



2021 MALSCCE Plan Contest

Entries are divided into Five Categories:

ALTA/NSPS Land Title Survey, Cadastral, Data Accumulation/Existing Conditions Plan, Engineering Site Plan, and Land Court.

Judging:

Plans will be judged on compliance with the effective 250CMR, Section 6, based on plan date. The plan will also be judged on the following:

- Overall readability, appearance, neatness, balance, and consistency.
- Completeness (dimensions, labels, references, monuments, etc.)
- Qualifying notes or statements (clearly and understandably stated).
- Well defined and descriptive title block.
- Appropriate seals and signatures.

Voting will take place on Survey Monkey:

<https://www.surveymonkey.com/r/2021MALSCCEPLANCONTEST>



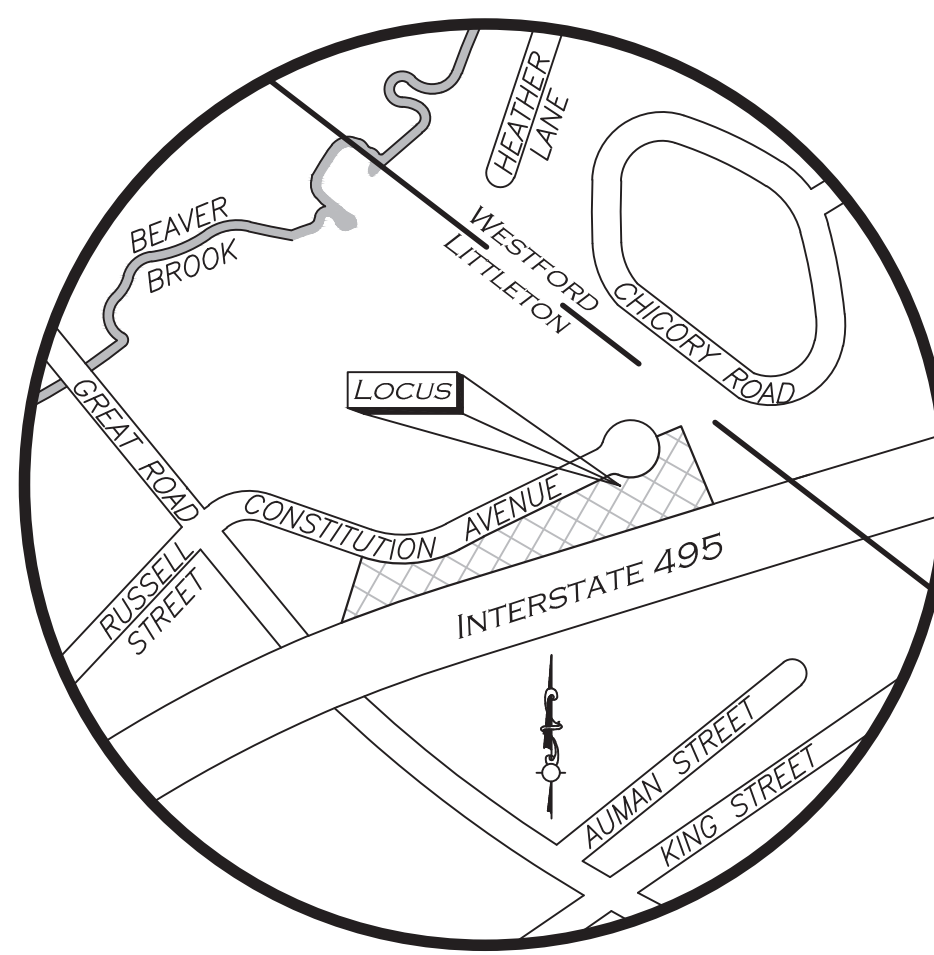
ALTA/NSPS Land Title Surveys

ALTA 1: ALLEN AND MAJOR ALTA PLAN

ALTA 2: HANCOCK ASSOCIATES ALTA PLAN 1

ALTA 3: HANCOCK ASSOCIATES ALTA PLAN 2

ALTA 4: FELDMAN ALTA PLAN



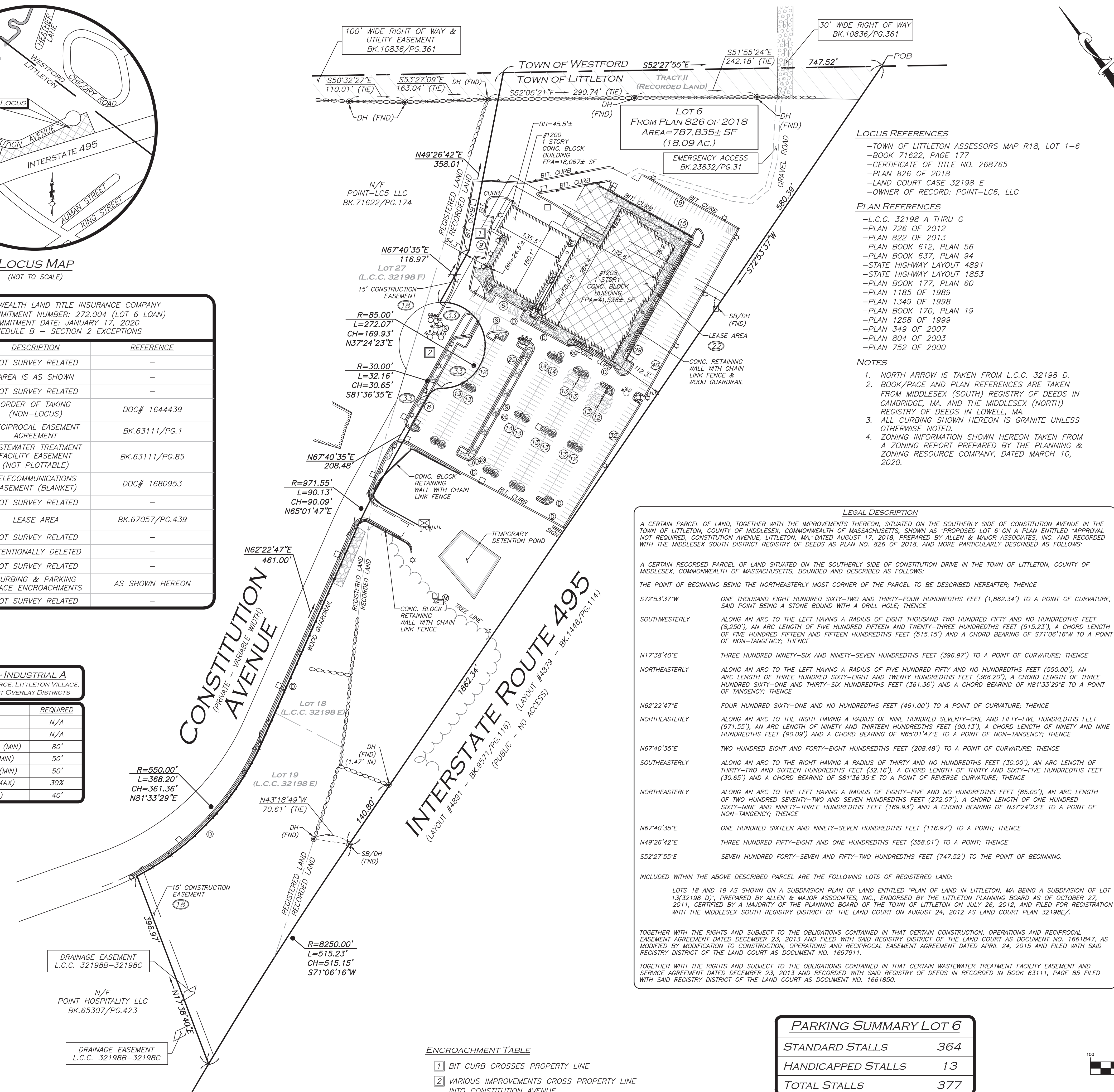
LOCUS MAP
(NOT TO SCALE)

COMMONWEALTH LAND TITLE INSURANCE COMPANY
ALTA COMMITMENT NUMBER: 272.004 (LOT 6 LOAN)
COMMITMENT DATE: JANUARY 17, 2020
SCHEDULE B - SECTION 2 EXCEPTIONS

ITEM NUMBER	DESCRIPTION	REFERENCE
1-5	NOT SURVEY RELATED	-
6	AREA IS AS SHOWN	-
7-16	NOT SURVEY RELATED	-
17	ORDER OF TAKING (NON-LOCUS)	DOC# 1644439
18	RECIPROCAL EASEMENT AGREEMENT	BK.63111/PG.1
19	WASTEWATER TREATMENT FACILITY EASEMENT (NOT PLOTTABLE)	BK.63111/PG.85
20	TELECOMMUNICATIONS EASEMENT (BLANKET)	DOC# 1680953
21	NOT SURVEY RELATED	-
22	LEASE AREA	BK.67057/PG.439
23-24	NOT SURVEY RELATED	-
25-26	INTENTIONALLY DELETED	-
27-32	NOT SURVEY RELATED	-
33	CURBING & PARKING SPACE ENCROACHMENTS	AS SHOWN HEREON
34	NOT SURVEY RELATED	-

ZONING TABLE - INDUSTRIAL A
ACQUIPIER/WATER RESOURCE, LITTLETON VILLAGE, & BEAVER BROOK WEST OVERLAY DISTRICTS

ITEM	REQUIRED
LOT AREA (MIN)	N/A
LOT FRONTAGE (MIN)	N/A
FRONT YARD SETBACK (MIN)	80'
SIDE YARD SETBACK (MIN)	50'
REAR YARD SETBACK (MIN)	50'
BUILDING COVERAGE (MAX)	30%
BUILDING HEIGHT (MAX)	40'



- LOCUS REFERENCES**
- TOWN OF LITTLETON ASSESSORS MAP R18, LOT 1-6
 - BOOK 71622, PAGE 177
 - CERTIFICATE OF TITLE NO. 268765
 - PLAN 826 OF 2018
 - LAND COURT CASE 32198 E
 - OWNER OF RECORD: POINT-LC6, LLC

- PLAN REFERENCES**
- L.C.C. 32198 A THRU G
 - PLAN 726 OF 2012
 - PLAN 826 OF 2013
 - PLAN BOOK 612, PLAN 56
 - PLAN BOOK 637, PLAN 94
 - STATE HIGHWAY LAYOUT 4891
 - STATE HIGHWAY LAYOUT 1853
 - PLAN BOOK 177, PLAN 60
 - PLAN 1185 OF 1989
 - PLAN 1349 OF 1998
 - PLAN BOOK 170, PLAN 19
 - PLAN 1258 OF 1999
 - PLAN 349 OF 2007
 - PLAN 804 OF 2003
 - PLAN 752 OF 2000

- NOTES**
1. NORTH ARROW IS TAKEN FROM L.C.C. 32198 D.
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA, AND THE MIDDLESEX (NORTH) REGISTRY OF DEEDS IN LOWELL, MA.
 3. ALL CURBING SHOWN HEREON IS GRANITE UNLESS OTHERWISE NOTED.
 4. ZONING INFORMATION SHOWN HEREON TAKEN FROM A ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, DATED MARCH 10, 2020.

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF CONSTITUTION AVENUE IN THE TOWN OF LITTLETON, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

A CERTAIN RECORDED PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF CONSTITUTION DRIVE IN THE TOWN OF LITTLETON, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE NORTHEASTERLY MOST CORNER OF THE PARCEL TO BE DESCRIBED HEREFTER; THENCE

S72°53'37"W ONE THOUSAND EIGHT HUNDRED SIXTY-TWO AND THIRTY-FOUR HUNDREDTHS FEET (1,862.34') TO A POINT OF CURVATURE, SAID POINT BEING A STONE BOUND WITH A DRILL HOLE; THENCE

SOUTHWESTERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS OF EIGHT THOUSAND TWO HUNDRED FIFTY AND NO HUNDREDTHS FEET (8,250'), AN ARC LENGTH OF FIVE HUNDRED FIFTEEN AND TWENTY-THREE HUNDREDTHS FEET (515.23'), A CHORD LENGTH OF FIVE HUNDRED FIFTEEN AND FIFTEEN HUNDREDTHS FEET (515.15') AND A CHORD BEARING OF S71°06'16"W TO A POINT OF NON-TANGENCY; THENCE

N17°38'40"E THREE HUNDRED NINETY-SIX AND NINETY-SEVEN HUNDREDTHS FEET (396.97') TO A POINT OF CURVATURE; THENCE

NORTHEASTERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS OF FIVE HUNDRED FIFTY AND NO HUNDREDTHS FEET (550.00'), AN ARC LENGTH OF THREE HUNDRED SIXTY-EIGHT AND TWENTY HUNDREDTHS FEET (368.20'), A CHORD LENGTH OF THREE HUNDRED SIXTY-ONE AND THIRTY-SIX HUNDREDTHS FEET (361.36') AND A CHORD BEARING OF N81°33'29"E TO A POINT OF TANGENCY; THENCE

N62°22'47"E FOUR HUNDRED SIXTY-ONE AND NO HUNDREDTHS FEET (461.00') TO A POINT OF CURVATURE; THENCE

NORTHEASTERLY ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF NINE HUNDRED SEVENTY-ONE AND FIFTY-FIVE HUNDREDTHS FEET (971.55'), AN ARC LENGTH OF NINETY AND THIRTEEN HUNDREDTHS FEET (90.13'), A CHORD LENGTH OF NINETY AND NINE HUNDREDTHS FEET (90.09') AND A CHORD BEARING OF N65°01'47"E TO A POINT OF NON-TANGENCY; THENCE

N67°40'35"E TWO HUNDRED EIGHT AND FORTY-EIGHT HUNDREDTHS FEET (208.48') TO A POINT OF CURVATURE; THENCE

SOUTHEASTERLY ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF THIRTY AND NO HUNDREDTHS FEET (30.00'), AN ARC LENGTH OF THIRTY-TWO AND SIXTEEN HUNDREDTHS FEET (32.16'), A CHORD LENGTH OF THIRTY AND SIXTY-FIVE HUNDREDTHS FEET (30.65') AND A CHORD BEARING OF S81°36'35"E TO A POINT OF REVERSE CURVATURE; THENCE

NORTHEASTERLY ALONG AN ARC TO THE LEFT HAVING A RADIUS OF EIGHTY-FIVE AND NO HUNDREDTHS FEET (85.00'), AN ARC LENGTH OF TWO HUNDRED SEVENTY-TWO AND SEVEN HUNDREDTHS FEET (272.07'), A CHORD LENGTH OF ONE HUNDRED SIXTY-NINE AND NINETY-THREE HUNDREDTHS FEET (169.93') AND A CHORD BEARING OF N37°24'23"E TO A POINT OF NON-TANGENCY; THENCE

N67°40'35"E ONE HUNDRED SIXTEEN AND NINETY-SEVEN HUNDREDTHS FEET (116.97') TO A POINT; THENCE

N49°26'42"E THREE HUNDRED FIFTY-EIGHT AND ONE HUNDREDTHS FEET (358.01') TO A POINT; THENCE

S52°27'55"E SEVEN HUNDRED FORTY-SEVEN AND FIFTY-TWO HUNDREDTHS FEET (747.52') TO THE POINT OF BEGINNING.

INCLUDED WITHIN THE ABOVE DESCRIBED PARCEL ARE THE FOLLOWING LOTS OF REGISTERED LAND:

LOTS 18 AND 19 AS SHOWN ON A SUBDIVISION PLAN OF LAND ENTITLED "PLAN OF LAND IN LITTLETON, MA BEING A SUBDIVISION OF LOT 13(32198 D)", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ENDORSED BY THE LITTLETON PLANNING BOARD AS OF OCTOBER 27, 2011, CERTIFIED BY A MAJORITY OF THE PLANNING BOARD OF THE TOWN OF LITTLETON ON JULY 26, 2012, AND FILED FOR REGISTRATION WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 826 OF 2018, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH THE RIGHTS AND SUBJECT TO THE OBLIGATIONS CONTAINED IN THAT CERTAIN CONSTRUCTION, OPERATIONS AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 23, 2013 AND FILED WITH SAID REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 1661847, AS MODIFIED BY MODIFICATION TO CONSTRUCTION, OPERATIONS AND RECIPROCAL EASEMENT AGREEMENT DATED APRIL 24, 2015 AND FILED WITH SAID REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 1697911.

TOGETHER WITH THE RIGHTS AND SUBJECT TO THE OBLIGATIONS CONTAINED IN THAT CERTAIN WASTEWATER TREATMENT FACILITY EASEMENT AND SERVICE AGREEMENT DATED DECEMBER 23, 2013 AND RECORDED WITH SAID REGISTRY OF DEEDS IN RECORDED IN BOOK 63111, PAGE 85 FILED WITH SAID REGISTRY DISTRICT OF THE LAND COURT AS DOCUMENT NO. 1661850.

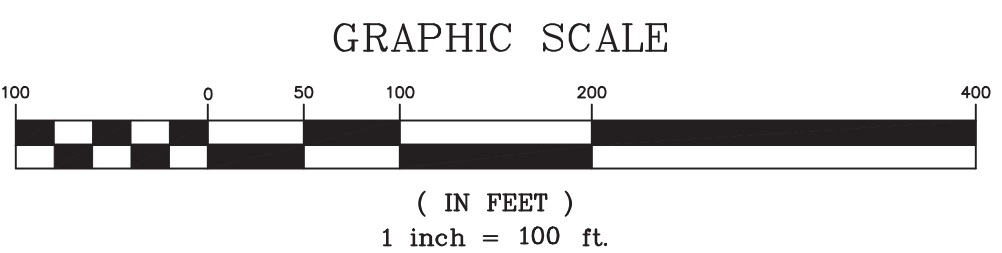
PARKING SUMMARY LOT 6

STANDARD STALLS	364
HANDICAPPED STALLS	13
TOTAL STALLS	377

- ENCROACHMENT TABLE**
- 1 BIT CURB CROSSES PROPERTY LINE
 - 2 VARIOUS IMPROVEMENTS CROSS PROPERTY LINE INTO CONSTITUTION AVENUE.

LEGEND

- DRILL HOLE (DH)
- BOUND
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- CATCH BASIN
- ROUND CATCH BASIN (RCB)
- GUY WIRE
- FIRE HYDRANT
- WATER GATE
- GAS GATE
- INVERT (INV)
- FLARED END SECTION
- LIGHT
- AREA DRAIN
- TREE
- SIGN
- MAILBOX
- TRANSFORMER
- WELL
- MONITOR WELL
- HAND HOLE
- HANDICAPPED PARKING SPACE
- IRRIGATION CONTROL VALVE
- PARKING SPACE COUNT
- CABLE BOX
- TELEPHONE BOX
- ELECTRIC BOX
- GAS METER
- ELECTRIC METER
- LANDSCAPE AREA
- CONCRETE
- RIP-RAP
- EASEMENT LINE
- PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- STONE WALL
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB
- EDGE OF WATER
- CHAIN LINK FENCE
- FOOTPRINT AREA FPA
- CONCRETE CONC.
- BITUMINOUS BIT.
- CONCRETE BOUND W/DRILL HOLE CB/DH
- STONE BOUND W/DRILL HOLE SB/DH
- MASS HIGHWAY BOUND MHB
- FOUND FND
- POINT OF BEGINNING POB
- NOW OR FORMERLY N/F
- BOOK BK.
- PAGE PG.
- DOCUMENT DOC
- LAND COURT L.C.



TO: LITTLETON COMMERCIAL INVESTMENTS, LLC
POINT-LC6, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, LERNER & HOLMES PC, ROCKLAND TRUST COMPANY, A MASSACHUSETTS TRUST COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS, AND NO OTHERS.

THIS IS TO CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON OR BETWEEN SEPTEMBER 14, 2011 AND FEBRUARY 11, 2020. THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16 (NONE OBSERVED), 17 (NOTE THAT THE SURVEYOR HAS BEEN MADE AWARE OF - NOT RESEARCHED), AND 20 OF TABLE A THEREOF. THE SUBJECT PREMISES IS LOCATED IN ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF LITTLETON MASSACHUSETTS MIDDLESEX COUNTY COMMUNITY PANEL NUMBER 250200 2367 HAVING AN EFFECTIVE DATE OF JULY 7, 2014. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF LITTLETON ASSESSORS INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF TO THE ABOVE NAMED PARTIES AND NO OTHERS.

ALLEN & MAJOR ASSOCIATES, INC.

