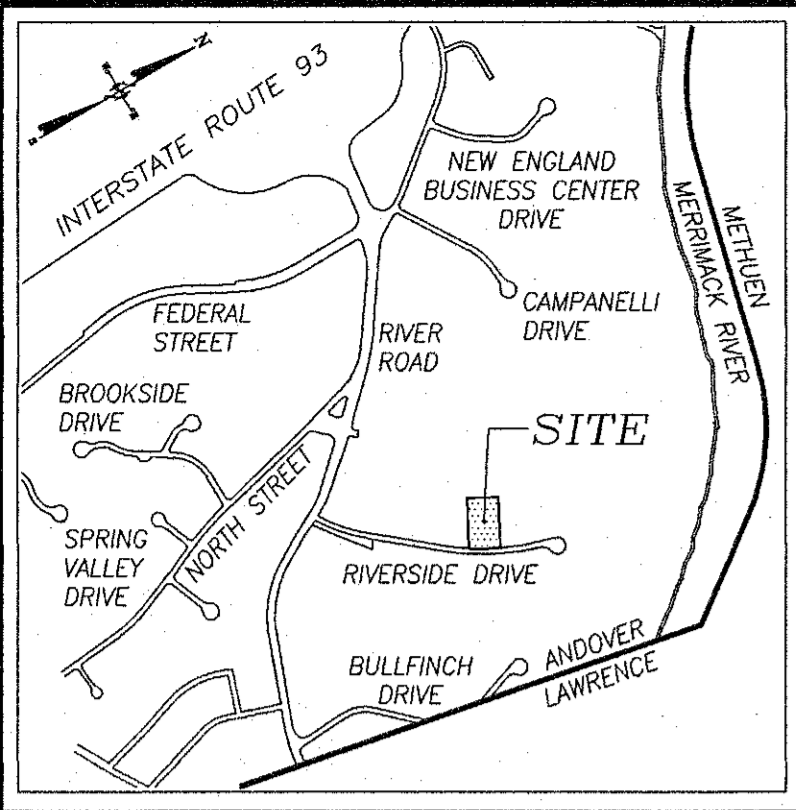
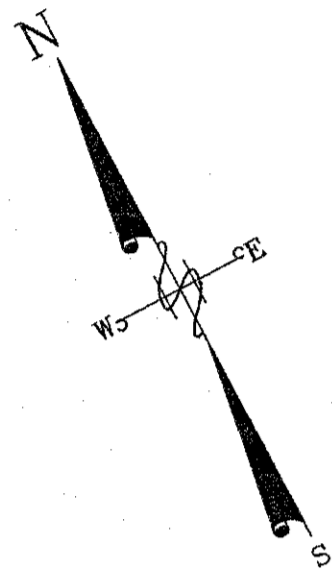


PROPOSED SELF STORAGE FACILITY 43 RIVER ROAD



LOCUS MAP:
NOT TO SCALE

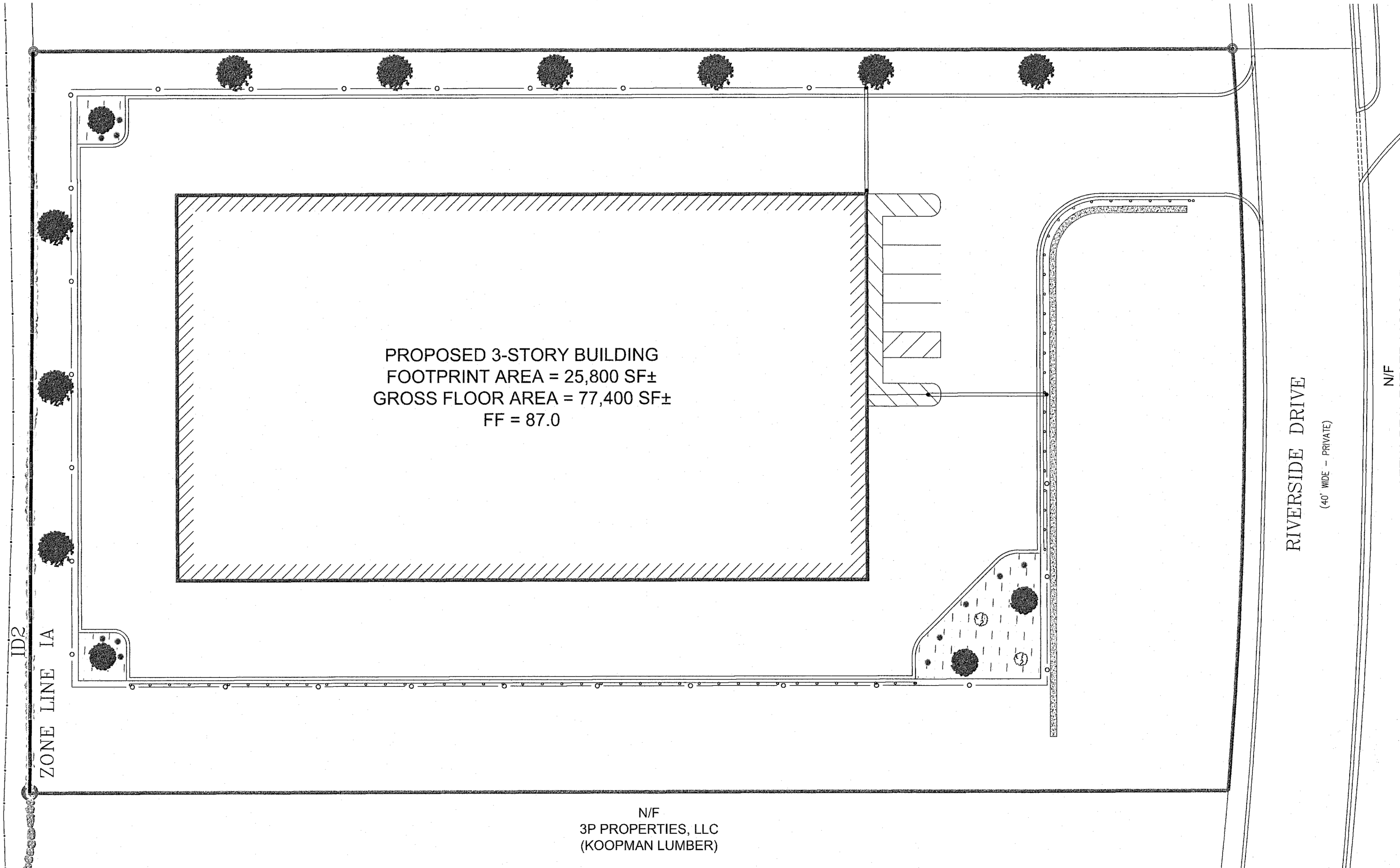
N/F
ANDOVER PARK DEVELOPMENT L.P.T.
(HOMWOOD SUITES)



INDEX TO SHEETS

- SHEET #1 - COVER SHEET
- SHEET #2 - EXISTING CONDITIONS PLAN
- SHEET #3 - SOIL EROSION & SEDIMENTATION CONTROL
- SHEET #4 - SITE LAYOUT PLAN
- SHEET #5 - GRADING & DRAINAGE PLAN
- SHEET #6 - UTILITY PLAN
- SHEET #7 - LANDSCAPE PLAN
- SHEET #8 - DETAILS & MATERIAL SPECIFICATIONS
- SHEET #9 - DETAIL SHEET
- SHEET #10 - DETAIL SHEET

N/F
GREATER LAWRENCE REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL



N/F
AETNA REAL ESTATE ASSOC. L.P.

RIVERSIDE DRIVE
(40' WIDE - PRIVATE)

N/F
3P PROPERTIES, LLC
(KOOPMAN LUMBER)

NOTES:

1. SUBJECT PROPERTY LOCATED ON A PORTION OF THE PROPERTY LOCATED ON ANDOVER ASSESSORS MAP #126, LOT #4. SUBJECT PROPERTY SHOWN AS LOT A ON RECORD PLAN #11374 RECORDED AT THE ESSEX NORTH REGISTRY OF DEEDS.
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3. TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY DANA F. PERKINS, INC., IN MAY OF 2022.

DEED REFERENCES:

ESSEX NORTH REGISTRY OF DEEDS
DEED BOOK: 17058 PAGE: 310
PLAN BOOK: PLAN #B302
PLAN BOOK: PLAN #11374

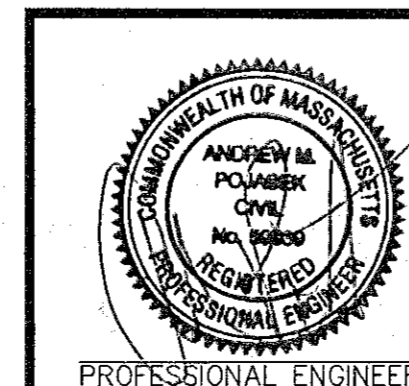
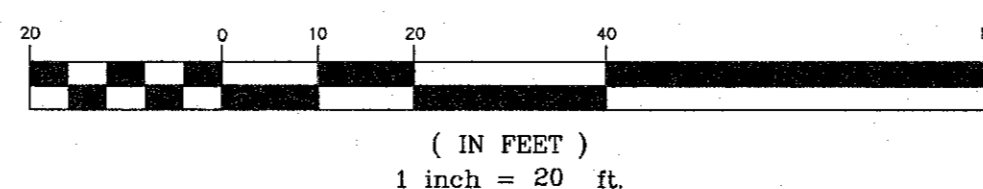
RECORD OWNERS:

3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

APPROVED BY THE TOWN OF
ANDOVER PLANNING BOARD:

DATE: _____

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



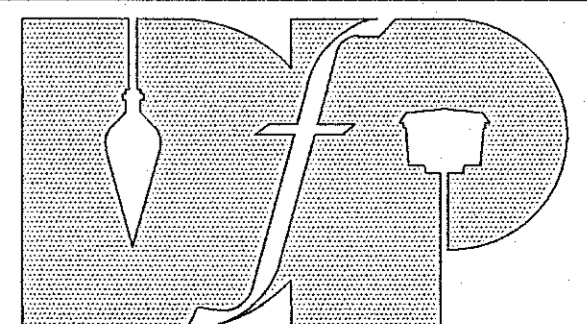
COVER SHEET
PROPOSED SELF STORAGE FACILITY
43 RIVER ROAD
ANDOVER, MASSACHUSETTS

SCALE: 1" = 20' DATE: JULY 11, 2022

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1057 EAST STREET ~ TENNSBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANA@PERKINS.COM

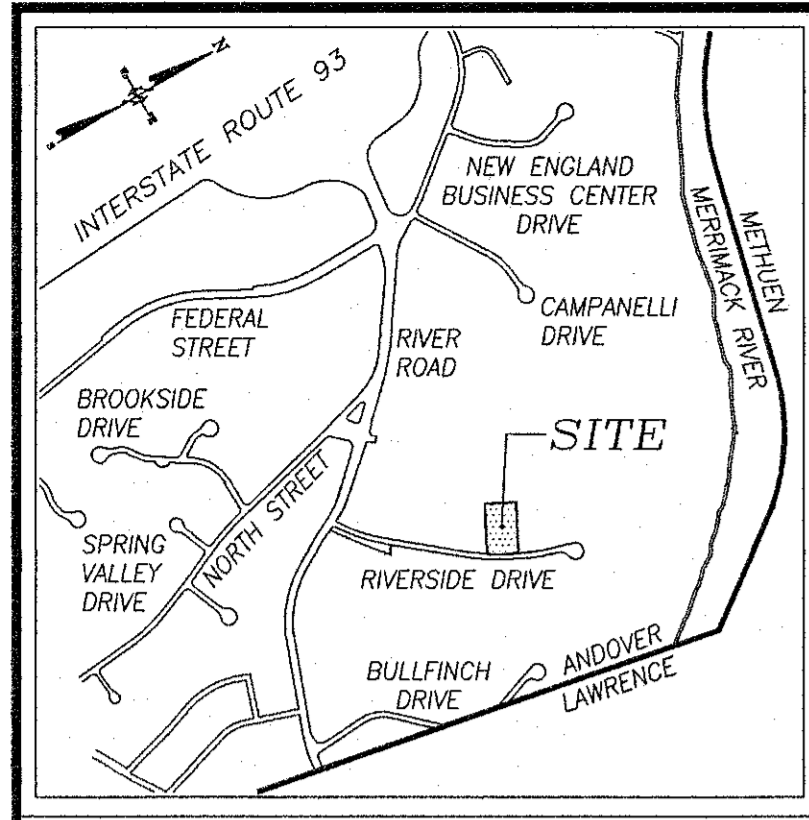
PREPARED FOR:
3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

JOB NO. 51947 SHEET 1 OF 10

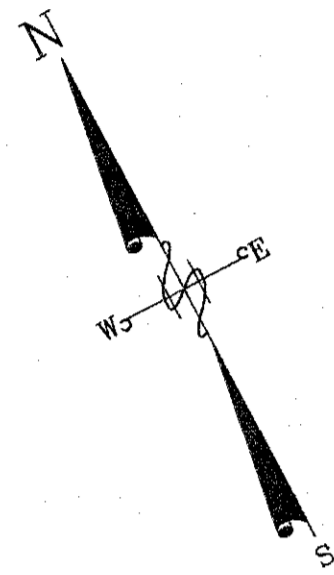


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DATE	BY	REVISION



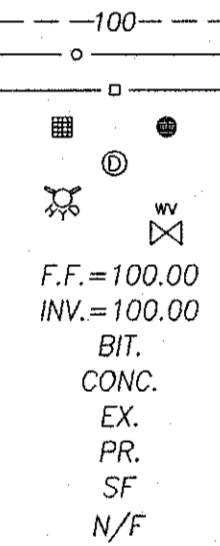
LOCUS MAP:
NOT TO SCALE



LEGEND:

SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

- CONTOUR
- CHAIN LINK FENCE
- STOCKADE FENCE
- CATCH BASIN ~ CB
- DRAIN MANHOLE ~ DMH
- HYDRANT
- WATER VALVE
- FINISH FLOOR ELEVATION
- INVERT ELEVATION
- BITUMINOUS
- CONCRETE
- EXISTING
- PROPOSED
- SQUARE FEET
- NOW OR FORMERLY



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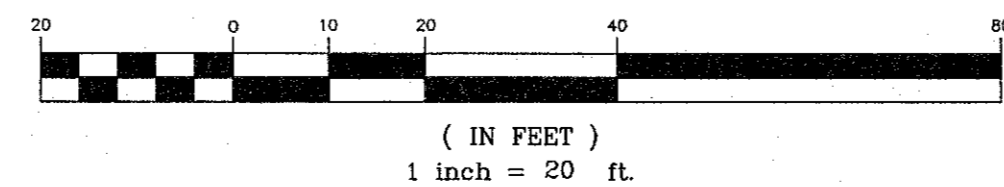
ESSEX NORTH REGISTRY OF DEEDS
DEED BOOK: 17058 PAGE: 310
PLAN BOOK: PLAN #8302
PLAN BOOK: PLAN #11374

RECORD OWNERS:

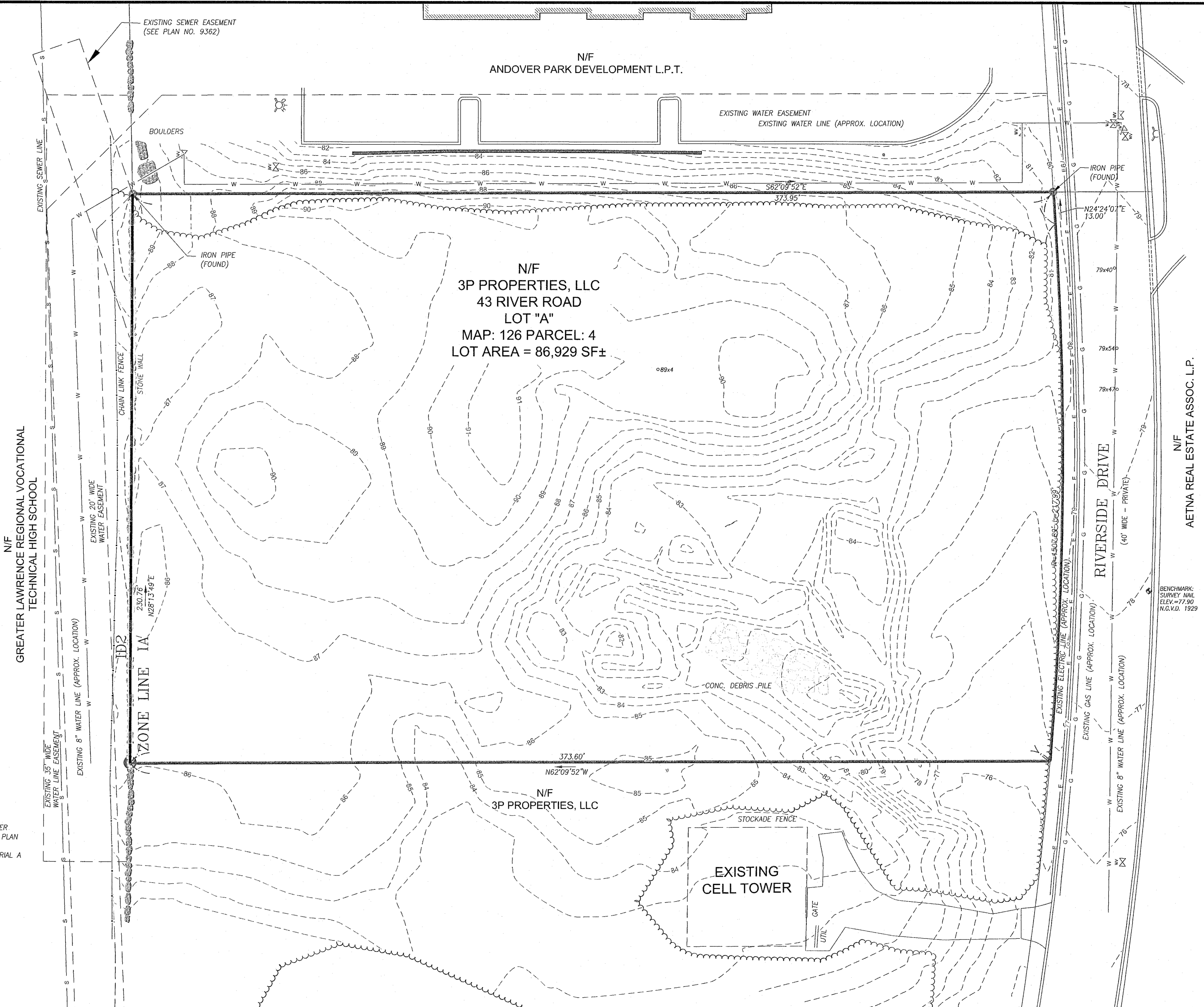
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WHITINSVILLE, MA

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DATE	BY	REVISION



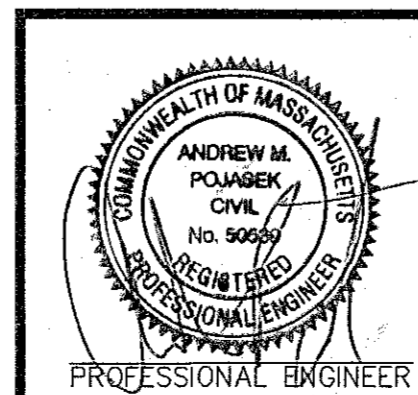
N/F
3P PROPERTIES, LLC
43 RIVER ROAD
LOT "A"
MAP: 126 PARCEL: 4
LOT AREA = 86,929 SF±

N/F
AETNA REAL ESTATE ASSOC. L.P.

