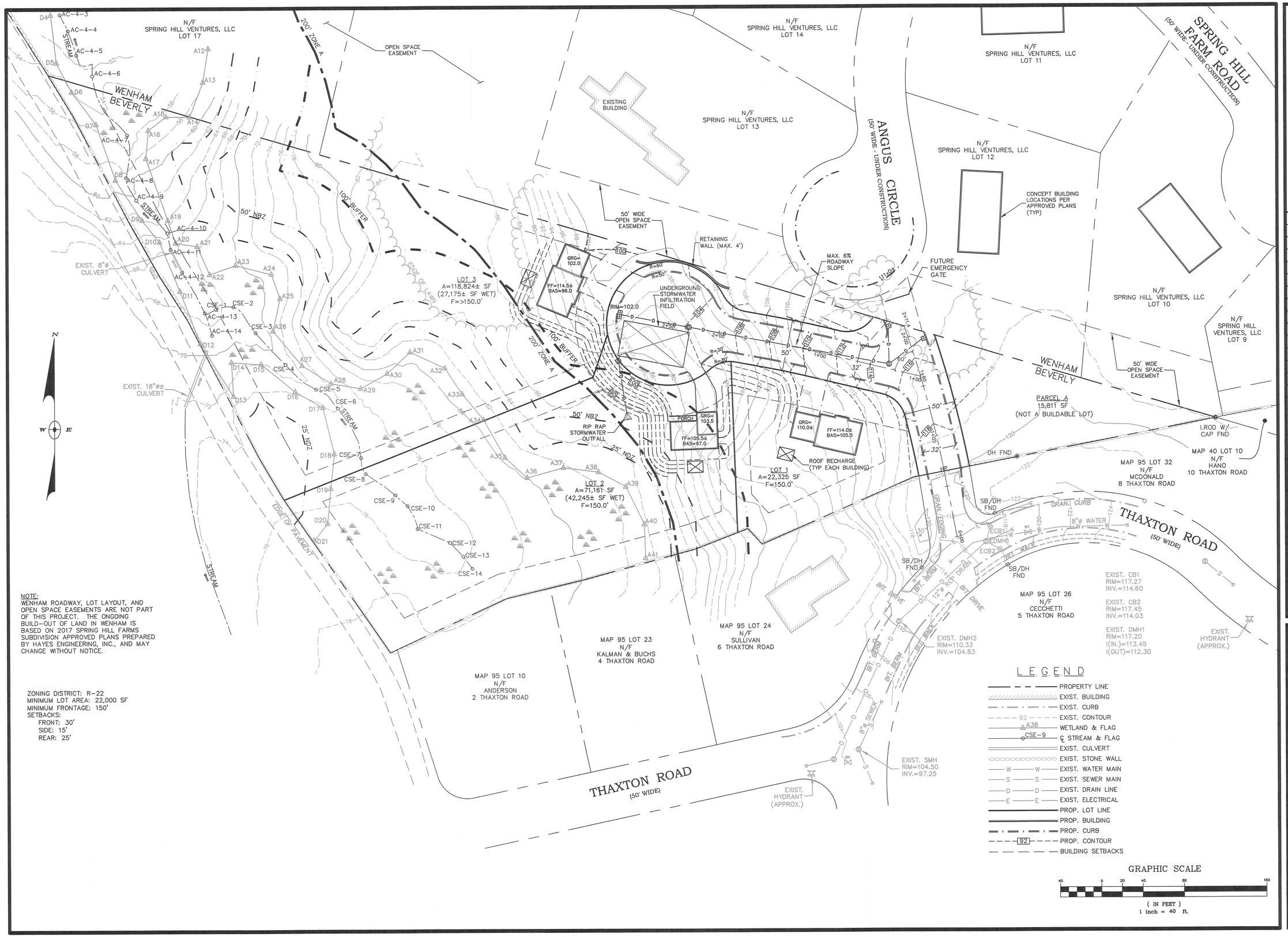

NOTE:
WENHAM ROADWAY, LOT LAYOUT, AND OPEN SPACE EASEMENTS ARE NOT PART OF THIS PROJECT. THE ONGOING BUILD-OUT OF LAND IN WENHAM IS BASED ON 2017 SPRING HILL FARMS SUBDIVISION APPROVED PLANS PREPARED BY HAYES ENGINEERING, INC., AND MAY CHANGE WITHOUT NOTICE.

