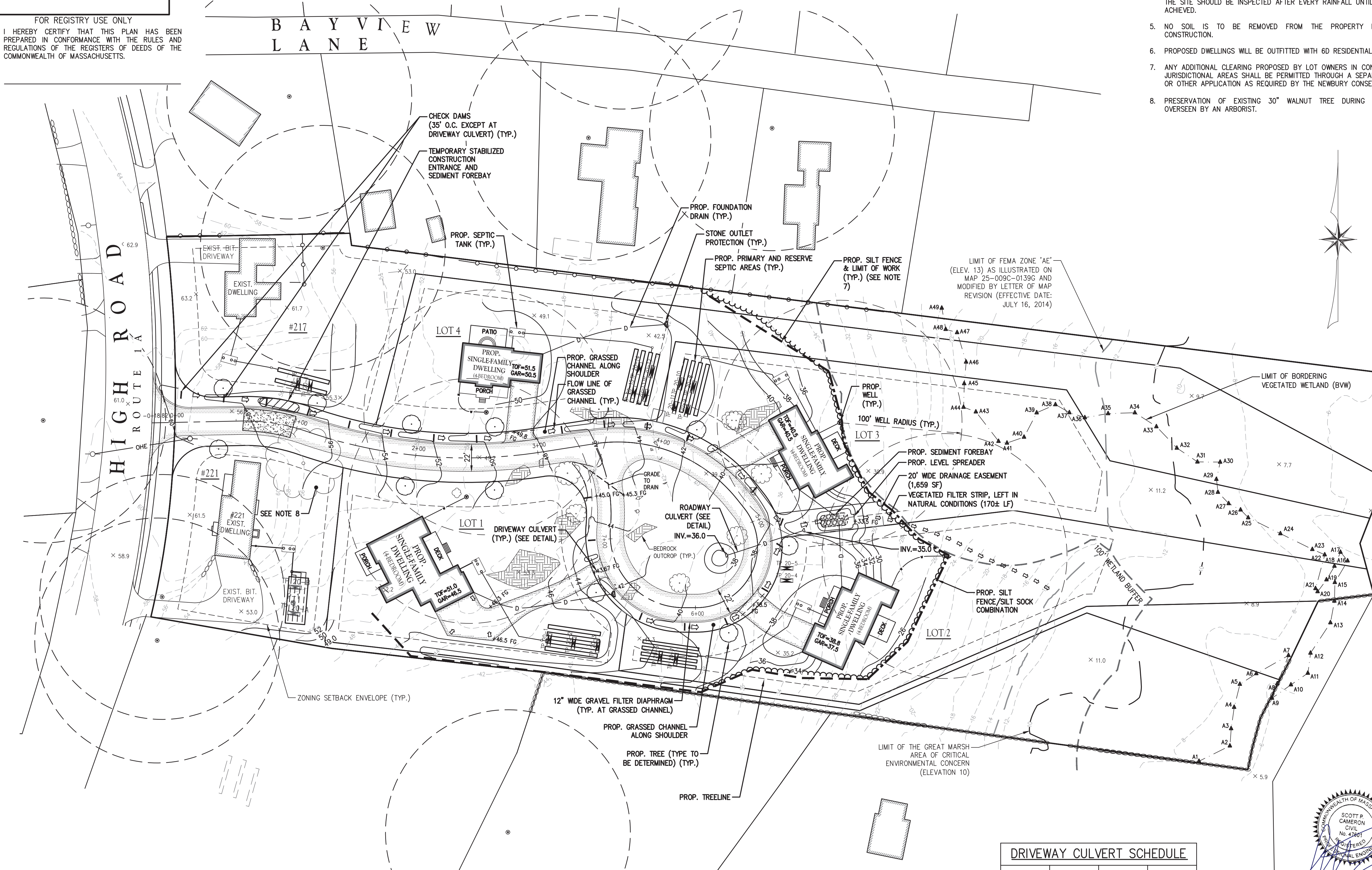


FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



- SITE PLAN NOTES:**
- 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.
 - 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.
 - THE COMPREHENSIVE GRADING PLAN INCLUDES GRASS SWALES WHICH HAVE BEEN DESIGNED TO ENSURE THAT STORMWATER RUNOFF DOES NOT ADVERSELY IMPACT ABUTTING LANDS.
 - AFTER CONSTRUCTION, AND DURING THE INITIAL VEGETATION ESTABLISHMENT PERIOD, THE SITE SHOULD BE INSPECTED AFTER EVERY RAINFALL UNTIL FULL STABILIZATION IS ACHIEVED.
 - NO SOIL IS TO BE REMOVED FROM THE PROPERTY IN CONJUNCTION WITH CONSTRUCTION.
 - PROPOSED DWELLINGS WILL BE OUTFITTED WITH 6D RESIDENTIAL SPRINKLER SYSTEMS.
