

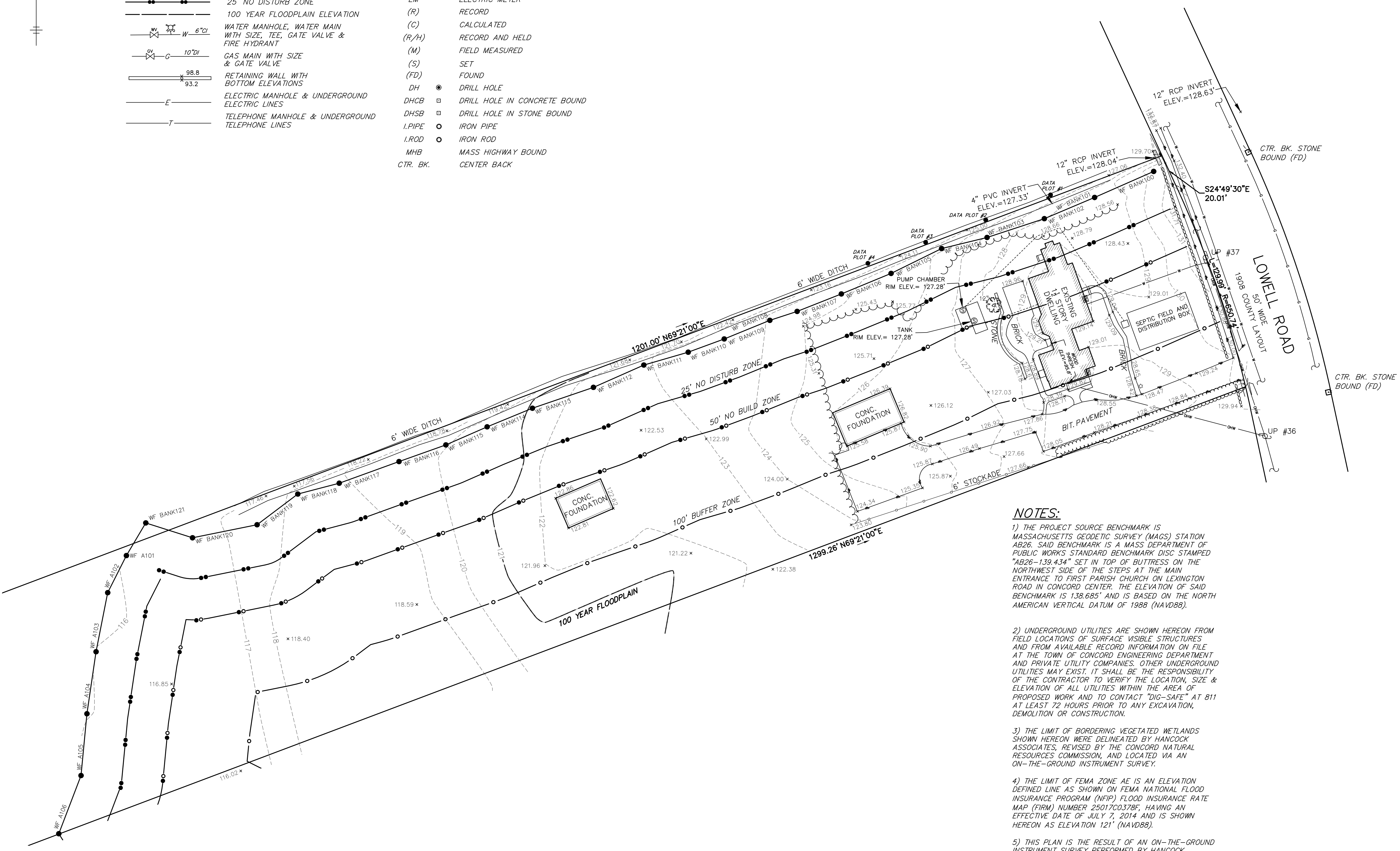
LEGEND

- 102--- SURFACE CONTOUR
STONE WALL
METAL GUARDRAIL
EDGE OF PAVEMENT
WOOD FENCE
CURB WITH TOP AND BOTTOM CURB ELEVATION
EDGE OF WOODED AREA
EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
100' WETLAND BUFFER
50' NO BUILD ZONE
25' NO DISTURB ZONE
100 YEAR FLOODPLAIN ELEVATION
WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
GAS MAIN WITH SIZE & GATE VALVE
RETAINING WALL WITH BOTTOM ELEVATIONS
ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
SPOT ELEVATION
PROMINENT DECIDUOUS TREE WITH SIZE
PROMINENT CONIFEROUS TREE WITH SIZE
LIGHT POLE
REINFORCED CONCRETE PIPE
POLYVINYL CHLORIDE
SEWER MANHOLE
DRAIN MANHOLE
CATCH BASIN
GAS METER
ELECTRIC METER
RECORD
RECORD AND HELD
FIELD MEASURED
SET
FOUND
DRILL HOLE
DRILL HOLE IN CONCRETE BOUND
DRILL HOLE IN STONE BOUND
IRON PIPE
IRON ROD
MASS HIGHWAY BOUND
CENTER BACK

ASSESSORS: PORTION OF MAP 7G, BLOCK 1673
RECORD OWNER: JOHN T. CALDWELL & JULIA H. MINER
REFERENCES: DEED BOOK 63996, PAGE 35 PLAN 1477 OF 1949 PLAN 1476 OF 1949 1908 COUNTY LAYOUT OF LOWELL ROAD
ZONING: RESIDENCE A (RA)

SITE: #399 LOWELL ROAD Concord, Massachusetts

PREPARED FOR: JULIA MINER
40 Stow Street #202 Concord, Massachusetts 01742
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



NOTES:
1) THE PROJECT SOURCE BENCHMARK IS MASSACHUSETTS GEODETIC SURVEY (MAGS) STATION AB26. SAID BENCHMARK IS A MASS DEPARTMENT OF PUBLIC WORKS STANDARD BENCHMARK DISC STAMPED "AB26-139.434" SET IN TOP OF BUTTRESS ON THE NORTHWEST SIDE OF THE STEPS AT THE MAIN ENTRANCE TO FIRST PARISH CHURCH ON LEXINGTON ROAD IN CONCORD CENTER. THE ELEVATION OF SAID BENCHMARK IS 138.685' AND IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN OF CONCORD ENGINEERING DEPARTMENT AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
3) THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES, REVISED BY THE CONCORD NATURAL RESOURCES COMMISSION, AND LOCATED VIA AN ON-THE-GROUND INSTRUMENT SURVEY.
4) THE LIMIT OF FEMA ZONE AE IS AN ELEVATION DEFINED LINE AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0378F, HAVING AN EFFECTIVE DATE OF JULY 7, 2014 AND IS SHOWN HEREON AS ELEVATION 121' (NAVD88).
5) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN MAY OF 2018 (REVISED WET FLAGS LOCATED IN JULY OF 2018-SEE NOTE 3). TOPOGRAPHIC DETAIL SHOWN HEREON IS LIMITED TO THE AREA OF PROPOSED WORK, BEING ONLY A PORTION OF ASSESSORS MAP 7G, BLOCK 1673.

SCALE: 1" = 30'

Revision table with columns: NO., BY, APP, DATE, ISSUE/REVISION DESCRIPTION. Row 1: 1. JCR GGG 07/23/18 NRC REVISIONS

LIMITED EXISTING CONDITIONS PLAN OF LAND IN CONCORD, MASSACHUSETTS

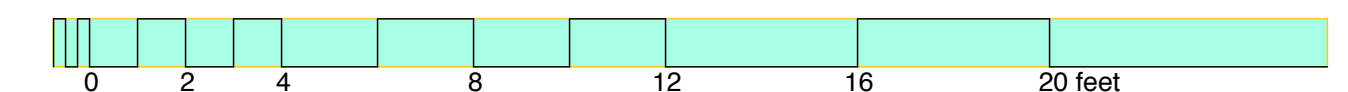
PROJECT NO.: 21125
DWG: 21125sv.dwg
LAYOUT: EC
SHEET: 1 OF 1



