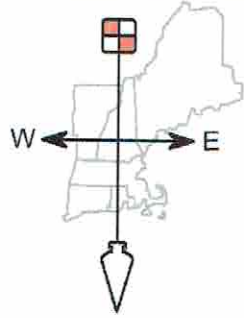


LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Andy Port, Planning Director
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts · 01950

Date: November 8, 2017

Re: Parker Hill Definitive Subdivision

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

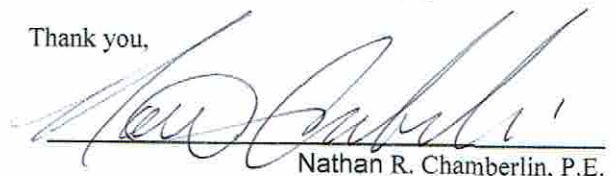
COPIES	DATE	NO.	DESCRIPTION
2	11/07/17		Full Size Subdivision Plan Sets
2	11/07/17		Half Size Subdivision Plan Sets
2	11/07/17		CSI Review Response Letters
2	-		Municipal Letters of Support
1	8/14/17		Stormwater Management Report
2	10/20/17		Survey calculation package

THESE ARE TRANSMITTED as checked below:

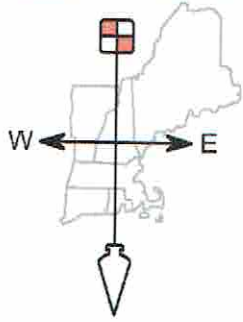
- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS: Mr. Port, please find attached revised plans and supporting the documents. All items listed have been submitted to CSI under separate cover. An additional copy of the SWM Report is available upon request. Please contact me with any questions.

Thank you,


Nathan R. Chamberlin, P.E.

LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

To: Mr. T.J Melvin, P.E.
Christiansen & Sergi, Inc.
130 Summer Street
Haverhill, Massachusetts · 01830

Date: November 7, 2017

Re: Parker Hill Definitive Subdivision

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	11/07/17		Full Size Subdivision Plan Sets
1	11/02/17		Stormwater Management Report
1	11/07/17		CSI Review Response Letters
1			Sign-off letters from Newburyport Fire, Water & Sewer
1	10/20/17		Survey calculation package

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS: Mr. Melvin, please find attached revised plans SWM Report and review responses for the above referenced project. Please contact me with any questions.

Thank you,

Nathan R. Chamberlin, P.E.



CHRISTOPHER J. LECLAIRE
FIRE CHIEF

CITY OF NEWBURYPORT

FIRE DEPARTMENT

0 Greenleaf Street, Newburyport, MA 01950
(978) 465-4427 FAX (978) 463-9177



STEPHEN H. BRADBURY, III
DEPUTY CHIEF

June 15, 2017

To: Ed Hill
From: Deputy Chief Bradbury
Re: 2 Parker St (Townhouses)

Dear Mr. Hill,

I have recently had the chance to review the site plans for the above project. I am pleased to inform you that this department has no issues with this project moving forward as outlined on the plans.

If I can be of further assistance to you do not hesitate to contact me.

Sincerely,

Steve Bradbury
Deputy Fire Chief

June

14, 2017

Ed Ramsdell, Chair
Zoning Board of Appeals
James McCarthy, Chair
Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

RE: Application for 23 Multifamily Housing Units at 2 Parker Street

Dear Members of the Zoning Board and Planning Board;

I have been provided with the plans dated June 14, 2017 for 23 multifamily housing units in duplex and tri-plex buildings located at 2 Parker Street. Please note we have worked closely with the Applicant on the front two parcels and expect to do the same on the remainder of the project.

The water department has no concerns about the proposed project. The water department will provide technical comments when it receives the proposed subdivision plans. However, from an overall perspective, the city water system has sufficient capacity to provide service to the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Lynch', written over a horizontal line.

Daniel Lynch
Water Distribution Manager

June

14, 2017

Ed Ramsdell, Chair
Zoning Board of Appeals
James McCarthy, Chair
Planning Board
City of Newburyport
60 Pleasant Street
Newburyport, Massachusetts 01950

RE: Application for 23 Multifamily Housing Units at 2 Parker Street

Dear Members of the Zoning Board and Planning Board;

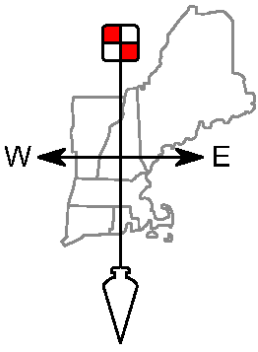
I have been provided with the plans dated June 14, 2017 for 23 multifamily housing units in duplex and tri-plex buildings located at 2 Parker Street. Please note we have worked closely with the Applicant on the front two parcels and expect to do the same on the remainder of the project.

The sewer department has no concerns about the proposed project. The Applicant has installed a new sewer connection for the prior project. The city sewer system has sufficient capacity to provide service to the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie Tuccolo', written over a horizontal line.

Jamie Tuccolo
Collection System Superintendent



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

November 7, 2017

Mr. T.J. Melvin, P.E.
Christiansen & Sergi, Inc.
160 Summer Street
Haverill, MA 01830

Re: Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

Dear Mr. Melvin:

Fieldstone Land Consultants, PLLC (FLC) is in receipt of your Review for Compliance with Rules and Regulations Governing the Subdivision of Land dated September 12, 2017. FLC met with you on October 18, 2017 to discuss this review and the site design package. FLC is writing this letter to document how we have addressed the comments to assist you in your review of the application. Below you will find a copy of your review with our response in red.

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

Compliance Checklist

Review Date: September 12, 2017
Subdivision Title: Definitive Subdivision (2 Parker Street)
Applicant: Parker 2 Realty Trust
Applicant's Engineer: Fieldstone Land Consultants
Plan Date: August 14, 2017

FORM & CONTENTS OF PLANS:

Complete **Incomplete** **Not Applicable**

Content:



Plan Sheets 24" x 36" and comply with Registry of

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deeds and Land Court requirements. Complete – No Revisions Necessary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planning Board Signature Block and City Clerk Certification Block and space for noting revisions/ dates of revisions Not provided on each sheet. The plans have been revised to include this. |

COVER SHEET:

Complete **Incomplete** **Not Applicable**

Content:

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: Zoning districts and benchmark not provided. The plans have been revised to include this.

LOT LAYOUT PLAN:

Complete **Incomplete** **Not Applicable**

Content:

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 R.O.W. The plans have been revised to include this.

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Names of all abutters, including names of owners on the opposite side of all streets abutting the subdivision. Complete – No Revisions Necessary |
|-------------------------------------|--------------------------|--------------------------|---|

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of all existing and proposed permanent |
|--------------------------|-------------------------------------|--------------------------|---|

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

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

Comments: Not provided. The plans have been revised to include this.

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

Comments: Acres were not provided for every parcel. The Acreage is noted on the plans.

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

Comments: Not provided. The plans have been revised to include this.

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

Comments: Parcels were not labeled. The Parcels are noted on the plans.

Lot numbers enclosed in a circle and house numbers as assigned by the Assessor or his designee. **The plans have been revised to include this.**

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: Status and width not provided. The plans have been revised to include this.

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing structures within and within 50' of the Subdivision. Complete – No Revisions Necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stonewalls, fences, cart paths, water bodies, watercourses within and/or crossing the subdivision. Complete – No Revisions Necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Zoning District boundaries if any lie within or bound the subdivision. Complete – No Revisions Necessary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. The plans have been revised to include this. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. Complete – No Revisions Necessary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow, with indication whether true or magnetic, referenced to its origin. Comments: No indication provided. The plans have been revised to include this. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Survey calculations package. Comments: The required calculations package was not provided to CSI for review as is required by 5.4.2.p. The boundary information is depicted per reference plans. |

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

GRADING, DRAINAGE AND UTILITIES PLAN:

<i>Complete</i>	<i>Incomplete</i>	<i>Not Applicable</i>	<i>Content:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale 1" = 40', with 2' contour intervals 5.4.3.a. Complete – No Revisions Necessary
<input type="checkbox"/>	<input checked="" 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. See comment letter. The plans have been revised to include easements on the two existing lots along Parker Street.
<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. Complete – No Revisions Necessary
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed finished grade contours/spot elevations 5.4.3.d. Complete – No Revisions Necessary
<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. Complete – No Revisions Necessary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Center line (existing and proposed) with stations for all proposed streets 5.4.3.f. Comments: Not shown on grading sheet only plan and profile. Roadway centerline data shown on Plan & Profile
<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. Complete
<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. Complete – No Revisions Necessary
<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. See Note 11, Sheet 4 of 18

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

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. NA
<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. See Soil Testing Data in SWM Report Appendix
<input type="checkbox"/>	<input checked="" 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. Wetlands and pond are shown but not well labeled. Should be labeled on every sheet. Additional identification labels added to plans.

