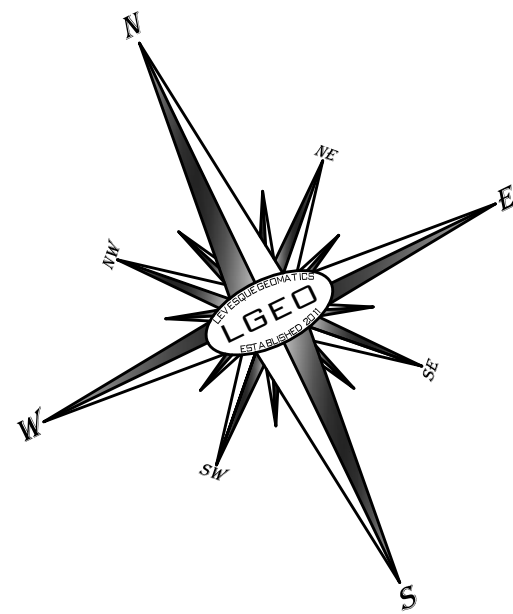




SHEET 3.3

SHEET 3.4

SHEET 3.5

SHEET 3.2

PROPOSED LOT 'B'
AREA=1,201,083 SF OR 32.174 AC.
FRONTAGE=125.14'
(PLAN 39352, PG. 80)

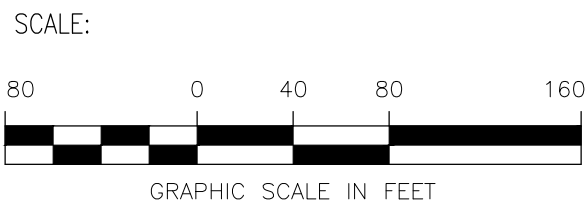
PROPOSED LOT 'A'
AREA=87,073 SF OR 1.999 AC.
FRONTAGE=142.02'
(PLAN 39352, PG. 80)

PLANNING BOARD:

I, _____, CLERK OF THE TOWN OF
NEWBURY, HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE PLANNING BOARD
WAS RECEIVED ON _____ AND RECORDED
AT THIS OFFICE AND NO NOTICE OF APPEAL WAS
RECEIVED DURING THE TWENTY DAYS NET FOLLOWING
SUCH RECEIPT AND RECORDING OF SAID NOTICE.

SEE SHEET 3.3 FOR NOTES,
REFERENCES & LENDEND

REV	DATE	COMMENT
1	3/24/2021	ADDED ADDITIONAL TEST PITS



SEAL:
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD
UNDER MY SUPERVISION, AND TO THE BEST OF MY
KNOWLEDGE, BELIEF, AND INFORMATION, THIS
SURVEY HAS BEEN PERFORMED IN ACCORDANCE
WITH CURRENTLY ACCEPTED ACCURACY
STANDARDS.



JOSEPH I. LEVESQUE III, PLS
MASS. PROFESSIONAL LAND SURVEYOR #53840

PREPARED FOR:

ZENDKO, LLC
4 HIGH STREET
NORTH ANDOVER, MA 01845

PROJECT:

**OPEN SPACE
RESIDENTIAL
DEVELOPMENT**
15 COLEMAN ROAD
NEWBURY,
MASSACHUSETTS 01922

CIVIL ENGINEER:

**CIVIL DESIGN
GROUP, LLC**

21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-794-5400 f: 978-965-3971

SURVEYED BY:

**LEVESQUE
GEOMATICS INC**

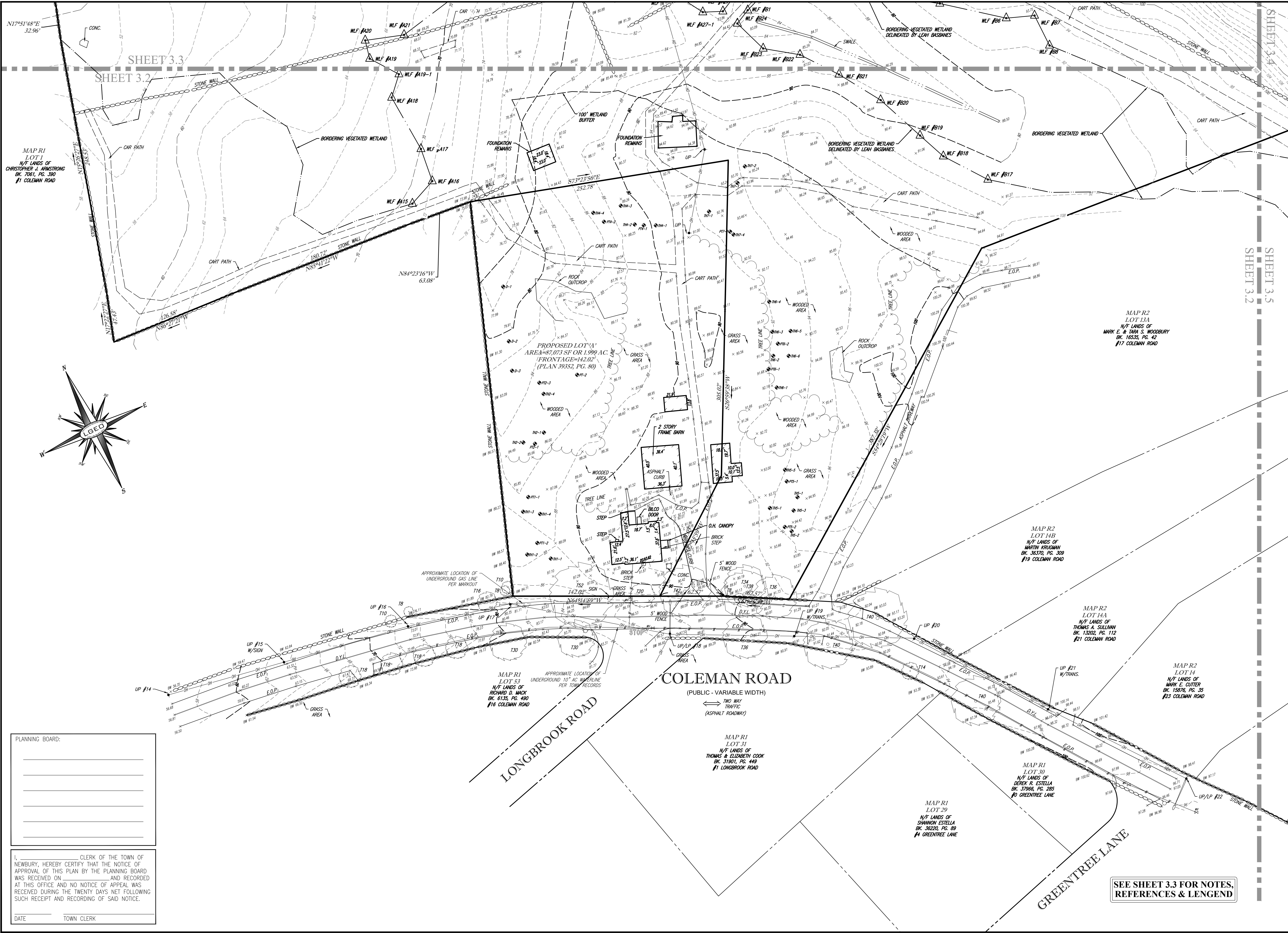
43 GLENDALE ROAD
STURBRIDGE, MA 01518
www.l-geo.net
p: 508-868-0041

SHEET:

KEY MAP

3.1

DATE: 1/25/2021
PROJECT NO: 19025



REV	DATE	COMMENT
1	3/24/2021	ADDED ADDITIONAL TEST PITS

SCALE:
40 0 20 40 80
GRAPHIC SCALE IN FEET

SEAL:
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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www.l-geo.net
p: 508-868-0041

SHEET: **EXISTING
CONDITIONS
SURVEY**

3.2

DATE: 1/25/2021
PROJECT NO: 19025

PLANNING BOARD:

I, _____ CLERK OF THE TOWN OF NEWBURY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON _____ AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NET FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK

SEE SHEET 3.3 FOR NOTES,
REFERENCES & LENGEND

NOTES:

- PROPERTY KNOWN AS MAP R2, LOTS 12 & 13 IN THE TOWN OF NEWBURY AND MAP 21, LOT A IN THE TOWN OF ROWLEY AS SHOWN ON THE GIS MAPS OF THE TOWN OF SAID TOWNS, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 1,488,597 SF OR 34.173 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. LEVESQUE GEOMATICS INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY LEAH BASBANES MARCH 2020 AND FIELD LOCATED BY LEVESQUE GEOMATICS INC. APRIL 2020.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON RTK GPS OBSERVATIONS ON THE KEYSTONE REAL TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
- THE PROPERTY SHOWN IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 25099C0256G WITH AN EFFECTIVE DATE OF 7/16/2014.
- THE BENCHMARKS SHOWN ON SHEET 3.1 ARE TO BE VERIFIED BY THIS SURVEYOR PRIOR TO ANY CONSTRUCTION OR PLANNED ACTIVITIES.

PLAN REFERENCES:

PLAN BOOK	PLAN #
117	42
167	46
178	21
199	41
217	62
234	94
296	1
345	70
448	1969
59352	80

OWNER INFO:

ZENDKO, LLC
4 HIGH STREET
NORTH ANDOVER, MASS. 01845
BK. 38735, PAGE 125

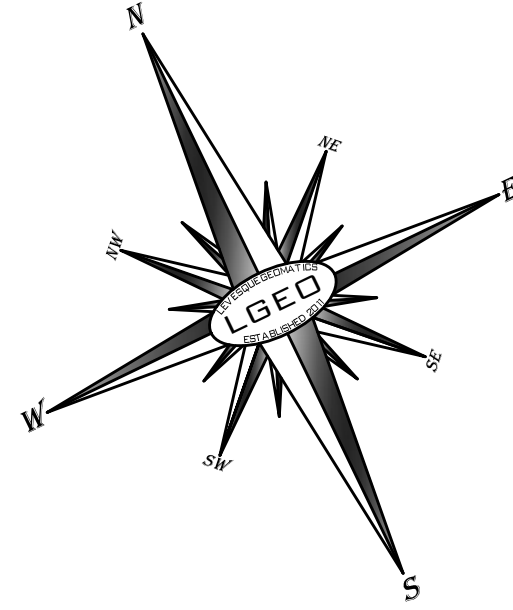
LEGEND

---	124	---	EXISTING CONTOUR
---	125	---	EXISTING SPOT ELEVATION
x	12145		AERIAL SURVEY SPOT ELEVATION
x	10	123.45	EXISTING TOP OF CURB ELEVATION
x	G	122.95	EXISTING GUTTER ELEVATION
x	1W	123.45	EXISTING TOP OF WALL ELEVATION
x	BW	122.95	EXISTING BOTTOM OF WALL ELEVATION
x	FF	123.45	EXISTING FINISHED FLOOR ELEVATION
x	DS	123.45	EXISTING DOOR SILL ELEVATION
○			HYDRANT
W			WATER VALVE
V			GAS VALVE
EM			ELECTRIC METER
G			APPROX. LOC. UNDERGROUND GAS LINE
OH			OVERHEAD WIRES
W			APPROX. LOC. UNDERGROUND WATER LINE
UP			UTILITY POLE
GW			GUY WIRE
UPLP			UTILITY POLE/LIGHT POLE
○			SIGN
□			MAIL BOX
LSM			LANDSCAPED AREA
EOP			EDGE OF PAVEMENT
CB			CATCH BASIN OR INLET
SMH			SANITARY/SEWER MANHOLE
△			DELINEATION FLAG
T			DECIDUOUS TREE & TRUNK SIZE

PLANNING BOARD:

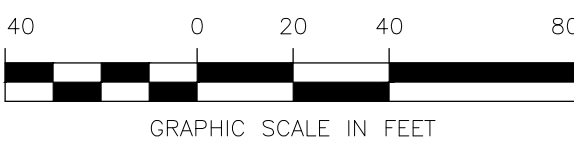
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DATE _____ TOWN CLERK



