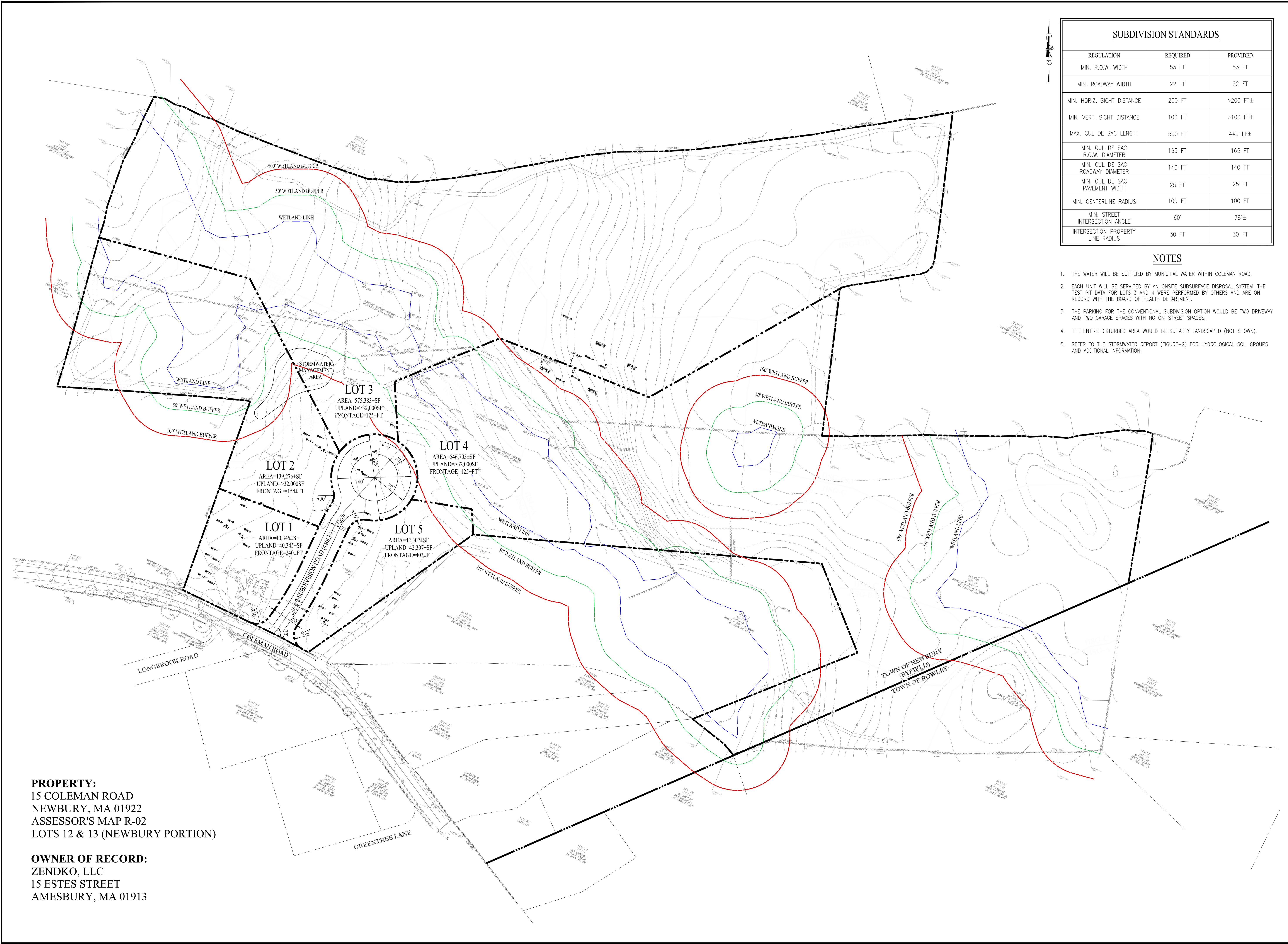




PROPERTY:
15 COLEMAN ROAD
NEWBURY, MA 01922
ASSESSOR'S MAP R-02
LOTS 12 & 13 (NEWBURY PORTION)

