



| LEGEND | |
|--------|------------------------------------|
| | EXISTING CONTOUR LINE |
| | EXISTING WATER LINE (APPROX. LOCA) |
| | EXISTING OVERHEAD WIRE |
| | EXISTING STONE RETAINING WALL |
| | EXISTING HYDRANT |
| | EXISTING WATER GATE VALVE |
| | EXISTING LIGHT POST |
| | EXISTING SIGN |
| | EXISTING EDGE OF PAVEMENT |
| | WETLAND FLAG |
| | EXISTING WETLAND LINE |
| | EXISTING 100' WETLAND BUFFER |
| | EXISTING TREE LINE |
| | EXISTING TREE |
| | EXISTING MAILBOX |
| | EXISTING UTILITY POLE |
| | EXISTING SURVEY MONUMENTS |
| | EXISTING FENCE |
| | PROPOSED FENCE LINE |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERHEAD WIRE |
| | PROPOSED UNDERGROUND ELECTRIC |
| | PROPOSED LIMIT OF TREE CLEARING |
| | PROPOSED LIMIT OF EROSION CONTROL |
| | PROPOSED UTILITY POLE |
| | PROPOSED CHECK DAM |
| | PROPOSED CATCH BASIN |
| | PROPOSED DRAIN LINE |
| | PROPOSED DRAIN MANHOLE |

AREA INSIDE OF ACCESS ROAD & FENCE: **587,194 SF**
(NOT INCLUDING DRAINAGE BASINS)

TOTAL AREA OF SOLAR PANEL COVERAGE: **289,524 SF**

TOTAL AREA OF GRASS COVERAGE: **297,670 SF**

$$\frac{297,670 \text{ SF}}{587,194 \text{ SF}} = 0.507 \text{ or } 50.7\%$$

| ZONING REQUIREMENTS | | |
|---|-------------------------|-------------------------|
| TOWN OF WAREHAM ZONING BYLAWS, OCTOBER, 2019 | | |
| RESIDENTIAL 60 (R60) | | |
| | REQUIRED ⁽²⁾ | PROPOSED ⁽²⁾ |
| MINIMUM LOT SIZE | 60,000 SF | 1,707,526 SF |
| MINIMUM LOT FRONTAGE | 180 FEET | 211 FEET |
| MINIMUM YARDS: | | |
| FRONT YARD | 20 FEET ⁽⁴⁾ | 99 FEET ⁽⁴⁾ |
| SIDE YARD | 10 FEET ⁽⁴⁾ | 96 FEET ⁽⁴⁾ |
| REAR YARD | 10 FEET ⁽⁴⁾ | 89 FEET ⁽⁴⁾ |
| DISTANCE OF ANY STRUCTURE FROM A RESIDENTIAL DISTRICT | 50 FEET | 149 FEET ⁽⁴⁾ |
| MAXIMUM BUILDING HEIGHT | 35 FEET | <35 FEET |
| MAXIMUM % OF LOT COVERED BY BUILDINGS | NR | NR |
| MAXIMUM % OF LOT COVERED BY IMPERVIOUS AREA | NR | NR |

| SOLAR ENERGY GENERATION FACILITIES SECTION 59D | | |
|--|----------|------------------------|
| | REQUIRED | PROPOSED |
| MINIMUM YARDS: | | |
| FRONT: | 50 FEET | 50 FEET ⁽³⁾ |
| SIDE: | 50 FEET | 50 FEET ⁽³⁾ |
| REAR: | 50 FEET | 50 FEET ⁽³⁾ |
| MINIMUM LOT SIZE: | 3 ACRES | ±39.2 ACRES |

- (1) MINIMUM YARD DEPTHS SHALL BE IN ACCORDANCE WITH ARTICLE 6 OF THE TOWN OF WAREHAM ZONING BY-LAW, PROVIDED, HOWEVER, THAT WHERE THE LOT ABUTS OR IS ACROSS THE STREET FROM A RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT, THE YARD SETBACK FOR ALL STRUCTURES, INCLUDING FENCING AND VEGETATED BUFFER, SHALL NOT BE LESS THAN 50 FEET.
- (2) DENSITY AND DIMENSIONAL REGULATIONS ARE BASED OFF NONRESIDENTIAL USE WITHIN THE RESIDENTIAL 60 DISTRICT.
- (3) MEASURED TO THE LIMIT OF CLEARING
- (4) MEASURED TO PANELS

GRASS COVERAGE FIGURE
6/14/2022

SEE SHEET 7 FOR
CONSTRUCTION NOTES