

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
REVISED: MAY 5, 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::

317,660± SF
7.29± 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: _____

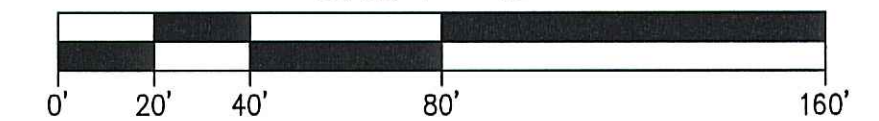
NEWBURY PLANNING BOARD

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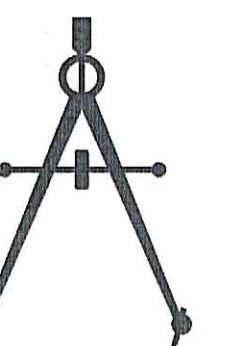
DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
REVISED: MAY 5, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

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



REVISIONS		DATE	COVER SHEET	DRAWING NO. 1 OF 8
NO.	DESCRIPTION			
1	PEER REVIEW COMMENTS	3/25/2021	PROJ. #3953	
2	PEER REVIEW COMMENTS	5/5/2021		

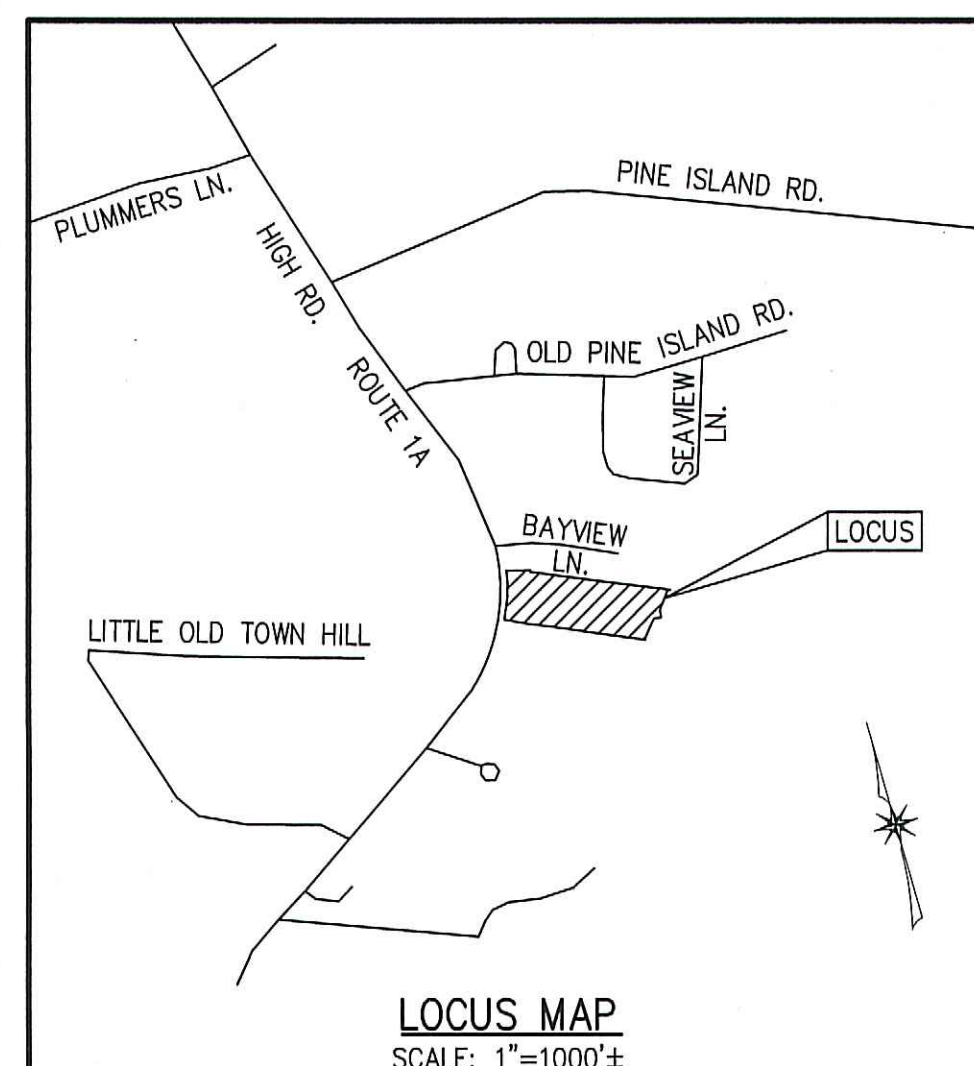
FOR REGISTRY USE ONLY
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

ABBREVIATIONS

APPROX	APPROXIMATE.
BIT	BITUMINOUS
BK	BOOK
BVW	BORDERING VEGETATED WETLAND
CONC	CONCRETE
E	EAST
ELEV	ELEVATION
ESHW	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

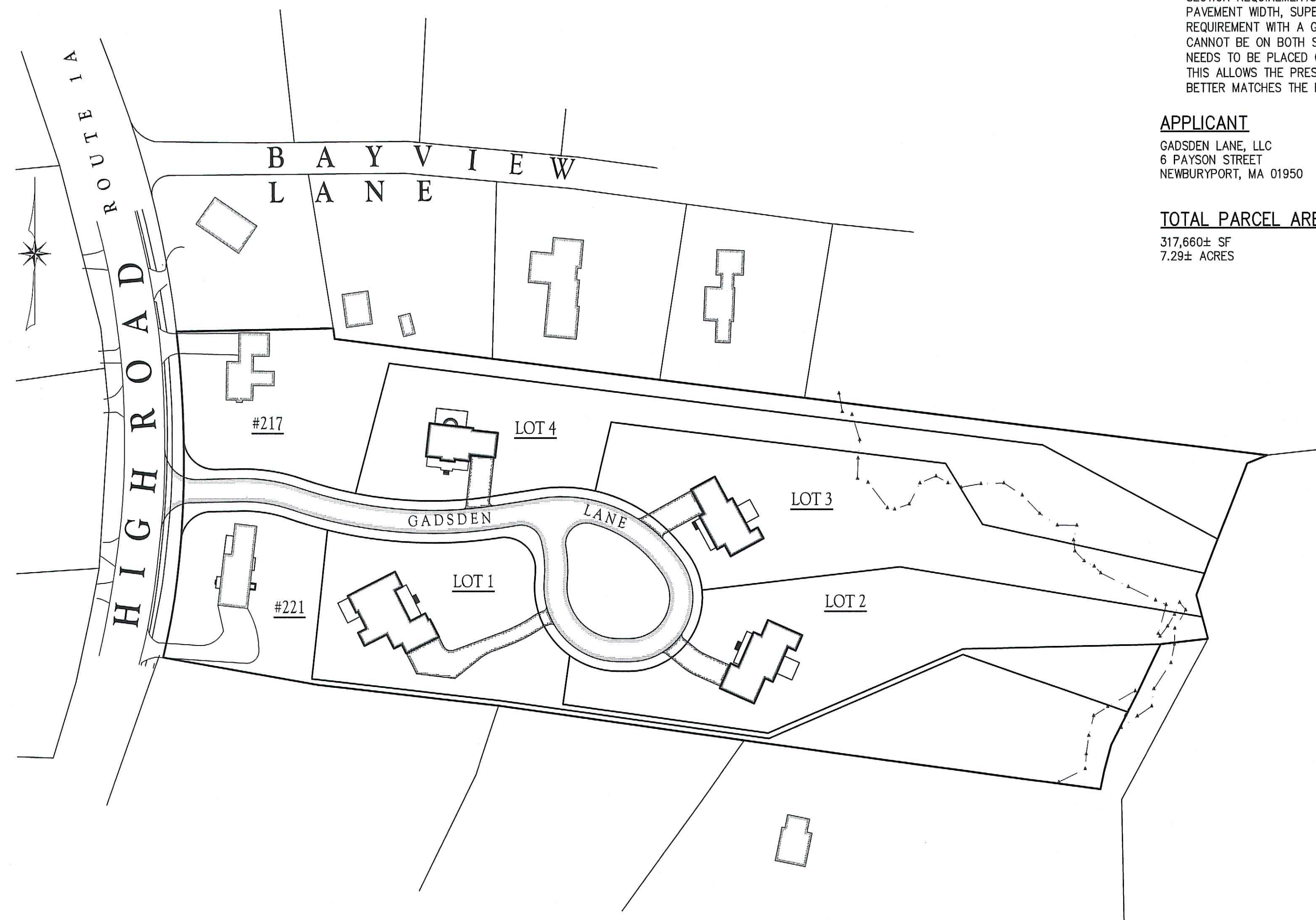
LEGEND

EXISTING		PROPOSED	
CONTOURS		30	
MAJOR		28	
MINOR		+145.6	
SPOT GRADES			
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			
TEST PIT			
WELL			



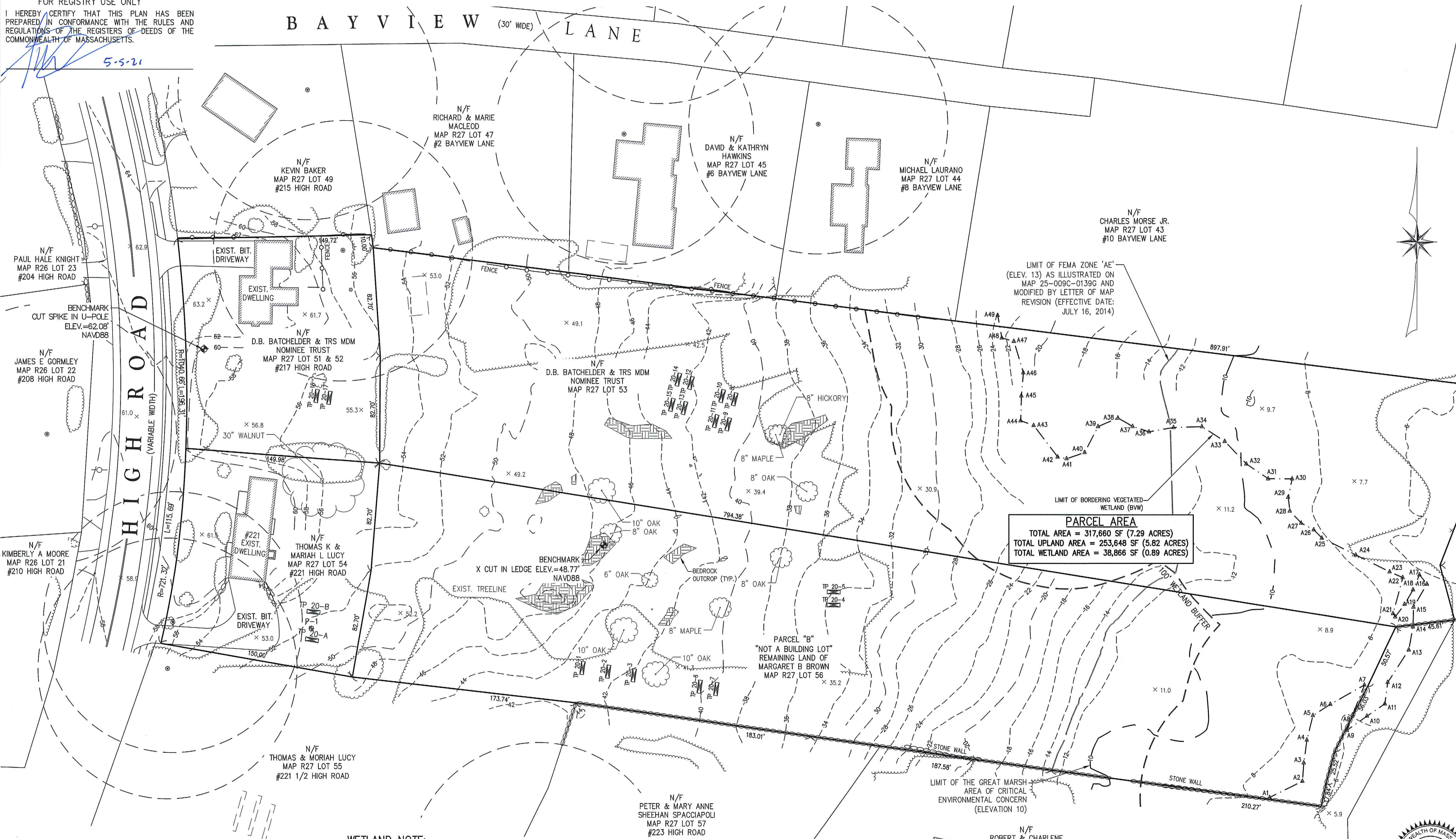
PLAN PURPOSE:

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.



