

**ZONING MATRIX:**

LOT AREA	EXISTING DIMENSIONAL CONTROLS	PROPOSED DIMENSIONAL CONTROLS	REQUIRED DIMENSIONAL CONTROLS R-2	NOTES
8,125 S.F.	NO CHANGE	NO CHANGE	10,000 S.F.	
FRONTAGE	100.77' FT.	NO CHANGE	90 FT.	
HEIGHT * MEAN	15.8'±	24.8'±	35'	
LOT COVERAGE (%)	17.99	19.14	25	
OPEN SPACE (%)	76.0	74.9	40	
FRONT SETBACK	19.5'±	17.0'±	25 FT.	18.1'± TO PROPOSED STEPS 18.6'± TO EXISTING STEPS
SIDE A SETBACK	27.3'±	NO CHANGE	10 FT.	SOUTHERLY SIDE
SECOND FRONT	19.7'±	19.5'±	25 FT.	SECONDARY FRONT LINE
REAR SETBACK	30.1'±	NO CHANGE	25 FT.	29.5'± TO EXISTING STEPS
PARKING SPACES	2 DRIVEWAY	NO CHANGE	2	1 INSIDE GARAGE
FAR*	N/A	N/A	N/A	

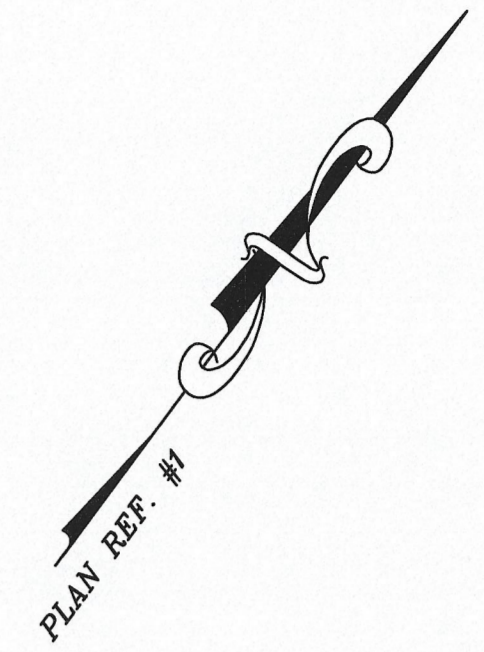
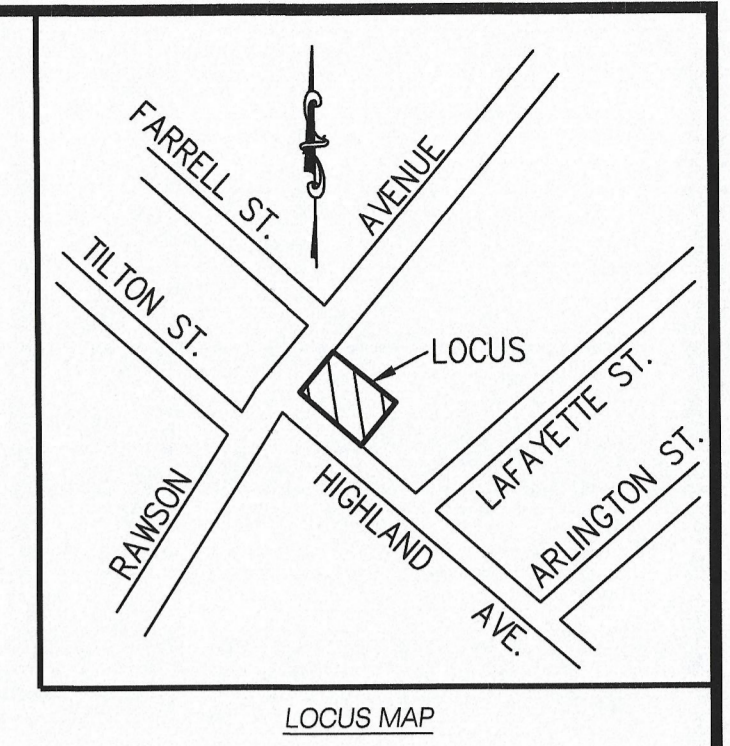
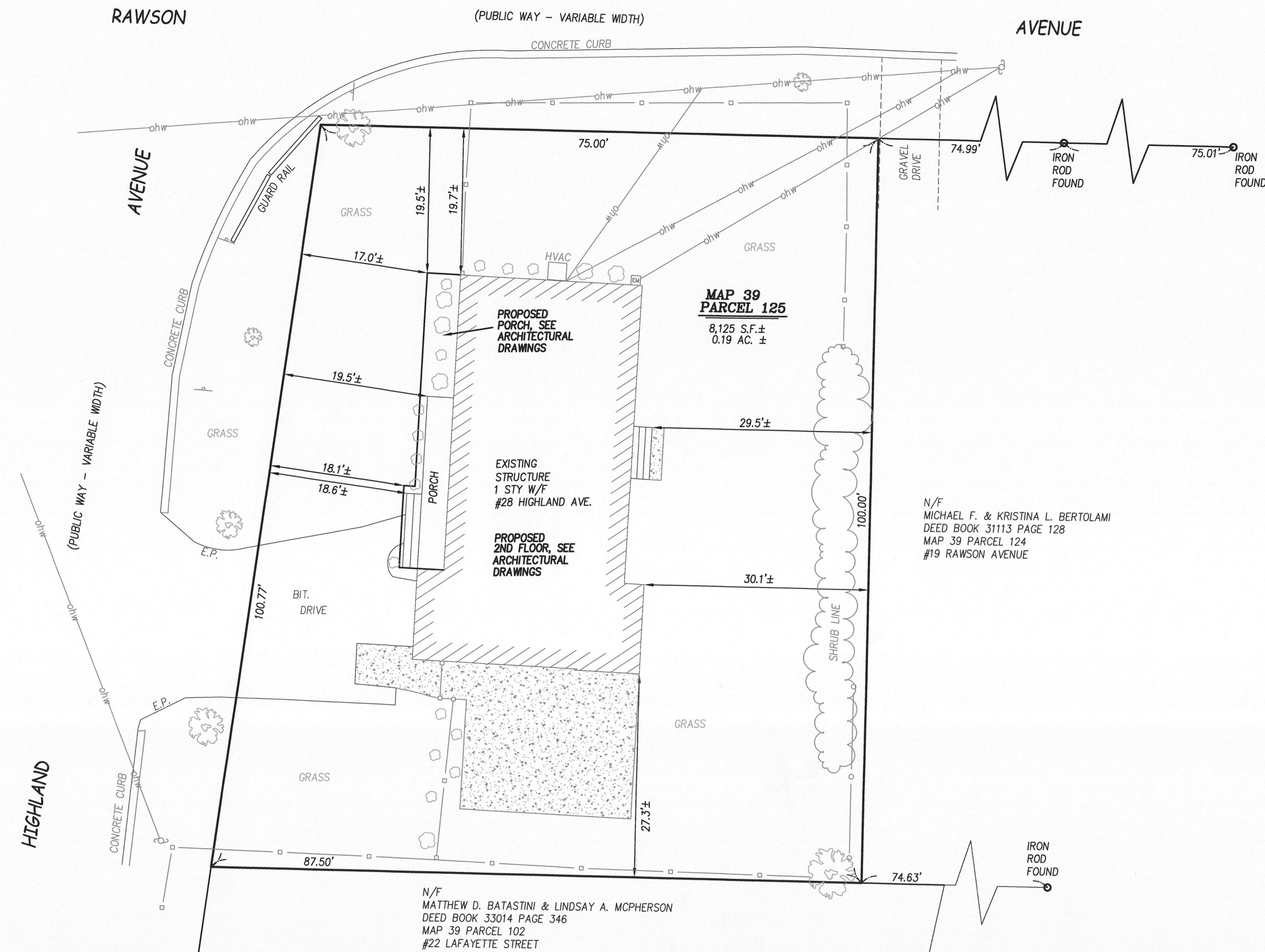
