

**LOCUS MAP**  
SCALE: 1"=500'

**RECORD OWNERSHIP**  
WOJCIK HOLDINGS, LLC  
**DEED REFERENCE**  
ESSEX COUNTY REGISTRY OF DEEDS  
CERT. 89959  
**PLAN REFERENCE**  
LAND COURT CASE 3200-Z  
LAND COURT CASE 3200-M  
LAND COURT CASE 3200-46

**SEWER INVERT TABLE**

**SMH A**  
RIM=8.35  
A-INV. IN=1.35 (8" PVC)  
B-INV. OUT=1.25 (8" PVC)  
C-INV. IN=1.55 (8" PVC)  
D-INV. IN=1.50 (8" PVC)

**SMH B**  
RIM=7.72  
A-INV. IN=2.02 (8" PVC)  
B-INV. OUT=1.92 (8" PVC)  
C-INV. IN=2.02 (8" PVC)

**DRAINAGE INVERT TABLE**

**DMH #1**  
RIM=8.20  
INV. IN=5.00 (CB #1)(12" RCP)  
INV. OUT=4.60 (DMH #2)(12" RCP)

**CB #1**  
RIM=8.12  
INV. OUT=5.02 (DMH #1)(12" RCP)

**DMH #2**  
RIM=7.96  
INV. IN=4.36 (DMH #1)(12" RCP)  
INV. IN=4.36 (CB #2)(12" RCP)  
INV. OUT=4.26 (DMH #3)(12" RCP)  
INV. IN=4.76 (CB #3)(10" CI)

**CB #2**  
RIM=7.87  
INV. OUT=4.37 (DMH #2)(12" RCP)

**CB #3**  
RIM=7.91  
INV. OUT=5.21 (DMH #2)(10" CI)  
INV.=5.31 (CB #4)(4" PVC)

**DMH #3**  
RIM=7.95  
INV. IN=4.05 (DMH #2)(12" RCP)  
INV. IN=4.15 (CB #5)(12" RCP)  
INV. OUT=4.05 (DMH #4)(15" RCP)  
INV. IN=4.95 (CB #4)(12" CI)

**CB #5**  
RIM=7.81  
INV. OUT=4.31 (DMH #3)(12" RCP)

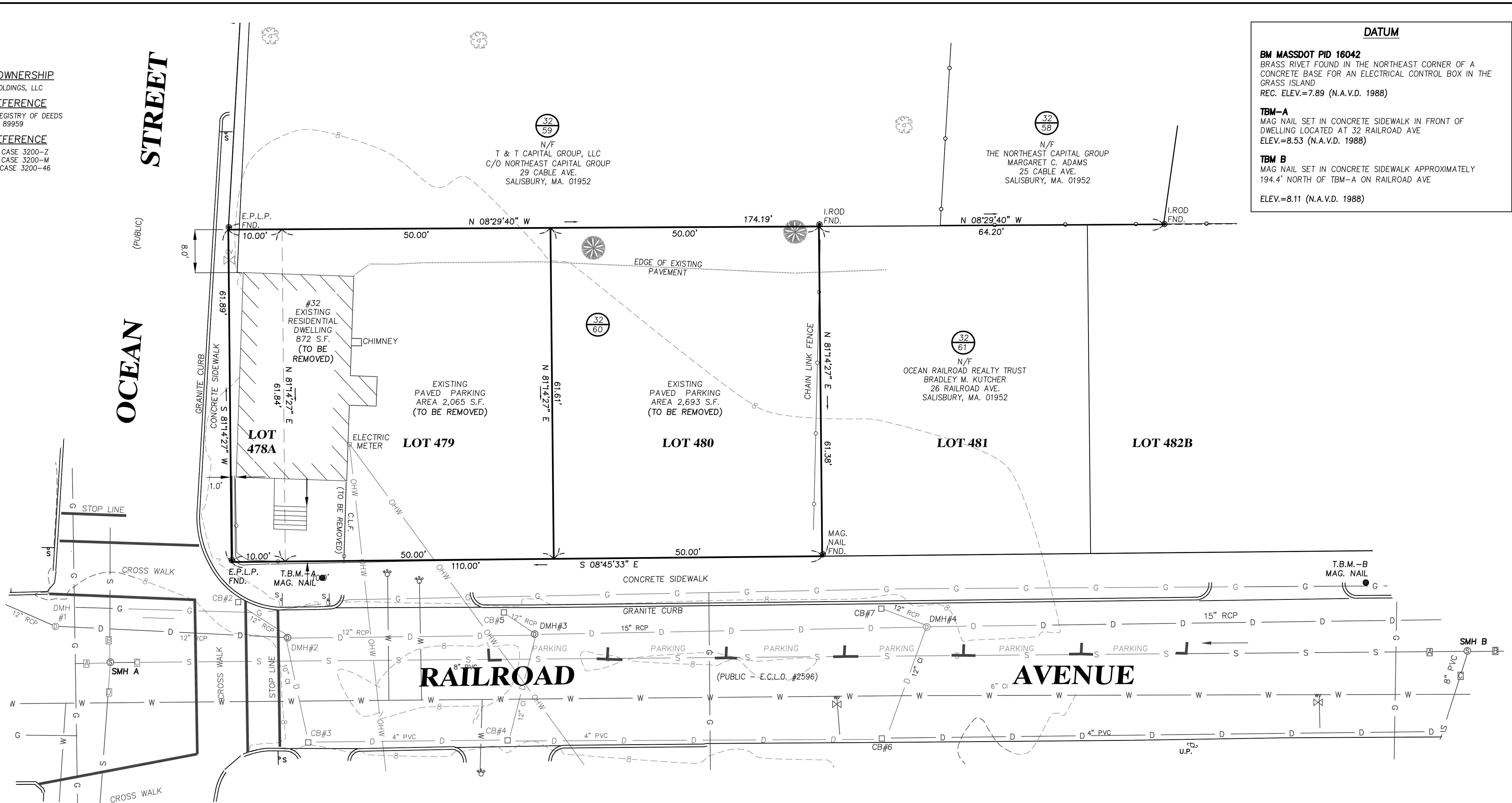
**CB #4**  
RIM=7.87  
INV.=5.47 (CB #3)(4" PVC)  
INV. OUT=4.87 (DMH #3)(12" CI)  
INV.=5.47 (CB #6)(4" PVC)

