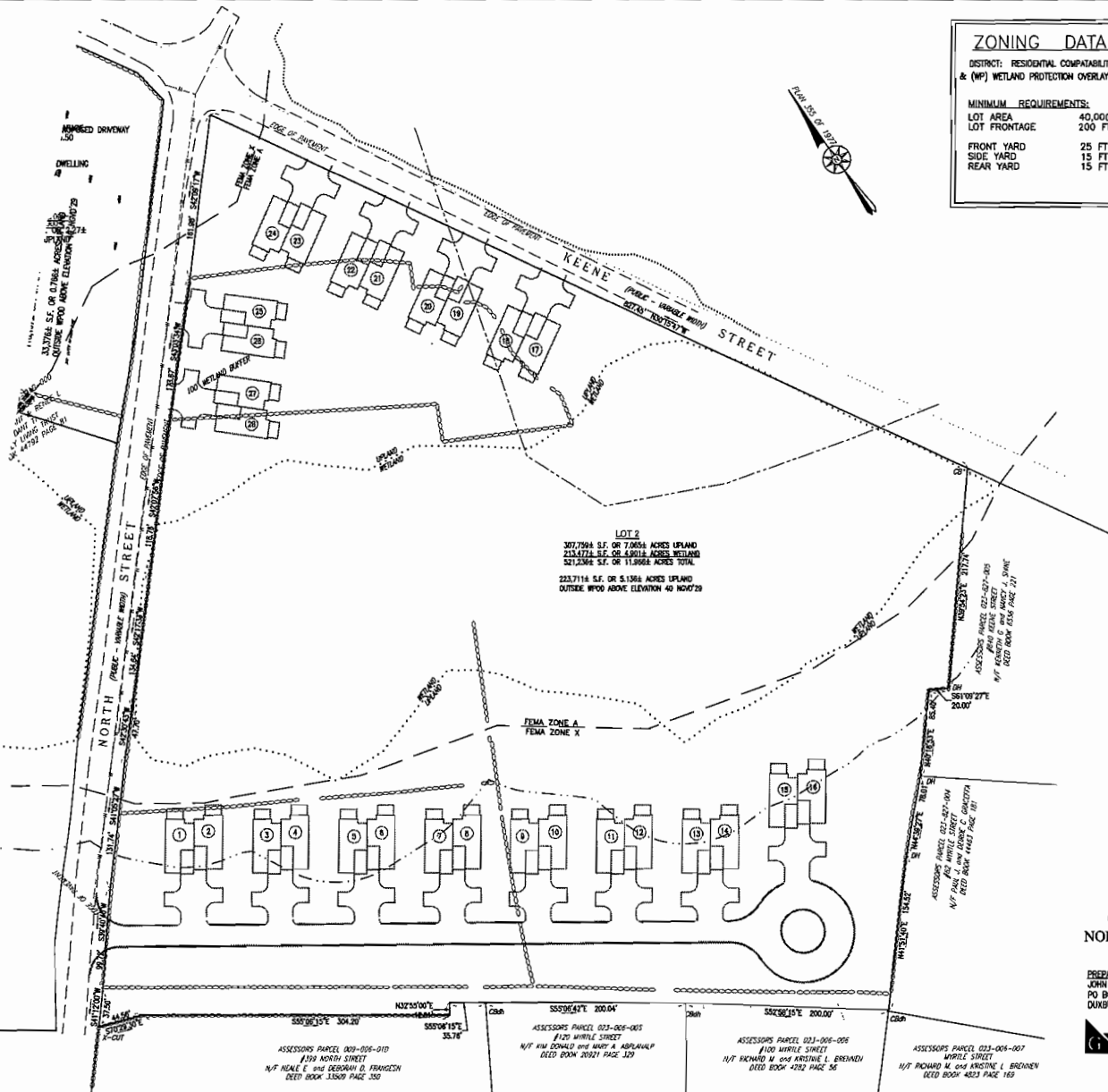


ZONING DATA	
DISTRICT: RESIDENTIAL COMPATIBILITY (RC) & (WP) WETLAND PROTECTION OVERLAY DISTRICT	
MINIMUM REQUIREMENTS:	
LOT AREA	40,000
LOT FRONTAGE	200 FT
FRONT YARD	25 FT
SIDE YARD	15 FT
REAR YARD	15 FT



- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS, THE TOWN OF DUXBURY ASSESSORS DEPARTMENT AND SURVEY BY MILLBROOK SURVEY.
 - TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. IN JULY 2016.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY BRAD HOLMES, P.W.S. ENVIRONMENTAL CONSULTING & RESTORATION, L.L.C. DECEMBER 2015 AND LOCATED BY MILLBROOK SURVEY.
 - SUBJECT SITE IS LOCATED IN THE RESIDENCE RC AND WPOD ZONING DISTRICTS.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES A AND X OF THE FLOOD INSURANCE RATE MAP, AS DEPICTED ON COMMUNITY PANEL No. 232053 025A, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012. ZONE A IS A SPECIAL FLOOD HAZARD AREA.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

RECORD OWNER:
ASSESSOR PARCEL 023-010-001
NORTH STREET
MARJORIE L. NESS TRUST
FRANK W. NESS, JR., TRUSTEE
DEED BOOK 30480 PAGE 338
LOT B - PLAN BOOK 5 PAGE 860

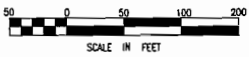
- PLAN REFERENCES:**
- PLAN 5 PAGE 860
 - PLAN No. 88 OF 1981, BOOK 2833 PAGE 67
 - PLAN No. 355 OF 1977, PLAN BOOK 19 PAGE 447
 - PLAN No. 918 OF 1977, PLAN BOOK 19 PAGE 941

CONCEPT PLAN
NORTH STREET and KEENE STREET
DUXBURY, MASSACHUSETTS

PREPARED FOR:
JOHN GALDWIN
PO BOX 1071
DUXBURY, MA 02531

MARCH 2, 2017
SCALE: 1"=50'
JOB No. 16-221

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
77 Duxbury Street, Suite 1, Duxbury, MA 02534
Phone (781) 585-2300 Fax (781) 585-2370



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