MAR 31, 2020

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

NORMAN LIPSTEIN
No. 28446
Professional Land Surveyor

03/31/20

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
LITTLETON COMMERCIAL INVESTMENTS, LLC
321A SCHOOL STREET
MANSFIELD, MA 02048

PROJECT:
"THE POINT"
CONSTITUTION AVENUE
LITTLETON, MA

PROJECT NO. 1735-02A DATE: 03/31/2020

SCALE: 1" = 100' DWG. NAME: 1735-02A-ALTA106

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

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DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY SHEET No. 1

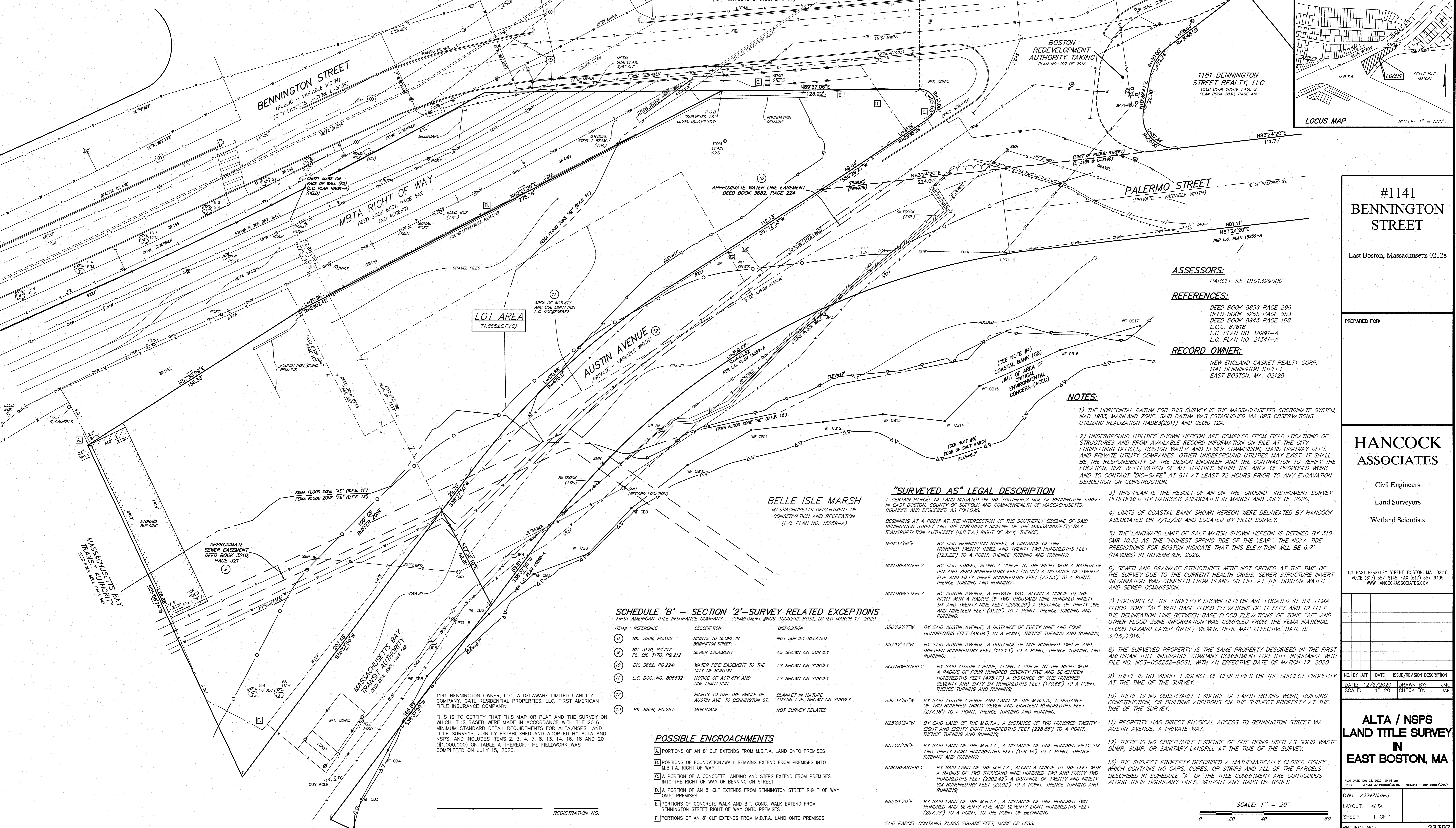
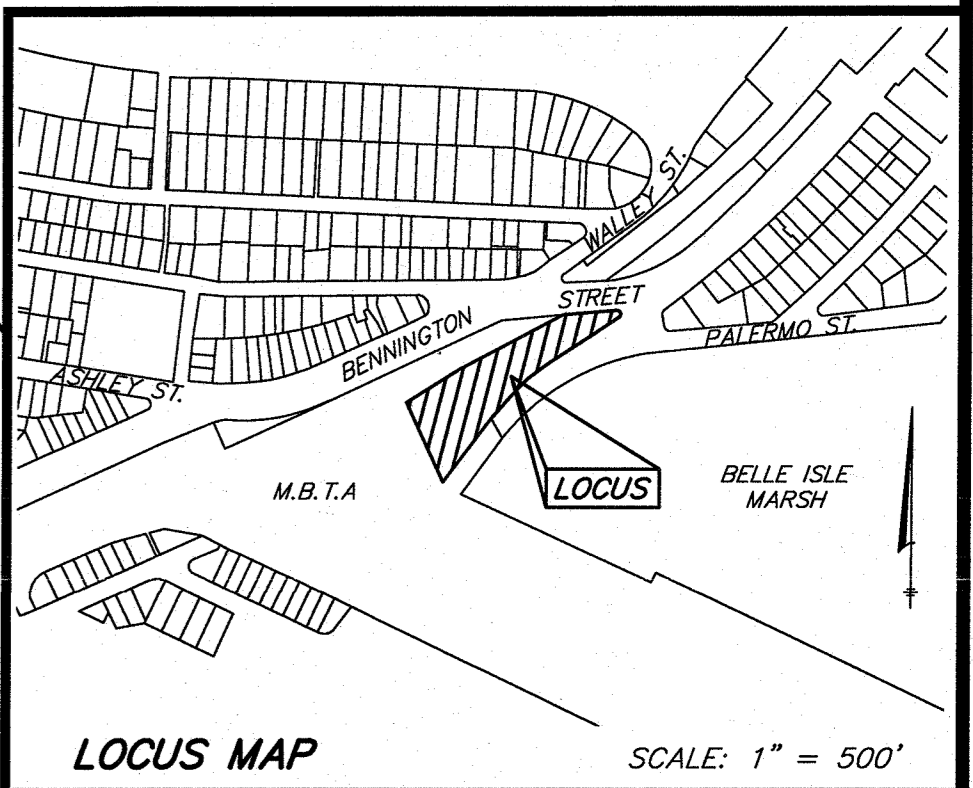
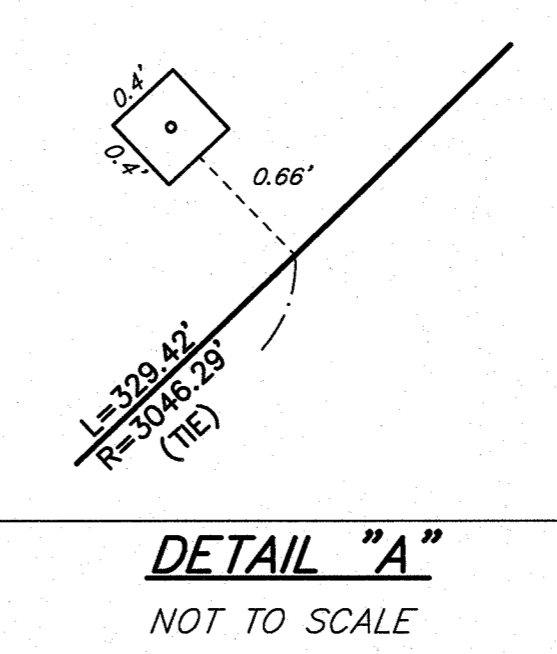
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LEGEND

- 3/4 --- SURFACE CONTOUR
STONE WALL
METAL GUARDRAIL
EDGE OF PAVEMENT
CHAIN LINK FENCE
WIRE FENCE
WOOD FENCE
CURB
EDGE OF WOODED AREA
SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
MANHOLE & ROUND CATCHBASIN
WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
GAS MAIN WITH SIZE & GATE VALVE
EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
RETAINING WALL
LIMIT OF COASTAL BANK (CB)
LIMIT OF AREA OF CRITICAL CONCERN (ACEC) WITH FLAG NUMBER
LIMIT OF 100-FOOT BUFFER ZONE
EDGE OF SALT MARSH (ELEV=6.7')
FEMA FLOOD ZONE "AE" (FROM SURVEY)
FEMA FLOOD ZONE "AE" (FROM FEMA NFWP VIEWER)

RECORD LEGAL DESCRIPTION

PARCEL 1 (SEE SIMPLE). THAT CERTAIN PARCEL OF LAND SITUATED IN THAT PART OF BOSTON CALLED EAST BOSTON IN THE COUNTY OF SUFFOLK AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: NORTHERLY ONE HUNDRED TWENTY THREE AND 22/100 (123.22) FEET, EASTERLY TWENTY-FIVE AND 53/100 (25.53) FEET, AND SOUTHEASTERLY EIGHTY AND 23/100 (80.23) FEET BY THE SOUTHERLY, WESTERLY AND NORTHWESTERLY LINES OF BENNINGTON STREET; SOUTHEASTERLY BY AUSTIN AVENUE THREE HUNDRED TWELVE AND 49/100 (312.49) FEET, AND SOUTHWESTERLY ONE HUNDRED FIFTY-ONE AND 76/100 (151.76) FEET, AND NORTHWESTERLY TWO HUNDRED SEVENTY-FIVE AND 78/100 (275.78) FEET BY LAND NOW OR FORMERLY OF THE TRUSTEES OF THE FIRST NARROW GAUGE TRUST CO. ALL OF SAID BOUNDARIES ARE DETERMINED BY THE POINT TO BE LOCATED AS SHOWN ON A PLAN DRAWN BY WHITMAN & HOWARD, CIVIL ENGINEERS, DATED FEBRUARY 4, 1944, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE AS PLAN NO. 18991-A, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE OF TITLE NO. 45136.



#1141 BENNINGTON STREET
East Boston, Massachusetts 02128

ASSESSORS:
REFERENCES:
RECORD OWNER:
NEW ENGLAND CASKET REALTY CORP.
1141 BENNINGTON STREET
EAST BOSTON, MA, 02128

- NOTES:
1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, MAD 1983, MAINLAND ZONE, SAID DATUM WAS ESTABLISHED VIA GPS OBSERVATIONS UTILIZING REALIZATION NAD83(2011) AND GEOID 12A.
2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, BOSTON WATER AND SEWER COMMISSION, MASS HIGHWAY DEPT. AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. 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 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

"SURVEYED AS" LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF BENNINGTON STREET IN EAST BOSTON, COUNTY OF SUFFOLK AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF SAID BENNINGTON STREET AND THE NORTHERLY SIDELINE OF THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY (M.B.T.A.) RIGHT OF WAY; THENCE: BY SAID BENNINGTON STREET, A DISTANCE OF ONE HUNDRED TWENTY THREE AND TWENTY TWO HUNDREDTHS FEET (123.22) TO A POINT; THENCE TURNING AND RUNNING: SOUTH EASTERLY BY SAID STREET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF TEN AND ZERO HUNDREDTHS FEET (10.00) A DISTANCE OF TWENTY FIVE AND FIFTY THREE HUNDREDTHS FEET (25.53) TO A POINT, THENCE TURNING AND RUNNING: SOUTHWESTERLY BY AUSTIN AVENUE, A PRIVATE WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF TWO THOUSAND NINE HUNDRED NINETY SIX AND TWENTY NINE FEET (2986.29) A DISTANCE OF THIRTY ONE AND NINETEEN FEET (31.19) TO A POINT, THENCE TURNING AND RUNNING: BY SAID AUSTIN AVENUE, A DISTANCE OF FORTY NINE AND FOUR HUNDREDTHS FEET (49.04) TO A POINT, THENCE TURNING AND RUNNING: BY SAID AUSTIN AVENUE, A DISTANCE OF ONE HUNDRED TWELVE AND THIRTEEN HUNDREDTHS FEET (112.13) TO A POINT, THENCE TURNING AND RUNNING: BY SAID AUSTIN AVENUE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF FOUR HUNDRED SEVENTY FIVE AND SEVENTEEN HUNDREDTHS FEET (475.17) A DISTANCE OF ONE HUNDRED SEVENTY AND SIXTY SIX HUNDREDTHS FEET (170.66) TO A POINT, THENCE TURNING AND RUNNING: BY SAID AUSTIN AVENUE AND LAND OF THE M.B.T.A., A DISTANCE OF TWO HUNDRED THIRTY SEVEN AND EIGHTEEN HUNDREDTHS FEET (237.18) TO A POINT, THENCE TURNING AND RUNNING: BY SAID LAND OF THE M.B.T.A., A DISTANCE OF TWO HUNDRED TWENTY EIGHT AND EIGHTY EIGHT HUNDREDTHS FEET (228.88) TO A POINT, THENCE TURNING AND RUNNING: BY SAID LAND OF THE M.B.T.A., A DISTANCE OF ONE HUNDRED FIFTY SIX AND THIRTY EIGHT HUNDREDTHS FEET (156.38) TO A POINT, THENCE TURNING AND RUNNING: BY SAID LAND OF THE M.B.T.A., ALONG A CURVE TO THE LEFT WITH A RADIUS OF TWO THOUSAND NINE HUNDRED TWENTY TWO HUNDREDTHS FEET (2902.42) A DISTANCE OF TWENTY AND NINETY SIX HUNDREDTHS FEET (20.92) TO A POINT, THENCE TURNING AND RUNNING: BY SAID LAND OF THE M.B.T.A., A DISTANCE OF ONE HUNDRED TWO HUNDRED AND SEVENTY FIVE AND SEVENTY EIGHT HUNDREDTHS FEET (237.78) TO A POINT, THENCE TURNING AND RUNNING: SAID PARCEL CONTAINS 71,865 SQUARE FEET, MORE OR LESS.

SCHEDULE 'B' - SECTION '2'-SURVEY RELATED EXCEPTIONS

Table with 3 columns: ITEM, REFERENCE, DESCRIPTION, DISPOSITION. Includes items for rights to slope, sewer easement, water pipe easement, notice of activity, and mortgage.

POSSIBLE ENCROACHMENTS

- A PORTIONS OF AN 8' CLF EXTENDS FROM M.B.T.A. LAND ONTO PREMISES
B PORTIONS OF FOUNDATION/WALL REMAINS EXTEND FROM PREMISES INTO M.B.T.A. RIGHT OF WAY
C A PORTION OF A CONCRETE LANDING AND STEPS EXTEND FROM PREMISES INTO THE RIGHT OF WAY OF BENNINGTON STREET
D A PORTION OF AN 8' CLF EXTENDS FROM BENNINGTON STREET RIGHT OF WAY ONTO PREMISES
E PORTIONS OF CONCRETE WALK AND BIT. CONC. WALK EXTEND FROM BENNINGTON STREET RIGHT OF WAY ONTO PREMISES
F PORTIONS OF AN 8' CLF EXTENDS FROM M.B.T.A. LAND ONTO PREMISES

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

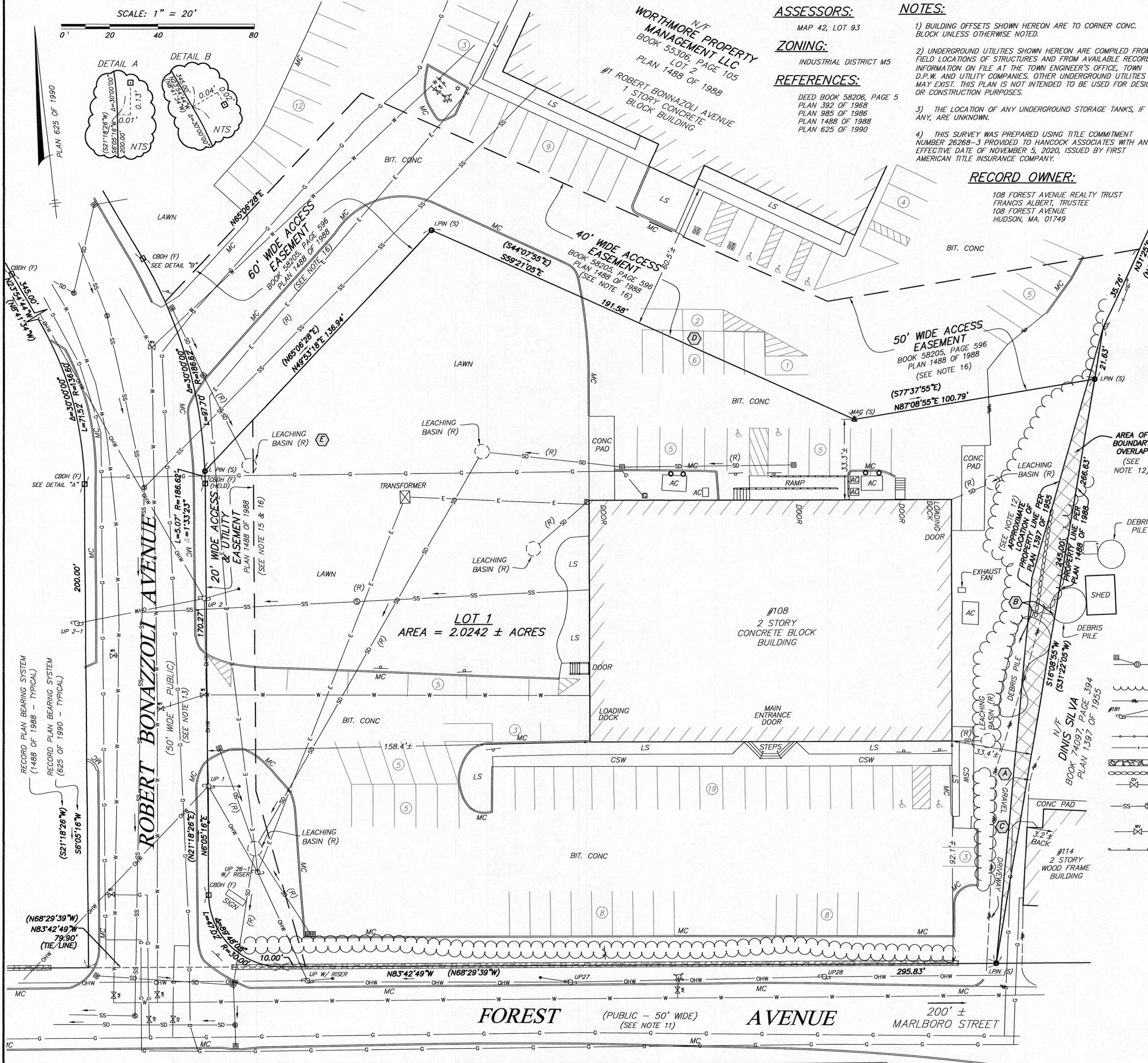
121 EAST BERKELEY STREET, BOSTON, MA 02118
VOICE (617) 357-8145, FAX (617) 357-9485
WWW.HANCOCKASSOCIATES.COM

ALTA / NSPS LAND TITLE SURVEY IN EAST BOSTON, MA

DATE: 12/2/2020
SCALE: 1"=20'
DWS: 233971.dwg
LAYOUT: ALTA
SHEET: 1 OF 1
PROJECT NO.: 23397

ALTA 3: HANCOCK ASSOC. PLAN 2

SCALE: 1" = 20'



ASSESSORS:
MAP 42, LOT 93

ZONING:
INDUSTRIAL DISTRICT M5

REFERENCES:
DEED BOOK 58206, PAGE 5
PLAN 392 OF 1988
PLAN 985 OF 1988
PLAN 1488 OF 1988
PLAN 625 OF 1990

NOTES:

- BUILDING OFFSETS SHOWN HEREON ARE TO CORNER CONC. BLOCK UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEER'S OFFICE, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
- THE LOCATION OF ANY UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- THIS SURVEY WAS PREPARED USING TITLE COMMITMENT NUMBER 26268-3 PROVIDED TO HANCOCK ASSOCIATES WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2020, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

RECORD OWNER:

108 FOREST AVENUE REALTY TRUST
FRANCIS ALBERT, TRUSTEE
108 FOREST AVENUE
HUDSON, MA. 01749

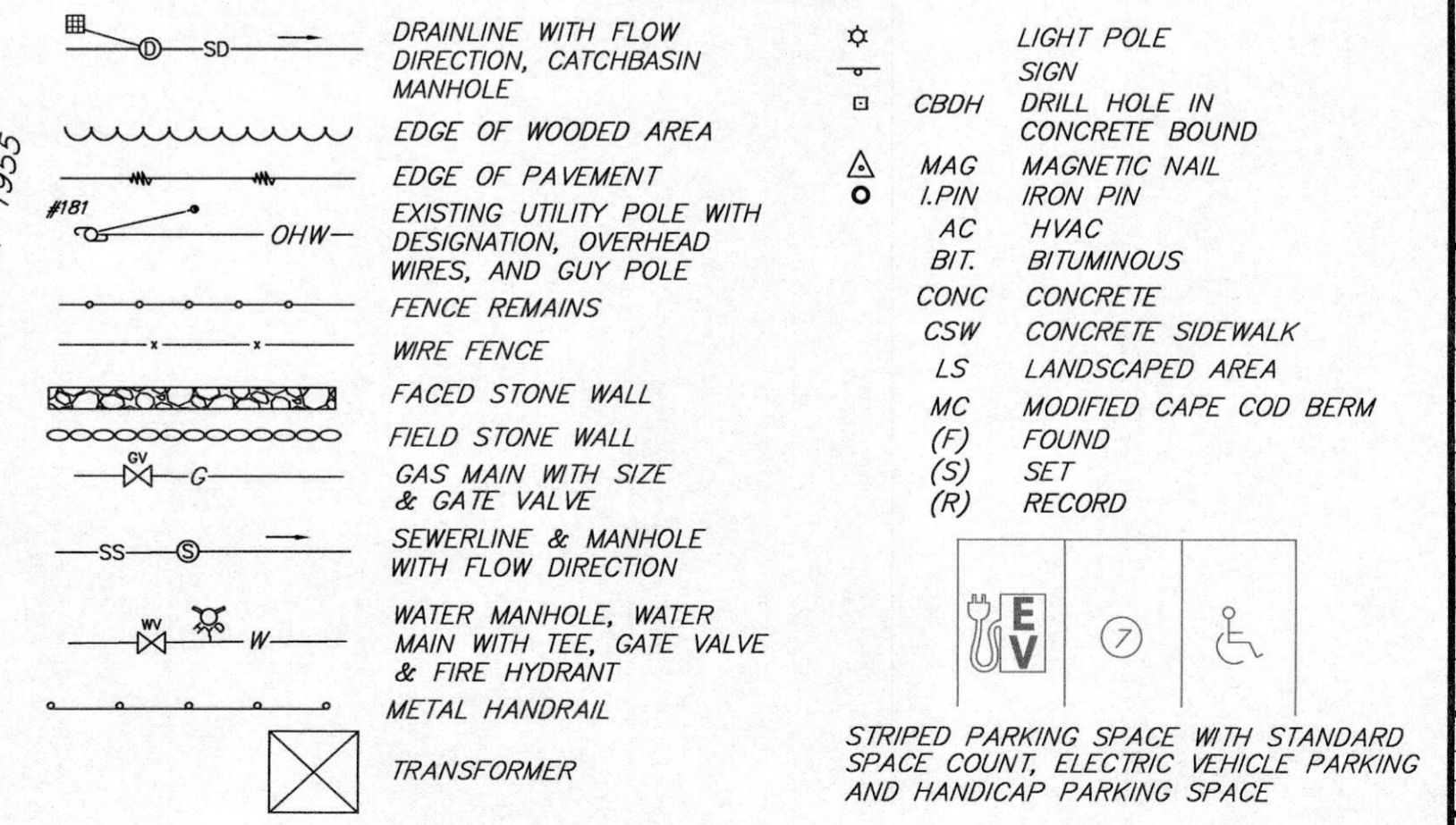
NOTES (CONTINUED):

- THIS PLAN IS BASED UPON AN ON THE GROUND FIELD SURVEY CONDUCTED BY THIS OFFICE BETWEEN NOVEMBER 16 THROUGH DECEMBER 14, 2020.
- THE SURVEYED PROPERTY IS LOCATED IN ZONE X-UNSHADED (AREA OF MINIMAL FLOODING) AS DEPICTED ON FEMA MAP NO. 25017C0343F WITH AN EFFECTIVE DATE OF JULY 7, 2014.
- PARKING SPACE COUNTS (OBSERVED):
STANDARD: 63 (STRIPED SURFACE SPACES-PARKING LOT)
HANDICAP: 4 (STRIPED SURFACE SPACES-PARKING LOT)
TOTAL: 67
- THE SURVEYED PROPERTY IS LOCATED IN MIDDLESEX COUNTY, MASSACHUSETTS.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK WAS OBSERVED ON THE SURVEYED PROPERTY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED ON THE SURVEYED PROPERTY.
- NOTED AN 1880 TOWN LAYOUT FOR NORTHERLY SIDELINE OF FOREST AVENUE ON FILE AT THE HUDSON TOWN CLERK'S OFFICE AND IS NOTED AS 40' WIDE. NO MONUMENTATION REFERENCED IN LAYOUT WAS FOUND IN THE FIELD. OCCUPATION ALONG STREETLINES WAS EVIDENCED BY A FACED STONE WALL ON NORTH AND SOUTH SIDES OF FOREST AVENUE, GENERALLY MEASURING APPROXIMATELY 40' FROM FACE WALL TO FACE WALL. STREETLINE ALONG THE SURVEYED PROPERTY IS BASED UPON STREETLINE SHOWN ON THE PLAN OF RECORD FOR LOCUS RECORDED AS PLAN 1488 OF 1988. THE SOUTHERLY LINE OF FOREST AVENUE IS BASED UPON A WIDENING AS SET FORTH IN DEED BOOK 15972, PAGE 563 AND SHOWN ON PLAN 57 OF 1985.
- NOTED BOUNDARY OVERLAP BETWEEN THE SURVEYED PROPERTY AS SHOWN ON PLAN 1488 OF 1988 AND ABUTTING LAND NOW OR FORMERLY OF DINIS SILVA AS SHOWN ON PLAN 1397 OF 1955. FURTHER RESEARCH AND FIELD SURVEY ARE REQUIRED TO INVESTIGATE BOUNDARY OVERLAP.
- THE SURVEYED PROPERTY HAS THE BENEFIT OF AN EASEMENT AGREEMENT FOR A 50' RIGHT OF WAY AND UTILITY EASEMENT (NOW WITHIN THE LIMITS OF ROBERT BONNAZZOLI AVENUE) AS SET FORTH IN DEED BOOK 15823, PAGE 367 (TITLE EXCEPTION #8, SHOWN ON SURVEY).
- THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT TO THE TOWN OF HUDSON, POWER AND LIGHT DEPARTMENT, AS SET FORTH IN DEED BOOK 16228, PAGE 553 (TITLE EXCEPTION #9, BLANKET EASEMENT).
- NOTED A 20' WIDE ACCESS & UTILITY EASEMENT ON THE SURVEYED PROPERTY AS SHOWN ON PLAN 1488 OF 1988 (TITLE EXCEPTION #10, SHOWN ON SURVEY).
- THE SURVEYED PROPERTY HAS THE BENEFIT OF A 50' WIDE RIGHT OF WAY AND UTILITY EASEMENT GRANTED IN DEED BOOK 13853, PAGE 70 AND SHOWN ON PLAN 1455 OF 1979 AND IN DEED BOOK 15823, PAGE 356 (NOW WITHIN THE LIMITS OF ROBERT BONNAZZOLI AVENUE) AND ALSO HAS THE BENEFIT OF A 60' WIDE ACCESS EASEMENT, 40' WIDE ACCESS EASEMENT AND 50' WIDE ACCESS EASEMENT AS SET FORTH IN DEED BOOK 58205 PAGE 596 (TITLE EXCEPTION #13, SHOWN ON SURVEY).

