

- NOTES**
- LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 179, LOT 23. PROPERTY LINE AND TOPOGRAPHY PER NORTH SHORE SURVEY CORP. (NSSC) ON-THE-GROUND FIELD SURVEY (October, 2020). DEED REFERENCE (REGISTERED AT THE ESSEX COUNTY REGISTRY OF DEEDS): DEED BOOK 38865, PAGE 296.
 - THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, DETACHED GARAGE, DRIVEWAY, SEAWALL, LAWN, WALKWAYS & STEPS, PATIOS, UTILITIES AND LANDSCAPING.
 - ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).
 - LAND SUBJECT TO COASTAL STORM FLOWAGE (LSICSP) 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".

VE-COASTAL ZONE WITH VELOCITY HAZARD (wave action) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION" i.e. the 100-YEAR FLOODPLAN BOUNDARY LINE (black jagged line with aqua-colored shaded area as shown on the referenced panel). THE BASE FLOOD ELEVATION (BFE) ASSOCIATED WITH THIS VE-ZONE WAS DETERMINED BY FEMA'S HYDRAULIC ANALYSIS ASSUMING A WAVE HEIGHT OF 3-FOOT (or greater) ON TOP OF THE STILLWATER ELEVATION (for building code purposes and determination of flood insurance rates) IS LISTED AS ELEVATION 20 (for locus using NAVD'88 datum). PER FEMA: "THE OFFICIAL BFE (for a VE ZONE) IS THE STILLWATER ELEVATION PLUS WAVE RUNUP, or the WAVE CREST ELEVATION, whichever is greater". PER FEMA: "OBSTRUCTIONS SUCH AS BUILDINGS (seawalls) BREAK THE WAVES DISSIPATING WAVE ENERGY SO THAT THE WAVE HEIGHT AND BFE'S ARE REDUCED AS YOU GO INLAND". THE VE-COASTAL ZONE (for locus) SFHA WAS DIGITIZED BY NSSC USING BEST-FIT FIXED FEATURES FROM THE ERS AERIAL MAP FEMA PANEL #2500000430 DATED JULY 16, 2014. PLDE IS UNAWARE OF DATA FOR SURGE OF RECORD. PLDE IS UNAWARE OF DATA FOR STORM OF RECORD.

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 FLOODPLAN 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 shoreline BFE elevation per actual field survey). NOTE: AE-ZONES DO NOT EXIST FOR THIS LOCUS AND/OR ADJACENT TO THIS LOCUS. FOR THIS LOCUS, FEMA DID NOT DELINEATE A SFHA AE-ZONE (THUS NO BFE, NOR STILLWATER ELEVATION EXIST LANDWARD OF THE EXISTING VE-ZONE).

SHADED X-ZONE (and/or B-ZONE) ARE AREAS OF MODERATE FLOOD HAZARD AND ARE AREAS DEPICTED (on the FIRM MAP) BETWEEN THE 100-YEAR AND 500-YEAR FLOODPLANS. NOTE: SHADED X-ZONES (and/or B-ZONES) DO NOT EXIST FOR THIS LOCUS AND/OR ADJACENT TO THIS LOCUS.

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) MARSH/POLE POLICY #20-1 FIGURE 4A, and (e) FIELD OBSERVATION. NOTE: THERE ARE NO INLAND BORDERING VEGETATED WETLANDS (BVW) FOR LOCUS AND/OR ADJACENT TO LOCUS.

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. THE CONTRACTOR MAY UTILIZE EXISTING UTILITIES FOR SERVICE (assuming they comply with Town/State codes, regulations and specifications).