ZONING DISTRICT: R-22
MINIMUM LOT AREA: 22,000 SF
MINIMUM FRONTAGE: 150'
SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 25'

No.	Date	Description
1	10/12/18	ADD SPRING HILL FARMS OPEN SPACE & BUILDING LOCATIONS
		REMOVE WETLAND CROSSING & REDUCE YIELD TO 3 LOTS

Revisions

ROBERT H. GRIFFIN CIVIL #36686 PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

10.12.18

Griffin Engineering Group, LLC
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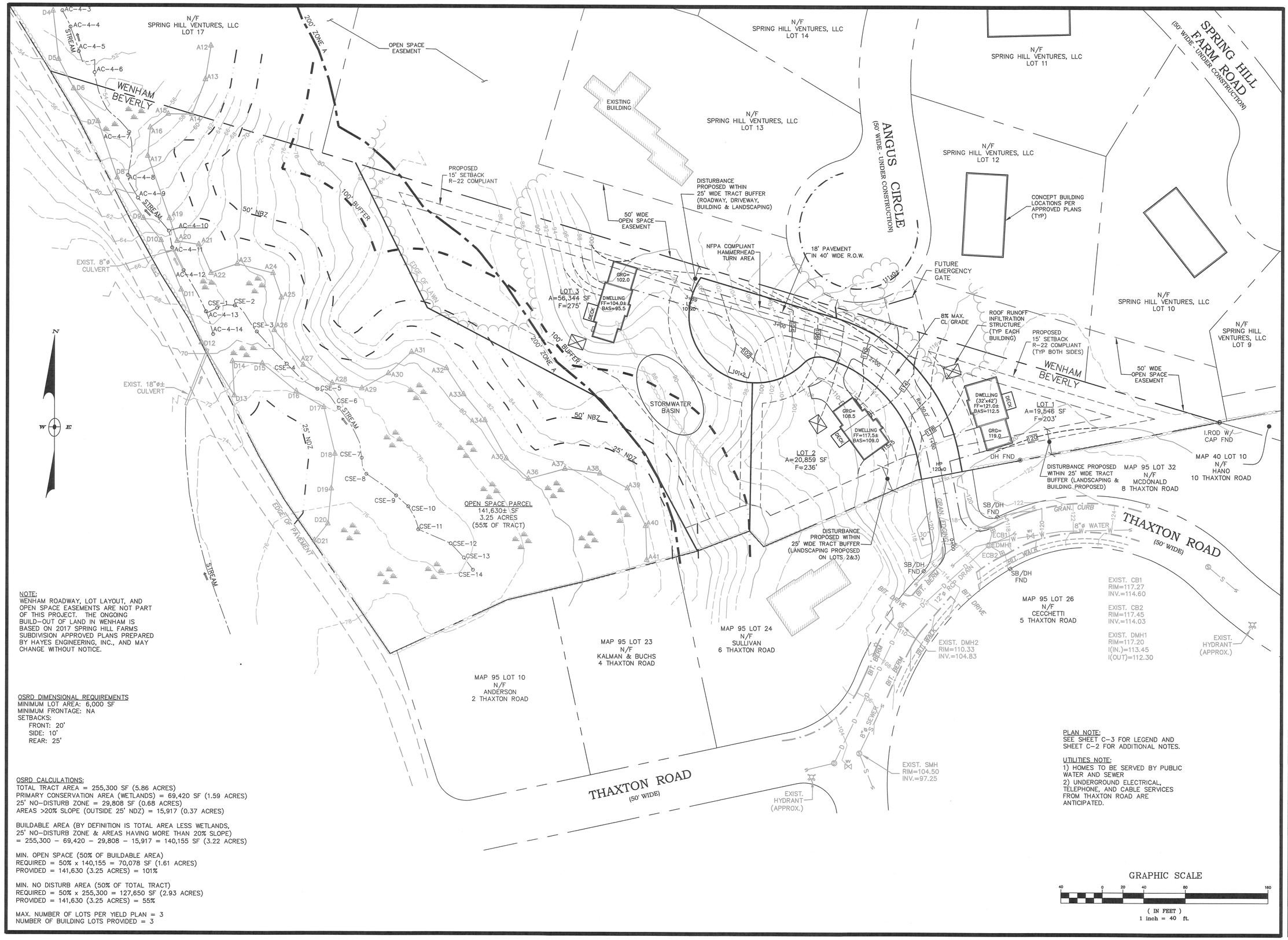
Fax: 978-927-5103

