

ASSESSOR'S MAP 30.4

PLAN REFERENCES:  
S.H.L.O. 4246  
L.C. 28812-A  
BOOK 23 PAGE 73  
BOOK 27 PAGE 143  
BOOK 291 PAGE 25

25

"CHESTER PARK"

ARTHUR AVENUE  
(33' WIDE)

45

MARY

(30' WIDE) AVENUE

(20' WIDE) MONUMENT

C.B. fnd

C.B. fnd

176.66'

(20' WIDE)

50'

28

50'

50'

47

50'

48

49.7'

49

AVENUE

EXISTING FENCES

EXISTING FENCE

M A S S A C H U S E T T S  
C O M M O N W E A L T H O F

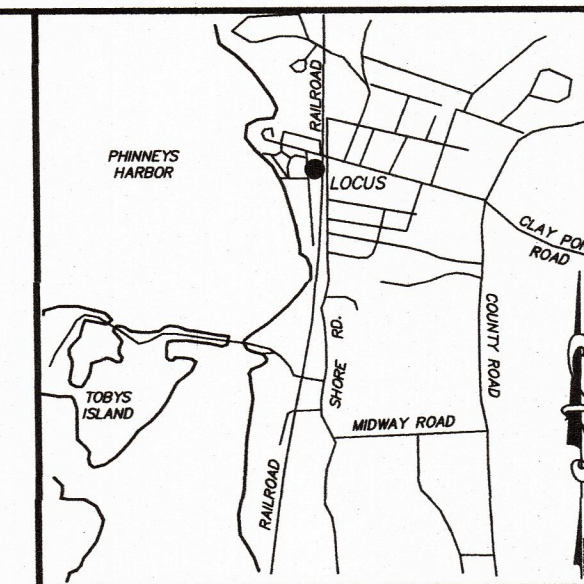
290

M.H.B. fnd

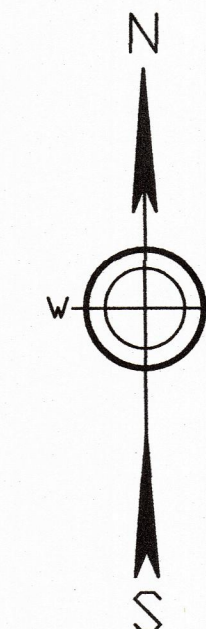
SHORE (1955 DISCONTINUANCE) ROAD

M.H.B. fnd

S.B. fnd



LOCUS MAP  
Not to Scale



LAND COURT PLAN 28812-A

2013 OCT -5 PM 2:46  
TOWN CLERK BOWNE

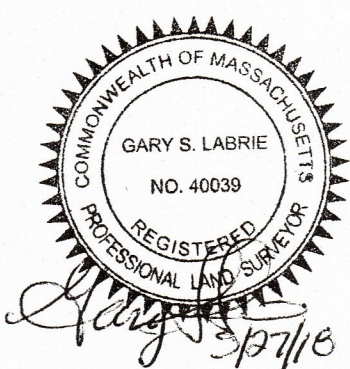
RECEIVED

"SURVEY PLAN"

SHOWING FENCE ACROSS ARTHUR AVENUE  
FOR  
TIM CORNU  
440 SHORE ROAD  
MONUMENT BEACH, MASS.

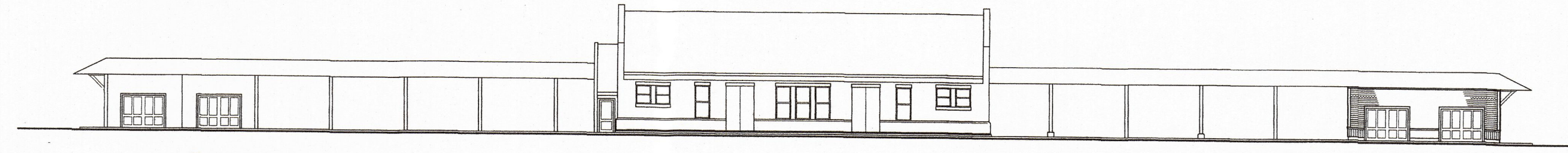
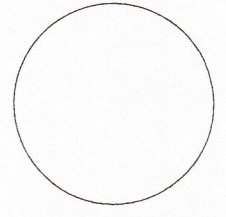
Scale: 1"=20' Date: 09/25/2018

