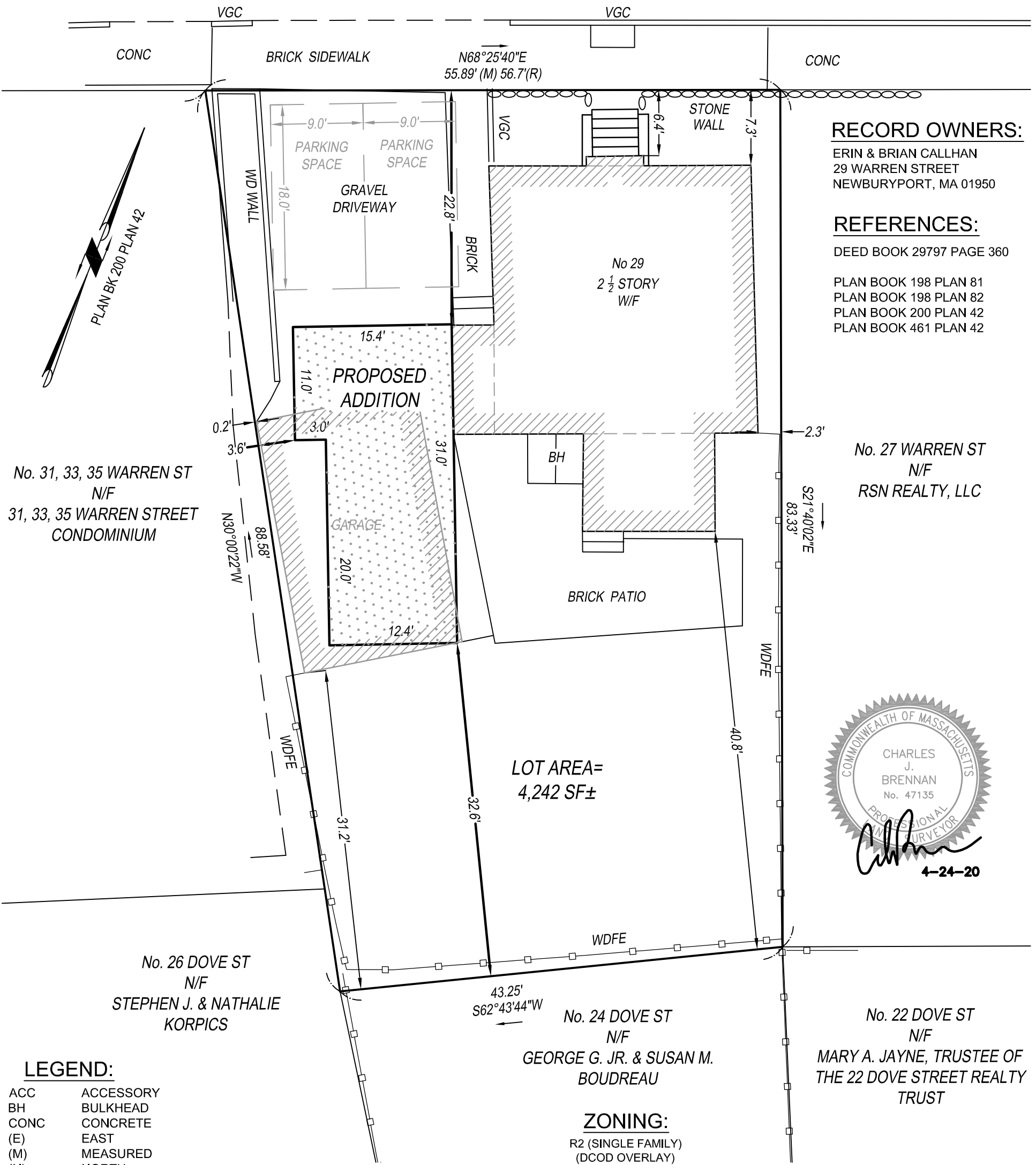


WARREN STREET

(PUBLIC - VARIABLE WIDTH)



RECORD OWNERS:

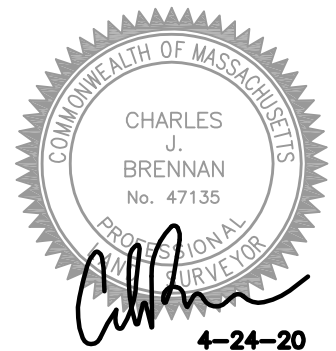
ERIN & BRIAN CALLHAN
29 WARREN STREET
NEWBURYPORT, MA 01950

REFERENCES:

DEED BOOK 29797 PAGE 360

PLAN BOOK 198 PLAN 81
PLAN BOOK 198 PLAN 82
PLAN BOOK 200 PLAN 42
PLAN BOOK 461 PLAN 42

No. 27 WARREN ST
N/F
RSN REALTY, LLC



No. 31, 33, 35 WARREN ST
N/F
31, 33, 35 WARREN STREET
CONDOMINIUM

No. 26 DOVE ST
N/F
STEPHEN J. & NATHALIE
KORPICS

LOT AREA=
4,242 SF±

No. 24 DOVE ST
N/F
GEORGE G. JR. & SUSAN M.
BOUDREAU

No. 22 DOVE ST
N/F
MARY A. JAYNE, TRUSTEE OF
THE 22 DOVE STREET REALTY
TRUST

LEGEND:

| | |
|------|-----------------------|
| ACC | ACCESSORY |
| BH | BULKHEAD |
| CONC | CONCRETE |
| (E) | EAST |
| (M) | MEASURED |
| (N) | NORTH |
| (R) | RECORD |
| VGC | VERTICAL GRANITE CURB |
| WDFE | WOOD FENCE |
| W/F | WOOD FRAME |

NOTES:

1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON NOVEMBER 28, 2018.

2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.

3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

4.) OPEN SPACE INCREASE IS DUE TO A DECREASE IN THE EXISTING PARKING AREA.

(REQUIRED)

| | |
|---------------|-----------|
| LOT AREA: | 10,000 SF |
| FRONTAGE: | 90' |
| FRONT OFFSET: | 25' |
| SIDE OFFSET: | 10' |
| REAR OFFSET: | 25' |
| LOT COVERAGE: | 25% |
| OPEN SPACE: | 40% |

ZONING:

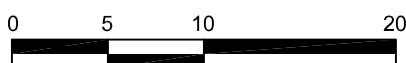
R2 (SINGLE FAMILY)
(DCOD OVERLAY)

(EXISTING)

| | |
|------------------|----------|
| LOT AREA: | 4,242 SF |
| FRONTAGE: | 55.89' |
| FRONT OFFSET: | 6.4' |
| SIDE OFFSET: | 2.3' |
| REAR OFFSET: | 40.8' |
| SIDE ACC GARAGE: | 0.2' |
| REAR ACC GARAGE: | 31.2' |
| LOT COVERAGE: | 29.5% |
| OPEN SPACE: | 58.1% |

(PROPOSED)

| | |
|------------------|----------|
| LOT AREA: | 4,242 SF |
| FRONTAGE: | 55.89' |
| FRONT OFFSET: | 6.4' |
| SIDE OFFSET (E): | 2.3' |
| SIDE OFFSET (W): | 3.6' |
| REAR OFFSET: | 32.6' |
| LOT COVERAGE: | 30.1% |
| OPEN SPACE: | 60.4% |



SCALE: 1" = 10'

PLOT PLAN

IN

NEWBURYPORT, MA

AT 29 WARREN STREET

PREPARED FOR

BRIAN CALLAHAN

BY

SUMMIT SURVEYING INC.

4 S. POND STREET, NEWBURYPORT, MA 01950

TEL. 978-692-7109

WWW.SUMMITSURVEYINGINC.COM

NOVEMBER 28, 2018

18-0185

REV: ADDITION, OFFSETS, ZONING TABLE

BY: CJB DATE: 1-22-20

REV: 9'X18' PARKING SPACES

BY: CJB DATE: 4-24-20