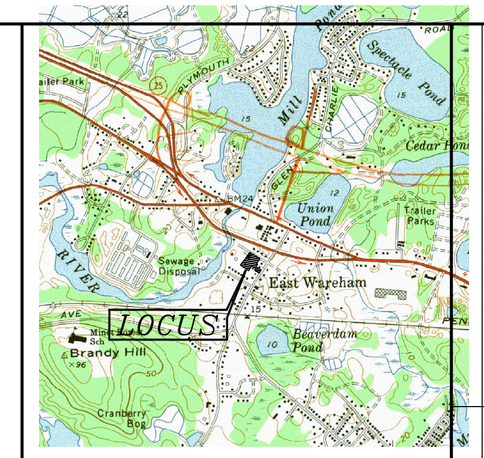
## GENERAL NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG–SAFE AT (1–888–DIG–SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
2. EXISTING CONDITIONS INFORMATION IS BASED ON ACTUAL FIELD SURVEY, PRIVATE UTILITY PLANS, AND OTHER AVAILABLE SOURCES. FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC., ON VARIOUS DATES AND MOST RECENTLY IN JANUARY OF 2021.
3. THIS PLAN IS TO ACCOMPANY THE ZONING BOARD OF APPEALS APPLICATION AND IS NOT INTENDED FOR SITE DEVELOPMENT. PRIOR TO CONSTRUCTION THE NECESSARY ADDITIONAL SITE INFORMATION SHALL BE OBTAINED TO PREPARE A CONSTRUCTION SITE DEVELOPMENT PLAN.

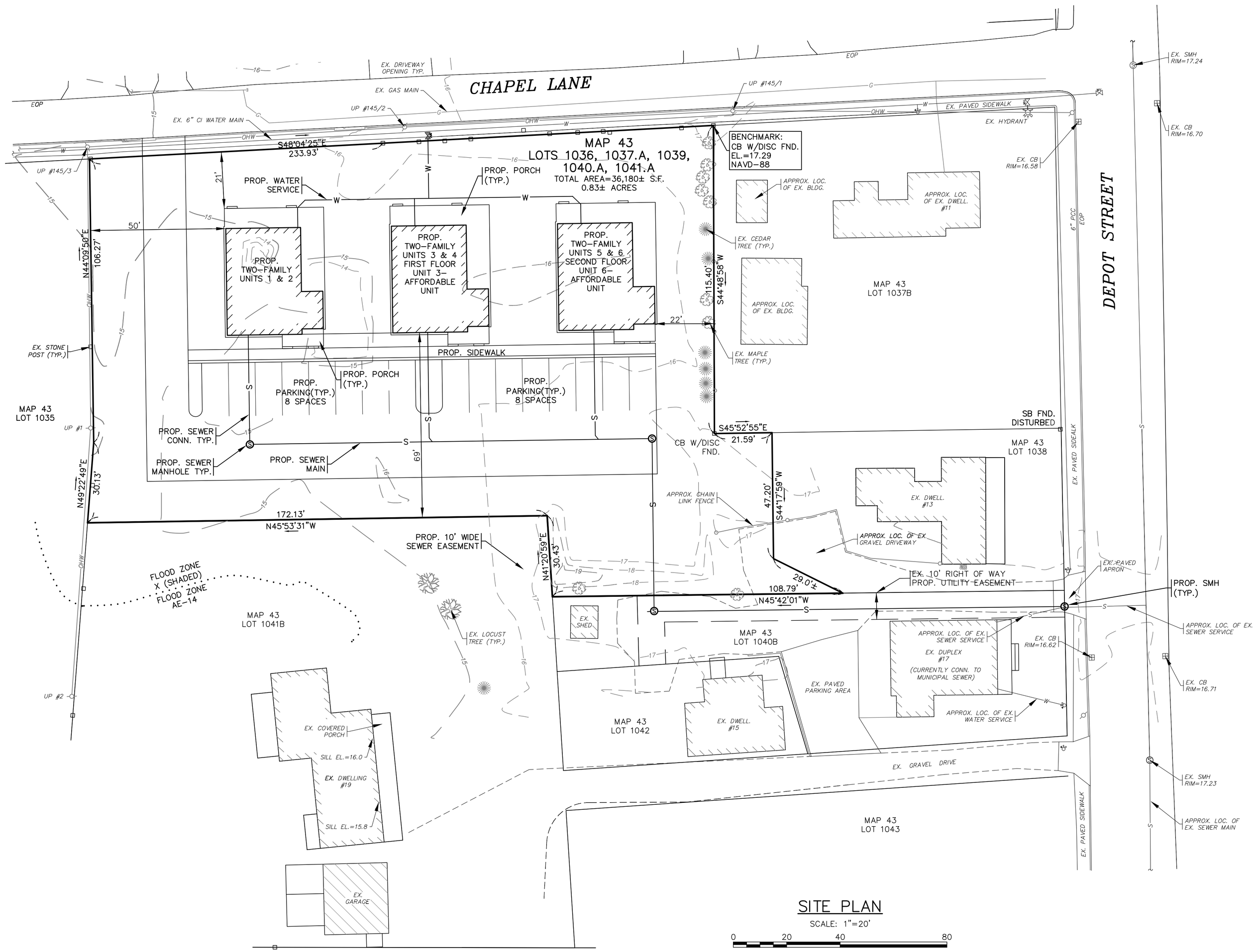
## ZONING DATA:

| ZONING DISTRICT | MR–30 | MR–30 | PROVIDED |
|---|---|---|---|
| | (1 FAMILY DWELLING) | (2 FAMILY DWELLING) | |
| MIN. LOT AREA: | 30,000 S.F.* | 45,000 S.F.* | 36,180 S.F. |
| MIN. FRONTAGE: | 150' | 200' | 233.93' |
| MIN. FRONT SETBACK: | 20' | 20' | 21' |
| MIN. SIDE SETBACK: | 10' | 10' | 25' |
| MIN. REAR SETBACK: | 10' | 10' | 69' |
| MAX. BLDG. HEIGHT: | 35' | 35' | 27'–9" |
| MAX. BLDG. COVERAGE: | 25% | 25% | 10.0% |
| MAX. IMPERV. COVERAGE: | NR | NR | 43.2% |

* (80% OF THE MINIMUM REQUIRED LOT AREA MUST BE CONTIGUOUS UPLAND)




LOCUS MAP : SCALE 1" = 2000'




## SITE PLAN

SCALE: 1"=20'

0 20 40 80

PERMIT SET
(NOT FOR CONSTRUCTION)

## SITE DATA:

ASSESSORS MAP: 43 / LOTS 1036, 1037.A, 1039, 1040.A AND 1041.A
ADDRESS: 6 CHAPEL LANE

OWNER: BETH ANN GOULD
DEED BOOK 56378, PAGE 40

ZONING DISTRICT: MULTIPLE RESIDENCE 30 (MR–30)

OVERLAY DISTRICT: GROUND WATER PROTECTION OVERLAY DISTRICT

WATER SUPPLY: TOWN WATER
SANITARY SEWER: TOWN SEWER

## FLOOD ZONE DATE:

THE PROJECT IS LOCATED WITHIN FLOOD ZONE ZONE X (SHADED). REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0493J, DATED JULY 17, 2012.

## LEGEND

| EXISTING | DESC. |
|---|---|
| 15 | CONTOURS |
| 14x5 | SPOT GRADES |
| | WETLANDS |
| | 30' NO ACTIVITY ZONE |
| | 100' BUFFER ZONE |
| | F.E.M.A. FLOOD ZONE |
| | CATCH BASIN (CB) |
| | DRAIN MANHOLE (DMH) |
| D | DRAIN LINE |
| OHW | OVERHEAD WIRES |
| | UTILITY POLE |
| | GUY POLE |
| | WATER GATE VALVE |
| | WATER SHUTOFF/CURB STOP |
| | HYDRANT |
| W | WATER LINE |
| UE | UNDERGROUND ELECTRIC |
| | SEWER MANHOLE (SMH) |
| S | SEWER LINE |
| | TREE/BRUSH LINE |
| | LIGHT POST |
| G | GAS LINE |
| | GAS GATE/VALVE |
| | GAS SHUTOFF |
| | GAS METER |
| | FENCE |
| | SIGN |
| | BOUND |
| | STONE WALL |
| | REBAR |
| **PROPOSED** | **DESC.** |
| 12 | CONTOURS |
| 12x50 | SPOT GRADES |
| | EROSION CONTROL |
| | CHAIN LINK FENCE |
| UE | UNDERGROUND ELECTRIC |
| W | WATER SERVICE |
| G | GAS SERVICE |

| REV. | DATE | BY | APP'D | DESCRIPTION |
|---|---|---|---|---|
| | | | | |

DATE: APRIL 28, 2022
DRAWN BY: JMP
CHECKED BY: WFM
JOB NO.: 20–9499
SCALE: 1" = 20'

APPROVED BY:

APPROVED BY:

DRAFT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# CONCEPT PLAN
## 3–TWO–FAMILY DEVELOPMENT
6 CHAPEL LANE WAREHAM, MA

PREPARED FOR:
STEVEN BEAUCHEMIN
19 DEPOT STREET WAREHAM, MA

JOB NO.: 20–9499

DWG.
1 OF 1

H:\GAF DRAWINGS\2020 DRAWINGS\20-9499 (BEAUCHEMIN)\9499\dwg\9499_3-DUPLEXES-REV-1.dwg