



CHRISTIANSEN & SERGI, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

City of Newburyport Planning Board
Review for Compliance with Rules and Regulations
Governing the Subdivision of Land

Compliance Checklist

Review Date: June 26, 2017
Subdivision Title: **18 Boyd Drive**
Applicant: Evergreen Commons, LLC
Applicant's Engineer: Design Consultants, Inc.
Plan Date: May 22, 2017

FORM & CONTENTS OF PLANS:

Complete Incomplete Not Applicable

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Content:

Plan Sheets 24" x 36" and comply with Registry of Deeds and Land Court requirements.

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Planning Board Signature Block and City Clerk Certification Block and space for noting revisions/ dates of revisions

COVER SHEET:

Complete Incomplete Not Applicable

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Content:

Cover sheet to include subdivision name; name(s) and address(es) of record owner(s) and applicant(s) date and scale of plan, locus plan not smaller than 1"=1000' scale, Zoning District(s) and Water Supply District(s), index to plan sheets, legend, benchmark data including reference to the starting benchmark, date of submission, names and address of professional engineer and land surveyor who prepared the plans.

Comments: Address of record owners and benchmark not provided.

LOT LAYOUT PLAN:**Complete Incomplete Not Applicable**☐☒☐**Content:**

Layout plan at 1" = 40'; showing bearings, distances, curve data readily to determine every existing and proposed lot line and street line, way, easement and boundary line

Comments: Bearing and distances were not provided for the easements

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Names of all abutters, including names of owners on the opposite side of all streets abutting the subdivision.

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Location of all existing and proposed permanent monuments; ties with bearings and distances to at least 2 existing monuments in or adjacent to the subdivision, per §6.12.

Comments: Existing monuments not shown.

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Area of each lot and easement area in square feet and acres rounded to a minimum of three decimal places.

Comments: Area of easements not provided. Acres were only rounded to one decimal not to three decimals.

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For each lot, the total frontage, and lot width measured at the front setback line.

Comments: Lot width not shown.

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Show lots not meeting required frontage, area, and/or lot width, designated as "not a building lot"

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Lot numbers enclosed in a circle and house numbers as assigned by the Assessor or his designee.

Comments: The addresses are not provided as required

LOT LAYOUT PLAN (Continued):**Complete Incomplete Not Applicable**☐☒☐**Content:**

Location, name, status and widths of pavements and rights of ways of all existing streets bounding

and/or approaching the subdivision, and notation of any scenic roads.

Comments: The status of the streets, width of pavement and right of ways have not been specified.

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Existing structures within and within 50' of the Subdivision.

Comments: Not shown on Lot Layout Plans, however were provided on the Existing Conditions sheets.

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Stonewalls, fences, cart paths, water bodies, watercourses within and/or crossing the subdivision.

Comments: Not shown on Lot Layout Plans, however were provided on the Existing Conditions sheets.

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Zoning District boundaries if any lie within or bound the subdivision.

Comments: Not shown on Lot Layout Plans, however were provided on the Existing Conditions sheets.

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References to existing and/or proposed covenants and/or restrictions, including variances and/or special permits either granted or required by the Board, ZBA, or City Council.

Comments: No references provided.

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References to all deeds and plans of record used to establish property lines of the subdivided parcel, and of all streets, ways and easements, including deed references to abutting lots.

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North arrow, with indication whether true or magnetic, referenced to its origin.

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Survey calculations package.

Comments: The required calculations package was not provided to CSI for review as is required by 5.4.2.p.

