

SITEC

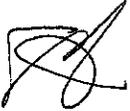
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MEMORANDUM

TO: SARAH PORTER
CONSERVATION AGENT

FROM: STEVEN D. GIOIOSA, P.E. 

DATE: SEPTEMBER 30, 2014

SUBJECT: **177 COVE STREET
PANAGAKOS DEVELOPMENT**

Attached please find an existing conditions and proposed grading plan for the above referenced commercial property. We have completed an evaluation of this site together with the adjacent streets to determine if any of the proposed construction falls within a designated coastal flood zone.

The current Flood Insurance Rate Map (FIRM) for the subject area has an effective date of July 15, 2014 and the designated flood zone in the project vicinity is an AE Zone with a base flood elevation of 9 NAVD.

In order to determine if this flood zone impacts this project, we have transferred a NAVD benchmark from Fort Rodman to the site. The topographic data was then converted to this datum and the results are depicted on the attached plan. You will note that the 177 Cove Street lot is above the base flood elevation with an average onsite grade of 11 NAVD and a low point (southwest corner) of 9.8 NAVD. Additionally, the adjacent sections of Cove Street and South Second Street are above elevations 9 NAVD.

Based on this field assessment, the proposed construction activities are not located in a designated flood hazard zone based on the current FEMA mapping.

Please feel free to contact me should you have any questions or comments.

cc: Panagakos Development