INDEX PLAN
SCALE: 1" = 80'

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.



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: _____

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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

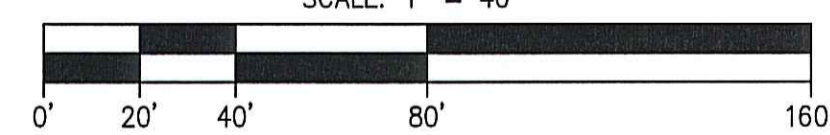
DATE: FEBRUARY 3, 2021

REVISED: MARCH 25, 2021

REVISED: MAY 5, 2021

ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'



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

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:

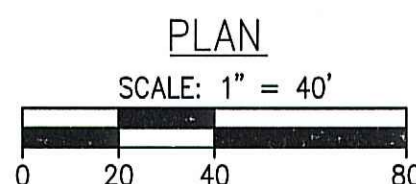
EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY BY THE MORIN-CAMERON GROUP, INC. IN SEPTEMBER 2020 AND AN AERIAL SURVEY.

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.



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

**EXISTING
CONDITIONS
PLAN**

DRAWING NO.

2 OF 8

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 CONTIGUOUS UPLAND AREA
T.F. 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

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NEWBURY PLANNING BOARD

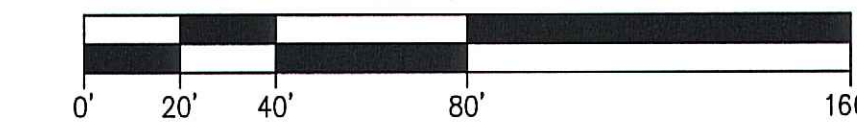
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IN
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217 & 221 HIGH ROAD
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

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

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

SCALE: 1" = 40'



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GROUP, INC.

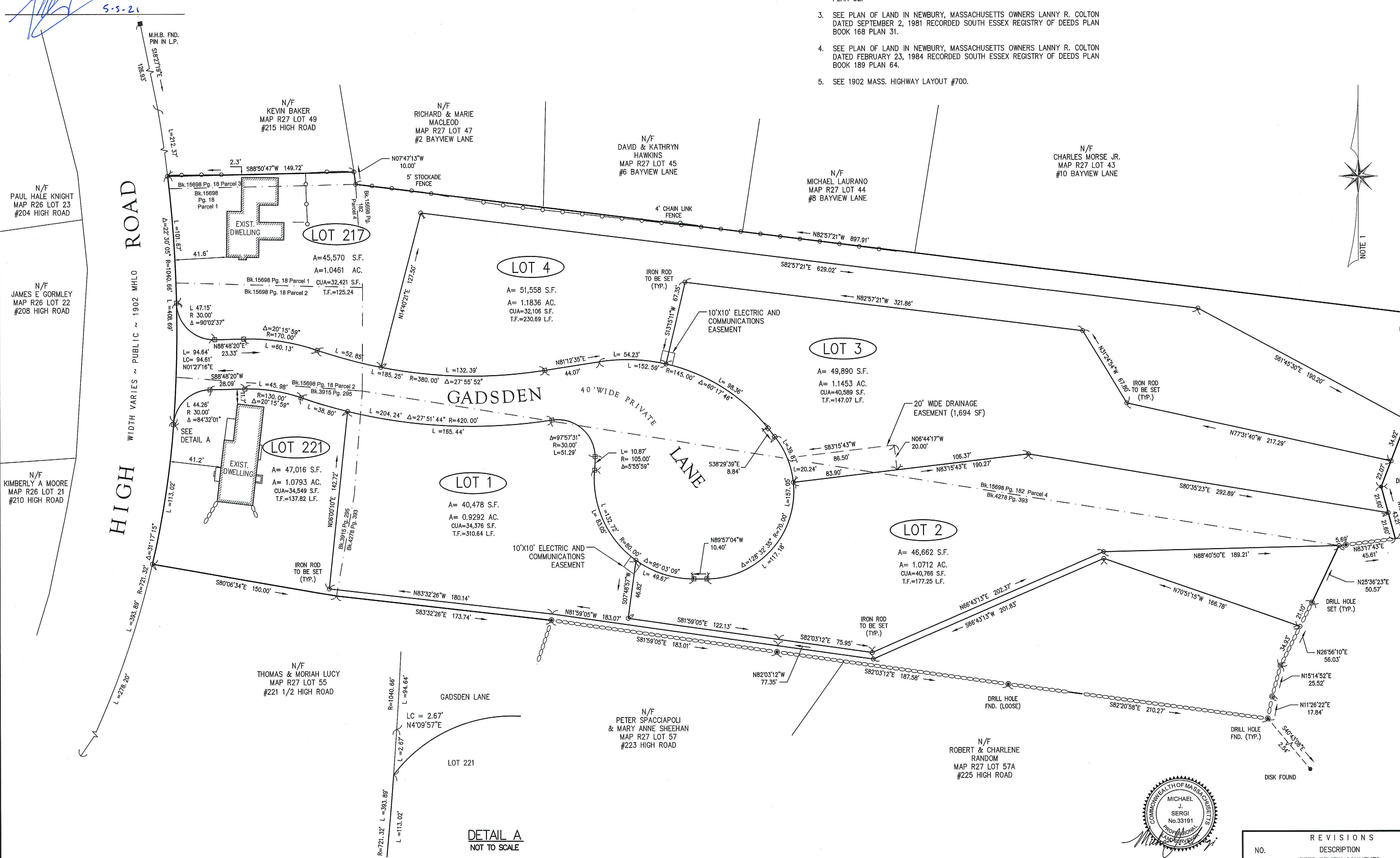
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
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REVISIONS		
NO.	DESCRIPTION	DATE
1	PEER REVIEW COMMENTS	3/25/2021
2	PEER REVIEW COMMENTS	5/5/2021

LOTING
PLAN

DRAWING NO.
3 OF 8

PROJ. #3953



DETAIL A
NOT TO SCALE

5-5-21

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 ABUTTING 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.
6. PROPOSED DWELLINGS WILL BE OUTFITTED WITH 6D RESIDENTIAL SPRINKLER SYSTEMS.
7. 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.
8. PRESERVATION OF EXISTING 30" WALNUT TREE DURING CONSTRUCTION TO BE OVERSEEN BY AN ARBORIST.

DATE _____ TOWN CLERK _____

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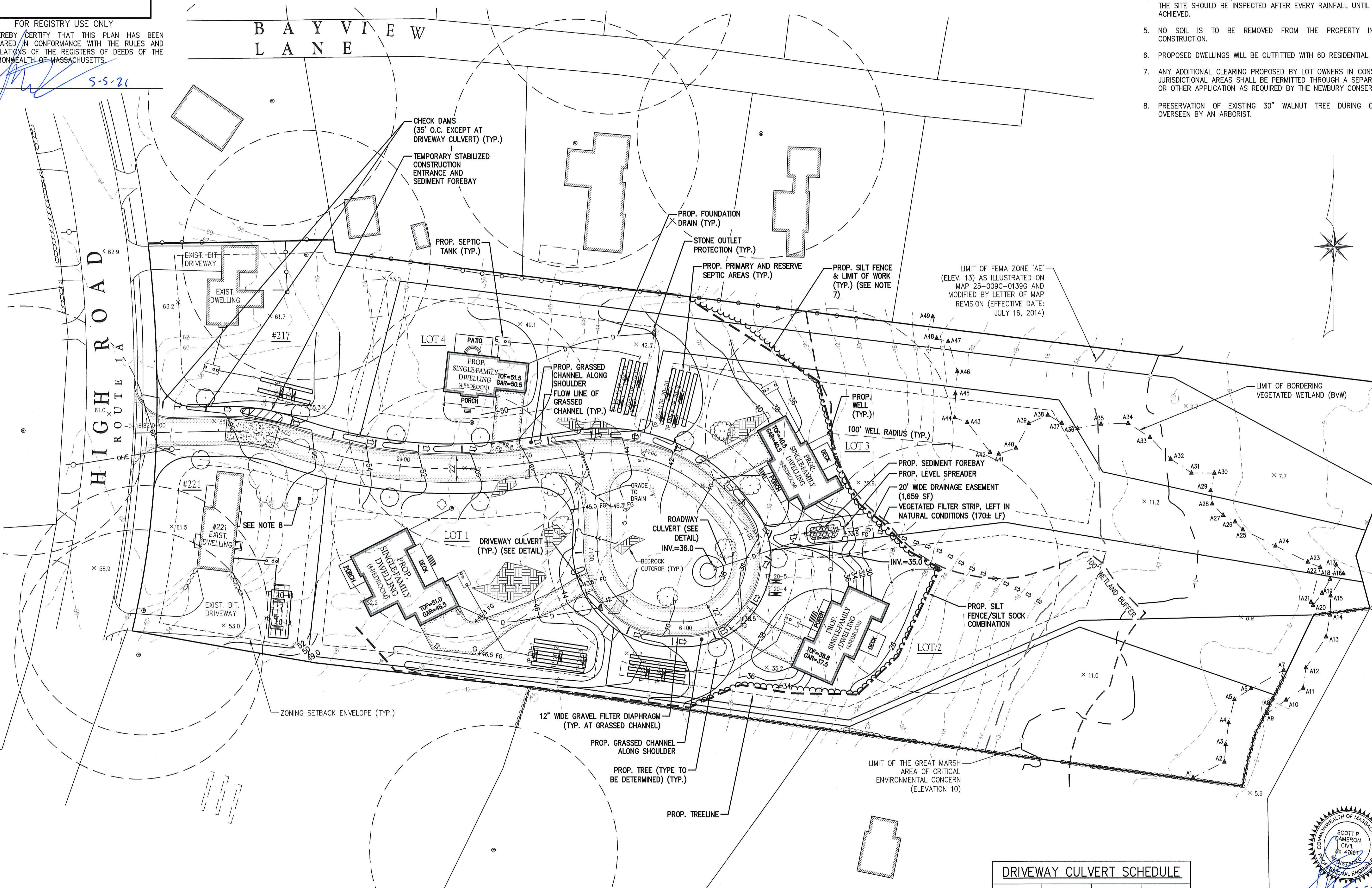
NEWBURY PLANNING BOARD

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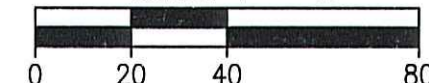
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PROJ. #3953