LIST OF POTENTIAL ENCROACHMENTS:

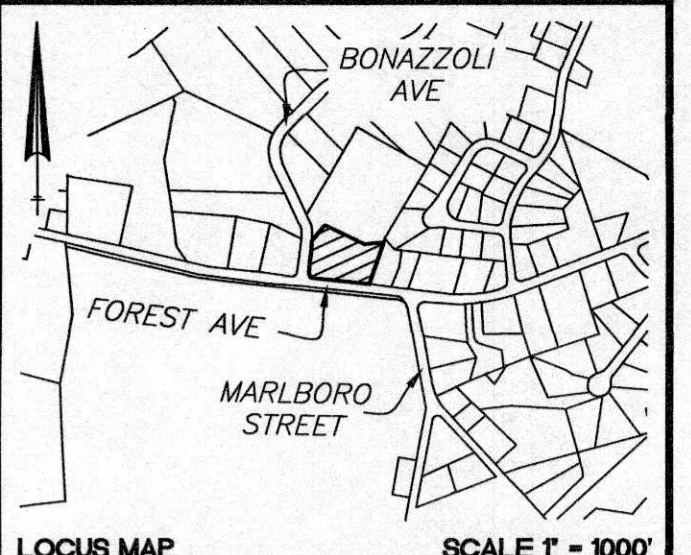
- A GRAVEL DRIVEWAY CROSSES THE SURVEYED PROPERTY FROM LAND NOW OR FORMERLY OF DINIS SILVA.
- TWO DEBRIS PILES ENCROACH UPON SURVEYED PREMISES FROM LAND NOW OR FORMERLY OF DINIS SILVA.
- A GAS LINE SERVING LAND NOW OR FORMERLY OF DINIS SILVA CROSSES THE SURVEYED PROPERTY.
- A STRIPED PARKING AREA OF THE SURVEYED PROPERTY ENCROACHES UPON LAND NOW OR FORMERLY OF WORTHMORE PROPERTY MANAGEMENT, LLC.
- DRAINAGE PIPE, LEACHING BASIN, AND DRAINAGE FLOW FROM ABUTTING LAND NOW OR FORMERLY OF WORTHMORE PROPERTY MANAGEMENT LLC ENCROACHES ON THE SURVEYED PROPERTY.

LEGEND



TO: SECURITY ENGINEERED MACHINERY CO., INC.; FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8-9, 11, 13, 14, 16 & 17. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2020.



108 FOREST AVENUE
Hudson, Massachusetts 01749

PREPARED FOR:

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 12/14/20 DRAWN BY: LMT
SCALE: 1" = 20' CHECK BY: CMF/CMC

ALTA/NSPS LAND TITLE SURVEY IN HUDSON, MA

PLOT DATE: Dec 14, 2020 6:32 pm
PATH: \\jrom02\lvt1\54\Out 30 Projects\24338 - SEM - Hudson\DWG

DWG: 24338-SV.dwg
LAYOUT: ALTA
SHEET: 1 OF 1
PROJECT NO.: 24338

DATE PROFESSIONAL LAND SURVEYOR REGISTRATION NO.

ALTA 4: FELDMAN

INTERSTATE ROUTE 95 (PUBLIC ~ VARIABLE WIDTH) (1969 STATE HIGHWAY LAYOUT 5817) (PLAN BOOK 114 PAGE 74)

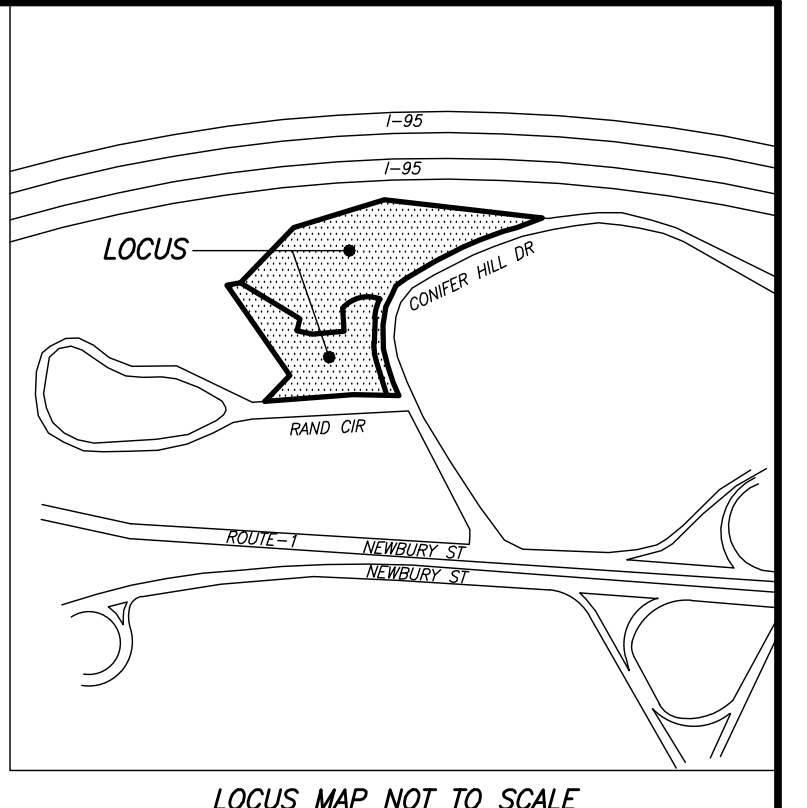
REFERENCES
 ESSEX COUNTY REGISTRY OF DEEDS
 DEED BOOK 35764 PAGE 76
 PLAN BOOK 162 PAGE 13
 PLAN BOOK 197 PAGE 86
 PLAN BOOK 229 PAGE 19
 PLAN BOOK 239 PAGE 100
 PLAN BOOK 433 PAGE 10
 PLAN BOOK 435 PAGE 54
 PLAN BOOK 467 PAGE 26
 PLAN BOOK 114 PAGE 74
 MASSACHUSETTS HIGHWAY DEPARTMENT
 DANVERS-1969 LAYOUT NO.5817

ZONING DISTRICT:
 HC - HIGHWAY CORRIDOR

PARKING SUMMARY
 177 STANDARD SPACES
 12 HANDICAP SPACES
 189 TOTAL SPACES

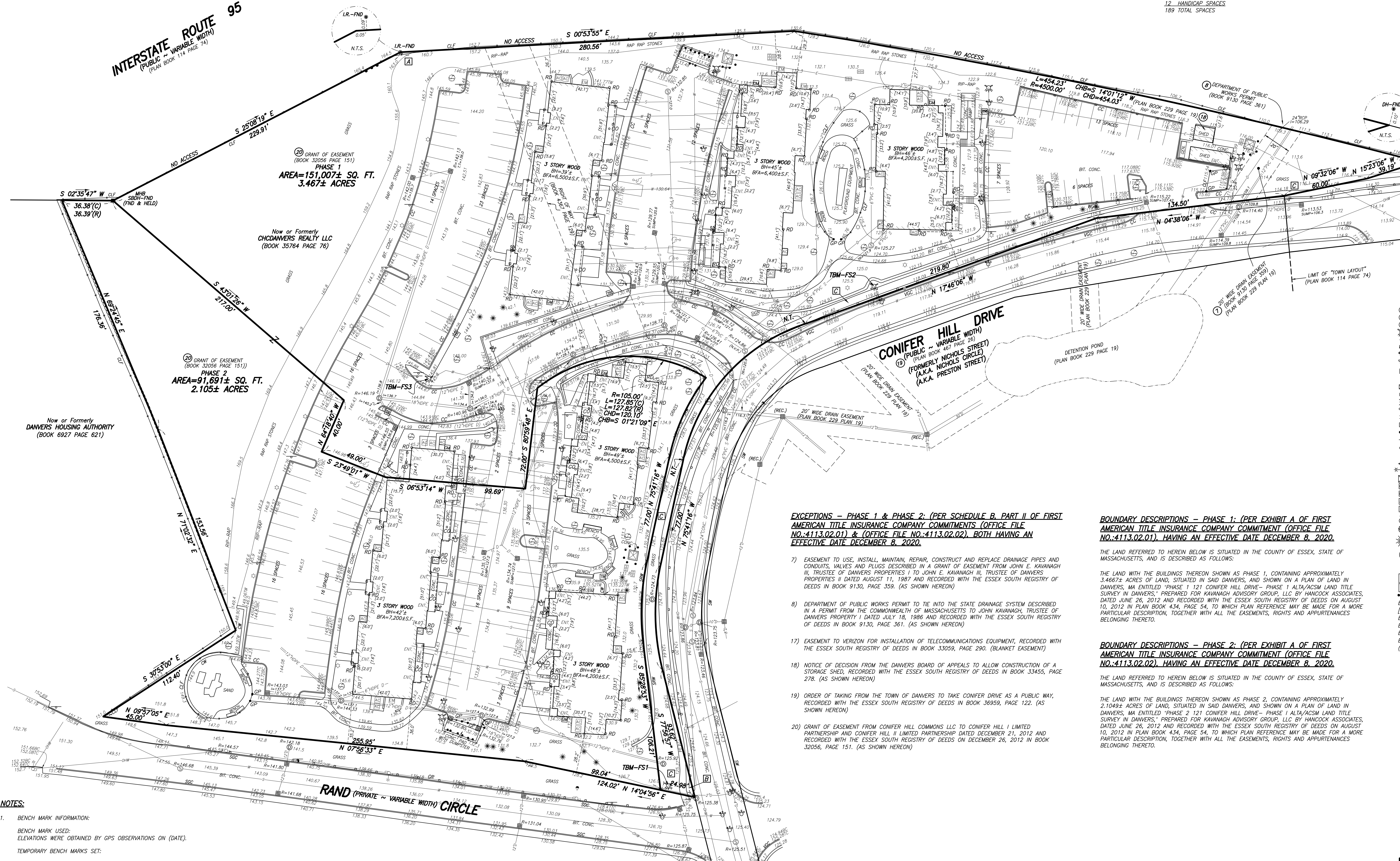
LIST OF POTENTIAL ENCROACHMENTS

- A - CHAIN LINK FENCE CROSSES THE EASTERLY BOUNDARY LINE.
- B - GUARDRAIL CROSSES BOUNDARY LINE AT THE SOUTHWESTERLY CORNER
- C - BITUMINOUS CONCRETE SIDEWALK ON CONIFER HILL DRIVE CROSSES BOUNDARY LINES IN VARIOUS LOCATIONS.



INTERSTATE ROUTE 95 (PUBLIC ~ VARIABLE WIDTH) (1969 STATE HIGHWAY LAYOUT 5817) (PLAN BOOK 114 PAGE 74)

TOWN (A.K.A. NICHOLS STREET) (A.K.A. CONIFER HILL DRIVE) LAYOUT (PLAN BOOK 114 PAGE 74)



GRANT OF EASEMENT
(BOOK 32056 PAGE 151)
PHASE 1
 AREA=151,007± SQ. FT.
 3.467± ACRES

GRANT OF EASEMENT
(BOOK 32056 PAGE 151)
PHASE 2
 AREA=91,691± SQ. FT.
 2.105± ACRES

Now or Formerly
 DANVERS HOUSING AUTHORITY
 (BOOK 6927 PAGE 621)

Now or Formerly
 CHCDANVERS REALTY LLC
 (BOOK 35764 PAGE 76)

CONIFER HILL DRIVE
 (PUBLIC ~ VARIABLE WIDTH)
 (FORMERLY NICHOLS STREET)
 (A.K.A. NICHOLS CIRCLE)
 (A.K.A. PRESTON STREET)

EXCEPTIONS - PHASE 1 & PHASE 2: (PER SCHEDULE B, PART II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS (OFFICE FILE NO.4113.02.01) & (OFFICE FILE NO.4113.02.02), BOTH HAVING AN EFFECTIVE DATE DECEMBER 8, 2020.

- 7) EASEMENT TO USE, INSTALL, MAINTAIN, REPAIR, CONSTRUCT AND REPLACE DRAINAGE PIPES AND CONDUITS, VALVES AND PLUGS DESCRIBED IN A GRANT OF EASEMENT FROM JOHN E. KAVANAGH III, TRUSTEE OF DANVERS PROPERTIES I TO JOHN E. KAVANAGH III, TRUSTEE OF DANVERS PROPERTIES II DATED JULY 18, 1989 AND RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 9130, PAGE 359. (AS SHOWN HEREON)
- 8) DEPARTMENT OF PUBLIC WORKS PERMIT TO TIE INTO THE STATE DRAINAGE SYSTEM DESCRIBED IN A PERMIT FROM THE COMMONWEALTH OF MASSACHUSETTS TO JOHN KAVANAGH, TRUSTEE OF DANVERS PROPERTY I DATED JULY 18, 1989 AND RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 9130, PAGE 361. (AS SHOWN HEREON)
- 17) EASEMENT TO VERIZON FOR INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT, RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 33059, PAGE 290. (BLANKET EASEMENT)
- 18) NOTICE OF DECISION FROM THE DANVERS BOARD OF APPEALS TO ALLOW CONSTRUCTION OF A STORAGE SHED, RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 33455, PAGE 278. (AS SHOWN HEREON)
- 19) ORDER OF TAKING FROM THE TOWN OF DANVERS TO TAKE CONIFER DRIVE AS A PUBLIC WAY, RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS IN BOOK 36959, PAGE 122. (AS SHOWN HEREON)
- 20) GRANT OF EASEMENT FROM CONIFER HILL COMMONS LLC TO CONIFER HILL I LIMITED PARTNERSHIP AND CONIFER HILL II LIMITED PARTNERSHIP DATED DECEMBER 21, 2012 AND RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS ON DECEMBER 26, 2012 IN BOOK 32056, PAGE 151. (AS SHOWN HEREON)

BOUNDARY DESCRIPTIONS - PHASE 1: (PER EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT (OFFICE FILE NO.4113.02.01), HAVING AN EFFECTIVE DATE DECEMBER 8, 2020.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESSEX, STATE OF MASSACHUSETTS, AND IS DESCRIBED AS FOLLOWS:
 THE LAND WITH THE BUILDINGS THEREON SHOWN AS PHASE 1, CONTAINING APPROXIMATELY 3.467± ACRES OF LAND, SITUATED IN SAID DANVERS, AND SHOWN ON A PLAN OF LAND IN DANVERS, MA ENTITLED "PHASE 1 121 CONIFER HILL DRIVE - PHASE 1 ALTA/ACSM LAND TITLE SURVEY IN DANVERS", PREPARED FOR KAVANAGH ADVISORY GROUP, LLC BY HANCOCK ASSOCIATES, DATED JUNE 26, 2012 AND RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS ON AUGUST 10, 2012 IN PLAN BOOK 434, PAGE 54, TO WHICH PLAN REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION, TOGETHER WITH ALL THE EASEMENTS, RIGHTS AND APPURTENANCES BELONGING THERETO.

BOUNDARY DESCRIPTIONS - PHASE 2: (PER EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT (OFFICE FILE NO.4113.02.02), HAVING AN EFFECTIVE DATE DECEMBER 8, 2020.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESSEX, STATE OF MASSACHUSETTS, AND IS DESCRIBED AS FOLLOWS:
 THE LAND WITH THE BUILDINGS THEREON SHOWN AS PHASE 2, CONTAINING APPROXIMATELY 2.105± ACRES OF LAND, SITUATED IN SAID DANVERS, AND SHOWN ON A PLAN OF LAND IN DANVERS, MA ENTITLED "PHASE 2 121 CONIFER HILL DRIVE - PHASE 1 ALTA/ACSM LAND TITLE SURVEY IN DANVERS", PREPARED FOR KAVANAGH ADVISORY GROUP, LLC BY HANCOCK ASSOCIATES, DATED JUNE 26, 2012 AND RECORDED WITH THE ESSEX SOUTH REGISTRY OF DEEDS ON AUGUST 10, 2012 IN PLAN BOOK 434, PAGE 54, TO WHICH PLAN REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION, TOGETHER WITH ALL THE EASEMENTS, RIGHTS AND APPURTENANCES BELONGING THERETO.

LEGEND

⊙	SEWER MANHOLE	CC	CONCRETE CURB
⊕	DRAIN MANHOLE	CHB	CHORD BEARING
⊖	ELECTRIC MANHOLE	CHD	CHORD DISTANCE
⊗	HYDRANT	CLF	CHAIN LINK FENCE
⊘	GAS VALVE	CONC	CONCRETE
⊙	WATER VALVE	DH	DRILL HOLE
⊙	WATER SHUT OFF/WATER GATE	ENT	ENTRANCE
⊙	GAS SHUT OFF/GAS GATE	INV	INVERT ELEVATION
⊙	CATCH BASIN	IP	INACCESSIBLE
⊙	GUY WIRE	IR	IRON PIPE
⊙	TRAFFIC CONTROL BOX	IR	IRON ROD
⊙	TRAFFIC SIGNAL	L	ARC LENGTH
⊙	GUY POLE	NTS	NOT TO SCALE
⊙	UTILITY POLE	NVP	NO VISIBLE PIPES
⊙	LIGHT POLE	POB	POINT OF BEGINNING
⊙	ELECTRIC HANDHOLE	R	RADIUS OR RIM ELEVATION
⊙	BOLLARD	(R)	RECORD
⊙	SIGN	(REC)	RECORD
⊙	ROOF DRAIN	SB	STONE BOUND
⊙	BOUND FOUND	SO. FT.	SQUARE FEET
⊙	STAND PIPE/SIEMSE CONNECTION	TBM	TEMPORARY BENCH MARK
⊙	UTILITY POLE W/ LIGHT	TC	TOP OF CURB
⊙	TRANSFORMER	TOD	TOP OF DEBRIS
⊙	ELECTRIC METER	TOW	TOP OF WATER
⊙	AIR CONDITIONING UNIT	TR	CENTERLINE OF TROUGH
⊙	GAS METER	TS	TOP OF STEPS
⊙	TRASH RECEPTACLE	TT	TOP OF TRAP
⊙	DISABLED PARKING SPACE	TW	TOP OF WALL
⊙	DECIDUOUS TREE	TYP	TYPICAL
⊙	CONIFEROUS TREE	VGC	VERTICAL GRANITE CURB
⊙	EXCEPTION NUMBER LISTED IN TITLE COMMITMENT	D	DRAIN
⊙	ENCROACHMENT NUMBER	E	ELECTRIC
⊙	HANDICAP RAMP	G	GAS
⊙		DHW	OVERHEAD WIRES
⊙		S	SEWER
⊙		W	WATER
⊙		X	METAL FENCE
⊙		X	WOOD FENCE
⊙		X	WROUGHT IRON FENCE
⊙		X	GUARD RAIL
⊙		X	STONE WALL

- NOTES:**
1. BENCH MARK INFORMATION:
 BENCH MARK USED:
 ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON (DATE).
 TEMPORARY BENCH MARKS SET:
 TBM-FS1: BOLT OVER MAIN OUTLET OF HYDRANT 1.7' ABOVE GROUND LOCATED NORTHEAST CORNER AT INTERSECTION OF CONIFER HILL DRIVE AND RAND CIRCLE, AS SHOWN HEREON. ELEVATION=127.67
 TBM-FS2: BOLT OVER MAIN OUTLET OF HYDRANT 2.7' ABOVE GROUND LOCATED ON EASTERLY SIDE OF CONIFER HILL DRIVE, AS SHOWN HEREON. ELEVATION=122.04
 TBM-FS3: BOLT OVER MAIN OUTLET OF HYDRANT 2.2' ABOVE GROUND LOCATED WITH LOCUS, AS SHOWN HEREON. ELEVATION=148.11
 2. ELEVATIONS REFER TO N.A.V.D. 1988.
 3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENTS NUMBER 4113.02.01 AND 4113.02.02 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF DECEMBER 8, 2020.
 4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR ESSEX COUNTY, MASSACHUSETTS, MAP NUMBER 250079C0404E, TOWN OF DANVERS, COMMUNITY NUMBER 250079, PANEL NUMBER 0404, HAVING AN EFFECTIVE DATE OF JULY 3, 2012.
 5. ZONING INFORMATION AS SHOWN HEREON WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2016 ALTA SURVEY REQUIREMENTS.
 6. RECORD CABLE TV INFORMATION NOT PLOTTABLE.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 20, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-22-2020.

FELDMAN LAND SURVEYORS
 DATE

ALTA/NSPS LAND TITLE SURVEY 121 CONIFER HILL DRIVE DANVERS, MASS.