 - ANY ADDITIONAL CLEARING PROPOSED BY LOT OWNERS IN CONSERVATION COMMISSION JURISDICTIONAL AREAS SHALL BE PERMITTED THROUGH A SEPARATE NOTICE OF INTENT OR OTHER APPLICATION AS REQUIRED BY THE NEWBURY CONSERVATION COMMISSION.
 - PRESERVATION OF EXISTING 30" WALNUT TREE DURING CONSTRUCTION TO BE OVERSEEN BY AN ARBORIST.

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

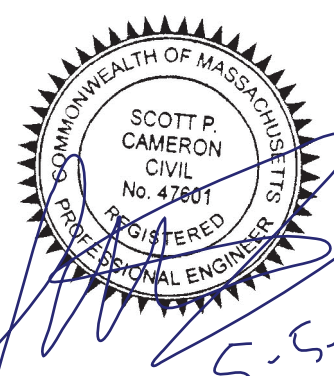
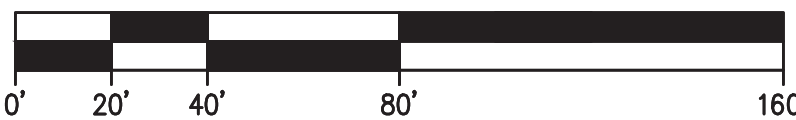
DEFINITIVE SUBDIVISION
IN
NEWBURY, MASSACHUSETTS

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
REVISED: MARCH 25, 2021
REVISED: MAY 5, 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 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM

DRIVEWAY CULVERT SCHEDULE

LOT	INV. IN	INV. OUT	PIPE SIZE
1	41.80	41.70	8"
2	37.25	37.08	8"
3	38.33	38.10	12"
4	48.33	48.00	8"

