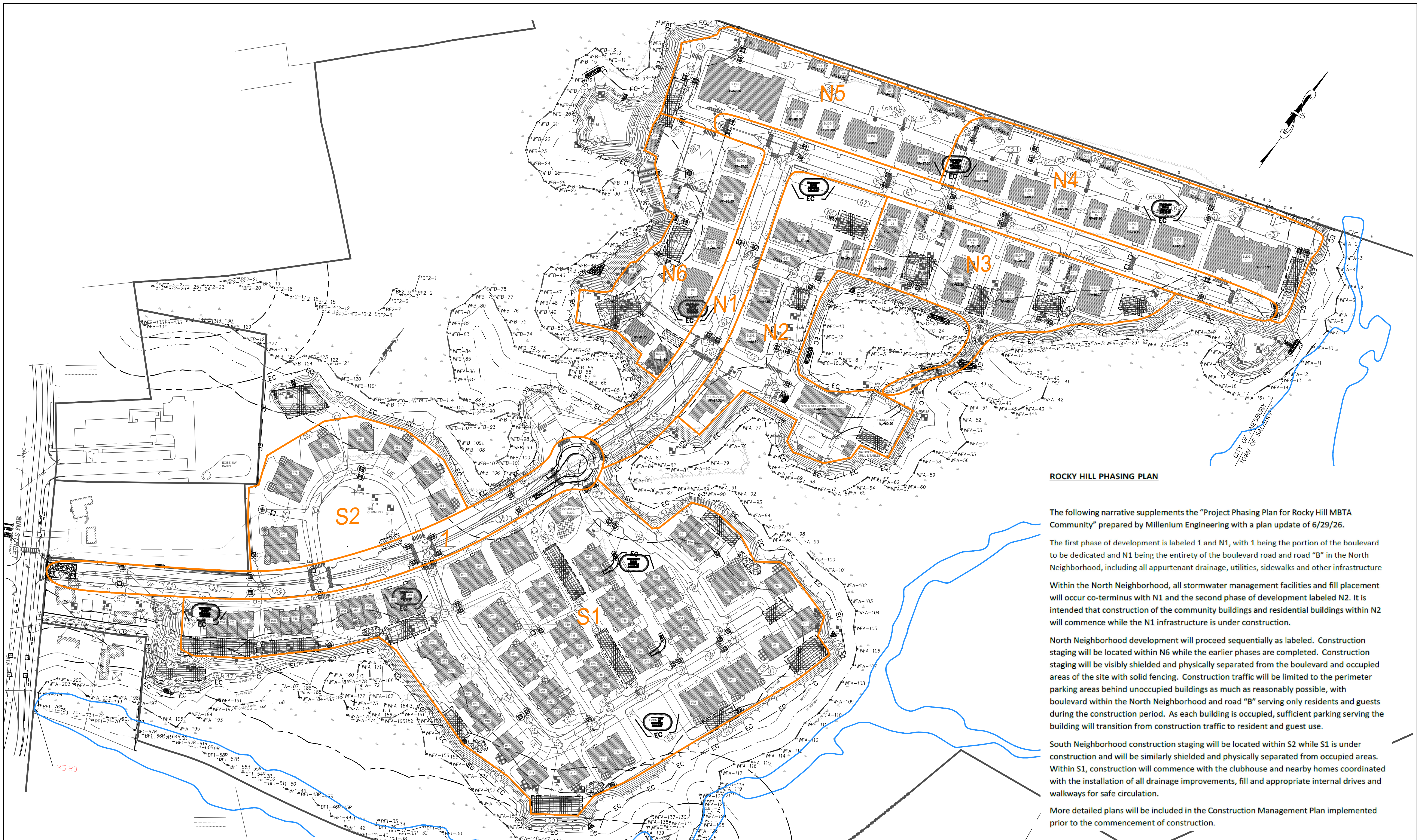




ROCKY HILL PHASING PLAN

The following narrative supplements the "Project Phasing Plan for Rocky Hill MBTA Community" prepared by Millenium Engineering with a plan update of 6/29/26.

