

LOW STREET
(PUBLIC - 60' WIDE)
1955 ESSEX COUNTY LAYOUT

N/F
PORT PLAZA REALTY TRUST
45 STORY AVE
MAP 43 LOT 8
7258/588

N/F
THE CHARGER LLC
253 LOW STREET
MAP 98 LOT 23-A
34869/481

N/F
LOW STREET REDEVELOPMENT, LLC
255 LOW STREET
MAP 109 LOT 1
30864/2

N/F
LOWER STREET REDEVELOPMENT, LLC.
225 LOW STREET REAR
MAP 109 LOT 3-C-D
36000/459

N/F
ELEANOR WOODMAN REALTY TRUST
LOW STREET
MAP 98 LOT 22
5938/97

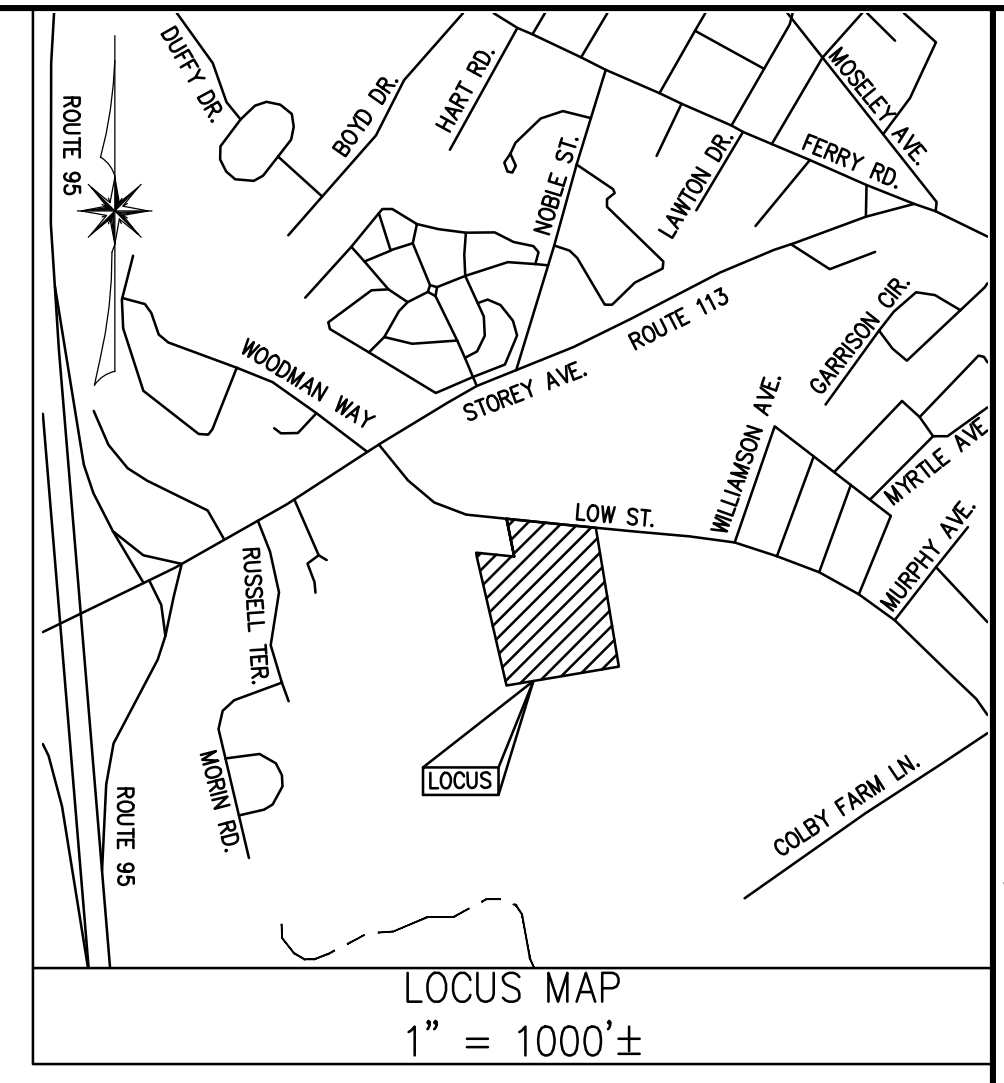
N/F
CITY OF NEWBURYPORT
79 STORY AVE REAR
MAP 109 LOT 3-B
34532/151

STORY WOOD FARM
STAND NO. 251

EXISTING RETAIL/OFFICE BUILDING

STORMWATER POND

PARCEL AREA
10.75± ACRES



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS / LAND USE PLANNERS
66 ELM STREET, DANVERS, MASSACHUSETTS 01923
P. 978-777-8886, F. 978-774-3466, W. WWW.MORIN-CAMERON.COM

GENERAL NOTES:

1. THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF DEPICTING EXISTING CONDITIONS OBTAINED BY AN ON-THE-GROUND FIELD SURVEY BY THE MORIN CAMERON GROUP IN APRIL 2020.
2. BUILDING, PROPERTY LINE AND PARKING LOCATIONS COMPILED FROM THE RECORD PLANS ON FILE WITH THE CITY OF NEWBURYPORT AND SHOULD BE CONSIDERED APPROXIMATE.

FLOOD NOTE:

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.

REFERENCE:

1. ESSEX COUNTY REGISTRY OF DEEDS, SOUTH DISTRICT:
PLAN BOOK 362 PLAN 34
PLAN BOOK 441 PLAN 41
2. CITY OF NEWBURYPORT ONLINE GIS
ABUTTER INFORMATION

DATUM:

ELEVATIONS HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OS 1988.

WETLANDS:

WETLAND RESOURCE AREAS WERE REVIEWED IN THE FIELD BY LEC ENVIRONMENTAL CONSULTANTS, INC., AND MODIFIED AS NECESSARY ON APRIL 15, 2020 BY THE MORIN-CAMERON GROUP, INC.

ABBREVIATIONS:

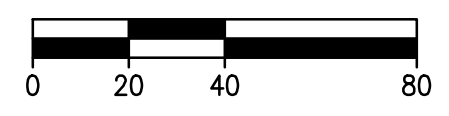
- BVW BORDERING VEGETATED WETLANDS
- CB CATCH BASIN
- NO. NUMBER
- WF WETLAND FLAG
- 8271/27 DEED BOOK / PAGE AS RECORDED IN THE ESSEX REGISTRY OF DEEDS, SO. DISTRICT

LEGEND:

- DECIDUOUS TREE
- DRAIN LINE
- WETLAND LINE
- FORMER WETLAND LINE
- NEW WETLAND LINE
- TREE LINE

RESOURCE AREA		
#1	FLAGS A-10 THRU A-47, A-49, A-52, A-54 THRU A-60, A-64 THRU A-66	BVW
#2	FLAGS A-48, A-50 TO A-51, A-53, A-60 THRU A-63, A-67 TO A-68	BANK
#3	FLAGS C-8 THRU C-20	BVW

PLAN



DRAFT

SURVEY BY: PAY/RAD
DRAFTED BY: SRC
CHECKED BY: PAY
APPROVED BY: SPC
SCALE: AS NOTED
DATE: APRIL 28, 2020

REVISIONS	
NO.	DESCRIPTION

WETLAND BOUNDARY COMPARISON EXHIBIT
IN
NEWBURYPORT, MASSACHUSETTS
251 LOW STREET
(ASSESSOR'S MAP 98, LOT 23)
PREPARED FOR:
LOW STREET REDEVELOPMENT, LLC.

ANRAD
DRAWING NO.
1 OF 1