GRADING, DRAINAGE AND UTILITIES PLAN (Continued):

Complete	Incomplete	Not Applicable	Content:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of presumed wetlands boundaries per Ch.131 Wetlands Protection Act 5.4.3.m. Comments: Shown but not well labeled. Should be labeled on every sheet. Additional identification labels added to plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of 100-year flood boundary within the NA 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 utilities are not indicated. Proposed utilities specified on Utility Plan (Sheet 6) and Plan and Profile (Sheet 7).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and identification of all benchmarks, including at least two proposed benchmarks for

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

each street **5.4.3.p.**

Comments: Not shown

Plans revised to include Benchmarks

Location, size and type of proposed street trees **5.4.3.q.**

Comments: Shown on Landscape Plan only.

All proposed plantings specified on Landscaping Plan.

Location and methods for proposed erosion and sedimentation control **5.4.3.r.**

Comments: Erosion and sedimentation controls are not shown on the plan. Erosion and Sediment Controls specified on Grading Plan and Erosion Control Details.

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.

Stockpile locations added to Grading plan

Location of proposed stump burial areas **5.4.3.t.**

Comment: the locations are not shown on the plan.

See Note 10, Sheet 5 of 18

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. See Note 12, Sheet 4 of 18

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. See Note 12, Sheet 4 of 18

Notation if net exported materials off-premises as

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

defined in Zoning Ordinance and/or Rules and Regulations Governing the Removal of Sand, Gravel or Loam **5.4.3.w.**

Comments: Not provided. See Note 12, Sheet 4

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

Comments: Not provided. See Note 12, Sheet 4 of 18

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

Comments: Not provided. See Note 13, Sheet 4 of 18

STREET PLAN:

Complete **Incomplete** **Not Applicable**

Content:

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

Comment: No vertical scale was provided

Vertical scale provided on Sheet 7 & 8 of 18

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

Centerline data provided on Sheet 7 of 18

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

Centerline data provided on Sheet 7 of 18

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

Centerline data provided on Sheet 7 of 18

Stations at 50' intervals along the centerline and at points of curvature and tangency of all curves **5.4.4.b.4. Complete, no action necessary.**

Existing and proposed lot lines intersecting the right

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

of way, with frontage and lot number shown

5.4.4.b.5.

Comment: the required notation for frontages

Is not provided on the plans and the lot numbers was not provided on this sheet.

Sheet 3 of 18 revised to include this information.

Bearings and distances of all existing and proposed Easements **5.4.4.b.6.**

Comment: See comment letter

See Review Response Letter

Existing and proposed pavements of all streets, sidewalks, handicapped ramps, driveways and parking areas. **5.4.4.b.7.**

Complete, no action necessary.

Existing and proposed curbs and berms, identifying Materials **5.4.4.b.8.**

Comment: Materials and types not provided. Should be clearly labeled.

Curbing specified on Sheet 4 of 18.

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**

Comments: Not provided in plan view, only profile view.

Drainage information provided on Sheets 7 & 8.

Existing and proposed water mains, with sizes and materials, including hydrants, gates and appurtenances **5.4.4.b.10. See Sheets 6 & 7 of 18.**

Comments: Not provided in plan view, only profile view.

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed sewers, with sizes and materials, including manholes with rim and invert elevations 5.5.4.b.11. See Sheets 6 & 7 of 18
Comments: Not provided in plan view, only profile view. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed gas mains 5.4.4.b.12. Complete, no action necessary. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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: None proposed See Sheets 6 & 7 of 18. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed street trees 5.4.4.b.14. Comment: Not shown on plan and profile. See Landscaping Plan |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Two permanent benchmarks for each street 5.4.4.b.15. Comment: a benchmark is not indicated on the plans. Two Benchmarks provided. |

STREET PROFILE:

- | Complete | Incomplete | Not Applicable | Content: |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing left and right profiles of each right-of-way 5.4.4.c.2. Not provided. Plan revised to include left & right ROW existing grade profiles. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. Complete, no action necessary. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gradient lines shall be labeled with rate of grade expressed as a percent 5.4.4.c.4. Complete, no action necessary. |

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Lengths of vertical curves labeled with applicable sight distances per Design Standards for Streets §6.8 5.4.4.c.5.</p> <p>Comments: Provided but not to standards.</p> <p>The only vertical curves proposed are at the stop condition at Parker Street and at the cul-de-sac.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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. Complete, no action necessary.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Existing and proposed water mains, showing sizes, depths of cover, laterals to hydrants, stations and offsets to hydrants 5.4.4.c.7.</p> <p>Complete, no action necessary.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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. Complete, no action necessary.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Vertical clearances between all crossing utilities 5.4.4.c.9. Comment: Not provided.</p> <p>Note added on Sheets 6 and 7 of 18.</p>

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</p>
--------------------------	-------------------------------------	--------------------------	---

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

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"

5.4.5.a.

Comments: R.O.W. width, utilities, and existing grade not shown. Typical Section revised accordingly.

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 **5.4.5.b.**

Comments: Many items missing.

Basin Sections revised accordingly and/or specified on grading plans and construction details.

Profile of all cross-country drain lines, swales and ditches, with typical cross-sections of each **5.4.5.c.**

Comments: Not provided.

Plans revised to provide requested profiles.

Details of drainage structures, including catch basins, manholes, headwalls, flared-end sections, outlet and velocity control structures, riprap slopes, and channels **5.4.5.d. Complete, no action necessary.**

TYPICAL SECTIONS, DETAILS, AND NOTES:

Complete Incomplete Not Applicable

Details of sewer manholes and drop inlet structures **5.4.5.e. Complete, no action necessary.**

Details of hydrants, blow-off valves, and thrust Blocks **5.4.5.f. Complete, no action necessary.**

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Details of curb installations 5.4.5.g. Complete, no action necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detail of handicapped ramp 5.4.5.h. Complete, no action necessary.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Detail of guardrail 5.4.5.i. NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detail of erosion/sedimentation control devices 5.4.5.j. Complete, no action necessary.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans, details, section, and profiles of any other utility, structure, or facility proposed within the subdivision 5.4.5.k. NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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" Site specific details are to scale as indicated. Generic Construction Details are not to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. Complete, no action necessary.

STORMWATER MANAGEMENT REPORT:

Complete *Incomplete* *Not Applicable*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	See Comment Letter See separate response letter.
--------------------------	-------------------------------------	-------------------------------------	---

ENVIRONMENTAL AND COMMUNITY IMPACT ANALYSIS:

Complete *Incomplete* *Not Applicable* *Content:*

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

- 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.

Waiver Requested.

DESIGN STANDARDS FOR STREETS:

Yes

No Not Applicable Content:

- | | | | |
|---|-------------------------------------|--------------------------|---|
| | | | 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.
Complete, no action necessary. |
| <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.
Comments: Not provided. |
| Centerline data provided on Sheet 7 of 18. No curves less than 225' other than at cul-de-sac | | | |
| <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.
See comment letter See Response 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.
Complete, no action necessary. |
| <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: A waiver has been requested to reduce the requirements. No Action required. |
| <input type="checkbox"/> | <input checked="" 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. Not specified. NA – Private Street |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are Reserve strips omitted? 6.8.10 Complete |

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are all street intersections angles between 75 and 90 degrees? 6.8.11. Complete, no action necessary. |
| <input type="checkbox"/> | <input checked="" 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. Existing Street at this location. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minimum sight distance 200'. 6.8.11. Complete, no action necessary. |

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 Pavement radii provided on Sheet 4 of 18. |
| <input checked="" type="checkbox"/> | <input 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. Complete, no action necessary. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Guardrails shown where any slope exceeds 3:1? 6.19. NA |

CURBING AND WALKWAYS: (A Waiver has been requested)

- | Yes | No | Not Applicable | Content: |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is vertical granite curbing set forth on all finished street grades over 6% and at intersections with arterial streets? 6.9. NA |
| <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. Complete, no action necessary. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is granite curbing set forth as headers for catch basins, set back 4" from edge of pavement? 6.9. |

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

Complete, no action necessary.
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.**

Complete, no action necessary.

CURBING AND WALKWAYS (Continued):

Yes **No** **Not Applicable** **Content:**
 Are proposed driveway aprons to standards? **6.10.**
ed.

Comments: No detail provided.

Apron at Sidewalk provided and can be utilized for non sidewalk areas.

Is at least one sidewalk proposed as per §6.11.1?
Complete, no action necessary.

Do pedestrian ways and sidewalks intersecting streets with curbing have slopes to the roadway surface and otherwise conform to ADA standards?

Complete, no action necessary.

UTILITIES:

Yes **No** **Not Applicable** **Content:**
 Does the plan show all gas, telephone, electricity, CATV, and water main locations underground in appropriate locations? **6.13.**

Complete, no action necessary.

