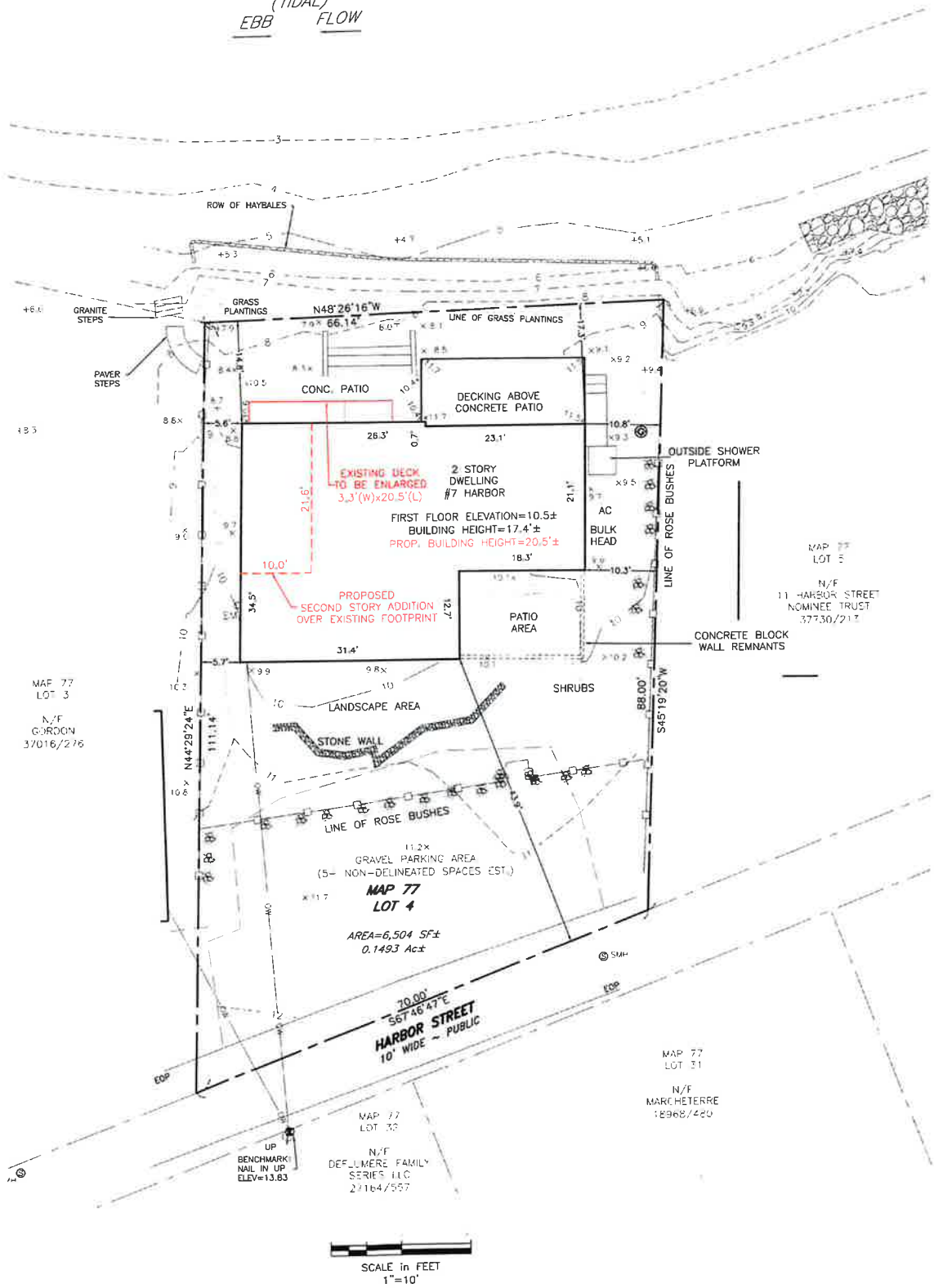


THE BASIN
(TIDAL)
EBB FLOW



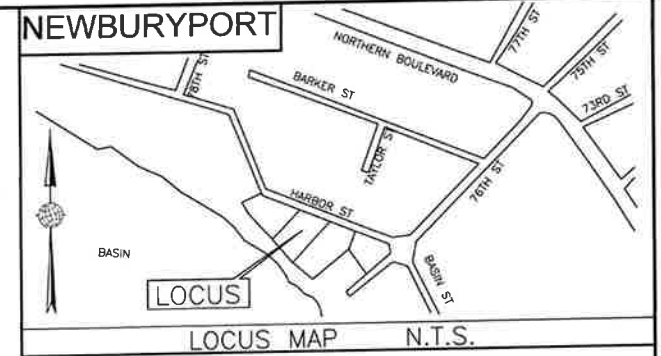
PLAN BOOK 34 PLAN 7

ZONING:

RESIDENTIAL 3 (R3)
SINGLE FAMILY
PLUM ISLAND OVERLAY DISTRICT

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA=12,000 sf	6,504 SF±	6,504 SF±(NC)
FRONTAGE=120'	70.0'	70.0'(NC)
MIN. FRONT SETBACK=20'	43.9'	43.9'(NC)
MIN. SIDE SETBACK=20'	(L)5.6' / (R)10.3'	(L)5.6'(NC)/(R)10.3'(NC)
MIN. REAR SETBACK=20'	14.8'	14.8'(NC)
BUILDING HEIGHT=35' MAX	17.4'±	20.5'±
LOT COVERAGE=20% (BLDG ONLY)	22.8%	22.8% (NC)
OPEN SPACE= 35%	49.8%	49.8% (NC)
MAX. F.A.R.=0.25	0.36**	0.39**

**SEE NOTE 5



OWNER/APPLICANT:

7 HARBOR STREET NOMINEE TRUST
DEED BOOK 37533 PAGE 346
ASSESSOR'S MAP 77 LOT 4

REFERENCES:

- ESSEX COUNTY REGISTRY OF DEEDS
DEED BOOK 37533 PAGE 346
DEED BOOK 37016 PAGE 276
DEED BOOK 27164 PAGE 559

PLAN BOOK 34 PLAN 7

NOTES:

- FIELD SURVEY PERFORMED: JUNE 27, 2019.
- VERTICAL DATUM AS DEPICTED HEREON IS NAVD88 BY MEANS OF GPS OBSERVATIONS
- THE ENTIRETY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "V" BASE FLOOD ELEVATION 17 AS DEPICTED ON FEMA MAP 25009C0129F WITH AN EFFECTIVE DATE OF JULY 3, 2012.
- ARCHITECTURAL DRAWINGS PROVIDED BY SCOTT M. BROWN ARCHITECTS. PLAN ENTITLED "ADDITION OPTION 2 - BENNETT RESIDENCE" DATED 10-1-2020
- F.A.R. (FLOOR AREA RATIO) CALCULATIONS PROVIDED BY SCOTT M. BROWN ARCHITECTS

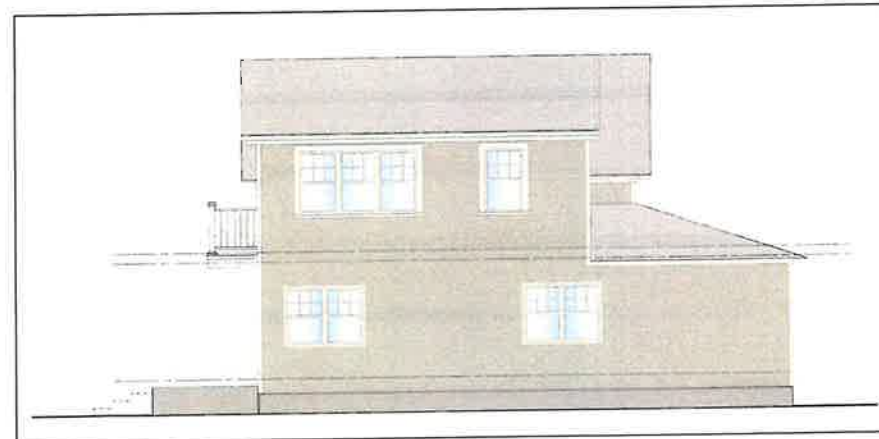
I HEREBY CERTIFY THAT:

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 SHOWN.

