

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
REVISED: MARCH 25, 2021

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 SIDELINE 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 & BETTER MATCHES 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 & BETTER MATCHES 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 SWALE ON ONE SIDE OF THE ROAD. THE SWALE CANNOT BE ON BOTH SIDES OF THE ROAD BECAUSE THE ELECTRIC UTILITY NEEDS TO BE PLACED ON THE SHOULDER AND CANNOT BE UNDER THE SWALE. THIS ALLOWS THE PRESERVATION OF EXISTING TREES & LEDGE OUTCROPS & BETTER MATCHES THE EXISTING GRADES ON SITE.

APPLICANT

GADSDEN LANE, LLC
6 PAYSON STREET
NEWBURYPORT, MA 01950

TOTAL PARCEL AREA:.

317,659± SF
7.46± ACRES

RECORD OWNERS:

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

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

0 OFF HIGH ROAD
ASSESSOR'S MAP R27 LOT 56
MARGARET B BROWN
221 HIGH ROAD
NEWBURY, 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: _____

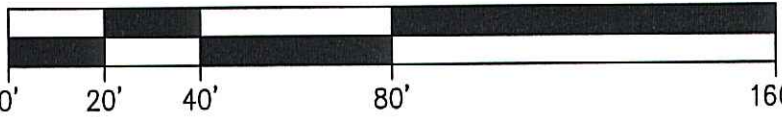
DATE OF ENDORSEMENT: _____

NEWBURY PLANNING BOARD

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

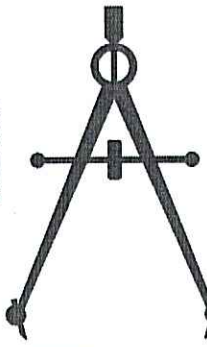
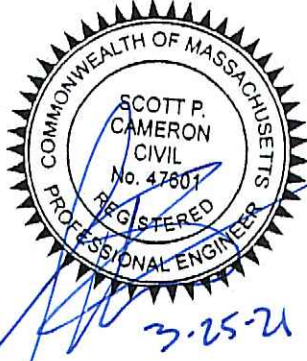
APPLICANT
GADSDEN LANE, LLC
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)
SCALE: 1" = 40'

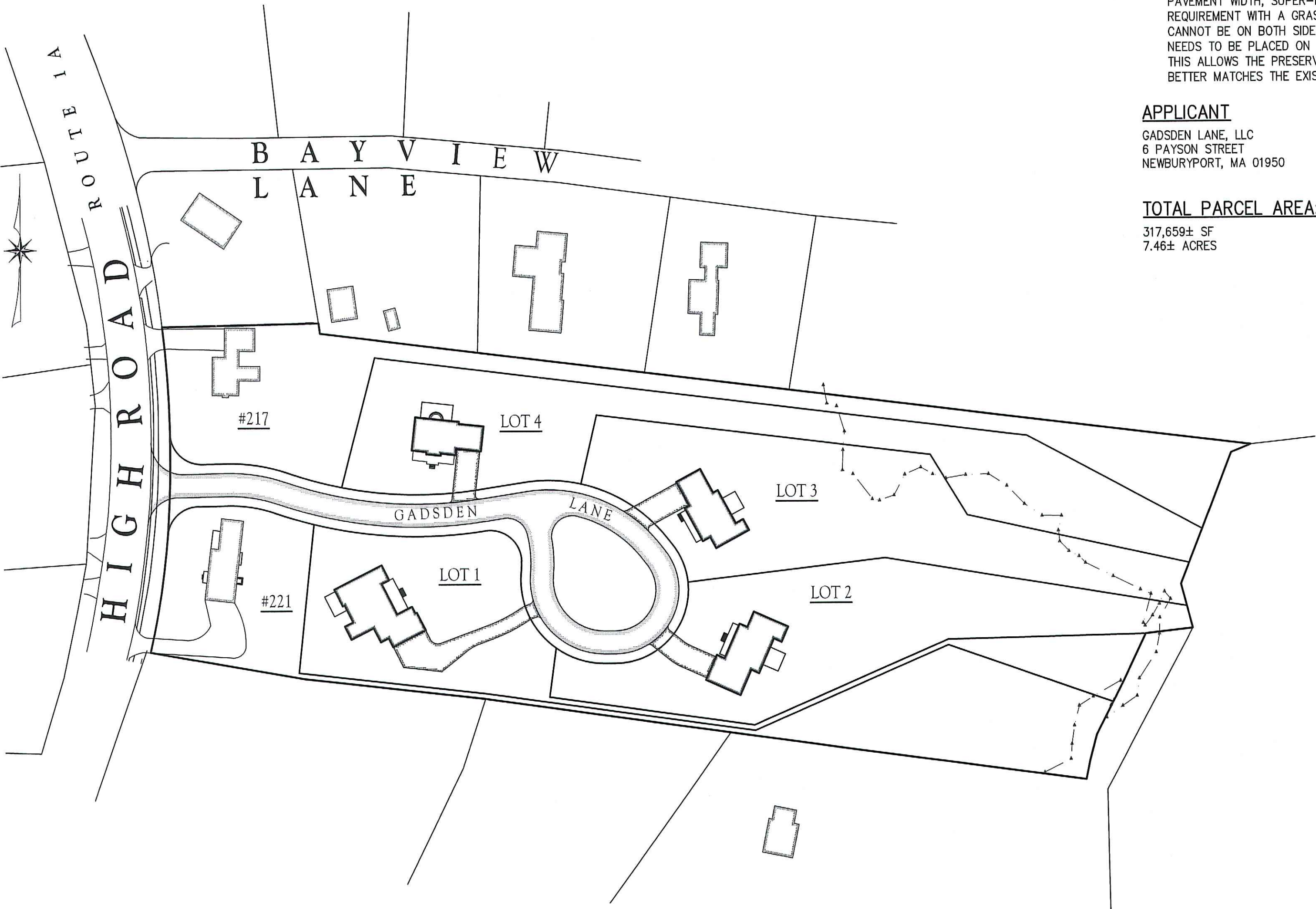


The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-6586, W: WWW.MORINCAMERON.COM



REVISIONS			COVER SHEET	DRAWING NO. 1 OF 8
NO.	DESCRIPTION	DATE		
1	PEER REVIEW COMMENTS	3/25/2021		
PROJ. #3953				



INDEX PLAN
SCALE: 1"=80'

ABBREVIATIONS

APPROX	APPROXIMATE
BIT	BITUMINOUS
BK	BOOK
BVW	BORDERING VEGETATED WETLAND
CONC	CONCRETE
E	EAST
ELEV	ELEVATION
ESHWT	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
TOF	TOP OF FOUNDATION
TP	TEST PIT
TYP	TYPICAL
W	WEST

