

ZONING REQUIREMENTS

ASSESSORS MAP 31 LOT 29-A ZONING DISTRICT R-2 SINGLE FAMILY	
LOT AREA:	REQUIRED SINGLE FAMILY 10,000 S.F.
LOT FRONTAGE:	90 FT
FRONT SETBACK:	25 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	25 FT
OPEN SPACE:	40%
LOT COVERAGE:	25%

BASIS OF BEARINGS

PL. BK. 266 PL. 4

OWNER OF RECORD

32 UNION LLC
3 ARCHELAUS HILL
WEST NEWBURY, MA 01985
BK. 35300 PG. 509

PLAN REFERENCES

PL. BK. 266 PL. 4
PL. BK. 309 PL. 65

DEFINITIVE SUBDIVISION NEWBURYPORT, MA ASSESSORS MAP 31 LOT 29-A

CITY OF NEWBURYPORT
PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW, M.G.L. CH. 141, S. 81-U.

FOR REGISTRY USE ONLY

CITY/TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

CITY/TOWN CLERK _____ DATE _____

LEGEND

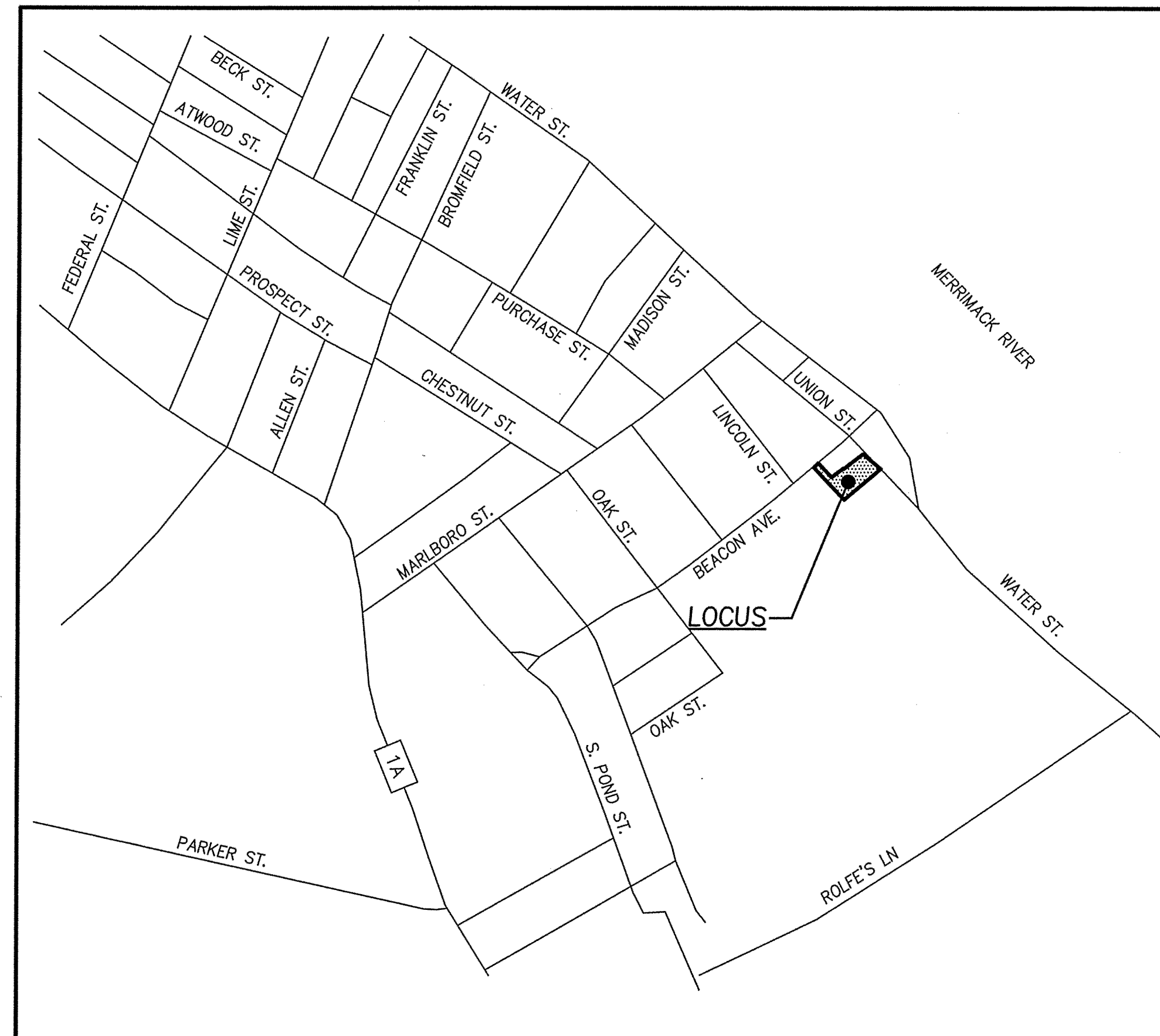
EXISTING	PROPOSED	
□	■ CB	CATCH BASIN (OR GUTTER INLET, OR LEACHING BASIN)
□	■ CB CI (OR GIC)	CATCH BASIN (OR GUTTER INLET) WITH CURB INLET
—	—	CURB (OR BERM) - TYPE NOTED
—	—	EDGE OF ROAD
—60—	—62—	CONTOUR
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAINAGE MANHOLE
⊙	⊙	GAS GATE
⊙	⊙	WATER GATE
⊙	⊙	HYDRANT
⊙ FA	⊙ FA	FIRE ALARM BOX
☆	☆	POST MOUNTED PEDESTRIAN LIGHT
⊙	⊙	UTILITY POLE
— D —	— D —	DRAIN PIPE
— S —	— S —	SEWER MAIN
— S —	— S —	SEWER FORCE MAIN
— E —	— E —	ELECTRIC DUCT
— W —	— W —	WATER MAIN
— T —	— T —	TELEPHONE DUCT
□ MB	■ MB	MAIL BOX
—	—	HIGHWAY GUARD (TYPE NOTED)
—	—	FENCE (SIZE AND TYPE NOTED)
—	—	EASEMENT LINE
—	—	PROPERTY LINE
—	—	100 FT BUFFER ZONE
△ 8 N00°00'00"E +12.34	PC 8 N00°00'00"E +12.34	BASE OR SURVEY LINE CONSTRUCTION BASELINE
▤	▤	WHEELCHAIR RAMP (WCR)
—	—	CONCRETE SIDEWALK
⊙	⊙	TEST PIT & DESIGNATION
— SF —	— SF —	SILT FENCE
▭	▭	WETLAND
▭	▭	INFILTRATOR
▭	▭	STONE WALL

SURVEY LEGEND

□ C.B.	CONCRETE BOUND
□ D.H.S.B.	DRILL HOLE STONE BOUND
⊙ D.H.	DRILL HOLE
⊙ PK	MASONRY NAIL
⊙ MAG	MAGNETIC NAIL
⊙ I.P.	IRON PIPE
⊙ I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
T.B.S.	TO BE SET
⊙	ASSESSORS MAP AND PARCEL

ROADWAY NOTE:

IT IS THE INTENT THAT THE PROPOSED ROAD BE MAINTAINED AS A PRIVATE WAY. UNLESS FURTHER DOCUMENTS ARE RECORDED ESTABLISHING A HOMEOWNERS ASSOCIATION, THE OWNERS OF LOT 1 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY.



LOCUS MAP
1"=500 FT

WAIVER REQUESTS

SECTION 6.8.1. (TABLE 1A—"COURTS"): WAIVER FROM THE REQUIREMENT THAT MIN. CURB RADIUS AT INTERSECTION BE 25 FT. A 2 FT CURB RADIUS IS PROPOSED. THIS MATCHES THE CURB RETURNS THAT CURRENTLY EXIST IN THIS LOCATION AND WILL MAINTAIN THE FEELING OF A RESIDENTIAL DRIVEWAY.

SECTION 6.8.1. (TABLE 1A—"COURTS"): WAIVER FROM THE REQUIREMENT THAT COURT PAVEMENT WIDTH BE 20 FT WIDE. A 16 FT WIDE ROADWAY IS PROPOSED. THE PROPOSED ROADWAY WILL ESSENTIALLY SERVE AS A DRIVEWAY TO TWO BUILDING LOTS. THIS WILL MAINTAIN THE FEELING OF A RURAL ROADWAY AND ALSO WILL MINIMIZE IMPERVIOUS SURFACE WHILE PROVIDING SAFE VEHICULAR ACCESS TO THE SITE.

SECTION 6.8.11: WAIVER FROM 150' MINIMUM CENTERLINE OFFSET TO NEAREST STREET. THE CENTERLINE OF LINCOLN STREET IS APPROXIMATELY 135' WEST OF THE PROPOSED ROADWAY CENTERLINE.

