

LOCUS MAP

LEGEND

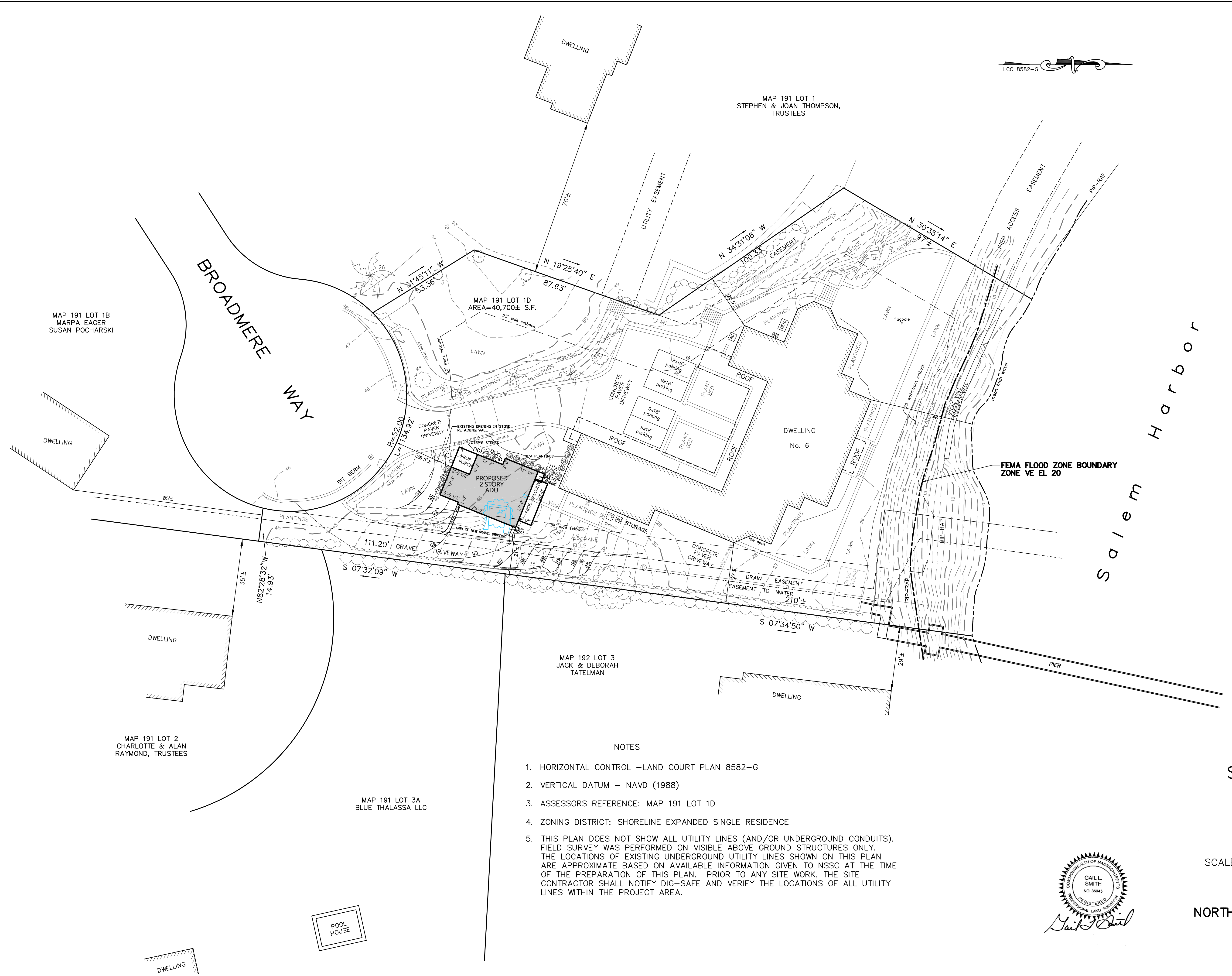
- DECIDUOUS TREE
- CONIFEROUS TREE
- HEDGES
- CATCHBASIN
- DRAIN MANHOLE
- DRAIN LINE

NOTE:
DETAILS IN BLUE
TO BE REMOVED

ZONING DISTRICT - SHORELINE SINGLE RESIDENCE

	REQUIRED	EXISTING DWELLING	PROPOSED ADU
LOT AREA	35000	40,700±*	40,700±*
FRONTAGE	100	134.92'	134.92'
FRONT	20	74'±	26.5'±
SIDE	25	30'±	21'±
REAR**	25**	46'±	195'±
BLDG HEIGHT	30	28.5'±	26.0'±

* TO MEAN HIGH WATER
** WATERFRONT SETBACK



NOTES

1. HORIZONTAL CONTROL - LAND COURT PLAN 8582-G
2. VERTICAL DATUM - NAVD (1988)
3. ASSESSORS REFERENCE: MAP 191 LOT 1D
4. ZONING DISTRICT: SHORELINE EXPANDED SINGLE RESIDENCE
5. THIS PLAN DOES NOT SHOW ALL UTILITY LINES (AND/OR UNDERGROUND CONDUITS). FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE GROUND STRUCTURES ONLY. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON AVAILABLE INFORMATION GIVEN TO NSSC AT THE TIME OF THE PREPARATION OF THIS PLAN. PRIOR TO ANY SITE WORK, THE SITE CONTRACTOR SHALL NOTIFY DIG-SAFE AND VERIFY THE LOCATIONS OF ALL UTILITY LINES WITHIN THE PROJECT AREA.



SITE PLAN OF LAND
6 BROADMERE WAY
MARBLEHEAD
PREPARED FOR
RICHARD SPENCELEY

SCALE: 1" = 20' NOVEMBER 5, 2025

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