DRAWING NO.
4 OF 8

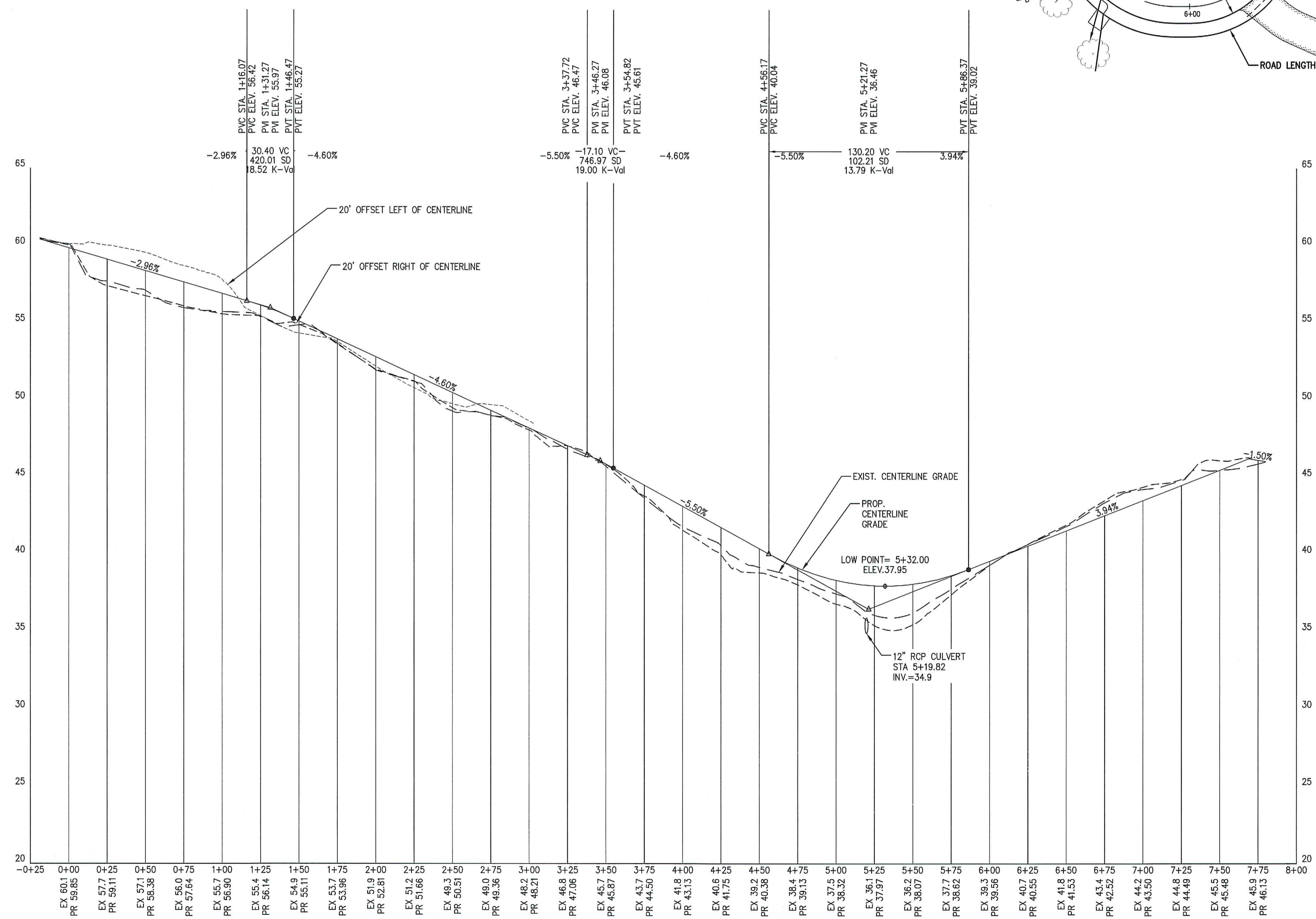
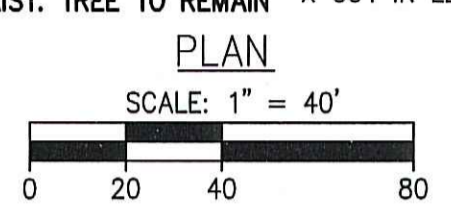
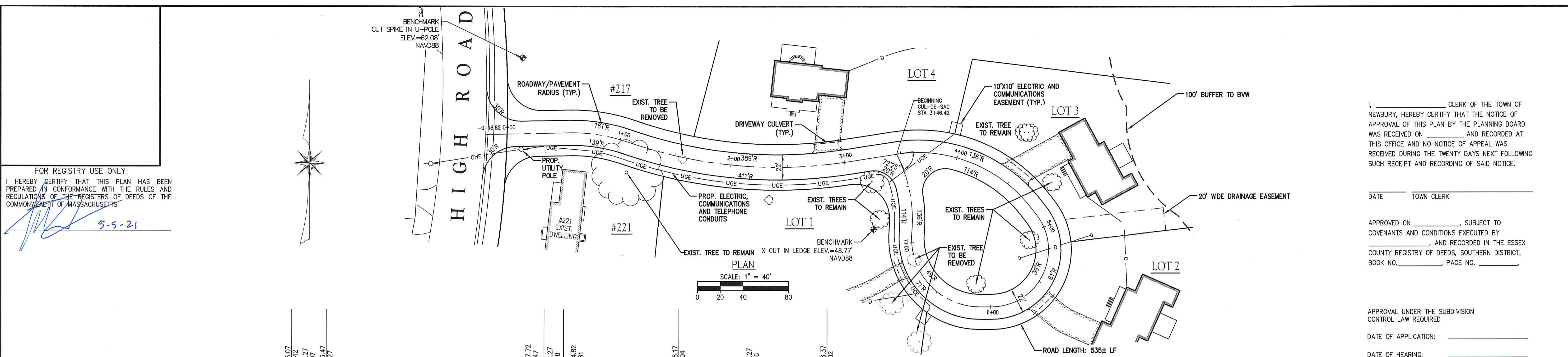


SCALE: 1" = 40'



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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.

5-5-21



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

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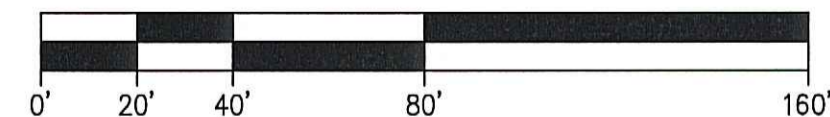
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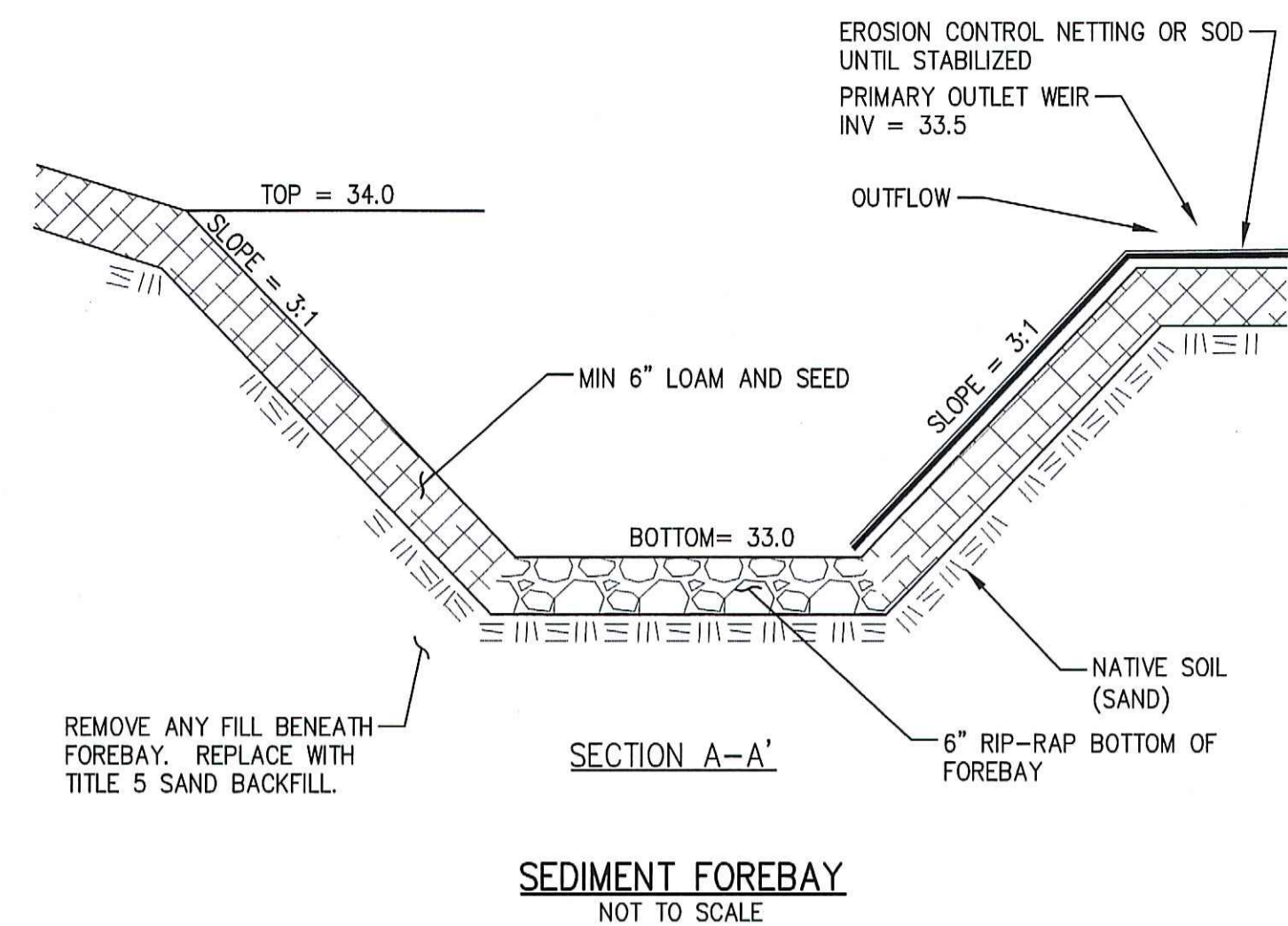
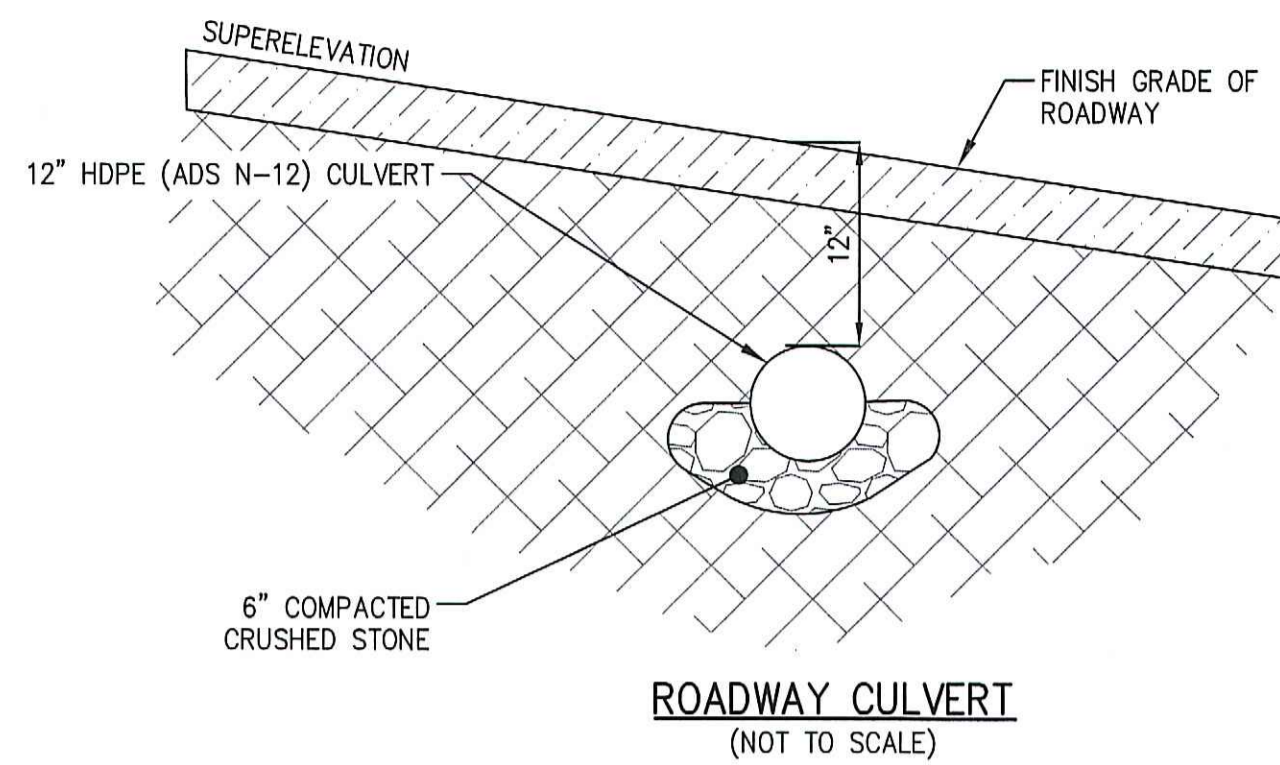
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REVISIONS		DATE	ROADWAY PLAN, PROFILE & CROSS-SECTION	DRAWING NO. 5 OF 8
NO.	DESCRIPTION			
1	PEER REVIEW COMMENTS	3/25/2021	PROJ. #3953	
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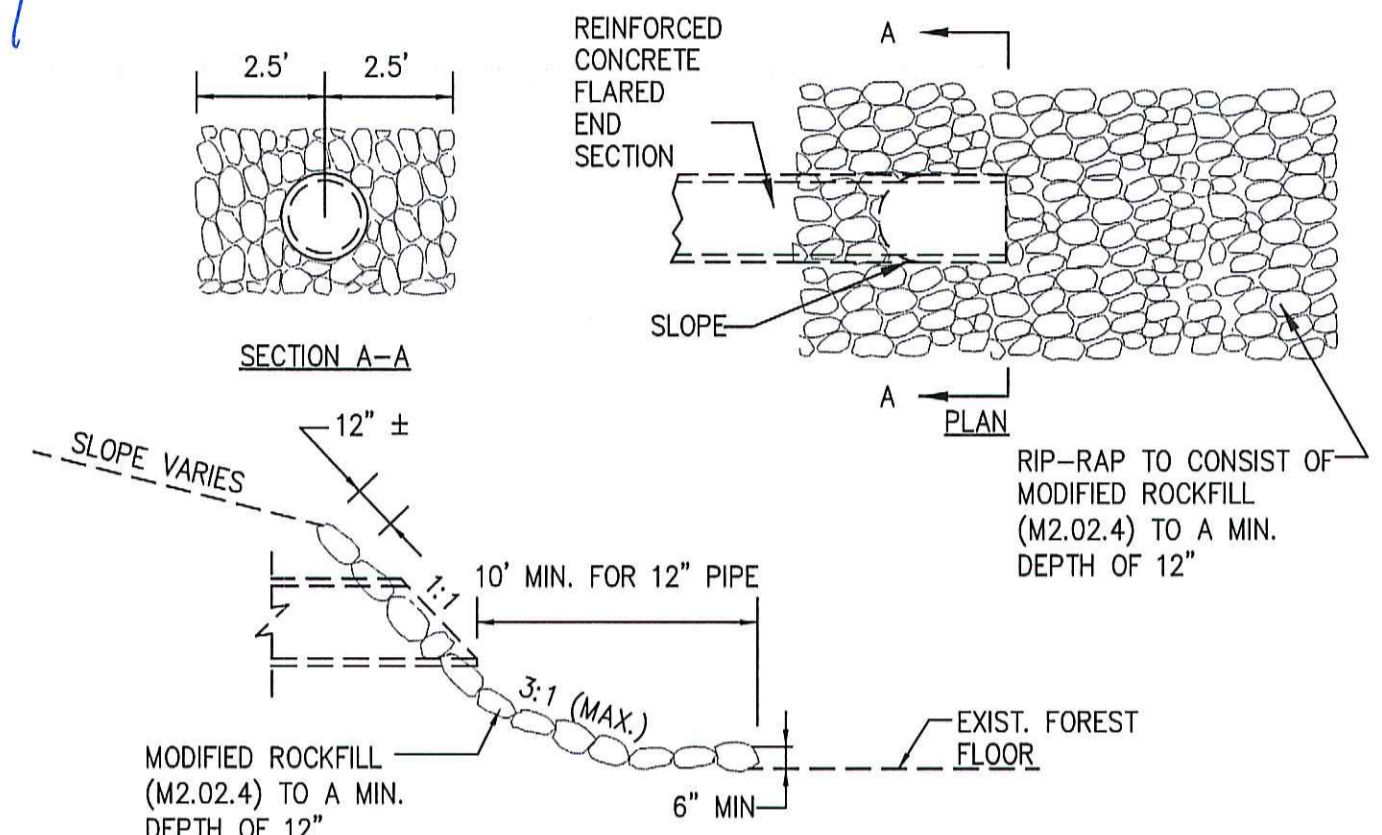
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NEWBURY PLANNING BOARD

