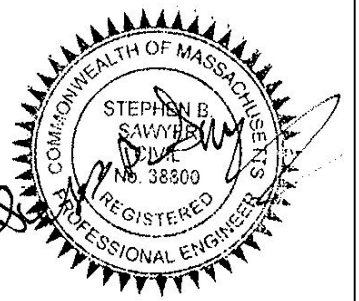


ZONING MATRIX: RESIDENCE 2		
	REQUIRED	PROPOSED
FRONT SETBACK	25 FT	45.8 FT
SIDE SETBACK	10 FT	15.5 FT
REAR SETBACK	25 FT	163.6 FT
MIN. FRONTAGE	90 FT	90.6 FT
MIN. LOT AREA	10,000 SF	35,935 SF
MAX. BUILDING HEIGHT	35 FT	*
MAX. LOT COVERAGE	25%	9.3%
MIN. OPEN SPACE	40%	86.1%

* LESS THAN 35'. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING HEIGHT.

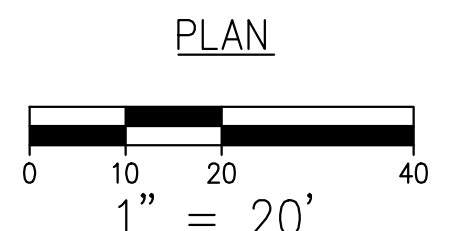
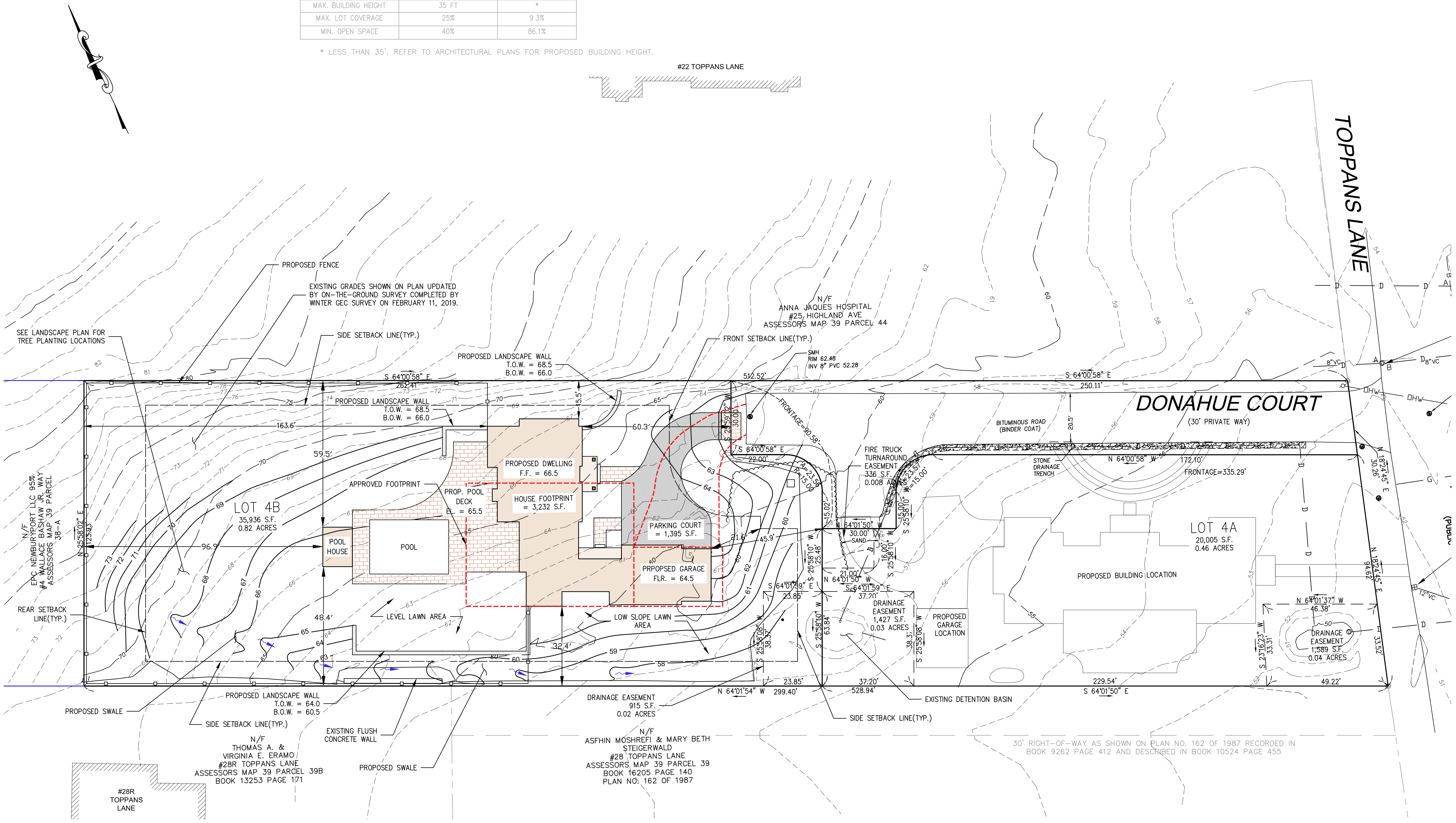


SURVEY BY: CSI
 DRAFTED BY: ABC
 CHECKED BY: SBS
 APPROVED BY: SBS
 SCALE: 1" = 20'
 DATE: FEBRUARY 19, 2019

REVISIONS	
NO.	DESCRIPTION
1	ADD SETBACK LINES

SITE PLAN OF LAND
 IN
NEWBURYPORT, MASSACHUSETTS
3 DONAHUE COURT LOT 4B
 (ASSESSOR'S MAP 39, LOT 40B)
 PREPARED FOR:
CHRISTOPHER & ELIZABETH DUCHESNE

SITE PLAN
 DRAWING NO.
1 OF 1



PLAN