GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

MEYER ROAD
(PUBLIC WAY - 50' WIDE)

MEYER LANE
(PRIVATE WAY - 50' WIDE)

MAP 31, LOT 7
N/F
MARGARET MCCARTHY TRUST
104 MEYER RD

MAP 31, LOT 7A
N/F
KEVIN & KRISTIN
FITZGIBBONS
100 MEYER RD

MAP 31, LOT 12
N/F
TALBOT-MINKIN
CARLOTTA FOX
15 MEYER LANE

MAP 31, LOT 8
423,831 S.F.
9.730 ACRES
W/O PRIVATE WAY

MAP 31, LOT 51
N/F
MEYER LANE
REALTY TRUST
0 MEYER LANE

MAP 31, LOT 3
N/F
ESSEX COUNTY
GREENBELT
ASSOCIATION
0 MEYER ROAD (O

MAP 31, LOT 27
N/F
ROBERT VIGODA
32 BOARDMAN
LANE

MAP 31, LOT 28
N/F
THOMAS BOTSFORD
30 BOARDMAN LANE

N29°27'50"E
7.51'

N56°52'20"W
25.00'

S29°27'50"W
1014.66'

N56°55'00"W
39.43'

S80°47'00"W
126.13'

N80°47'00"E
73.39'

S43°23'45"W
25.69'

S60°38'52"W
653.59'

S35°28'50"E
401.40'

S35°28'50"E
238.45'

S35°49'50"E
232.24'

APPROXIMATE

WOODS

BORDERING VEGETATED WETLAND (WETLAND A)

BORDERING VEGETATED WETLAND W/ UPLAND POCKETS (WETLAND B)

BRIDLE PATH

20' WIDE BRIDLE PATH EASEMENT

8"PVC CULVERT

GRAVEL DRIVEWAY

BIT. DRIVEWAY

GARAGE

#10 MEYER LN. 1 STY. WD. FRAME

EXISTING BARN

POOL

RET. WALL

APPROX. WATER MAIN

100' BUFFER (AURA)

75' NBZ

50' NDZ

SBDH (FND)

DH (FND)

TP1

TP2

TP3

TP4

WFA-1 WFA-2 WFA-3 WFA-4 WFA-5 WFA-6 WFA-7 WFA-8 WFA-9 WFA-10 WFA-11 WFA-12 WFA-13 WFA-14 WFA-15 WFA-16 WFA-17 WFA-18 WFA-19 WFA-20 WFA-21 WFA-22 WFA-23 WFA-24 WFA-25 WFA-26 WFA-27 WFA-28 WFA-29 WFA-30

WFB-1 WFB-2 WFB-3 WFB-4 WFB-5 WFB-6 WFB-7 WFB-8 WFB-9 WFB-10 WFB-11 WFB-12 WFB-13 WFB-14 WFB-15 WFB-16 WFB-17 WFB-18 WFB-19 WFB-20 WFB-21 WFB-22 WFB-23 WFB-24 WFB-25 WFB-26 WFB-27 WFB-28 WFB-29 WFB-30 WFB-31 WFB-32 WFB-33 WFB-34 WFB-35 WFB-36 WFB-37 WFB-38 WFB-39 WFB-40 WFB-41 WFB-42 WFB-43 WFB-44 WFB-45 WFB-46 WFB-47 WFB-48 WFB-49 WFB-50 WFB-51 WFB-51A WFB-52 WFB-53 WFB-54 WFB-55 WFB-56 WFB-57 WFB-58 WFB-59 WFB-60 WFB-61 WFB-62 WFB-63 WFB-64 WFB-65 WFB-66

LEGEND

- N90°00'00"E 60.00' — PROPERTY LINE
- N90°00'00"E 60.00' — EDGE OF RIGHT-OF-WAY
- BUILDING
- EDGE OF PAVEMENT
- GRAVEL DRIVEWAY
- WETLAND BOUNDARY
- WFB-48 WFB-49 — 100' BUFFER
- 75' NO-BUILD ZONE
- 50' NO-DISTURB ZONE
- 73 — CONTOUR
- W W — WATER LINE
- OHW OHW — OVERHEAD WIRE
- UTILITY POLE
- TP2 — TEST PIT
- DH — DRILL HOLE
- SBDH — STONE BOUND W/ DRILL HOLE
- STONEWALL
- FENCE
- RETAINING WALL
- BRIDAL PATH

