

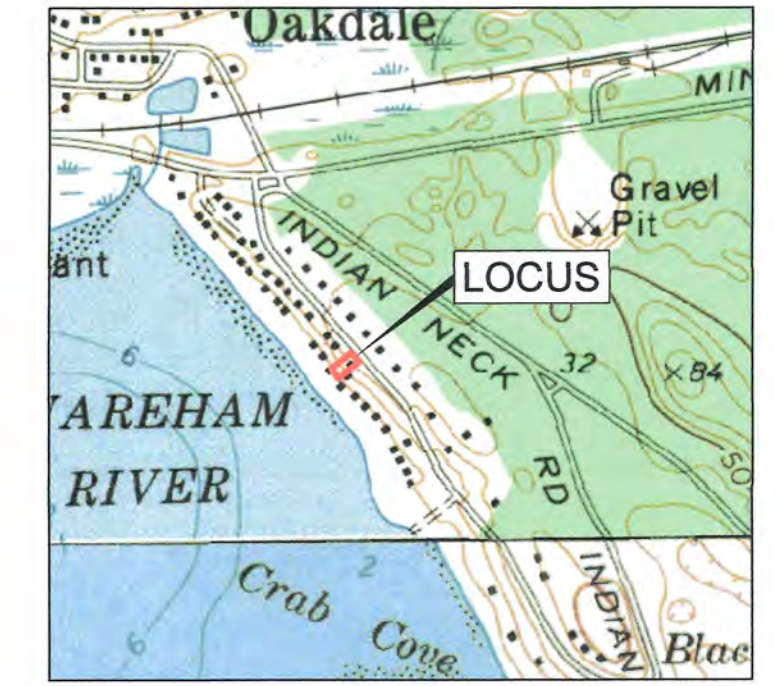
CONSTRUCTION PLAN:

- THE CONTRACTOR SHALL FOLLOW THE ORDER OF CONDITIONS ISSUED FOR THIS PROJECT. THE CONSERVATION AGENT SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BARRIER ALONG THE LIMIT OF WORK.
- THE EROSION CONTROL BARRIER (SILTFENCE AND STRAWBALES) SHALL BE INSTALLED IN THE LOCATIONS DEPICTED HEREON. THIS BARRIER SHALL BE INSPECTED BY THE CONSERVATION AGENT PRIOR TO ANY SITE WORK AND SHALL ACT AS THE LIMIT OF WORK. NO WORK SHALL TAKE PLACE BEYOND THE LIMIT OF WORK WITHOUT APPROVAL FROM THE CONSERVATION AGENT.
- ANY CONCRETE OR DEBRIS DEPICTED HEREON TO BE REMOVED (RETAINING WALLS, WALKWAYS, & STEPS) SHALL BE DISPOSED OF AT AN APPROPRIATE FACILITY AND NOT BURIED ONSITE.
- REFER TO LAYOUT AND MATERIALS PLAN AND PLANTING AND RESTORATION PLAN, BOTH PREPARED BY HIGHMARK LAND DESIGN, SOMERVILLE, MA, DATED APRIL 3, 2023 FOR ADDITIONAL SITE LAYOUT, LANDSCAPING, AND RESTORATION PLANS.

ZONING DISTRICT: R-30 (TABLE 621)		EXISTING	PROPOSED
MIN. LOT SIZE	= 30,000 S.F.	7,427 S.F. ±	NO CHANGE
MIN. FRONTAGE	= 150'	50.0'	NO CHANGE
MIN. FRONT SETBACK	= 20'	77.3' (DWELLING)	66.3' (DWELLING)
MIN. SIDE SETBACK	= 10'	7.7' (DWELLING)	7.7' (DWELLING)
MIN. REAR SETBACK	= 10'	> 10'	> 10'
MAX. BUILDING COV.	= 25% (1,857 S.F.)	15.2% (1,130 S.F.)	18.4% (1,366 S.F.)
MAX. F.A.R.*	= 25% (1,857 S.F.)	10.3% (768 S.F.)	13.5% (1,004 S.F.)

