

PLAN BOOK 197 PLAN 41

ZONING:

HSRB
USE 101
DEMOLITION CONTROL
OVERLAY DISTRICT (DCOD)

REQUIRED:	EXISTING	PROPOSED
LOT AREA=30,000 SF	34,187 SF±	34,187 SF± (NC)
FRONTAGE=75'	115.00'	115.00' (NC)
BLDG. HEIGHT= 35'	30.2'	30.2' (NC)
MIN. FRONT SETBACK=30'	40.4'	40.4' (NC)
MIN. SIDE SETBACK=20'	(L)52.9' / (R)21.6'	(L)42.4' / (R)21.6' (NC)
MIN. REAR SETBACK=50'	185.3'	185.3' (NC)
LOT COVERAGE=15% (BLDGS ONLY)	10.01%	11.14%
OPEN SPACE=70%	80.47%	79.34%

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

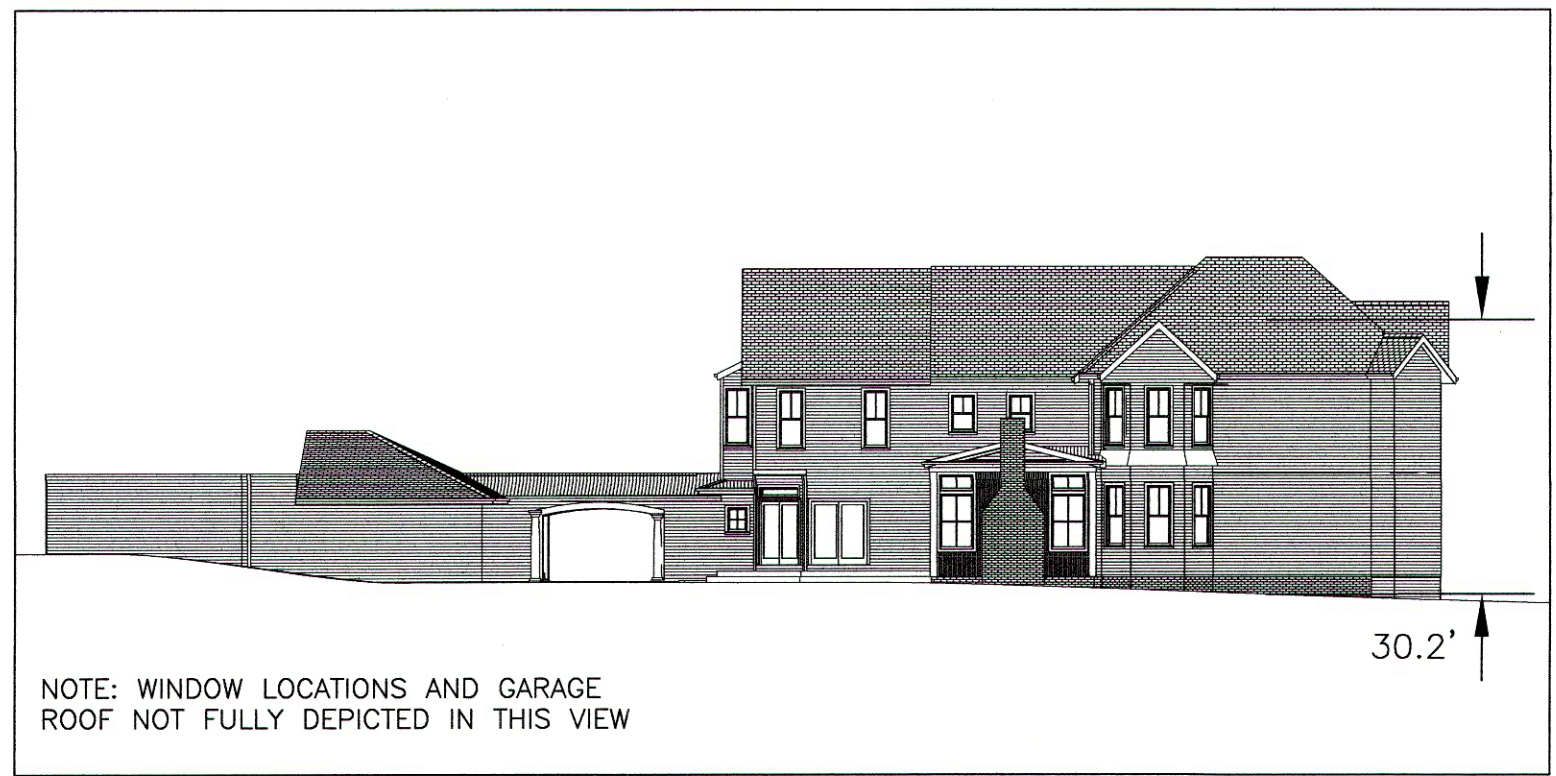
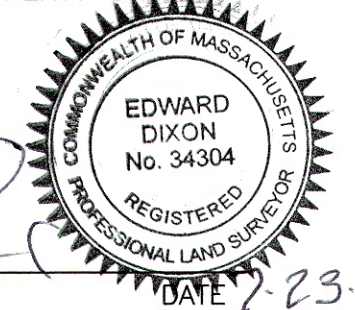
OWNER/APPLICANT:

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

I HEREBY CERTIFY THAT:

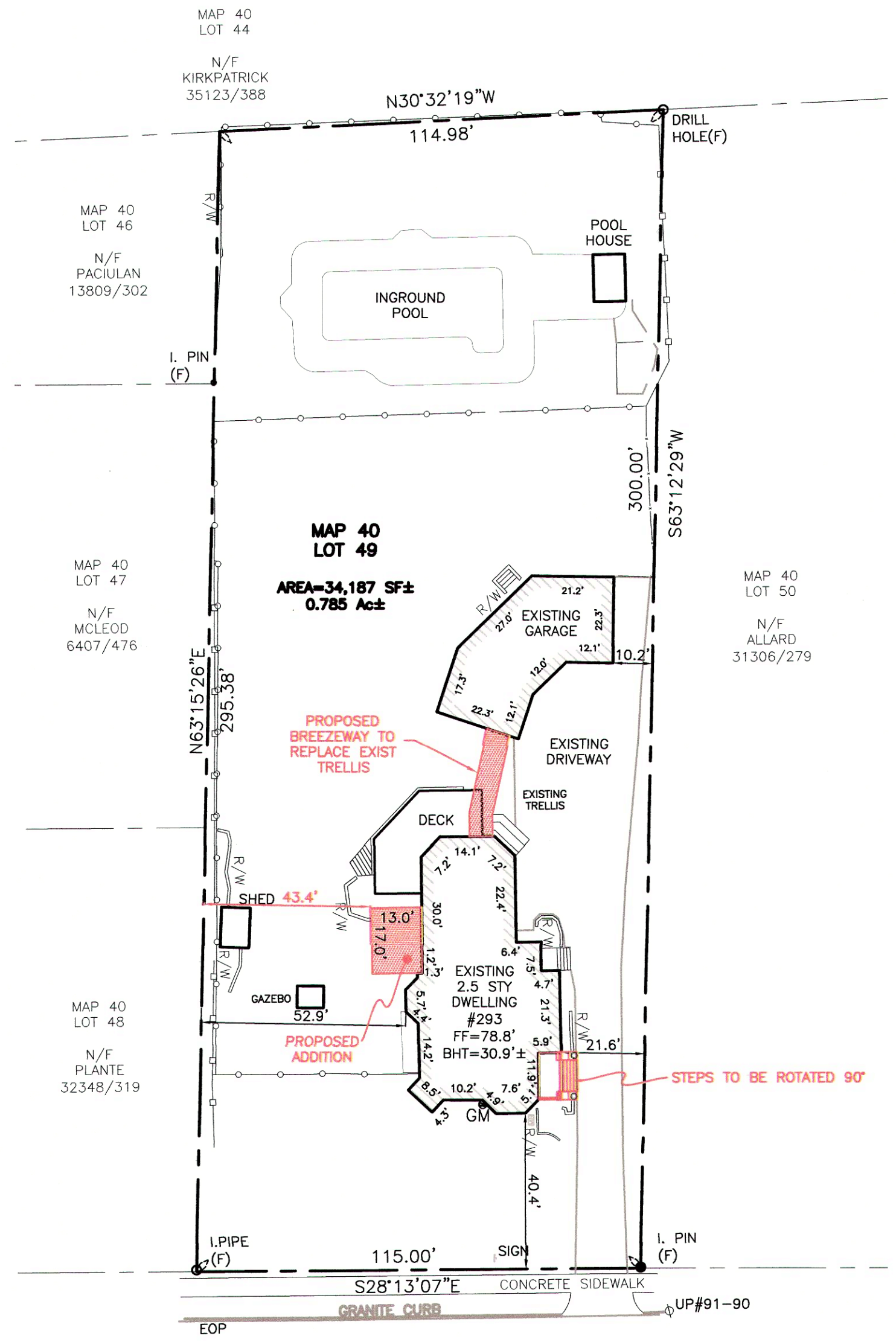
THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY 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



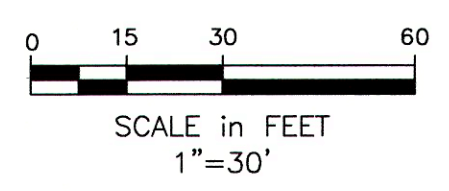
NOTE: WINDOW LOCATIONS AND GARAGE ROOF NOT FULLY DEPICTED IN THIS VIEW

PROPOSED LEFT SIDE ELEVATION
NOT TO SCALE



MAP 40
LOT 49
AREA=34,187 SF±
0.785 Ac±

HIGH STREET/MA RT 1A
(PUBLIC-VARIABLE)



BY:	DESCRIPTION:	DATE:	REV: 0

DRAWING NO.: 22105A EXCON.dwg

PROPOSED PLOT PLAN
293 HIGH STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
GINA WEISHAUP

PREPARED BY:
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Civil Engineers
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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