REVISIONS		
NO.	DESCRIPTION	DATE
1	PEER REVIEW COMMENTS	3/25/2021
2	PEER REVIEW COMMENTS	5/5/2021

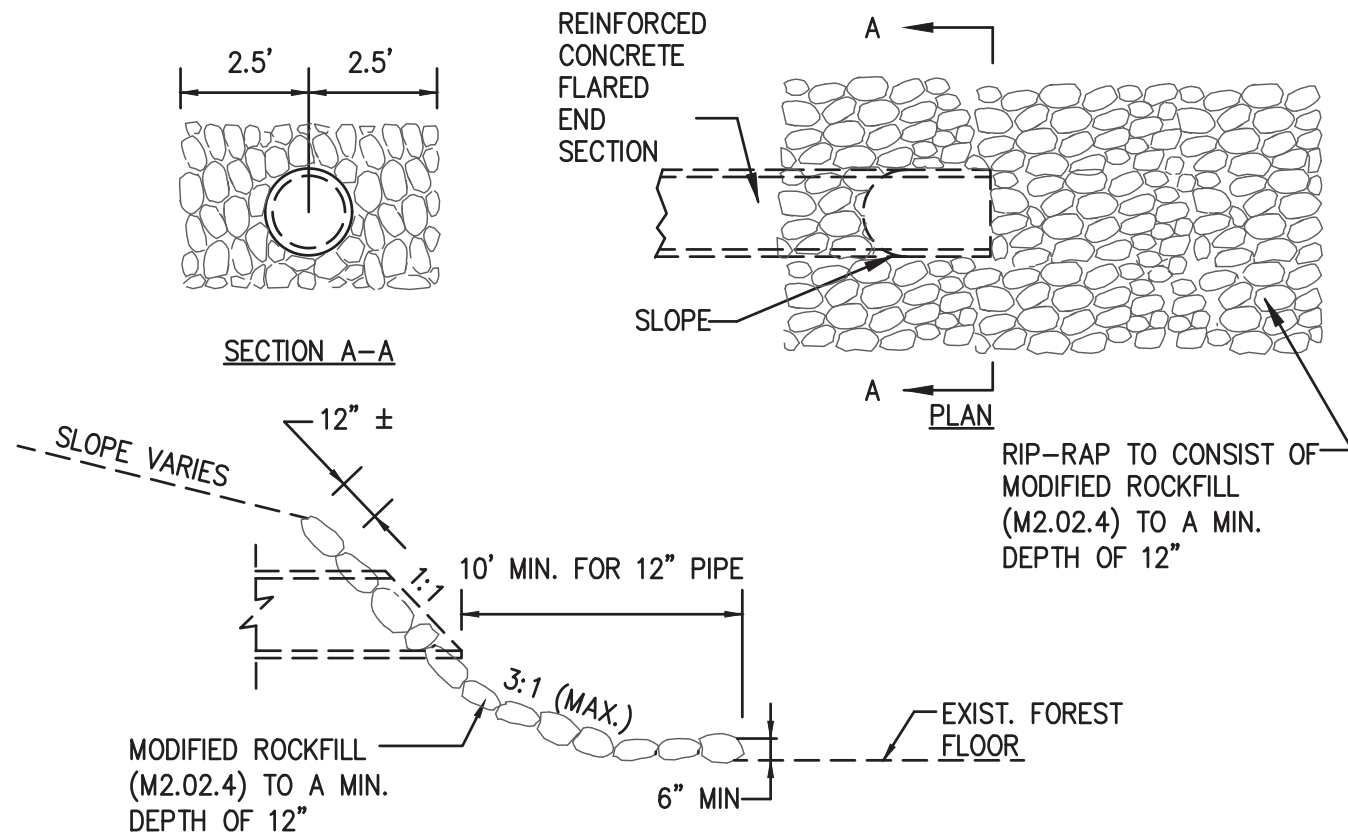
SITE PLAN

DRAWING NO.

4 OF 8

PROJ. #3953

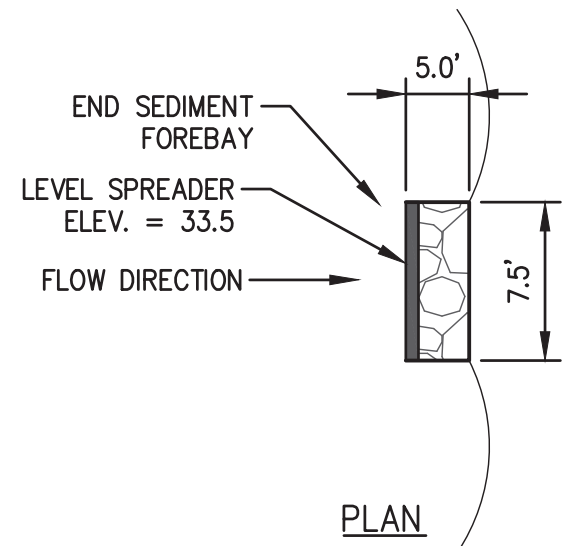
FOR REGISTRY USE ONLY
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MODIFIED ROCKFILL SHALL CONSIST OF HARD, DURABLE ANGULAR SHAPED STONES WHICH ARE THE PRIMARY PRODUCT OF A STONE CRUSHER. ROUNDED STONE, BOULDERS, SANDSTONE & SIMILAR SOFT STONE OR RELATIVELY THIN SLABS ARE NOT ACCEPTABLE. THE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

