

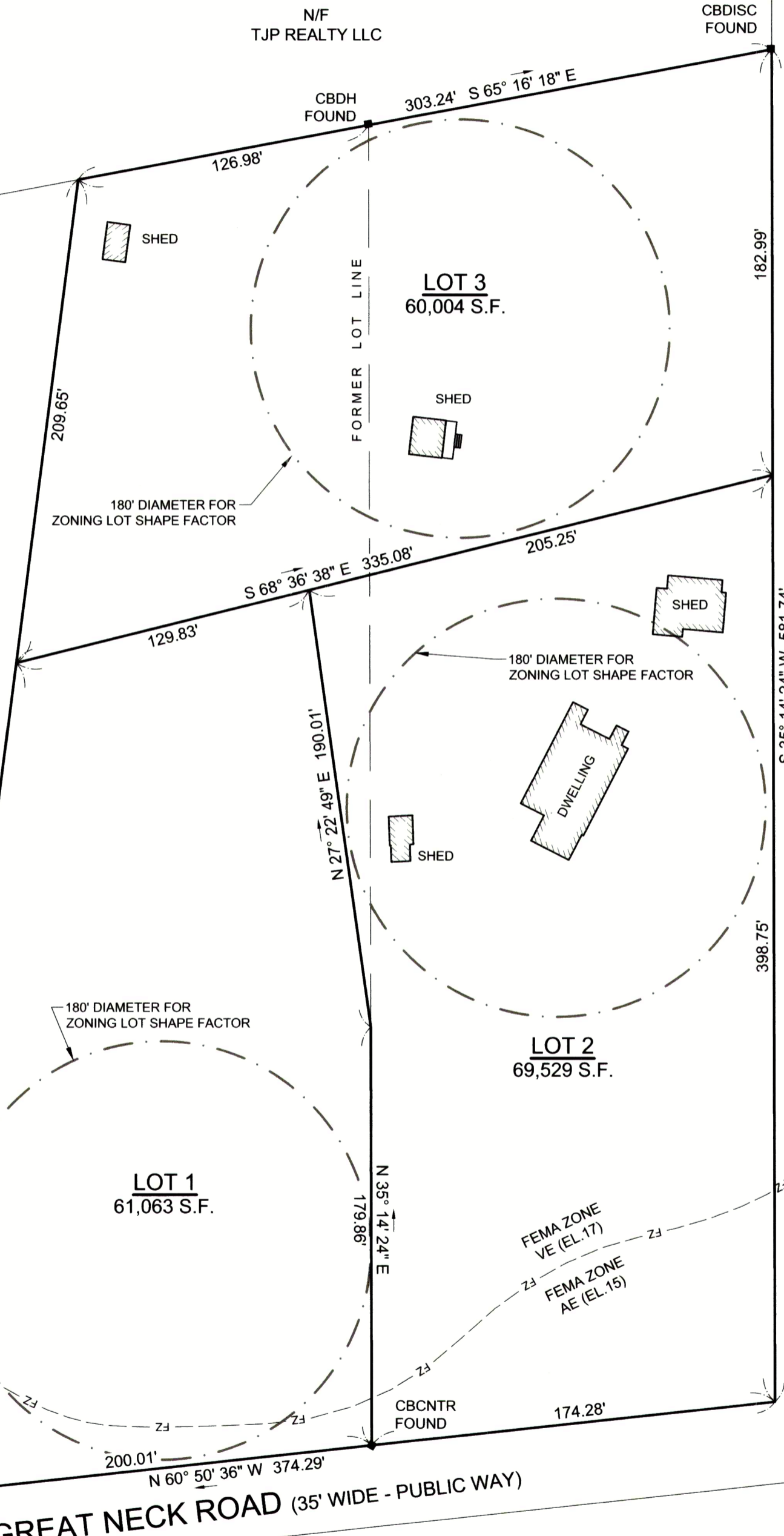
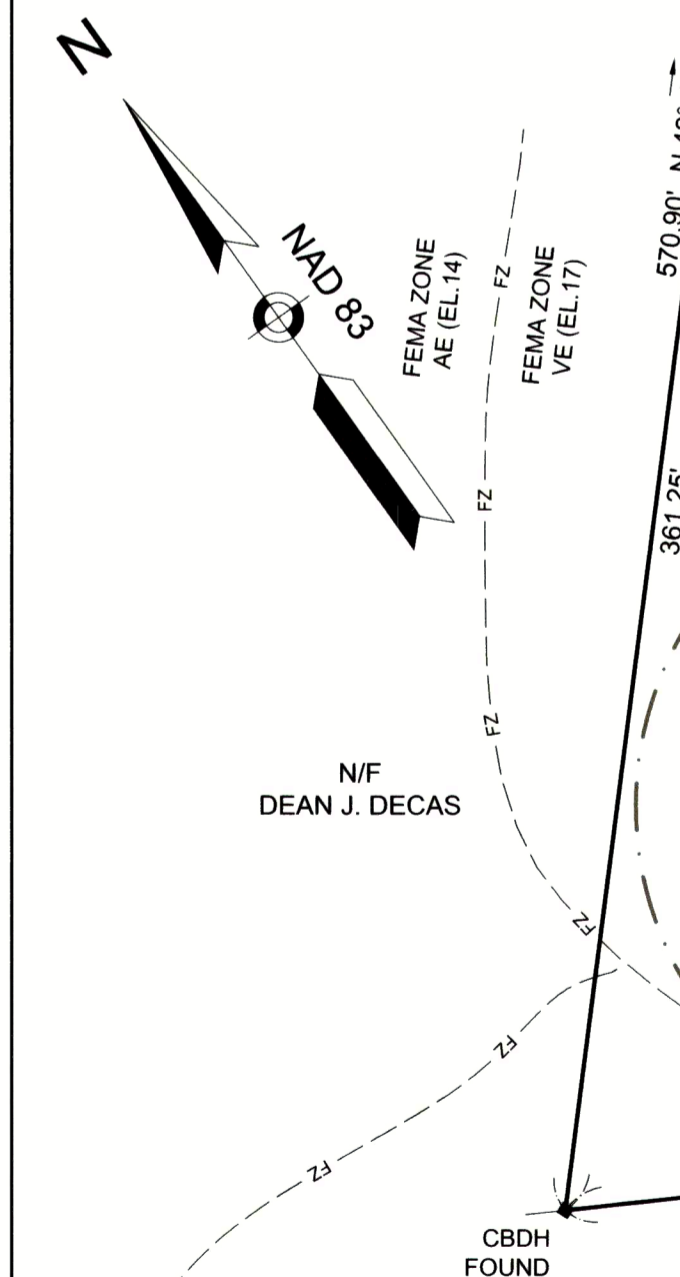
ZONING NOTES

