

November 20, 2020

Chris Bertoni
Conservation Administrator
Manchester-By-The-Sea Conservation Commission
10 Central Street
Manchester by the Sea, MA 01944

A&M Project #: 2725-01
Re: MassDEP File # 39-0834
**ANRAD Supplemental
Information**
School Street
Assessors Map 43, Lots 18
Manchester by the Sea, MA 01944

Dear Ms. Bertoni:

On behalf of the applicant, SLV School Street, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this supplemental information for the current Abbreviated Notice of Resource Area Delineation (ANRAD), MassDEP File 39-0834, being considered by the Commission.

The supplemental information includes data to confirm the delineation of the following additional resources: Mean Annual High Water (MAHW) of Sawmill Brook and the associated Riverfront Areas located on 0 School Street, Manchester by the Sea, MA (Assessors Map 43, Lot 18).

Enclosed please find eight (8) full packages of the supplemental information, including an updated WPA Form 4A, an updated narrative and wetland report, MAHW Report and the stamped and signed updated Existing Conditions Plan by A&M showing the resource areas. A check for the additional \$1,290.00 By-Law Filing Fee will be forwarded to your office under separate cover.

Allen & Major Associates, Inc. looks forward to discussing the application at the next Conservation Commission public hearing on November 24, 2020. Please let us know the time of the hearing. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (781) 935-6889.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.



Carlton M. Quinn, PE
Senior Project Manager



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Manchester
City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

0 School Street

a. Street Address

Manchester

b. City/Town

01730

c. Zip Code

Latitude and Longitude:

42°35'38.73"N

d. Latitude

70°46'4.61"W

e. Longitude

Map 43

f. Assessors Map/Plat Number

Lot 18

g. Parcel /Lot Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Geoff

a. First Name

Engler

b. Last Name

SLV School Street, LLC

c. Organization

257 Hillside Avenue

d. Mailing Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

617-405-3825

h. Phone Number

N/A

i. Fax Number

gengler@s-e-b.com

j. Email Address

3. Property owner (if different from applicant):

Andrew

a. First Name

Brown

b. Last Name

N/A

c. Organization

16 Crooked Lane

d. Mailing Address

Manchester

e. City/Town

MA

f. State

02169

g. Zip Code

N/A

h. Phone Number

N/A

i. Fax Number

N/A

j. Email Address

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Carlton

a. Contact Person First Name

Quinn

b. Contact Person Last Name

Allen & Major Associates, Inc.

c. Organization

100 Commerce Way, Suite 5

d. Mailing Address

Woburn

e. City/Town

MA

f. State

01801

g. Zip Code

781-935-6889

h. Phone Number

781-935-2896

i. Fax Number

cquinn@allenmajor.com

j. Email Address

Fees will be calculated for online users.

5. Total WPA Fee Paid (from attached ANRAD Wetland Fee Transmittal Form):

\$2,000.00

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 4,010±
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. ☒ MassDEP BVW Field Data Form (attached)
 - b. ☐ Other Methods for Determining the BVW boundary (attach documentation):
 1. ☐ 50% or more wetland indicator plants
 2. ☐ Saturated/inundated conditions exist
 3. ☐ Groundwater indicators
 4. ☐ Direct observation
 5. ☐ Hydric soil indicators
 6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

<u>Isolated Vegetated Wetland (IVW)</u>	<u>540+/-</u>
a. Resource Area	b. Linear Feet Delineated
<u>Mean Annual High Water (MAHW)</u>	<u>1,290+/-</u>
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ ANRAD (Delineation Plans only)
2. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Manchester
City/Town

D. Fees

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

#1004

2. Municipal Check Number

9/24/2020

3. Check date

#1007

4. State Check Number

9/24/2020

5. Check date

SLV School Street, LLC

6. Payor name on check: First Name

N/A

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Manchester
City/Town

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

6. Date

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

0 School Street
Map 43, Lot 18

\$987.50

c. Fee amount

Manchester

b. City/Town

#

d. Check number

2. Applicant:

Geoff

a. First Name

Engler

b. Last Name

SLV School Street

c. Company

257 Hillside Avenue

d. Mailing Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

617-276-7261

h. Phone Number

3. Property Owner (if different):

Andrew

a. First Name

Brown

b. Last Name

N/A

c. Company

16 Crooked Lane

d. Mailing Address

Manchester

e. City/Town

MA

f. State

02494

g. Zip Code

N/A

h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	N/A	N/A	N/A
		a. feet of BVW	x \$2.00 =	b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	4,010±	\$8,020	\$2,000 (MAX)
		a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	N/A	N/A	N/A
		a. linear feet	x \$2.00 =	b. Fee
4. <input checked="" type="checkbox"/>	all other projects	540+/- (IVW) & 1,290+/- (MAHW)	N/A	N/A
			x \$2.00 =	b. Fee
Total Fee for all Resource Areas:				\$2,000 (MAX)

Fee

State share of filing fee:

\$987.50

5. 1/2 of total fee **less** \$12.50

City/Town share of filing fee:

\$1,012.50

6. 1/2 of total fee **plus** \$12.50

☐ **Online users:** check box if fee exempt.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

ANRAD Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Narrative

Existing Conditions

On behalf of the applicant, SLV School Street, Allen & Major Associates, Inc. (A&M) is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) for review. This ANRAD is submitted to the Town of Manchester by the Sea's Conservation Commission under the Massachusetts Wetlands Protection Act and its implementing regulations (310 CMR 10.00) & the Manchester by the Sea Wetlands Regulation. The submission is to confirm the delineation of the following resources: Bordering Vegetated Wetlands (BVW), Isolated Vegetated Wetlands (IVW) and off-site Mean Annual High Water (MAHW) of Sawmill Brook on the 23.72-acre lot at 0 School Street (Manchester by the Sea Assessors Map 43, Lot 18). The site is boarded by Old School Street to the north and west, School Street to the east, and Yankee Division Highway to the south. The resource areas have been delineated and described in various reports and letters by Goddard Consulting, LLC. The property is undeveloped and consist of wooded areas, and wetlands.

