

**SCHNEIDER, DAVIGNON & LEONE, INC.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 1 COUNTY RD., P.O. BOX 480, MATTAPOISETT, MA 02726  
 1-508-758-7866

Drawn By: M.D.S.      Check By: M.D.S.      Job No. 3326

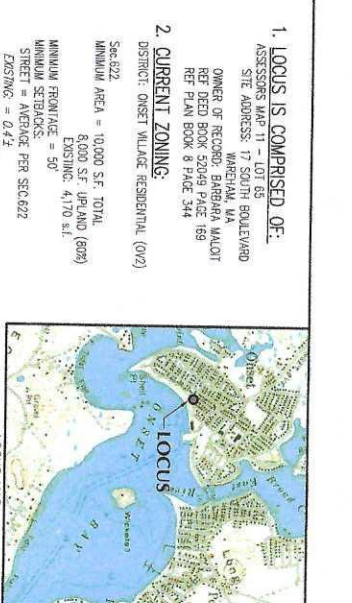
**PLOT PLAN**  
 LOT #65 ON ASSESSORS MAP #1  
 #17 SOUTH BOULEVARD  
 WAREHAM, MA  
 PREPARED FOR  
**BARBARA MALOIT**

SCALE: 1"=10'  
 DATE: JUNE 17, 2020

REV. #	DATE	BY	DESCRIPTION
1			

- NOTES:**
- THE INTENT OF THIS PLAN IS TO DEFINE THE EXISTING CONDITIONS AT 17 SOUTH BOULEVARD AND PROPOSED GARAGE, DRIVEWAY, SETBACKS SHOWN TO BUILDING CORNERS.
  - LOCATIONS AND TOPOGRAPHY SHOWN BASED ON FIELD SURVEY OF 5-22-2020.
  - CONTOUR LINES TAKEN FROM NOAA BUZZARDS BAY DATA LAYER. SPOT CHANGES FROM FIELD SURVEY.
  - APPROXIMATE TOP OF BANK SHOWN ON THE SOUTHERLY SIDE OF THE SOUTH BOULEVARD IS DERIVED BY BREAK IN SLOPE ALONG SOUTHERLY SIDE OF SOUTH BOULEVARD. LOCATION OF COASTAL BANK PER DEP. WELAND PRODHAM POLICY 92-1.

- 1. LOCUS IS COMPRISED OF:**  
 ASSESSORS MAP 11 - LOT 65  
 SITE ADDRESS: 17 SOUTH BOULEVARD  
 OWNER OF RECORD: BARBARA MALOIT  
 SET BACK RECORD: 1977 PAGE 189  
 REF. PLAN BOOK 8 PAGE 344
- 2. CURRENT ZONING:**  
 DISTRICT: ONSET VILLAGE RESIDENTIAL (OV2)  
 SEC 822  
 MINIMUM AREA = 10,000 S.F. TOTAL  
 8,000 S.F. UPLAND (80%)  
 EXISTING: 4,170 S.F.  
 MINIMUM FRONTAGE = 50'  
 MINIMUM SETBACKS:  
 STREET = AVERAGE PER SEC.822  
 EXISTING = 0.4 F.T.  
 PROPOSED = 0.6 F.T.  
 SIDE & REAR = 10'  
 EXISTING & PROPOSED = NO CHANGE
- MAXIMUM BUILDING COVERAGE: 20%  
 EXISTING: 28.1% (Dwelling & Shed)  
 PROPOSED: 28% (Dwelling & Garage)  
 MAXIMUM IMPERVIOUS SURFACE: 50%  
 EXISTING: 51.7% (Dwelling, Shed, Deck, Paved Driveway & Walk)  
 PROPOSED: 52.7% (Dwelling w/Garage Deck, Paved Driveway & Walk)
- SEC 628 DIM. STANDARDS FOR EX. SMALL LOTS  
 CATEGORY: 0-50'0" SETBACKS  
 MINIMUM SETBACKS:  
 STREET = AVERAGE ALIGNMENT  
 SIDE & REAR = 10'  
 F.A.R. 25%



- LEGEND**
- DRILL HOLE
  - FOUND
  - MINOR CONTOUR
  - MAJOR CONTOUR
  - SPOT ELEVATION
  - GAS METER
  - ELECTRIC METER
  - UTILITY POLE/CUY WIRE
  - STOCKADE FENCE
  - OVERHEAD WIRES
  - APPROX COASTAL BANK
  - 100' BUFFER FROM COASTAL BANK