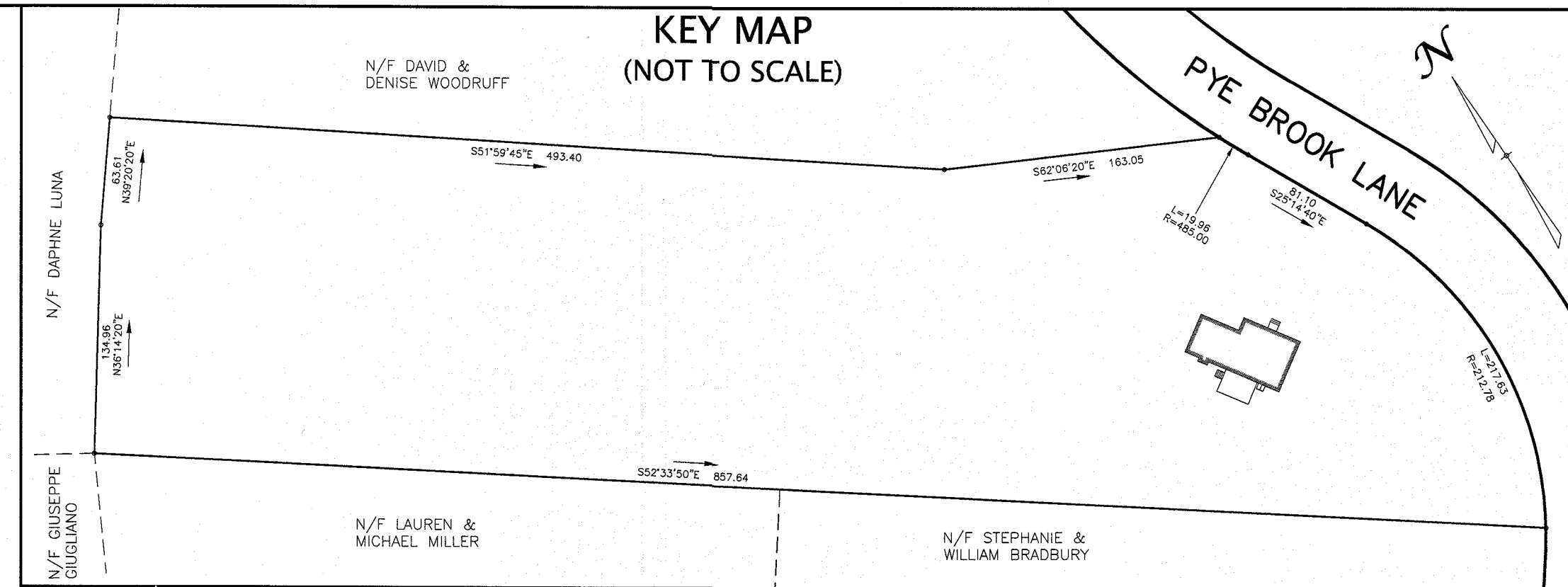


ZONING DISTRICT: RA - RESIDENCE AGRICULTURE

MINIMUM LOT AREA = 2.0 ACRES  
 MINIMUM CBA = 1.0 ACRES  
 MINIMUM LOT FRONTAGE = 250 FEET  
 FRONT YARD SETBACK = 50 FEET  
 SIDE YARD SETBACK = 25 FEET  
 REAR YARD SETBACK = 25 FEET

N/F DAVID & DENISE WOODRUFF



PLAN TO ACCOMPANY A  
 NOTICE OF INTENT  
 IN  
 BOXFORD, MA  
 #17 PYE BROOK LANE

SCALE: 1" = 10' DATE: NOV. 4, 2015



RICHARD L. WILLIAMS  
 CIVIL  
 No. 40190  
 PROFESSIONAL ENGINEER  
 STATE OF MASSACHUSETTS

OWNERS:  
 MATTHEW T. & STACEY L. OVANES  
 #17 PYE BROOK LANE  
 BOXFORD, MA 01921

DEED REFERENCE:  
 BOOK 29361 PAGE 271  
 RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS (ESRD)

PLAN REFERENCE:  
 PLAN NO. 421 OF 1974 (LOT 31A)

ASSESSORS MAP REFERENCE:  
 MAP 30 BLOCK 02 LOT 02

RIVERFRONT AREA CALCULATIONS:  
 TOTAL RIVERFRONT AREA ON PROPERTY  
 = 106,730 S.F. ±  
 PROPOSED ALTERATION TO RIVERFRONT AREA  
 = 4,500 S.F. ± (4.2%)

