

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	---UGW---	DRAIN MANHOLE	○ DMH
STORM DRAIN	---D---	HYDRANT	○ H
WATER MAIN	---W---	SIGN	○ S
WETLAND BOUNDARY	-----	WATER VALVE	○ V
25' WETLAND BUFFER	-----	WELL	○ W
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 OWNER

JOHN E. BEAUCHER TRUST
 48 ROWLEY ROAD
 BOXFORD, MA 01921

ASSESSOR'S REFERENCES

MAP 230, LOT 40
 MAP 230, LOT 120
 MAP 230, LOT 110
 MAP 230, LOT 90
 MAP 230, LOT 6B

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

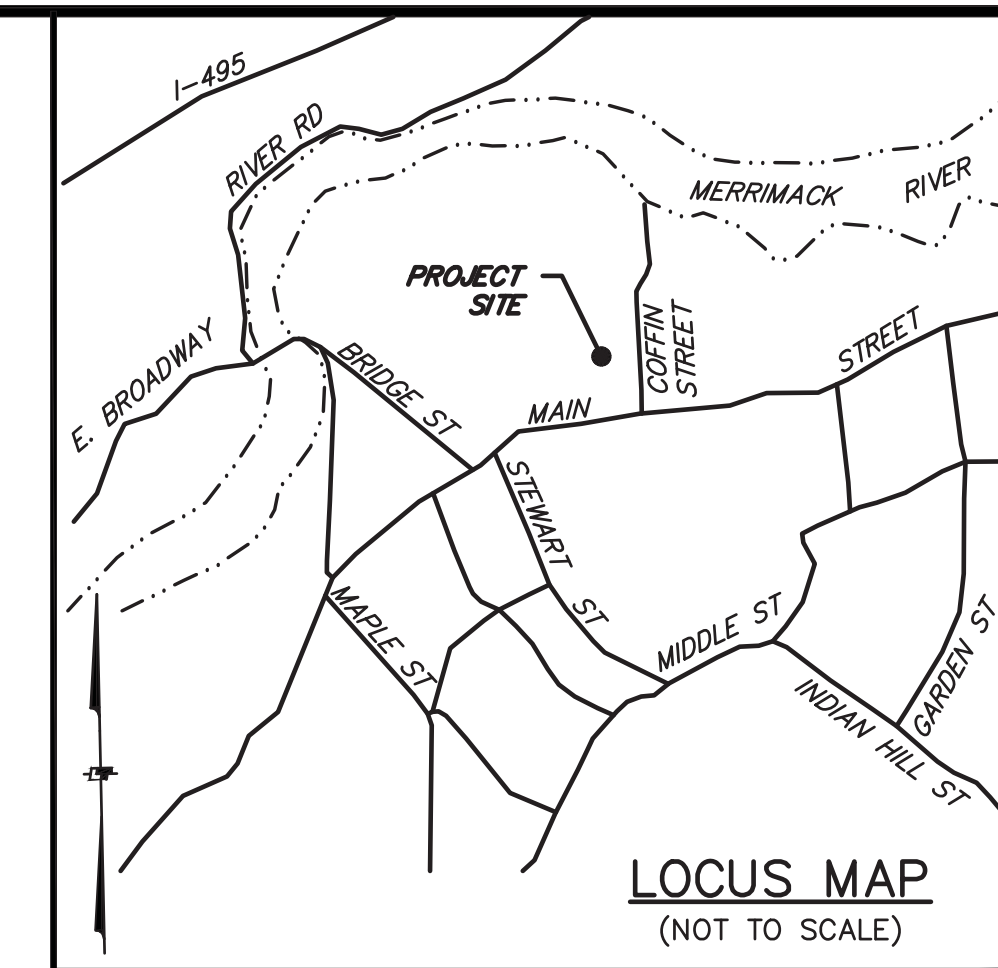
PLAN REFERENCES

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 167, 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 INFORMATION