Are there fire hydrants proposed at intervals between 350 and 500' on one side of the street? **6.15.2.**

Comments: One hydrant is proposed at the end of the cul-de-sac, not on each side of the road.

Two Hydrants specified on-site per Fire Department.

Are perpetual unobstructed easements provided for all municipal services? **6.13.3.**

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

Municipal Utilities in ROW

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. Complete, no action necessary.

If the municipal water system is not available to service this subdivision, is an alternative water supply provided for fire protection? **6.15.5.**

Complete, no action necessary.

SEWERAGE:

Yes No Not Applicable Content:

Is the City's sanitary sewerage system located within 400' of the subdivision? **6.16.1.**

Complete, no action necessary.

Does the connection of the sewerage system of the subdivision comply with the City's sewer master plan to the extent practicable? **6.16.**

Complete, no action necessary.

SEWERAGE (Continued):

Yes No Not Applicable Content:

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. NA**

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

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

Are sewer mains at least 8" in diameter and house

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

services at least 5" in diameter?

Comment: Sewer services were not specified.

Plan revised to specify 5" minimum sewer services

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

Complete, no action necessary.

STORM DRAINAGE SYSTEMS:

See comment letter See separate response letter

Yes **No** **Not Applicable**

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?

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

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'?

Do detention/retention basins have emergency overflow mechanism?

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

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

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

- plan at the end of each drain and culvert?
- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a positive drainage outfall shown for each surface drainage system? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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'? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are all drainage easements shown on the plan? Are they at least 30' wide? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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? |

LOT DRAINAGE AND EASEMENTS:

- | Yes | No | Not Applicable | Content: |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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: No easements are provided for the drainage that is located on the existing two duplex lots.

Plan revised to specify off-site drainage and grading easements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are all parts of the proposed subdivision above the base flood elevation?

Complete, no action necessary. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are all easements of at least thirty feet in width?

Comments: No easements are proposed but need to be. Proposed easement size varies. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are all easements for park or conservation land of at least fifteen feet in width? NA |

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? NA |

Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

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?

Complete, no action necessary.

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?

Complete, no action necessary.

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. Street signs specified on Sheet 4 of 18.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do the plans show street lighting? Complete, no action necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the plan show for the location of marker pipes behind the fire hydrants? Complete, no action necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are retaining walls or other slope stabilization measures proposed on all slopes exceeding a ratio of two horizontal to one vertical? Complete, no action necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do the plans show for the slopes to be loamed and seeded similar to grass strips? Complete, no action necessary.

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Page 21 of 21

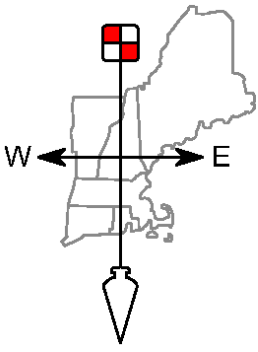
Review for Compliance with Rules and Regulations Governing the Subdivision of Land Response

Fieldstone Land Consultants, PLLC trusts that this letter in conjunction with the revised plans addresses your comments regarding this application. Should you have any additional comments, concerns or questions pertaining to the attached information please do not hesitate to contact me.

Sincerely,
Fieldstone Land Consultants, PLLC



Chad E. Branon, P.E.
Project Engineer



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

November 7, 2017

Mr. T.J. Melvin, P.E.
Christiansen & Sergi, Inc.
160 Summer Street
Haverill, MA 01830

Re: Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Compliance Checklist Review Response

Dear Mr. Melvin:

Fieldstone Land Consultants, PLLC (FLC) is in receipt of your Compliance Checklist review dated September 12, 2017. FLC met with you on October 18, 2017 to discuss this review and the site design package. FLC is writing this letter to document how we have addressed the comments to assist you in your review of the application. Below you will find a copy of your review with our response in red.

City of Newburyport Planning Board Review for Compliance with Site Plan Review Regulations

Compliance Checklist

Review Date: 9/12/17
Plan Title: **Definitive Subdivision 2 Parker Street**
Applicant: Parker 2 Realty Trust
Applicant's Engineer: Fieldstone Land Consultants
Plan Date: August 14, 2017

Key to check boxes: *Com = complete Inc = incomplete N/A = not applicable Var = variance required*

XV-E MATERIALS FOR REVIEW 1

Com Inc N/A Content:

- XVE Plan Sheets 24" x 36" **Complete – No Revisions Necessary**
- XVE Scale of not less than 1"=40' or 1"=8' for elevations **Complete – No Revisions Necessary**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Compliance Checklist Review Response

- XVE Plans stamped by a registered architect, landscape architect, or professional engineer

Comments: Each sheet should be signed and stamped by a PE. A waiver was requested to have the Landscape Plan stamped by a Landscape Architect. Architectural plans not stamped by a Registered Architect..

Waivers have been submitted for both the Landscape Architect and Registered Architect Stamp – No Revisions Necessary

XV-E (a) SUBMISSION REQUIREMENTS:

- XVE(a)1. *Location and boundaries:*

The location and boundaries of the lot, zoning district, adjacent streets or ways, applicable information from section VI, Dimensional Controls, the location and owners' names of all adjacent properties. Plans shall also show any deeds of easement, rights-of-ways, covenants and any other agreements affecting the use of the site. **Complete – No Revisions Necessary**

- XVE(a)2. *Structures:*

Existing and proposed structures, including dimensions, footprint, total gross floor area, number of stories, floor elevations, and building height(s). See section II, Definitions.

No dimensions or gross floor areas provided. It is our understanding that Architectural Plans were submitted with the package which details this information – No Revisions Made to Site Plan Set

- XVE(a)3. *Signage:*

The location, dimensions, height, lighting, and other characteristics of all proposed signs.

Not provided. Traffic Signage was included in the plan set. We have added No Parking signage details. Hines Way and Parker Hill development signs exist.

Com Inc N/A Content:

- XVE(a)4 *Landscaping*

Proposed landscape features including the locations and a description of buffer areas, screening, fencing, and a planting plan. A registered landscape architect shall prepare a planting plan, unless the planning board deems a licensed plant nursery person appropriate for small projects such as minor additions or alterations. **A Landscape Plan has been provided, however a waiver has been requested for the requirements of having the plan stamped by a Landscape Architect. Waiver submitted – No Revisions Necessary**

- XVE(a)5 *Traffic*

The plan shall show pedestrian, bicycle, and vehicular traffic flow patterns and show adequate access to and from the site and adequate circulation within the site. The planning board encourages accommodation of public transportation and/or private vanpooling arrangements. **Bicycle access is not provided from the street to the development except for riding within the drive. The attached plans have been revised to contemplate a shared use path along Parker Street and bicycles can utilize the**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Compliance Checklist Review Response

proposed private roadway on-site. A bicycle rack as also been included in the revised plan set.

XVE(a)6 *Parking*

The location of parking and loading areas, driveways, access and egress points, bicycle racks, and bus stops or drop-off areas. **No bike racks or drop-off areas have been provided. Parking not shown. See comment letter. The plan has been revised to include additional parking spaces and a bicycle rack.**

XVE(a)7 *Public Access*

The location and description of proposed public access areas, including parks, conservation areas, gardens, bikeways, pathways or sidewalk areas. Riverfront sites shall include indications of compliance with state and federal regulations.

Comments: No bikeways provided. The attached plans have been revised to contemplate a shared use path along Parker Street and bicycles can utilize the proposed private roadway on-site. A bicycle rack has also been specified in the revised plan set adjacent to proposed mail kiosk.

XVE(a)8 *Lighting*

Existing and proposed exterior lighting, including locations, lighting source, and fixture types. The planning board may require photometric analysis of proposed lighting

Complete – No Revisions Necessary

XVE(a)9 *Topography*

Existing and proposed topography of the site including contours (two foot intervals), the location of wetlands streams, water bodies, aquifers, aquifer recharge areas, drainage swales, areas subject to flooding, and unique natural land features, including all stone walls, trees over eight (8) inches in caliper, and the general location of the tree line. **Wetlands and water bodies are present, however they are poorly depicted on the plans and should be clearly labeled on each sheet. Labeling has been added to the plans per your request**

XVE(a)10 *Water and Waste Disposal, drainage and other utilities*

The locations and description of all existing and proposed septic systems, sanitary sewer water supply, storm drainage systems (including method and calculations for 10- and 100-year storm events), utilities, refuse and other waste disposal methods.

See comment letter. Comments are provided on separate comment letter.

XV-E (b) NARRATIVE SUBMITTALS – MAJOR PROJECTS:

Com Inc N/A Content:

XVE(b)1 *Surface and ground water pollution*

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 4 of 13

A report on the impact of storm water runoff on adjacent and downstream water bodies, subsurface ground water, and water tables. **See Comment Letter Comments are provided on separate comment letter.**

XVE(b)2 *Soils:*

A report on the potential erosion and sedimentation caused by the operation and maintenance of the proposed development and the mitigation efforts proposed. To this end, high intensity soil mapping, i.e., test borings and analysis, may be required

Erosion controls not shown on plans. Erosion controls were actually depicted on the grading plan. Additional labels have been added to help call attention to the details.