**DMH #4**  
RIM=7.66  
INV. IN=3.96 (DMH #3)(15" RCP)  
INV. IN=3.96 (CB #7)(12" RCP)  
INV. OUT=3.66 (DMH #5)(15" RCP)  
INV. IN=4.36 (CB #6)(12" CI)

**CB #7**  
RIM=7.62  
INV. OUT=4.02 (DMH #4)(12" RCP)

**CB #6**  
RIM=7.54  
INV.=5.44 (CB #4)(4" PVC)  
INV. OUT=4.84 (DMH #4)(12" CI)  
INV.=5.40 (CB #8)(4" PVC)

**DMH #5**  
RIM=7.51  
INV. IN=3.61 (DMH #4)(15" RCP)  
INV. IN=3.71 (CB #9)(12" CI)  
INV. OUT=3.11 (DMH #6)(15" RCP)  
INV. IN=4.31 (CB #8)(12" CI)



**DATUM**  
**BM MASSDOT PID 16042**  
BRASS RIVET FOUND IN THE NORTHEAST CORNER OF A CONCRETE BASE FOR AN ELECTRICAL CONTROL BOX IN THE GRASS ISLAND  
REC. ELEV.=7.89 (N.A.V.D. 1988)

**TBM-A**  
MAG NAIL SET IN CONCRETE SIDEWALK IN FRONT OF DWELLING LOCATED AT 32 RAILROAD AVE  
ELEV.=8.53 (N.A.V.D. 1988)

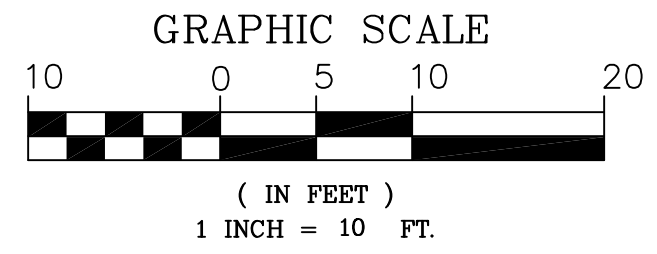
**TBM B**  
MAG NAIL SET IN CONCRETE SIDEWALK APPROXIMATELY 194.4' NORTH OF TBM-A ON RAILROAD AVE  
ELEV.=8.11 (N.A.V.D. 1988)

**ZONING MATRIX TABLE**

32 RAILROAD AVENUE - ASSESSORS MAP 32 LOT 60 ZONING DISTRICT - B/C (BEACH COMMERCIAL)			
	REQUIRED	EXISTING L.C. 478A & 479	EXISTING L.C. 480
LOT AREA:	---	3,705 S.F.	3,075 S.F.
LOT FRONTAGE:	---	60.0'	50.0'
FRONT SETBACK:	5 FT.	10.0'	---
SIDE SETBACK:	** 5 FT. / 10 FT.	* 1.0'	---
REAR SETBACK:	** 5 FT. / 10 FT.	* 8.0'	---
LOT COVERAGE:	90%	23.5%	---
BLDG. HEIGHT:	35-FT	< 20.0'	---
PARKING SPACES:	2/DWELLING UNIT	5+	5+

- \* REPRESENTS A PRE-EXISTING NON-CONFORMITY
- \*\* THE SETBACK REQUIREMENT IS 10 FT. FOR NON-FIRE-RATED STRUCTURES AND 5 FT. FOR FIRE-RATED STRUCTURES.
- \*\*\* FOR ADDITIONAL INFORMATION ON PROPOSED STRUCTURE SEE ARCHITECTURAL PLANS SUBMITTED WITH BUILDING APPLICATION.

- NOTES:**
- PLEASE BE ADVISED THAT THESE PLANS ARE CONSIDERED A "PROGRESS PRINT" UNLESS APPROVED BY THE LOCAL CONSERVATION COMMISSION. THE CONTRACTOR SHALL OBTAIN A COPY OF THE APPROVED ORDER OF CONDITIONS AND THE APPROVED CORRESPONDING PLAN SET TO USE DURING CONSTRUCTION, A COPY OF WHICH SHALL BE KEPT ONSITE DURING ALL APPROVED CONSTRUCTION ACTIVITIES AND AVAILABLE FOR INSPECTION UPON REQUEST.
  - LANDOWNER SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL CONSERVATION COMMISSION TO DETERMINE THE LENGTH OF TIME THE APPROVAL IS VALID. EXTENSIONS TO THE APPROVAL EXPIRATION DATE MAY BE GRANTED BY THE COMMISSION, AT THEIR DISCRETION, IF REQUESTED IN WRITING PRIOR TO THE DATE OF EXPIRATION.
  - THIS PLAN SHOWS ALL KNOWN UNRECORDED OR UNWRITTEN EASEMENTS WHICH EXIST ON THE SUBJECT PARCEL. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT ADDITIONAL EASEMENTS DO NOT EXIST.
  - AN ON GROUND SURVEY AND/OR EVALUATION HAS DETERMINED THAT THE SUBJECT PARCEL IS LOCATED WITHIN OR ADJACENT TO THE FOLLOWING MAPPED OR UNMAPPED RESOURCE AREAS:
    - A) ON OR WITHIN: COASTAL DUNES (310 CMR 10.28)
    - B) ON OR WITHIN: BARRIER BEACH (310 CMR 10.29)
    - C) ON OR WITHIN: LAND SUBJECT TO COASTAL STORM FLOWAGE \*\*
- \*\* SPECIAL FLOOD HAZARD ZONE AE (ELEV. 9) AS SHOWN ON FEMA MAP 25009C0127F, DATED JULY 3, 2012.
- 5) THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR RECORDS.



