

# DEFINITIVE SUBDIVISION

IN  
NEWBURY, MASSACHUSETTS

AT  
217 & 221 HIGH ROAD  
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
GADSDEN LANE, LLC  
DATE: JANUARY 7, 2021

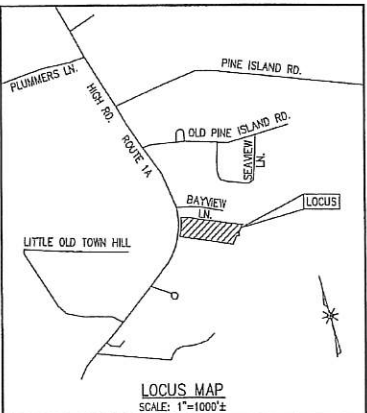
FOR REGISTRY USE ONLY  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN CONFORMANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.

## ABBREVIATIONS

APPROX	APPROXIMATE
BIT	BITUMINOUS
BK	BOOK
BVW	BORDERING VEGETATED WETLAND
CONC	CONCRETE
E	EAST
ELEV	ELEVATION
ES/INT	ESTIMATED SEASONAL HIGH WATER TABLE
EXIST	EXISTING
GAR	GARAGE
INV	INVERT
L	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
N/F	NOW OR FORMERLY
OC	ON CENTER
PG	PAGE
PROP	PROPOSED
R	RADIUS
ROW	RIGHT OF WAY
S	SOUTH
SF	SQUARE FEET
STA	STATION
TOP	TOP OF FOUNDATION
TP	TEST PIT
TYP	TYPICAL
W	WEST

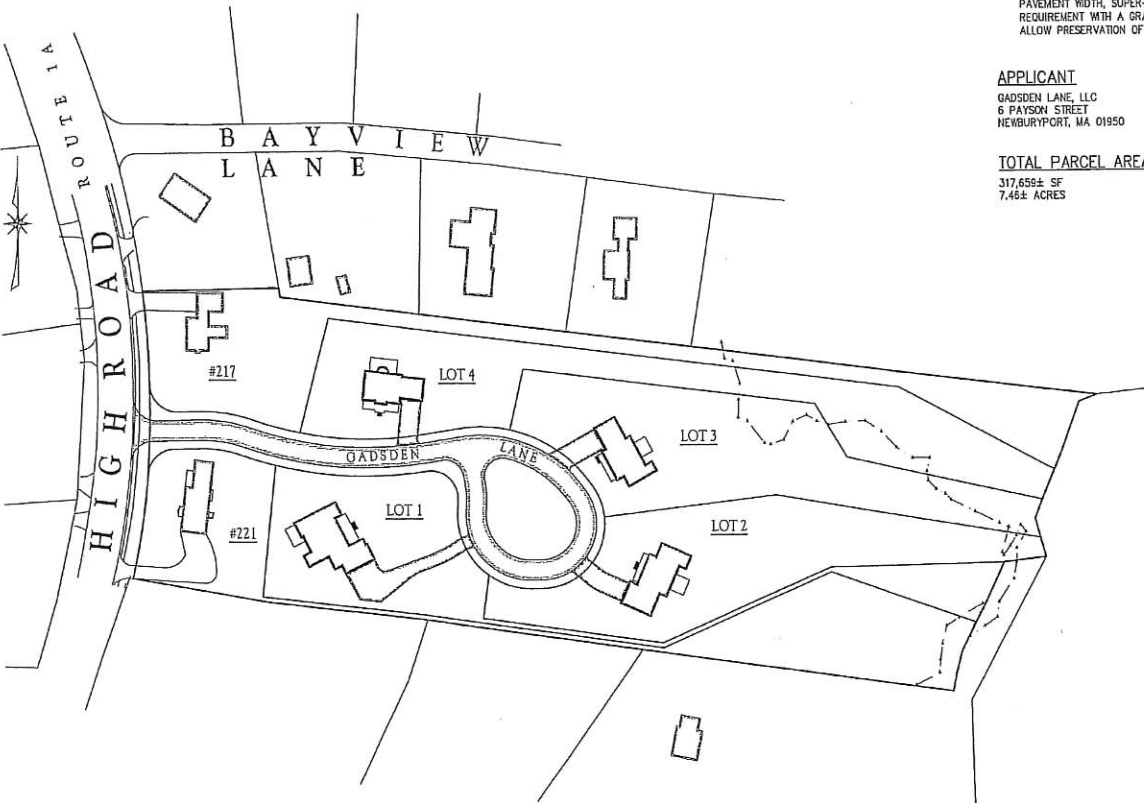
## LEGEND

EXISTING	PROPOSED
CONTOURS MAJOR MINOR SPOT GRADES	CONTOURS MAJOR MINOR SPOT GRADES
BORDERING VEGETATED WETLAND 100' BUFFER ZONE FENCE FEMA FLOOD ZONE SILT FENCE SILT FENCE/SILT SOCK COMBINATION TREE	BORDERING VEGETATED WETLAND 100' BUFFER ZONE FENCE FEMA FLOOD ZONE SILT FENCE SILT FENCE/SILT SOCK COMBINATION TREE
TREELINE BUSH UNDERGROUND ELECTRIC SERVICE OVERHEAD WIRE WATER SERVICE DRAIN PIPE UTILITY POLE	TREELINE BUSH UNDERGROUND ELECTRIC SERVICE OVERHEAD WIRE WATER SERVICE DRAIN PIPE UTILITY POLE
TEST PIT WELL	TEST PIT WELL



## #217 HIGH ROAD NOTE:

#217 HIGH ROAD IS AN EXISTING SINGLE-FAMILY DWELLING ON A NON-CONFORMING LOT AND IS INCLUDED AS PART OF THIS PRELIMINARY SUBDIVISION APPLICATION. THE LOT IS NON-CONFORMING WITH RESPECT TO THE MINIMUM REQUIRED LOT AREA AND THE MINIMUM REQUIRED (LEFT) SIDE YARD SETBACK TO THE EXISTING STRUCTURE. NO CONSTRUCTION OR SITE WORK IS PROPOSED ON #217 HIGH ROAD. THE EXISTING STRUCTURE IS TO REMAIN AND THE PROPOSED CHANGES TO THE LOT DO NOT EFFECT THE NON-CONFORMITY OF THE SIDE SETBACK. THE LOT AREA WILL BE INCREASED IN COMPLIANCE WITH THE NEWBURY ZONING BYLAW.