BENCHMARK
SURVEY MARK
ELEV. = 77.96
N.G.V.D. 1929

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE: _____



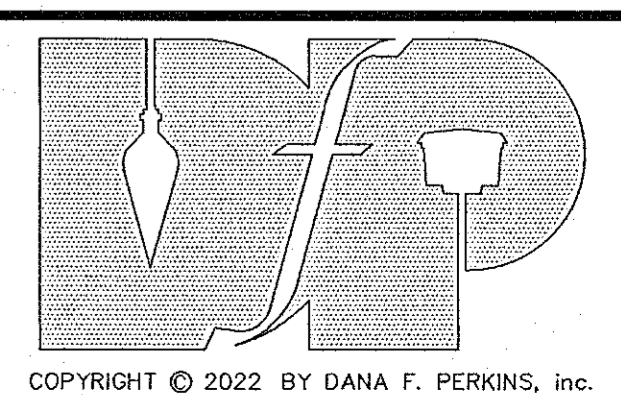
EXISTING CONDITIONS PLAN
PROPOSED SELF STORAGE FACILITY
43 RIVER ROAD
ANDOVER, MASSACHUSETTS

SCALE: 1" = 20'
DATE: JULY 11, 2022

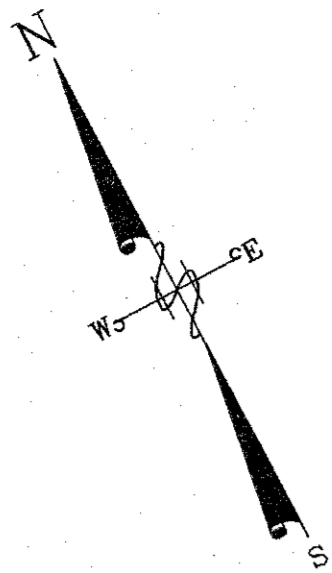
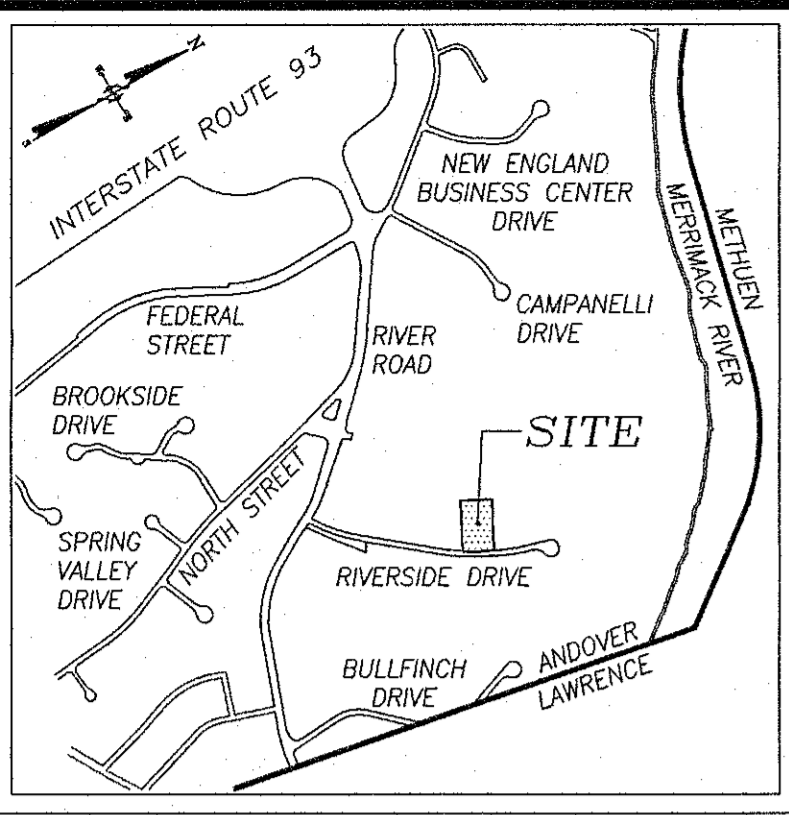
DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1057 EAST STREET ~ TEWKSBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANA.F.PERKINS.COM

PREPARED FOR:
3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

JOB NO. 51947
SHEET 2 OF 10



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GENERAL SEQUENCE OF CONSTRUCTION

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY WORK STARTING ON THE PROJECT. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CURB CUT LOCATED ALONG RIVERSIDE DRIVE SHALL BE CONSTRUCTED AND THE CONSTRUCTION ENTRANCE INSTALLED.
3. THE CONTRACTOR SHALL CUT AND REMOVE ALL TREES WITHIN THE LIMIT OF WORK AND STUMP THE SITE.
4. THE LOAM AND SUBSOIL WITHIN THE LIMIT OF WORK SHALL BE STRIPPED. THE MAJORITY OF THE STRIPPED SOILS WILL BE HAULED OFF SITE. SOME LOAM MAY BE RETAINED AND STOCKPILED IN DESIGNATED SOIL STOCKPILE AREAS.
5. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED TO HELP CONTROL RUNOFF FROM THE SITE, AS NECESSARY.
6. GENERAL SITE GRADING SHALL BE COMPLETED, INCLUDING THE INSTALLATION OF THE RETAINING WALLS.
7. ONCE GENERAL SITE GRADING IS COMPLETED, THE DRAINAGE SYSTEM SHALL BE INSTALLED, STARTING WITH OUTLETS, AND FINISHING WITH PIPING AND DRAINAGE STRUCTURES.
8. CONSTRUCTION OF THE BUILDING SHALL BE COMPLETED.
9. FINAL SITE GRADING SHALL BE COMPLETED.
10. THE SITE SHALL BE PREPARED FOR PAVEMENT, AND THEN THE BASE COAT OF PAVEMENT SHALL BE INSTALLED.
11. STORMWATER SYSTEMS SHALL BE ACTIVATED ONCE THE BASE COAT OF PAVEMENT HAS BEEN INSTALLED.
12. LANDSCAPING AND SIGNAGE SHALL BE INSTALLED.
13. TOP COURSE PAVING AND STRIPING SHALL BE COMPLETED.
14. ONCE SITE IS STABILIZED, EROSION CONTROL MEASURES SHALL BE REMOVED.

NOTES:

1. SUBJECT PROPERTY LOCATED ON A PORTION OF THE PROPERTY LOCATED ON ANDOVER ASSESSORS MAP #126, LOT #4. SUBJECT PROPERTY SHOWN AS LOT A ON RECORD PLAN #11374 RECORDED AT THE ESSEX NORTH REGISTRY OF DEEDS.
2. SUBJECT PROPERTY LOCATED IN TOWN OF ANDOVER ZONING DISTRICT "A" ~ INDUSTRIAL A ZONING DISTRICT.
3. TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY DANA F. PERKINS, INC., IN MAY OF 2022.

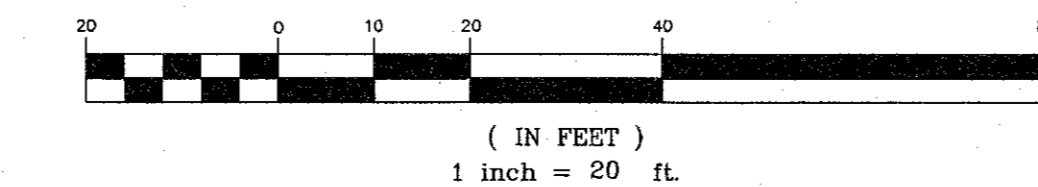
DEED REFERENCES:

ESSEX NORTH REGISTRY OF DEEDS
DEED BOOK: 17058 PAGE: 310
PLAN BOOK: PLAN #8302
PLAN BOOK: PLAN #11374

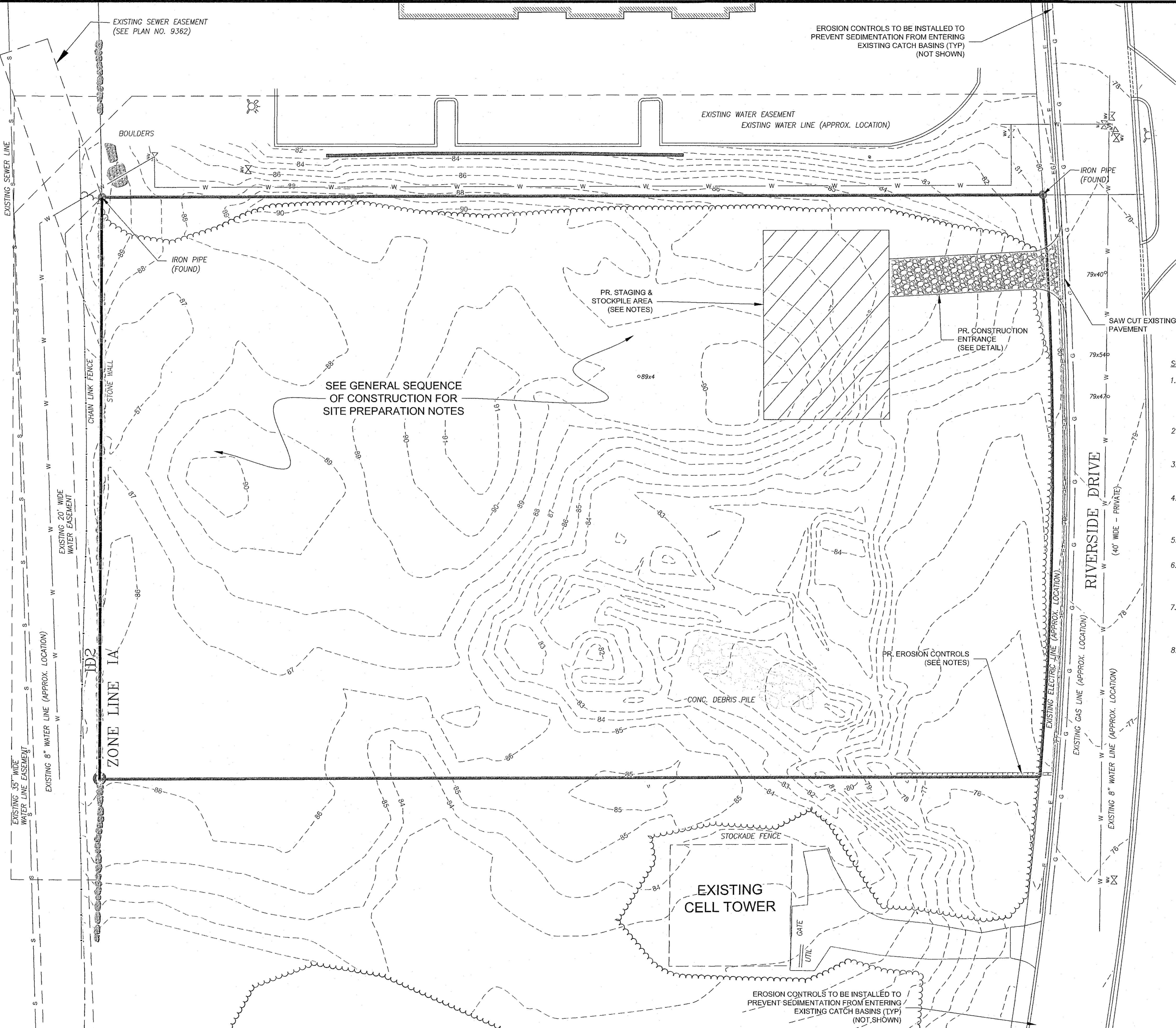
RECORD OWNERS:

3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

UTILITY STATEMENT:
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DATE	BY	REVISION



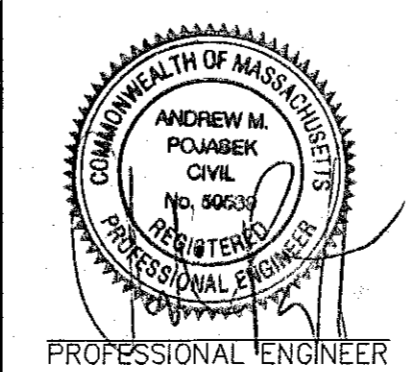
- LEGEND:**
SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN
- CONTOUR ---100---
 - CHAIN LINK FENCE [Symbol]
 - STOCKADE FENCE [Symbol]
 - PROPOSED EROSION CONTROL [Symbol]
 - CATCH BASIN ~ CB [Symbol]
 - DRAIN MANHOLE ~ DMH [Symbol]
 - HYDRANT [Symbol]
 - WATER VALVE [Symbol]
 - FINISH FLOOR ELEVATION F.F.=100.00
 - INVERT ELEVATION INV.=100.00
 - BITUMINOUS BIT.
 - CONCRETE CONC.
 - EXISTING EX.
 - PROPOSED PR.
 - SQUARE FEET SF
 - NOW OR FORMERLY N/F

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY WORK STARTING ON THE PROJECT. ALL CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. ANY CONSTRUCTION STAGING AREAS AND ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS AROUND THE PERIMETER.
3. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO ROADWAYS.
4. TEMPORARY SEEDING OR OTHER METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE WHERE CONSTRUCTION HAS BEEN COMPLETED.
5. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY.
6. CONSTRUCTION STAGING AREAS AND TEMPORARY STOCKPILE AREAS SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY SEDIMENT BASINS AND/OR ADDITIONAL EROSION CONTROLS, AS NECESSARY, ONCE CONSTRUCTION HAS BEGUN.
8. ONCE DRAINAGE STRUCTURES ARE INSTALLED, EROSION CONTROLS SHALL BE PLACED TO PROVIDE PROTECTION AT ALL CATCH BASINS AND INLETS TO HELP PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM DURING CONSTRUCTION.

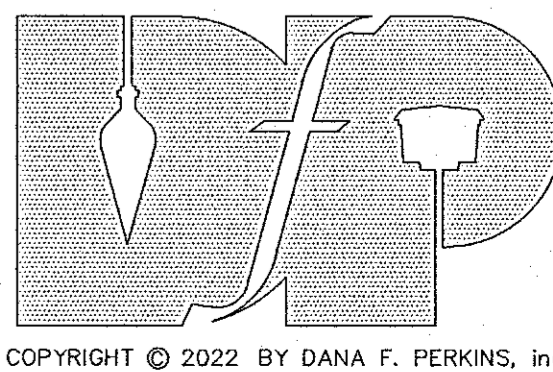
APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE: _____

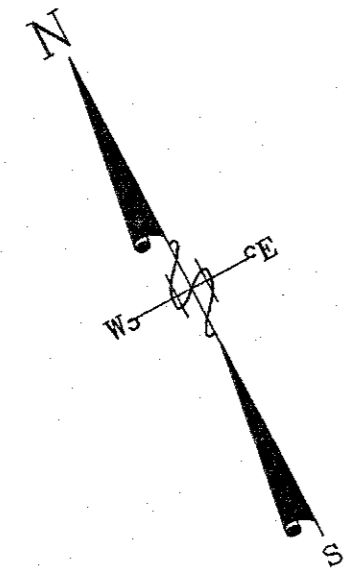
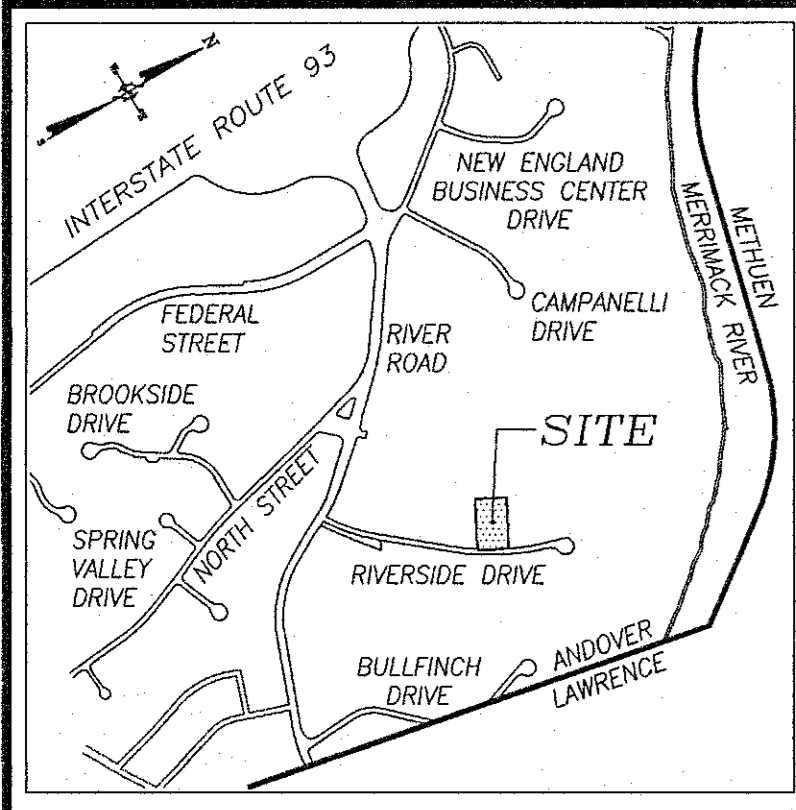


SOIL EROSION & SEDIMENTATION CONTROL
PROPOSED SELF STORAGE FACILITY
43 RIVER ROAD
ANDOVER, MASSACHUSETTS
SCALE: 1" = 20'
DATE: JULY 11, 2022

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1057 EAST STREET ~ TEWKSBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANA.F.PERKINS.COM
PREPARED FOR: 3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA
JOB NO. 51947 SHEET 3 OF 10



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DIMENSIONAL REQUIREMENTS
 REQUIRED INFORMATION PER TOWN OF ANDOVER ZONING BY-LAW FOR INDUSTRIAL "A" ZONING DISTRICT

CHARACTERISTIC	REQUIRED	PROVIDED
MIN. LOT AREA:	-----	86,929 sq.ft.
MIN. LOT FRONTAGE:	-----	230.99' ±
MIN. FRONT YARD:	50'	116.4' ±
MIN. SIDE YARD:	40'	44.9' ±
MIN. REAR YARD:	40'	45.0' ±
MAX. HEIGHT:	60'	34' ±
MAX. BUILDING COVERAGE:	30%	29.7%
MAX. LOT COVERAGE:	-----	65.2%

