

LOCUS PLAN

SCALE: 1" = 1000'

NOTES:

- OWNER OF RECORD: JOHN J. PERRONE
KIMBERLY A. SULLIVAN
14 FONSECA WAY
W. WAREHAM, MA 02576
- DEED REFERENCE: DEED BOOK 52898, PAGE 220
- PLAN REFERENCE: PLAN BOOK 47, PAGE 498
- ELEVATIONS ESTABLISHED BY GPS SURVEY.
- ELEVATIONS BASED UPON N.A.V.D. 88 DATUM.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AS SHOWN ON FIRM PANEL 25023C0469K, DATED 7/6/2021.
- PROPERTY IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN, NOR WITHIN PRIORITY OR ESTIMATED HABITAT AS SHOWN ON THE NHESP ATLAS.
- LOCATION OF SEPTIC SYSTEM PER SEPTIC ASBUILT PLAN PREPARED BY JC ENGINEERING, INC., DATED 12/17/2004.

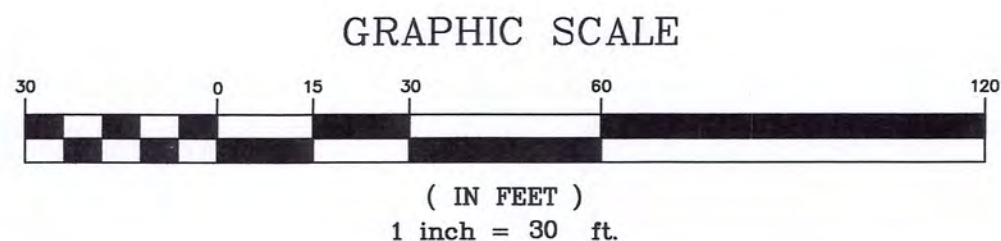
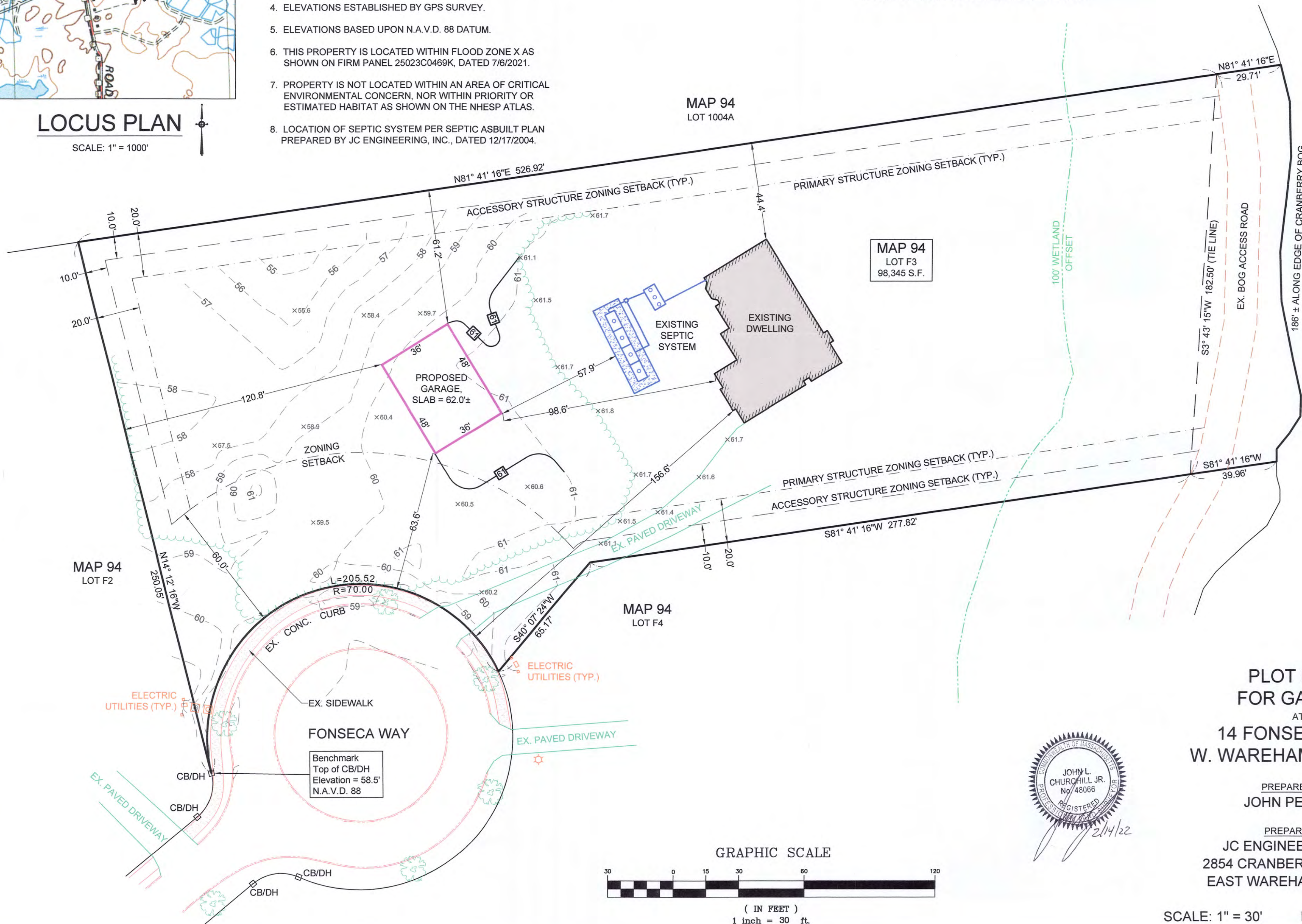
ZONING DISTRICT: R-60 - TABLE 621

PRINCIPAL BUILDING	EXISTING	PROPOSED
MIN. LOT SIZE	= 60,000 S.F.	98,345 S.F.
MIN. FRONTAGE	= 180'	205.52'
MIN. FRONT SETBACK	= 60'	156.6'
MIN. SIDE SETBACK	= 20'	44.4'
MIN. REAR SETBACK	= 20'	> 20'

ZONING DISTRICT: R-60 - TABLE 625

ACCESSORY BUILDING	EXISTING	PROPOSED
MIN. FRONT SETBACK	= **	63.6'
MIN. SIDE SETBACK	= 10'	> 10'
MIN. REAR SETBACK	= 15'	> 15'

**FRONT SETBACKS OF ACCESSORY BUILDINGS SHALL BE EQUAL TO OR GREATER THAN THE EXISTING PRINCIPAL BUILDINGS FRONT SETBACK



PLOT PLAN FOR GARAGE AT 14 FONSECA WAY W. WAREHAM, MA 02576

PREPARED FOR: JOHN PERRONE

PREPARED BY: JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

SCALE: 1" = 30' FEBRUARY 14, 2022