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



DATE: 03/25/2020

BY: MER

REVISION: 1

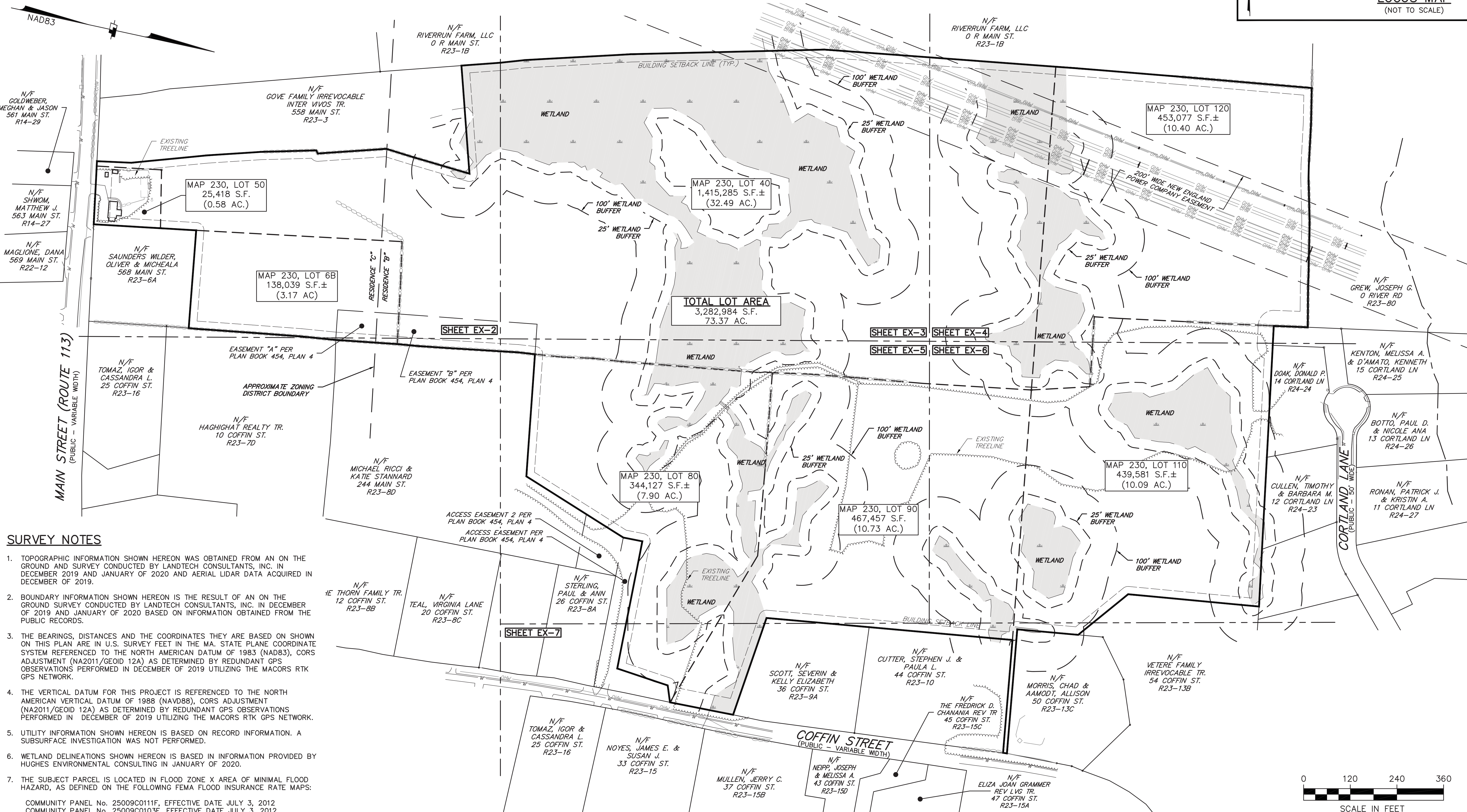
DESIGN: MER

DRAFT: MER

CHECK: MER

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

SCALE: 1"=120'



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.
- 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.
- 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/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN DECEMBER OF 2019 UTILIZING THE MACORS RTK GPS NETWORK.
- 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:
 COMMUNITY PANEL No. 25009C0111F, EFFECTIVE DATE JULY 3, 2012
 COMMUNITY PANEL No. 25009C0103F, EFFECTIVE DATE JULY 3, 2012

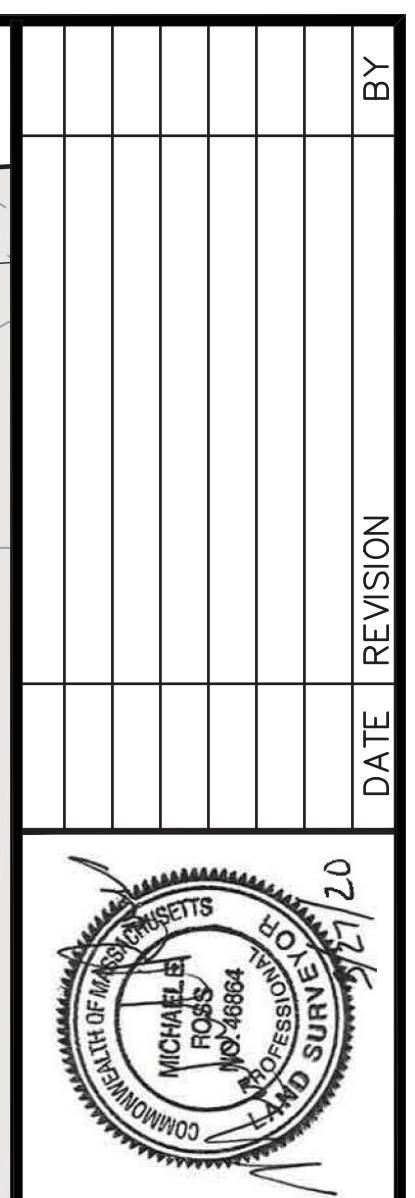
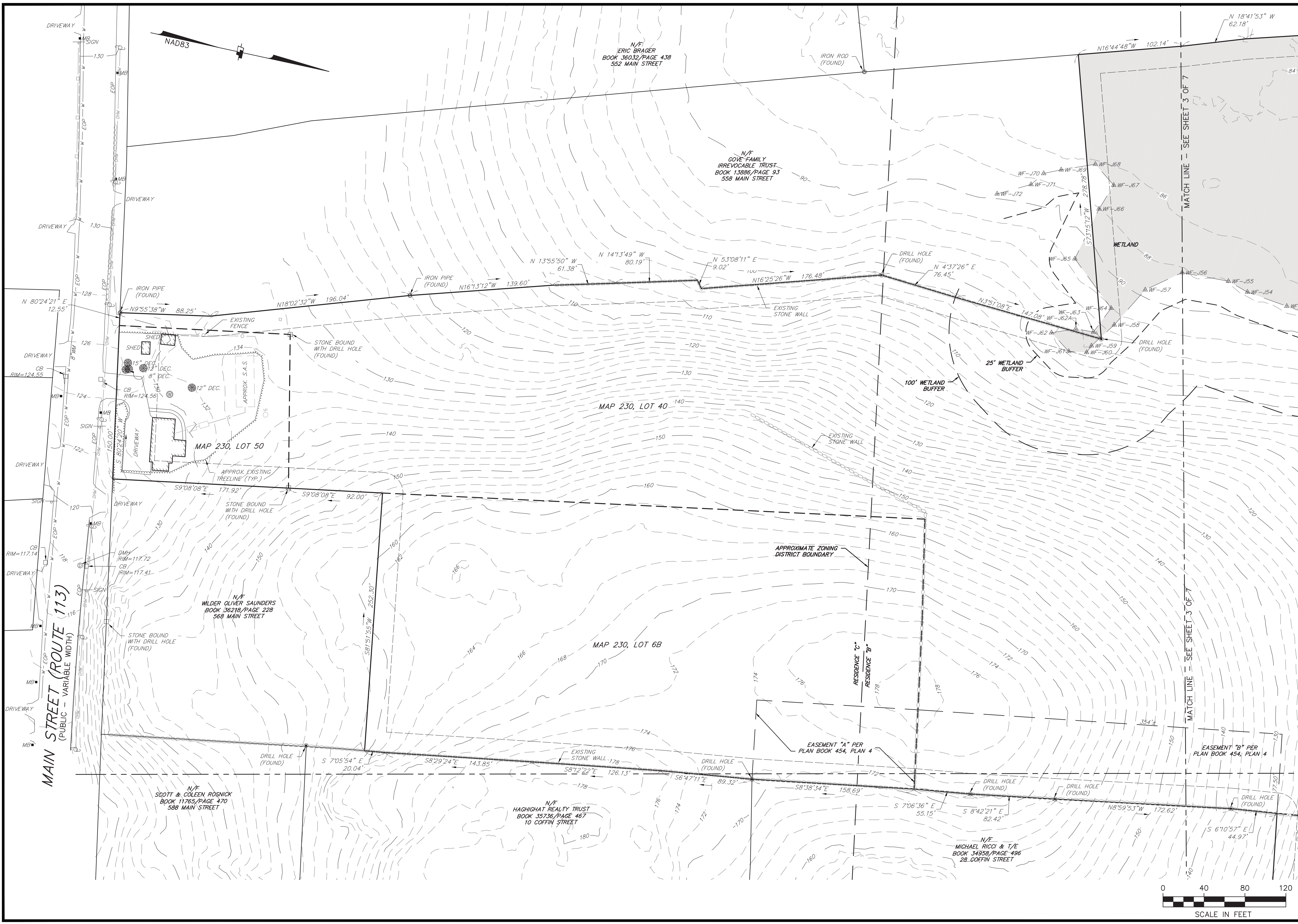
EXISTING CONDITIONS PLAN
 THE COTTAGES AT ROLLING HILLS
 COFFIN STREET & MAIN STREET
 WEST NEWBURY
 MASSACHUSETTS

