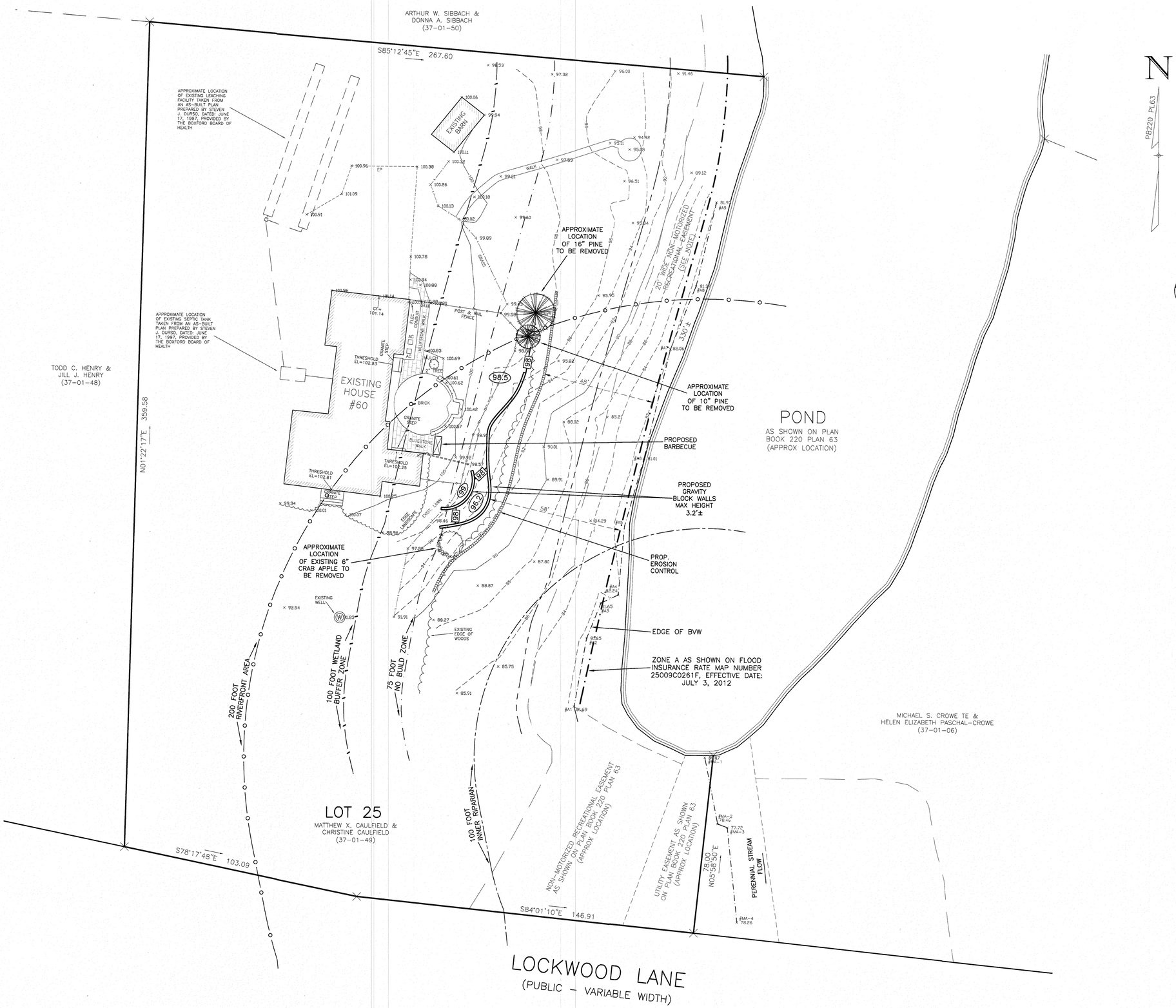
PLAN TO ACCOMPANY A NOTICE OF INTENT IN BOXFORD, MA

#60 LOCKWOOD LANE

SCALE: 1" = 20' 0' 10' 20' 40'

DATE: MARCH 24, 2016
REVISED: MAY 2, 2016



COMMONWEALTH OF MASSACHUSETTS
RICHARD L. WILLIAMS
CIVIL
No. 40190
REGISTERED PROFESSIONAL ENGINEER

5/2/2016

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
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WSENGINEERS.COM

OWNERS:
MATTHEW X. & CHRISTINE CAULFIELD
#60 LOCKWOOD LANE
BOXFORD, MA 01921

DEED REFERENCE:
BOOK 22180 PAGE 246
RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS (ESRD)

PLAN REFERENCE:
PLAN BOOK 220 PLAN 63 (LOT 25)

ASSESSORS REFERENCE:
37-01-49

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

RIVERFRONT AREA CALCULATIONS:
TOTAL RIVERFRONT AREA ON PROPERTY
= 39,500 S.F.±

PROPOSED ALTERATION TO RIVERFRONT AREA
= 2,600 S.F. ± (6.5%)

DISCRETIONARY CUTTING AREA CALCULATIONS:
TOTAL DISCRETIONARY CUTTING AREA ON PROPERTY
= 21,800 S.F. ±

PROPOSED TREE REMOVAL WITHIN DISCRETIONARY
(TWO (2) TREES)
CUTTING AREA = 30 S.F.±

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. MULCH SOCK

NOTES:

1) EXISTING CONDITIONS SHOWN ON THIS PLAN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES ON 2/29/2016 AND 3/1/2016.

2) ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

3) PERIMETER INFORMATION TAKEN FROM PLAN BOOK 220 PLAN 63 RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS.

4) 20' WIDE NON-MOTORIZED RECREATIONAL EASEMENT SHOWN COMPILED FROM EXISTING WETLAND FLAGS AND PLAN BOOK 220 PLAN 63 (APPROXIMATE LOCATION).

5) NEW FENCE TO BE INSTALLED WITHIN THE SAME FOOTPRINT OF THE EXISTING FENCE FOLLOWING THE REGRADING EFFORT.