LEGEND

CONTOURS
MAJOR
MINOR
SPOT GRADES

EXISTING

30
28
x145.6

A39
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

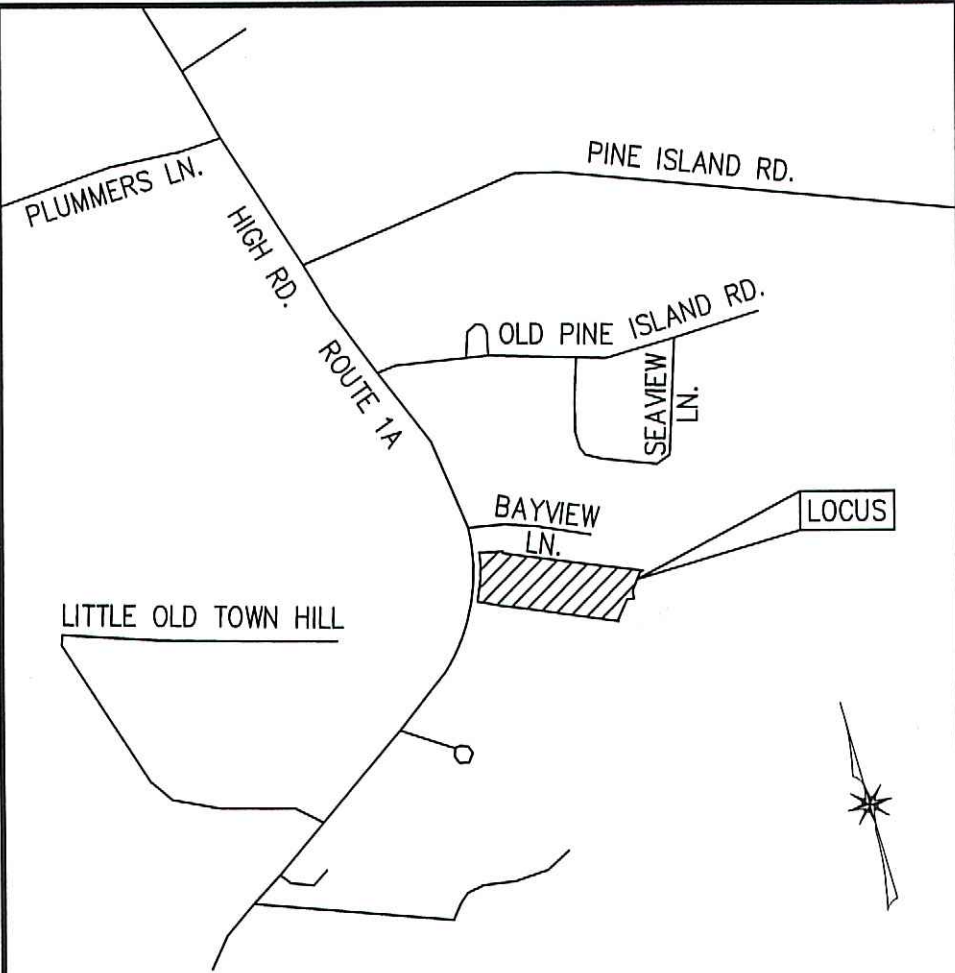
TP 20-15
WELL

PROPOSED

30
28
+145.6

— LUGE
— OHE
— W
— D
—

— LUGE
— OHE
— W
— D
—

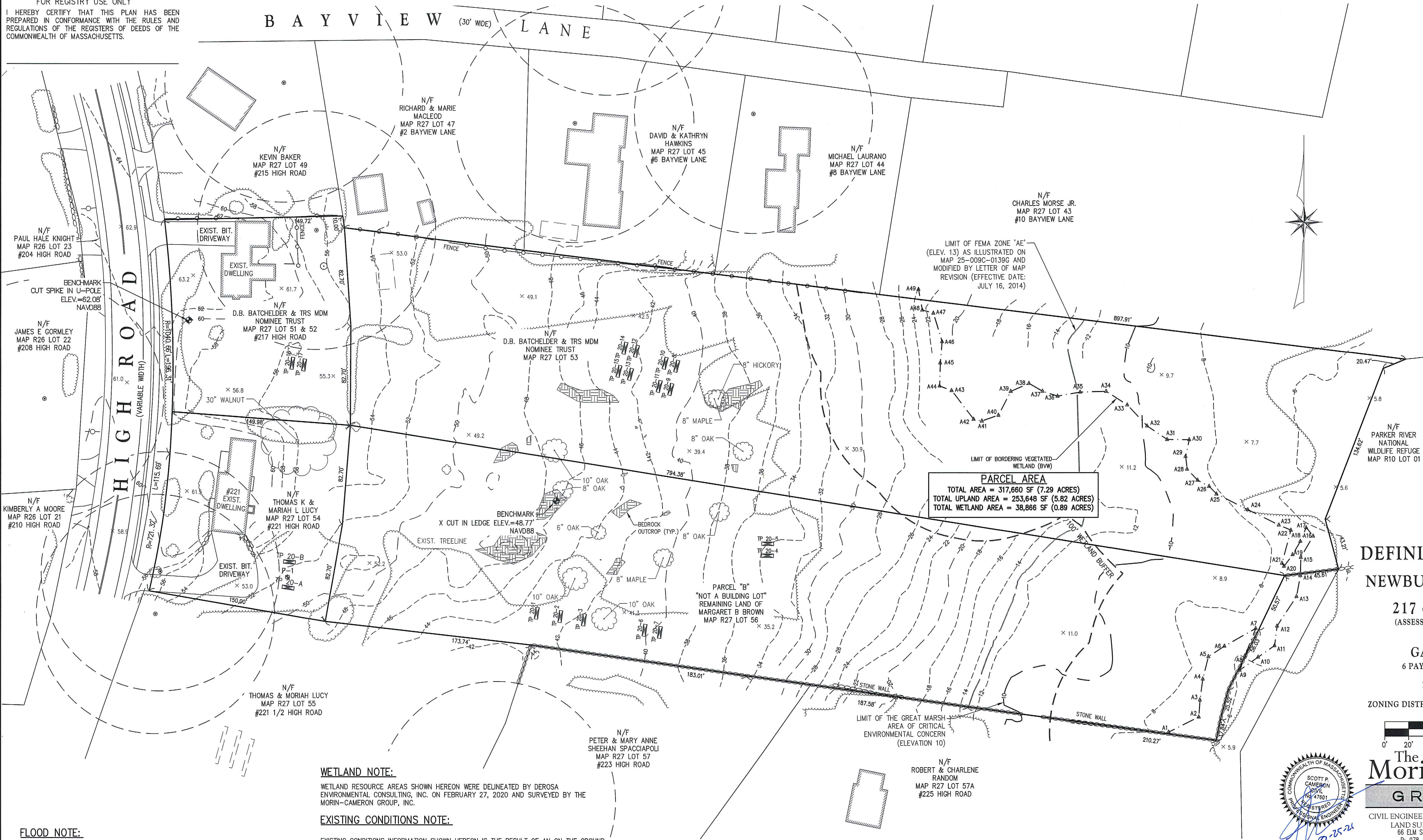


LOCUS MAP
SCALE: 1"=1000'±

PLAN PURPOSE:

THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC
PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, 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.

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.



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:

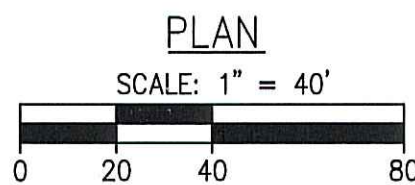
EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY BY THE MORIN-CAMERON GROUP, INC. IN SEPTEMBER 2020 AND AN AERIAL SURVEY.

DATUM:

ELEVATIONS HEREON REFER TO NAVD88 DATUM.

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. 2500PC0139G, WHICH HAS AN EFFECTIVE DATE OF 07/16/2014.



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: _____

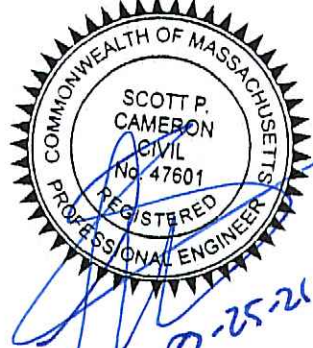
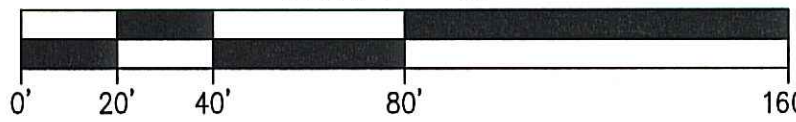
NEWBURY PLANNING BOARD

**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
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

REVISIONS			EXISTING CONDITIONS PLAN	DRAWING NO. 2 OF 8
NO.	DESCRIPTION	DATE		
1	PEER REVIEW COMMENTS	3/25/2021		
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 OF ALL LOTS SHOWN IS LESS THAN 1 PART IN 12,000.
7. THE CONTIGUOUS UPLAND AREA IS BASED ON USING THE GREAT MARSH ACEC 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 ELINOR E. MYERS TO DALE B. BATCHELDER AND CARL A. BROWN, TRUSTEES OF THE MDM 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 MDM 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

