

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:
 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

FORT RUCKMAN BARRACKS

OPTION B

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

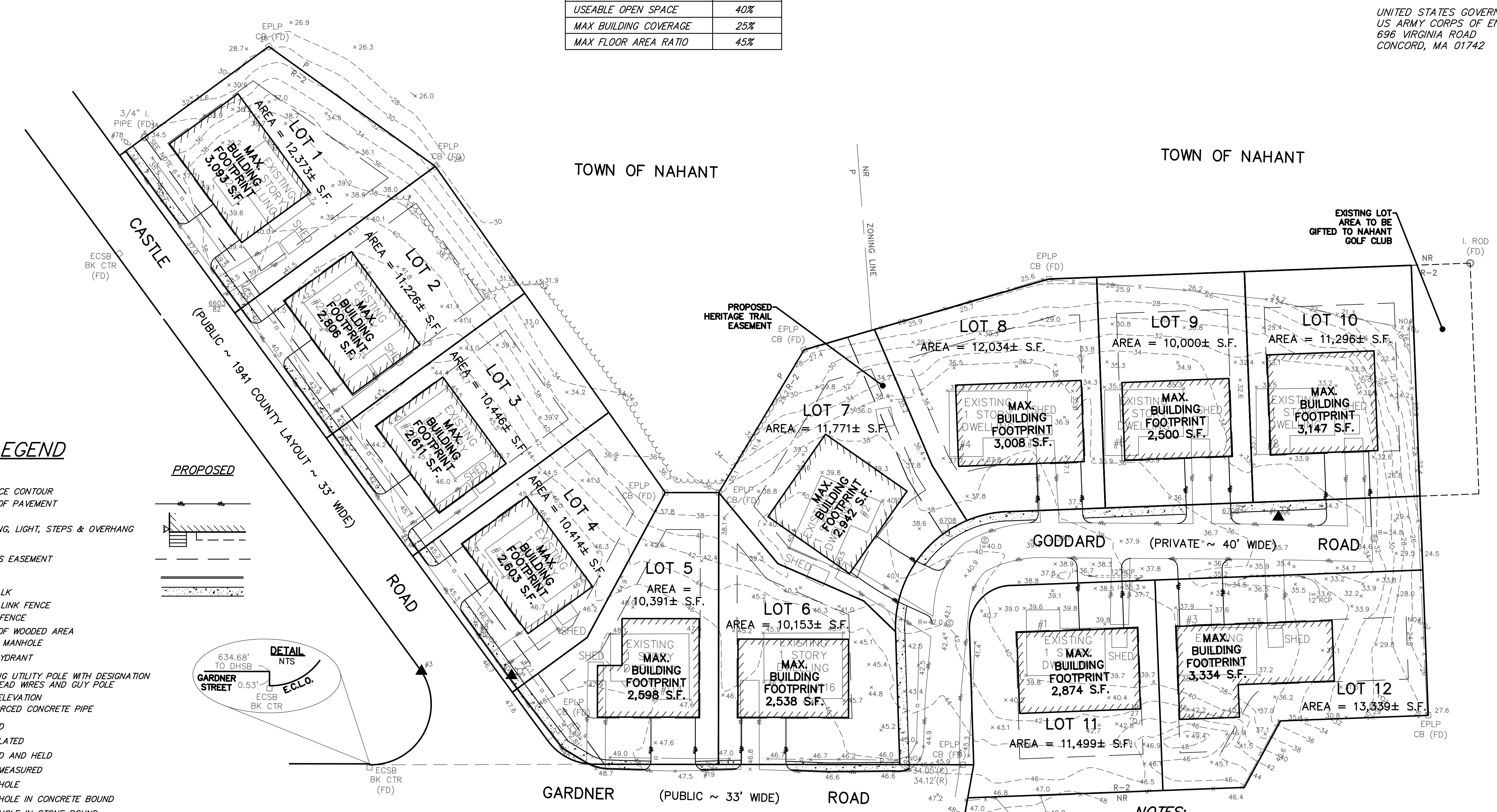
PREPARED FOR:

TOWN OF NAHANT

HANCOCK ASSOCIATES

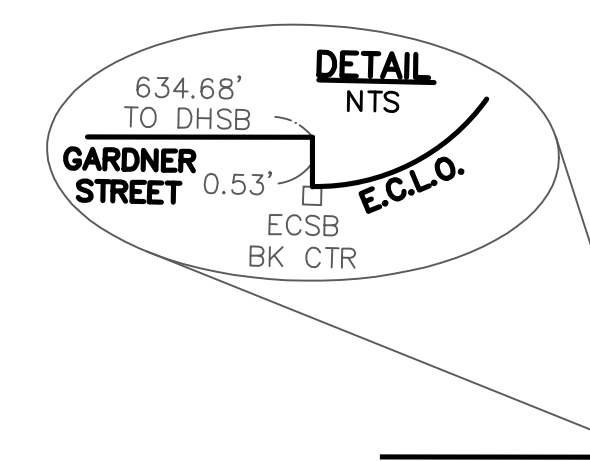
Civil Engineers
 Land Surveyors
 Landscape Architects
 Environmental Consultants

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



LEGEND

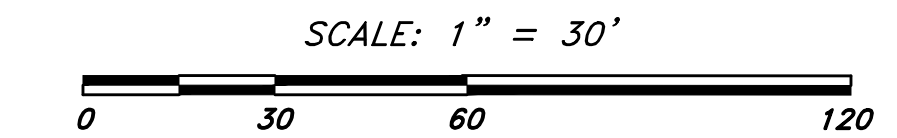
	EXISTING SURFACE CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING, LIGHT, STEPS & OVERHANG
	EXISTING ACCESS EASEMENT
	EXISTING CURB
	EXISTING SIDEWALK
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING EDGE OF WOODED AREA
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE WITH DESIGNATION
	EXISTING 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



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:**
- 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.



1	JPC	VWT	1/4/19	REVISED SIDEWALK
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	8/30/18	DRAWN BY:	JPC	
SCALE:	AS SHOWN	CHECK BY:	VWT	

CONCEPT PLAN OF LAND IN NAHANT, MA

PLT DATE: Jun 17, 2019 2:24 pm
 PATH: 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