

P.B. 7, PG. 748

**OWNER OF RECORD:**  
 LOAN LACOY  
 883 CENTRAL STREET  
 BOYLSTON, MA 01505

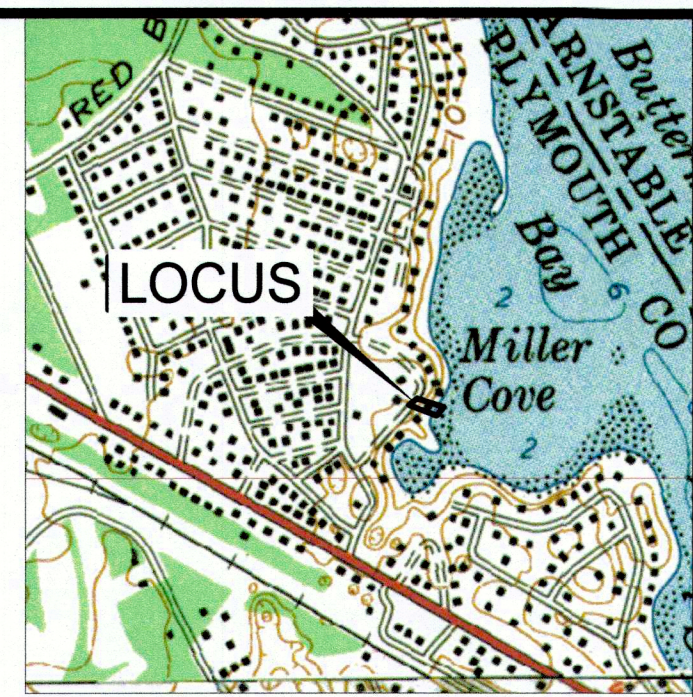
**FEMA FLOOD ZONE:**  
 VE (EL.21) & X (>500 YR.)

**AS SHOWN ON F.I.R.M. MAP NUMBER:**  
 #25023C0494J

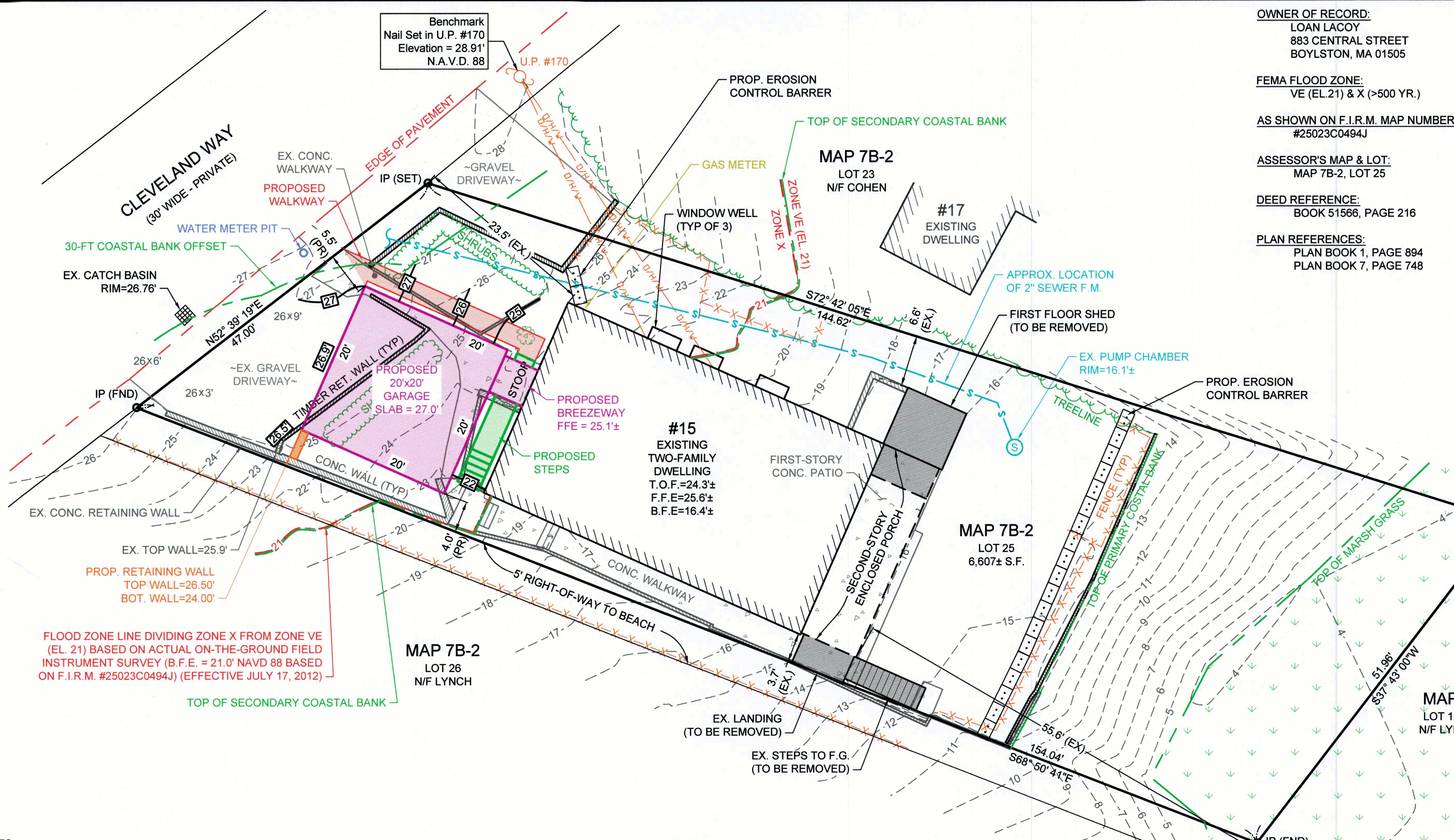
**ASSESSOR'S MAP & LOT:**  
 MAP 7B-2, LOT 25

**DEED REFERENCE:**  
 BOOK 51566, PAGE 216

**PLAN REFERENCES:**  
 PLAN BOOK 1, PAGE 894  
 PLAN BOOK 7, PAGE 748



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



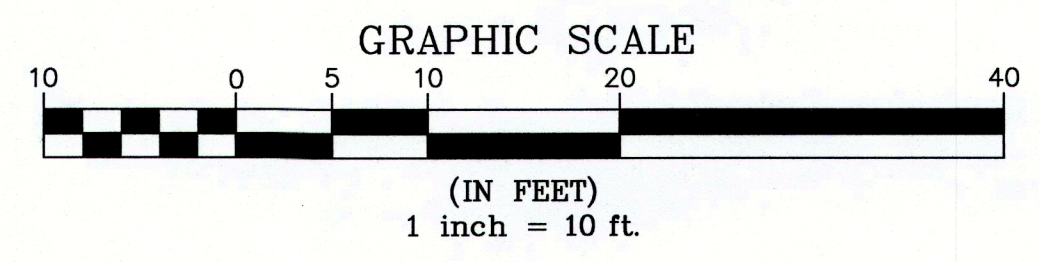
**FLOOD ZONE LINE DIVIDING ZONE X FROM ZONE VE (EL. 21) BASED ON ACTUAL ON-THE-GROUND FIELD INSTRUMENT SURVEY (B.F.E. = 21.0' NAVD 88 BASED ON F.I.R.M. #25023C0494J) (EFFECTIVE JULY 17, 2012)**

- NOTES:**
- ELEVATIONS BASED ON N.A.V.D. 88 DATUM. BENCHMARK ELEVATION OF 28.91' ESTABLISHED ON A NAIL SET IN UTILITY POLE #170 AS SHOWN ON PLAN.
  - TOP OF COASTAL BANK, AS SHOWN ON THIS PLAN, WAS DELINEATED BASED ON THE STANDARDS UNDER MA DEP DWW POLICY 92-1 (ISSUED: MARCH 3, 1992).
  - UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND BASED ON INFORMATION AVAILABLE AT TIME OF SURVEY.
  - NO SUBSURFACE EXPLORATORY OBSERVATION HOLES WERE CONDUCTED ON THIS PROPERTY TO DETERMINE SOILS CLASSIFICATION AND GROUNDWATER. CONTRACTOR TO VERIFY SOIL CONDITIONS & GROUNDWATER ELEVATION PRIOR TO CONSTRUCTION.

**ZONING DISTRICT: R-30**

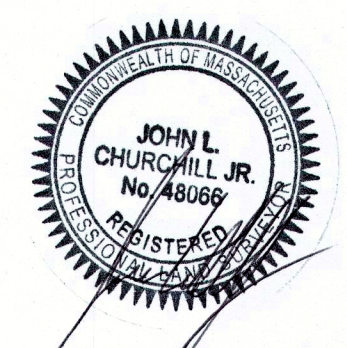
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 S.F.	6,607± S.F.	6,607± S.F.
MIN. FRONT SETBACK	20'	23.5'	5.5'
MIN. SIDE SETBACK	10'	3.7'	3.7'
MIN. REAR SETBACK	10'	55.6'	55.6'
MAX. BLDG HEIGHT	35'	<35'	<35'
MAX. BLDG COVERAGE	NR	NR	27.3%
MAX. LOT COVERAGE	NR	NR	NR
FLOOR AREA RATIO (FAR)	25%*	34.4%	42.4%

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



I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED ADDITION 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.

7/27/20  
 Date



Professional Land Surveyor

**PLOT PLAN FOR ADDITION AT 15 CLEVELAND WAY WAREHAM, MA**

**PREPARED FOR:**  
 LOCKWOOD ARCHITECTS

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

SCALE: 1" = 10' JULY 27, 2020