

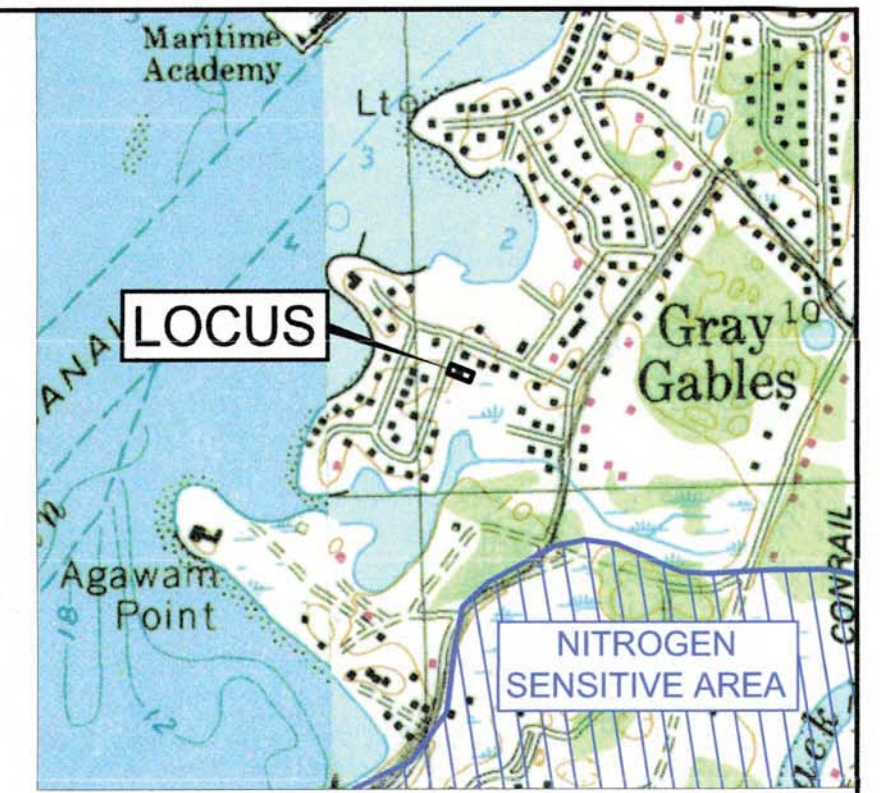
NOTES:

1.) ALL UTILITIES SHOWN ON THIS PLAN ARE CONSIDERED APPROXIMATE ONLY.

ZONING DISTRICT: RESIDENCE 40 (R-40)
6,250 S.F.

	REQUIRED	EXISTING	PROPOSED
LOT AREA =	40,000 S.F.	6,250 S.F.	N/A
FRONTAGE =	125' MIN.	50'	N/A
FRONT SETBACK =	30' MIN.	24.9'	18.4'
SIDE SETBACK =	15' MIN.	3.4'	6.9'
REAR SETBACK =	15' MIN.	51.5'	51.5'
BUILDING HEIGHT =	26' MAX.	< 26'	*
LOT COVERAGE =	25% MAX.	22.5%	24.6%
OPEN SPACE =	20% MIN.	71.5%	69.5%
FLOOR AREA RATIO =	25% MAX.	13.8%	26.4%

*SEE ACCOMPANYING ARCHITECTURAL PLANS



U.S.G.S. LOCUS MAP
SCALE: 1"=1000'

OWNER OF RECORD:
PATRICK A. & JENNY ROSS
6 BENEDICT ROAD
BOURNE, MA 02532

FEMA FLOOD ZONE (LOT):
AE (EL.15)

AS SHOWN ON COMMUNITY PANEL:
#25001C0501J (dated 7-16-2014)

ASSESSOR'S MAP & LOT:
MAP 26.1, LOT 151

DEED REFERENCE:
BOOK 34765, PAGE 58

PLAN REFERENCE:
BOOK 16, PAGE 43

PLOT PLAN FOR ADDITION

AT

**6 BENEDICT ROAD
BOURNE, MA 02532**

PREPARED FOR:
PATRICK ROSS

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

SCALE: 1" = 10' MAY 15, 2023
REV. 1: OCTOBER 12, 2023

JOB#6995

Benchmark
Nail in U.P.
Elevation = 12.72'
NAVD 88

I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED ADDITION & PORCH as shown on this plan are correct and were based on a field instrument survey. Conformance to the Town of BOURNE By-Laws and Regulations shall be determined by the Zoning Enforcement Agent.



Professional Land Surveyor

DATE

10/12/23

