



LOCUS PLAN
NOT TO SCALE

GENERAL NOTES

THIS PROPERTY DOES NOT FALL WITHIN A ZONE II OF A WELLS PROTECTION AREA
 THIS PROPERTY FALLS WITHIN FLOOD ZONES X, AE (EL. 11), & VE (EL. 12) AS SHOWN ON FIRM MAP 25023C0243K, DATED 11/04/2016 & LOMR 19-01-0097, EFFECTIVE DATE 1/10/2020
 WETLANDS FLAGGED 6/2016 BY BROOKE MONROE, PINEBROOK CONSULTING 310 SANDWICH ST PLYMOUTH MA 02360

ZONE RC: DIMENSIONAL REGULATIONS

ADDRESS: 140 MARSHALL ST
 OWNER: RICE, WILLIAM P. & LYNN L.
 REFERENCE: BOOK 47542 PAGE 199
 ASSESSOR'S PARCEL NO.: 122 - 079 - 000

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	108,900 SF	108,900 SF
MINIMUM LOT FRONTAGE	200.00'	264' +/-	264' +/-
MIN. FRONT YARD SETBACK (RIGHT OF WAY WIDTH = 40'+)	25' (ALL)	182.4' (COTTAGE)	182.4' (COTTAGE)
MIN. SIDE YARD SETBACK	15' (BLDG)	15.2' (COTTAGE) 225'+ (COTTAGE)	15.2' (COTTAGE) 225'+ (COTTAGE)
MINIMUM REAR SETBACK	15' (BLDG)	40.7' (COTTAGE)	40.7' (COTTAGE)
BUILDING COVERAGE	MAX. AMT: 16,335 SF (15%)	4,005 SF (3.68%)	4,005 SF (3.68%)

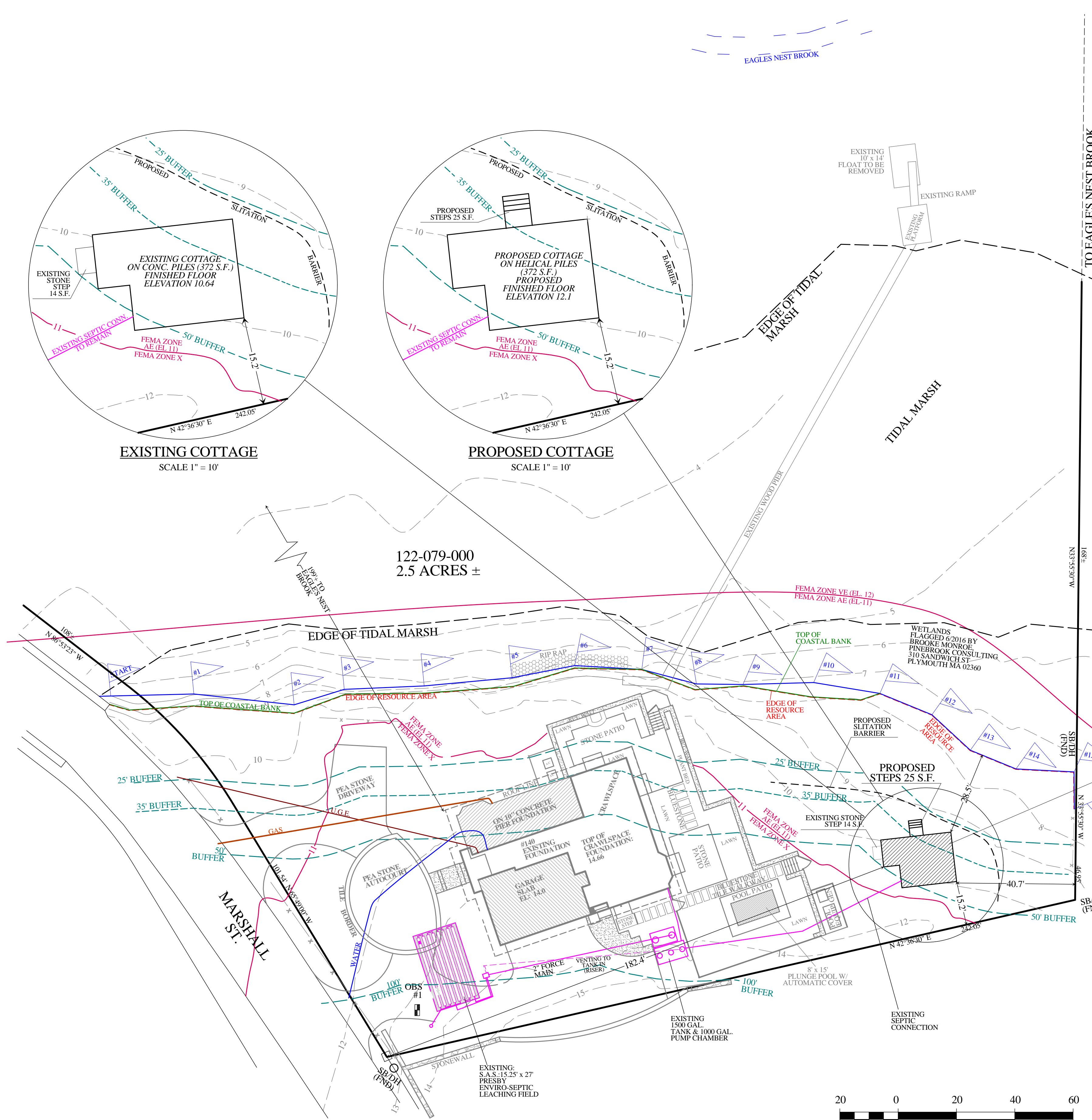
**CONSERVATION:
IMPERVIOUS COVERAGE
CALCULATIONS**