INDEX PLAN  
SCALE: 1"=80'

## SCHEDULE OF PLAN SET DRAWINGS:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 LOTTING PLAN
- 4 SITE PLAN
- 5 ROADWAY PLAN & PROFILE
- 6 CONSTRUCTION DETAILS I
- 7 CONSTRUCTION DETAILS II
- 8 SOIL TEST LOGS

## LIST OF WAIVERS:

REQUESTED WAIVERS FROM THE SUBDIVISION REGULATIONS  
THE FOLLOWING IS A LIST OF REQUESTED WAIVERS FROM CHAPTER 117 ARTICLES III AND IV SUBDIVISION OF LAND OF THE PLANNING BOARD RULES AND REGULATIONS, TOWN OF NEWBURY, MASSACHUSETTS:

1. 117-23 - WAIVER REQUESTED TO ALLOW A REDUCTION IN THE MINIMUM ROW WIDTH FROM 53 FEET TO 40 FEET.
2. 117-23.B - WAIVER REQUESTED TO ALLOW 140 FEET OUTSIDE SIDEWALK DIAMETER IN CUL-DE-SAC WHERE 165 FEET IS REQUIRED, TO ALLOW 122 FEET OUTSIDE ROADWAY DIAMETER WHERE 140 FEET IS REQUIRED, TO ALLOW 22 FEET PAVEMENT WIDTH WHERE 25 FEET IS REQUIRED. THIS ALLOWS THE PRESERVATION OF EXISTING TREES, LEDGE OUTCROPS, ETC. AND BETTER MATCH EXISTING GRADES ON SITE.
3. 117-23.C - WAIVER REQUESTED TO INCREASE MAXIMUM DEAD END ROAD LENGTH FROM 500 FEET TO 535'. INCREASING THIS LENGTH ALLOWS THE PRESERVATION OF EXISTING TREES, LEDGE OUTCROPS, AND NATURAL FEATURES AND BETTER MATCH THE EXISTING GRADES ON SITE.
4. 117-24 & 117 ATTACHMENT 1 - WAIVER REQUESTED FROM TYPICAL CROSS SECTION REQUIREMENTS TO ALLOW A 40 FOOT RIGHT OF WAY, 22 FOOT PAVEMENT WIDTH, SUPER-ELEVATION OF THE ROAD, ELIMINATION OF SIDEWALK REQUIREMENT WITH A GRASSED SHALE ON ONE SIDE OF THE ROAD. THIS WILL ALLOW PRESERVATION OF EXISTING TREES, LEDGE OUTCROPS, ETC.

## APPLICANT

GADSDEN LANE, LLC  
6 PATSON STREET  
NEWBURYPORT, MA 01950

## TOTAL PARCEL AREA:

317,659 SF  
7.465 ACRES

## RECORD OWNERS:

217 HIGH ROAD  
ASSESSOR'S MAP R27 LOT 51  
DALE B. BATCHELDER & TRUSTEES OF MDN NOMINEE TRUST  
P.O. BOX 563  
NEWBURYPORT, MA 01950  
BOOK 15698 PAGE 182

0 OFF HIGH ROAD  
ASSESSOR'S MAP R27 LOT 53  
DALE B. BATCHELDER & TRUSTEES OF MDN NOMINEE TRUST  
P.O. BOX 563  
NEWBURYPORT, MA 01950  
BOOK 15698 PAGE 182

221 HIGH ROAD  
ASSESSOR'S MAP R27 LOT 54  
THOMAS K. & MARGARET L. LUCY  
80-82 MARLBORO STREET NEWBURYPORT, MA 01950  
BOOK 28860 PAGE 36

0 OFF HIGH ROAD  
ASSESSOR'S MAP R27 LOT 55  
MARGARET B. BROWN  
221 HIGH ROAD  
NEWBURYPORT, MA 01951  
BOOK 4278 PAGE 393

I, \_\_\_\_\_ CLERK OF THE TOWN OF  
NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING  
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

APPROVED ON \_\_\_\_\_, SUBJECT TO  
COVENANTS AND CONDITIONS EXECUTED BY  
\_\_\_\_\_, AND RECORDED IN THE ESSEX  
COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT,  
BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW REQUIRED

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

NEWBURY PLANNING BOARD

## DEFINITIVE SUBDIVISION IN NEWBURY, MASSACHUSETTS

AT  
217 & 221 HIGH ROAD  
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
GADSDEN LANE, LLC  
6 PATSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'

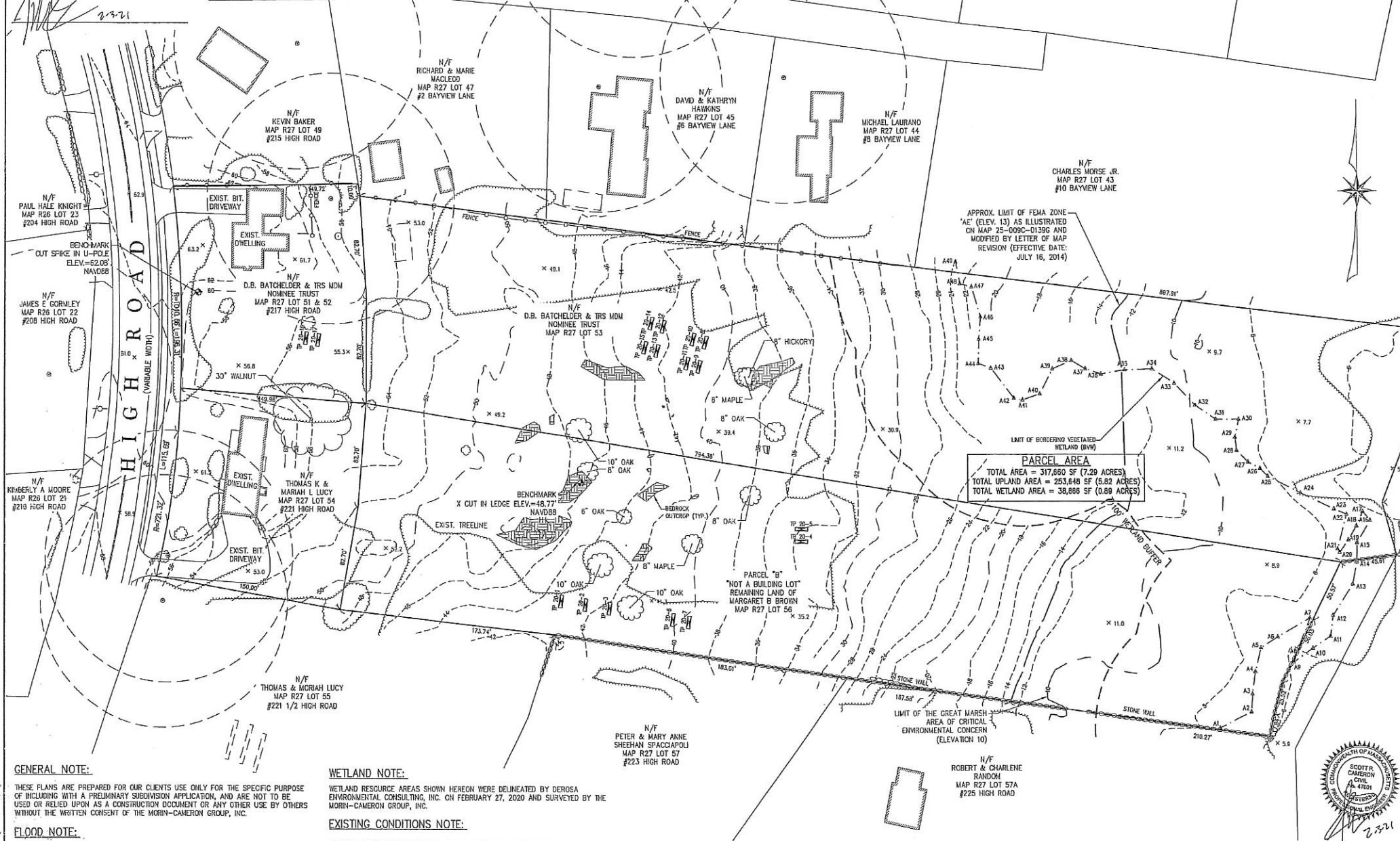
The  
Morin-Cameron  
GROUP INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
66 ELW STREET, DANVERS, MASSACHUSETTS 01923  
P: 978-777-8585, F: 978-777-3488, W: WWW.MORINCAMERON.COM



