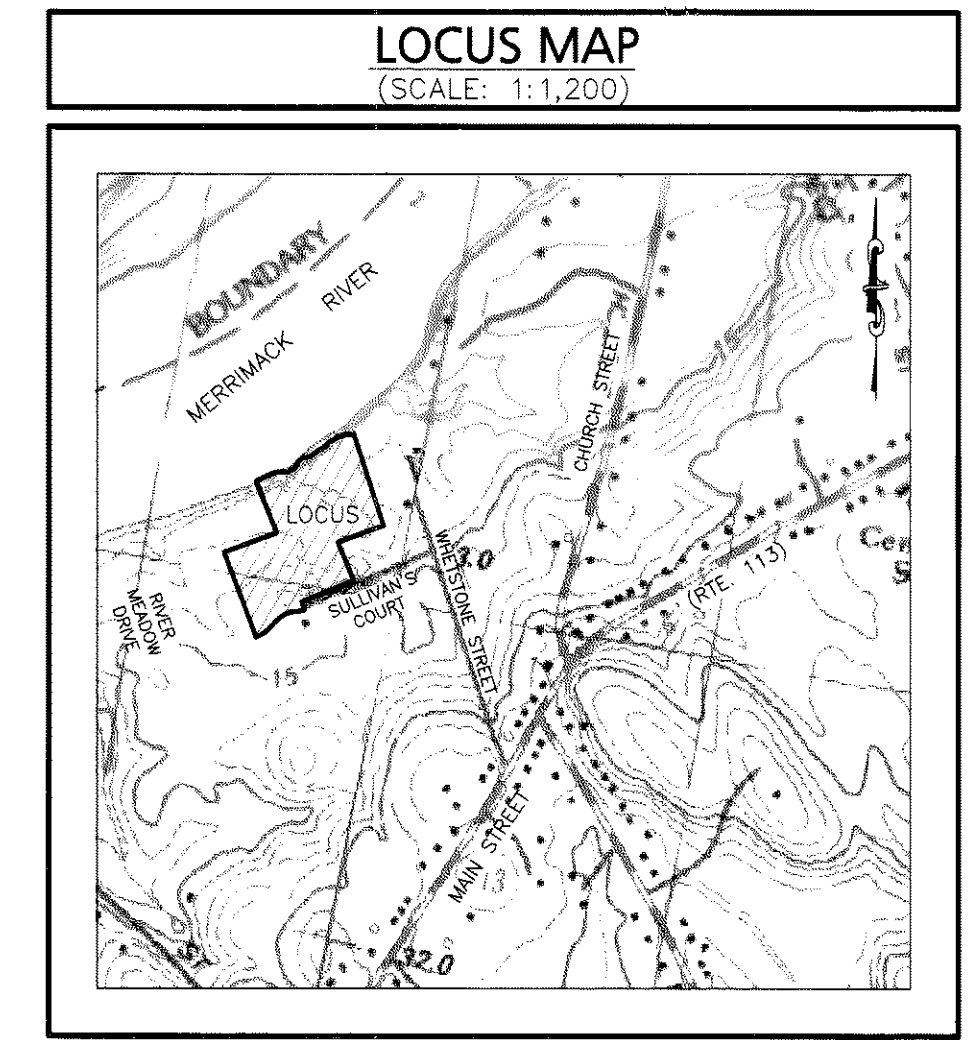


DEFINITIVE SUBDIVISION PLAN
OF SULLIVANS COURT EXTENSION
AKA
ESTATE HOMES AT RIVER'S EDGE
(TAX MAP R-11 - LOT 18)
WEST NEWBURY, MA

67
448
(11ps)



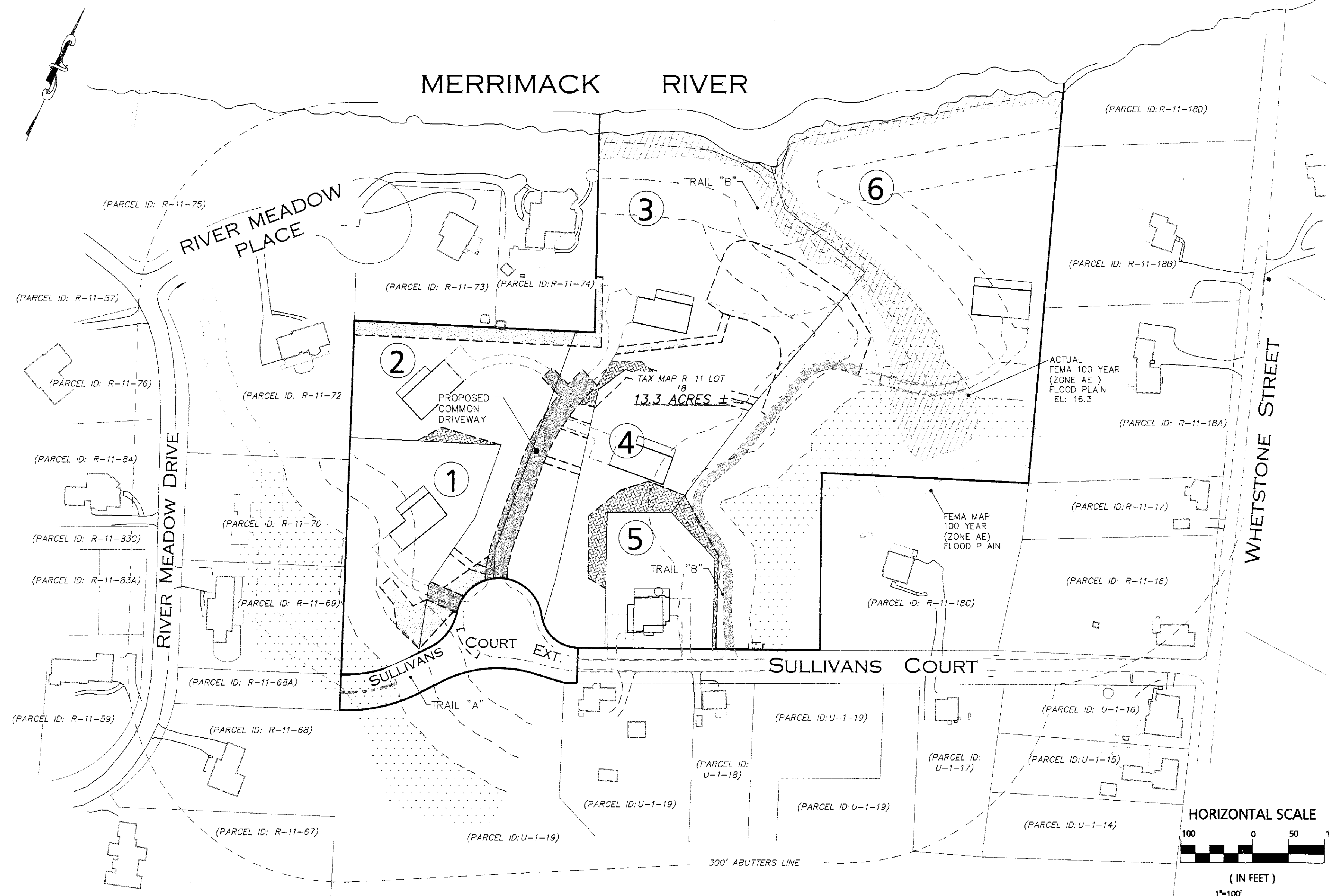
APPROVED BY THE
WEST NEWBURY
PLANNING BOARD

JUNE 16, 2015
DATE OF ENDORSEMENT
THIS IS TO CERTIFY THAT
ON APRIL 30, 2015
I RECEIVED FROM THE PLANNING
BOARD A CERTIFICATION OF THE
APPROVAL OF THIS PLAN, AND
THAT DURING THE TWENTY (20)
DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY
APPEAL FROM THE DECISION.
TOWN OF WEST NEWBURY
TOWN CLERK
DATE: JUNE 16, 2015

PROJECT LEGEND	
PROPERTY LINE	
ABUTTERS PROPERTY LINE	
EXISTING EDGE OF PAVEMENT	
EXISTING LIMIT OF BORDERING VEGETATED WETLAND (BWV)	WF23A
EXISTING WETLAND	
EXISTING 50 FT BUFFER ZONE TO BWV	
EXISTING 100 FT BUFFER ZONE TO BWV	
EXISTING 100 RIVERFRONT LINE	
EXISTING 200 RIVERFRONT LINE	
EXISTING STRUCTURE	
EXISTING CONTOUR	40
EXISTING WATER	
EXISTING HYDRANT	
EXISTING GATE VALVE	
EXISTING TREE LINE	
EXISTING STONE WALL	
TEST PIT	TP 2B
PERCOLATION TEST	P4
EXISTING IRON PIN, ROD, PIPE	
EXISTING RETAINING WALL	
PROPOSED PROPERTY LINE	
PROPOSED BUILDING SETBACK	
PROPOSED CENTERLINE	0+50 1+00
PROPOSED DWELLING	
PROPOSED PAVEMENT	
PROPOSED CONTOUR	40
PROPOSED SPOT GRADE	1181.00
PROPOSED SPOT GRADE (T.O.W. / B.O.W.)	TOW: 159.57 BOW: 155.67
PROPOSED ROCK RIP-RAP	
PROPOSED RETAINING WALL	
PROPOSED HAYBALES & SILT FENCE	
PROPOSED TIMBER GUARDRAIL	
PROPOSED WATER	
PROPOSED TREE LINE	
EXISTING 20% SLOPES	
EXISTING WILDLIFE / RARE SPECIES LINE (MASS GIS)	
PROPOSED TRAIL "A" & "B"	

WAIVERS TO SUBDIVISION RULES AND REGULATIONS
GRANTED BY THE PLANNING BOARD

- TO ALLOW THE LOTTING PLAN TO BE AT 50 SCALE RATHER THAN 40 SCALE, SO THE ENTIRE PROJECT CAN BE SHOWN ON ONE SHEET. SECTION 3.3.3.1.4.
- TO ALLOW THE 1988 NAVD DATUM SYSTEM TO BE USED RATHER THAN THE 1929 SYSTEM. SECTION 3.3.3.1.5.
- TO ALLOW THE DIMENSIONAL CRITERIA OF LOTS TO BE SHOWN AT AN ACCURACY OF TWO DECIMAL PLACES RATHER THAN 3. SECTION 3.3.3.2.
- TO ALLOW STREET BOUNDS TO BE LOCATED AT POINTS OF CURVATURE OF THE ROAD AS DIRECTED BY THE PLANNING BOARD. SECTION 3.3.3.3.8.
- TO ALLOW NO MODIFIED CAPE COD BERM SECTION 4.2.5.1
- TO ALLOW A ROADWAY WIDTH OF 16 FEET TO BE USED FOR OVERLAYING THE EXISTING SULLIVANS COURT AND THE NEW ROADWAY EXTENSION. SECTION 4.2.6.3
- TO ALLOW THE TRAVELLED WIDTH OF THE EXISTING SULLIVANS COURT AND THE NEW SECTION OF SULLIVANS COURT TO HAVE A TRAVELLED WIDTH OF 16 FEET. SECTION 4.2.6.3.
- TO ALLOW THE EXTENSION OF A DEAD END STREET. SECTION 4.2.8.1.
- TO ALLOW A MODIFIED CIRCULAR TURNAROUND AT THE END OF NEW SULLIVANS COURT. THE PAVEMENT WIDTH ON THE CUL-DE-SAC SHALL BE 16 FEET AS SHOWN ON THE APPROVED PLANS. SECTION 4.2.8.2.
- TO ALLOW NO SIDEWALKS. SECTION 4.3.1.1 AND 4.3.1.2 (NONE ARE REQUIRED FOR MINOR LOCAL ACCESS ROADS. SEE TABLE).
- TO ALLOW THE USE OF HIGH DENSITY POLYETHYLENE PIPE (HDPE) IN PLACE OF REINFORCED CONCRETE PIPE FOR DRAINAGE PURPOSES. SECTION 4.4.8.1.
- TO ALLOW FOR NO STREET LIGHTS TO BE INSTALLED ALONG SULLIVANS COURT. SECTION 4.7.2
- TO ALLOW STREET TREES TO BE INSTALLED IN LOCATIONS AS DIRECTED BY THE PLANNING BOARD ALONG EXISTING SULLIVANS COURT, NEW SULLIVANS COURT AND ALONG THE COMMON DRIVEWAY. SECTION 5.7.
- TO ALLOW A ROADWAY AND COMMON DRIVEWAY TO BE BUILT WITH A CROSS SECTION AS SHOWN ON THE PLANS. SECTION 5.2.1.4 AND SECTION 5.2.1.5.



