & PROPOSED CATCH BASINS SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED EARTHWORK AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENTS SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEM AT ANY TIME.
  9. ALL EROSION CONTROL MEASURE SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. INSPECTIONS MUST OCCUR AT LEAST EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM WITH 0.25 INCHES OR GREATER OF RAINFALL. INSPECTIONS SHALL ALSO OCCUR PRIOR TO STORM EVENTS ANTICIPATED TO RESULT IN SUBSTANTIAL STORM WATER RUNOFF. DEFICIENCIES OF ANY KIND SHALL BE CORRECTED PRIOR TO THE EXPECTED PRECIPITATION OR ON THE SAME WORK DAY THE DEFICIENCY WAS FOUND, OR CORRECTED IMMEDIATELY AFTER ANY RAINFALL EVENT OF GREATER THAN 0.5" OF RAINFALL.
  10. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES, EXTRA SILTATION FENCING, A STOCKPILE OF CRUSHED STONE, EXTRA FILTER BAGS OR ANY OTHER ITEM SPECIFIED HEREIN FOR EROSION/SEDIMENT CONTROL FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR OWNER'S REPRESENTATIVE TO ADDRESS ANY EMERGENCY CONDITIONS.
  11. THE AREA OR AREAS OF ENTRANCE OR EXIST TO AND FROM THE SITE SHALL BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE AREA OR AREAS OF ENTRANCE AND EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OFF OF THE PROJECT SIDE. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE PROJECT SITE MUST BE REMOVED IMMEDIATELY.
  12. PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH SPECIFIED PROFESSIONAL TRAINING AND EXPERTISE IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL MONITOR SHALL PREPARE A WEEKLY REPORT WHICH SHALL BE KEPT ON SITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE, AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROL AND ANY MAINTENANCE REQUIRED AND PERFORMED. THIS REPORT SHALL CONFORM TO THE REQUIREMENTS OF THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
  13. ANY DEWATERING REQUIRED ON THE SITE SHALL DISCHARGE INTO A TEMPORARY SILTING BASIN UPHILL OF THE EROSION CONTROL BARRIER.
  14. STREET SWEEPING SHOULD BE CONDUCTED ONCE PER MONTH DURING THE LATE SPRING, SUMMER AND EARLY FALL SEASONS ON ADJACENT ROADS.
  15. DUST GENERATED MUST BE MINIMIZED BY THE USE OF WATER TRUCKS AS NECESSARY. WATER MAY NOT BE TAKEN FROM ANY WETLAND RESOURCE AREA.

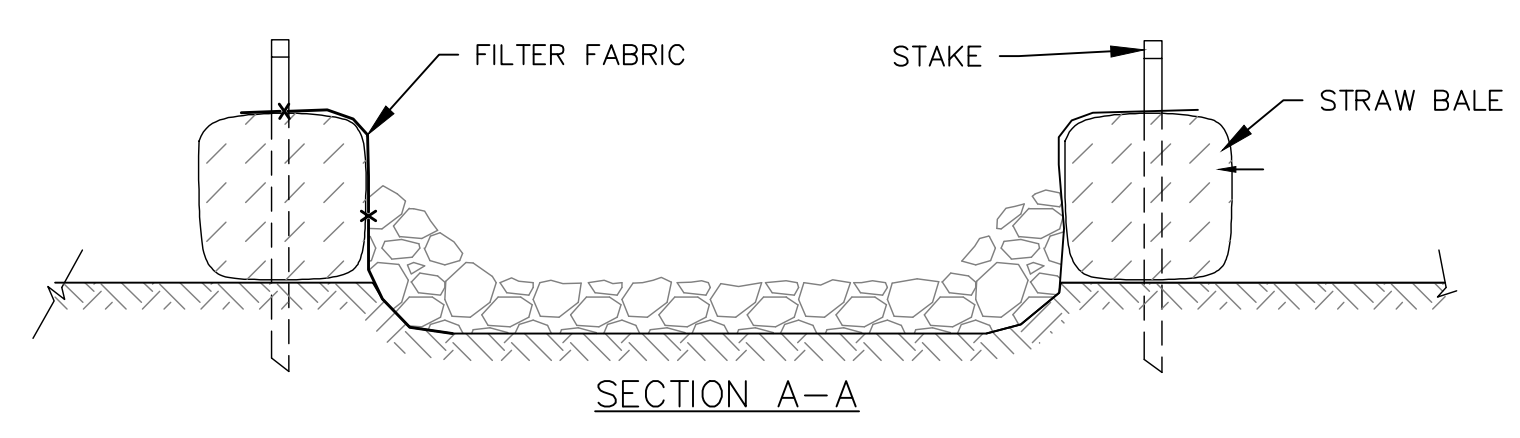


- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

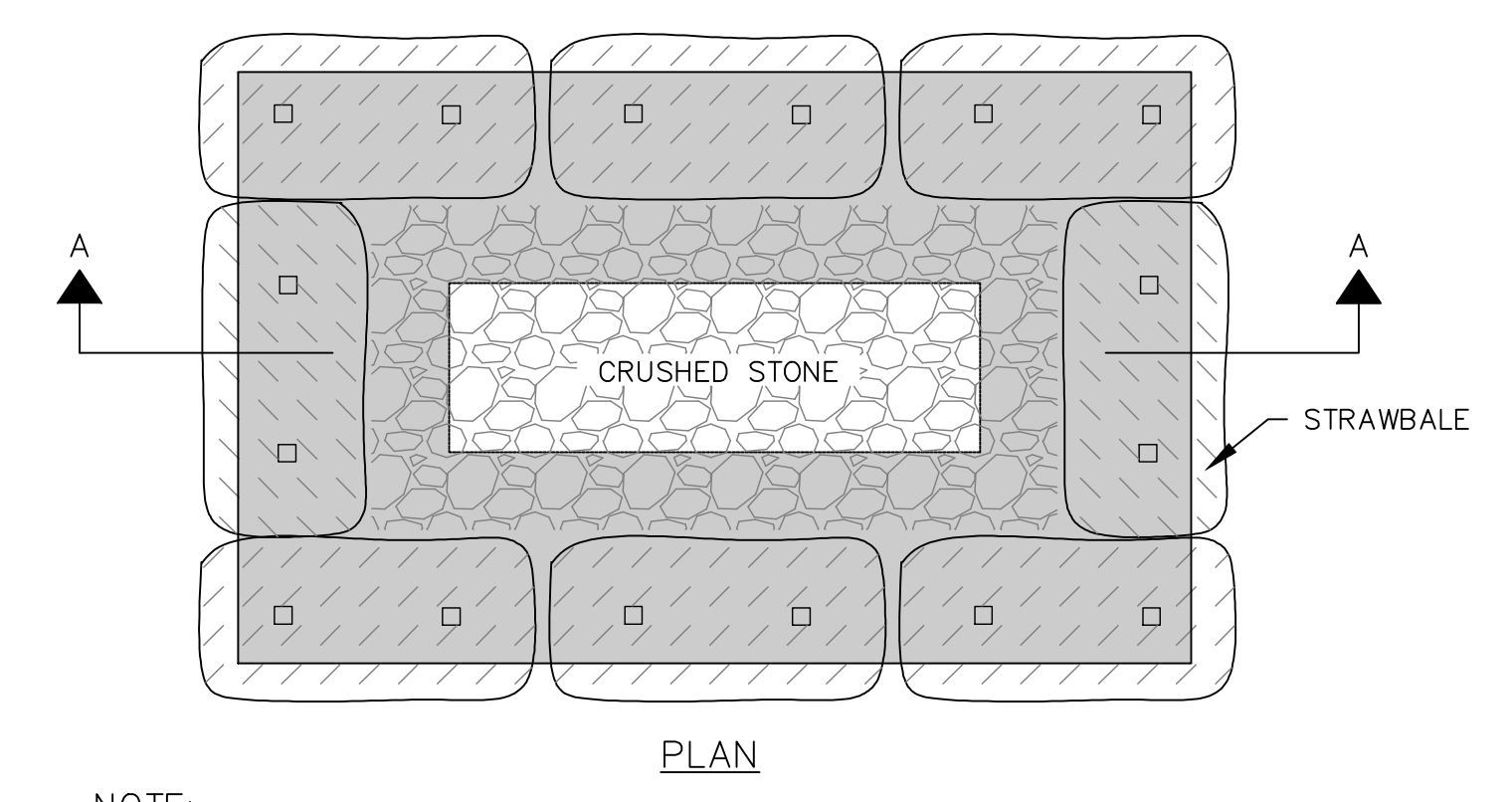
**CONSTRUCTION ENTRANCE**  
SCALE: N.T.S.



- SHEET NOTES:**
1. REFER TO SHEET C1.00 FOR LEGEND AND PLAN REFERENCES.
  2. REFER TO SHEET C3.00 FOR GENERAL NOTES.



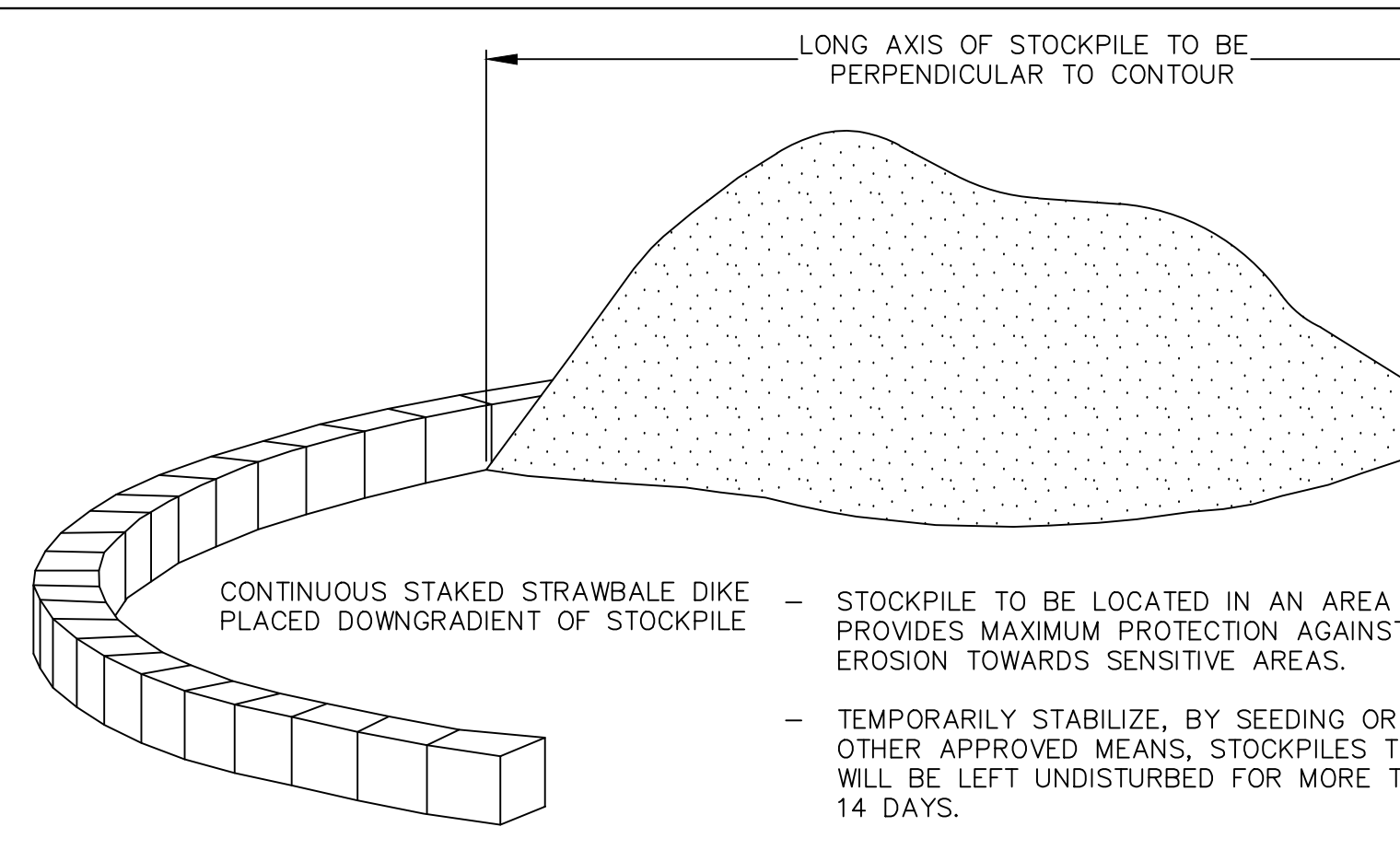
FORM STRAWBALES INTO DESIRED SHAPE/SIZE BY TIEING/STAKING TO ELIMINATE GAPS. SECURE FILTER FABRIC TO HAY BALES WITH GEOTEXTILE STAPLES OR SIMILAR MEANS.



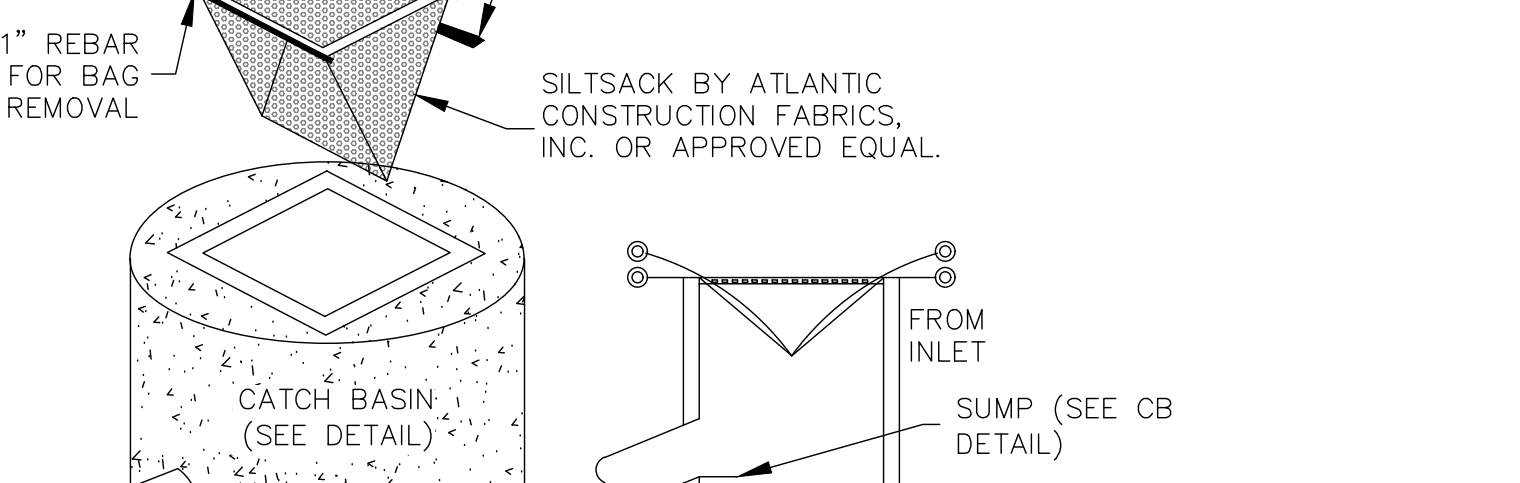
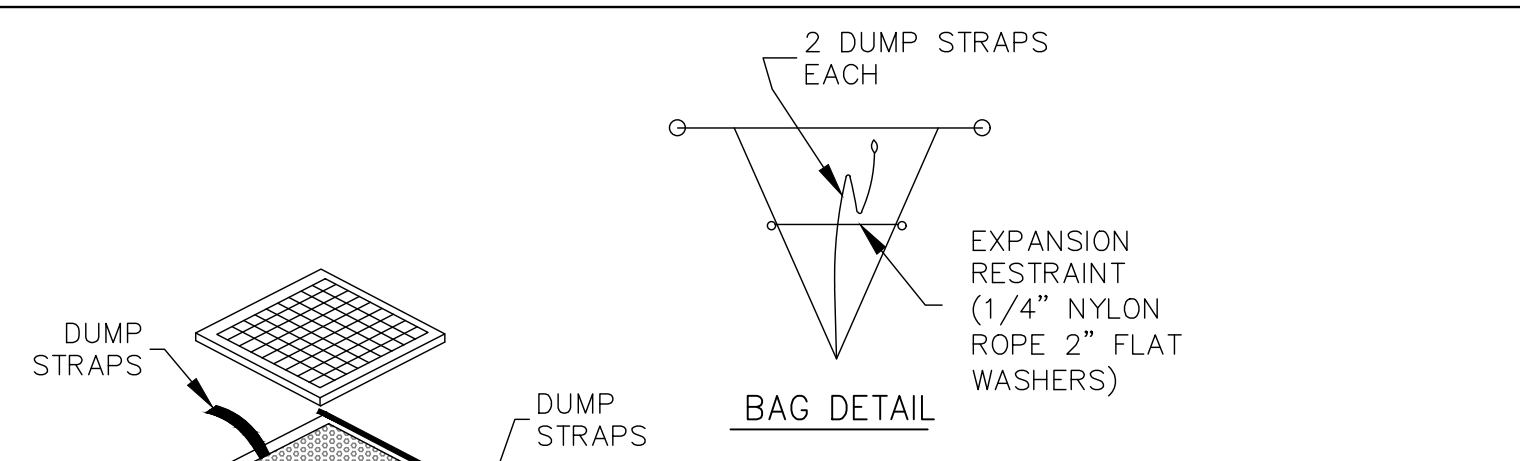
**NOTE:**

1. DISCHARGE FROM ANY DEWATERING ACTIVITIES IS TO BE DIRECTED TO TEMPORARY SEDIMENT CONTROL BASINS SIZED TO MEET FIELD CONDITIONS.

**DEWATERING DETAIL (If Applicable)**  
SCALE: N.T.S.



**TEMPORARY STOCKPILE**  
SCALE: N.T.S.



- NOTES:**
1. SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.