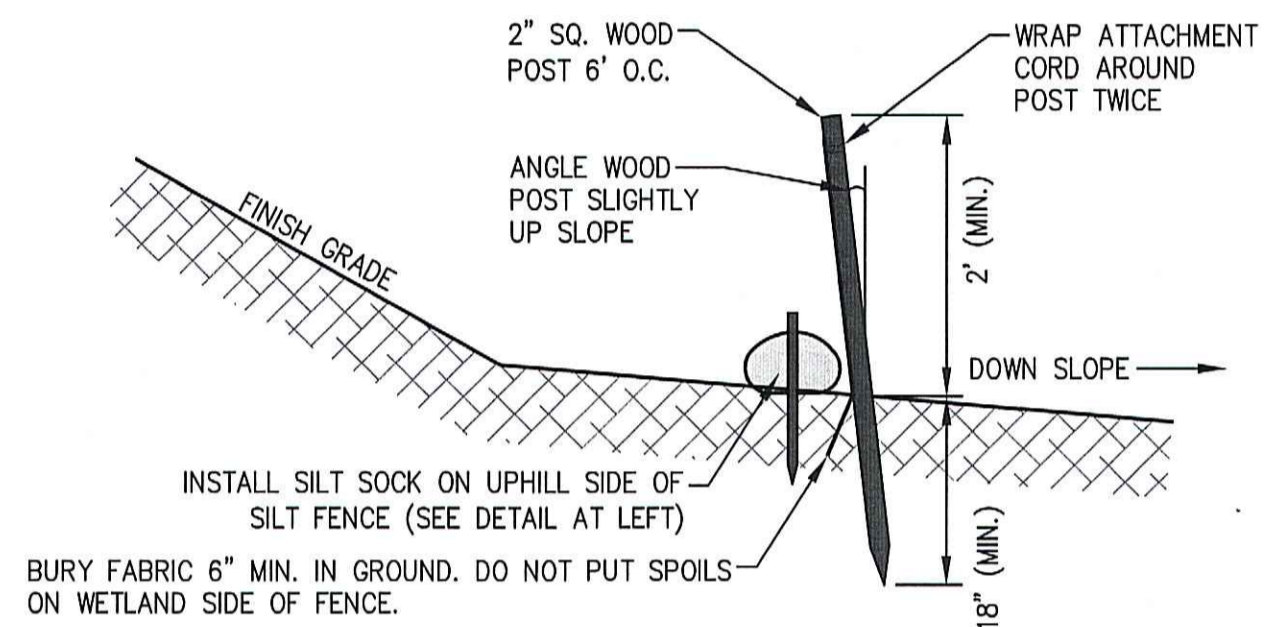
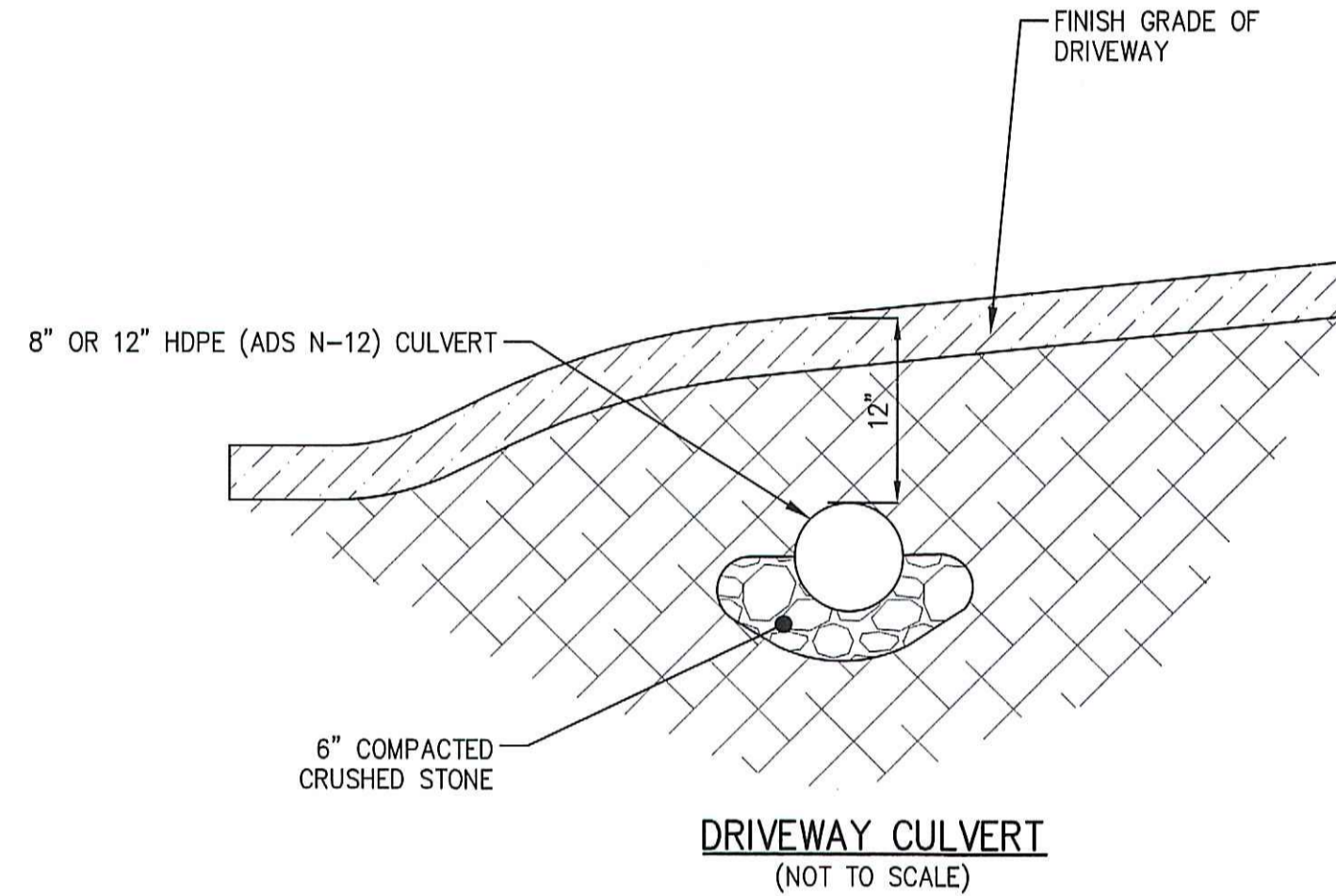


MODIFIED ROCKFILL SHALL CONSIST OF HARD, DURABLE ANGULAR SHAPED STONES WHICH ARE THE PRIMARY PRODUCT OF A STONE CRUSHER. ROUNDED STONE, BOULDERS, SANDSTONE & SIMILAR SOFT STONE OR RELATIVELY THIN SLABS ARE NOT ACCEPTABLE. THE STONE SHALL BE FREE FROM OVERBURDEN, SPOIL, SHALE, & ORGANIC MATTER & SHALL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

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

DETAIL ~ STONE FOR PIPE ENDS

NOT TO SCALE



SILT FENCE COMBINATION

(NOT TO SCALE)

EROSION AND SEDIMENTATION CONTROL:

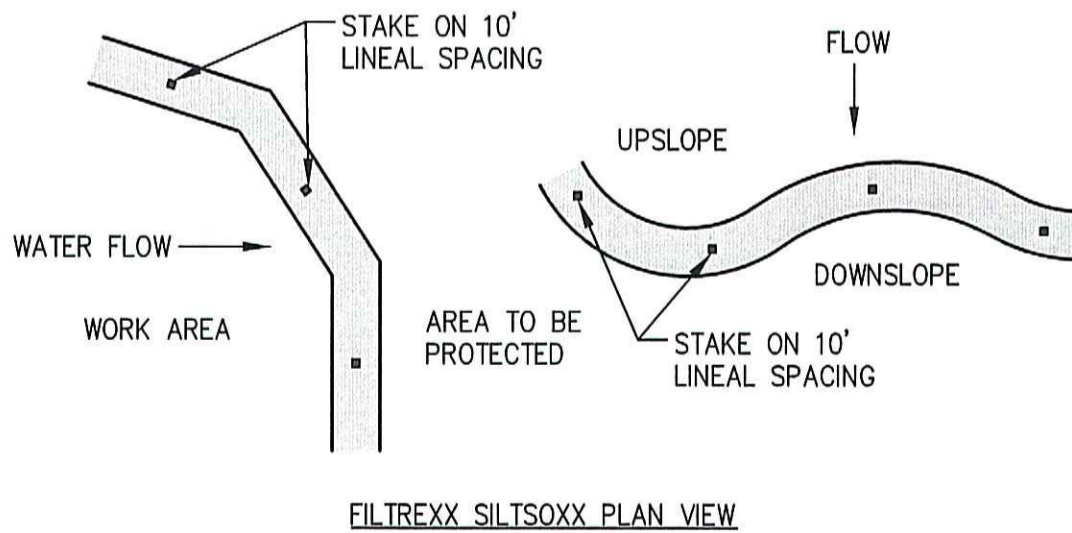
WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR THE PROJECT.

