

**OWNER/APPLICANT:**

MFG VENTURES, LLC (BRADEN MONACO)  
 DEED BOOK 13782 PAGE 335  
 ASSESSOR'S MAP 111 LOT 31

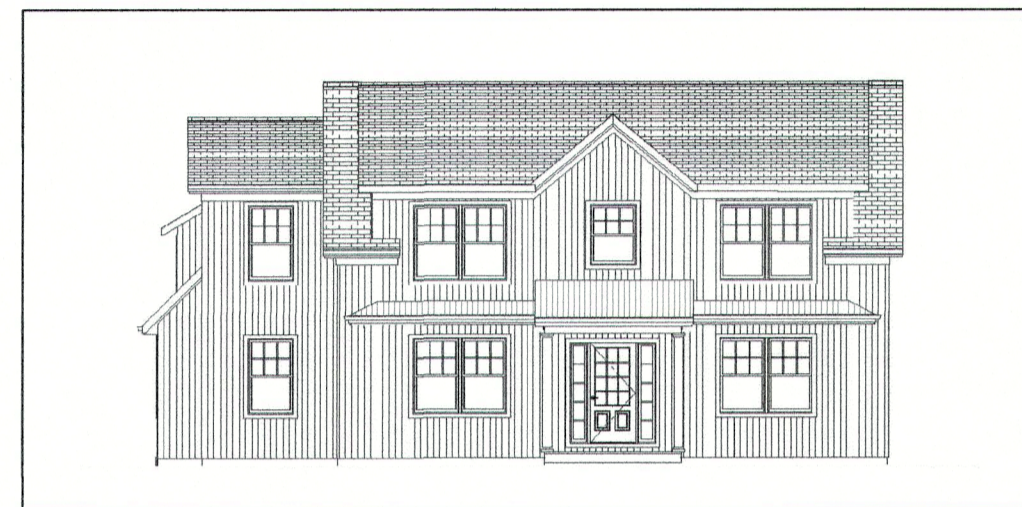