SECTION 6.9 & APPENDIX IB: WAIVER FROM THE INSTALLATION OF GRANITE CURBING. THE PROPOSED ROADWAY WILL ESSENTIALLY SERVE AS A DRIVEWAY. THIS WILL MAINTAIN THE FEELING OF A RURAL ROADWAY.

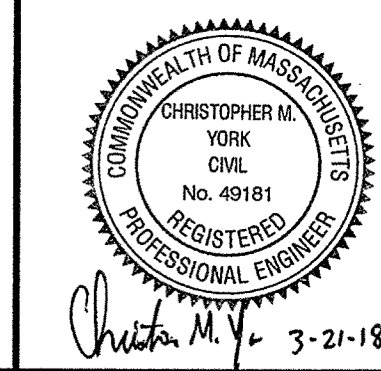
SECTION 6.11 & APPENDIX IC: WAIVER FROM THE INSTALLATION OF SIDEWALKS. THE PROPOSED ROADWAY WILL ESSENTIALLY SERVE AS A DRIVEWAY. THIS WILL MAINTAIN THE FEELING OF A RURAL ROADWAY.

SECTION 6.18: WAIVER FROM STRICT COMPLIANCE WITH THE PLANTING OF STREET TREES. THE PROPOSED ROADWAY WILL ESSENTIALLY SERVE AS A DRIVEWAY. A ROW OF SHRUBS CURRENTLY EXISTS ALONG THE WESTERLY PROPERTY LINE PROVIDING A BUFFER TO PERKINS PARK AS WELL AS EXISTING TREES ALONG THE NORTHERLY PROPERTY LINE.

SECTION 6.21: WAIVER FROM STRICT COMPLIANCE WITH THE INSTALLATION OF STREET LIGHTING. LIGHTING FOR THE PROPOSED ROADWAY WILL BE PROVIDED THROUGH LANDSCAPE LIGHTING AND LIGHTS TO BE INSTALLED ON THE PROPOSED DWELLINGS.

DEFINITIVE PLAN INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	LOT LAYOUT PLAN
4	GRADING & SITE DEVELOPMENT PLAN
5	PLAN & PROFILE
6	SITE DETAILS



PREPARED FOR
GORMAN HOMES, LLC
3 ARCHELAUS HILL
WEST NEWBURY, MA 01985

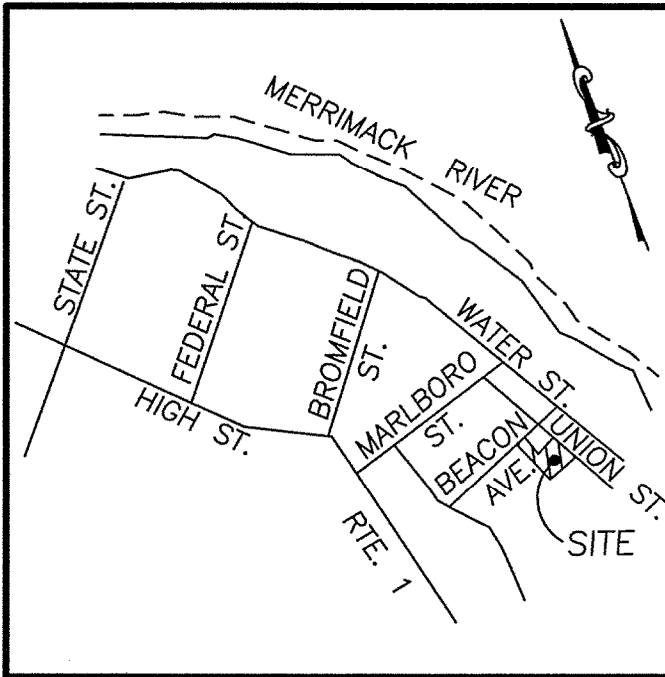
MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

**DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
NEWBURYPORT, MA**
SHOWING
**A PROPOSED SUBDIVISION
AT
32 UNION STREET NEWBURYPORT, MA**

**COVER
SHEET**

SHEET: 1 OF 6

NO.	DATE	DESCRIPTION	BY	C.M.Y.	SCALE: AS NOTED	DESIG. BY: C.M.Y.	PROJECT: M163010
1	3/21/18	ADDRESS REVIEWER'S COMMENTS			DATE: JUN. 14, 2017	CHKD. BY: E.W.B.	



ZONING TABLE

ADDRESS - ASSESSORS MAP 31 LOT 29-A
ZONING DISTRICT R-2 SINGLE FAMILY

	REQUIRED	EXISTING
LOT AREA:	10,000 S.F.	27,750 S.F.
LOT FRONTAGE:	90 FT.	110 FT., 30 FT.
FRONT SETBACK:	25 FT.	**
SIDE SETBACK:	10 FT.	**
REAR SETBACK:	25 FT.	**
LOT COVERAGE:	25%	**
OPEN SPACE:	40%	**
BLDG HEIGHT:	35 FT.	**

BASIS OF BEARINGS
PL. BK. 266 PL. 4

OWNER OF RECORD
32 UNION LLC
BK. 35300 PG. 509

PLAN REFERENCES
PL. BK. 266 PL. 4
PL. BK. 309 PL. 65

FOR REGISTRY USE

CITY OF NEWBURYPORT
PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW, M.G.L. CH. 141, S. 81-U.

DATE

NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

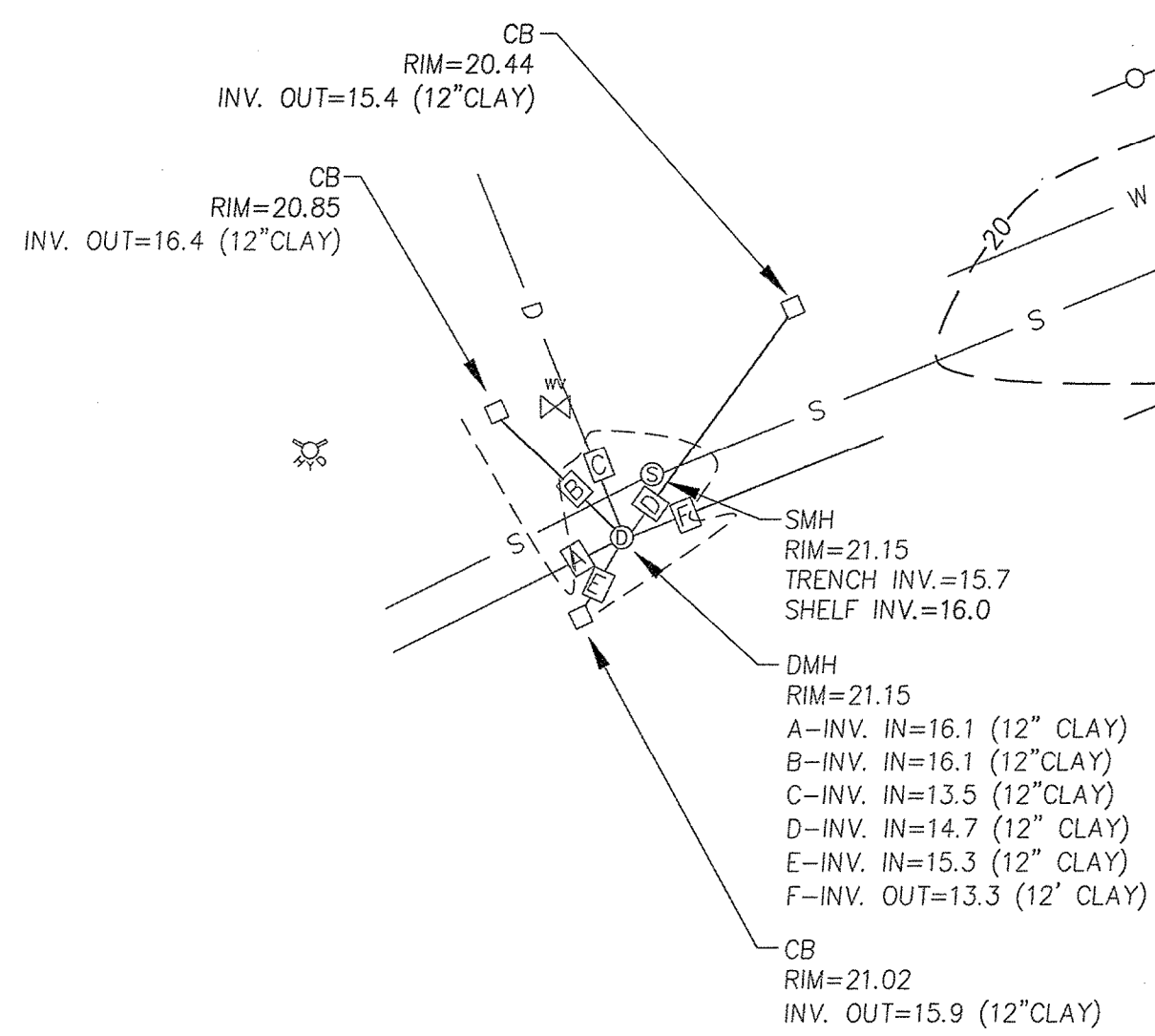
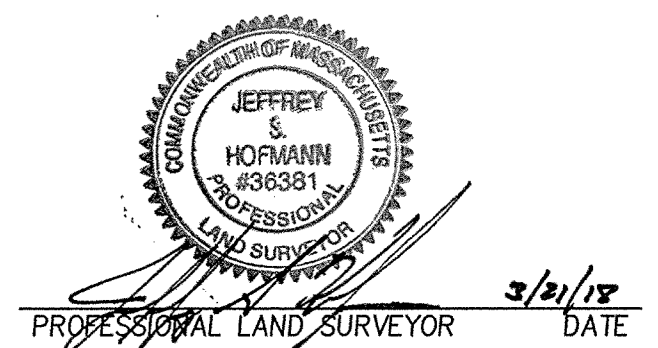
RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS RECORDS.

