

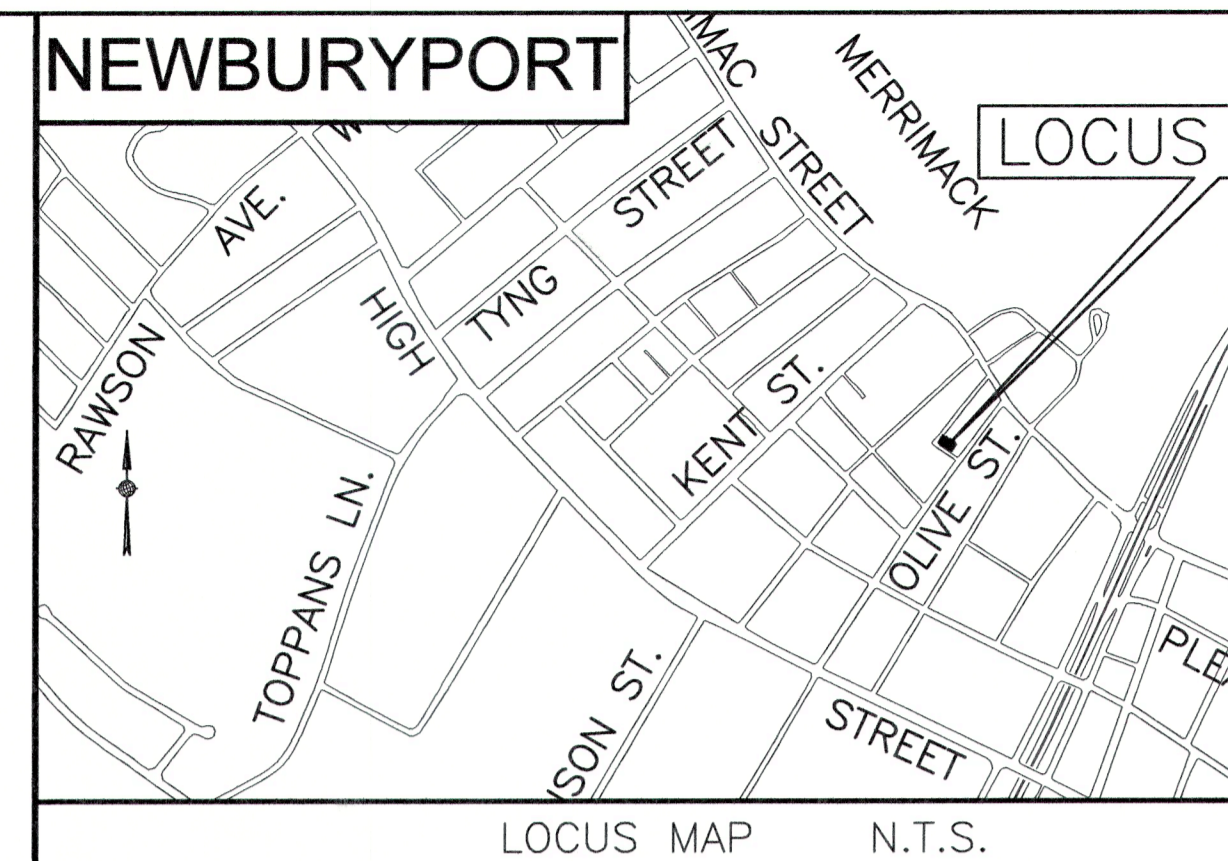
**OWNER/APPLICANT:**

MICHAEL BUKHIN  
& ANNA WALLACK  
ASSESSOR'S MAP  
52 LOT 53

**REFERENCES:**

1. ESSEX COUNTY  
REGISTRY OF DEEDS  
BK 39030 PG 395 (DEED)  
BK 954 PG 76 (DEED)

PLAN BK 173 PL 84  
PLAN BK 465 PL 41



I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND IS NOT A CERTIFICATION TO THE TITLE OF OWNERSHIP OF THE PROPERTY.

*[Signature]*  
EDWARD DIXON  
No. 34304  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE: 10-12-21

\* SEE NOTE#2

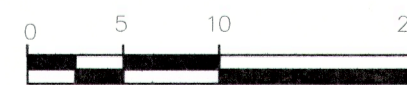
**ZONING**

RESIDENTIAL 2 (R2) USE CODE#101  
SINGLE FAMILY USE  
DEMOLITION CONTROL OVERLAY DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	1,300± SF	1,300± SF N.C.
MINIMUM FRONTAGE	90 FEET	82.00 FEET (PLUM & ELM)	82.00 FEET (PLUM & ELM) N.C.
FRONT	25 FEET	0 FEET	0 FEET N.C.
SIDE	10 FEET	0.0 FEET (L) (ELM ST.) 21.5 FEET (R)	0.0 FEET (L) (ELM ST.) N.C. 20.6 FEET (R)
REAR	25 FEET	-0.07' FEET	-0.07' FEET N.C.
% LOT COVERAGE	25%	57.5%	57.9%
MAX BLD HEIGHT	35 FEET	21.34 FEET±	21.34 FEET± N.C.
% OPEN SPACE	40%	11%	105%

**NOTES:**

- FIELD SURVEY PERFORMED: SEPT. 7TH THRU 14TH, 2021
- THE CURRENT DEED DESCRIPTION FOR THE SUBJECT PROPERTY DOES NOT CLOSE FOR 0.56'. THE ORIGINAL DESCRIPTION CLOSURE WAS ACHIEVED BY HOLDING THE DISTANCES FOR THE TWO COURSES AT THE SOUTHWEST CORNER OF THE PROPERTY.
- THE ENTIRETY OF THE PROPERTY LIES IN ZONE "X" AS DEPICTED ON FEMA MAP 25009C0109F WITH AN EFFECTIVE DATE OF JULY 3, 2012
- OWNERSHIP OF ABUTTING LANDS ACCORDING TO CITY OF NEWBURYPORT ASSESSOR'S DEPARTMENT.
- ARCHITECTURAL DESIGN PROVIDED BY ALLSOPP DESIGN, INC..



SCALE in FEET  
1"=10'

EDx	ADJ. DESIGN TO ACTUAL	9-24-21	REV: 1
BY:	DESCRIPTION:	DATE:	REV: 0
DRAWING NO.:		25316 PPP.dwg	

**PROPOSED PLOT PLAN  
4 PLUM STREET  
IN  
NEWBURYPORT, MASSACHUSETTS  
ESSEX COUNTY**

PREPARED FOR:  
**ALSOPP DESIGN**

PREPARED BY:  
**HANCOCK ASSOCIATES**

ONE HARRIS STREET  
SUITE 3  
NEWBURYPORT, MA  
01950

Civil Engineers  
Land Surveyors  
Wetland Scientists  
TEL: 978-465-9992  
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RESEARCH: EDX
FIELD: CHA/AAM
CALCULATION: EDX
DRAFTING: EDX
CHECK: EDX
PROJ. MANAGER: EDX
DATE: SEPTEMBER 16, 2021
HANCOCK JOB# 25316
CRD FILE 25316.CRD
SHEET NO. 1 OF 1