

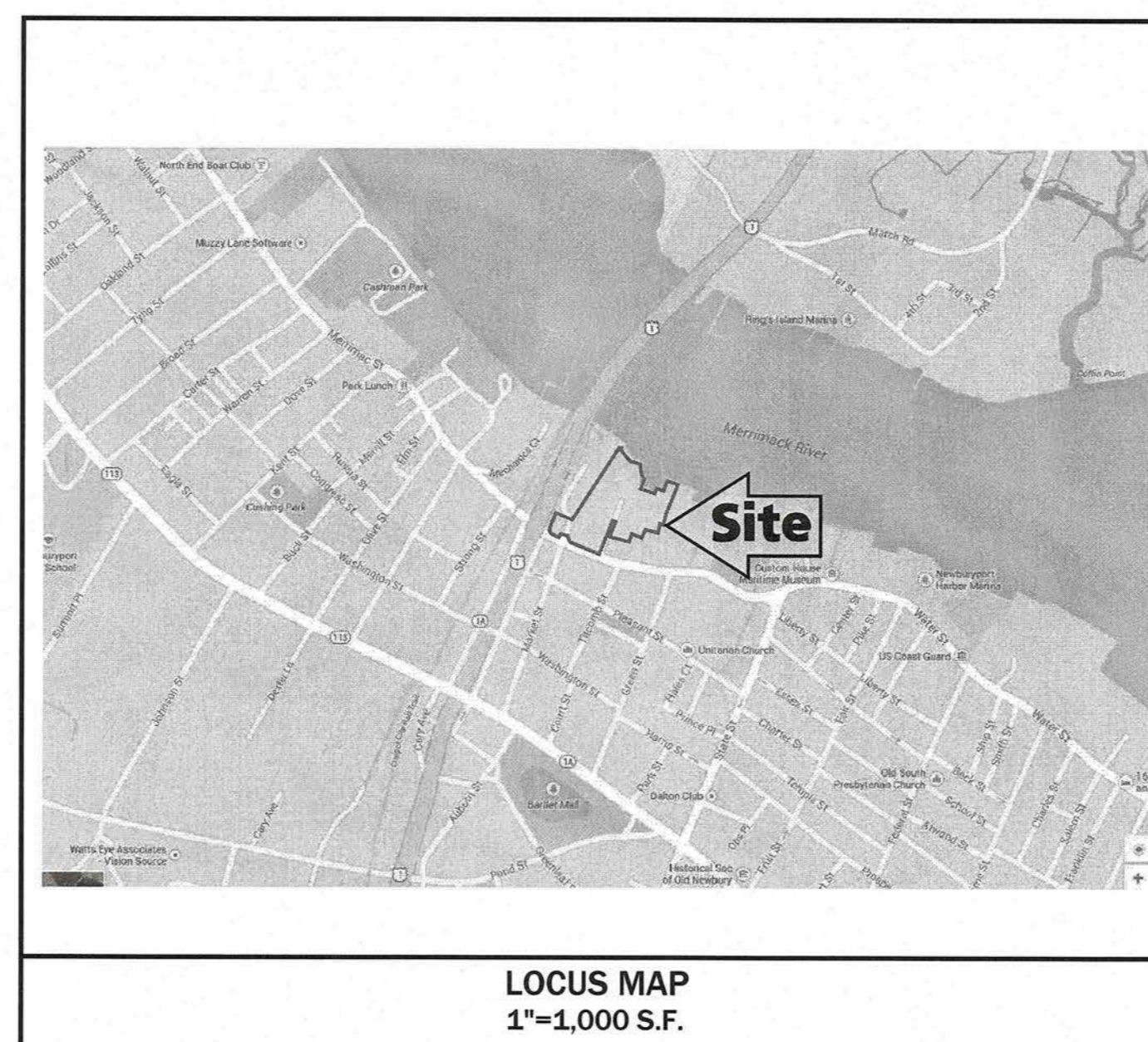
DEFINITIVE PLAN FOR THE SUBDIVISION OF LAND MERRIMAC STREET WATERFRONT NEWBURYPORT, MA

JUNE 12, 2017

FOR REGISTRY OF DEEDS USE ONLY

LEGEND OF SYMBOL & ABBREVIATIONS:

- | | | | |
|-------|----------------------------------|--------|--|
| ⊙ | DRAIN MANHOLE | CBW | CONCRETE BLOCK WALL |
| ⊙ | ELECTRIC MANHOLE | PS | PILE SUPPORTED |
| ⊙ | SEWER MANHOLE | CIP | CAST IRON PIPE |
| ⊙ | TELEPHONE MANHOLE | CMP | CORRUGATED METAL PIPE |
| ⊙MH | MANHOLE | CPP | CORRUGATED PLASTIC PIPE |
| ⊙ | CATCH BASIN | PVC | POLYVINYL CHLORIDE |
| ⊙ | MAIL BOX | VCP | VITRIFIED CLAY PIPE |
| ⊙ | GAS SHUT OFF | RCP | REINFORCED CONCRETE PIPE |
| ⊙ | WATER SHUT OFF | CALC. | CALCULATED |
| ⊙ | SIGN | S.F. | SQUARE FEET |
| ⊙ | HYDRANT | TRANS. | TRANSFORMER |
| ⊙ | OBSERVATION WELL | BH | BUILDING HEIGHT |
| ⊙ | UTILITY POLE | LD | LOADING DOCK |
| ⊙ | GUY POLE | GD | GARAGE DOOR |
| ⊙ | LIGHT POLE | ENT. | ENTRANCE |
| ⊙WL | WALK LIGHT | COB. | COBBLESTONE |
| ⊙SL | SPOT LIGHT | S/W | SIDEWALK |
| ⊙FA | FIRE ALARM | TBM | TEMPORARY BENCHMARK |
| ⊙BR | BIKE RACK | U.P. | UTILITY POLE |
| ⊙CD | CLEANOUT | CW | CONCRETE WALL |
| ⊙ER | ELECTRIC RISER | FFE | FINISHED FLOOR ELEVATION |
| ⊙SO | SHUT OFF | TYP. | TYPICAL |
| ⊙ICV | IRRIGATION CONTROL VALVE | MHW | MEAN HIGH WATER |
| ⊙SP | SPRINKLER CONNECTION | | |
| ⊙F.P. | FLAGPOLE | | CHAIN LINK FENCE |
| ⊙GP | GATE POST | | HAND RAIL |
| ⊙EB | ELECTRIC BOX | | GUARD RAIL |
| ⊙EM | ELECTRIC METER | FM-S | FORCE MAIN SEWER |
| ⊙GM | GAS METER | S | SEWER |
| ⊙ | GUY WIRE | D | DRAIN |
| ⊙ | BOLLARD | W | WATER |
| ⊙ | WETLANDS FLAG | G | GAS |
| ⊙ | HANDICAP RAMP | E | ELECTRIC |
| ⊙ | TREE | T | TELEPHONE |
| ⊙ | INVERT ELEVATION | GUY | GUY WIRE |
| ⊙ | RIM ELEVATION | OHW | OVERHEAD WIRES |
| ⊙ | TOP OF WATER ELEVATION | | CHAPTER 91 HISTORIC LOW WATER MARK (SEE NOTE #15) |
| ⊙ | TOP | | CHAPTER 91 LANDWARD JURISDICTION LINE (SEE NOTE #15) |
| ⊙ | BOTTOM | W | PROPOSED WATERLINE |
| ⊙ | F.O.W. FULL OF WATER | | PROPOSED GAS LINE |
| ⊙ | INACCESSIBLE | | PROPOSED DRAIN LINE |
| ⊙ | FLUSH | S | PROPOSED SEWER LINE |
| ⊙ | TOP OF CURB | UE&T | PROPOSED UNDERGROUND ELECTRIC/TELEPHONE LINE |
| ⊙ | BOTTOM OF CURB | ⊙ | PROPOSED SEWER MANHOLE |
| ⊙ | TOP OF WALL | ⊙ | PROPOSED CATCH BASIN |
| ⊙ | BOTTOM OF WALL | ⊙ | PROPOSED DRAIN MANHOLE |
| ⊙ | A/C AIR CONDITIONING UNIT | ⊙ | PROPOSED HYDRANT |
| ⊙ | BIT. BITUMINOUS CONCRETE | ⊙ | PROPOSED GATE VALVE |
| ⊙ | C. CONCRETE | | |
| ⊙ | CONC. CONCRETE | | |
| ⊙ | CC CONCRETE CURB | | |
| ⊙ | SGC SLOPED GRANITE CURB | | |
| ⊙ | VGC VERTICAL GRANITE CURB | | |
| ⊙ | CLF CHAIN LINK FENCE | | |
| ⊙ | STF STOCKADE FENCE | | |
| ⊙ | TGF TEMPORARY CONSTRUCTION FENCE | | |
| ⊙ | WIF WROUGHT IRON FENCE | | |
| ⊙ | FND FOUND | | |
| ⊙ | REC RECORD | | |
| ⊙ | APPROX. APPROXIMATE | | |
| ⊙ | LOC. LOCATION | | |
| ⊙ | FPA FOOTPRINT AREA | | |
| ⊙ | SB/DH STONE BOUND/DRILL HOLE | | |
| ⊙ | DH DRILL HOLE | | |
| ⊙ | I.P. IRON PIPE | | |
| ⊙ | I.R. IRON ROD | | |
| ⊙ | CB CONCRETE BOUND | | |
| ⊙ | MTL METAL | | |
| ⊙ | BLKHD. BULKHEAD | | |
| ⊙ | BK. BOOK | | |
| ⊙ | PG. PAGE | | |
| ⊙ | NVP NO VISIBLE PIPE(S) | | |



PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE
STONEHAM, MA 02180
PHONE: 781-279-0180
FAX: 781-279-0173

RECORD OWNER(S)/APPLICANT:

NEWBURYPORT MANAGER LLC
c/o **NEW ENGLAND DEVELOPMENT**
75 PARK PLAZA
BOSTON, MA 02116

Drawing Index		
Drawing Date	Drawing	Drawing Description
06/12/2017	-	COVER SHEET
06/12/2017 (LAST REVISED)	1 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	2 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	3 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	4 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	5 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	6 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	7 OF 7	EXISTING CONDITIONS PLAN MERRIMAC STREET NEWBURYPORT, MA (BY FELDMAN LAND SURVEYORS)
06/12/2017 (LAST REVISED)	1 OF 1	LOT LAYOUT PLAN (BY FELDMAN LAND SURVEYORS)
6/12/2017	C-1	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
6/12/2017	C-2	UTILITY PLAN
06/12/2017	C-3	STREET PLAN AND PROFILE
06/12/2017	C-4	SITE DETAILS

CONSULTANTS

OWNER'S LEGAL COUNSEL GOULSTON & STORRS 400 ATLANTIC AVENUE BOSTON, MA 02110 (617) 482-1776 (617) 574-4112 FAX	SURVEYOR FELDMAN LAND SURVEYORS 152 HAMPDEN STREET BOSTON, MA 02119 (617) 357-9740	CIVIL ENGINEER RJ O'CONNELL & ASSOCIATES, INC. 80 MONTVALE AVENUE STONEHAM, MA 02180 (781) 279-0180
--	---	--

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS:

NAME (PLS OR PE)



DATE

- NOTICE OF INTENT
- NOT FOR CONSTRUCTION
- ISSUED FOR REVIEW
- ISSUED FOR PERMIT
- ISSUED FOR BID/PRICING
- ISSUED FOR CONSTRUCTION

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	APPLICATION FILED _____	*PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW* NEWBURYPORT PLANNING BOARD
	FINAL PLAN FILED _____	
THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.	HEARING DATE _____	
	PLAN APPROVED _____	
CLERK _____ DATE _____	BOARD OF HEALTH _____	
	APPROVAL _____	DATE _____

N/F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY BK. 6311, PG. 392

N/F WALTER C. & JEAN A. ALKIRE DEED BK. 5491, PG. 723

N/F PREM RAJ & ANITA KUMARI BK. 20719, PG. 308

APPROXIMATE LINE OF MASS. HIGHWAY LAYOUT No. 3092

SB/DH FND. & HELD

RIGHT OF WAY (DESCRIBED IN DEED BOOK 3419, PAGE 272) (SHOWN ON PLAN No. 209 OF 1945 AS "PERMANENT RIGHT OF WAY")

