

# DEFINITIVE SUBDIVISION PLAN

## for

# FIELDS WAY

| REVISIONS |         |                                         |
|-----------|---------|-----------------------------------------|
| NO.       | DATE    | DESCRIPTION                             |
| 5         | 8/4/23  | ADDRESS GREENBELT COMMENTS              |
| 4         | 7/12/23 | ADDRESS TOWN & GREENBELT COMMENTS       |
| 3         | 6/1/23  | ADD PARCEL A; MOVE LOT LINES            |
| 2         | 4/13/23 | MOVE HYDRANTS; MOVE LOT 3 & 4 LOT LINE. |
| 1         | 3/8/23  | ADDRESS PEER REVIEW COMMENTS.           |

LIST OF ABBREVIATIONS:

|          |                               |
|----------|-------------------------------|
| AC       | ACRES                         |
| APPROX   | APPROXIMATE                   |
| BIT      | BITUMINOUS                    |
| BK       | BOOK                          |
| BVW      | BORDERING VEGETATED WETLAND   |
| CLDI     | CEMENT LINED DUCTILE IRON     |
| CONC     | CONCRETE                      |
| DH       | DRILL HOLE                    |
| DI       | DUCTILE IRON                  |
| E        | EAST                          |
| EL; ELEV | ELEVATION                     |
| ESRD     | ESSEX SOUTH REGISTRY OF DEEDS |
| EXIST    | EXISTING                      |
| INV      | INVERT                        |
| LOW      | LIMIT OF WORK                 |
| MAX      | MAXIMUM                       |
| MIN      | MINIMUM                       |
| N        | NORTH                         |
| N/F      | NOW / FORMERLY                |
| PG       | PAGE                          |
| PROP     | PROPOSED                      |
| R        | RADIUS                        |
| ROW      | RIGHT OF WAY                  |
| S        | SOUTH                         |
| SF       | SQUARE FEET                   |
| STA      | STATION                       |
| TP       | TEST PIT                      |
| TYP      | TYPICAL                       |
| W        | WEST                          |

## 170 ORCHARD STREET

## NEWBURY, MA

## JANUARY 2023

### List of Drawings:

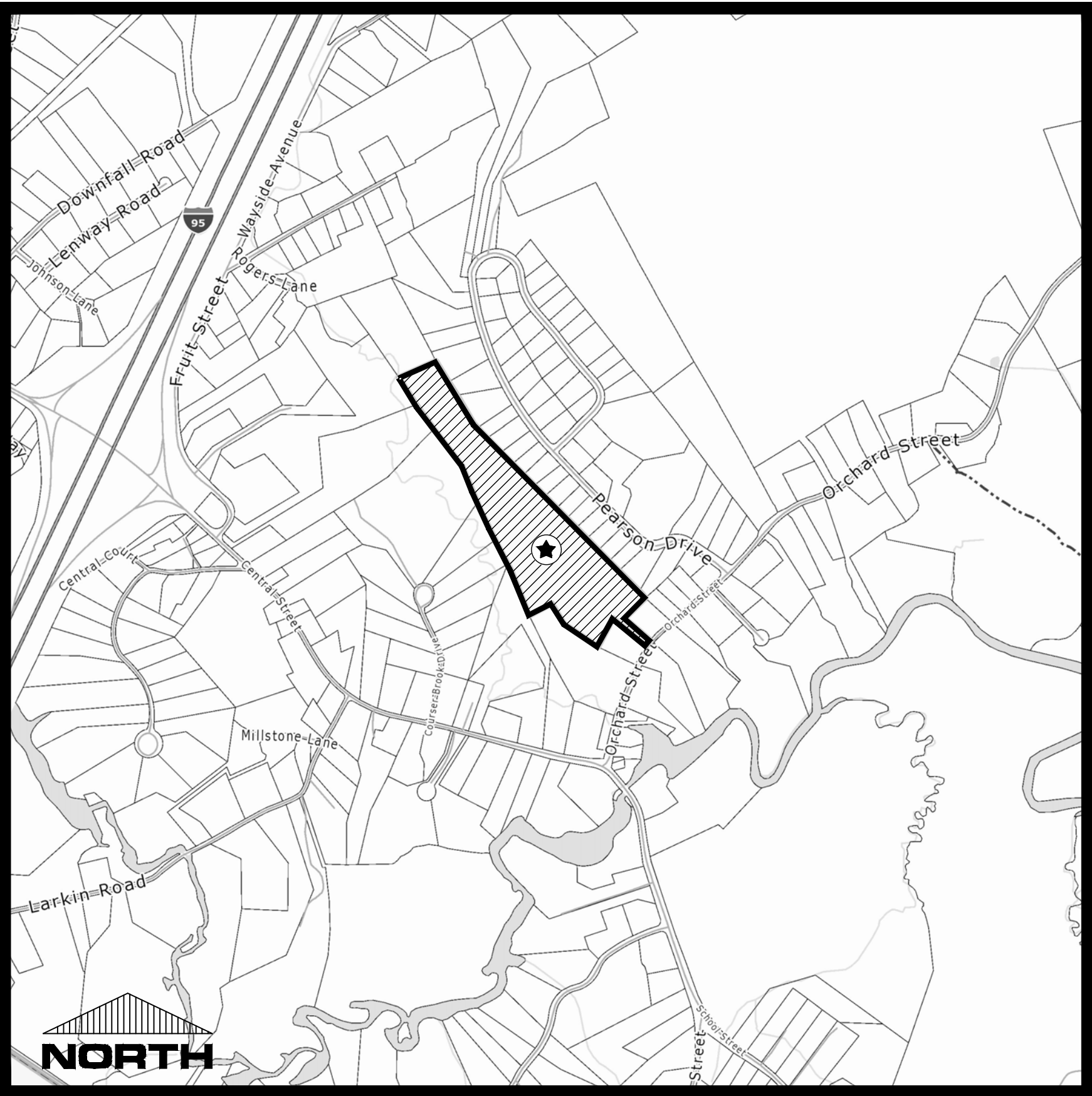
COVER SHEET

- C-1: NOTES
- C-2: EXISTING CONDITIONS PLAN I
- C-3: EXISTING CONDITIONS PLAN II
- C-4: LOTTING PLAN I
- C-5: LOTTING PLAN II
- C-6: SITE LAYOUT & UTILITIES PLAN
- C-7: SITE GRADING & DRAINAGE PLAN
- C-8: PROFILES & CROSS-SECTIONS
- C-9: DETAILS I
- C-10: DETAILS II

APPLICANT: ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLEE LANE  
NEWBURYPORT, MA 01950

ENGINEER: GRIFFIN ENGINEERING GROUP, LLC  
495 CABOT ST, 2ND FLOOR  
BEVERLY, MA 01915

SURVEYOR: LEBLANC SURVEY ASSOCIATES  
161 HOLTEN STREET  
DANVERS, MA 01923



LOCUS MAP  
SCALE: 1" = 800'

LIST OF WAIVERS

- SECTION 117-18C - ENVIRONMENTAL ANALYSIS  
- BOARD MAY WAIVE ANALYSIS FOR SUBDIVISIONS OF 5 LOTS OR LESS.
- SECTION 117-23.D - GENERAL LAYOUT AND DIMENSIONS:  
- REQUIRED: 30' PROPERTY LINE RADIUS AT STREET INTERSECTION  
- PROVIDED: NONE
- SECTION 117-21 - STREET LOCATION AND ALIGNMENT:  
- REQUIRED: MIN. WIDTH OF R.O.W. - 53'  
- PROVIDED: MIN. WIDTH OF R.O.W. - 50'
- SECTION 117-24 & ATTACHMENT 1 - TYPICAL ROADWAY CROSS-SECTION:  
- REQUIRED: ROADWAY CROWN; SWALE ON BOTH SIDES; STREET TREES  
- PROVIDED: SUPER ELEVATION OF CUL-DE-SAC; STREET TREES ONE SIDE
- SECTION 117-35 - SIDEWALKS/BIKEWAYS  
- NO SIDEWALK PROVIDED

TOWN OF NEWBURY  
PLANNING BOARD

I CERTIFY THAT THIS PLAN WAS PREPARED  
IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.

DATE \_\_\_\_\_  
FOR REGISTRY USE ONLY

I, \_\_\_\_\_, CLERK OF THE  
TOWN OF NEWBURY, CERTIFY THAT THE  
NOTICE OF APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_  
AND RECORDED AT THIS  
OFFICE AND NO NOTICE OF APPEAL WAS  
RECEIVED DURING THE TWENTY (20) DAYS  
NEXT FOLLOWING SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DATE: \_\_\_\_\_

GENERAL NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF VARIOUS PLANS AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES, GOVERNING PERMITTING AUTHORITIES, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION WILL BE TAKEN BY THE ENGINEER BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL PLANNING AND ENGINEERING STAFF AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. GRADES, BOTH EXISTING AND FINISHED, ARE INDICATED ON DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR EXISTING GRADES SHOWN ON DRAWINGS. CONTRACTOR SHALL CHECK ALL AREAS WHEREIN GRADES ARE SHOWN TO SATISFY HIMSELF AS TO ACTUAL CONDITIONS AND INCORPORATE ANY DISCREPANCIES DISCOVERED. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL CONTROL POINTS AND MARKINGS NECESSARY FOR THE WORK. PRECAUTIONS SHALL BE TAKEN TO PRESERVE MATERIALS OUTSIDE THE LIMIT OF WORK IN THE MOST UNDISTURBED CONDITIONS POSSIBLE.
5. PROPOSED RESIDENCE FOOTPRINTS, ON-LOT UTILITIES AND GRADING ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SEPTIC SYSTEMS SHOWN ARE APPROXIMATE & SUBJECT TO BOH APPROVAL.

GRADING & DRAINAGE NOTES:

1. ALL CATCH BASINS SHALL BE EQUIPPED WITH A GAS/OIL HOOD ON THE DISCHARGE PIPE AND SHALL HAVE A 4' DEEP SUMP IN ACCORDANCE WITH THE MASSACHUSETTS STORMWATER MANAGEMENT POLICY.
2. ALL STORM DRAINAGE PIPES SHALL BE RCP, UNLESS NOTED OTHERWISE.
3. ALL STORM SERVICE CONNECTIONS (ROOF LEADERS) SHALL BE 6" INSIDE DIAMETER SCH40 PVC OF CHDPE UNLESS OTHERWISE NOTED BY ENGINEER.
4. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS DRAIN LINES.
5. RIP RAP SPLASH PADS AND FLOW SPREADER BERMS SHALL BE PROVIDED AT ALL OUTFALLS.
6. REFER TO THE OPERATIONS & MAINTENANCE PLAN (O&M) FOR ADDITIONAL INFORMATION.
7. NO EARTH IS TO BE REMOVED FROM THE SUBDIVISION IN CONJUNCTION WITH CONSTRUCTION.

UTILITY NOTES:

1. ALL WATER MAINS 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 MAINS 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.
2. GENERALLY, WATER MAIN 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.
3. ALL WATER MAIN FITTINGS, TEES, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS AND MECHANICAL JOINT RESTRAINTS.
4. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" C.L.D.I. RUNOUT AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. HYDRANTS AND THEIR PIPING SHALL BE MECHANICALLY RESTRAINED.
5. 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.
6. DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE, CURB STOP, AND CURB BOX.
7. ALL WATER MAINS 3" OR LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
8. DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX AND TEE FITTINGS.
9. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
10. 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.
11. PRIMARY WATER METER AND BACKFLOW PREVENTED SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
12. ALL GRAVITY SEWER PIPES SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR35 UNLESS NOTED OTHERWISE.
13. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES
14. WHERE WATER SERVICES CROSS OVER SEWER MAINS WITH LESS THAN 18" VERTICAL CLEARANCE, AND WHERE WATER SERVICES CROSS BENEATH SEWER MAINS, THE WATER LINE SHALL BE CAREFULLY ENCASED IN CONCRETE. ENCASEMENT SHALL EXTEND FROM PIPE SURFACES A MINIMUM DISTANCE OF 8" ALL AROUND AND ENCASEMENT SHALL EXTEND ALONG THE WATER SERVICE A MINIMUM DISTANCE OF 10 FEET FROM THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPES.
15. WHERE SEWER SERVICES CROSS OVER WATER MAINS AND WHERE SEWER SERVICES CROSS BENEATH WATER MAINS WITH LESS THAN 18" OF VERTICAL CLEARANCE, THE SEWER SERVICE SHALL BE CAREFULLY ENCASED IN CONCRETE. ENCASEMENT SHALL EXTEND FROM PIPE SURFACES A MINIMUM DISTANCE OF 8" ALL AROUND AND ENCASEMENT SHALL EXTEND ALONG THE SEWER SERVICE A MINIMUM DISTANCE OF 10 FEET FROM THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPES.
16. PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT GAS LINES INSTALLATIONS SHALL BE BY THE LOCAL 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.
17. ELECTRICAL, TELEPHONE & CABLE SERVICES SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.
18. UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE INSTALLED DURING STREET CONSTRUCTION AND BROUGHT ON TO THE SERVICING LOT.
19. THE PRIMARY ELECTRICAL, TELEPHONE & CABLE DISTRIBUTION SYSTEMS ARE SHOWN GRAPHICALLY FOR COORDINATION PURPOSES. ALL ASPECTS OF THE THESE SERVICES SHALL BE DESIGN/BUILD BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, AND UTILITY COMPANY STANDARDS AND CODES.