*FLOOR AREA RATIO - PER TABLE 628

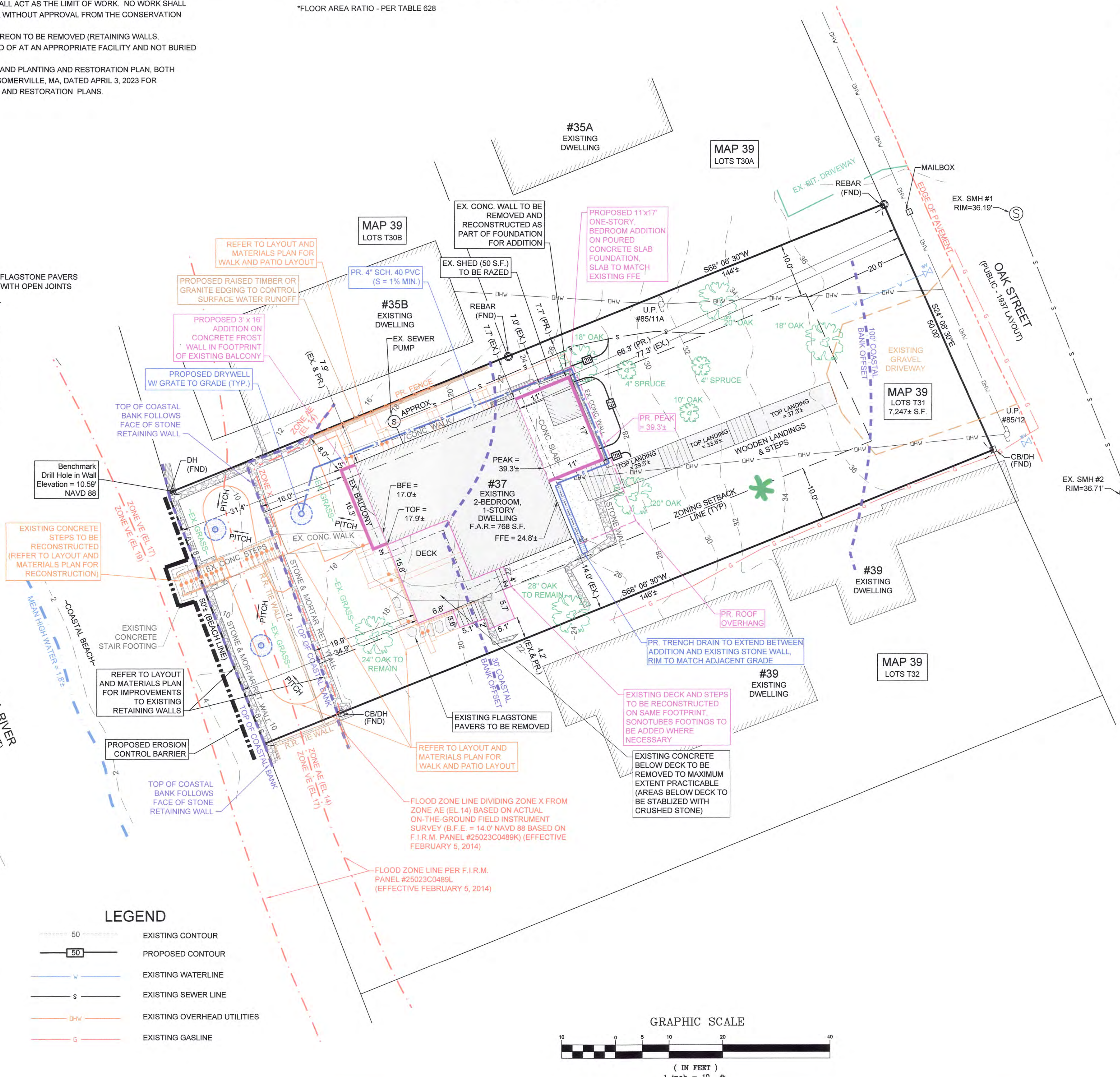
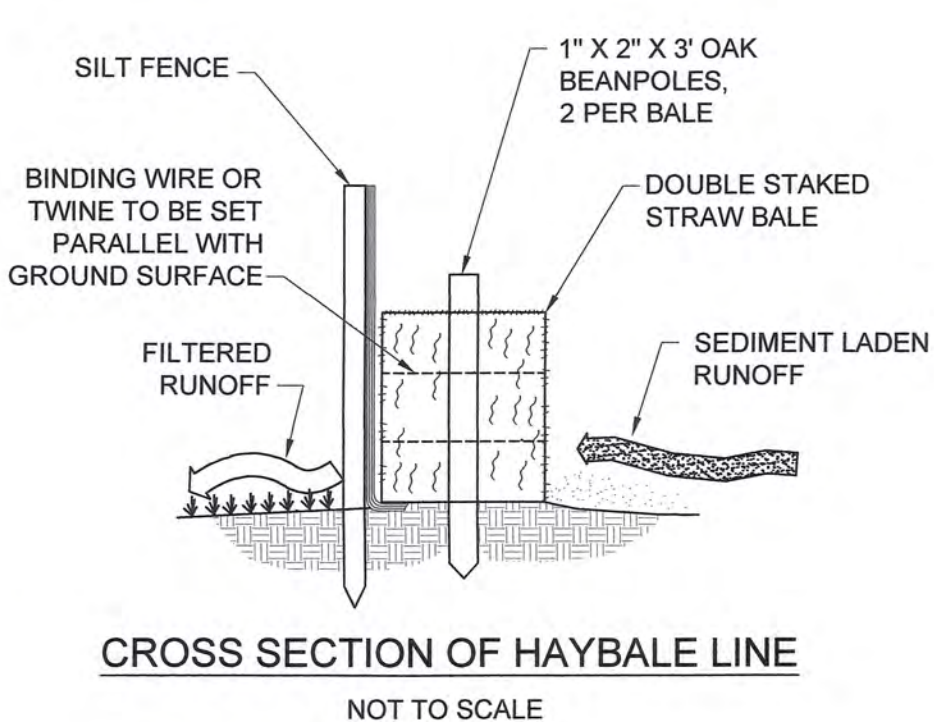
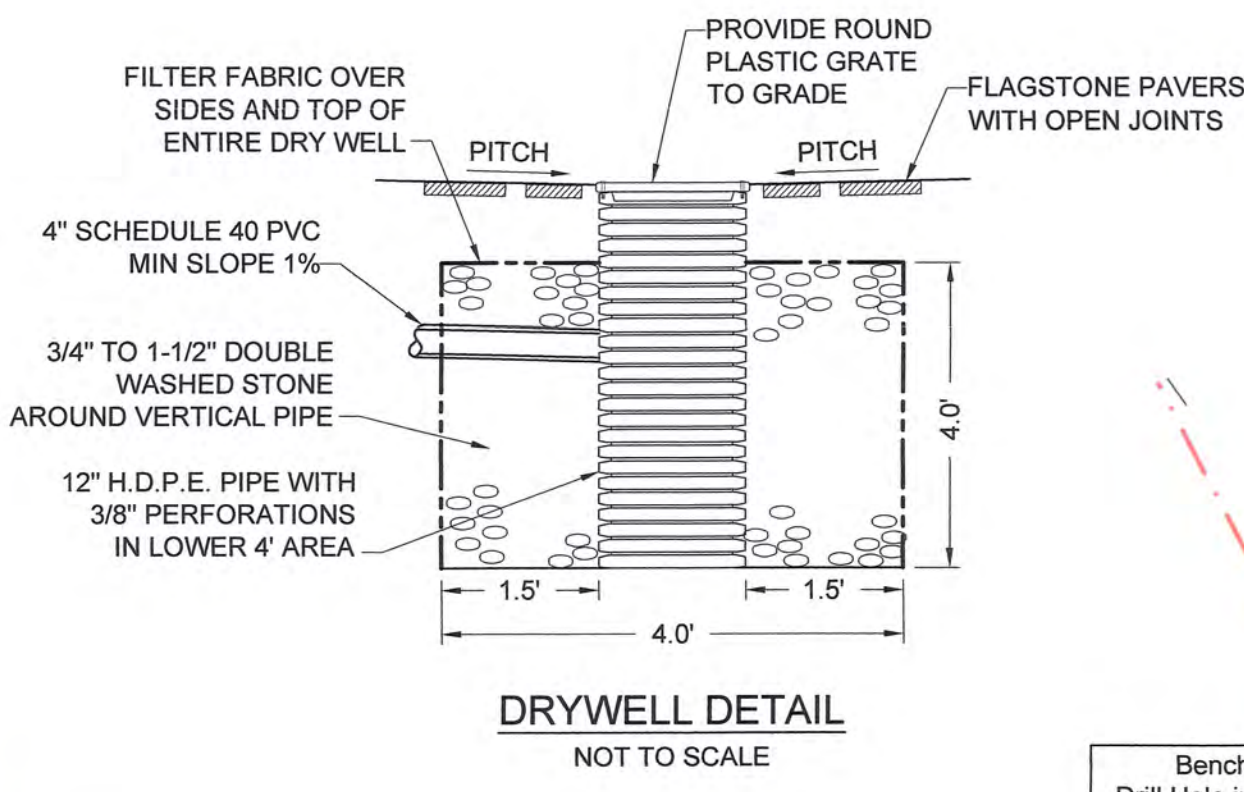
- NOTES:**
- OWNER OF RECORD:
JAMES T. & ELLEN M. DUNN, TRUSTEES
37 OAK STREET REALTY TRUST
17 UPLAND AVE
DORCHESTER, MA 02124
 - DEED REFERENCE:
DEED BOOK 44766, PAGE 103
 - PLAN REFERENCES:
OAK STREET 1937 LAYOUT
PLAN BOOK 4, PAGE 793
PLAN BOOK 3, PAGE 554
PLAN BOOK 26, PAGE 831
PLAN BOOK 9, PAGE 195
 - ELEVATIONS BASED UPON N.A.V.D. DATUM.
 - TOP OF COASTAL BANK AS DETERMINED BY DEP POLICY 92-1.
 - FLOOD ZONES AS SHOWN HEREON TAKEN FROM PANEL NO. 25023C0489L, DATED 07/06/2021.
 - MEAN HIGH WATER LINE, AS SHOWN ON THIS PLAN, WAS DELINEATED BASED ON THE BUZZARDS BAY NATIONAL ESTUARY PROGRAM INTERACTIVE TIDAL DATUM VIEWER.
 - UTILITIES DEPICTED HEREON ARE APPROXIMATE ONLY AND ARE FROM A VISUAL INSPECTION OF THE PROPERTY. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIGSAFE AND ANY OTHER APPLICABLE AGENCIES AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE.
 - ENTIRE PROPERTY IS NOT MAPPED WITHIN ESTIMATED AND PRIORITY HABITAT AS DEPICTED ON N.H.E.S.P. MAPPING NOR WITHIN AN A.C.E.C.



