

LOCUS PLAN

SCALE: 1" = 1000'

ZONING DISTRICT: DTC - DOWNTOWN CORE & BUZZARDS BAY WATER RESOURCE DISTRICT

PROPOSED USE: ADD A 2-FAMILY DETACHED DWELLING (EX. SINGLE FAMILY DWELLING TO REMAIN)

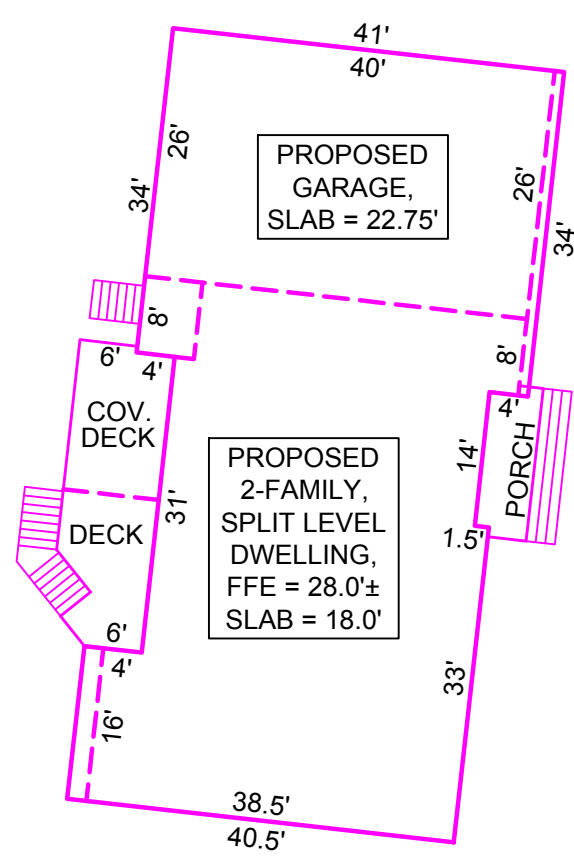
ZONING TABLE 2831

LOT AREA:	3,500 S.F. MIN.	PROVIDED 43,102 S.F. ±
LOT WIDTH:	40' MIN/180' MAX.	169.91'
DENSITY (MARKET RATE):	1 UNIT/3,500 S.F.	1 UNIT/14,367 S.F.
MAX. FAR:	2:1	0.15:1 (6,498 S.F.)
MAX. LOT COVERAGE:	80%	29.9% (12,900 S.F.)**
MAX. BUILDING HEIGHT:	22' MIN./52' MAX.	36.4'±

**IMPERVIOUS COVERAGE PER SECTION 2832

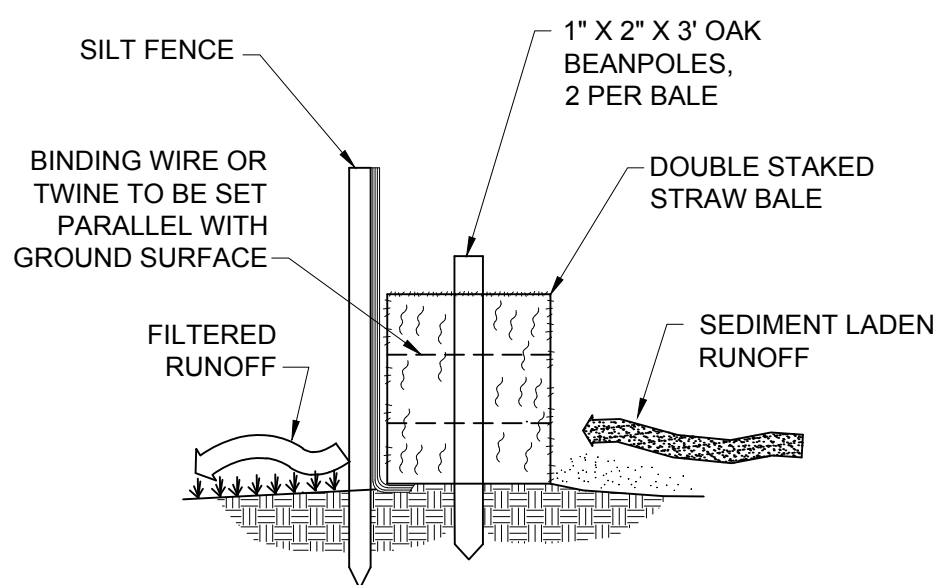
ZONING SETBACKS:

FRONT SETBACK = 0' MIN. / 15' MAX.
SIDE SETBACK = 0' MIN. / 24' MAX.
REAR SETBACK = 10' MIN.