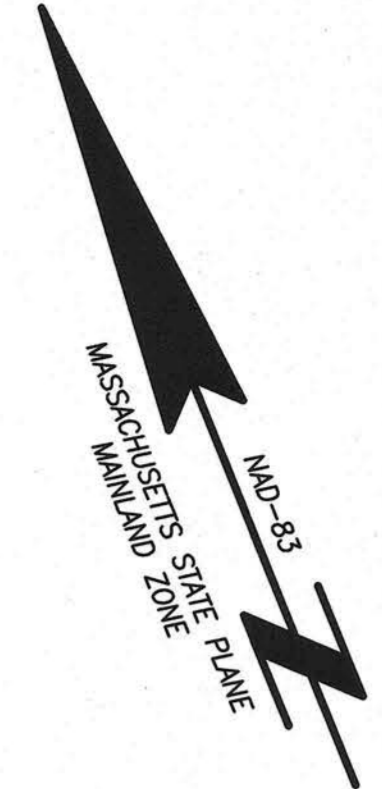
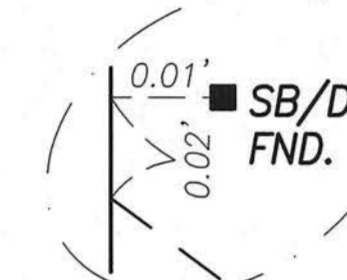
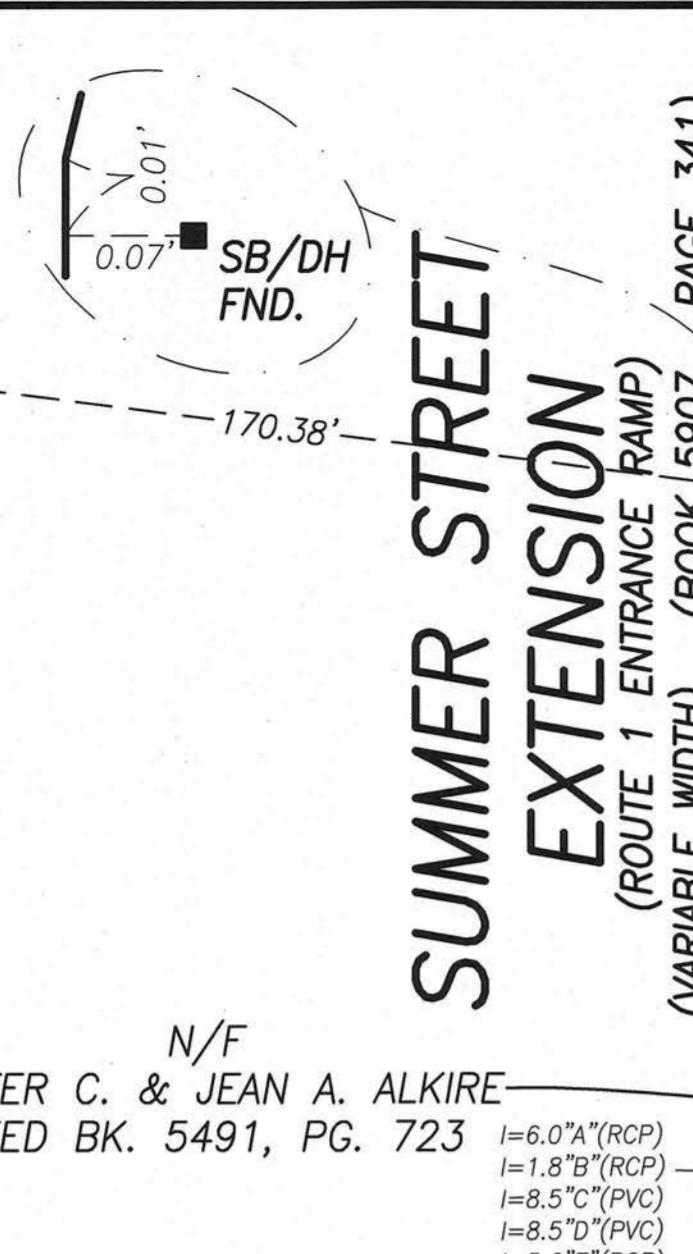
RIGHT OF WAY (BOOK 2711, PAGE 226) (PLAN BK. 49, PLAN 27-B) (POSSIBLY DESCRIBED IN BOOK 3500, PAGE 545)

AREA=247,000± S.F. (≈5.7 ACRES) (SEE NOTE #16)

RIGHT OF WAY (DESCRIBED IN DEED BOOK 3419, PAGE 272)

RIGHT OF WAY (PLAN No. 209 OF 1945) (POSSIBLY DESCRIBED IN DEED BOOK 1291, PAGE 348)

20' WIDE RIGHT OF WAY (COMPILED GRAPHICALLY FROM PLAN PLAN No. 320 OF 1971)



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND PLANS AND DEEDS OF RECORD.



KARL A. MCCARTHY, PLS (MA# 38714) DATE 06-12-2017
kam@feldmansurveyors.com

RESERVED FOR REGISTRY USE

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK

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BOARD OF HEALTH	_____	
APPROVAL	_____	
	_____	DATE

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11/18/2016	REVISED LIMITS OF LOCUS, ADDED ADDITIONAL PAVEMENT WIDTHS
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08/08/2016	ADDED WDUZ & CHAPTER 91 LINES (SEE NOTE #13)

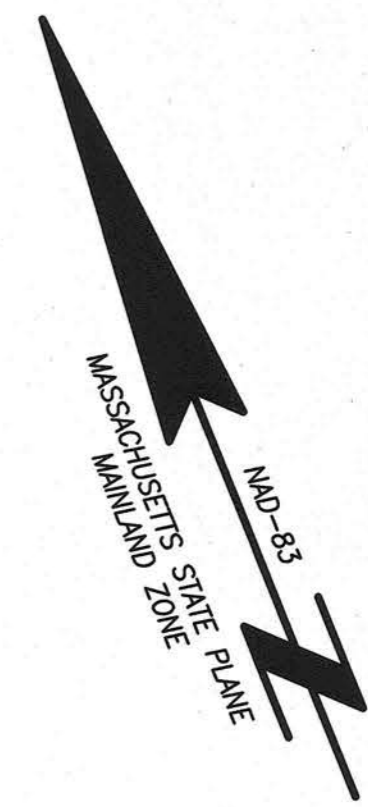
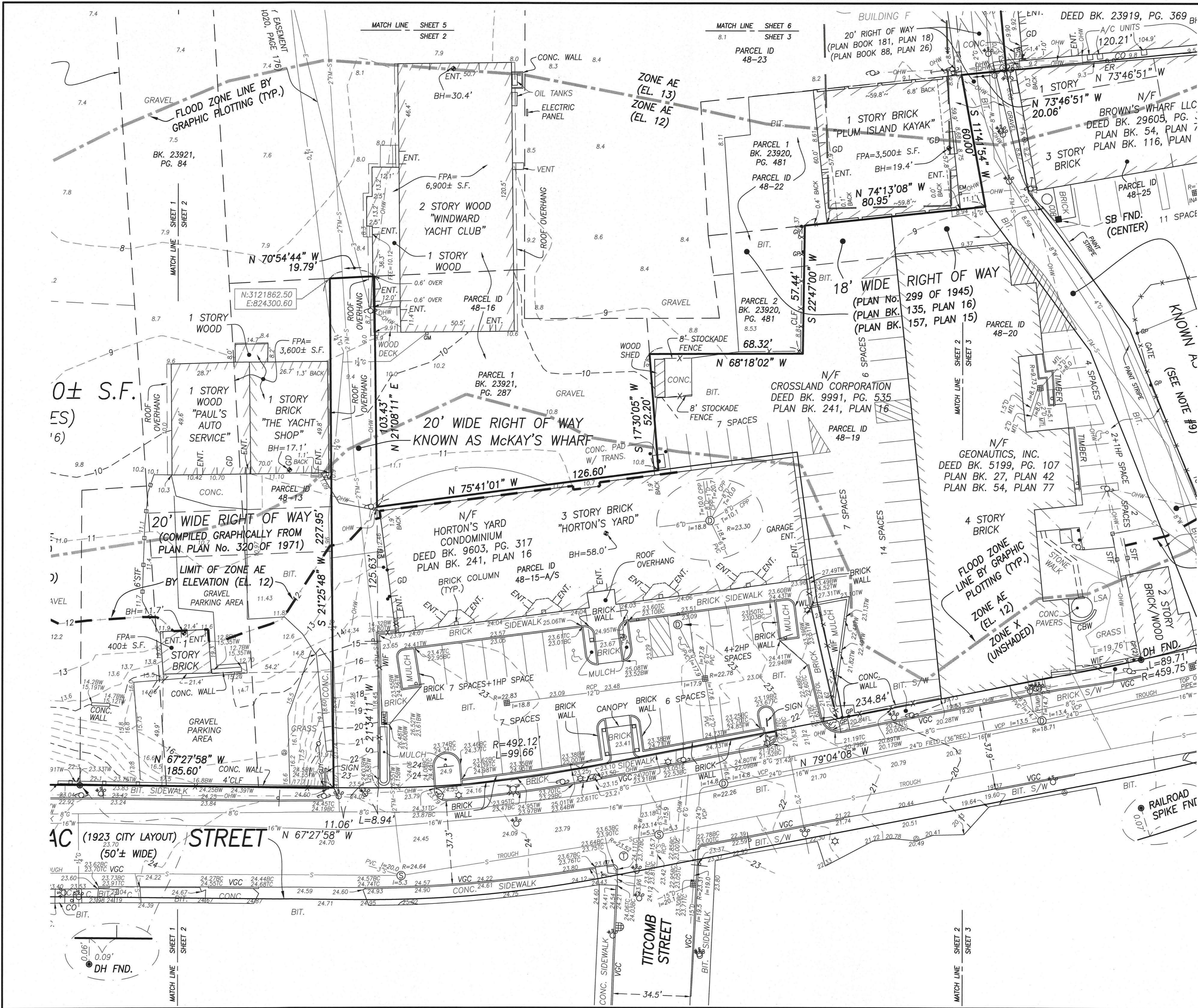
**EXISTING CONDITIONS PLAN
MERRIMAC STREET
NEWBURYPORT, MASS.**

FELDMAN LAND SURVEYORS JUNE 28, 2016
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com



SCALE: 1"=20'

RESEARCH GL	FIELD CHIEF AB	PROJ MGR MJB	APPROVED	SHEET NO. 1 OF 7
CADD MJB	CADD GL/MJB	FIELD CHECKED MJB	CRD FILE 15200	JOB NO. 15200
FILENAME: S:\PROJECTS\15200a\15200a\DWG\15200-EC-4.dwg				



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SCALE: 1"=20'

RESEARCH GL	FIELD CHIEF AB	PROJ MGR MJB	APPROVED	SHEET NO. 2 OF 7
CADD MJB	CADD GL/MJB	FIELD CHECKED MJB	CRD FILE 15200	JOB NO. 15200
FILENAME: S:\PROJECTS\15200a\15200\DWG\15200-EC-4.dwg				



ROUTE 1/ROUTE 1A
(MASS. HIGHWAY LAYOUT No. 6012)

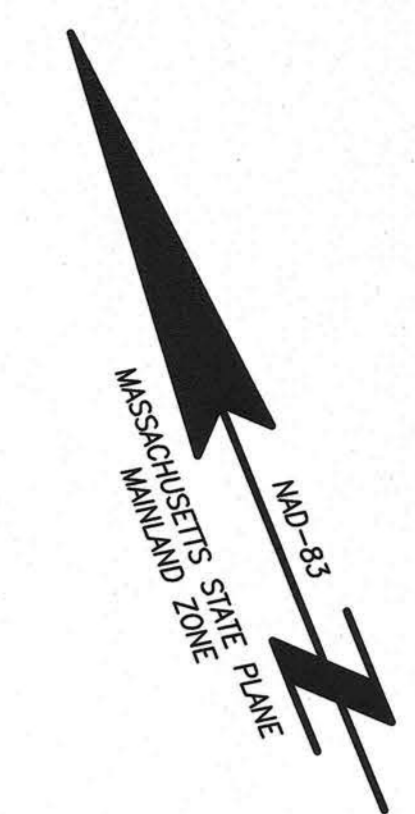
(151.99' LAYOUT No.6012)
151.99' CALC.
(152.07' REC.)
NO ACCESS

NO ACCESS
N 24°22'58" E
(303.80' CALC.)
(303.80' REC.)

N 58°32'30" E
38.36' CALC.
(38.52' REC.)

N 58°24'41" W
95.82' CALC.
(95.74' REC.)

S 31°47'32" W
24.00' CALC.



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Karl A. McCarthy
KARL A. MCCARTHY, PLS (MA# 38714) DATE 06-12-2017
kam@feldmansurveyors.com

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

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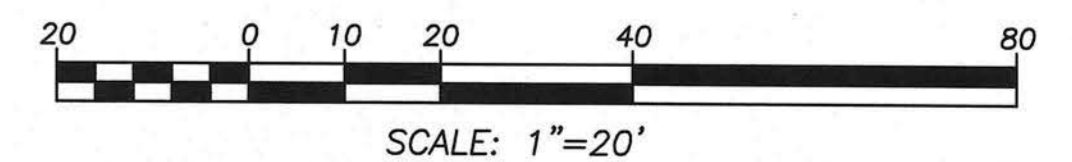
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**EXISTING CONDITIONS PLAN
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NEWBURYPORT, MASS.**

FELDMAN LAND SURVEYORS JUNE 28, 2016
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com

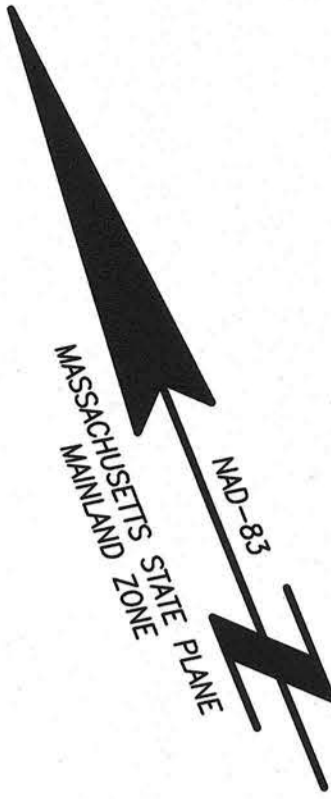


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CALC MJB	CADD GL/MJB	FIELD CHECKED MJB	CRD FILE 15200	JOB NO. 15200
FILENAME: S:\PROJECTS\15200a\15200a\DWG\15200-EC-4.dwg				

