NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 4' GRAVEL WALKWAY, 2 CULVERTS, WOODEN WALKWAY, STAIR AND CONC PAD, GANGWAY AND FLOAT SYSTEMS LOCATION ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN SEPTEMBER 2022 AND AUGUST 2025.

ZONING LINE GRAPHICALLY COMPILED FROM PLAN BOOK 444 PLAN 70.

ELEVATIONS SHOWN HEREON ARE NAVD88 AS ESTABLISHED UTILIZING RTK GPS WITH MASCORS CORRECTION BROADCAST. CONTOURS ARE GENERATED FROM 2021 LIDAR DATA DOWNLOADED FROM THE NOAA DATA ACCESS VIEWER.

MHW AND MLW ARE APPROXIMATE AND TAKEN FROM PLAN BOOK 446 PLAN 81 AS CONVERTED FROM NGVD29 TO NAVD88 USING THE DIFFERENCE BETWEEN PUBLISHED ELEVATIONS ON THE RESPECTIVE DATUMS FOR NGS CONTROL POINT MY0393.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE(17.1) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C092F WHICH BEARS AN EFFECTIVE DATE OF 07/03/2012 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. FLOOD ZONE LIMITS SHOWN ARE TAKEN FROM MASS GIS DIGITAL LAYERS ON STATE PLANE COORDINATE SYSTEM WITH THE EXCEPTION OF THAT FLOOD LIMIT LABELED AS ELEVATION BASED.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF HAVERHILL ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

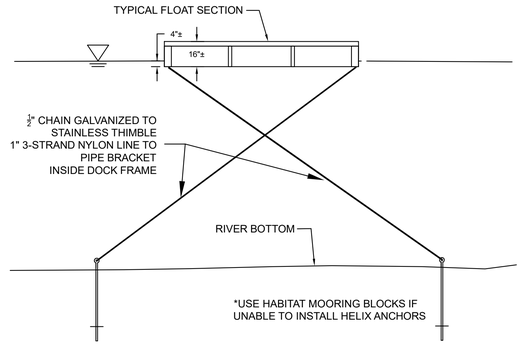
P.L.S. _____

EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

0 10 20 40
SCALE in FEET
1"=20'

*HMS 4450 HABITAT MOORING BLOCK
BASE WIDTH: 53" X 53"

HABITAT BLOCK DETIAL
NOT TO SCALE



NOTE: WEIGHTS TO BE ADDED AS NEEDED TO PREVENT FROM HITTING BOTTOM AT ALL TIDE CYCLES OR USE ELASTIC RODE IN SHALLOW ANCHORS

TYPICAL FLOAT SECTION
NOT TO SCALE

LOCUS TITLE INFORMATION

483 EAST BROADWAY

OWNER: ADAM & KARA SOTIRAKOPOULOS

DEED REFERENCE: BOOK 34969 PAGE 397

ASSESSORS: MAP 461 BLK 3 LOT 5G

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NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1"= 20'
VERT: N.A.

NO.	DATE	BY	REVISIONS
1	4/22/26	EJC	SHORTEN CULVERTS TO 6' / ADD REPLICATION AREAS

FIELD: JK/CO
CALCS: CO/EC
CHECKED: EJC
APPROVED: EJC

CONSERVATION PLAN

483 EAST BROADWAY

PLAN OF LAND IN
HAVERHILL, MASSACHUSETTS
SURVEYED FOR
ADAM SOTIRAKOPOULOS

PROJECT NO. 2024-483EBROADWAY
DATE: FEB 27, 2026
SHEET NO.
1 OF 1