MERIDIAN FROM MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83)

ZONING TABLE	REQUIRED
MINIMUM LOT AREA	10,000 S.F.
LOT AREA FRONTAGE	75 FT.
FRONT SETBACK	25 FT.
SIDE SETBACK	10 FT.
REAR SETBACK	20 FT.
USEABLE OPEN SPACE	40%
MAX BUILDING COVERAGE	25%
MAX FLOOR AREA RATIO	45%

PLAN INTENT:

LOTS 1–4 AND 8–9 TO SATISFY MINIMUM LOT AREA OF 10,000 S.F., LOT 10 TO BE REMAINING AREA, MAXIMIZE LOTS 5–7, LOTS 11 & 12 TO REMAIN AS IS.

ASSESSORS:

MAP 12D, LOT 41

ZONING:

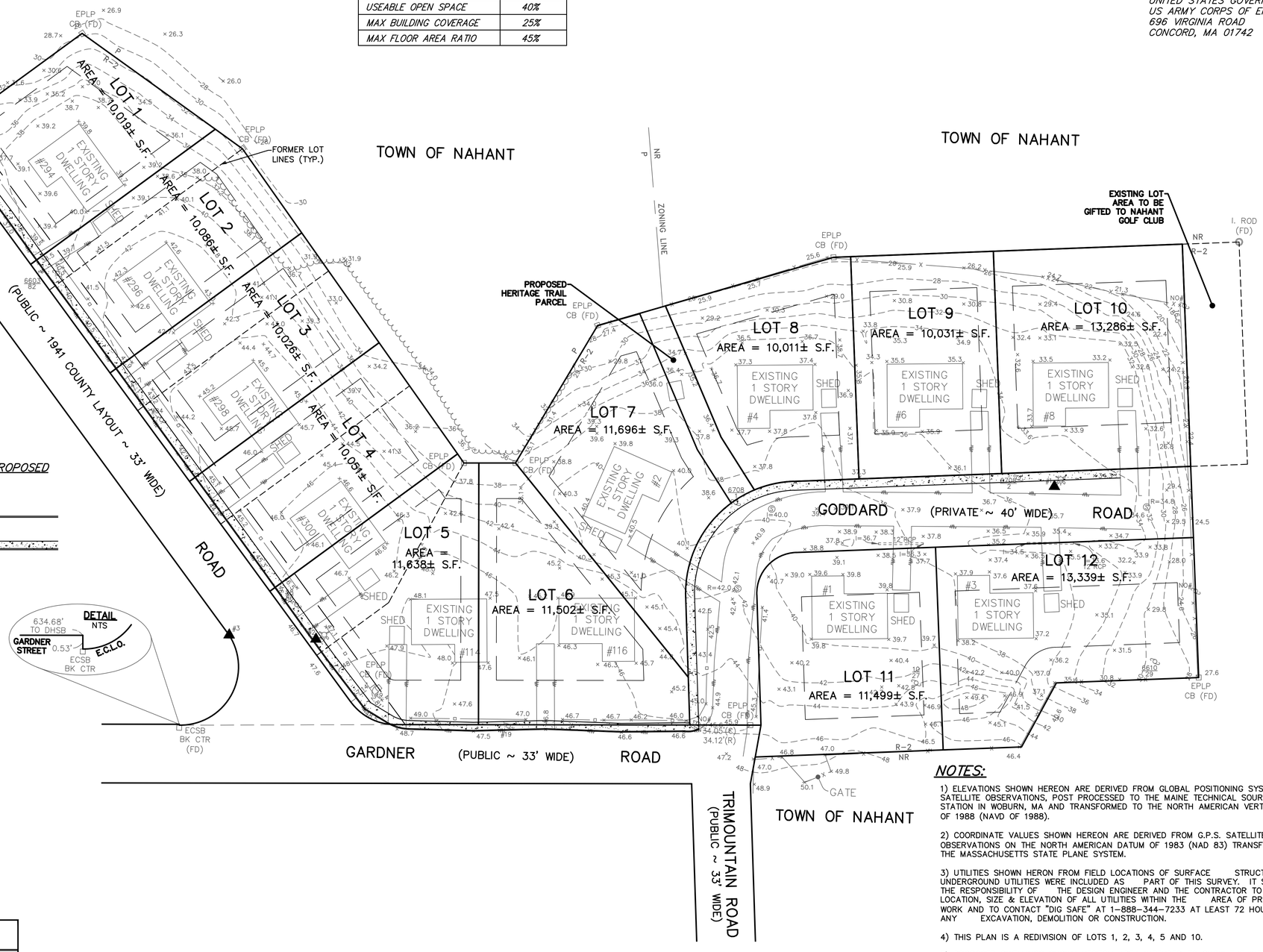
RESIDENTIAL R–2

REFERENCES:

DEED BOOK 1736, PAGE 204

RECORD OWNER:

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



LEGEND

EXISTING		PROPOSED
32	SURFACE CONTOUR	
	EDGE OF PAVEMENT	
	CURB	
	BUILDING, LIGHT, STEPS & OVERHANG	
	SIDEWALK	
x x x	ACCESS EASEMENT	
	CHAIN LINK FENCE	
	WOOD FENCE	
	EDGE OF WOODED AREA	
S	SEWER MANHOLE	
	FIRE HYDRANT	
#181 OHW	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	
× 33.2	SPOT ELEVATION	
RCP	REINFORCED CONCRETE PIPE	
(R)	RECORD	
(C)	CALCULATED	
(R/H)	RECORD AND HELD	
(M)	FIELD MEASURED	
DH	DRILL HOLE	
DHCB	DRILL HOLE IN CONCRETE BOUND	
DHSB	DRILL HOLE IN STONE BOUND	
I.PIPE	IRON PIPE	
I.ROD	IRON ROD	
MHB	MASS HIGHWAY BOUND	
EPLP	ESCUTCHEON PIN IN A LEAD PLUG	
ECSB	ESSEX COUNTY STONE BOUND	
CTR. BK.	CENTER BACK	

▲	ELEVATION BENCH MARKS DATUM: N.A.V.D. OF 1988	
NO.	DESCRIPTION	ELEV.
1.	HYDRANT – BOLT OVER MAIN OUTLET	36.87'
2.	HYDRANT – BOLT OVER MAIN OUTLET	49.59'
3.	TOP LEFT OUTSIDE COR. LOWER SLATE STEP	47.11'

NOTES:

1) 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).

2) 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.

3) UTILITIES SHOWN HERON 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.

4) THIS PLAN IS A REDIVISION OF LOTS 1, 2, 3, 4, 5 AND 10.

5) PROPOSED DWELLINGS SHOWN HEREON AREA INTENDED TO SHOW THE INTENDED LOCATIONS AND DO NOT NECESSARILY REFLECT THE FINAL SIZE AND LOCATION.

6) EASEMENT FROM PLAN BY THOMAS WORCESTER INC. DATED 3/27/57.

SCALE: 1" = 30'

0 30 60 120

FORT RUCKMAN BARRACKS

OPTION A

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

PREPARED FOR:

TOWN OF NAHANT

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Landscape Architects

Environmental Consultants

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

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	JPC	VVT	1/4/19	REVISED SIDEWALK

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 2:27 pm
PATH: F:\Civil 3D Projects\11376 – Town of Nahant – Nahant\dwg\dwg

DWG: 11376 option A.dwg
LAYOUT: Sheet1
SHEET: 1 OF 1

1

PROJECT NO.: 11376