OF 1873)
Y LAYOUT

MATCH LINE SHEET 4
SHEET 5

MERRIMACK RIVER



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06-12-2017
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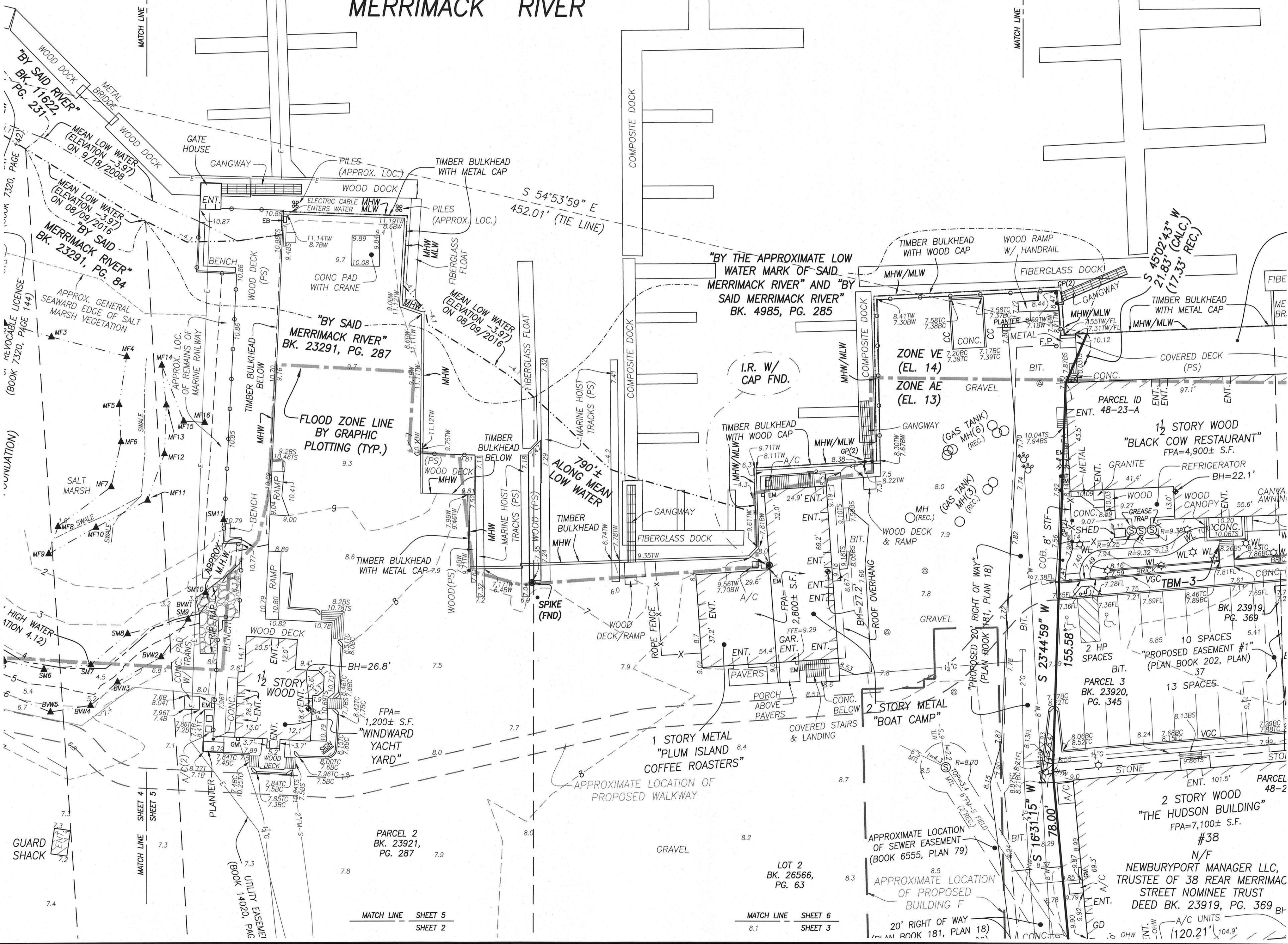
EXISTING CONDITIONS PLAN MERRIMACK STREET NEWBURYPORT, MASS.

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RESEARCH GL	FIELD CHIEF AB	PROJ MGR MJB	APPROVED	SHEET NO. 5 OF 7
CALC MJB	CADD GL/MJB	FIELD CHECKED MJB	CRD FILE 15200	JOB NO. 15200

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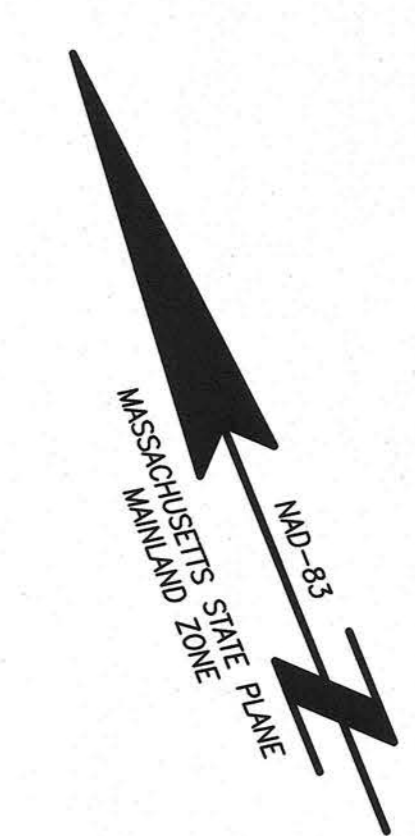
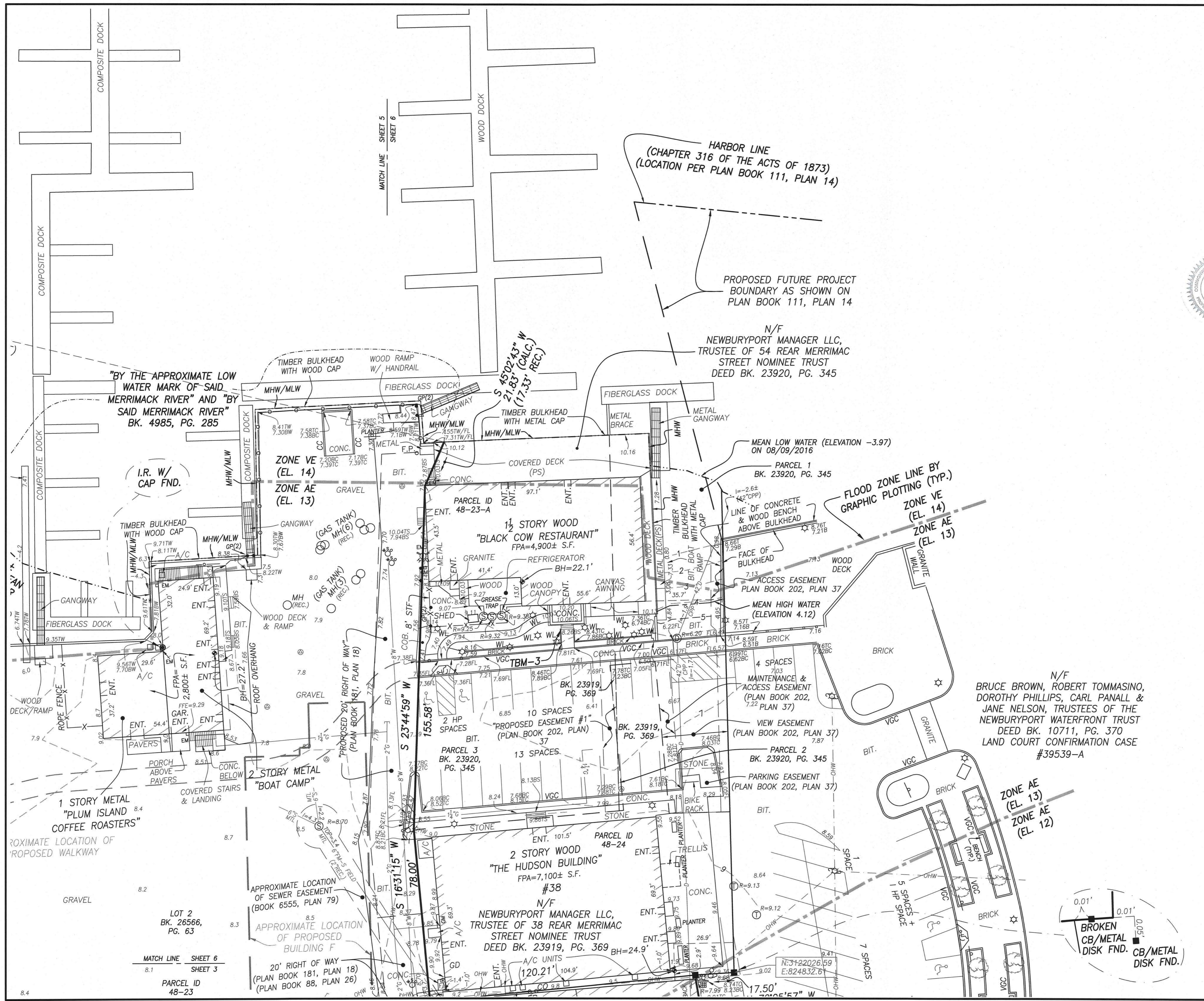


MATCH LINE SHEET 4
SHEET 5

MATCH LINE SHEET 5
SHEET 2

MATCH LINE SHEET 6
SHEET 3

MATCH LINE SHEET 5
SHEET 6



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 BOARD OF HEALTH _____
 APPROVAL _____
 DATE _____

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD

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EXISTING CONDITIONS PLAN
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 NEWBURYPORT, MASS.

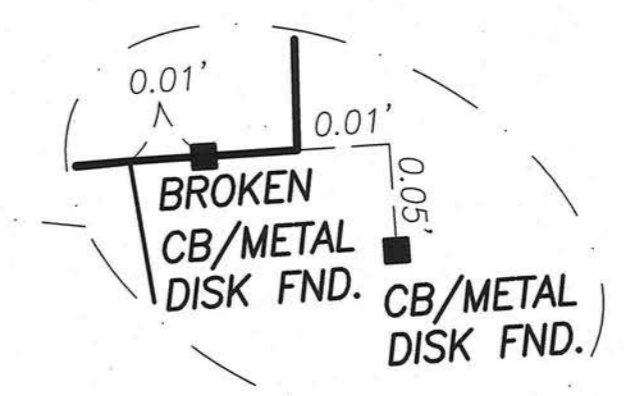
FELDMAN LAND SURVEYORS JUNE 28, 2016
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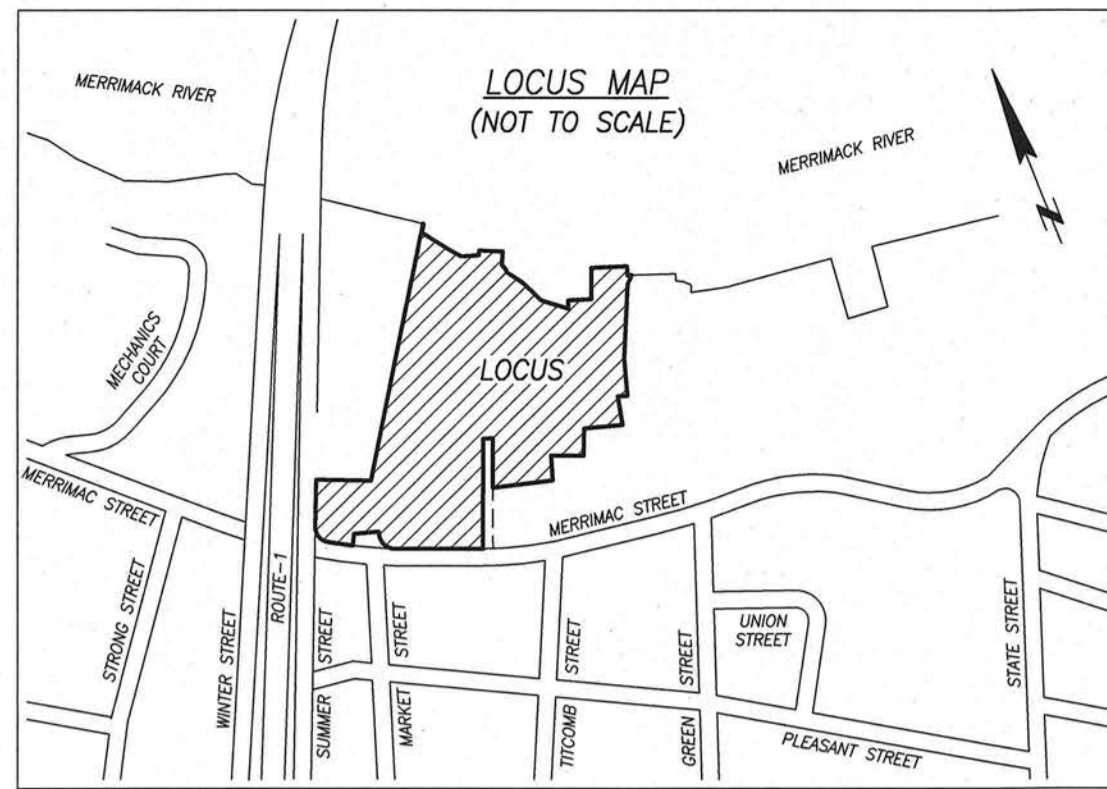
FELDMAN
 LAND SURVEYORS

SCALE: 1"=20'

RESEARCH GL FIELD CHIEF AB PROJ MGR MJB APPROVED SHEET NO. 6 OF 7
 CALC MJB CADD GL/MJB FIELD CHECKED MJB CRD FILE 15200 JOB NO. 15200
 FILENAME: S:\PROJECTS\15200a\15200\DWG\15200-EC-4.dwg

N/F
 BRUCE BROWN, ROBERT TOMMASINO,
 DOROTHY PHILLIPS, CARL PANALL &
 JANE NELSON, TRUSTEES OF THE
 NEWBURYPORT WATERFRONT TRUST
 DEED BK. 10711, PG. 370
 LAND COURT CONFIRMATION CASE
 #39539-A





ZONING CLASSIFICATION: "WATERFRONT MIXED USE" ("WMU")

REFER TO SECTION XVIII-C, WATERFRONT ZONING DISTRICTS-ALLOWABLE USES AND DENSITY REQUIREMENTS, SECTION V, USE REGULATIONS, AND SECTION VI, DIMENSIONAL CONTROLS, OF THE ZONING ORDINANCE OF THE CITY OF NEWBURYPORT.