Additional Comments:

1. **Will the South Essex Registry of Deeds accept colored locus map?**
2. **Both Section 1.3.3 and 5.4.2.d require that the vertical datum be NGVD 1929. The project datum is NAVD 1988. We would support this waiver as NGVD 1929 has been replaced by NOAA and FEMA as the current datum.**
3. **A street name should be provided on the plans. See Section 5.1.9 for street naming protocol.**

GRADING, DRAINAGE AND UTILITIES PLAN:

Complete	Incomplete	Not Applicable	Content:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale 1" = 40', with 2' contour intervals 5.4.3.a. Comment: scale used is 1" = 30' (OK)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed boundaries of all lots, streets, ways, and easements within and adjacent to the Subdivision 5.4.3.b.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing contours within and extending 50' beyond perimeter of subdivision; spot elevations in areas where existing grades are 1% or less 5.4.3.c.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed finished grade contours/spot elevations 5.4.3.d.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing and proposed streets, drives, walks, handicapped ramps, and parking areas 5.4.3.e.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Center line (existing and proposed) with stations for all proposed streets 5.4.3.f.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stonewalls, fences, cart paths, within, bounding, and/or crossing the subdivision 5.4.3.g.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing structures within the subdivision and within 50' of the perimeter of the subdivision 5.4.3.h.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All existing wells and septic systems within the subdivision and within 100' of the perimeter of the subdivision 5.4.3.i. Comments: No wells or septic systems were shown on the plan set, however we understand that this section may not be applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of all proposed structures, wells, and septic systems, including all required setback dimensions to lot lines, wells, septic systems, and presumed wetland boundaries 5.4.3.j.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of all groundwater observation and percolation test pits and/or borings and logs of observed data 5.4.3.k. Comments: Not shown on Grading sheets, however were provided on the Existing Conditions sheets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed water courses, drainage ditches, streams, brooks, water bodies, retention/

detention basins and 100-year high water elevations

5.4.3.l.

GRADING, DRAINAGE AND UTILITIES PLAN

(Continued):

Complete	Incomplete	Not Applicable	Content:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of presumed wetlands boundaries per Ch.131 Wetlands Protection Act 5.4.3.m.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of 100-year flood boundary within the subdivision and within 100' of the subdivision 5.4.3.n.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and type exist and proposed utility above and below ground 5.4.3.o. Comment: the size and type of the existing water main are not indicated. Electric and gas not shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and identification of all benchmarks, including at least two proposed benchmarks for each street 5.4.3.p. Comments: Not shown on Grading Sheets, however were provided on the Existing Conditions sheets. Two Benchmarks per sheet not provided.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, size and type of proposed street trees 5.4.3.q. Comments: Not shown on Grading Sheets, however were provided on Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and methods for proposed erosion and sedimentation control 5.4.3.r. Comments: Erosion and sedimentation controls are not shown on the plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of proposed stocking areas for earthen materials within the subdivision 5.4.3.s. Comment: the stockpile locations are not shown on the plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of proposed stump burial areas 5.4.3.t. Comment: the locations are not shown on the plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of proposed areas for disposal of excess fill, with proposed contours, finished grades and spot elevations 5.4.3.u. Comment: the locations are not shown

on the plan.

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Location for proposed "borrow" materials, including proposed finished grades, contours, and spot elevations, and volume of materials indicated **5.4.3.v.**

Comment: the locations are not shown

on the plan.

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Notation if net exported materials off-premises as defined in Zoning Ordinance and/or Rules and Regulations Governing the Removal of Sand, Gravel or Loam **5.4.3.w.**

Comment: Not shown on the Grading Sheets, however has been provided under the cut and fill Operational Statement on the Title Sheet.

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Notation of volume of fill to be obtained off-premises for construction of streets and other improvements **5.4.3.x.**

Comment: Not shown on the Grading Sheets, however has been provided under the cut and fill Operational Statement on the Title Sheet. .

☐ ☒ ☐

Note "No building or structure shall be built or placed on any lot without a permit form the Health Department, if such a permit is required". **5.4.3.y.**

Comment: Not provided

STREET PLAN:

Complete Incomplete Not Applicable

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Content:

Scale 1" = 40' horizontal and 1" = 4' vertical. **5.4.4.a.**

Comment: scales used are 1" = 30' horizontal and 1" = 3' vertical (OK).

