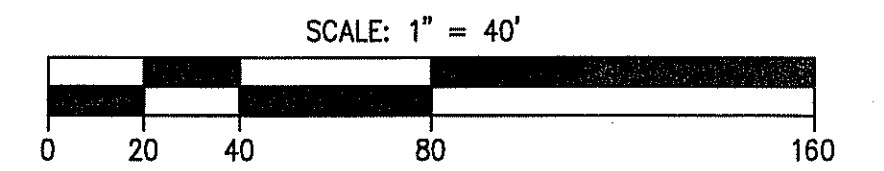


**PRELIMINARY SUBDIVISION
PLAN SHOWING LAND ON
LOW STREET**

IN
NEWBURYPORT, MASSACHUSETTS
(ASSESSOR'S MAP 98, LOT 23, MAP 109, LOTS 1 &
PORTION OF LOT 3-C)

251, 255, 255R LOW STREET

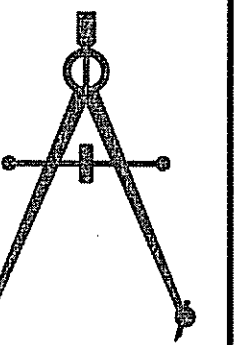
PREPARED FOR
LOW STREET REDEVELOPMENT, LLC
DATE: APRIL 2, 2018



ZONING DISTRICT: BUSINESS 1 / RESIDENCE 1

**The
Morin-Cameron
GROUP, INC.**

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P: 978-777-8586, F: 978-774-3488, W: WWW.MORINCAMERON.COM



LEGEND:

CONTOURS		
MAJOR	---	---
MINOR	- - -	- - -
WATER MAIN OR SERVICE	---	W
SEWER PIPE OR SERVICE	---	S
DRAIN PIPE	---	D
ZONE LINE	---	
PROPERTY BOUNDARY	---	
INTERIOR LOT LINE	---	
SIDEWALK	---	
EDGE OF PAVEMENT	---	
ELECTRIC SERVICE	---	USE
LIMIT OF BWV	---	
25' WETLAND BUFFER	---	
100' WETLAND BUFFER	---	
FENCE	X	
MATCH LINE	---	
CATCH BASIN	⊙	
DRAIN MANHOLE	⊙	
FIRE HYDRANT	⊙	

PLAN NOTE

INFORMATION HEREON WAS COMPILED FROM RECORD PLANS AND SHOULD BE CONSIDERED APPROXIMATE.

FLOOD CERTIFICATION:

BY EXAMINATION OF THE CURRENTLY APPLICABLE FEMA FLOOD MAP THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 25009C0108F AND NO. 25009C0109F WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2012.

WAIVERS:

(1): SUBDIVISION RULES AND REGULATIONS SECTION 6.8.3: WAIVER TO ALLOW RESIDENTIAL ROAD IN COMMERCIAL DISTRICT TO ACCESS RESIDENTIAL USE.

WETLAND NOTE:

(1): WETLANDS COMPILED FROM RECORD PLANS.

PLAN REFERENCES:

- SOUTHERN ESSEX COUNTY REGISTRY OF DEEDS PLAN BOOK 34, PLAN 362.
- SOUTHERN ESSEX COUNTY REGISTRY OF DEEDS PLAN BOOK 70, PLAN 459.
- "ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION IN NEWBURYPORT, MASSACHUSETTS" PREPARED FOR LOW STREET RE-DEVELOPMENT, LLC BY DGT SURVEY GROUP DATED AUGUST 12, 2013.

GENERAL NOTE:

THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF FILING A PRELIMINARY SUBDIVISION APPLICATION. IT IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.

OWNER/APPLICANT:

LOW STREET REDEVELOPMENT, LLC
6 NORINO WAY
GEORGETOWN, MA 01833

LOTING PLAN

DRAWING NO.

