

LOCUS MAP : SCALE 1" = 2083'

LOT DATA:
 ASSESSORS MAP 61 / LOT 1140
 ADDRESS: 18 HIGHLAND ROAD

OWNER: JOHN F. KEATING, JR.
 18 HIGHLAND ROAD, WAREHAM, MA 02571
 DEED REF: BOOK 6401, PAGE 209

ZONING DATA:
 ZONE: WAREHAM VILLAGE DISTRICT 2 (WV2)

SETBACKS:
 MINIMUM LOT AREA: 15,000 S.F.
 MINIMUM FRONTAGE: 75'
 MINIMUM FRONT SETBACK: *
 MINIMUM SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 10'
 MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 20%
 MAXIMUM IMPERVIOUS SURFACE: 50%

*THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY. FIELD LOCATION FRONT SETBACKS OF FIVE (5) ADJACENT RESIDENTIAL STRUCTURES:
 40.9'
 34.1'
 34.0'
 32.1'
 34.7'

= 175.8' DIVIDED BY 5 = 35.16'

FLOOD ZONE DATA:
 THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO COMMUNITY PANEL NUMBER 25023C048B1, DATED JULY 17, 2012.

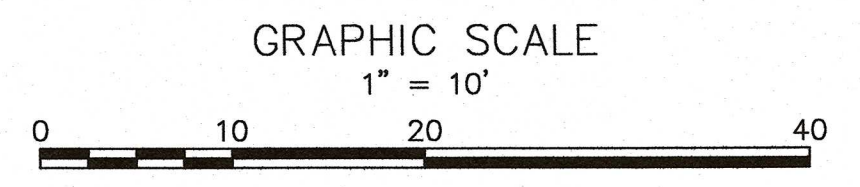
PLAN REFERENCE:
 REFER TO A PLAN PREPARED BY MORSE & FISHER, PREPARED FOR THOMAS COYNE, JR., DATED APRIL 1940. SEE PLAN BOOK 6, PAGE 141.

LEGEND	
EXISTING	DESC.
40	CONTOURS
42x5	SPOT GRADES
CB	CATCH BASIN (CB)
DMH	DRAIN MANHOLE (DMH)
OHW	OVERHEAD WIRES
UP	UTILITY POLE
GP	GUY POLE
WGV	WATER GATE VALVE
WSC	WATER SHUTOFF/CURB STOP
HYD	HYDRANT
WL	WATER LINE
UE	UNDERGROUND ELECTRIC
SMH	SEWER MANHOLE (SMH)
SL	SEWER LINE
TBL	TREE/BRUSH LINE
LP	LIGHT POST
GL	GAS LINE
GV	GAS GATE/VALVE
GS	GAS SHUTOFF
GM	GAS METER
F	FENCE
S	SIGN
B	BOUND
SW	STONE WALL
IP	IRON PIPE (I.P.)
EXISTING	DESC.
F.F.E.	FINISHED FLOOR ELEV.
T.O.F.	TOP OF FOUNDATION

DATE: JULY 25, 2022	DRAWN BY: JH	CHECKED BY: RAB	JOB NO.: 21-9810	SCALE: 1" = 10'
G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com				
SITE PLAN SHOWING EXISTING CONDITIONS PREPARED FOR: JOHN F. KEATING, JR. 18 HIGHLAND ROAD WAREHAM, MA, MA				
JOB NO.:	21-9810	DATE:	7/25/22	REV.:
BY:	JH	DATE:	7/25/22	REV.:
DESCRIPTION:	MEASURED & ADDED BLDG HT. AT GARAGE	BY:	JH	APP'D:

PERMIT SET
 (NOT FOR CONSTRUCTION)

DWG.
 1 OF 1



BENCHMARK :
 NAIL IN SIDEWALK
 EL.=34.41, NAVD-88