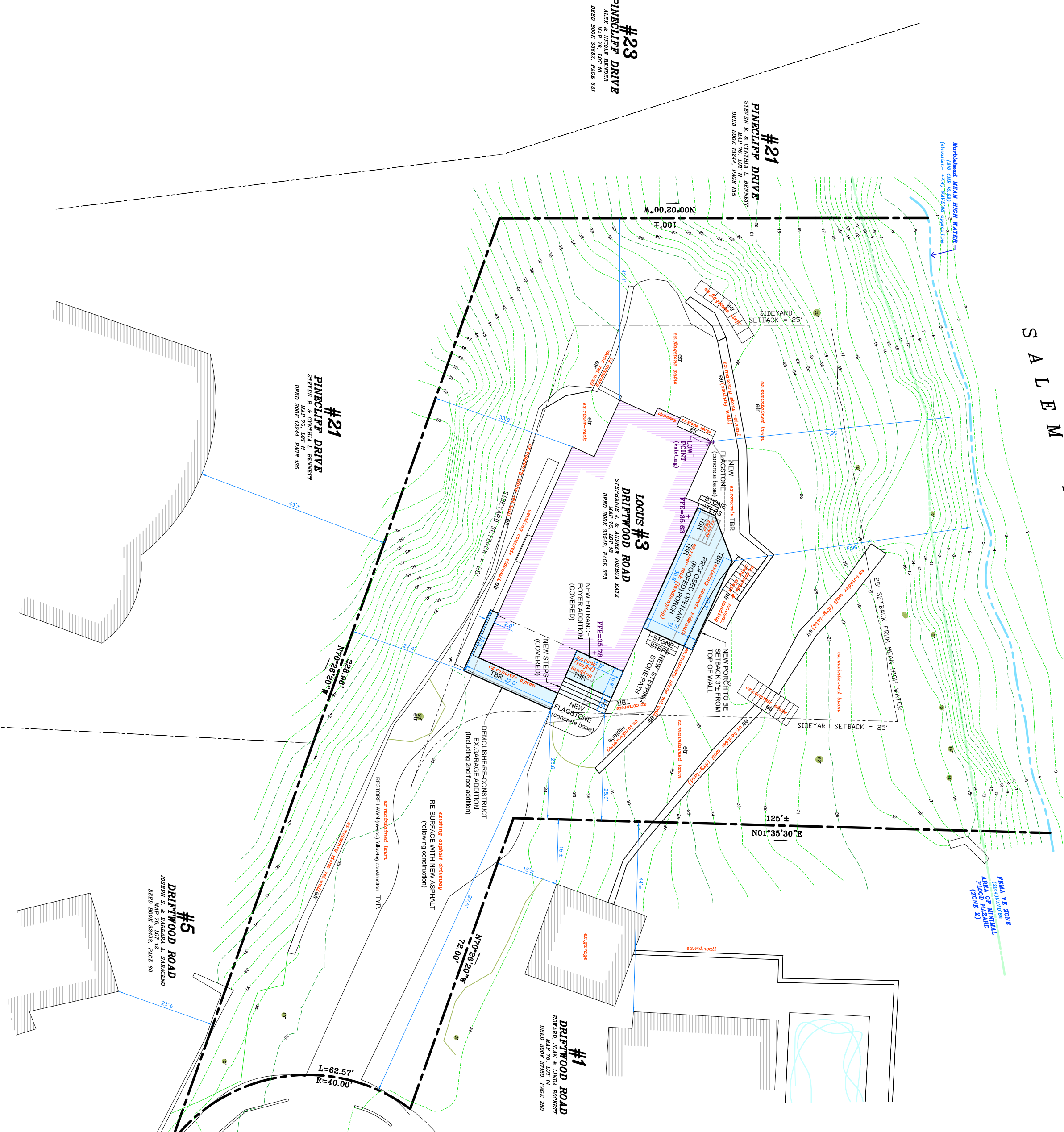


ZONING DISTRICT: SSR (Shoreline Single-Residence)

REQUIRED:	EXISTING:	PROPOSED:
LOT AREA:	10,000±SF	21,900±SF***
FRONTAGE:	100 feet	62.57 feet
FRONT YARD:	20 feet	101.6 feet
SIDE YARD:	25 feet	29.4 feet
REAR YARD:	25 feet	56±feet
BLDG. HEIGHT:	30 feet	27.1 feet*

* Measured from lowest point (existing or proposed elevation, whichever is lower) to be confirmed by the Marshfield Building Inspector
 ** In a Shoreline district, ANY PROPERTY line that is most perpendicular to ocean.
 *** THE MINIMUM SETBACK IS 25 FEET (even though it fronts a road)
 **** Lot area measured to Mean High Water
 NOTE: There is a rear yard waterfront 25 FOOT setback to Mean High Water (MHW)