- CUA
T.F.
■
●
○
○
○
□
- 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

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

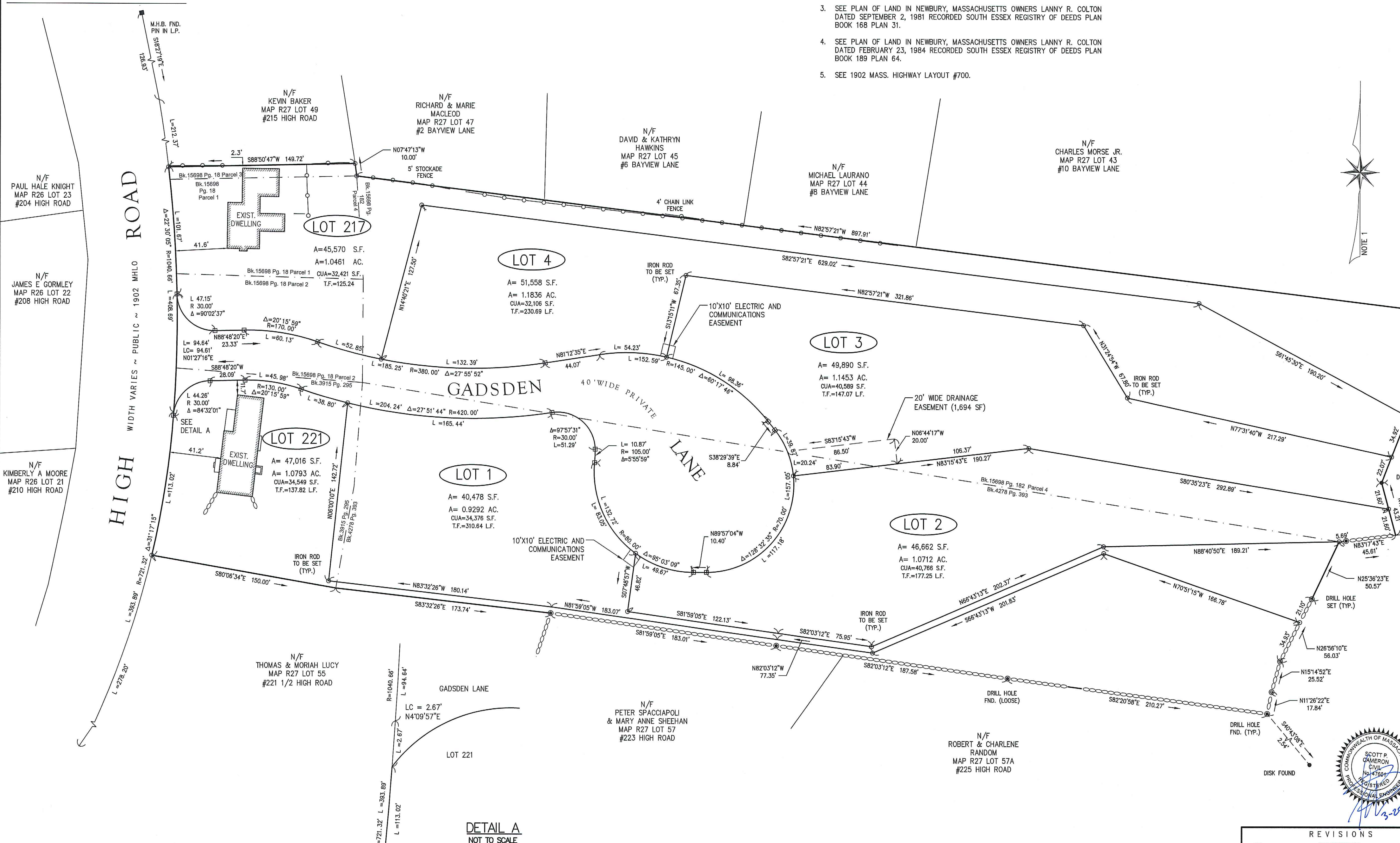
DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)
SCALE: 1" = 40'

0' 20' 40' 80' 160'

The
Morin-Cameron
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CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
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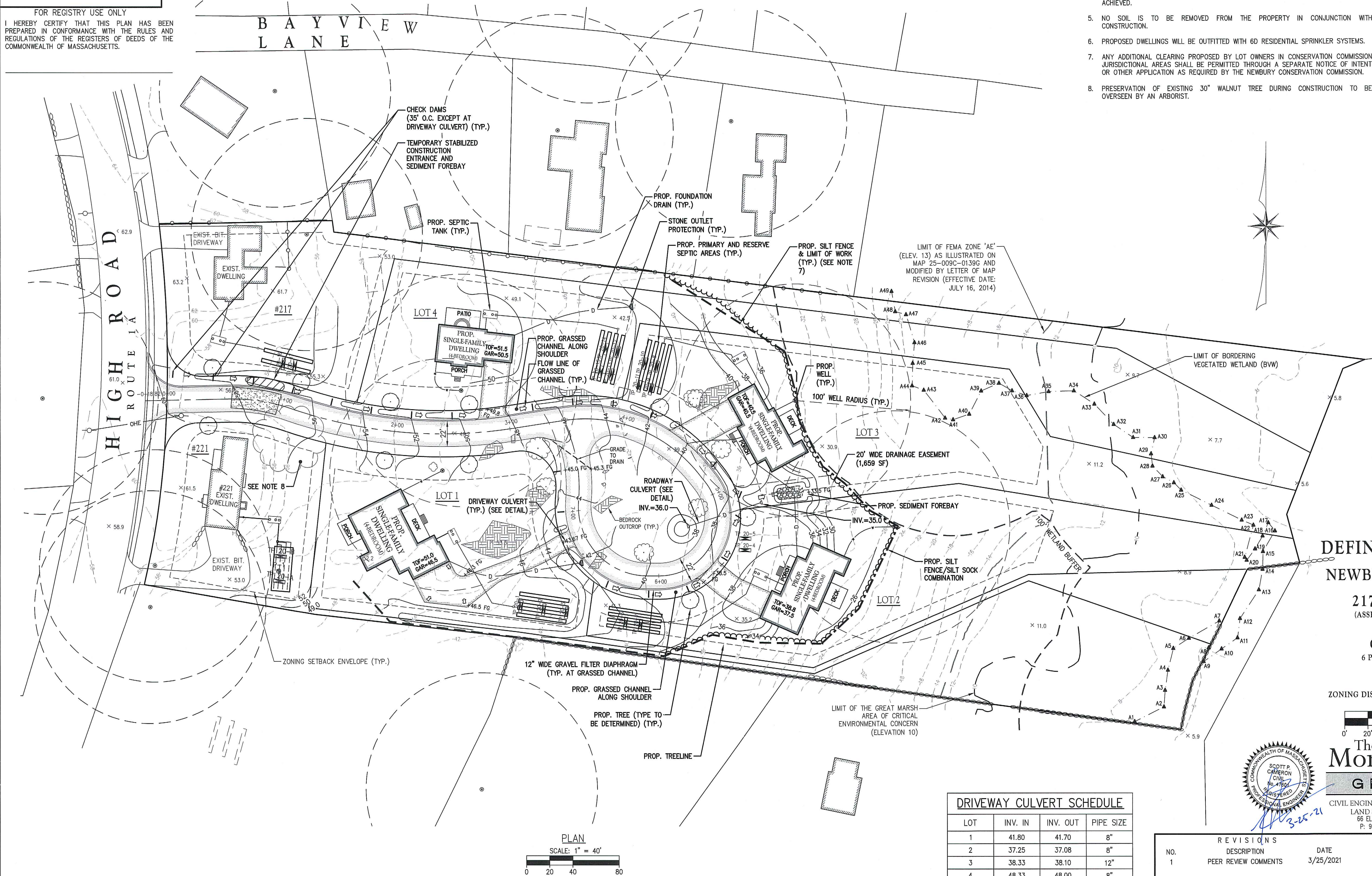
NO.	REVISIONS DESCRIPTION	DATE	LOTTING PLAN	DRAWING NO.
1	PEER REVIEW COMMENTS	3/25/2021		3 OF 8
PROJ. #3953				



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.

DETAIL A
NOT TO SCALE

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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 ADJUTING 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 60 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.

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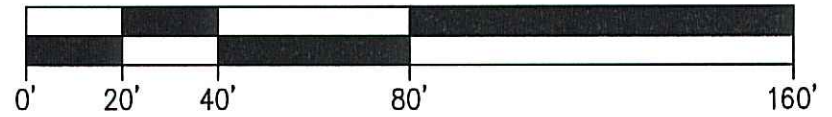
DATE OF ENDORSEMENT: _____

NEWBURY PLANNING BOARD

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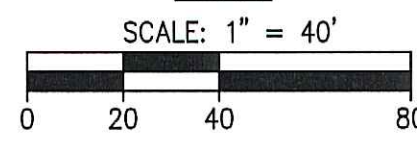
DRIVEWAY CULVERT SCHEDULE			
LOT	INV. IN	INV. OUT	PIPE SIZE
1	41.80	41.70	8"
2	37.25	37.08	8"
3	38.33	38.10	12"
4	48.33	48.00	8"

