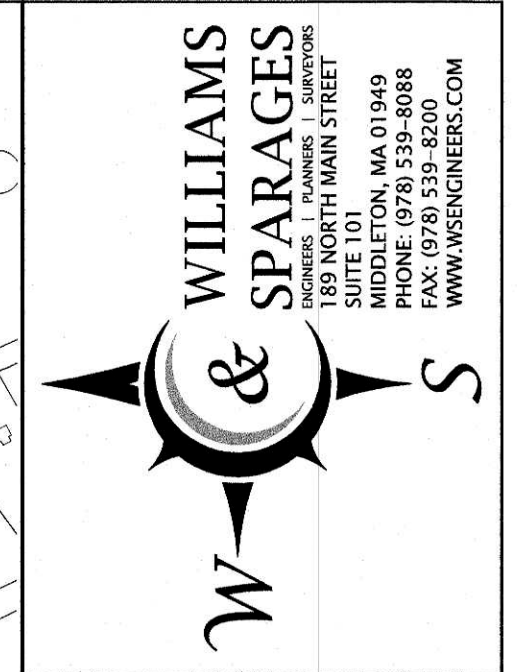
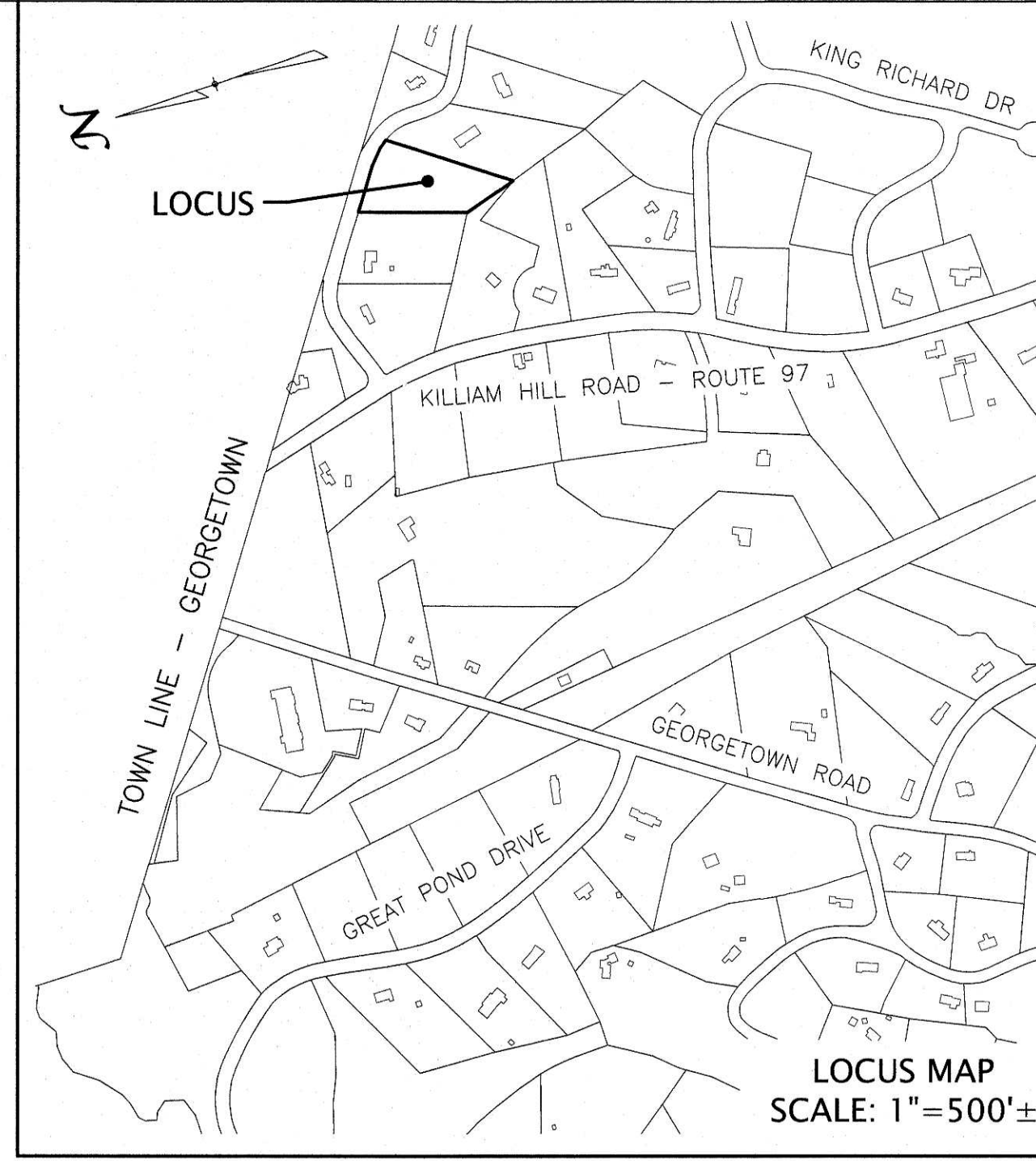


- NOTES:
- ALL ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.
 - EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON JANUARY 14, 2021.
 - WETLAND RESOURCE AREA DELINEATED BY PATRICK C. GARNER ON NOVEMBER 11, 2020 AND SEPTEMBER 22, 2021.
 - LOCATION OF EXISTING SEPTIC SYSTEM TAKEN FROM INFORMATION PROVIDED BY THE BOXFORD BOARD OF HEALTH AND SHOULD BE CONSIDERED APPROXIMATE.
 - CONTRACTOR SHALL VERIFY CELLAR FLOOR ELEVATION WITH ARCHITECT PRIOR TO CONSTRUCTION.
 - THE EXISTING WELL IS TO REMAIN IN SERVICE IF MEETS BOARD OF HEALTH CRITERIA.
 - THE EXISTING AC PIPE FROM THE FOUNDATION TO THE SEPTIC TANK SHALL BE REMOVED & REPLACED WITH 4" DIAM. SCH40 PVC. PROPOSED REPAIR TO THE EXISTING SEPTIC SYSTEM SHALL BE PERMITTED AND PERFORMED BY A LICENSED INSTALLER IN THE TOWN OF BOXFORD.
 - REBUILDING OF FIRE-DESTROYED 4 BEDROOM DWELLING TO BE CONSTRUCTED ON EXISTING FOUNDATION IF PERMITTED BY THE TOWN OF BOXFORD BUILDING INSPECTOR.
 - FORMER LAWN AREA TO BE RESTORED.
 - EXISTING DRIVEWAY IMPERVIOUS AREA = 1,230± S.F.
 - PROPOSED DRIVEWAY IMPERVIOUS AREA = 1,210± S.F. (20± S.F. REDUCTION)



Owner/Applicant:
 PAMELA A. MASSAD
 MANAGER
 104 KING GEORGE DRIVE, LLC

Designed By: Others
 Drawn By: MRP
 Reviewed By: PMB
 Project Manager: PMB
 Job File Number: BOXF-0095
 Drawing File Folder: BOXF95

Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction



PLAN TO ACCOMPANY NOTICE OF INTENT
 #104 KING GEORGE DRIVE, BOXFORD, MA

PROPERTY ADDRESS:
 104 KING GEORGE DRIVE
 BOXFORD, MA

OWNER:
 104 KING GEORGE DRIVE, LLC
 370 MAIN STREET, SUITE 1100
 WORCESTER, MA 01608

DEED REFERENCE:
 BOOK 35000 PAGE 191
 ESSEX SOUTH REGISTRY OF DEEDS
 LAND COURT CERTIFICATE NO. 86588

PLAN REFERENCES:
 PLAN BOOK 94, PLAN 84
 LAND COURT PLAN 29795B
 ESSEX SOUTH REGISTRY OF DEEDS

ZONE: (RA) RESIDENCE - AGRICULTURAL DISTRICT

FRONT SETBACK = 50 FEET
 (NO BUILDING NEED BE SET
 BACK FURTHER THAN AVERAGE OF
 BUILDINGS ON EITHER SIDE)
 SIDE SETBACK = 25 FEET
 (BUILDINGS SHALL NOT BE
 WITHIN 50 FEET OF ANY OTHER BUILDING)
 REAR SETBACK = 25 FEET
 MINIMUM LOT AREA = 2 ACRES
 MAXIMUM LOT BUILDING COVERAGE = 25%
 MINIMUM FRONTAGE = 250 FEET
 MINIMUM LOT WIDTH = 200' DIAMETER
 MINIMUM DEPTH = 50 FEET

DRAWING: EX-1	0' 10' 20' 40'	SCALE: 1"=20'	JULY 12, 2021	6	5	4	3	2	1	ADDITIONAL WETLAND FLAGS, BEAN POLES SET	10/1/2021
	SHEET 1 OF 1										

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