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

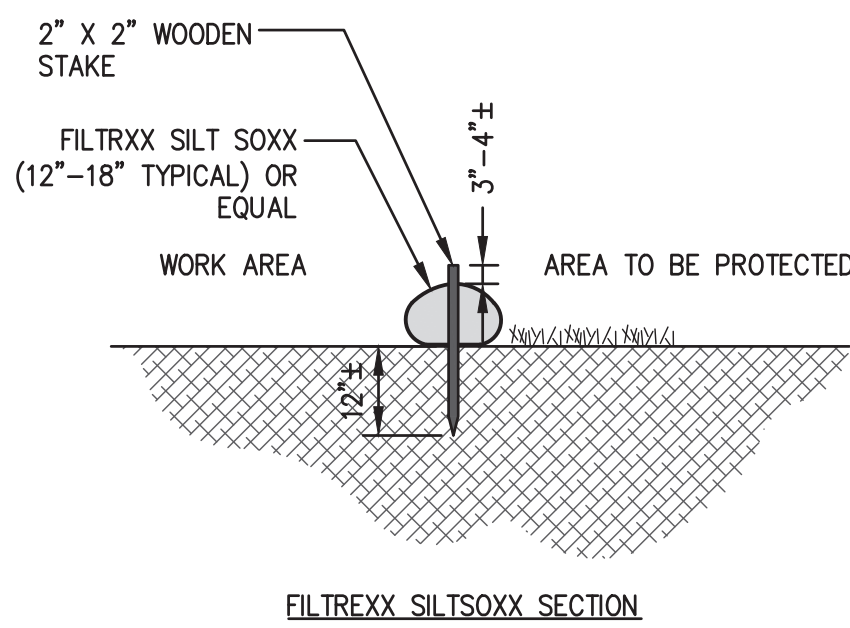
