

City of Newburyport Planning Board
Review for Compliance with Section 5 Definitive Subdivision Regulations

Compliance Checklist

Review Date: March 29, 2021
Plan Title: **21-27 Hancock Street Definitive Subdivision Plans**
Applicant: **Caswell Development**
Applicant's Engineer: DCI
Plan Date: February 17, 2021

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

Comp Inc N/A Content:

5.3 Form of Plans

Cover Sheet, Drawing Index Sheet Lot Layout Plan, Grading, Drainage and Utilities Plan, Street Plan and traffic, Typical Sections, Details and notes

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.3(1). Plans to be prepared per Registry of Deeds Rules/Regulations; Land Court
Required certification not signed |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.3(2) Signature Blocks
Required blocks for Board and Clerk not included |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.3(3) Title Block
Title Block is vertically along right hand margin rather than lower right corner of each sheet |

5.4 Contents of Plan:

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.4.1: Cover Sheet
Does not contain benchmark |
| | | | 5.4.2. Lot Layout Plan: The Lot Layout Plan shall be prepared as follows: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.4 2a. Scale: The scale shall be 1"=40', unless otherwise required by the Board;
Provided at 1"=20' scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.4 2b. Line Data: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5.4 2c. Abutters' Names and Locations: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.4 2d. Monuments:
Not indicated as exist, found or proposed or type. No ties to monuments outside subdivision. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.4 2e. All bench marks and elevations |

Datum not provided

- 5.4 2f. Lot and Easement Areas:
Use easements not provided
- 5.4 2g. Lot Frontage and Lot Width:
Lot width not provided
- 5.4 2h. Lot Designation as “Not Buildable”:
- 5.4.2i. Lot Numbers and Addresses:
- 5.4 2 j. Location of Streets and Ways:
Pavement width of adjacent streets not provided.
- 5.4 2k. Location of Existing Structures:
Structures not shown beyond property line
- 5.4 2. 1 Location of Features:
- 5.4 2 m. Zoning District(s):
Zoning district not shown but referenced on cover sheet
- 5.4 2. n. References to Other Permits, Variances
- 5.4 2 o. Deed References
- 5.4 2 p. North Point:
- 5.4 2 q. Calculations Package
Calculation package not provided

5.4 3. Grading, Drainage, and Utilities Plan: The grading, drainage, and utilities plan shall be prepared as follows:

- 5.4 3. a. Scale:
Provided at 10 scale
- 5.4 3. b. Boundaries
- 5.4.3c. Existing Contours and Elevations:
- 5.4.3d. Proposed Contours:
- 5.4.3e. Streets and Ways:
- 5.4.3f. Location of Features:
- 5.4.3g. Location of Existing Structures:
- 5.4.3h. Wells and/or Septic Systems:
- 5.4.3i Groundwater Test Pits

Test Pits not provided

- 5.4.3j. Water and Stormwater Features:
- 5.4.3k. Wetlands:
- 5.4.3l. Floodplains;
- 5.4.3m. Utilities:
Existing and proposed Elec, cable and phone not shown
- 5.4.3n. Benchmarks:
The only one benchmarks shown
- 5.4.3o. Street Trees:
Street trees are shown but not size
- 5.4.3p. Erosion Control:
- 5.4.3q. Stocking and Disposal Areas:
Stockpile areas not shown
- 5.4.3r. Stump Burials:
Stump burial not proposed
- 5.4.3s. Borrow Materials:
No Borrow pits on site
- 5.4.3t. Earth Removal:
Removal of materials not discussed
- 5.4.3u. Fill Notation:
Fill materials not discussed
- 5.4.3v. Health Department Notation:
Statement not on plan

5.4.4. Street Plan and Profile

- 5.4.4a. Scale:
The scale is acceptable but profiles are not provided

5.4.4.b. Contents of Street Plan: The street plan shall show the following information:

- 5.4.4b1. Bearings and distances of all tangents along the center line and the right-of-way;
Information not provided
- 5.4.4b2. Radii, arc length and central angle of all curves along the center line and right-of-way;
- 5.4.4b3. Points of intersection of all tangents (pi's), with tangent lengths, of all center line curves;
- 5.4.4b 4. Stations shall be clearly marked at 50' intervals along the street centerline and at points of curvature and tangency (pc's and pt's) of all curves. Where the centerline intersects itself or other proposed streets, the point of intersection shall be clearly marked with a station equation;

