

LOCUS MAP  
N.T.S.

**ZONING TABLE**

159 WATER STREET - ASSESSORS MAP 23 LOT 12 ZONING DISTRICT - WMD - DCOB		
REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	2,963 S.F.
LOT FRONTAGE:	90 FT.	31.93 FT.
FRONT SETBACK:	25 FT.	0.2 FT. & 0.3 FT. 0.2 FT. & 0.3 FT.
SIDE SETBACK:	10 FT.	4.3 FT.
REAR SETBACK:	25 FT.	40.3 FT.
LOT COVERAGE:	25%	33.5%
OPEN SPACE:	40%	64.9%
BLDG HEIGHT:	25 FT.	20 FT.

NOTE: SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION  
ON THE PROPOSED IMPROVEMENTS.

**BASIS OF BEARINGS**

PLAN 291 PLAN 29

**OWNER OF RECORD**

BRETTONWOOD DEVELOPMENT, INC.  
BK. 38205 PG. 397

**PLAN REFERENCES**

PLAN 291 PLAN 29

**FLOOD NOTE**

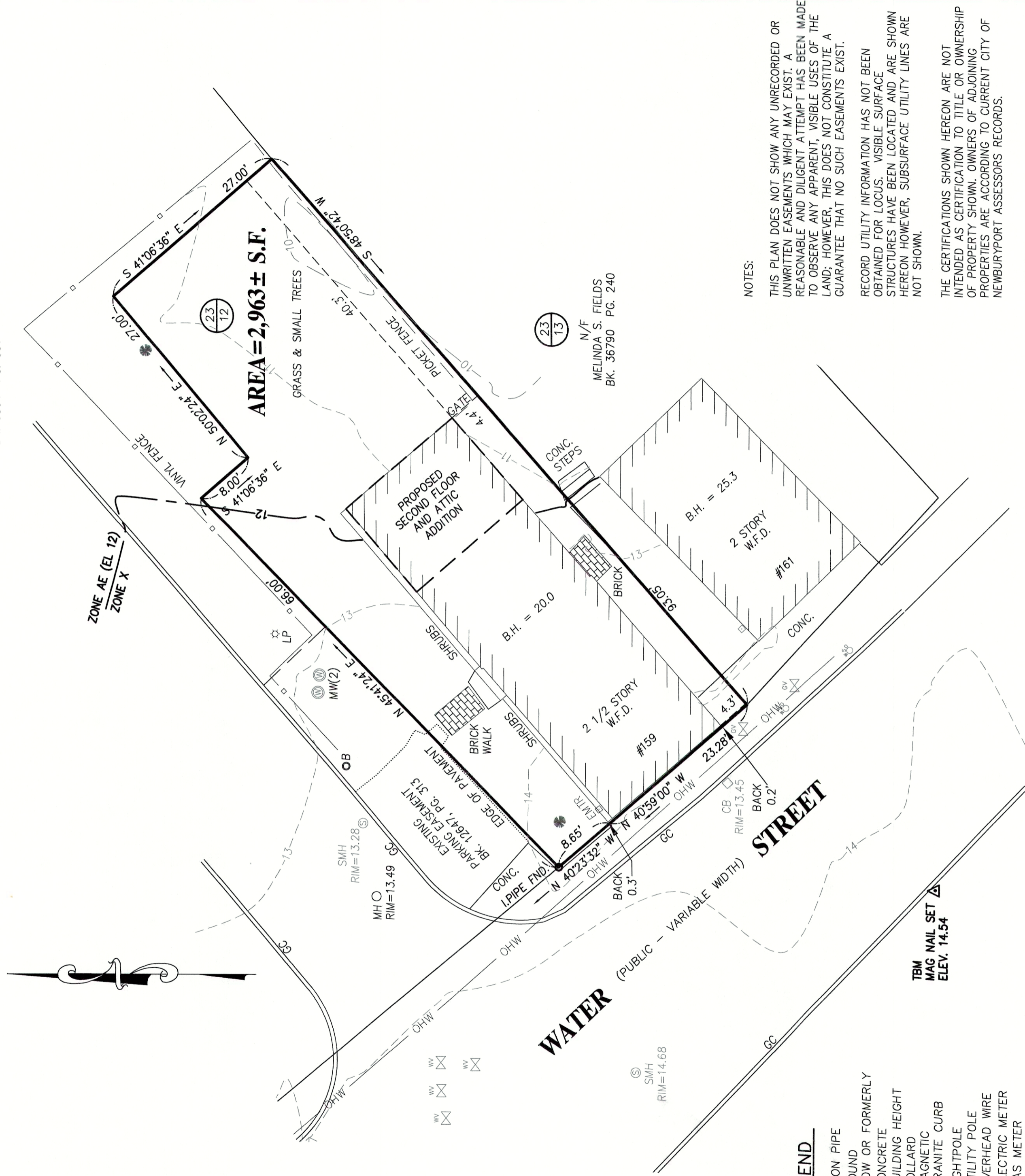
PORTION OF PROPERTY LIES IN ZONE AE  
(EL. 12) AS SHOWN ON COMMUNITY PANEL  
#25009C01366, EFFECTIVE DATE JULY 16, 2014.

