

LOCUS

N.T.S.

(ALL STREET NAMES SHOWN ARE PUBLIC ROADS.)

N/F MCDONAGH, PETER P. JR. & CLARE L. "#7 SIXTH STREET" ASSESSORS MAP: 1 LOT: 593

N/F LINEHAN, MARAGARET M. LIFE ESTATE "#4 SEVENTH STREET" ASSESSORS MAP: 1 LOT: 592



N49°28'12"E 50.00' EX. OUTDOOR EX. SHED SHOWER #17 WEST CENTRAL PATIO **AVENUE** ALILILIA IIII 3,750 S.F. 0.086 AC. (NO WETLANDS) -EXISTING HOUSE "#17 WEST CENTRAL AVENUE" A THITTINITY TO THE T.O.F.=28.74' ZITTITITITI Z F.F.=29.40' EX. CONC. PAD BSMT FL = 22.28' (TO BE RAZED) THITTE **EXISTING** 13.5 TILLIA **EXISTING** (PROPOSED) HOUSE PROPOSED HOUSE MILLILLIN 11.9' (EXISTING) VIIIMIII BOULDER AIIIIIIII 15.7 (PROPOSED) The same of the sa TRAVERS, JEFFREY, TRUSTEE (EXISTING) N/F DAUGUSTA, DONALD A. "#15 WEST CENTRAL AVENUE" ASSESSORS MAP: 1 LOT: 631 "#19 West Central Avenue" (PROPOSED) EX. PATIO ASSESSORS MAP: 1 LOT: 633 (EXISTING) S49°28'12"W 50.00' SIDEWALK UP-66/5

WEST CENTRAL AVENUE
(PUBLIC)

GRANITE CURB

EDGE OF PAVEMENT

ZONING TABLE OV2 DISTRICT REQUIRED **EXISTING** PROPOSED 3,750 S.F. 3,750 S.F. MINIMUM FRONTAGE...... 50 FT. 50 FT. 50 FT. MIN. FRONT SETBACK *** 9.1 FT. 9.1 FT. MIN. SIDE/REAR SETBACK 10 FT. MAX. BUILDING COVERAGE (%) 20% MAX. IMPERVIOUS SURFACE (%) 50% 11.9 FT. 11.9 FT. 26% 27% 53% 54%

MAJOR CONTOUR

MINOR CONTOUR

BUILDING-EXISTING

GAS SERVICE

WATER GATE
UTILITY POLE

LIGHT POST

WATER SERVICE GAS GATE

STOCKADE/PICKET FENCE

LEGEND

BUILDING-PROPOSED

** THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.



GENERAL NOTES

PLAN REFERENCE:
 1.1. FOR DEED REFERENCE SEE DEED BOOK: 45593
 PAGE: 0017 IN THE PLYMOUTH COUNTY REGISTRY
 OF DEEDS.

1.2. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON 5/25/2022. ELEVATIONS ARE BASED ON XXXX DATUM.

- 2. THE SITE FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 25023C0581K, EFFECTIVE DATE: 2/5/14).
- 3. THE SITE IS NOT LOCATED WITHIN A SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
- 4. THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
- 5. ALL EXISTING UTILITY INFORMATION IS FROM FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND RECORDED PLANS AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

REVISIONS			
NO.	DATE	DESCRIPTION	

OWNER & APPLICANT

CARLTON WHITE JR. & LAUREL WHITE P.O. BOX 1596 ONSET, MA 02558

ASSESSORS MAP: 1 LOT: 632

SITE PLAN
FOR
NEW CONSTRUCTION
AT
#17 WEST CENTRAL AVE.
IN
ONSET
MASSACHUSETTS



165 EAST GROVE STREET MIDDLEBOROUGH, MA 02346 TEL: (508)-946-9231 www.outback-eng.com

DATE: JUNE 14, 2022					
REVISED: JULY 7, 2022					
DRAWN	BY: J.E.Y.	CHECKED BY: J.A.Y.			
SCALE	: 1"=10'	SHEET 1 OF 1			
0'	10'	20'	30'		

OE - 3946