CONTRACTOR TO USE CAUTION WHEN EXCAVATING AS THIS PROPERTY IS SERVICED BY UNDERGROUND UTILITIES. LOCATIONS SHOWN HEREON COME DIRECTLY FROM UTILITY COMPANY PLANS AND, WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. CONTRACTOR RESPONSIBLE FOR CONTACTING DIGSAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION AND SHALL MAINTAIN ALL DIGSAFE MARKINGS DURING CONSTRUCTION.



**MEI** MILLENNIUM ENGINEERING, INC.  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD., P.O. BOX 745 EXETER, NH 03833 (603) 778-0528

**PLAN TO ACCOMPANY A NOTICE OF INTENT**  
IN  
**SALISBURY, MA**

PREPARED FOR  
**THOMAS PATENAUE**  
P.O. BOX 5  
NORTH ANDOVER, MA 01845  
PHONE: (978) 815-7692  
EMAIL: TPaten1209@yahoo.com

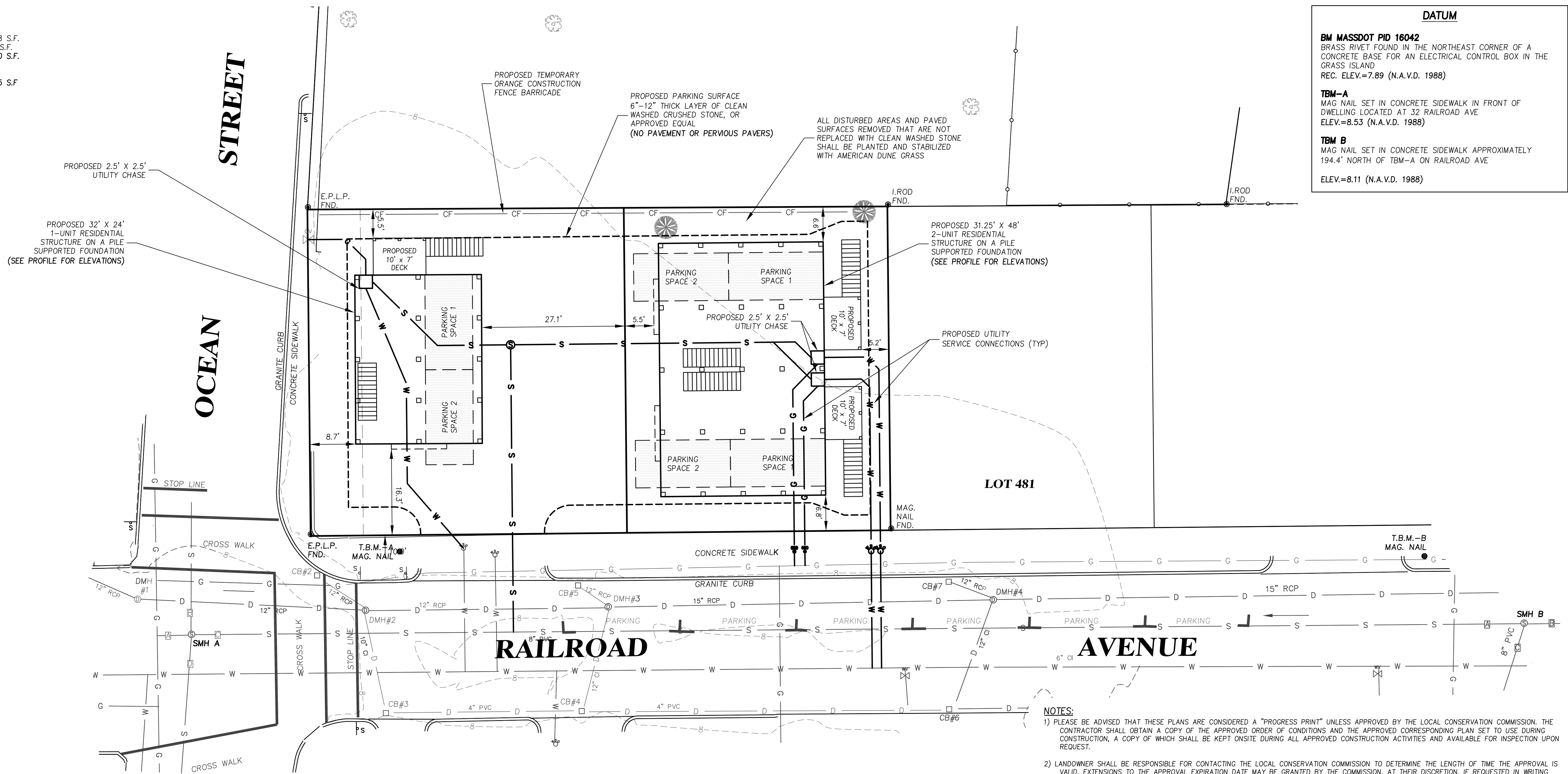
SHOWING		
EXISTING CONDITIONS		
32 RAILROAD AVENUE (LAND COURT LOT 480)		
(ASSESSORS MAP 32, LOT 60)		
SCALE: AS NOTED	CALC. BY: M.A.S.	PROJECT: M244346
DATE: MAR. 1, 2024	CHKD. BY: E.W.B.	SHEET: 1 OF 3

NO.	DATE	DESCRIPTION	BY

**RESOURCE AREA IMPACTS**

EXISTING MANMADE FEATURE REMOVAL  
 CONCRETE / PAVED SURFACES = 4,758 S.F.  
 SINGLE-FAMILY STRUCTURE = 872 S.F.  
 TOTAL MANMADE IMPERVIOUS REMOVED = 5,630 S.F.  
 PROPOSED CLEAN WASHED STONE SURFACE = 5,205 S.F.

