

APPROVED BY THE IPSWICH  
PLANNING BOARD

**LEGEND**

- EOP EDGE OF PAVEMENT
- 39 1 FOOT CONTOUR
- 35 5 FOOT CONTOUR
- 30 2 FOOT CONTOUR MA GIS
- +39.3 SPOT ELEVATION
- TREELINE
- BORDERING VEGETATED WETLANDS
- +WFA7 WETLAND FLAG
- LIMIT OF BUFFER ZONE
- MANHOLE
- MONITORING WELL
- GRANITE CURB
- POST AND RAIL FENCE
- SWALE

DATE \_\_\_\_\_

**UNOFFICIAL SOILS INFORMATION**

DATE: JANUARY 27, 2021  
CONDUCTED BY: APRIL FERRARO, SE#2878

**TEST PIT TP-A**

0"-12" A<sub>p</sub> HORIZON: LOAMY SAND  
12"-15" B HORIZON: LOAMY SAND  
15"-97" LAYER C: GRAVELLY COARSE SAND

REDOX NOT OBSERVED  
WEEDING @ 91"

**TEST PIT TP-B**

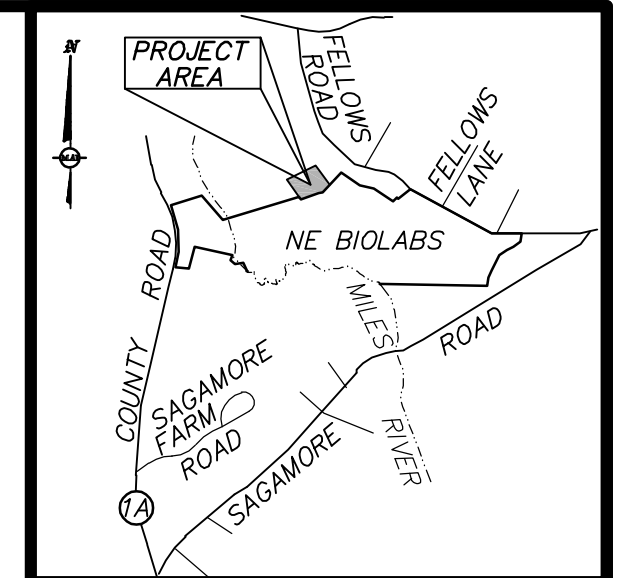
0"-12" A HORIZON: FINE SANDY LOAM  
12"-23" B HORIZON: FINE SANDY LOAM  
23"-34" LAYER C<sub>1</sub>: FINE SANDY LOAM  
34"-65" LAYER C<sub>2</sub>: SILT LOAM  
65"-102" LAYER C<sub>3</sub>: GRAVELLY SANDY LOAM

REDOX @ 52"  
WEEDING @ 98"

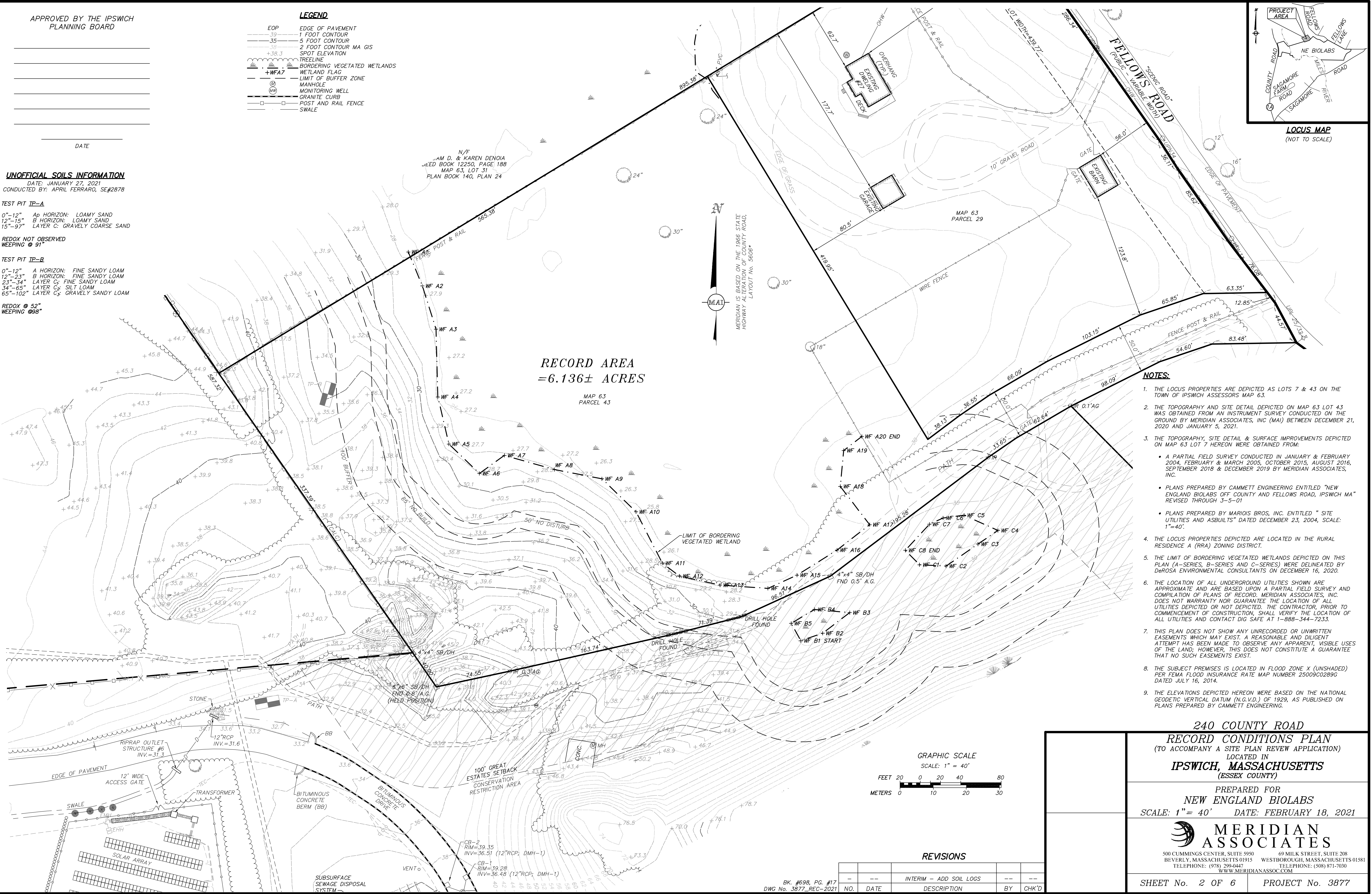
N/F  
JAMES D. & KAREN DENOIA  
DEED BOOK 12250, PAGE 188  
MAP 63, LOT 31  
PLAN BOOK 140, PLAN 24

