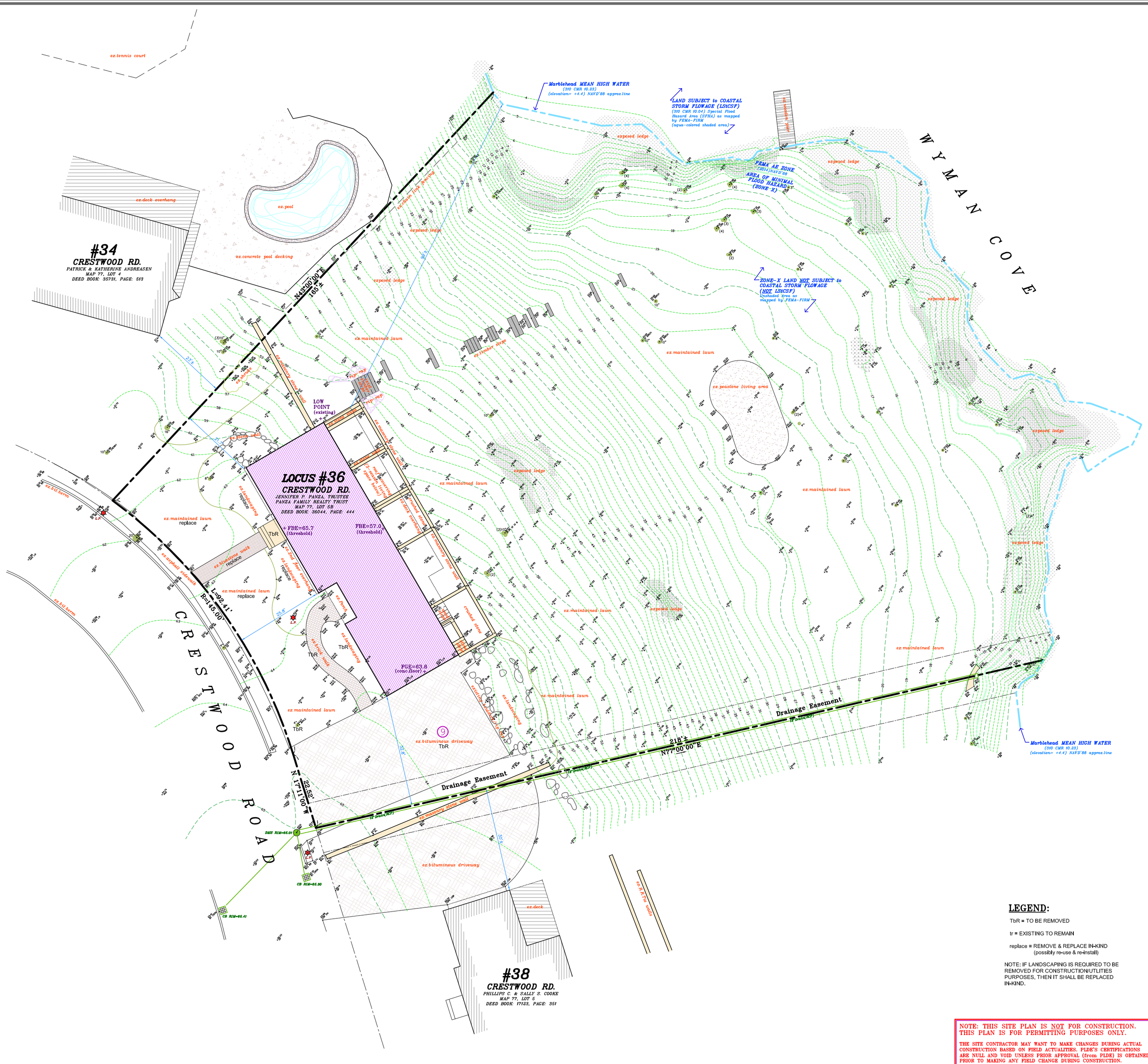

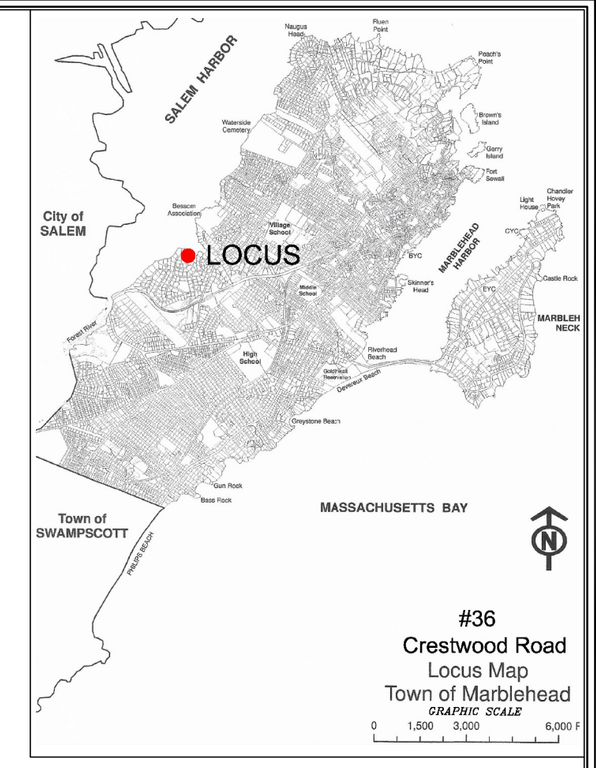

NOTES (applies to all sheets)

1. LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 77, LOT 5B. TOPOGRAPHY PER NORTH SHORE SURVEY CORP. (NSSC) ON-THE-GROUND FIELD SURVEY (January, 2020) DEED REFERENCE (RECORDED AT THE ESSEX COUNTY REGISTRY OF DEEDS): BOOK 36044, PAGE 444.

2. THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, DECK, DRIVEWAY, RETAINING WALLS, LAWN, WALKWAYS & STEPS, PATIOS, UTILITIES and LANDSCAPING.

3. ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).

4. LAND SUBJECT to COASTAL STORM FLOWAGE (LSCSF) 310 CMR 10.04 "MEANS LAND SUBJECT TO ANY INUNDATION CAUSED BY COASTAL STORMS UP TO AND INCLUDING THAT CAUSED BY THE 100-YEAR STORM, SURGE OF RECORD OR STORM OF RECORD, WHICHEVER IS GREATER".

AE-COASTAL ZONE (NO wave action, splash-over zone where stillwater elevations are defined by FEMA) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT" i.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (approximately a white line with aqua-colored shaded area landward of the VE-zone shown on the referenced panel and more specifically delineated as the AE-ZONE stillwater BFE elevation per actual field survey). **THE AE-COASTAL ZONE (for locus) SFHA WAS FIELD SURVEYED BY NSSC AS THE STILLWATER BFE TOPOGRAPHIC CONTOUR LINE (ELEVATION 12.0) AS DESIGNATED PER FEMA FIRM PANEL #25009C0419G DATED JULY 16, 2014.