

**LEGEND**

- EXISTING SEWER LINE (APPROX. LOCATION)
- EXISTING GAS LINE (APPROX. LOCATION)
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING TREE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

**OWNER OF RECORD:**  
 BRUCE & KAREN PEIRCE  
 23 THORPE ROAD  
 NEEDHAM, MA 02494

**FEMA FLOOD ZONE:**  
 AE (EL. 14)

**FEMA MAP NUMBER:**  
 25023C0581K

**ASSESSOR'S MAP & LOT:**  
 MAP 1, LOT 1036

**DEED REFERENCE:**  
 BOOK 49160, PAGE 242

**PLAN REFERENCES:**  
 PLAN BOOK 1, PAGE 58  
 PLAN BOOK 13, PAGE 69  
 PLAN BOOK 4281, PAGE 82  
 L.C. PLAN #12263-A

**NOTES:**

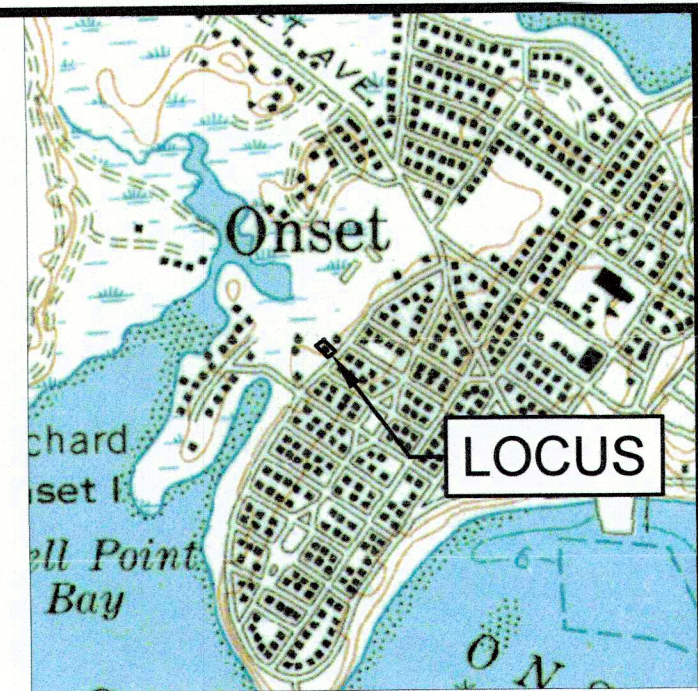
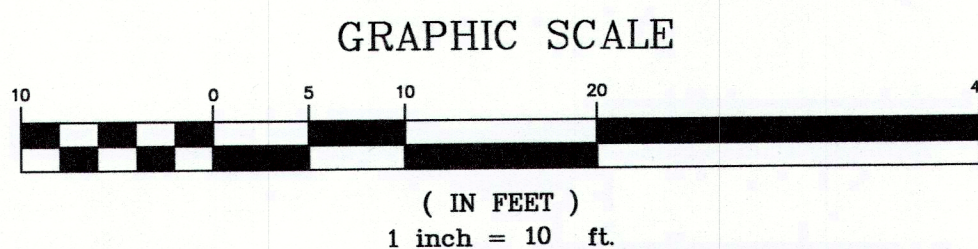
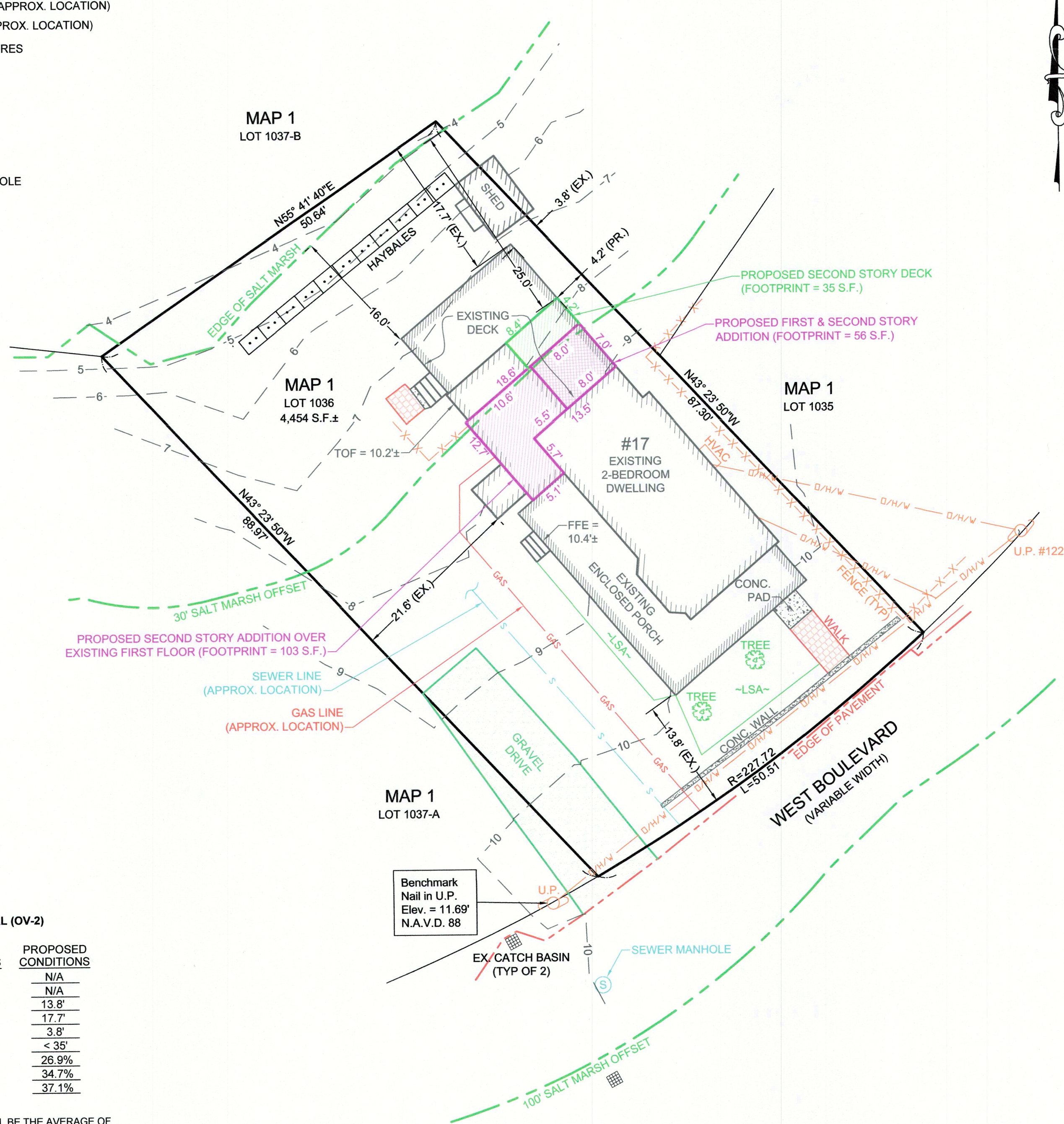
- 1.) ELEVATIONS BASED ON N.A.V.D. 88 DATUM. SEE BENCHMARK SHOWN ON PLAN.
- 2.) ALL UTILITIES SHOWN ON THIS PLAN ARE CONSIDERED APPROXIMATE ONLY. EXISTING WATERLINE NOT MARKED OUT AT TIME OF SURVEY.
- 3.) SURVEY WAS CONDUCTED IN DECEMBER, 2020.