LIST OF ABUTTERS (300')
(PARCEL ID: = MAP, BLOCK, LOT)

- | | | | | | |
|---|---|---|--|--|--|
| PARCEL ID: R-11-17
JANES T. ADELAIDE LIVING TRUST
JANES T. ADELAIDE (TRUSTEE)
32 WHETSTONE STREET
(BOOK 12458 PAGE 178) | PARCEL ID: R-11-16
DEBRA C. GREEN
1 SULLIVANS COURT
(BOOK 15939 PAGE 403) | PARCEL ID: R-11-67
PETER KEVIN & CAROLINE WATTS COLLINS
17 RIVER MEADOW DRIVE
(BOOK 214989 PAGE 55) | PARCEL ID: R-11-70
THE TOWN OF WEST NEWBURY
381 MAIN STREET
(BOOK 23418 PAGE 19) | PARCEL ID: R-11-75
THE TOWN OF WEST NEWBURY
RIVER MEADOW DRIVE
(BOOK 11364 PAGE 179) | PARCEL ID: U-1-14
JOHN R. KAMINSKI
24 WHETSTONE STREET
(32323-156) |
| PARCEL ID: R-11-18A
BRIAN & KERRY GARFIO
34 WHETSTONE STREET
(BOOK 13872 PAGE 329) | PARCEL ID: R-11-18C
JAY J. SOUCEY
3 SULLIVANS COURT
(BOOK 15939 PAGE 403) | PARCEL ID: R-11-68
CHERYL A. & NICHOLAS E. GRANT
19 RIVER MEADOW DRIVE
(BOOK 127746 PAGE 351) | PARCEL ID: R-11-72
ROBERT L. & DEBORAH L. TURUNEN
31 RIVER MEADOW DRIVE
(BOOK 13683 PAGE 487) | PARCEL ID: R-11-76
MICHELE IL. & JAMES ARNETTE
24 RIVER MEADOW DRIVE
(28807-30) | PARCEL ID: U-1-15
EILEEN M. CONNELLY
26 WHETSTONE STREET
(32323-156) |
| PARCEL ID: R-11-18B
SUSAN & BRIAN RICHARD
36 WHETSTONE STREET
(BOOK 13872 PAGE 328) | PARCEL ID: R-11-18
MARY P. & VINCENT P. SULLIVAN
K. COFFIN, J. SANTOS & LF BEARD
18 SULLIVANS COURT
(BOOK 14173 PAGE 559) | PARCEL ID: R-11-68A
THE TOWN OF WEST NEWBURY
381 MAIN STREET
(BOOK 11364 PAGE 179) | PARCEL ID: R-11-73
JANET A. & THOMAS M. HORGAN
33 RIVER MEADOW PLACE
(BOOK 12709 PAGE 497) | PARCEL ID: R-11-84
LISA & BRIAN SHEA
22 RIVER MEADOW DRIVE
(BOOK 11311 PAGE 422) | PARCEL ID: U-1-16
SHERYL L. WILLIAM C. LASALA
28 WHETSTONE STREET
(BOOK 5779 PAGE 761) |
| PARCEL ID: R-11-18D
SUSAN & BRIAN RICHARD
WHETSTONE STREET
(BOOK 27777 PAGE 313) | PARCEL ID: R-11-59 & 83C
STEPHEN J. GALLIGAN
18 RIVER MEADOW DRIVE
(BOOK 10857 PAGE 229) | PARCEL ID: R-11-69
THE BRIN FAMILY TRUST
DAVID S. & ERIN M. BRIN (TRUSTEES)
21 RIVER MEADOW DRIVE
(31103-1) | PARCEL ID: R-11-74
SHERIE L. & HOWARD HILL
32 RIVER MEADOW DRIVE
(BOOK 22276 PAGE 292) | PARCEL ID: R-11-83A
THE BRIN FAMILY TRUST
DAVID S. & ERIN M. BRIN (TRUSTEES)
RIVER MEADOW DRIVE (UNDEV.)
(31103-1) | PARCEL ID: U-1-17
MARK E. BILODEAU
8 SULLIVANS COURT
(BOOK 26160 PAGE 53) |
| | | | | | PARCEL ID: U-1-18
MICHAEL D. SHERBURNE
14 SULLIVANS COURT
RIVER MEADOWS DRIVE(31103-1) |
| | | | | | PARCEL ID: U-1-19
MARY P. & VINCENT P. SULLIVAN
K. COFFIN, J. SANTOS & LF BEARD
18 SULLIVANS COURT
(BOOK 14173 PAGE 559) |

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS FOR RECORDING ADOPTED BY
THE REGISTERS OF DEEDS IN 1978 AND AMENDED
JANUARY 12, 1988.

THOMAS E. NEVE, P.E., P.R.L.S.
DATE: 06/08/15

FOR REGISTRY USE ONLY

PLAN BOOK 448 PLAN 67
Essex Registry of Deeds
Received June 29, 2015
with Vote Walker
Development Corp
Rec'd 34171 p.236
Attest: J. L. O'Brien
Register of Deeds (11ps)

REVISED TO: JUNE 8, 2015

DATE	DESCRIPTION
06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
03/03/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS

PREPARED FOR: (APPLICANT)
WALKER DEVELOPMENT, CORP.
447 OLD BOSTON ROAD (U.S. RTE. 1)
TOPSFIELD, MA. 01983

PROJECT:
DEFINITIVE SUBDIVISION PLAN
SULLIVANS COURT
(TAX MAP R-11/LOT 18)
WEST NEWBURY, MA

DATE ISSUED: OCTOBER 9, 2014

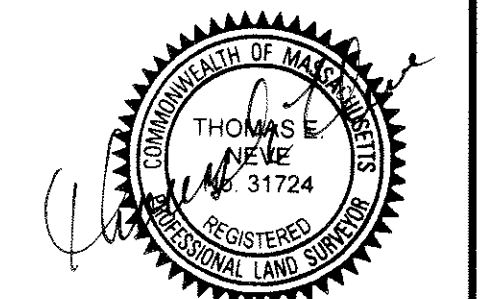
PROJECT #: 14-8201

PREPARED BY: THOMAS E. NEVE, P.E.
, R.P.L.S.

PREPARED BY:
THOMAS E. NEVE
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944
EMAIL: THOMASENEVE@GMAIL.COM



R.P.E. DATE: 06/08/15

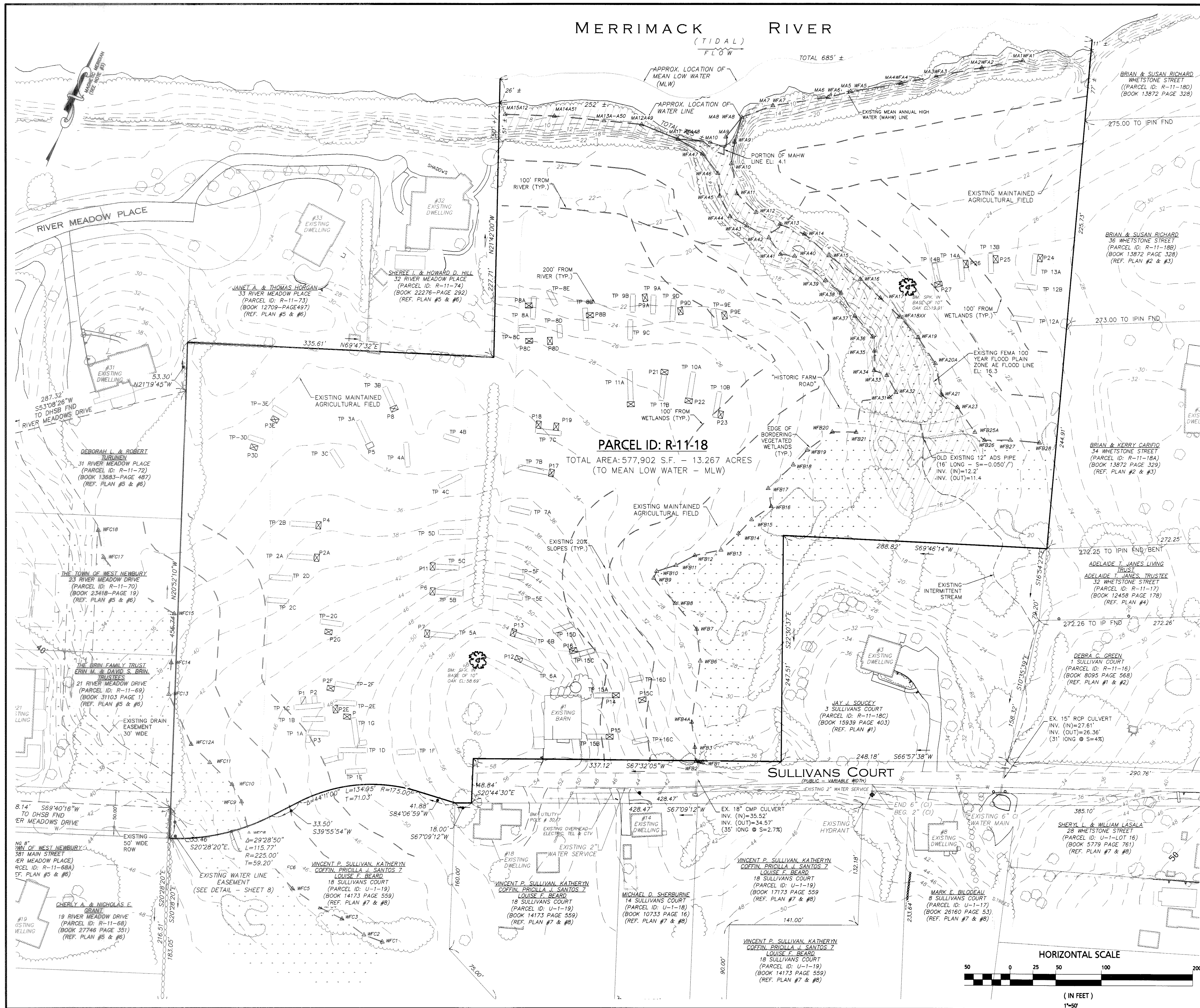


R.P.L.S. DATE: 06/08/15

DRAWING TITLE:
COVER SHEET

DRAWING #:

C-1

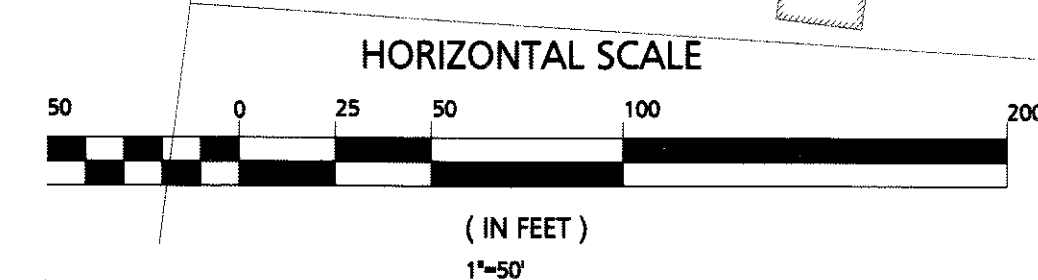


PLAN BOOK 448 PLAN 67
ESSEX REGISTRY OF DEEDS AND MAPS
RECEIVED JUNE 29 2015
with Vote Walker
Development Corp
Rec'd 3417 P.236
Attest: [Signature]
(111 p.s.)

FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.
[Signature] 06/08/15
THOMAS E. NEVE, P.E., P.R.L.S. DATE

- PROJECT NOTES:
- EXISTING CONDITIONS, TOPOGRAPHY AND ELEVATIONS INFORMATION OBTAINED FROM AN ON THE GROUND SURVEY AND AERIAL PHOTOGRAPHY DATED APRIL 2011 PRODUCED BY COL-EAST OF NORTH ADAMS MA.
 - ELEVATIONS REFER TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPPING SYSTEM BASED ON THE NAVD 1988 DATUM.
 - PLAN BEARINGS AND MERIDIAN SYSTEM BASED ON MAGNETIC NORTH FROM PLAN OF RIVER MEADOWS RECORDED IN THE SOUTH ESSEX REGISTRY IN PLAN BOOK 212, PLAN 85 DATED MAY 7, 1986.
 - STARTING BENCHMARK IS STATION # 8836, A CHISELED SQUARE IN THE CONCRETE LIGHT BASE OF A TRAFFIC LIGHT AT THE INTERSECTION OF ROUTE 113 AND MAPLE STREET - ELEVATION = 110.13' - NAVD 1988 DATUM. LOCAL BENCHMARK IS A SPIKE IN THE BASE OF UTILITY POLE # 30/7 - ELEVATION = 51.28' - NAVD 1988 DATUM.
 - PORTIONS OF THE SUBJECT PARCEL ARE LOCATED IN A ZONE AS DEPICTED BY THE FLOOD INSURANCE RATE MAP FOR ESSEX COUNTY, MASSACHUSETTS - PANEL 0092F MAP # 25009C0092F AND PANEL 0111F - MAP # 25009C0111F (EFFECTIVE DATE JULY 3, 2012). A ZONE AS IS AN AREA FLOODING BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS WITH BASE FLOOD ELEVATIONS DETERMINED.

- REFERENCE PLANS
- PLAN OF LAND / SULLIVAN'S COURT PREPARED BY APPLE ASSOCIATES, INC., DATED MAY 20, 1999, RECORDED IN THE SOUTH ESSEX REGISTRY SEPTEMBER 16, 1999, IN PLAN BOOK 337 PLAN # 60.
 - PLAN PREPARED FOR VINCENT P. SULLIVAN PREPARED BY DONOHOE & PARKHURST, INC., DATED AUGUST 6, 1996, RECORDED IN THE SOUTH ESSEX REGISTRY DECEMBER 3, 1996, IN PLAN BOOK 312 PLAN # 63.
 - PLAN OF LAND / WHETSTONE STREET PREPARED BY APPLE ASSOCIATES, INC., DATED NOVEMBER 11, 2007, RECORDED IN THE SOUTH ESSEX REGISTRY, MARCH 11, 2008, IN PLAN BOOK 412 PLAN # 88.
 - PLAN OF LAND, PREPARED FOR CHARLES G. JAMES, JR., PREPARED BY ARROW ASSOCIATES & SURVEY ASSOCIATES, DATED JULY 8, 1992, RECORDED IN THE SOUTH ESSEX REGISTRY, JULY 31, 1992, IN PLAN BOOK 276 PLAN # 102.
 - DEFINITIVE SUBDIVISION - RIVER MEADOWS PREPARED BY TAM ENGINEERING ASSOCIATES, INC., DATED MAY 7, 1986, RECORDED IN THE SOUTH ESSEX REGISTRY, JULY 23, 1986 IN PLAN BOOK 212 PLAN # 85.
 - SUBDIVISION MODIFICATION OF RIVER MEADOWS PREPARED BY CHRISTIANSEN & SERGI, INC., DATED SEPTEMBER 25, 1989, RECORDED IN THE SOUTH ESSEX REGISTRY, OCTOBER 19, 1989, IN PLAN BOOK 236 PLAN # 75.
 - PLAN OF LAND - ANR #1 - SULLIVAN'S COURT, PREPARED BY LAND TECH CONSULTANTS DATED JANUARY 29, 2013, RECORDED IN THE SOUTH ESSEX REGISTRY, JUNE 18, 2014 IN PLAN BOOK 443 PLAN # 56.
 - PLAN OF LAND - ANR #2 - SULLIVAN'S COURT, PREPARED BY LAND TECH CONSULTANTS, DATED JANUARY 30, 2013, RECORDED IN THE SOUTH ESSEX REGISTRY, JUNE 27, 2014 IN PLAN BOOK 443 PLAN # 56.
 - "COTTAGES AT RIVER HILL", AN OPEN SPACE DEVELOPMENT, PREPARED BY LAND TECH CONSULTANTS, REVISED DATED THROUGH MAY 29, 2014, RECORDED IN THE SOUTH ESSEX REGISTRY, JUNE 27, 2014 IN PLAN BOOK 443 PLAN # 59.
 - EASEMENT PLAN - "COTTAGES AT RIVER HILL" - PREPARED BY LAND TECH CONSULTANTS, DATED MARCH 26, 2014, RECORDED IN THE SOUTH ESSEX REGISTRY, JUNE 27, 2014 IN PLAN BOOK 443 PLAN # 57.



APPROVED BY THE WEST NEWBURY PLANNING BOARD
[Signatures]
JUNE 16, 2015
DATE OF ENDORSEMENT
THIS IS TO CERTIFY THAT ON April 30, 2015 I RECEIVED FROM THE PLANNING BOARD A CERTIFICATION OF THE APPROVAL OF THIS PLAN, AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM THE DECISION.
[Signature]
TOWN OF WEST NEWBURY TOWN CLERK
DATE: June 16, 2015

DATE	DESCRIPTION
06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS

REVISIONS

PREPARED FOR: (APPLICANT)
WALKER DEVELOPMENT, CORP.
447 OLD BOSTON ROAD (U.S. RTE. 1)
TOPSFIELD, MA. 01983

PROJECT:
DEFINITIVE SUBDIVISION PLAN
SULLIVAN'S COURT
(TAX MAP R-11/LOT 18)
WEST NEWBURY, MA

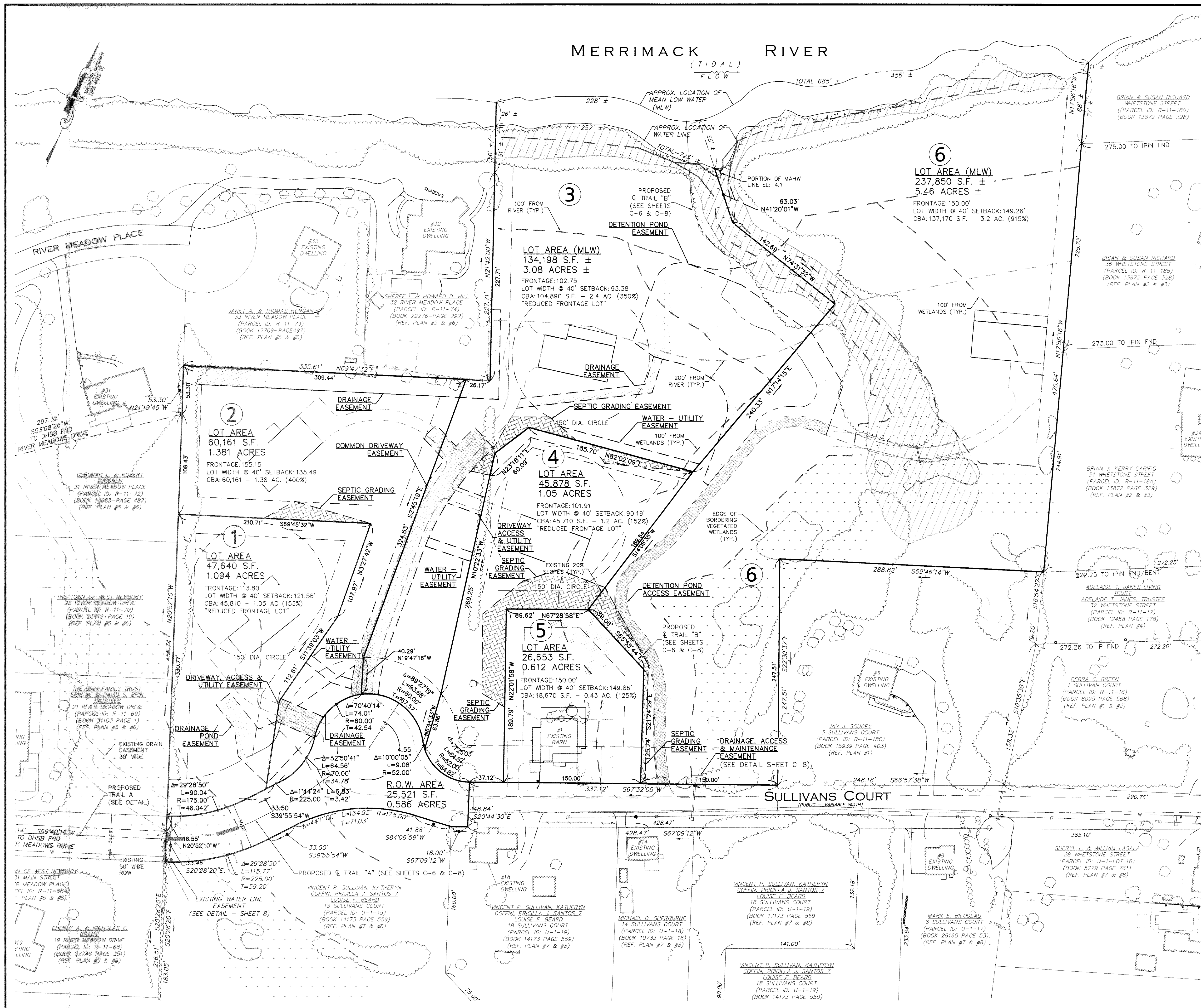
DATE ISSUED: OCTOBER 9, 2014
PROJECT #: 14-8201
PREPARED BY: THOMAS E. NEVE, P.E., R.P.L.S.