XVE(b)3 *Environmental and community impact analysis*

For projects with significant environmental impact to wetlands, floodplains, or other sensitive resources the board may request a report following the submission requirements of Section 5.6 of the Newburyport Subdivision Rules and Regulations, including a report on the relationship of the proposed development to the natural and man-made environment, and compatibility of the proposed development with adjacent or surrounding land uses and neighborhoods. This analysis shall be a guide to the planning board in its deliberations and will build into the Board's decision-making process consideration of the environment and community impacts of the proposed development. An EIR required through the MEPA process, which addresses the Planning Board's concerns, may be substituted in lieu of this report. **Waiver requested. Waiver submitted – No Revisions Necessary**

XVE(b)4: *Traffic Complete – No Revisions Necessary*

XVE(b)4 i The nearest and/or most impacted public roadway intersection. **Complete – No Revisions Necessary**

XVE(b)4 ii The estimated average daily traffic generation, including composition and peak hour levels. **Complete – No Revisions Necessary**

XVE(b)4 iii The directional flows resulting from the proposed development. **Complete – No Revisions Necessary**

XVE(b)4 iv Any proposed methods to mitigate the estimated traffic impact such as promoting the use of public transportation, or other appropriate means. **Complete – No Revisions Necessary**

XVE(b)4 v. The methodology and sources used to derive existing data and estimations. **Complete – No Revisions Necessary**

XVE(b)4 vi. The feasibility of traffic calming measures such as textured crosswalks, bike lanes, roundabouts, rumble strips, street trees, or bulb-outs. **Complete – No Revisions Necessary**

XVE(b)4 vii. A detailed traffic access and impact study may also be required for the project. At the applicant's expense, the planning board may engage a traffic consultant to review said report and make its recommendations to the planning board thirty (30) days before final action is required. **Complete – No Revisions Necessary**

XVE(b)5 *Architectural Style*

Plans and other drawings shall include architectural elevations of all sides of all new buildings and of those sides of existing buildings which are proposed to be altered in any way. A registered architect who shall sign the plan and place his/her seal upon it shall prepare the

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 5 of 13

renderings or elevations. The drawings shall be prepared at a minimum scale of 1/8" = 1' and shall show the following: **It is our understanding that Architectural Plans were submitted with the package which details this information – No Revisions Made to Site Plan Set**

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)5 i. | Exterior material, including trim, and colors. See comment for XVE(b)5 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)5 ii. | Type, pitch, and material of roofs See comment for XVE(b)5 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)5 iii. | Size, type, and spacing of windows, doors and other openings. See comment for XVE(b)5 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)5 iv. | Size, location, colors, and copy of signs affixed to or hanging from the building. Size of the sign was See comment for XVE(b)5 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XVE(b)5v. | The relationship in massing, scale, and height to other existing structures in the immediate vicinity. Complete – No Revisions Necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XVE(b)5vi. | Elevations or renderings of new construction, renovation or expansions (or model may be provided at the option of the applicant). Complete – No Revisions Necessary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)5vii. | Cross-sections of the site and buildings. See comment for XVE(b)5 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)5viii. | Product literature on proposed light fixtures This material is provided on the Lighting Plan |

XVE(b)6: OTHER PERMITS REQUIRED

Com Inc N/A Content:

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XVE(b)6i. | All completed or pending actions of the zoning board of appeals relative to the application, including an estimated schedule of application and approval
Complete – No Revisions Necessary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | XVE(b)6ii. | A listing of state and federal permits, licenses, and approvals necessary, including Chapter 91. NPDES permit required See Note 15, Sheet 4 of 18. |

XV-G. SITE PLAN REVIEW CRITERIA

XV-G (a) Community Character: The proposed development:

Yes No N/A Content:

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XV-G(a)1 | Minimizes obstruction of scenic views from publicly accessible locations; Complete – No Revisions Necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XV-G(a)2 | Minimizes impacts to important natural or historical features; Complete – No Revisions Necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XV-G(a)3 | Screens objectionable features such as large blank walls, open dumpster, loading or storage areas, from neighboring properties and roadways; Complete – No Revisions Necessary |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | XV-G(a)4 | Is in harmony with the architectural style of the adjacent buildings and immediate neighborhood; Complete – No Revisions Necessary |

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 6 of 13

- XV-G(a)5 if located within the National Historic District, is consistent with the architectural style, scale, density, massing and setbacks in the district; **NA – No Revisions Necessary**
- XV-G(a)6 Promotes a design and architectural consistency regarding the architectural value and significance of the site, building or structure, the general design, arrangement and texture, materials and color of the features involved and the relation of each feature to similar features of building and structures in the immediate neighborhood and surrounding area;
- No materials or colors given to compare. It is our understanding that Architectural Plans were submitted with the package which details this information – No Revisions Made to Site Plan Set. Also the existing duplexes at the front of the site are the same buildings being proposed so there certainly is architectural consistency being provided.**
- XV-G(a)7 Is appropriate in regards to the size and shape of the buildings or structures both in relation to the land area upon which the building or structure is situated and to the adjacent buildings and structures within the neighborhood. **Complete – No Revisions Necessary**

XV-G (b) Traffic, parking and public access: The proposed development:

Yes No N/A Content:

- XV-G (b)1 Minimizes vehicular traffic and safety impacts of the proposed development on adjacent highways or roads. **Complete – No Revisions Necessary**
- XV-G(b)2 Maximizes the convenience and safety of vehicular, bicycle, and pedestrian movement within the neighborhood and site. **No bike racks are provided. A bicycle rack has been added to the plan.**
- XV-G(b)3 Minimizes adverse impacts on neighborhood on/off-street parking and includes incentives for the use of alternatives to single-occupant vehicles. **No incentives for the use of alternatives have been provided. No additional parking provided. See comment letter. The attached plans have been revised to contemplate a shared use path along Parker Street and bicycles can utilize the proposed private roadway on-site. A bicycle rack as also been included in the revised plan set and additional parking has been provided.**

XV-G(c) Health: The proposed development:

Yes No N/A Content:

- XV-G(c)1 Minimizes adverse air-quality impacts, noise, glare, and odors; **Complete – No Revisions Necessary**
- XV-G(c)2 Provides for appropriate handling and disposal of hazardous materials and transmissions. **Complete – No Revisions Necessary**

XV-G(d) Public services and utilities: The proposed development:

Yes No N/A Content:

- XV-G(d)1 Is served with adequate water supply, wastewater systems, and solid waste disposal systems; **See comment letter Complete – No Revisions Necessary and detailed comments will be addressed in comment letter.**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 7 of 13

- XV-G(d)2 Is within the capacity of the city's infrastructure as defined by the water, sewer and DPW departments; **Complete – No Revisions Necessary**
- XV-G(d)3 Includes measures to prevent pollution of surface or groundwater, minimizing erosion and sedimentation, as well as measures to prevent changes in groundwater levels, increased run-off, and potential for flooding; **See comment letter Comments are provided on separate comment letter.**
- XV-G(d)4 Demonstrates an effort to conserve energy and water.

No effort detailed. Speaking strictly to the site design components the drainage design implements raingardens and infiltration chamber systems which will infiltrate water on-site. The lighting plan also proposes LED lighting which will yield an energy savings over other lighting options. The buildings will also be built to be energy efficient with low flow plumbing fixtures.

XV-G (e) Land use planning: The proposed development:

Yes No N/A Content:

- XV-G(e)1 Is consistent with the land-use goals of the city's master plan. **Complete – No Revisions Necessary**

XV-G (f) Open space and environmental protection: The proposed development:

Yes No N/A Content:

- XV-G(f)1 Minimizes adverse impacts to open space usage and retention and is integrated into the natural landscape. Minimizes adverse environmental impacts to such features as wetlands, floodplains, and aquifer recharge areas and minimizes tree, vegetation, and soil removal, and grade changes; **Complete – No Revisions Necessary**
- XV-G(f)2 Proposes a landscape design that favors native and drought-tolerant species and avoids invasive plants. **Complete & NA – No Revisions Necessary**

XV-H. DEVELOPMENT AND PERFORMANCE STANDARDS:

XV- H(a) Pedestrian and vehicular access and traffic impacts: Applicants must demonstrate that the project will minimize pedestrian and vehicular traffic and safety impacts on city roads. In the case of multi-tenant properties, these requirements are directed at the immediate vicinity of the proposed renovation, addition, expansion, or new building rather than the site as a whole.

