

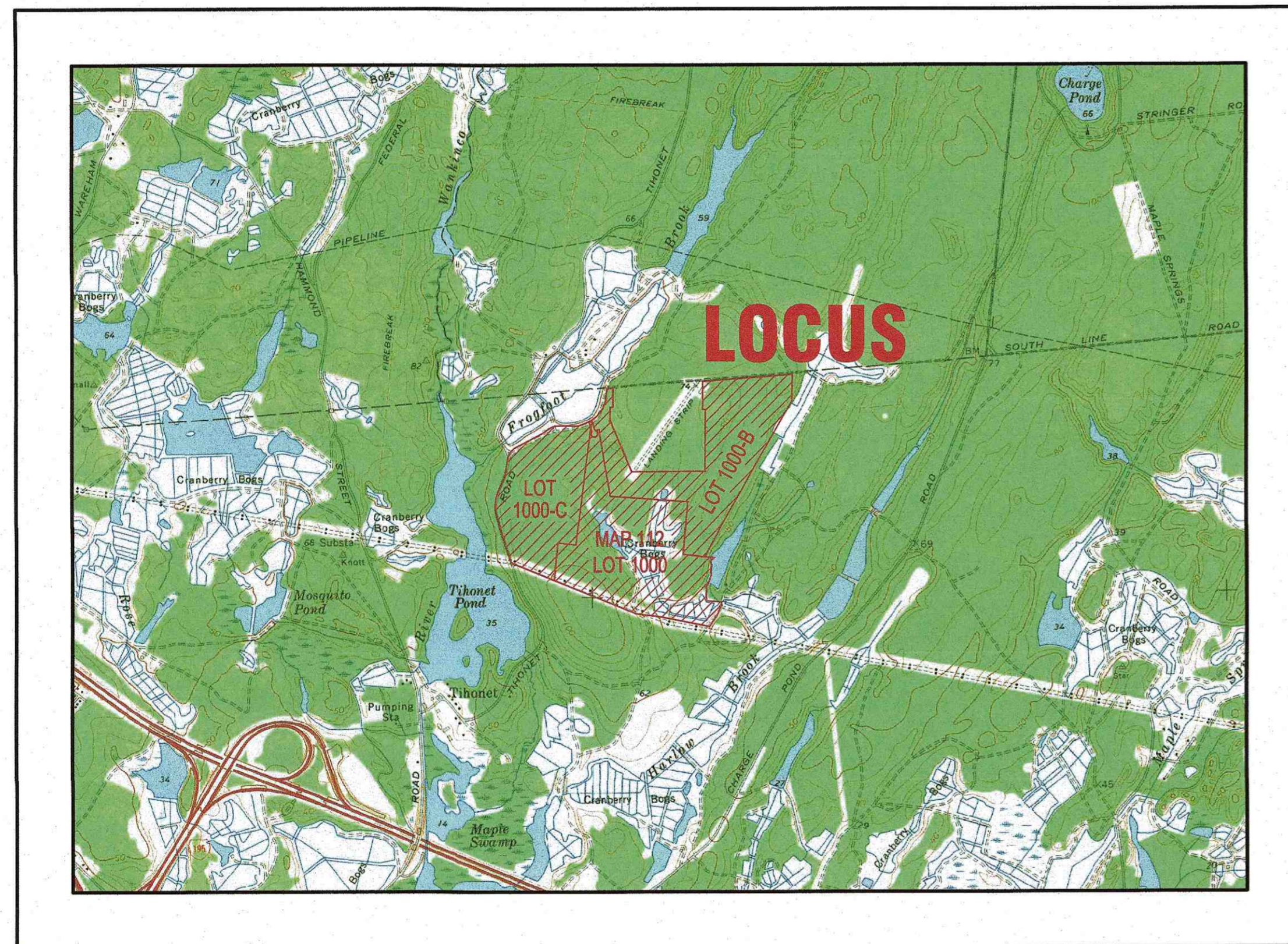
# 150 TIHONET ROAD

## PRELIMINARY SUBDIVISION PLAN

### WAREHAM, MASSACHUSETTS

OWNER: A.D. MAKEPEACE COMPANY, INC.  
158 TIHONET ROAD  
WAREHAM, MA 02571

APPLICANT: A.D. MAKEPEACE COMPANY, INC.  
158 TIHONET ROAD  
WAREHAM, MA 02571



— U.S.G.S. LOCUS PLAN —  
SCALE: 1"=2000'

