

**LOT DATA:**  
 ASSESSORS MAP: 61/ LOT 1057.A  
 ADDRESS: 434 MAIN STREET  
 DEED REFERENCE: BOOK 55716, PAGE 321

OWNER:  
 NAZIH B. ELKALLASSI  
 20 TOWER TERRACE  
 WAREHAM, MA 02571

ASSESSORS MAP: 61/ LOTS 1057.B, 1057.C & 1057.D  
 ADDRESS: 219A & 219B HIGH STREET  
 221A & 221B HIGH STREET  
 223A & 223B HIGH STREET  
 DEED REFERENCE: BOOK 57903, PAGE 75

OWNER:  
 NBE HOLDINGS, LLC  
 20 TOWER TERRACE  
 WAREHAM, MA 02571

**ZONING DATA:**  
 ZONE: WAREHAM VILLAGE 2 (WV 2)

SETBACKS:  
 MINIMUM LOT AREA: 15,000 S.F.  
 MINIMUM FRONTAGE: 75'  
 MINIMUM FRONT SETBACK: \*  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 10'  
 MAXIMUM BUILDING HEIGHT: 35'  
 MAXIMUM BUILDING COVERAGE: 20%  
 MAXIMUM IMPERVIOUS SURFACE: 50%

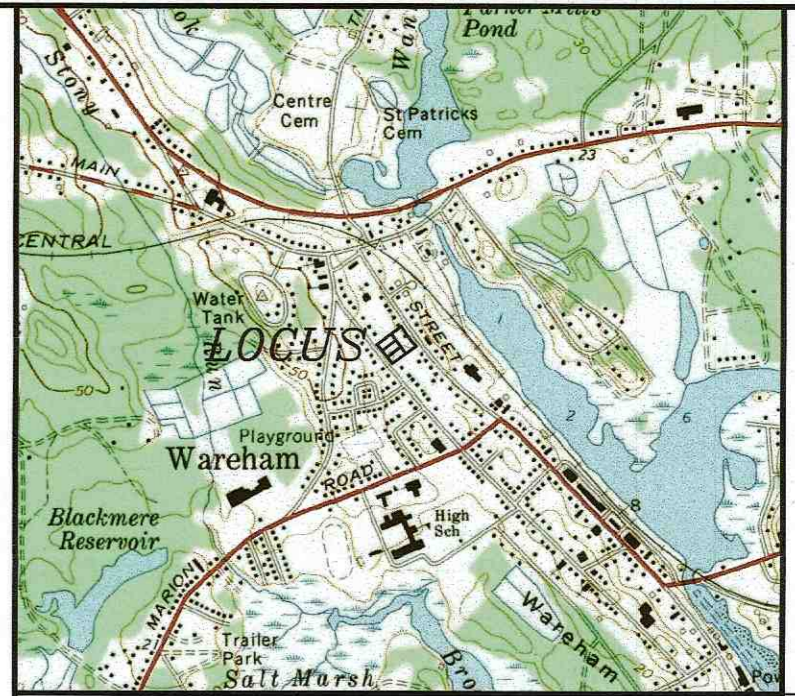
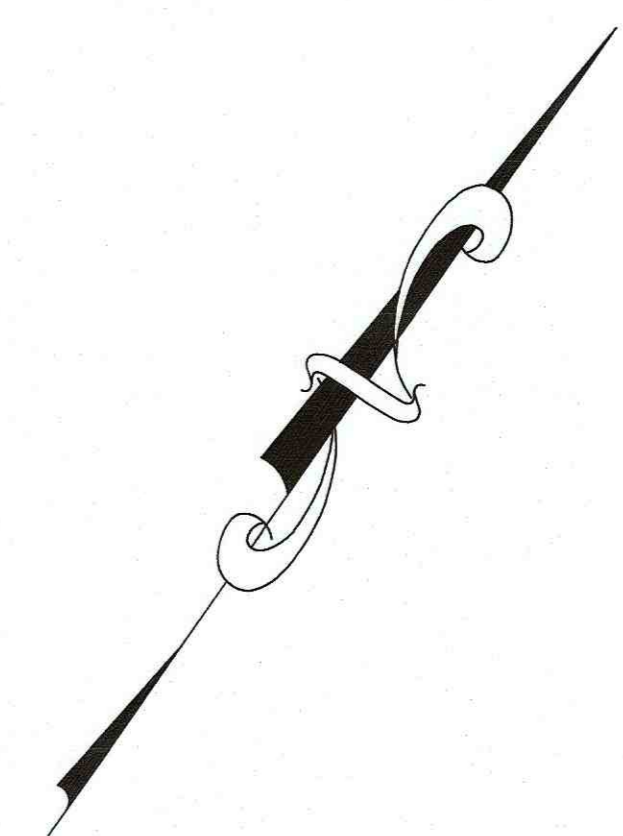
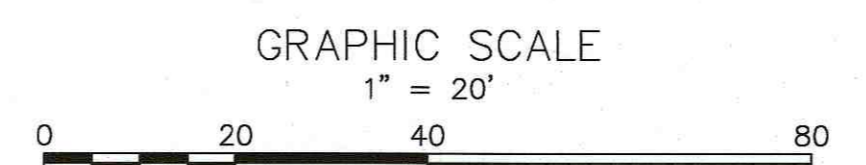
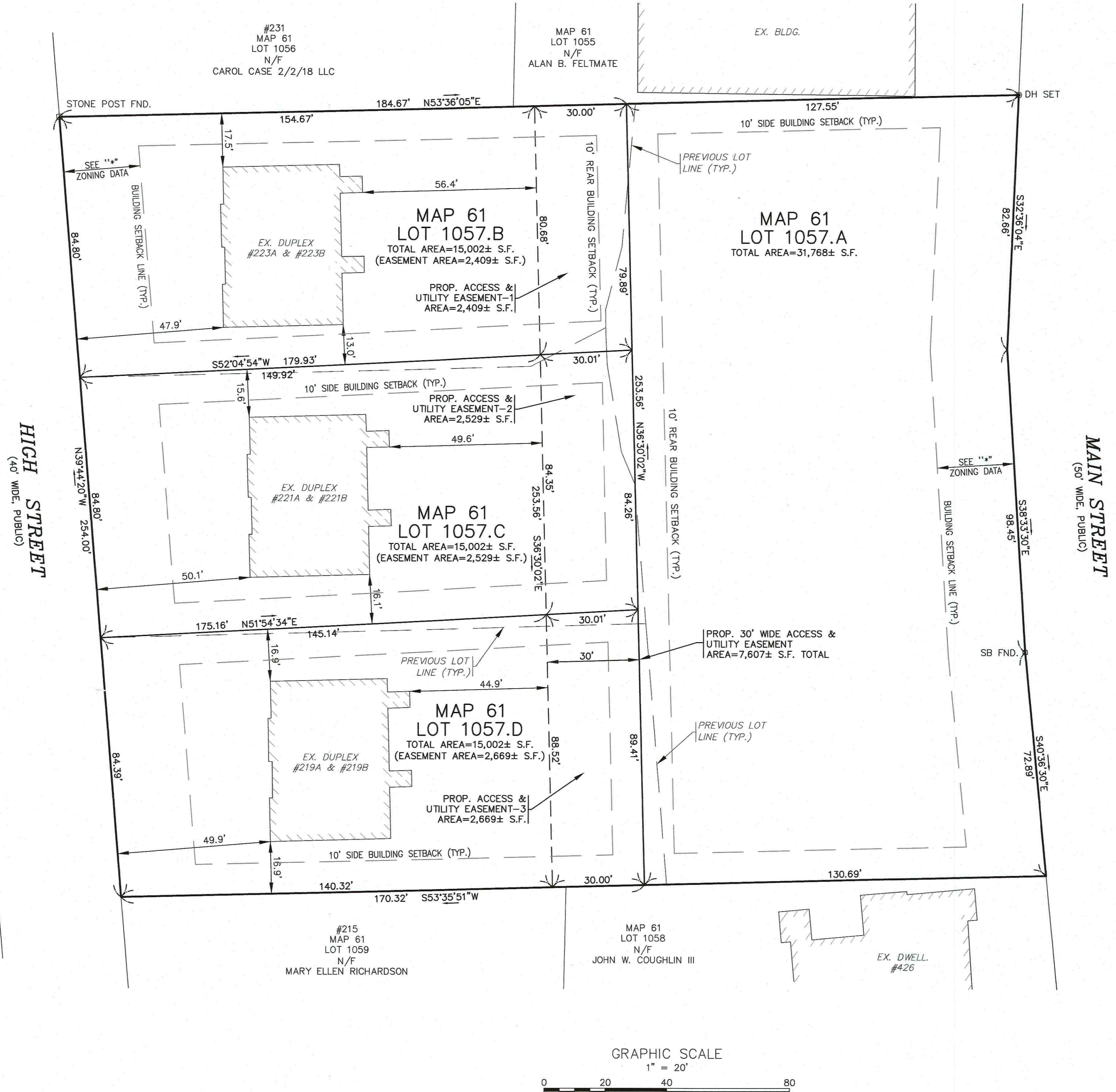
\* THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