**SILT SACK**  
SCALE: N.T.S.

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C7.00	DETAILS I
C7.01	DETAILS II
C8.00	DEMOLITION PLAN

No.	Date	Description
1	5/28/24	ADD EC AROUND PROP. CB2

**Revisions**

ROBERT H. GRIFFIN CIVIL ENGINEER #36686

5.28.24

**Griffin Engineering Group, LLC**

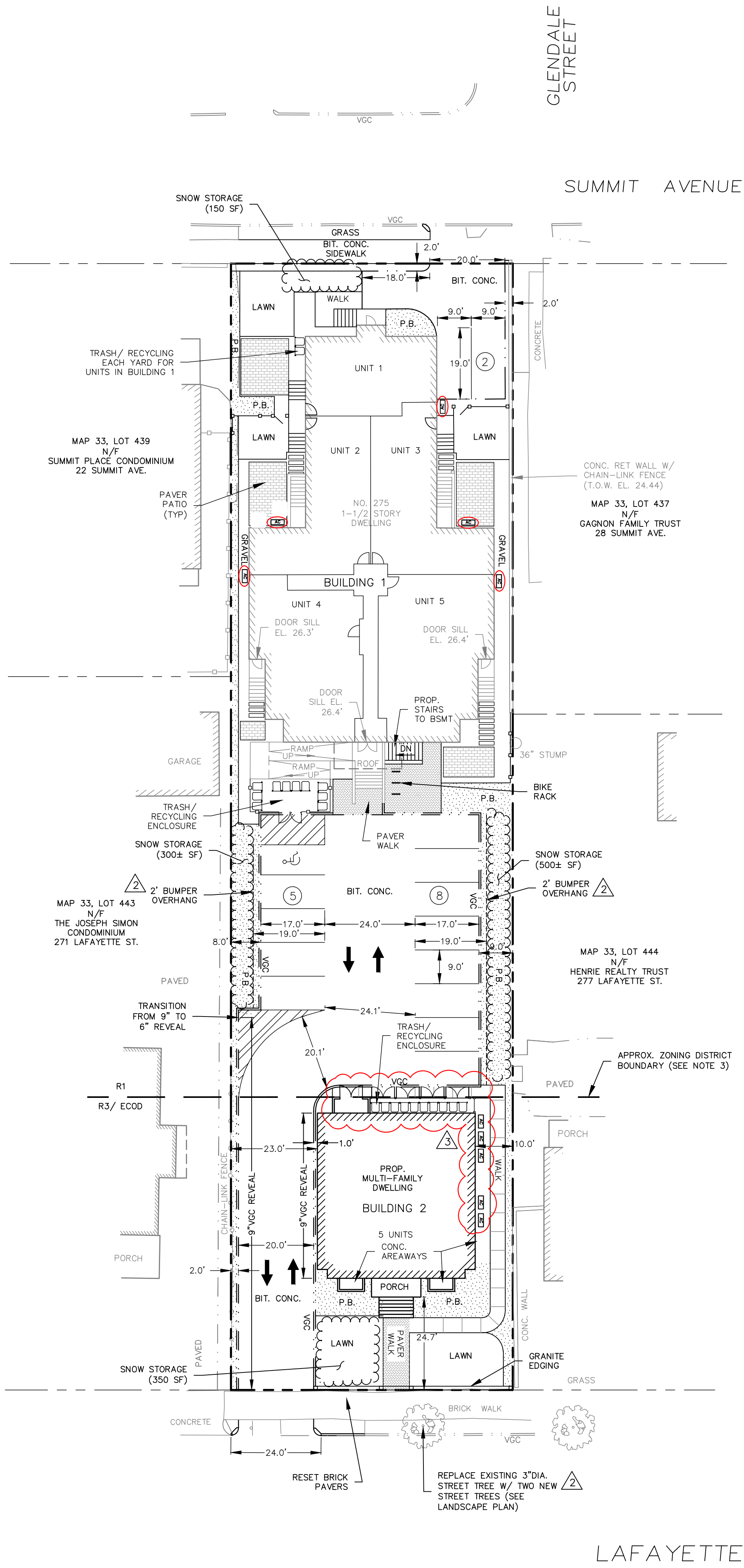
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MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

**EROSION & SEDIMENT CONTROL PLAN**

Scale: 1"=20'  
Job No: C2.00  
Date: 6/21/23



- GENERAL NOTES**
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER. THE ABSENCE OF UNDERGROUND UTILITIES IS NEITHER INTENDED NOR IMPLIED.
  - THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER, UTILITY COMPANIES, POLICE, FIRE AND DPW PRIOR TO ANY BLASTING.
  - WHENEVER EXISTING STRUCTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES OR REPLACE ANY REMOVED STRUCTURES, AND MAKE ANY IMPROVEMENTS ABOVE OR BELOW GRADE TO A CONDITION BETTER THAN OR EQUAL TO EXISTING CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
  - SAFETY MEASURES, DAY-TO-DAY CONTROL OF WORK AND CONSTRUCTION METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
  - DRAINAGE GENERATED AS A RESULT OF DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER FILTRATION AND EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
  - IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE ENGINEER SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
  - ONLY THOSE PLANS APPROVED BY THE CITY OF SALEM ARE TO BE USED FOR CONSTRUCTION.
  - IN CASE WHERE LEDGE OR BOULDERS ARE PRESENT, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ASSURING THE AMOUNT OF ROCK TO BE ENCOUNTERED.
  - UNLESS OTHERWISE NOTED, COMPACT ALL LAYERS TO 95% MODIFIED PROCTOR.

- PARKING AND TRAFFIC CONTROL NOTES:**
- ALL CURBING SHALL BE 6" VERTICAL FACE GRANITE UNLESS NOTED OR DETAILED OTHERWISE.
  - ALL LIMITS OF PAVING SHALL BE CURBED UNLESS DETAILED OTHERWISE.
  - ALL STANDARD PARKING SPACES SHALL BE 9' IN WIDTH BY 19' IN LENGTH.
  - THE MINIMUM WIDTH OF AISLES PROVIDING ACCESS TO STALLS FOR TWO-WAY TRAFFIC AND PRIMARILY FOR OVERNIGHT PARKING SHALL BE 20'.
  - ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 24 HOURS BETWEEN COATS OF PAINT UNLESS THE PAINT MANUFACTURER REQUIRES LONGER IN WHICH CASE THE MANUFACTURER'S REQUIREMENTS SHALL GOVERN.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
  - ALL TRAFFIC CONTROL SIGNS AND MARKING ARE TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.

- SNOW DISPOSAL NOTES:**
- SNOW WILL BE STOCKPILED ON-SITE WITHIN OPEN SPACE AREAS UNTIL STOCKPILE AREAS BECOME A HAZARD TO THE DAILY OPERATION OF THE SITE. AT THIS POINT SNOW IS TO BE DISPOSED OF AT AN OFF-SITE LOCATION.
  - THE HIRED SNOW REMOVAL CONTRACTOR IS RESPONSIBLE TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO THE MASSACHUSETTS DEP, SNOW DISPOSAL GUIDELINES AND ALL APPLICABLE LAWS AND REGULATIONS.

**ZONING TABLE**

ZONE DISTRICT: RESIDENTIAL ONE-FAMILY (R1), RESIDENTIAL MULTI-FAMILY (R3) & ENTRANCE CORRIDOR OVERLAY DISTRICT (ECOD).

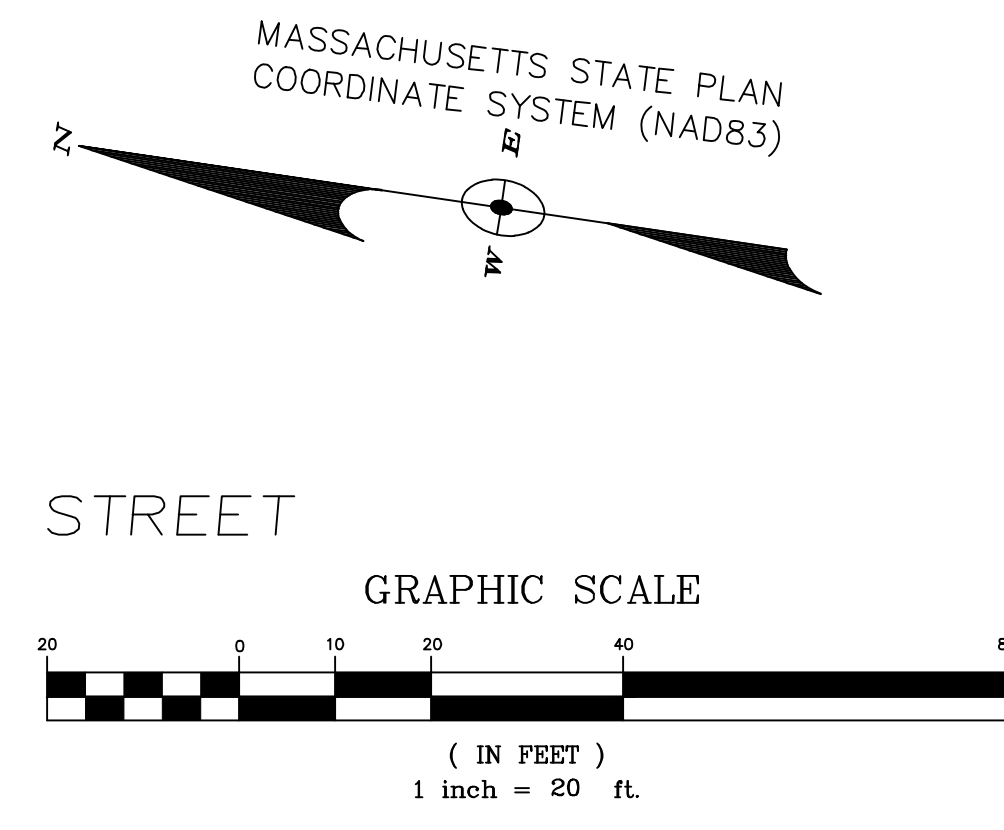
EXISTING USE: RELIGIOUS (1)  
PROPOSED USE: MULTIFAMILY (MULTI-UNIT BLDG) (2)

	REQUIRED		EXISTING		PROPOSED	
	R1	R3	R1	R3	R1	R3
MINIMUM LOT AREA	15,000 SF	25,000 SF	22,500 SF (4)		22,500 SF (4)	
MINIMUM LOT AREA PER UNIT	15,000 SF	3,500 SF	---- SF		2,250 SF (5)	
MINIMUM LOT WIDTH	100'	100'	75' (3)(4)		75' (3)(4)	
MINIMUM LOT FRONTAGE	100'	100'	75' (3)(4)		75' (3)(4)	
MAXIMUM LOT COVERAGE (BUILDINGS)	30%	35%	24.7%		33.6% (5)	
MINIMUM FRONT YARD	15'	15'	16.4'	N/A	16.4'	25.0'
MINIMUM SIDE YARD	10'	20'	4.8' (3)	N/A	4.8' (3)	10.0' (5)
MINIMUM REAR YARD	30'	30'	N/A	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT (FEET)	35'	45'	23'±	N/A	23'±	36'
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	3.5	1.5	N/A	1.5	3.0
MINIMUM DISTANCE BETWEEN BUILDINGS	40'	40'	N/A		96.8'	

- FOOTNOTES:**
- RELIGIOUS IS AN EXEMPT NON-CONFORMING USE IN R1 & R3 DISTRICT.
  - MULTI-FAMILY IS NON-CONFORMING USE IN R-1 DISTRICT. REQUIRES SPECIAL PERMIT.
  - EXISTING NON-CONFORMITY IN THE R1 DISTRICT.
  - EXISTING NON-CONFORMITY IN THE R3 DISTRICT.
  - RELIEF REQUIRES.

**PARKING CHART**

USE	REQ'D	# UNITS	REQUIRED	PROVIDED
MULTI-FAMILY	1.5 SP/UNIT	10 UNITS	15 SP	15 SP



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C8.00	DEMOLITION PLAN

**SHEET NOTES:**  
1. REFER TO SHEET C1.00 FOR LEGEND AND PLAN REFERENCES.

No.	Date	Description
3	5/28/24	REV. AC LOCATIONS; ADD BLDG 2 SPRINKLER ROOM
4	1/17/24	ADD 2' BUMPER OVERHANG, STREET TREE LABEL
5	8/8/23	REV. TRASH & RECYCLING AREAS; REV. WALK SOUTH SIDE OF PARKING AREA; REMOVED BLDG 2 OVERHANG

