

MARBLEHEAD HARBOR

NOTES

- LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 918, LOT 3. PROPERTY LINE & TOPOGRAPHY per NORTH SHORE SURVEY CORP. (NISC) ON-THE-GROUND FIELD SURVEY (March, 2023). DEED REFERENCE (REGISTERED AT THE ESSEX COUNTY REGISTRY OF DEEDS): CERTIFICATE 96491, DOCUMENT 643498 and BOOK 41512, PAGE 213.
- THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, OCEAN-SIDE DECK, DETACHED GARAGE, ASPHALT DRIVEWAY (with coating of peastone on top), SEAWALL, RETAINING WALLS, CONCRETE DRAINAGE OUTLET/SWALES, WALKWAYS, PATIOS & STEPS, UTILITIES, LAWN AND LANDSCAPING.
- ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).
- LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) 310 CMR 10.04 "MANS 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 FLOODPLAIN BOUNDARY LINE (black jagged line with open-colored shaded area as shown on the referenced panels). THE BASE FLOOD ELEVATION (BFE) ASSOCIATED WITH THIS VE-ZONE WAS DETERMINED BY FEMA'S HYDRAULIC ANALYSIS ASSUMING A WAVE HEIGHT OF 3- FEET (or greater) ON TOP OF THE STILLWATER ELEVATION (for building code purposes and determination of flood insurance rates) IS LISTED AS ELEVATION 16 (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 NSIC USING BEST-FIT FIXED FEATURES FROM THE ERS AERIAL MAP FEMA FIRM PANELS #2509004390 and #2509005520 DATED JULY 16, 2014. PLE IS UNAWARE OF DATA FOR SURGE OF RECORD. PLE IS UNAWARE OF DATA FOR STORM OF RECORD.

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.

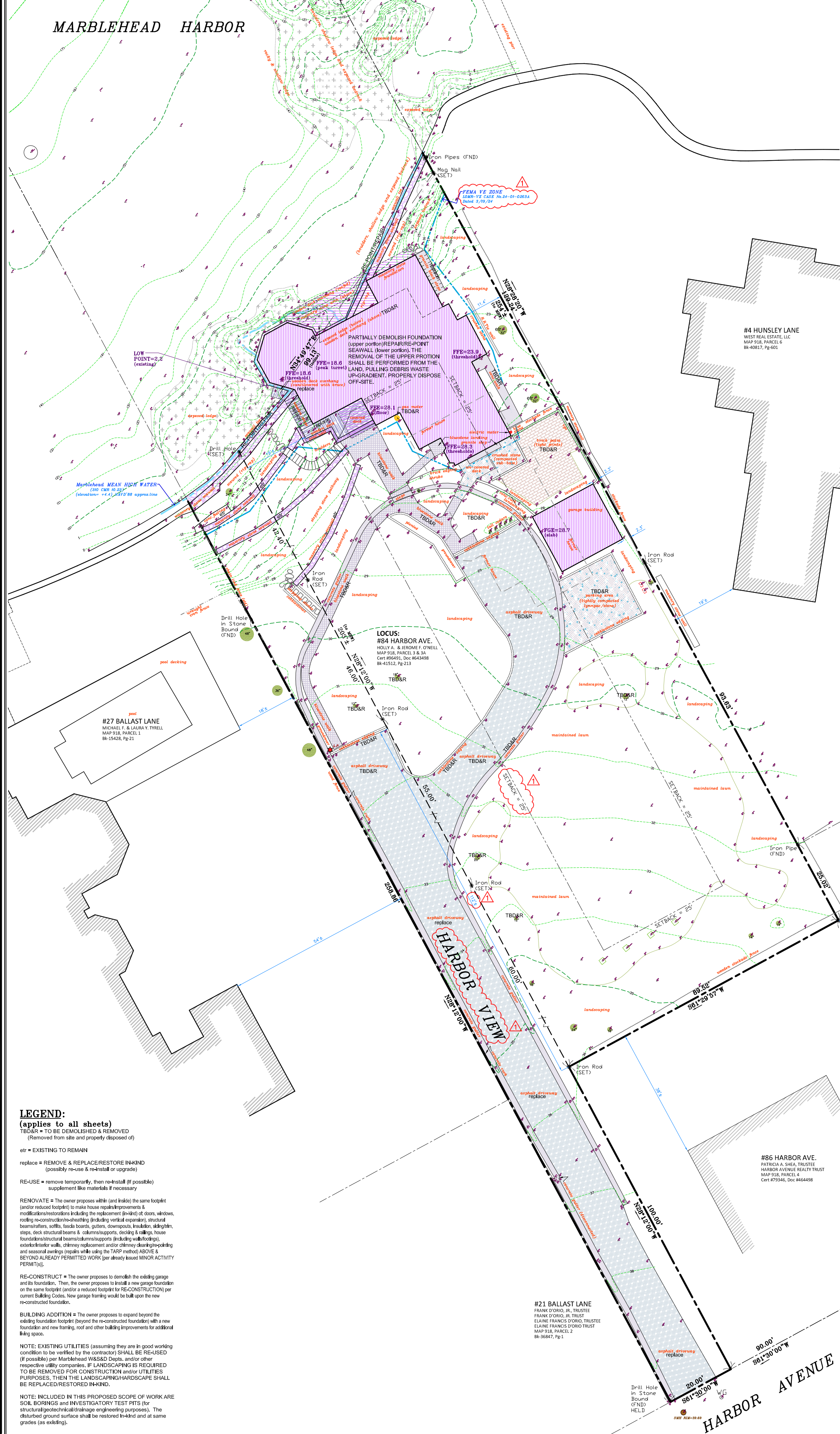
5. THE FOLLOWING NOTES PERTAIN TO THE UTILITIES (and OTHER IMPROVEMENTS) OUTSIDE OF THE BUILDINGS. UTILITIES INSIDE THE BUILDING SHALL BE LOCATED/DETERMINED & SPECIFIED BY OTHERS.