HICKORY STREET REALTY TRUST
THAXTON ROAD
BEVERLY, MA

YIELD PLAN

Scale: 1"=40'
Job No.: 1729
File Name: p/p/mc/th
Date: 8/10/18

C-3



NOTE:
WENHAM ROADWAY, LOT LAYOUT, AND OPEN SPACE EASEMENTS ARE NOT PART OF THIS PROJECT. THE ONGOING BUILD-OUT OF LAND IN WENHAM IS BASED ON 2017 SPRING HILL FARMS SUBDIVISION APPROVED PLANS PREPARED BY HAYES ENGINEERING, INC., AND MAY CHANGE WITHOUT NOTICE.

OSRD DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 6,000 SF
MINIMUM FRONTAGE: NA
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 25'

OSRD CALCULATIONS:
TOTAL TRACT AREA = 255,300 SF (5.86 ACRES)
PRIMARY CONSERVATION AREA (WETLANDS) = 69,420 SF (1.59 ACRES)
25' NO-DISTURB ZONE = 29,808 SF (0.68 ACRES)
AREAS >20% SLOPE (OUTSIDE 25' NDZ) = 15,917 (0.37 ACRES)

BUILDABLE AREA (BY DEFINITION IS TOTAL AREA LESS WETLANDS, 25' NO-DISTURB ZONE & AREAS HAVING MORE THAN 20% SLOPE)
= 255,300 – 69,420 – 29,808 – 15,917 = 140,155 SF (3.22 ACRES)

MIN. OPEN SPACE (50% OF BUILDABLE AREA)
REQUIRED = 50% x 140,155 = 70,078 SF (1.61 ACRES)
PROVIDED = 141,630 (3.25 ACRES) = 101%

MIN. NO DISTURB AREA (50% OF TOTAL TRACT)
REQUIRED = 50% x 255,300 = 127,650 SF (2.93 ACRES)
PROVIDED = 141,630 (3.25 ACRES) = 55%

MAX. NUMBER OF LOTS PER YIELD PLAN = 3
NUMBER OF BUILDING LOTS PROVIDED = 3

PLAN NOTE:
SEE SHEET C-3 FOR LEGEND AND SHEET C-2 FOR ADDITIONAL NOTES.

UTILITIES NOTE:
1) HOMES TO BE SERVED BY PUBLIC WATER AND SEWER
2) UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE SERVICES FROM THAXTON ROAD ARE ANTICIPATED.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

No.	Date	Description
1	10/12/18	ADD SPRING HILL FARMS OPEN SPACE & BUILDING LOCATIONS REDUCE TO 3 LOTS

Revisions

ROBERT H. GRIFFIN CIVIL #36686 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL ENGINEER