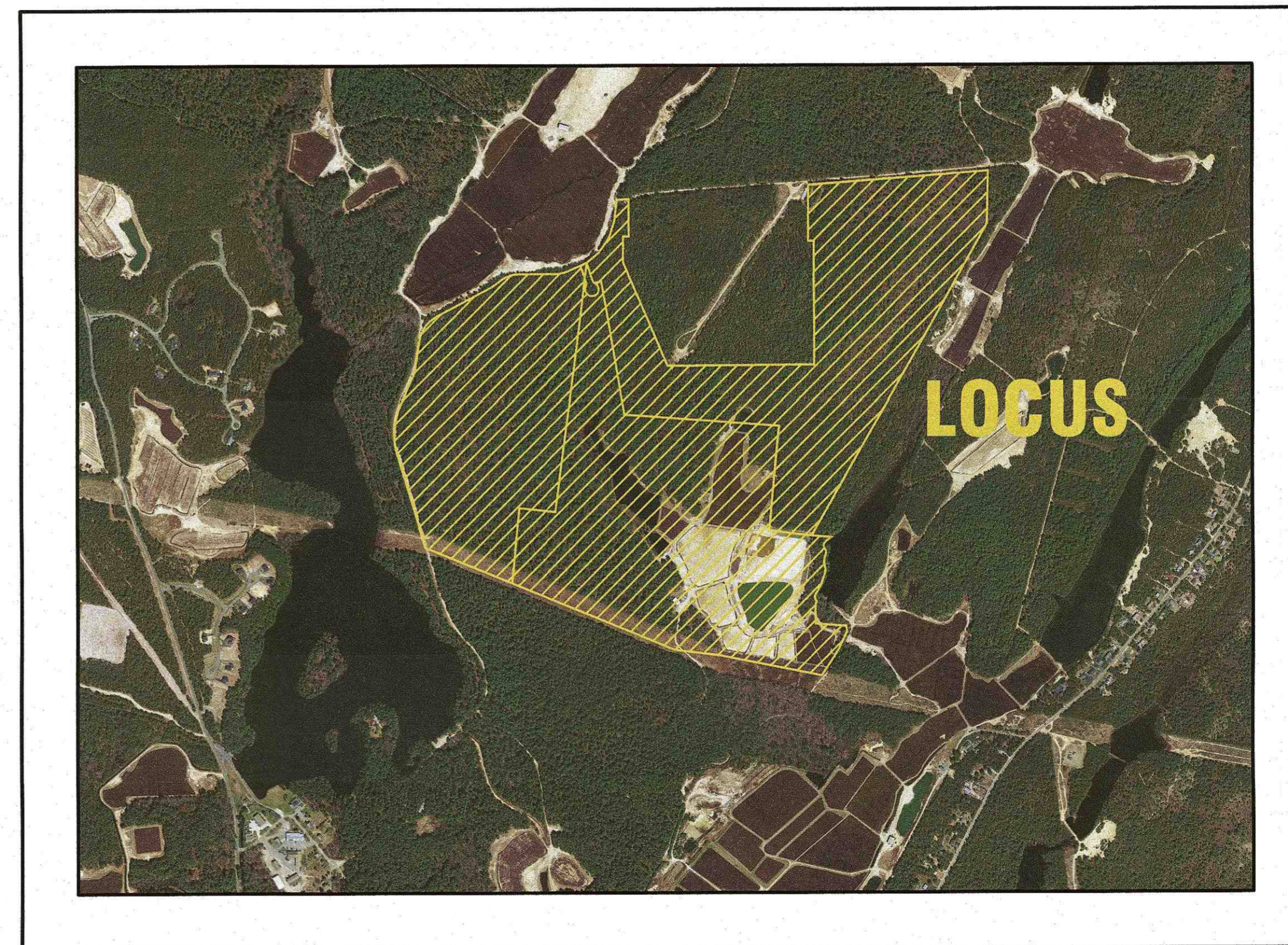
**LOT DATA:**

ASSESSORS MAP 111 / LOTS 1000-B & 1000-C  
MAP 112 / LOT 1000

ADDRESS: 150 TIHONET ROAD

**ZONING DATA:**

ZONE: RESIDENCE 60 (R-60)  
MINIMUM LOT AREA: 60,000 S.F.  
(MIN. 80% CONTIGUOUS UPLAND)  
MINIMUM FRONTAGE: 180'  
MINIMUM FRONT SETBACK: 60'  
MINIMUM SIDE SETBACK: 20'  
MINIMUM REAR SETBACK: 20'  
MAXIMUM BUILDING HEIGHT: 35'



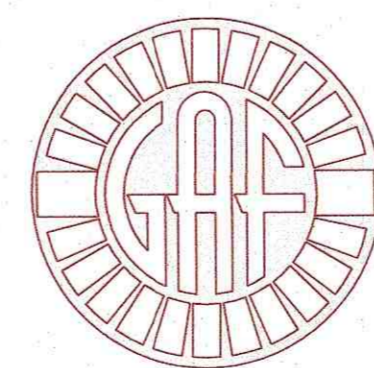
— AERIAL OVERVIEW —  
SCALE: 1"=1000'