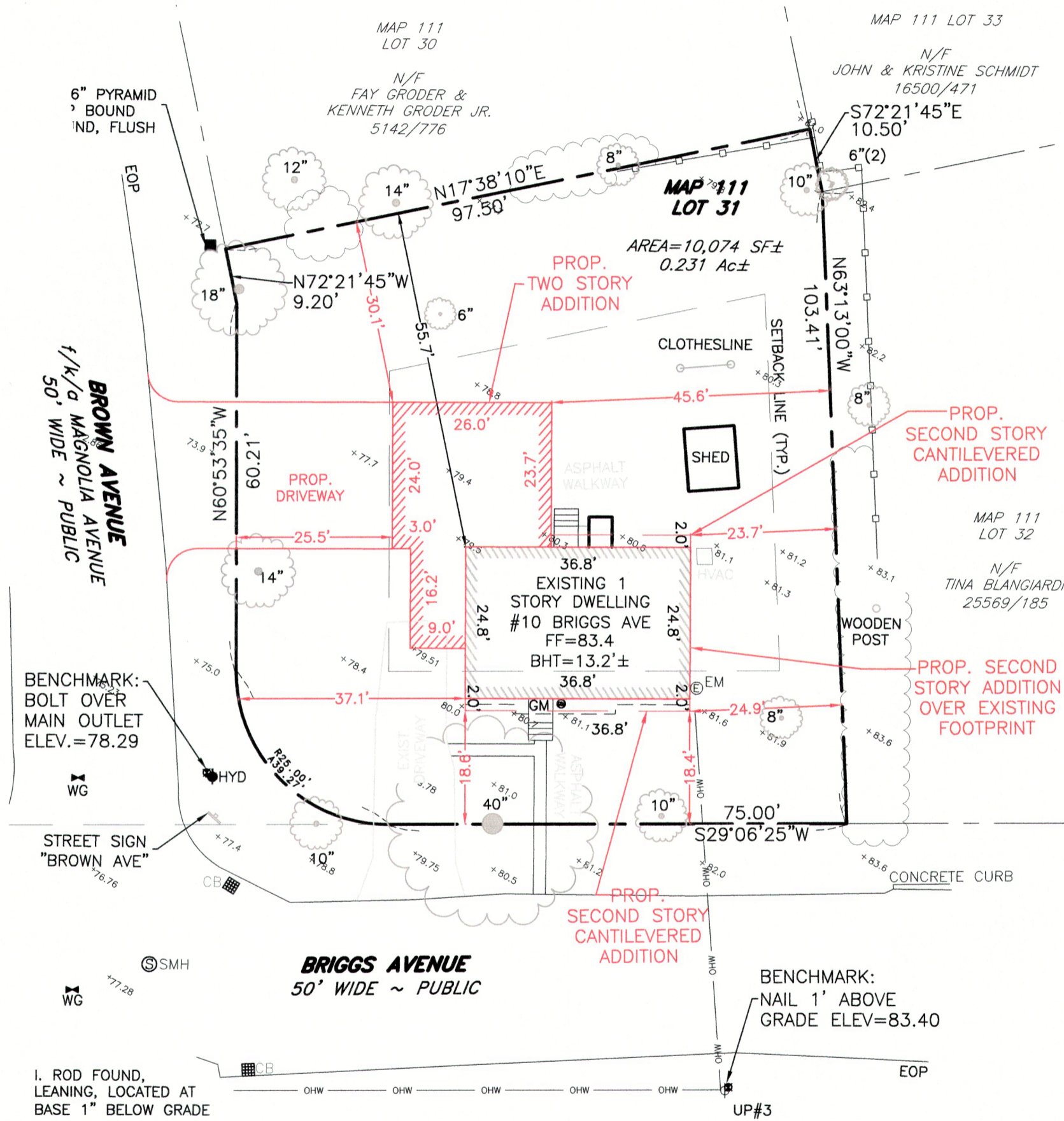
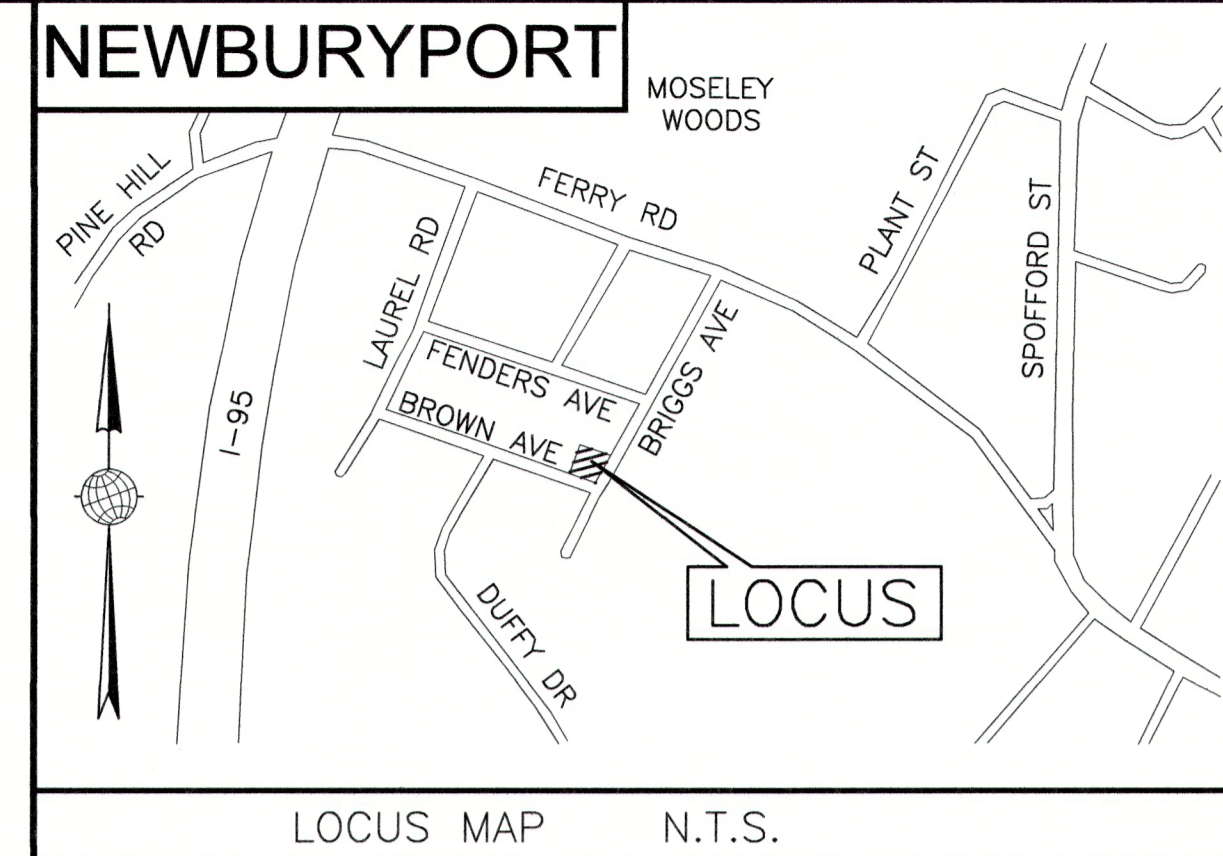
**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS  
 BK 13782 PG 355 (DEED)