EROSION CONTROL NOTES:

1. THE LIMIT OF WORK LINE FOR THE PROJECT SHALL BE THE SAME AS THE LIMIT OF THE WORK NECESSARY FOR GRADING OR UTILITY PURPOSES. NO WORK SHALL OCCUR BEYOND THESE LIMITS OR BEYOND THE LIMITS DEFINED BY THE EROSION CONTROL AND/OR CLEARING LIMIT LINES.
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, AS AMENDED, AND ALL LOCAL MUNICIPAL REGULATIONS.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, AND REMAIN IN PLACE, UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
4. THE CONTRACTOR IS HEREBY MADE AWARE THAT SOIL CHARACTERISTICS, TOPOGRAPHY, AND WETLANDS 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 MUNICIPALITY.
5. THE EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION, AND AUGMENTATION OF EROSION CONTROL DEVICES INCLUDING HAYBALES, SILTFENCE, DRAINAGE SWALES, TEMPORARY SEDIMENTATIONS 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. IN THE EVENT THAT INSUFFICIENCIES IN THE EROSION CONTROL PRACTICES ARE IDENTIFIED BY THE OWNER, OR AN AGENT FOR THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, SUPPLEMENTING, RELOCATION, OR OTHERWISE PROVIDING EROSION CONTROLS AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
6. STOCKPILES SHALL BE SURROUNDED WITH STAKED HAYBALES 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 USE.
7. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO TEMPORARY DRAINAGE SWALES AND SEDIMENTATION BASINS.
8. HAYBALE FILTERS AND/OR 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 SEDIMENT SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEM AT ANY TIME. FILTER BAGS SHALL BE INSTALLED INSIDE CATCH BASINS IN HIGH TRAFFIC AREAS.
9. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED, REPAIRED AND REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. INSPECTIONS SHALL TAKE PLACE AT LEAST ONCE A WEEK, PRIOR TO WEEKENDS AND WHEN PRECIPITATION IS FORECASTED. DEFICIENCIES OF ANY KIND SHALL BE CORRECTED PRIOR TO THE EXPECTED PRECIPITATION OR PRIOR TO LEAVING THE SITE. INSPECTIONS SHALL ALSO OCCUR AFTER EACH RAINFALL EVENT OF GREATER THAN 0.5" OF RAINFALL AND DEFICIENCIES PROMPTLY CORRECTED.
10. ALL PROPOSED SLOPES (EXCLUDING RIP-RAP SLOPES) STEEPER THAN 5:1 AND ALL SLOPES REGARDLESS OF SLOPE WITH AN OVERALL CHANGE IN GRADE GREATER THAN 10 FEET FROM TOP TO BOTTOM SHALL BE STABILIZED WITH EROSION CONTROL MATTING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE TO PROPOSED SLOPES (SLOUGHING, EROSION, ETC.) THAT RESULT DURING CONSTRUCTION, AND INSTALL EROSION CONTROL MATTING AS DIRECTED BY THE ARCHITECT/ENGINEER.
11. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL HAYBALES, 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 MITIGATE ANY EMERGENCY CONDITIONS.
12. THE ENTRANCE AND EXIT 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. AREAS OF ENTRANCE AND EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT FROM THE PROJECT SITE. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE PROJECT SITE MUST BE REMOVED IMMEDIATELY.
13. PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH PROFESSIONAL TRAINING AND EXPERTISE IN EROSION AND SEDIMENT CONTROL TO MONITOR SAME. THE EROSION CONTROL MONITOR SHALL PREPARE A MONTHLY REPORT WHICH SHALL BE KEPT ON SITE AT ALL TIMES AND PROVIDED TO LOCAL, STATE, AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE REQUIRED AND PERFORMED. INSPECTIONS AND REPORTS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
14. ANY DEWATERING REQUIRED ON THE SITE SHALL DISCHARGE INTO A TEMPORARY SILT REMOVAL BASIN LOCATED OUTSIDE OF THE 100' BUFFER ZONE FROM WETLANDS.

I, \_\_\_\_\_, CLERK OF THE TOWN OR NEWBURY, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECIEVED ON \_\_\_\_\_ AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE \_\_\_\_\_

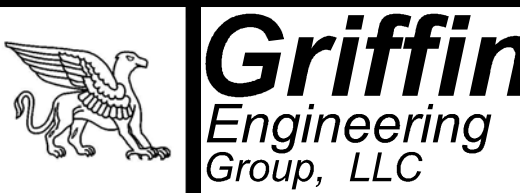
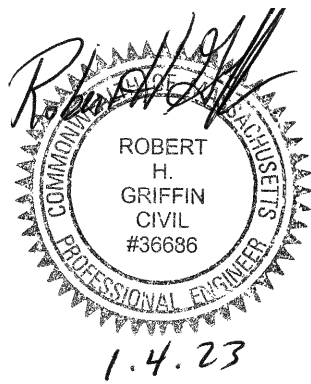
TOWN OF NEWBURY  
PLANNING BOARD

DATE: \_\_\_\_\_

OWNER & APPLICANT:  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLEE LANE  
NEWBURYPORT, MA 01950

|     |      |             |
|-----|------|-------------|
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|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
| No. | Date | Description |

Revisions



495 Cabot Street, 2nd Floor  
Beverly, MA 01915

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

FIELDS WAY  
SUBDIVISION

170 ORCHARD ST.  
NEWBURY, MA

NOTES

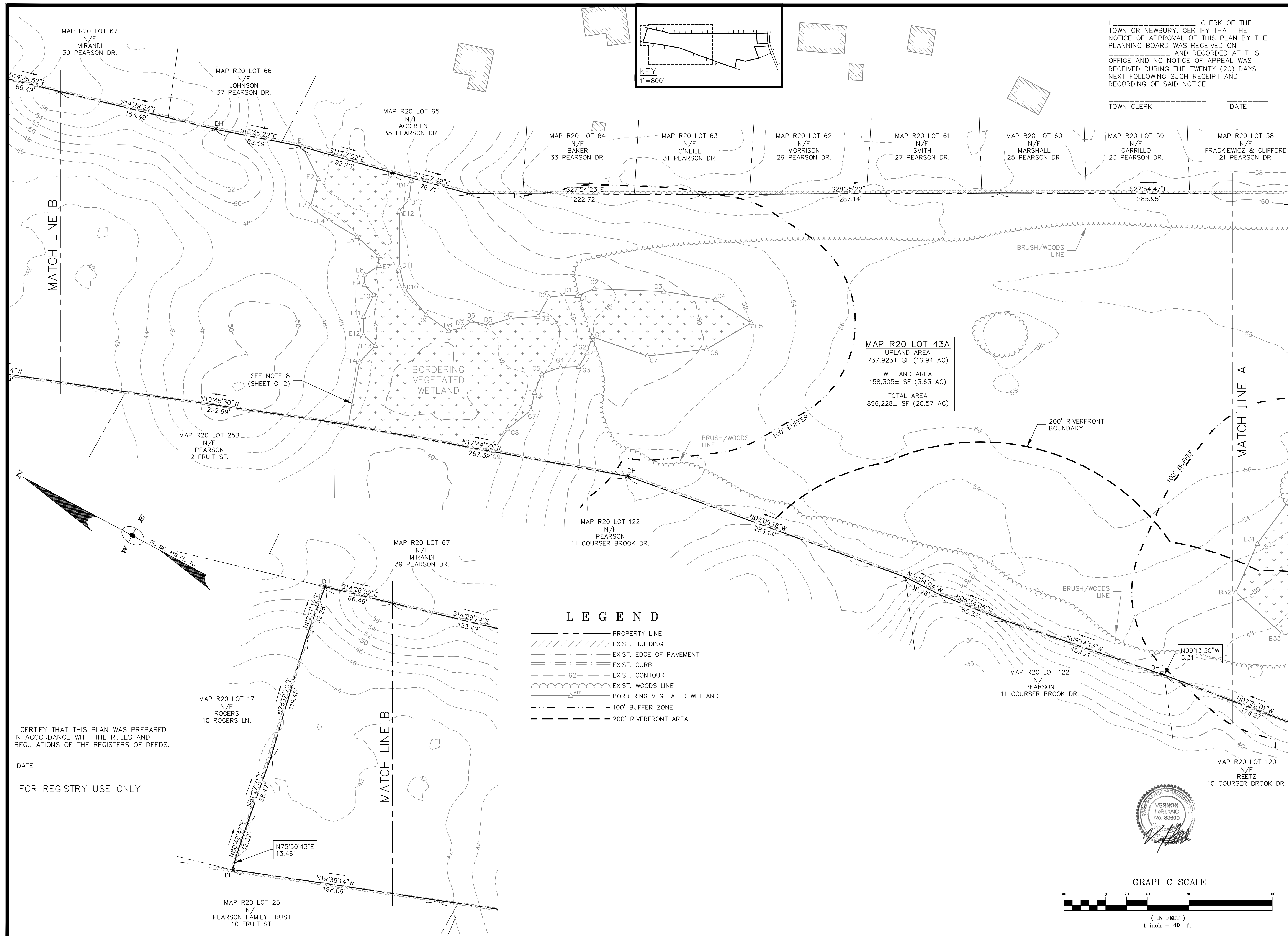
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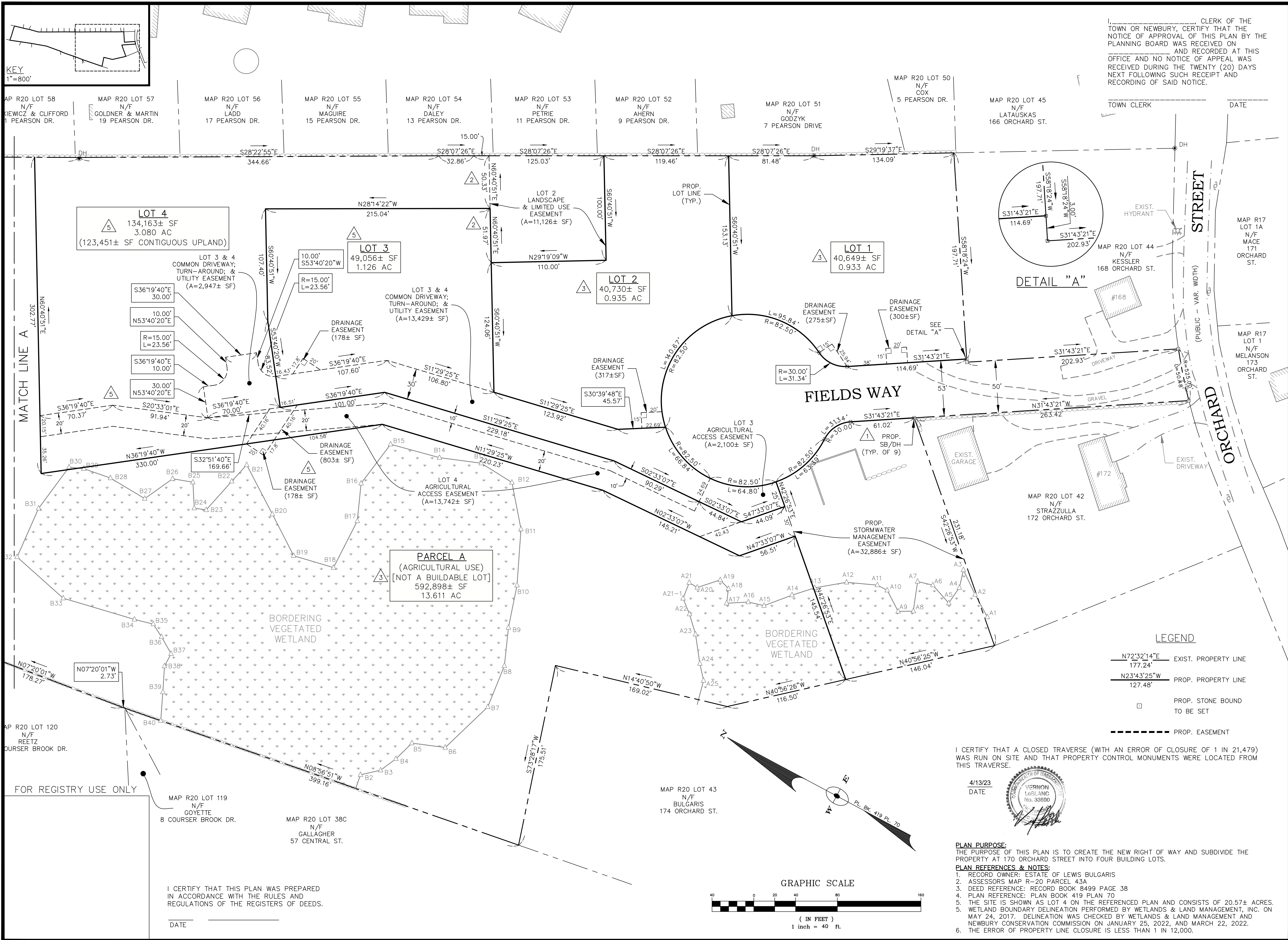
Job No: 2043