3 EXTERIOR ELEVATION: NORTH
1/8"=1'-0"



2 EXTERIOR ELEVATION: EAST
1/8"=1'-0"



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EAST SIDE STUDIO ARCHITECTS
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339-222-9395
JMiner@essarc.com
Julia Miner AIA

Design/Drawn: **JM** / Printed On:

NOTE: ALL DIMENSIONS ARE APPROXIMATE. VERIFY ALL DIMENSIONS IN FIELD AND CONSULT WITH OWNER/ARCHITECT ABOUT DISCREPANCIES.

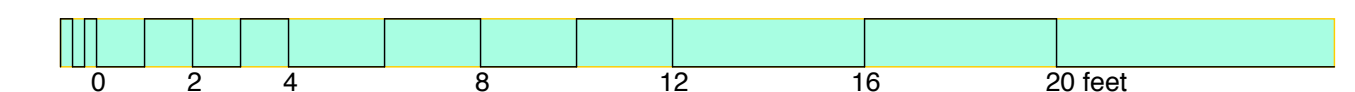
MINER-CALDWELL, 399 LOWELL ROAD, CONCORD
EXISTING NORTH/EAST ELEVATIONS



1 EXTERIOR ELEVATION: SOUTH
1/8"=1'-0"



4 EXTERIOR ELEVATION: WEST
1/8"=1'-0"



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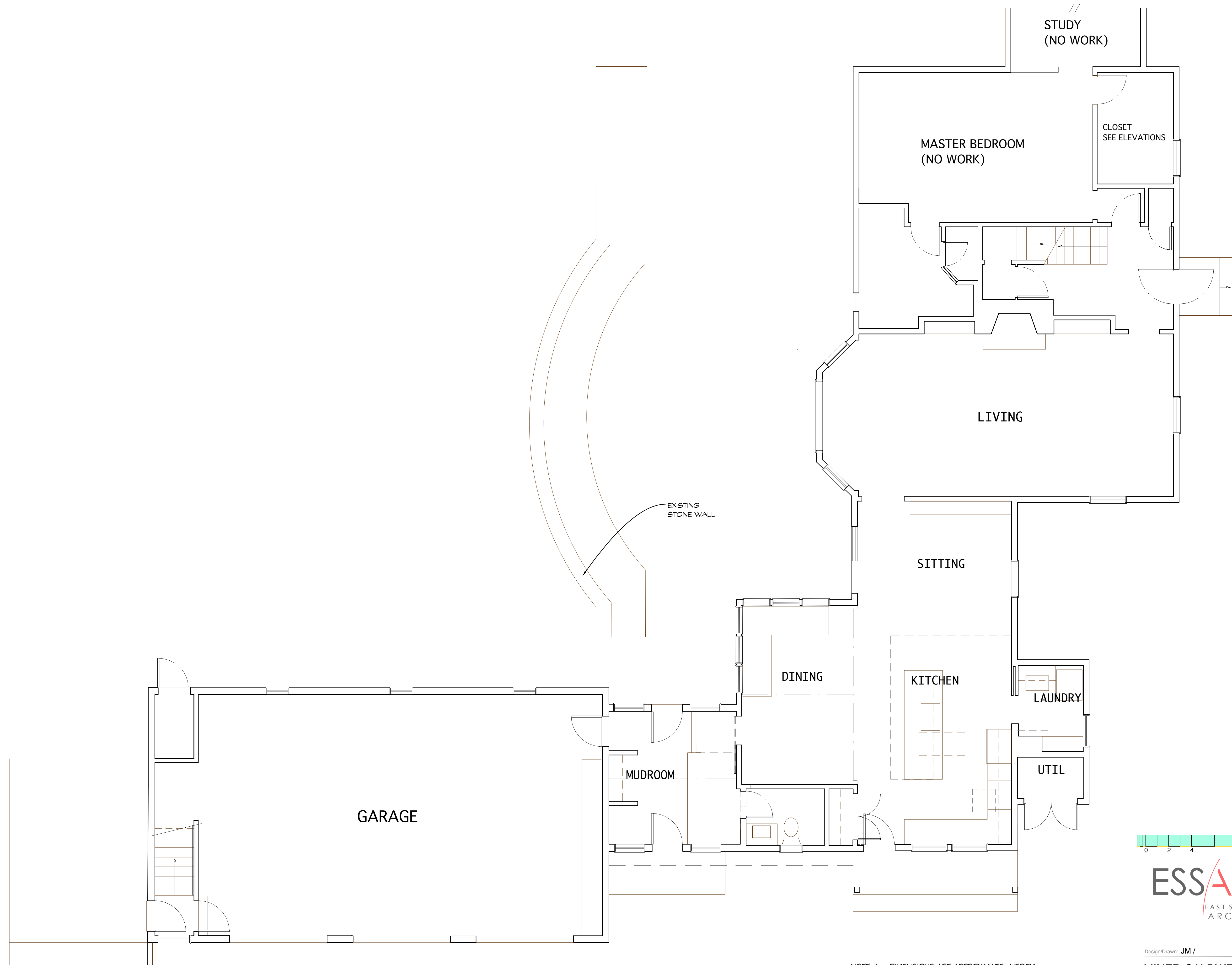
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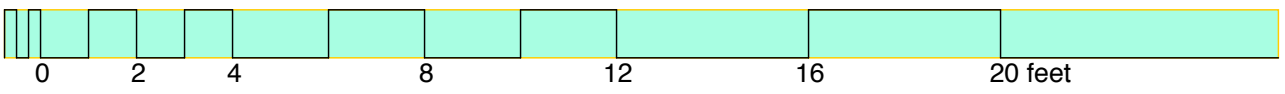
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EXISTING SOUTH/WEST ELEVATIONS

