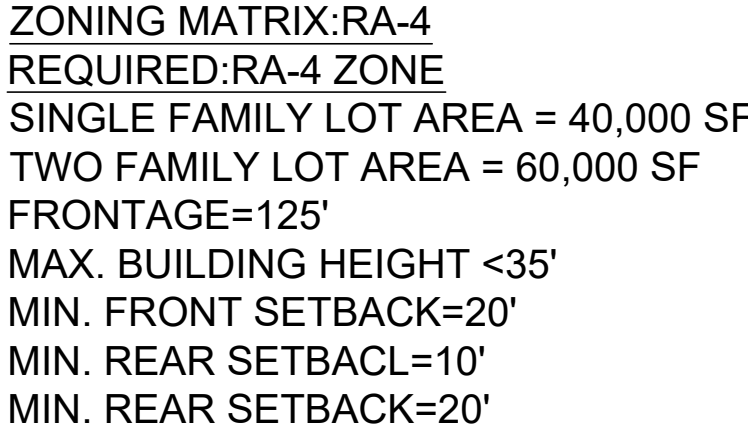




LOT AREA
710,367 S.F.±
16.31 ACRES
529,910 S.F.± UPLAND(12.17 ACRES)

NORTH



LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

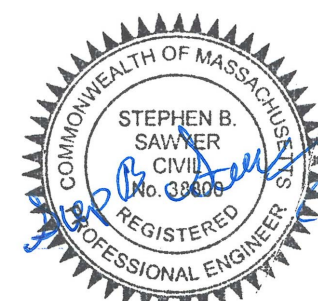
CLIENT:
DEPIERO PROPERTIES LLC,
NEWBURY, MA

PROJECT TEAM

105 HIGH ROAD,
NEWBURY, MA

PROJECT INFO

1 REV	PLAN UPDATE DESCRIPTION	8/11/20 DATE



STAMP:

OSRD 12
UNIT LOT
YIELD PLAN

SHEET NAME:

C103

SHT NO

DR BY: SRS

CHK BY: SRS

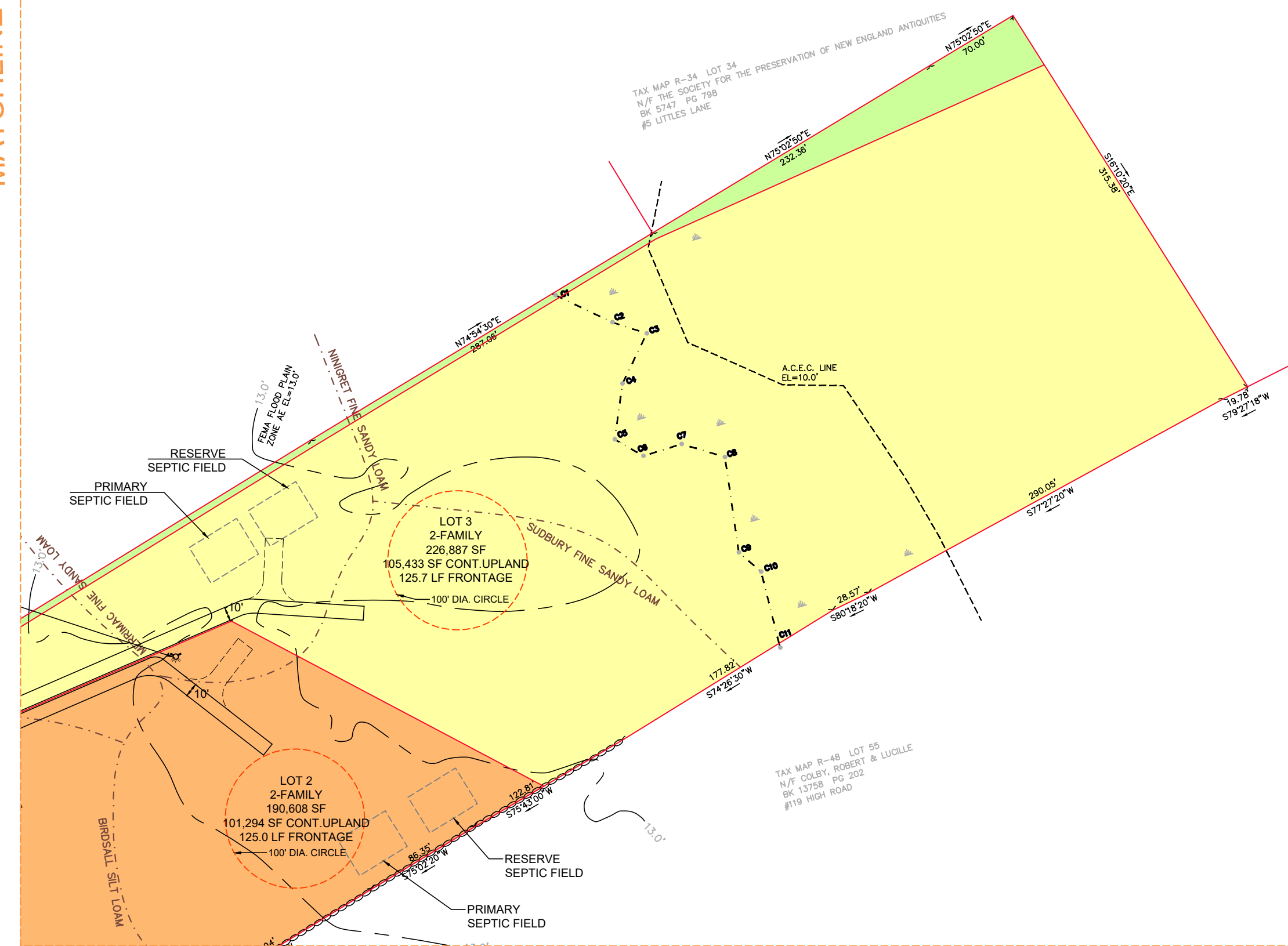
PROJ NO: 2019-132