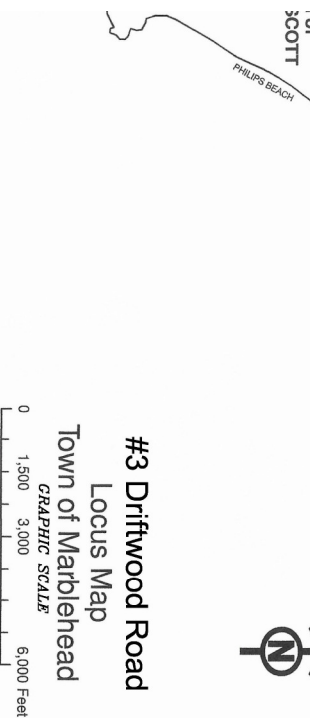
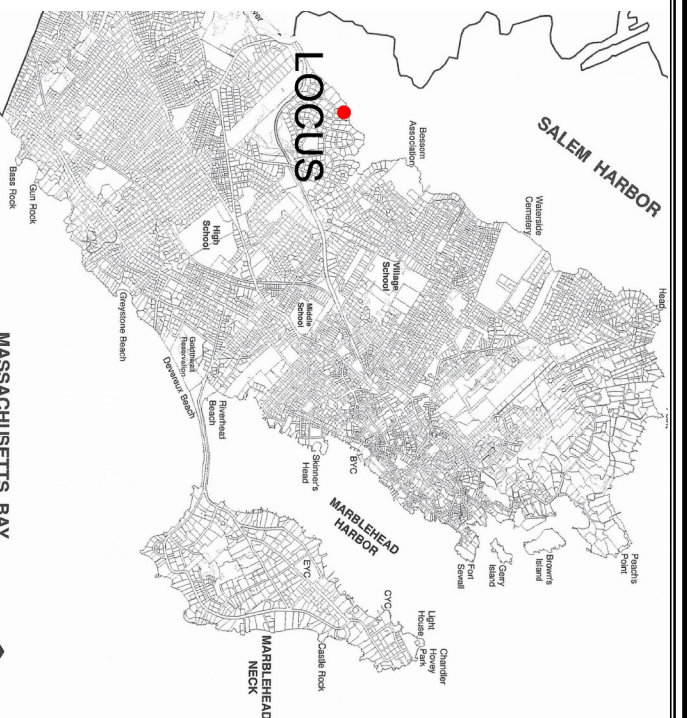


THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES DURING ACTUAL CONSTRUCTION BASED ON FIELD CONDITIONS. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN ENGINEER AND THE BOARD OF BUILDING OFFICIALS. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN ENGINEER AND THE BOARD OF BUILDING OFFICIALS.

NOTES

1. LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 76, LOT 13. PROPERTY LINE AND TYPOGRAPHY FOR LOCUS ARE SHOWN ON THIS PLAN. LOCUS IS A SERVICE COMPANY THAT OPERATES IN THE TOWN OF MARBLEHEAD. LOCUS IS NOT A PUBLIC UTILITY AND DOES NOT HAVE ANY RIGHTS OF WAY OR EASEMENTS.
2. THE SITE PROPERTY INCLUDES A SHED/PAVING HOUSE, GARAGE, DRIVEWAY, RETAINING WALLS, LAWN, WALKWAYS & STEPS, PATIOS, UTILITIES AND LANDSCAPING.
3. ELEVATIONS (shown on this plan) ARE BASED ON NAVD83 (datum).
4. LAND SUBJECT TO COASTAL STORM FLOWAGE (AS PER 104A MEANS LAND SUBJECT TO ANY SHORE OF RECORD OR STORM OF RECORD, WHICH IS DEFINED BY THE 100-YEAR STORM, WAVE HEIGHTS DUE TO STORM-INDUCED VELOCITY WAVE ACTION" I.E. THE 100-YEAR FLOODPLAIN BOUNDARY LINE).
5. THE VELOCITY HAZARD (AREA SHOWN IN SHADING) IS THE 100-YEAR FLOODPLAIN BOUNDARY LINE (BASED ON THE 100-YEAR FLOODPLAIN BOUNDARY LINE). THE VELOCITY HAZARD IS THE 100-YEAR FLOODPLAIN BOUNDARY LINE (BASED ON THE 100-YEAR FLOODPLAIN BOUNDARY LINE).
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THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITIES (GAS/OIL UNDERGROUND CONDUITS) SINCE FIELD SURVEYING OF UTILITIES WAS NOT PERFORMED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE BOARD OF BUILDING OFFICIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN ENGINEER AND THE BOARD OF BUILDING OFFICIALS.



LEGEND

▭ = TO BE REMOVED
 ▭ = EXISTING TO REMAIN
 ▭ = REMOVE & REPLACE IN-KIND (possibly color & material)
 ▭ = REMOVED FOR CONSTRUCTION UTILITIES IN-KIND. ALL LANDSCAPING PLAN SHALL BE SUBMITTED TO THE MGC AGENT ONE-MONTH PRIOR TO PLANTING.

NOTE: A LANDSCAPING PLAN (showing screening along property lines) shall be submitted to the MGC AGENT ONE-MONTH PRIOR TO INSTALLATION OF LANDSCAPING AND HARDSCAPE.

DRIFTWOOD ROAD

SITE PLAN
 PROPOSED SCOPE OF WORK

Marblehead Planning Board
 Garage Expansion, Front Foyer, Covered Deck & Site Work
 #3 Driftwood Road
 Marblehead, MA

NOTE: THIS PLAN HAS BEEN REDUCED FROM THE ORIGINAL. THE ACTUAL SCALE OF THIS SITE PLAN IS: 1" = 20'

Date: NAV/D/88
 April 2, 2021
 Plan Scale: 1" = 10'
 Sheet 1 of 1
PATROWITZ
 LAND DEVELOPMENT ENGINEERING
 14 School Street, Suite 101
 Marblehead, MA 01947
 (978) 836-6400
 scott.patrowitz@patrowitz.net