REVISIONS			COVER SHEET	DRAWING NO. 1 OF 8
NO.	DESCRIPTION	DATE		
			PROJ. #3953	

FOR REGISTRY USE ONLY  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



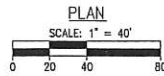
**GENERAL NOTE:**  
THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF INCLUDING WITH A PRELIMINARY SUBDIVISION APPLICATION, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.

**FLOOD NOTE:**  
A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE AE, AREA OF HIGH RISK FLOOD HAZARD BELOW THE 100-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2506PC01390, WHICH HAS AN EFFECTIVE DATE OF 07/16/2014.

**WETLAND NOTE:**  
WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY DEROSA ENVIRONMENTAL CONSULTING, INC. ON FEBRUARY 27, 2020 AND SURVEYED BY THE MORIN-CAMERON GROUP, INC.

**EXISTING CONDITIONS NOTE:**  
EXISTING CONDITIONS INFORMATION SHOWN HEREON COMPILED FROM RECORD PLANS AND GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE. THIS INFORMATION IS FOR REFERENCE ONLY.

**DATUM:**  
ELEVATIONS HEREON REFER TO NAVD83 DATUM.



I, \_\_\_\_\_ CLERK OF THE TOWN OF NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

APPROVED ON \_\_\_\_\_, SUBJECT TO COVENANTS AND CONDITIONS EXECUTED BY \_\_\_\_\_, AND RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED  
DATE OF APPLICATION: \_\_\_\_\_  
DATE OF HEARING: \_\_\_\_\_  
DATE OF APPROVAL: \_\_\_\_\_  
DATE OF ENDORSEMENT: \_\_\_\_\_

NEWBURY PLANNING BOARD

**DEFINITIVE SUBDIVISION**  
IN  
**NEWBURY, MASSACHUSETTS**  
AT  
**217 & 221 HIGH ROAD**  
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
**GADSDEN LANE, LLC**  
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'

**The Morin-Cameron GROUP, INC.**

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
66 ELU STREET, NEWBURY, MASSACHUSETTS 01920  
P: 978-777-5556, F: 978-774-3488, W: WWW.MORINCAMERON.COM

REVISIONS			EXISTING CONDITIONS PLAN	DRAWING NO. 2 OF 8
NO.	DESCRIPTION	DATE		
PROJ. #3953				

# NOTES:

1. NORTH ORIENTATION TO MASS SPC MAINLAND NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
2. VERTICAL DATUM IS NAVD 1988 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
3. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP OF ADJOINING PROPERTIES ARE ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.
4. MONUMENTS TO BE SET PER SECTION 117-35 OF THE TOWN OF NEWBURY SUBDIVISION BYLAW AT COMPLETION OF CONSTRUCTION.
5. #217 HIGH ROAD IS AN EXISTING SINGLE-FAMILY DWELLING ON A NON-CONFORMING LOT.
6. THE ERROR OF CLOSURE FOR ALL LOTS SHOWN IS LESS THAN 1 PART IN 12,000.
7. THE CONTIGUOUS UPLAND AREA IS BASED ON USING THE GREAT MARSH ACED LINE AND WETLAND DELINEATION BY DEROSA ENVIRONMENTAL CONSULTING, INC. ON FEBRUARY 27, 2020.

## ZONING MATRIX (ZONE: R-AG)

SETBACK	REQUIRED
LOT AREA	40,000 S.F. MIN.
FRONTAGE	125' MIN.
SIDE	10' MIN.
REAR	10' MIN.
STREET SETBACK**	20' MIN.
CONTIGUOUS UPLAND AREA (C.U.A.)	32,000 S.F. (80%)

\*\*NO PART OF ANY BUILDING ON LOTS IN SAID DISTRICT MAY STAND LESS THAN 10 FEET FROM A PROPERTY LINE OR LESS THAN 20 FEET FROM A STREET UNLESS A NEARER BUILDING LINE IS ALREADY ESTABLISHED BY EXISTING BUILDINGS.

## REFERENCE DEEDS:

1. DEED FROM ELNOR E. MYERS TO DALE B. BATCHELDER AND CARL A. BROWN, TRUSTEES OF THE MDN NOMINEE TRUST RECORDED SOUTH ESSEX REGISTRY OF DEEDS IN BOOK 15698 PAGE 182.
2. DEED FROM PAUL E. THURLOW TO CARL BROWN AND MARGARET B. BROWN RECORDED SOUTH ESSEX REGISTRY OF DEEDS IN BOOK 3915 PAGE 295.
3. DEED FROM ELSA W. THURLOW, ADMINISTRATOR OF THE ESTATE OF PAUL E. THURLOW TO CARL A. BROWN AND MARGARET B. BROWN RECORDED SOUTH ESSEX REGISTRY OF DEEDS IN BOOK 4278 PAGE 393.
4. DEED FROM MARGARET B. BROWN TO THOMAS K. & MORIAH L. LUCY RECORDED SOUTH ESSEX REGISTRY OF DEEDS IN BOOK 36091 PAGE 322.

## REFERENCE PLANS:

1. SEE SUBDIVISION LAND OF PAUL THURLOW, HIGH ROAD, NEWBURY DATED APRIL 1950 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 79 PLAN 53.
2. SEE APPROVAL NOT REQUIRED SUBDIVISION PLAN 217-221 HIGH ROAD IN NEWBURY, MASSACHUSETTS PREPARED FOR MDN NOMINEE TRUST DATED 1/16/2012 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 443 PLAN 52.
3. SEE PLAN OF LAND IN NEWBURY, MASSACHUSETTS OWNERS LANNY R. COLTON DATED SEPTEMBER 2, 1981 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 168 PLAN 31.
4. SEE PLAN OF LAND IN NEWBURY, MASSACHUSETTS OWNERS LANNY R. COLTON DATED FEBRUARY 23, 1984 RECORDED SOUTH ESSEX REGISTRY OF DEEDS PLAN BOOK 189 PLAN 64.
5. SEE 1902 MASS. HIGHWAY LAYOUT #700.