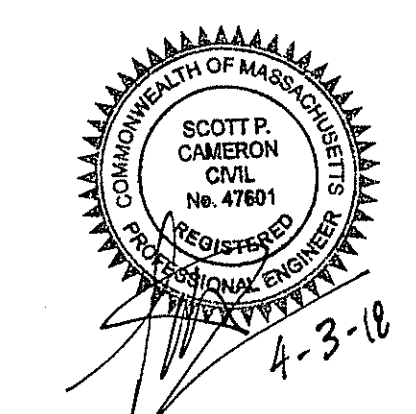
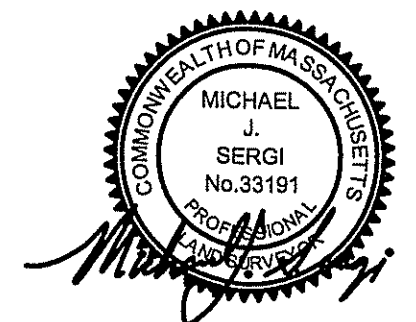
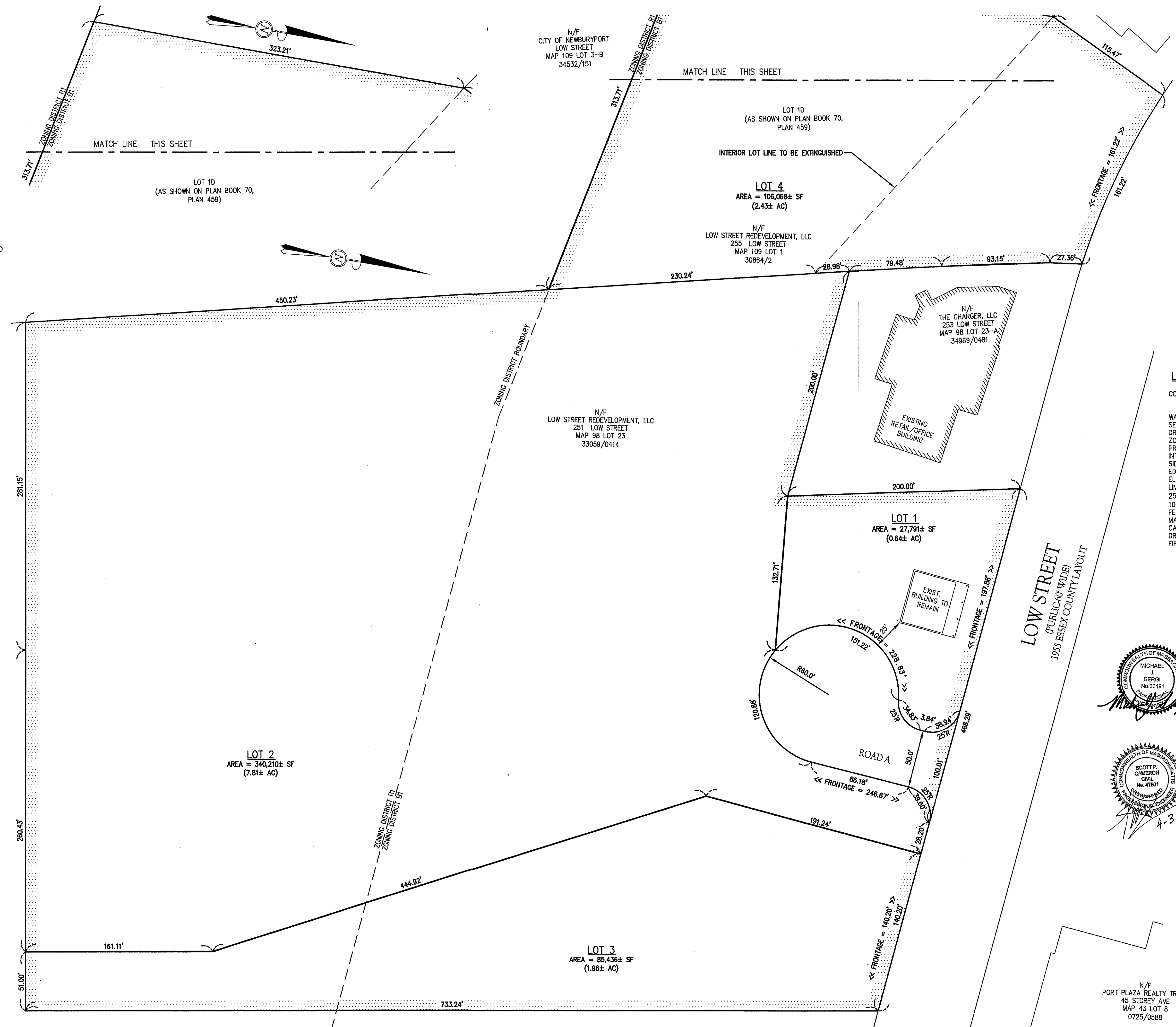
1 OF 2