Date: 1/4/23

C-1







TOWN OF NEWBURY  
PLANNING BOARD

DATE: \_\_\_\_\_

OWNER & APPLICANT:  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLEE LANE  
NEWBURYPORT, MA 01950

| No. | Date    | Description                                         |
|-----|---------|-----------------------------------------------------|
| 5   | 8/4/23  | ADJ. ESMNTS PER GREENBELT                           |
| 4   | 7/12/23 | ADJ. LOT 4 AG. EASMT.                               |
| 3   | 6/1/23  | ADD PARCEL A;<br>MOVE LOT LINES.                    |
| 2   | 4/13/23 | MOVE LOT 3 & 4 LOT LINE.                            |
| 1   | 3/8/23  | ADD (2) SBDH @ ENTRANCE;<br>ADD BLDGS ON ADJ. LOTS. |

Revisions

LEBLANC SURVEY  
ASSOCIATES

161 HOLTEN STREET  
DANVERS, MA 01923  
978-774-6012

**Griffin**  
Engineering  
Group, LLC

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

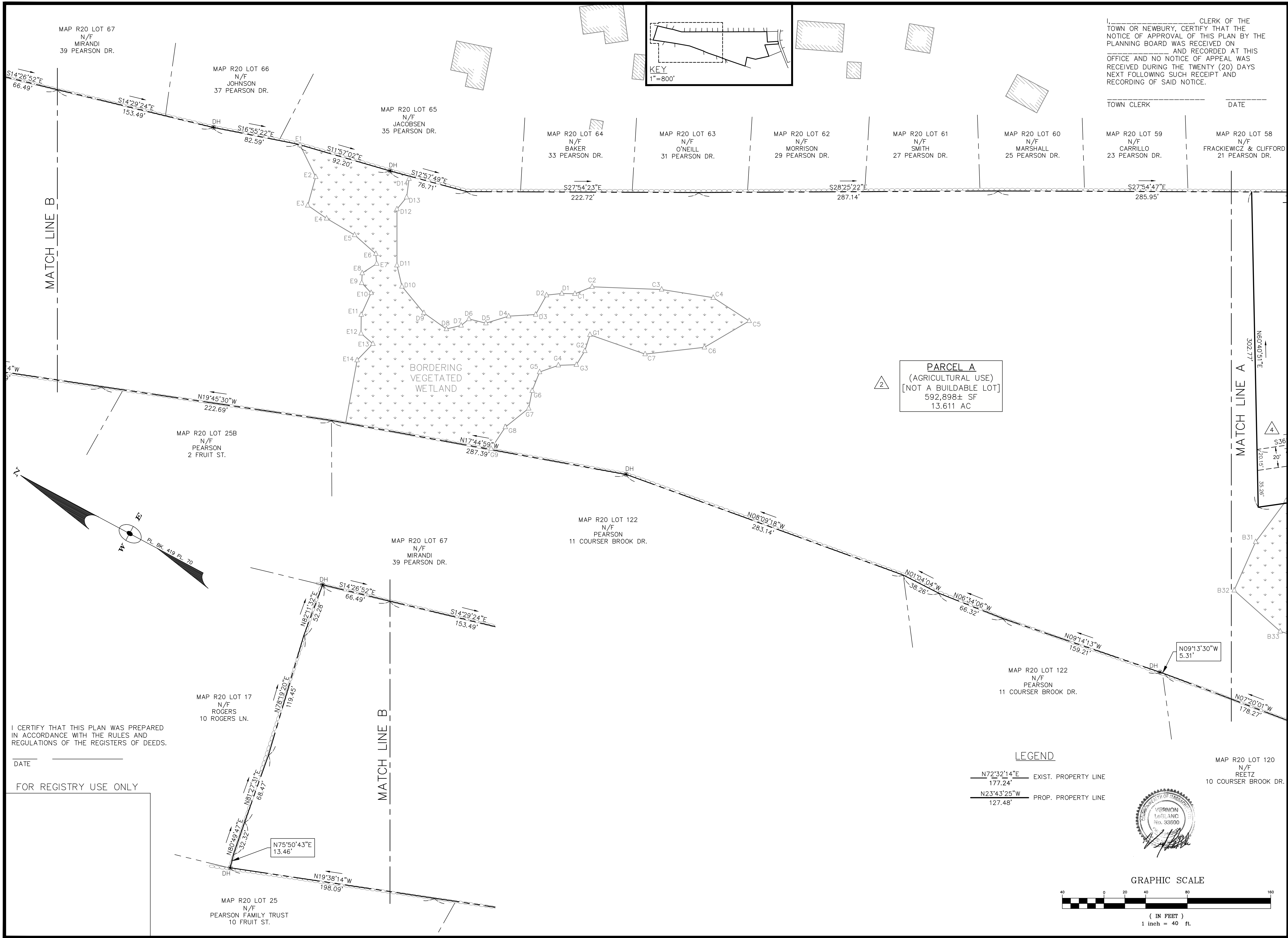
FIELDS WAY  
SUBDIVISION

170 ORCHARD ST.  
NEWBURY, MA

LOTING PLAN I  
(1 OF 2)

Scale: 1"=40'  
Job No: 2043  
Date: 1/4/23

C-4



TOWN OF NEWBURY  
PLANNING BOARD

DATE: \_\_\_\_\_

OWNER & APPLICANT:  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLEE LANE  
NEWBURYPORT, MA 01950

| No. | Date    | Description               |
|-----|---------|---------------------------|
| 4   | 8/4/23  | ADJ. ESMNTS PER GREENBELT |
| 3   | 7/12/23 | ADJ. LOT 4 AG. EASMT.     |
| 2   | 6/1/23  | ADD PARCEL A.             |
| 1   | 4/13/23 | UPDATE LOT 4 AREA.        |

Revisions

LEBLANC SURVEY  
ASSOCIATES

161 HOLTEN STREET  
DANVERS, MA 01923  
978-774-6012

 **Griffin**  
Engineering  
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Fax: 978-927-5103

FIELDS WAY  
SUBDIVISION

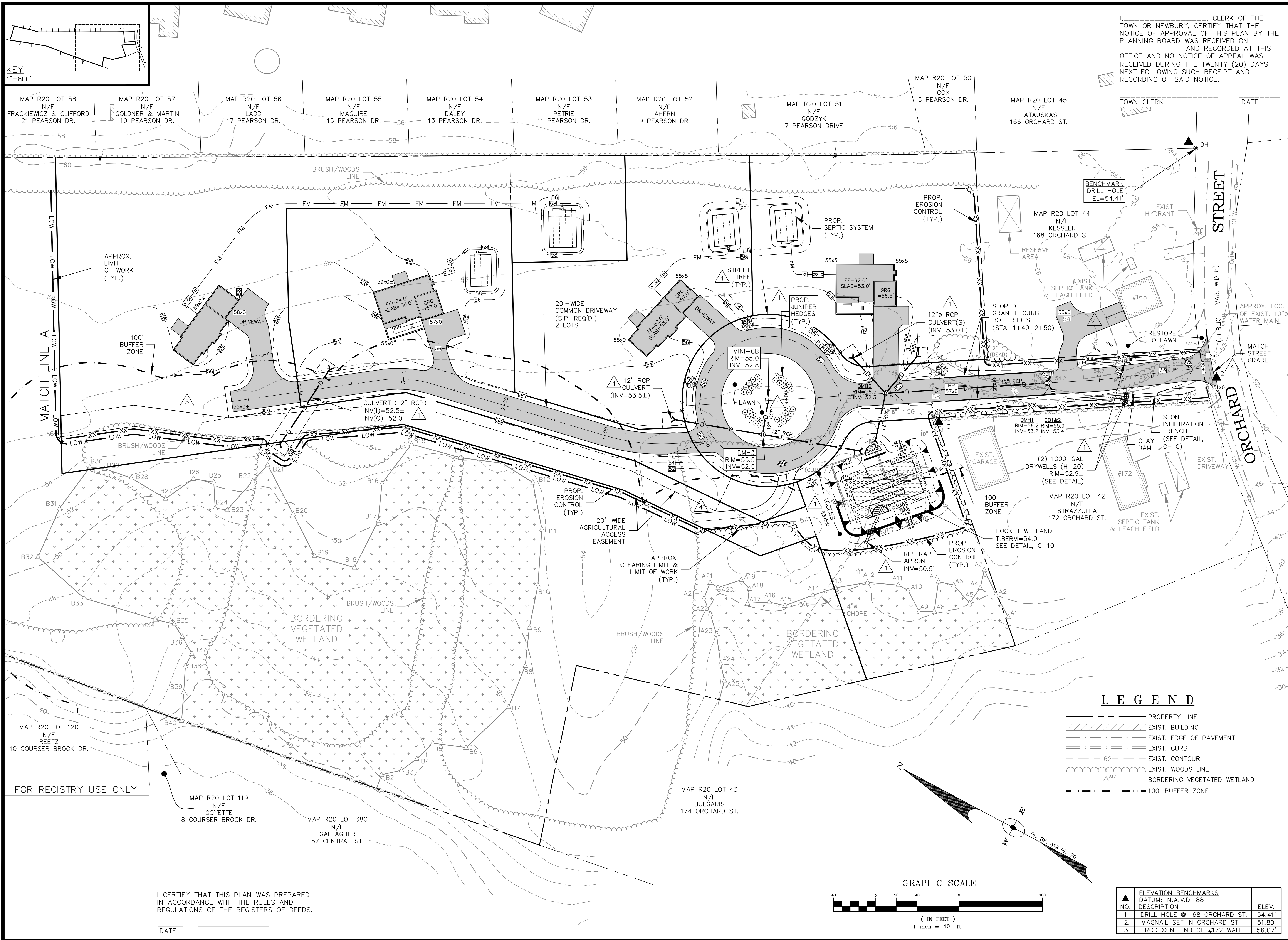
170 ORCHARD ST.  
NEWBURY, MA

LOTING PLAN II  
(2 OF 2)

Scale: 1"=40'  
Job No: 2043  
Date: 1/4/23

C-5





TOWN OF NEWBURY  
PLANNING BOARD

DATE:

OWNER & APPLICANT:  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLÉE LANE  
NEWBURYPORT, MA 01950

|   |         |                                                                                                                                                                                                                        |
|---|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | 8/4/23  | ADJ. ESMNTS & HOUSE LOCS PER GREENBELT                                                                                                                                                                                 |
| 4 | 7/11/23 | WIDEN AG. PATH TO 15'; ADD STREET TREES; INCR. PAV RAD. TO 25' @ INT. MOVE #168 DRIVEWAY. MOVE FIELDS WAY IN. 5' E.                                                                                                    |
| 3 | 6/1/23  | ADD AG. ACCESS; MOVE LOT LINES.                                                                                                                                                                                        |
| 2 | 4/13/23 | MOVE LOT 3 & 4 LOT LINE.                                                                                                                                                                                               |
| 1 | 3/8/23  | CLARIFY ROAD GRADES; ADD PROP. SPOT GRADES; ADD SEPTIC GRADES; ADD ISLAND PLANTS; MOVE RIPRAP APRON; ADD BM #3; ADD EXIST. DRAIN PIPE @ B.V. REV. 10" PIPES TO 12" PER TOWN REGS. ADD #168 ACCESS REV. SWM @ ENTRANCE. |

No. Date Description

Revisions

8/4/23

Griffin  
Engineering  
Group, LLC

495 Cabot Street, 2nd Floor  
Beverly, MA 01915

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FIELDS WAY  
SUBDIVISION

170 ORCHARD ST.  
NEWBURY, MA

SITE GRADING  
&  
DRAINAGE PLAN

Scale: 1"=40'

Job No: 2043

Date: 1/4/23

C-7

I, \_\_\_\_\_, CLERK OF THE TOWN OF NEWBURY, CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