**Revisions**

ROBERT H. GRIFFIN  
CIVIL  
#36686  
5.28.24

**Griffin Engineering Group, LLC**

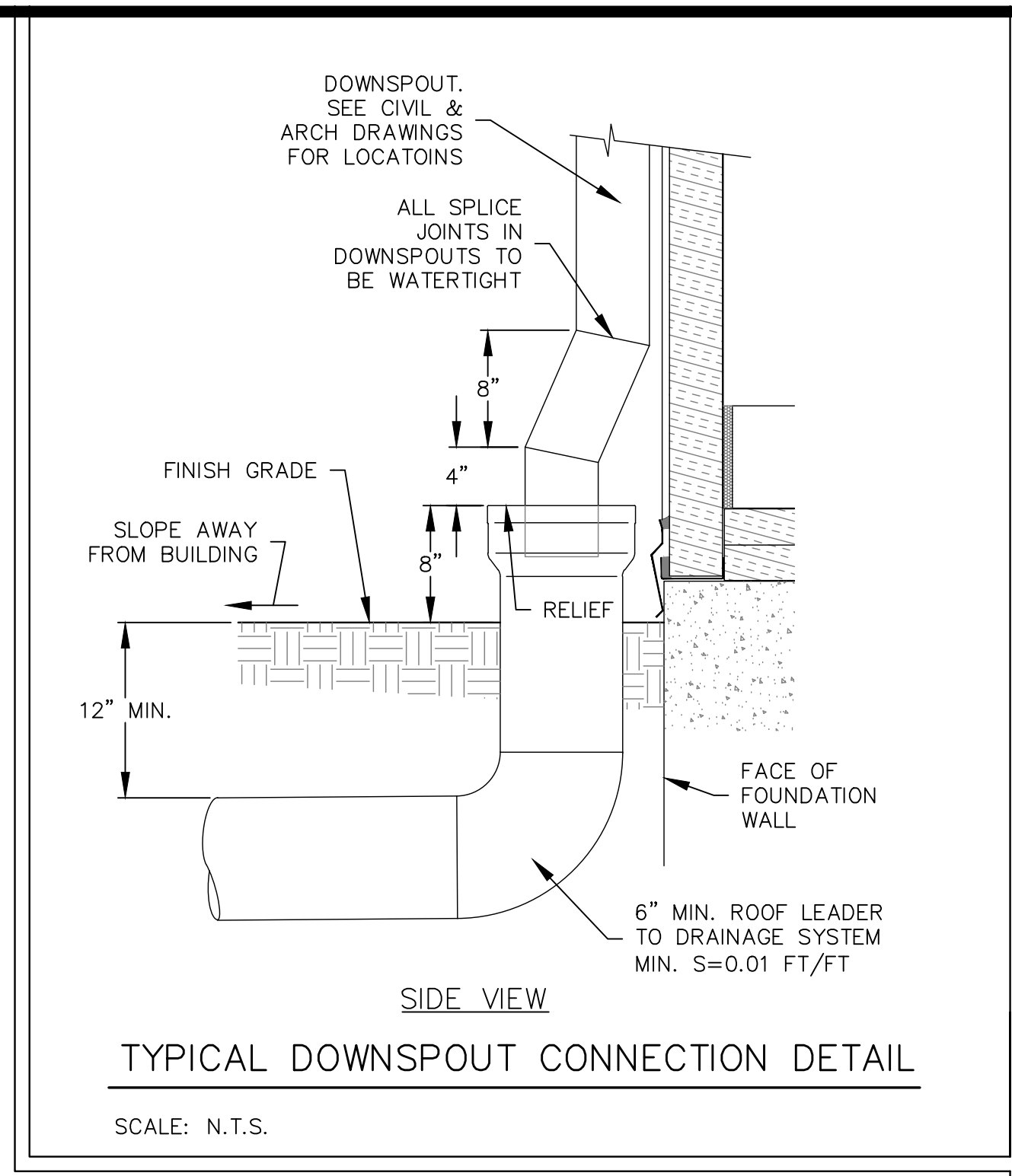
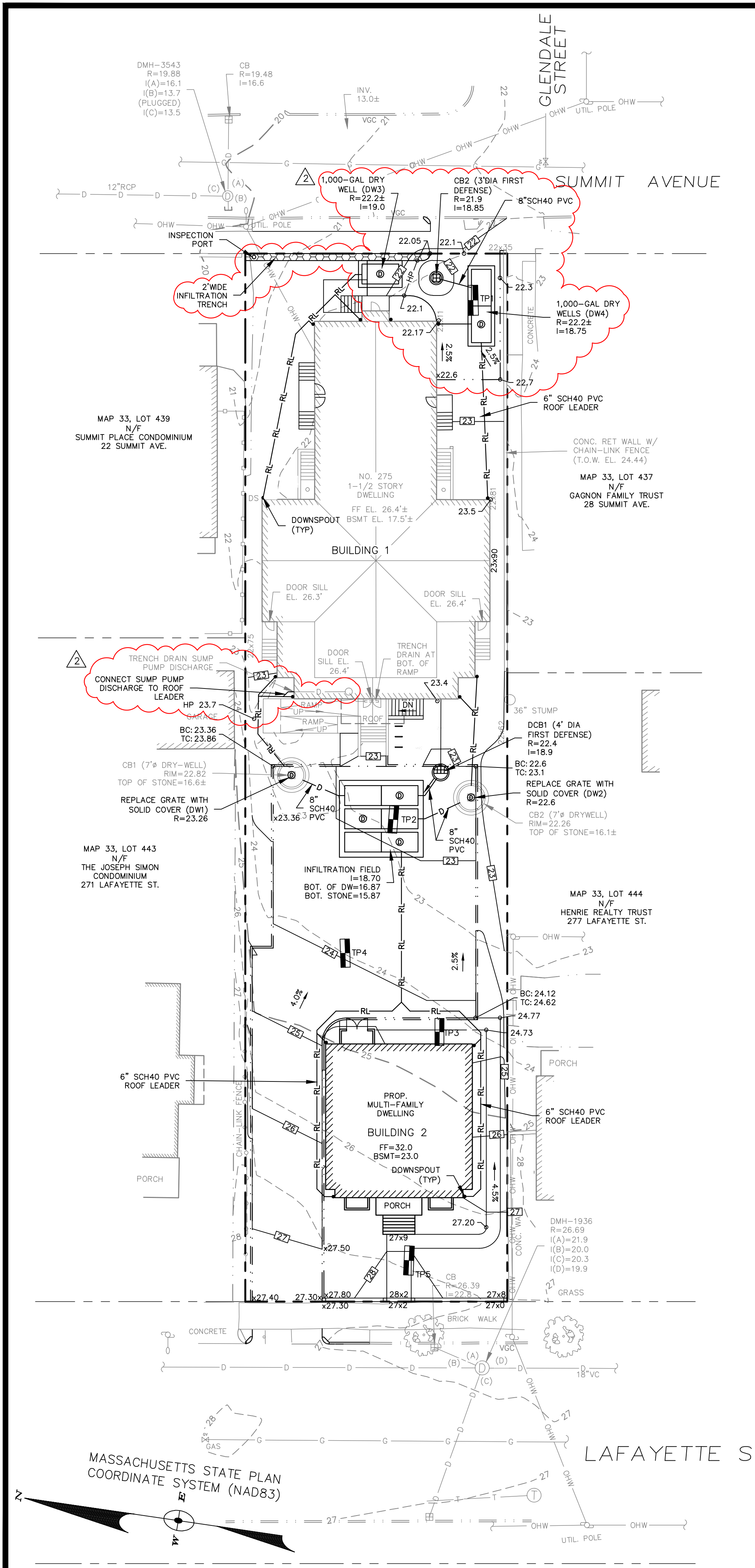
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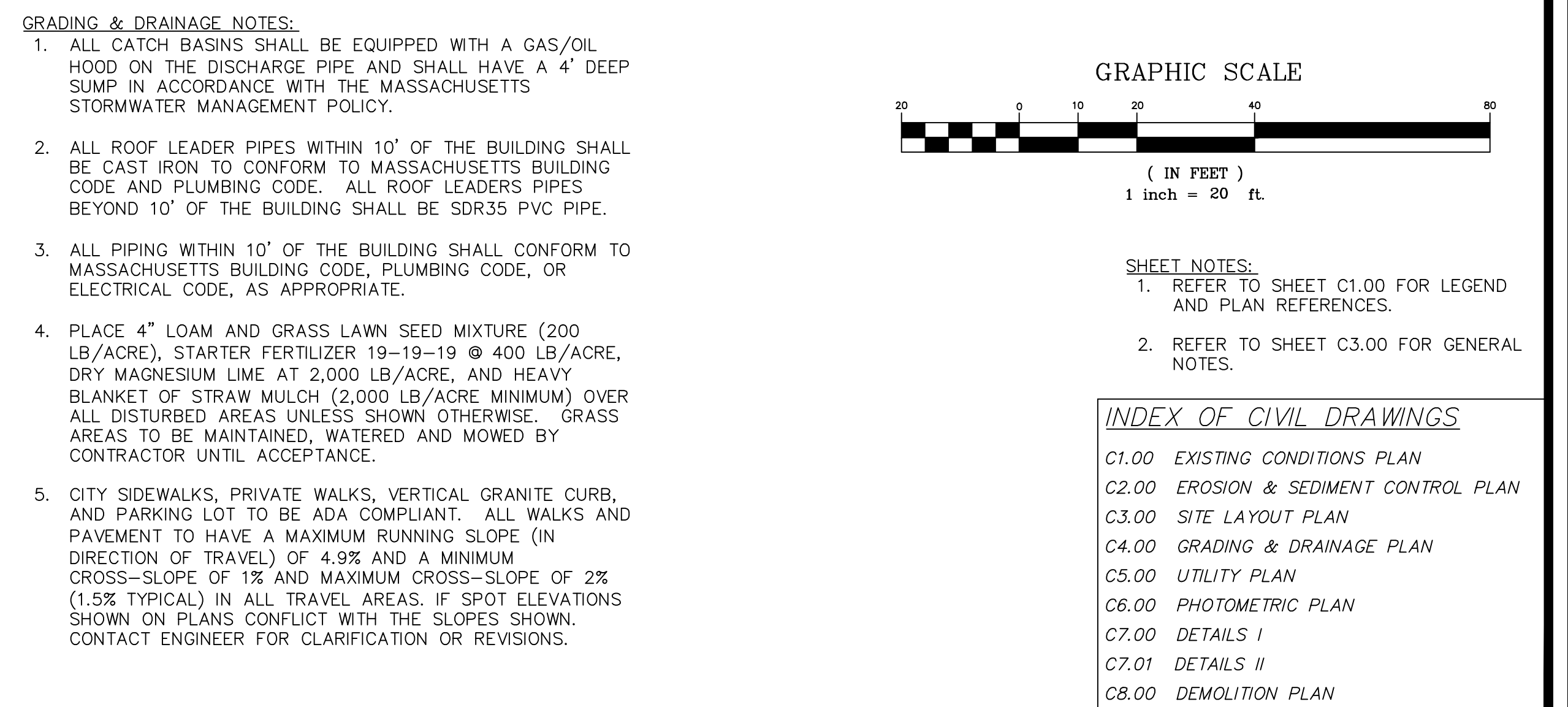
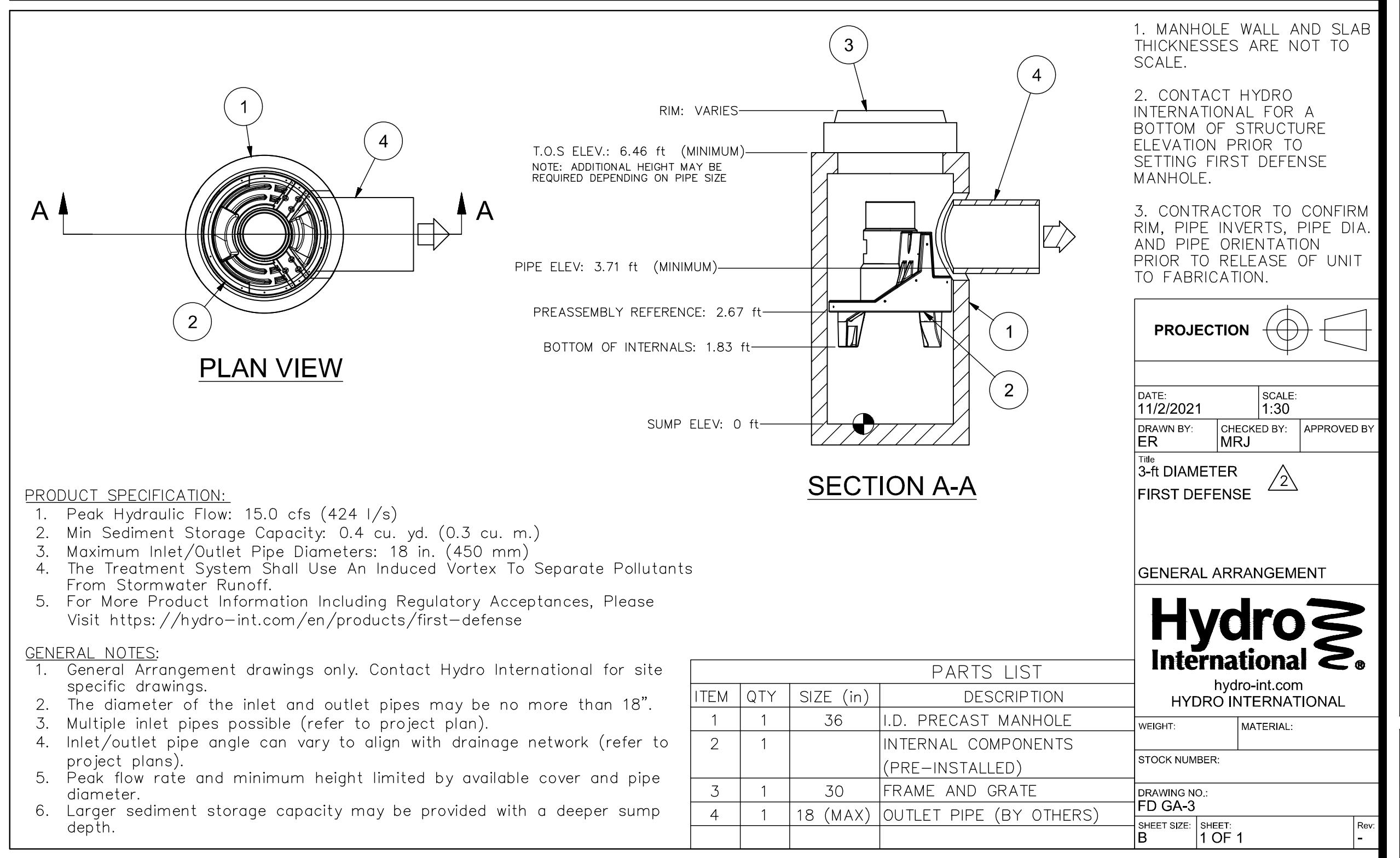
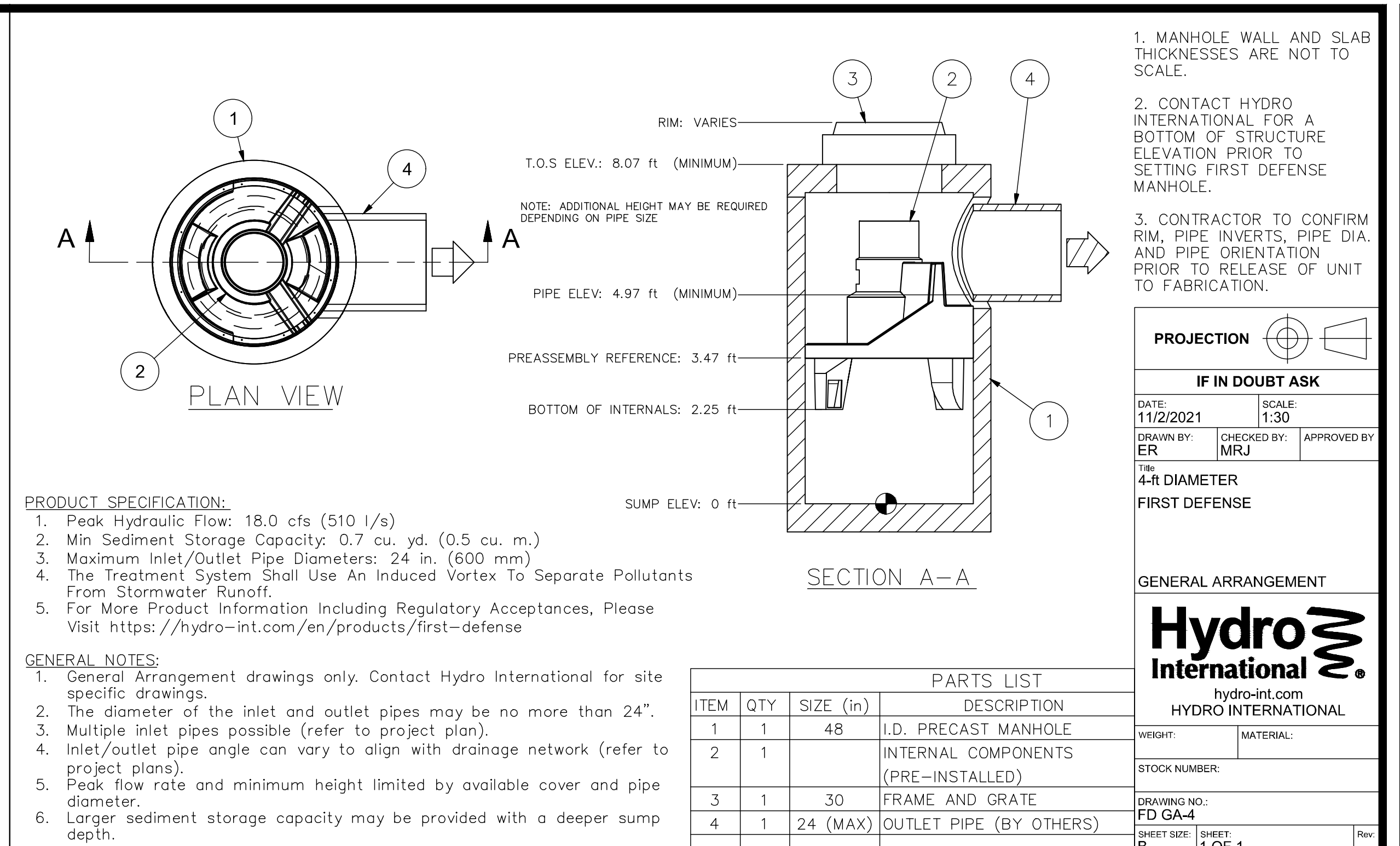
SITE LAYOUT PLAN

Scale: 1"=20'  
Job No: C3.00  
Date: 6/21/23



**TEST PIT LOG**

Depth	Horizon	Texture (USDA)	Soil Color (Munsell)	Mottling	Other Structure, Stones, Boulders, % Gravel
Deep Hole No. TP1 Surface Elevation: 22.3± Refusal: None Date: April 7, 2023 ESHWT: Assumed @120" - El. 12.3±					
0-4"	Pavement	----	----	----	----
4-8"	Gravel Base	----	----	----	----
8-14"	A	SL	10YR 2/2	----	Friable, Massive, <2% Gravel, <2% Cobble & Stone
14-19"	B	LFS	10YR 4/6	----	Friable, Massive, <2% Gravel, <2% Cobble & Stone
19-120"	C	FS	10YR 6/8	----	Friable, Massive, <2% Gravel, <2% Cobble & Stone
Notes: 1. No mottles or standing water. Assume ESHWT is bottom of excavation. 2. No refusal.					
Deep Hole No. TP2 Surface Elevation: 22.9± Refusal: None Date: April 7, 2023 ESHWT: Assumed @120" - El. 12.9±					
0-4"	Pavement	----	----	----	----
4-8"	Gravel Base	----	----	----	----
8-20"	Fill	----	----	----	----
20-28"	C1	S	10YR 4/6	----	Friable, Massive, 2-5% Gravel, <2% Cobble & Stone
28-120"	C2	Fine to Medium Sand	10YR 5/6	----	Friable, Massive, 2-5% Gravel, <2% Cobble & Stone
Notes: 1. No mottles or standing water. Assume ESHWT is bottom of excavation. 2. No refusal. 3. Staked boulders on west side of pit.					
Deep Hole No. TP3 Surface Elevation: 24.4± Refusal: None Date: April 7, 2023 ESHWT: Assumed @120" - El. 14.4±					
0-4"	Pavement	----	----	----	----
4-8"	Gravel Base	----	----	----	----
8-51"	Fill	----	----	----	Gravelly
51-75"	C1	S	7.5YR 4/6 & 10YR 4/6	----	Friable, Single Grain, 2-5% Gravel, <2% Cobble & Stone
75-120"	C2	FS	10YR 4/3	----	Friable, Massive, 2-5% Gravel, <2% Cobble & Stone
Notes: 1. No mottles or standing water. Assume ESHWT is bottom of excavation. 2. No refusal.					
Deep Hole No. TP4 Surface Elevation: 24.0± Refusal: None Date: April 7, 2023 ESHWT: Assumed @116" - El. 14.3±					
0-4"	Pavement	----	----	----	----
4-12"	Gravel Base	----	----	----	----
12-20"	Fill	----	----	----	----
20-27"	B1	SL	10YR 4/6	----	Friable, Granular, <2% Gravel, <2% Cobble & Stone
27-33"	C1	L CoarseS	7.5YR 4/6	----	Friable, Massive, <2% Gravel, <2% Cobble & Stone
33-48"	C2	FS	10YR 5/4	----	Friable, Massive, <2% Gravel, <2% Cobble & Stone
48-116"	C3	FSL	10YR 5/4	----	Friable, Granular, <2% Gravel, <2% Cobble & Stone
Notes: 1. No mottles or standing water. Assume ESHWT is bottom of excavation. 2. No refusal. 3. 4"VC pipe found filled with dirt at approx. 39" below grade on the north side of pit.					
Deep Hole No. TP5 Surface Elevation: 26.9± Refusal: None Date: April 7, 2023 ESHWT: Assumed @120" - El. 16.9±					
0-4"	Pavement	----	----	----	----
4-8"	Gravel Base	----	----	----	----
8-30"	Fill	----	----	----	----
30-36"	B	LFS	10YR 4/6	----	Friable, Massive, 2-5% Gravel, <2% Cobble & Stone
36-82"	C1	LFS	10YR 5/6	----	Friable, Massive, <2% Gravel, <2% Cobble & Stone
82-120"	C2	S	10YR 3/6	----	Friable, Single Grain, 8-12% Gravel, <2% Cobble & Stone
Notes: 1. No mottles or standing water. Assume ESHWT is bottom of excavation. 2. No refusal.					



**PROJECTION**

**IF IN DOUBT ASK**

DATE: 11/2/2021 SCALE: 1:30  
DRAWN BY: ER CHECKED BY: MRJ APPROVED BY: [Signature]  
TIT: 4-IN DIAMETER FIRST DEFENSE

**GENERAL ARRANGEMENT**

**Hydro International**  
hydro-int.com  
HYDRO INTERNATIONAL

WEIGHT: MATERIAL:  
STOCK NUMBER:  
DRAWING NO.: FD GA-4  
SHEET SIZE: B SHEET: 1 OF 1

5/28/24 REV. DW3; ADD DW3, INFIL TRENCH & CB2 (36"FD); REV DW4; GRADING NEAR SUMMIT AVE & GRADING NEAR LAFAYETTE ST; ADD 3'FD DETAIL