LOCUS MAP
NORTH
1"=1,000'±

B & M RAILROAD (NEWBURYPORT LINE)
DON BYRNE WAY
BOARDMAN LN
MEYER RD
MEYER LN
ROCKMAPLE AVE
BAY RD
CUTLER RD
FORTINS RD

PLAN REFERENCES & NOTES:

1. RECORD OWNER: EDWIN AND LAURA HOWARD
   ESRD DEED BK. 17167, PG. 467
2. RECORD PLAN:
   - PLAN 703 OF 1955
   - PLAN BK. 110, PG. 97
   - PLAN 16 OF 1955 (BK. 4126, PG. 1)
3. ZONING DISTRICT: RA
4. EXISTING CONDITIONS SURVEY BY KANE LAND SURVEYORS ON JUNE 29, 2005.
5. WETLAND FLAGGED BY LUCAS ENVIRONMENTAL LLC ON JANUARY 13 &14, 2026.
6. WETLAND FLAGS LOCATED BY GRIFFIN ENGINEERING GROUP ON JANUARY 20, 2026.
7. ELEVATIONS ARE ON NAVD88 DATUM.
8. FEMA FLOOD MAP NO. 25009C0288G DATED 7/8/25, INDICATES THAT THE PROJECT SITE IS LOCATED IN A ZONE 'X', WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
9. THIS PLAN WAS PREPARED FOR SUBMITTAL TO HAMILTON PLANNING BOARD FOR PRELIMINARY SUBDIVISION APPLICATION. THIS PLAN IS NOT SUITABLE FOR CONSTRUCTION NOR FOR ANY OTHER PURPOSE OR PROJECT.

DRAWING INDEX
C-1 EXISTING CONDITIONS
C-2 PLAN OF LAND
C-3 PROPOSED SITE PLAN
C-4 PROFILE & ROAD SECTION

No.	Date	Description

Revisions

COMMONWEALTH OF MASSACHUSETTS
ROBERT H. GRIFFIN
CIVIL
No. 36886
REGISTERED
PROFESSIONAL ENGINEER
3.9.26

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495 Cabot Street, 2nd Floor
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NORTH SHORE PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

PRELIMINARY SUBDIVISION
EXISTING CONDITIONS

Scale: 1"=40'
Job No:
Date: 3/9/26

C-1

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

W E

APPROXIMATE

MEYER ROAD
(PUBLIC WAY - 50' WIDE)

N29°27'50"E
7.51'

N56°52'20"W
25.00'

Δ=5°05'38"
R=1090.00'
L=96.90'

R=878.7'
L=8.00'

N56°55'00"W
39.43'

S80°47'08"W
126.13'

N80°47'00"E
73.39'

MAP 31, LOT 7
N/F
MARGARET MCCARTHY TRUST
104 MEYER RD

MAP 31, LOT 7A
N/F
KEVIN & KRISTIN
FITZGIBBONS
100 MEYER RD

S29°27'50"W
788.18'

S29°27'50"W
226.48'

157.5' DIA.
RESIDENTIAL
ZONING CIRCLE

LOT 1
TOTAL AREA: 83,000± SF
CONTIGUOUS UPLAND AREA: 81,943± SF
FRONTAGE: 505.36'

125.0'

75.0'

DRAIN
EASEMENT

75.0'

S60°32'10"E

R=25.00'
L=19.68'
Δ=45°05'57"
T=10.36'

T=249'
Δ=45°05'57"
L=47.23'
R=60.00'

N29°27'50"E
232.23'

R=300.00'
L=21.86'

R=25.00'
L=37.03'
Δ =84°52'00"
T=22.85'

R=175.00'
L=89.77'
Δ=29°22'22"
T=45.87'

N29°27'50"E
188.68'

