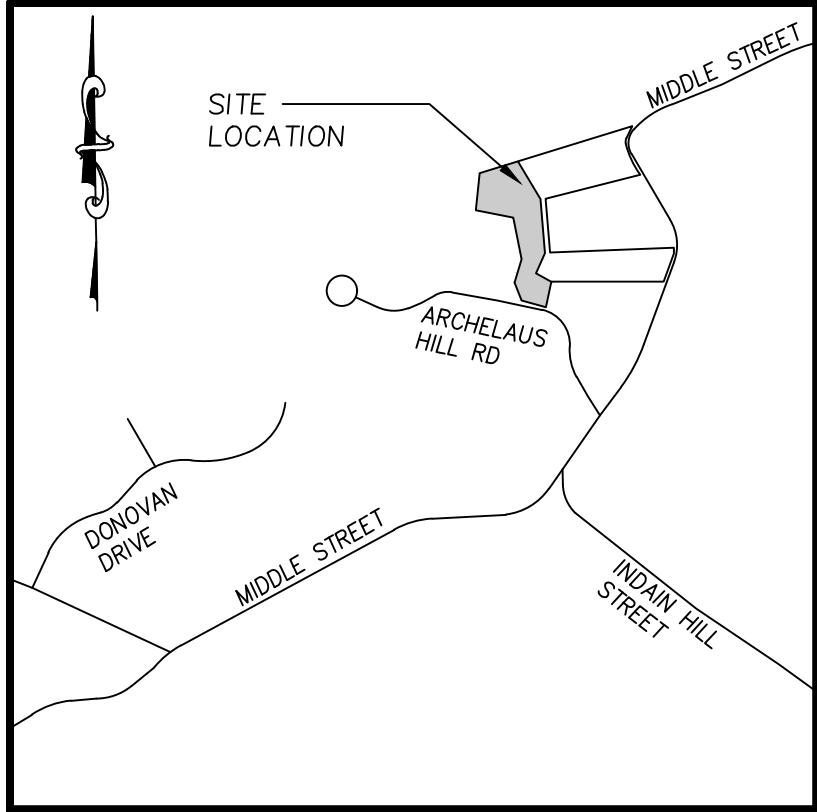




LOCUS MAP
SCALE: 1"=1200'

OWNER OF RECORD
GORMAN HOMES, LLC.

DEED REFERENCE
ESSEX COUNTY REGISTRY OF DEEDS
BOOK 36226 PAGE 543

PLAN REFERENCE
ESSEX COUNTY REGISTRY OF DEEDS
PLAN BOOK 461 PLAN 95
#299 BOOK 40632 PAGE 548 01/04/2022

ZONING TABLE

O MIDDLE STREET - ASSESSORS MAP R22, LOT 2
ZONING DISTRICT RES. B

REQUIRED

LOT AREA:	40,000 S.F.
LOT FRONTAGE:	200 FT.
C.B.A. :	75% MIN.
FRONT SETBACK:	40 FT.
SIDE SETBACK:	20 FT.
REAR SETBACK:	20 FT.
LOT COVERAGE:	30% MAX.
BLDG. COVERAGE:	25% MAX.
LOT WIDTH:	180 FT.
BUILDING HEIGHT:	35 FT.

**ZONING TABLE FOR
REDUCED FRONTAGE LOTS**

O MIDDLE STREET - ASSESSORS MAP R22, LOT 2
ZONING DISTRICT RES. B

	REQUIRED	PROPOSED
LOT AREA:	80,000 S.F.	145,327 S.F.
LOT FRONTAGE:	100 FT.	153 FT.
C.B.A. :	75% MIN.	89,711 S.F.
FRONT SETBACK:	40 FT.	66.1 FT.
SIDE SETBACK:	40 FT.	40.7 FT.
REAR SETBACK:	40 FT.	744 FT.
LOT COVERAGE:	30% MAX.	5.5%
BLDG. COVERAGE:	25% MAX.	3.1%
LOT WIDTH:	90 FT.	153.71 FT.
BUILDING HEIGHT:	35 FT.	35 FT.

WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH. 03290
(603) 734-4298
(DELINEATED ON: MARCH 30, 2020)

LEGEND

- 10" CALIPER OR LARGER TREES WITHIN R.O.W.
- D.H. DRILL HOLE
- I ROD IRON ROD
- FND. FOUND
- N/F NOW OR FORMERLY

R15
74A

ASSESSORS MAP#
PARCEL#

UTILITY NOTE

LOT C WILL BE SERVICED BY A
PRIVATE WELL AND SEPTIC SYSTEM.



APPROVED BY THE WEST NEWBURY PLANNING BOARD

DATE

NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR
UNWRITTEN EASEMENTS WHICH MAY EXIST. A
REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE
TO OBSERVE ANY APPARENT, VISIBLE USES OF THE
LAND; HOWEVER, THIS DOES NOT CONSTITUTE A
GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE CERTIFICATIONS SHOWN HEREON ARE NOT
INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP
OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT TOWN OF
WEST NEWBURY ASSESSORS RECORDS.

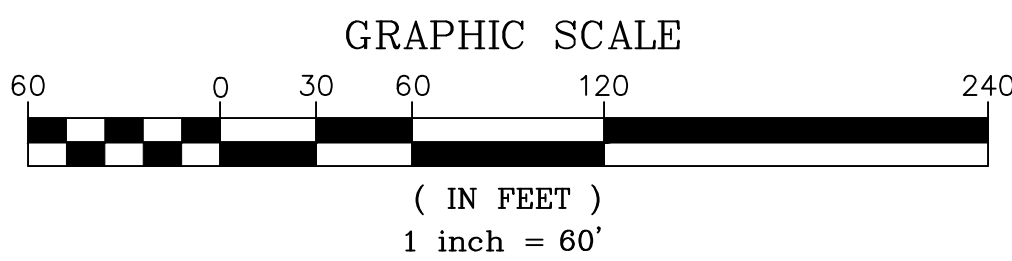
THE PARCEL SHOWN IS NOT LOCATED IN A FLOOD
HAZARD AREA AS DEPICTED ON FEMA PANELS
#25009C0112F & #25009C0116F, EFFECTIVE DATE
07-03-2012.

A REDUCED FRONTAGE LOT CREATED BY SPECIAL
PERMIT SHALL NOT BE FURTHER SUBDIVIDED, REDUCED
IN AREA, AND/OR CHANGED IN SIZE OR SHAPE. THE
PLANNING BOARD SHALL REQUIRE A RECORDED DEED
RESTRICTION SETTING FORTH THIS RESTRICTION IN
PERPETUITY.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON
THE GROUND BETWEEN AUGUST 12, 2019
AND SEPTEMBER 3, 2021.

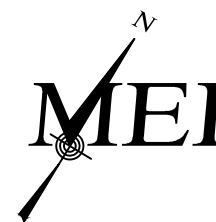
THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE
REGISTRY OF DEEDS.

PROFESSIONAL LAND SURVEYOR DATE



PREPARED FOR

GORMAN HOMES, LLC
P.O. BOX 130
NEWBURYPORT, MA 01950



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"=60'

DATE: JAN. 24, 2022

CALC. BY: S.R.C.

CHKD. BY: J.S.H.

PROJECT: M193511

SPECIAL PERMIT PLAN

FOR

REDUCED FRONTAGE LOT
AT

O MIDDLE STREET WEST NEWBURY, MA
(MAP R22, LOT 2)

LOT C

SHEET: 1 OF 1