

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

**Compliance Checklist**

Review Date:                      **March 18, 2020**  
Plan Title:                         **The Stables at Bashaw Farms**  
Applicant:                         **The Daly Group**  
Applicant's Engineer:         **LandPlex**  
Plan Date:                         **January 26, 2020**

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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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.3(1). Plans to be prepared per Registry of Deeds Rules/Regulations; Land Court<br><b>Required certification not signed</b> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.3(2) Signature Blocks<br><b>Required blocks for Clerk not included</b>                                                     |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 5.3(3) Title Block                                                                                                           |

**5.4 Contents of Plan:**

- |                                                                                  |                                     |                          |                                                                                                              |
|----------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>            | <input type="checkbox"/> | 5.4.1: Cover Sheet<br><b>Does not contain a locus plan or benchmark</b>                                      |
| 5.4.2. <b>Lot Layout Plan: The Lot Layout Plan shall be prepared as follows:</b> |                                     |                          |                                                                                                              |
| <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;                            |
| <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:<br><b>Existing and proposed monuments not shown</b>                                       |
| <input type="checkbox"/>                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5.4 2e. All bench marks and elevations<br><b>Starting bench mark not provided</b>                            |
| <input checked="" type="checkbox"/>                                              | <input type="checkbox"/>            | <input type="checkbox"/> | 5.4 2f. Lot and Easement Areas:<br><b>Playground easement not shown. Easement for sewer access not shown</b> |

- 5.4 2g. Lot Frontage and Lot Width:  
**Lot width not provided**
- 5.4 2h. Lot Designation as “Not Buildable”:  
**Open Space parcel clearly marked but not designated as non-buildable**
- 5.4.2i. Lot Numbers and Addresses:  
**Lot addresses not provided**
- 5.4 2 j. Location of Streets and Ways:  
**Pavement width of adjacent streets not provided.**
- 5.4 2k. Location of Existing Structures:
- 5.4 2. l Location of Features:
- 5.4 2 m. Zoning District(s):
- 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:
- 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
- 5.4.3j. Water and Stormwater Features:
- 5.4.3k. Wetlands:
- 5.4.3l. Floodplains;

- 5.4.3m. Utilities:
- 5.4.3n. Benchmarks:  
**The only benchmarks shown are temporary on existing streets**
- 5.4.3o. Street Trees:  
**Street trees are not shown**
- 5.4.3p. Erosion Control:  
**Erosion control is incomplete**
- 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:  
**Plans at 30 scale**

**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;
- 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;  
**Driveway dimensions not provided**

- 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;
- 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;  
**Transformers and pull boxes locations will be provided by national grid after approval**
- 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.

**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;
- 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;  
**Only existing centerline 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;
- 5.4.4c 4. Gradient lines shall be labeled with the rate of grade expressed as a percent;

- 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 in conformance with the rules**

- 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;

- 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;  
**hydrant station and offset not provided**

- 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

- 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 not provided**
- 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:  
**Details not provided**
- 5.4.5 h. Curbing:
- 5.4.5 i. Accessibility:  
Handicap ramp detail not provided
- 5.4.5 j. Guardrails:
- 5.4.5 k. Erosion/Sedimentation:  
**Some details provided more needed**
- 5.4.5 l. Other Utilities:

5.4.5 m..Notes:

**5.5 STORM WATER MANAGEMENT REPORT**

5.5 report

**5.6 ENVIRONMENTAL AND COMMUNITY IMPACT ANALYSIS**

**Applicant asked for waiver of requirement to submit Environmental report**

5.6.1. Applicability

5.6.2. Purpose

5.6.3. Concerns to be Addressed:

5.6.3a. Environmental and Community Impacts of Proposed Development:

5.6.3b. Adverse Impacts:

5.6.3c. Development Alternatives:

5.6.3d. Measures to Minimize Adverse Impacts:

**5.6.4. Topics to be Evaluated and Level of Detail Required:**

5.6.4a. Natural Environment

5.6.4a1. Air and Noise Pollution:

5.6.4a 2. Water Pollution:

5.6.4a 3. Land

5.6.4a 4. Plants & Wildlife:

5.6.4a 5. Water Supply

5.6.4a 6. Sewage Disposal:

**5.6.4b. Man-Made Environment**

5.6.4b1. Existing Neighborhood Land Use:

5.6.4b 2. Zoning:

**5.6.4 c Public Services**

5.6.4c 1. Schools:

3/24/2020

- 5.6.4c 2. Police:
- 5.6.4c 3. Fire:
- 5.6.4c 4. Recreation:
- 5.6.4c 5. Municipal Water:
- 5.6.4c 6. Municipal Sewage:
- 5.6.4c 7. Solid Waste Disposal
- 5.6.4c 8. Traffic:
- 5.6.4c 9. Highway:

**5.6.4d. Aesthetics**

- 5.6.4d 1. Lighting:
- 5.6.4d 2. Landscaping:
- 5.6.4dc 3. Visual

**5.6.e. Planning**

**5.6.f. Traffic Impacts:**

- 5.6.f. 1. Existing Level of Service (LOS):
- 5.6.f. 2. Changes in Condition:

5.6.f.3. Traffic Generation Comparison:

- 5.6.f3. i. The existing and potential vehicular traffic generation from all other developments accessing relevant road systems; and
- 5.6.f3ii. The vehicular traffic generation which would be expected to produce a LOS below LOS "C"; and

5.6.f.4. **Standards and Definitions:**

- 5.6.f4i. Trip generation rates
- 5.6.f34ii. Levels of Service ('LOS'): LOS

5.6.g. **Construction Plan:**

**5.6.h. Cost/Benefit Analysis:**  
**Statement provided numerical analysis not provided**