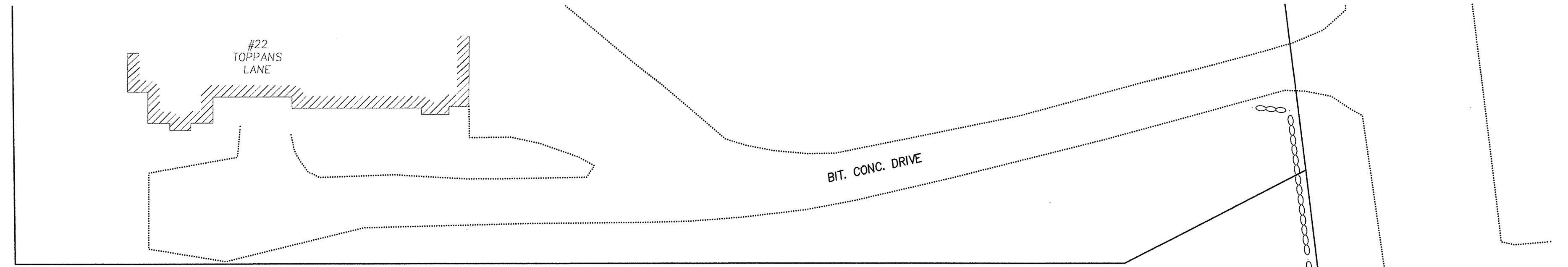
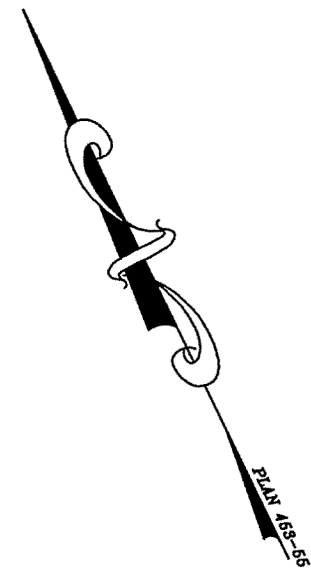


ZONING TABLE

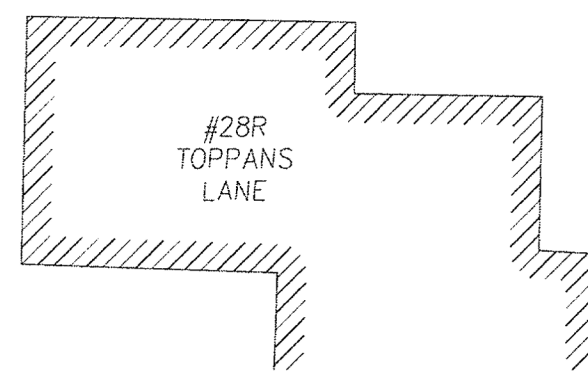
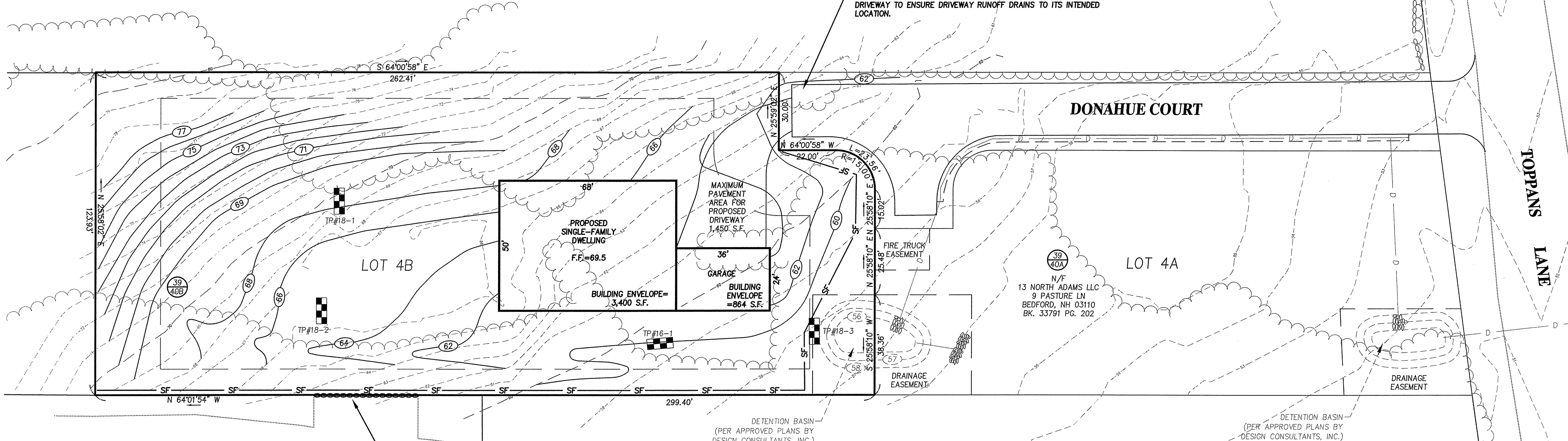
ADDRESS - LOT 4B - DONAHUE COURT ZONING DISTRICT R-2 SINGLE FAMILY		
	REQUIRED	PROPOSED
LOT AREA:	10,000 SF	35,936 SF
LOT FRONTAGE:	90 FT.	90.58 FT.
FRONT SETBACK:	25 FT.	37.7 FT.
SIDE SETBACK:	10 FT.	32.3 FT.
REAR SETBACK:	25 FT.	155.0 FT.
LOT COVERAGE:	< 25%	11.9%
OPEN SPACE:	> 40%	84.3%
MAX. BLDG. HGT:	35 FT.	< 35 FT.