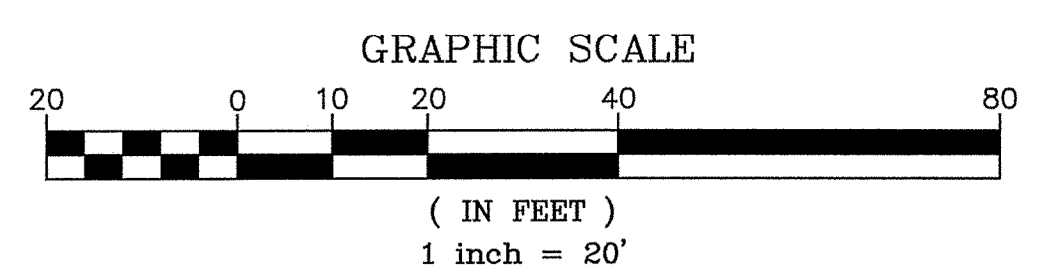
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCT. 18, 2016 AND MARCH 15, 2017 AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

I CERTIFY:
THAT THE PROPERTY LINES SHOWN ARE THE LINES OF EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THE LINES OF STREETS AND WAYS ALREADY EXISTING AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



- LEGEND**
- D.H.S.B. DRILL HOLE STONE BOUND
 - 15- EXISTING CONTOUR
 - PK MASONRY NAIL
 - IP PIPE IRON PIPE
 - IR IRON ROD
 - FND. FOUND
 - SF STOCKADE FENCE
 - CLF CHAIN LINK FENCE
 - BIT BITUMINOUS BITUMINOUS
 - UPOLE UTILITY POLE
 - D DRAINAGE
 - W WATER
 - S SEWER
 - G GAS
 - OHW OVERHEAD WIRE
 - CB CATCH BASIN
 - DMH DRAIN MANHOLE
 - SMH SEWER MANHOLE
 - HYDRANT HYDRANT
 - GAS VALVE GAS VALVE
 - GAS SHUT OFF GAS SHUT OFF
 - WATER SHUT OFF WATER SHUT OFF
 - WATER VALVE WATER VALVE
 - DEC. DECIDUOUS TREE
 - CON. CONIFEROUS TREE
 - ASSESSORS MAP# PARCEL#



PREPARED FOR
GORMAN HOMES, LLC
3 ARCHELAUS HILL
WEST NEWBURY, MA 01985

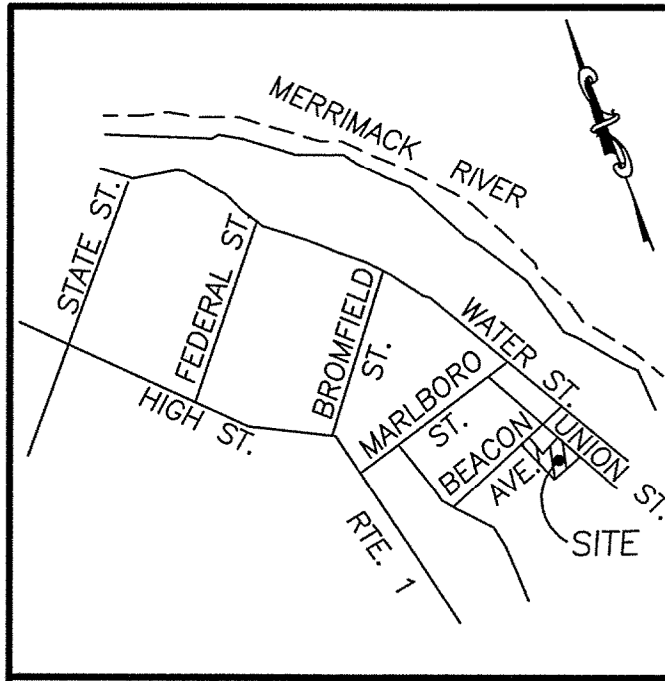
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

**DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
NEWBURYPORT, MA**

SHOWING
A PROPOSED SUBDIVISION
AT
32 UNION STREET NEWBURYPORT, MA

**EXISTING
CONDITIONS**

SHEET: 2 OF 6



LOCUS MAP
N.T.S.

BASIS OF BEARINGS

PL. BK. 266 PL. 4

OWNER OF RECORD

32 UNION LLC
BK. 35300 PG. 509

PLAN REFERENCES

PL. BK. 266 PL. 4
PL. BK. 309 PL. 65

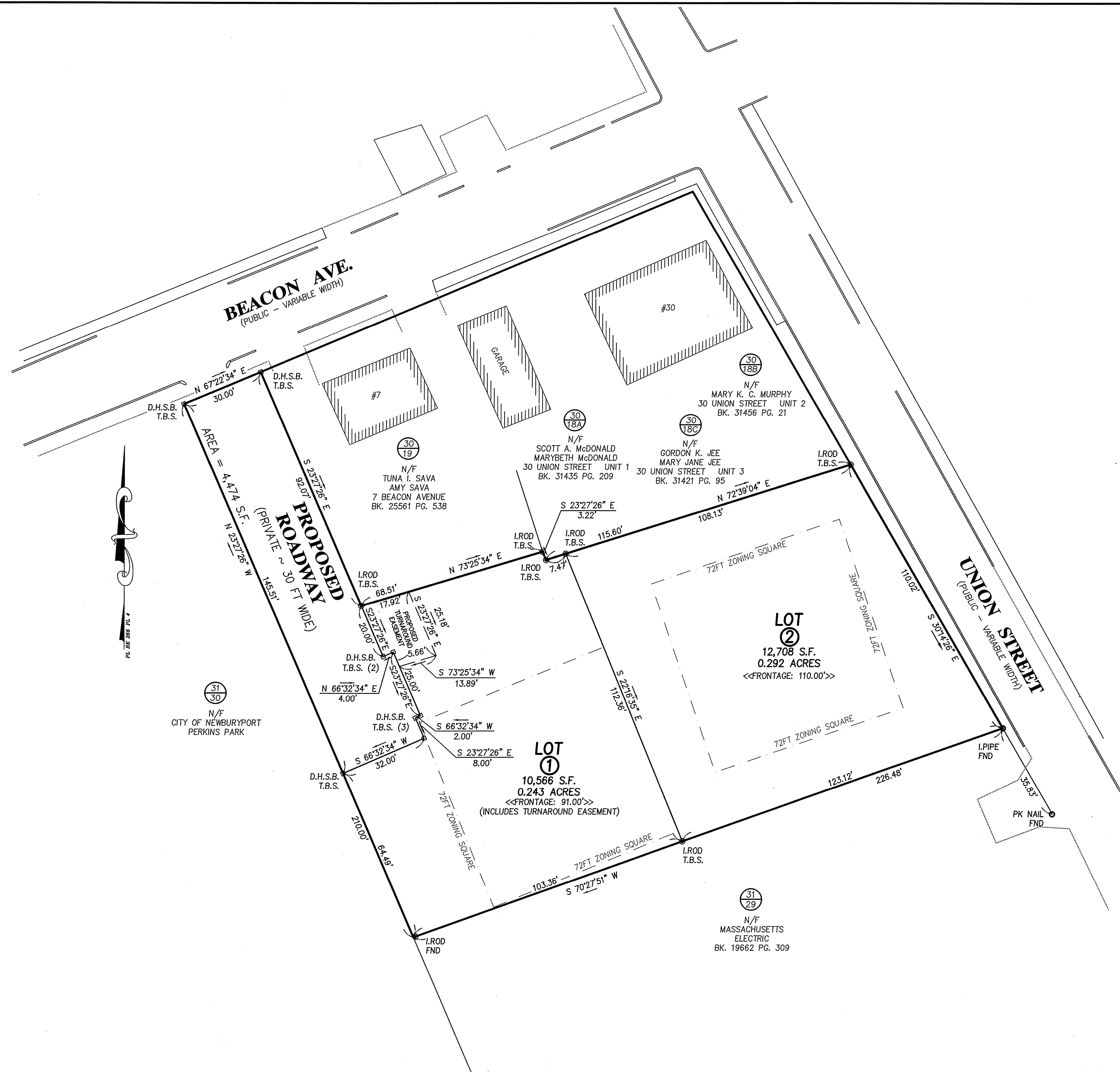
FOR REGISTRY USE

CITY OF NEWBURYPORT
PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW, M.G.L. CH. 141, S. 81-U.