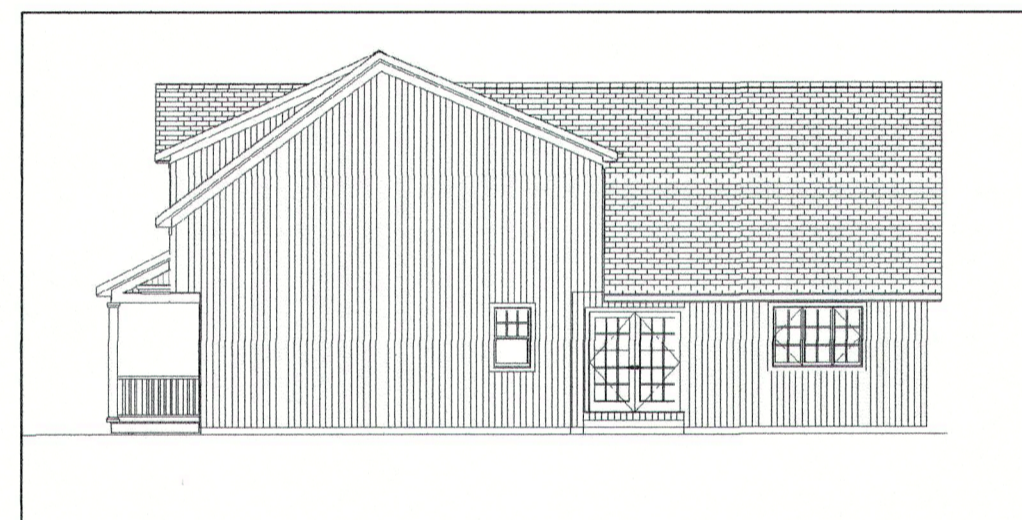
PLAN BK 86 PL 71  
 PLAN BK 96 PL 3  
 PLAN BK 464 PL 63

