

MAP 75 LOT 242
N/F COURTNE D. TAYLOR
E.S.D.R.D. BOOK 21125 PAGE 547

MAP 75 LOT 238
N/F PLUM ISLAND REALTY TRUST
J.P. & B.A. MUIRPHY, TRUSTEES
E.S.D.R.D. BOOK 8655 PAGE 404

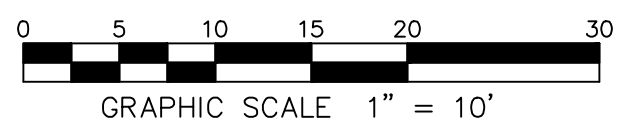
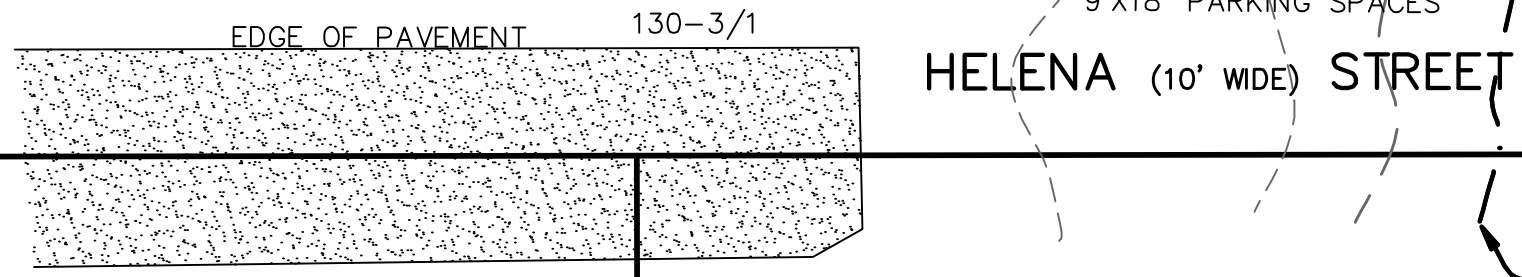
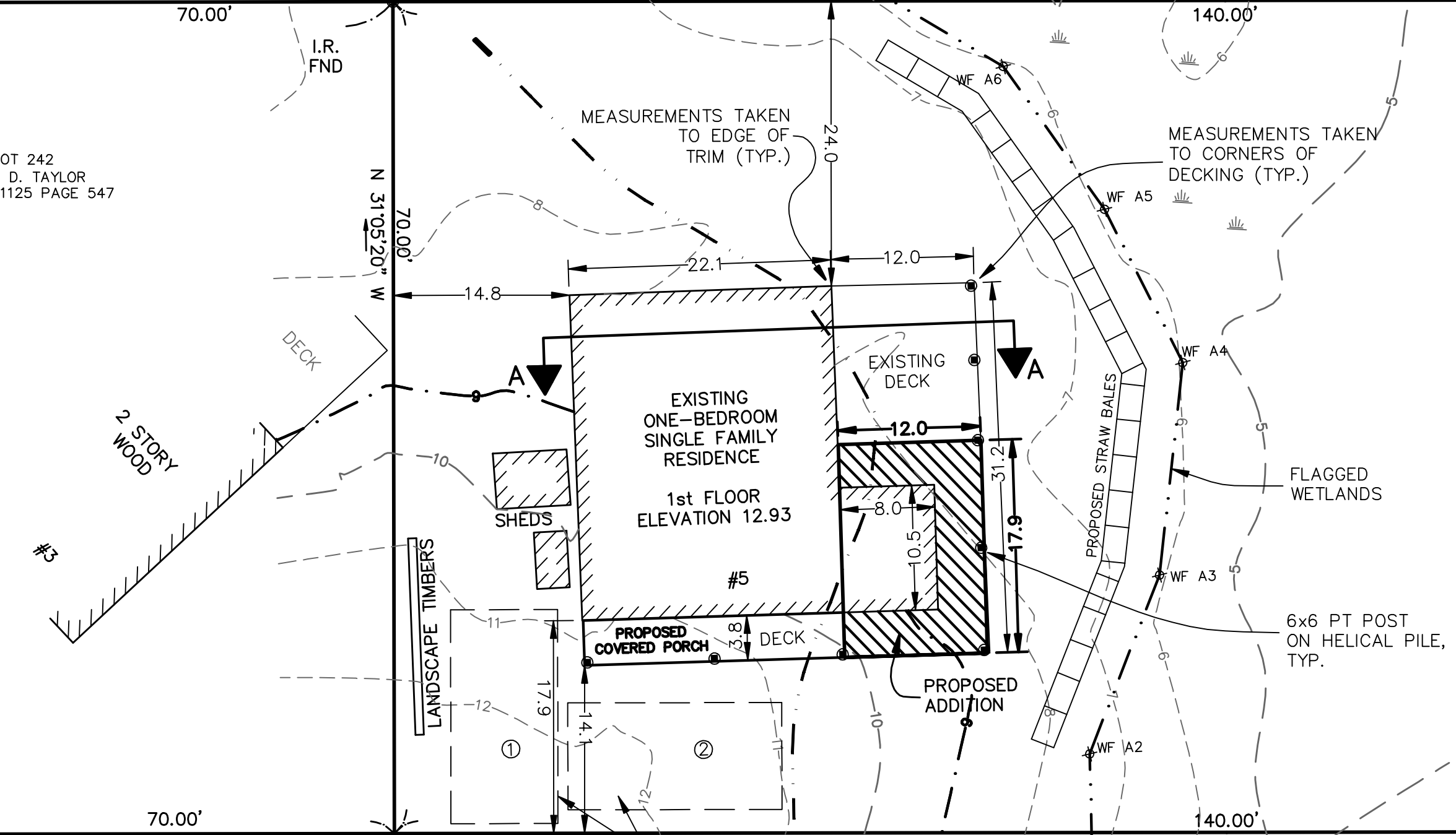
MAP 75 LOT 237
N/F CITY OF NEWBURYPORT

