

**NOTES:**

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON JANUARY 6, 2020
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, ONLY THE LOCATION OF VISIBLE SURFACE STRUCTURES WAS LOCATED. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) (a) THE LOT AREA REQUIREMENTS FOR MULTIFAMILY DEVELOPMENTS ARE TWENTY THOUSAND (20,000) SQUARE FEET FOR THE FIRST FOUR (4) UNITS AND FOUR THOUSAND (4,000) SQUARE FEET FOR EACH ADDITIONAL UNIT. IN ADDITION THE TOTAL MAXIMUM NUMBER OF UNITS ALLOWED PER STRUCTURE IS SIX (6)

**RECORD OWNERS:**

GARY M KARELIS, TRUSTEE OF THE  
GMK REALTY TRUST  
11 SPRING STREET  
NEWBURYPORT, MA 01950

**ZONING:**

R2 (MULTIFAMILY)  
DCOD

(EXISTING)

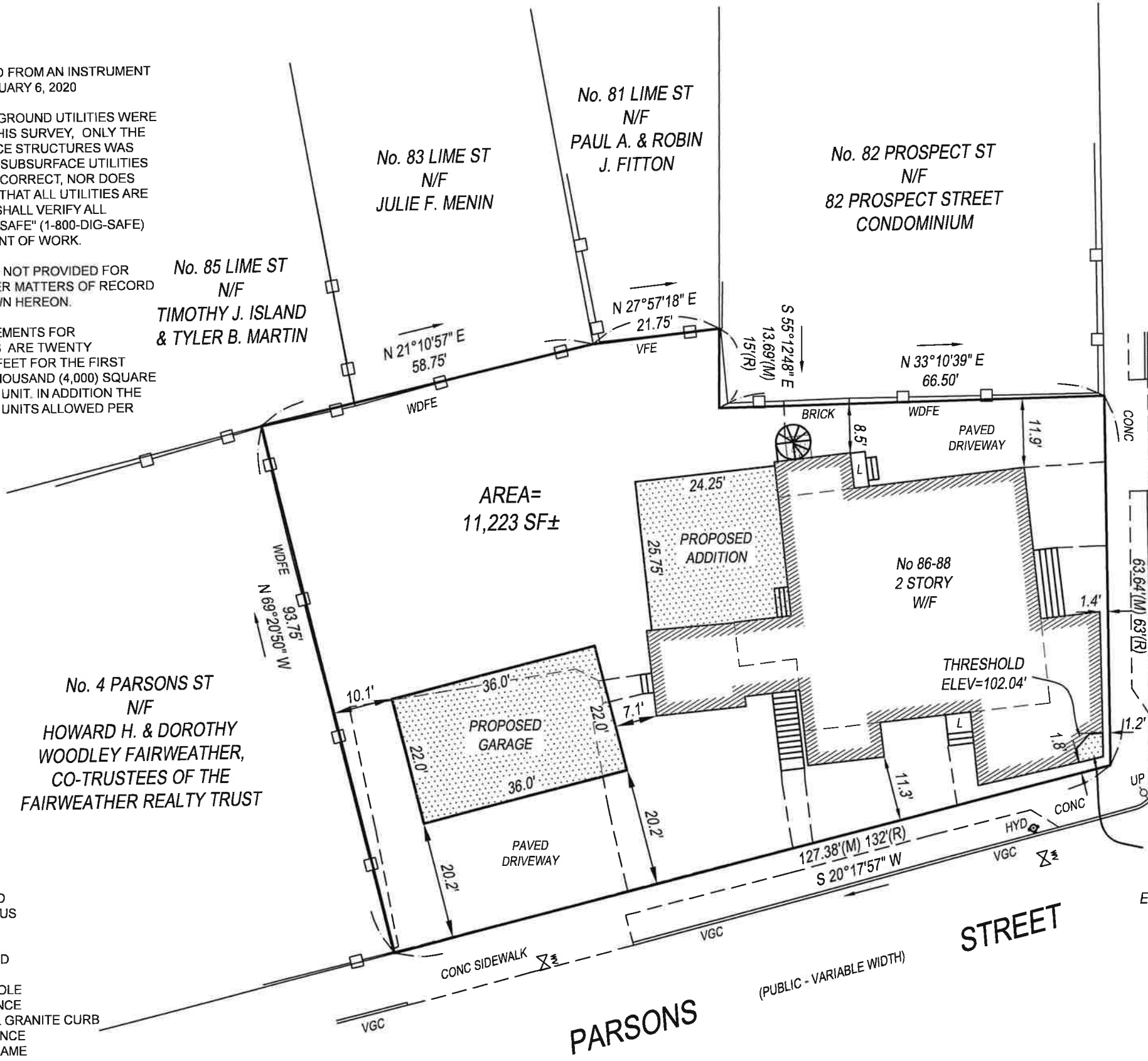
LOT AREA: 11,223SF  
FRONTAGE: 191.02'  
FRONT OFFSET: 1.2'  
SIDE OFFSET: 53.6'  
REAR OFFSET: 8.5'  
LOT COVERAGE: 23.4%  
OPEN SPACE: 56.7%

(PROPOSED)

LOT AREA: 11,223SF  
FRONTAGE: 191.02'  
FRONT OFFSET: 1.2'  
SIDE OFFSET: 10.1'  
REAR OFFSET: 8.5'  
LOT COVERAGE: 36.3%  
OPEN SPACE: 48.9%

(REQUIRED)

LOT AREA: 20,000(a) SF  
FRONTAGE: 120'  
FRONT OFFSET: 20'  
SIDE OFFSET: 10'  
REAR OFFSET: 20'  
LOT COVERAGE: 40%  
OPEN SPACE: 40%



PROSPECT STREET (PUBLIC - VARIABLE WIDTH)

PARSONS STREET (PUBLIC - VARIABLE WIDTH)



**PROPOSED PLOT PLAN**  
IN  
**NEWBURYPORT, MA**

AT 86-88 PROSPECT STREET  
PREPARED FOR  
**THE JOPPA GROUP, LLC**  
BY  
**SUMMIT SURVEYING INC.**

4 S. POND STREET, NEWBURYPORT, MA 01950  
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM  
APRIL 16, 2021 21-0102  
REV: EDIT ZONING TABLE TO MULTIFAMILY BY: CJB DATE: 5-21-21

**LEGEND:**

- |      |                       |
|------|-----------------------|
| BH   | BULKHEAD              |
| BIT  | BITUMINOUS            |
| HYD  | HYDRANT               |
| L    | LANDING               |
| (M)  | MEASURED              |
| (R)  | RECORD                |
| UP   | UTILITY POLE          |
| VFE  | VINYL FENCE           |
| VGC  | VERTICAL GRANITE CURB |
| WDFE | WOOD FENCE            |
| W/F  | WOOD FRAME            |
| WV   | WATER VALVE           |





















