

LOCUS MAP
SCALE: 1"=500'

ZONING TABLE

11 FLORA STREET - ASSESSORS MAP 75 LOT(S) 273 & 274 ZONING DISTRICT Ag/Con & PIDO OVERLAY				
	A/C REQUIREMENT	PIDO REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	400,000 S.F. (MIN.)	12,000 S.F. (MIN.)	14,451 S.F.	UNCHANGED
LOT FRONTAGE:	300 FT. (MIN.)	120 FT. (MIN.)	178.0'	UNCHANGED
FRONT SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	28.4'	UNCHANGED
RIGHT SIDE SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	55.2'	55.4'
LEFT SIDE SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	69.9'	UNCHANGED
REAR SETBACK:	50 FT. (MIN.)	20 FT. (MIN.)	* 11.5'	UNCHANGED
LOT COVERAGE:	3% (MAX.)	20% (MAX.)	10.3%	10.6%
BLDG. HEIGHT:	30-FT (MAX.)	35-FT (MAX.)	32.01'	UNCHANGED
NO. OF STORIES:	2 (MAX.)	2 (MAX.)	* 3	UNCHANGED

* REPRESENTS A PRE-EXISTING NON-CONFORMITY

WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH. 03290
(603) 734-4298
(DELINEATED IN: OCTOBER 2021)