10.12.18

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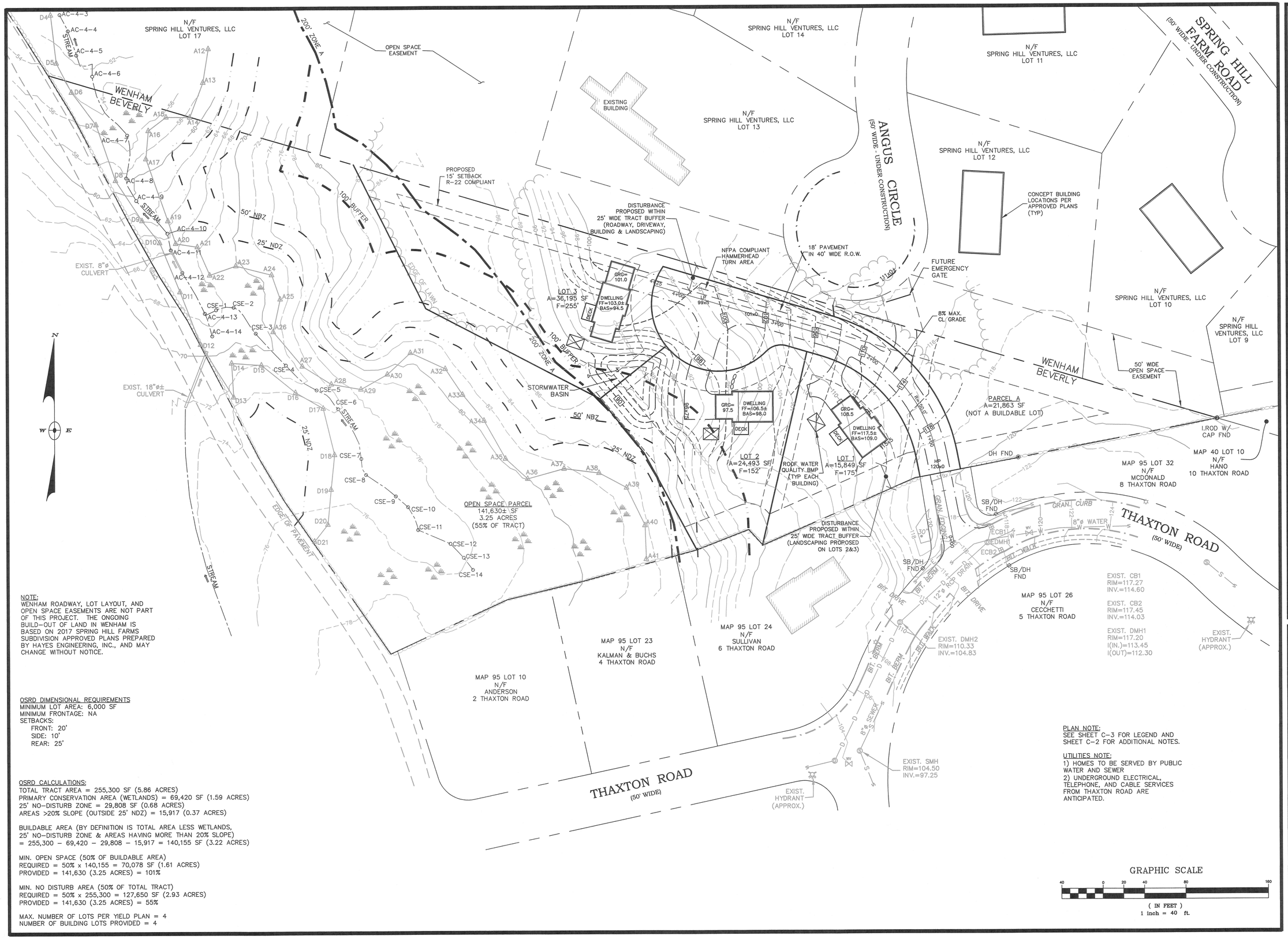
HICKORY STREET REALTY TRUST
THAXTON ROAD
BEVERLY, MA

OSRD CONCEPT A.1
(PREFERRED PLAN)

Scale: 1"=40'
Job No.: 1729
File Name: p/p/mc/th
Date: 10/12/18

C-4a.1



NOTE:
WENHAM ROADWAY, LOT LAYOUT, AND OPEN SPACE EASEMENTS ARE NOT PART OF THIS PROJECT. THE ONGOING BUILD-OUT OF LAND IN WENHAM IS BASED ON 2017 SPRING HILL FARMS SUBDIVISION APPROVED PLANS PREPARED BY HAYES ENGINEERING, INC., AND MAY CHANGE WITHOUT NOTICE.

OSRD DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 6,000 SF
MINIMUM FRONTAGE: NA
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 25'

OSRD CALCULATIONS:
TOTAL TRACT AREA = 255,300 SF (5.86 ACRES)
PRIMARY CONSERVATION AREA (WETLANDS) = 69,420 SF (1.59 ACRES)
25' NO-DISTURB ZONE = 29,808 SF (0.68 ACRES)
AREAS >20% SLOPE (OUTSIDE 25' NDZ) = 15,917 (0.37 ACRES)

BUILDABLE AREA (BY DEFINITION IS TOTAL AREA LESS WETLANDS, 25' NO-DISTURB ZONE & AREAS HAVING MORE THAN 20% SLOPE)
= 255,300 – 69,420 – 29,808 – 15,917 = 140,155 SF (3.22 ACRES)

