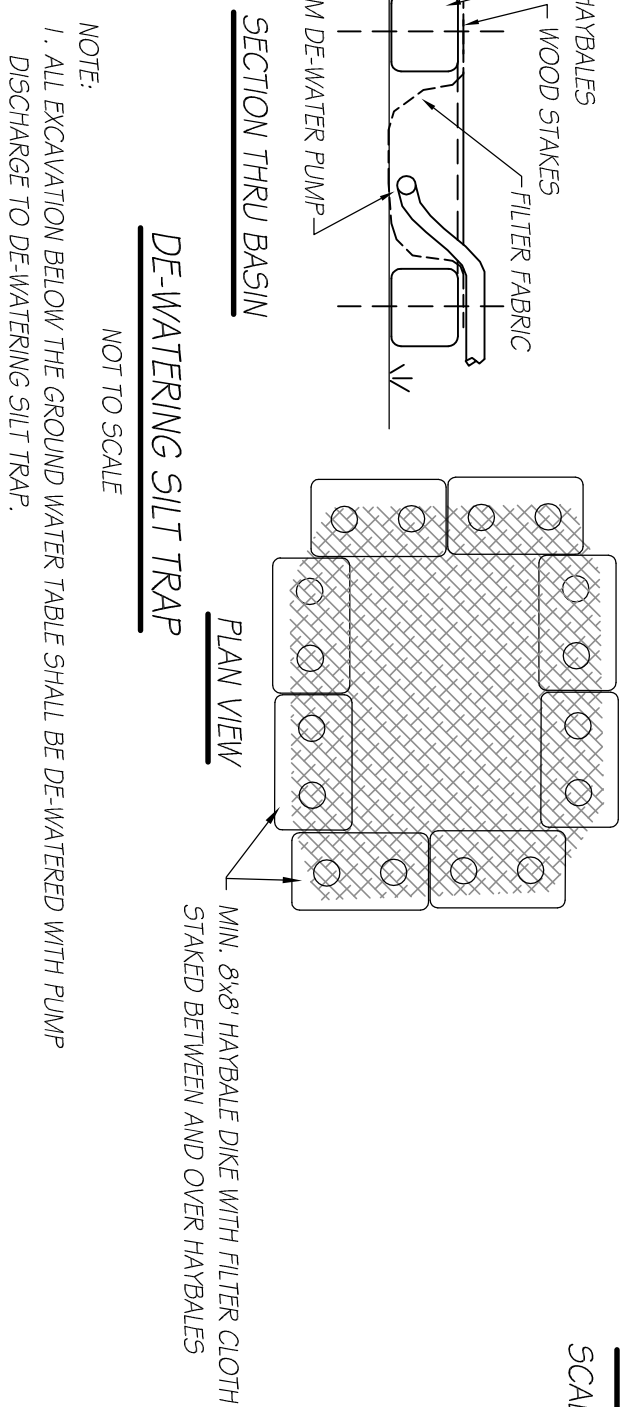


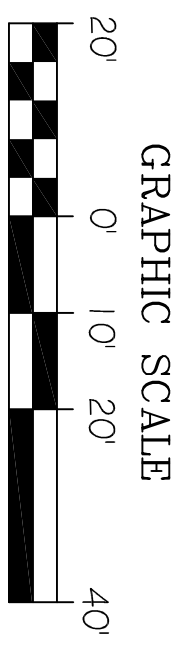
SITE PLAN
SCALE: 1" = 20 FT.

SCOPE OF WORK:
THE SCOPE OF WORK INCLUDES: (1) REMOVING EXISTING DECK AND PATIO; (2) CONSTRUCTION OF NEW ADDITION ON FLOOD ZONE-COMPLIANT FOUNDATION; (3) RENOVATION OF THE EXISTING DWELLING; AND (4) ASSOCIATED SITE WORK.