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 COMPILED 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).

PLE 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. PLE ASSUMES NO RESPONSIBILITY (or LIABILITY) FOR ANY BROKEN (or DAMAGED) UTILITY LINES BEFORE, DURING OR FOLLOWING SITE EXCAVATION (CONSTRUCTION).

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

7. THIS SITE PLAN PREPARED BY THE DESIGN ENGINEER: PATROWICZ LAND DEVELOPMENT ENGINEERING (PLE) 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).



LEGEND:
(applies to all sheets)
TBD&R = TO BE DEMOLISHED & REMOVED
(Removed from site and properly disposed of)

etr = EXISTING TO REMAIN

replace = REMOVE & REPLACE/RESTORE IN-KIND
(possibly re-use & re-install or upgrade)

RE-USE = remove temporarily, then re-install (if possible)
supplement like materials if necessary

RENOVATE = The owner proposes within (and inside) the same footprint (and/or reduced footprint) to make house repairs/improvements & modifications/restorations including the replacement (in-kind) of doors, windows, roofing/re-construction/repairing (including vertical expansion), structural beam/stringers, soffits, fascia boards, gutters, downspouts, insulation, siding/trim, steps, deck structural beams & columns/supports, decking & railings, house foundations/structural beams/columns/supports (including wall/footings), exterior/interior walls, chimney replacement and/or chimney cleaning/pointing and seasonal savings repairs while using the TARP method; ASIDE & BEYOND ALREADY PERMITTED WORK (per already issued MINOR ACTIVITY PERMIT(S)).

RE-CONSTRUCT = The owner proposes to demolish the existing garage and its foundation. Then, the owner proposes to install a new garage foundation on the same footprint (and/or a reduced footprint for RE-CONSTRUCTION) per current Building Codes. New garage framing would be built upon the new re-constructed foundation.

BUILDING ADDITION = The owner proposes to expand beyond the existing foundation footprint (beyond the re-constructed foundation) with a new foundation and new framing, roof and other building improvements for additional living space.

NOTE: EXISTING UTILITIES (assuming they are in good working condition to be verified by the contractor) SHALL BE RE-USED (if possible) per Marblehead W&S&D Depts. and/or other respective utility companies. IF LANDSCAPING IS REQUIRED TO BE REMOVED FOR CONSTRUCTION AND/OR UTILITIES PURPOSES, THEN THE LANDSCAPING/HARDSCAPE SHALL BE REPLACED/RESTORED IN-KIND.

NOTE: INCLUDED IN THIS PROPOSED SCOPE OF WORK ARE SOIL BORINGS AND INVESTIGATORY TEST PITS (for structural/geotechnical/drainage engineering purposes). The disturbed ground surface shall be restored in-kind and at same grades (as existing).

MODIFIED EXISTING CONDITIONS SURVEYED PLAN OF LAND

(with Demolition Notes)

to accompany a SITE PLAN APPLICATION to the Marblehead Planning Board for the Partial Demolition of an EXISTING Single-Family House and Pool and for the construction of a NEW Single-Family House & Pool and Site Work/Landscaping located at:

#84 Harbor Avenue

Marblehead, MA
October 11, 2023

Rev #1: April 4, 2024

Plan Scale: 1" = 20'
Sheet 1 of 2

PATROWICZ
LAND DEVELOPMENT ENGINEERING
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DATE: 10/11/23
SCALE: 1" = 20'
DRAWN BY: SCOTT PATROWICZ
CHECKED BY: PATROWICZ
DATE: 10/11/23

PLD#23-08

S:\Data\LAND PROJECTS 4\Marblehead\ONEILL #84 Harbor Avenue\23-08\dwg\2024-04-04 MPB MODIFIED SITEPLAN(s) 20scale.dwg