SHEET 3.3

SCALE:



SEAL:
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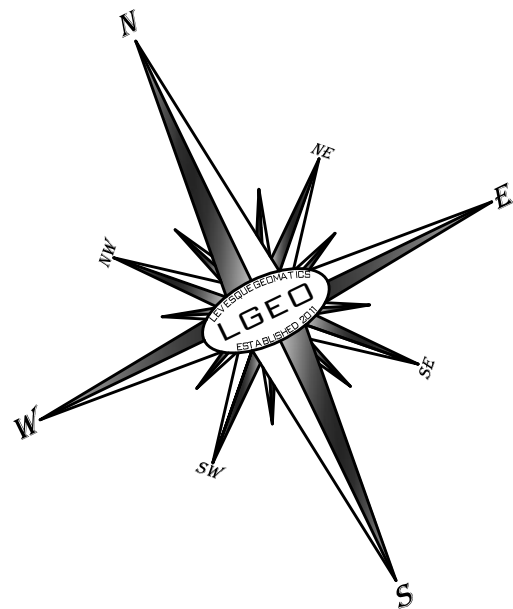
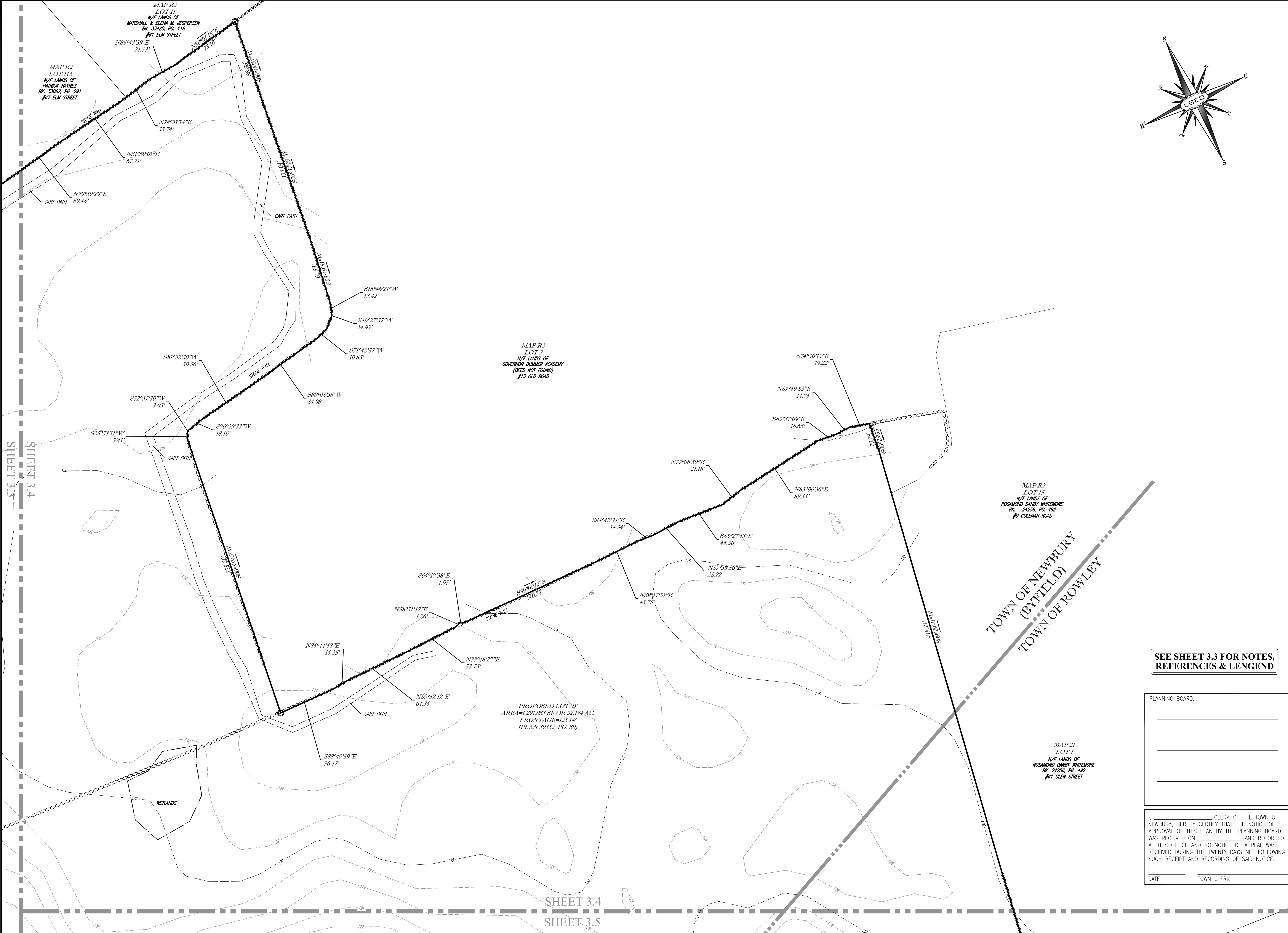
SHEET:

EXISTING
CONDITIONS
SURVEY

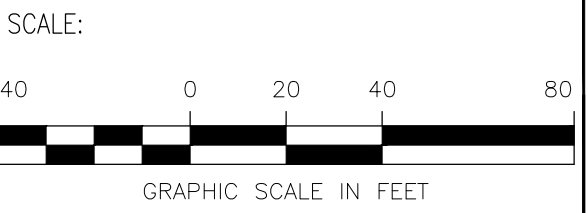
3.3

DATE: 1/25/2021
PROJECT NO: 19025

SHEET 3.3
SHEET 3.2



REV	DATE	COMMENT
1	3/24/2021	ADDED ADDITIONAL TEST PITS



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PROJECT:

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SHEET:

**EXISTING
CONDITIONS
SURVEY**

3.4

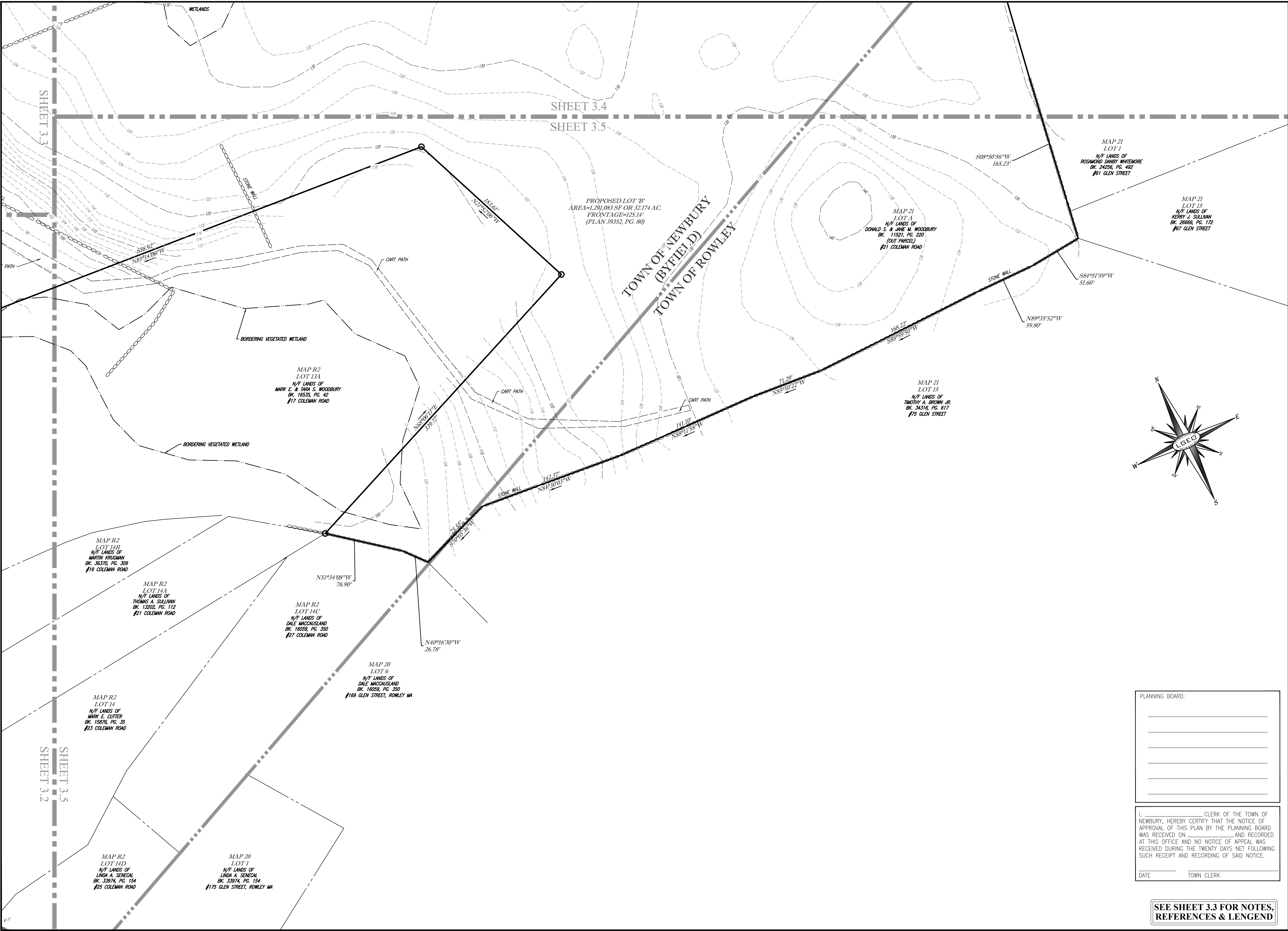
DATE: 1/25/2021
PROJECT NO: 19025

SEE SHEET 3.3 FOR NOTES,
REFERENCES & LENGEND

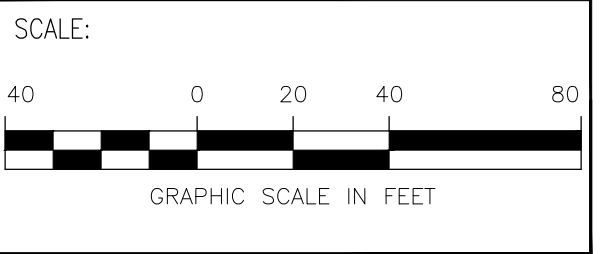
PLANNING BOARD:

I, _____ CLERK OF THE TOWN OF NEWBURY, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED ON _____ AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NET FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____