FELDMAN LAND SURVEYORS
 152 HAMPDEN STREET
 BOSTON, MASS. 02119

DECEMBER 22, 2020
 PHONE: (617)357-9740
 www.feldmansurveyors.com



RESEARCH GL	FIELD CHECK FS	PROJ MGR FS	APPROVED	SHEET NO. 1 OF 1
CALC GL	CADD GL	FIELD CHECKED	CRD FILE 17773	JOB NO. 17773
FILENAME: S:\PROJECTS\17700\17773\DWG\17773-ALTA.dwg				



Cadastral Plans

CADASTRAL 1: ALLEN AND MAJOR CADASTRAL PLAN

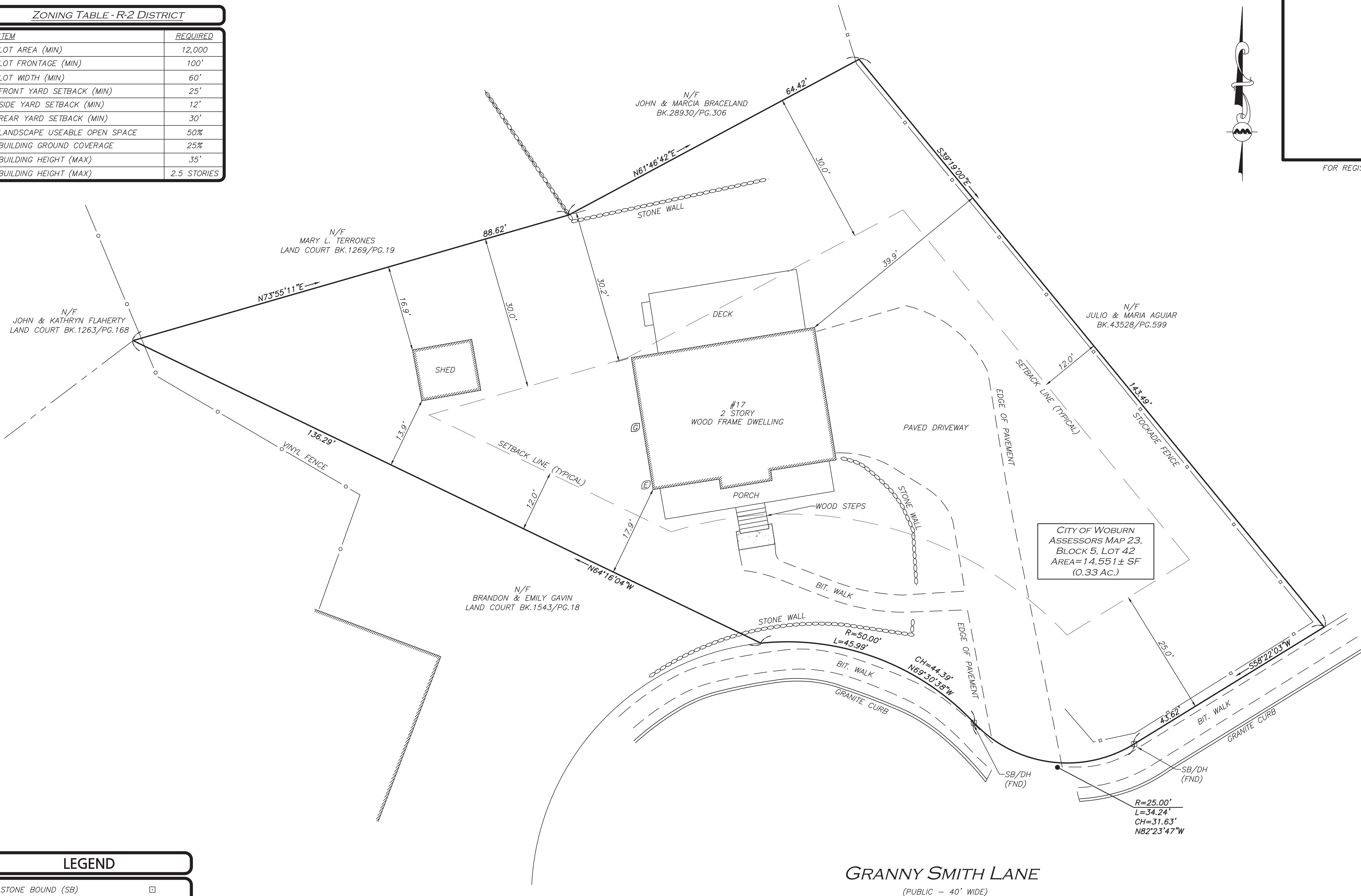
CADASTRAL 2: HANCOCK ASSOCIATES CADASTRAL PLAN 1

CADASTRAL 3: HANCOCK ASSOCIATES PLAN 2

CADASTRAL 1: ALLEN AND MAJOR

ZONING TABLE - R-2 DISTRICT

ITEM	REQUIRED
LOT AREA (MIN)	12,000
LOT FRONTAGE (MIN)	100'
LOT WIDTH (MIN)	60'
FRONT YARD SETBACK (MIN)	25'
SIDE YARD SETBACK (MIN)	12'
REAR YARD SETBACK (MIN)	30'
LANDSCAPE USEABLE OPEN SPACE	50%
BUILDING GROUND COVERAGE	25%
BUILDING HEIGHT (MAX)	35'
BUILDING HEIGHT (MAX)	2.5 STORIES



FOR REGISTRY USE ONLY

CITY OF WOBURN
ASSESSORS MAP 23,
BLOCK 5, LOT 42
AREA=14,551 ± SF
(0.33 AC.)

GRANNY SMITH LANE
(PUBLIC - 40' WIDE)

LEGEND

STONE BOUND (SB)	□
GAS METER	⊕
ELECTRIC METER	⊖
CONCRETE	▬
BUILDING	▬
PROPERTY LINE	▬
ABUTTERS LINE	▬
STONE WALL	⊗
EDGE OF PAVEMENT	▬
CURB	▬
STOCKADE FENCE	▬
VINYL FENCE	▬
STONE BOUND W/DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

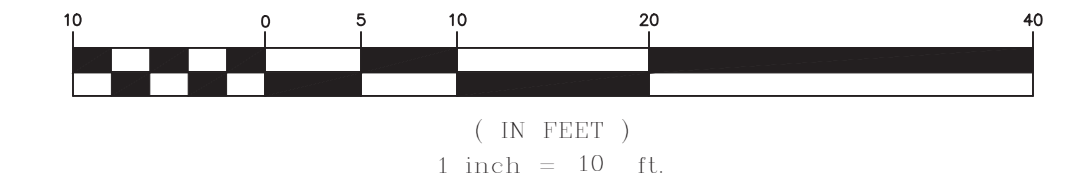
LOCUS REFERENCES

- CITY OF WOBURN ASSESSORS MAP 23, BLOCK 5, LOT 42
- DEED BOOK 63543, PAGE 478
- PLAN 786 OF 1997
- LAND COURT CASE 3132C

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.

GRAPHIC SCALE



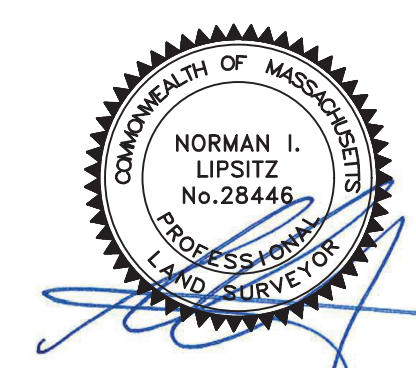
N:\PROJECTS\2852-01\SURVEY\DRAWINGS\CURRENT\5-2852-01-PLOT.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OCTOBER 27, 2020.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF WOBURN ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Nov 13, 2020
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



11/13/20

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
NILESH PATEL
17 GRANNY SMITH LANE
WOBURN, MA 01801

PROJECT:
17 GRANNY SMITH LANE
WOBURN, MA

PROJECT NO. 2852-01 DATE: 11/13/2020

SCALE: 1" = 10' DWG. NAME: S-2852-01-PLOT

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

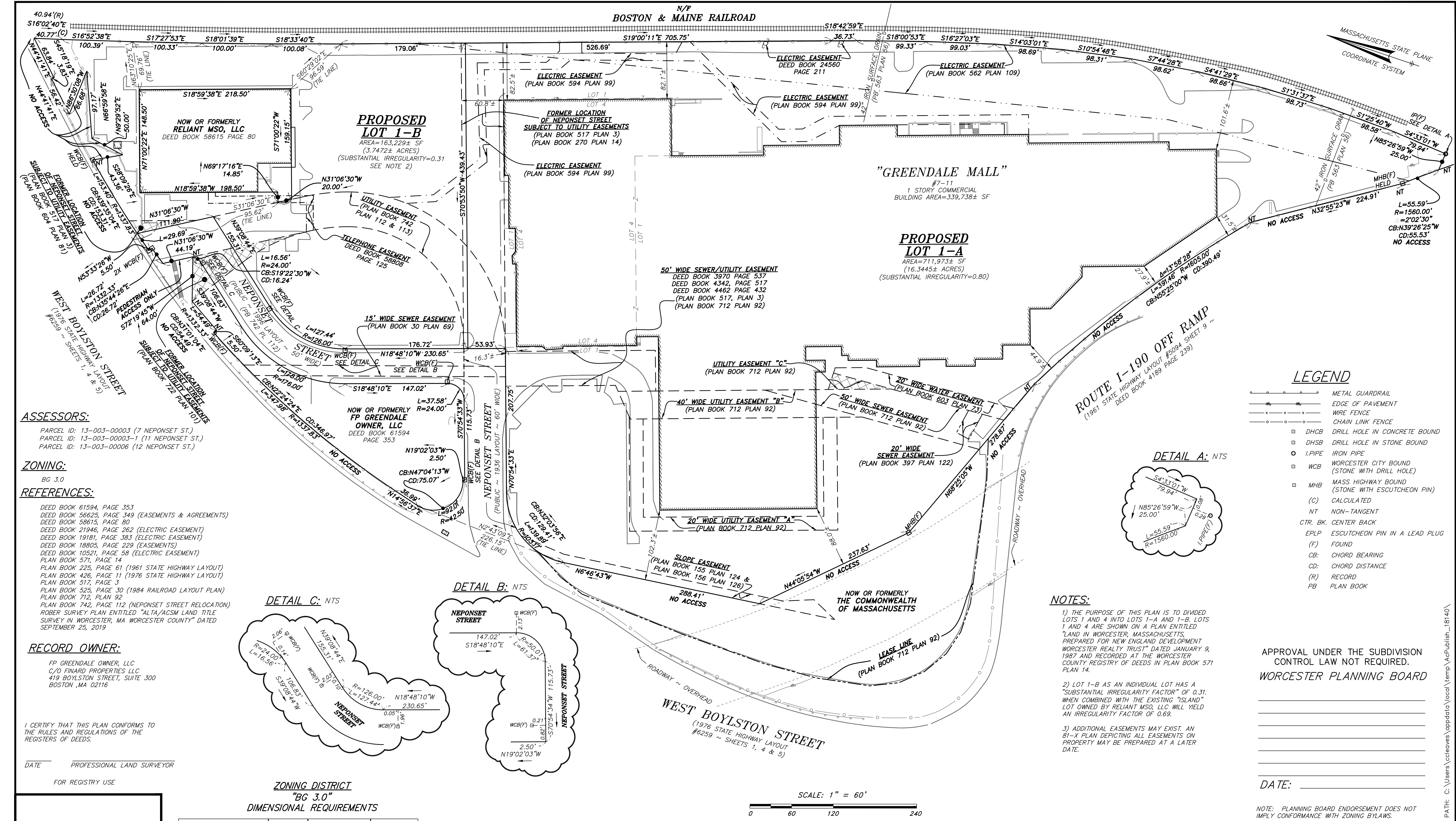
THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET No.

PLOT PLAN 1

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CADASTRAL 2: HANCOCK ASSOC. PLAN 1



ASSESSORS:
 PARCEL ID: 13-003-00003 (7 NEPONSET ST.)
 PARCEL ID: 13-003-00003-1 (11 NEPONSET ST.)
 PARCEL ID: 13-003-00006 (12 NEPONSET ST.)

ZONING:
 BG 3.0

REFERENCES:
 DEED BOOK 61594, PAGE 353
 DEED BOOK 56625, PAGE 349 (EASEMENTS & AGREEMENTS)
 DEED BOOK 58615, PAGE 80
 DEED BOOK 21946, PAGE 262 (ELECTRIC EASEMENT)
 DEED BOOK 19181, PAGE 383 (ELECTRIC EASEMENT)
 DEED BOOK 18805, PAGE 229 (EASEMENTS)
 DEED BOOK 10521, PAGE 58 (ELECTRIC EASEMENT)
 PLAN BOOK 571, PAGE 14
 PLAN BOOK 225, PAGE 61 (1961 STATE HIGHWAY LAYOUT)
 PLAN BOOK 426, PAGE 11 (1976 STATE HIGHWAY LAYOUT)
 PLAN BOOK 517, PAGE 3
 PLAN BOOK 525, PAGE 30 (1984 RAILROAD LAYOUT PLAN)
 PLAN BOOK 712, PLAN 92
 PLAN BOOK 742, PAGE 112 (NEPONSET STREET RELOCATION)
 ROBER SURVEY PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY IN WORCESTER, MA WORCESTER COUNTY" DATED SEPTEMBER 25, 2019

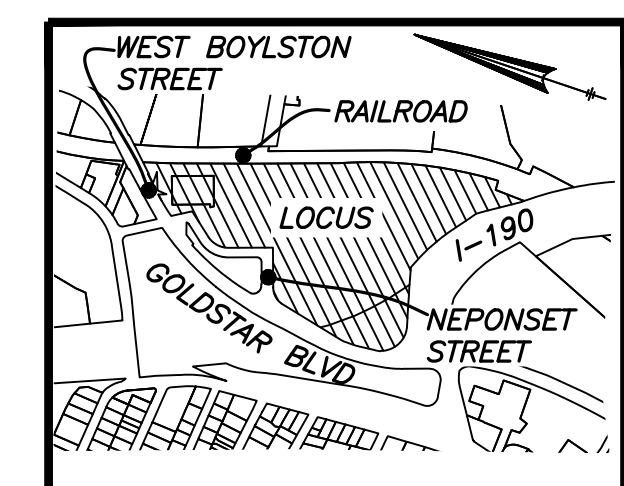
RECORD OWNER:
 FP GREENDALE OWNER, LLC
 C/O FINARD PROPERTIES LLC
 419 BOYLSTON STREET, SUITE 300
 BOSTON, MA 02116

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR
 FOR REGISTRY USE

ZONING DISTRICT
"BG 3.0"
DIMENSIONAL REQUIREMENTS

	REQUIRED	LOT 1-A	LOT 1-B
MINIMUM LOT AREA	N/A	16.3445± AC	3.7472± AC
MINIMUM LOT FRONTAGE (FEET)	N/A	361'	571'
MINIMUM SIDE YARD (FEET)	N/A	27.9'±	N/A
MINIMUM FRONT YARD (FEET)	N/A	16.3'±	N/A
MINIMUM REAR YARD (FEET)	10'	82.1'±	N/A
MAX HEIGHT	100'	TO BE RAZED	NA



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	CMC	JOB	12/7/20	CITY COMMENTS

HANCOCK ASSOCIATES
 Civil Engineers Land Surveyors
 Wetland Scientists
 315 ELM STREET, MARLBOROUGH, MA 01752
 VOICE (508) 460-1111, FAX (508) 460-1121
 WWW.HANCOCKASSOCIATES.COM

PREPARED FOR:
 SITE ADDRESS:
GREENDALE MALL
 7 NEPONSET ST
 WORCESTER, MA 01608

PLAN TITLE:
APPROVAL NOT REQUIRED PLAN OF LAND IN WORCESTER, MA

DATE: 11/30/20
 SCALE: 1"=60'
 DESIGN BY: N/A
 DRAWN BY: CMC
 CHECK BY: JDB
 DWG: 2422-ANR.DWG
 LAYOUT: ANR
 SHEET: 1 OF 1
ANR-1
 PROJECT NO.: 24222

LEGEND

- METAL GUARDRAIL
- EDGE OF PAVEMENT
- WIRE FENCE
- CHAIN LINK FENCE
- DHCB DRILL HOLE IN CONCRETE BOUND
- DHSB DRILL HOLE IN STONE BOUND
- I.PIPE IRON PIPE
- WCB WORCESTER CITY BOUND (STONE WITH DRILL HOLE)
- MHB MASS HIGHWAY BOUND (STONE WITH ESCUTCHEON PIN)
- (C) CALCULATED
- NT NON-TANGENT
- CTR. BK. CENTER BACK
- EPLP ESCUTCHEON PIN IN A LEAD PLUG
- (F) FOUND
- CB: CHORD BEARING
- CD: CHORD DISTANCE
- (R) RECORD
- PB PLAN BOOK

NOTES:
 1) THE PURPOSE OF THIS PLAN IS TO DIVIDED LOTS 1 AND 4 INTO LOTS 1-A AND 1-B. LOTS 1 AND 4 ARE SHOWN ON A PLAN ENTITLED "LAND IN WORCESTER, MASSACHUSETTS, PREPARED FOR NEW ENGLAND DEVELOPMENT WORCESTER REALTY TRUST" DATED JANUARY 9, 1987 AND RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 571 PLAN 14.
 2) LOT 1-B AS AN INDIVIDUAL LOT HAS A "SUBSTANTIAL IRREGULARITY FACTOR" OF 0.31. WHEN COMBINED WITH THE EXISTING "ISLAND" LOT OWNED BY RELIANT MSO, LLC WILL YIELD AN IRREGULARITY FACTOR OF 0.69.
 3) ADDITIONAL EASEMENTS MAY EXIST. AN 81-X PLAN DEPICTING ALL EASEMENTS ON PROPERTY MAY BE PREPARED AT A LATER DATE.

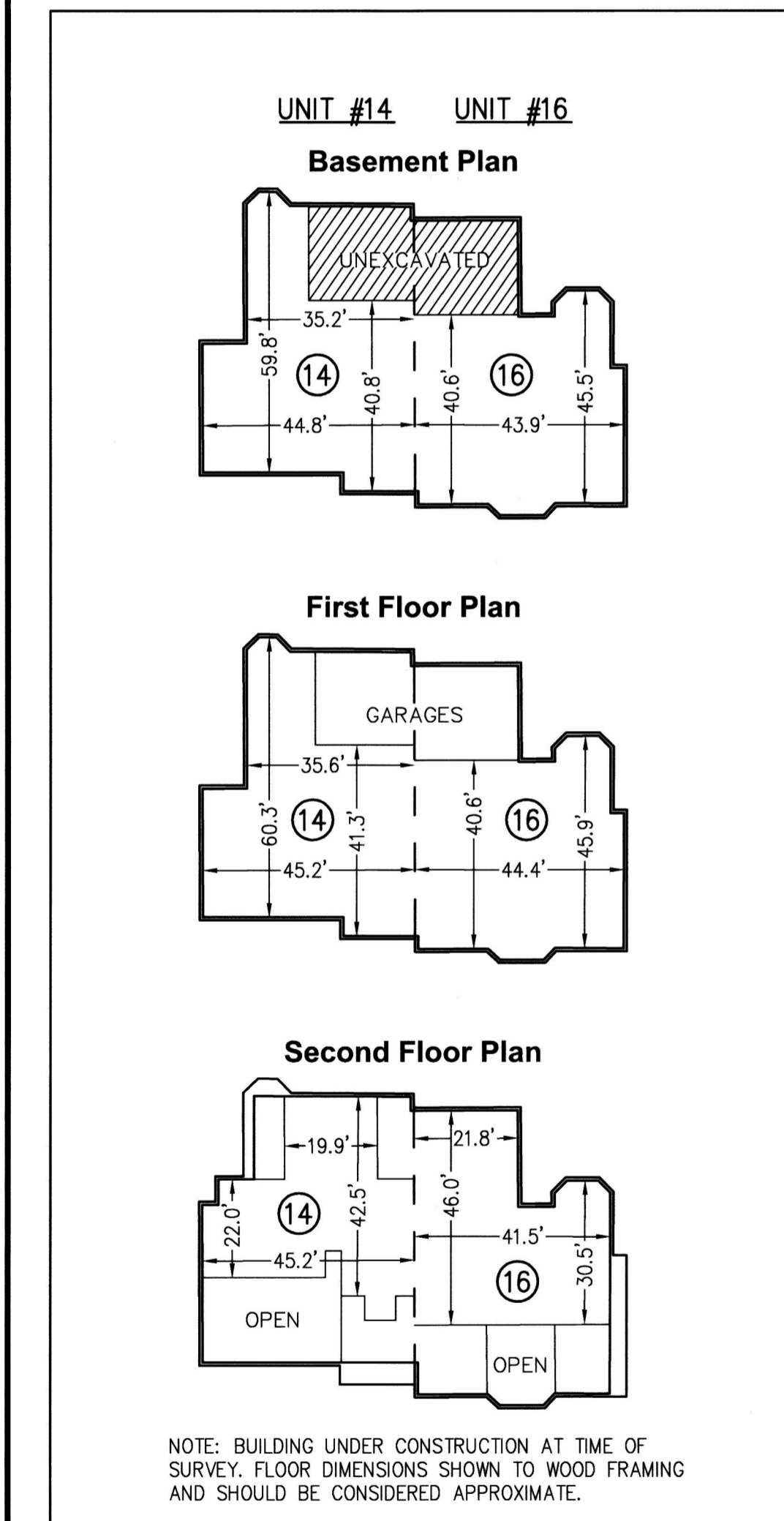
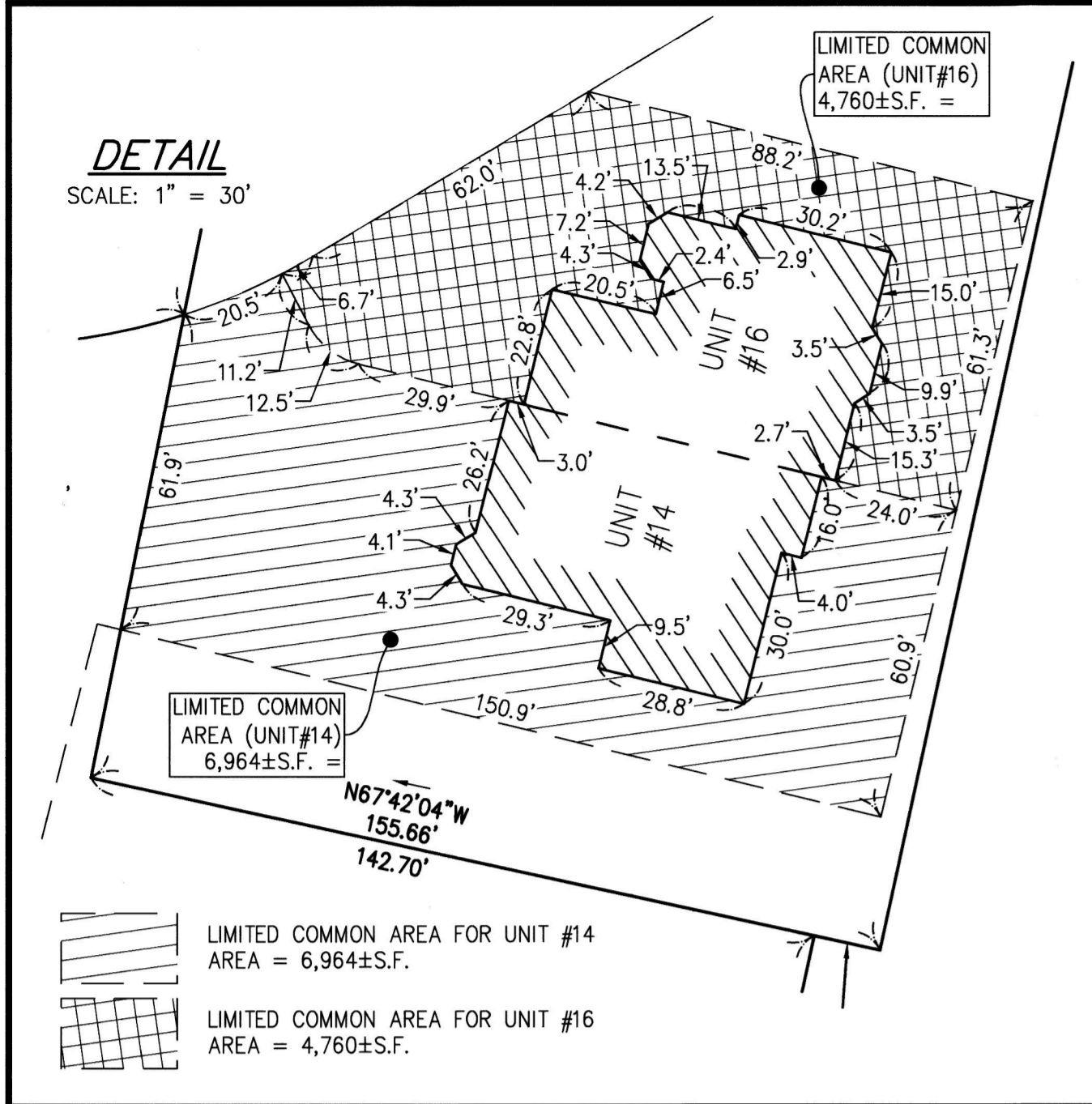
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
WORCESTER PLANNING BOARD

DATE: _____

NOTE: PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.

