

NOTES:

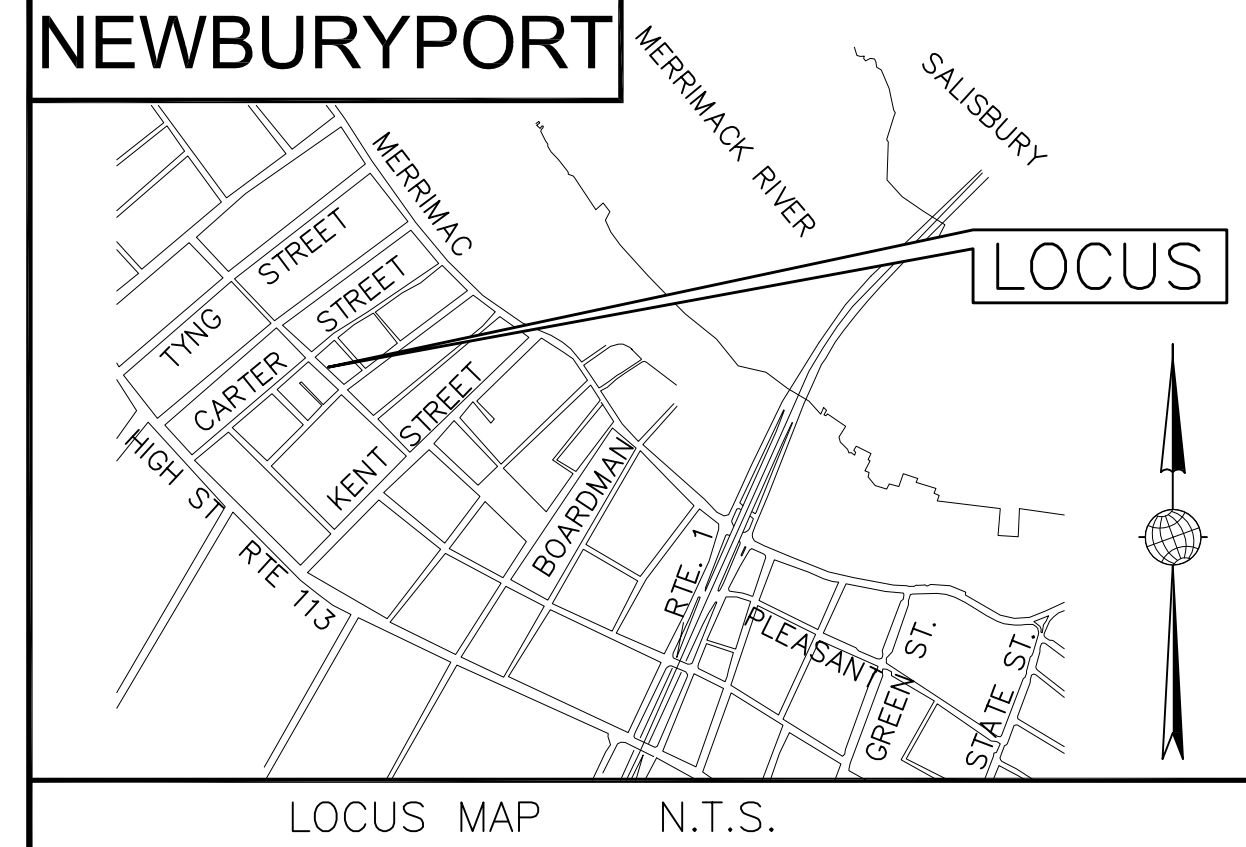
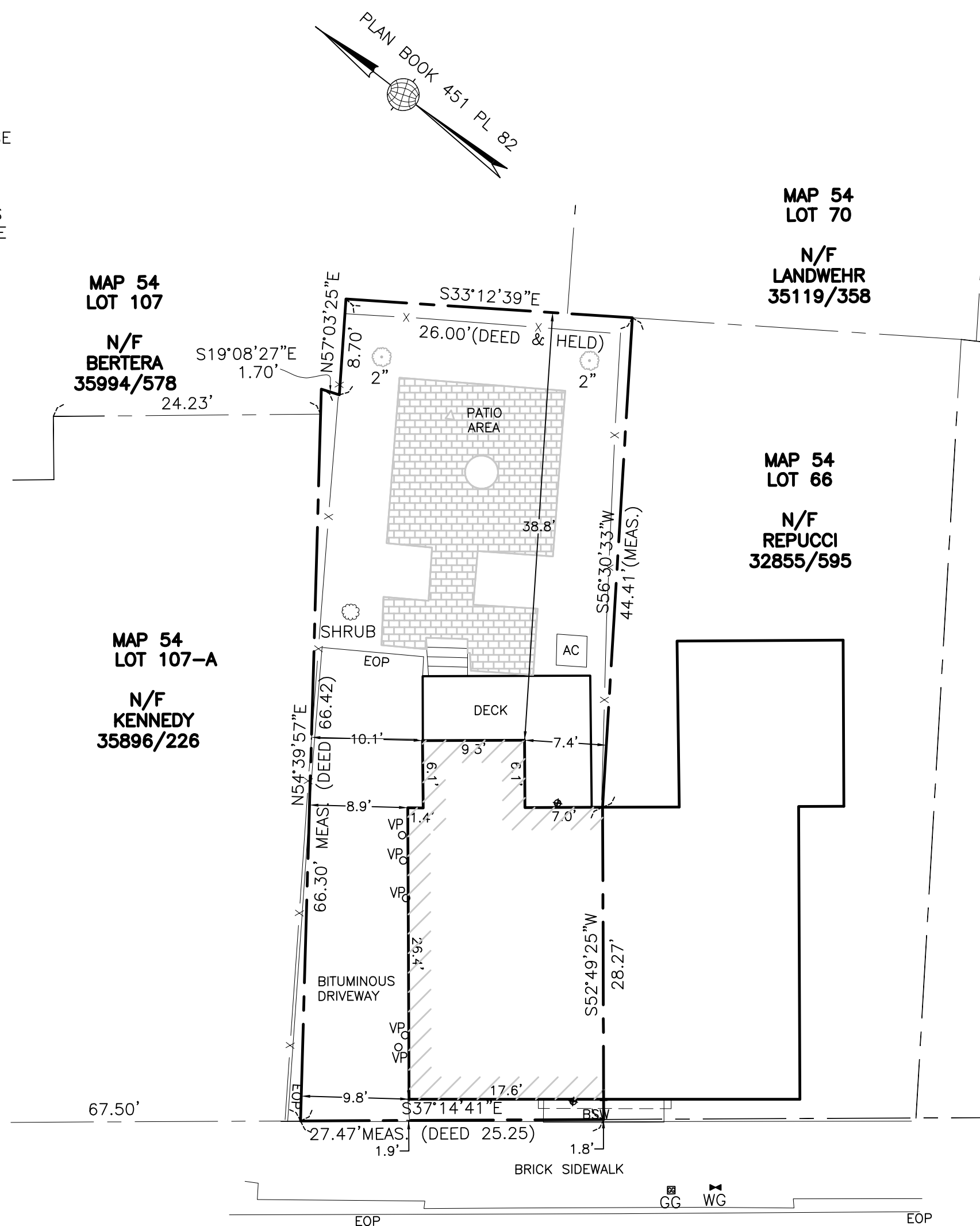
1. FIELD SURVEY PERFORMED: MARCH 9, 2020.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF HANCOCK ASSOCIATES.
3. THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012
4. OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.

