

SITE PLAN

THE COTTAGES AT ROLLING HILLS

28 COFFIN STREET AND 566 MAIN STREET

WEST NEWBURY, MA

PLAN NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN DECEMBER OF 2019 AND JANUARY OF 2020 BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ON THE GROUND AND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN DECEMBER 2019 AND JANUARY OF 2020 AND AERIAL LIDAR DATA ACQUIRED IN DECEMBER OF 2019.
3. THE BEARINGS, DISTANCES AND THE COORDINATES THEY ARE BASED ON SHOWN ON THIS PLAN ARE IN U.S. SURVEY FEET IN THE MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOID 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN DECEMBER OF 2019 UTILIZING THE MACORS RTK GPS NETWORK.
4. UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM INFORMATION SUPPLIED BY THE VARIOUS UTILITY COMPANIES. LOCATION AND SIZES OF ALL UTILITIES MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO THE START OF ANY CONSTRUCTION. "DIG SAFE" MUST BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION.
5. WETLAND DELINEATIONS SHOWN HEREON IS BASED IN INFORMATION PROVIDED BY HUGHES ENVIRONMENTAL CONSULTING IN JANUARY OF 2020.
6. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD, AS DEFINED ON THE FOLLOWING FEMA FLOOD INSURANCE RATE MAPS:
 - COMMUNITY PANEL NO. 25009C0111F, EFFECTIVE DATE JULY 3, 2012
 - COMMUNITY PANEL NO. 25009C0103F, EFFECTIVE DATE JULY 3, 2012
7. COFFIN STREET IS DESIGNATED AS A SCENIC ROAD UNDER THE PROVISIONS OF G.L., CHAPTER 40, SECTION 15C: ALL ROADS WITHIN THE TOWN OF WEST NEWBURY EXCEPT STATE ROUTE 113.



PLAN INDEX

SHEET NAME	SHEET NUMBER
1. TITLE SHEET	(C-0)
2. EXISTING CONDITIONS PLAN	(EX-1 - EX-7)
3. SITE PLAN	(C-1)
4. YIELD PLAN	(C-2)
5. ARCHITECTURAL PLANS AND ELEVATIONS (BY OTHERS)	(A-1)
6. ARCHITECTURAL PLANS AND ELEVATIONS (BY OTHERS)	(A-2)

CONSULTANTS:

CIVIL ENGINEER
 LANDTECH CONSULTANTS
 515 GROTON ROAD
 WESTFORD, MA 01886
 978.692.6100

ARCHITECT
 SCOTT M. BROWN
 48 MARKET STREET
 NEWBURYPORT, MA 01950
 978.465.3535

APPLICANT

COTTAGE ADVISORS MA, LLC
 25 STORY AVENUE, PMB 319
 NEWBURYPORT, MA 01950

RECORD OWNERS

MAP 230, LOT 6B
 6B/40/80/90/110/120
 JOHN E. BEAUCHER TRUST
 48 ROWLEY ROAD
 BOXFORD, MA 01921

MAP 230, LOT 50
 ANDREW & KATHRYN ALSUP
 566 MAIN STREET
 WEST NEWBURY, MA 01985

ASSESSOR'S REFERENCES

MAP 230, LOT 6B (OR MAIN STREET)
 MAP 230, LOT 40 (0 COFFIN STREET)
 MAP 230, LOT 50 (566 MAIN STREET)
 MAP 230, LOT 80 (28 COFFIN STREET)
 MAP 230, LOT 90 (0 COFFIN STREET)
 MAP 230, LOT 110 (0 COFFIN STREET)
 MAP 230, LOT 120 (0 COFFIN STREET)

PLAN REFERENCES

THE FOLLOWING PLANS ARE ON FILE AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS:

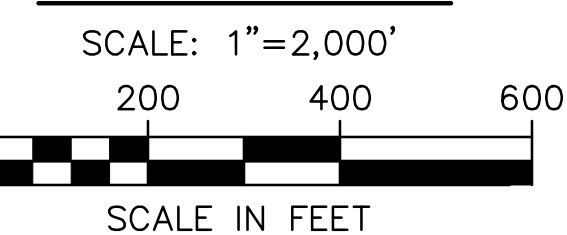
PLAN BOOK 454, PLAN 4
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 PLAN BOOK 180, PLAN 61
 PLAN BOOK 187, PLAN 86
 PLAN BOOK 245, PLAN 71
 PLAN BOOK 307, PLAN 56
 PLAN BOOK 347, PLAN 72

DEED REFERENCES

THE FOLLOWING DEEDS ARE ON FILE AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS:

DEED BOOK 32686, PAGE 367
 DEED BOOK 32686, PAGE 364
 DEED BOOK 10238, PAGE 213

LOCUS MAP



ISSUE DATE: MARCH 24, 2020
 REVISED: JUNE 19, 2020



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LEGEND

PROPERTY LINE (LOCUS)	— — — — —	DRILL HOLE (FOUND)	● DH (Fnd.)
INTERNAL LOT LINE	— — — — —	IRON PIPE (FOUND)	○ IP (Fnd.)
ABUTTER PROPERTY LINE	— — — — —	STONE BOUND W/ DRILL HOLE (FOUND)	□ SBDH (Fnd.)
MAJOR CONTOUR	— 100 —	UTILITY POLE	○ UP
MINOR CONTOUR	— 98 —	MAIL BOX	■ MB
EDGE OF PAVEMENT	— EOP —	TREE AND TREE TOP ELEVATION (TREE HEIGHT)	● XX' (H=XX')
OVERHEAD ELECTRIC	— OHW —	CATCH BASIN	□ CB
UNDERGROUND ELECTRIC	— UGE —	DRAIN MANHOLE	⊕ DMH
STORM DRAIN	— D —	HYDRANT	⊕
WATER MAIN	— W —	SIGN	⊕
WETLAND BOUNDARY	— — — — —	WATER VALVE	⊕
25' WETLAND BUFFER	— — — — —	WELL	⊕
100' WETLAND BUFFER	— — — — —	WETLAND FLAG	⊕ WF
STONE WALL	— — — — —		

ZONING INFORMATION

SUBJECT PARCEL LOCATED IN THE FOLLOWING ZONING DISTRICTS:
 RESIDENTIAL B (RES-B)
 RESIDENTIAL C (RES-C)

	RES-B	RES-C
MINIMUM LOT AREA (S.F.):	40,000	20,000
MINIMUM LOT FRONTAGE (FT.):	200	150
MINIMUM FRONT YARD SETBACK (FT.):	40	40
MINIMUM SIDE YARD SETBACK (FT.):	20	20
MINIMUM REAR YARD SETBACK (FT.):	20	20