**FLOOD ZONE DATA:**  
 THE PROJECT IS WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0488K, DATED: JULY 6, 2021.

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO RECONFIGURE EXISTING LOTS, 1057.A, 1057.B, 1057.C & 1057.D AND CREATE A 30' WIDE ACCESS AND UTILITY EASEMENT.
- ALL LOTS SHOWN WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

- PLAN REFERENCES:**
- REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR GATEWAY BUS LINE, DATED DECEMBER 18, 1942. SEE PLAN BOOK 6, PAGE 974.
  - REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR THE EST. OF MARY ELIZABETH SULLIVAN, DATED FEBRUARY 4, 1954. SEE PLAN BOOK 9, PAGE 760.
  - REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. FOR NAZIH B. ELKALLASSI, DATED FEBRUARY 4, 2022. SEE PLAN BOOK 66, PAGE 97.
  - LOT 1057.A, 434 MAIN STREET, IS SUBJECT TO A SPECIAL PERMIT/SITE PLAN APPROVAL FROM THE ZONING BOARD OF APPEALS RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 57772, PAGE 253.



LOCUS MAP : SCALE 1" = 2000'

FOR REGISTRY USE ONLY

REV.	DATE	BY	DESCRIPTION
1	7/18/23	JMP	RECONFIGURE LOT LINES, ADDED 30' EASEMENT

DATE: FEB. 4, 2022  
 DRAWN BY: JMP  
 CHECKED BY: RAB  
 JOB NO.: 21-9751  
 SCALE: 1" = 20'

"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

APPROVED BY:  
 [Signature]  
 ROBERT A. BRAMAN, JR.  
 P.L.S. # 45850

REV.	DATE	BY	DESCRIPTION
1	7/18/23	JMP	RECONFIGURE LOT LINES, ADDED 30' EASEMENT

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.

**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@gafeng.com

APPROVAL NOT REQUIRED  
 PLAN OF LAND  
 MAIN STREET, HIGH STREET  
 PREPARED FOR:  
**NAZIH B. ELKALLASSI**  
 20 TOWER TERRACE  
 WAREHAM, MA

JOB NO.: 21-9751  
 DWG. 1 OF 1