Entry Perspective

Seagate 105 High Road, Newbury, MA

April 7, 21

Hawk Design, Inc.
Landscape Architects

Scale: 1" = 40'-0"

 Sagamore, MA
Land Planners
Rendered Site Plan

Seagate 105 High Road Newbury, MA

April 7, 21

Hawk Design, Inc.
Landscape Architects

Scale: 1' = 40' 0"

Sagamore, MA
Land Planners
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.

PROPOSED ROAD RIGHT OF WAY
53' WIDE X 479' LONG

22' WIDE ROAD
DEMOLISH OR RELOCATE BUILDING
DEMOLISH BUILDING

8" WATER MAIN

100' DIA. CIRCLE

100' DIA. CIRCLE

100' DIA. CIRCLE

100' DIA. CIRCLE

100' DIA. CIRCLE

100' DIA. CIRCLE

100' DIA. CIRCLE

100' DIA. CIRCLE

RESERVE SEPTIC FIELD

RESERVE SEPTIC FIELD

RESERVE SEPTIC FIELD

RESERVE SEPTIC FIELD

PRIMARY SEPTIC FIELD

PRIMARY SEPTIC FIELD

PRIMARY SEPTIC FIELD

RESERVE SEPTIC FIELD

RESERVE SEPTIC FIELD

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"10 UNIT YIELD PLAN"

10 UNIT YIELD PLAN

'10' - 2 FAMILY LOTS LOCATED WITHIN THE FRONT 280,907 SF UPLAND AREA. NO WETLAND DRIVEWAY CROSSINGS REQUIRED.
NOTES:
GAS, ELECTRIC, CABLE, TELECOMMUNICATION SYSTEMS WILL BE DESIGNED BY THE UTILITY COMPANIES PROVIDING SUCH SERVICES.
10 UNIT OPEN SPACE RESIDENTIAL DEVELOPMENT

TOTAL DEVELOPMENT AREA = 163,533 SF

FIELD OPEN SPACE = 212,694 SF

FIELD OPEN SPACE = 117,375 SF

FIELD OPEN SPACE = 38,206 SF

RESIDENTIAL (10,000 SF LOTS)

RIDING ARENA AND STABLES

12,000± SF

15,000 ±SF

TENDERCROP FARM RESIDENTIAL

HOARSE PASTURE AND SUPPORTING STRUCTURES

19-132

07/08/2020

SCALE: 1" = 80'

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

PROJECT TEAM

HAWK DESIGN, SAGAMORE, MA

SEAGATE
105 HIGH ROAD
NEWBURY, MA

OPEN SPACE RESIDENTIAL DEVELOPMENT
SPECIAL PERMIT

DEPiero LLC
3 GRAF ROAD
UNIT 14
NEWBURYPORT, MA

OSRD
SITE CONTEXT PLAN

C106

REV DESCRIPTION DATE

SHEET NAME

SHT NO:

PROJECT INFO

REQD BY:

CHK BY:

PROJ NO:

DATE:

SCALE:

STAMP:

SEAGATE
105 HIGH ROAD
NEWBURY, MA

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OPEN SPACE RESIDENTIAL DEVELOPMENT