RECORD OWNERS

MAP 230, LOT 68/140/80/90/110/120
 JOHN E. BEAUCHER TRUST
 48 ROWLEY ROAD
 BOXFORD, MA 01921

MAP 230, LOT 50
 ANDREW & KATHRYN ALSUP
 566 MAIN STREET
 WEST NEWBURY, MA 01985

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 MAP 230, LOT 120 (O COFFIN STREET)

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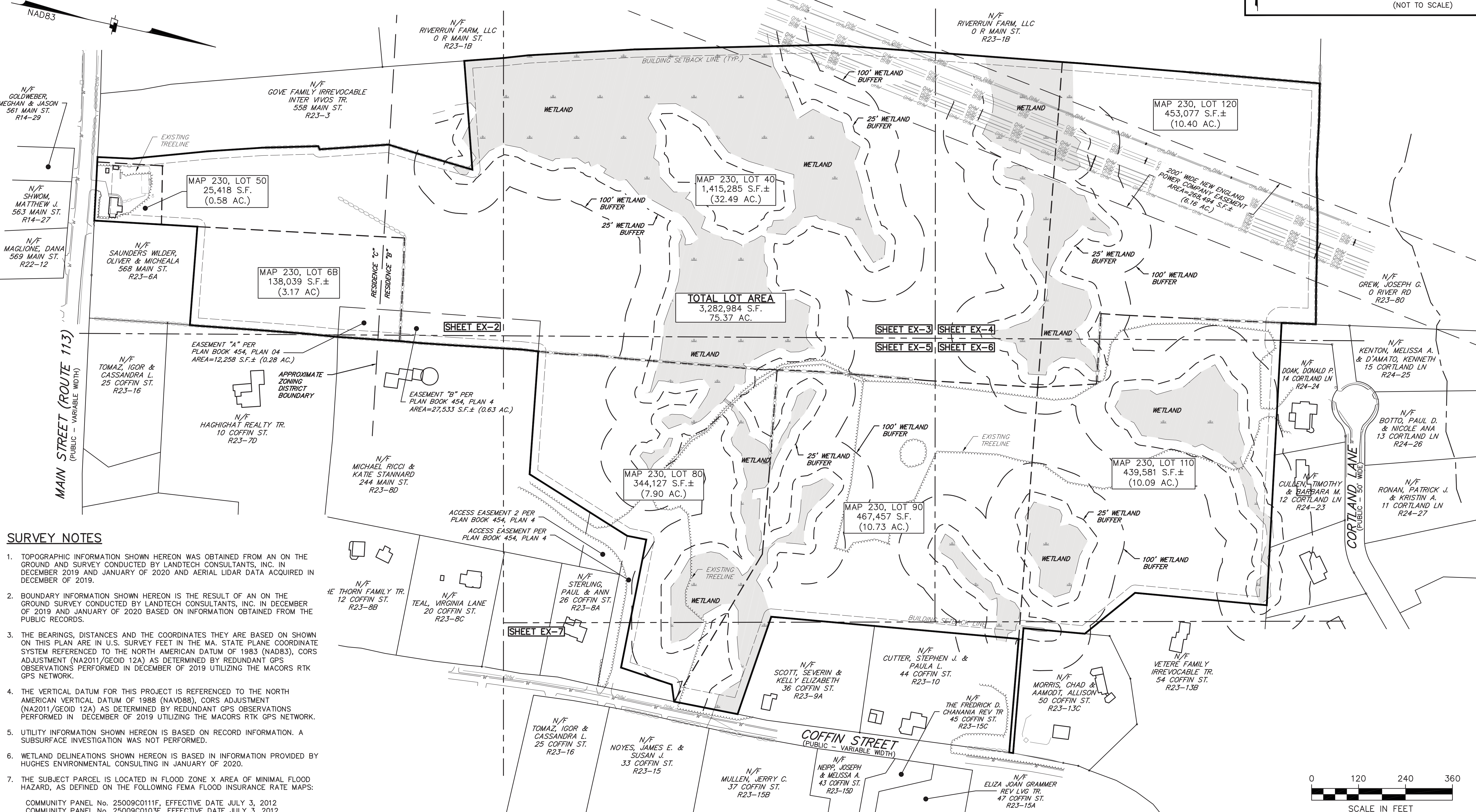
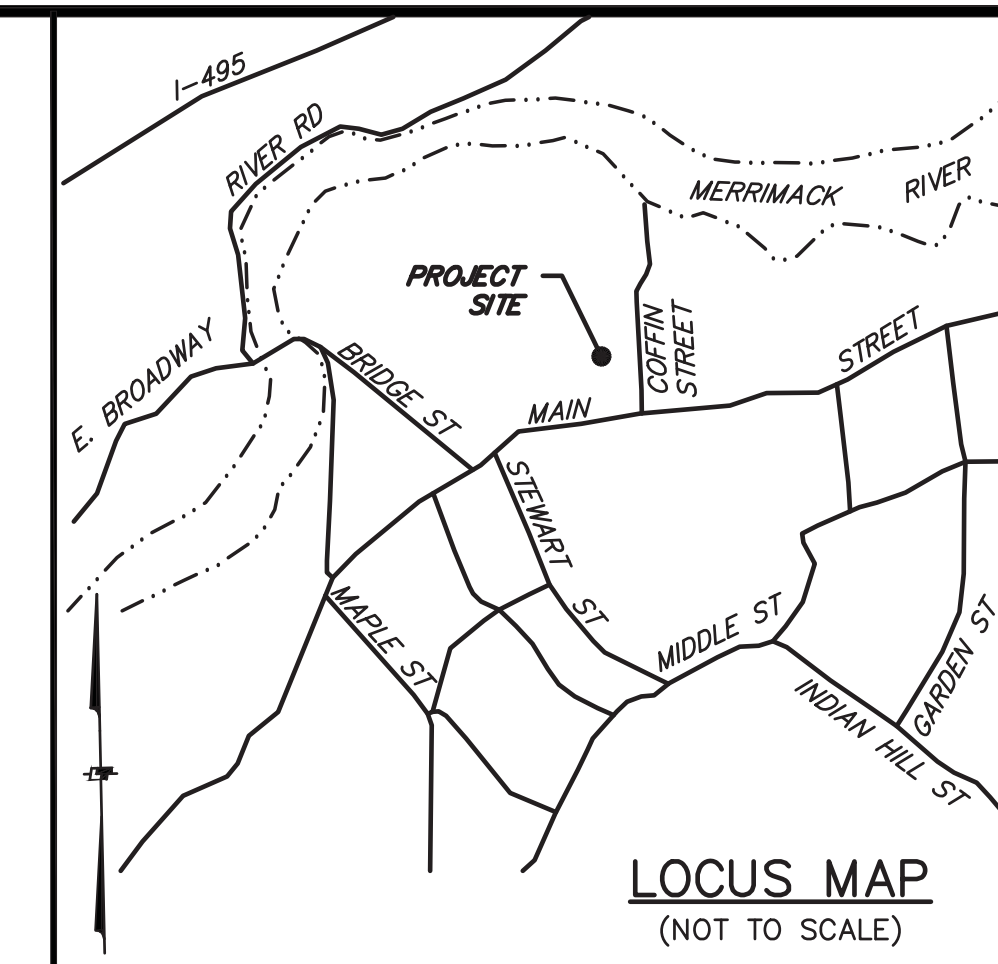
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SURVEY NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ON THE GROUND AND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN DECEMBER 2019 AND JANUARY OF 2020 AND AERIAL LIDAR DATA ACQUIRED IN DECEMBER OF 2019.
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- THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN DECEMBER OF 2019 UTILIZING THE MACORS RTK GPS NETWORK.
- UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION. A SUBSURFACE INVESTIGATION WAS NOT PERFORMED.
- WETLAND DELINEATIONS SHOWN HEREON IS BASED IN INFORMATION PROVIDED BY HUGHES ENVIRONMENTAL CONSULTING IN JANUARY OF 2020.
- THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD, AS DEFINED ON THE FOLLOWING FEMA FLOOD INSURANCE RATE MAPS:
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 COMMUNITY PANEL No. 25009C0103F, EFFECTIVE DATE JULY 3, 2012