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

SITE PLAN

DRAWING NO.
4 OF 8

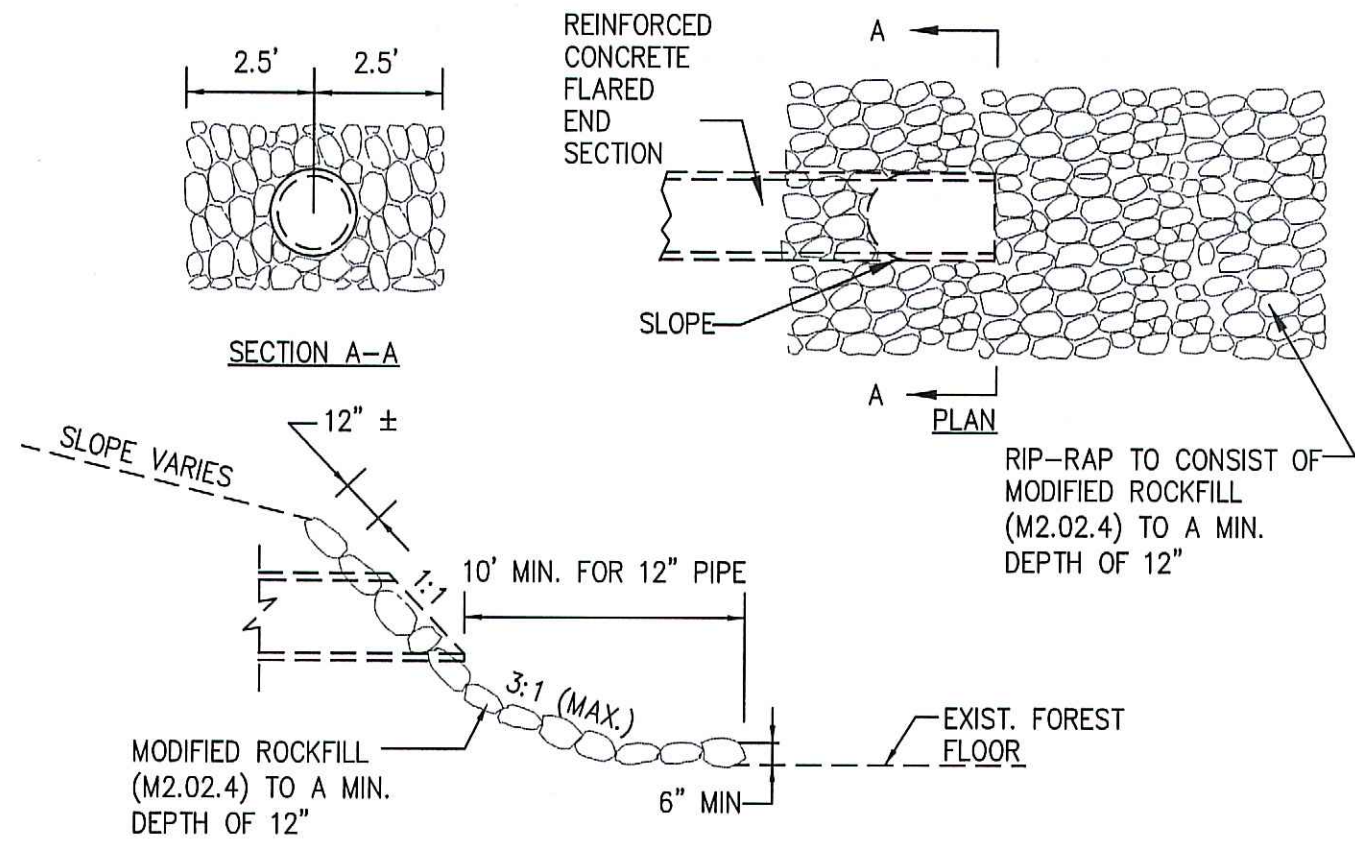
PROJ. #3953



CROSS-SECTION

REVISIONS NO. DESCRIPTION DATE 1 PEER REVIEW COMMENTS 3/25/2021 PROJ. #3953			ROADWAY PLAN, PROFILE & CROSS-SECTION	DRAWING NO. 5 OF 8
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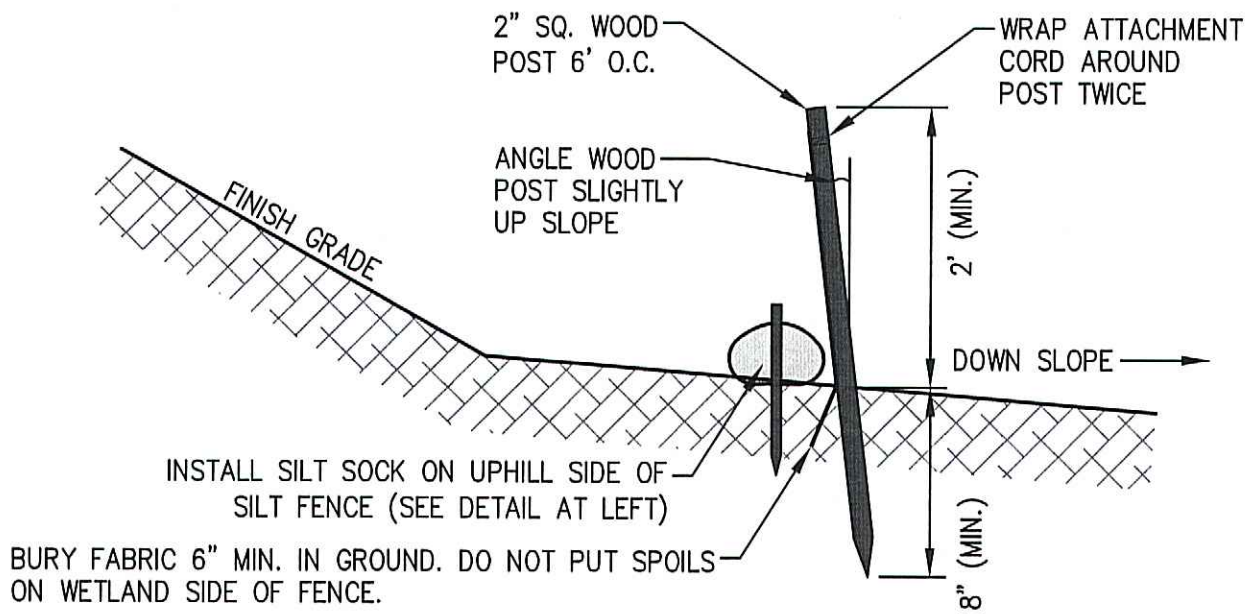
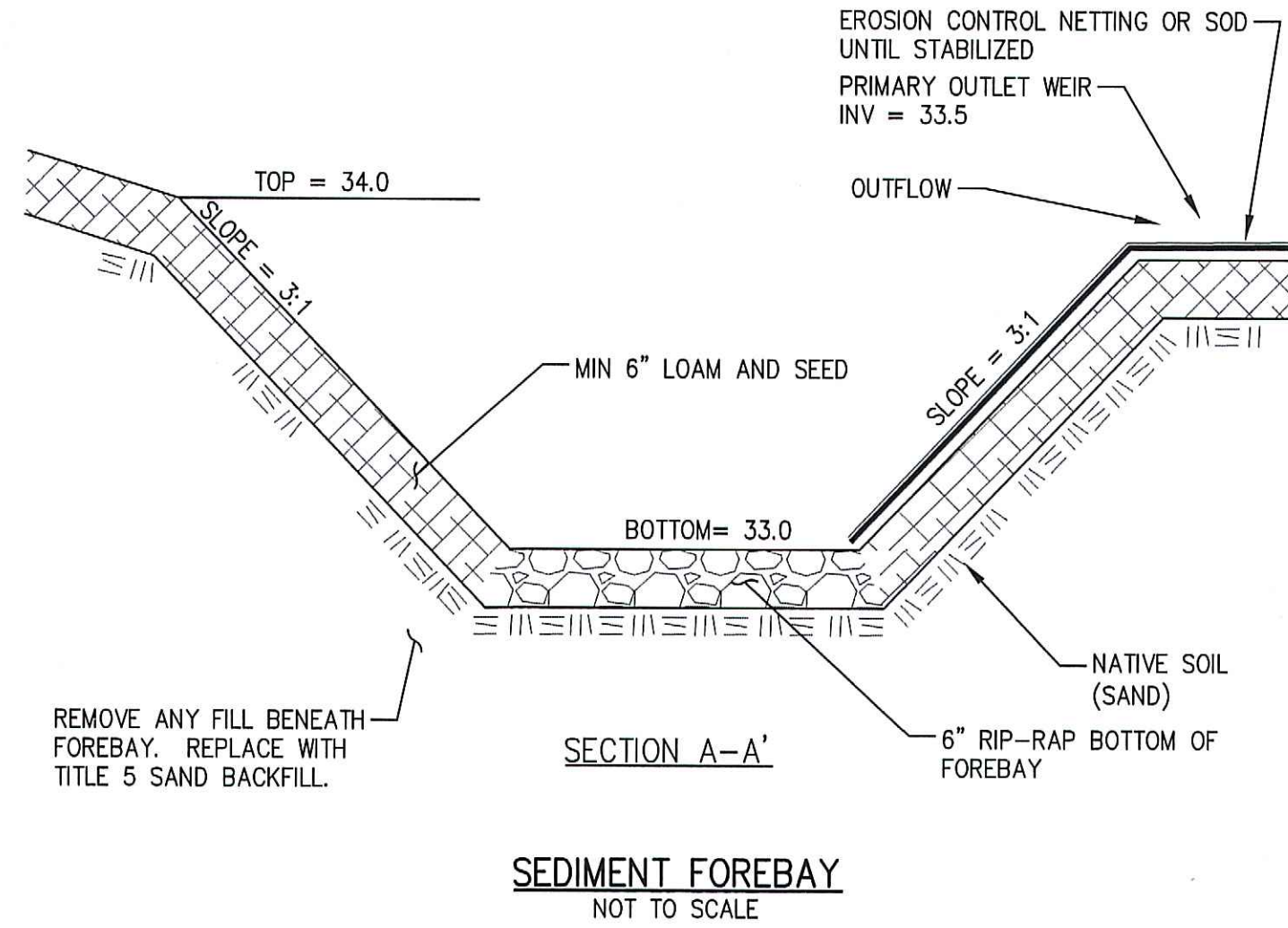