In November of 2019, Goddard Consulting delineated the resources of BVW & IVW and in November of 2020 delineated the MAHW onsite and offsite in accordance with the MA DEP Wetlands Protection Regulations (310 CMR 10.00). Descriptions of the resource areas can be found in the wetland reports by Goddard Consulting, included in this report. The resource areas of BVW & IVW were marked with blue flagging, the resource area MAHW was marked with pink flagging, and flag locations were picked up by instrument survey. Shown on the attached plan is the BVW, IVW and MAHW flag locations as well as the 100 ft. inner riparian and 200 ft. outer riparian Riverfront Areas (RFA).

Also included in this filing are exhibits which illustrate the existing conditions of the parcel including: a USGS Map, aerial photo, FEMA FIRM Map, Priority & Estimated Habitats Map, Core Habitat Map, Critical Natural Landscape Map, MA GIS Wetlands Map, & Assessor's Tax Map. A copy of the existing conditions plan is also included in the submission.

Descriptions of the resources onsite:

BVW

BVW has been delineated in three (3) areas on the site. Wetland flags WF-A1 through WF-A72 span from the northeastern property line along School Street to the western property line in a southwestern direction. Wetland flags WF-B1 through WF-B32 are located at the southwestern corner of the site along the Yankee Division Highway. Wetland Flags WF-D1 through WF-D19 are located just north of the site.

- **Associated with the site the ANRAD is looking to confirm the BVW flags WF-A1 through WF-A72, WF-B1 through WF-B32, and WF-D1 through WF-D19.**

IVW

IVW has been delineated on the gravel path at the center of the site.

- **Associated with the site the ANRAD is looking to confirm the IVW flags WF-C1 through WF-C24.**

MAHW

MAHW has been delineated off-site to north of the property along the banks of Sawmill Brook, as well as the

on-site associated RFA.

- **Associated with the site the ANRAD is looking to confirm the off-site MAHW flags R1-21, R101-R121, R-201-216 as well as the associated on-site RFA.**

Environmental Due Diligence

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map was reviewed and showed no flood plains on site. Land to the north and east of the site is categorized as Zone A, with a 1% annual chance of flooding with no determined flood elevation. See Exhibit 3 and reports from Goddard Consulting for more information on the flood plain location.

A review of the most current online MassGIS OLIVER Program for NHESP Estimated Priority Habitats of Rare Species and Priority Habitats of Rare Species revealed that none are on site. The nearest priority habitats are across School Street to the northeast and across Old School Street to the northwest. There are no estimated priority habitats located near the site. MassGIS Oliver was also checked for core habitats and critical natural landscapes. No core habitats were found on site, the nearest core habitats are across School Street to the east and northeast and across Yankee Division Highway to the southeast. No critical natural landscapes were found on site, the nearest critical landscapes are located across School Street to the east and across Yankee Division Highway to the southeast. See Exhibits 4, 5, and 6 as well as reports from Goddard Consulting for more information on habitats in the surrounding area.

Lastly, a review of the MassGIS on-line program OLIVER indicates there is a potential vernal pool located in the southwestern corner of the property within the wetland flags WF-B1 through WF-B32. An additional potential vernal pool and certified vernal pool are located in proximity to the site across School Street, to the east. See Exhibit 7 and reports from Goddard Consulting for more information on the potential vernal pool.

November 27, 2019

Allen & Major Assoc. Inc.
100 Commerce Way
Woburn, MA 01801

Re: School Street, Manchester by the Sea

Dear Allen & Major Assoc.:

During the month of November, the wetland resources were delineated on land located at the above referenced site. The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The resources on site consist of Isolated Vegetated Wetland (IVW) and Bordering Vegetated Wetland (BVW). The isolated wetland was flagged with series C1-24 and is dominant in hemlock and highbush blueberry. Surface water was observed within this wetland. If this wetland can hold $\frac{1}{4}$ acre foot of water at a minimum depth of 6-inches, it would qualify as the state protected resource area Isolated Land Subject to Flooding and this area would then be a protected resource. Topography, elevations and engineering calculations need to be performed to determine this.

The other wetlands located onsite are hydrologically connected via culverts to other off-site wetlands which make them Bordering Vegetated Wetlands. These state protected resource areas have a jurisdictional 100-ft buffer zone associated with them. The BVWs located on site are flagged with series A1-72 and B1-32 and are dominant in hemlock, sphagnum moss, ferns, red maple and highbush blueberry. The adjacent upland areas are vegetated with oak, white pine, witch hazel and honeysuckle. Department of Environmental Protection BVW field data forms were documented at wetland flag A50 and B26 (see attached forms). An off-site BVW was flagged with series D1-19 for buffer zone purposes.

