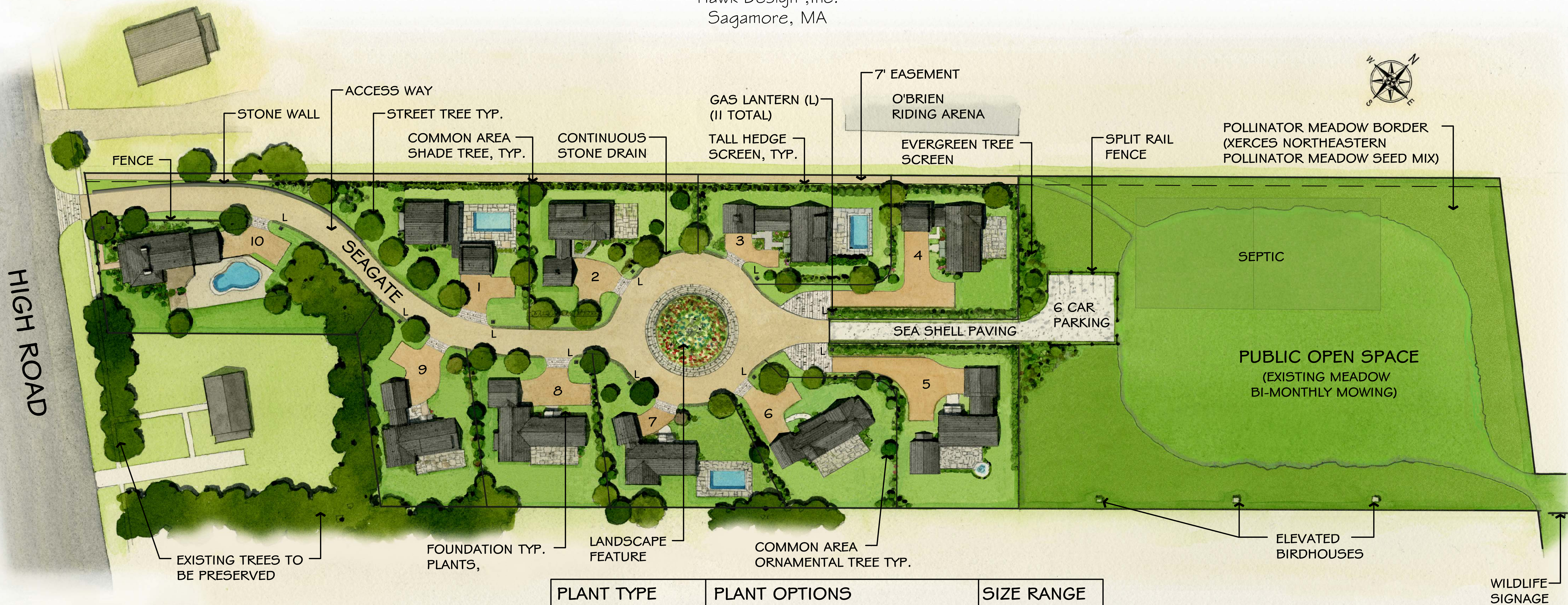


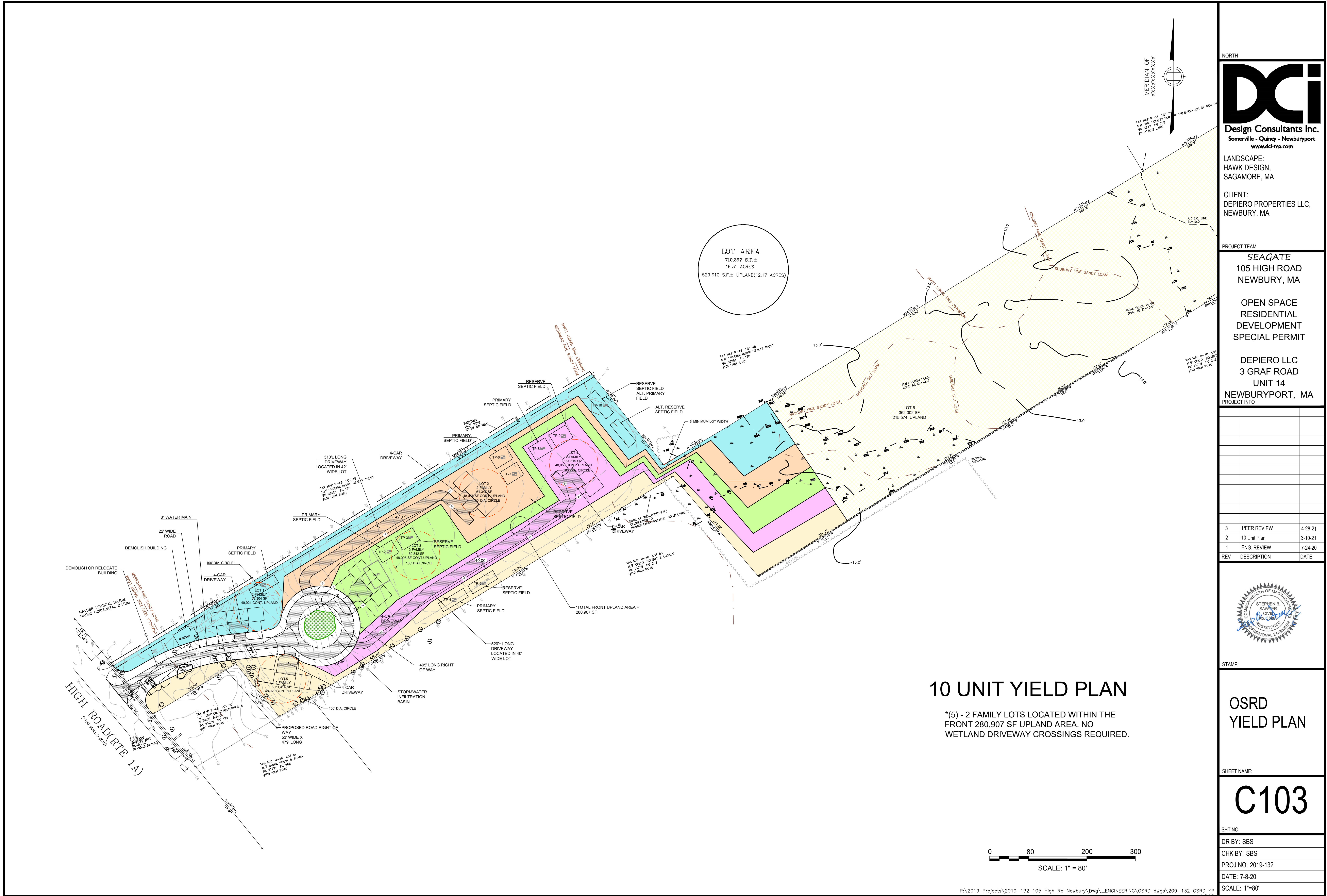
Conceptual Landscape Plan

Newbury, MA - May 11, 2021 - No Scale

Hawk Design ,Inc.
Sagamore, MA



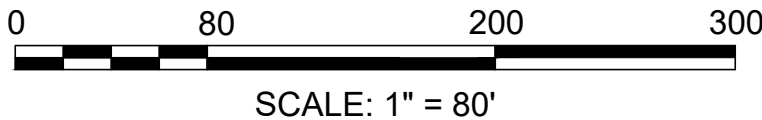
PLANT TYPE	PLANT OPTIONS	SIZE RANGE
STREET TREES	RED MAPLE, PRINCETON ELM, LITTLE LEAF LINDEN	2" - 4" CAL.
COMMON AREA SHADE TREES	SUGAR MAPLE, THORNLESS HONEYLOCUST, RED OAK	2" - 3" CAL.
COMMON AREA ORNAMENTAL TREES	RIVERBIRCH, CRAB APPLE, DOGWOOD (RUTGERS HYBRID), AMELANCHIER	1- $\frac{1}{2}$ " - 2- $\frac{1}{2}$ " CAL.
EVERGREEN TREE SCREEN	AUSTRIAN PINE, WHITE SPRUCE, COLORADO SPRUCE, SCOTCH PINE	6' - 10' HT.
HEDGE SCREEN	ARBORVITAE, UPRIGHT JUNIPER, VIBURNUM, PRIVET, LILAC	4' - 8' HT.
FOUNDATION PLANTS AND LANDSCAPE FEATURE	HYDRANGEA, SPIREA, NINEBARK, WEIGELA, JAPANESE HOLLY, INKBERRY, COMPACT DOGWOOD, LEUCOTHOE, ITEA, ORNAMENTAL GRASS, PERENNIALS	12" - 36" HT. OR SPREAD



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

10 UNIT YIELD PLAN

*(5) - 2 FAMILY LOTS LOCATED WITHIN THE
FRONT 280,907 SF UPLAND AREA. NO
WETLAND DRIVEWAY CROSSINGS REQUIRED.