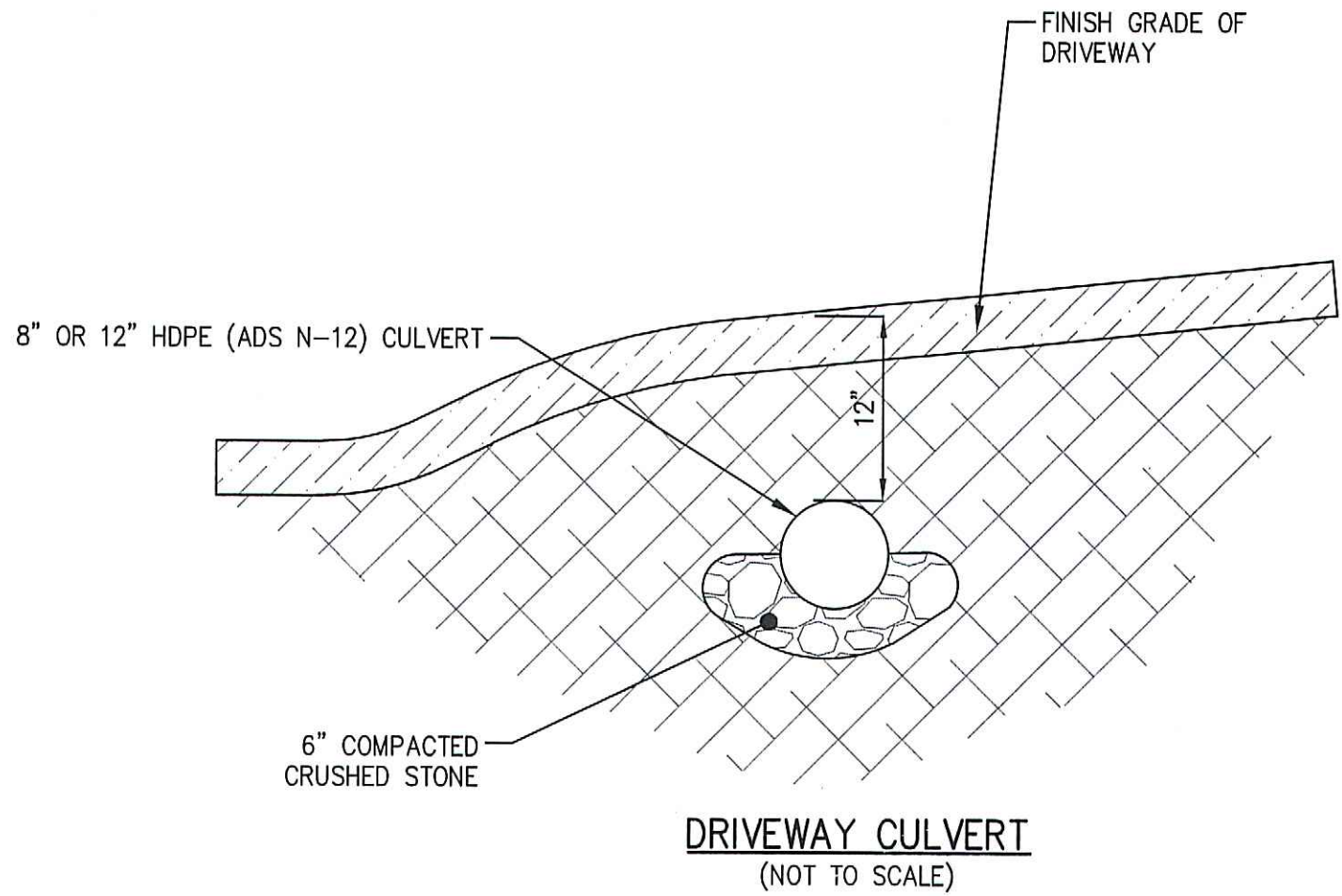
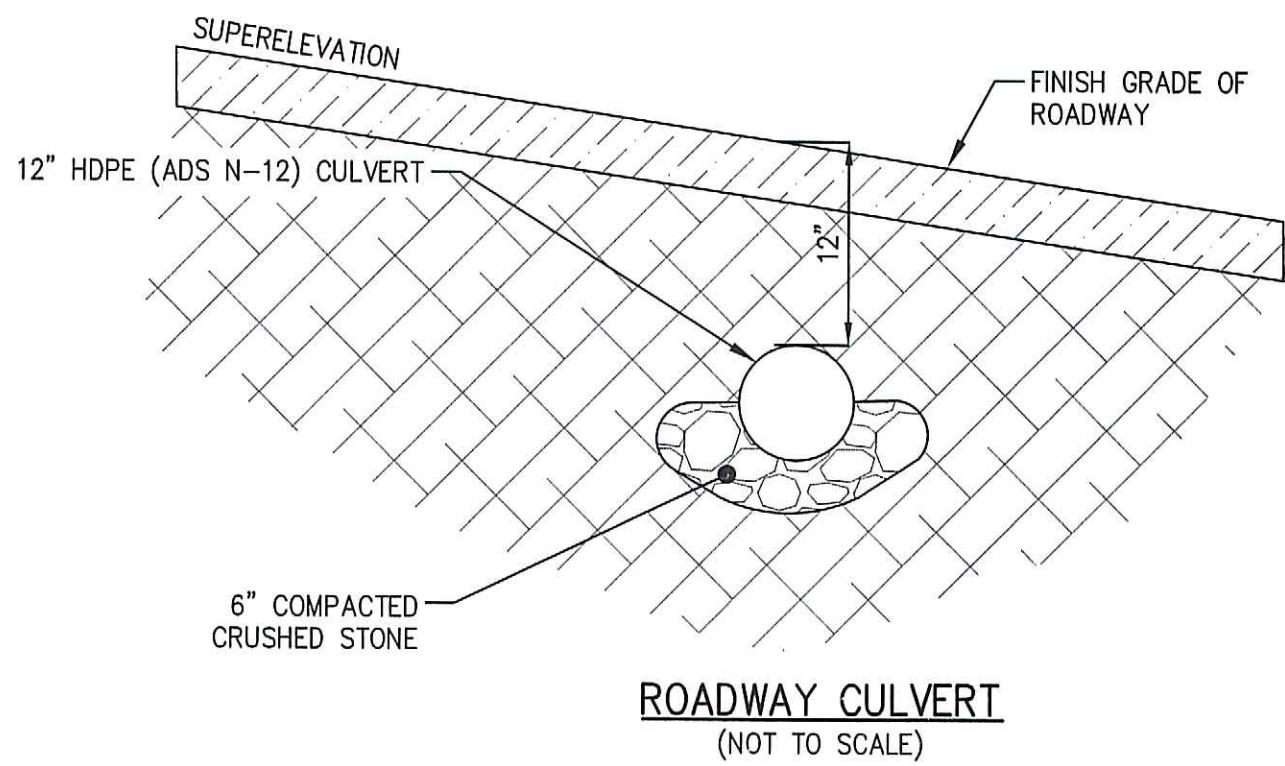
FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



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



NOTES

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

EROSION AND SEDIMENTATION CONTROL:

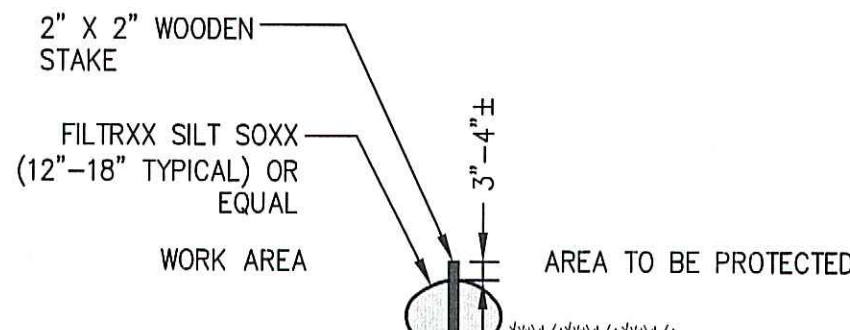
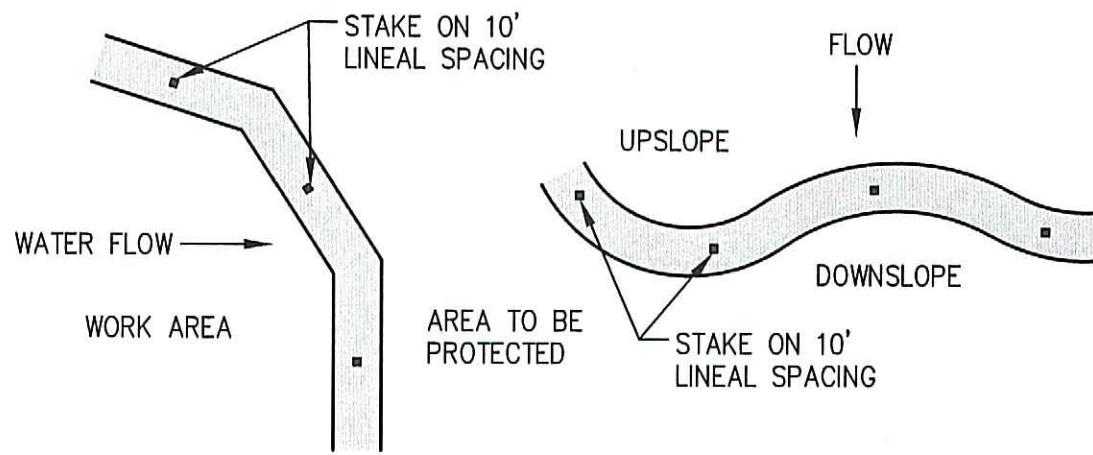
WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROJECT.