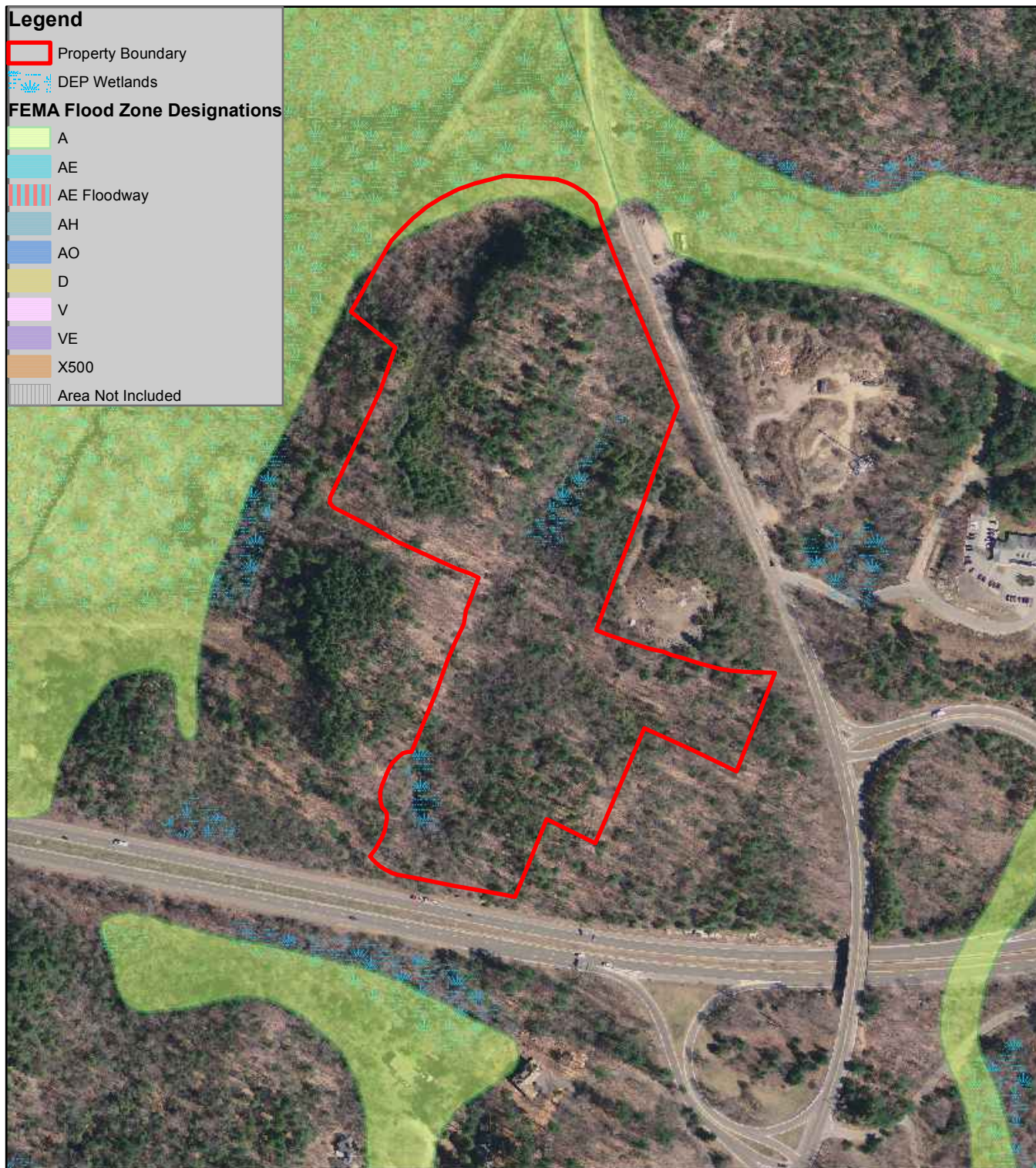
According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife; however, a mapped potential vernal pools is located within flagged wetland "B". The site is not located in a jurisdictional FEMA Flood Zone or within 200-ft of a mapped perennial river.

Any work within the jurisdictional resource areas and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission. If you need further assistance with permitting, please call us we would be happy to assist.

