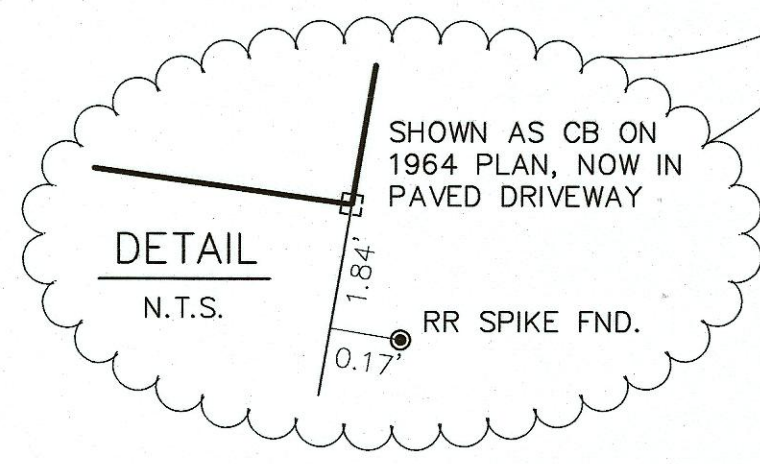
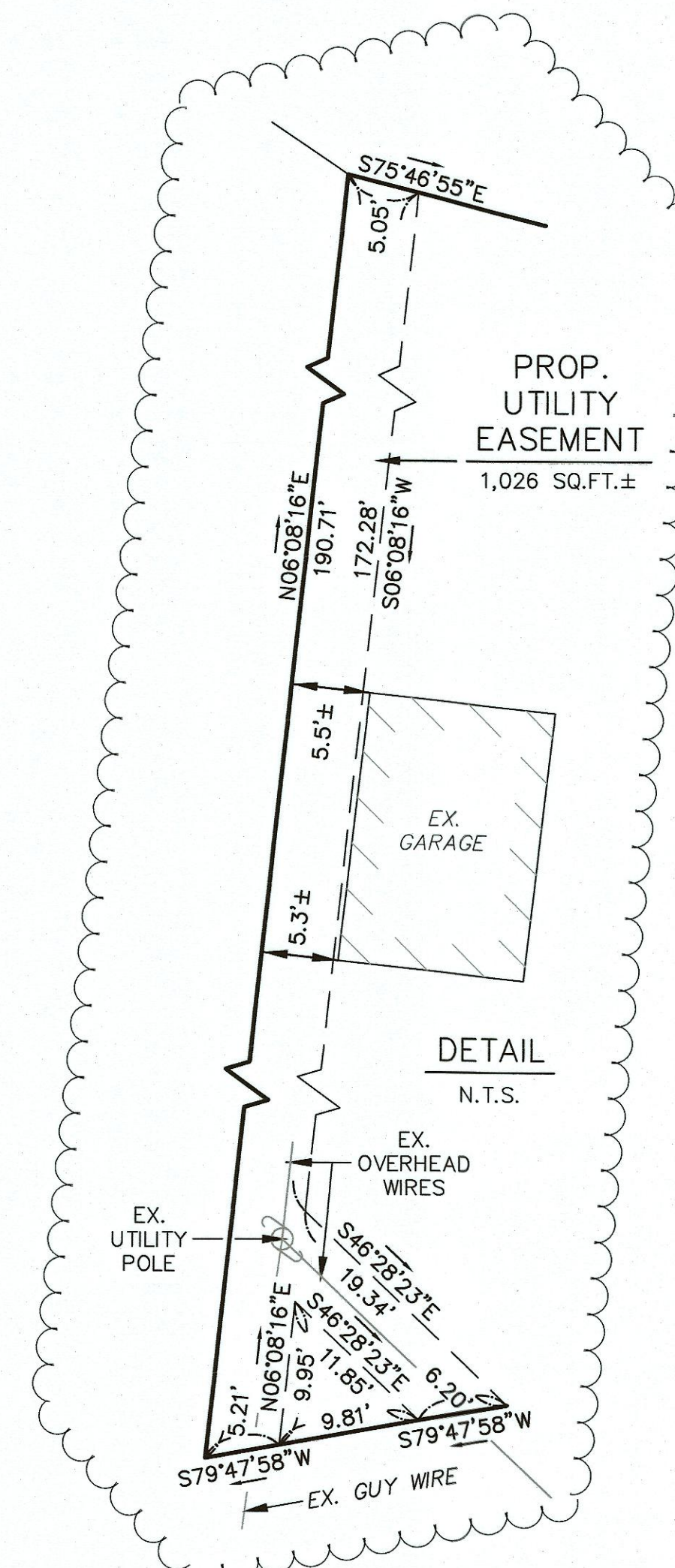


