

REV.	DATE	BY	DESCRIPTION

LOCUS MAP / SCALE : 1" = 2083'

ZONING DATA; R-60 / BUS. DEV. OVERLAY DISTRICT

ZONING REGULATION	RESIDENTIAL	NON-RESIDENTIAL
MINIMUM LOT AREA	60,000 SQ.FT.	60,000 SQ.FT.
MINIMUM FRONTAGE	180'	180'
MINIMUM FRONT SETBACK	60'	20'
MINIMUM SIDE SETBACK	20'	10'
MINIMUM REAR SETBACK	20'	10'
MAXIMUM BUILDING HT.	35'	35'

DATE: MARCH 16, 2021
 DRAWN BY: JH
 CHECKED BY: RAB
 JOB NO.: 20-9529
 SCALE: 1" = 60'

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.

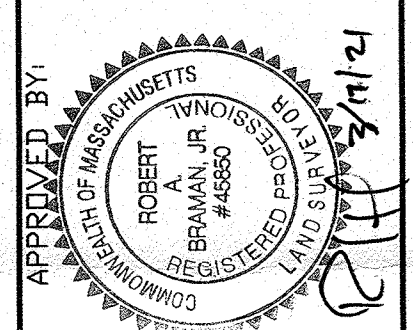
ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

RAB 3/17/21

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

APPROVED BY:

APPROVED BY:



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.

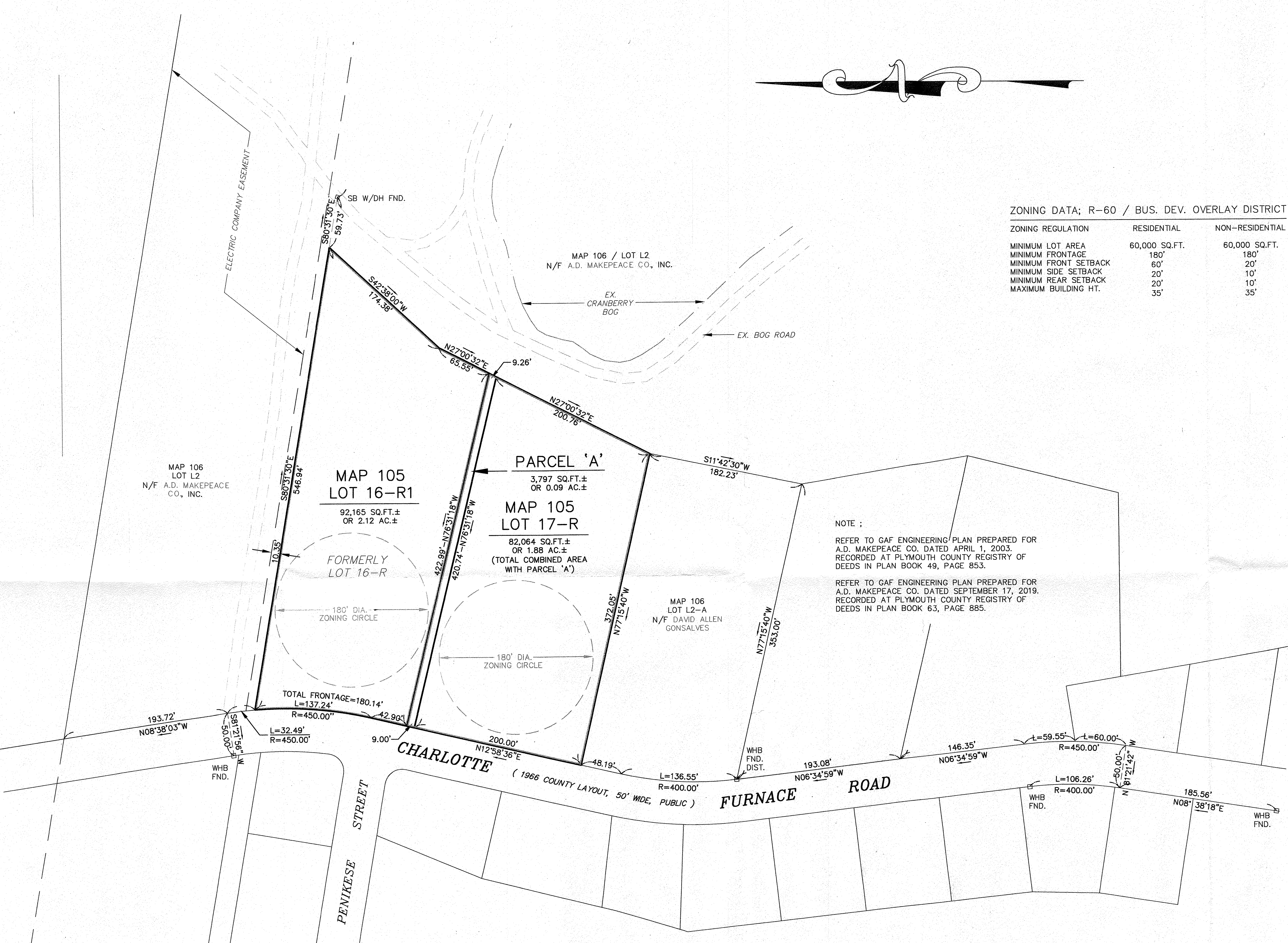
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM ZONING BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLAND PROTECTION ACT, M.G.L. CH. 131, § 40 AND 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 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
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APPROVAL NOT REQUIRED
PLAN OF LAND
 WAREHAM, MA
 PREPARED FOR:
JOHNATHAN ROGERS
 WAREHAM, MA
 221 HATHWAY STREET

JOB NO.: 20-9529
 DWG. 1 OF 1



NOTE ;
 REFER TO GAF ENGINEERING PLAN PREPARED FOR A.D. MAKEPEACE CO. DATED APRIL 1, 2003, RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 49, PAGE 853.
 REFER TO GAF ENGINEERING PLAN PREPARED FOR A.D. MAKEPEACE CO. DATED SEPTEMBER 17, 2019, RECORDED AT PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 63, PAGE 885.

FLOOD DATA;

THE ENTIRE LOCUS IS WITHIN ZONE X, NOT A FLOOD HAZARD AREA. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS, PANEL NO. 25023C0486--J, DATED JULY 17, 2012.

NOTE ;
 PROPOSED LOTS SHOWN HEREON SHALL BE SERVICED BY MUNICIPAL WATER AND ON-SITE SEPTIC SYSTEMS

PLAN PURPOSE ;

THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL 'A' FROM A PORTION OF LOT 16-R & COMBINE THE PARCEL WITH LOT 17-R. THE REMAINING LOT 16-R1 WILL HAVE MORE THAN THE MINIMUM FRONTAGE AND AREA THAT IS REQUIRED. THE COMBINED AREA OF PARCEL 'A' WITH LOT 17-R WILL BE 82,064 SQ.FT.± OR 1.88 ACRES.

GRAPHIC SCALE

