

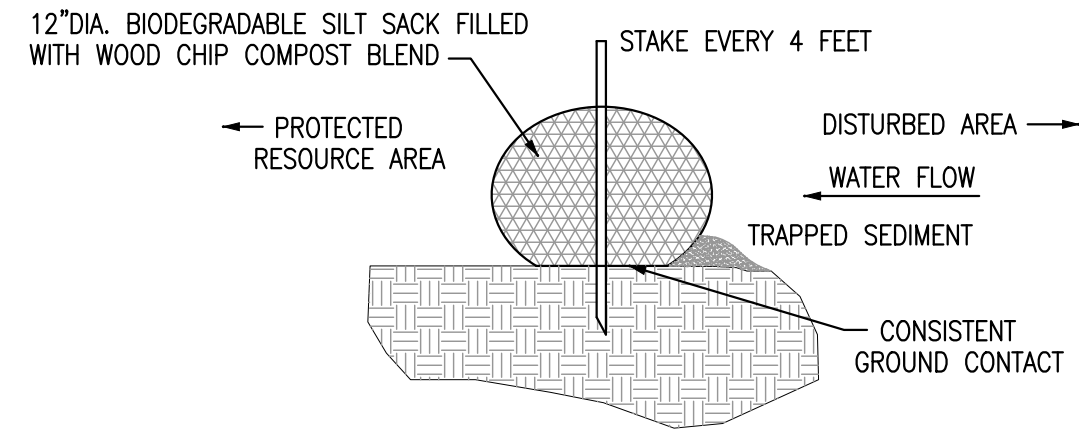
LOCATION MAP SCALE: 1"=2000'±

NOTES:

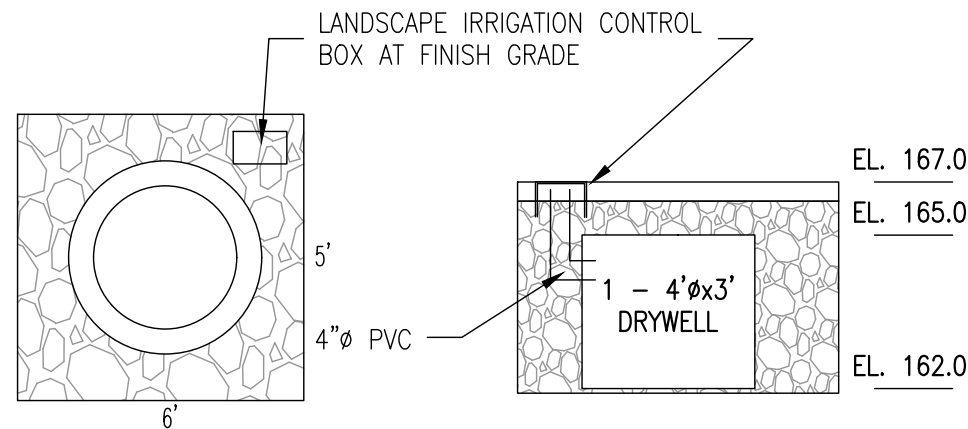
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON JULY 19, 2022.
3. SUBJECT SITE IS IN THE B1 DISTRICT AS DEPICTED ON THE TOWN OF HOLBROOK ZONING MAP.
4. 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.

FLOOD NOTE:

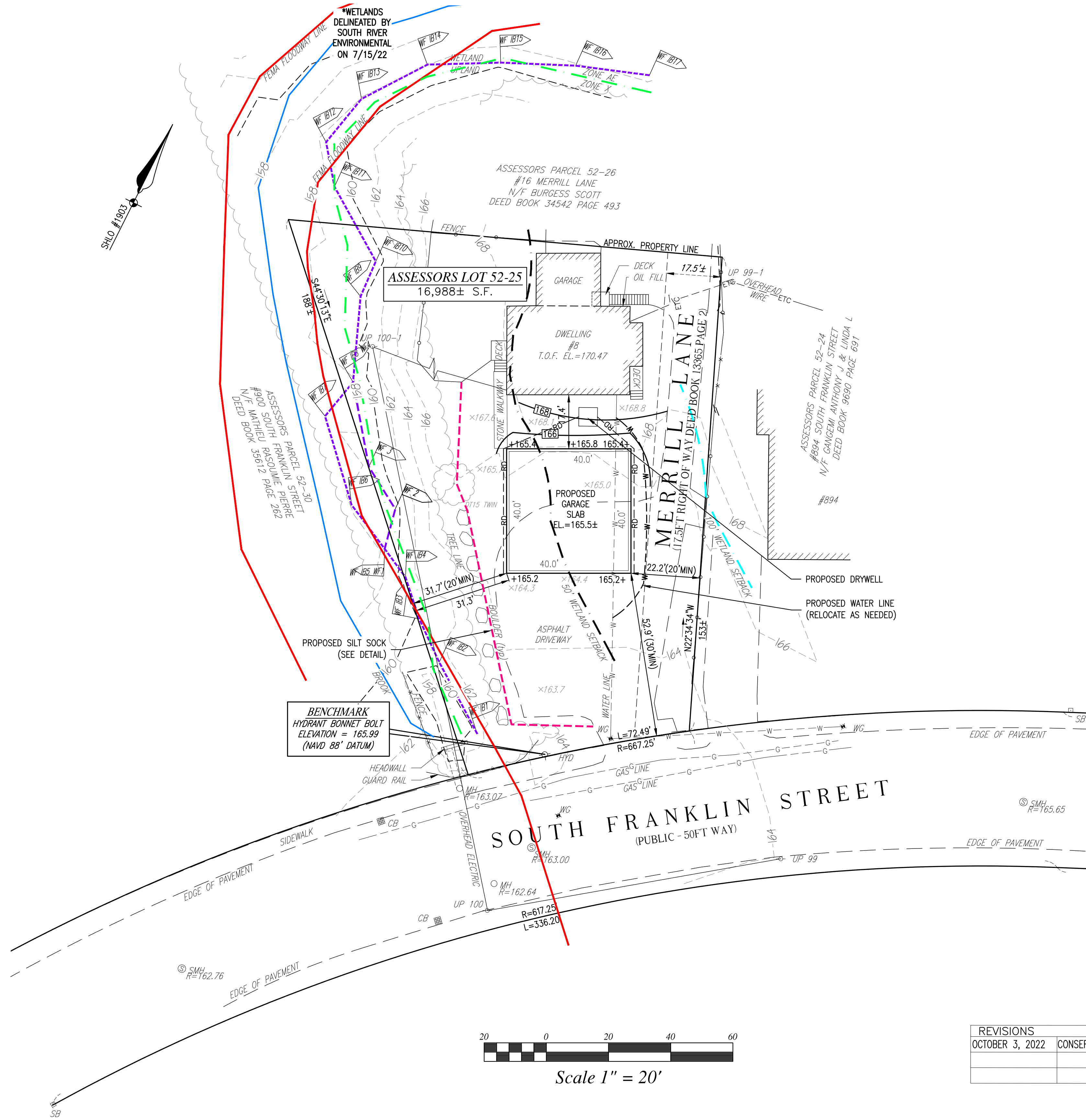
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE AND X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25021C 0219E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2022.



SILT SOCK DETAIL NOT TO SCALE



PROPOSED DRYWELL NOT TO SCALE



ZONING DATA

DISTRICT: B1

MINIMUM REQUIREMENTS:	EXISTING:	PROPOSED GARAGE:
LOT AREA	10,000 S.F.	16,988 S.F.
FRONT YARD	30 FT	110 FT
SIDE YARD	20 FT	23 FT
REAR YARD	30 FT	2± FT
MAX BUILDING COVERAGE	25 %	9 %
MAX BUILDING HEIGHT	35 FT	30± FT

LEGEND

EDGE OF WETLAND	---
BROOK	---
100' BUFFER	---
EROSION CONTROL	---
FLOOD ZONE	---
ZONE AE LINE	---
OVERHEAD WIRE	---

TIMOTHY R. BENNETT P.L.S. #36856 DATE

RECORD OWNER:  
ASSESSORS MAP 52 LOT 25

MERRILL LANE REALTY TRUST  
P.O. BOX 166  
HOLBROOK, MA 02343  
DEED BOOK 14016 PAGE 364

PLOT PLAN FOR GARAGE  
#8 MERRILL LANE  
HOLBROOK, MASSACHUSETTS

PREPARED FOR:  
MERRILL LANE REALTY  
P.O. BOX 166  
HOLBROOK, MA 02343

AUGUST 18, 2022  
SCALE: 1"=20'  
JOB No. 22-380

**GRADY CONSULTING, L.L.C.**  
Civil Engineers, Land Surveyors & Landscape Architects  
71 Evergreen Street, Suite 1, Kingston, MA 02364  
Phone (781) 585-2300

REVISIONS	CONSERVATION COMMISSION COMMENTS
OCTOBER 3, 2022	