## LEGEND

- C.U.A. CONTIGUOUS UPLAND AREA
- TOTAL FRONTAGE
- MASS. HIGHWAY BOUND FOUND
- DRILL HOLE FOUND
- IRON PIPE FOUND
- DEPARTMENT OF THE INTERIOR DISK FOUND
- DRILL HOLE SET
- IRON ROD TO BE SET
- GRANITE BOUND TO BE SET

I, \_\_\_\_\_ CLERK OF THE TOWN OF NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

NEWBURY PLANNING BOARD

## DEFINITIVE SUBDIVISION IN NEWBURY, MASSACHUSETTS AT 217 & 221 HIGH ROAD (ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
GADSDEN LANE, LLC  
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'

The  
Morin-Cameron  
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
85 ELW STREET, DANVERS, MASSACHUSETTS 01923  
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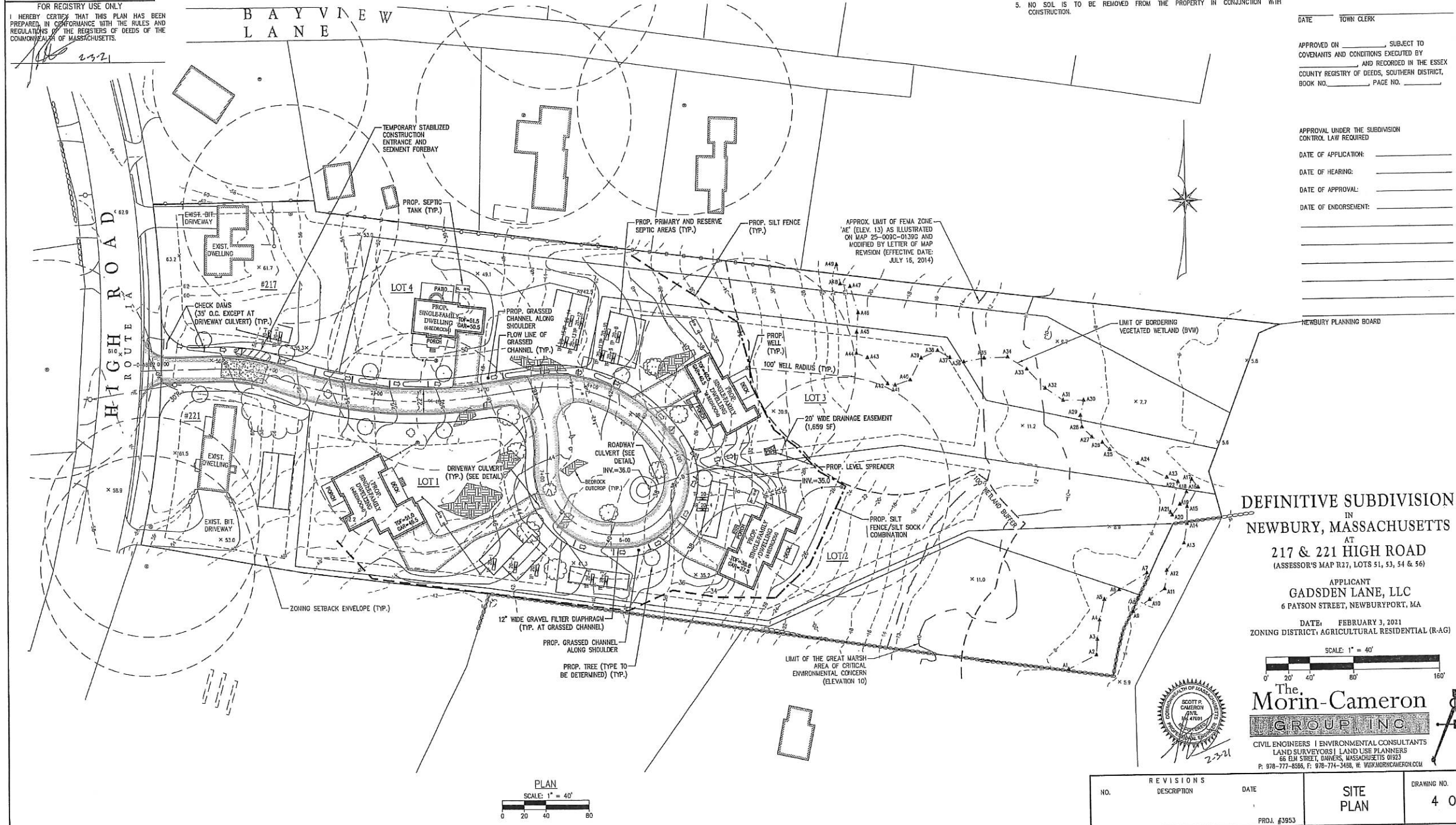


NO.	REVISIONS DESCRIPTION	DATE	LOTING PLAN	DRAWING NO.
				3 OF 8

PROJ. #3953



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I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



SITE PLAN NOTES:

1. THE DEFINITIVE SUBDIVISION WAS DESIGNED AS A COMPREHENSIVE PLAN TAKING INTO CONSIDERATION THE DEVELOPMENT OF THE ROADWAY AND THE HOUSE LOTS. THE DEVELOPMENT OF THE HOUSE LOTS WILL BE SUBJECT TO INDIVIDUAL PERMITS WHICH MAY VARY FROM THE SCHEMATIC LOT DESIGNS SHOWN HEREON.
2. THE GRADING PLAN SHALL BE ADHERED TO BY THE SITE CONTRACTOR FOR THE ROADWAY CONSTRUCTION. INDIVIDUAL LOT DEVELOPMENT SHOULD ALSO CONFORM TO THE SUBDIVISION GRADING PLAN TO THE EXTENT PRACTICABLE. IF DEVIATIONS FROM THE SUBDIVISION GRADING PLAN ARE PROPOSED, THE LOT DESIGN ENGINEER SHALL TAKE PRECAUTIONS TO ENSURE THAT THE INTENT OF THE ORIGINAL DESIGN IS MET AS A RESULT OF THE VARIED PLAN.
3. THE COMPREHENSIVE GRADING PLAN INCLUDES GRASS SWALES WHICH HAVE BEEN DESIGNED TO ENSURE THAT STORMWATER RUNOFF DOES NOT ADVERSELY IMPACT ADJUTING LANDS.
4. AFTER CONSTRUCTION, AND DURING THE INITIAL VEGETATION ESTABLISHMENT PERIOD, THE SITE SHOULD BE INSPECTED AFTER EVERY RAINFALL UNTIL FULL STABILIZATION IS ACHIEVED.
5. NO SOIL IS TO BE REMOVED FROM THE PROPERTY IN CONJUNCTION WITH CONSTRUCTION.