1/17/24 REV. DW4; ADD ROOF LEADERS; REV. DCB1 TO FIRST DEFENSE STRUCTURE; ADD FD DETAIL

No.	Date	Description

**Revisions**

DATE: 11/2/2021 SCALE: 1:30  
DRAWN BY: ER CHECKED BY: MRJ APPROVED BY: [Signature]  
TIT: 3-IN DIAMETER FIRST DEFENSE

**GENERAL ARRANGEMENT**

**Hydro International**  
hydro-int.com  
HYDRO INTERNATIONAL

WEIGHT: MATERIAL:  
STOCK NUMBER:  
DRAWING NO.: FD GA-3  
SHEET SIZE: B SHEET: 1 OF 1

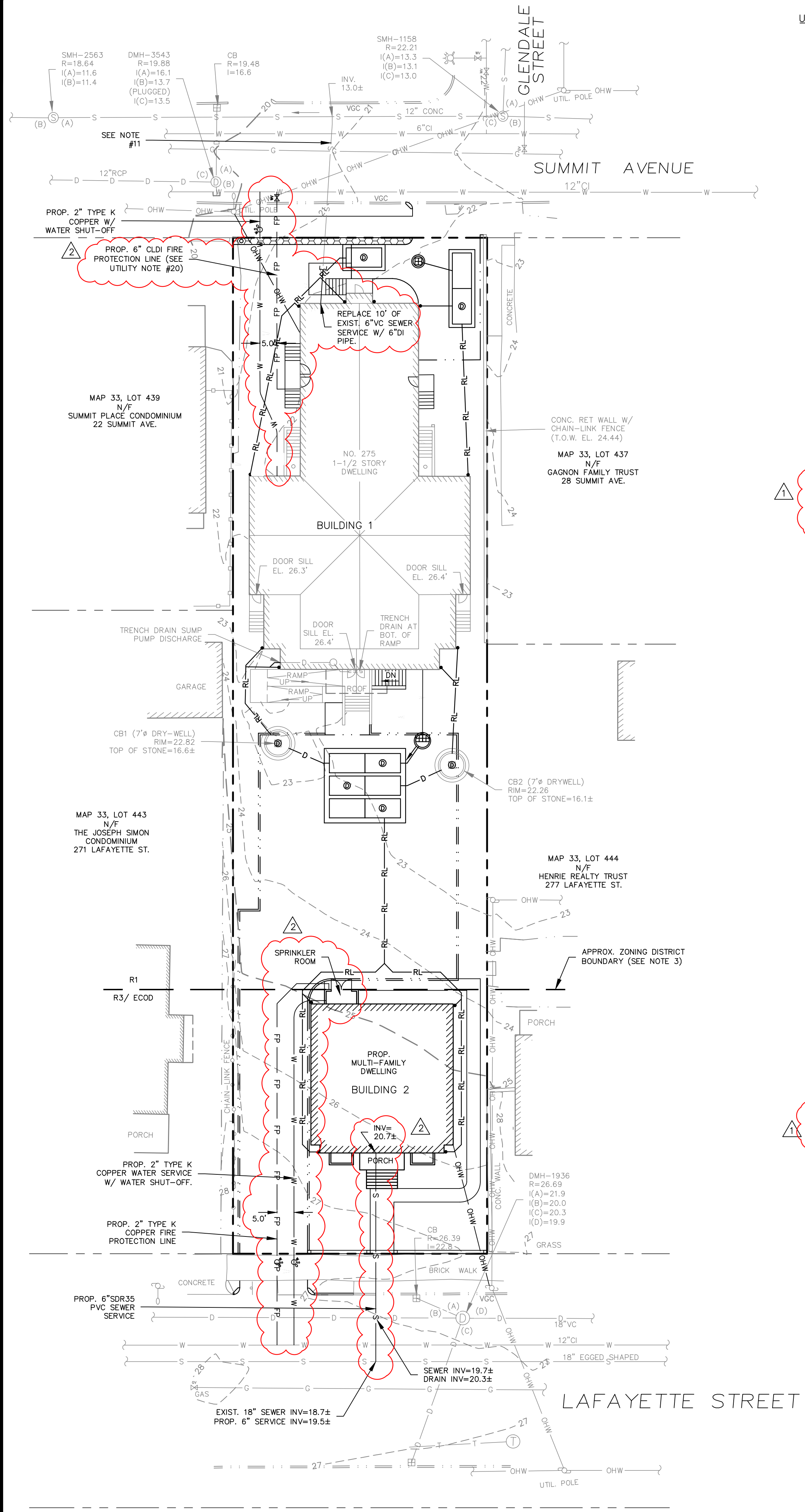
**Griffin Engineering Group, LLC**

495 Cabot Street, 2nd Floor  
Beverly, MA 01915  
Tel: 978-927-5111  
Fax: 978-927-5103

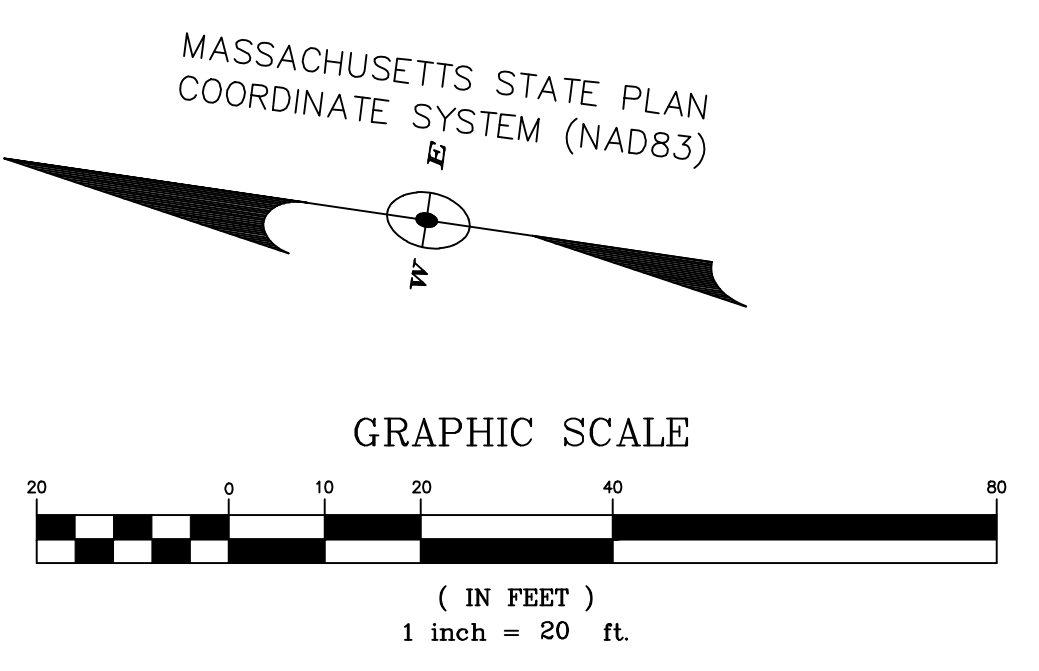
MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

**GRADING & DRAINAGE PLAN**

Scale: 1"=20'  
Job No.: C4.00  
Date: 6/21/23



- UTILITY NOTES:**
- ALL WATER LINES ARE TO BE INSTALLED WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SIX FEET OF COVER EXCEPT AS NOTED, DETAILED OTHERWISE, OR REQUIRED BY THE CONTROLLING MUNICIPAL AUTHORITY. A VARIATION IN THESE DEPTHS IS PERMITTED (IF ALLOWED BY CONTROLLING MUNICIPAL AUTHORITY) WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. HOWEVER, CONTRACTOR IS REQUIRED TO INSTALL WATER LINES AND APPURTENANCES IN ACCORDANCE WITH LOCAL REQUIREMENTS OF THE CONTROLLING MUNICIPAL AUTHORITY, INCLUDING BUT NOT LIMITED TO CLEARANCES, BEDDING, BACKFILL, INSULATION, ETC. ANY VARIATION FROM THE PLAN LAYOUT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
  - GENERALLY, WATER LINE FITTINGS IDENTIFIED ON THESE DRAWINGS ARE SHOWN FOR INSTALLATION LOCATION PURPOSES, THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS REQUIRED FOR THE WORK ARE NOTED, SHOWN, OR INDICATED.
  - ALL WATER LINE FITTINGS, TEES, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS, MEGALUG RESTRAINED JOINTS, BOLTED-FLANGED CONNECTION OR TIE-RODS. PROVIDE JOINT RESTRAINT DETAILS TO ENGINEER PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL.
  - A MINIMUM OF 10 FEET CLEAR HORIZONTAL SPACE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.1).
  - DOMESTIC WATER SERVICES 2" AND SMALLER SHALL BE TYPE K COPPER TUBING OR PLASTIC TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE, CURB STOP, AND BOX (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.g & k).
  - ALL WATER MAINS 4" OR LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.g).
  - FIRE PROTECTION LINE SIZE TO BE CONFIRMED BY FIRE SUPPRESSION SPRINKLER SYSTEM DESIGNER.
  - ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
  - PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
  - PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE POINT WHERE THE WATER LINE ENTERS THE BUILDING (UNLESS OTHERWISE APPROVED). LICENSED PLUMBER TO EVALUATE FOR ADDITIONAL BACKFLOW PREVENTION DEVICES AT THE TIME OF CONSTRUCTION AND APPLY FOR THE SAME. WATER METER SHALL BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE. NO OBSTRUCTIONS SHALL BE BLOCKING ACCESS TO THE WATER METER SUCH AS WATER HEATERS, FURNACES, TOILETS, WALLS, ETC.
  - EXISTING SEWER SERVICE SHALL BE INSPECTED BY CLOSED CIRCUIT TELEVISION PRIOR TO CONSTRUCTION AND A REPORT OF THE CONDITIONS SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT AND PROJECT ENGINEER. IF DEEMED NOT USEABLE, CONTRACTOR SHALL REPLACE EXISTING SEWER SERVICE WITH 6-INCH SDR35 PIPE.
  - ALL GRAVITY SEWER PIPES SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR35 UNLESS NOTED OTHERWISE (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.B.II.c).
  - A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.
  - WHENEVER SEWERS MUST CROSS UNDER WATER MAINS AND/OR SERVICES, THE CROWN OF THE SEWER SHALL BE LAID AT LEAST 18-INCHES BELOW THE BOTTOM OF THE WATER LINE. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RE-CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10-FT ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN AND/OR SERVICES SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.u).
  - WHEN CITY-REQUIRED HORIZONTAL AND VERTICAL SEPARATION BETWEEN SEWER AND WATER LINES CANNOT BE OBTAINED, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL-JOINT CLDI OR OTHER EQUIVALENT MATERIALS BASED ON WATER-TIGHTNESS AND STRUCTURAL SOUNDNESS. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER-TIGHTNESS (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.v).
  - PROPOSED GAS SERVICE LOCATIONS SHALL BE DETERMINED BY THE GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION, EXCAVATION, BACKFILL AND COMPACTION FOR THE GAS LINE.
  - ELECTRICAL AND TELEPHONE SERVICES SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.
  - ALL PIPING WITHIN 10' OF THE BUILDING SHALL CONFORM TO MASSACHUSETTS BUILDING CODE, PLUMBING CODE, OR ELECTRICAL CODE, AS APPROPRIATE.
  - ALL UTILITY WORK TO MEET CITY OF SALEM OR UTILITY PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AS NEEDED TO ENSURE FUNCTIONING, COMPLIANT SYSTEMS ARE INSTALLED IN A TIMELY MANNER.
  - ALL PROPOSED WATER GATE VALVE SHALL OPEN RIGHT (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.i).
  - ILLCIT CONNECTIONS OF SEWER TO DRAIN SYSTEM IS NOT PERMITTED (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.B.II.e).
  - AT NO TIME WILL THE CONTRACTOR OR SUB-CONTRACTORS DISCHARGE STORMWATER TO THE CITY'S GRAVITY SEWER SYSTEM. CONNECTION OF STORM DRAINAGE TO CITY SEWER SYSTEM NOT ALLOWED (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 2.A.II.h).
  - BACKFLOW DEVICES TO BE TESTED AS SOON AS WATER IS TURNED ON TO THE BUILDING. PROOF OF PASSED TEST TO BE PROVIDED TO CITY ENGINEERING DEPARTMENT BY LICENSED PLUMBER (SEE SALEM ENGINEERING RULES & REGULATIONS SECTION 1.A.II.1).



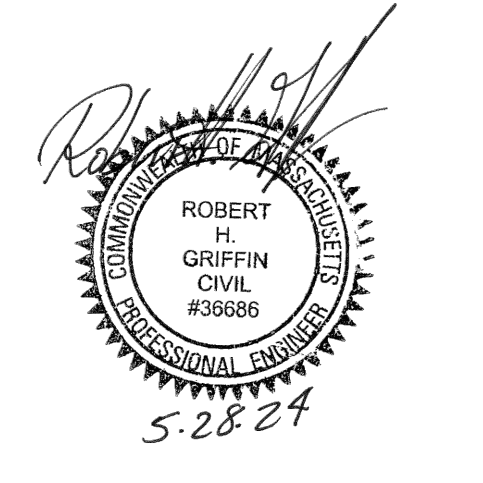
**INDEX OF CIVIL DRAWINGS**

C1.00	EXISTING CONDITIONS PLAN
C2.00	EROSION & SEDIMENT CONTROL PLAN
C3.00	SITE LAYOUT PLAN
C4.00	GRADING & DRAINAGE PLAN
C5.00	UTILITY PLAN
C6.00	PHOTOMETRIC PLAN
C7.00	DETAILS I
C7.01	DETAILS II
C8.00	DEMOLITION PLAN

- SHEET NOTES:**
- REFER TO SHEET C1.00 FOR LEGEND AND PLAN REFERENCES.
  - REFER TO SHEET C3.00 FOR GENERAL NOTES.

No.	Date	Description
1	5/28/24	REMOVED GAS SERVICES; MOVED BLDG 1 & 2 SEWER, WATER, AND FP LINES; REV UTIL NOTE #11; ADD BLDG2 SPRINKLER ROOM
2	1/17/24	ADD UTILITY NOTE #24; BLDG 2 SEWER SERVICE PROFILE; REV. UTILITY NOTE #10

**Revisions**

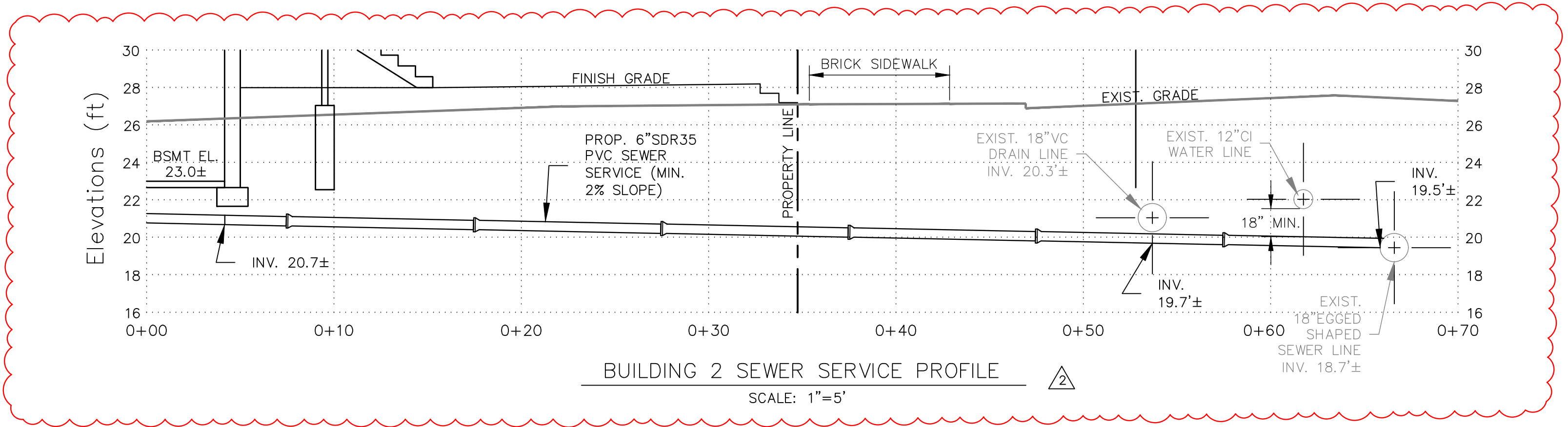


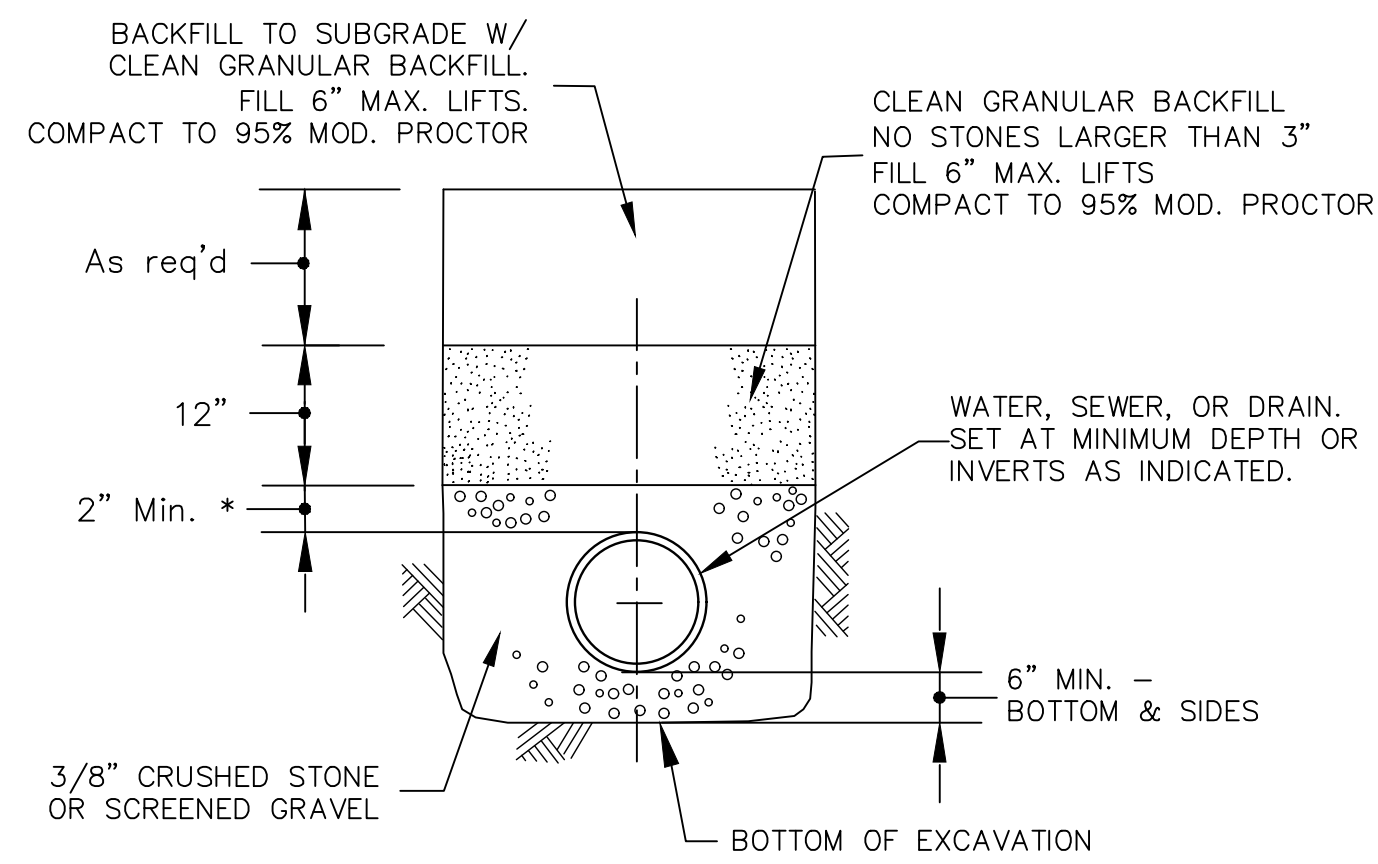
495 Cabot Street, 2nd Floor  
Beverly, MA 01915  
Tel: 978-927-5111  
Fax: 978-927-5103

MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

UTILITY PLAN

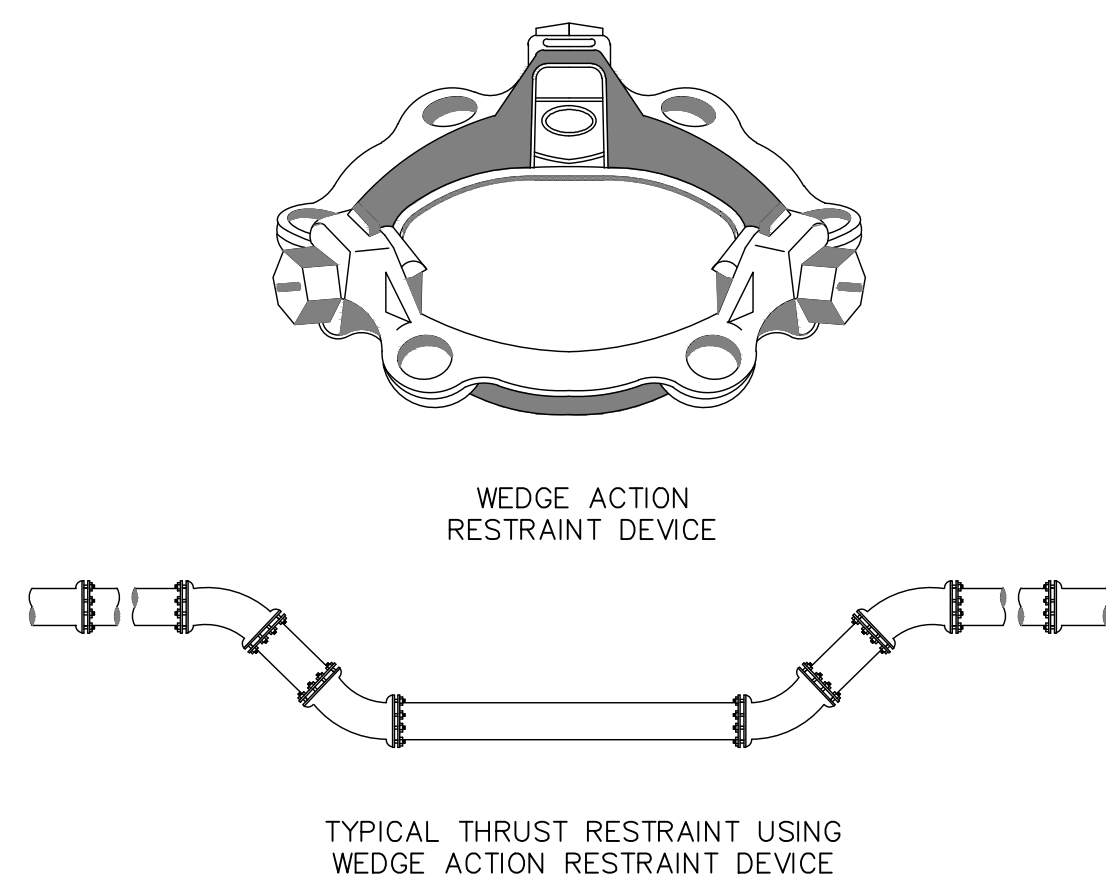
Scale: 1"=20'  
Job No: C5.00  
Date: 6/21/23





\* FOR DUCTILE IRON OR RCP PIPE: TOP OF STONE IS MID-DEPTH (SPRING LINE) OF CONDUIT.