Yes No N/A Content:

- XV-H(a)1 One access driveway per lot shall be permitted as a matter of right, except, the planning board may, in certain circumstances, require additional driveways as part of the site plan approval process where the access is shared or the project has frontage on two separate streets. To the extent feasible, access to businesses shall be provided via one of the following:
- i. Access via a common driveway serving adjacent lots or premises;
 - ii. Access via an existing side street;

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 8 of 13

iii. Access via a cul-de-sac or loop road shared by adjacent lots or premises.

Complete – No Revisions Necessary

- XV-H(a)2 All proposed curb cuts shall be limited to the minimum width for safe entering and exiting, and shall in no case exceed 24 feet in width provided however; the board may require a curb cut to be up to 30 feet in width for commercial or industrial truck traffic. The location of driveway openings in relation to traffic and to adjacent streets must provide for the convenience and safety of vehicular and pedestrian movement within the site. The number of curb cuts on state and local roads shall be minimized. **Existing. NA – No Revisions Necessary**
- XV-H(a)3 All proposed driveways shall be designed to afford pedestrians, bicyclists, and motorists exiting to public ways with safe sight distance. Improvements may be required on the public way for vehicular turning movements in or out of the site and safe pedestrian access to adjoining sidewalks, paths, walking trails or bikeways. **Complete – No Revisions Necessary**
- XV-H(a)4 The proposed development shall assure safe interior circulation by separating pedestrian and vehicular traffic within its site. **Complete – No Revisions Necessary**
- XV-H(a)5 All roadways and sidewalk construction within the site shall comply with Sections 6.8, 6.9 (except for all I districts), 6.10 and 6.11, of the Newburyport Subdivision Rules and Regulations. **A waiver has been requested. See comment letter. Waiver requested and additional comment provide in comment letter**

Com Inc N/A Content:

- XV-H(a)6 Sidewalks, crosswalks, walkways, bike racks, or other pedestrian access may be required to allow access to adjacent properties and between individual businesses within a development. **No bike racks proposed A bicycle rack has been added to the plans**
- XV-H(a)7 If the property abuts a public bikeway/right-of-way, an improved access route to the bikeway may be requested. **NA – No Revisions Necessary**
- XV-H(a)8 Unless a variance is granted by the ZBA pertaining to the requirements of Section VII, proposed projects or uses must comply with the parking and off-street loading requirements in Section VII. **Complete – No Revisions Necessary**
- XV-H(a)9 Where feasible, parking areas shall be located to the side or behind buildings so as to provide an appropriate setting for the building within the context of the site and neighborhood and allow parking areas to be shared with adjacent businesses. The planning board may require alternative parking lot layouts. Except where infeasible or inappropriate, all parking lots shall be accessible by driveways to the parking lots of adjacent nonresidential uses and land zoned for nonresidential uses. **Parking is located in front of the building. This is a residential development with garages. Parking occurs in the driveways and therefore it is not feasible for parking to be located anywhere else.**
- XV-H(a)10 Except where physical constraints, site configuration, or safety considerations preclude strict compliance, no parking or loading shall be permitted within the required front yard setback. **Parking is proposed in the front setback. Parking for residential developments frequently occur within the setbacks as parking occurs on individual driveways. Site constraints such as geometry and topography and resource area buffers do not allow for alternative layouts or configurations. This request is most**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Compliance Checklist Review Response

often associated with commercial or industrial development not small scale residential developments

- XV-H(a)11 Traffic calming measures such as crosswalks, bike lanes, rumble strips, and landscaped islands may be required. **No bike lanes, crosswalks, or rumble strips proposed. We do not believe that traffic calming is applicable to this project, at least in the forms mentioned. The reality is this project has built in traffic calming features. The roadway is sized appropriately which will provide traffic calming, we are proposing curbing, sidewalk area and ample landscaping that will create vertical elements that often achieve traffic calming. We are also proposing a multipurpose trail along Parker Street which will aid in traffic calming. So we believe this project adequately addresses this.**
- XV-H(a)12 All off-site construction on state roadways shall comply with the Department of Massachusetts Highway Department (MHD) standards, specifications, or special conditions as applicable as well as requirements listed under CMR 521 as amended for the Massachusetts Architectural Access Board (MAAB) unless waived by MHD and or MAAB. **NA – No Revisions Necessary**

XV- H(b) Site plan and architectural design

Yes No N/A Content:

- XV-H(b)1 Height **Complete – No Revisions Necessary**
- XV-H(b)2 Bulk and general massing (footprint, shape, articulation or detail) **Complete – No Revisions Necessary**
- XV-H(b)3 Major divisions or rhythms of the façade (height and width proportions, building lines, etc.) Where appropriate large continuous buildings shall be avoided and massing of buildings should be broken or staggered to reflect the historic scale of existing buildings and traditional development patterns of Newburyport. **It is our understanding that Architectural Plans were submitted with the package which details this information – No Revisions Made to Site Plan Set.**
- XV-H(b)4 Rhythm of openings (i.e. # windows, spacing, window and doors relationships.) **See Comment for XV-H(b)3**
- XV-H(b)5 Roof treatments (slope, articulation surface). Rooftop mechanical equipments shall be screened from view by rook forms or other appropriate screening devices. **See Comment for XV-H(b)3**
- XV-H(b)6 Materials, colors, and textures of building and signage. In general, natural materials such as stone, brick, wood siding, shingles, slate, etc. are preferred to industrial or artificial materials such as exposed concrete, anodized or galvanized metal, tinted glass, plastics vinyl, etc. **See Comment for XV-H(b)3**

XV-H(b)7 General Architectural Character

Yes No N/A Content:

- XV-H(b)7i Horizontal or vertical emphasis of building. **Complete – No Revisions Necessary**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 10 of 13

- XV-H(b)7ii Scale (height and width proportions). **Complete – No Revisions Necessary**
- XV-H(b)7iii Stylistic features and themes. **Complete – No Revisions Necessary**
- XV-H(b)7iv Setbacks. **Complete – No Revisions Necessary**
- XV-H(b)7v All proposed structures within a local historic district shall require a certificate of appropriateness from the historical commission. **NA – No Revisions Necessary**
- XV-H(b)7vi additional dimensional and setback requirements, etc. **NA – No Revisions Necessary**

XV- H(c) Lighting

Protection of adjoining premises or open space areas against detrimental off-site glare or spillover light.

Yes No N/A Content:

- XV-H(c)1 The goal of exterior lighting shall be to make development safe and identify and accent key elements in the project's design. **Complete – No Revisions Necessary**
- XV-H(c)2 Lighting poles and structures should be appropriately scaled and styled for the project. Pedestrian areas should have poles ten (10) to twelve (12) feet high and parking areas should have poles eighteen (18) to twenty-two (22) feet high. The pole heights should determine the overall spacing of the poles and fixtures shall be of the cutoff luminaire type. Off-site illumination to adjacent properties shall not exceed 0.2-foot candles as measured at the property line. Lamp type should be metal halide to provide a natural uniform quality of light. Parking and pedestrian light fixtures should be compatible with the building lighting to provide for a contiguous appearance of the project. **Light poles should be revised to meet the standards. We believe that the proposed lighting does meet the standards outlined – No Revisions Necessary**
- XV-H(c)3 If requested by the board, a registered engineer or a lighting consultant shall prepare a photometric analysis of site lighting. **Complete – No Revisions Necessary**

XV- H(d) Landscaping:

Yes No N/A Content:

- XV-H(d)1 Except for zoning districts where the setback requirements are less than 20 feet, a landscaped buffer strip at least twenty (20) feet wide, continuous except for approved driveways, shall be established adjacent to any public road to visually separate parking and other uses from the road. Unless waived by the board due to safety, pedestrian uses, or lot shape, the buffer strip shall be planted with grass, medium height shrubs, and shade trees having a minimum 3 inches in caliper planted at least every thirty (30) feet along the road frontage. At all street or driveway intersections, trees or shrubs shall be set back a sufficient distance from such intersections so that they do not present an obstruction to sightlines. **Proposed plantings along Parker Street may reduce sight distance and should be revised. Landscaping has been revised in this location as a multi-purpose path has been added to the plan set.**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 11 of 13