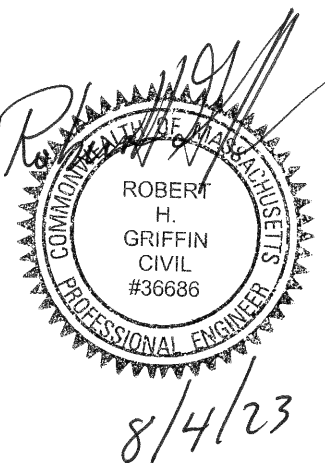
TOWN OF NEWBURY  
PLANNING BOARD

DATE: \_\_\_\_\_

OWNER & APPLICANT:  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLEE LANE  
NEWBURYPORT, MA 01950

| No. | Date    | Description                                                                  |
|-----|---------|------------------------------------------------------------------------------|
| 3   | 8/4/23  | UPDATE COMMON DWY PROFILE.                                                   |
| 2   | 4/13/23 | RELOCATE HYDRANTS.                                                           |
| 1   | 3/8/23  | REV. GRAVEL BASE NOTE;<br>ADD CUL-DE-SAC, X-SECT;<br>REV. CMN. DWY. PROFILE. |

Revisions



**Griffin**  
Engineering  
Group, LLC

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

FIELDS WAY  
SUBDIVISION

170 ORCHARD ST.  
NEWBURY, MA

PROFILES &  
CROSS-SECTIONS

Scale: AS-SHOWN

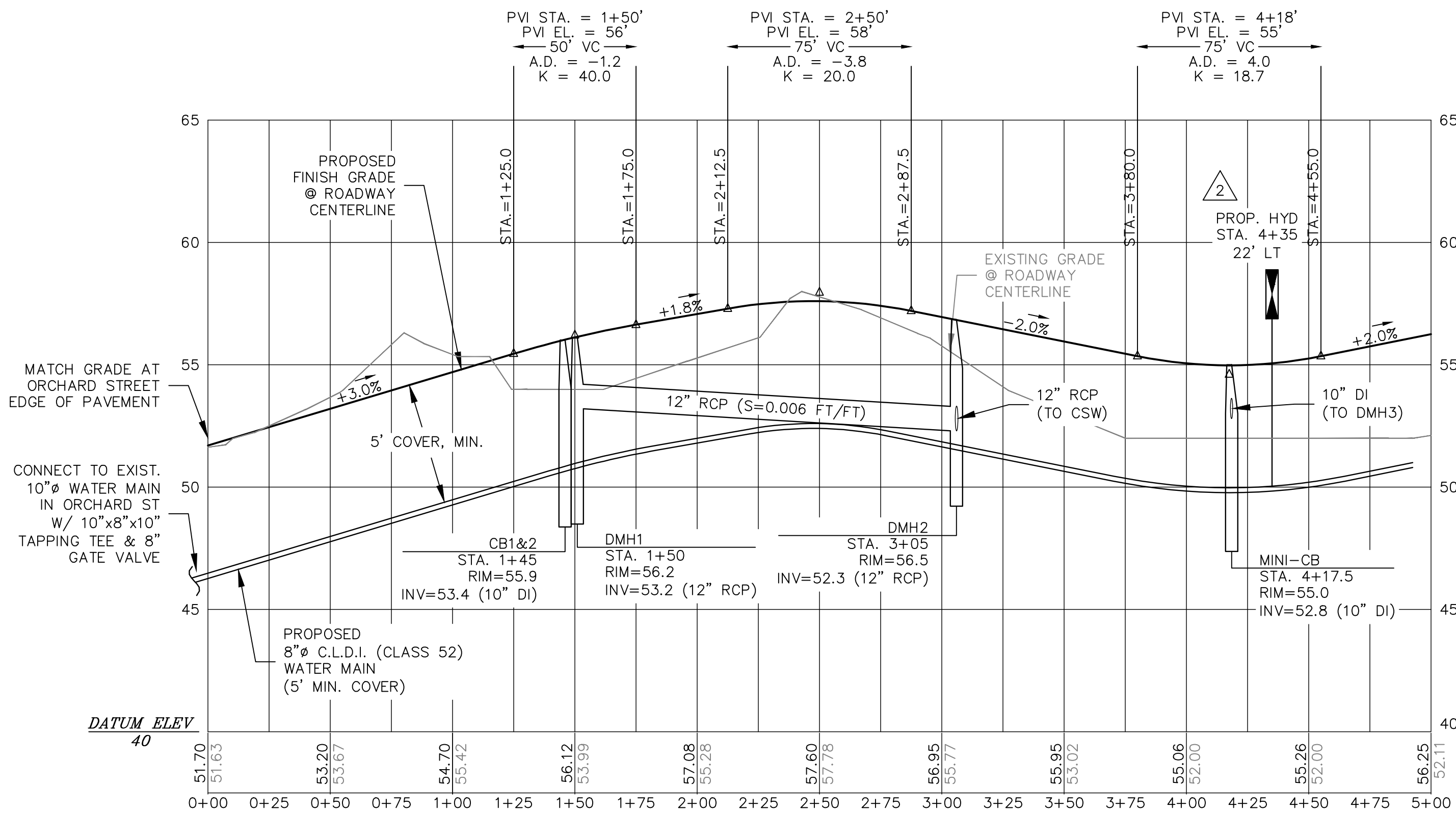
Job No: 2043

Date: 1/4/23

C-8

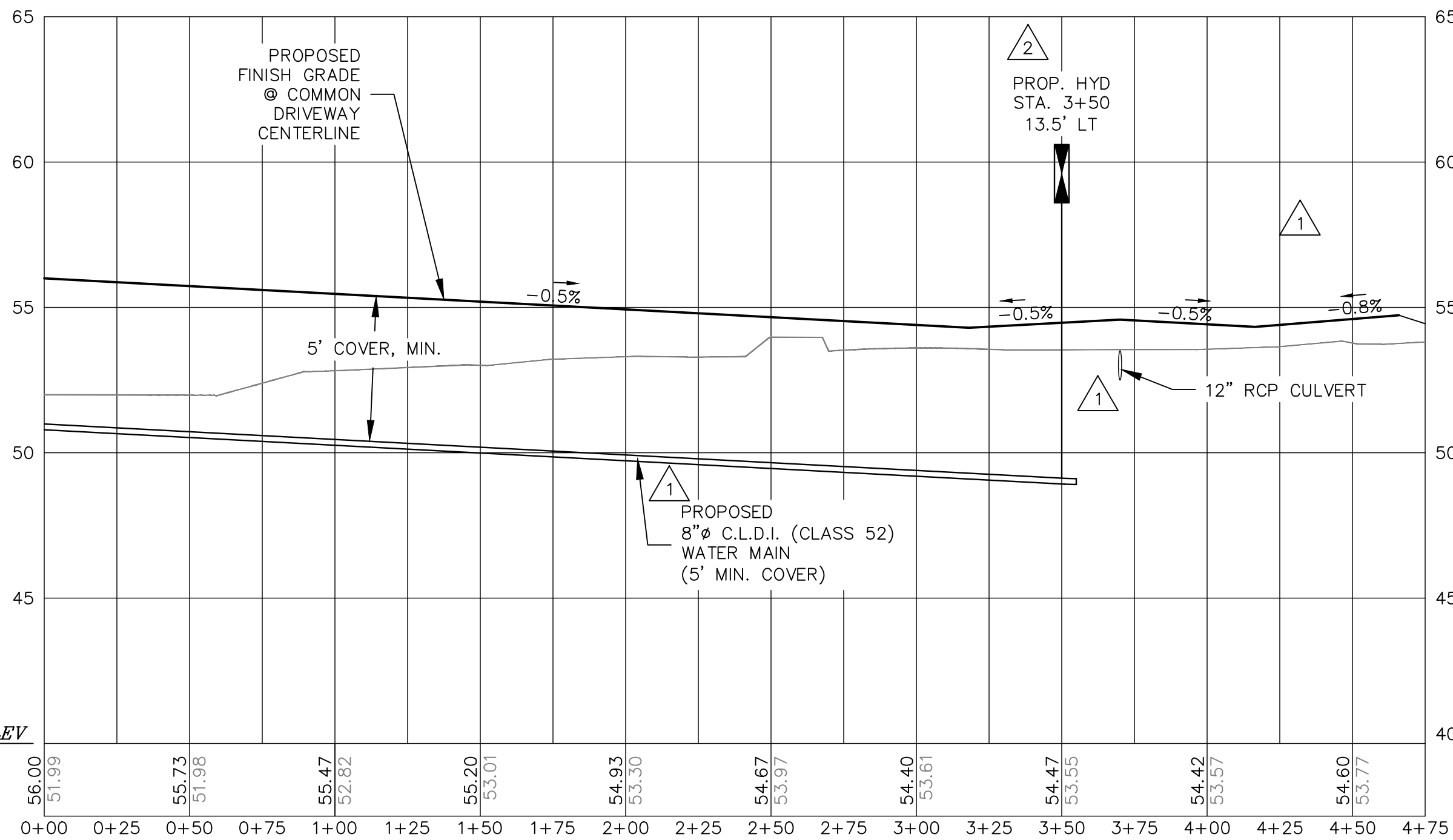
LEGEND

EXISTING GRADE \_\_\_\_\_  
PROPOSED CENTERLINE \_\_\_\_\_  
PROP. WATER LINE \_\_\_\_\_



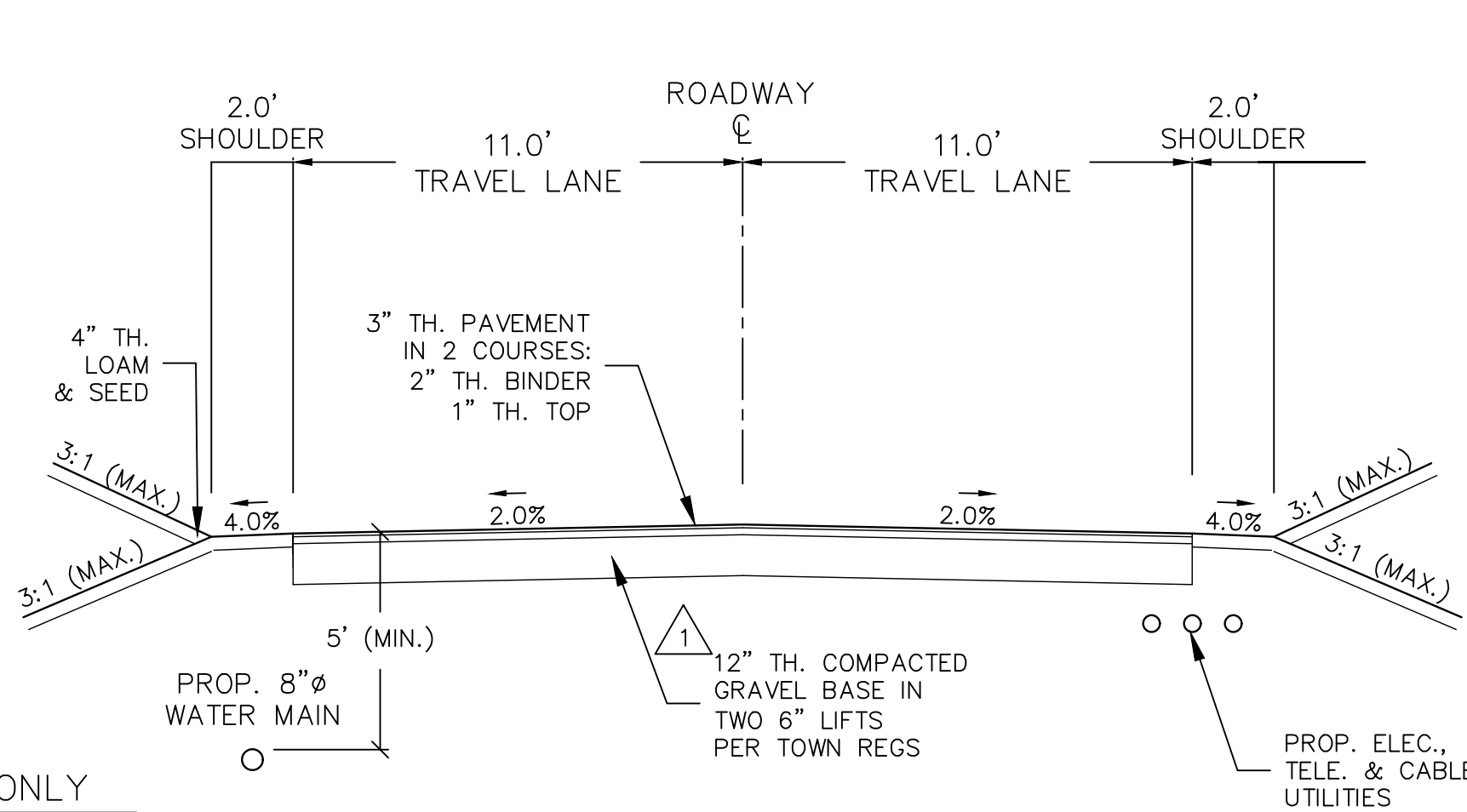
ROADWAY CENTERLINE PROFILE

HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'



