

ZONING:

RESIDENTIAL 3 (R3)
SINGLE FAMILY
PLUM ISLAND OVERLAY DISTRICT

REQUIRED:

LOT AREA=12,000 sf
FRONTAGE=120'
MIN. FRONT SETBACK=20'
MIN. SIDE SETBACK=20'
MIN. REAR SETBACK=20'
BUILDING HEIGHT=35' MAX
LOT COVERAGE=20% (BLDG ONLY)
OPEN SPACE=35%
MAX. F.A.R.=0.25*

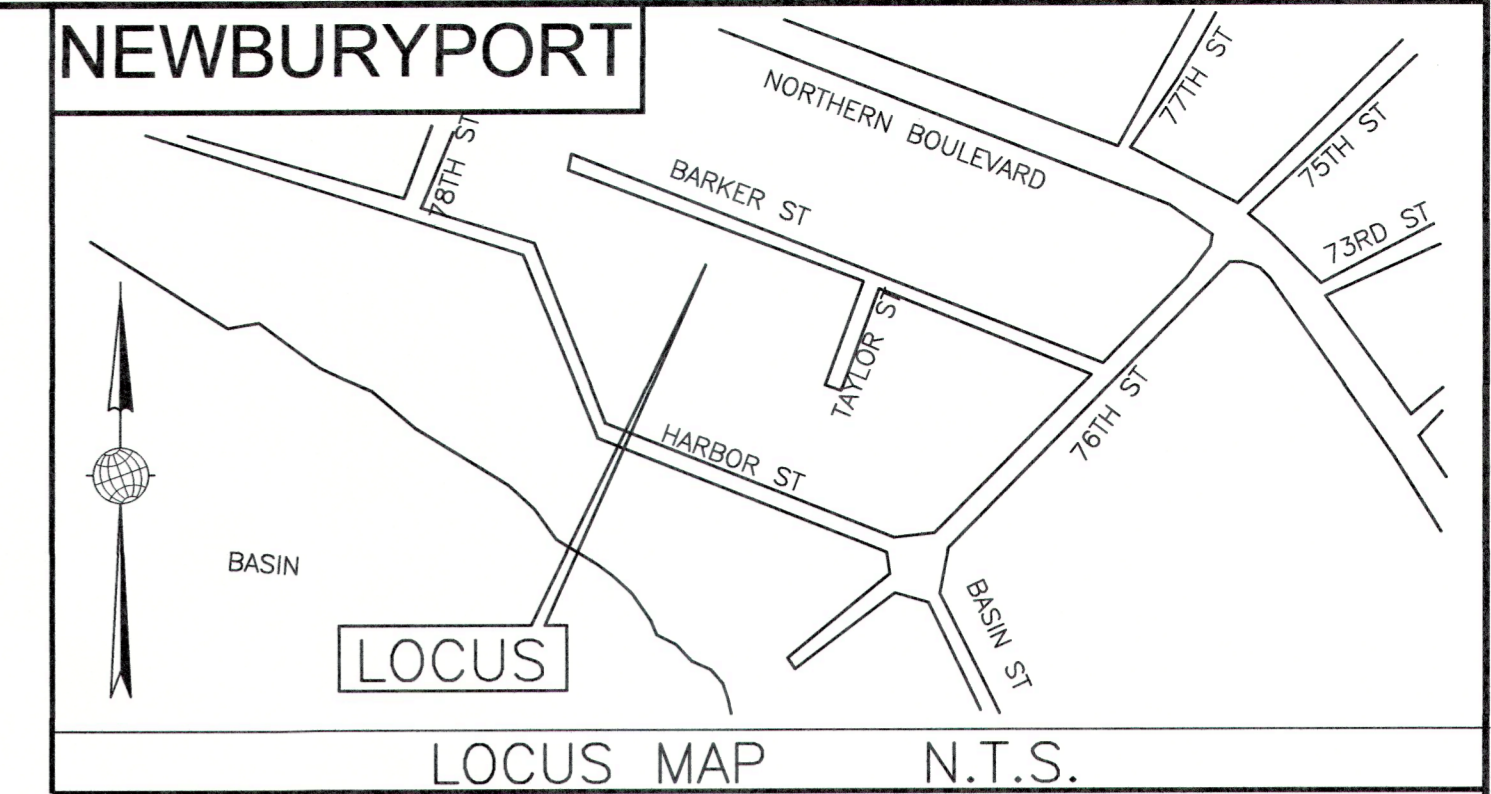
EXISTING:

7,787 SF±
55.0'
51.3'(HSE) / 63.1'(GAR)
HSE: (L)44.6' / (R)5.5'
GAR: (L)10.2' / (R)35.2'
30.5'(HSE) / 26.0'(GAR)
34.7'±
13.62%
59.95%
0.1460

PROPOSED:

7,787 SF± (N.C.)
55.0' (N.C.)
51.3'(HSE)(N.C.)/63.1'(GAR)(N.C.)
HSE: (L)44.6'(N.C.)/(R)5.5' (N.C.)
GAR: (L)10.2'(N.C.)/(R)35.2'(N.C.)
30.5'(HSE)(N.C.)/26.0'(GAR)(N.C.)
28'±
16.27%
57.30%
0.2500

*F.A.R. PROVIDED BY ARCHITECT, SEE NOTE 4



OWNER/APPLICANT:

KATHERINE & JUSTIN PONTING
DEED BOOK 34244 PAGE 262
ASSESSOR'S MAP 77 LOT 42

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS
DEED BOOK 34244 PAGE 262

PLAN BOOK 34 PLAN 7

NOTES:

- FIELD SURVEY PERFORMED: JUNE 25, 2020
- VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS
- THE SUBJECT PROPERTY LIES WITHIN BOTH ZONE "AO" (DEPTH 2 FEET) AS WELL AS ZONE "VE" (EL=17.0) AS DEPICTED ON FEMA MAP 25009C0129F WITH AN EFFECTIVE DATE OF JULY 3, 2012
- FOR ARCHITECTURAL INFORMATION, SEE PLAN ENTITLED 'PONTING RESIDENCE' PREPARED BY SAVOIE NOLAN ARCHITECTS, LLC OF IPSWICH, MA. WITH A MOST RECENT DATE OF MAY 20, 2020
- ALL BUILDING OFFSETS ARE FROM SIDING/CORNER BOARD
- THE PROJECT SITE IS ENTIRELY WITHIN BARRIER BEACH RESOURCE AREA UNDER THE MASS. WETLANDS PROTECTION ACT.

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 SHOWN.

Edward Dixon
EDWARD DIXON
No. 34304
REGISTERED PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR DATE