10-UNIT YIELD

1. NO ABILITY TO RELAX REQUIREMENTS OF ZONING BYLAW.

2. TOTAL OPEN SPACE IS ZERO.

3. ROAD LENGTH IS 500’.

4. IMPERVIOUS PAVING IS 46,700 SF.

5. ENTIRE PROPERTY PRIVATE, EXCEPT 495’ ROAD. NO VALUE TO THE PUBLIC.

6. THE FIELD WILL NOT EXIST; 100% OF FIELD AND WOODED AREAS WILL BE DISTURBED.

7. ALL 6.41 ACRES OF FIELD WILL BE DEVELOPED.

8. THE TOWN WILL HAVE RESPONSIBILITY TO MAINTAIN ROADWAY. $$$

9. THE ROADWAY IS PUBLIC ACCESS.

10. GREATER LIFE SAFETY CONCERNS WITH MORE SPRAWLING DEVELOPMENT.

11. SEPTIC SYSTEMS IN 10 LOCATIONS CREATING MORE DISTURBANCE ON SITE.

12. VOID ON HIGH ROAD TO FIELD AFTER EXISTING HOME IS RELOCATED.

13. PUBLIC AMENITIES SUCH AS MAIL OR PARCEL DELIVERY MORE CHALLENGING.

14. CONSTRUCTION OF SUBSTANTIALLY LARGER STRUCTURES TO HOUSE TWO FAMILIES.

15. GREATER FLEXIBILITY FOR FURTHER CONSTRUCTION OF BARNS, POOLS, SHEDS, OUTBOULDING DUE TO LARGER LOTS.

10-LOT OPEN SPACE RESIDENTIAL DEVELOPMENT

1. ALLOWS FLEXIBILITY AND CREATIVITY IN THE DESIGN OF RESIDENTIAL DEVELOPMENTS.

2. TOTAL OPEN SPACE IS 549,509 SF. (77%).

3. ROAD LENGTH IS 579’, REDUCED FROM 910’.

4. IMPERVIOUS PAVING IS 28,400 SF.

5. OVER 80% OF PROPERTY IS TO BE ACCESSIBLE TO THE PUBLIC; KEY LOCATION WITH ENTRANCE AND PARKING FOR PUBLIC; ABUTS AND CONNECTS WITH 100’S OF ACRES OF CONSERVATION LAND ALLOWING HIKING, BIRDING, KAYAKING, AND CANOEING.

6. APPROXIMATELY HALF OF FIELD WILL BE MAINTAINED; THE SIZE OF TWO NFL FOOTBALL FIELDS WILL BE LEFT AS OPEN SPACE IN FIELD; WOODED 10 ACRES WILL BE LEFT UNDISTURBED.

7. LESS THAN 3 ACRES OF FIELD WILL DEVELOPED.

8. THE ASSOCIATION WILL HAVE THE RESPONSIBILITY TO MAINTAIN ROADWAY. $$$

9. THE ROADWAY IS MAINTAINED PRIVATELY $$$, BUT IS PUBLIC ACCESS.

10. LESSER LIFE SAFETY CONCERNS WITH MORE CLUSTERED DEVELOPMENT IN CLOSER PROXIMITY TO ROADWAY.

11. SEPTIC SYSTEM CENTRAL IN ONE LOCATION CREATING LESS DISTURBANCE ON SITE.

12. EXISTING HOME MAINTAINS CHARACTER OF NEIGHBORHOOD AND HIGH ROAD CREATING A PRIVATE INTIMATE ENTRANCE.

13. PUBLIC AMENITIES SUCH AS US MAIL AND PARCEL DELIVERY MORE EFFICIENT AND STREAMLINED.

14. CONSTRUCTION OF SINGLE FAMILY STRUCTURES CONSISTENT WITH NEIGHBORHOOD AND COMMUNITY.

15. LESS FLEXIBILITY FOR FURTHER CONSTRUCTION OF FUTURE STRUCTURES HELD TO GARAGES AND POOL MAXIMUM.
OPEN SPACE RESIDENTIAL DEVELOPMENT
OPEN SPACE OVERVIEW FIGURE

SITE LOCATION

ESSEX COUNTY GREENBELT ASSOC.

PARKER RIVER NATIONAL WILDLIFE REFUGE

AUDUBON CENTER
SOCIETY FOR PRESERVATION OF N.E. ANTIQUITIES

TENDERS CROP FARM

HIGH TAIL ACRES

STAGE HILL POLO

PARKER RIVER NATIONAL WILDLIFE REFUGE

MOM ISLAND

PARKER RIVER NATIONAL WILDLIFE REFUGE

PARKER RIVER NATIONAL WILDLIFE REFUGE