

VERTICAL DATUM  
N.A.V.D. 1988

**BASIS OF BEARINGS**  
MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM

**DEED REFERENCES**  
BOOK 36281 PAGE 339  
BOOK 2766 PAGE 478  
BOOK 2718 PAGE 260

SEE BOOK 27877 PAGE 283 ABOUT  
TERMS OF A NOTICE OF ACTIVITY AND  
USE LIMITATION.

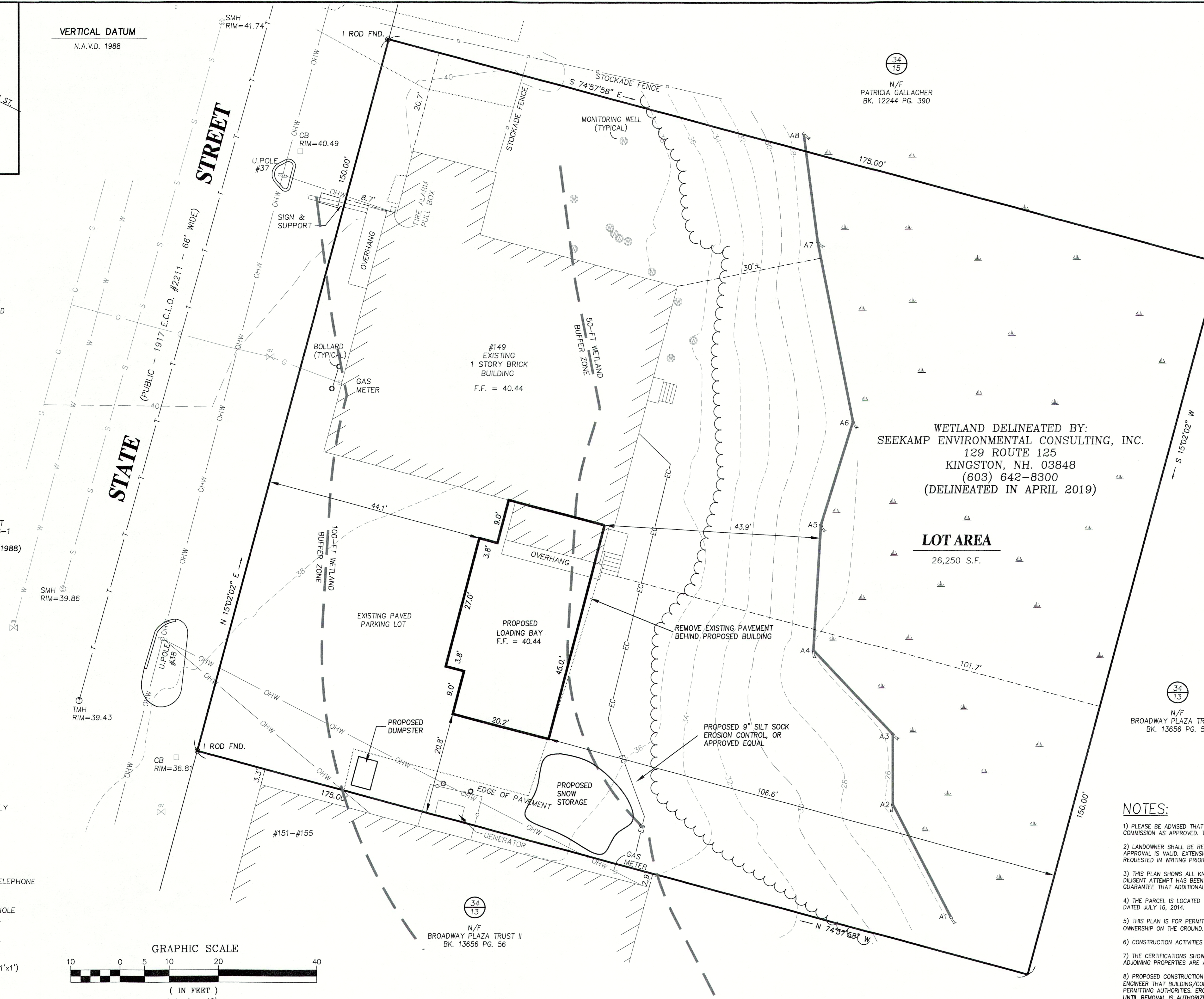
**PLAN REFERENCES**

1917 ESSEX COUNTY LAYOUT #2211  
PLAN BOOK 114 PLAN 9  
PLAN 297 OF 1970  
PLAN BOOK 413 PLAN 45  
PLAN BOOK 463 PLAN 16

U. POLE  
#38-1  
"TBM"  
MAG NAIL SET  
IN U. POLE 38-1  
ELEV. = 42.62  
(N.A.V.D. OF 1988)

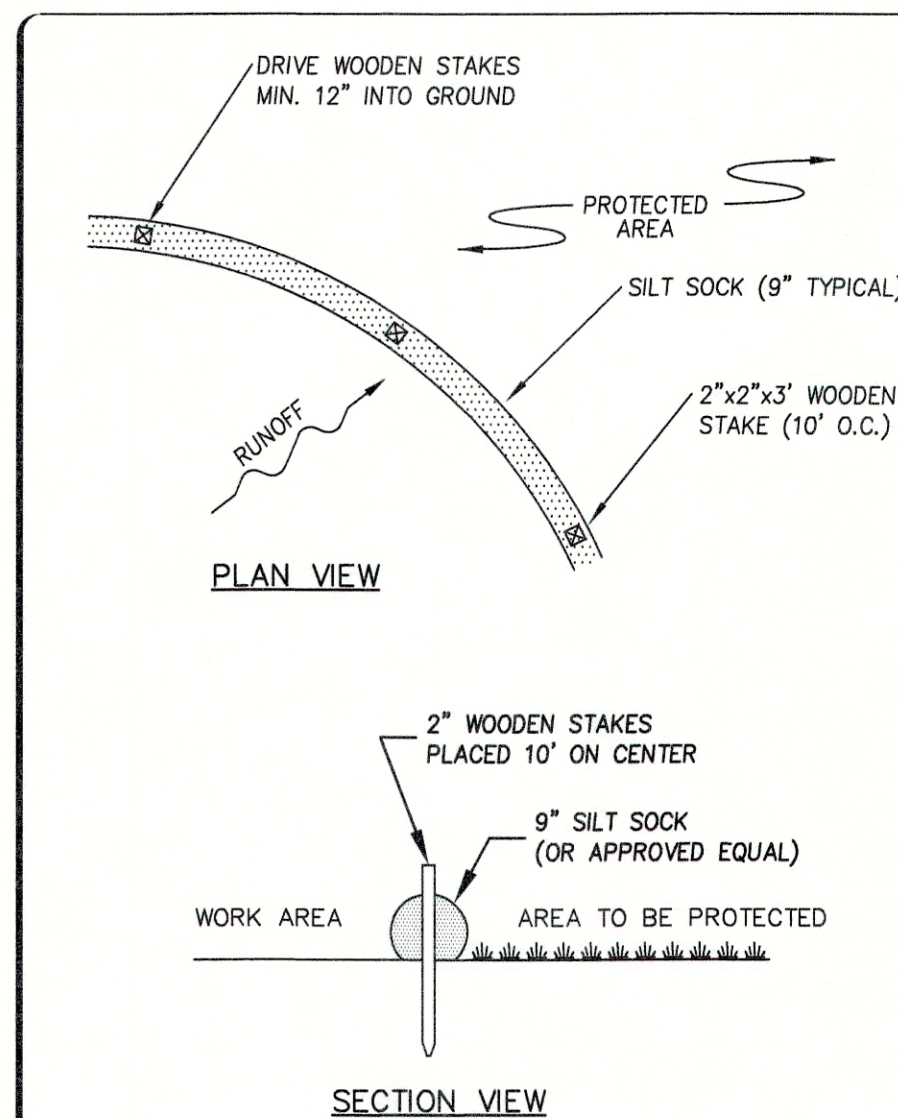
ZONING TABLE			
149 STATE STREET - ASSESSORS MAP 34 LOT 14			
ZONING DISTRICT B-1			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 S.F.	26,250 S.F.	26,250 S.F.
LOT FRONTAGE:	90 FT.	150 FT.	150 FT.
FRONT SETBACK:	20 FT.	8.7 FT.	8.7 FT.
SIDE SETBACK:	20 FT.	20.7 FT.	20.7 FT.
REAR SETBACK:	20 FT.	101.7 FT.	101.7 FT.
LOT COVERAGE:	30%	13.3%	17.1%
OPEN SPACE:	N/A	N/A	N/A
BLDG HEIGHT:	35 FT.	13.1 FT.	13.1 FT.

EXISTING 100' WETLAND BUFFER DISTURBANCE = 7,014 S.F. (26.7%)  
NO ADDITIONAL BUFFER DISTURBANCE PROPOSED



WETLAND DELINEATED BY:  
SEEKAMP ENVIRONMENTAL CONSULTING, INC.  
129 ROUTE 125  
KINGSTON, NH. 03848  
(603) 642-8300  
(DELINEATED IN APRIL 2019)