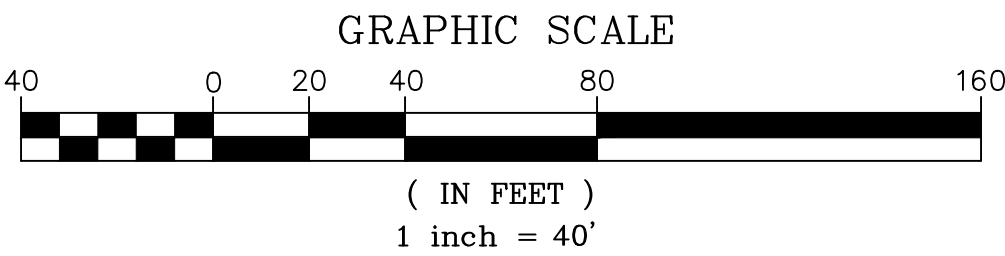
The first phase of development is labeled 1 and N1, with 1 being the portion of the boulevard to be dedicated and N1 being the entirety of the boulevard road and road "B" in the North Neighborhood, including all appurtenant drainage, utilities, sidewalks and other infrastructure

Within the North Neighborhood, all stormwater management facilities and fill placement will occur co-terminus with N1 and the second phase of development labeled N2. It is intended that construction of the community buildings and residential buildings within N2 will commence while the N1 infrastructure is under construction.

North Neighborhood development will proceed sequentially as labeled. Construction staging will be located within N6 while the earlier phases are completed. Construction staging will be visibly shielded and physically separated from the boulevard and occupied areas of the site with solid fencing. Construction traffic will be limited to the perimeter parking areas behind unoccupied buildings as much as reasonably possible, with boulevard within the North Neighborhood and road "B" serving only residents and guests during the construction period. As each building is occupied, sufficient parking serving the building will transition from construction traffic to resident and guest use.

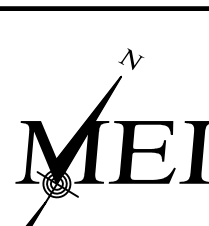
South Neighborhood construction staging will be located within S2 while S1 is under construction and will be similarly shielded and physically separated from occupied areas. Within S1, construction will commence with the clubhouse and nearby homes coordinated with the installation of all drainage improvements, fill and appropriate internal drives and walkways for safe circulation.

More detailed plans will be included in the Construction Management Plan implemented prior to the commencement of construction.



PREPARED FOR
DALE DEVELOPMENT, LLC
360 WASHINGTON STREET
RYE, NH 03870

NO.	DATE	DESCRIPTION	BY
5	8/17/26	PLAN SET UPDATE	S.B.S.
4	6/29/26	PLAN SET UPDATE	S.B.S.
3	6/19/26	NOI INTERIM UPDATE	S.B.S.
2	3/24/26	PEER REVIEW UPDATE	S.B.S.
1	12/22/25	PLANNING BOARD UPDATE	J.T.M.