PREPARED BY:
THOMAS E. NEVE
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944
EMAIL: THOMASENEVE@GMAIL.COM

R.P.E. [Signature] DATE: 06/08/15

R.P.L.S. [Signature] DATE: 06/08/15

DRAWING TITLE:
EXISTING CONDITIONS PLAN
DRAWING #:
C-2



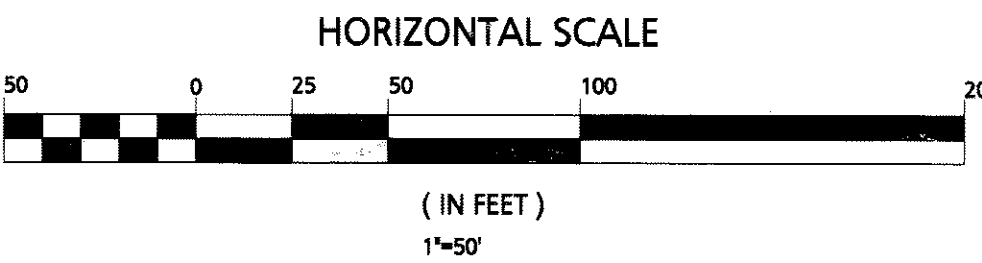
PLAN BOOK 448 PLAN 67
Recorded with Vote Walker Development Corp. Rec. B-3471 P. 236
J. J. B. Registrar of Deeds (11/15)

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

THOMAS E. NEVE, P.E., P.R.L.S. DATE 06/08/15

LAND USE TABLE	
LOCATION:	SULLIVAN'S COURT
ZONE:	RESIDENCE C (RES C)
USE:	RESIDENTIAL SINGLE FAMILY
PARCEL AREA:	13.3 ACRES +/-
CONVENTIONAL LOTS:	
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	150'
MINIMUM FRONT SETBACK	40'-FEET
MINIMUM SIDE SETBACK	20'-FEET
MINIMUM REAR SETBACK	20'-FEET
LOT WIDTH (90% OF FRONTAGE @ FRONT SETBACK = 135')	135'
CBA = 75% NOT INCLUDING 20 % SLOPES & WETLAND RESOURCE AREAS	15,000 S.F.
REDUCED FRONTAGE LOTS:	
MINIMUM LOT AREA	40,000 S.F.
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT SETBACK	40'-FEET
MINIMUM SIDE SETBACK	20'-FEET
MINIMUM REAR SETBACK	20'-FEET
LOT WIDTH (90% OF FRONTAGE @ FRONT SETBACK = 90' x 100')	90'
CBA = 75% NOT INCLUDING 20 % SLOPES & WETLAND RESOURCE AREAS	30,000 S.F.
DIAMETER OF CIRCLE ON LOT	150'-FEET

NOTE:
LOTS 1, 3 AND 4 HAVE BEEN APPROVED BY A REDUCED FRONTAGE SPECIAL PERMIT, AND SHALL NOT BE FURTHER SUBDIVIDED, OR REDUCED IN AREA, OR CHANGED IN SIZE OR SHAPE AFTER THE PLAN HAS BEEN RECORDED AT THE REGISTRY OF DEEDS.



APPROVED BY THE WEST NEWBURY PLANNING BOARD

JUNE 16, 2015
DATE OF ENDORSEMENT

THIS IS TO CERTIFY THAT ON April 30, 2015 I RECEIVED FROM THE PLANNING BOARD A CERTIFICATION OF THE APPROVAL OF THIS PLAN, AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM THE DECISION.

DATE: June 16, 2015

06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS
DATE	DESCRIPTION

PREPARED FOR: (APPLICANT)
WALKER DEVELOPMENT, CORP.
447 OLD BOSTON ROAD (U.S. RTE. 1)
TOPSFIELD, MA. 01983

PROJECT:
DEFINITIVE SUBDIVISION PLAN
SULLIVAN'S COURT
(TAX MAP R-11/LOT 18)
WEST NEWBURY, MA

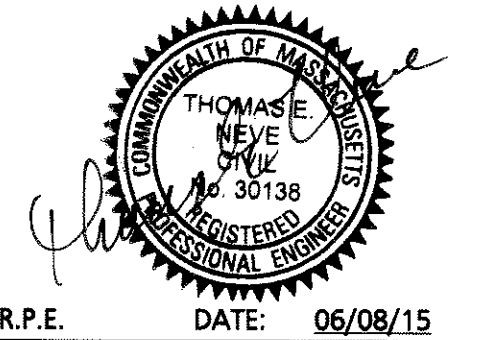
DATE ISSUED: OCTOBER 9, 2014

PROJECT #: 14-8201

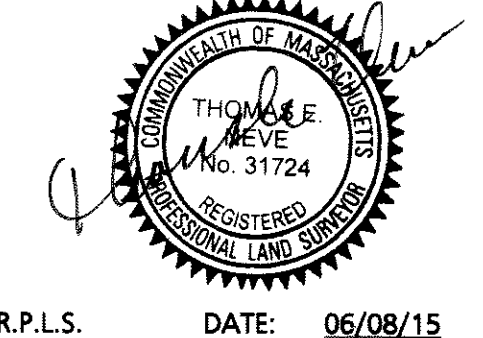
PREPARED BY: THOMAS E. NEVE, P.E., R.P.L.S.

PREPARED BY:
THOMAS E. NEVE

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944
EMAIL: THOMASENEVE@GMAIL.COM



R.P.E. DATE: 06/08/15



R.P.L.S. DATE: 06/08/15

DRAWING TITLE:
LOTING PLAN

DRAWING #:

C-3

PROJECT NOTES:

- SEE SHEET C-1 ENTITLED COVER SHEET FOR GENERAL PROJECT NOTES AND LEGEND
- SEE SHEET C-3 ENTITLED SUBDIVISION PLAN FOR DIMENSIONS (DISTANCES AND BEARINGS) FOR ALL EXISTING AND PROPOSED PROPERTY LINES AND EASEMENT.
- SEE SHEET D-1 FOR TYPICAL ROADWAY CROSS SECTION.
- BENCHMARK; A SPIKE IN THE BASE OF UTILITY POLE # 30/7 - ELEVATION = 51.28' - NAVD 1988 DATUM.
- SEE SHEET C-6 FOR PRELIMINARY LOT DEVELOPMENT DESIGN.
- PROPOSED GAS LINE AND ELECTRIC, TELEPHONE AND CABLE (ETC) CONDUIT LOCATION AND CONFIGURATION ARE APPROXIMATE. PRIOR TO CONSTRUCTION CONTRACTOR TO COORDINATE FINAL LOCATION, MATERIALS AND SPECIFICATIONS WITH INDIVIDUAL UTILITY COMPANIES.

VERTICAL CURVE DATA:

- HIGH POINT STA: 3+80.46
HIGH POINT ELE: 53.88
PVI STA: 3+20.45
PVI ELE: 57.08
AD: -12.00%
K-VALUE: 20.00
- LOW POINT STA: 0+86.07
LOW POINT ELE: 41.33
PVI STA: 1+36.07
PVI ELE: 42.33
AD: 8.00%
K-VALUE: 16.66

STATIONING AND ELEVATIONS:

Station	Elevation
5+75	45.6
5+50	47.2
5+25	48.89
5+00	48.8
4+75	50.39
4+50	51.90
4+25	52.84
4+00	53.49
3+75	53.83
3+50	53.85
3+25	53.57
3+00	52.97
2+75	52.05
2+50	50.83
2+25	49.29
2+00	47.44
1+75	45.48
1+50	43.83
1+25	42.56
1+00	41.67
0+75	41.11
0+50	40.61
0+25	40.11
0+00	39.61

EXISTING CULVERT:
35' OF 18" @ 2.73%
INV(+): 35.52
INV(-): 34.57

LIMIT OF ROADWAY IMPROVEMENTS:
STA: 0+00.00
ELEV: 39.61

TITLE BLOCK:

PLAN BOOK 448 PLAN 67
Revised June 29, 2015
with Vote Walker
Development Corp.
Rec'd 34171 p.236
THOMAS E. NEVE, P.E., P.R.L.S.
DATE 06/08/15

[illegible]

John
B. W. A.
B. R. Murphy
for the

THIS IS TO CERTIFY THAT
ON April 30, 2015
I RECEIVED FROM THE PLANNING
BOARD A CERTIFICATION OF THE
APPROVAL OF THIS PLAN, AND
THAT DURING THE TWENTY (20)
DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY
APPEAL FROM THE DECISION.

06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
03/03/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	


PROJECT:
DEFINITIVE
SUBDIVISION PLAN
SULLIVANS COURT
(TAX MAP R-11/LOT 18)
WEST NEWSPRICK, MA

PREPARED BY:
THOMAS E. NEVE
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND
SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944

EMAIL: THOMASENEVE@GMAIL.COM

COMMONWEALTH OF MASSACHUSETTS
THOMAS E. NEVE
CIVIL
No. 30138

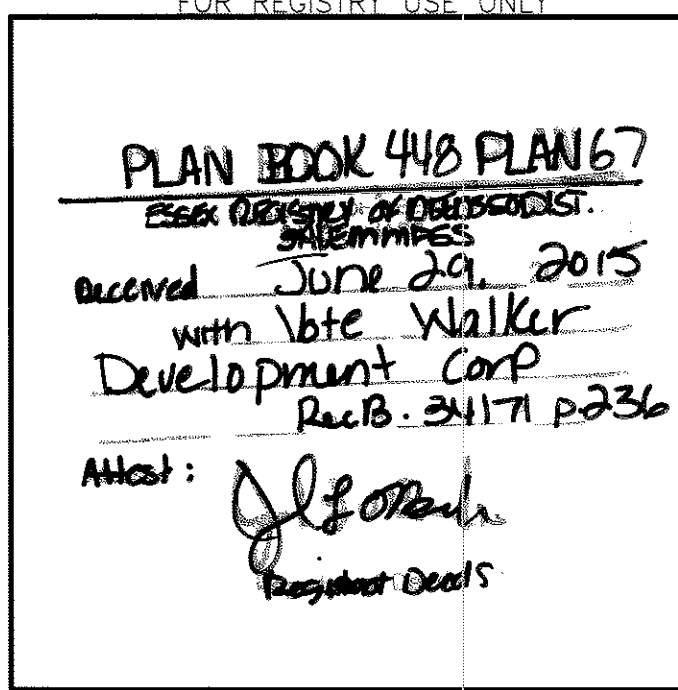
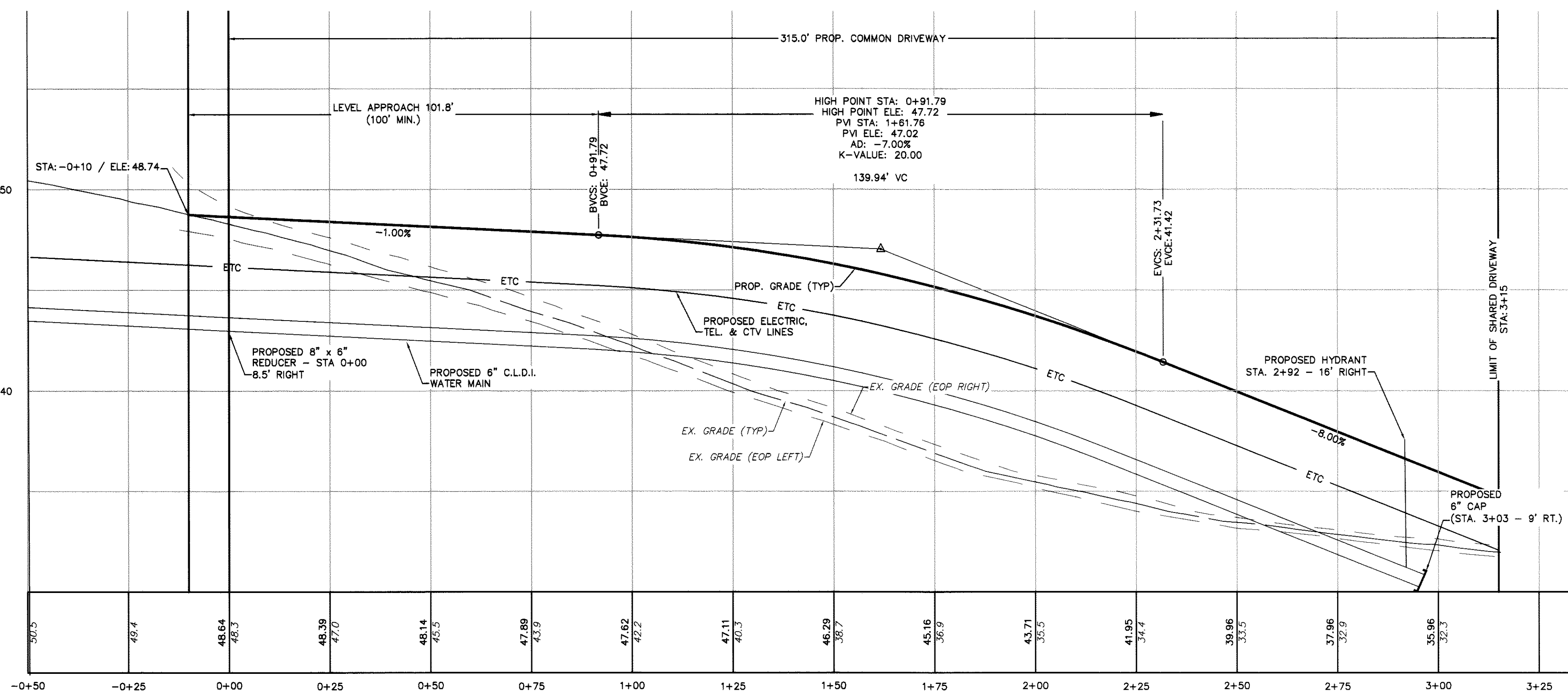
R.P.E. DATE: 06/08/15