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Bearings and distances of all tangents along the centerline and the right-of-way **5.4.4.b.1.**

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Radii, arc length, and central angle along the centerline and the right-of-way **5.4.4.b.2.**

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Points of intersection of all tangents, with tangent lengths, of all centerline curves **5.4.4.b.3.**

Comment: Not provided

☒ ☐ ☐

Stations at 50' intervals along the centerline and at points of curvature and tangency of all curves **5.4.4.b.4.**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed lot lines intersecting the right of way, with frontage and lot number shown 5.4.4.b.5. <i>Comment: the required notation for frontages is not provided on the plans.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bearings and distances of all existing and proposed Easements 5.4.4.b.6. <i>Comment: the required information for the easements is not provided on the plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed pavements of all streets, sidewalks, handicapped ramps, driveways and parking areas. 5.4.4.b.7.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed curbs and berms, identifying Materials 5.4.4.b.8. <i>Comment: Not shown on the Grading Sheets, however a detail has been provided</i>

STREET PLAN (Continued):**Complete Incomplete Not Applicable****Content:**

Existing and proposed drainage facilities, pipe sizes and materials for catch basins, manholes, culverts, headwalls, detention and/or retention basins and outlet pipes and structures with rim and invert elevations **5.4.4.b.9.**



Existing and proposed water mains, with sizes and materials, including hydrants, gates and appurtenances **5.4.4.b.10.**

Comment: the pipe size and material for the existing and proposed water main are not provided on the plans. The Water Main should be added to the profile to ensure not conflicts with other utilities.



Existing and proposed sewers, with sizes and materials, including manholes with rim and invert elevations **5.5.4.b.11.**



Existing and proposed gas mains **5.4.4.b.12.**

Comment: the pipe size and material for the existing and proposed gas mains are not provided on the plans.



All other existing and proposed above- and below-ground utilities, including electric, telephone, community antenna television cable, poles, conduits, transformers and appurtenances **5.4.4.b.13.**

Comment: the locations of the proposed underground utility handholes, transformers, etc. should be shown in a general manner on the plans.



Existing and proposed street trees **5.4.4.b.14.**

Comment: Not shown on the Street Plans, however has been provided on the Landscape Plan.



Two permanent benchmarks for each street **5.4.4.b.15.**

Comment: a benchmark is not indicated on the plans.

STREET PROFILE:**Complete Incomplete Not Applicable****Content:**

Existing centerline profile and existing elevations at 50' intervals and at the stations of the vertical curves and intersections of centerlines **5.4.4.c.1.**



Existing left and right profiles of each right-of-way **5.4.4.c.2.**



Proposed Centerline profile with stations and elevations listed at 50' intervals and at points of vertical curvature, gradient intersections, and tangency **5.4.4.c.3.**



Gradient lines shall be labeled with rate of grade expressed as a percent **5.4.4.c.4.**



Lengths of vertical curves labeled with applicable sight distances per Design Standards for Streets §6.8 **5.4.4.c.5.**



Existing and proposed drainage facilities, including drainage lines, catch basins, manhole, culverts, headwalls, outlet pipes and structures, including pipe materials, sizes, slopes, invert and rim elevations; stations and offsets shown for all catch basins, manholes, culverts, headwalls, and outlet pipes/ structures **5.4.4.c.6.**

Comment: the stations and offsets were not provided. Profiles of cross-country drainage should also be provided.



Existing and proposed water mains, showing sizes, depths of cover, laterals to hydrants, stations and offsets to hydrants **5.4.4.c.7.**

Comment: No information was provided fore the proposed water mains.



Existing and proposed sewer mains and manholes showing pipe sizes, pipe slopes, rim and invert elevations, and station and offsets to manholes **5.4.4.c.8.**

Comment: the stations and offsets were not provided. Profiles of cross-country sewer should also be provided.



Vertical clearances between all crossing utilities

5.4.4.c.9. Comment: Not Provided.