LandTech
 CONSULTANTS
 Engineering/Design/Surveying/Permitting
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JOB NO. 19-284
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 SHEET EX-1





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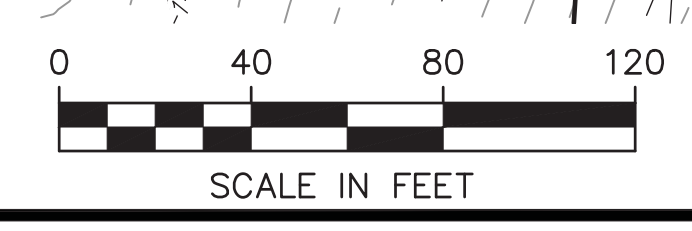
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 THE COTTAGES AT ROLLING HILLS
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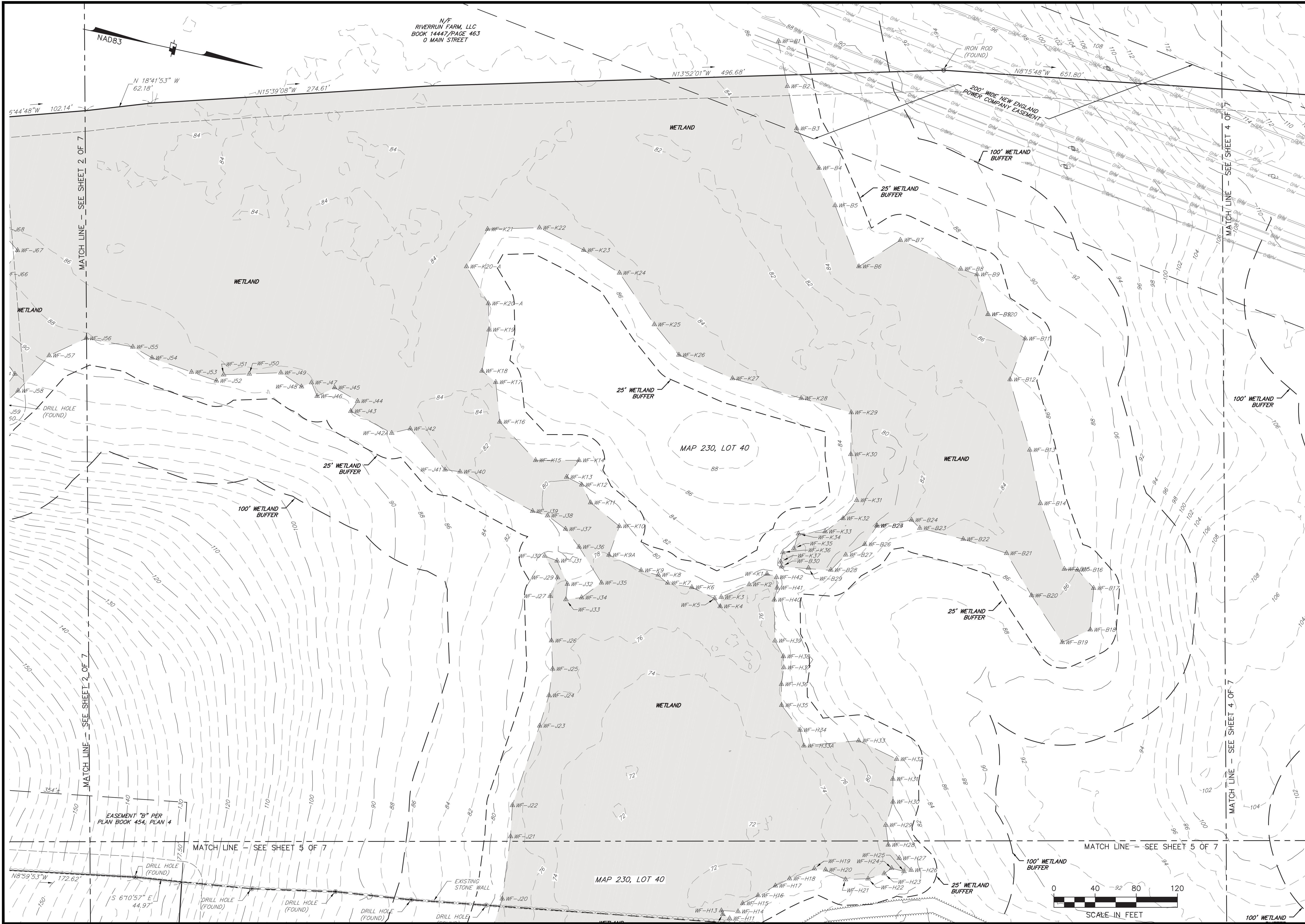
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DESIGN	---	CHECK	MER
DRAFT	---	CHECK	MER

