

ZONING DISTRICT: INDUSTRIAL (IND)

MIN. AREA	30,000 S.F.
MIN. FRONTAGE	150 FT.
MIN. FRONT YARD SETBACK	20 FT.
MIN. REAR YARD SETBACK	10 FT.
MIN. SIDE YARD SETBACK	10 FT.
MAX. BUILDING COVERAGE	50%
MAX. IMPERVIOUS COVERAGE	70%

LEGEND

	BUILDING
	STOCKADE/PICKET FENCE
	CHAINLINK FENCE
	GAS LINE
	OVERHEAD WIRES
	MAJOR CONTOUR
	MINOR CONTOUR
	WATER GATE
	HYDRANT
	WELL
	SEWER MANHOLE
	CATCH BASIN
	UTILITY POLE

GENERAL NOTES

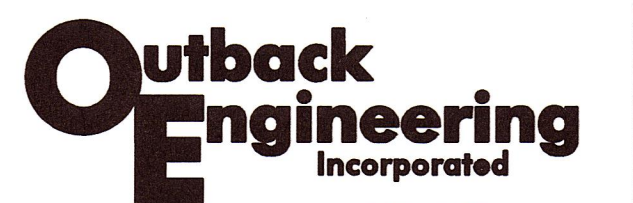
- PLAN REFERENCE:
 - FOR DEED REFERENCE SEE DEED BOOK: 58369 PAGE: 298 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - FOR PLAN REFERENCE SEE PLAN BOOK: 67 PAGE: 482 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON 1/31/2024. ELEVATIONS ARE BASED ON NAVD88 DATUM.
- THE SITE FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 2502300486K, EFFECTIVE DATE: 7/6/2021).
- THE SITE IS NOT LOCATED WITHIN A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
- ALL EXISTING UTILITY INFORMATION IS FROM FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND RECORDED PLANS AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (811) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

OWNER

TTR LLC
 13 LEDGEWOOD DRIVE
 DOVER, MA 02030
 ASSESSORS MAP 108, LOT 1004-A

SITE PLAN

AT
 #3 TOW ROAD
 IN
 WAREHAM,
 MASSACHUSETTS



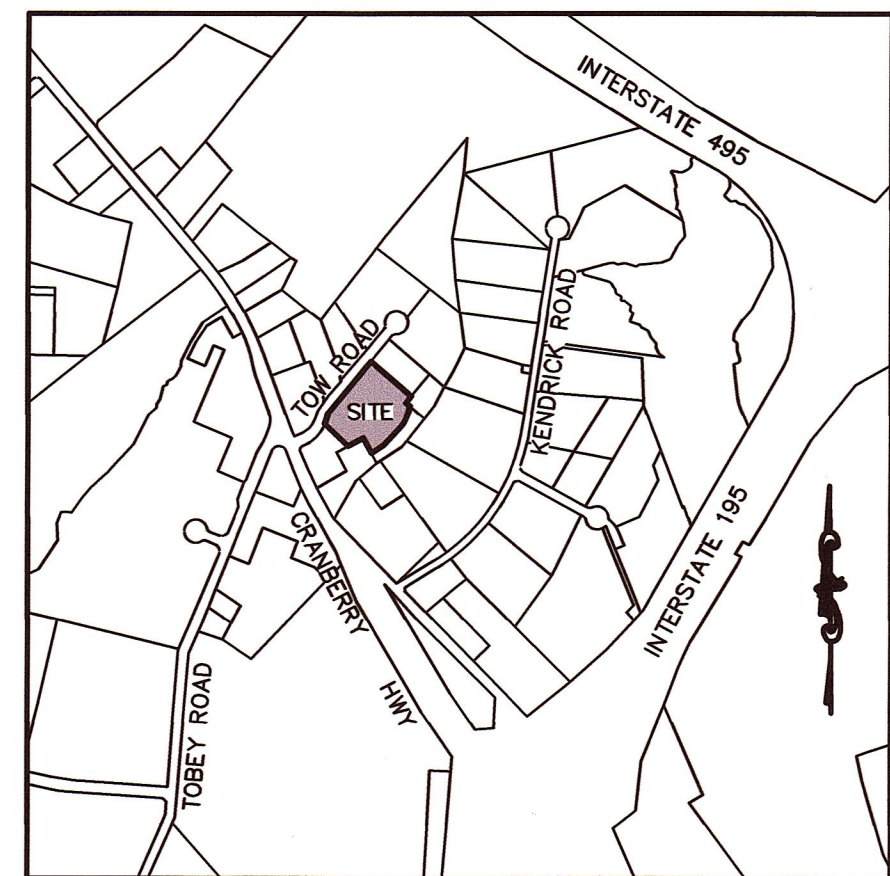
165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 FAX: (508)-947-8873
 www.outback-eng.com

DATE: FEBRUARY 1, 2024
DRAWN BY: J.E.Y. CHECKED BY: P.J.B.
SCALE: 1"=20' SHEET 1 OF 1
0' 20' 40' 60'

OE-3761C



LOCUS MAP
1"=1000'



EXISTING 20' WIDE RIGHT OF WAY,
 SEE STATE HIGHWAY LAYOUT NO
 5560, SHEET 30 OF 30



2-1-24