

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.

"TIHONET ROAD IS A WAY IN EXISTENCE WHEN THE SUBDIVISION CONTROL LAW BECAME EFFECTIVE IN WAREHAM HAVING, IN THE OPINION OF THE PLANNING BOARD, SUFFICIENT WIDTH, SUITABLE GRADES AND ADEQUATE CONSTRUCTION TO PROVIDE FOR THE NEEDS OF VEHICULAR TRAFFIC IN RELATION TO THE PROPOSED USE OF THE LOTS ABUTTING THEREON OR SERVED THEREBY, AND FOR THE INSTALLATION OF MUNICIPAL SERVICES TO SERVE SAID LOTS AND THE BUILDINGS ERECTED OR TO BE ERECTED THEREON."

N/F
A.D. MAKEPEACE CO
1408/69
[MAP 111 LOT 1000-C]

N/F
A.D. MAKEPEACE CO
1408/69
[MAP 111 PARCEL R-1]
(SEE NOTE 2)

N/F
A.D. MAKEPEACE CO
1408/69
[MAP 111 LOT 1000-A]

NEW
MAP 111
LOT 1000-B
4,125,000±S.F.
or 94.70±AC.
(NOT TO BE CONSIDERED A SEPARATE BUILDING LOT)

NEW
MAP 112
LOT 1000
5,689,821±S.F.
or
130.620±AC.

N/F
A.D. MAKEPEACE CO
1733/261
[MAP 114 LOT 1000]

N/F
A.D. MAKEPEACE CO
1408/69
[MAP 111 LOT 1000-F]

N/F
A.D. MAKEPEACE CO
1408/69
[MAP 111 LOT 1000-G]

ZONING DISTRICT - R-60
MIN. FRONTAGE 180'
MIN. LOT SIZE 60,000 S.F.
MIN. SIDE SETBACK 20' RESIDENTIAL
10' NON RESIDENTIAL
MIN. FRONT SETBACK 60' RESIDENTIAL
20' NON RESIDENTIAL
MIN. REAR SETBACK 20' RESIDENTIAL
10' NON RESIDENTIAL
MAX. LOT COVERAGE NO REGULATION
MAX. BUILDING HEIGHT 35'

NOTES

- THE PURPOSE OF THIS PLAN IS TO REDEFINE THE BOUNDARIES OF LOT 1000 AND LOT 1000-B, AS SHOWN ON THE WAREHAM ASSESSORS MAP SHEET 112 AND SHEET 111, RESPECTIVELY.
- THE 1923 TOWN LAYOUT OF TIHONET ROAD EXTENDS THROUGH TIHONET VILLAGE ONLY, APPROXIMATELY 1250' IN LENGTH. A PLAN PREPARED BY G.A.F. ENGINEERING, INC. IN 2003 EXTENDED TIHONET ROAD ABOUT 340' TO A CUL-DE-SAC, SEE PLAN BOOK 49, PAGE 867. NO KNOWN LAYOUT EXISTS OF TIHONET ROAD BEYOND THAT POINT. A 50 FOOT WIDE RIGHT OF WAY HAS BEEN FURTHER DEPICTED ON A PLAN BY G.A.F. ENGINEERING, INC. RECORDED IN PLAN BOOK 63, PAGES 795-796. THE RIGHT OF WAY IS DEPICTED IN ORDER TO CREATE CLOSED FIGURES FOR THE LOTS AND DEMONSTRATE THAT SAID LOTS HAVE VITAL ACCESS ALONG TIHONET ROAD. THE PROPERTY OWNER HAS NOT RELINQUISHED ANY RIGHTS IN TIHONET ROAD. WHERE PROPERTY LINES ARE DESCRIBED IN DEEDS AS 'BY THE ROAD' TYPICALLY 'FEE RIGHTS' EXTEND TO THE CENTERLINE OF THE TRAVELED WAY.
- NO APPARENT WELLS OR SEWER SYSTEMS OBSERVED ON THE SUBJECT LOTS, NOR THE ADJOINING LAND IN COMMON OWNERSHIP.
- NO PORTIONS OF LOTS 1000 AND 1000-B ARE LOCATED WITHIN A FLOOD HAZARD ZONE, AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, REFER TO PANEL NUMBER 25023C0487K, DATED JULY 6, 2021.

REFERENCES

- PLAN PREPARED BY G.A.F. ENGINEERING INC, ENTITLED, APPROVAL NOT REQUIRED PLAN OF LAND, TIHONET ROAD, WAREHAM, MA. DATED JUNE 26, 2019. LOCATED IN PLYMOUTH COUNTY REGISTRY PLAN BOOK 63, PAGE 795-796.
- PLAN PREPARED BY G.A.F. ENGINEERING INC, ENTITLED, 'PRELIMINARY SUBDIVISION PLAN 150 TIHONET ROAD WAREHAM MA'. DATED APRIL 28, 2021, FILED WITH THE TOWN OF WAREHAM.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE

KENNETH CONTE, PLS No. 38033



PREPARED FOR:

A.D. MAKEPEACE COMPANY
158 TIHONET ROAD
WAREHAM MA

RECORD OWNER:

A.D. MAKEPEACE COMPANY

WAREHAM ASSESSORS
MAP 111 LOT 1000-B &
MAP 112 LOT 1000

DEED REFERENCES
1408/69
1418/203

FOR REGISTRY USE:

5				
4				
3				
2				
1	01/22/2024	UPDATE PER COMMENTS		
0	01/11/2024	INITIAL ISSUE		
	ISSUE DATE	DESCRIPTION		
	ATL	JRA	SJC	KEA
	FLD	CALC	DWN	CHK'D

**APPROVAL NOT REQUIRED
PLAN OF LAND**

**TIHONET ROAD
WAREHAM, MA
(PLYMOUTH COUNTY)**

PREPARED BY:

BEALS AND THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: JANUARY 11, 2024 METERS
0 20 50 100 150
SCALE: 1" = 200' FEET

B+T JOB NO. 1833.128

B+T PLAN NO.
1833128P670B-001

SHEET No. 1 of 1

ANR