Very truly yours,



Scott Goddard,
Principal & PWS



Ortho View of Site

School Street, Manchester MA



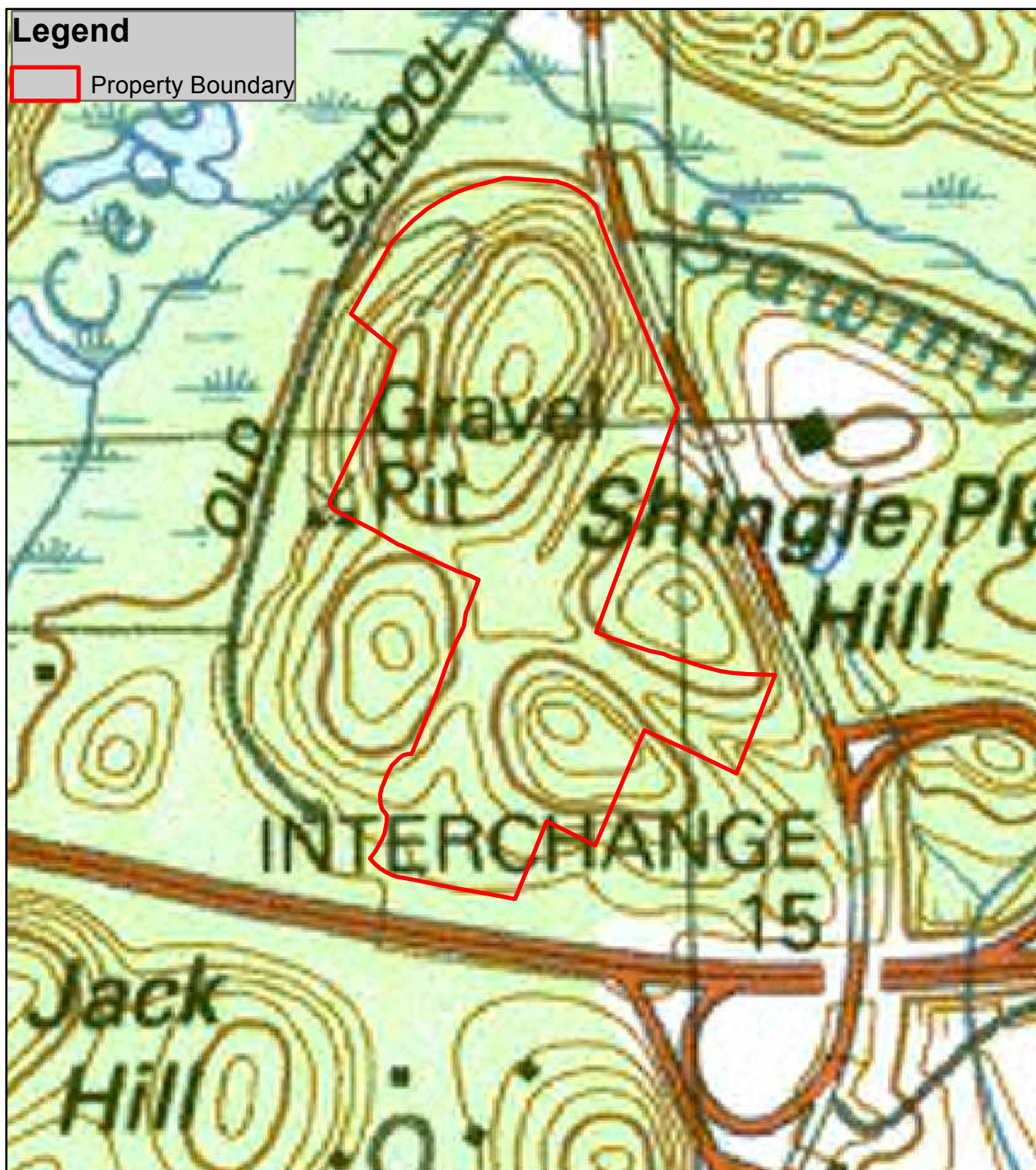
0 100 200
Feet
1 inch = 363 feet
Date: 11/26/19

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING
Strategic Wetland Permitting LLC

Legend

 Property Boundary



USGS Site Locus

School Street, Manchester MA



0 100 200
Feet
1 inch = 363 feet
Date: 11/26/19

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING
Strategic Wetland Permitting LLC

November 16, 2020

Carlton Quinn
Allen & Major Associates
100 Commerce Way
Woburn, MA 01801

**Re: Riverfront Wetland Border Report
School Street - Manchester, MA
DEP File # 39-0834**

Dear Carlton,

On November 4, 2020, the Mean Annual High Water (MAHW) of Sawmill Brook was delineated within the vicinity of the site located at 0 School Street in Manchester, MA. The MAHW was flagged using the criteria in the most recent edition of MA Wetlands Protection Act (WPA) and Regulations 310 CMR 10.00 *et al.* as well as the Manchester General Wetlands Bylaw and Regulations.

The delineated MAHW was determined by consideration of field indicators of bankfull conditions. In some areas, the first observable break in slope was coincident with bankfull conditions, however in other areas bankfull conditions were determined to be above the first observable break in slope and based on other field indicators, including but not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts. In such cases, a determination was made using markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land.

The boundary was delineated with pink flags, numbered R1 to R21 to the east of School Street, R101-R121 to the north of the property, and R201-R216 to the northwest of the property. West of flag R216 the river flows under the existing boardwalk through a culvert. On the south side of the boardwalk, the MAHW follows the course as indicated on the USGS maps as it veers westward away from the subject property, therefore no MAHW flags were placed on the south side of the boardwalk.

Note that there is a mapped intermittent stream to the east of the property, beginning in 195 School Street and flowing southward, eventually joining Sawmill Brook (Figure 1).



Figure 1 - View of intermittent stream east of School Street.

This stream was identified as intermittent on the most recent USGS map (Figure 2), and it does not appear on the USGS Streamstats website (Figure 3), therefore its drainage area could not be measured and it is presumed intermittent under 310 CMR 10.58.