DATE	5/11/20	TESTING	BY
REVISION			

PREPARED FOR:
 COTTAGE ADVISORS MA, LLC
 25 STORY AVENUE, PHB 319
 NEWBURYPORT, MA 01950

EXISTING CONDITIONS PLAN
 THE COTTAGES AT ROLLING HILLS
 COFFIN STREET & MAIN STREET
 WEST NEWBURY
 MASSACHUSETTS

SCALE: 1"=120'

MARCH 25, 2020

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JOB NO. 19-284
 DWG. NO. 10665
 SHEET EX-1



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5/11/20	TESTING
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 25 STORY AVENUE, PHB 319
 NEWBURYPORT, MA 01950

DESIGN ---
 DRAFT MER
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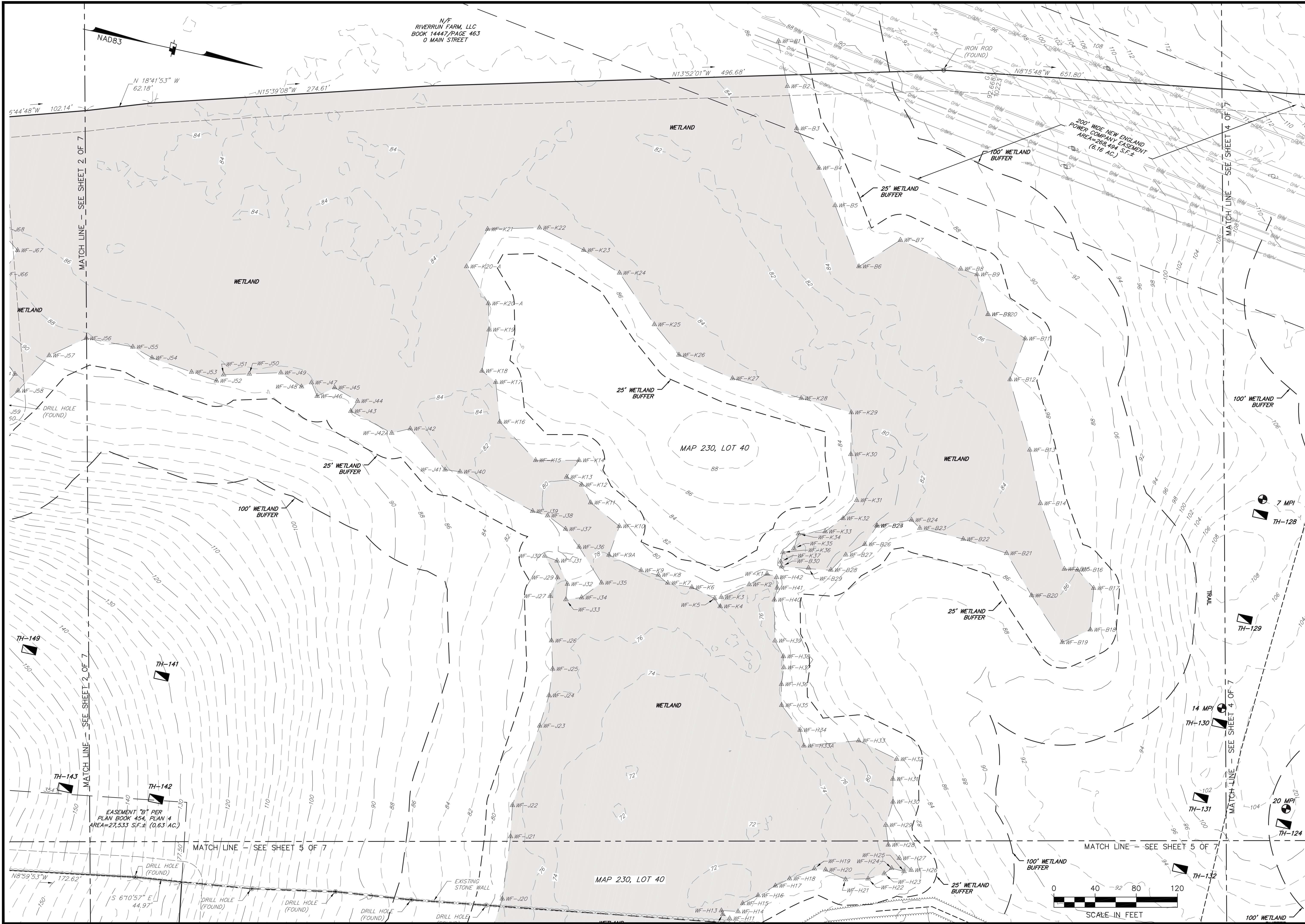
EXISTING CONDITIONS PLAN
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MARCH 25, 2020