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NORTH ANDOVER, MA 01845

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MASSACHUSETTS 01922

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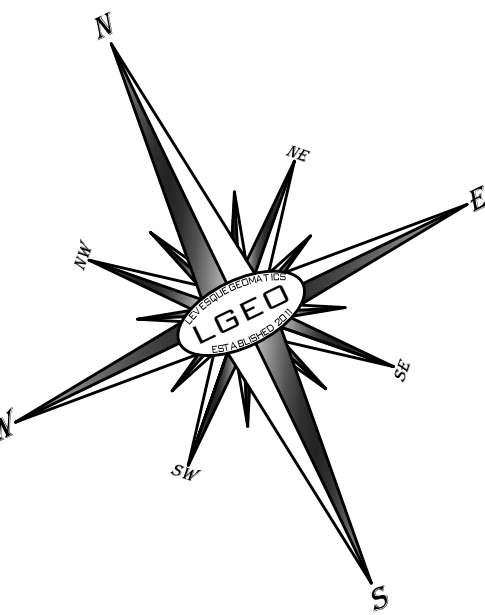
**LEVESQUE
GEOMATICS INC**
43 GLENDALE ROAD
STURBRIDGE, MA 01518
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p: 508-868-0041

SHEET:

**EXISTING
CONDITIONS
SURVEY**

3.5

DATE: 1/25/2021
PROJECT NO: 19025



PLANNING BOARD:

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DATE _____ TOWN CLERK _____

SEE SHEET 3.3 FOR NOTES, REFERENCES & LENGEND