

NOTES:

- 1) THE PURPOSE OF THIS PLAN TO SHOW THE AS-BUILT SITE CONDITIONS WITHIN LOTS 1A & 2A AND TO ACCOMPANY A REQUEST FOR CERTIFICATE OF COMPLIANCE WITH THE ROWLEY CONSERVATION COMMISSION.
- 2) ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3) PROJECT SOURCE BENCHMARK IS A MGS DISK IN A CONCRETE MONUMENT, RM8 (EL.=22.04 NGVD29, CONVERTED TO NAVD88), LOCATED ON THE BOSTON & MAINE RAILROAD APPROXIMATELY 1080 FEET NORTH OF RAILROAD AVENUE AT ROWLEY STATION; 27.9 FEET EAST OF THE RAIL; 15 FEET NORTH OF THE CENTERLINE OF OYSTER POINT ROAD. SAID BENCHMARK WAS OBTAINED FROM THE FEMA FLOOD INSURANCE RATE MAPS FOR ROWLEY.
- 4) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W. AND CONTRACTOR. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" BY DIALING 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 5) THE FEMA FLOOD ZONE AE (ELEVATION 13) SHOWN HEREON WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP, NUMBER 25009C0276G, DATED JULY 16, 2014.
- 6) WATER MAIN & SERVICE LINE SHOWN HEREON WERE COMPILED FROM SKETCHES PROVIDED BY THE CONTRACTOR.
- 7) AREAS BELOW ELEVATION 9.2'(NAVD88) (10'NGVD OF 1929) ARE LOCATED WITHIN THE PARKER RIVER-ESSEX BAY AREA OF CRITICAL ENVIRONMENTAL CONCERN.
- 8) AREAS OF COASTAL WETLANDS ON THIS PARCEL MAY BE SUBJECT TO A COASTAL WETLANDS RESTRICTION ORDER ADOPTED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND RECORDED IN DEED BOOK 6763, PAGE 311. SEE ALSO DEED BOOK 5690, PAGE 371.

ASSESSORS:

MAP 31, BLOCK 27, LOT A (5 BELLA WAY)
 MAP 31, BLOCK 27, LOT C (3 BELLA WAY)
 MAP 31, BLOCK 27, LOT D

ZONING:

COASTAL CONSERVATION DISTRICT

REFERENCES:

DEED BOOK 4041, PAGE 362
 DEED BOOK 38866, PAGE 429
 PLAN IN BOOK 41212, PAGE 507
 PLAN BOOK 472, PLAN 94
 PLAN BOOK 216, PLAN 58
 PLAN BOOK 212, PLAN 15