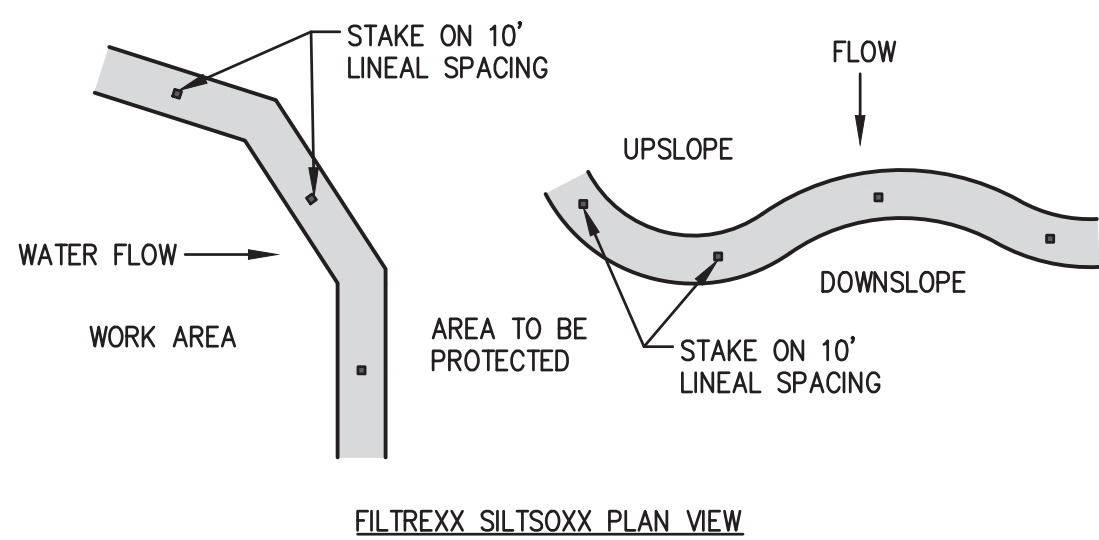
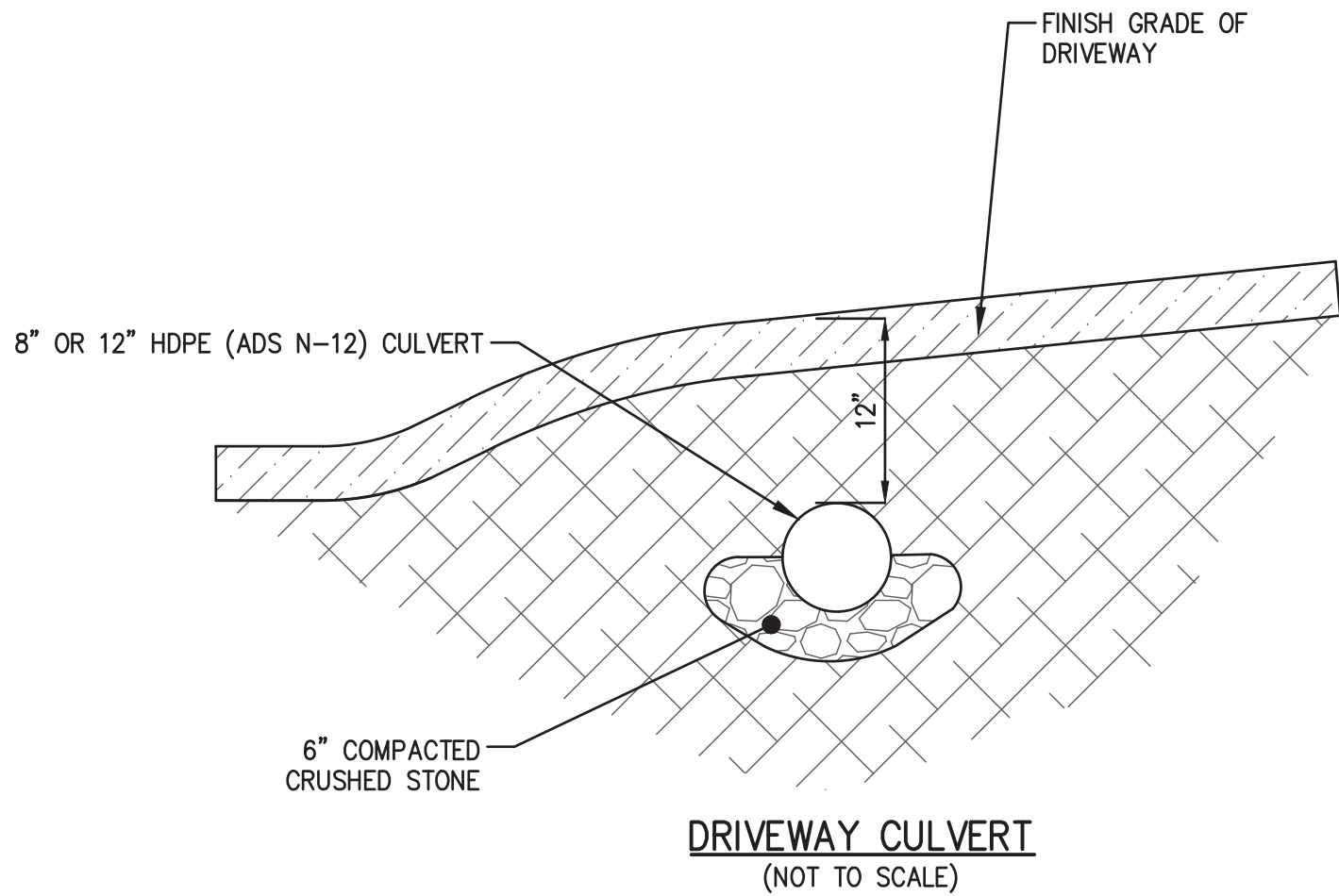
