

NOTE: THE SITE CONTRACTOR MAY WANT TO INSTALL NEW UTILITIES AS PART OF THIS CONSTRUCTION PROJECT. NEW UTILITIES and/or REPAIRED UTILITIES ARE NOT SPECIFICALLY SHOWN ON THIS PLAN, BUT ARE CONSIDERED PART OF THIS PERMIT SINCE THEY ARE ESSENTIAL TO SERVING THE PROPOSED PROJECT.

NEW and/or REPAIRED UTILITIES (see permitted herein) and SHALL CONFORM TO THE MUNICIPALITY and/or RESPECTIVE UTILITY COMPANY SPECIFICATIONS AND STANDARDS.

NOTE: THIS PLAN IS FOR PERMITTING PURPOSES ONLY. (AND NOT FOR CONSTRUCTION)

THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES (during construction based on field actualities). PLDE'S CERTIFICATIONS ARE NULL & VOID UNLESS PRIOR APPROVAL (from PLDE) IS OBTAINED PRIOR TO CONSTRUCTING ANY FIELD CHANGE.

ANY CHANGES TO THIS PERMIT PLAN REQUIRES THE AUTHORIZATION FROM THE MARBLEHEAD CONSERVATION COMMISSION PRIOR TO MAKING (constructing) ANY OF THOSE (anticipated) CHANGES

NOTES (applies to all sheets)

- LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 177, LOT 10. TOPOGRAPHY PER NORDE-EAST SURVEY ON-THE-GROUND FIELD SURVEY (December, 2025) DEED REFERENCE (RECORDED AT THE ESSEX COUNTY REGISTRY OF DEEDS): BOOK 35538, PAGE 555.
- THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, GARAGE (detached), DRIVEWAY, SEAWALL, RETAINING WALLS (landscape walls), LAWN TERRACES, WALKWAYS & STEPS, PATIOS, PIER, UTILITIES AND LANDSCAPING.
- ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).
- VE-COASTAL ZONE WITH VELOCITY HAZARD (wave action) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION" i.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (black jagged line with aqua-colored shaded area as shown on the referenced panel). THE BASE FLOOD ELEVATION (BFE) ASSOCIATED WITH THIS VE-ZONE WAS DETERMINED BY FEMA'S HYDRAULIC ANALYSIS ASSUMING A WAVE HEIGHT OF 3- FEET (or greater) ON TOP OF THE STILLWATER ELEVATION (for building code purposes and determination of flood insurance rates) IS LISTED AS ELEVATION 17 (for locus using NAVD'88 datum). PER FEMA: "THE OFFICIAL BFE (for a VE ZONE) IS THE STILLWATER ELEVATION PLUS WAVE RUNUP, or the WAVE CREST ELEVATION, (whichever is greater)". PER FEMA: "OBSTRUCTIONS SUCH AS BUILDINGS (seawalls) BREAK THE WAVES DISSIPATING WAVE ENERGY SO THAT THE WAVE HEIGHT AND BFE'S ARE REDUCED AS YOU GO INLAND". THE VE-COASTAL ZONE (for locus) SFHA WAS DIGITIZED BY NSSC USING BEST-FIT FIXED FEATURES FROM THE ERSI AERIAL MAP FEMA FIRM PANEL #25009C04386 DATED JULY 16, 2014. PLDE IS UNAWARE OF DATA FOR SURGE OF RECORD. PLDE IS UNAWARE OF DATA FOR STORM OF RECORD.

UNSHADED X-ZONE (and/or C-ZONE) ARE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT-ANNUAL-CHANCE (or 500-YEAR) FLOOD.

NOTE: THIS PLAN BY NO MEANS CONSTITUTES A FEMA FLOOD CERTIFICATION (or a FEMA ELEVATION CERTIFICATE FOR THE DETERMINATION OF FLOOD INSURANCE). ADDITIONAL FIELD SURVEY AND OTHER WORK WOULD BE REQUIRED BY OTHERS FOR SUCH A CERTIFICATION.

