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

100' DIA. CIRCLE

8" WATER MAIN

RESERVE SEPTIC FIELD

ALT. PRIMARY FIELD

4-CAR DRIVEWAY

TP-1
TP-2
TP-3
TP-4
TP-5
TP-6
TP-7
TP-8
TP-9

10 UNIT YIELD PLAN
105 HIGH ROAD
NEWBURY, MA
OPEN SPACE RESIDENTIAL DEVELOPMENT SPECIAL PERMIT
DEPIERO LLC
3 Graf Road
UNIT 14
NEWBURYPORT, MA

LANDSCAPE
HAWK DESIGN, SAGAMORE, MA

CLIENT
DEPIERO PROPERTIES LLC, NEWBURY, MA

SCALE: 1" = 80'

DRAWN BY:
CHK BY:
PROJ NO:
DATE:
STAMP:

NORTH
SCALE: 1" = 80'

0 200 300

LANDSCAPE:
HAWK DESIGN, SAGAMORE, MA

CLIENT:
DEPIERO PROPERTIES LLC, NEWBURY, MA

PROJECT INFO

1 ENG. REVIEW 7-24-20
2 10 Unit Plan 3-10-21
3 PEER REVIEW 4-28-21
GAS, ELECTRIC, CABLE, TELECOMMUNICATION SYSTEMS WILL BE DESIGNED BY THE UTILITY COMPANIES PROVIDING SUCH SERVICES.
10 UNIT OPEN SPACE RESIDENTIAL DEVELOPMENT

EXISTING 15,000 SF RIDING ARENA AND STABLES

PUBLIC OPEN SPACE PARKING
8 SPACES - CLAMSHELL/GRASS SURFACE

EXISTING GRAVEL EASEMENT

PUBLIC ACCESS PROVIDED ON 22' WIDE SITE DRIVEWAY

PRIVACY HEDGE

EXISTING GRAVEL DRIVE

16' WIDE GRAVEL W/ CRUSHED SEASHELL SURFACE ACCESS

PRIVATE SEPTIC S.A.S.

EASEMENT

TOTAL LAND AREA=710,367 SF
TOTAL UPLAND AREA=532,008 SF
TOTAL PROPOSED DEVELOPMENT AREA=163,533 SF (23%)
TOTAL OPEN SPACE=540,834 (77%)
TOTAL UPLAND OPEN SPACE=368,475 SF (69%)
(TOTAL UPLAND OPEN SPACE CONNECTED BY BRIDGES)

OSRD LAND AREA SUMMARY

DEVELOPMENT PROPERTY LINE

BRIDGE CONNECTS UPLAND OPEN SPACE

OSRD CONCEPT SKETCH LAND AREA PLAN

COMMERCIAL FARM STAND

COSTONIS HOUSE TO REMAIN AT CURRENT LOCATION

SCALE: 1" = 50'
0 50 100 150 200

EXISTING GRAVEL DRIVE

COSTONIS BARN TO BE REMOVED

COSTONIS COW BARN TO BE REMOVED

MAINTAIN 7.0' WIDE EASEMENT

PRIMARY SEPTIC S.A.S.

MAINTAIN 7.0' WIDE EASEMENT

EXISTING GRAVEL EASEMENT

EDGE OF PAVEMENT

EDGE OF PAVEMENT

PRIVATE SEPTIC S.A.S.

DEVELOPMENT AREA
(SEE SUMMARY TABLE FOR AREAS)

PRIVATE SEPTIC S.A.S.

PUBLIC ACCESS PROVIDED ON 22' WIDE SITE DRIVEWAY

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