PROJ. #3669

ABBREVIATIONS:

±	PLUS OR MINUS
APPROX.	APPROXIMATE
BK	BOOK
BVW	BORDERING VEGETATED WETLAND
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FG	FINISH GRADE
LF	LINEAR FEET
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
PG	PAGE
REC	RECORD
S.F.	SQUARE FEET
L	LENGTH
R	RADIUS
PROP./P	PROPOSED
EXIST.	TYPICAL
CLDI	CEMENT LINED DUCTILE IRON
MIN.	MINIMUM
MAX.	MAXIMUM
FT	FEET
STA	STATION
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVC	POINT OF VERTICAL CURVATURE
ELEV.	ELEVATION

N/F
ELEANOR WOODMAN REALTY TRUST
LOW STREET
MAP 98 LOT 22



N/F
PORT PLAZA REALTY TRUST
45 STOREY AVE
MAP 43 LOT 8
0725/0588

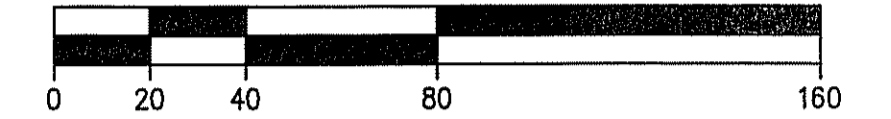
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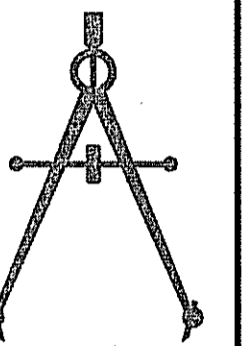
SCALE: 1" = 40'



