

LOCUS MAP / 1" = 2000'

LOT DATA:

ASSESSORS MAP: 2/ LOT M272
 ADDRESS: 17 EVERGREEN STREET

OWNER:

NOREEN MURRAY
 P.O. BOX 453
 ONSET, MA 02558

FLOOD ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE AE 14. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0582K, DATED: FEBRUARY 5, 2014.

ZONING DATA:

ZONE: ONSET VILLAGE 2 (OV2)

SETBACKS:

- MIN. LOT AREA: 10,000 S.F.
- MIN. FRONTAGE: 50'
- MIN. FRONT SETBACK: *
- MIN. SIDE SETBACK: 10'
- MIN. REAR SETBACK: 10'
- MAX. BUILDING HEIGHT: 35'
- MAX. BUILDING COVERAGE: 20%
- MAX. IMPERVIOUS SURFACE: 50%

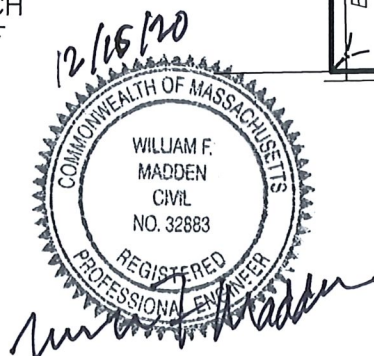
EX. BUILDING COVERAGE= 20.3%
 PROP. BUILDING COVERAGE= 32.5%

EX. IMPERVIOUS SURFACE= 32.5%
 PROP. IMPERVIOUS SURFACE= 43.3%

* 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.

NOTES:

1. DWELLING AND PROPERTY LINES TAKEN FROM A PLAN PREPARED BY CHARLES L. ROWLEY & ASSOCIATES ENTITLED "PLAN OF LAND PREPARED FOR BRUCE A. HAVERBURG, TRUSTEE OF EVERGREEN REALTY TRUST, EVERGREEN STREET, WAREHAM, MA" DATED: MARCH 20, 1997 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 40, PAGE 10.
2. TOPOGRAPHY SHOWN IS TAKEN FROM MASSGIS LIDAR DATA.



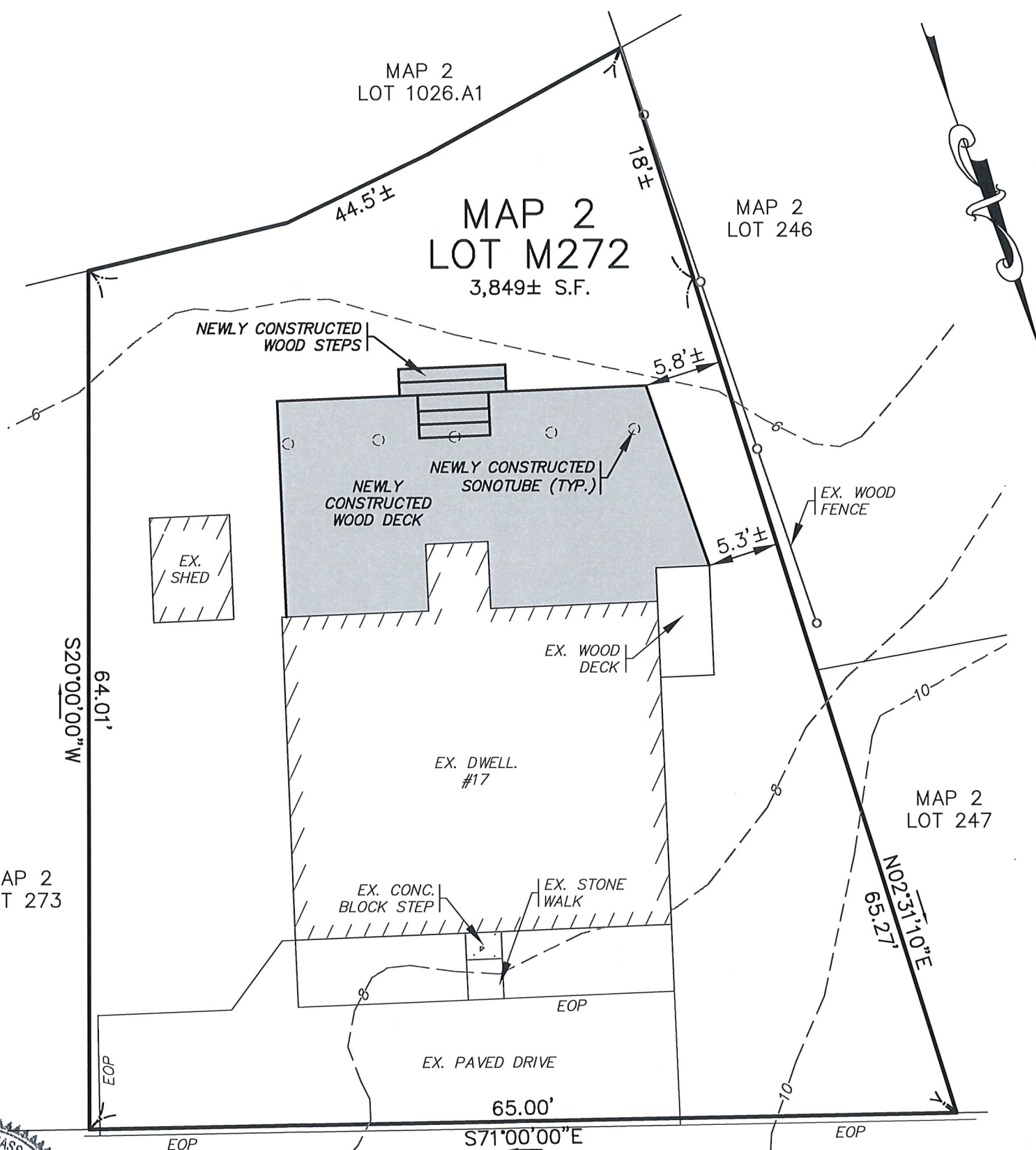
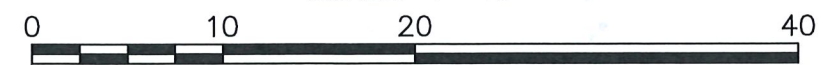
MAP 2
 LOT 273

S20°00'00"W
 64.01'

EVERGREEN STREET

SITE PLAN

SCALE: 1"=10'



REV.	DATE	BY	APP'D	DESCRIPTION

DATE: DEC. 16, 2020	JOB NO.: 20-9607
DRAWN BY: JMP	SCALE: 1" = 10'
CHECKED BY: WFM	

G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: gaf.eng@verizon.net or info@gaf-eng.com	WAREHAM, MA.
	WAREHAM, MA.

PLAN TO ACCOMPANY VARIANCE APPLICATION	PREPARED FOR: NOREEN MURRAY
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DWG. 1 OF 1