TYPICAL SECTIONS, DETAILS, AND NOTES:

Complete	Incomplete	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Typical cross-section of each street, showing width of right-of-way, width of pavement, curbs, cross slope, sidewalk(s), grass strips, utility locations and depths of cover, thicknesses and types of pavement for the street and sidewalk, thicknesses of street and sidewalk base courses, thicknesses of loam, location of guardrail, existing and proposed grades, and the maximum grade of return to existing grade; one side indicating a typical "fill," the other a typical "cut"</p> <p>5.4.5.a.</p> <p><i>The thickness of the loam was not specified. The maximum grade of return to existing grade is not included on the cross-section. One side does not indicate a typical "fill," the other does not indicate a typical "cut".</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Typical cross-sections and details of retention and detention basins, showing existing and proposed grades, details of inlet pipes with inverts and full flow capacity, outlet control structures, pipes with inverts and full flow capacity, ten and one hundred year storm water elevations, details and elevations of emergency spillway structures, embankment construction and slope treatment, top of dam elevation, volume of storage capacity</p> <p>5.4.5.b.</p> <p><i>Comment: the cross-section shows existing and proposed grades but no other specific information as described in this section.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Profile of all cross-country drain lines, swales and ditches, with typical cross-sections of each</p> <p>5.4.5.c.</p> <p><i>Comment: profiles are not provided for the cross-country drains or swale.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Details of drainage structures, including catch basins, manholes, headwalls, flared-end sections, outlet and velocity control structures, riprap slopes, and channels</p> <p>5.4.5.d.</p> <p><i>Comment: A detail should be provided for the catch basins and drain manholes. The catch basin detail cannot be constructed based on the rim to invert separation shown on the plans.</i></p>

TYPICAL SECTIONS, DETAILS, AND NOTES:

Complete Incomplete Not Applicable

☒ ☐ ☐ Details of sewer manholes and drop inlet structures
5.4.5.e.

☒ ☐ ☐ Details of hydrants, blow-off valves, and thrust
Blocks **5.4.5.f.**

☒ ☐ ☐ Details of curb installations **5.4.5.g.**

☒ ☐ ☐ Detail of handicapped ramp **5.4.5.h.**

☐ ☒ ☐ Detail of guardrail **5.4.5.i.**

Comment: the side slope of the road was not specified, however if the slope is greater than 3:1, then a guardrail should be provided.

☐ ☒ ☐ Detail of erosion/sedimentation control devices
5.4.5.j.

Comment: No siltation barrier was provided. Only a silt fence detail was shown.

☐ ☒ ☐ Plans, details, section, and profiles of any other
utility, structure, or facility proposed within the
subdivision **5.4.5.k.**

☐ ☒ ☐ All plans and profiles drawn at a horizontal scale
not less than 1" = 40' and a vertical exaggeration not
greater than 5:1, details and sections drawn at a
scale not less than 1" = 4' or approximately ¼ scale if
drawn "not to scale" **5.4.5.l.**

Comment: Details state "Not To Scale"

☐ ☒ ☐ Specific and general notes identifying the standards
for materials and construction methods of all the
elements in the subdivision, per ASTM, AWWA,
MA DPW Specs for Bridges and Highways, State
Environmental Code Title V, and Specifications as
listed in Appendices I-IX inclusive of these Rules and
Regulations **5.4.5.m.**

Comment: Notes were not provided.

STORMWATER MANAGEMENT REPORT:**Complete Incomplete Not Applicable**☐☒☐

Comment: See separate comments pertaining to stormwater management.

ENVIRONMENTAL AND COMMUNITY IMPACT ANALYSIS:**Complete Incomplete Not Applicable**☐☒☐***Content:***

The Environmental and Community Impact Analysis shall clearly and methodically assess the relationship of the proposed development to the natural and man-made environment of Newburyport.

Comments: The ECIA does not include the alternatives analysis required by 5.6.3.c.

The aesthetics section 5.6.4.4 was not included in the ECIA.

The Cost/Benefit Analysis required by 5.6.4.7 is not included in the submitted ECIA.