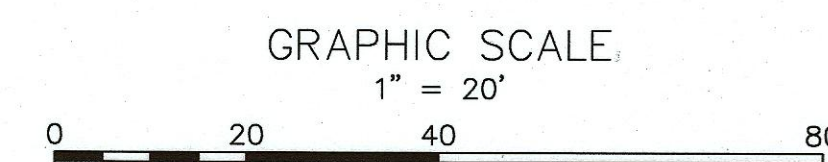
PLAN PURPOSE ;
 THE PURPOSE OF THIS PLAN IS TO CREATE SEPARATE LOTS FOR THE EXISTING PARSONAGE AND THE EXISTING CHURCH.
 THESE STRUCTURES LOCATED ON A SINGLE LOT, BOTH EXISTED PRIOR TO ADOPTION OF ZONING IN THE TOWN OF WAREHAM, ON NOVEMBER 19, 1951.
 A SINGLE LOT IS ALLOWED TO BE DIVIDED INTO TWO SEPARATE LOTS, PROVIDED HOWEVER, THAT ONE STRUCTURE REMAINS LOCATED ON EACH OF THE TWO NEWLY CREATED LOTS.



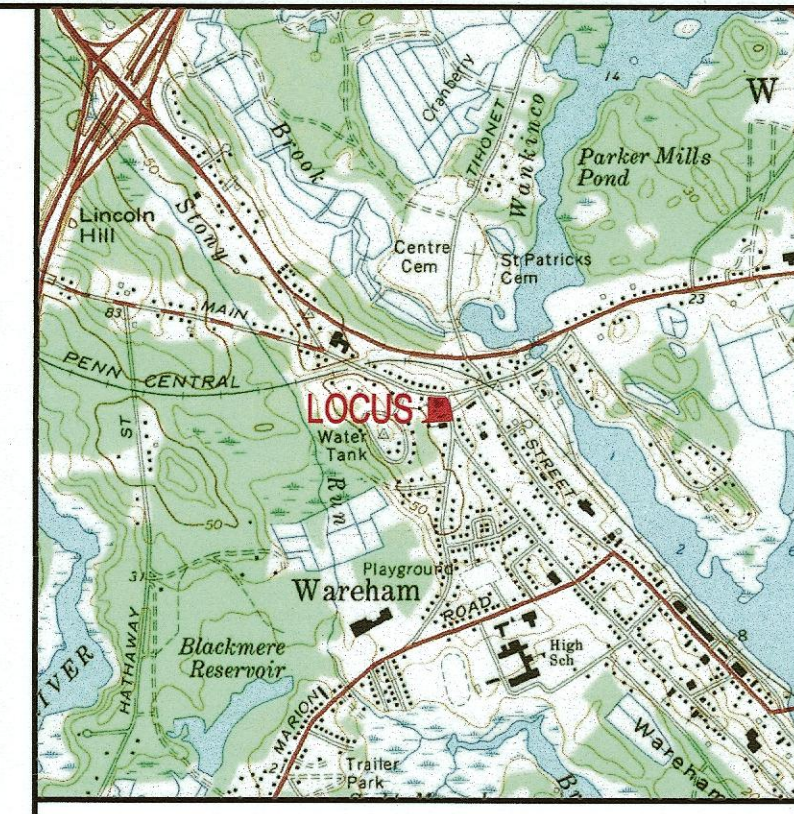
LOT DATA:
 ASSESSORS MAP : 61 / LOT 1173
 DEED REFERENCE : BOOK 1174, PAGE 596
 OWNER : FIRST CONGREGATIONAL CHURCH OF WAREHAM
 ASSESSORS MAP : 61 / LOT 1174
 DEED REFERENCE : BOOK 2545, PAGE 174
 OWNER : FIRST CONGREGATIONAL CHURCH OF WAREHAM