MIN. OPEN SPACE (50% OF BUILDABLE AREA)
REQUIRED = 50% x 140,155 = 70,078 SF (1.61 ACRES)
PROVIDED = 141,630 (3.25 ACRES) = 101%

MIN. NO DISTURB AREA (50% OF TOTAL TRACT)
REQUIRED = 50% x 255,300 = 127,650 SF (2.93 ACRES)
PROVIDED = 141,630 (3.25 ACRES) = 55%

MAX. NUMBER OF LOTS PER YIELD PLAN = 4
NUMBER OF BUILDING LOTS PROVIDED = 4

PLAN NOTE:
SEE SHEET C-3 FOR LEGEND AND SHEET C-2 FOR ADDITIONAL NOTES.

UTILITIES NOTE:
1) HOMES TO BE SERVED BY PUBLIC WATER AND SEWER
2) UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE SERVICES FROM THAXTON ROAD ARE ANTICIPATED.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

No.	Date	Description
1	10/12/18	ADD SPRING HILL FARMS OPEN SPACE & BUILDING LOCATIONS REDUCE TO 3 LOTS

Revisions

ROBERT H. GRIFFIN CIVIL #36686 REGISTERED PROFESSIONAL ENGINEER
10.12.18

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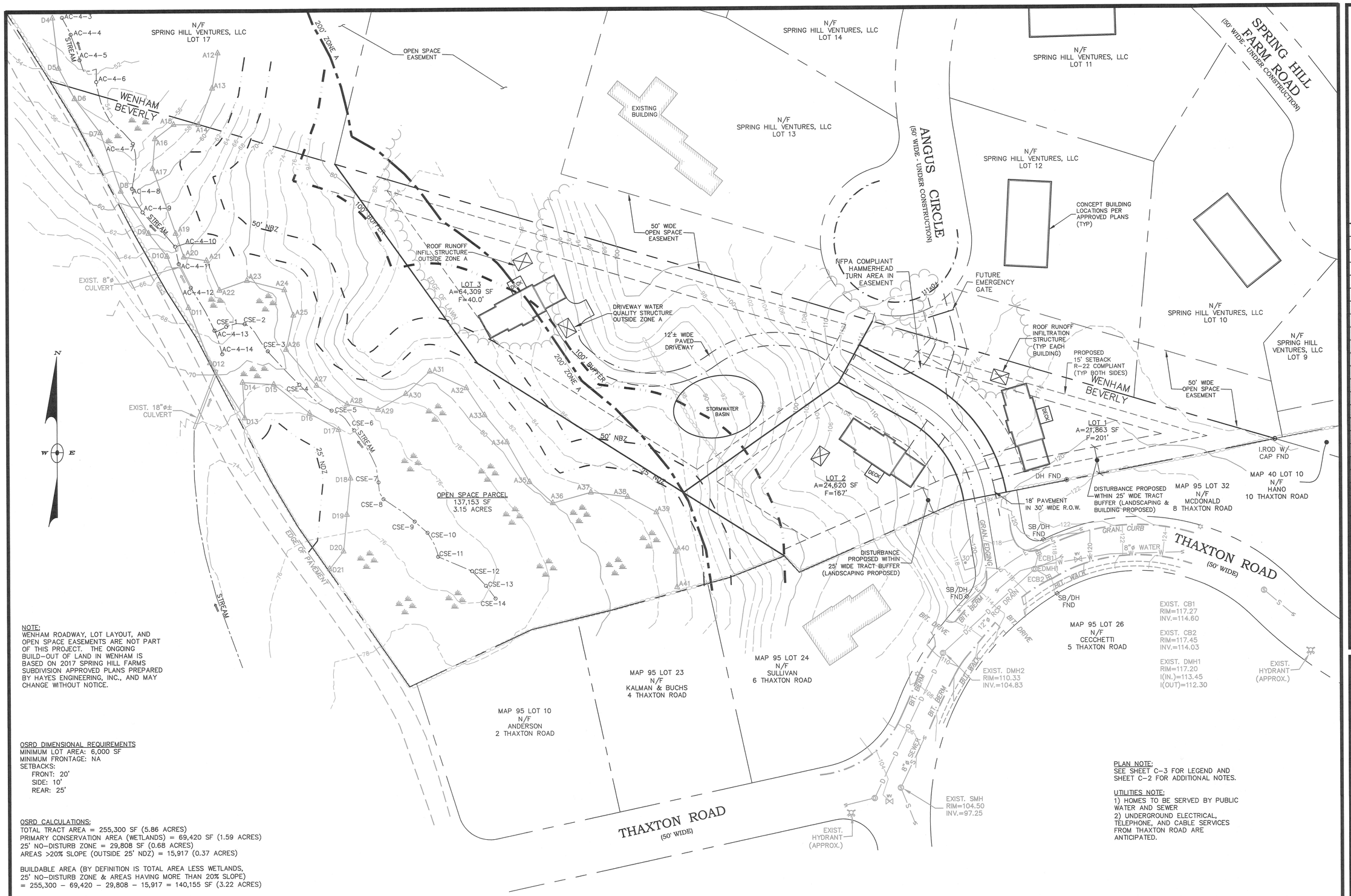
HICKORY STREET REALTY TRUST
THAXTON ROAD
BEVERLY, MA