MAP 75 LOT 236
N/F HENRY GRAF 3rd &
DANIEL A. GRAF
E.S.D.R.D. BOOK 5530 PAGE 84

MAP 75 LOT 235
N/F HENRY GRAF 3rd &
DANIEL A. GRAF
E.S.D.R.D. BOOK 5530 PAGE 84

PARCEL AREA
9,800 S.F.
0.225 ACRES

MAP 75 LOT 243
N/F KIMBERLY A. GOULETTE
E.S.D.R.D. BOOK 34782 PAGE 598



PLAN REFERENCE: "PLAN OF SECTIONS 1 AND 2 OF PLUM ISLAND BEACH CO." BY ROWLAND H. BARNES AND HENRY F. BEAL, C.E., DATED MAY, 1920, RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 34, PLAN 22.

SUBJECT BUILDINGS LIE IN FLOOD ZONES "AE"(EL.9') AND "X" ON FIRM MAP 250097 C0137 G, REVISED JULY 16, 2014.

ELEVATIONS SHOWN REFERENCE NAVD 88 DATUM.



VICINITY PLAN
SCALE: 1"=500'

TABLE OF ZONING REQUIREMENTS SINGLE FAMILY RESIDENCE ~ PLUM ISLAND OVERLAY DISTRICT			
ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,000 S.F.	9,800 S.F.	9,800 S.F.
STREET FRONTAGE	120 FEET	140.00 FEET	140.00 FEET
BUILDING HEIGHT	35 FEET	15 FEET	15 FEET
MAXIMUM # STORIES	2	1	1
FRONT SETBACK	20 FEET	17.9 FEET	14.1 FEET
SIDE SETBACK	20 FEET	14.8 FEET	14.8 FEET
REAR SETBACK	20 FEET	24.0 FEET	24.0 FEET
MAX. FL. AREA RATIO	0.25	0.075	0.096
% LOT COVERAGE	20 %	7.5 %	9.6 %
% OPEN SPACE	35 %	89.2 %	87.1 %

SHEET 2 OF 3
REVISIONS: SEPTEMBER 8, 2021

JOHN HARGREAVES, PE/PLS
DATE: DEC. 29, 2020

**PLAN TO ACCOMPANY A
NOTICE OF INTENT
5 HELENA STREET, NEWBURYPORT, MA**

PROPOSED SITE PLAN

PREPARED FOR:
KIMBERLY A. GOULETTE
5 HELENA STREET, NEWBURYPORT, MA 01950

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