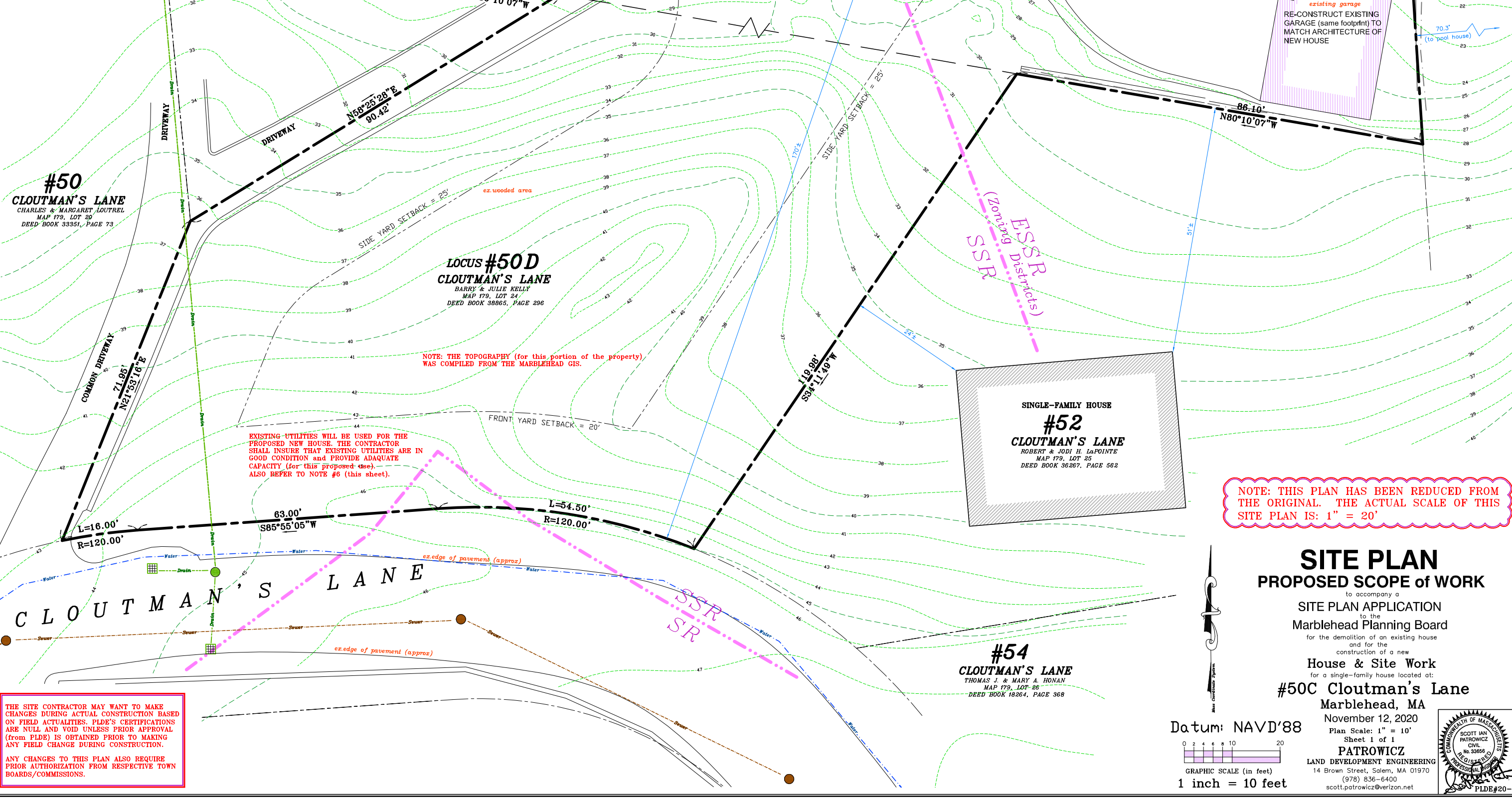
THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITY LINES (and/or UNDERGROUND CONDUITS) SINCE FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE-GROUND STRUCTURES ONLY (WITHOUT EXPLORATORY EXCAVATION TO UNCOVER UTILITIES). GROUND PENETRATING RADAR (GPR) SERVICE WAS NOT USED IN THE PREPARATION OF THIS PLAN. ELECTRICAL/MAGNETIC 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 COMPILED OF RECENTLY 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 FOLLOWING SITE EXCAVATION (CONSTRUCTION), NOR FOR ANY RE-USED and/or PROPOSED NEW UTILITIES.

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: A LANDSCAPE PLAN (showing screening along property lines) SHALL BE SUBMITTED (to the Planning Board administrator and the Conservation Commission agent) ONE-MONTH PRIOR TO INSTALLATION OF LANDSCAPING AND HARDSCAPE.



ZONING DISTRICT: SESR

(Shoreline Expanded Single-Residence)

	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA:	35,000±SF	47,300±SF***	47,300±SF***
FRONTAGE:	100 feet	133.50 feet	133.50 feet
FRONT YARD:	20 feet	208±feet	170±feet
SIDE YARD:	25 feet	25.6 feet	25.2 feet
REAR YARD:	25 feet*	51±feet	78±feet
BLDG. HEIGHT**:	30 feet	24.3±feet	30±feet

* 25 feet = required waterfront setback (applies for this project)

** measured from lowest point (existing or proposed elevation, whichever is lower, to be confirmed by the Marblehead Building Inspector)

*** Lot area is measured to Mean High Water

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

SITE PLAN PROPOSED SCOPE OF WORK

to accompany a
SITE PLAN APPLICATION
to the
Marblehead Planning Board

for the demolition of an existing house
and for the
construction of a new

House & Site Work
for a single-family house located at:

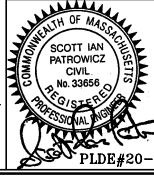
#50C Cloutman's Lane
Marblehead, MA

November 12, 2020

Plan Scale: 1" = 10'

Sheet 1 of 1

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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 (OFFERED PRIOR) IS OBTAINED PRIOR TO MAKING ANY FIELD CHANGE DURING CONSTRUCTION.

ANY CHANGES TO THIS PLAN ALSO REQUIRE PRIOR AUTHORIZATION FROM RESPECTIVE TOWN BOARDS/COMMISSIONS.