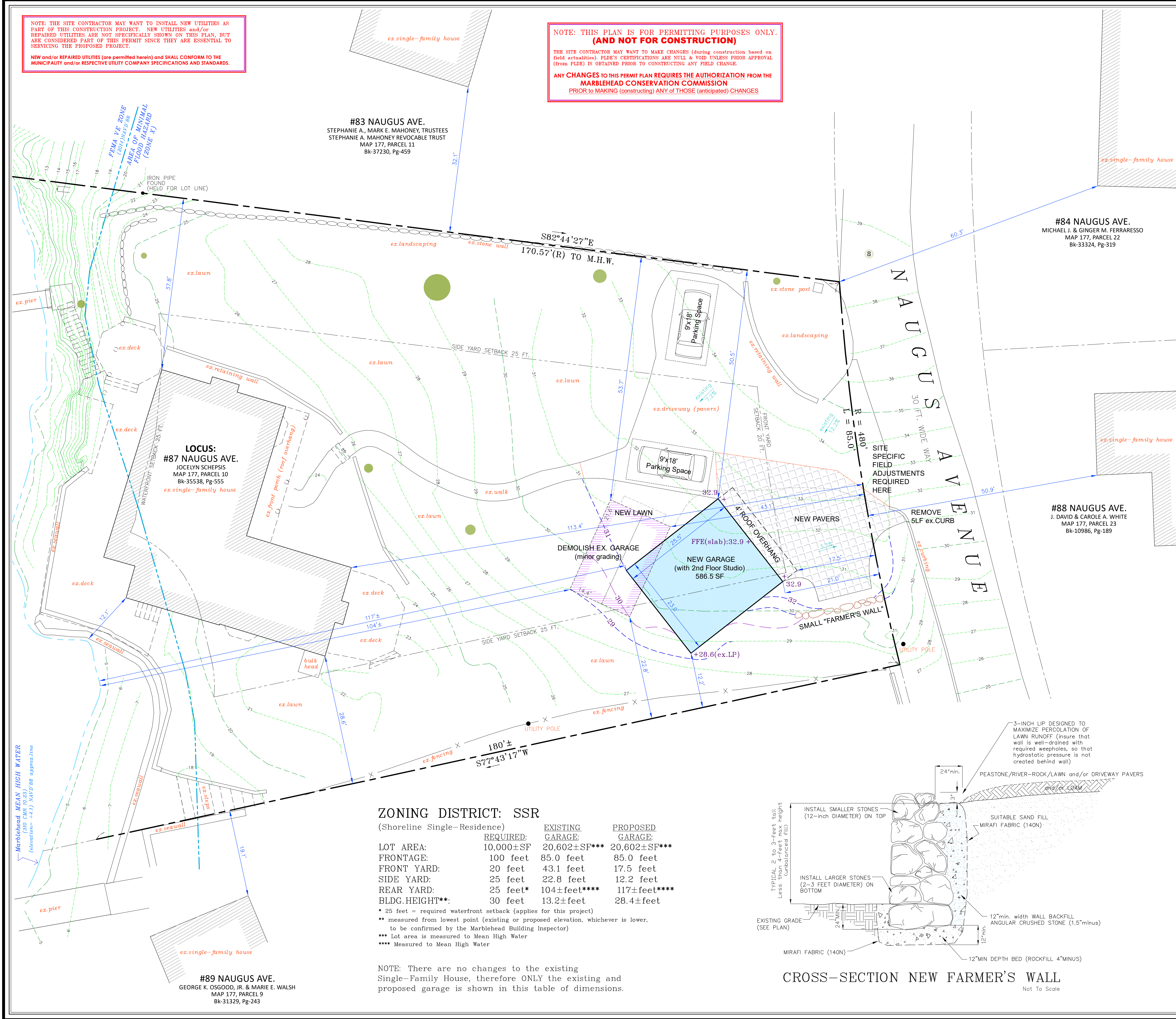
5. THE FOLLOWING NOTES PERTAIN TO THE UTILITIES (and OTHER IMPROVEMENTS) OUTSIDE OF THE BUILDINGS. UTILITIES INSIDE THE BUILDING SHALL BE LOCATED, DETERMINED & SPECIFIED BY OTHERS. THE CONTRACTOR MAY UTILIZE EXISTING UTILITIES FOR SERVICE (assuming they comply with Town/State codes, regulations and specifications).

THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITY LINES (and/or UNDERGROUND CONDUITS) SINCE FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE-GROUND STRUCTURES ONLY (WITHOUT EXPLORATORY EXCAVATION TO UNCOVER UTILITIES). GROUND PENETRATING RADAR (GPR) SERVICE WAS NOT USED IN THE PREPARATION OF THIS PLAN. ELECTRICAL/MAGNETIC TRACING METHODS WERE ALSO NOT USED IN THE PREPARATION OF THIS PLAN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON A COMPILATION OF READILY AVAILABLE INFORMATION GIVEN TO THE FIELD SURVEYOR AT THE TIME OF THE PREPARATION OF THIS PLAN AND THE RECENT FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE THE FULL EXTENT OF THE UTILITY LINES. THE CONTRACTOR SHALL ALSO VERIFY IF UTILITY LINES ARE ABANDONED (and physically located in-place).

PLDE DOES NOT CERTIFY THE PHYSICAL CONDITION OF ANY EXISTING UTILITIES SINCE A TV CAMERA WAS NOT USED FOR INSPECTION. PRIOR TO ANY SITE WORK, THE SITE CONTRACTOR SHALL NOTIFY DIG-SAFE AND VERIFY LOCATIONS OF ALL UTILITY LINES WITHIN THE PROJECT AREA. PLDE ASSUMES NO RESPONSIBILITY (or LIABILITY) FOR ANY BROKEN (or DAMAGED) UTILITY LINES BEFORE, DURING OR FOLLOWING SITE EXCAVATION (CONSTRUCTION), NOR FOR ANY RE-USED and/or PROPOSED NEW UTILITIES.

6. STRUCTURAL ENGINEERING SHALL BE PERFORMED BY OTHERS. CONSTRUCTION SHALL ALSO BE PERFORMED BY OTHERS. PLDE ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP AND STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLDE IS NOT RESPONSIBLE (or LIABLE) FOR THE STRUCTURAL INTEGRITY OF ANY EXISTING STRUCTURES (including repairs).

7. THIS PLAN PREPARED (for master planning purposes) BY THE DESIGN ENGINEER: PATROWICZ LAND DEVELOPMENT ENGINEERING (PLDE) DOES NOT NECESSARILY REPRESENT COMPLIANCE WITH ZONING BY-LAWS. PRIOR TO OBTAINING A BUILDING PERMIT, THE BUILDING INSPECTOR SHALL DETERMINE DEFINITIVE COMPLIANCE FOR PROPOSED STRUCTURES. BUILDING SETBACKS REQUIRE CONFIRMATION FROM THE BUILDING INSPECTOR PRIOR TO ANY DESIGN AND/OR CONSTRUCTION. WAIVERS AND/OR VARIANCES MAY BE REQUIRED (BASED UPON THE OPINION OF THE BUILDING INSPECTOR). NOTE: DETAILED MEASUREMENTS OF STRUCTURES ARE NECESSARY IN ORDER TO PREPARE CONSTRUCTION DOCUMENTS.

