

LOCUS MAP
NOT TO SCALE

ZONING

R-10 ZONING DISTRICT	GL ZONING DISTRICT
MIN. LOT AREA: 10,000 S.F.	MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80 FT.	MIN. LOT WIDTH: 80 FT.
MIN. FRONTAGE: 65 FT.	MIN. FRONTAGE: 65 FT.
BUILDING SETBACKS:	BUILDING SETBACKS:
FRONT YARD: 20 FT.	FRONT YARD: 10 FT.
SIDE YARD: 10 FT.	SIDE YARD: 15 FT.
REAR YARD: 20 FT.	REAR YARD: 15 FT.
MAX. BUILDING HEIGHT: 30 FT.	MAX. BUILDING HEIGHT: 40 FT.
MAX. ALLOWABLE LOT COVERAGE: 30%	MAX. ALLOWABLE LOT COVERAGE: 50%

PLAN REFERENCES DEED REFERENCES

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|--------------------------------------|------------------------|
| 1.) E.R.D.S.D. PLAN BOOK 103 PLAN 66 | 1.) BOOK 11710 PAGE 50 |
| 2.) E.R.D.S.D. PLAN BOOK 336 PLAN 74 | 2.) BOOK 11710 PAGE 48 |
| 3.) E.R.D.S.D. PLAN BOOK 280 PLAN 41 | |
| 4.) E.R.D.S.D. PLAN BOOK 436 PLAN 30 | |
| 5.) E.R.D.S.D. PLAN BOOK 332 PLAN 84 | |

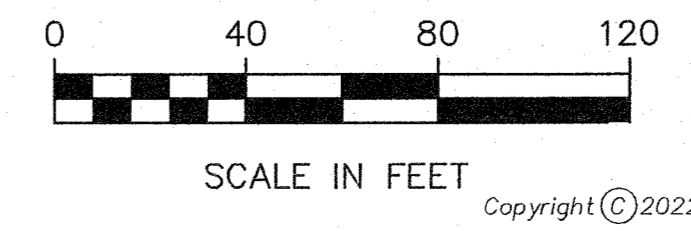
NOTES

- PROPERTY LINE INFORMATION BASED ON PLAN REFERENCES.
- ELEVATIONS SHOWN ARE BASED ON THE (N.A.V.D. 1988 DATUM).
- LOCATION AND SIZE OF SHOWN UTILITIES IS APPROXIMATE ONLY. CONTRACTOR TO VERIFY UTILITY CONNECTIONS WITH RESPECTIVE UTILITY COMPANIES AND GLOUCESTER D.P.W. PRIOR TO CONSTRUCTION. DIGSAFE SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION (1-888-344-7233).
- WETLANDS FLAGGED BY DeROSA ENVIRONMENTAL AND SURVEY LOCATED BY GATEWAY CONSULTANTS, INC.
- ALL CONSTRUCTION ACTIVITY WITHIN 100 FEET OF A WETLAND OR RESOURCE AREA REQUIRES FILING IN ACCORDANCE WITH THE WETLAND PROTECTION ACT M.G.L. 131 SECTION 40.

BENCHMARK
TOP OF NAIL SET IN PAVEMENT
ELEV.=43.30 (N.A.V.D. 88 Datum)

LEGEND

EXISTING STONE WALL	
EXISTING CONTOURS	
EXISTING WATER GATE VALVE	
APPROXIMATE EXISTING WATER LINE	
EXISTING LEDGE	
EXISTING SEWER MANHOLE	
EDGE OF WETLANDS	
WETLAND FLAG	
WETLANDS	



REVISIONS TO PLAN	
DESCRIPTION	DATE

EXISTING CONDITIONS PLAN

ASSESSOR'S MAPS 263 & 264
PARCELS 28 & 2
108R & 112R EASTERN AVENUE
GLOUCESTER, MA
PREPARED FOR
MELISSA & CHRISTOPHER SALLAH
4 PEBBLE PATH
GLOUCESTER, MA 01930

GATEWAY CONSULTANTS, INC.
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