

LOCUS PLAN

SCALE: 1" = 1000'

NOTES:

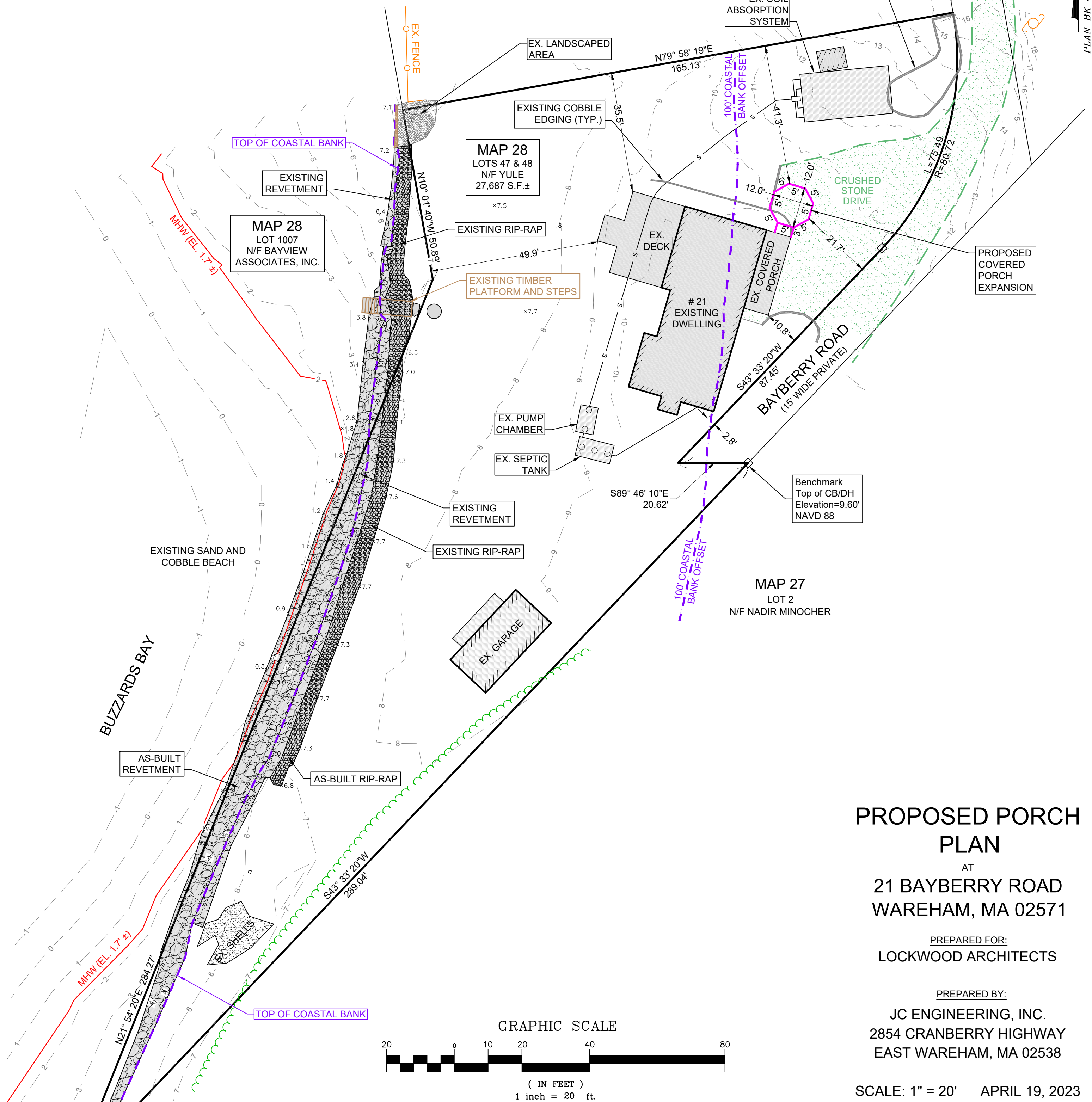
- LOCUS IS SHOWN AS LOTS 47 & 48 ON WAREHAM ASSESSOR'S MAP 28.
- OWNER OF RECORD:
TINA YULE
RUSSELL J. YULE
21 BAYBERRY ROAD
WAREHAM, MA 02571
- DEED REFERENCE:
DEED BOOK 52070, PAGE 269
- PLAN REFERENCE:
PLAN BOOK 40, PAGE 940
- ELEVATIONS BASED UPON N.A.V.D. 88 DATUM.
- THE LOCUS PROPERTY IS WITHIN FLOOD ZONE VE (EL. 30) AS DEPICTED ON F.I.R.M. PANEL 25001C0581K, DATED 02/5/2014.
- ENTIRE PROPERTY IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN, NOR WITHIN AN NHESP ESTIMATED OR PRIORITY HABITAT.
- COASTAL BANK DEPICTED HEREON ESTABLISHED FROM DEP POLICY 92-1.
- UTILITY LOCATIONS VISIBLE AT THE TIME OF SURVEY ARE DEPICTED ON THIS PLAN. ANY SUBSURFACE UTILITIES DEPICTED HEREON ARE APPROXIMATE ONLY.

ZONING DISTRICT: R-60 (TABLE 621)

PRINCIPAL BUILDING	EXISTING	PROPOSED	
MIN. LOT SIZE	= 60,000 S.F.	27,687 S.F.	NO CHANGE
MIN. FRONTAGE	= 180'	183.56'	NO CHANGE
MIN. FRONT SETBACK	= 60'	2.8'	21.7'
MIN. SIDE SETBACK	= 20'	35.5'	41.3'
MIN. REAR SETBACK	= 20'	49.9'	NO CHANGE

MAP 28
LOT 46
N/F RONALD &
ELIZABETH SUGAMELI

PLAN BK 40, PG 940



PROPOSED PORCH PLAN

AT
21 BAYBERRY ROAD
WAREHAM, MA 02571

PREPARED FOR:
LOCKWOOD ARCHITECTS

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

SCALE: 1" = 20' APRIL 19, 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.