

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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 TOWN BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE 1 AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. Ch. 131, SEC. 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-LAW RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 5, SEC. 615; ARTICLE 6, SEC. 612; ARTICLE 10; ARTICLE 6, SEC. 620 FOR ALL LOTS AFFECTED.

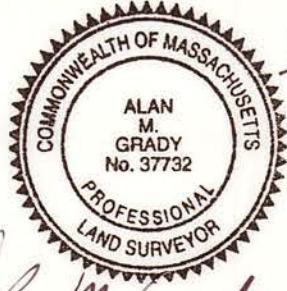
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

DATE: _____

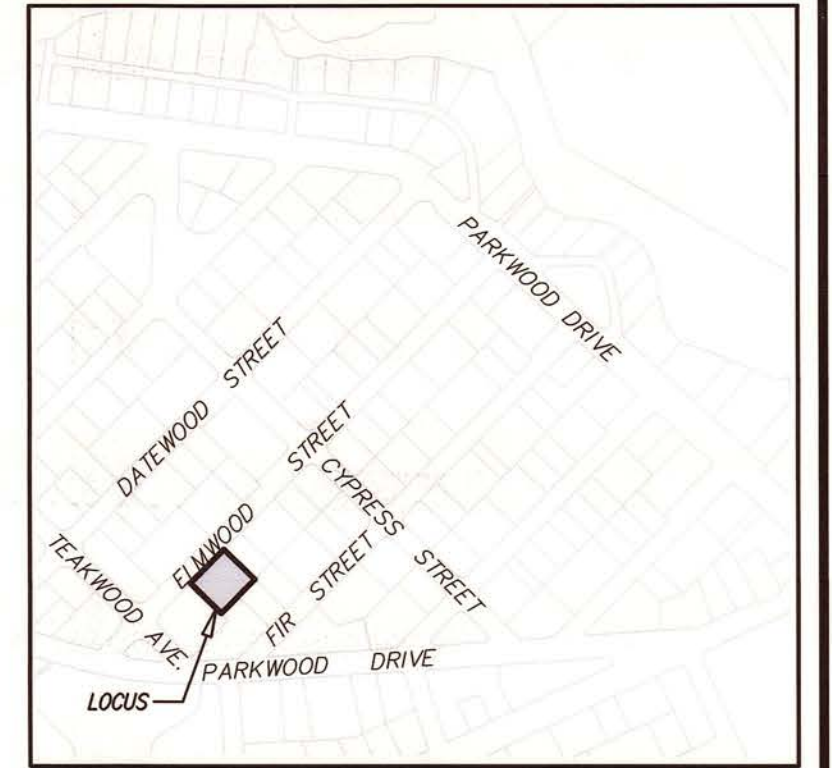
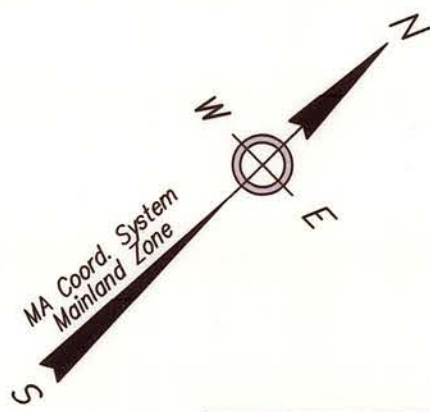
WAREHAM PLANNING BOARD