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 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 SEEDED 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).



SILT SOCK

(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)

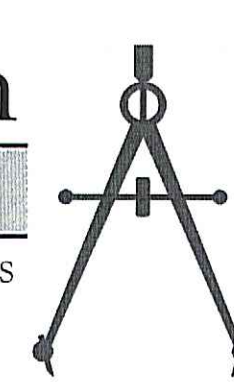
APPLICANT
GADSDEN LANE, LLC
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)
SCALE: 1" = 40'

0' 20' 40' 80' 160'

The
Morin-Cameron
GROUP, INC.

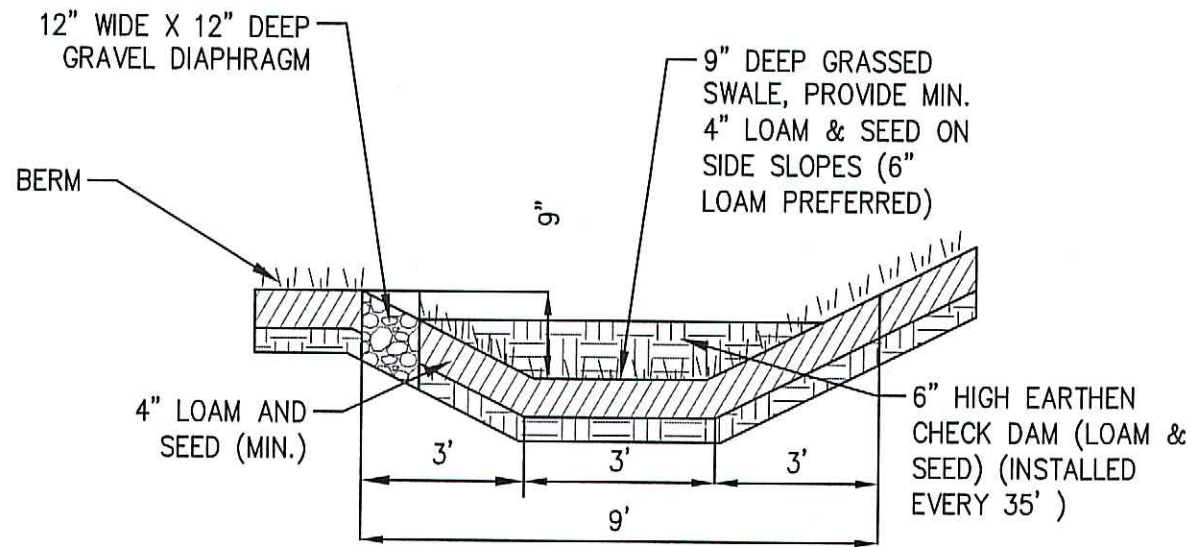
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM



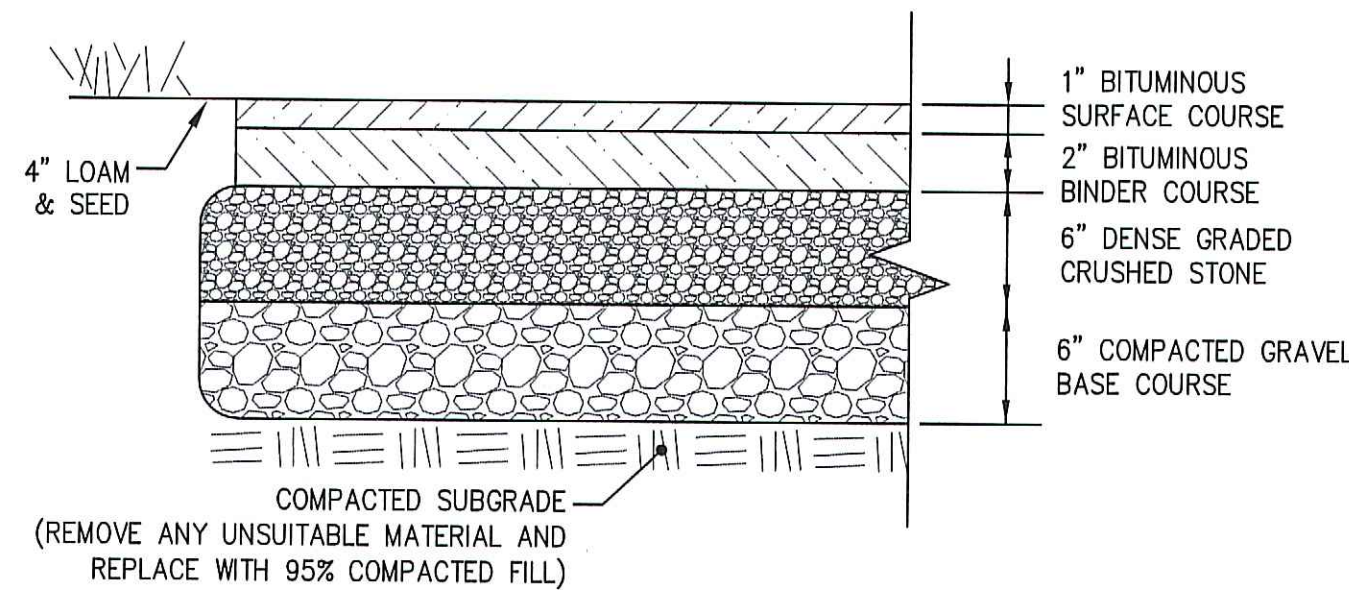
REVISIONS		DATE	CONSTRUCTION DETAILS I	DRAWING NO. 6 OF 8
NO.	DESCRIPTION			
1	PEER REVIEW COMMENTS	3/25/2021		

PROJ. #3953

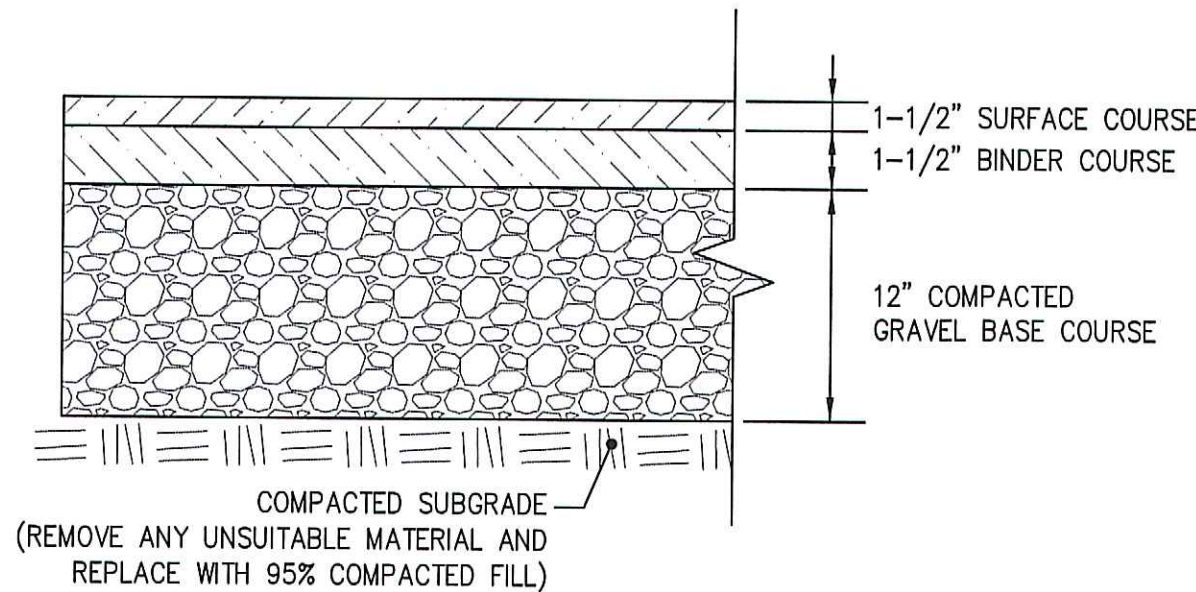
FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