- XV-H(d)2 Except for zoning districts with no side-yard setback requirements, a continuous landscaped buffer strip between business and industrial districts and any residential districts and/or property lines shall be provided for new development and maintained in perpetuity. In particular, circumstances where said buffer strip may be impractical to apply, given safety, land use, permitted setbacks, lot shape or historic preservation considerations, the planning board may vary the landscape buffer requirements. The landscape buffer strip shall be of a density to substantially screen the development in question from view, along the zoning district line in question. Plantings of various approved evergreen species are encouraged and shall be planted at a minimum height of six (6) feet. Fencing may be allowed in lieu or in conjunction with plantings. Design and height of said fencing shall be subject to the approval of the planning board. **Complete – No Revisions Necessary**
- XV-H(d)3 Other than for existing retaining walls, new retaining walls shall be constructed to a maximum height of six(6) feet. If site conditions require elevation changes of greater than six (6) feet, retaining walls shall be terraced and landscaped. New retaining walls facing residential districts shall be solid fieldstone or fieldstone veneer or other similar material. Unless used within the industrial districts, vertical cast in place concrete or concrete blocks shall not be permitted. **Complete – No Revisions Necessary**
- XV-H(d)4 Surface parking lots containing over 20 spaces shall have at least one shade tree per ten (10) parking spaces, such trees to be a minimum of 2 1/2 inches in diameter and located either in the parking area or within 10 feet of it. At least 5% of the interior of the parking area shall be maintained with landscaping, including trees, in landscape islands or plots of at least nine (9) feet in width with no more than 20 parking spaces between each island or plot. Trees shall be located to provide visual relief from sun and wind interruption within the parking area and assure safe patterns of internal pedestrian and vehicular traffic. Other traffic calming measures such as crosswalks, bike lanes, rumble-strips, and landscape islands may be required as necessary. **NA – No Revisions Necessary**
- XV-H(d)5 Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets using dense, hardy evergreen plantings, or earthen berms, or wall or tight fence complemented by evergreen plantings **NA – No Revisions Necessary**
- XV-H(d)6 All landscaped areas shall be properly maintained. Shrubs or trees, which die within the first year, shall be replaced within one growing season as a condition of approval. The board strongly encourages the use of drought resistant native plant species. **Complete – No Revisions Necessary**

XV- H(e) Storm water runoff :

The site plan shows or includes adequate provisions for measures to prevent pollution of surface or groundwater, minimizing erosion and sedimentation, and measures to prevent changes in groundwater levels, increased run-off, and potential for flooding. The plan shall include: **See specific comments on stormwater management Comments have been provided on the CSI review related to stormwater management.**

Yes No N/A Content:

- XV-H(e)1 A plan consistent with the Massachusetts Storm-Water Management Policy (SWMP), where the rate of surface water run-off from the site shall not be increased after construction. If needed to meet this requirement and maximize groundwater recharge, increased run-off from impervious surfaces shall be recharged on site by being diverted to vegetated surfaces for infiltration or through the use of subsurface infiltration systems, retention or detention ponds. Dry wells shall be used only where other methods are unfeasible and shall require oil, grease, and sediment traps to facilitate removal of contaminants. The plan

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 12 of 13

shall also be consistent with the Phase III National Pollution Discharge Elimination System (NPDES) requirements as adopted by the City of Newburyport.

- XV-H(e)2 Neighboring properties shall not be adversely affected by excessive run-off.
- XV-H(e)3 A detailed stormwater management plan will also be required.

XV- H(f) Water Quality:

Yes No N/A Content:

- XV-H(f) Groundwater recharge shall be maximized and groundwater quality shall be protected. Various techniques may be required to maximize recharge, such as perforated drainpipes, reduction of paved areas, and reduction of building coverage. Installing grease traps, and/or gas/oil separators to improve water quality may also be required. Where the groundwater elevation is close to the surface extra site grading precautions may be taken to maintain the protective function of the overburden. **Complete – No Revisions Necessary**

XV- H(g) Wetlands:

Yes No N/A Content:

- XV-H(g) In order to minimize design and permitting conflicts, when wetland replacement or mitigation is required, the application shall include, if completed, a copy of the plan submitted in accordance with the regulations of the Newburyport Conservation Commission. **NA – No Revisions Necessary**

XV- H(h) Erosion Control:

Erosion of soil and sedimentation of streams and water bodies shall be minimized using the following erosion practices:

- XV-H(h)1 Exposed or disturbed areas due to stripping of vegetation, soil removal, and regrading shall be permanently stabilized within six months of occupancy of a structure. **The plans have been revised to incorporate this note.**
- XV-H(h)2 During construction, temporary vegetation and/or mulching shall be used to protect exposed area from erosion. Until a disturbed area is permanently stabilized, sediment in run-off water shall be trapped by using staked hay bales or sedimentation traps. **The plans have been revised to incorporate this note.**
- XV-H(h)3 Permanent erosion control and vegetative measures shall be in accordance with the erosion/sedimentation/vegetative practices recommended by the Soil Conservation Service. **Complete – No Revisions Necessary**
- XV-H(h)4 All slopes exceeding fifteen (15) percent resulting from site grading shall be both covered with four (4) inches of topsoil and planted with a vegetative cover sufficient to prevent erosion or to be stabilized by a retaining wall. **The plans have been revised to incorporate this note.**
- XV-H(h)5 Dust control shall be used during grading operations if the grading is to occur within two hundred (200) feet of an occupied residence or place of business. Dust control methods

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00

Site Plan Compliance Checklist Review Response

Page 13 of 13

may consist of grading fine soils on calm days only or dampening the ground with water.
Complete – No Revisions Necessary

XV- H(i) Utilities:

- XV-H(i)1 Except for preexisting overhead connections, all electric, telephone, cable TV and other such utilities shall be underground from the roadway utilities. **Complete – No Revisions Necessary**
- XV-H(i)2 In order to minimize design and permitting conflicts, the applicant must demonstrate that the proposed development will be permitted to connect to the public sewer, water, and other service systems. If sewerage is to be treated on site, the application shall include, if completed, a copy of the plan submitted in accordance with the regulations of the Board of Health. **Complete – No Revisions Necessary**

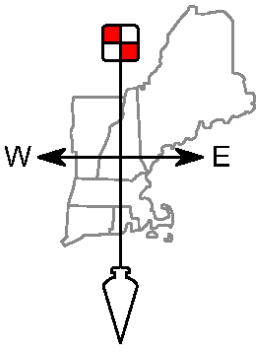
Fieldstone Land Consultants, PLLC trusts that this letter in conjunction with the revised plans addresses your comments regarding this application. Should you have any additional comments, concerns or questions pertaining to the attached information please do not hesitate to contact me.

Sincerely,

Fieldstone Land Consultants, PLLC



Chad E. Branon, P.E.
Project Engineer



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

November 7, 2017

Mr. T.J. Melvin, P.E.
Christiansen & Sergi, Inc.
160 Summer Street
Haverill, MA 01830

Re: Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Review Response

Dear Mr. Melvin:

Fieldstone Land Consultants, PLLC (FLC) is in receipt of your Site Plan Review dated September 12, 2017. FLC met with you on October 18, 2017 to discuss this review and the site design package. FLC is writing this letter to document how we have addressed the comments to assist you in your review of the application. Below you will find a copy of your review with our response in red.

City of Newburyport Planning Board Site Plan Review

Review Date: September 12, 2017
Plan Title: Definitive Subdivision 2 Parker Street
Applicant: Parker 2 Realty Trust
Applicant's Engineer: Fieldstone Land Consultants
Plan Date: August 14, 2017

The submitted plan set was reviewed for compliance with the City of Newburyport Site Plan Review. The applicant has submitted the following plans and documents for Christiansen & Sergi, Inc. (CSI) to review:

1. Plans entitled Definitive Subdivision (2 Parker4 Street); Sheets 1 – 16, dated 8/14/2017
2. Application for Site Plan Review, dated 8/14/2017.

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Review Response

Page 2 of 5

3. Application for Definitive Subdivision, dated 8/14/2017
4. Application for Special Permit, dated 8/14/2017
5. Stormwater Management Report, last revised 8/14/2017.
6. Traffic Memorandum dated, 4/13/2017
7. Architectural Plans, Sheets 1-4
8. Renderings, Sheets 1-6
9. Landscape Plan dated 8/14/2017

A compliance checklist comparing the plan's content to the City of Newburyport requirements for a site plan is attached and a compliance checklist comparing the plan's content to the City of Newburyport Rules and Regulations for the Subdivision of Land is also attached. While there are many areas in which the plan is non-compliant the Board should consider which of those required items are necessary to be added to the plan and which are not needed

We have listed below those non-compliant issues we consider to be of most Importance as well as engineering design issues that need to be addresses so that the project will be built and function as intended.