 R.P.L.S. DATE: 06/08/15
 DRAWING TITLE:

ROADWAY PLAN
& C.L. PROFILE

DRAWING #:

C-4



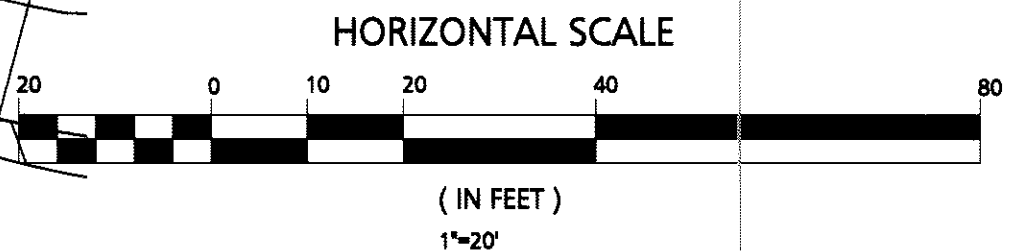
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS FOR RECORDING ADOPTED BY
THE REGISTERS OF DEEDS IN 1978 AND AMENDED
JANUARY 12, 1988.

 06/08/15
THOMAS E. NEVE, P.E., P.R.L.S. DATE

PROJECT NOTES:

1. SEE SHEET C-1 ENTITLED COVER SHEET FOR GENERAL PROJECT NOTES AND LEGEND
2. SEE SHEET C-3 ENTITLED SUBDIVISION PLAN FOR DIMENSIONS (DISTANCES AND BEARINGS) FOR ALL EXISTING AND PROPOSED PROPERTY LINES AND EASEMENT.
3. SEE SHEET D-1 FOR TYPICAL ROADWAY CROSS SECTION.
4. SEE SHEET C-4 FOR PROJECT BENCHMARK (A SPIKE IN THE BASE OF UTILITY POLE # 30/7 - ELEVATION = 5'12" - NAVD 1988 DATUM).
5. SEE SHEET C-6 FOR PRELIMINARY LOT DEVELOPMENT DESIGN.

6. PROPOSED GAS LINE AND ELECTRIC, TELEPHONE AND CABLE (ETC) CONDUIT LOCATION AND CONFIGURATION ARE APPROXIMATE. PRIOR TO CONSTRUCTION CONTRACTOR TO COORDINATE FINAL LOCATION, MATERIALS AND SPECIFICATIONS WITH INDIVIDUAL UTILITY COMPANIES.



APPROVED BY THE
WEST NEWBURY
PLANNING BOARD

Edgley
Quip
B.R. Murphy
1 hr 10 min

DATE OF ENDORSEMENT JUNE 16, 2015

THIS IS TO CERTIFY THAT
N. April 30, 2015
RECEIVED FROM THE PLANNING
BOARD A CERTIFICATION OF THE
APPROVAL OF THIS PLAN, AND
THAT DURING THE TWENTY (20)
DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY
APPEAL FROM THE DECISION.

Wm. J. Brown
TOWN OF WEST NEWBURY
TOWN CLERK

DATE: June 16, 2015

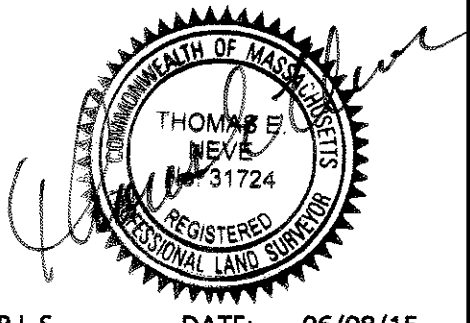
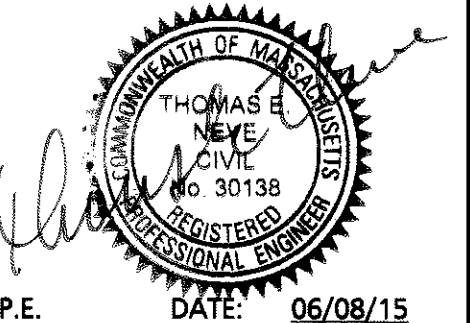
06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
03/03/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	

PREPARED FOR: (APPLICANT)
WALKER
DEVELOPMENT, CORP.
147 OLD BOSTON ROAD (U.S RTE. 1)
TOPSFIELD, MA. 01983

PROJECT:
DEFINITIVE
SUBDIVISION PLAN
SULLIVANS COURT
(TAX MAP R-11/LOT 18)
WEST NEWBURY, MA

DATE ISSUED:	OCTOBER 9, 2014
PROJECT #:	14-8201
PREPARED BY:	THOMAS E. NEVE, P.E. , R.P.L.S.

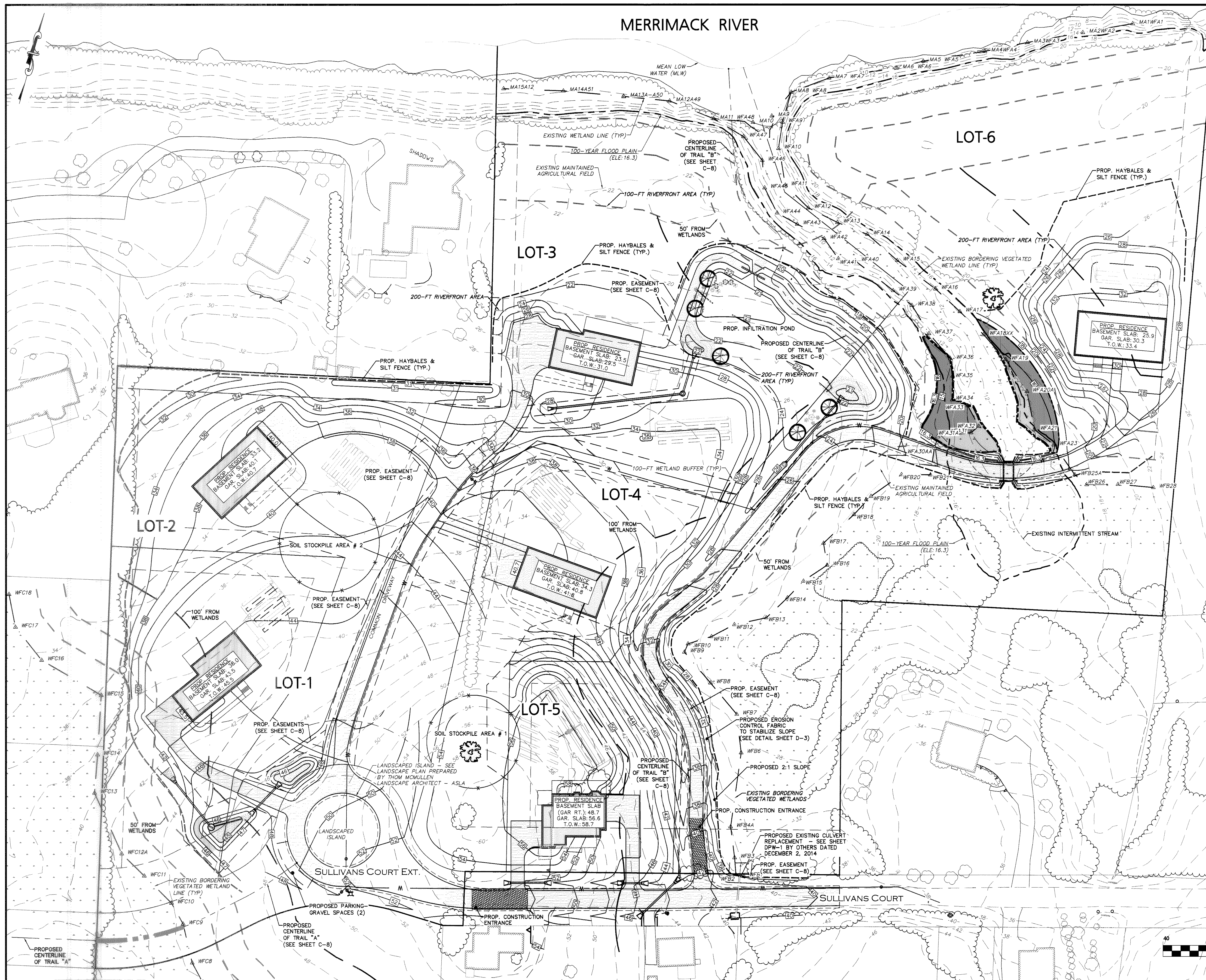
PREPARED BY:
THOMAS E. NEVE
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND
SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944
MAIL: THOMASENEVE@GMAIL.COM



DRAWING TITLE:
COMMON DRIVEWAY
PLAN & C.L. PROFILE

DRAWING #:

C-5



FOR REGISTRY USE ONLY

PLAN BOOK 448 PLAN 67
 Book 448, Page 67, Date 06/08/15
 Record June 29, 2015
 with Vote Walker
 Development Corp.
 Pub. 341 71 p. 236
 Date: 06/08/15
 (11 pks)

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

THOMAS E. NEVE, P.E., P.R.L.S. DATE: 06/08/15

- PROJECT NOTES:**
- SEE SHEET C-1 ENTITLED COVER SHEET FOR GENERAL PROJECT NOTES AND LEGEND.
 - SEE SHEET C-3 ENTITLED SUBDIVISION PLAN FOR DIMENSIONS (DISTANCES AND BEARINGS) FOR ALL EXISTING AND PROPOSED PROPERTY LINES AND EASEMENT.
 - SEE SHEET D-1 FOR TYPICAL ROADWAY CROSS SECTION.
 - BENCHMARK: A SPIKE IN THE BASE OF UTILITY POLE # 30/7 - ELEVATION = 51.28' - NAVD 1988 DATUM.
 - SEE SHEET C-3 FOR LOT DEVELOPMENT DESIGN.
 - PROPOSED GAS LINE AND ELECTRIC, TELEPHONE AND CABLE (ETC) CONDUIT LOCATION AND CONFIGURATION ARE APPROXIMATE. PRIOR TO CONSTRUCTION CONTRACTOR TO COORDINATE FINAL LOCATION, MATERIALS AND SPECIFICATIONS WITH INDIVIDUAL UTILITY COMPANIES.

APPROVED BY THE WEST NEWBURY PLANNING BOARD

JUNE 16, 2015
 DATE OF ENDORSEMENT

THIS IS TO CERTIFY THAT ON June 29, 2015 I RECEIVED FROM THE PLANNING BOARD A CERTIFICATION OF THE APPROVAL OF THIS PLAN, AND THAT DURING THE TWENTY (20) DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM THE DECISION.