OSRD CONCEPT A.2

Scale: 1"=40'
Job No.: 1729
File Name: p/p/mc/th
Date: 8/10/18

C-4a.2



NOTE:
WENHAM ROADWAY, LOT LAYOUT, AND OPEN SPACE EASEMENTS ARE NOT PART OF THIS PROJECT. THE ONGOING BUILD-OUT OF LAND IN WENHAM IS BASED ON 2017 SPRING HILL FARMS SUBDIVISION APPROVED PLANS PREPARED BY HAYES ENGINEERING, INC., AND MAY CHANGE WITHOUT NOTICE.

OSRD DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 6,000 SF
MINIMUM FRONTAGE: NA
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 25'

OSRD CALCULATIONS:
TOTAL TRACT AREA = 255,300 SF (5.86 ACRES)
PRIMARY CONSERVATION AREA (WETLANDS) = 69,420 SF (1.59 ACRES)
25' NO-DISTURB ZONE = 29,808 SF (0.68 ACRES)
AREAS >20% SLOPE (OUTSIDE 25' NDZ) = 15,917 (0.37 ACRES)

BUILDABLE AREA (BY DEFINITION IS TOTAL AREA LESS WETLANDS, 25' NO-DISTURB ZONE & AREAS HAVING MORE THAN 20% SLOPE)
= 255,300 – 69,420 – 29,808 – 15,917 = 140,155 SF (3.22 ACRES)

MIN. OPEN SPACE (MIN. 50% OF BUILDABLE AREA)
REQUIRED = 50% x 140,155 = 70,078 SF (1.61 ACRES)
PROVIDED = 137,153 (3.15 ACRES) = 98%

MIN. NO DISTURB AREA (MIN. 50% OF TOTAL TRACT)
REQUIRED = 50% x 255,300 = 127,650 SF (2.93 ACRES)
PROVIDED = 137,153 (3.15 ACRES) = 53.7%

MAX. NUMBER OF LOTS PER YIELD PLAN = 3
NUMBER OF BUILDING LOTS PROVIDED = 3

PLAN NOTE:
SEE SHEET C-3 FOR LEGEND AND SHEET C-2 FOR ADDITIONAL NOTES.

UTILITIES NOTE:
1) HOMES TO BE SERVED BY PUBLIC WATER AND SEWER
2) UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE SERVICES FROM THAXTON ROAD ARE ANTICIPATED.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

No.	Date	Description
1	10/12/18	ADD SPRING HILL FARMS OPEN SPACE & BUILDING LOCATIONS
		REVISE ROADWAY & HOUSE LOCATION. REDUCE TO 3 LOTS

Revisions

ROBERT H. GRIFFIN CIVIL #36586 REGISTERED PROFESSIONAL ENGINEER
10.12.18

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HICKORY STREET REALTY TRUST
THAXTON ROAD
BEVERLY, MA

OSRD CONCEPT C

Scale: 1"=40'
Job No.: 1729
File Name: p/p/mc/th
Date: 8/10/18

C-4c