

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
2. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY THE MORIN-CAMERON GROUP IN FEBRUARY 2021 AND NOVEMBER 2021.
3. PROPERTY LINE INFORMATION DEPICTED HEREON IS BASED ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN BOXFORD" PREPARED BY THOMAS E. NEVE ASSOCIATES, INC. SURVEYORS DATED AUGUST 3, 1994 AND RECORDED AS LAND COURT CERTIFICATE NO. 65096.
4. LOCATION OF SEPTIC FACILITY TAKEN FROM PLAN ENTITLED "SEPTIC SYSTEM AS BUILT" BY SCOTT L. GILES, DATED NOVEMBER 2, 1995 ON FILE WITH THE BOXFORD HEALTH DEPARTMENT.
5. WETLAND RESOURCE AREAS DELINEATED BY DEROSA ENVIRONMENTAL CONSULTANTS, INC. ON FEBRUARY 18, 2021.

RECORD OWNER:

GEOFFREY SAMUEL CHRISTANDAY
LAND COURT CERTIFICATE #92804
ASSESSORS MAP 19, BLOCK 3, LOT 16.28

FLOOD NOTE:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A ZONE A: 1% ANNUAL CHANCE OF FLOODING AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C-0234F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

DATUM:

ELEVATIONS HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

ZONING:

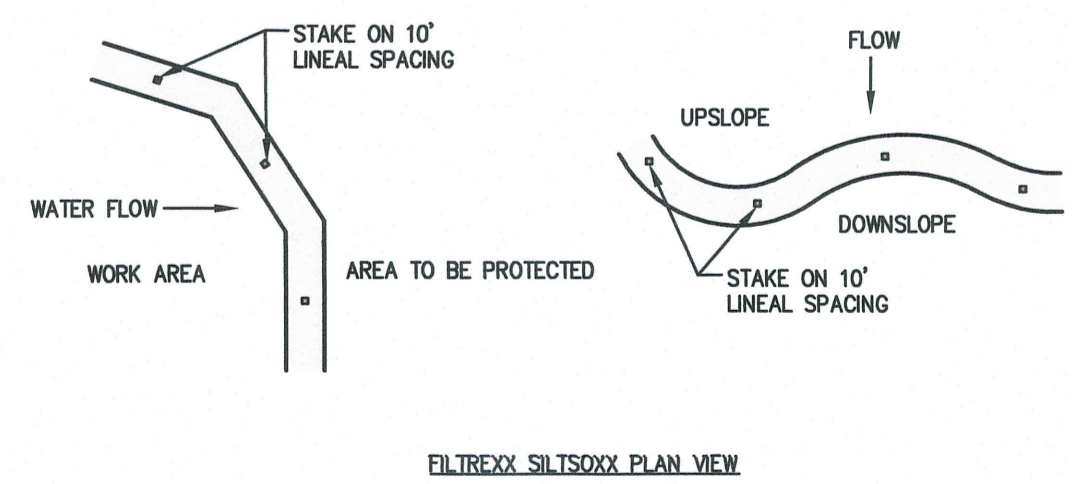
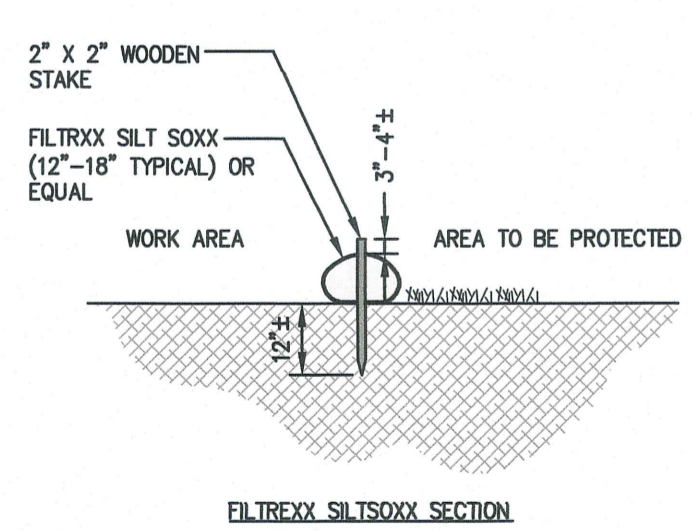
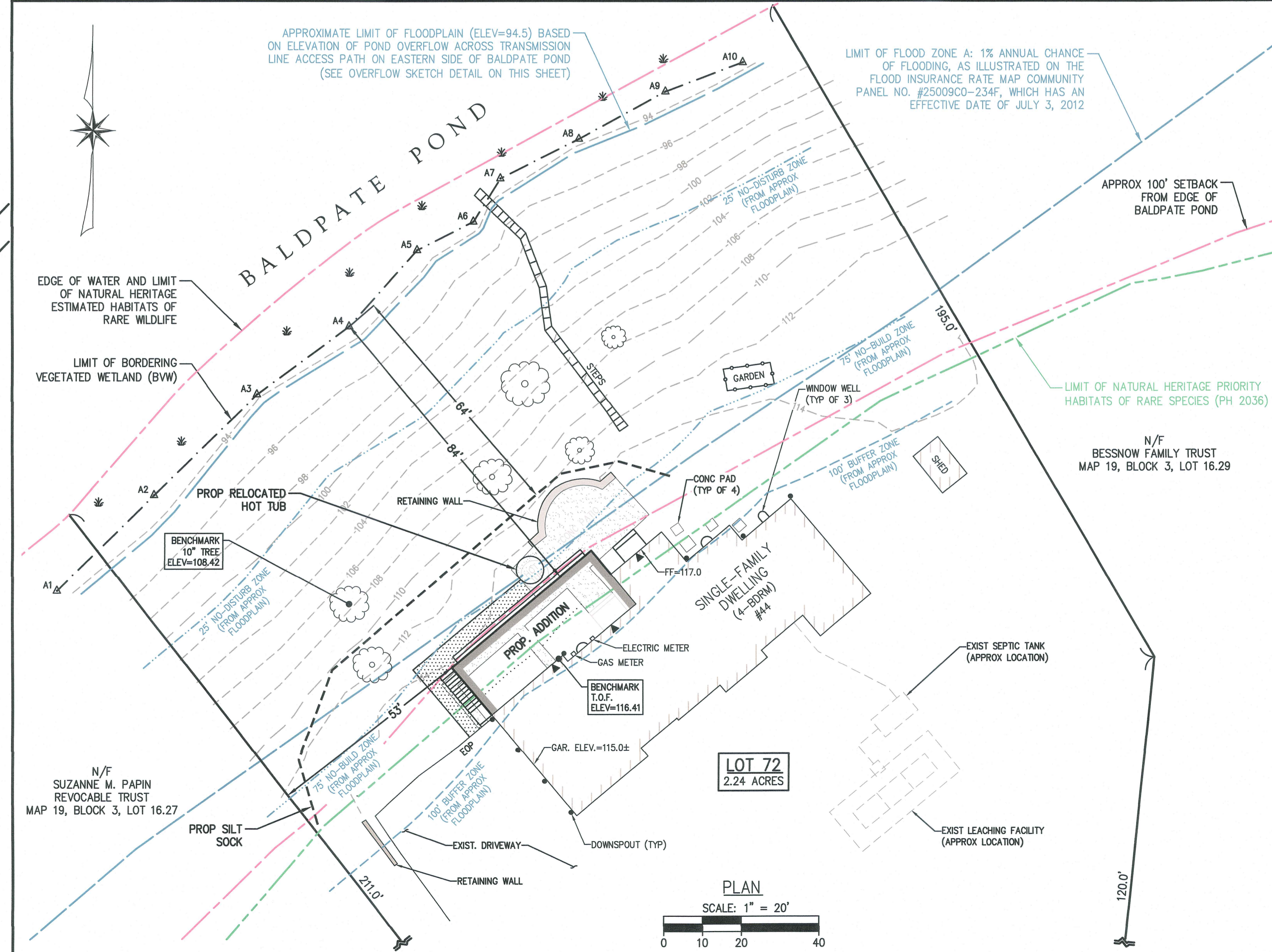
- RESIDENCE-AGRICULTURE DISTRICT
- POND WATERSHED OVERLAY DISTRICT
- FLOODPLAIN DISTRICT

ABBREVIATIONS:

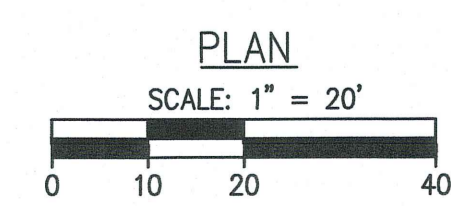
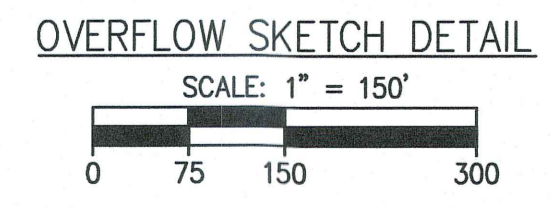
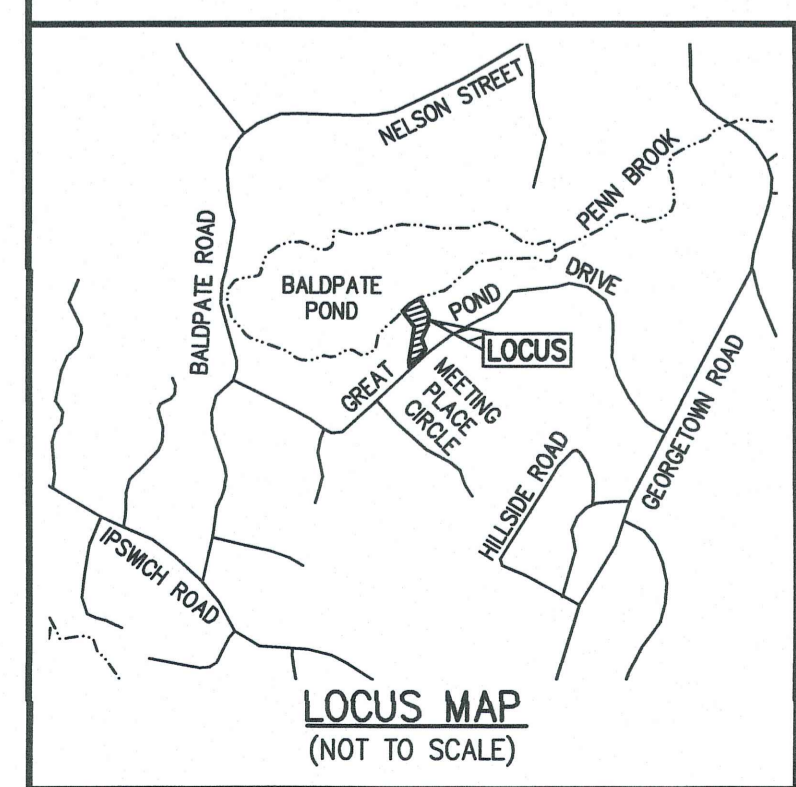
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|--------|-----------------------------|
| APPROX | APPROXIMATE |
| BDRM | BEDROOM |
| BM | BENCHMARK |
| BVW | BORDERING VEGETATED WETLAND |
| CMP | CORRUGATED METAL PIPE |
| DS | DOWNSPOUT |
| ELEV | ELEVATION |
| FF | FINISHED FLOOR |
| HDPE | HIGH DENSITY POLYETHYLENE |
| N/F | NOW OR FORMERLY |
| PROP | PROPOSED |
| TOP | TOP OF FOUNDATION |
| TYP | TYPICAL |

LEGEND:

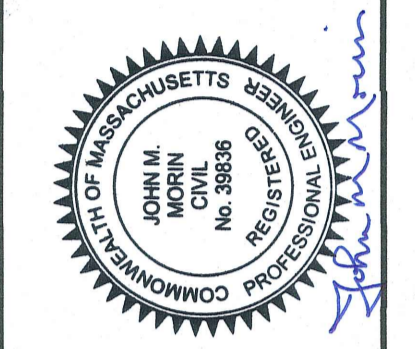
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|--|--|
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | LIMIT OF BVW |
| | APPROXIMATE LIMIT OF FLOODPLAIN |
| | LIMIT OF 25' NO DISTURB ZONE (FROM FLOODPLAIN) |
| | LIMIT OF 75' NO BUILD ZONE (FROM FLOODPLAIN) |
| | LIMIT OF 100' BUFFER ZONE (FROM FLOODPLAIN) |
| | LIMIT OF NATURAL HERITAGE |
| | EDGE OF WATER |
| | RETAINING WALL |
| | WOOD FENCE |
| | DOWNSPOUT |
| | TREE |



SILT SOCK
(N.T.S.)



The Morin-Cameron GROUP, INC.
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LAND SURVEYORS | LAND USE PLANNERS
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SURVEY BY: MCG
DRAFTED BY: DAP
CHECKED BY: WAS
APPROVED BY: JMM
SCALE: AS NOTED
DATE: JUNE 13, 2022

NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN
IN
BOXFORD, MASSACHUSETTS
44 GREAT POND DRIVE
(ASSESSOR'S MAP 19, BLOCK 3, LOT 16.28)
PREPARED FOR:
GEOFFREY CHRISTANDAY

SDP
DRAWING NO.
1 OF 1