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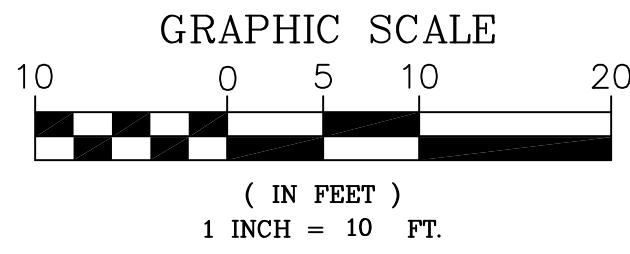
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 A) ON OR WITHIN: COASTAL DUNES (310 CMR 10.28)  
 B) ON OR WITHIN: BARRIER BEACH (310 CMR 10.29)  
 C) ON OR WITHIN: LAND SUBJECT TO COASTAL STORM FLOWAGE \*\*  
 \*\* SPECIAL FLOOD HAZARD ZONE AE (ELEV. 9) AS SHOWN ON FEMA MAP 25009C0129F, DATED JULY 3, 2012.
  - ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND ALL LOCAL REGULATIONS.
  - PROPOSED CONSTRUCTION ACTIVITIES ARE LOCATED WITHIN AN AREA SUBJECT TO THE WETLANDS PROTECTION ACT. IT IS STRONGLY RECOMMENDED BY THE DESIGN ENGINEER THAT NO DEMOLITION OR BUILDING PERMITS BE ISSUED PRIOR TO THE REVIEW AND APPROVAL OF ALL APPROPRIATE ENVIRONMENTAL PERMITTING AUTHORITIES.
  - ANY AND ALL CONSTRUCTION OR DEMOLITION DEBRIS RESULTING FROM APPROVED CONSTRUCTION ACTIVITIES SHALL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - ANY CONSTRUCTION CONTROL MEASURES IN THE FORM OF ORANGE BARRICADE FENCING, IF REQUIRED, SHALL BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES. THE SITE'S GENERAL CONTRACTOR AND/OR LANDOWNER IS RESPONSIBLE FOR INSPECTING WEEKLY, OR MORE FREQUENTLY PER ORDER OF CONDITIONS, AND FOR MAINTAINING OR REPLACING ANY DAMAGED SECTIONS IMMEDIATELY. COMPLETE REMOVAL IS ONLY AUTHORIZED AFTER THE COMPLETION OF ALL APPROVED CONSTRUCTION ACTIVITIES.
  - LATTICE WORK, ENCLOSED STRUCTURES, OR HANGING STORAGE BELOW STRUCTURE IS NOT PROPOSED AS PART OF THIS PROJECT AND SHALL NOT BE INSTALLED WITHOUT FIRST OBTAINING PERMISSION FROM BOTH THE CONSERVATION COMMISSION AND THE BUILDING INSPECTOR.
  - SUPPORT POSTS AND/OR PILES SHOWN ARE APPROXIMATE. ACTUAL DESIGN INCLUDING MATERIAL, LOCATION, AND QUANTITY SHALL BE DETERMINED BY A STRUCTURAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL, A COPY OF WHICH SHALL BE PROVIDED TO THE CONSERVATION COMMISSION PRIOR TO INSTALLATION.

**ZONING MATRIX TABLE**

32 RAILROAD AVENUE - ASSESSORS MAP 32 LOT 60  
 ZONING DISTRICT - B/C (BEACH COMMERCIAL)

	REQUIRED	PROPOSED L.C. 478A & 479	PROPOSED L.C. 480
LOT AREA:	---	UNCHANGED	UNCHANGED
LOT FRONTAGE:	---	UNCHANGED	UNCHANGED
FRONT SETBACK:	5 FT.	16.3'	6.8'
SIDE SETBACK:	** 5 FT. / 10 FT.	8.7'	5.2'
REAR SETBACK:	** 5 FT. / 10 FT.	5.5'	6.6'
LOT COVERAGE:	90%	24.3%	56.7%
BLDG. HEIGHT:	35-FT	***	***
PARKING SPACES:	2/DWELLING UNIT	2+	4+