TOWN OF WEST NEWBURY
 TOWN CLERK

DATE: June 16, 2015

DATE	REVISIONS	DESCRIPTION
06/08/15	REVISED PER 04/21/15 P.B. DECISION	
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS	
03/03/15	REVISED TO ADDRESS REVIEW COMMENTS	
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS	

PREPARED FOR: (OWNER / APPLICANT)
WALKER DEVELOPMENT CORP.
 10 VALLEY VIEW WAY
 METHUEN, MA 01944

PROJECT:
DEFINITIVE SUBDIVISION PLAN
 SULLIVANS COURT
 (TAX MAP R-11/LOT 18)
 WEST NEWBURY, MA

DATE ISSUED: DECEMBER 15, 2014

PROJECT #: 14-8201

PREPARED BY: THOMAS E. NEVE, P.E., R.P.L.S.

PREPARED BY:
THOMAS E. NEVE
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 10 VALLEY VIEW WAY
 METHUEN, MA 01944
 EMAIL: THOMASNEVE@GMAIL.COM

R.P.E. DATE: 06/08/15

R.P.L.S. DATE: 06/08/15

DRAWING TITLE:
GRADING AND EROSION CONTROL PLAN

DRAWING #:
C-6

SCALE: 1"=20'

PROJECT NOTES:

- SEE SHEET C-1 ENTITLED COVER SHEET FOR GENERAL PROJECT NOTES AND LEGEND
- SEE SHEET C-3 ENTITLED SUBDIVISION PLAN FOR DIMENSIONS (DISTANCES AND BEARINGS) FOR ALL EXISTING AND PROPOSED PROPERTY LINES AND EASEMENT.
- SEE SHEET D-1 FOR TYPICAL ROADWAY CROSS SECTION.
- BENCHMARK: A SPIKE IN THE BASE OF UTILITY POLE # 3077 - ELEVATION = 51.28' - NAVD 1988 DATUM.
- SEE SHEET C-6 FOR LOT DEVELOPMENT DESIGN.
- PROPOSED GAS LINE AND ELECTRIC, TELEPHONE AND CABLE (ETC) CONDUIT LOCATION AND CONFIGURATION ARE APPROXIMATE. PRIOR TO CONSTRUCTION CONTRACTOR TO COORDINATE FINAL LOCATION, MATERIALS AND SPECIFICATIONS WITH INDIVIDUAL UTILITY COMPANIES.

LOT-3

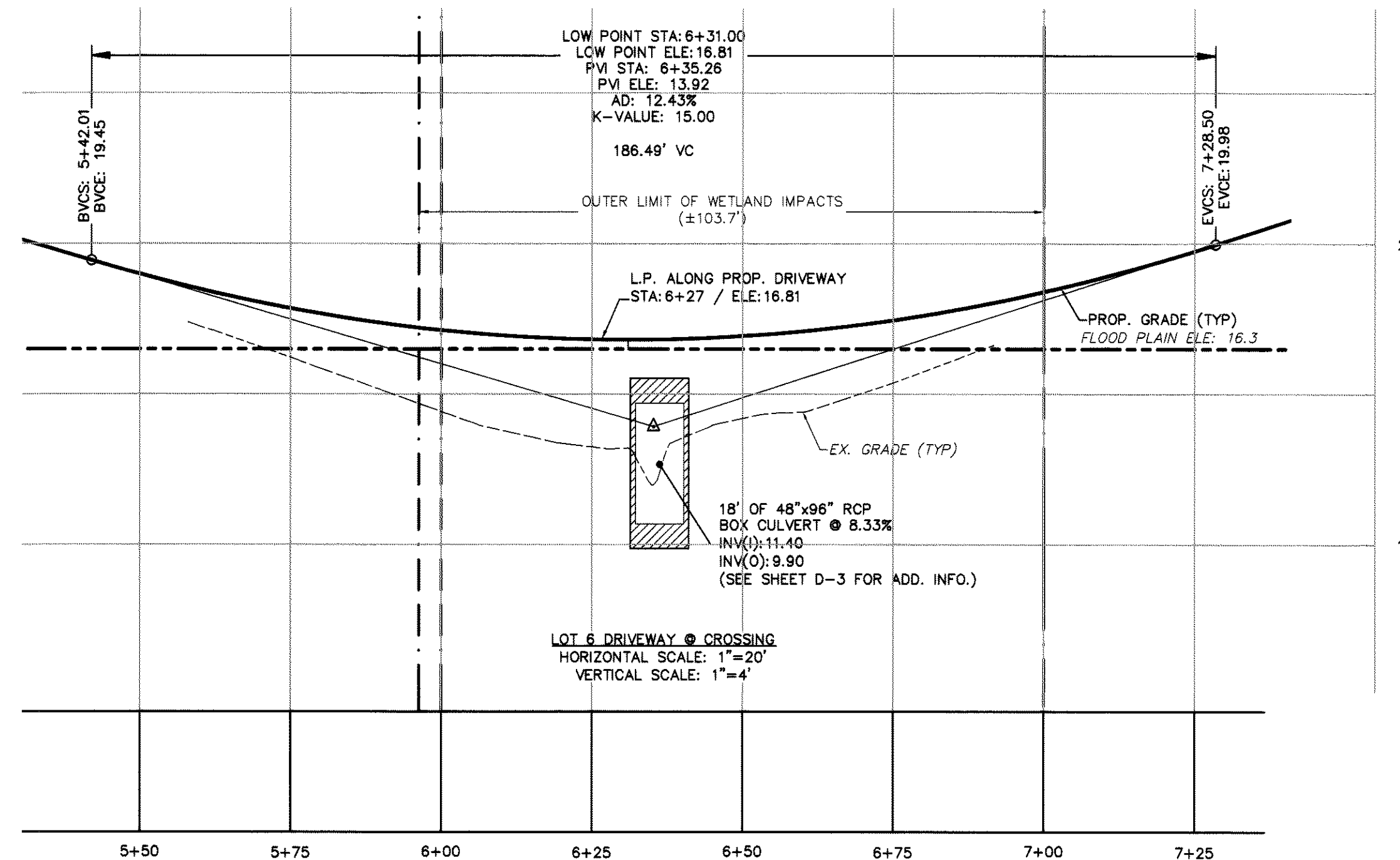
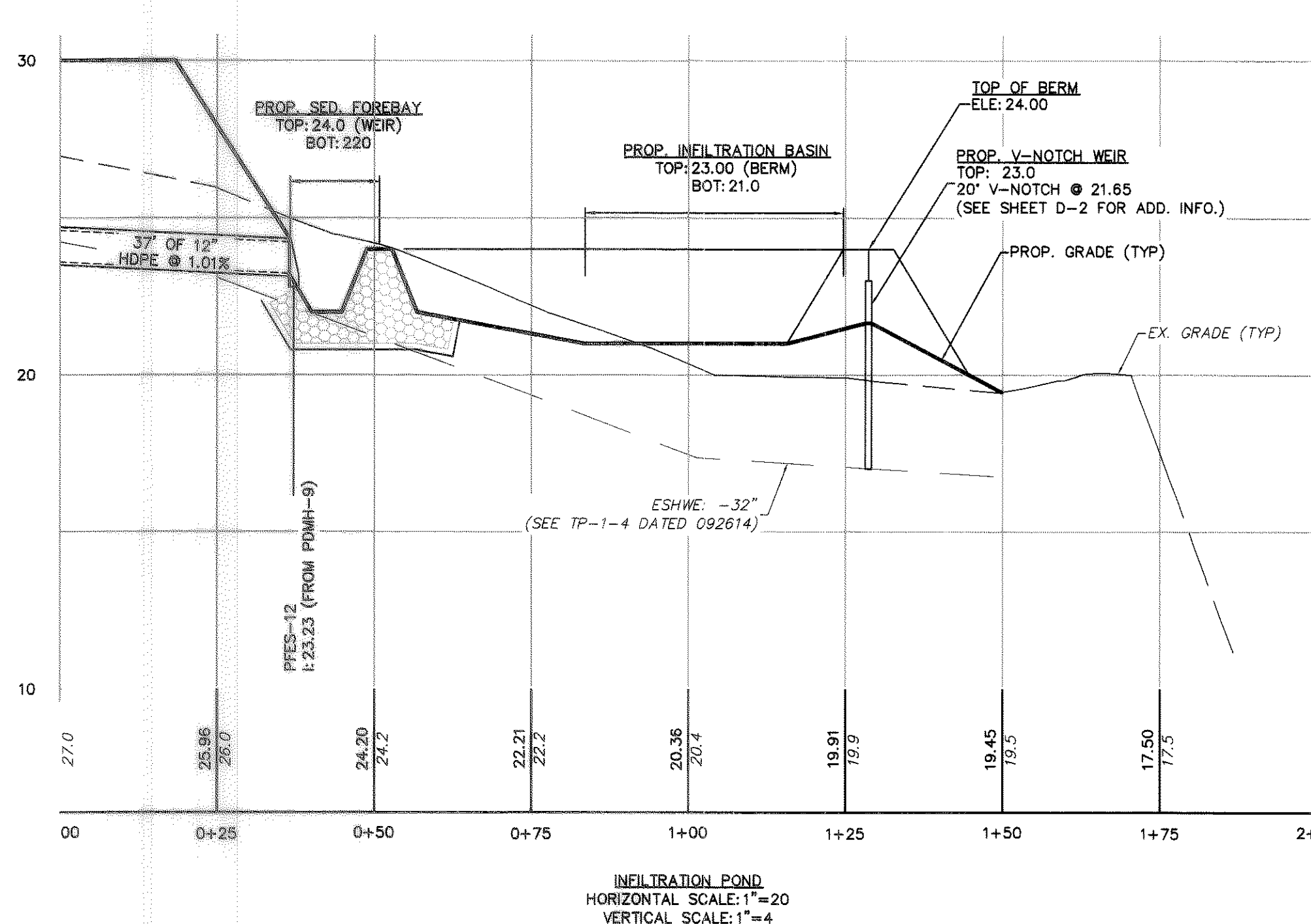
- PROP. RESIDENCE BASEMENT SLAB: 23.5 GAR. SLAB: 29.5 T.O.W.: 31.0
- PCB-3(BEEHIVE) INV(O): 24.90
- HDPF @ 1.00% 120' OF 12"
- PDMH-9 R: 31.00 INV(I): 23.70(FROM PCB-3(BEEHIVE)) INV(O): 23.60
- PFES-12 INV: 23.23(FROM PDMH-9)
- PROP. SED. FOREBAY 2 BOT: 22.0 OVERFLOW WEIR: 24.0
- PROP. INFILTRATION POND
- 100' FROM WETLANDS (TYP.)
- PROPOSED CENTERLINE OF TRAIL "B" (SEE SHEET C-8)
- PROP. SED. FOREBAY 1 BOT: 21.00 OVERFLOW WEIR: 23.00
- PFES-1 INV: 22.00(FROM PCB-2)
- 200'-FT RIVERFRONT AREA (TYP.)
- PCB-2 R: 25.50 INV(O): 22.63
- PROP. DEPRESSION OVERFLOW AT ELE: 25.0
- PROP. ROCK RIP-RAP SWALE (D50=6")
- 100'-FT WETLAND BUFFER (TYP.)
- PROP. HAYBALES & SILT FENCE (TYP.)