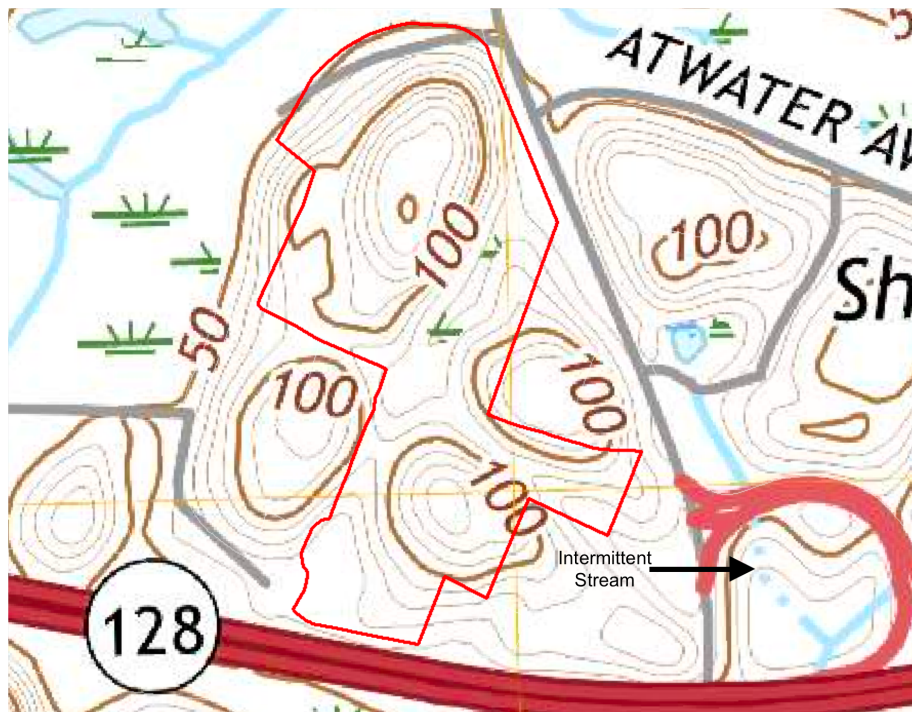


Figure 2 - USGS topo map indicating intermittent stream.



Figure 3 - Streamstats view indicating absence of intermittent stream east of School Street.

Sincerely,

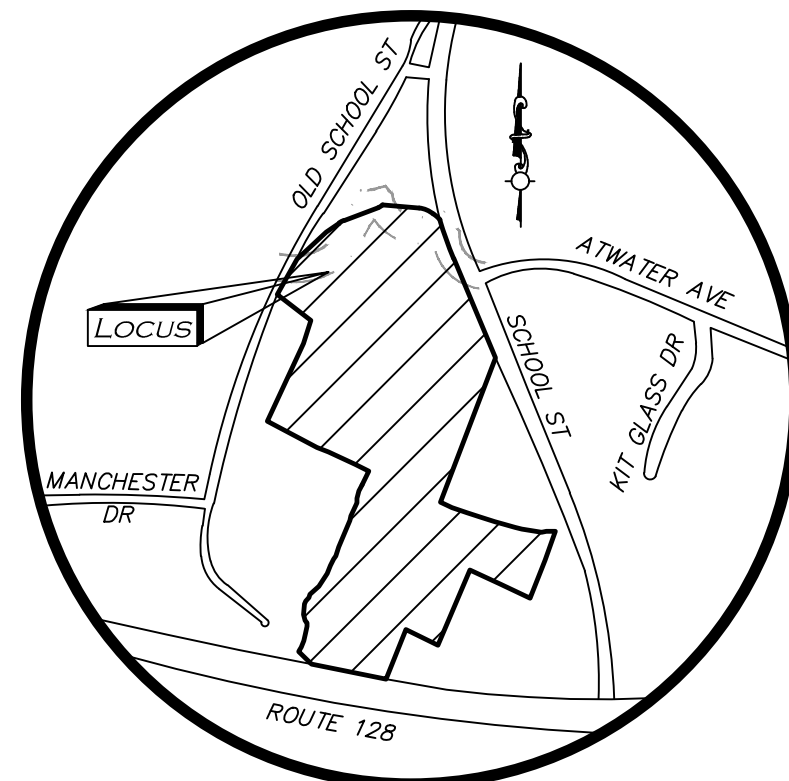
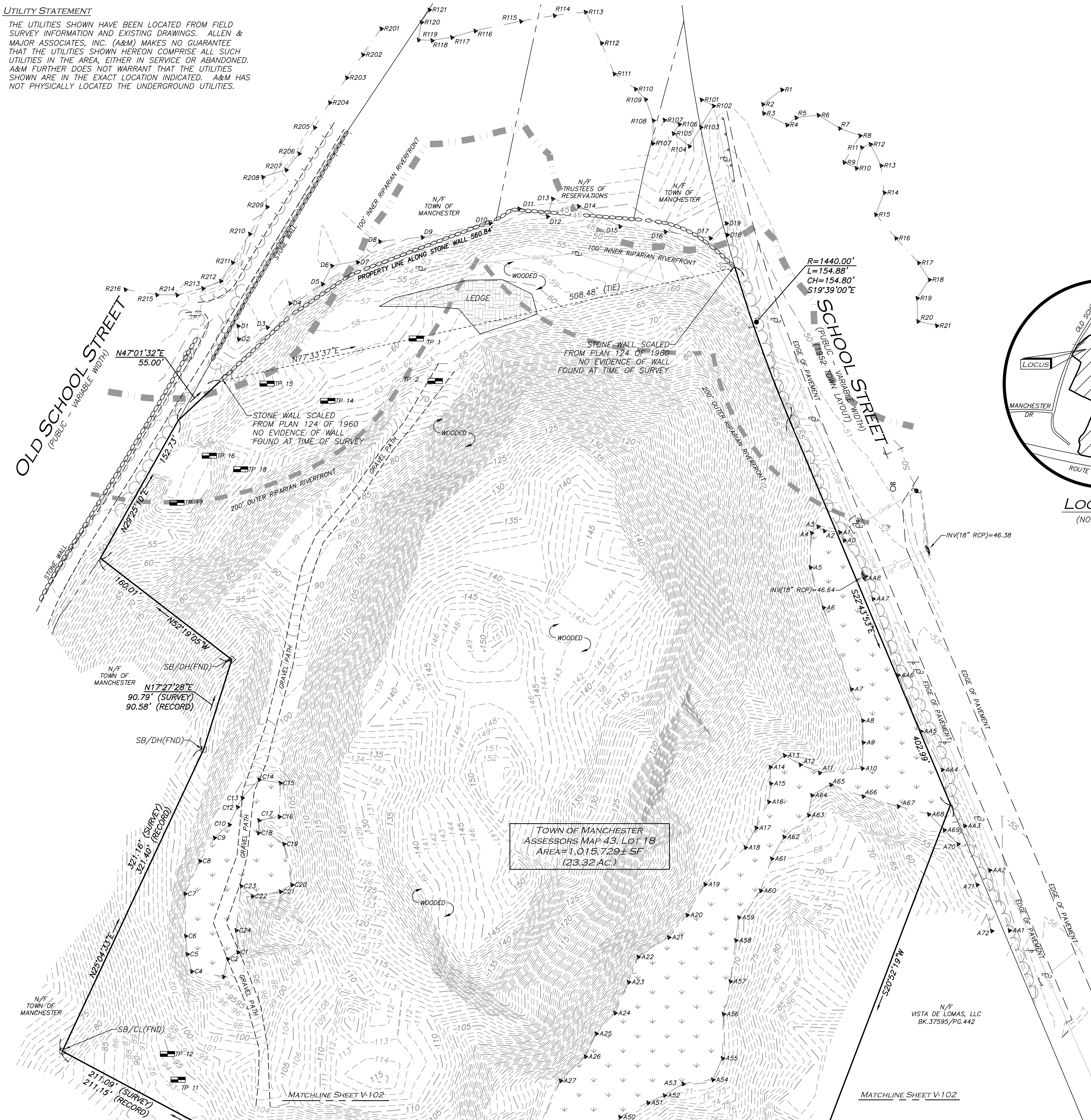
GODDARD CONSULTING, LLC