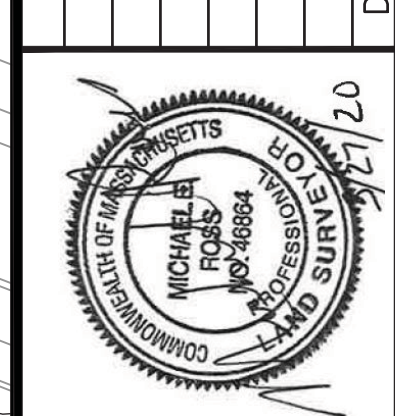
SCALE: 1"=40'
 MARCH 25, 2020





N/F
RIVERRUN FARM, LLC
BOOK 14447/PAGE 463
O MAIN STREET

DATE	REVISION	BY



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

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

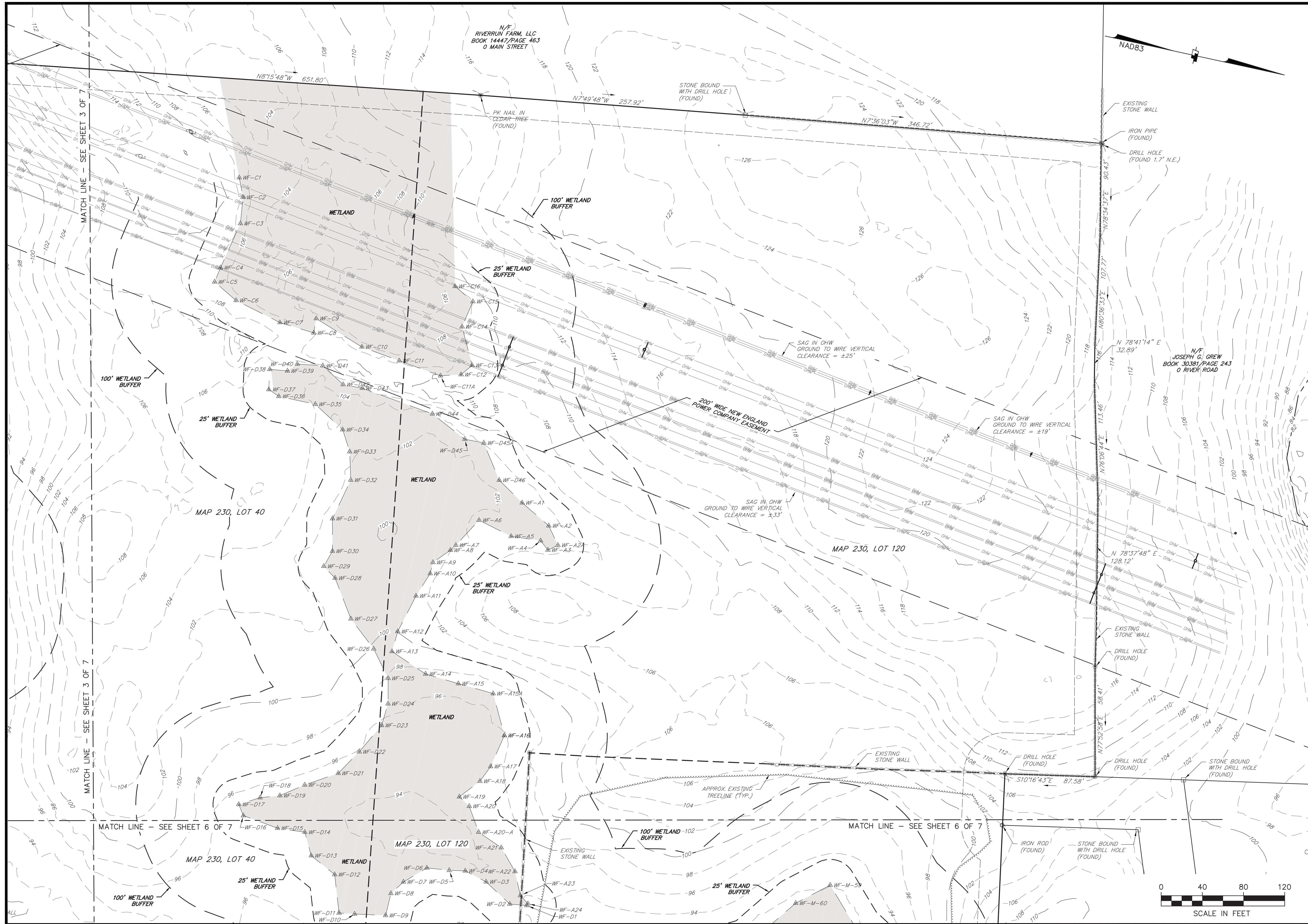
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MARCH 25, 2020

