



MAP 41  
LOT 43  
N/F  
CHRISTOPHER O'DONNELL  
CARRIE LUISTRO  
17548/527

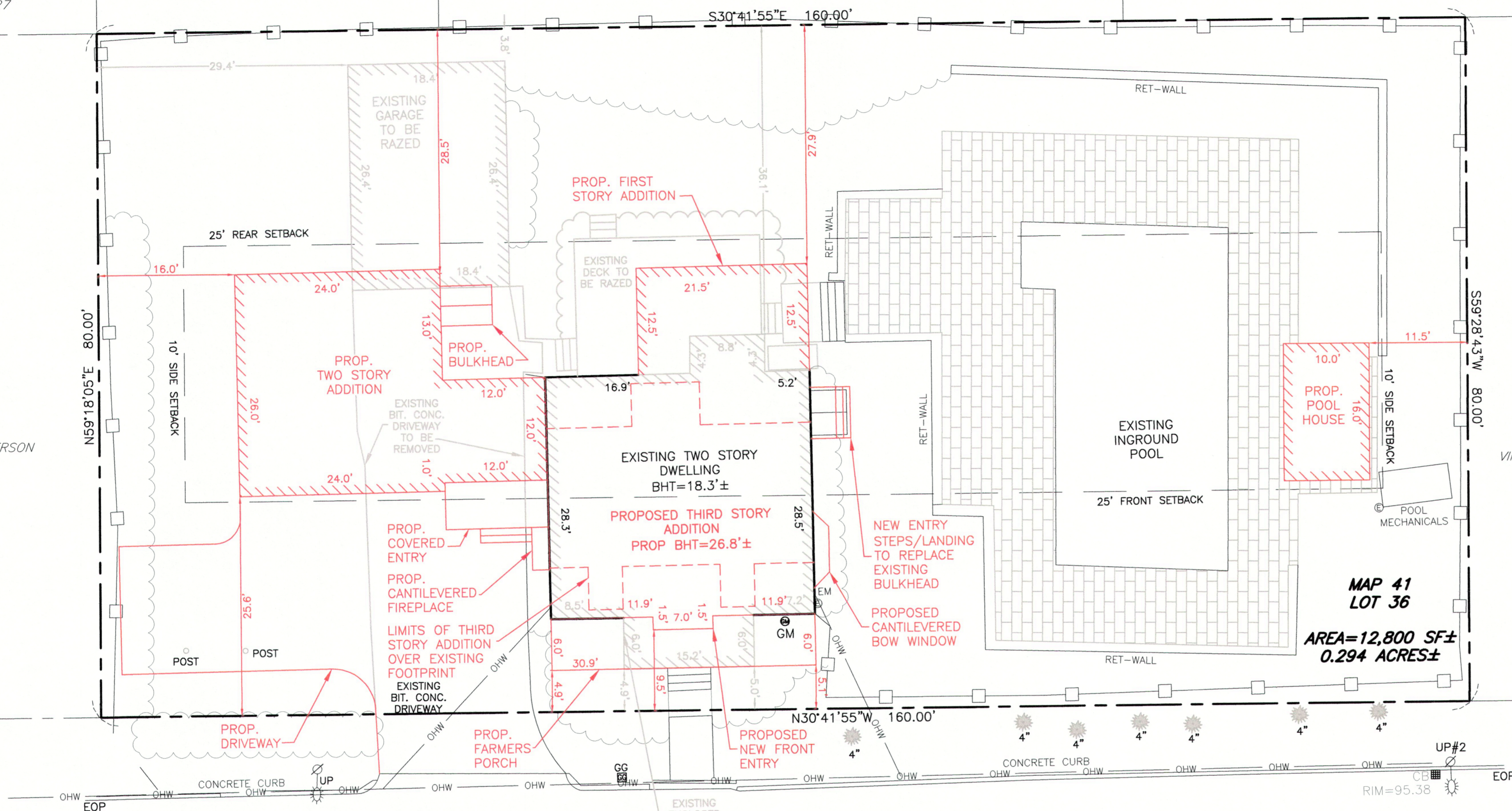
MAP 41  
LOT 42  
N/F  
ELIZABETH LAUZIÈRE  
36818/200