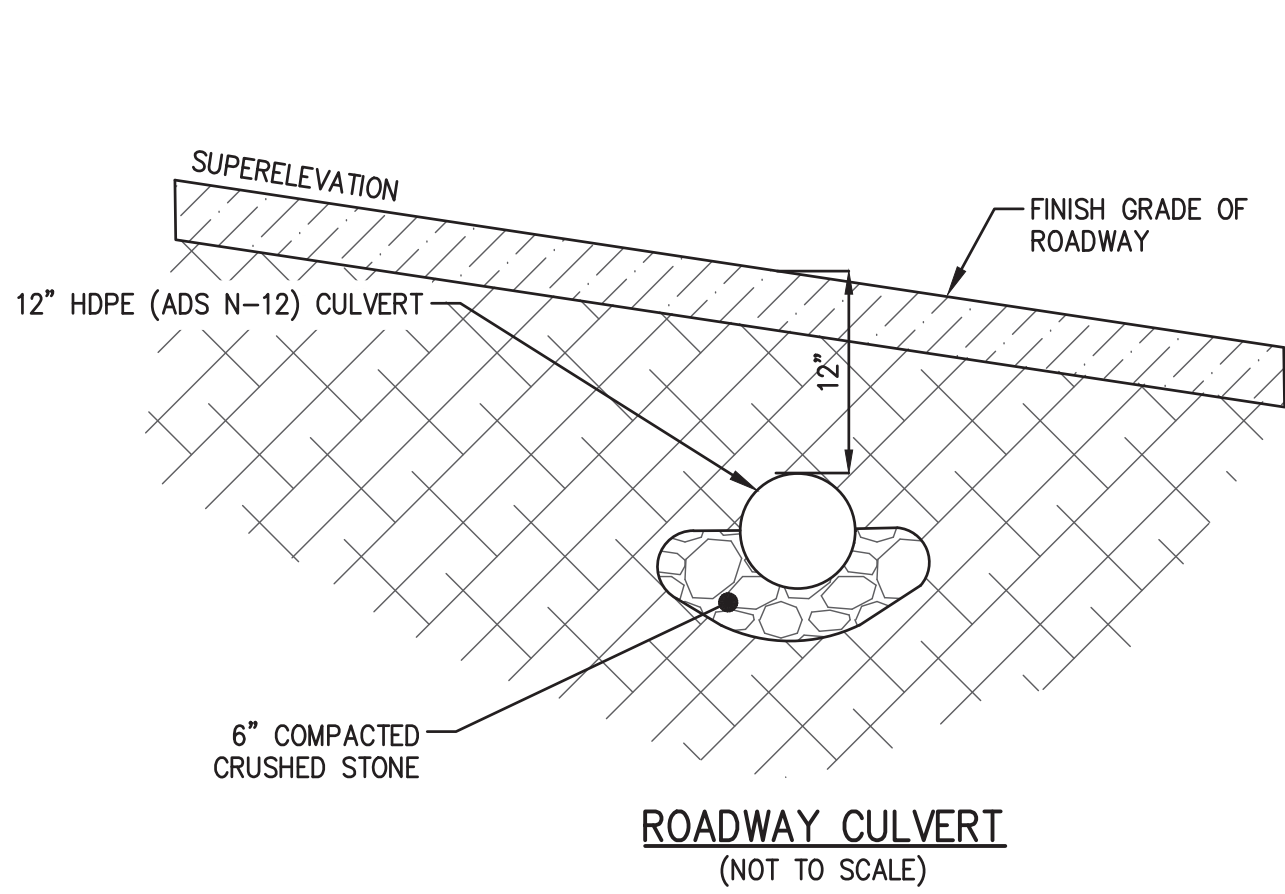
DETAIL ~ STONE FOR PIPE ENDS
NOT TO SCALE