CONSTRUCTION SEQUENCE:

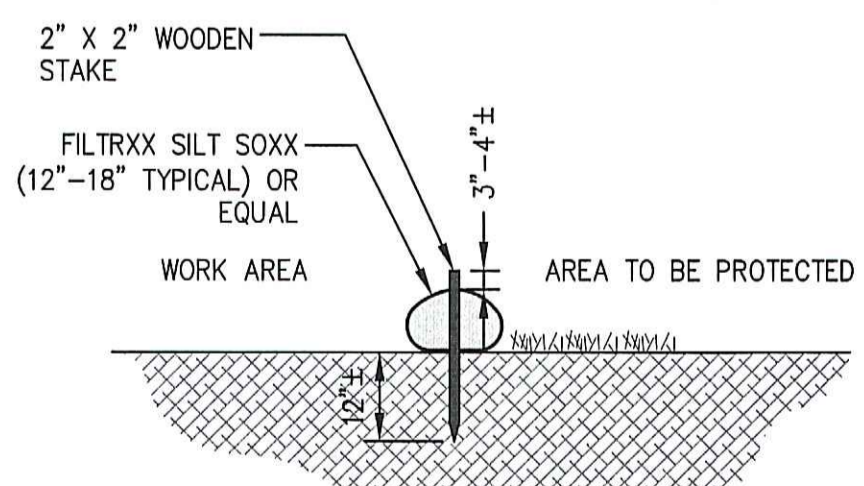
TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPLES FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE 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.

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).



FILTREXX SILTSOXX PLAN VIEW



FILTREXX SILTSOXX SECTION

SILT SOCK
(NOT TO SCALE)

END SEDIMENT FOREBAY

LEVEL SPREADER
ELEV. = 33.5

FLOW DIRECTION

5.0'

7.5'

PLAN

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

DEFINITIVE SUBDIVISION IN NEWBURY, MASSACHUSETTS

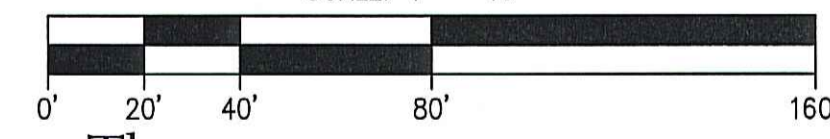
AT
217 & 221 HIGH ROAD
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

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

DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
REVISED: MAY 5, 2021

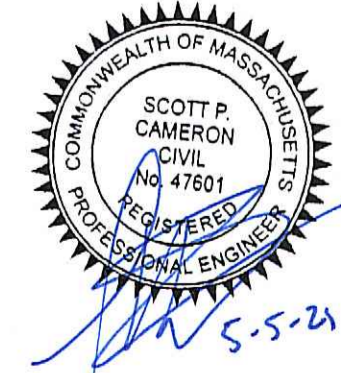
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'



The
Morin-Cameron
GROUP, INC.

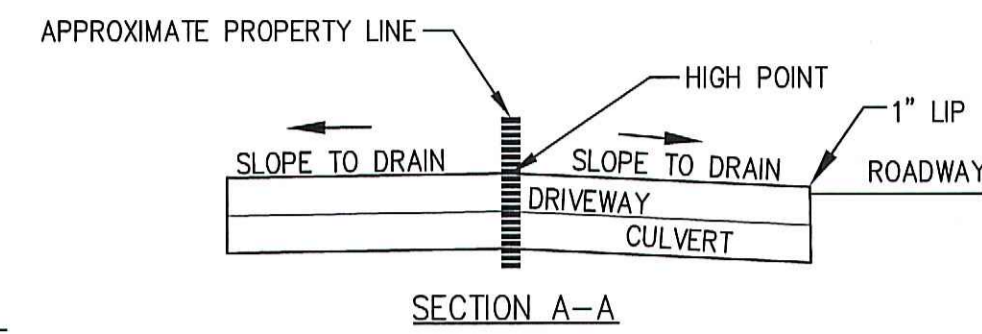
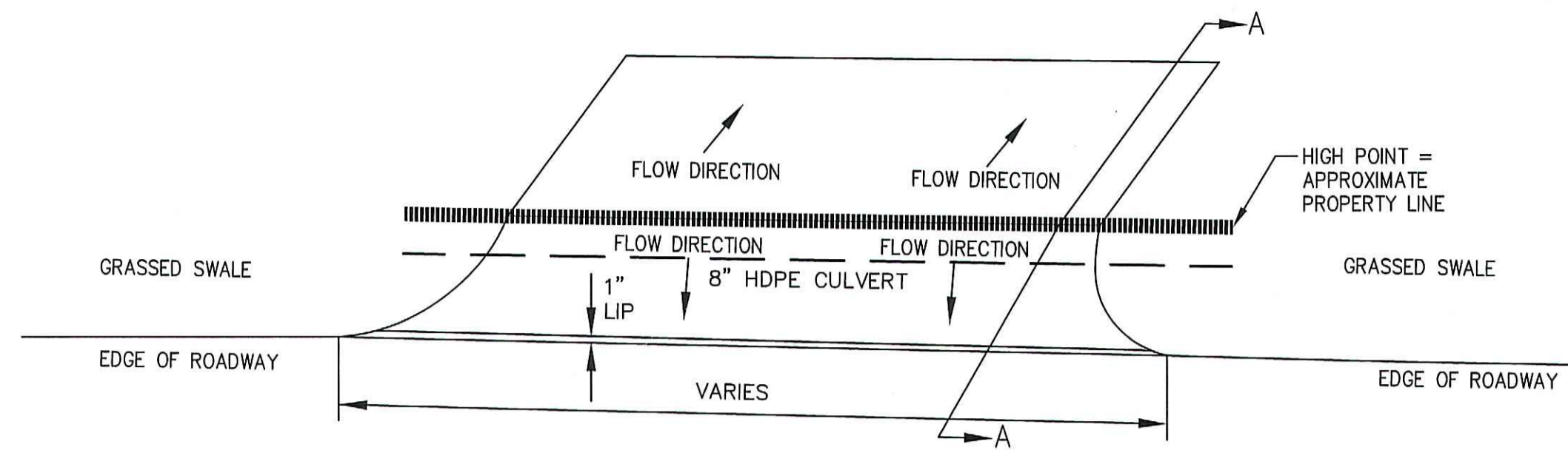
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
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66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, W: WWW.MORINCAMERON.COM



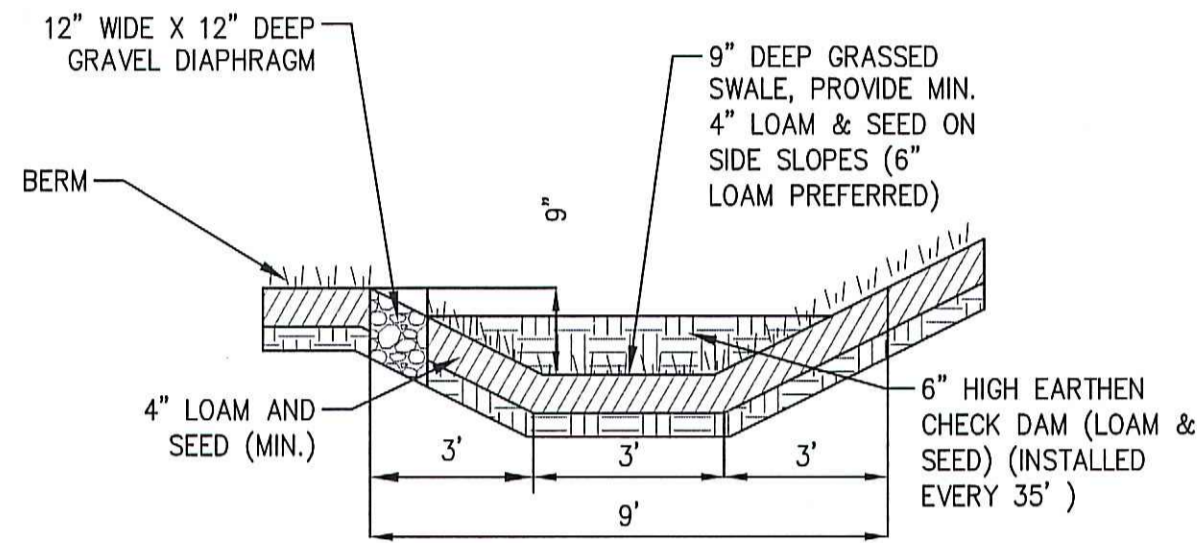
R E V I S I O N S			CONSTRUCTION DETAILS I	DRAWING NO. 6 OF 8
NO.	DESCRIPTION	DATE		
1	PEER REVIEW COMMENTS	3/25/2021		
2	PEER REVIEW COMMENTS	5/5/2021		
PROJ. #3953				

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.