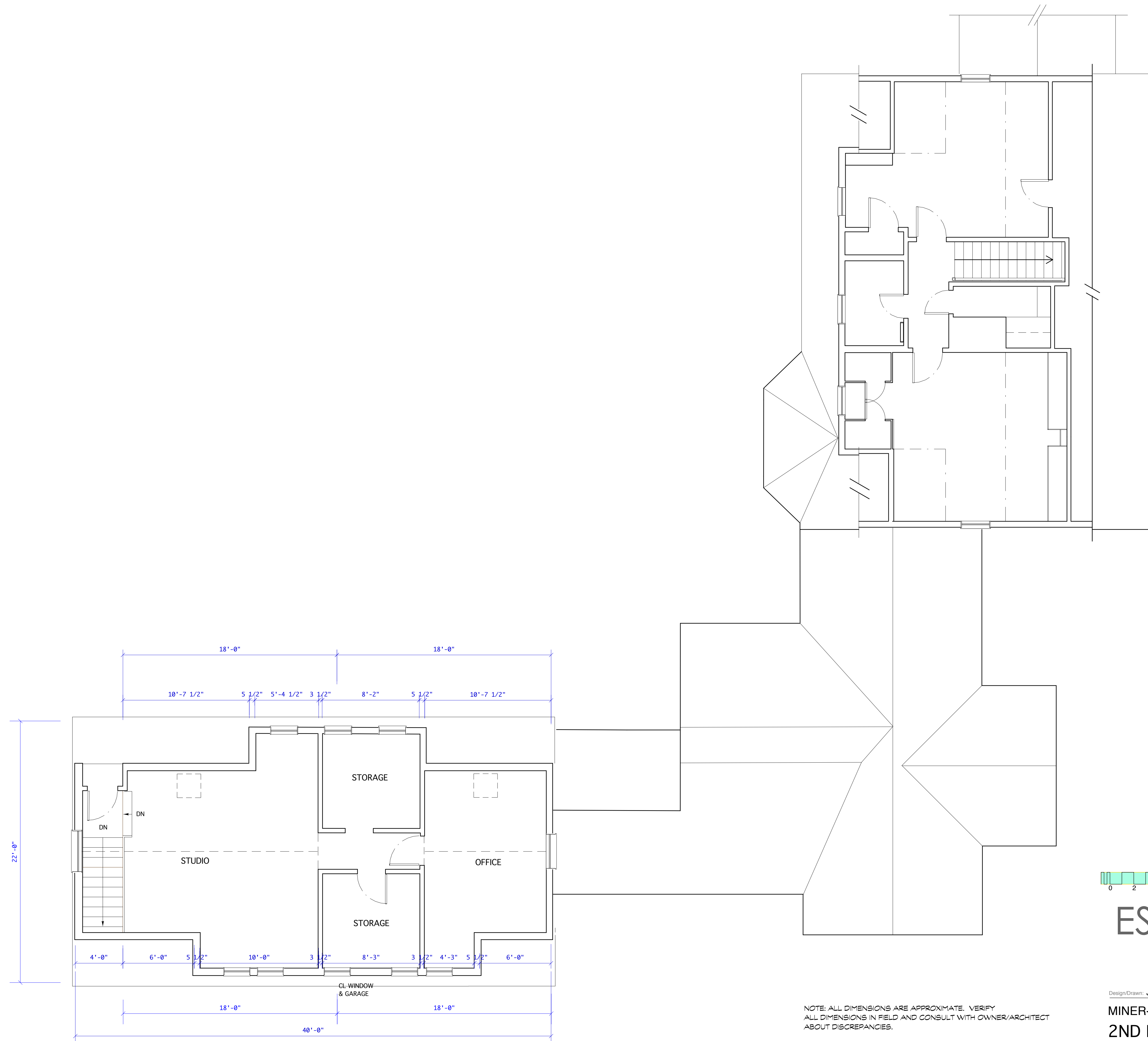


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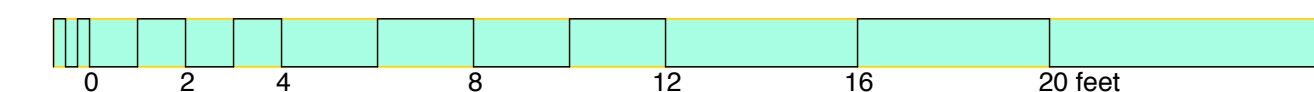


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MINER-CALDWELL, 399 LOWELL ROAD, CONCORD
FIRST FLOOR PLAN



NOTE: DORMER SHOWN ON EAST ELEVATION ARE FOR FUTURE CONSIDERATION AND HAVE NOT BEEN DESIGNED IN PLAN.



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**MINER-CALDWELL, 399 LOWELL ROAD, CONCORD
 2ND FLOOR PLAN**

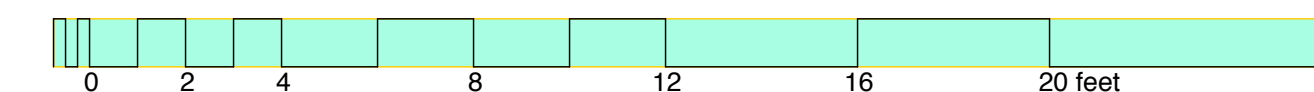


NORTH ELEVATION



SECTION THROUGH MUDROOM
EAST ELEVATION OF BARN

EAST ELEVATION



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MINER-CALDWELL, 399 LOWELL ROAD, CONCORD

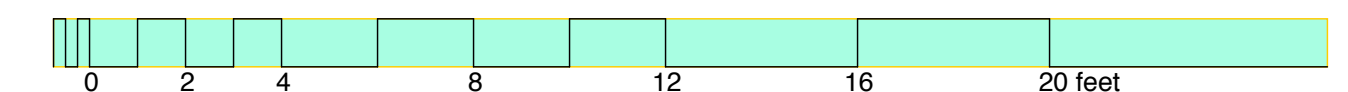
N & E ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION



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S & W ELEVATIONS