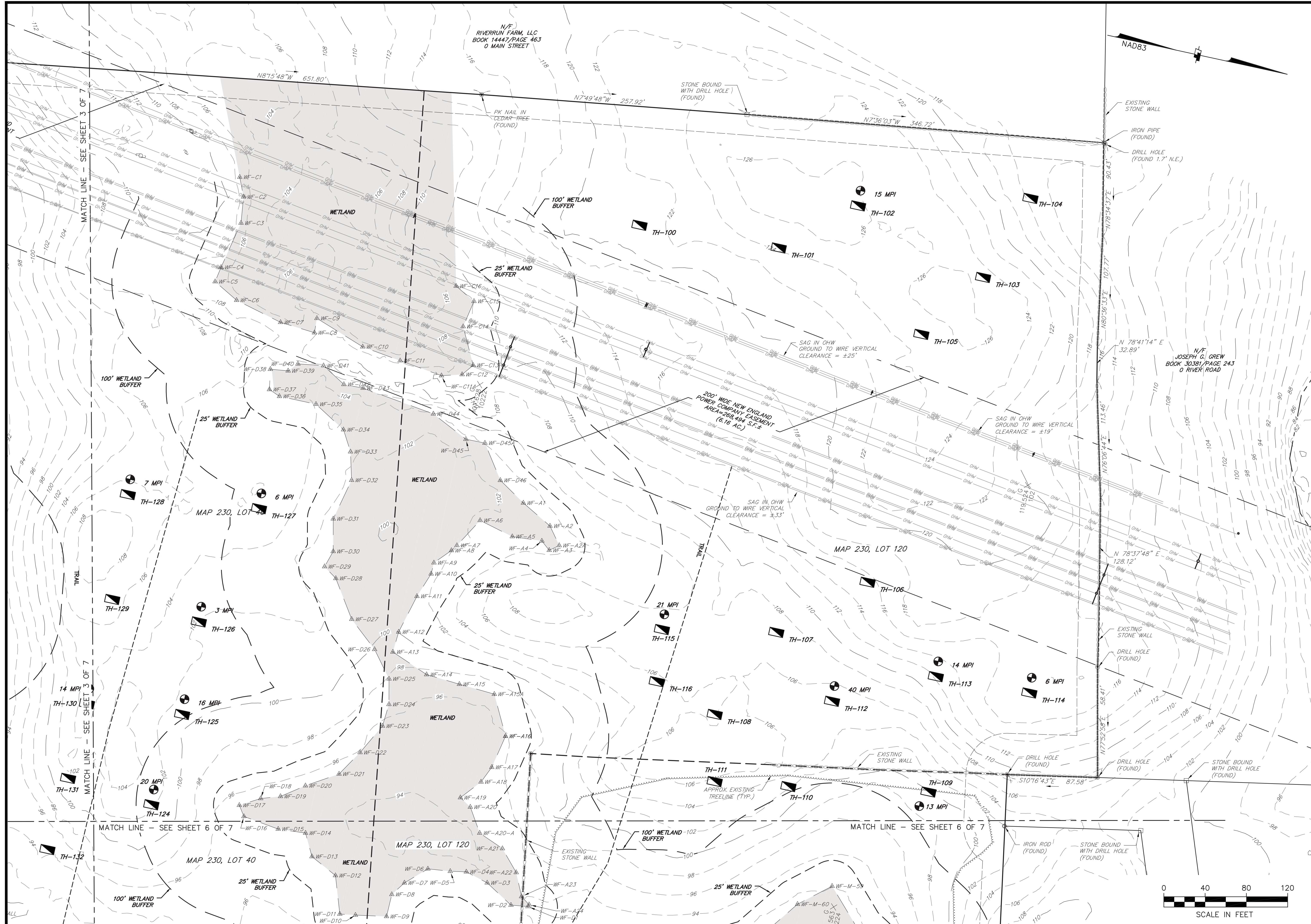
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JOB NO. 19-284	DWG. NO. 10685	SHEET EX-2
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EXISTING CONDITIONS PLAN THE COTTAGES AT ROLLING HILLS COFFIN STREET & MAIN STREET WEST NEWBURY MASSACHUSETTS		DESIGN MER	DRAFT MER
JOB NO. 19-284		DATE / REVISION 5/11/20	
DWG. NO. 10685		MARCH 25, 2020	
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EXISTING CONDITIONS PLAN THE COTTAGES AT ROLLING HILLS COFFIN STREET & MAIN STREET WEST NEWBURY MASSACHUSETTS		DESIGN ---	DRAFT MER
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DESIGN: ---
 DRAFT: MER
 CHECK: MER