PRIVATE RIGHT-OF-WAY
(50-FT WIDE)
A=32,385± SF

20.0'

2+00

3+00

4+00

50.0'

R=175.00'
L=64.08'
Δ=21°00'22"
T=32.76'

N29°27'50"E
173.89'

PC1+47.45

PT2+74.35

4+74.47

PC4+19.39

PT4+74.47

R=60.00'
L=75.00'
Δ=71°38'47"
T=43.98'

LOT 2
TOTAL AREA: 87,134± SF
CONTIGUOUS UPLAND AREA: 49,497± SF
FRONTAGE: 175.00'

BORDERING VEGETATED WETLAND
(WETLAND A)

MAP 31, LOT 3
N/F
ESSEX COUNTY
GREENBELT
ASSOCIATION
0 MEYER ROAD (O'

S35°28'50"E
401.40'

S00°05'28"W
123.02'

1+00

S00°05'28"W
130.32'

R=25.00'
L=27.02'
Δ=61°55'39"
T=15.00'

MEYER LANE
(PRIVATE WAY - 50' WIDE)

0+00.00
R=175.00'
R=300.00'

DRAIN
EASEMENT

LOT 3
TOTAL AREA: 221,395± SF
CONTIGUOUS UPLAND AREA: 100,160± SF
FRONTAGE: 506.66'

R=60.00'
L=78.35'
Δ=74°48'52"
T=45.89'

S61°10'38"W
323.66'

MAP 31, LOT 12
N/F
TALBOT-MINKIN
CARLOTTA FOX
15 MEYER LANE

R=25.00'
L=33.00'
Δ =75°38'01"
T=19.40'

R=175.00'
L=82.67'
Δ=27°03'03"

R=300.03'
L=94.01'

SBDH
(FND)

S43°23'45"W
25.69'

BORDERING VEGETATED
WETLAND W/
UPLAND POCKETS
(WETLAND B)

157.5' DIA.
RESIDENTIAL
ZONING CIRCLE

DH
(FND)

20.0'
60.0'
R28.0'
70.0'
20.0'
60.0'
R28.0'

NFPA HAMMERHEAD
TURN-AROUND
N.T.S.

MAP 31, LOT 51
N/F
MEYER LANE
REALTY TRUST
0 MEYER LANE

S60°38'52"W
653.59'

S35°28'50"E
236.45'

MAP 31, LOT 27
N/F
ROBERT VIGODA
32 BOARDMAN
LANE

DH
(FND)

S35°49'50"E
123.24'

MAP 31, LOT 28
N/F
THOMAS BOTSFORD
30 BOARDMAN LANE

LEGEND

N90°00'00"E 60.00'	PROPERTY LINE
N90°00'00"E 60.00'	EDGE OF RIGHT-OF-WAY
	BUILDING
	WETLAND BOUNDARY
DH	DRILL HOLE
SBDH	STONE BOUND W/ DRILL HOLE
	STONEWALL
N90°00'00"E 60.00'	PROP. PROPERTY LINE
	CENTERLINE
	PROP. BIT. CONC. CURB
	PROP. EASEMENT
	ZONING SETBACK

PLAN REFERENCES:
RECORD OWNER: EDWIN AND LAURA HOWARD
ESRD DEED BK. 17167, PG. 467

RECORD PLAN:
- PLAN 16 OF 1955 (BK. 4126, PG. 1)
- PLAN BK. 110, PG. 97

ZONING DISTRICT: RA

LOT AREA:	80,000 S.F
CONTIGUOUS UPLAND LOT AREA:	40,000 S.F.
LOT FRONTAGE:	175'
LOT WIDTH:	100'
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	15'

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C-2 PLAN OF LAND
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Revisions

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CIVIL
No. 39686
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
3.9.26