ZONING DATA:
 ZONE : MR-30 / SETBACKS :
 MINIMUM LOT AREA : 30,000 SQ.FT.
 MINIMUM FRONTAGE : 150'
 MINIMUM FRONT SETBACK : 20'
 MINIMUM SIDE SETBACK : 10'
 MINIMUM REAR SETBACK : 10'
 NO REGULATION FOR LOT COVER OR IMPERVIOUS COVER FOR A NON RESIDENTIAL USE IN A MR-30 ZONE

FLOOD ZONE DATA:
 THIS SITE IS WITHIN ZONE X, NOT A FLOOD HAZARD ZONE. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS, SEE PANEL NUMBER 25023C0488-J, DATED : JULY 17, 2012.



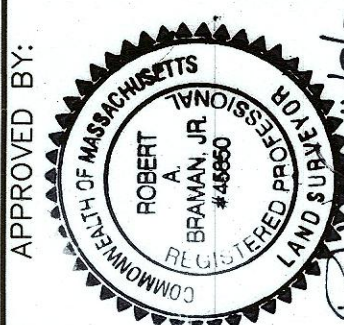
PLAN REFERENCES ;
 REFER TO A LEASE PLAN BY T.A. CHURBUCK, PREPARED FOR THE FIRST CONGREGATIONAL CHURCH OF WAREHAM, DATED DECEMBER 1904. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 1, PAGE 370.
 REFER TO THE 1910 COUNTY COMMISSIONERS LAYOUT OF GIBBS AVENUE, COUNTY COMMISSIONERS BOOK 8, PAGE 545.
 REFER TO THE 1919 STATE HIGHWAY LAYOUT OF MAIN STREET, SUPERSEDED BY THE 1955 DISCONTINUANCE OF SAME.
 REFER TO A PLAN BY W.E. ROWLEY & ASSOCIATES, PREPARED FOR THE FIRST CONGREGATIONAL CHURCH OF WAREHAM, DATED OCTOBER 1, 1956. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, BOOK 2545, PAGE 174.
 REFER TO A PLAN BY W.E. ROWLEY & ASSOCIATES, PREPARED FOR THE FIRST CONGREGATIONAL CHURCH OF WAREHAM, DATED OCTOBER 7, 1964. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 14, PAGE 354.



LOCUS MAP : SCALE 1" = 2083'

REV.	DATE	BY	APP'D	DESCRIPTION

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 HEREON 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

APPROVED BY:

 ROBERT A. BRAMAN, JR.
 P.L.S. # 45850
 11/2/2020

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 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.

APPROVAL NOT REQUIRED
 PLAN OF LAND
 MAIN STREET & GIBBS AVENUE
 WAREHAM, MA
 PREPARED FOR:
 FIRST CONGREGATIONAL CHURCH
 OF WAREHAM
 MAIN STREET & GIBBS AVENUE
 WAREHAM, MA
 G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 286 MAIN STREET - WAREHAM, MA 02571
 TEL: (508) 295-6600 FAX: (508) 295-6634
 E-MAIL: gaf@gaf-eng.com
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