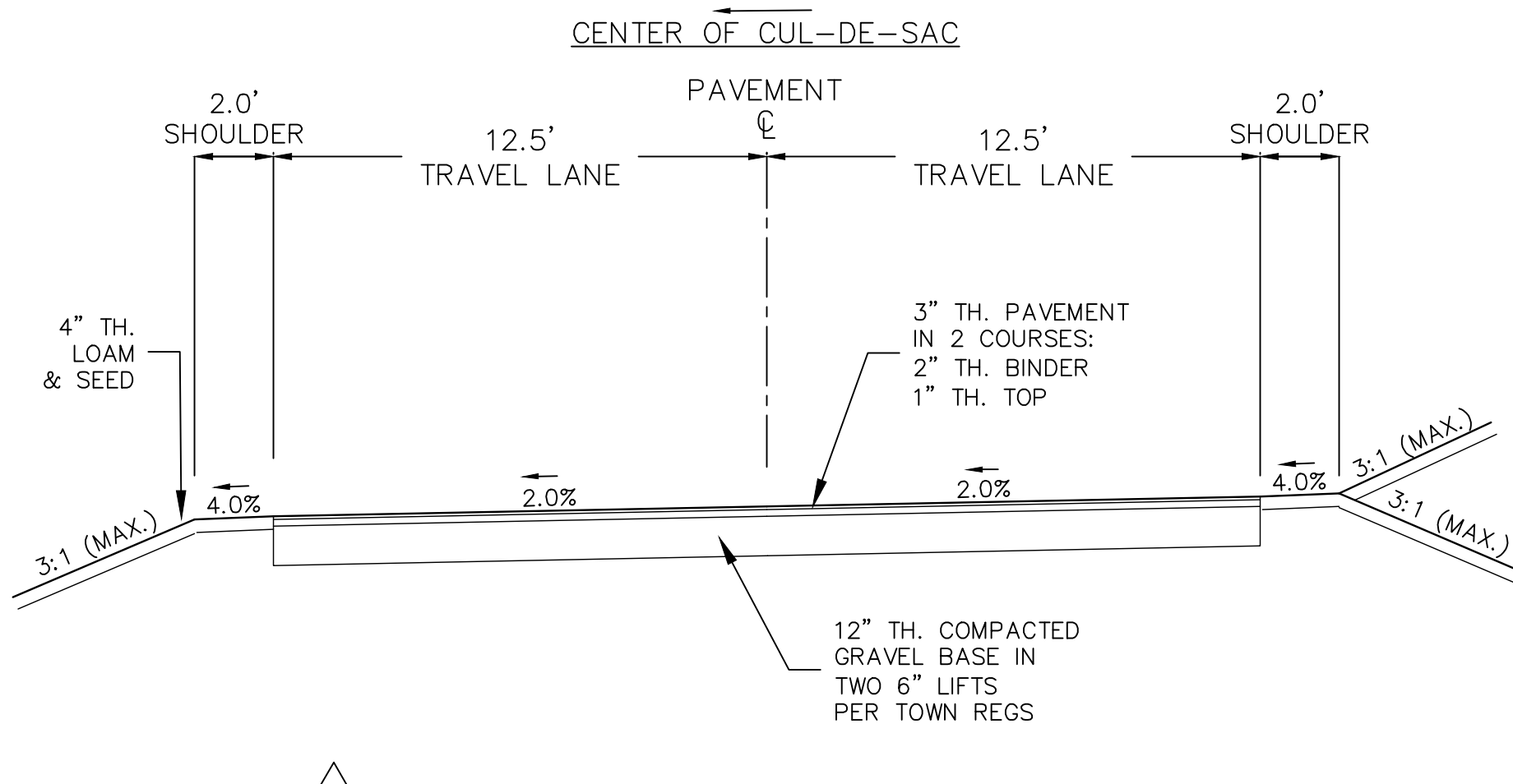
COMMON DRIVEWAY CENTERLINE PROFILE

HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'



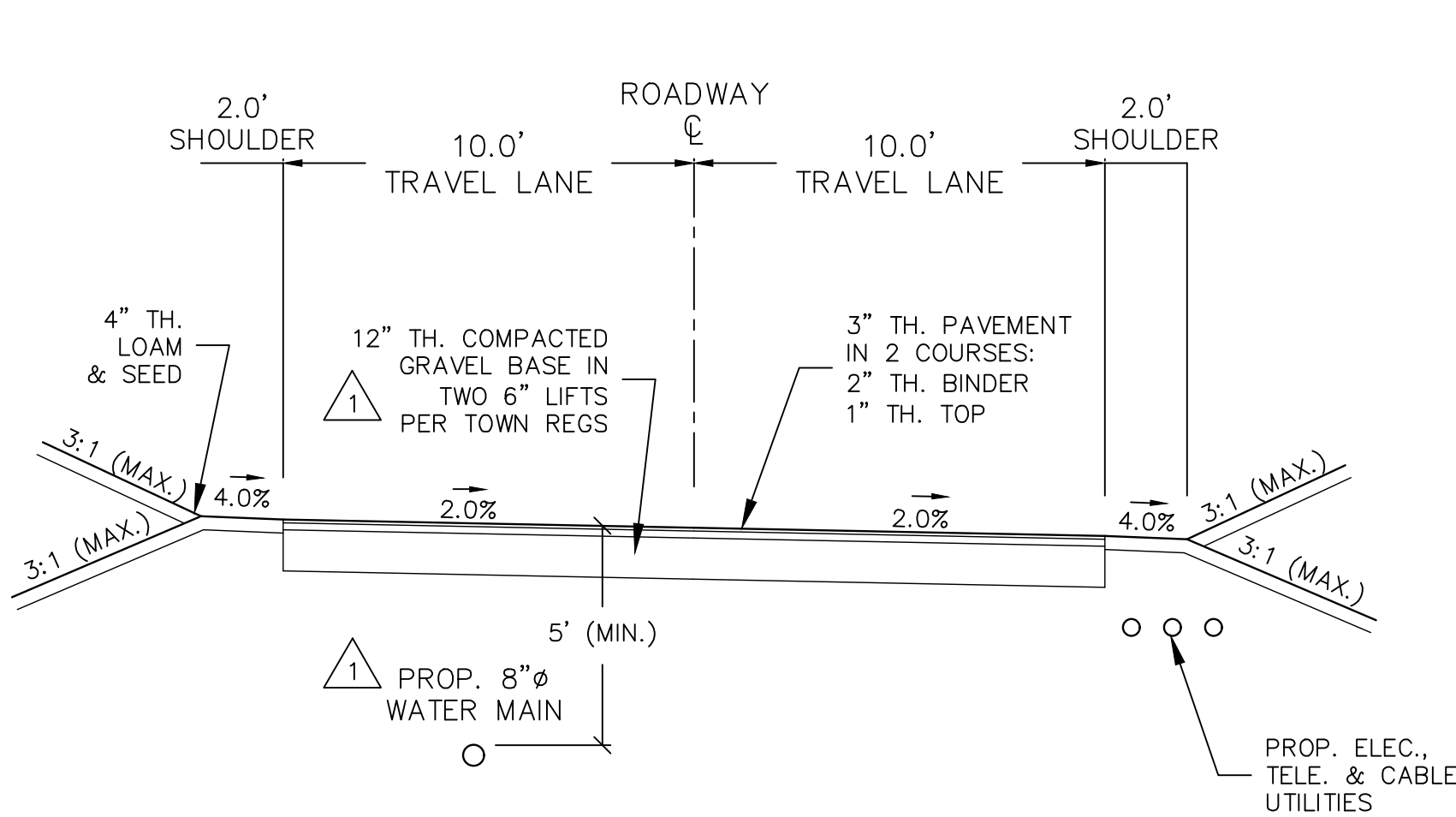
ROADWAY SECTION (TYP.)

SCALE: 1" = 4'



CUL-DE-SAC SECTION (TYP.)

SCALE: 1" = 4'



COMMON DRIVEWAY SECTION (TYP.)

SCALE: 1" = 4'

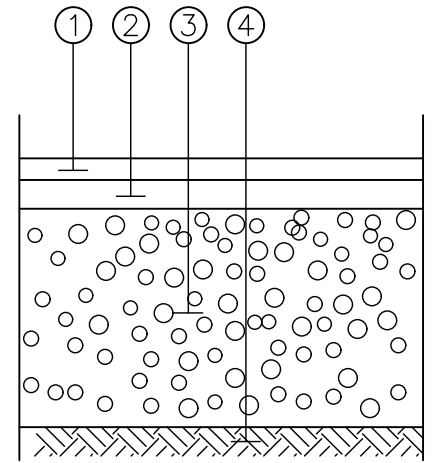
NOTES:

- REMOVE ALL LOAM, ROOTS, SUBSOIL AND DELETERIOUS MATERIALS.
- 4" LOAM, SEED AND MULCH ALL DISTURBED AREAS.  
LOAM = M 1.05.0  
SEED = M 6.03.0 SLOPE MIX  
MULCH = M 6.04.0 ANY TYPE
- COMPACT ALL LAYERS, AND SUBGRADE, TO 95% MOD. PROCTOR.
- MATERIAL REFERENCES ARE TO 1995 EDITION OF MASS. HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- ALL UTILITIES TO MEET PROVIDER REQUIREMENTS.
- ENGINEER TO SET BENCHMARKS IN THE FIELD PRIOR TO CONSTRUCTION.

I CERTIFY THAT THIS PLAN WAS PREPARED  
IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.

DATE \_\_\_\_\_

- KEY:**
- 1" CLASS 1 BIT. CONCRETE TOP COURSE TYPE I-1 (M3.11.0 -TABLE A).
  - 2" CLASS 1 BIT. CONCRETE BINDER COURSE (M3.11.0 - TABLE A).
  - 12" DENSE GRADED CRUSHED STONE FOR SUB-BASE (M2.01.7)
  - PREPARED SUBGRADE.

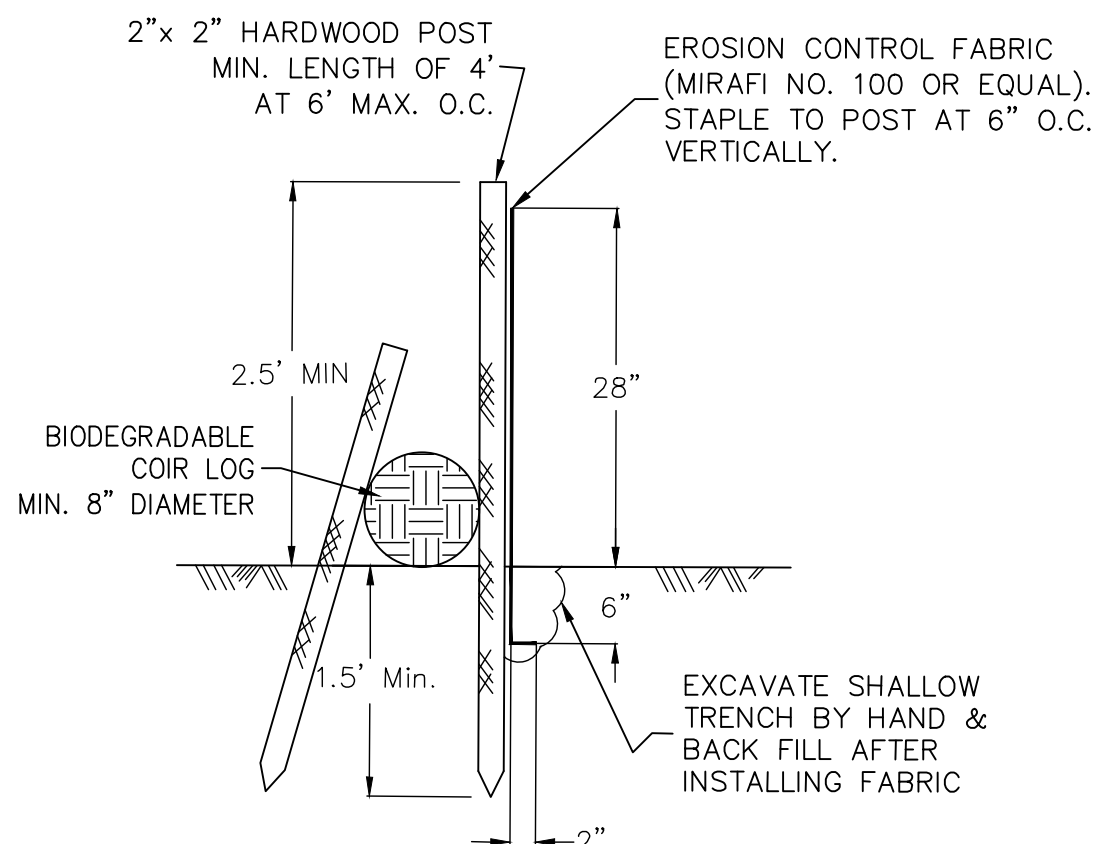


### FULL DEPTH PAVEMENT

SCALE: N. T. S.