REFERENCES

ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT DEEDS

BOOK	5199, PAGE	107
	9603,	317
	9991,	535
	10467,	359
	10711,	370
	11296,	242 (LOCUS)
	13923,	152
	23919,	369
	23920,	71
	23290,	345
	23290,	481 (LOCUS)
	23921,	84 (LOCUS)
	23921,	156 (LOCUS)
	23921,	287 (LOCUS)
	25523,	132 (LOCUS)
	26515,	591
	26566,	63 (LOCUS)

PLANS

PLAN No.	209 OF 1945
	299 OF 1945
	444 OF 1946
	320 OF 1971

PLAN BOOK	27, PLAN	42
	49,	27-B
	54,	77
	88,	26
	111,	14
	116,	42
	124,	04
	135,	16
	157,	15
	174,	37
	174,	38
	177,	46
	181,	18
	184,	44
	202,	37
	226,	70
	239,	62
	241,	16

COUNTY ENGINEERING DEPARTMENT
PLAN ENTITLED "RELOCATION OF MERRIMACK STREET
IN THE CITY OF NEWBURYPORT MASS." DATED
JUNE 1923, BY MORSE & CHASE, ENGINEERS

MASSACHUSETTS LAND COURT
LCC 39539-A (CONFIRMATION)

MASSACHUSETTS HIGHWAY DEPARTMENT
LAYOUT No. 6012
3092

GENERAL NOTES:

1) BENCH MARK INFORMATION:

BENCH MARK USED:

TIDAL BENCHMARK F1 DESCRIBED BY NATIONAL GEODETIC SURVEY 1966 "AT NEWBURYPORT, ALONG GREEN STREET, BETWEEN MERRIMACK STREET AND PLEASANT STREET, DIRECTLY BEHIND THE CITY HALL, SET VERTICALLY IN THE SOUTH FACE AT THE SOUTHWEST CORNER OF THE POLICE STATION AND DISTRICT COURT A TWO-STORIED BRICK BUILDING, 54 FEET WEST OF THE WEST CURB OF GREEN STREET, 1.5 FEET EAST OF THE SOUTHWEST CORNER OF THE BUILDING, AND ABOUT 1.7 FEET ABOVE THE LEVEL OF THE SIDEWALK."
ELEVATION = 25.85

TEMPORARY BENCH MARKS SET:

TBM-1 X-CUT SET ON THE LEFT REAR HYDRANT BOLT ON THE NORTH SIDE OF MERRIMACK STREET NEAR THE ENTRANCE TO MICHAEL'S HARBORSIDE RESTAURANT AS SHOWN ON THIS PLAN. ELEVATION = 22.58

TBM-2 SPIKE SET 1 FOOT UP IN THE SOUTHEAST FACE OF UTILITY POLE #14-8 NEAR THE NORTHWESTERLY CORNER OF MICHAEL'S HARBORSIDE RESTAURANT PARKING LOT AS SHOWN ON THIS PLAN. ELEVATION = 9.75

TBM-3 LEFT OUTER CORNER OF THE LOWEST GRANITE STEP AT THE ENTRANCE TO THE BLACK COW RESTAURANT AS SHOWN ON THIS PLAN. ELEVATION = 8.87

TBM-4 LEFT OUTER CORNER OF THE LOWEST GRANITE STEP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MERRIMACK STREET AND GREEN STREET. ELEVATION = 15.28

2) ELEVATIONS REFER TO NAVD-88.

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) COORDINATES SHOWN HEREON REFER TO MASSACHUSETTS STATE PLANE MAINLAND ZONE COORDINATE SYSTEM (NAD-83).

5) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND THE LATEST PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLAN, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

7) TO THE BEST OF OUR KNOWLEDGE MEAN HIGH WATER AND MEAN LOW WATER RUN ALONG THE FACE OF THE BULKHEAD EXCEPT AS SHOWN.

8) THE DOCKS, FLOATS AND GANGWAYS ARE SHOWN HEREON AS LOCATED BETWEEN 08/28/2008 AND 06/28/2016.

9) APPROXIMATE LOCATION OF 20' WIDE RIGHT OF WAY AND UTILITY RIGHTS KNOWN AS BROWN'S WHARF PLOTTED GRAPHICALLY FROM PLAN BOOK 27, PLAN 42 & PLAN No. 299 OF 1945.

10) PARCEL IDs SHOWN HEREON REFER TO THE CITY OF NEWBURYPORT'S GIS WEBSITE DESIGNATIONS.

11) PARCEL 48-13, AS SHOWN HEREON, HAS RIGHTS IN A WAY, AS REFERENCED IN DEED BOOK 23921, PAGE 84, WHICH MAY BE THE RIGHT OF WAY KNOWN AS MCKAY'S WHARF. PARCEL 48-16, AS SHOWN HEREON, HAS RIGHTS IN SAID RIGHT OF WAY AS REFERENCED IN DEED BOOK 23921, PAGE 287.

12) BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREON LIE WITHIN A ZONE "VE" (EL. 14), AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION; ZONE "AE" (EL. 12 & 13), AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT; AND ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR ESSEX COUNTY, MASSACHUSETTS, MAP NUMBERS 25009C0128F, HAVING AN EFFECTIVE DATE OF JULY 3, 2012, & 25009C0136G, HAVING AN EFFECTIVE DATE OF JULY 16, 2014, CITY OF NEWBURYPORT, COMMUNITY NUMBER 250097, PANEL NUMBERS 0128F & 0136G.

13) THE HISTORIC LOW WATER MARK, HISTORIC HIGH WATER LINE & INFERRED HISTORIC HIGH WATER LINE AND THE PURPORTED WATER DEPENDENT USE ZONE (WDUZ) THAT WERE PROVIDED BY RJ O'CONNELL & ASSOCIATES, INC. HAVE BEEN REMOVED FROM THIS PLAN.

14) WETLAND RESOURCE FLAGS SHOWN HEREON WERE SET BY AECOM IN AUGUST, 2016.

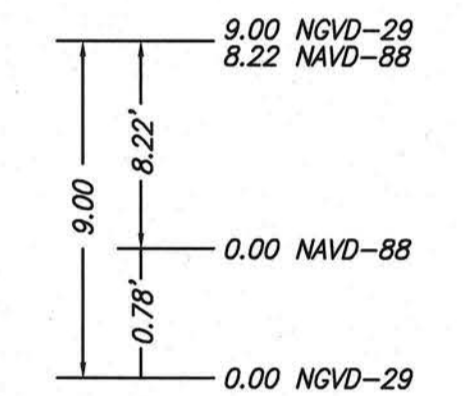
15) THERE IS NO ACCESS TO OR EGRESS FROM THE STATE HIGHWAY (LAYOUT NO. 6012) ALONG THE SOUTHEASTERLY SIDELINE THEREOF FROM THE POINT LABELED HEREON AS "A", NORTHEASTERLY TO THE POINT LABELED HEREON AS "B".

16) WITHIN THE RECORD DEEDS, CERTAIN PARCEL DESCRIPTIONS CALL OUT PARCELS RUNNING "BY" THE MERRIMACK RIVER AND RUNNING, IN PART, "BY THE APPROXIMATE LOW WATER MARK," THE AREA SHOWN HEREON IS CALCULATED TO MEAN LOW WATER AS LOCATED ON AUGUST 09, 2016.

17) THIS PLAN WAS ORIGINALLY PREPARED AT A SCALE OF 1"=30' AND HAS BEEN REFORMATTED TO 1"=20' TO MEET THE REGISTRY OF DEEDS STANDARDS FOR MINIMUM TEXT SIZE.

LEGEND:

<ul style="list-style-type: none"> ⊙ DRAIN MANHOLE ⊙ ELECTRIC MANHOLE ⊙ SEWER MANHOLE ⊙ TELEPHONE MANHOLE ○ MANHOLE ■ CATCH BASIN □ MAIL BOX ⊕ GAS SHUT OFF ⊕ WATER SHUT OFF ⊕ SIGN ⊕ HYDRANT ⊕ OBSERVATION WELL ⊕ UTILITY POLE ⊕ GUY POLE ⊕ LIGHT POLE ⊕ WALK LIGHT ⊕ SPOT LIGHT ⊕ FIRE ALARM ⊕ BIKE RACK ⊕ CLEANOUT ⊕ ELECTRIC RISER ⊕ SHUT OFF ⊕ IRRIGATION CONTROL VALVE ⊕ SPRINKLER CONNECTION ⊕ FLAGPOLE ⊕ GATE POST ⊕ ELECTRIC BOX ⊕ ELECTRIC METER ⊕ GAS METER ⊕ GUY WIRE ⊕ BOLLARD ⊕ WETLAND FLAG ⊕ HANDICAP RAMP ⊕ TREE I= INVERT ELEVATION R= RIM ELEVATION TOW= TOP OF WATER ELEVATION T TOP B BOTTOM F.O.W. FULL OF WATER INACC. INACCESSIBLE FL FLUSH TC TOP OF CURB BC BOTTOM OF CURB TW TOP OF WALL BW BOTTOM OF WALL A/C AIR CONDITIONING UNIT BIT. BITUMINOUS CONCRETE BCB BITUMINOUS CONCRETE BERM C CONCRETE CONC. CONCRETE CC CONCRETE CURB SGC SLOPED GRANITE CURB VGC VERTICAL GRANITE CURB CLF CHAIN LINK FENCE 	<ul style="list-style-type: none"> STF STOCKADE FENCE TCF TEMPORARY CONSTRUCTION FENCE WIF WROUGHT IRON FENCE FND FOUND REC RECORD APPROX. APPROXIMATE LOC. LOCATION FRA FOOTPRINT AREA SB/DH STONE BOUND/DRILL HOLE DH DRILL HOLE I.P. IRON PIPE I.R. IRON ROD CB CONCRETE BOUND MTL METAL BLKHD. BULKHEAD BK. BOOK PG. PAGE NVP NO VISIBLE PIPE(S) CBW CONCRETE BLOCK WALL PS PILE SUPPORTED CIP CAST IRON PIPE CMP CORRUGATED METAL PIPE OPP CORRUGATED PLASTIC PIPE PVC POLYVINYL CHLORIDE VCP VITRIFIED CLAY PIPE RCP REINFORCED CONCRETE PIPE CALC. CALCULATED S.F. SQUARE FEET TRANS. TRANSFORMER BH BUILDING HEIGHT LD LOADING DOCK GD GARAGE DOOR ENT. ENTRANCE COB COBBLESTONE S/W SIDEWALK TBM TEMPORARY BENCHMARK U.P. UTILITY POLE CW CONCRETE WALL FFE FINISHED FLOOR ELEVATION TYP. TYPICAL MHW MEAN HIGH WATER ---x---x---x--- CHAIN LINK FENCE ---o---o---o--- HAND RAIL ---o---o---o--- GUARD RAIL FM-S FORCE MAIN SEWER S SEWER D DRAIN W WATER G GAS E ELECTRIC T TELEPHONE GUY GUY WIRE OHW OVERHEAD WIRES --- --- FLOOD ZONE LINE BY GRAPHIC PLOTTING --- --- FLOOD ZONE LINE BY ELEVATION
--	--



DATUM RELATION SKETCH (NOT TO SCALE)

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND PLANS AND DEEDS OF RECORD.



KARL A. MCCARTHY, PLS (M# 38714) DATE
kam@feldmansurveyors.com

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	APPLICATION FILED _____	"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD
	FINAL PLAN FILED _____	
THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.	HEARING DATE _____	DATE
	PLAN APPROVED _____	
CLERK _____ DATE _____	BOARD OF HEALTH _____	
	APPROVAL _____	

DATE	ISSUED
06/12/2017	ISSUED
03/07/2017	REVISED LIMITS OF LOCUS
02/13/2017	REVISED (SEE NOTE #13)
11/18/2016	REVISED LIMITS OF LOCUS, ADDED ADDITIONAL PAVEMENT WIDTHS
11/04/2016	REFORMATTED PLAN, ADDED R.O.W. & PAVEMENT WIDTHS
11/01/2016	PLOTTED FLOOD ZONE BY ELEVATION
09/06/2016	REVISED LIMITS OF LOCUS
08/10/2016	ADDED RESOURCE FLAGS, APPROXIMATE SEAWARD EDGE OF SALT MARSH & MEAN LOW WATER BY ELEVATION
08/08/2016	ADDED WDUZ & CHAPTER 91 LINES (SEE NOTE #13)

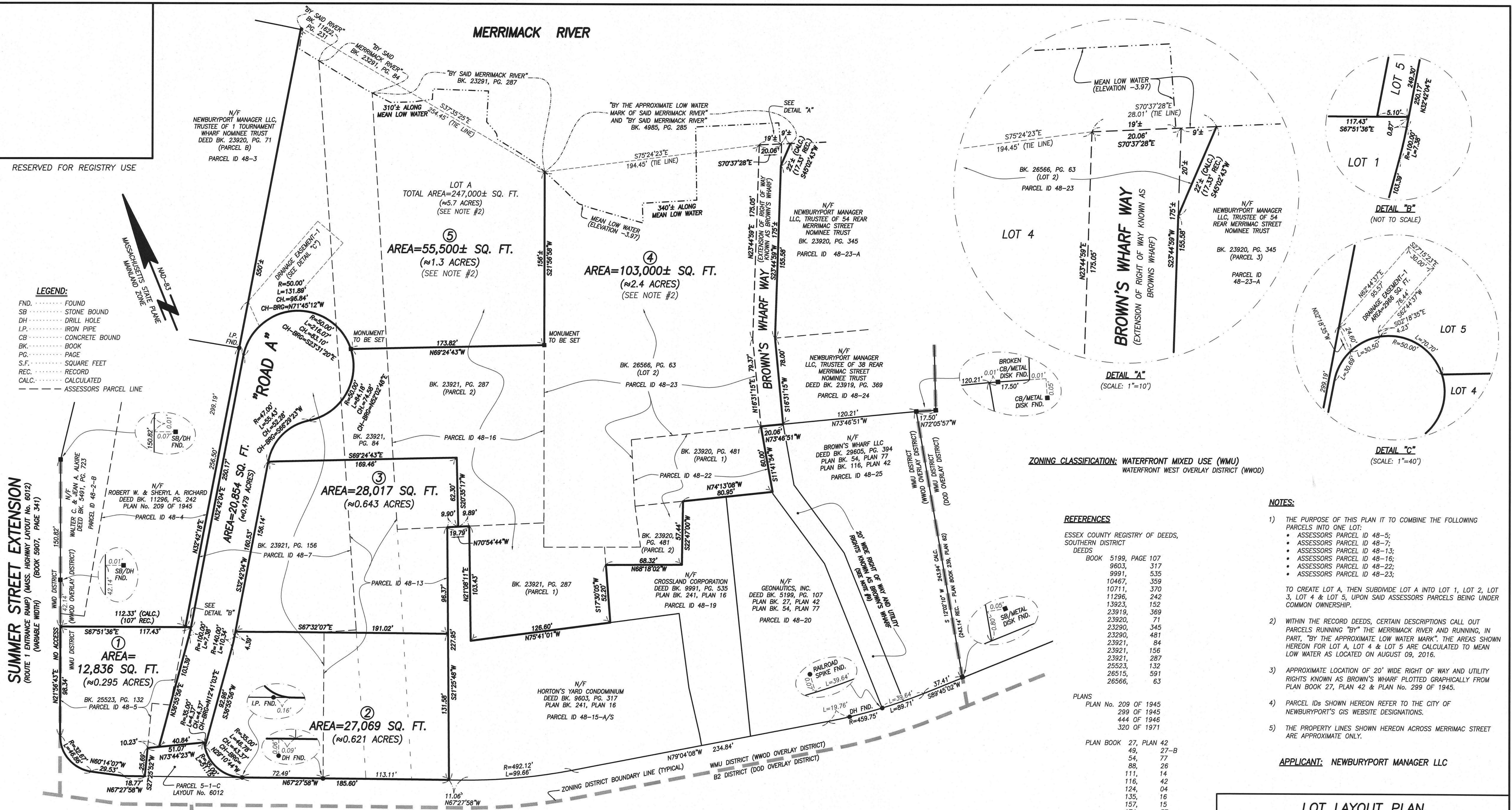
**EXISTING CONDITIONS PLAN
MERRIMACK STREET
NEWBURYPORT, MASS.**

FELDMAN LAND SURVEYORS JUNE 28, 2016
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 www.feldmansurveyors.com