EXISTING CONDITIONS PLAN
 THE COTTAGES AT ROLLING HILLS
 COFFIN STREET & MAIN STREET
 WEST NEWBURY
 MASSACHUSETTS

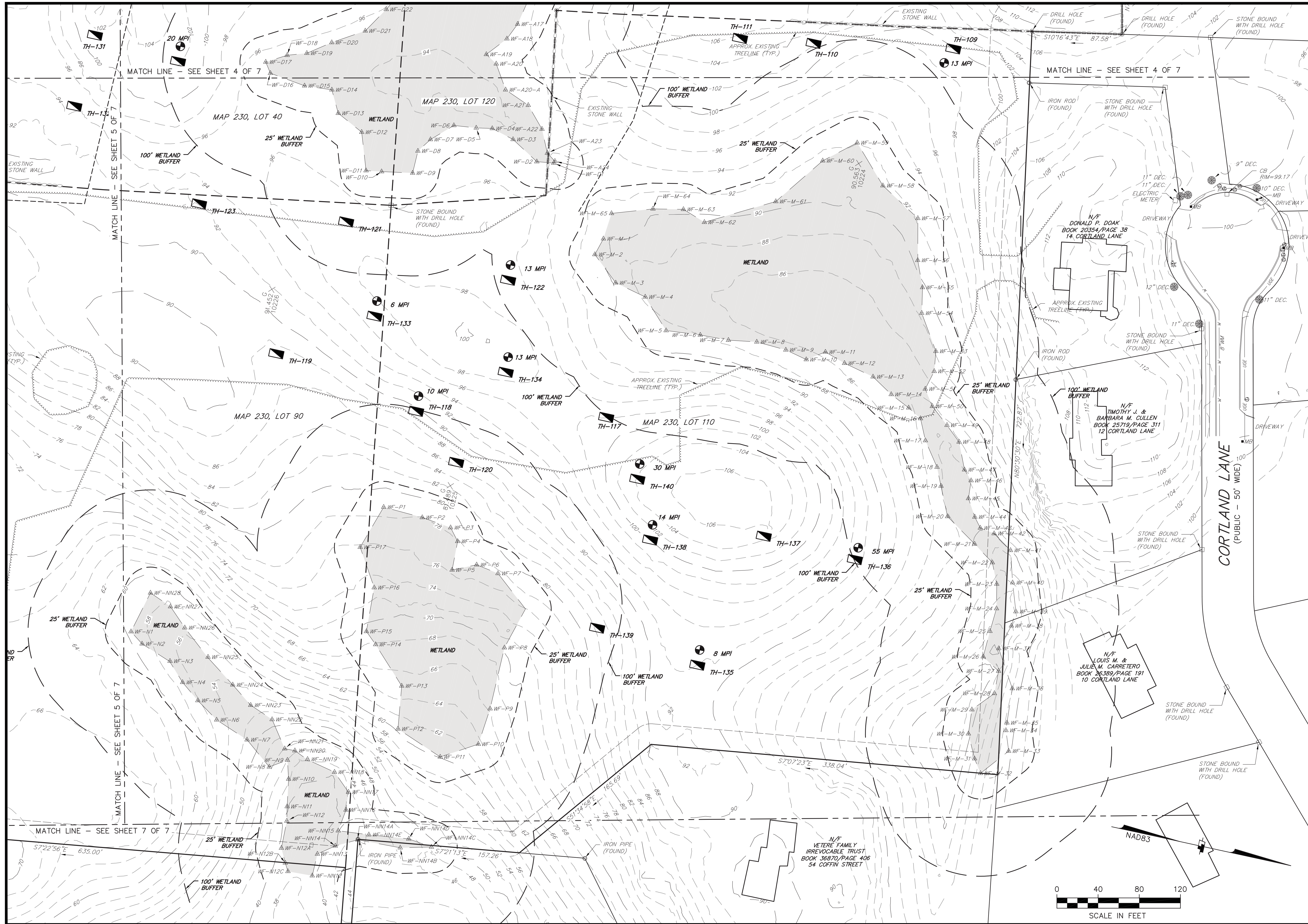
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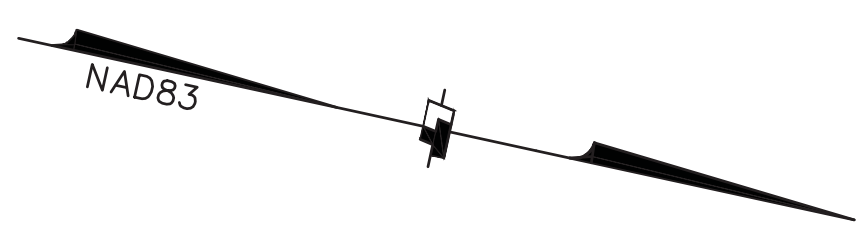
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JOB NO. 19-284	DWG. NO. 10685	SHEET EX-5
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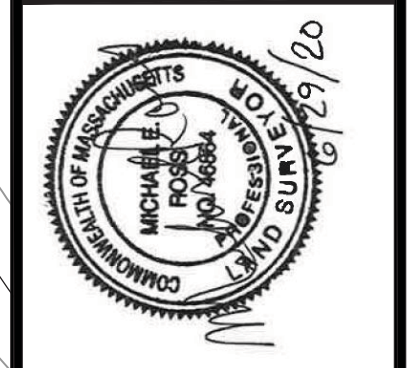




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EXISTING CONDITIONS PLAN THE COTTAGES AT ROLLING HILLS COFFIN STREET & MAIN STREET WEST NEWBURY MASSACHUSETTS			MARCH 25, 2020			SCALE: 1"=40'
 <small>Engineering/Design/Surveying/Permitting</small> <small>515 Orono Road, Westford, MA 01886</small> <small>Ph: (978) 692-6100 - landtechinc.com</small>						Copyright © 2020



DATE	5/11/20	REVISION	
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 25 STORY AVENUE, PHB 319
 NEWBURYPORT, MA 01950

EXISTING CONDITIONS PLAN
 THE COTTAGES AT ROLLING HILLS
 COFFIN STREET & MAIN STREET
 WEST NEWBURY
 MASSACHUSETTS

SCALE: 1"=40'

MARCH 25, 2020

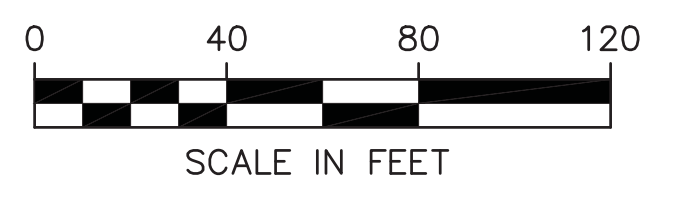
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19-284

DWG. NO.
10685

SHEET
EX-7

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NOTES:

- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN 2020 AND FROM EXISTING DEEDS AND PLANS.
- TOPOGRAPHIC AND PLANOMETRIC INFORMATION COMPILED FROM PLANS AND CHECKED BY ON-THE-GROUND SURVEY IN 2017.
- FLAGGED WETLAND LOCATIONS SHOWN ON THIS MAP WERE PROVIDED BY A FIELD STUDY CONDUCTED BY HUGHES ENVIRONMENTAL CONSULTING, DECEMBER 2019. WETLAND FLAG WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT CAPABLE OF SUB-METER ACCURACY.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No. S 25009C0103F, EFFECTIVE DATE JULY 3, 2012 AND 25009C0111F, EFFECTIVE DATE JULY 3, 2012.
- THIS PARCEL IS PARTIALLY LOCATED IN ZONING DISTRICT RESIDENTIAL B ("RES B") AND PARTIALLY LOCATED IN ZONING DISTRICT RESIDENTIAL C ("RES C").
- SEE REPORT BY HUGHES ENVIRONMENTAL CONSULTING PROVIDED UNDER A SEPARATE COVER.
- THIS DEVELOPMENT IS TO BE SERVICED BY PUBLIC WATER SUPPLY WITH CONNECTIONS TO EXISTING WATER MAINS FOUND ON COFFIN STREET, MAIN STREET, AND CORTLAND CIRCLE.
- GAS SERVICE WILL BE PROVIDED TO EACH DWELLING BY PROPANE TANKS LOCATED AT EACH BUILDING.