**PLAN INDEX:**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOTING SHEET

**FLOOD ZONE DATA:**

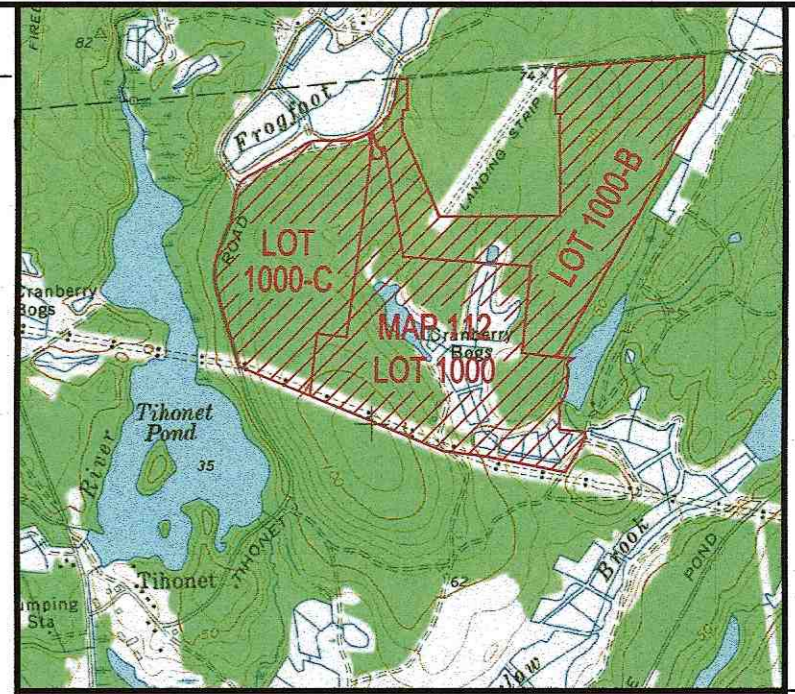
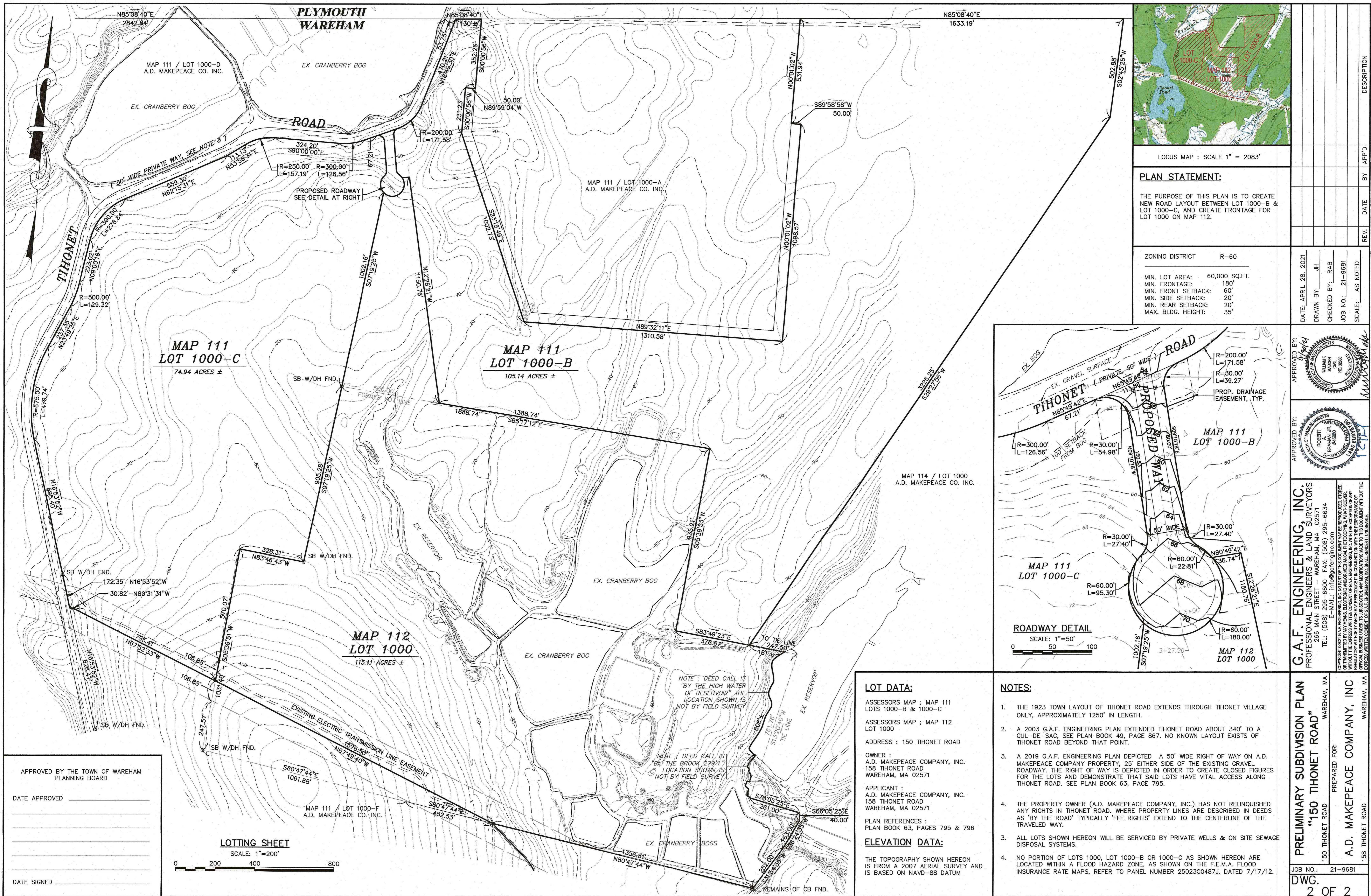
FLOOD ZONE DATA COMES FROM FEMA  
FLOOD MAP COMMUNITY PANEL NUMBER  
25023C0487J, DATED JULY 17, 2012.



**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

APRIL 28, 2021

DATE	REV.	DATE	BY	APP'D	DESCRIPTION
APRIL 28, 2021					
DATE: APRIL 28, 2021					
DRAWN BY: JH					
CHECKED BY: RAB					
JOB NO.: 21-9681					
SCALE: AS NOTED					
APPROVED BY:					
<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com					
PREPARED FOR: <b>A.D. MAKEPEACE COMPANY, INC.</b> 158 TIHONET ROAD WAREHAM, MA					
PRELIMINARY SUBDIVISION PLAN "150 TIHONET ROAD" 150 TIHONET ROAD WAREHAM, MA					
JOB NO.: 21-9681 DWG. 1 OF 2					