**RECORD AREA  
= 6.136± ACRES**

MAP 63  
PARCEL 43

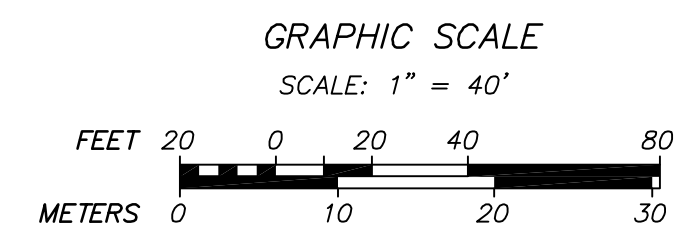


**LOCUS MAP**  
(NOT TO SCALE)



**NOTES:**

1. THE LOCUS PROPERTIES ARE DEPICTED AS LOTS 7 & 43 ON THE TOWN OF IPSWICH ASSESSORS MAP 63.
2. THE TOPOGRAPHY AND SITE DETAIL DEPICTED ON MAP 63 LOT 43 WAS OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC (MAI) BETWEEN DECEMBER 21, 2020 AND JANUARY 5, 2021.
3. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED ON MAP 63 LOT 7 HEREON WERE OBTAINED FROM:
  - A PARTIAL FIELD SURVEY CONDUCTED IN JANUARY & FEBRUARY 2004, FEBRUARY & MARCH 2005, OCTOBER 2015, AUGUST 2016, SEPTEMBER 2018 & DECEMBER 2019 BY MERIDIAN ASSOCIATES, INC.
  - PLANS PREPARED BY CAMMETT ENGINEERING ENTITLED "NEW ENGLAND BIOLABS OFF COUNTY AND FELLOWS ROAD, IPSWICH MA" REVISED THROUGH 3-5-01
  - PLANS PREPARED BY MARIOIS BROS, INC. ENTITLED "SITE UTILITIES AND ASBUITS" DATED DECEMBER 23, 2004, SCALE: 1"=40'.
4. THE LOCUS PROPERTIES DEPICTED ARE LOCATED IN THE RURAL RESIDENCE A (RRA) ZONING DISTRICT.
5. THE LIMIT OF BORDERING VEGETATED WETLANDS DEPICTED ON THIS PLAN (A-SERIES, B-SERIES AND C-SERIES) WERE DELINEATED BY DeROSA ENVIRONMENTAL CONSULTANTS ON DECEMBER 16, 2020.
6. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
7. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
8. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 2500900289G DATED JULY 16, 2014.
9. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AS PUBLISHED ON PLANS PREPARED BY CAMMETT ENGINEERING.



**240 COUNTY ROAD**  
**RECORD CONDITIONS PLAN**  
(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION)  
LOCATED IN  
**IPSWICH, MASSACHUSETTS**  
(ESSEX COUNTY)

PREPARED FOR  
**NEW ENGLAND BIOLABS**  
SCALE: 1" = 40' DATE: FEBRUARY 18, 2021

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 2 OF 6 PROJECT No. 3877

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
-	-	INTERIM - ADD SOIL LOGS	-	-

BK. #698, PG. #17  
DWG No. 3877\_REC-2021