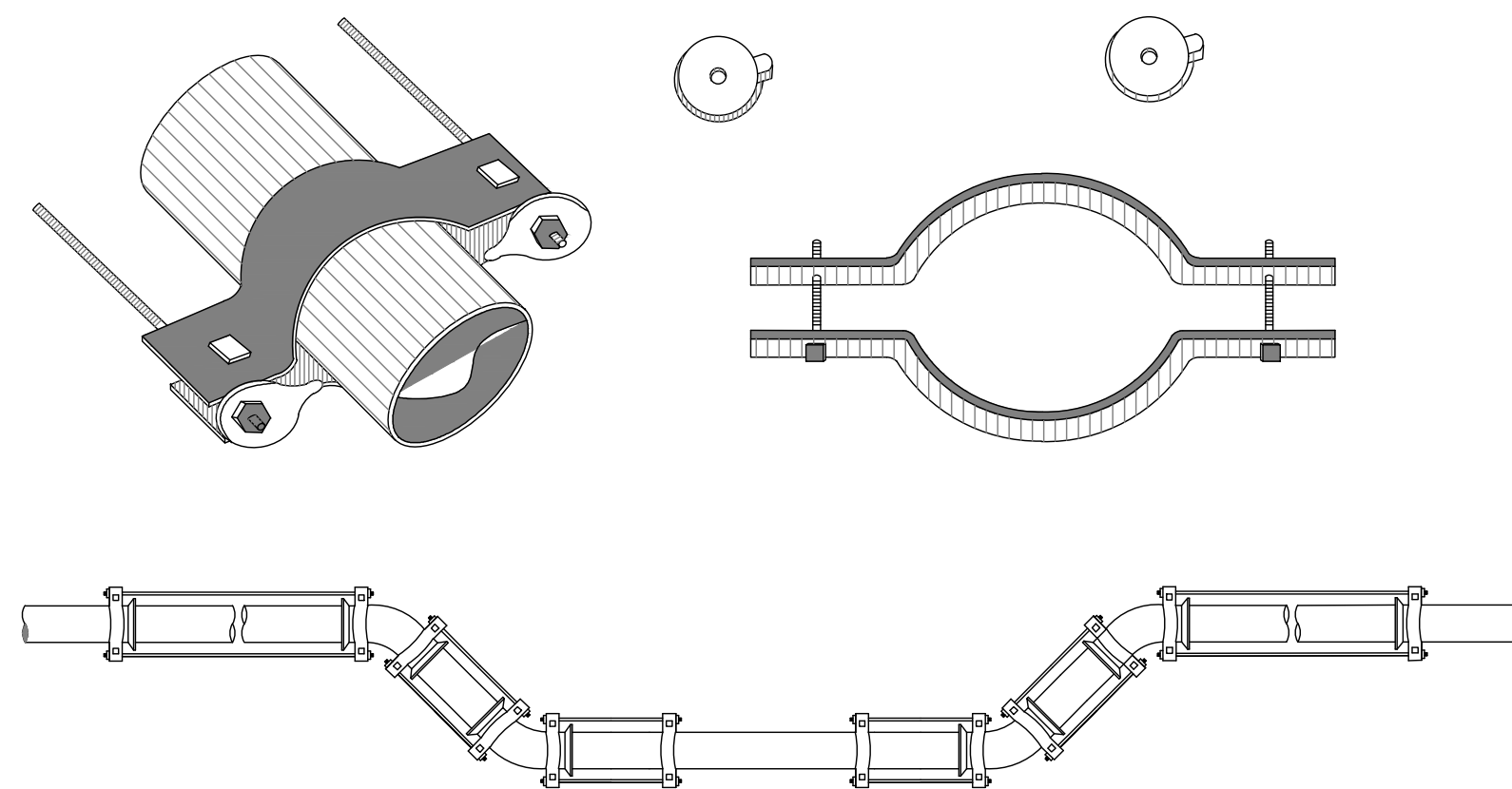
**TYPICAL PIPE BEDDING SECTION**  
SCALE: N.T.S.



NOTES:  
1) DEVICES NEED TO BE PLACED BEYOND THE AREA OF RESTRAINTS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

**TYPICAL THRUST RESTRAINT WEDGE ACTION RESTRAINT TYPE JOINTS**  
SCALE: N.T.S.

SCHEDULE OF TIE RODS		
PIPE SIZE	NUMBER OF RODS PER FITTING	DIAMETER OF RODS
4" - 12"	2	3/4"
16"	4	3/4"



**TYPICAL THRUST RESTRAINTS USING TIE RODS AND FRICTION CLAMPS**  
SCALE: N.T.S.

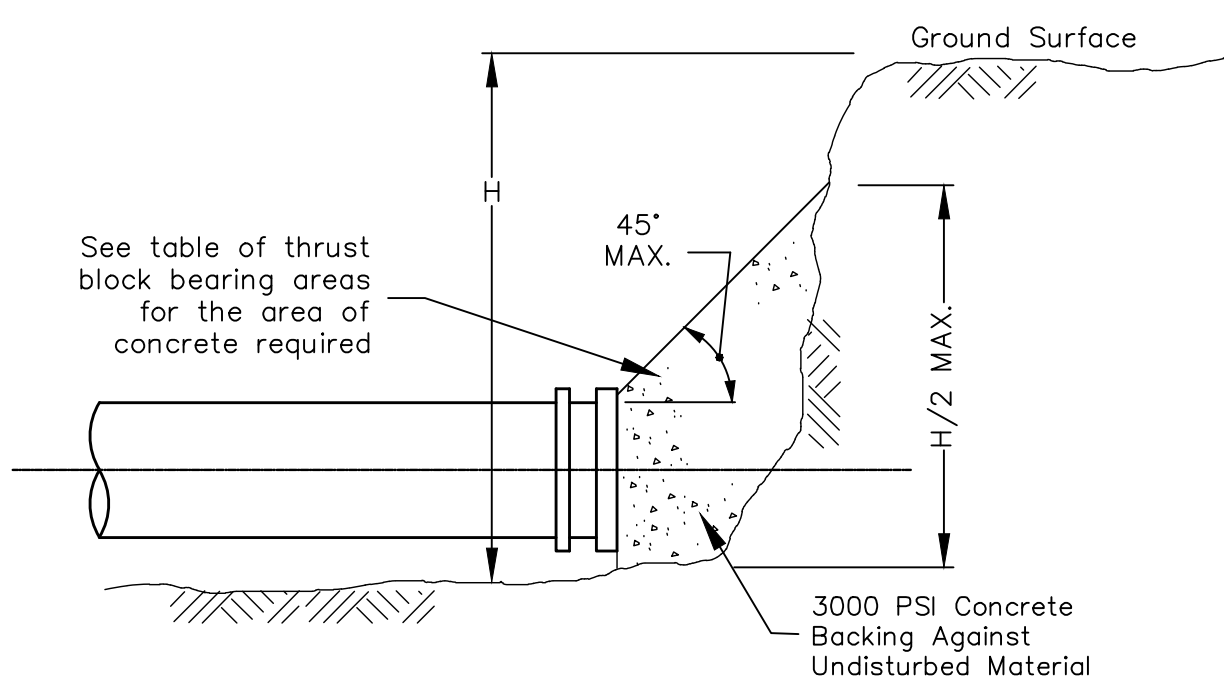
**TABLE OF MINIMUM BEARING AREAS IN SQ. FT. AGAINST UNDISTURBED MATERIAL**

PIPE SIZE	BEND	PRESSURE 150 PSI						
		TYPE OF SOIL CONDITION						
		A	B	C	D	E	F	G
6" and smaller	TEES & PLUGS	8.5	4.5	3	2.5	1.5	1.5	1
	90	12	6	4	3	2	1.5	1.5
	45	6.5	3.5	2.5	2	1.5	1	1
		22 1/2	3.5	2	1.5	1	0.5	0.5
8"	TEES & PLUGS	15.5	8	5.5	4	3	2	1.5
	90	21.5	11	7.5	5.5	4	3	2.5
	45	12	6	4	3	2	1.5	1.5
		22 1/2	6	3	2	1.5	1	1

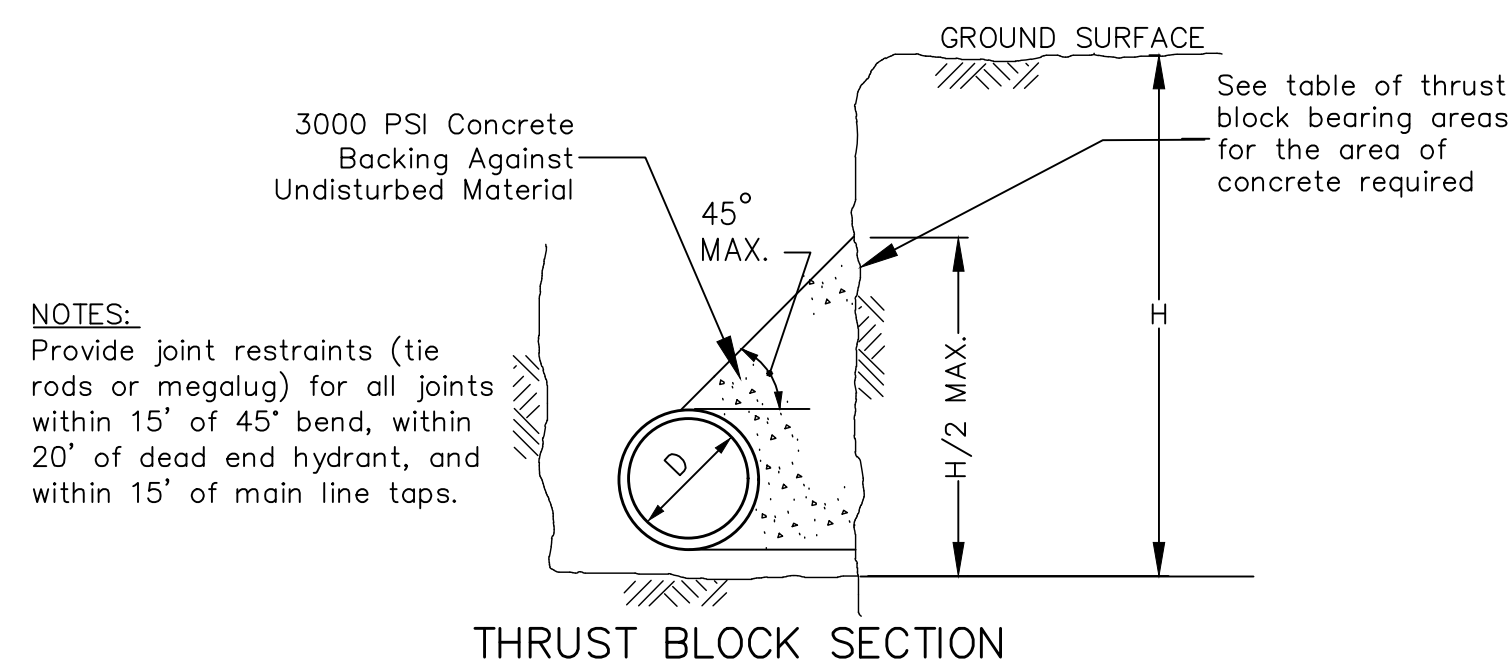
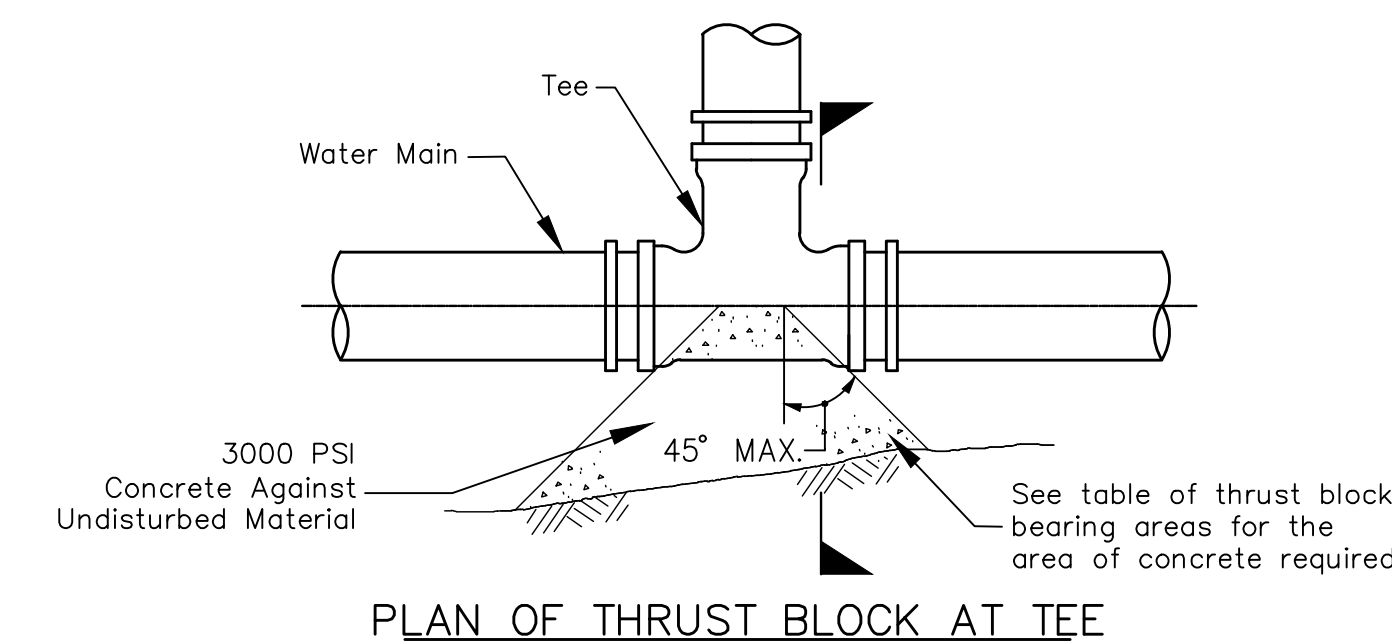
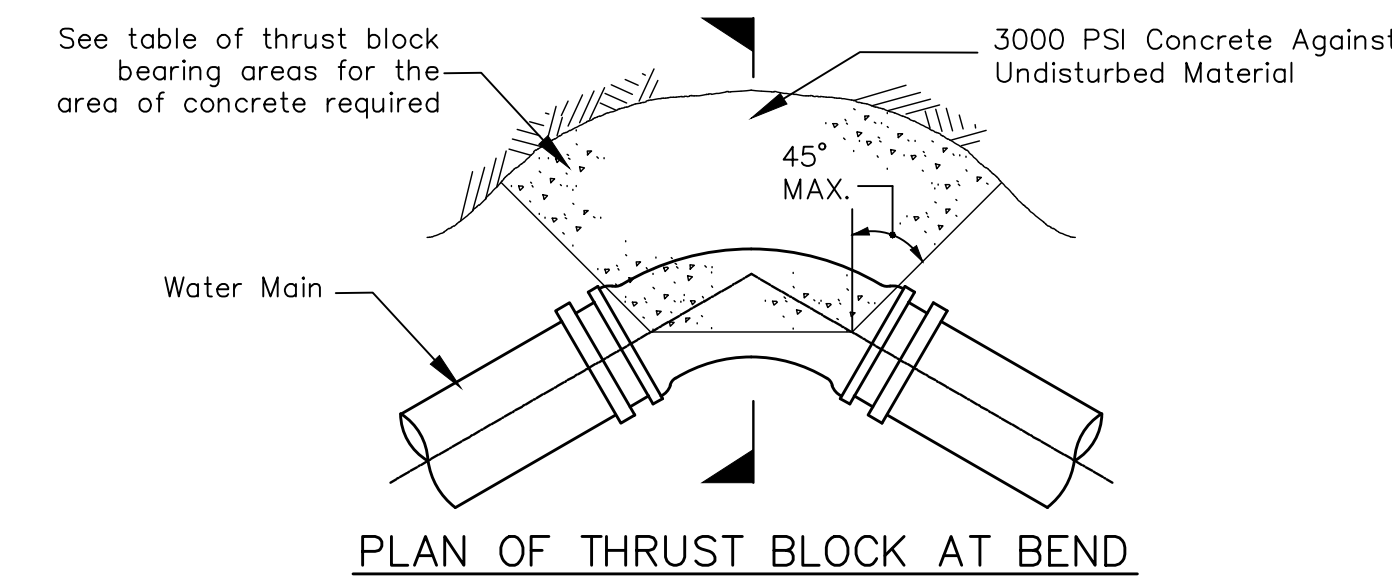
TYPE OF SOIL CONDITION:  
 A - SOFT CLAY; FINE LOOSE SAND  
 B - SAND & CLAY; MIXED OR IN LAYERS; FINE CONFINED SAND  
 C - HARD DRY CLAY  
 D - COARSE SAND  
 E - GRAVEL  
 F - SOFT ROCK  
 G - HARD PAN

NOTES:  
 1. For fittings with less than 22 1/2 deflection use bearing areas for 22 1/2 bend.  
 2. Joints shall not be encased in concrete. Bearing areas may be disregarded for trenches in rock where the top of the rock face is at or above the crown of the pipe. However, concrete backing shall be placed between the pipe and rock face.