**ZONING DISTRICT: ONSET VILLAGE RESIDENTIAL (OV-2)**  
**LOT AREA = 4,454 S.F. ("EXISTING SMALL LOT")**

	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA	10,000 sf MIN.	4,329 sf	N/A
LOT FRONTAGE	50' MIN.	50.0'	N/A
FRONT SETBACK	14.5'*	13.8'	13.8'
REAR SETBACK	10' MIN.	17.7'	17.7'
SIDE SETBACK	10' MIN.	3.8'	3.8'
BUILDING HEIGHT	35' MAX.	< 35'	< 35'
BUILDING COVERAGE	20% MAX.	26.9%	26.9%
IMPERVIOUS SURFACE	50% MAX.	34.7%	34.7%
FLOOR AREA RATIO	25% MAX.**	32.7%	37.1%

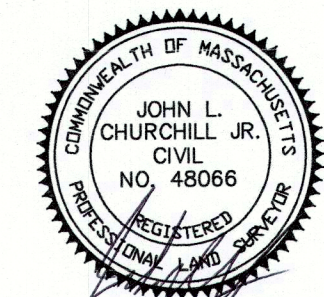
\*THIS MINIMUM SETBACK IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY PER WAREHAM ZONING SECTION 622. (i.e. TAKEN FROM THE FIRST FOUR RESIDENTIAL STRUCTURES TO THE WEST OF THIS PROPERTY AND ONE RESIDENTIAL STRUCTURE TO THE EAST OF THIS PROPERTY)

\*\*PER WAREHAM ZONING REGULATIONS SECTION 628 (DIMENSIONAL STANDARDS FOR EXISTING SMALL LOTS)



**U.S.G.S. LOCUS MAP**  
 SCALE: 1"=1000'

I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED ADDITIONS as shown on this plan are correct and were based on a field instrument survey. Conformance to the Town of Wareham By-Laws and Regulations shall be determined by the Zoning Enforcement Agent.



12/22/20  
 Date

Professional Land Surveyor

**PROPOSED ADDITION PLAN**

AT  
 17 WEST BLVD  
 ONSET, MA 02558

PREPARED FOR:  
 BRUCE & KAREN PEIRCE

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

SCALE: 1" = 10' DECEMBER 22, 2020