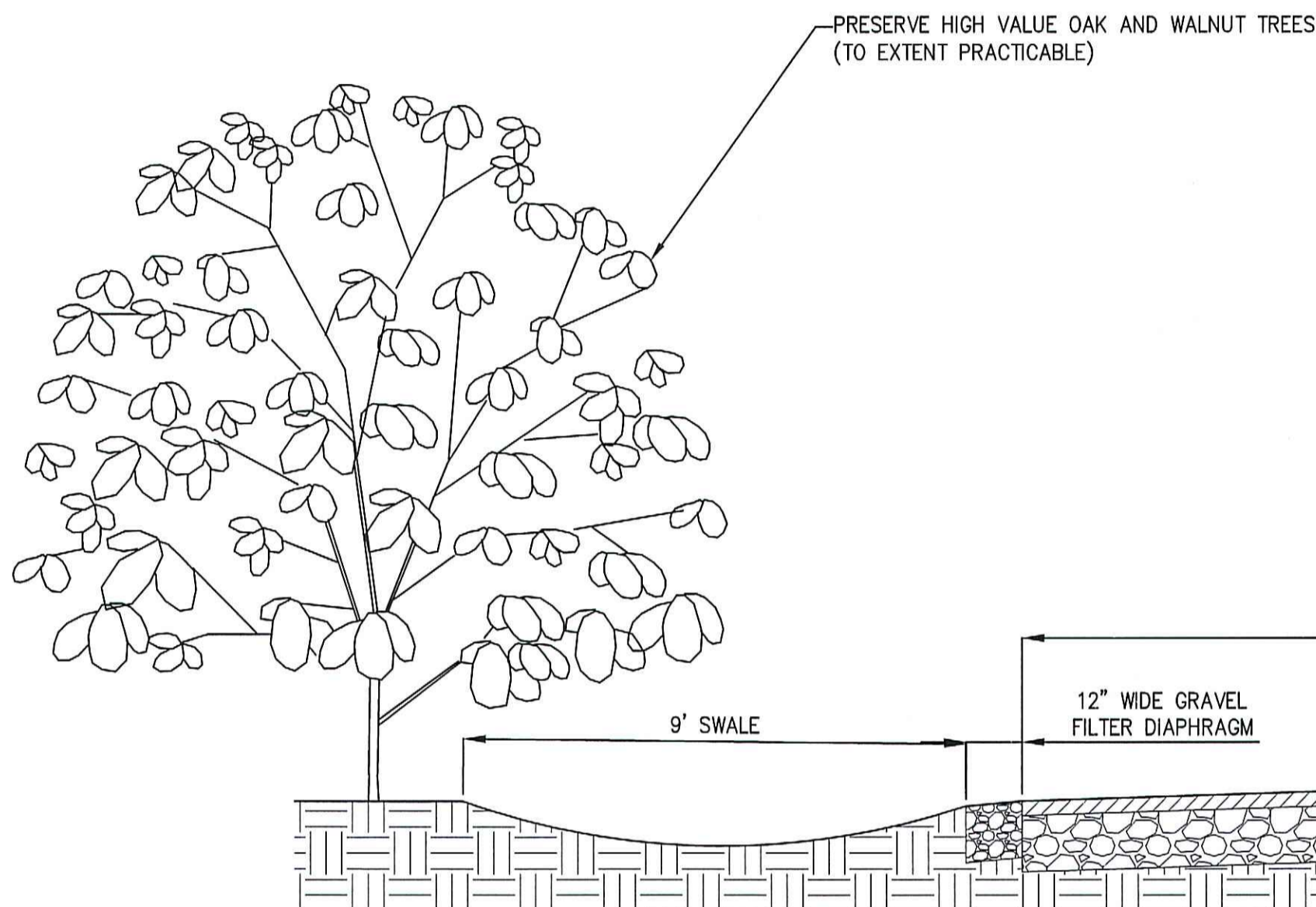
5-5-21



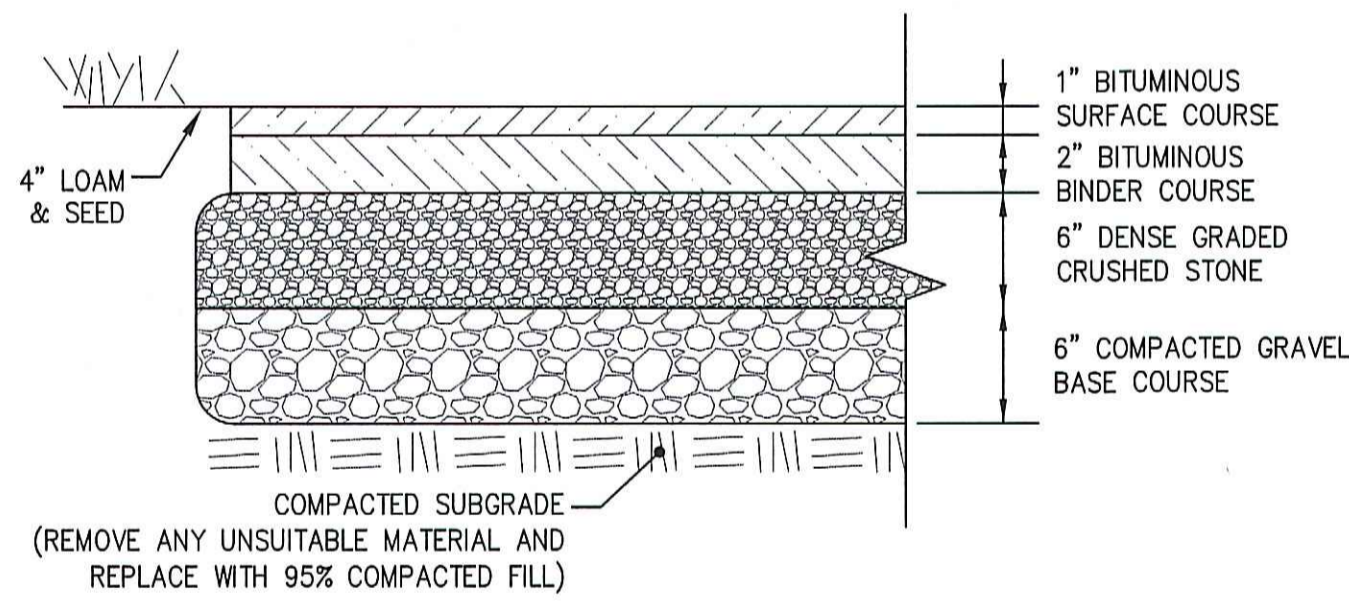
DRIVEWAY APRON (LOT 2)
NOT TO SCALE



GRASSED SWALE
NOT TO SCALE

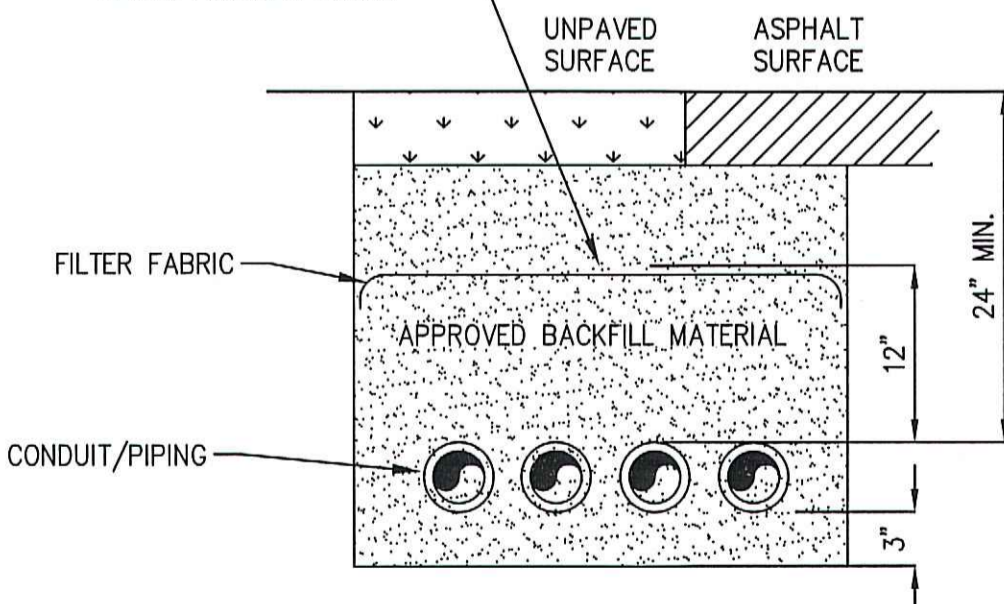


ROADWAY CROSS-SECTION
SCALE 3/8"=1'



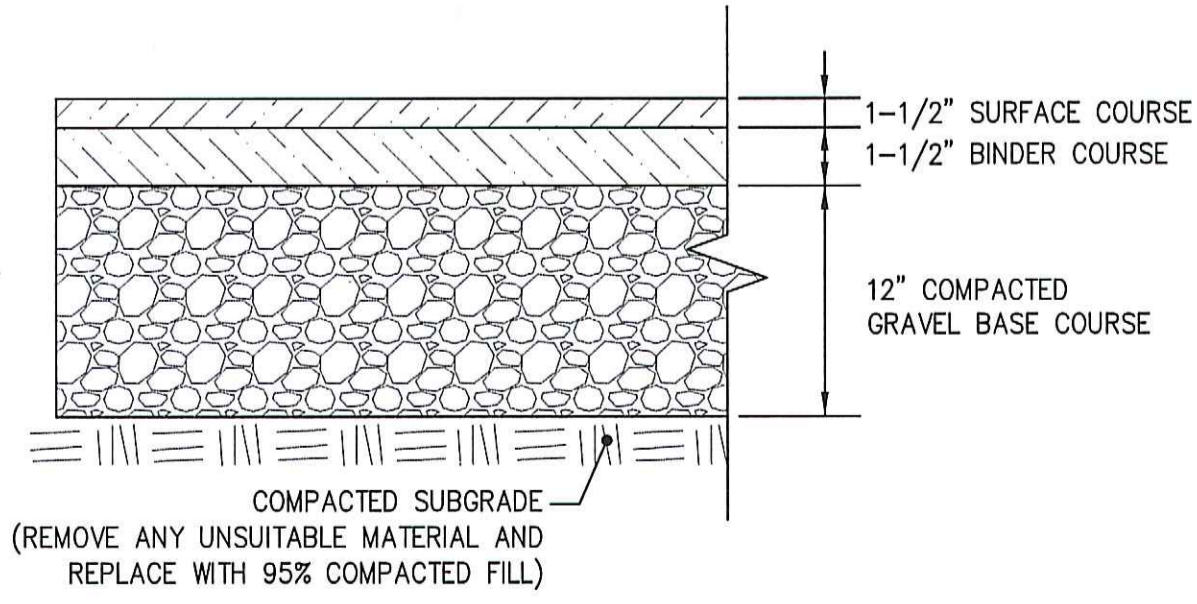
TYPICAL PAVEMENT SECTION
(NOT TO SCALE)

3" DETECTABLE UNDERGROUND UTILITY MARKING TAPE REQUIRED FOR ALL UNDERGROUND CONDUIT INSTALLATIONS. TAPE SHALL BE BURIED 12" TO 24" BELOW FINISHED GRADE



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)



DRIVEWAY APRON PAVING DETAIL
(NOT TO SCALE)

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

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: _____

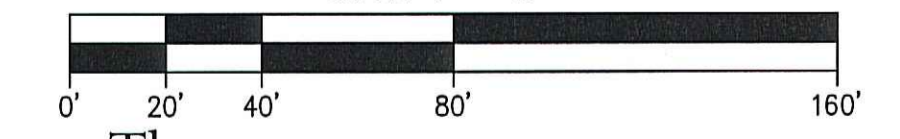
NEWBURY PLANNING BOARD

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

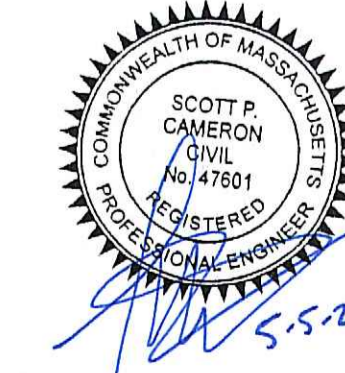
DATE: FEBRUARY 3, 2021
REVISED: MARCH 25, 2021
REVISED: MAY 5, 2021
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL (R-AG)

SCALE: 1" = 40'



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REVISIONS		DATE	CONSTRUCTION DETAILS II	DRAWING NO. 7 OF 8
NO.	DESCRIPTION			
1	PEER REVIEW COMMENTS	3/25/2021	PROJ. #3953	
2	PEER REVIEW COMMENTS	5/5/2021		

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.

5-5-21

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.