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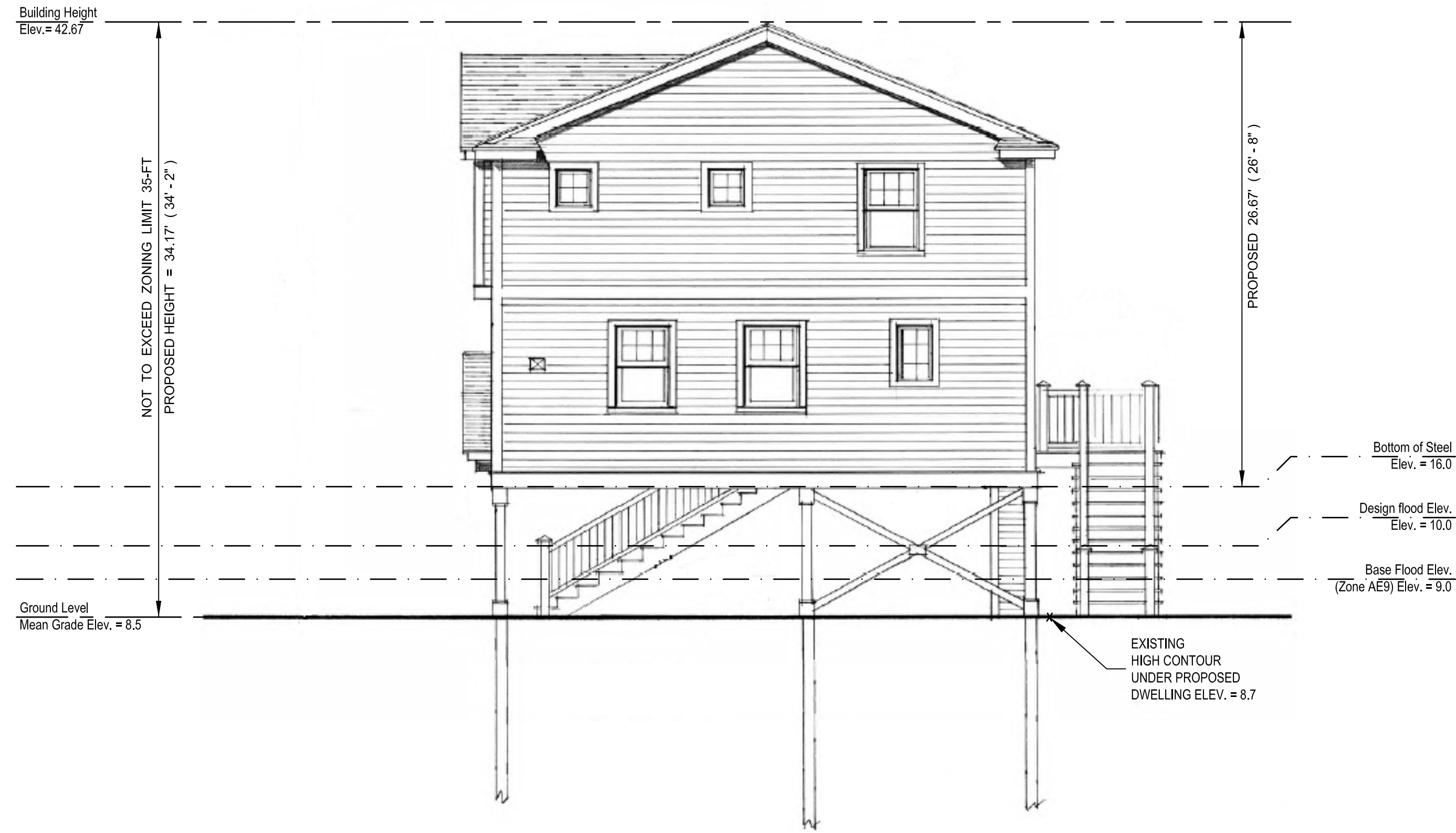
**MEI** MILLENNIUM ENGINEERING, INC.  
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 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
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**PLAN TO ACCOMPANY A NOTICE OF INTENT**  
 IN  
**SALISBURY, MA**

PREPARED FOR  
**THOMAS PATENAUE**  
 P.O. BOX 5  
 NORTH ANDOVER, MA 01845  
 PHONE: (978) 815-7692  
 EMAIL: TPaten1209@Yahoo.com

SHOWING  
**PROPOSED SITE IMPROVEMENTS**  
 32 RAILROAD AVENUE (LAND COURT LOT 480)  
 (ASSESSORS MAP 32, LOT 60)  
 SCALE: AS NOTED    CALC. BY: M.A.S.    PROJECT: M244346  
 DATE: MAR. 1, 2024    CHKD. BY: E.W.B.    SHEET: 2 OF 3

