



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= 1,604,429 S.F.= 36.83 Acres  
TOTAL DEVELOPMENT AREA= 652,493 S.F.  
TOTAL OPEN SPACE AREA= 962,798 S.F. (60.0%)  
TOTAL LOT AREA OUT OF ILSF= 1,364,129 S.F.  
TOTAL UPLAND OPEN SPACE= 731,698 S.F. (53.6%)  
(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. LENGTH OF CUL-DE-SAC (EXISTING CONDITIONS ONLY- NO WAIVER NEEDED FOR NEW ROADWAYS)
4. MINIMUM CENTERLINE CURVE RADIUS (100' PROPOSED)
5. 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      |
|-----|-------------------------|-----------|
| 2   | P.B. REVIEW             | 9/14/2016 |
| 1   | LANDSCAPE ISLAND, TRAIL | 8/17/2016 |

STAMP:

OSRD SKETCH  
PLAN

SHEET NAME:

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SHEET NO:

DR BY: SSW

CHK BY: SBS

PROJ NO: 2015-063

DATE: JULY 20, 2016

SCALE: 1"=80'