DATE: 7-8-20

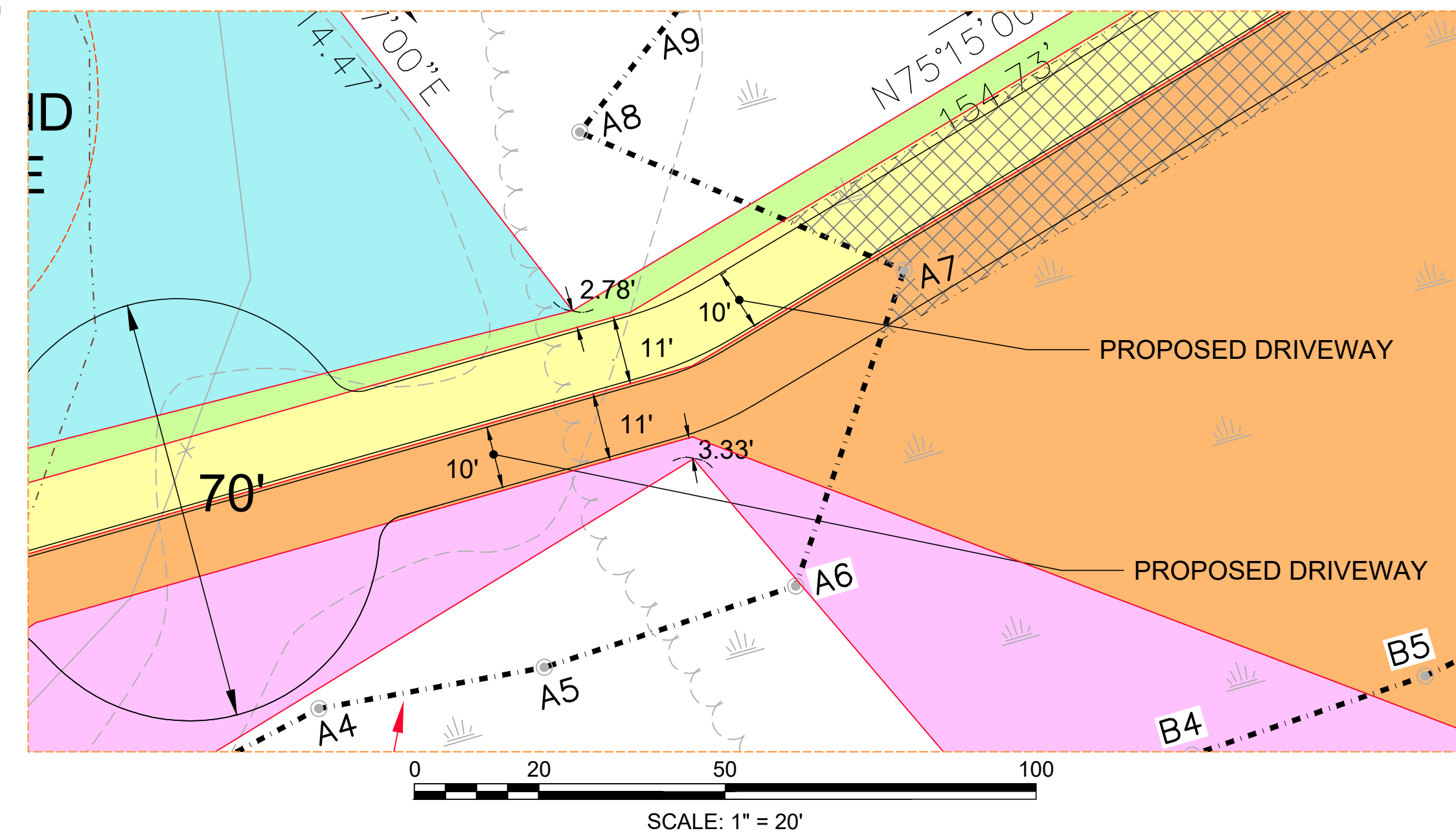
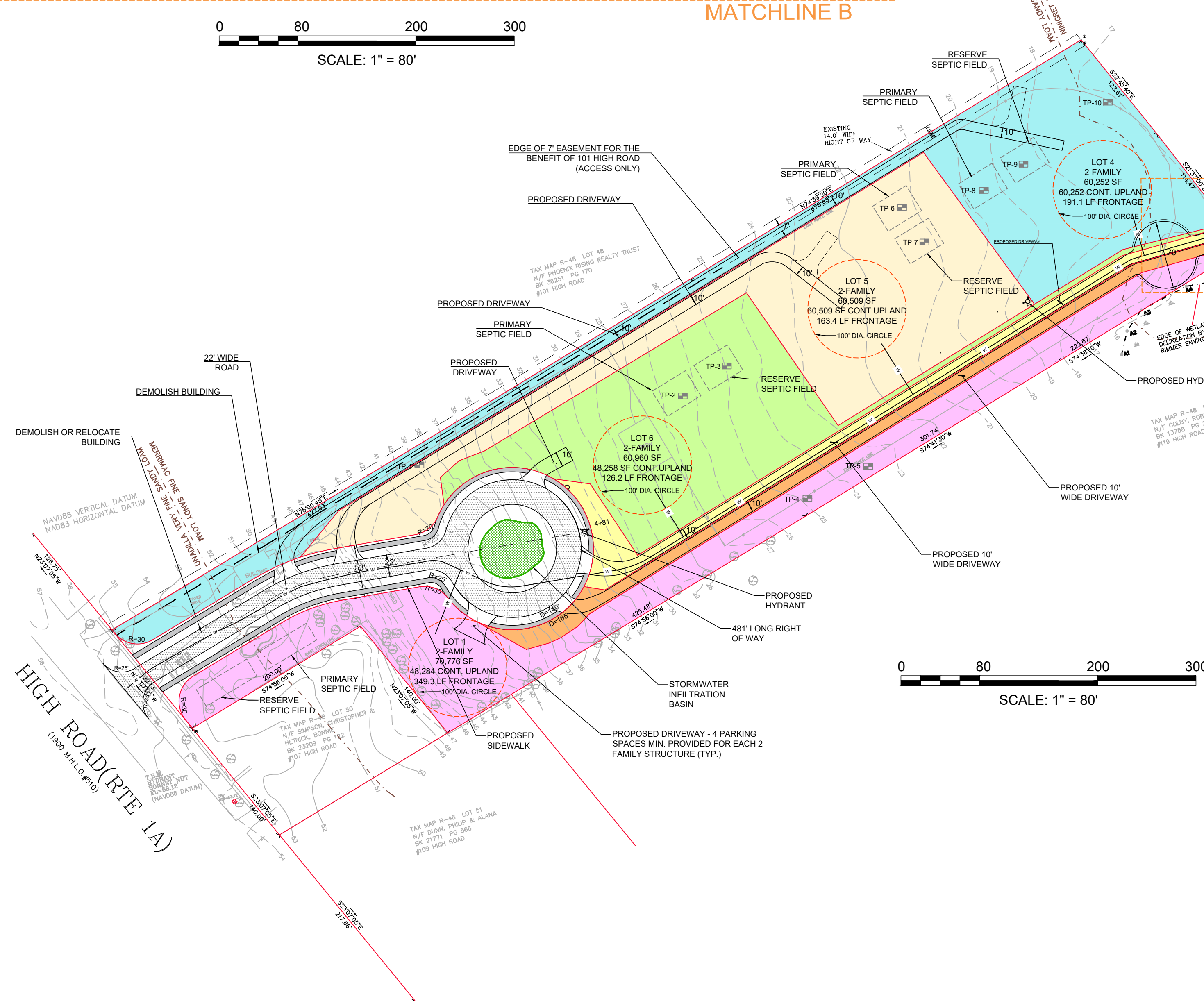
