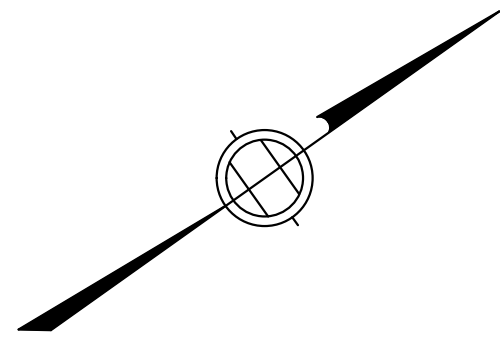
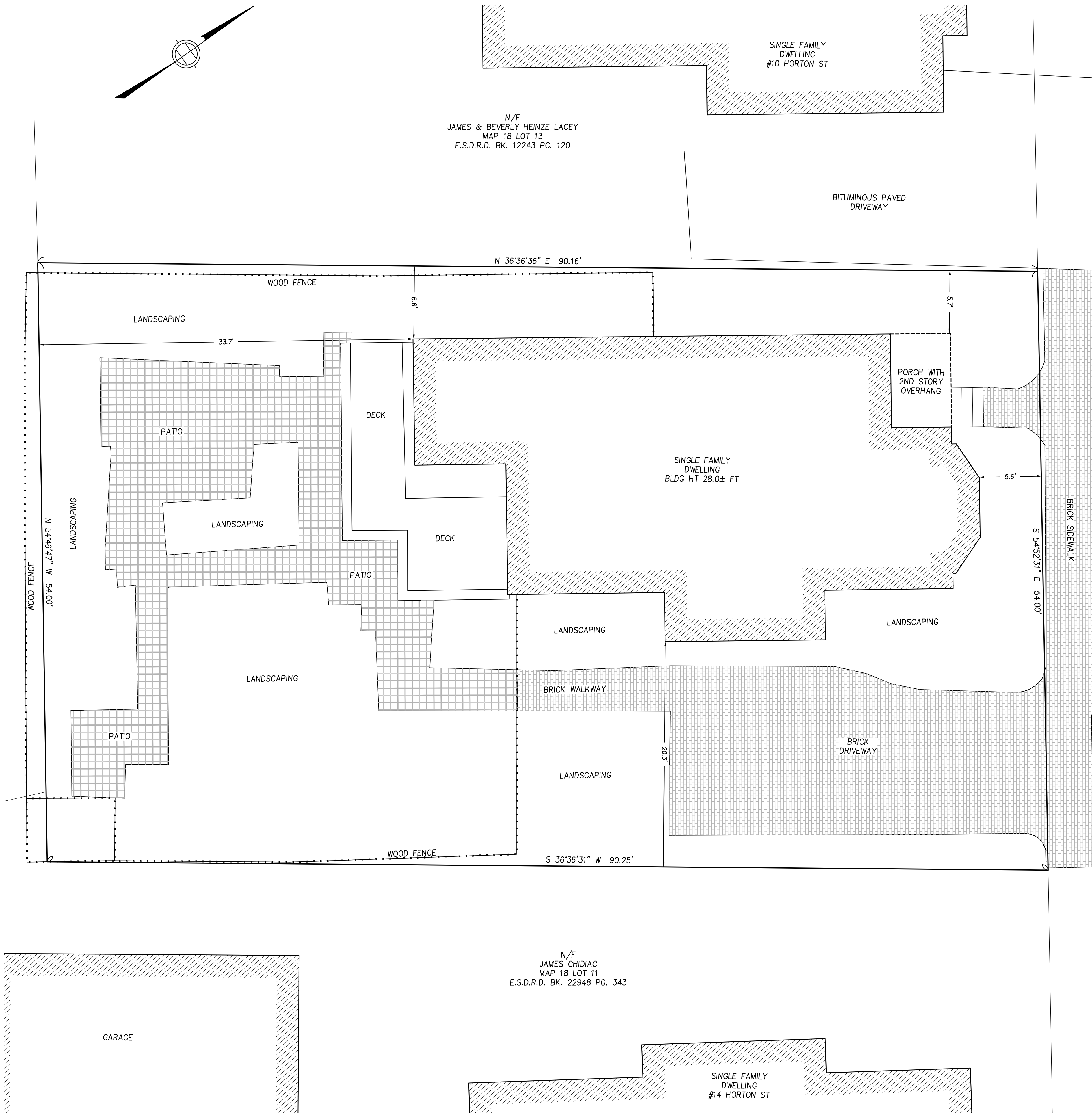


LOCUS MAP
1"=500 FT



N/F
SUSAN CALLAHAN
MAP 18 LOT 14
E.S.D.R.D. BK. 18651 PG. 317



N/F
JAMES & BEVERLY HEINZE LACEY
MAP 18 LOT 13
E.S.D.R.D. BK. 12243 PG. 120

N/F
JAMES CHIDIAC
MAP 18 LOT 11
E.S.D.R.D. BK. 22948 PG. 343

SINGLE FAMILY DWELLING #10 HORTON ST

SINGLE FAMILY DWELLING BLDG HT 28.0± FT

SINGLE FAMILY DWELLING #14 HORTON ST

ZONING

RESIDENTIAL (R-2)
D.C.O.D.
SINGLE FAMILY

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	10,000 SQUARE FEET	4,870 SQUARE FEET	4,870 SQUARE FEET
MINIMUM LOT FRONTAGE	90 FEET	54.00 FEET	54.00 FEET
FRONT SETBACK	25 FEET	5.6 FEET	5.6 FEET
SIDE SETBACK (R)	10 FEET	5.7 FEET	5.7 FEET
SIDE SETBACK (L)	10 FEET	20.3 FEET	20.3 FEET
REAR SETBACK	25 FEET	33.7 FEET	33.7 FEET
MAXIMUM LOT COVERAGE(%)	25.0%	22.8%	22.8%
MAXIMUM HEIGHT	35 FEET	28 FEET	28 FEET
MINIMUM OPEN SPACE	40.0%	63.2%	63.2%
MINIMUM PARKING REQUIRED	2	2	2

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.


HORTON STREET
PUBLIC WAY ~ VARIABLE WIDTH

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 18, 2016 AS FIELD VERIFIED ON AUGUST 20, 2021.

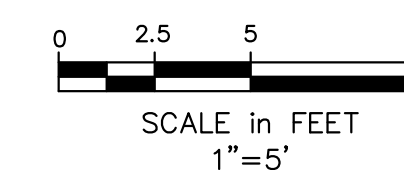
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. 
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

12 HORTON STREET
OWNER: DAVID MILLER & LISA ADAMS
DEED REFERENCE: BOOK 22161 PAGE 256
ASSESSORS: MAP 18 PARCEL 12



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44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1"= 5'
VERT: N.A.

NO.	DATE	BY	REVISIONS

FIELD: T.P.T.
CALCS: T.P.T.
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

12 HORTON STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
DAVID MILLER & LISA ADAMS

PROJECT NO.
2016-12 HORTON ST
DATE: AUG 20, 2021
SHEET NO.
1 OF 1