Warwick & Associates Inc.  
63 County Road Box 801  
North Falmouth, Mass 02556  
(508) 563 - 7777

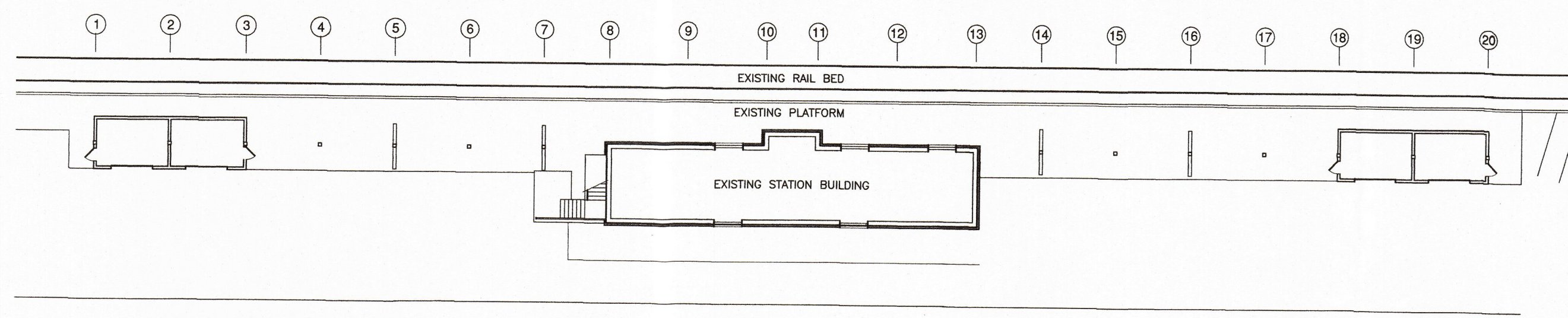


DRAWN BY: GSL	DATE: 09/25/2018
CHECKED BY:	SHEET 1 OF 1
P: \Land Projects 2004\CORNU\dwg\CORNU.dwg	