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

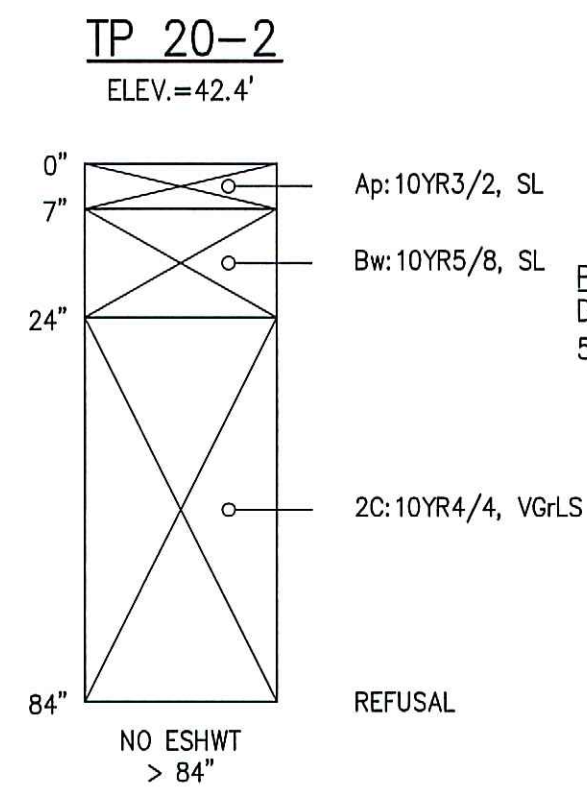
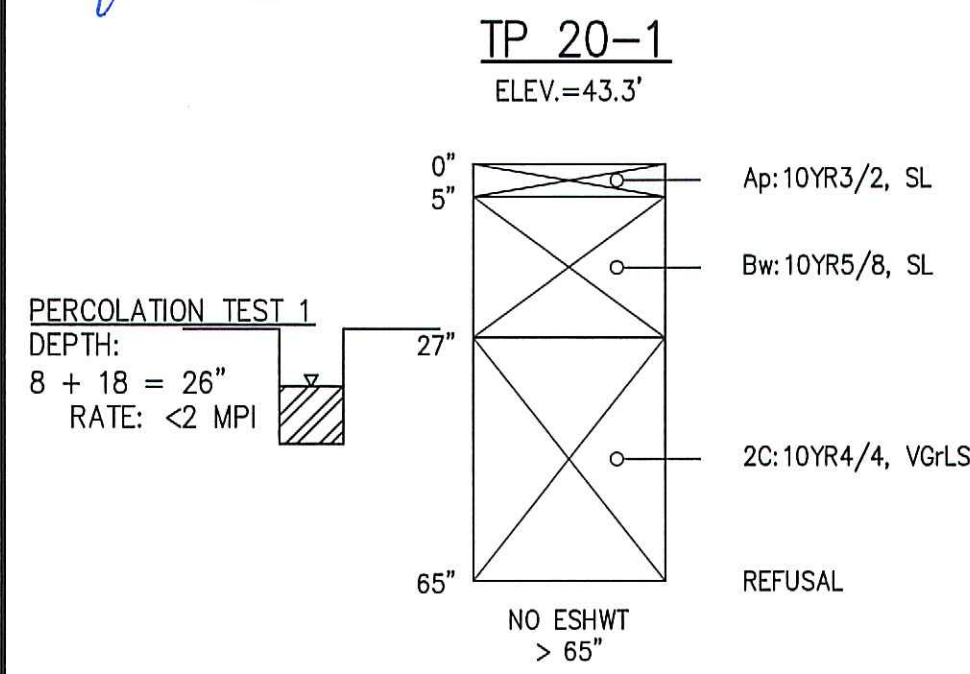
DATE OF APPLICATION: _____

DATE OF HEARING: _____

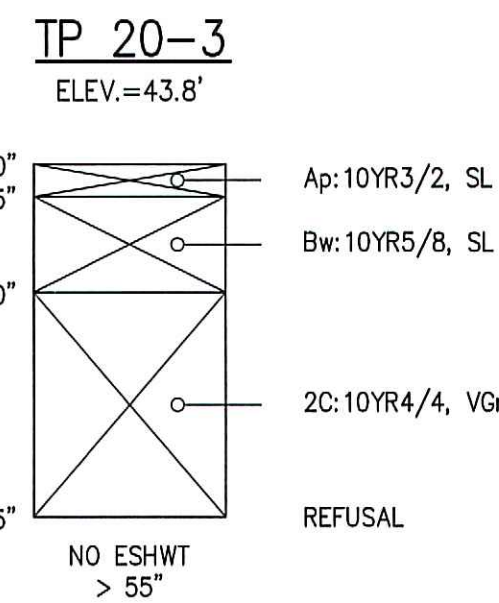
DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

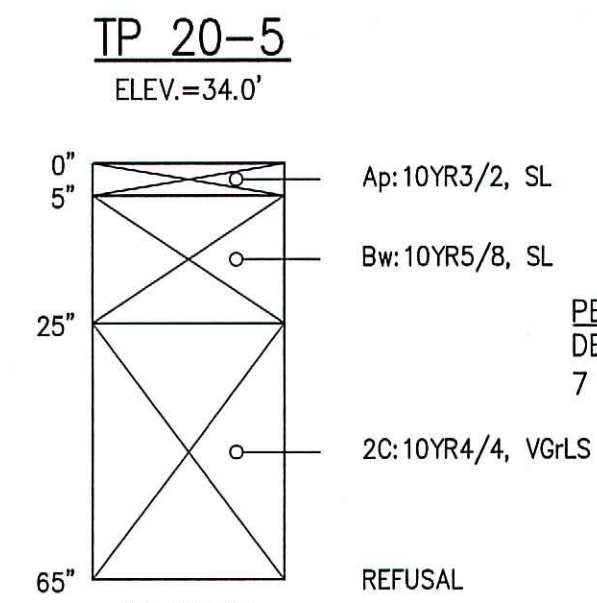
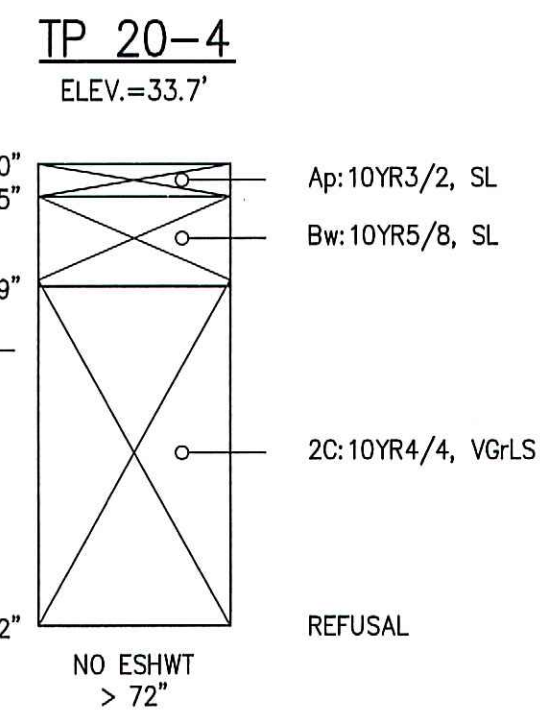
NEWBURY PLANNING BOARD



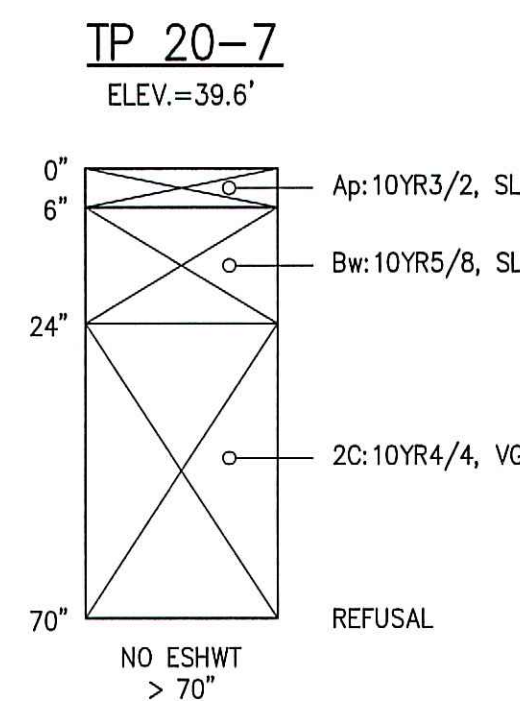
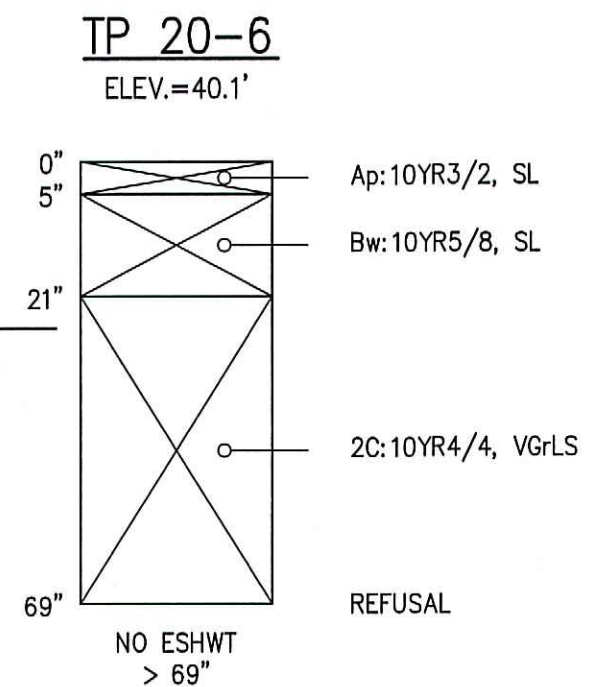
PERCOLATION TEST 2
DEPTH:
5 + 15 = 20"
RATE: <2 MPI



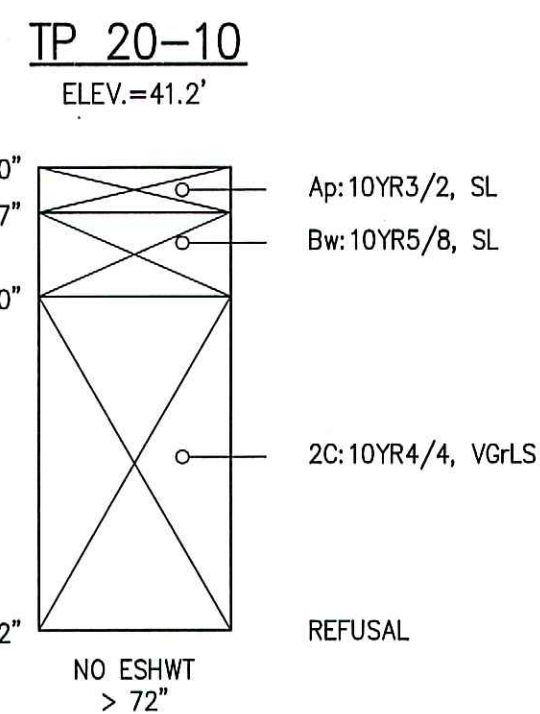
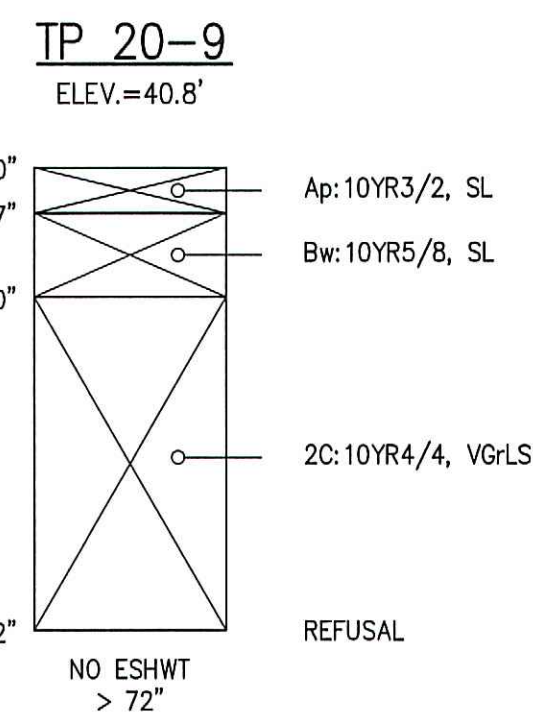
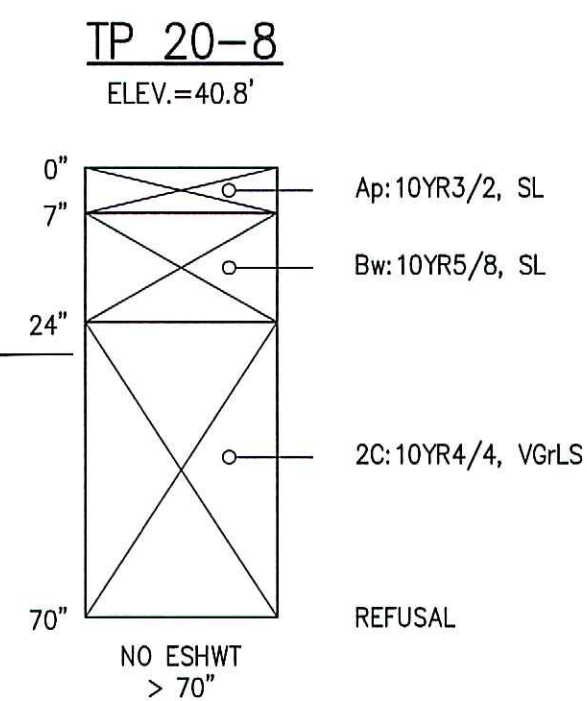
PERCOLATION TEST 4
DEPTH:
11 + 18 = 29"
RATE: <2 MPI



