

**BUILDING COVERAGE CALCULATIONS:**

TOTAL LOT AREA= 25,600± S.F.

	REQUIRED	EXISTING	PROPOSED
MAX. BLD COVERAGE	25%	6.2%(1,595 SF)	8.9%(2,219 SF)

**ZONING DATA**

DISTRICT: RESIDENTIAL 30 DISTRICT

**\*MINIMUM REQUIREMENTS:**

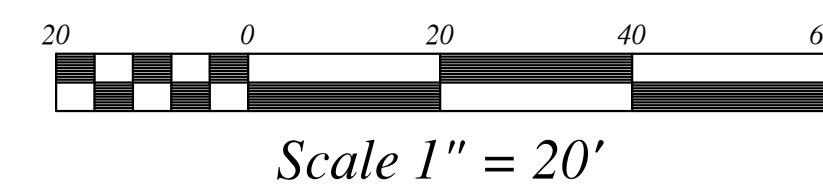
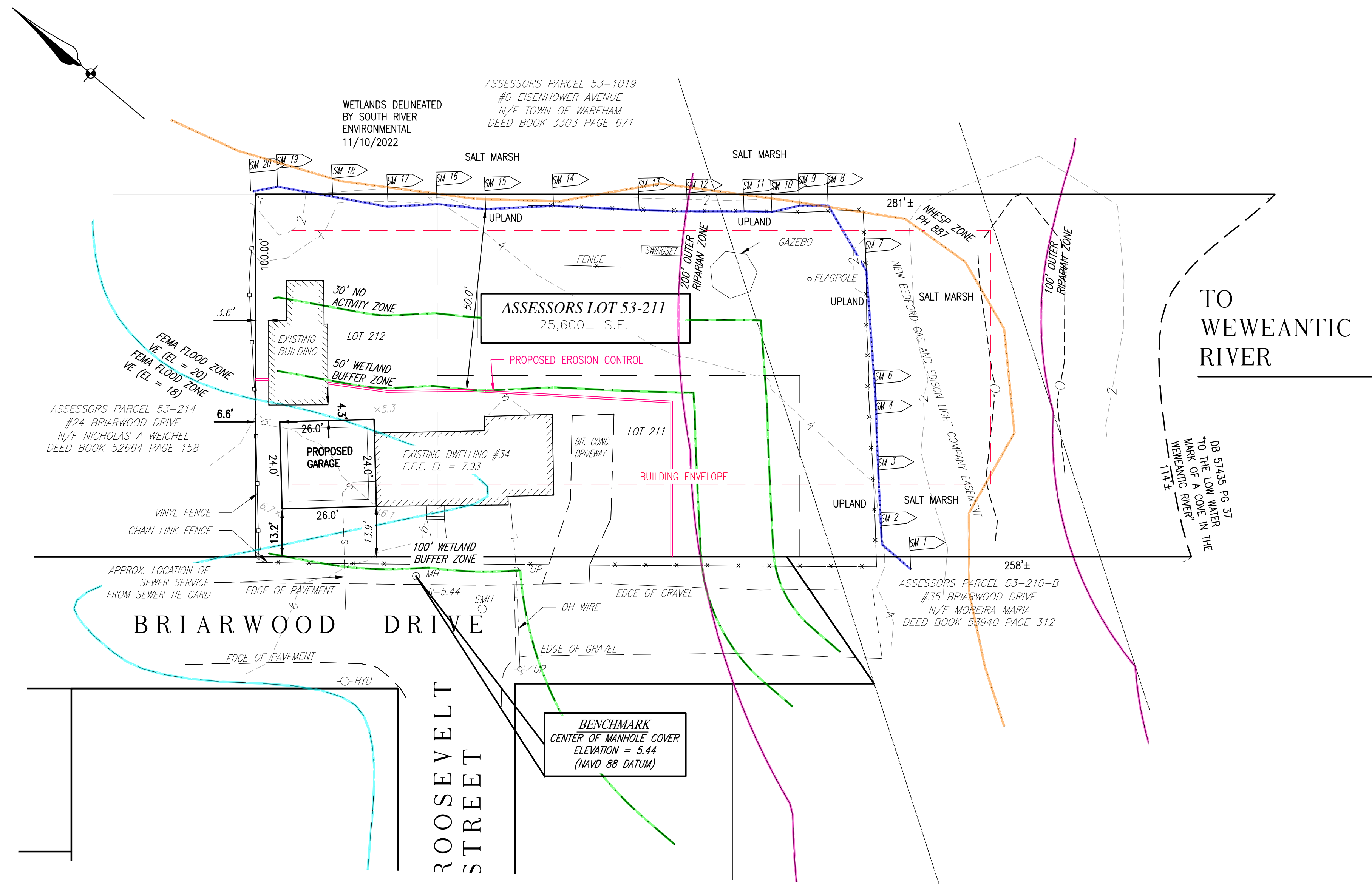
LOT AREA	30,000 S.F.
LOT FRONTAGE	150 FT
FRONT YARD	20 FT
SIDE YARD	10 FT
REAR YARD	10 FT
MAX BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	25%


**NOTES:**

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON JANUARY 14, 2023.
- SUBJECT SITE IS IN THE RESIDENCE R-30 DISTRICT AS DEPICTED ON THE TOWN OF WAREHAM ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE VE AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0576K, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 5, 2014.



  
 6/4/2023  
 TIMOTHY R./BENNETT P.L.S. #36856 DATE

**RECORD OWNER:**  
 ASSESSORS MAP F15 LOT 7

DAVID L. REGAN  
 34 BRIARWOOD DRIVE  
 WAREHAM, MA 02571  
 DEED BOOK 57435 PAGE 37  
 LOT211 - PLAN BOOK48 PAGE 728

**PLOT PLAN FOR ADDITION**  
 #34 BRIARWOOD DRIVE  
 WAREHAM, MASSACHUSETTS

PREPARED FOR:  
 DAVID L. REGAN  
 34 BRIARWOOD DRIVE  
 WAREHAM, MA 02571

JUNE 5, 2023  
 SCALE: 1"=20'  
 JOB No. 22-628

**GRADY CONSULTING, L.L.C.**  
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