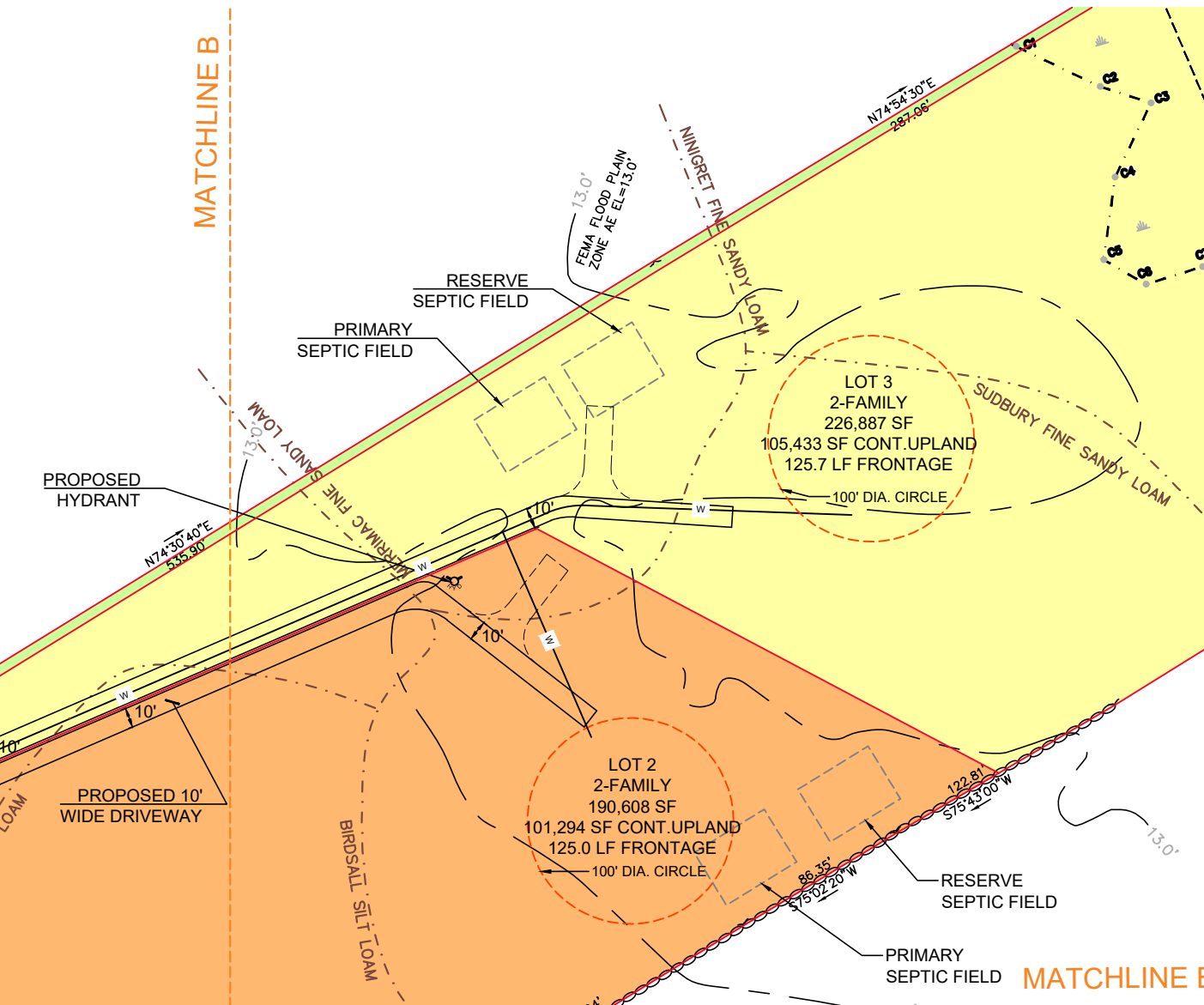
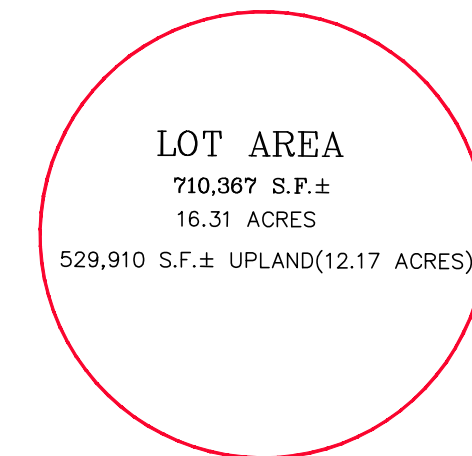
SCALE: 1"=80'

