

DISTRICT : R-2 (PRIMARY STRUCTURE)

	LOT AREA	STREET FRONTAGE	% LOT COVERAGE	OPEN SPACE	FRONT YARD	SIDE YARD	REAR YARD
REQUIRED	10,000 SF	90'	25% MAX.	40% MIN.	25'	10'	25'
EXISTING	9,361± SF	107.92'± (FORRESTER) 92.76'± (HIGH)	18.9% ±	60.7% ±	34.1'± (FORRESTER) 1.2'± (HIGH)	67.9'±	26.1'±
PROPOSED	9,361± SF	107.92'± (FORRESTER) 92.76'± (HIGH)	24.4% ±	57.5% ±	34.1'± (FORRESTER) 1.2'± (HIGH)	63.4'±	10.0'±

ZONING DISTRICT: R-2 & DCOD OVERLAY

ASSESSORS: MAP 66 LOT 7

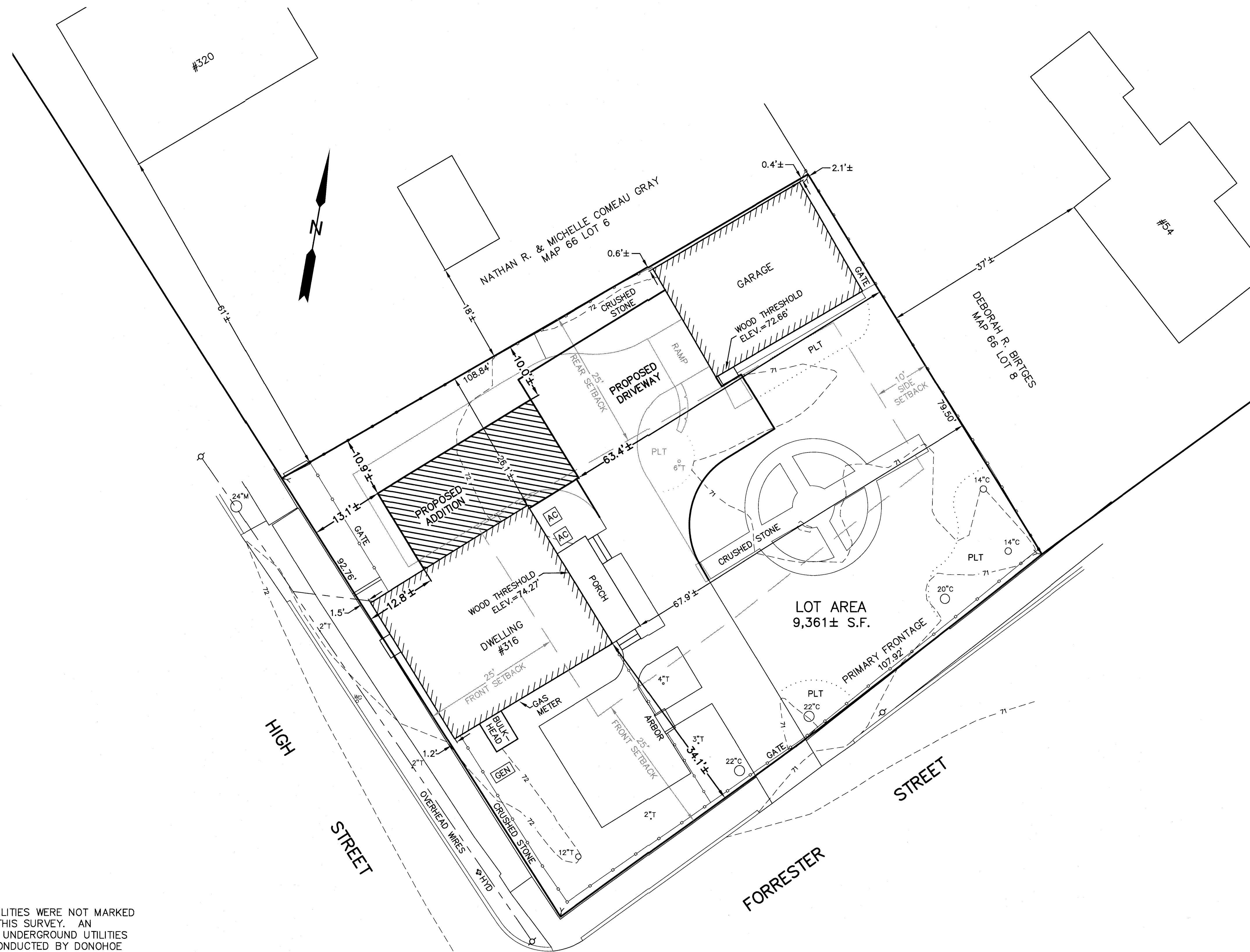
REFERENCE:

DEED - BK. 37306 PG. 176

VERTICAL DATUM: N.A.V.D. 1988

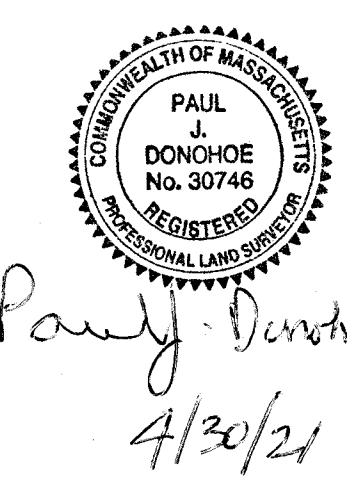
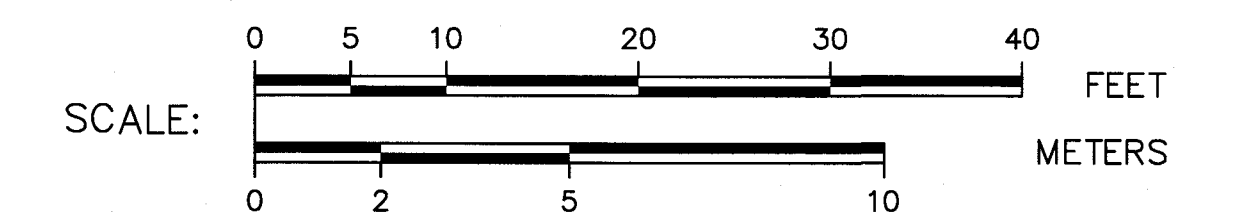
LEGEND & SYMBOLS

- AC AIR CONDITIONER
- ELEV. ELEVATION
- PLT PLANTED/GARDEN
- HYD HYDRANT
- T TREE
- M MAPLE
- C CHERRY
- GEN GENERATOR
- WG WATER GATE
- ∅ UTILITY POLE
- METAL FENCE
- WOOD FENCE
- RETAINING WALL



NOTE:

- UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF THIS SURVEY. AN INVESTIGATION OF UNDERGROUND UTILITIES HAS NOT BEEN CONDUCTED BY DONOHOE SURVEY, INC.
- DUE TO LACK OF DEFINITIVE RECORD DATA & MONUMENTS, LOT LINES ARE SHOWN APPROXIMATELY. BOUNDARY LINE AGREEMENTS ARE RECOMMENDED.
- ABUTTING BUILDINGS ARE SHOWN APPROX. BASED ON NEWBURYPORT GIS.



PROPOSED PLAN
#316 HIGH STREET
NEWBURYPORT, MA

PROPERTY OF
ARTHUR R. & VENETTA M. RUSSO

SCALE: 1" = 10' APRIL 30, 2021

DONOHOE SURVEY, INC.
363 BOSTON ST. TOPSFIELD, MA

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