

MAP 39, LOT 61
14 HIGHLAND AVENUE
MORRIS CONDOMINIUM
E.S.D.R.D. BK. 23467 PG. 1

MAP-39, LOT-49
10,952 S.F.±

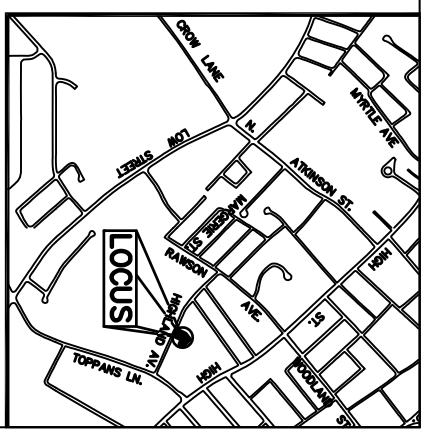
MAP 39, LOT 48
18 HIGHLAND AVENUE
HIGHLAND ASSOC. OF NEWBURYPORT
E.S.D.R.D. BK. 23503 PG. 408

MAP 39, LOT 50
14 HIGHLAND AVENUE
JOSEPHINE G. LINDALO &
EDNEY A. CONNORS
E.S.D.R.D. BK. 18105 PG. 213

MAP 39, LOT 51
12 HIGHLAND AVENUE
ERKA D. & JACOB S. VARTIADJIAN
E.S.D.R.D. BK. 21746 PG. 509

NOTES:
ASSESSOR'S REFERENCE: MAP 39, LOT 49
TOTAL PARCEL AREA: 10,952 S.F.
ZONING DISTRICT: RESIDENTIAL II (R-2)
PLAN REFERENCES:
E.S.D.R.D. PLAN BOOK 136, PLAN 75
DEED REFERENCE:
E.S.D.R.D. BOOK 3488, PAGE 481

TABLE OF ZONING REQUIREMENTS ONE FAMILY RESIDENCE ~ RESIDENCE II (R2) DISTRICT		
ZONING PARAMETER	REQUIRED	EXISTING
LOT AREA (S.F.)	10000	10952
STREET FRONTAGE (FT)	90	60
BUILDING HEIGHT (FT)	35	< 35
LOT COVERAGE (%)	25	16.3
OPEN SPACE (%)	40	49.4
FRONT SETBACK (FT)	25	12.9±
SIDE SETBACK (FT)	10	6.7±
REAR SETBACK (FT)	25	> 25



VICINITY PLAN
SCALE: 1"=1000'

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ROBERT M. GRASSO, P.L.S. DATE

SHEET 1 OF 2

HIGHLAND AVENUE

SITE PLAN
SCALE: 1"=10'



ROBERT M. GRASSO, P.L.S. DATE: 10.25.2017	JOHN W. HARGREAVES, JR., P.E. DATE: 10.25.2017	<p>PLAN OF EXISTING CONDITIONS IN NEWBURYPORT, MASSACHUSETTS 16 HIGHLAND STREET AS PREPARED FOR: STACEY DICICCO & ROBERT McMILLAN 16 HIGHLAND STREET, NEWBURYPORT, MA 01950</p> <p>GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS 10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197</p>
<p>GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS 10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197</p>		