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.

LOCUS MAP NOT TO SCALE

LEGEND

- CB CONCRETE BOUND
- DH DRILL HOLE
- CNTR CENTER BOUND
- DISC CENTER SURVEY DISC
- FZ FLOOD ZONE



OVER JORDAN ROAD (30' WIDE - PRIVATE WAY)

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.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE APPROVED _____ DATE SIGNED _____

WAREHAM PLANNING BOARD



GENERAL NOTES

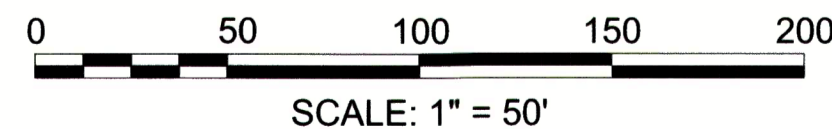
OWNER: ENGLAND REVOCABLE FAMILY TRUST-2014
 RICHARD H ENGLAND JR AND CHRISTAL J ENGLAND
 4 OVER JORDAN ROAD
 WAREHAM, MA 02571

ASSESSORS PARCEL INFO: MAP 20 LOT 1019C4 (172 GREAT NECK ROAD)
 MAP 20 LOT 1019C2 (4 OVER JORDAN ROAD)

PORTIONS OF THESE LOTS ARE LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF AE(EL.15) & VE(EL.17) 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 1019C4 = BOOK 56777 PAGE 313 (172 GREAT NECK ROAD)
 MAP 20 LOT 1019C2 = BOOK 56351 PAGE 119 (4 OVER JORDAN ROAD)

PLAN REFERENCE: PLAN BOOK 66 PAGE 189



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 6/22/23
 MATTHEW C. COSTA P.L.S. DATE

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS:
 TO CREATE 3 APPROVAL NOT REQUIRED LOTS OVER THE LAND OF ENGLAND REVOCABLE FAMILY TRUST-2014

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 AND ISLANDS ENGINEERING, INC.

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

DATE	DESCRIPTION	BY	CHK
PREPARED FOR: ENGLAND REVOCABLE TRUST-2014 RICHARD H ENGLAND JR AND CHRISTAL J ENGLAND 4 OVER JORDAN ROAD WAREHAM, MA 02571			
PROJECT: 4 OVER JORDAN ROAD & 172 GREAT NECK ROAD WAREHAM, MASSACHUSETTS			
SHEET NO.: 1 OF 1	DATE: JUNE 20, 2023		
DRAWN BY: JVB		CHECKED BY: MC	
PREPARED BY: CAPE & ISLANDS ENGINEERING			
SUMMERFIELD PARK 800 FALMOUTH ROAD SUITE 301C 508.477.7272 PHONE MASHPEE, MA 02649 508.477.9072 FAX www.CapeEng.com			
DRAWING TITLE: PLAN OF LAND			
ASSESSORS INFORMATION: MAP 20 PARCEL 1019-K			