

ASSESSORS:

MAP 19, LOT 223

RECORD OWNERS:

JOSEPH M. & DEBORAH E. PALAZZOLO

ZONING:

GENERAL RESIDENCE DISTRICT (GR)

REFERENCES:

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 DEED BOOK 14868, PAGE 212
 PLAN BOOK 145, PLAN 42
 PLAN 731 OF 1961
 PLAN 257 OF 1989
 PLAN 662 OF 1991
 PLAN 350 OF 1996

NOTES:

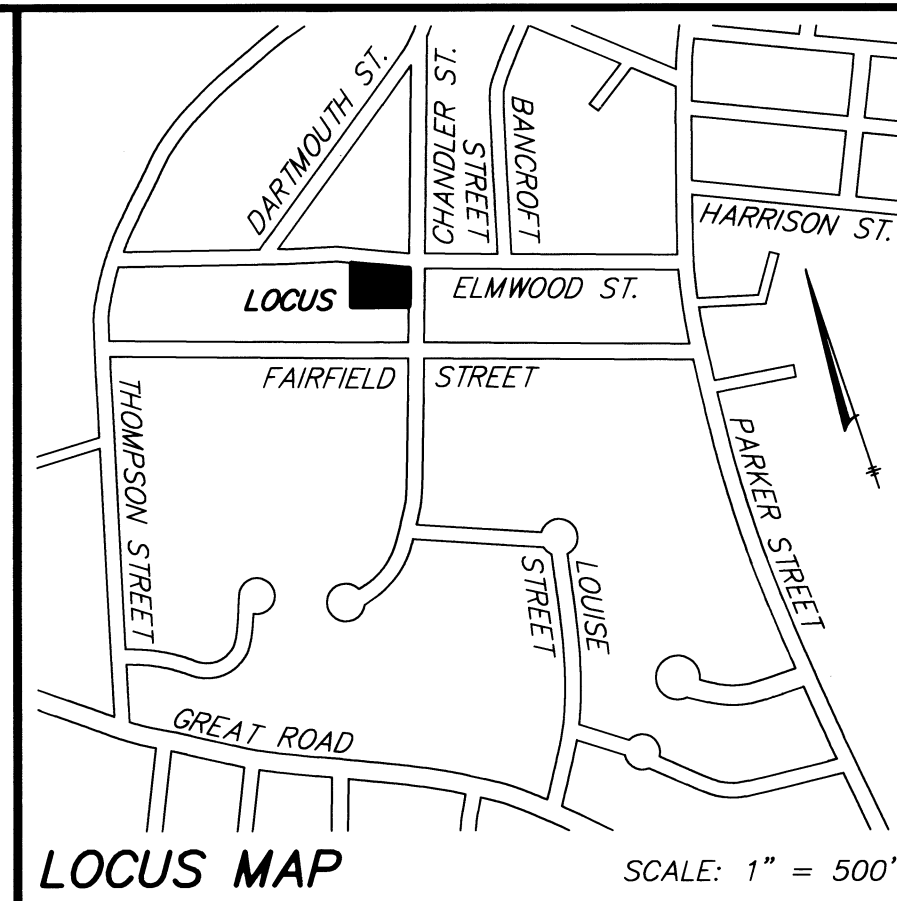
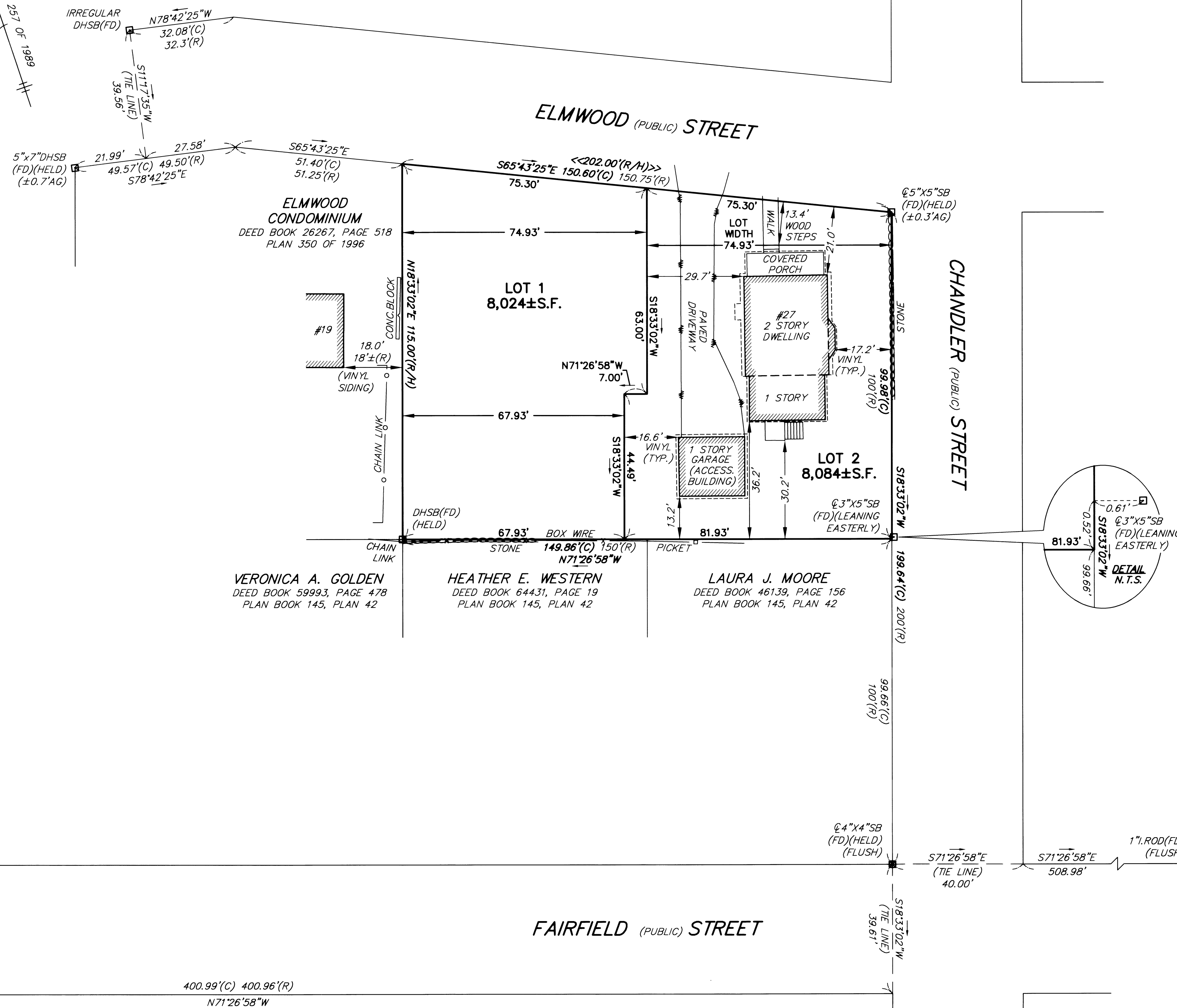
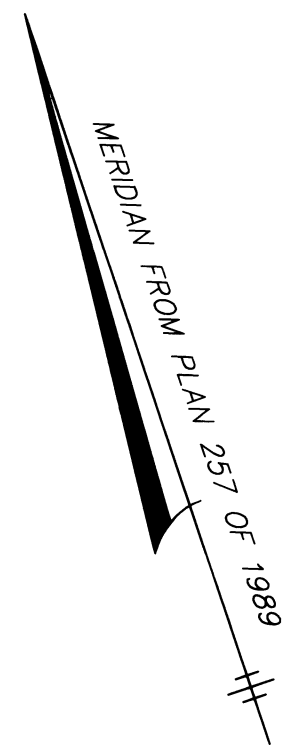
1) THE PURPOSE OF THIS PLAN IS TO DIVIDE LAND OF JOSEPH M. & DEBORAH E. PALAZZOLO AS DESCRIBED IN DEED BOOK 14868, PAGE 212 (REFERENCE LOTS 108, 109 & 110 FROM PLAN BOOK 145, PLAN 42) INTO LOT 1 AND LOT 2 AS SHOWN HEREON.

2) THE SURVEYED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0362F, HAVING AN EFFECTIVE DATE OF JULY 7, 2014.