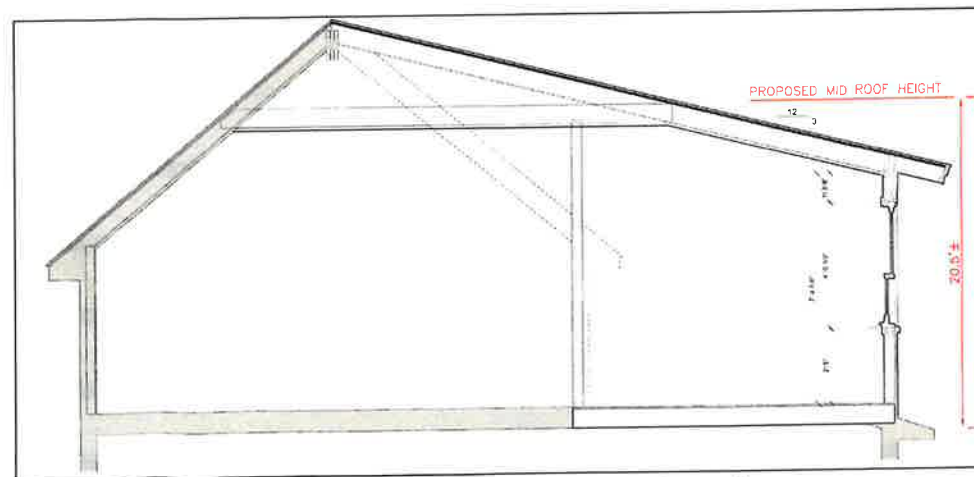
Edward Dixon
EDWARD DIXON
No. 34304
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE 4.14.21



PROPOSED REAR ELEVATION (BASIN)
NOT TO SCALE



PROPOSED LEFT ELEVATION (BASIN)
NOT TO SCALE



PROPOSED REAR ELEVATION (BASIN)
NOT TO SCALE

EDX	DESCRIPTION	DATE	REV.
2	OPEN SPACE ADDED	4/14/2021	1
1			0

DRAWING NO. 22631 ZBA.dwg

PROPOSED PLOT PLAN
7 HARBOR STREET
IN
NEWBURYPORT, MASSACHUSETTS
ESSEX COUNTY

PREPARED FOR:
7 HARBOR STREET NOMINEE TRUST

PREPARED BY:
HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists
ONE HARRIS STREET SUITE 3
NEWBURYPORT, MA 01950
TEL: 978-465-9992
www.hancockassociates.com

RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: AAM
CHECK: EDX
PROJ. MANAGER: EDX
DATE: APRIL 13, 2021
JOB NO. 22631A
CRD FILE 22631EX.CRD
SHEET NO. 1 OF 1