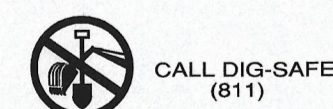
\* HEIGHT IS MEASURED FROM THE MEAN GRADE ELEVATION TO THE MEAN ROOF HEIGHT.  
 \*\* LOT COVERAGE IS THE PERCENTAGE OF THE LOT AREA DEVOTED TO BUILDING AREA. DIVIDE THE TOTAL BUILDING AREA BY THE LOT SIZE. THIS INCLUDES ALL ACCESSORY STRUCTURES.  
 \*\*\* OPEN SPACE IS THE SPACE ON A LOT UNOCCUPIED BY BUILDINGS, DRIVEWAYS, OR PARKING AREAS. DECKS, PATIOS AND POOLS MAY BE CONSIDERED OPEN SPACE. TOTAL ALL BUILDING AND PARKING AREAS AND DIVIDE BY LOT SIZE. PROCEED TO SUBTRACT THAT NUMBER FROM 100%. THE RESULT IS OPEN SPACE PERCENTAGE.  
 \* FAR IS ONLY APPLICABLE TO THE PLUM ISLAND OVERLAY DISTRICT (PIOD). DIVIDE THE TOTAL GROSS FLOOR AREA OF A BUILDING (REGARDLESS OF USABLE AREA) AND DIVIDE BY LOT SIZE.