LEGEND:
 SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

EDGE OF PAVEMENT	EP
EDGE OF PAVEMENT - CAPE COD BERM	EPCCB
PROPOSED BITUMINOUS CONCRETE	PROP. BIT. CONC.
RETAINING WALL	RET.
FINISH FLOOR ELEVATION	FF=100.00
PROPOSED PARKING SPACES	(10)
ACCESSIBLE PARKING SPACE	(10)

NOTES:

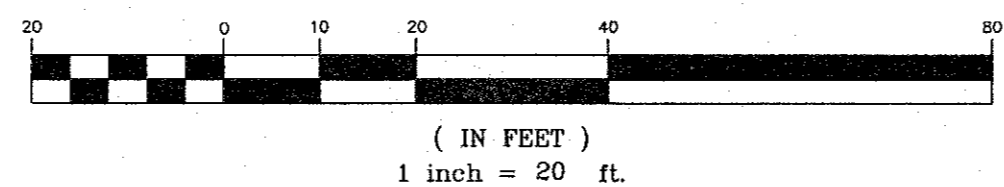
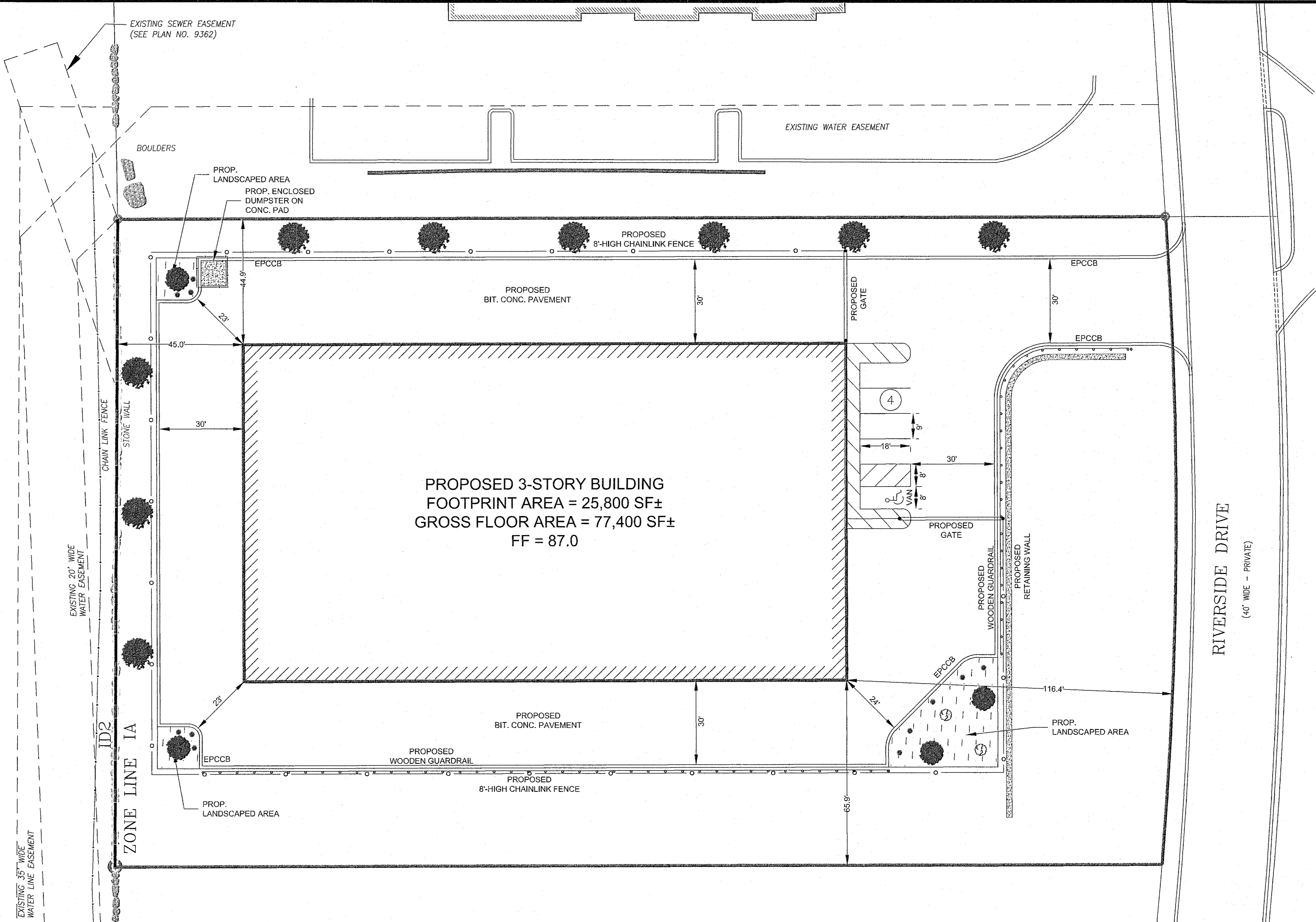
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 ESSEX NORTH REGISTRY OF DEEDS
 DEED BOOK: 17058 PAGE: 310
 PLAN BOOK: PLAN #8302
 PLAN BOOK: PLAN #11374

RECORD OWNERS:
 3P PROPERTIES, LLC
 665 CHURCH STREET
 WHITINSVILLE, MA

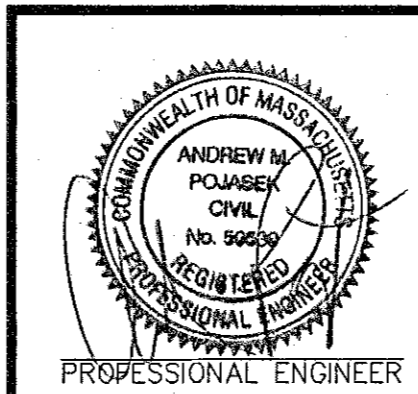
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DATE	BY	REVISION



APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE: _____



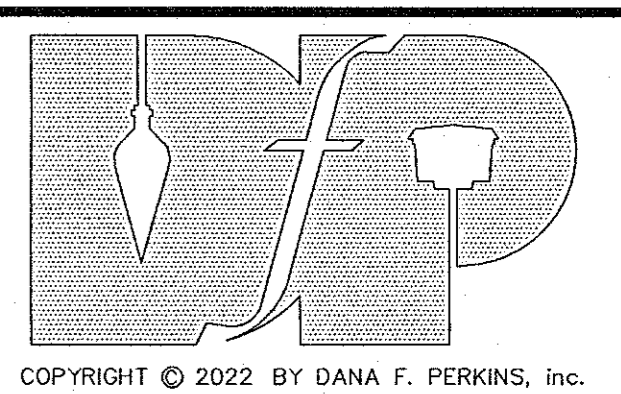
SITE LAYOUT PLAN
 PROPOSED SELF STORAGE FACILITY
 43 RIVER ROAD
 ANDOVER, MASSACHUSETTS

SCALE: 1" = 20' DATE: JULY 11, 2022

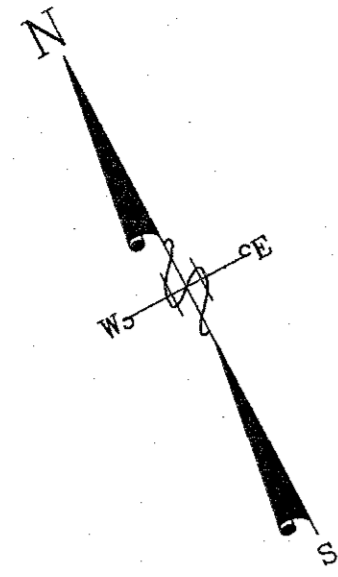
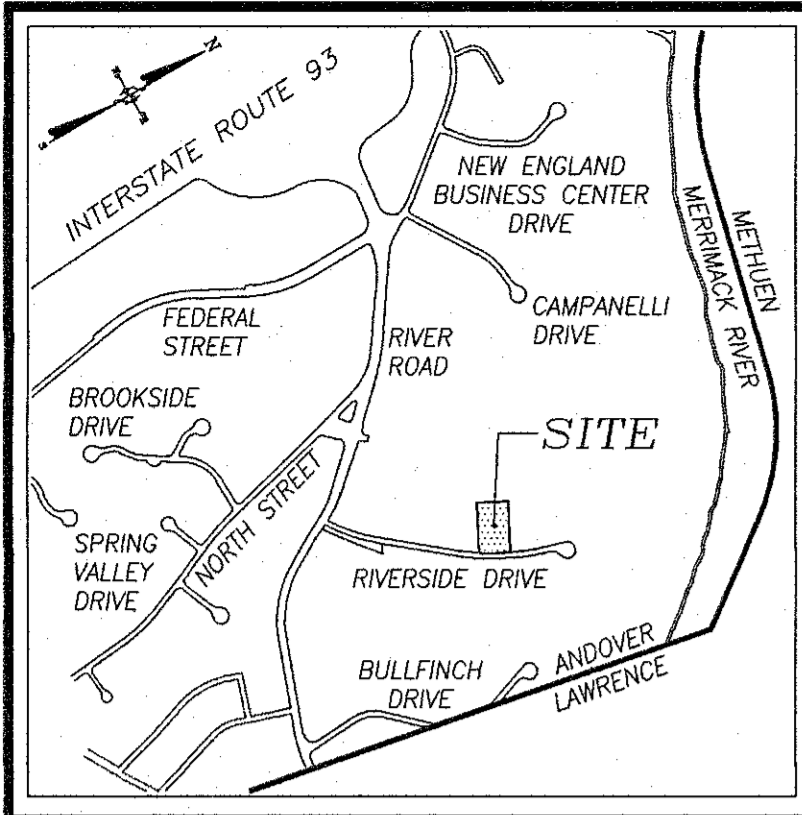
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 TEL: 978-858-0880 FAX: 978-640-0237
 DANA.F.PERKINS.COM

PREPARED FOR:
 3P PROPERTIES, LLC
 665 CHURCH STREET
 WHITINSVILLE, MA

JOB NO. 51947 SHEET 4 OF 10



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LEGEND:

SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

- CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN ~ CB
- PROPOSED DRAIN MANHOLE ~ DMH
- PROPOSED SPOT ELEVATION
- INVERT ELEVATION INV=100.00
- HIGH-DENSITY POLYETHYLENE (PIPE) HDPE F.F.=100.00
- FINISH FLOOR ELEVATION F.F.
- BITUMINOUS BIT.
- CONCRETE CONC.
- EXISTING EX.
- PROPOSED PROP.
- SQUARE FEET SF
- TOP OF WALL ELEVATION TW=100.00
- BOTTOM OF WALL ELEVATION BW=100.00
- NOW OR FORMERLY N/F

NOTES:

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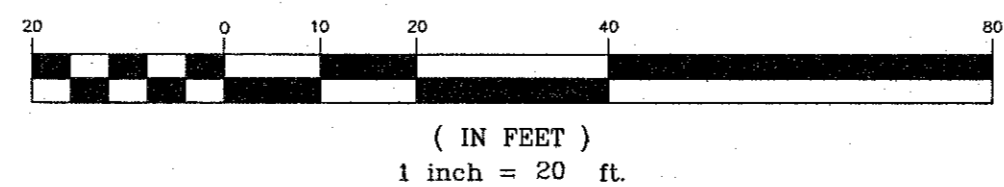
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 PLAN BOOK: PLAN #8302
 PLAN BOOK: PLAN #11374

RECORD OWNERS:

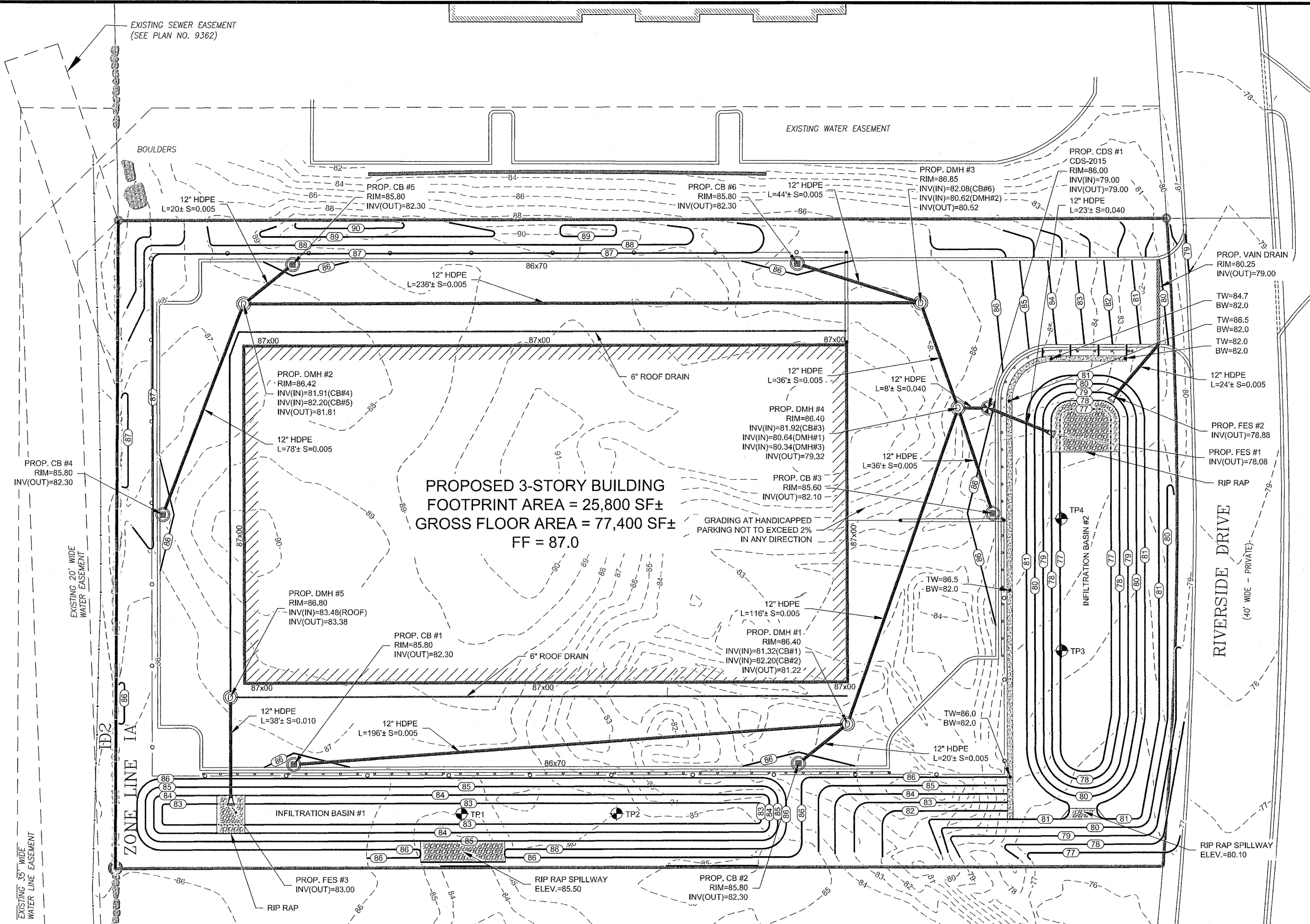
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 665 CHURCH STREET
 WHITINSVILLE, MA

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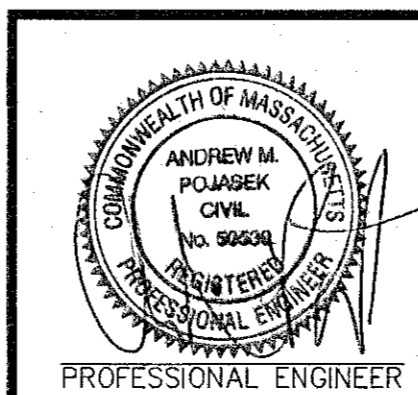


DATE	BY	REVISION



APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

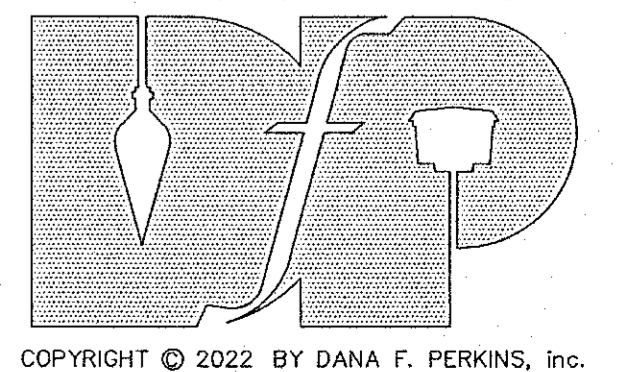
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GRADING & DRAINAGE PLAN
 PROPOSED SELF STORAGE FACILITY
 43 RIVER ROAD
 ANDOVER, MASSACHUSETTS

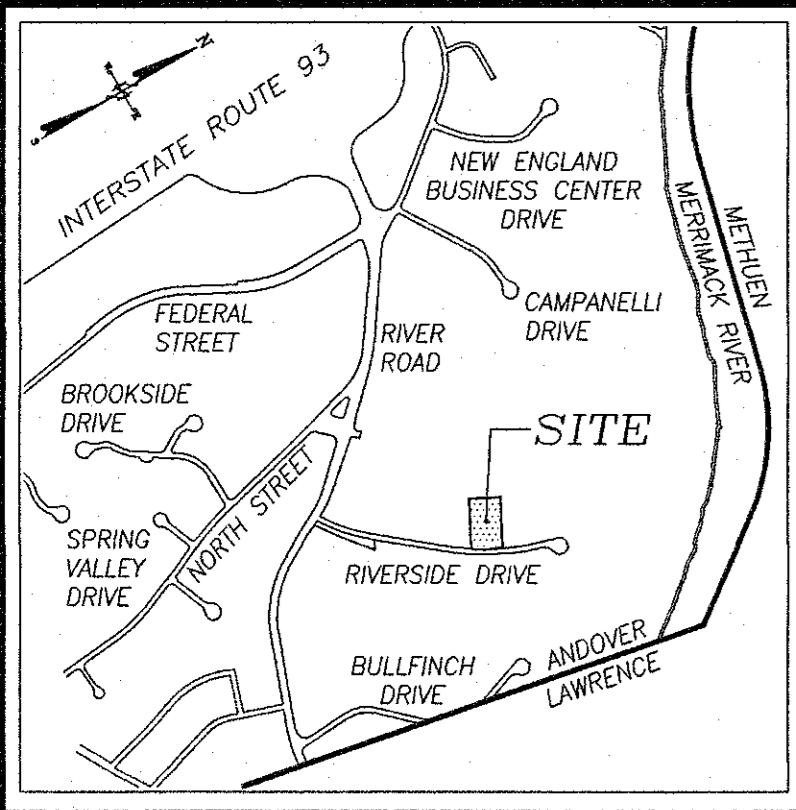
DANA F. PERKINS, inc.
 Consulting Engineers & Land Surveyors
 1057 EAST STREET ~ TENKSURRY, MASSACHUSETTS 01876
 TEL: 978-858-0680 FAX: 978-840-0237
 DANA.F.PERKINS.COM

PREPARED FOR:
 3P PROPERTIES, LLC
 665 CHURCH STREET
 WHITINSVILLE, MA



SCALE: 1" = 20' DATE: JULY 11, 2022 JOB NO. 51947 SHEET 5 OF 10

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LOCUS MAP:
NOT TO SCALE

- UTILITY GENERAL NOTES:**
1. TELEPHONE, ELECTRIC, AND GAS SERVICES TO NEW BUILDING TO BE DESIGNED BY EACH UTILITY COMPANY.
 2. CONTRACTOR TO VERIFY EXISTING SEWER LINE INVERT AT PROPOSED SEWER CONNECTION LOCATION PRIOR TO INSTALLATION. PROPOSED SEWER LINE TO RUN AT A MINIMUM OF TWO PERCENT.