**NOTES:**

- REMOVE ALL LOAM, ROOTS, SUBSOIL AND DELETERIOUS MATERIALS.
- COMPACT ALL LAYERS, AND SUBGRADE, TO 95% MOD. PROCTOR.
- MATERIAL REFERENCES ARE TO 1995 EDITION OF MASS HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 4" LOAM, SEED AND MULCH ALL DISTURBED AREAS.  
LOAM = M 1.05.0  
SEED = M 6.03.0 SLOPE MIX  
MULCH = M 6.04.0 ANY TYPE
- IN LEDGE, REMOVE LEDGE TO MIN. DEPTH OF 24" BELOW FINISH GRADE; BACKFILL WITH COMPACTED GRAVEL.



### SILT FENCE & COIR LOG EROSION CONTROL

SCALE: N. T. S.

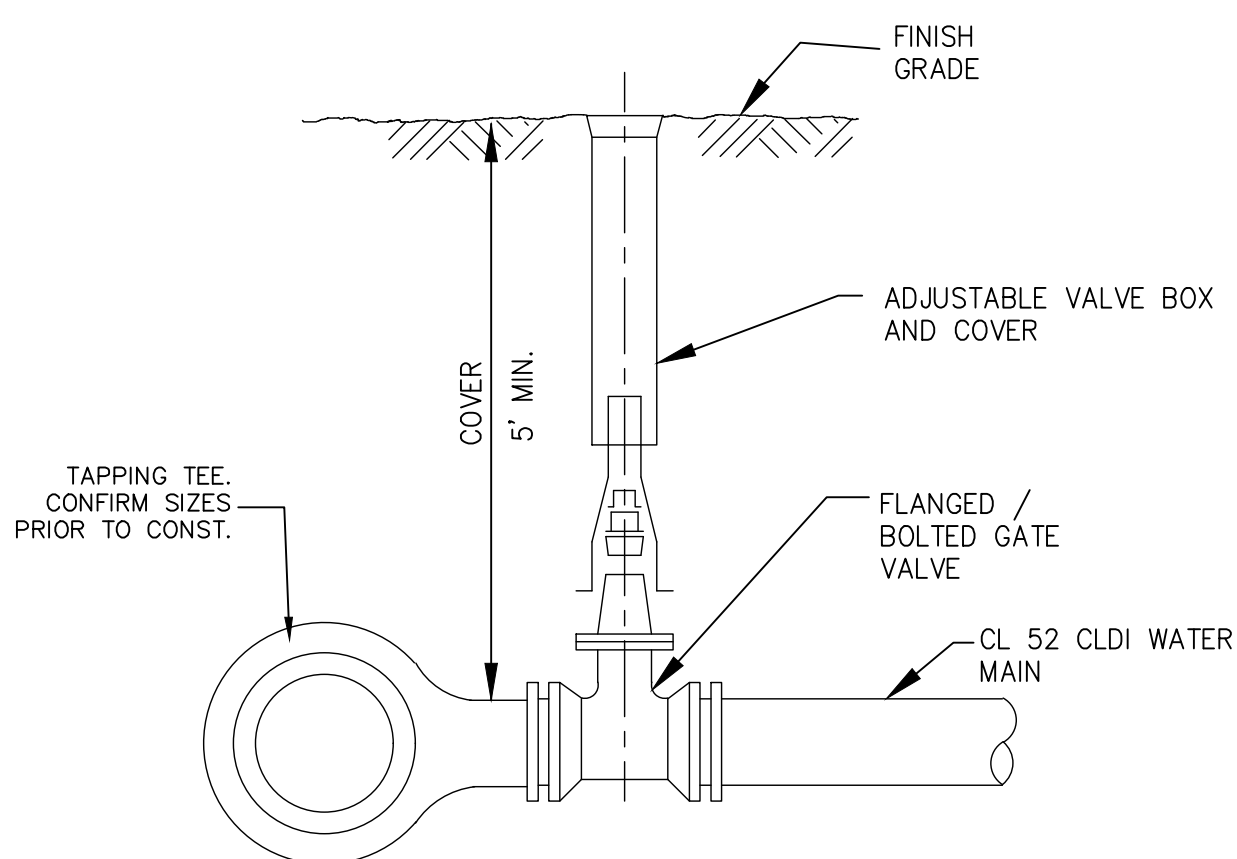
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

FOR REGISTRY USE ONLY

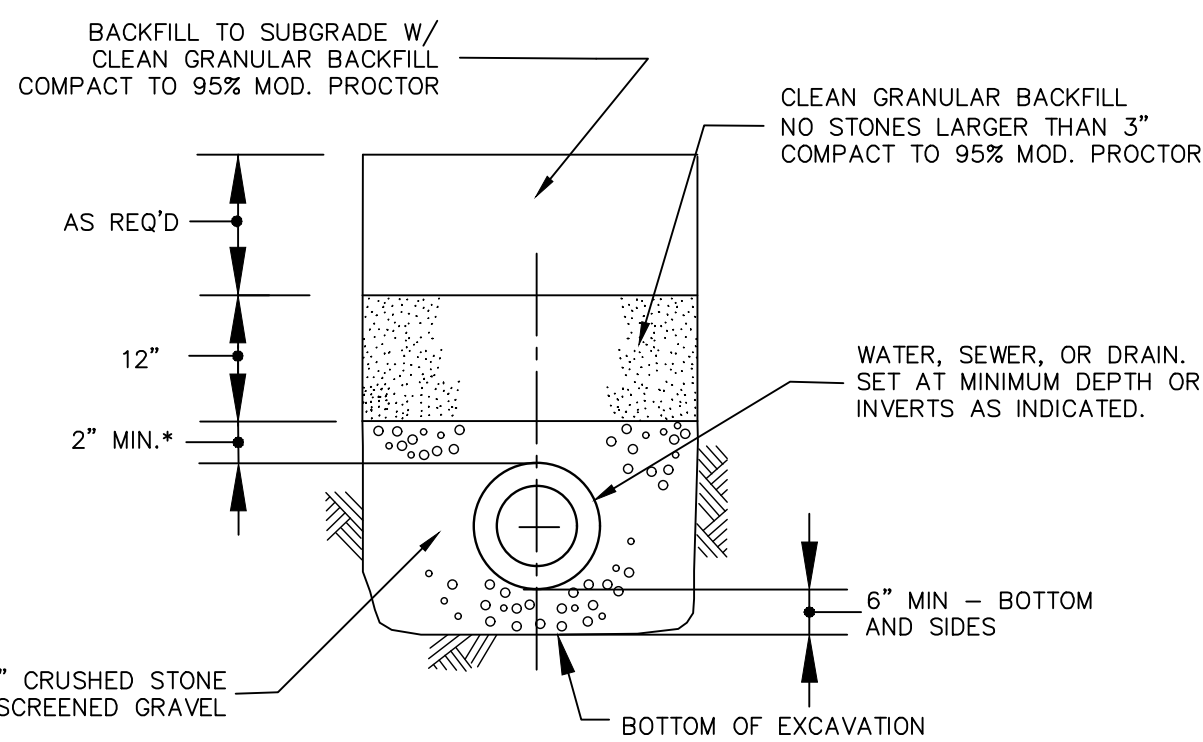
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE \_\_\_\_\_



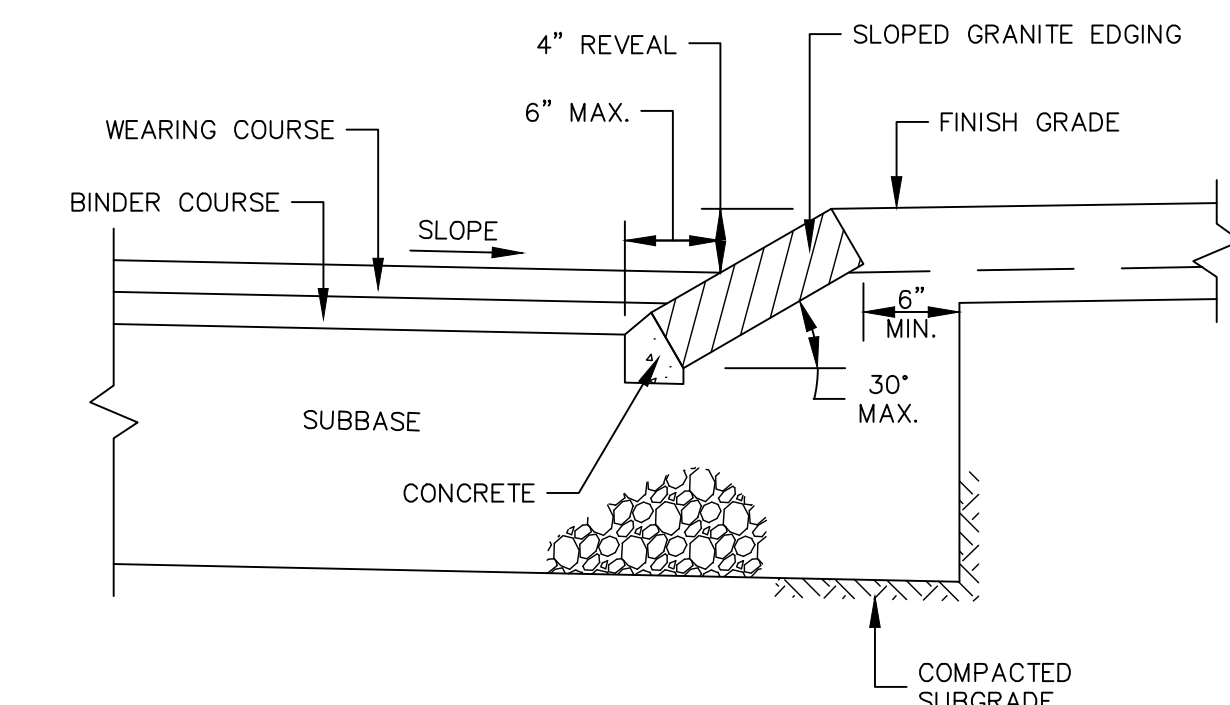
### GATE VALVE

SCALE: N. T. S.



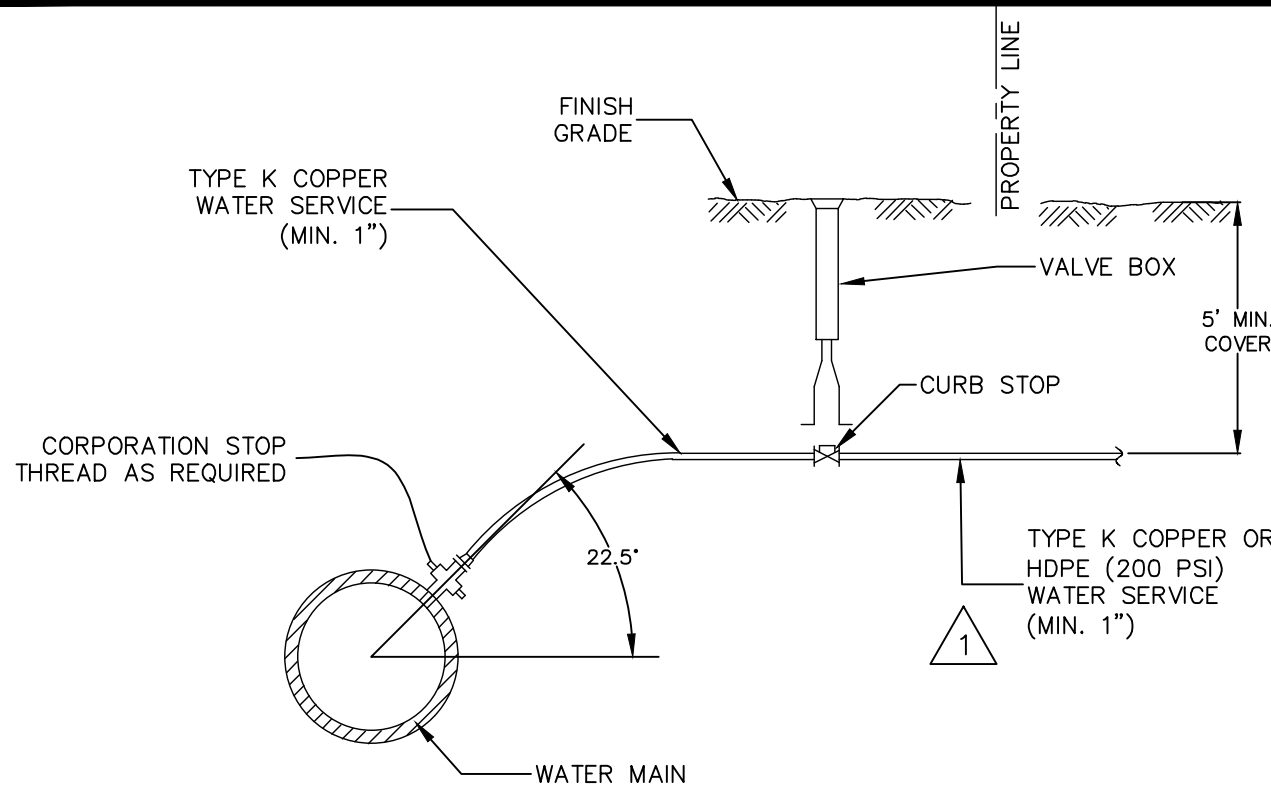
### TYPICAL PIPE BEDDING SECTION

SCALE: N. T. S.