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

SEAGATE
105 HIGH ROAD
NEWBURY, MA

OPEN SPACE
RESIDENTIAL
DEVELOPMENT
SPECIAL PERMIT

DEPIERO LLC
3 GRAF ROAD
UNIT 14
NEWBURYPORT, MA
PROJECT INFO

REV	DESCRIPTION	DATE
3	PEER REVIEW	4-28-21
2	10 Unit Plan	3-10-21
1	ENG. REVIEW	7-24-20



STAMP:

OSRD
YIELD PLAN

SHEET NAME:

C103

SHT NO:

DR BY: SBS

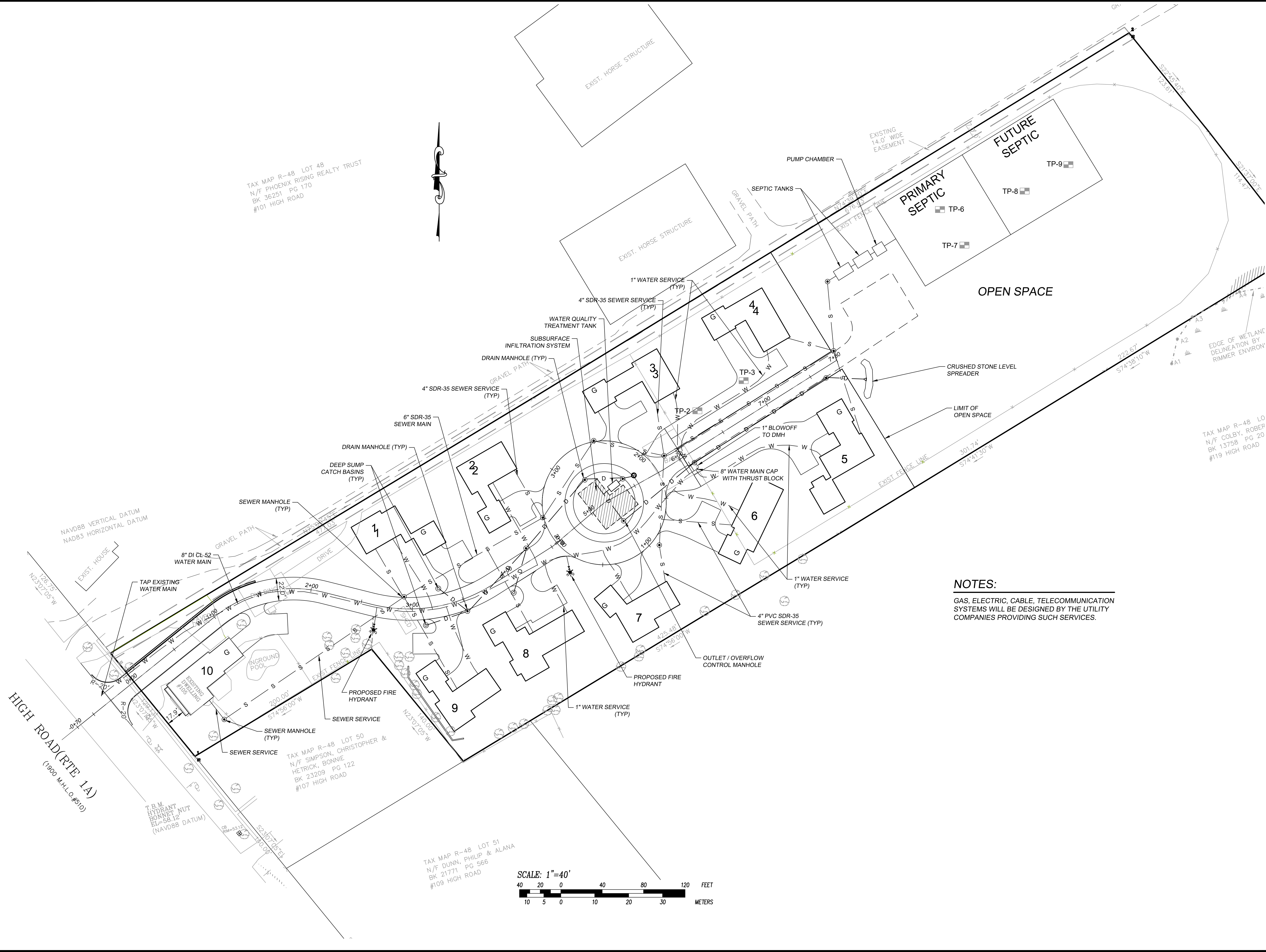
CHK BY: SBS

PROJ NO: 2019-132

DATE: 7-8-20

SCALE: 1"=80'

K:\PROJ CIVIL 3D\DCI\40484 105 High road\OSRD-Special Permit -GW2\DWG\OSRD UT.dwg



