

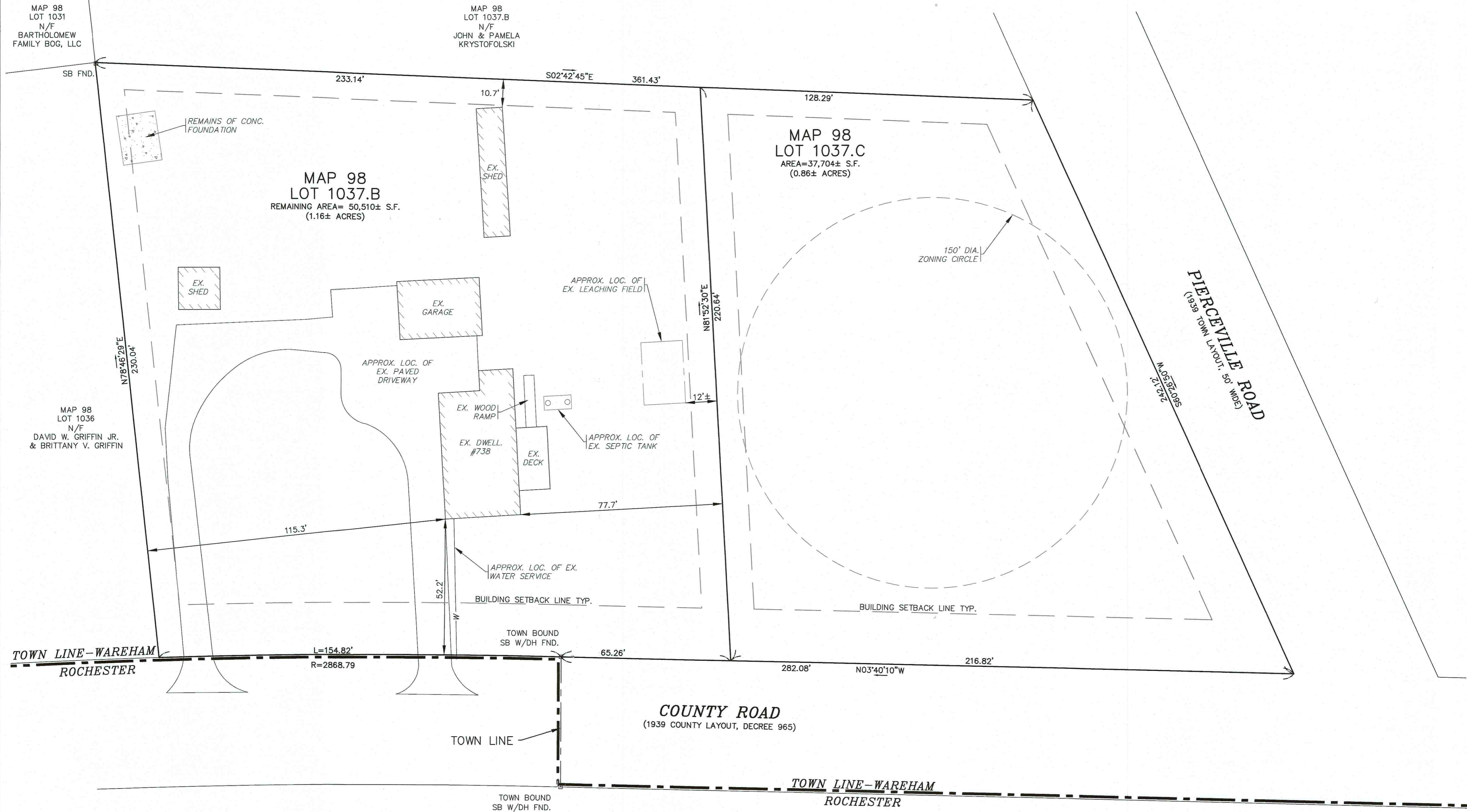
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LOT 1037.A TO CREATE LOTS 1037.B AND 1037.C.
2. ALL LOTS SHOWN WILL BE SERVICED BY MUNICIPAL WATER AND ON SITE SOIL ABSORPTION SYSTEMS.
3. THERE ARE NO WETLANDS LOCATED ON EITHER LOT PER MASSGIS.