1. The applicant has deemed the proposed road to be a "Court". The board should make a decision to the applicability of this assumption. The proposed road will be used to serve 23 residential units. In our opinion, the roadway should be designed as a local street. **The proposed roadway is designed as a "Court" as defined under section 1.3.16 of the Subdivision Rules and Regulations. The Applicant does seek a waiver for maximum road length and minimum cul-de-sac diameter to meet this design. The definition of Court provides, "a street which by its location and design, serves as the sole means of access to no more than two residential lots, and which has no potential to serve as additional lots." Alternatively, the Board could classify this as a "Lane under the same provision of the Rules and Regulations. If it were a lane the Applicant would seek a waiver for minimum road width and cul-de-sac diameter. A Lane is defined as "a street which, by its location and design, serve as a sole means of access to no more than Four residential lots, and which has no potential to serve additional lots.". Here the confusion likely arises by the front ANR lots which take their frontage off of Parker Street. Currently those lots have an easement over the proposed entrance to the new subdivision. However, they take their frontage from Parker Street and could have their access from Parker Street. However, at the request of the Conservation Commission, their access is over an easement. Further, adding additional driveways over the proposed multimodel path poses additional risk and curb cuts into the multi-model path and therefore it was a better public safety design to provide access over the proposed subdivision entrance. The Applicant is willing to classify this as either a Court or a Lane at the Board's discretion. In either event it will forever remain private and be maintained by the Condominium Association.**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Review Response

Page 3 of 5

2. Parking is not addressed on the plans. It is understood parking will be gained through the garage and driveway, however the size of the driveways does not allow for more than one car to be parked. No additional parking throughout the site is proposed. The proposed roadway width is 22 feet with curbing on both sides. Any additional residents or visitors above the required two spaces will cause on-street parking issues. **This project has been reviewed in great detail on a local level. We have revised the plans to provide additional parking in a couple areas and we have reviewed this design in detail with the local Fire Department. We have agreed to place no parking signage along one side of Hines Way and both sides of Derek's Path. Per our discussions locally this will allow parking on one side of Hines Way. It is also important to point out that this design meets and exceeds the local regulations for parking.**

3. A majority of the stormwater report should be revised. The following issues were discovered in the review of the stormwater report:

The entire stormwater management report has been overhauled and revised as we have contemplated significant changes to the site design to accommodate the multipurpose path along Parker Street. This revision has resulting in all of the items (a-k) being addressed and the associated details depicted in the appropriate places (plans and stormwater management report).

- a) Catch basin to catch basin drainage systems should not be proposed.

Drainage design revised accordingly.

- b) Actual Times of Concentrations should be used not the TR-55 minimum of 6 minutes.

The drainage calculations have been revised accordingly. Please note that the MassDEP Stormwater Handbook stipulates that hydrologic calculations be done using USDA TR-20 and TR-55 methodology. Chapter 3 of TR-55 states that the minimum time of concentration is 0.1 hours (6 minutes). Using a minimum Tc of 6 minutes in TR-55 is standard engineering practice just as using a minimum Tc of 5 minutes was standard practice when using the Rational Method.

- c) The entire drainage system should be run as dynamic in the HyrdoCAD software to accurately model what is happening. **Drainage model revised accordingly.**

- d) The 100 YR peak rates were not depicted in the table and should be added.

Drainage Summary Table revised accordingly.

- e) The hydrograph reports should be provided for each model for each storm event.

Full summaries of each node provided for each design storm with pond hydrographs.

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Review Response

Page 4 of 5

- f) The pond models should be provided for each storm event to ensure proper function.

Pond models provided for each storm event.

- g) Soil divides should be shown on the drainage maps to accurately determine soil types on site.

SCS soil boundaries are provided on Drainage Area Plans.

- h) Drainage areas are proposed within the two front lots that currently contain duplex buildings. Easements should be shown if these units are to be considered separate from the development with the ownership of those lots not a part of the proposed project. Drainage areas are also proposed within the City's R.O.W. It has been brought to our attention that the applicant plans to move these areas out of the R.O.W.

This area revised significantly for multipurpose path. Easements provide where needed.

- i) No recharge appears to be proposed for the site. At least 65% of the impervious surface must be directed towards infiltration BMPs and the required recharge volume must be met. **Plans revised to infiltrate 77% of impervious area.**

- j) The water quality volume calculations should be revised. Calculations should be performed in accordance with the MA Stormwater Handbook.

Water quality volumes have been revised accordingly.

- k) No TSS removal calculations were provided.

TSS Calculations provided in SWM Report Appendix.


4. The plans should be revised to clearly label important aspects of the design. Currently the plans are difficult to follow and some items are not clearly defined. **The plans have been revised to include additional labeling and detailing to address this comment.**
5. Erosion controls are not shown on the plan. Details are provided however no locations were shown. **Erosion controls are depicted on the grading plan but additional labels and callouts have been added for clarity.**
6. Test pits will be required in any new proposed infiltration area to confirm the soils and groundwater elevation in that location. **Test pits have been performed on-site and are incorporated in the revised plan set and stormwater management report.**
7. Profiles of the drainage swales and any other cross country drainage systems should be provided. **This has been added to the revised plan set.**

Parker Hill Definitive Subdivision
2 Parker Street, Newburyport, MA
FLC Reference No. 1486.00
Site Plan Review Response

Page 5 of 5

Fieldstone Land Consultants, PLLC trusts that this letter in conjunction with the revised plans addresses your comments regarding this application. Should you have any additional comments, concerns or questions pertaining to the attached information please do not hesitate to contact me.

Sincerely,
Fieldstone Land Consultants, PLLC



Chad E. Branon, P.E.
Project Engineer

REQUIRED CALCULATIONS PACKAGE PER 5.4.2.p

Legal Description Lot Report
10/20/2017

Fri Oct

Lot File: P:\0_FLC\0_PROJECTS\01486\1486.00\DATA\LOTS\
1486LR00B_171010.lot

Lot: 34-8-A1_NEW

beginning at a ;
thence N 22°19'40" E a distance of 179.72';
thence S 10°52'15" E a distance of 42.84';
thence S 74°51'12" E a distance of 60.79';
thence S 82°26'47" E a distance of 9.76';
thence S 07°43'57" W a distance of 124.72';
thence N 82°37'01" W a distance of 129.00';
which is the point of beginning,
having an area of 15012.66 square feet, 0.345 acres

Lot: 34-8-A2_NEW

beginning at a ;
thence N 07°43'57" E a distance of 101.31';
thence S 81°45'38" E a distance of 72.63';
thence N 83°00'31" E a distance of 61.93';
thence S 16°36'37" E a distance of 45.16';
thence S 22°19'40" W a distance of 80.00';
thence N 81°08'35" W a distance of 115.00';
thence N 82°37'01" W a distance of 16.00';
which is the point of beginning,
having an area of 14999.39 square feet, 0.344 acres

Lot: 34-8-A_NEW

beginning at a ;
thence N 07°43'57" E a distance of 124.72';
thence N 82°26'47" W a distance of 9.76';
thence N 74°51'12" W a distance of 60.79';
thence N 10°52'15" W a distance of 42.84';
thence N 22°19'40" E a distance of 87.28';
thence N 70°49'56" W a distance of 154.26';
thence N 11°22'42" E a distance of 57.00';
thence N 78°07'12" E a distance of 80.38';
thence N 31°57'12" E a distance of 215.00';
thence S 82°16'39" E a distance of 40.25';
thence S 70°17'17" E a distance of 39.70';
thence N 59°14'37" E a distance of 127.63';
thence S 10°44'46" W a distance of 411.59';
thence S 16°36'37" E a distance of 122.61';
thence S 83°00'31" W a distance of 61.93';
thence N 81°45'38" W a distance of 72.63';
thence S 07°43'57" W a distance of 101.31';
thence N 82°37'01" W a distance of 30.00';
which is the point of beginning,
having an area of 112317.72 square feet, 2.578 acres

Lot: PROPOSED R.O.W.

beginning at a ;
thence N 07°43'57" E a distance of 125.16';
thence with a curve turning to the right
arc length = 28.34',
radius = 290.00',
chord bearing = N 10°31'57" E,
chord length = 28.33';
thence N 13°19'56" E a distance of 97.93';
thence with a curve turning to the left
arc length = 28.88',
radius = 385.00',
chord bearing = N 11°11'01" E,
chord length = 28.87';
thence N 09°02'06" E a distance of 20.98';
thence with a curve turning to the right
arc length = 6.48'
radius = 56.00'
chord bearing = N 12°20'57" E
chord length = 6.47';
thence with a reverse curve turning to the left
arc length = 61.04'
radius = 216.00'
chord bearing = N 07°34'02" E
chord length = 60.84';
thence with a reverse curve turning to the right
arc length = 238.77',
radius = 50.00',
chord bearing = S 43°43'19" E,
chord length = 68.45';
thence with a reverse curve turning to the left
arc length = 38.14',
radius = 26.00',
chord bearing = S 51°03'35" W,
chord length = 34.81';
thence S 09°02'06" W a distance of 20.98';
thence with a curve turning to the right
arc length = 31.13',
radius = 415.00',
chord bearing = S 11°11'01" W,
chord length = 31.12';
thence S 13°19'56" W a distance of 97.93';
thence with a curve turning to the left
arc length = 25.41',
radius = 260.00',
chord bearing = S 10°31'57" W,
chord length = 25.40';
thence S 07°43'57" W a distance of 124.98';
thence N 82°37'01" W a distance of 30.00';
which is the point of beginning,
having an area of 18175.81 square feet, 0.417 acres