OWNER/APPLICANT:

NADINE & DENIS RITCHIE
DEED BOOK 36858 PAGE 241
ASSESSOR'S MAP 54 LOT 65

REFERENCES:

1. ESSEX COUNTY REGISTRY OF DEEDS
BK 36858 PG 241 (DEED)
PLAN BK 451 PL 82
PLAN 48 OF 1972



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.

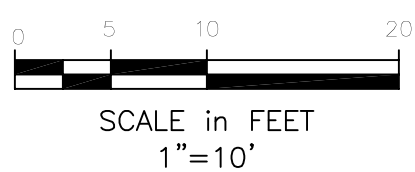
I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

DRAFT

PROFESSIONAL LAND SURVEYOR DATE

ZONING
RESIDENTIAL 2 (R2)
SINGLE FAMILY USE CODE 101
(DEMOLITION CONTROL OVERLAY DISTRICT)

	REQUIRED*	EXISTING
MIN LOT AREA	10,000 SF	1,984.7± SF
MINIMUM FRONTAGE	90 FEET	27.47 FEET
FRONT	25 FEET	1.8 FEET
SIDE	10 FEET	8.9 FEET (L) 0.0 FEET (R)
REAR	25 FEET	38.8 FEET
% LOT COVERAGE	25%	26.3%
MAX BLD HEIGHT	35 FEET	24.6 FEET±
% OPEN SPACE	40%	53.4%



CA	DRAFT ISSUE	3/18/2020	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		23380CPP.dwg	

<p>CERTIFIED PLOT PLAN 22 MUNROE STREET IN NEWBURYPORT, MASSACHUSETTS ESSEX COUNTY</p>		RESEARCH: CHA
		FIELD: CHA
<p>PREPARED FOR: NADINE & DENIS RITCHIE</p>		CALCULATION: CHA
		DRAFTING: CHA
<p>PREPARED BY: HANCOCK ASSOCIATES Civil Engineers Land Surveyors Wetland Scientists</p>		CHECK: EDX
		PROJ. MANAGER: EDX
<p>ONE HARRIS STREET SUITE 3 NEWBURYPORT, MA 01950</p>		DATE: MARCH 10, 2020
		HANCOCK JOB# 23380A
<p>TEL: 978-465-9992 www.hancockassociates.com</p>		CRD FILE 23380CPP.CRD
		SHEET NO. 1 OF 1