ZONING DISTRICT: BUSINESS 1 / RESIDENCE 1

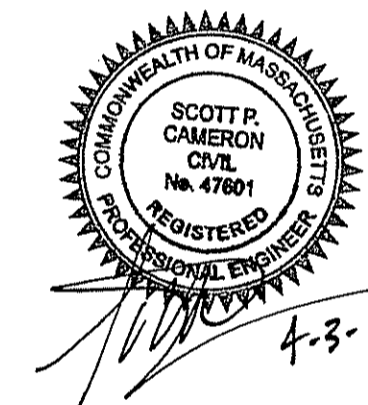
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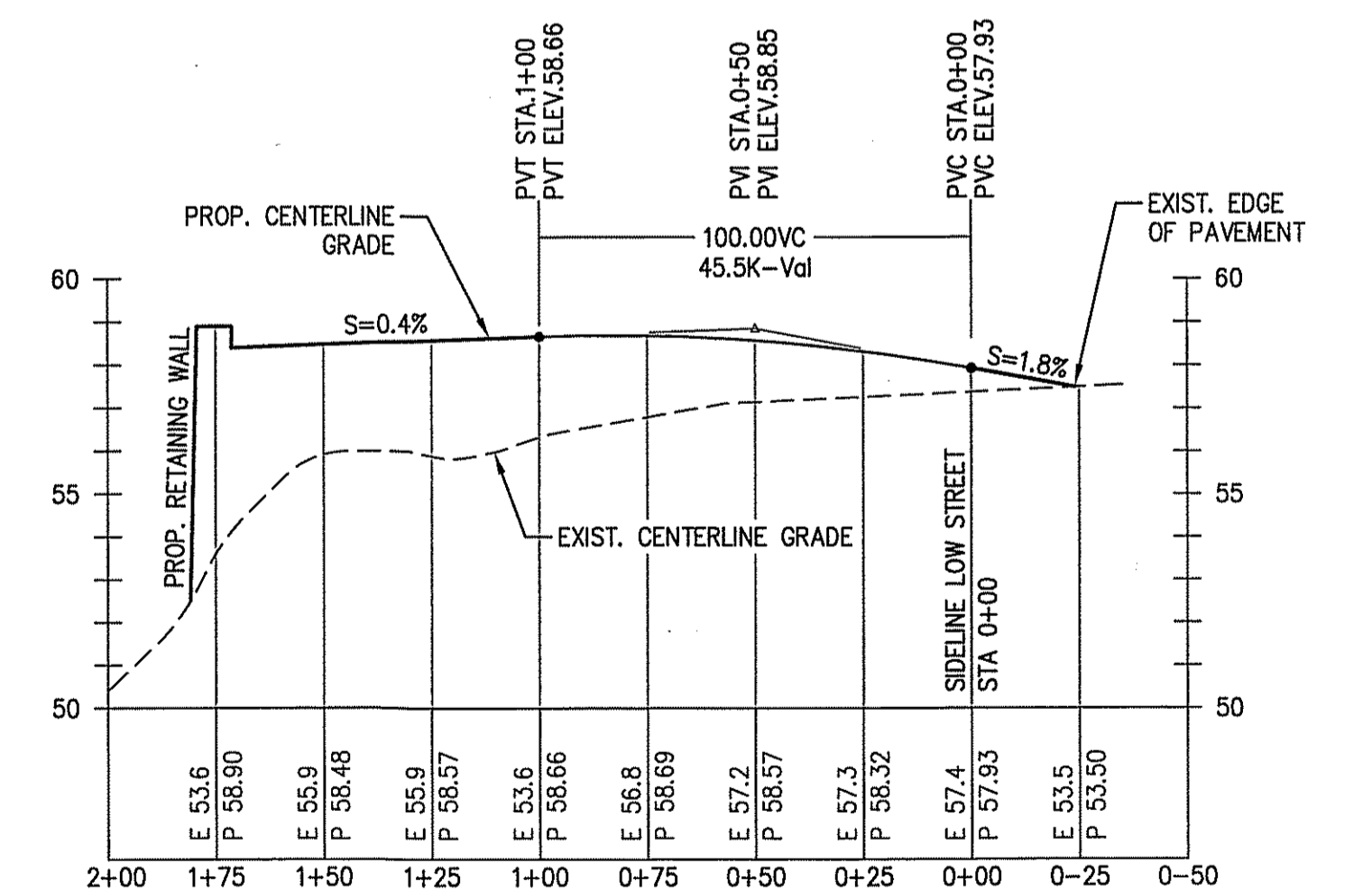


EARTHWORK NOTE:
THE PROPOSED ROAD WAS DESIGNED TO BALANCE CUT/FILL TO
EXTENT PRACTICABLE.

UTILITY NOTE:
CONNECT PROPOSED UTILITIES TO EXISTING MAINS IN STREET.



4-3-18



ROADWAY PROFILE
SCALE: 1" = 40' (HOR.)
1" = 4' (VERT.)

**SITE PLAN &
PROFILE**

DRAWING NO.
2 OF 2

PROJ. #3669