

LOCUS MAP NOT TO SCALE FOR REGISTRY USE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS FOR FILING PLANS IN THE MASSACHUSETTS REGISTRIES OF DEEDS.

I CERTIFY THAT THIS PLAN AND SURVEY CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

ABUTTERS DATA IS ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS.

Matthew C. Costa
 MATTHEW C. COSTA P.L.S. DATE 2/3/21

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS:
 TO REDIVIDE 2 FORMER LOTS SHOWN ON ASSESSORS MAP 20 (LOTS 1032 & 1033) TO CREATE 2 NEW LOTS (LOTS 1032-A & 1033-A).

(LOTS 1032-A & 1033-A ARE NOT CONSIDERED BUILDING LOTS)

ZONING NOTES

ZONING DISTRICT: R-60
 MINIMUM LOT AREA = 60,000 S.F.
 MINIMUM LOT FRONTAGE = 180 FT.
 MINIMUM YARD SETBACKS:
 FRONT = 60 FT.
 SIDE & REAR = 20 FT.

GENERAL NOTES

OWNER: TJP REALTY, LLC
 310 KENNETH WELCH DRIVE
 LAKEVILLE, MA 02347

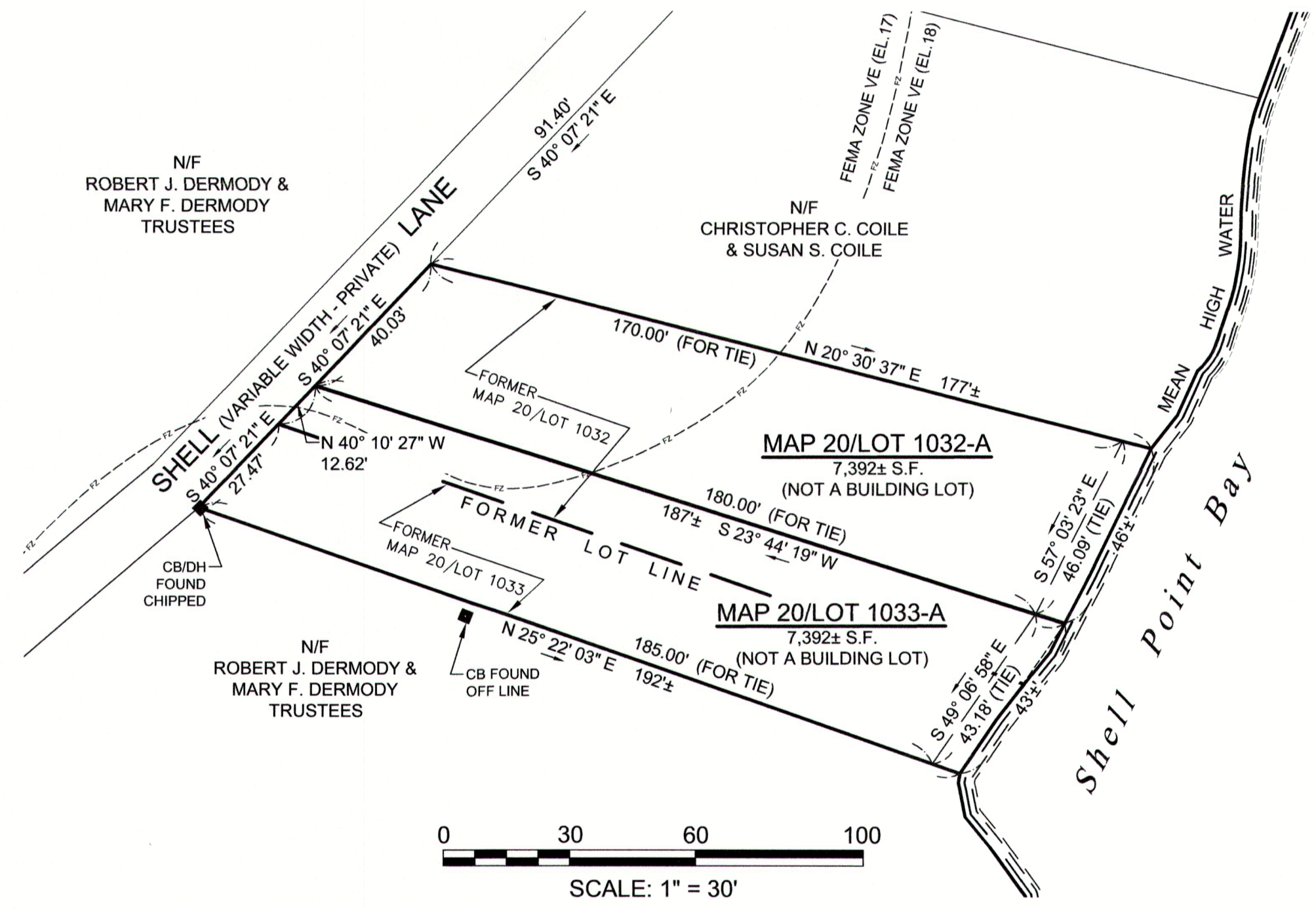
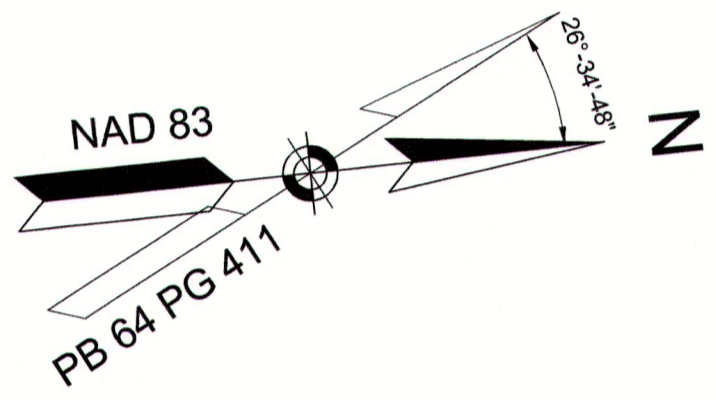
LOTS 1032-A & 1033-A ARE NOT CONSIDERED BUILDING LOTS.

