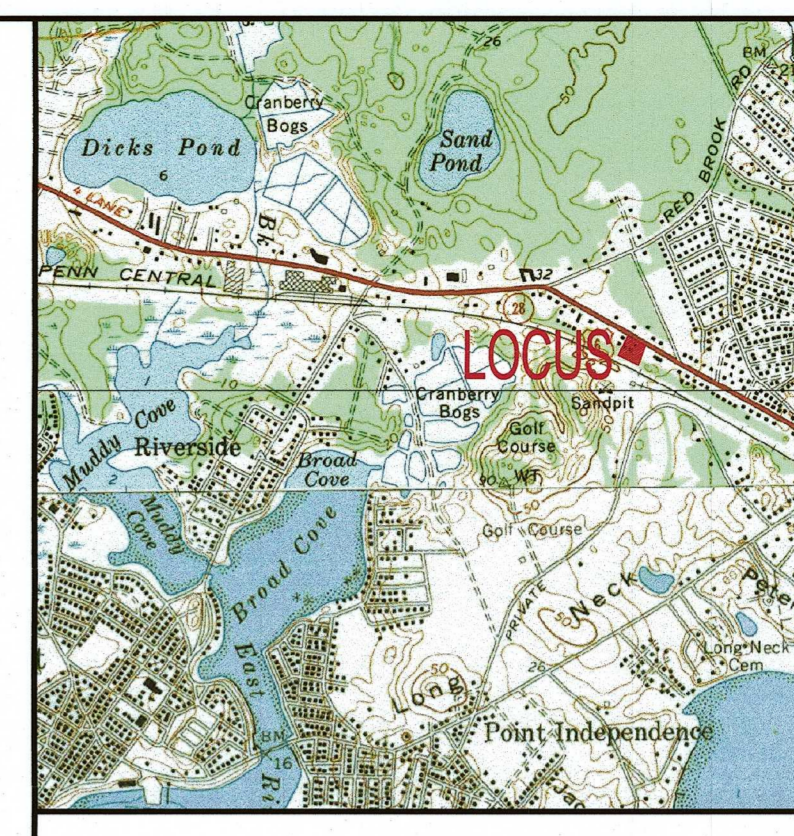
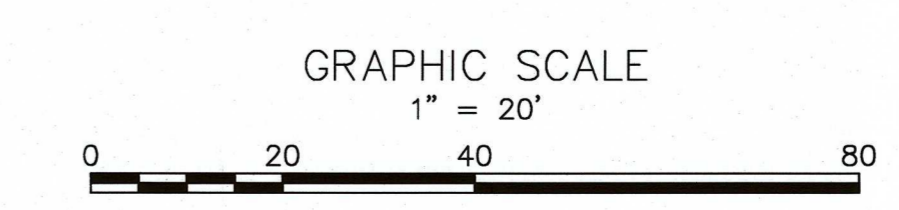


PLAN PURPOSE ;
 THE PURPOSE OF THIS PLAN IS TO TAKE THE EXISTING LOTS 1022-A AND 1023-C AS SHOWN ON THE REFERENCED PLAN AND CREATE A NEW 30,481 SQ.FT. LOT FOR THE EXISTING BUILDING, WITH THE REMAINING AREA SHOWN AS PARCEL B, CONTAINING 15,881 SQ.FT. PARCEL B SHALL NOT BE CONSIDERED AS A SEPARATE BUILDING LOT.

PLAN REFERENCE ;
 REFERENCE IS MADE TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED "APPROVAL NOT REQUIRED PLAN, 3127 & 3131 CRANBERRY HIGHWAY, WAREHAM, MA, PREPARED FOR MAYFLOWER CO-OPERATIVE BANK, DATED JULY 12, 2010. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 56, PAGE 11.

ZONING DATA ; CS COMMERCIAL STRIP
 MINIMUM LOT AREA = 30,000 SQ.FT.
 MINIMUM FRONTAGE = 150'
 MINIMUM FRONT SETBACK = 20'
 MINIMUM SIDE SETBACK = 10'
 MINIMUM REAR SETBACK = 10'
 MAXIMUM BUILDING HEIGHT = 40'
 MAXIMUM BUILDING COVER = 40%
 MAXIMUM IMPERV. COVER = 40%



LOCUS MAP : SCALE 1" = 2083'

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.

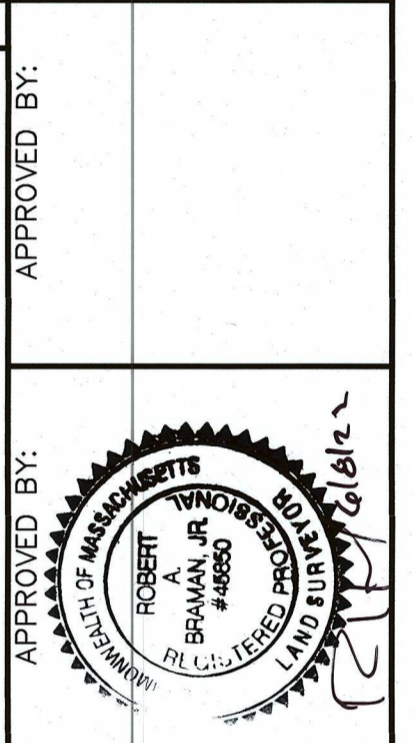
ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

RH 6/10/22
 ROBERT A. BRAMAN, JR.
 P.L.S. # 45850

REV.	DATE	BY	APP'D	DESCRIPTION

APPROVED BY:

DATE: JUNE 3, 2022
 DRAWN BY: JH
 CHECKED BY: RAB
 JOB NO.: 22-9890
 SCALE: 1" = 20'



TOWN OF WAREHAM
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

WAREHAM PLANNING BOARD

DATE: _____

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

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

PREPARED FOR:
 PETER KOULOURAS
 3127 CRANBERRY HIGHWAY
 WAREHAM, MA

JOB NO.: 22-9890
 DWG. 1 OF 1