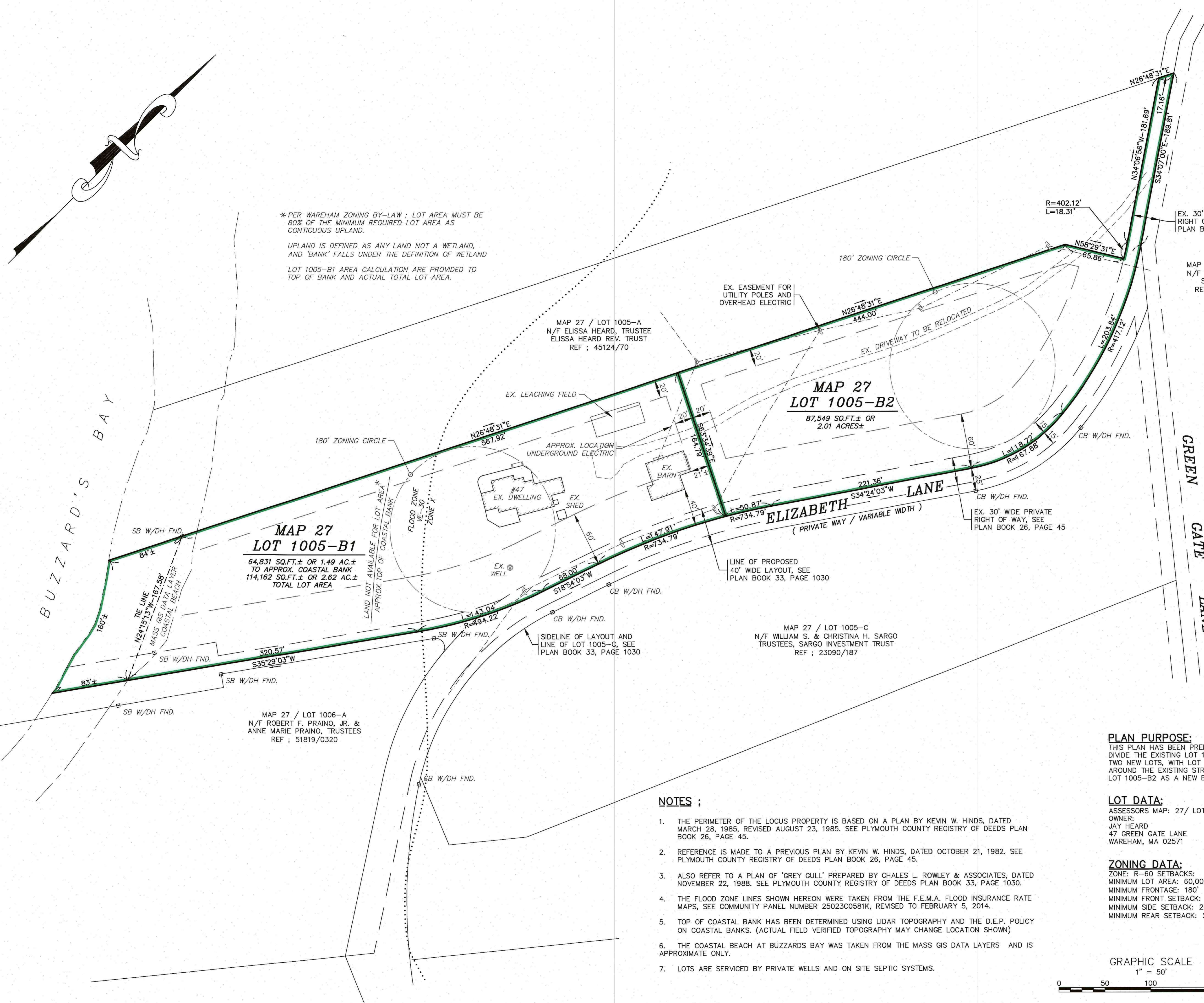


* PER WAREHAM ZONING BY-LAW; LOT AREA MUST BE 80% OF THE MINIMUM REQUIRED LOT AREA AS CONTIGUOUS UPLAND.

UPLAND IS DEFINED AS ANY LAND NOT A WETLAND, AND 'BANK' FALLS UNDER THE DEFINITION OF WETLAND.

LOT 1005-B1 AREA CALCULATION ARE PROVIDED TO TOP OF BANK AND ACTUAL TOTAL LOT AREA.



NOTES :

1. THE PERIMETER OF THE LOCUS PROPERTY IS BASED ON A PLAN BY KEVIN W. HINDS, DATED MARCH 28, 1985, REVISED AUGUST 23, 1985. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 26, PAGE 45.
2. REFERENCE IS MADE TO A PREVIOUS PLAN BY KEVIN W. HINDS, DATED OCTOBER 21, 1982. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 26, PAGE 45.
3. ALSO REFER TO A PLAN OF 'GREY GULL' PREPARED BY CHALES L. ROWLEY & ASSOCIATES, DATED NOVEMBER 22, 1988. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 33, PAGE 1030.
4. THE FLOOD ZONE LINES SHOWN HEREON WERE TAKEN FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS, SEE COMMUNITY PANEL NUMBER 25023C0581K, REVISED TO FEBRUARY 5, 2014.
5. TOP OF COASTAL BANK HAS BEEN DETERMINED USING LIDAR TOPOGRAPHY AND THE D.E.P. POLICY ON COASTAL BANKS. (ACTUAL FIELD VERIFIED TOPOGRAPHY MAY CHANGE LOCATION SHOWN)
6. THE COASTAL BEACH AT BUZZARD'S BAY WAS TAKEN FROM THE MASS GIS DATA LAYERS AND IS APPROXIMATE ONLY.
7. LOTS ARE SERVICED BY PRIVATE WELLS AND ON SITE SEPTIC SYSTEMS.

