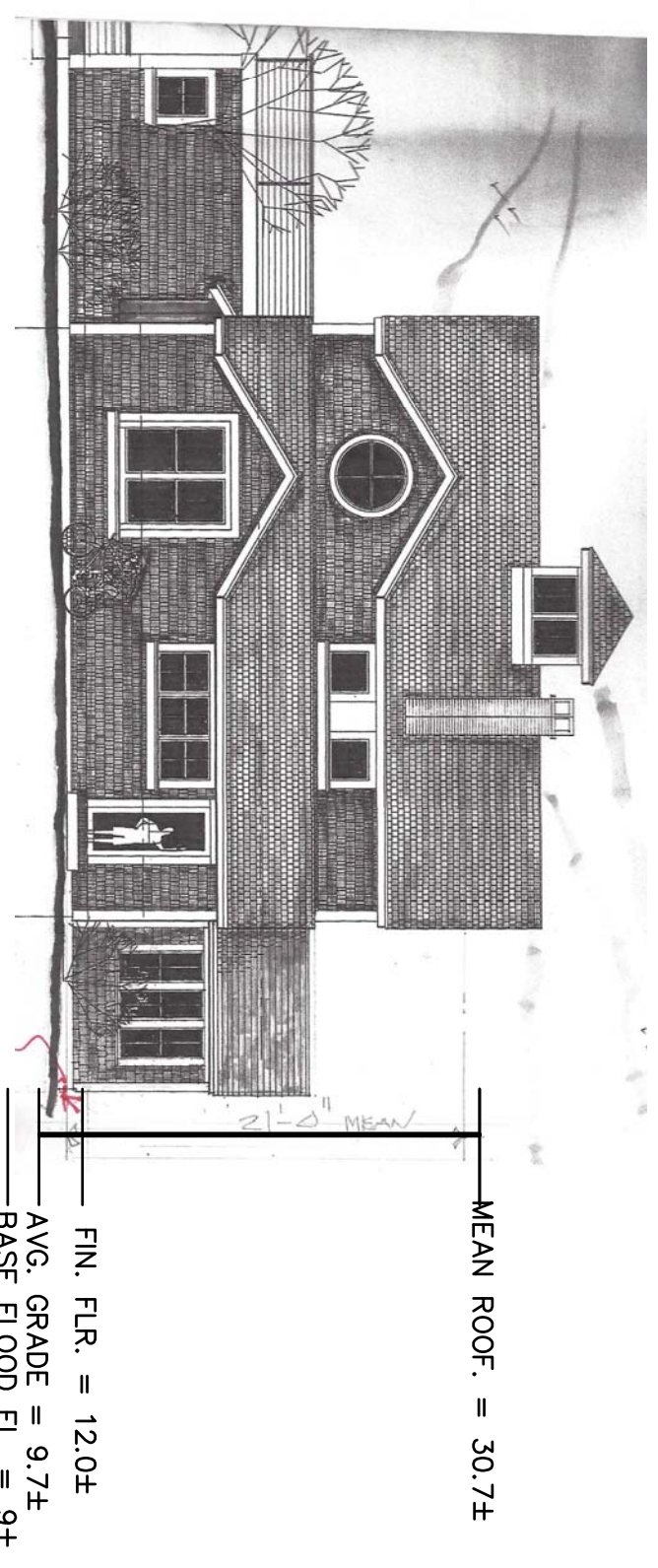
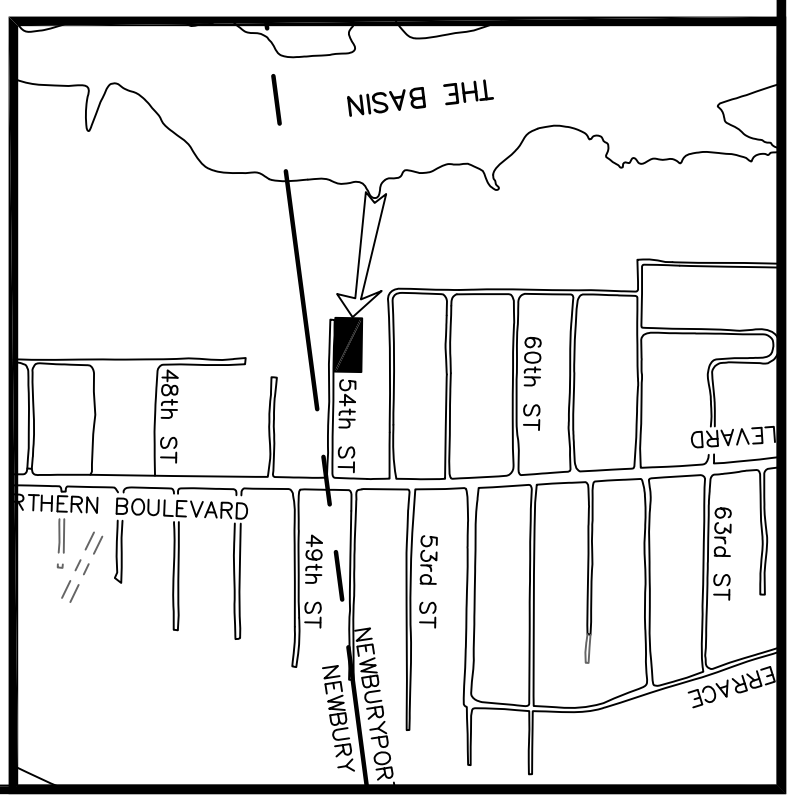


