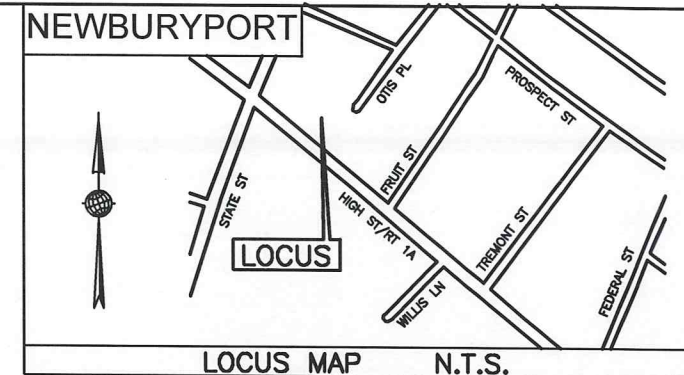


**ZONING:**

RESIDENTIAL 3 (R3)  
DOWNTOWN OVERLAY DISTRICT  
(DOD)

**REQUIRED:**  
LOT AREA=20,000 sf  
FRONTAGE=120'  
MIN. FRONT SETBACK=20'  
MIN. SIDE SETBACK=10'  
MIN. REAR SETBACK=20'  
BUILDING HEIGHT=35' MAX  
LOT COVERAGE=40% (BLDGS ONLY)  
OPEN SPACE=40%

**EXISTING:**  
10,975 SF±  
87.58'  
13.1'  
(L)13.1' / (R)13.5'  
71.8'  
30'±  
28.79%  
42.14%



**OWNER/APPLICANT:**

MARILYN WATTS  
DEED BOOK 11915 PAGE 117  
ASSESSOR'S MAP 14 LOT 48

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS  
DEED BOOK 11915 PAGE 117

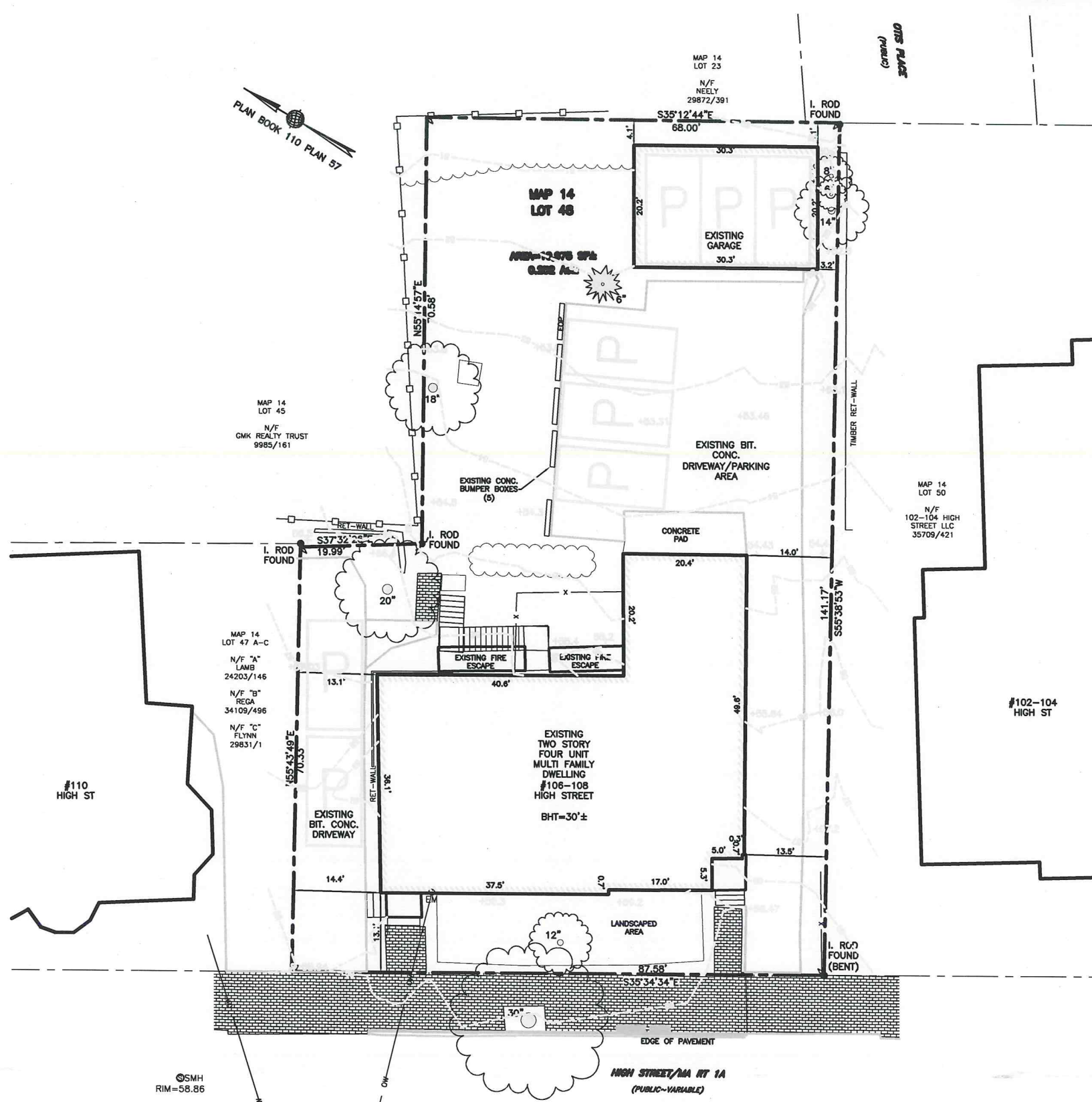
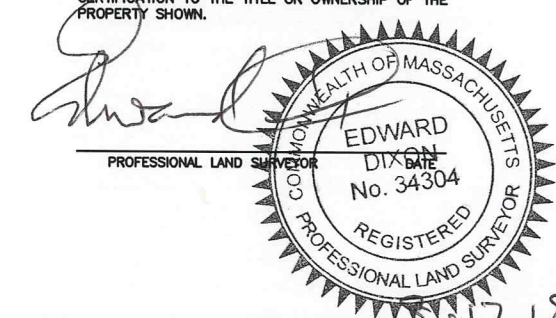
PLAN BOOK 110 PLAN 57  
PLAN BOOK 302 PLAN 77  
PLAN BOOK 384 PLAN 92  
PLAN BOOK 417 PLAN 38