LEGEND

	LOT LINE		DEEP OBSERVATION HOLE
	ABUTTER LINE		SEWAGE DISPOSAL SYSTEM
	BUILDING SETBACK LINE		TREES AND SHRUBS
	EXISTING CONTOUR		GUY WIRE
	PROPOSED CONTOUR		UTILITY POLE
	EDGE OF PAVEMENT		DRAIN MANHOLE
	TREELINE		CATCH BASIN
	STONE WALL		WELL
	UNDERGROUND ELECTRIC, TELEPHONE & CABLE		HYDRANT
	OVERHEAD WIRES		WATER VALVE
	WATER MAIN		MAILBOX
	STORM DRAIN		DETENTION/INFILTRATION BASIN
	EDGE OF WETLAND		
	WETLAND SYMBOL		
	25 FT. WETLAND BUFFER		
	100 FT. WETLAND BUFFER		

LOCUS PROPERTIES:

PARCEL ID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS
TAX MAP R23, LOT 4	0 MAIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 5	566 MAIN STREET	ALSUP, ANDREW J. & KATHRYN A.	566 MAIN ST, WEST NEWBURY, MA 01985
TAX MAP R23, LOT 6B	0 R MAIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 8	28 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 9	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 11	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 12	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921

APPLICANT

COTTAGE ADVISORS MA, LLC 25 STORY AVENUE, PMB 319 NEWBURYPORT, MA 01950

RECORD OWNER

BEAUCHER, JOHN E. TRUSTEE
BEAUCHER FAMILY IRREVOCABLE TR.
48 ROWLEY ROAD
BOXFORD, MA 01921

ALSUP, ANDREW J. & KATHRYN A.
566 MAIN STREET
WEST NEWBURY, MA 01985

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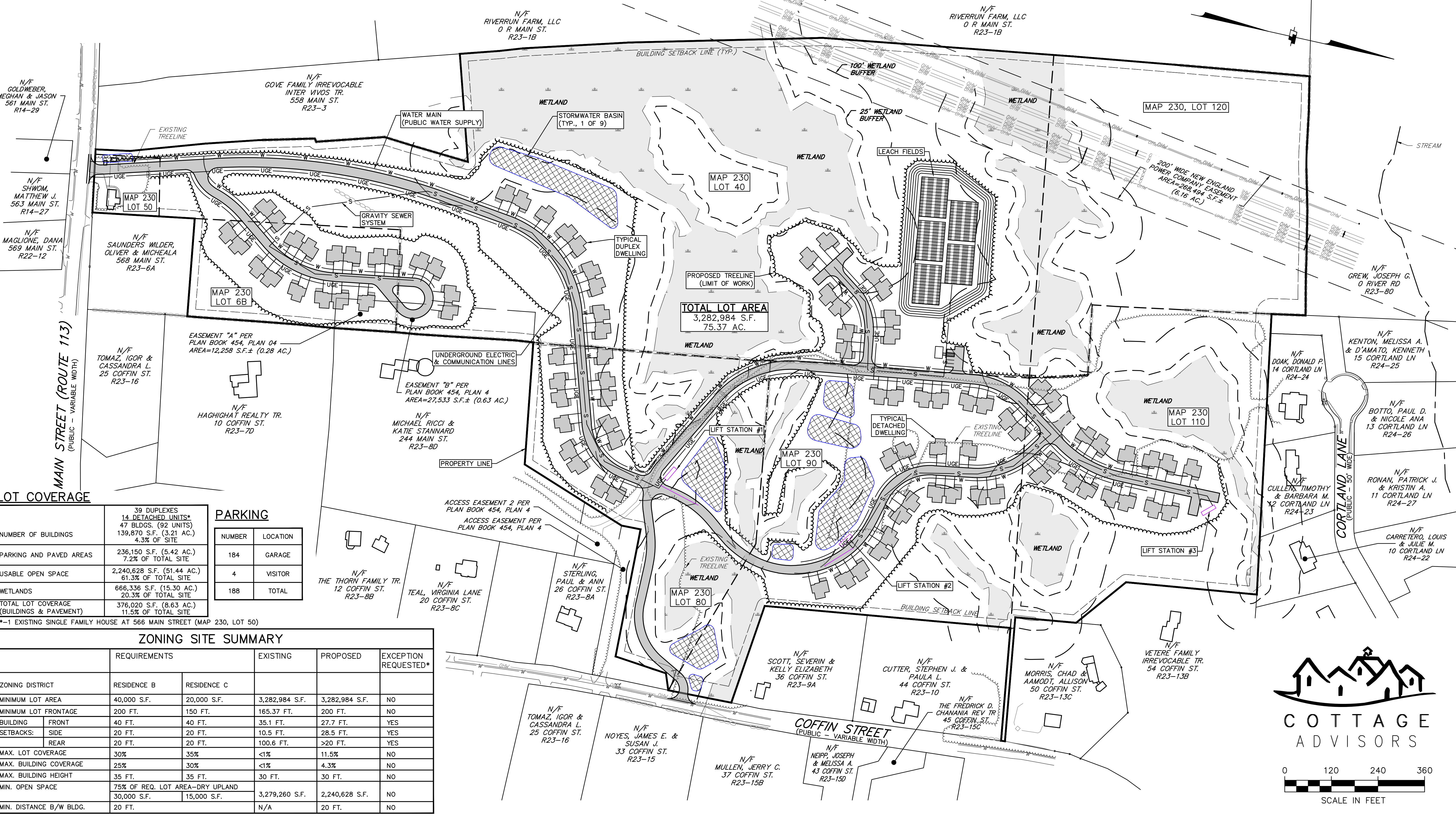
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LOT COVERAGE

NUMBER OF BUILDINGS	39 DUPLEXES 14 DETACHED UNITS* 47 BLDGS. (92 UNITS) 139,870 S.F. (3.21 AC.) 4.3% OF SITE
PARKING AND PAVED AREAS	236,150 S.F. (5.42 AC.) 7.2% OF TOTAL SITE
USABLE OPEN SPACE	2,240,628 S.F. (51.44 AC.) 61.3% OF TOTAL SITE
WETLANDS	666,336 S.F. (15.30 AC.) 20.3% OF TOTAL SITE
TOTAL LOT COVERAGE (BUILDINGS & PAVEMENT)	376,020 S.F. (8.63 AC.) 11.5% OF TOTAL SITE

*-1 EXISTING SINGLE FAMILY HOUSE AT 566 MAIN STREET (MAP 230, LOT 50)