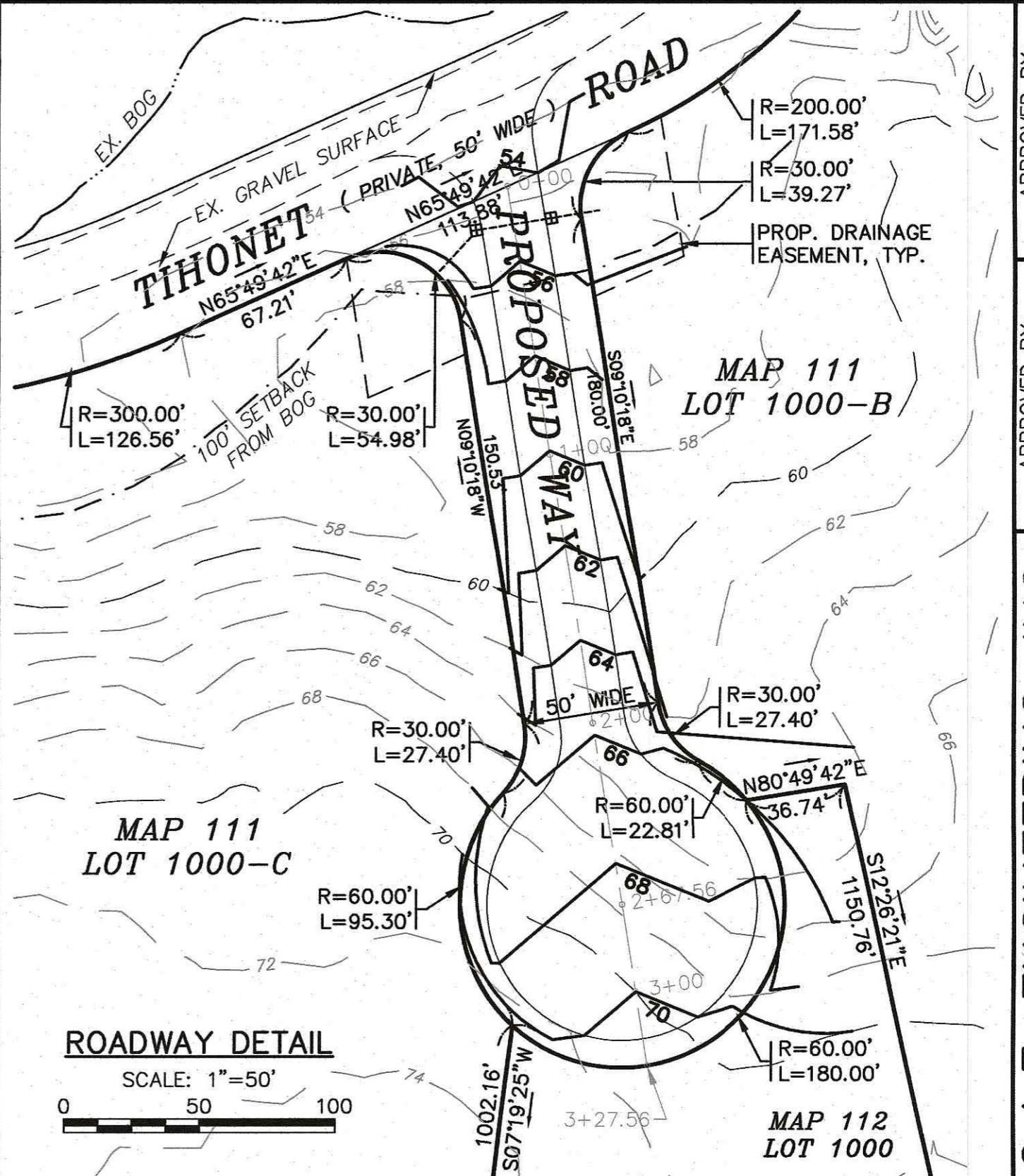
LOCUS MAP : SCALE 1" = 2083'

**PLAN STATEMENT:**  
 THE PURPOSE OF THIS PLAN IS TO CREATE NEW ROAD LAYOUT BETWEEN LOT 1000-B & LOT 1000-C, AND CREATE FRONTAGE FOR LOT 1000 ON MAP 112.

ZONING DISTRICT R-60  
 MIN. LOT AREA: 60,000 SQ.FT.  
 MIN. FRONTAGE: 180'  
 MIN. FRONT SETBACK: 60'  
 MIN. SIDE SETBACK: 20'  
 MIN. REAR SETBACK: 20'  
 MAX. BLDG. HEIGHT: 35'

REV.	DATE	BY	APP'D	DESCRIPTION

APPROVED BY: **ROBERT BRAMAN, JR.**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 NO. 44860  
 STATE OF MASSACHUSETTS



ROADWAY DETAIL  
 SCALE: 1" = 50'

APPROVED BY: **ROBERT BRAMAN, JR.**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 NO. 44860  
 STATE OF MASSACHUSETTS

**G.A.F. ENGINEERING, INC.**  
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 E-MAIL: info@gafeng.com

**PREPARED FOR:**  
**A.D. MAKEPEACE COMPANY, INC.**  
 158 THIONET ROAD  
 WAREHAM, MA

**PRELIMINARY SUBDIVISION PLAN**  
**"150 THIONET ROAD"**  
 150 THIONET ROAD  
 WAREHAM, MA

DATE: APRIL 28, 2021  
 DRAWN BY: JH  
 CHECKED BY: RAB  
 JOB NO.: 21-9681  
 SCALE: AS NOTED

**LOT DATA:**  
 ASSESSORS MAP : MAP 111  
 LOTS 1000-B & 1000-C  
 ASSESSORS MAP : MAP 112  
 LOT 1000  
 ADDRESS : 150 THIONET ROAD  
 OWNER :  
 A.D. MAKEPEACE COMPANY, INC.  
 158 THIONET ROAD  
 WAREHAM, MA 02571  
 APPLICANT :  
 A.D. MAKEPEACE COMPANY, INC.  
 158 THIONET ROAD  
 WAREHAM, MA 02571  
 PLAN REFERENCES :  
 PLAN BOOK 63, PAGES 795 & 796

**ELEVATION DATA:**  
 THE TOPOGRAPHY SHOWN HEREON IS FROM A 2007 AERIAL SURVEY AND IS BASED ON NAVD-88 DATUM

- NOTES:**
- THE 1923 TOWN LAYOUT OF THIONET ROAD EXTENDS THROUGH THIONET VILLAGE ONLY, APPROXIMATELY 1250' IN LENGTH.
  - A 2003 G.A.F. ENGINEERING PLAN EXTENDED THIONET ROAD ABOUT 340' TO A CUL-DE-SAC, SEE PLAN BOOK 49, PAGE 867. NO KNOWN LAYOUT EXISTS OF THIONET ROAD BEYOND THAT POINT.
  - A 2019 G.A.F. ENGINEERING PLAN DEPICTED A 50' WIDE RIGHT OF WAY ON A.D. MAKEPEACE COMPANY PROPERTY, 25' EITHER SIDE OF THE EXISTING GRAVEL ROADWAY. THE RIGHT OF WAY IS DEPICTED IN ORDER TO CREATE CLOSED FIGURES FOR THE LOTS AND DEMONSTRATE THAT SAID LOTS HAVE VITAL ACCESS ALONG THIONET ROAD. SEE PLAN BOOK 63, PAGE 795.
  - THE PROPERTY OWNER (A.D. MAKEPEACE COMPANY, INC.) HAS NOT RELINQUISHED ANY RIGHTS IN THIONET ROAD, WHERE PROPERTY LINES ARE DESCRIBED IN DEEDS AS "BY THE ROAD" TYPICALLY "FEE RIGHTS" EXTEND TO THE CENTERLINE OF THE TRAVELED WAY.
  - ALL LOTS SHOWN HEREON WILL BE SERVICED BY PRIVATE WELLS & ON SITE SEWAGE DISPOSAL SYSTEMS.
  - NO PORTION OF LOTS 1000, LOT 1000-B OR 1000-C AS SHOWN HEREON ARE LOCATED WITHIN A FLOOD HAZARD ZONE, AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, REFER TO PANEL NUMBER 25023C0487J, DATED 7/17/12.

APPROVED BY THE TOWN OF WAREHAM PLANNING BOARD  
 DATE APPROVED \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE SIGNED \_\_\_\_\_

**LOTING SHEET**  
 SCALE: 1" = 200'

H:\GAF DRAWINGS\2021 DRAWINGS\21-9681 (ADM FREEZE PLANS THIONET)\9801 THIONET.dwg(9801-10-THIONET-FREEZE-PLAN.dwg)