PATH: C:\Users\cctreves\appdata\local\Temp\AcPublish_181440\

CADASTRAL 3: HANCOCK ASSOC. PLAN 2



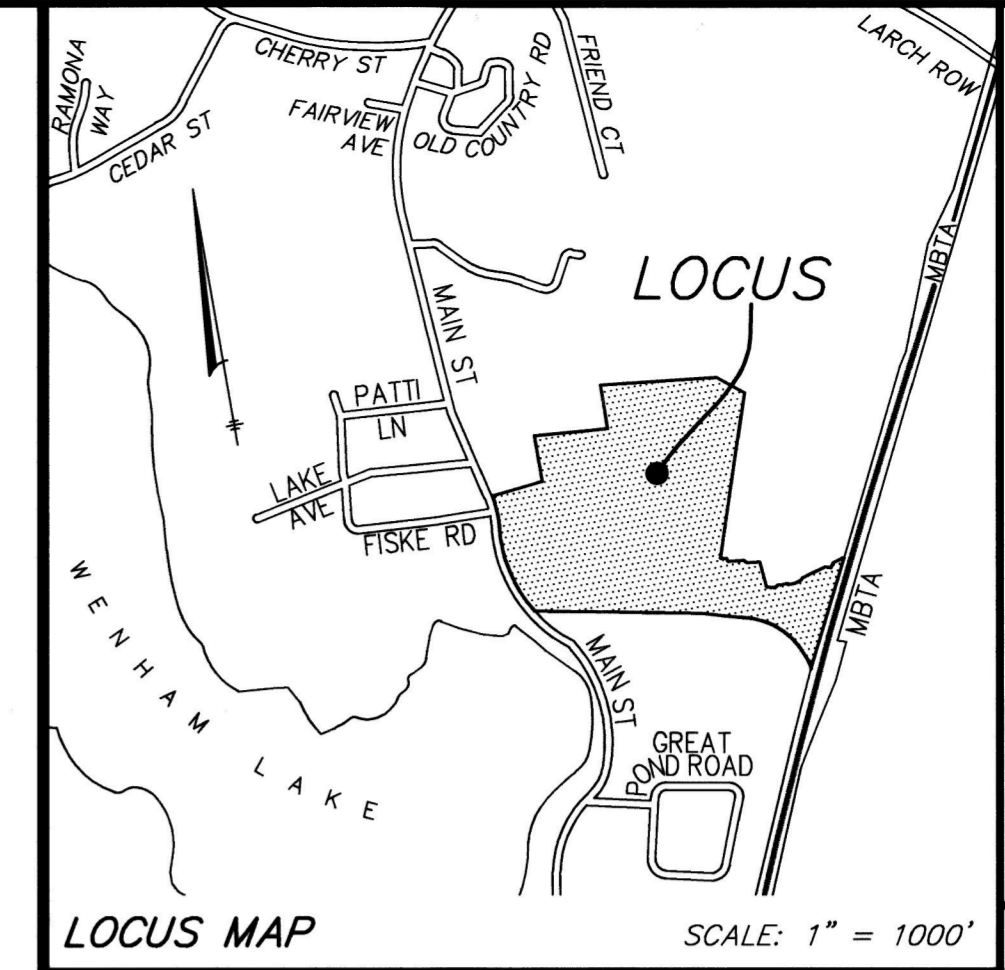
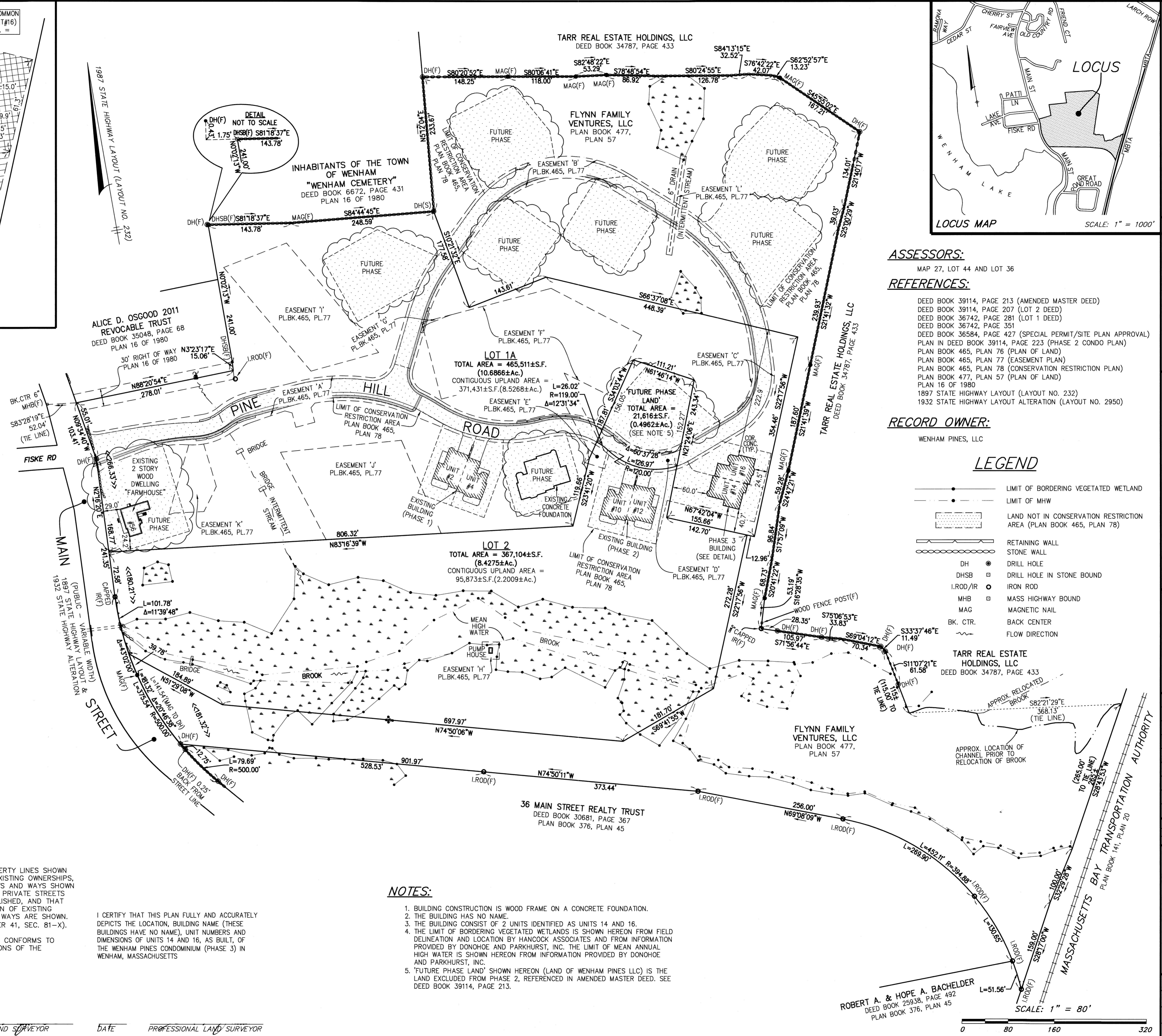
NOTE: BUILDING UNDER CONSTRUCTION AT TIME OF SURVEY. FLOOR DIMENSIONS SHOWN TO WOOD FRAMING AND SHOULD BE CONSIDERED APPROXIMATE.

FOR REGISTRY USE

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE _____ PROFESSIONAL LAND SURVEYOR



ASSESSORS:
MAP 27, LOT 44 AND LOT 36

REFERENCES:
DEED BOOK 39114, PAGE 213 (AMENDED MASTER DEED)
DEED BOOK 39114, PAGE 207 (LOT 2 DEED)
DEED BOOK 36742, PAGE 281 (LOT 1 DEED)
DEED BOOK 36742, PAGE 351
DEED BOOK 36584, PAGE 427 (SPECIAL PERMIT/SITE PLAN APPROVAL)
PLAN IN DEED BOOK 39114, PAGE 223 (PHASE 2 CONDO PLAN)
PLAN BOOK 465, PLAN 76 (PLAN OF LAND)
PLAN BOOK 465, PLAN 77 (EASEMENT PLAN)
PLAN BOOK 465, PLAN 78 (CONSERVATION RESTRICTION PLAN)
PLAN BOOK 477, PLAN 57 (PLAN OF LAND)
PLAN 16 OF 1980
1897 STATE HIGHWAY LAYOUT (LAYOUT NO. 232)
1932 STATE HIGHWAY LAYOUT ALTERATION (LAYOUT NO. 2950)

RECORD OWNER:
WENHAM PINES, LLC

LEGEND

- LIMIT OF BORDERING VEGETATED WETLAND
- LIMIT OF MHW
- LAND NOT IN CONSERVATION RESTRICTION AREA (PLAN BOOK 465, PLAN 78)
- RETAINING WALL
- STONE WALL
- DH ● DRILL HOLE
- DHSB □ DRILL HOLE IN STONE BOUND
- I.ROD/IR □ IRON ROD
- MHB □ MASS HIGHWAY BOUND
- MAG □ MAGNETIC NAIL
- BK. CTR. □ BACK CENTER
- ~ FLOW DIRECTION

NOTES:

- BUILDING CONSTRUCTION IS WOOD FRAME ON A CONCRETE FOUNDATION.
- THE BUILDING HAS NO NAME.
- THE BUILDING CONSIST OF 2 UNITS IDENTIFIED AS UNITS 14 AND 16.
- THE LIMIT OF BORDERING VEGETATED WETLANDS IS SHOWN HEREON FROM FIELD DELINEATION AND LOCATION BY HANCOCK ASSOCIATES AND FROM INFORMATION PROVIDED BY DONOHUE AND PARKHURST, INC. THE LIMIT OF MEAN ANNUAL HIGH WATER IS SHOWN HEREON FROM INFORMATION PROVIDED BY DONOHUE AND PARKHURST, INC.
- 'FUTURE PHASE LAND' SHOWN HEREON (LAND OF WENHAM PINES LLC) IS THE LAND EXCLUDED FROM PHASE 2, REFERENCED IN AMENDED MASTER DEED. SEE DEED BOOK 39114, PAGE 213.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION, BUILDING NAME (THESE BUILDINGS HAVE NO NAME), UNIT NUMBERS AND DIMENSIONS OF UNITS 14 AND 16, AS BUILT, OF THE WENHAM PINES CONDOMINIUM (PHASE 3) IN WENHAM, MASSACHUSETTS

DATE _____ PROFESSIONAL LAND SURVEYOR

WENHAM PINES CONDOMINIUM

56 & 60 Main Street
Wenham, Massachusetts

UNITS #14 & #16

PREPARED FOR:

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

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

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

WENHAM PINES CONDOMINIUM SITE PLAN (PHASE 3) IN WENHAM, MA

DATE: 11/08/2020 DRAWN BY: MMM
SCALE: 1"=80' CHECK BY: SRJ

DWG: 20486c3.dwg
LAYOUT: Condo Site Plan
SHEET: 1 OF 1
PROJECT NO.: 20486

ROBERT A. & HOPE A. BACHELDER
DEED BOOK 29338, PAGE 492
PLAN BOOK 376, PLAN 45

SCALE: 1" = 80'

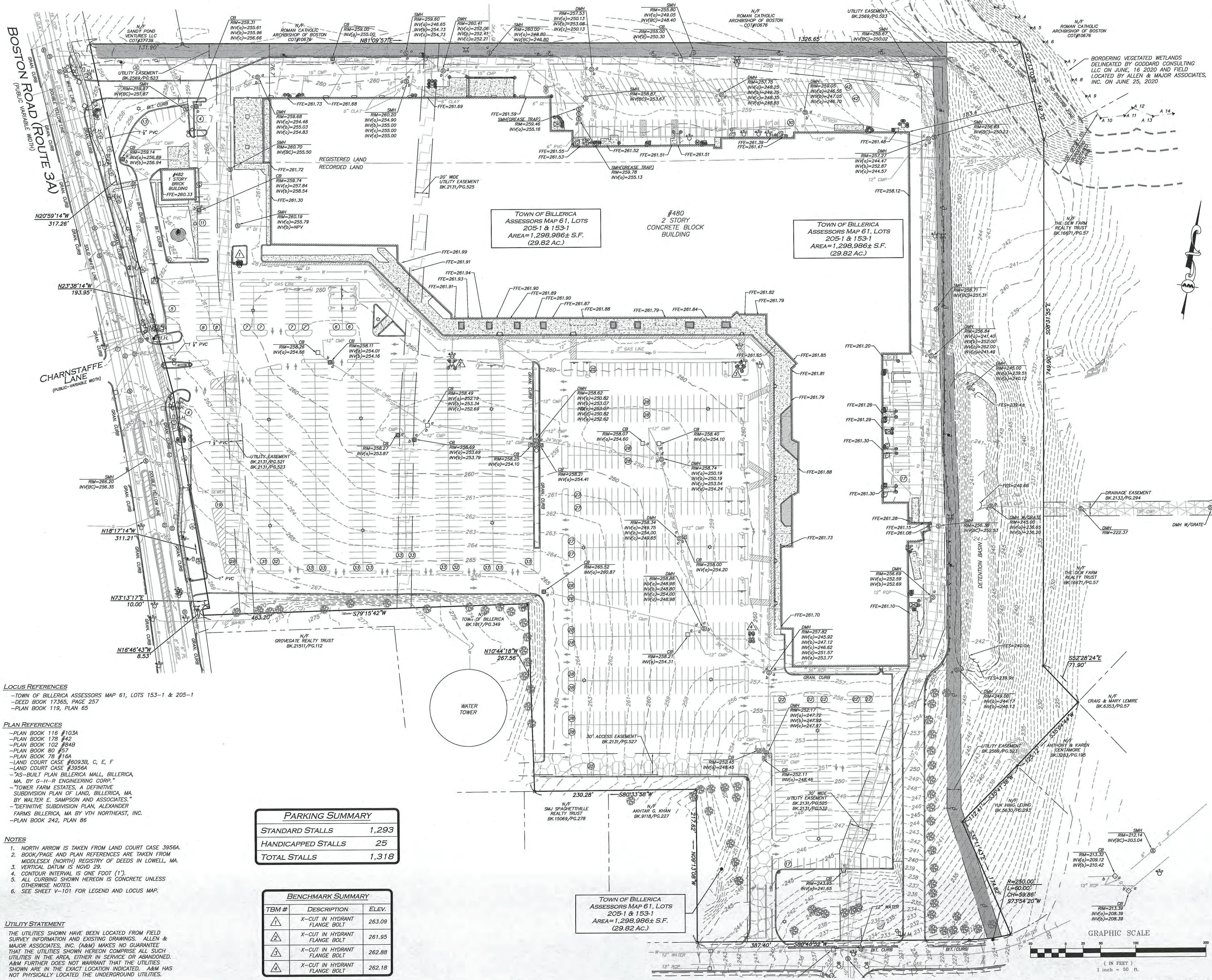


Data Accumulation/Existing Conditions Plans

DA-EC 1: ALLEN AND MAJOR DATA ACCU. PLAN

DA-EC 2: HANCOCK ASSOCIATES DATA ACCU. PLAN 1

DA-EC 3: HANCOCK ASSOCIATES DATA ACCU. PLAN 2



TOWN OF BILLERICA
ASSESSORS MAP 61, LOTS
205-1 & 153-1
AREA=1,298,986± S.F.
(29.82 AC.)

#480
2 STORY
CONCRETE BLOCK
BUILDING

TOWN OF BILLERICA
ASSESSORS MAP 61, LOTS
205-1 & 153-1
AREA=1,298,986± S.F.
(29.82 AC.)

TOWN OF BILLERICA
ASSESSORS MAP 61, LOTS
205-1 & 153-1
AREA=1,298,986± S.F.
(29.82 AC.)

LOCUS REFERENCES
-TOWN OF BILLERICA ASSESSORS MAP 61, LOTS 153-1 & 205-1
-DEED BOOK 17365, PAGE 257
-PLAN BOOK 119, PLAN 65

PLAN REFERENCES
-PLAN BOOK 116 #103A
-PLAN BOOK 178 #42
-PLAN BOOK 102 #84B
-PLAN BOOK 80 #57
-PLAN BOOK 76 #16A
-LAND COURT CASE #8093B, C, E, F
-LAND COURT CASE #3956A
-AS-BUILT PLAN BILLERICA MALL, BILLERICA, MA, BY G-H-R ENGINEERING CORP.
-TOWER FARM ESTATES, A DEFINITIVE SUBDIVISION PLAN OF LAND, BILLERICA, MA, BY WALTER E. SAMPSON AND ASSOCIATES.
-DEFINITIVE SUBDIVISION PLAN, ALEXANDER FARMS BILLERICA, MA BY VTH NORTHEAST, INC.
-PLAN BOOK 242, PLAN 86

NOTES
1. NORTH ARROW IS TAKEN FROM LAND COURT CASE 3956A.
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (NORTH) REGISTRY OF DEEDS IN LOWELL, MA.
3. VERTICAL DATUM IS NGVD 29.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. ALL CURBING SHOWN HEREON IS CONCRETE UNLESS OTHERWISE NOTED.
6. SEE SHEET V-101 FOR LEGEND AND LOCUS MAP.

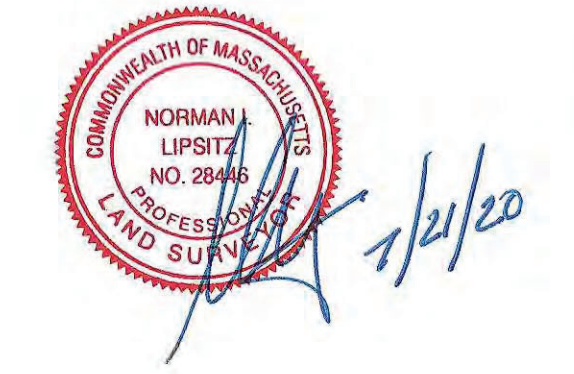
UTILITY STATEMENT
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PARKING SUMMARY		
STANDARD STALLS		1,293
HANDICAPPED STALLS		25
TOTAL STALLS		1,318

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	X-CUT IN HYDRANT FLANGE BOLT	263.09
2	X-CUT IN HYDRANT FLANGE BOLT	261.95
3	X-CUT IN HYDRANT FLANGE BOLT	262.88
4	X-CUT IN HYDRANT FLANGE BOLT	262.18

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN AUGUST 5, 2013 AND JUNE 25, 2020.

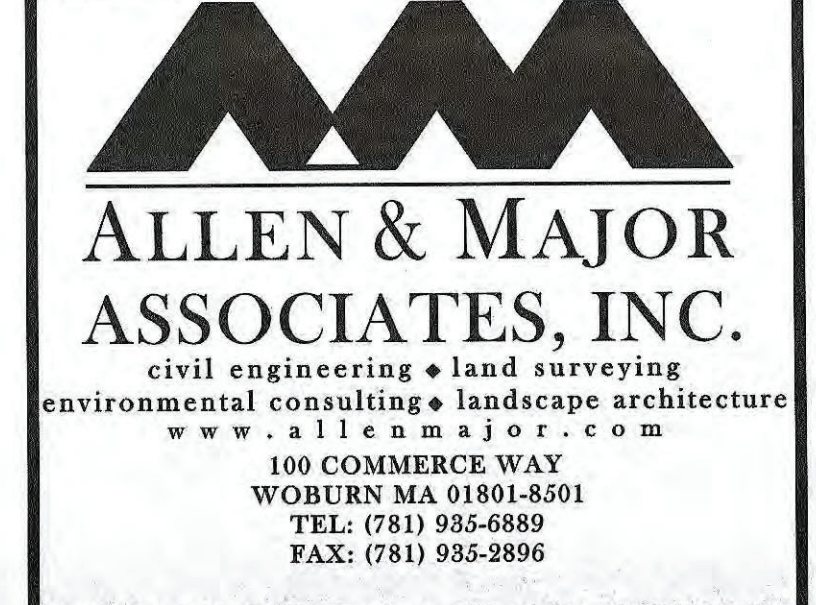
July 21, 2020
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



2. 07/16/2020 ISSUED TO CON COMM
1. 06/25/2020 WETLAND RESOURCE AREA
REV DATE DESCRIPTION
APPLICANT/OWNER:
FB BILLERICA REALTY INVESTORS LLC
810 SEVENTH AVENUE -10TH FLOOR
NEW YORK, NY 10019