RESEARCH GL	FIELD CHIEF AB	PROJ MGR MJB	APPROVED	SHEET NO. 7 OF 7
CALC MJB	CADD GL/MJB	FIELD CHECKED MJB	CRD FILE 15200	JOB NO. 15200

FILENAME: S:\PROJECTS\15200a\15200a\DWG\15200a-EC-4.dwg



**ZONING CLASSIFICATION: WATERFRONT MIXED USE (WMU)
WATERFRONT WEST OVERLAY DISTRICT (WWOOD)**

REFERENCES

- ESSEX COUNTY REGISTRY OF DEEDS,
SOUTHERN DISTRICT
- BOOK 5199, PAGE 107
9603, 317
9991, 535
10467, 359
10711, 370
11296, 242
13923, 152
23919, 369
23920, 71
23290, 345
23290, 481
23921, 84
23921, 156
23921, 287
25523, 132
26515, 591
26566, 63
- PLANS
PLAN No. 209 OF 1945
299 OF 1945
444 OF 1946
320 OF 1971
- PLAN BOOK 27, PLAN 42
49, 27-B
54, 77
88, 26
111, 14
116, 42
124, 04
135, 16
157, 15
174, 37
177, 46
181, 18
184, 44
202, 37
226, 70
239, 62
241, 16

NOTES:

- THE PURPOSE OF THIS PLAN IS TO COMBINE THE FOLLOWING PARCELS INTO ONE LOT:
 • ASSESSORS PARCEL ID 48-5;
 • ASSESSORS PARCEL ID 48-7;
 • ASSESSORS PARCEL ID 48-13;
 • ASSESSORS PARCEL ID 48-16;
 • ASSESSORS PARCEL ID 48-22;
 • ASSESSORS PARCEL ID 48-23;
 TO CREATE LOT A, THEN SUBDIVIDE LOT A INTO LOT 1, LOT 2, LOT 3, LOT 4 & LOT 5, UPON SAID ASSESSORS PARCELS BEING UNDER COMMON OWNERSHIP.
- WITHIN THE RECORD DEEDS, CERTAIN DESCRIPTIONS CALL OUT PARCELS RUNNING "BY" THE MERRIMACK RIVER AND RUNNING, IN PART, "BY THE APPROXIMATE LOW WATER MARK". THE AREAS SHOWN HEREON FOR LOT A, LOT 4 & LOT 5 ARE CALCULATED TO MEAN LOW WATER AS LOCATED ON AUGUST 09, 2016.
- APPROXIMATE LOCATION OF 20' WIDE RIGHT OF WAY AND UTILITY RIGHTS KNOWN AS BROWN'S WHARF PLOTTED GRAPHICALLY FROM PLAN BOOK 27, PLAN 42 & PLAN No. 299 OF 1945.
- PARCEL IDs SHOWN HEREON REFER TO THE CITY OF NEWBURYPORT'S GIS WEBSITE DESIGNATIONS.
- THE PROPERTY LINES SHOWN HEREON ACROSS MERRIMACK STREET ARE APPROXIMATE ONLY.

APPLICANT: NEWBURYPORT MANAGER LLC

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON _____ I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK DATE _____

APPLICATION FILED _____
FINAL PLAN FILED _____
HEARING DATE _____
PLAN APPROVED _____
BOARD OF HEALTH _____
APPROVAL _____

"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"
NEWBURYPORT PLANNING BOARD

DATE _____

**LOT LAYOUT PLAN
MERRIMACK STREET
NEWBURYPORT, MASS.**

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119

JUNE 12, 2017
PHONE: (617)357-9740
www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

SCALE: 1"=30'

RESEARCH GL	FIELD CHIEF AB	PROJ MGR MJB	APPROVED	SHEET NO. 1 OF 1
CALC MJB	CADD GL/MJB	FIELD CHECKED MJB	CRD FILE 15200	JOB NO. 15200

FILENAME: S:\PROJECTS\15200a\15200a\DWG\15200-SUBD.dwg

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

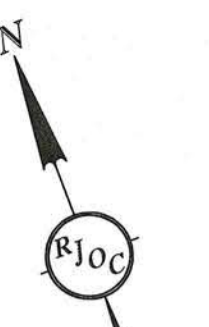
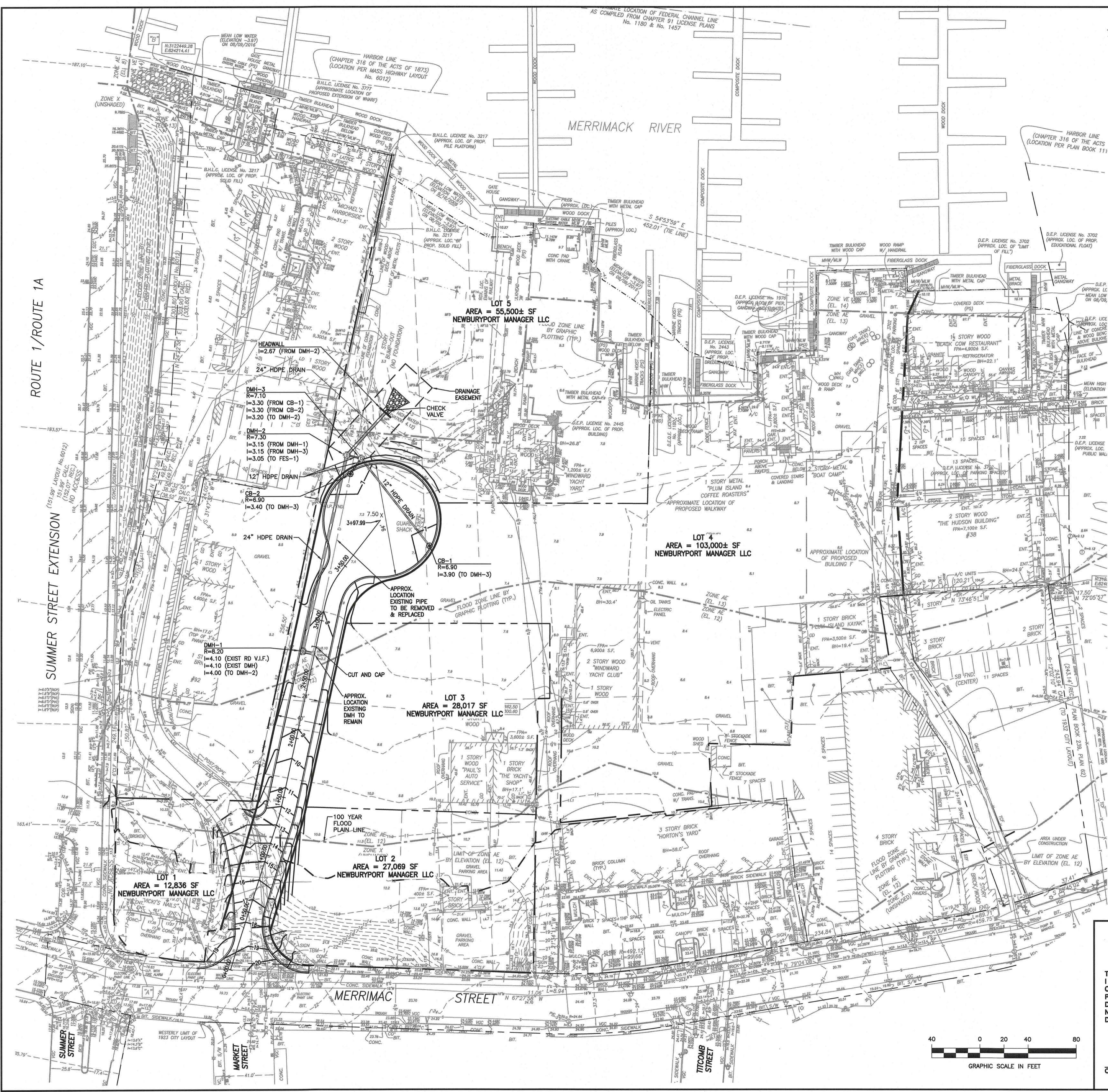
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND PLANS AND DEEDS OF RECORD.

Karl A. McCarthy
KARL A. MCCARTHY, PLS (MA) 38714
kam@feldmansurveyors.com

06-12-2017
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
KARL A. MCCARTHY
NO. 38714
EXPIRES 06-30-2020

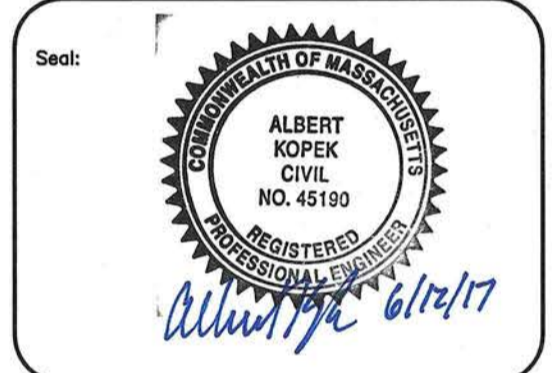
Drawing name: G:\MA\Newburyport\New England Development\Waterfront West Development\Subdivision\16025_C-1 Grading, Drainage and Erosion Control Plan.dwg
 Jun 06, 2017 1:15:59pm



FOR REGISTRY OF DEEDS USE ONLY

- NOTES:**
1. NO EARTH IS PROPOSED TO BE REMOVED FROM THE SITE. ALL EARTH WILL BE USED ON SITE AND FINAL GRADING SHALL BE ADJUSTED TO ACCOUNT FOR SAID EARTH.
 2. NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM HEALTH DEPARTMENT IF SUCH A PERMIT IS REQUIRED.

Date	
Revision	
No.	
Date	
Revision	
No.	



Designed by: AK
 Drawn by: AK
 Checked by: SPG
 Scale: 1"=40'
 Date: 06/12/2017

Prepared for:
NEW ENGLAND DEVELOPMENT
 75 PARK STREET
 BOSTON, MA 02116
 617-966-8700

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180
 FAX: 781-279-0173

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

Albert Kopeck
 NAME (PLS OR PE)

6/12/17
 DATE

CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK

THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.

CLERK DATE

APPLICATION FILED _____
 FINAL PLAN FILED _____
 HEARING DATE _____
 PLAN APPROVED _____
 BOARD OF HEALTH _____
 APPROVAL _____

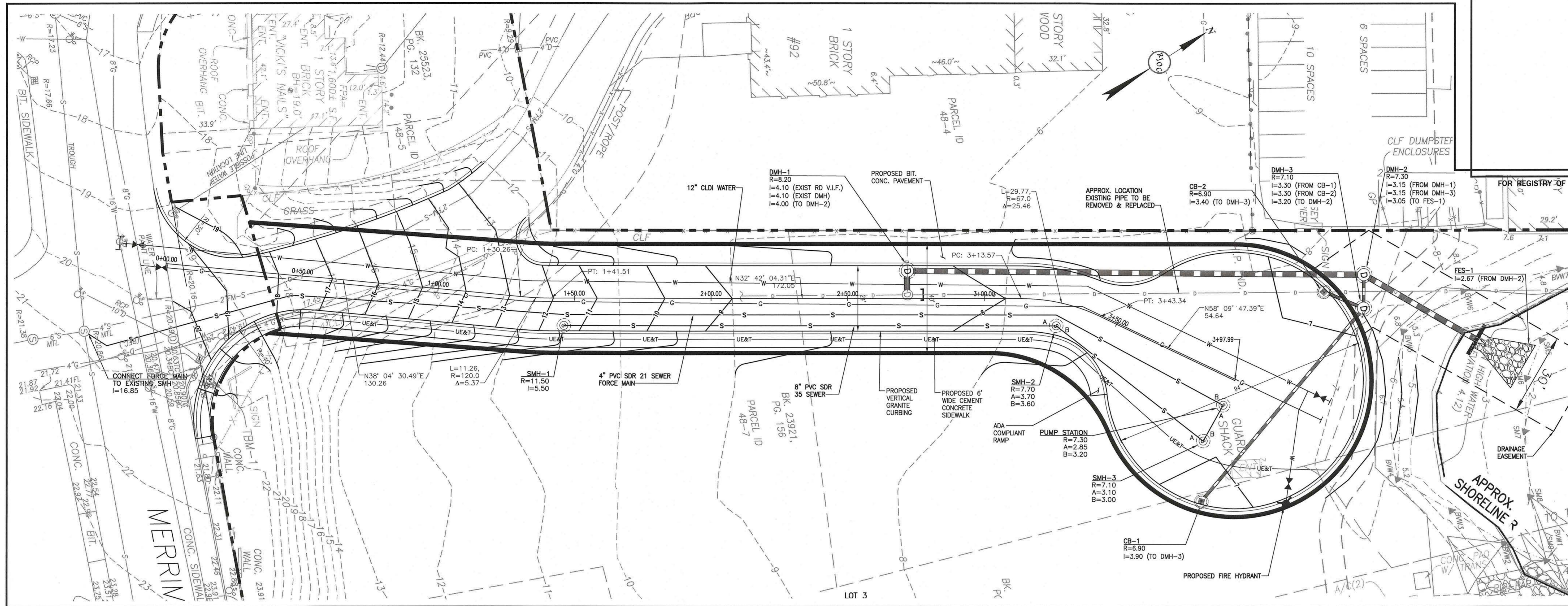
"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW"
 NEWBURYPORT PLANNING BOARD

