

ZONING TABLE	PROVIDED
MINIMUM LOT AREA	10,000 S.F.
LOT AREA (PROPOSED)	75 F.I.
FRONT SETBACK	25 F.I.
SIDE SETBACK	10 F.I.
REAR SETBACK	20 F.I.
USABLE OPEN SPACE	40%
MAX BUILDING COVERAGE	25%
MAX FLOOR AREA RATIO	45%

PLAN INTENT:
TO KEEP THE EXISTING LOTS AS IS AND SHOW THE MAXIMUM ALLOWABLE BUILDING FOOTPRINT FOR EACH LOT (25% OF TOTAL LOT AREA). TOTAL FLOOR AREA OF EACH BUILDING NOT TO EXCEED 45% OF TOTAL LOT AREA.

ASSESSORS:
MAP 12D, LOT 41

ZONING:
RESIDENTIAL R-2

REFERENCES:
DEED BOOK 1736, PAGE 204

RECORD OWNER:
UNITED STATES GOVERNMENT
US ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA 01742

Existing Houses are 1272 sq ft



LEGEND

SURFACE CONTOUR
EDGE OF PAVEMENT
BUILDING, LIGHT, STEPS & OVERHANG
ACCESS EASEMENT
CURB
SIDEWALK
CHAIN LINK FENCE
WOOD FENCE
EDGE OF WOODED AREA
SEWER MANHOLE
FIRE HYDRANT
EXISTING UTILITY POLE WITH DESIGNATION
OVERHEAD WIRES AND GUY POLE
SPOT ELEVATION
REINFORCED CONCRETE PIPE
RECORD
CALCULATED
RECORD AND HELD
FIELD MEASURED
DRILL HOLE
DRILL HOLE IN CONCRETE BOUND
DRILL HOLE IN STONE BOUND
IRON PIPE
IRON ROD
MASS HIGHWAY BOUND
ESCUTCHEON PIN IN A LEAD PLUG
ESSEX COUNTY STONE BOUND
CENTER BACK

LOCATION BENCH MARKS	
N.A.V.D. OF 1988	
LOCATION	ELEV.
1 - BOLT OVER MAIN OUTLET	36.87'
2 - BOLT OVER MAIN OUTLET	49.59'
3 - BOLT OVER MAIN OUTLET	47.11'

NOTES:

- ELEVATIONS SHOWN HEREON ARE DERIVED FROM GLOBAL POSITIONING SYSTEM (G.P.S.) SATELLITE OBSERVATIONS, POST PROCESSED TO THE MAINE TECHNICAL SOURCES BASE STATION IN WOBURN, MA AND TRANSFORMED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD OF 1988).
- COORDINATE VALUES SHOWN HEREON ARE DERIVED FROM G.P.S. SATELLITE OBSERVATIONS ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) TRANSFORMED TO THE MASSACHUSETTS STATE PLANE SYSTEM.
- UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- THIS PLAN IS A REDIVISION OF LOTS 1, 2, 3, 4, 5 AND 10.
- PROPOSED DWELLINGS SHOWN HEREON AREA INTENDED TO SHOW THE INTENDED LOCATIONS AND DO NOT NECESSARILY REFLECT THE FINAL SIZE AND LOCATION.
- EASEMENT FROM PLAN BY THOMAS WORCESTER INC. DATED 3/27/57.

SCALE: 1" = 30'

Castle Rd, Gardner Rd & Goddard Rd
Nahant, Massachusetts 01908

PREPARED FOR:

ASSOCIATES

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

1 JPC	WT	1/4/19	REVISED SIDEWALK
NO.	BY	APP	DATE
DATE:	8/30/18	DRAWN BY:	JPC
SCALE:	AS SHOWN	CHECK BY:	VVT

**CONCEPT PLAN
OF LAND IN
NAHANT, MA**

PLOT DATE: Jan 17, 2019 2:24 pm
PLOT: F:\Gis 3D Projects\11376 - Town of Nahant - Nahant\dwg\11376.dwg
DWG: 11376 option B.dwg
LAYOUT: Sheet1
SHEET: 1 OF 1
PROJECT NO.: 11376