I, \_\_\_\_\_, CLERK OF THE TOWN OF NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

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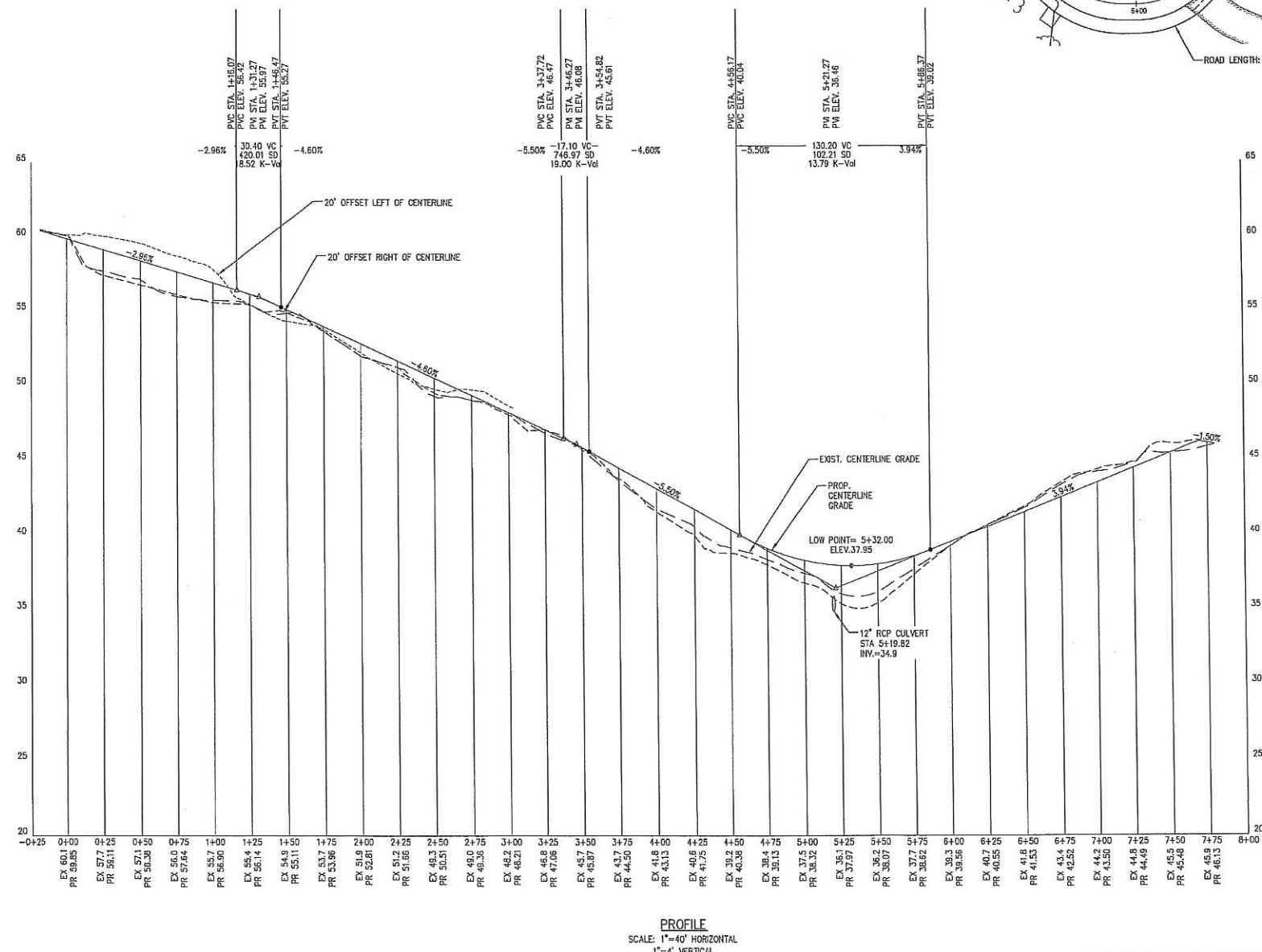
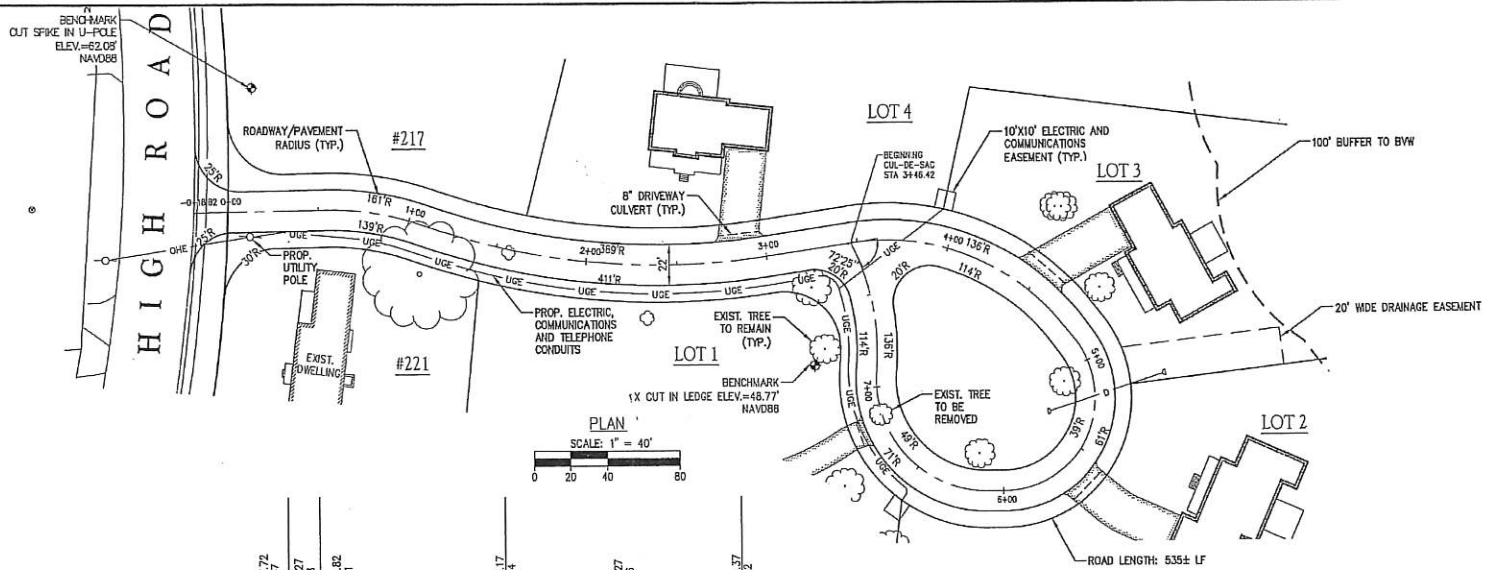
DATE OF ENDORSEMENT: \_\_\_\_\_



The  
**Morin-Cameron**  
GROUP INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
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P: 978-777-8386, F: 978-774-3456, W: WWW.MORINCAMERON.COM

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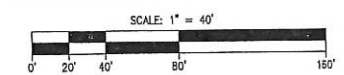
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NEWBURY PLANNING BOARD

DEFINITIVE SUBDIVISION  
IN  
NEWBURY, MASSACHUSETTS  
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217 & 221 HIGH ROAD  
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
GADSDEN LANE, LLC  
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)