OWNER OF RECORD:
ZENDKO, LLC
15 ESTES STREET
AMESBURY, MA 01913

SUBDIVISION STANDARDS		
REGULATION	REQUIRED	PROVIDED
MIN. R.O.W. WIDTH	53 FT	53 FT
MIN. ROADWAY WIDTH	22 FT	22 FT
MIN. HORIZ. SIGHT DISTANCE	200 FT	>200 FT±
MIN. VERT. SIGHT DISTANCE	100 FT	>100 FT±
MAX. CUL DE SAC LENGTH	500 FT	440 LF±
MIN. CUL DE SAC R.O.W. DIAMETER	165 FT	165 FT
MIN. CUL DE SAC ROADWAY DIAMETER	140 FT	140 FT
MIN. CUL DE SAC PAVEMENT WIDTH	25 FT	25 FT
MIN. CENTERLINE RADIUS	100 FT	100 FT
MIN. STREET INTERSECTION ANGLE	60°	78°±
INTERSECTION PROPERTY LINE RADIUS	30 FT	30 FT

NOTES

1. THE WATER WILL BE SUPPLIED BY MUNICIPAL WATER WITHIN COLEMAN ROAD.
2. EACH UNIT WILL BE SERVICED BY AN ONSITE SUBSURFACE DISPOSAL SYSTEM. THE TEST PIT DATA FOR LOTS 3 AND 4 WERE PERFORMED BY OTHERS AND ARE ON RECORD WITH THE BOARD OF HEALTH DEPARTMENT.
3. THE PARKING FOR THE CONVENTIONAL SUBDIVISION OPTION WOULD BE TWO DRIVEWAY AND TWO GARAGE SPACES WITH NO ON-STREET SPACES.
4. THE ENTIRE DISTURBED AREA WOULD BE SUITABLY LANDSCAPED (NOT SHOWN).
5. REFER TO THE STORMWATER REPORT (FIGURE-2) FOR HYDROLOGICAL SOIL GROUPS AND ADDITIONAL INFORMATION.

NOT FOR CONSTRUCTION

CDG PROJECT #:19025

REVISIONS:

REV	DATE	COMMENT
1	01/25/21	MODIFIED PLAN PER PLANNER COMMENTS
2	02/09/21	MODIFIED PER NEW TEST PITS AND CON COM COMMENTS
3	03/22/21	ADDED 2016 SOIL DATA FOR YIELD PLAN LOTS 3 AND 4
4		
5		
6		
7		
8		
9		
10		

PLANNING BOARD:

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 NET FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE _____ TOWN CLERK

SEAL:

PHILIP R. HENRY, P.E.

PREPARED BY:

CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-965-3971

PREPARED FOR:

ZENDKO, LLC
15 ESTES STREET
AMESBURY, MA 01913

PROJECT:

OPEN SPACE RESIDENTIAL DEVELOPMENT
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

