

STACKYARD ROAD

LEGEND

- MH ○ MANHOLE
- ⊙ WELL
- ⊕ UTILITY POLE
- ≡ WETLANDS
- △ WETLAND FLAG
- STONE BOUND
- — — — — PROPERTY LINE
- - - - - CONTOUR LINE
- ~~~~~ TREE OR BRUSH LINE

ZONING DISTRICT – SINGLE FAMILY

- REFERENCES:
- 1) Deed Book 33595 Page 53
 - 2) "Site Plan, 151 Stackyard Road, Rowley, MA, Prepared For Robert Cianfrocca, by Kane Land Surveyors, September 10, 2014"

New foundation to have flood vents per Building Code requirements.
 Architect to verify that the proposed foundation conforms to the approved Conservation Commission plan prior to any construction.

Suggested dumpster location – must be outside of flood zone.

Realign walkway to meet new entrance

Elevation 13 is limit of AE Zone and land subject to coastal storm flowage and top of coastal bank.

Elevation 9.2 (on this plan datum) is the limit of ACEC

Demo ex. Unit 1 down to first floor level. Construct 1&2 story addition.

Limit of salt marsh resource area

Elevation 9.2 (on this plan datum) is the limit of ACEC

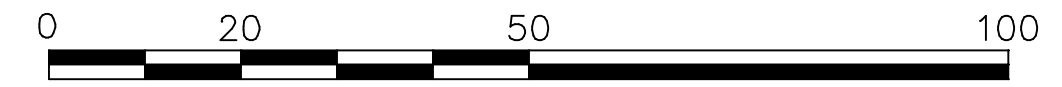
ELEVATION DATUM – NAVD

**PROPOSED SITE PLAN
 151 STACKYARD ROAD
 ROWLEY, MASSACHUSETTS**

Prepared By
 LeBlanc Survey Associates, Inc.
 161 Holten Street
 Danvers, MA 01923
 (978) 774-6012

January 29, 2024 Scale: 1"=20'

HOR. SCALE IN FEET



APPROXIMATE PROPERTY LINE (TYPICAL)
120.00'

159'±

85.00'

110

32.00'

50.00'

108

107

52.00'

106

35.00'

105

12.0'±

104

65.00'

103

102

101

100

RESOURCE AREA MITIGATION: Provide 1000± sf of resource area mitigation. Convert existing lawn area to native, salt tolerant shrubs. Suggested species include bayberry, high bush blueberry, black or red chokeberry, elderberry, shadbush or virginia rose or other native species. (Owner selection based on nursery stock availability)

Install a total of 20 shrubs, 2-3 feet high, approximately 5 feet on center. Dig plant pit within existing grass. Cease mowing after installation and allow lawn area to naturalize.

Vent Pipe

MH ○
MH ○

25' NO BUILD ZONE

Fireplace

Shed

Well

New entryway

UNIT 1
#151 Dwelling

Prop. Deck Above

UNIT 2

Deck

Crawl Space

10" Conc. Pier

Prop. Deck Above

Prop. Cantilever Balconies

Conc. Bound W/Iron Rod (Fnd-Held)

12.0'±

105

104

103

102

101

100

99

98

97

96

95

94

93

92

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