

ZONING:

HSRB
USE 101
DEMOLITION CONTROL
OVERLAY DISTRICT (DCOD)

REQUIRED:

LOT AREA=30,000 SF
FRONTAGE=75'
BLDG. HEIGHT= 35'
MIN. FRONT SETBACK=30'
MIN. SIDE SETBACK=20'
MIN. REAR SETBACK=50'
LOT COVERAGE=15% (BLDGS ONLY)
OPEN SPACE=70%

EXISTING

34,187 SF±
115.00'
30.2'
40.4'
(L)52.9' / (R)21.6'
185.3'
10.01%
80.47%

NOTES:

1. FIELD SURVEY PERFORMED: JULY 18, 2018.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 13, 2012

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS.
DEED BOOK 27120 PAGE 336
PLAN BOOK 197 PLAN 41

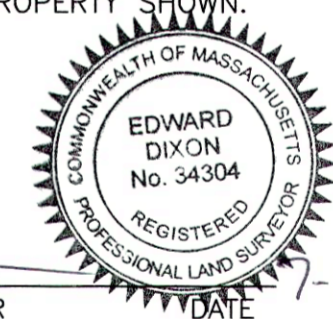
OWNER/APPLICANT:

GRAHAM & CAROLINE SHARP
DEED BOOK 27120 PAGE 336
ASSESSOR'S MAP 40 LOT 49

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

[Signature]
PROFESSIONAL LAND SURVEYOR



7-23-18
DATE

**EXISTING CONDITIONS PLAN
293 HIGH STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY**

PREPARED FOR:
GINA WEISHAAPT

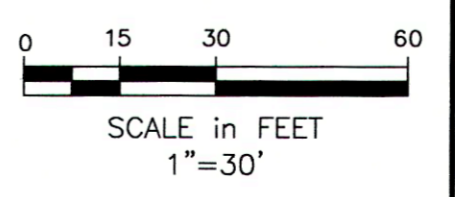
PREPARED BY:
HANCOCK ASSOCIATES

18 CENTER STREET
SUITE 1
NEWBURYPORT, MA
01950

Civil Engineers
Land Surveyors
Wetland Scientists

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RESEARCH: EDX
FIELD: CHA/JBJ
CALCULATION: DGT
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: JULY 20, 2018
JOB NO. 22105
CRD FILE 22105 UM.CRD
SHEET NO. 1 OF 1



BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		22105A EXCON.dwg	