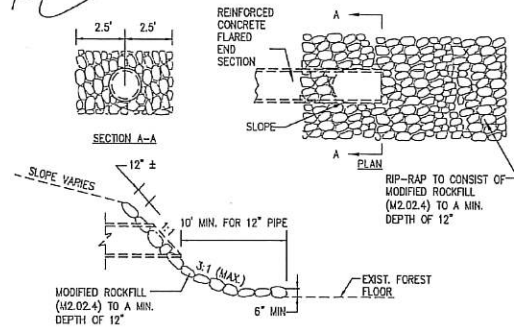
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P: 978-777-8586, F: 978-774-3484, W: WWW.MORINCAMERON.COM



REVISIONS		DATE	ROADWAY PLAN, PROFILE & CROSS-SECTION	DRAWING NO. 5 OF 8
NO.	DESCRIPTION			
			PROJ. #3853	

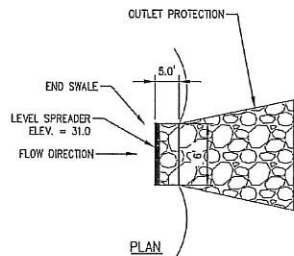
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MODIFIED ROCKFILL SHALL CONSIST OF HARD, DURABLE ANGULAR SHAPED STONES WHICH ARE THE PRIMARY PRODUCT OF A STONE CRUSHER. ROUNDED STONE, BOULDERS, SANDSTONE & SIMILAR SOFT STONE OR RELATIVELY THIN SLABS ARE NOT ACCEPTABLE. THE STONE SHALL BE FREE FROM OVERBOURDEN, SPOIL, SHALE, & ORGANIC MATTER & SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIZE OF STONE	PERCENT PASSING
6 IN.	95-100
4 IN.	0-25
2-1/2	0-5

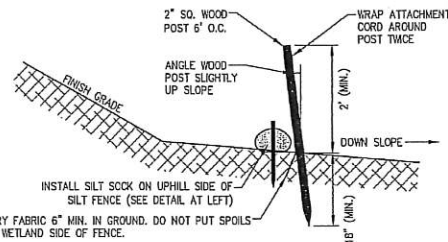
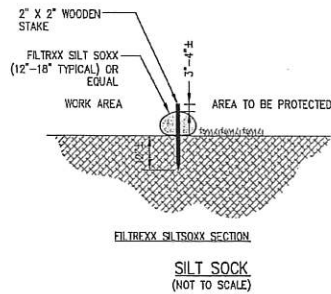
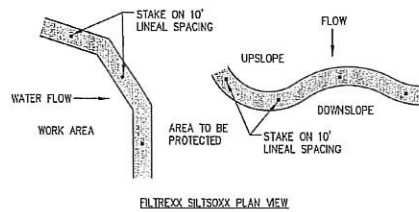
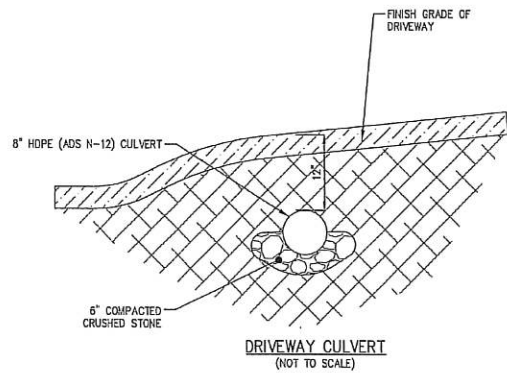
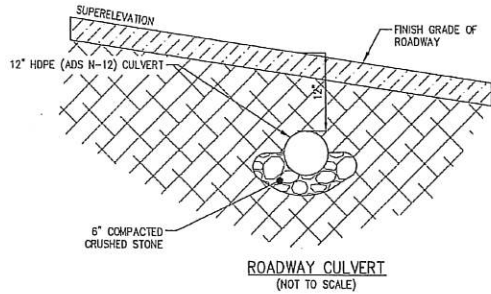
DETAIL ~ STONE FOR PIPE ENDS  
NOT TO SCALE



**LEVEL SPREADER NOTES:**

1. THE LEVEL SPREADER IS INTENDED TO EVENLY DISTRIBUTE STORMWATER RUNOFF ACROSS ITS LENGTH TO PROMOTE SHEET FLOW.
2. IT IS CRITICAL FOR THE CURB TO BE SET LEVEL ACROSS ITS ENTIRE LENGTH TO ENSURE PROPER LEVEL SPREADER FUNCTION.
3. MAXIMUM ALLOWABLE TOLERANCE FOR LEVELING CURB IS  $\pm 0.25"$ .
4. PRECAST CURB IS A SUITABLE SUBSTITUTE FOR GRANITE CURB.
5. CURB JOINTS SHALL BE MORTARED TO CREATE A SMOOTH TRANSITION BETWEEN SECTIONS. MAXIMUM SECTION LENGTHS SHALL BE USED TO MINIMIZE JOINTS.
6. ALL EXPOSED SOIL AREAS SHALL BE REINFORCEMENT WITH AN EROSION CONTROL BLANKET (AITE MESH) OR EQUIVALENT. SEED SHALL BE APPLIED AT A RATE OF 4 LBS PER 1000 SF AND SHALL INCLUDE A MAJORITY OF PERENNIAL RYE FOR QUICK GERMINATION TIMES.
7. TO EXTENT PRACTICABLE, WORK SHALL OCCUR DURING DRY MONTHS TYPICALLY JULY THROUGH SEPTEMBER TO MINIMIZE THE POTENTIAL FOR HEAVY RAINFALL PRIOR TO SLOPE STABILIZATION. IN THE EVENT OF A HEAVY RAINSTORM, RUNOFF SHALL BE DIVERTED PRIOR TO ENTERING LEVEL SPREADER USING HAYBALE CHECKDAMS AND THE LIKE.

LEVEL SPREADER  
NOT TO SCALE



- NOTES**
1. SILT FENCE TO BE INSTALLED AROUND LIMIT OF WORK TO PREVENT OFFSITE MIGRATION OF SEDIMENT DURING CONSTRUCTION.

**EROSION AND SEDIMENTATION CONTROL:**

WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROJECT.

1. THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO MATCH EXISTING DRAINAGE PATTERNS TO THE EXTENT PRACTICABLE.
2. STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
3. NATURAL WETLANDS WILL BE PRESERVED AND PROTECTED, INCLUDING THE ASSOCIATED BUFFER ZONES.
4. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
5. SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
6. TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, FILTER FABRIC SILT FENCES, SILT SOCKS, SEEDING AND MULCHING, SEEDING FILTER STRIPS AND SILT SOCKS IN EXISTING CATCH BASINS.
7. TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOADING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON AN UPHILL SLOPE.
8. SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
9. THE NEWBURY DPW SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO INSPECT EROSION CONTROLS TO BE IMPLEMENTED DURING CONSTRUCTION.