OWNER OF RECORD
 STEVEN J. MCCONNELL TRS.
 STEPHEN J. MCCONNELL REVOC. TRUST
 3 BLUEBERRY LANE
 GEORGETOWN, MA 01833
 BK. 35457 PG. 31



39
41-10
N/F
RICHARD B. BAKER
22 TOPPANS LANE
DOC. 587929

ROADWAY GRADES SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF DRIVEWAY TO ENSURE DRIVEWAY RUNOFF DRAINS TO ITS INTENDED LOCATION.

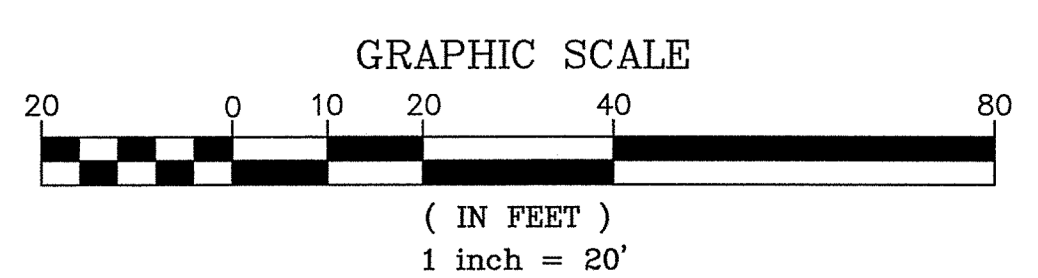


39
39B
N/F
THOMAS A. &
VIRGINIA E. ERAMO
28R TOPPANS LANE
BK. 13253 PG. 171

39
39
N/F
ASFHIN MOSHREFI &
MARY BETH STEIGERWALD
28 TOPPANS LANE
BK. 16205 PG. 140

LEGEND

- 66 - EXIST. CONTOUR
- 66 - PROP. CONTOUR
- PROP. RETAINING WALL
- PROP. FENCE
- PROP. HAY BALES



PREPARED FOR
STEVE MCCONNELL
 3 BLUEBERRY LANE
 GEORGETOWN, MA 01833

NO.	DATE	DESCRIPTION	BY
5	7/11/18	REVISE HOUSE SIZE, GRADING	C.M.Y.
4	4/17/18	FINAL REVISIONS	C.M.Y.
3	3/29/18	REVISIONS PER PB MEETING	C.M.Y.
2	3/21/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	3/12/18	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

MILLENNIUM ENGINEERING, INC.
 ENGINEERING AND LAND SURVEYING
 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'
 DATE: FEB. 6, 2018
 DESG. BY: C.M.Y.
 CHKD. BY: E.W.B.
 PROJECT: M173263

PLAN OF LAND
 IN
NEWBURYPORT, MA
 SHOWING
PROPOSED SINGLE-FAMILY DWELLING
 AT
LOT 4B DONAHUE COURT

SITE PLAN
 SHEET: 1 OF 1