DESIGN STANDARDS FOR STREETS:

Yes	No	Not Applicable	Content:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets/location and alignment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are street intersection jogs at least 150' between centerlines? Table 6.8.3.I.C.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are the centerline radii of curved streets at least 225'? Table 6.8.3.I.C. Comment: a waiver is requested to allow a 125' radius.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do each of the streets meet the minimum width of right-of-way, pavement width, horizontal and vertical sight distances, and maximum gradient standards as applicable? Table 6.8.3.I.C. Comment: a waiver is requested to allow a 40' right of way. See attached Comment letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are dead-end streets less than or equal to of 600' in length? Table 6.8.3.I.C.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does each dead-end street have a cul-de-sac with at least an outside roadway diameter of 100' and a property line diameter of at least 120'? Table 6.8.3.I.C. Comment: the plan does not indicate the width of the cul-de-sac or the right of way width. The pavement width appears to be adequate, however the right of way does not.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does each cul-de-sac have a right-of-way, to be dedicated to the City, extended to the property line? 6.8.9.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are Reserve strips omitted? 6.8.10
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are all street intersections angles between 75 and 90 degrees? 6.8.11.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At each intersection, is the street grade less than 3% for 100' in each direction from the intersection? 6.8.11.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum sight distance 200'. 6.8.11. Comment: The Traffic Impact and Access Study has the Intersection Sight Distance as 140'

DESIGN STANDARDS FOR STREETS (Continued):

Yes	No	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At each intersection, is there at least a curve or pavement radius of 25' or more? Table 6.8.3.I.C. Comment: the radii were not labeled on the plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are all side slopes no steeper than 4:1 in a residential subdivision or 3:1 in a non-residential subdivision? Figure 1. Comment: some portions of the streets appear to be at 3:1 side slopes along the 8% section of Road, however no slope was given.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Guardrails shown where any slope exceeds 3:1? 6.19. Comment: No slopes were clearly specified, however we feel a guardrail would be beneficial between STA 7+00 - 11+00 because the road is at an 8% grade, bending, and a cut slope at about 3:1.

CURBING AND WALKWAYS:

Yes	No	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is vertical granite curbing set forth on all finished street grades over 6% and at intersections with arterial streets? 6.9. Comment: a waiver request has been made to allow sloped granite curbing throughout the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is sloped granite curbing shown in all cul-de-sacs, on all finished street grades over 2% but less than 6%, and at all other intersections? 6.9.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is granite curbing set forth as headers for catch basins, set back 4" from edge of pavement? 6.9. Comment: a waiver request has been made to allow sloped granite curbing throughout the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is granite curbing presented at all street intersections on the curve and extending 6' tangential to the point of curvature and point of tangency along the edge of pavement at the intersection? 6.9. Comment: a waiver request has been made to allow sloped granite curbing throughout the site.

CURBING AND WALKWAYS (Continued):

Yes	No	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are proposed driveway aprons to standards? 6.10. <i>Comment: According to the details, Bituminous Concrete is proposed, however when are present concrete should be installed.</i>
<i>sidewalks</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is at least one sidewalk proposed as per §6.11.1?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do pedestrian ways and sidewalks intersecting streets with curbing have slopes to the roadway surface and otherwise conform to ADA standards? <i>Comment: Details and grades should be adjusted to meet the Architectural Access Board Rules and Regulations for Curb Cuts.</i>

UTILITIES:

Yes	No	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plan show all gas, telephone, electricity, CATV, and water main locations underground in appropriate locations? 6.13. <i>Comment: These utilities are not shown in plan view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there fire hydrants proposed at intervals between 350 and 500' on one side of the street? 6.15.2.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are perpetual unobstructed easements provided for all municipal services? 6.13.3.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If minimum required flow and pressure standards cannot be met by an extension of the municipal water system to service this subdivision, are alternative systems presented for fire protection? 6.15.4.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the municipal water system is not available to service this subdivision, is an alternative water supply provided for fire protection? 6.15.5.