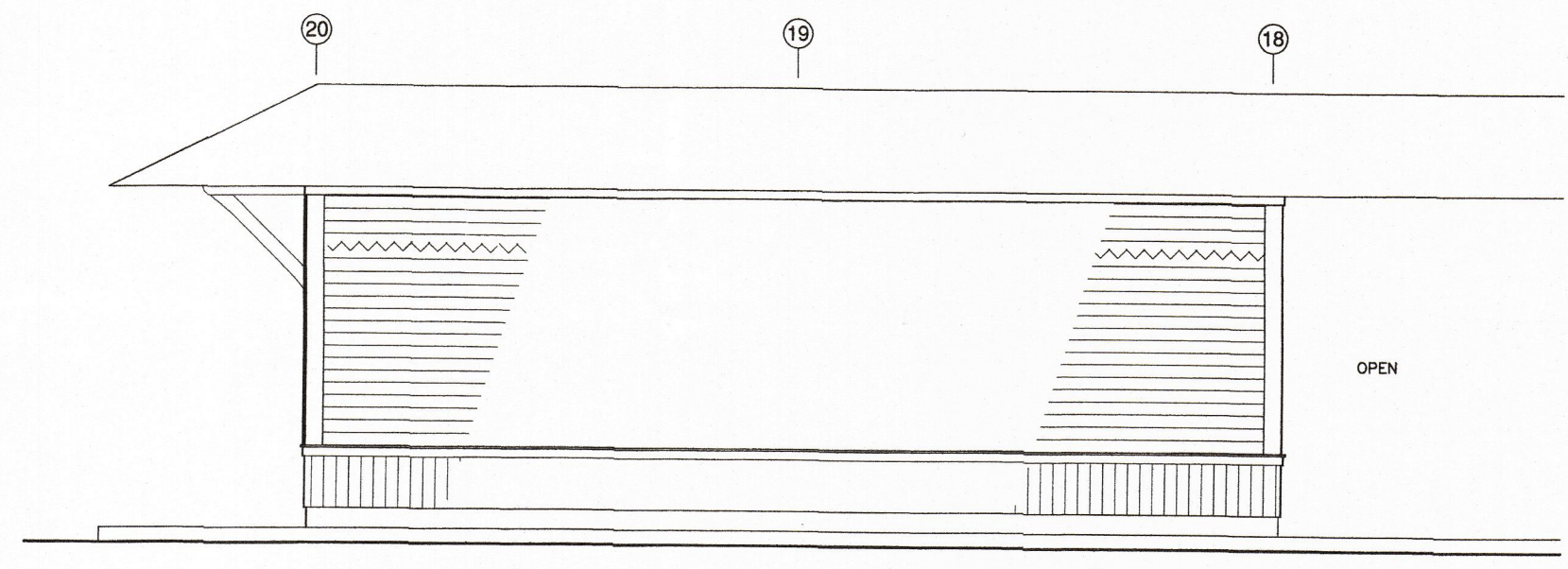




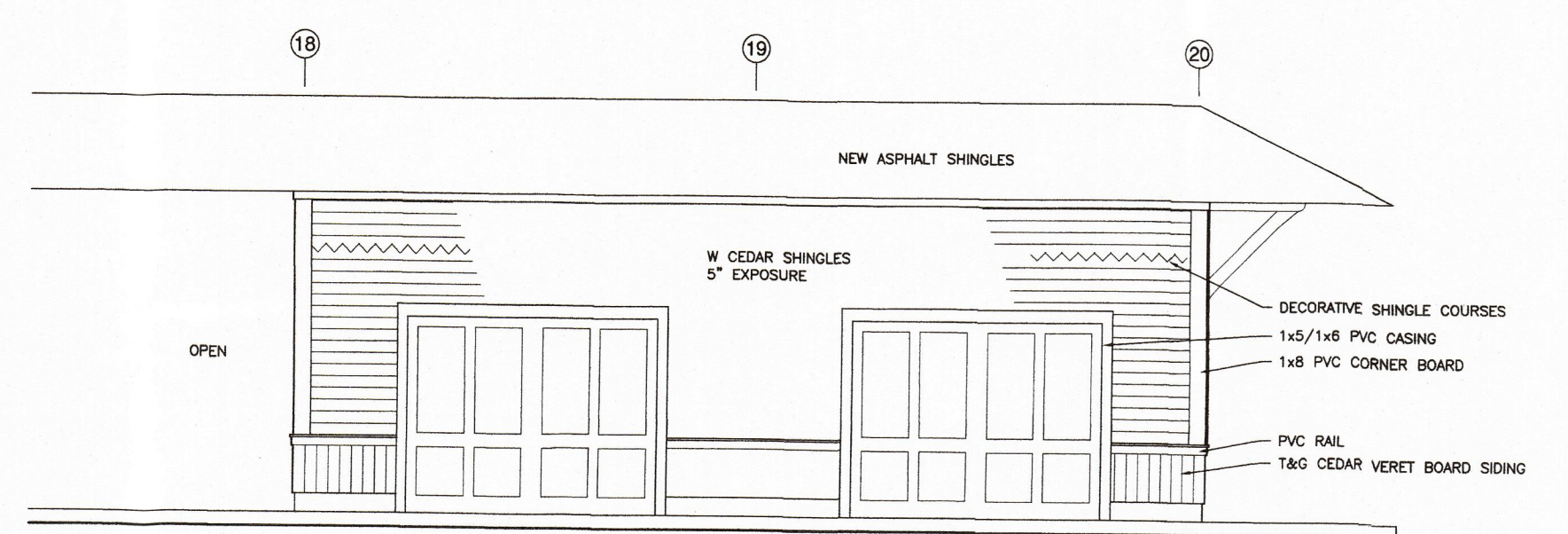
**EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"



