

ZONING

RESIDENTIAL (R-3)
PLUM ISLAND OVERLAY DISTRICT
SINGLE FAMILY (101)

	REQUIRED (SINGLE-FAMILY - 101)	EXISTING (SINGLE-FAMILY - 101)	PROPOSED (SINGLE-FAMILY - 101)
MINIMUM LOT AREA	12,000 SQUARE FEET	4,900 SQUARE FEET	4,900 SQUARE FEET
MINIMUM LOT FRONTAGE	120 FEET	70.00 FEET	70.00 FEET
FRONT SETBACK	20 FEET	20.1 FEET	20.2 FEET
SIDE SETBACK (R)	20 FEET	30.6 FEET	20.3 FEET
SIDE SETBACK (L)	20 FEET	10.6 FEET	20.7 FEET
REAR SETBACK	20 FEET	15.1 FEET	22.1 FEET
MAXIMUM LOT COVERAGE(%)	20.0%	21.3%	16.3%
MAXIMUM HEIGHT	35 FEET	13.5 FEET	33.3 FEET (33'-4")
MINIMUM OPEN SPACE	35.0%	44.8%	48.6%
MINIMUM PARKING REQUIRED	2	2+	2+
MAXIMUM FAR	25.0%	19.2%	28.9%

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-655-4400

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

EXISTING FAR BASED ON BUILDING FOOTPRINT DIVIDED BY LOT AREA.
PROPOSED FAR PROVIDED BY THE PROJECT ARCHITECT.

LOCUS TITLE INFORMATION

3 53RD STREET
OWNER: JOHN W. & HAYLEY R. SUMINSKI
DEED REFERENCE: BK. 31485 PG. 394
ASSESSORS: MAP 76 LOT 296

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED RECONSTRUCTION OF THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON FEBRUARY 25, 2021 BY THIS FIRM.

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

ARCHITECTURAL PLANS HAVE BEEN UTILIZED FOR BUILDING SIZE, DECK/STAIR AND OTHER IMPROVEMENT LOCATIONS. FAR HAS BEEN CALCULATED BASED ON FLOOR AREAS PROVIDED BY THE ARCHITECT.

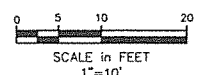
FINAL LOCATION OF UNDERGROUND UTILITIES TO BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER EITHER PUBLIC OR PRIVATE. FINAL PILE LOCATIONS AND SPECIFICATIONS TO BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER. LOCATIONS AND NUMBER OF PILES SHOWN HERE IS FOR DISPLAY PURPOSES ONLY.

ELEVATIONS ARE NAVD 88 AS ESTABLISHED BY RTK GPS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AO AND AE(9) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0141G WHICH BEARS AN EFFECTIVE DATE OF 07/16/2014 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. FLOOD ZONE LIMITS SHOWN ARE TAKEN FROM MASS GIS DIGITAL LAYERS ON STATE PLANE COORDINATE SYSTEM.

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. 23195



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

SCALE:
HORIZ: 1"= 10'
VERT: _____

NO. DATE BY REVISIONS

FIELD: CO/EC
CALCS: EC
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

3 57TH STREET

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
WINDWARD SHAW CONSTRUCTION

PROJECT NO.
2021-353RD

DATE: MAY 12, 2021

SHEET NO.

1 OF 1