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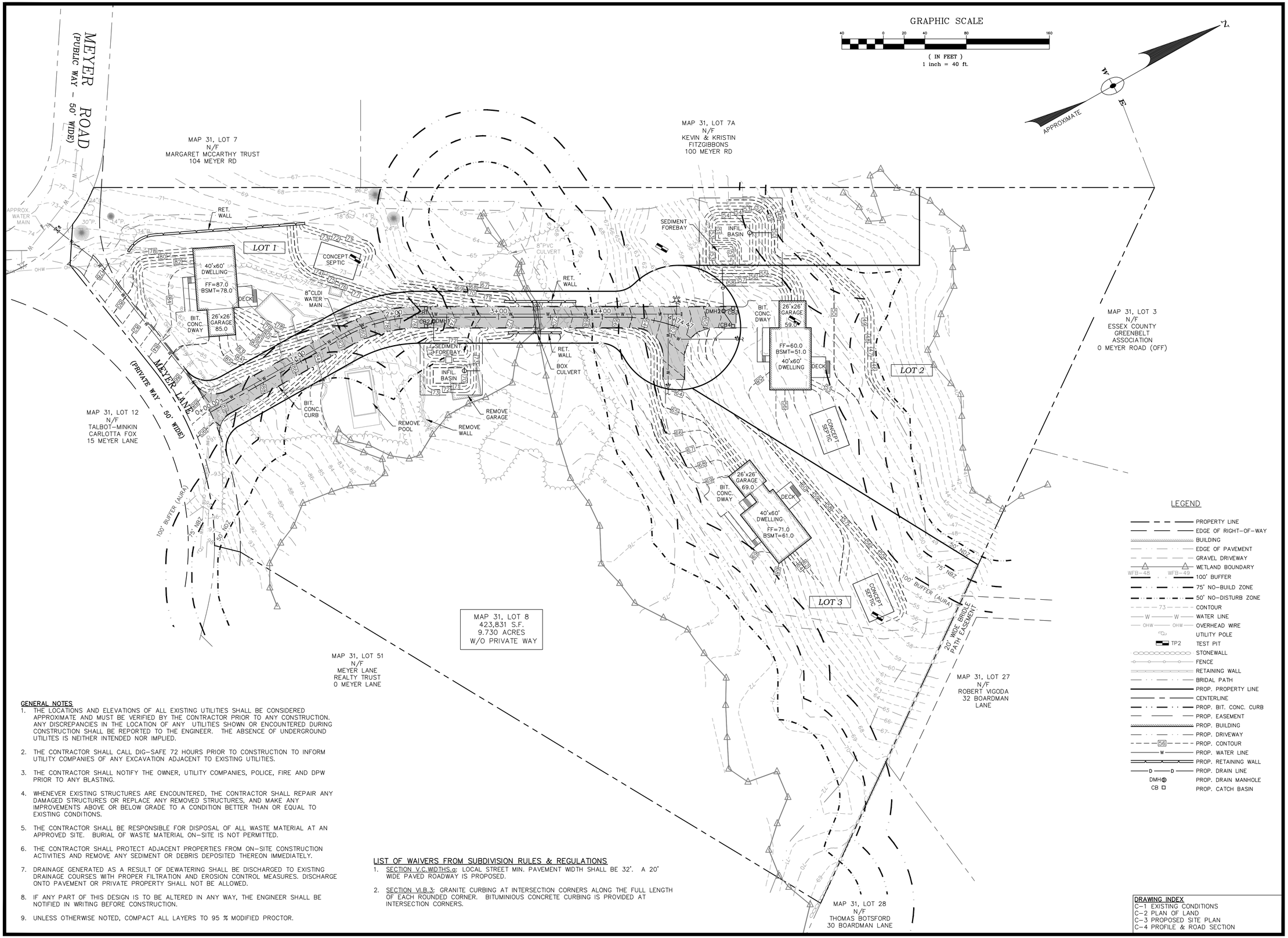
NORTH SHORE
PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

PRELIMINARY SUBDIVISION
PLAN OF LAND

Scale: 1"=40'
Job No:
Date: 3/9/26

C-2



GENERAL NOTES

1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER. THE ABSENCE OF UNDERGROUND UTILITES IS NEITHER INTENDED NOR IMPLIED.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER, UTILITY COMPANIES, POLICE, FIRE AND DPW PRIOR TO ANY BLASTING.
4. WHENEVER EXISTING STRUCTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES OR REPLACE ANY REMOVED STRUCTURES, AND MAKE ANY IMPROVEMENTS ABOVE OR BELOW GRADE TO A CONDITION BETTER THAN OR EQUAL TO EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
6. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
7. DRAINAGE GENERATED AS A RESULT OF DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER FILTRATION AND EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
8. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE ENGINEER SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
9. UNLESS OTHERWISE NOTED, COMPACT ALL LAYERS TO 95 % MODIFIED PROCTOR.