**NOTES:**

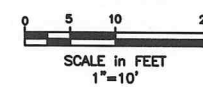
1. FIELD SURVEY PERFORMED: JULY 20, 2018.
2. VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS
3. THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014

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.



Reduced NOT to Scale



<p>EXISTING CONDITIONS PLAN 106-108 HIGH STREET IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY</p>		<p>RESEARCH: CHA</p>
<p>PREPARED FOR: THE JOPPA GROUP, LLC</p>		<p>FIELD: CHA/JBJ</p>
<p>PREPARED BY: <b>HANCOCK ASSOCIATES</b> Civil Engineers Land Surveyors Wetland Scientists</p>		<p>CALCULATION: AMM</p>
<p>ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950</p>		<p>DRAFTING: AMM</p>
<p>TEL: 978-465-9992 www.hancockassociates.com</p>		<p>CHECK: EDX</p>
<p>PROJECT NO. 22117A</p>		<p>PROJ. MANAGER: EDX</p>
<p>DATE: AUG. 13, 2018</p>		<p>DATE: AUG. 13, 2018</p>
<p>JOB NO. 22117A</p>		<p>JOB NO. 22117A</p>
<p>CRD FILE 22117.CRD</p>		<p>CRD FILE 22117.CRD</p>
<p>SHEET NO. 1 OF 2</p>		<p>SHEET NO. 1 OF 2</p>

EDX	EX PARKING ADDED	8/17/18	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		22117 EXCON.dwg	



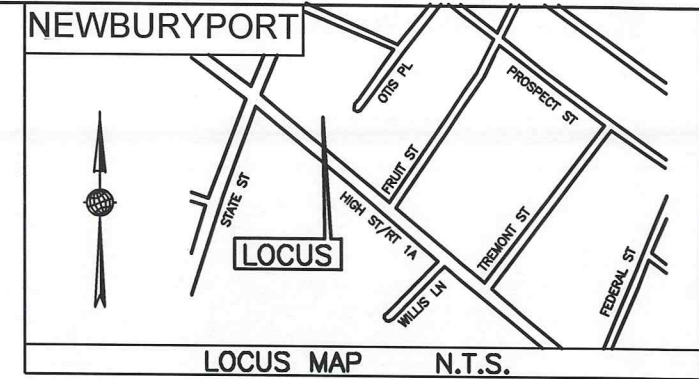
**ZONING:**  
RESIDENTIAL 3 (R3)  
DOWNTOWN OVERLAY DISTRICT  
(DOD)

