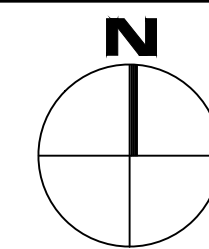


P:\2015 PROJECTS\2015-063 18 BOYD ST NEWBURYPORT.DWG\ENGINEERING\15-063 YIELD PLAN BROWN AVE 2016-10-17.DWG



NORTH

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

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.

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

LIMIT OF
ILSF

LIMIT OF
ILSF

MAXIMUM ROADWAY
GRADE 8% AND
CENTERLINE ROADWAY
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.

YARD SETBACK
LINE (TYP)

MIN. LOT WIDTH
100 FT x 100 FT
SQUARE (TYP)

INTERSTATE 95
NORTH BOUND

BOYD DRIVE



SCALE: 1"=80'

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'