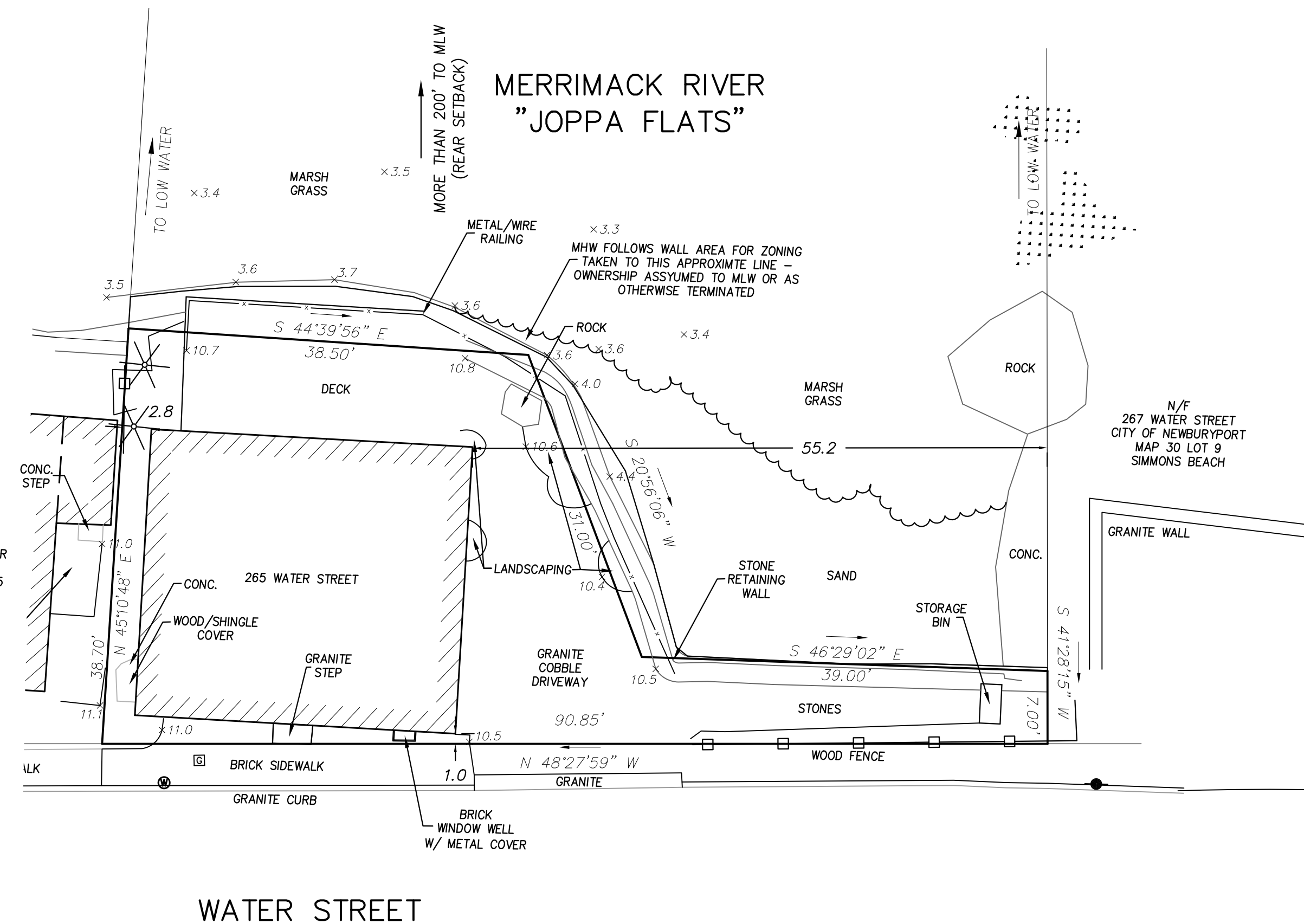


**ZONING**

AGRICULTURAL / CONSERVATION (A-C)  
SINGLE-FAMILY

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	400,000 SQUARE FEET	2,370± SQUARE FEET *	2,370± SQUARE FEET *
MINIMUM LOT FRONTAGE	300 FEET	90.85 FEET	90.85 FEET
FRONT SETBACK	50 FEET	1.0 FEET	1.0 FEET
SIDE SETBACK (R)	50 FEET	55.2 FEET	55.2 FEET
SIDE SETBACK (L)	50 FEET	2.8 FEET	2.8 FEET
REAR SETBACK	50 FEET	200+ FEET **	200+ FEET **
MAXIMUM LOT COVERAGE(%)	3.0%	24.5%	24.5%
MAXIMUM HEIGHT	30 FEET	20.3 FEET	21.3 FEET
MINIMUM OPEN SPACE	N/A	N/A	N/A
MINIMUM PARKING REQUIRED	2	2	2

\* AREA IS TO APPROXIMATE MHW ALONG WALL FOR TABULATION PURPOSES.  
\*\* SETBACK IS TO MLW AS OWNERSHIP IS ASSUMED TO THIS LOCATION.



**NOTES**

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AS OF THE DATE OF THIS SURVEY. INFORMATION IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON OCTOBER 7, 2020.

DESIGN INFORMATION RELATED TO BUILDING ADDITIONS AND PROPOSED SITE IMPROVEMENTS IS AS PROVIDED BY THE CLIENT'S ARCHITECT, THE CLIENT, CLIENT'S ENVIRONMENTAL CONSULTANT AND CLIENT'S LANDSCAPE ARCHITECT. INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ANY RELEVANT DETAILS.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE VE(15), A SPECIAL FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0136G, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2014.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41283

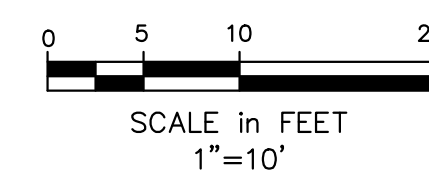
LOCUS TITLE INFORMATION

265 WATER STREET

OWNER: WALTER LONG

DEED REFERENCE: BOOK 17197 PAGE 298

ASSESSORS: MAP 30 PARCEL 8



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44 MERRIMAC STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:  
HORIZ: 1"=10'  
VERT: N.A.

NO.	DATE	BY	REVISIONS

FIELD: MP  
CALCS: EC  
CHECKED: EJC  
APPROVED: EJC

ZONING BOARD OF APPEALS  
PLAN

265 WATER STREET

PLAN OF LAND IN  
NEWBURYPORT, MASSACHUSETTS

SURVEYED FOR  
WALTER LONG

PROJECT NO.  
2020-265WATER

DATE: DEC 4, 2020

SHEET NO.

1 OF 1