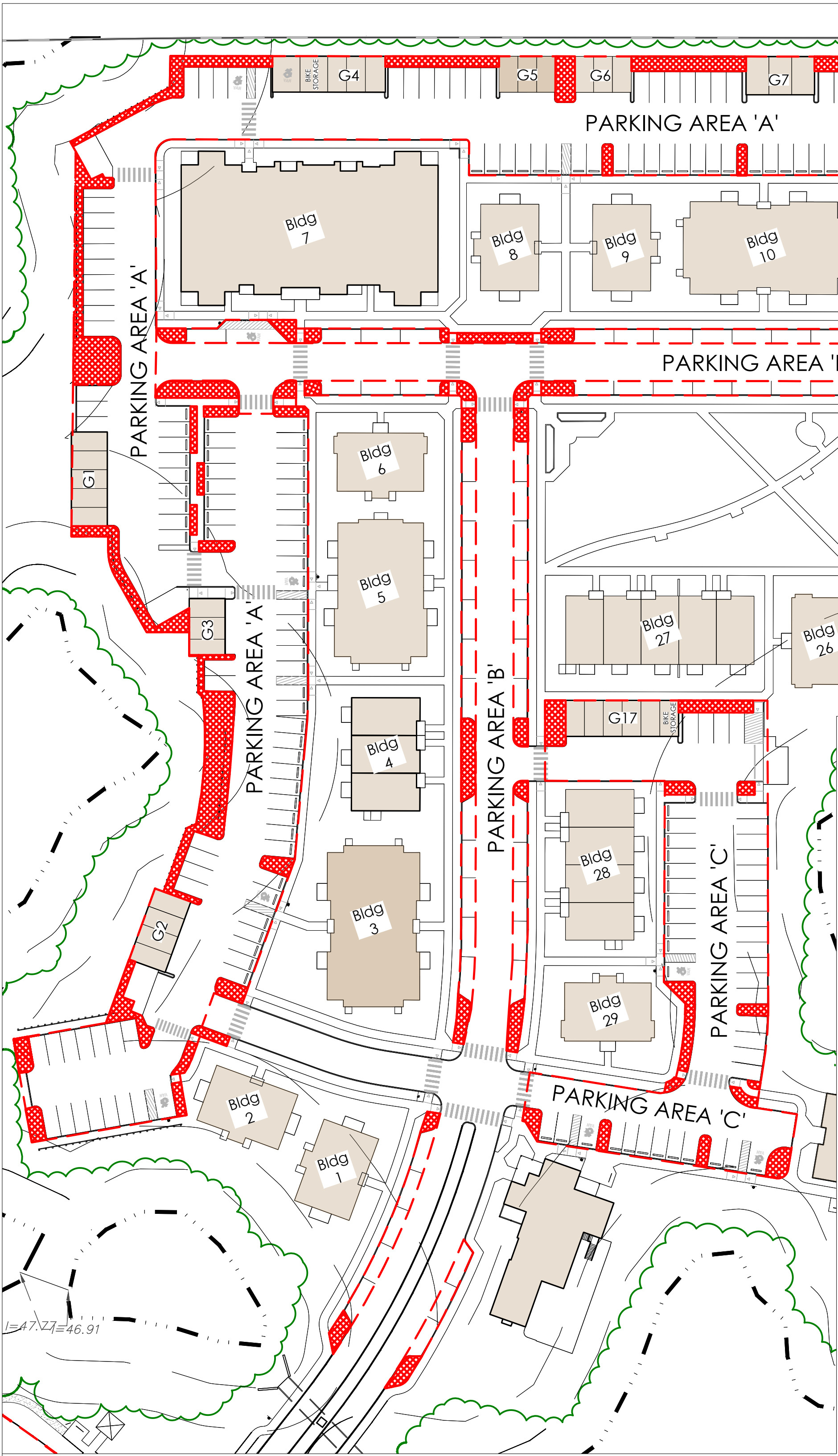


MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

05/22/25	05/30/25	CALC. BY: J.T.M.	PROJECT: M244407
DATE: AUG. 11, 2025	CHKD. BY: S.B.S.		

