NOTES:

1. THIS PROJECT WILL REQUIRE A PERMIT FROM THE CONSERVATION COMMISSION PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED DWELLING IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER UTILITIES.

ZONING DISTRICT: R-30 (SMALL LOT - TABLE 628)

		PROVIDED
MIN. LOT SIZE	= 30,000 S.F.	5,906 S.F.
MIN. FRONTAGE	= 150'	70.0'
MIN. FRONT SETBACK	= 20'	20.1'
MIN. SIDE SETBACK	= 10'	11.0' & 11.8'
MIN. REAR SETBACK	= 10'	> 10'
MAX. F.A.R.*	= 1,500 S.F.*	2,304 S.F.

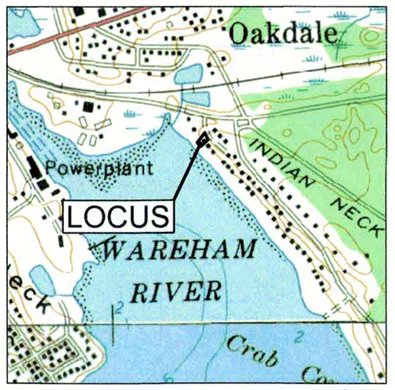
*TOTAL ALLOWABLE FLOOR AREA SHALL NOT BE LESS THAN THE MAX. ALLOWED BY THE PRIOR, SMALLER SIZE CATEGORY (5,000 S.F. x 30% = 1,500 S.F.)

OWNER OF RECORD:
KEVIN NICKERSON
3 OAK HILL ROAD
WAREHAM, MA 02571

LOCUS:
LOT T5 ON ASSESSOR'S MAP 39

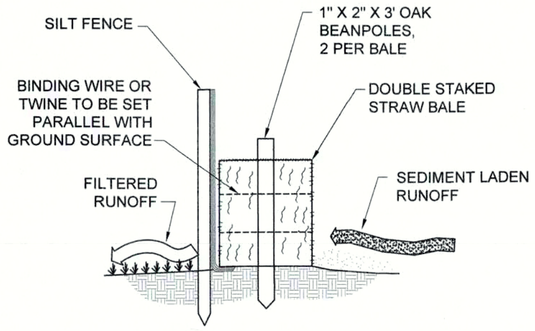
DEED REFERENCE:
DEED BOOK 51749, PAGE 39

PLAN REFERENCE:
PLAN BOOK 3, PAGE 554



LOCUS PLAN

SCALE: 1" = 1000'



CROSS SECTION OF HAYBALE LINE

NOT TO SCALE

OAK STREET LAYOUT

MAP 39
LOT T-5
5,906 S.F.

#1 OAK HILL ROAD

EXISTING DWELLING

PR. SEWER CLEANOUT

OAK HILL ROAD (PRIVATE - 20' WIDE)

EX. SEWER LINE

EX. ONE-STORY GARAGE TO BE RAZED

EX. GRAVEL DRIVEWAY

PROPOSED DRIVEWAY

PR. WATERLINE

Benchmark #1
Nail in U.P. #4
Elev. = 21.8'
N.A.V.D. 88

U.P. 4

PR. TWO-STORY DWELLING
TOF = 24.0'
SLAB = 16.5'
(FAR = 2,304 S.F.)

EXISTING DWELLING

PR. PORCH

PR. DECK

EXISTING DECK

HAYBALE LINE

EX. RETAINING WALL

PR. RETAINING WALL

TW=20.0'

TW=17.0'

SHED

CONC. PAD

ZONING SETBACK

100' COASTAL BANK OFFSET

30' COASTAL BANK OFFSET

EDGE OF TRAVELED WAY

TOP OF COASTAL BANK

ZONE AE (EL=14)
ZONE VE (EL.17)
ZONE VE (EL.17)
ZONE VE (EL.19)
ZONE X (<500)
ZONE AE (EL.14)

S37° 28' 54"W 115.33'

N25° 33' 05"W 70.00'

S45° 34' 43"W 92.34'

N43° 30' 23"W 50.00'

M.H.W. (EL.=1.1'±)

WAREHAM RIVER
(NON-RIVERFRONT)

COASTAL BEACH

#5
EXISTING DWELLING
FFE=24.2'±
BFE=15.8'±

TOP OF COASTAL BANK BASED ON THE STANDARDS UNDER MA DEP POLICY 92-1 (ISSUED: MARCH 3, 1992)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

COMMONWEALTH OF MASSACHUSETTS
JOHN L. CHURCHILL JR.
No. 46066
REGISTERED PROFESSIONAL ENGINEER

PROPOSED SITE PLAN
AT
3 OAK HILL ROAD
WAREHAM, MA

PREPARED FOR:
KEVIN NICKERSON

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

SCALE: 1" = 10' MARCH 17, 2020
REV1: OCT. 14, 2020

JCE: 4896