DATE

CITY/TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

CITY/TOWN CLERK DATE



ZONING TABLE

ADDRESS - ASSESSORS MAP 31 LOT 29-A ZONING DISTRICT R-2 SINGLE FAMILY		
	REQUIRED	EXISTING
LOT AREA:	10,000 SF	27,750 SF
LOT FRONTAGE:	90 FT.	110 FT., 30 FT.
FRONT SETBACK:	25 FT.	**
SIDE SETBACK:	10 FT.	**
REAR SETBACK:	25 FT.	**
LOT COVERAGE:	25%	0%
OPEN SPACE:	40%	100%

LEGEND

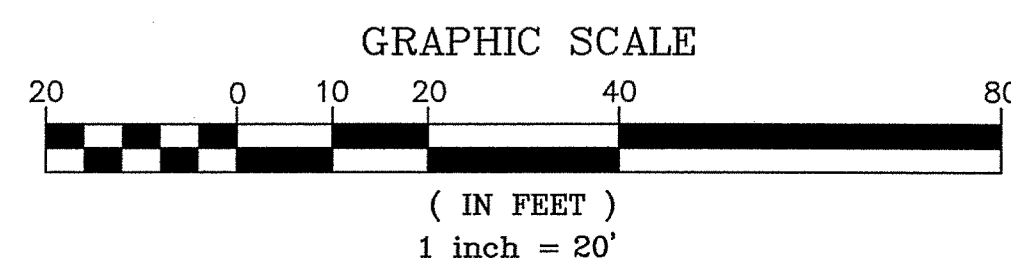
- D.H.S.B. DRILL HOLE STONE BOUND
- PK MASONRY NAIL
- I.P.I.P.E IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- T.B.S. TO BE SET
- 00 ASSESSORS MAP# PARCEL#

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY: THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCT. 18, 2016 AND MARCH 15, 2017.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

JEFFREY S. HOFMANN
#38581
PROFESSIONAL LAND SURVEYOR
DATE: 3/21/18



PREPARED FOR

GORMAN HOMES, LLC
3 ARCHELAUS HILL
WEST NEWBURY, MA 01985

MILLENNIUM ENGINEERING, INC.
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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
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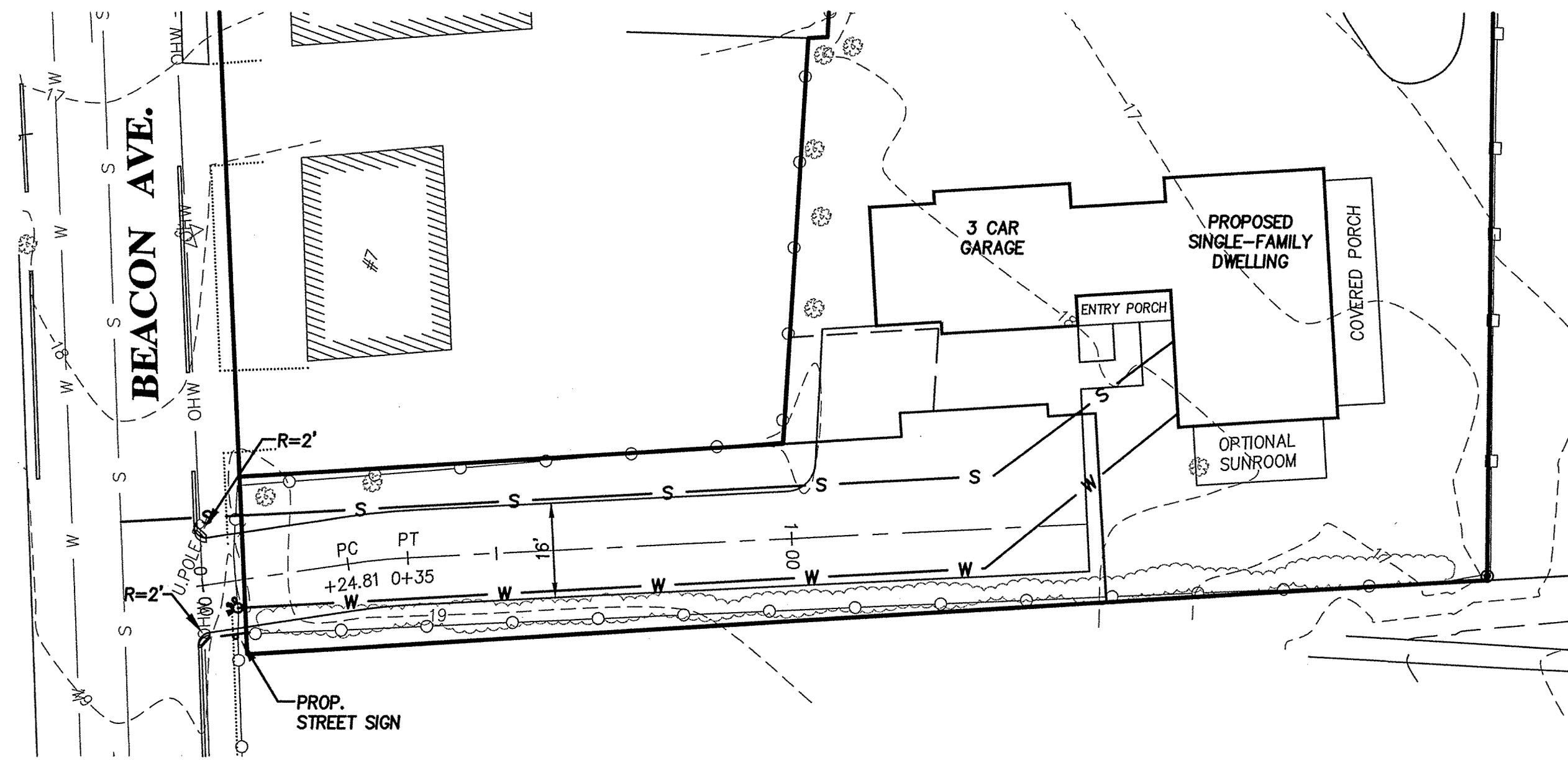
**DEFINITIVE SUBDIVISION
PLAN OF LAND
IN
NEWBURYPORT, MA**

**LOT
LAYOUT
PLAN**

SHOWING
A PROPOSED SUBDIVISION
AT
32 UNION STREET NEWBURYPORT, MA

SHEET: 3 OF 6

NO.	DATE	DESCRIPTION	BY	C.M.Y.	SCALE: 1"=20'	CALC. BY: S.F.R.	PROJECT: M163010
1	3/21/18	ADDRESS REVIEWER'S COMMENTS			DATE: JUN. 14, 2017	CHKD. BY: J.S.H.	