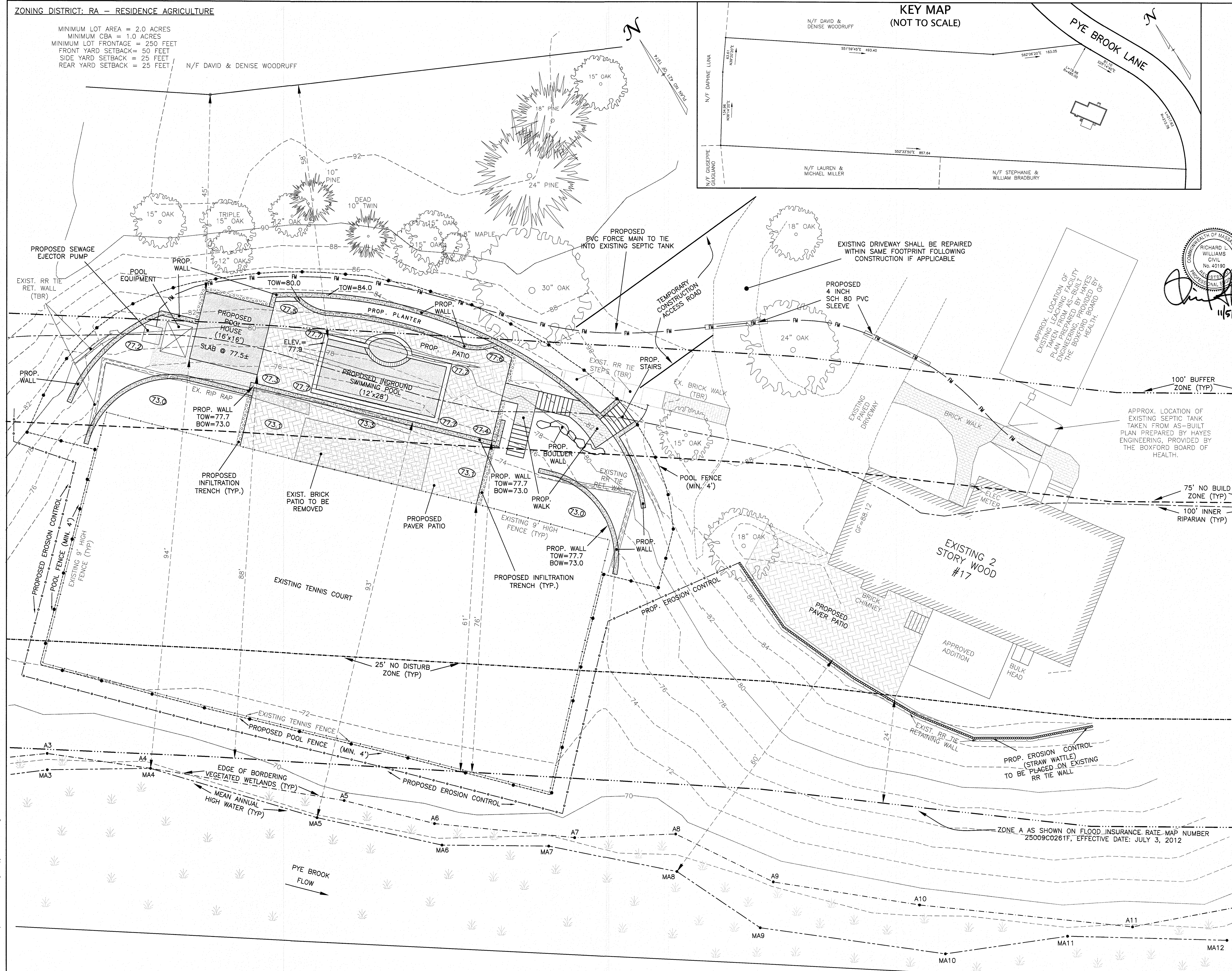
DISCRETIONARY CUTTING AREA CALCULATIONS:  
 TOTAL DISCRETIONARY CUTTING AREA ON PROPERTY  
 = 59,800 S.F. ±  
 PROPOSED TREE REMOVAL WITHIN DISCRETIONARY  
 CUTTING AREA = 0 S.F. (0%)

LEGEND

- 92 ——— EXISTING 2-FOOT CONTOUR
- 90 ——— EXISTING 10-FOOT CONTOUR
- MA11 ——— MEAN ANNUAL HIGH WATER (TYP)
- A11 ——— EDGE OF BORDERING VEGETATED WETLANDS
- FLOOD INSURANCE RATE MAP ZONE A
- 25' NO DISTURB ZONE (TYP)
- 100' INNER RIPARIAN
- 75' NO BUILD ZONE
- 100' BUFFER ZONE
- 94 ——— PROPOSED CONTOUR
- 96.0 ——— PROPOSED SPOT ELEVATION
- PROP. HAYBALES FACED WITH FILTER FABRIC
- PROP. STRAW WATTLE
- PROP. POOL FENCE (MIN.)

NOTES:

- 1) EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES ON OCTOBER 20, 2015.
- 2) ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
- 3) HOUSE SETBACKS SHOWN ARE TO BUILDING CORNER BOARDS.
- 4) PERIMETER INFORMATION FROM "PLAN OF LAND IN BOXFORD, MA PROPERTY OF HOLMAN REALTY, INC." BY ESSEX SURVEY SERVICES, MARCH 7, 1973. THE PROPERTY BOUNDARY IS AS SHOWN ON PLAN BOOK 1974 PLAN 421 RECORDED AT THE ESSEX REGISTRY OF DEEDS, SOUTHERN DISTRICT.



P:\BOXF-0037\17 Pye Brook Lane\Drawings\MOI\pyebrook17R1.dwg\_15T