ASSESSORS PARCEL INFO: MAP 20/ LOTS 1032 & 1033

PORTIONS OF THESE LOTS ARE LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF VE(EL.17) & VE(EL.18) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25023C0581K WITH A MAP EFFECTIVE DATE OF FEBRUARY 5, 2014.

DEED REFERENCES:
 MAP 20 LOT 1032 = BOOK 51249 PAGE 227, PARCEL 13 (#11 SHELL LANE)
 MAP 20 LOT 1033 = BOOK 51249 PAGE 227, PARCEL 11 (#9 SHELL LANE)

PLAN REFERENCES: PLAN BOOK 64 PAGE 411
 PLAN BOOK 64 PAGE 60



NOTICE
 THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN CAPE & ISLANDS ENGINEERING, INC.
 UNLESS AND UNTIL SUCH TIME AS AN ORIGINAL (RED) STAMP APPEARS ON THIS PLAN NO PERSON OR PERSONS, MUNICIPAL OR PUBLIC OFFICIAL MAY RELY UPON THE INFORMATION CONTAINED HEREIN; AND THIS PLAN REMAINS THE PROPERTY OF CAPE & ISLANDS ENGINEERING, INC.

COPYRIGHT (C) BY CAPE & ISLANDS ENGINEERING, INC. ALL RIGHTS RESERVED

DATE	DESCRIPTION	BY	CHK
PREPARED FOR: TJP REALTY, LLC 310 KENNETH WELCH DRIVE LAKEVILLE, MA 02347			
PROJECT: REDIVISION OF 9 & 11 SHELL LANE WAREHAM, MASSACHUSETTS			
SHEET NO.: 1 OF 1	DATE: FEBRUARY 3, 2021		
DRAWN BY: JVB	CHECKED BY: MC		
PREPARED BY: CAPE & ISLANDS ENGINEERING SUMMERFIELD PARK 800 FALMOUTH ROAD SUITE 301C MASHPEE, MA 02649 508.477.7272 PHONE 508.477.9072 FAX www.CapeEng.com			
DRAWING TITLE: PLAN OF LAND			

- LEGEND**
- CB ----- CONCRETE BOUND
 - SB ----- STONE BOUND
 - ⊙ RC ----- ROD CAP
 - IP ----- IRON PIPE FOUND

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE APPROVED _____ DATE SIGNED _____

WAREHAM PLANNING BOARD

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 BYLAWS 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 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 BYLAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, 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 BYLAWS FOR ALL LOTS AFFECTED.