Lot: PARCEL-A

beginning at a ;
thence N 11°22'42" E a distance of 57.00';
thence N 78°07'12" E a distance of 80.38';
thence N 31°57'12" E a distance of 215.00';
thence S 10°44'46" W a distance of 310.96';
thence N 70°49'56" W a distance of 154.26';
which is the point of beginning,
having an area of 21750.81 square feet, 0.499 acres

Lot Report

Tue Oct 10 17:04:23 2017

Lot File: P:\0_FLC\0_PROJECTS\01486\1486.00\DATA\LOTS\1486LR00B_171010.lot
CRD File: P:\0_FLC\0_PROJECTS\01486\1486.00\DATA\POINTS\1486.crd

Lot: 34-8-A1_NEW , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
102			5000.000	5000.000
	N 22°19'40" E	179.722		
8001			5166.248	5068.277
	S 10°52'15" E	42.838		
8002			5124.178	5076.356
	S 74°51'12" E	60.791		
8003			5108.294	5135.036
	S 82°26'47" E	9.762		
8004			5107.011	5144.713
	S 07°43'57" W	124.722		
8000			4983.423	5127.932
	N 82°37'01" W	129.001		

102 5000.000 5000.000
Closure Error Distance> 0.00019 Error Bearing> N 28°12'01" W
Closure Precision> 1 in 2880405.4 Total Distance> 546.837
Area: 15013 Sq. Feet, 0.345 Acres

Lot: 34-8-A2_NEW , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
8007			4979.568	5157.684
	N 07°43'57" E	101.306		
8008			5079.952	5171.314
	S 81°45'38" E	72.631		
8009			5069.544	5243.195
	N 83°00'31" E	61.927		
8010			5077.082	5304.661
	S 16°36'37" E	45.158		
8011			5033.808	5317.570
	S 22°19'40" W	80.000		
8005			4959.805	5287.178
	N 81°08'35" W	115.000		
8006			4977.512	5173.549
	N 82°37'01" W	15.998		
8007			4979.568	5157.684

Closure Error Distance> 0.00083 Error Bearing> S 72°40'21" W
Closure Precision> 1 in 591380.1 Total Distance> 492.020
Area: 14999 Sq. Feet, 0.344 Acres

Lot: 34-8-A_NEW , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
8000			4983.423	5127.932
	N 07°43'57" E	124.722		
8004			5107.011	5144.713
	N 82°26'47" W	9.762		
8003			5108.294	5135.036

8002	N 74°51'12" W	60.791	5124.178	5076.356
8001	N 10°52'15" W	42.838	5166.248	5068.277
8012	N 22°19'40" E	87.278	5246.982	5101.435
8013	N 70°49'56" W	154.263	5297.632	4955.724
8014	N 11°22'42" E	57.002	5353.514	4966.970
8015	N 78°07'12" E	80.383	5370.062	5045.630
8016	N 31°57'12" E	215.000	5552.485	5159.415
8017	S 82°16'39" E	40.253	5547.076	5199.303
8018	S 70°17'17" E	39.705	5533.684	5236.681
8019	N 59°14'37" E	127.627	5598.950	5346.357
8020	S 10°44'46" W	411.594	5194.575	5269.612
8010	S 16°36'37" E	122.610	5077.082	5304.661
8009	S 83°00'31" W	61.927	5069.544	5243.195
8008	N 81°45'38" W	72.631	5079.952	5171.314
8007	S 07°43'57" W	101.306	4979.568	5157.684
8000	N 82°37'01" W	30.001	4983.423	5127.932

Closure Error Distance> 0.00084 Error Bearing> N 28°16'38" E
 Closure Precision> 1 in 2183295.6 Total Distance> 1839.690
 Area: 112318 Sq. Feet, 2.578 Acres

Lot: PROPOSED R.O, Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
8000			4983.423	5127.932
	N 07°43'57" E	125.162		
8032			5107.446	5144.772
	Radius: 290.000	Length: 28.343	Chord: 28.332	Delta: 5°35'59"
	Chord BRG: N 10°31'57" E	Rad-In: S 82°16'03" E	Rad-Out: S 76°40'04" E	
	Radius Pt: 8030	5068.427, 5432.135	Tangent: 14.183	Dir: Right
	Tangent-In: N 07°43'57" E	Tangent-Out: N 13°19'56" E	Tangential-In	Tangential-Out
8033			5135.301	5149.951
	N 13°19'56" E	97.927		
8034			5230.588	5172.533
	Radius: 385.000	Length: 28.877	Chord: 28.870	Delta: 4°17'51"
	Chord BRG: N 11°11'01" E	Rad-In: N 76°40'04" W	Rad-Out: N 80°57'54" W	
	Radius Pt: 8027	5319.369, 4797.909	Tangent: 14.445	Dir: Left
	Tangent-In: N 13°19'56" E	Tangent-Out: N 09°02'06" E	Tangential-In	Tangential-Out

8035 5258.910 5178.132
N 09°02'06" E 20.977

8036 5279.627 5181.426
Radius: 56.000 Length: 6.479 Chord: 6.475 Delta: 6°37'42"
Chord BRG: N 12°20'57" E Rad-In: S 80°57'54" E Rad-Out: S 74°20'12" E
Radius Pt: 8024 5270.833,5236.731 Tangent: 3.243 Dir: Right
Tangent-In: N 09°02'06" E Tangent-Out: N 15°39'48" E Tangential-In Tangential-Out

8037 5285.952 5182.811
Radius: 216.000 Length: 61.042 Chord: 60.839 Delta: 16°11'31"
Chord BRG: N 07°34'02" E Rad-In: N 74°20'12" W Rad-Out: S 89°28'17" W
Radius Pt: 8038 5344.268,4974.832 Tangent: 30.726 Dir: Left
Tangent-In: N 15°39'48" E Tangent-Out: N 00°31'43" W Tangential-In Tangential-Out

8021 5346.261 5190.823
Radius: 50.000 Length: 238.773 Chord: 68.446 Delta: 273°36'47"
Chord BRG: S 43°43'19" E Rad-In: N 89°28'17" E Rad-Out: N 03°05'04" E
Radius Pt: 8022 5346.723,5240.821 Tangent: 46.942 Dir: Right
Tangent-In: N 00°31'43" W Tangent-Out: N 86°54'56" W Tangential-In Tangential-Out

8023 5296.795 5238.130
Radius: 26.000 Length: 38.141 Chord: 34.812 Delta: 84°02'59"
Chord BRG: S 51°03'35" W Rad-In: S 03°05'04" W Rad-Out: S 80°57'54" E
Radius Pt: 8024 5270.833,5236.731 Tangent: 23.431 Dir: Left
Tangent-In: N 86°54'56" W Tangent-Out: S 09°02'06" W Tangential-In Tangential-Out

8025 5274.916 5211.054
S 09°02'06" W 20.977

8026 5254.199 5207.760
Radius: 415.000 Length: 31.127 Chord: 31.119 Delta: 4°17'51"
Chord BRG: S 11°11'01" W Rad-In: N 80°57'54" W Rad-Out: N 76°40'04" W
Radius Pt: 8027 5319.369,4797.909 Tangent: 15.571 Dir: Right
Tangent-In: S 09°02'06" W Tangent-Out: S 13°19'56" W Tangential-In Tangential-Out

8028 5223.670 5201.724
S 13°19'56" W 97.927

8029 5128.383 5179.142
Radius: 260.000 Length: 25.411 Chord: 25.401 Delta: 5°35'59"
Chord BRG: S 10°31'57" W Rad-In: S 76°40'04" E Rad-Out: S 82°16'03" E
Radius Pt: 8030 5068.427,5432.135 Tangent: 12.716 Dir: Left
Tangent-In: S 13°19'56" W Tangent-Out: S 07°43'57" W Tangential-In Tangential-Out

8031 5103.410 5174.499
S 07°43'57" W 124.979

8007 4979.568 5157.684
N 82°37'01" W 30.001

8000 4983.423 5127.932
Closure Error Distance> 0.00124 Error Bearing> S 70°36'11" E
Closure Precision> 1 in 784252.9 Total Distance> 976.140
Area: 18176 Sq. Feet, 0.417 Acres

Lot: PARCEL-A , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
8013			5297.632	4955.724
	N 11°22'42" E	57.002		
8014			5353.514	4966.970
	N 78°07'12" E	80.383		
8015			5370.062	5045.630

8016	N 31°57'12" E	215.000		
			5552.485	5159.415
8012	S 10°44'46" W	310.956		
			5246.982	5101.435
8013	N 70°49'56" W	154.263		
			5297.632	4955.724

Closure Error Distance> 0.00028 Error Bearing> N 55°04'38" W
 Closure Precision> 1 in 2948211.3 Total Distance> 817.604
 Area: 21751 Sq. Feet, 0.499 Acres

Block 1 Total Area: 182256 Sq. Feet, 4.184 Acres