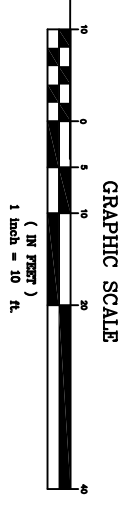


HIGHLAND AVENUE

SITE PLAN
SCALE: 1"=10'



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

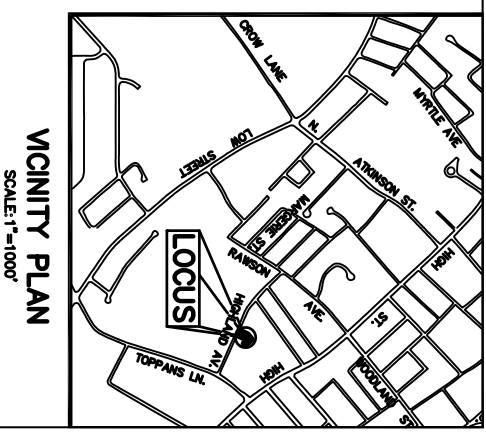


TABLE OF ZONING REQUIREMENTS SINGLE FAMILY RESIDENCE ~ RESIDENCE II (R2) DISTRICT			
ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA (S.F.)	10,000	10,952±	10,952±
STREET FRONTAGE (FT.)	90	60	60
BUILDING HEIGHT (FT.)	35	< 35	< 35
% LOT COVERAGE	25	16.3	13.3
% OPEN SPACE	40	49.4	52.9
FRONT SETBACK (FT.)	25	12.9±	12.9±
LEFT SIDE SETBACK (FT.)	10	10.1±	10.1±
RIGHT SIDE SETBACK (FT.)	10	6.7±	6.7±
REAR SETBACK (FT.)	25	> 25	> 25
LOT COVERAGE = BUILDINGS, DECKS & STOOPS NON-OPEN AREA = BUILDINGS, DECKS, STOOPS, PATIO AND PAVEMENT			

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 2 OF 2

PROPOSED ADDITION
 ZONING BOARD OF APPEALS PLAN
 NEWBURYPORT, MASSACHUSETTS
 16 HIGHLAND STREET
 AS PREPARED FOR:
 STACEY DICICCO & ROBERT MACMILLAN
 16 HIGHLAND STREET, NEWBURYPORT, MA 01950

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
 10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197

ROBERT M. GRASSO, P.L.S. JOHN W. HARGREAVES, JR., P.E.
 DATE: 6.21.2018