**

UNSHADED X-ZONE (and/or C-ZONE) ARE AREAS OF MINIMAL FLOOD HAZARD and ARE AREAS DEPICTED (on the FIRM MAP) ABOVE THE 500-YEAR FLOODPLAIN. **NOTE: AN UNSHADED X-ZONE DOES EXIST FOR THIS LOCUS AND ADJACENT TO THIS LOCUS. FEMA DOES NOT DESIGNATE A BFE FOR THIS UNSHADED X-ZONE. FEMA DOES NOT DESIGNATE A STILLWATER ELEVATION IN THIS UNSHADED X-ZONE (i.e. WAVE ENERGY IS DISSIPATED).**

NOTE: THIS PLAN BY NO MEANS CONSTITUTES A FEMA FLOOD CERTIFICATION (or A FEMA ELEVATION CERTIFICATE FOR THE DETERMINATION OF FLOOD INSURANCE). ADDITIONAL FIELD SURVEY AND OTHER WORK WOULD BE REQUIRED BY OTHERS FOR SUCH A CERTIFICATION.

5. WETLAND RESOURCE AREA: TOP OF COASTAL BANK (ToCB) DETERMINED BY PLDE BASED ON (a) TOPOGRAPHY, (b) LOWLANDS LAND SUBJECT TO TIDAL ACTION, (c) LAND SUBJECT TO COASTAL STORM FLOWAGE, (d) MassDEP POLICY #92-1 FIGURES #2 AND #3, and (e) FIELD OBSERVATION.

6. THE FOLLOWING NOTES PERTAIN TO THE UTILITIES (and OTHER IMPROVEMENTS) OUTSIDE OF THE BUILDINGS. UTILITIES INSIDE THE BUILDING SHALL BE LOCATED/DETERMINED & SPECIFIED BY OTHERS.

THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITY LINES (and/or UNDERGROUND CONDUITS) SINCE FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE-GROUND STRUCTURES ONLY (WITHOUT EXPLORATORY EXCAVATION TO UNCOVER UTILITIES). GROUND PENETRATING RADAR (GPR) SERVICE WAS NOT USED IN THE PREPARATION OF THIS PLAN. ELECTRICAL/MAGNETIC TRACING METHODS WERE ALSO NOT USED IN THE PREPARATION OF THIS PLAN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON A COMPILATION OF READILY AVAILABLE INFORMATION GIVEN TO THE FIELD SURVEYOR AT THE TIME OF THE PREPARATION OF THIS PLAN AND THE RECENT FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE THE FULL EXTENT OF THE UTILITY LINES. THE CONTRACTOR SHALL ALSO VERIFY IF UTILITY LINES ARE ABANDONED (and physically located in-place).

PLDE DOES NOT CERTIFY THE PHYSICAL CONDITION OF ANY EXISTING UTILITIES SINCE A TV CAMERA WAS NOT USED FOR INSPECTION. PRIOR TO ANY SITE WORK, THE SITE CONTRACTOR SHALL NOTIFY DIG-SAFE AND VERIFY LOCATIONS OF ALL UTILITY LINES WITHIN THE PROJECT AREA. PLDE ASSUMES NO RESPONSIBILITY (or LIABILITY) FOR ANY BROKEN (or DAMAGED) UTILITY LINES BEFORE, DURING OR FOLLOWNG SITE EXCAVATION (CONSTRUCTION).

7. STRUCTURAL ENGINEERING SHALL BE PERFORMED BY OTHERS. CONSTRUCTION SHALL ALSO BE PERFORMED BY OTHERS. PLDE ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP and STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLDE IS NOT RESPONSIBLE (or LIABLE) FOR THE STRUCTURAL INTEGRITY OF ANY EXISTING STRUCTURES (including repairs).

8. THIS SITE PLAN PREPARED BY THE DESIGN ENGINEER: PATROWICZ LAND DEVELOPMENT ENGINEERING (PLDE) DOES NOT NECESSARILY REPRESENT COMPLIANCE WITH ZONING BY-LAWS. PRIOR TO OBTAINING A BUILDING PERMIT, THE BUILDING INSPECTOR SHALL DETERMINE DEFINITIVE COMPLIANCE FOR PROPOSED STRUCTURES. BUILDING SETBACKS REQUIRE CONFIRMATION FROM THE BUILDING INSPECTOR PRIOR TO ANY DESIGN AND/OR CONSTRUCTION. WAIVERS AND/OR VARIANCES MAY BE REQUIRED (BASED UPON THE OPINION OF THE BUILDING INSPECTOR).

NOTE: THIS PLAN HAS BEEN REDUCED FROM THE ORIGINAL. THE ACTUAL SCALE OF THIS SITE PLAN IS: 1" = 20'

LEGEND:

TbR = TO BE REMOVED

tr = EXISTING TO REMAIN

replace = REMOVE & REPLACE IN-KIND (possibly re-use & re-install)

NOTE: IF LANDSCAPING IS REQUIRED TO BE REMOVED FOR CONSTRUCTION/UTILITIES PURPOSES, THEN IT SHALL BE REPLACED IN-KIND.

NOTE: THIS SITE PLAN IS NOT FOR CONSTRUCTION. THIS PLAN IS FOR PERMITTING PURPOSES ONLY.

THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES DURING ACTUAL CONSTRUCTION BASED ON FIELD ACTUALITIES. PLDE'S CERTIFICATIONS ARE NULL AND VOID UNLESS PRIOR APPROVAL (from PLDE) IS OBTAINED PRIOR TO MAKING ANY FIELD CHANGE DURING CONSTRUCTION.

ANY CHANGES TO THIS PLAN ALSO REQUIRE PRIOR AUTHORIZATION FROM THE MARBLEHEAD CONSERVATION COMMISSION PER THE ORDER OF CONDITIONS PERMIT.

EXISTING CONDITIONS
SURVEYED PLAN of LAND

to accompany a
SITE PLAN APPLICATION
to the
Marblehead Planning Board
for the construction of new
House/Deck Additions & Site Work
including house repairs/renovations,
new driveway, patio terraces, walks, steps, landscaping & retaining wall repairs
located at:

#36 Crestwood Road
Marblehead, MA

May 6, 2020
Plan Scale: 1" = 10'
Sheet 1 of 2

Datum: NAVD'88

0 2 4 6 8 10 20
GRAPHIC SCALE (in feet)
1 inch = 10 feet

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COMMONWEALTH OF MASSACHUSETTS
SCOTT IAN PATROWICZ
CIVIL
No. 33856
REGISTERED PROFESSIONAL ENGINEER

PLDE#16-22

S:\Data\LAND PROJECTS 4\Marblehead\PANZA #36 Crestwood Rd\!16-22\dwg\2020-05-06 MPB SITEPLANS.dwg