LIST OF WAIVERS FROM SUBDIVISION RULES & REGULATIONS

1. SECTION V.C.WIDTHS.a: LOCAL STREET MIN. PAVEMENT WIDTH SHALL BE 32'. A 20' WIDE PAVED ROADWAY IS PROPOSED.
2. SECTION VI.B.3: GRANITE CURBING AT INTERSECTION CORNERS ALONG THE FULL LENGTH OF EACH ROUNDED CORNER. BITUMINIOUS CONCRETE CURBING IS PROVIDED AT INTERSECTION CORNERS.

LEGEND

- PROPERTY LINE
- EDGE OF RIGHT-OF-WAY
- BUILDING
- EDGE OF PAVEMENT
- GRAVEL DRIVEWAY
- WETLAND BOUNDARY
- WFB-48 WFB-49 100' BUFFER
- 75' NO-BUILD ZONE
- 50' NO-DISTURB ZONE
- 73 CONTOUR
- W W WATER LINE
- OHW OHW OVERHEAD WIRE
- UTILITY POLE
- TP2 TEST PIT
- STONEWALL
- FENCE
- RETAINING WALL
- BRIDAL PATH
- PROP. PROPERTY LINE
- CENTERLINE
- PROP. BIT. CONC. CURB
- PROP. EASEMENT
- PROP. BUILDING
- PROP. DRIVEWAY
- 56 PROP. CONTOUR
- W PROP. WATER LINE
- PROP. RETAINING WALL
- D D PROP. DRAIN LINE
- DMH PROP. DRAIN MANHOLE
- CB PROP. CATCH BASIN

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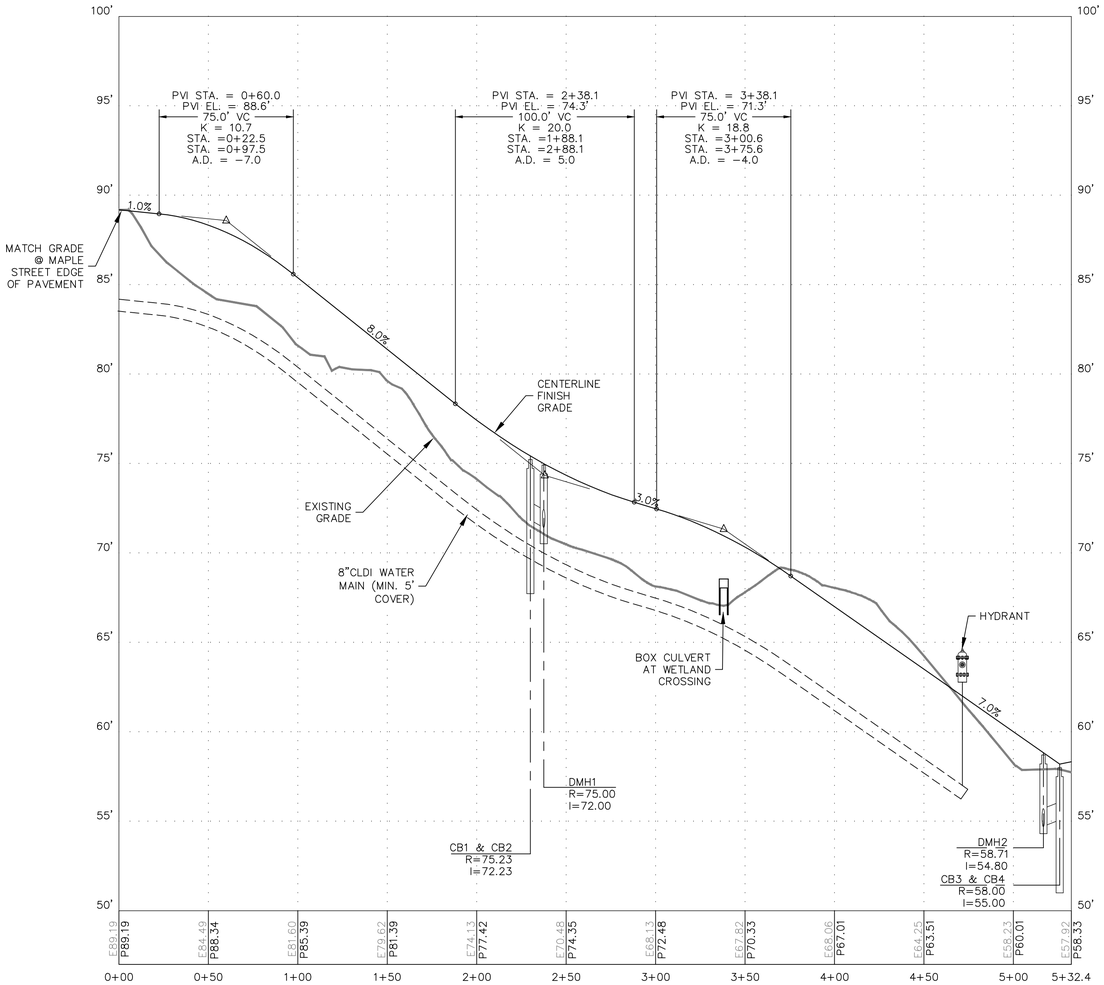
NORTH SHORE PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