**DATUM BASE**

N.A.V.D. 1988



N/F  
CITY OF NEWBURYPORT  
BK. 6364 PG. 536

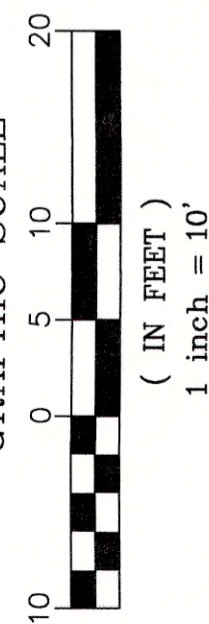


AREA = 2,963 ± S.F.

**LEGEND**

- I.P. IRON PIPE
- FND. FOUND
- N/F NOW OR FORMERLY
- CONC. CONCRETE
- B.H. BUILDING HEIGHT
- B BOLLARD
- MAG. MAGNETIC
- GC GRANITE CURB
- LP LIGHTPOLE
- UPOLE UTILITY POLE
- OHW OVERHEAD WIRE
- EMTR ELECTRIC METER
- GMTR GAS METER
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- HYDRANT
- GAS VALVE
- WATER SHUT OFF
- WATER VALVE
- MONITORING WELL
- TREE
- ASSESSORS MAP#
- PARCEL#

**GRAPHIC SCALE**

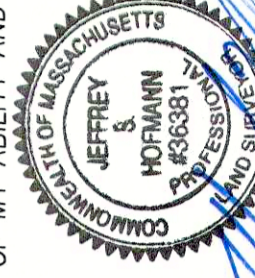


**PLAN OF LAND**  
IN  
**NEWBURYPORT, MA**

SHOWING  
**EXISTING CONDITIONS**  
AND **PROPOSED IMPROVEMENTS**  
AT  
**159 WATER STREET**

PREPARED FOR  
**ARISTON CUSTOM HOMES, INC.**  
6 PENNY STREET  
LOWELL, MA 01854

**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



PROFESSIONAL LAND SURVEYOR  
DATE: 9/22/22

**NOTES:**

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. 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 NO SUCH EASEMENTS EXIST.

RECORD UTILITY INFORMATION HAS NOT BEEN OBTAINED FOR LOCUS. VISIBLE SURFACE STRUCTURES HAVE BEEN LOCATED AND ARE SHOWN HEREON HOWEVER, SUBSURFACE UTILITY LINES ARE NOT SHOWN.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT CITY OF NEWBURYPORT ASSESSORS RECORDS.

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND SEPTEMBER 15, 2020, AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

SCALE: 1"=10'  
DATE: SEPT. 22, 2020  
CALC. BY: S.F.R.  
CHKD. BY: J.S.H.  
PROJECT: M203789  
SHEET: 1 OF 1