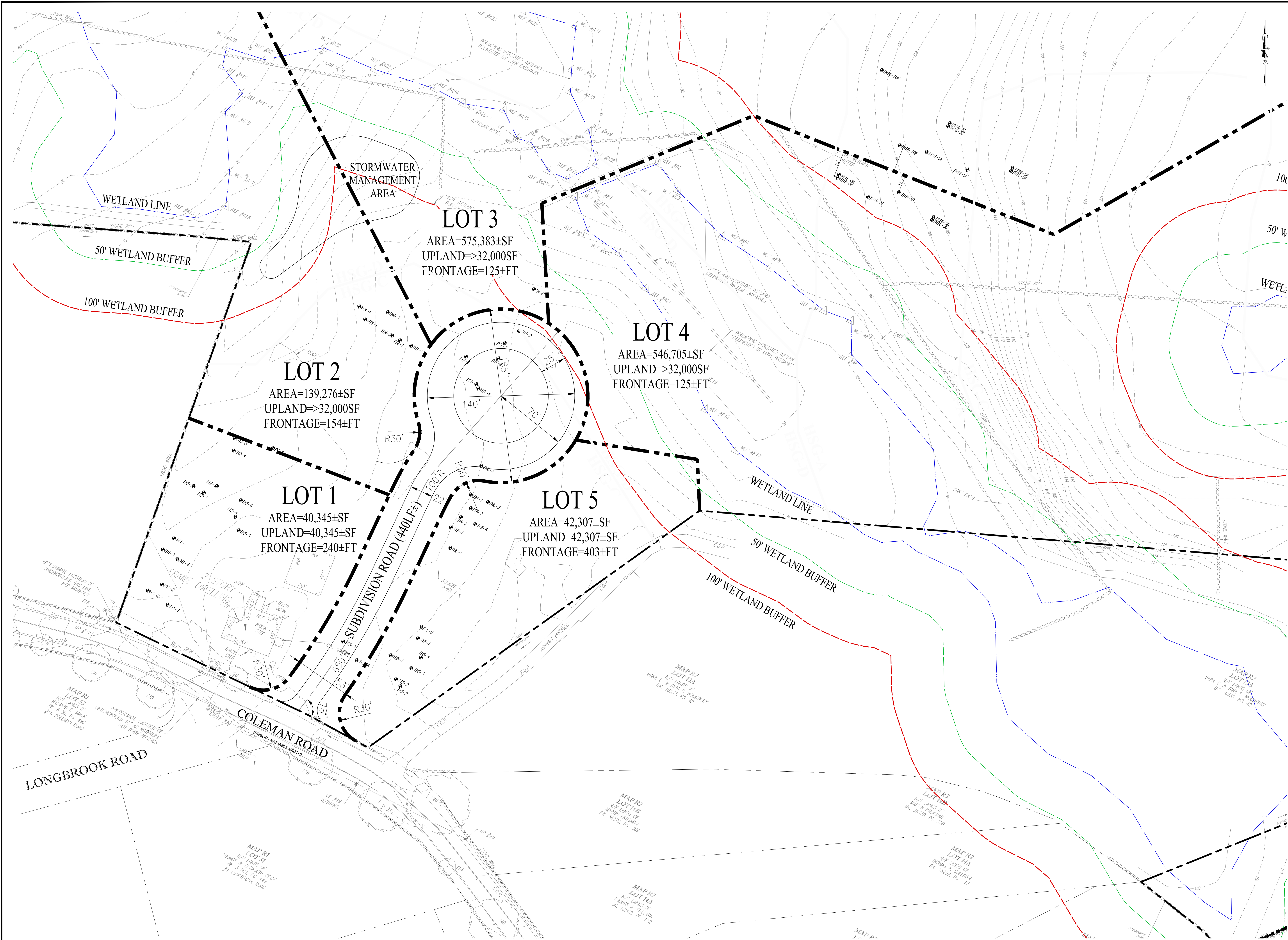
SCALE:

80 0 40 80 160
GRAPHIC SCALE IN FEET

SHEET:

YIELD PLAN
4

DATE:01/08/2021



NOT FOR CONSTRUCTION

CDG PROJECT #: 19025

REVISIONS:

REV	DATE	COMMENT
1	01/25/21	MODIFIED PLAN PER PLANNER COMMENTS
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DATE _____ TOWN CLERK

SEAL:

COMMONWEALTH OF MASSACHUSETTS
PHILIP R. HENRY
CIVIL
No. 48547
REGISTERED
PROFESSIONAL ENGINEER

PHR

PHILIP R. HENRY, P.E.

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PROJECT:

OPEN SPACE RESIDENTIAL DEVELOPMENT
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

SCALE:

40 0 20 40 80
GRAPHIC SCALE IN FEET

SHEET:

YIELD PLAN
4.1

DATE: 01/08/2021