by 

Daniel Wells, M.S.
Senior Wildlife Biologist and Wetland Scientist

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LOCUS MAP
(NOT TO SCALE)

LEGEND

DRILL HOLE (DH)	●
STONE BOUND (SB)	□
IRON ROD (IR)	○
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊙
UTILITY POLE W/ LIGHT	⊙
GUY WIRE	—
GAS GATE	—
INVERT (INV)	—
FLARED END SECTION	—
TEST PIT LOCATION	—
WETLAND FLAG	—
WETLAND AREA	—
WETLAND	—
1' CONTOUR	—
5' CONTOUR	—
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
OVERHEAD WIRES	—
BITUMINOUS	BIT.
STONE BOUND W/ DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

LOCUS REFERENCES

- TOWN OF MANCHESTER ASSESSORS MAP 43, LOT 18
- DEED BOOK 37672, PAGE 565
- PLAN 124 OF 1960
- OWNER OF RECORD: ANDREW BROWN, TRUSTEE OF THE BROWN FAMILY IRREVOCABLE TRUST OF 2012

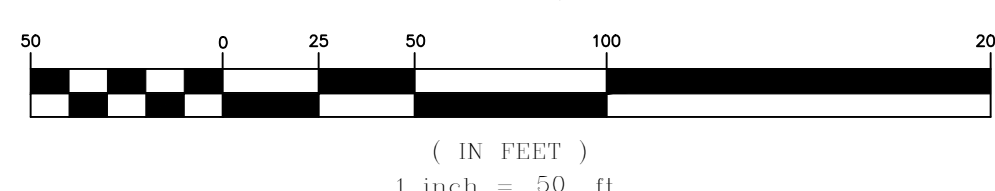
PLAN REFERENCES

- STATE HIGHWAY LAYOUT 3970
- STATE HIGHWAY LAYOUT 3992
- PLAN BOOK 229, PLAN 6

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ESSEX (SOUTH) REGISTRY OF DEEDS IN SALEM, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. WETLAND & RIVER FLAGS SHOWN HEREON DELINEATED BY CODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
6. TEST PIT LOCATIONS SHOWN HEREON PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. BY ONSITE ENGINEERING, INC.

