



ROADWAY SECTION
SCALE: 1"=5'

ZONING MATRIX
OSRD REGULATION
ZONE R-1

MIN. LOT AREA= 10,000 S.F.
MIN. SETBACK FRONT= 15 FT
SIDE= 10 FT
REAR= 15 FT

TOTAL LOT AREA= 1,604,739 S.F. - 36.84 Ac.
AVG. SLOPE = 9%

TOTAL DEVELOPMENT AREA= 641,417 S.F. - 14.72 Ac.

TOTAL OPEN SPACE AREA= 963,322 S.F. - 22.12 Ac. (60.0%)

TOTAL LOT AREA OUT OF ILSF= 1,382,308 S.F. - 31.73 Ac.

TOTAL UPLAND OPEN SPACE= 749,949 S.F. - 17.22 Ac. (54.3%)
(AREA OUT OF ILSF)

OSRD ROADWAY LAYOUT WAIVERS FROM THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND

1. WIDTH OF ROADWAY RIGHT-OF-WAY (40' PROPOSED)
2. SIDEWALK PLANTING STRIP
3. MINIMUM CENTERLINE CURVE RADIUS (125' PROPOSED)
4. STREET TREES PLANTED 50' ON CENTER

LEGEND

--- ISOLATED LAND SUBJECT TO FLOODING (ILSF)

ISOLATED WETLAND AREA TO BE IMPROVED

PROPOSED STORMWATER MANAGEMENT SYSTEMS TO BE UPGRADED

TEST PIT LOCATION

PAVED PATH TO REMAIN

STONE DUST PATH

PROJECT TEAM

18 BOYD DRIVE,
NEWBURYPORT,
MA
FOR
EVERGREEN
COMMONS, LLC

PROJECT INFO

REV	DESCRIPTION	DATE
3	FULL THROUGH ROAD	10/18/2016
2	P.B. REVIEW	9/14/2016
1	LANDSCAPE ISLAND, TRAIL	8/17/2016

STAMP:

OSRD SKETCH
PLAN

SHEET NAME:

2

SHEET NO:

DR BY: SSW

CHK BY: SBS

PROJ NO: 2015-063

DATE: JULY 20, 2016

SCALE: 1"=80'