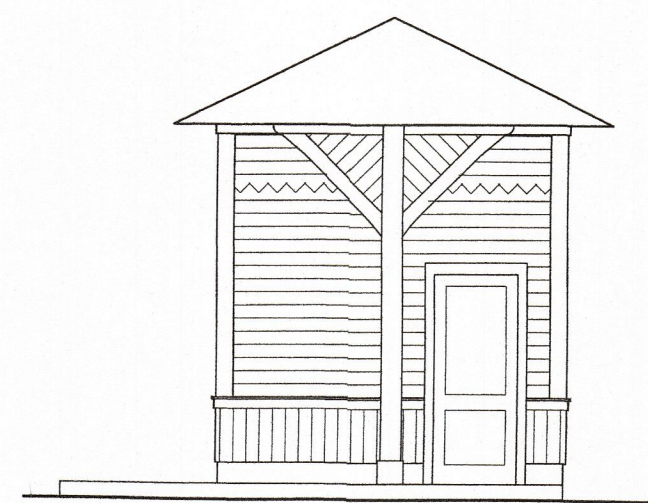
**GROUND FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



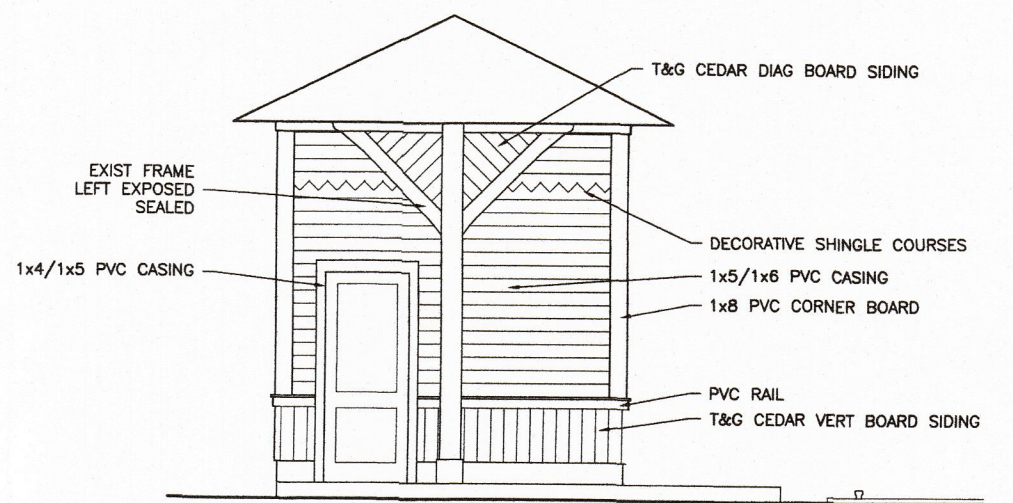
**PARTIAL WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