DATE

Project Name:
MERRIMACK STREET WATERFRONT NEWBURYPORT, MA

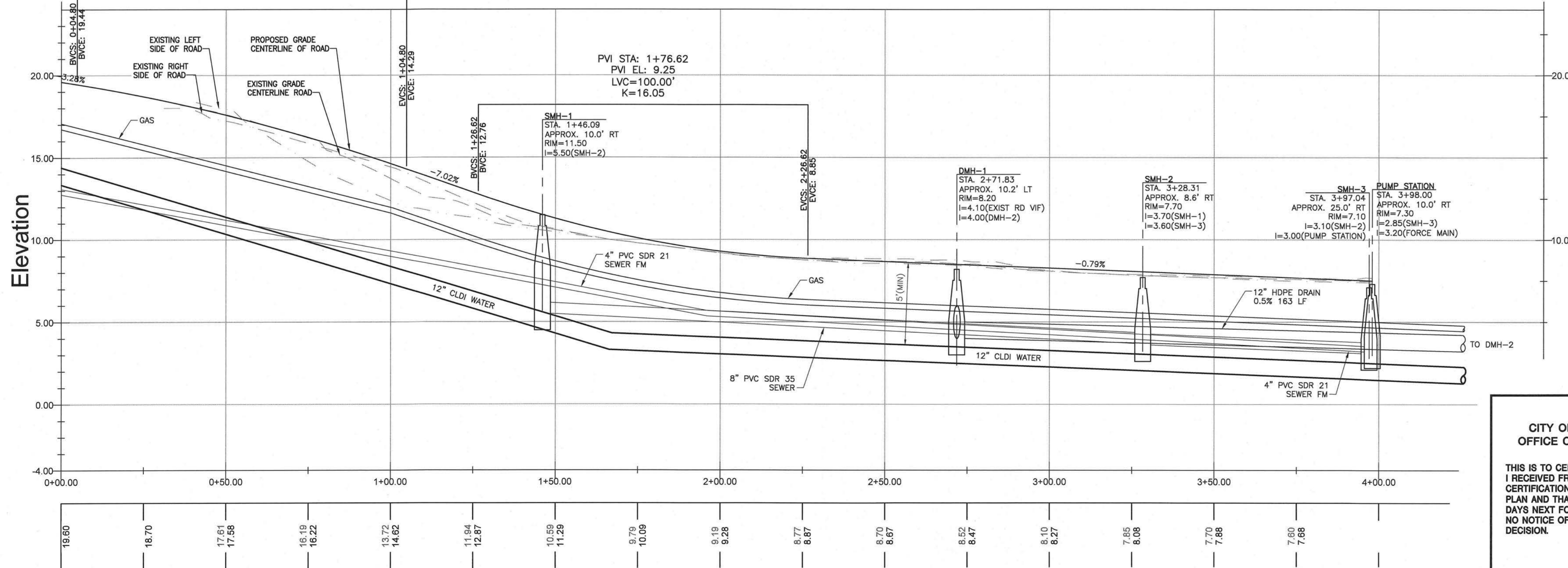
Drawing Name:
GRADING, DRAINAGE AND EROSION CONTROL PLAN

Drawing No.:
C-1
 Project No.: 16025



SCALE: 1"=20'

PVI STA: 0+54.80
 PVI EL: 17.80
 LVC=100.00'
 K=26.73



SCALE: 1"=20' HORIZONTAL
 1"=4' VERTICAL

NOTES:

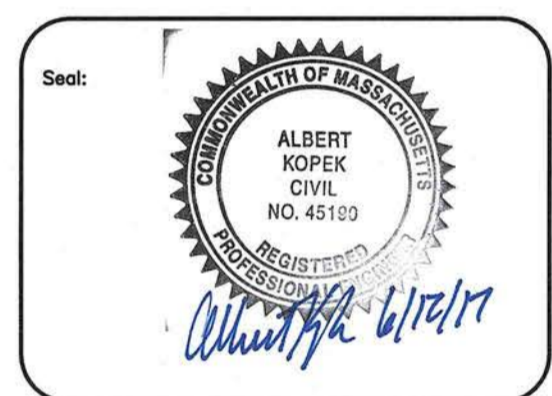
1. THE NET CUT AND FILL OPERATIONS IS ANTICIPATED TO BE ZERO FOR THE PROPOSED PROJECT. THE PROJECT IS LOCATED WITHIN THE LIMITS OF A FEMA DESIGNATED 100-YEAR FLOODPLAIN AND VELOCITY ZONE. THE FINAL GRADES WILL MATCH EXISTING CONDITIONS AS MUCH AS POSSIBLE. EARTHWORK WILL BE REQUIRED TO REMOVE EXISTING MATERIALS AND TRANSPORTING APPROPRIATE MATERIALS FOR CONSTRUCTION OF THE ROADWAYS, DRIVEWAYS, WALKWAYS AND STRUCTURES PROPOSED FOR THE PROJECT. PRELIMINARY COMPENSATORY STORAGE CALCULATIONS HAVE BEEN PROVIDED IN LIEU OF AT/FILL CALCULATIONS IN ORDER TO DEMONSTRATE MINIMAL EARTHWORK OPERATIONS.
2. STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF SECTION 6.18 OF THE CITY OF NEWBURYPORT'S SUBDIVISION REGULATIONS. TREES SHALL BE SPACED APPROXIMATELY FIFTY (50) FEET ON CENTER.
3. STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEWBURYPORT'S SUBDIVISION REGULATIONS.

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

NAME (PLS OR PE) Albert Kopeck DATE 6/12/17

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	APPLICATION FILED _____	"PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW" NEWBURYPORT PLANNING BOARD
	FINAL PLAN FILED _____	
THIS IS TO CERTIFY THAT ON / / I RECEIVED FROM THE PLANNING BOARD CERTIFICATION OF ITS APPROVAL OF THIS PLAN AND THAT DURING THE (20) TWENTY DAYS NEXT FOLLOWING, I HAVE RECEIVED NO NOTICE OF ANY APPEAL FROM SAID DECISION.	HEARING DATE _____	APPROVAL _____
	PLAN APPROVED _____	
CLERK _____ DATE _____	BOARD OF HEALTH _____	DATE _____

No.	Date	Revision



Designed by: SPG
 Drawn by: SAO
 Checked by: SPG
 Scale: AS NOTED
 Date: 06/12/2017