### SLOPED GRANITE CURB

SCALE: N. T. S.

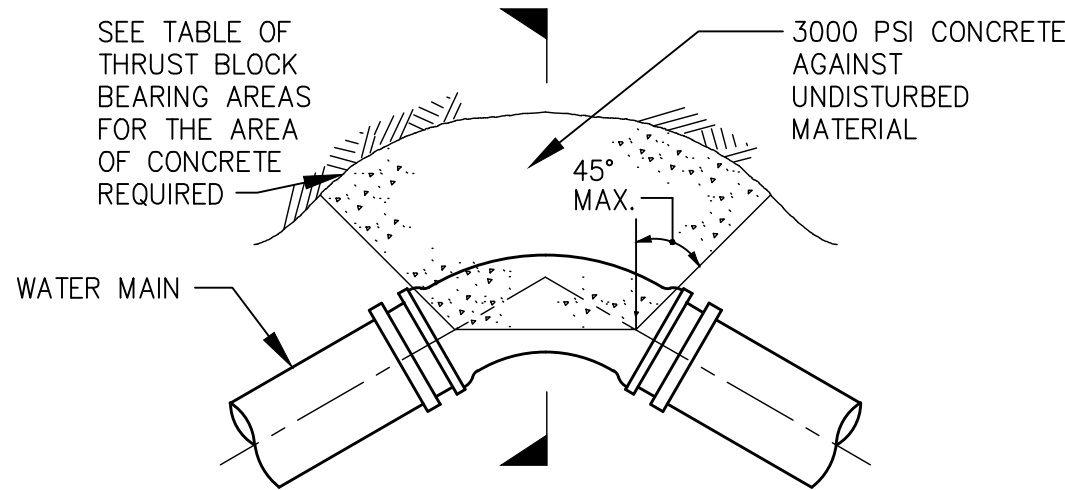


### WATER SERVICE CONNECTION

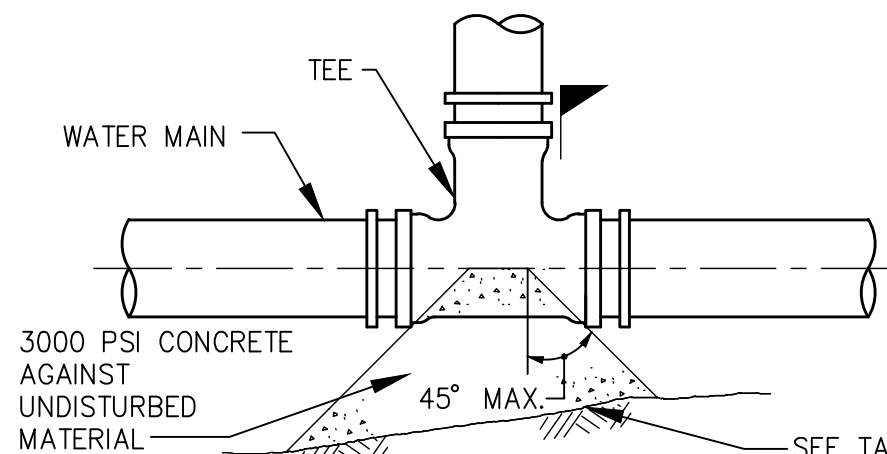
SCALE: N. T. S.

**NOTES:**

- ALL CONNECTIONS PER TOWN OF NEWBURY REQUIREMENTS.

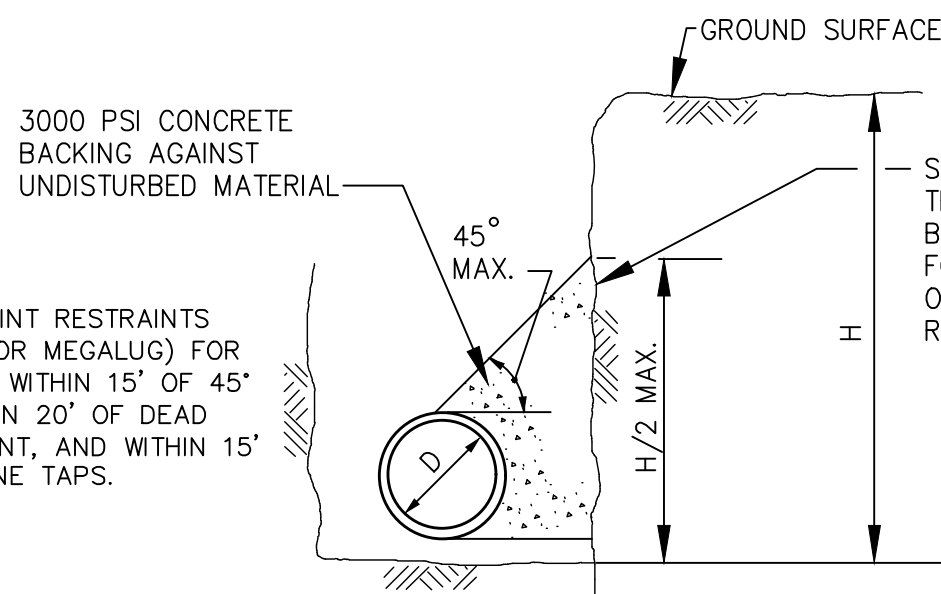


### PLAN OF THRUST BLOCK AT BEND



### PLAN OF THRUST BLOCK AT TEE

**NOTES:**  
PROVIDE JOINT RESTRAINTS (TIE RODS OR MEGALUG) FOR ALL JOINTS WITHIN 15' OF 45° BEND, WITHIN 20' OF DEAD END HYDRANT, AND WITHIN 15' OF MAIN LINE TAPS.



### THRUST BLOCK SECTION

### CONCRETE THRUST BLOCK

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   | 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   | 1   |

**TYPE OF SOIL CONDITION**

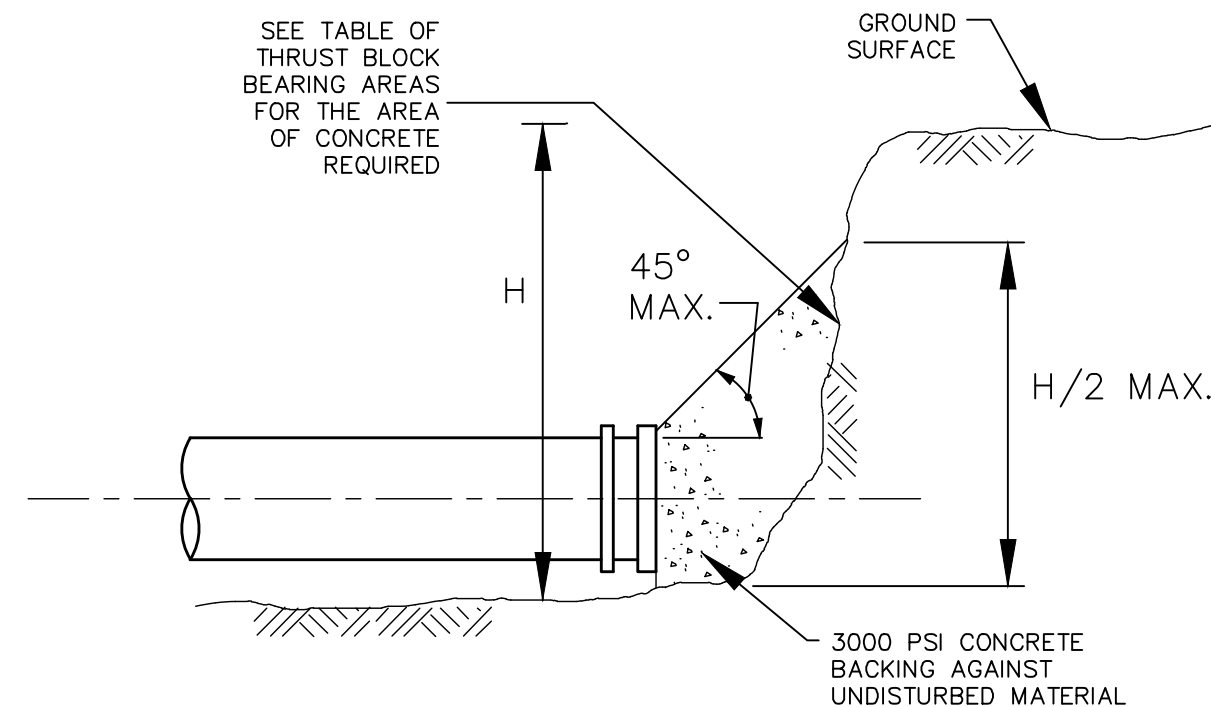
- A - SOFT CLAY; FINE LOOSE SAND
- B - SAND & CLAY; MIXED OR IN LAYERS; FINE CONFINED SAND
- C - HARD DRY CLAY
- D - COARSE SAND
- E - GRAVEL
- F - SOFT ROCK
- G - HARD PAN

**NOTES:**

- FOR FITTINGS WITH LESS THAN 22 1/2° DEFLECTION USE BEARING AREAS FOR 22 1/2° BEND.
- 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.

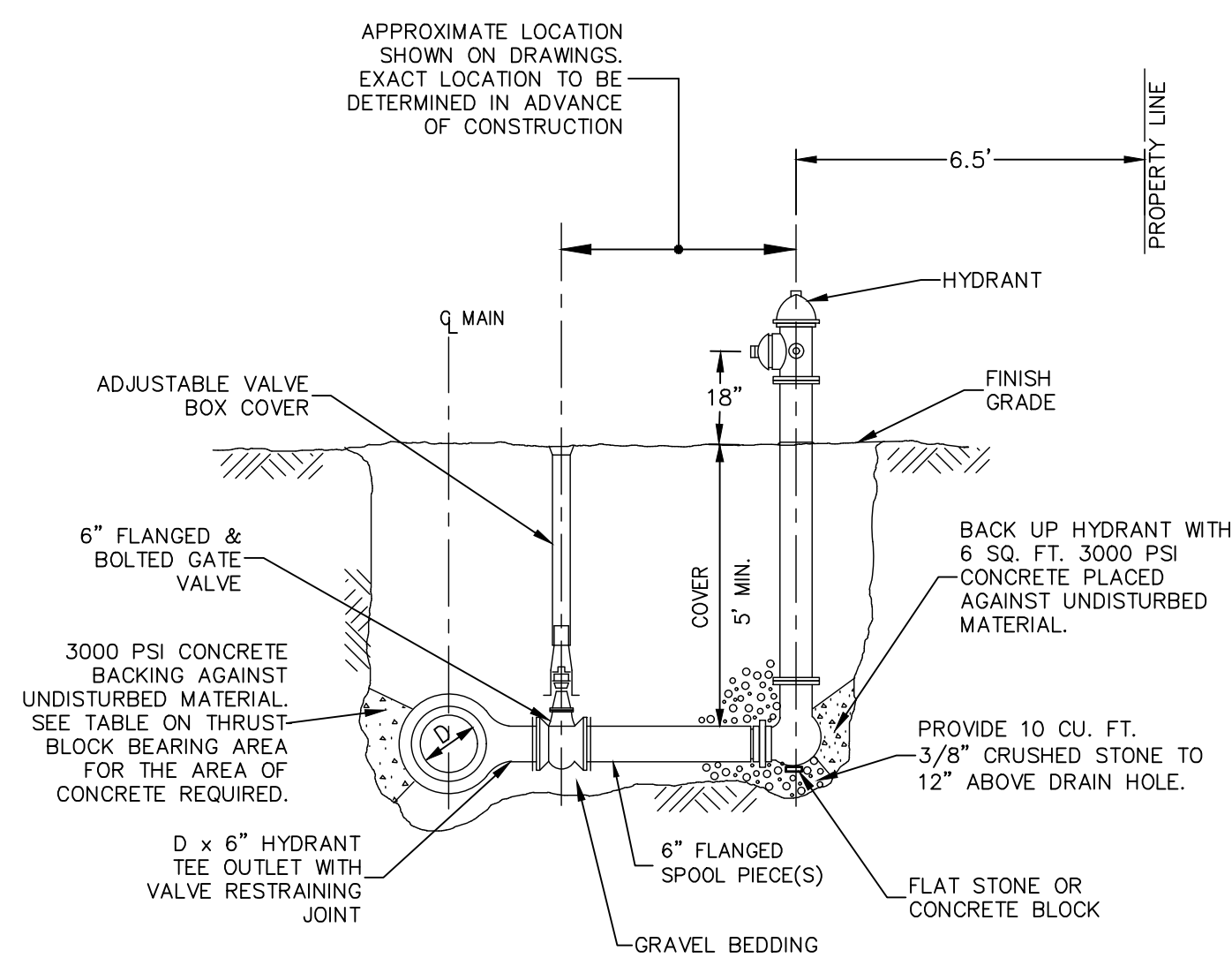
### CONCRETE THRUST BLOCK BEARING AREA

SCALE: N. T. S.