ADDITIONS/ALTERATIONS TO THE:
THE BENNETT RESIDENCE
7 HARBOR STREET
NEWBURYPORT, MA 01950

REVISION & REISSUE NOTES

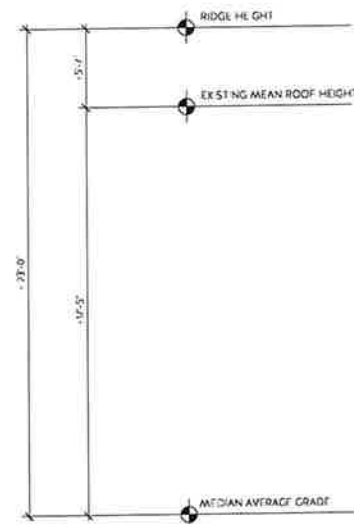
No.	Date	Notes
1	4/16/21	ZBA SUBMISSION

Project #	Project Manager	Date
2019-19	X.X.	4/16/21

Scale: AS NOTED

EXISTING
CONDITIONS

EC-1



3 EXISTING FRONT ELEVATION (HARBOR ST.)
Scale: 1/4" = 1'-0"

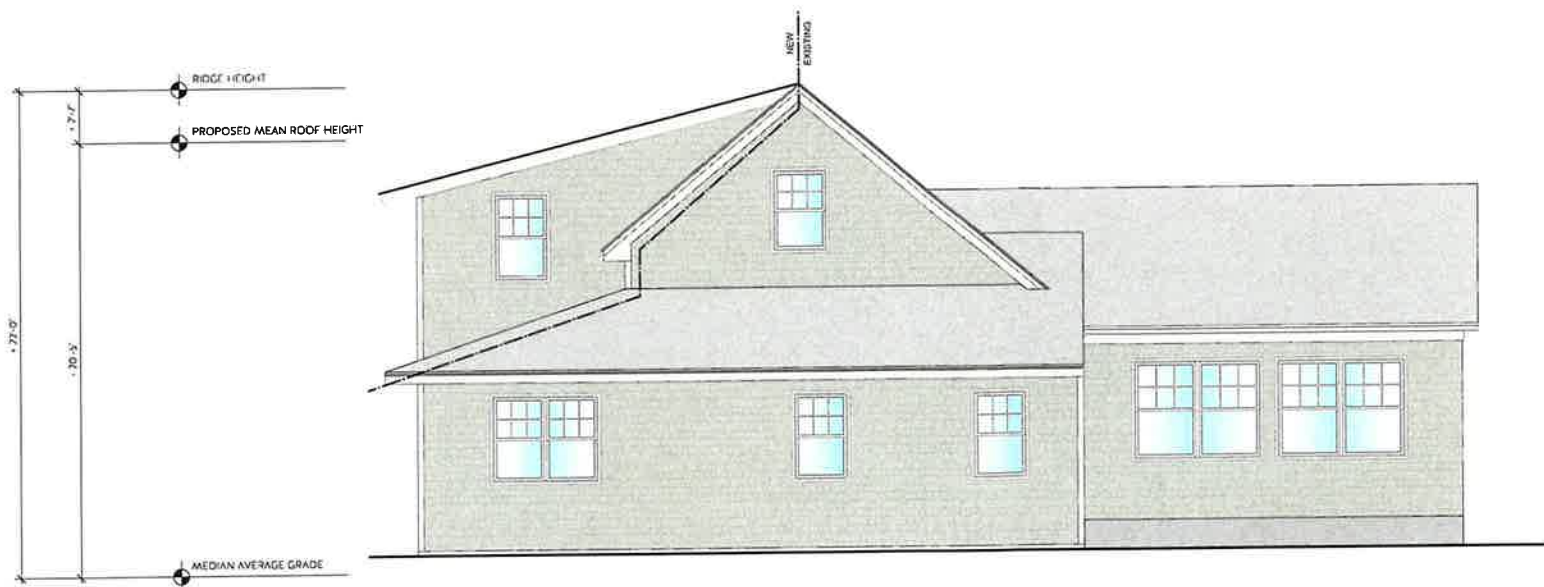


2 EXISTING REAR ELEVATION (BASIN)
Scale: 1/4" = 1'-0"



1 EXISTING LEFT ELEVATION
Scale: 1/4" = 1'-0"

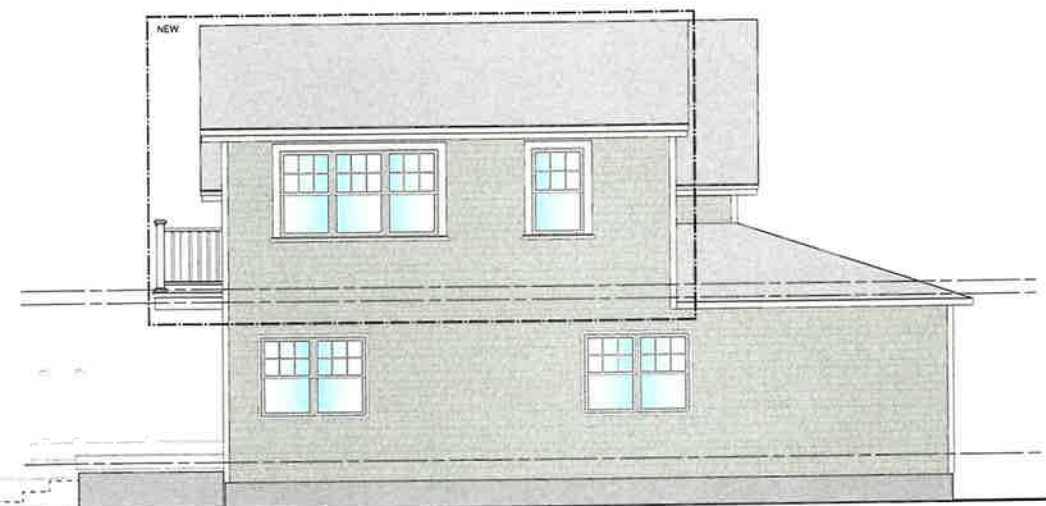
ADDITIONS/ALTERATIONS TO THE:
THE BENNETT RESIDENCE
 7 HARBOR STREET
 NEWBURYPORT, MA 01950



3 PROPOSED FRONT ELEVATION (HARBOR ST)
 Scale: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION (BASIN)
 Scale: 1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION
 Scale: 1/4" = 1'-0"

REVISION & REISSUE NOTES

No.	Date	Notes
1	4/16/21	ZBA SUBMISSION

Project #	Project Manager	Date
2019-19	X.X.	4/16/21

Scale: AS NOTED

PROPOSED
 ADDITION

A1