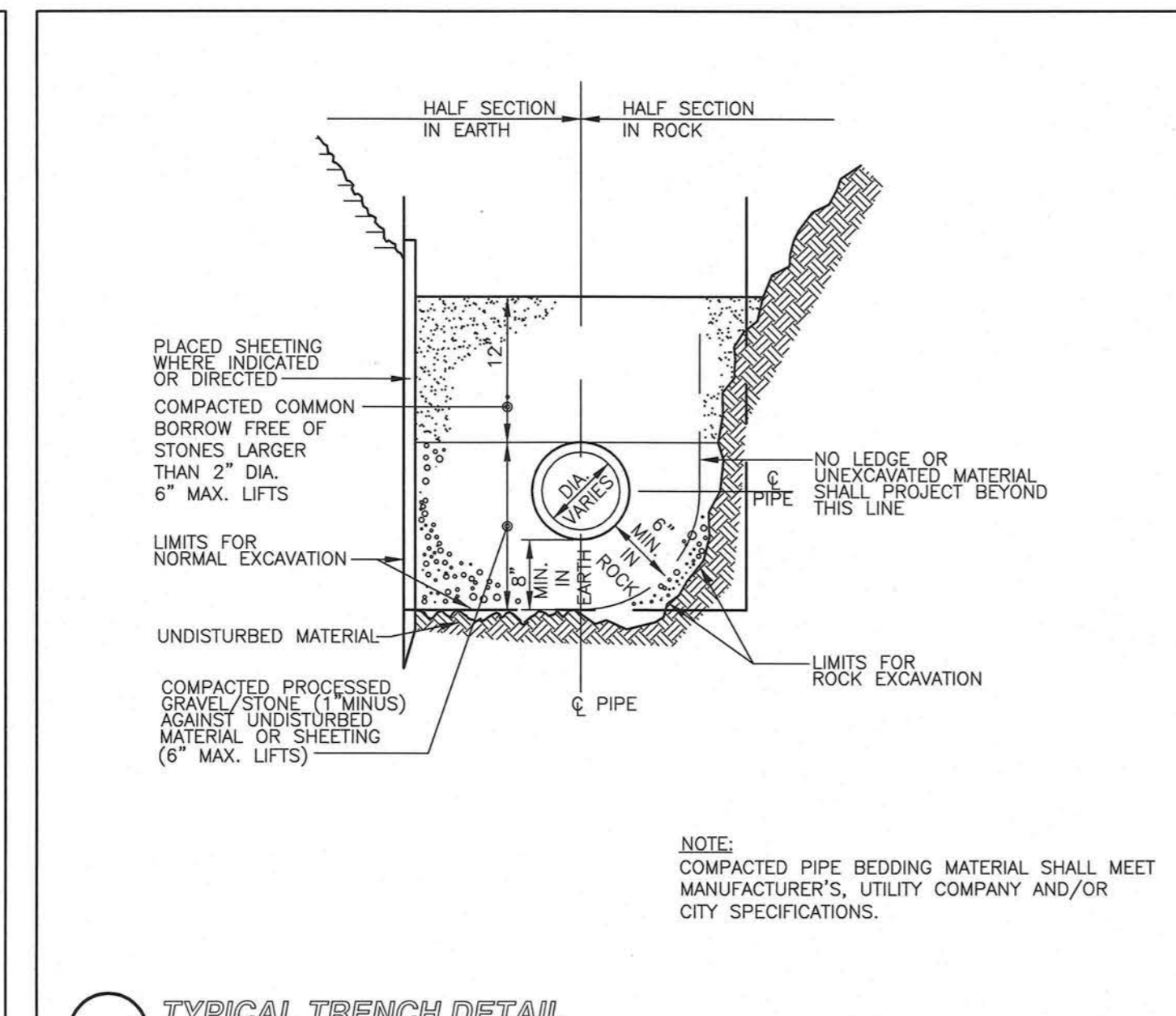
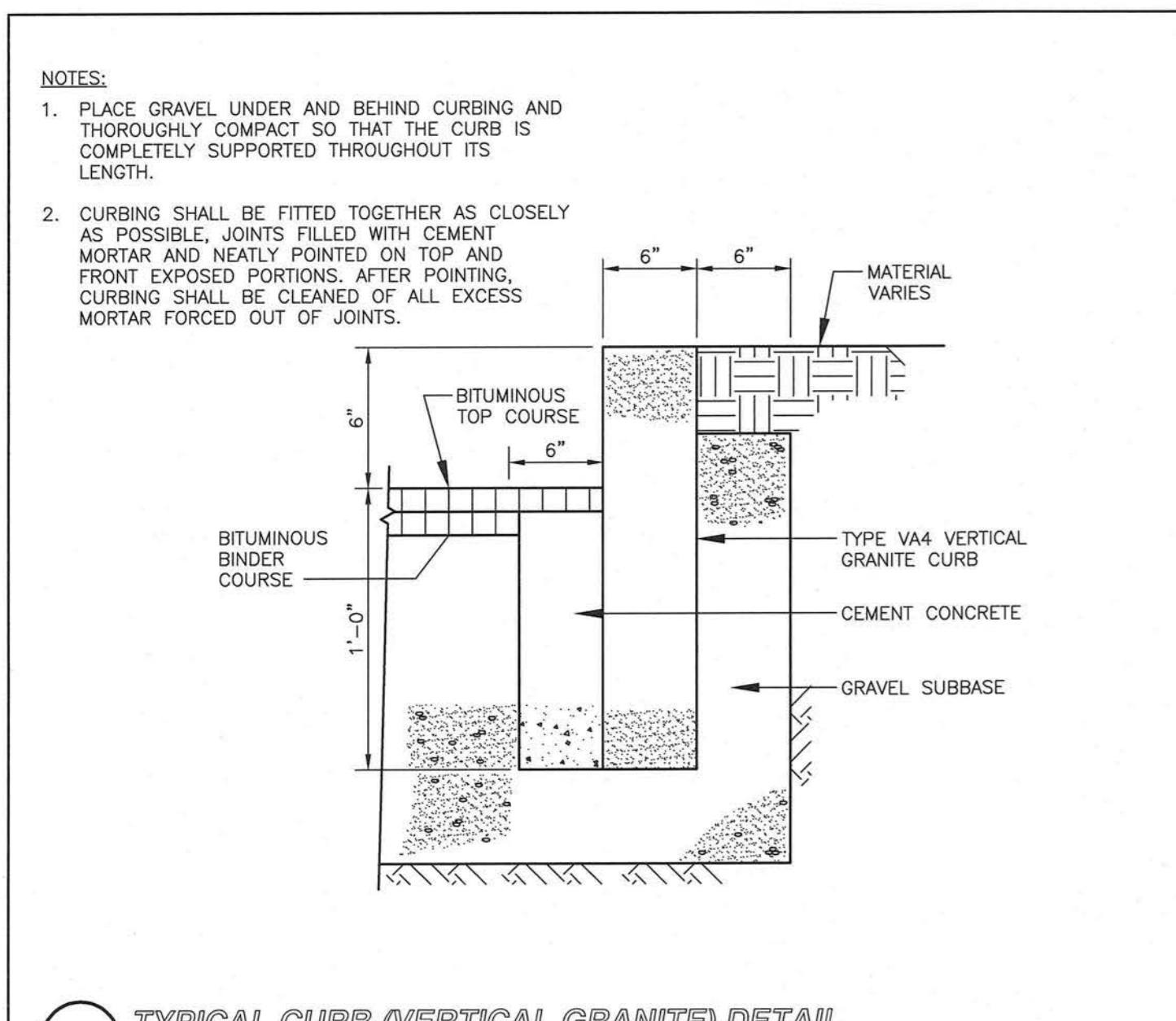
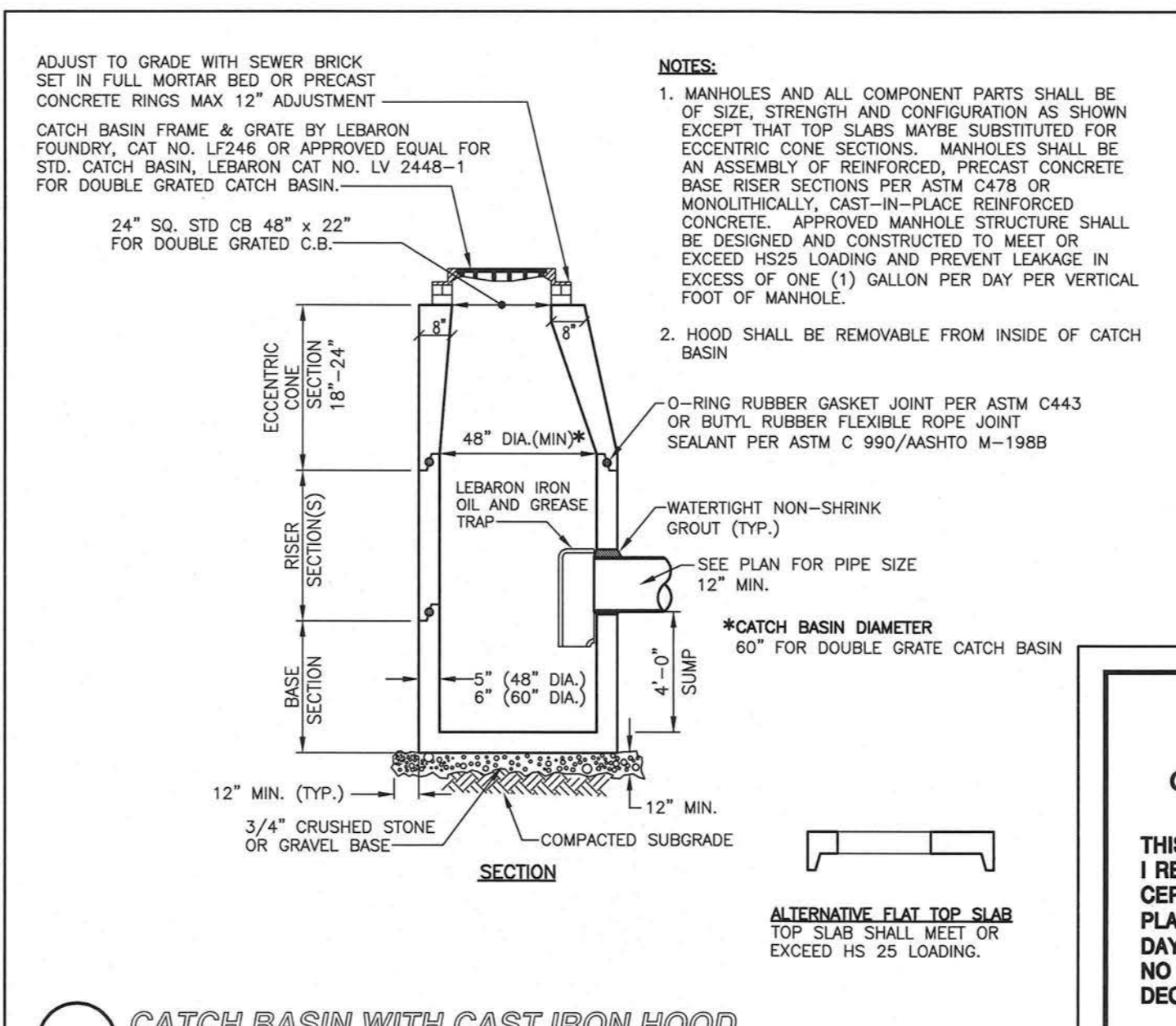
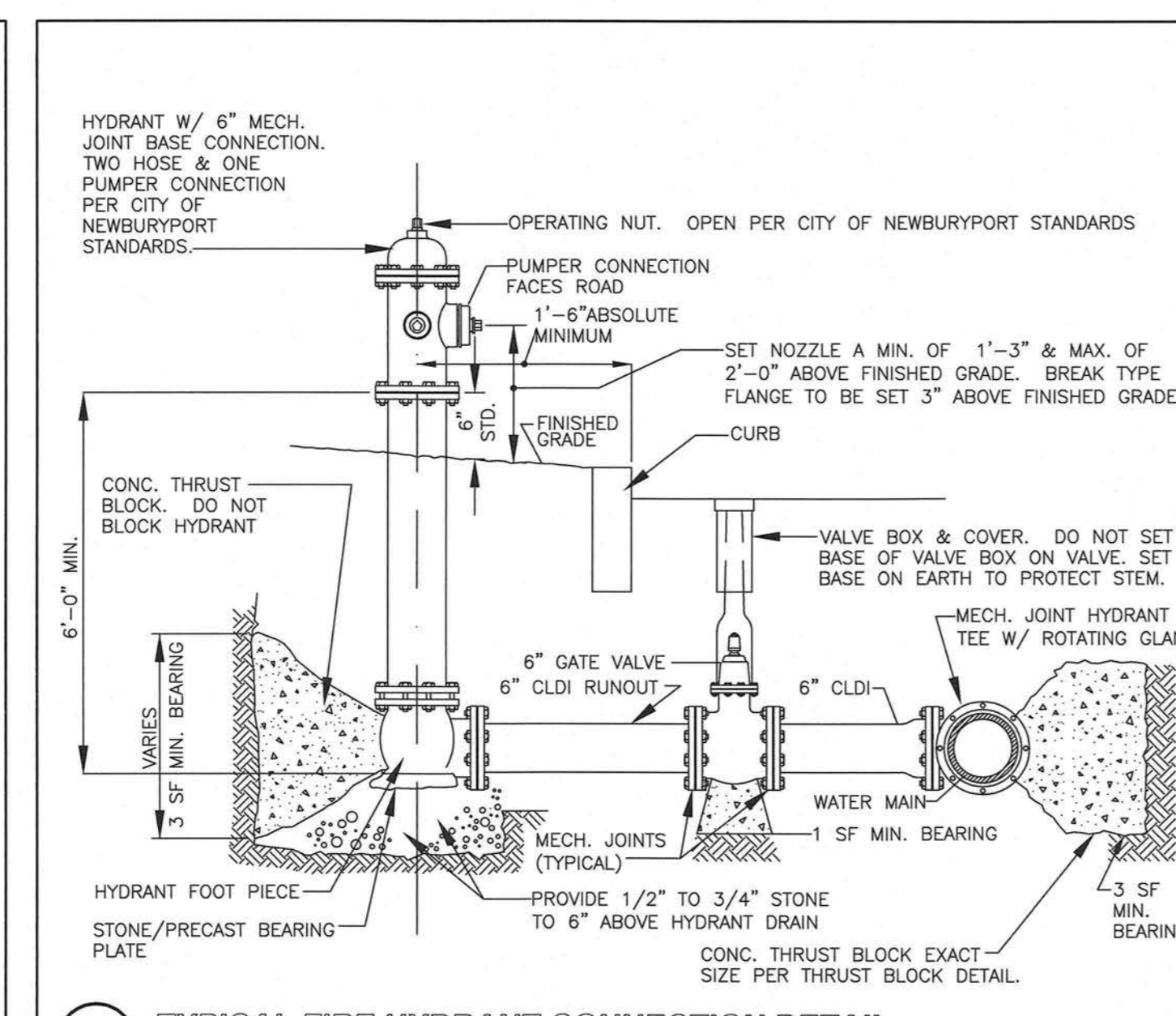
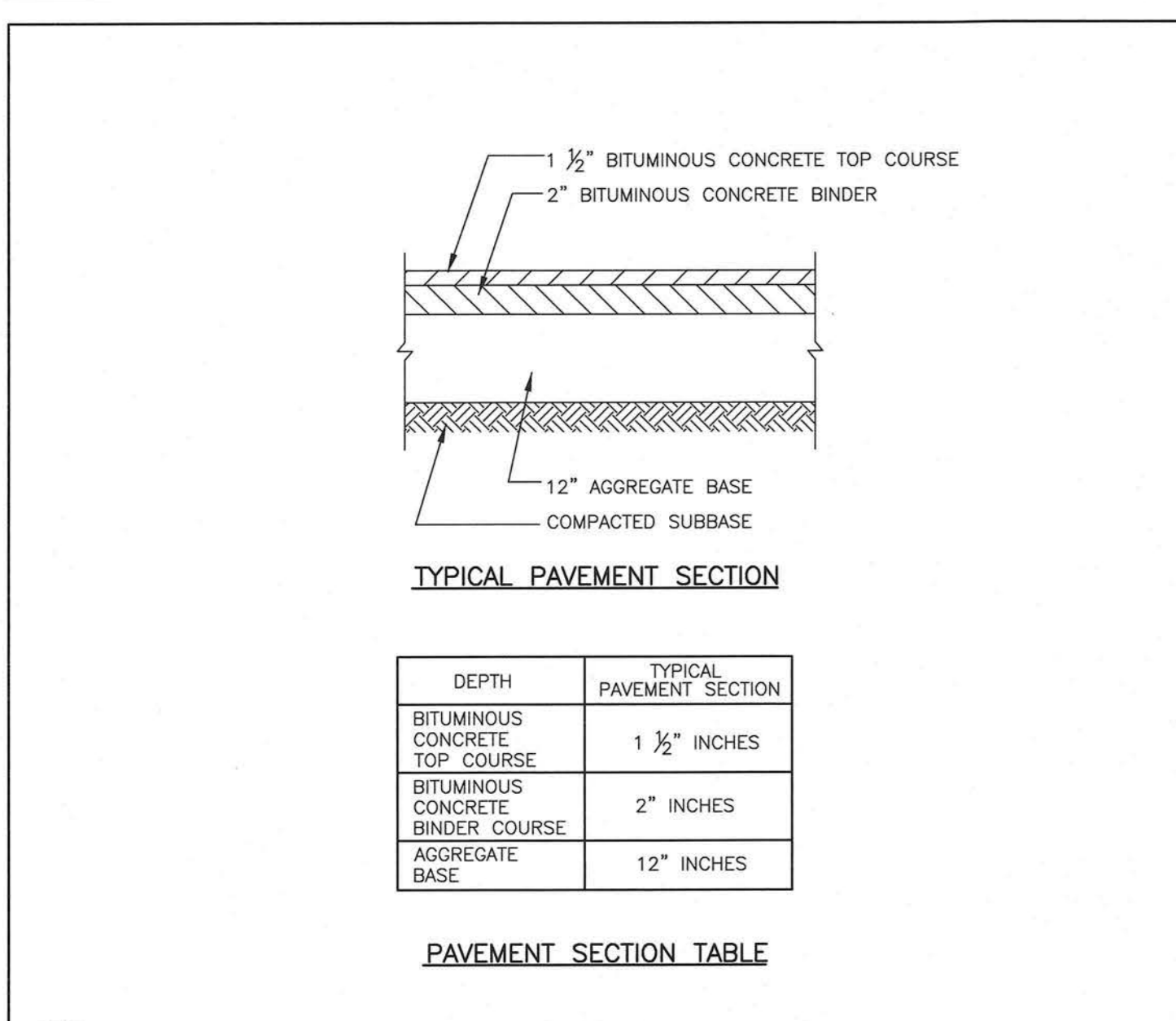
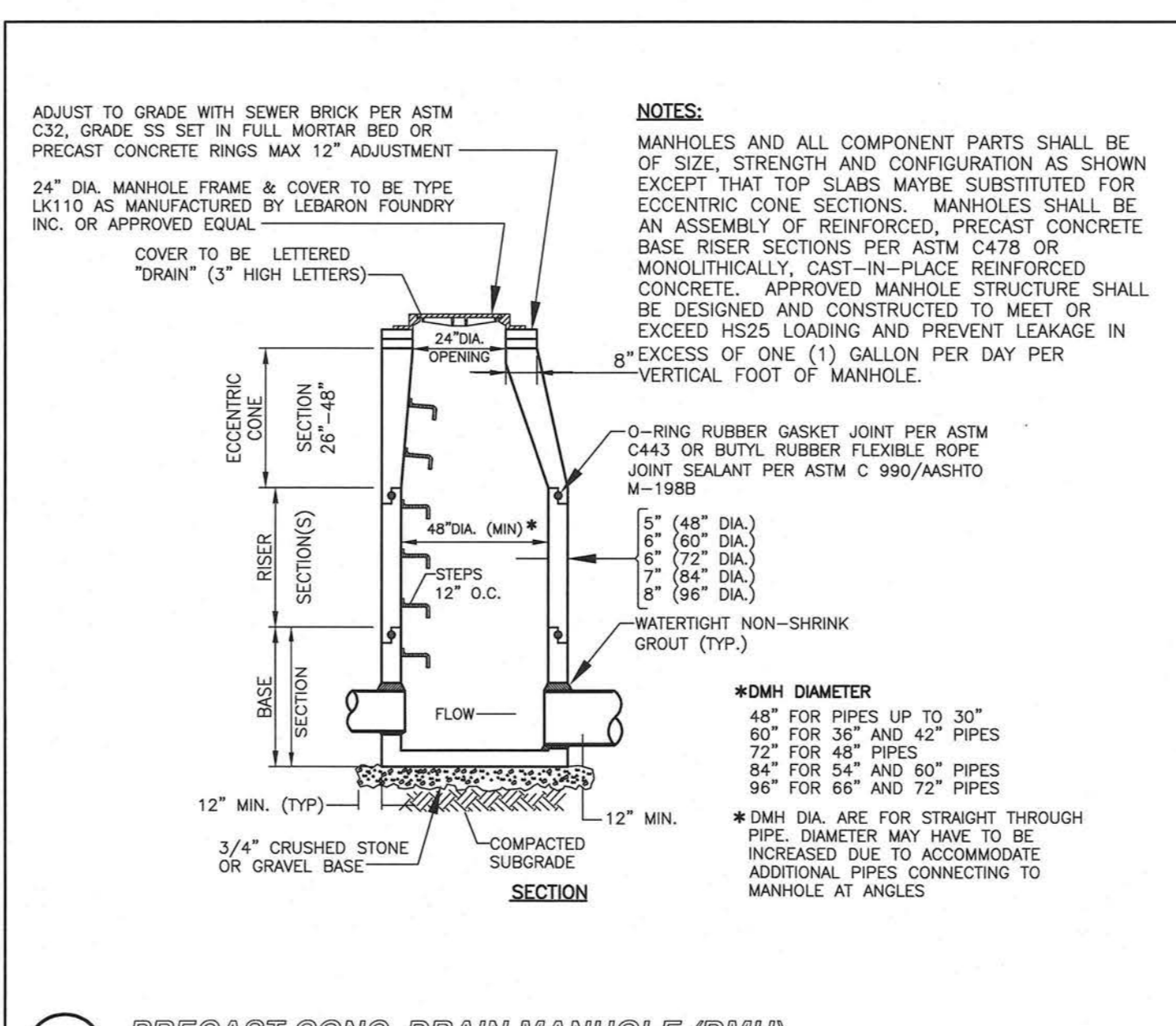
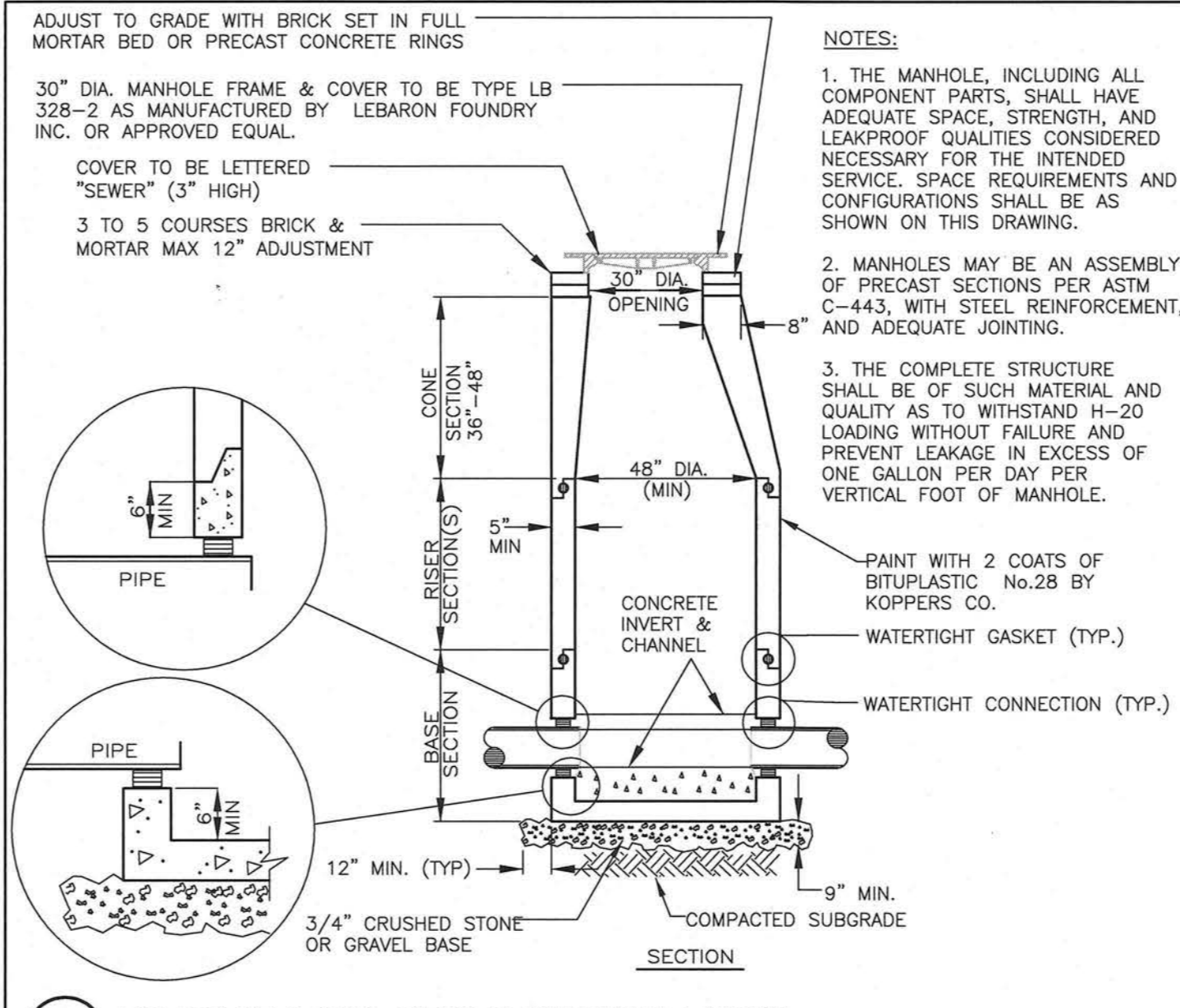
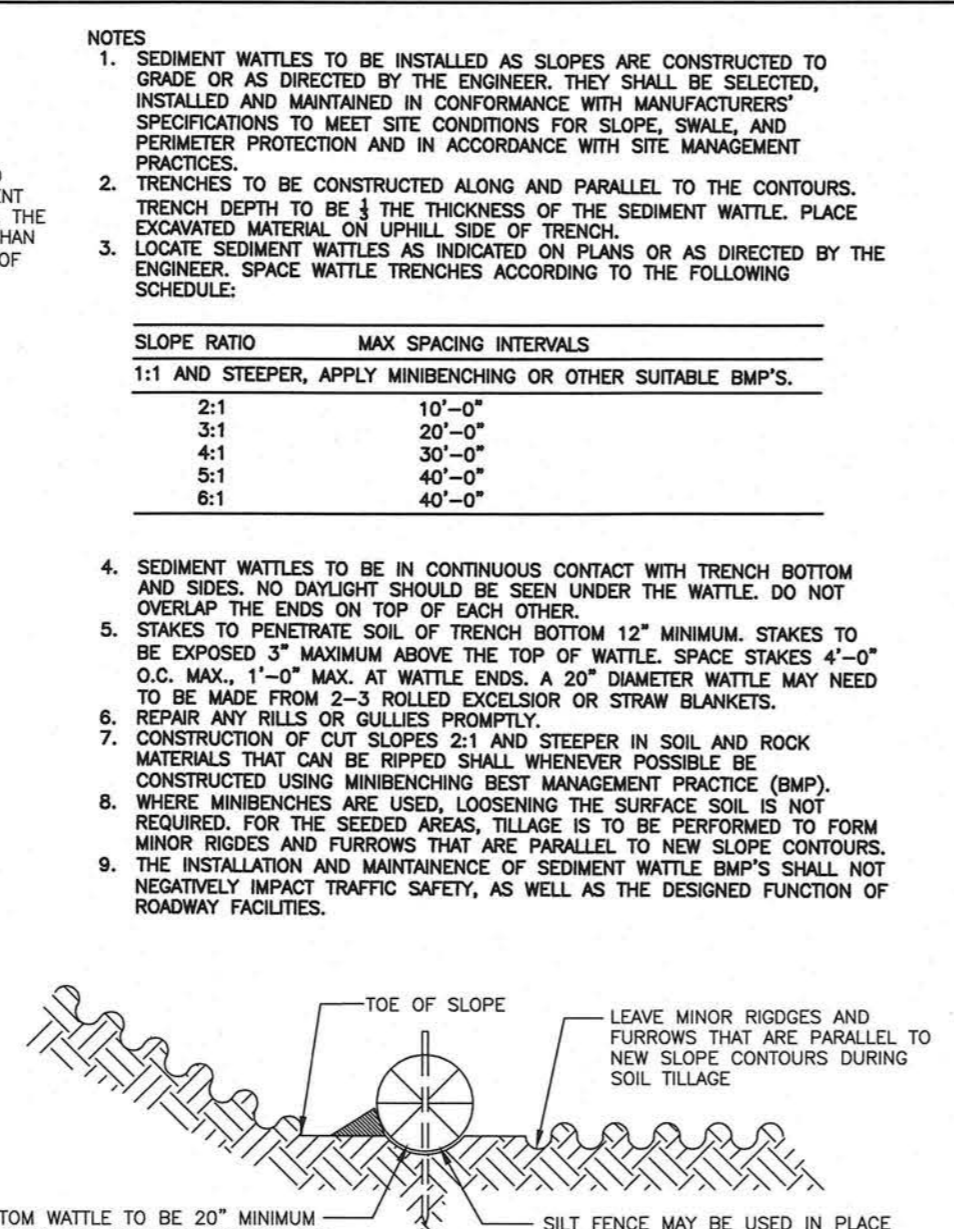
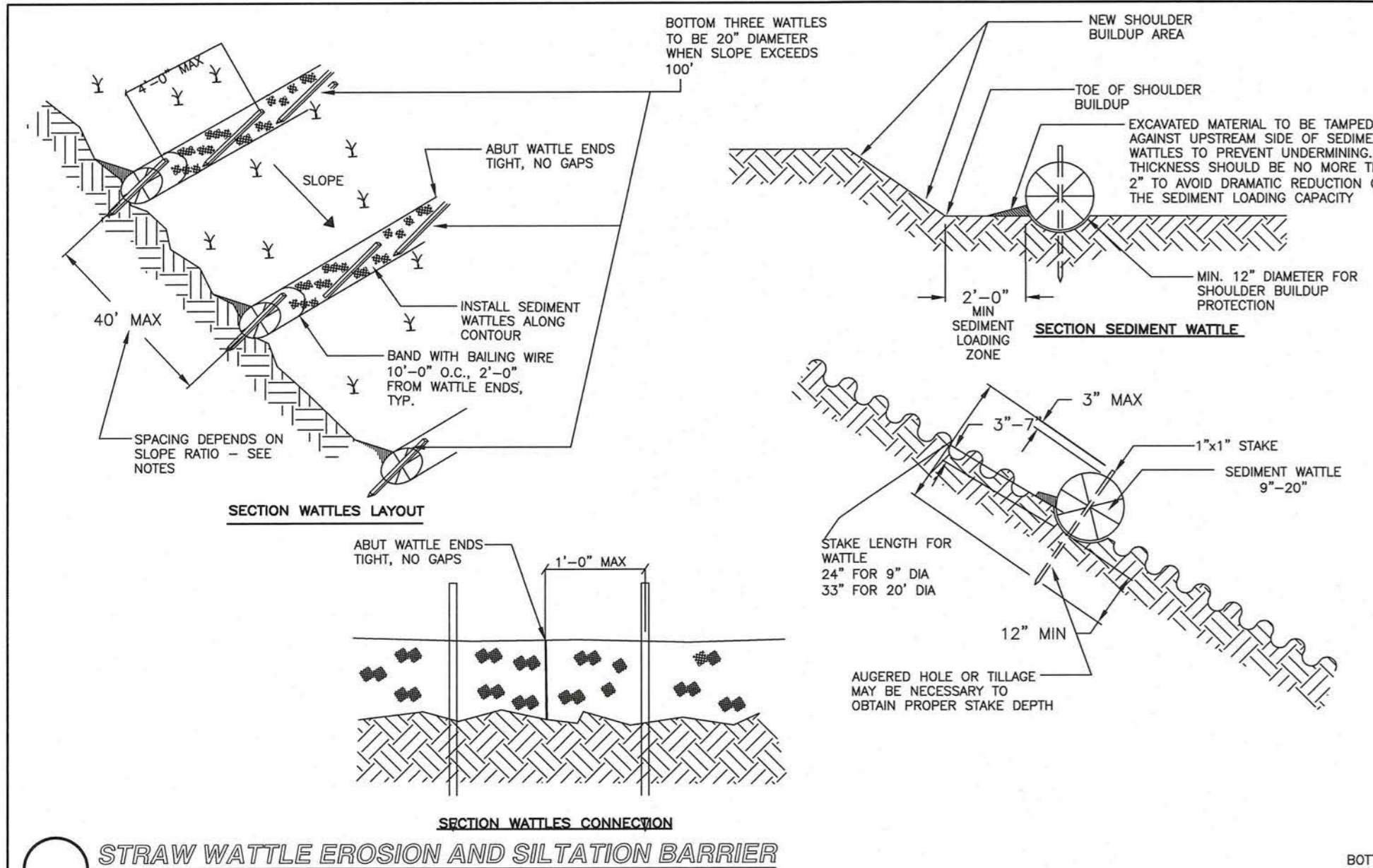
Prepared for:
NEW ENGLAND DEVELOPMENT
 75 PARK STREET
 BOSTON, MA 02116
 617-966-8700