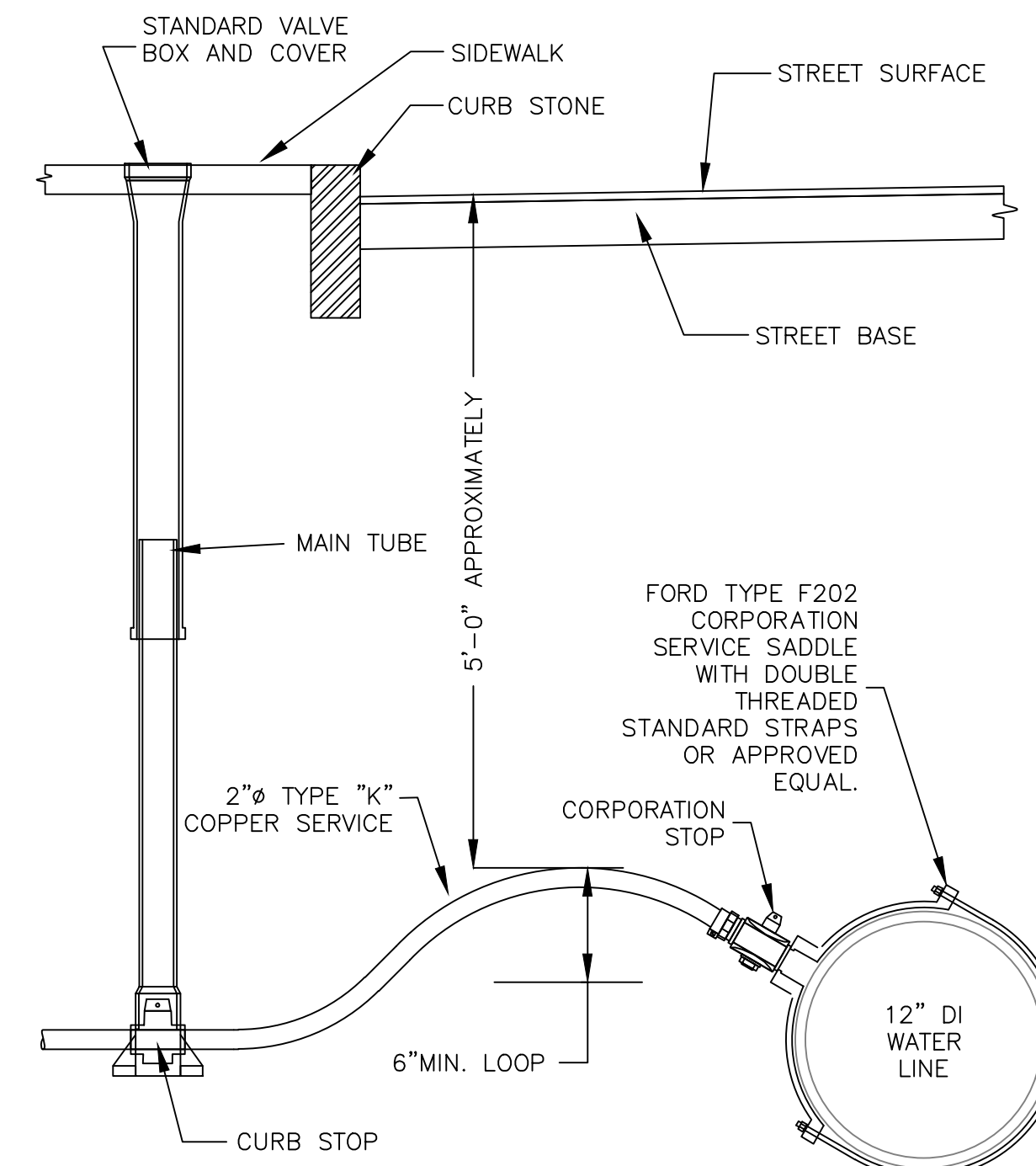
**CONCRETE THRUST BLOCK BEARING AREA**



**CONCRETE THRUST BLOCK AT PLUG**

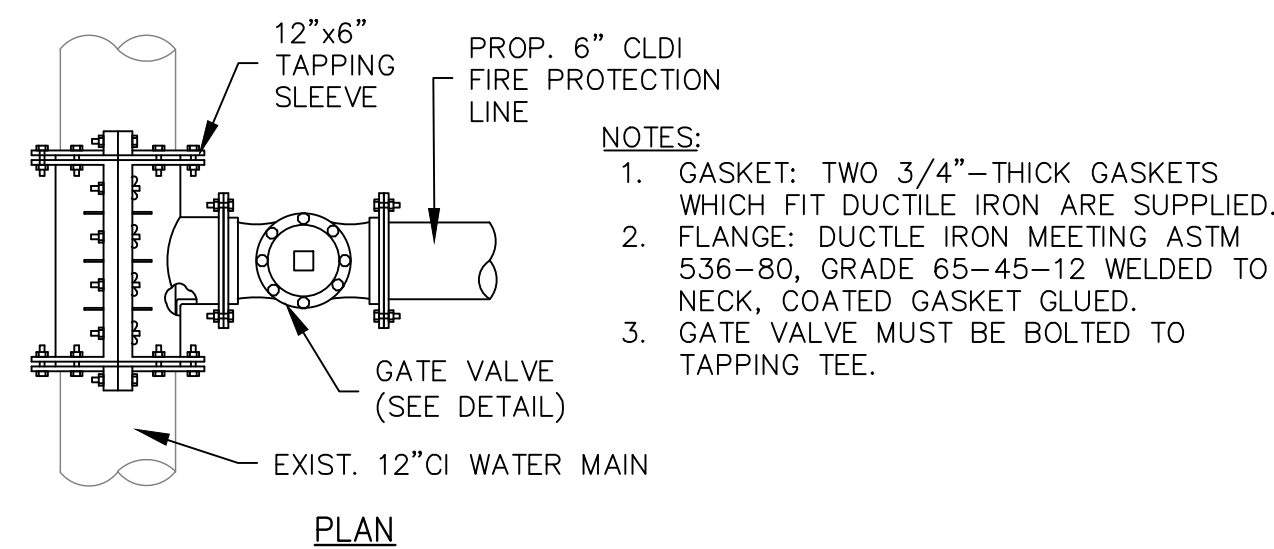


**CONCRETE THRUST BLOCK**  
SCALE: N.T.S.

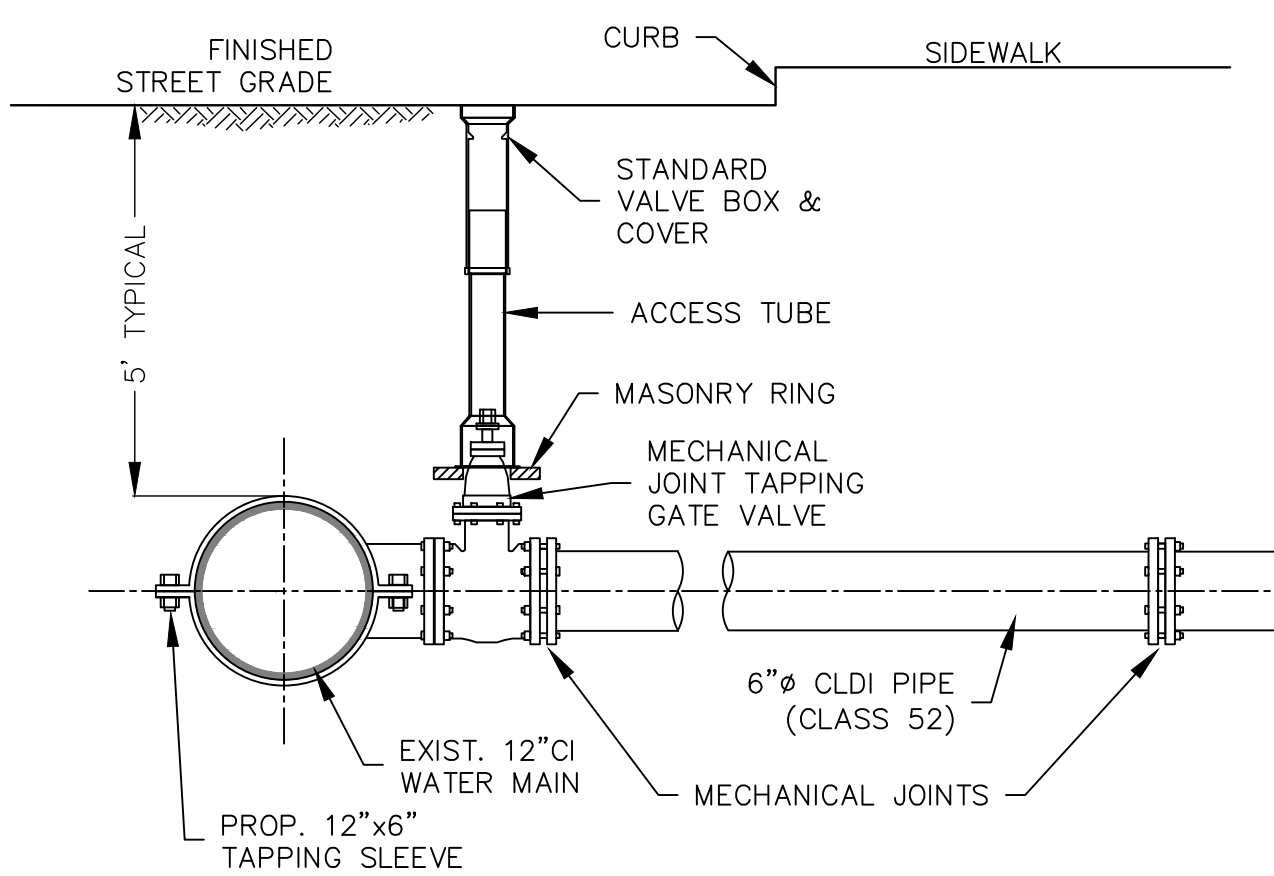


REFERENCE:  
 1) ALL CORPORATIONS SHALL BE SUBJECT TO A SUSTAINED HYDRAULIC PRESSURE OF 200 PSI.

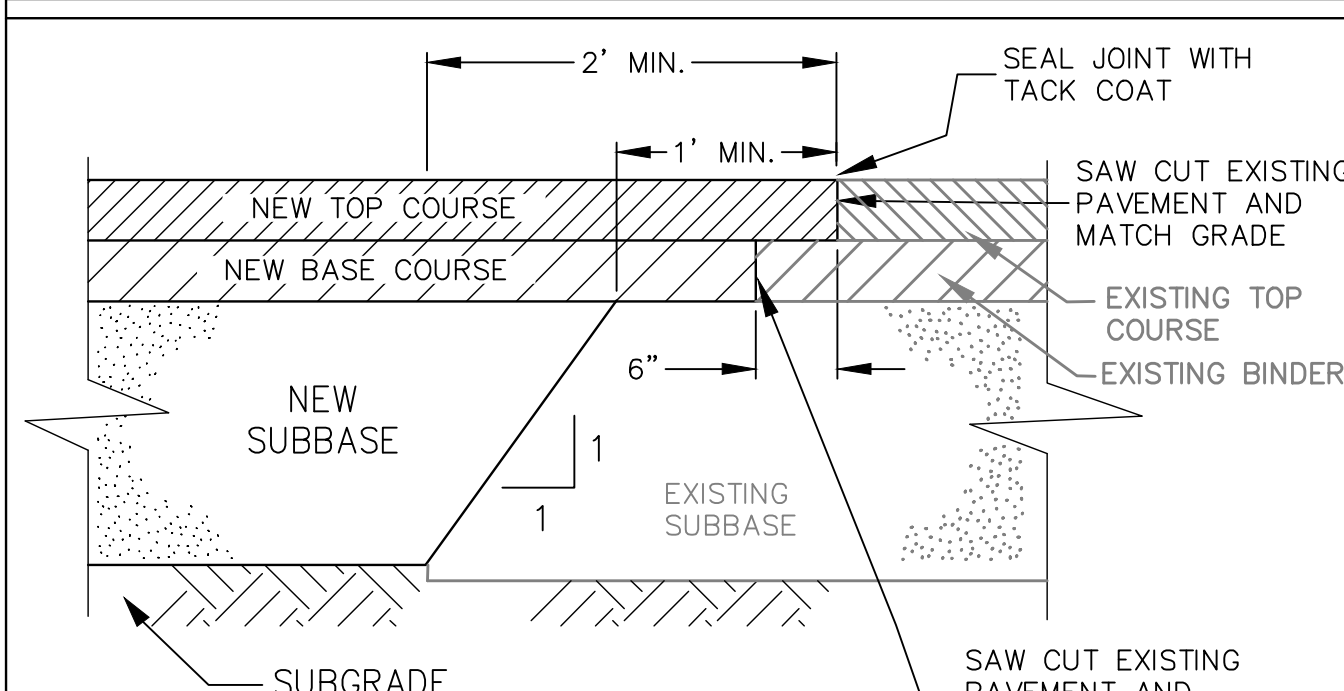
**TYPICAL WATER CONNECTION FOR 2" SERVICE PIPE**  
SCALE: N.T.S.



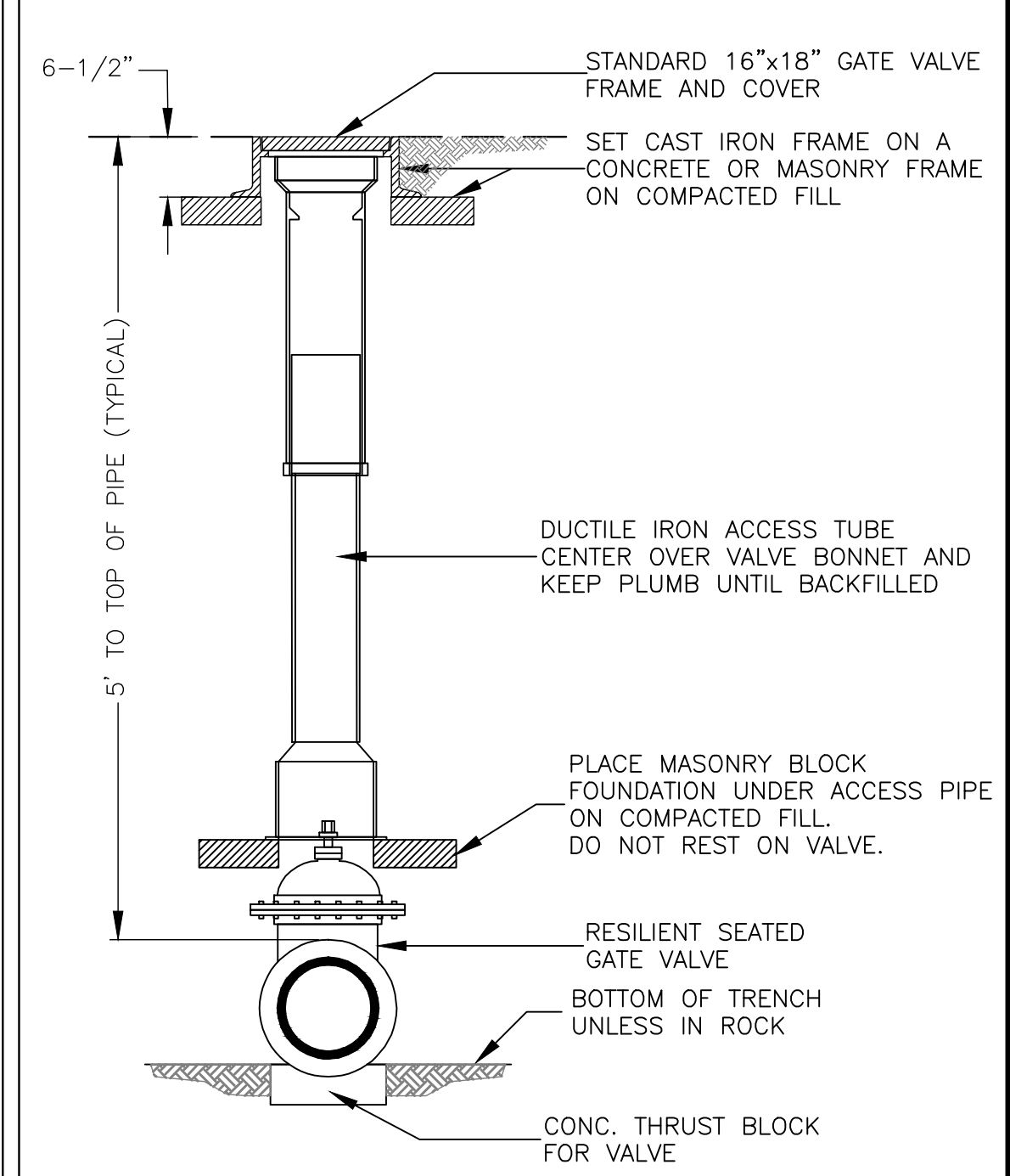
NOTES:  
 1. GASKET: TWO 3/4"-THICK GASKETS WHICH FIT DUCTILE IRON ARE SUPPLIED.  
 2. FLANGE: DUCTILE IRON MEETING ASTM 536-80, GRADE 65-45-12 WELDED TO NECK. COATED GASKET GLUED.  
 3. GATE VALVE MUST BE BOLTED TO TAPPING TEE.



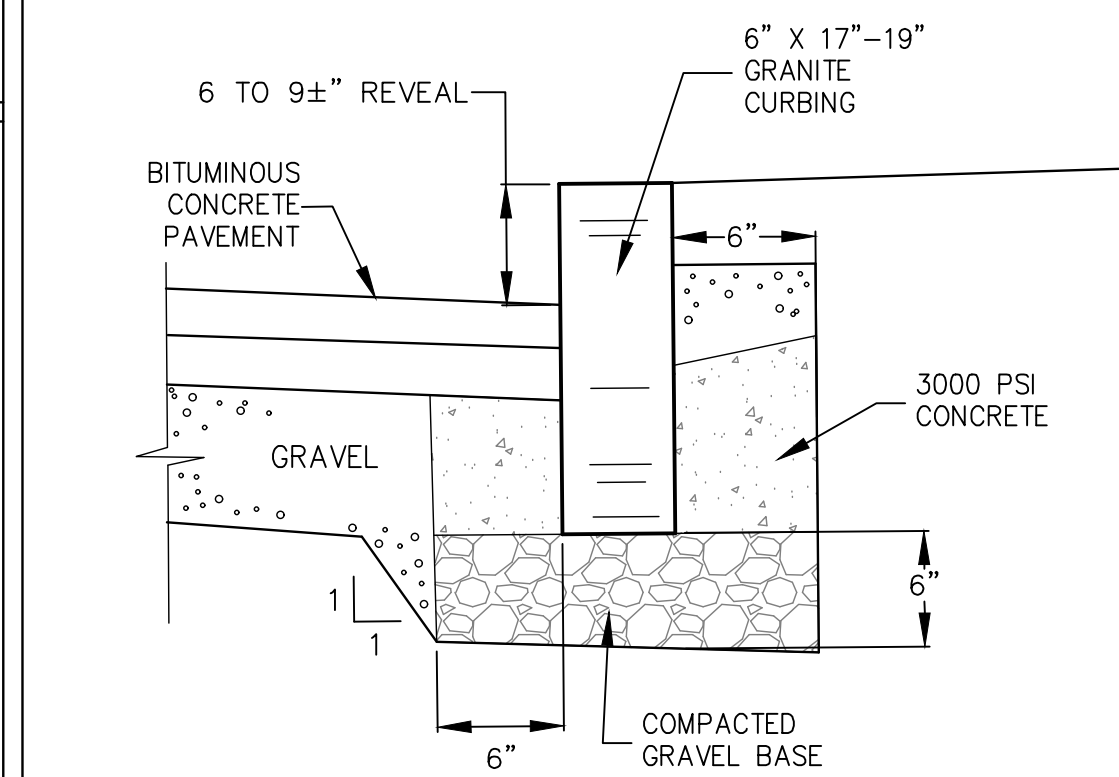
**TYPICAL CONNECTION FOR A 6" FIRE PROTECTION WITH TAPPING SLEEVE & GATE VALVE**  
SCALE: N.T.S.