LEGEND:
SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

EXISTING ELECTRIC LINE	E
EXISTING WATER LINE	W
EXISTING GAS LINE	G
PROPOSED DRAIN LINE	PS
PROPOSED WATER LINE	PW
PROPOSED GAS LINE	PG
EXISTING CATCH BASIN	⊠
EXISTING DRAIN MANHOLE	⊙
PROPOSED CATCH BASIN	⊠
PROPOSED DRAIN MANHOLE	⊙
HYDRANT	⊕
WATER VALVE	⊕
FINISH FLOOR ELEVATION	F.F. = 100.00
BITUMINOUS	BIT.
CONCRETE	CONC.
EXISTING	EX.
PROPOSED	PR.
SQUARE FEET	SF
NOW OR FORMERLY	N/F

NOTES:

1. SUBJECT PROPERTY LOCATED ON A PORTION OF THE PROPERTY LOCATED ON ANDOVER ASSESSORS MAP #126, LOT #4. SUBJECT PROPERTY SHOWN AS LOT A ON RECORD PLAN #11374 RECORDED AT THE ESSEX NORTH REGISTRY OF DEEDS.
2. SUBJECT PROPERTY LOCATED IN TOWN OF ANDOVER ZONING DISTRICT "A" ~ INDUSTRIAL A ZONING DISTRICT.
3. TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY DANA F. PERKINS, INC., IN MAY OF 2022.

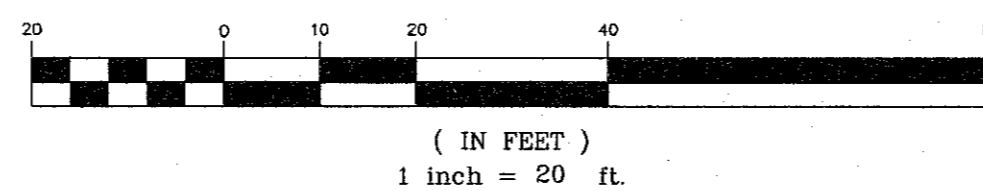
DEED REFERENCES:

ESSEX NORTH REGISTRY OF DEEDS
DEED BOOK: 17058 PAGE: 310
PLAN BOOK: PLAN #B302
PLAN BOOK: PLAN #11374

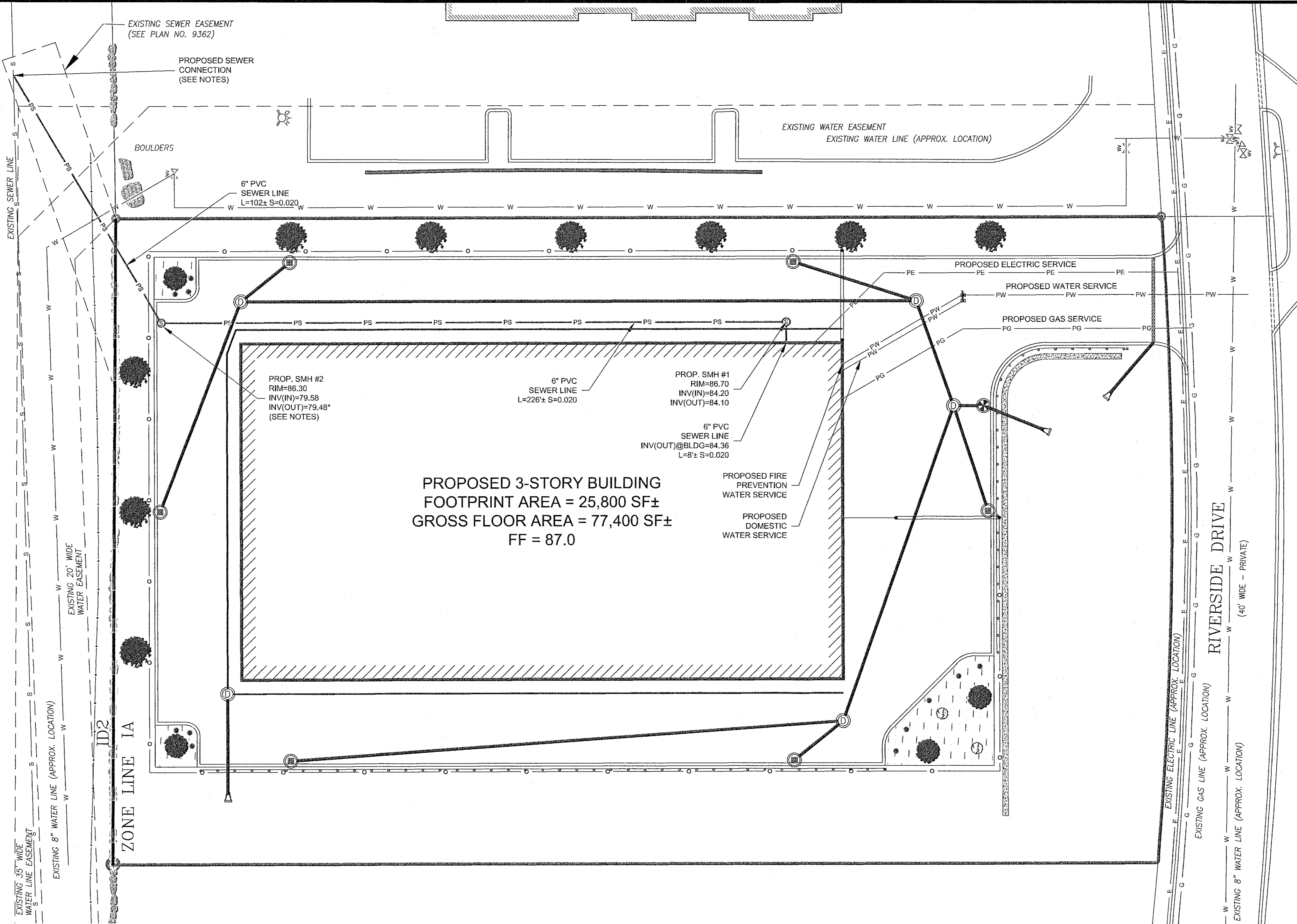
RECORD OWNERS:

3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

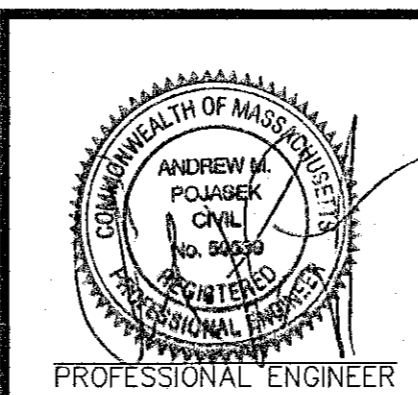
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



DATE	BY	REVISION



DATE	BY	REVISION



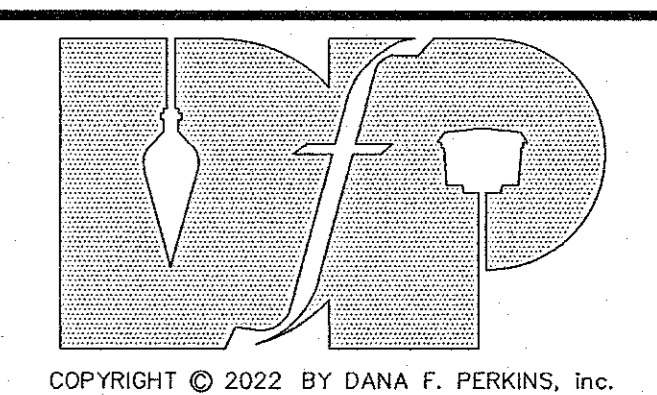
UTILITY PLAN
PROPOSED SELF STORAGE FACILITY
43 RIVER ROAD
ANDOVER, MASSACHUSETTS

SCALE: 1" = 20'
DATE: JULY 11, 2022

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1057 EAST STREET ~ NEWBURY, MASSACHUSETTS 01876
TEL: 978-858-0680 FAX: 978-640-0237
DANA@PERKINS.COM

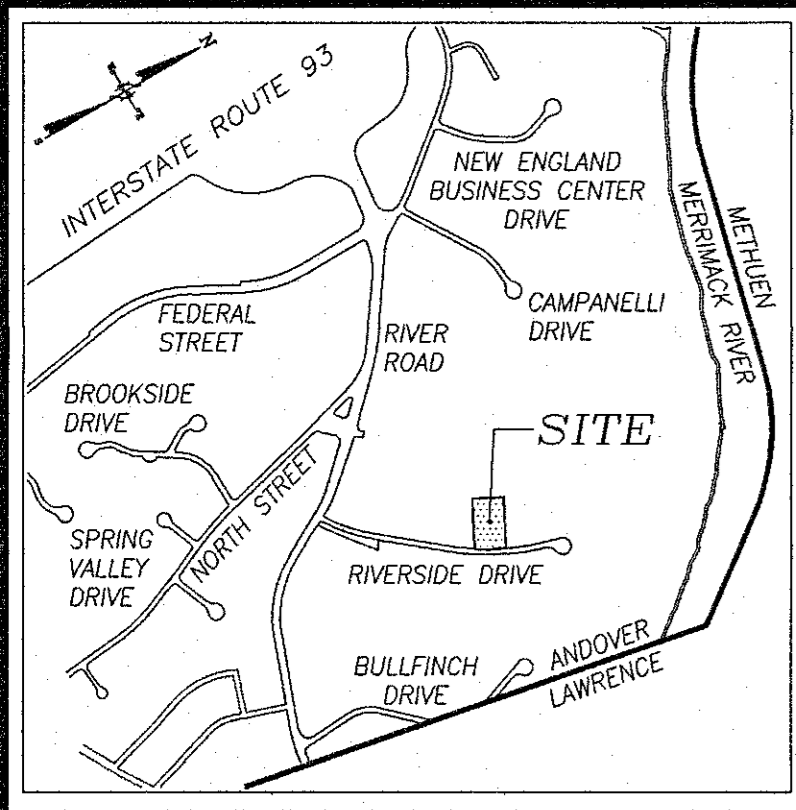
PREPARED FOR:
3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

JOB NO. 51947 SHEET 6 OF 10



APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE: _____



LOCUS MAP:
NOT TO SCALE

LANDSCAPING GENERAL 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. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.
3. PLANTS SHALL BE SPACED AS SHOWN ON DRAWINGS, UNLESS OTHERWISE DETERMINED IN THE FIELD FOR SCREENING PURPOSES.
4. ALL DISTURBED AREAS SHALL BE LOAMED TO A MINIMUM DEPTH OF SIX INCHES AND SEEDED WITH A DROUGHT TOLERANT, HIGH-FESCUE TURFGRASS SEED MIX, OR APPROVED EQUAL.
5. PROPOSED MULCH AREAS SHALL BE PLANTED WITH A MIX OF FLOWERS AND SHRUBS.

NOTES:

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DEED REFERENCES:

ESSEX NORTH REGISTRY OF DEEDS
DEED BOOK: 17058 PAGE: 310
PLAN BOOK: PLAN #8302
PLAN BOOK: PLAN #11374

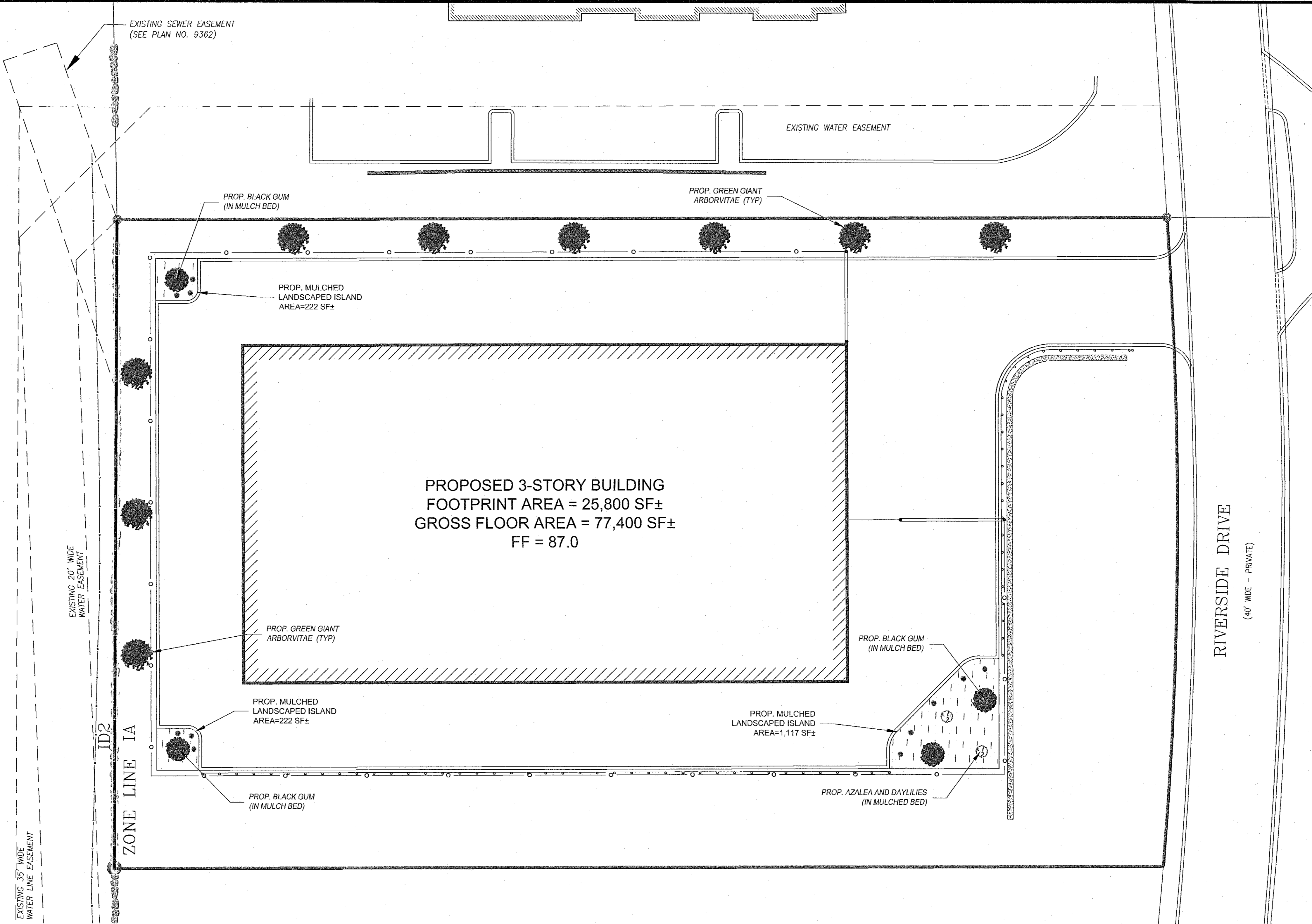
RECORD OWNERS:

3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DATE	BY	REVISION



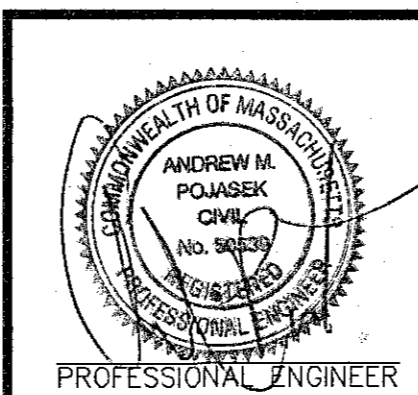
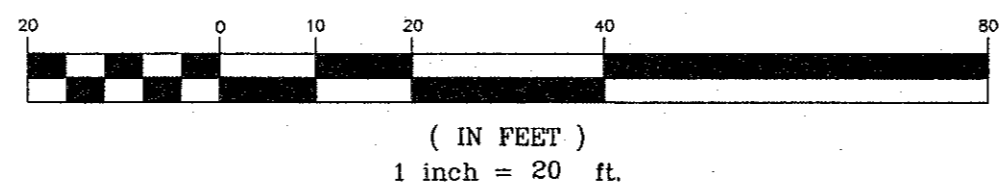
PROPOSED 3-STORY BUILDING
FOOTPRINT AREA = 25,800 SF±
GROSS FLOOR AREA = 77,400 SF±
FF = 87.0

LANDSCAPING SUMMARY

PROPOSED PAVED AREA = 28,533 SF±
PROPOSED LANDSCAPED AREA WITHIN PAVED AREA = 1,561 SF±
PERCENTAGE OF LANDSCAPED AREA WITHIN PAVED AREA = 5.5% > 5.0% REQUIRED

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE: _____



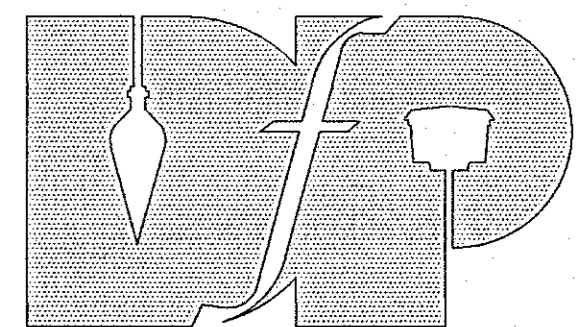
LANDSCAPE PLAN
PROPOSED SELF STORAGE FACILITY
43 RIVER ROAD
ANDOVER, MASSACHUSETTS