MAP 41  
LOT 41  
N/F  
BLUAY MISRA  
JANAKI MISHRA  
31949/254

MAP 41  
LOT 40  
N/F  
KOLBY &  
PATRICIA BARBERA  
27448/42

MAP 41  
LOT 35  
N/F  
VIRIDIANA IBARRA-WILKERSON  
35071/366

MAP 41  
LOT 35  
N/F  
VIRIDIANA IBARRA-WILKERSON  
35071/366

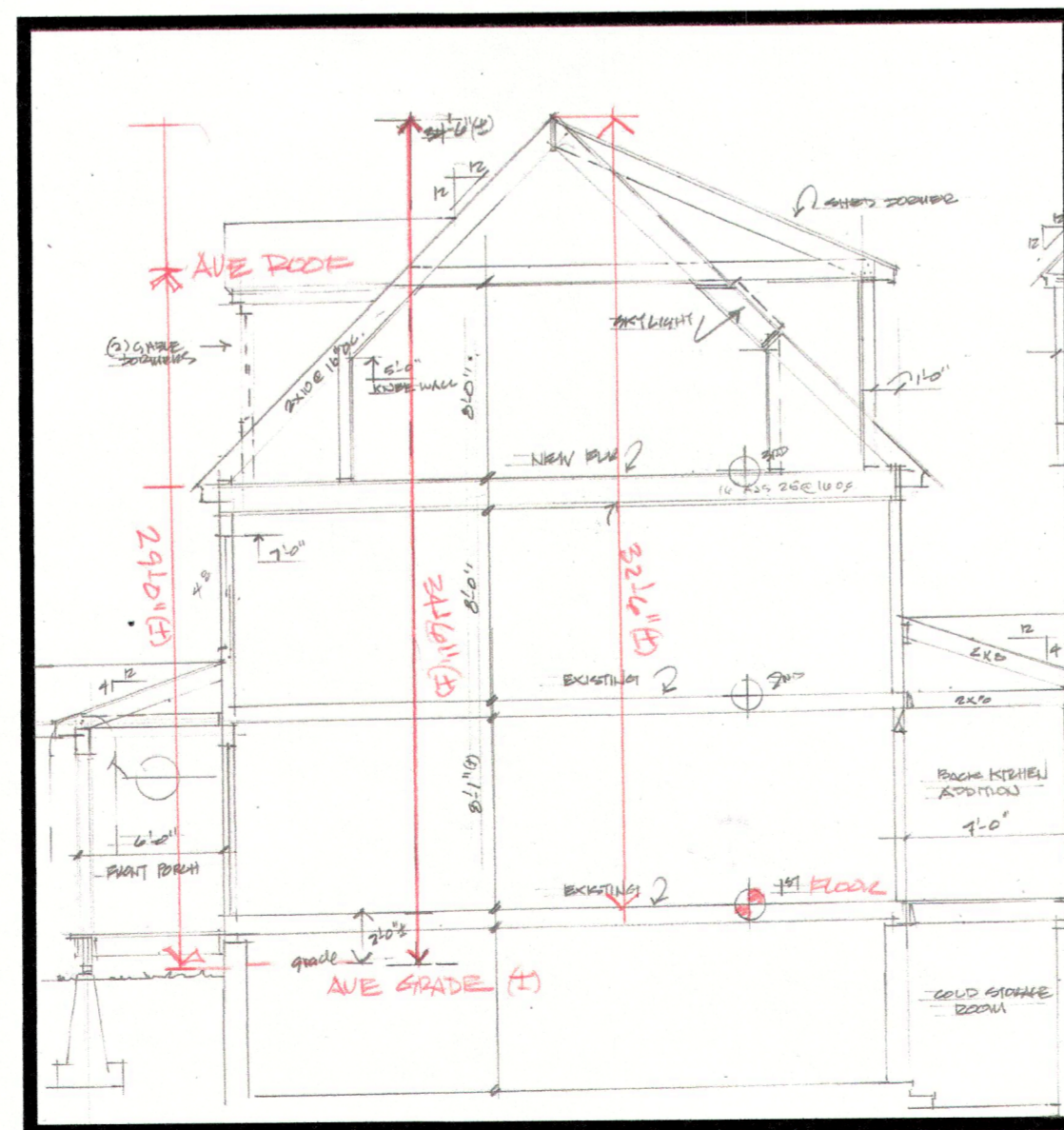


MAP 41  
LOT 36  
AREA=12,800 SF±  
0.294 ACRES±

SMH  
RIM=95.14

DMH  
RIM=95.44

**SYLVESTER STREET**  
PUBLIC~40' WIDE



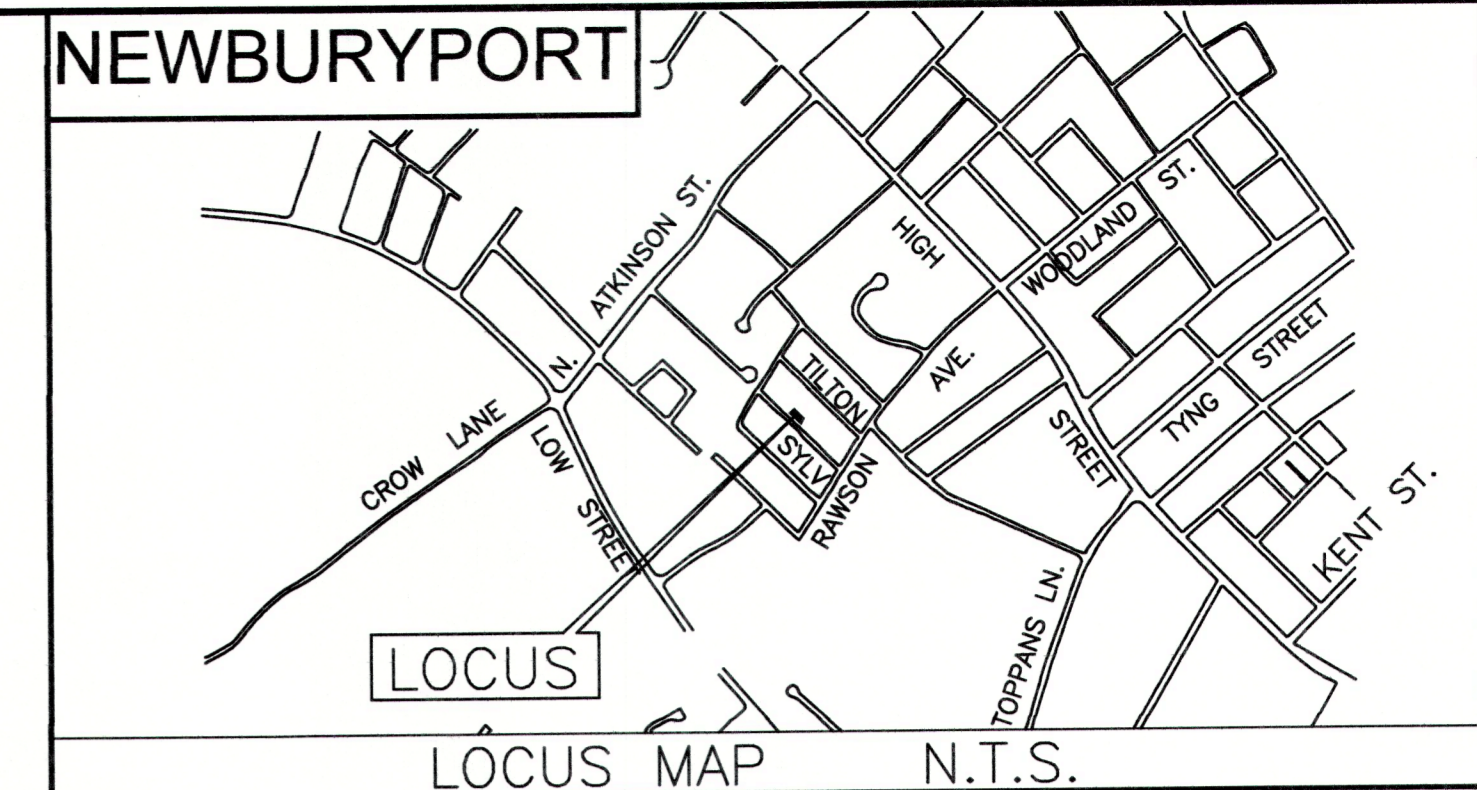
PROPOSED BUILDING HT. SKETCH

NOT TO SCALE

**ZONING:**

RESIDENTIAL 2 (R2)

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA=10,000 sf	12,800 SF±	12,800 SF±(NC)
FRONTAGE=90'	160'	160'(NC)
MIN. FRONT SETBACK=25'	4.9'	9.5'
MIN. SIDE SETBACK=10'	(L)52.2' / (R)76.9'	(L)16.0' / (R)76.9'(NC) (R)11.5' (POOL HOUSE)
MIN. REAR SETBACK=25'	36.1'	27.9' (DWELLING)
BUILDING HEIGHT=35' MAX	18.3'±	29.0'±
LOT COVERAGE=25% (BLDGS ONLY)	11.83%	18.31%
OPEN SPACE=40%	80.82%	74.25%



**NOTES:**

1. FIELD SURVEY PERFORMED: MAY 6, 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.
