

# LEGEND

TBR = TO BE REMOVED  
EXR = EXISTING TO REMAIN  
R = 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. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE MGC AGENT ONE-MONTH PRIOR TO PLANTING.

# #28

PEQUOT ROAD  
ANDREW A. & NICOLE D. THOMPSON  
MAP 103, LOT 4  
DEED BOOK 39989, PAGE 534



# #24

PEQUOT ROAD  
WILLIAM H. DORLING & RIZABETH BREUHAKS  
MAP 103, LOT 2  
DEED BOOK 31454, PAGE 482

THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES DURING ACTUAL CONSTRUCTION BASED ON FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS PRIOR TO MAKING ANY CHANGES TO THIS PLAN. ANY CHANGES TO THIS PLAN SHALL BE SUBMITTED TO THE MGC AGENT ONE-MONTH PRIOR TO PLANTING.

# NOTES

(Applies to all sheets)

- LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 103, LOT 3. TOPOGRAPHY PER NORTH SHORE SURVEY CORP. (NSSD) ON-THE-GROUND FIELD SURVEY (February, 2021) DEED REFERENCE (RECORDED AT THE ESSEX COUNTY REGISTRY OF DEEDS); BOOK 39450, PAGE 276.
- THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, ASPHALT DRIVEWAY, RETAINING WALLS (Masonry Stone), SHED, LAWN, WALKWAYS & STEPS (Concrete), PATIO (Gravel), UTILITIES AND LANDSCAPING.
- ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).
- LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCF) 310 CHR 10.04 MEANS LAND SUBJECT TO ANY INUNDATION CAUSED BY COASTAL STORMS UP TO AND INCLUDING THAT CAUSED BY THE 100-YEAR STORM, SHRE OF RECORD OR STORY OF RECORD, WHICHEVER IS GREATER.

AC-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 blue-colored shaded area landward of the V-zone shown on the referenced plan and more specifically delineated as the AC-ZONE stillwater BRE elevation per actual field survey). THE AC-COASTAL ZONE (or flood) SFHA WAS FIELD SURVEYED BY NSCC AS THE STILLWATER BRE TOPOGRAPHIC CONTOUR LINE (ELEVATION 12.0) AS DESIGNATED PER FEMA FIRM PANEL #250904919G DATED JULY 16, 2014.

UNSHADDED X-ZONE (and/or C-ZONE) ARE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT-ANNUAL-CHANCE (or 500-YEAR) FLOOD. NOTE: AN UNSHADDED X-ZONE DOES EXIST FOR THIS LOCUS AND ADJACENT TO THIS LOCUS. FEMA DOES NOT DESIGNATE A BRE FOR THIS UNSHADDED X-ZONE. FEMA DOES NOT DESIGNATE A STILLWATER ELEVATION IN THIS UNSHADDED X-ZONE (i.e. WAVE ENERGY IS DISPERSED).

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.

- WETLAND RESOURCE AREA, TOP OF COASTAL BANK (TCB) DETERMINED BY PLOE BASED ON (C) TOPOGRAPHY (b) LOWLANDS LAND SUBJECT TO TIDAL ACTION (L) LAND SUBJECT TO COASTAL STORM FLOWAGE. (d) Wetland Policy #92-1 FIGURES #2 & #3, and (e) FIELD OBSERVATION.
- 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. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES 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).

- STRUCTURAL ENGINEERING SHALL BE PERFORMED BY OTHERS. CONSTRUCTION SHALL ALSO BE PERFORMED BY OTHERS. PLOE ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP AND STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLOE IS NOT RESPONSIBLE (or LIABLE) FOR THE STRUCTURAL INTEGRITY OF ANY EXISTING STRUCTURES (including repairs). NOTE: DETAILED MEASUREMENTS OF STRUCTURES ARE NECESSARY IN ORDER TO PREPARE CONSTRUCTION DOCUMENTS.
- THIS SITE PLAN PREPARED BY THE DESIGN ENGINEER, PATROWICZ LAND DEVELOPMENT ENGINEERING (PLOE) DOES NOT NECESSARILY REPRESENT COMPLIANCE WITH ZONING BY-LAWS. PRIOR TO OBTAINING A BUILDING PERMIT, THE BUILDING INSPECTOR SHALL DETERMINE DEFINING COMPLIANCE FOR PROPOSED STRUCTURES. BUILDING SETBACKS REQUIRE CONFORMANCE FROM THE BUILDING INSPECTOR PRIOR TO ANY DESIGN AND/OR CONSTRUCTION. VARIANCES AND/OR VARIANCES MAY BE REQUIRED (BASED UPON THE OPINION OF THE BUILDING INSPECTOR).

# EXISTING CONDITIONS SURVEYED PLAN OF LAND (with Demolition Notes)

to accompany a  
SITE PLAN APPLICATION  
to the  
Marblehead Planning Board  
for  
House-Deck Additions,  
Re-Construction/Repairs & Renovations  
and Site Work/Landscaping  
located at:  
#26 Pequot Road  
Marblehead, MA

Date: NAVD'88  
April 5, 2021  
Plan Scale: 1" = 10'  
Sheet 1 of 2  
PATROWICZ  
LAND DEVELOPMENT ENGINEERING  
14 Brown Street, Springfield, MA 01107  
scott.patrowicz@pequotma.net

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