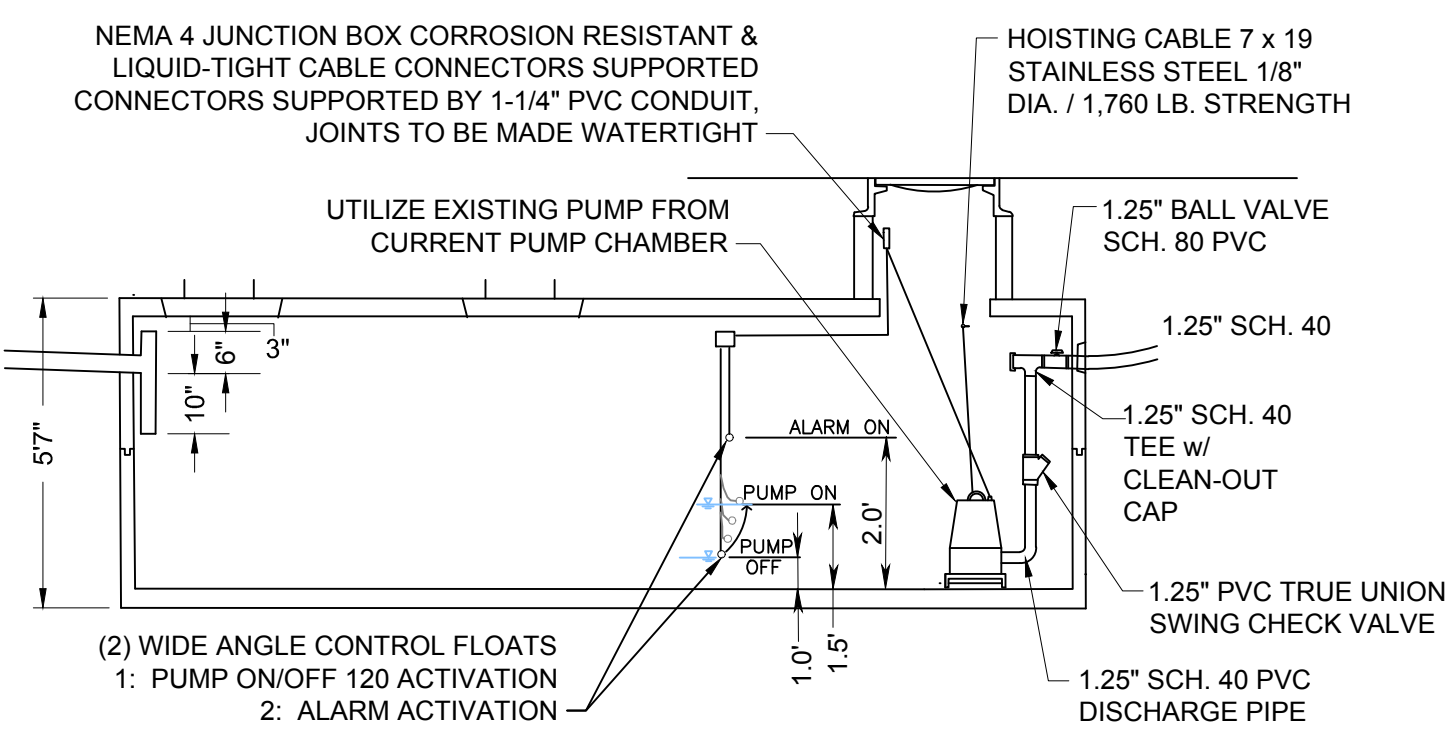
PROPOSED DWELLING

NOT TO SCALE



CROSS SECTION OF HAYBALE LINE

NOT TO SCALE



1,000 GALLON PUMP CHAMBER

NOT TO SCALE

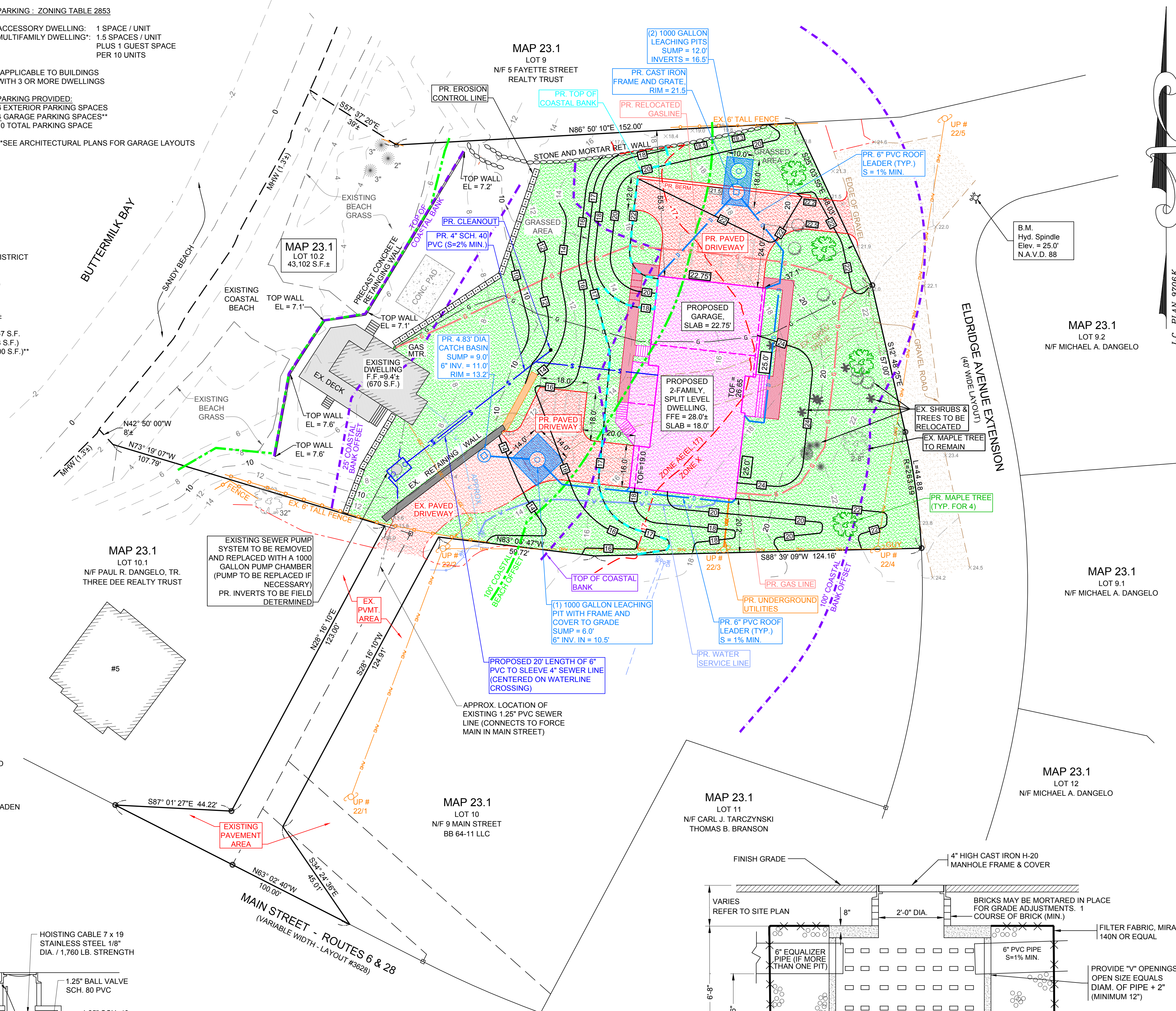