GRAPHIC SCALE



N:\PROJECTS\2725-01\SURVEY\DRAWINGS\CURRENT\S-2725-01-EC.DWG
FB# 1736 PG. 109

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN NOVEMBER 21, 2019 AND NOVEMBER 11, 2020.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

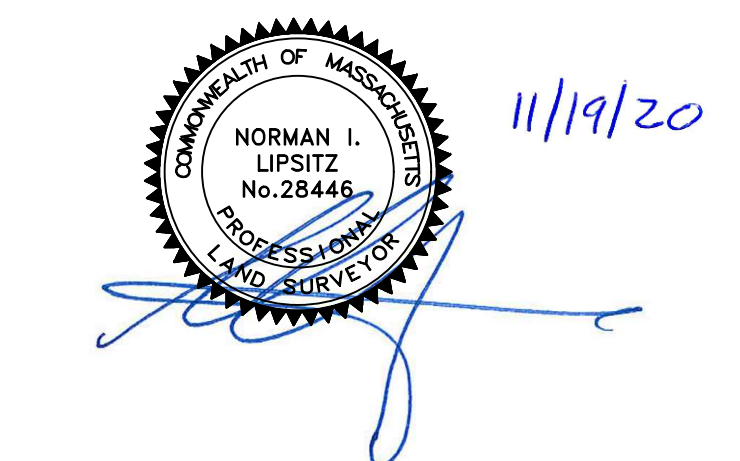
ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF MANCHESTER ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Nov. 19, 2020
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



2.	11/19/20	RIVERFRONT BUFFERS ADDED
1.	11/18/20	WETLAND/RIVER FLAGS ADDED
REV	DATE	DESCRIPTION

APPLICANT/OWNER:

SLV SCHOOL STREET, LLC
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

PROJECT:

ASSESSORS MAP 43, LOT 18
SCHOOL STREET
MANCHESTER BY THE SEA, MA

PROJECT NO.	2725-01	DATE:	09/21/2020
SCALE:	1" = 50'	DWG. NAME:	S-2725-01-EC
DRAFTED BY:	KAC	CHECKED BY:	NIL

PREPARED BY:

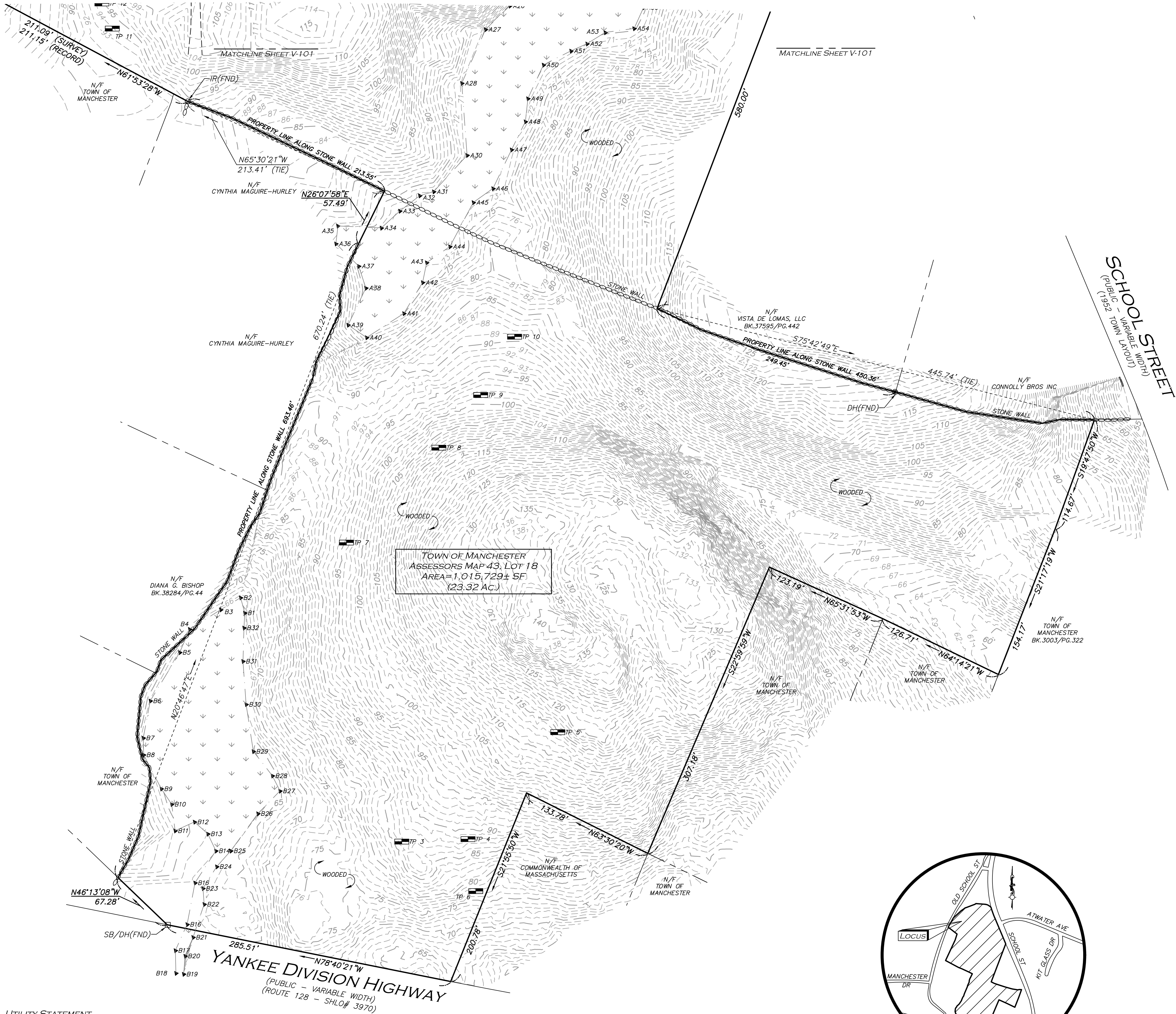
ALLEN & MAJOR ASSOCIATES, INC.
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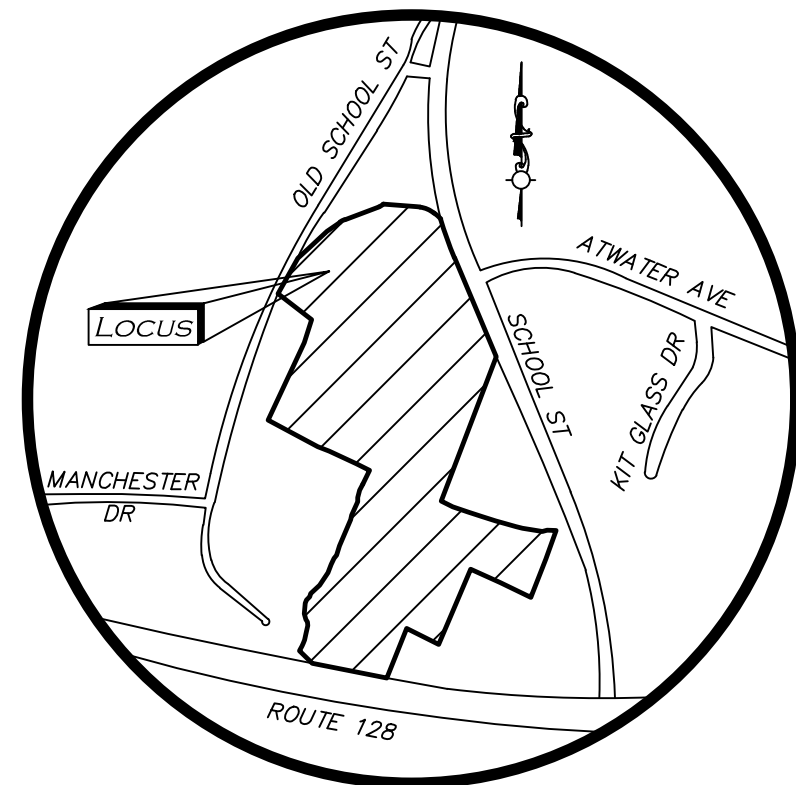
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UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LOCUS MAP
(NOT TO SCALE)