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



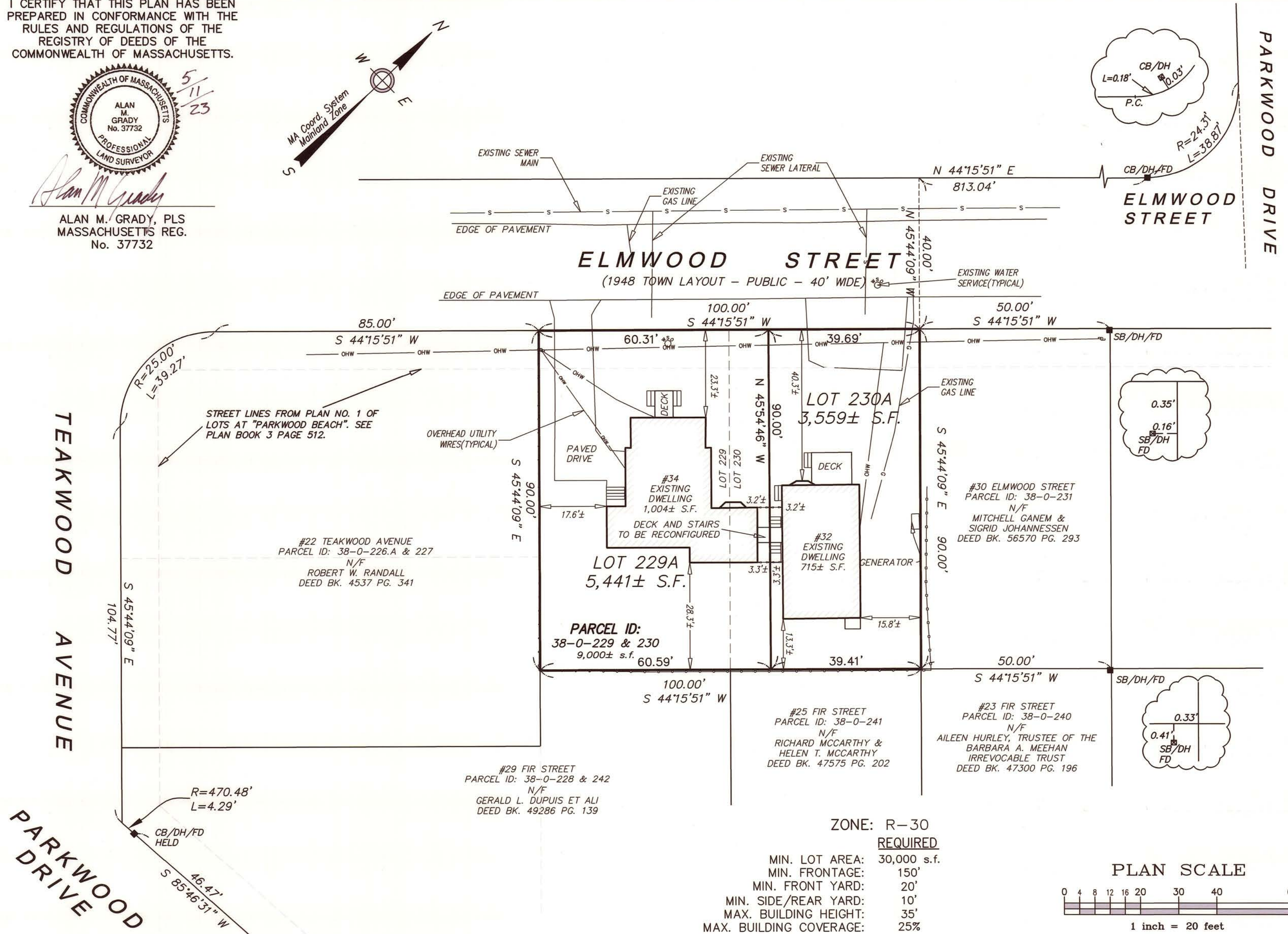
ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732



LOCUS MAP Scale: 1" = 400'

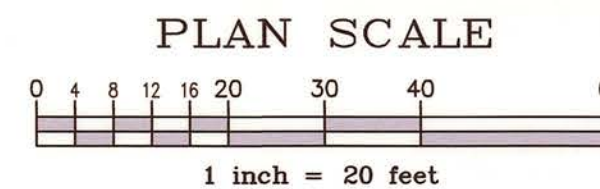
NOTES:

- LOCUS: #32 - 34 ELMWOOD STREET MAP 38 PARCEL 229 & 230
- OWNER: JULIE JOHNSON and MYLES JOHNSON
- DEED REF: BK: 57893 PG: 146
- PLAN REF: PLAN BK: 3 PG: 512 (LOTS 229 & 230)
SEE ALSO PLAN BOOK 7 PAGE 366 FOR 1948 TOWN LAYOUT OF STREETS AND AVENUES IN PARKWOOD BEACH.
- A PORTION OF THE LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE AE(EL 15) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25023C-0577-J dated 07/17/2012.
- THE PURPOSE OF THIS PLAN IS TO DIVIDE #32 AND #34 ELMWOOD STREET INTO TWO LOTS, EACH OF WHICH WILL CONTAIN AN EXISTING BUILDING. ACCORDING TO ASSESSORS RECORDS, THE BUILDINGS WERE BUILT IN 1940. THE PROPERTY HAS BEEN HELD IN COMMON OWNERSHIP SINCE 1943.
- OVERHEAD WIRES AND GAS LINES WERE LOCATED ON THE GROUND. GAS LINES WERE PAINTED BY DIG-SAFE. WATER AND SEWER INFORMATION IS PLOTTED FROM WATER DEPT. RECORDS AND WAREHAM UTILITY GIS MAPS.



ZONE: R-30
REQUIRED

- MIN. LOT AREA: 30,000 s.f.
- MIN. FRONTAGE: 150'
- MIN. FRONT YARD: 20'
- MIN. SIDE/REAR YARD: 10'
- MAX. BUILDING HEIGHT: 35'
- MAX. BUILDING COVERAGE: 25%



APPROVAL NOT REQUIRED PLAN
IN
WAREHAM, MA
DRAWN FOR
JULIE JOHNSON and MYLES JOHNSON
#32 & 34 ELMWOOD STREET
MAP 38 PARCELS 229 & 230

PREPARED BY
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SCALE: 1" = 20' MAY 11, 2023