Proposed Entrance Rendering

SURREY LANE
ENTRY

C101

PROJECT INFO
- NORTH
- 105 HIGH ROAD,
  NEWBURY, MA
- LANDSCAPE:
  HAWK DESIGN,
  SAGAMORE, MA
- CLIENT:
  DEPIERO PROPERTIES LLC,
  NEWBURY, MA

PROPOSED ENTRANCE RENDERING

DATE
- 07/08/2020

"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

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CLERK

11 UNIT SITE RENDERING PLAN & SECTION

SECTION A-A
(6.4 Acres)
LOT 1
2-FAMILY
63,304 SF
49,021 CONT. UPLAND

LOT 2
2-FAMILY
61,347 SF
48,056 SF CONT. UPLAND

LOT 3
2-FAMILY
60,842 SF
48,095 SF CONT. UPLAND

LOT 4
2-FAMILY
61,515 SF
48,056 CONT. UPLAND

LOT 5
2-FAMILY
61,414 SF
48,020 CONT. UPLAND

4+95
R=165'

6' MINIMUM LOT WIDTH

STORMWATER
INFILTRATION
BASIN
495' LONG RIGHT
OF WAY

520'± LONG
DRIVEWAY
LOCATED IN 40'
WIDE LOT

310'± LONG
DRIVEWAY
LOCATED IN 42'
WIDE LOT

*TOTAL FRONT UPLAND AREA = 280,907 SF

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

10 UNIT YIELD PLAN

"(5) - 2 FAMILY LOTS LOCATED WITHIN THE
FRONT 280,907 SF UPLAND AREA. NO
WETLAND DRIVEWAY CROSSINGS REQUIRED."
OSRD LAND AREA SUMMARY:

- TOTAL LAND AREA = 710,367 SF
- TOTAL UPLAND AREA = 532,008 SF
- TOTAL PROPOSED DEVELOPMENT AREA = 284,579 SF (40%)
- TOTAL UPLAND DEVELOPMENT AREA = 265,980 SF (50%)
- TOTAL UPLAND OPEN SPACE = 266,028 SF (50%)
- TOTAL OPEN SPACE = 425,788 SF (60%)
- CONTIGUOUS UPLAND OPEN SPACE = 212,894 SF (50%)

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

SUMMARY OF WAIVER FREE OPEN SPACE AREAS

- TOTAL UPLAND OPEN SPACE = 266,028 SF (50%)
- TOTAL OPEN SPACE = 425,788 SF (60%)
- CONTIGUOUS UPLAND OPEN SPACE = 212,894 SF (50%)

For the foregoing reasons, it is our opinion that 1) the Plan for an OSRD application must show a "by right" conventional subdivision, and 2) at least 50% of the open space on the plan must be comprised of contiguous open spaces.

11 UNIT OSRD DEVELOPMENT
(2 EXISTING STRUCTURES + 9 NEW STRUCTURES)