RECORD OWNERSHIP

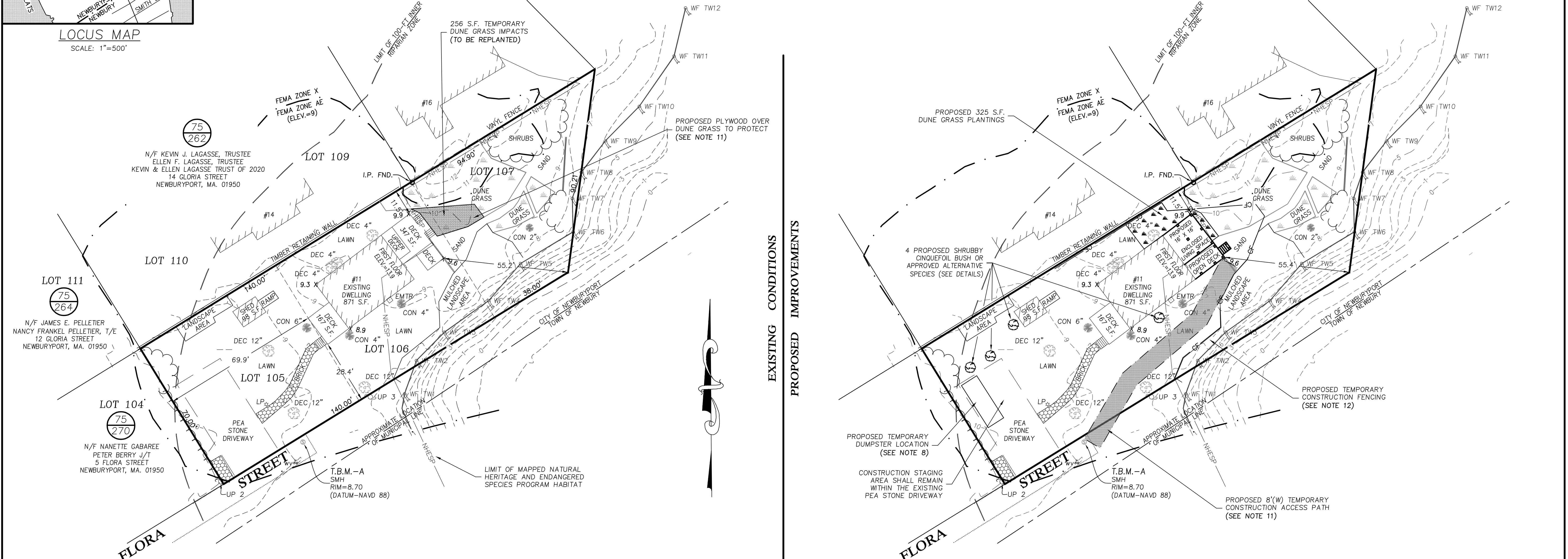
MICHAEL YWUC
MICHELLE YWUC

DEED REFERENCE

ESSEX COUNTY REGISTRY OF DEEDS
DEED BOOK 36987 PAGE 20

PLAN REFERENCE

ESSEX COUNTY REGISTRY OF DEEDS
PLAN BOOK 34 PLAN 22

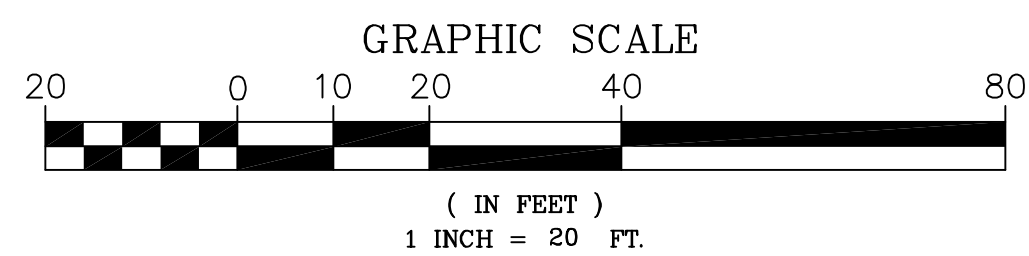


EXISTING CONDITIONS
PROPOSED IMPROVEMENTS

PROPOSED TEMPORARY DUNE GRASS IMPACTS
VEGETATION IMPACTS ON EAST SIDE OF STRUCTURE = 256 S.F.

DUNE GRASS REPLACEMENT/MITIGATION AREAS
DUNE GRASS REPLACEMENT ON EAST SIDE OF STRUCTURE = 256 S.F.
DUNE GRASS MITIGATION ON NORTH/EAST SIDE OF STRUCTURE = 325 S.F.

TOTAL DUNE GRASS REPLACEMENT/MITIGATION RATIO PROPOSED = 2.27 :1 (227%)

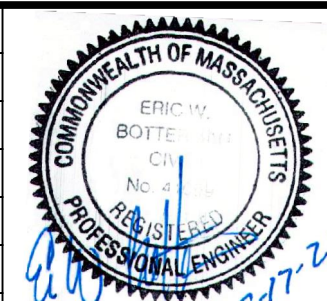


NOTES:

- PLEASE BE ADVISED THAT THESE PLANS SHOULD BE CONSIDERED TO BE A PROGRESS PRINT UNLESS STAMPED BY THE LOCAL ZONING BOARD OF APPEALS AS APPROVED. THE CONTRACTOR SHOULD OBTAIN AN APPROVED COPY TO USE DURING CONSTRUCTION.
- LANDOWNER/APPLICANT SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING INSPECTOR TO DETERMINE THE LENGTH OF TIME THE APPROVAL IS VALID.
- THIS PLAN SHOWS ALL KNOWN UNRECORDED OR UNWRITTEN EASEMENTS WHICH EXIST ON THE SUBJECT PARCEL. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT ADDITIONAL EASEMENTS DO NOT EXIST.
- AN ON GROUND SURVEY AND/OR EVALUATION HAS DETERMINED THAT THE SUBJECT PARCEL IS LOCATED WITHIN, OR ADJACENT TO, THE FOLLOWING MAPPED OR UNMAPPED RESOURCE AREAS:
A) ON OR WITHIN: COASTAL DUNES (310 CMR 10.28)
B) ON OR WITHIN: BARRIER BEACH (310 CMR 10.29)
C) ADJACENT TO: ROCKY INTERTIDAL SHORES (310 CMR 10.31)
D) ON OR WITHIN: ESTIMATED HABITATS OF RARE WILDLIFE FOR COASTAL WETLANDS (310 CMR 10.37)
E) ON OR WITHIN: LAND SUBJECT TO COASTAL STORM FLOWAGE FEMA FLOOD ZONE AE (ELEV=9) AS SHOWN ON FEMA MAP 2509C01376, DATED JULY 16, 2014.
- THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN, OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR RECORDS.
- ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND ALL LOCAL REGULATIONS.
- PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED WITHIN AN AREA SUBJECT TO THE WETLANDS PROTECTION ACT. IT IS STRONGLY RECOMMENDED BY THE DESIGN ENGINEER THAT NO DEMOLITION OR BUILDING PERMITS BE ISSUED PRIOR TO THE REVIEW AND APPROVAL OF ALL APPROPRIATE ENVIRONMENTAL PERMITTING AUTHORITIES. EROSION CONTROL MEASURES AND/OR CONSTRUCTION FENCING, IF REQUIRED, SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK AND SHALL BE INSPECTED DAILY AND MAINTAINED IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.
- ANY AND ALL CONSTRUCTION OR DEMOLITION DEBRIS RESULTING FROM APPROVED CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- PILE LOCATIONS AND QUANTITY SHOWN ARE APPROXIMATE. ACTUAL LOCATION AND NUMBER OF PILES SHALL BE DETERMINED BY A STRUCTURAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL.
- LATTICE WORK BELOW STRUCTURE IS NOT PROPOSED AS PART OF THIS PROJECT AND SHALL NOT BE INSTALLED WITHOUT FIRST OBTAINING PERMISSION FROM BOTH THE CONSERVATION COMMISSION AND THE BUILDING INSPECTOR.
- THE GENERAL/PILE CONTRACTOR SHALL PLACE SHEETS OF PLYWOOD, OR OTHER APPROVED GROUND COVER PROTECTION, OVER THE EXISTING LAWN VEGETATION AND DUNE GRASS VEGETATION IN THE AREA OF THE PROPOSED CONSTRUCTION ACCESS PATH AND ON EAST SIDE OF PROPOSED ADDITION TO MINIMIZE AND/OR PREVENT DAMAGE TO THE EXISTING LAWN/DUNE VEGETATION FROM THE USE OF ANY HEAVY EQUIPMENT NEEDED FOR PILE INSTALLATION OR GENERAL CONSTRUCTION ACTIVITIES. UPON COMPLETION THE PLYWOOD SHALL BE REMOVED AND ANY DAMAGED DUNE GRASS SHALL BE REPLACED WITH DUNE GRASS AND ANY DAMAGED LAWN TURF SHALL BE REPLACED USING PENNSYLVANIA SEDGE GRASS OR AN APPROVED ALTERNATIVE NATIVE SPECIES FROM THE MASSACHUSETTS COASTAL ZONE MANAGEMENT LIST OF APPROVED PLANTS. ANY ALTERNATIVE SPECIES USED MUST BE APPROVED BY THE CONSERVATION COMMISSION'S AGENT PRIOR TO PURCHASE AND INSTALLATION.
- PROPOSED ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED, MAINTAINED, AND REMAIN IN PLACE UNTIL SUCH TIME THAT THE CONSERVATION COMMISSION'S AGENT AUTHORIZES THE REMOVAL OR RELOCATION. SUCH REMOVAL OR SHOULD NOT OCCUR UNTIL ALL MAJOR CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND A REQUEST FOR CERTIFICATE OF COMPLIANCE HAS BEEN SUBMITTED.



CONTRACTOR TO USE CAUTION WHEN EXCAVATING AS THIS PROPERTY IS SERVICED BY UNDERGROUND UTILITIES. LOCATIONS SHOWN HEREON COME DIRECTLY FROM UTILITY COMPANY PLANS AND, WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. CONTRACTOR RESPONSIBLE FOR CONTACTING DIGSAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION AND SHALL MAINTAIN ALL DIGSAFE MARKINGS DURING CONSTRUCTION.



MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD., P.O. BOX 745 EXETER, NH 03833 (603) 778-0528

PLAN TO ACCOMPANY A
NOI APPLICATION
IN
NEWBURYPORT, MA

PREPARED FOR
**MICHAEL YWUC
MICHELLE YWUC**
11 FLORA STREET
NEWBURYPORT, MA. 01950
PHONE: (978) 804-9482
YwucMD@gmail.com

SHOWING
PROPOSED SITE IMPROVEMENTS
11 FLORA STREET
[MAP 75, LOT(S) 273 & 274]

SCALE: AS NOTED CALC. BY: M.A.S. PROJECT: M214031
DATE: MAR. 17, 2022 CHKD. BY: J.S.H. SHEET: 1 OF 2



FROM MASSACHUSETTS OFFICE OF COASTAL ZONE MANAGEMENT WEBSITE
 (https://www.mass.gov/info-details/coastal-landscaping-in-massachusetts-grasses-and-perennials)
 Pennsylvania sedge (*Carex pensylvanica*) is a low, clump-forming, grass-like perennial growing 6 to 12 inches high. This native plant with pale green, arching leaves and a cluster of brown seed capsules high on the stem forms soft, 15-inch clumps that spread quickly. This sedge grows well in either sunny or shady areas, prefers dry-to-moist soils, binds the soil with its dense roots, and remains lush even in sandy soils. Though noninvasive, the creeping foliage can form dense mats that function well as a traditional lawn, yet will not require mowing, fertilizing, or chemicals. If mowing is preferred, this sedge looks best cut two to three times per year at 3 to 4 inches high. Pennsylvania sedge can be planted from plugs 6 to 12 inches on center in the fall or spring. Its rhizomatous, turf-forming habit provides excellent ground cover for wildlife, and the seeds are a source of food for a number of birds and small mammals.