PARKING

NUMBER	LOCATION
184	GARAGE
4	VISITOR
188	TOTAL

ZONING SITE SUMMARY

ZONING DISTRICT	REQUIREMENTS		EXISTING	PROPOSED	EXCEPTION REQUESTED*
	RESIDENCE B	RESIDENCE C			
MINIMUM LOT AREA	40,000 S.F.	20,000 S.F.	3,282,984 S.F.	3,282,984 S.F.	NO
MINIMUM LOT FRONTAGE	200 FT.	150 FT.	165.37 FT.	200 FT.	NO
BUILDING FRONT	40 FT.	40 FT.	35.1 FT.	27.7 FT.	YES
SETBACKS: FRONT	20 FT.	20 FT.	10.5 FT.	28.5 FT.	YES
SETBACKS: REAR	20 FT.	20 FT.	100.6 FT.	>20 FT.	YES
MAX. LOT COVERAGE	30%	35%	<1%	11.5%	NO
MAX. BUILDING COVERAGE	25%	30%	<1%	4.3%	NO
MAX. BUILDING HEIGHT	35 FT.	35 FT.	30 FT.	30 FT.	NO
MIN. OPEN SPACE	75% OF REQ. LOT AREA-DRY UPLAND		3,279,260 S.F.	2,240,628 S.F.	NO
MIN. DISTANCE B/W BLDG.	20 FT.	15,000 S.F.	N/A	20 FT.	NO

DATE: 6/24/20
REVISION: LAYOUT

PREPARED FOR:
COTTAGE ADVISORS MA, LLC
25 STORY AVENUE, PMB 319
NEWBURYPORT, MA 01950

CHECKED: CML
DRAFT: MUS
DESIGN: MAW

MARCH 23, 2020

SITE PLAN

THE COTTAGES AT ROLLING HILLS
COFFIN STREET & MAIN STREET
WEST NEWBURY
MASSACHUSETTS

SCALE: 1"=120'

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JOB NO. 19-284
DWG. NO. 10699
SHEET C-1

NOTES:

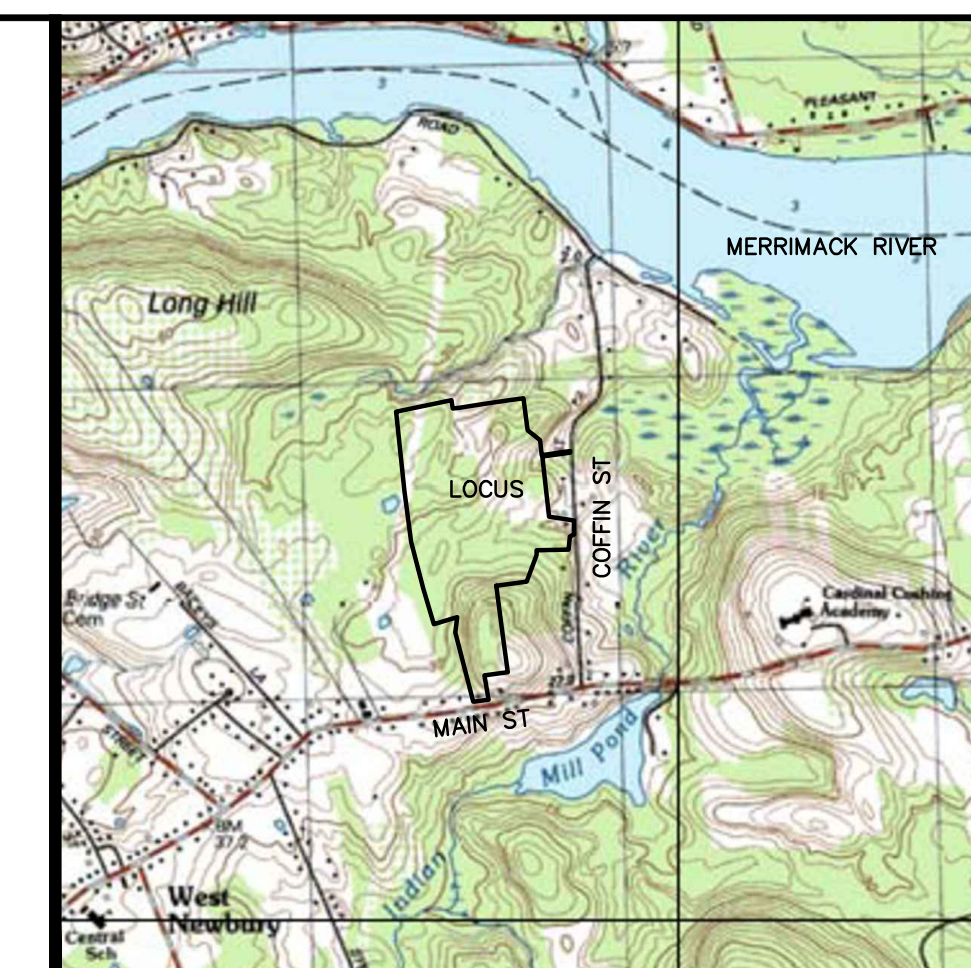
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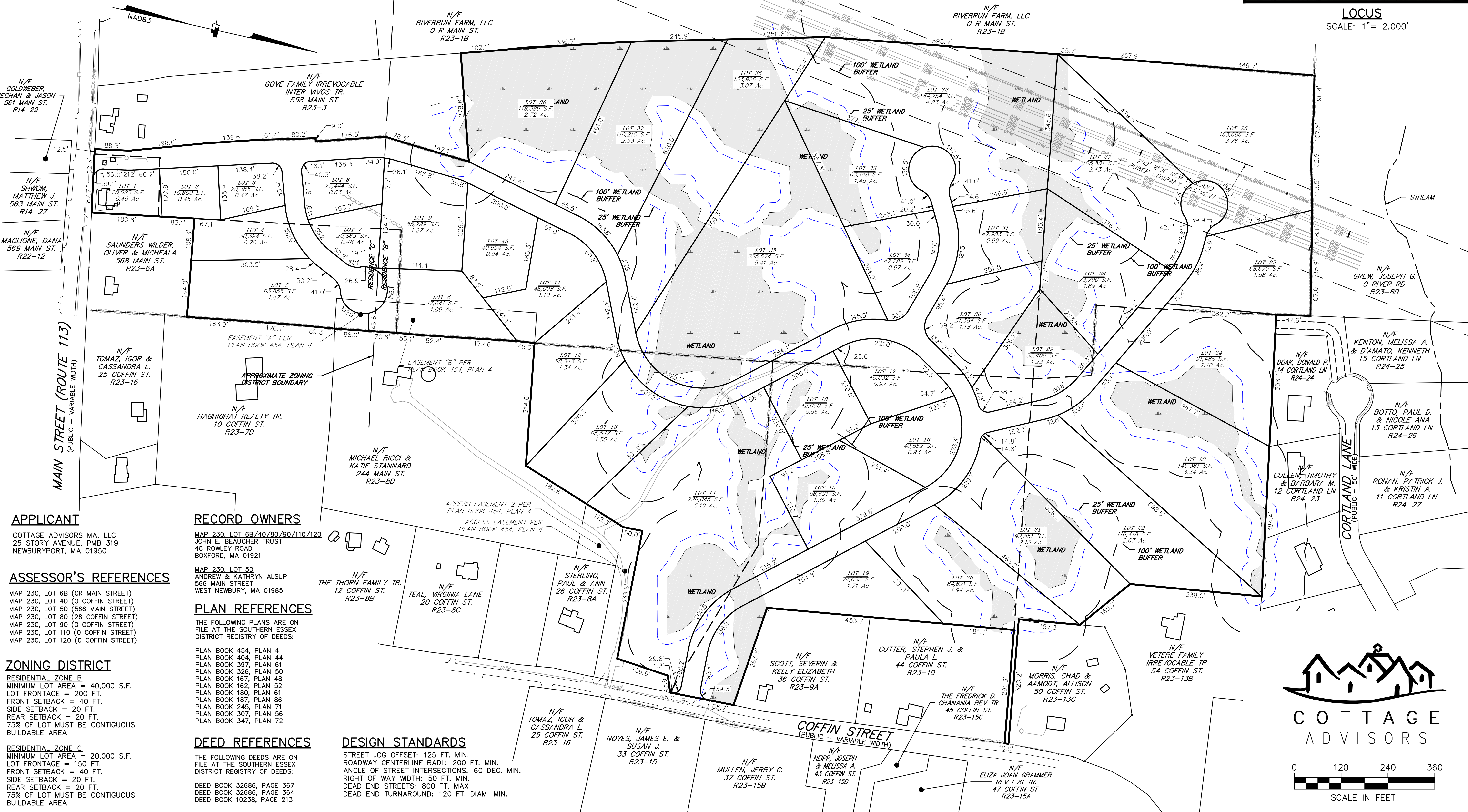
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- ABUTTER LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- TREELINE
- STONE WALL
- UNDERGROUND ELECTRIC, TELEPHONE & CABLE
- OVERHEAD WIRES
- WATER MAIN
- STORM DRAIN
- EDGE OF WETLAND
- WETLAND SYMBOL
- 25 FT. WETLAND BUFFER
- 100 FT. WETLAND BUFFER

