NOTES:
1. LOCUS IS SHOWN AS LOT D ON WAREHAM ASSESSOR'S MAP 46A-1.

2. OWNER OF RECORD:
MARK ARON
KIMBERLY ARON
84 PINEHURST DRIVE
WAREHAM, MA 02571

3. DEED REFERENCE:
DEED BOOK 56410, PAGE 281

4. PLAN REFERENCE:
PLAN BOOK 3, PAGE 868

5. THE EXISTING DWELLING IS MAPPED WITHIN FLOOD ZONE AE(EL. 16) AS SHOWN ON FIRM PANEL 25023C0577J, DATED 07/17/2012.

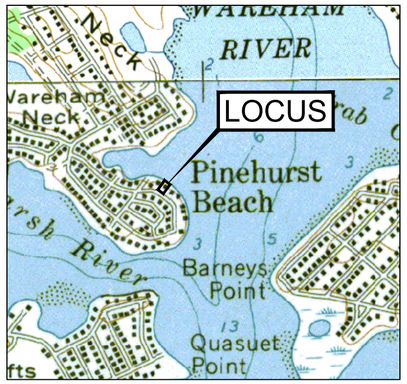
6. CONTOURS AND BENCHMARK SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD 88).

7. THE EXISTING DWELLING IS SERVICED BY MUNICIPAL WATER AND SEWER SERVICES.

ZONING DISTRICT: R-30 (SMALL LOT)
ZONING TABLES 621 & 628

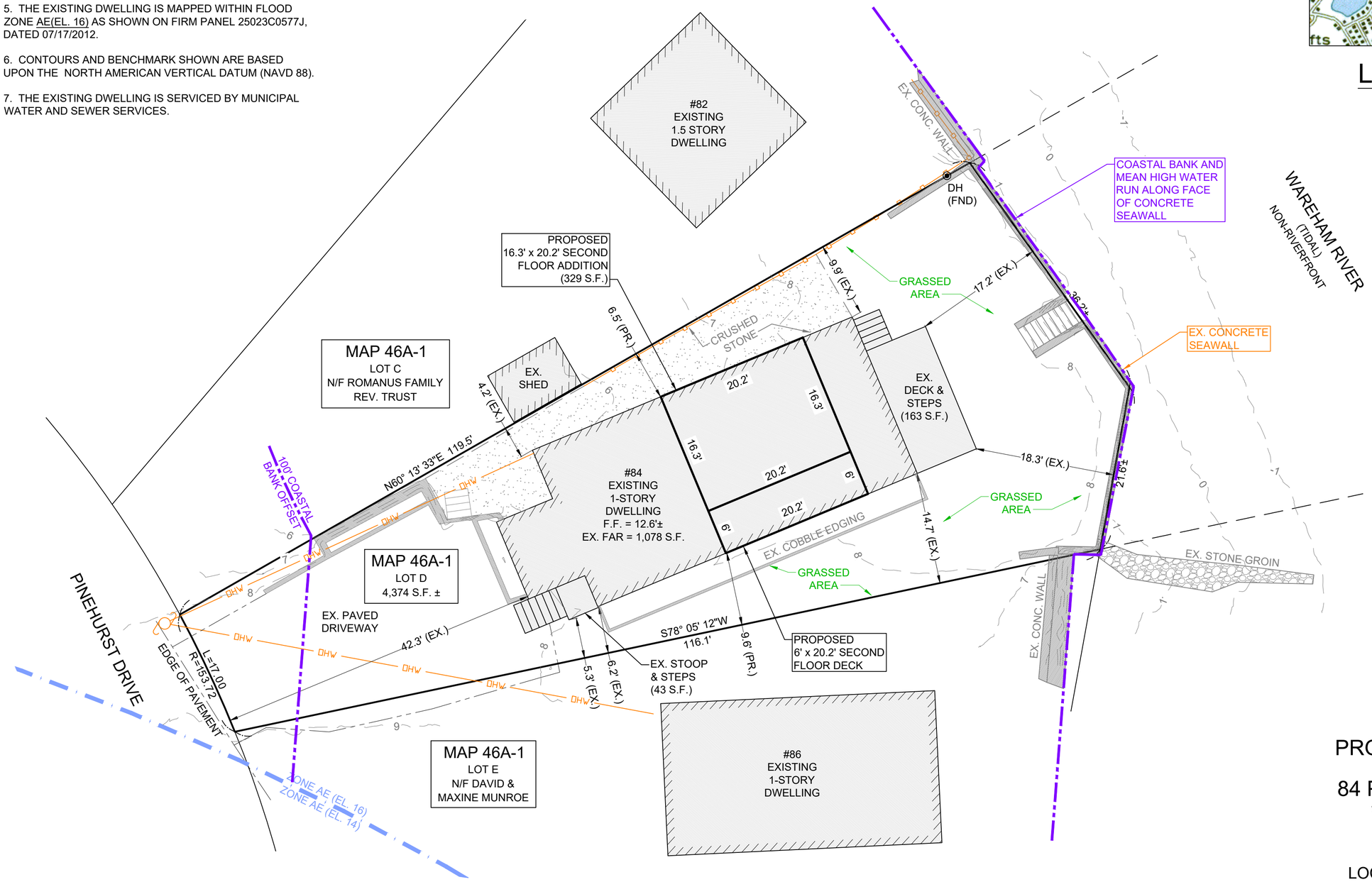
		EXISTING	PROPOSED
MIN. LOT AREA	= 30,000 S.F.	4,374 S.F.	NO CHANGE
MIN. FRONTAGE	= 150'	17.0'	NO CHANGE
MIN. FRONT SETBACK	= AA	42.3'	NO CHANGE
MIN. SIDE SETBACK	= 10'	4.2' / 5.3'	6.5' / 9.6'
MIN. REAR SETBACK	= 10'	17.2'	NO CHANGE
MAX. BUILDING COV.	= 25% (1,094 S.F.)	29.4% (1,284 S.F.)	NO CHANGE
MAX. F.A.R.	= 30% (1,312 S.F.)	24.6% (1,078 S.F.)	32.2% (1,407 S.F.)

AA- AVERAGE ALIGNMENT



LOCUS PLAN

SCALE: 1" = 1000'



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPOSED ADDITION
AT
84 PINEHURST DRIVE
WAREHAM, MA

PREPARED FOR:
LOCKWOOD ARCHITECTS

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

SCALE: 1" = 10' APRIL 27, 2023

JCE: 2317-1