**REQUIRED:**  
LOT AREA=20,000 sf  
FRONTAGE=120'  
MIN. FRONT SETBACK=20'  
MIN. SIDE SETBACK=10'  
MIN. REAR SETBACK=20'  
BUILDING HEIGHT=35' MAX  
LOT COVERAGE=40% (BLDG ONLY)  
OPEN SPACE=40%

**EXISTING:**  
10,975 SF±  
87.58'  
13.1'  
(L)13.1' / (R)13.5'  
71.4'  
30'±  
28.79%  
42.14%

**PROPOSED:**  
10,975 SF± N.C.  
87.58' N.C.  
13.1' N.C.C.  
(L)12.8' / (R)13.0'  
51.4'  
30'± N.C.  
39.2%  
41.5%

**OPEN SPACE COMPUTATION**  
10,975± SF (LOT AREA)  
-4,299.7 SF (SUM BLDG. AREA)  
-2,123± SF (PARKING/PAVED AREA)  
4,552.3± / 10,975± = 41.5%



**OWNER/APPLICANT:**

MARILYN WAITS  
DEED BOOK 11915 PAGE 117  
ASSESSOR'S MAP 14 LOT 48

**REFERENCES:**

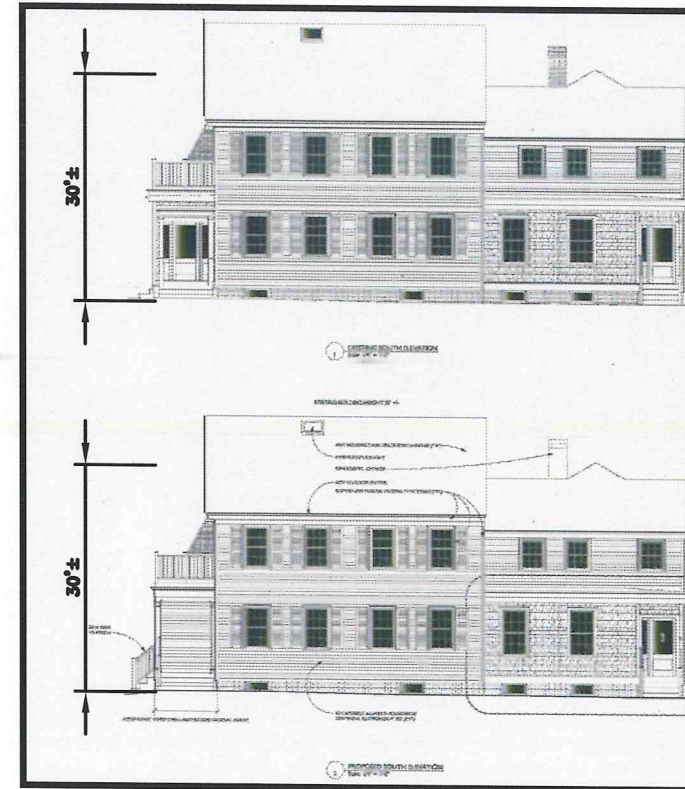
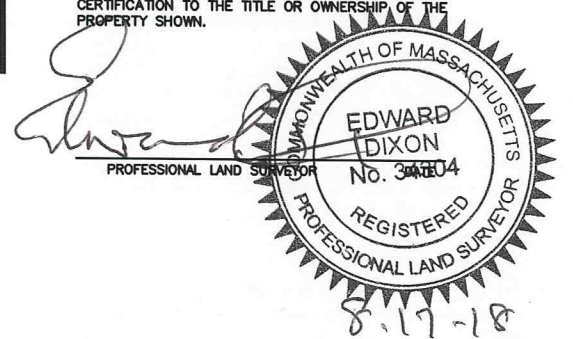
- ESSEX COUNTY REGISTRY OF DEEDS  
DEED BOOK 11915 PAGE 117
- PLAN BOOK 110 PLAN 57
- PLAN BOOK 302 PLAN 77
- PLAN BOOK 384 PLAN 92
- PLAN BOOK 417 PLAN 38