LOCUS PROPERTIES:

PARCEL ID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS
TAX MAP R23, LOT 4	0 MAIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 5	566 MAIN STREET	ALSUP, ANDREW J. & KATHRYN A.	566 MAIN ST, WEST NEWBURY, MA 01985
TAX MAP R23, LOT 6B	0 R MAIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 8	28 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 9	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 11	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921
TAX MAP R23, LOT 12	0 COFFIN STREET	BEACHER FAMILY IRREVOCABLE TR.	48 ROWLEY RD, BOXFORD, MA 01921



LOCUS
SCALE: 1" = 2,000'



APPLICANT

COTTAGE ADVISORS MA, LLC
25 STORY AVENUE, PMB 319
NEWBURYPORT, MA 01950

RECORD OWNERS

MAP 230, LOT 6B/40/80/90/110/120
JOHN E. BEAUCHER TRUST
48 ROWLEY ROAD
BOXFORD, MA 01921

ASSESSOR'S REFERENCES

- MAP 230, LOT 6B (OR MAIN STREET)
- MAP 230, LOT 40 (0 COFFIN STREET)
- MAP 230, LOT 50 (566 MAIN STREET)
- MAP 230, LOT 80 (28 COFFIN STREET)
- MAP 230, LOT 90 (0 COFFIN STREET)
- MAP 230, LOT 110 (0 COFFIN STREET)
- MAP 230, LOT 120 (0 COFFIN STREET)

PLAN REFERENCES

THE FOLLOWING PLANS ARE ON FILE AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS:

- PLAN BOOK 454, PLAN 4
- PLAN BOOK 404, PLAN 44
- PLAN BOOK 397, PLAN 61
- PLAN BOOK 326, PLAN 50
- PLAN BOOK 187, PLAN 48
- PLAN BOOK 162, PLAN 52
- PLAN BOOK 180, PLAN 61
- PLAN BOOK 187, PLAN 86
- PLAN BOOK 245, PLAN 71
- PLAN BOOK 307, PLAN 56
- PLAN BOOK 347, PLAN 72

ZONING DISTRICT

RESIDENTIAL ZONE B
MINIMUM LOT AREA = 40,000 S.F.
LOT FRONTAGE = 200 FT.
FRONT SETBACK = 40 FT.
SIDE SETBACK = 20 FT.
REAR SETBACK = 20 FT.
75% OF LOT MUST BE CONTIGUOUS BUILDABLE AREA

RESIDENTIAL ZONE C

MINIMUM LOT AREA = 20,000 S.F.
LOT FRONTAGE = 150 FT.
FRONT SETBACK = 40 FT.
SIDE SETBACK = 20 FT.
REAR SETBACK = 20 FT.
75% OF LOT MUST BE CONTIGUOUS BUILDABLE AREA

DEED REFERENCES

THE FOLLOWING DEEDS ARE ON FILE AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS:
DEED BOOK 32686, PAGE 367
DEED BOOK 32686, PAGE 364
DEED BOOK 10238, PAGE 213

DESIGN STANDARDS

STREET JOG OFFSET: 125 FT. MIN.
ROADWAY CENTERLINE RADIUS: 200 FT. MIN.
ANGLE OF STREET INTERSECTIONS: 60 DEG. MIN.
RIGHT OF WAY WIDTH: 50 FT. MIN.
DEAD END STREETS: 800 FT. MAX
DEAD END TURNAROUND: 120 FT. DIAM. MIN.

DATE	REVISION	BY
6/19/20	PER TOWN COMMENTS	MUS



PREPARED FOR:
COTTAGE ADVISORS MA, LLC
25 STORY AVENUE, PMB 319
NEWBURYPORT, MA 01950

DESIGN: MAW
CHECK: MUS
DRAFT: MUS
DATE: MARCH 24, 2020

YIELD PLAN
THE COTTAGES AT ROLLING HILLS
COFFIN STREET & MAIN STREET
WEST NEWBURY
MASSACHUSETTS

SCALE: 1" = 120'

LandTech
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JOB NO. 19-284	DWG. NO. 10689	SHEET C-2
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