**NOTES:**

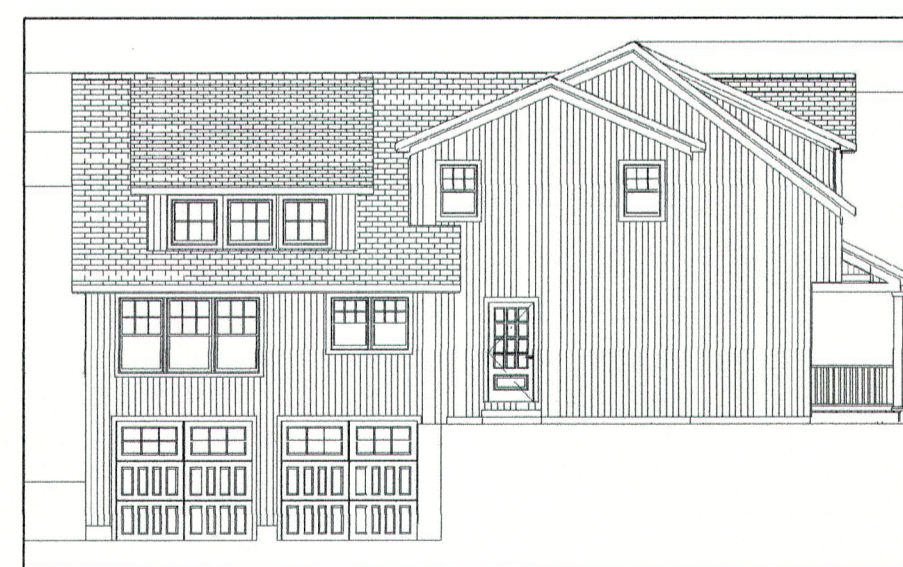
1. FIELD SURVEY PERFORMED: APRIL 5, 2021
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0108F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
5. ARCHITECTURAL PLANS PROVIDED BY CLIENT. PLAN ENTITLED 'CUSTOM REMODEL 10 BRIGGS - NEWBURYPORT, MA.' PREPARED BY RESIDENTIAL DESIGN SOLUTIONS BY LISA MELVIN, LLC OF MONT VERNON NH. DATED MAY 28, 2021, REVISION 1



**VIEW FROM BRIGGS AVENUE**  
 NOT TO SCALE



**REAR VIEW**  
 NOT TO SCALE



**VIEW FROM BROWN AVENUE**  
 NOT TO SCALE

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY.

*Edward Dixon*  
 EDWARD DIXON  
 No. 34304  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 DATE: 6/9/2021

**ZONING:**

RESIDENTIAL 2 SINGLE FAMILY  
 WATER RESOURCE PROTECTION  
 DISTRICT, ZONE 2

**REQUIRED:**

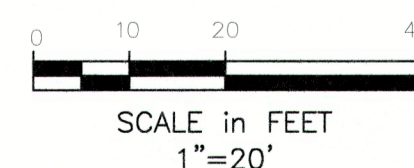
LOT AREA=10,000 sf  
 FRONTAGE=90'  
 MIN. FRONT SETBACK=25'  
 MIN. SIDE SETBACK=10'  
 MIN. REAR SETBACK=25'  
 BUILDING HEIGHT=35' MAX  
 LOT COVERAGE=25% (BLDG ONLY)  
 OPEN SPACE=40%

**EXISTING:**

10,074 SF±  
 183.68' (BRIGGS & BROWN)  
 20.4' (PRIMARY FRONT LINE)  
 37.1' (FRONT LINE)  
 23.8'  
 55.7'  
 13.2'±  
 10.0%  
 86.1%

**PROPOSED:**

10,074 SF± (NC)  
 183.68' (BRIGGS & BROWN) (NC)  
 18.4' (PRIMARY FRONT LINE)  
 25.5' (FRONT LINE)  
 23.7'  
 30.1'  
 27.0'±  
 18.8%  
 75.1%



EDx	CLIENT/ARCH	EDITS	6/8/21	REV: 1
BY:	DESCRIPTION:	DATE:		REV: 0
DRAWING NO.:			24678 PPP R3.dwg	

**PROPOSED PLOT PLAN**  
**10 BRIGGS AVENUE**  
 IN  
 NEWBURYPORT, MASSACHUSETTS  
 ESSEX COUNTY

PREPARED FOR:  
**MFG VENTURES, LLC**

PREPARED BY:  
**HANCOCK ASSOCIATES**

ONE HARRIS STREET  
 SUITE 3  
 NEWBURYPORT, MA  
 01950

Civil Engineers  
 Land Surveyors  
 Wetland Scientists  
 TEL: 978-465-9992  
 www.hancockassociates.com

RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX/CHA
DRAFTING: EDX/AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: MAY 27, 2021
HANCOCK JOB# 24768
CRD FILE 24768CPP.CRD
SHEET NO. 1 OF 1