	EXISTING	PROPOSED	NET CHANGE
TOTAL LOT AREA	108,900 SF±	108,900 SF±	0 S.F.
LOT AREA IN BUFFER ZONE	25,158 SF±	25,158 SF±	0 S.F.
DWELLING	3,633 SF	3,633 SF	0 S.F.
COTTAGE	372 SF	372 SF	0 S.F.
DRIVEWAY	170 SF	170 SF	0 S.F.
WALKS	68 SF	68 SF	0 S.F.
PADS	12 SF	12 SF	0 S.F.
STEPS	113 SF	124 SF	+11 SF
PATIOS	1,010 SF	1,010 SF	0 S.F.
PIER	54 SF	54 SF	0 S.F.
OUTDOOR SHOWER	7 SF	7 SF	0 S.F.
POOL EQUIPMENT	44 SF	44 SF	0 S.F.
POOL	120 SF	120 SF	0 S.F.
POOL PATIO	174 SF	174 SF	0 S.F.
IMPERVIOUS AREA / D.C.C. 9.5.2.	5,777 SF	5,788 SF	+11 SF
IMPERVIOUS COVERAGE / D.C.C. 9.5.2.	22.96%	23.00%	+0.04%

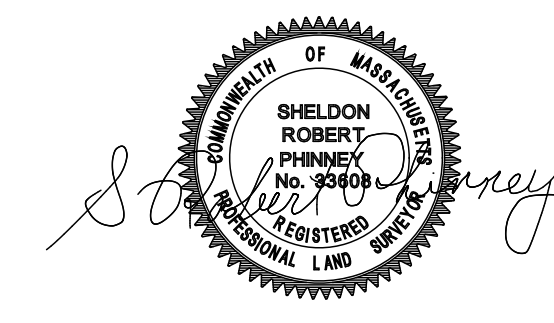
PLAN SHOWING:
PROPOSED COTTAGE REPLACEMENT IN DUXBURY

FOR: BILL & LYNN RICE	DRAWN BY: NICK MOSCARTOLO	
LOC: 140 MARSHALL ST.	DESIGN & CHECKED BY: FREEMAN BOYNTON, JR. & FREEMAN BOYNTON, III	
LOT #: 122 - 079 - 000	DATE: SEP. 5, 2023	REVISIONS: DESCRIPTION: DATE:

DUXBURY CONSTRUCTION, LLC.
 P.O. BOX 2514 DUXBURY MASSACHUSETTS 781 934 0000



EXISTING COTTAGE ON CONC. PILES (372 S.F.) FINISHED FLOOR ELEVATION 10.64
 PROPOSED STRUCTURE TO REPLICATE FOOTPRINT AND LOCATION ON HELICAL PILES (372 S.F.) PROPOSED FINISHED FLOOR ELEVATION 12.1



S. ROBERT PHINNEY, PLS
 21 ACORN STREET
 MIDDLEBOROUGH, MASSACHUSETTS

I CERTIFY THAT THE BUILDINGS LOCATED AS SHOWN ON THIS PLAN IS DERIVED FROM AN ON THE GROUND SURVEY BY DUXBURY CONSTRUCTION PERSONNEL.

THIS PLAN AND ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF THE LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.

