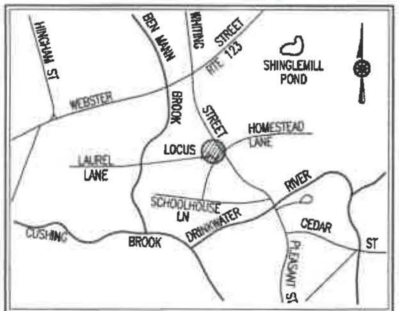


LOCATION MAP SCALE: 1" = 2083'±

ZONING DATA

DISTRICT: RESIDENTIAL A (NO OVERLAY DISTRICTS)

DIMENSIONAL MATRIX	REQUIRED
LOT AREA	30,000 S.F.
LOT FRONTAGE	150 FT
FRONT SETBACK	50 FT
SIDE SETBACK	20 FT
REAR SETBACK	40 FT
BUILDING COVERAGE	N/A
LOT COVERAGE	30% MAX
BUILDING HEIGHT	3 STORIES (35')

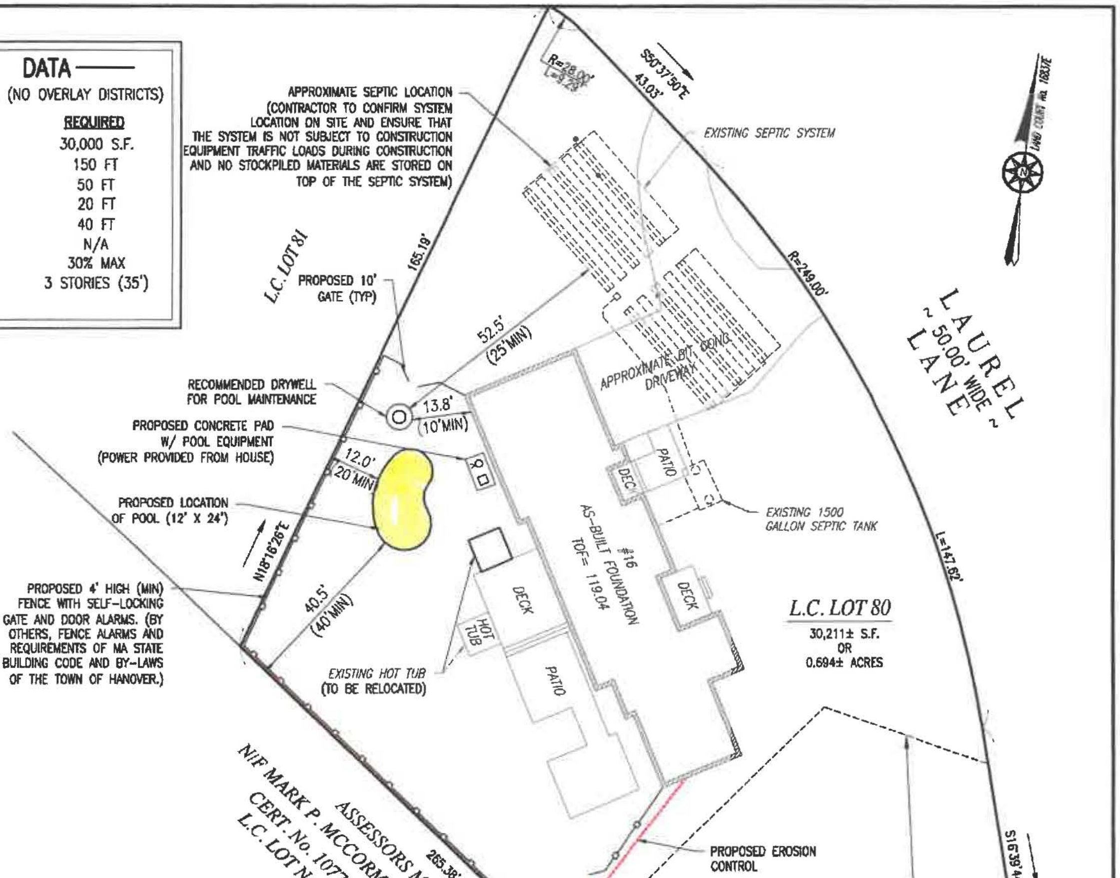
RECORD OWNER:
ASSESSORS MAP 26 LOT 93
16 LAUREL LANE

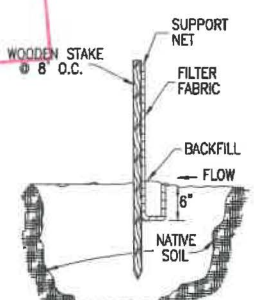
UTICA CLUB REALTY LLC
33 ANDERSON FARM LANE
HANOVER, MA 02339
CERTIFICATE C127627/0

POOL NOTES:

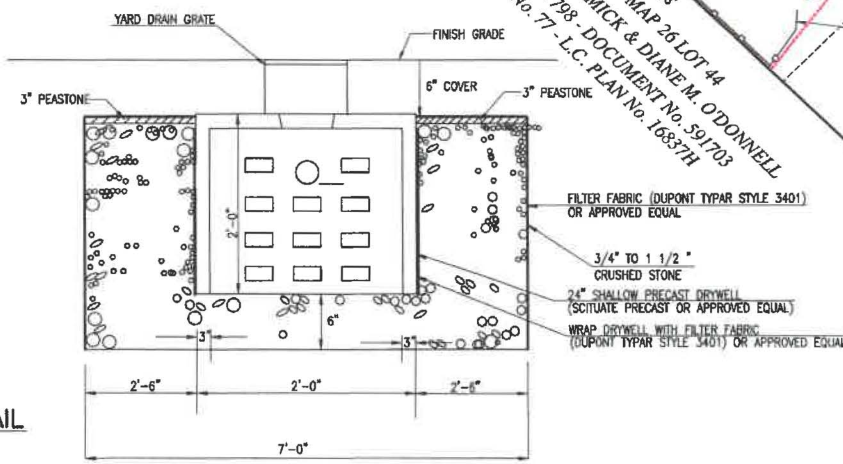
1. ALL POOL, FENCE/GATE AND ALARM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE BUILDING CODE, 780 CMR; ECTIONS 421.9, 421.10 AND 421.11 AND THE HANOVER BUILDING/ZONING DEPARTMENTS "POOL REGULATIONS".
2. ALL POOL DRAINING/MAINTENANCE WATER TO BE DIRECTED INTO DRYWELLS AND NOT DIRECTED TO ANY WETLAND BUFFER OR WETLAND RESOURCE AREA.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0094J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.





TYPICAL SILT FENCE DETAIL
(NOT TO SCALE)



TYPICAL DRY WELL FOR POOL MAINTENANCE SECTION VIEW
(NOT TO SCALE)

merrillinc.com

Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200

40 Court Street, Suite 2A
Plymouth, MA 02360
508-746-6060

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183

REVISIONS:

DRAWN BY: TRT
DESIGNED BY: DA
CHECKED BY: DA

COMMONWEALTH OF MASSACHUSETTS — DANA MATTHEW ALTOBELLO — No. 48237 — CIVIL — PROFESSIONAL ENGINEER

PROJECT #: 20-042

POOL PLAN
16 LAUREL LANE
ASSESSOR'S MAP 26 LOT 93
HANOVER MASSACHUSETTS

CLIENT:
JOHN KENYON
16 LAUREL LANE
HANOVER, MA 02339
617-908-9318

DRAWING TITLE: POOL PLAN

DATE: JUNE 9, 2023