**LOT AREA**  
26,250 S.F.



**SILT SOCK INSTALLATION DETAIL**  
SCALE: N.T.S.

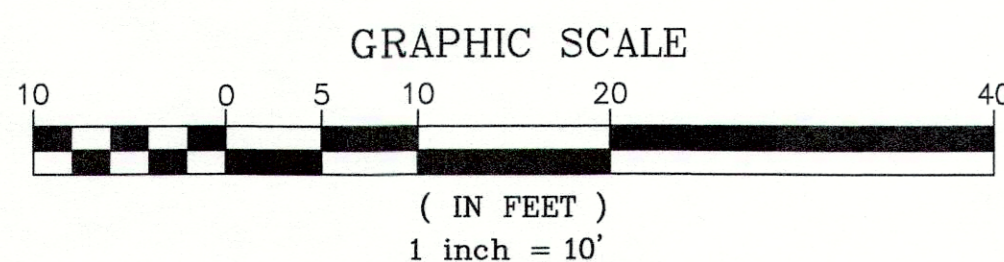
**NOTES**

- ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
- SILT SOCK SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
- SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

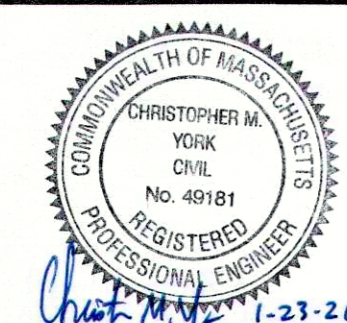
**NOTES:**

- PLEASE BE ADVISED THAT THESE PLANS SHOULD BE CONSIDERED TO BE A PROGRESS PRINT UNLESS STAMPED BY THE LOCAL CONSERVATION COMMISSION AS APPROVED. THE CONTRACTOR SHOULD OBTAIN AN APPROVED COPY TO USE DURING CONSTRUCTION.
- LANDOWNER SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL CONSERVATION COMMISSION TO DETERMINE THE LENGTH OF TIME THE APPROVAL IS VALID. EXTENSIONS TO THE APPROVAL EXPIRATION DATE MAY BE GRANTED BY THE COMMISSION, AT THEIR DISCRETION, IF REQUESTED IN WRITING PRIOR TO THE DATE OF EXPIRATION.
- THIS PLAN SHOWS ALL KNOWN UNRECORDED OR UNWRITTEN EASEMENTS WHICH EXIST ON THE SUBJECT PARCEL. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT ADDITIONAL EASEMENTS DO NOT EXIST.
- THE PARCEL IS LOCATED WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FEMA MAP 25009C0136G, DATED JULY 16, 2014.
- THIS PLAN IS FOR PERMITTING AND CONSTRUCTION OF THE PROPOSED STRUCTURE ONLY AND SHOULD NOT BE USED TO ESTABLISH LINES OF OWNERSHIP ON THE GROUND. A BOUNDARY LINE SURVEY / STAKEOUT IS RECOMMENDED TO ESTABLISH LINES OF OWNERSHIP ON THE GROUND.
- CONSTRUCTION ACTIVITIES PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR RECORDS.
- PROPOSED CONSTRUCTION IS WITHIN AN AREA SUBJECT TO THE WETLANDS PROTECTION ACT. IT IS STRONGLY RECOMMENDED BY THE DESIGN ENGINEER THAT BUILDING/CONSTRUCTION PERMIT BE ISSUED PRIOR TO THE REVIEW AND APPROVAL OF ALL APPROPRIATE ENVIRONMENTAL PERMITTING AUTHORITIES. EROSION CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO THE START OF WORK AND SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE CONSERVATION COMMISSION OR ITS AGENT. CONTRACTOR RESPONSIBLE FOR INSPECTING AND REPAIRING DAMAGED SECTIONS AFTER ALL RAIN EVENTS.

- LEGEND**
- I ROD IRON ROD FOUND
  - FND. FOUND
  - N/F NOW OR FORMERLY
  - U. POLE UTILITY POLE
  - D DRAINAGE
  - W WATER
  - S SEWER
  - G GAS
  - OHW OVERHEAD WIRE
  - T UNDERGROUND TELEPHONE
  - CB CATCH BASIN
  - SMH SEWER MANHOLE
  - TMH TELEPHONE MANHOLE
  - MONITORING WELL
  - GAS VALVE
  - WATER SHUT OFF
  - WATER VALVE
  - CONCRETE PAD (1'x1')
  - OHVG OVERHANG
  - ASSESSORS MAP
  - ASSESSORS LOT



NO.	DATE	DESCRIPTION	BY



**MEI** MILLENNIUM ENGINEERING, INC.  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD., P.O. BOX 745 EXETER, NH 03833 (603) 778-0528

**PLAN TO ACCOMPANY A  
NOTICE OF INTENT**  
IN  
**NEWBURYPORT, MA**

PREPARED FOR  
**GORDON REALTY HOLDINGS, LLC**  
149 STATE STREET  
NEWBURYPORT, MA 01950

SHOWING	
EXISTING CONDITIONS & PROPOSED SITE IMPROVEMENTS 149 STATE STREET (MAP 34, LOT 14)	
SCALE: AS NOTED	CALC. BY: Z.T.J.
DATE: JAN. 23, 2020	PROJECT: M193522
CHKD. BY: E.W.B.	SHEET: 1 OF 1