SEWERAGE:

Yes	No	Not Applicable	Content:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the City's sanitary sewerage system located within 400' of the subdivision? 6.16.1.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the connection of the sewerage system of the subdivision comply with the City's sewer master plan

to the extent practicable? **6.16.**

SEWERAGE (Continued):

Yes No Not Applicable

Content:

Comment: Plans state this is to be reviewed by the City of Newburyport DPS

☐ ☐ ☒

Is the City's sewer system planned to be installed within 400' of the subdivision within three years of the date of submission? **6.16.**

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If a communal sewerage disposal system is proposed, has the developer obtained approval of the DEP and the Board of Health? **6.16.**

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Have perc testes been conducted for on-lot disposal systems been for each lot? **6.16.**

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Are sewer mains at least 8" in diameter and house services at least 5" in diameter?

Comment: Sewer services were not specified.

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Is a manhole presented at every change in grade or horizontal alignment and at least once every 300'?

STORM DRAINAGE SYSTEMS:

Yes No Not Applicable

See Comment Letter

Content:

☐ ☐ ☐

Has a storm drainage plan been prepared by a registered professional engineer illustrating that peak flows of runoff at the property boundaries is no higher following development than before development, for the 10-year and 100-year storm events?

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Is the drainage piping and catch basin system design based on a 25-year event with detention for a 100-year/24 hour event?

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Will the detention system have a capacity for a combination storage and release rate not to exceed 72 hours, with a depth no greater than 4'?

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Do detention/retention basins have emergency overflow mechanism?

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Are the basin side slopes no greater than 3:1?

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Is there adequate access from a public or private roadway to each retention/detention basin for maintenance equipment?

☐ ☐ ☐

Are stormwater runoff computation presented with the plan in a tabular form?

STORM DRAINAGE SYSTEMS:

See Comment Letter

Yes No Not Applicable

Content:

☐ ☐ ☐

Are headwalls and endwalls or riprap shown on the plan at the end of each drain and culvert?

☐ ☐ ☐

Is a positive drainage outfall shown for each surface drainage system?

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Are all drains of reinforced concrete pipe, of a minimum diameter of 12" , a minimum pitch of one-half a percent, and a minimum earth cover of 3'?

☐ ☐ ☐

Are all drainage easements shown on the plan? Are they at least 30' wide?

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Are catch basins shown at all low points of drainage, at sags in the roadway, and near the corners of the roadway at intersecting streets?

Additional Comments: See separate comments pertaining to stormwater management.

LOT DRAINAGE AND EASEMENTS:

Yes No Not Applicable

Content:

☐ ☒ ☐

If provision is necessary to carry drainage to or across a lot, are all easements or drainage rights-of-way and proper side slope and minimum width of twenty feet shown on the plan?

Comments: A waiver has been requested to allow for a 15' wide easement

☒ ☐ ☐

Are all parts of the proposed subdivision above the base flood elevation?

☐ ☒ ☐

Are all easements of at least thirty feet in width?

Comments: A waiver has been requested to allow for a 15' wide easement

☐ ☐ ☒

Are all easements for park or conservation land of at least fifteen feet in width?

NATURAL RESOURCES PROTECTION:

Yes	No	Not Applicable	Content:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where a subdivision is traversed by a water course, drainage way, channel or stream, is an easement conveyed to the City for maintenance of said water course, drainage way, channel or stream of additional width adequate for emergency construction?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the provisions of the Wetland Protections Act or the City's Wetlands By-Law, appears applicable, should the board condition its approval of the plan upon the issuance of an order of condition by the Conservation Commission? Comments: See Comment Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are natural features, such as large trees (12" and greater), water courses, historic spots, rock outcroppings and ledges, swamps, wetlands, and other water bodies, and any endangered species habitats set forth on the plan and preserved in the plan as presented? Comments: An existing isolated wetland will be expanded as a drainage area. No other site features were noted.

OTHER REQUIREMENTS:

Yes	No	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are street name signs shown on the plan? Comments: no street signs are shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do the plans show street lighting? Comments: no street lights are shown.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the plan show for the location of marker pipes behind the fire hydrants?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are retaining walls or other slope stabilization measures proposed on all slopes exceeding a ratio of two horizontal to one vertical?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do the plans show for the slopes to be loamed and seeded similar to grass strips? Comments: no slopes are shown.