

LOCUS MAP

ZONING REQUIREMENTS:

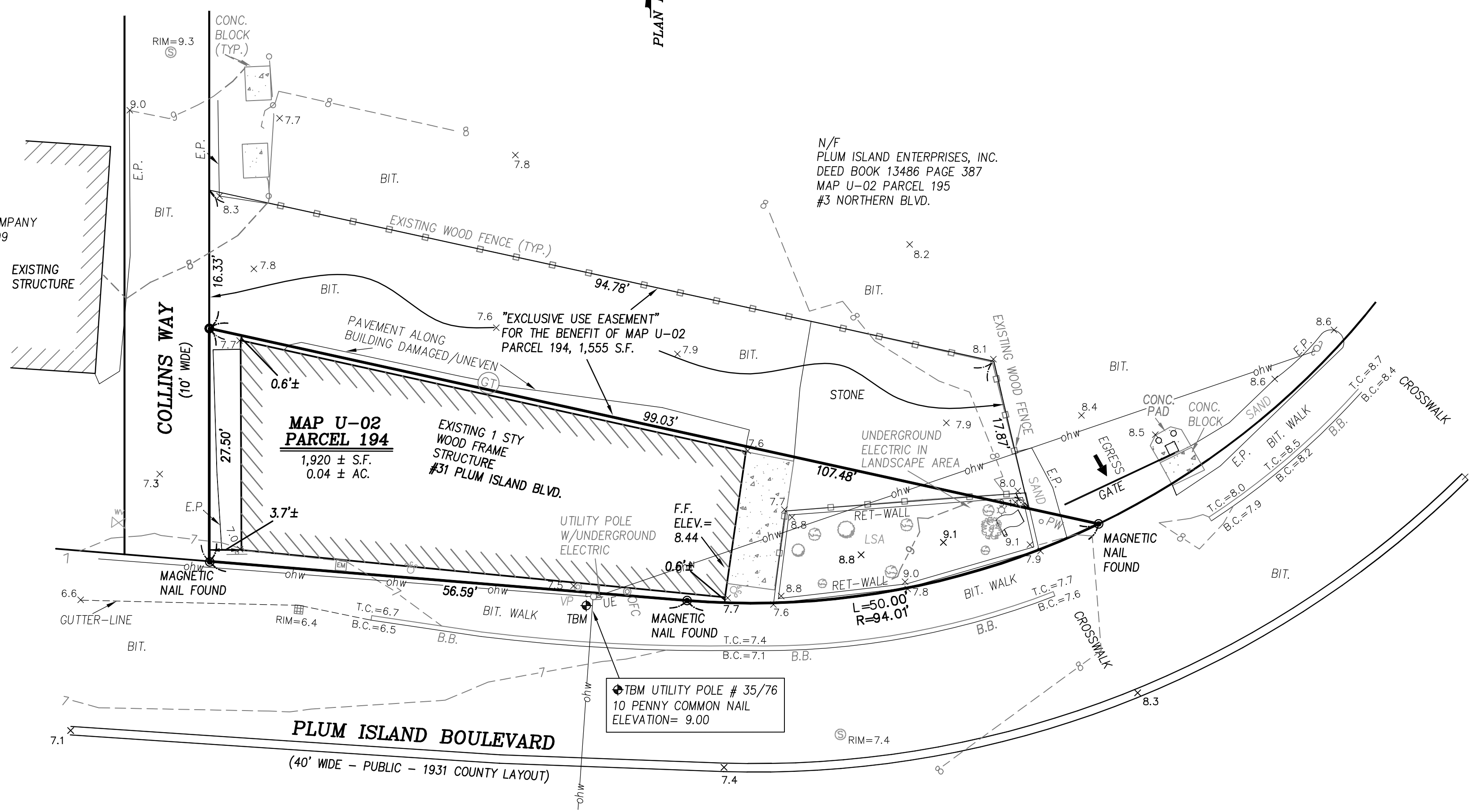
DISTRICT	AGRICULTURAL - RESIDENTIAL & PLUM ISLAND OVERLAY DISTRICT
MIN LOT AREA	40,000 S.F.
MIN LOT FRONTAGE	125 FT.
MIN YARDS	
FRONT	20 FT.
SIDE	10 FT.
REAR	10 FT.
MAX. HEIGHT	35 FT.