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180
 FAX: 781-279-0173

Project Name:
MERRIMAC STREET WATERFRONT NEWBURYPORT, MA
 Drawing Name:
STREET PLAN AND PROFILE

Drawing No.:
C-3
 Project No.: 16025

Drawing name: G:\WA\Newburyport\New England Development\Waterfront West Development\Main\Definitive Subdivision\16025_C-3 Street Plan and Profile.dwg
 Jun 06, 2017 16:42pm



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

NAME (PLS OR PE) _____ DATE 6/12/17

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK

APPLICATION FILED _____
 FINAL PLAN FILED _____
 HEARING DATE _____
 PLAN APPROVED _____
 BOARD OF HEALTH _____
 APPROVAL _____

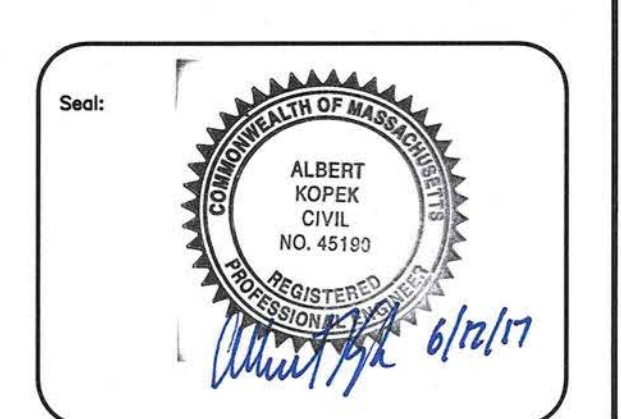
CLERK _____ DATE _____

***PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW, NEWBURYPORT PLANNING BOARD**

DATE _____

FOR REGISTRY OF DEEDS USE ONLY

No.	Date	Revision	Date



Designed by: AK
 Drawn by: RJK
 Checked by: SPG
 Scale: N.T.S.
 Date: 06/12/2017

Prepared for:
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Project Name:
MERRIMAC STREET WATERFRONT NEWBURYPORT, MA

Drawing Name:
SITE DETAILS

Drawing No.:
C-4
 Project No.: 16025

Drawing name: G:\MA\Newburyport\New England Development\Waterfront West Development\Main\Definitive Subdivision\16025_C-4_Details.dwg
 Jun 09, 2017 9:24am