LOCUS REFERENCES

- TOWN OF MANCHESTER ASSESSORS MAP 43, LOT 18
- DEED BOOK 37672, PAGE 565
- PLAN 124 OF 1960
- OWNER OF RECORD: ANDREW BROWN, TRUSTEE OF THE BROWN FAMILY IRREVOCABLE TRUST OF 2012

PLAN REFERENCES

- STATE HIGHWAY LAYOUT 3970
- STATE HIGHWAY LAYOUT 3992
- PLAN BOOK 229, PLAN 6

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ESSEX (SOUTH) REGISTRY OF DEEDS IN SALEM, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. WETLAND & RIVER FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
6. TEST PIT LOCATIONS SHOWN HEREON PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC BY ONSITE ENGINEERING, INC.

GRAPHIC SCALE



LEGEND

DRILL HOLE (DH)	●
STONE BOUND (SB)	□
IRON ROD (IR)	○
UTILITY POLE	⊙
UTILITY POLE W/RISER	⊕
UTILITY POLE W/LIGHT	⊗
GUY WIRE	—
GAS GATE	—
INVERT (INV)	—
FLARED END SECTION	—
TEST PIT LOCATION	—
WETLAND FLAG	—
WETLAND AREA	—
WETLAND	—
1' CONTOUR	—53—
5' CONTOUR	—55—
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
OVERHEAD WIRES	—
BITUMINOUS	—
STONE BOUND W/DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.



FOR REGISTRY USE ONLY

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN NOVEMBER 21, 2019 AND NOVEMBER 11, 2020.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

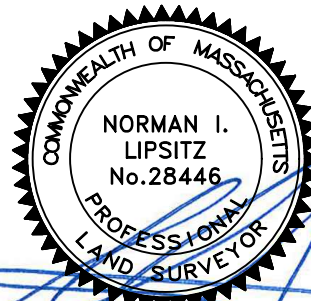
THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF MANCHESTER ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Nov. 19, 2020

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
2.	11/19/20	RIVERFRONT BUFFERS ADDED
1.	11/18/20	WETLAND/RIVER FLAGS ADDED

APPLICANT/OWNER:

SLV SCHOOL STREET, LLC
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

PROJECT:

ASSESSORS MAP 43, LOT 18
SCHOOL STREET
MANCHESTER BY THE SEA, MA

PROJECT NO.	2725-01	DATE:	09/21/2020
SCALE:	1" = ##'	DWG. NAME:	S-2725-01-EC
DRAFTED BY:	KAC	CHECKED BY:	NIL

PREPARED BY:

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