LEGEND

11213/349 DEED BOOK AND PAGE

NOW OR FORMERLY

HYDRANT

WATER GATE

SEWER MANHOLE

POST AND RAIL FENCE

SEWER VENT PIPE

UTILITY POLE

PROPOSED STRAW WATTLES

GRASS DELINEATION LINE

PROPANE TANK

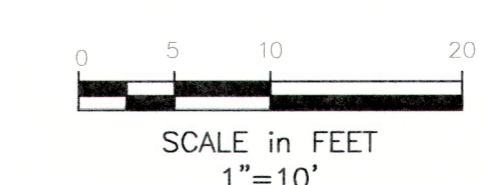
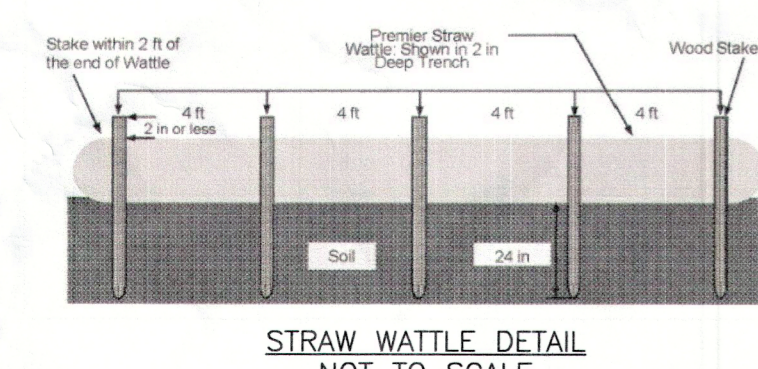
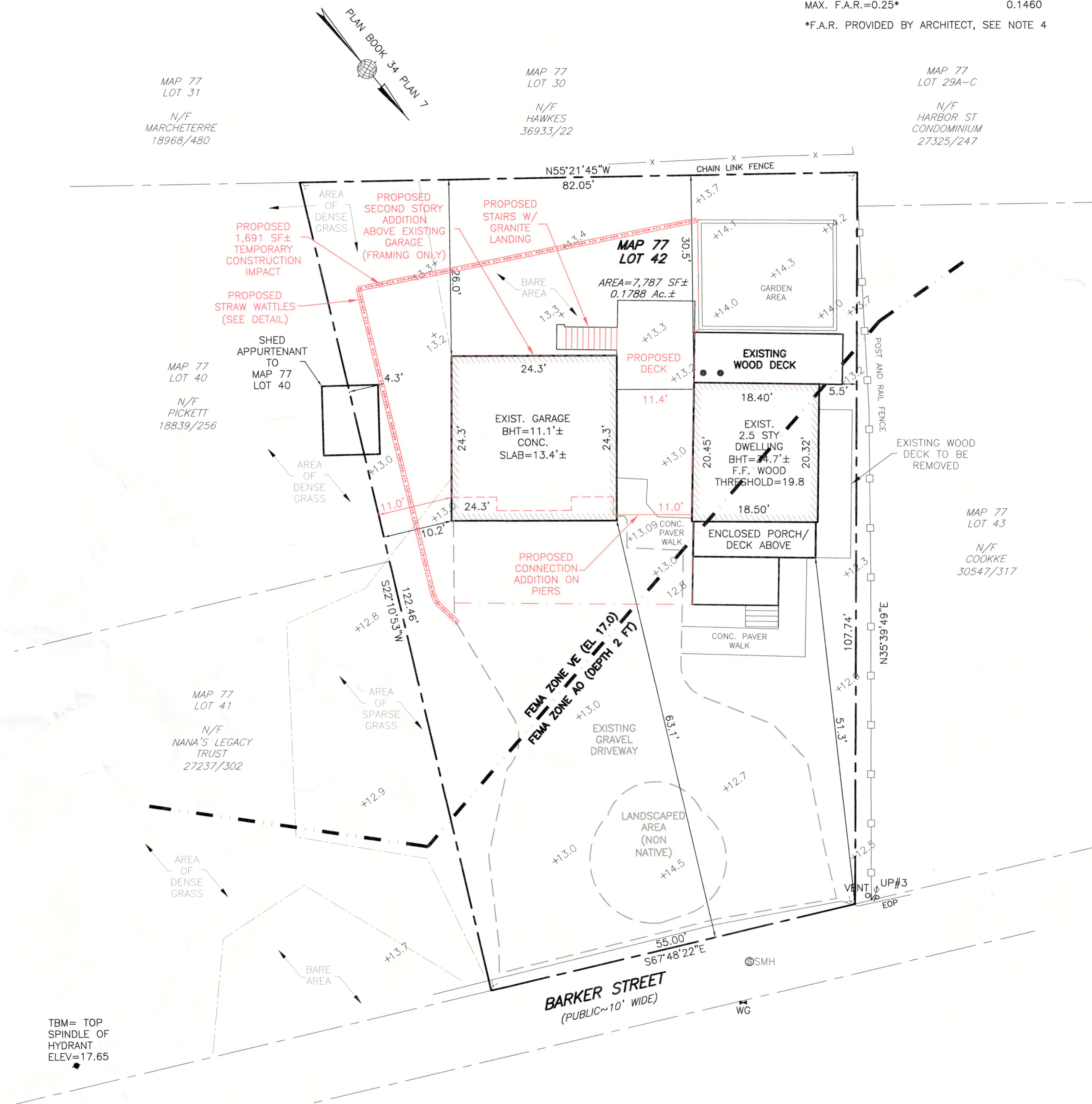
IMPACT AREA TABLE

PROPOSED IMPACTS

PROPOSED DWELLING: 0 SF± (2ND STY)
PROPOSED CONNECTION: 207 SF±
PROPOSED DECK/STAIRS: 178 SF±

TOTAL PROPOSED PERMANENT IMPACTED AREA = 385 SF±

TEMPORARY CONSTRUCTION IMPACTED AREA = 1,691 SF± (EXCLUDES 591 SF± EXISTING GARAGE FOOTPRINT AS THE ADDITION IS ON THE SECOND STORY)



BY:	DESCRIPTION:	DATE:	REV: 1
			REV: 0
DRAWING NO.: 22304B NOI FROM PPP.dwg			TEL: 978-465-9992
			www.hancockassociates.com

PLAN TO ACCOMPANY NOTICE OF INTENT
11 BARKER STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
KATHERINE & JUSTIN PONTING

PREPARED BY:
HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists

ONE HARRIS STREET
SUITE 3
NEWBURYPORT, MA 01950

RESEARCH: PLP
FIELD: CHA/AAM
CALCULATION: PLP/JMS
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: AUGUST 21, 2020
JOB NO. 22304B
CRD FILE 22304EC.CRD
SHEET NO. 1 OF 1