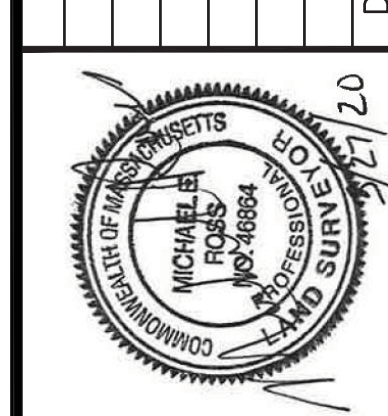
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 25 STORY AVENUE, PHB 319
 NEWBURYPORT, MA 01950

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

SCALE: 1"=40'

MARCH 25, 2020

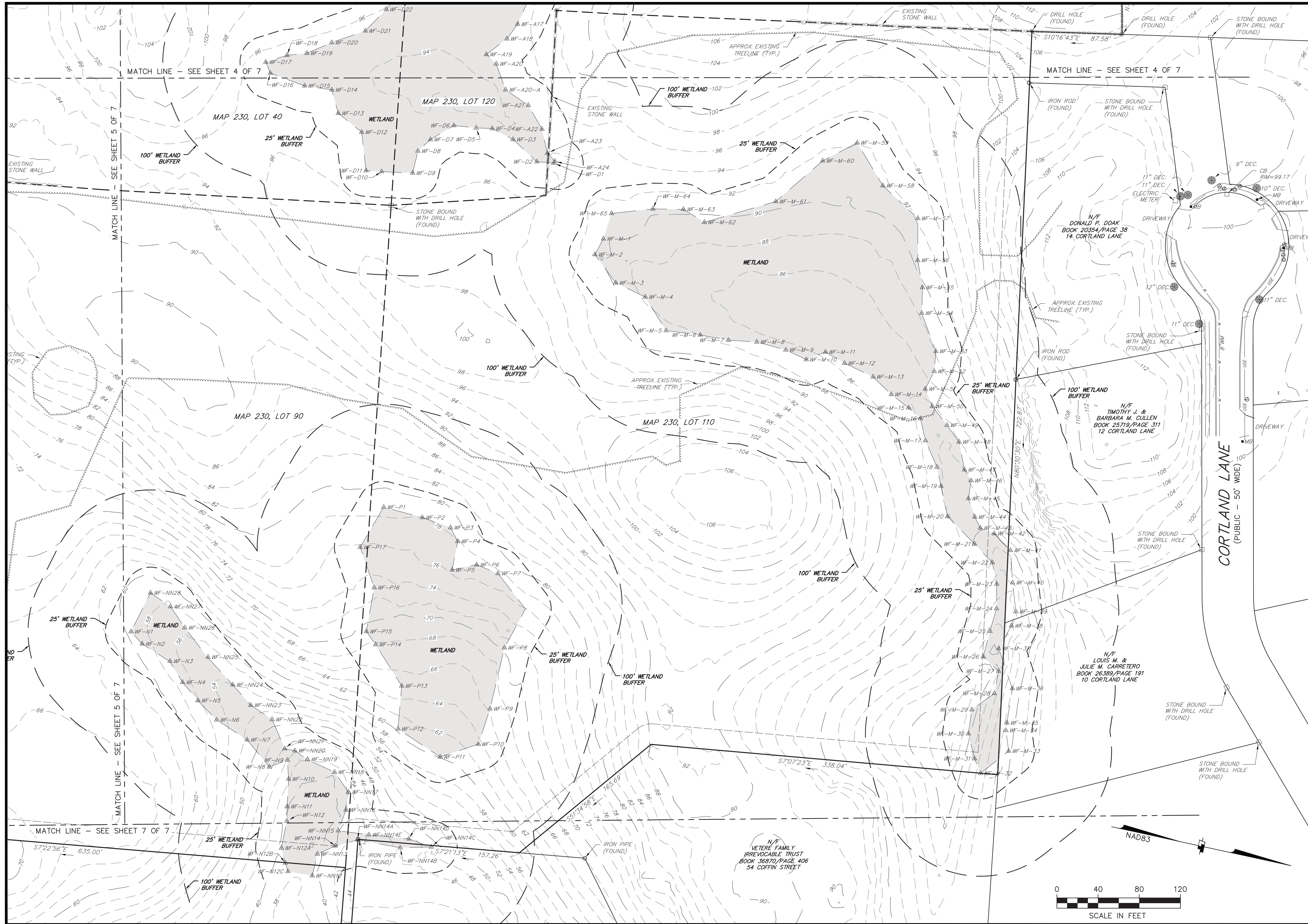
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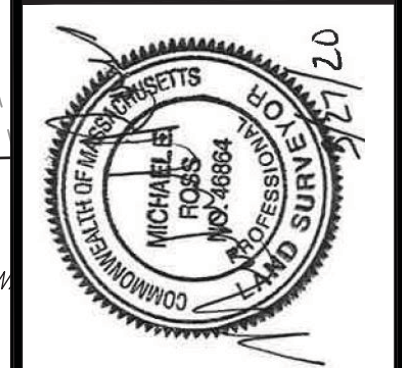
JOB NO. 19-284	DWG. NO. 10665	SHEET EX-4
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PREPARED FOR: COTTAGE ADVISORS MA, LLC 25 STORY AVENUE, PHB 319 NEWBURYPORT, MA 01950								
DESIGN	DRAFT	CHECK						
---	---	MER						
EXISTING CONDITIONS PLAN THE COTTAGES AT ROLLING HILLS COFFIN STREET & MAIN STREET WEST NEWBURY MASSACHUSETTS								
							MARCH 25, 2020	
							SCALE: 1"=40'	
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DATE	REVISION	BY