**ZONING REQUIREMENTS:**

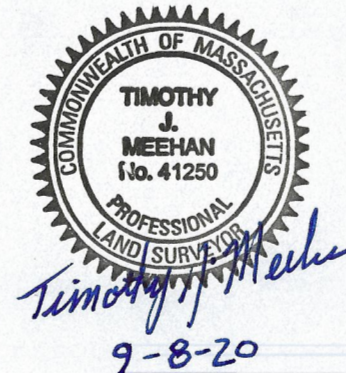
DISTRICT	(R2) RESIDENTIAL 2
MIN LOT AREA	10,000 SF
MIN LOT FRONTAGE	90 FT
MAX. BLD. COVERAGE	25%
MAX. HEIGHT	35 FT.
OPEN SPACE	40%
MIN YARDS	
FRONT	25 FT
SIDE	10 FT
REAR	25 FT

**NOTES:**

- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250090109F REVISED: JULY 03, 2012. LOCUS IS IN A ZONE X.
- THESE ARE THE EXISTING CONDITIONS AS OF SEPTEMBER 5, 2020.
- ABUTTING LANDS ARE ACCORDING TO THE CITY OF NEWBURYPORT ASSESSOR'S OFFICE.
- THERE WILL BE TEMPORARY EROSION CONTROL SET (IF NECESSARY) TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE.



- Owner:**  
 MR. DEREK GIROUARD 28 HIGHLAND AVENUE NEWBURYPORT, MA. 01950 PHONE: 978-387-6083.
- Land Surveyor & Civil Engineer:**  
 ARC SURVEYING & ENGINEERING ASSOCIATES, INC 25 FORDHAM WAY NEWBURY, MA. 01951 PHONE: 978-463-4041.
- Applicant / Builder:**  
 MR. BENJAMIN BECKER BLB CUSTOM BUILDING 6 CHESTNUT STREET SUITE 200 AMESBURY, MA. 01913 PHONE: 978-792-5613.
- Architect:**  
 RACHEAL HARRIS, RA, NCAARB VESTA ARCHITECTURE, LLC. 195 MARKET STREET AMESBURY, MA. 01913 PHONE: 978-902-2021.



**NOTE:**  
 1.) EXISTING STRUCTURE BUILT IN 1952.

**DEED REFERENCE:**  
 FROM: WALSH FAMILY REALTY TRUST  
 TO: DEREK AND JENNIFER GIROUARD  
 DEED BOOK 35246 PAGE 603  
 DATE: 09-08-2016  
 ASSESSORS MAP 39 PARCEL 125