NORTH



CIVIL:
DESIGN CONSULTANTS, INC.
SOMERVILLE, MA

LANDSCAPE:
HAWK DESIGN
SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES, LLC
NEWBURY, MA

PROJECT TEAM

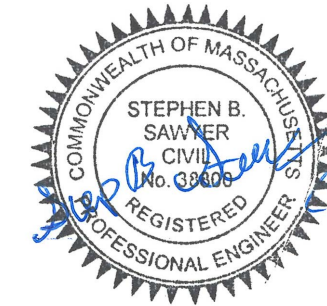
SEAGATE

105 HIGH ROAD,
NEWBURY, MA

PROJECT INFO

1	MISC. REVISIONS	5-6-21
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REV	DESCRIPTION	DATE
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STAMP:

OSRD
CONCEPT
SKETCH PLAN
WATER, SEWER

SHEET NAME:

C104.B

SHT NO:

DR BY: DMH

CHK BY: SBS

PROJ NO: 2019-086

DATE: 04-07-2021

SCALE: 1"=40'

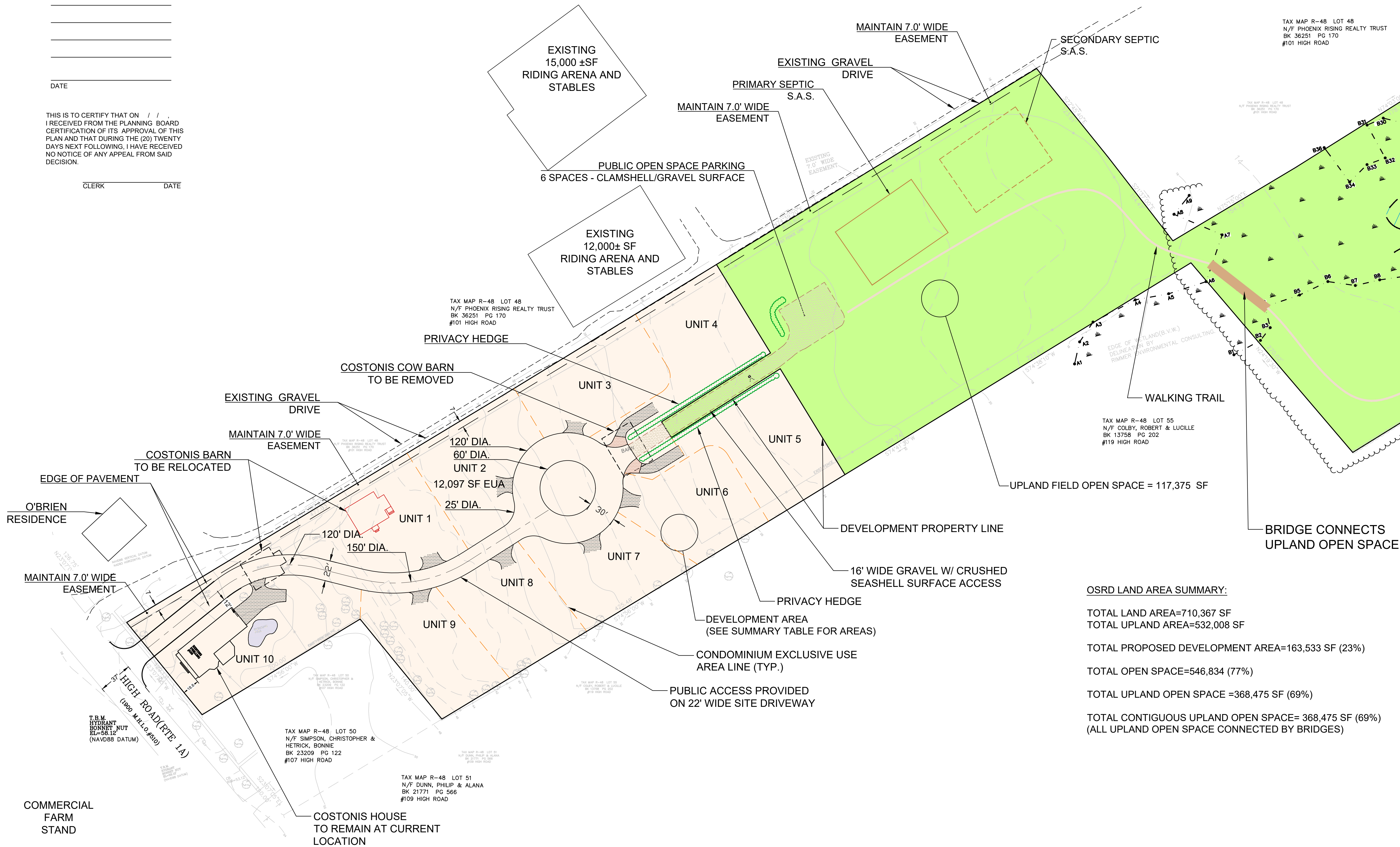
10 UNIT OPEN SPACE RESIDENTIAL DEVELOPMENT