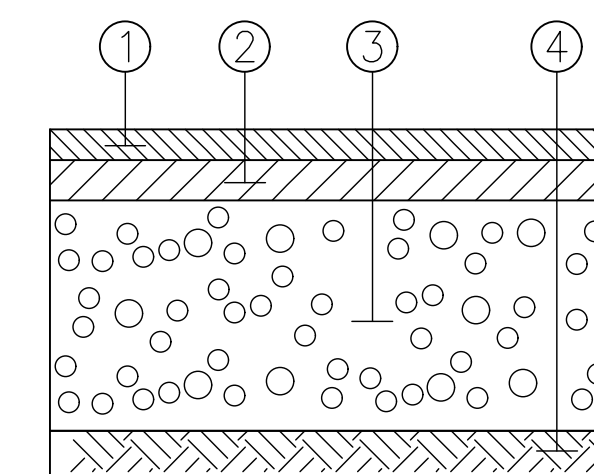
**PAVEMENT MATCHING DETAIL**  
SCALE: N.T.S.



**GATE VALVE**  
SCALE: N.T.S.



**VERTICAL GRANITE CURB DETAIL**  
SCALE: N.T.S.



- 1 1.5" BITUMINOUS WEARING COURSE (MHD M3.11.03 TABLE A, "TOP COURSE")
- 2 2.5" BITUMINOUS BINDER COURSE (MHD M3.11.03 TABLE A, "BINDER COURSE")
- 3 12" DENSE GRADED CRUSHED STONE FOR SUBBASE (MHD, M2.01.7)
- 4 PREPARED SUBGRADE

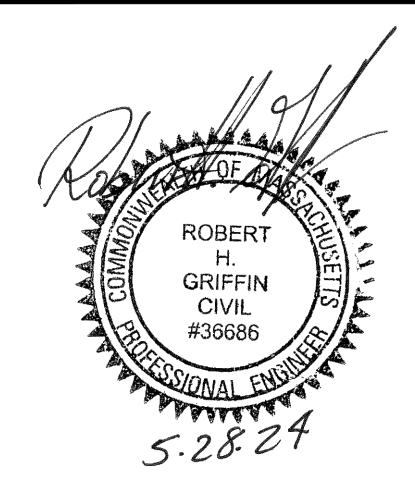
**FULL DEPTH PAVEMENT**  
SCALE: N.T.S.

**INDEX OF CIVIL DRAWINGS**

- C1.00 EXISTING CONDITIONS PLAN
- C2.00 EROSION & SEDIMENT CONTROL PLAN
- C3.00 SITE LAYOUT PLAN
- C4.00 GRADING & DRAINAGE PLAN
- C5.00 UTILITY PLAN
- C6.00 PHOTOMETRIC PLAN
- C7.00 DETAILS I
- C7.01 DETAILS II
- C8.00 DEMOLITION PLAN

No.	Date	Description
5/28/24		REV TYP. CONN. FOR 6" FP

**Revisions**



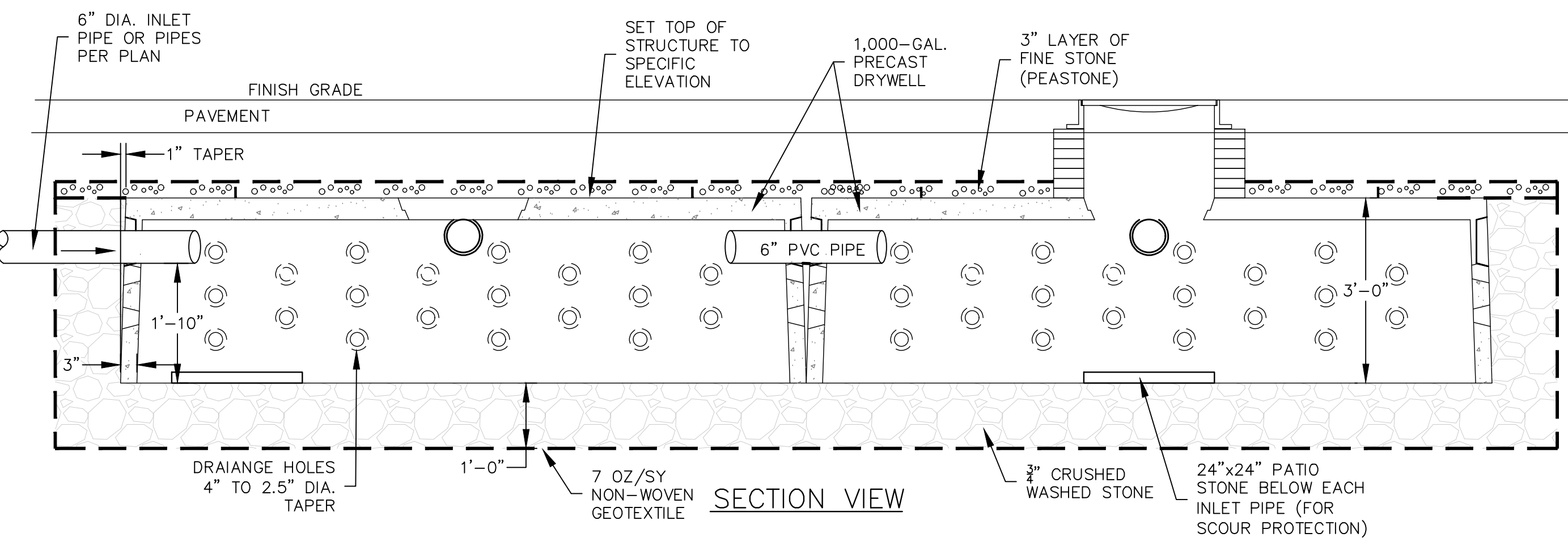
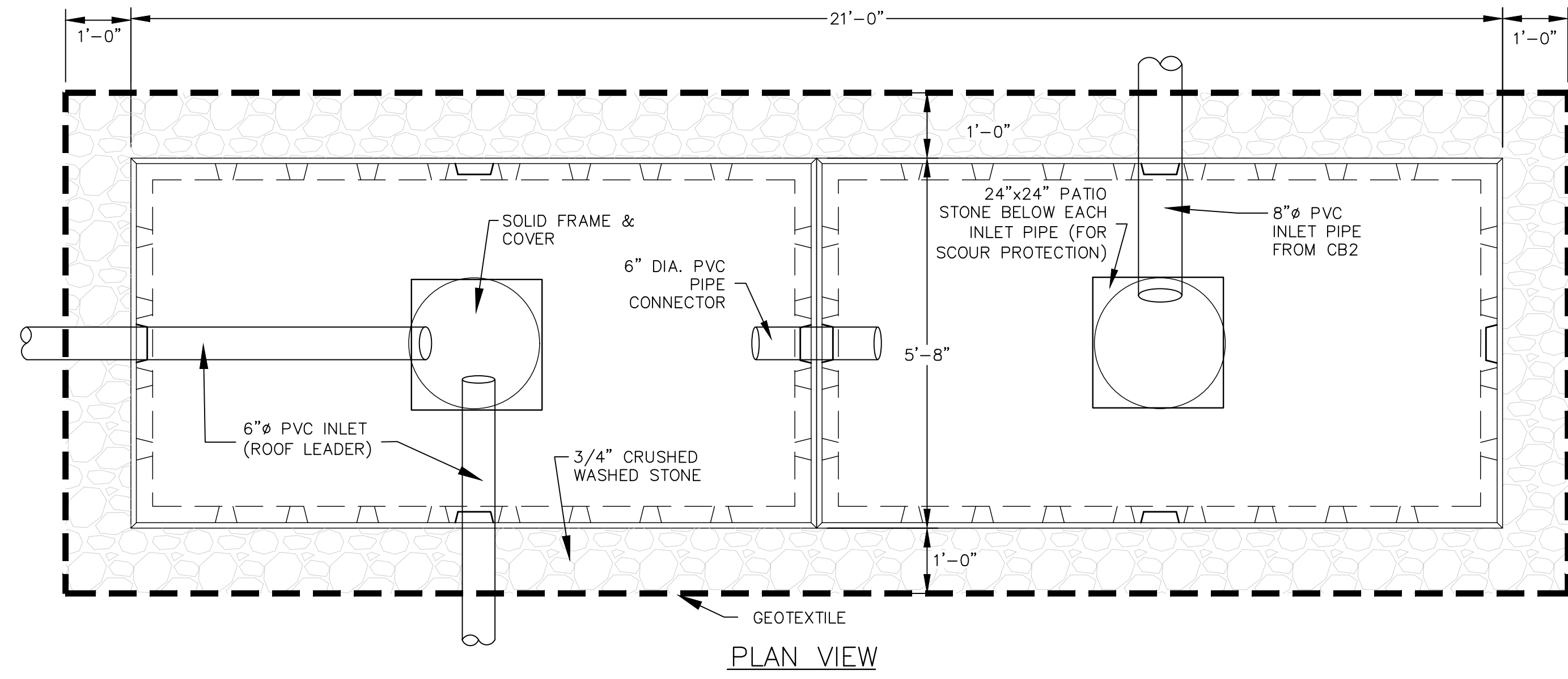
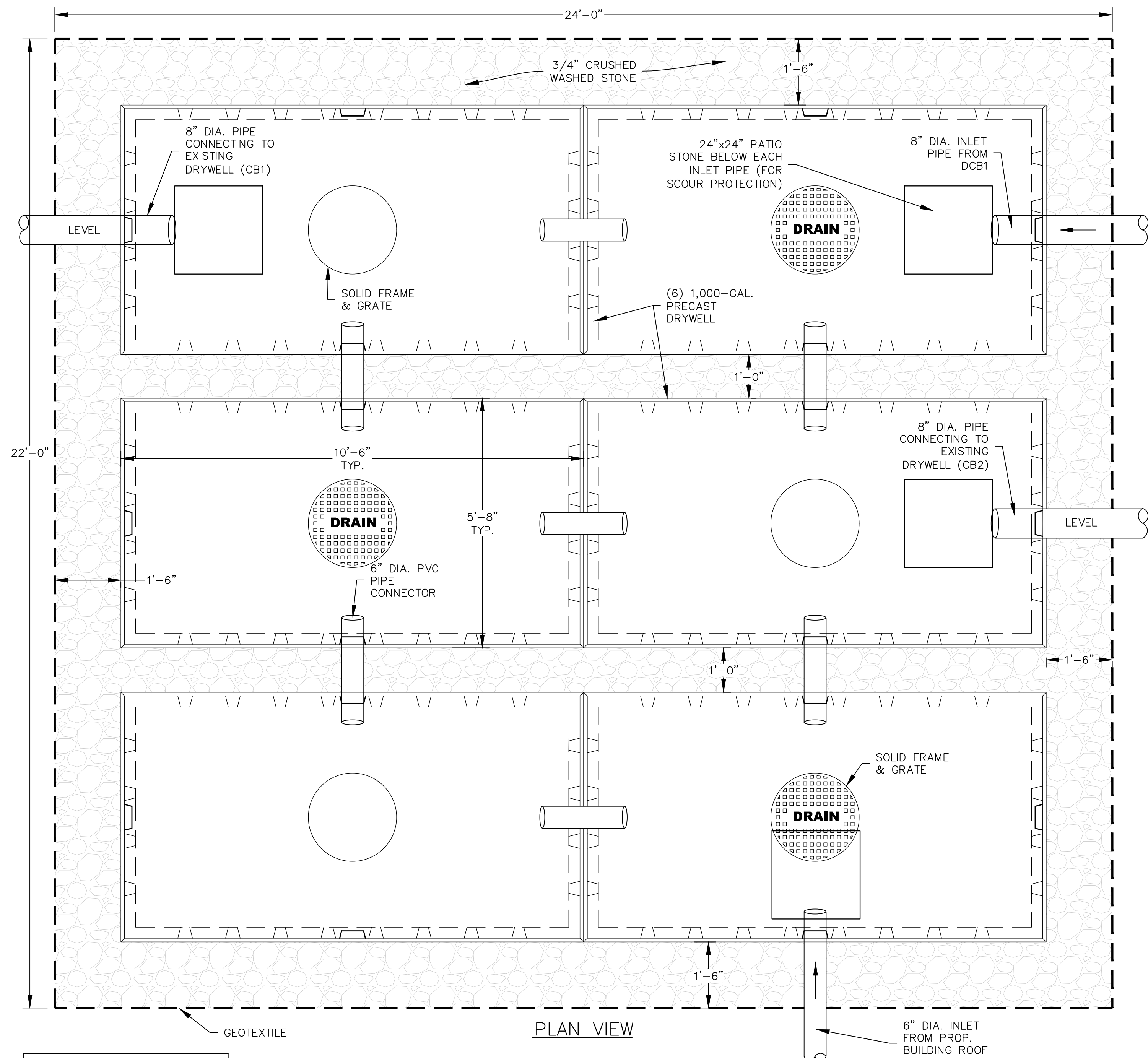
495 Cabot Street, 2nd Floor  
Beverly, MA 01915