ALTERNATIVE SPECIES: RED FESCUE, PURPLE LOVEGRASS, BLACK GRASS



FROM MASSACHUSETTS OFFICE OF COASTAL ZONE MANAGEMENT WEBSITE
 (https://www.mass.gov/info-details/coastal-landscaping-in-massachusetts-shrubs-and-groundcovers)
 Shrubby cinquefoil (*Potentilla fruticosa*), also known as bush cinquefoil, is a deciduous shrub that typically grows 2 to 4 feet high and has a mound-shaped form and compound pinnate leaves. The five-petaled, bright-yellow flowers have a long blooming period, often appearing in the spring and continuing through early fall. Though shrubby cinquefoil does best in fertile, medium moisture, well-drained soils in full sun, established plants grow well in a wide range of conditions, are fairly resistant to drought and saline soils, and are tolerant of some shade. Shrubby cinquefoil is also very tolerant of cold. The dense growth of this shrub provides cover for wildlife, the seed capsules provide fall and winter food for birds, and the flowers provide an excellent source of nectar for bees and butterflies. The variety 'Pink Beauty' is shown in the photograph.

ALTERNATIVE SPECIES: VIRGINIA ROSE, ELDERBERRY, INKBERRY, LOWBUSH BLUEBERRY

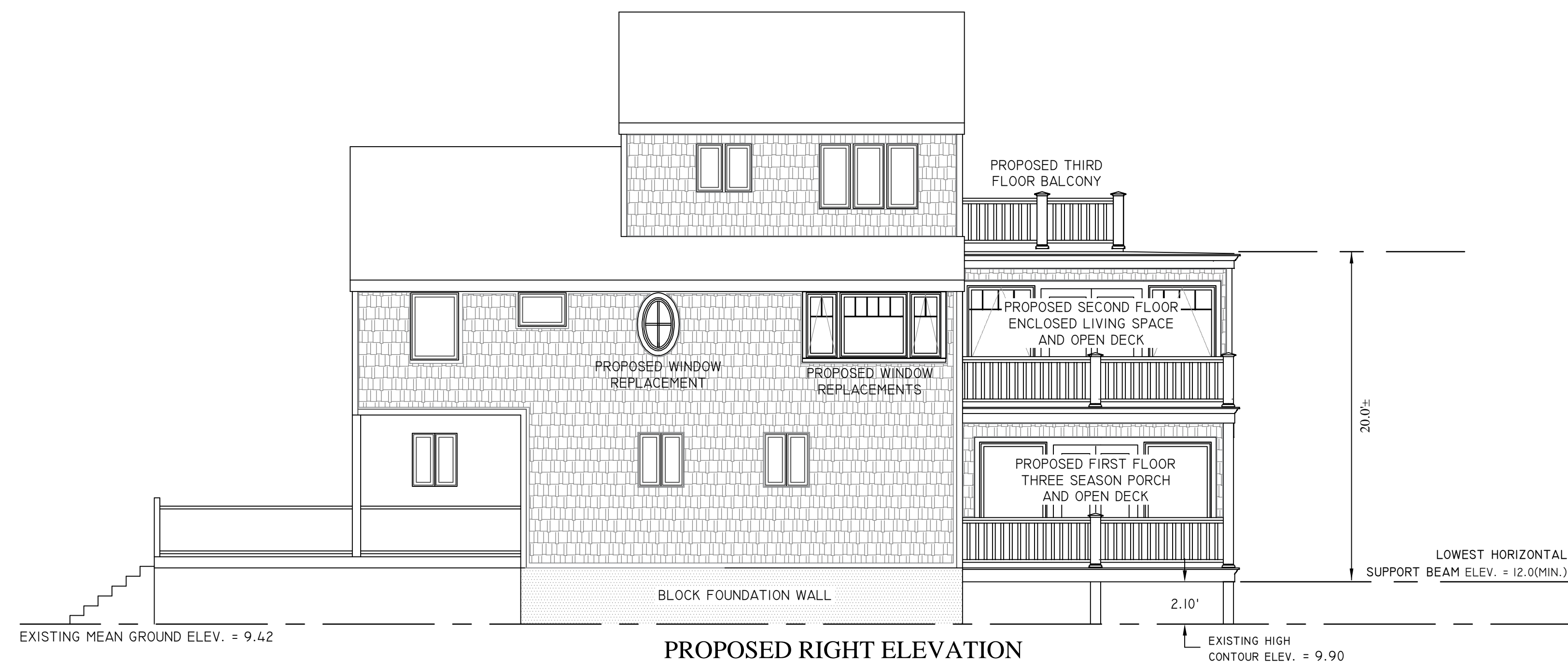


FROM MASSACHUSETTS OFFICE OF COASTAL ZONE MANAGEMENT WEBSITE
 (https://www.mass.gov/info-details/coastal-landscaping-in-massachusetts-grasses-and-perennials)