PLAN PURPOSE:

THIS PLAN HAS BEEN PREPARED TO DIVIDE THE EXISTING LOT 1005-B INTO TWO NEW LOTS, WITH LOT 1005-B1 AROUND THE EXISTING STRUCTURES AND LOT 1005-B2 AS A NEW BUILDING LOT.

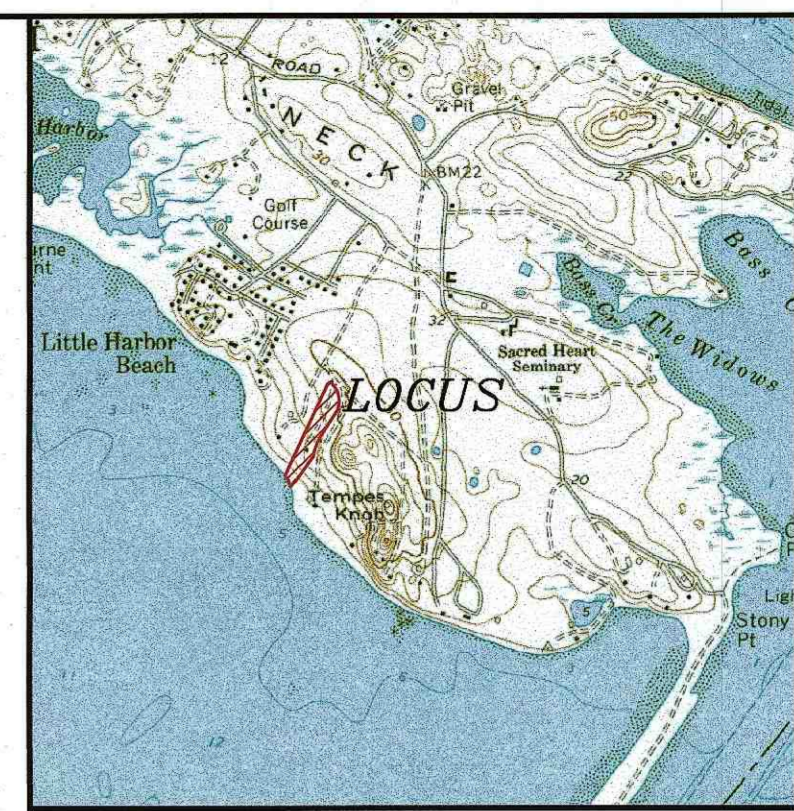
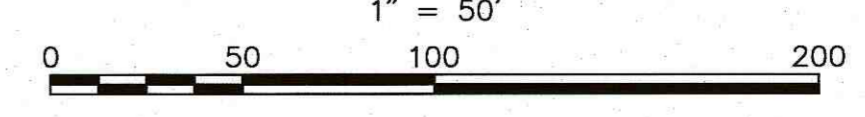
LOT DATA:

ASSESSORS MAP: 27/ LOT 1005-B
 OWNER:
 JAY HEARD
 47 GREEN GATE LANE
 WAREHAM, MA 02571

ZONING DATA:

ZONE: R-60 SETBACKS:
 MINIMUM LOT AREA: 60,000 SQ.FT.
 MINIMUM FRONTAGE: 180'
 MINIMUM FRONT SETBACK: 60'
 MINIMUM SIDE SETBACK: 20'
 MINIMUM REAR SETBACK: 20'

GRAPHIC SCALE



LOCUS MAP : SCALE 1" = 2083'

DATE	BY	APP'D	DESCRIPTION
JULY 29, 2021	JH		
CHECKED BY:	RAB		
JOB NO.:	21-9638		
SCALE:	1" = 50'		

FOR REGISTRY USE ONLY

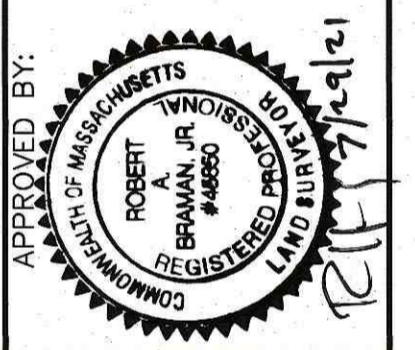
"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

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

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

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
 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
 WAREHAM, MA
 ELIZABETH LANE
 PREPARED FOR:
 JAY HEARD
 WAREHAM, MA
 P.O. BOX 616

JOB NO.: 21-9638
 DWG.
 1 OF 1