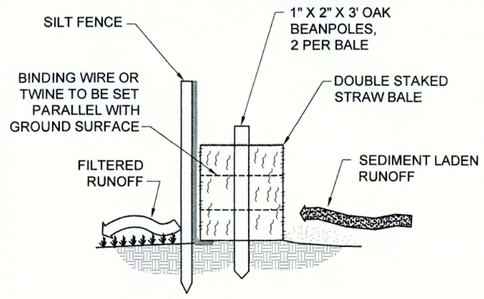
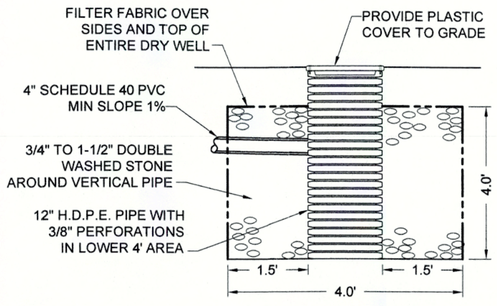


CROSS SECTION OF HAYBALE LINE

NOT TO SCALE



DRYWELL DETAIL

NOT TO SCALE

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

		EXISTING	PROPOSED
MIN. LOT SIZE	= 30,000 S.F.	5,906 S.F.	NO CHANGE
MIN. FRONTAGE	= 150'	70.0'	NO CHANGE
MIN. FRONT SETBACK	= 20'	1.9'	20.3' (PR.)
MIN. SIDE SETBACK	= 10'	2.2'	10.5' (EX. & PR.)
MIN. REAR SETBACK	= 10'	> 10'	> 10'
MAX. BUILDING COV.	= 25% (1,477 S.F.)	22.6% (1,336 S.F.)	22.6% (1,336 S.F.)
MAX. F.A.R.*	= 1,500 S.F.*	800 S.F.	1,768 S.F.

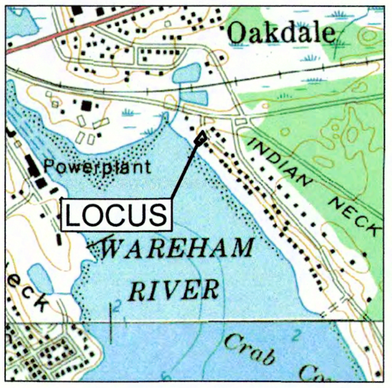
*TOTAL ALLOWABLE FLOOR AREA SHALL NOT BE LESS THAN THE MAX. ALLOWED BY THE PRIOR, SMALLER SIZE CATEGORY (5,000 S.F. x 30% = 1,500 S.F.)

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'

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.

MAP 39 LOT T-3
MAP 39 LOT T-4 (#2 OAK HILL RD.)
MAP 39 LOT T-5 5,906 S.F.
MAP 39 LOT T-6 (#4 OAK HILL RD.)
#1 OAK HILL ROAD EXISTING DWELLING
#5 EXISTING DWELLING FFE=24.2'± BFE=15.8'±
OAK HILL ROAD (PRIVATE - 20' WIDE)
OAK STREET LAYOUT
PR. SEWER CLEANOUT
PR. DYWELL, SUMP = 12.0'
PR. 1' TALL ± GRASSED OR LANDSCAPED MOUND
EX. PAVERS TO REMOVED AND RESET
EX. CRUSHED STONE DRIVEWAY TO REMAIN
EX. SEWER LINE
PR. WATERLINE
ZONING SETBACK
100' COASTAL BANK OFFSET
EDGE OF TRAVELED WAY
30' COASTAL BANK OFFSET
PR. TWO-STORY DWELLING PR. TOF = 24.0' PR. SLAB = 16.5' (FAR =1,768 S.F.)
EX. FFE =22.6'
EXISTING DWELLING TO BE RAZED, EX. FAR = 800 S.F.
EX. SLAB =15.8'
EXISTING DECK
PR. DECK
PR. PORCH
EX. ONE-STORY GARAGE TO BE RAZED (200 S.F.)
EX. CONC. SLAB BENEATH DECK TO BE REMOVED AND REPLACED WITH CRUSHED STONE (APPROX. 111 S.F.)
HAYBALE LINE
EX. RETAINING WALL
PR. RETAINING WALL
CONC. PAD
SHED
TW=20.0'
TW=17.0'
BH
TOP OF COASTAL BANK
TOP OF COASTAL BANK BASED ON THE STANDARDS UNDER MA DEP POLICY 92-1 (ISSUED: MARCH 3, 1992)
ZONE AE (EL.14)
ZONE VE (EL.17)
ZONE VE (EL.18)
ZONE VE (EL.19)
ZONE X (≥500)
M.H.W. (EL.=1.1'±)
WAREHAM RIVER (NON-RIVERFRONT)
~ COASTAL BEACH ~
COASTAL BANK ALONG WALL
S37° 28'54"W 115.33'
N43° 30' 23"W 50.00'
S45° 34' 43"W 92.34'
N25° 33' 05"W 70.00'
Benchmark #1 Nail in U.P. #4 Elev. = 21.8' N.A.V.D. 88

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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
REV2: NOV. 5, 2020
REV3: DEC. 15, 2020
REV4: JAN. 6, 2021

JCE: 4896