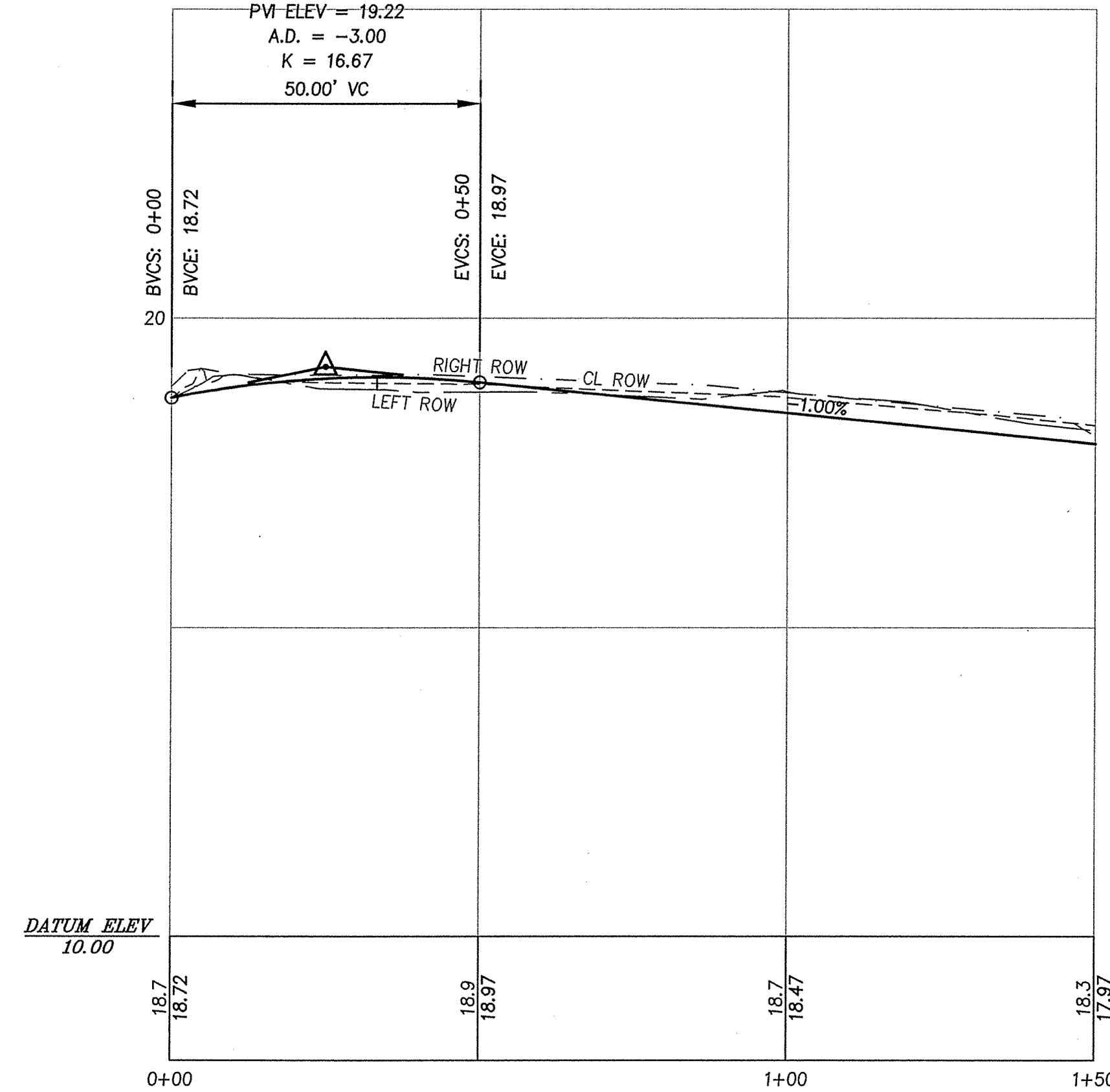


FOR REGISTRY USE

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

PROFESSIONAL ENGINEER DATE

HIGH POINT ELEV = 19.05
 HIGH POINT STA = 0+33.33
 PVI STA = 0+25
 PVI ELEV = 19.22
 A.D. = -3.00
 K = 16.67
 50.00' VC

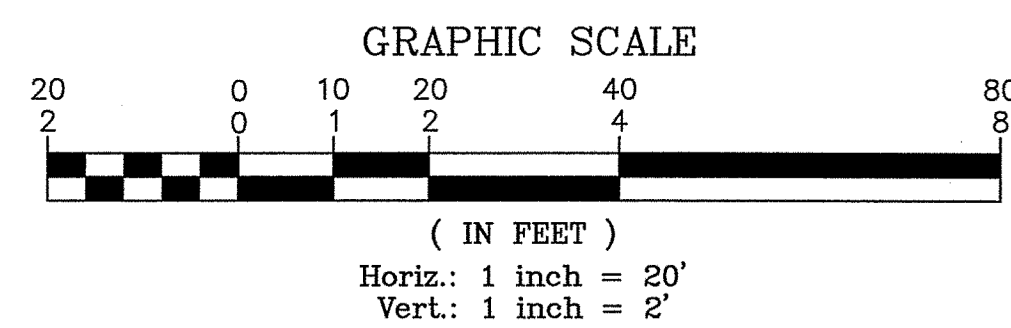


CITY OF NEWBURYPORT
 PLANNING BOARD APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW, M.G.L. CH. 141, S. 81-U.

CITY/TOWN CLERK:
 I HEREBY CERTIFY THAT NO
 APPEAL HAS BEEN FILED WITHIN
 THE 21 DAYS AS PRESCRIBED
 BY MASS. GENERAL LAWS CHAPTER
 41 SECTION 81-88.

CITY/TOWN CLERK DATE

DATE



PREPARED FOR

GORMAN HOMES, LLC
 3 ARCHELAUS HILL
 WEST NEWBURY, MA 01985

NO.	DATE	DESCRIPTION	BY
1	3/21/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

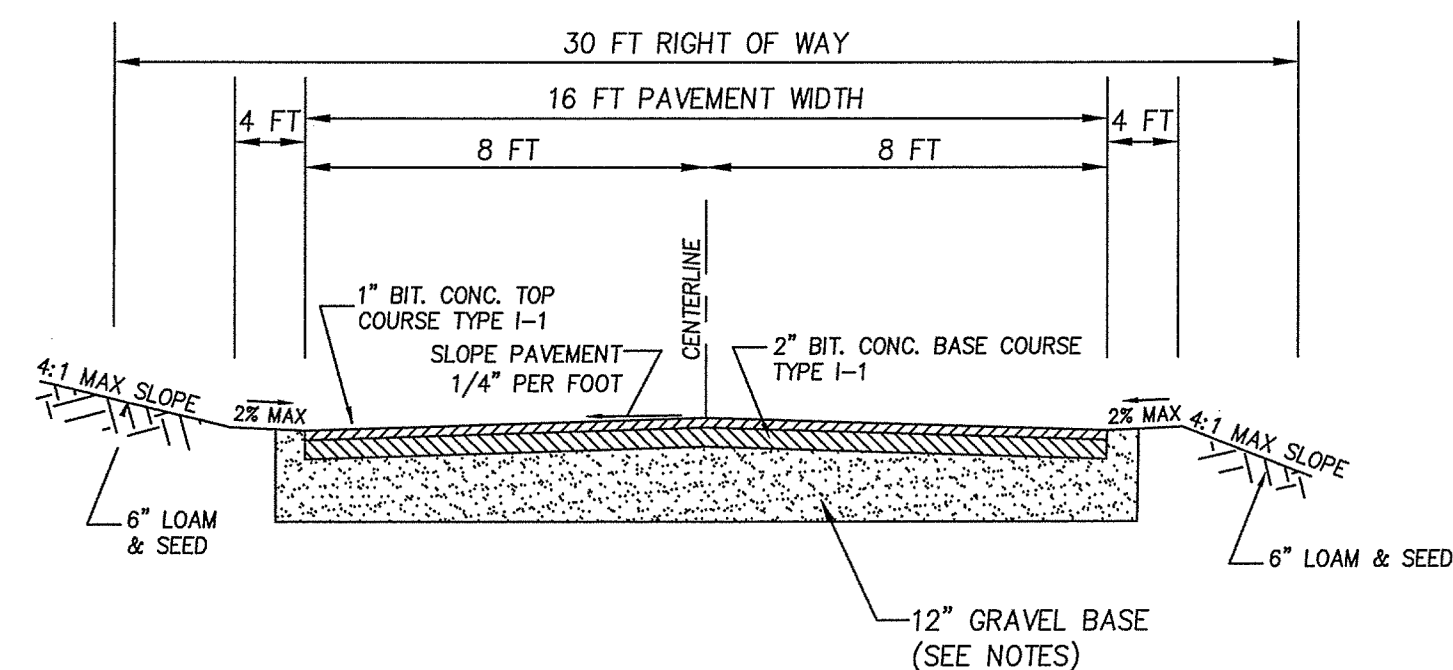
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SCALE: 1"=20'
 DATE: JUN. 14, 2017
 DESG. BY: C.M.Y.
 CHKD. BY: E.W.B.
 PROJECT: M163010

**DEFINITIVE SUBDIVISION
 PLAN OF LAND**
 IN
NEWBURYPORT, MA
 SHOWING
 A PROPOSED SUBDIVISION
 AT
 32 UNION STREET NEWBURYPORT, MA