SCALE: 1" = 20' DATE: JULY 11, 2022

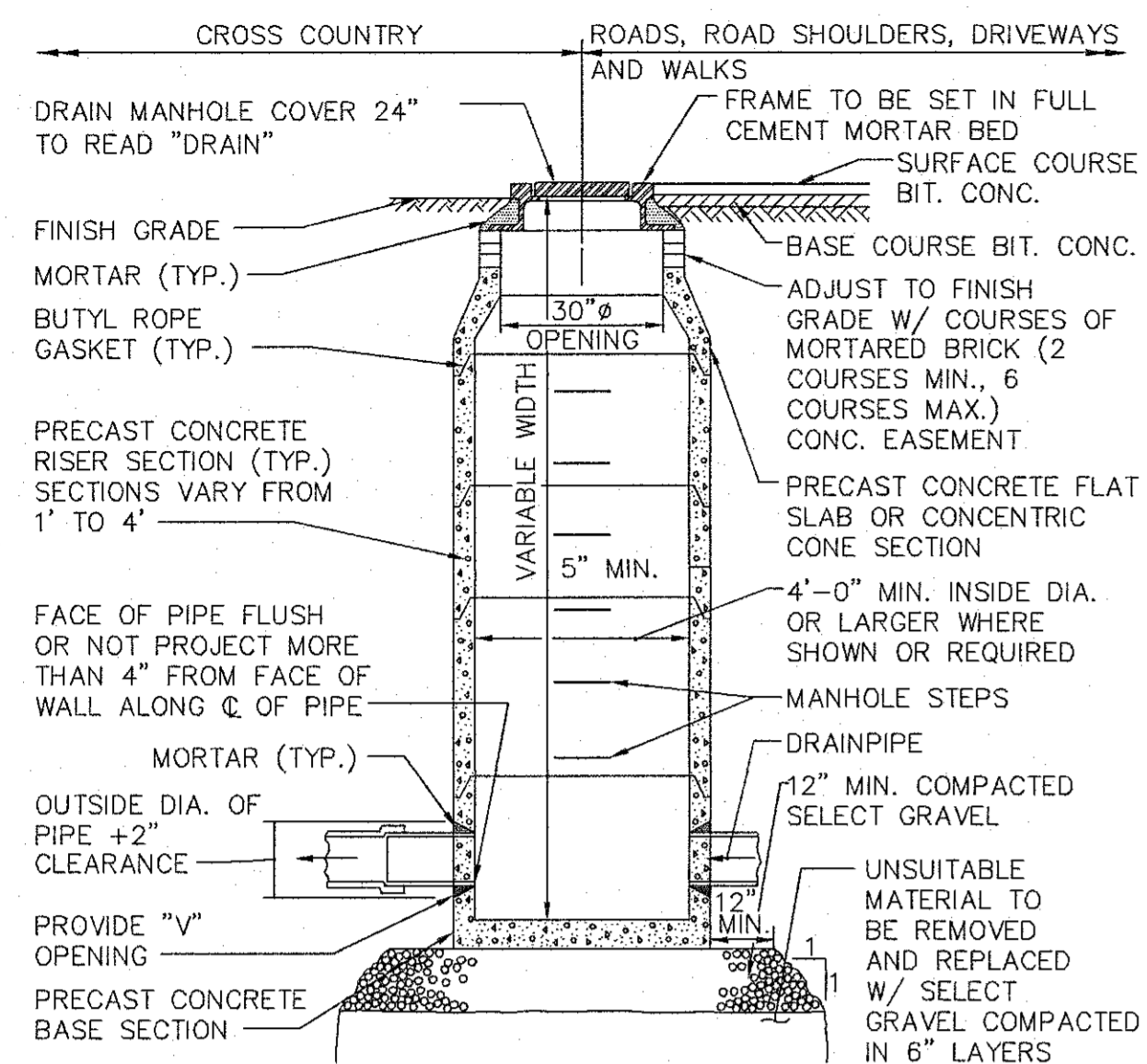
DANA F. PERKINS, inc.
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PREPARED FOR:
3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

JOB NO. 51947 SHEET 7 OF 10

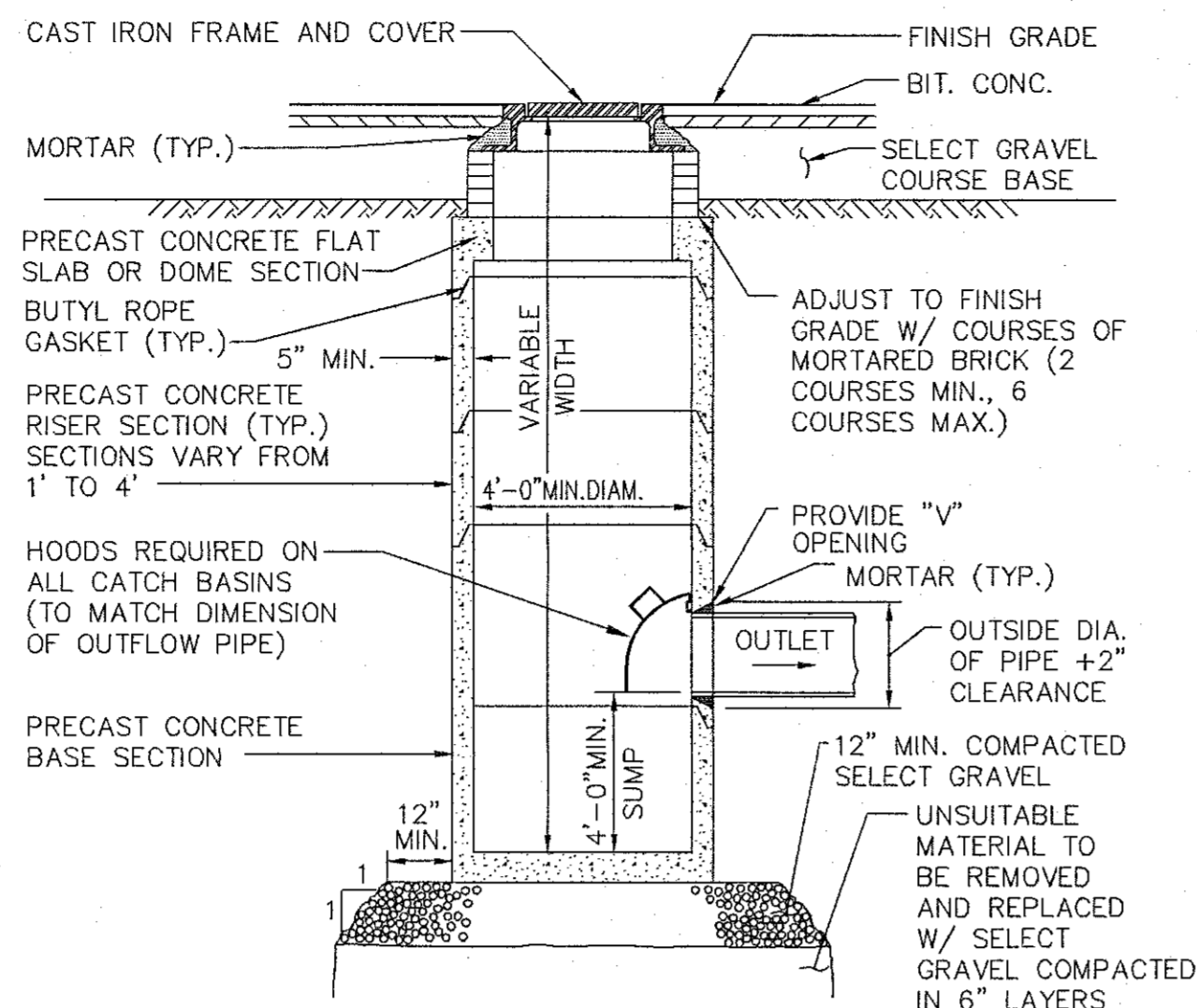


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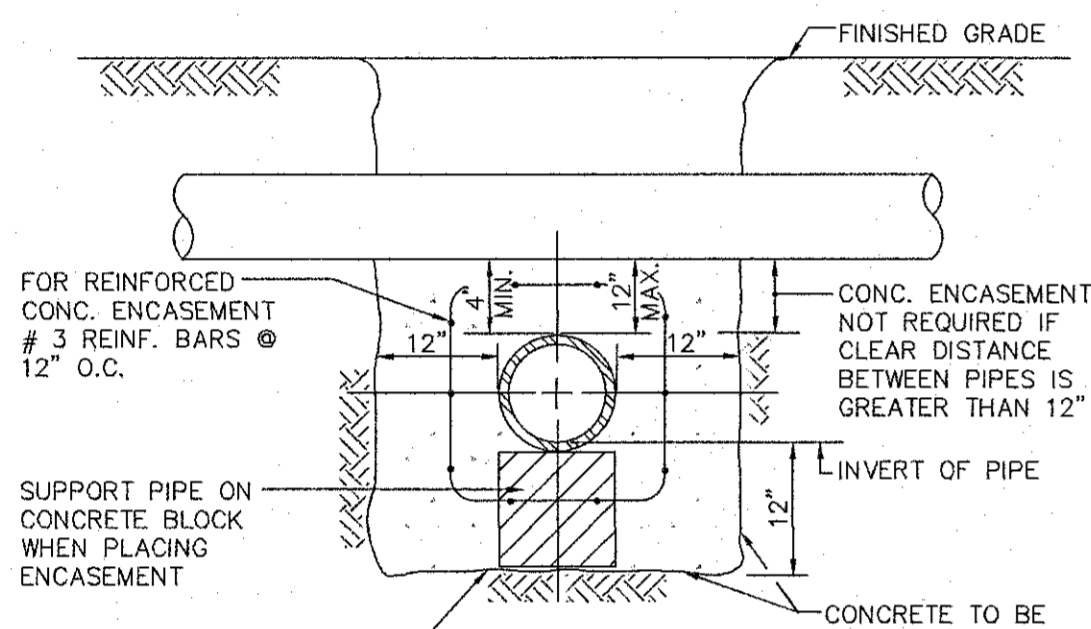
TYPICAL DRAIN MANHOLE DETAIL

NOT TO SCALE



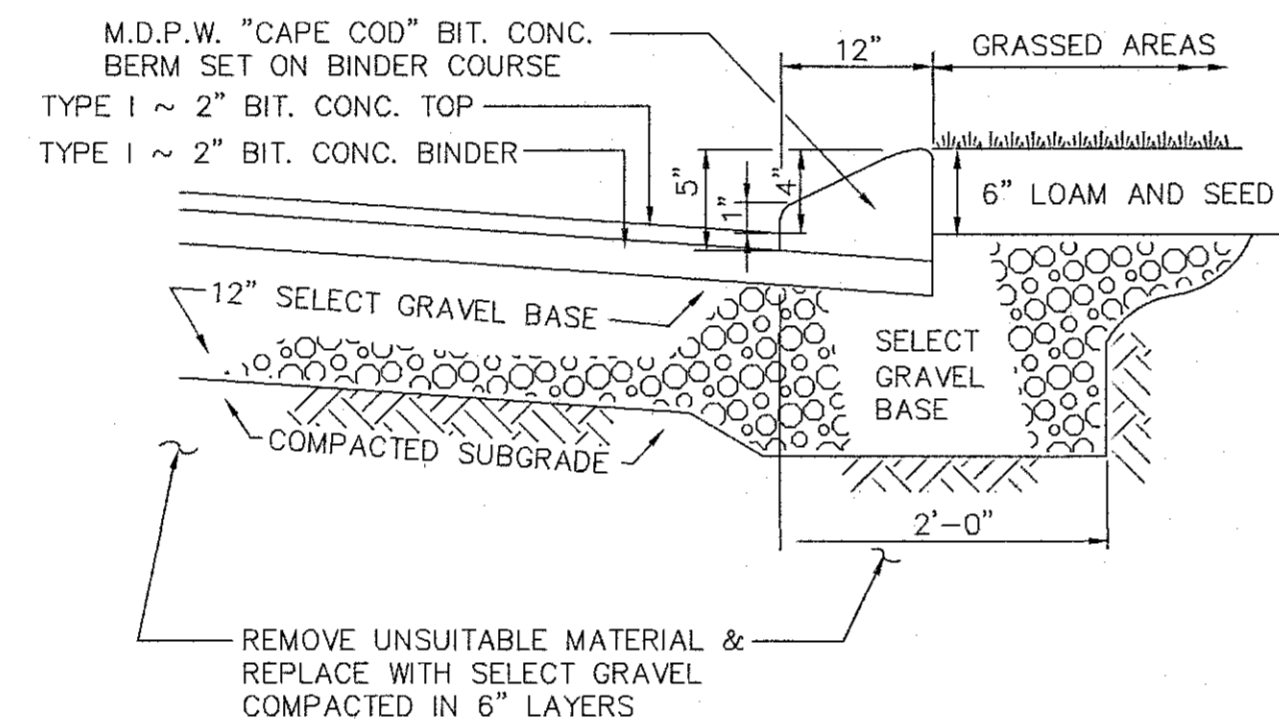
TYPICAL CATCH BASIN DETAIL

NOT TO SCALE



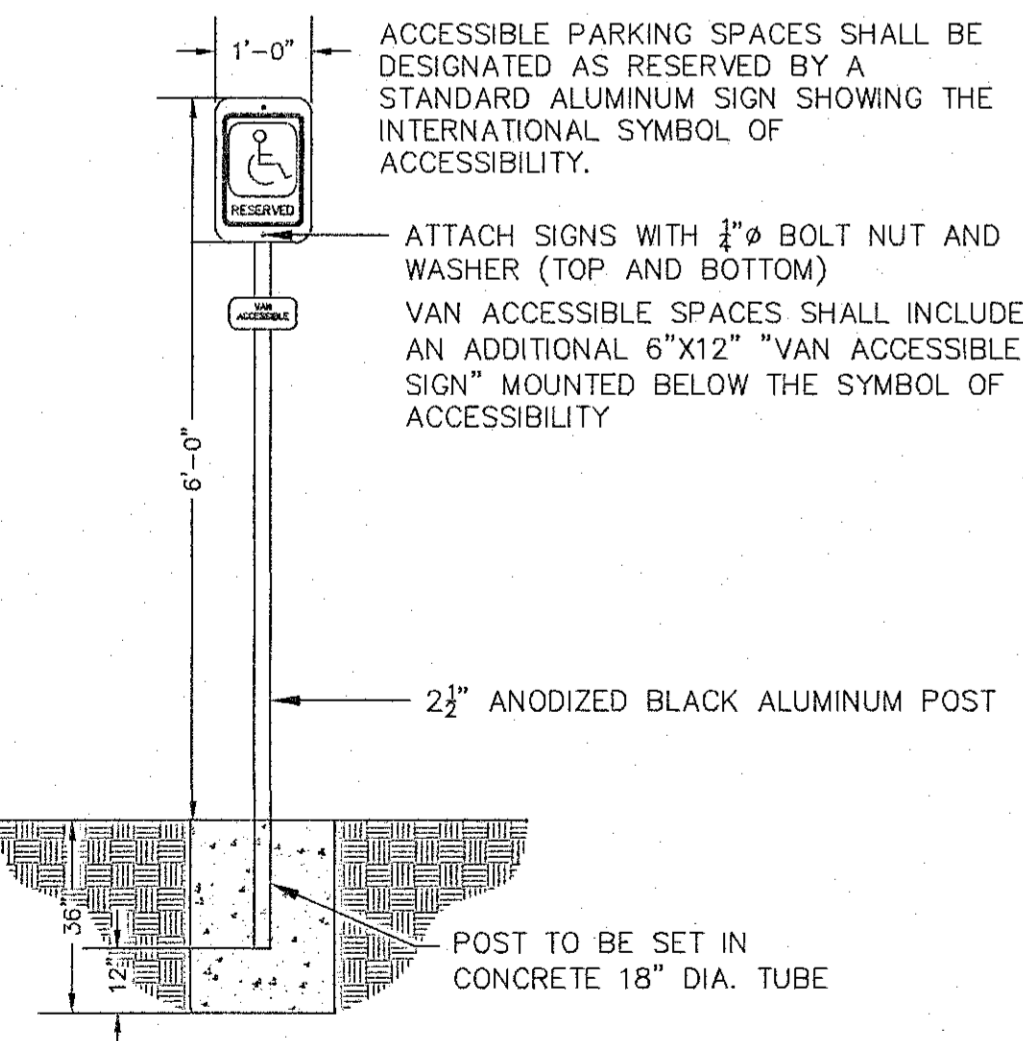
CONCRETE ENCASUREMENT DETAIL AT UTILITY CROSSINGS

NOT TO SCALE



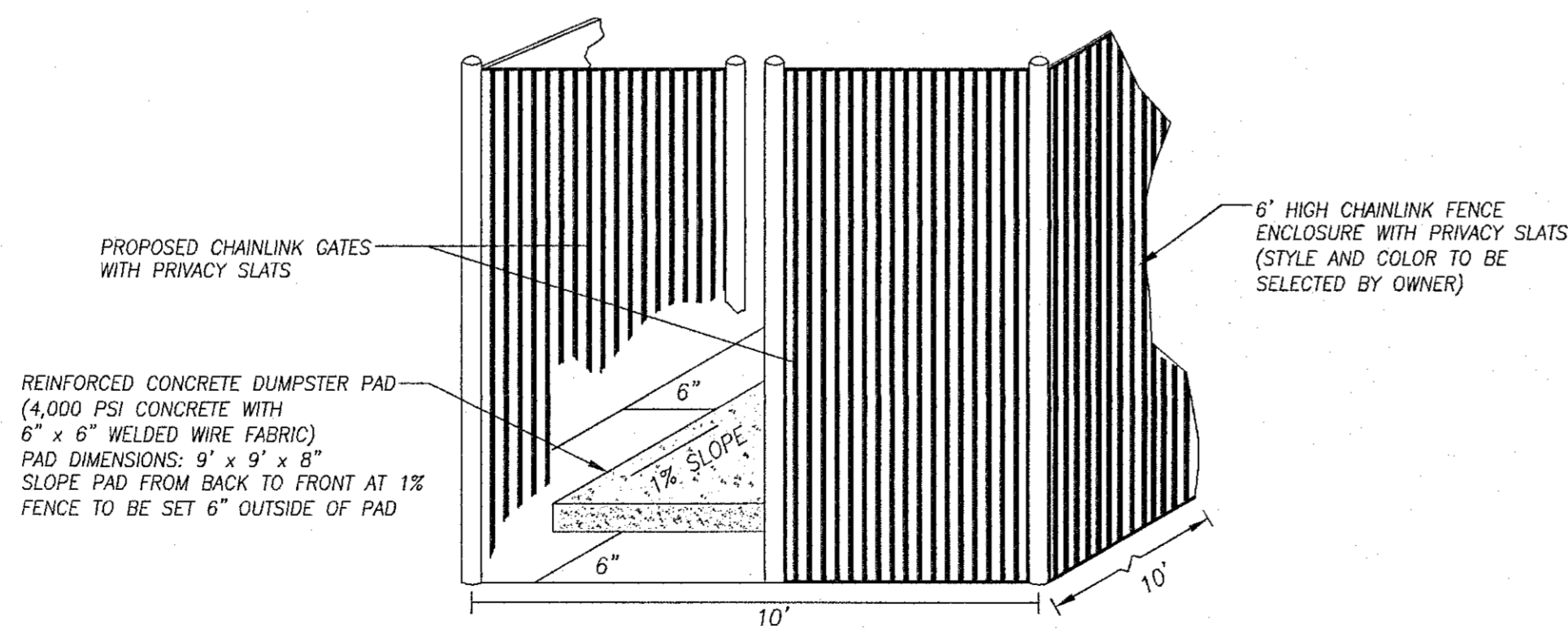
TYPICAL PAVEMENT AND BITUMINOUS CONC. BERM SECTION

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE



DUMPSTER PAD WITH SCREENED ENCLOSURE

NOT TO SCALE

MATERIAL SPECIFICATIONS

1. Drain manhole rims shall be cast iron heavy duty frames and covers as manufactured by East Jordan Iron Works or approved equal. Castings shall be at least Class 25 conforming to the latest ASTM Specification A-48. Drain covers shall read "DRAIN".
2. Catch basin frames and covers as manufactured by East Jordan Iron Works or approved equal. Castings shall be at least class 35 conforming to the latest ASTM specification A-48.
3. Catch basins and drain manholes shall be reinforced precast concrete base, riser, and cone sections or flat slab sections conforming to the latest ASTM Specification C-478 as manufactured by Concrete Systems, Inc., Hudson, NH, or conforming to the latest ASTM Specification C-444.3. Mortar for brickwork shall be composed of Portland cement Type II hydrated lime type S and sand. In general the proportions for mortar shall be 1:1/2:4 1/2 cement:hydrated lime:sand. Outside faces of brick shall be plastered with 1/4" to 3/8" thickness of mortar. All catch basins shall be minimum 4'0" inside diameter. Larger diameter manholes and catch basins shall be used when required to accommodate pipe size or configuration.
4. The select gravel shall consist of hard, durable stone and coarse sand, bankrun or blended, practically free from loam and clay, surface coatings of deleterious materials uniformly graded and containing no stone having any dimension greater than three (3") inches. When spread and rolled it shall form a firm foundation. The grading of the material shall conform to the following requirements as well as the Commonwealth of Massachusetts Standard Specification M1.03.0.