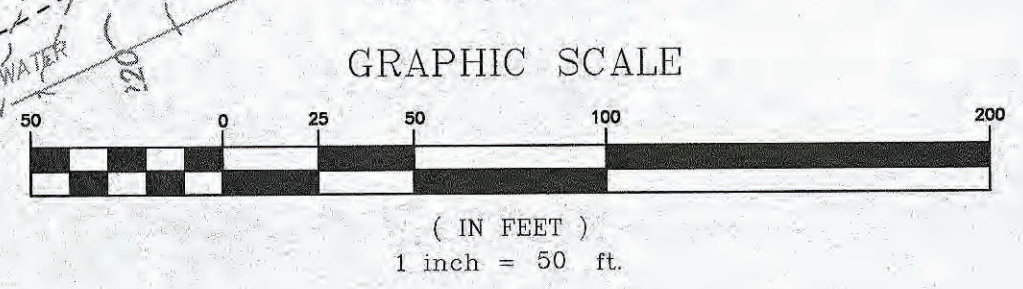
PROJECT:
THE SHOPS AT BILLERICA
480 BOSTON ROAD
BILLERICA, MA

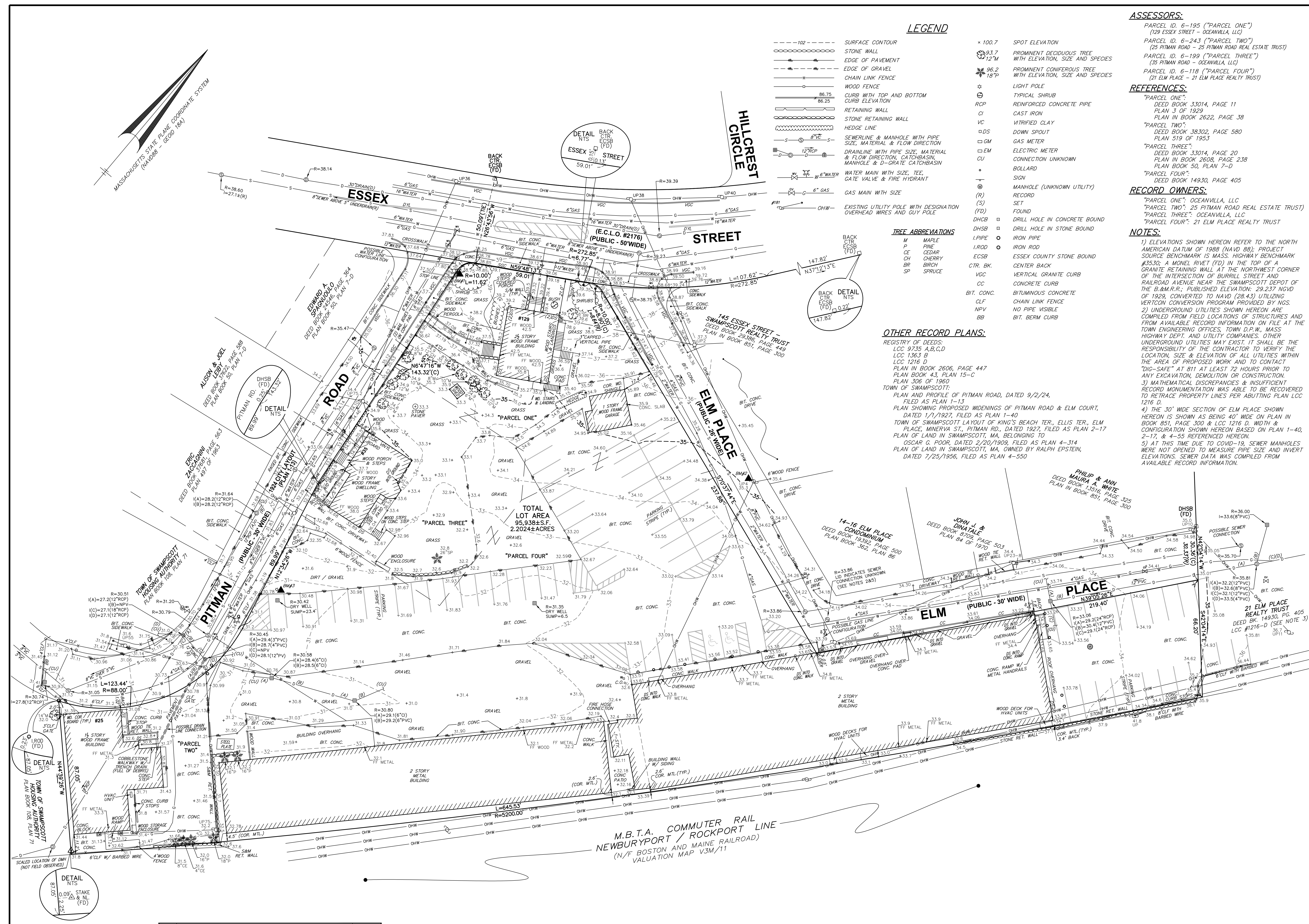
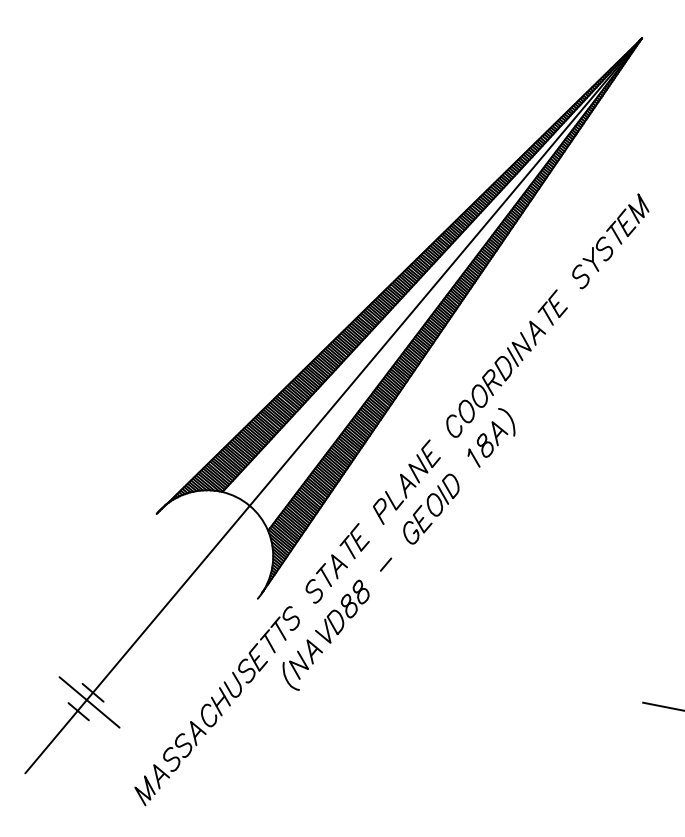
PROJECT NO. 1026-06H DATE: 03/06/2020
SCALE: 1" = 50' DWG. NAME: S-1026-06H-EC
DRAFTED BY: KAC CHECKED BY: NIL



THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CUSTOMER REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MOVED, UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: EXISTING CONDITIONS SHEET NO. V-100





LEGEND

- 102--- SURFACE CONTOUR
- STONE WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CHAIN LINK FENCE
- WOOD FENCE
- CURB WITH TOP AND BOTTOM CURB ELEVATION
- RETAINING WALL
- STONE RETAINING WALL
- HEDGE LINE
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & D-GRATE CATCHBASIN
- WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- × 100.7 SPOT ELEVATION
- 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- ★ 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- 18'P LIGHT POLE
- TYPICAL SHRUB
- RCP REINFORCED CONCRETE PIPE
- CI CAST IRON
- VC VITRIFIED CLAY
- DS DOWN SPOUT
- GM GAS METER
- EM ELECTRIC METER
- CU CONNECTION UNKNOWN
- BOLLARD
- SIGN
- MANHOLE (UNKNOWN UTILITY)
- (R) RECORD
- (S) SET
- (FD) FOUND
- DHCB DRILL HOLE IN CONCRETE BOUND
- DHSB DRILL HOLE IN STONE BOUND
- LIPE IRON PIPE
- LIROD IRON ROD
- IRON ROD
- ESSEX COUNTY STONE BOUND
- CTR. BK. CENTER BACK
- VGC VERTICAL GRANITE CURB
- CC CONCRETE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- CLF CHAIN LINK FENCE
- NPV NO PIPE VISIBLE
- BB BIT. BERM CURB

TREE ABBREVIATIONS

- M MAPLE
- P PINE
- CE CEDAR
- CH CHERRY
- BR BIRCH
- SP SPRUCE

OTHER RECORD PLANS:

REGISTRY OF DEEDS:
 LCC 9735 A,B,C,D
 LCC 1363 B
 LCC 1216 D
 PLAN IN BOOK 2606, PAGE 447
 PLAN BOOK 43, PLAN 15-C
 PLAN 306 OF 1960
 TOWN OF SWAMPSCOTT:
 PLAN AND PROFILE OF PITMAN ROAD, DATED 9/2/24,
 FILED AS PLAN 1-13
 PLAN SHOWING PROPOSED WIDENINGS OF PITMAN ROAD & ELM COURT,
 DATED 1/1/1927, FILED AS PLAN 1-40
 TOWN OF SWAMPSCOTT LAYOUT OF KING'S BEACH TER., ELLIS TER., ELM
 PLACE, MINERVA ST., PITMAN RD., DATED 1927, FILED AS PLAN 2-17
 PLAN OF LAND IN SWAMPSCOTT, MA, BELONGING TO
 OSCAR G. POOR, DATED 2/20/1909, FILED AS PLAN 4-314
 PLAN OF LAND IN SWAMPSCOTT, MA, OWNED BY RALPH EPSTEIN,
 DATED 7/25/1936, FILED AS PLAN 4-550

ASSESSORS:

- PARCEL ID. 6-195 ("PARCEL ONE")
(29 ESSEX STREET - OCEANVILLE, LLC)
- PARCEL ID. 6-243 ("PARCEL TWO")
(25 PITMAN ROAD - 25 PITMAN ROAD REAL ESTATE TRUST)
- PARCEL ID. 6-199 ("PARCEL THREE")
(35 PITMAN ROAD - OCEANVILLE, LLC)
- PARCEL ID. 6-118 ("PARCEL FOUR")
(21 ELM PLACE - 21 ELM PLACE REALTY TRUST)

REFERENCES:

- "PARCEL ONE":
DEED BOOK 33014, PAGE 11
PLAN 3 OF 1929
- "PARCEL TWO":
DEED BOOK 38302, PAGE 580
PLAN 519 OF 1953
- "PARCEL THREE":
DEED BOOK 33014, PAGE 20
PLAN IN BOOK 2808, PAGE 238
PLAN BOOK 50, PLAN 7-D
- "PARCEL FOUR":
DEED BOOK 14930, PAGE 405

RECORD OWNERS:

- "PARCEL ONE": OCEANVILLE, LLC
- "PARCEL TWO": 25 PITMAN ROAD REAL ESTATE TRUST
- "PARCEL THREE": OCEANVILLE, LLC
- "PARCEL FOUR": 21 ELM PLACE REALTY TRUST

NOTES:

- 1) ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88); PROJECT SOURCE BENCHMARK IS MASS. HIGHWAY BENCHMARK #3530; A MONUMENT (FD) IN THE TOP OF A GRANITE RETAINING WALL AT THE NORTHWEST CORNER OF THE INTERSECTION OF BURRILL STREET AND RAILROAD AVENUE NEAR THE SWAMPSCOTT DEPOT OF THE B.&M.R.R.; PUBLISHED ELEVATION: 29.237 NGVD OF 1929, CONVERTED TO NAVD (28.43) UTILIZING VERTICAL CONVERSION PROGRAM PROVIDED BY MGS.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS. HIGHWAY DEPT. AND UTILITY COMPANIES; OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) MATHEMATICAL DISCREPANCIES & INSUFFICIENT RECORD MONUMENTATION WAS ABLE TO BE RECOVERED TO RETRACE PROPERTY LINES PER ABUTTING PLAN LCC 1216 D.
- 4) THE 30' WIDE SECTION OF ELM PLACE SHOWN HEREON IS SHOWN AS BEING 40' WIDE ON PLAN IN BOOK 851, PAGE 300 & LCC 1216 D. WIDTH & CONFIGURATION SHOWN HEREON BASED ON PLAN 1-40, 2-17, & 4-55 REFERENCED HEREON.
- 5) AT THIS TIME DUE TO COVID-19, SEWER MANHOLES WERE NOT OPENED TO MEASURE PIPE SIZE AND INVERT ELEVATIONS. SEWER DATA WAS COMPILED FROM AVAILABLE RECORD INFORMATION.

ESSEX STREET, ELM PLACE, & PITMAN ROAD

Swampscott, Massachusetts 01907

PREPARED FOR

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

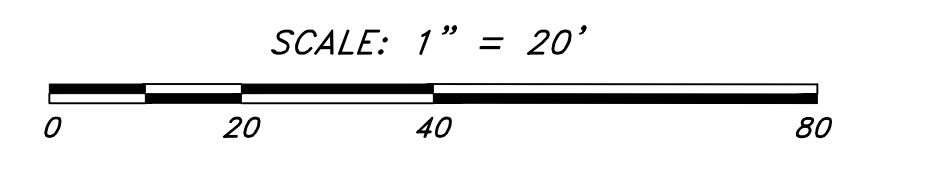
185 CENTRE STREET, DANVERS, MA 01923
 VOICE (978) 777-3050, FAX (978) 774-7816
 WWW.HANCOCKASSOCIATES.COM

ELEVATION BENCH MARKS		
DATUM: NAVD88 (SEE NOTE 1)		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT - BOLT OVER MAIN OUTLET	40.59
2.	U-POLE #4 - NAIL (FD) O.8" A.G.	35.90
3.	LIGHT POLE - SQUARE-CUT (SET) IN CONC. BASE	33.77

DATE	BY	DESCRIPTION
11/28/21	JMS	UPDATE ABUTTER NAMES
01/28/21	JMS	ISSUE/REVISION DESCRIPTION

EXISTING CONDITIONS PLAN OF LAND IN SWAMPSCOTT, MA

PLOT DATE: Jun 28, 2021 1:58 pm
 PATH: F:\Ch30\Projects\23503 - Win Development - Swampscott\DWG: 23503.ec.dwg
 LAYOUT: EC.30x42
 SHEET: 1 OF 1
 PROJECT NO.: 23503



MALCOLM X BOULEVARD
(PUBLIC - 84' WIDE)
(L-10310)

JEEP JONES PARK

King Street
Roxbury, Massachusetts 02119

ASSESSORS:

PARCEL ID: 0903340000
PARCEL ID: 0903338000

REFERENCES:

DEED BOOK 16843, PAGE 232
PLAN BOOK 9102, PLAN 116
CITY OF BOSTON PLANS:
L-1255
L-6033
L-10308
L-10310
CITY FIELD NOTEBOOK 182, PAGE 132
L.C. Plan 15692-B

RECORD OWNER:

CITY OF BOSTON

NOTES:

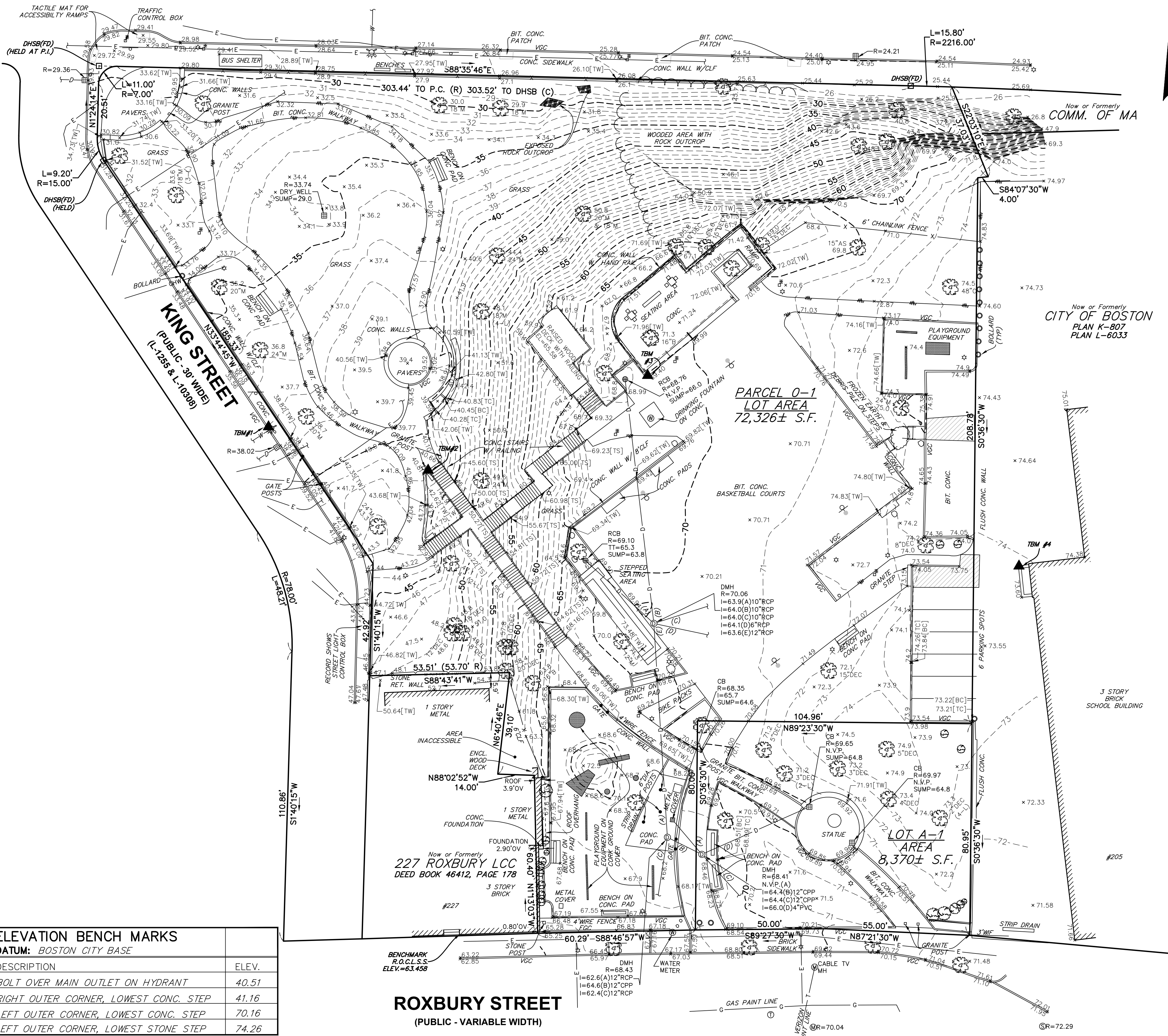
- ELEVATIONS SHOWN HEREON REFER TO BOSTON CITY BASE (BCB). PROJECT BENCHMARK IS THE RIGHT OUTER CORNER OF THE LOWEST STONE STEP AT #227 ROXBURY STREET, AS RECORDED IN CITY OF BOSTON BENCHMARK BOOK "BOSTON AND ROXBURY BOOK", ELEVATION: 63.458
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. 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 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- VERIZON HAS NOT RESPONDED TO REQUEST FOR UNDERGROUND UTILITY RECORDS AS OF 1/13/2021.
- EVIDENCE OF UNDERGROUND ELECTRIC LINES WAS OBSERVED (LIGHT POLES & HANDHOLES LOCATED ON THE PROPERTY). LOCATIONS OF SAID LINES IS UNKNOWN. DPW STREET LIGHTING PLANS PROVIDED FOR JEEP JONES PARK ARE PROPOSED AND SCHEMATIC ONLY AND CANNOT BE PLOTTED.
- EVIDENCE OF UNDERGROUND WATER CONNECTIONS WAS OBSERVED (DRINKING FOUNTAIN & WATER MH). LOCATION OF SAID LINES ARE UNKNOWN.
- SOME SITE FEATURES MAY HAVE BEEN COVERED BY SNOW AT THE TIME OF THE SURVEY.