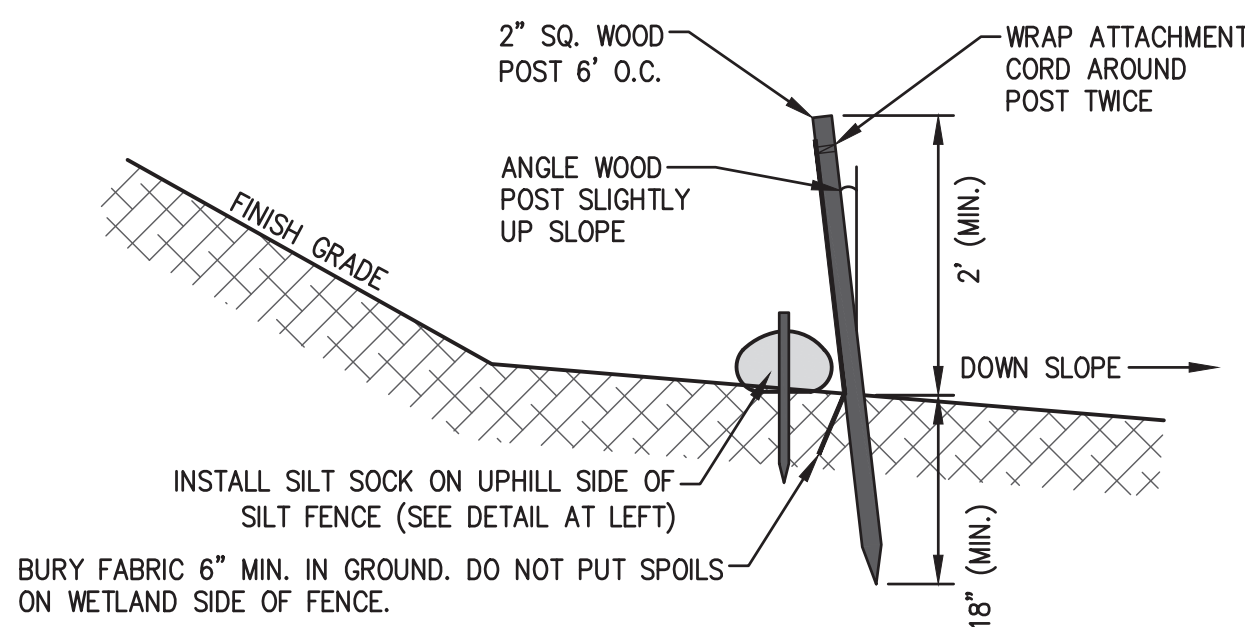
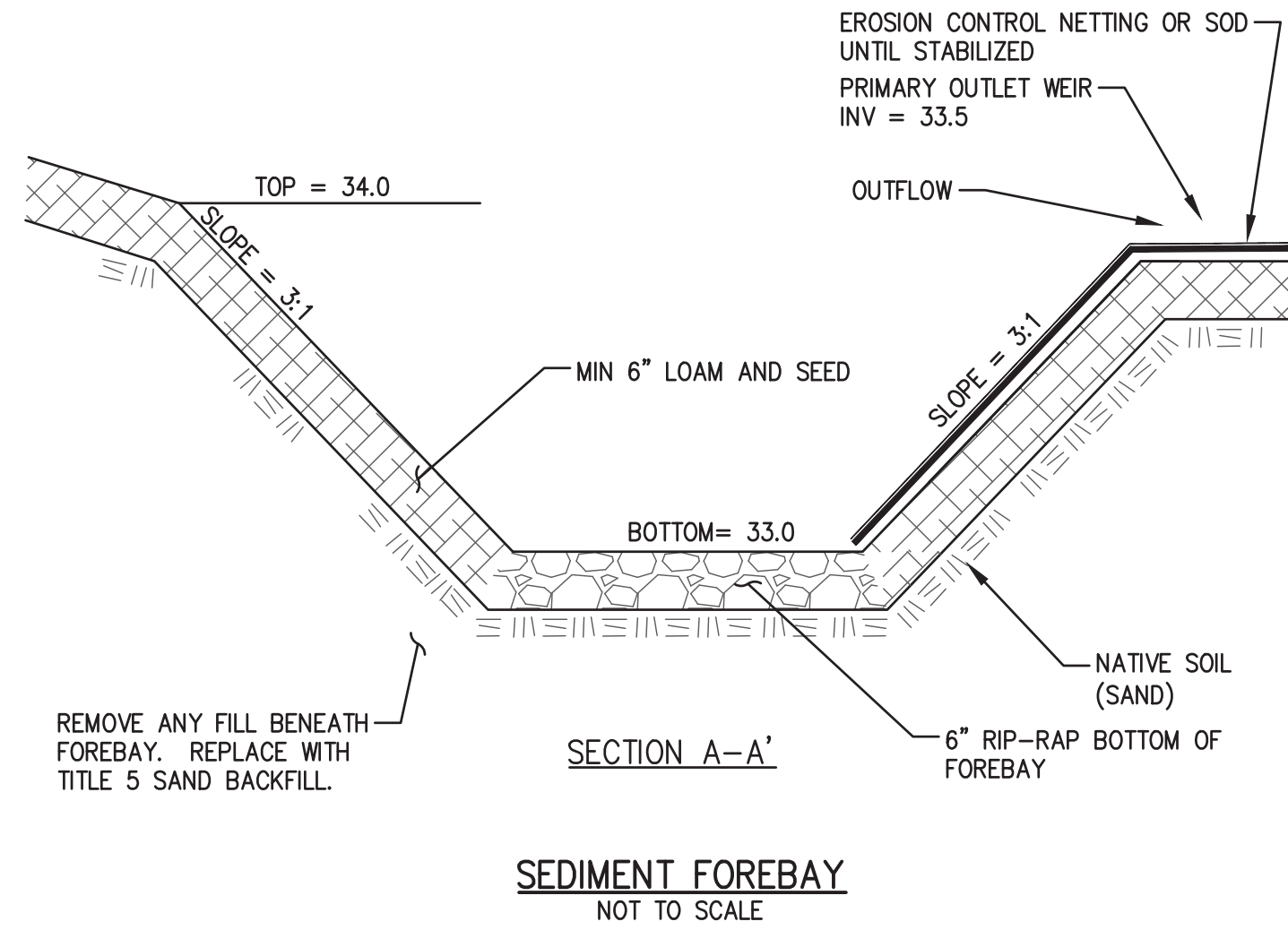
LEVEL SPREADER NOTES:

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 <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 (JUTE 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



SILT SOCK
(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, SEEDED FILTER STRIPS AND SILT SACKS IN EXISTING CATCH BASINS.
7. TOPSOIL STRIPPED FROM THE SITE WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO AVOID 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 SEEDDED 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: _____

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NEWBURY PLANNING BOARD

DEFINITIVE SUBDIVISION
IN
NEWBURY, MASSACHUSETTS

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

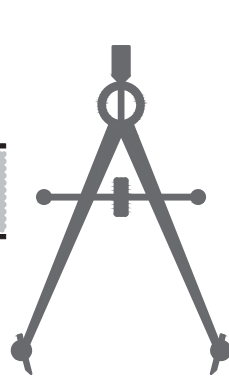
APPLICANT
GADSDEN LANE, LLC
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
REVISED: MAY 5, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

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

The
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REVISIONS			CONSTRUCTION DETAILS I	DRAWING NO. 6 OF 8
NO.	DESCRIPTION	DATE		
1	PEER REVIEW COMMENTS	3/25/2021		
2	PEER REVIEW COMMENTS	5/5/2021		
PROJ. #3953				