PARKING: ZONING TABLE 2853

ACCESSORY DWELLING: 1 SPACE / UNIT
MULTIFAMILY DWELLING*: 1.5 SPACES / UNIT PLUS 1 GUEST SPACE PER 10 UNITS

*APPLICABLE TO BUILDINGS WITH 3 OR MORE DWELLINGS

PARKING PROVIDED:
6 EXTERIOR PARKING SPACES
4 GARAGE PARKING SPACES**
10 TOTAL PARKING SPACE

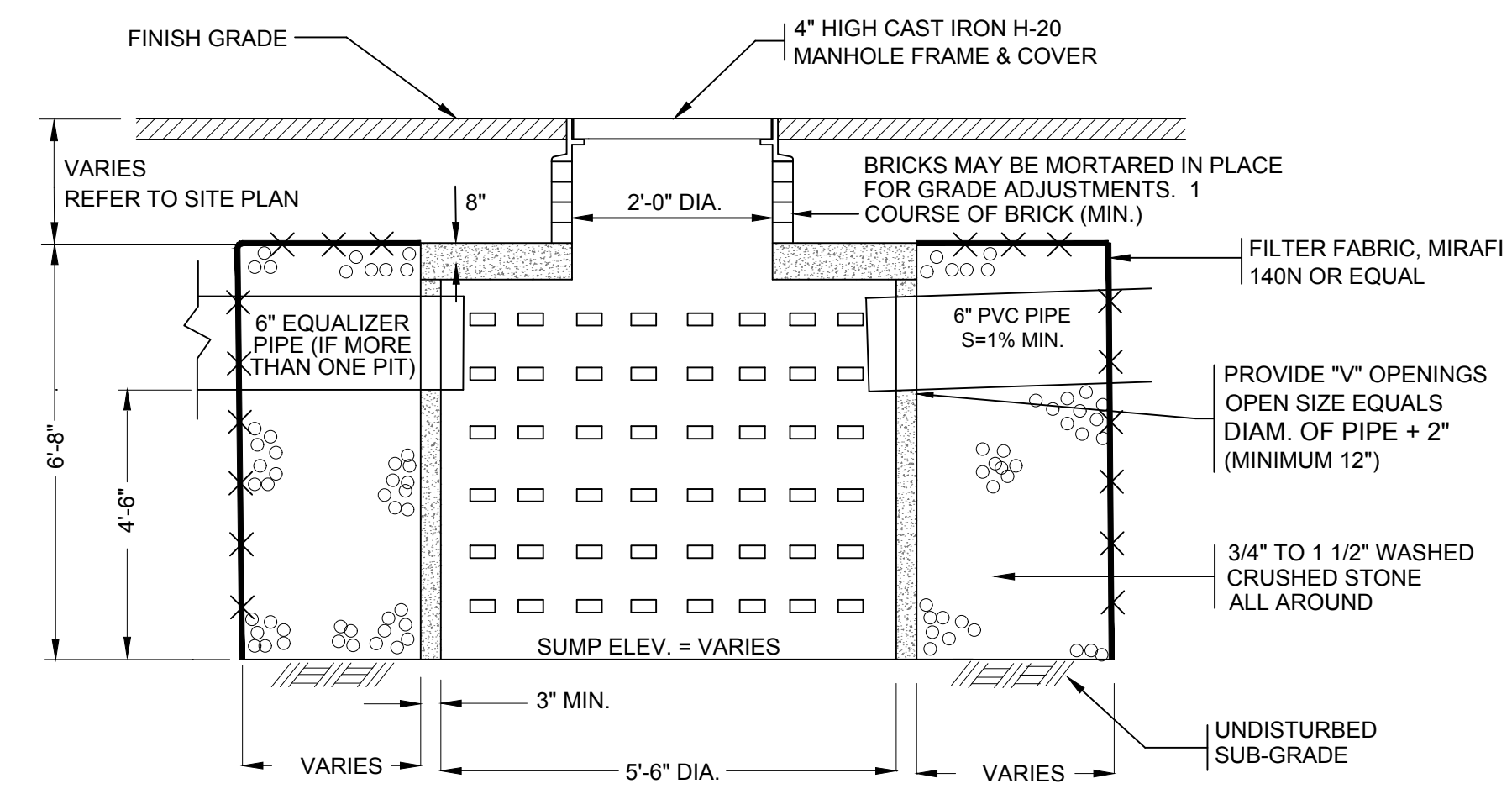
**SEE ARCHITECTURAL PLANS FOR GARAGE LAYOUTS



- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE TOWN OF BOURNE SEWER DEPARTMENT, TITLE 5 OF THE STATE ENVIRONMENTAL CODE, AND ANY OTHER APPLICABLE LOCAL RULES.
 - ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE WATER POLLUTION CONTROL FACILITY AND THE DESIGN ENGINEER.
 - CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
 - THE TOWN OF BOURNE SEWER DEPARTMENT AND THE DESIGN ENGINEER ARE TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION. SYSTEM COMPONENTS ARE NOT TO BE BACK FILLED WITHOUT FIRST OBTAINING APPROVAL FROM THE TOWN OF BOURNE AND THE DESIGN ENGINEER.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. ALL UNDERGROUND UTILITIES SHOWN WERE EITHER LOCATED BY A FIELD SURVEY OR WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. THE OWNER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES.
 - CONTRACTOR SHALL VERIFY THE EXISTING SEWER INVERT ELEVATIONS PRIOR TO COMMENCING WORK.
 - ELEVATIONS ESTABLISHED FROM TIDAL BENCHMARK DISK NO. 2 OF 1931 (LW 1552) AND VERIFIED BY GPS SURVEY. DATUM IS N.A.V.D. 88
 - ALL COMPONENTS SHALL BE CAPABLE OF WITHSTANDING H-10 VEHICULAR LOADING UNLESS OTHERWISE NOTED.
 - ALL JOINTS WHERE PIPE ENTERS AND EXITS CONCRETE STRUCTURES SHALL BE MADE WATERTIGHT.
 - ALL SOLID PIPE SHALL BE SLOPED AT 1.0% MINIMUM UNLESS OTHERWISE NOTED.
 - ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATIONS AND ELEVATIONS OF ALL WORKS INSTALLED.
 - PROPOSED PROJECT IS LOCATED WITHIN:
ASSESSORS MAP # 23.1 LOT # 10.2
OWNER OF RECORD: THOMAS P. O'CONNOR
DIANE M. O'CONNOR
ADDRESS: 11 LONG BOAT ROAD
BOURNE, MA 02532
 - FEMA FLOOD ZONE AE (EL 17)
AS SHOWN ON COMMUNITY PANEL # 25001C0501J
 - DEED REFERENCE: LAND COURT CERT. 194240
 - PLAN REFERENCE: LAND COURT PLAN 9706K
 - THE LOWEST ELEVATION OF THE HABITABLE SPACE (BASEMENT FLOOR) MUST BE GREATER THAN OR EQUAL TO ELEVATION 18.0 FEET. ANY ENCLOSURES BELOW THE BASE FLOOD ELEVATION MUST HAVE ADEQUATE FLOOD VENTS.
 - THE AVERAGE EXISTING GRADE 6 FEET AROUND THE FOOTPRINT OF THE PROPOSED DWELLING IS ELEVATION 17.3 FEET. SEE SECTION 2832 FOR DEFINITION OF GRADE PLANE.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED 6" PVC ROOF LEADER
- PROPOSED 4" SCH. 40 PVC SEWER PIPE
- PROPOSED 1000-GALLON PUMP CHAMBER
- PROPOSED 1000-GALLON LEACHING PIT WITH CAST IRON FRAME AND COVER
- PROPOSED 1000-GALLON LEACHING PIT WITH CAST IRON FRAME AND GRATE
- PROPOSED CATCH BASIN WITH CAST IRON FRAME AND GRATE
- PROPOSED CONCRETE BLOCK RETAINING WALL



PRECAST 1000 GALLON LEACHING PIT (H-20)

NOT TO SCALE

REV.	DATE	BY	APPD.	COMMENTS FROM AGENT DESCRIPTION
1	1/28/22	BMB	JLC	COMMENTS FROM AGENT

PROPOSED SITE PLAN
PREPARED FOR:
THOMAS & DIANE O'CONNOR

LOCATED AT
**9R MAIN STREET
BUZZARDS BAY, MA 02532**

SCALE: 1 INCH = 20 FT. DATE: NOVEMBER 8, 2021

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508.273.0377

Drawn By: BMB | Designed By: BMB | Checked By: JLC | JOB No. 3322