**NOTES:**

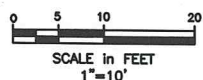
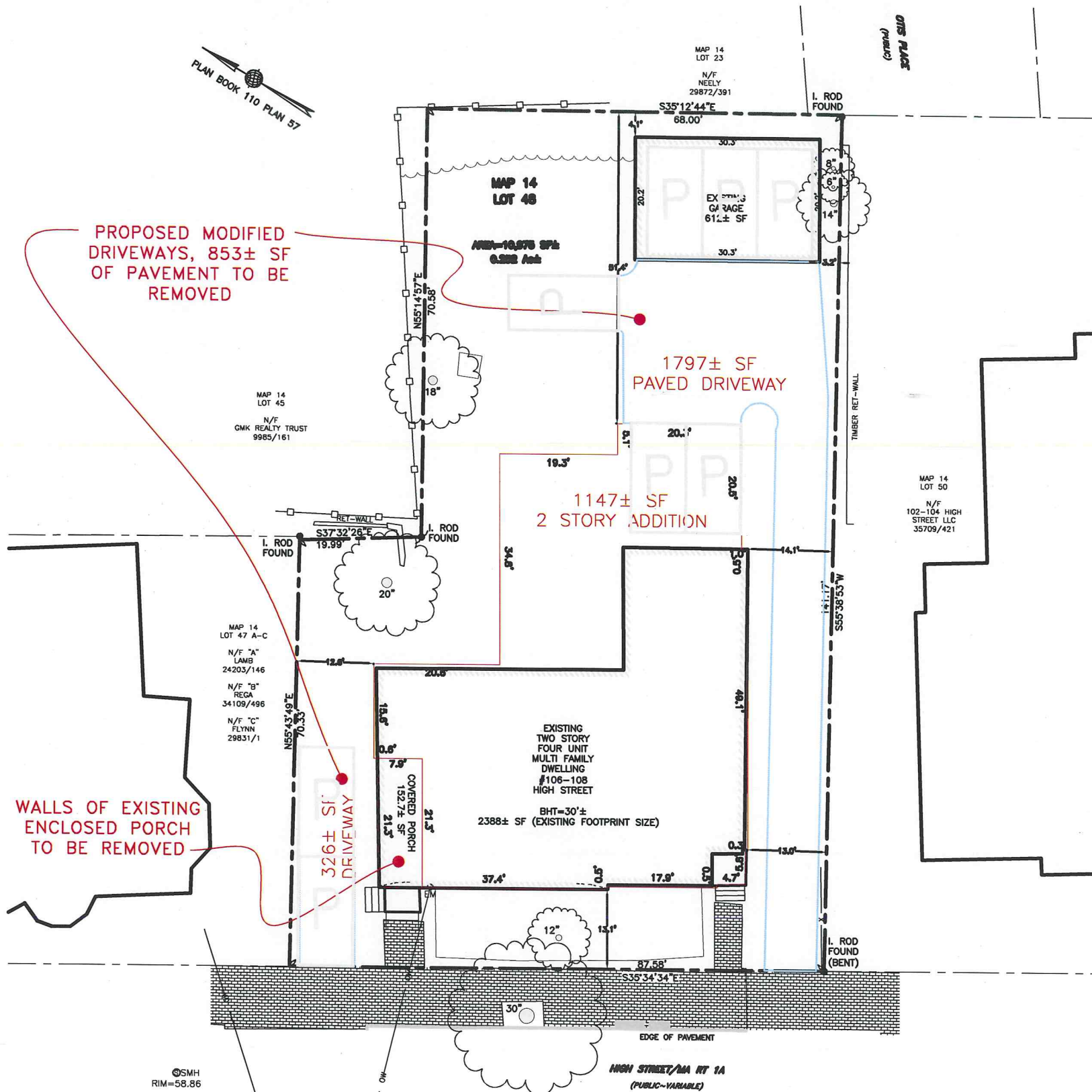
- FIELD SURVEY PERFORMED: JULY 20, 2018.
- ARCHITECTURAL DESIGN PROVIDED BY DESIGN ASSOCIATES, INC.
- VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS
- THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0136G WITH AN EFFECTIVE DATE OF JULY 16, 2014

**I HEREBY CERTIFY THAT:**

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ELEVATION VIEW N.T.S.



Reduced NOT to Scale

**PROPOSED PLOT PLAN**  
**106-108 HIGH STREET**  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY

PREPARED FOR:  
THE JOPPA GROUP, LLC

PREPARED BY:  
**HANCOCK ASSOCIATES**

ONE HARRIS STREET  
SUITE 3  
NEWBURYPORT, MA  
01950

Civil Engineers  
Land Surveyors  
Wetland Scientists  
TEL: 978-465-9992  
www.hancockassociates.com

RESEARCH: CHA
FIELD: CHA/JBJ
CALCULATION: AM
DRAFTING: AM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: AUG. 13 2018
JOB NO. 22117A
CRD FILE 22117.CRD
SHEET NO. 2 OF 2

Edx	PROP. PARKING ADDED	8/17/18	REV: 2
Edx	P. AREA OPEN SPACE REV	8/18/18	REV: 1
Edx	INITIAL ISSUE	8/13/18	REV: 0
DRAWING NO.: 22117 PR PLOT PLAN.dwg			