 American beachgrass (*Ammophila breviligulata*) is the best species for the initial stabilization of fringing dunes (the dunes closest to the beach). The strong and fast-growing underground rhizomes (root-like underground stems) spread beneath the sand and give rise to many new plants, helping to colonize the species in dune environments. Beachgrass is also tolerant of intense heat, excessive sunlight, and drying winds and will grow on sandy or other coarse-grained soils. In New England, the best time to plant beachgrass is from late fall to April when the ground is not frozen—except in areas exposed to strong wind or waves, where it should be planted in early spring to reduce the likelihood that it will be washed or blown away in winter storms. Beachgrass tends to need the build-up of sand supplied by wind or waves to provide nutrients, avoid the build-up of thatch, and build healthy rhizomes. If sand over-topping does not happen naturally, fertilizers may be required to provide the necessary nutrients, and mowing may be necessary to prevent thatch.

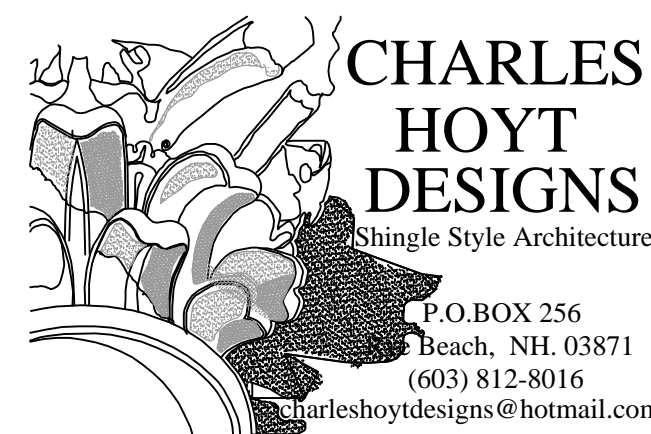
ALTERNATIVE SPECIES: AMERICAN DUNEGRASS



EXISTING RIGHT ELEVATION

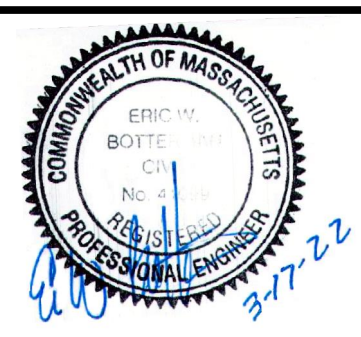


PROPOSED RIGHT ELEVATION



ARCHITECTURAL PROFILE VIEW
 SCALE: N.T.S.

NO.	DATE	DESCRIPTION	BY



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**PLAN TO ACCOMPANY A
 NOI APPLICATION**
 IN
NEWBURYPORT, MA

PREPARED FOR
**MICHAEL YWUC
 MICHELLE YWUC**
 11 FLORA STREET
 NEWBURYPORT, MA. 01950
 PHONE: (978) 804-9482
 YwucMD@gmail.com

SHOWING
ARCHITECTURAL PROFILE VIEWS & PLANTING DETAILS
 11 FLORA STREET
 [MAP 75, LOT(S) 273 & 274]
 SCALE: AS NOTED CALC. BY: M.A.S. PROJECT: M214031
 DATE: MAR. 17, 2022 CHKD. BY: J.S.H. SHEET: 2 OF 2