LOT-4

- PROP. RESIDENCE BASEMENT SLAB: 25.9 GAR. SLAB: 30.3 T.O.W.: 33.4
- PROP. FLOOD PLAIN REPLICATION AREA 1
- PROP. FLOOD PLAIN REPLICATION AREA 2
- PROP. TEMP. WETLAND IMPACT AREA 1 FOR FLOOD PLAIN REPLICATION AREA: 695-SF
- PROP. TEMP. WETLAND IMPACT AREA 2 FOR FLOOD PLAIN REPLICATION AREA: 860-SF
- PROP. WETLAND REPLICATION AREA: 2,770-SF
- PROP. 20' FIELD STONE R.W. TOP: 20.0 BOT: VARIES
- WATCH EX GRADE AT CULVERT INLET AND OUTLET
- EX. 12" CULVERT (PREVIOUSLY REMOVED)
- LIMIT OF B.V.W.
- LIMIT OF FLOOD PLAIN ELE: 16.3
- PROP. 12' WIDE PAVED DRIVEWAY TO LOT 6
- BOX CULVERT (SEE DETAIL SHEET D-3 SEE PROFILE SHEET C-7)
- PROP. 1.5(H):1(V) ROCK RIP RAP SLOPE (TYP.)
- EXISTING MAINTAINED AGRICULTURAL FIELD
- EXISTING INTERMITTENT STREAM

LOT-6

- 200'-FT RIVERFRONT AREA (TYP.)
- EXISTING BORDERING VEGETATED WETLAND LINE (TYP.)
- 25' FROM WETLANDS (TYP.)
- 50' FROM WETLANDS (TYP.)
- PROP. 3(H):1(V) SLOPE
- PROP. 6' WIDE BERM ELE: 24.0
- PROPOSED HAYBALES & SILT FENCE (TYP.)
- WFA15, WFA40, WFA41, WFA39, WFA16, WFA38, WFA37, WFA18XX, WFA19, WFA36, WFA35, WFA34, WFA33, WFA32, WFA31, WFA30AA, WFB20, WFB21, WFB19, WFB18, WFB25A, WFB26, WFB27, WFB28
- PROPOSED RESERVED AREA
- FINISHED GRADE OVER PROPOSED SEPTIC TO BE LAWN AREA
- 100' FROM WETLANDS (TYP.)
- PROPOSED DECK / PATIO (TYP.)
- LIMIT OF WETLAND IMPACTS (TYP.)
- PROP. 2(H):1(V) VEG. SIDE SLOPE (TYP.)
- PROP. WETLAND IMPACTS FOR CROSSING CONSTRUCTION (AREA: 3,418 S.F.)
- PROP. 16' FIELD STONE R.W. TOP: 20.0 BOT: VARIES



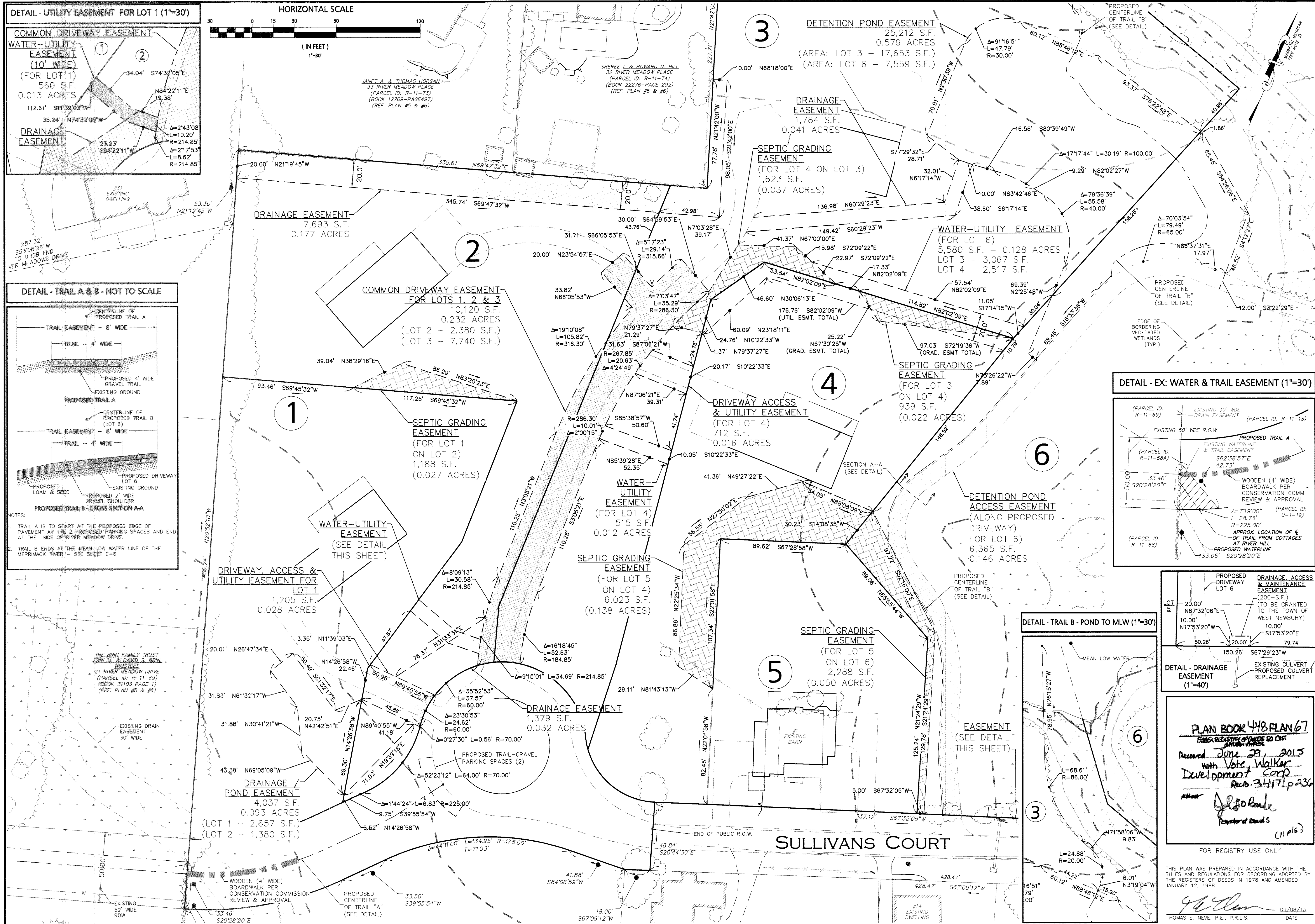
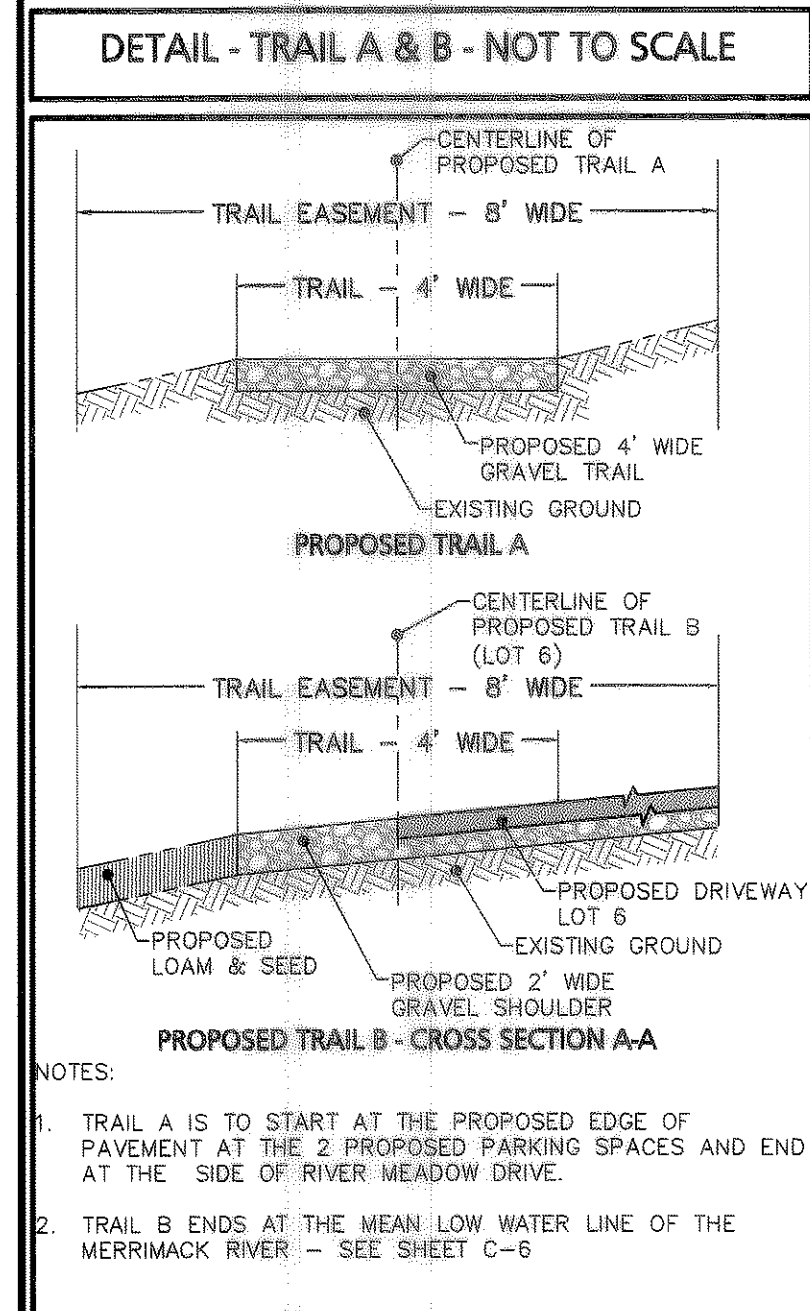
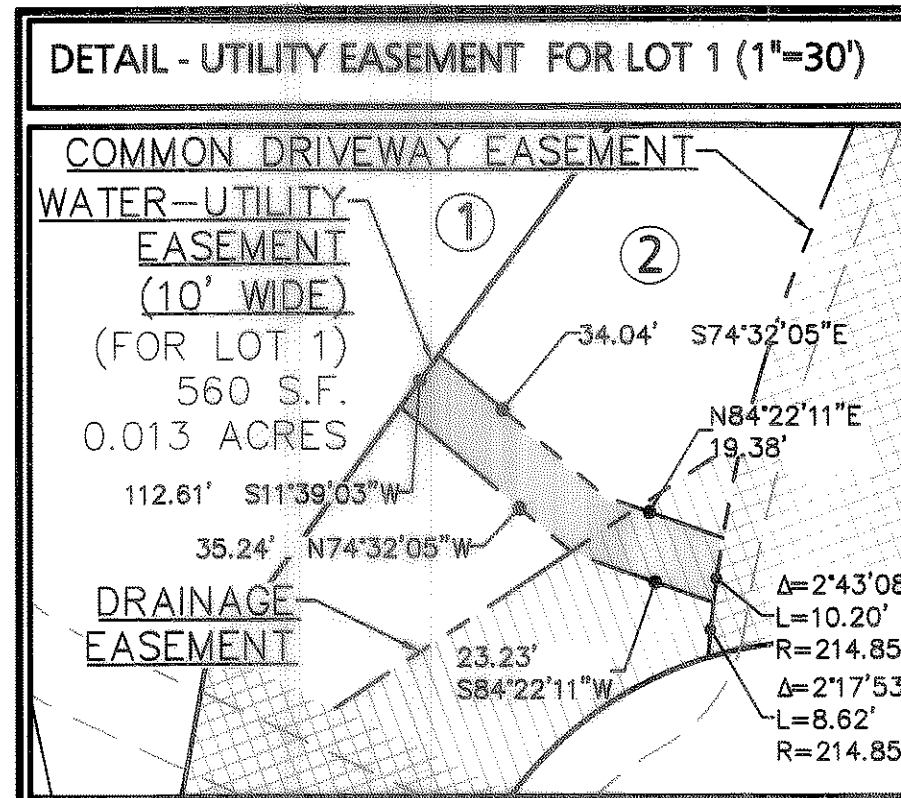
FOR REGISTRY USE ONLY

PLAN BOOK 4418 PLAN 67
~~Book~~ ~~Plans~~ ~~for~~ ~~the~~ ~~1967~~ ~~WIS~~
June 29, 1965
 Received June 29, 1965
 with Note, Walker
 Development Corp
 Rec'd. 3417 n. p. 23
 Attest: J. Z. O'Neil
 Program of Beads (11/15/65)

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS FOR RECORDING ADOPTED BY
THE REGISTERS OF DEEDS IN 1978 AND AMENDED
JANUARY 12, 1988.