PLAN REFERENCES:

- EASEMENT PLAN OF LAND IN NEWBURY MA. PREPARED BY ARC SURVEYING & ENGINEERING ASSOC., INC. SCALE: 1"=20' DATED: JULY 12, 2018 E.S.R.D. PLAN BOOK 468 PLAN 5.
- PLAN OF SECTION 1. OF LAND OF PLUM ISLAND BEACH CO. PREPARED BY ROWLAND H. BARNES & HENRY F. BEAL CIVIL ENGRS DATED: MAY 1920 SCALE: 1" = 100' E.S.R.D. PLAN BOOK 34 PLAN 7.
- PLAN OF SECTIONS 1 & 2 OF LAND OF PLUM ISLAND BEACH CO. PREPARED BY ROWLAND H. BARNES & HENRY F. BEAL CIVIL ENGRS DATED: MAY 1920 SCALE: 1" = 100' E.S.R.D. PLAN BOOK 34 PLAN 22.
- PLAN OF LAND IN PLUM ISLAND, NEWBURY, MA. SCALE: 1" = 30' DATED: JULY 14, 1961 PREPARED BY PEMBROKE LAND SURVEY & REALTY CO. OWNED BY L. D. PHILLIPS UNRECORDED PLAN.
- NEWBURY ASSESSORS MAP U-02.

NOTES:

- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- VERTICAL DATUM NAVD 1988.
- FLOOD INSURANCE RATE MAP COMMUNITY--PANEL NUMBER 25009C0141G EFFECTIVE DATE: 7/16/2014. LOCUS IS IN A ZONE AE. THE 100-YR. BASE FLOOD ELEVATION IS 13.
- THESE ARE THE EXISTING CONDITIONS AS OF OCT. 21, 2020.
- THE CITY OF NEWBURYPORT COULD NOT PROVIDE ANY RECORD PLANS FOR THE WATER & SEWER LINES. UTILITIES ARE FROM FIELD LOCATION ONLY.
- ABUTTING LANDS ARE ACCORDING TO THE TOWN OF NEWBURY ASSESSOR'S DEPARTMENT.



DEED REFERENCE:

- TO: TOWN OF NEWBURY FROM: PLUM ISLAND ENTERPRISES, INC. DEED BOOK 37090 PAGE 591 DATED: OCTOBER 18, 2018 MAP U-02 PARCEL 194

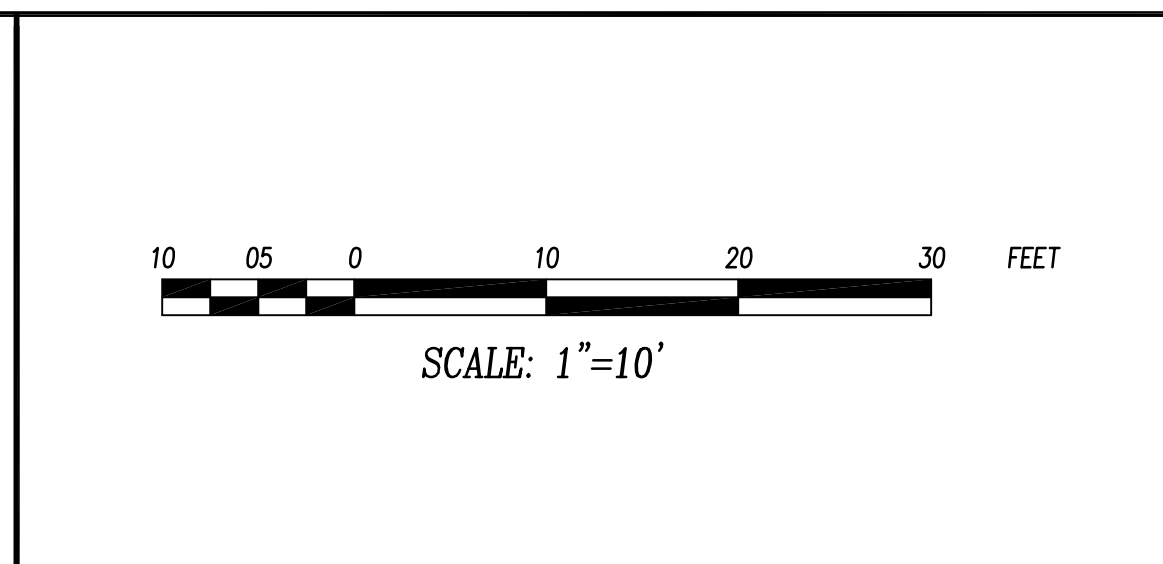
LEGEND:

9	EXISTING CONTOURS
7.8	SPOT GRADE
SHRUBS	SHRUBS
CONIFEROUS TREE	CONIFEROUS TREE
CATCH BASIN	CATCH BASIN
DRAINAGE LINE	DRAINAGE LINE
UNDERGROUND ELEC., TELE., CABLE	UNDERGROUND ELEC., TELE., CABLE
OVERHEAD WIRE	OVERHEAD WIRE
GUY WIRE	GUY WIRE
UTILITY POLE W/NUMBER	UTILITY POLE W/NUMBER
LIGHT POLE	LIGHT POLE
ELECTRIC METER	ELECTRIC METER
SEWER MANHOLE	SEWER MANHOLE
SEWER LINE	SEWER LINE
WATER SHUTOFF	WATER SHUTOFF
WATER VALVE	WATER VALVE
WATER LINE	WATER LINE
SIGN	SIGN
WOOD FENCE	WOOD FENCE
SNOW FENCE	SNOW FENCE
RETAINING WALL	RETAINING WALL
CONCRETE SURFACE	CONCRETE SURFACE
E.P.	EDGE OF PAVEMENT
B.B.	BITUMINOUS BERM
BUILDING	BUILDING
TBM	TEMPORARY BENCHMARK
FLAG POLE	FLAG POLE
BIT.	BITUMINOUS SURFACE
P.W.	WOOD BOLLARD OR POST
V.P.	VENT PIPE SEWER
S.C.	SEWER CLEANOUT
O.F.C.	OIL FILLER CAP
F.F. ELEV.	FINISH FLOOR ELEVATION
T.C.	TOP OF CURB ELEVATION
B.C.	BOTTOM OF CURB ELEVATION
LSA	LANDSCAPE AREA
G.T.	PROPANE GAS TANK

REVISION			
NO.	DATE	DESCRIPTION	BY

PROJECT MGR: T.MEEHAN	DATE: OCTOBER 23, 2020
DRAWN: T.MEEHAN	CHECKED: L.MEEHAN
FIELD: T.MEEHAN & N.LANHAM	JOB NUMBER: 20012
FIELD BOOK: 117	SHEET: 1 OF 1
FILE: C:\PROJECTS\2020\20012\20012EX.DWG	

APPLICANT:
Town Administrator
Tracy Blais
 12 Kent Way
 Byfield, Ma. 01922
 Essex County



PROJECT TITLE:
Town of Newbury
Topographical-Detail
Survey
 #31 Plum Island Blvd.
 Newbury, Ma. 01951
 Essex County
 Assessors Map U-02 Parcel 192

PLAN TITLE:
Existing
Conditions
Plan

25 FORDHAM WAY, NEWBURY, MA. 01951
 Phone & Fax: (978) 463-4041
 Visit us on the WEB at WWW.ARCSEAINC.COM