5. ARCHITECTURAL DESIGN PROVIDED BY BRIAN A. LIBBY ARCHITECT.

**OWNER/APPLICANT:**

ELEANORA, STEPHEN & JODI PACIULAN  
DEED BOOK 35794 PAGE 126  
ASSESSOR'S MAP 41 LOT 36

**REFERENCES:**

1. ESSEX COUNTY REGISTRY OF DEEDS  
BK 35794 PG 126 (DEED)
- PLAN BK 13 PL 38
- PLAN BK 373 PL 36
- PLAN BK 418 PL 94

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.

*[Signature]*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 6.3.21

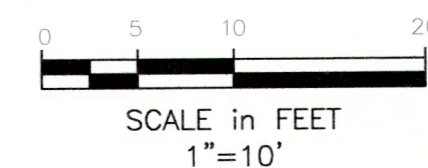
**PROPOSED PLOT PLAN  
10 SYLVESTER STREET  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY**

PREPARED FOR:  
ELEANORA, STEPHEN & JODI PACIULAN

PREPARED BY:  
**HANCOCK ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists  
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RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: JUNE 3, 2021
JOB NO. 23502A
CRD FILE 23502EC.CRD
SHEET NO. 2 OF 2



AAM ADDED EC SHEET 5/27/2021 REV: 0  
DRAWING NO: 23502 FPP R3.dwg