**PLAN &
 PROFILE**

SHEET: 5 OF 6



TYPICAL ROADWAY CROSS-SECTION

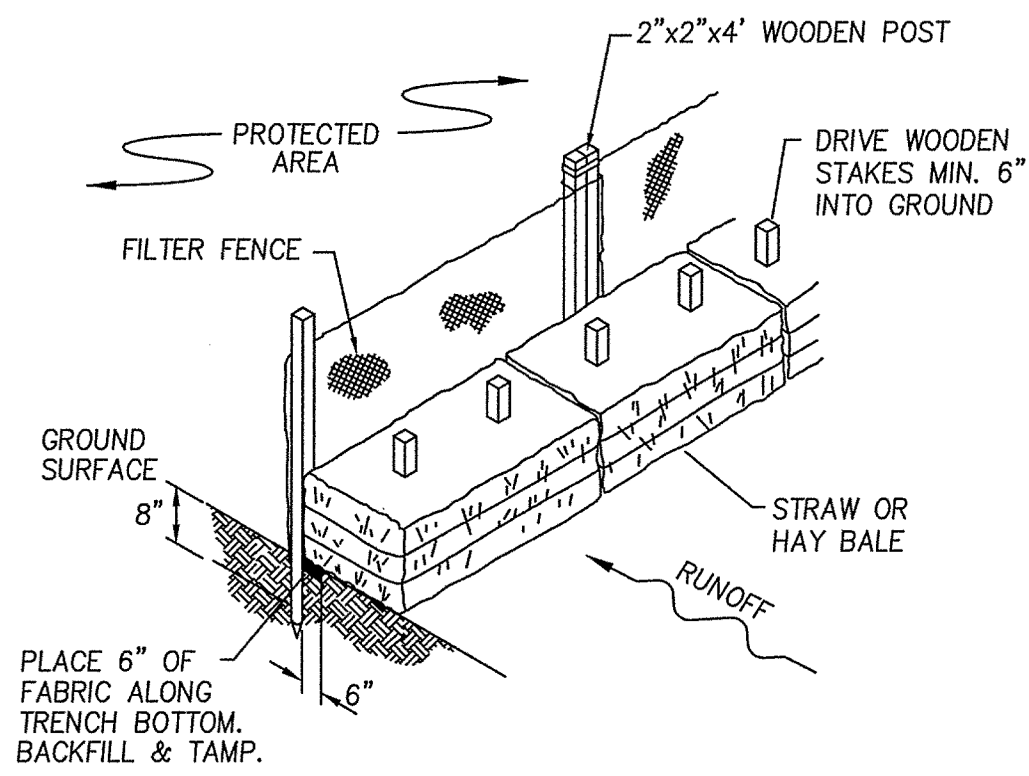
N.T.S.

ROADWAY NOTES

1. ALL MATERIAL SHALL BE REMOVED FOR THE FULL LENGTH AND WIDTH OF ROADWAY TO A DEPTH OF AT LEAST 15" BELOW FINISHED GRADE. ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED PAVEMENT GRADE.
2. ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
3. GRAVEL SHALL BE IN CONFORMITY WITH THE MOST RECENT "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" OF THE MASSACHUSETTS DOT AND SHALL CONSIST OF HARD, DURABLE STONE AND COARSE SAND PRACTICALLY FREE FROM LOAM AND CLAY AND CONTAINING NO STONE HAVING A DIMENSION GREATER THAN THREE (3) INCHES.
4. GRAVEL BASE SHALL BE SPREAD IN TWO SIX INCH LAYERS AND ROLLED WITH A ROLLER OF SUFFICIENT WEIGHT TO ACHIEVE NINETY FIVE (95) PERCENT COMPACTION.
5. THE MINIMUM CROSS SLOPE OF FINISHED BASE COURSE SHALL BE 1/4" PER FOOT UNLESS OTHERWISE SHOWN.
6. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.
7. AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.
8. STREET CONSTRUCTION SPECIFICATIONS SHALL BE IN COMPLIANCE WITH THE NEWBURYPORT SUBDIVISION REGULATIONS, APPENDIX 1.

PAVEMENT NOTES:

FINISH COURSE: 1" BIT. CONC. TOP COURSE TYPE I-1
 BINDER COURSE: 2" BIT. CONC. BASE COURSE TYPE I-1
 GRAVEL BASE: 12" GRAVEL BASE IN TWO SIX INCH LAYERS



NOTES

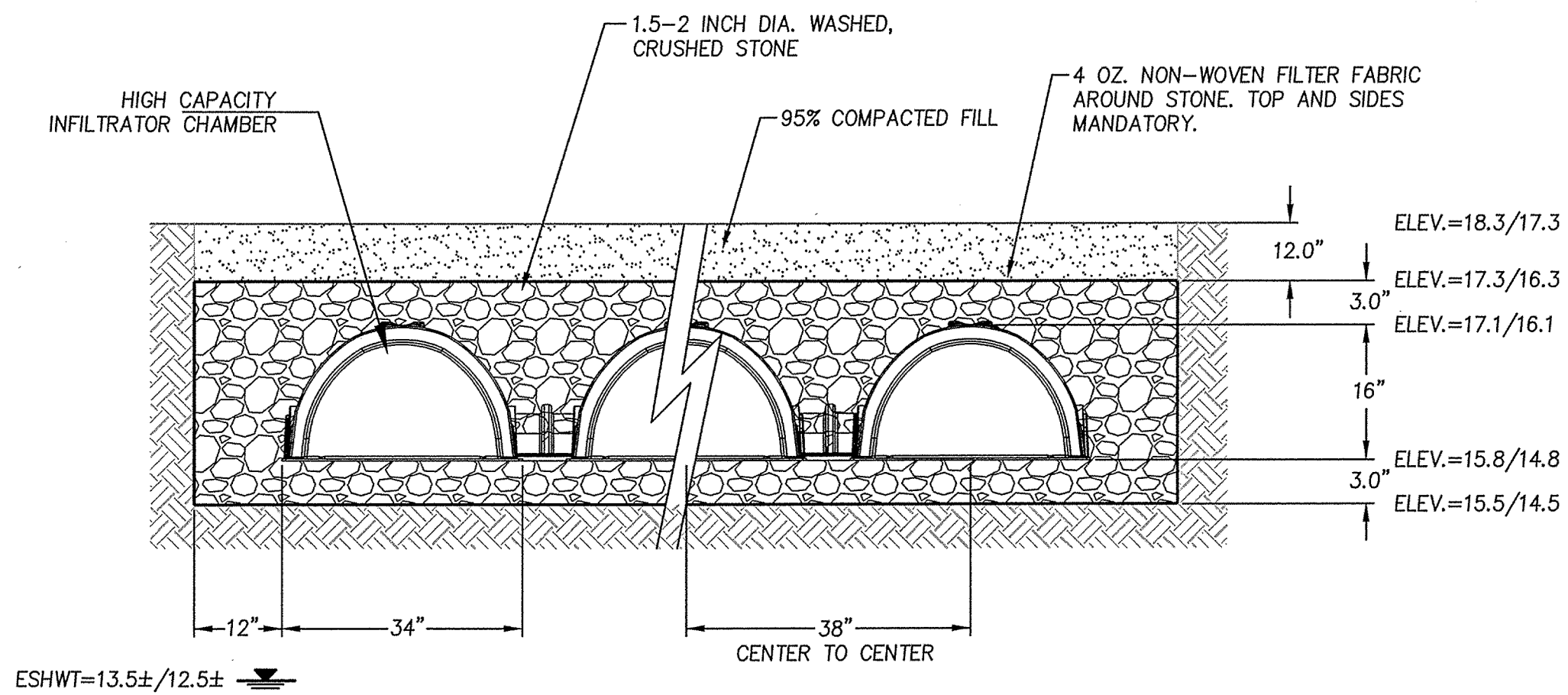
1. POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.