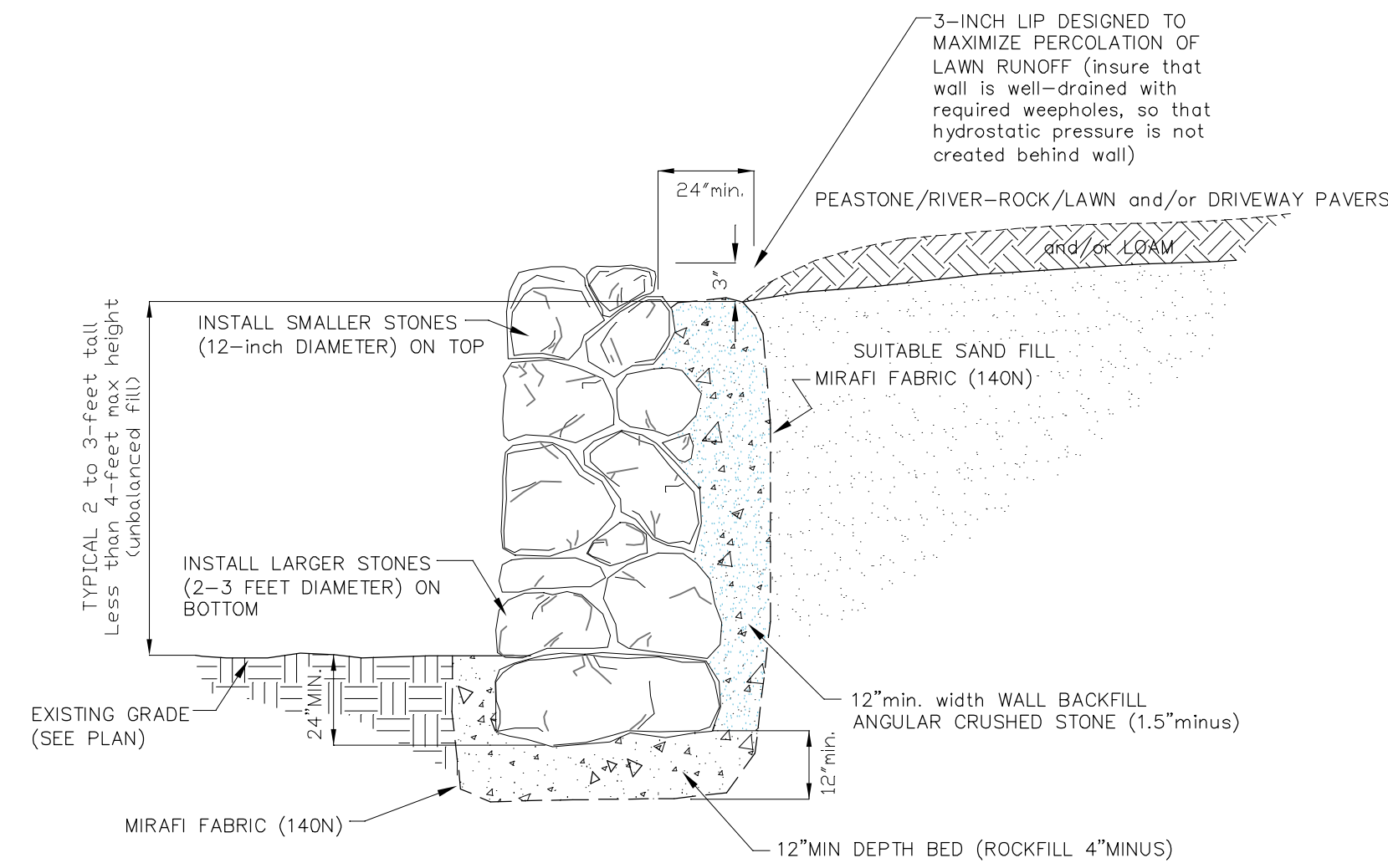


ZONING DISTRICT: SSR
(Shoreline Single-Residence)

	REQUIRED:	EXISTING GARAGE:	PROPOSED GARAGE:
LOT AREA:	10,000±SF	20,602±SF***	20,602±SF***
FRONTAGE:	100 feet	85.0 feet	85.0 feet
FRONT YARD:	20 feet	43.1 feet	17.5 feet
SIDE YARD:	25 feet	22.8 feet	12.2 feet
REAR YARD:	25 feet*	104±feet****	117±feet****
BLDG. HEIGHT**:	30 feet	13.2±feet	28.4±feet

* 25 feet = required waterfront setback (applies for this project)
 ** measured from lowest point (existing or proposed elevation, whichever is lower, to be confirmed by the Marblehead Building Inspector)
 *** Lot area is measured to Mean High Water
 **** Measured to Mean High Water

NOTE: There are no changes to the existing Single-Family House, therefore ONLY the existing and proposed garage is shown in this table of dimensions.



CROSS-SECTION NEW FARMER'S WALL
Not To Scale

EXISTING CONDITIONS SURVEYED PLAN of LAND and SITE PLAN PROPOSED SCOPE of WORK

to accompany a
SITE PLAN APPLICATION
 to the
Marblehead Planning Board
 for the
**Demolition of an existing Garage &
 Construction of New
 Garage/Studio &
 Site Work/Landscaping**
 located at:
**#87 Naugus Avenue
 Marblehead, MA**

Datum: NAVD'88
 Plan Scale: 1" = 10'
 Sheet 1 of 1
 GRAPHIC SCALE (in feet)
 1 inch = 10 feet

March 8, 2026
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