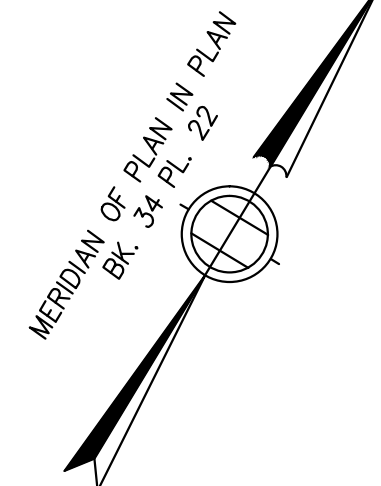


FOR REGISTRY USE ONLY



N/F
DAVID & AMY AMICO
MAP 75 LOT 228
BOOK 36039 PAGE 59

N/F
MAZZOLA REALTY TRUST
MAP 75 LOT 225
BOOK 18156 PAGE 263

N/F
HANY S. BEDAIR & NAGLAA EL-ABBADI
MAP 75 LOT 224
BOOK 34222 PAGE 584

N/F
CHERYL LeBLANC
MAP 75 LOT 223
BOOK 16065 PAGE 493

LOT 140
N/F
IRIS STREET REALTY TRUST
MAP 75 LOT 230
BOOK 28053 PAGE 391
AREA 5,919 SF
NOT A BUILDABLE LOT

LOT 141
N/F
IRIS STREET REALTY TRUST
MAP 75 LOT 231
BOOK 28053 PAGE 391
AREA 6,071 SF

LOT 142
N/F
IRIS STREET REALTY TRUST
MAP 75 LOT 232
BOOK 28053 PAGE 394
AREA 9,079 SF

"THE BASIN"

IRIS STREET

ZONING

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

	REQUIRED (SINGLE FAMILY)	EXISTING (COMBINED)	PROPOSED (LOTS 141 & 142)
MIN LOT AREA	12,000 SQUARE FEET	21,069 SQUARE FEET	15,149 SQUARE FEET
MINIMUM FRONTAGE	120 FEET	198.08 FEET	148.08 FEET
FRONT SETBACK	20 FEET	24.2 FEET	24.2 FEET
SIDE SETBACK (R)	20 FEET	35.6 FEET *	35.6 FEET *
SIDE SETBACK (L)	20 FEET	140.7 FEET	90.7 FEET
REAR	20 FEET	28.8 FEET	28.8 FEET
% LOT COVERAGE	20%	6.1%	8.5%
MAX FLOOR AREA RATIO	.25	.052	.126
MAX BLD HEIGHT	35 FEET	29 FEET	29 FEET
MAX STORIES	2	2	2
% OPEN SPACE	35%	69.7%	57.8%
PARKING	2 PER UNIT	2+	2+

* TO SURVEY TIE LINE AS SHOWN.

ON-LINE ZONING ORDINANCES
CITY OF NEWBURYPORT WEBSITE
<http://www.cityofnewburyport.com/Planning/Index.html>
PLANNING DEPARTMENT - MAIN PHONE 978-465-4400

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.

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 IN SEPTEMBER, 2019 BY THIS FIRM.

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

ZONING LINE IS DEFINED AS 250' FROM THE CENTER LINE OF OLD POINT ROAD AS DETERMINED BY MEASUREMENT ON THE CITY OF NEWBURYPORT GIS.

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.

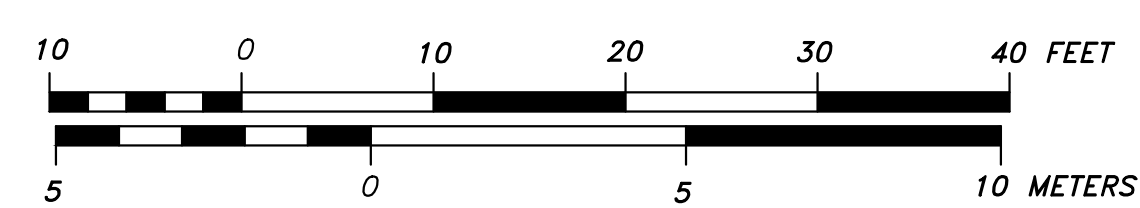
I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

MGL CHAPTER 41, SECTION 81P

THE CITY OF NEWBURYPORT, MA PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

LOCUS TITLE INFORMATION

9 IRIS STREET
OWNER: NORMAN K. & STEPHANIE D. COLBY TRUST,
IRIS STREET REALTY TRUST
DEED REFERENCE: BOOK 28053 PAGE 391 & 394
ASSESSORS: MAP 75 LOT 230, 231 & 232



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

DATE _____
NOTE: THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE CITY OF NEWBURYPORT ZONING ORDINANCE.

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Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE:		FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	APPROVAL NOT REQUIRED PLAN 9 IRIS STREET	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR NORMAN K. COLBY JR.	PROJECT NO. 2019-9IRIS
	HORIZ: 1" = 10'					DATE: OCT 17, 2019
	VERT: _____					SHEET NO. 1 OF 1
		NO. DATE BY				