GREAT NECK (1909 LAYOUT, PUBLIC, 35' WIDE) ROAD

CRANBERRY ROAD

SB FND.

S86°53'43"E 126.69'

WHB FND.

274.51'

S89°48'23"E 661.00'

BUILDING SETBACK LINE, TYPICAL

SIDELINE OF THE 1909 LAYOUT OF GREAT NECK ROAD

R=118.87'
L=47.63'

S89°48'23"E 155.45'

S89°48'23"E 54.89'

WHB FND.

S72°54'26"E 57.14'

DH IN WALL FND.

SQUAW'S PATH
(RIGHT OF WAY)
203.11' - S72°54'26"E

EX. STONE WALL

FRONTAGE IS SHOWN SAME AS THE REFERENCED 1962 WALTER E. ROWLEY PLAN

SHORT DASHED LINES DEPICT THE LAYOUT OF GREAT NECK ROAD PRIOR TO 1909, NO DISCONTINUANCE IN RECORD DOCUMENT

DEED CALL IS 'BY THE HIGHWAY' TO THE POINT OF BEGINNING (STONE WALL)

ZONE X SHADED ZONE X

SHADED ZONE X ZONE AE-14

MAP 18
LOT 1004-A
N/F PERCHED, INC.
REF; 46820/4

N01°00'53"W 485.15'

MAP 18
LOT 1002-A
5.81 ACRES± UPLAND
5.36 ACRES± WETLAND
11.17 ACRES± TOTAL
486,565± SQ.FT.

MAP 18
LOT 1002
N/F PERCHED, INC.
REF ; 46820/4

MAP 18
LOT 1002-B
46,296 SQ.FT.± UPLAND
15,556 SQ.FT.± WETLAND
61,852 SQ.FT.± TOTAL
1.42± ACRES

LOT SHAPE CIRCLE

MAP 18
LOT 1002-C
62,312 SQ.FT.± UPLAND
3,949 SQ.FT.± WETLAND
66,261 SQ.FT.± TOTAL
1.52± ACRES

LOT SHAPE CIRCLE

MAP 18
LOT 1000-A1
N/F KENNETH J. MONAST
REF; 48305/118

N03°34'22"W 385.21'

S03°34'22"E 412.32'

S03°34'22"E 432.21'

ZONE X SHADED ZONE X

SHADED ZONE X ZONE AE-14

#5 #10 #15 #20 #25 #30 #35 #40 #45 #55 #60 #65 #68 #1 #75 #80 #85 #90 #95 #96 #97 #98 #99 #100 #101 #102 #103 #104 #105 #106

EX. KENNEL

EX. DWELL. #52

EX. SEPTIC

PROPOSED 15' WIDE ACCESS EASEMENT TO CREEK APPROX. 12,470 SQ.FT.±

745'±

STONE POST W/DH FND.

159.54' N80°02'43"W

159.54' N80°02'43"W

STONE POST W/DH FND.

S04°00'59"E 771.70'

CB W/DISK FND.

S04°00'59"E 396.73'

EX. 12' WIDE R.O.W. NO REFERENCE FND.

26'±

N71°30'53"W 182.00'

MAP 18 / LOT 1036
N/F PERCHED, INC.

#70 STONE FND.

#69 #5 #10

N87°00'53"W 181.00'

S40°59'07"W 142.00'

N10°00'53"W 125.00'

476'± BY THE BANK OF THE CREEK

DEED CALL LOT 1036 IS BY THE CREEK

526'± BY THE BANK OF THE CREEK

R-30 ZONE

R-60 ZONE

DEED CALL ALONG THE SHORE OF CREEK, 411'

BY THE SHORE OF CREEK 537'±

OWNERS UNKNOWN POSSIBLY HEIRS OF H.M. BURGESS

16'±

18'±

BROAD MARSH CREEK

517'± BY THE BANK OF THE CREEK

EX. SHORE OF CREEK

MAP 18
LOT 1001
N/F DAVID J. GIBBS
REF; 47454/73

ZONING DISTRICT LINE

MAP 18
PARCEL 1036-A
0.33 ACRES±
IN THE CREEK
N/F PERCHED, INC.

MAP 18
LOT 1004-B
N/F BUZZARDS BAY CO. INC.
REF; 49830/201

GRAPHIC SCALE
1" = 50'
0 50 100 200

PLAN REFERENCES ;

REFER TO A BY G.A.F. ENGINEERING, INC. PREPARED PLAN FOR BUZZARDS BAY COALITION, DATED 4-17-18. PLAN BOOK 62, PAGE 327.

REFER TO 1909 LAYOUT PLAN FOR GREAT NECK ROAD, PLAN BOOK CC-7, PAGE 533.

REFER TO W.E. ROWLEY PLAN FOR VOLPE, DATED 3-27-62. ASSUMED UNRECORDED

REFER TO C.L. ROWLEY PLAN, FOR MONAST, DATED 2-13-89. PLAN BOOK 32, PAGE 708.

REFER TO K. FERREIRA PLAN, FOR MONAST, DATED 2-22-05. PLAN BOOK 50, PAGE 199.

REFER TO C.L. ROWLEY PLAN, FOR GIBBS, DATED 1-6-10. PLAN BOOK 55, PAGE 1156.

NOTES ;

1. THE PURPOSE OF THIS PLAN IS TO CREATE TWO NEW BUILDING LOTS ON GREAT NECK ROAD.

2. THE WETLANDS LINE, SEPTIC SYSTEM AND STRUCTURE LOCATIONS COME FROM PLANS PREPARED BY N. DOUGLAS SCHNEIDER & ASSOCIATES, INC.

OWNER / APPLICANT ;

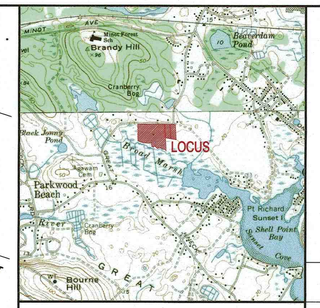
PERCHED, INC.
C/O ROBERT BRADY
52 GREAT NECK ROAD
WAREHAM, MA 02571

ZONING DATA ;

ZONING DISTRICT R-30
MIN. LOT AREA = 30,000 SQ.FT.
MIN. UPLAND AREA = 24,000 SQ.FT.
MIN. FRONTAGE = 150'
MIN. FRONT SETBACK = 20'
MIN. SIDE SETBACK = 10'
MIN. REAR SETBACK = 10'

FLOOD DATA ;

LOTS 1002-A, 1002-B & 1002-C ARE WITHIN ZONE X, SHADED ZONE X AND ZONE AE-14, AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS. SEE PANEL # 25023C0581-K, DATED FEB. 5, 2014.



LOCUS MAP : SCALE 1" = 2083'

REV.	DATE	BY	APP'D	DESCRIPTION

DATE: OCT. 26, 2020
DRAWN BY: JH
CHECKED BY: RAB
JOB NO.: 20-9519
SCALE: 1" = 50'

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

10/29/20

ROBERT A. BRAMAN, JR.
P.L.S. # 45850

APPROVED BY:

APPROVED BY: COMMONWEALTH OF MASSACHUSETTS ROBERT A. BRAMAN, JR. #45850 REGISTERED PROFESSIONAL LAND SURVEYOR 10/29/20

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
266 MAIN STREET - WAREHAM, MA 02571
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APPROVAL NOT REQUIRED
PLAN OF LAND
GREAT NECK ROAD WAREHAM, MA

PREPARED FOR:
ROBERT BRADY
GREAT NECK ROAD WAREHAM, MA

JOB NO.: 20-9519

DWG. 1 OF 1

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