P:\2019 Projects\2019-132 105 High Rd Newbury_Correspondence\From Others\OSRD Drawings\209-132

MATCHLINE B



ZONING MATRIX:RA-4
REQUIRED:RA-4 ZONE
 SINGLE FAMILY LOT AREA = 40,000 SF
 TWO FAMILY LOT AREA = 60,000 SF
 FRONTAGE=125'
 MAX. BUILDING HEIGHT <35'
 MIN. FRONT SETBACK=20'
 MIN. REAR SETBACK=10'
 MIN. REAR SETBACK=20'



NORTH



LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES LLC,
NEWBURY, MA

PROJECT TEAM

105 HIGH ROAD,
NEWBURY, MA

PROJECT INFO

1	PLAN UPDATE	8-11-20
REV	DESCRIPTION	DATE



STAMP:

OSRD 12 UNIT YIELD LAYOUT PLAN

SHEET NAME:

C104

SHT NO:

DR BY: SBS

CHK BY: SBS

PROJ NO: 2019-132

DATE: 7-8-20

SCALE: 1"=80'

ZONING MATRIX-RA-4
REQUIRED RA-4 ZONE
SINGLE FAMILY LOT AREA = 40,000 SF
TWO FAMILY LOT AREA = 60,000 SF
FRONTAGE=125'
MAX. BUILDING HEIGHT <35'
MIN. FRONT SETBACK=20'
MIN. REAR SETBACK=10'
MIN. REAR SETBACK=20'

PROPOSED OSRD LOT INFORMATION:

PROPOSED EXCLUSIVE USE AREA 1:
AREA 16,618 SF*
FRONTAGE=315'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 2:
AREA 12,663 SF*
FRONTAGE=116'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 3:
AREA 13,554 SF*
FRONTAGE=119'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 4:
AREA 11,971 SF*
FRONTAGE=165'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 5:
AREA 13,639 SF*
FRONTAGE=88*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 6:
AREA 15,441 SF*
FRONTAGE=57*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 7:
AREA 11,982 SF*
FRONTAGE=109*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 8:
AREA 11,868 SF*
FRONTAGE=98*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 9:
AREA 11,037 SF*
FRONTAGE=100*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 10:
AREA 11,364 SF*
FRONTAGE=100*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 11:
AREA 11,829 SF*
FRONTAGE=100*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 12:
AREA 15,692 SF*
FRONTAGE=121*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED EXCLUSIVE USE AREA 13:
AREA 16,132 SF*
FRONTAGE=238*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=4.77**
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