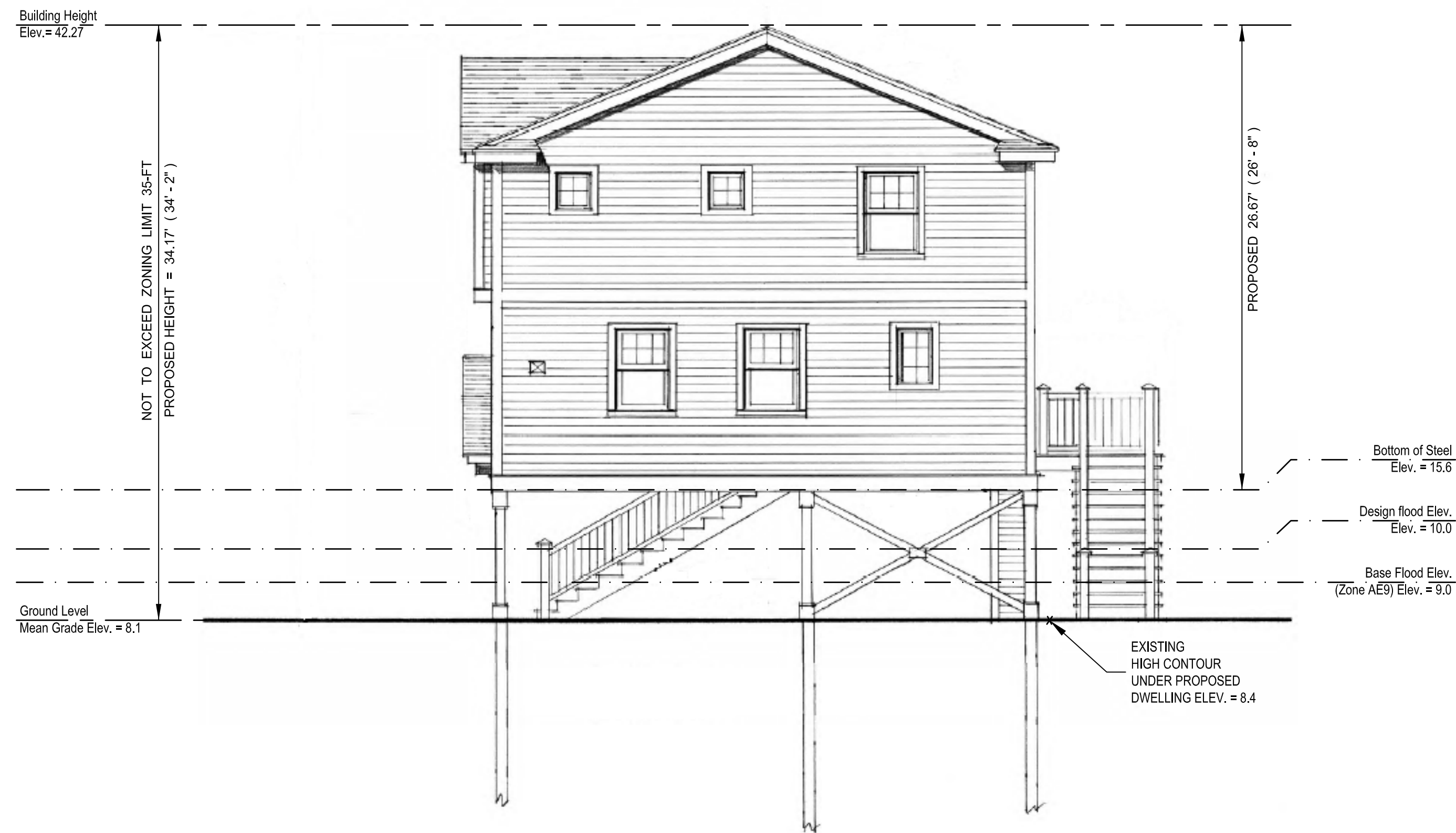
NO.	DATE	DESCRIPTION	BY



**ARCHITECTURAL PROFILE SIDE VIEW (L.C. LOTS 478A & 479)**

PROVIDED BY: BUILDER'S PLAN SERVICE - PHONE: (978) 937 - 5023

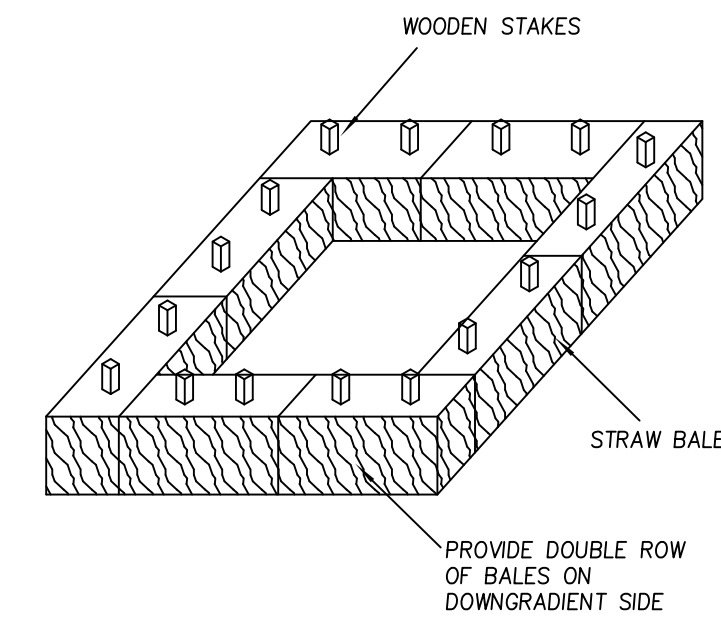
SCALE: N.T.S.



**ARCHITECTURAL PROFILE SIDE VIEW (L.C. LOT 480)**

PROVIDED BY: BUILDER'S PLAN SERVICE - PHONE: (978) 937 - 5023

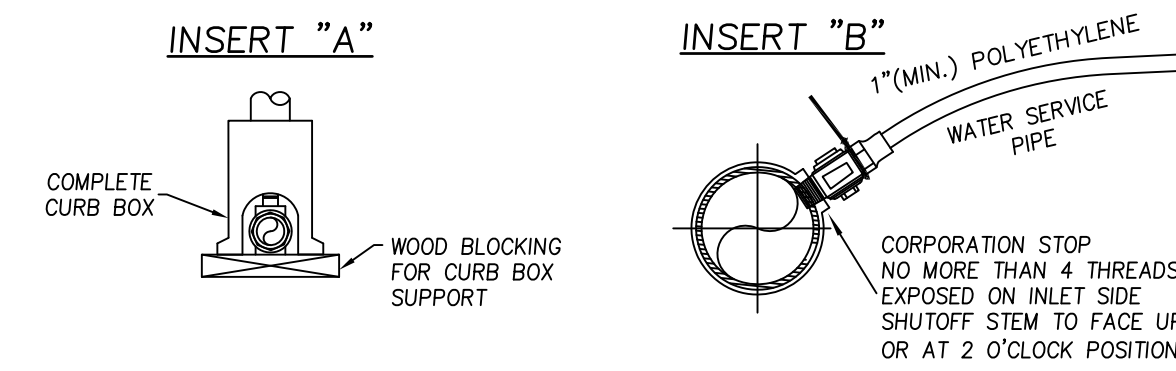
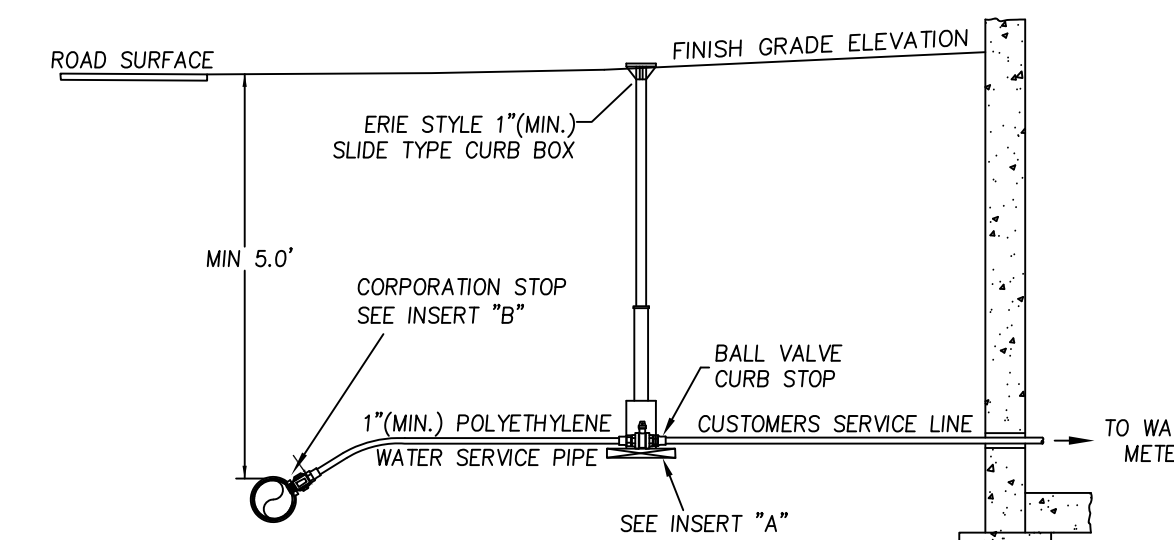
SCALE: N.T.S.



