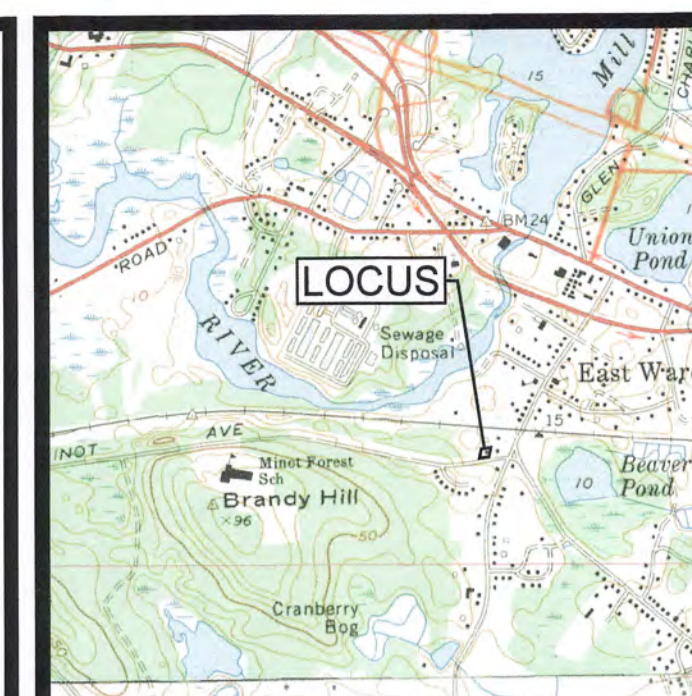


NOTES:

- LOCUS IS SHOWN AS LOT 1069 ON WAREHAM ASSESSOR'S MAP 43.
- OWNER OF RECORD:
TYRONE THOMAS CARDOZA
JENNA CARDOZA
4 OLD ONSET ROAD
ONSET, MA 02558
DEED BOOK 56563, PAGE 172
- PLAN REFERENCES:
PLAN NO. '59-127
- LOCUS IS WITHIN FLOOD ZONE AE(EL. 14) AS SHOWN ON FIRM PANEL 25023C0493K, DATED 07/09/2021.
- ELEVATIONS ON N.A.V.D. 88 DATUM.
- UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED UPON A VISUAL INSPECTION OF THE PROPERTY.

ZONING DISTRICT: MR-30
 MINIMUM LOT AREA = 30,000 S.F.
 MINIMUM FRONTAGE = 150'
 MINIMUM FRONT SETBACK = 20'
 MINIMUM SIDE SETBACK = 10'
 MINIMUM REAR SETBACK = 10'
 MAXIMUM BUILDING COVERAGE = 25%
 MAXIMUM IMPERVIOUS SURFACE = NR



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E. DATE 4/20/22

JOHN L. CHURCHILL, JR., P.L.S. DATE 4/20/22

PROPOSED SITE PLAN
 AT
140 MINOT AVENUE
 IN
WAREHAM MASSACHUSETTS
 (PLYMOUTH COUNTY)

EXISTING CONDITIONS

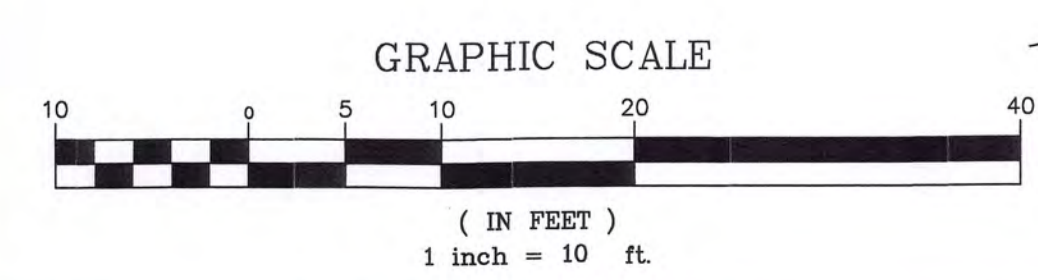
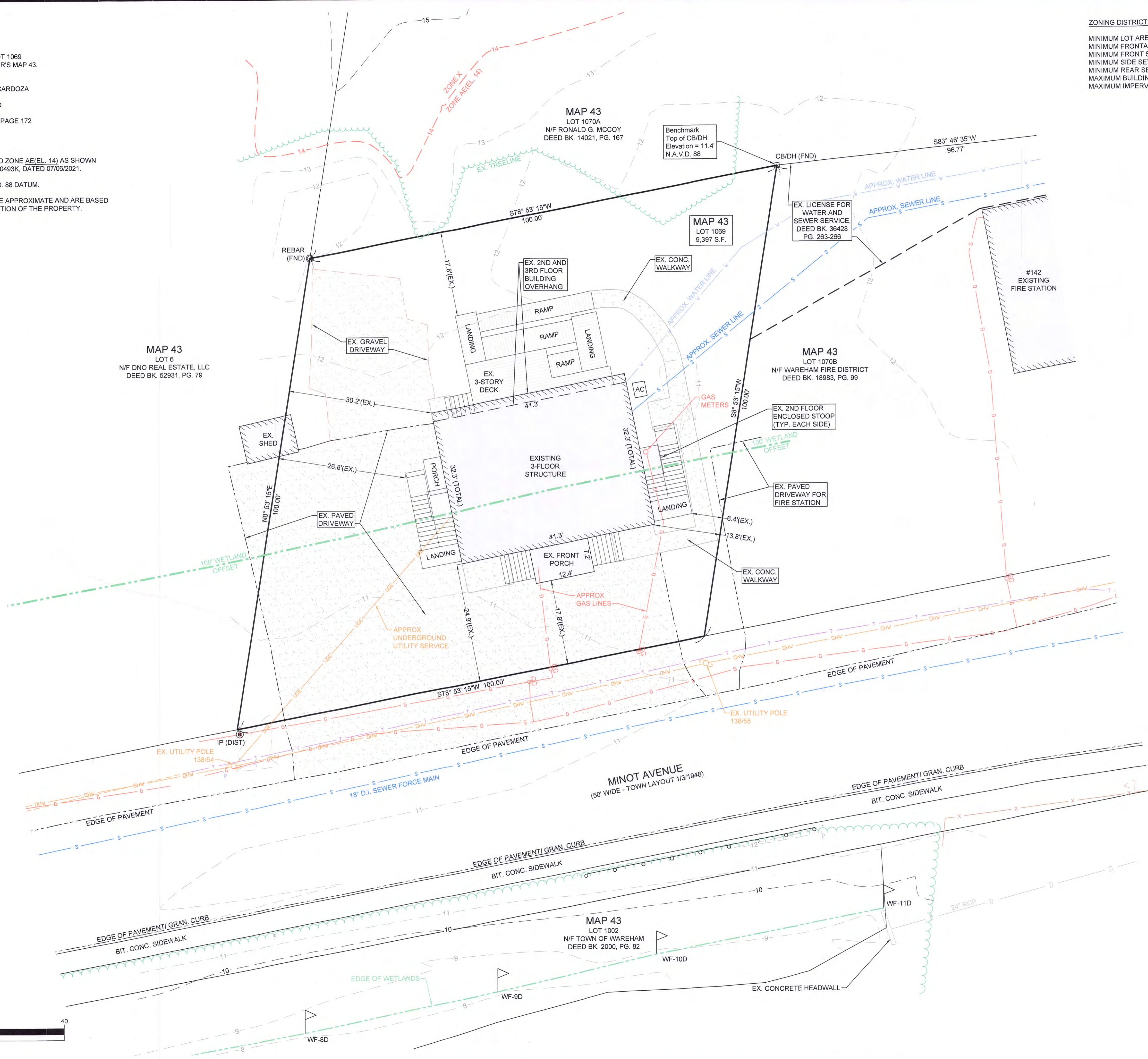
REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
JENNA CARDOZA
 4 OLD ONSET ROAD
 ONSET, MA 02558

ENGINEERING BY:
JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

DATE:	APRIL 20, 2022
FIELD:	GK
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO.:	804-1



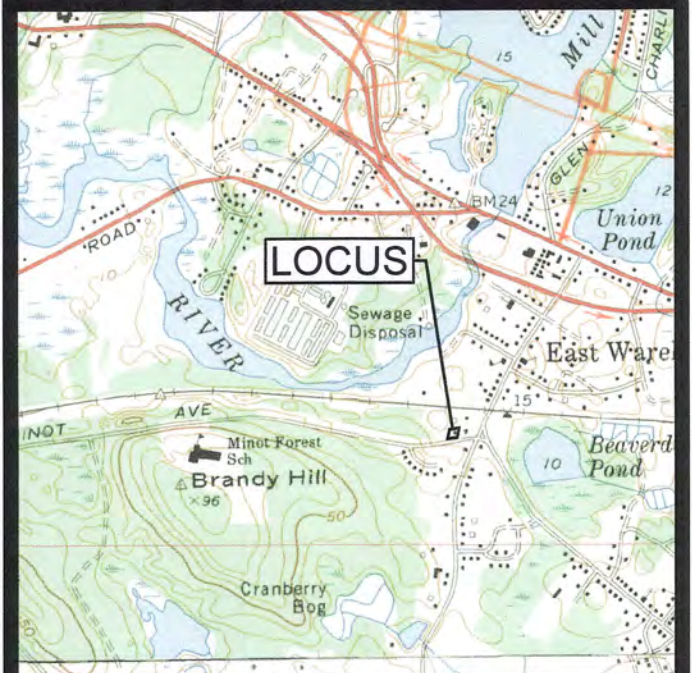
NAD 83

NOTES:

- LOCUS IS SHOWN AS LOT 1069 ON WAREHAM ASSESSOR'S MAP 43.
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 MINIMUM REAR SETBACK = 10'
 MAXIMUM BUILDING COVERAGE = 25%
 MAXIMUM IMPERVIOUS SURFACE = NR

ARTICLE 9: PARKING
PROPOSED USE
 6-UNIT RESIDENTIAL BUILDING
DENSITY:
 (2) 1 BEDROOM UNITS (FIRST FLOOR)
 (2) 3 BEDROOM UNITS (SECOND FLOOR)
 (2) 2 BEDROOM UNITS (THIRD FLOOR)
TOTAL UNITS = 6
PARKING SPACES REQUIRED
 1 BEDROOM UNIT: 1.5 PER UNIT
 (2) X 1.5 = 3 SPACES
 2 OR MORE BEDROOMS: 2 PER UNIT
 (4) X 2 = 8 SPACES
TOTAL SPACES = 11
PARKING SPACES PROVIDED
 11 SPACES



LOCUS MAP
SCALE 1" = 200'

JOHN L. CHURCHILL, JR., P.E. DATE 4/20/22

JOHN L. CHURCHILL, JR., P.L.S. DATE 4/20/22

PROPOSED SITE PLAN
 AT
140 MINOT AVENUE
 IN
WAREHAM MASSACHUSETTS
 (PLYMOUTH COUNTY)

PROPOSED LAYOUT

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
 JENNA CARDOZA
 4 OLD ONSET ROAD
 ONSET, MA 02558

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