

APPROVED BY THE TOWN OF WAREHAM PLANNING BOARD

DATE APPROVED \_\_\_\_\_

DATE SIGNED \_\_\_\_\_

TOWN OF WAREHAM

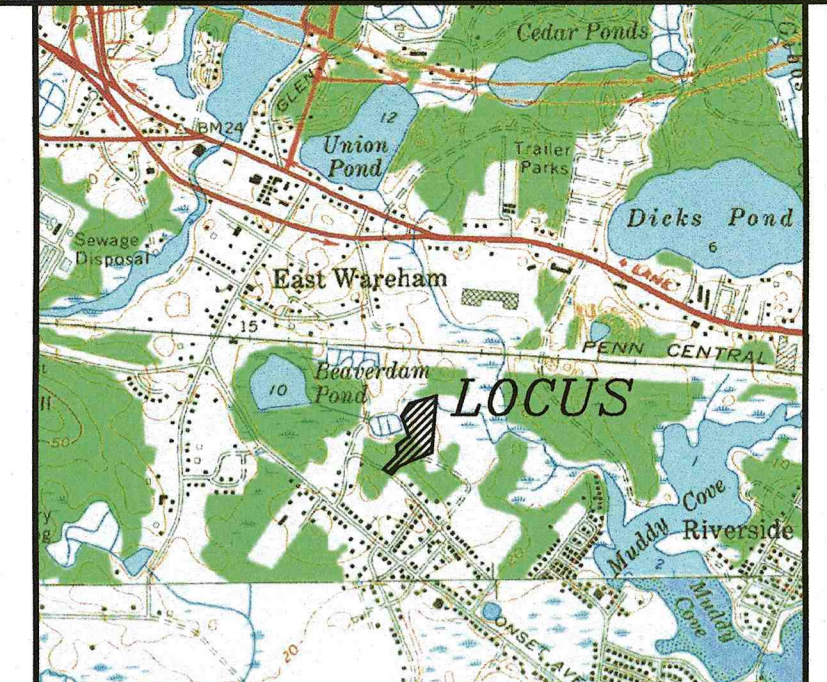
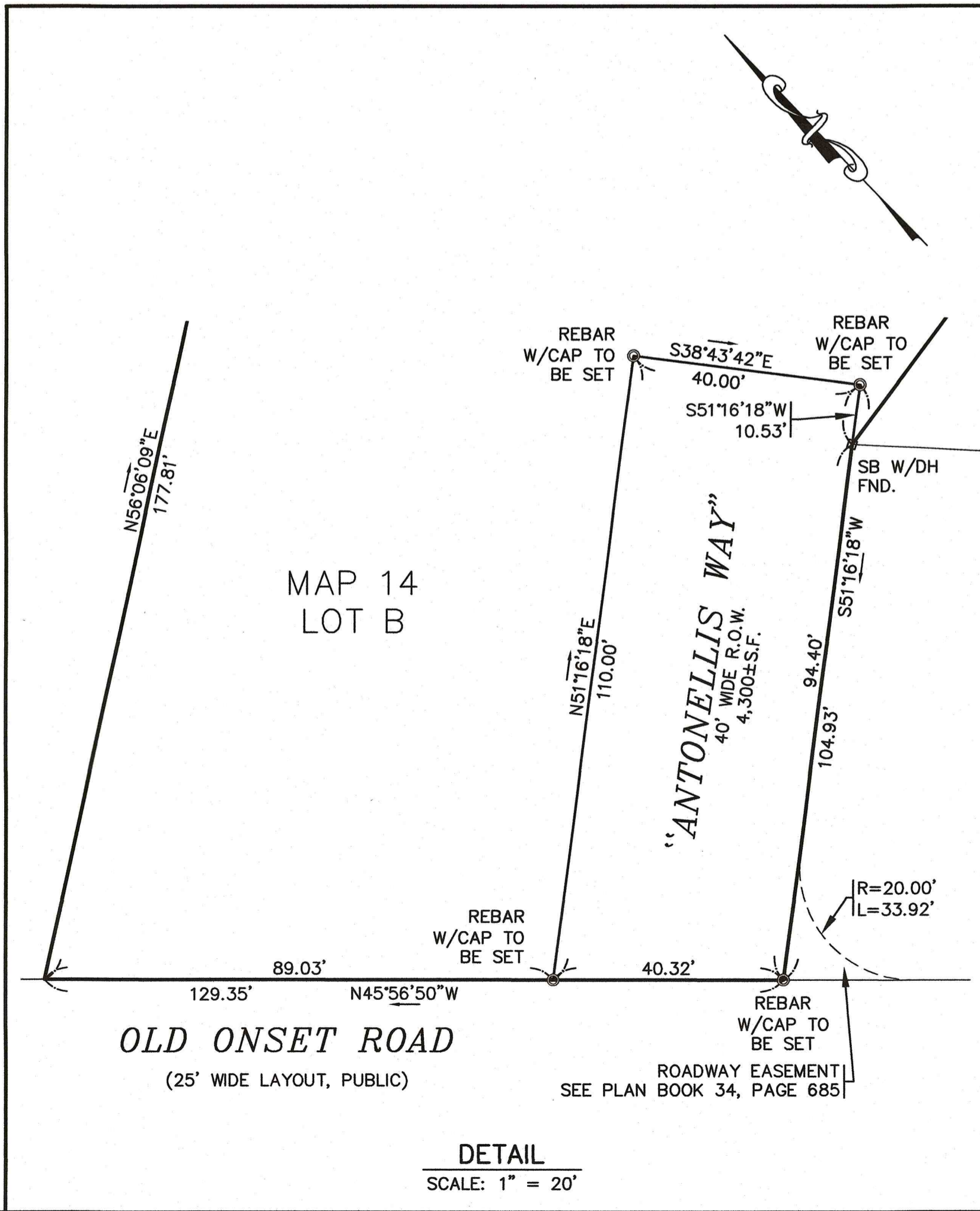
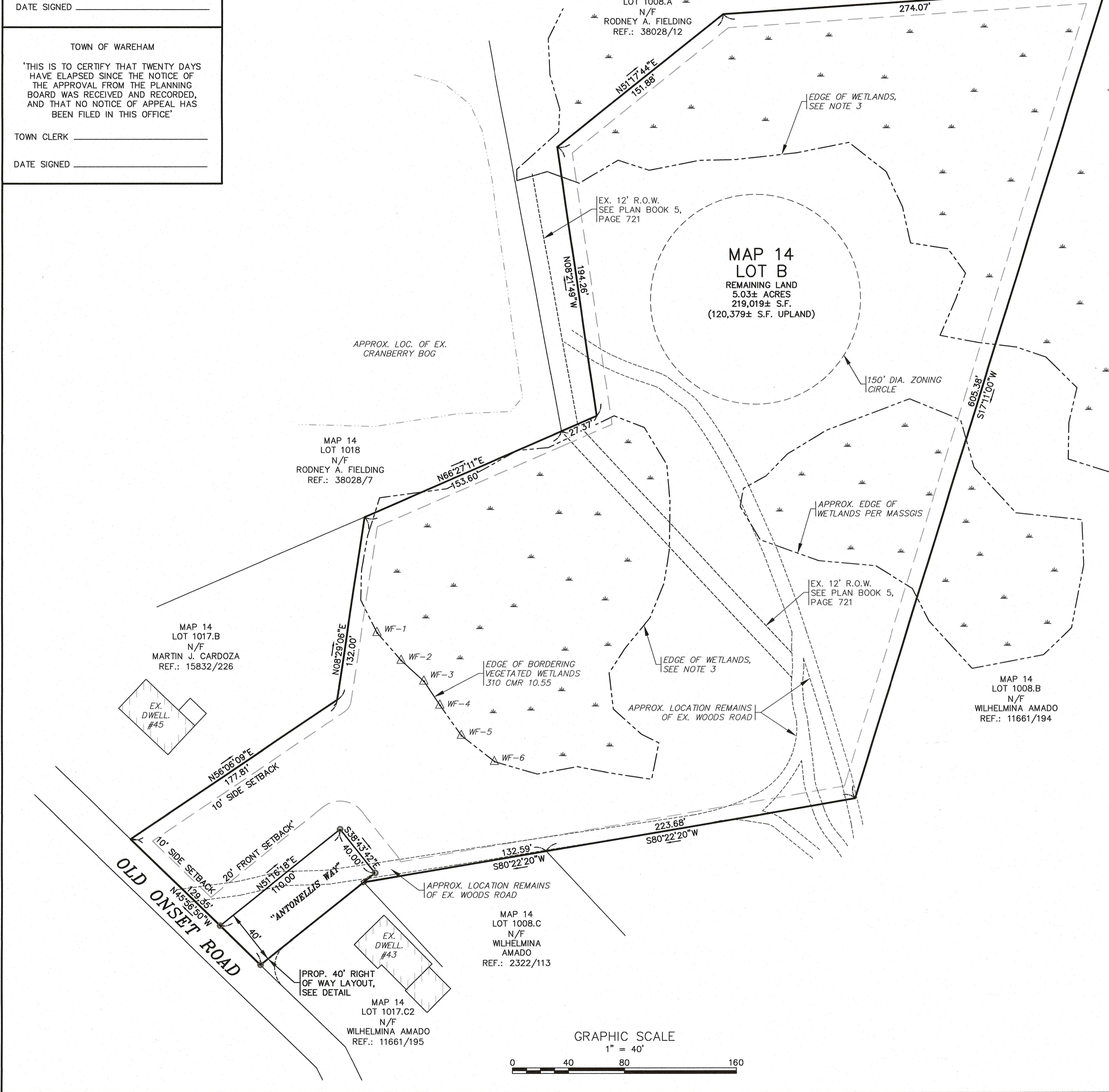
"THIS IS TO CERTIFY THAT TWENTY DAYS HAVE ELAPSED SINCE THE NOTICE OF THE APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED, AND THAT NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE"