MAINTENANCE

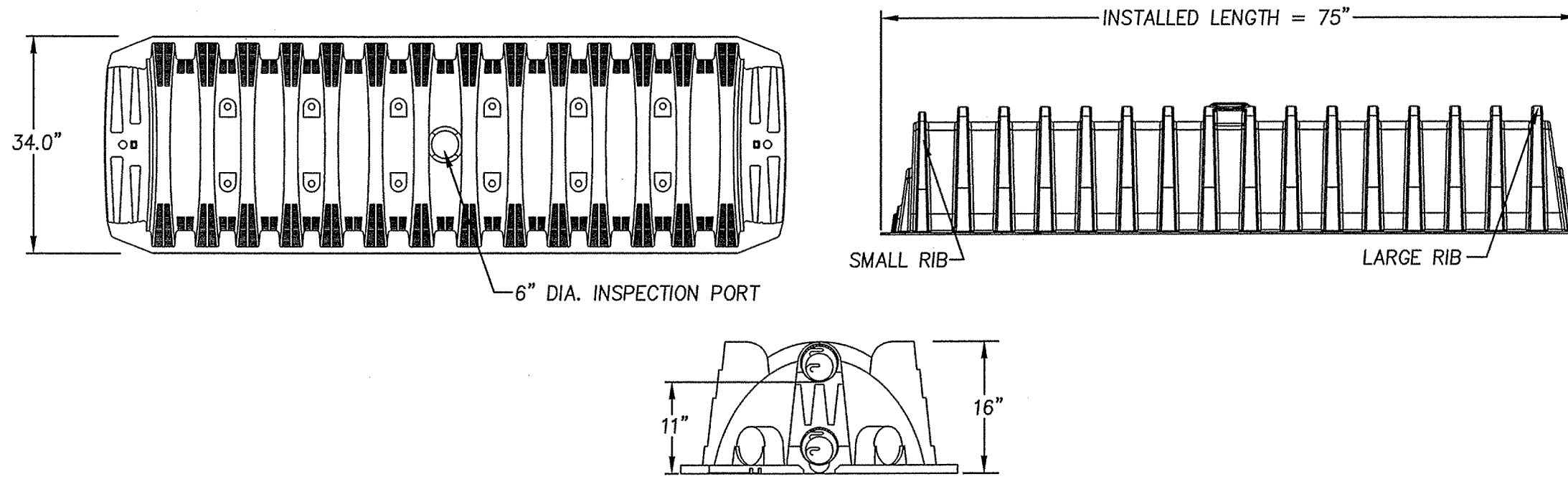
1. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON THE SILT FENCE SHALL DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

SILT FENCE/HAYBALE INSTALLATION

N.T.S.



ESHW=13.5±/12.5±



GENERAL NOTES:

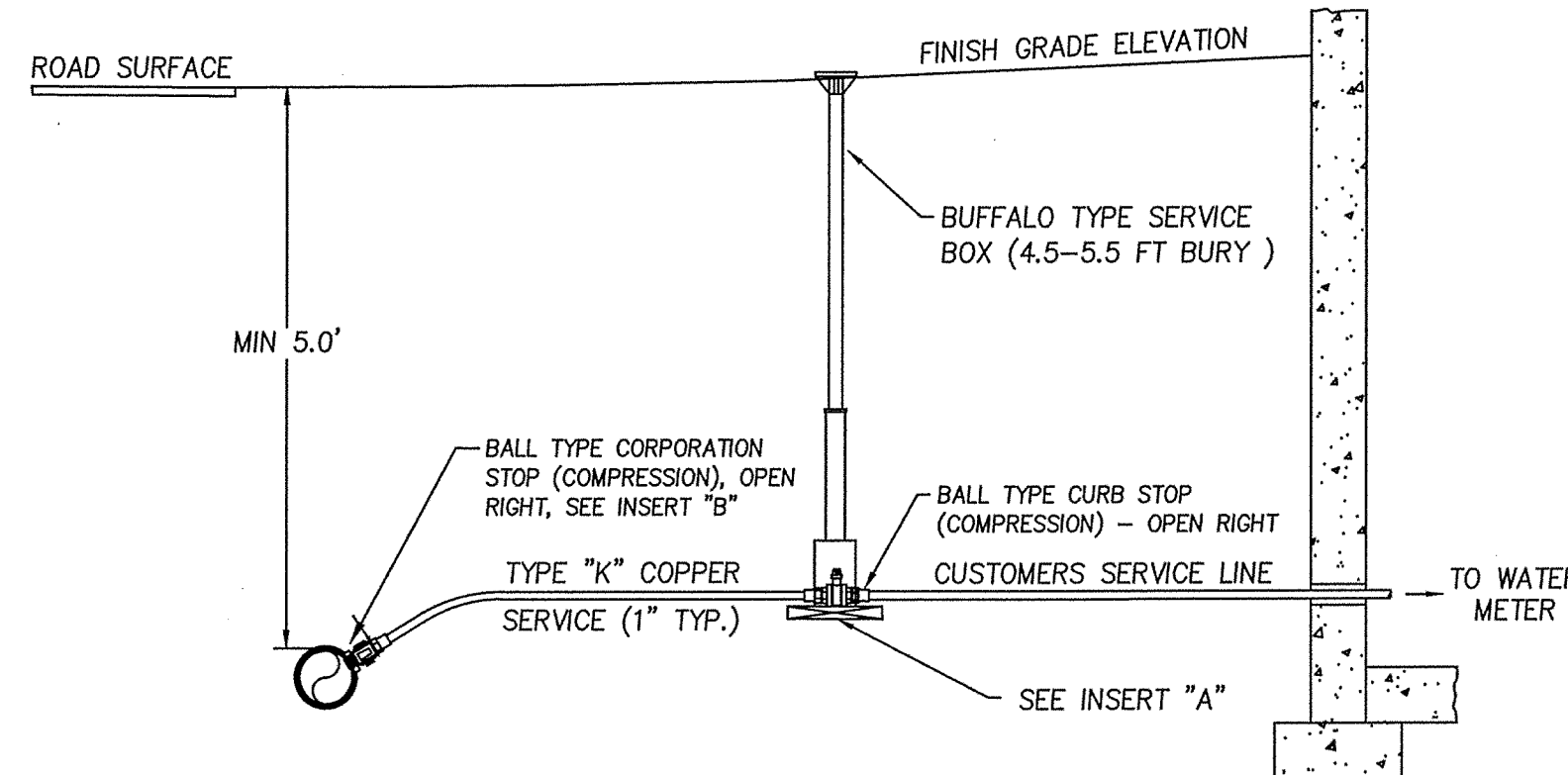
- 1) HIGH CAPACITY INFILTRATION CHAMBER BY INFILTRATOR SYSTEMS, INC. OF OLD SAYBROOK, CT. HIGH CAPACITY INFILTRATION CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO INFILTRATOR SYSTEMS, INC.'S CURRENT RECOMMENDED INSTALLATION.
- 2) HIGH CAPACITY INFILTRATION CHAMBER STORAGE = 2.29 CF/LF.

QUICK4 HIGH CAPACITY INFILTRATION CHAMBER

N.T.S.

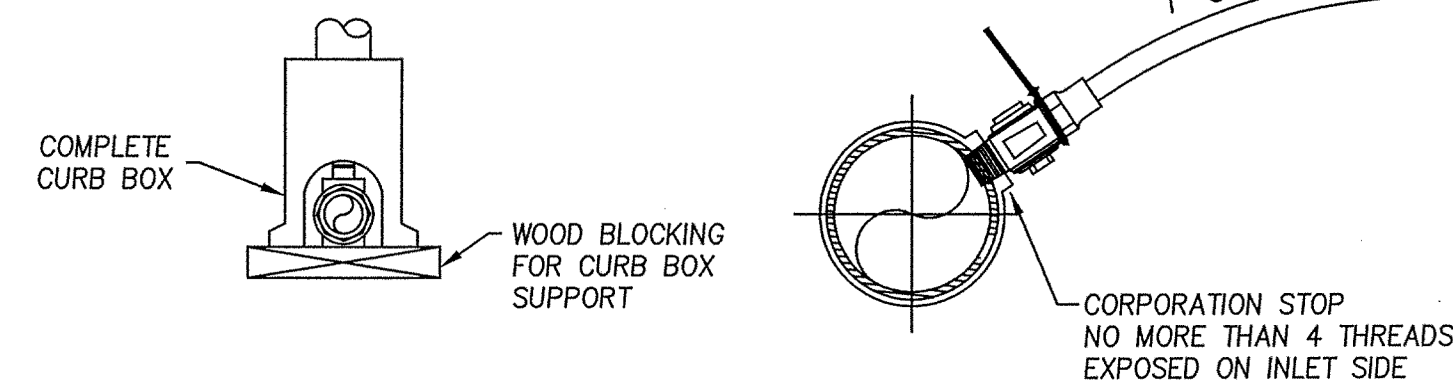
MATERIAL NOTES

- ALL MATERIALS AND CONSTRUCTION METHODS OF ALL THE ELEMENTS IN THE SUBDIVISION MUST CONFORM TO THE FOLLOWING STANDARDS, UNLESS OTHERWISE SHOWN AND APPROVED:
1. COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION)
 2. 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)
 3. SPECIFICATIONS BY THE CITY OF NEWBURYPORT IN THE PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, (LATEST EDITION)



INSERT "A"