LOCUS PLAN

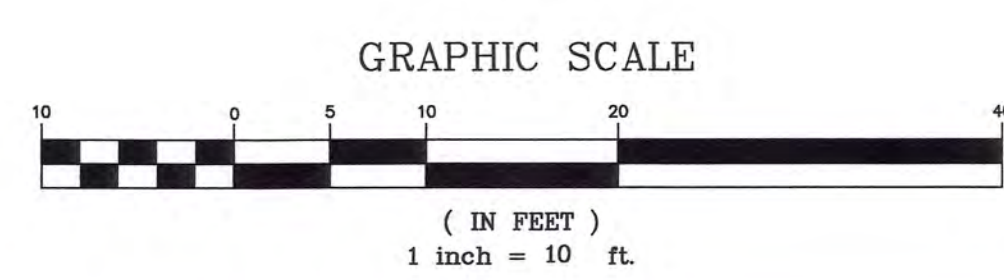
SCALE: 1" = 100'

OAK STREET LAYOUT



LEGEND

--- 50 ---	EXISTING CONTOUR
— 50 —	PROPOSED CONTOUR
— W —	EXISTING WATERLINE
— S —	EXISTING SEWER LINE
— DHV —	EXISTING OVERHEAD UTILITIES
— G —	EXISTING GASLINE



PROPOSED SITE PLAN
AT
37 OAK STREET
WAREHAM, MA

PREPARED FOR:
37 OAK STREET REALTY TRUST

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

SCALE: 1" = 10' APRIL 5, 2023
REV: MAY 18, 2023