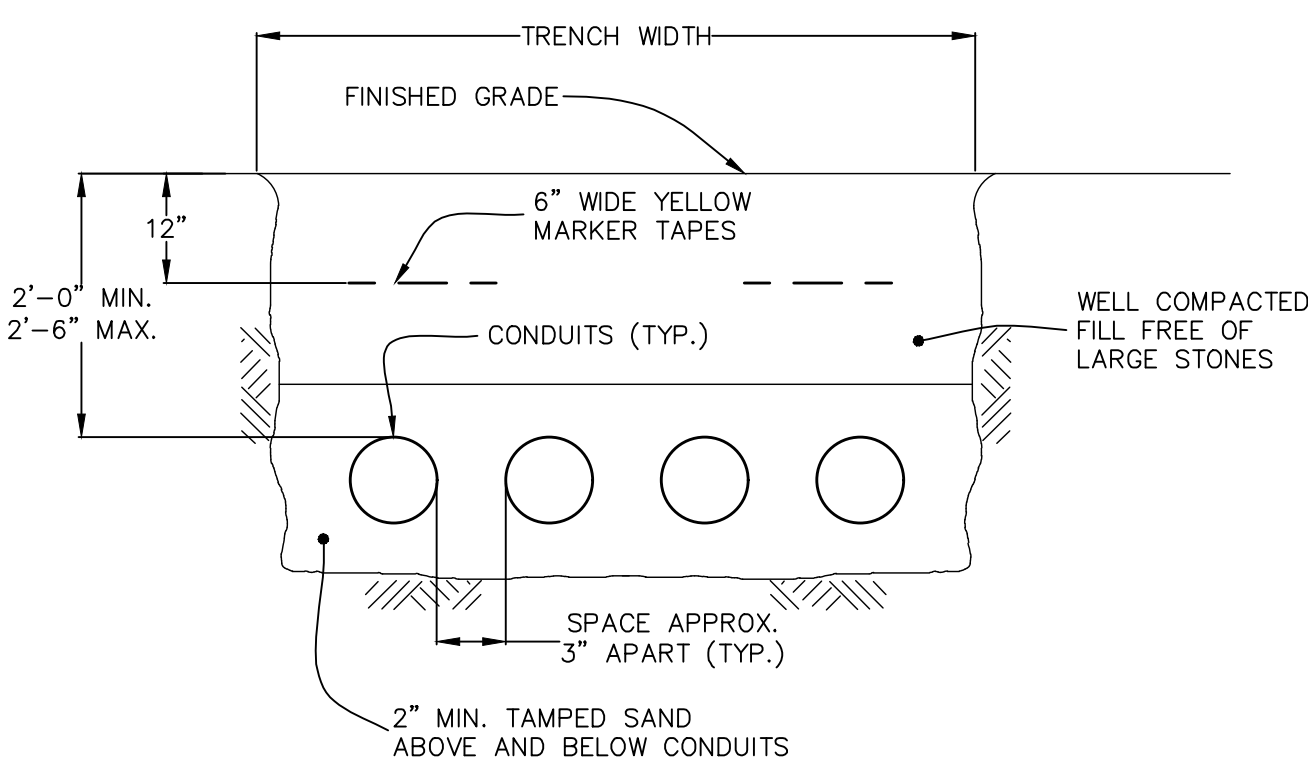
### CONCRETE THRUST BLOCK AT PLUG

SCALE: N. T. S.



### TYPICAL HYDRANT ASSEMBLY

SCALE: N. T. S.



### UNDERGROUND CONDUIT TRENCH FOR MULTIPLE CONDUITS

SCALE: N. T. S.

### TOWN OF NEWBURY PLANNING BOARD

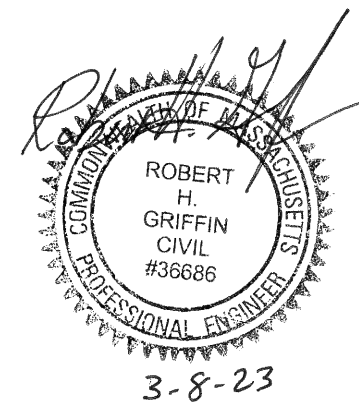
DATE: \_\_\_\_\_

**OWNER & APPLICANT:**  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLEE LANE  
NEWBURYPORT, MA 01950

1 3/8/23 ADD HDPE WTR SERVICE NOTE.

No. Date Description

### Revisions



3-8-23



495 Cabot Street, 2nd Floor  
Beverly, MA 01915

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

### FIELDS WAY SUBDIVISION

170 ORCHARD ST.  
NEWBURY, MA

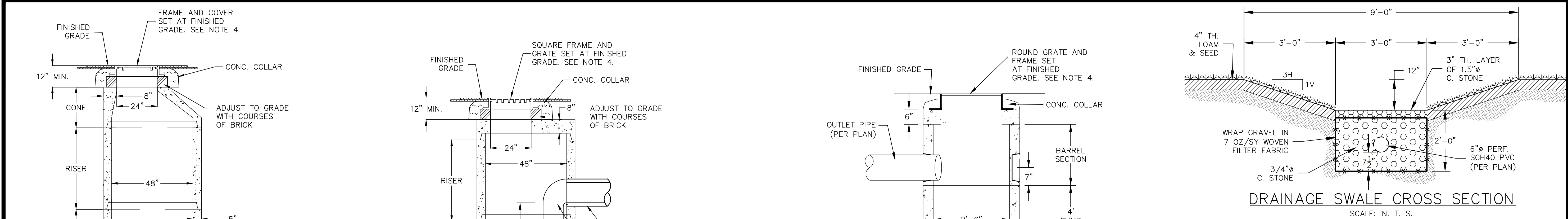
DETAILS I

Scale: AS-SHOWN

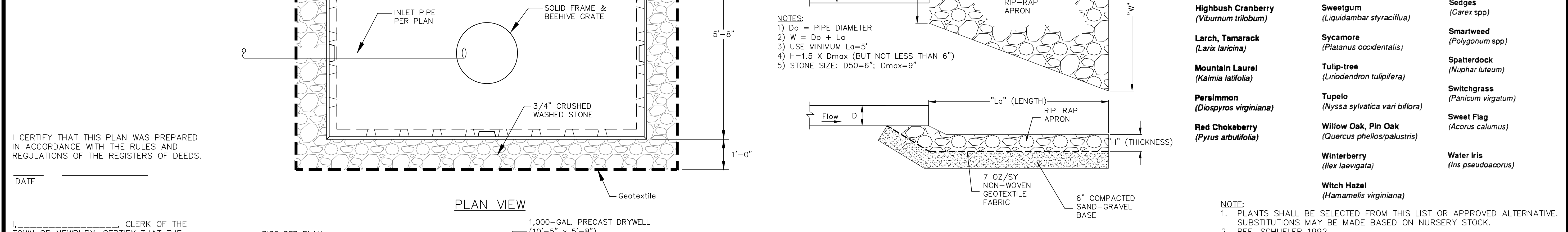
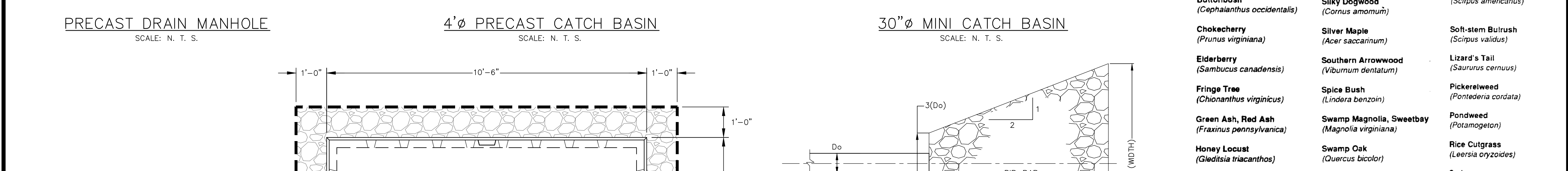
Job No: 2043

Date: 1/4/23

C-9



| TREES AND SHRUBS                                        |                                                                    | WETLAND PLANTS                                            |
|---------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------|
| Smooth Alder<br>( <i>Alnus serrulata</i> )              | Red Maple<br>( <i>Acer rubrum</i> )                                | Arrow Arum, Duck Corn<br>( <i>Peltandra virginica</i> )   |
| American Beech<br>( <i>Fagus grandifolia</i> )          | Red-osier Dogwood<br>( <i>Cornus stolonifera</i> )                 | Arrowhead, Duck Potato<br>( <i>Sagittaria latifolia</i> ) |
| American Holly<br>( <i>Ilex opaca</i> )                 | Rhododendron spp                                                   | Broomsedge<br>( <i>Andropogon virginianus</i> )           |
| Blackgum, Sourgum<br>( <i>Nyssa sylvatica</i> )         | River Birch<br>( <i>Betula nigra</i> )                             | Cattail<br>( <i>Typha</i> spp)                            |
| Black Willow<br>( <i>Salix nigra</i> )                  | Shadbush,<br>Common Serviceberry<br>( <i>Amelanchier arborea</i> ) | Coontail<br>( <i>Ceratophyllum demersum</i> )             |
| Buttonbush<br>( <i>Cephalanthus occidentalis</i> )      | Silky Dogwood<br>( <i>Cornus amomum</i> )                          | Common Three-Square<br>( <i>Scirpus americanus</i> )      |
| Chokecherry<br>( <i>Prunus virginiana</i> )             | Silver Maple<br>( <i>Acer saccharinum</i> )                        | Soft-stem Bulrush<br>( <i>Scirpus validus</i> )           |
| Elderberry<br>( <i>Sambucus canadensis</i> )            | Southern Arrowwood<br>( <i>Viburnum dentatum</i> )                 | Lizard's Tail<br>( <i>Saururus cernuus</i> )              |
| Fringe Tree<br>( <i>Chionanthus virginicus</i> )        | Spice Bush<br>( <i>Chionanthus benzoin</i> )                       | Pickersweed<br>( <i>Pontederia cordata</i> )              |
| Green Ash, Red Ash<br>( <i>Fraxinus pennsylvanica</i> ) | Swamp Magnolia, Sweetbay<br>( <i>Magnolia virginiana</i> )         | Pondweed<br>( <i>Potamogeton</i> )                        |
| Honey Locust<br>( <i>Gleditsia triacanthos</i> )        | Swamp Oak<br>( <i>Quercus bicolor</i> )                            | Rice Cutgrass<br>( <i>Leersia oryzoides</i> )             |
| Highbush Cranberry<br>( <i>Viburnum trilobum</i> )      | Sweetgum<br>( <i>Liquidambar styraciflua</i> )                     | Sedges<br>( <i>Carex</i> spp)                             |
| Larch, Tamarack<br>( <i>Larix laricina</i> )            | Sycamore<br>( <i>Platanus occidentalis</i> )                       | Smartweed<br>( <i>Polygonum</i> spp)                      |
| Mountain Laurel<br>( <i>Kalmia latifolia</i> )          | Tulip-tree<br>( <i>Liriodendron tulipifera</i> )                   | Spatdock<br>( <i>Nuphar luteum</i> )                      |
| Persimmon<br>( <i>Diospyros virginiana</i> )            | Tupelo<br>( <i>Nyssa sylvatica vari biflora</i> )                  | Switchgrass<br>( <i>Panicum virgatum</i> )                |
| Red Chokeberry<br>( <i>Pyrus arbutifolia</i> )          | Willow Oak, Pin Oak<br>( <i>Quercus phellos/palustris</i> )        | Sweet Flag<br>( <i>Acorus calamus</i> )                   |
|                                                         | Winterberry<br>( <i>Ilex laevigata</i> )                           | Water Iris<br>( <i>Iris pseudoacorus</i> )                |
|                                                         | Witch Hazel<br>( <i>Hamamelis virginiana</i> )                     |                                                           |



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DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

FOR REGISTRY USE ONLY

**TOWN OF NEWBURY PLANNING BOARD**

DATE: \_\_\_\_\_

OWNER & APPLICANT:  
ESTATE OF LEWIS BULGARIS  
C/O DIANNE YURKAVICH  
2 LAVALLÉE LANE  
NEWBURYPORT, MA 01950

| No. | Date   | Description                                                                              |
|-----|--------|------------------------------------------------------------------------------------------|
| 1   | 3/8/23 | REMOVE AREA DRAIN DETAIL; ADD DRYWELL DETAIL; REV. POCKET WETLAND ELEV.; ADD TRASH RACK. |

Revisions

3-8-23

**Griffin Engineering Group, LLC**

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Beverly, MA 01915

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Fax: 978-927-5103

**FIELDS WAY SUBDIVISION**

170 ORCHARD ST.  
NEWBURY, MA

DETAILS II

Scale: AS-SHOWN

Job No: 2043

Date: 1/4/23

C-10