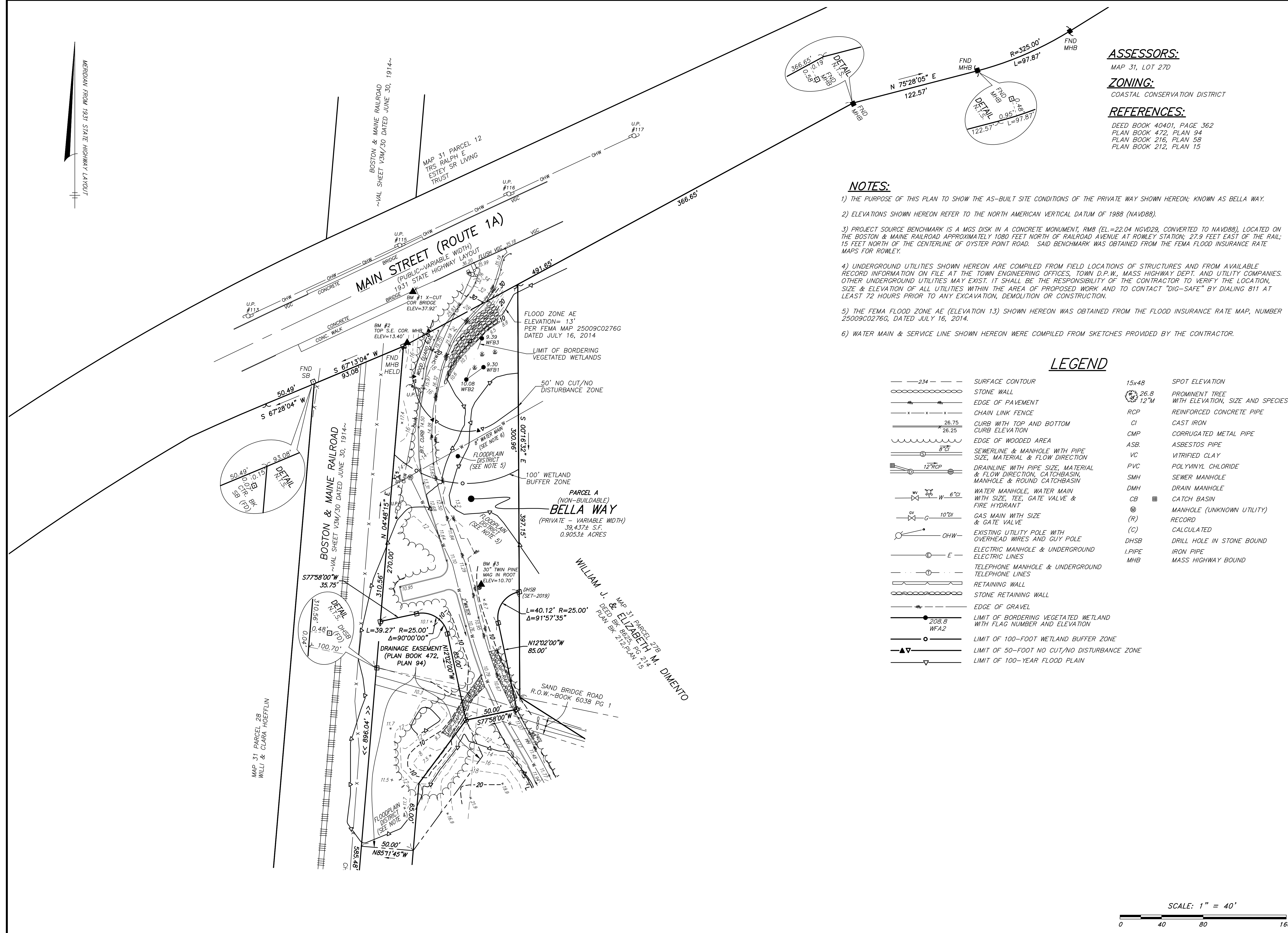


MERIDIAN FROM 1931 STATE HIGHWAY LAYOUT



ASSESSORS:
MAP 31, LOT 27D

ZONING:
COASTAL CONSERVATION DISTRICT

REFERENCES:
DEED BOOK 40401, PAGE 362
PLAN BOOK 472, PLAN 94
PLAN BOOK 216, PLAN 58
PLAN BOOK 212, PLAN 15

- NOTES:**
- 1) THE PURPOSE OF THIS PLAN TO SHOW THE AS-BUILT SITE CONDITIONS OF THE PRIVATE WAY SHOWN HEREON; KNOWN AS BELLA WAY.
 - 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, RMB (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., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. 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.

LEGEND

— 234 —	SURFACE CONTOUR	15x48	SPOT ELEVATION
— ○ —	STONE WALL	26.8	PROMINENT TREE WITH ELEVATION, SIZE AND SPECIES
— x — x — x —	EDGE OF PAVEMENT	12" M	
— x — x — x —	CHAIN LINK FENCE	RCP	REINFORCED CONCRETE PIPE
— 26.75 —	CURB WITH TOP AND BOTTOM CURB ELEVATION	CI	CAST IRON
— 26.25 —	EDGE OF WOODED AREA	CMP	CORRUGATED METAL PIPE
— 8" CI —	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	ASB	ASBESTOS PIPE
— 12" RCP —	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	VC	VITRIFIED CLAY
— W — 6" CI —	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	PVC	POLYVINYL CHLORIDE
— 10" DI —	GAS MAIN WITH SIZE & GATE VALVE	SMH	SEWER MANHOLE
— E —	EXISTING UTILITY POLE WITH OVERHEAD WIRES AND GUY POLE	DMH	DRAIN MANHOLE
— T —	ELECTRIC MANHOLE & UNDERGROUND TELEPHONE LINES	CB	CATCH BASIN
—	RETAINING WALL	⊙	MANHOLE (UNKNOWN UTILITY)
—	STONE RETAINING WALL	(R)	RECORD
—	EDGE OF GRAVEL	(C)	CALCULATED
—	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION	DHSB	DRILL HOLE IN STONE BOUND
—	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	I.P.I.P.E	IRON PIPE
—	LIMIT OF 50-FOOT NO CUT/NO DISTURBANCE ZONE	MHB	MASS HIGHWAY BOUND
—	LIMIT OF 100-YEAR FLOOD PLAIN		

BELLA WAY

Rowley, Massachusetts 01969

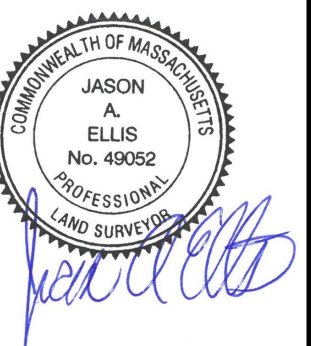
PREPARED FOR:

PAUL VORRIAS

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 8/10/23 DRAWN BY: PMC/EME
SCALE: 1"=40' CHECK BY: JAE

ROADWAY AS-BUILT PLAN OF LAND IN ROWLEY, MA

PLT.DWG: Aug 14, 2023 10:37 am
PAR: \\h0601a2-w01\dwg\30 Projects\21928- Plomodon - Rowley\DWG

DWG: 21902ab.dwg
LAYOUT: AB
SHEET: 1 OF 1
PROJECT NO.: 21908

