



LOCUS MAP : SCALE 1" = 2083'

LOT DATA:
ASSESSORS MAP : 1 / LOT 66
ADDRESS : 15 SOUTH BOULEVARD

OWNER :
QUABBIN PLAZA REALTY TRUST
17 SAWIN DRIVE
WESTMINSTER, MA 01473

ZONING DATA:
ZONE : ONSET VILLAGE RESIDENTIAL (OV2)
SETBACKS:
MINIMUM LOT AREA: 10,000 SQ.FT.
MINIMUM FRONTAGE: 50'
MINIMUM FRONT SETBACK: AVERAGE OF 5 ADJACENT STRUCTURES, SEE NOTE BELOW.
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE : 20%
MAXIMUM IMPERVIOUS COVERAGE : 50%

FLOOD ZONE DATA:
THE PROJECT IS WITHIN ZONE X, NOT A HAZARD ZONE. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C1581-K, DATED: FEB. 5, 2014.

LEGEND

EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
	WETLANDS
	15' NO TOUCH ZONE
	30' NO BUILDING ZONE
	100' BUFFER ZONE
	F.E.M.A. FLOOD ZONE
	LIMWA
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	WATER GATE VALVE
	WATER SHUTOFF/CURB STOP
	HYDRANT
	WATER LINE
	UNDERGROUND ELECTRIC
	SEWER MANHOLE (SMH)
	SEWER LINE
	TREE/BRUSH LINE
	LIGHT POST
	GAS LINE
	GAS GATE/VALVE
	GAS SHUTOFF
	GAS METER
	FENCE
	SIGN
	BOUND
	STONE WALL
	REBAR
PROPOSED	DESC.
12	CONTOURS
12x50	SPOT GRADES
	EROSION CONTROL
	CHAIN LINK FENCE
	UNDERGROUND ELECTRIC
R&D	REMOVE & DISPOSE

PLAN TO ACCOMPANY A NOTICE OF INTENT

PREPARED FOR:
QUABBIN PLAZA REALTY TRUST
15 SOUTH BLVD.
WESTMINSTER, MA

PERMIT SET
(NOT FOR CONSTRUCTION)

DWG.
1 OF 1

JOB NO.: 20-9589

DATE: FEB. 2, 2021
DRAWN BY: JH
CHECKED BY: WFM
JOB NO.: 20-9589
SCALE: 1" = 10'

APPROVED BY:

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APPROVED FOR SITE DETAILS
WFM
WFM
WFM
DATE BY APPD