GRASSED SWALE
NOT TO SCALE

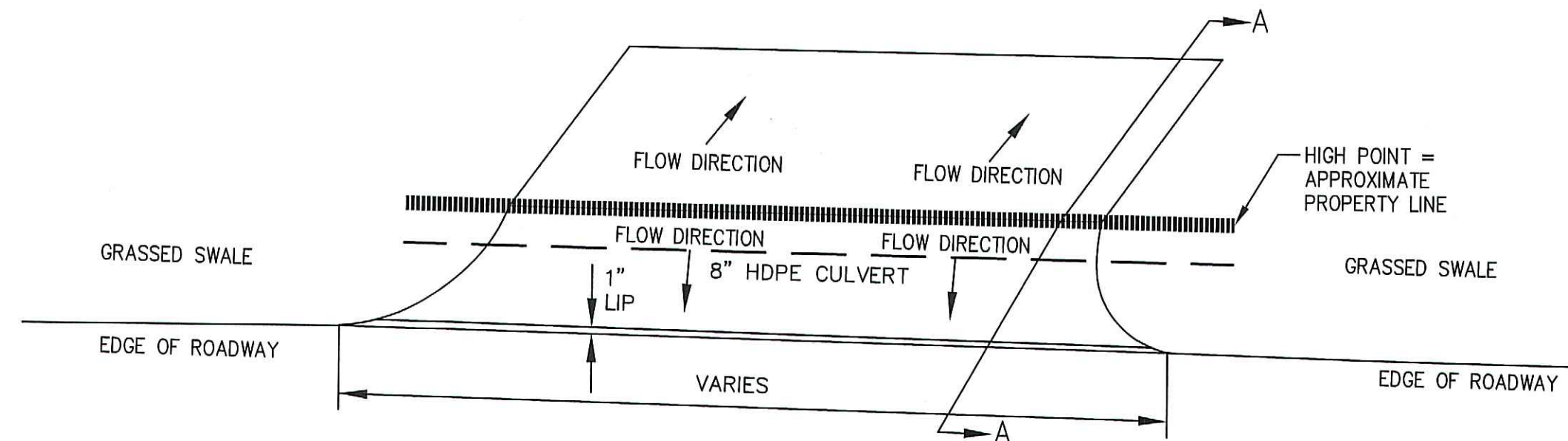


TYPICAL PAVEMENT SECTION
(NOT TO SCALE)

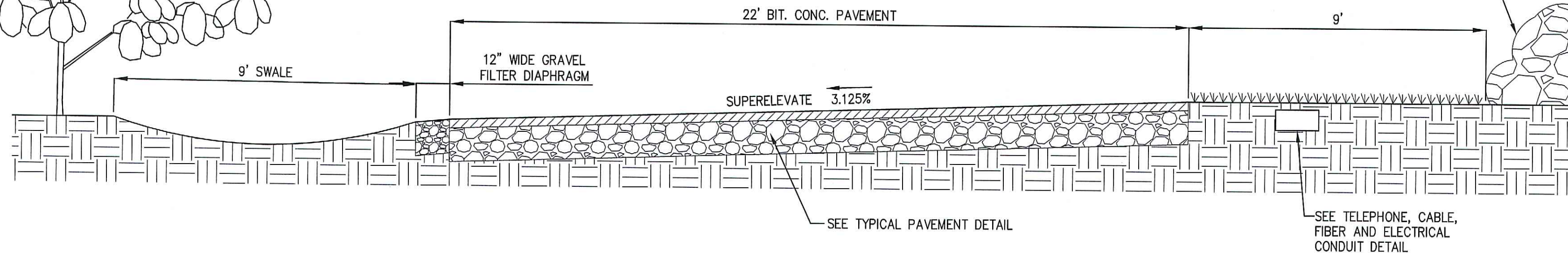
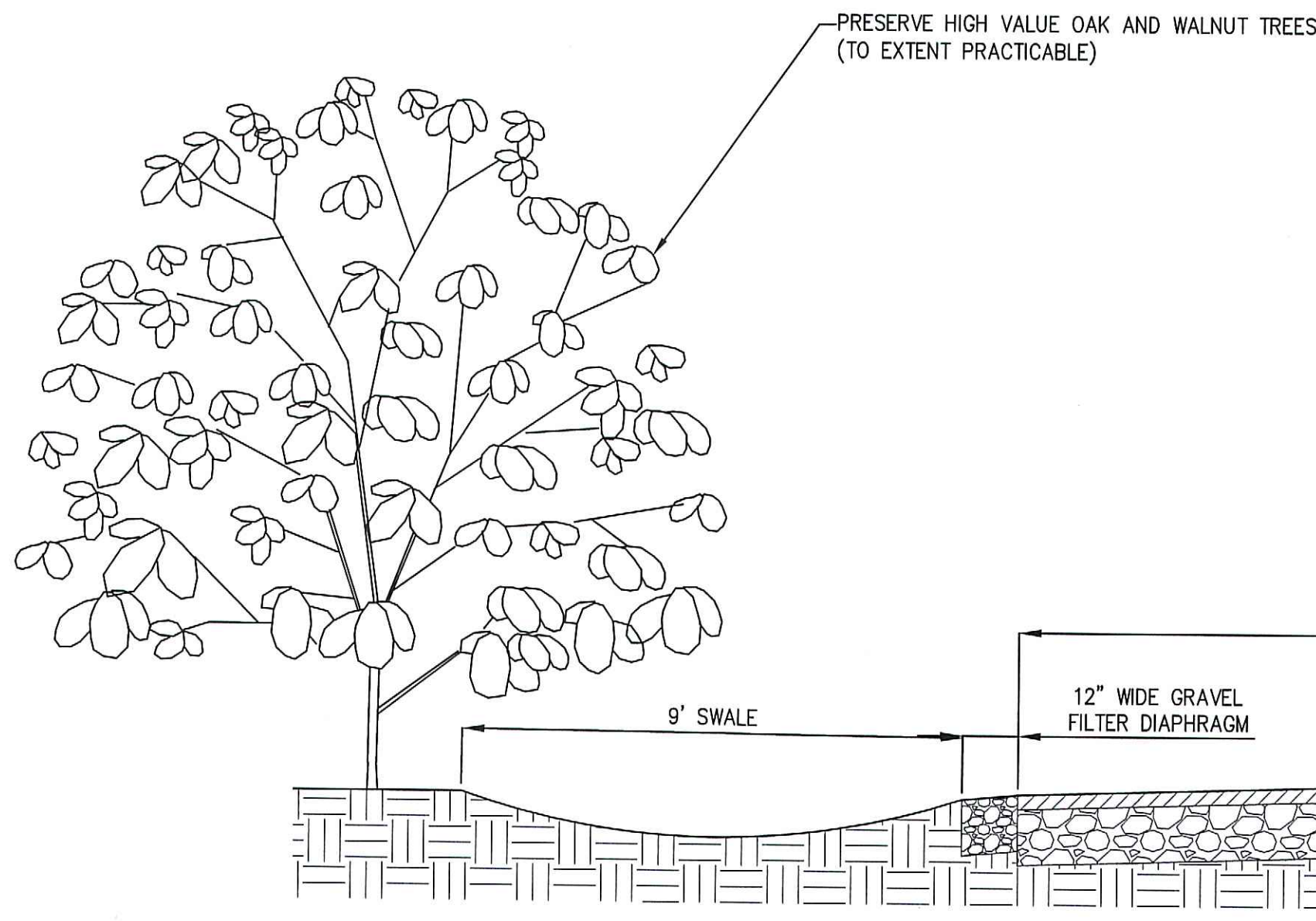


DRIVEWAY APRON PAVING DETAIL
(NOT TO SCALE)

