

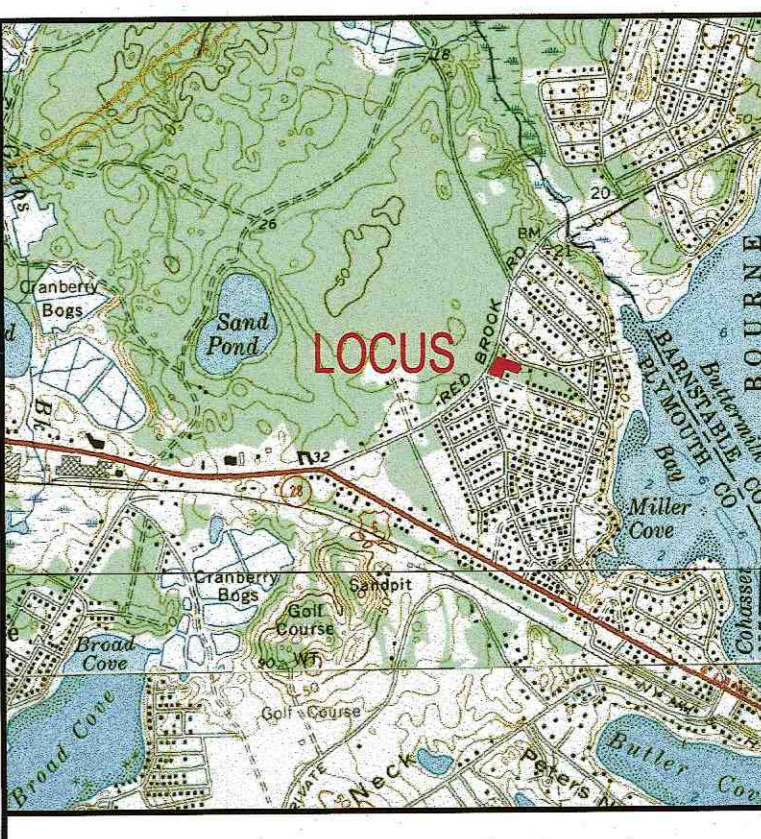
PLAN PURPOSE:
THIS PLAN HAS BEEN PREPARED TO COMBINE LOTS 34 THROUGH 41, 452 & 453 INTO ONE NEW LOT BUILDING LOT. THE REMAINING LOTS 454 THROUGH 457 ARE TO BE COMBINED INTO ONE NEW PARCEL, NOT A BUILDABLE LOT.

PLAN REFERENCE DATA:
PLAN OF COHASSET PARK, WAREHAM, MASS., PREPARED BY A.B. SAVARY, DATED SEPTEMBER 1910. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 1, PAGE 530.

1938 COUNTY LAYOUT OF OLD SANDWICH ROAD (RED BROOK ROAD) COUNTY COMMISSIONERS BOOK L, PAGE 32.

1957 TOWN LAYOUT OF COHASSET ROAD
LAND COURT PLAN 37579-A

FLOOD ZONE DATA:
THE LOTS SHOWN HEREON ARE WITHIN ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS, SEE PANEL NUMBER 25023C0494-J, DATED: JULY 17, 2012.



LOCUS MAP : SCALE 1" = 2083'

DATE	BY	APP'D	DESCRIPTION
JULY 29, 2020	JH		
	RAB		
	11-7771		
	1" = 20'		

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
THE CERTIFICATION MADE IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS.

RAB 8/3/2020
ROBERT A. BRAMAN, JR.
P.L.S. # 45850



TOWN OF WAREHAM
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

WAREHAM PLANNING BOARD
DATE _____

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM ZONING BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLAND PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615, ARTICLE 6, §612, ARTICLE 10, ARTICLE 6, §620 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
206 MAIN STREET WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gaf-engineering.com
L-MAIL: 901@comcast.net

SEPARATE \$300.00 FEE FOR ELECTRONIC AND/OR MECHANICAL PHOTOCOPYING. WHATSOEVER IS TRANSMITTED BY ANY MEANS, ELECTRONIC OR MECHANICAL, PHOTOCOPYING, WHATSOEVER, WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. WITH THE EXCEPTION OF ANY REGULAR BUSINESS OPERATIONS OF THE REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR, ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL BE PENALTY UNLAWFUL.

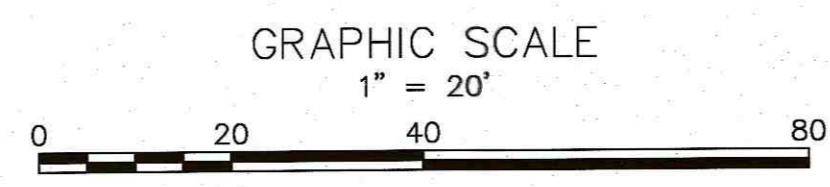
LOT DATA:
ASSESSORS MAP: 7/ LOTS 9, 10, 455, 456 & 457
REF : BOOK 4497, PAGE 314
JAMES M. & MADELINE A. CARR
2 HIAWATHA RD
BUZZARDS BAY, MA 02532

ASSESSORS MAP: 7/ LOTS 452, 453 & 454
REF : BOOK 5779, PAGE 12
JAMES M. & MADELINE A. CARR
2 HIAWATHA RD
BUZZARDS BAY, MA 02532

ASSESSORS MAP: 7/ LOTS 34 THROUGH 41
REF : BOOK 5960, PAGE 257
JAMES M. & MADELINE A. CARR
2 HIAWATHA RD
BUZZARDS BAY, MA 02532

ZONING DATA:
ZONE : R-30 ; SETBACKS:
MINIMUM LOT AREA: 30,000 SQ.FT.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'

NOTE:
LOT SHAPE FACTOR CRITERIA CAN NOT BE MET WITHIN THE PERIMETER OF THE EXISTING LOTS.
IN CASES WHERE THE PROPOSED LOTS DO NOT MEET LOT SHAPE FACTOR CRITERIA AND WILL NOT BE DETRIMENTAL TO THE INTENT OF THE REGULATION, PLANNING BOARD HAS THE AUTHORITY TO WAIVE THIS REQUIREMENT



APPROVAL NOT REQUIRED
PLAN OF LAND
PREPARED FOR:
JAMES M. & MADELINE A. CARR
WAREHAM, MA
2 HIAWATHA ROAD

JOB NO.: 11-7771
DWG. 1 OF 1