

DECK REPLACEMENT PLAN

CLIENT FILE NO. 1894-1 DEED REF: BOOK: 34187 PAGE: 205
 OWNER: THOMAS F. & SHARON E. DEJOSEPH PLAN REFS: BOOK: 1 PAGE: 58
 ADDRESS: 61 SOUTH BOULEVARD ONSET, MA BOOK: 9 PAGE: 196

ASSESSORS MAP: 1 LOT: 17-A

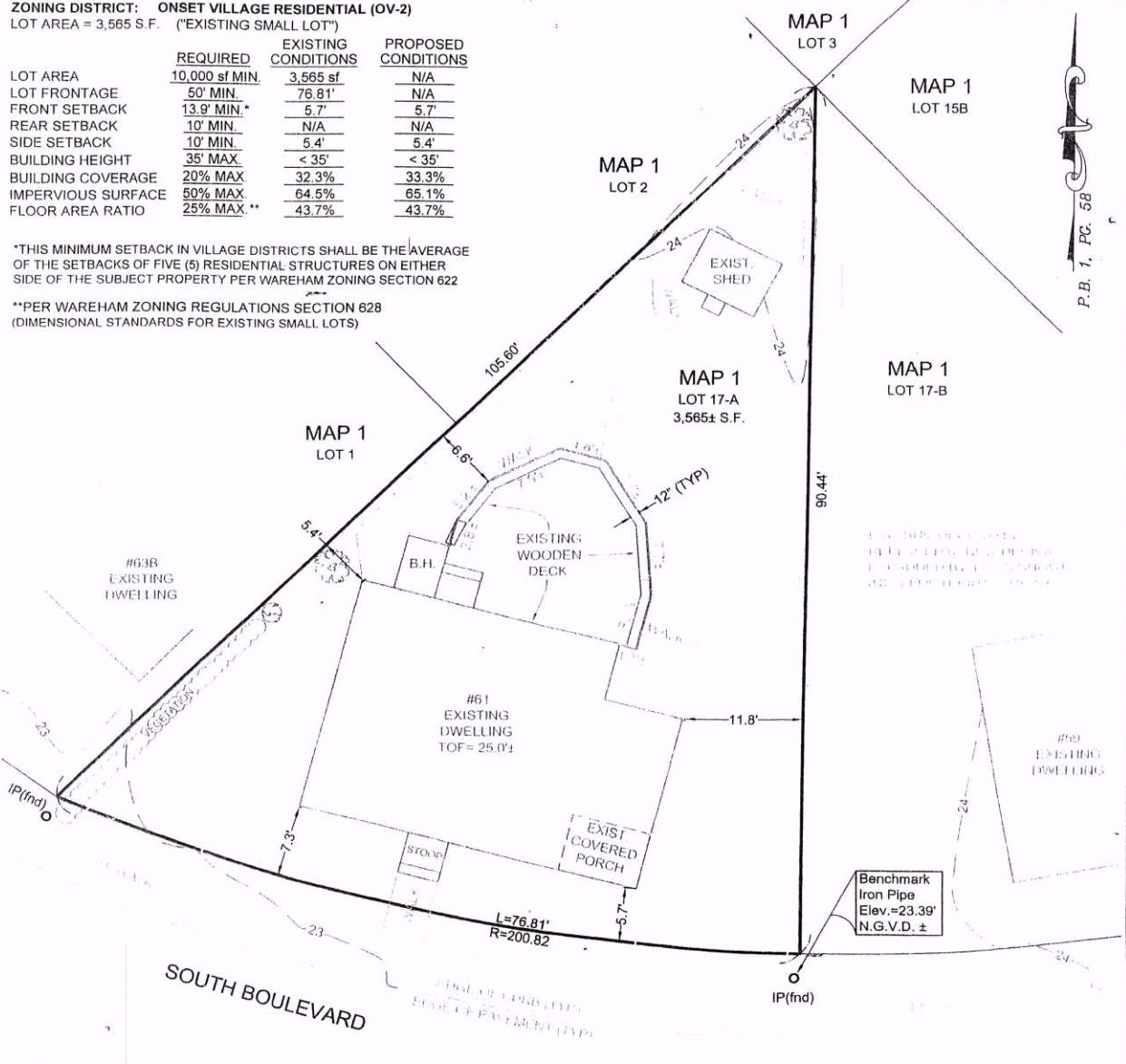
ZONING DISTRICT: ONSET VILLAGE RESIDENTIAL (OV-2)

LOT AREA = 3,565 S.F. ("EXISTING SMALL LOT")

	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA	10,000 sf MIN.	3,565 sf	N/A
LOT FRONTAGE	50' MIN.	76.81'	N/A
FRONT SETBACK	13.9' MIN.*	5.7'	5.7'
REAR SETBACK	10' MIN.	N/A	N/A
SIDE SETBACK	10' MIN.	5.4'	5.4'
BUILDING HEIGHT	35' MAX.	< 35'	< 35'
BUILDING COVERAGE	20% MAX.	32.3%	33.3%
IMPERVIOUS SURFACE	50% MAX.	64.5%	65.1%
FLOOR AREA RATIO	25% MAX.**	43.7%	43.7%

*THIS MINIMUM SETBACK IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY PER WAREHAM ZONING SECTION 622

**PER WAREHAM ZONING REGULATIONS SECTION 628 (DIMENSIONAL STANDARDS FOR EXISTING SMALL LOTS)



I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED DECK 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.

JC ENGINEERING, INC

2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 TEL. (508) 273-0377 FAX. (508) 273-0367

DATE: APRIL 1, 2021 SCALE: 1" = 10'



4/1/21

JOHN L. CHURCHILL JR., P.E., P.L.S. DATE

GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25023C0581K DATED 2/5/2014 HAS BEEN CONDUCTED AND TO THE BEST OF MY INTERPRETATION, THIS DWELLING IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.

JOB #1894-1