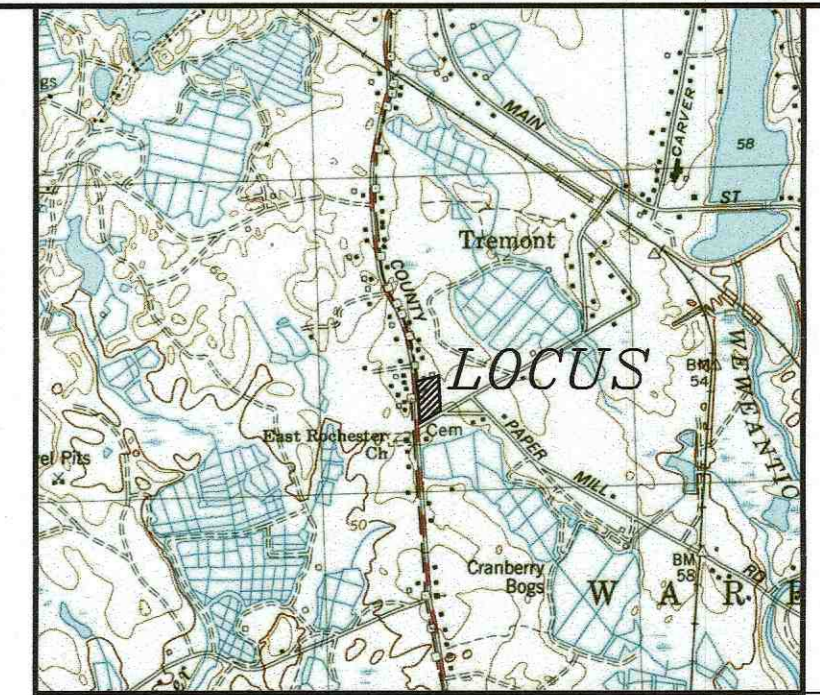
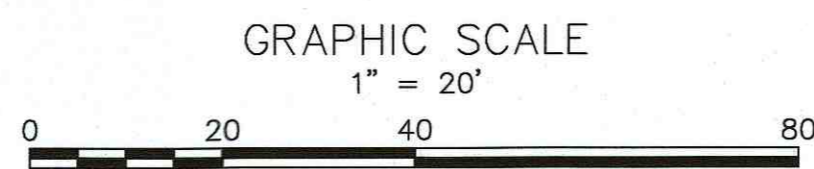
FLOOD_ZONE DATA:

THE PROJECT IS WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0467K, DATED: JULY 6, 2021.

FOR REGISTRY USE ONLY



PLAN REFERENCE:
REFER TO PLAN ENTITLED "PLAN OF LAND, PREPARED FOR ROBERT M. KRYSZTOFOLSKI & ROSEMARY KRYSZTOFOLSKI" PREPARED BY CHARLES L. ROWLEY & ASSOCIATES, DATED FEBRUARY 10, 1992, AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 34, PAGE 1136.



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:

ASSESSORS MAP: 98 / LOT: 1037.A
ADDRESS: 738 COUNTY ROAD

OWNER:
ROBERT J. KRYSZTOFOLSKI SR.
738 COUNTY ROAD
WAREHAM, MA 02576

DEED REFERENCE: BOOK 52589, PAGE 199

ZONING DATA:

ZONE: MULTIPLE RESIDENCE 30 (MR-30)

MINIMUM LOT AREA: 30,000 S.F.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%

"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 ASSESSORS RECORDS

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

DATE	BY	DESCRIPTION
MAY 26, 2022	JMP	DRAWN BY
	RAB	CHECKED BY
		JOB NO.: 22-9845
		SCALE: 1" = 20'
		REV.
		DATE
		BY
		APP'D

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 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.

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

APPROVAL NOT REQUIRED
PLAN OF LAND
738 COUNTY ROAD
WAREHAM, MA
PREPARED FOR:
ROBERT J. KRYSZTOFOLSKI, JR.
49 PIERCEVILLE ROAD
WAREHAM, MA