1. Passing 3" type "B" - inch sieve	100%
2. Passing 1/2 - inch sieve	50% - 85%
3. Passing No. 4 sieve	40% - 75%
4. Passing No. 10 sieve	30% - 60%
5. Passing No. 40 sieve	10% - 35%
6. Passing No. 100 sieve	5% - 20%
7. Passing No. 200 sieve	2% - 10%
5. Medium sand (masonry mortar sand) shall consist of hard durable sand, bankrun or blended, practically free from loam and clay, surface coatings or deleterious materials uniformly graded conforming to the latest ASTM Specification C-144 and the following gradation:

	Natural Sand	Manufactured Sand
1. Passing No. 4 sieve	100%	100%
2. Passing No. 8 sieve	95% - 100%	95% - 100%
3. Passing No. 16 sieve	70% - 100%	70% - 100%
4. Passing No. 30 sieve	40% - 75%	40% - 75%
5. Passing No. 50 sieve	10% - 35%	20% - 40%
6. Passing No. 100 sieve	2% - 15%	10% - 25%
7. Passing No. 200 sieve	---	0 - 10%

6. All proposed paved areas shall be brought to subgrade elevation and then graded with 12" (minimum) select gravel. The subbase and gravel shall be compacted to 95% of maximum density using approved methods. Pavement surface shall be type 1 bituminous concrete and shall conform to Massachusetts DPW Standard Specification M3. The pavement shall consist of a 2" binder course and a 2" top course. Bituminous concrete shall be applied in accordance with Massachusetts DPW Standards.
7. Bituminous concrete curbing where shown on the plans shall be MDPW "Cape Cod Berm". All curbing shall be placed on the binder course of pavement. When curbing placement follows pavement installation by more than 48 hours, the binder course shall be prepared with a tack coat of 0.1 gallons/s.y. RS-1 Emulsified Asphalt (MDPW M3.03.0). Curbing methods of application shall conform to MDPW 501.64 and materials shall conform to MDPW M3.11.03 - Top Course.
8. Upon completion of the application and curbing (7 days minimum) of the pavement surface, the contractor shall paint all parking space and driveway lines with fast-drying, highway paint MDPW M7.01.10. (P225) Paint shall be applied to a thickness of 15 mils to form a 4" wide line. Paint application shall conform to MDPW Standards Section 880.
9. Drainage piping where shown as HDPE shall be corrugated polyethylene pipe. All pipe and fittings shall conform to ASTM F405 and ASTM F667 as manufactured by Hancor or approved equal. Pipe and fittings must be backfilled in accordance with manufacturer's guidelines.
10. Sewer pipe shall be Polyvinyl Chloride Pipe, and shall conform to ASTM D 3034.
11. All proposed grass areas shall be brought to subgrade and then graded with 6" of loam. The areas shall then be limed, fertilized and seeded in accordance with USDA Guidelines. Hay or straw mulch shall be applied to all slope areas to prevent erosion. All slopes must be stabilized during seed germination with jute netting.
12. The contractor shall install erosion controls as shown on these plans prior to construction. Erosion control shall be repaired, replaced or cleaned as necessary during construction so as to provide a siltation barrier to the adjacent areas until permanent vegetative cover is re-established in all disturbed areas.
13. All existing topsoil and subsoil shall be removed before any fill material is placed (in filled area). Topsoil and subsoil removed from areas to be filled on site can be reused on site as fill material in landscaped areas and in slope areas.
14. All fill material shall be compacted to 95% of maximum density using approved methods.
15. Disturbed area shall be stabilized immediately after final grading and no area shall be left unstable for more than 30 days. If soil material is stockpiled on site, erosion controls shall be placed around the entire perimeter of the pile.

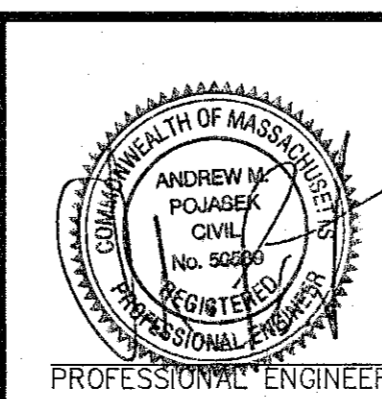
GENERAL NOTES

1. These plans and specifications are intended to be explanatory of the work to be done and of each other, but should any omissions, errors, or discrepancies appear, they shall be subject to correction and interpretation by the design engineer.
2. All curb cuts, utility connections and street openings may require the approval of and granting of permits by the Town of Andover. It shall be the responsibility of the general site contractor to see that all construction approvals and permits are obtained.
3. The work on this project is governed or controlled by several permits and approvals. The contractor MUST obtain copies of all such permits and approvals PRIOR to starting work on the project. The contractor must read all such permits and approvals to familiarize himself with any and all general or special conditions or requirements. MANY OF THESE CONDITIONS OR REQUIREMENTS CONTROL THE CONSTRUCTION PROCESS OR COVER WORK NOT SHOWN ON THESE PLANS.
4. Telephone, electric, fire alarm and gas services to new building to be designed by each utility company.
5. Alternate manufacturers for materials shown on these plans may be used upon written approval by the design engineer. Alternate manufacturers will not be approved if the use of their equipment requires design changes.
6. If any part of this design is to be altered in any way, the design engineer, as well as the approving authorities, shall be notified in writing before construction.
7. The location of existing underground utilities were taken from available records and their locations shall be considered approximate. The location and elevation of all existing utilities shall be considered approximate and must be verified by the contractor prior to any construction. As required by Massachusetts General Laws, Chapter 82, Section 40 and Chapter 164, Section 76(d), the contractor must call "DIG SAFE" 72 hours prior to any excavation, telephone no. 1-888-344-7233. The contractor shall test pit at the location of any crossings of proposed utilities over existing utilities. Underground Fire Alarm, Gas, Electric and Telephone lines, if any, are shown as approximate on these plans. The general contractor shall contact the respective utility companies relative to the location and elevation of these lines. Any discrepancies in the location of any utilities shown or encountered during construction shall be reported to Dana F. Perkins, Inc., Civil Engineering Division, 1057 East Street, Tewksbury, MA 01876.
8. The contractor shall comply with all applicable federal, state and local safety codes in the construction of all proposed utilities.
9. All appropriate agencies and utility companies shall be notified, in writing, 48 hours prior to any construction within their jurisdiction.
10. The construction of all proposed utilities shall conform to the Town of Andover Standards and Specifications, latest edition, as well as the Commonwealth of Massachusetts DPW Standards and Specifications, latest edition.
11. The responsibility of notifying the Town of Andover Department of Public Works for field inspections of the construction progress is solely that of the installing contractor. The Contractor shall give a minimum of 24 hours prior notice.
12. For details of the Proposed Building, see plans by others.
13. Subject property located on Town of Andover Assessors Map: 126 Lot: 4
14. Subject property located in Town of Andover Zoning District: Industrial A

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE:

DATE	BY	REVISION



DETAILS & MATERIAL SPECIFICATIONS
 PROPOSED SELF STORAGE FACILITY
 43 RIVER ROAD
 ANDOVER, MASSACHUSETTS

SCALE: AS SHOWN DATE: JULY 11, 2022

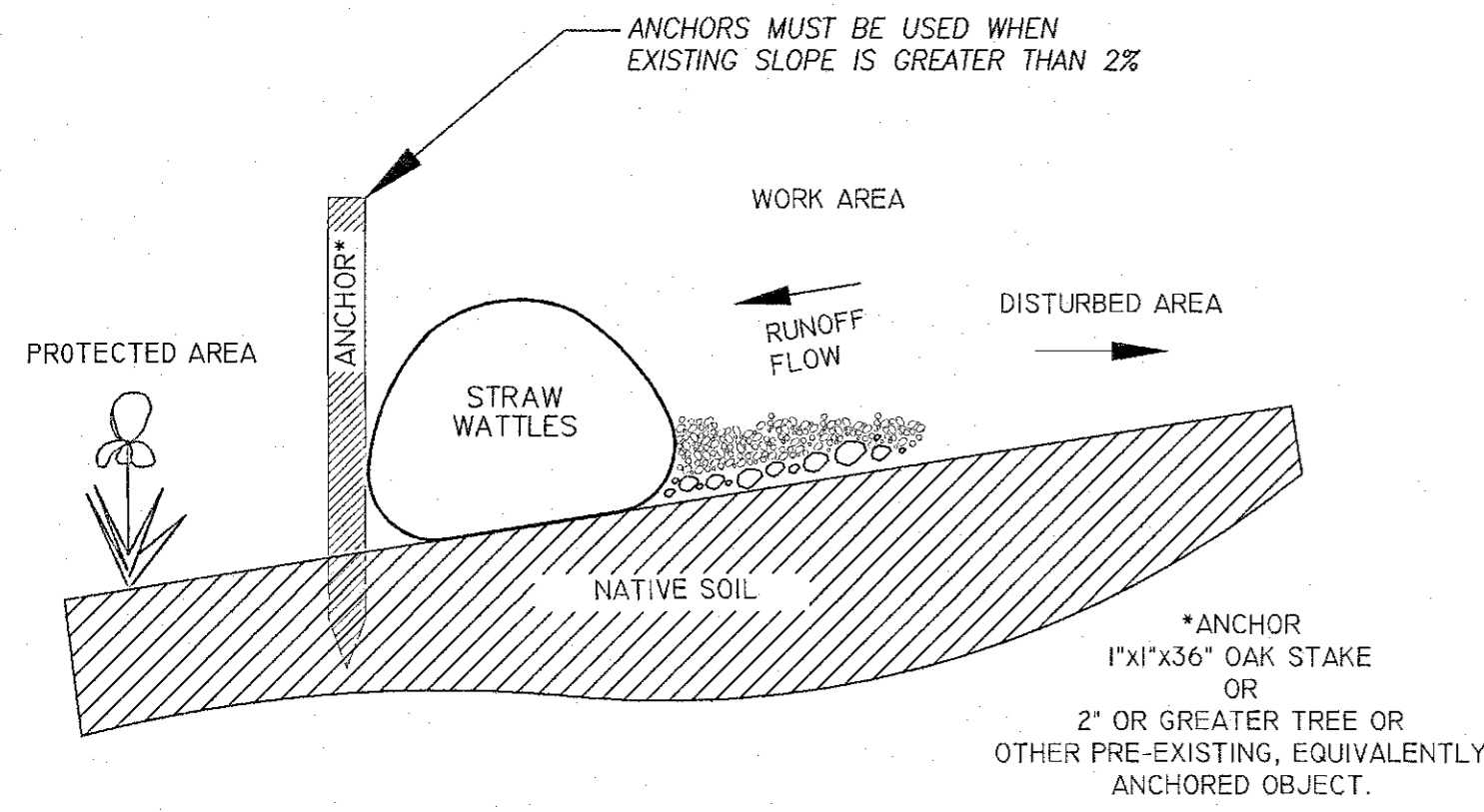
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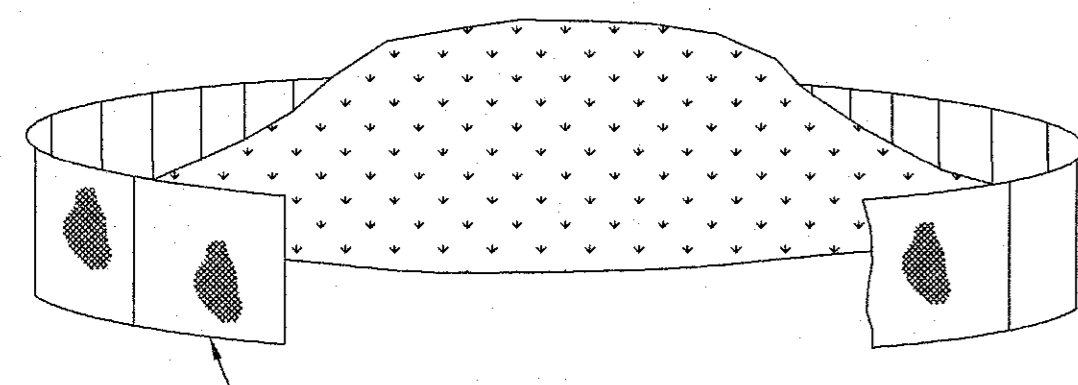
JOB NO. 51947 SHEET 8 OF 10



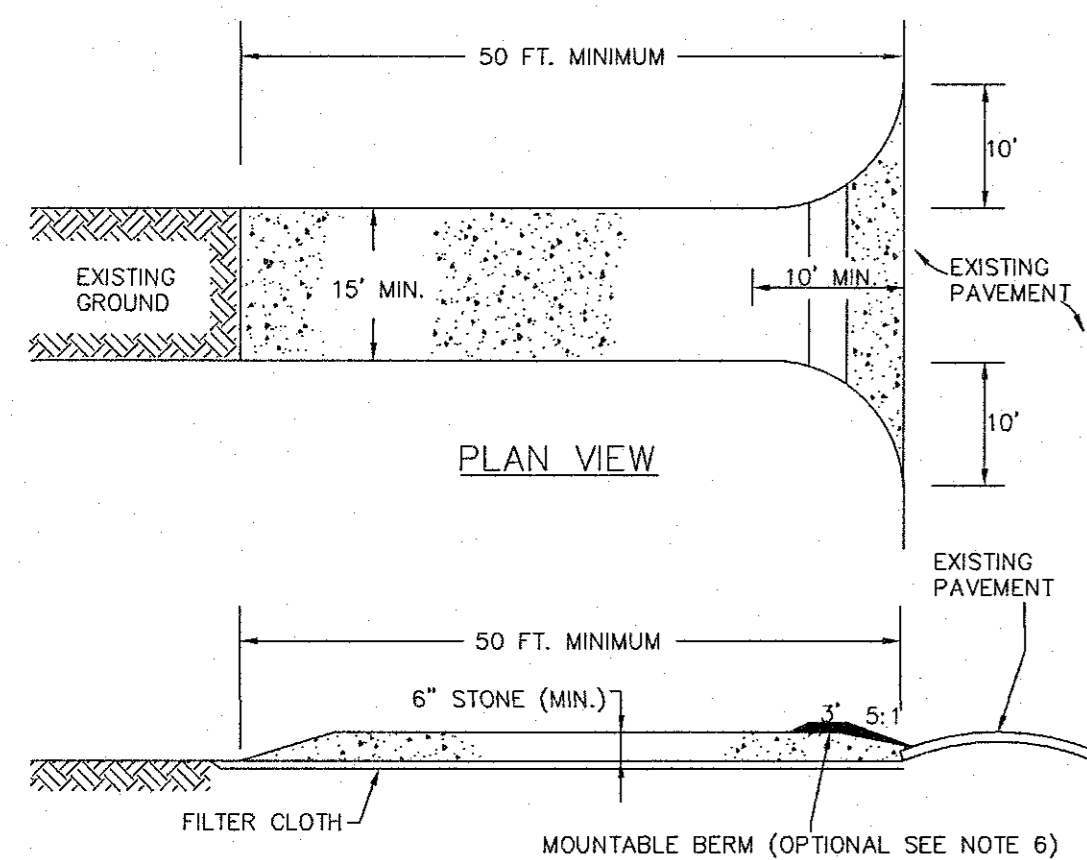
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STRAW WATTLES
NOT TO SCALE