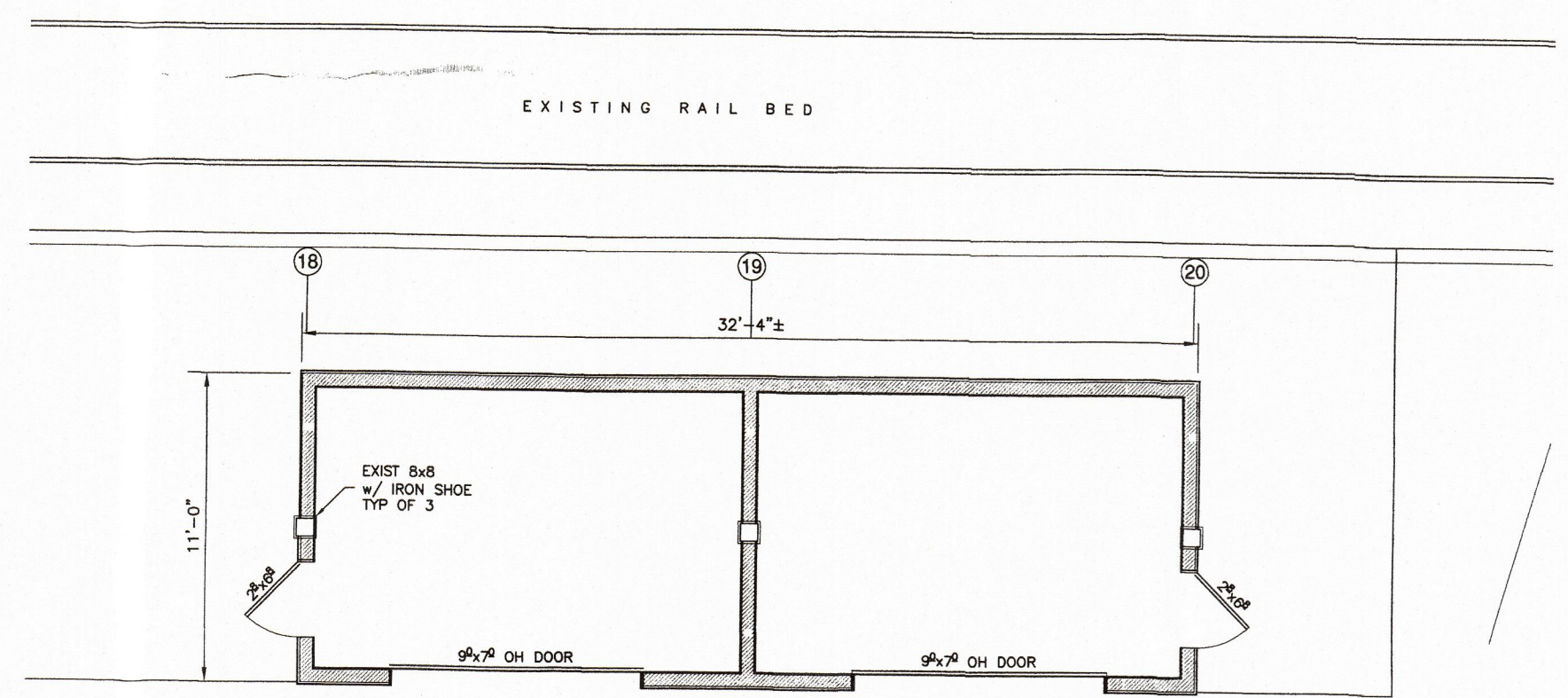
**PARTIAL EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 TYPICAL @ COL LINE 1  
 SIMILAR @ COL LINE 18



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 TYPICAL @ COL LINE 20  
 SIMILAR @ COL LINE 3



**PARTIAL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LOT DATA**

MAP 30.4, LOT 290  
 BOOK 20600/PAGE 248  
 ZONING - XX  
 LOT SIZE (MIN REQD) - XX SF  
 15,899 SF± ACTUAL  
 FRONTAGE (MIN REQD/ACTUAL) -150'  
 ACTUAL -  
 SETBACKS  
 FRONT (MIN REQD) - 20'  
 EXISTING UNCHANGED - 69'±  
 SIDES (MIN REQD) - 10'  
 NORTH - EXISTING UNCHANGED - 41'±  
 SOUTH - EXISTING - 69'±  
 PROPOSED - 23'±  
 REAR (MIN REQD) - 10'  
 EXISTING UNCHANGED - 300'±  
 HEIGHT (MAX ALLOWED) - 35'  
 EXISTING UNCHANGED - XX  
 PROPOSED -  
 LOT COVERAGE - 20% MAX  
 EXISTING - XX  
 PROPOSED - XX  
 GROSS FLOOR AREA - 20% MAX  
 EXISTING - XX  
 PROPOSED - XX  
 FLOOD ZONE - .2% ANNUAL CHANCE  
 TOWN SEWER  
 TOWN WATER  
 GAS

RECEIVED  
 2013 OCT -5 PM 2:47  
 TOWN CLERK BOURNE

**RENOVATIONS & ADDITIONS**  
 to  
 440 SHORE RD.  
 MONUMENT BEACH, MA  
 for  
**ROSE & TIM CORNU**

DATES	
REVIEW	10.25.2021
REVIEW	8.25.2022
PROJECT	DRAWING NO
1313	<b>A1</b>