**LEGEND:**

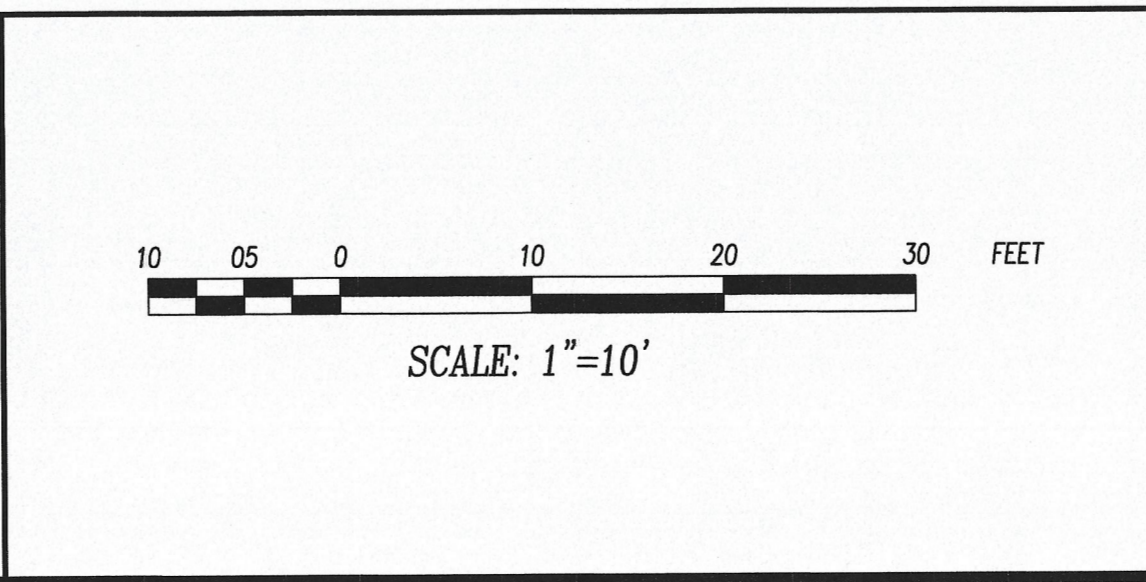
	SHRUBS
	DECIDUOUS TREE
	ELECTRIC METER
	SIGN
	MAIL BOX
	VINYL OR WOOD FENCE
	CHAIN LINK FENCE
	CONCRETE SURFACE
	EDGE OF PAVEMENT
	BUILDING
	BITUMINOUS SURFACE
	OVERHEAD WIRE

- PLAN REFERENCES:**
- "PROPOSED PLOT PLAN IN NEWBURYPORT, MA." PREPARED BY HANCOCK ASSOCIATES, INC. DATED: JULY 31, 2018 SCALE: 1"=20' HANCOCK DRAWING NO: 2218PR PLOT PLAN.DWG
  - PLAN OF LAND IN NEWBURYPORT, MA. PREPARED BY W. S. LITTLE ENG.'R DATED: APRIL 1953 SCALE: 1"=100' E.S.R.D. PLAN 303 OF 1953.
  - PLAN OF THE HIGHLANDS IN NEWBURYPORT, MA. PREPARED BY J. P. TITCOMB CIVIL ENGINEER DATED: JUNE 14, 1892 SCALE: 1"=100' E.S.R.D. PLAN BOOK 7 PLAN 24.
  - CERTIFIED PLOT PLAN IN NEWBURYPORT, MA. PREPARED BY ARC SURVEYING & ENG., ASSOC., INC. DATED: SEPTEMBER 02, 2020 SCALE: 1"=20' BUILDING DEPARTMENT NEWBURYPORT, MA.

REVISION			
NO.	DATE	DESCRIPTION	BY

PROJECT MGR.: T.MEEHAN	DATE: SEPTEMBER 08, 2020
DRAWN: T.MEEHAN	CHECKED: L. MEEHAN
FIELD: T.MEEHAN & L.MEEHAN	JOB NUMBER: 20010
FIELD BOOK: 117	SHEET: 1 OF 1
FILE: C:\PROJECTS\2020\20010\20010SP.DWG	

APPLICANT:  
**Mr. Derek Girouard**  
 28 Highland Ave.  
 Newburyport, Ma. 01950  
 Essex County



PROJECT TITLE:  
**Girouard  
 Detail Survey**  
 28 Highland Ave.  
 Newburyport, Ma. 01950  
 Essex County  
 Assessors Map 39 Parcel 125

PLAN TITLE:  
**Proposed Plot Plan  
 to Accompany  
 Special Permit**

25 FORDHAM WAY, NEWBURY, MA. 01951  
 Phone & Fax: (978) 463-4041  
 Visit us on the WEB at WWW.ARCSEAINC.COM