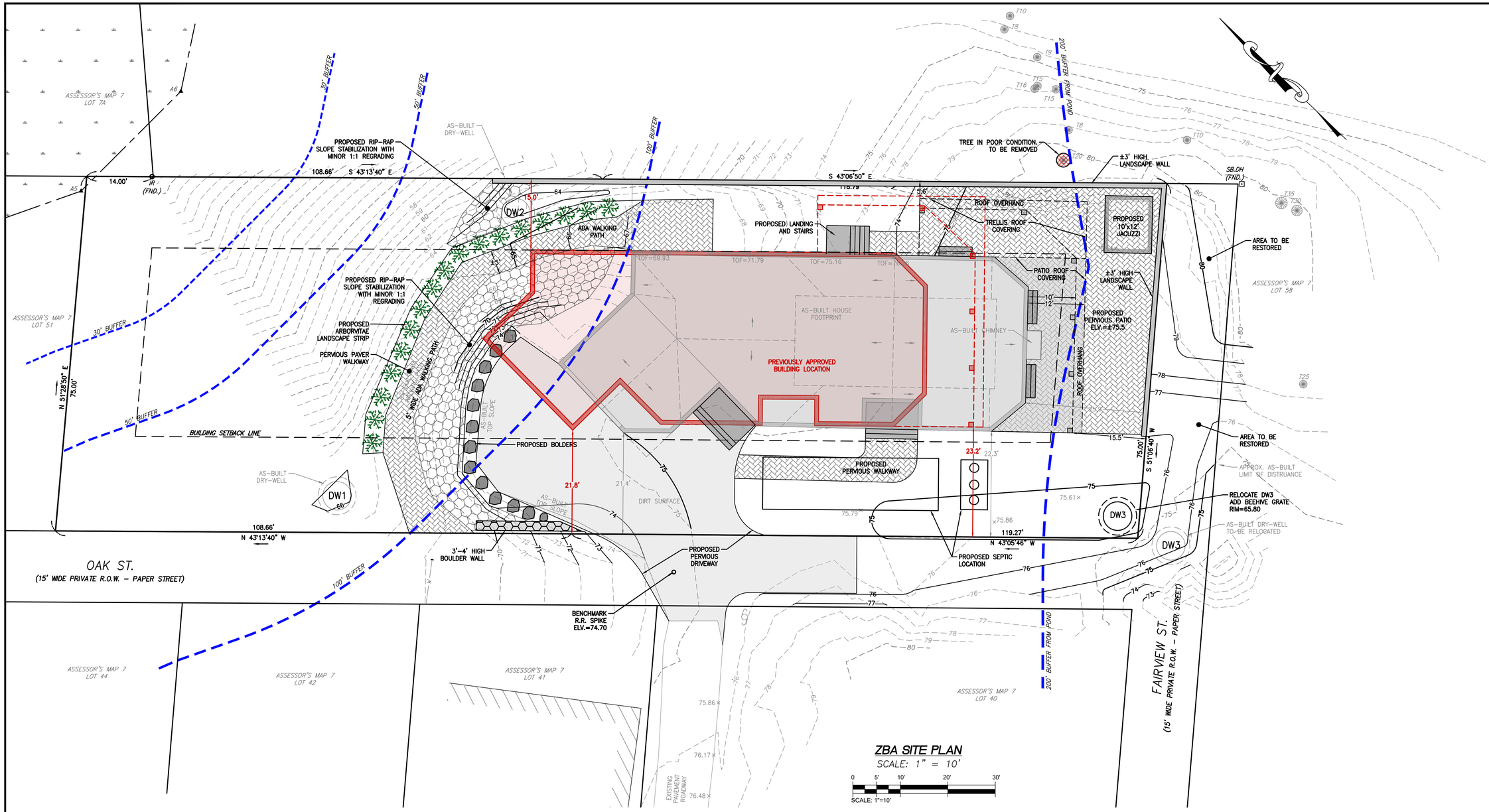


ZBA SITE PLAN

SCALE: 1" = 10'

0 5' 10' 20' 30'

SCALE: 1"=10'

ZONING SUMMARY

DISTRICT: RESIDENTIAL

	MINIMUM REQUIRED	EXISTING / AS-BUILT	PROPOSED
LOT AREA, SF	40,000	±17,023	±17,023
LOT FRONTAGE	170'	227.93'	227.93'
LOT WIDTH	100'	227.78'	227.78'
MIN FRONT YARD	20'	21.4'	(1)15.5'
MIN SIDE YARD	15'	15.0'	15.0'
MIN REAR YARD	15'	N/A	N/A
MAX. BUILDING HEIGHT	25'	25'	25'
MAX. LOT COVERAGE	50%	18.9%	22.8%

(1) THIS MEASUREMENT OF 15.5' IS FROM THE EXTERIOR OF A COLUMN FOR SUPPORT OF THE ROOF OVERHANG COVERING OF THE PATIO, AND NOT OF THE EXTERIOR OF THE BUILDING FOUNDATION. SECTION 255-5.2(E) OF THE WENHAM ZONING BYLAWS STATES "PROJECTIONS. NOTHING HEREIN SHALL PREVENT THE PROJECTIONS OF STEPS, CORNICES, BAY WINDOWS, EAVES, AND OTHER ORNAMENTAL FEATURES INTO ANY REQUIRED YARDS.".