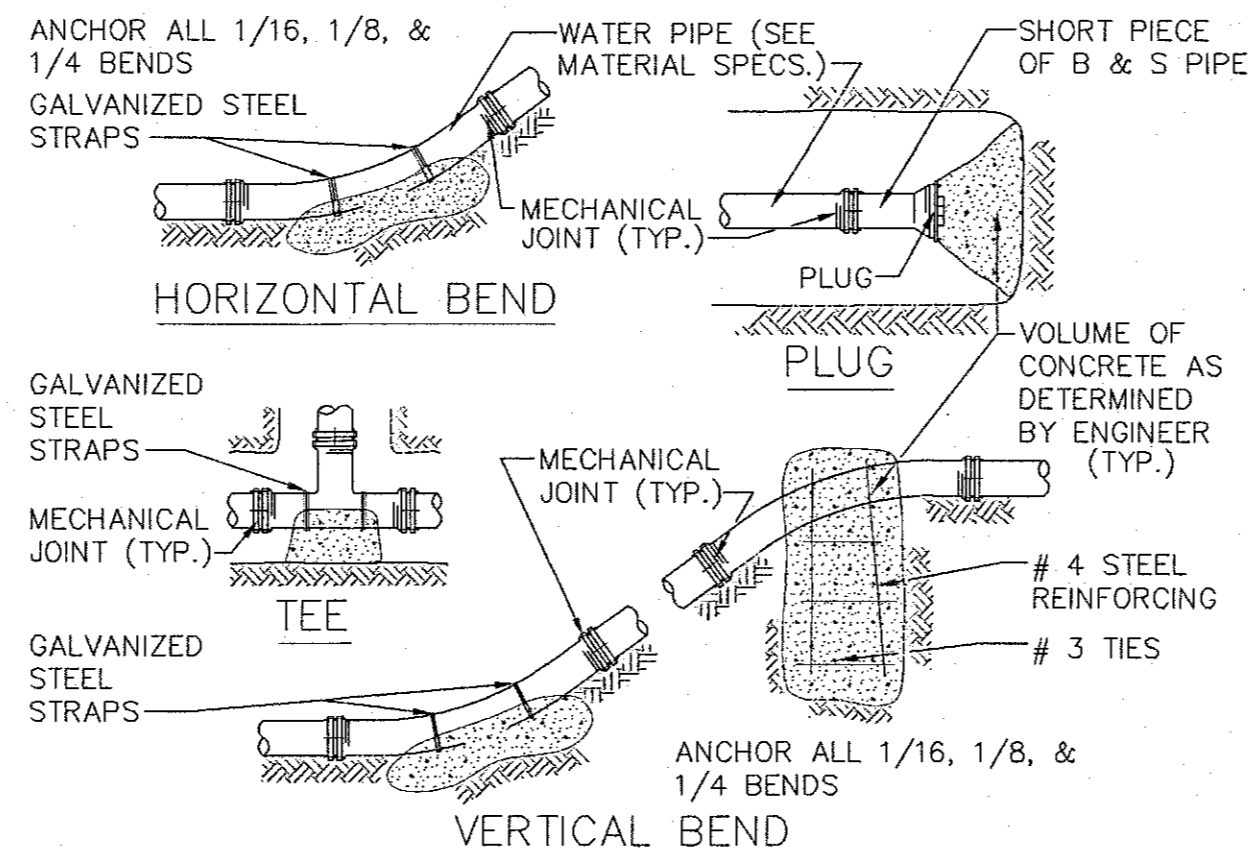


SOIL STOCKPILE
NOT TO SCALE



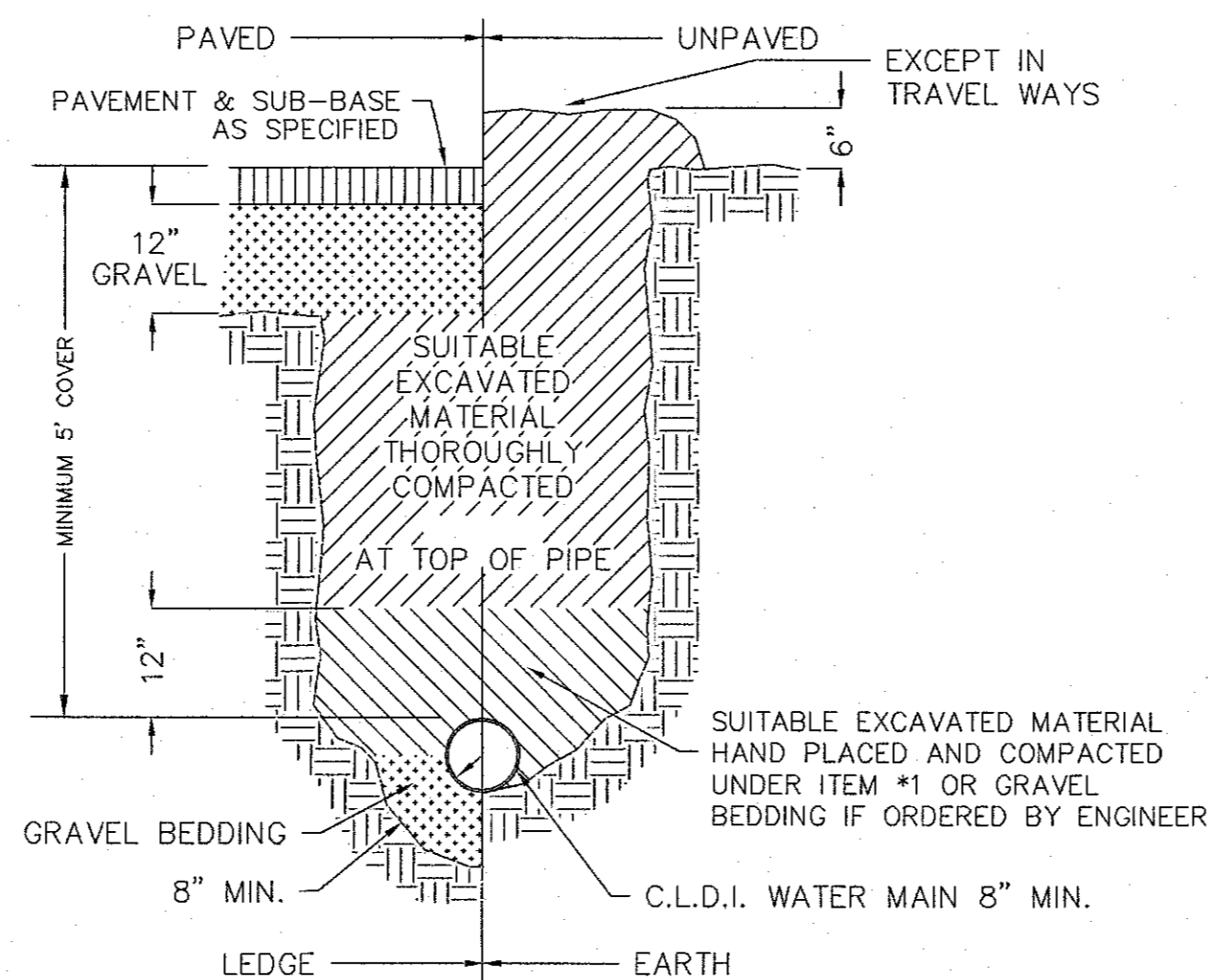
CONSTRUCTION ENTRANCE
NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS:**
1. STONE SIZE—USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 2. LENGTH—RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
 3. THICKNESS—NOT LESS THAN SIX (6) INCHES.
 4. WIDTH—FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. FILTER CLOTH—SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER—ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
 7. MAINTENANCE—THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

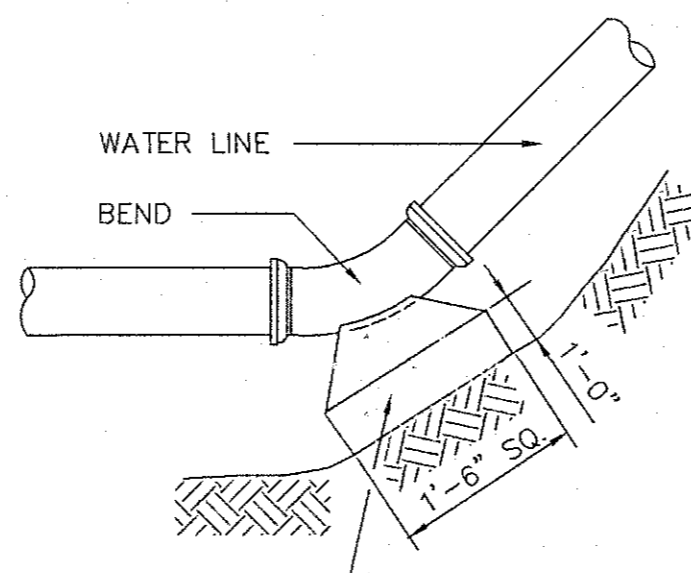


- NOTES:**
- 1.) ANCHOR ALL PRESSURE PIPES, CROSSES, TEES, HORIZONTAL BENDS, VERTICAL BENDS, & DEAD ENDS.
 - 2.) PLACE CONCRETE AGAINST UNDISTURBED EARTH.
 - 3.) CONCRETE DIMENSIONS DETERMINED BY ENGINEER IN FIELD—MINIMUM BEARING AREA 4 SQ.FT.
 - 4.) MINIMUM CONCRETE STRENGTH = 3,000 psi @ 28 DAYS.
 - 5.) ALL FITTINGS SHALL BE RESTRAINED. (SEE MATERIAL SPECIFICATIONS)

TYPICAL ANCHORAGE DETAILS
NOT TO SCALE

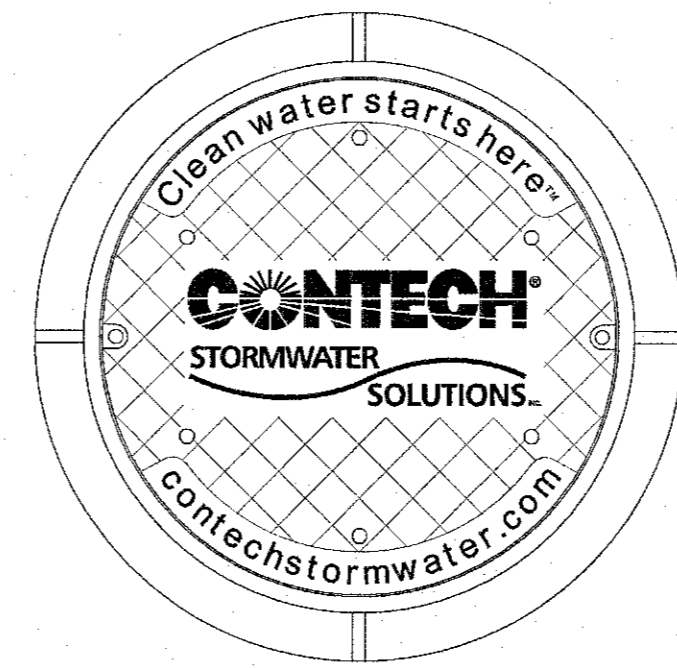


TYPICAL WATER TRENCH DETAIL
NOT TO SCALE

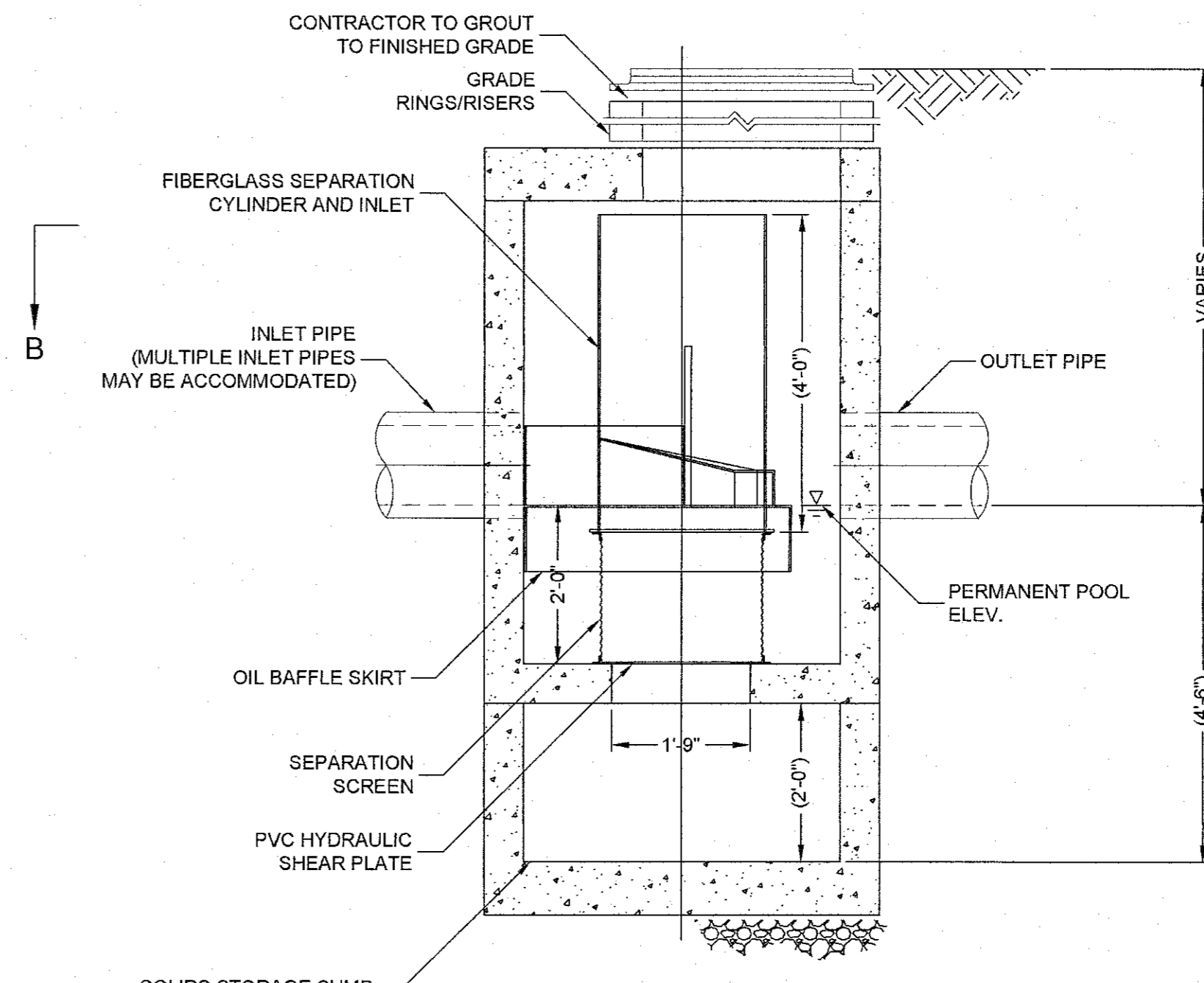
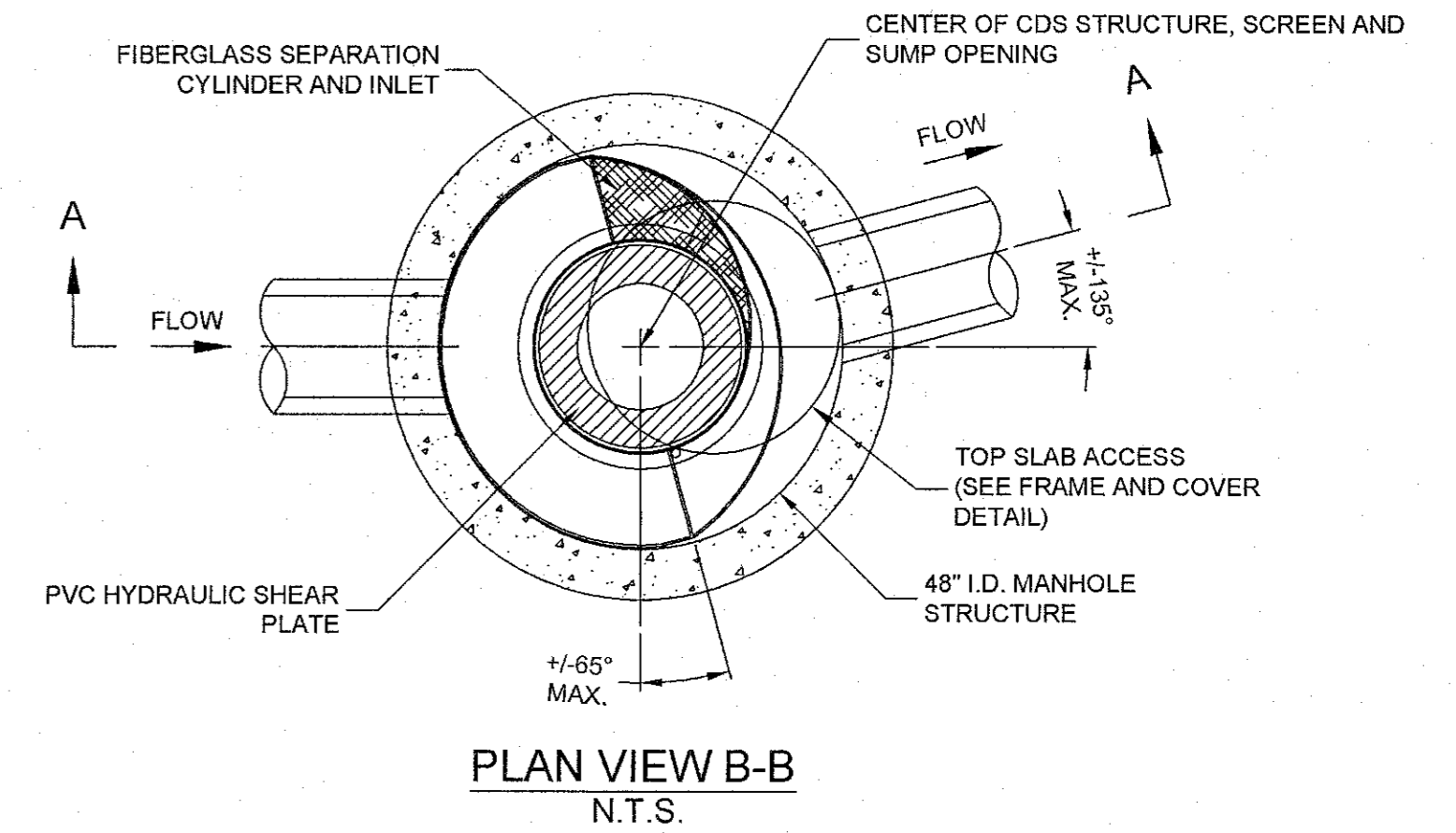


- NOTE:**
- THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT HORIZONTAL AND VERTICAL BENDS GREATER OR EQUAL TO 45°, TEES AND DEAD ENDS.