LEGEND

- 102--- SURFACE CONTOUR
- — — — — EDGE OF PAVEMENT
- x — x — CHAIN LINK FENCE
- — — — — OHW
- 88.75 CURB WITH TOP AND BOTTOM CURB ELEVATION
- 86.25
- 98.82 RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
- 93.2
- ~~~~~ EDGE OF WOODED AREA
- D — DRAIN LINE
- W — WATER LINE
- E — UNDERGROUND ELECTRIC CONDUIT
- — — — — CONNECTION UNKNOWN
- × 100.7 SPOT ELEVATION
- ⊙ 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- ⊙ 12" M BUSH
- ⊙ BOULDER
- CB CATCH BASIN
- N.V.P. NO VISIBLE PIPE(S)
- BOLLARD
- SIGN
- ⊙ BASKETBALL HOOP
- DHSB DRILL HOLE IN STONE BOUND
- VGC VERTICAL GRANITE CURB
- CLF CHAIN LINK FENCE
- BC BOTTOM OF CURB
- TC TOP OF CURB
- TW TOP OF WALL
- TS TOP OF STEP
- OV OVER
- ⊙ WATER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE

TREE ABBREVIATIONS

- M MAPLE
- B BEECH
- O OAK
- AS ASH
- DEC DECIDUOUS (OTHER)
- 2-L TWO LIMBED



ELEVATION BENCH MARKS		
DATUM: BOSTON CITY BASE		
NO.	DESCRIPTION	ELEV.
1.	BOLT OVER MAIN OUTLET ON HYDRANT	40.51
2.	RIGHT OUTER CORNER, LOWEST CONC. STEP	41.16
3.	LEFT OUTER CORNER, LOWEST CONC. STEP	70.16
4.	LEFT OUTER CORNER, LOWEST STONE STEP	74.26

PREPARED FOR:

CITY OF BOSTON

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118
VOICE (617) 357-8145, FAX (617) 357-9495
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 02/17/2021 DRAWN BY: SCH
SCALE: 1" = 20' CHECK BY: JAE

**EXISTING CONDITIONS
PLAN OF LAND
IN
BOSTON, MA
(ROXBURY)**

PLOT DATE: Mar 03, 2021 10:21 am
PATH: G:\V\30 Projects\24416 - IBI Group - Boston\Sur\DWG\

DWG: 24416ec.dwg

LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: 24416



Engineering Site Plans

ESP 1: HANCOCK ASSOCIATES ENGINEERING SITE PLAN 1

ESP 2: HANCOCK ASSOCIATES ENGINEERING SITE PLAN 2

ESP 1: HANCOCK ASSOC. PLAN 1

NOTES

- LOCATIONS AND ELEVATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE REFERENCED PLAN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. H.W. MOORE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY DEPARTMENT SHALL BE NOTIFIED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHALL BE VERIFIED IN THE FIELD. CALL THE BWSC, (617) 989-7000 AND DIG-SAFE CALL CENTER, (688) 344-7233, 72 HOURS (9 WORKING DAYS) PRIOR TO EXCAVATION.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO BWSC REQUIREMENTS AND ALL OTHER APPLICABLE MUNICIPAL REGULATIONS.
- ALL DISTURBANCES WITHIN THE TRAVELED WAYS SHALL CONFORM TO CITY AND BWSC STANDARDS.
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, DRAIN AND SEWER CONNECTIONS TO THE BWSC FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTIONS ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS ARE ALSO THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IF THE CONNECTIONS CROSS OR ARE NEAR INDIVIDUAL PROPERTY LINES, PROVISIONS MUST BE MADE TO ALLOW EACH OWNER TO MAINTAIN OR RECONSTRUCT THEIR RESPECTIVE CONNECTIONS. THIS FACT MUST BE INCORPORATED INTO ANY PURCHASE AND SALES AGREEMENT AND DEEDS RELATED TO THE TRANSFER OF OWNERSHIP OF THE PROPERTIES.
- THE PROPOSED BUILDING CONNECTIONS (BY PLUMBER) SHALL BE 10' OUTSIDE THE FOUNDATION WALL.
- SITE CONTRACTOR TO PROVIDE ALL EXCAVATION, INSTALLATION, BACK FILLING, PAVEMENT PATCHING, ETC. FOR THE INSTALLATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIRE ALARM, WATER, SEWER, DRAIN AND SIMILAR SERVICES.
- IF EXISTING ABANDONED BWSC SERVICES ARE ENCOUNTERED THEY SHALL BE CUT AND CAPPED AT THE MAIN PER BWSC STANDARDS.
- THE SEWER GRAVITY PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE SDR 35 CONFORMING TO ASTM STANDARD SPECIFICATIONS D3034 UNLESS OTHERWISE NOTED.
- STORM DRAIN PIPES SHALL BE POLYVINYL CHLORIDE (PVC) PIPE SDR 35 CONFORMING TO ASTM STANDARD SPECIFICATIONS D3034 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO OBTAIN THE ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT PRIOR TO FILING A GENERAL SERVICES APPLICATION WITH BWSC.
- CONTRACTOR WILL BE RESPONSIBLE FOR PREPARING AS-BUILT PLANS IN ACCORDANCE WITH BWSC REQUIREMENTS.
- CONTRACTOR TO CONFIRM THE LOCATIONS AND INVERTS OF THE EXISTING UTILITIES IN THE STREET PRIOR TO THE INSTALLATION OF NEW SERVICE CONNECTIONS. SERVICES SHALL BE FIELD VERIFIED BEFORE BEGINNING CONSTRUCTION.
- ANY CONSTRUCTION DEWATERING SHALL EMPLOY MEASURES TO FILTER OUT SEDIMENT PRIOR TO ITS DISCHARGE AND SHALL CONFORM WITH BWSC REQUIREMENTS. CONTRACTOR TO SUBMIT A SKETCH OF THESE TO THE ARCHITECT FOR APPROVAL.
- CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING CONSTRUCTION.
- RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH. ADJUST ALL OTHER RIM ELEVATIONS OF EXISTING MANHOLES.
- WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN LIMITS OF SITE WORK.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND OTHER PRIVATE COMPANIES, AS REQUIRED.
- COORDINATE CATV, TELEPHONE, ELECTRIC AND GAS INSTALLATION WITH THE UTILITY COMPANIES.
- FIRE AND DOMESTIC WATER SERVICES SHALL BE DUCTILE IRON, MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI/AWWA C151/A21.51 AND SHALL BE CLASS 56. JOINTS SHALL BE INSTALLED WITH MEGALUG MECHANICAL JOINTS OR EQUAL. ALL NEW WATER PIPE SHALL BE ZINC COATED.
- SEE PLUMBING PLANS FOR ALL PIPE WORK WITHIN BUILDING, AND FOR DESIGN AND DETAILS OF THE PROPOSED GARAGE GAS/SAND TRAP MANHOLES.
- THE RIM ELEVATIONS OF ALL UTILITY STRUCTURES WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED TO FINISHED GRADE.
- CONTRACTOR TO SAWCUT EXISTING PAVEMENT IN CANTERBURY STREET FOR PROPOSED UTILITY TRENCHES.
- ALL PROPOSED SEWER CONNECTIONS MUST BE MADE WATERTIGHT.
- REFER TO STRUCTURAL DRAWINGS FOR RETAINING WALL DESIGN AND DETAILS.
- AN AS-BUILT PLAN STAMPED BY A LICENSED SURVEYOR WITH AUTOCAD FILE FORMAT TO BWSC SPECIFICATIONS MUST BE SUBMITTED TO THE BWSC AT THE END OF CONSTRUCTION.

STORMWATER INFILTRATION CALCULATIONS

DESIGN RUNOFF VOLUME:
USE 1-INCH RAINFALL EVENT
IMPERVIOUS AREA = 9,610 S.F.
RUNOFF VOLUME = 9,610 S.F. x 1"/12" = 800.8 C.F.
DESIGN VOLUME = 800.8 C.F.

STORM WATER VOLUME CALCULATIONS
INFILTRATION SYSTEM "1"
USE 4'x4' GALLEYS SURROUNDED BY CRUSHED STONE
GALLEY STORAGE = 16 GALLEYS x (3.5' x 3.5' x (35.3-32.6)) = 529.2 C.F.
GALLEY VOLUME = 16 GALLEYS x (4' x 4' x (35.3-32.6)) = 691.2 C.F.
CRUSHED STONE VOLUME = [(35.3-31.6) x (88.0' x 6.5')] - 691.2 C.F. x 0.3 VOIDS = 283.3 C.F.
TOTAL = 529.2 C.F. + 283.3 C.F. = 812.5 C.F.

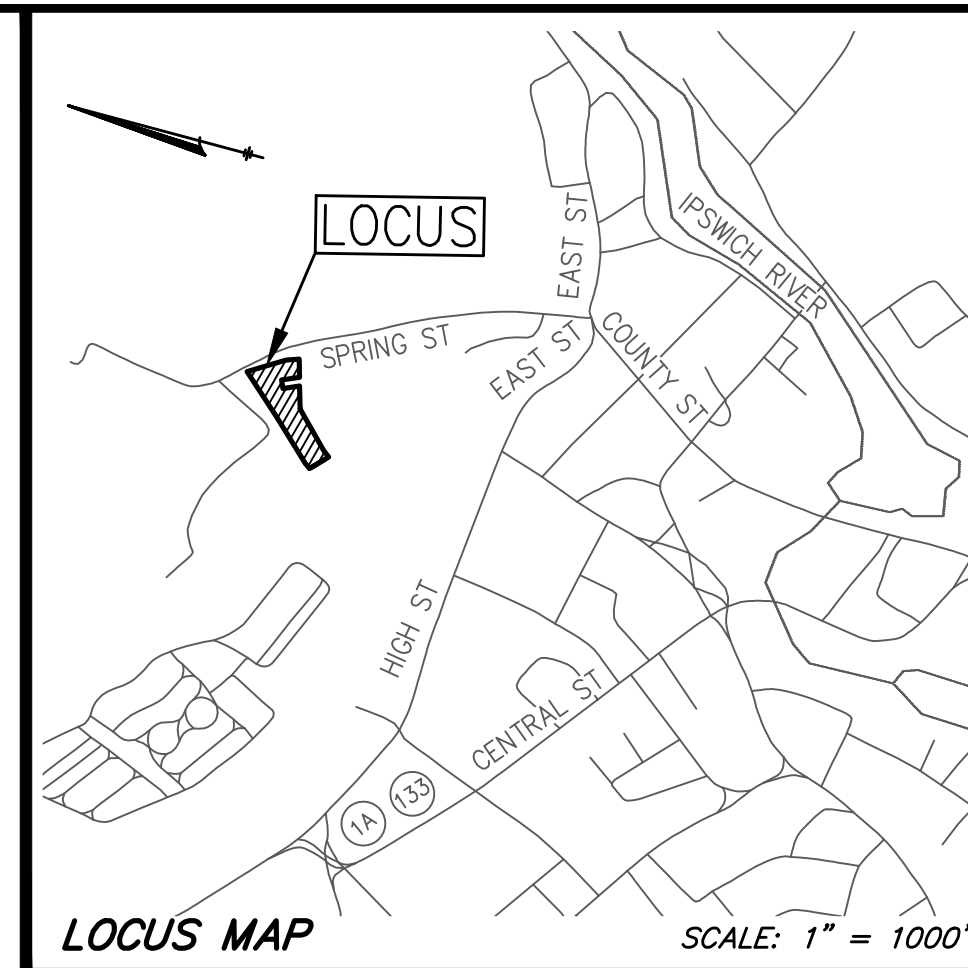
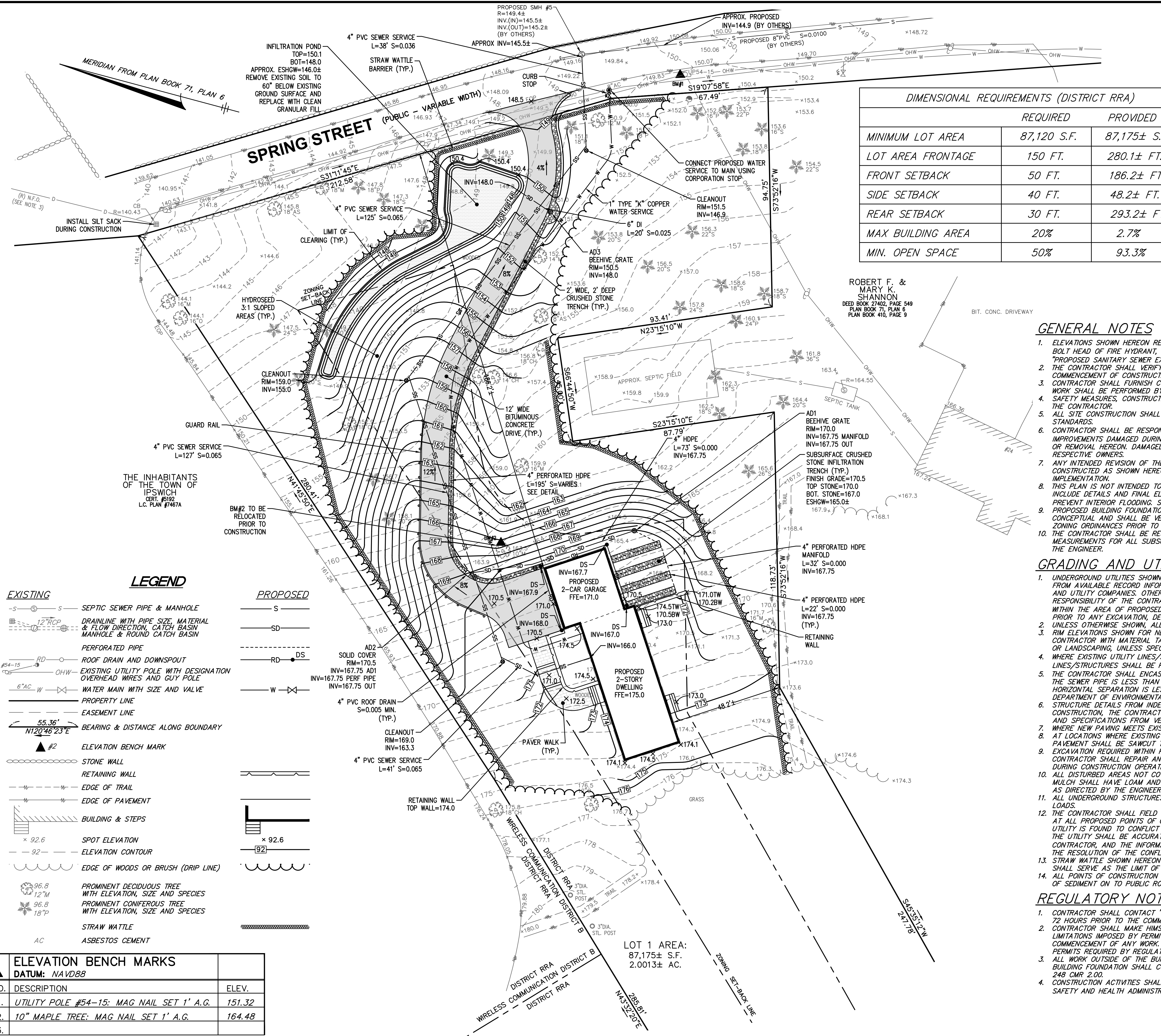
CRUSHED STONE UNDER PERFORATED PIPE
USE PERFORATED PIPE SURROUNDED BY CRUSHED STONE
CRUSHED STONE VOLUME = 162' x 1.25' x .25' x 30% VOIDS = 15.2 C.F.
TOTAL VOLUME = 812.5 C.F. + 15.9 C.F. = 827.7 C.F.

STORMWATER STORAGE VOLUME = 827.7 C.F. > 800.8 C.F.

SERVICE CONNECTION TABLE

ITEM	QTY	BWSC INSPECTOR/DATE
C-1 CUT & CAP EXIST. WATER	1	
C-2 CUT & CAP EXIST. HYDRANT CONN.	1	
W-1 PROP. 8" TAPPING SLEEVE GATE VALVE & BOX (MUELLER TYPE H605)	1	
W-2 PROP. 8" TAPPING SLEEVE GATE VALVE & BOX (MUELLER TYPE H605)	1	
W-3 PROP. 8" TAPPING SLEEVE GATE VALVE & BOX (MUELLER TYPE H605)	1	
W-4 6" FIRE SERVICE	1	
W-5 4" DOMESTIC SERVICE	1	
W-6 HYDRANT CONNECTION	1	
W-7 YARD DRAIN	1	
W-8 YARD DRAIN	1	
W-9 YARD DRAIN	1	
W-10 YARD DRAIN	1	
W-11 YARD DRAIN	1	
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ESP 2: HANCOCK ASSOC. PLAN 2



DIMENSIONAL REQUIREMENTS (DISTRICT RRA)		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	87,120 S.F.	87,175± S.F.
LOT AREA FRONTAGE	150 FT.	280.1± FT.
FRONT SETBACK	50 FT.	186.2± FT.
SIDE SETBACK	40 FT.	48.2± FT.
REAR SETBACK	30 FT.	293.2± FT.
MAX BUILDING AREA	20%	2.7%
MIN. OPEN SPACE	50%	93.3%

GENERAL NOTES

- ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. 1988. PROJECT BENCHMARK IS "ROAD SIDE FLANGE BOLT HEAD OF FIRE HYDRANT, EL. 148.38", IDENTIFIED AS BENCHMARK S4 ON A DRAWING ENTITLED "PROPOSED SANITARY SEWER EXTENSION" BY GRAHAM ASSOCIATES, INC., DATED AUGUST 13, 2020.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE IPSWICH DEPARTMENT OF PUBLIC WORKS STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.

