

LOCUS MAP / 1" = 2083'

ZONING DISTRICT: CS COMMERCIAL

MIN. LOT AREA: 30,000 SF
 MIN. FRONTAGE: 150'
 MIN. BLDG. SETBACK, FRONT = 20'
 MIN. BLDG. SETBACK, SIDE = 10'
 MIN. BLDG. SETBACK, REAR = 10'
 MAX. BLDG. COVERAGE : 40%
 MAX. IMPERVIOUS COVER ; 65%
 MAX. BUILDING HEIGHT : 40'

THE SUBJECT PROPERTY IS WITHIN THE FLOOD HAZARD ZONE AE-14, SHADED ZONE X, AND ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS, REFER TO PANEL 25023C0494-K, DATED JULY 6, 2021.

OWNER:
 CRANBERRY COMMONS, LTD.
 3059 CRANBERRY HIGHWAY
 E. WAREHAM, MA 02538

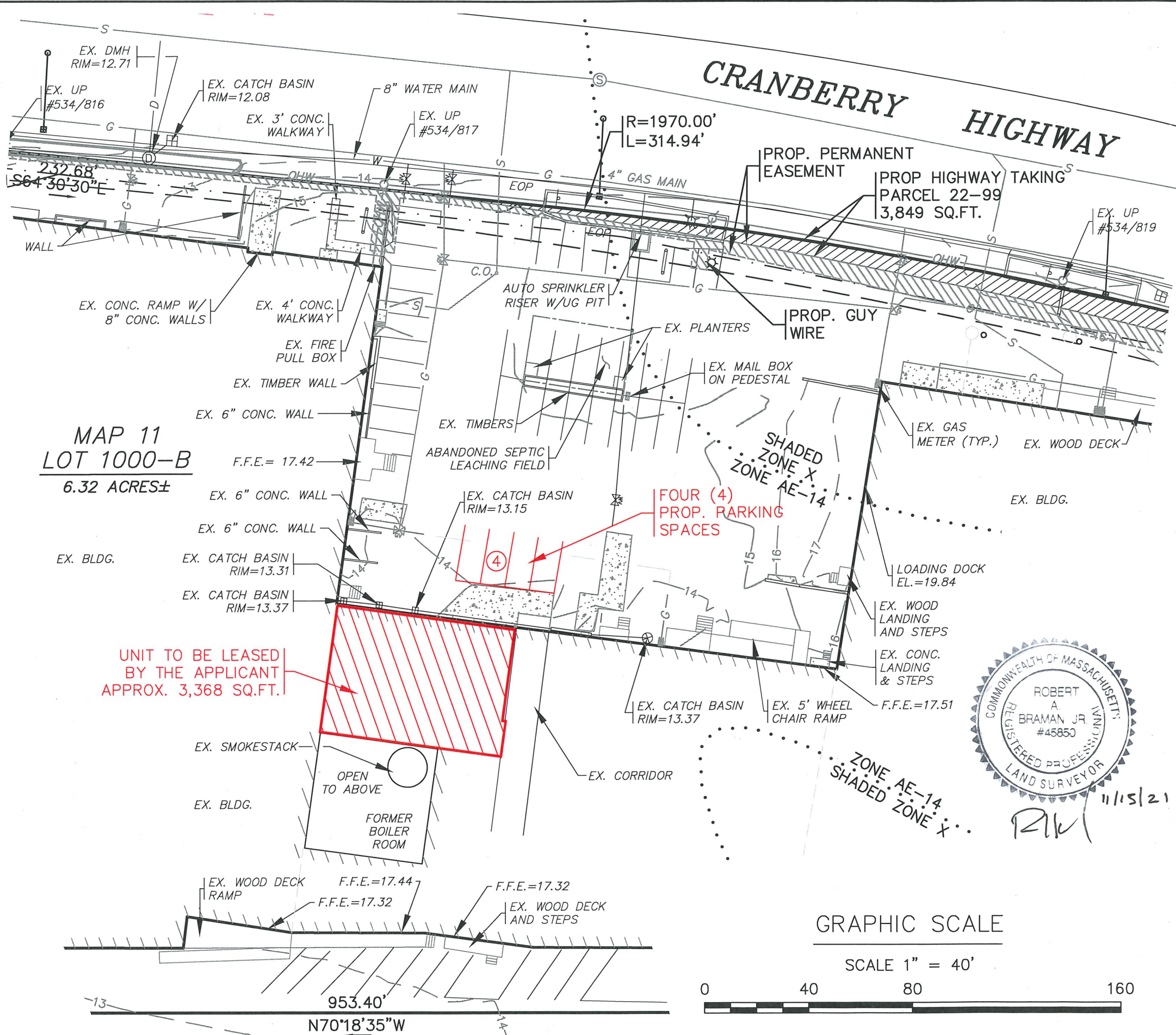
APPLICANT;
 JOHN NATHAN
 56 JAN MARIE DRIVE
 PLYMOUTH, MA 02360

NOTES:

1. APPLICANT SEEKS A USE VARIANCE FOR LIGHT MANUFACTURING IN A COMMERCIAL ZONE.

2. REFERENCE IS MADE TO THE EXISTING CONDITIONS SITE PLAN PREPARED BY G.A.F. ENGINEERING, INC. DATED AUGUST 30, 2017.

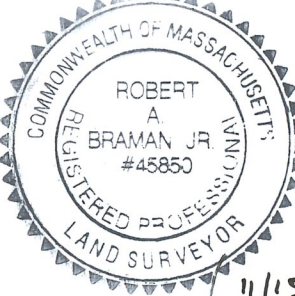
3. THE EX. BUILDING IS SERVED BY MUNICIPAL SEWER AND WATER.



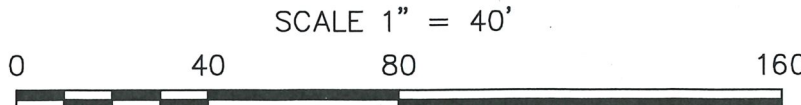
MAP 11
 LOT 1000-B
 6.32 ACRES±

UNIT TO BE LEASED
 BY THE APPLICANT
 APPROX. 3,368 SQ.FT.

FOUR (4)
 PROP. PARKING
 SPACES



GRAPHIC SCALE



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: gaf.eng@verizon.net or info@gaf-eng.com	REV. DATE BY APP'D DESCRIPTION NOV. 11, 2021 JH RAB	JOB NO.: 21-9801 SCALE: 1" = 40'
	PREPARED FOR: JOHN NATHAN 56 JAN MARIE DRIVE PLYMOUTH, MA.	PLAN TO ACCOMPANY VARIANCE APPLICATION