**CONSTRUCTION SEQUENCE:**

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPLES FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER (OWNER'S REPRESENTATIVE), PLANNING DEPARTMENT REPRESENTATIVE AND ANY OTHER INTERESTED TOWN DEPARTMENT REPRESENTATIVES.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE EROSION CONTROLS AT LOCATIONS INDICATED ON THE SITE PLANS.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
4. IN PREPARING TO REMOVE EARTH MATERIALS FROM THE WORK AREA ON THE SITE, CAREFUL CONSIDERATION SHOULD BE MADE TO THE EXTENT OF DISTURBANCE SO AS NOT TO DISTURB MORE OF THE SITE THAN WHAT IS INTENDED TO BE IMMEDIATELY DEVELOPED AND RE-STABILIZED.
5. LOAM AND TOP SOIL EXCAVATED FROM THE WORK AREA SHALL BE HAULED FROM THE PROPERTY AND STOCK PILED AT A LOCATION TO BE DETERMINED BY THE SITE CONTRACTOR. IF MATERIALS ARE STOCKPILED ON THE SITE WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION ACTIVITIES, THEY SHALL BE LOCATED SO AS TO MINIMIZE THE POTENTIAL FOR EROSION INTO EXISTING DRAINAGE INFRASTRUCTURE. STOCKPILES SHALL BE STABILIZED WITH HAYBALES, SILT FENCING OR EQUIVALENT. STOCKPILES LEFT FOR GREATER THAN 14 DAYS SHALL BE SEED WITH AN EROSION CONTROL MIX.
6. REMOVAL OF ALL DEBRIS OR MATERIAL FROM THE WORK AREA SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNDER THE OVERSIGHT OF A LICENSED SITE PROFESSIONAL (LSP).

I, \_\_\_\_\_ CLERK OF THE TOWN OF NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

APPROVED ON \_\_\_\_\_ SUBJECT TO COVENANTS AND CONDITIONS EXECUTED BY \_\_\_\_\_ AND RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

NEWBURY PLANNING BOARD

**DEFINITIVE SUBDIVISION**  
IN  
**NEWBURY, MASSACHUSETTS**  
AT  
**217 & 221 HIGH ROAD**  
(ASSESSOR'S MAP R17, LOTS 51, 53, 54 & 56)

APPLICANT  
**GADSDEN LANE, LLC**  
6 PAYSON STREET, NEWBURYPORT, MA  
DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'  
0' 20' 40' 80' 160'

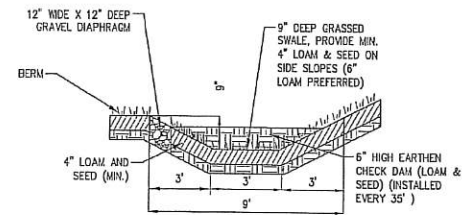
The  
**Morin-Cameron**  
**GROUP INC.**

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
66 ELW STREET, DANVERS, MASSACHUSETTS 01923  
P: 978-777-8286, F: 978-774-3488, W: WWW.MORINCAMERON.COM

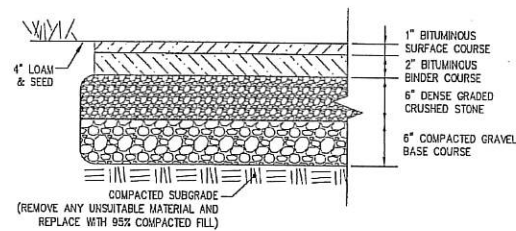


REVISIONS			CONSTRUCTION DETAILS I	DRAWING NO. 6 OF 8
NO.	DESCRIPTION	DATE		
PROJ. #3953				

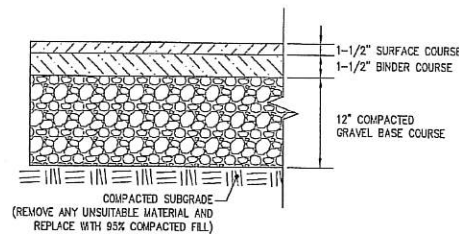
FOR REGISTRY USE ONLY  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
*[Signature]* 2-5-21



GRASSED SWALE  
(NOT TO SCALE)

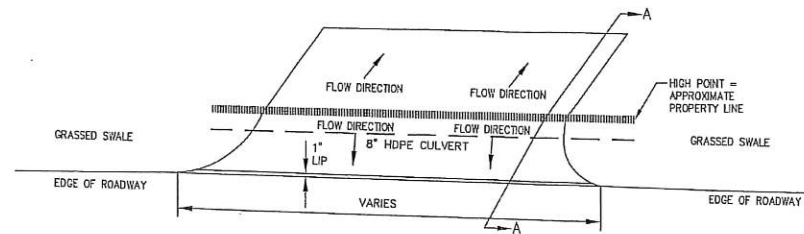


TYPICAL PAVEMENT SECTION  
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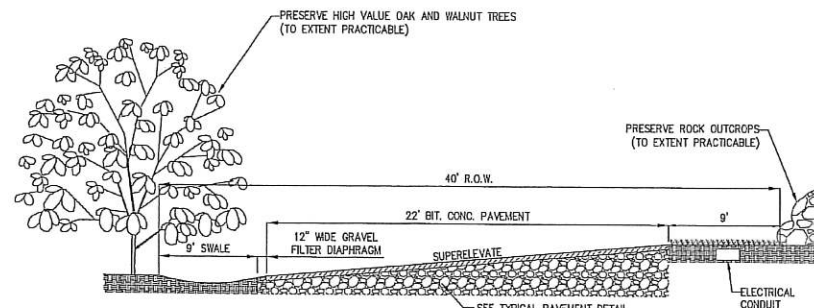


DRIVEWAY APRON PAVING DETAIL  
(NOT TO SCALE)

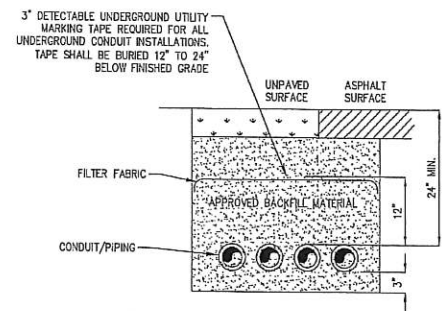
- PAVING NOTE:  
1. PAVEMENT SHALL BE TYPE 1, CLASS 1 BITUMINOUS CONCRETE.  
2. PAVEMENT THICKNESS AFTER ROLLING.



DRIVEWAY APRON (LOT 2)  
(NOT TO SCALE)

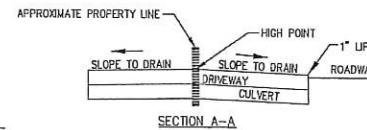


ROADWAY CROSS-SECTION  
(NOT TO SCALE)



- ELECTRICAL CONDUIT TRENCH DETAIL NOTES:  
1. ADJUST FOR ANY LOCAL MODIFICATIONS TO NFPA 70/NEC.  
2. COORDINATE CONDUITS WITH APPLICABLE SERVICE PROVIDERS.