ROCKY HILL MBTA COMMUNITY
IN
AMESBURY, MA
AT
ELM STREET

PROJECT PHASING PLAN



NORTH NEIGHBORHOOD PARKING AREAS

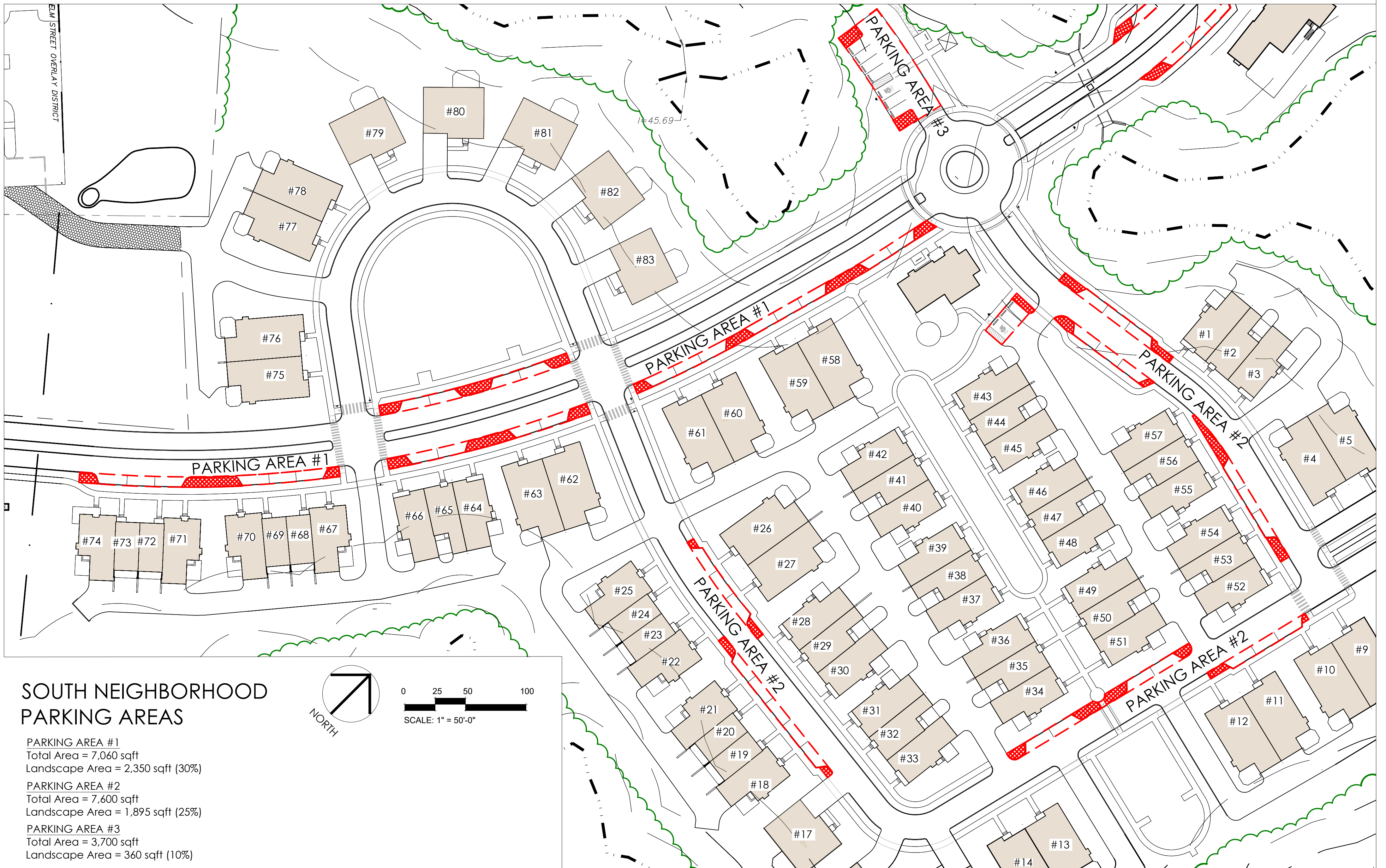
PARKING AREA 'A'
Total Area = 123,690 sqft
Landscape Area = 13,900 sqft (11%)

PARKING AREA 'B'
Total Area = 26,350 sqft
Landscape Area = 4,700 sqft (17%)

PARKING AREA 'C'
Total Area = 22,820 sqft
Landscape Area = 2,010 sqft (9%)

PARKING AREA 'D'
Total Area = 10,180 sqft
Landscape Area = 990 sqft (9%)