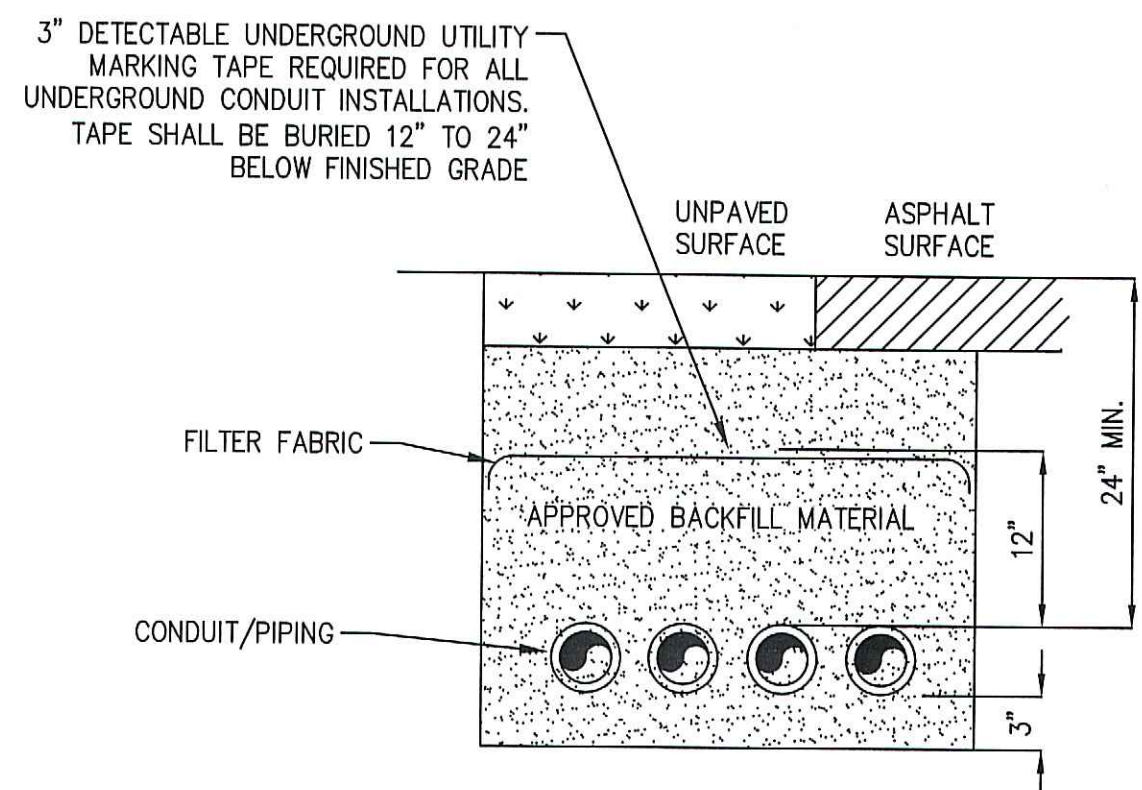
- PAVING NOTE:
1. PAVEMENT SHALL BE TYPE 1, CLASS 1 BITUMINOUS CONCRETE.
 2. PAVEMENT THICKNESS AFTER ROLLING.



DRIVEWAY APRON (LOT 2)
NOT TO SCALE

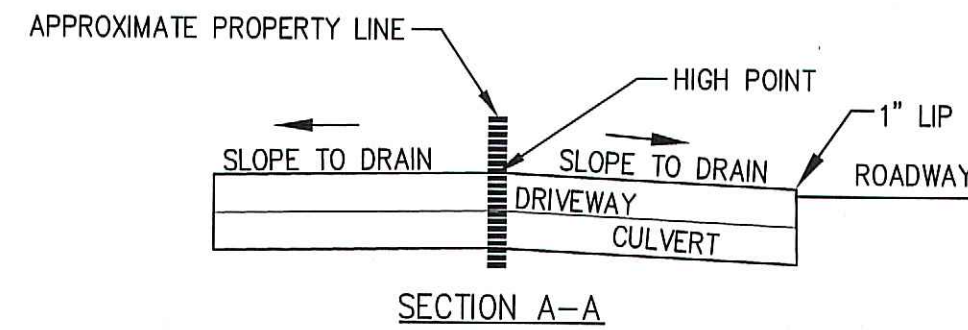


ROADWAY CROSS-SECTION
SCALE 3/8"=1'



- 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)



SECTION A-A

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.

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

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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)

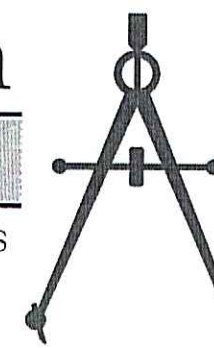
APPLICANT
GADSDEN LANE, LLC
6 PAYSON STREET, NEWBURYPORT, MA

DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)
SCALE: 1" = 40'

0' 20' 40' 80' 160'

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CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM



REVISIONS		DATE	CONSTRUCTION DETAILS II	DRAWING NO. 7 OF 8
NO.	DESCRIPTION			
1	PEER REVIEW COMMENTS	3/25/2021		

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.

SOIL LOGS
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.

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

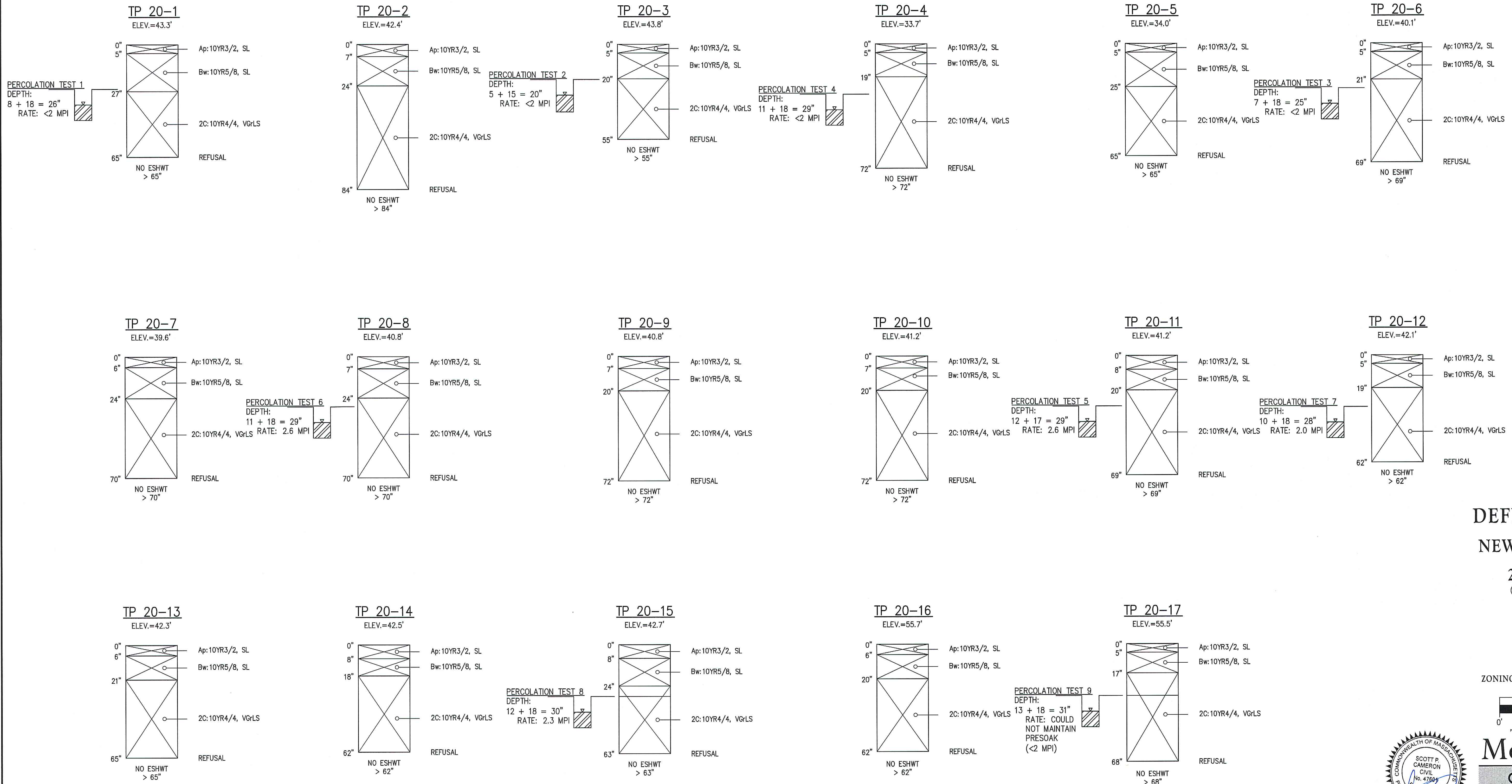
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NEWBURY PLANNING BOARD

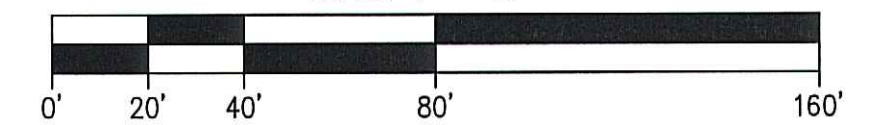


DEFINITIVE SUBDIVISION
IN
NEWBURY, MASSACHUSETTS

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

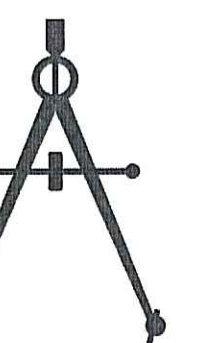
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REVISIONS			DRAWING NO.
NO.	DESCRIPTION	DATE	
1	PEER REVIEW COMMENTS	3/25/2021	8 OF 8
PROJ. #3953			

SOIL TEST LOGS