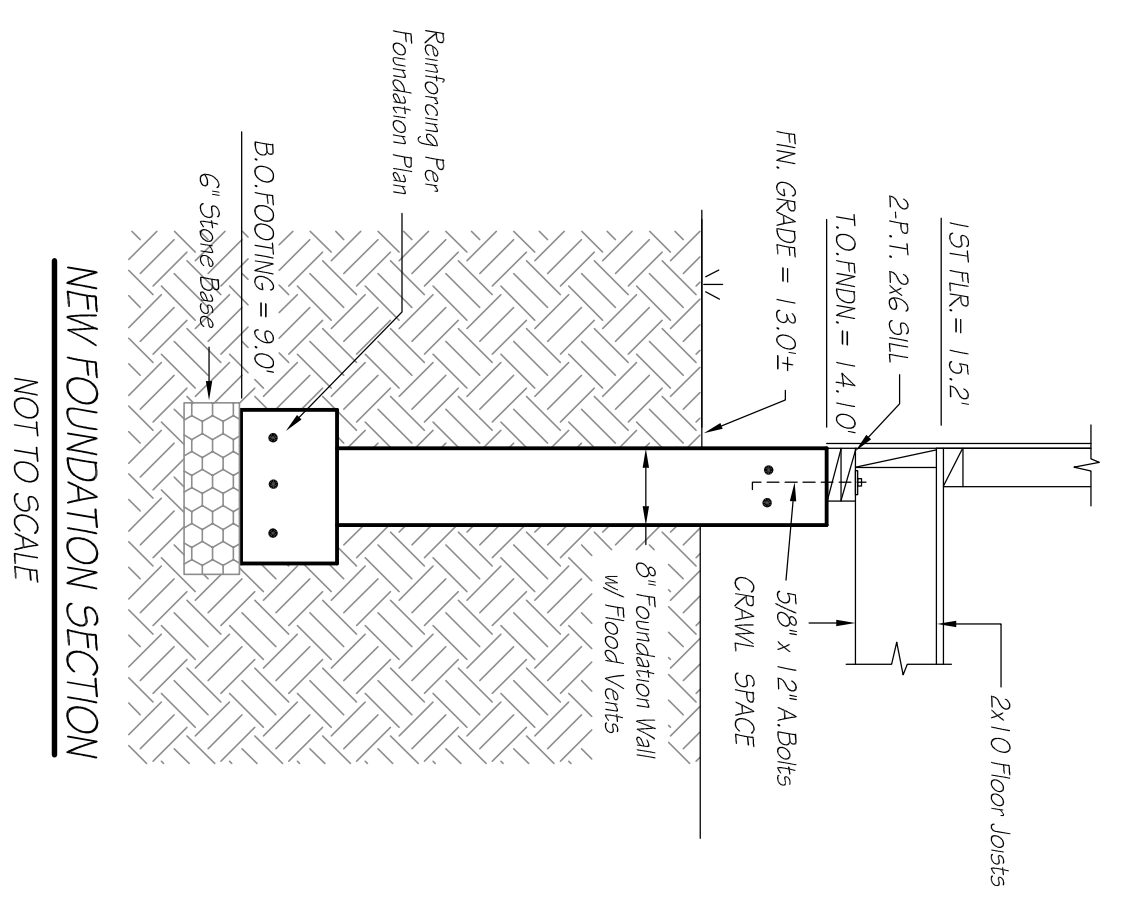


LEGEND:

- EXISTING CONTOURS: 5.2'
- PROPOSED CONTOURS: 5.2'
- EDGE OF WETLANDS:
- LIMIT OF BUFFER ZONE:
- LIMITS OF F.E.M.A. ZONES:
- SPOT ELEVATIONS: 5.3.9
- TEST PIT LOCATION:
- SEPTIC TANK:
- DELIMITATION FLAG: #6



- GENERAL NOTES:**
1. THIS PARCEL IS SHOWN AS LOTS 96 & 98 OF ASSESSORS MAP 43A, AND ALSO SHOWN AS LOTS 96 & 98 ON A PLAN RECORDED AT THE BRISTOL COUNTY REGISTRY OF DEEDS LAND COURT SECTION PLAN 7432C ON SHEET 2.
 2. THE PARCEL SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, F.E.M.A. ZONE AE, EL. 14' AS DELINEATED ON F.E.M.A. COMMUNITY PANEL 250050502P DATED JULY 7, 2009.
 3. DEED REFERENCE: I.C. CRT. 24487
 4. ZONING DISTRICT: RURAL RESIDENCE RR²
FRONTAGE = 140 FT.; MIN. LOT AREA = 30,000 S.F.
FRONT & REAR SETBACKS = 30 FEET; SIDE SETBACK = 20'
MAXIMUM BUILDING COVERAGE = 15%; MAXIMUM LOT COVERAGE = 25%
 - EXISTING BLDG. COVERAGE = (HOUSE @ 800 S.F. + SHEDS @ 234 S.F.)/LOT AREA = 1034 S.F./12,000 S.F. = 8.6%
 - PROPD. BLDG. COVERAGE = (HOUSE @ 1760 S.F. + SHEDS @ 234 S.F.)/LOT AREA = 1,994 S.F./12,000 S.F. = 16.6%
 - EXISTING LOT COVERAGE = (BLDG. @ 1034 S.F. + CONC. PAD @ 250 S.F.)/LOT AREA = 1,284 S.F./12,000 S.F. = 10.7%
 - PROPOSED LOT COVERAGE = (BLDG. @ 1,994 S.F. + CONC. PAD @ 250 S.F.) + PARKING @ 390 S.F./LOT AREA = 2,634 S.F./12,000 S.F. = 22.0%
 5. THE EXISTING RESIDENCE IS SERVICED BY TOWN WATER & SEWER.



PLAN OF SITE, EXISTING CONDITIONS & PROPOSED ADDITION

PREPARED FOR
LAUREN E. O'BRIEN
127 BALSAM STREET
FAIRHAVEN, MASS.

CAI Charon Associates, Inc.
Consulting Engineers

323 Neck Road - Rochester, MA 02770
Tel: 508-763-8362 Fax: 508-763-9582

SCALE: AS NOTED
DATE: NOVEMBER 21, 2023
REV. 1: FEB. 2, 2024

DWG. NO.
L-1

