## ZONING RESIDENTIAL (R-1) SINGLE-FAMILY (101)

REQUIRED **EXISTING** PROPOSED (SINGLE-FAMILY - 101) (SINGLE-FAMILY - 101) (SINGLE-FAMILY - 101) MINIMUM LOT AREA MINIMUM LOT AREA 20,000 SQUARE FEET 11,135 SQUARE FEET 11,135 SQUARE FEET MINIMIUM LOT FRONTAGE MINIMIUM LOT FRONTAGE **125 FEET** 200.31 FEET 200.31 FEET FRONT SETBACK FRONT SETBACK **30.5 FEET 30.5 FEET** 24.1 FEET **24.1 FEET** SIDE SETBACK SIDE SETBACK (R) 30 FEET\* 42.1 FEET **22.5 FEET** SIDE SETBACK (L) **REAR SETBACK REAR SETBACK** 30 FEET **32.4 FEET 32.4 FEET** 15.5% MAXIMIUM LOT COVERAGE(%) MAXIMIUM LOT COVERAGE(%) 20.0% 14.7 FEET **24.6 FEET** MAXIMIUM HEIGHT MAXIMIUM HEIGHT MINIMIUM OPEN SPACE MINIMIUM OPEN SPACE 50.0% 76.9% 71.7% MINIMIUM PARKING REQUIRED MINIMIUM PARKING REQUIRED

\*AS THIS LOT IS A CORNER LOT FRONT YARD SETBACK MUST BE RESPECTED

ON-LINE ZONING ORDINANCES CITY OF NEWBURYPORT WEBSITE

48 BAYBERRY ROAD GAIL. E DERRIVAN MAP 101 LOT 68

BOOK 24180 PAGE 539

MULCH/ LANDSCAPING

BITUMINOUS PAVED SIDEWALK

STEPPING STONE

WALK

PROPOSED EXPANDED DRIVEWAY

http://www.cityofnewburyport.com/Planning/Index.html PLANNING DEPARTMENT – MAIN PHONE 978–465–4400

INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY

AGAINST STREET LINE SIDE YARD.

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED ADDITION TO THE SAME ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED SEPTEMBER 24, 2020 BY THIS FIRM.

DESIGN INFORMATION HAS BEEN PROVIDED BY THE CLIENT.

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

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.

EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783

LOCUS TITLE INFORMATION

50 BAYBERRY ROAD

JOEL D. & MARYBETH A. MARTENS

DEED REFERENCE: BK. 34949 PG. 71 ASSESSORS: MAP 101 LOT 69

12" CPP

BITUMINOUS PAVED CURB BAYBERRY ROAD

27 TURKEY HILL ROAD ROBERT G. NARDELLA

MAP 101 LOT 70 BOOK 29040 PAGE 503

WOOD FENCE

CONC. —

BULKHEAD ---

50 BAYBERRY ROAD

PROPOSED

2ND STORY

ADDITION

MULCH/LANDSCAPING

DECK

PORCH

BITUMINOUS PAVED DRIVE

STONES

LANDSCAPING

S 75°21'47" E

122.98'

STEPPING STONE

ROCK WALL

STONES/LANDSCAPING

STEPS/LANDING

PAVER PATH/ EDGING

*87.34*′

© *N 75°16'50" W* 

MULCH/LANDSCAPING

PROPOSED DRIVEWAY

GRASS

BITUMINOUS PAVED SIDEWALK

– *23.6'* —

MULCH/ LANDSCAPING

PROPOSED DECK AND

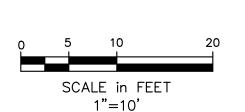
STAIRS

BITUMINOUS PAVED

PROPOSED

1 STORY

ADDITION



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SCALE:					
HORIZ:1"=10'					
VERT:					
	NO.	DATE	BY	REVISIONS	
	110.	DATE	, D.	TAL VIOLOTIO	

FIELD:	CO	
CALCS:	<u>EC</u>	
CHECKED: _	EJC	
APPROVED:	EJC	

ZONING PLAN

50 BAYBERRY ROAD

PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR

JOEL D. & MARYBETH A. MARTENS

2020-50BAYBERRY DATE: <u>OCT 19, 2020</u> SHEET NO.

PROJECT NO.

1 OF 1