

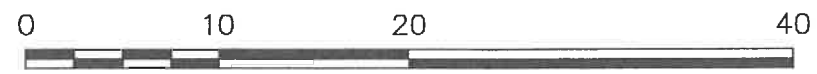
56.00'  
GLEN STREET

( NOT CONSTRUCTED )

LANDING WAY

GRAPHIC SCALE

SCALE 1" = 10'



MAP 1 / LOT 153  
N/F KATHLEEN LEVINE

#26 EX. DWELLING

EX. OUTDOOR SHOWER

N87°14'59"E  
40.00'

S68°48'06"E  
10.73'

N87°14'59"E  
40.00'

MAP 1 / LOT 152  
2,076 SQ.FT.±

EX. DWELLING #24

PROPOSED STAIRS

EX. COVERED PORCH & STAIRS FROM  
PREVIOUS SURVEY, NOW REMOVED

COVERED PORCH TO BE REPLACED IN  
PRE-EXISTING FOOTPRINT AS SHOWN

92.76'

S87°14'59"W

EX. 10' WAY  
( NOT CONSTRUCTED )

CB  
W/DH  
FND.

BIGFOOT FOOTING  
AND SONO TUBE  
PIERS, TYP. (8)

EX. STAIRS  
NOW REMOVED

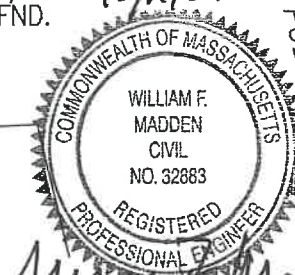
SB  
FND.

S133°33'51"E  
80.41'

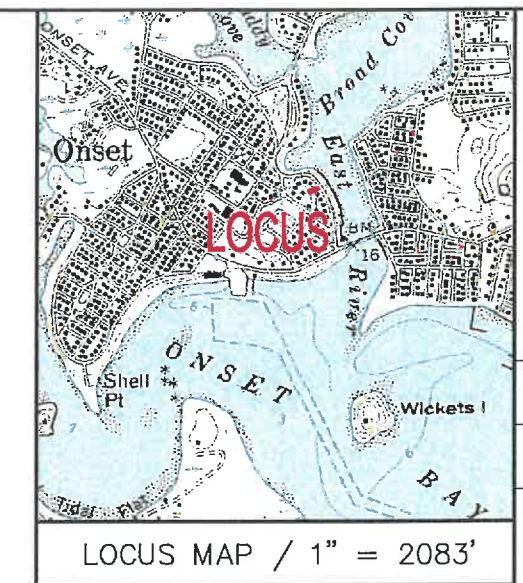
S133°33'51"E  
21.00'

CB  
W/DH  
FND.

12/11/23



EAST BOULEVARD  
( 1898 LAYOUT, PUBLIC )



LOCUS MAP / 1" = 2083'

NOTE ;

LOCATIONS ARE BASED ON PREVIOUS SURVEYS, MOST RECENTLY SEPTEMBER 2021.  
FIELD INSPECTION OF EXISTING CONDITIONS MADE NOVEMBER 30, 2023.

FLOOD ZONE DATA :

THE SITE IS WITHIN FLOOD ZONE X. REFER  
TO THE F.E.M.A. FLOOD INSURANCE RATE  
MAP PANEL NUMBER 25023C0582-K,  
DATED: FEB. 5, 2014.

REFER TO A PLAN BY CHARLES L. ROWLEY  
& ASSOCIATES, PREPARED FOR LENORD G.  
CUBELLIS EAST BOULEVARD WAREHAM, MA.  
DATED SEPTEMBER 18, 1997. SEE PLAN  
BOOK 40, PAGE 727.

ZONING DATA ;

DISTRICT ; ONSET VILLAGE  
MIN. FRONT SETBACK ; SEE BELOW  
MIN. SIDE SETBACK ; 10'  
MIN. REAR SETBACK ; 10'

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

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

PLAN TO ACCOMPANY SPECIAL  
PERMIT/VARIANCE APPLICATION  
24 EAST BLVD. WAREHAM, MA.  
PREPARED FOR:  
JENNIFER C. NOYCE &  
DOUGLAS C. EIFERT  
34 FOURTH STREET NORWOOD, MA.

DWG.  
1 OF 1

REV.	DATE	BY	APP'D	DESCRIPTION
	DEC. 6, 2023	JH		

DATE: DEC. 6, 2023  
DRAWN BY: JH  
CHECKED BY: WFM

JOB NO.: 23-10103  
SCALE: 1" = 10'