

NOTES:

- LOCUS IS SHOWN AS LOT D8 ON WAREHAM ASSESSOR'S MAP 22
- OWNER OF RECORD: JEFFREY JOHNSON
AMANDA KUT
881 EAST SECOND ST. UNIT 16
BOSTON, MA 02127
- DEED REFERENCE: DEED BOOK 55301, PAGE 185
- PLAN REFERENCE: PLAN BOOK 14, PAGE 536
- ELEVATIONS ESTABLISHED BY GPS SURVEY.
- ELEVATIONS BASED UPON N.A.V.D. 88 DATUM.
- FLOOD ZONE BOUNDARIES DEPICTED HEREON PER LETTER OF MAP REVISION, CASE NO. 22-01-0708P, EFFECTIVE MARCH 3, 2023. LINE DEPICTING ZONE X PER TOPOGRAPHIC SURVEY BY THIS FIRM ON 9/20/23.
- 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 INFORMATION ON RECORD AT THE HEALTH DEPARTMENT.
- SUITABLE SHRUBBERY TO BE PLANTED ALONG THE TOP OF BANK WITHIN THE ALTERED AREAS SHALL INCLUDE, BUT IS NOT LIMITED TO, BEARBERRY, NORTHERN BAYBERRY, BEACH PLUM, AND COMMON JUNIPER. SHRUBBERY TO BE PLANTED AT 3 FEET O.C. IN STAGGERED ROWS. CONTRACTOR TO CONTACT TOWN OF WAREHAM CONSERVATION DEPARTMENT IF OTHER VARIETIES OF SHRUBS ARE TO BE USED.

ZONING DISTRICT: R-60 - TABLE 621

PRINCIPAL BUILDING	EXISTING	PROPOSED
MIN. LOT SIZE	= 60,000 S.F.	31,965 S.F.
MIN. FRONTAGE	= 180'	170.93'
MIN. FRONT SETBACK	= 60'	36.6'
MIN. SIDE SETBACK	= 20'	10.7' / 38.4'
MIN. REAR SETBACK	= 20'	> 20'

ZONING DISTRICT: R-60 - TABLE 625

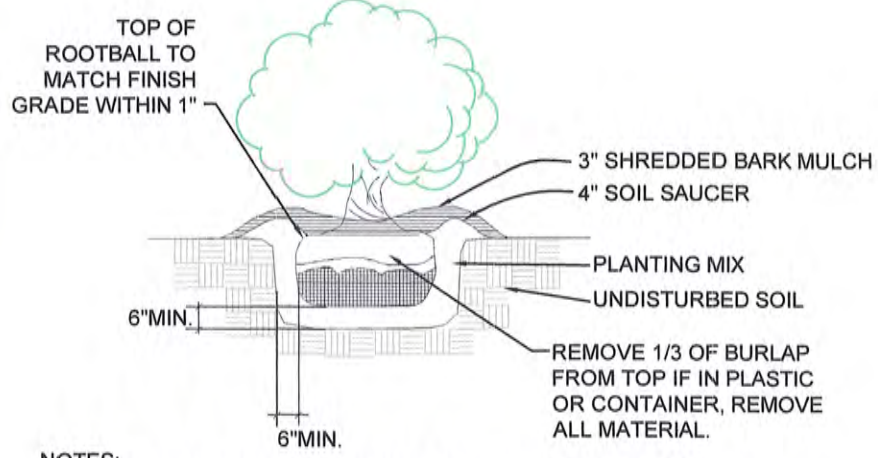
ACCESSORY BUILDING	PROPOSED
MIN. FRONT SETBACK	= 36.6*** 11.0'
MIN. SIDE SETBACK	= 10' 20.8'
MIN. REAR SETBACK	= 15' > 15'

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



LOCUS PLAN

SCALE: 1" = 1500'



- NOTES:**
- PLANTING BACKFILL: 1/3 LOAM, 1/3 SAND, 1/3 PEAT, BY VOLUME.
 - WHEN PLANTING ON SLOPE, NOTE PARTICULARLY BUILT-UP SAUCER ON LOW SIDE SHALL BE EQUAL TO 1 ROOT BALL DIA. FROM PLANT CENTER.

SHRUB PLANTING DETAIL
NOT TO SCALE