TABLE OF DIMENSIONAL REQUIREMENTS:

GENERAL RESIDENCE DISTRICT (GR)	REQUIRED	LOT 1	LOT 2
LOT REQUIREMENTS			
MIN. LOT AREA (S.F.)	7,000	8,024	8,084
MIN. LOT FRONTAGE (FEET)	75	75.30	75.30
MIN. LOT WIDTH (FEET)	70	NA	74.93
MIN. FRONT YARD (FEET)	25	NA	13.4*
MIN. SIDE YARD (FEET)	15	NA	16.6
MIN. REAR YARD (FEET)	15	NA	30.2
MAX. BUILDING COVERAGE (%)	40	NA	24
MAX. IMPERVIOUS SURFACE (%)	75	NA	36

* EXISTING NON-CONFORMING DIMENSION



SITE ADDRESS:

**#27
ELMWOOD
STREET**

Maynard, Massachusetts

- LEGEND:**
- BOXWIRE x ——— BOXWIRE FENCE
 - PICKET o ——— PICKET FENCE
 - CHAIN LINK o ——— CHAIN LINK FENCE
 - EDGE OF PAVEMENT
 - EDGE OF ROOF OVERHANG
 - CONC. BLOCK RETAINING WALL
 - STONE RETAINING WALL
 - Ac ACRES
 - AG ABOVE GRADE
 - (C) CALCULATED DIMENSION
 - CONC. CONCRETE
 - DH DRILL HOLE
 - DHSB (FD) DRILL HOLE IN STONE BOUND
 - (FD) FOUND
 - I. ROD (R) IRON ROD
 - N.T.S. NOT TO SCALE
 - (R/H) RECORD DIMENSION
 - SB RECORD AND HELD
 - S.F. STONE BOUND
 - S.F. SQUARE FEET

PREPARED FOR:

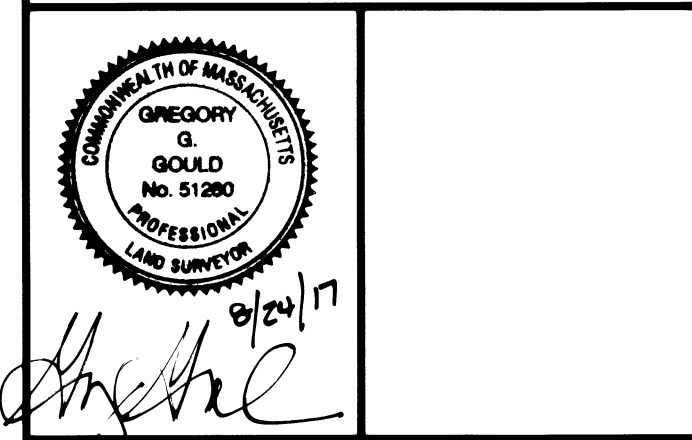
**Joseph M.
Palazzolo**

27 Elmwood Street
 Maynard, Massachusetts 01754

**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

DATE: 8/24/2017 DRAWN BY: GGG
 SCALE: 1" = 20' CHECK BY: SRJ

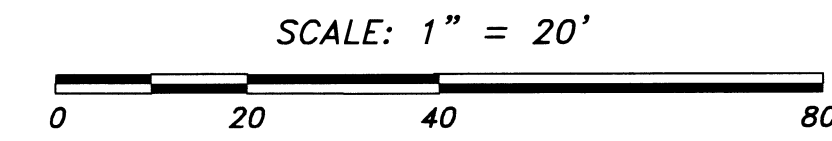
**APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.
TOWN OF MAYNARD
PLANNING BOARD**

**PLAN OF LAND
IN
MAYNARD,
MASSACHUSETTS**

DATE: Aug 24, 2017 10:57 am
 DWG: 204225V.dwg
 LAYOUT: ANR
 SHEET: 1 OF 1
 PROJECT NO.: **20422**

DATE: _____

NOTE: ENDORSEMENT BY THE BOARD DOES NOT IN AND OF ITSELF INDICATE THAT THE LOTS BEING CREATED ARE NECESSARILY BUILDABLE LOTS.



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

8/24/17 *Gregory J. Gould*
 DATE PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE