

OWNER OF RECORD:
 KEVIN & LISA KEEGAN
 16 FISHERMAN'S COVE ROAD
 ONSET, MA 02538

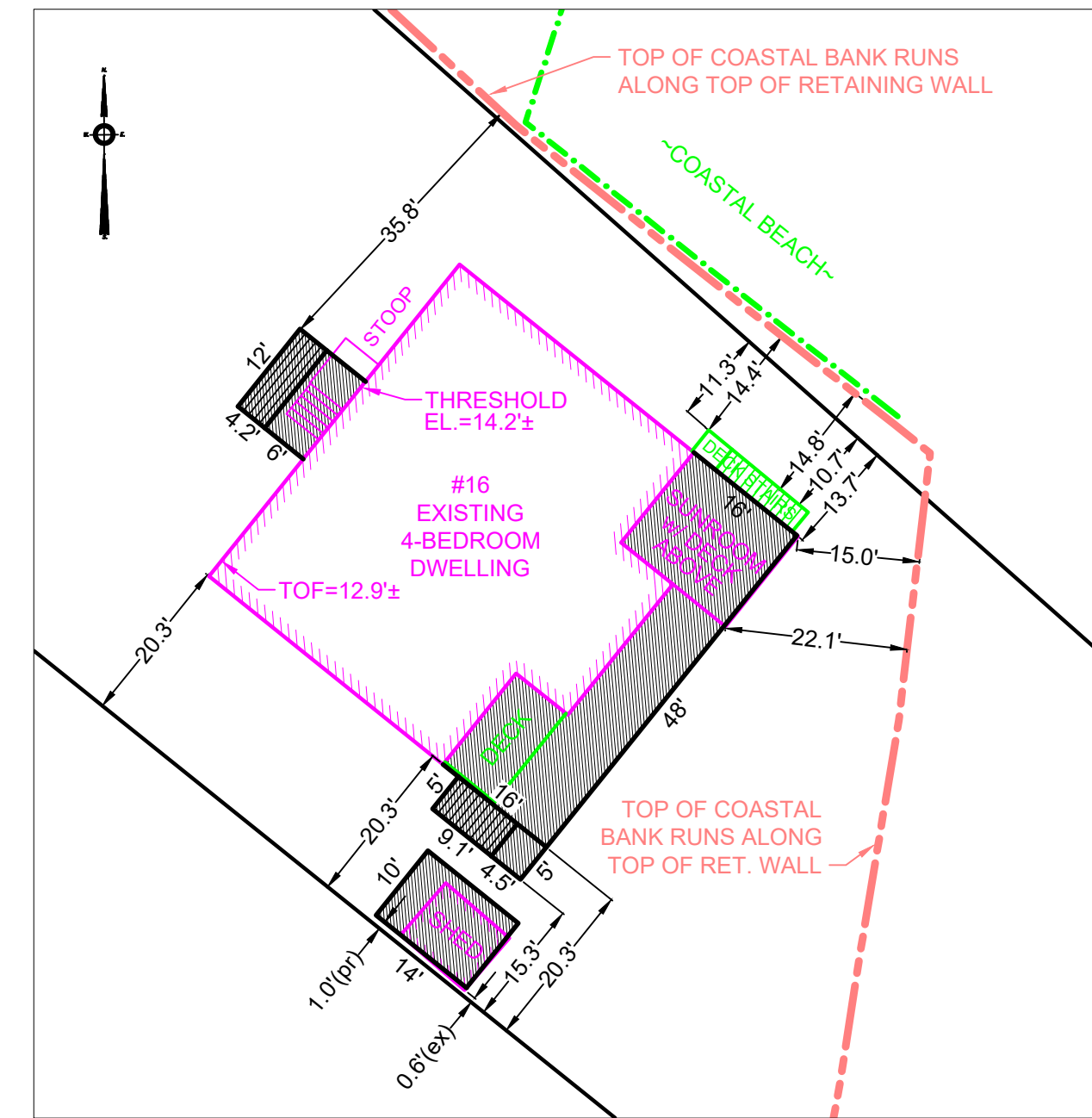
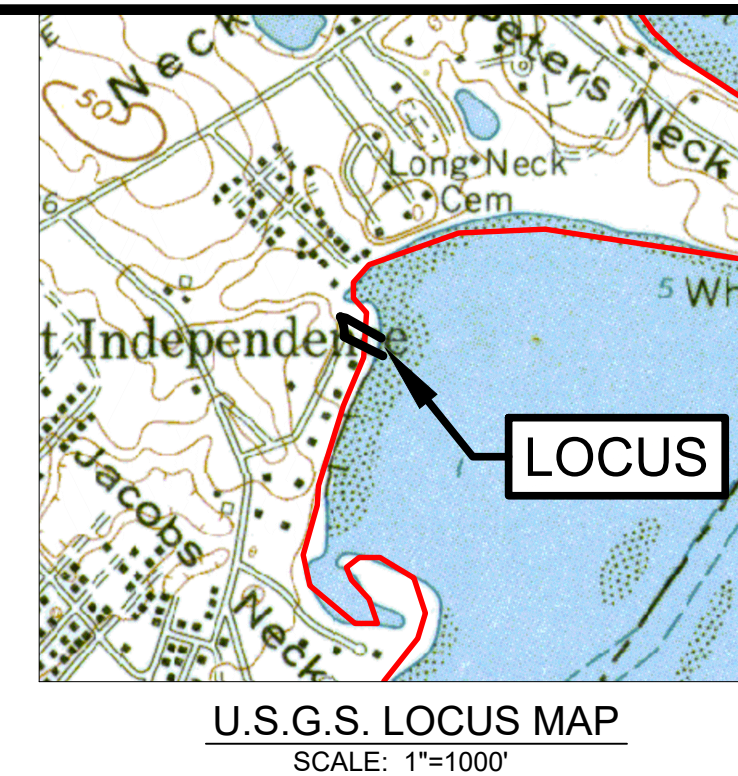
FEMA FLOOD ZONE (LOT):
 VE (EL.17) & VE (EL.20)

FEMA MAP NUMBER:
 25023C0582K (dated 2-5-2014)

ASSESSOR'S MAP & LOT:
 MAP 3, LOT 1010.B1

DEED REFERENCE:
 BOOK 57396, PAGE 34

PLAN REFERENCES:
 1.) PLAN BOOK 15, PAGE 421
 2.) PLAN BOOK 3281, PAGE 64



DIMENSIONS & SETBACKS PLAN
 SCALE: 1" = 20'

SITE PLAN

AT
 16 FISHERMAN COVE ROAD
 ONSET, MA 02538

PREPARED FOR:
 KEVIN & LISA KEEGAN

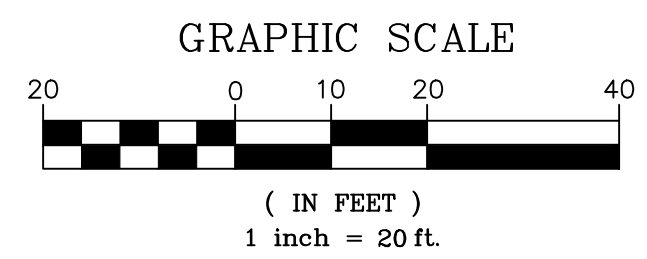
PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538

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.

DRAFT

Date _____ Professional Land Surveyor _____

SCALE: 1" = 20' MARCH 27, 2023



ZONING DISTRICT: RESIDENCE 43 (R-43)
LOT AREA = 20,000± S.F.

	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
FRONT SETBACK	40' MIN.	67.8'	65.9'
REAR SETBACK	20' MIN.	N/A	N/A
SIDE SETBACK	20' MIN.	10.7'	13.7'
BUILDING HEIGHT	35' MAX.	<35'	<35'
BUILDING COVERAGE	NR	N/A	N/A
IMPERVIOUS SURFACE	NR	N/A	N/A

- NOTES:**
- SEE ARCHITECTURAL PLANS PREPARED BY SHANE STRUCTURES FOR RAISING HOUSE ROOF HEIGHT AND FOR ADDITIONS DETAILS AND SPECIFICATIONS.
 - MEAN HIGH WATER LINE, AS SHOWN ON THIS PLAN, WAS DELINEATED BASED NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) VDATUM SOFTWARE.
 - 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).
 - ELEVATIONS BASED ON N.A.V.D. 88 DATUM. SEE PLAN FOR BENCHMARK LOCATION AND ELEVATION.

PRE-EXISTING CONCRETE PATIO & WALKS AS ORIGINALLY SHOWN ON N.O.I. PLAN DATED 2-01-2010, PREPARED BY CHARLES ROWLEY (WORK UNDER MassDEP File No.: SE76-2116). MOST OF THE CONCRETE PATIO & WALKS DO NOT EXIST AS OF THE DATE OF THIS PLAN

P.B. 15, PG. 421

MAP 3
 LOT K

MAP 3
 LOT 1010.B1
 20,000± S.F.

MAP 3
 LOT 1010.B2

BUZZARDS BAY
 (MHW EL.=1.5±)