PREPARED FOR:
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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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NOTES:

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- 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 CIRLCE.
- 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
	UGS		HYDRANT
	OVERHEAD WIRES		WATER VALVE
	WATER MAIN		MAILBOX
	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
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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

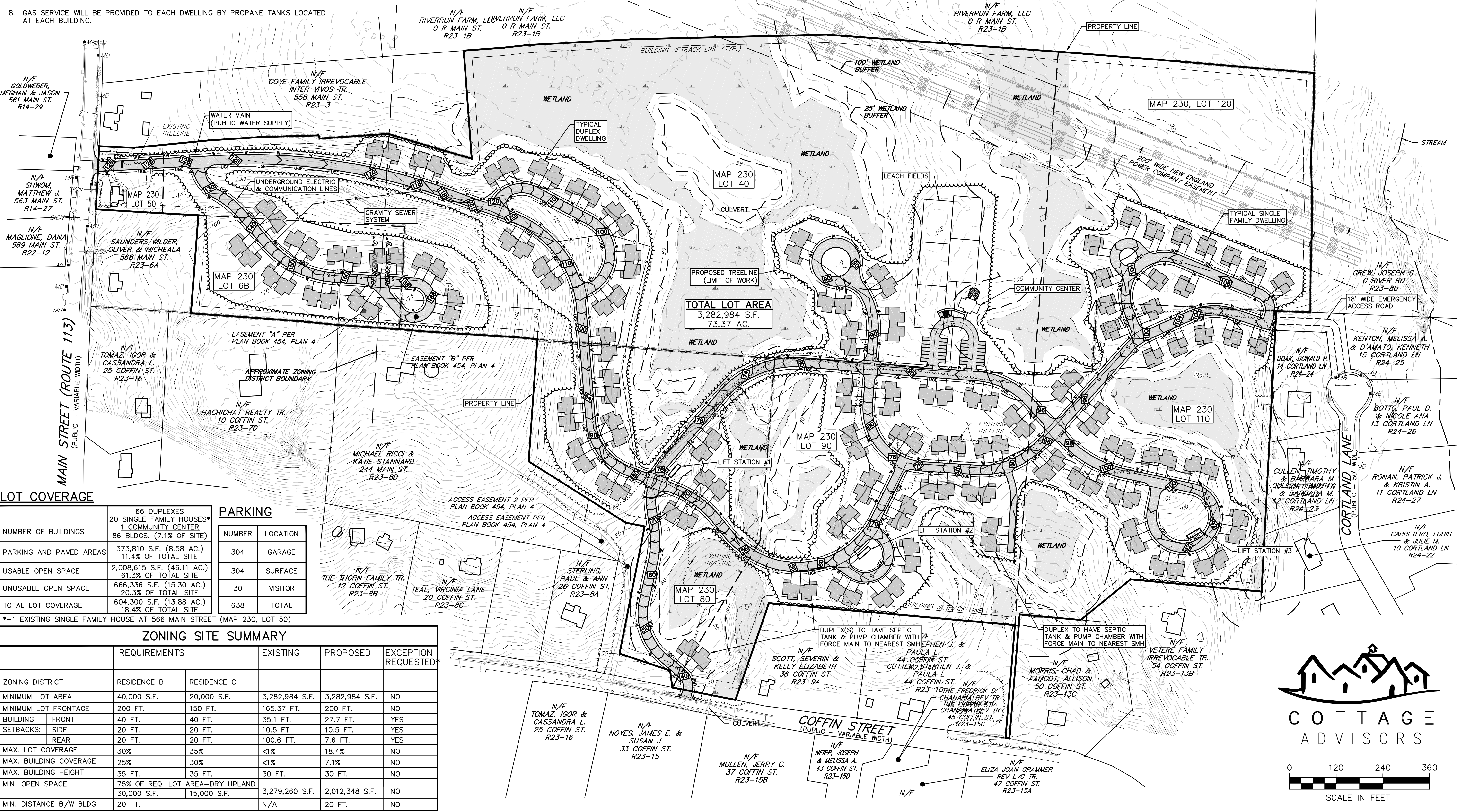
ALSUP, ANDREW J. & KATHRYN A.
566 MAIN STREET
WEST NEWBURY, MA 01985

DEED REFERENCE

LOT 4 DEED BOOK 32686, PAGE 367
LOT 5 DEED BOOK 32686, PAGE 138
LOT 6B DEED BOOK 32686, PAGE 364
LOT 8 DEED BOOK 34958, PAGE 496
LOT 9 DEED BOOK 10238, PAGE 213
LOT 11 DEED BOOK 10238, PAGE 213
LOT 12 DEED BOOK 10238, PAGE 213