Tel: 978-927-5111  
Fax: 978-927-5103

MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

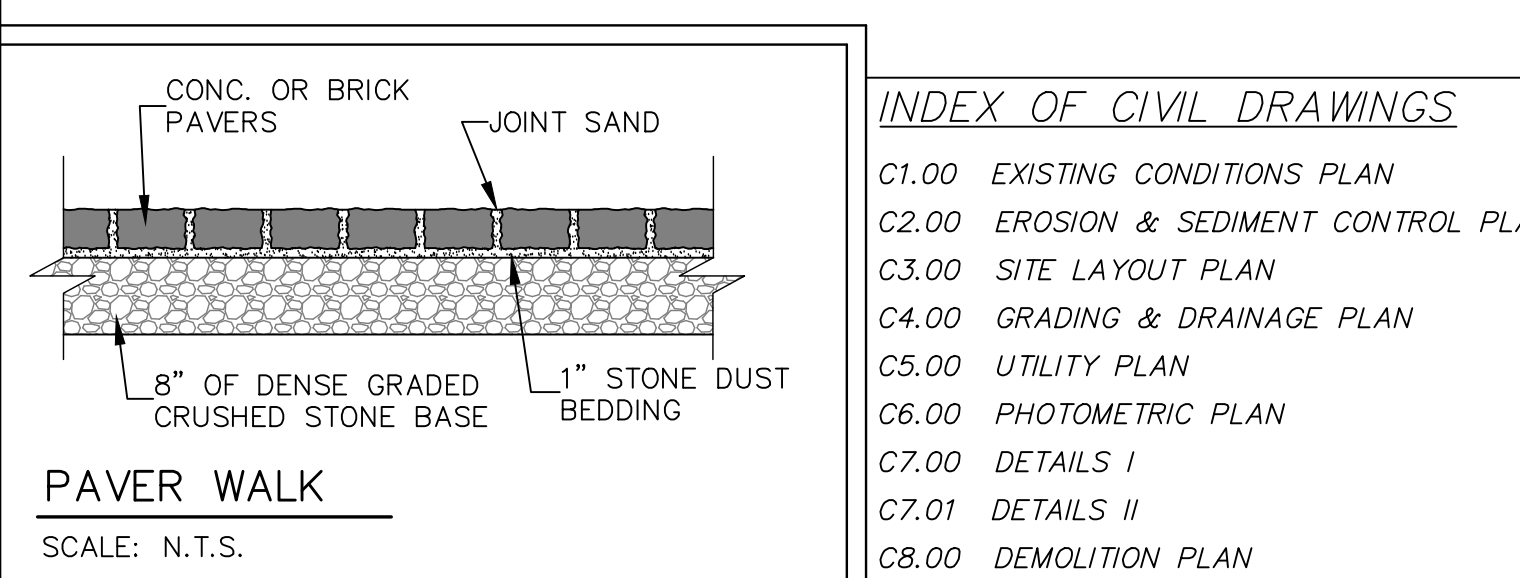
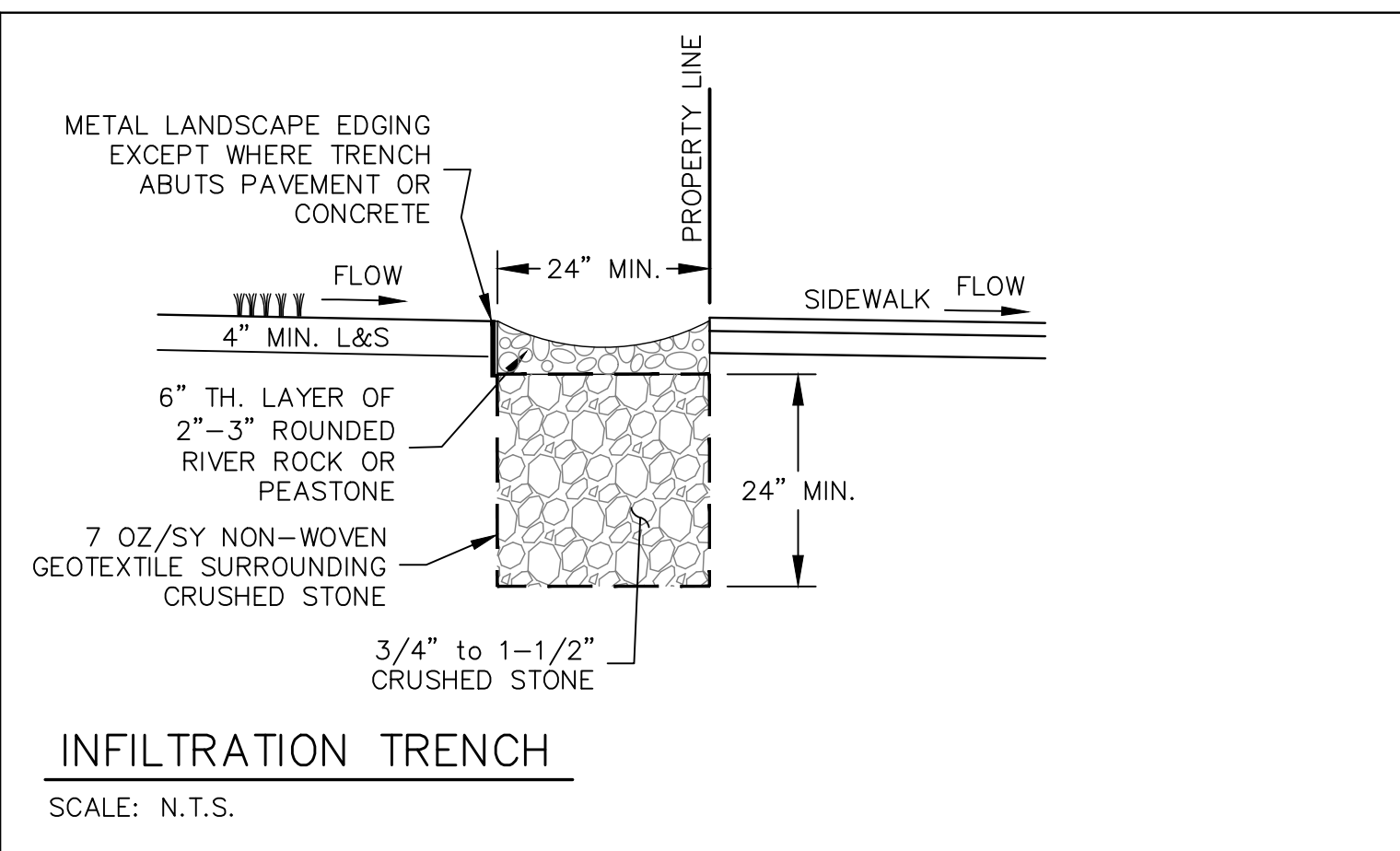
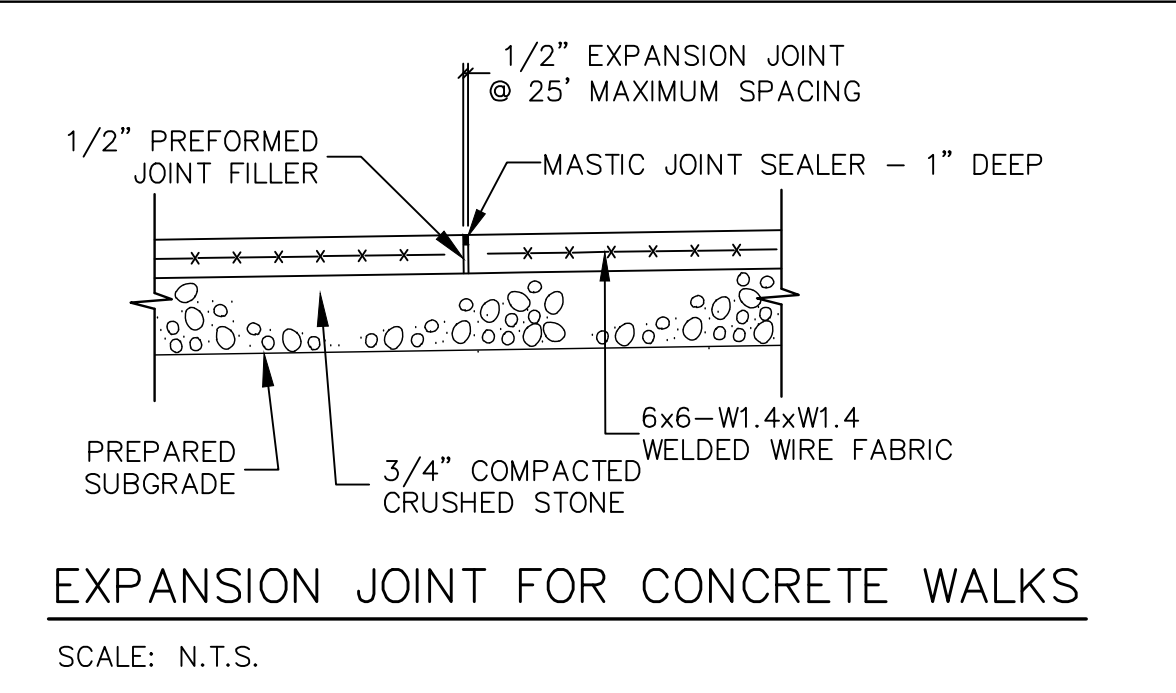
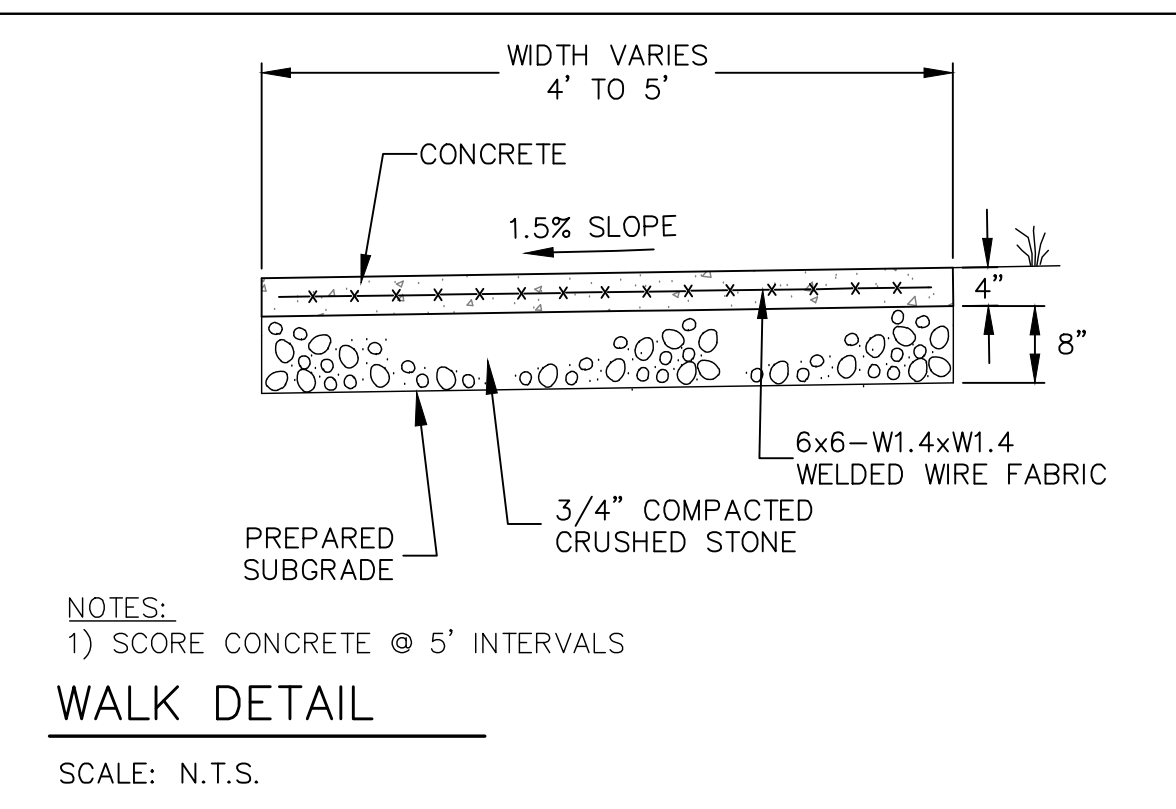
**DETAILS I**

Scale: 1"=20'  
 Job No: C7.00  
 Date: 6/21/23



**1,000 GAL. DRY WELL DETAIL (DW4)**  
SCALE: N.T.S.

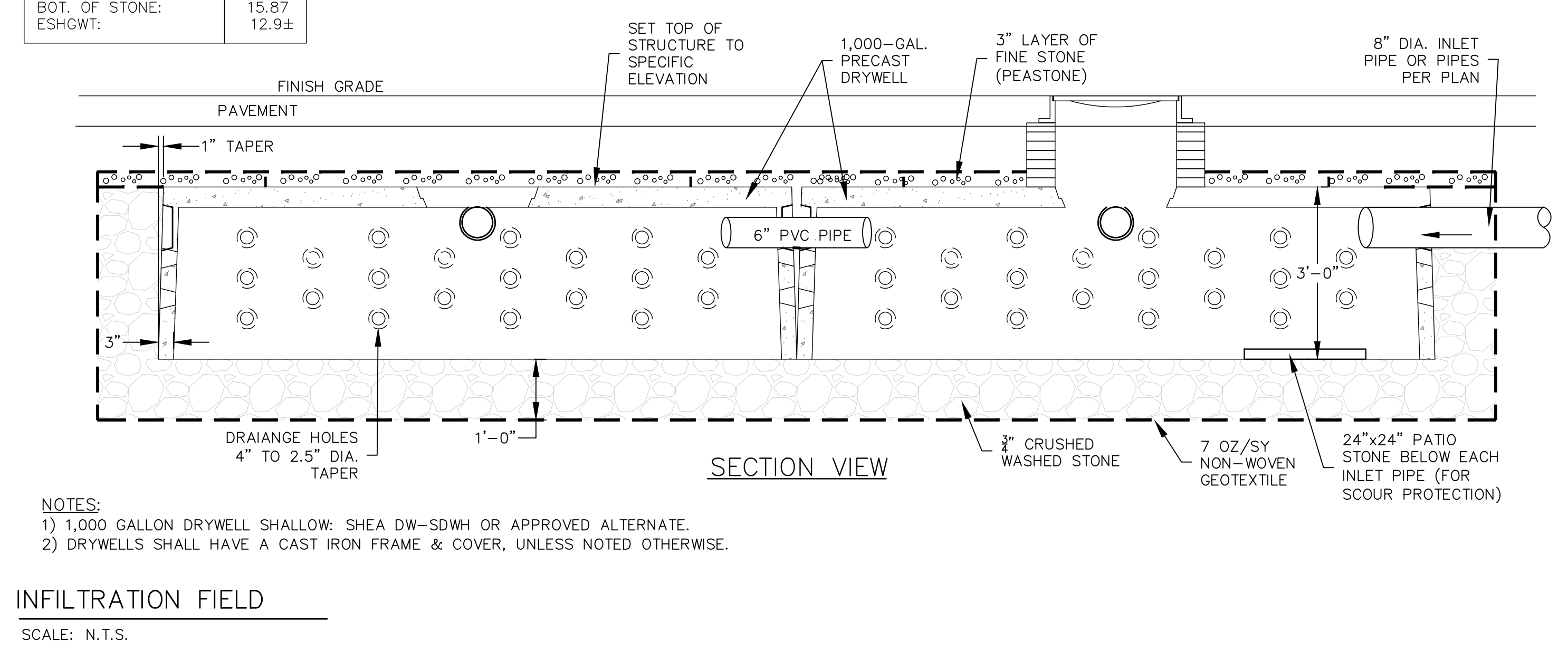
DRYWELL ELEVATIONS	
STRUCTURE	DW4
LOADING:	H-20
DIMENSIONS:	7.67'x23.0'
RIM:	22.2±
TOP OF STRUCTURE:	21.2
PIPE INVERT:	20.0
BOT. OF STRUCTURE:	18.2
BOT. OF STONE:	17.2
ESHWGT:	12.3±



**INDEX OF CIVIL DRAWINGS**

- C1.00 EXISTING CONDITIONS PLAN
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- C3.00 SITE LAYOUT PLAN
- C4.00 GRADING & DRAINAGE PLAN
- C5.00 UTILITY PLAN
- C6.00 PHOTOMETRIC PLAN
- C7.00 DETAILS I
- C7.01 DETAILS II
- C8.00 DEMOLITION PLAN

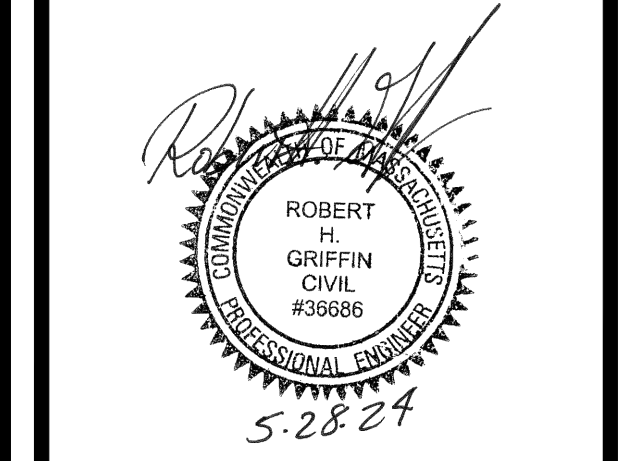
DRYWELL ELEVATIONS	
LOADING:	H-20
RIM:	VARIES
TOP OF STRUCTURE:	19.87
PIPE INVERT:	18.70
BOT. OF STRUCTURE:	16.87
BOT. OF STONE:	15.87
ESHWGT:	12.9±



**INFILTRATION FIELD**  
SCALE: N.T.S.

No.	Date	Description
5/28/24		ADD INFIL TRENCH DETAIL
1/17/24		REV. DW & INFIL FIELD DETAILS; ADD PAVER WALK DETAIL

**Revisions**



**Griffin Engineering Group, LLC**

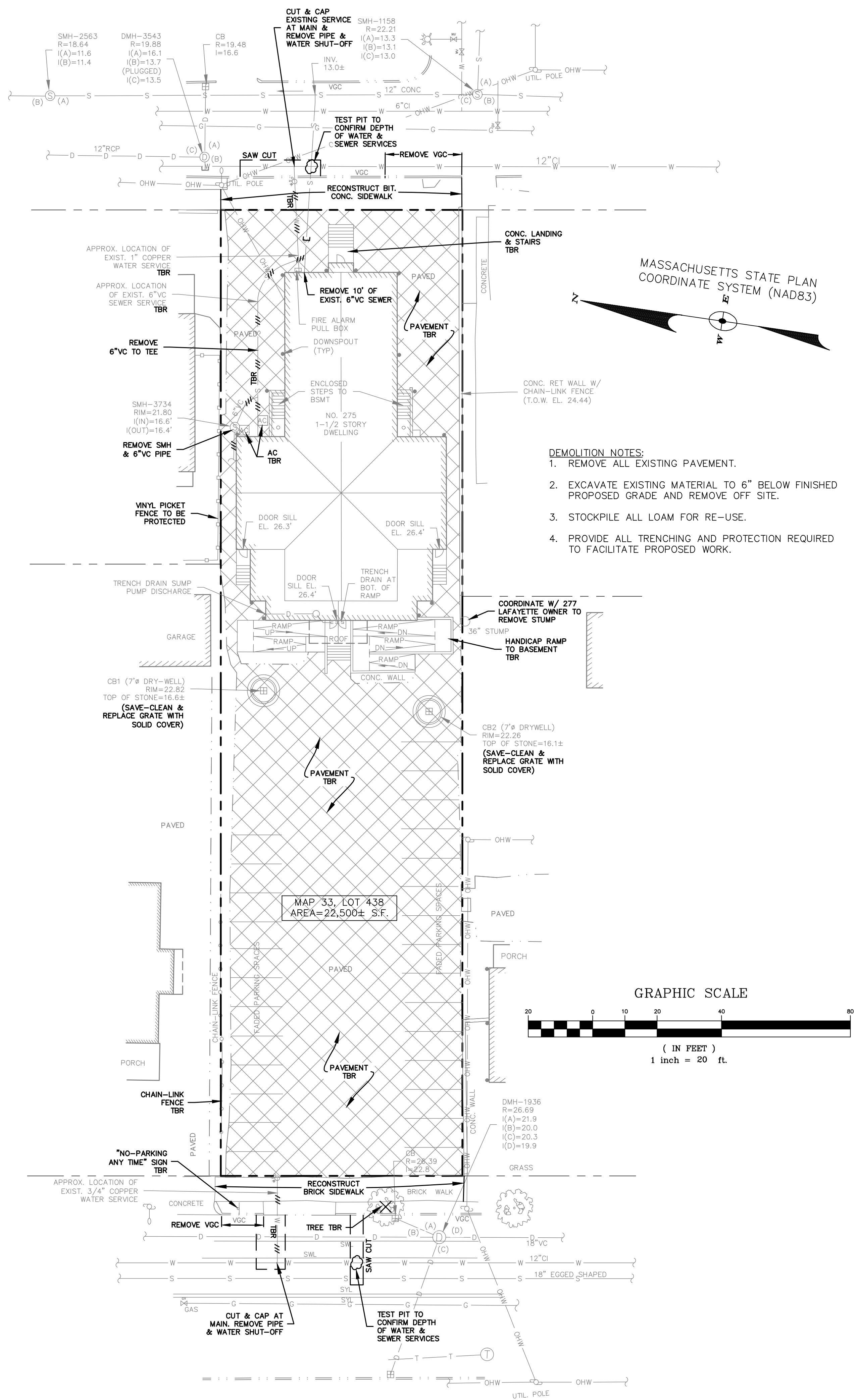
495 Cabot Street, 2nd Floor  
Beverly, MA 01915

Tel: 978-927-5111  
Fax: 978-927-5103

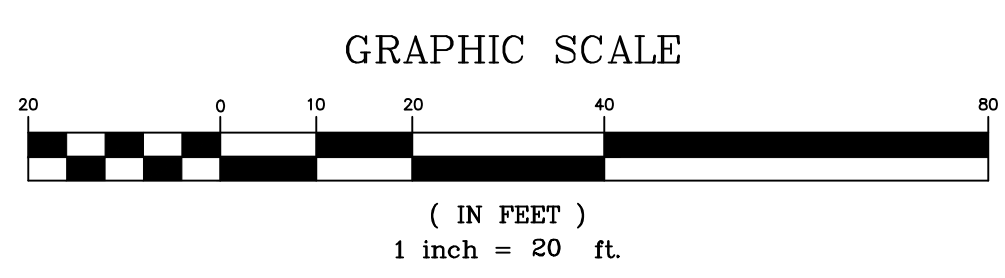
MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

**DETAILS II**

Scale: AS-SHOWN	C7.01
Job No:	
Date: 6/21/23	



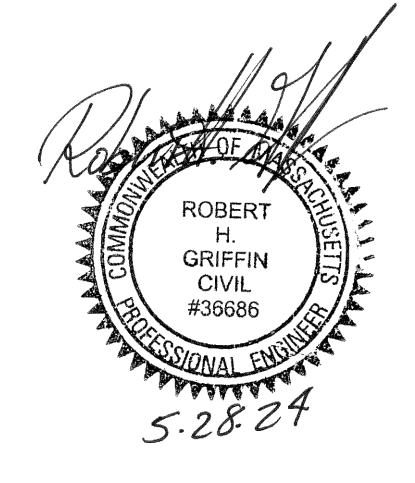
- DEMOLITION NOTES:**
1. REMOVE ALL EXISTING PAVEMENT.
  2. EXCAVATE EXISTING MATERIAL TO 6" BELOW FINISHED PROPOSED GRADE AND REMOVE OFF SITE.
  3. STOCKPILE ALL LOAM FOR RE-USE.
  4. PROVIDE ALL TRENCHING AND PROTECTION REQUIRED TO FACILITATE PROPOSED WORK.



**INDEX OF CIVIL DRAWINGS**

C1.00	EXISTING CONDITIONS PLAN
C2.00	EROSION & SEDIMENT CONTROL PLAN
C3.00	SITE LAYOUT PLAN
C4.00	GRADING & DRAINAGE PLAN
C5.00	UTILITY PLAN
C6.00	PHOTOMETRIC PLAN
C7.00	DETAILS I
C7.01	DETAILS II
C8.00	DEMOLITION PLAN

No.	Date	Description
Revisions		



**Griffin Engineering Group, LLC**

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MD PROPERTY DEVELOPMENT  
275 LAFAYETTE ST  
SALEM, MA

DEMOLITION PLAN

Scale: 1"=20'	C8.00
Job No:	
Date: 5/28/24	