**NOTES:**  
 1) DURING THE ACTIVE DEWATERING PROCESS, THE STRUCTURE SHALL BE INSPECTED FREQUENTLY (E.G. ONCE PER HOUR).  
 2) SEDIMENT BUILDUP SHOULD BE REMOVED PERIODICALLY TO ENSURE THAT THE STRUCTURE'S ABILITY TO EFFECTIVELY FILTER SEDIMENT IS MAINTAINED.

**HAY BALE DEWATERING DETAIL**

SCALE: N.T.S.

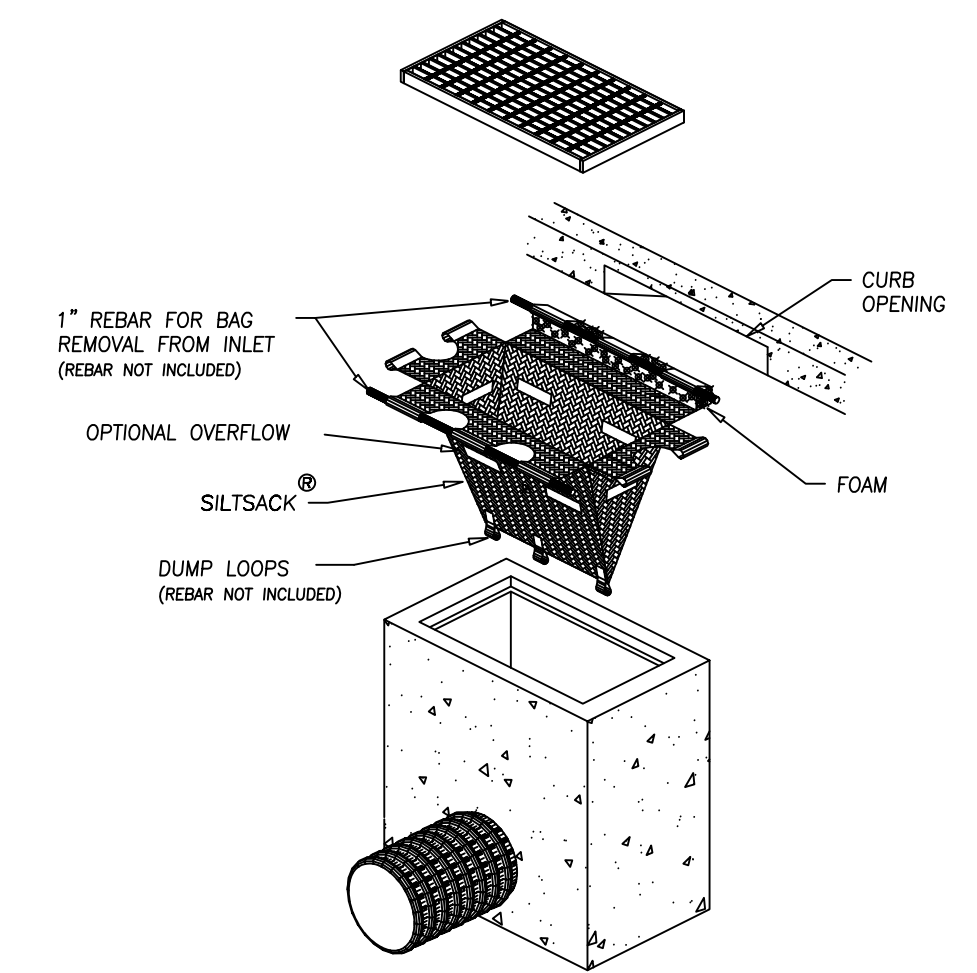


**TYPICAL POLYETHYLENE WATER SERVICE CONNECTION DETAIL**

SCALE: N.T.S.