PARKING AREA 'E'
Total Area = 9,400 sqft
Landscape Area = 880 sqft (9%)



SOUTH NEIGHBORHOOD PARKING AREAS

PARKING AREA #1
Total Area = 7,060 sqft
Landscape Area = 2,350 sqft (30%)

PARKING AREA #2
Total Area = 7,600 sqft
Landscape Area = 1,895 sqft (25%)

PARKING AREA #3
Total Area = 3,700 sqft
Landscape Area = 360 sqft (10%)

LEGEND

PARKING AREA 

INTERIOR LANDSCAPING AREA 

NOTE:
PLAN PROVIDED TO ILLUSTRATE THE APPLICANT'S NARRATIVE RESPONSES REGARDING SECTION VIII.G.16, PARKING AND LOADING SPACE STANDARDS. IN KEEPING WITH THE DESIGN GUIDELINES ESTABLISHED FOR THE PROJECT, AS SHOWN, INTERIOR LANDSCAPE AREAS ARE INCORPORATED THROUGHOUT, ARE APPROPRIATE TO THE VARIED PARKING AREA LAYOUTS, ARE DISTRIBUTED CONSISTENTLY, AND ARE OF SUFFICIENT AREA.

ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-5332
ph: 781 - 314 - 0401
www.ryan-assoc.com

RYAN

**Rocky Hill
Amesbury, MA**

**PARKING
AREAS**

ISSUED	1	2	3	4	5	6	7
08/11/26	Peer Review						

Rocky Hill Accessible Parking Numbers

NORTH NEIGHBORHOOD					
Parking Category	Total Spots	Accessible Required (2% of total)	Accessible Provided	Van Accessible Required (1 for every 8 accessible)	Van Accessible Provided
Garages	62	1.24	2	1	2
Off-street	301	6.02	9	1	9
On-street Parallel	107	2.14	2	1	2
Amenities	12	0.24	2	1	2
TOTAL	482	9.64	15	4	15
Roundabout Trailhead					
Parking Category	Total Spots	Accessible Required (2% of total)	Accessible Provided	Van Accessible Required	Van Accessible Provided
Off-street	7	0.14	1	1	1
South Neighborhood					
Parking Category	Total Spots	Accessible Required (2% of total)	Accessible Provided	Van Accessible Required	Van Accessible Provided
Amenities	3	0.06	1	1	1
On-street Parallel	21	0.42	1	1	1

2 2 Plan 01/2

2013103100498 Bk:32928 Pg:222
10/31/2013 03:05 EMNT Pg 1/2

Amesbury
ST
Elm
277

EASEMENT DEED

True Homestead Limited Partnership II and True Homestead Limited Partnership III,
for consideration paid of less than One Hundred and 00/100 Dollars
grant to True Homestead Limited Partnership I, True Homestead Limited Partnership II, True
Homestead Limited Partnership III and True Homestead Limited Partnership IV, and others
owning properties in the area located between Interstate Routes 95 and 495 and Elm Street in
Amesbury and Salisbury, Massachusetts, with a mailing address of 33 Pine Street, Exeter, NH
03833 **with quitclaim covenants**

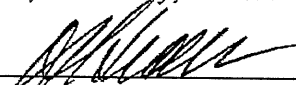
The full and free right and easement to pass and repass over that portion of the within
Premises shown as "Access Easement" on that plan entitled "Easement Plan of Land, 277 Elm
Street, Amesbury, MA - Essex County - Owner: True Homestead Limited Partnership, 33 Pine
Street, Exeter, NH 03833" said plan being dated April 18, 2013 and filed for record with Essex
South District Registry of Deeds as Plan Herewith for all purposes for which a public way is
used in the City of Amesbury, all in furtherance of the development of the area described herein.