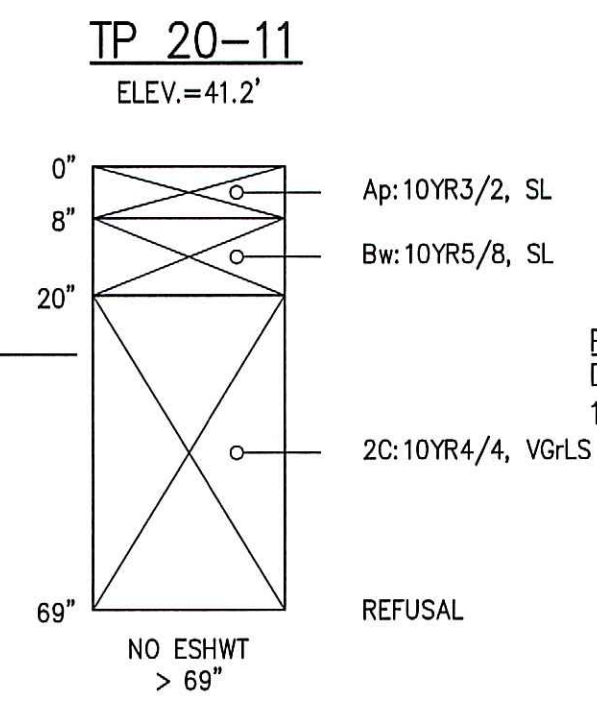
PERCOLATION TEST 3
DEPTH:
7 + 18 = 25"
RATE: <2 MPI



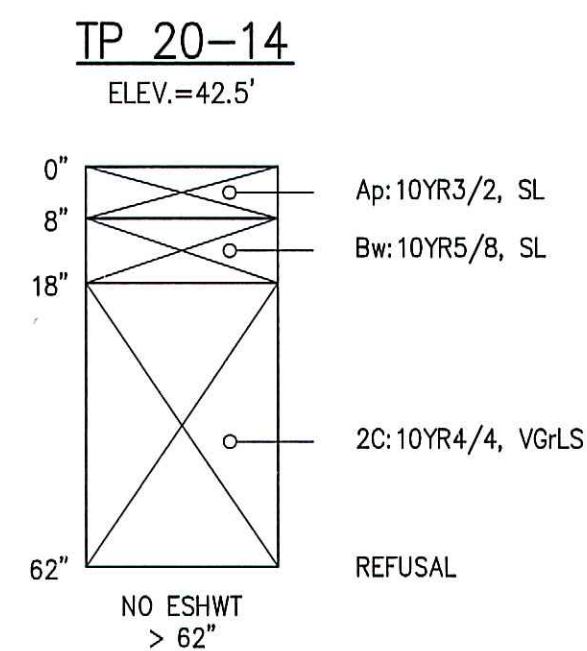
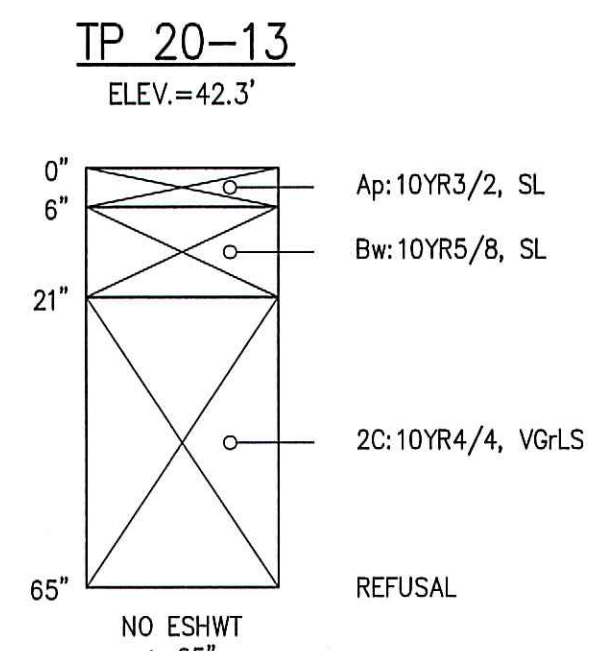
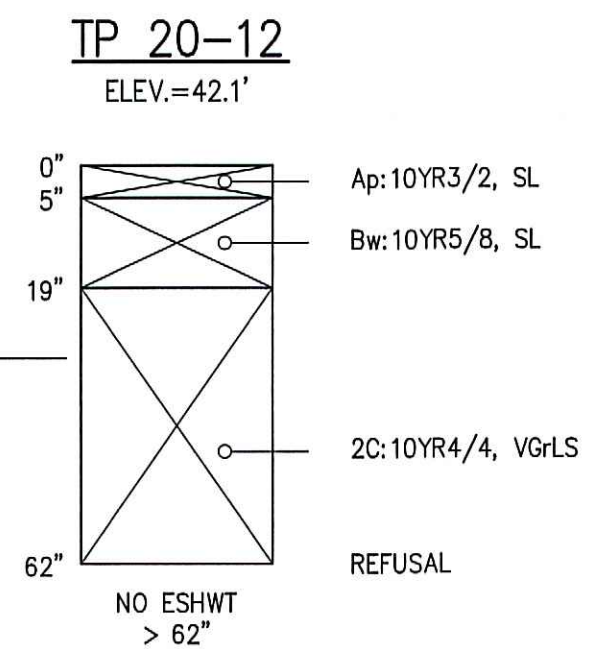
PERCOLATION TEST 6
DEPTH:
11 + 18 = 29"
RATE: 2.6 MPI



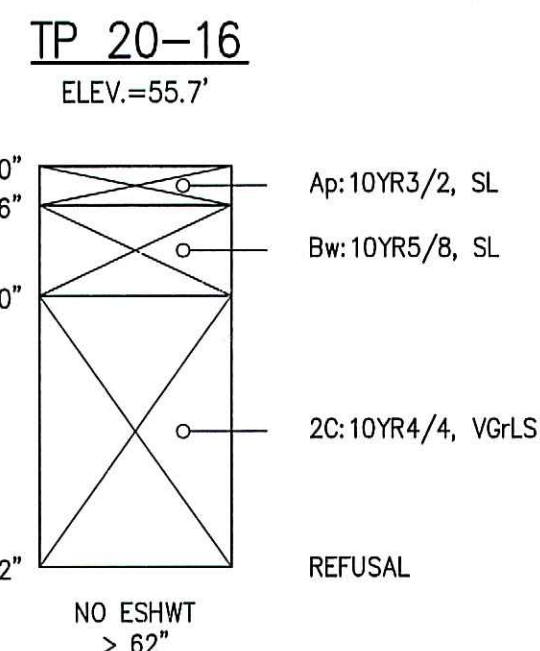
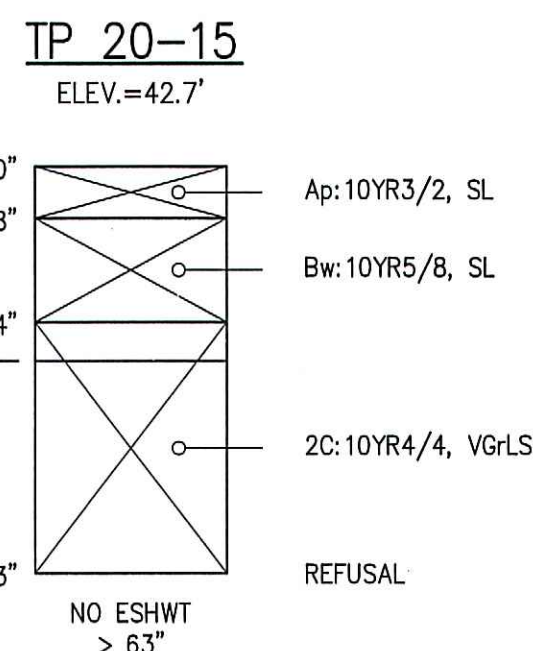
PERCOLATION TEST 5
DEPTH:
12 + 17 = 29"
RATE: 2.6 MPI



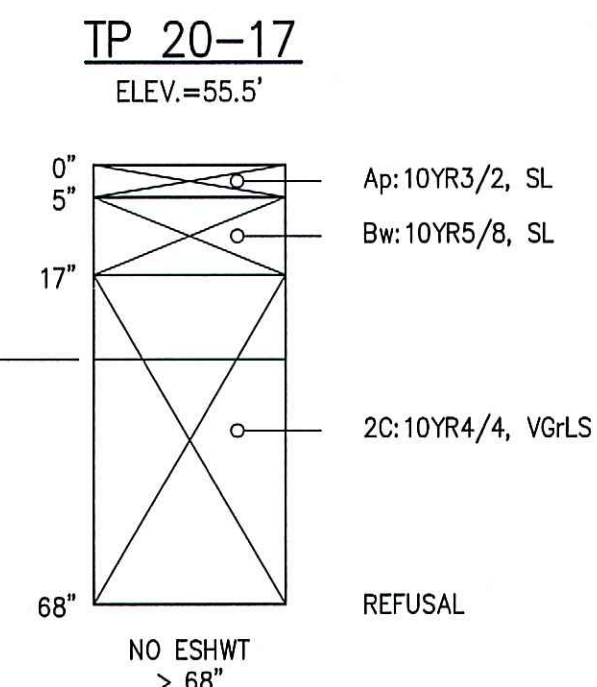
PERCOLATION TEST 7
DEPTH:
10 + 18 = 28"
RATE: 2.0 MPI



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)

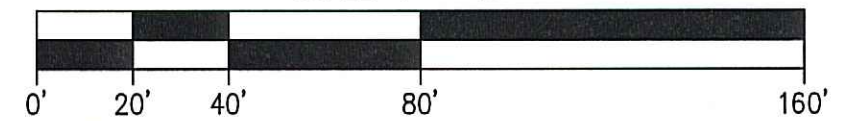


DEFINITIVE SUBDIVISION
IN
NEWBURY, MASSACHUSETTS
AT
217 & 221 HIGH ROAD
(ASSESSOR'S MAP R27, LOTS 51, 53, 54 & 56)

APPLICANT
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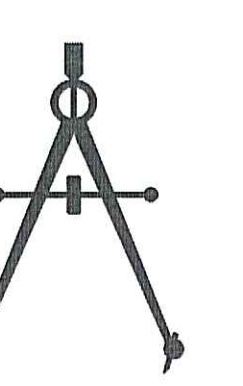
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SCALE: 1" = 40'



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REVISIONS			SOIL TEST LOGS	DRAWING NO. 8 OF 8
NO.	DESCRIPTION	DATE		
1	PEER REVIEW COMMENTS	3/25/2021	PROJ. #3953	
2	PEER REVIEW COMMENTS	5/5/2021		