PROPOSED ENTRANCE RENDERING
11 UNIT SITE RENDERING PLAN

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.
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

*(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

100' DIA. CIRCLE
8" WATER MAIN
RESERVE SEPTIC FIELD
PRIMARY SEPTIC FIELD
RESERVE SEPTIC FIELD
PRIMARY SEPTIC FIELD
RESERVE SEPTIC FIELD
PRIMARY SEPTIC FIELD

2-CAR DRIVEWAY

10 UNIT YIELD PLAN