TAX MAP R-48 LOT 48
N/F PHOENIX RISING REALTY TRUST
BK 36251 PG 170
#101 HIGH ROAD

ACCESSORY STRUCTURE
TO BE DEMOLISHED

EDGE OF EASEMENT ACCESS
ONLY FOR 101 HIGH ROAD

LOW IMPACT DESIGN - STORMWATER
MANAGEMENT SYSTEM

22 FT WIDE PAVEMENT

3 - 9'x18' PARKING SPACES

EXISTING
14.0' WIDE
EASEMENT

PROPOSED WALKING TRAIL

SEPTIC S.A.S.

PROPERTY LINE

OPEN FIELD

EDGE OF WETLAND (B.V.W.)
DELINEATION BY
RIMMER ENVIRONMENTAL CONSULTANTS

948' LONG
RIGHT OF WAY

TAX MAP R-48 LOT 55
N/F COLBY, ROBERT & LUCILLE
BK 13758 PG 202
#119 HIGH ROAD

RELOCATE BUILDING TO
EXCLUSIVE USE AREA 1

PROPOSED R.O.W LINE
22 FT WIDE PAVEMENT

WATER QUALITY SWALE

EDGE OF PAVEMENT

RETAIN EXSITING BUILDING
EXISTING 14.0'
WIDE EASEMENT

STA 100+28.28
DESIGN SPEED = 20 mph

T.B.M.
HYDRANT NUT
EL.=58.12
(NAVD88 DATUM)

LOT 13

EXISTING DWELLING

TAX MAP R-48 LOT 50
N/F SIMPSON, CHRISTOPHER &
HETRICK, BONNIE
BK 23209 PG 122
#107 HIGH ROAD

LOT 12

EXISTING PROPERTY BOUNDARY

PROPOSED ROAD RIGHT OF WAY
40' WIDE X 900' LONG

TAX MAP R-48 LOT 51
N/F DUNN, PHILIP & ALANA
BK 21771 PG 566
#109 HIGH ROAD

LOT 4

LOT 3

LOT 2

LOT 1

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 10

LOT 11

TOTAL DEVELOPMENT AREA = 224,388 SF
40' ROW = 50,600 SF
TOTAL LOT AREA = 173,788 SF

PROPOSED SINGLE FAMILY HOME (AVG. BUILDING
FOOTPRINT = 2,700 SF)

PROPOSED R.O.W LINE

OSRD LAND AREA SUMMARY:

TOTAL LAND AREA=710,367 SF
TOTAL UPLAND AREA=531,956 SF

TOTAL PROPOSED DEVELOPMENT AREA=224,388 SF (32%)
(40' PRIVATE WAY/13-HOUSE LOTS)

TOTAL UPLAND OPEN SPACE =307,568 SF (58%)

TOTAL OPEN SPACE=485,979 (68%)

"PLANNING BOARD APPROVAL UNDER
SUBDIVISION CONTROL LAW"
NEWBURY PLANNING BOARD

DATE

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

CLERK

DATE

0 40 100 160
SCALE: 1" = 40'



NORTH

DCi
Design Consultants Inc.
Somerville - Quincy - Newburyport
www.dci-ma.com

LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES LLC,
NEWBURY, MA

PROJECT TEAM

PROJECT INFO

1	PLAN UPDATE	8-11-20
REV	DESCRIPTION	DATE



STAMP:

OSRD
SPECIAL
PERMIT PLAN

SHEET NAME:

C105

SHT NO:

DR BY: GS

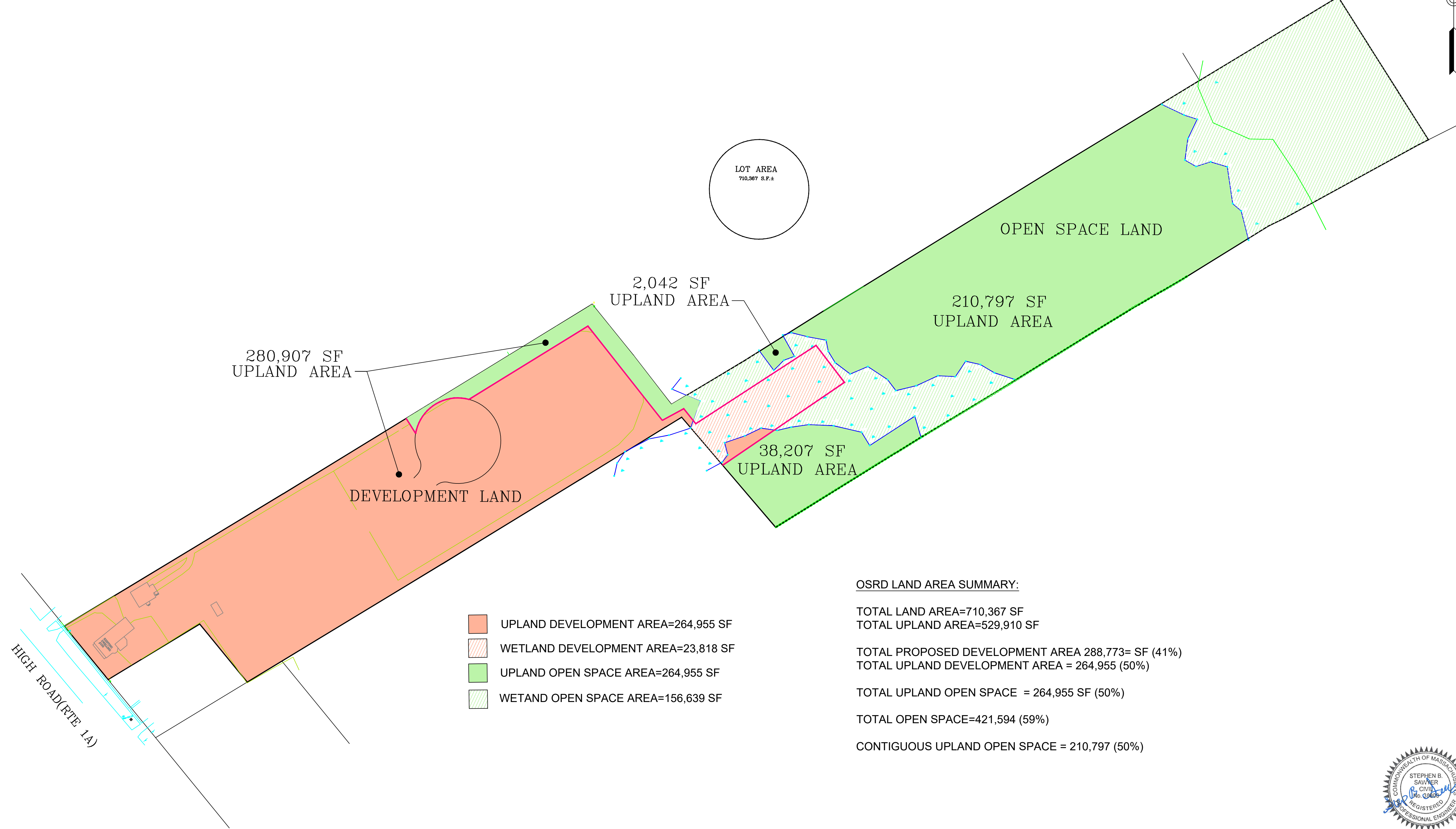
CHK BY: SS

PROJ NO: 19-132

DATE: 07/08/2020

SCALE: 1"=40'

OSRD LAND AREA PLAN WITH REQUIRED 50% CONTIGUOUS UPLAND OPEN SPACE



DEVELOPER:
DEPIERO PROPERTIES LLC
NEWBURY, MA

105 HIGH ROAD
NEWBURY, MA

OSRD ALT. LAND
AREA FIGURE

FIG-1

DR BY: SBS
CHK BY: SBS
PROJ NO.: 2019-132
DATE: 8-10-2020
SCALE: 1"=200'

PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