ASSESSOR'S REFERENCES

TAX MAP R23, LOT 4
TAX MAP R23, LOT 5
TAX MAP R23, LOT 6B
TAX MAP R23, LOT 8
TAX MAP R23, LOT 9
TAX MAP R23, LOT 11
TAX MAP R23, LOT 12



LOT COVERAGE

NUMBER OF BUILDINGS	66 DUPLEXES 20 SINGLE FAMILY HOUSES* 1 COMMUNITY CENTER 86 BLDGS. (7.1% OF SITE)
PARKING AND PAVED AREAS	373,810 S.F. (8.58 AC.) 61.3% OF TOTAL SITE
USABLE OPEN SPACE	2,008,615 S.F. (46.11 AC.) 20.3% OF TOTAL SITE
UNUSABLE OPEN SPACE	666,336 S.F. (15.30 AC.) 18.4% OF TOTAL SITE
TOTAL LOT COVERAGE	604,300 S.F. (13.88 AC.) 18.4% OF TOTAL SITE

PARKING

NUMBER	LOCATION
304	GARAGE
304	SURFACE
30	VISITOR
638	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: SIDE	20 FT.	20 FT.	10.5 FT.	10.5 FT.	YES
REAR	20 FT.	20 FT.	100.6 FT.	7.6 FT.	YES
MAX. LOT COVERAGE	30%	35%	<1%	18.4%	NO
MAX. BUILDING COVERAGE	25%	30%	<1%	7.1%	NO
MAX. BUILDING HEIGHT	35 FT.	35 FT.	30 FT.	30 FT.	NO
MIN. OPEN SPACE	75% OF REQ. LOT AREA--DRY UPLAND				
	30,000 S.F.	15,000 S.F.	3,279,260 S.F.	2,012,348 S.F.	NO
MIN. DISTANCE B/W BLDG.	20 FT.		N/A	20 FT.	NO

SITE PLAN

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

SCALE: 1"=120'

MARCH 23, 2020

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

DESIGN MAW
DRAFT MUS
CHECK CML

DATE REVISION

BY

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NOTES:

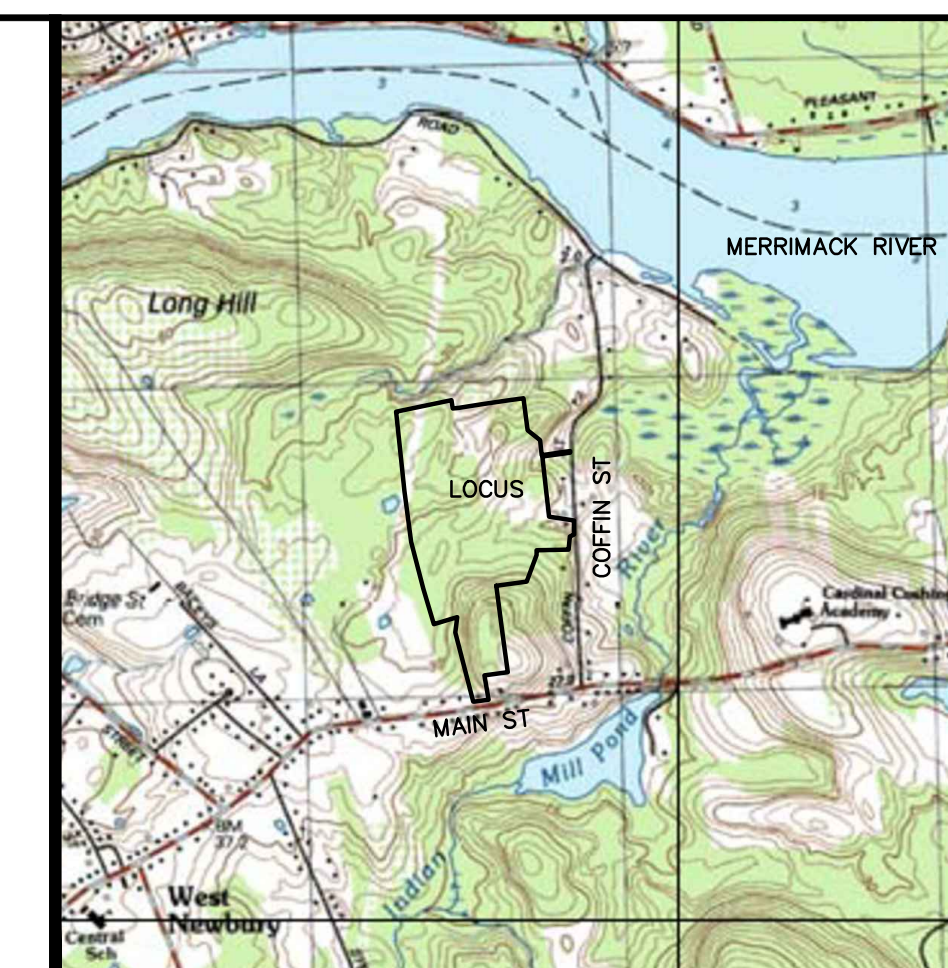
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LEGEND