TELEPHONE, CABLE, FIBER AND ELECTRICAL CONDUIT TRENCH DETAIL  
(NOT TO SCALE)



I, \_\_\_\_\_ CLERK OF THE TOWN OF NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

APPROVED ON \_\_\_\_\_, SUBJECT TO COVENANTS AND CONDITIONS EXECUTED BY \_\_\_\_\_, AND RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

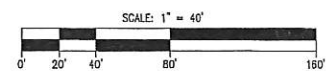
NEWBURY PLANNING BOARD

DEFINITIVE SUBDIVISION  
IN  
NEWBURY, MASSACHUSETTS

AT  
217 & 221 HIGH ROAD  
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
GADSDEN LANE, LLC  
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)



The  
Morin-Cameron  
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS  
LAND SURVEYORS | LAND USE PLANNERS  
65 ELN STREET, BAYERS, MASSACHUSETTS 01923  
P: 978-777-8556, F: 978-774-3488, W: WWW.MORIN-CAMERON.COM



REVISIONS			CONSTRUCTION DETAILS II	DRAWING NO. 7 OF 8
NO.	DESCRIPTION	DATE		
PROJ. #3953				



FOR REGISTRY USE ONLY  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE PERFORMED: 10/28-29/2020  
PERFORMED BY: ALEXANDER F. PARKER, SE #1848

I, \_\_\_\_\_, CLERK OF THE TOWN OF NEWBURY, HEREBY 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 DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

APPROVED ON \_\_\_\_\_, SUBJECT TO COVENANTS AND CONDITIONS EXCUTED BY \_\_\_\_\_ AND RECORDED IN THE ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT, BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

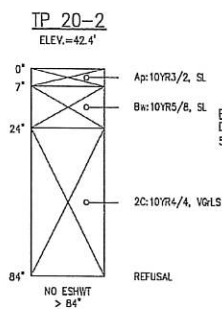
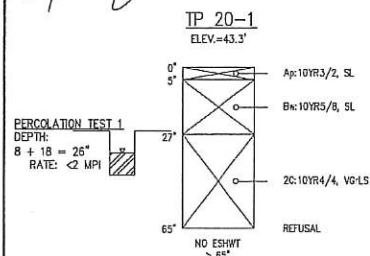
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DATE OF HEARING: \_\_\_\_\_

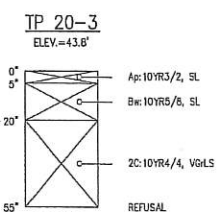
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DATE OF ENDORSEMENT: \_\_\_\_\_

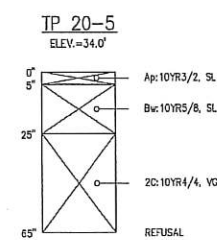
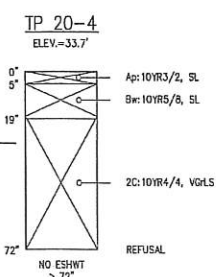
NEWBURY PLANNING BOARD



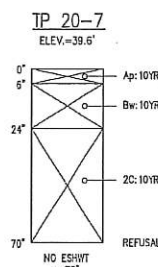
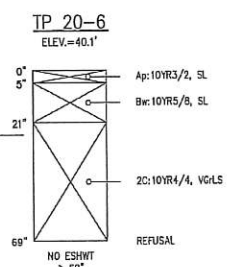
PERCOLATION TEST 2  
DEPTH:  
5 + 15 = 20"  
RATE: <2 MPI



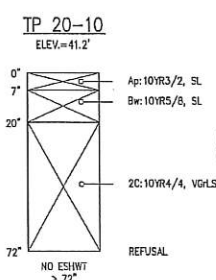
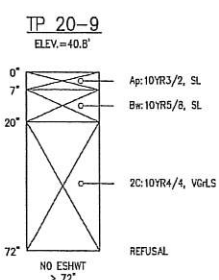
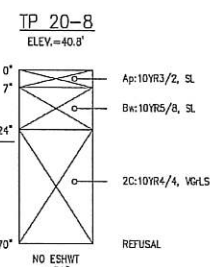
PERCOLATION TEST 4  
DEPTH:  
11 + 18 = 29"  
RATE: <2 MPI



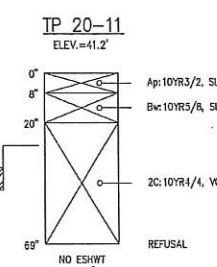
PERCOLATION TEST 3  
DEPTH:  
7 + 18 = 25"  
RATE: <2 MPI



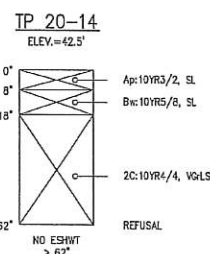
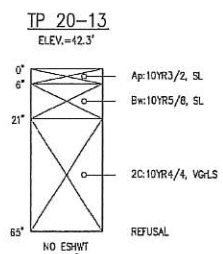
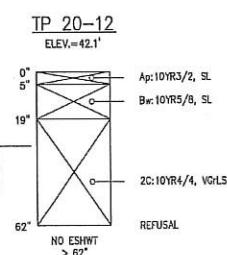
PERCOLATION TEST 6  
DEPTH:  
11 + 18 = 29"  
RATE: 2.6 MPI



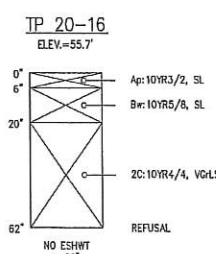
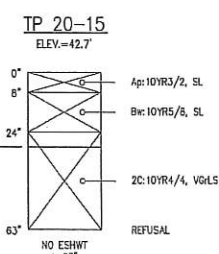
PERCOLATION TEST 5  
DEPTH:  
12 + 17 = 29"  
RATE: 2.6 MPI



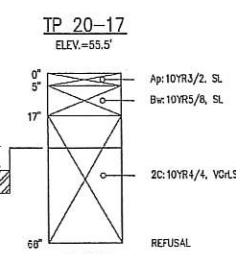
PERCOLATION TEST 7  
DEPTH:  
10 + 18 = 28"  
RATE: 2.0 MPI



PERCOLATION TEST 8  
DEPTH:  
12 + 18 = 30"  
RATE: 2.3 MPI



PERCOLATION TEST 9  
DEPTH:  
13 + 18 = 31"  
RATE: COULD NOT MAINTAIN PRESOAK (<2 MPI)



## DEFINITIVE SUBDIVISION IN NEWBURY, MASSACHUSETTS

AT  
217 & 221 HIGH ROAD  
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT  
GADSDEN LANE, LLC  
6 PAYSON STREET, NEWBURYPORT, MA  
DATE: FEBRUARY 3, 2021  
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'



The  
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REVISIONS			DRAWING NO.
NO.	DESCRIPTION	DATE	
SOIL TEST LOGS			8 OF 8
PROJ. #3953			