"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



OSRD LAND AREA SUMMARY:

TOTAL LAND AREA=710,367 SF
TOTAL UPLAND AREA=532,008 SF
TOTAL PROPOSED DEVELOPMENT AREA=163,533 SF (23%)
TOTAL OPEN SPACE=546,834 (77%)
TOTAL UPLAND OPEN SPACE =368,475 SF (69%)
TOTAL CONTIGUOUS UPLAND OPEN SPACE= 368,475 SF (69%)
(ALL UPLAND OPEN SPACE CONNECTED BY BRIDGES)



LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

PROJECT TEAM
SEAGATE
105 HIGH ROAD
NEWBURY, MA

OPEN SPACE
RESIDENTIAL
DEVELOPMENT
SPECIAL PERMIT

DEPIERO LLC
3 GRAF ROAD
UNIT 14
NEWBURYPORT, MA

PROJECT INFO		
REV	DESCRIPTION	DATE
5.	PEER/PB REVIEW	5-11-21
4.	PLAN DETAIL UPDATE	4-7-21
3.	10-UNIT PLAN	3-10-21
2.	11-UNIT PLAN	12-9-20
1.	PLAN UPDATE (13 UNITS)	8-11-20



STAMP:
**OSRD
CONCEPT
SKETCH LAND
AREA PLAN**

SHEET NAME:
C105
SHT NO:
DR BY: MH/GS
CHK BY: SBS
PROJ NO: 19-132
DATE: 7/8/2020
SCALE: 1"=50'

10 UNIT OPEN SPACE RESIDENTIAL DEVELOPMENT

RESIDENTIAL (10,000 SF LOTS)

RIVERVIEW DRIVE

WOODED

MARSH

ACEC GREAT MARSH

PRIMARY CONSERVATION AREA FEMA FLOOD HAZARD AREA ACEC & BVW

LIMIT OF ACEC GREAT MARSH

WETLANDS

SECONDARY CONSERVATION AREA NATURAL WOODLAND AREA

WOODED

OPEN FIELD

LIMIT OF FEMA FLOOD ZONE (AE13)

PRIMARY CONSERVATION AREA FEMA FLOOD HAZARD AREA

UPLAND OPEN SPACE = 212,894 SF

WOODED

NATURE WALKING TRAIL

BRIDGE CONNECTS UPLAND OPEN SPACE

UPLAND OPEN SPACE = 38,206 SF

BRIDGE CONNECTS UPLAND OPEN SPACE

WOODED

UPLANDS FIELD OPEN SPACE = 117,375 SF

OPEN FIELD

TOTAL DEVELOPMENT AREA = 163,533 SF

HORSE PASTURE AND SUPPORTING STRUCTURES

15,000 ± SF RIDING ARENA AND STABLES

12,000 ± SF RIDING ARENA AND STABLES

SECONDARY CONSERVATION AREA OPEN FIELD

WALKING TRAIL

HOUSING

RESIDENTIAL

HIGH ROAD (RT 71A)

TENDERCROP FARM

RESIDENTIAL

OPEN FIELD

"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 80 200 300

SCALE: 1" = 80'



LANDSCAPE:
HAWK DESIGN,
SAGAMORE, MA

PROJECT TEAM

OPEN SPACE
RESIDENTIAL
DEVELOPMENT
SPECIAL PERMIT

DEPIERO LLC
3 GRAF ROAD
UNIT 14
NEWBURYPORT, MA
PROJECT INFO

5.	PEER/PB REVIEW	5-11-21
4.	PLAN DETAIL UPDATE	4-7-21
3.	10-UNIT PLAN	3-10-21
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1	PLAN UPDATE(13 UNITS)	8-11-20
REV	DESCRIPTION	DATE



SHEET NAME:

SHT NO:

DR BY: GS
CHK BY: SS
PROJ NO: 19-132
DATE: 07/08/2020
SCALE: 1"=80'

P:\2019 Projects\2019-132 105 High Rd Newbury\Dwg_ENGINEERING\OSRD dwgs\19-132_LAYT-PLAN 10 LOT 2 rev4.dwg