GENERAL NOTES

1. THE REFERENCED ENGINEERING PLAN WAS PREVIOUSLY APPROVED BY THE TOWN OF WENHAM IN 2017.
2. ALL PERVIOUS SURFACES, INCLUDING THE PATIO, ADA WALK PATH, AND DRIVEWAY HAVE NOT BEEN INCLUDED WITH THE LOT COVERAGE CALCULATIONS, AS DEFINED IN SECTION 255-2.2 OF THE ZONING BYLAW.
3. THE PROPOSED JACUZZI WILL BE ABOVE-GROUND.
4. THE SITE IS LOCATED WITHIN THE TOWN OF WENHAM'S AQUIFER PROTECTION OVERLAY DISTRICT (APOD).
5. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED AND COMPLETED BY FODERA ENGINEERING IN JUNE 2021.
6. WETLANDS WERE DELINEATED BY WETLANDS & LAND MANAGEMENT, INC., AND WERE FIELD LOCATED AND OVERLAID FROM THE REFERENCED ENGINEERING PLAN.
7. A NEW SEPTIC PLAN SHALL BE PROVIDED AND APPROVED BY THE BOARD OF HEALTH.
8. AN AMENDED ORDER OF CONDITIONS HAS BEEN FILED WITH THE CONSERVATION COMMISSION.

ENGINEERING PLAN REFERENCE

1. A PLAN LABEL "SITE PLAN TO ACCOMPANY NOTICE OF INTENT" PREPARED BY GRIFFIN ENGINEERING WITH JOB NO. 1653 AND A LATEST REVISION DATE OF 8/1/17.

BOUNDARY PLAN REFERENCE

SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS
1. L.C. PLAN 13300A.
2. PLAN BOOK 1547, PLAN 1.
3. PLAN BOOK 76, PLAN 83.
4. PLAN BOOK 113, PLAN 38.
5. PLAN BOOK 117, PLAN 18.
6. PLAN BOOK 117, PLAN 85.
7. PLAN BOOK 424, PLAN 100.

DEED REFERENCE

SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS
1. DEED BOOK 37732, PAGE 458.
2. DEED BOOK 35231, PAGE 544.

RECORD OWNER

PAMELA & YIANNIS KATSIRIS
20 RAVENWOOD RD.
PEABODY, MA 01960

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 74 EXISTING/ AS-BUILT CONTOUR
- 74 PROPOSED ELEVATION CONTOUR
- PROPOSED BUILDING ROOF OVERHANG
- LOCATION OF APPROVED BUILDING
- BORDERING VEGETATED WETLANDS
- 30' WETLAND BUFFER
- 50' WETLAND BUFFER
- 100' WETLAND BUFFER
- 200' POND BUFFER
- AX WETLAND FLAG
- TX TREE AND CALIPER SIZE
- SB.DH(FND.) STONE BOUND DRILL HOLE FOUND
- TREE TO BE REMOVED

PREPARED BY:
FODERA
ENGINEERING
(617)877-3293
gfodera@foderaengineering.com
28 Harbor St., Suite 204
Danvers, MA 01923

PREPARED FOR:
PAMELA &
YIANNIA KATSIRIS
26 RAVENWOOD RD.
PEABODY, MA 01960

COPYRIGHT NOTICE
This drawing is property of Fodera Engineering and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the engineer on record.

REVISION	DATE	BY

PROJECT LOCATION:
21 LONGFELLOW RD.
WENHAM, MA 01984

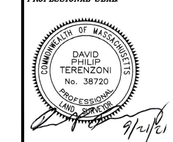
PARCEL ID:
MAP ID: 7 - 52

PLAN SET:
SINGLE-FAMILY CONSTRUCTION SITE PLAN
21 LONGFELLOW ROAD
WENHAM, MA 01984

SEPTEMBER 21, 2021

SCALE: 1" = 10'

PROFESSIONAL SEAL:



JOB NO.: 21217-225

SHEET TITLE:
ZBA SITE PLAN

SHEET NUMBER:
C-1 (1 OF 1)