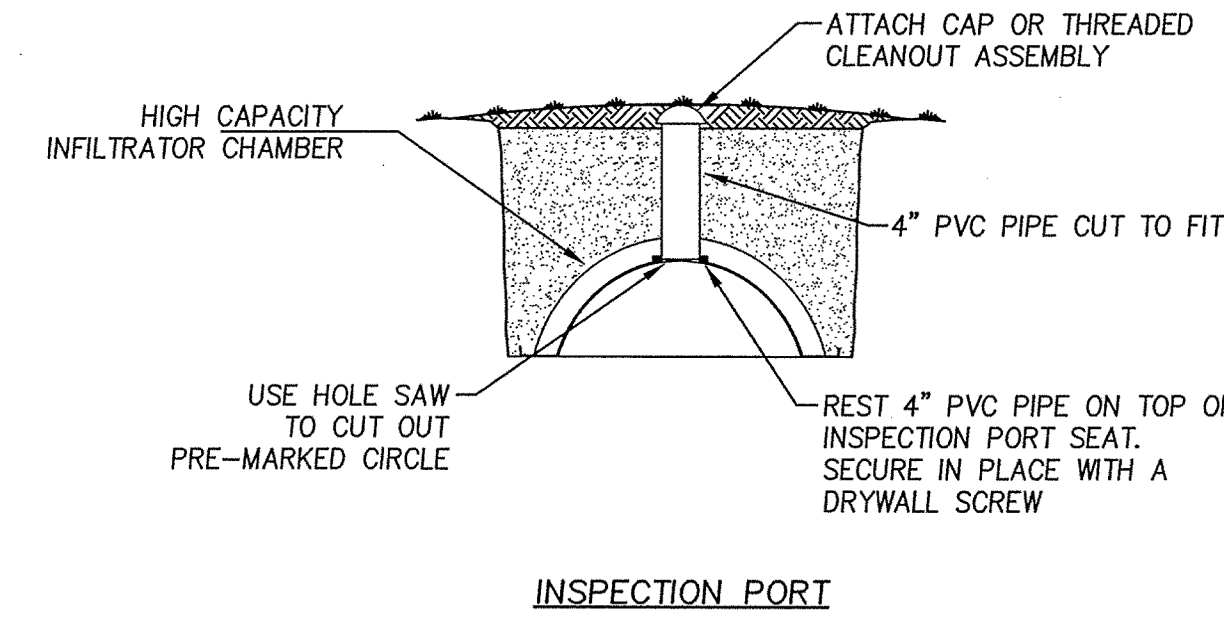
INSERT "B"



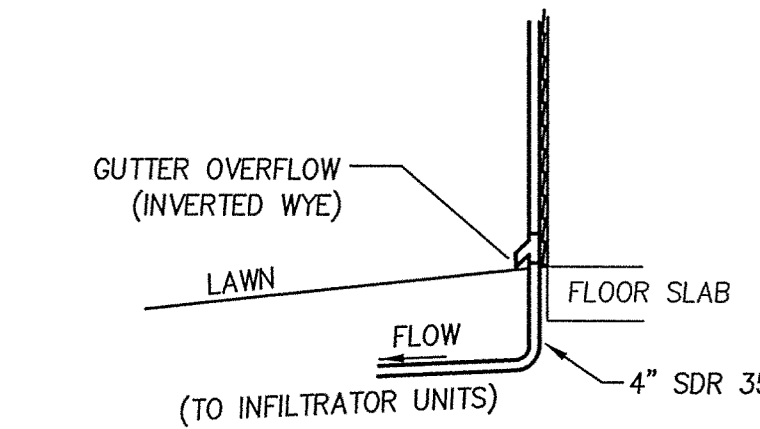
1. CORPORATION AND CURB STOPS SHALL BE BRASS & MEET ALL APPLICABLE DEP STANDARDS.

TYPICAL COPPER SERVICE CONNECTION

N.T.S.



INSPECTION PORT

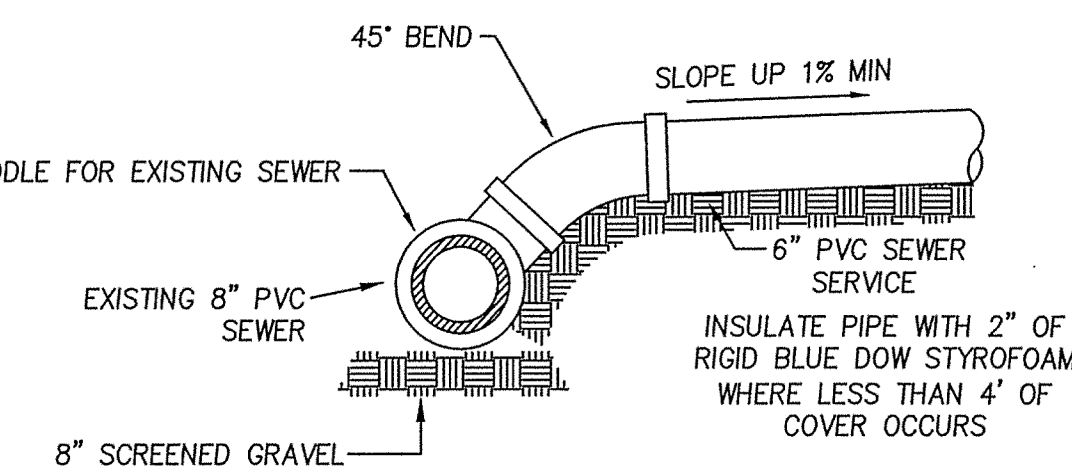


GUTTER DOWN SPOUT DETAIL

N.T.S.

GENERAL NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING CITY AND/OR STATE AGENCIES.
2. ALL WORK SHALL CONFORM TO: THE NEWBURYPORT PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND THESE PLANS.
3. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND SHALL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.
5. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
6. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER PRIOR TO CUTTING OPERATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.
8. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.
9. AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL/SILT FENCE LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND/OR SEDIMENT CONTROLS DURING CONSTRUCTION. HE/SHE SHALL INSPECT CONTROLS WEEKLY AND AFTER ALL STORM EVENTS. REPAIRS, IF REQUIRED, SHALL BE MADE IMMEDIATELY.
11. THE CONTRACTOR SHALL IDENTIFY TO THE TOWN HIS/HER TOPSOIL STOCKPILING OPERATIONS AND LOCATIONS. NO TOPSOIL SHALL LEAVE THE SITE UNLESS APPROVED BY TOWN OFFICIALS.
12. NO CONSTRUCTION SHALL TAKE PLACE UNTIL THE OWNER/DEVELOPER HAS RECEIVED WRITTEN APPROVAL FROM CITY OF NEWBURYPORT PLANNING BOARD AND ANY OTHER CITY/STATE DEPARTMENTS AS NEEDED
13. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE DEPARTMENT OF PUBLIC WORKS AND/OR THE CITY OF NEWBURYPORT PLANNING BOARD/DEPARTMENT
14. TWO HARD COPIES OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND/OR THE CITY OF NEWBURYPORT PLANNING BOARD UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL INCLUDE ALL LANDBASE AND UTILITIES INFORMATION.
15. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.
16. A PORTION OF THE PROPERTY LIES WITHIN ZONE AE (EL. 15) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C 0136G.
17. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM.
18. ANY DISTURBED AREAS OF THE SITE NOT USED FOR ROADWAY OR UTILITY CONSTRUCTION SHALL BE STABILIZED WITH LOAM AND SEED UNTIL FURTHER DISTURBANCE IS REQUIRED FOR BUILDING CONSTRUCTION.



SEWER SERVICE DETAIL

N.T.S.

CITY/TOWN CLERK:
 I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN THE 21 DAYS AS PRESCRIBED BY MASS. GENERAL LAWS CHAPTER 41 SECTION 81-88.

CITY/TOWN CLERK _____ DATE _____

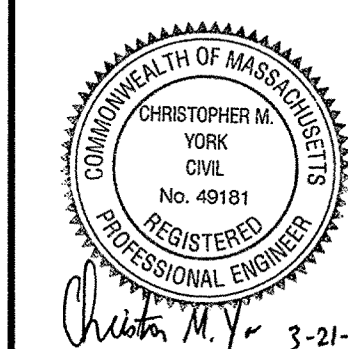
FOR REGISTRY USE ONLY

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

CITY OF NEWBURYPORT
 PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW, M.G.L. CH. 141, S. 81-U.

PROFESSIONAL ENGINEER _____ DATE _____

DATE _____



PREPARED FOR
GORMAN HOMES, LLC
 3 ARCHELAUS HILL
 WEST NEWBURY, MA 01985

MILLENNIUM ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

DEFINITIVE SUBDIVISION PLAN OF LAND
 IN
NEWBURYPORT, MA
 SHOWING
 A PROPOSED SUBDIVISION
 AT
32 UNION STREET NEWBURYPORT, MA

SITE DETAILS

SHEET: 6 OF 6

NO.	DATE	ADDRESS REVIEWER'S COMMENTS	C.M.Y.	SCALE: AS NOTED	DESIGN BY: C.M.Y.	PROJECT: M163010
1	3/21/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.	DATE: JUN. 14, 2017	CHKD. BY: E.W.B.	
		DESCRIPTION	BY			