THOMAS E. NEVE, P.E., P.R.L.S. 06/08/15
DATE

C-7



APPROVED BY THE
WEST NEWBURY
PLANNING BOARD

Barry Murphy
John T. ...

JUNE 16, 2015
DATE OF ENDORSEMENT

THIS IS TO CERTIFY THAT
ON April 30, 2015
I RECEIVED FROM THE PLANNING
BOARD A CERTIFICATION OF THE
APPROVAL OF THIS PLAN, AND
THAT DURING THE TWENTY (20)
DAYS NEXT FOLLOWING I HAVE
RECEIVED NO NOTICE OF ANY
APPEAL FROM THE DECISION.

Ann ...
TOWN CLERK

DATE: June 16, 2015

06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS
DATE	DESCRIPTION
REVISIONS	

PREPARED FOR: (APPLICANT)

**WALKER
DEVELOPMENT, CORP.**
447 OLD BOSTON ROAD (U.S. RTE. 1)
TOPSFIELD, MA. 01983

PROJECT:
**DEFINITIVE
SUBDIVISION PLAN**
SULLIVANS COURT
(TAX MAP R-11/LOT 18)
WEST NEWBURY, MA

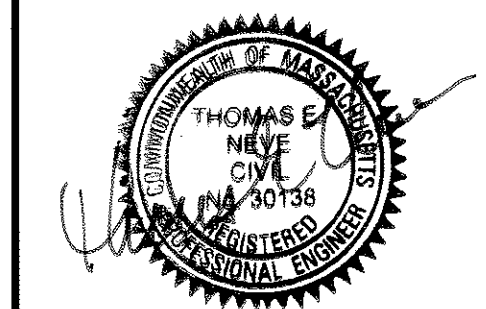
DATE ISSUED: OCTOBER 9, 2014

PROJECT #: 14-8201

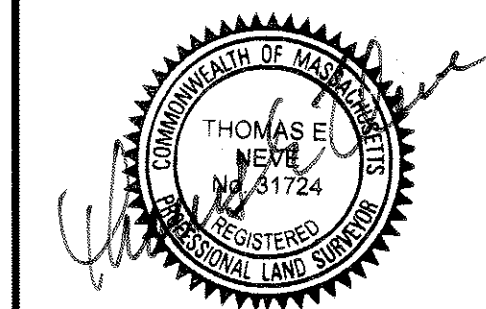
PREPARED BY: THOMAS E. NEVE, P.E.
R.P.L.S.

PREPARED BY:
THOMAS E. NEVE

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND
SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944
EMAIL: THOMASNEVE@GMAIL.COM



R.P.E. DATE: 06/08/15



R.P.L.S. DATE: 06/08/15

DRAWING TITLE:

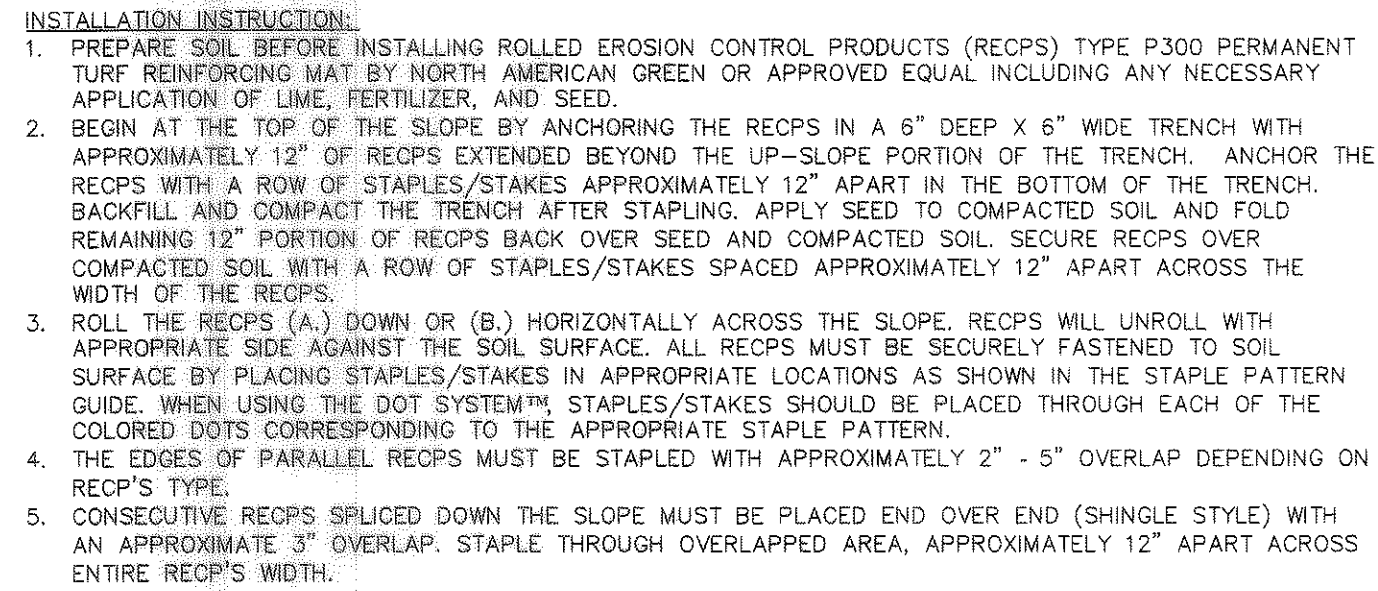
**EASEMENT
PLAN**

DRAWING #:

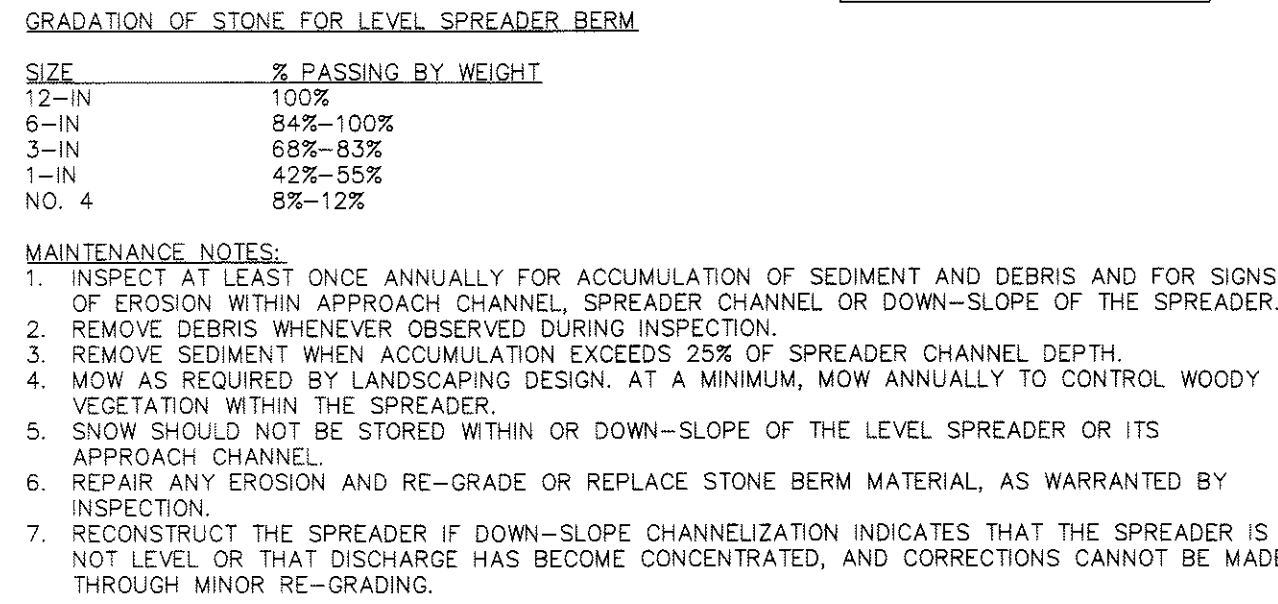
C-8

PROJECT SPECIFIC CONSTRUCTION SEQUENCING:

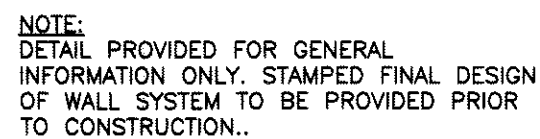
15. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.



NOT TO SCALE



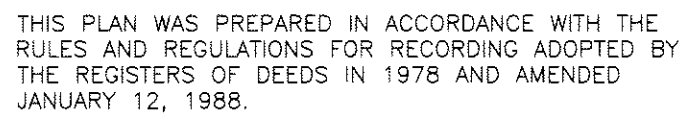
NOT TO SCALE



COPIES TO BE PRECAST CONCRETE OR GRANITE OF UNIFORM DEPTH FOR THE ENTIRE LENGTH. DEPTH OF CONCRETE TO BE 1/2 THE AVERAGE "H" WITHIN THE LIMITS SHOWN. DEPTH OF GRANITE TO BE AS SHOWN ON THE PLANS, 6" OR 8".

FOR CHAIN LINK FENCE ON TOP OF WALL, THE COPING SHALL BE CONCRETE CAST-IN-PLACE WITH A MINIMUM DEPTH OF 12". THE LENGTH OF GALVANIZED PIPE SLEEVES FOR FENCE POSTS SHALL BE EQUAL TO THE DEPTH OF COPING.

NOT TO SCALE



THOMAS E. NEVE, P.E., P.R.L.S. 06/08/15
DATE

Bob & Ge
Olin
Bob Murphy
Kurtz

JUNE 16, 2015
DATE OF ENDORSEMENT

HIS IS TO CERTIFY THAT
April 13, 2015
 RECEIVED FROM THE PLANNING
 BOARD A CERTIFICATION OF THE
 APPROVAL OF THIS PLAN, AND
 THAT DURING THE TWENTY (20)
 DAYS NEXT FOLLOWING I HAVE
 RECEIVED NO NOTICE OF ANY
 APPEAL FROM THE DECISION.
Wm. C. McQuinn
 TOWN OF WEST NEWBURY
 TOWN CLERK

DATE: June 16, 2015

06/08/15	REVISED PER 04/21/15 P.B. DECISION
03/31/15	REVISED TO ADDRESS REVIEW COMMENTS
01/07/15	REVISED TO ADDRESS REVIEW COMMENTS
DATE	DESCRIPTION

PREPARED FOR: (APPLICANT)
WALKER
DEVELOPMENT, CORP.
147 OLD BOSTON ROAD (U.S RTE. 1)
TOPSFIELD, MA. 01983

PROJECT:
DEFINITIVE
SUBDIVISION PLAN
SULLIVANS COURT
(TAX MAP R-11/LOT 18)
WEST NEWBURY, MA

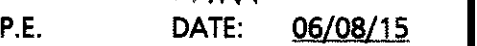
DATE ISSUED:	OCTOBER 9, 2014
--------------	-----------------

PROJECT #:	14-8201
------------	---------

PREPARED BY:	THOMAS E. NEVE, P.E.
	, R.P.L.S.

PREPARED BY:

THOMAS E. NEVE
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND
SURVEYOR
10 VALLEY VIEW WAY
METHUEN, MA. 01944
MAIL: THOMASENEVE@GMAIL.COM



DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING #:

D-3