

DETAIL "A"
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- BUILDING
- EXIST. EDGE OF PAVEMENT
- PROPOSED PROPERTY LINE
- ZONING SETBACK
- CENTERLINE
- CONCEPTUAL BUILDING
- FLOOD ZONE
- ESSEX COUNTY STONE BOUND
- IRON ROD
- STONE BOUND W/ DRILL HOLE

PLAN REFERENCES & NOTES:

- RECORD OWNER & DEED: CARNEY PAMELA J TRUSTEE FIVE ONE CHERRY ST REALTY TRUST 51 CHERRY STREET ESRD BK. 20172, PG. 43
- RECORD PLAN: ESRD. PLAN 156, PLAN 22
- ASSESSORS MAP 18, PARCEL 3
- FEMA FLOOD MAP NO. 25009C0407F DATED 7/3/12 INDICATES THAT A PORTION OF THE SITE IS LOCATED WITHIN ZONE A WITH NO BASE FLOOD ELEVATION.
- THIS PLAN IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY BY KANE LAND SURVEYORS, 30 HIGGINS LANE, WELLFLEET, MA ON FEBRUARY 19, 2019.
- ELEVATIONS ARE ON NAVD88 DATUM.
- SEPTIC DATA FROM WENHAM BOARD OF HEALTH DEPARTMENT.
- LOT 2 PROPOSED BUILDING, GRADING, AND LAYOUT IS CONCEPTUAL.

ZONING NOTES (REF. WENHAM ZONING BY-LAW)

ZONING DISTRICT: RESIDENTAL
MINIMUM AREA = 40,000 SF
MINIMUM FRONTAGE = 170'
MINIMUM LOT WIDTH = 100'
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 15'
MINIMUM REAR YARD = 15'

-AQUIFER PROTECTION DISTRICT
-FLOOD PLAIN OVERLAY DISTRICT

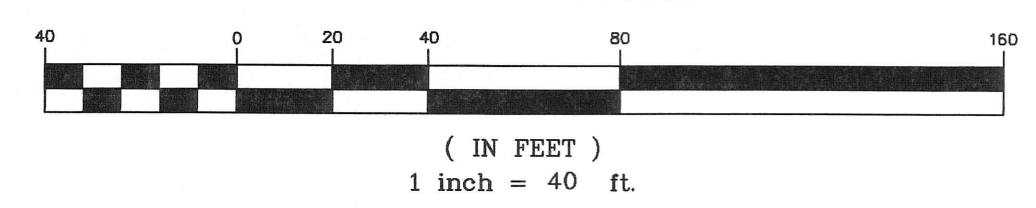
1.) LOT AREA (REF. §2.2 & §5.2.2)

A) WHEN A DISTANCE BETWEEN ANY TWO POINTS ON LOT LINES IS LESS THAN 50', MEASURED IN A STRAIGHT LINE, THE SMALLER PORTION OF THE LOT WHICH IS BOUNDED BY SUCH STRAIGHT LINE AND SUCH LOT LINES SHALL NOT BE CONSIDERED IN COMPUTING THE MINIMUM LOT AREA UNLESS THE TOTAL OF THE DISTANCES ALONG SUCH LOT LINES BETWEEN SUCH TWO POINTS IS LESS THAN 150'

B) LOT AREA MUST BE CONTIGUOUS AND EXCLUSIVE OF WETLANDS AND/OR LAND LYING IN THE FLOOD PLAIN DISTRICT.

2.) FOR "HAMMERHEAD" LOTS (LOT 2) - THE NEAREST POINT OF ANY BUILDING OR STRUCTURE SHALL BE SET BACK FIFTY FEET FROM ALL LOT LINES (REF. §5.2.2.1(3)).

GRAPHIC SCALE



No.	Date	Description
Revisions		

ROBERT H. GRIFFIN
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6.12.20



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FIVE ONE CHERRY ST
REALTY TRUST
51 CHERRY ST.
WENHAM, MA

SPECIAL
PERMIT
SITE PLAN

Scale: 1"=40'

Job No.: 1836

File Name:

Date: 6/12/20

C-1