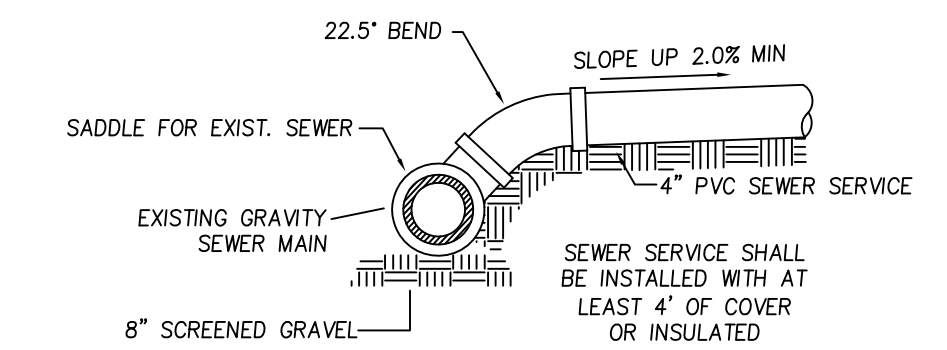


FROM MASSACHUSETTS OFFICE OF COASTAL ZONE MANAGEMENT WEBSITE  
 (<https://www.mass.gov/info-details/coastal-landscaping-in-massachusetts-grasses-and-perennials>)  
 American dune grass (*Leymus mollis*), also known as sea lyme-grass, is a native grass tolerant of salt spray and salty soils. Dune grass grows to a height of 6 feet and forms clumps along coastal dunes and also on sand and gravel beaches. This grass species has green foliage and inconspicuous yellow flowers and brown fruits/seeds. The greatest bloom occurs in the late spring, with fruit and seed production starting in the summer and continuing until fall. American dune grass dies back under stress but comes back when conditions become favorable. Dune grass has a long life span relative to most other plant species and a rapid growth rate. This grass is useful for soil stabilization and forage. The subspecies *mollis* is considered endangered in Massachusetts.



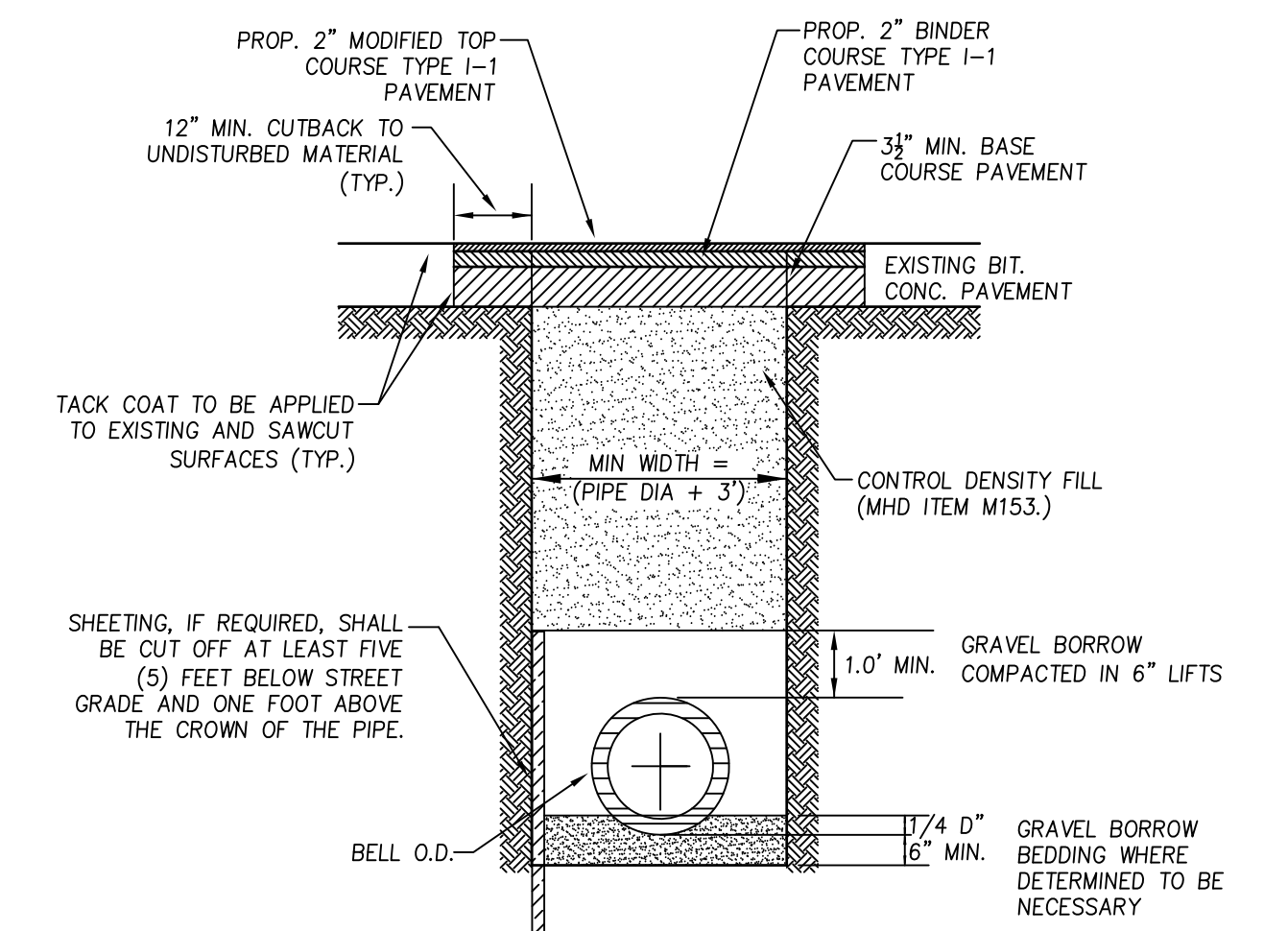
**CATCH BASIN SILT SACK DETAIL, IF NEEDED**

SCALE: N.T.S.



**SEWER SERVICE CONNECTION DETAIL**

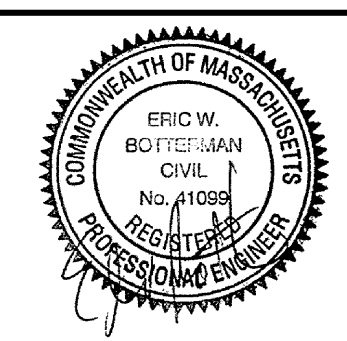
SCALE: N.T.S.



**PERMANENT TRENCH PATCH DETAIL**

SCALE: N.T.S.

NO.	DATE	DESCRIPTION	BY



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