

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

LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES LLC,
NEWBURY, MA

PROJECT TEAM

105 HIGH ROAD,
NEWBURY, MA

PROJECT INFO

PROJECT NAME		
REV	DESCRIPTION	DATE

STAMP:

SURREY LANE
ENTRY
SKETCH

SHEET NAME-

C101

SHT NO

DR BY

CHK B

PROJ NO:
DATE: 07/08/2020

SCALE



"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 _____

PROPOSED ENTRANCE RENDERING



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NEWBURY, MA

PROJECT INFO

[illegible]

STAMP:

SURREY LANE RENDERING SKETCH

SHEET NAME:

C102

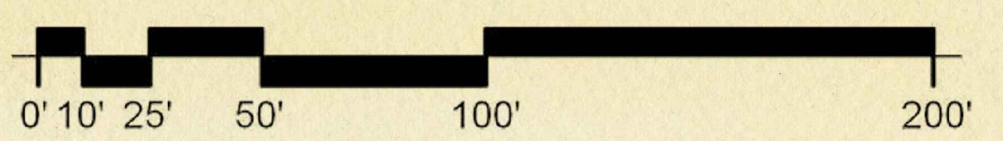
HT NO:

OR BY:

CHK BY:

PROJ NO: _____
DATE: 07/08/2020

SCALE:



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

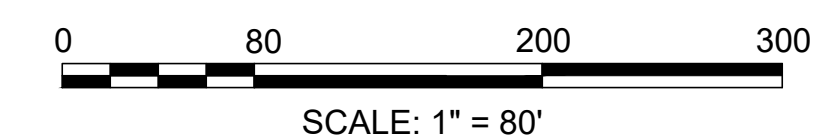
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11 UNIT SITE RENDERING PLAN



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PROJECT INFO	

[illegible]

REV	DESCRIPTION	DATE
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STAMP:

OSRD
YIELD PLAN

SHEET NAME:

C103

SHT NO:

DR BY: SBS

CHK BY: SPS

CHK BY: SDB

PROJ NO: 2019-132

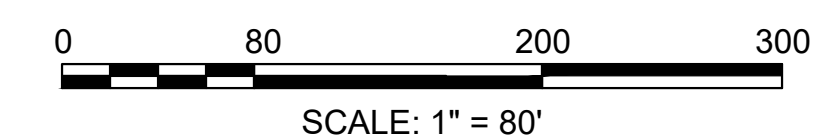
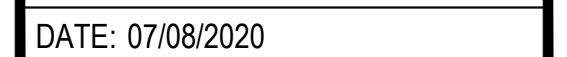
DATE: 7-8-20

SCALE: 1"=80'

CONFIDENTIAL



TOTAL OPEN SPACE=502,831 (71%)



11 UNIT OSRD

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

PROPOSED OSRD LOT INFORMATION:

PROPOSED LOT 1:
LOT AREA 14,944 SF*
FRONTAGE=382'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 2:
LOT AREA 11,391 SF*
FRONTAGE=192'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 3:
LOT AREA 13,524 SF*
FRONTAGE=120'*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 4:
LOT AREA 11,563 SF*
FRONTAGE=155'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 5:
LOT AREA 15,885 SF*
FRONTAGE=92'*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 6:
LOT AREA 14,378 SF*
FRONTAGE=137'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 7:
LOT AREA 14,378 SF*
FRONTAGE=112'*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 8:
LOT AREA 13,988 SF*
FRONTAGE=125'
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 9:
LOT AREA 13,545 SF*
FRONTAGE=112'*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 10:
LOT AREA 15,465 SF*
FRONTAGE=114'*
MAX BUILDING HEIGHT <35'
MIN FRONT SETBACK=20'
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

PROPOSED LOT 11:
LOT AREA 16,365 SF*
FRONTAGE=245'
MAX BUILDING HEIGHT <35'
FRONT SETBACK=4.77'*
MIN SIDE SETBACK=10'
MIN REAR SETBACK=20'

* REQUIRES REDUCTION OF DIMENSIONAL REQUIREMENTS OF CONVENTIONAL ZONING AS ALLOWED IN PROVISIONS OF THE OSRD REQUIREMENTS

RELOCATE BUILDING TO LOT 1

EXISTING 14.0' WIDE EASEMENT

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

1000 M.H.I.O. #510
HIGH ROAD (RTE 1A)

EXISTING DWELLING

EXISTING PROPERTY BOUNDARY

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

PROPOSED R.O.W LINE

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

OSRD LAND AREA SUMMARY:

TOTAL LAND AREA=710,367 SF
TOTAL UPLAND AREA=529,910

TOTAL PROPOSED DEVELOPMENT AREA=207,536 SF (29%)
(40' PRIVATE WAY/11-HOUSE LOTS)

TOTAL UPLAND OPEN SPACE RATIO =322,374 SF (60.8%)

TOTAL OPEN SPACE=502,831 (71%)

0 40 100 160
SCALE: 1" = 40'

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PROJECT INFO

REV DESCRIPTION DATE



STAMP:

OSRD
SPECIAL
PERMIT PLAN

SHEET NAME:

C105

SHT NO:

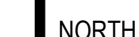
DR BY: GS

CHK BY: SS

PROJ NO: 19-132

DATE: 07/08/2020

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[illegible]

STAMP:

SITE
CONTEXT
AERIAL

SHEET NAME:

C107

SHT NO

DR BY

CHK B

PROJ NO:

DATE: 07/08/2020

SCALE