THRUST BLOCK DETAIL
NOT TO SCALE



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



- CDS ~ GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE.
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET AASHTO H520 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CONTRACTOR TO CONFIRM OUTLET PIPE INVERT ELEVATION IS ABOVE THE GROUNDWATER ELEVATION PRIOR TO CONSTRUCTION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

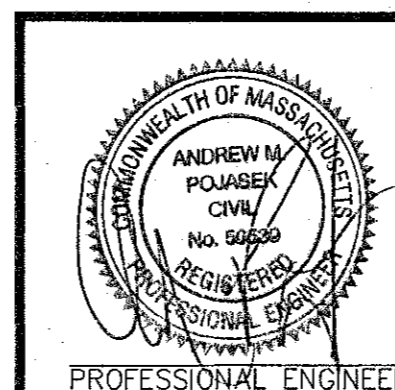
- CDS ~ INSTALLATION NOTES**
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS 2015-4-C
CDS INLINE ~ STANDARD DETAIL ~ STORMWATER TREATMENT STRUCTURE
~BY CONTECH ENGINEERED SOLUTIONS, LLC
(OR APPROVED EQUAL)
NOT TO SCALE

APPROVED BY THE TOWN OF ANDOVER PLANNING BOARD:

DATE:

DATE	BY	REVISION



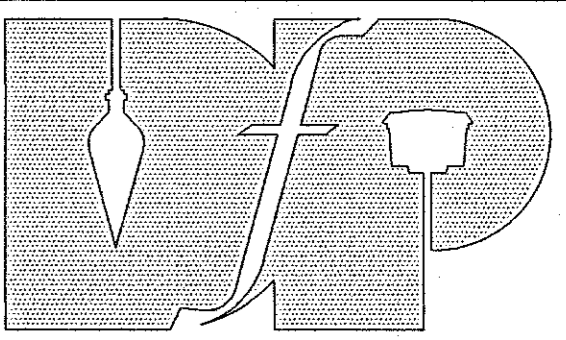
DETAIL SHEET
PROPOSED SELF STORAGE FACILITY
43 RIVER ROAD
ANDOVER, MASSACHUSETTS

SCALE: AS SHOWN DATE: JULY 11, 2022

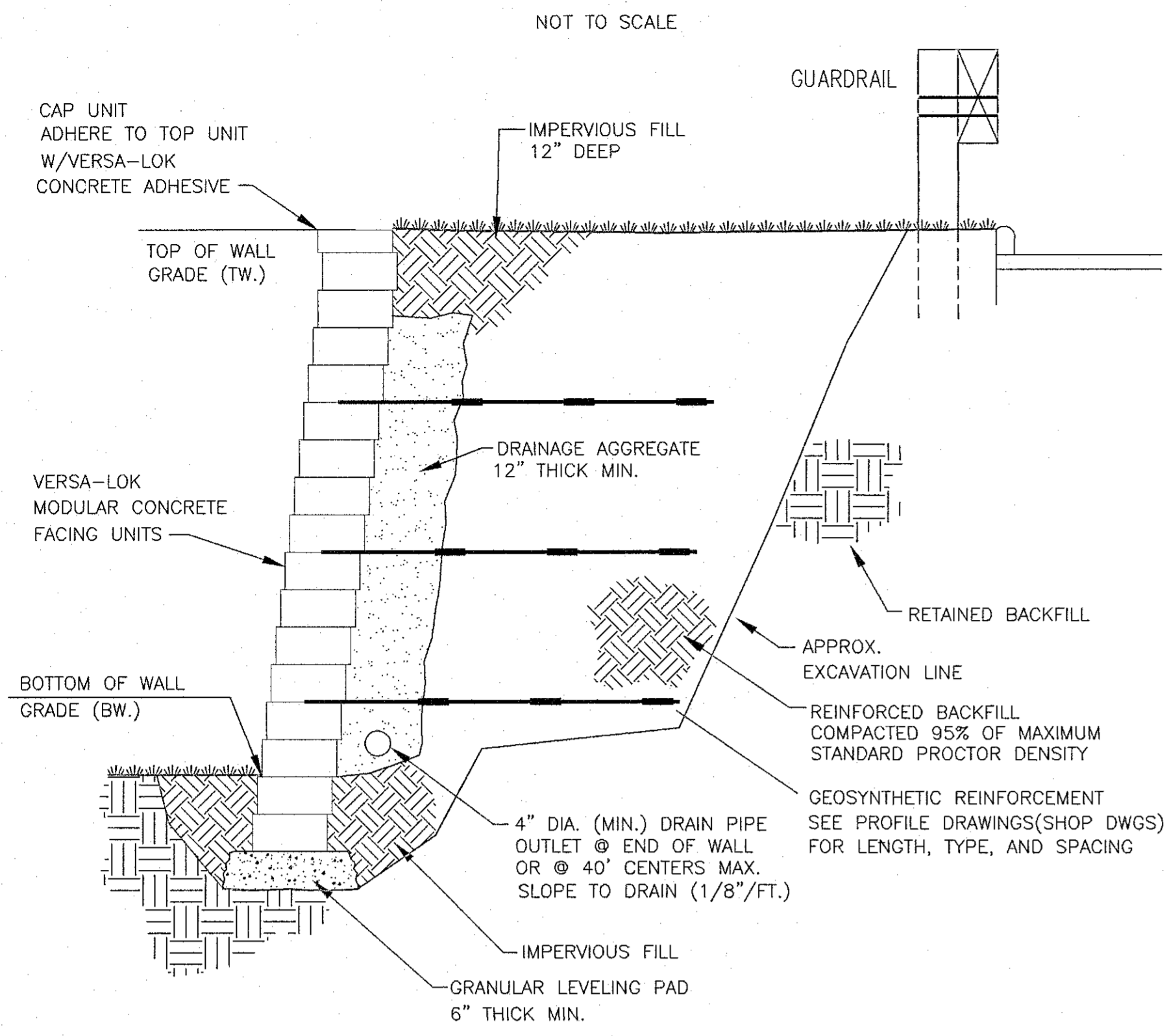
DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors
1057 EAST STREET - TEWKSBURY, MASSACHUSETTS 01876
TEL: 978-858-0690 FAX: 978-640-0237
DANA.F.PERKINS.COM

PREPARED FOR:
3P PROPERTIES, LLC
665 CHURCH STREET
WHITINSVILLE, MA

JOB NO. 51947 SHEET 9 OF 10



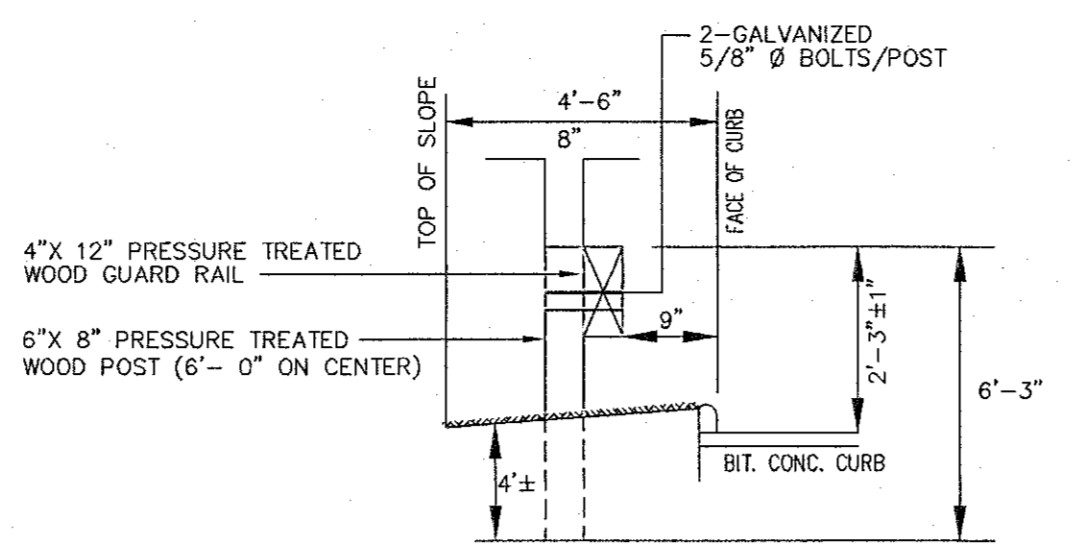
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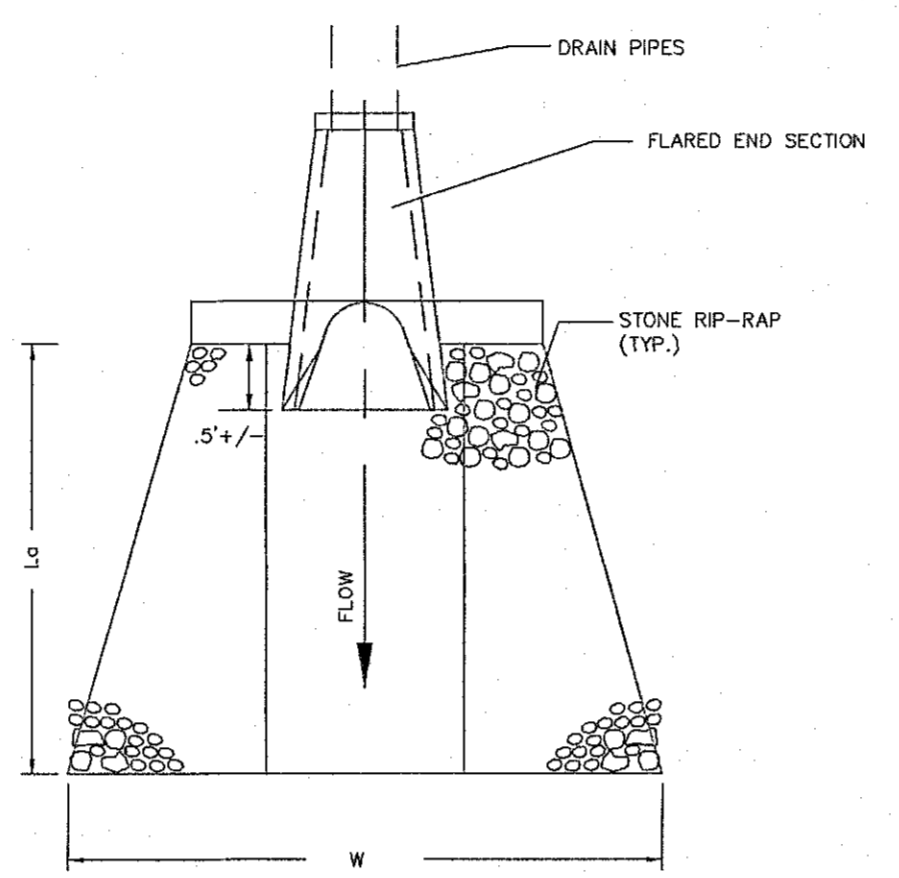
TYPICAL SECTION-REINFORCED RETAINING WALL

MODULAR CONCRETE UNIT
NOT TO SCALE

NOTE: DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. FINAL PROJECT SPECIFIC DESIGN SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER REGISTERED IN MASSACHUSETTS. RETAINING WALL OUTFALL LOCATIONS SHALL BE COORDINATED DURING CONSTRUCTION TO MINIMIZE THE IMPACT OF SILT FROM FILLS GOING THROUGH THE WALL AND INTO THE INFILTRATION BASIN.



GUARD RAIL DETAIL
NO SCALE

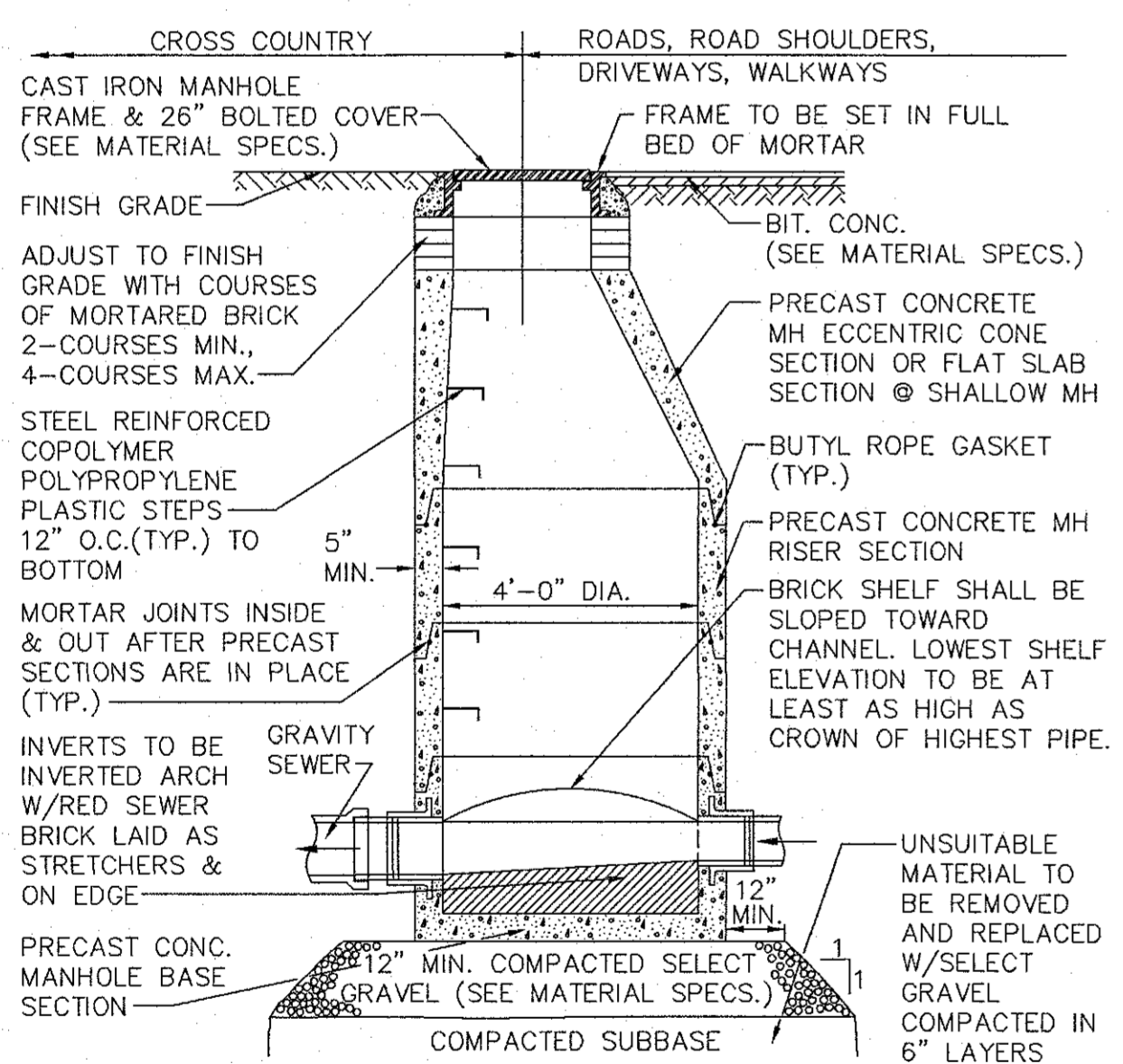


6\"/>

OUTLET	FES1
Do (FEET)	1.00
Lo (FEET)	11.0
W (FEET)	14.0

RIP RAP SPLASH PAD DETAIL

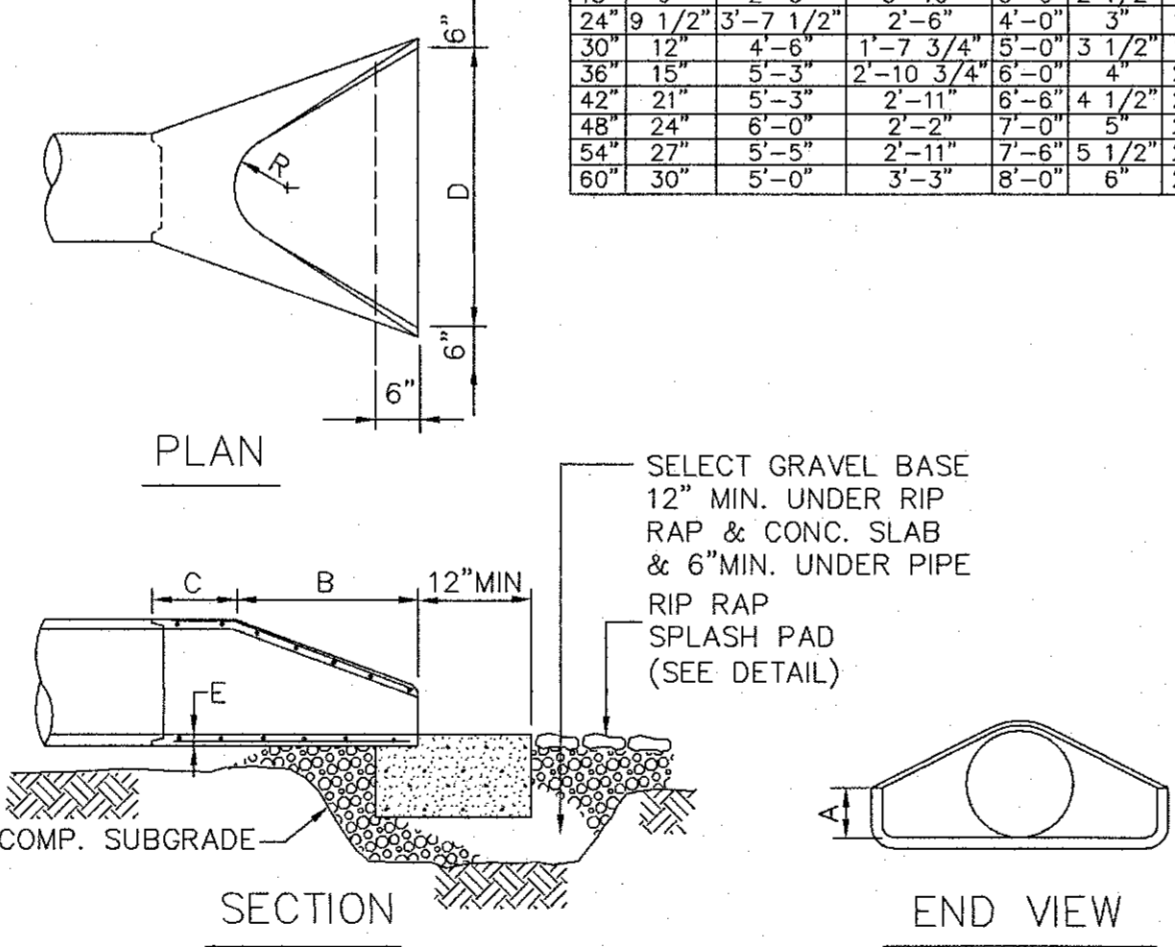
NOT TO SCALE



TYPICAL SEWER MANHOLE DETAIL

NOT TO SCALE

DIA.	A	B	C	D	E	R
12"	4"	2'-0"	4'-0 7/8"	2'-0"	2"	9"
15"	6"	2'-3"	3'-10"	2'-6"	2 1/4"	11"
18"	9"	2'-3"	3'-10"	3'-0"	2 1/2"	12"
24"	9 1/2"	3'-7 1/2"	2'-9"	4'-0"	3"	14"
30"	12"	4'-6"	1'-7 3/4"	15'-0"	3 1/2"	15"
36"	15"	5'-3"	2'-10 3/4"	16'-0"	4"	20"
42"	21"	5'-3"	2'-11"	16'-8"	4 1/2"	22"
48"	24"	6'-0"	2'-2"	17'-0"	5"	22"
54"	27"	5'-5"	2'-11"	17'-6"	5 1/2"	24"
60"	30"	5'-0"	3'-3"	18'-0"	6"	24"



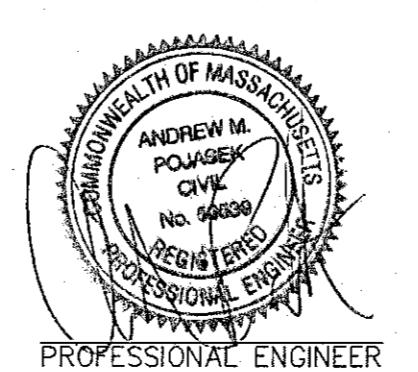
FLARED END SECTION

NOT TO SCALE

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