Being a portion of the premises conveyed to True Homestead Limited Partnership II by deed of
Herbert True Sears, et al, dated September 16, 1988, and recorded with said Registry of Deeds in
Book 9703, Page 106; and by deed conveyed to True Homestead Limited Partnership III by deed
of True Homestead Limited Partnership II dated November 20, 1988, and recorded with said
Registry of Deeds in Book 12307, Page 510.

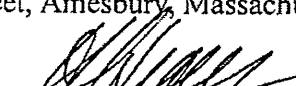
box 67

Witness my hand and seal this 29th day of October, 2013.

True Homestead Limited Partnership II
By Its General Partner,
287 Elm Realty of Amesbury, LLC, a Massachusetts
limited liability company with an address at 24 Market
Street, Amesbury, Massachusetts

By 
Herbert T. Sears, Manager

True Homestead Limited Partnership III
By Its General Partner,
287 Elm Realty of Amesbury, LLC, a Massachusetts
limited liability company with an address at 24 Market
Street, Amesbury, Massachusetts

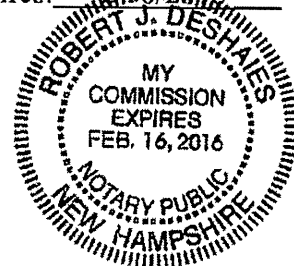
By 
Herbert T. Sears, Manager

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

On this 29th day of October, 2013, before me, the undersigned notary public, personally appeared Herbert T. Sears, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public: Robert J. Deshaies
My commission expires: 2/16/2016



3

+ Plan

31/2

2013103100500 Bk:32928 Pg:225
10/31/2013 03:05 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District R00
Date: 10/31/2013 03:05 PM
ID: 989282 Doc# 20131031005000
Fee: \$2,166.00 Cons: \$475,000.00

MASSACHUSETTS QUITCLAIM DEED SHORT FORM

PROPERTY ADDRESS: Lot 1, 277 Elm Street, Amesbury, MA

True Homestead Limited Partnership I, True Homestead Limited Partnership II and True Homestead Limited Partnership III, all being Massachusetts Limited Partnerships for consideration paid, and in full consideration of Four Hundred Seventy-Five Thousand and 00/100 (\$475,000.00) Dollars

grant to Beanpod Partners, LLC, a Massachusetts limited liability company of 136 Whitehall Road, Amesbury, Massachusetts 01913 with quitclaim covenants

the land in Amesbury, Essex County, Massachusetts, being bounded and described as follows:

[Description and encumbrances, if any]

Beginning at a drill hole in the granite bound at the southwesterly corner of Lot 1 as shown on "Plan of Land Form A Approval Not Required 277 Elm Street Amesbury, Ma. Essex County, scale 1" = 40', dated March 25, 2013 prepared by W.C. Cammett Engineering Inc., Cammett Plan #13018 PL. DWG, thence running North 60° 39' 40" East a distance of 69.19 feet along land of True Homestead Limited Partnership II, Map 68 Parcel 14 to a granite bound with drill hole;

Thence turning and running North 58° 34' 15" East a distance of 323.95 feet along land of True Homestead Limited Partnership II, Map 68 Parcel 14 and True Homestead Limited Partnership III, Map 68 Parcel 20 to a granite bound with drill hole;

Thence turning and running North 28° 25' 27" West a distance of 291.08 feet along land of True Homestead Limited Partnership III, Map 68 Parcel 20 and True Homestead Limited Partnership I, Map 68 and Parcel 13 to a granite bound with drill hole;

Thence turning and running South 69° 00' 40" West a distance of 255.57 feet along land of True Homestead Limited Partnership I, Map 68 Parcel 13 to a granite bound with drill hole;

Box 67

Thence turning and running South 40° 34' 25" East a distance of 176.44 feet along land of Gray Realty Trust, Map 68 Parcel 11 to a granite bound with drill hole;

Thence turning and running South 55° 21' 00" West a distance of 186.00 feet along land of Gray Realty Trust, Map 68 Parcel 11 to a granite bound with drill hole;

Thence turning and running South 33° 15' 15" East a distance of 113.98 feet along Elm Street to a granite Mass. Highway bound;

Thence turning and running South 26° 40' 15" East a distance of 36.02 feet along Elm Street to the point of beginning.