BELLA WAY

Rowley, Massachusetts 01969

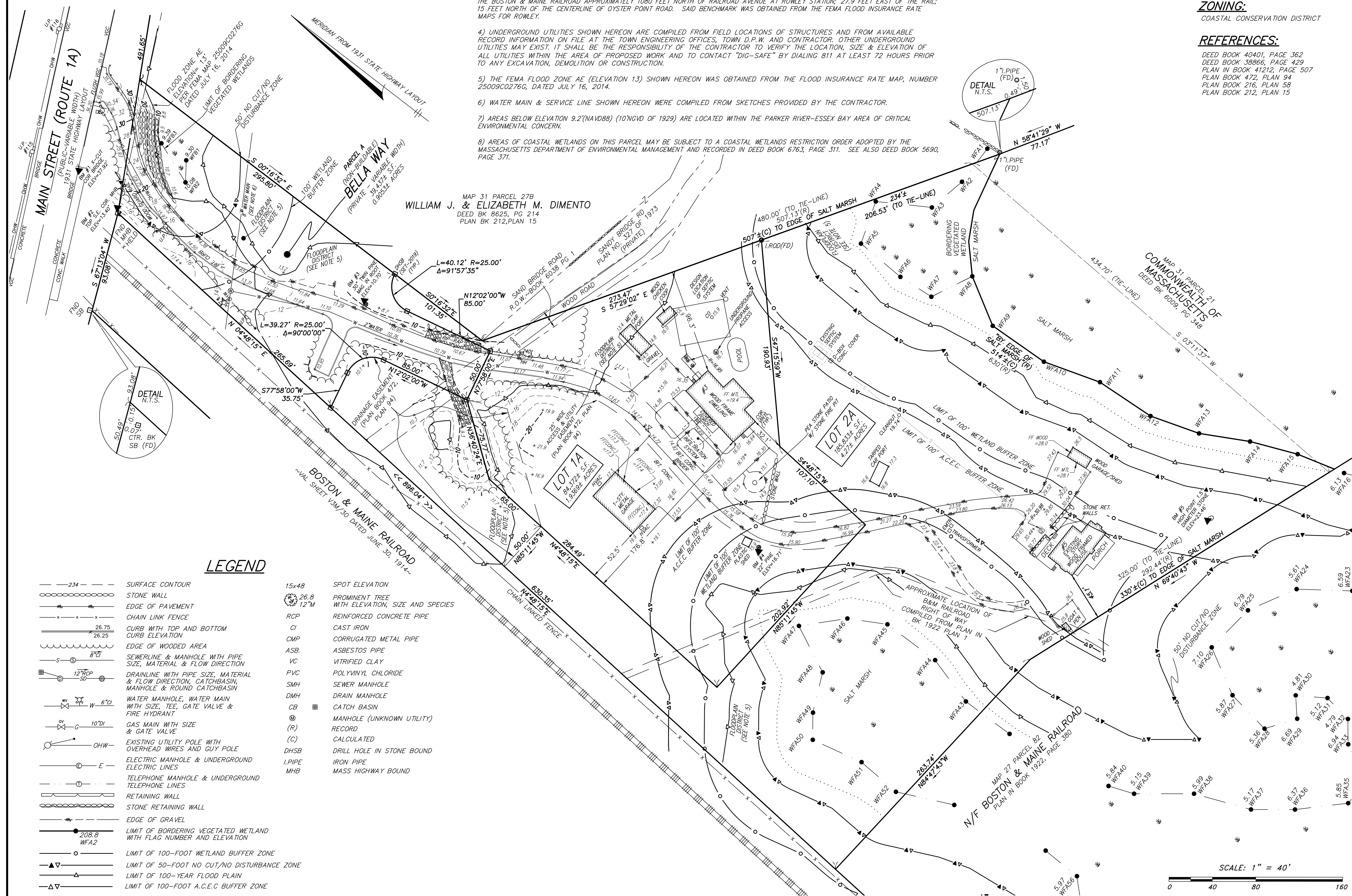
PREPARED FOR:

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LEGEND

- | | | | |
|-------------|---|-------|---|
| --- 234 --- | SURFACE CONTOUR | 15x48 | SPOT ELEVATION |
| ===== | STONE WALL | 26.8 | PROMINENT TREE WITH ELEVATION, SIZE AND SPECIES |
| -----x----- | EDGE OF PAVEMENT | 12" M | |
| -----x----- | CHAIN LINK FENCE | RCP | REINFORCED CONCRETE PIPE |
| -----x----- | CURB WITH TOP AND BOTTOM CURB ELEVATION | CI | CAST IRON |
| -----x----- | EDGE OF WOODED AREA | CMP | CORRUGATED METAL PIPE |
| -----x----- | SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION | ASB | ASBESTOS PIPE |
| -----x----- | DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN | VC | VITRIFIED CLAY |
| -----x----- | WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT | PVC | POLYVINYL CHLORIDE |
| -----x----- | GAS MAIN WITH SIZE & GATE VALVE | SMH | SEWER MANHOLE |
| -----x----- | EXISTING UTILITY POLE WITH OVERHEAD WIRES AND GUY POLE | DMH | DRAIN MANHOLE |
| -----x----- | ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES | CB | CATCH BASIN |
| -----x----- | TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES | M | MANHOLE (UNKNOWN UTILITY) |
| -----x----- | RETAINING WALL | (R) | RECORD |
| -----x----- | STONE RETAINING WALL | (C) | CALCULATED |
| -----x----- | EDGE OF GRAVEL | DHSB | DRILL HOLE IN STONE BOUND |
| -----x----- | LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION | I.P | IRON PIPE |
| -----x----- | LIMIT OF 100-FOOT WETLAND BUFFER ZONE | MHB | MASS HIGHWAY BOUND |
| -----x----- | LIMIT OF 50-FOOT NO CUT/NO DISTURBANCE ZONE | | |
| -----x----- | LIMIT OF 100-YEAR FLOOD PLAIN | | |
| -----x----- | LIMIT OF 100-FOOT A.C.E.C. BUFFER ZONE | | |

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 10/13/2023 DRAWN BY: PMC/EME
 SCALE: 1"=40' CHECK BY: JAE

CONSERVATION AS-BUILT PLAN OF LAND IN ROWLEY, MA

PL07.DWG: Oct 13, 2023 2:08 pm
 PAR: F:\DWG\30 Projects\21908-Planonon - Rowley\DWG
 DWG: 21908ab.dwg
 LAYOUT: AB
 SHEET: 1 OF 1
 PROJECT NO.: 21908