

LOCUS
NOT TO SCALE

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE
- EXISTING UTILITY POLE
- CONCRETE BOUND

TITLE 5 VARIANCES REQUIRED:

- BOURNE BOARD OF HEALTH REGULATION REQUIRING 150' MINIMUM SETBACK FROM S.A.S. TO WETLAND RESOURCE. THE ACTUAL SETBACK PROVIDED TO TOP OF WESTERLY COASTAL BANK IS 22' AND EASTERLY COASTAL BANK IS 34'. THE ACTUAL SETBACK PROVIDED TO SALT MARSH IS 69', TO DUNE IS 58', TO MHW EAST IS 66' AND MHW WEST IS 87'.
- BOURNE BOARD OF HEALTH REGULATION REQUIRING 150' MINIMUM SETBACK FROM RESERVE AREA TO WETLAND RESOURCE. THE ACTUAL SETBACK PROVIDED TO THE TOP OF THE WESTERLY COASTAL BANK IS 24' AND EASTERLY COASTAL BANK IS 30', TO SALT MARSH IS 65' TO DUNE IS 60', TO MHW EAST IS 64' TO MHW WEST IS 83'.
- 310 CMR 15.211 MINIMUM SETBACK SAS TO TOP OF COASTAL BANK 50'. THE ACTUAL SETBACK TO WESTERLY COASTAL BANK IS 22' AND EASTERLY COASTAL BANK IS 34'.
- 310 CMR 15.211 MINIMUM SETBACK RESERVE AREA TO TOP OF COASTAL BANK IS 50'. THE ACTUAL SETBACK PROVIDED TO THE TOP OF WESTERLY COASTAL BANK IS 24' AND EASTERLY COASTAL BANK IS 30'.
- 310 CMR 15.211 MINIMUM SETBACK RESERVE AREA TO CELLAR WALL 20'. THE ACTUAL SETBACK IS 9'.

GENERAL NOTES:

- ASSESSOR'S INFORMATION: MAP 30.1, PARCEL 3, LOT 3
- FLOOD ZONES: AE15 & VE18 (FEMA MAP 25001C0501J)
- ZONING DISTRICT: R-40
- WIND EXPOSURE CATEGORY: C
- OVERLAY DISTRICT: PARTIAL NHESP DISTRICT
- LOT COVERAGE BY:
 - A. EXISTING STRUCTURES: 3,195 S.F./34,800 S.F. = 9.2%
 - B. EXISTING & PROPOSED STRUCTURES: 3,741 S.F./34,800 S.F. = 10.8%
- STREET ADDRESS: ROCKY POINT ROAD
- HOUSE NUMBER: 104
- TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND SURVEY
- ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.



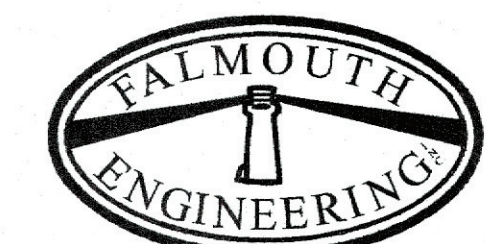
SITE PLAN - PROPOSED IMPROVEMENTS FOR #104 ROCKY POINT ROAD

PREPARED FOR
PATRICK CURRAN
IN
BOURNE MA

PLAN DATE: JULY 26, 2022

PLAN SCALE: 1" = 20'

CIVIL ENGINEERING
WASTEWATER DESIGN
TITLE 5 PLOT PLANS
LAND USE PLANNING

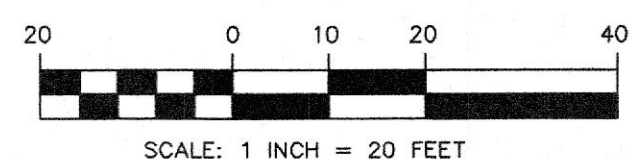


WETLANDS PERMITTING
COASTAL ENGINEERING
PIERS AND DOCKS
COMMERCIAL/RESIDENTIAL

Serving Cape Cod and Southeastern Massachusetts

17 ACADEMY LANE, SUITE 200 - FALMOUTH, MA - 02540 - 508.495.1225

PROJECT NUMBER: 21001 CAD FILE NAME: 21001SP DRAWN BY: L.M. SHEET 1 OF 3



SCALE: 1 INCH = 20 FEET

THE CONTRACTOR SHALL LOCATE THE EXISTING WATER SERVICE AND RELOCATE AS NECESSARY TO PROVIDE 10' MINIMUM SEPARATION FROM ALL COMPONENTS OF THE PROPOSED SEPTIC SYSTEM. THE WATER SERVICE SHALL BE SLEEVED IN ALL AREAS WHERE IT IS LESS THAN 10' FROM THE SEPTIC SYSTEM, OR CROSSES A SEPTIC SYSTEM PIPE.