SITE PLAN
SCALE: 1"=10'



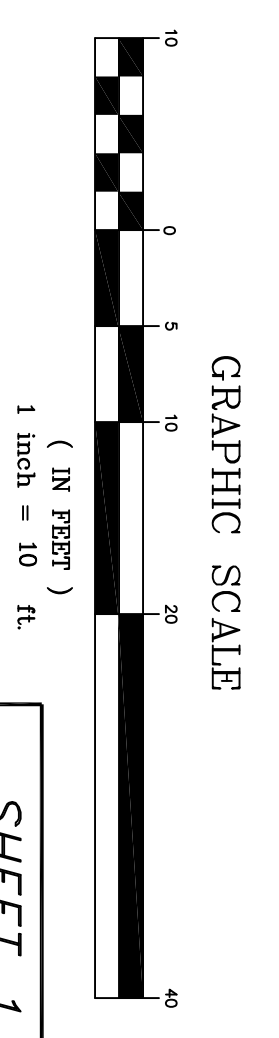
PROPOSED BUILDING SOUTH ELEVATION
SCALE: 1"=10'



VICINITY PLAN
SCALE: 1"=500'

TABLE OF ZONING REQUIREMENTS RESIDENTIAL (R-3), PLUM ISLAND OVERLAY SINGLE FAMILY RESIDENCE			
ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA (S.F.)	12,000	9,500*	9,500*
STREET FRONTAGE (FT.)	120	120	120
BUILDING HEIGHT (FT.)	35	<35	<35
MAX LOT COVERAGE (BUDGS) %	20	16	17
MIN OPEN SPACE %	25	84	83
MAX. # OF STORIES	2	2	2
MIN. STREET SETBACK (FT.)	20	9.6±	9.6±
MIN. SIDE SETBACK (FT.)	20	5.0±	5.0±
MIN. REAR SETBACK (FT.)	20	33.8±	33.8±

* TOTAL LOT AREA IS 9,600 S.F.; APPROXIMATELY 100 S.F. LIES WITHIN THE TOWN OF NEWBURY AND 9,500 S.F. IN NEWBURYPORT.



PLAN OF LAND
SHEET 1 OF 1

NEWBURYPORT, MASSACHUSETTS
12 54th STREET, PLUM ISLAND
ASSESSORS MAP-76, LOT-4
AS PREPARED FOR:
GREGORY D. ELLIOT & CANDACE D. McMAHON
12-54TH STREET, NEWBURYPORT, MA

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS
10 STATE STREET, NEWBURYPORT, MA 01950 978-502-5197
JOHN HARGREAVES, PE/PLS
DATE: 8-28-2019

PLAN REFERENCES:
1) LOTS NO. 170 AND 171 IN BLOCK LETTERED "C" AS SHOWN ON PLAN ENTITLED "PLAN OF SECTIONS ONE AND TWO OF LANDS OF PLUM ISLAND BEACH COMPANY", DATED MAY 1920 BY ROWLAND H. BARNES AND HENRY F. BEAL, CIVIL ENGINEERS, RECORDED WITH ESSEX SOUTH DISTRICT REGISTRY OF DEEDS, PLAN BOOK 34, PLAN 22.

LOCAL DEED REFERENCE:
E.S.D.R.D. BK. 26901 PG. 413
ELEVATIONS ARE REFERENCED TO N.A.V.D. 1983