PC's and PT's not provided

- 5.4.4b5. Existing and proposed lot lines intersecting the right-of-way with the frontage and lot numbers shown;
- 5.4.4b 6. Bearings and distances of all lines of existing and proposed easements;
Easements not shown
- 5.4.4b 7. Existing and proposed pavements, including dimensions of all streets, sidewalks, handicapped ramps, driveways and parking areas;
Pavement width not provided in Hancock Street
- 5.4.4b 8. Existing and proposed curbs and berms and identification of the materials;
- 5.4.4b 9. Existing and proposed drainage facilities with pipe sizes and materials including catch basins, manholes, culverts, headwalls, detention and/or retention basins, and outlet pipes/structures with rim and invert elevations, as applicable;
- 5.4.4b 10. Existing and proposed water mains with sizes and materials including hydrants, gates and appurtenances;
- 5.4.4b 11. Existing and proposed sewer mains with sizes and materials including manholes with rim and invert elevations;
Materials not provided
- 5.4.4b 12. Existing and proposed gas mains;
- 5.4.4b 13. All other existing and proposed, above and below ground, utilities including electric, telephone, cable TV, poles, conduits, transformers and appurtenances;
not provided
- 5.4.4b 14. Existing and proposed street trees; and
- 5.4.4b 15. Two (2) permanent benchmarks shall be shown on the plan for each street. Benchmarks shall be identified with sufficient data to readily determine their location and elevation in the field. **Only one provided**

5.4.4.c. Contents of Street Profile: The street profile shall show the following information:

- 5.4.4c 1. Existing centerline profile drawn with a fine dashed line and the existing elevations labeled at 50' intervals;
Not Provided
- 5.4.4c 2. Existing left and right, right-of-way profiles drawn in fine lines - dot dash for left and dot dot dash for right;
Not Provided

- 5.4.4c 3. Proposed centerline profile drawn in solid line with proposed stations and elevations labeled at 50' intervals and at points of vertical curvature, gradient intersection, and tangency (pvc, pvi, and pvt). Where the center line intersects itself or other proposed streets, the point of inter-section shall be clearly marked with the existing and proposed elevation and station equation;
Not provided
- 5.4.4c 4. Gradient lines shall be labeled with the rate of grade expressed as a percent;
Not provided
- 5.4.4c 5. Lengths of all vertical curves shall be labeled including applicable sight distances as prescribed in the Design Standards for Streets, Section 6.8;
Vertical curves not provided
- 5.4.4c 6. Existing and proposed drainage facilities including drainage lines, catch basins, manholes, culverts, headwalls, outlet pipes/ structures shall be drawn in solid lines showing pipe sizes, pipe slopes, rim and invert elevations. Stations and offsets shall be indicated for all catch basins, manholes, and culverts, headwalls and outlet pipes/structures;
None existing or proposed
- 5.4.4c 7. Existing and proposed water mains shall be drawn in solid lines showing pipe sizes, depths of cover, laterals to hydrants and station and offset(s) to hydrants;
- 5.4.4c 8. Existing and proposed sewer mains and manholes shall be drawn in solid lines showing pipe sizes, pipe slopes, rim and invert elevations, and station and offsets to manholes; and
Stations and offsets not provided
- 5.4.4c 9. Vertical clearances
Vertical clearances not provided. Cross overs not provided

5.4.5. Typical sections, details, and notes:

- 5.4.5 a. Scale
- 5.4.5 b. Features of Streets:
Cross section incomplete
- 5.4.5 c. Retention and Detention Basins:
- 5.4.5 d. Drain Lines, Swales, and Ditches:
- 5.4.5 e. Drainage Structures:
- 5.4.5 f. Manholes:

- 5.4.5 g. Hydrants:
- 5.4.5 h. Curbing:
- 5.4.5 i. Accessibility:
- 5.4.5 j. Guardrails:
- 5.4.5 k. Erosion/Sedimentation:
- 5.4.5 l. Other Utilities:
- 5.4.5 m..Notes:

5.5 STORM WATER MANAGEMENT REPORT

- 5.5 report
Needs correction See review comments

5.6 ENVIRONMENTAL AND COMMUNITY IMPACT ANALYSIS

Environmental report was not submitted