GRADING AND UTILITY PLAN NOTES

- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
- THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY AT NO ADDITIONAL COST BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- STRAW WATTLE SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS AND SHALL SERVE AS THE LIMIT OF WORK.
- ALL POINTS OF CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

LEGEND

EXISTING	PROPOSED

ELEVATION BENCH MARKS		
DATUM: NAVD88		
NO.	DESCRIPTION	ELEV.
1.	UTILITY POLE #54-15: MAG NAIL SET 1' A.G.	151.32
2.	10" MAPLE TREE: MAG NAIL SET 1' A.G.	164.48
3.		

26 SPRING STREET

Ipswich, Massachusetts 01938

ASSESSORS: MAP 31C LOT 150

PREPARED FOR:

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

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

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 10/02/20	DRAWN BY: JJP
SCALE: 1"=20'	DESIGN BY: JJP
APP BY: DLG	CHECK BY: ESS

PERMIT SITE PLAN

SCALE: 1" = 20'

PROJECT NO.: 24081

DWG: 24081psp.dwg
LAYOUT: PSP
SHEET: 1 OF 2

C1



Land Court Plans

LC 1: HANCOCK ASSOCIATES LAND COURT PLAN 1

LC 2: HANCOCK ASSOCIATES LAND COURT PLAN 2

LC 1: HANCOCK ASSOC. PLAN 1

ASSESSORS:
MAP 117, BLOCK 443, LOT 14

RECORD OWNER:
CHARLENE A. PARLEE

REFERENCES:
LC CERTIFICATE NO. 43489
LC CERTIFICATE NO. 5853
LC CERTIFICATE NO. 7727
LC CERTIFICATE NO. 8360
LC CERTIFICATE NO. 8511
LCC 4593B
LCC 4593A
LCC 4593C
LCC 4593D
LCC 4593E
LCC 4593F
LCC 4593H
LCC 4593I

ZONING:
RESIDENTIAL B DISTRICT (RB)

LEGEND

	STONE WALL	(R)	RECORD
	EDGE OF PAVEMENT	(C)	CALCULATED
	EDGE OF GRAVEL	(R/H)	RECORD AND HELD
	PLASTIC POST & RAIL FENCE	(LO/H)	LAYOUT DIMENSION HELD
	LCC 4593A TRAVERSE LINES	(LC)	LAND COURT DIMENSION
	BEARING PER LCC 4593A (SEE NOTE 9)	(NF)	NOT FOUND
	BEARING PER LCC 4593I (SEE NOTE 9)	(S)	SET
	IRON ROD W/CAP (TO BE SET)	(TBS)	TO BE SET
	DRILL HOLE IN STONE BOUND	AG	ABOVE GRADE
	CENTER BACK STONE BOUND	BG	BELOW GRADE
	IRON PIPE	S.F.	SQUARE FEET
	IRON ROD	Ac	ACRES
	DRILL HOLE		

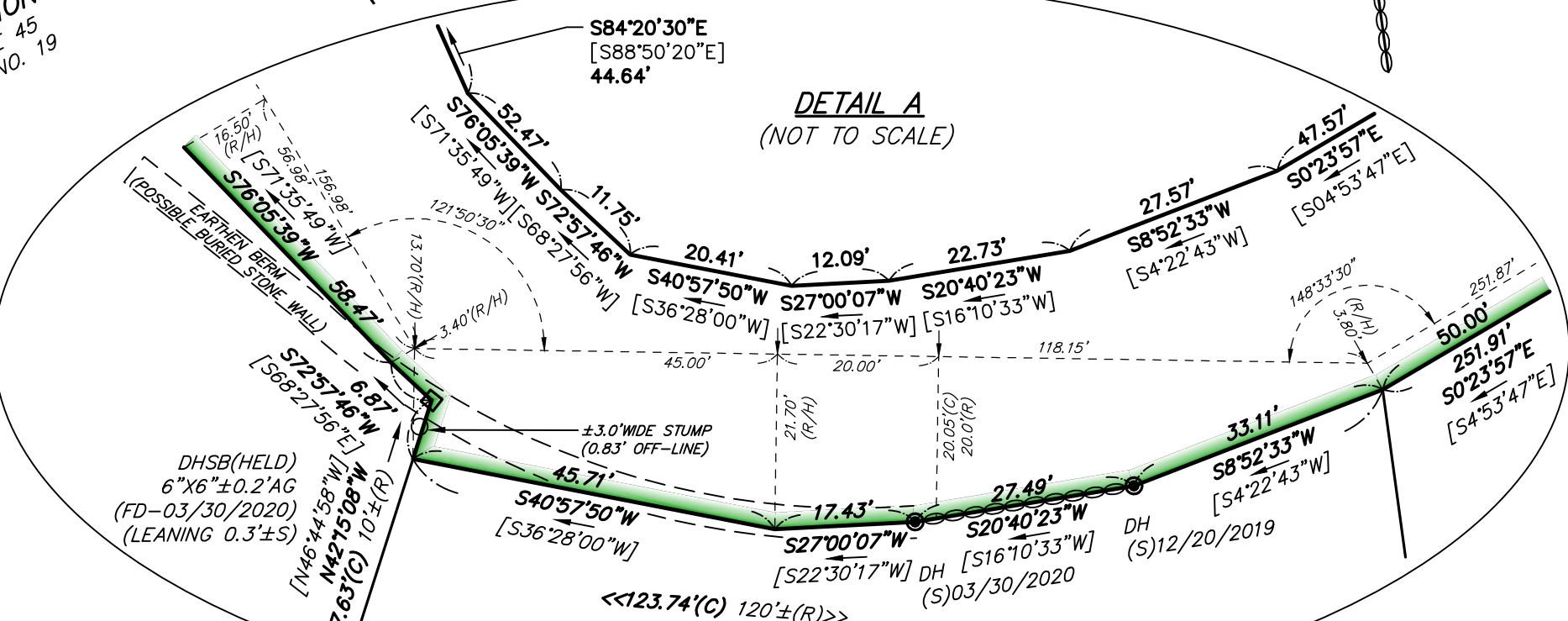
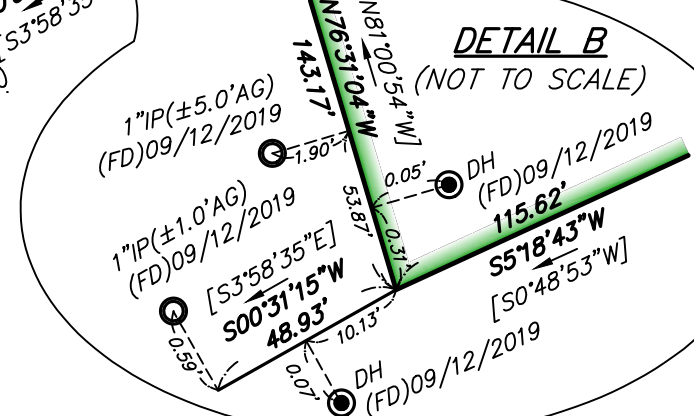
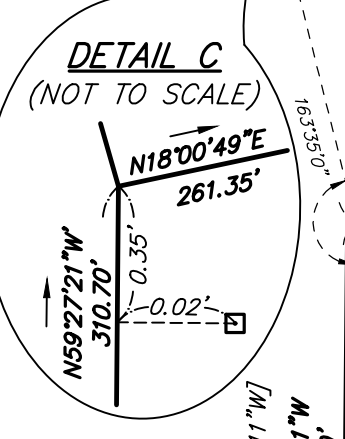
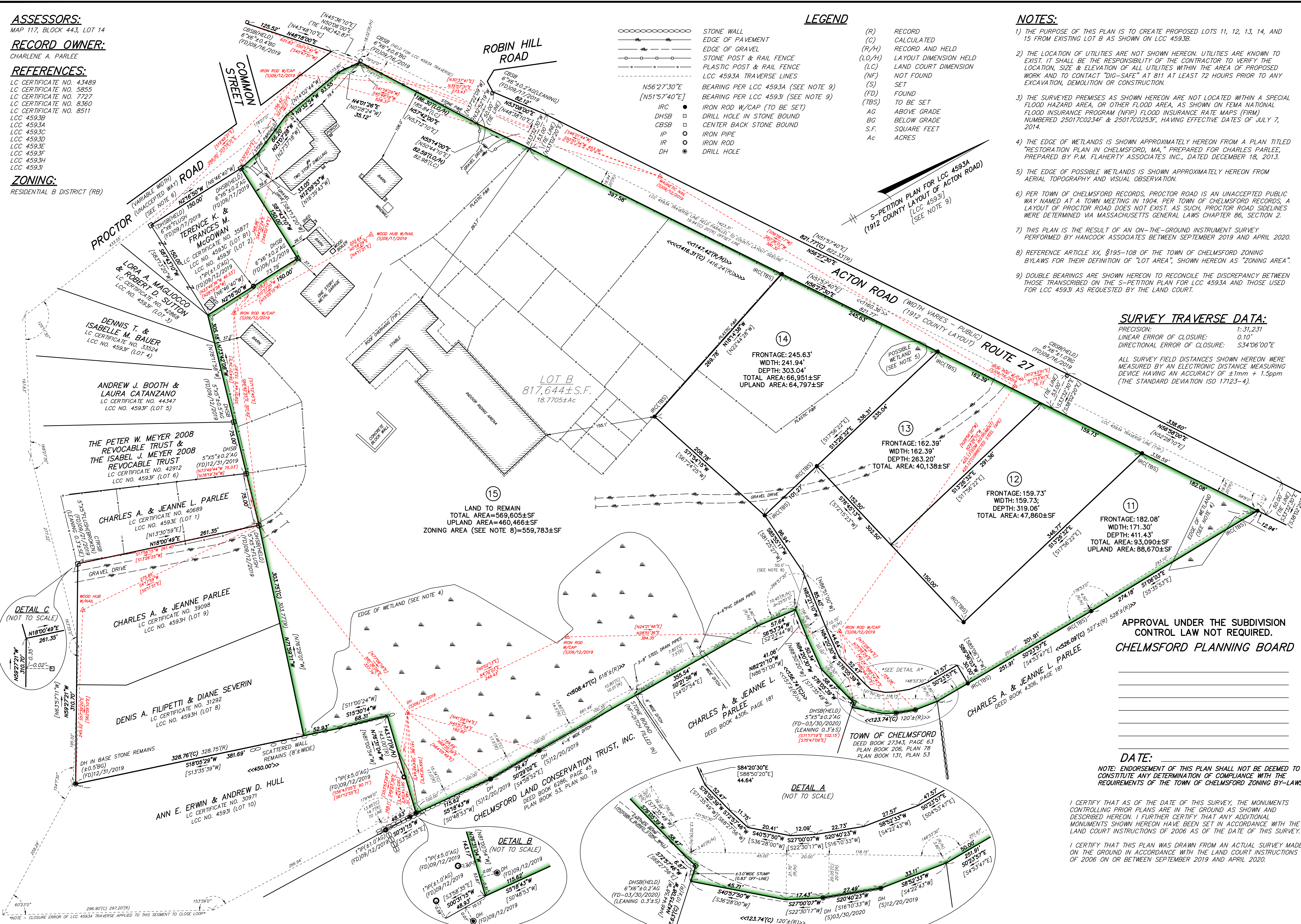
NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE PROPOSED LOTS 11, 12, 13, 14, AND 15 FROM EXISTING LOT B AS SHOWN ON LCC 4593B.
- THE LOCATION OF UTILITIES ARE NOT SHOWN HEREON. UTILITIES ARE KNOWN TO EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- THE SURVEYED PREMISES AS SHOWN HEREON ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAPS (FIRM) NUMBERED 2501700234F & 2501700253F, HAVING EFFECTIVE DATES OF JULY 7, 2014.
- THE EDGE OF WETLANDS IS SHOWN APPROXIMATELY HEREON FROM A PLAN TITLED "RESTORATION PLAN IN CHELMSFORD, MA," PREPARED FOR CHARLES PARLEE, PREPARED BY P.M. FLAHERTY ASSOCIATES INC., DATED DECEMBER 18, 2013.
- THE EDGE OF POSSIBLE WETLANDS IS SHOWN APPROXIMATELY HEREON FROM AERIAL TOPOGRAPHY AND VISUAL OBSERVATION.
- PER TOWN OF CHELMSFORD RECORDS, PROCTOR ROAD IS AN UNACCEPTED PUBLIC WAY NAMED AT A TOWN MEETING IN 1904. PER TOWN OF CHELMSFORD RECORDS, A LAYOUT OF PROCTOR ROAD DOES NOT EXIST, AS SUCH, PROCTOR ROAD SIDELINES WERE DETERMINED VIA MASSACHUSETTS GENERAL LAWS CHAPTER 86, SECTION 2.
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES BETWEEN SEPTEMBER 2019 AND APRIL 2020.
- REFERENCE ARTICLE XX, §195-108 OF THE TOWN OF CHELMSFORD ZONING BYLAWS FOR THEIR DEFINITION OF "LOT AREA", SHOWN HEREON AS "ZONING AREA".
- DOUBLE BEARINGS ARE SHOWN HEREON TO RECONCILE THE DISCREPANCY BETWEEN THOSE TRANSCRIBED ON THE S-PETITION PLAN FOR LCC 4593A AND THOSE USED FOR LCC 4593I AS REQUESTED BY THE LAND COURT.

SURVEY TRAVERSE DATA:

PRECISION: 1:31,231
LINEAR ERROR OF CLOSURE: 0.10'
DIRECTIONAL ERROR OF CLOSURE: S34°06'00"E

ALL SURVEY FIELD DISTANCES SHOWN HEREON WERE MEASURED BY AN ELECTRONIC DISTANCE MEASURING DEVICE HAVING AN ACCURACY OF ±1mm + 1.5ppm (THE STANDARD DEVIATION ISO 17123-4).

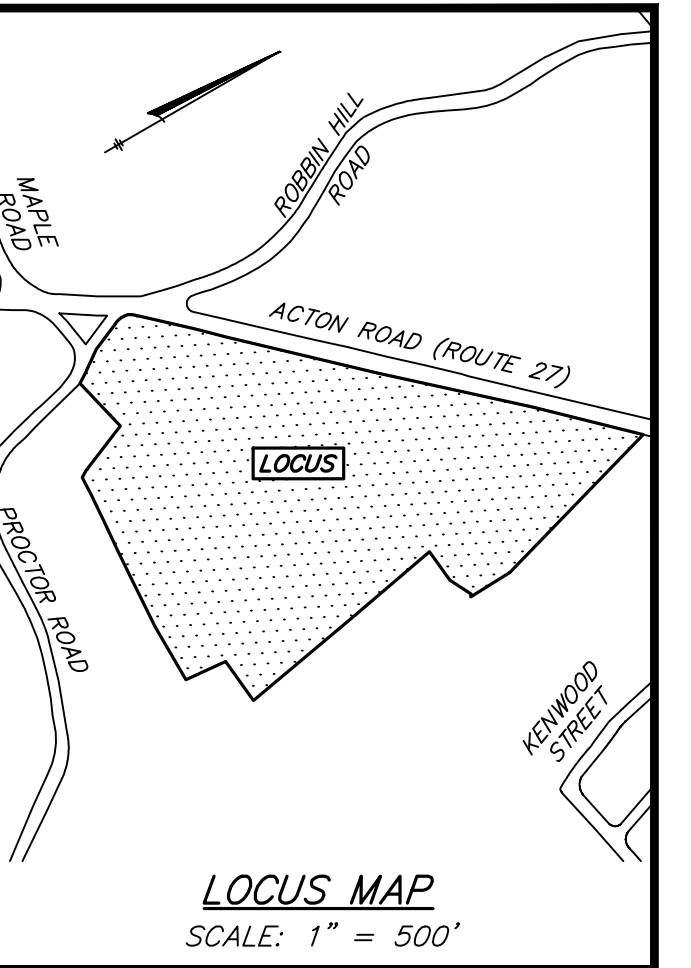


APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
CHELMSFORD PLANNING BOARD

DATE:
NOTE: ENDORSEMENT OF THIS PLAN SHALL NOT BE DEEMED TO CONSTITUTE ANY DETERMINATION OF COMPLIANCE WITH THE REQUIREMENTS OF THE TOWN OF CHELMSFORD ZONING BY-LAWS.

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN SEPTEMBER 2019 AND APRIL 2020.



SITE ADDRESS:
#4
PROCTOR ROAD
Chelmsford, Massachusetts

PREPARED FOR:

HANCOCK ASSOCIATES

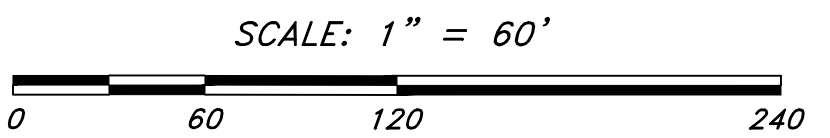
Civil Engineers
Land Surveyors
Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	JSJ	GGG	1/20/21	DOUBLE BEARING LABELS
1	JSJ	GGG	10/29/20	LAND COURT COMMENTS

PLAN OF LAND IN CHELMSFORD, MASSACHUSETTS BEING A DIVISION OF LOT B FROM LCC 4593B

PLOT DATE: Mar 02, 2021 3:53 pm
PATH: X:\22639-Proctor-Division(DWG)
DWG: 22639ANR.dwg
LAYOUT: LC ANR
SHEET: 1 OF 1
PROJECT NO.: 22639



DATE PROFESSIONAL LAND SURVEYOR

LG-2: HANCOCK ASSOC. PLAN 2

LEGEND

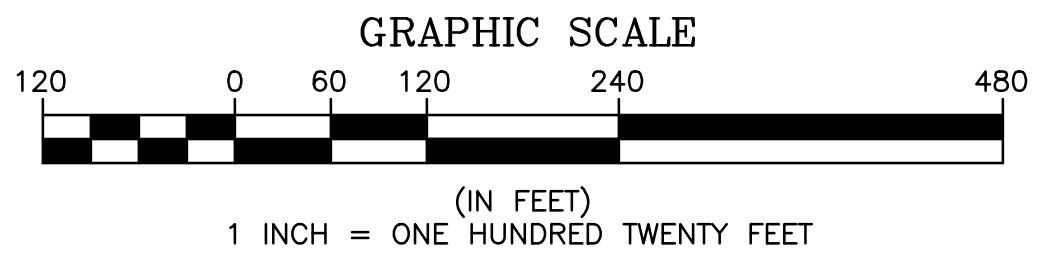
- FD FOUND
- IP IRON PIPE
- IB IRON BAR
- CB CONCRETE BOUND
- SB STONE BOUND
- GB GUN BARREL
- DH DRILL HOLE
- RR RAILROAD SPIKE
- AI ANGLE IRON
- RB REINFORCING BAR SET WITH CAP
- UT UTILITY POLE
- BW BARBED WIRE FENCE
- SW STONE WALL

NOTE: TREES SHOWN HAVE BARBED WIRE
ALL REINFORCING BARS SET HAVE A PLASTIC CAP

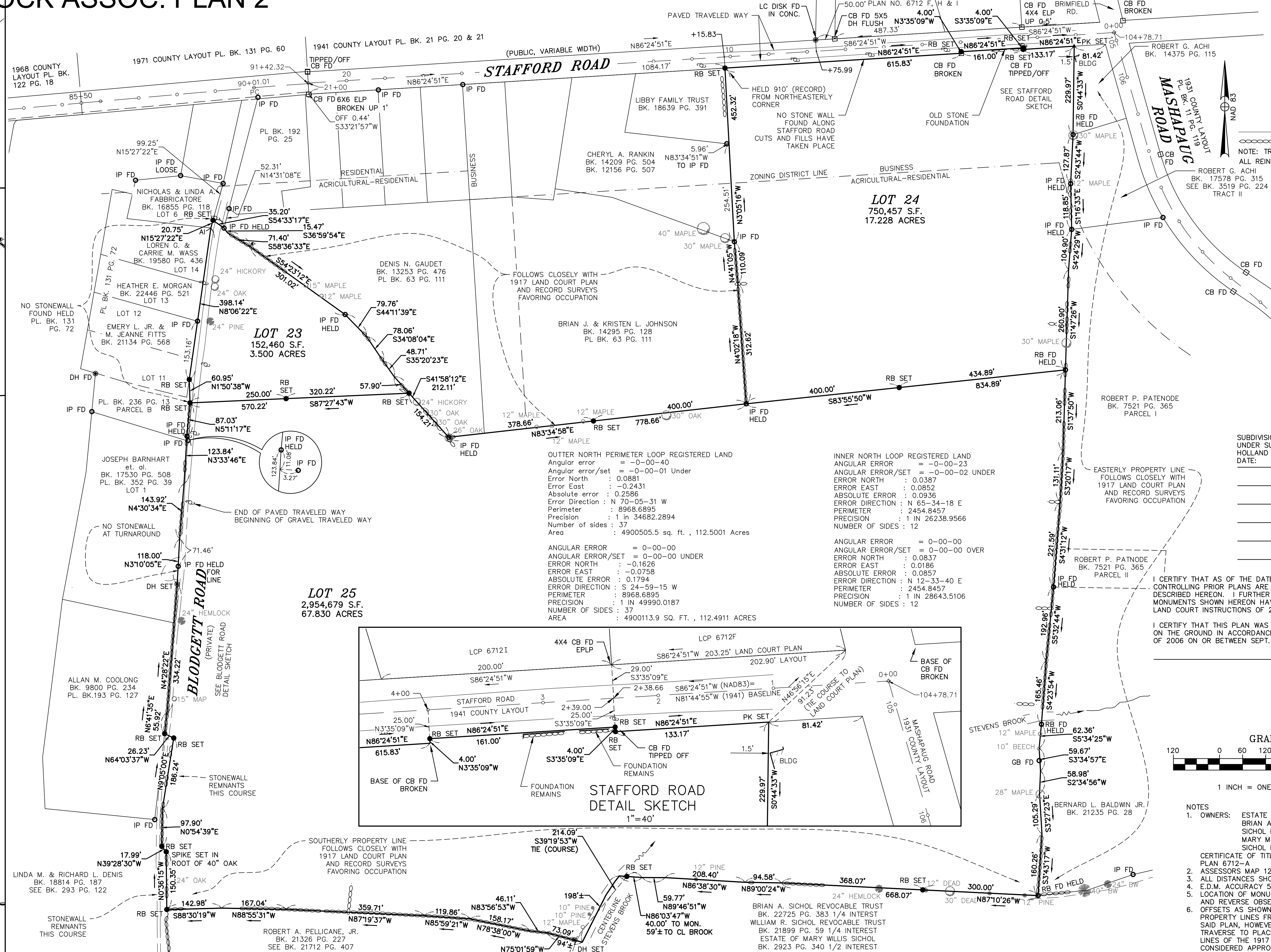
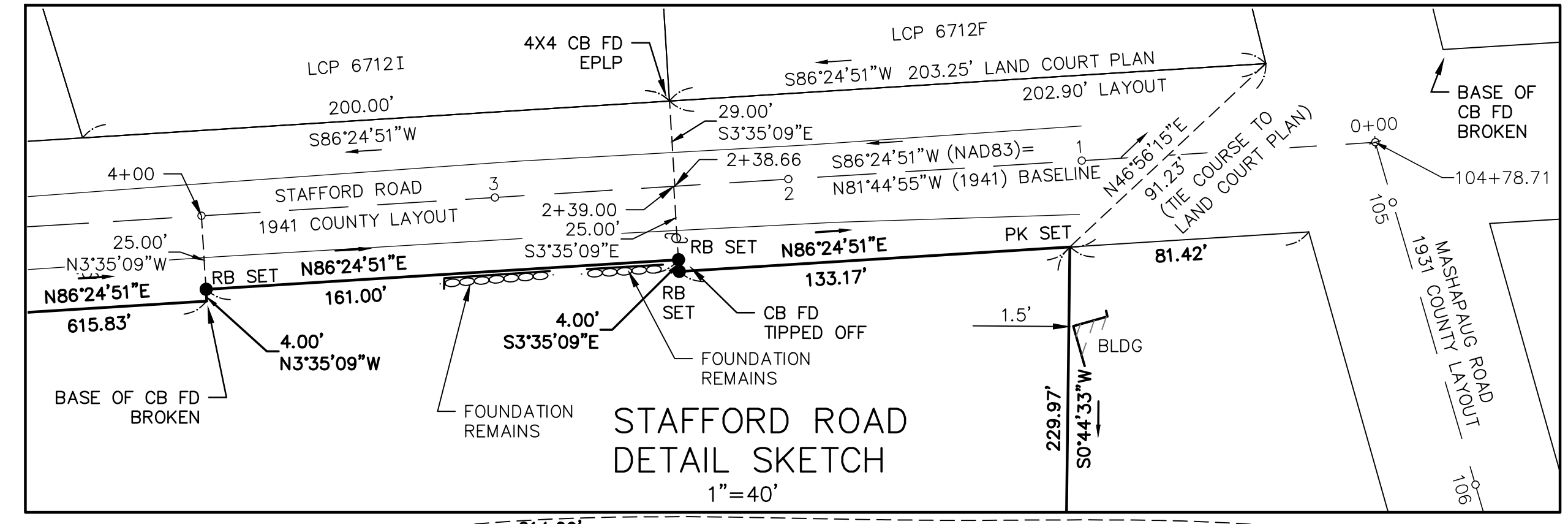
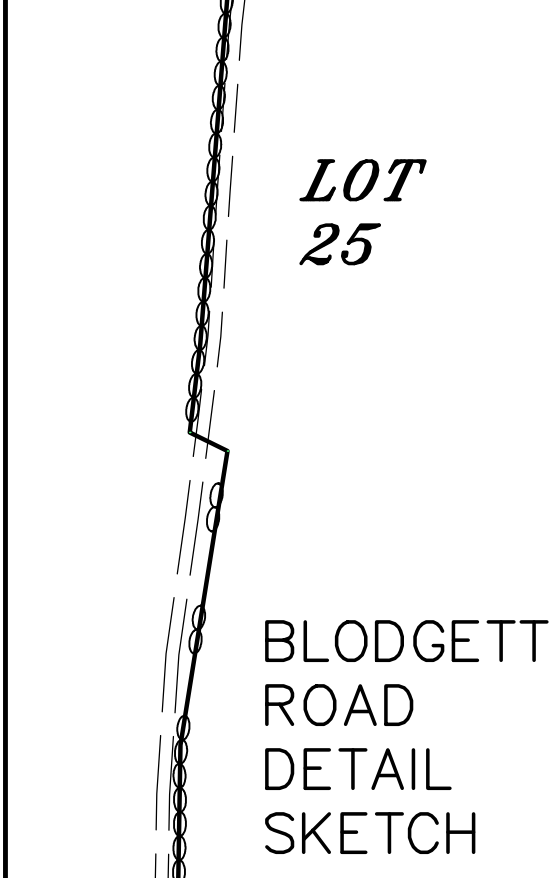
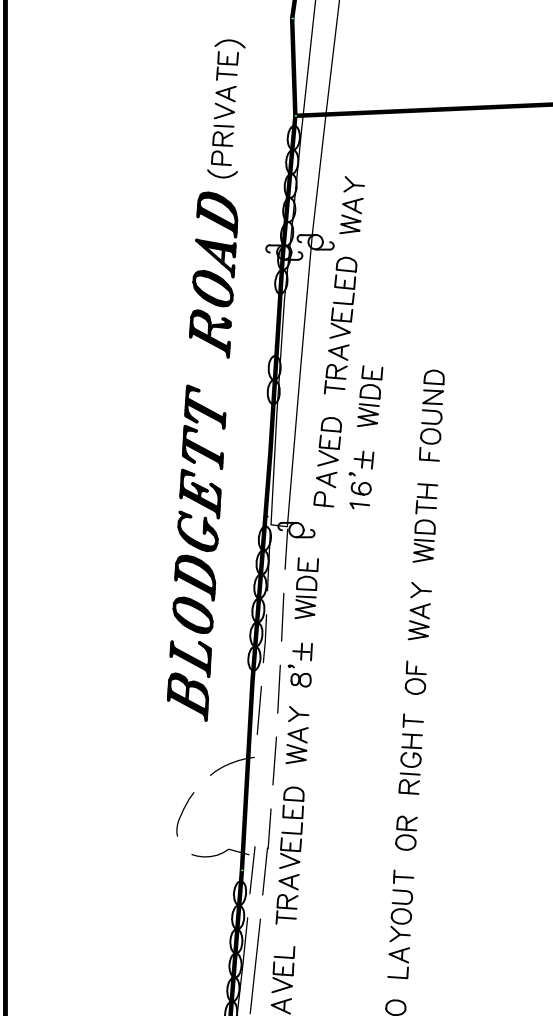
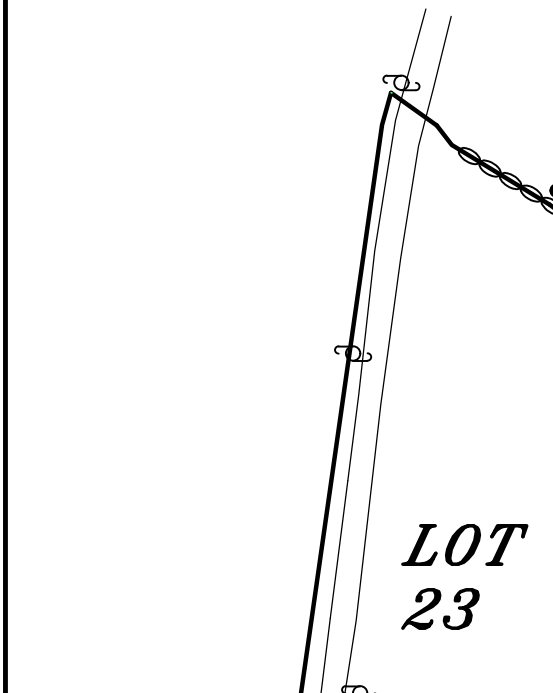
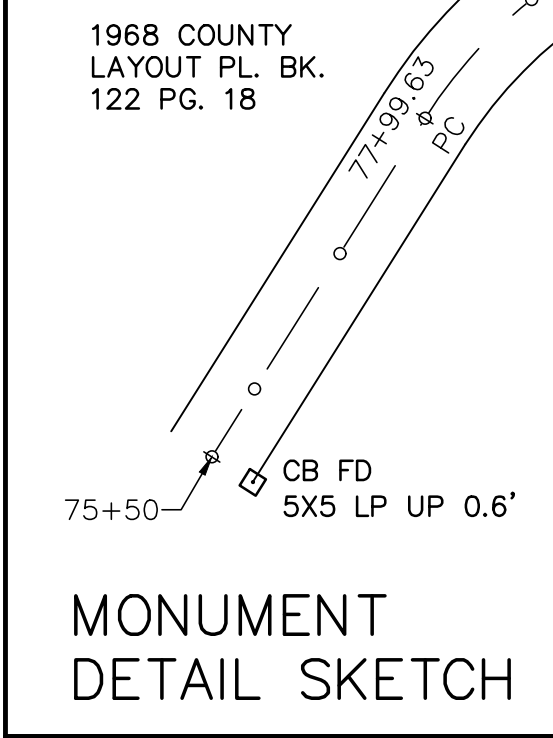
SUBDIVISION APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW. HOLLAND PLANNING BOARD DATE: _____

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN SEPT. 17, 2019 AND FEBRUARY 9, 2021.



- NOTES
- OWNERS: ESTATE OF MARY WILLIS SICHOL 1/2 INTEREST
BRIAN A. SICHOL TRUSTEE OF THE BRIAN A. SICHOL REVOCABLE TRUST 1/4 INTEREST
MARY M. SICHOL TRUSTEE OF THE WILLIAM R. SICHOL REVOCABLE TRUST 1/4 INTEREST
CERTIFICATE OF TITLE NO. 37690
 - ASSESSORS MAP 12 BLOCK A LOTS 8 & 15.
 - ALL DISTANCES SHOWN ARE BY E.D.M. EXCEPT AS NOTED.
 - E.D.M. ACCURACY 5± PPM. BASELINE RESULTS ON FILE.
 - LOCATION OF MONUMENTS HAVE BEEN CHECKED BY DIRECT AND REVERSE OBSERVATIONS TO THE TRAVERSE STATIONS.
 - OFFSETS AS SHOWN ON THE 1917 LAND COURT PLAN TO PROPERTY LINES FROM TRAVERSE LINES ARE SHOWN ON SAID PLAN, HOWEVER THERE IS NO MATH ALONG THE TRAVERSE TO PLACE OFFSET LINES THEREFORE PROPERTY LINES OF THE 1917 LAND COURT PLAN SHOULD BE CONSIDERED APPROXIMATE.



OUTTER NORTH PERIMETER LOOP REGISTERED LAND
 Angular error = -0-00-40
 Angular error/set = -0-00-01 Under
 Error North : 0.0881
 Error East : -0.2431
 Absolute error : 0.2586
 Error Direction : N 70-05-31 W
 Perimeter : 8968.6895
 Precision : 1 IN 34682.2894
 Number of sides : 37
 Area : 4900505.5 sq. ft. , 112.5001 Acres

INNER NORTH LOOP REGISTERED LAND
 ANGULAR ERROR = -0-00-00
 ANGULAR ERROR/SET = -0-00-00 OVER
 ERROR NORTH : 0.0837
 ERROR EAST : 0.0186
 ABSOLUTE ERROR : 0.0857
 ERROR DIRECTION : N 12-33-40 E
 PERIMETER : 2454.8457
 PRECISION : 1 IN 28643.5106
 NUMBER OF SIDES : 12

ANGULAR ERROR = 0-00-00
 ANGULAR ERROR/SET = 0-00-00 UNDER
 ERROR NORTH : -0.1626
 ERROR EAST : -0.0758
 ABSOLUTE ERROR : 0.1794
 ERROR DIRECTION : S 24-59-15 W
 PERIMETER : 8968.6895
 PRECISION : 1 IN 49990.0187
 NUMBER OF SIDES : 37
 AREA : 4900113.9 SQ. FT. , 112.4911 ACRES

NO.	DATE	BY	REVISIONS

SHERMAN & FRYDRYK
 Land Surveying, Engineering & Scientists
 A DIVISION OF HANCOCK SURVEY ASSOCIATES, INC.
 3 Converse Street, Suite 203
 Palmer, MA 01069

FIELD WORK: PSC/EJS
 COMPS: TRF
 DRAFTING: TRF
 CHECKED: TRF
 APPROVED: TRF

SCALE:
 HORZ: 1"=120'
 VERT: N/A
 DATE: 02/22/2021

LOT DIVISION PLAN
 A DIVISION OF LAND COURT PLAN 6712A LOT C
 INTO LOTS 23, 24 & 25

STAFFORD ROAD & BLODGETT ROAD

PLAN OF LAND IN HOLLAND, MA
 PREPARED FOR (APPLICANT)
TOWN OF HOLLAND

PROJECT NUMBER
19128

SHEET NUMBER
1 OF 1