



LOCUS MAP : SCALE 1" = 1000'

LOT DATA:
ASSESSORS MAP: 8
PARCEL "B", FORMERLY PART OF LOT 1022.A
ADDRESS: CRANBERRY HIGHWAY

OWNER: PETER KOULOOURAS, TR.
ADDRESS: P.O. BOX 961
N. FALMOUTH, 02556

ZONING DATA:

ZONE:	REQUIRED	PROVIDED
CS STRIP COMMERCIAL:	30,000S.F.	15,881S.F.
MIN. LOT AREA:	150'	69.11'
MIN. FRONTAGE:	20'	95.0'
MIN. FRONT SETBACK:	10'	11.0'
MIN. SIDE SETBACK:	10'	59.0'
MIN. REAR SETBACK:	40'	>40'
MAX. BUILDING HEIGHT:	40%	7.5%
MAX. BUILDING COVER:	65%	50.0%
MAX. IMPERVIOUS COVER:		40'

PARKING DATA:
BUSINESS: >1000 S.F. 1 SPACE PER 300 S.F.
1200 S.F. BUILDING REQUIRES 4 SPACES
SIX (6) SPACES ARE PROVIDED

PLAN REFERENCE :
REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED "APPROVAL NOT REQUIRED PLAN, 3127 CRANBERRY HIGHWAY, WAREHAM, MA, PREPARED FOR PETER KOULOOURAS", DATED JUNE 3, 2022. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 66, PAGE 398.

FLOOD ZONE DATA:
THE ENTIRE PROJECT IS WITHIN ZONE X, NOT A FLOOD HAZARD ZONE. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0494-K, DATED: JULY 6, 2021.

LEGEND

EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
(Symbol)	WETLANDS
(Symbol)	CATCH BASIN (CB)
(Symbol)	DRAIN MANHOLE (DMH)
(Symbol)	OVERHEAD WIRES
(Symbol)	UTILITY POLE
(Symbol)	GUY POLE
(Symbol)	WATER GATE VALVE
(Symbol)	WATER SHUTOFF/CURB STOP
(Symbol)	HYDRANT
(Symbol)	WATER LINE
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	SEWER MANHOLE (SMH)
(Symbol)	SEWER LINE
(Symbol)	TREE/BRUSH LINE
(Symbol)	LIGHT POST
(Symbol)	GAS LINE
(Symbol)	GAS GATE/VALVE
(Symbol)	GAS SHUTOFF
(Symbol)	GAS METER
(Symbol)	FENCE
(Symbol)	SIGN
(Symbol)	BOUND

DATE: DEC. 22, 2022	DATE	BY	APP'D	DESCRIPTION
DRAWN BY: JH				
CHECKED BY: RAB				
JOB NO.: 22-9890				
SCALE: 1" = 20'				

APPROVED BY:

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
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PREPARED FOR:
PETER KOULOOURAS
P.O. BOX 961
N. FALMOUTH, MA

PROPOSED IMPROVEMENTS SITE PLAN
CRANBERRY HIGHWAY WAREHAM, MA

JOB NO.: 22-9890
DWG. 1 OF 1

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