TOTAL LOT AREA= 1,604,739 S.F. / 36.84 Ac.
(INCLUDES #5 BROWN AVE.)

ZONING MATRIX
ZONE R-1

MIN. LOT AREA= 20,000 S.F.
MIN. FRONTAGE= 125 FT
MIN. SETBACK FRONT= 30 FT
SIDE= 20 FT
REAR= 30 FT

PERMITTING NOTES:
LOTS 9, 10, 35, 36 & 40 REQUIRE A SPECIAL PERMIT IN CONFORMANCE WITH WATER RESOURCE PROTECTION DISTRICT. SECTION XIX-I-7, RESIDENTIAL CONSTRUCTION ON LOTS WITH AVERAGE GRADE OVER 15%

LOTS 11, 12, 16, 40 & 42 LOCATED IN ISOLATED WETLAND BUFFER AREA AND SUBJECT TO PERMITTING BY THE NEWBURYPORT CONSERVATION COMMISSION.

SUBDIVISION SUBJECT TO NOTICE OF INTENT TO BE PERMITTED BY THE NEWBURYPORT CONSERVATION COMMISSION. THERE IS 222,431 SQUARE FEET OF ISOLATED LAND SUBJECT TO FLOODING (ILSF) ON THE PROJECT SITE. THE PROPOSED PLAN PROVIDES 291,000 SQUARE FEET OF LAND AREA FOR (ILSF) FLOOD COMPENSATION AREA.

LAUREL ROAD
BROWN AVENUE
BRIGGS AVENUE
#5 BROWN AVE.
MAXIMUM ROADWAY GRADE 8% AND CENTERLINE RAODWAY CUT OF 7'
ALL STRUCTURES AND DRIVEWAYS LOCATED OUTSIDE OF THE 25' NO DISTURBANCE BUFFER.
ALL STRUCTURES AND DRIVEWAYS LOCATED OUTSIDE OF THE 25' NO DISTURBANCE BUFFER.
25' NO-DISTURBANCE BUFFER TO ISOLATED WETLANDS (LOCAL REGULATIONS)
100' BUFFER TO ISOLATED WETLANDS (LOCAL REGULATIONS)
LIMIT OF ISOLATED WETLANDS (LOCAL REGULATIONS)
LIMIT OF ILSF
YARD SETBACK LINE (TYP)
MIN. LOT WIDTH 100 FT x 100 FT SQUARE (TYP)
INTERSTATE 95 NORTH BOUND
BOYD DRIVE
STORM WATER
LIMIT OF ILSF

10 32,271 S.F.± 0.74 ACRES
11 76,730 S.F.± 0.77 ACRES
9 30,178 S.F.± 0.69 ACRES
12 39,306 S.F.± 0.55 ACRES
8 21,251 S.F.± 0.49 ACRE
13 20,572 S.F.± 0.47 ACRE
7 20,705 S.F.± 0.47 ACRE
14 20,101 S.F.± 0.46 ACRE
6 21,361 S.F.± 0.49 ACRE
5 23,228 S.F.± 0.51 ACRE
15 22,006 S.F.± 0.50 ACRE
4 23,404 S.F.± 0.54 ACRE
16 21,015 S.F.± 0.48 ACRES
18 21,156 S.F.± 0.48 ACRE
3 25,519 S.F.± 0.58 ACRE
19 21,946 S.F.± 0.50 ACRE
2 30,596 S.F.± 0.70 ACRE
17 20,026 S.F.± 0.46 ACRE
20 24,535 S.F.± 0.56 ACRE
1 26,437 S.F.± 0.60 ACRE
42 20,272 S.F.± 0.46 ACRE
21 21,141 S.F.± 0.48 ACRE
27 20,023 S.F.± 0.46 ACRE
24,158 S.F.± 0.55 ACRE
40 23,313 S.F.± 0.54 ACRE
39 20,963 S.F.± 0.48 ACRES
41 21,144 S.F.± 0.48 ACRE
43 20,051 S.F.± 0.46 ACRE
22 23,344 S.F.± 0.54 ACRE
26 20,004 S.F.± 0.46 ACRE
28 20,314 S.F.± 0.47 ACRE
38 25,244 S.F.± 0.58 ACRE
37 28,670 S.F.± 0.66 ACRE
29 20,040 S.F.± 0.46 ACRE
25 21,832 S.F.± 0.47 ACRE
34 22,640 S.F.± 0.52 ACRE
33 20,062 S.F.± 0.48 ACRE
32 20,017 S.F.± 0.46 ACRE
23 21,310 S.F.± 0.49 ACRE
31 20,272 S.F.± 0.46 ACRE
30 20,162 S.F.± 0.46 ACRE
36 52,590 S.F.± 1.20 ACRES
35 20,103 S.F.± 0.46 ACRE
24 24,298 S.F.± 0.56 ACRE

80 0 80 160 240 320 FEET
SCALE: 1"=80'

NORTH

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 Middlesex Avenue, Suite 20
Somerville, MA 02145
617-776-3350p 617-776-7710f

PROJECT TEAM

18 BOYD DRIVE,
NEWBURYPORT,
MA
FOR
EVERGREEN
COMMONS
LLC

PROJECT INFO

REV	DESCRIPTION	DATE
1.	Brown Ave Access	10/18/16

STAMP:

YIELD PLAN
43 LOTS

SHEET NAME:

1

SHEET NO:

DR BY: SSW
CHK BY: SBS
PROJ NO: 2015-063
DATE: JULY 20, 2016
SCALE: 1"=80'

P:\2015 PROJECTS\2015-063 18 BOYD ST. NEWBURYPORT\DWG_ENGINEERING\15-063 YIELD PLAN BROWN AVE 2016-10-17.DWG