Being Lot 1 as shown on said Plan.

Said Lot 1 contains 98,540 square feet, more or less.

Being subject to that certain access easement described in deed of True Homestead Limited Partnerships II and III dated October 29, 2013 and filed for record with Essex South District Registry of Deeds prior hereto.

Being further subject to the obligation of the grantee and its heirs, successors and assigns to reasonably cooperate with the grantor and others including its successors and assigns in its plan to construct an office park on the abutting properties located between Interstates Route 95 and Elm Street in Amesbury and Salisbury, Massachusetts to the extent of allowing the use of the driveway servicing the within premises as an emergency egress and to extend same all at grantor's expense. This right shall be limited to a strip of land 50' in width and running in an Easterly direction from Elm Street to other land of the Grantor being shown as Map 68, Parcel 20 along other parcel of the Grantor shown as Tax Map 68, Parcel 14 and said Parcel 20. This encompasses in part the access easement hereinbefore set forth.

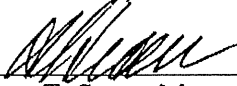
The grantee's use of the premises shall be constrained to exclude outdoor boarding of animals except as directly related to an animal's medical care including surgical and hospitalization care in the exercise of best veterinary practices.

Being a portion of the premises conveyed to True Homestead Limited Partnership I by deed of Herbert True Sears, et al, dated July 22, 1999, and recorded with the Essex South District Registry of Deeds in Book 15831, Page 507; by deed conveyed to True Homestead Limited Partnership II by deed of Herbert True Sears, et al, dated September 16, 1988, and recorded with said Registry of Deeds in Book 9703, Page 106; and by deed conveyed to True Homestead Limited Partnership III by deed of True Homestead Limited Partnership II dated November 20, 1988, and recorded with said Registry of Deeds in Book 12307, Page 510.

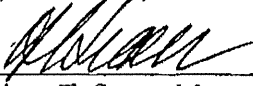
The within property is not homestead property.

Witness my hand and seal this 29th day of October, 2013.

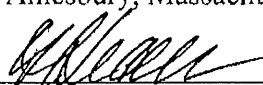
True Homestead Limited Partnership I
By Its General Partner,
287 Elm Realty of Amesbury, LLC, a Massachusetts
limited liability company with an address at 24 Market
Street, Amesbury, Massachusetts

By 
Herbert T. Sears, Manager

True Homestead Limited Partnership II
By Its General Partner,
287 Elm Realty of Amesbury, LLC, a Massachusetts
limited liability company with an address at 24 Market
Street, Amesbury, Massachusetts

By 
Herbert T. Sears, Manager

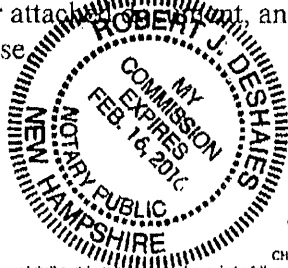
True Homestead Limited Partnership III
By Its General Partner,
287 Elm Realty of Amesbury, LLC, a Massachusetts
limited liability company with an address at 24 Market
Street, Amesbury, Massachusetts

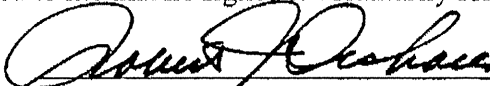
By 
Herbert T. Sears, Manager

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

On this 29th day of October, 2013, before me, the undersigned notary public, personally appeared Herbert T. Sears, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached instrument, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public: Robert J. Deshaies
My commission expires: 2/16/2016

(*Individual - Joint Tenants - Tenants in Common.)

CHAPTER 183-SUC. 6 AS AMENDED BY CHAPTER 497 OF 1969
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.