TOWN CLERK \_\_\_\_\_

DATE SIGNED \_\_\_\_\_

**NOTES:**

- REFER TO A PLAN PREPARED BY BRAMAN SURVEYING & ASSOC., LLC ENTITLED "APPROVAL NOT REQUIRED PLAN PREPARED FOR 26 AUNT HANNAH'S LANE REALTY TRUST & B AND J REALTY TRUST, AUNT HANNAH'S LANE & OLD ONSET ROAD, EAST WAREHAM, MA" DATED MAY 8, 2009 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 55, PAGE 580.
- WETLAND FLAG LOCATIONS SHOWN ON THESE PLANS WHERE DELINEATED IN THE FIELD BY G.A.F. ENGINEERING, INC. IN MARCH OF 2020 AND FIELD LOCATED BY G.A.F. ENGINEERING, INC. IN MARCH OF 2020.
- WETLANDS SHOWN ARE TAKEN FROM A PLAN PREPARED BY BRAMAN & HANDY ENGINEERING, INC. ENTITLED "RESOURCE AREA DELINEATION PLAN PREPARED FOR GLENN MONTEIRO, OLD ONSET ROAD WAREHAM (ONSET), MA".



FOR REGISTRY USE ONLY

**PLAN STATEMENT:**

THE PURPOSE OF THIS PLAN IS TO CREATE A 1 LOT SUBDIVISION OF LOT B.

A 14' WIDE PAVED DRIVEWAY WITH 3' SHOULDERS IS PROPOSED WITHIN THE 40' ROAD LAYOUT. OWNERSHIP OF THE ROAD WILL REMAIN WITH LOT B.

REFER TO A LETTER TO THE PLANNING BOARD FOR THE LIST OF WAIVERS REQUESTED.

"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

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

**LOT DATA:**

ASSESSORS MAP 14, LOT B  
ADDRESS: 0 OLD ONSET ROAD  
DEED REF.: 10531/73

OWNER:  
JEANNETTE V. MONTEIRO JR. TR. OF  
B&J REALTY TRUST  
24 CONNOLLY STREET  
RANDOLPH, MA 02368

APPLICANT:  
ANTHONY & ANN ANTONELLIS  
49 ELM AVE.  
HOLBROOK, MA 02343

**ZONING DATA:**

ZONE: MULTIPLE RESIDENCE 30 (MR-30)

SETBACKS (1 FAMILY DWELLING):  
MINIMUM LOT AREA: 30,000 S.F.\*  
MINIMUM FRONTAGE: 150'  
MINIMUM FRONT SETBACK: 20'  
MINIMUM SIDE SETBACK: 10'  
MINIMUM REAR SETBACK: 10'  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 25%

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

LOT B WILL BE SERVED BY MUNICIPAL WATER AND ON SITE SEWAGE DISPOSAL SYSTEM.

**FLOOD ZONE DATA:**

THE LOCUS IS WITHIN FLOOD ZONE X, ZONE X SHADED AND ZONE AE-14 REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0493J, DATED JULY 17, 2012.

REV.	DATE	BY	APPD	DESCRIPTION

DATE: MAR. 16, 2020  
DRAWN BY: JMP  
CHECKED BY: RAB  
JOB NO.: 19-9386  
SCALE: 1" = 40'

APPROVED BY:

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

APPROVED BY: *William Madden*  
WILLIAM MADDEN  
CIVIL ENGINEER  
NO. 0208  
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:  
ANTHONY & ANN ANTONELLIS  
49 ELM AVE.  
HOLBROOK, MA

DEFINITIVE SUBDIVISION PLAN OF LAND  
WAREHAM, MA

OLD ONSET ROAD

JOB NO.: 19-9386  
DWG. 1 OF 2