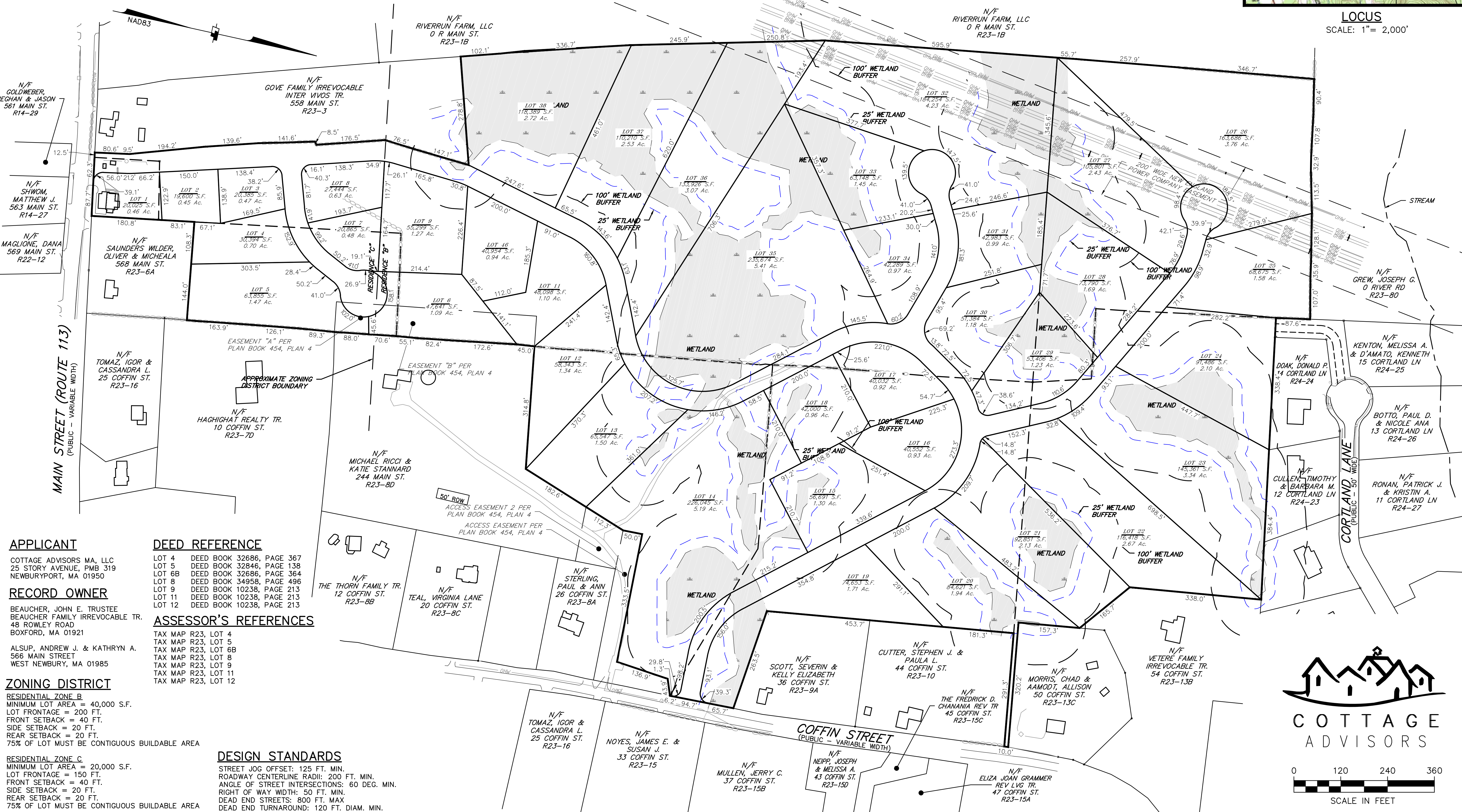
- LOT LINE
- ABUTTER LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- TREELINE
- STONE WALL
- UGC
- OWH
- W
- D
- EDGE OF WETLAND
- WETLAND SYMBOL
- 25 FT. WETLAND BUFFER
- 100 FT. WETLAND BUFFER
- 605 DEEP OBSERVATION HOLE
- SEWAGE DISPOSAL SYSTEM
- TREES AND SHRUBS
- GUY WIRE
- UTILITY POLE
- DRAIN MANHOLE
- CATCH BASIN
- WELL
- HYDRANT
- WATER VALVE
- MAILBOX

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
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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 OWNER

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

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

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 REFERENCE

LOT 4 DEED BOOK 32686, PAGE 367
LOT 5 DEED BOOK 32846, PAGE 138
LOT 6B DEED BOOK 32686, PAGE 364
LOT 8 DEED BOOK 34958, PAGE 496
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LOT 11 DEED BOOK 10238, PAGE 213
LOT 12 DEED BOOK 10238, PAGE 213

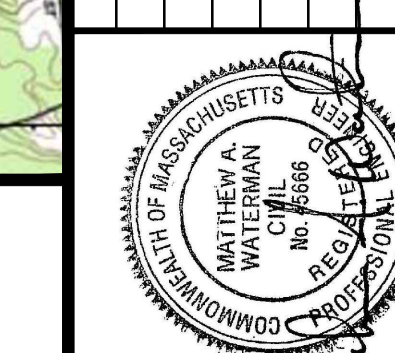
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TAX MAP R23, LOT 8
TAX MAP R23, LOT 9
TAX MAP R23, LOT 11
TAX MAP R23, LOT 12

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



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

DESIGN MAM
DRAFT MUS
CHECK CML

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

SCALE: 1" = 120'

LandTech consultants
Engineering/Design/Surveying/Permitting
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JOB NO. 19-284	DWG. NO. 10699	SHEET C-2
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