PRELIMINARY SUBDIVISION
SITE PLAN

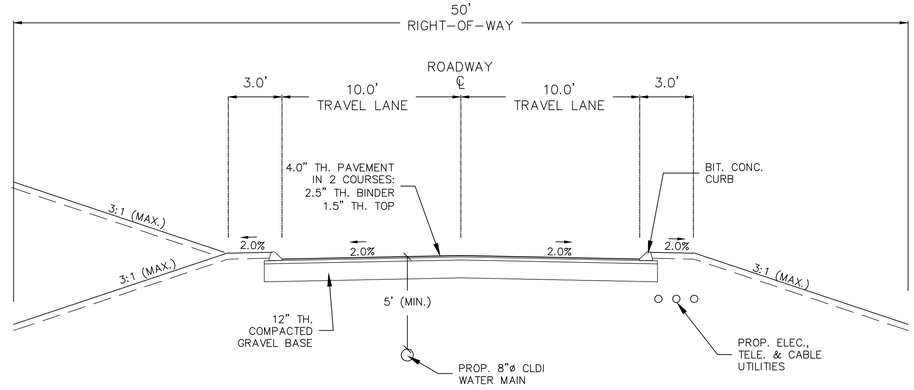
Scale: 1"=40'
Job No:
Date: 3/9/26

C-3



PUBLIC WAY CENTERLINE PROFILE

Scale: Horizontal – 1"=40'
Vertical – 1" = 4'



ROADWAY SECTION (TYP.)

SCALE: 1" = 4'

NOTES:
1. REMOVE ALL LOAM, ROOTS, SUBSOIL AND DELETERIOUS MATERIALS.
2. 4" LOAM, SEED AND MULCH ALL DISTURBED AREAS.
   LOAM = M 1.05.0
   SEED = M 6.03.0 SLOPE MIX
   MULCH = M 6.04.0 ANY TYPE
3. COMPACT ALL LAYERS, AND SUBGRADE, TO 95% MOD. PROCTOR.
4. MATERIAL REFERENCES ARE TO 1995 EDITION OF MASS. HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
5. ALL UTILITIES TO MEET PROVIDER REQUIREMENTS.

DRAWING INDEX
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NORTH SHORE PROPERTY GROUP
10 MEYER LANE
HAMILTON, MA

PRELIMINARY SUBDIVISION
PROFILE &
ROAD SECTION

Scale: As–shown
Job No:
Date: 3/9/26

C–4